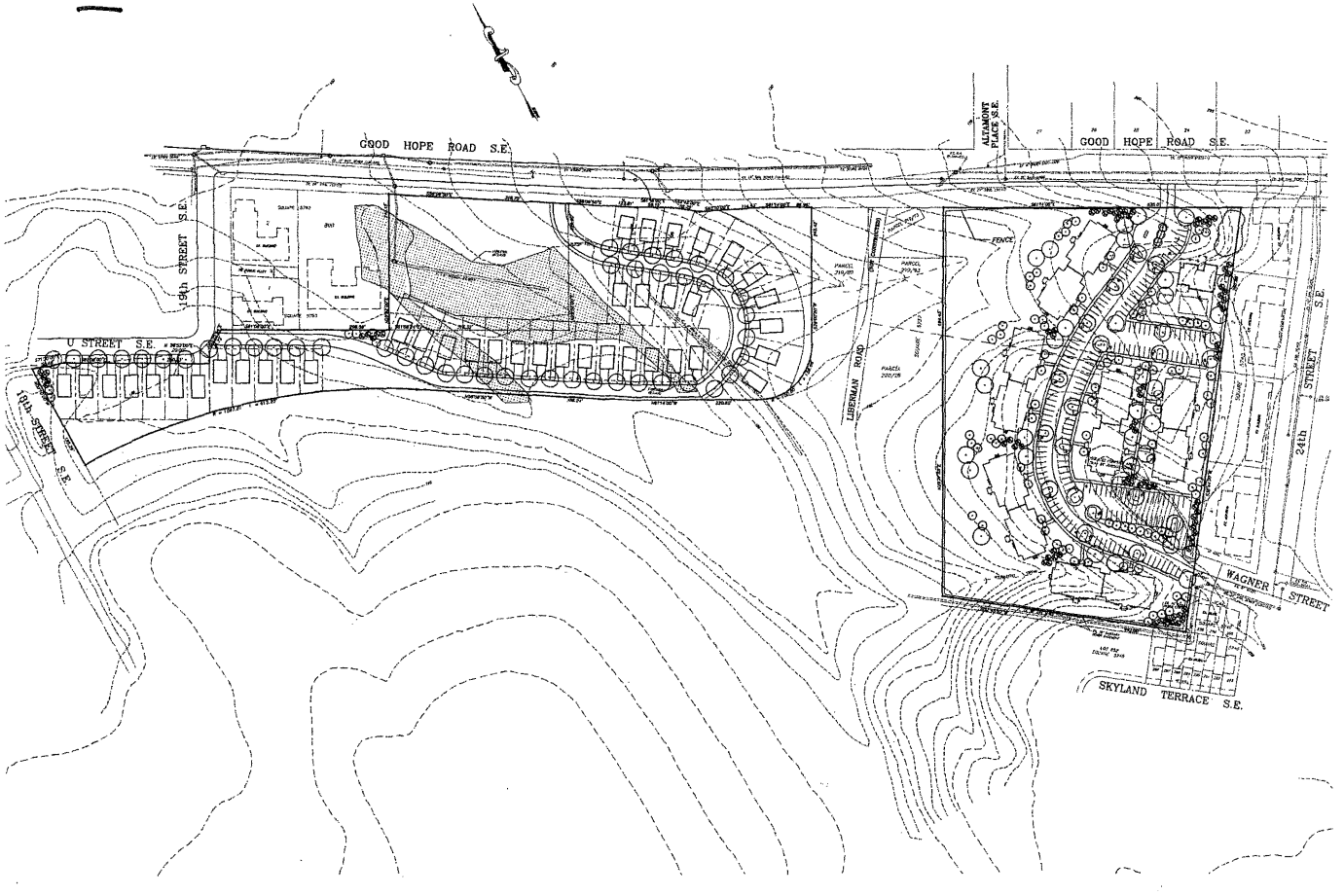
#1



STUDIO39

Landscape Architecture, P.C.

FORT STANTON

Washington, D.C.

KSI Services

ILLUSTRATIVE SITE PLAN

NORTH

SCALE: 1" = 80'-0"

0 80 160 240

JOB # 98128 **SHEET 1 OF 16**

Date: 2/16/99

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

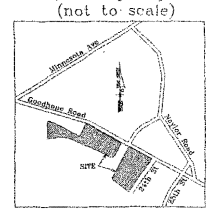
BZA
CASE No. 16457
EXHIBIT No. 11

FORT STANTON

Washington, D.C.

KSI SERVICES INC.

Vicinity Map
(not to scale)



BOARD OF ZONING ADJUSTMENT SUBMISSION

DEVELOPMENT PLANS

SHEET INDEX

SHEET 1 ILLUSTRATIVE SITE PLAN
SHEET 2 LAND USE PLAN
SHEET 3 SURVEY PLAN/ EASTERN PARCEL
SHEET 4 SURVEY PLAN/ WESTERN PARCEL
SHEET 5 PLAT OF COMPUTATION/ EASTERN PARCEL
SHEET 6 PLAT OF COMPUTATION/ WESTERN PARCEL
SHEET 7 BZA DEVELOPMENT PLAN/ EASTERN PARCEL
SHEET 8 BZA DEVELOPMENT PLAN/ WESTERN PARCEL
SHEET 9 LANDSCAPE PLAN/ EASTERN PARCEL
SHEET 10 LANDSCAPE PLAN/ WESTERN PARCEL
SHEET 11 LANDSCAPE PLAN/ ENLARGEMENT
SHEET 12 ELEVATION/ SINGLE FAMILY HOMES
SHEET 13 ELEVATIONS/ APARTMENTS
SHEET 14 APARTMENT FLOOR PLAN, ROOF PLAN/ 4 STORY
SHEET 15 APARTMENT FLOOR PLAN, ROOF PLAN/ 3 STORY
SHEET 16 UNIT FLOOR PLAN DETAILS

Release Date	January 15, 1999
Revision Date	Revised Item
2/17/99	

Wilkes, Artis, Hedrick & Lane
Suite 1100
1666 K Street, N.W.
Washington, D.C.
20006-2297
202.457.7317

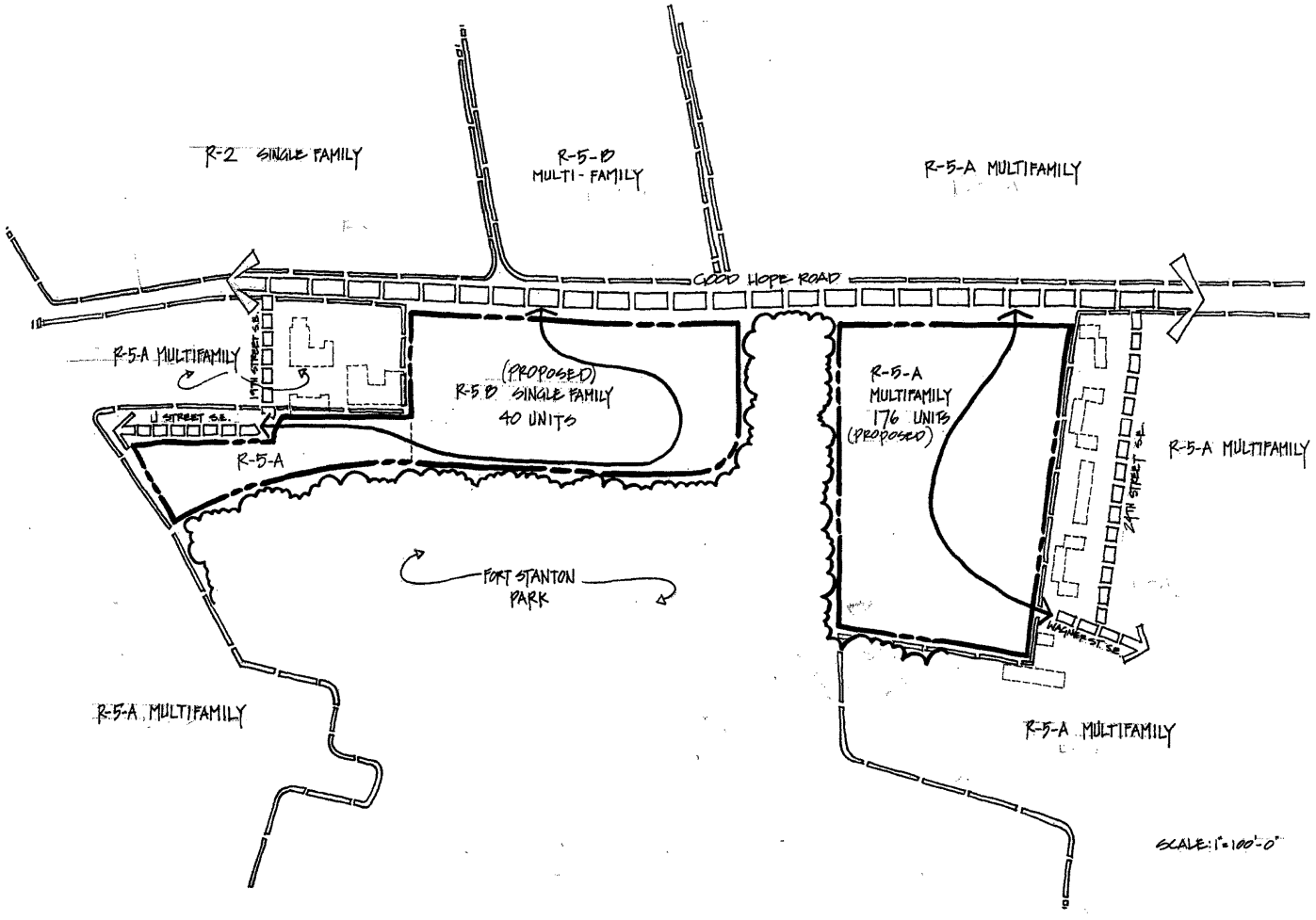
STUDIO 39
Landscape Architecture, P.C.

