

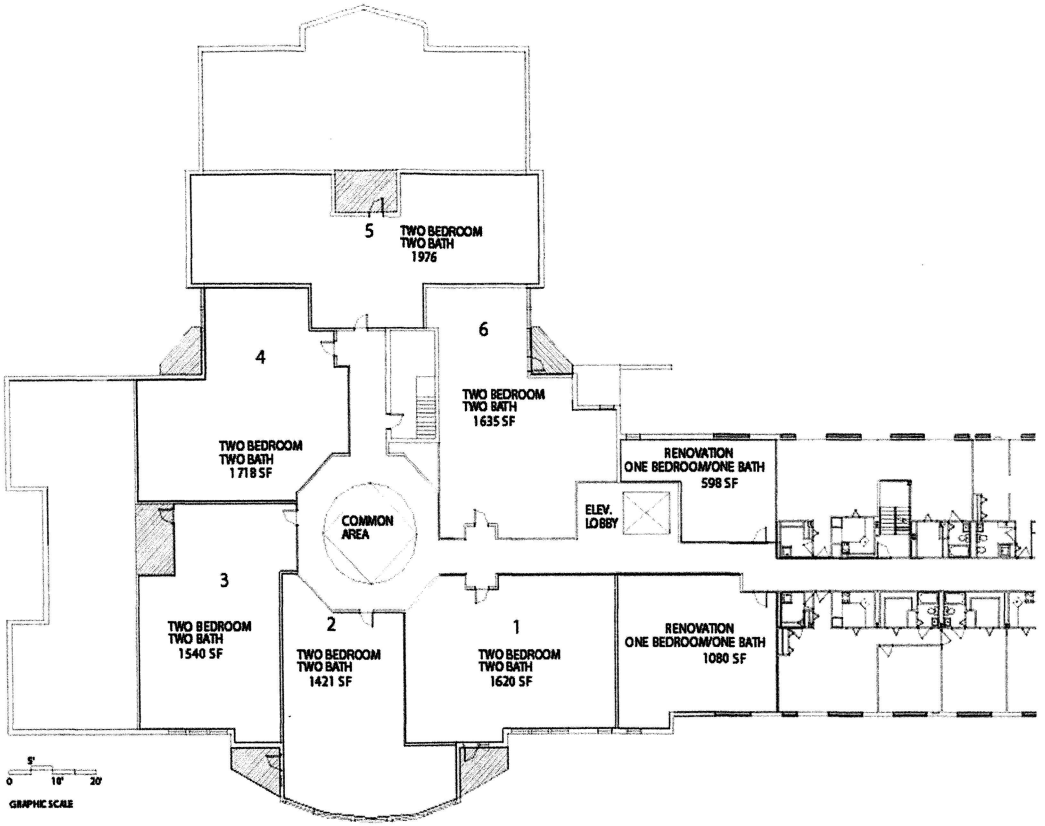
BZA
Case No. 17055
Exhibit No. 130



SFCS
September 21, 2004
1119.03

SITE PLAN

KNOLLWOOD
Special Care Building



KNOLLWOOD
Special Care Building

THIRD APARTMENT FLOOR PLAN

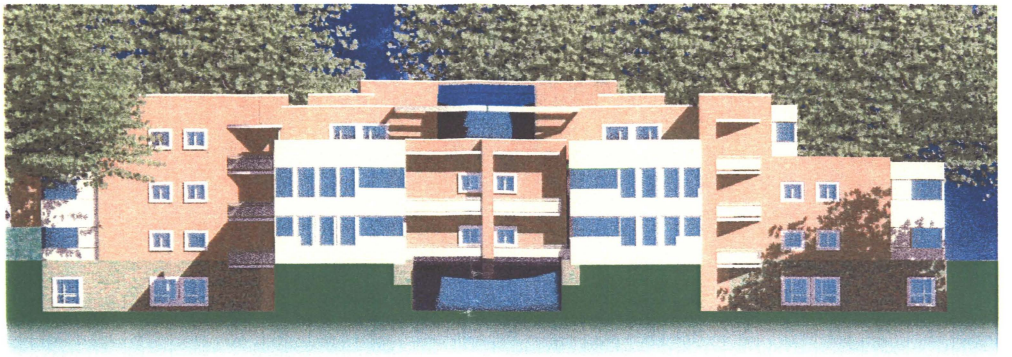
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KNOLLWOOD
Special Care Building

