

HALPINE ROAD

LEVEL 2 SITE PLAN STP2024-00474

ROCKVILLE (4TH.) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DEVELOPMENT TABULATIONS

Property Information		
Existing Zoning	R-60	
Floating Zone (Residential Flexible)	RF-FZ with MXNC Equivalency	
Tract Area	65,577 SF	1.51 AC
Proposed Ardennes Dedication	1,739 SF	0.04 AC
Site Area	63,838 SF	1.47 AC

Development Program	
Residential Units	36
Rear Loaded MF Residential Units (2 over 2)	36

Building Height	<i>Maximum Allowed Per Comp Plan/Zoning Ordinance</i>	<i>Maximum Requested</i>
Residential Units (2 over 2)	50'/65'	52'

Open Space	Minimum Required		Proposed (minimum)	
Open Area (includes public use space)	15%	9,576 SF	38.4%	24,505 SF
Public Use Space	10%	6,384 SF	10.2%	6,486 SF

Building Setbacks	<i>Minimum Required</i>	<i>Proposed</i>
Minimum width at Frontline	10'	256' Halpine, 272' Ardennes
Setback abutting ROW	0' or 10' if provided	10' Halpine (2), 10' Ardennes
Side abutting Non-Residential	0' or 10' if provided	34'
Side abutting Residential	25' or height of building, whichever is greater	39.88' (1)
Rear	0' or 10' if provided	10'

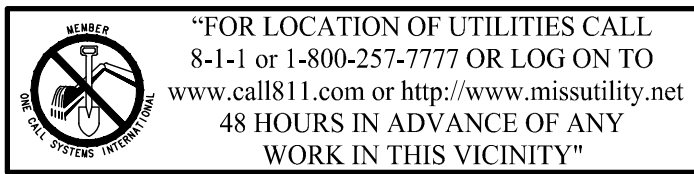
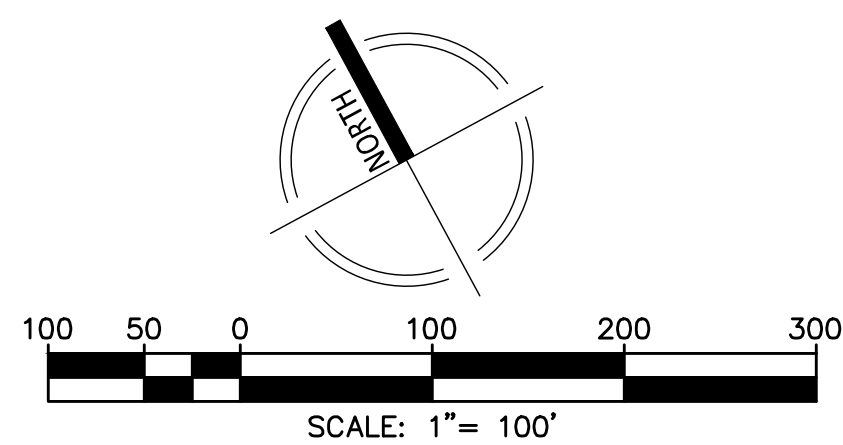
Parking	Minimum Required	Proposed
Residential Units (2 over 2), 36 rear load (2 per unit)	72	72

Accessible Parking	Minimum Required	Proposed
Residential Units (2 over 2)	0	0

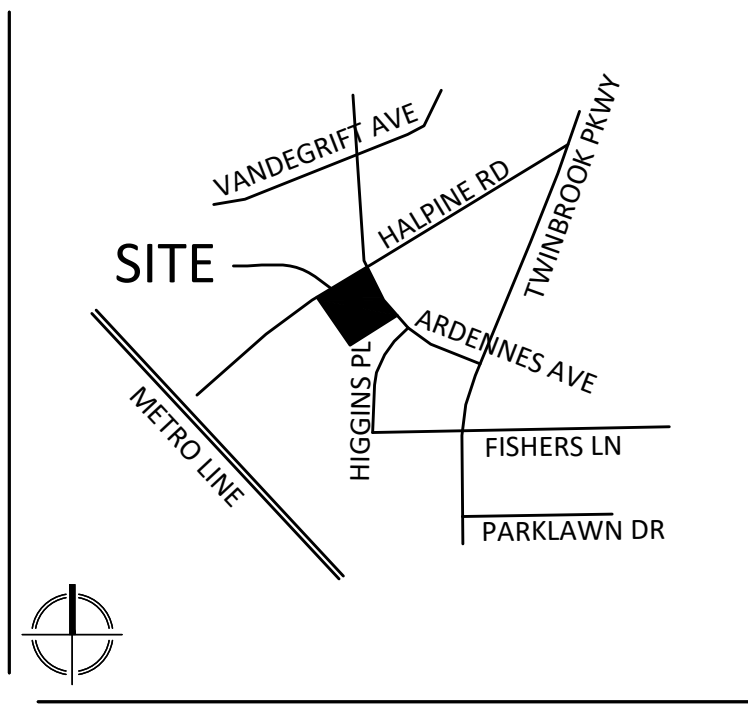
Bicycle Parking	<i>Minimum Required</i>	<i>Proposed</i>
Residential Units (2 over 2)	0	0

(1) Pursuant to Zoning Ordinance Section 25.14.35.e a waiver of 12.12' from the side yard setback requirement, as well as a corresponding waiver of 13.8 degrees from the layback slope requirement, is proposed.

(2) Pursuant to Zoning Ordinance Section 25.14.35.e a waiver of 5.3 degrees from the layback slope requirement is proposed.



The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE PROPERTY IS 1.51 ACRES.
2. THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES:
PARCEL N091, TAX MAP GQ63, TAX ACCT NO. 00-04146900 (CITY OF ROCKVILLE)
3. PARCEL N091 IS CURRENTLY ZONED R-60; MXNC ZONING IS BEING PURSUED IN ACCORDANCE WITH THE FLOATING ZONE PROVISIONS.
4. THE SITE IS LOCATED ON WSSC MAP 216NW06.
5. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD 83/91) AND THE VERTICAL DATUM IS NGVD 88.
6. BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY VIKI 05/2023.
7. THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
8. THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
9. THERE ARE NO WETLANDS LOCATED ON THE SITE.
10. 'D' TAPE WAS USED TO MEASURE THE TREES.
11. THERE ARE NO STATE/COUNTY CHAMPION TREES LOCATED ON-SITE.
12. THERE ARE NO EXISTING BUILDINGS WITHIN THE INVENTORY AREA IDENTIFIED IN THE CITY OF ROCKVILLE HISTORIC BUILDINGS CATALOGUE MAP. THE CITY OF ROCKVILLE ONLINE GIS DATA WAS ACCESSED ON OCTOBER 28, 2021.
13. NRI/FSD FIELD WORK WAS CONDUCTED BY VIKI MARYLAND, LLC STAFF, CHARLES CRISIP AND ZARIA STEBBINS ON APRIL 4, 2023.
14. NRI/FSD FTP2023-00059 WAS APPROVED 10/10/2023.
15. EXISTING BUILDINGS ON THE PROPERTY PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25. 07.02.4, HISTORIC REVIEW.

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SUPPORTING DOCUMENTS

STORMWATER MANAGEMENT CONCEPT PLAN
CONCEPT SEDIMENT EROSION CONTROL PLAN
PAVEMENT MARKING AND SIGNAGE PLAN
UTILITY PLAN
FOREST CONSERVATION/SWM OVERLAY EXHIBIT
ARCHITECTURE PLAN CONCEPTS



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[illegible]

HALPINE
ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

LEVEL 2 SITE PLAN COVER SHEET

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: MICHAEL GOODMAN, P.E.
LICENSE No.: 27721
EXPIRATION DATE: JULY 19, 2024

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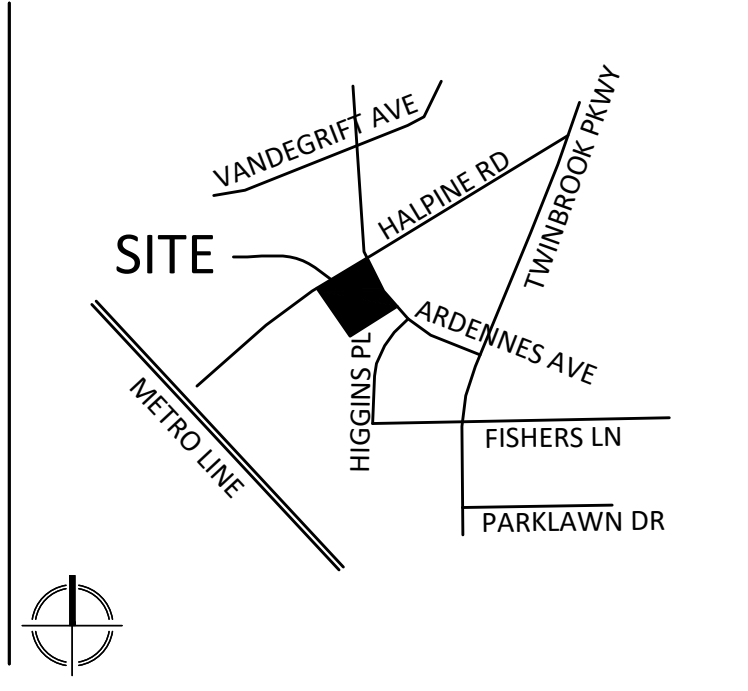
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DATE ISSUED: 07/12/2024

VIKA
PROJECT VM50639A

DRAWING
NO.

SHEET NO. **SP-1**



VICINITY MAP
SCALE: 1" = 2000'

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Our Site Set on the Future.

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REVISIONS	DATE

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LEVEL 2 SITE PLAN
APPROVALS

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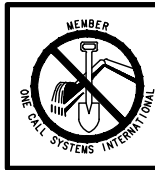
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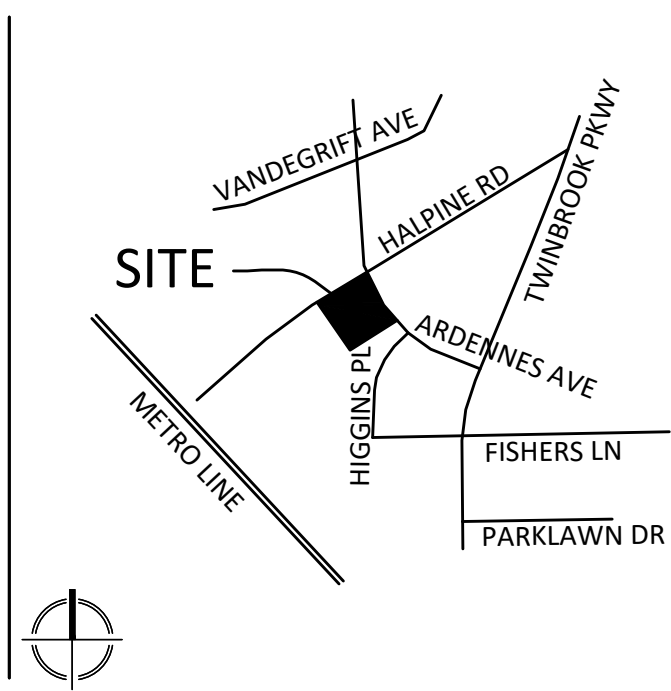
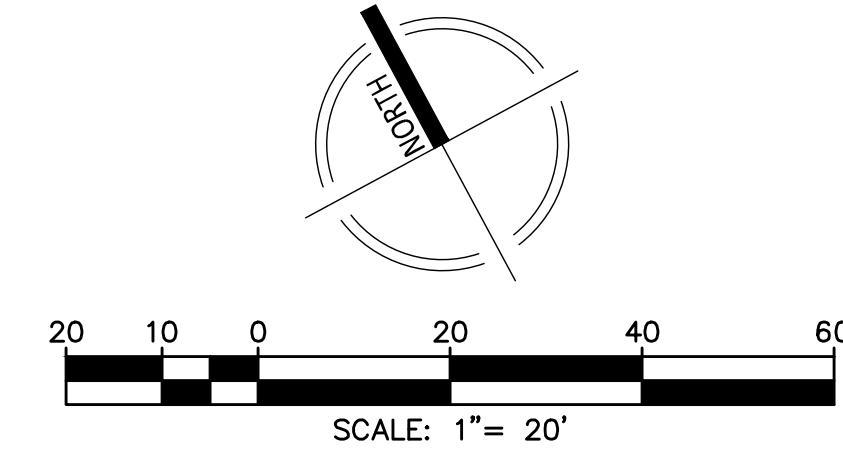
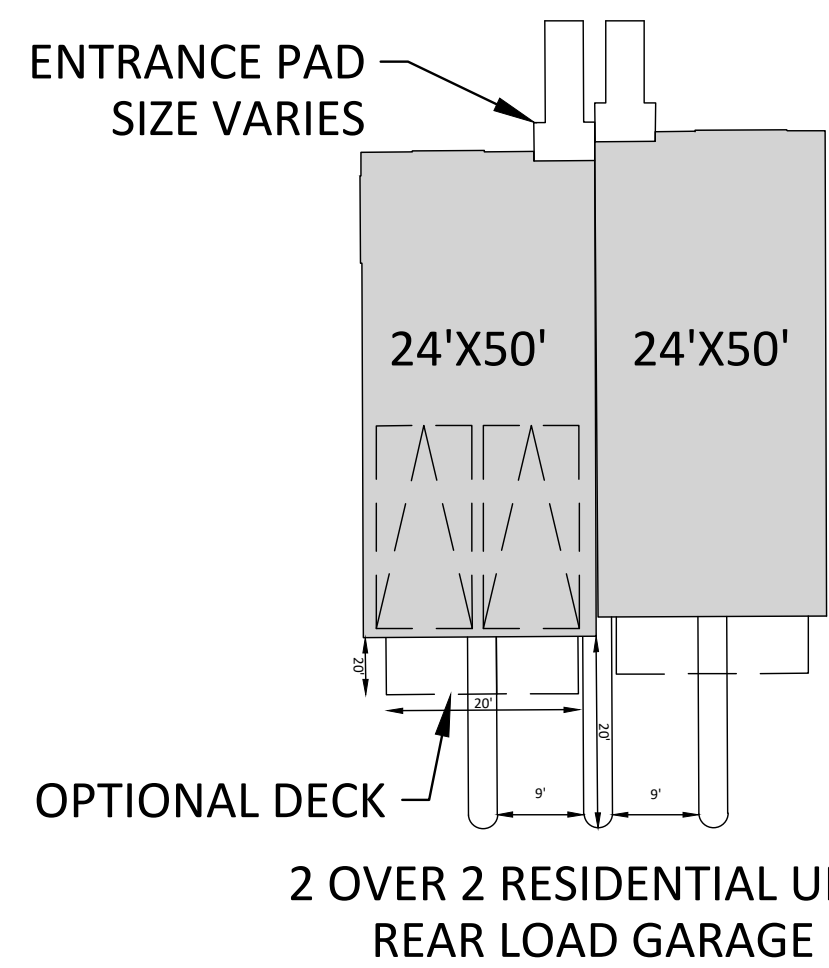
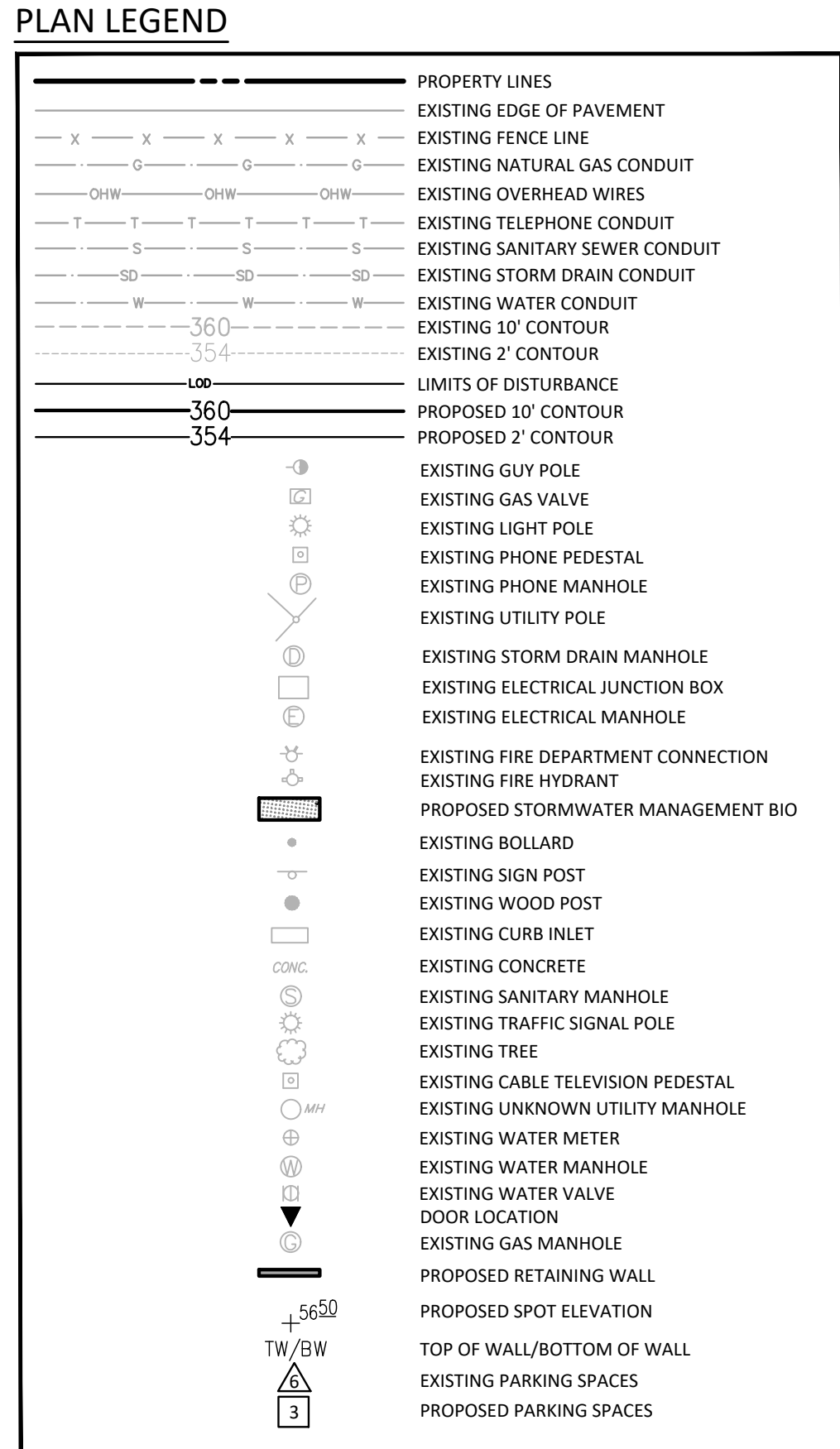
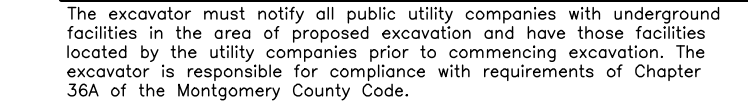
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**HALPINE
ROAD**

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
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WSSC GRID: 216NW06
TAX MAP: GQ63

LEVEL 2 SITE PLAN

PROFESSIONAL SEAL



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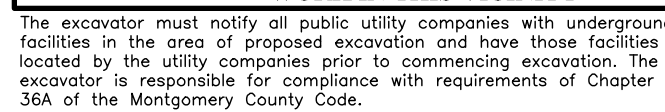
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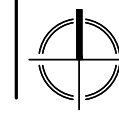
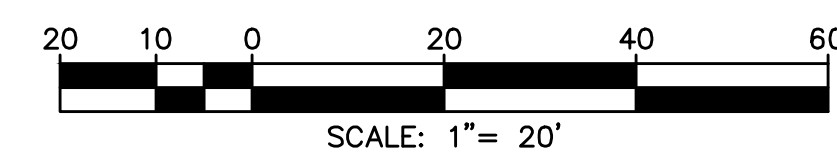
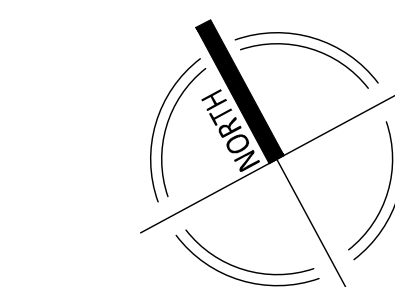
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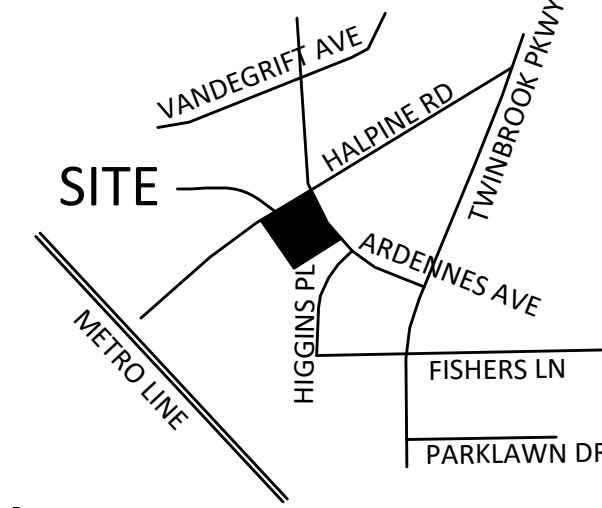
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- SCALE: 1" = 20'



VICINITY MAP
SCALE: 1" = 2000'



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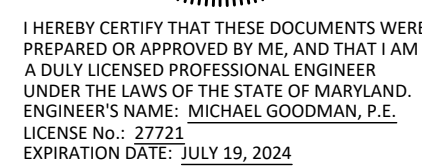
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CITY OF ROCKVILLE
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LEVEL 2 SITE PLAN
FIRE PROTECTION
PLAN

PROFESSIONAL SEAL



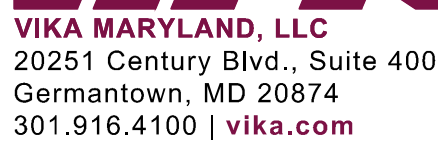
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HALPINE
ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

GARBAGE TRUCK MOVEMENT STUDY

PROFESSIONAL SEAL



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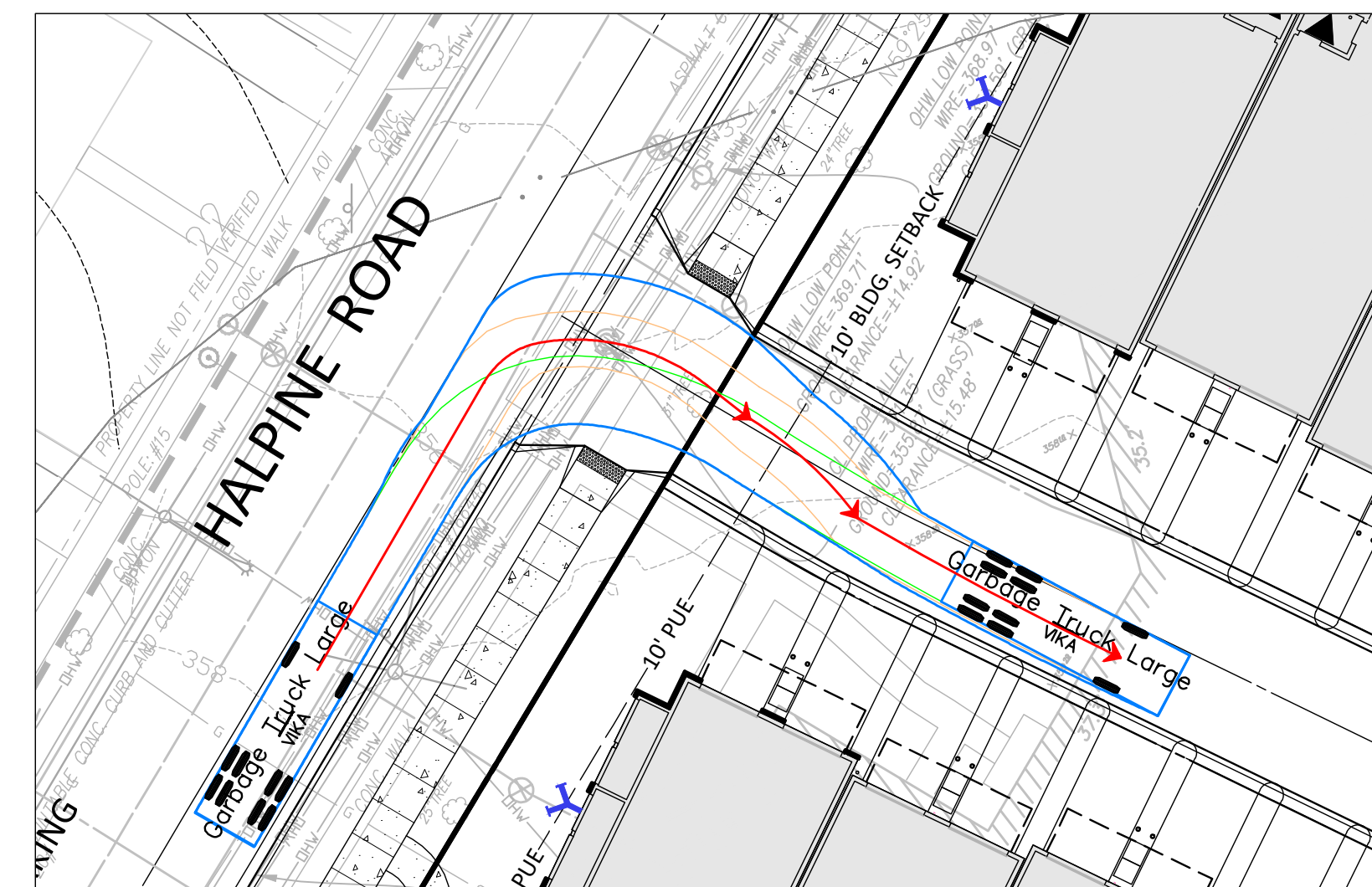
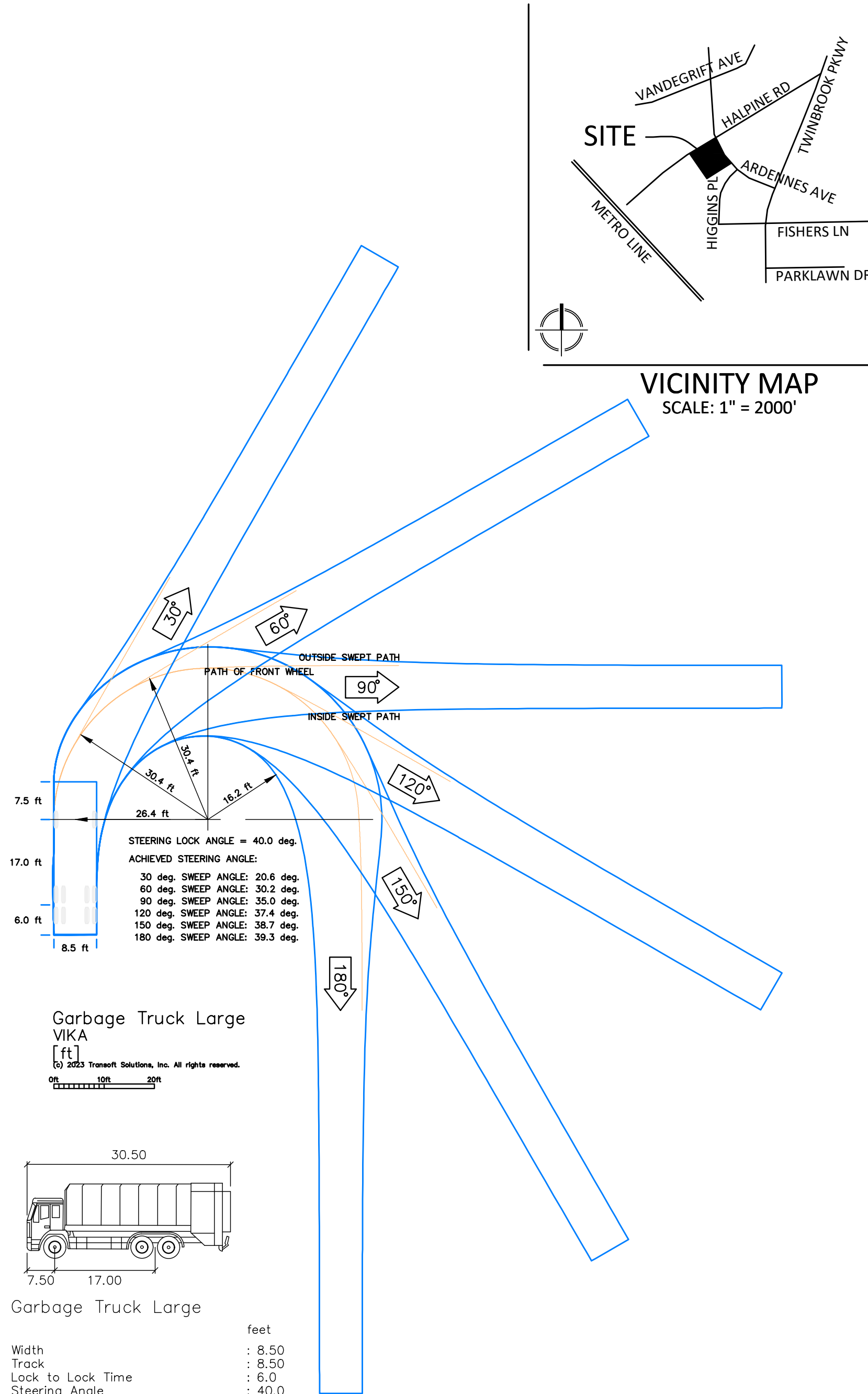
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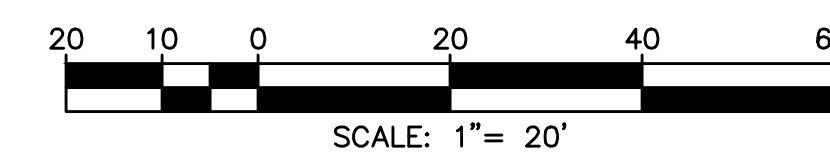
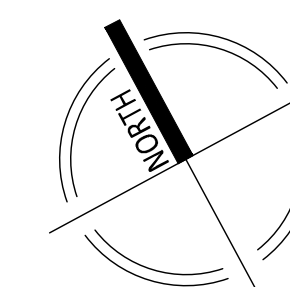


