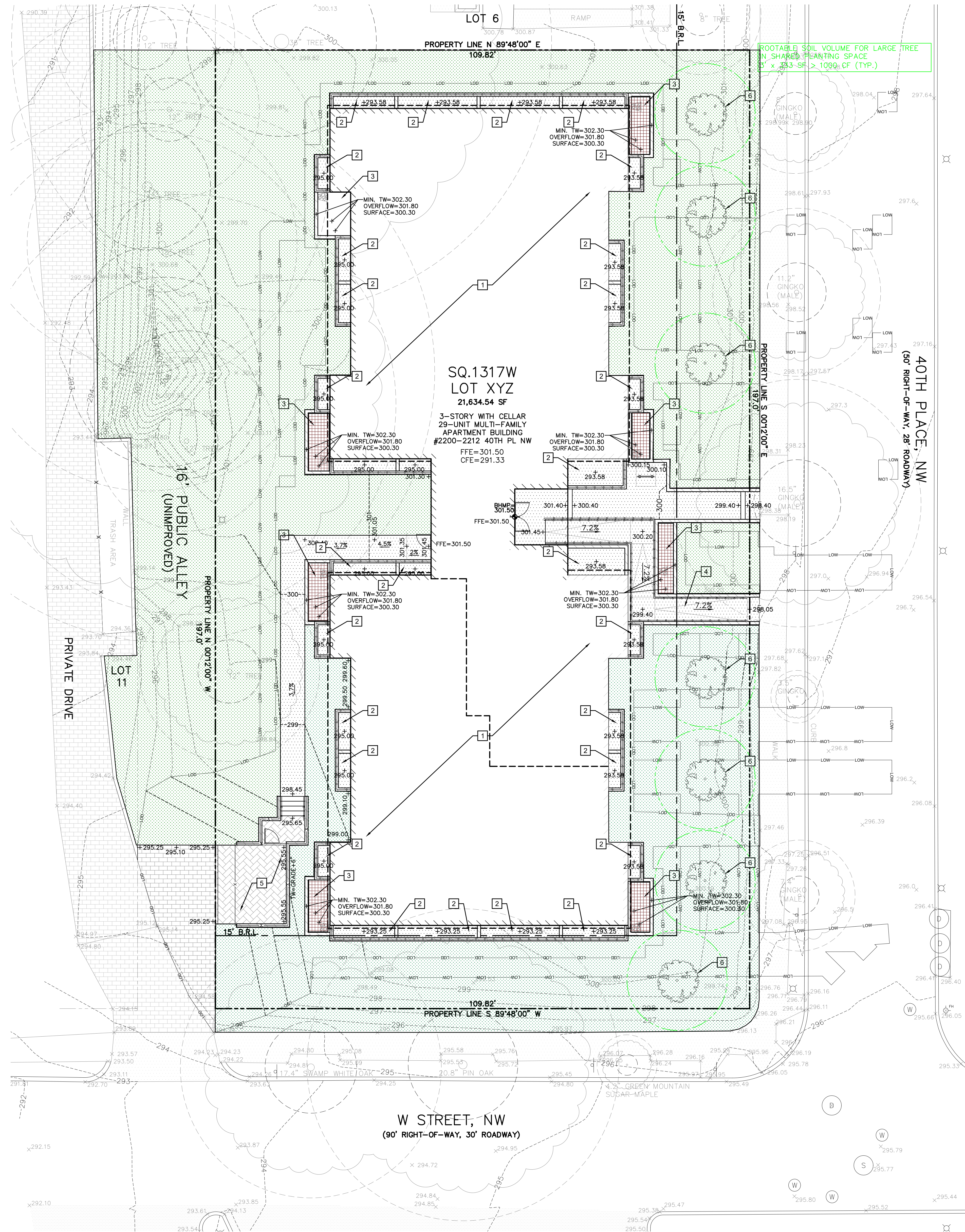


SITE PLAN LEGEND

- BUILDING FACE
- CELLAR/BUILDING FACE BELOW GRADE
- BUILDING OVERHANG/ROOF LINE
- EXTERIOR DOOR
- RETAINING WALL
- GUARD RAIL
- WOOD FENCE
- STAIRS
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BRICK PAVEMENT
- PERMEABLE PAVERS
- BIKE RACK
- VELOCITY DISSIPATION STONE BLANKET
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- LIMITS OF DISTURBANCE
- LIMITS OF WORK

