CFA CONCEPT PRESENTATION

BROAD BRANCH LOTS

RICHARD WILLIAMS ARCHITECTS, PLLC

MAY 21, 2020



SITE LOCATION MAP

BROAD BRANCH LOTS

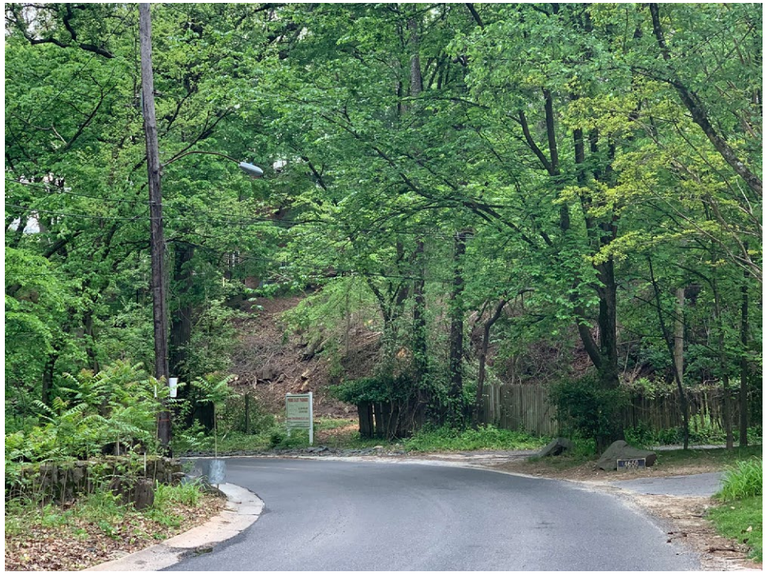


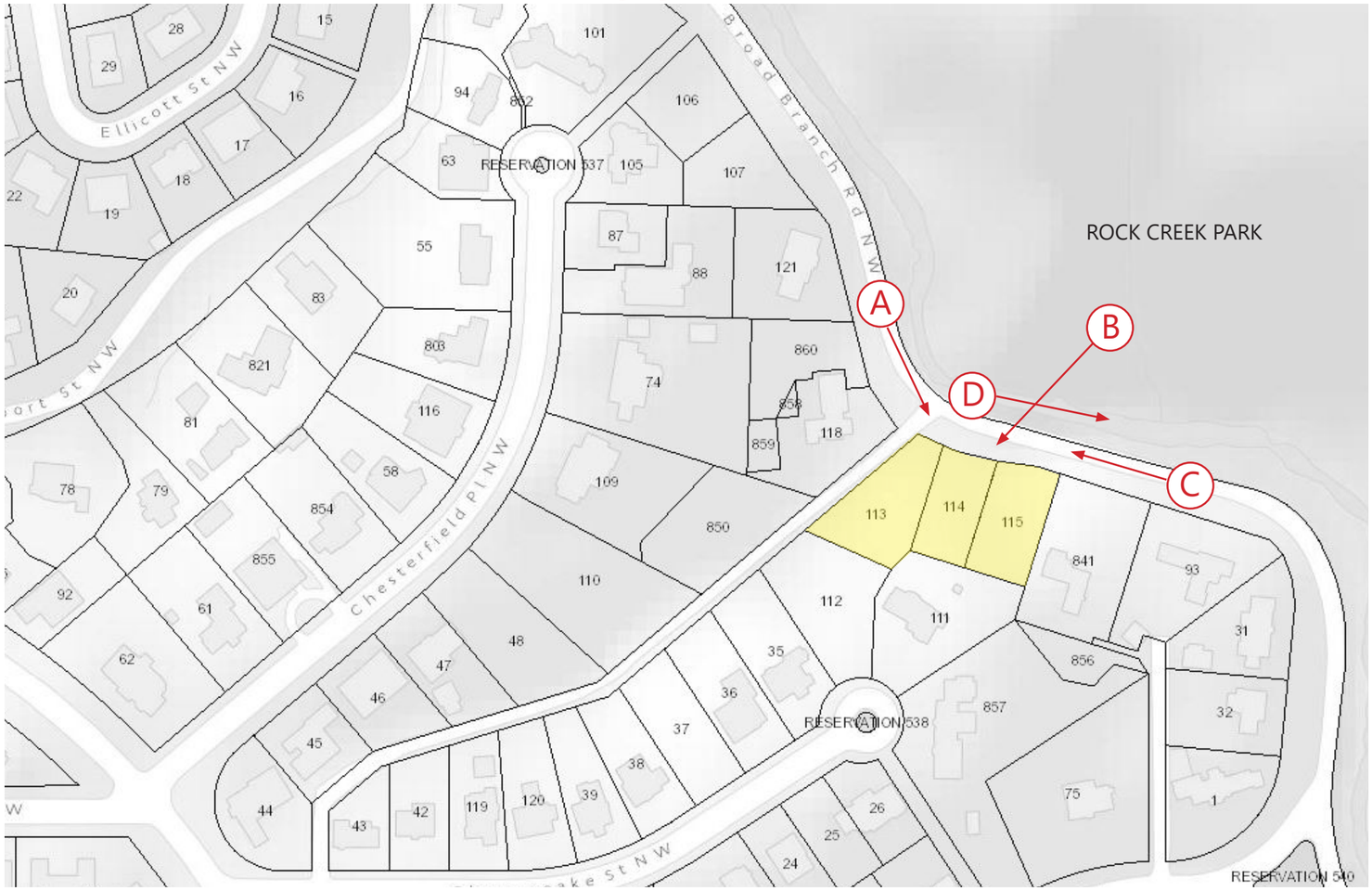
PHOTO A



PHOTO B



PHOTO C



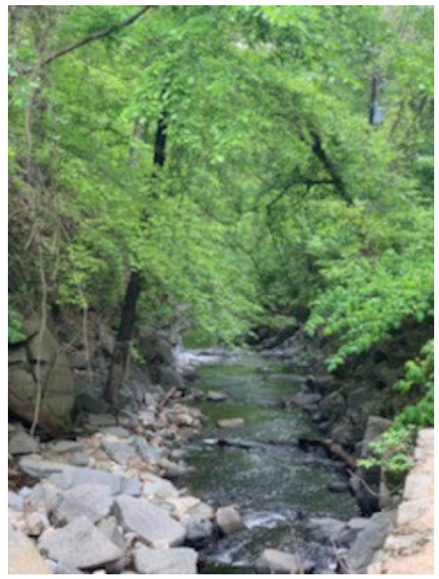


PHOTO D

EXISTING CONDITIONS



PHOTO E

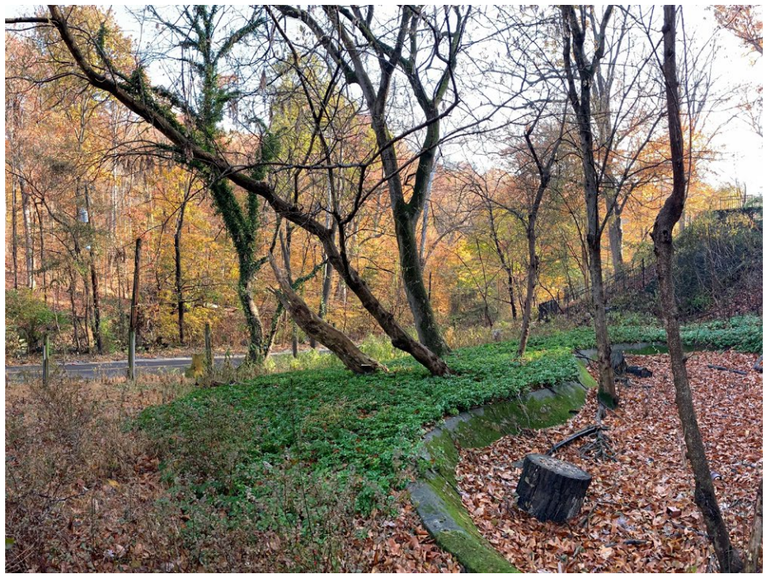


PHOTO F

