

GAR CALC BASED ON REMOVING CHURCH FROM CALCULATION

Green Area Ratio Scoresheet

Address: 1000 V ST NW

Score: 0.347

Lot: 332

Zone: ARTS-2

Other:

Lot size (enter this value first): 9,700

Minimum Score: 0.3

Multiplier:

Score: 0.347

Landscape Elements

A Landscaped areas (select one of the following for each area)

1 Landscaped areas with a soil depth < 24"

2 Landscaped areas with a soil depth ≥ 24"

3 Bioretention facilities

B Plantings (credit for plants in landscaped areas from Section A)

1 Groundcovers, or other plants < 2' height

2 Plants ≥ 2' height at maturity

3 New trees with less than 40-foot canopy spread

4 New trees with 40-foot or greater canopy spread

5 Preservation of existing tree 6" to 12" DBH

6 Preservation of existing tree 12" to 18" DBH

7 Preservation of existing tree 18" to 24" DBH

8 Preservation of existing tree 24" DBH or greater

9 Vegetated wall, plantings on a vertical surface

C Vegetated or "green" roofs

1 Over at least 2" and less than 8" of growth medium

2 Over at least 8" of growth medium

D Permeable Paving***

1 Permeable paving over 6" to 24" of soil or gravel

2 Permeable paving over at least 24" of soil or gravel

E Other

1 Enhanced tree growth systems***

2 Renewable energy generation

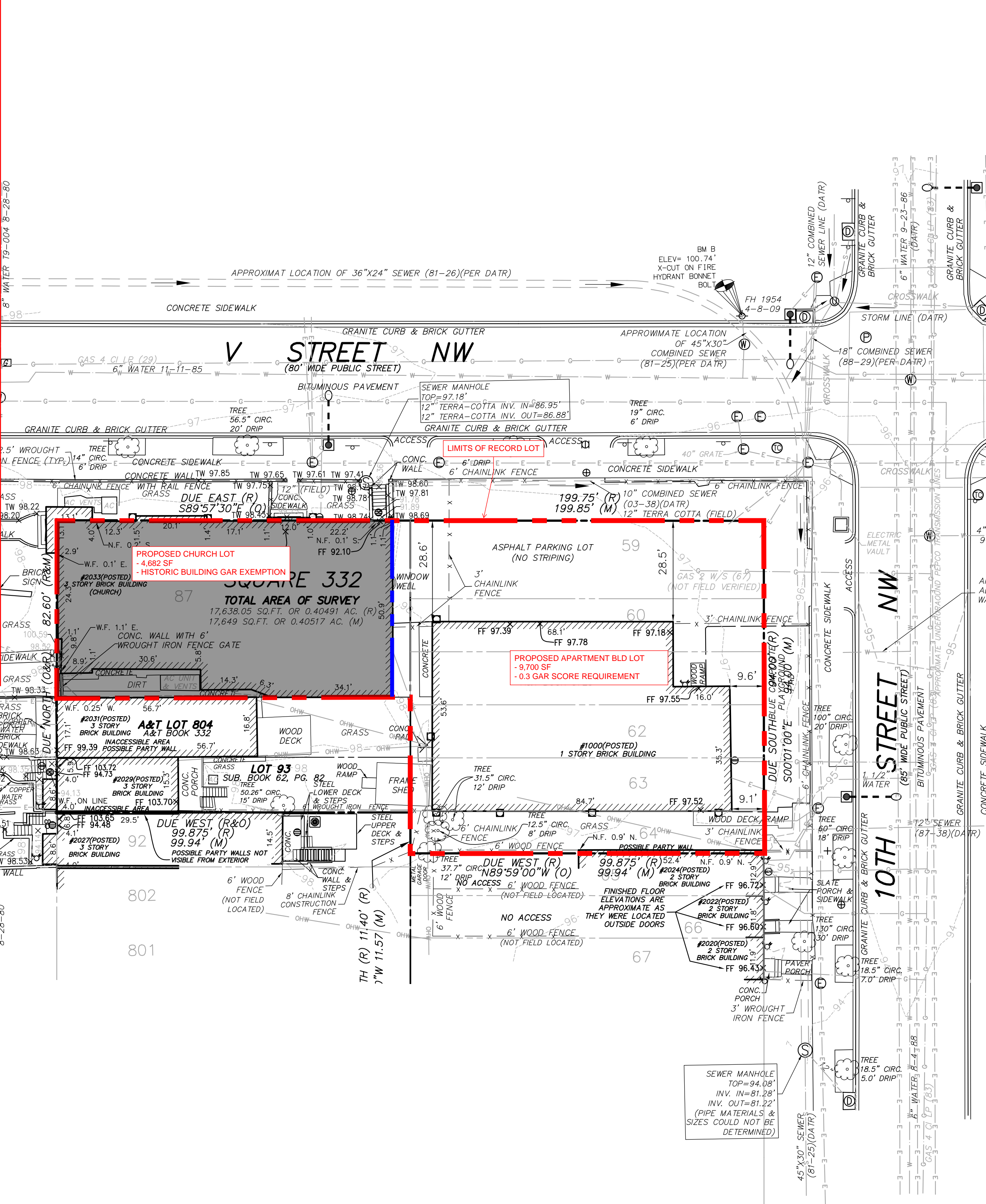
3 Approved water features

F Bonuses

1 Native plant species

2 Landscaping in food cultivation

3 Harvested stormwater irrigation



GAR CALC BASED ON TOTAL RECORD LOT

Green Area Ratio Scoresheet

Address: 1000 V ST NW

Score: 0.234

Lot: 332

Zone: ARTS-2

Other:

Lot size (enter this value first): 14,382

Minimum Score: 0.3

Multiplier:

Score: 0.234

Landscape Elements

A Landscaped areas (select one of the following for each area)

1 Landscaped areas with a soil depth < 24"

2 Landscaped areas with a soil depth ≥ 24"

3 Bioretention facilities

B Plantings (credit for plants in landscaped areas from Section A)

1 Groundcovers, or other plants < 2' height

2 Plants ≥ 2' height at maturity

3 New trees with less than 40-foot canopy spread

4 New trees with 40-foot or greater canopy spread

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1 Enhanced tree growth systems***

