

APARTMENT RENOVATION/ADDITION

13TH ST. AND SAVANNAH
WASHINGTON, D.C.

Board of Zoning Adjustment Submittal



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

VICINITY MAP (REGIONAL)



LOCATION MAP (LOCAL)



INDEX TO DRAWINGS:

GENERAL		ARCHITECTURAL		CIVIL CONT.	
G0.00	DRAWING INDEX/ CODE ANALYSIS	A1.10	BUILDING 1 FIRST & SECOND FLOOR PLANS	C2.00	PROPOSED OVERALL SWM PLAN
G0.01	CODE ANALYSIS	A1.11	BUILDING 1 THIRD LEVEL FLOOR PLAN	C2.01	SWM CONCEPT DETAILS
G0.02	EXISTING SITE PHOTOGRAPHS	A1.12	BUILDING 1 FOURTH LEVEL (LOFT) FLOOR PLAN	C3.00	OVERALL PARKING PLAN
CIVIL		A1.20	BUILDING 2 EXISTING FIRST FLOOR PLAN	C3.01	PARKING PLAN BUILDING 1
C0.00	EXISTING OVERALL SITE PLAN	A1.30	BUILDING 3 THIRD LEVEL FLOOR PLAN	C3.02	PARKING PLAN BUILDING 2 & 3
C1.00	PROPOSED OVERALL SITE PLAN	A1.31	BUILDING 3 FOURTH LEVEL (LOFT) FLOOR PLAN	C3.03	EXISTING PARKING PLAN
C1.01	PROPOSED SITE PLAN BUILDING 1	A1.32	BUILDING 3 THIRD LEVEL FLOOR PLAN	C4.00	EXISTING GRADING PLAN
C1.02	PROPOSED SITE PLAN BUILDING 2 & 3	A1.04	ROOF PLAN	C4.01	PROPOSED GRADING PLAN
		A2.01	EXTERIOR ELEVATIONS	LANDSCAPE	
		A2.02	EXTERIOR ELEVATIONS	LA.00	OVERALL LANDSCAPE PLAN
		A3.01	BUILDING SECTION	LA.01	LANDSCAPE PLAN BUILDING 1
		A4.01	CONCEPT RENDERINGS	LA.02	LANDSCAPE PLAN BUILDING 2 & 3
				LA.03	LANDSCAPE PLANTING SCHEDULE
				LA.04	LANDSCAPE DETAILS

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

COVER SHEET

REVISIONS

R1:03-04-14

SCALE: NTS

DATE: 01-10-14

SHEET

G0.00

Board of Zoning Adjustment
District of Columbia
CASE NO.18731
EXHIBIT NO.25A

CODE ANALYSIS

Apartment Renovation/Addition

13th Street S.E. and Savannah Street S.E.

D.C. Municipal Regulations Code (DCMR)

Building 1 Zoning/Building Data	Building 2 Zoning/Building Data	Building 3 Zoning/Building Data
3232-3242 13th Street S.E. Neighborhood- Randle Heights Sub Neighborhood- C Square: 5914 Lot: 1 Land Area 50,782 sq. ft. Zoning District R-5-A Max. Building Ht. in Ft. (400.1) 40' Maximum required 35' Provided Max. Height in Stories (400.1) 3 stories maximum Required 3 stories provided (4 levels) Min. Lot Area and Width (401.3) Required- As prescribed by the board pursuant to 3104 Provided -Lot Area 50,782 sq. ft. Floor Area Ratio (402.4) Required-Max. 0.9 GFA 43,976/ LOT AREA 50,782 =.87 Provided FAR=.87 Rear Lot Setback (404.1) Required-Min. 20 Feet Provided-42'-9" Side Setback (405.9) 3 inches per ft. of building height but not less than 8 feet Required=35'x3=105/12=8'-9" Provided=17'-10" Courts 4 inches per foot of height but not less than 10 feet Required=35'x4=140/12=11'-7" Provided=103'	1301-1305 Savannah Street S.E. Neighborhood- Randle Heights Sub Neighborhood- C Square: 5915 Lot: 1 Land Area 17,425 sq. ft. Zoning District R-5-A Max. Building Ht. in Ft. (400.1) 40' Maximum required 19' Provided Max. Height in Stories (400.1) 3 stories maximum Required 2 stories provided Min. Lot Area and Width (401.3) Required- As prescribed by the board pursuant to 3104 Provided- Lot Area 17,425 sq. ft. Floor Area Ratio (402.4) Required-Max. 0.9 GFA 9,288/ LOT AREA 17,425 =.53 Provided FAR=.53 Rear Lot Setback (404.1) Required-Min. 20 Feet Provided-26'-8" Side Setback (405.9) 3 inches per ft. of building height but not less than 8 feet 19'x3=57/12=4'-8" Required 8' Provided=13'-4" Courts 4 inches per foot of height but not less than 10 feet Not Applicable (no Courts provided)	3310-3318 13th Street S.E. Neighborhood- Randle Heights Sub Neighborhood- C Square: 5915 Lot: 2 Land Area 38,956 sq. ft. Zoning District R-5-A Max. Building Ht. in Ft. (400.1) 40' Maximum required 35' Provided Max. Height in Stories (400.1) 3 stories maximum Required 3 stories provided (4 levels) Min. Lot Area and Width (401.3) Required- As prescribed by the board pursuant to 3104 Provided- Lot Area 38,956 sq. ft. Floor Area Ratio (402.4) Required-Max. 0.9 GFA 33,618/ LOT AREA:38,956 =.86 Provided FAR=.86 Rear Lot Setback (404.1) Required-Min. 20 Feet Provided-41'-3" Side Setback (405.9) 3 inches per ft. of building height but not less than 8 feet Required=35'x3=105/12=8'-9" Provided=31'-8" Courts 4 inches per foot of height but not less than 10 feet Required=35'x4=140/12=11'-7" Provided=60'-6"



