

3700 14TH ST NW
WASHINGTON, DC

LOT: 0043 SQUARE: 2692

9 UNITS APARTMENT
BUILDING

PROJECT CODE -

OWNER
WASHINGTON REAL ESTATE
DEVELOPMENT INC

OWNER ADDRESS
41649 WHITE YARROW CT
ASHBURN VA 20148

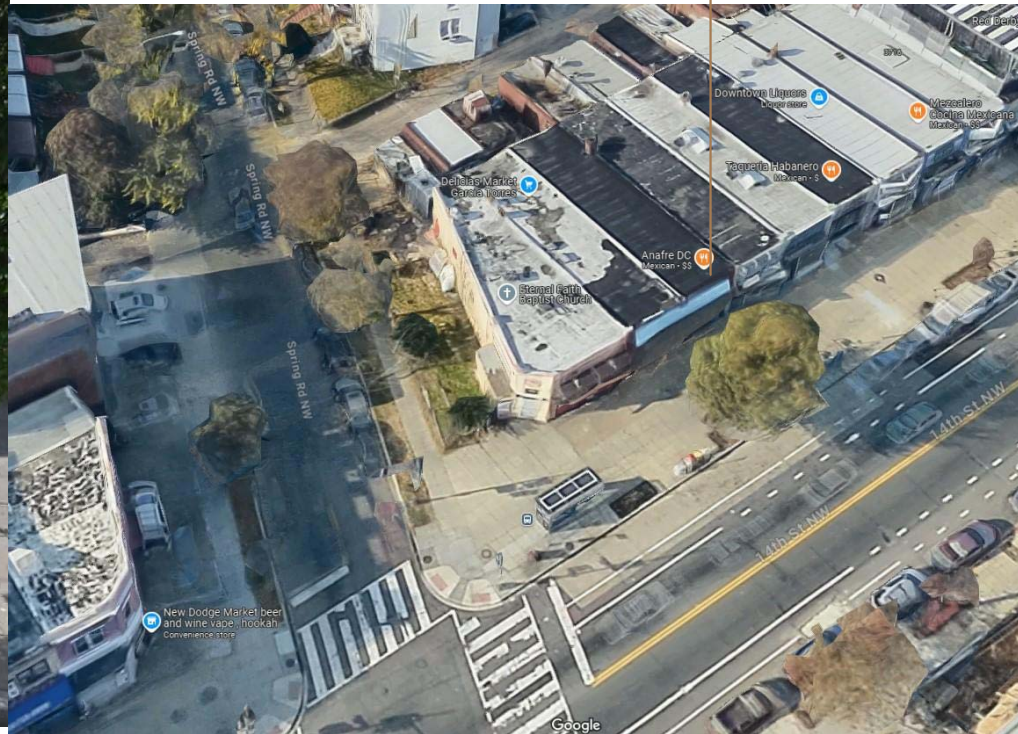
PROPERTY ADDRESS
3700 14TH ST NW
WASHINGTON DC 20010

Square, Suffix, Lot
2692 0043

FRONT PHOTO



ARIAL PHOTO



SCOPE OF WORKS

ADDITION, ALTERATION AND REPAIR.

CONVERTING AN EXISTING CELLAR AND 1 STORY COMMERCIAL BUILDING TO RESIDENTIAL FLATS.
-REAR ADDITION CELLAR THRU 5TH FLOOR AND PENTHOUSE.
-SECOND FLOOR TO FIFTH FLOOR VERTICAL ADDITION ON THE EXISTING BUILDING.
-TO UNDERPIN PORTION OF THE EXISTING BUILDING.
-TO CONSTRUCT NEW FOOTINGS FOR THE PROPOSED REAR ADDITION
-TO CONSTRUCT BAY WINDOW PROJECTIONS TO FRONT AND SIDE OF THE BUILDING.
-TO CONSTRUCT WINDOW WELLS IN FRONT OF THE BUILDING

PROJECT DESIGN TEAM

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202-276-7796

-KHALID LAMAABI
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512-621-2406

-MAKAZO ENGINEERING, LLC
NASIR B. SIRAJ, PE, PHD
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202-853-2110

-DAGMAWI GEBREKIDAN
dagi.abebe@gmail.com
571-225-7211

SHEET LIST

SHEET NUMBER	SHEET NAME
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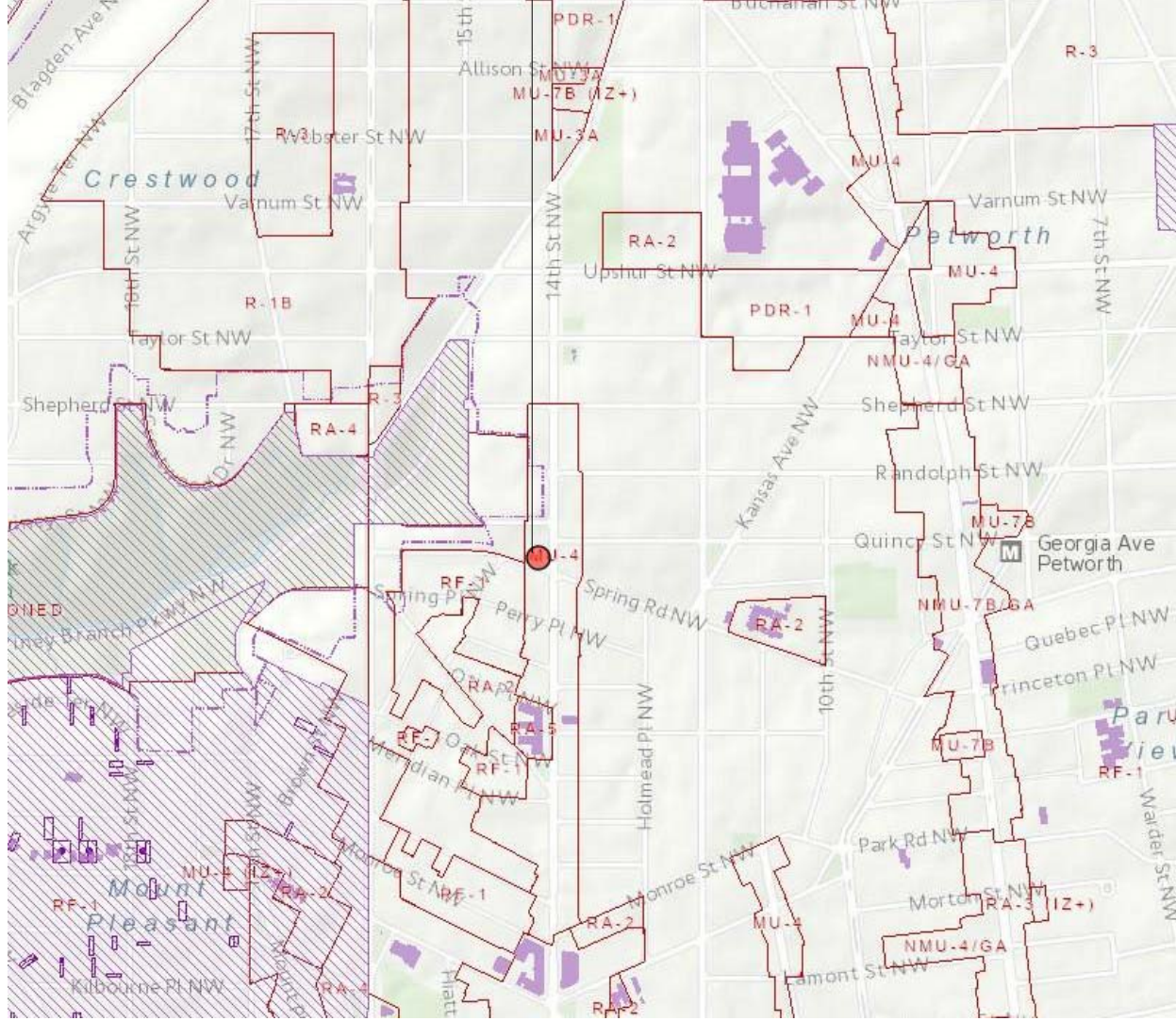
000	COVER SHEET
A100	SITE PLAN AND ZONING CALCS
A101	EXISTING PLANS
A102	PROPOSED FLOOR PLANS
A103	PROPOSED FLOOR PLANS
A104	PROPOSED FLOOR PLANS
A105	SITE SECTION AND GRADE PLANE CALCULATION
A201	PROPOSED ELEVATIONS
A202	PROPOSED ELEVATIONS
A203	PROPOSED BUILDING SECTION
A302	AREA PLANS
GAR01	GAR SITE PLANS
GAR02	SCORECARD AND CALLOUT
GAR03	GAR NOTED AND DETAILS

GENERAL NOTES / ZONING CODE ANALYSIS

ZONING DISTRICT		MU-4	3700 14TH ST NW WASHINGTON, DC	
USE GROUP		R - 2	TOTAL LOT AREA _2838_ SF	
LOT		0043	TOTAL LOT WIDTH	
SQUARE		2692	30'-0" -FRONT & 85'-0" BACK	
REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED	
LOT OCCUPANCY	47%	60%	56%	
HEIGHT	12 FT	50 FT	47'-6"	
F.A.R.	0.5		2.5	
SIDEYARD WIDTH	0' 0"	0' 0"	0' 0"	
REAR YARD SETBACK	44'-6"	NA	22'-0"	
PARKING	0	2	0	
FRONT YARD	N/A	NO REQUIREMENT	N/A	
DWELLING UNITS	N/A	N/A	9	

3700 14TH ST NW
WASHINGTON, DC
TOTAL LOT AREA _2638_ SF
TOTAL LOT WIDTH
30'-0" -FRONT & 85'-0" BACK

LOCATION



VICINITY MAP



SYMBOLS

ABBREVIATIONS

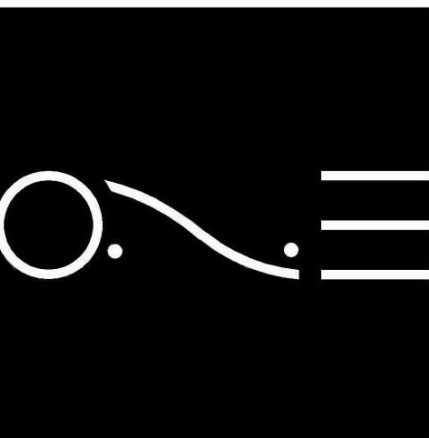
PLAN DETAIL REFERENCE X XX DETAIL REFERENCE SHEET NUMBER	DOOR DESIGNATION
ELEVATION REFERENCE X XX DETAIL REFERENCE SHEET NUMBER	WINDOW DESIGNATION
SECTION REFERENCE X XX DETAIL REFERENCE SHEET NUMBER	PARTITION TYPE
EXISTING WALL TO BE REMOVED	KEY NOTE
EXISTING WALL TO REMAIN	ROOM NUMBER
NEW BRICK WALL	FIXTURE TYPE
NEW CMU WALL	ELEVATION MARKER
NEW STUD WALL	INTERIOR ELEVATION DESIGNATION
	ROOF SLOPE DIRECTION

AFF ABOVE FINISH FLOOR	MAT MATERIAL
AA ALL AROUND	MAX MAXIMUM
ACOUS ACOUSTICAL	MC MILLWORK CONTRACTOR
ACT ACOUSTICAL CEILING TILE	MDF MEDIUM DENSITY FIBERBOARD
ADJ ADJUSTABLE	MDO MEDIUM DENSITY OVERLAY
ALUM ALUMINUM	MECH MECHANICAL
ANOD ANODIZED	MIN MINIMUM
BD BOARD	MISC MISCELLANEOUS
BLKG BLOCKING	MLOG MOLING
BS BOTH SIDES	MO MASONRY OPENING
< CENTER LINE	MTD MOUNTED
CLG CEILING	MTL ON CENTER
CMU CONCRETE MASONRY UNIT	OPP OPPOSITE
CONT CONTINUOUS	PLYWD PLYWOOD
DIA DIAMETER	PL PLATE
DIM DIMENSION	POL POLISHED
DN DOWN	PTD PAINTED
DOUG DOUGLAS	RCP REFLECTED CEILING PLAN
DR DOOR	RND ROUND
DTL DETAIL	RO ROUGH OPENING
DWG DRAWING	SC SOLID CORE
ELEC ELECTRICAL	SIM SIMILAR
ELEV ELEVATION	SHT SHEET
EQ EQUIPMENT	STND STAINED
EXST EXISTING	STL STEEL
FF FINISH FLOOR	STOR STORAGE
FIXT FIXTURE	TEL TELEPHONE
FLR FLOOR	TYP TYPICAL
FLUOR FLUORESCENT	TME TO MATCH EXISTING
GFI GROUND FAULT INTERRUPTER	UON UNLESS OTHERWISE NOTED
GC GENERAL CONTRACTOR	VCT VINYL COMPOSITION TILE
GL GLAZING	VERT VERTICAL
GYP GYPSUM	VEN VENEER
GWB GYPSUM WALL BOARD	VIF VERIFY IN FIELD
HWIR HARDWARE	VWC VINYL WALL COVERING
HM HOLLOW METAL	W/ WITH



3700 14TH ST NW

DISTRICT OF COLUMBIA
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REVISION #

SCALE

AS INDICATED

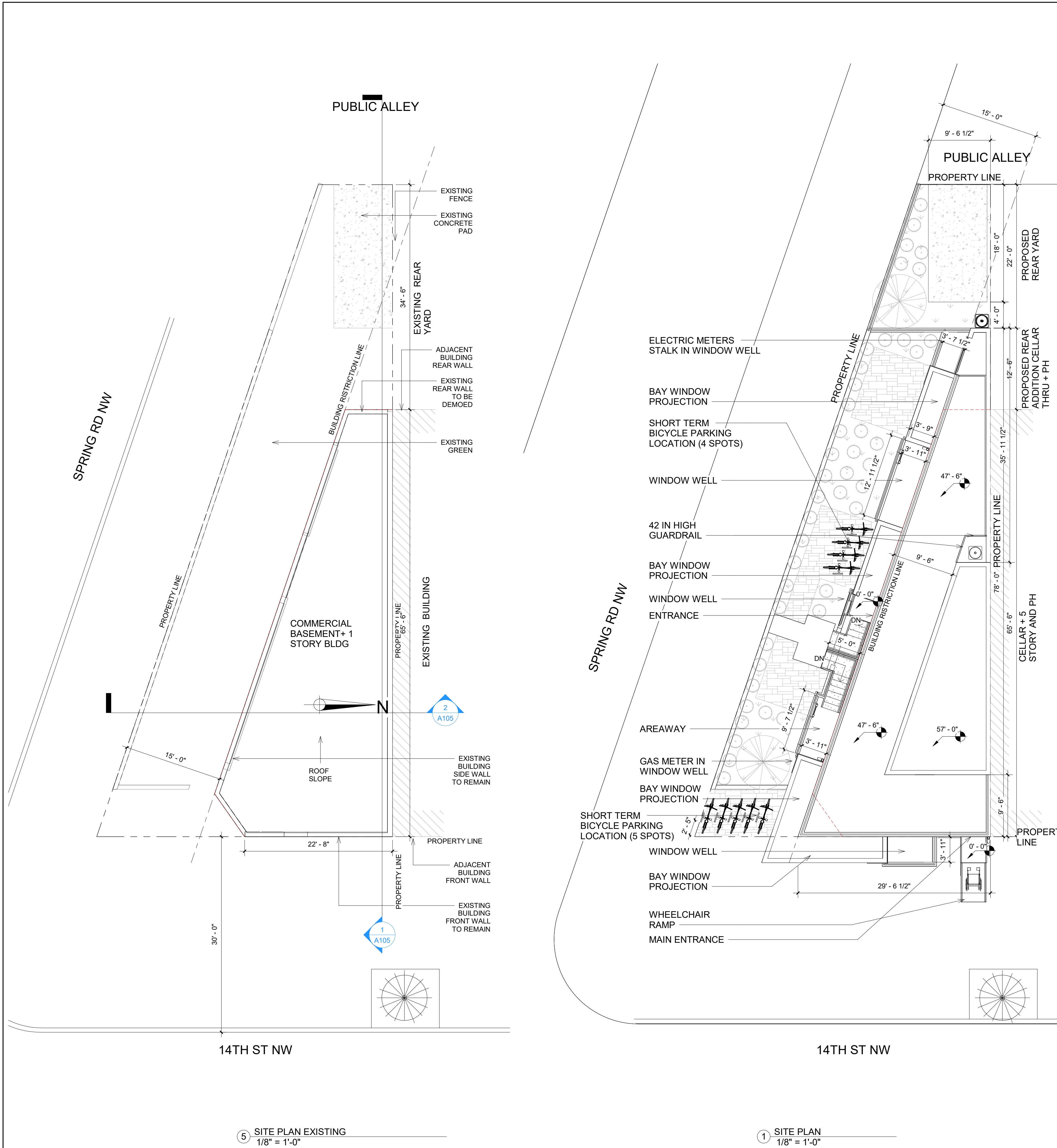
ISSUE DATE

FEB 2025

COVER SHEET

000

Board of Zoning Adjustment
District of Columbia
CASE NO. 21379
EXHIBIT NO. 18A



3700 14th ST NW

ZONING AND FAR CALCULATIONS		
ZONING DISTRICT	MU-4	
ADDRESS	3700 14TH ST NW	
	EXISTING	PROPOSED
NUMBER OF DWELLING UNITS	0	9
LOT AREA	2838	2838
TOTAL FOOTPRINT	1200	1609
LOT OCCUPANCY %	42.28	56.69
REAR SETBACK	34.5	22
FRONT SETBACK	0	0
RIGHT SIDE SETBACK (FACING BLDG)	0	0
LEFT SIDE SETBACK (FACING BLDG)	0	0
NUMBER OF STORIES	1	5+PH
BUILDING HEIGHT	12	50
PARKING	0	0
PERVIOUS SURFACE %	57.72	43.31

LEVEL	FAR CALCULATION		SPACES <6'2" SHAFT RM HT	PROJECTIONS	FAR APPLICABLE AREA
	EXISTING SF	PROPOSED SF			
CELLAR	1200	1490	0	0	
FIRST	1200	1490	80	0	80 1330
SECOND	0	1490	50	0	80 1360
THIRD		1490	50	0	80 1360
FOURTH		1490	50	0	80 1360
FIFTH		1490	50	0	80 1360
PENTHOUSE		350	27	0	323
TOTAL (GFA)	2400	9290	0	0	7093
					FAR 2.5

ADA REQUIREMENTS			
LEVELS	NO. OF UNITS	TYPE A (85%)	TYPE B (15%)
CELLAR	1	1	1
FIRST	2	1	0
SECOND	2	2	0
THIRD	2	2	0
FOURTH	2	2	0
FIFTH	0	0	0
TOTAL	9	8	1

VEHICLE PARKING REQUIREMENTS		
	NO OF UNITS	
		9
EXEMPTIONS	4	5
MULTIPLIER	0.33	1.65
REQUIRED		2
PROVIDED		0

OCCUPANT LOAD CALCULATION				
LEVELS	GSF	RESIDENTIAL	OCCUPANCY	AREA PER OCCUPANT
CELLAR	1490	R-2		200
FIRST	1490	R-2		200
SECOND	1490	R-2		200
THIRD	1490	R-2		200
FOURTH	1490	R-2		200
FIFTH	1490	R-2		200
PENTHOUSE	350	R-2		200
PRIVATE ROOF DECK	820	R-2		200
				TOTAL 51

LEVELS	OCCUPANTS	AREA PER OCCUPANT	EGRESS WIDTH PER OCCUPANT		REQUIRED		WIDTH PROVIDED	
			STAIR(IN)	DOOR(IN)	STAIR(IN)	DOOR(IN)	STAIR(IN)	DOOR (IN)
CELLAR	7	200	0.2	0.15	1.49	1.12	72	72
FIRST	7	200	0.2	0.15	1.49	1.12	72	72
SECOND	7	200	0.2	0.15	1.49	1.12	72	72
THIRD	7	200	0.2	0.15	1.49	1.12	72	72
FOURTH	7	200	0.2	0.15	1.49	1.12	72	72
FIFTH	7	200	0.2	0.15	1.49	1.12	72	72
PENTHOUSE	2	200	0.2	0.15	0.35	0.26	72	72
PRIVATE ROOF DECK	4	200	0.2	0.15	0.82	0.62	72	72
					TOTAL 10.11	7.58	72	72

LEVELS	NUMBER OF EXITS		ALLOWABLE TRAVEL DISTANCE (FT)	ACTUAL TRAVEL DISTANCE (FT)
	REQUIRED	PROVIDED		
CELLAR	2	2	250	
FIRST	2	2	250	
SECOND	2	2	250	
THIRD	2	2	250	
FOURTH	2	2	250	
PENTHOUSE	2	2	250	