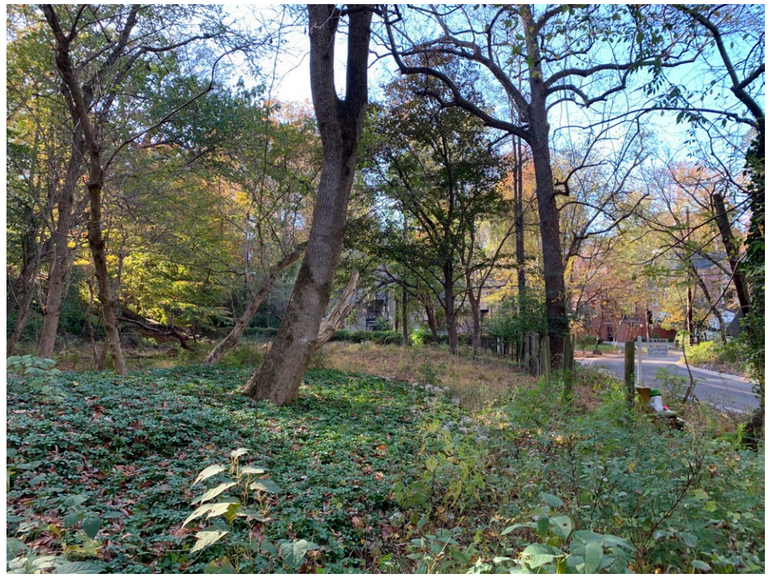
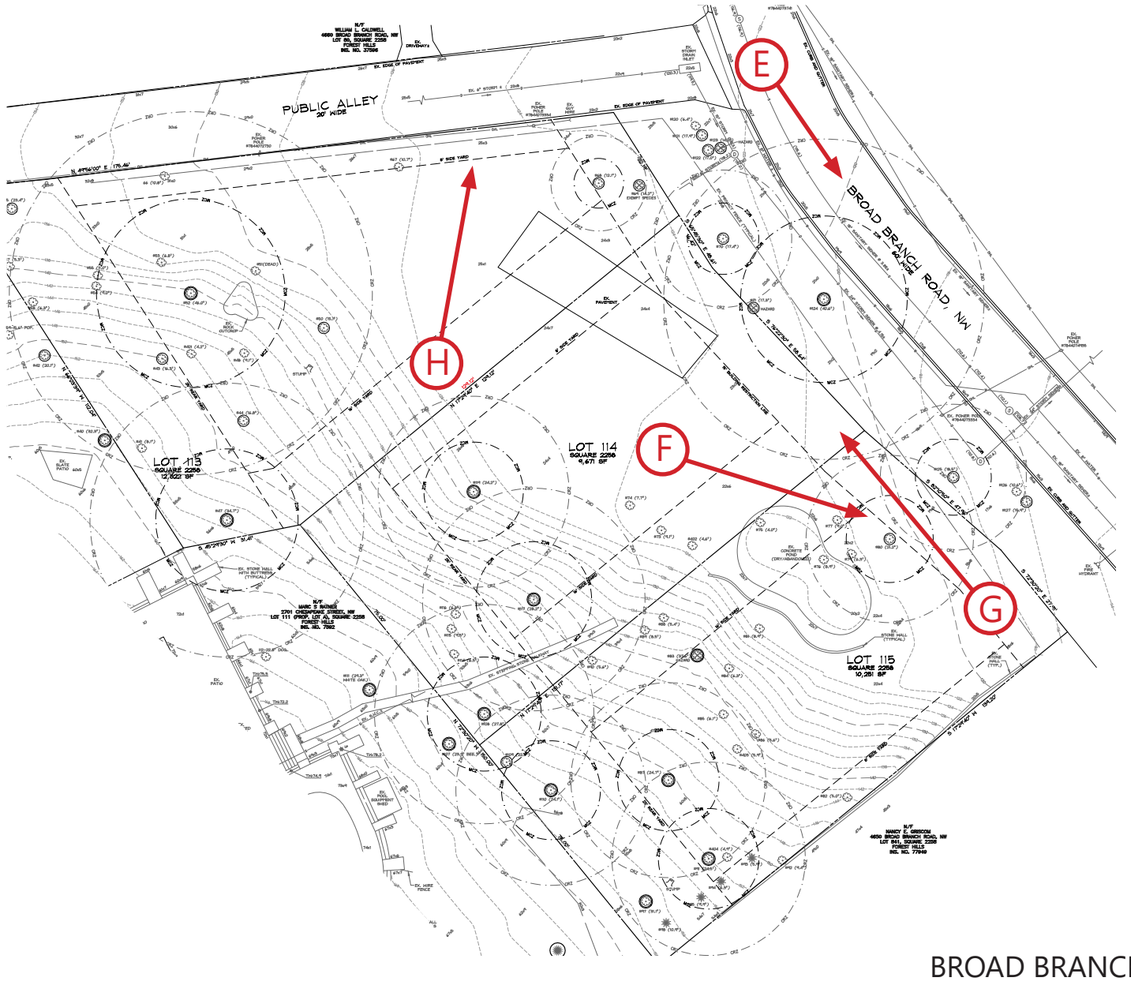


PHOTO G



PHOTO H



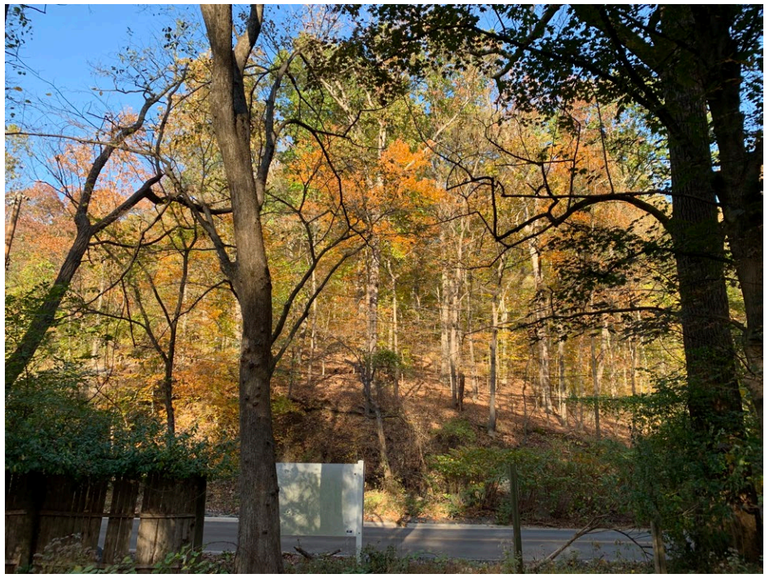


PHOTO I



PHOTO J



PHOTO K

PHOTO L

PHOTO M

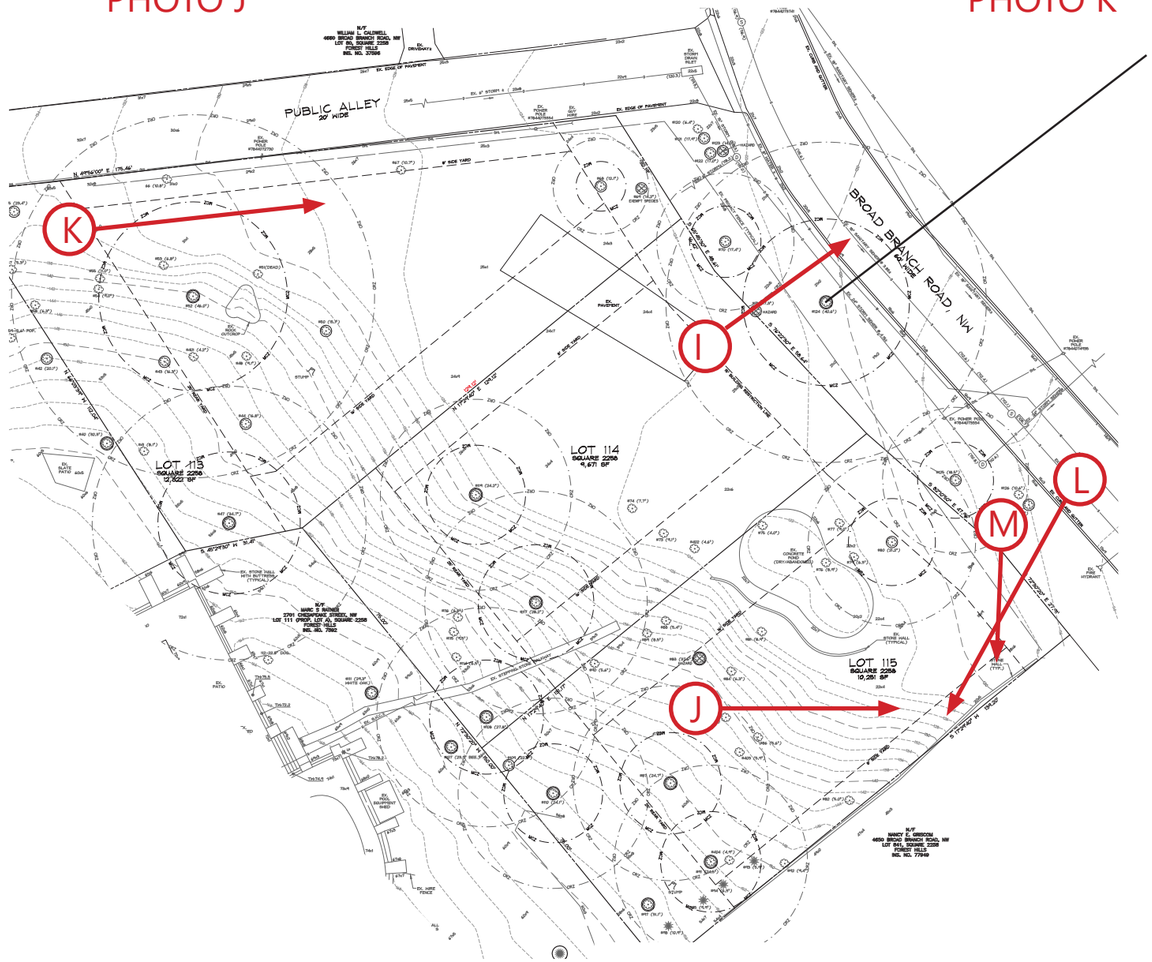




PHOTO N



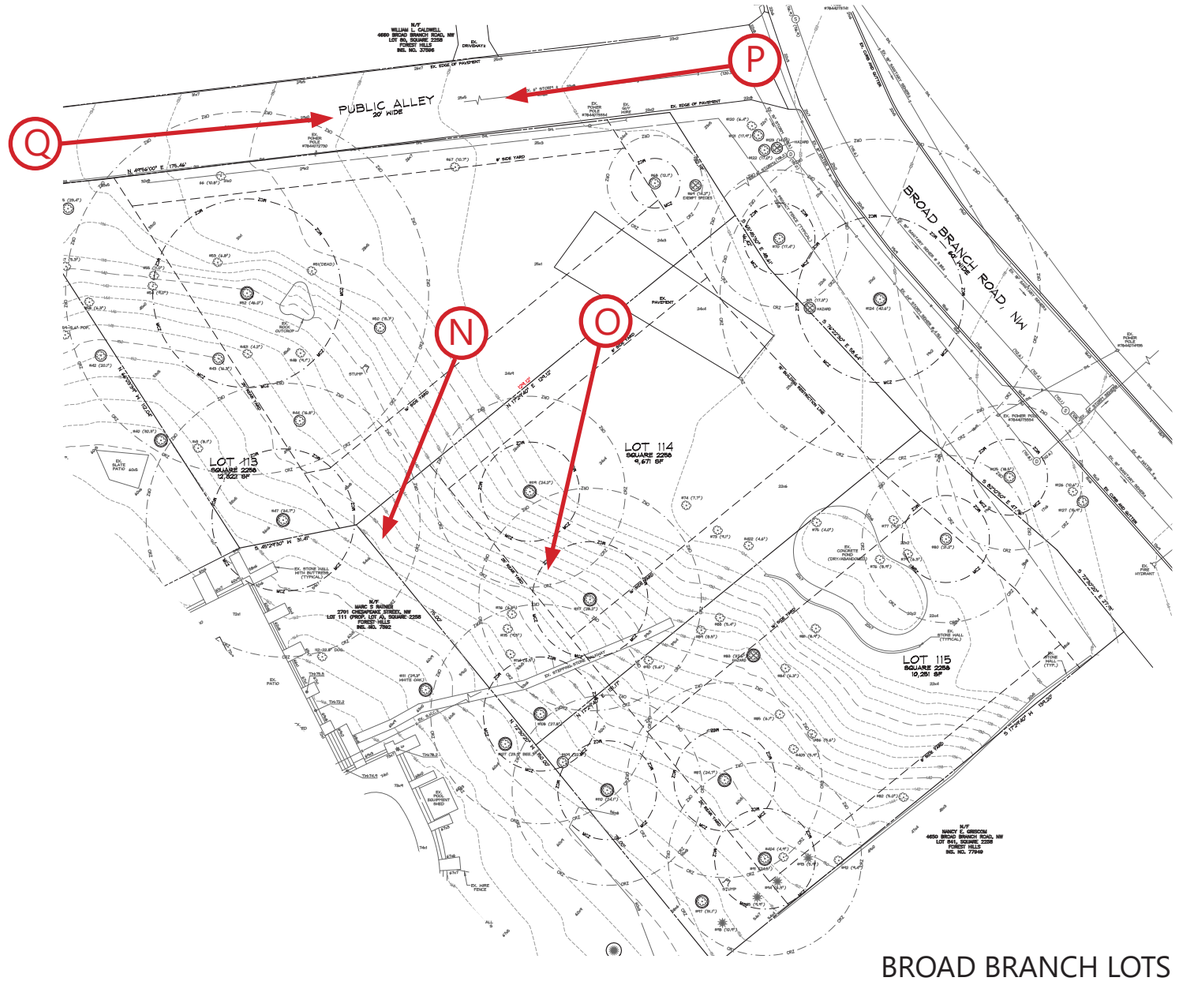
PHOTO O



PHOTO P



PHOTO Q



GENERAL NOTES

1) TOPOGRAPHIC INFORMATION BASED ON A SURVEY BY CAS ENGINEERING, DATED JUNE, 2016.