2 Renewable energy generation

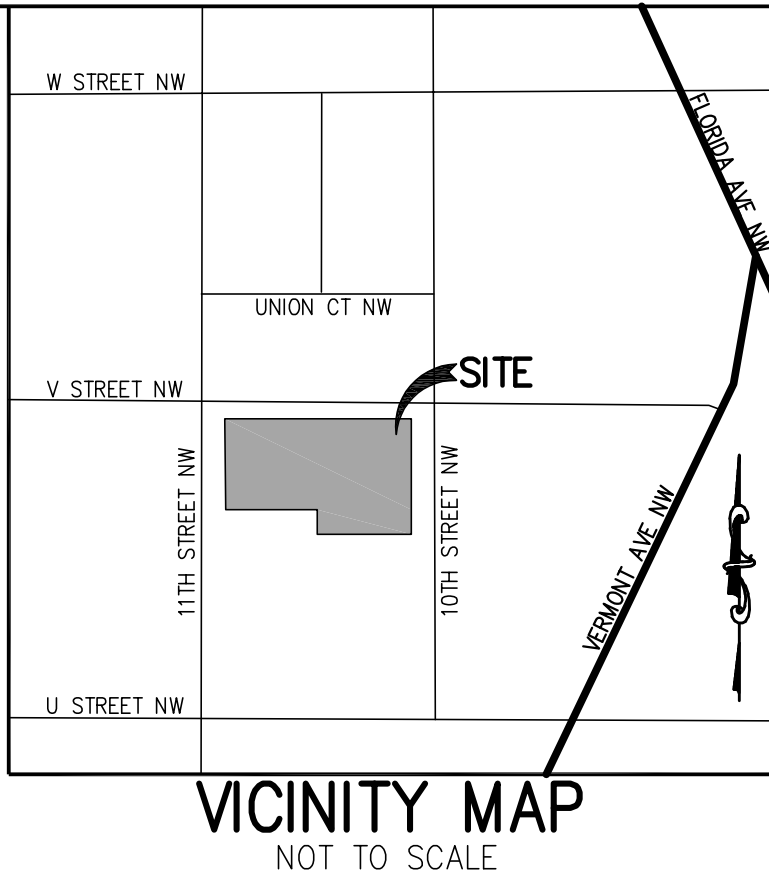
3 Approved water features

F Bonuses

1 Native plant species

2 Landscaping in food cultivation

3 Harvested stormwater irrigation



UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON (VERIZON ENGINEERING 13101 COLUMBIA PIKE FDC 1 SILVER SPRING, MD. 20904)	NO REPLY AT THIS TIME
COMCAST (NED-BLT_BeltwayRegionDesignRequests @cable.comcast.com)	ROUGH MAP PROVIDED, NOT GRAPHICALLY PLOTTABLE DUE TO LACK OF EXACT LOCATIONS OF FACILITIES ON OR NEAR SITE.
WASHINGTON GAS/MD REPLACEMENT SECTION (MappingResearch@wagps.com & WAMozzoli@washgas.com)	MAP DATED ON 03.11.2019
VERIZON BUSINESS (MO) (investigations@verizon.com)	NO FACILITIES ON SITE PER EMAIL RECEIVED ON 03.21.2019.
PEPCO DISTRIBUTION (dedc@pepco.com) PEPCO TRANSMISSION (alexander@pepco.com)	NO REPLY AT THIS TIME FACILITIES ON SITE PER MAP DATED 03.11.2019
DC WATER- SEWER & WATER (permit.operations@dcwater.com)	SEWER & WATER MAP D-10--NW AND DC WATER GIS SCREEN SHOT MAP USED ALONG WITH FIELD EVIDENCE.
AT&T LOCAL (bm2692@att.com)	NO REPLY AT THIS TIME
AT&T CORE\AT&T LEGACY\AT&T LONG DISTANCE (gw1349@att.com)	NO FACILITIES ON SITE PER LETTER DATED APRIL 6, 2019.
CENTURYLINK (relo@centurylink.com & CenturylinkNationalOSPRelocations@centurylink.com)	NO REPLY AT THIS TIME

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

DC BOUNDARY NOTE

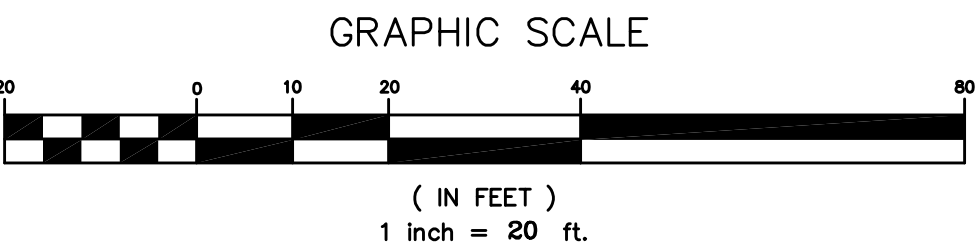
BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

SURVEYOR'S CERTIFICATION

I, MATTHEW C. HULL, A LICENSED LAND SURVEYOR IN THE DISTRICT OF COLUMBIA, DO HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION, AND THAT THIS IS A SURVEY OF A&T LOTS 804 & 807 AND LOT 93 IN SQUARE 332 AS SHOWN AMONG THE RECORDS OF THE OFFICE OF SURVEYOR OF THE DISTRICT OF COLUMBIA.