VIKA INCORPORATED
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS CONSTRUCTION INSPECTORS
4645 GOVERNORS WAY SUITE A FREDERICK, MARYLAND 21704
(301)662-5254 FAX (301)662-7999
FREDERICK, MD MCLEAN, VA

Lebley Erickson Architects
11260 Roger Bacon Dr. #10
Reston, VA 20190
(703) 471-7666

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6439 Glenvale Drive
Suite 300-1
Alexandria, Virginia 22312
Tel: 703.750.0170 Fax: 703.750.0233

SUBMISSION SET



STUDIO39
Landscape Architecture, P.C.

FORT STANTON

Washington, D.C.

KSI Services

LAND USE DIAGRAM

JOB # 98128 **SHEET 2 OF 16**

Date: 1/25/99

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
4615 Seminole Drive
Suite 304A
Alexandria, Virginia 22311
Tel: 703.578.8588 Fax: 703.578.8589



VICINITY MAP

GENERAL NOTES:

1. This plan was prepared with the benefit of a title report by Stewart Title Guaranty Company effective date November 19, 1998 Case No. F98-0533
2. Zoning: R5A
3. Information shown hereon concerning the Location of existing underground utilities was Obtained from available public records and Field observations, but is not guaranteed

DESCRIPTION

Parcel 219/96 and Parcel 220/31
Square 5735
Washington, D.C

Beginning at a point along the Southerly Right-of-way line of Good Hope Road, S.E. and at the Northeast corner of Square 5735 and a corner common to Square 5740, Thence departing Good Hope Road S.E. and along the line of Square 5740, South 36°44' 00" East a distance of 766.88 feet to a point along the North side line of Square 5740; Thence along Square 5740 North 52°45' 57" West a distance of 442.00 feet to the corner common to Square 5740 and Square 5737, Thence along the lot line of Square 5737 North 29°27' 55" East a distance of 694.45 feet to a point along the Southern Right-of-way line of Good Hope Road, Thence along said Good Hope Road S.E. South 61°14'00" East a distance of 535.01 feet to the point of Beginning, Containing 335,228 Square feet or 8.1549 Acres of Land more or less.

CERTIFICATION

I hereby certify to District of Columbia Housing Finance Agency "its successors and assigns and to Fort Stanton, L.P., a Virginia limited partnership, its successors and assigns, and to Stewart Title Guaranty Company, its successors, and assigns, and to Merit Title Company, its successors and assigns, (a) that the survey represented herein is an accurate survey of all the real property legally described herein; (b) that the within survey property and accurately indicates and locates all improvement on the real property as of the date of the survey, (c) that the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the real property legally described herein; (d) that there are no encroachment either across property lines or zoning restriction lines in effect as of the date of the survey; (e) that the within survey properly designates and locates all visible or recorded easements of the date of the survey; (f). ingress and egress to the subject property are provided by Good Hope Road S.E. and Wagner Street S.E., upon which the property Square 5735 abuts, and Good Hope S.E., 19th Place S.E. U Street S.E. and 18th Street S.E. upon which the property Square 5736 and 5703 abuts, the same being a paved and dedicated right-of-way maintained by the District of Columbia, (g) the property is not located in an Area designated as a special flood hazardous area by the U.S. Department of Housing and Urban Development, and lies in a Zone "C" of minimum flooding, (h) the subject property service and adjoining property for drainage, ingress and egress or any other purpose; (i) that the land, as described on the survey, does not constitute an illegal subdivision of land under local, county or city ordinance, (j) that the location of the improvement on the subject property does not constitute a violation of any zoning or set-back requirement; and (k) that the within survey was prepared in accordance with the existing code of practice for land surveyors adopted by the American Congress on Surveying and Mapping, "and any applicable District of Columbia professional surveyor's association and land title association, and complies with all applicable District of Columbia laws"

Date: 12-8-1998

Name: John A. Kephart

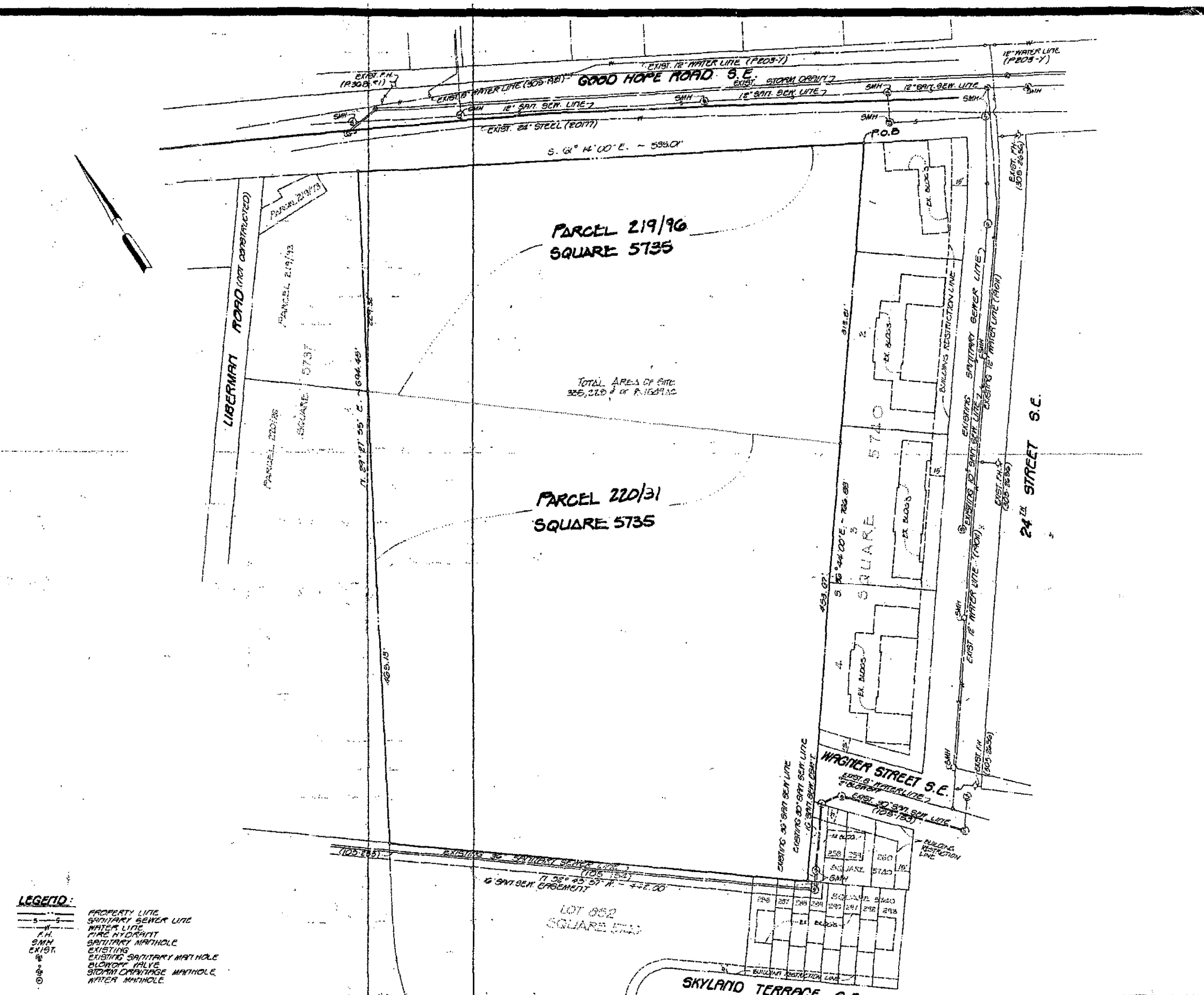
Signature: [signature]

Title: Owner

Company: KEPHART & COMPANY

Address: 9112 Spring Acres Road

Clinton, Maryland 20735



SHEET 3 OF 16

KEPHART & COMPANY
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
(703) 548-5252
(301) 868-9688
9112 SPRING ACRES ROAD, CLINTON, MARYLAND 20735