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GARBAGE TRUCK RIGHT TURN IN

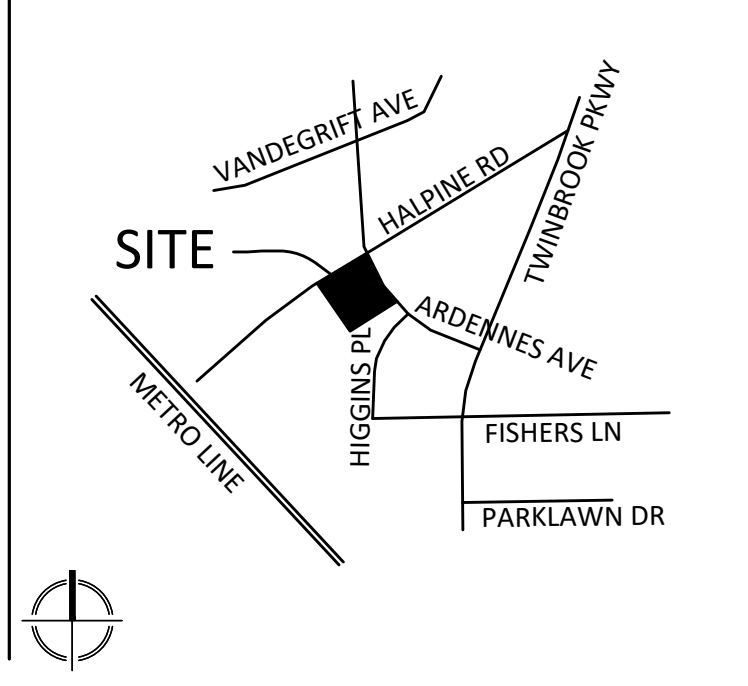




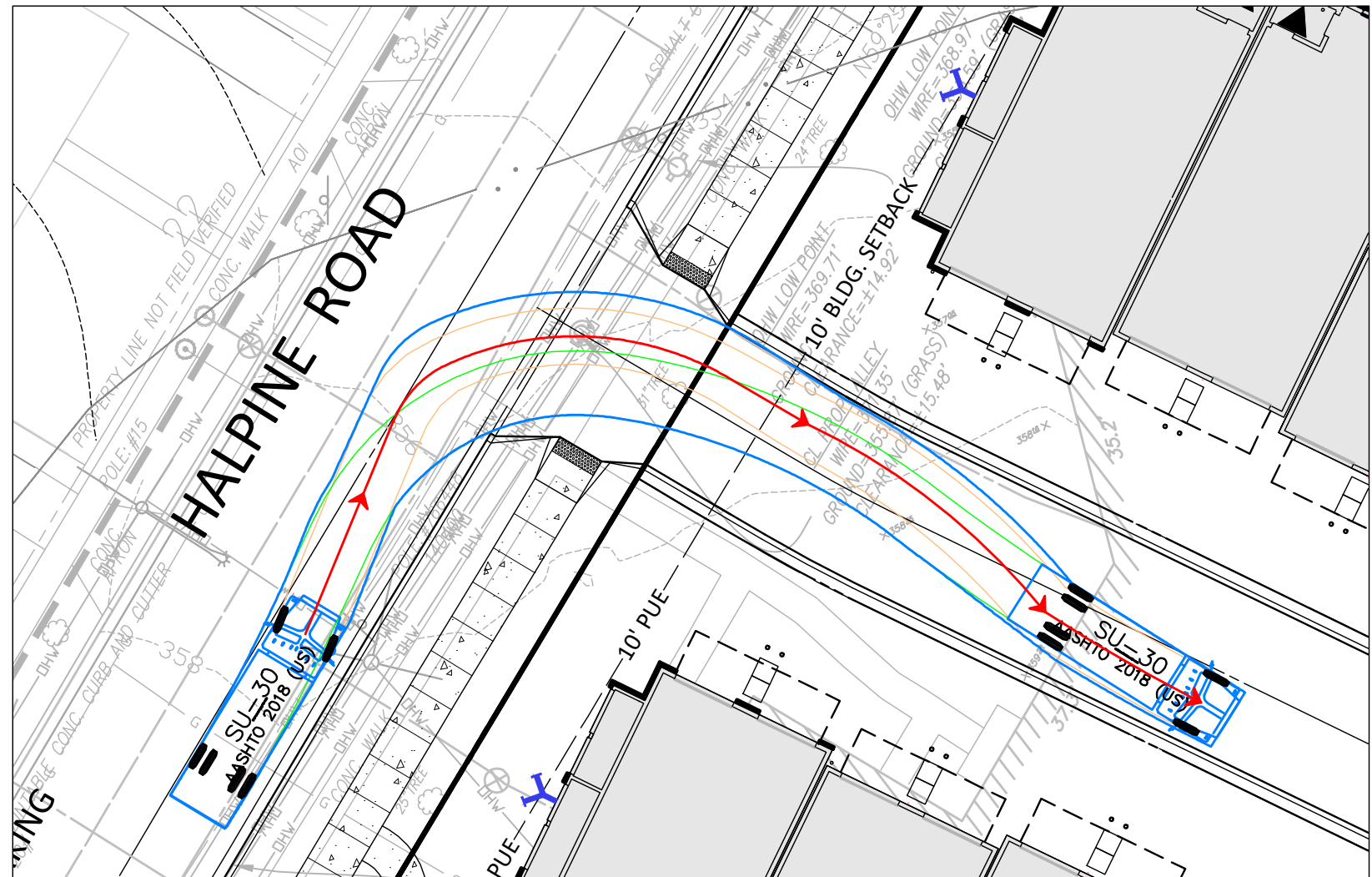
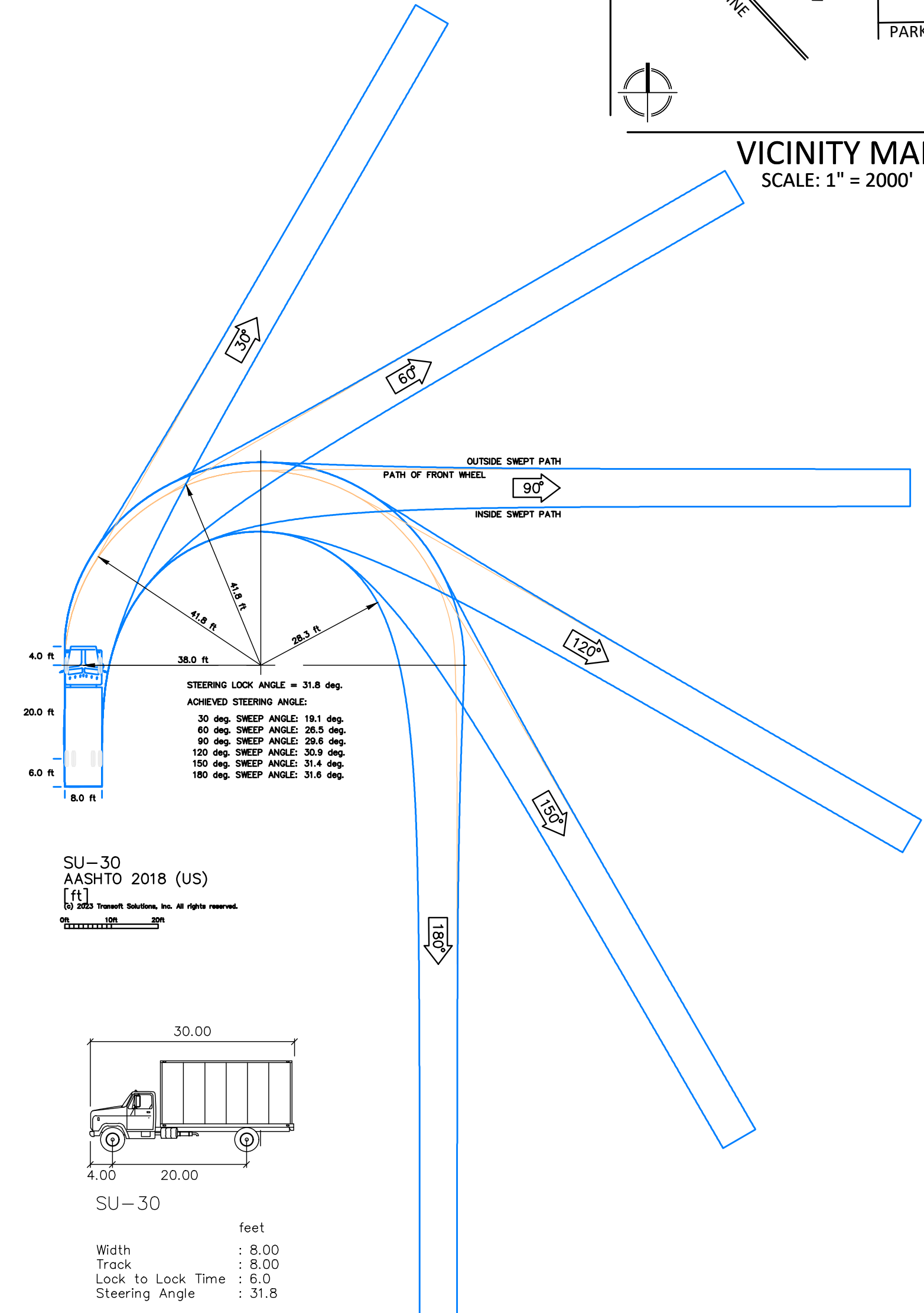
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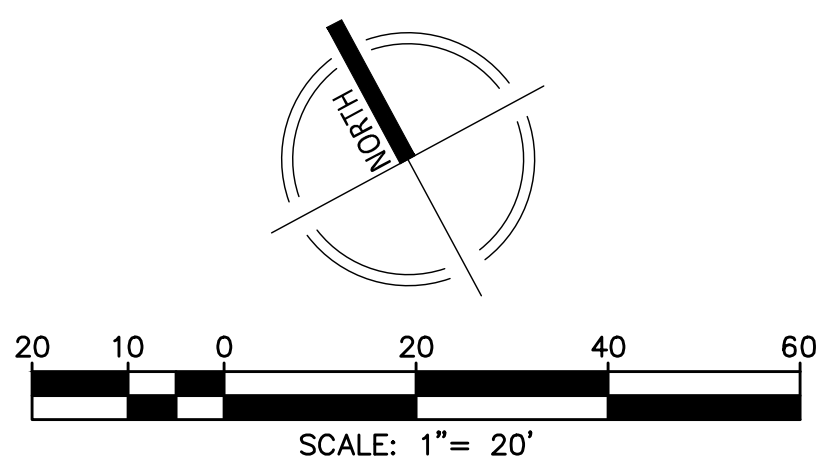
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VICINITY MAP
SCALE: 1" = 2000'



SU-30 RIGHT TURN IN



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REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

**SU-30
MOVEMENT
STUDY**

PROFESSIONAL SEAL

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Professional Engineer

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: MICHAEL GOODMAN, P.E. LICENSE NO.: 27721 EXPIRATION DATE: JULY 15, 2024

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DESIGNED BY: MBG
DATE ISSUED: 07/12/2024

Vika
PROJECT: VM50639A
DRAWING NO.
SHEET NO. SP-7



Vika Maryland, LLC
10251 Century Blvd., Suite 400
Perryman, MD 20874
410.916.4100 | vika.com

Our Site Set on the Future.

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AIRFAX, VA 22031
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DAVID DeMARCO
David.DeMarco@PulteGroup.com

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PROVE SLADE
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WASHINGTON, DC 20036
2.296.8625
CONTACT: KATIE WAGNER

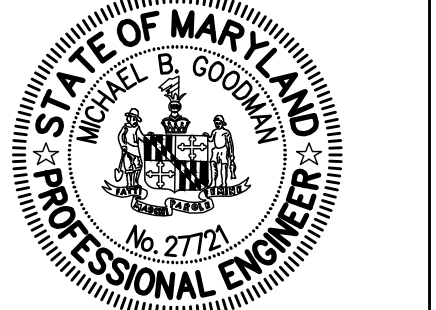
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HALPINE
ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

FIRE TRUCK MOVEMENT STUDY

PROFESSIONAL SEAL



HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: MICHAEL GOODMAN, P.E.
LICENSE No.: 27721
EXPIRATION DATE: JULY 19, 2024

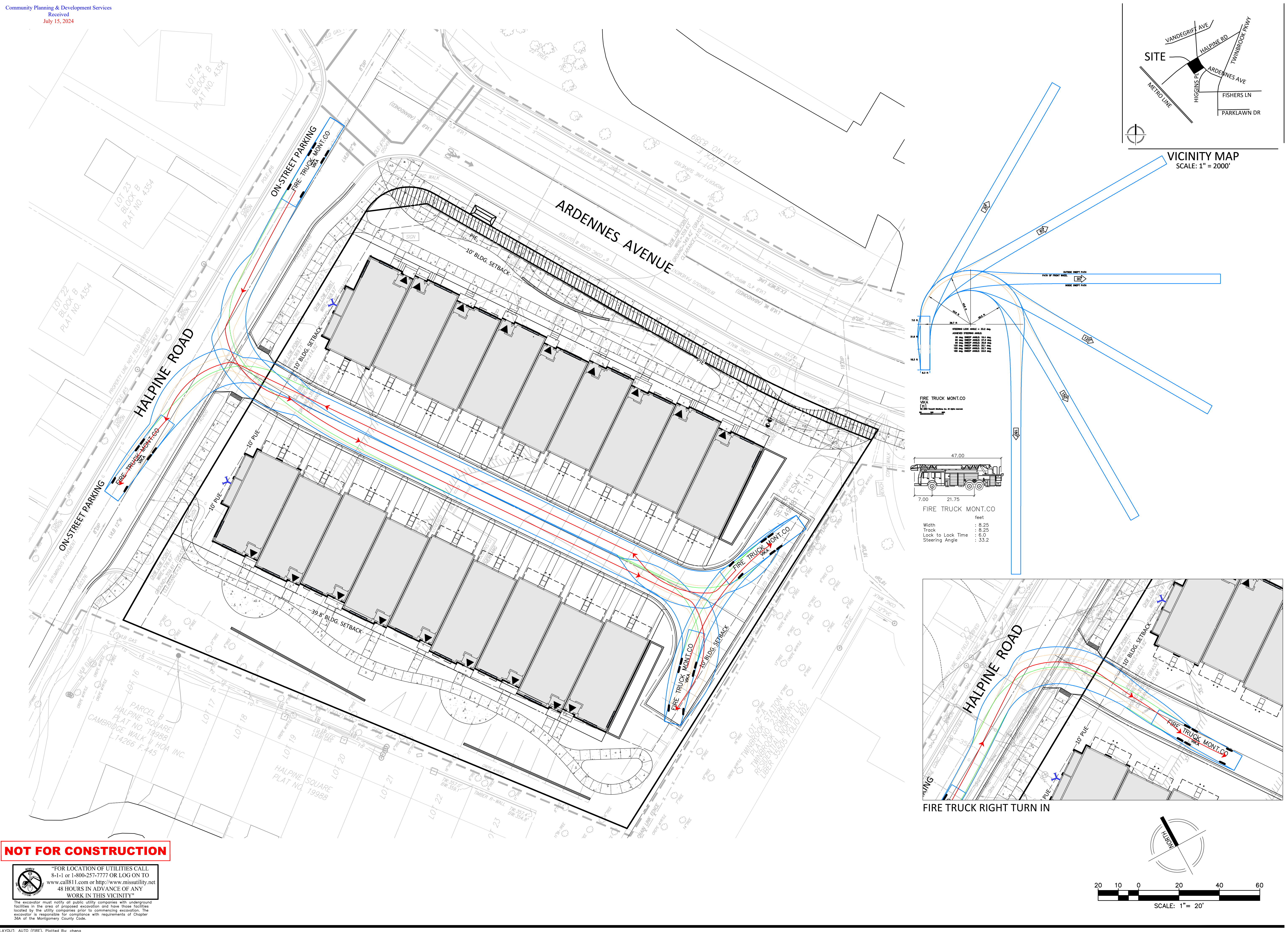
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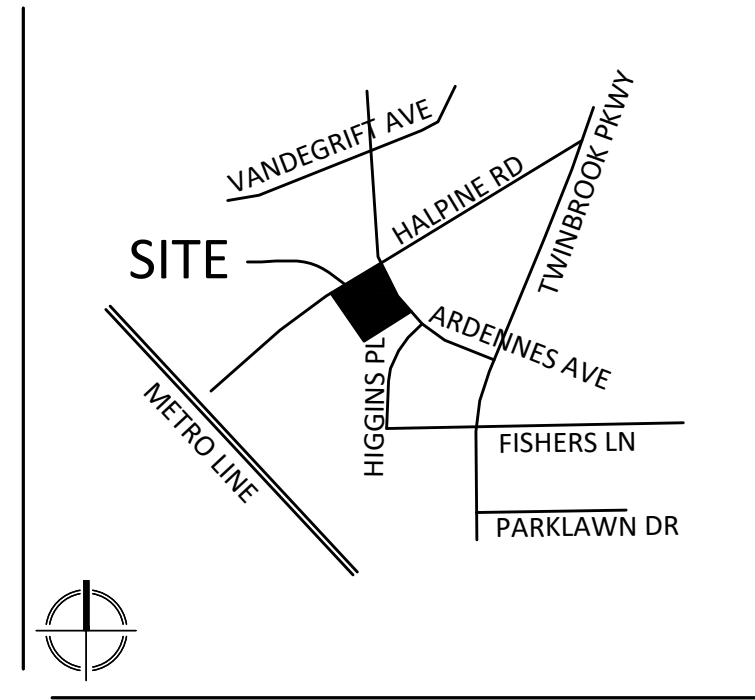
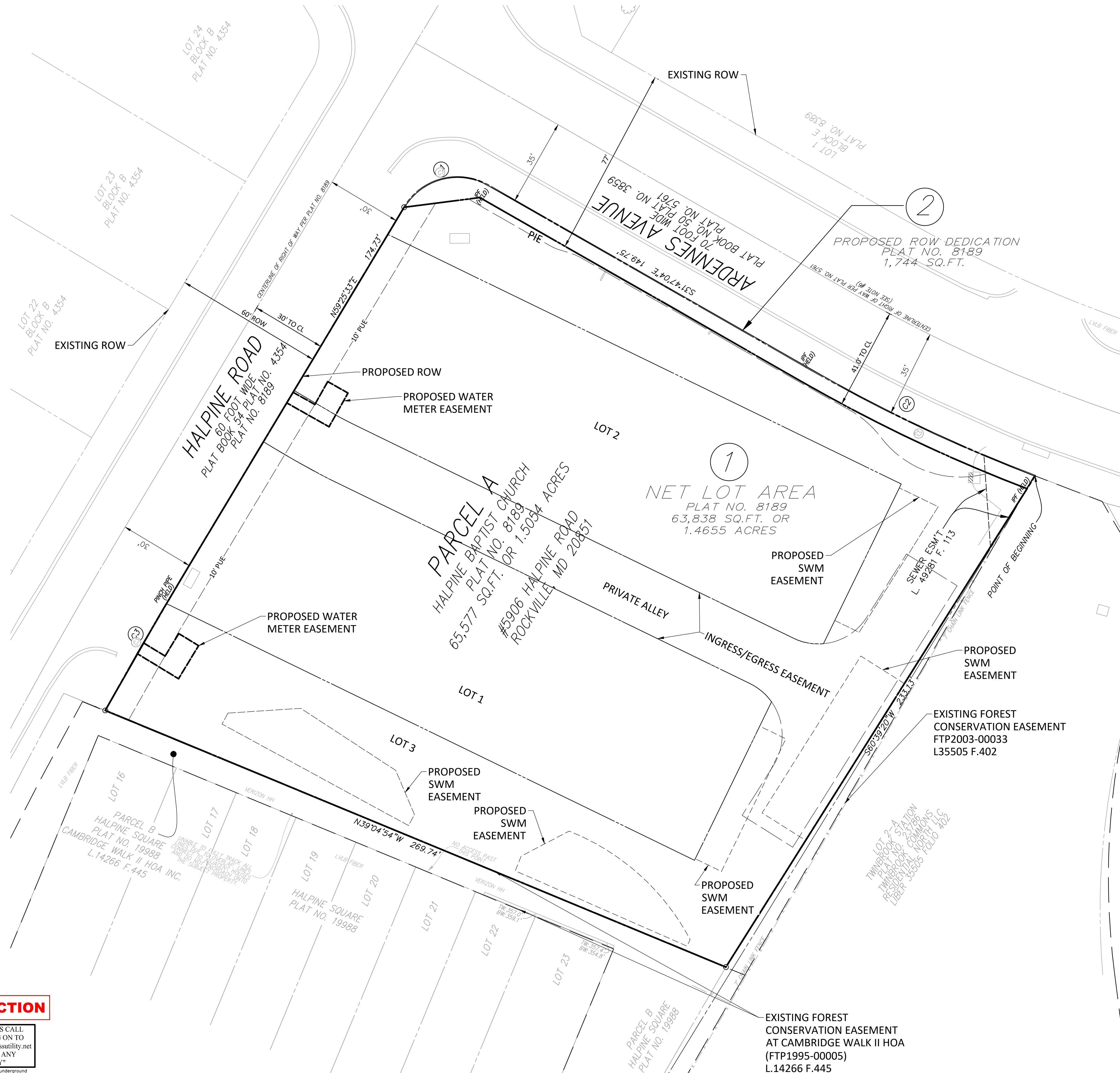
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DRAWN BY: EJS
 DESIGNED BY: MBG
 DATE ISSUED: 07/12/2024

PROJECT VM50639A

SHEET NO. **SP-8**





CURRENT NET LOT AREA

① NET LOT AREA 63,838 SF. OR 1.4655 ACRES

LOT 1 17,319 SF.
LOT 2 17,121 SF.
LOT 3 29,398 SF.

② ARDENNES AVE ROW DEDICATION.....1,744 SF. OR 0.0400 ACRES

GROSS TRACT AREA 65,582 SF. OR 1.5054 ACRES

[illegible]

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

PROFESSIONAL SEAL

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the name "MICHAEL B. GOODMAN" is written in an arc. The center of the seal features the coat of arms of the State of Maryland, which depicts a shield with a ship, a figure holding a bow, and a figure holding a sword. Below the shield is a scroll with the word "FIDELITY". Above the shield is a crest with a figure holding a staff. Below the coat of arms, the text "No. 27721" is written.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: MICHAEL GOODMAN, P.E.
LICENSE NO. - 27721
EXPIRATION DATE: JULY 19, 2024

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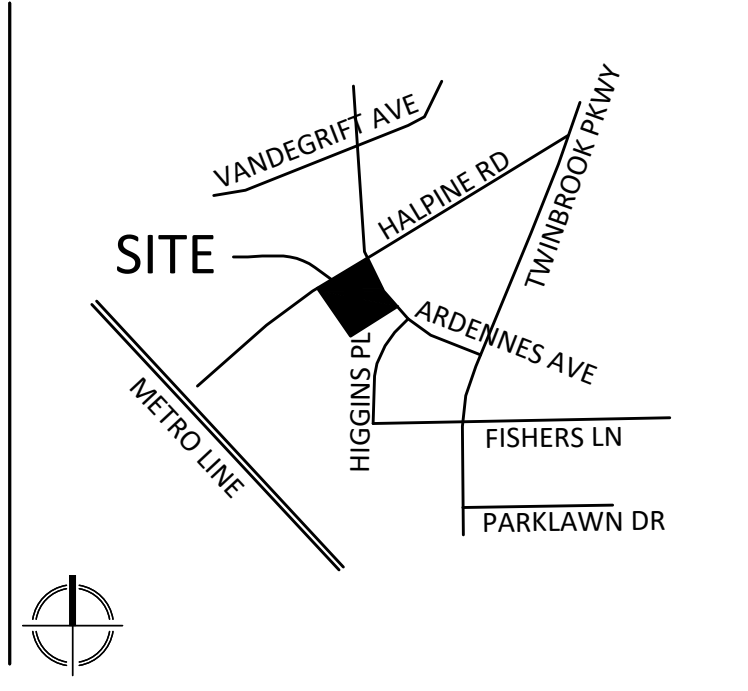
VIKA
PROJECT VM50639A

DRAWING
NO.

SHEET NO. **SP-9**

HALPINE ROAD

LEVEL 2 SITE PLAN LANDSCAPE ARCHITECTURE SET



VICINITY MAP
SCALE: 1" = 2000'

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DESIGN CONSULTANTS

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CONTACT: KATIE WAGNER

REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: Z16NW06
TAX MAP: GQ63

LANDSCAPE COVER

PROFESSIONAL SEAL

STATE OF MARYLAND
LANDSCAPE ARCHITECT
3960

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ESRA SOYTUTAN, RIA, LEED AP ND
LICENSE NO.: 3960
EXPIRATION DATE: 03/09/2025

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DESIGNED BY: ES
DATE ISSUED: 07/12/2024

VIKA
PROJECT: VM50639A
DRAWING NO.

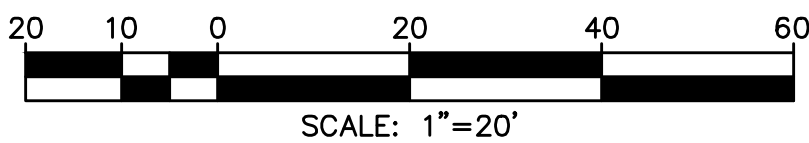
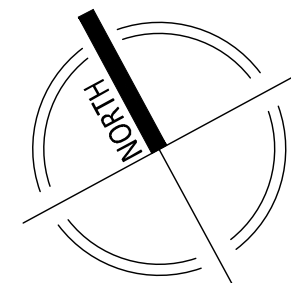
SHEET NO. LL-1.00

LEGEND

- EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING
- PROPOSED CANOPY TREE
- PROPOSED STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED CONCRETE PAVING-PEDESTRIAN
- PUBLIC IMPROVEMENT EASEMENT
- BUILDING SETBACK
- STORMWATER MANAGEMENT EASEMENT
- WATER METER EASEMENT
- INGRESS/EGRESS EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- LOT LINE
- PROPOSED BOLLARD
- PROPOSED TRASH RECEPTACLE
- PROPOSED LOUNGE CHAIR
- PROPOSED STRAIGHT BENCH
- PROPOSED BIKE RACK
- PROPOSED ART PIECE AND REQUIRED STRUCTURAL FOOTING

LANDSCAPE PLAN INDEX

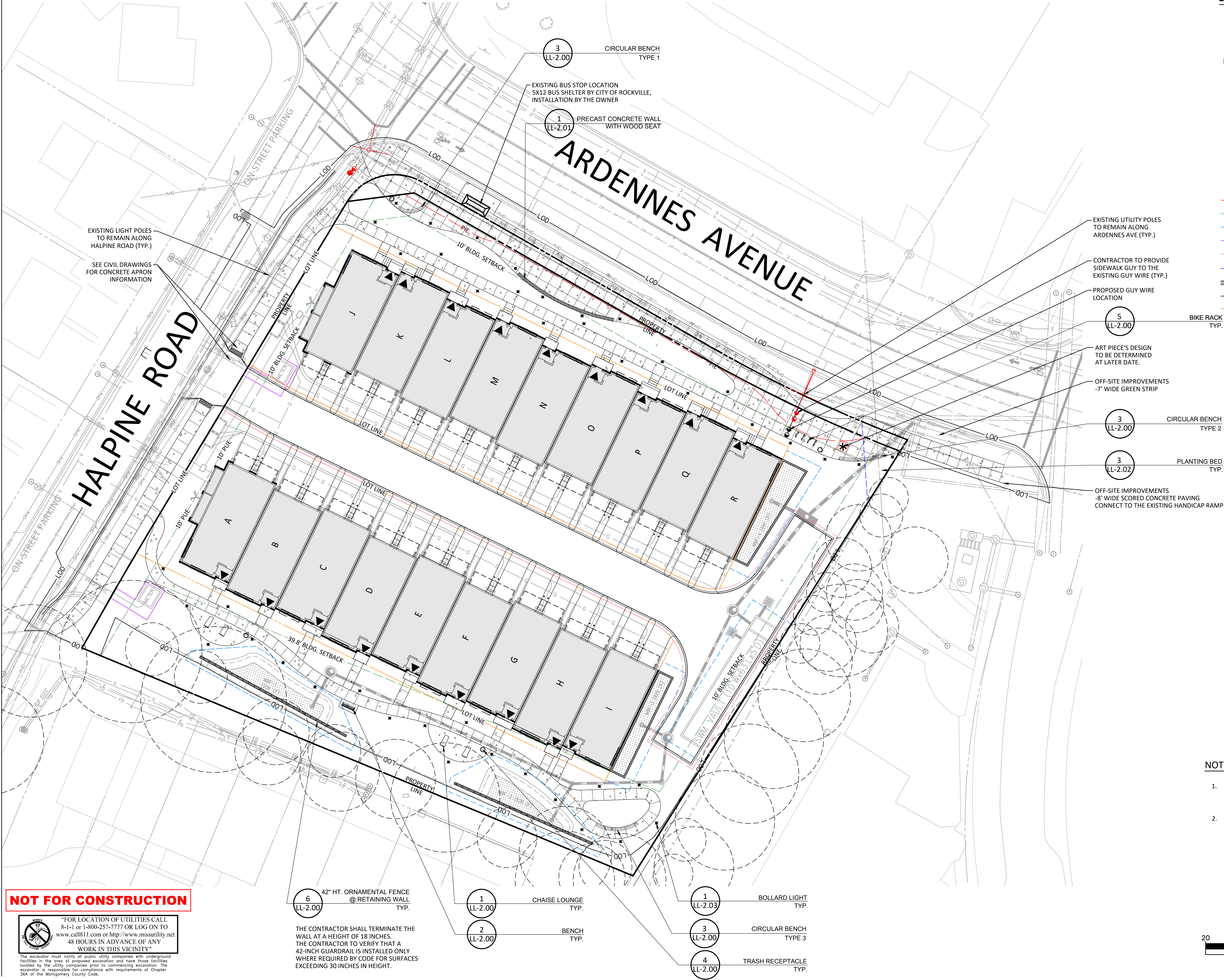
- LL-1.00 LANDSCAPE COVER
- LL-1.01 OVERALL MATERIALS PLAN
- LL-1.02 OVERALL TREE PLANTING PLAN
- LL-1.02A STREET FRONTAGE AND LOT TREE CALCULATION
- LL-1.03 PLANTING PLAN ENLARGEMENTS
- LL-1.04 PLANTING PLAN ENLARGEMENT
- LL-2.00 SITE DETAILS
- LL-2.01 SITE DETAILS
- LL-2.02 PLANTING DETAILS AND SCHEDULE
- LL-2.03 LIGHTING DETAILS
- LL-3.00 LIGHTING PLAN
- LL-4.00 OPEN SPACE PLAN
- LL-5.00 SHADOW STUDY
- LL-5.01 SHADOW STUDY



NOT FOR CONSTRUCTION

“FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY”

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.



LEGEND

- EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING
- PROPOSED CANOPY TREE
- PROPOSED STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED CONCRETE PAVING-PEDESTRIAN
- PUBLIC IMPROVEMENT EASEMENT
- BUILDING SETBACK
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- WATER METER EASEMENT
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- EXISTING SANITARY SEWER EASEMENT
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- LOT LINE
- PROPOSED BOLLARD
- PROPOSED TRASH RECEPTACLE
- PROPOSED LOUNGE CHAIR
- PROPOSED STRAIGHT BENCH
- PROPOSED BIKE RACK
- PROPOSED ART PIECE AND REQUIRED STRUCTURAL FOOTING
- CIRCULAR BENCH TYPE 2
- PLANTING BED TYP.
- OFF-SITE IMPROVEMENTS -7' WIDE GREEN STRIP
- OFF-SITE IMPROVEMENTS -8' WIDE SCORED CONCRETE PAVING CONNECT TO THE EXISTING HANDICAP RAMP
- ART PIECE'S DESIGN TO BE DETERMINED AT LATER DATE.
- CONTRACTOR TO PROVIDE SIDEWALK GUY TO THE EXISTING GUY WIRE (TYP.)
- EXISTING UTILITY POLES TO REMAIN ALONG ARDENNES AVE (TYP.)
- PROPOSED GUY WIRE LOCATION
- BIKE RACK TYP.
- PROPOSED BOLLARD
- PROPOSED TRASH RECEPTACLE
- PROPOSED LOUNGE CHAIR
- PROPOSED STRAIGHT BENCH
- PROPOSED BIKE RACK
- PROPOSED ART PIECE AND REQUIRED STRUCTURAL FOOTING
- CIRCULAR BENCH TYPE 2
- PLANTING BED TYP.
- OFF-SITE IMPROVEMENTS -7' WIDE GREEN STRIP
- OFF-SITE IMPROVEMENTS -8' WIDE SCORED CONCRETE PAVING CONNECT TO THE EXISTING HANDICAP RAMP

NOTES:

- PROPOSED SITE FURNISHINGS THAT ARE LOCATED IN THE RIGHT AWAY ARE FREE STANDING, PAD MOUNTED, AND HAVE NO FOUNDATION.
- ALL NON-STANDARD IMPROVEMENTS IN THE RIGHT OF WAY WILL BE SUBJECT TO A LICENSE AND MAINTENANCE AGREEMENT.

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

42" HT. ORNAMENTAL FENCE @ RETAINING WALL TYP.

THE CONTRACTOR SHALL TERMINATE THE WALL AT A HEIGHT OF 18 INCHES. THE CONTRACTOR TO VERIFY THAT A 42-INCH GUARDRAIL IS INSTALLED ONLY WHERE REQUIRED BY CODE FOR SURFACES EXCEEDING 30 INCHES IN HEIGHT.

CHAISE LOUNGE TYP.

BENCH TYP.

BOLLARD LIGHT TYP.

CIRCULAR BENCH TYPE 3

TRASH RECEPTACLE TYP.

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WASHINGTON, DC 20036
202.296.8625
CONTACT: KATIE WAGNER

REVISIONS	DATE

HALPINE ROAD
CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

OVERALL MATERIALS PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND
ESRA SOYTUTAN
3960
LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ESRA SOYTUTAN, RIA, LEED AP NO LICENSE NO.: 3960 EXPIRATION DATE: 03/09/2025

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DESIGNED BY: ES
DATE ISSUED: 07/12/2024
VIKA PROJECT: VM50639A
DRAWING NO.
SHEET NO. **LL-1.01**

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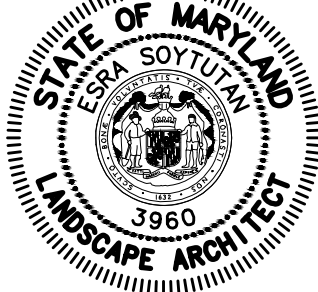
REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

OVERALL TREE PLANTING PLAN

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ERIKA SOTYTAN, RIA, LEED AP ND
LICENSE NO.: 3960
EXPIRATION DATE: 03/09/2025

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DESIGNED BY: ES
DATE ISSUED: 07/12/2024

VIKA
PROJECT: **VM50639A**
DRAWING
NO.

SHEET NO. **LL-1.02**

PLANT SCHEDULE

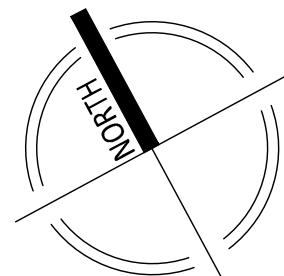
CODE	BOTANICAL / COMMON NAME	QTY
CANOPY TREES		
ARO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2
BND	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	1
NSY	NYSSA SYLVATICA / TUPELO	2
QPA	QUERCUS PALUSTRIS / PIN OAK	5
EVERGREEN TREES		
IOJ	ILEX OPACA 'JERSEY KNIGHT' / JERSEY KNIGHT AMERICAN HOLLY	3
JUV	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	2
PIN	PINUS STROBUS / WHITE PINE	4
ORNAMENTAL AND UNDERSTORY TREES		
AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	3
CCF	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	11
CVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	7
CVW	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	1
MVI	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	5
STREET TREES - ORNAMENTAL		
KPA	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	7
SRE	SYRINGA RETICULATA / JAPANESE TREE LILAC	10

LEGEND

- EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING
- PROPOSED CANOPY TREE
- PROPOSED STREET TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED CONCRETE PAVING-PEDESTRIAN
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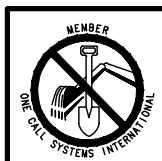
NOTES:

- 9 SYRINGA RETICULATA PLANTED ALONG ARDENNES AVE PER CITY OF ROCKVILLE MASTER STREET TREE PLAN REQUIREMENTS-DATED JUNE 2023.
- GOLDEN RAIN TREE IS REQUIRED TO BE PLANTED ALONG HALPINE ROAD PER CITY OF ROCKVILLE MASTER STREET TREE PLAN-DATED JUNE 2023 BUT THIS SECTION OF STREETScape IS RESTRICTED DUE TO OVERHEAD UTILITIES.
- TREES ARE TO BE FIELD LOCATED WITH THE SUPERVISION OF A CERTIFIED ISA ARBORIST TO AVOID ANY IMPACTS TO CRITICAL ROOTS.
- SEE SHEET LL-1.03, LL-1.04 FOR PLANTING PLAN ENLARGEMENTS. SEE SHEET LL-2.02 FOR PLANTING DETAILS AND MASTER SCHEDULE.