MATTHEW C. HULL
LICENSED LAND SURVEYOR
DC# LS904868

























































APRIL 10, 2019
DATE



GAR CALCULATIONS - EXISTING

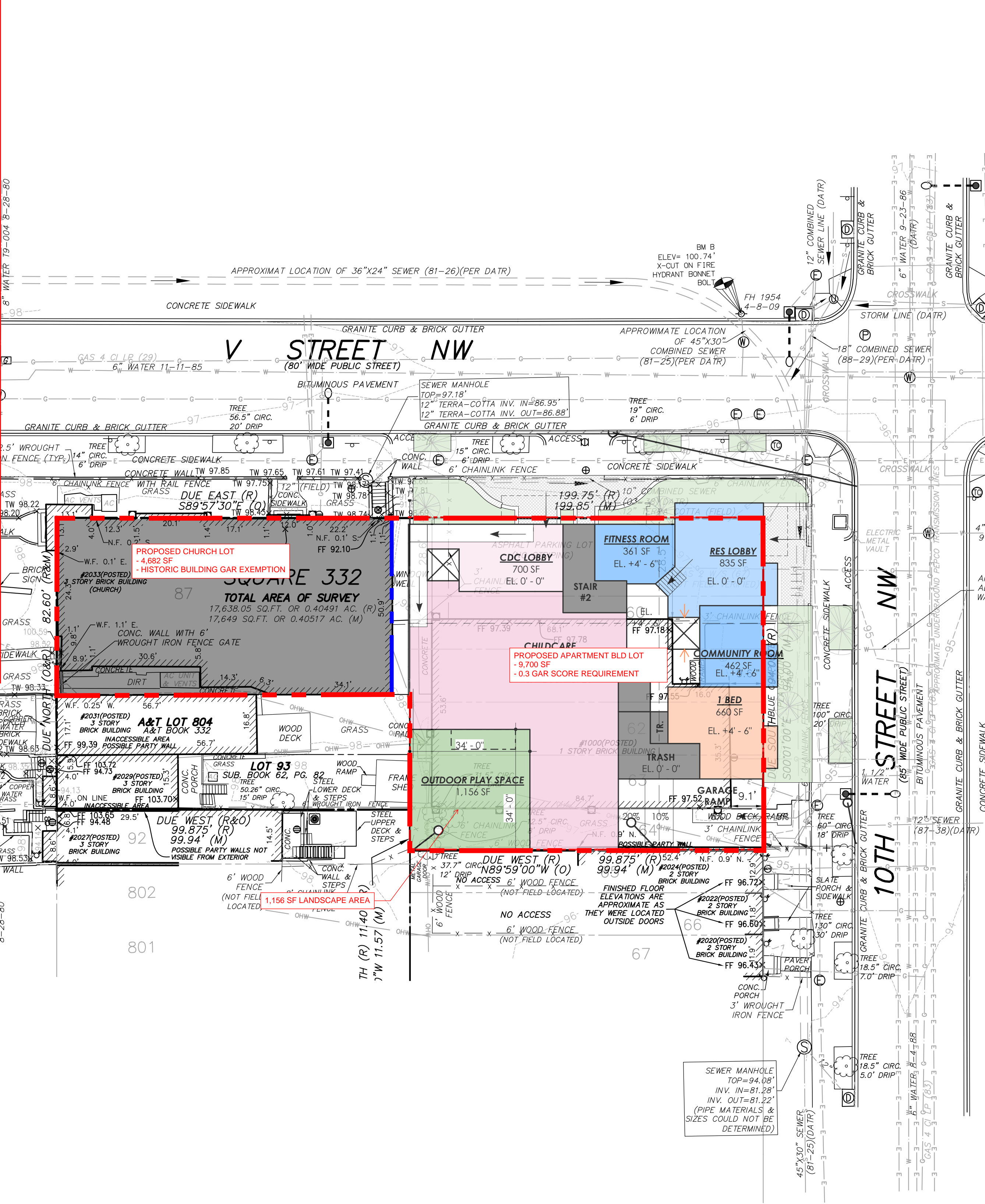
BZA SUBMISSION

LEGEND

	SUBJECT PROPERTY LINE		BOLLARD		ELECTRIC MANHOLE	(N)..... NORTH	INV.INVERT
	ADJACENT PROPERTY LINE		FLAG POLE		ELECTRIC VALVE	(S)..... SOUTH	RCPREINFORCED CONCRETE PIPE
	BUILDING RESTRICTION LINE		PARKING METER		ELECTRIC METER	(E)..... EAST	CMPCORRUGATED METAL PIPE
	ELECTRICAL CONDUIT		BIKE RACK			(W)..... WEST	PVCPOLY VINYL CHLORIDE
	NATURAL GAS CONDUIT		SIGN POST		UTILITY POLE	(NLY)..... NORTHERLY	HDPEHIGH DENSITY POLYETHYLENE
	OVERHEAD WIRES		TRASH CONTAINER		GUY WIRE	(SLY)..... SOUTHERLY	CSCOMBINED STORM & SEWER
	TELEPHONE/COMMUNICATIONS CONDUIT		HANDICAP PARKING SPACE		UTILITY POLE W/STREET LIGHT	(ELY)..... EASTERLY	SSSANITARY SEWER