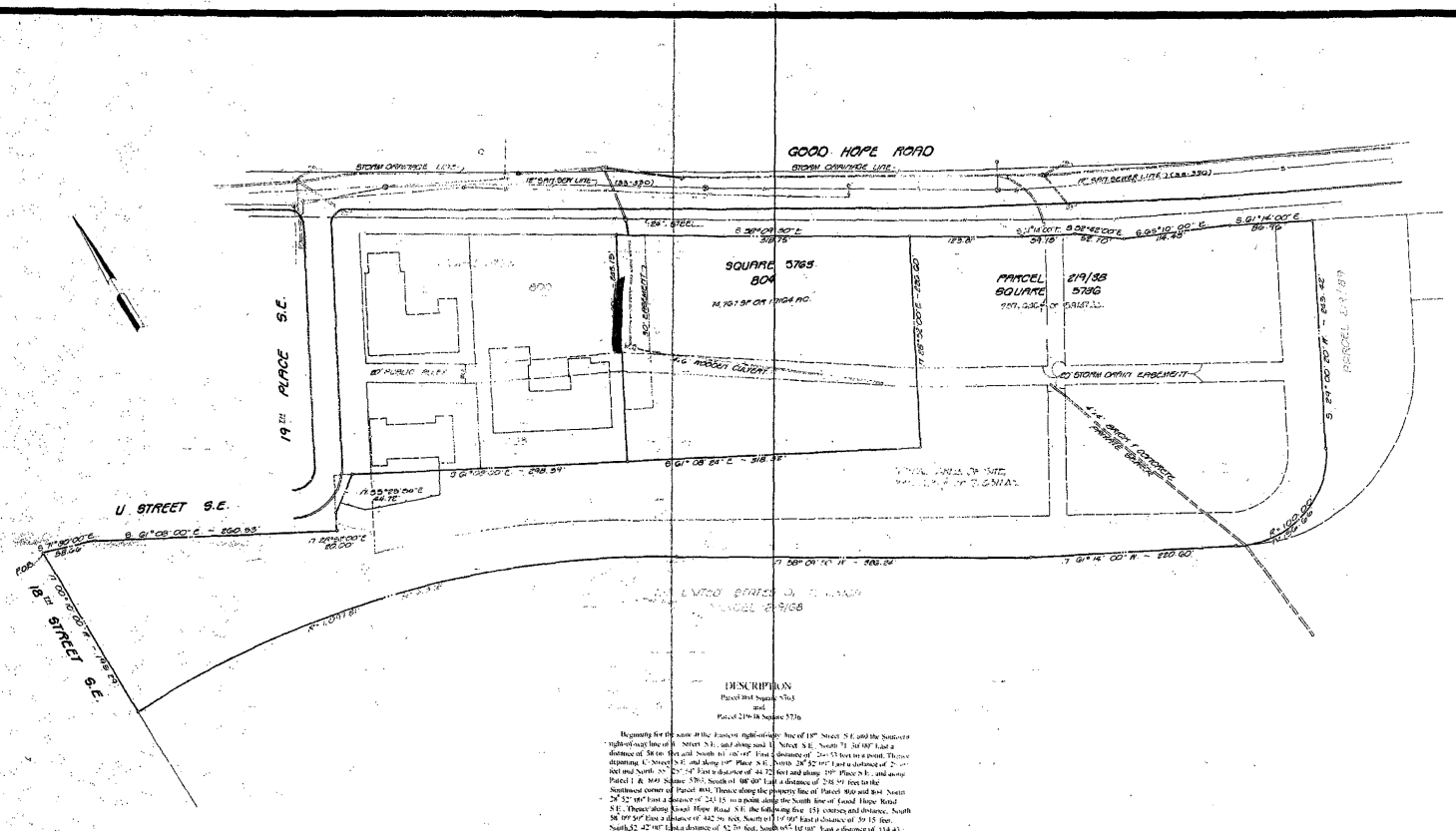
ALTA/ASCM
PARCELS in SQUARES
5763, 5735, 5736
WASHINGTON, D.C.

CLIENT MSI SERVICES INC.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW				

K & C REVISIONS	DATE
TAX MAP	

DATE
SCALE 1" = 50'
DESIGNED BY JAK
DRAWN BY AHE/RLR
CHECKED BY JAK
SHEET OF
K & C FILE NO 28-054



DESCRIPTION

Parcel 804 Square 5763
and
Parcel 219/38 Square 5736

Beginning for the same at the Eastern right-of-way line of 19th Street S.E. and the Southern right-of-way line of U Street S.E., said along said U Street S.E., South 71° 30' 00" East a distance of 58.00 feet and South 61° 08' 00" East a distance of 260.93 feet to a point, Thence departing U Street S.E. and along 19th Place S.E., South 28° 52' 00" East a distance of 24.75 feet and South 28° 52' 54" East a distance of 44.72 feet and along 19th Place S.E., and along Parcel 1 & 804 Square 5763, South 61° 08' 00" East a distance of 298.39 feet to the Southwest corner of Parcel 804, Thence along the property line of Parcel 804 said 804 South 28° 52' 00" East a distance of 243.15 to a point along the South line of Good Hope Road S.E., Thence along Good Hope Road S.E. the following five (5) courses and distance, South 58° 09' 50" East a distance of 442.36 feet, North 61° 10' 00" East a distance of 59.15 feet, South 32° 42' 00" East a distance of 42.50 feet, South 61° 10' 00" West a distance of 114.43 feet, and South 61° 14' 00" East a distance of 86.96 feet to a point, Thence departing Good Hope Road S.E., and along the property of the United States of America, South 28° 00' 20" West a distance of 243.42 feet to a point, Thence along a curve curving to the left with a Radius of 100.00 feet and Arc of 156.66 feet to a point, Thence North 61° 14' 00" West a distance of 220.60 feet, North 28° 09' 50" West a distance of 380.24 feet to a point, Thence along a curve curving to the left with a radius of 1007.81 feet and Arc of 613.10 feet to a point along the eastern right-of-way line of 19th Street S.E., Thence along 19th Street S.E. North 00° 10' 00" West a distance of 198.29 feet to the point of beginning. containing 112413 square feet or 7.6411 Acres of land more or less

LEGEND (ALL EXISTING)

	PROPERTY LINE
S	SANITARY SEWER LINE
W	WATER LINE
	STORM DRAINAGE LINE
S MH	SANITARY SEWER MANHOLE
D MH	STORM DRAINAGE MANHOLE
	SLOPE/CUT/FILL
FH	FIRE HYDRANT
W MH	WATER MANHOLE

SHEET 4 OF 16

KEPHART & COMPANY
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
(703) 548-5253
(301) 868-9620
9112 SPRING ACRES ROAD, CLINTON, MARYLAND 20735

ALTA / ASCM
PARCELS in SQUARES
5763, 5735, 5736
WASHINGTON D.C.

CLIENT ASI SERVICES, INC

NO	DESCRIPTION	REVISED BY	APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

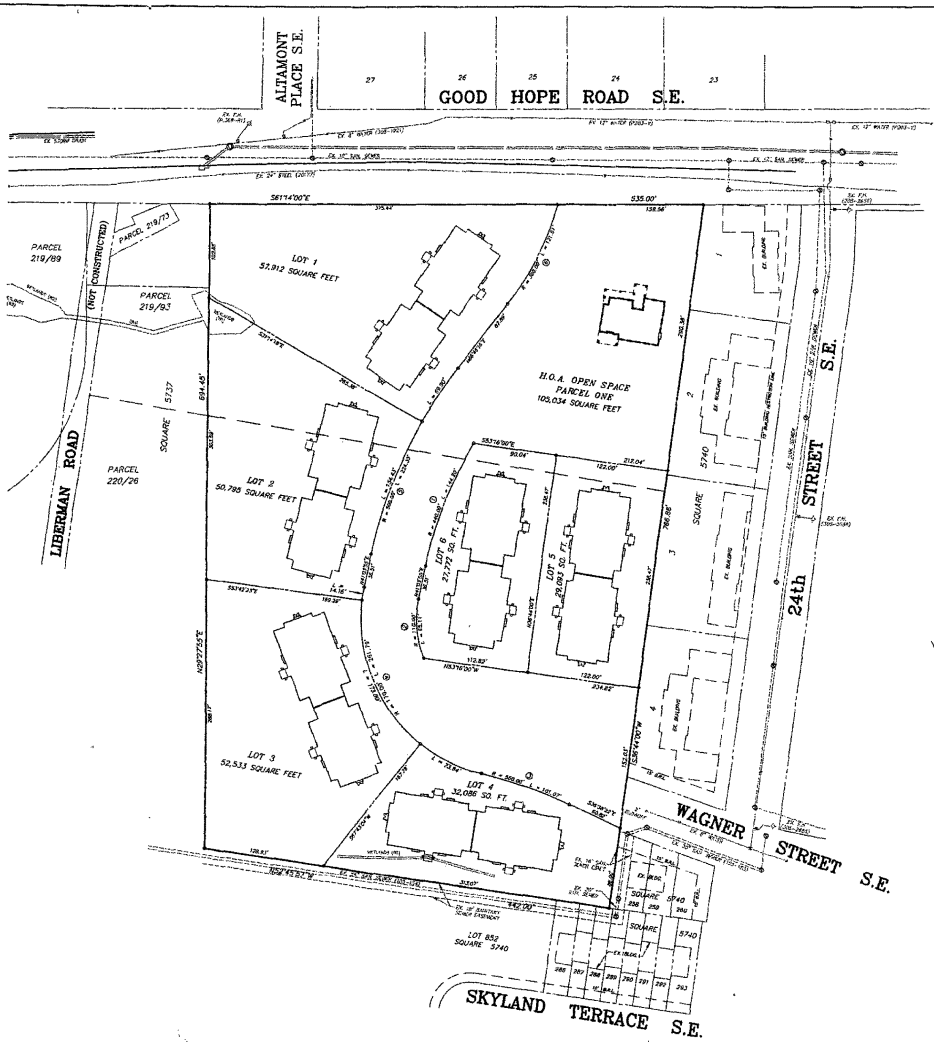
N & C REVISIONS DATE

TAX MAP

DATE DEC. 1990
SCALE 1" = 50'
DESIGNED BY JAK
DRAWN BY AVE/JAK
CHECKED BY JAK

SHEET OF

N & C FILE NO 28-054



LEGEND

- EXISTING INTERMITTENT STREAM
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING CONTOUR

GENERAL NOTES

1. BOUNDARY AND UTILITY INFORMATION TAKEN FROM AN ALTA/ASCM SURVEY ENTITLED "PARCELS IN SQUARES 5763, 5735, 5736" BY KEPHART & COMPANY DATED DECEMBER 1998.
2. TOPOGRAPHIC AND WETLAND INFORMATION TAKEN FROM A PLAN ENTITLED "RECONNAISSANCE LEVEL WETLAND DETERMINATION – FORT STANTON PROPERTY" BY GREENHORNE & O'MARA, INC. DATED OCTOBER 20, 1998.
3. SITE IS ZONED R-5-A.