SITE SECTION/HEIGHT STUDY

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North Elevation



KNOLLWOOD
Special Care Building

BUILDING ELEVATIONS

South Elevation

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KNOLLWOOD BUILDING ADDITION – LANDSCAPE SCREEN CONCEPT PLAN



PLANT MATERIAL

SYM.		BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
EVERGREEN TALL SCREENING TREES				
JC		Japanese cryptomeria	Japanese cryptomeria	25'–28' Height
TC		Tsuga caroliniana	Carolina Hemlock	25'–28' Height
PG		Picea glauca	White Spruce	25'–28' Height
PA		Picea abies	Norway Spruce	25'–28' Height
PS		Pinus strobus	Eastern White Pine	25'–28' Height
IL	'N'	Ilex opaca	American Holly	20'–25' Height
IL2		Ilex x 'Nellie R. Stevens'	White Holly	20'–25' Height
KL	'N'	Kalmia latifolia	Mountain Laurel	10'–12' Height
TALL SHRUBS				
VR		Viburnum rhytidophylum	Leatherleaf viburnum	8–10' Height
RM	'N'	Rhododendron maximum	Great Rhododendron Rose Bay	8–10' Height
	'N'	Native plant		

LANDSCAPE PLAN

SCALE: 1" = 20'–0"

NOT FOR CONSTRUCTION

0' 20' 40' 80'

LA–1

No.	REVISIONS	DATE	BY

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LANDSCAPE SCREENING

KNOLLWOOD EXPANSION

DISTRICT OF COLUMBIA

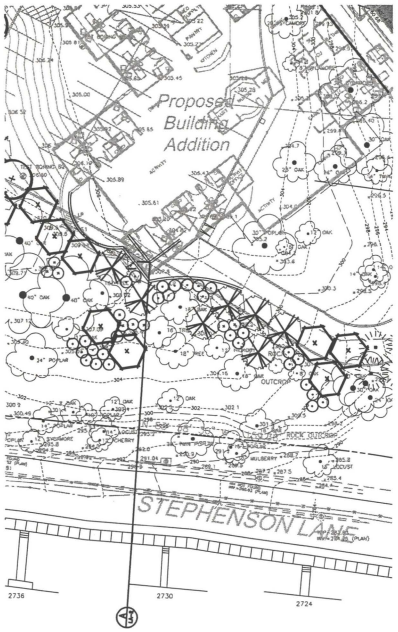
WASHINGTON

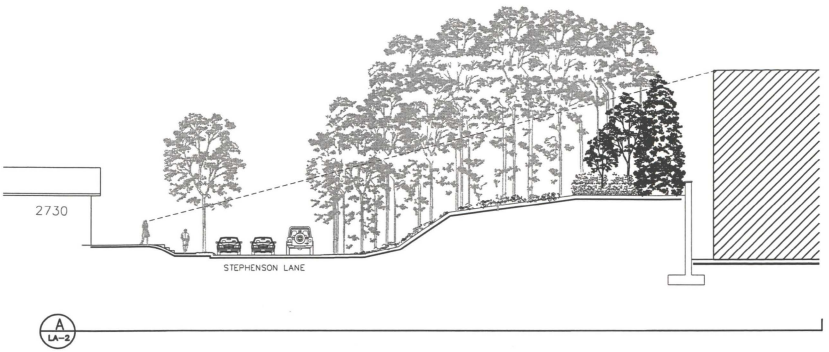
DATE 9/1/04

PROJECT NO. 110000001

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KNOLLWOOD BUILDING ADDITION – LANDSCAPE SCREEN CONCEPT PLAN





LANDSCAPE SECTION – FROM STEPHENSON LANE

SCALE: 1" = 10'-0"

