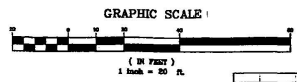


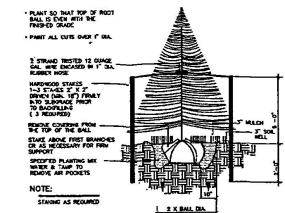
17360



GRASS SEED MIX:
50% PERENNIAL RYE GRASS
25% 85/80 KENTUCKY BLUEGRASS
25% CREEPING RED FESCUE

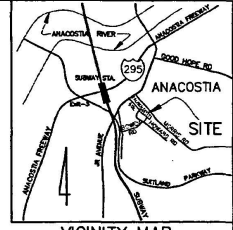
15,893 SQ. FT. OF GRASS AREA
@ 5 LBS SEED/1,000 SQ. FT.
= 80 LBS SEED REQUIRED

SHADE TREES	KEY QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	SPACING
Ar	1	Acer rubrum	Common Red Maple	2 1/2" - 3" Cal.	S&B	PER PLAN
Co	1	Quercus rubra	Scarlet Oak	2 1/2" - 3" Cal.	S&B	PER PLAN
Co	1	Quercus prinus	Prickly Oak	2 1/2" - 3" Cal.	S&B	PER PLAN
CO	4	Cornus canadensis	Red Dogwood	7' to 8' Ht.	S&B	PER PLAN
Co	2	Prunus virginiana	Black Cherry	7' to 8' Ht.	S&B	PER PLAN
Co	2	Cornus florida	Flowering Dogwood	7' to 8' Ht.	S&B	PER PLAN
EVERGREEN TREES	Pr	Pinus strobus	White Pine	6' to 8' Ht.	S&B	PER PLAN
SHRUBS	Ar	Artemisia bi-nervosa	Blue Rug Juniper	18" to 24"	S&B	PER PLAN
Ar	4	Barberry thunbergii	Golden Midget Barberry	18" to 24"	S&B	PER PLAN
Ma	2	Myrica carolinensis	Southern Wax Myrtle	18" to 24"	S&B	PER PLAN
Ma	17	Nandina domestica	Heavenly Bamboo	18" to 24"	S&B	PER PLAN
CPB	28	Barberry thunbergii	Common Pyramidal Barberry	3 Gallons	CONTAINER	PER PLAN
TUB	20	Barberry thunbergii	Red Leaf Japanese Barberry	3 Gallons	CONTAINER	PER PLAN
Gr	2	Calamagrostis Aleutica	Feather Reed Grass	10' to 12'	CONTAINER	PER PLAN
Gr	2	Panicum capillare	Coastal Fountain Grass	10' to 12'	CONTAINER	PER PLAN



EVERGREEN TREE PLANTING - VERTICAL STAKES

- EXISTING:**
- FIRE HYDRANT
 - WATER VALVE
 - WATER MANHOLE
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - YARD INLET
 - LIGHT POLE
 - POWER POLE
 - GAS VALVE
 - FENCE LINE
 - SION
 - TREE LINE
 - OVER HEAD WIRES
 - INTER. 2' CONTOUR
 - INDEX 10' CONTOUR
 - BUILDING/SHEDS
- PROPOSED:**
- FENCE LINE
 - SION
 - TREE LINE
 - BLOC. RESTRICTION LINE(TYP.)
 - CONTOUR
 - BUILDING
 - PROPOSED SHADE TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN