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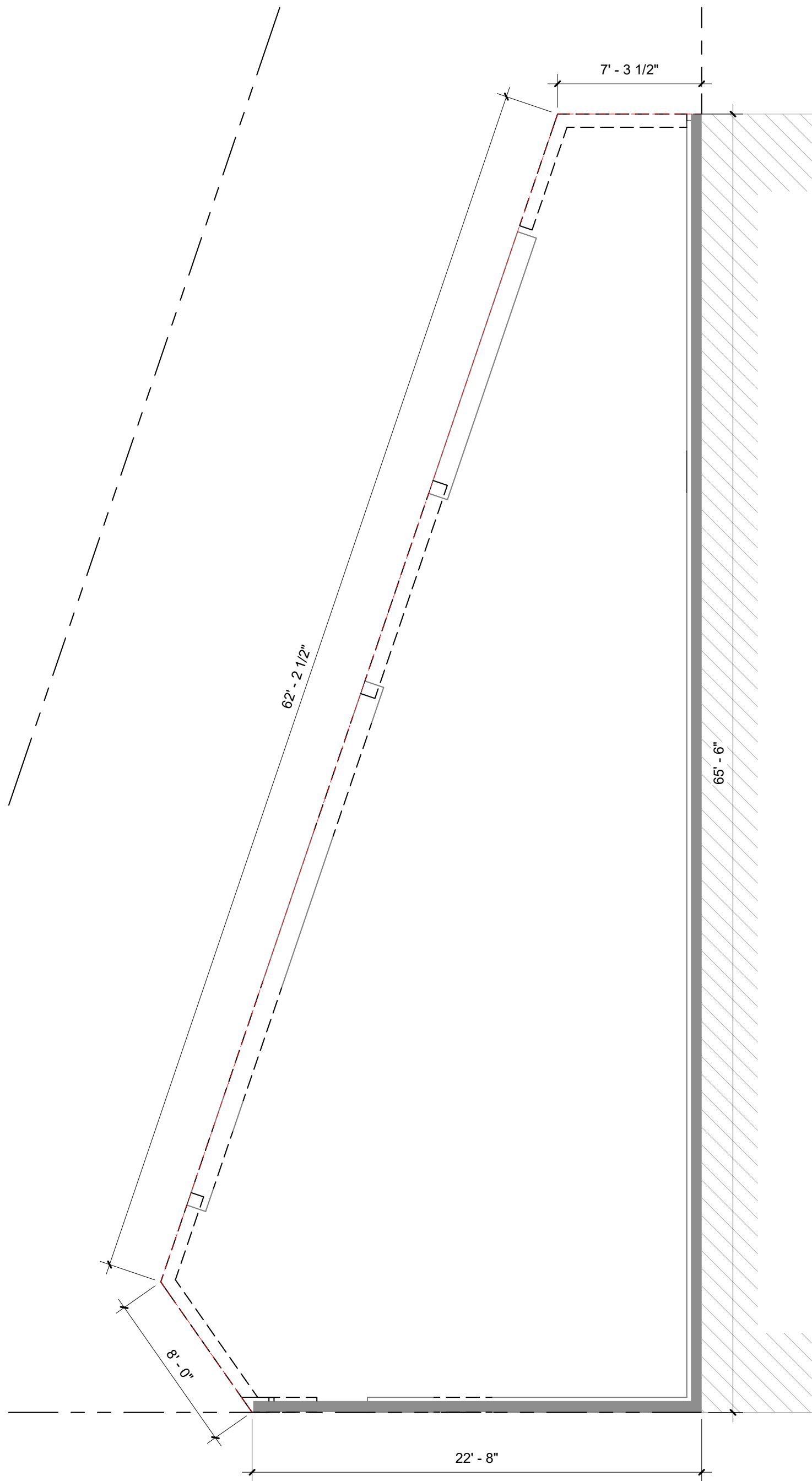
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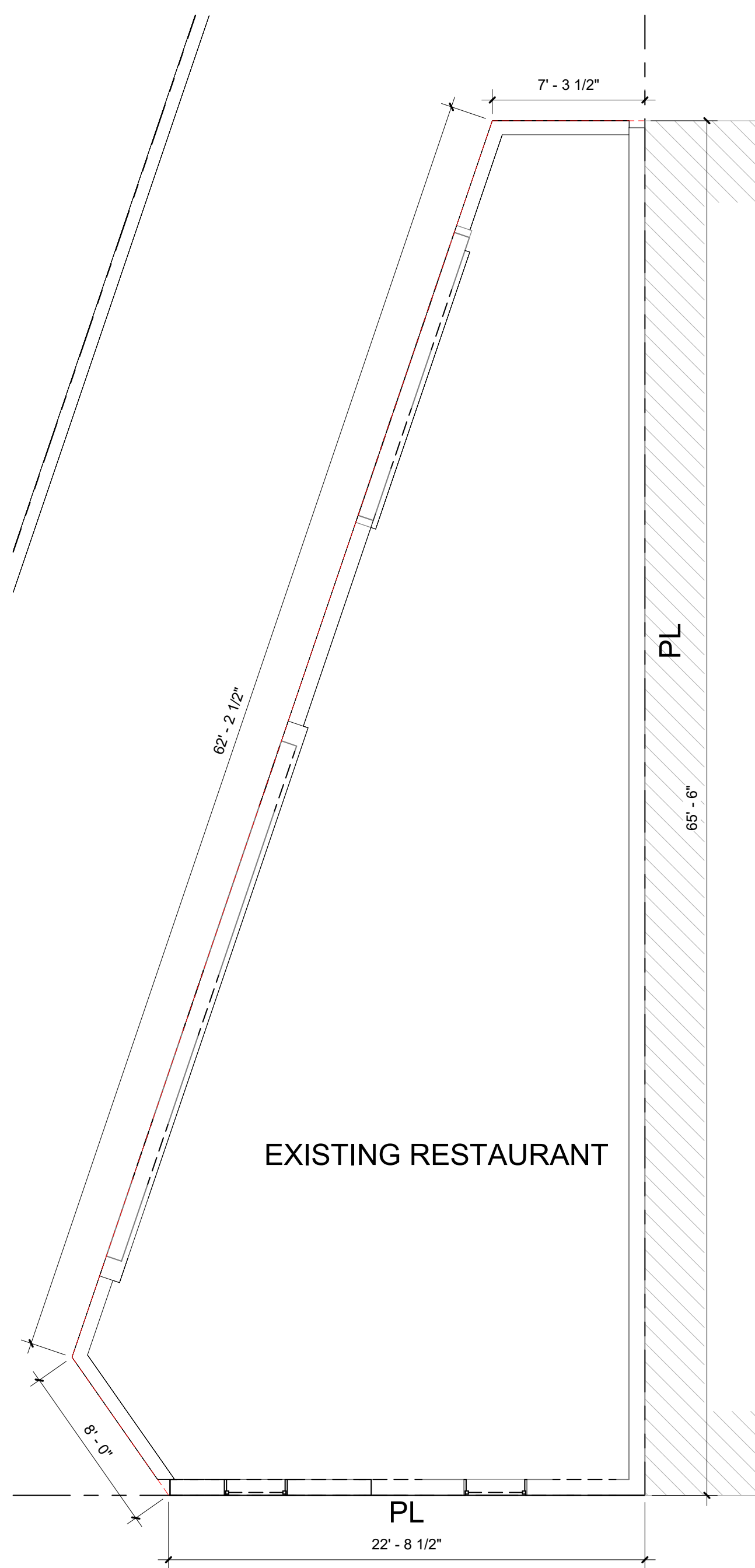
ISSUE DATE FEB 2025

SITE PLAN AND ZONING CALCS

A100

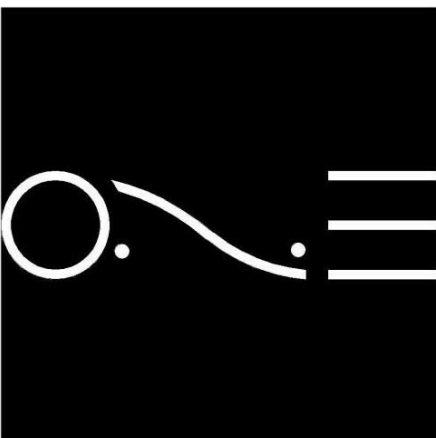


① CELLAR LEVEL EXISTING
3/16" = 1'-0"



② FIRST LEVEL EXISTING
3/16" = 1'-0"

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EXISTING PLANS

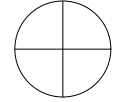
A101

LEGEND | SCHEDULES

ROOM FINISH SCHEDULE					
MARK NO.	FLOOR	BASE	WALLS	CEILING	REMARKS
F-1	Wood	Wood	GPWB-PNT	GPWB-PNT	
F-2	Tile	Vinyl	GPWB-PNT	GPWB-PNT	
F-3	Paver	--	--	--	--
F-4	Wood Deck *	--	--	--	* Stain
F-5	Concrete	--	--	exposed	

LEGEND

EXISTING WALL	
DEMO WALL	
NEW WALL	

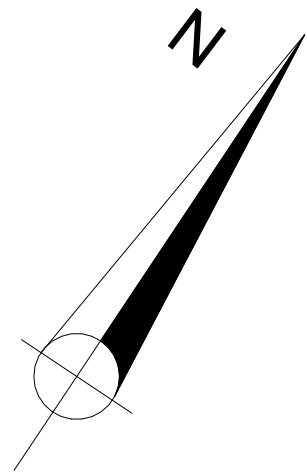


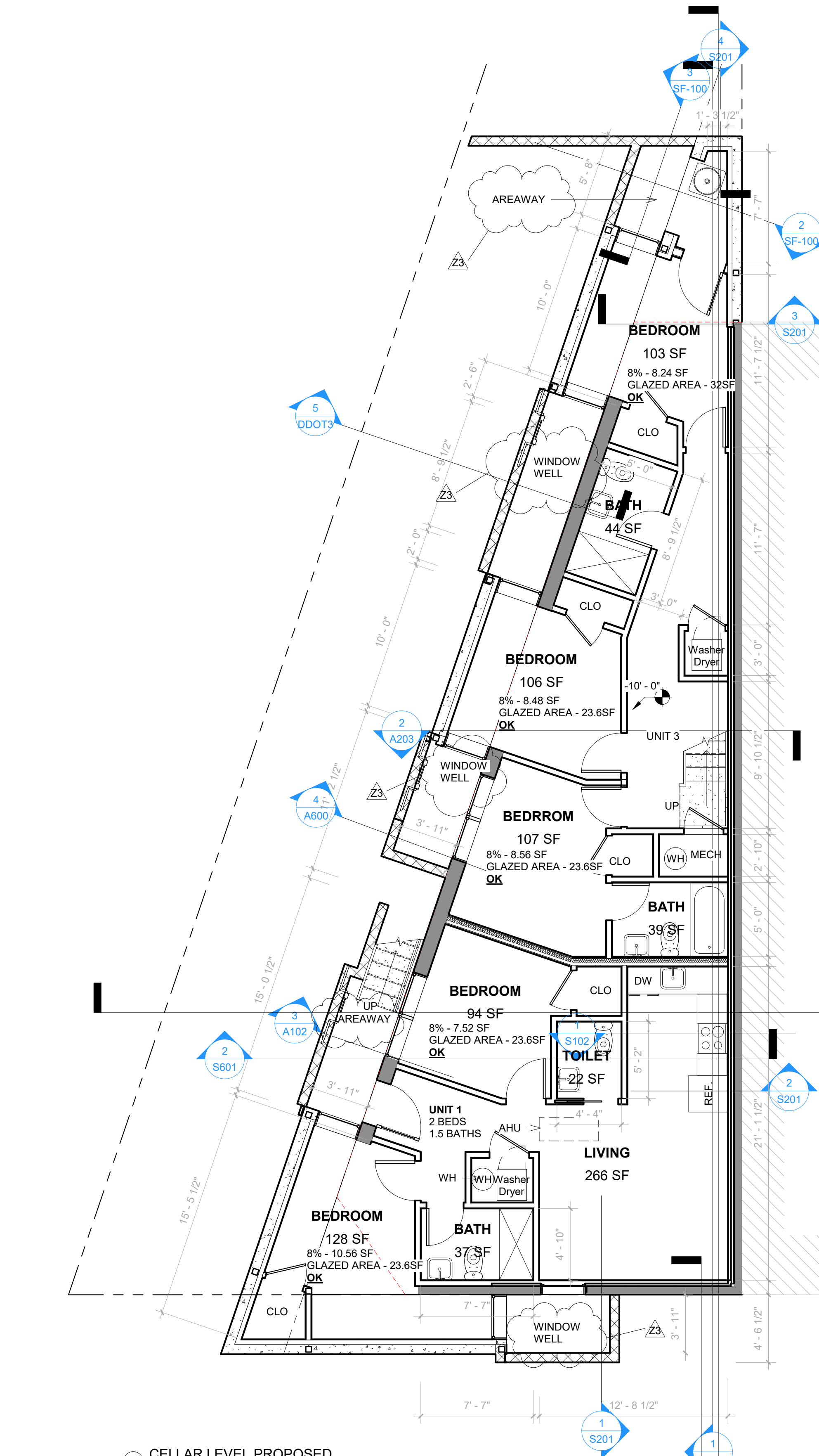
	DOOR-1G- NUMBER DESIGNATES DOOR TYPE, LETTER DESIGNATES SUB TYPE. RE: SHEET A-601 FOR DOOR SCHEDULE
	FINISF-1 TAG- NUMBER DESIGNATES FINISHES RE: THIS SHEET FOR FINISH SCHEDULE
	WINDOW TAG- LETTER DESIGNATES WINDOW-1 TYPE RE: SHEET A-601 FOR WINDOW SCHEDULE

	P-1 PARTITION TYPE, SEE SHEET A-701
	01 ELEVATION REFERENCE
	02 DRAWING REFERENCE

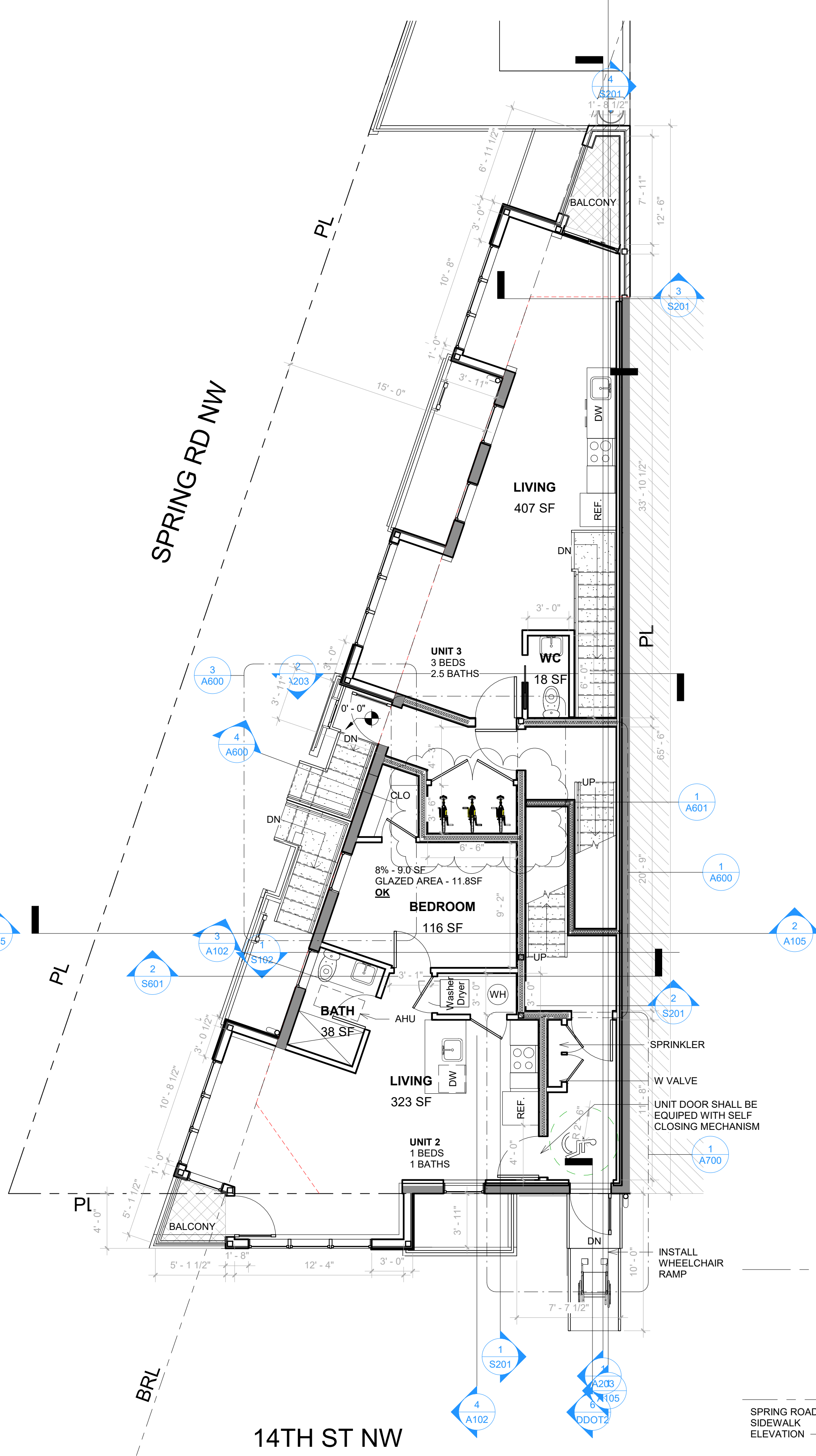
GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF FINISHED PARTITION, U.N.O. REFER TO ENLARGED PLANS AND /OR ELEVATIONS FOR ADDITIONAL DIMENSIONS AS REQUIRED.
- B. ALL NEW DOORS SHALL BE LOCATED AT A DISTANCE OF 4" MEASURED FROM THE NEAREST ADJACENT PARTITION TO THE INSIDE EDGE OF TO ANY CONSTRUCTION, PER ANSI / ADA REQUIREMENTS.
- C. ALL LATCHSETS SHALL BE INSTALLED WITH THE LEVER AT A HEIGHT AS NOTED ON SHEET A-601. BUT IN NO CASE SHALL BE HIGHER THAN 48" A.F.F.
- D. ALL PARTITIONS SHALL BE TYPE "P1" U.N.O. SEE SHEET A-002 FOR PARTITION TYPES.
- E. PROVIDE BLOCKING FOR MILLWORK AS REQUIRED FOR PROPER SUPPORT. REFER TO ELEVATIONS FOR ADDITIONAL INFO.