PLANT MATERIAL

SYM.		BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
EVERGREEN TALL SCREENING TREES				
JC		Japanese cryptomeria	Japanese cryptomeria	25'-28' Height
TC		Tsuga caroliniana	Carolina Hemlock	25'-28' Height
PG		Picea glauca	White Spruce	25'-28' Height
PA		Picea abies	Norway Spruce	25'-28' Height
PS		Pinus strobus	Eastern White Pine	25'-28' Height
IL	'N'	Ilex opaca	American Holly	20'-25' Height
IL2		Ilex x 'Nellie R. Stevens'	White Holly	20'-25' Height
KL	'N'	Kalmia latifolia	Mountain Laurel	10'-12' Height
TALL SHRUBS				
VR		Viburnum rhytidophyllum	Leatherleaf viburnum	8-10' Height
RM	'N'	Rhododendron maximum	Great Rhododendron Rose Bay	8-10' Height

'N' Native plant

GENERAL NOTES:

1. The Landscape Contractor shall be responsible for all materials, testing and labor required to fully install the plant material per the plans including: soil testing, soil amendments (as necessary), bed preparation, plant installation, fertilizing, mulching, watering, maintenance and warranty.
2. The Landscape Contractor shall be responsible for coordination of his work with that of all other contractors. This plan does not guarantee the existence or non-existence of any utilities. Prior to commencement of any work, the Landscape Contractor shall verify the locations of all above ground and underground utilities.
3. The quality and size of all plant material shall conform to the most current standards as set forth in ANSI Z60.180 – American Standard for Nursery Stock.
4. In the case of a quantity discrepancy between the plans and the plant schedule, the plans shall take precedence.
5. No plant substitutions shall be made without the written consent of the Project Landscape Architect.
6. Where plant material is proposed in areas adjacent to any property line, the Landscape Contractor shall verify the exact location of the property line. All new plant material shall be installed such that the entire root ball of the plant lies on the subject property. Under no circumstances shall any portion of the root ball extend beyond the limits of the subject property.
7. Shredded hardwood mulch shall be applied to all plant material immediately after installation. See details for mulch depth.
8. The Landscape Contractor shall be responsible for maintaining his work for a period of one year after final acceptance by the Owner. Maintenance shall include: mowing, weeding, watering, mulch replacement, removal and replacement of dead material, resetting of plants to proper grades or upright positions, fertilizing, debris removal and any required chemical applications to ensure the health of the plants.
9. All plant material that fails to exhibit new growth after the first dormant period following installation shall be replaced by the Landscape Contractor at his expense. All replacements shall conform to the original specifications as to size and type.

LANDSCAPE PLAN – STEPHENSON LANE

SCALE: 1" = 20'-0"

0' 20' 40' 80'

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LA-2

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LANDSCAPE SCREENING

KNOLLWOOD EXPANSION
WASHINGTON DISTRICT OF COLUMBIA

DATE 9/7/04
PROJECT NO. 110000001

PARKING ADDITION – LANDSCAPE SCREEN CONCEPT IMAGE

EVERGREEN SCREENING PLANT LIST

SYM.		BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
SCREENING TREES				
JC		Japanese cryptomeria	Japanese cryptomeria	10'–12' Height
KL	'N'	Kalmia latifolia	Mountain Laurel	8'–10' Height
TALL SHRUBS				
CJ		Cryptomeria japonica 'Globosa nana'	Japanese cryptomeria cultivar	3–4' Height
CO		Chamaecyparis obtusa 'Nana lutea'	Hinoki false cypress cultivar	5–6' Height
RM	'N'	Rhododendron maximum	Great Rhododendron Rose Bay	3' Height
GROUNDCOVERS				
PS	'N'	Phlox subulata	Moss Phlox	5–6' Height
	'N'	Native plant		