2) BOUNDARY INFORMATION BASED ON A SURVEY BY CAS ENGINEERING, DATED MARCH, 2016.

3) ZONING: R-1-B/TDR (FOREST HILLS TREE AND SLOPE OVERLAY DISTRICT) / R-1-A
MINIMUM LOT WIDTH = 75'-0"
MINIMUM LOT AREA = 9,000 SF
FRONT BUILDING RESTRICTION LINE = 50'-0" / 3 STORIES
FRONT B.R.L. = 75' FOR CO-SUPERVISORS OFFICE
MINIMUM REAR YARD = 20'-0"
MINIMUM SIDE YARD = R-1-B MIN., 24' SUM OF WIDTH SIDES
MAXIMUM LOT OCCUPANCY = 30%
MAXIMUM IMPERVIOUS COVERAGE = 40%

TREE RESTRICTIONS APPLY TO TREES > 12" DBH. (3.8' DIAM.)
TREE RESTRICTIONS DO NOT APPLY TO DEAD, UNHEALTHY OR UNSAFE TREES
ZLDR (EC) TREES > 75" DBH. (23.8' DIAM.) MAY BE REMOVED OR DAMAGED ONLY WITH BZA APPROVAL PER 11C DCMR 401.3(c) AND 401.3(d)
ZLDR (EC) TREE TRUNK SHALL NOT BE REMOVED IF WITHIN 20' OF THE BUILDING RESTRICTION LINE OR 150' LINE ABUTTING A PUBLIC STREET.
TOTAL CIRCUMFERENCE OF ALL TREES > 12" DBH. (3.8' DIAM.) TO BE CALCULATED TO DETERMINE NOT MORE THAN 25% OF ALL TREE GROUNDSPACES ARE REMOVED.

PROFESSIONAL CERTIFICATION IS REQUIRED STATING THAT THE BEST MANAGEMENT PRACTICES FOR EROSION CONTROL AND ARBORICAL PRACTICES ARE USED ON ANY TERRAIN STEEPER THAN 20%

4) TOTAL LOT AREA:
EXISTING:
LOT 113 = 12,322 SQUARE FEET±
LOT 114 = 9,671 SQUARE FEET±
LOT 115 = 10,251 SQUARE FEET±

PUBLIC ALLEY
20' WIDE

PROPERTY LINE

LOT SETBACK

N 49°56'00" E 175.46'

NO DISTURBANE
ROOT ZONE, TYP.

LOT 113

LOT 113
SQUARE 2258
12,322 SF

LOT 114
SQUARE 2258
9,671 SF

LOT 115
SQUARE 2258
10,251 SF

BROAD BRANCH ROAD, NW
40' WIDE

S 40°03'00" W 110.48'

S 49°57'00" W 31.41'

N 17°24'40" E 124.12'

S 30°03'00" E 84.41'

S 30°03'00" E 47.90'

S 17°24'40" W 124.30'

N 17°24'40" E 85.17'

N 72°57'20" W 110.00'

70.00'

LOT SETBACK

LEGEND

EXISTING FEATURES

- PROPERTY LINE
- EX. SANITARY MANHOLE AND INVERT
- EX. STORM MANHOLE AND INVERT
- EX. WATER LINE
- EX. GAS LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. TWO- AND TEN-FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. WOOD FENCE
- EX. CHAIN LINK FENCE
- EX. TREE >75 IN. CIRCUMFERENCE (23.9 IN.ø DIA.) NONE CAN BE REMOVED WITHOUT BZA APPROVAL PER 11C DCMR 401.3(c)
- EX. TREE ≤75 IN. AND ≥38 IN. CIRCUMFERENCE (12.1 IN.ø AND 12.1 IN.ø DIA.) UP TO 3 MAY BE REMOVED. ADDITIONAL REMOVALS MUST HAVE BZA APPROVAL PER 11C DCMR 401.3(d)
- EX. TREE (NOT IN ONE OF CATEGORIES ABOVE) NOTE: TOTAL CIRCUMFERENCE OF TREES REMOVED MUST NOT EXCEED 50% OF TOTAL CIRCUMFERENCE OF TREES ON SITE OR IN LOT HAVING A CIRCUMFERENCE GREATER THAN 12 IN. (3.8 IN.ø DIA.) PER 11C DCMR 401.3(e)
- CRZ — TREE CRITICAL ROOT ZONE (CRZ)
- MCZ — TREE MINIMUM CLEARANCE ZONE (TMCZ)

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ATC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES OF THE EXACT LOCATION AND DESCRIPTION OF THE PROPOSED EXCAVATION AND UNDERGROUND FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.



VICINITY MAP
ADC MAP 5406, GRID B-6
SCALE: 1" = 2000'

CAS ENGINEERING-DC, LLC
Experience you can build on.

CAS ENGINEERING-DC, LLC
1001 Connecticut Avenue, NW
Suite 401
Washington, DC 20036
(202) 393-7200 Phone
www.cas-dc.com
info@cas-dc.com
CIVIL • SURVEYING • LAND PLANNING

PROPERTY OWNER
THOMAS D. MELNER, TRUSTEE
401 5TH STREET, NW #300
WASHINGTON, DC 20004

ARCHITECT/CLIENT
RICHARD WILLIAMS ARCHITECTS, PLLC
ATTN: RICHARD WILLIAMS, FAIA
5869 B STREET, BOX 35/TE 201
WASHINGTON, DC 20016
(202) 966-8116 PHONE
(202) 536-8620 FAX
rwilliams@rwarch.net

LOTS 113, 114, & 115
SQUARE 2258
FOREST HILLS

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

UPDATED BASE SHEET ISSUED	11.08.2019
REVISION	DATE

CAS PROJECT	09-146E-DC
DATE	11/2019
DRAWN BY	MSL
CHECKED BY	DCL
APPROVAL	DCL
SCALE	1"=10'

SCALE: 1 INCH = 10 FEET

NORTH

DATUM:
NAD 83/91
HORIZONTAL
VERTICAL
SURVEYOR'S OFFICE
BOOK 201 / PAGE 162

SHEET TITLE

EXISTING CONDITIONS PLAN

CIV100

4652, 4654, 4656 BROAD BRANCH ROAD, NW

GENERAL NOTES

1) TOPOGRAPHIC INFORMATION BASED ON A SURVEY BY CAS ENGINEERING, DATED JUNE, 2015.

2) BOUNDARY INFORMATION BASED ON A SURVEY BY CAS ENGINEERING, DATED MARCH, 2015.

3) ZONING: FH/TSP (FOREST HILLS TREE AND SLOPE OVERLAY DISTRICT) / R-1-A
   MINIMUM LOT WIDTH = 75-FT
   MINIMUM LOT AREA = 7,500 SF
   MAXIMUM BUILDING HEIGHT = 40-FT / 3 STORIES
   FRONT B.R.L. = 15-FT PER DC SURVEYORS OFFICE
   MINIMUM REAR YARD = 25-FT
   MINIMUM SIDE YARD = 8-FT MIN, 24' SUM OF BOTH SIDES
   MAXIMUM LOT OCCUPANCY = 40%
   MAXIMUM IMPERVIOUS COVERAGE = 50%