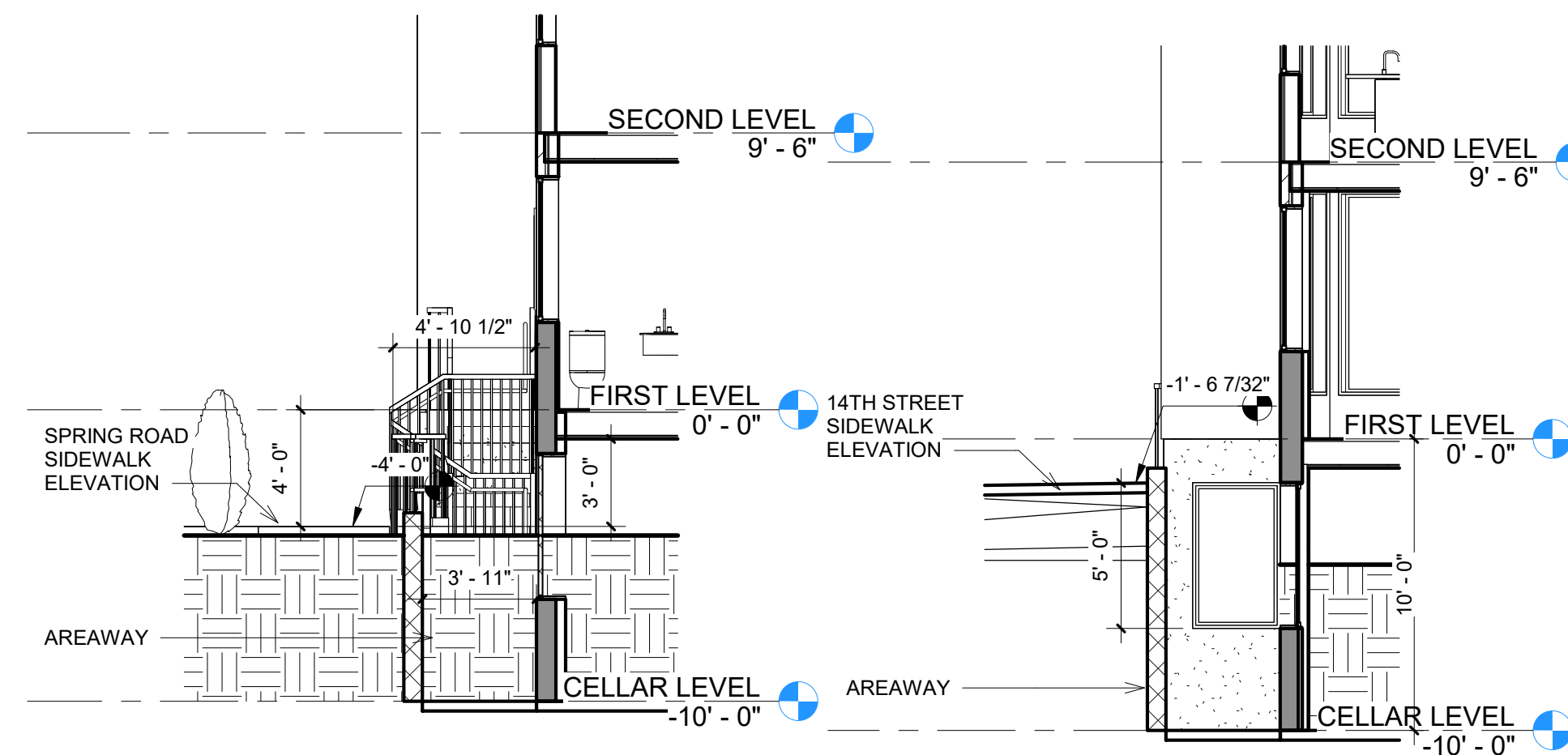
----	DEMO WALL
=====	NEW WALL
=====	NEW BRICK WALL
=====	NEW CONCRETE WALL
=====	EXISTING WALL
-----	DOOR TO BE REMOVED



- GENERAL NOTES**
- GENERAL CONTRACTOR TO PERFORM SITE VISIT PRIOR TO BID. QUESTIONS AND ISSUES TO BE REPORTED TO ONE DESIGN SERVICES PRIOR TO SUBMITTAL OF BID TO TENANT.
 - DIMENSIONS ARE FROM FINISH TO FINISH.
 - ALL WOOD USED FOR BLOCKING IN NONRATED WALLS SHALL BE FIRE TREATED. ALL MATERIAL IN RATED WALLS SHALL MATCH RATED UL ASSEMBLY TYPE.
 - ALL CONFLICTS WITH THESE DOCUMENTS OCCURRING DURING CONSTRUCTION TO BE REPORTED TO ONE DESIGN SERVICES.
 - CONSTRUCTION CHANGES TO THESE DOCUMENTS ARE TO BE PROVIDED TO THE OWNER AND ARCHITECT AFTER COMPLETION OF CONSTRUCTION, IN THE FORM OF A RED-LINED AS-BUILT SET OF DRAWINGS. NO MORE THAN 30 DAYS AFTER THE COMPLETION DATE.
 - FIRE TAPE & CAULK ALL PENETRATIONS IN RATED PARTITIONS, INCLUDING THOSE AROUND EXTRUDED ELEMENTS.
 - ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY IBC2406.3 SHALL BE SAFETY GLAZING.
 - WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN IBC TABLE 803.9.
 - TYPICAL CEILING & WALL FINISH IS PTD GYP, FLOOR IS HARDWOOD OR TILE WHERE INDICATED.
 - BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE.
 - ALL ABOVE BATH TUB WALLS AND BUILT-IN SHOWER BOX WALLS TO BE CLADDED WITH CERAMIC TILES WITH PVC WATER PROOFING SHEET UNDERLAY. CERAMIC GROUTING ALSO TO BE WATER PROOFED.
 - ANTI-SLIP TAPE SHALL BE APPLIED TO ALL COMMON AREA STEPS. COEFFICIENT OF FRICTION (COF) FOR FLAT FLOORING SURFACES SHALL BE 0.5, RAMPS 0.8 AND 0.42 FOR WET AREAS.

- GREEN BUILDING NOTES**
- ALL FENESTRATION TO HAVE MAX U-FACTOR OF 0.35, MAX SHGC OF 0.36.
 - ALL EXTERIOR DOORS TO HAVE MAX UFACTOR OF 0.35
 - U-FACTORS AND SHGC OF FENESTRATION DETERMINED IN ACCORDANCE WITH N.F.R.C. 200
 - EXTERIOR INSULATION AT ENTIRE THERMAL ENVELOPE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
- FENESTRATION TO MEET AAMA/WDMA/CSA 1011/S.2/A440 OR DOES NOT EXCEED CODE LIMITS PER N.F.R.C 400.

- FIRE STOP LOCATION NOTES**
- JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED.
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 - LOCATIONS WHERE FIRE STOP IS REQUIRED BUT NOT LIMITED TO
 - WALL-TO-WALL JUNCTIONS
 - FLOOR-TO-WALL INTERSECTIONS
 - CEILING-TO-WALL JUNCTIONS
 - EXPANSION JOINTS WITHIN FIRE-RATED ASSEMBLIES
 - CONSTRUCTION JOINTS WITHIN FIRE-RATED ASSEMBLIES
 - METHODS
 - FIRESTOP SEALANT; USED FOR SMALL GAPS AROUND PIPES AND CABLES, OFTEN APPLIED WITH A CAULKING GUN
 - FIRESTOP COLLARS; RIGID COLLARS INSTALLED AROUND PIPES WHERE THEY PASS THROUGH WALLS OR FLOORS.
 - FIRESTOP WRAPS OR BANDS; FLEXIBLE MATERIALS WRAPPED AROUND LARGER PENETRATIONS LIKE INSULATED PIPES OR BUNDLES OF CABLES.
 - FIRESTOP BOARDS; LARGER, RIGID PANELS USED FOR LARGER OPENINGS OR WHERE MULTIPLE PENETRATIONS OCCUR.
- NOTE:
ALL STAIRWAY IDENTIFICATION SIGNS MUST STATE THE FOLLOWING
- FLOOR LEVEL/ STORY
 - DIRECTION TO
 - DIRECTIONS TO EXIT AND AVAILABILITY
 - AVAILABILITY OF ROOF ACCESS
 - AVAILABILITY OF RAMP



Section 3
3/16" = 1'-0"

Section 1
3/16" = 1'-0"

3700 14TH ST NW

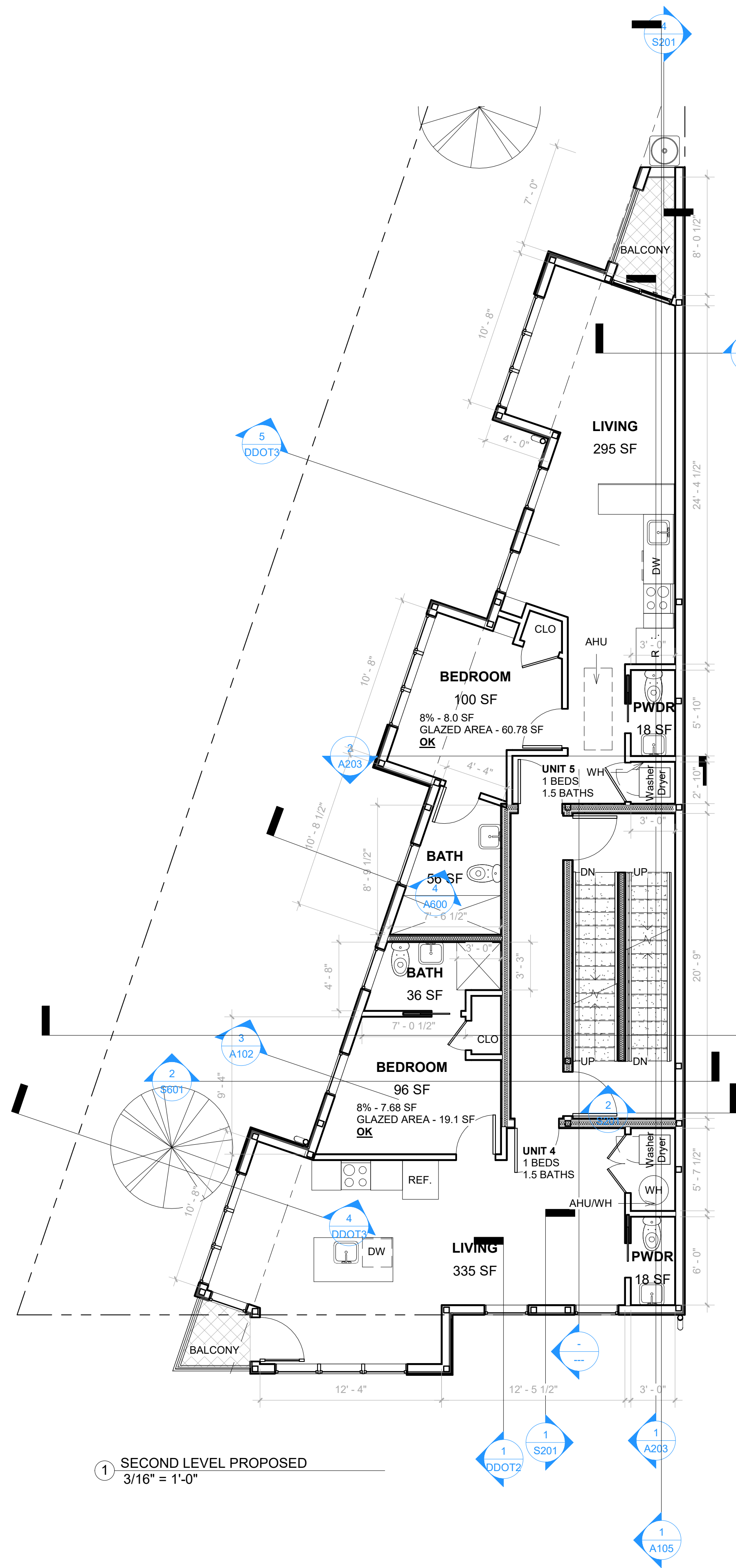
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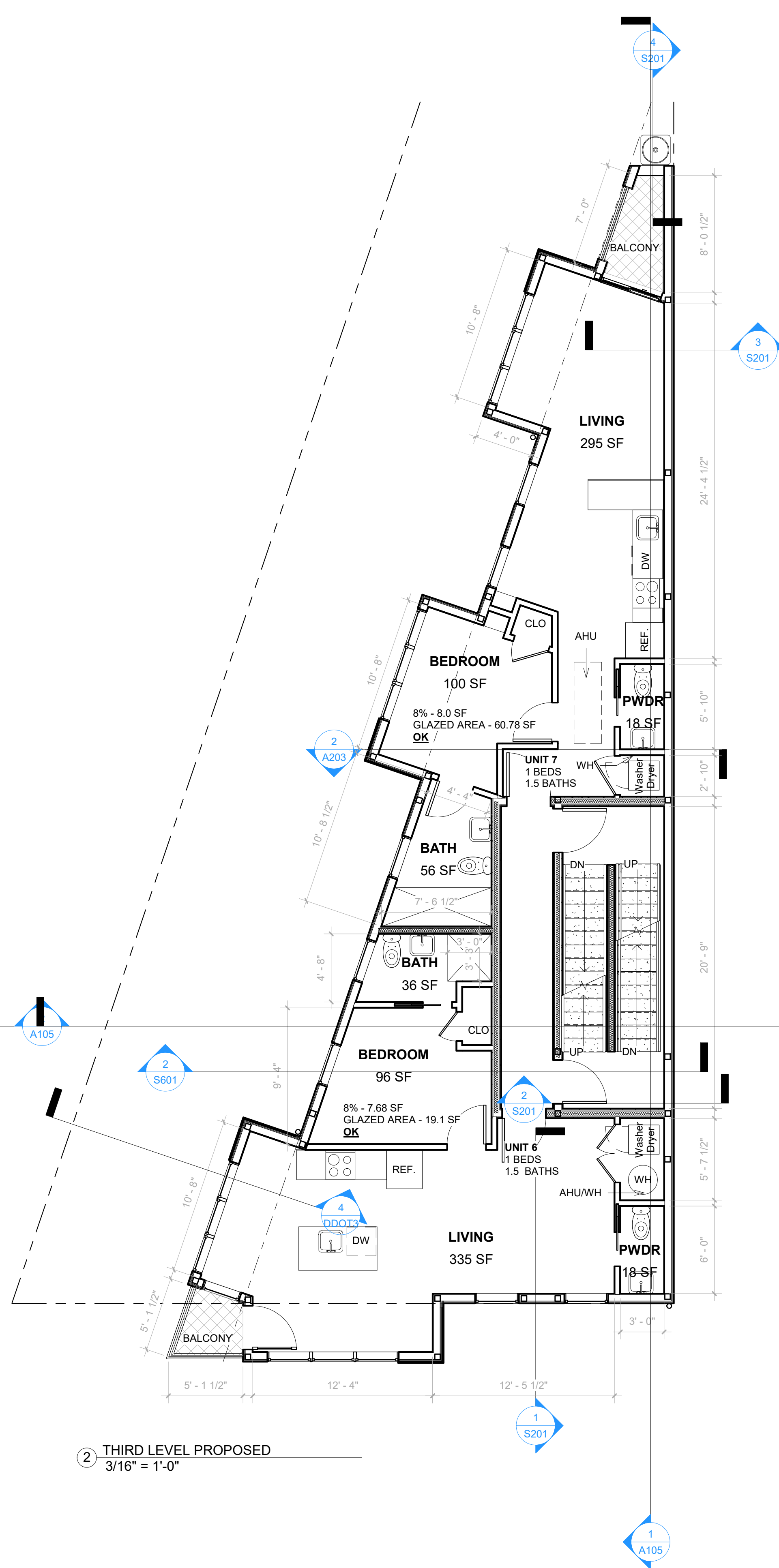
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PROPOSED
FLOOR PLANS

A102



1 SECOND LEVEL PROPOSED
3/16" = 1'-0"



2 THIRD LEVEL PROPOSED
3/16" = 1'-0"

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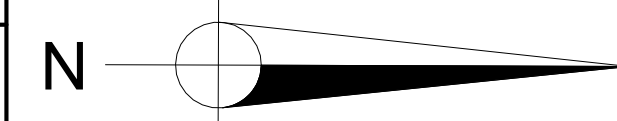
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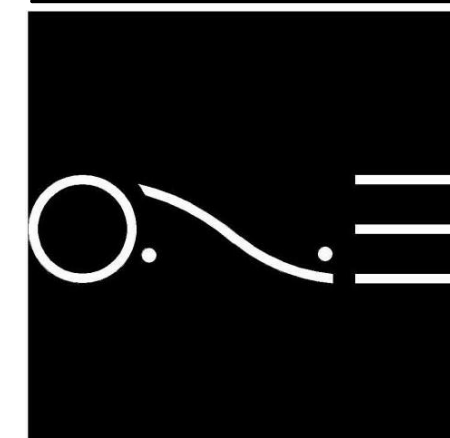
AR LEGEND
3/16" = 1'-0"

	DEMO WALL
	NEW WALL
	NEW BRICK WALL
	NEW CONCRETE WALL
	EXISTING WALL
	DOOR TO BE REMOVED



3700 14TH ST NW

DISTRICT OF COLUMBIA
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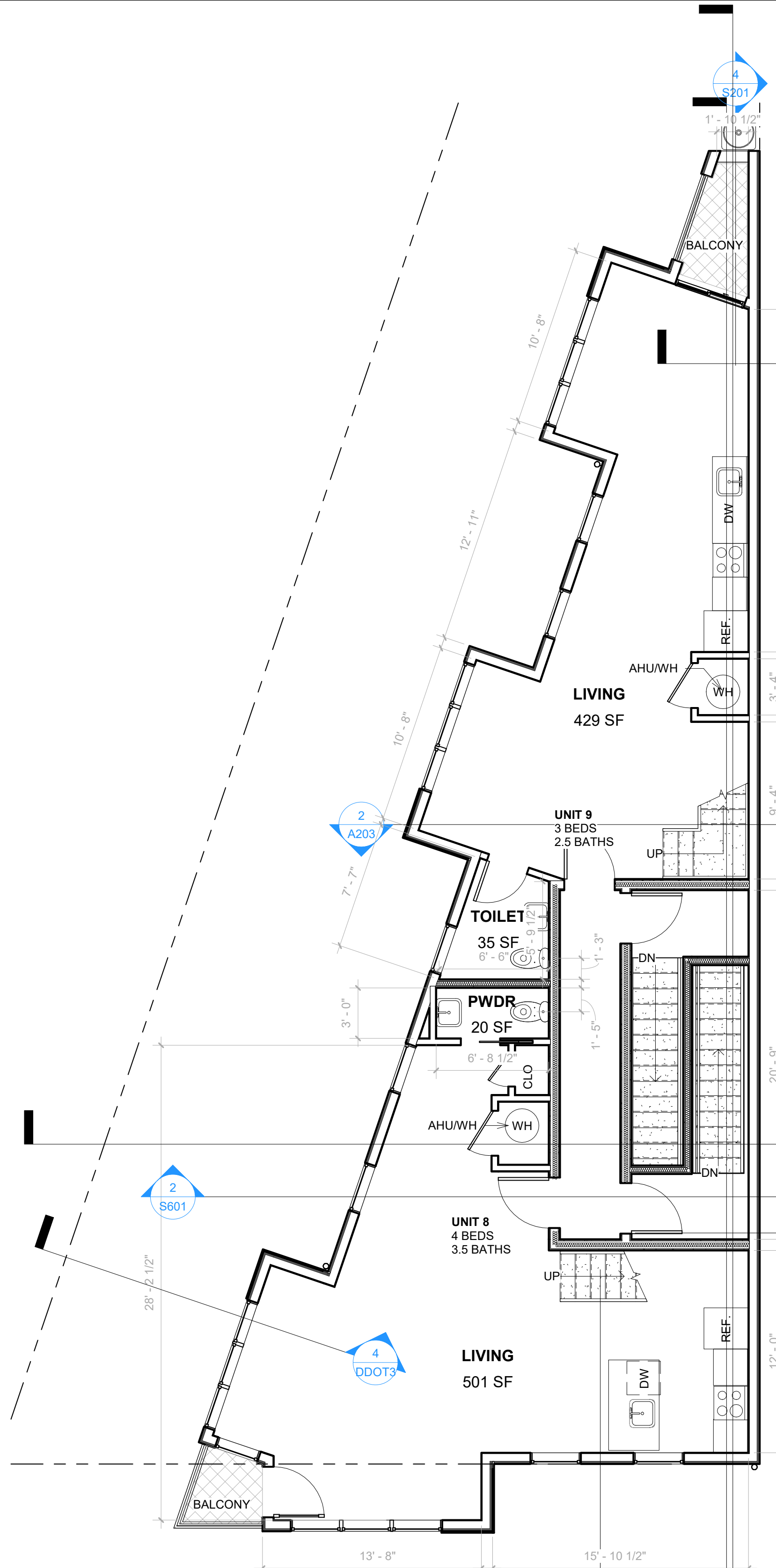
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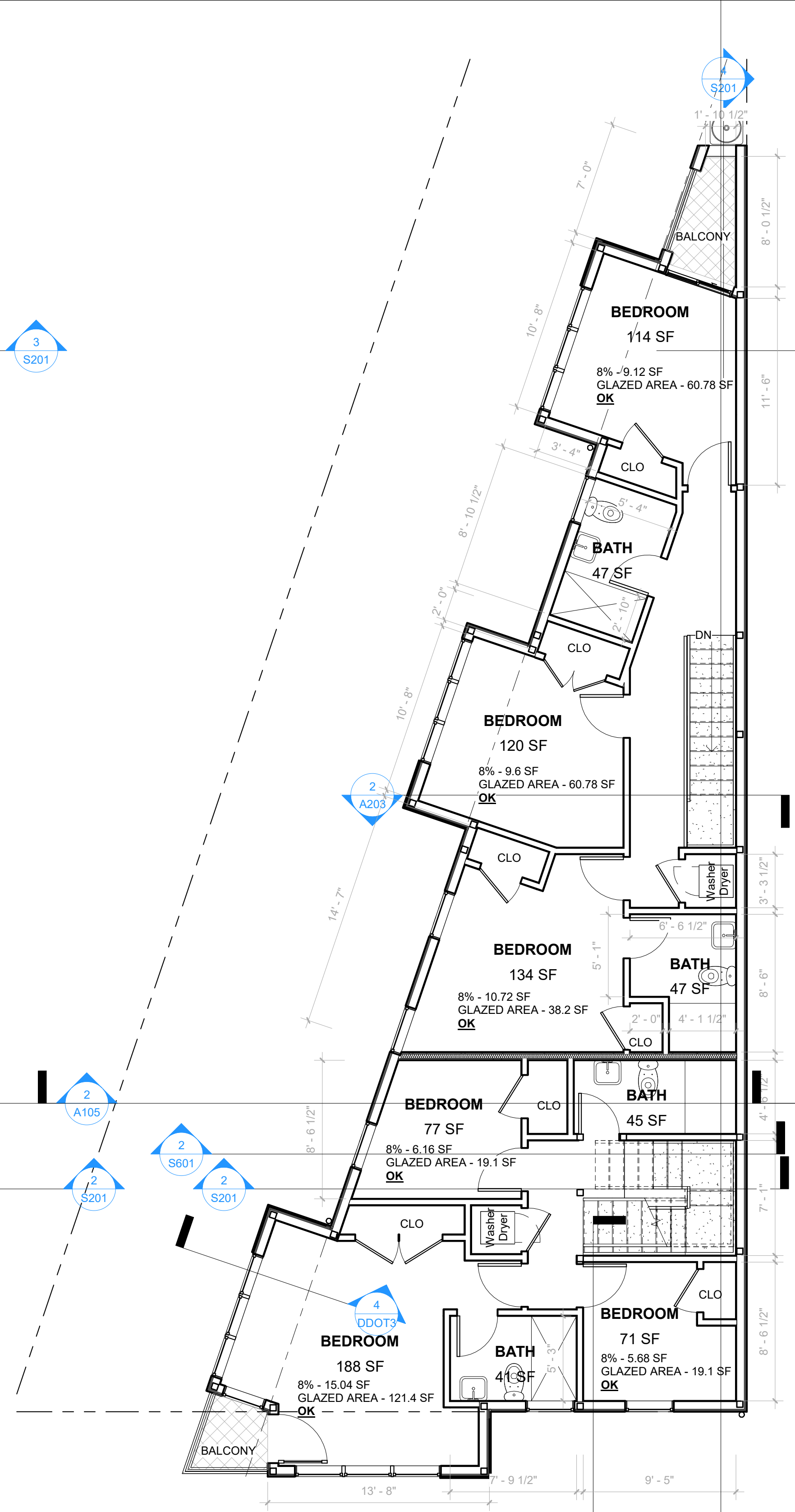
REVISION #
SCALE AS INDICATED
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PROPOSED
FLOOR PLANS