AREA TABULATION

LOT AREA	
AREA OF LOTS 1 THRU 6	250,191 SQ. FT. OR 5.74360 ACRES
H.O.A. OPEN SPACE AREA	
AREA OF PARCEL ONE	105,034 SQ. FT. OR 2.41125 ACRES
TOTAL AREA	
AREA OF LOTS 1 THRU 6 AND PARCEL ONE	355,225 SQ. FT. OR 8.15485 ACRES

CURVE TABLE

	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	440.00'	18°48'29"	144.38'	72.75'	N50°27'13"E	143.73'
C2	190.00'	33°04'41"	65.77'	33.54'	N29°18'29"E	65.45'
C3	330.00'	19°31'44"	101.07'	50.98'	N6°39'47"E	100.63'
C4	170.00'	88°54'01"	264.79'	166.86'	N45°57'05"W	238.90'
C5	300.00'	39°47'21"	204.37'	106.58'	N63°38'06"E	200.40'
C6	800.00'	9°14'23"	129.01'	64.68'	S53°06'30"W	128.87'

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(301)493-5300 • FAX (301)493-6808
WASHINGTON, DC • BALTIMORE, MD

FORT STANTON
EASTERN PARCEL

PLAT OF COMPUTATION

VIKA REVISIONS

DATE: JAN., 1999
DES. HLJ DWN. RMD
SCALE: 1" = 50'
PROJECT/FILE NO. 7909
SHEET NO. SHEET 5 OF 16

LEGEND

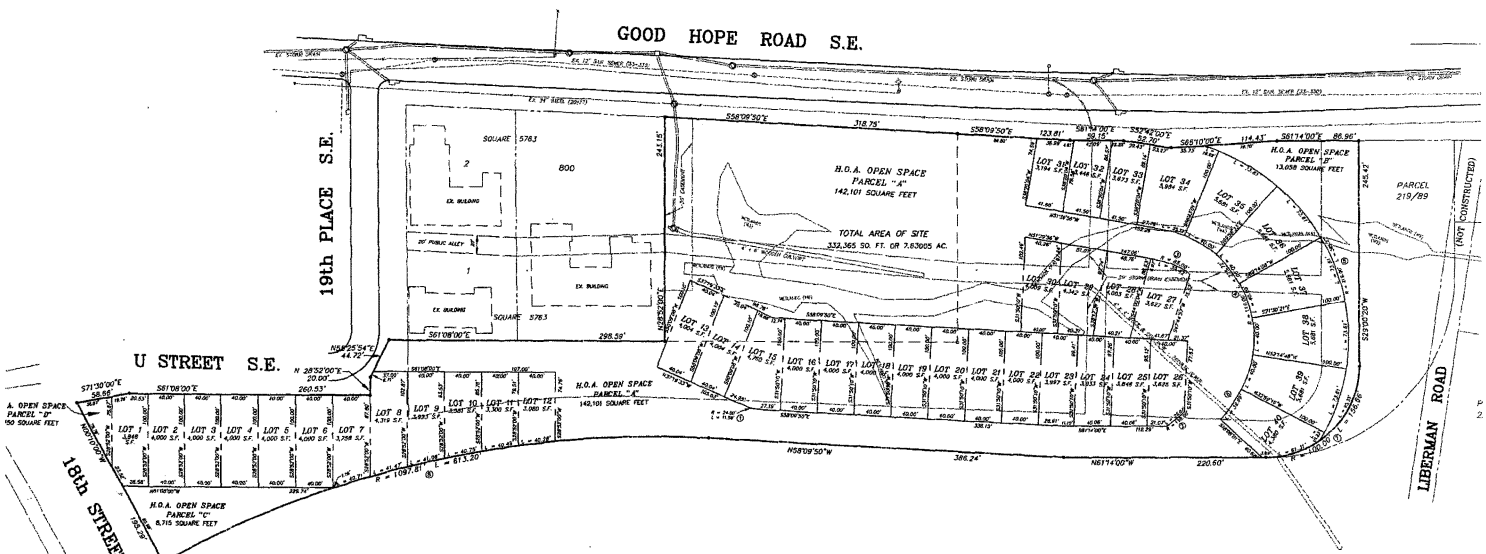
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- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING CONTOUR

CURVE TABLE

	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	24.00'	27°40'38"	11.68'	5.97'	N44°13'21"W	11.48'
C2	150.00'	06°18'04"	25.07'	12.56'	N81°52'38"W	25.04'
C3	66.00'	26°34'27"	30.42'	20.67'	S58°22'43"E	30.07'
C4	175.00'	108°40'40"	332.00'	235.73'	S31°01'21"W	283.57'
C5	216.00'	103°24'43"	390.00'	277.33'	N01°08'58"E	343.78'
C6	166.00'	12°07'18"	35.89'	20.07'	N63°04'21"E	36.81'
C7	150.00'	69°14'34"	181.29'	99.58'	S33°53'39"W	141.12'
C8	1097.81'	33°55'13"	613.20'	314.83'	S57°16'16"W	595.04'

GENERAL NOTES

1. BOUNDARY AND UTILITY INFORMATION TAKEN FROM AN ALTA/ASCM SURVEY ENTITLED "PARCELS IN SQUARES 5763, 5735, 5736" BY KEPHART & COMPANY DATED DECEMBER 1998.
2. TOPOGRAPHIC AND WETLAND INFORMATION TAKEN FROM A PLAN ENTITLED "RECONNAISSANCE LEVEL WETLAND DETERMINATION – FORT STANTON PROPERTY" BY GREENHORNE & O'MARA, INC. DATED OCTOBER 20, 1998.
3. SITE IS ZONED R-5-B.



AREA TABULATION

RECORD LOTS

AREA OF LOTS 1 THRU 7	27,606 SQ. FT. OR 0.63375 ACRES

THEORETICAL LOTS

AREA OF LOTS 8 THRU 40	139,435 SQ. FT. OR 3.20089 ACRES

H.O.A. OPEN SPACE

AREA OF OPEN SPACE PARCELS "A", "B", "C" & "D"	165,324 SQ. FT. OR 3.79532 ACRES
TOTAL =	332,365 SQ. FT. OR 7.63006 ACRES

AREA TOTALS

TOTAL AREA OF RECORD LOTS (LOTS 1 THRU 7)	27,606 SQ. FT. OR 0.63375 ACRES
TOTAL AREA OF REMAINDER (THEORETICAL LOTS AND H.O.A. OPEN SPACE)	304,759 SQ. FT. OR 6.99631 ACRES
TOTAL AREA OF SITE	332,365 SQ. FT. OR 7.63006 ACRES

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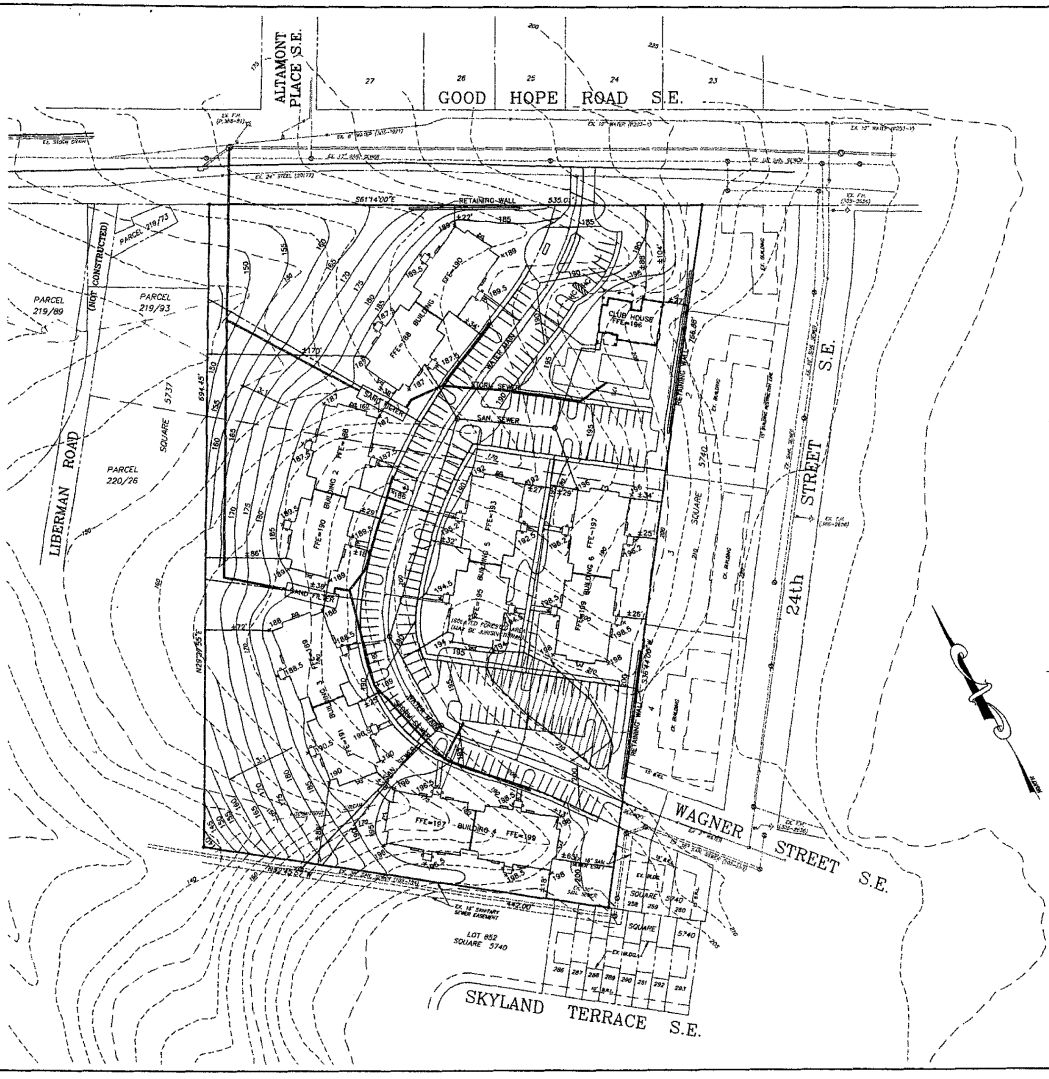
VIKA INCORPORATED
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
(703) 442-7800 • FAX (703) 761-2787