13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

CODE ANALYSIS

REVISIONS

SCALE: NTS

DATE: 01-10-14

SHEET

G0.01



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

EXISTING SITE PHOTOGRAPHS

REVISIONS

SCALE: NTS

DATE: 01-10-14

SHEET

G0.02



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

EXISTING SITE PLAN
OVERALL

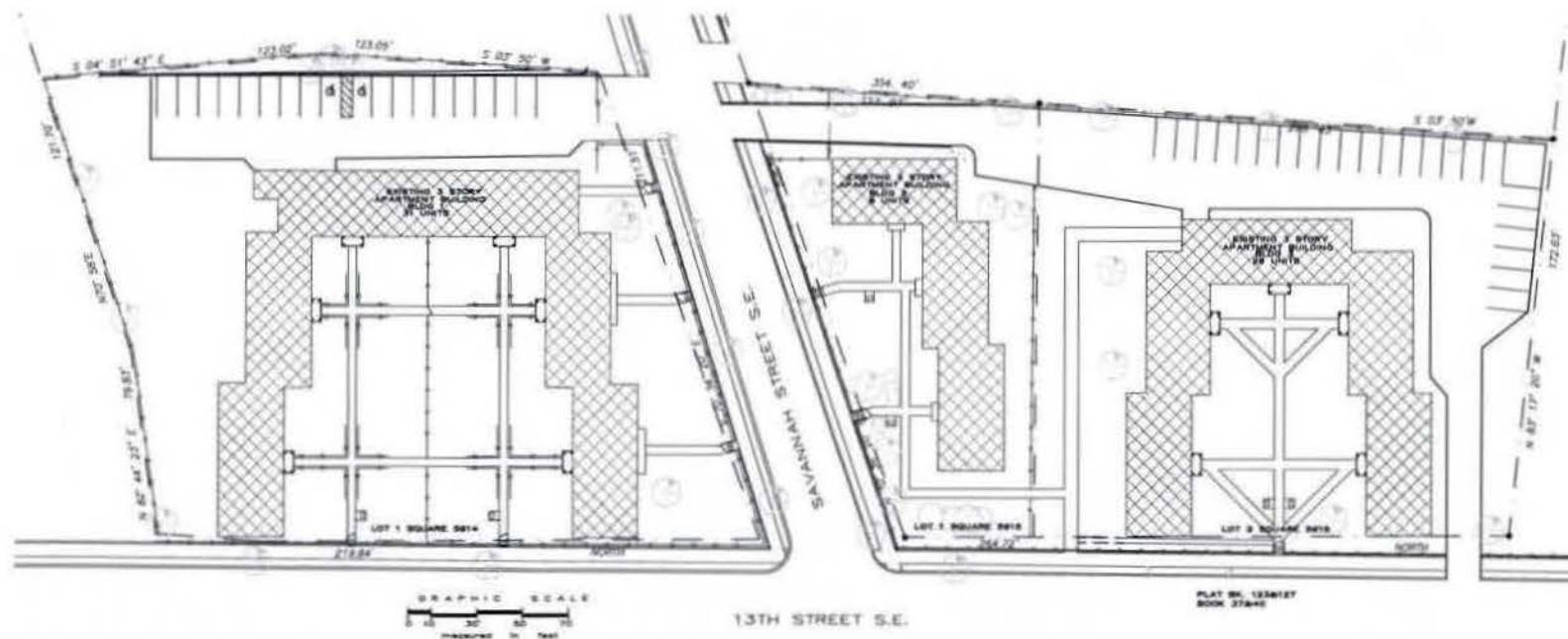
REVISIONS

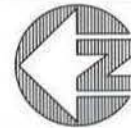
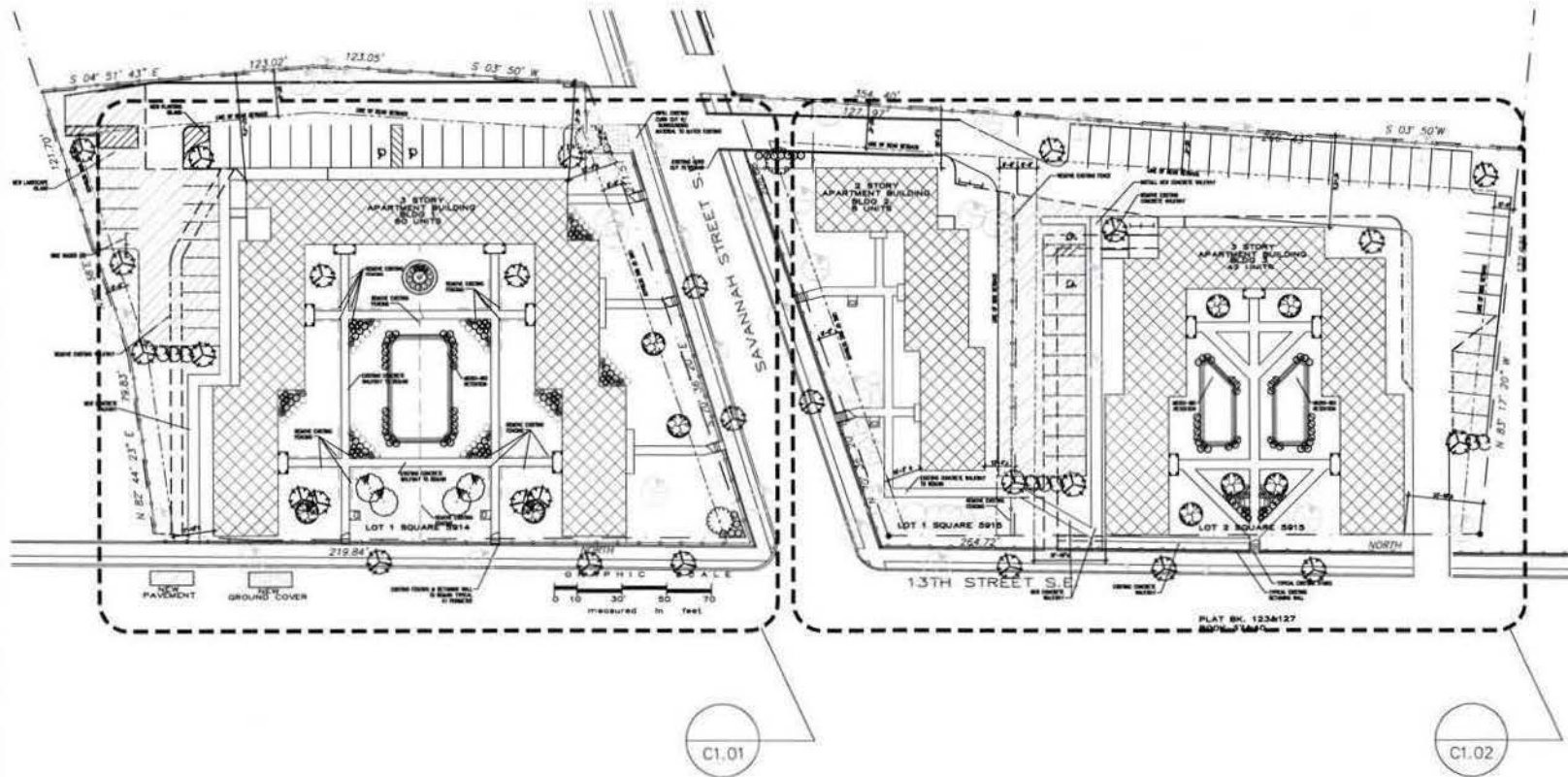
SCALE: NTS

DATE: 01-10-14

SHEET

C0.00





ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

PROPOSED SITE PLAN
OVERALL

REVISIONS
R1:03-04-14

SCALE: NTS
DATE: 01-10-14

SHEET
C1.00



01 BUILDING 1 PROPOSED FIRST AND SECOND LEVEL FLOOR PLANS



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

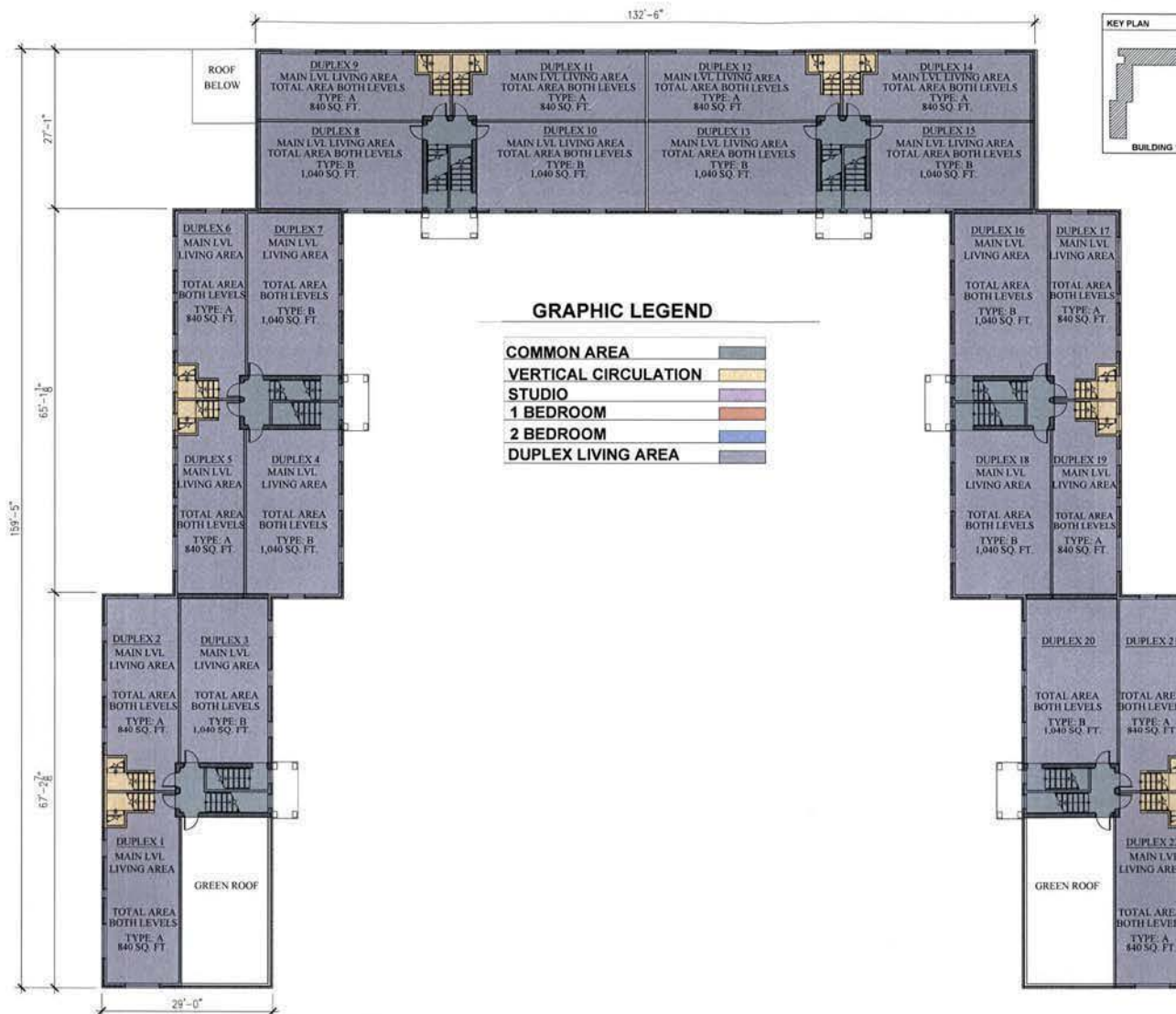
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

BUILDING 1
FIRST AND SECOND LEVEL PLANS

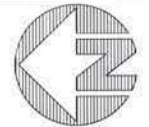
REVISIONS

SCALE: NTS
DATE: 01-10-14

SHEET
A1.10



01 BUILDING 1 PROPOSED THIRD LEVEL FLOOR PLAN
NTS



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

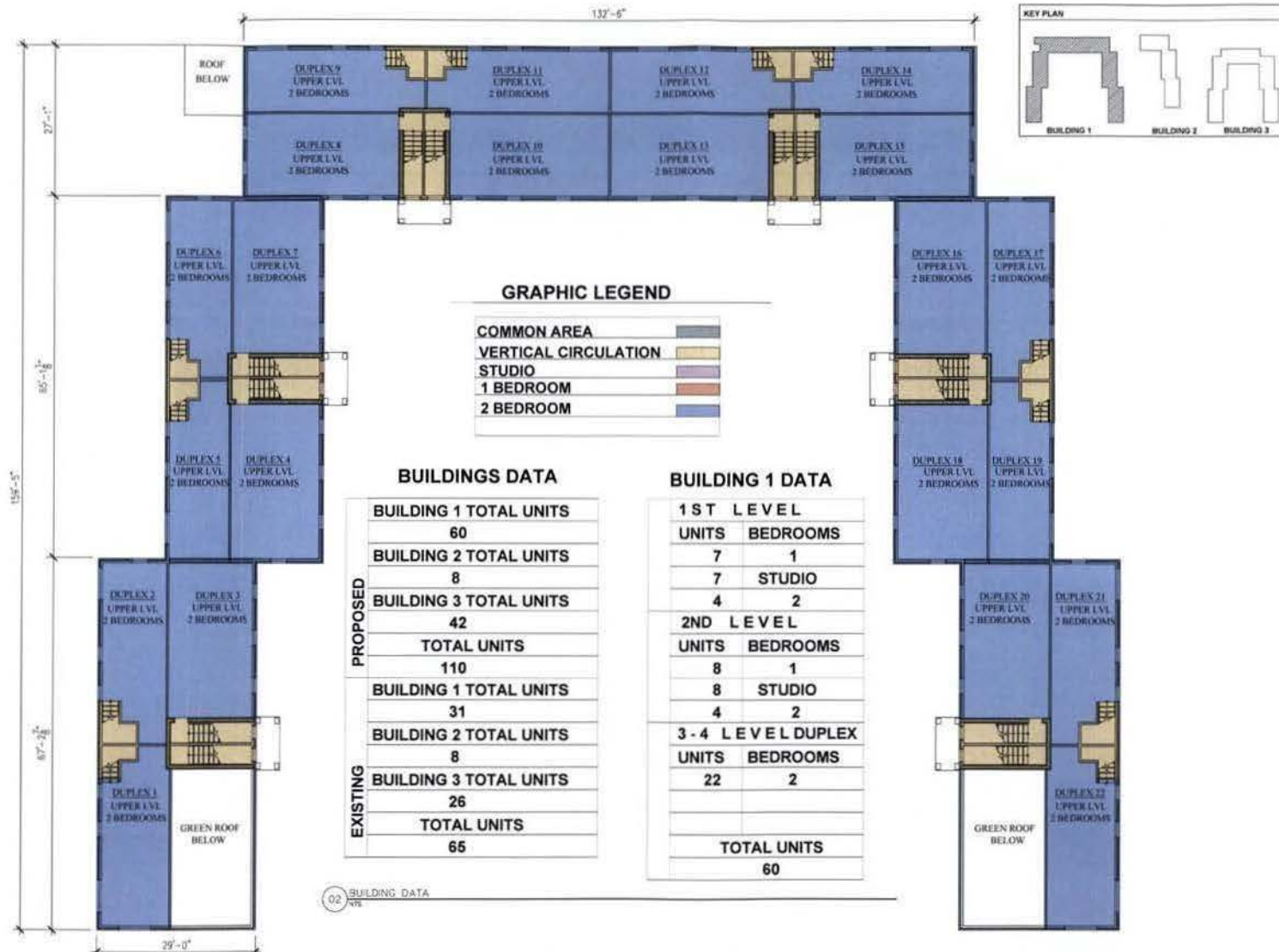
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

BUILDING 1
THIRD LEVEL FLOOR PLAN

REVISIONS

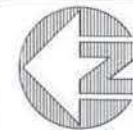
SCALE: NTS
DATE: 01-10-14

SHEET
A1.11



01 BUILDING 1 PROPOSED FOURTH LEVEL FLOOR PLAN
6/18

02 BUILDING DATA
N/A



ARCHITECT/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

BUILDING 1
4TH LEVEL (LOFT) FLOOR PLAN

REVISIONS

SCALE: NTS
DATE: 01-10-14

SHEET

A1.12

BUILDINGS DATA

PROPOSED	BUILDING 1 TOTAL UNITS	60
	BUILDING 2 TOTAL UNITS	8
	BUILDING 3 TOTAL UNITS	42
	TOTAL UNITS	110
EXISTING	BUILDING 1 TOTAL UNITS	31
	BUILDING 2 TOTAL UNITS	8
	BUILDING 3 TOTAL UNITS	26
	TOTAL UNITS	65