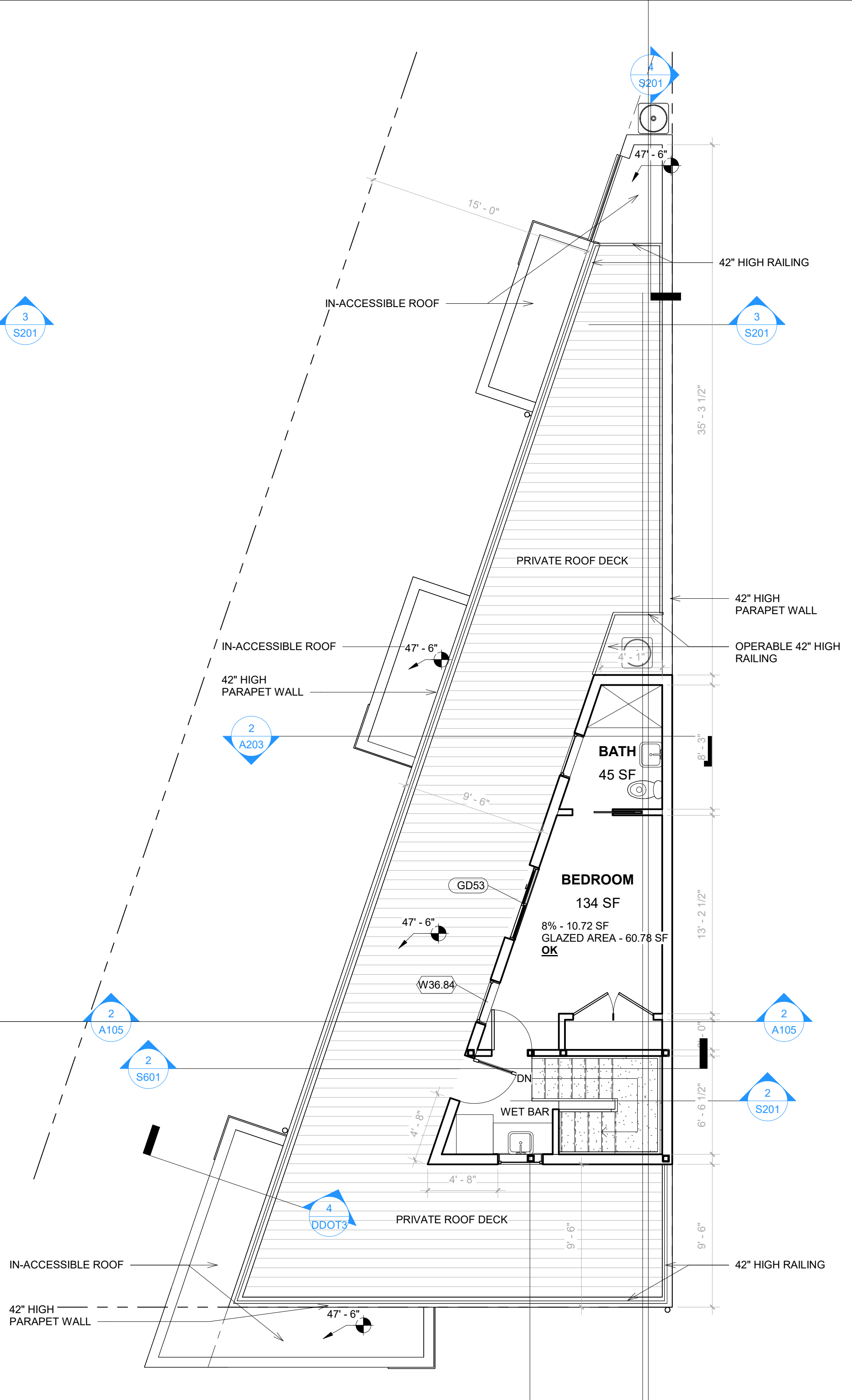
A103



1 FOURTH LEVEL PROPOSED
3/16" = 1'-0"

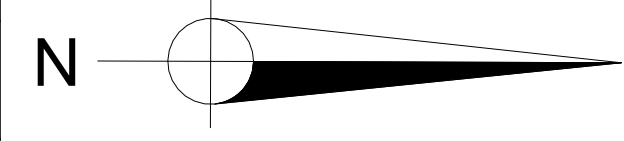


2 FIFTH LEVEL PROPOSED
3/16" = 1'-0"



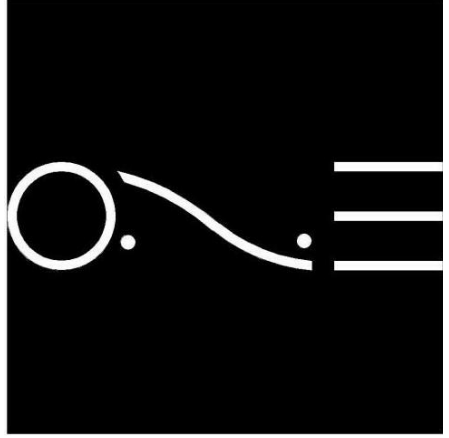
3 PENTHOUSE PROPOSED
3/16" = 1'-0"

----	DEMO WALL
=====	NEW WALL
=====	NEW BRICK WALL
=====	NEW CONCRETE WALL
=====	EXISTING WALL
-----	DOOR TO BE REMOVED



3700 14TH ST NW

DISTRICT OF COLUMBIA
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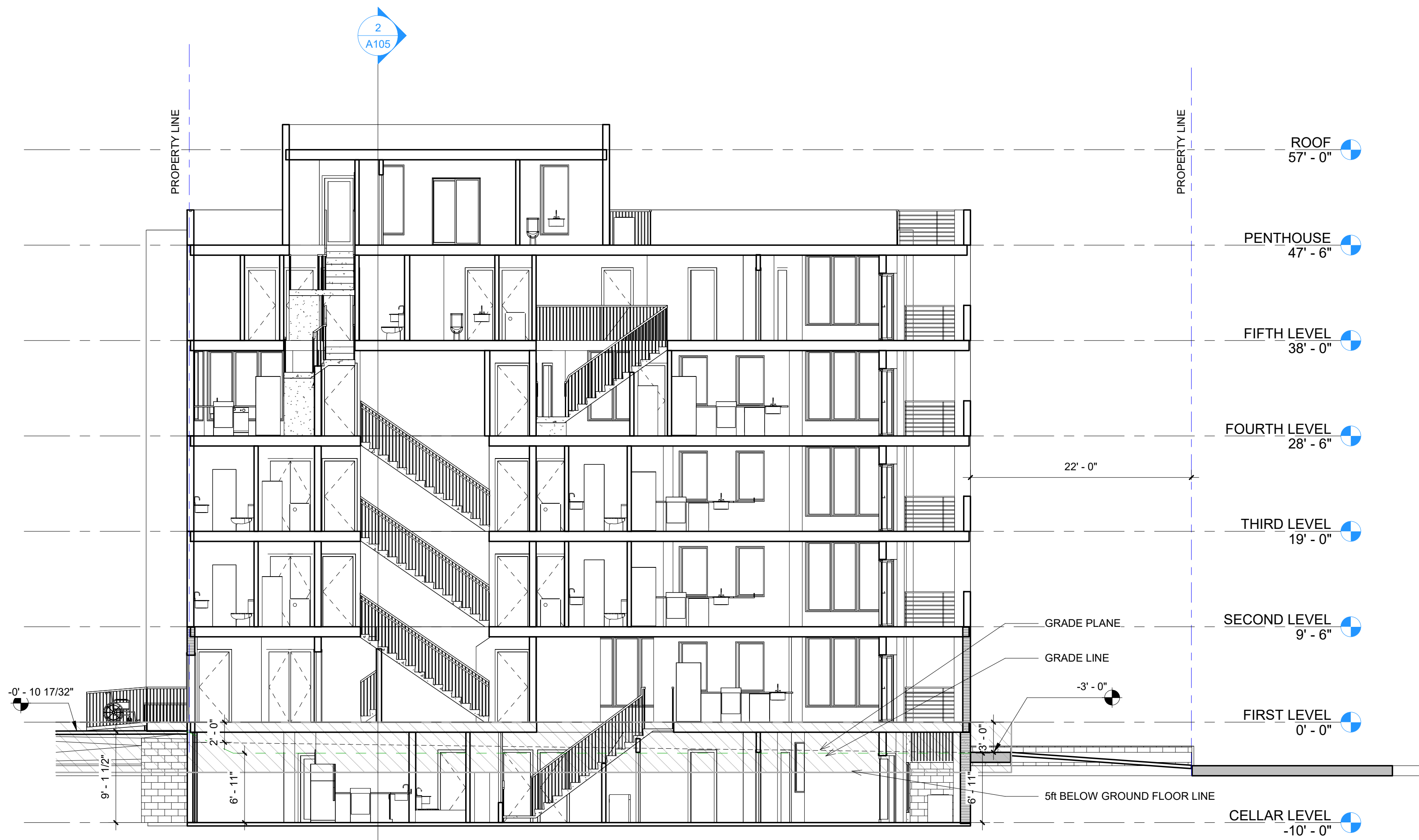


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PROPOSED
FLOOR PLANS

A104



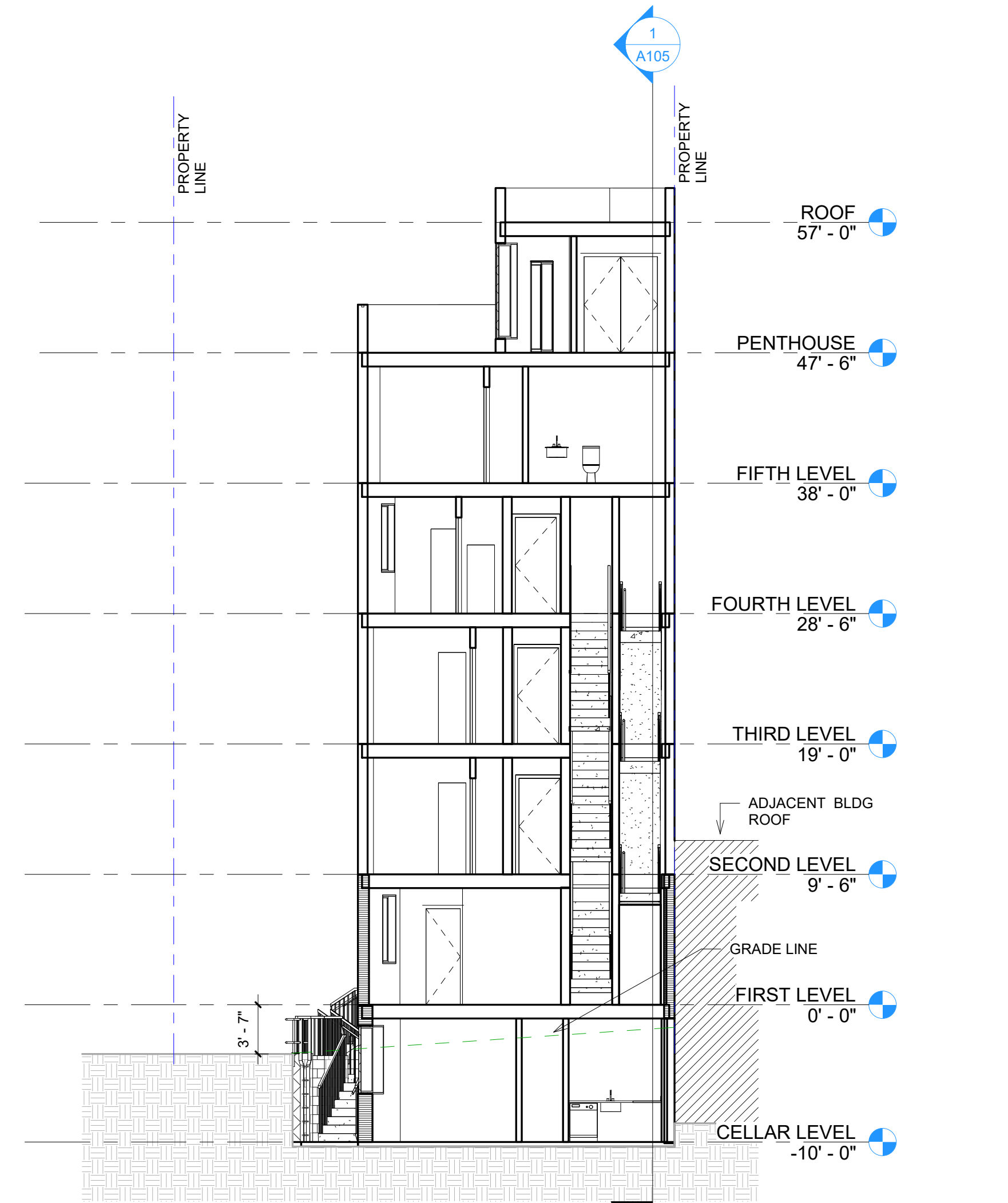
① LONGITUDENAL SITE SECTION
1/8" = 1'-0"

GRADE PLANE CALCULATIONS

ELEVATION AT BUILDING FRONT FACADE MID POINT - 2FT 0IN

ELEVATION AT BUILDING REAR WALL MID POINT - 3FT 0IN

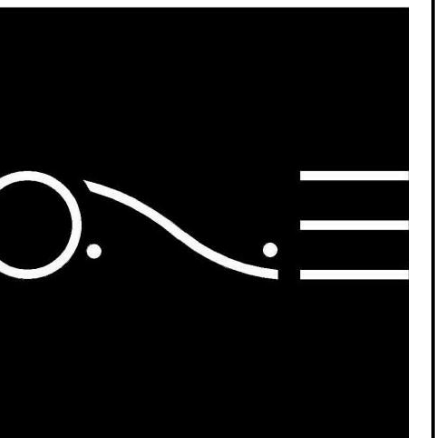
PROJECTION BELOW THE 5FT FROM GROND FLOOR LINE - NONE



② CROSS SECTION
1/8" = 1'-0"

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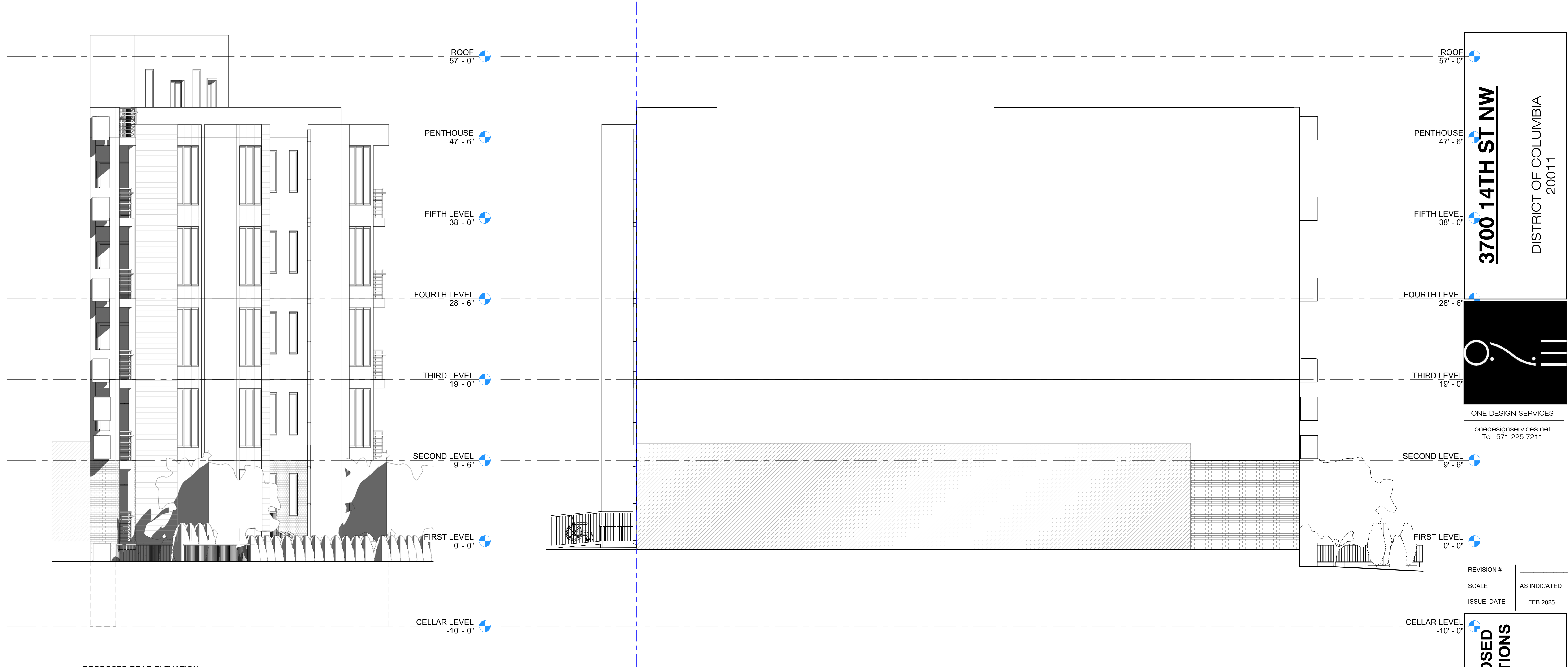
ISSUE DATE

AS INDICATED

FEB 2025

SITE SECTION
AND GRADE
PLANE
CALCULATION

A105



① PROPOSED REAR ELEVATION
3/16" = 1'-0"

② PROPOSED RIGHT ELEVATION
3/16" = 1'-0"

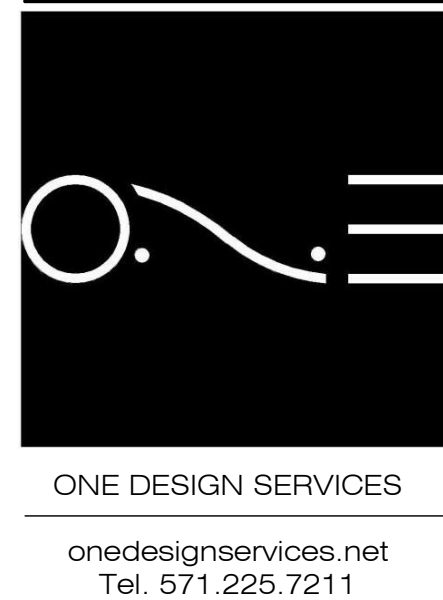
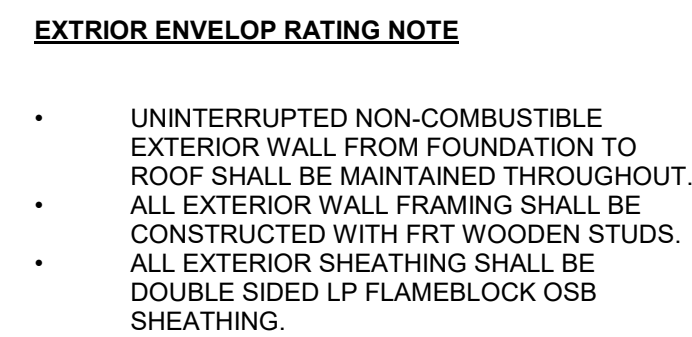
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**PROPOSED
ELEVATIONS**