FORT STANTON
WESTERN PARCEL

PLAT OF
COMPUTATION

VIKA REVISIONS

DATE: JAN., 1999
DES. MJJ | DWN. RHD
SCALE: 1" = 50'
PROJECT/FILE NO. V81202
SHEET NO. SHEET 6 OF 16



LEGEND

- EXISTING INTERMITTENT STREAM
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOL.
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING CONTOUR
- EXISTING FORESTED WETLAND AA

GENERAL NOTES

1. BOUNDARY AND UTILITY INFORMATION TAKEN FROM AN ALTA/ASCM SURVEY ENTITLED "PARCELS IN SQUARES 5763, 5735, 5736" BY KEPHART & COMPANY DATED DECEMBER 1998.
2. TOPOGRAPHIC AND WETLAND INFORMATION TAKEN FROM A PLAN ENTITLED "RECONNAISSANCE LEVEL WETLAND DETERMINATION – FORT STANTON PROPERTY" BY GREENHORNE & O'MARA, INC. DATED OCTOBER 20, 1998.

SITE TABULATIONS

	EXISTING/REQUIRED	PROPOSED
SITE AREA	8.1549AC	8.1549AC
ZONING	R-5-A	R-5-A
DENSITY/FAR		
MAXIMUM ALLOWED:	.9 FAR SITE=8.1549AC X.9=7.33	176 MULTI FAMILY UNITS
OPEN SPACE		
% LOT COVERAGE	40% MAX. OCCUPANCY 3.26 AC	20% OCCUPANCY 1.63 AC

BUILDING SETBACKS	
BUILDING TO BUILDING:	30 FEET
FRONT YARD:	B.R.L. (NOT APPLICABLE)
SIDE YARD:	8 FEET
REAR YARD:	20 FEET
BUILDING HEIGHT RESTRICTIONS:	40 FEET
PARKING REQUIREMENTS	
OFF-STREET SPACES PER UNIT:	176 SPACES PROVIDED
REGULAR SPACE SIZE:	9 FEET X 19 FEET
HANDICAPPED SPACE SIZE:	8 FEET X 19 FEET 2% OF TOTAL REQUIRED

UNIT TABULATION	
TOTAL UNITS	176
2 BR/2 BA @ 930 S.F.	64
2 BR/2 BA @ 1,000 S.F.	56
3 BR/2 BA @ 1,175 S.F.	56

VIKA
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION INSPECTORS
VIKA METRO CENTRE
1950 CHAIN BRIDGE ROAD, SUITE 200, VIENNA, VIRGINIA 22182
(703) 761-2634 FAX (703) 761-2639
1945 CHAIN BRIDGE ROAD, SUITE 200, VIENNA, VIRGINIA 22182

FORT STANTON
EASTERN PARCEL

BZA DEVELOPMENT PLAN

VIKA REVISIONS

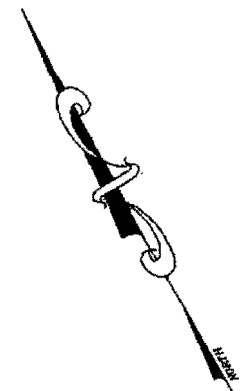
DATE: JAN. 1999
DES. HLJ | DWN. RND
SCALE: 1" = 50'
PROJECT/FILE NO. 7000
SHEET NO. SHEET 7 OF 16

LEGEND

Symbol	Description
	EXISTING INTERMITTENT STREAM
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
—125—	EXISTING CONTOUR
	EXISTING FORESTED WETLAND AREA

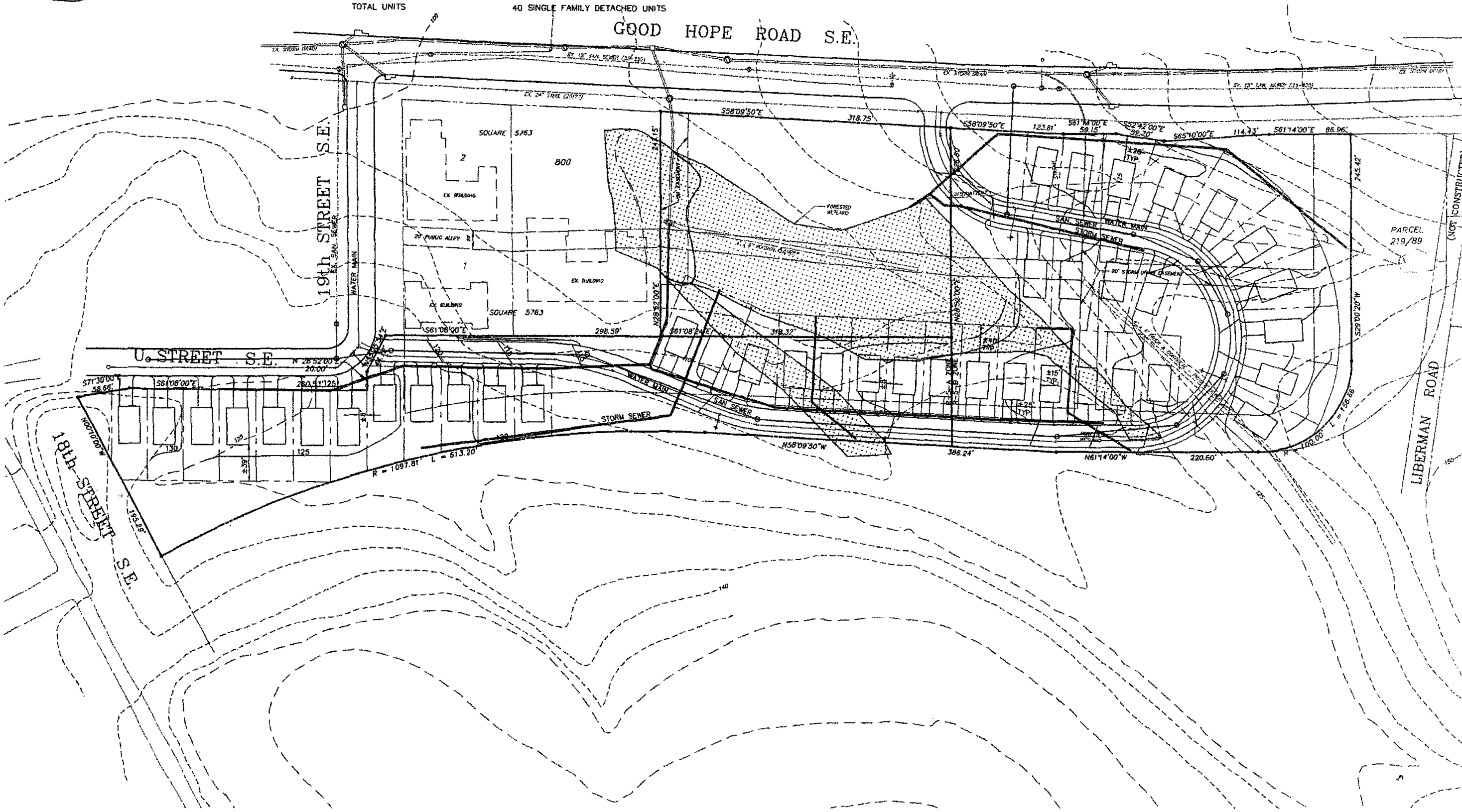
SITE TABULATIONS

	EXISTING/REQUIRED	PROVIDED
SITE AREA		7.63005AC
ZONING	R-5-A/R-5-B	R-5-A/R-5-B 4.2429AC/3.38715AC
FAR MAXIMUM ALLOWED:	.9 FAR (R-5-A)/ 1.8 FAR (R-5-B) .9X4.2429=3.82 1.8X3.38715=6.10 TOTAL=9.92 FAR	
DENSITY		40 SINGLE FAMILY UNITS
OPEN SPACE % LOT COVERAGE	40% MAX. OCCUPANCY (R-5-A) = 1.70 AC 60% MAX. OCCUPANCY (R-5-B) = 2.03 AC	15% MAX. OCCUPANCY (R-5-A) = .64 AC 14% MAX. OCCUPANCY (R-5-B) = .64 AC
BUILDING SETBACKS	R-5-A	R-5-B
BUILDING TO BUILDING:	30 FEET	30 FEET
FRONT YARD:	B.R.L. (NOT APPLICABLE)	B.R.L. (NOT APPLICABLE)
SIDE YARD:	NONE REQUIRED	8 FEET
REAR YARD:	15 FEET	20 FEET
BUILDING HEIGHT RESTRICTIONS:	50 FEET	40 FEET
UNIT TABULATION TOTAL UNITS	40 SINGLE FAMILY DETACHED UNITS	