02 BUILDING DATA
NTS

BUILDING 2 DATA

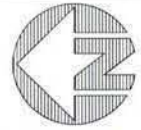
UNITS	BEDROOMS
8	3

NOTE: EXISTING BUILDING UNITS
SHALL REMAIN

GRAPHIC LEGEND

COMMON AREA	
VERTICAL CIRCULATION	
STUDIO	
1 BEDROOM	
2 BEDROOM	
DUPLEX LIVING AREA	

01 BUILDING 2 EXISTING 2 LEVEL DUPLEX
1/16"=1'-0"



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

BUILDING 2
FIRST LEVEL PLAN

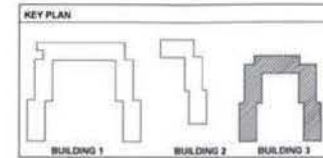
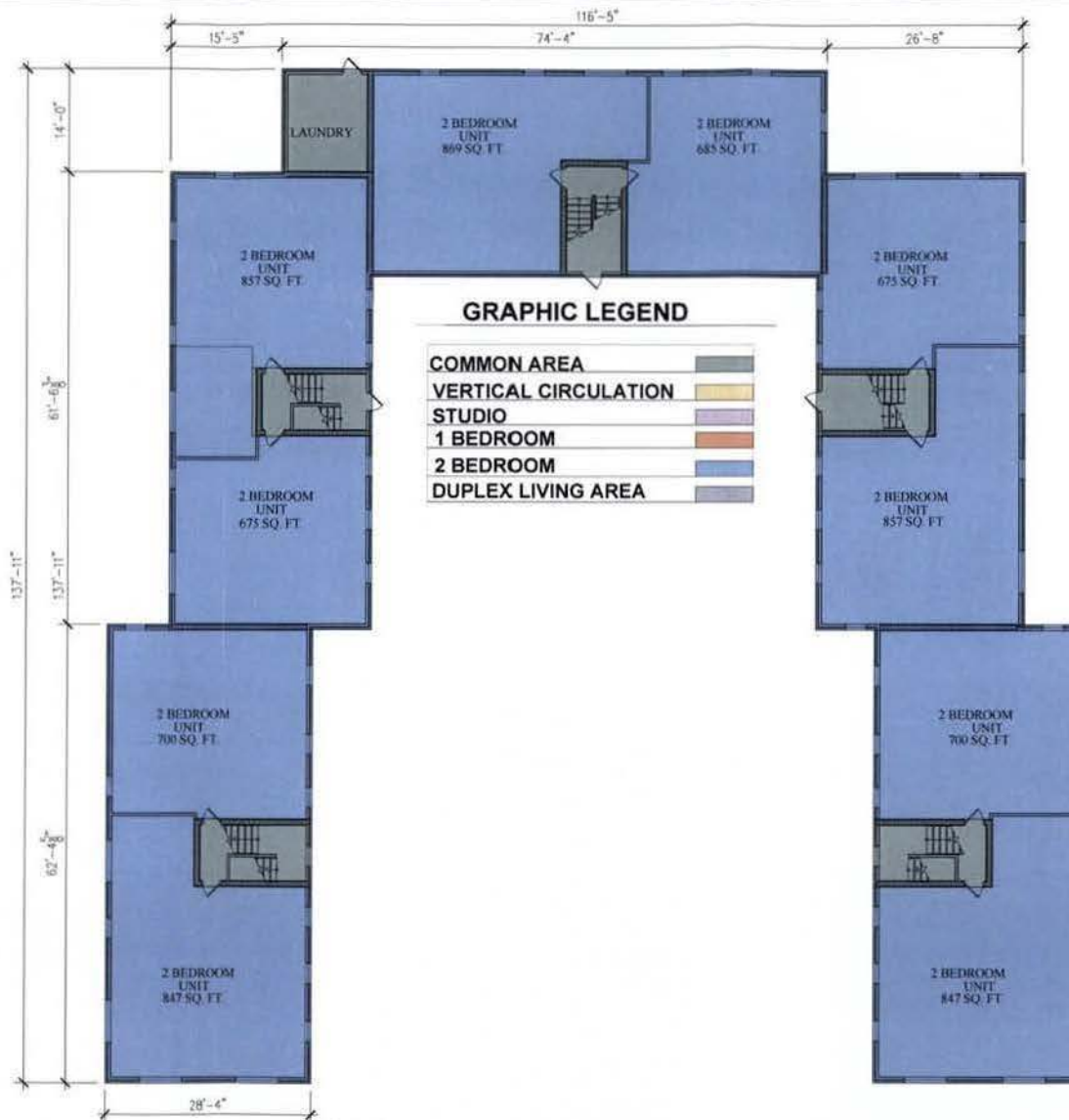
REVISIONS

SCALE: NTS

DATE: 01-10-14

SHEET

A1.20



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

BUILDING 3
FIRST AND SECOND LEVEL PLANS

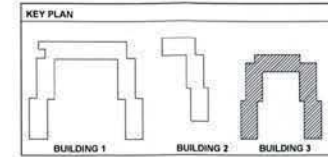
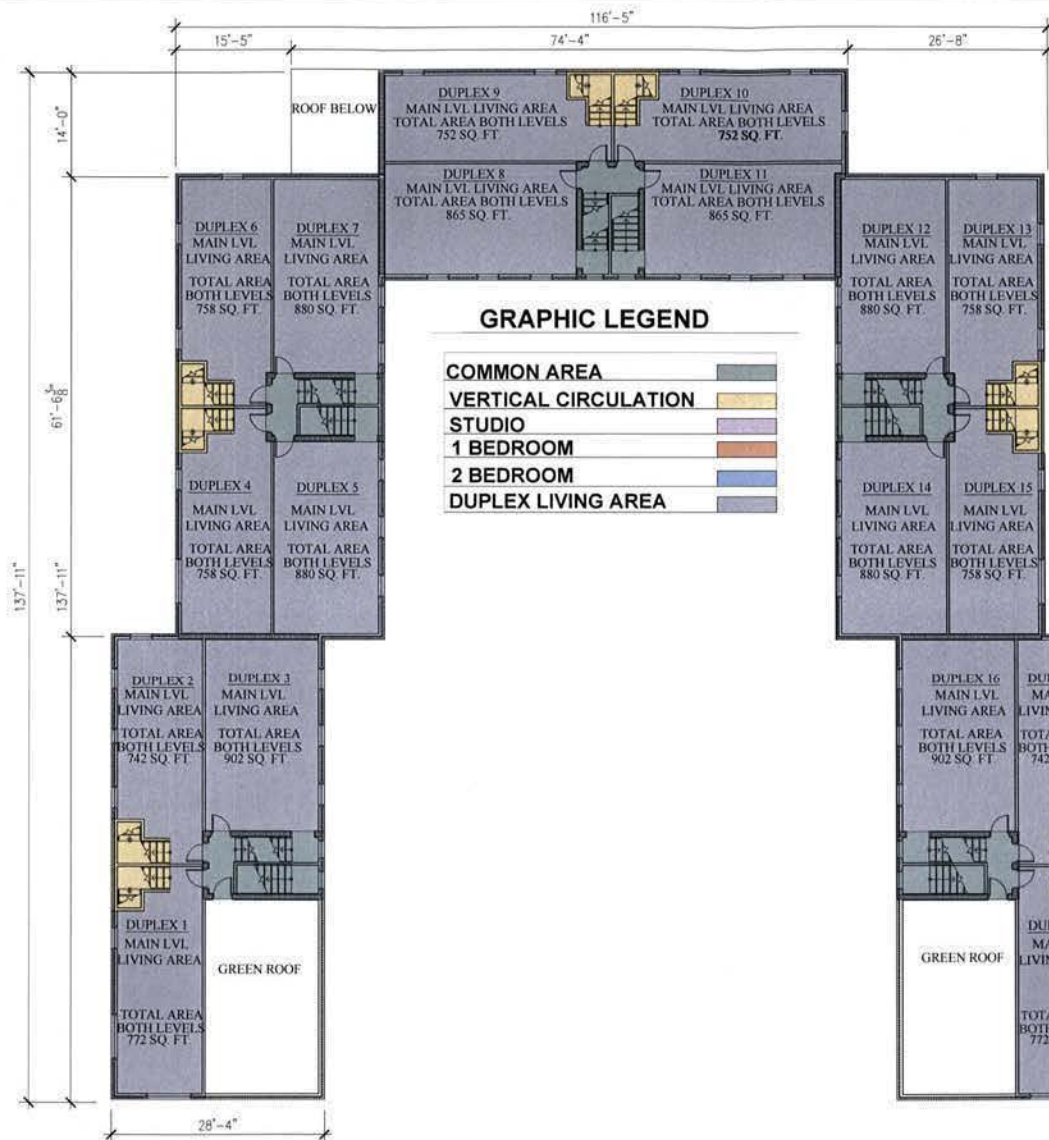
REVISIONS

SCALE: NTS
DATE: 01-10-14

SHEET

A1.30

01 BUILDING 3 PROPOSED FIRST AND SECOND LEVEL FLOOR PLANS
1/16" = 1'-0"



ARCHITECTS-ENGINEERS-PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

BUILDING 3
THIRD LEVEL FLOOR PLAN

REVISIONS

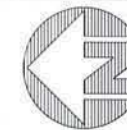
SCALE: NTS

DATE: 01-10-14

SHEET

A1.31

01 BUILDING 3 PROPOSED THIRD LEVEL FLOOR PLAN
1/16"=1'-0"



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

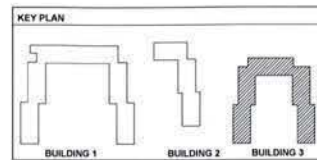
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

BUILDING 3
4TH LEVEL (LOFT) FLOOR PLAN

REVISIONS

SCALE: NTS
DATE: 01-10-14

SHEET
A1.32



BUILDINGS DATA

PROPOSED	BUILDING 1 TOTAL UNITS	60
	BUILDING 2 TOTAL UNITS	8
	BUILDING 3 TOTAL UNITS	42
	TOTAL UNITS	110
EXISTING	BUILDING 1 TOTAL UNITS	31
	BUILDING 2 TOTAL UNITS	8
	BUILDING 3 TOTAL UNITS	26
	TOTAL UNITS	65