	WATER LINE		MAIL BOX		UTILITY POLE W/ALLEY LIGHT	(WLY)..... WESTERLY	SDSTORM DRAIN
	CABLE TV		TREE		COBRA LIGHT POLE	N.F. ... NORTH FACE	WLWATER LINE
	SANITARY SEWER CONDUIT		SANITARY MANHOLE		LIGHT POLE	S.F. ... SOUTH FACE	GLGAS LINE
	STORM DRAIN CONDUIT		SANITARY CLEAN OUT			E.F. ... EAST FACE	CICAST IRON
	FENCE LINE		STORM DRAIN MANHOLE			W.F. ... WEST FACE	WRPDWRAPPED
						SUBD. BK. ... SUBDIVISION BOOK	STLSTEEL
	GUARD RAIL		GRATE		TRAFFIC LIGHT	Pg. PAGE	TCTOP OF CURB
	EDGE OF PAVEMENT		WATER MANHOLE		HVAC UNIT	A&T. ASSESSMENT & TAXATION	BCBOTTOM OF CURB
	APPROXIMATE ZONING LINE		FIRE HYDRANT		PHONE MANHOLE	BRL BUILDING RESTRICTION LINE	CLCENTER LINE
	BUILDING LINE		WATER METER		UNKNOWN UTILITY MANHOLE	SOFT SQUARE FEET	BWBOTTOM WALL
					UNKNOWN UTILITY VALVE	AC. ACRES	TPWTOP OF WALL
						(R) RECORD INFORMATION	FFFINISH FLOOR
						(M) MEASURED INFORMATION	GFGARAGE FLOOR
						(O) OBSERVED ANGLE OR BEARING	CONCCONCRETE