GENERAL NOTES

1. *BOUNDARY AND UTILITY INFORMATION TAKEN FROM AN ALTA/ASCM SURVEY ENTITLED "PARCELS IN SQUARES 5763, 5735, 5736" BY KEPHART & COMPANY DATED DECEMBER 1998.*
2. *TOPOGRAPHIC AND WETLAND INFORMATION TAKEN FROM A PLAN ENTITLED "RECONNAISSANCE LEVEL WETLAND DETERMINATION – FORT STANTON PROPERTY" BY GREENHORNE & O'MARA, INC. DATED OCTOBER 20, 1998.*

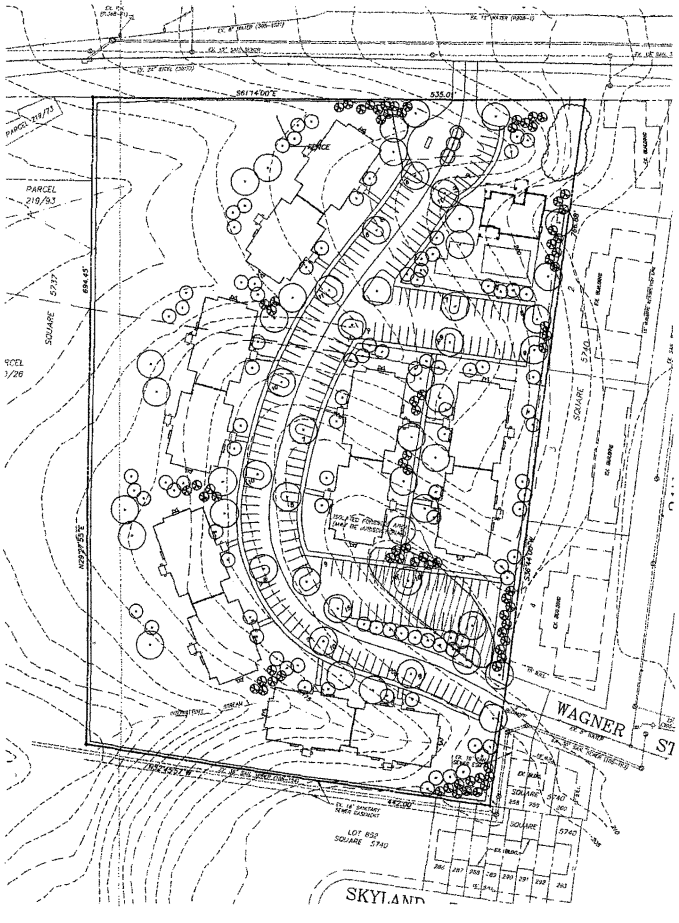


VIKA

FORT STANTON
WESTERN PARCE
BZ DEVELOPMENT PLAN

VIKA REVISIONS

DATE: JAN., 1999	
DES. HLJ	DWN. RND
SCALE: 1" = 50'	
PROJECT/FILE NO. 7000	
SHEET NO. **SHEET 8 OF 16**	



A. SHADE TREES

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Acer rubrum	Red Sunset Maple	3 - 3 1/2" cal	B&B
Quercus rubra	Northern Redoak	3 1/2 - 3" cal	B&B
Quercus phellos	Willow Oak	3 1/2 - 3 " cal	B&B

B. EVERGREEN TREES

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Cupressocyparis leylandii	Leyland Cypress	6-8' height	B&B
Pinus nigra	Austrian Pine	6-8' height	B&B

C. ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Cercis canadensis	Eastern Redbud	1 1/2" min cal	B&B; multi-trunk 3 cane minimum, symmetrical branching
Cornus kousa	Kousa Dogwood	1 1/2" min cal	B&B; uniform branching; full specimens
Lagerstroemia indica 'Potomac'	Potomac Crape Myrtle	1 1/2" min cal	B&B; multi-trunk 3 cane minimum, symmetrical branching
Prunus yedoensis	Yoshino Cherry	1 1/2" min cal	B&B; uniform branching;
Ulmus parvifolia 'Dynasty'	Dynasty Chinese Elm	2 -2 1/2" cal	B&B; uniform branching;

STUDIO39

Landscape Architecture, P.C.

FORT STANTON

Washington, D.C.

KSI Services

LANDSCAPE PLAN

EASTERN PARCEL

NORTH

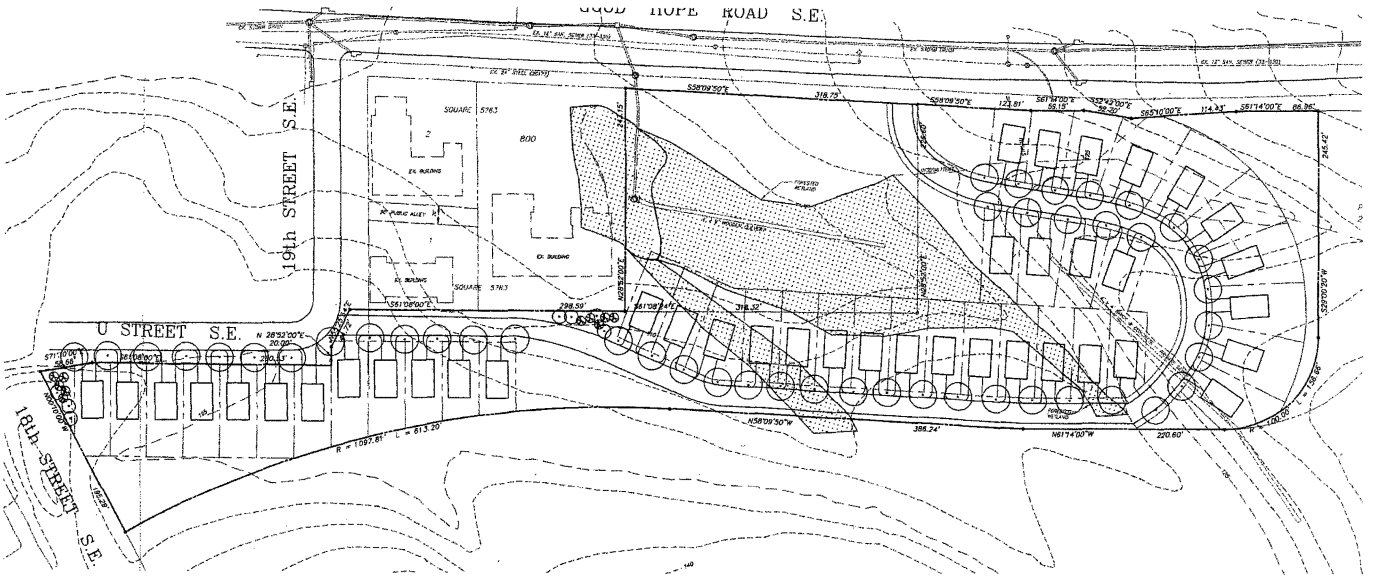
SCALE: 1" = 50'-0"

0 50 100 150

JOB # 98128 **SHEET 9 OF 16**

Date: 2/16/99

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6110 Crandon Blvd.
Suite 160
Alexandria, Virginia 22310
Tel: 703.329.3500 Fax: 703.329.9261



PLANT LIST

A. SHADE TREES

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Acer rubrum	Red Sunset Maple	2 - 2 1/2" cal	B&B
Quercus rubra	Northern Redoak	2 1/2 - 3" cal	B&B
Quercus phellos	Willow Oak	2 1/2 - 3 " cal	B&B

B. EVERGREEN TREES

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Cupressocyparis leylandii	Leyland Cypress	6-8' height	B&B
Pinus nigra	Austrian Pine	6-8' height	B&B

C. ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Cercis canadensis	Eastern Redbud	1 1/2" min cal	B&B multi-trunk 3 cane minimum, symetrical branching
Cornus kousa	Kousa Dogwood	1 1/2" min cal	B&B uniform branching+ full specimens
Lagerstroemia indica 'Potomac'	Potomac Crape Myrtle	1 1/2" min cal	B&B multi-trunks 3 cane minimum, symetrical branching
Prunus yedoensis	Yoshino Cherry	1 1/2" min cal	B&B uniform branchings
Ulmus parvifolia 'Dynasty'	Dynasty Chinese Elm	2 -2 1/2" cal	B&B uniform branchings

STUDIO39

Landscape Architecture, P.C.

FORT STANTON

Washington, D.C.

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LANDSCAPE PLAN

WESTERN PARCEL

NORTH

SCALE: 1"= 50'-0"

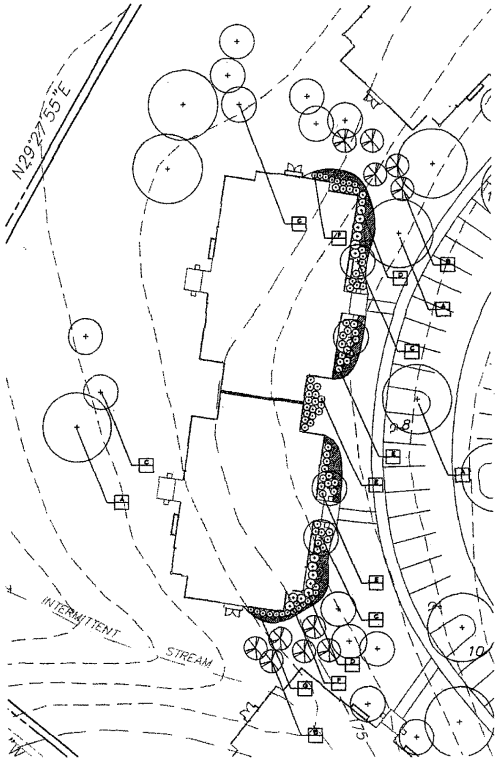
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JOB # 98128 **SHEET 10 OF 16**

Date: 2/16/99

VIKA

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.