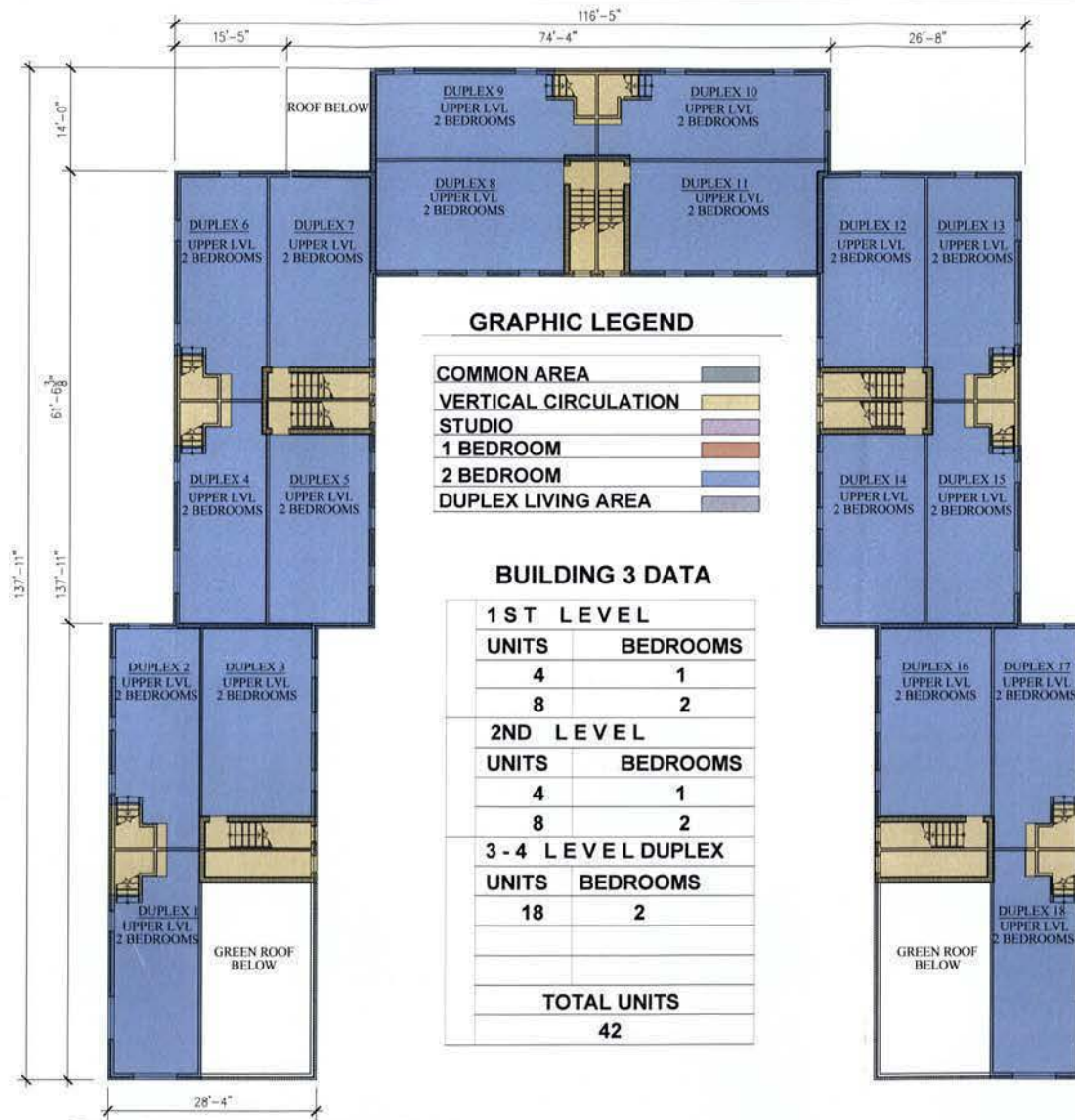
01 BUILDING DATA
NTS

GRAPHIC LEGEND

COMMON AREA	
VERTICAL CIRCULATION	
STUDIO	
1 BEDROOM	
2 BEDROOM	
DUPLEX LIVING AREA	

BUILDING 3 DATA

1ST LEVEL	
UNITS	BEDROOMS
4	1
8	2
2ND LEVEL	
UNITS	BEDROOMS
4	1
8	2
3 - 4 LEVEL DUPLEX	
UNITS	BEDROOMS
18	2
TOTAL UNITS	
42	



02 BUILDING 3 PROPOSED FOURTH LEVEL FLOOR PLAN
1/8"=1'-0"

OPTIONAL DECORATIVE
METAL FRAMING

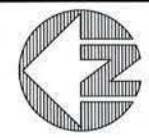
PARAPET
NOTE: NO
BUILDING COMPONENTS
WILL EXCEED PARAPET
HEIGHT REFER
TO ELEVATIONS

NEW EPDM ROOF
(TYPICAL)

PARAPET
(TYPICAL)

GREEN ROOF
(TYPICAL)

GREEN ROOF
(TYPICAL)



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

ROOF PLAN
OVERALL

REVISIONS

SCALE: NTS
DATE: 01-10-14

SHEET
A1.04



13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

EXTERIOR ELEVATIONS
BUILDING 1

REVISIONS

SCALE: NTS

DATE: 01-10-14

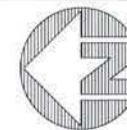
SHEET

A2.01





01 BUILDING SECTION
NTS



ARCHITECTS/ENGINEERS-PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

BUILDING SECTION

REVISIONS

SCALE: NTS
DATE: 01-10-14

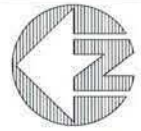
SHEET
A3.01



02 CONCEPT RENDERING
NTS



01 CONCEPT RENDERING
NTS



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

CONCEPT RENDERINGS

REVISIONS

SCALE: NTS

DATE: 01-10-14

SHEET

A4.01



ARCHITECT/ENGINEER/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

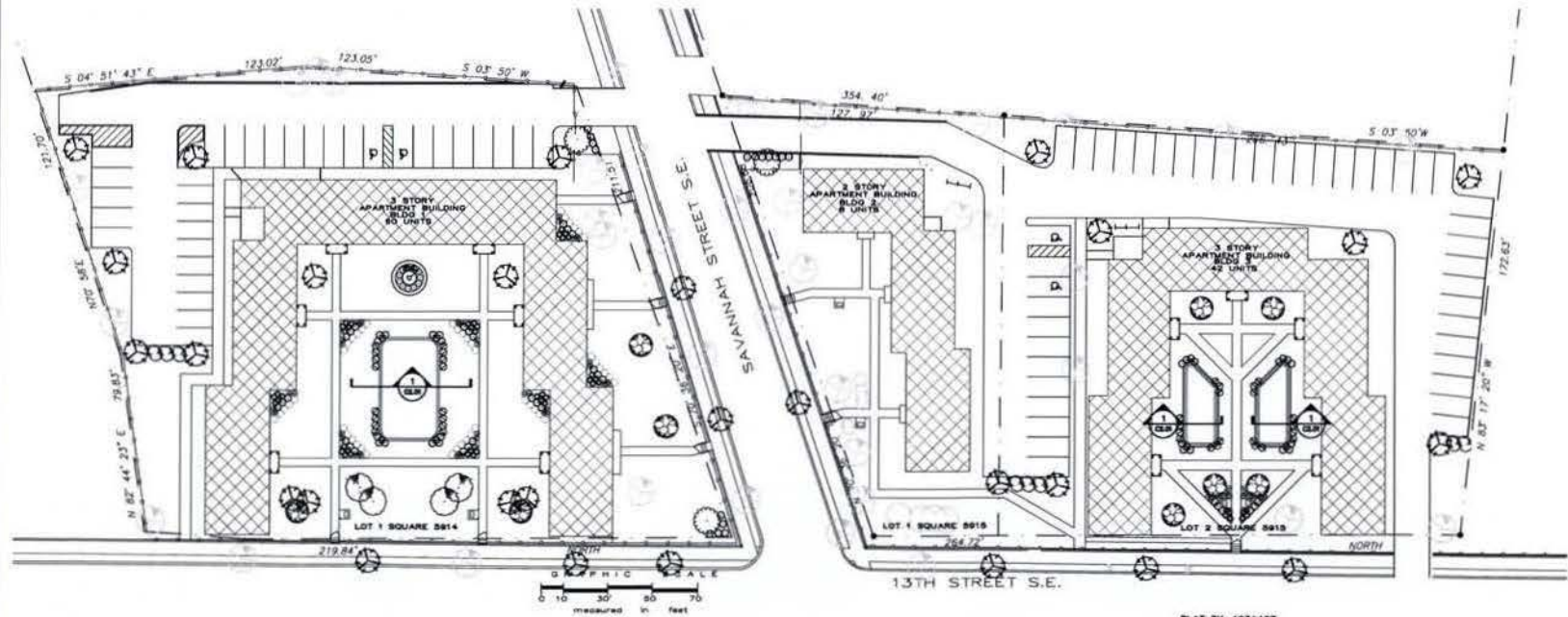
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