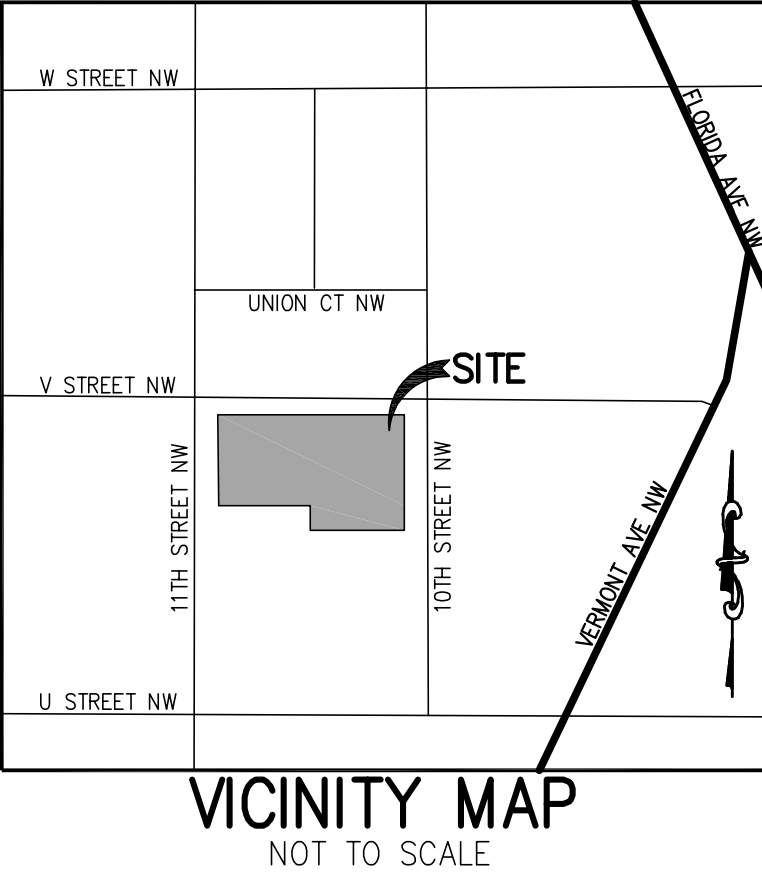
GAR CALC BASED ON REMOVING CHURCH FROM CALCULATION

Green Area Ratio Scoresheet									
***	Address	1000 V ST NW	Square	332	Lot	807	Zone District	ARTS-2	
Other			Lot area (sq ft)	9,700	Minimum Score	0.3	Multiplier		GAR Score
			Score:						0.347
Landscape Elements									
A Landscaped areas (select one of the following for each area)									
1	Landscaped areas with a soil depth < 24"	1,156	0.30						346.8
2	Landscaped areas with a soil depth ≥ 24"	1,156	0.60						
3	Bioretention facilities	1,156	0.40						
B Plantings (credit for plants in landscaped areas from Section A)									
1	Groundcovers, or other plants < 2' height	1,156	0.20						231.2
2	Plants ≥ 2' height at maturity		0.30						
3	New trees with less than 40-foot canopy spread		0.50						
4	New trees with 40-foot or greater canopy spread		0.60						
5	Preservation of existing tree 6" to 12" DBH		0.70						
6	Preservation of existing tree 12" to 18" DBH		0.70						
7	Preservation of existing tree 18" to 24" DBH		0.70						
8	Preservation of existing tree 24" DBH or greater		0.80						
9	Vegetated wall, plantings on a vertical surface		0.60						
C Vegetated or "green" roofs									
1	Over at least 2" and less than 8" of growth medium	1,000	0.60						600.0
2	Over at least 8" of growth medium	1,640	0.80						1,312.0
D Permeable Paving***									
1	Permeable paving over 6" to 24" of soil or gravel		0.40						
2	Permeable paving over at least 24" of soil or gravel		0.50						
E Other									
1	Enhanced tree growth systems***		0.40						
2	Renewable energy generation	1,000	0.50						500.0
3	Approved water features		0.20						
F Bonuses									
1	Native plant species		0.10						379.6
2	Landscaping in food cultivation		0.10						
3	Harvested stormwater irrigation		0.10						