20 10 0 20 40 60
SCALE: 1"= 20'

NOT FOR CONSTRUCTION



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REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

STREET FRONTAGE AND LOT TREE CALCULATION

PROFESSIONAL SEAL

ESRA SOYTUTAN
3960
LANDSCAPE ARCHITECT

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DESIGNED BY: ES
DATE ISSUED: 07/12/2024
VIKA
PROJECT: VM50639A
DRAWING NO.
SHEET NO. LL-1.02A

LEGEND

- LIMITS OF SITE DISTANCE AREA FOR THE STREET TREES
- LINEAR FT LOT FRONTAGE
- LOT LINE
- LOT TREE
- LOT 1: 17,319 SF.
3 TREES REQUIRED
3 TREES PROVIDED
- LOT 2: 17,121 SF.
3 TREES REQUIRED
3 TREES PROVIDED
- LOT 3: 29,398 SF.
3 TREES REQUIRED
34 TREES PROVIDED

LINEAR FT LOT FRONTAGE

Frontage	Length
1	543
TOTAL	543
Requirement:	1 Tree per 40 LF
Total Required Street Trees:	13.58
Total Provided Street Trees:	15

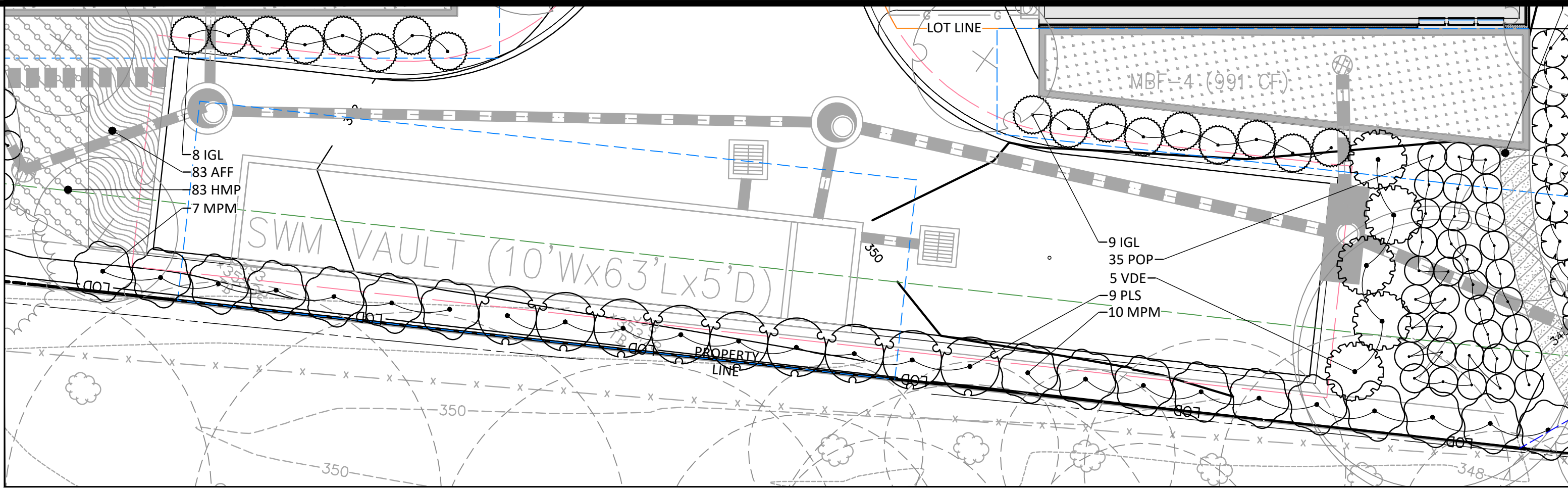
LOT TREE PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	NATIVE
CANOPY TREES		
ARO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	YES
BND	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	YES
NSY	NYSSA SYLVATICA / TUPELO	YES
QPA	QUERCUS PALUSTRIS / PIN OAK	YES
EVERGREEN TREES		
IOJ	ILEX OPACA 'JERSEY KNIGHT' / JERSEY KNIGHT AMERICAN HOLLY	YES
JUV	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	YES
PIN	PINUS STROBUS / WHITE PINE	YES
ORNAMENTAL AND UNDERSTORY TREES		
AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	YES
CCF	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	YES
CVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	YES
CVW	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	YES
MVI	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	YES

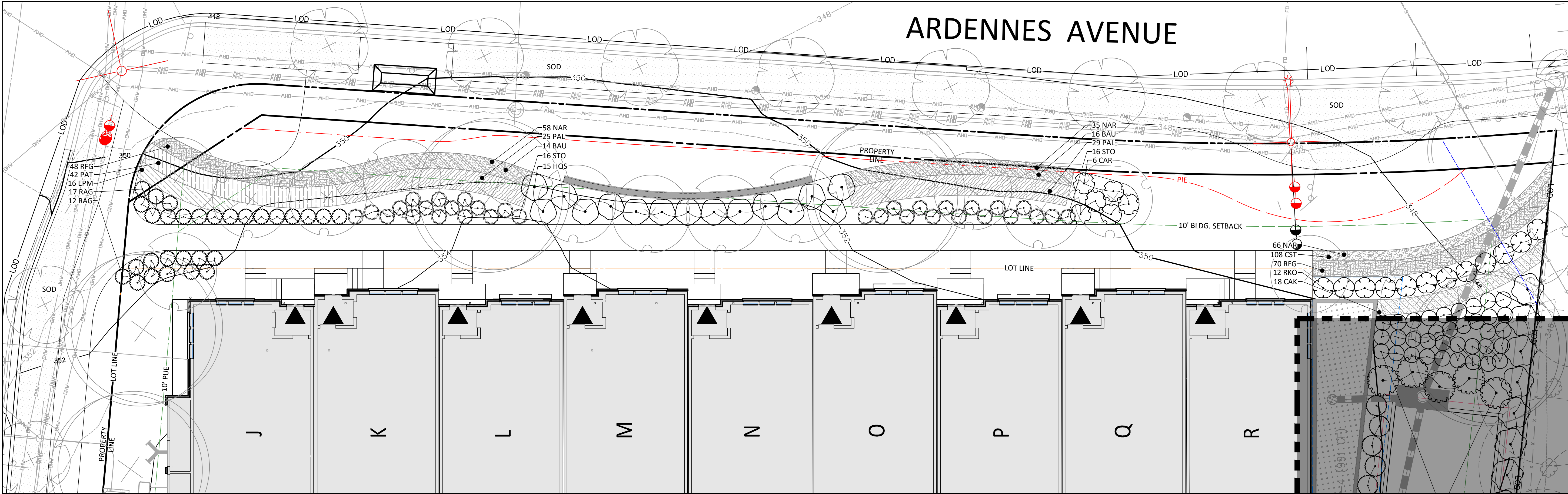
NOT FOR CONSTRUCTION

“FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY”

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SHRUB BUFFER ENLARGEMENT



PLANTING PLAN NORTH ENLARGEMENT

PLANT SCHEDULE

	CODE	BOTANICAL / COMMON NAME	QTY
SHRUBS	CAR	CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET	6
	FGJ	FOTHERGILLA GARDENII 'JANE PLATT' / JANE PLATT DWARF FOTHERGILLA	11
	HQS	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	18
	IGL	ILEX GLABRA / INKBERRY HOLLY	17
	IVH	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	42
	MPM	MYRICA PENNSYLVANICA 'MORTON' / SILVER SPRITE BAYBERRY	22
	POP	PHYSOCARPUS OPULIFOLIUS / NINEBARK	50
	PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL	9
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	37
	RKO	ROSA X 'KNOCK-OUT' RED / KNOCK OUT RED ROSE	12
	STO	SPIRAEA TOMENTOSA / STEEPLEBUSH	32
	VDE	VIBURNUM DENTATUM / VIBURNUM	5

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
GROUND COVERS	AFF	ATHYRIUM FILIX-FEMINA / COMMON LADY FERN	83
	BAU	BAPTISIA AUSTRALIS / BLUE WILD INDIGO	30
	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	18
	CST	CAREX STRICTA / TUSsock SEDGE	349
	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	52
	EPM	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	16
	HMP	HEUCHERA MICRANTHA 'PALACE PURPLE' / PALACE PURPLE CREVICE ALUMROOT	83
	NAR	NARCISSUS X 'DUTCH MASTER' / DUTCH MASTER DAFFODIL	390
	PVS	PANICUM VIRGATUM 'SQUAW' / SQUAW SWITCH GRASS	35
	PAL	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	75
	PAT	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE	84
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	118
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	24
	SSG	SOLIDAGO SPHACELATA 'GOLDEN FLEECE' / AUTUMN GOLDENROD	42
PLANT BED MIX			297 SF
	EPM	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	26
	LSP	LIATRIS SPICATA / SPIKE GAYFEATHER	46
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	46

LEGEND

	EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING
	PROPOSED CANOPY TREE
	PROPOSED STREET TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED EVERGREEN TREE
	BIORETENTION (SEE SWM PLAN FOR DETAILS)
	PUBLIC IMPROVEMENT EASEMENT
	BUILDING SETBACK
	STORMWATER MANAGEMENT EASEMENT
	WATER METER EASEMENT
	INGRESS/EGRESS EASEMENT
	EXISTING SANITARY SEWER EASEMENT
	PROPOSED STORM DRAIN
	LIMIT OF DISTURBANCE
	LOT LINE

NOTES:
SEE SHEET LL-1.02 FOR OVERALL TREE PLANTING PLAN.
SEE SHEET LL-2.02 FOR PLANTING DERAILS AND MASTER SCHEDULE.

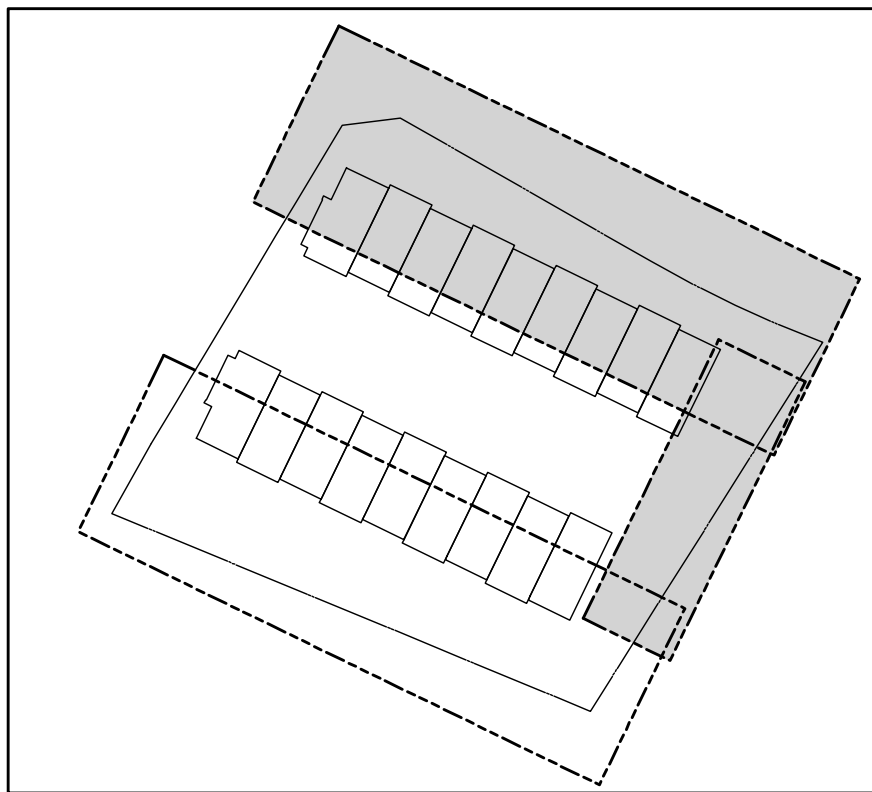
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LAYOUT: LL-1.03, Plotted By: cheng

Community Planning & Development Services
Received
July 15, 2024



KEY MAP
SCALE: 1" = 100'

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David.DeMarco@PulteGroup.com

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CONTACT: KATIE WAGNER

REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

PLANTING PLAN ENLARGEMENTS

PROFESSIONAL SEAL



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LICENSE NO.: 3860
EXPIRATION DATE: 03/09/2025

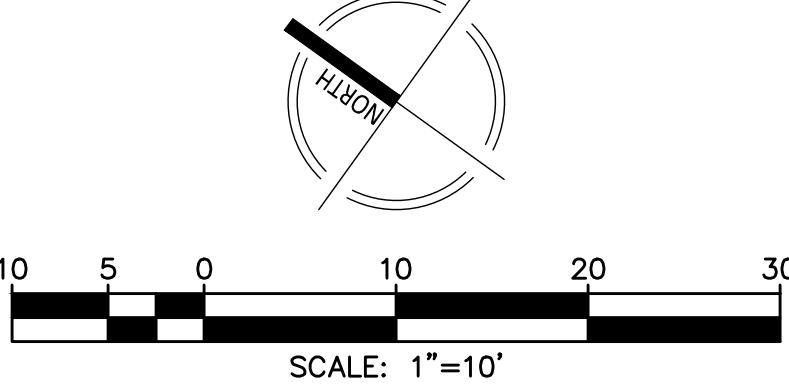
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DESIGNED BY: **ES**
DATE ISSUED: **07/12/2024**

VIKA
PROJECT: **VM50639A**
DRAWING NO.

SHEET NO. **LL-1.03**





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DAVID DeMARCO
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[illegible]

HALPINE ROAD

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MONTGOMERY COUNTY,
MARYLAND
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PLANTING PLAN ENLARGEMENT

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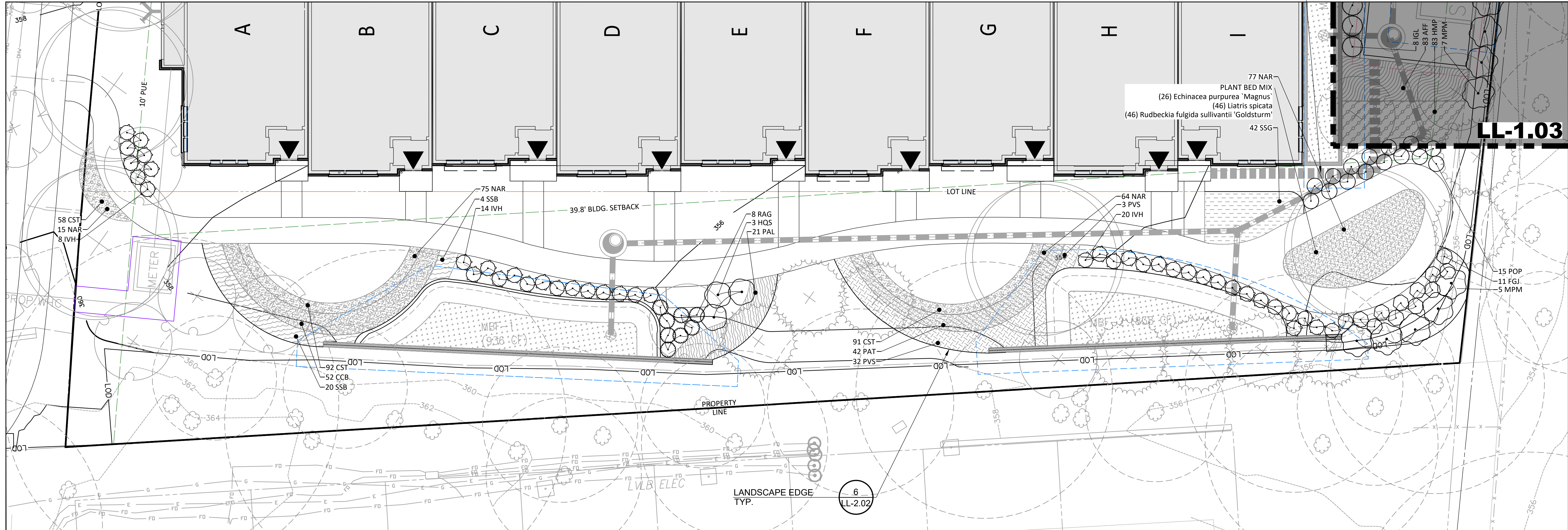
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DATE ISSUED: 07/12/2024

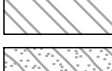
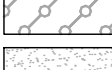
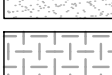
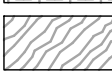
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BY:

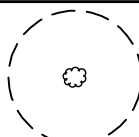
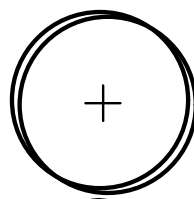
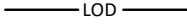
SHEET NO. **-1.04**



PLANTING PLAN SOUTH ENLARGEMENT

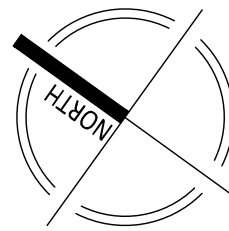
PLANT SCHEDULE			
	CODE	BOTANICAL / COMMON NAME	QTY
SHRUBS			
CAR		CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET	6
FGJ		FOTHERGILLA GARDENII 'JANE PLATT' / JANE PLATT DWARF FOTHERGILLA	11
HQS		HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	18
IGL		ILEX GLABRA / INKBERRY HOLLY	17
IVH		ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPICE	42
MPM		MYRICIA PENSYLVANICA 'MORTON' / SILVER SPRITE BAYBERRY	22
POP		PHYSOCARPUS OPULIFOLIUS / NINEBARK	90
PLS		PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL	5
RAG		RHUS AROMATICA 'GRO-Low' / GRO-Low FRAGRANT SUMAC	37
RKO		ROSA X 'KNOCK-OUT' RED / KNOCK OUT RED ROSE	12
STO		SPIRAEA TOMENTOSA / STEEPLEBUSH	32
VDE		VIBURNUM DENTATUM / VIBURNUM	5

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	LSP	LIATRIS SPICATA / SPIKE GAYFEATHER
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER

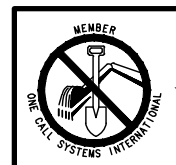
LEGEND	
QTY	
83	 EXISTING SIGNIFICANT TREE TO REMAIN WITH CRZN SHOWING
30	
18	 PROPOSED CANOPY TREE
349	
52	 PROPOSED STREET TREE
16	
83	 PROPOSED ORNAMENTAL TREE
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35	 PROPOSED EVERGREEN TREE
75	
84	 BIORETENTION (SEE SWM PLAN FOR DETAILS)
118	
24	 PUBLIC IMPROVEMENT EASEMENT
42	
297 SF	 BUILDING SETBACK
26	
46	 STORMWATER MANAGEMENT EASEMENT
46	 WATER METER EASEMENT
	 INGRESS/EGRESS EASEMENT
	 EXISTING SANITARY SEWER EASEMENT
	 PROPOSED STORM DRAIN
	 LIMIT OF DISTURBANCE
	 LOT LINE

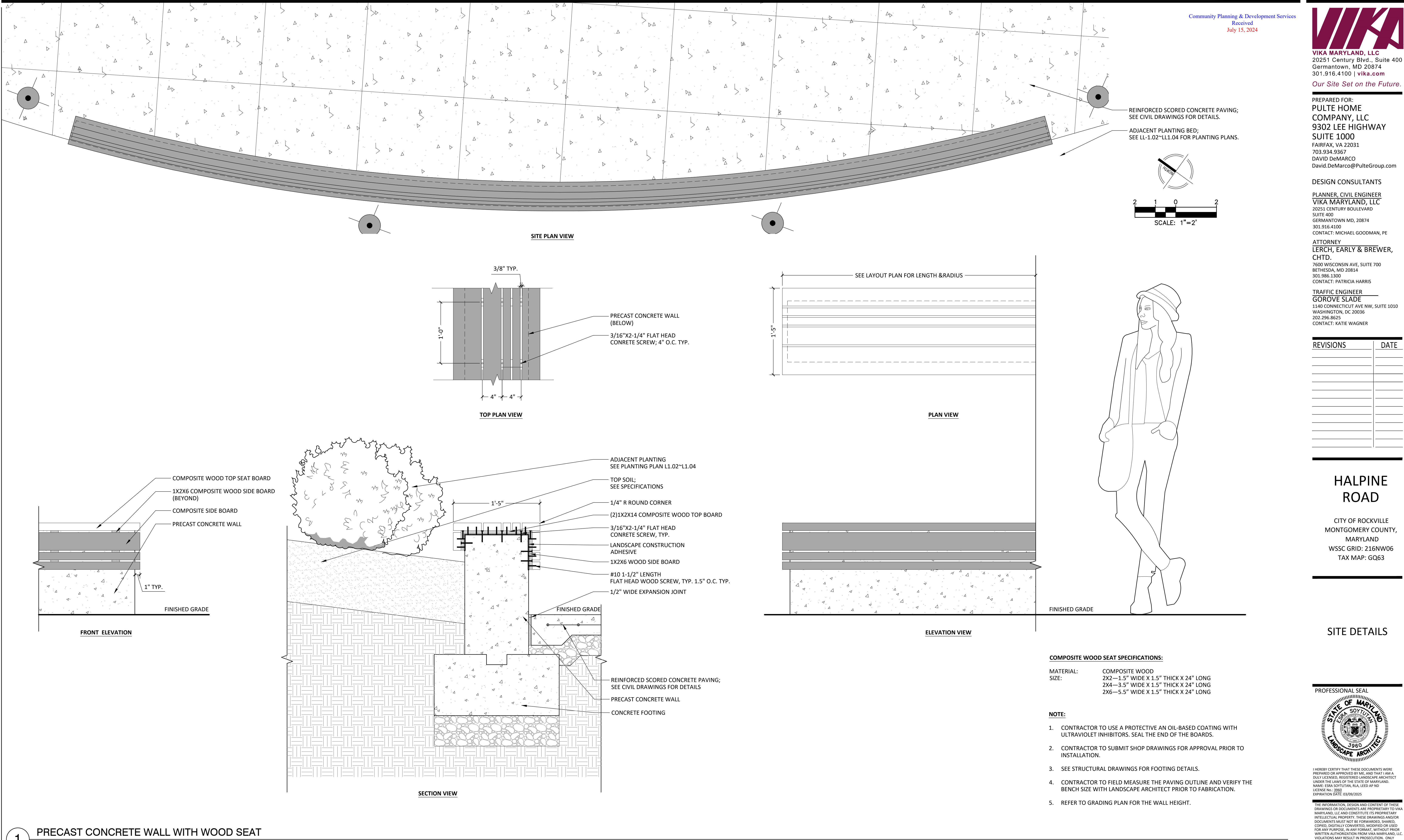
NOTES:

SEE SHEET LL-1.02 FOR OVERALL TREE PLANTING PLAN.
SEE SHEET LL-2.02 FOR PLANTING DERAILS AND MASTER SCHEDULE.



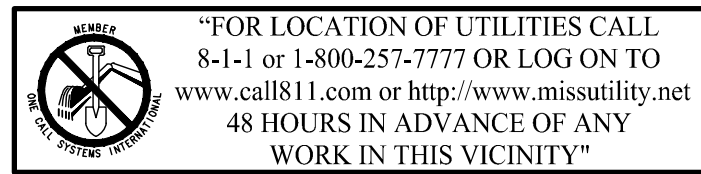
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1 PRECAST CONCRETE WALL WITH WOOD SEAT
1 1/2" = 1'-0"

NOT FOR CONSTRUCTION



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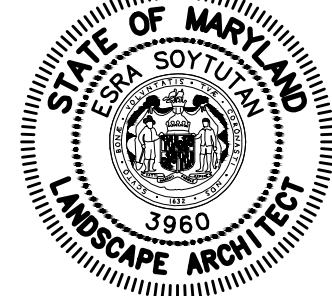
REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

SITE DETAILS

PROFESSIONAL SEAL



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UNDER THE LAWS OF THE STATE OF MARYLAND.
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LICENSE NO.: 3960
EXPIRATION DATE: 03/09/2025

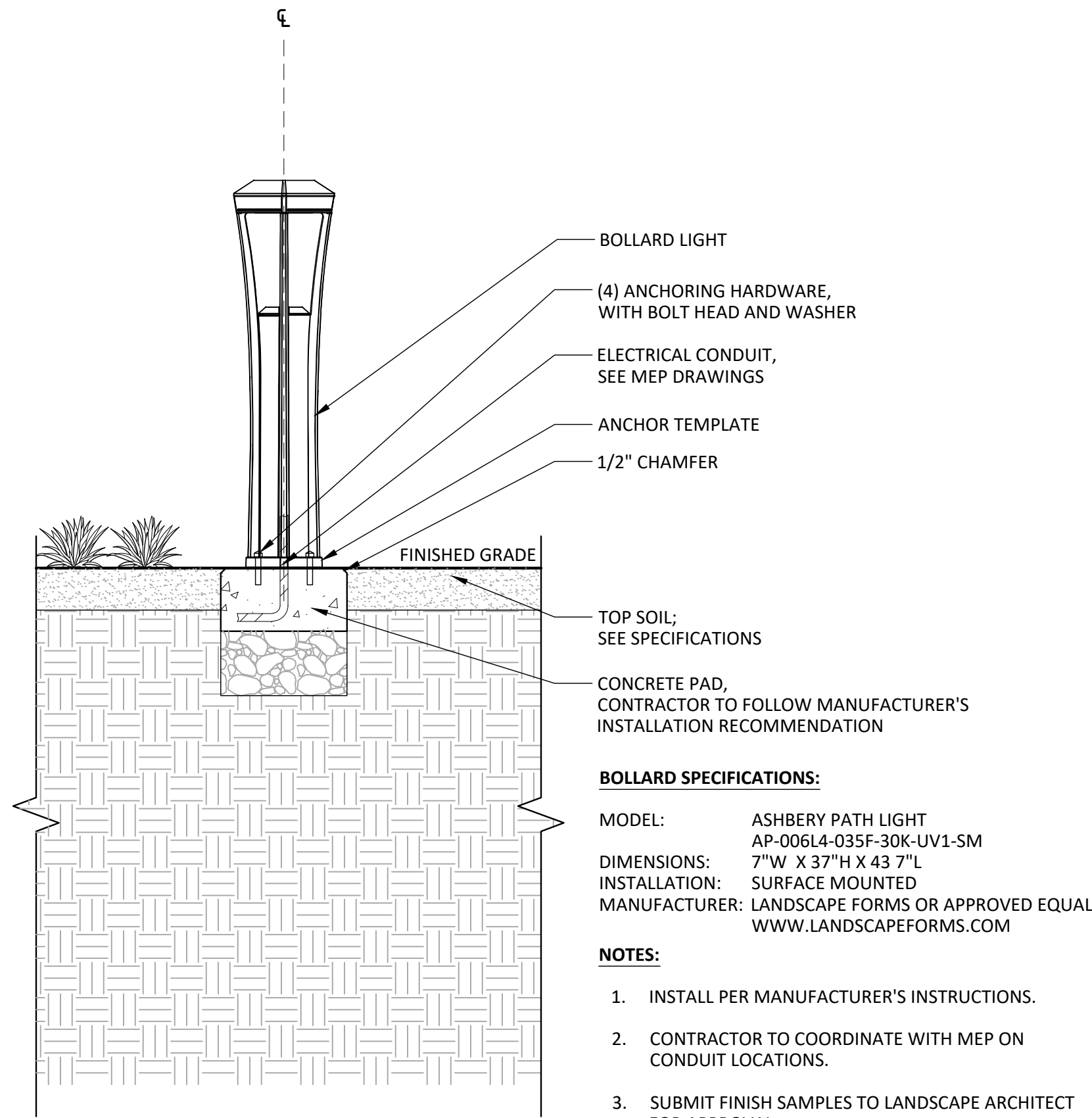
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DRAWN BY: JC
DESIGNED BY: ES
DATE ISSUED: 07/12/2024

VIKA
PROJECT: VMS0639A
DRAWING
NO.

SHEET NO. LL-2.01



FRONT BUILDING LIGHT SPECIFICATIONS:

MODEL: TOMAN 10.25" 1 LIGHT WALL LIGHT OLDE BRONZE #496860Z

MAX OR NOMINAL WATT: 75W

LAMP INCLUDED: NOT INCLUDED

INSTALLATION: INSTALL PER MANUFACTURER'S INSTRUCTIONS

MANUFACTURER: KICHLER OR APPROVED EQUAL
WWW.KICHLER.COM

LAMP SPECIFICATIONS:

MODEL: CREE LIGHTING 19 PRO SERIES LED BULB

WATT: 75W

MANUFACTURER: CREE LIGHTING OR APPROVED EQUAL
WWW.CREELIGHTING.COM

1 BOLLARD LIGHT

1" = 1'-0"

P-50639-LIG-01

2 BUILDING LIGHT - FRONT

NOT TO SCALE

P-50639-LIG-02

NOT FOR CONSTRUCTION



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DAVID DeMARCO
David.DeMarco@PulteGroup.com

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202.296.8625
CONTACT: KATIE WAGNER

REVISIONS	DATE

HALPINE ROAD

CITY OF ROCKVILLE
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID: 216NW06
TAX MAP: GQ63

LIGHTING DETAILS

PROFESSIONAL SEAL



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DESIGNED BY: ES
DATE ISSUED: 07/12/2024

VIKA
PROJECT: **VMS0639A**
DRAWING
NO.

SHEET NO. **LL-2.03**

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DAVID DeMARCO
David.DeMarco@PulteGroup.com

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REVISIONS	DATE

HALPINE ROAD

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LIGHTING PLAN AND DETAILS

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DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND.
NAME: ESRA SOYTUTAN, RIA, LEED AP ND
LICENSE NO.: 3960
EXPIRATION DATE: 03/09/2025

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DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA
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MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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DRAWN BY: EJS/JC
DESIGNED BY: MBG
DATE ISSUED: 07/12/2024

VIKA
PROJECT: VM50639A
DRAWING
NO.

SHEET NO. LL-3.00



NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"

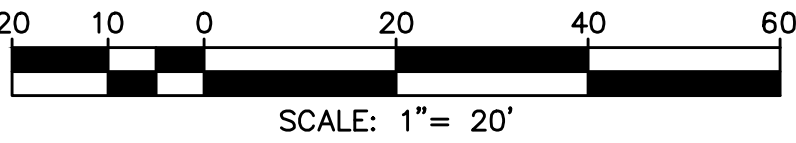
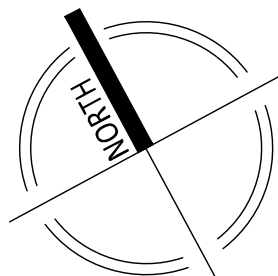
The excavator must notify all public utility companies with underground
facilities in the area of proposed excavation and have those facilities
located by the utility companies prior to commencing excavation. The
excavator is responsible for compliance with requirements of Chapter
36A of the Montgomery County Code.