SITE PLAN KEYNOTES

- CONSTRUCT NEW 3-STORY WITH CELLAR 29-UNIT APARTMENT BUILDING
- WINDOW WELL/AREAWAY
- ENCLOSED BIOTENTION AREA
- ADA RAMP
- ENCLOSED TRASH AREA
- NEW PLANTED TREE, SPECIES TBD



SUMMARY OF IMPLICATIONS OF DC TREE LAWS ON DEVELOPMENT

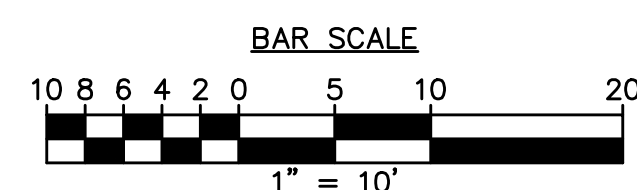
- ANY TREE SMALLER THAN 14" IN DIAMETER MAY BE REMOVED WITHOUT A PERMIT.
- TREES THAT ARE BETWEEN 14" AND 30.8" IN DIAMETER ARE CONSIDERED 'SPECIAL' TREES.
- TREES THAT ARE 30.8" IN DIAMETER OR LARGER ARE CONSIDERED 'HERITAGE' TREES.
- CONSTRUCTION WITHIN THE SRZ OF A TREE TO REMAIN IS NOT PERMITTED.
- CONSTRUCTION WITHIN THE CRZ OF A TREE TO REMAIN MAY BE PERMITTED PROVIDED THE DISTURBANCE IS LESS THAN 25% OF THE CRZ AREA AND AIR SPADING OR HAND EXCAVATION IS UNDERTAKEN TO CONFIRM THERE ARE NO ROOTS WHICH CONFLICT WITH THE PROPOSED CONSTRUCTION THAT ARE 2" IN DIAMETER OR GREATER.
- IF TREES ON ADJACENT PROPERTIES ARE TO BE AFFECTED BY THE PROPOSED CONSTRUCTION, A WRITTEN LETTER OF PERMISSION IS REQUIRED FROM THE ADJACENT PROPERTY OWNER.
- THERE ARE 3 TYPES OF TREES WHICH MAY BE REMOVED WITHOUT PENALTY (THOUGH A PERMIT IS STILL REQUIRED) REGARDLESS OF SIZE AND CONDITION: MULBERRY, TREE OF HEAVEN, AND NORWAY MAPLE.
- IF A TREE IS DEAD OR IN POOR HEALTH IT MAY, AT THE DISCRETION OF THE DDOT UFA WARD ARBORIST, BE DEEMED HAZARDOUS. HAZARDOUS TREES MAY BE REMOVED REGARDLESS OF SIZE OR SPECIES.
- TREES BETWEEN THE CURB AND SIDEWALK ARE CONSIDERED 'STREET TREES' AND MAY NOT BE REMOVED OR DAMAGED UNLESS DEEMED HAZARDOUS.

SITE PLAN NARRATIVE

A NEW 3-STORY WITH CELLAR 29-UNIT APARTMENT BUILDING SHALL BE CONSTRUCTED, WITH NEW WINDOW WELL/AREAWAYS, RAMPS, AND LEADWALKS. AN ENCLOSED TRASH AREA SHALL BE CONSTRUCTED IN THE REAR YARD.

SITE PLAN NOTES

- ALL EXISTING FEATURES ARE NOT NECESSARILY SHOWN ON THIS PLAN. SEE EXISTING CONDITIONS PLAN.
- THIS PLAN IS TO DEPICT WORK ON PRIVATE PROPERTY ONLY. ALL WORK SHOWN IN PUBLIC SPACE IS FOR INFORMATION PURPOSES ONLY. REFER TO THE PUBLIC SPACE SITE PLAN FOR WORK IN PUBLIC SPACE.
- SPOT SHOTS ARE SHOWN PURPOSEFULLY OFFSET 0.5' FROM THE SPOT DESCRIBED FOR VISUAL CLARITY. MOREOVER, SPOTS ARE ROUNDED TO THE NEAREST 5 HUNDREDTHS.
- REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



NOT FOR CONSTRUCTION
50% DEVELOPED DESIGN
3/29/2025

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SEAL

SITE PLAN

DRAWING TITLE

Board of Zoning Adjustment
District of Columbia
CIV-200
3/29/2025

DRAWING NO.