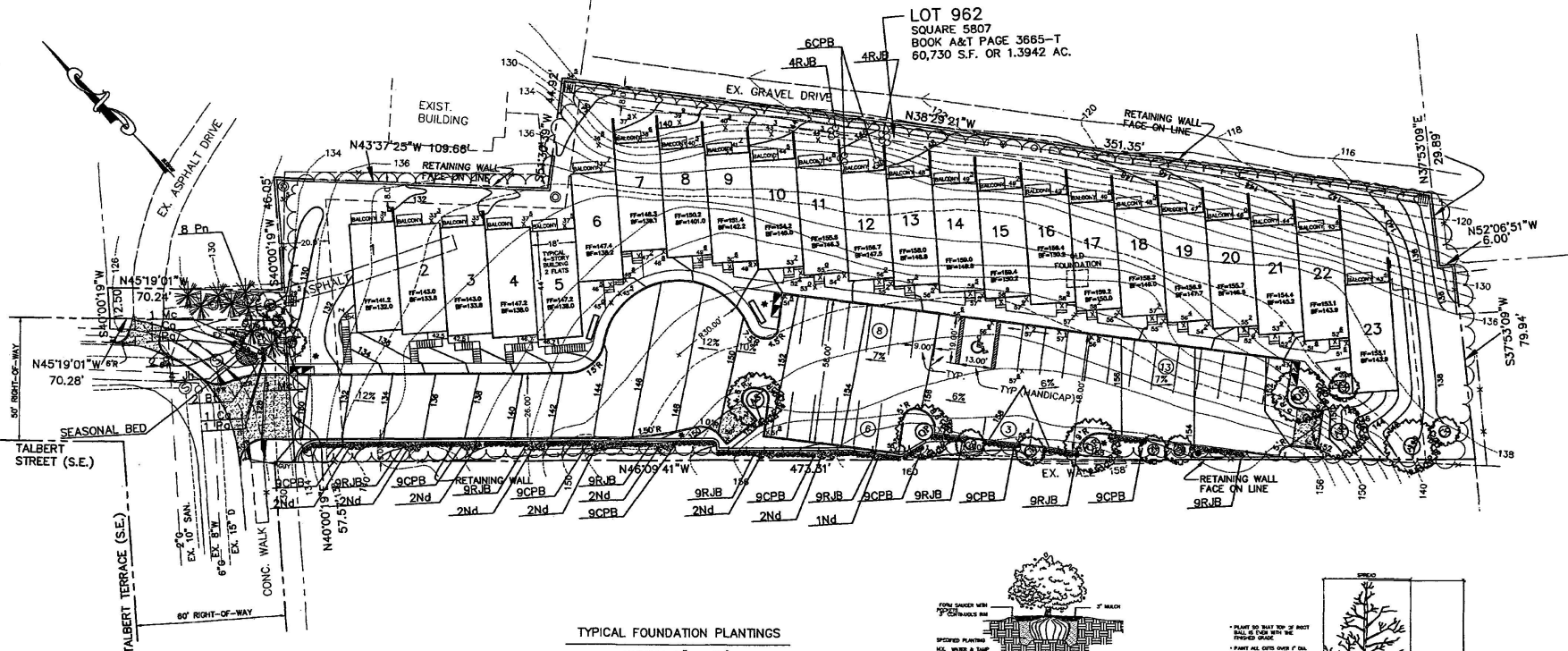


VICINITY MAP
SCALE: 1"=2000'

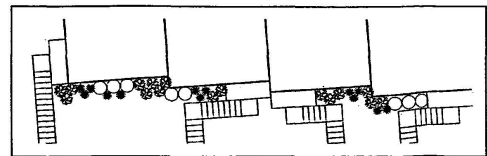
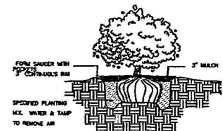
CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
5800 SUNNYSIDE AVENUE - SUITE 200 - BELLEVILLE, MD 20705
FAX: (301) 982-1794

LOT 962, SQUARE 5807
BOOK A&T PAGE 3665-T
SOUTH EAST, DISTRICT OF COLUMBIA

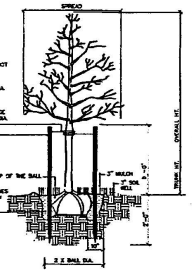
LANDSCAPE PLAN



TYPICAL FOUNDATION PLANTINGS
SCALE: 1" = 10'



SHRUB PLANTING
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING - VERTICAL STAKES
SCALE: NOT TO SCALE

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17360
EXHIBIT NO. 31

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

BUILDER
ACE DESIGNS & CONSTRUCTION
MANAGEMENT
3686 KING STREET SUITE 113
ALEXANDRIA, VA 22302
DISTRICT OF COLUMBIA 85000715
FAX: (703) 580-1238
CELL PHONE: (571) 330-3257

REVISIONS	
DATE	DESCRIPTION
1/20/06	ADDED FOUNDATION PLANTING
1/20/06	ADDED TREE AND SEED MIX
1/20/06	ADDED SPECIES
DATE	BY
JAN. 2006	CWN
DS	CHECKED
ME	
SCALE	1"=20'
PROJECT/FILE NO.	05-004
SHEET NO.	OF 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17360
EXHIBIT NO. 31