STORM WATER MANAGEMENT
OVERALL CONCEPT PLAN/DETAILS

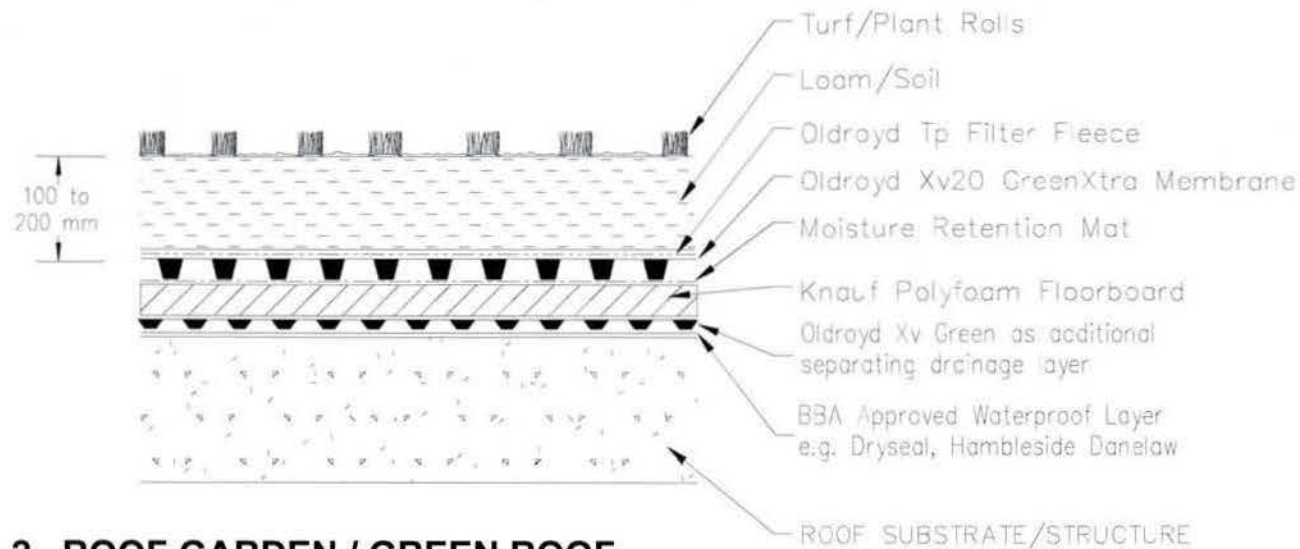
REVISIONS
R1:03-04-14

SCALE: NTS
DATE: 01-10-14

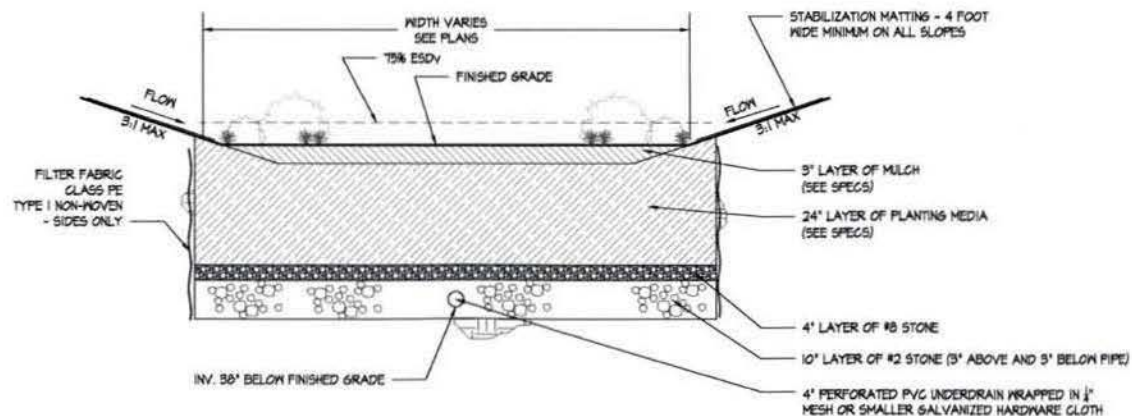
SHEET
C2.00



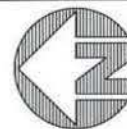
PLAT BK. 123&127
BOOK 37&40



2. ROOF GARDEN / GREEN ROOF



1. BIO-RETENTION CONCEPT DETAIL



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

SWM CONCEPT DETAILS

REVISIONS

SCALE: NTS

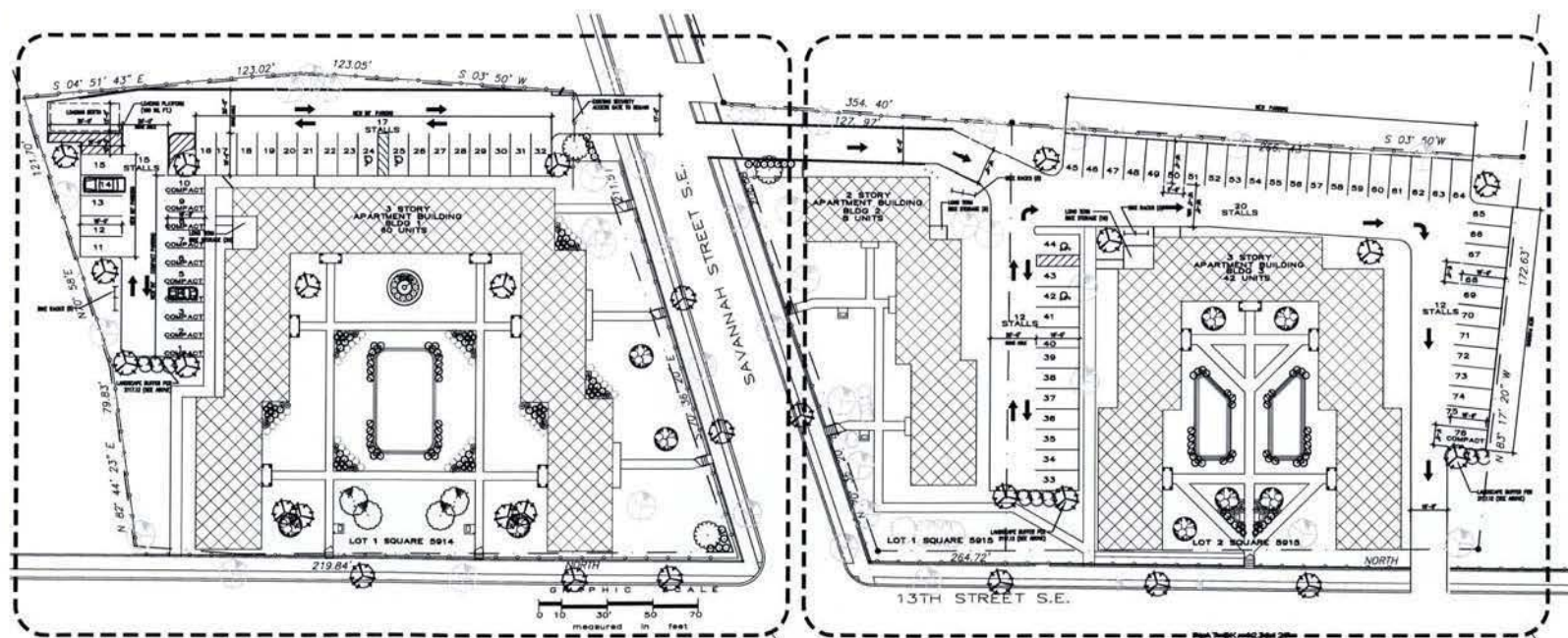
DATE: 01-10-14

SHEET

C2.01

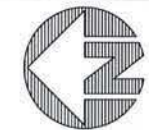
BUILDINGS DATA	
PROPOSED	BUILDING 1 TOTAL UNITS
	60
	BUILDING 2 TOTAL UNITS
	8
	BUILDING 3 TOTAL UNITS
EXISTING	42
	TOTAL UNITS
	110
	BUILDING 1 TOTAL UNITS
	31
	BUILDING 2 TOTAL UNITS
	8
	BUILDING 3 TOTAL UNITS
	26
	TOTAL UNITS
	65

PARKING DATA	
PROPOSED	BUILDING 1 TOTAL PARKING
	32
	BUILDING 2 TOTAL PARKING
	0
	BUILDING 3 TOTAL PARKING
EXISTING	44
	TOTAL PROPOSED PARKING
	76
	BUILDING 1 TOTAL PARKING
	18
	BUILDING 2 TOTAL PARKING
	0
	BUILDING 3 TOTAL PARKING
	23
	TOTAL EXISTING PARKING
	41



C3.01

C3.02



ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

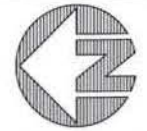
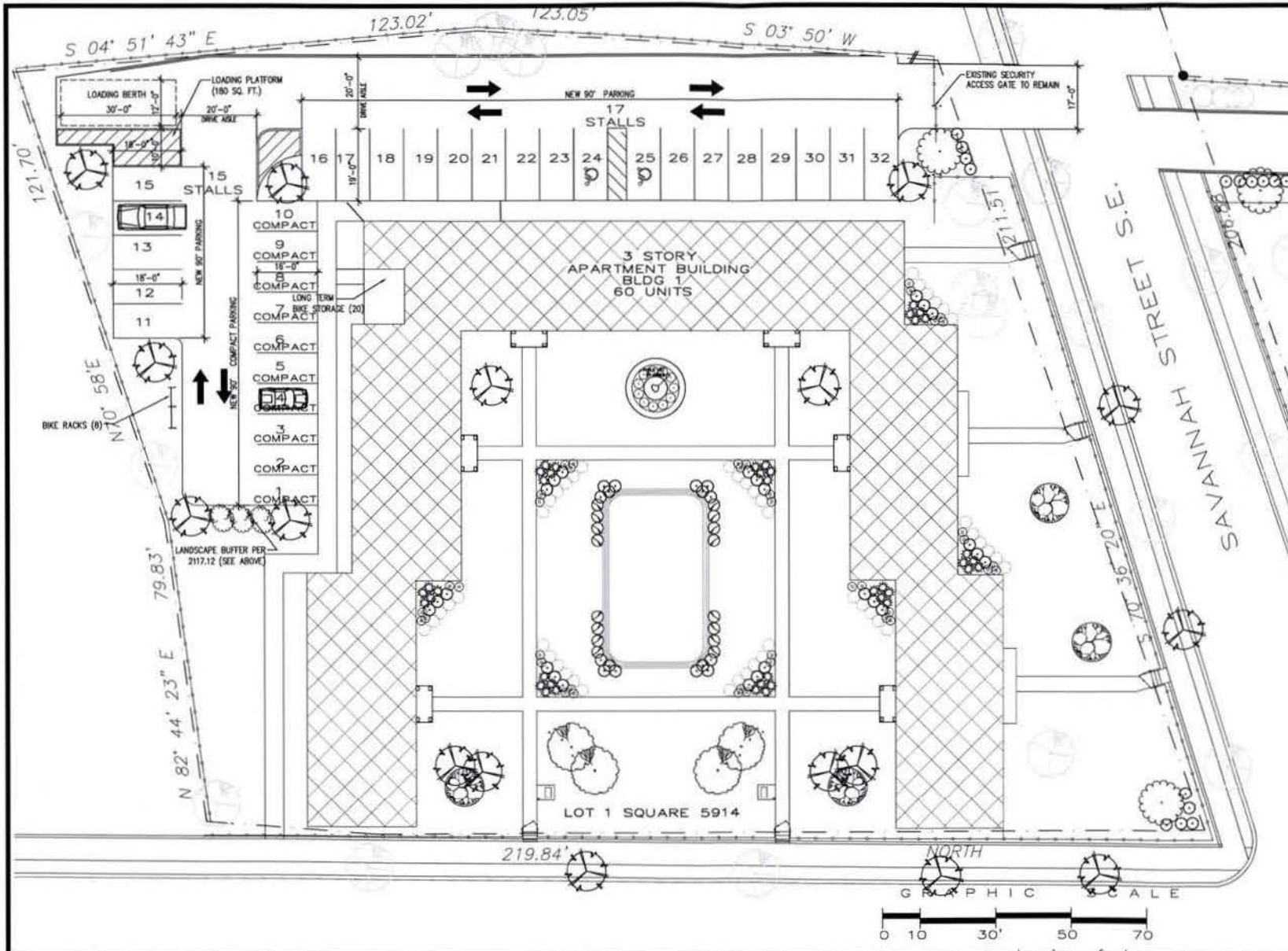
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