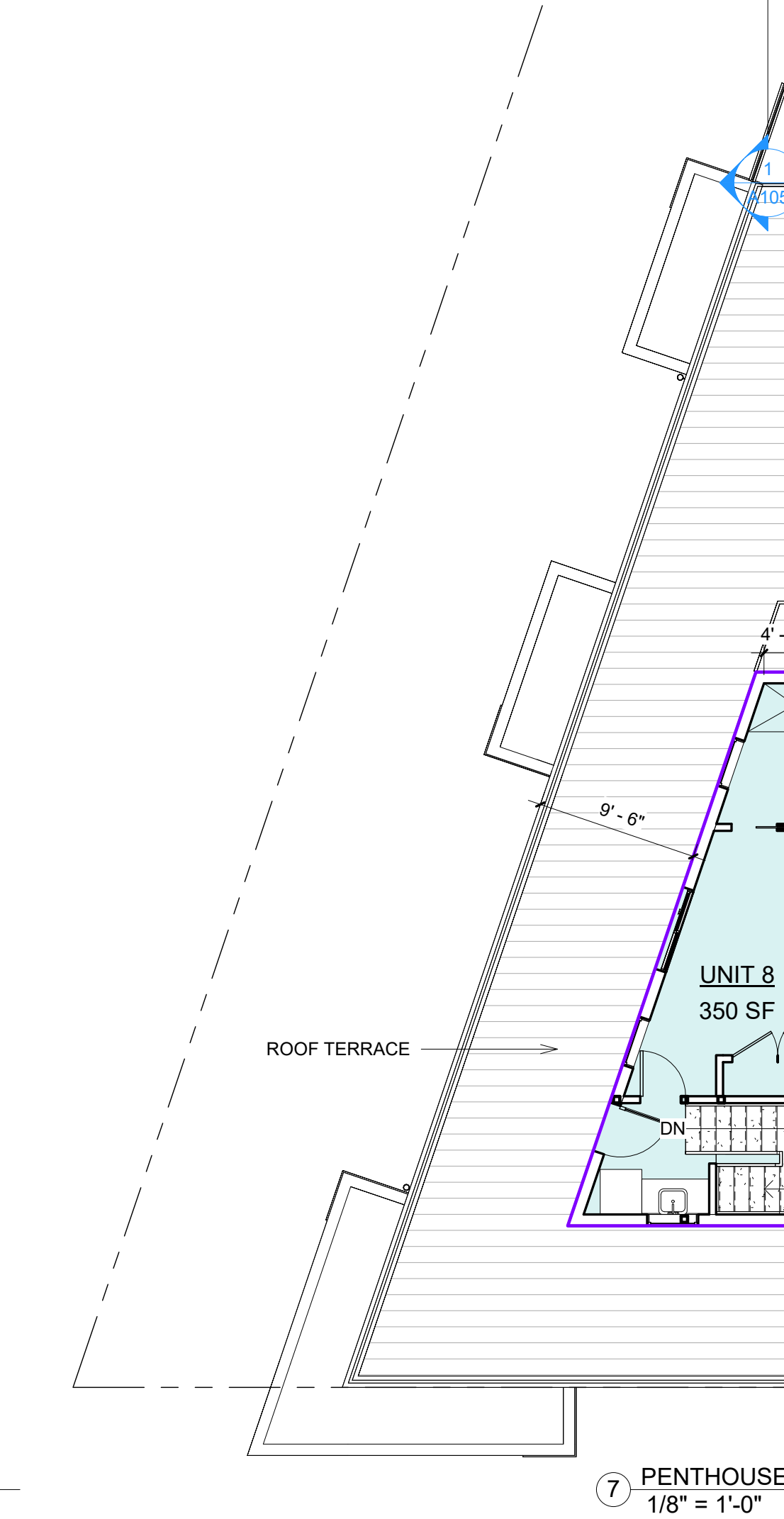
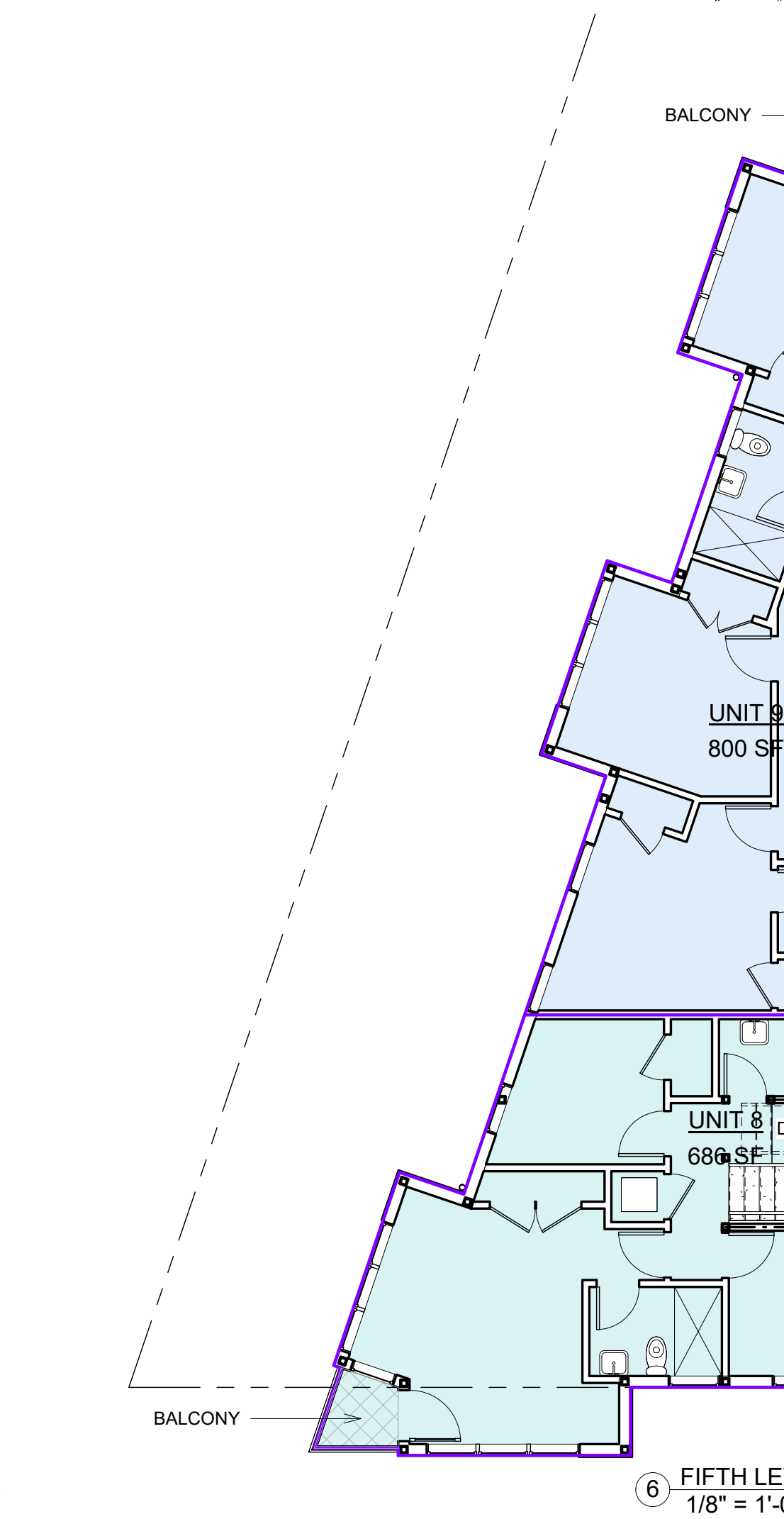
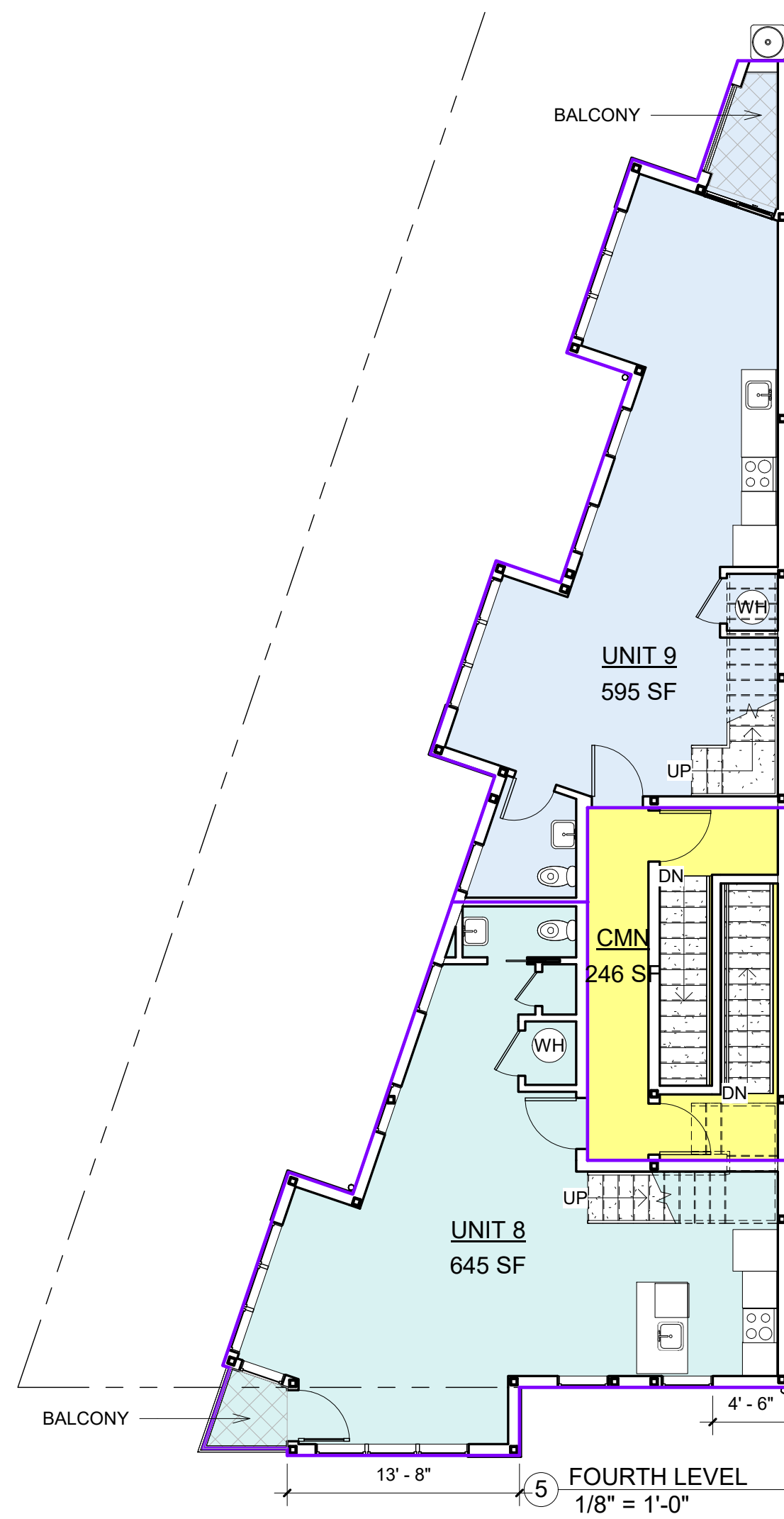
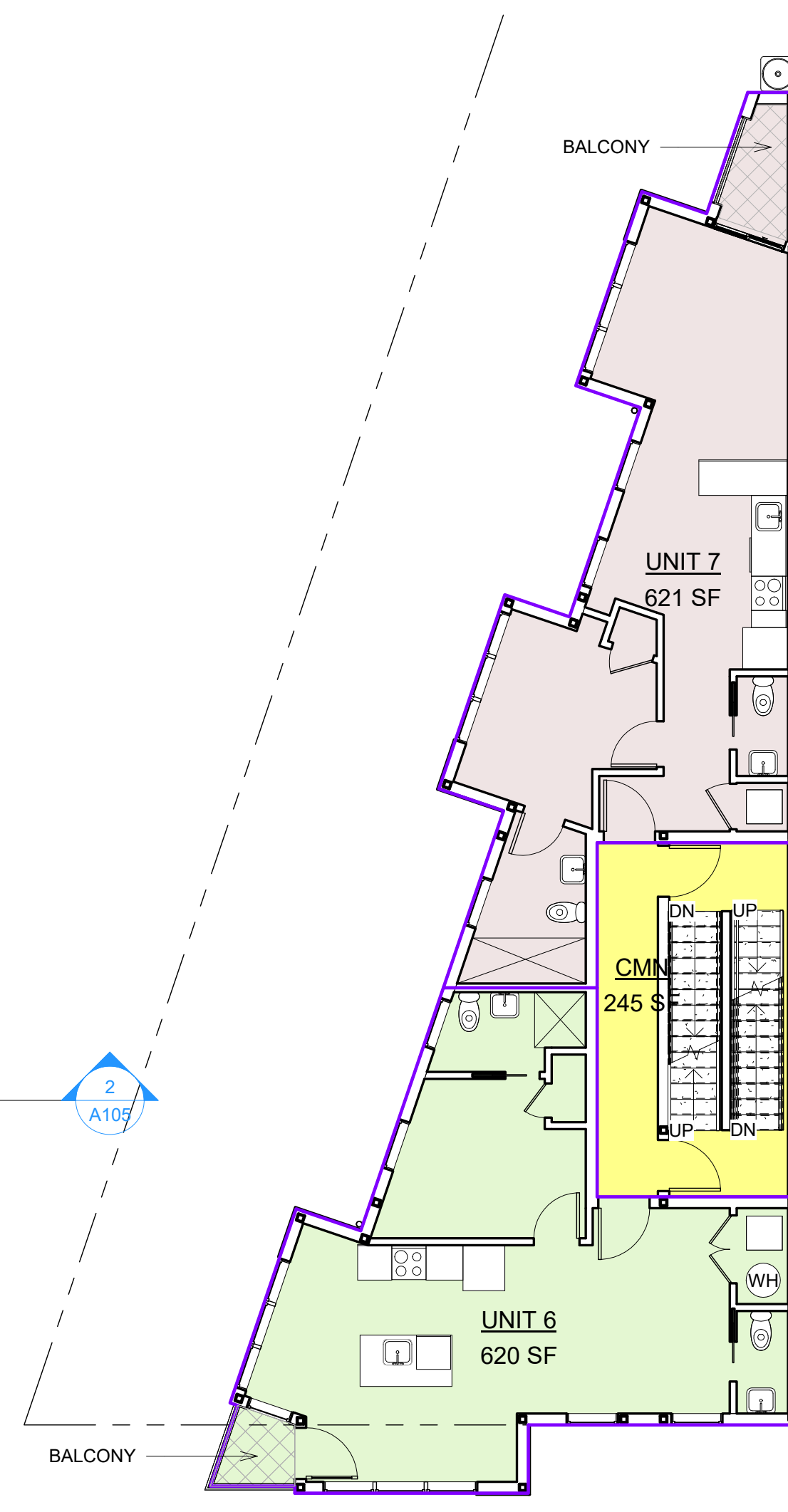
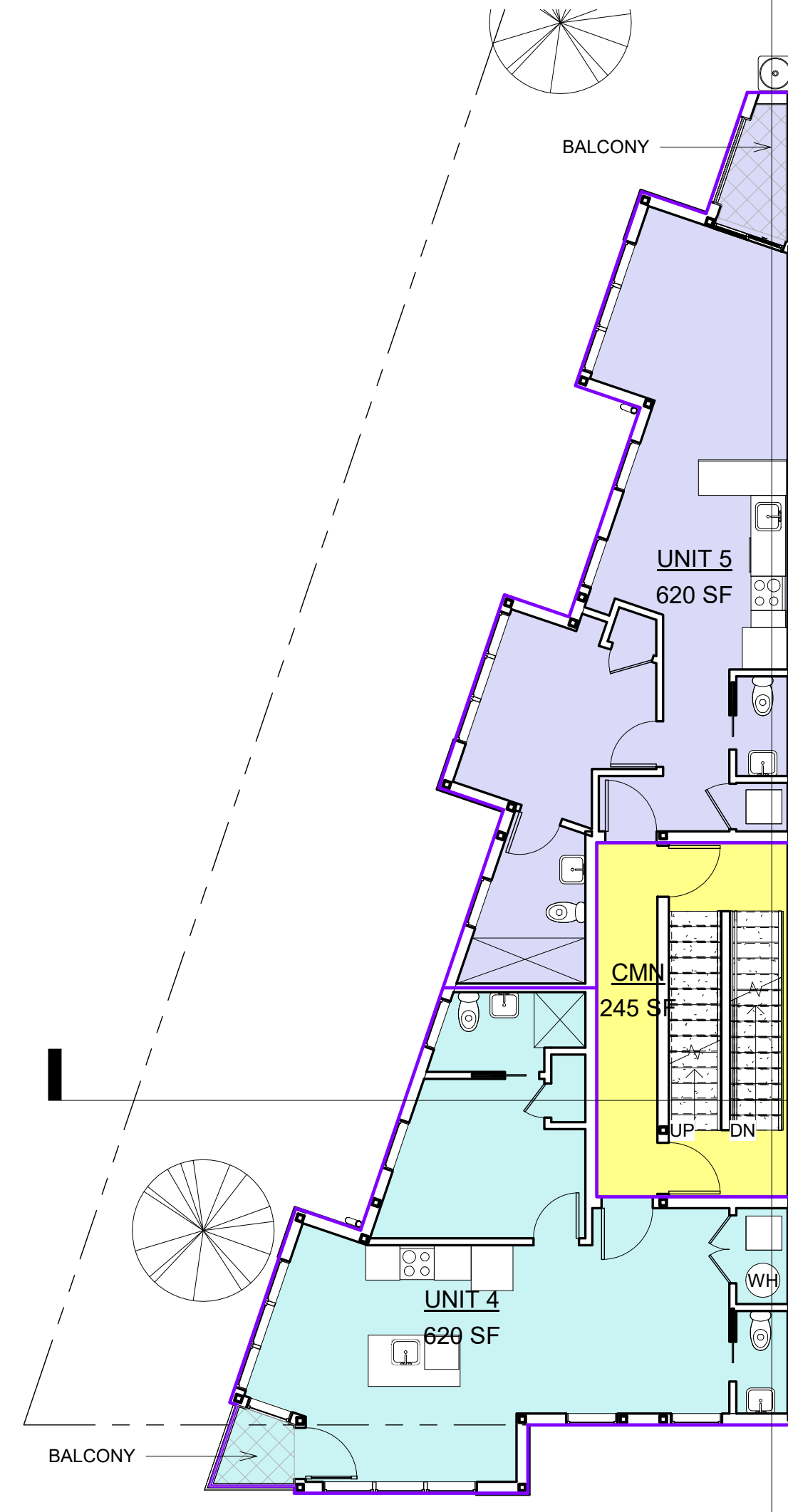
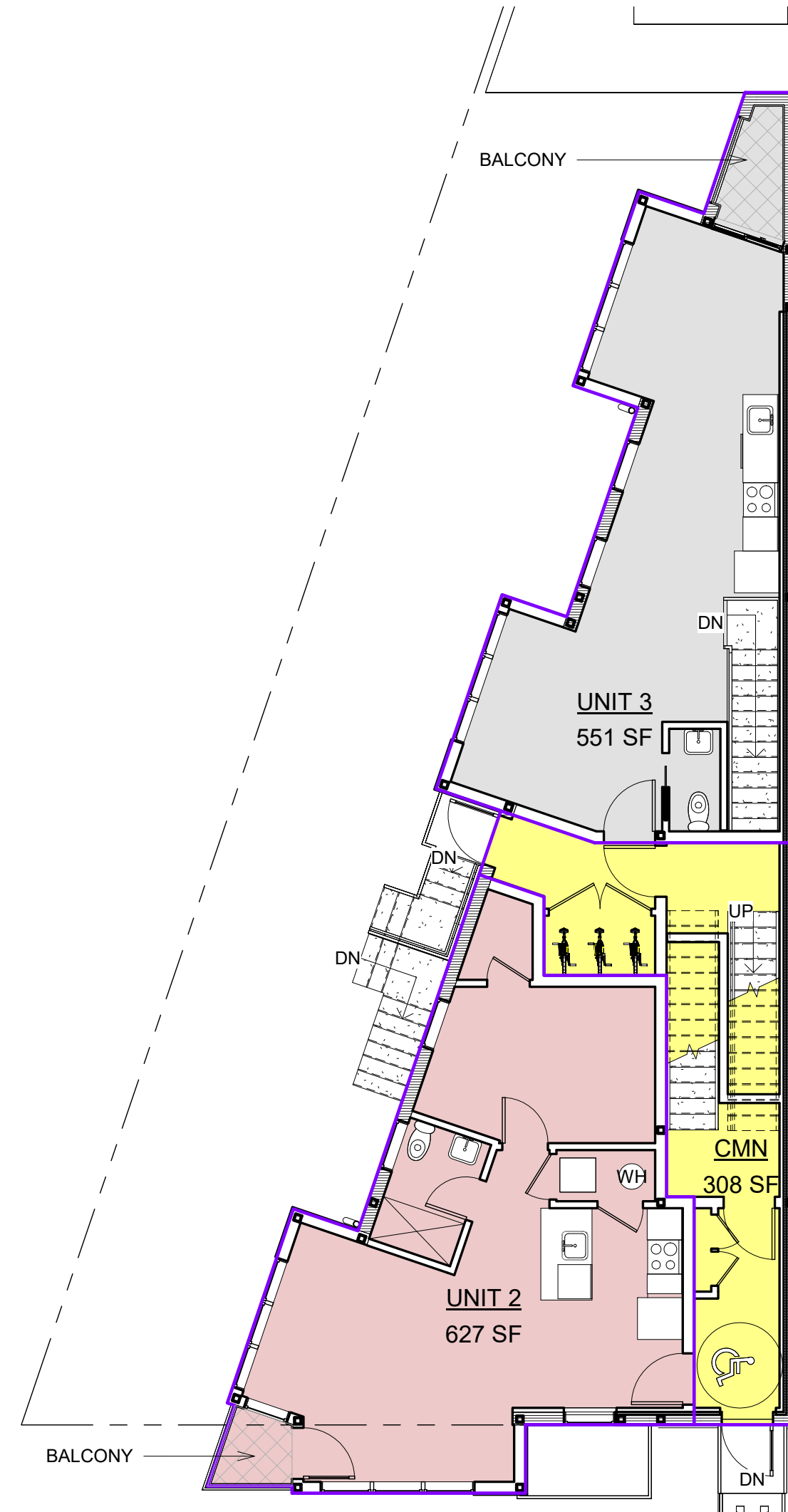
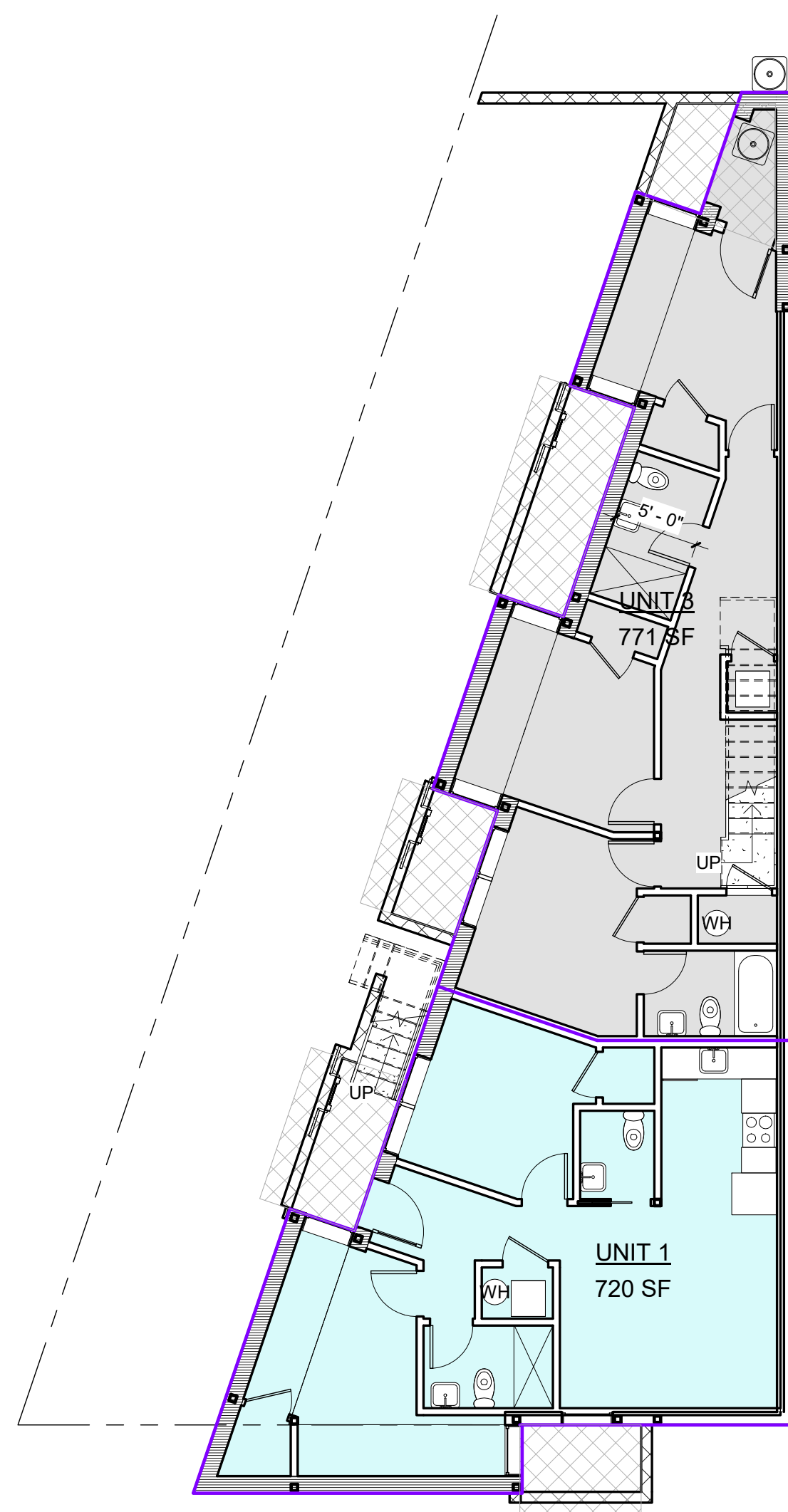
A202