PARKING LOT LANDSCAPE SCREEN – BEFORE
SCALE: NTS LOOKING FROM OREGON AVENUE



PARKING LOT LANDSCAPE SCREEN – AFTER
SCALE: NTS LOOKING FROM OREGON AVENUE

NOT FOR CONSTRUCTION

LA–3

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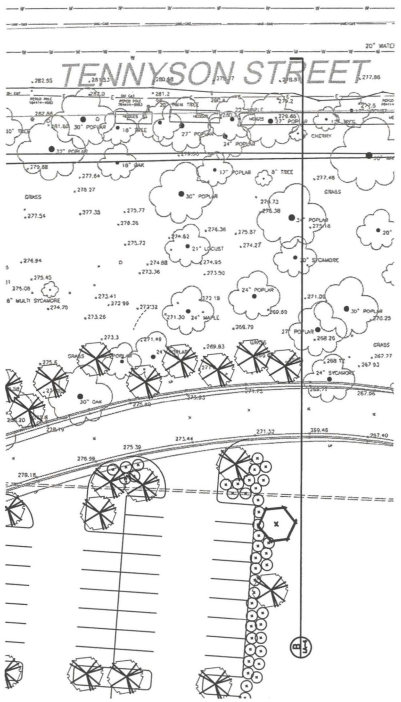
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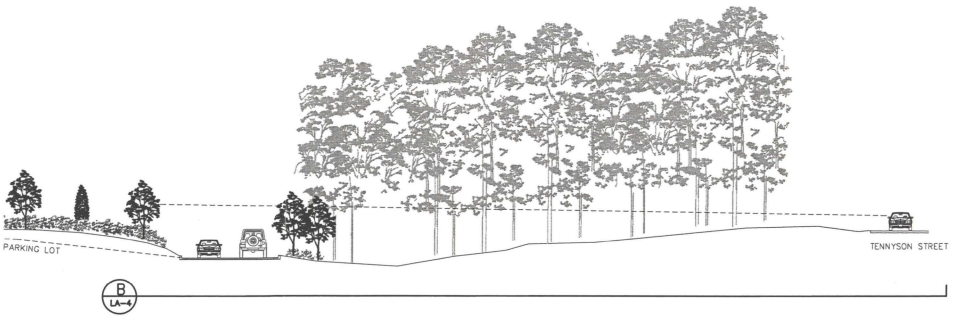
LANDSCAPE SCREENING

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WASHINGTON DISTRICT OF COLUMBIA

DATE 9/7/04
PROJECT NO. 110000001

KNOLLWOOD PARKING ADDITION – LANDSCAPE SCREEN CONCEPT PLAN





LANDSCAPE SECTION – FROM TENNYSON STREET

SCALE: 1" = 10'-0"

EVERGREEN SCREENING PLANT LIST

SYM.		BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
SCREENING TREES				
JC		Japanese cryptomeria	Japanese cryptomeria	10'–12' Height
KL	'N'	Kalmia latifolia	Mountain Laurel	8'–10' Height
TALL SHRUBS				
CJ		Cryptomeria japonica 'Globosa nana'	Japanese cryptomeria cultivar	3–4' Height
CO		Chamaecyparis obtusa 'Nana lutea'	Hinoki false cypress cultivar	5–6' Height
RM	'N'	Rhododendron maximum	Great Rhododendron Rose Bay	3' Height
GROUNDCOVERS				
PS	'N'	Phlox subulata	Moss Phlox	5–6' Height
	'N'	Native plant		

LANDSCAPE PLAN – TENNYSON STREET

SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

0' 20' 40' 80'

LA-4

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LANDSCAPE SCREENING

KNOLLWOOD EXPANSION
WASHINGTON DISTRICT OF COLUMBIA

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