PLANT LIST

A. SHADE TREES

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Acer rubrum	Red Sunset Maple	2 - 2 1/2" cal	B&B
Quercus rubra	Northern Redoak	2 1/2 - 3" cal	B&B
Quercus phellos	Willow Oak	2 1/2 - 3 " cal	B&B

B. EVERGREEN TREES

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Cupressocyparis leylandii	Leyland Cypress	6-8' height	B&B
Pinus nigra	Austrian Pine	6-8' height	B&B

C. ORNAMENTAL TREES

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Cercis canadensis	Eastern Redbud	1 1/2" min cal	B&B multi-trunk, 3 cane minimum, symmetrical branching
Cornus kousa	Kousa Dogwood	1 1/2" min cal	B&B uniform branchings full specimens
Lagerstroemia indica 'Petiteae'	Princess Crape Myrtle	1 1/2" min cal	B&B multi-trunk 3 cane minimum, symmetrical branching
Prunus yedoensis	Yoshino Cherry	1 1/2" min cal	B&B uniform branching
Ulmus parvifolia 'Dynasty'	Dynasty Chinese Elm	2 -3 1/2" cal	B&B, uniform branching

D. LARGE SHRUBS (AT ENTRANCES)

BOTANICAL NAME	COMMON NAME
Aucuba japonica	Aucuba
Eriobotrya cespitosulus	Eriobotrya
Ilex x attenuata	Foster Holly
Ilex crenata	Russell's Holly
Ilex x meserveae	Blue Hollies
Nandina domestica	Nandina
Prunus laurocerasus	Schipi Laurel
Rhododendron	English Rhoeum
Viburnus	Viburnum

E. MEDIUM SHRUBS (FOUNDATION)

BOTANICAL NAME	COMMON NAME
Buxus microphylla	Wintergreen Boxwood
Ilex	Blue Angel Holly
Ilex crenata	Green Luster Holly
Ilex x meserveae	Chez Girl/Boy Holly
Prunus laurocerasus	Otto Luykens Cherry Laurel
Rhododendron	Delaware Valley White Azalea

F. SMALL ACCENT SHRUBS

BOTANICAL NAME	COMMON NAME
Aucuba japonica	Dwarf Aucuba
Ilex crenata	Hoogendorn Holly
Juniperus chinensis	Sargent Juniper
Juniperus conferta	Shore Juniper
Nandina domestica	Moonbay Nandina
Rhododendron	Geisha Girl Azalea
Rhododendron	Nancy of Robin Hill Azalea
Skimmia japonica	Dwarf Skimmia

G. GROUNDCOVERS

BOTANICAL NAME	COMMON NAME
Hedera Helix	Baltic Ivy
Liriope Ibsicari	Big Blue Liriope
Liriope Spicata	Creeping Lilyturf
Vinca Minor	Periwinkle (white)

NOTE: LANDSCAPE PLANS ARE CONCEPTUAL USE AS BASIS FOR DESCRIPTION ONLY. CONSTRUCTION DOCUMENTS TO INCLUDE ARCHITECTURE AND UTILITY LOCATIONS.

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LANDSCAPE PLAN ENLARGEMENT

SCALE: 1"= 20'-0"

0 20 40 60

JOB # 98128 **SHEET 11 OF 16**

Date: 2/16/99

VIKA

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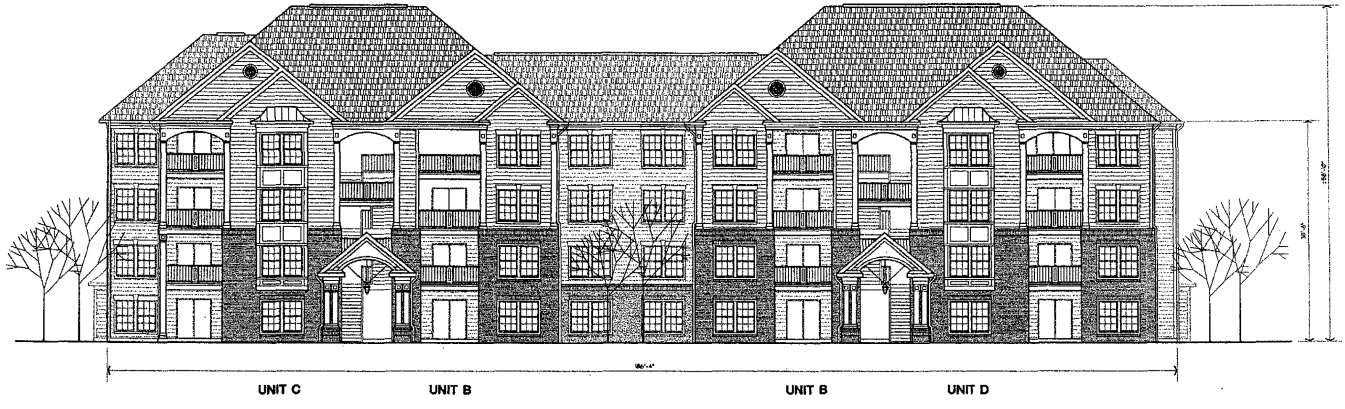
SINGLE FAMILY ELEVATION

JOB # 98128 **SHEET 12 OF 16**

Date. 1/16/99

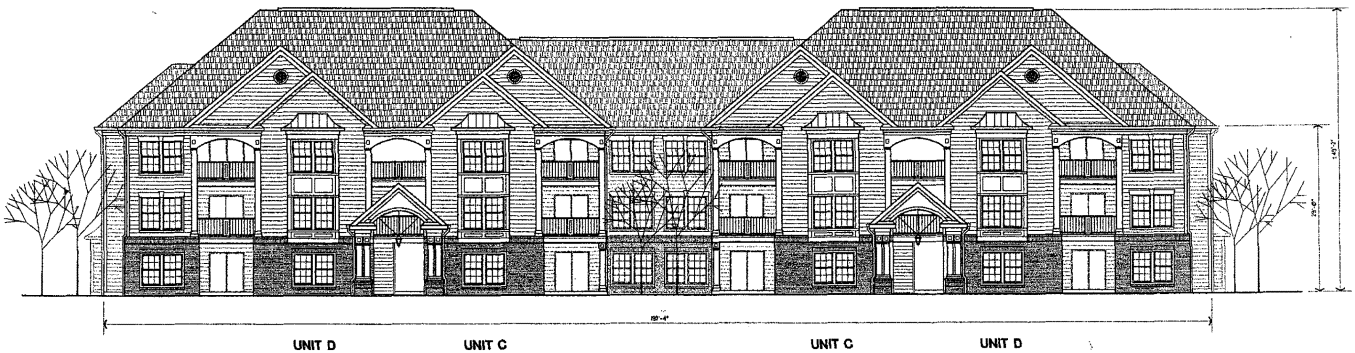
VIKA

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
4116 Evergreen Lane
Suite 100-A
Alexandria, Virginia 22203
Tel: 703.719.6518 Fax: 703.519.6795



BUILDING I. FRONT ELEVATION - SCHEMATIC

SCALE: 1/8" = 1'-0"



BUILDING II. FRONT ELEVATION - SCHEMATIC

SCALE: 1/8" = 1'-0"

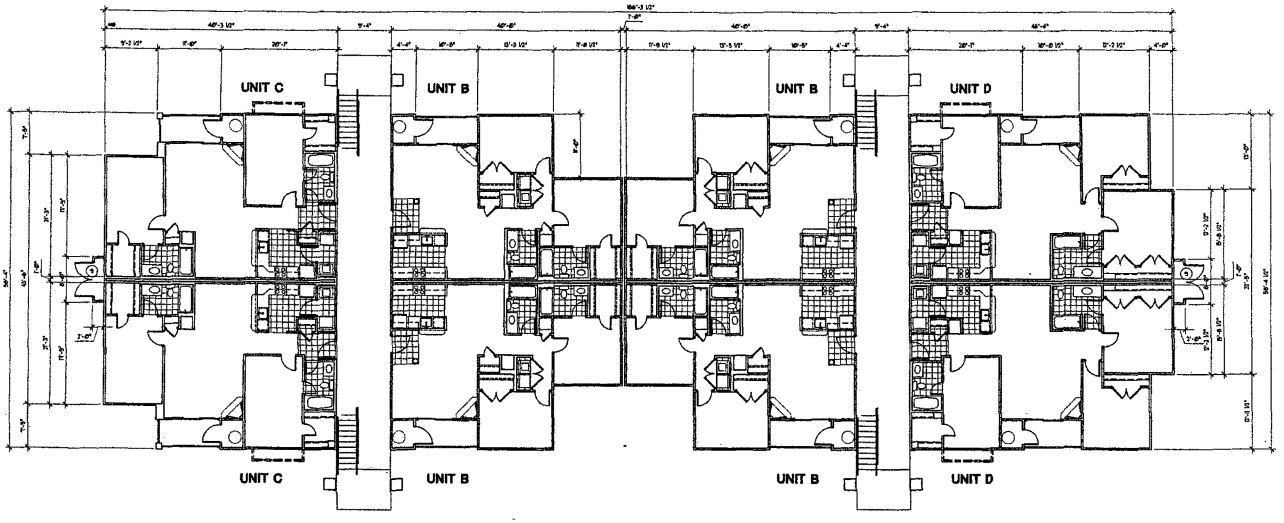
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M... GTON, D.C.