GAR CALC BASED ON TOTAL RECORD LOT

Green Area Ratio Scoresheet									
***	Address	1000 V ST NW	Square	332	Lot	807	Zone District	ARTS-2	
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UTILITY NOTE:

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UTILITY COMPANY	PLAN # / SHEET #
VERIZON (VERIZON ENGINEERING 13101 COLUMBIA PIKE FDC 1 SILVER SPRING, MD. 20904)	NO REPLY AT THIS TIME
COMCAST (NED-BLT_BeltwayRegionDesignRequests @noble.comcast.com)	ROUGH MAP PROVIDED, NOT GRAPHICALLY PLOTTABLE DUE TO LACK OF EXACT LOCATIONS OF FACILITIES ON OR NEAR SITE.
WASHINGTON GAS/MD REPLACEMENT SECTION (WashingResearch@wagps.com & WAMozzoli@washgas.com)	MAP DATED ON 03.11.2019
VERIZON BUSINESS (MO) (investigations@verizon.com)	NO FACILITIES ON SITE PER EMAIL RECEIVED ON 03.21.2019.
PEPCO DISTRIBUTION (dedc@pepco.com) PEPCO TRANSMISSION (alexander@pepco.com)	NO REPLY AT THIS TIME FACILITIES ON SITE PER MAP DATED 03.11.2019
DC WATER- SEWER & WATER (permit.operations@dcwater.com)	SEWER & WATER MAP D-10-NW AND DC WATER GIS SCREEN SHOT MAP USED ALONG WITH FIELD EVIDENCE.
AT&T LOCAL (bm2692@att.com)	NO REPLY AT THIS TIME
AT&T CORE\AT&T LEGACY\AT&T LONG DISTANCE (gw1349@att.com)	NO FACILITIES ON SITE PER LETTER DATED APRIL 6, 2019.
CENTURYLINK (relo@centurylink.com & CenturylinkNationalOSPRelocations@centurylink.com)	NO REPLY AT THIS TIME

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LEGEND

	SUBJECT PROPERTY LINE		BOLLARD		ELECTRIC MANHOLE	(N)..... NORTH	INV.INVERT
	ADJACENT PROPERTY LINE		FLAG POLE		ELECTRIC VALVE	(S)..... SOUTH	RCPREINFORCED CONCRETE PIPE
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	BUILDING LINE		SIAMESE CONNECTION		ACRES	BRL. BUILDING RESTRICTION LINE	CLCENTER LINE
			WATER METER		TOP OF WALL	SOFT. SQUARE FEET	BWBOTTOM WALL
					FINISH FLOOR	TWTOP OF WALL	FFFINISH FLOOR
					GARAGE FLOOR	GCGARAGE FLOOR	GCGARAGE FLOOR
					CONCRETE	CONCCONCRETE	CONCCONCRETE

DC BOUNDARY NOTE

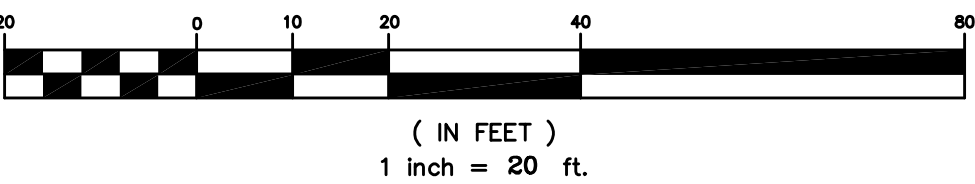
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SURVEYOR'S CERTIFICATION

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GAR CALCULATIONS - GROUND FLOOR BZA SUBMISSION

GRAPHIC SCALE



MATTHEW C. HULL
LICENSED LAND SURVEYOR
DC# LS904868
APRIL 10, 2019
DATE