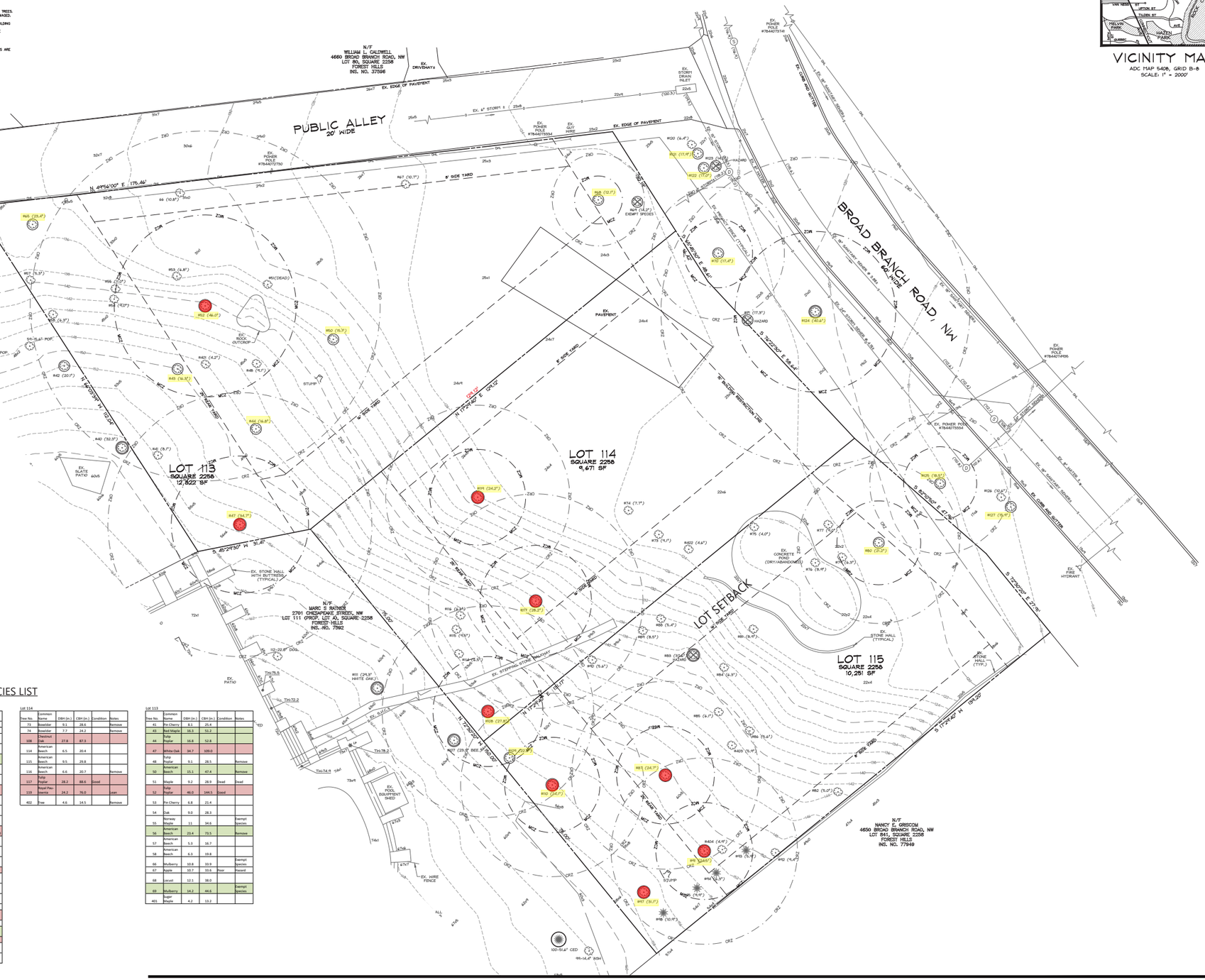
   TREE RESTRICTIONS APPLY TO TREES > 12" DBH. (3.8" DIAM.)
   TREE RESTRICTIONS DO NOT APPLY TO DEAD, UNHEALTHY OR UNSAFE TREES.
   ZERO (0) TREES > 75" DBH. (23.8" DIAM.) MAY BE REMOVED OR DAMAGED.
   THREE (3) TREES > 39" DBH. (12" DIAM.) - MAY BE REMOVED.
   ZERO (0) TREE THIS SIZE MAY BE REMOVED IF WITHIN 25' OF THE BUILDING RESTRICTION LINE OR LOT LINE ABUTTING A PUBLIC STREET.
   TEN (10) CROWN FEET OF ALL TREES > 12" DBH. (3.8" DIAM.) TO BE CALCULATED TO DETERMINE NOT MORE THAN 25% OF ALL TREE CIRCUMFERENCES ARE REMOVED.

   PROFESSIONAL CERTIFICATION IS REQUIRED STATING THAT THE BEST GEO-TECHNICAL, STRUCTURAL ENGINEERING, AND ARBOREAL PRACTICES ARE USED ON ANY TERRAIN STEEPER THAN 25%.

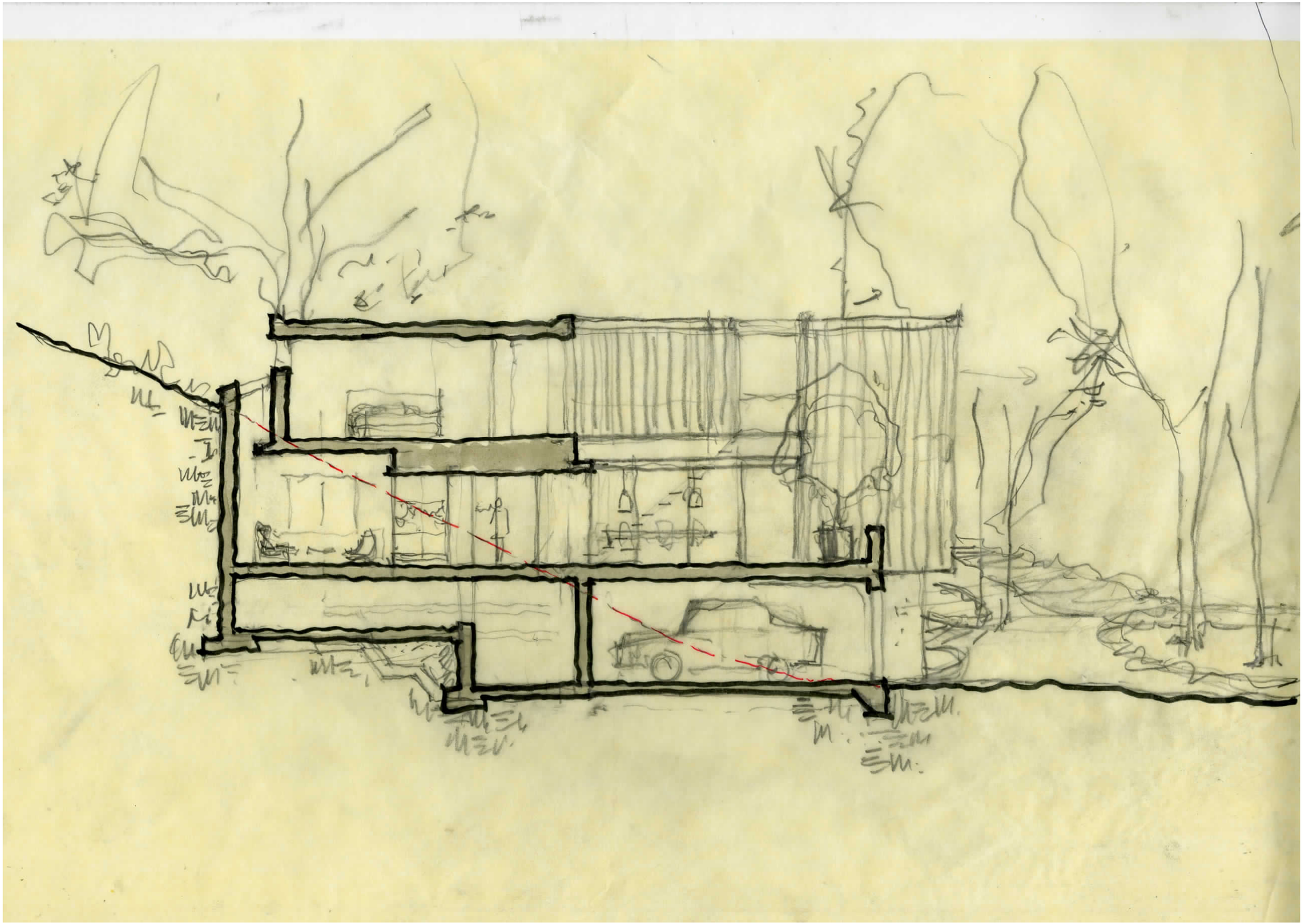
4) TOTAL LOT AREA:
   EXISTING:
   LOT 113 = 12,322 SQUARE FEET±
   LOT 114 = 9,671 SQUARE FEET±
   LOT 115 = 10,251 SQUARE FEET±



VICINITY MAP
ADC MAP 5406, GRID B-8
SCALE: 1" = 2000'


PUBLIC ALLEY
20' WIDE
N/F
WILLIAM L. CALDWELL
4660 BROAD BRANCH ROAD, NW
LOT 80, SQUARE 2258
FOREST HILLS
INS. NO. 37596
EX. DRIVEWAY ±
EX. EDGE OF PAVEMENT
EX. 4" STORM ± (TYP.)
EX. STORM INLET
EX. GUY WIRE
EX. POWER POLE #784407554
EX. POWER POLE #784407750
EX. POWER POLE #784407704
EX. CURB AND GUTTER
EX. 8" SANITARY SEWER ± (TYP.)
EX. 6" STORM SEWER ± (TYP.)
EX. 8" WATER MAIN ± (TYP.)
BROAD BRANCH ROAD, NW
40' WIDE
N 49°56'00" E 175.46'
8' SIDE YARD
LOT 113
SQUARE 2258
12,322 SF
LOT 114
SQUARE 2258
9,671 SF
LOT 115
SQUARE 2258
10,251 SF
LOT SETBACK
30' REAR YARD
30' BUILDING RESTRICTION LINE
N 17°24'40" E 124.08'
S 17°24'40" W 131.40'
S 49°56'00" W 102.00'
S 40°03'20" E 85.41'
S 17°24'40" W 109.20'
S 72°22'00" E 58.44'
S 17°24'40" W 124.08'
S 49°35'20" E 31.40'
N/F
MARC S RATNER
2701 CHESAPEAKE STREET, NW
LOT 111 (FRCP, LOT A), SQUARE 2258
FOREST HILLS
INS. NO. 7592
N/F
NANCY E. GRISCOM
4650 BROAD BRANCH ROAD, NW
LOT 841, SQUARE 2258
FOREST HILLS
INS. NO. 77949
EX. STONE WALL WITH BUTTRESS (TYPICAL)
EX. STONE HALL (TYP.)
EX. CONCRETE POND (DRY/ABANDONED)
EX. STEPPING STONE WALKWAY
EX. PATIO
EX. SLATE PATIO
EX. EQUIPMENT SHED
EX. WIRE FENCE
EX. FIRE HYDRANT
EX. CONCRETE WALL
EX. STUMP
EX. ROCK OUTCROP
EX. POWER POLE #784407554
EX. POWER POLE #784407704
EXEMPT SPECIES
HAZARD
#1 (29.4")
#2 (20.1")
#3 (6.3")
#4 (10.8")
#5 (6.7")
#6 (7.0")
#7 (6.3")
#8 (4.2")
#9 (6.3")
#10 (6.3")
#11 (6.3")
#12 (46.0")
#13 (6.8")
#14 (7.0")
#15 (6.3")
#16 (6.3")
#17 (28.3")
#18 (6.3")
#19 (6.3")
#20 (6.4")
#21 (17.4")
#22 (17.2")
#23 (4.6")
#24 (6.3")
#25 (17.3")
#26 (10.6")
#27 (15.9")
#28 (24.3")
#29 (22.3")
#30 (15.3")
#31 (24.3" WHITE OAK)
#32 (27.6")
#33 (22.3")
#34 (24.3")
#35 (6.3")
#36 (6.3")
#37 (24.3")
#38 (6.3")
#39 (6.3")
#40 (32.9")
#41 (6.3")
#42 (20.1")
#43 (6.3")
#44 (16.8")
#45 (6.3")
#46 (4.2")
#47 (34.7")
#48 (6.3")
#49 (6.3")
#50 (15.1")
#51 (6.3")
#52 (6.3")
#53 (6.8")
#54 (DEAD)
#55 (7.0")
#56 (7.0")
#57 (6.3")
#58 (6.3")
#59 (6.3")
#60 (15.3")
#61 (6.3")
#62 (6.3")
#63 (6.3")
#64 (6.3")
#65 (6.3")
#66 (6.3")
#67 (10.7")
#68 (6.3")
#69 (6.3")
#70 (6.3")
#71 (6.3")
#72 (6.3")
#73 (6.3")
#74 (7.7")
#75 (4.0")
#76 (6.4")
#77 (6.3")
#78 (6.3")
#79 (6.3")
#80 (21.2")
#81 (6.3")
#82 (6.3")
#83 (6.3")
#84 (6.3")
#85 (6.3")
#86 (6.3")
#87 (6.3")
#88 (6.3")
#89 (6.3")
#90 (6.3")
#91 (6.3")
#92 (6.3")
#93 (6.3")
#94 (6.3")
#95 (6.3")
#96 (6.3")
#97 (6.3")
#98 (6.3")
#99 (6.3")
#100 (6.3")