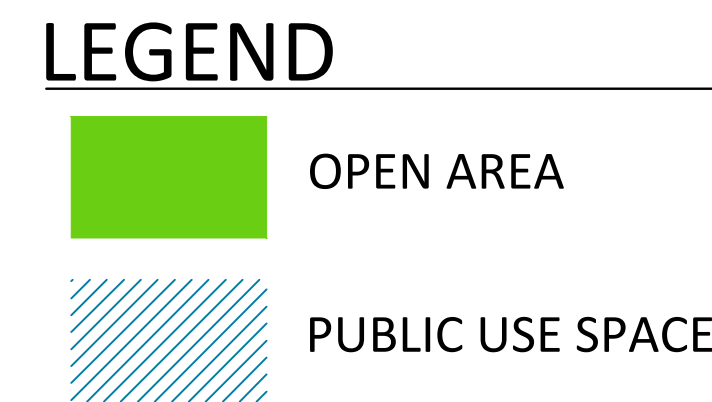
LEGEND	
	PROPOSED BOLLARD LIGHTS, SEE LL-2.03
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE WITH LIGHT FIXTURE
	EASEMENT

OVERALL FOOT-CANDLE LEVELS	
1	
0.5	

SINGLE LIGHT FOOT-CANDLE LEVELS	
1	
0.5	

LUMINAIRE SCHEDULE		
SYMBOL	QTY	TYPE
	18	BUILDING LIGHT - FRONT
	43	PATH LIGHT

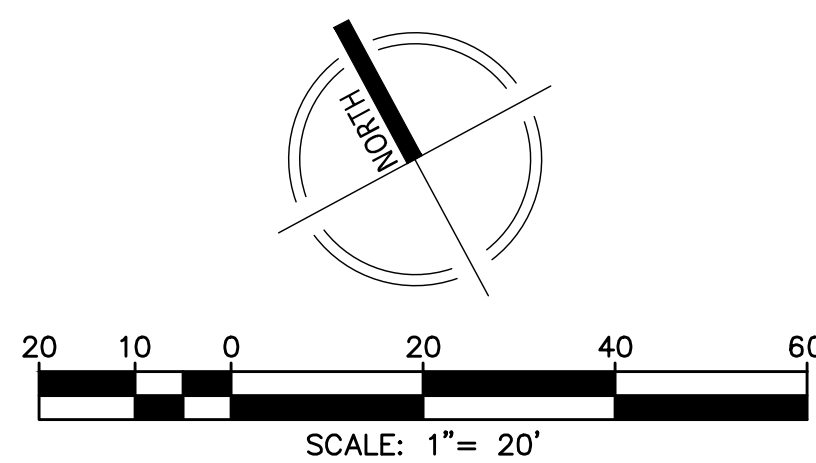


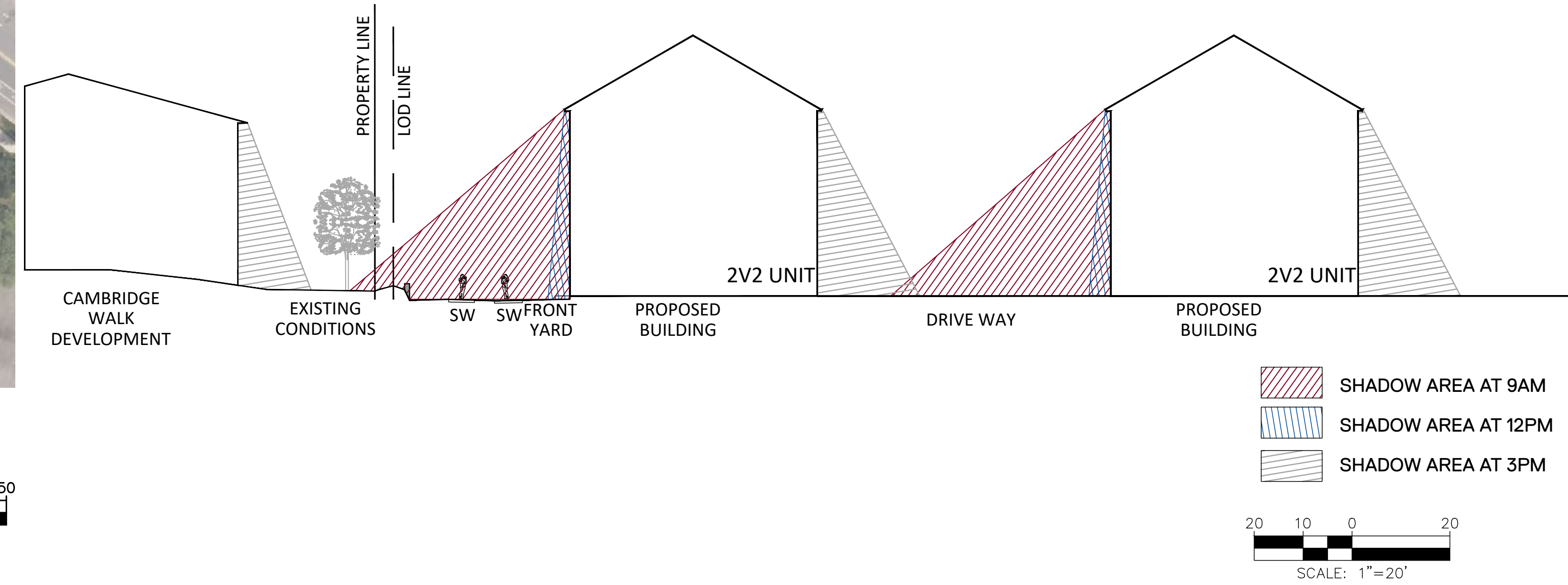
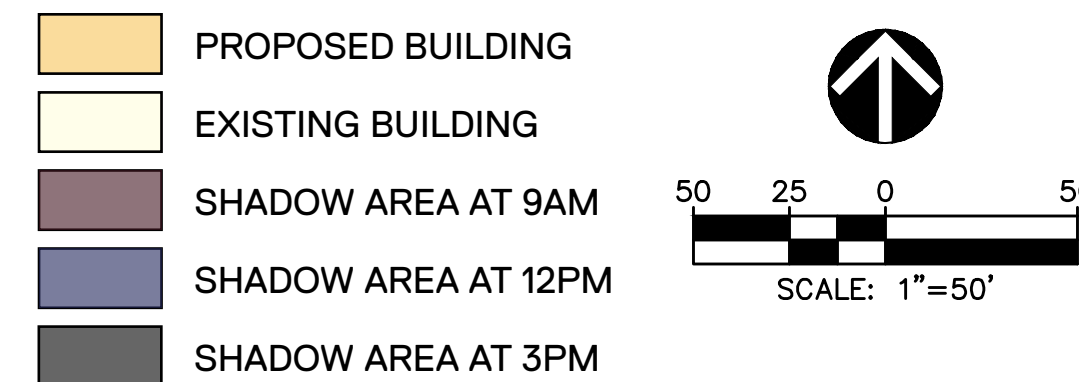
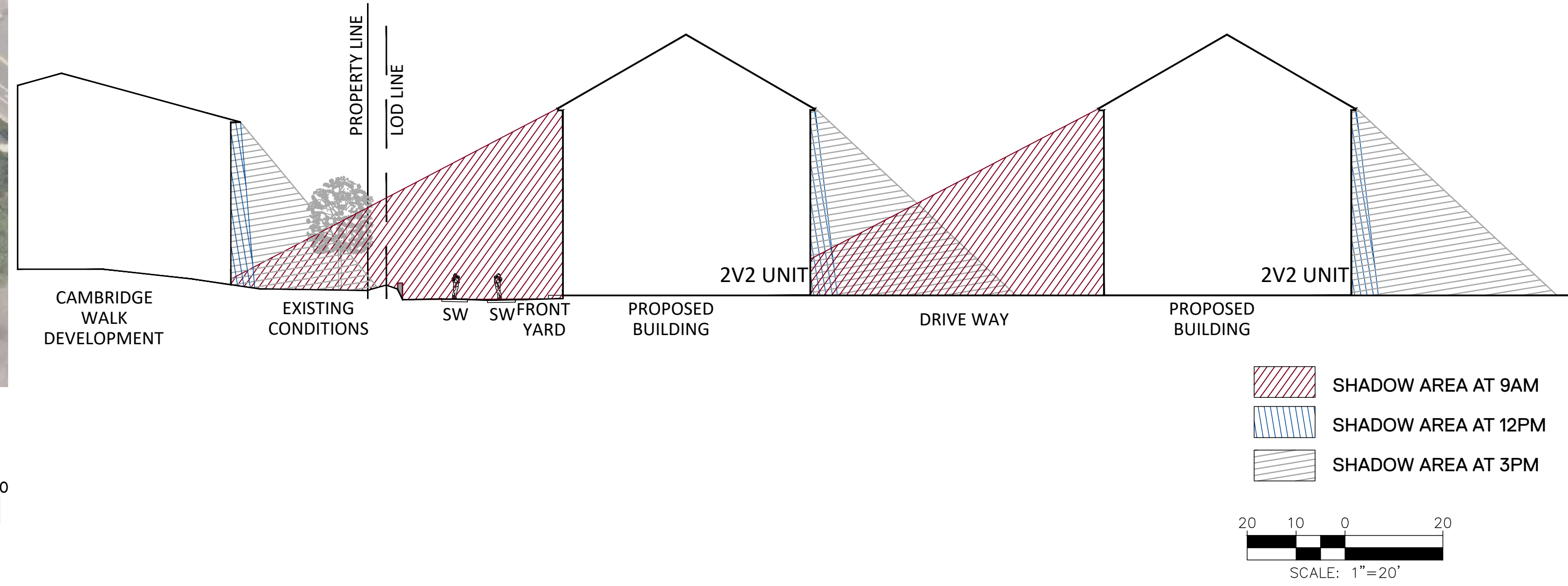


Open Space	Minimum Required		Proposed (minimum)	
Open Area (includes public use space)	15%	9,576 SF	38.4%	24,505 SF
Public Use Space	10%	6,384 SF	10.2%	6,486 SF

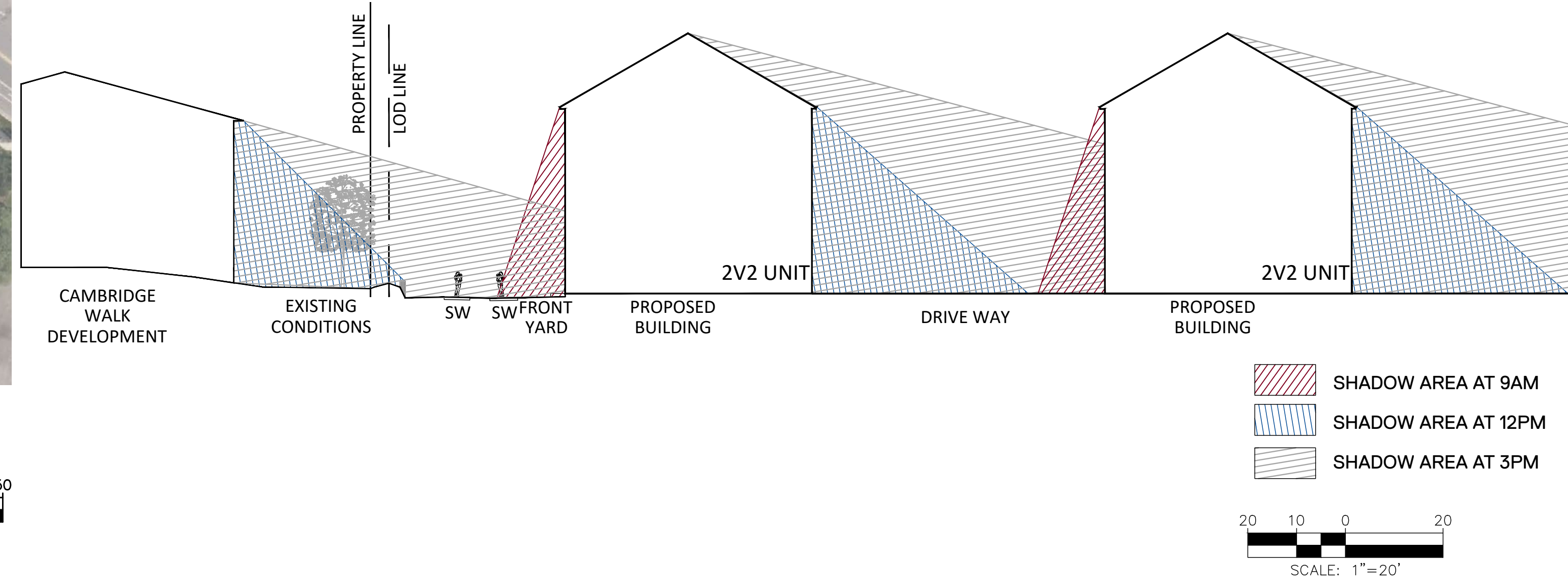
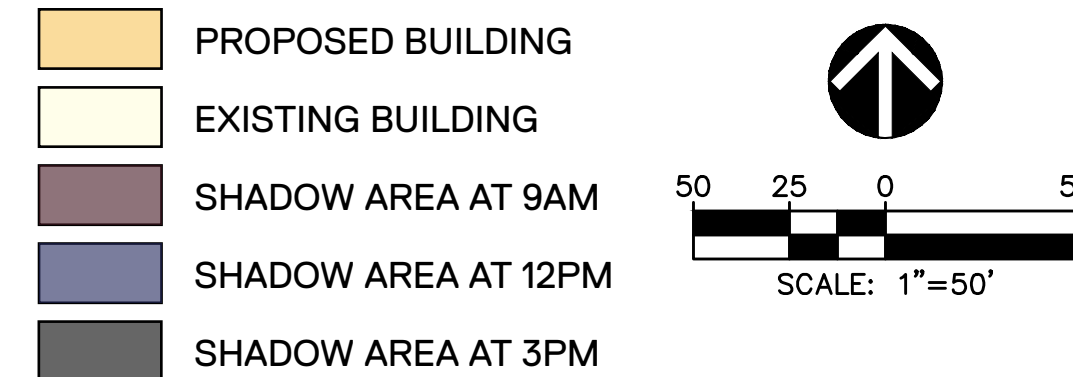
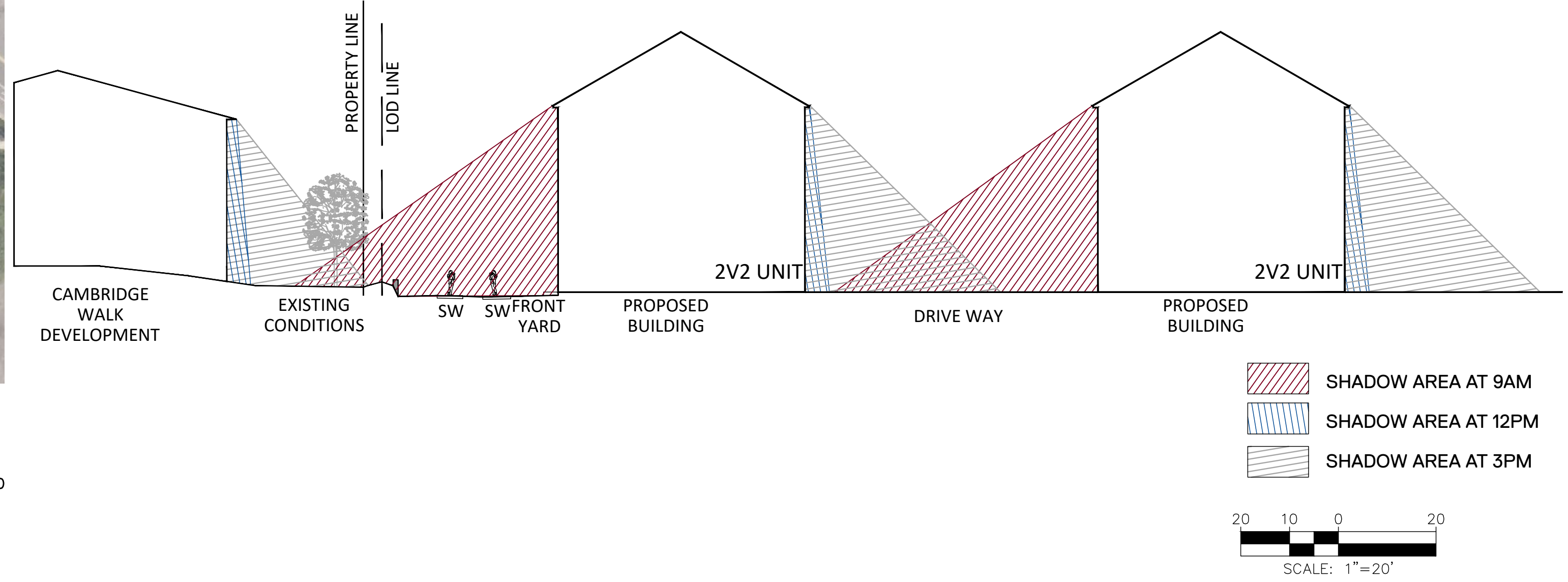
NOTES:

1. LOCATIONS AND MEASUREMENTS OF AREAS SHOWN ARE APPROXIMATE. FINAL LOCATIONS AND MEASUREMENTS OF OPEN AREA AND PUBLIC USE SPACE WILL BE DETERMINED AT THE TIME OF CERTIFIED SITE PLAN APPROVAL AND MAY BE REDUCED TO THE MINIMUM REQUIRED.

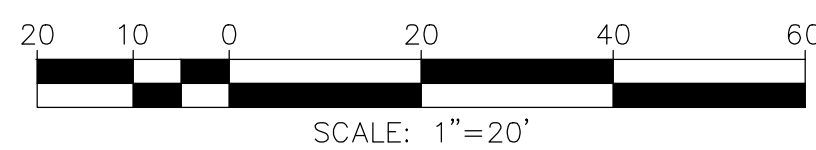
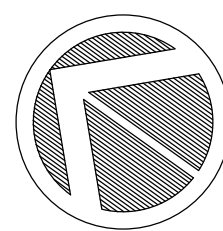
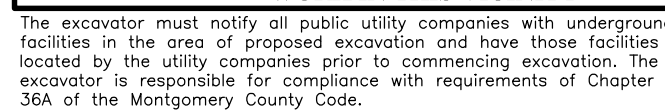


[illegible]

HEET NO. **LL-5.00**



SHEET NO. **LL-5.01**





FRONT BUILDING ELEVATION



REAR BUILDING ELEVATION



TYPICAL MECH. SHED
LEFT BUILDING ELEVATION



RIGHT BUILDING ELEVATION



MECH. SHED W/ TERRACE OPT.
LEFT BUILDING ELEVATION

Community Planning & Development Services
Received
July 15, 2024



RIGHT SIDE ELEVATION / BLDG 2



REAR ELEVATION / BLDG 2



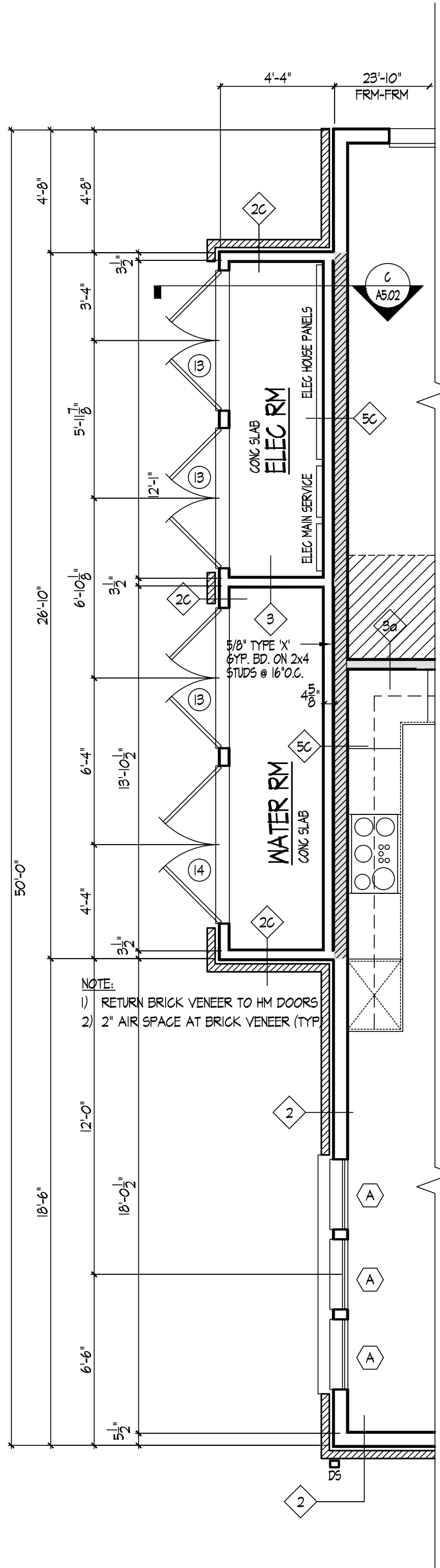
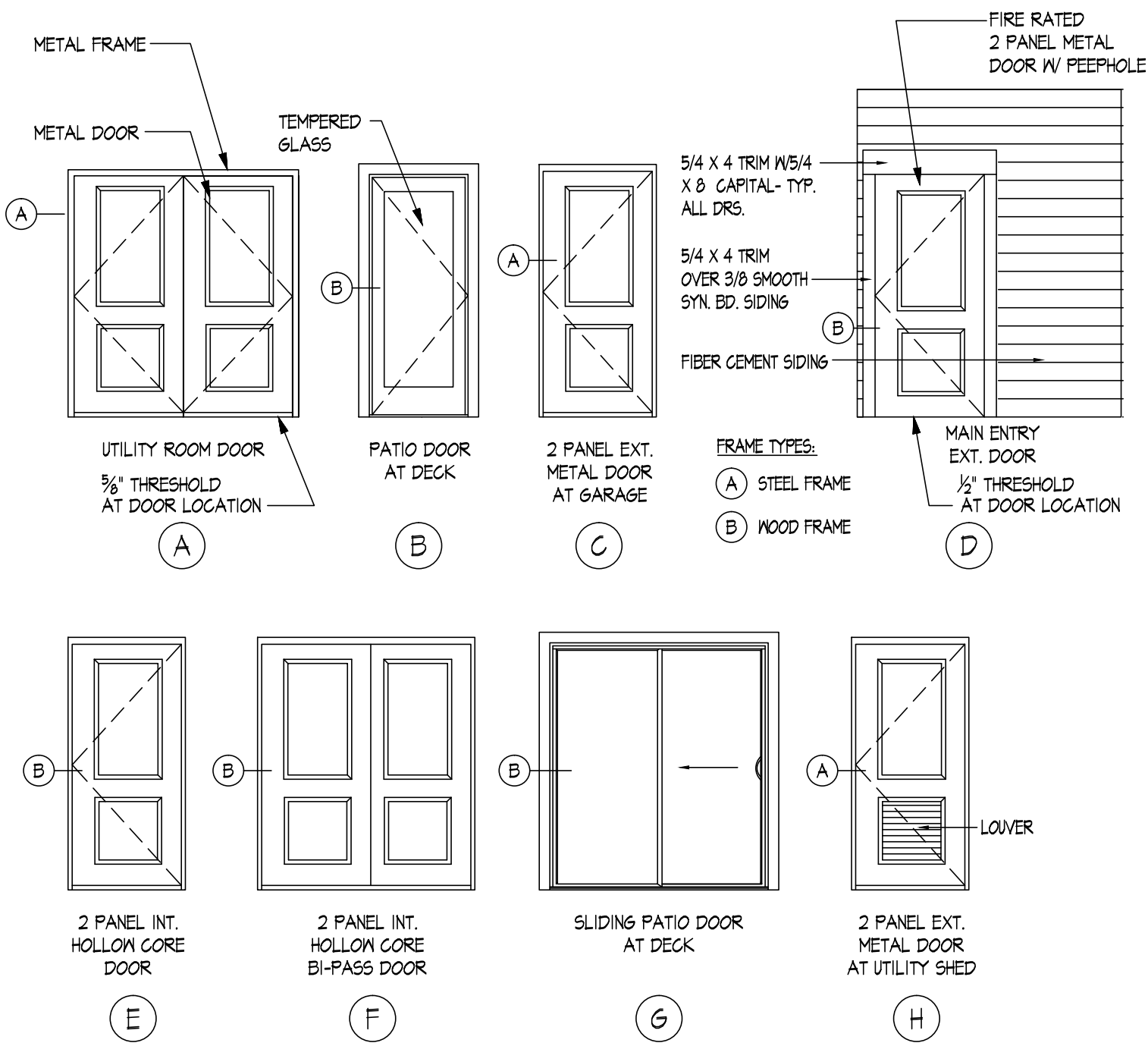
LEFT SIDE ELEVATION / BLDG 2



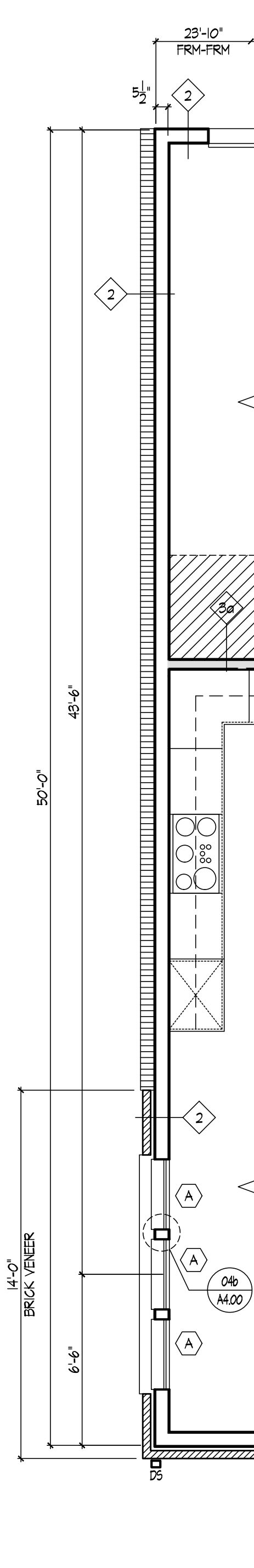
FRONT ELEVATION / BLDG 2

UNIT DOOR SCHEDULE							
MARK	DOOR SIZE	THK.	CONSTR.	DOOR TYPE	FRAME TYPE	FIRE RATINGS	REMARKS SEE NOTES BELOW
1	2'-0" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
2	2'-4" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
3	2'-6" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
4	2'-8" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
4a	(2) 2'-6" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
5	2'-8" X 6'-8"	1-3/8"	STEEL	C	WOOD	20 MIN.	INSULATED, SEE NOTE 2
6	3'-0" X 6'-8"	1-3/8"	STEEL	D	WOOD	20 MIN.	ENTRANCE, INSULATED W/ PEEP HOLE, SEE NOTE 2
7	2'-8" X 6'-8"	1-3/4"	PD	B	WOOD	-	PATIO DOOR
8	4'-0" X 6'-8"	1-3/8"	H.C.	F	WOOD	-	BI-PASS DOOR
9	5'-0" X 6'-8"	1-3/8"	H.C.	F	WOOD	-	BI-PASS DOOR
10	6'-0" X 6'-8"	1-3/8"	H.C.	F	WOOD	-	BI-PASS DOOR
11	6'-0" X 6'-8"	1-3/4"	PD	G	WOOD	-	SLIDING GLASS DOOR
12	8'-0" X 7'-0"	1-3/4"	OH	-	-	-	OVERHEAD DOOR
13	(2) 2'-8" X 7'-0"	1-3/4"	STEEL	A	STEEL	-	SEE NOTE 8
14	(2) 3'-0" X 7'-0"	1-3/4"	STEEL	A	STEEL	-	SEE NOTE 8
15	(2) 1'-6" X 6'-8"	1-3/8"	H.C.	E	WOOD	-	
16	3'-0" X 6'-8"	1-3/4"	STEEL	H	STEEL	-	SEE NOTE 8

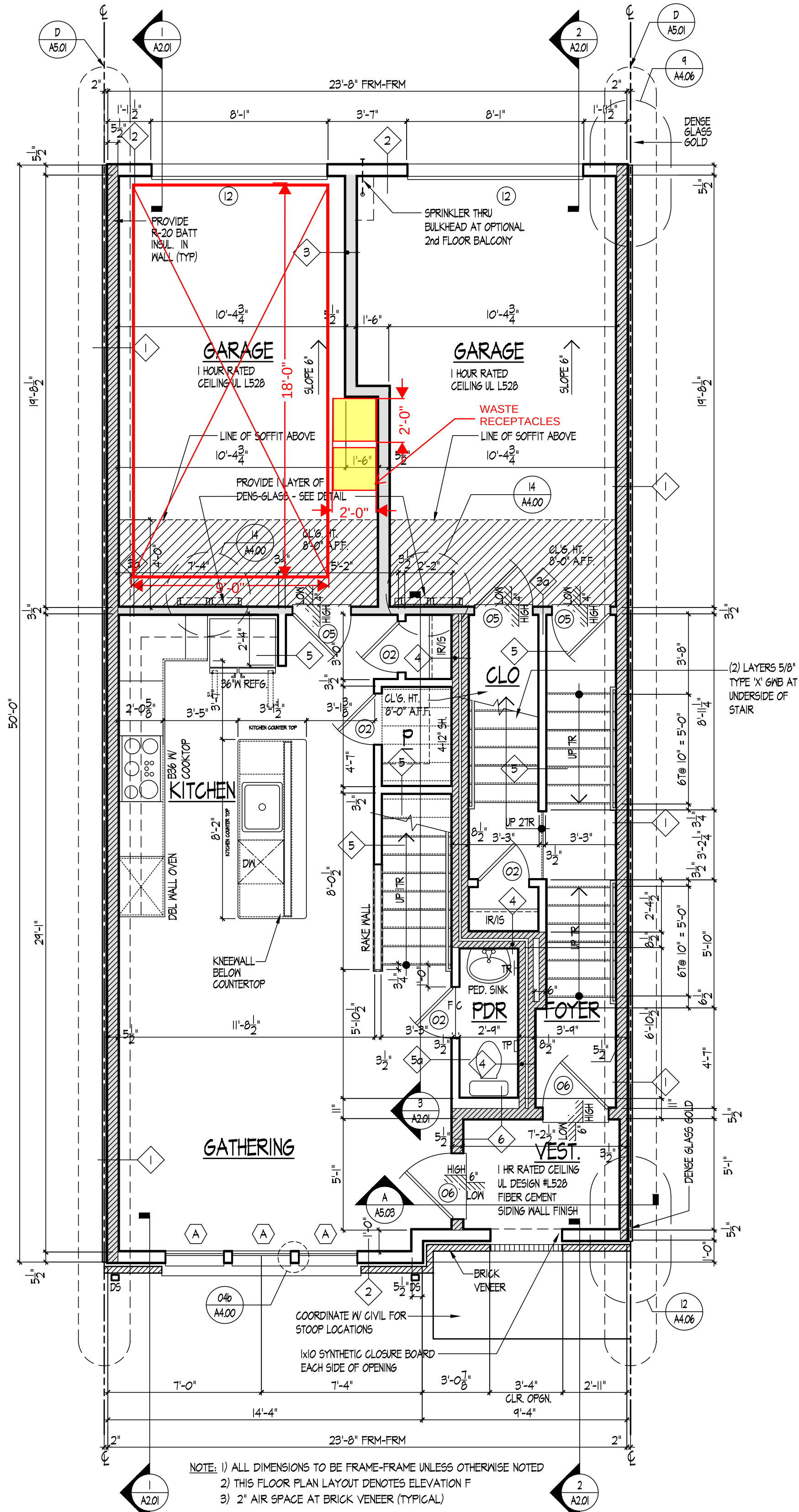
- NOTES:
- SEE SHEET A1.01 FOR DOOR ELEVATIONS AND FLOOR FINISH SCHEDULE - BASE HOUSE.
 - FIRE RATED DOORS TO BE SELF-CLOSING AND SELF-LATCHING PER IBC 2018 406.5.2.1
 - ALL DOORS REQUIRED FOR NATURAL VENTILATION PURPOSES SHALL BE PROVIDED WITH TIGHTLY FITTED SCREENS OF NOT LESS THAN 16 MESH PER INCH AND EVERY SCREEN DOOR USED FOR INSERT CONTROL SHALL HAVE A SELF-CLOSING DEVICE.
 - U-FACTOR REQUIRED = 0.35 / U-FACTOR PROVIDED = 0.30
 - SHGC REQUIRED = 0.40 / SHGC PROVIDED = 0.19
 - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET.
 - EVERY BEDROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
 - FOR UTILITY ROOM DOORS AT ELECTRICAL ROOM PROVIDE LISTED PANG HARDWARE.