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PROPOSED BUILDING SECTION

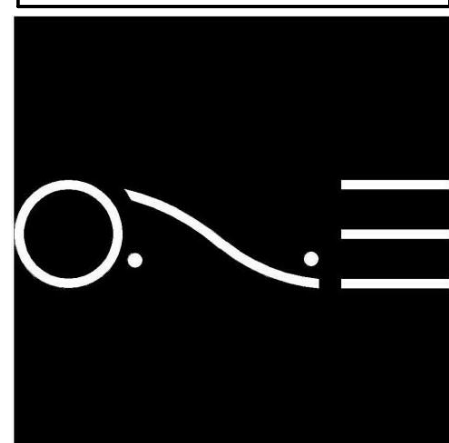
A203



Area Schedule (Rentable)		
Name	Level	Area
CMN	FIRST LEVEL	308 SF
CMN	SECOND LEVEL	245 SF
CMN	THIRD LEVEL	245 SF
CMN	FOURTH LEVEL	246 SF
UNIT 1	CELLAR LEVEL	720 SF
UNIT 2	FIRST LEVEL	627 SF
UNIT 3	CELLAR LEVEL	771 SF
UNIT 3	FIRST LEVEL	551 SF
UNIT 4	SECOND LEVEL	620 SF
UNIT 5	SECOND LEVEL	620 SF
UNIT 6	THIRD LEVEL	620 SF
UNIT 7	THIRD LEVEL	621 SF
UNIT 8	FOURTH LEVEL	645 SF
UNIT 8	FIFTH LEVEL	686 SF
UNIT 8	PENTHOUSE	350 SF
UNIT 9	FOURTH LEVEL	595 SF
UNIT 9	FIFTH LEVEL	800 SF

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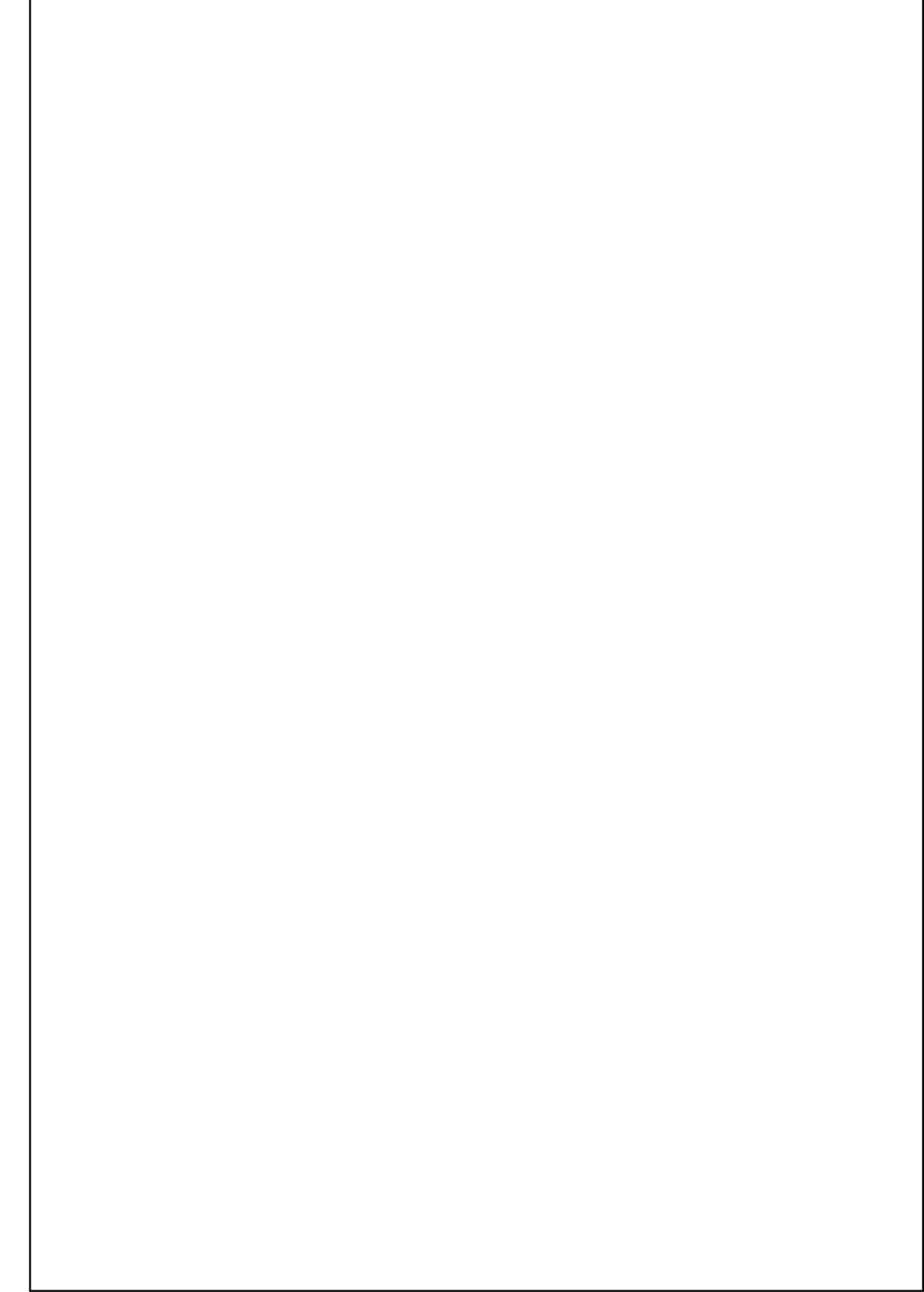
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AREA PLANS

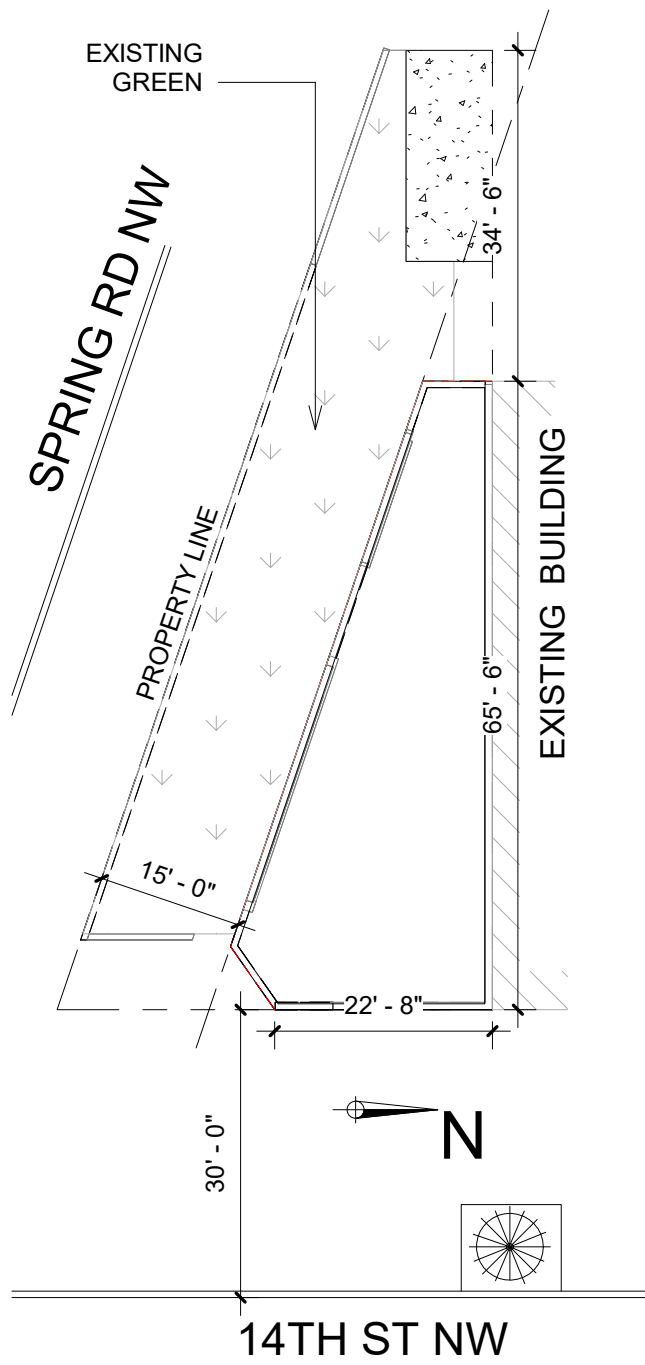
A302



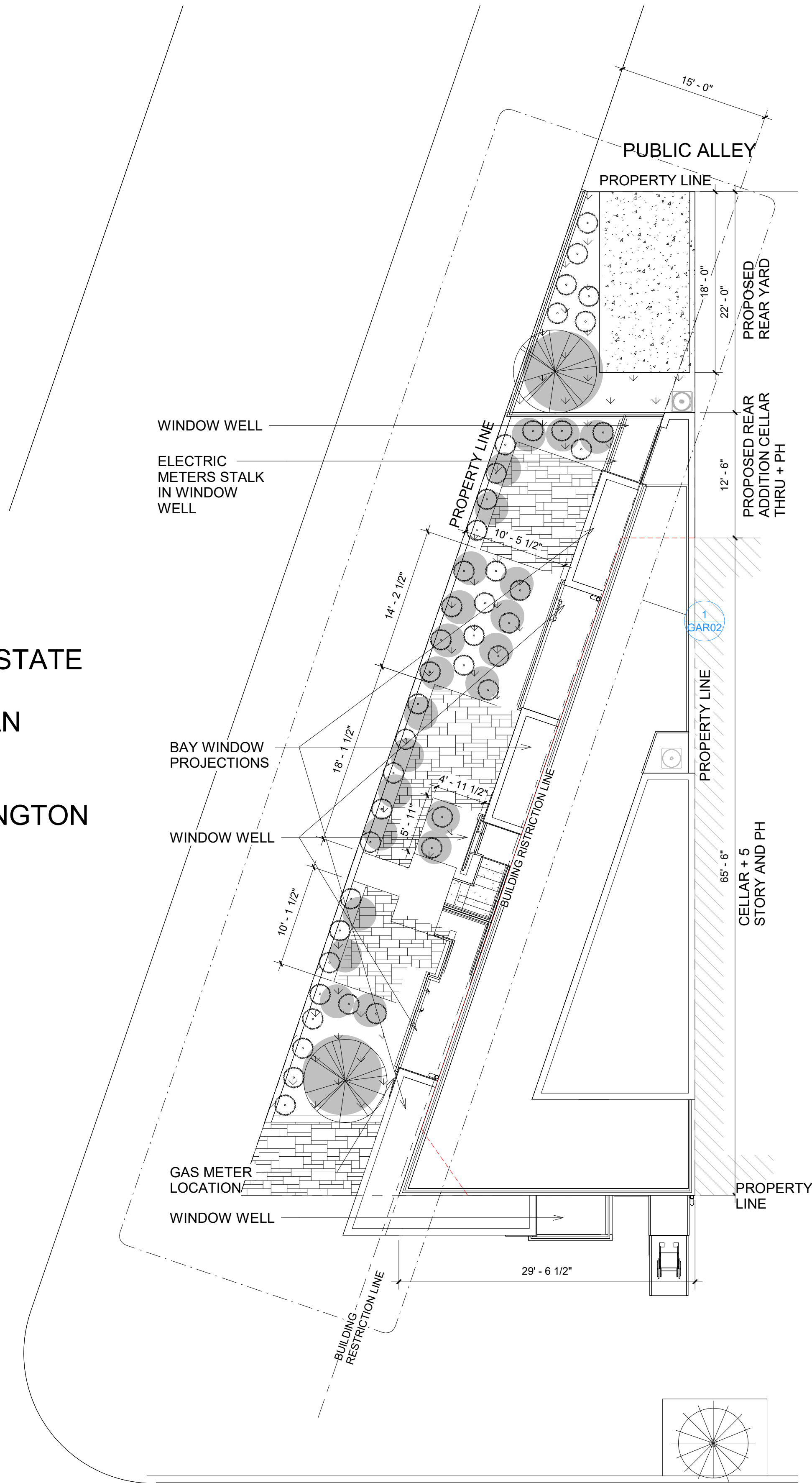
PROJECT INFORMATION

PROJECT NAME: 3700 14th ST NW
PROJECT OWNERS NAME: WASHINGTON REAL ESTATE
DEVELOPMENT INC
PROJECT CONTACT INFO.: DAGMAWI GEBREKIDAN
dagi.abebe@gmail.com
571.225.7211

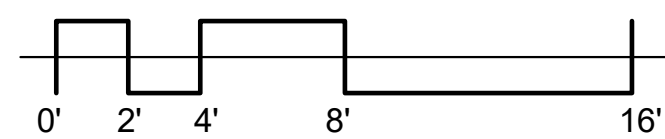
PROJECT ADDRESS: 3700 14TH ST NW WASHINGTON
DC 20010
SQUARE: 2692
LOT: 0043
ZONE DISTRICT: MU-4
GREEN AREA RATIO: 0.3
FLOOR AREA RATIO: 2.5 (3.0 WITH IZ)
HEIGHT: 50FT
LOT OCCUPANCY: 60%