PRELIMINARY SITE SECTION THROUGH HOUSE 115

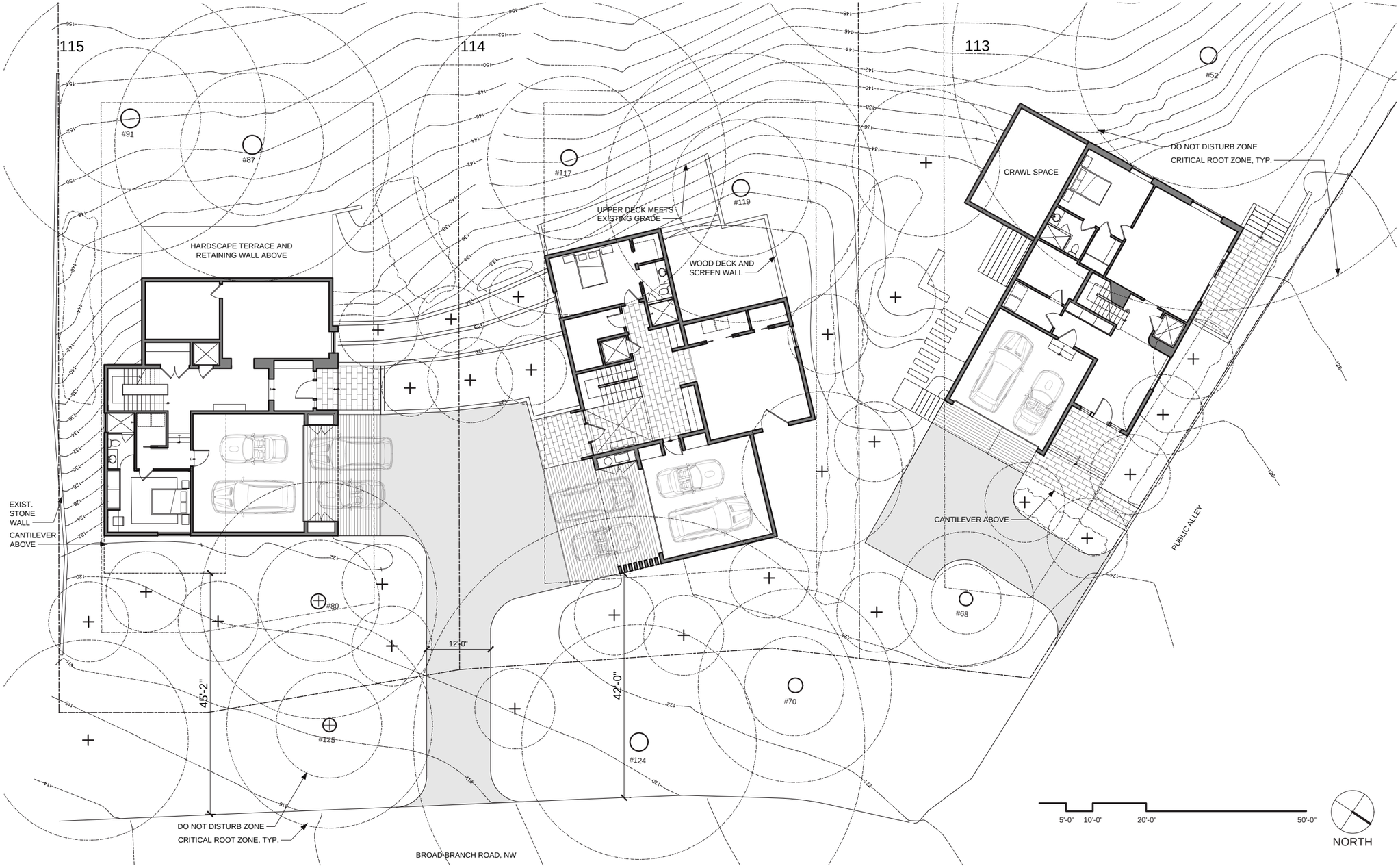











115
114
113
#91
#87
#117
#119
#52
#80
#125
#124
#70
#68
HARDSCAPE TERRACE AND
RETAINING WALL ABOVE
UPPER DECK MEETS
EXISTING GRADE
WOOD DECK AND
SCREEN WALL
CRAWL SPACE
DO NOT DISTURB ZONE
CRITICAL ROOT ZONE, TYP.
EXIST.
STONE
WALL
CANTILEVER
ABOVE
CANTILEVER ABOVE
PUBLIC ALLEY
12'-0"
45'-2"
42'-0"
DO NOT DISTURB ZONE
CRITICAL ROOT ZONE, TYP.
BROAD BRANCH ROAD, NW
5'-0"
10'-0"
20'-0"
50'-0"
NORTH

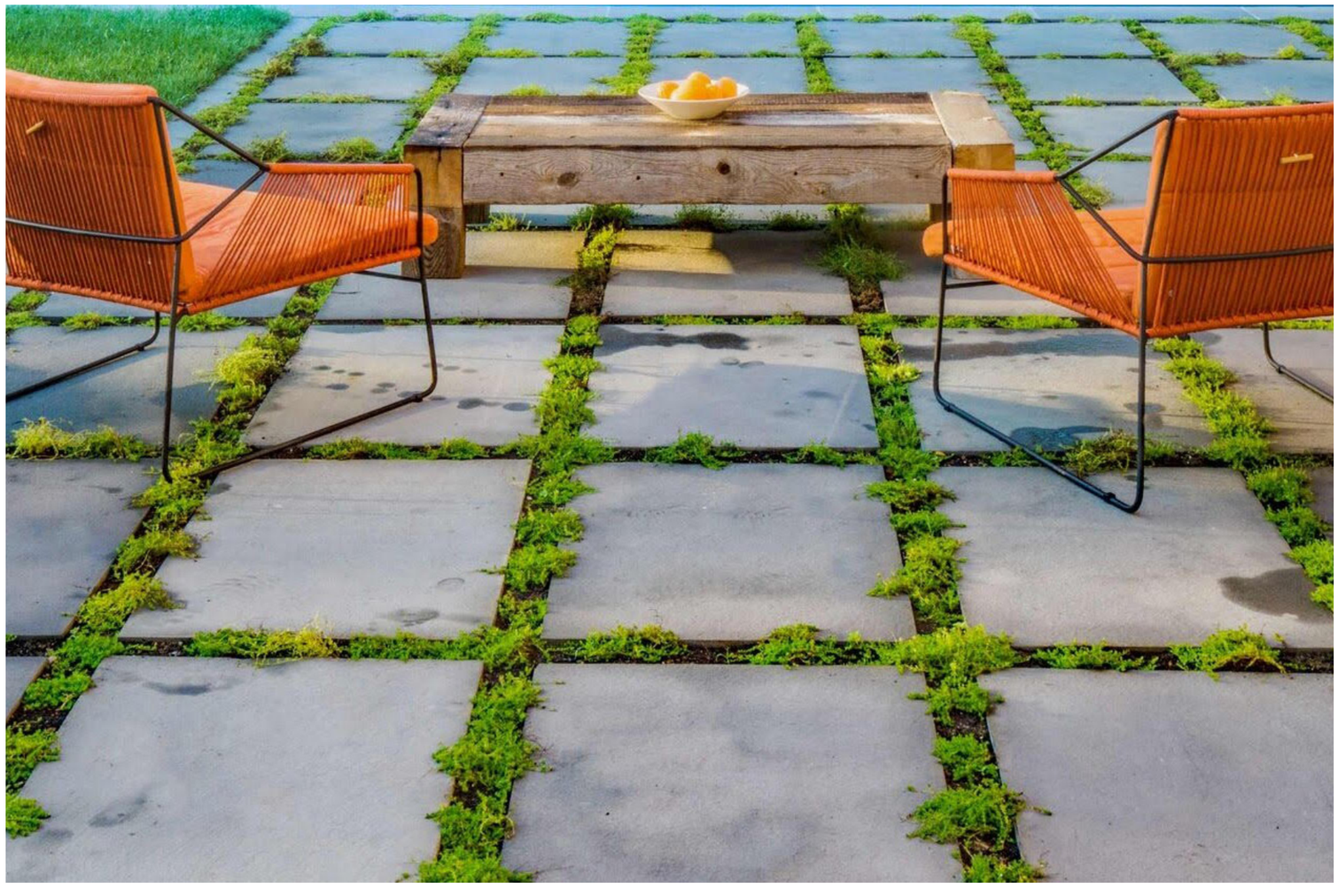

RETAINING WALL, TYP.
#47 White Oak
(34.7")
#110 White Oak
(24.1")
#108 Chestnut Oak
(27.8")
#52 Tulip Poplar
(46.0")
LAWN
#91 White Oak
(24.5")
#87 White Oak
(24.7")
#117 Tulip Poplar
(28.2")
#119 Royal Paulownia
(24.2")
HEDGE
PRIVATE TERRACES
WOOD DECK
PRIVATE TERRACE
LAWN
COBBLE APRONS
LAWN
COBBLE APRONS
COBBLE APRONS
PERMEABLE PAVERS
PERMEABLE PAVERS
#80 Boxelder
(21.2")
#6B Locust
(12.1")
PUBLIC ALLEY
#70
(17.4")
#125
(18.5")
#124
(40.6")
MIX OF NATIVE, DEER-RESISTANT SHRUBS, PERENNIALS AND FERNS IN ALL LANDSCAPED AREAS EXCEPT LAWNS
12' SHARED DRIVE, PERMEABLE PAVERS
BROAD BRANCH ROAD, NW
FLOWERING TREE, NEW
CANOPY TREE, NEW
EXISTING TREE, TO REMAIN
N