PARTIAL
FIRST FLOOR PLAN -
END CONDITION - UTILITY SHED
SCALE: 1/4" = 1'-0"

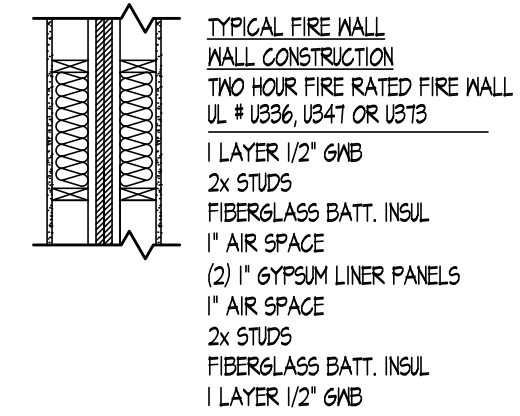


PARTIAL
FIRST FLOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



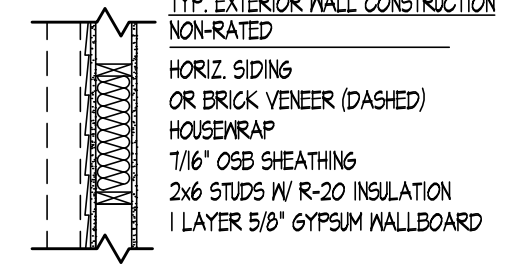
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A1.01
LAWRENCE II FIRST FLOOR PLAN - ELEVATION F
SCALE: 1/4" = 1'-0"

PARTITION TYPES

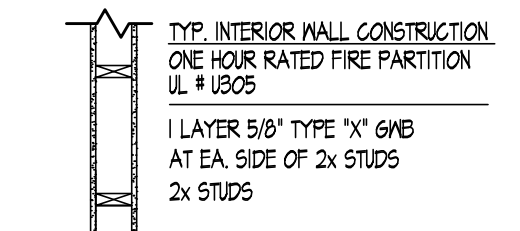


- 1 TWO HOUR FIRE RATED FIRE WALL
- 2 TWO HOUR FIRE RATED FIRE WALL

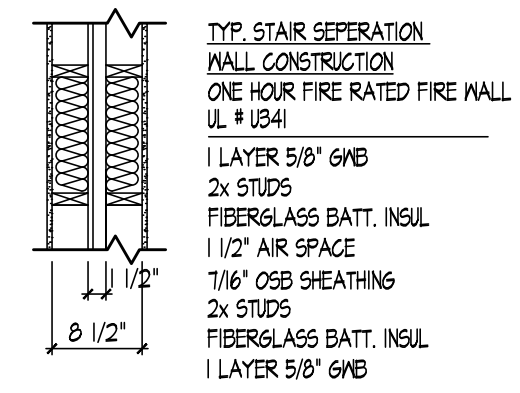
SHADED PARTITIONS ON FLOOR PLANS INDICATE RATED AND/OR BEARING WALLS. 5/8\"/>



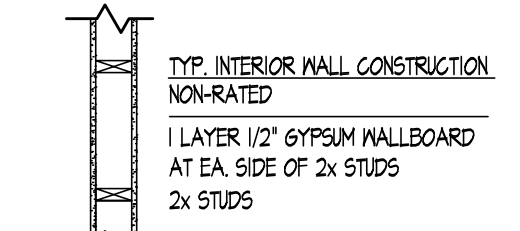
- 2 TYP. EXTERIOR WALL
- 2a SUBSTITUTE MR. GNB AT TUBSHOWER WALLS
- 2b OMIT GNB @ SPRINKLER ROOMS
- 2c PROVIDE DENSE GLASS GOLD SHEATHING



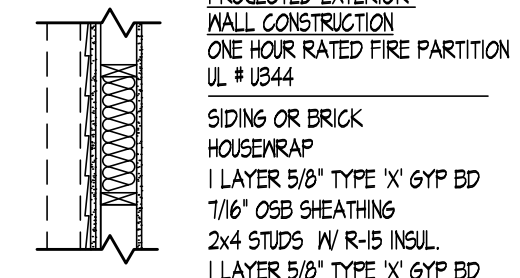
- 5 ONE HOUR RATED FIRE PARTITION
- 5a ONE HOUR RATED FIRE PARTITION



- 4 ONE HOUR RATED FIRE PARTITION



- 5 TYP. INTERIOR PARTITION
- 5a ADD SOUND ATTENUATION BATT @ BATHROOM WALLS
- 5b SUBSTITUTE DRABROCK AT TUB / SHOWER WALLS OR CONCEALED SPACES - ADD SOUND ATTENUATION BATT
- 5c SUBSTITUTE 1/2\"/>



- 6 ONE HOUR RATED FIRE PARTITION

SUBMISSION/REVISION	
10/18/2023 ISSUED FOR PERMIT	6
1	7
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4	10
5	11

0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100 102 104 106 108 110 112 114 116 118 120 122 124 126 128 130 132 134 136 138 140 142 144 146 148 150 152 154 156 158 160 162 164 166 168 170 172 174 176 178 180 182 184 186 188 190 192 194 196 198 200 202 204 206 208 210 212 214 216 218 220 222 224 226 228 230 232 234 236 238 240 242 244 246 248 250 252 254 256 258 260 262 264 266 268 270 272 274 276 278 280 282 284 286 288 290 292 294 296 298 300 302 304 306 308 310 312 314 316 318 320 322 324 326 328 330 332 334 336 338 340 342 344 346 348 350 352 354 356 358 360 362 364 366 368 370 372 374 376 378 380 382 384 386 388 390 392 394 396 398 400 402 404 406 408 410 412 414 416 418 420 422 424 426 428 430 432 434 436 438 440 442 444 446 448 450 452 454 456 458 460 462 464 466 468 470 472 474 476 478 480 482 484 486 488 490 492 494 496 498 500 502 504 506 508 510 512 514 516 518 520 522 524 526 528 530 532 534 536 538 540 542 544 546 548 550 552 554 556 558 560 562 564 566 568 570 572 574 576 578 580 582 584 586 588 590 592 594 596 598 600 602 604 606 608 610 612 614 616 618 620 622 624 626 628 630 632 634 636 638 640 642 644 646 648 650 652 654 656 658 660 662 664 666 668 670 672 674 676 678 680 682 684 686 688 690 692 694 696 698 700 702 704 706 708 710 712 714 716 718 720 722 724 726 728 730 732 734 736 738 740 742 744 746 748 750 752 754 756 758 760 762 764 766 768 770 772 774 776 778 780 782 784 786 788 790 792 794 796 798 800 802 804 806 808 810 812 814 816 818 820 822 824 826 828 830 832 834 836 838 840 842 844 846 848 850 852 854 856 858 860 862 864 866 868 870 872 874 876 878 880 882 884 886 888 890 892 894 896 898 900 902 904 906 908 910 912 914 916 918 920 922 924 926 928 930 932 934 936 938 940 942 944 946 948 950 952 954 956 958 960 962 964 966 968 970 972 974 976 978 980 982 984 986 988 990 992 994 996 998 1000



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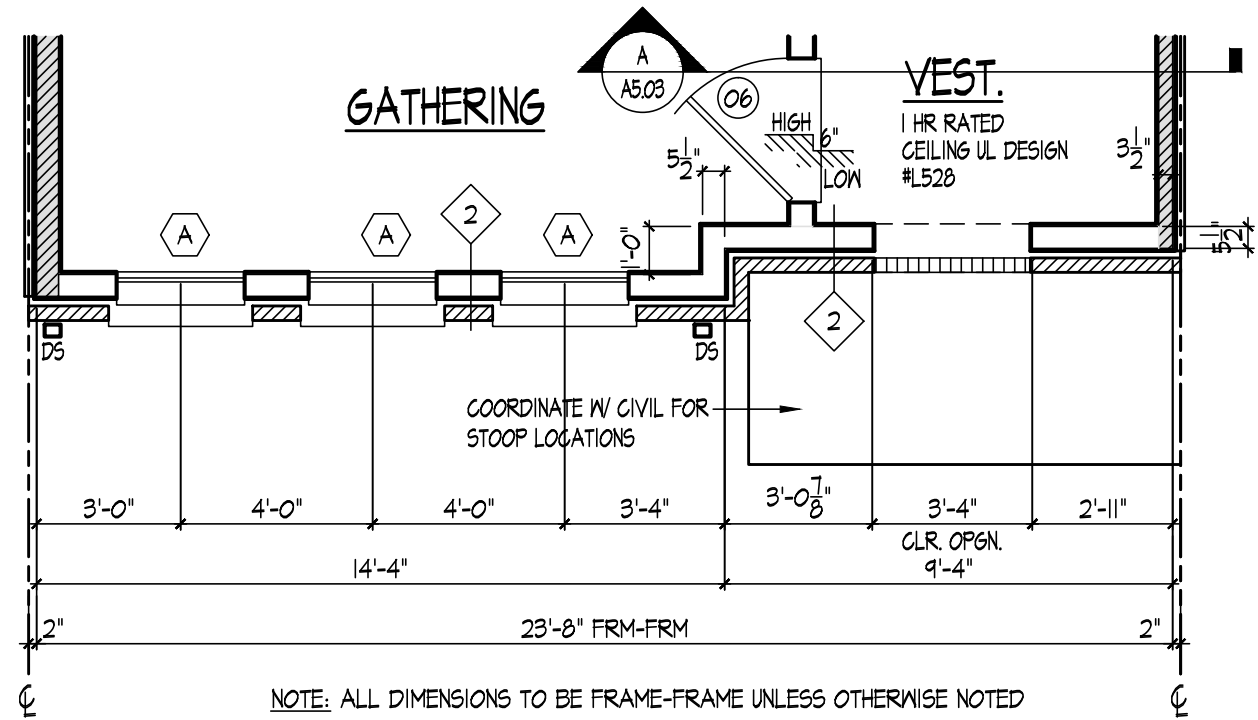
LAWRENCE II / SYDNEY II
PULTE HOMES

SCALE:
DATE:
DRAWN BY:
CHECKED BY:
JOB NO.:

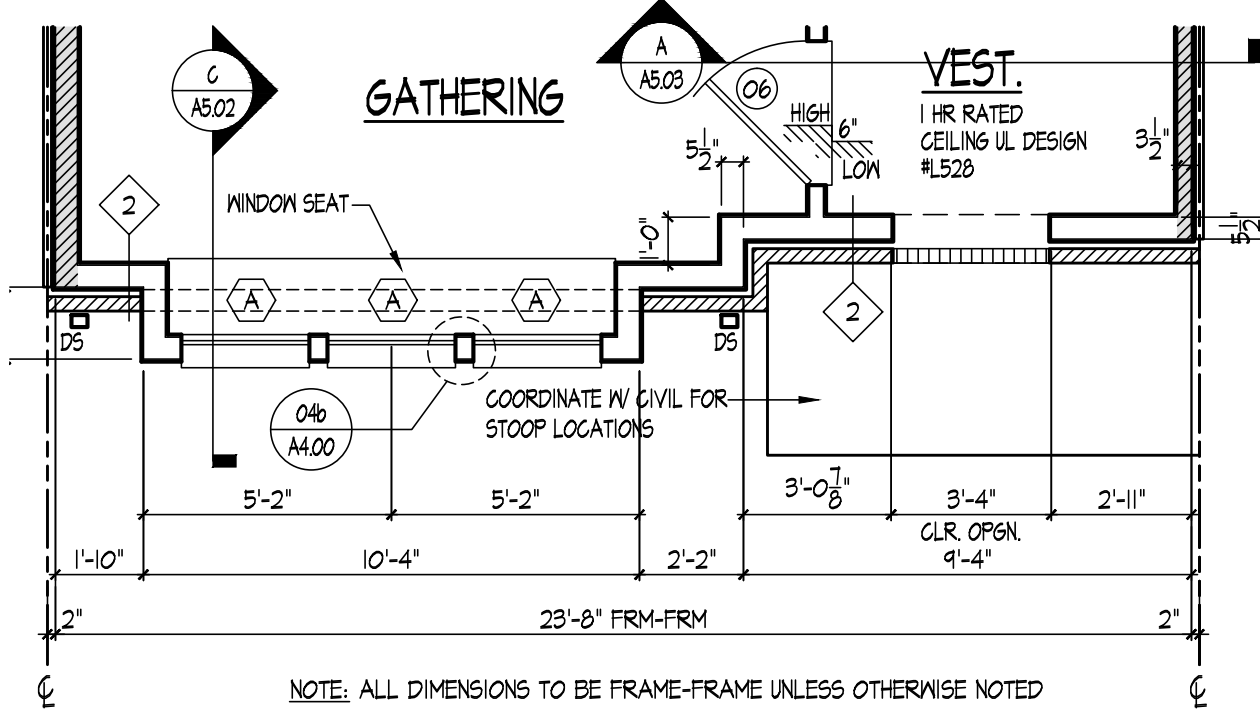
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LAWRENCE II
PARTIAL FLOOR PLANS

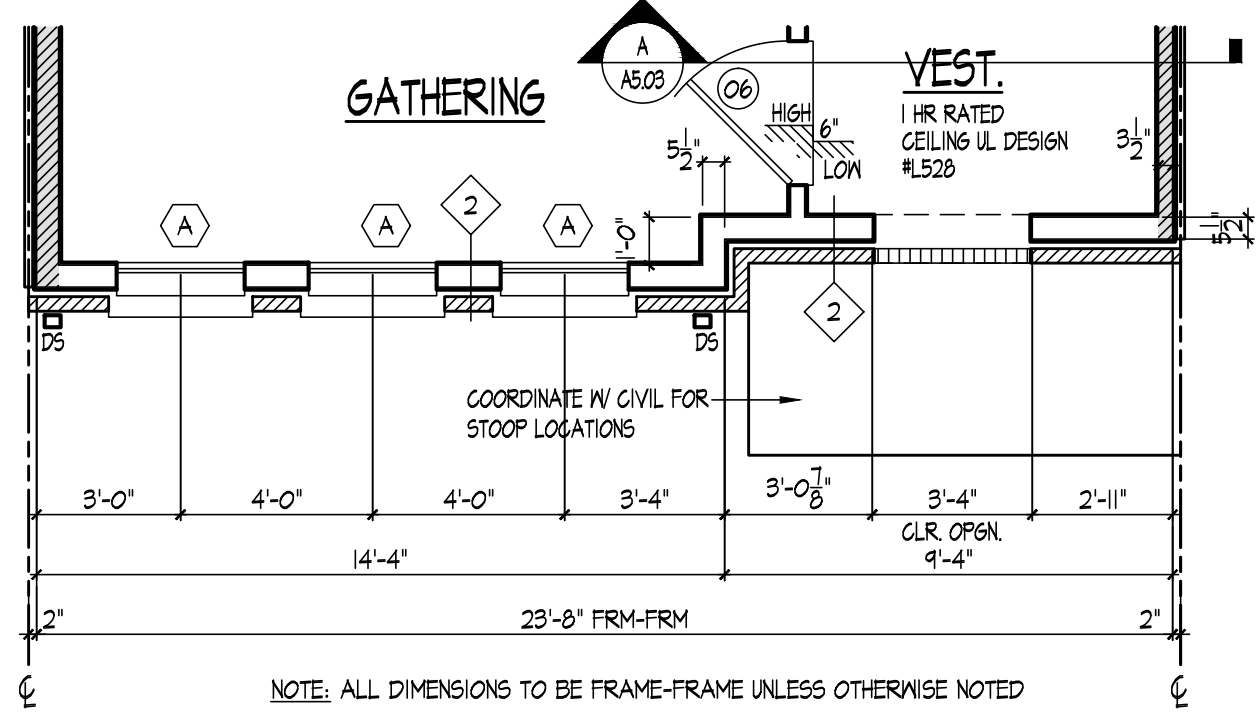
A1.01a



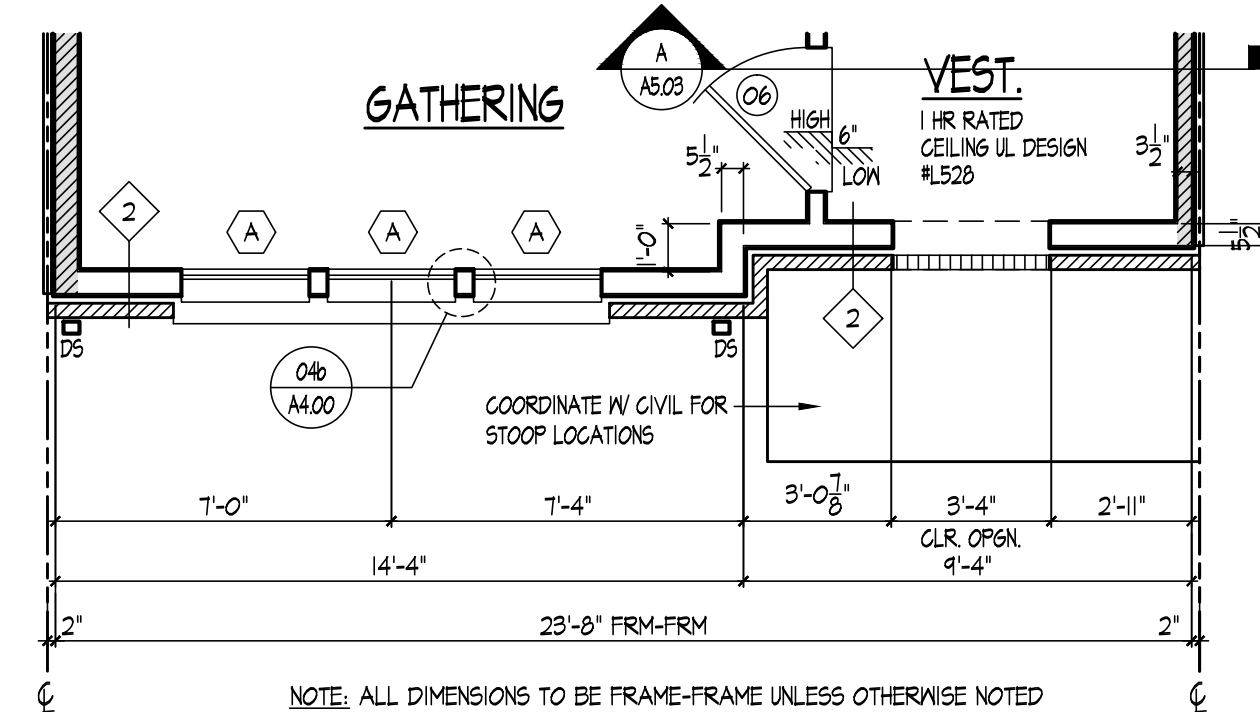
3 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION C
SCALE: 1/4" = 1'-0"



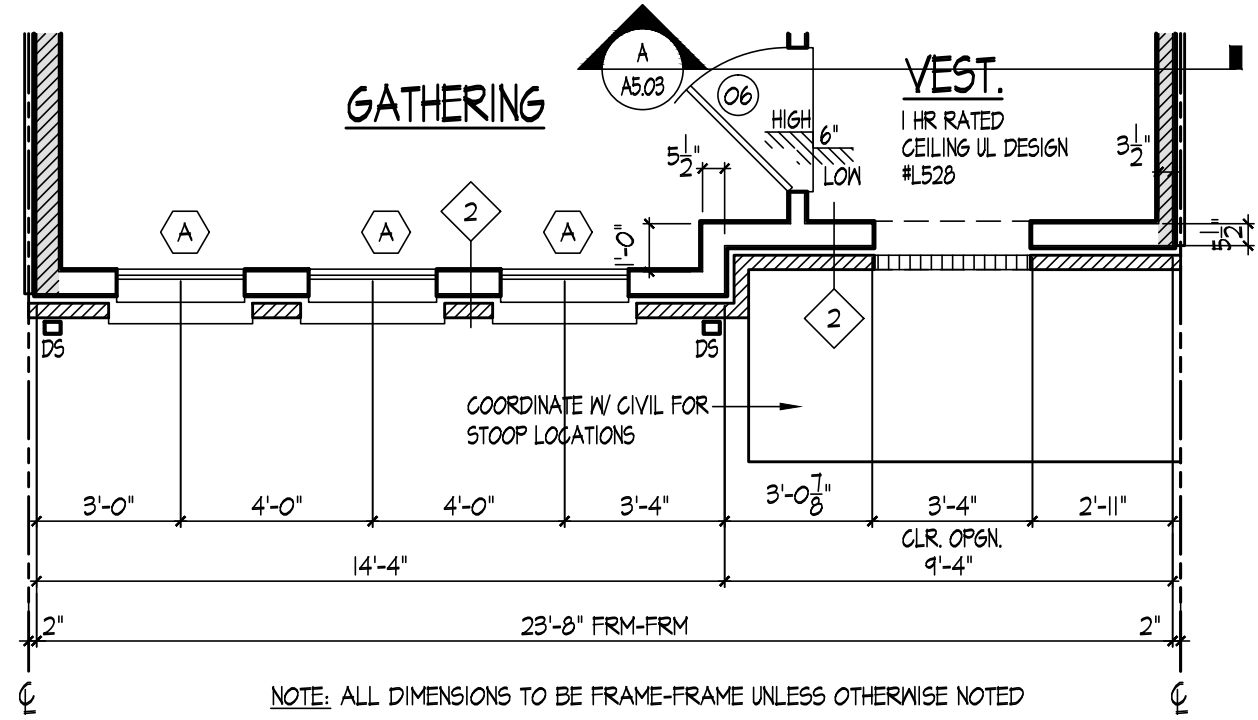
5 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION E
SCALE: 1/4" = 1'-0"



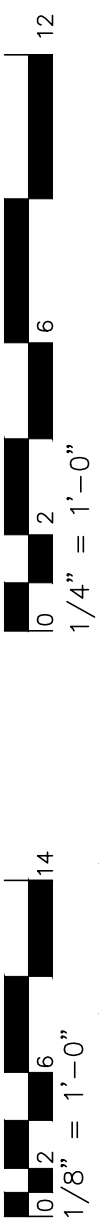
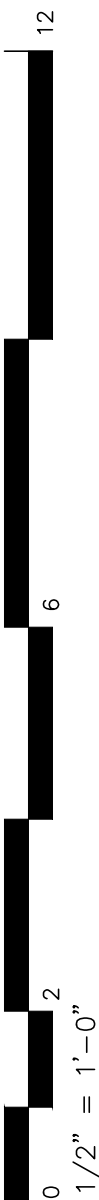
2 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION B
SCALE: 1/4" = 1'-0"



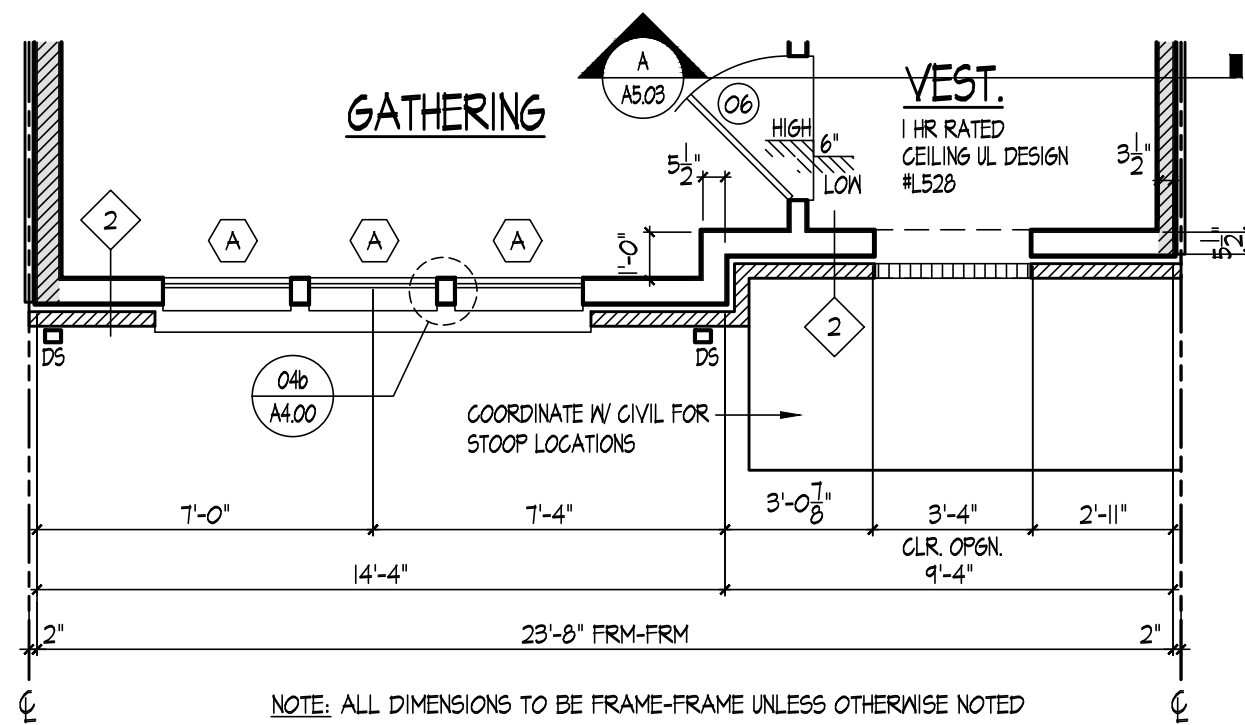
4 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION D
SCALE: 1/4" = 1'-0"



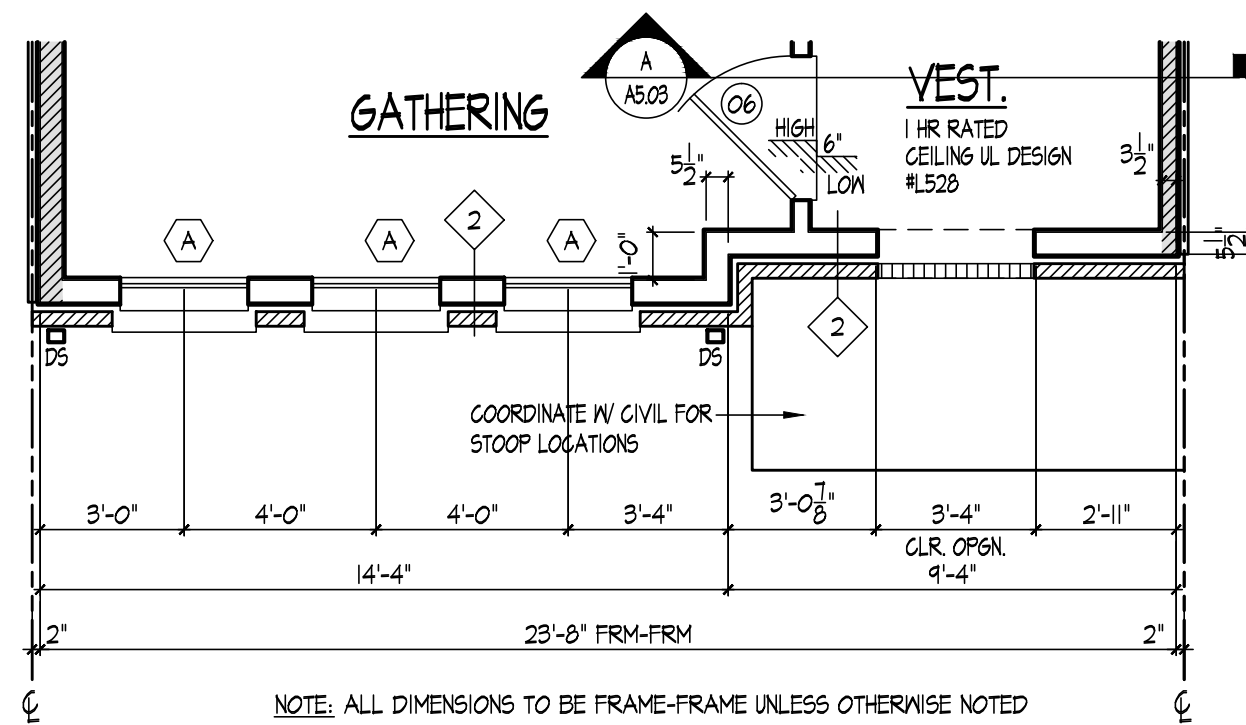
1 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION A
SCALE: 1/4" = 1'-0"



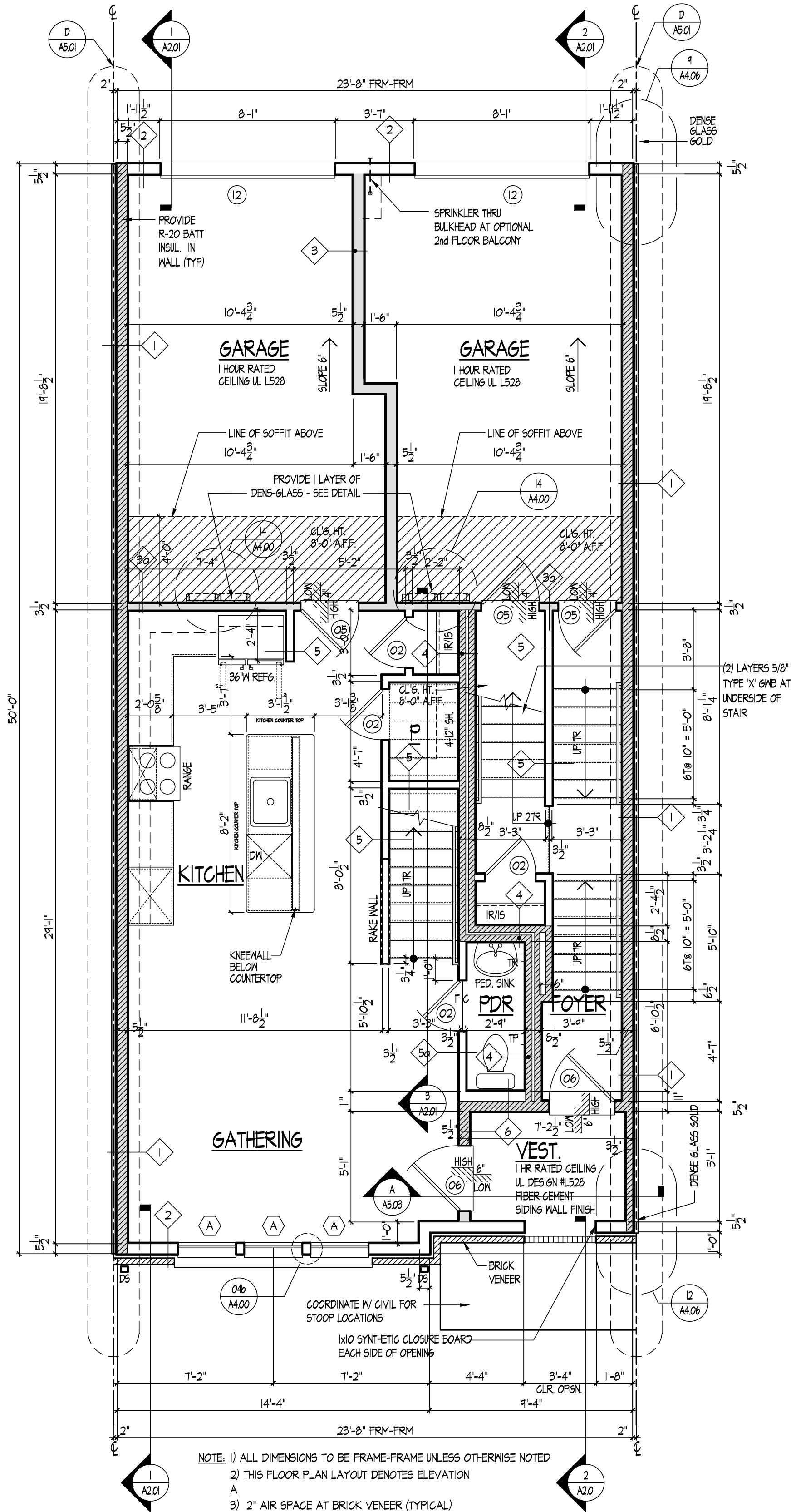
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3 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION D (ADU & MPDU)
A1.01b SCALE: 1/4" = 1'-0"



2 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION A (ADU & MPDU)
A1.01b SCALE: 1/4" = 1'-0"



1 LAWRENCE II FIRST FLOOR PLAN - ELEVATION B (ADU & MPDU)
A1.01b SCALE: 1/4" = 1'-0"



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LAWRENCE II / SYDNEY II

PULTE HOMES

SCALE:

DATE:

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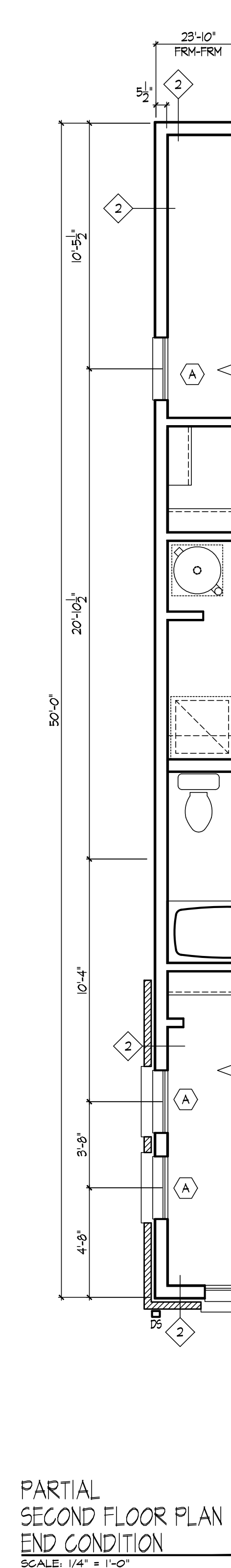
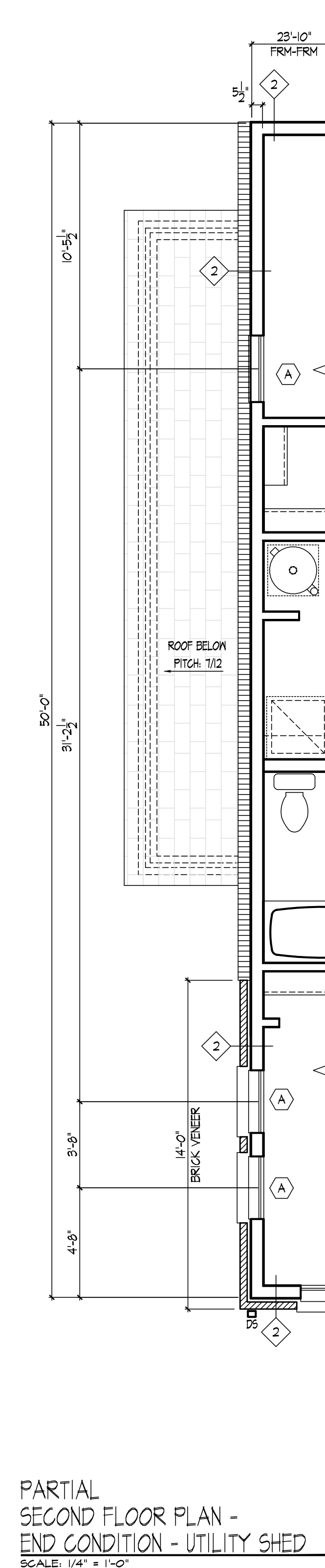
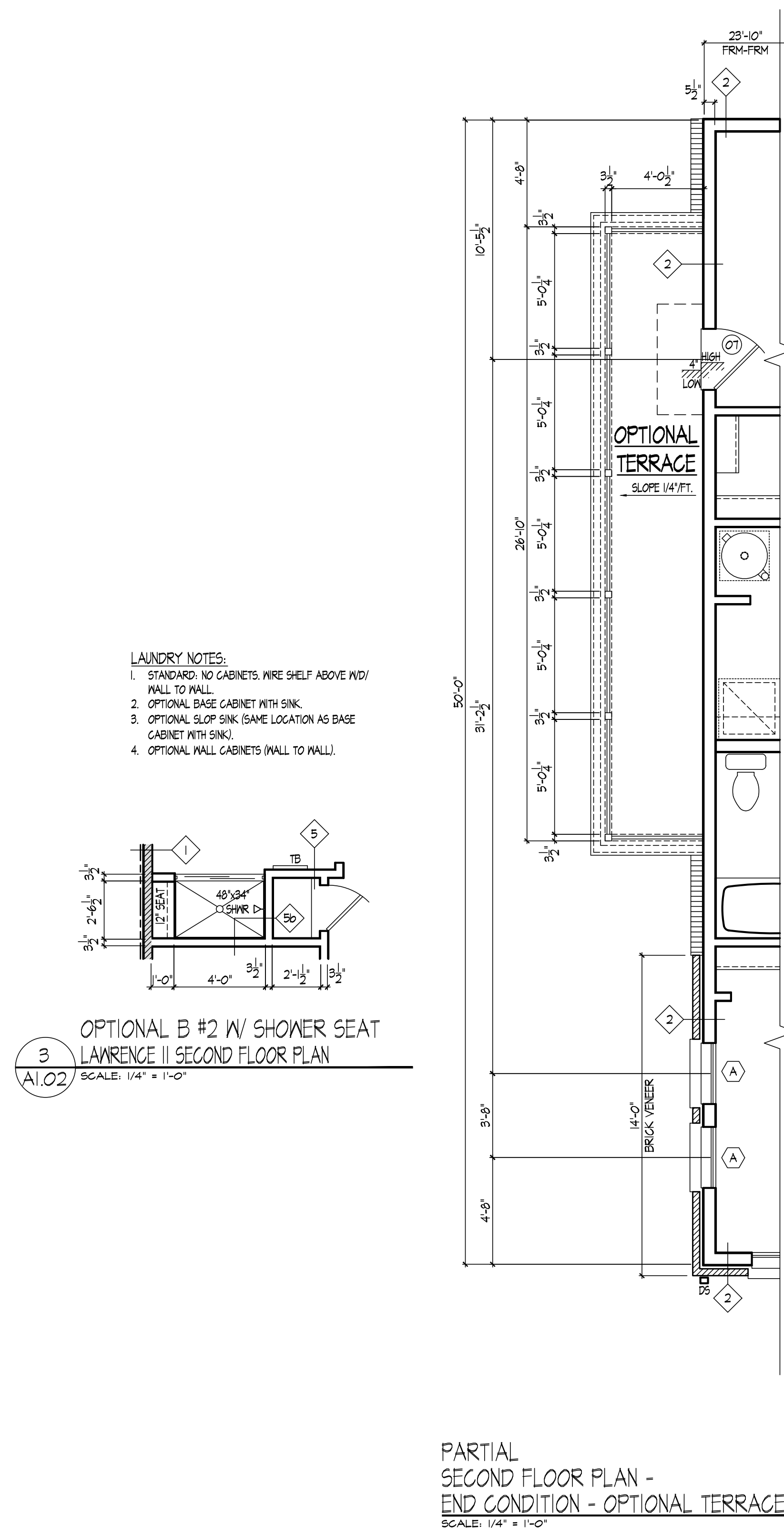
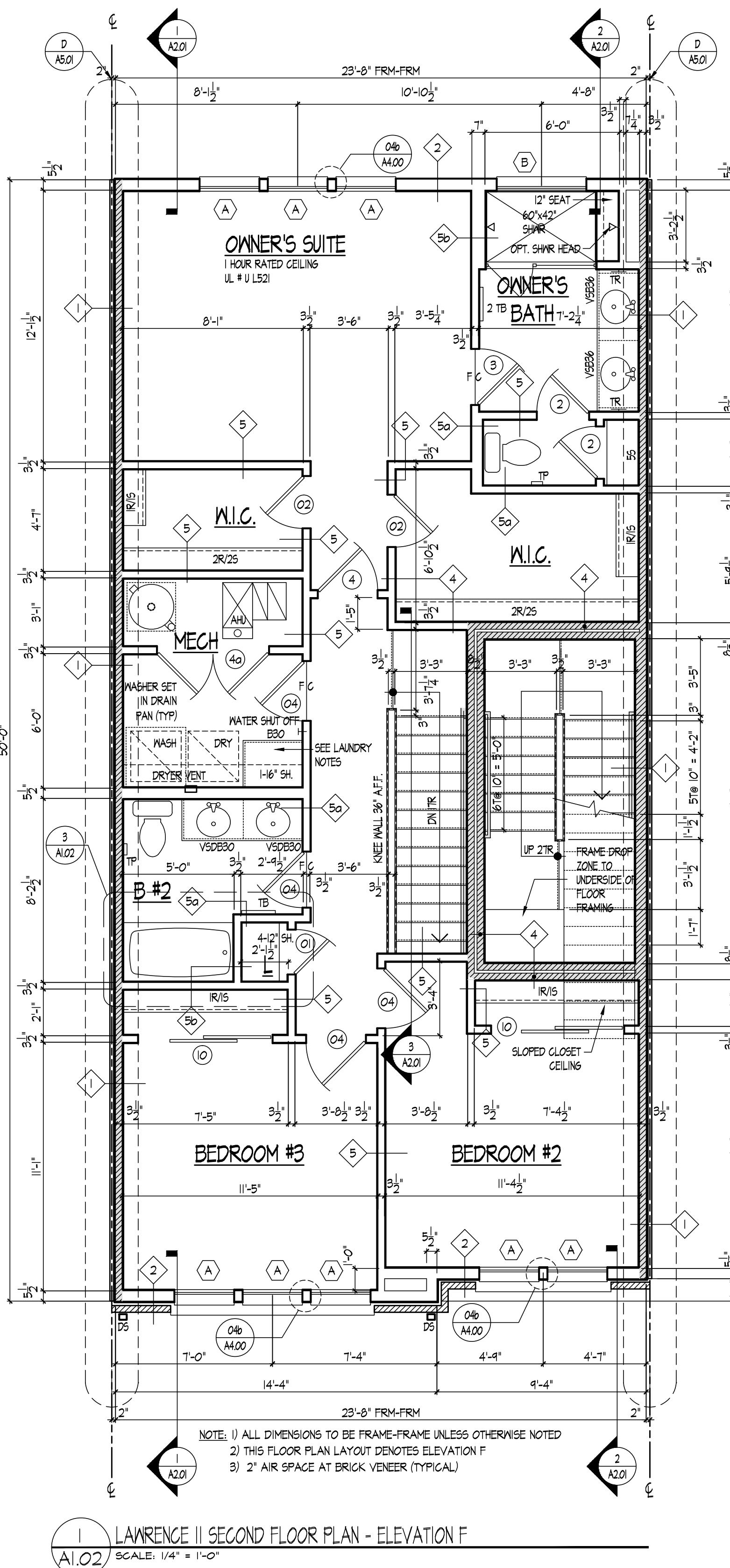
NO.	DATE	REVISION
1.	10/13/2023	ISSUED FOR PERMIT
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LAWRENCE II