1 SITE PLAN EXISTING GAR
1" = 20'-0"



2 SITE PLAN GAR PROPOSED
1/8" = 1'-0"



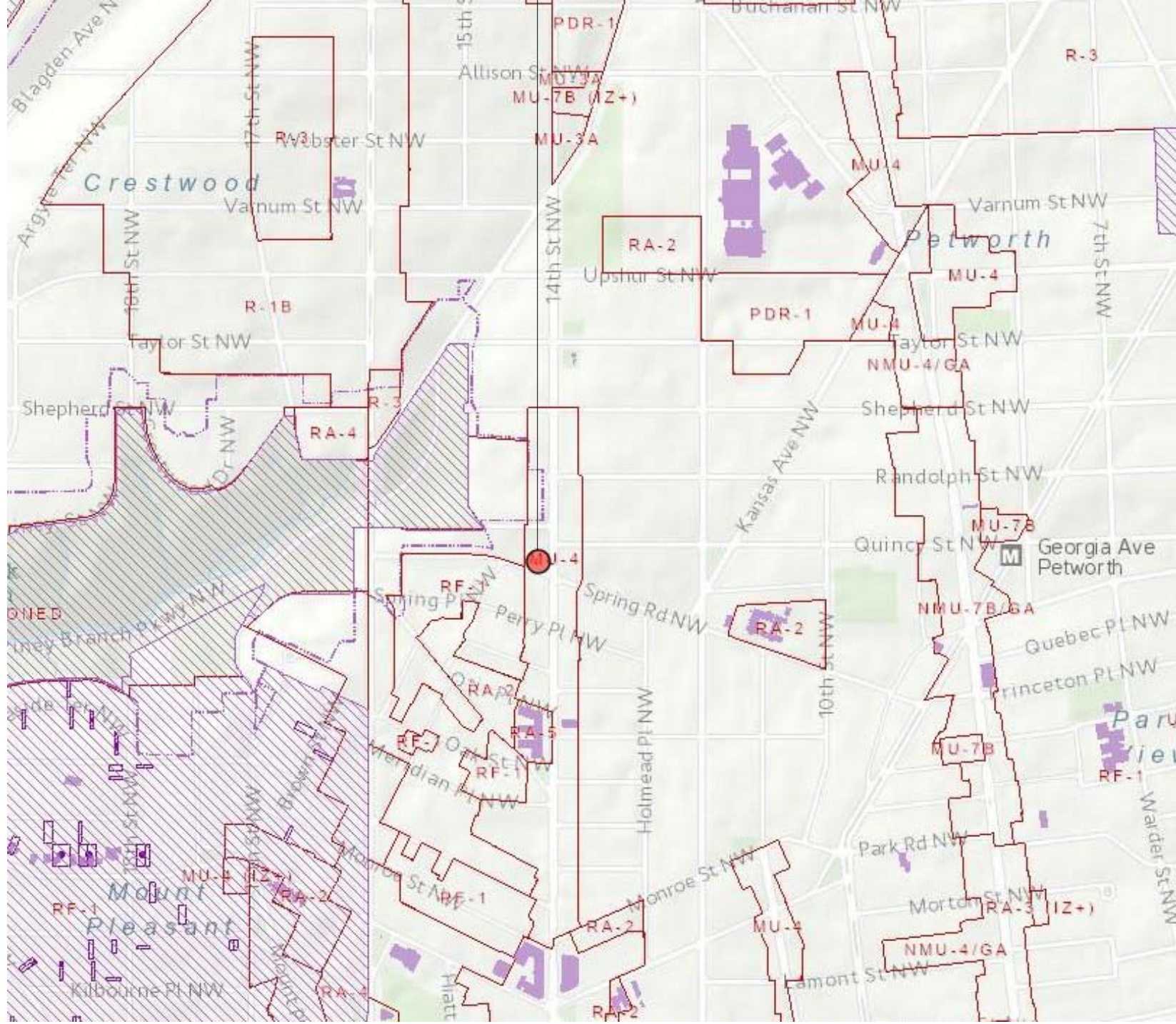
PROJECT DESCRIPTION

UPGRADE THE LANDSCAPE OF AN EXISTING SEMI-DETACHED COMMERCIAL UNIT. THE PROPOSED BUILDING HAS 9 UNITS FROM CELLAR TO FIFTH FLOORS AND PENTHOUSE. SIDEYARD TO BE UPGRADED AND DEVELOPED TO ACCOMODATE ON GRADE PATIOS AND GREEN AREA, GRASS, SHRUBS AND TREES .

VICINITY MAP



LOCATION MAP

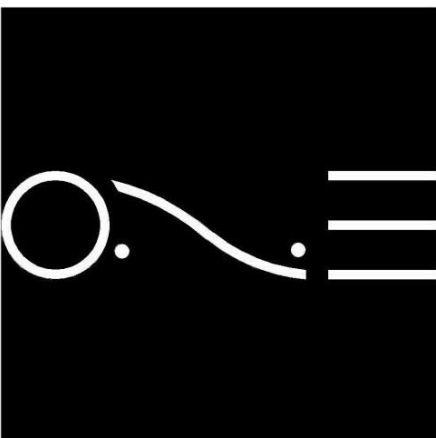


DRAWING INDEX

GAR1: GAR COVER PAGE
GAR2: GAR SCORESHEET AND CALLOUT
GAR3: GAR NOTES AND DETAILS

3700 14TH ST NW

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GAR SITE
PLANS

GAR01

★ ★ ★

Address 3700 14TH ST NW

Other

Square2692

Lot43

Zone DistrictMU-4

Lot size (enter this value first) *

2,838

Minimum Score0.3

Multiplier

GAR Score0.300

Landscape Elements

Square Feet

Factor

Total

A

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

1

Landscaped areas with a soil depth < 24"

275

0.30

82.5

2

Landscaped areas with a soil depth ≥ 24"

269

0.60

161.4

3

Bioretention facilities

0.40

-

B

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

1

Groundcovers, or other plants < 2' height

544

0.20

544

108.8

2

Plants ≥ 2' height at maturity
- calculated at 9-sf per plant

42

378

0.30

42

113.4

3

New trees with less than 40-foot canopy spread
- calculated at 50 sq ft per tree

2

100

0.50

2

50.0

4

New trees with 40-foot or greater canopy spread
- calculated at 250 sq ft per tree

0

0.60

-

5

Preservation of existing tree 6" to 12" DBH
- calculated at 250 sq ft per tree

0

0.70

-

6

Preservation of existing tree 12" to 18" DBH
- calculated at 600 sq ft per tree

0

0.70

-

7

Preservation of existing trees 18" to 24" DBH
- calculated at 1300 sq ft per tree

0

0.70

-

8

Preservation of existing trees 24" DBH or greater
- calculated at 2000 sq ft per tree

0

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

0.60

-

2

Over at least 8" of growth medium

0.80

-

D

Permeable Paving***

1

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

580

0.40

232.0

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

0.50

-

3

Approved water features

0.20

-

F

Bonuses

1

Native plant species

1,022

0.10

102.2

2

Landscaping in food cultivation

0.10

-

3

Harvested stormwater irrigation

0.10

-

sub-total of sq ft =

2,146

Green Area Ratio numerator =

850

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth.

232

GAR REQUIRMENTS

GROSS SITE AREA2838 SQ.FT
PUBLIC R.O.W (DEDUCTION)0 SQ.FT.
ADJUSTED GROSS AREA2838 SQ.FT.

ZONING:MU-4

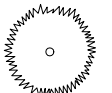
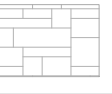
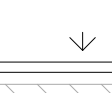

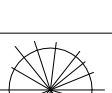
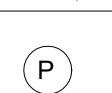

GAR REQUIRED0.3
GAR PROVIDED0.3

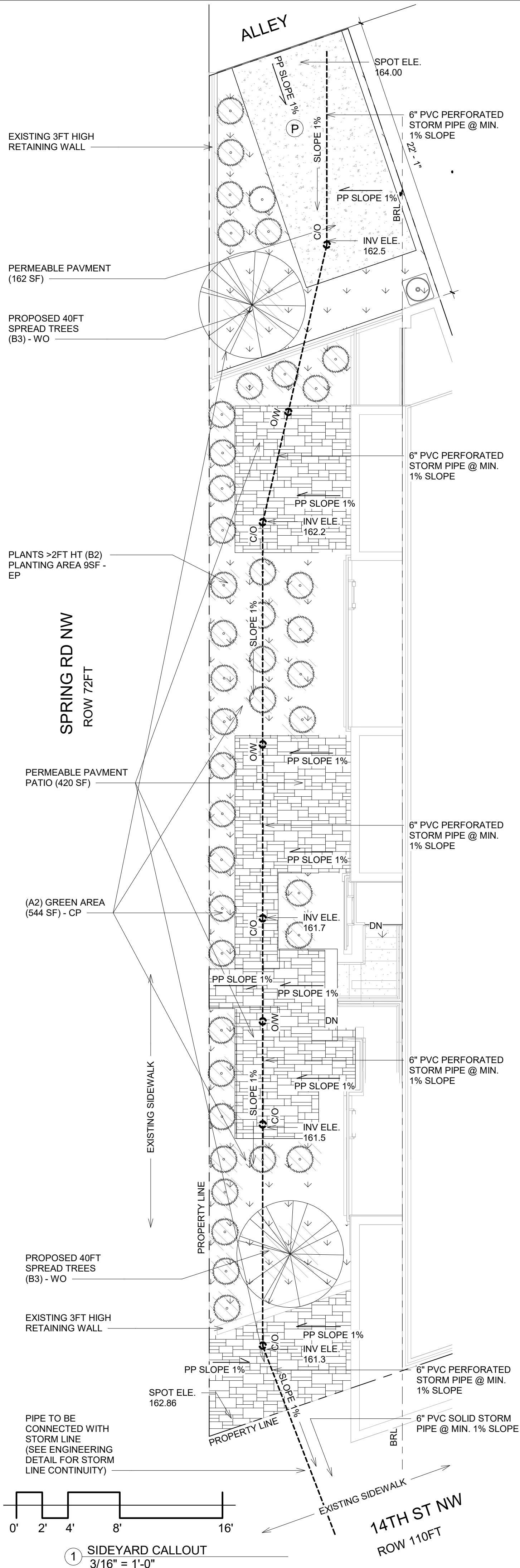
NOTE

THE PROPERTY OWNER IS REQUIRED TO MAINTAIN THE LOT'S MINIMUM GAR SCORE THROUGH APPROPRIATE STEWARDSHIP AND MAINTENANCE OF LANDSCAPE ELEMENTS AFTER THE PROPERTY IS GRANTED ITS CERTIFICATE OF OCCUPANCY.

ALL NEW PLANT MATERIALS MUST MEET THE STANDARDS IN THE ANLA AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2014)

TREES AND SHRUBS MUST HAVE A SPECIES IDENTIFICATION TAG FROM THE NURSERY TO REMAIN ON 2 OF EACH PLANTED SPECIES UNTIL THE LANDSCAPE CHECKLIST IS SIGNED. TAGS MAY BE REMOVED AFTER FINAL INSPECTION TO PREVENT GIRDLING.

LEGEND	
	SHRUBS - EP
	PERMEABLE PAVER
	LAWN GRASS COVER - CP
	LANDSCAPE OF SOIL D> 24"
	CLIMBING VINE - PQ
	40 FT CANOPY TREE - WO
	PARKING PAD



SPECIFICATIONS FOR PLANTING

- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS. THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE PLANTING MUST APPROVE ADJUSTMENTS TO LOCATIONS OF PLANT MATERIAL DUE TO FIELD CONDITIONS. ANY SUBSTITUTIONS IN PLANT MATERIAL AND SIZES SPECIFIED WILL NOT BE ACCEPTED, UNLESS APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM THE AMERICAN STANDARD FOR NURSERY, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANTS MUST BE FREE FROM INJURY, INSECT INFESTATIONS AND DISEASE. ALL PLANT MATERIAL MUST BE INSPECTED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE CONTRACTOR SHALL PHONE AT LEAST THREE (3) DAYS PRIOR TO INSTALLATION FOR INSPECTION OF THE MATERIAL AND FOR INSPECTION OF THE PLANTING OPERATION.
- ALL PLANT MATERIAL MUST BEAR ORIGINAL NURSERY TAGS INDICATING THE GENUS, SPECIES AND IF APPLICABLE, CULTIVARS AND VARIETY. ALL TAGS SHALL BE REMOVED AFTER THE PROJECT LANDSCAPE ARCHITECT HAS INSPECTED THE PLANT MATERIAL.
- TEST SOIL DRAINAGE BEFORE PLANTING. DIG A HOLE AS DEEP AS YOUR PLANTING HOLE AND FILL WITH WATER. IF WATER DRAINS AT A RATE LES THAN ONE INCH PER HOUR, INSTALL DRAINAGE TO CARRY WATER AWAY FROM THE PLANTING HOLE BASE, OR MOVING OR RAISING THE PLANTING SITE (BERM CONSTRUCTION)
- EXAMINE SOIL FOR COMPACTION BEFORE PLANTING. IF SOILS ARE COMPACTED IN AN AREA WHERE A GROUP OF PLANTS ARE TO BE INSTALLED, INCORPORATED SEVERAL INCHES OF A COMBINATION OF ORGANIC MATERIALS SUCH AS COMPOSTED YARD WASTE, FINELY SHREDDED PINE BARK MULCH (SUPERFINES) OR SHREDDED, COMPOSTED LEAF MULCH (LEAF-GRO) AND TILL TO A DEPTH OF TWELVE (12) TO EIGHTEEN (18) INCHES OVER THE ENTIRE AREA. DO NOT TILL IF PLANTING IS WITHIN A TREE PRESERVATION AREA. APPLY THE ORGANIC MATTER AT A RATE OF ONE-QUARTER ORGANIC MATTER TO THREE-QUARTERS EXISTING SOIL. DO NOT INCORPORATE SMALL QUANTITIES OF SAND - COMPACTION WILL INCREASE AND DRAINAGE DECREASES. FOR SINGLE TREE PLANTINGS, BACKFILL PLANTING HOLES WITH UNAMENDED SOIL. INCREASE THE WIDTH OF THE TOP OF THE PLANTING HOLE IN AREA WHERE SOIL HAS BEEN COMPACTED. DO NOT INCORPORATE ORGANIC MATTER SUCH AS PEAT MOSS INTO BACKFILL FOR INDIVIDUAL PLANTING HOLES.
- TWO (2) TO THREE (3) INCHES OF MULCH SHALL BE PLACED OVER THE TREE-PLANTING PIT, BUT SHALL BE KEPT THREE (3) TO FOUR (4) INCHES AWAY FROM THE TRUNK OF THE TREE OR CROWNS OF SHRUBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNKS OF TREES OR CROWNS OF SHRUBS. USE MULCH THAT IS COMPATIBLE WITH THE TYPE OF PLANT USED. AVOID MULCH THAT HAS NOT BEEN NITROGEN COMPOSTED, AS THE PH OF THE SOIL COULD CHANGE AS THE MULCH DEGRADES. PINE BARK MULCH WILL NOT CHANGE THE PH OF THE SOIL AS IT DEGRADES. THIS IS THE BEST TYPE OF MULCH FOR USE WITH PERENNIALS. IN MULCHING PERENNIALS, USE NO MORE THAN 1-2". FOR MEDITERRANEAN TYPE OF PERENNIALS, SUCH AS LAVENDER, OR FOR PEONIES OR IRIS, USE NO MULCH AT ALL.
- REMOVE TAGS AND LABELS FROM TREES AND SHRUBS TO PREVENT GIRDLING BRANCHES AND TRUNKS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM THE DATE OF ACCEPTANCE TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION. IN THE EVENT THAT A PLANT DIES OR IN THE JUDGMENT OF THEPROJECT LANDSCAPE ARCHITECT, FAILS TO FLOURISH; THE CONTRACTOR SHALL REPLACE IN ACCORDANCE WITH THE ABOVE NOTED SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS DURING THIS ONE-YEAR WARRANTY PERIOD. THIS MAINTENANCE SHALL INCLUDE PROVIDING WATER ON A WEEKLY BASIS WHEN NATURAL RAINFALL IS LESS THAN ONE INCH A WEEK. DRIP IRRIGATION SYSTEMS AND WATER RESERVOIR DEVICES CAN FACILITATE WATERING. ROOT BALLS OF TREES SHOULD BE SLOWLY AND THOROUGHLY SOAKED AT TIME OF WATERING. FOR PLANTING BEDS (I.E., TREES, SHRUBS AND PERENNIALS), WATER SLOWLY AND DEEPLY PUTTING DOWN 1"-2" OF WATER IN A 6-12 HOUR PERIOD. THIS SHOULD GIVE A PENETRATION OF 12-18" DEPTH.
- PLANT MATERIAL SHALL NOT BE STORED ON SITE FOR A PERIOD LONGER THAN 3 DAYS FROM THE TIME OF DELIVERY.
- ALL PLANT MATERIAL SHALL BE PROTECTED FROM DRYING DURING TRANSPORTATION AND DURING STORAGE ON SITE. ANY PLANT THAT IS NOT PLANTED ON THE DAY OF DELIVERY WILL BE PLACED IN A HOLDING AREA. THE TREE OR SHRUB WILL BE STORED VERTICALLY AND ITS ROOTS WILL BE COVERED WITH A MOISTURE HOLDING MEDIUM (WOOD CHIPS, SAW-DUST, ECT.) UNTIL PLANTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE PLANTING PLAN.

SOIL AMENDMENT:

- All soils in planting beds that will be disturbed by this project will be amended as needed.
- The area shall be cleared entirely of all plant material, brush, debris, and trash and grubbed to a depth of six to twelve inches in order to leave a surface entirely free of any protruding stumps, roots, rhizomes, trash or debris. The area shall be compacted to the least extent necessary to stabilize the site. In order to accomplish this, only tracked equipment shall be used for working the area. The surface layer shall be made to meet the following standards to a minimum depth of six inches either by amending the existing soils or by the additional of top soil meeting the following specifications:

A. Imported Topsoil

1. Loamy, friable soil, containing a minimum of 2.0 percent by dry weight organic matter; free from subsoil, refuse, roots, heavy or stiff clay, stones larger than 25 mm (1 in.), noxious seeds, sticks, brush, litter, and other deleterious substances; suitable for the germination of seeds and the support of vegetative growth. The pH value shall be between 6.0 and 6.5.

2. Soil Texture: loam soil with the following particle size distribution.

Approximate Particle Distribution Imported Topsoil

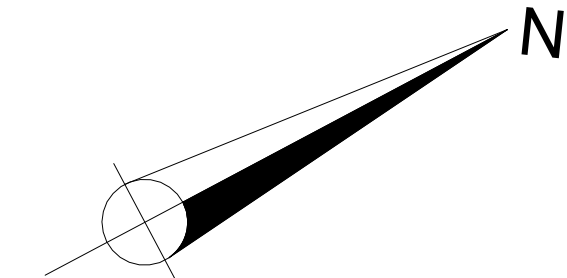
Gravel	Less than 10%
Coarse to medium sand	30-65%
Fine sand	5-20%
Very fine sand	0-20%
Silt	15-25%
Clay	15-25%

Approximate Particle Distribution Imported Topsoil

Gravel	Less than 10%
Coarse to medium sand	30-65%
Fine sand	5-20%
Very fine sand	0-20%
Silt	15-25%
Clay	15-25%

B. Existing Topsoil

- Existing topsoil from the site may be used if it meets the requirements for imported topsoil or if approved by a landscape architect certified arborist. Provide a minimum of one soil sample with accompanying soil test report for each topsoil type found at the site.



Planting Schedule											
Symbol	Species (Common name)	Quantity	Planting Size	Type	Spacing	GAR Category	Landscape Coverage (sq.ft.)	Native	Multiplier	Native Bonus Credit	Comments
WO	Quercus phellos(Willow Oak)	2	3 gal.	cont.	As shown	B(3)	100	Yes	0.5	50	Healthy Clown
CP	Carex pennsylvanica (Pennsylvania sedge)	544 SF	2"	Plug	12"o.c.	B(1)	544	Yes	0.2	108.8	Full to ground
EP	Echinacea purpurea (Coneflower)	23	3 Gal.container	Shrub	Min 3'	B(2)	207	Yes	0.3	62.1	Full to ground
Total							851			220.9	

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SCORECARD AND CALLOUT

GAR02

MAINTENANCE MANAGEMENT PROGRAM

SOILS AND AMENDMENTS

DECOMPACTION

- DECOMPACT TOPSOIL BY TILLING OR SUBSOILING AND INCORPORATING COMPOST THROUGHOUT THE DEPTH OF COMPACTED SOIL. DO NOT TILL SOILS UNDERNEATH EXISTING TREES; INSTEAD CONSIDER PRACTICES SUCH AS MULCHING UNDER THE CANOPY OR AIR TILLING TO AMELIORATE COMPACTION. RATE AND APPLICATION SCHEDULE
- MULCH – APPLY YEARLY OR AS NECESSARY TO REPLACE DECOMPOSED MULCH.
- COMPOST – APPLY COMPOST YEARLY AT A DEPTH OF 1–2 INCHES. COARSE TEXTURED SAND AND CLAY SOILS REQUIRE GREATER COMPOST ADDITION THAN LOAMY SOILS. THE ORGANIC MATTER CONTENT OF THE CHOSEN COMPOST WILL INFLUENCE THE DEPTH APPLIED.
- FERTILIZER – APPLY FERTILIZER ONLY AFTER INCORPORATING COMPOST INTO TOPSOIL AND CONDUCTING A SOIL TEST. THIS WILL AVOID OVER APPLICATION OF NUTRIENTS, AS COMPOST ITSELF WILL INCREASE THE NUTRIENT CONTENT.