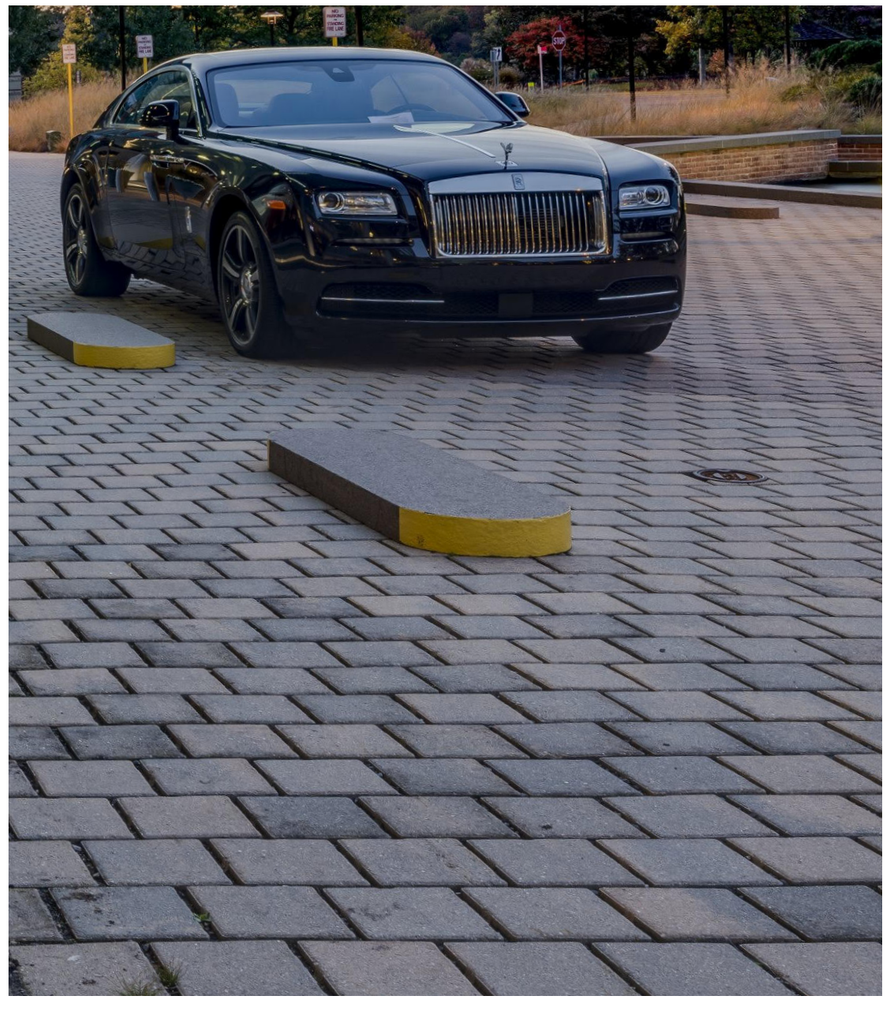
SITE PLAN



















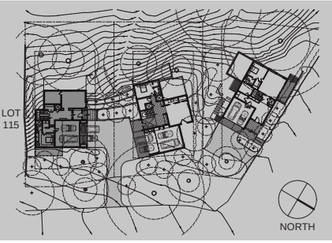


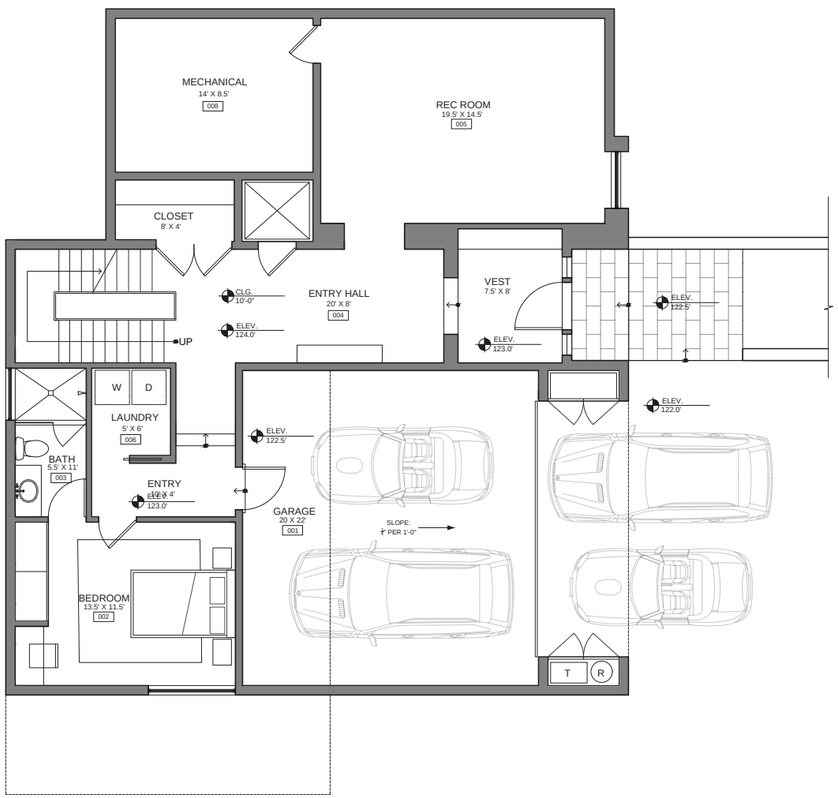




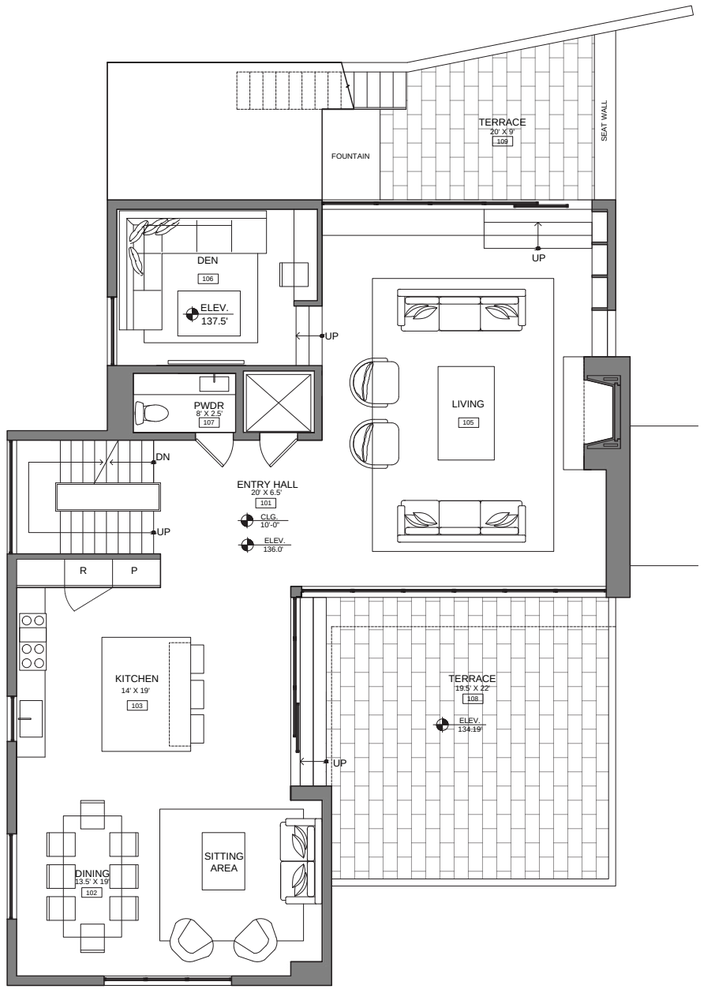
VIEW FROM ROCK CREEK PARK

LOT 115

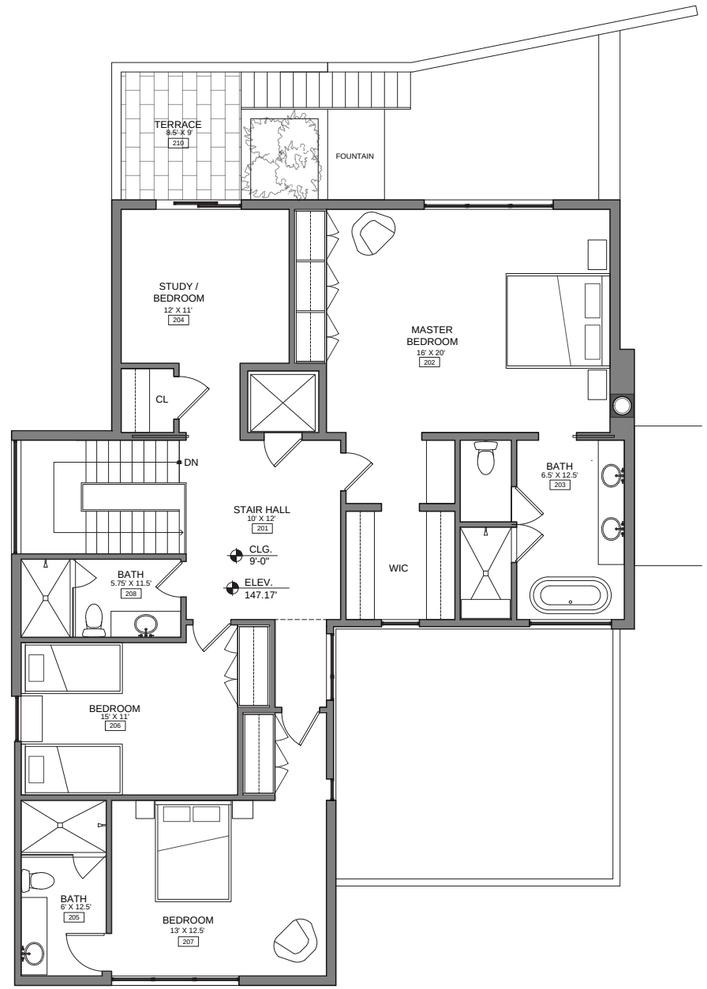




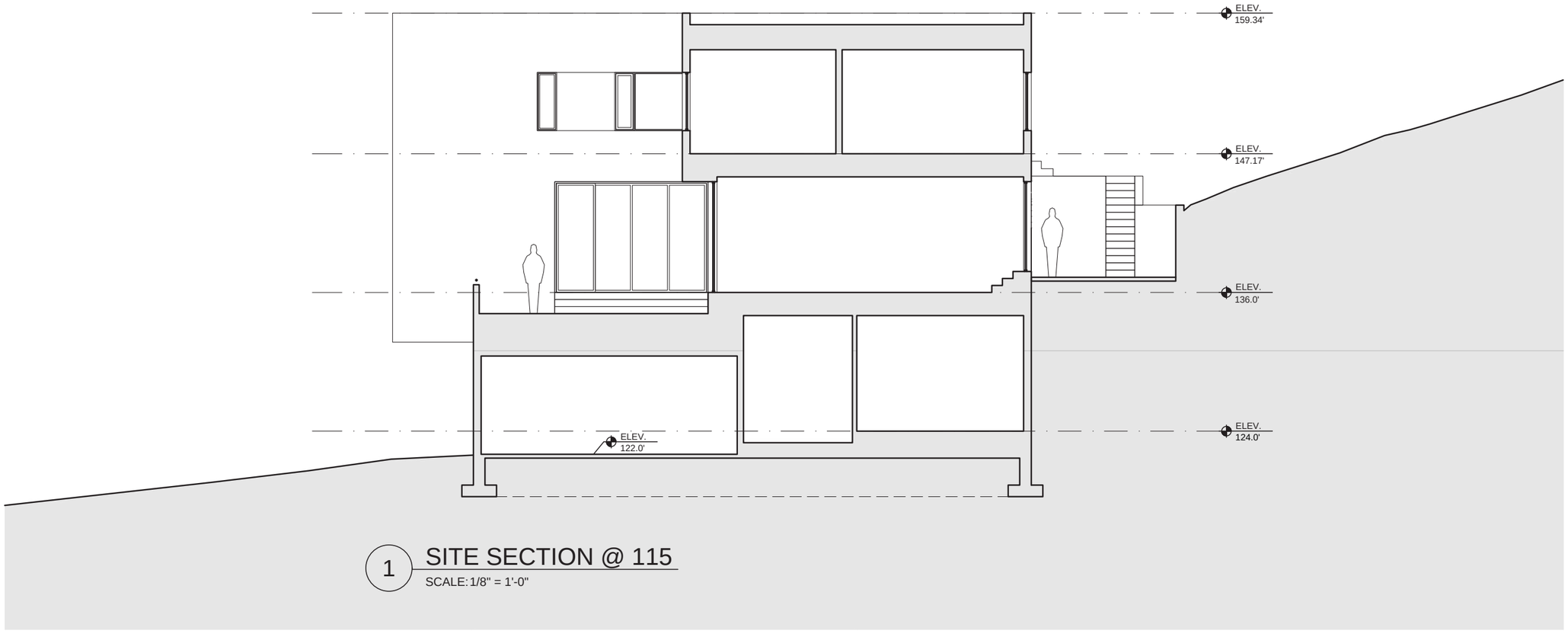
1 115 LOWER LEVEL
SCALE:3/16" = 1'-0"



2 115 MAIN LEVEL
SCALE:3/16" = 1'-0"



3 115 UPPER LEVEL
SCALE:3/16" = 1'-0"