FIRST FLOOR PLAN

ADU & MPDU UNIT

A1.01b





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LAWRENCE II / SYDNEY II
PULTE HOMES

SCALE:
DATE:
DRAWN BY:
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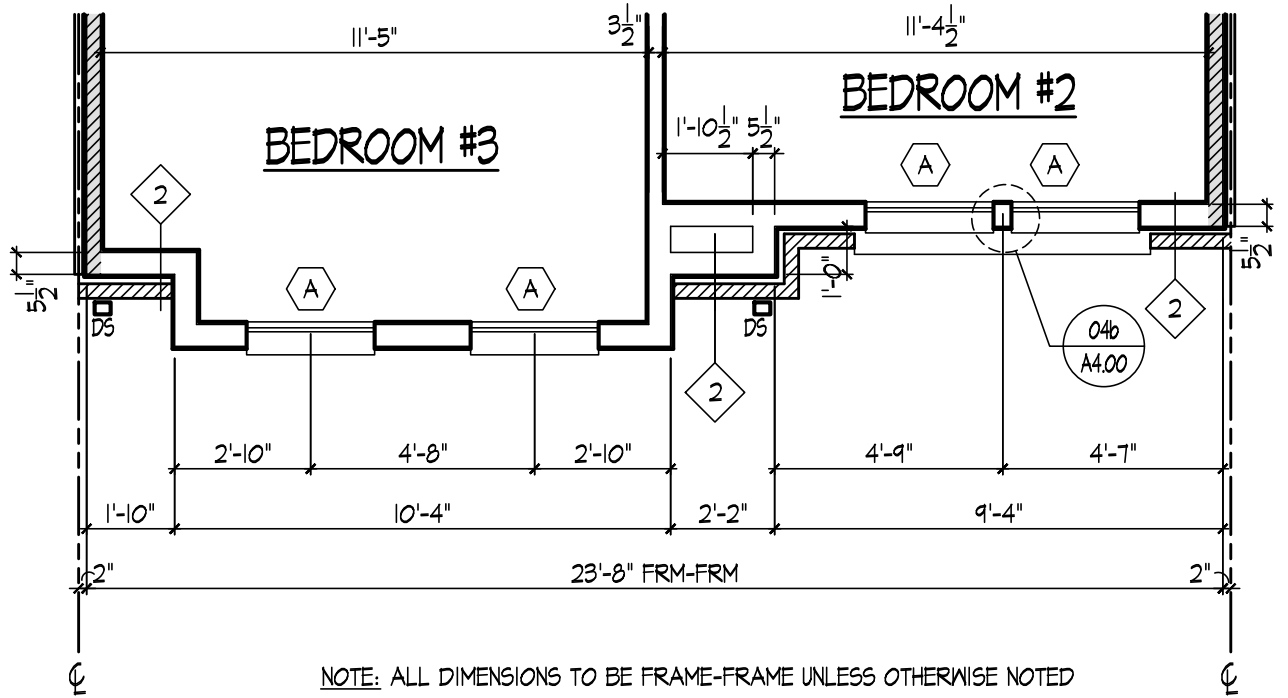
JOB NO.:

SUBMISSION/REVISION

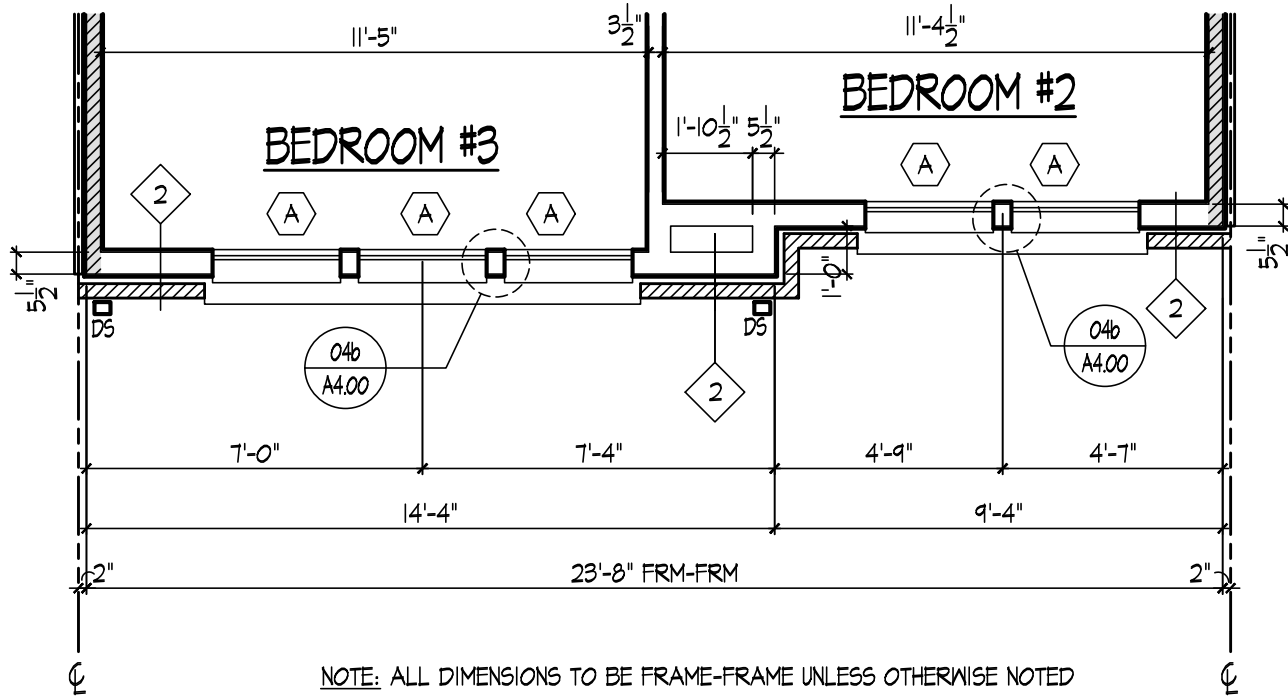
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LAWRENCE II
PARTIAL FLOOR PLANS

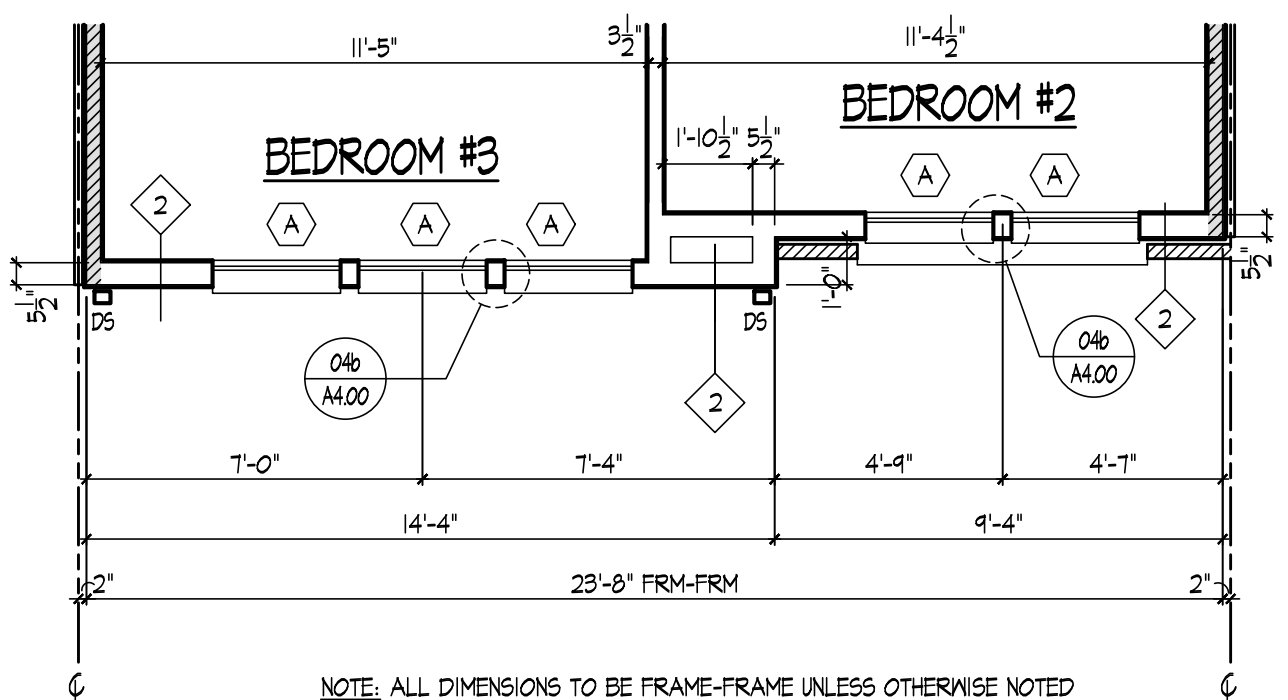
A1.02a



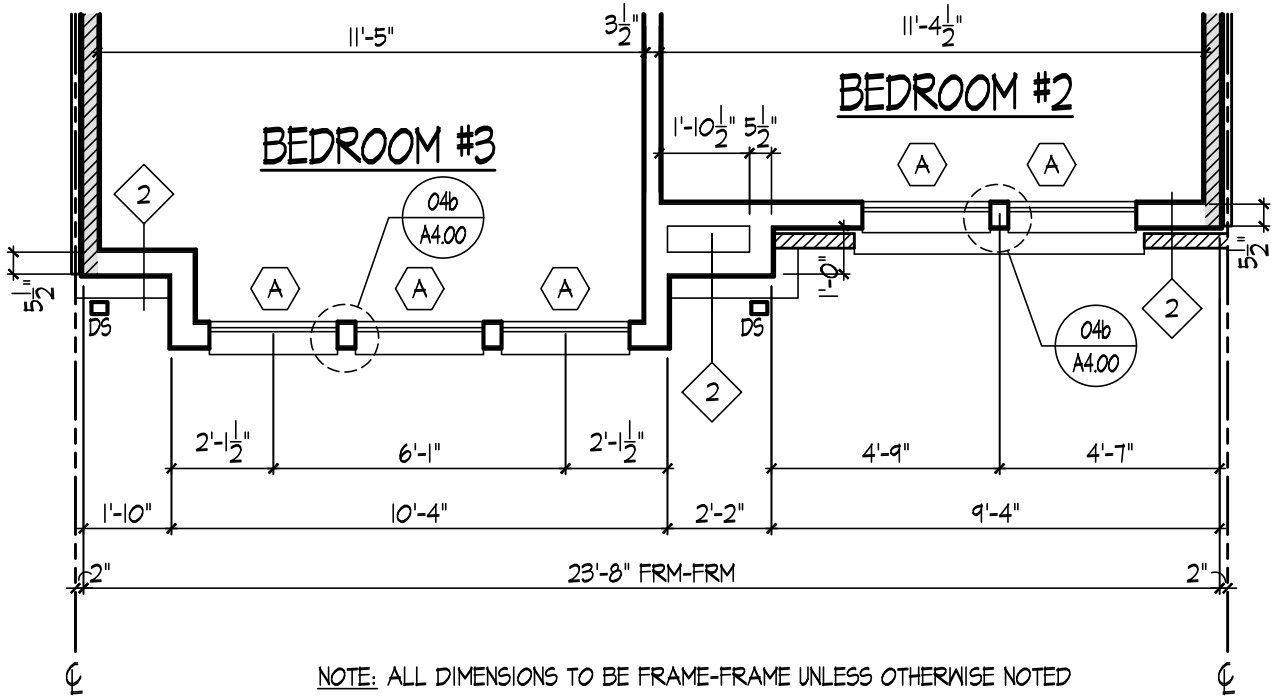
3 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION C
A1.02 SCALE: 1/4" = 1'-0"



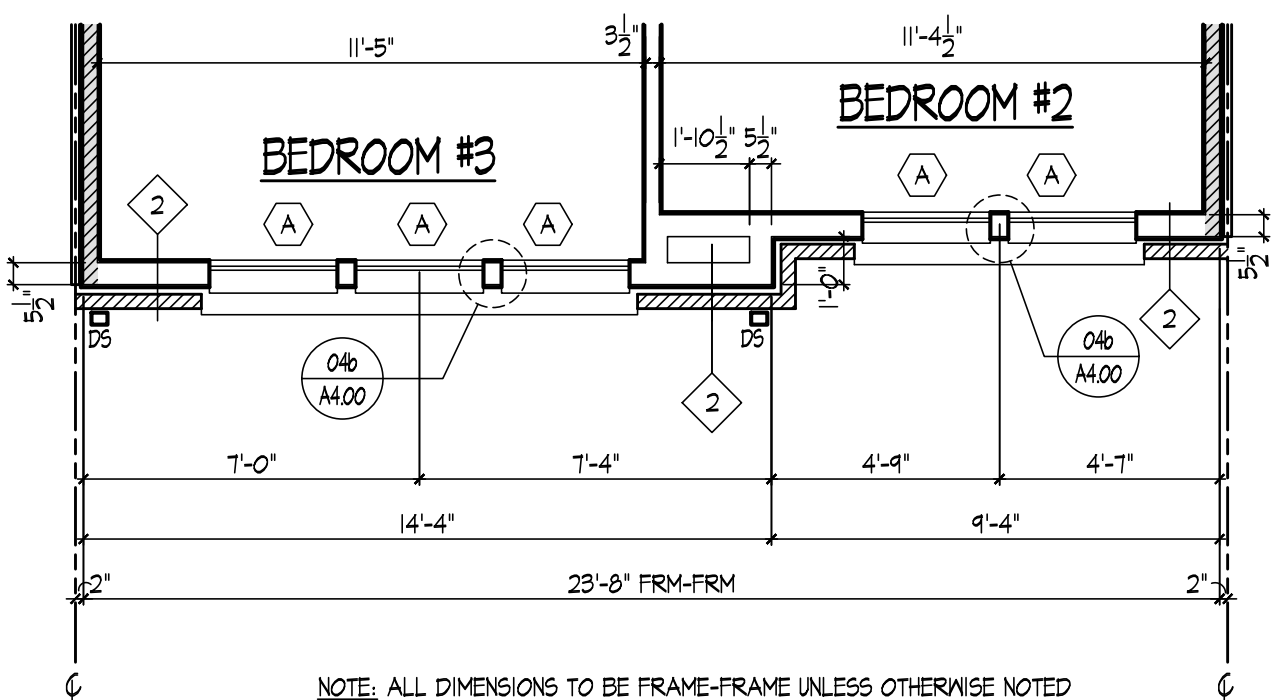
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A1.02 SCALE: 1/4" = 1'-0"



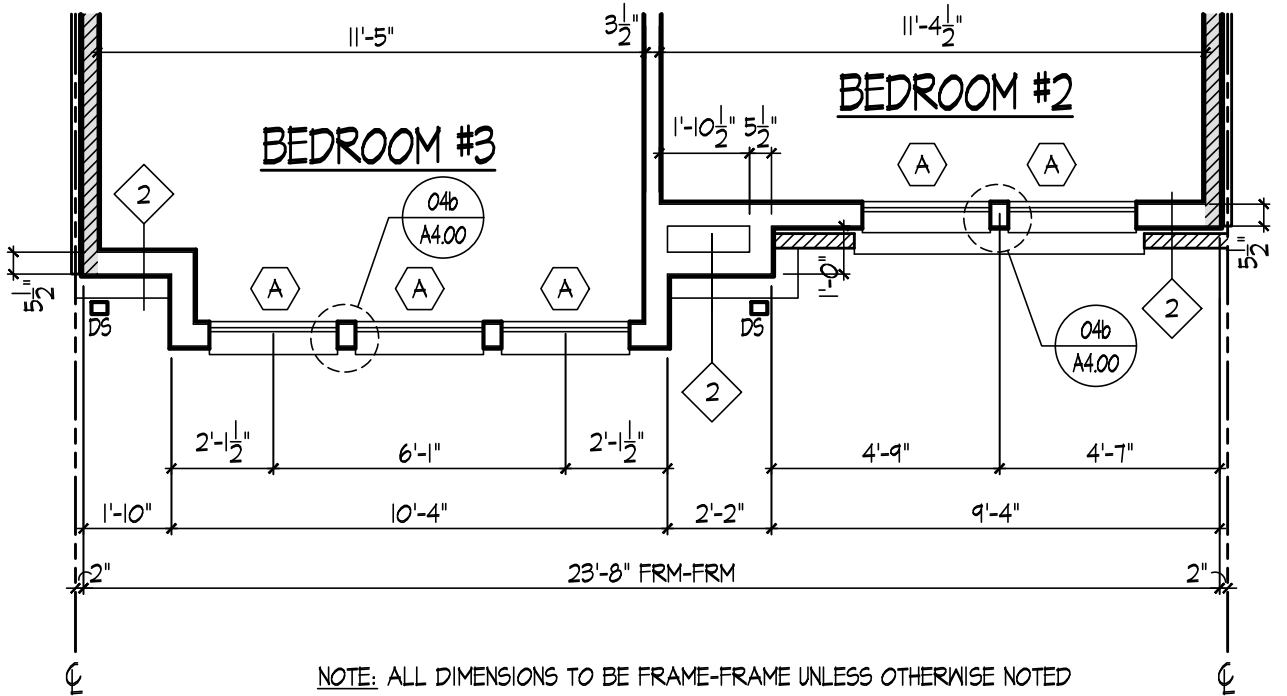
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A1.02 SCALE: 1/4" = 1'-0"



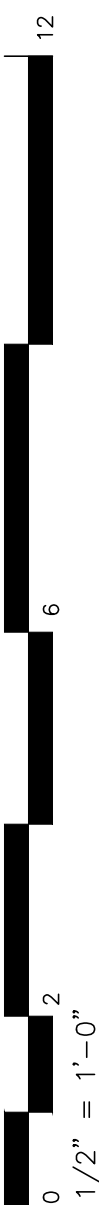
5 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION E
A1.02 SCALE: 1/4" = 1'-0"



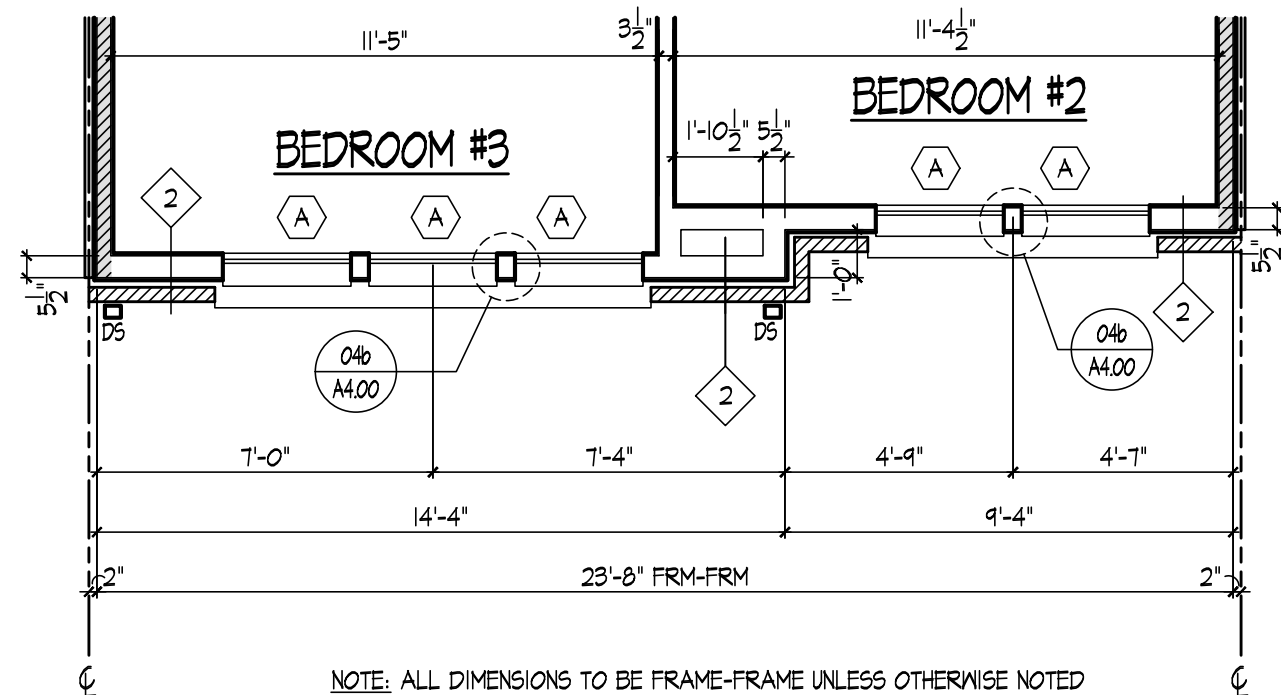
4 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION D
A1.02 SCALE: 1/4" = 1'-0"



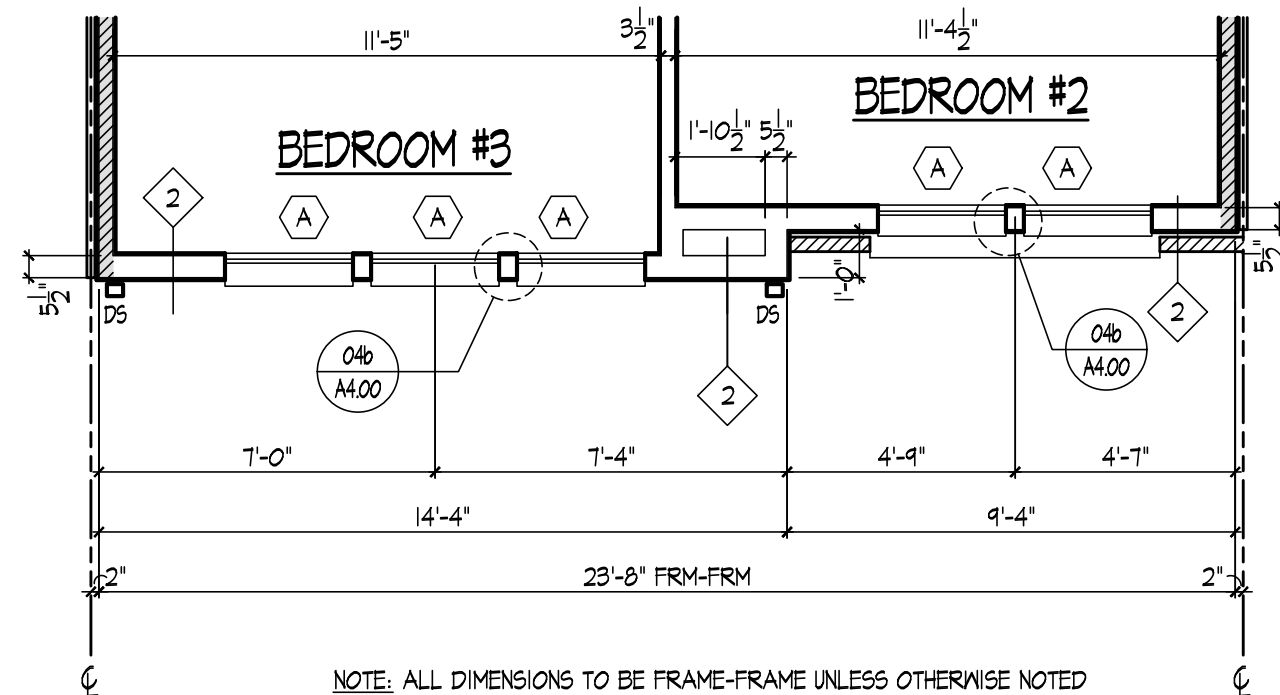
5 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION F
A1.02 SCALE: 1/4" = 1'-0"



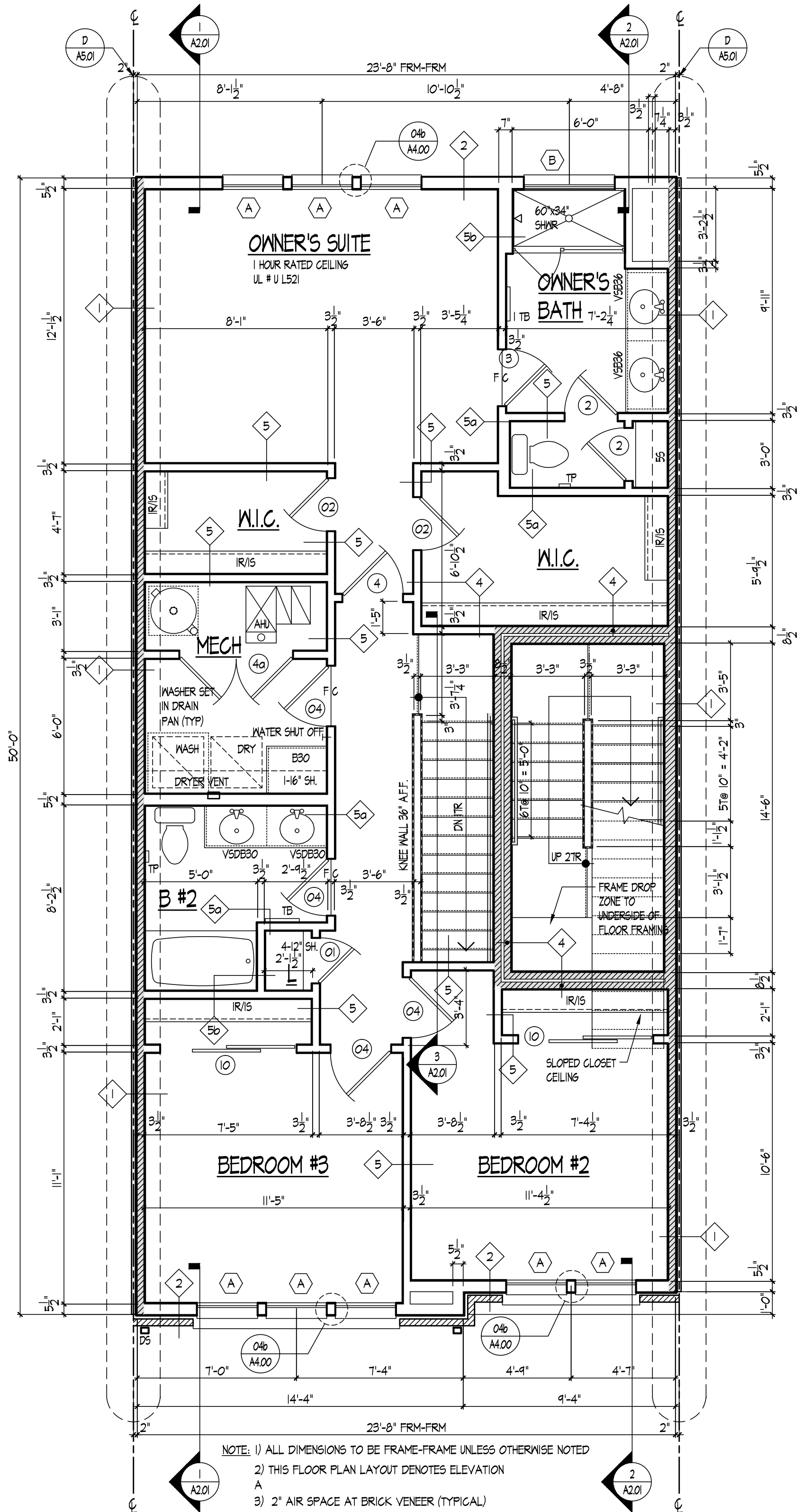
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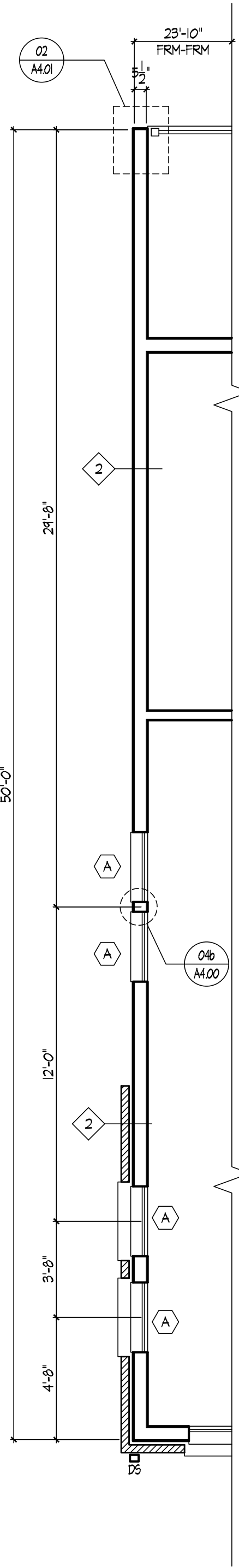
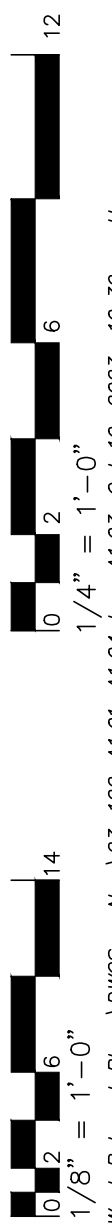
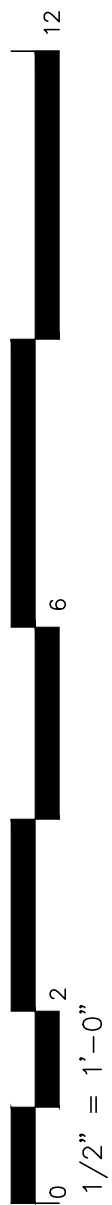
3 LAWRENCE II PARTIAL SECOND FLOOR PLANS (ADU & MPDU)
A1.02b SCALE: 1/4" = 1'-0"