LeMay Erickson Architects Architecture Planning Interior Space Design 11250 Roger... Dr. #16 Reston, VA 20190 (703) 471-7555

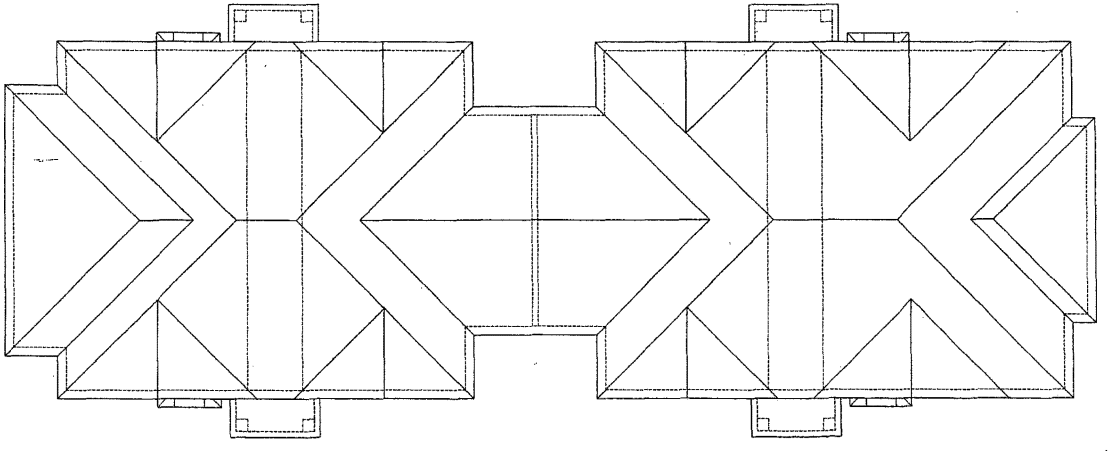
SCHEMATIC ELEVATIONS

SHEET 13 OF 16

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1 **BUILDING TYPE I - TYPICAL FLOOR PLAN (1ST FLR. SHOWN)**
SCALE: 1/8" = 1'-0"

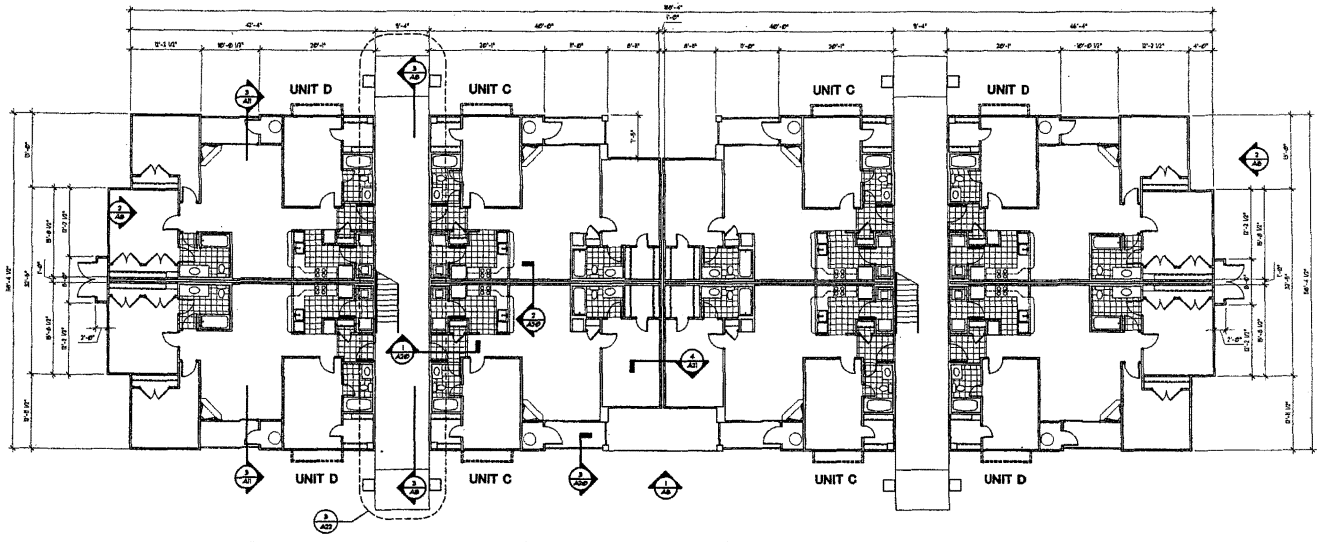


2 **BUILDING TYPE I - ROOF PLAN**
SCALE: 1/8" = 1'-0"

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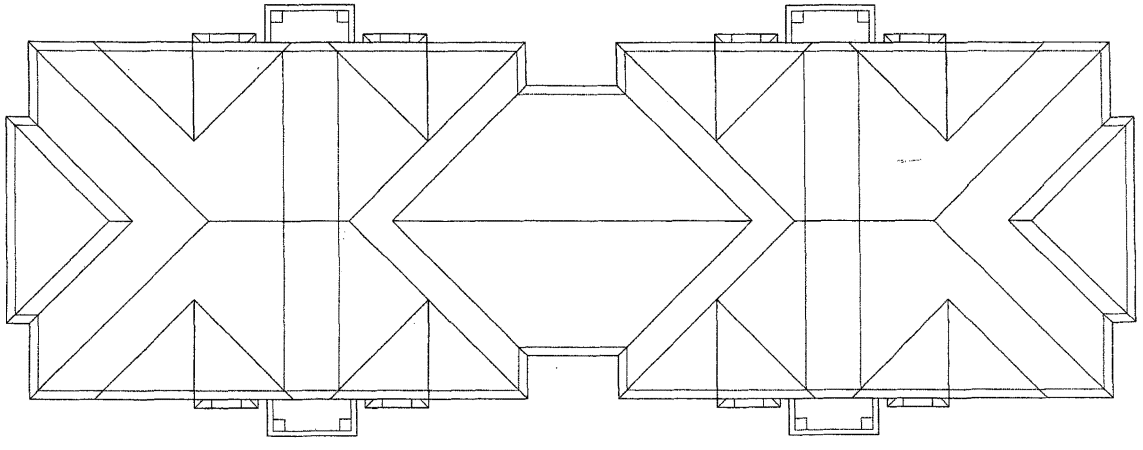
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SHINGTON, D.C.
Erickson Architects Architecture Planning Interior Space Design
Bacon Dr. #16 Reston, VA 20190 (703) 471-7525

BLDG. I.
PLANS
SHEET 14 OF 16



1 BUILDING TYPE II. - TYPICAL FLOOR PLAN (1ST FLR. SHOWN - 3 STORY)

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE II. ROOF PLAN

SCALE: 1/8" = 1'-0"

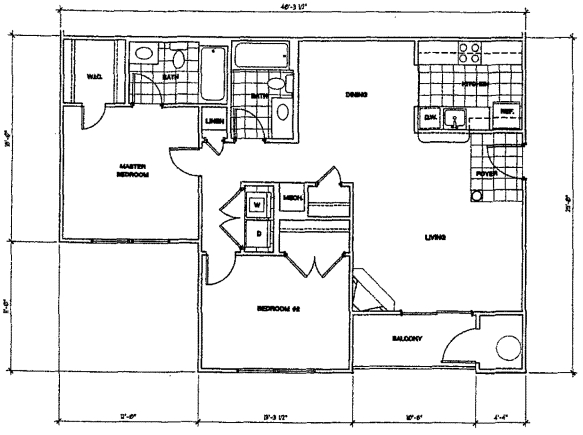
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Architecture Planning Interior Space Design
1250 Bacon Dr. #16 Reston, VA 20190 (703) 471-7535

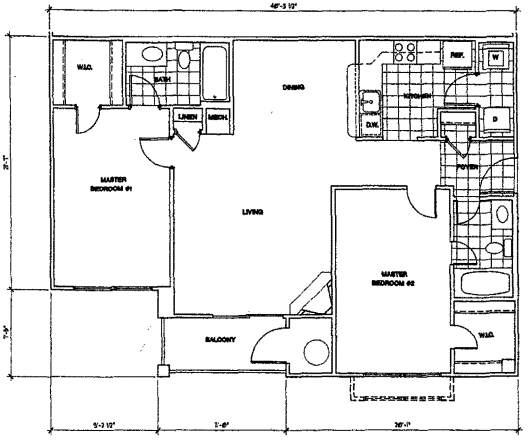
BLDG. II.
PLANS

SHEET 15 OF 16



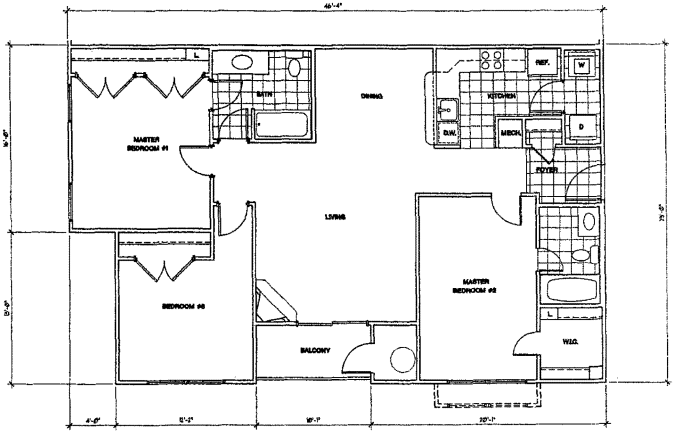
UNIT B (2 BR. / 2 BA.)

921 S.F.



UNIT C (2 BR. / 2 BA. SPLIT)

978 S.F.



UNIT D (3 BR. / 2 BA.)

1,170 S.F.

ST. STANTON APTS.
SHINGTON, D.C.
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1250 Bacon Dr. #16 Reston, VA 20190 (703) 471-7535

Scale: 1/8"=1'-0"
Date of Record

UNIT PLANS

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