OVERALL
PROPOSED PARKING PLAN

REVISIONS
R1:03-04-14

SCALE: NTS
DATE: 01-10-14

SHEET
C3.00



ARCHITECT/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

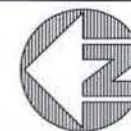
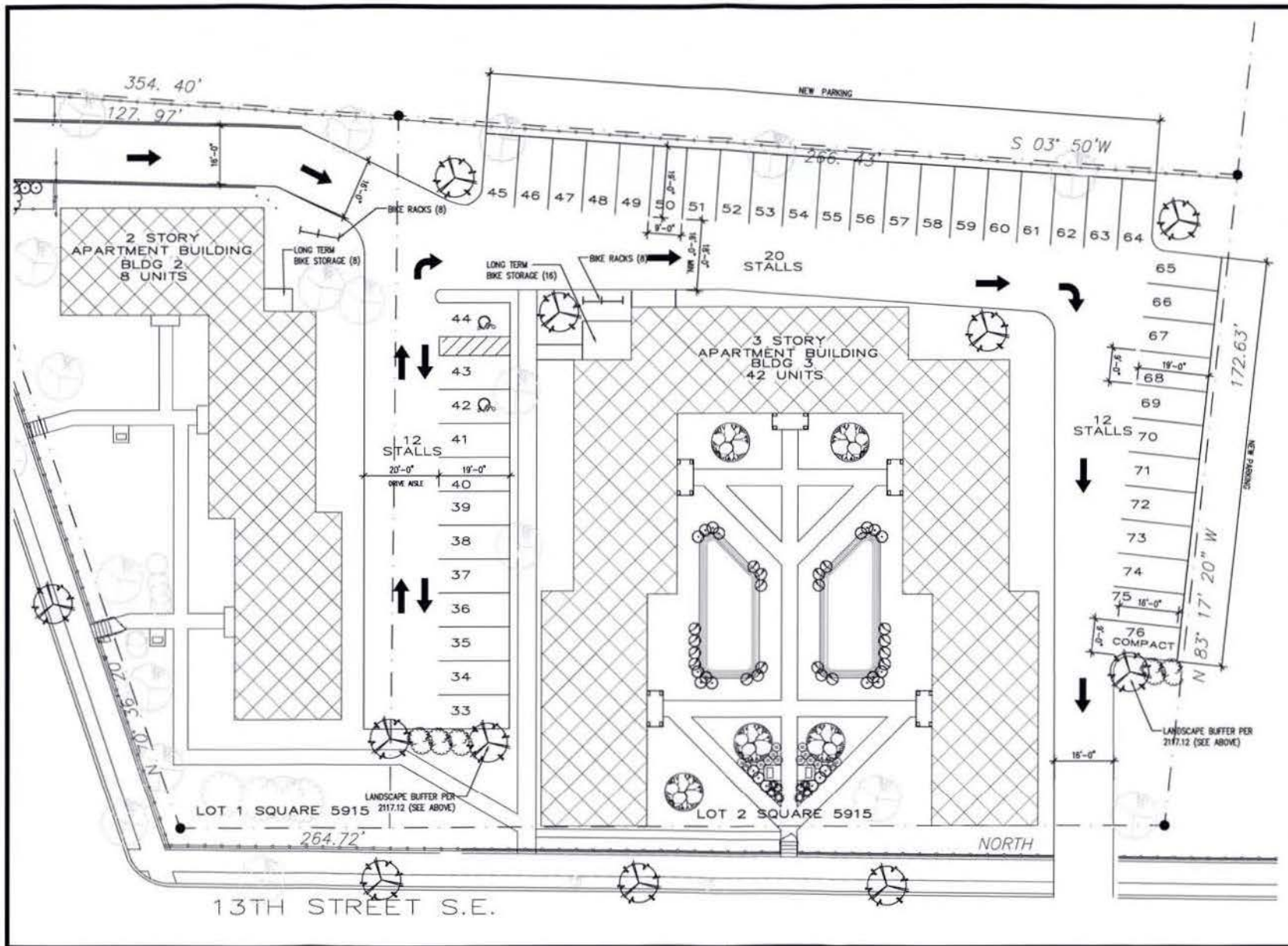
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

**PARKING PLAN
BUILDING 1**

REVISIONS
R1:03-04-14

SCALE: 1"=25'-0"
DATE: 01-10-14

SHEET
C3.01



ARCHITECTS-ENGINEERS-PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

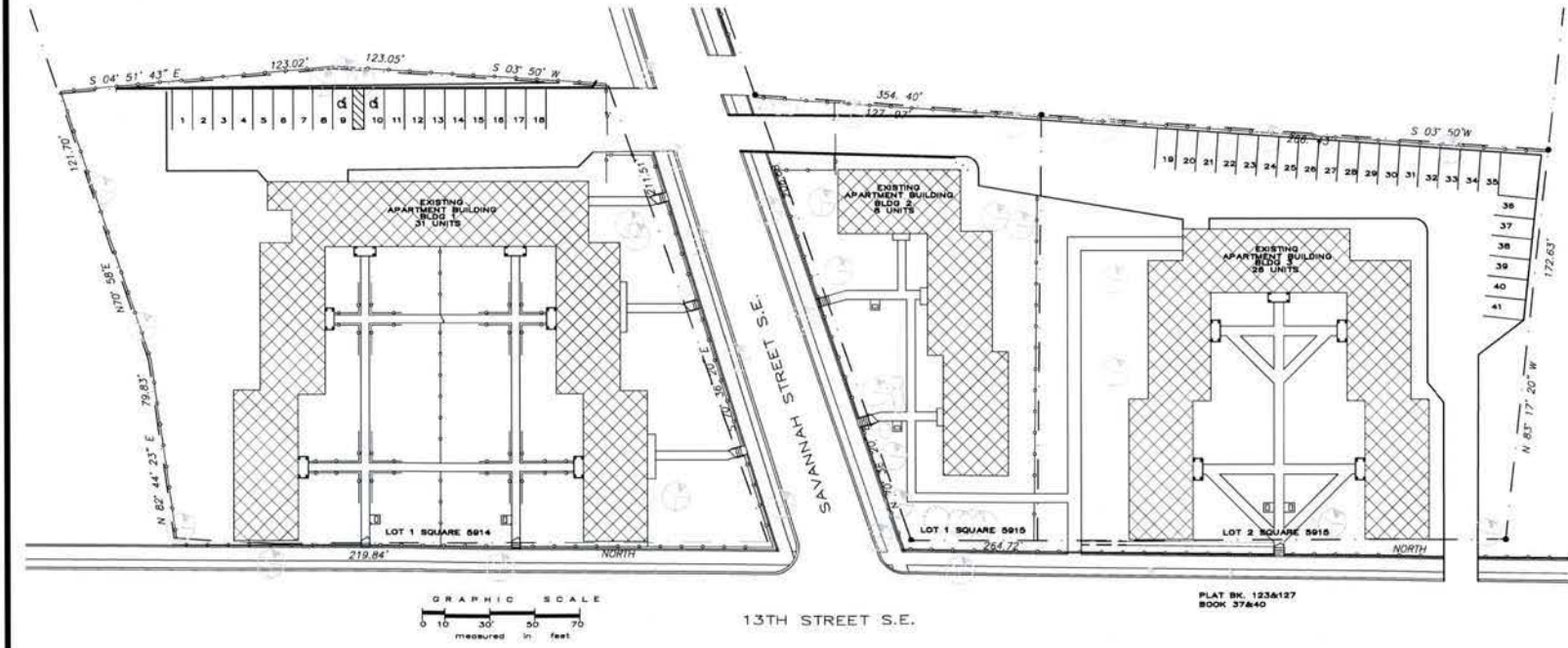
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

PARKING PLAN
BUILDING 2 & 3

REVISIONS
R1:03-04-14

SCALE: 1"=25'-0"
DATE: 01-10-14

SHEET
C3.02



ARCHITECT/ENGINEER/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

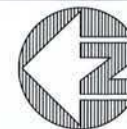
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