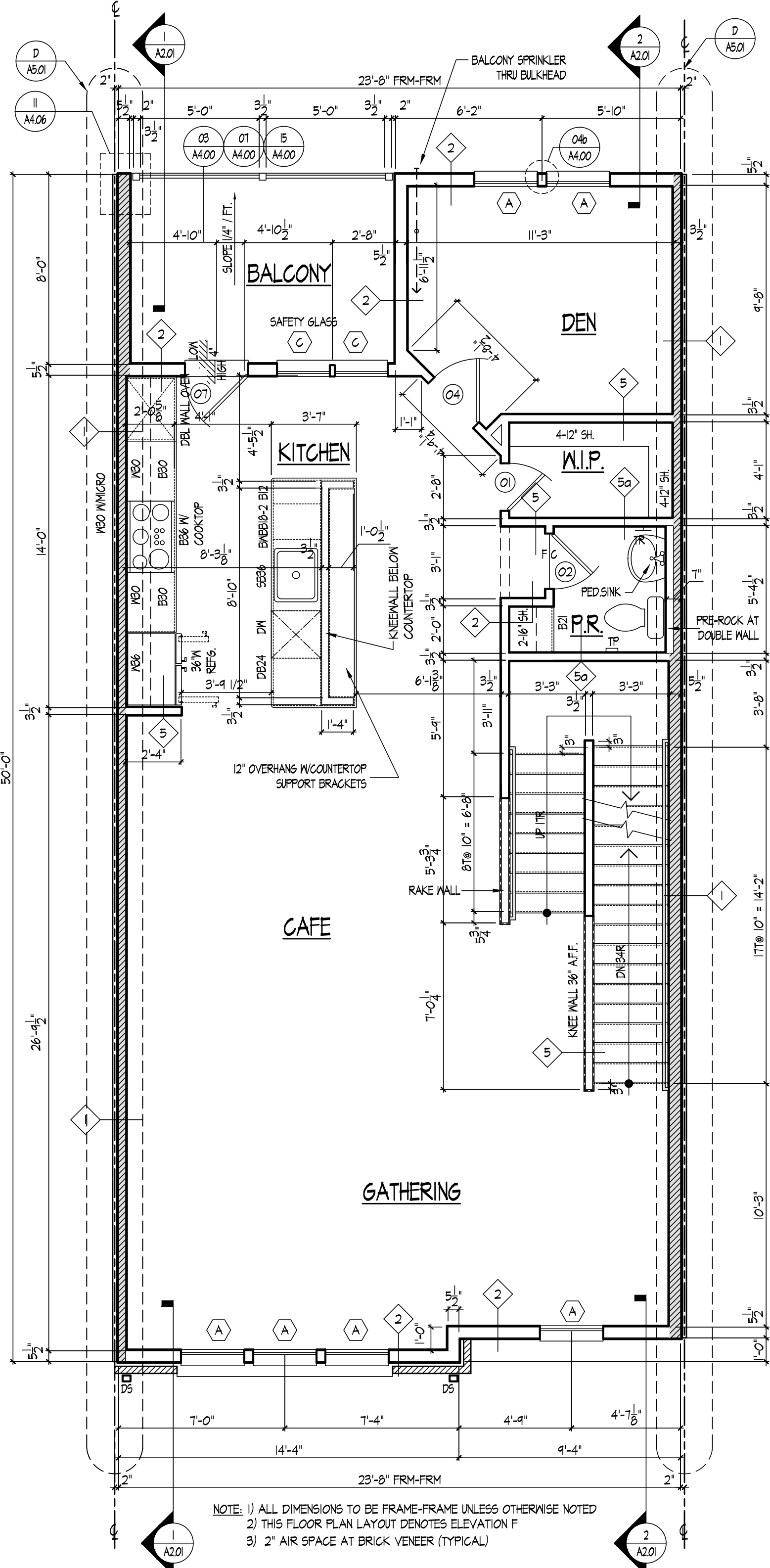
2 LAWRENCE II PARTIAL SECOND FLOOR PLANS (ADU & MPDU)
A1.02b SCALE: 1/4" = 1'-0"



1 LAWRENCE II SECOND FLOOR PLAN - ELEVATION B (ADU & MPDU)
A1.02b SCALE: 1/4" = 1'-0"



PARTIAL
THIRD LOOR PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



SYDNEY II THIRD FLOOR PLAN - ELEVATION F
SCALE: 1/4" = 1'-0"

SYDNEY II THIRD FLOOR PLAN - OPTIONAL BALCONY
SCALE: 1/4" = 1'-0"



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SYDNEY II
THIRD FLOOR PLAN

A1.03



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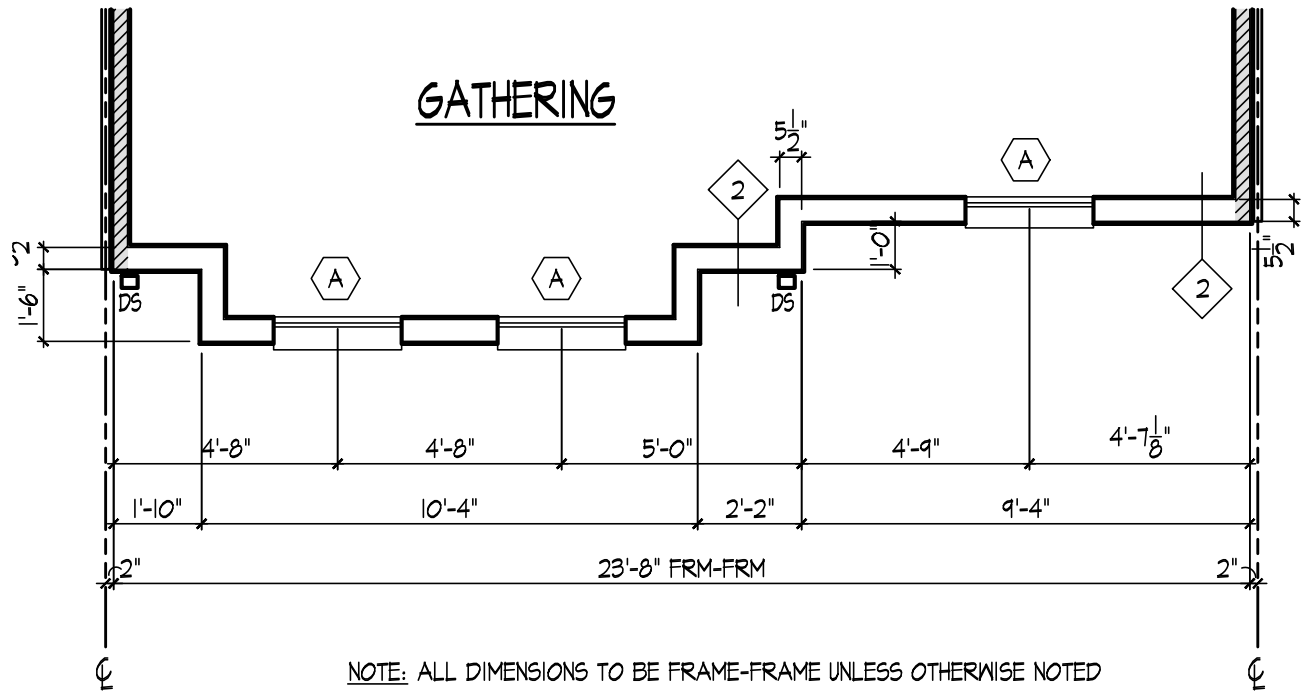
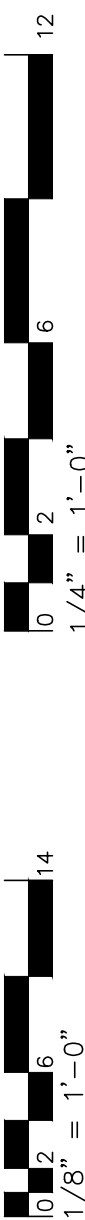
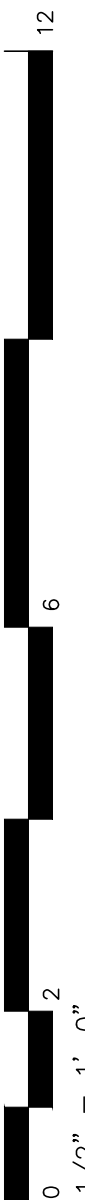
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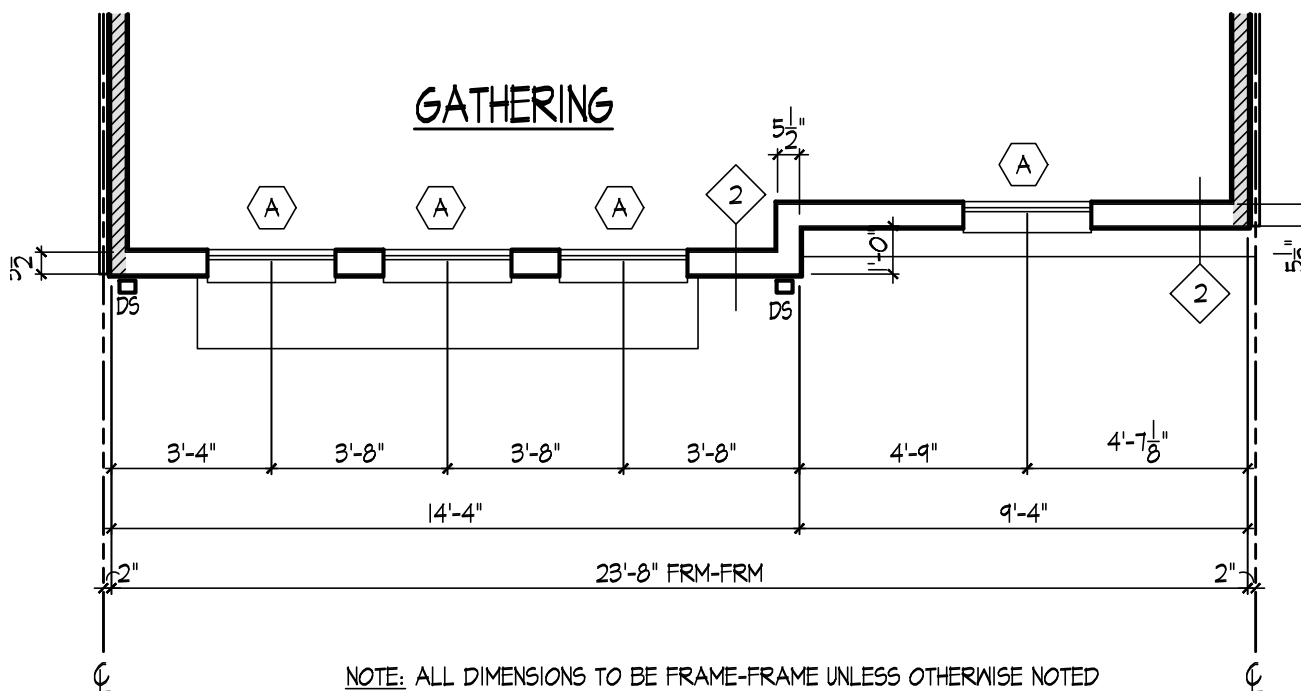
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SYDNEY II
PARTIAL FLOOR PLANS

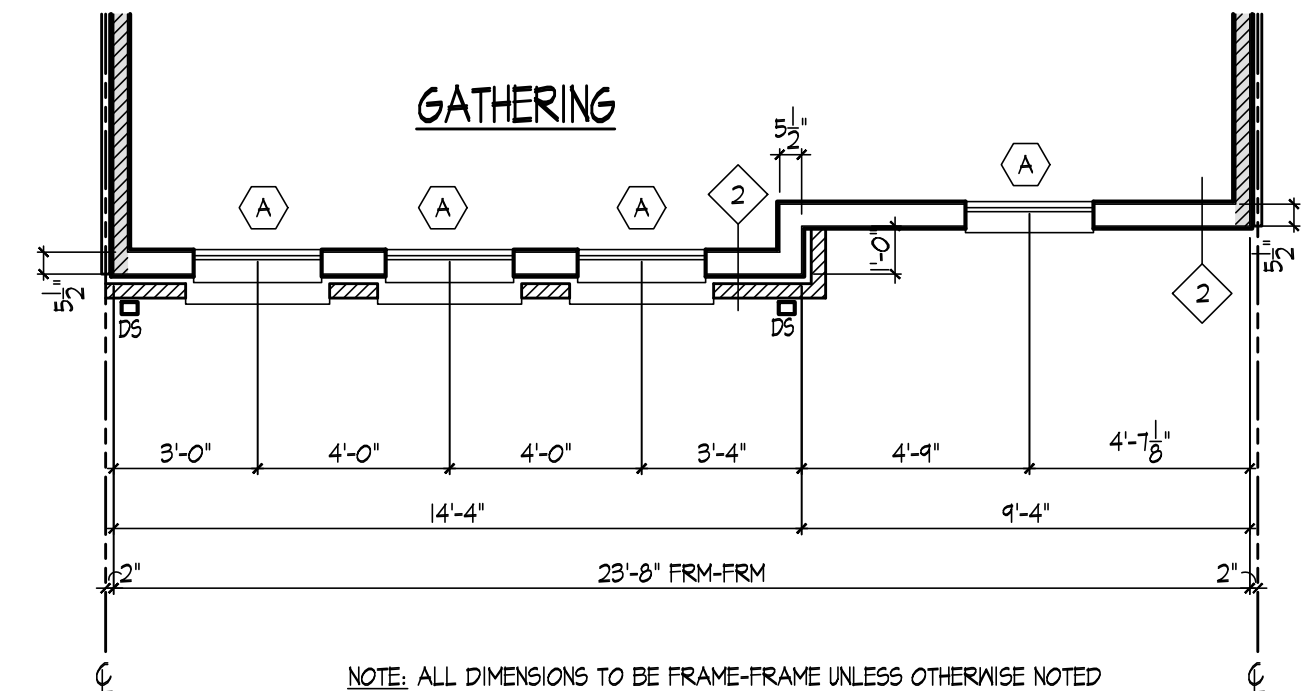
A1.03a



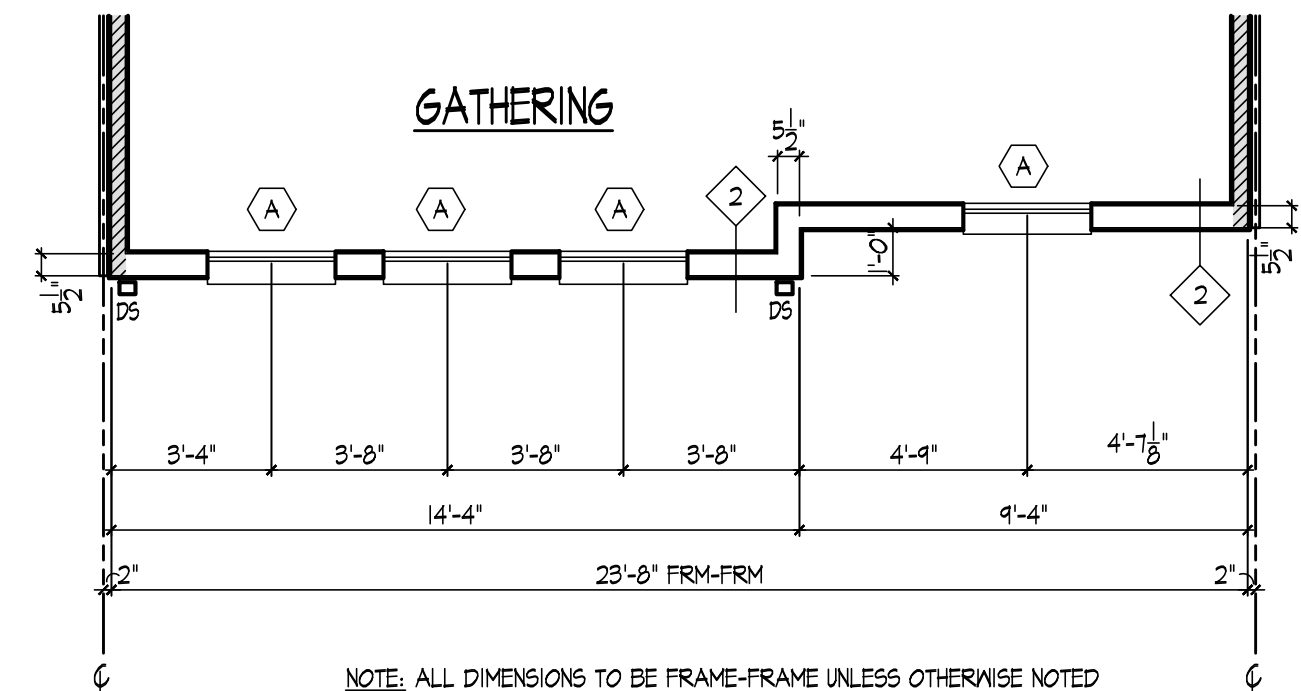
1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION C
A1.03a SCALE: 1/4" = 1'-0"



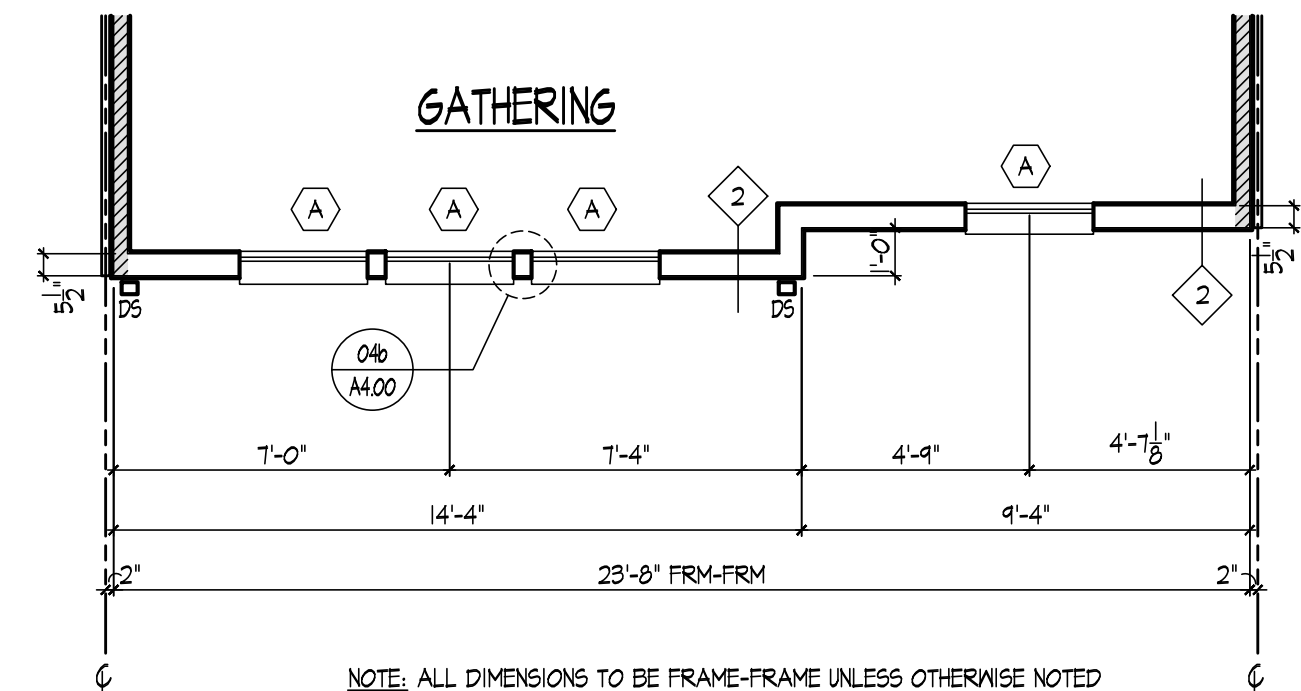
1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION E
A1.03a SCALE: 1/4" = 1'-0"



1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION B
A1.03a SCALE: 1/4" = 1'-0"



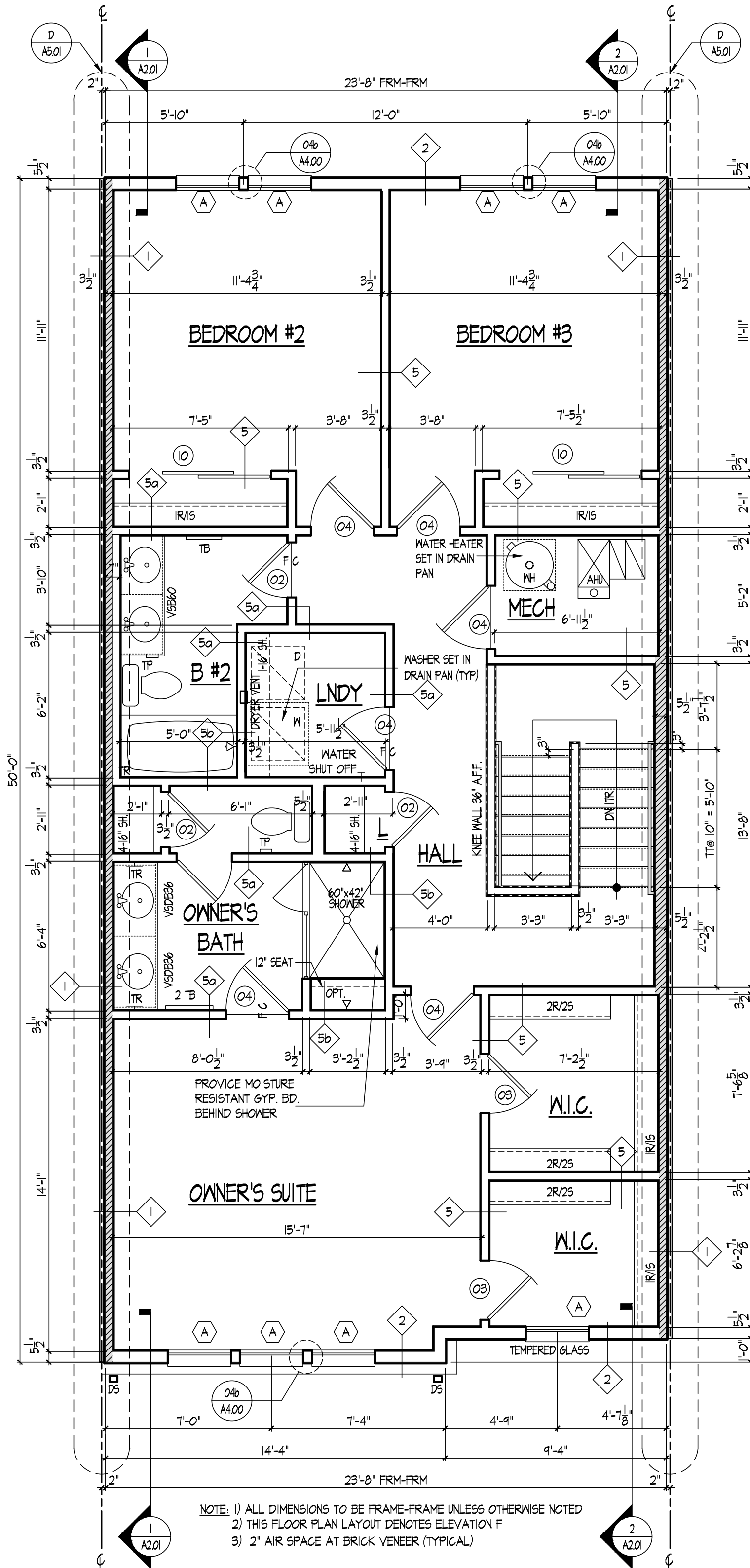
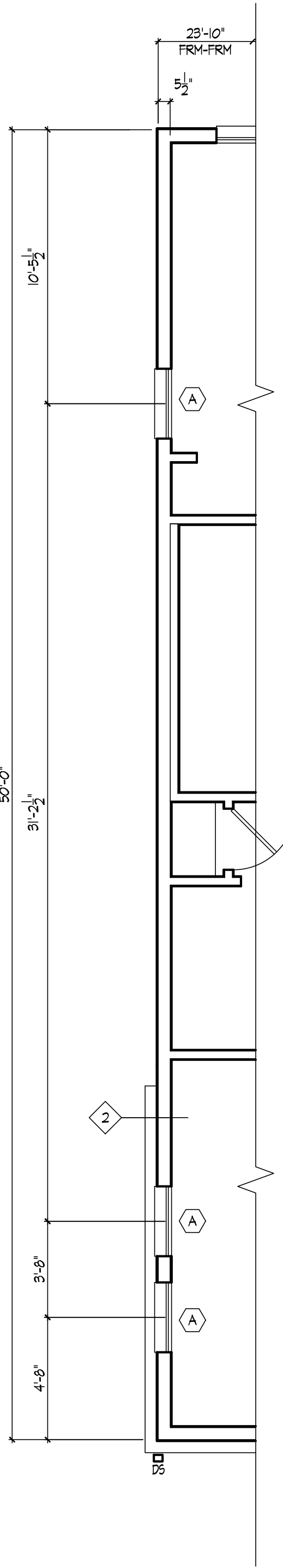
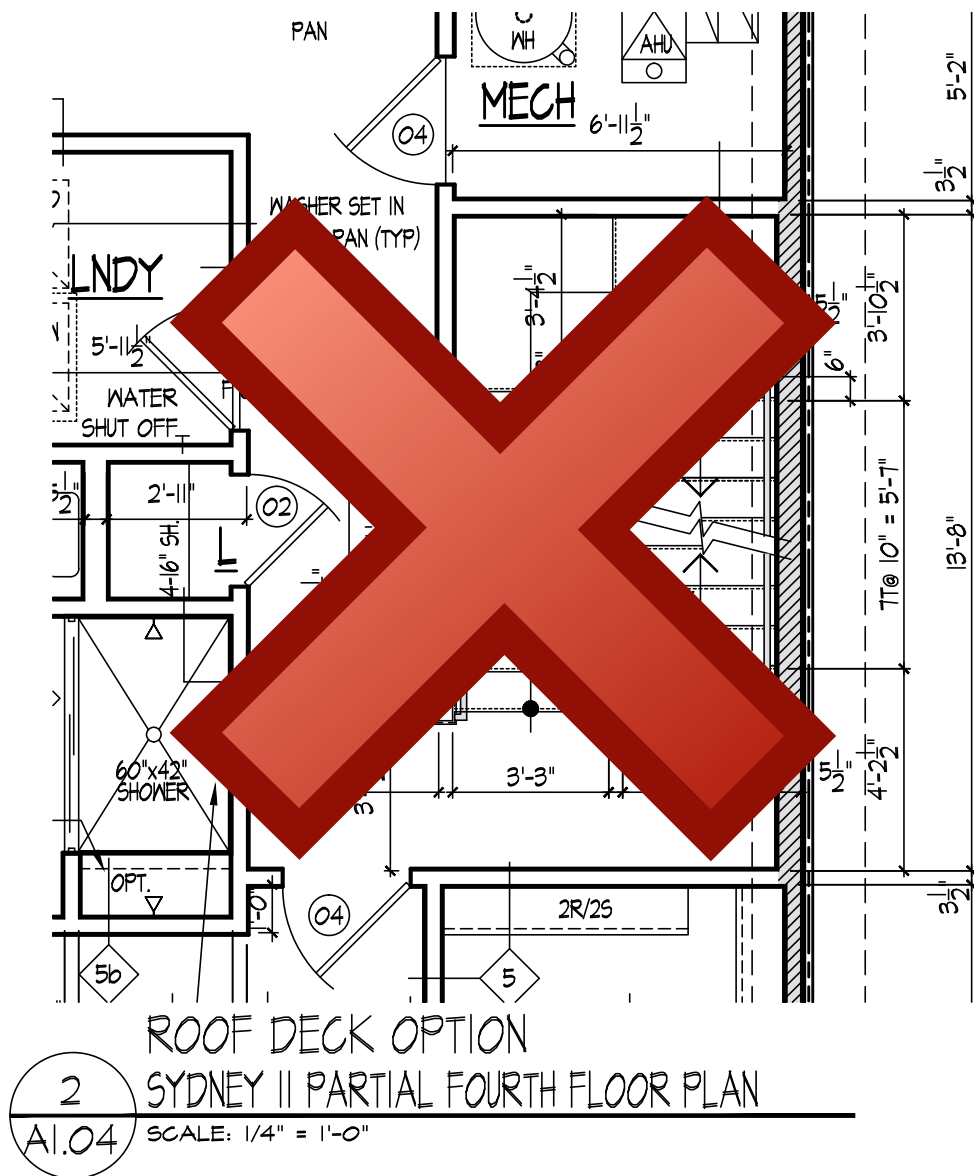
1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION D
A1.03a SCALE: 1/4" = 1'-0"



1 SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION A
A1.03a SCALE: 1/4" = 1'-0"

0 2 4 6 8 10 12 14
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"
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1
A1.04
SYDNEY II FOURTH FLOOR PLAN - ELEVATION F
SCALE: 1/4" = 1'-0"

6
10
1" = 1'-0"

12
6
2
1/2" = 1'-0"

12
6
2
1/4" = 1'-0"

14
10
1/8" = 1'-0"

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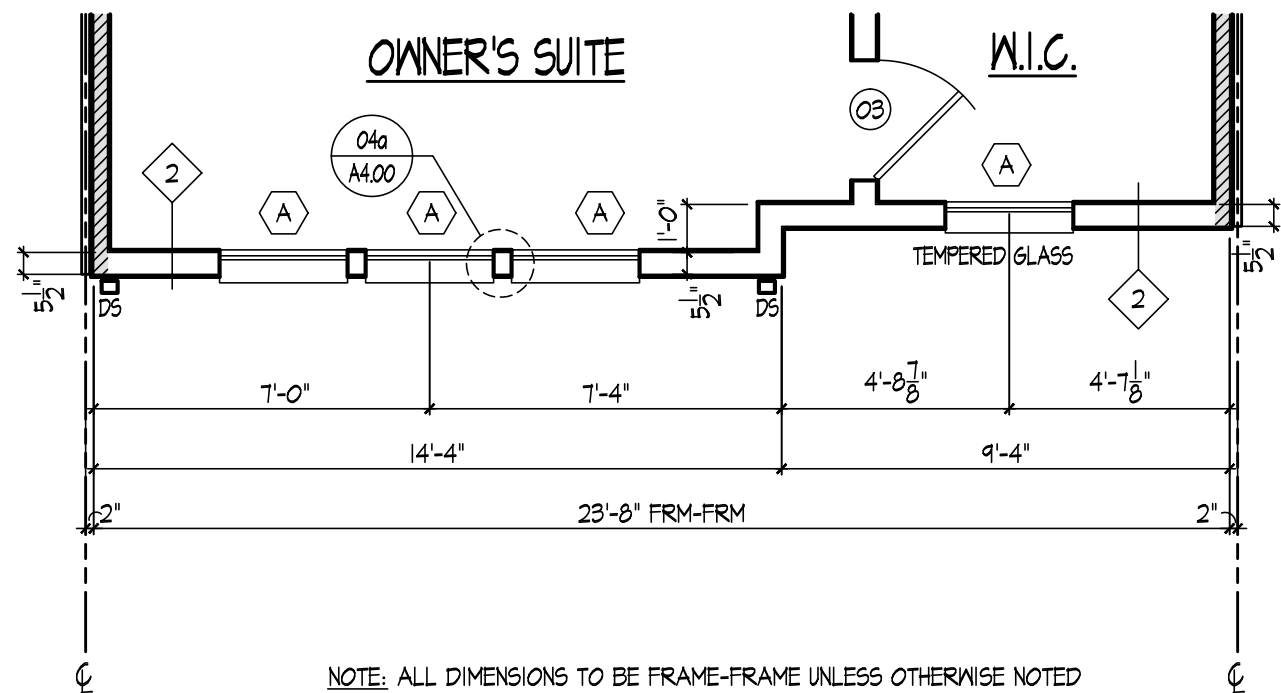
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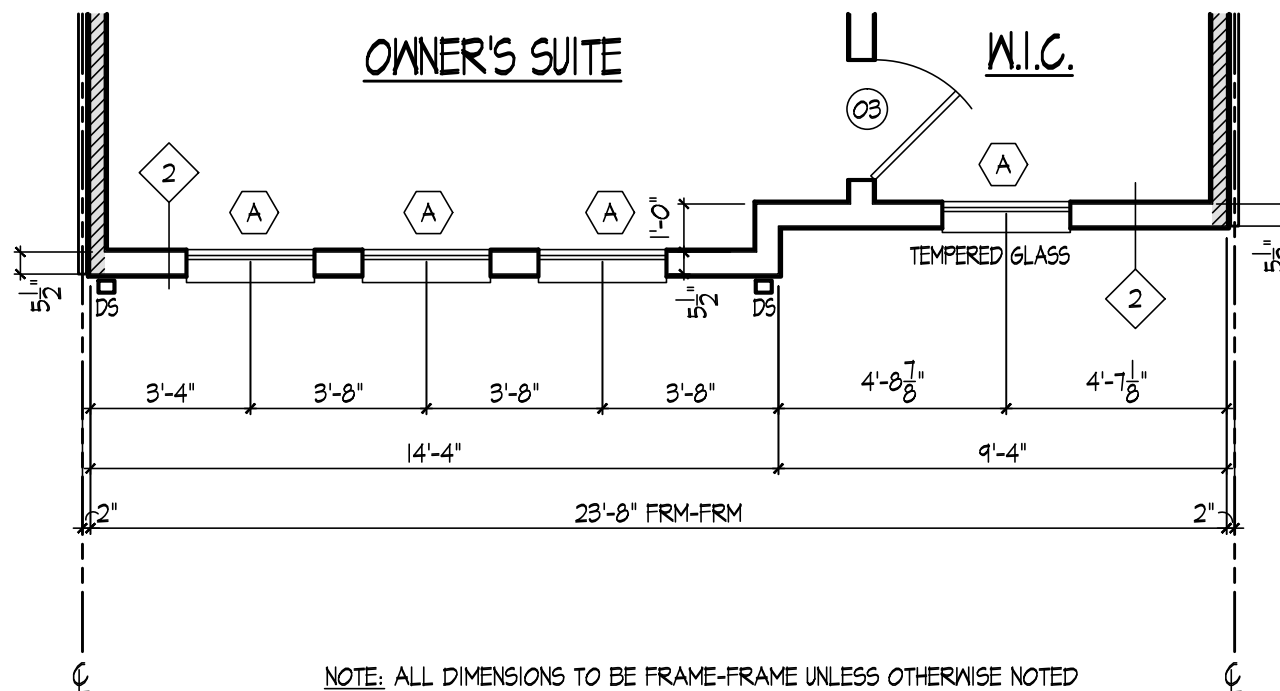
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SYDNEY II
PARTIAL FLOOR PLANS