1 SITE SECTION @ 115

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





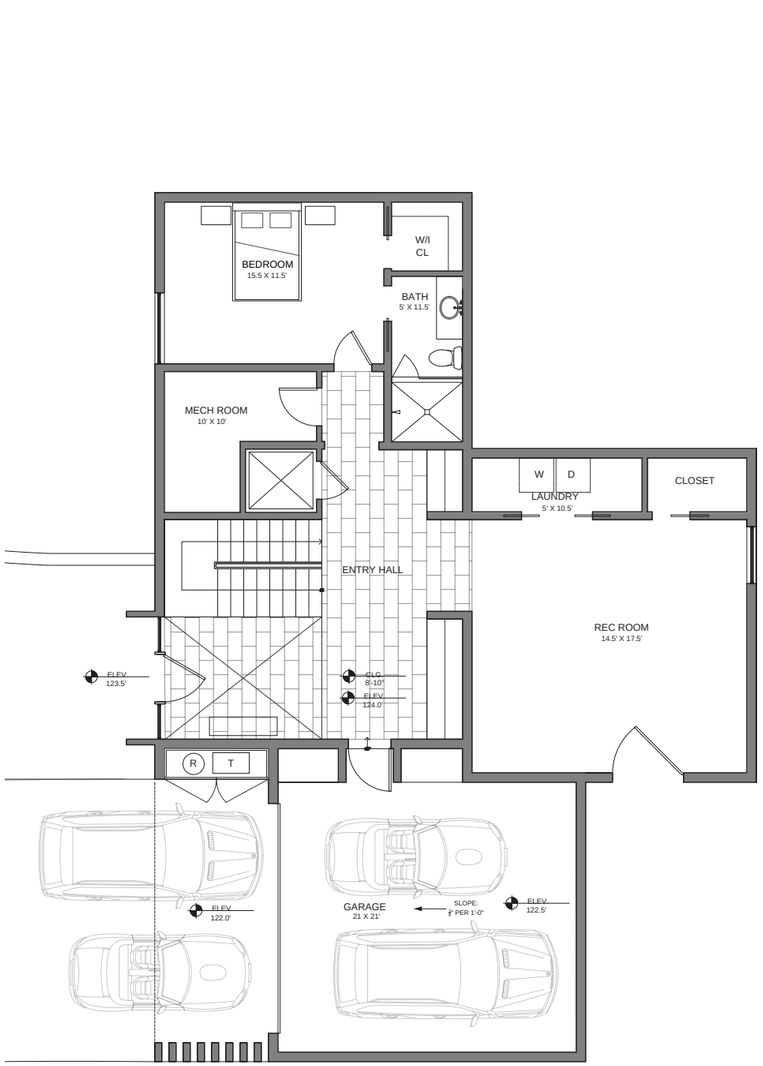
LOOKING WEST FROM BROAD BRANCH ROAD



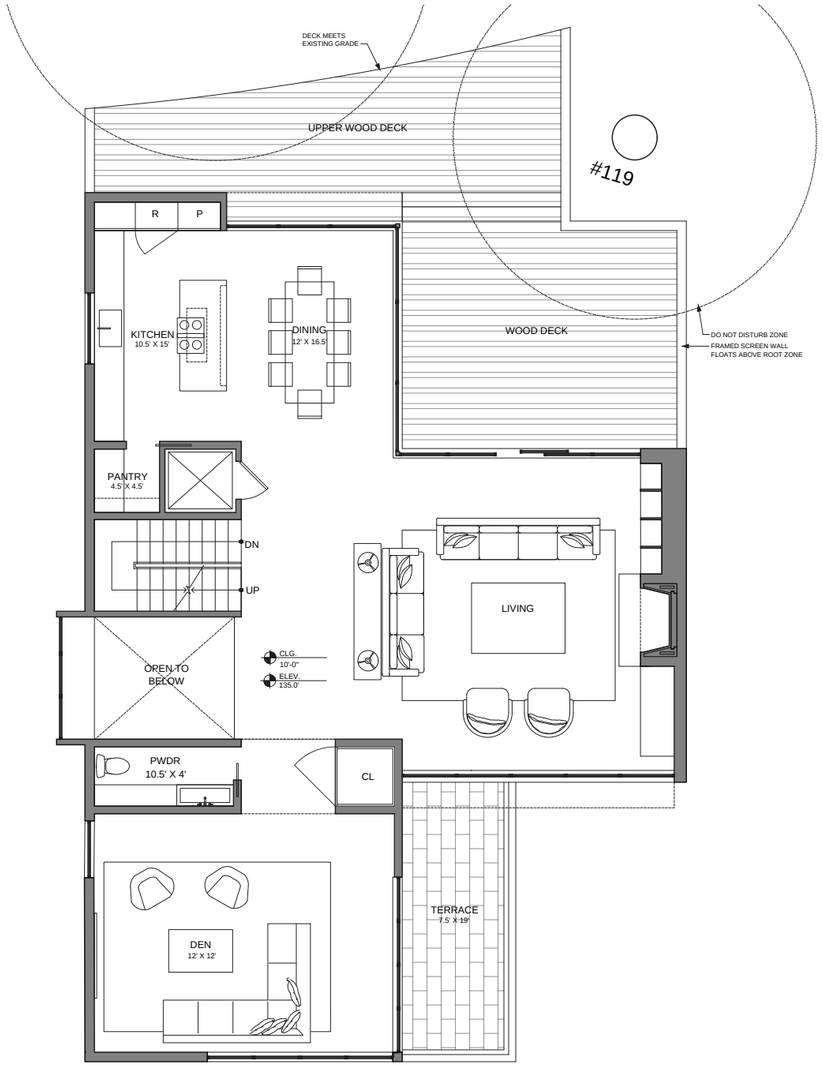


LOT 114

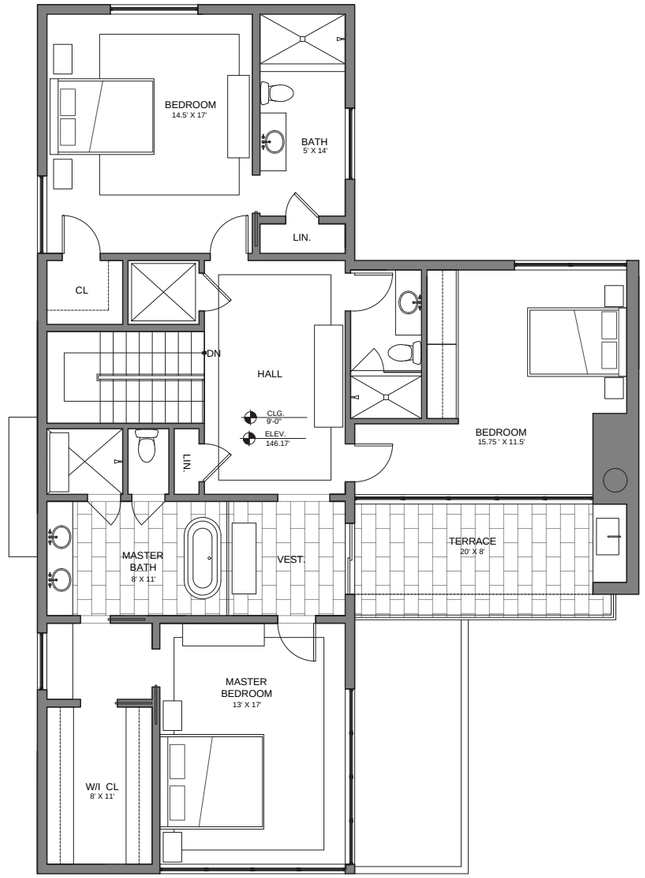




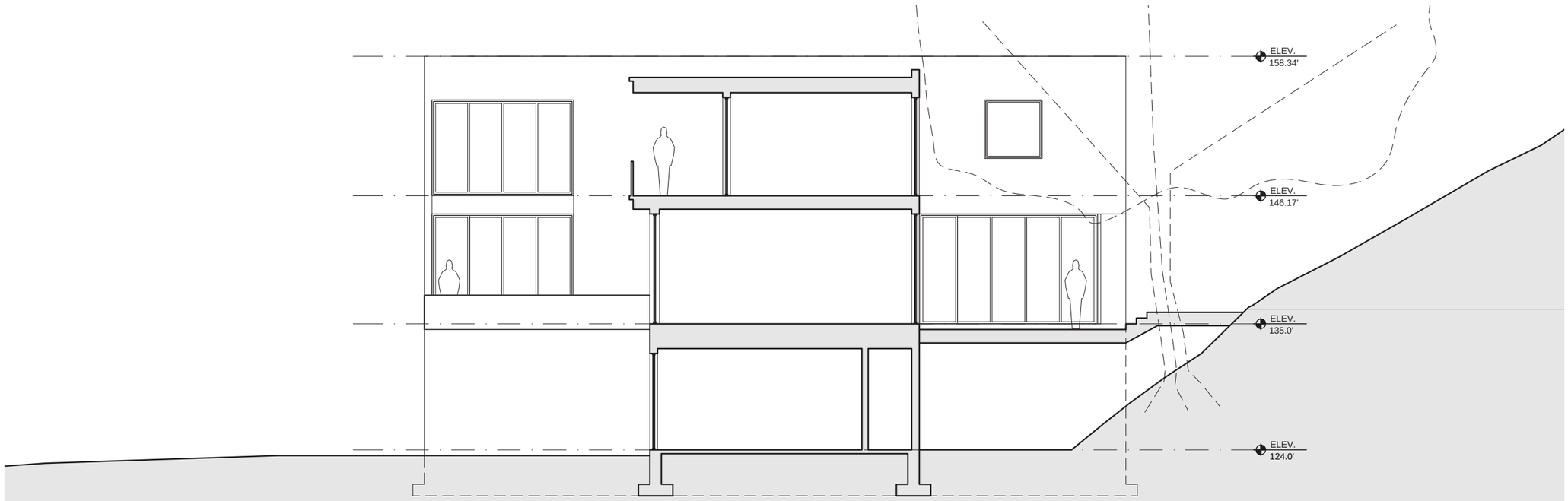
1 114 LOWER LEVEL
SCALE:3/16" = 1'-0"



2 114 MAIN LEVEL
SCALE:3/16" = 1'-0"



3 114 UPPER LEVEL
SCALE:3/16" = 1'-0"



1 SITE SECTION @ 114