EXISTING
OVERALL PARKING PLAN

REVISIONS

SCALE: NTS
DATE: 01-10-14

SHEET
C3.03



ARCHITECTS-ENGINEERS-PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

EXISTING
GRADING PLAN

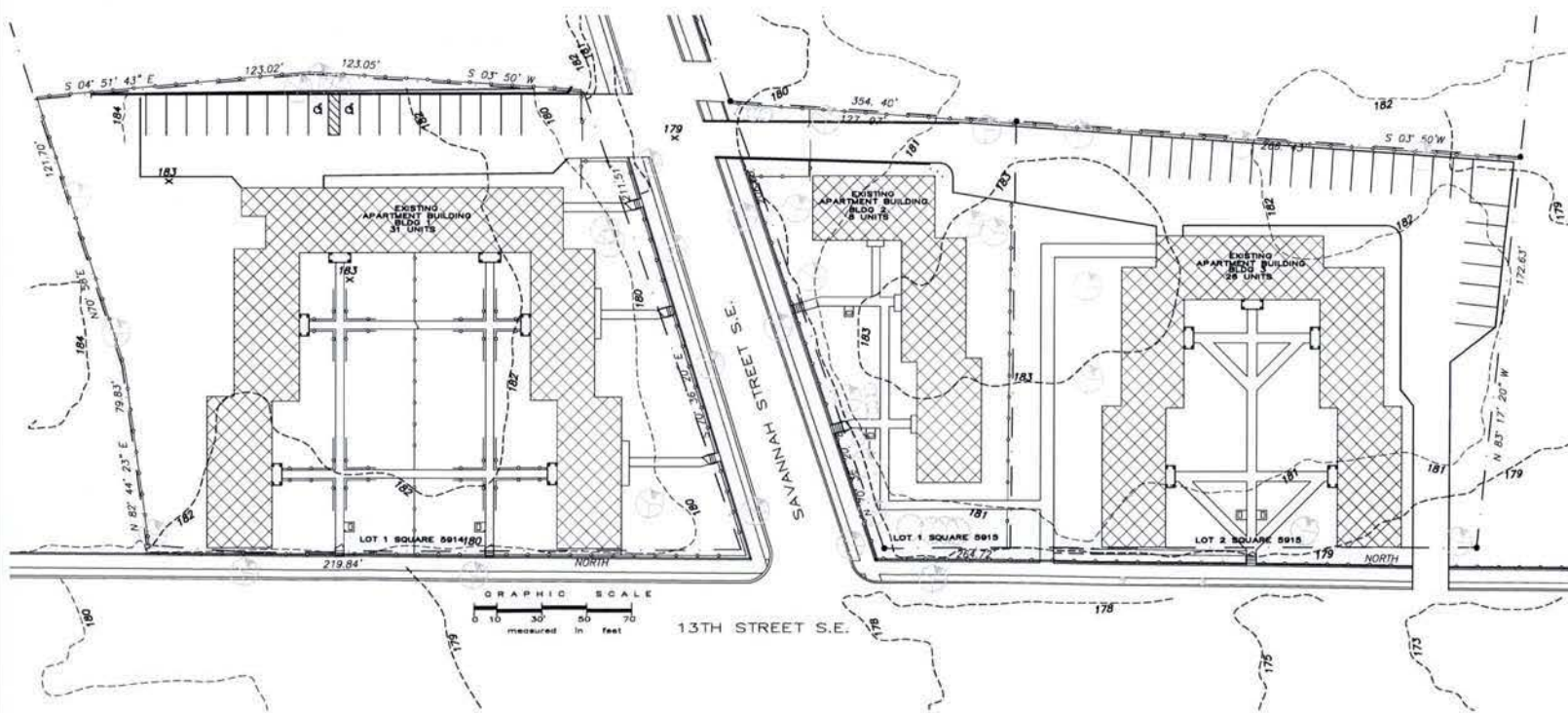
REVISIONS

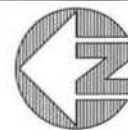
SCALE: NTS

DATE: 01-10-14

SHEET

C4.00





ARCHITECTS/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

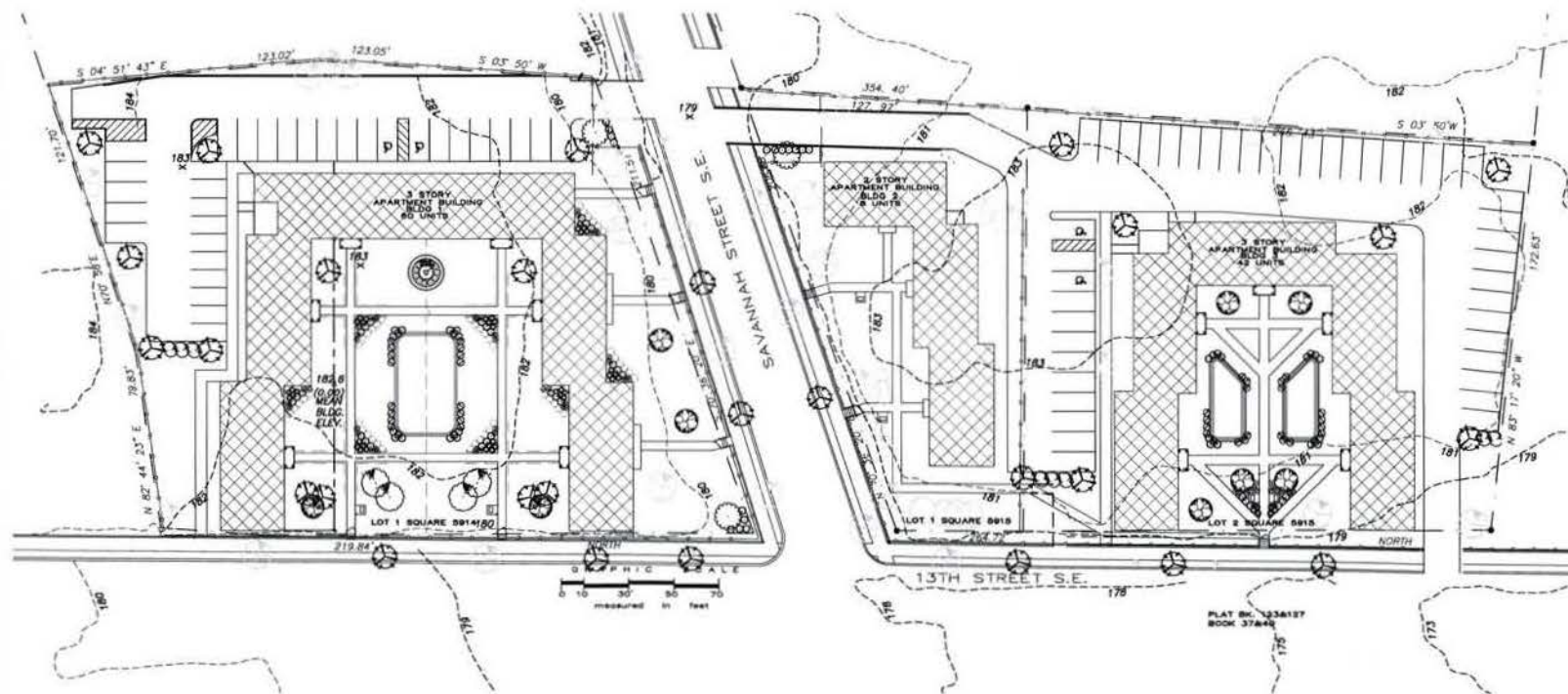
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

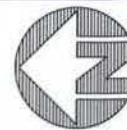
**PROPOSED
GRADING PLAN**

REVISIONS
R1:03-04-14

SCALE: NTS
DATE: 01-10-14

SHEET
C4.01





ARCHITECTS/ENGINEERS-PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

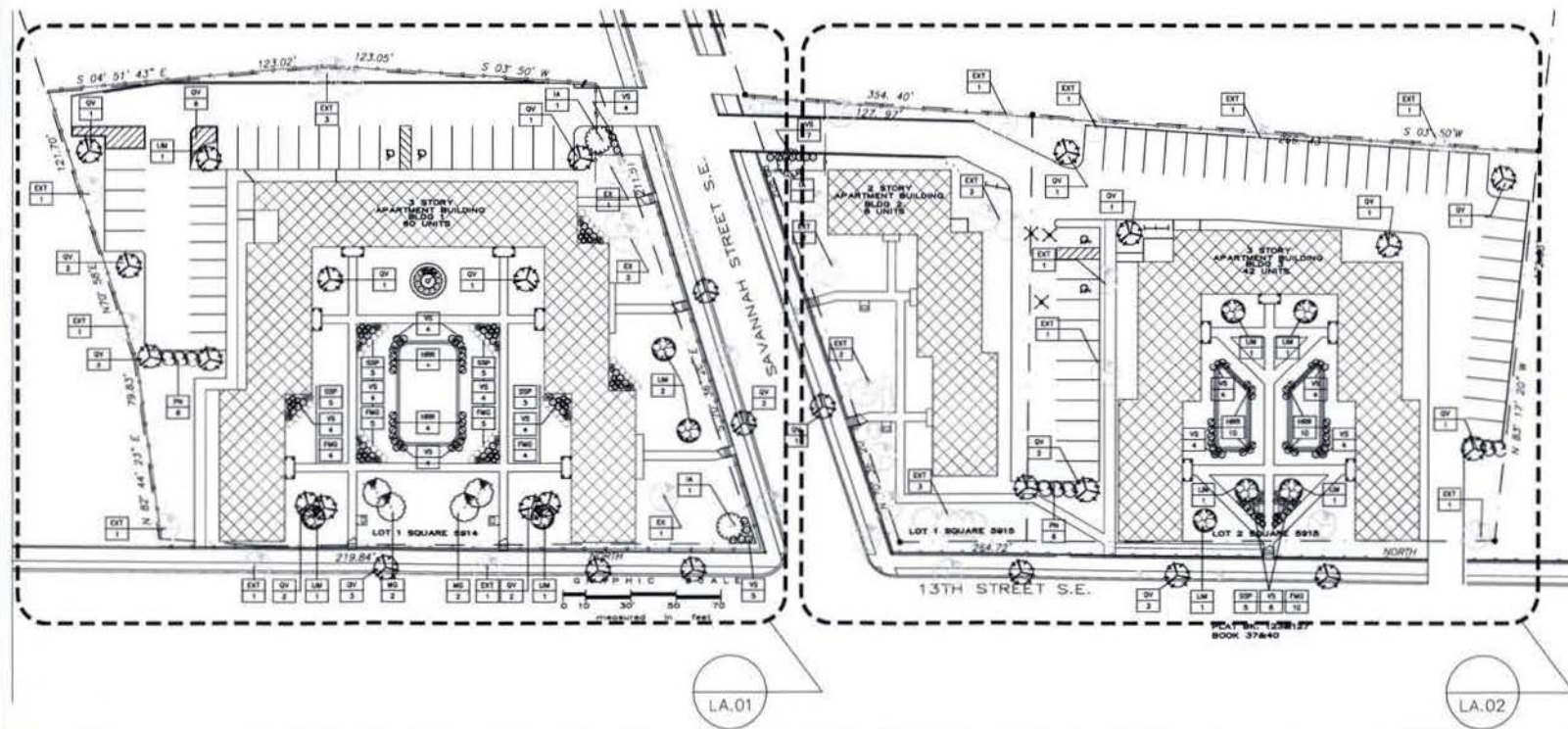
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