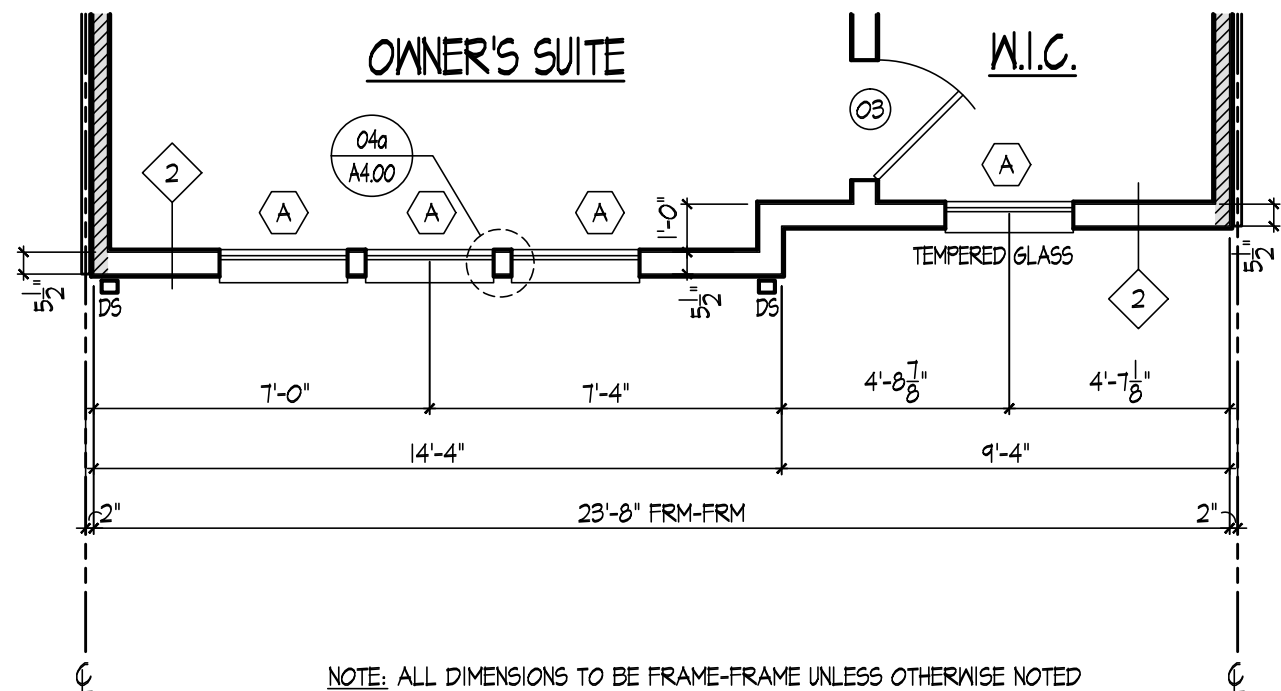
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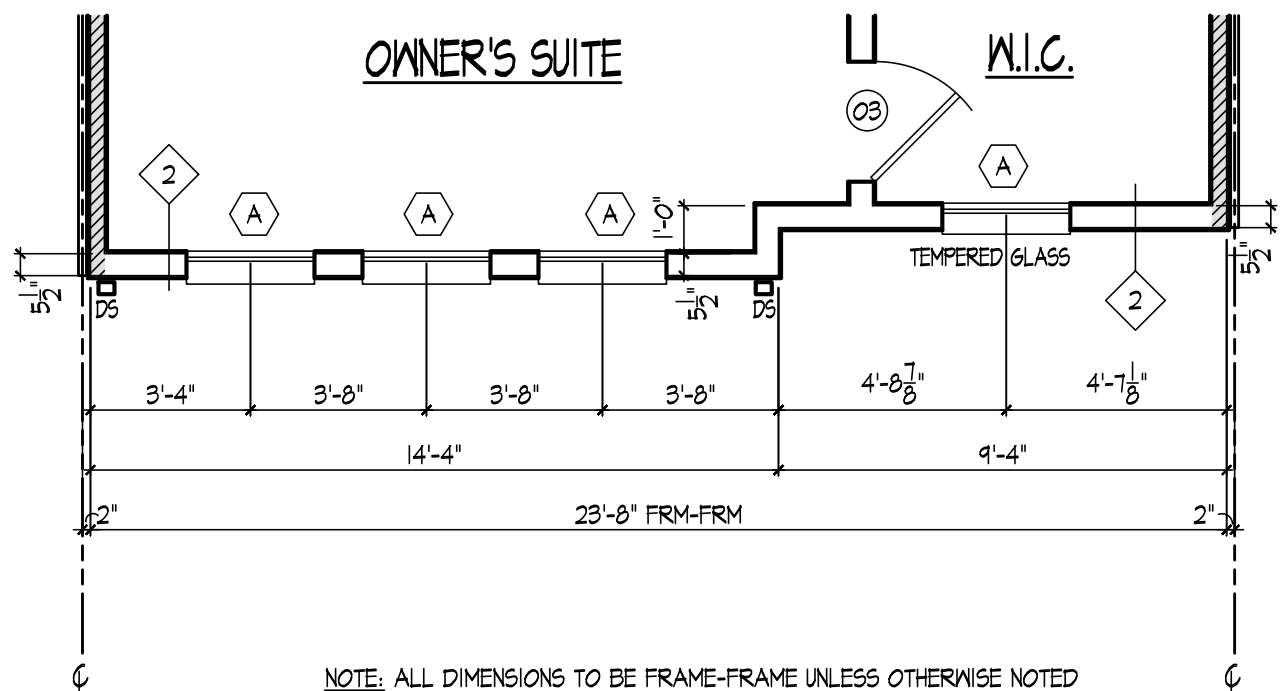
3 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION C
A1.04a SCALE: 1/4" = 1'-0"



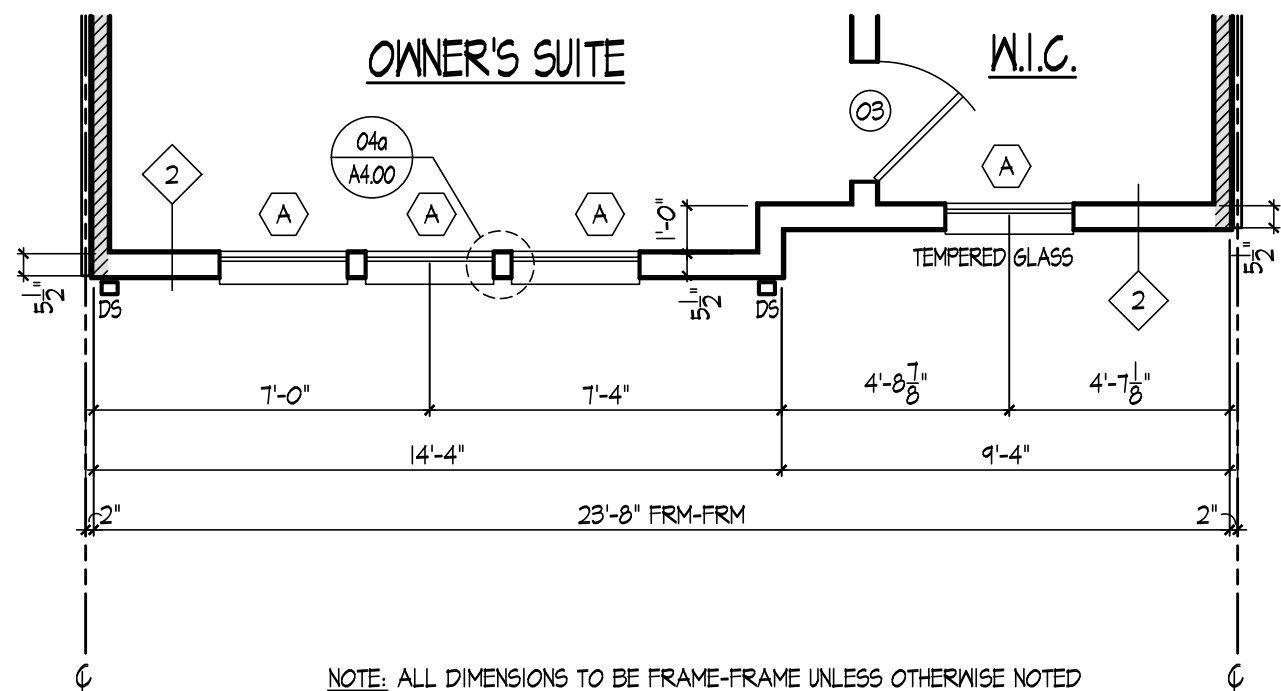
5 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION E
A1.04a SCALE: 1/4" = 1'-0"



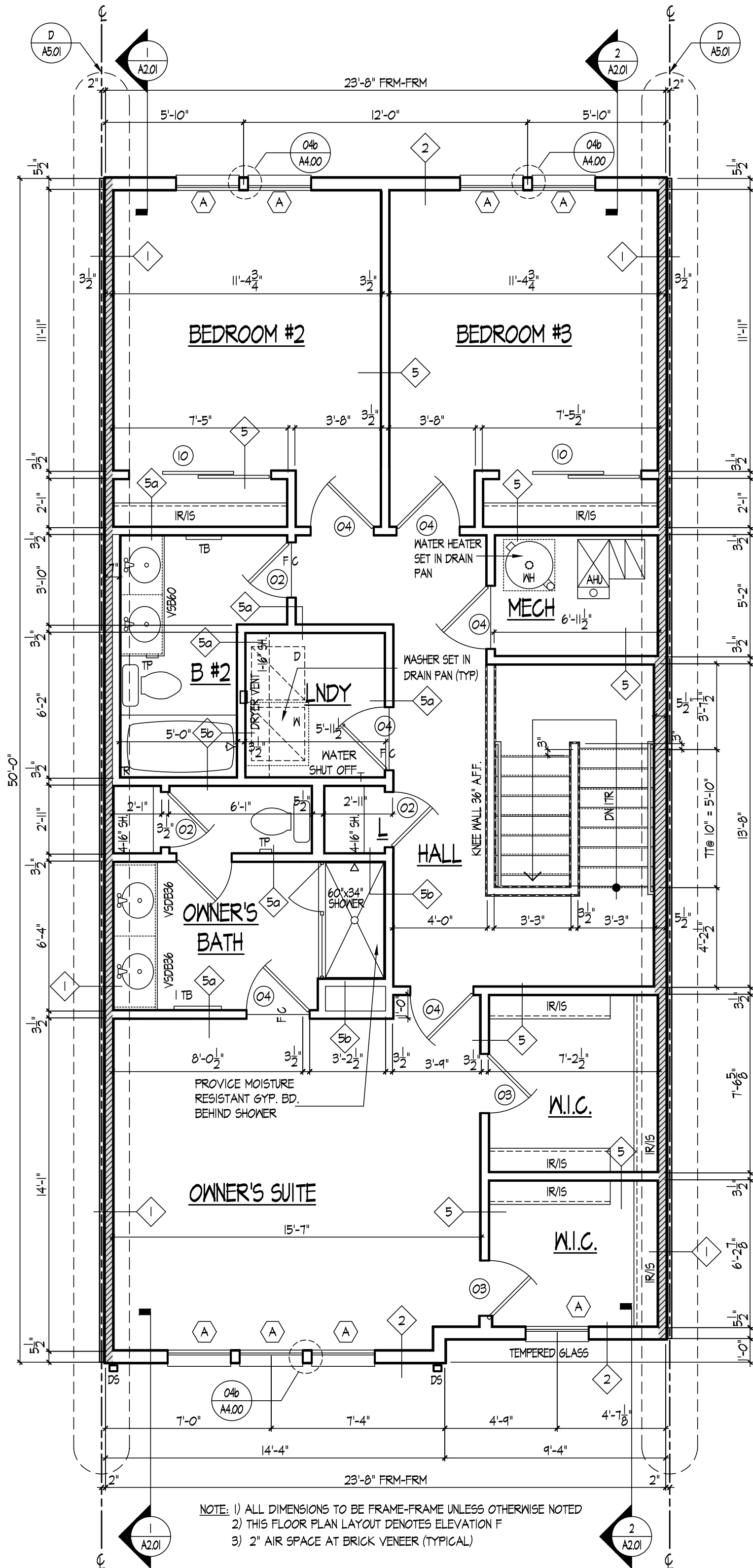
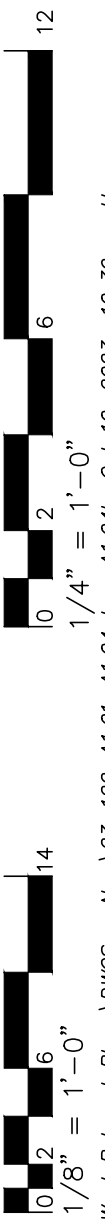
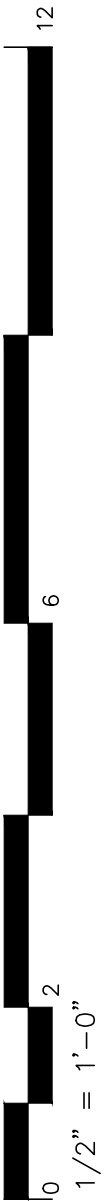
2 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION B
A1.04a SCALE: 1/4" = 1'-0"



4 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION D
A1.04a SCALE: 1/4" = 1'-0"



1 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION A
A1.04a SCALE: 1/4" = 1'-0"



1 SYDNEY II FOURTH FLOOR PLAN - ELEVATION B (ADU & MPDU)
A1.04b SCALE: 1/4" = 1'-0"



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SYDNEY II
FOURTH FLOOR PLAN
ADU & MPDU UNIT

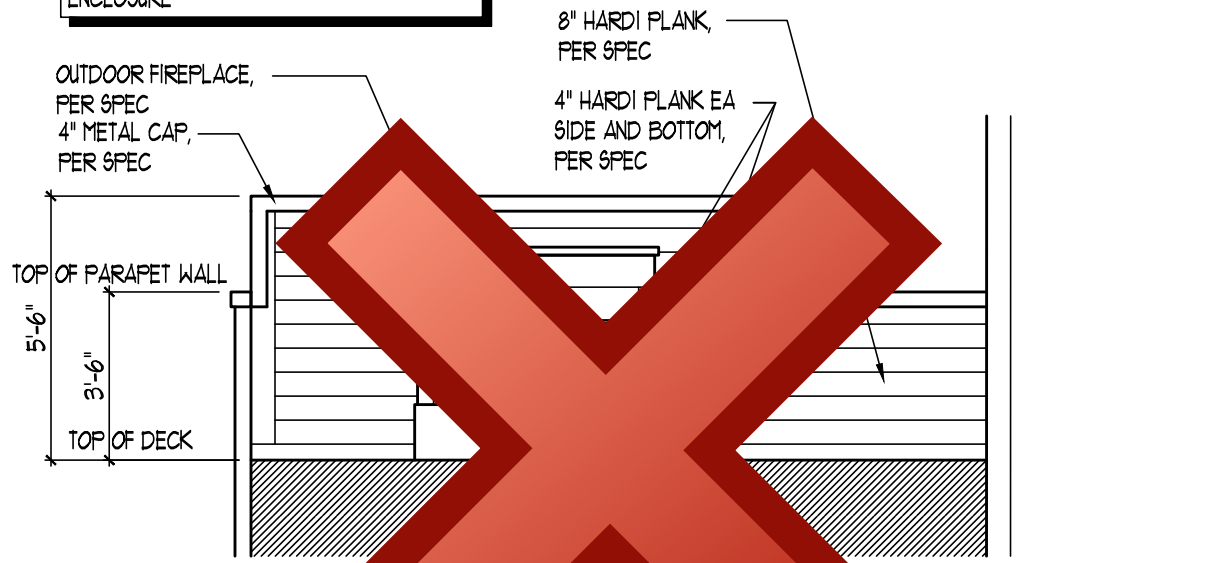
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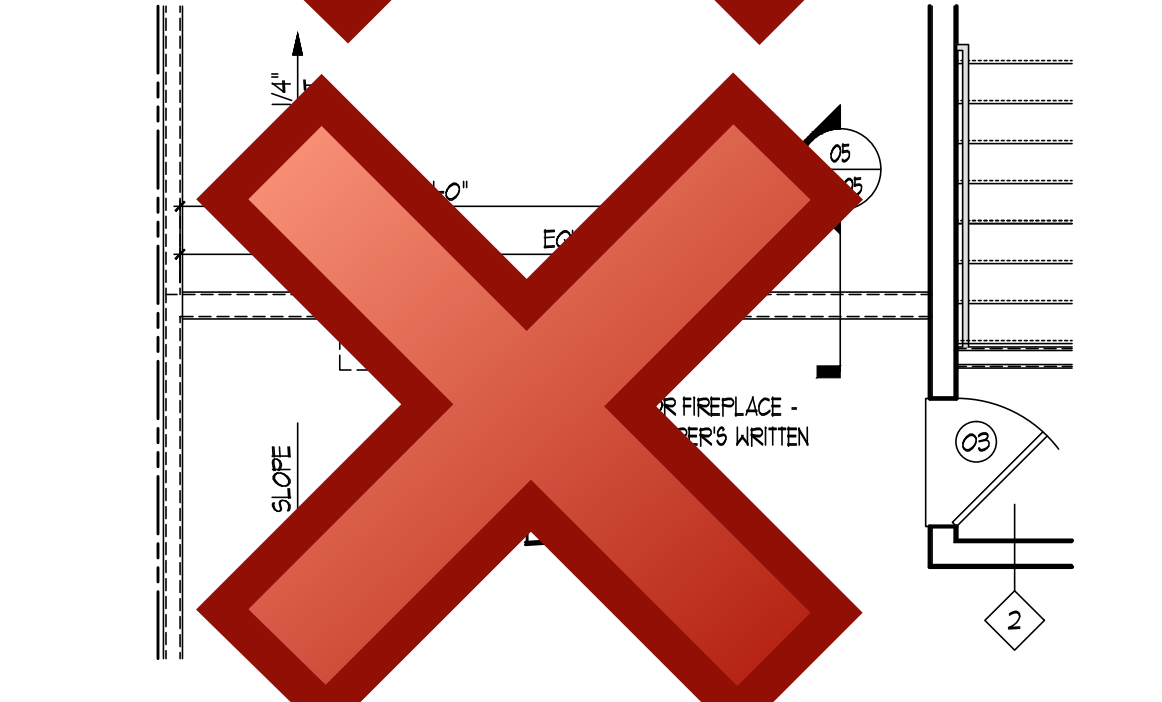
NOTE:
ALL ELECTRICAL AND PLUMBING TO
OUTDOOR FIREPLACE SHALL RUN THROUGH
PARAPET WALL AND NOT PENETRATE
DURADECK

NOTE:
INSTALL OUTDOOR FIREPLACE FRAMING AND
ENCLOSURE AFTER DURADECK INSTALLATION.
DO NOT PENETRATE DURADECK

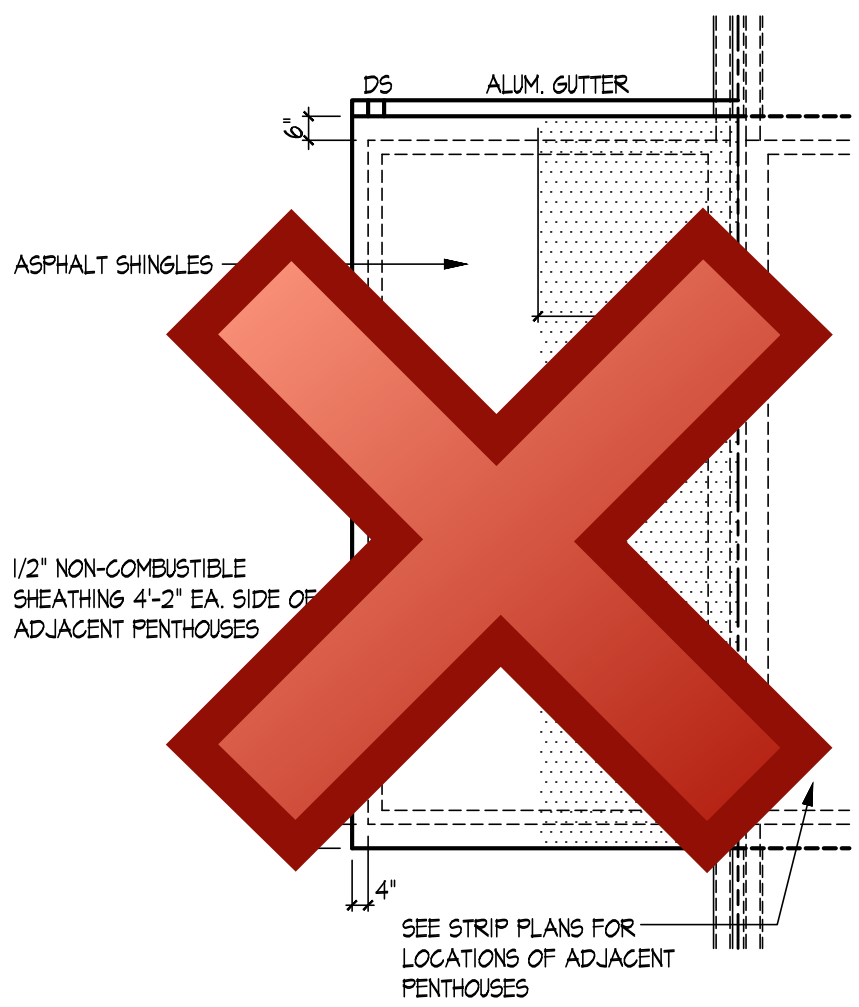
NOTE:
DO NOT SEAL OR ADD CAULKING TO
OUTDOOR FIREPLACE. PROVIDE SHEET
METAL PAN IN BOTTOM OF FIREPLACE
ENCLOSURE



4 ELEVATION - OUTDOOR FIREPLACE
SCALE: 1/4" = 1'-0"

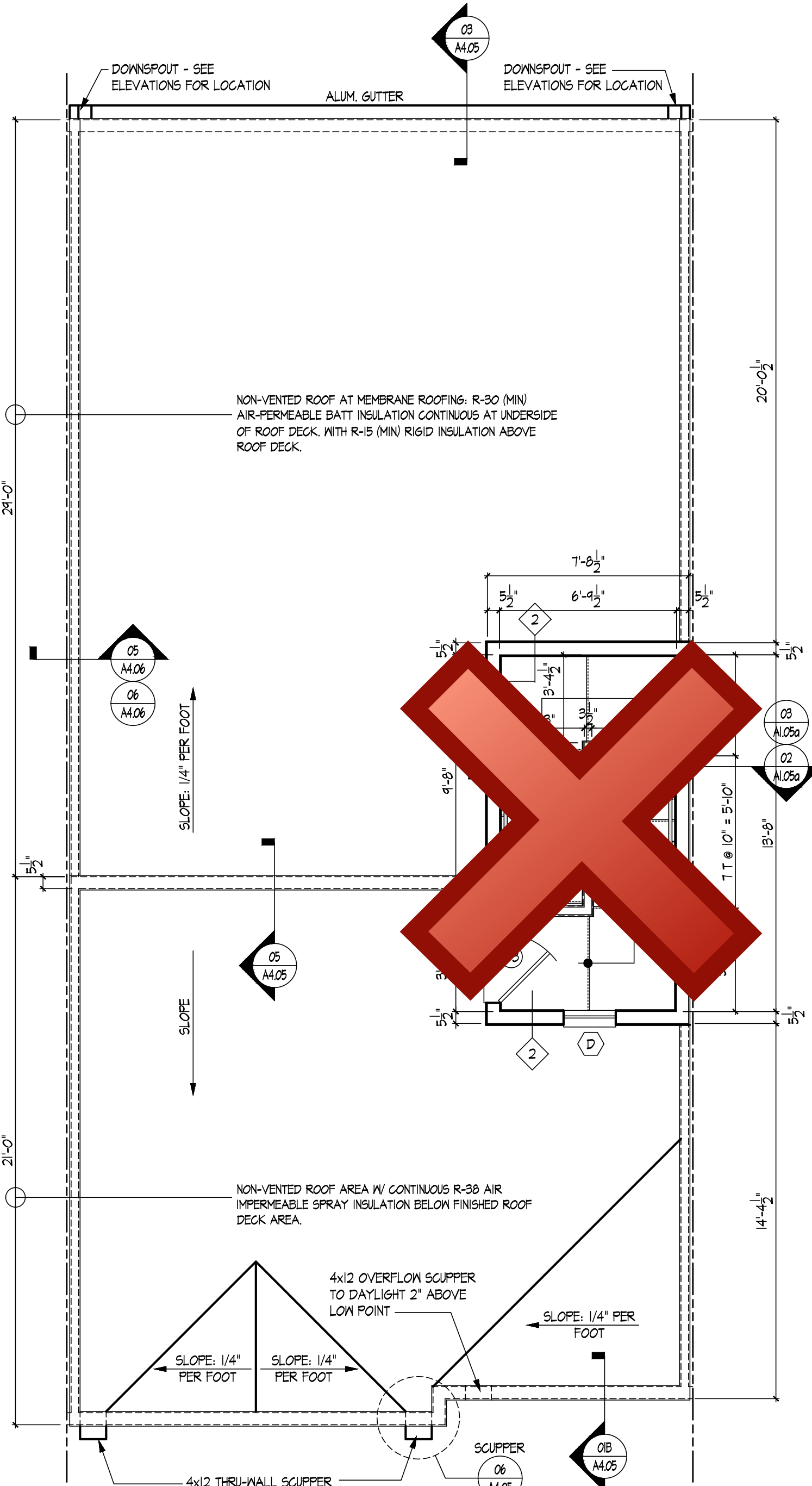


3 ROOF PLAN - OPTIONAL GAS FIREPLACE
SCALE: 1/4" = 1'-0"

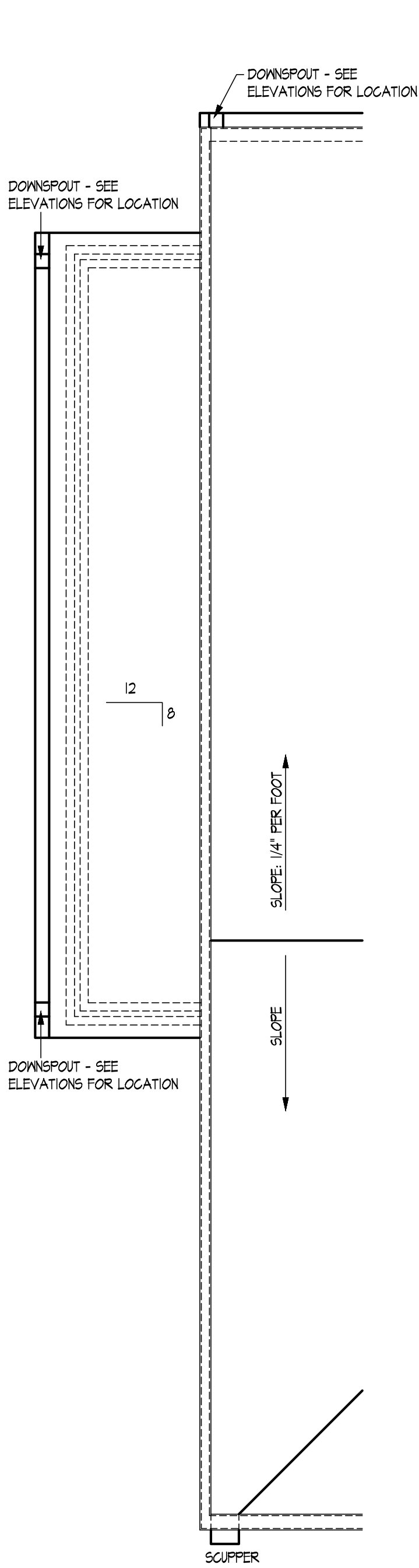


PENTHOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

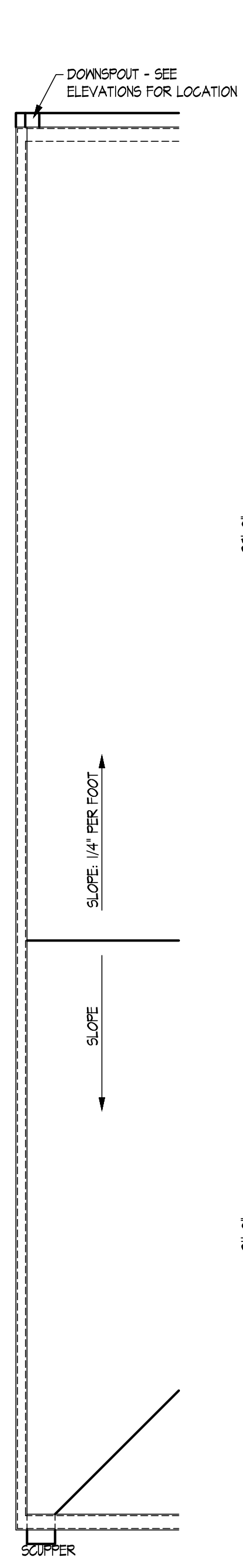
ROOF VENTING NOTES:
PER IRC 2018, SECT. 1202.3, UNVENTED ATTICS SHALL BE PERMITTED IN THE FOLLOWING CONDITIONS:
1. THE UNVENTED ATTIC IS WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE.
3. N/A
4. ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
5. INSULATION TYPES AND LOGS:
5.1 WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING, (OCCUPIED DECKS W/ HABITABLE SPACES BELOW)
5.2 COMBINATION: R-30 AIR-PERMEABLE INSULATION ON THE UNDERSIDE OF THE ROOF DECK AND R-15 MINIMUM RIGID INSULATION INSTALLED DIRECTLY ABOVE THE ROOF DECK. (LOW-SLOPE, MEMBRANE ROOFED AREAS.)



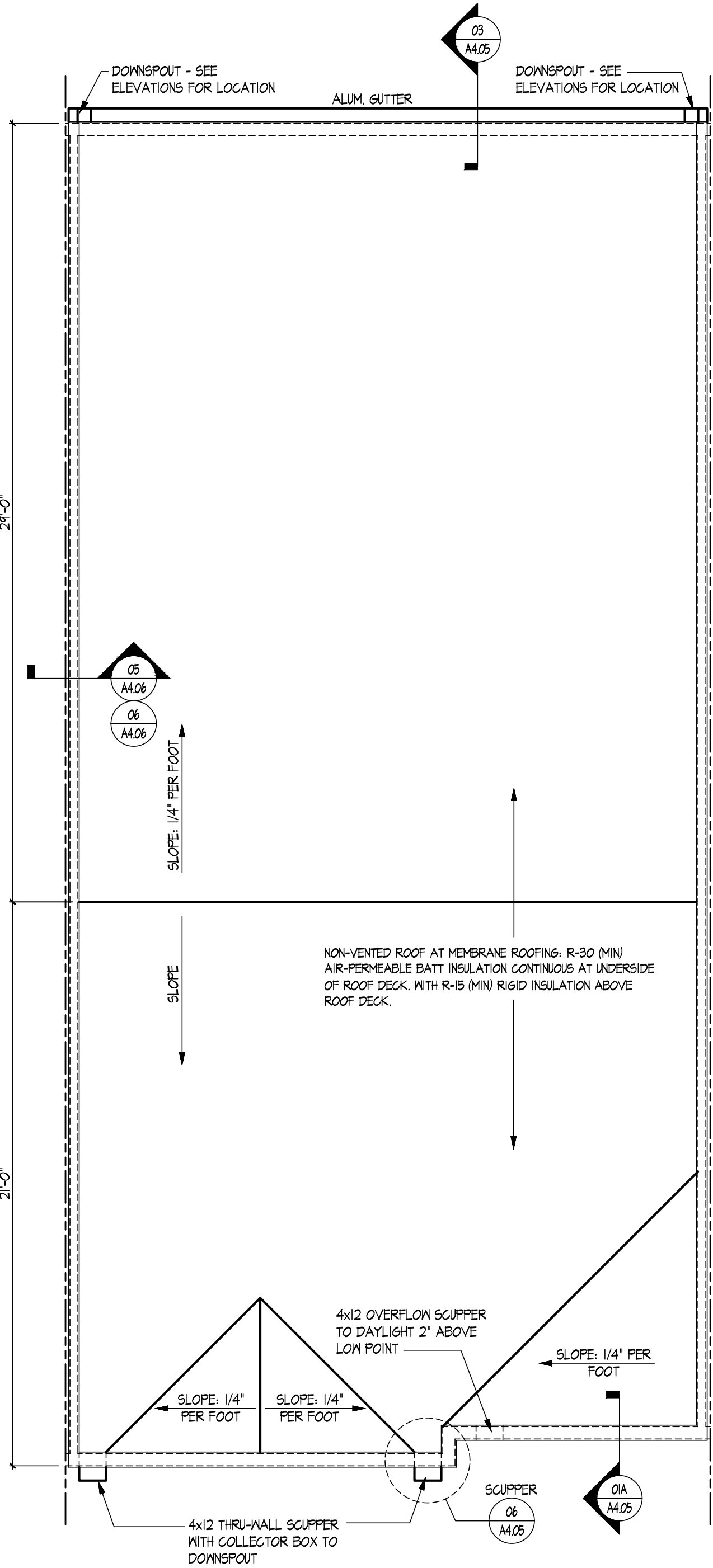
2 ROOF PLAN - OPTIONAL ROOF DECK
SCALE: 1/4" = 1'-0"



PARTIAL ROOF PLAN -
UTILITY SHED
SCALE: 1/4" = 1'-0"



PARTIAL ROOF PLAN -
END CONDITION
SCALE: 1/4" = 1'-0"



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

1" = 1'-0"
1/2" = 1'-0"
1/4" = 1'-0"
1/8" = 1'-0"
1/16" = 1'-0"
1/32" = 1'-0"
1/64" = 1'-0"
1/128" = 1'-0"
1/256" = 1'-0"
1/512" = 1'-0"
1/1024" = 1'-0"
1/2048" = 1'-0"
1/4096" = 1'-0"
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1/32768" = 1'-0"
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