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



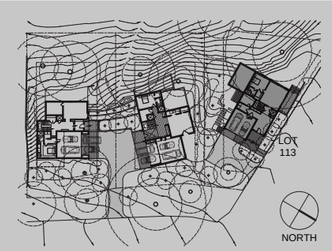


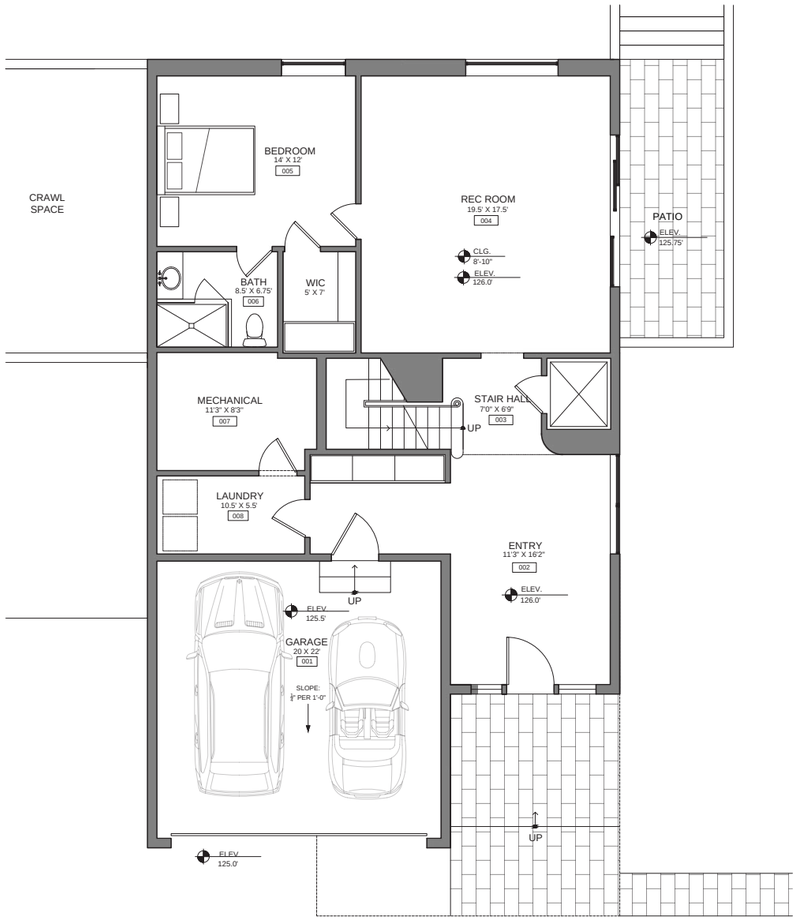



WERTHEIMER

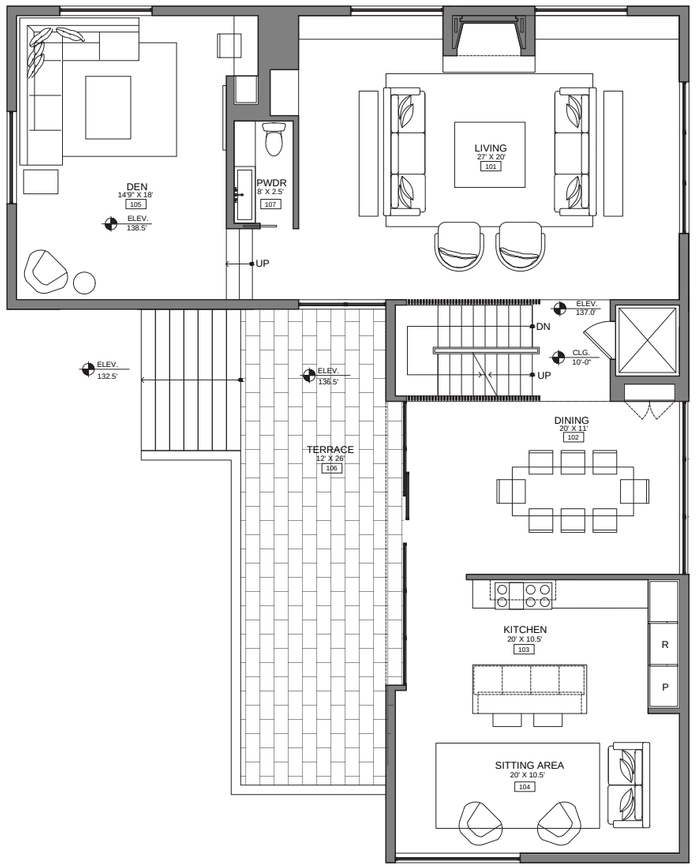


LOT 113

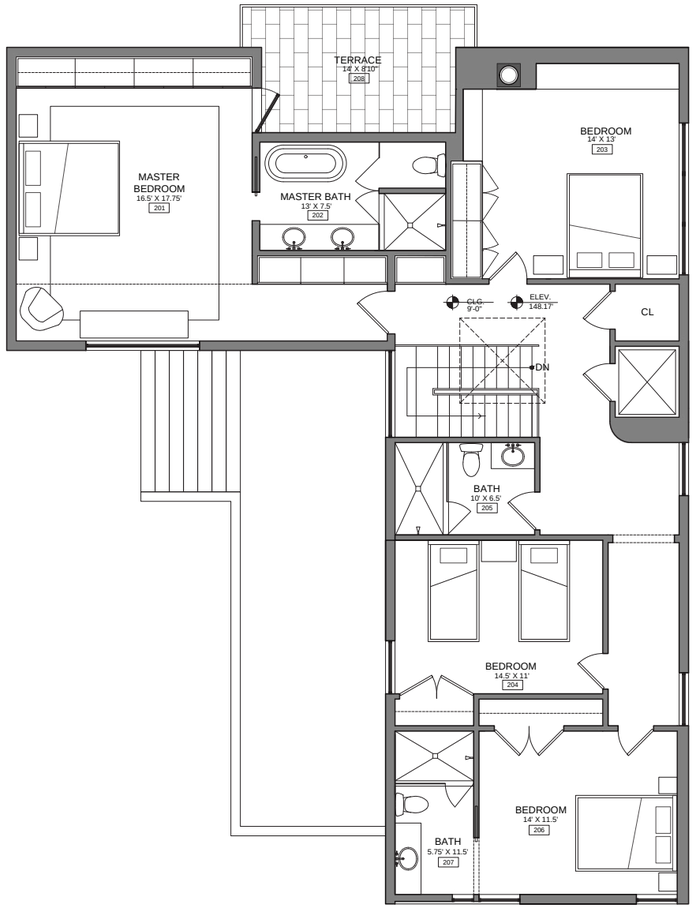




1 113 LOWER LEVEL
SCALE: 3/16" = 1'-0"



2 113 MAIN LEVEL
SCALE: 3/16" = 1'-0"



3 113 UPPER LEVEL
SCALE: 3/16" = 1'-0"



1 SITE SECTION @ 113

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



LOT 113 PERSPECTIVE - REAR LAWN