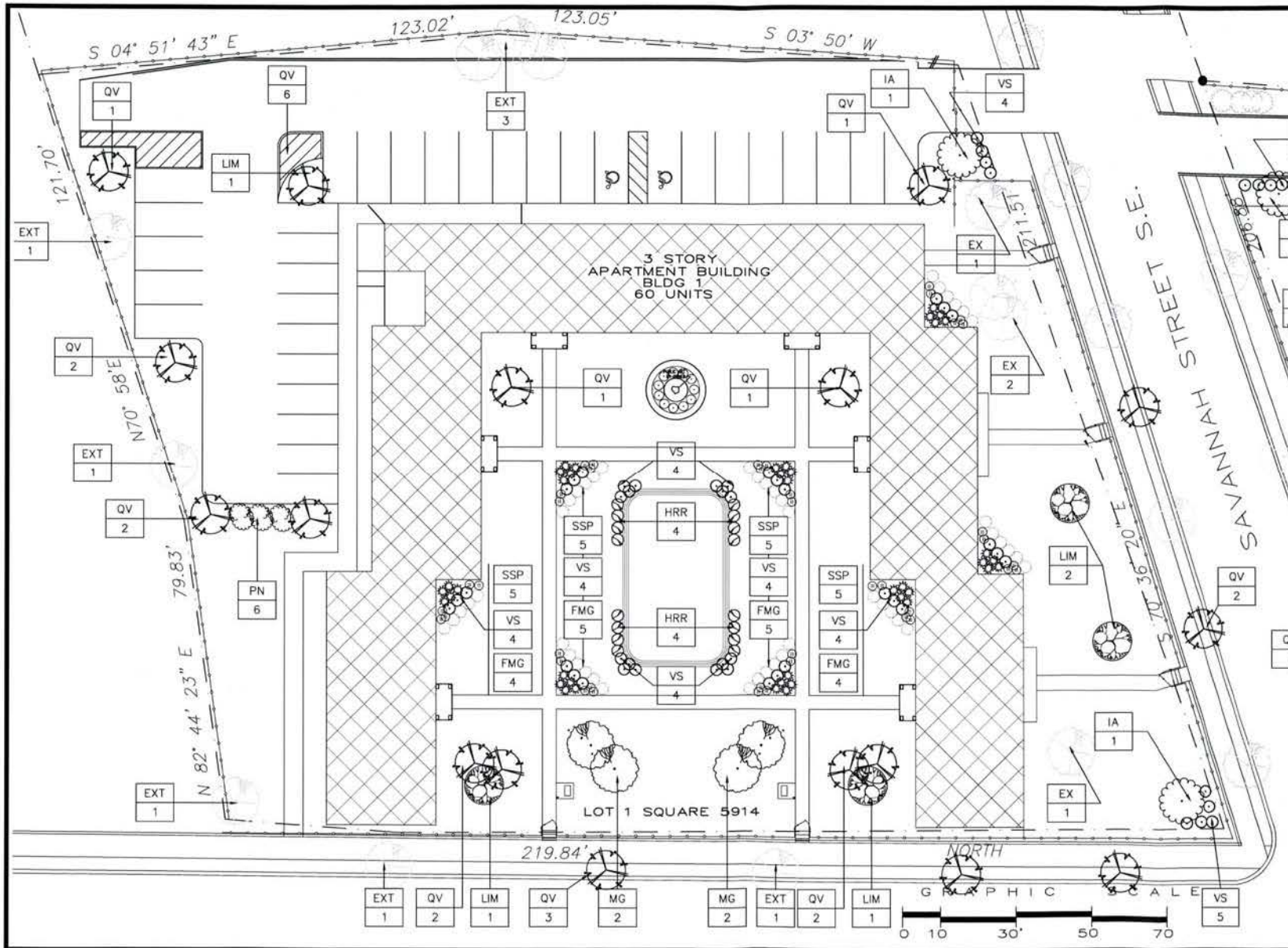
OVERALL
LANDSCAPE PLAN

REVISIONS
R1:03-04-14

SCALE: NTS
DATE: 01-10-14

SHEET
LA.00





ARCHITECTS-ENGINEERS-PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

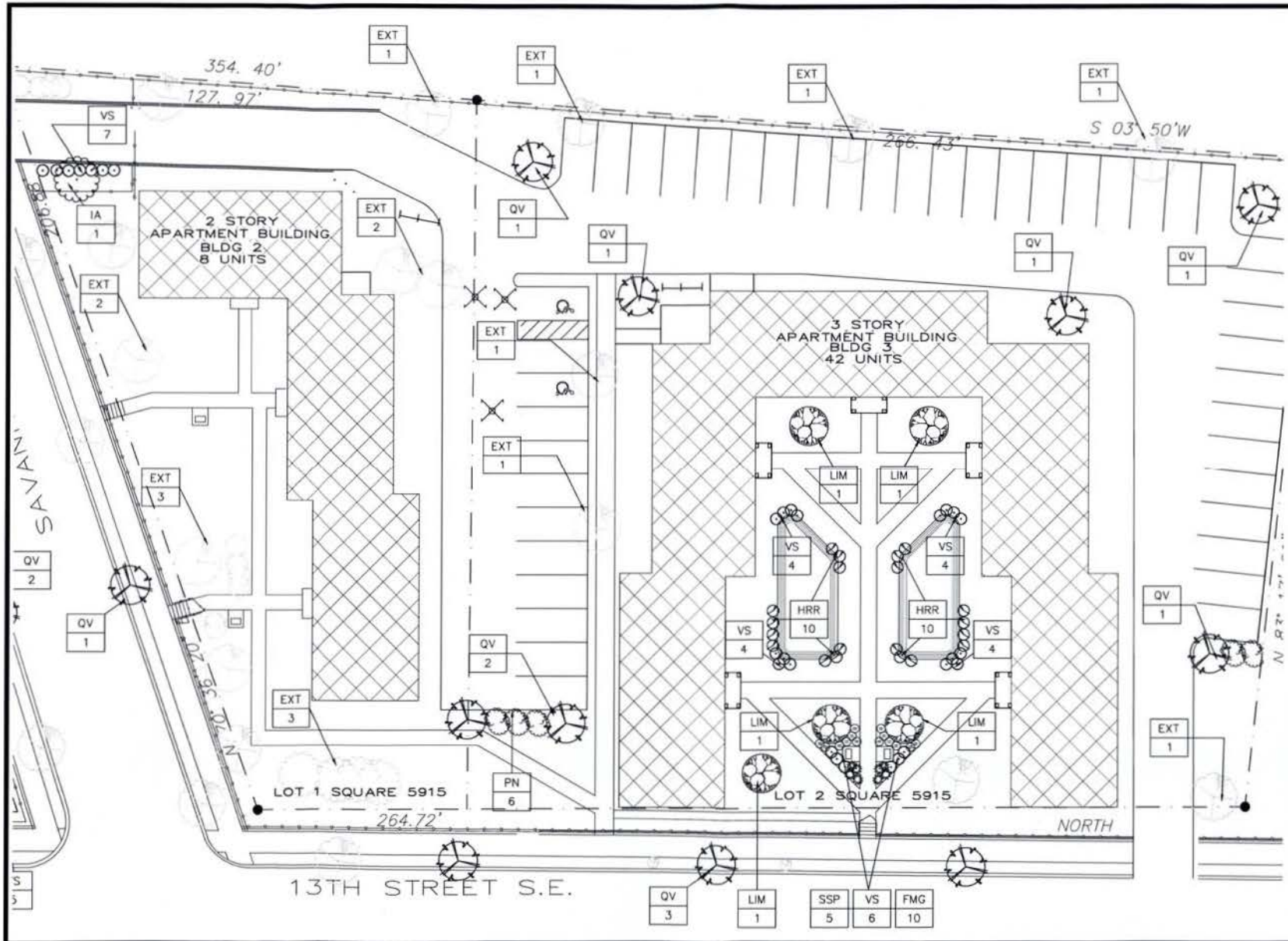
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

LANDSCAPE PLAN
BUILDING 1

REVISIONS
R1:03-04-14

SCALE: 1"=25'-0"
DATE: 01-10-14

SHEET
LA.01



ARCHITECT/ENGINEERS/PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

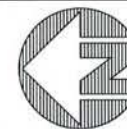
13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

LANDSCAPE PLAN
BUILDING 2 & 3

REVISIONS
R1:03-04-14

SCALE: 1"=25'-0"
DATE: 01-10-14

SHEET
LA.02



ARCHITECT/ENGINEER/PLANNER
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

LANDSCAPE PLAN
PLANT SCHEDULE

REVISIONS

SCALE: NTS

DATE: 01-10-14

SHEET

LA.03

PLANT MATERIAL

PLANT CODE		SCIENTIFIC NAME	COMMON NAME	PLANT HEIGHT	PLANT SPREAD	PLANT SPACING	NATIVE TREE	DROUGHT TOLERANT	NOTES/ COMMENTS
FMG		Ficus microcarpa 'Green Island'	Green Island Ficus	14"	Full	As Shown			3 Gal.
HRR		Hibiscus rosa-sinensis 'Dbl. Red'	Rose of Sharon	24"	Full	3' O.C.		Yes	3 Gal.
IA		Ilex attenuata 'East Palatka'	American holly	12'	5'	As Shown		Yes	3" Cal. 6" above grade
LIM		Lagerstroemia indica 'Muskogee'	Crape Myrtle	8'	4'	As shown		Yes	1 1/2" Cal. 6" above grade
MG		Magnolia grandiflora	Southern Magnolia	12'	5-6'	As shown		Yes	3" Cal. 6" above grade
PN		Phyllostachys Nigra	Black Bamboo	12'	Full	As shown			30 Gal., Multi-stemmed
QV		Quercus virginiana	Live Oak	12' OAH	6'-7'	As Shown		Yes	3" Cal. 6" above grade
SSP		Spathiphyllum Spp. 'Petite'	Dwarf Peace Lily	12"	Full	As shown			1 Gal.
VS		Viburnum suspensum	Sandankwa	24"	18"	36" O.C.			3 Gal., Full

EX		EXISTING PLANT							TYP T.B.D.
----	--	----------------	--	--	--	--	--	--	------------

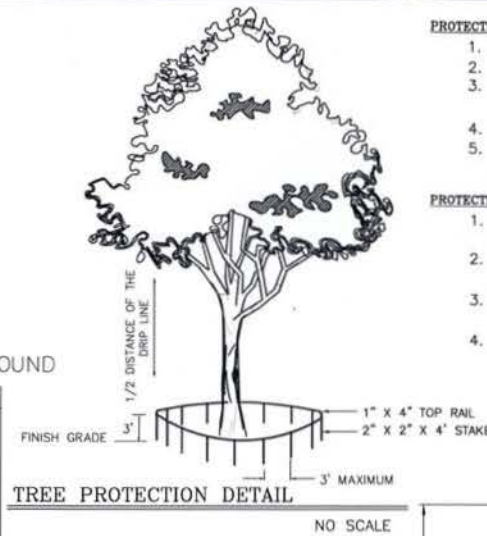
EXISTING TREE LEGEND



EXISTING TREE TO BE REMOVED

ABBREVIATION LEGEND:

B&B	BALLED & BURLAPPED
OAH	OVER ALL HEIGHT
SPR.	SPREAD
FG	FIELD GROWN
C.T.	CLEAR TRUNK
CCB	CLEAN CUT BOOTS
CAL.	CALIPER
DBH	DIAMETER BREAST HEIGHT
H.W.	HARD WOOD
AG	ABOVE GRADE
GAL.	GALLON
CONT.	CONTAINER
FGG	FULL GROWTH TO THE GROUND



TREE PROTECTION DETAIL

NO SCALE

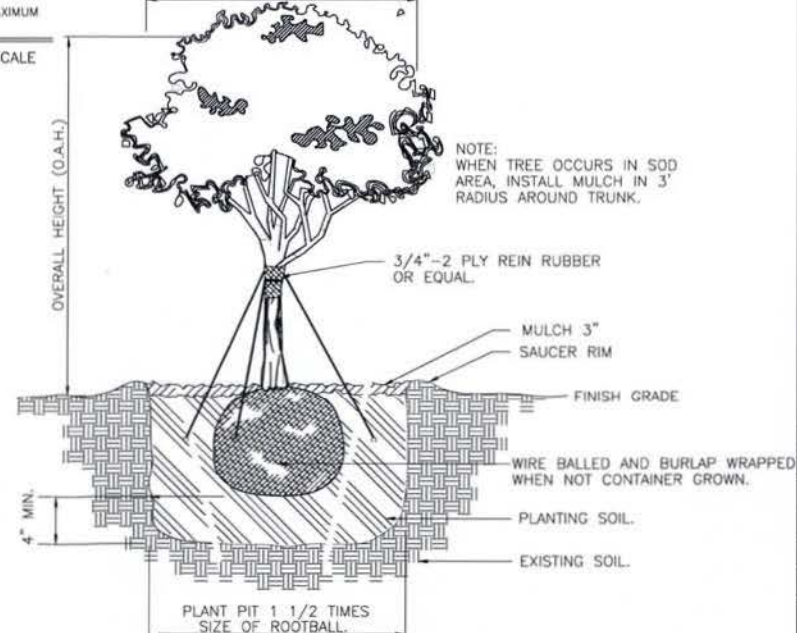
PROTECTIVE BARRIER REQUIREMENTS

1. PROTECT ALL ABOVE GROUND PORTIONS OF TREES FROM MECHANICAL DAMAGE.
2. PROTECT SOIL NEAR TREE FROM COMPACTION.
3. PROVIDE PHYSICAL AND MENTAL AWARENESS OF THE PRESENCE OF TREES ON THE SITE TO CONSTRUCTION PERSONNEL.
4. HEAVY EQUIPMENT NOT ALLOWED INSIDE BARRIER, ONLY HAND LABOR.
5. CONSTRUCTION MATERIAL AND TEMPORARY SOIL DEPOSITS ARE NOT ALLOWED INSIDE BARRIER AREA.

PROTECTIVE BARRIER SPECIFICATIONS

1. UPRIGHTS SPACED AT 4 FT. INTERVALS OF NO LESS THAN 2" X 2" LUMBER WITH 1" X 4" TOP RAIL.
2. ALL BARRIERS TO BE ERECTED AROUND TREES TO BE PROTECTED BEFORE CONSTRUCTION OR CLEARING OF PROPERTY COMMENCES.
3. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.
4. BARRICADES MUST BE PLACED AT DRIPLINE OF TREE TO BE PROTECTED UNLESS OTHERWISE INDICATED.

THIN CROWN 1/4 AFTER PLANTING.
TRIM NO LEADERS, RETAIN NATURAL
SHAPE (UNLESS DIRECTED TO DO
SO BY LANDSCAPE ARCHITECT.)



TREE PLANTING DETAIL

NO SCALE

TREE SPECIFICATION MEASUREMENT

NO SCALE



ARCHITECTS/ENGINEERS-PLANNERS
649A LOFSTRAND LN.
ROCKVILLE, MD 20850
301-869-7234
www.K4LLC.com

13TH ST. AND SAVANNAH
APARTMENT RENOVATION/ADDITION
WASHINGTON, DC

LANDSCAPE PLAN
DETAILS AND NOTES

REVISIONS

SCALE: NTS
DATE: 01-10-14

SHEET
LA.04