MATERIAL SOURCE

- COMPOST SHOULD BE WELL DECOMPOSED MATERIAL, STABLE, FREE OF WEEDS, CONTAMINANTS AND FOUL ODORS. COMPOST MAY BE DERIVED FROM YARD WASTE (DECOMPOSED LEAVES, GRASS CLIPPINGS, BRANCHES) OR FOOD WASTE.
- MULCH CAN BE DERIVED FROM ORGANIC SOURCES SUCH AS SHREDDED BARK, OR LEAF MULCH.

NEW AND EXISTING PLANTINGS

ALL PLANTINGS

- PROVIDE SUPPLEMENTAL WATERING IF RAINFALL IS LESS THAN 1 INCH PER WEEK DURING THE FIRST TWO GROWING SEASONS.
- CONDUCT WEEDING AS NECESSARY TO REDUCE COMPETITION BETWEEN WEEDS AND PLANTINGS FOR NUTRIENTS, SOIL MOISTURE, AND SUNLIGHT.
- REPLACE MULCH EVERY 2–3 YEARS, OR AS NECESSARY TO RECOMMENDED DEPTH (SEE BELOW).
- MONITOR THE PLANTINGS FOR DISEASE OR STRESS AND MODIFY CULTURAL PRACTICE AS NECESSARY. EMPLOY AN INTEGRATED PEST MANAGEMENT (IPM) APPROACH IF POSSIBLE.
- REMOVE DEAD PLANT MATERIAL AND REPLANT IN THE NEXT APPROPRIATE GROWING SEASON.

TREES AND SHRUBS

- FOR TREES, INSTALL SLOW LEAK WATERING BAGS OR TREE BUCKETS DURING THE FIRST TWO GROWING SEASONS. WATER AS NECESSARY TO SUPPLEMENT PRECIPITATION IF LESS THAN 1 INCH PER WEEK.
- REMOVE WATERING BAGS OR TREE BUCKETS AFTER PLANTS HAVE ESTABLISHED.
- INSPECT TREES FOR SIGNS OF DEAD, DISEASED, OR CROSSING BRANCHES AND PRUNE ACCORDINGLY.
- REMOVE HAZARD LIMBS FROM ESTABLISHED TREES. NEVER REMOVE MORE THAN 20% OF THE TREE CANOPY DURING PRUNING ACTIVITIES IN ANY YEAR.
- SPREAD MULCH AT A MAXIMUM 3 INCH DEPTH AND ENSURE MULCH IS NOT AGAINST THE TRUNK OF THE TREE
- MAINTAIN TREE HEALTH BY LIMITING ALL GRADE CHANGES AND OTHER SOIL DISTURBANCE UNDERNEATH THE TREE'S CRITICAL ROOT ZONE.

PERENNIALS AND GROUNDCOVERS

- IN THE EARLY SPRING, DEADHEAD TOP GROWTH FROM PERENNIALS AND WARM SEASON GRASSES.
- PERIODICALLY DIVIDE PERENNIALS AS NECESSARY TO ENCOURAGE REJUVENATED GROWTH.
- SPREAD MULCH AT A MAXIMUM 2 INCH DEPTH.

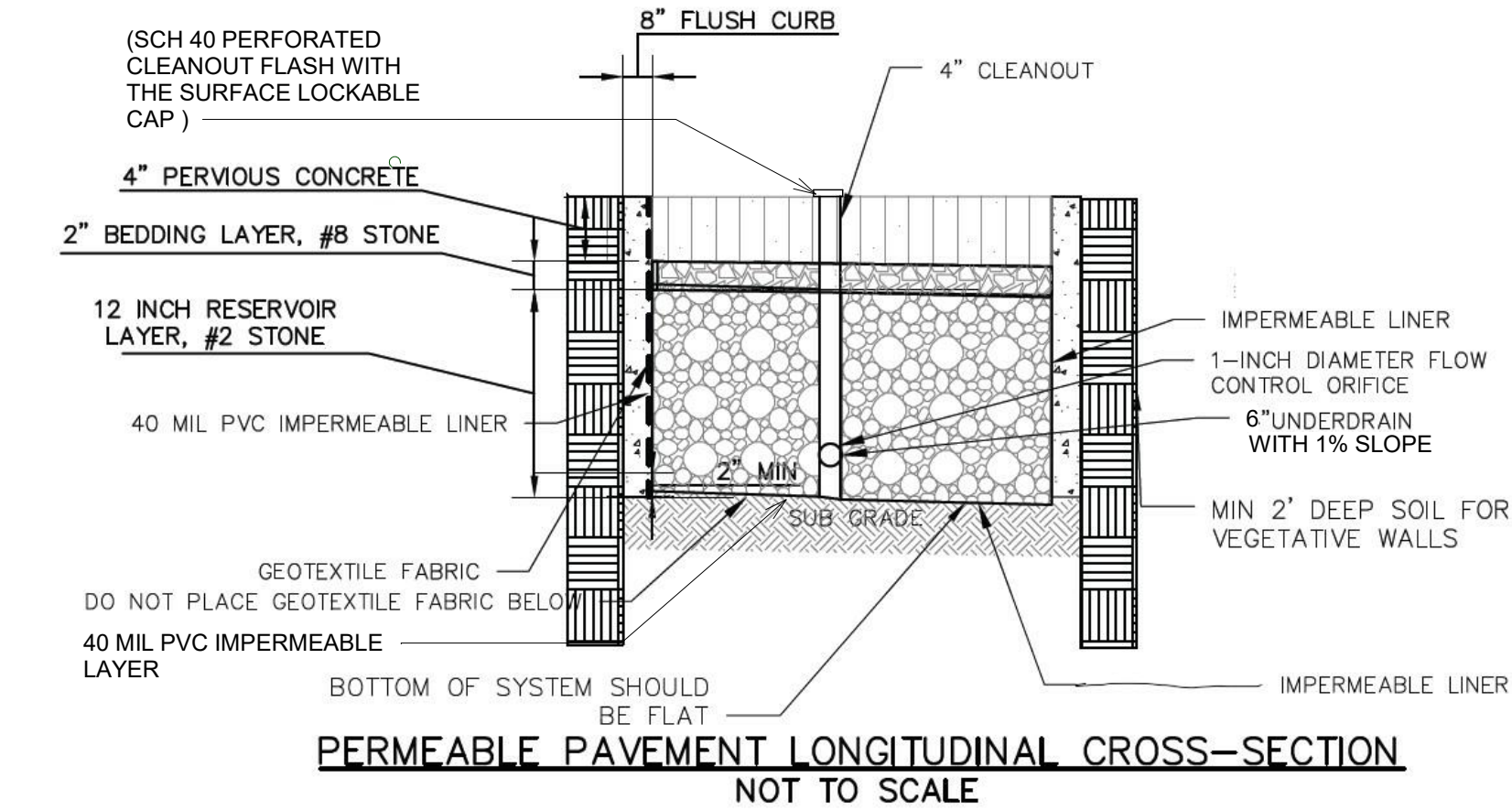
TURFGRASS

- APPLY LIME AND FERTILIZER ONLY AS SOIL TEST RESULTS INDICATE.
- TO REDUCE WEED GERMINATION, MAINTAIN TURFGRASS AT AN INCREASED HEIGHT. NEVER MOW MORE THAN ONE THIRD OF THE GRASS HEIGHT. MAINTAINING GRASS CLIPPINGS IN PLACE AFTER MOWING REDUCES FERTILIZER REQUIREMENTS.
- REGULARLY MONITOR AND OVERSEED BARE SPOTS TO PREVENT WEED ESTABLISHMENT.
- IN LATE FALL, CORE AERATE AND TOPDRESS WITH ORGANIC MATTER.

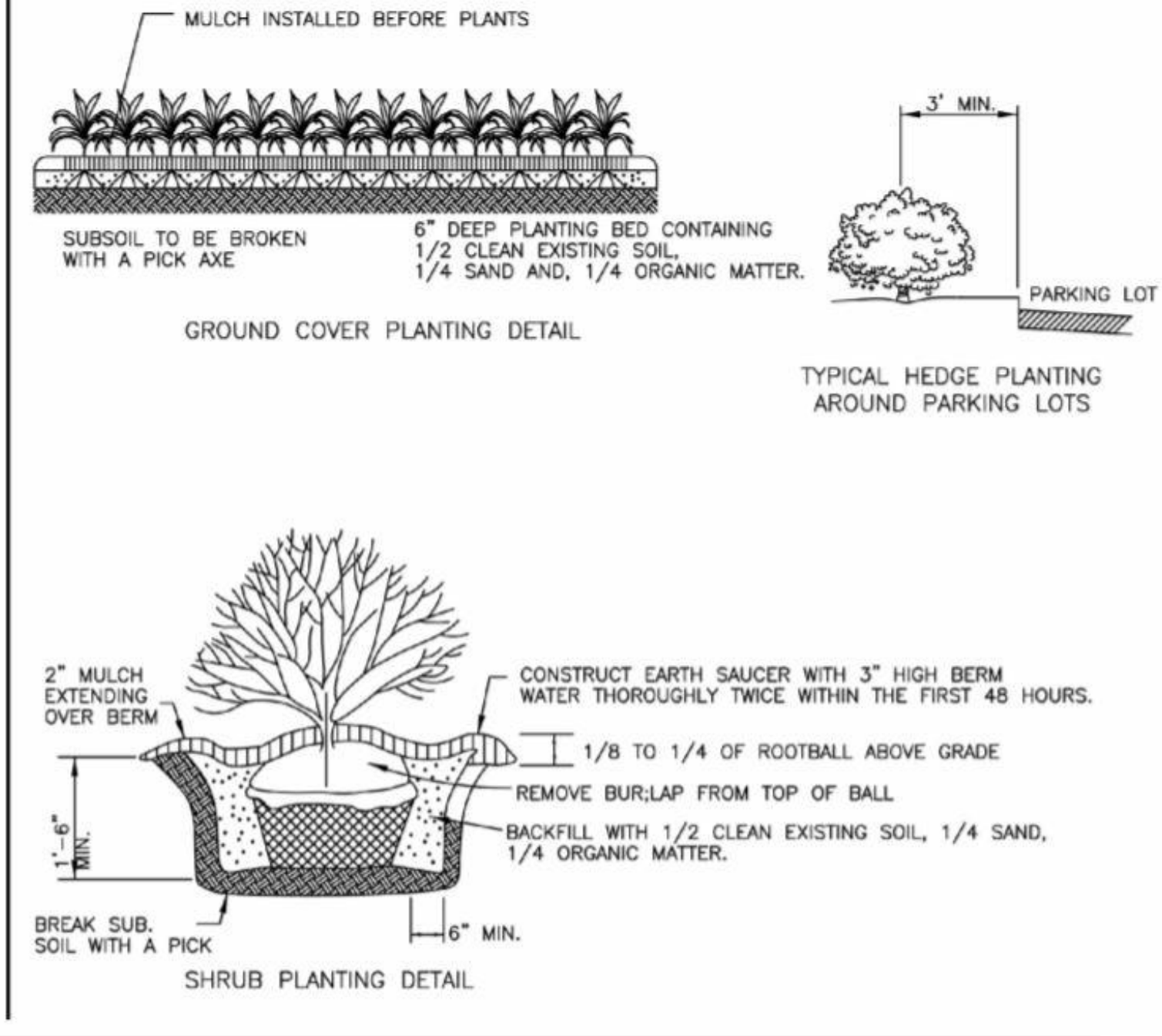
Typical Maintenance Tasks for Permeable Paving Practices	
Frequency	Maintenance Task
After installation	For the first 6 months following Construction, the practice and Contributing Drainage Area (CDA) should be inspected at least twice a week after storm events that exceed ½ inch or rainfall. Stabilized any failing areas that may be depositing sediment on to the pavement areas
Once every 1-2 months during the growing season	Mow the grass in a vegetated permeable pavement application.
As Needed	Stabilize the CDA to prevent erosion Remove any soil or sediment deposit on Pavement Replace or repair any pavement surfaces that are degenerating or spalling
2–4 times a year	Mechanically sweep pavement with standard street sweeper
Annually	Conduct a maintenance inspection Spot weed for grass applications
Once every 2–3 Years	Remove any accumulated sediment in pretreatment areas and inflow areas
If clogged	Conduct maintenance using a regenerative street sweeper or vacuum sweeper. Replace any joint materials

Table 3-12 Material Specifications for Typical Layers Beneath the Pavement Surface

Material	Specification	Notes
Bedding Layer	PC: 3–4 inches of No. 57 stone if No. 2 stone is used for Reservoir Layer PA: 3–4 inches of No. 57 stone PP: Follow manufacturer specifications	ASTM D448 size No. 57 stone (i.e., 1/2 to 1-1/2 inches in size). Must be washed clean and free of fines (no more than 2% passing the No. 200 sieve)
Reservoir Layer	PC: No. 57 stone or No. 2 stone PA: No. 2 stone PP: Follow manufacturer specifications	ASTM D448 size No. 57 stone; No. 2 Stone (i.e., 3/4 to 3 inches in size). Depth is based on the pavement structural and hydraulic requirements. Must be washed clean and free of fines. Other appropriate materials may be used if accepted by DOEE.
Underdrain	Use 4- to 6-inch diameter perforated PVC pipe (or equivalent corrugated HDPE may be used for smaller load-bearing applications), with 3 or 4 rows of 3/8-inch perforations at 6 inches on center. Perforated pipe installed for the full length of the permeable pavement cell, and non-perforated pipe, as needed, used to connect with the storm drain system. T's and Y's should be installed as needed, depending on the underdrain configuration. Extend cleanout pipes to the surface.	
Infiltration Sump (optional)	An aggregate storage layer below the underdrain invert. The material specifications are the same as Reservoir Layer.	
Filter Layer (optional)	The underlying native soils should be separated from the stone reservoir by a 2- to 4-inch layer of choker stone (e.g., No. 8).	
Geotextile (optional)	Use an appropriate geotextile fabric for both sides and/or bottom that complies with AASHTO M-288 Class 2 requirements and has a permeability of at least an order of magnitude (10 times) higher than the soil subgrade permeability. Low-permeability geotextile fabric may be used as a check dam material.	
Impermeable Liner (optional)	Where appropriate, use PVC geomembrane liner or equivalent.	
Observation Well	Use a perforated 4- to 6-inch vertical PVC pipe (AASHTO M-252) with a lockable cap, installed flush with the surface.	



PLANTING DETAILS



If staking is necessary, use 1 or 2 stakes with separate flexible ties. Stakes and ties should remain no longer than 1 year.

Keep mulch away from trunk base and root collar

Be sure the root collar is exposed

2-4-inch layer of mulch

Gently pack backfill around root ball base. Use water to settle remaining backfill, or tamp lightly

Set ball on firmly packed soil to prevent settling

Width of planting hole is 2-3 times root ball diameter

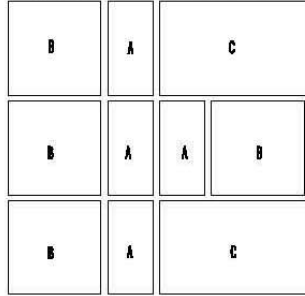
TREE PLANTING DETAIL N.T.S



BLU 80 mm

DESCRIPTION: Paver TEXTURE: Smooth

PALLET OVERVIEW



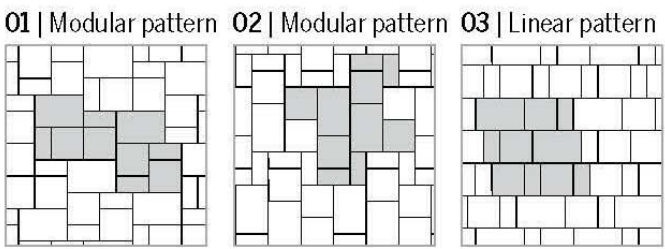
NOTES

See page 44 to 47 for more technical information. When used in a permeable pavement application, see page 83 to 89 for more technical information.

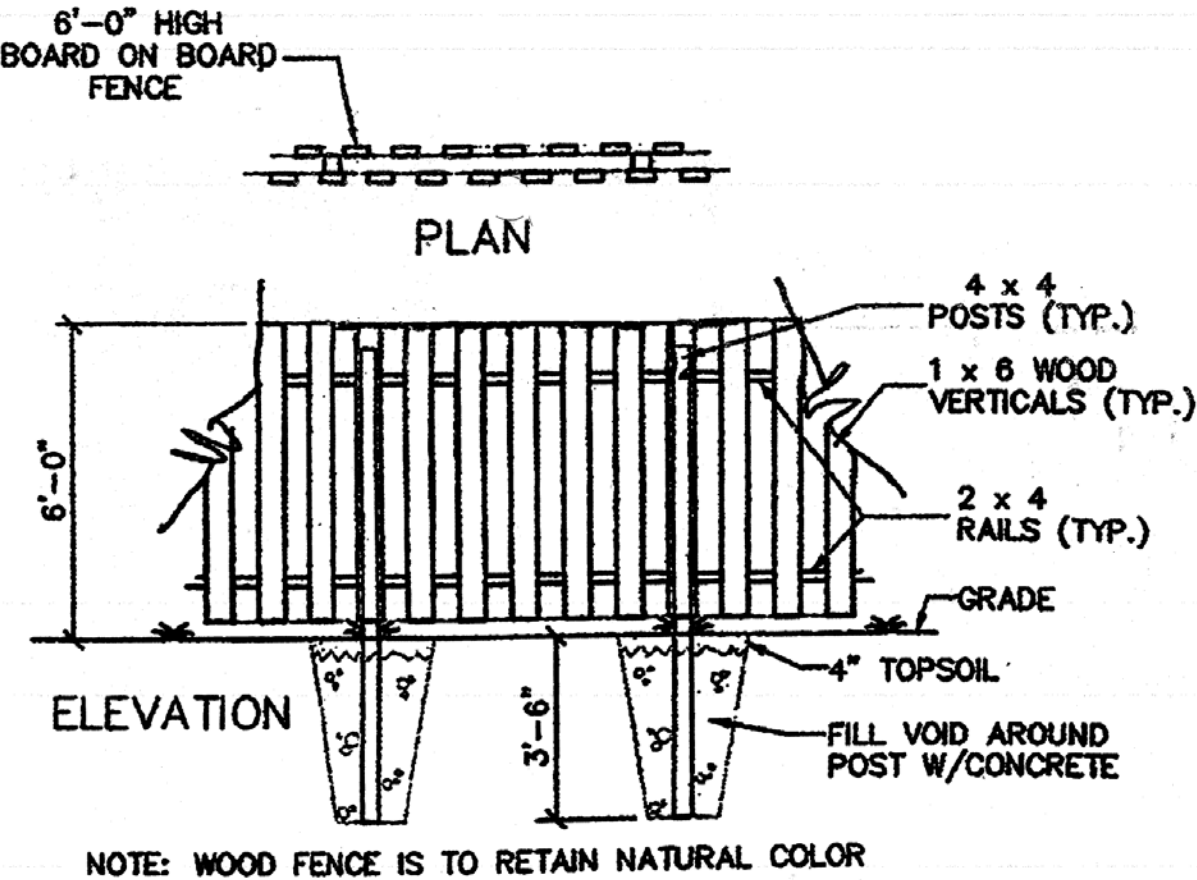
JOINT WIDTH: 9/32" (7 mm)

% OF SURFACE OPENING: 3.0 %

Specifications per pallet	Imperial	Metric
Cubing	84.96 ft³	7.90 m³
Weight	3 095 lbs	1 404 kg
Number of rows	8	
Coverage per row	10.62 ft²	0.99 m²
Linear coverage per row	9.75 lin. ft	2.97 lin. m
Unit dimensions		
A	Height	3 1/8 80
	Depth	13 330
	Length	6 1/2 165
Units/pallet		
32 units		
B	Height	3 1/8 80
	Depth	13 330
	Length	13 330
32 units		
C	Height	3 1/8 80
	Depth	13 330
	Length	19 1/2 495
16 units		



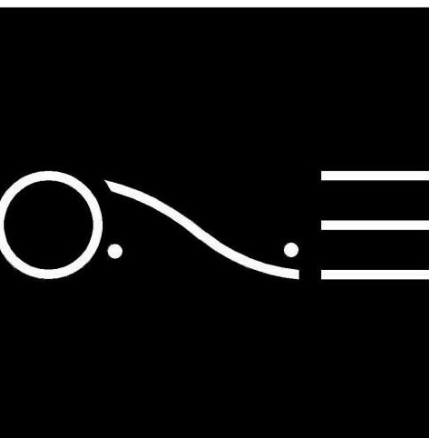
Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



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REVISION #

SCALE AS INDICATED

ISSUE DATE FEB 2025

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AND DETAILS

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