HALPINE ROAD

LEVEL 2 SITE PLAN STP2024-00474

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



Rear Loaded MF Residential Units (2 over 2)

Property Information			
Existing Zoning	R	-60	
Floating Zone (Residential Flexible)	RF-FZ with MX	NC 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			
Posidontial Units		26	

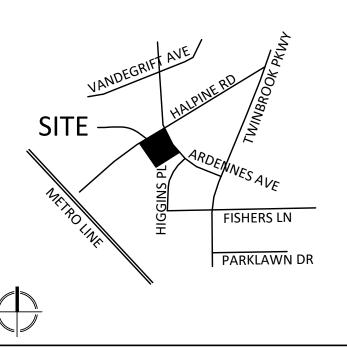
Building Height	Maximum Allowed Per Comp Plan/Zoning Ordinance		Maximum Requested	
Residential Units (2 over 2)		50'/65'	52'	
Open Space	Mir	nimum Required	Propose	d (minimum)
Open Area (includes public use space)	15%	9,576 SF	38.4%	24,505 SF
Public Use Space	10%	6,384 SF	10.2%	6,486 SF
Building Setbacks	Mir	nimum Required	Pro	oposed
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' о	r 10' if provided		34'
Side abutting Residential	25' or height of building, whichever is greater		39.88' (1)	
Rear	0' о	r 10' if provided		10'
Parking	Mir	nimum Required	Pro	oposed
Residential Units (2 over 2), 36 rear load (2 per unit)		72		72
Accessible Parking	Mir	nimum Required	Pro	oposed
Residential Units (2 over 2)		0		0
Bicycle Parking	Mir	nimum Required	Pr	oposed
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

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







VICINITY MAP SCALE: 1" = 2000'

GENERAL NOTES

- THE PROPERTY IS 1.51 ACRES.
- THE SUBJECT PROPERTY COMPRISES THE FOLLOWING PROPERTIES: PARCEL N091, TAX MAP GQ63, TAX ACCT NO. 04-00146900 (CITY OF ROCKVILLE)
- PARCEL N091 IS CURRENTLY ZONED R-60; MXNC ZONING IS BEING PURSUED IN ACCORDANCE WITH THE FLOATING ZONE PROVISIONS.
- THE SITE IS LOCATED ON WSSC MAP 216NW06.
- THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD 83/91) AND THE VERTICAL DATUM IS NGVD 88.
- BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY VIKA 05/2023.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED ON THE SITE.
- THERE IS NO STREAM VALLEY BUFFER LOCATED ON THE SITE.
- THERE ARE NO WETLANDS LOCATED ON THE SITE.
- 'D' TAPE WAS USED TO MEASURE THE TREES.
- THERE ARE NO STATE/COUNTY CHAMPION TREES LOCATED ON-SITE.
- 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.
- NRI/FSD FIELD WORK WAS CONDUCTED BY VIKA MARYLAND, LLC STAFF, CHARLES CRISLIP AND ZARIA STEBBINS ON APRIL 4, 2023.
- NRI/FSD FTP2023-00059 WAS APPROVED 10/10/2023.
- EXISTING BUILDINGS ON THE PROPERTY PROPOSED FOR DEMOLITION ARE SUBJECT TO ZONING ORDINANCE SEC. 25. 07.02.4, HISTORIC REVIEW.

SHEET INDEX

- **COVER SHEET**
- **APPROVALS**
- SITE PLAN OVERALL
- SITE PLAN GRADING
- FIRE PROTECTION PLAN
- GARBAGE TRUCK MOVEMENT PLAN
- SU-30 MOVEMENT PLAN
- FIRE TRUCK MOVEMENT PLAN SP-9 LOTTING PLAN
- OVERALL MATERIALS PLAN
- OVERALL LANDSCAPE PLAN
- STREET FRONTAGE AND LOT TREE CALCULATION
- PLANTING PLAN ENLARGEMENTS

LANDSCAPE COVER

- PLANTING PLAN ENLARGEMENT
- SITE DETAILS LL-2.00

LL-1.00

- LL-2.01 SITE DETAILS
- PLANTING DETAILS AND SCHEDULE LL-2.02
- LL-2.03 LIGHTING DETAILS
- LL-3.00 LIGHTING PLAN
- LL-4.00 OPEN SPACE PLAN
- LL-5.00 SHADOW STUDY
- SHADOW STUDY LL-5.01
- FINAL FOREST CONSERVATION PLAN COVER SHEET
- FINAL FOREST CONSERVATION PLAN
- FINAL FOREST CONSERVATION PLAN TREE REMOVAL
- FINAL FOREST CONSERVATION PLAN TABLES
- FINAL FOREST CONSERVATION NOTES
- FINAL FOREST CONSERVATION DETAILS

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

Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future

> PREPARED FOR: **PULTE HOME**

COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

PLANNER, CIVIL ENGINEER

ATTORNEY LERCH, EARLY & BREWER,

7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

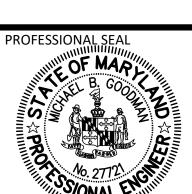
TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 CONTACT: KATIE WAGNER

REVISIONS	DATE

HALPINE ROAD

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

LEVEL 2 SITE PLAN **COVER SHEET**



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM UNDER THE LAWS OF THE STATE OF MARYLAND ENGINEER'S NAME: MICHAEL GOODMAN, P.E.

LICENSE No.: 27721 EXPIRATION DATE: JULY 19, 2026 DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR

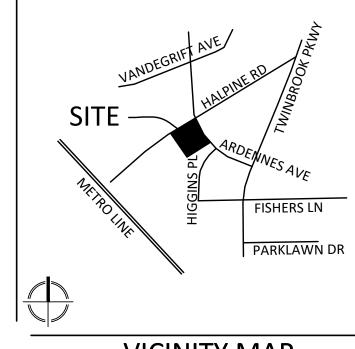
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

____EJS DRAWN BY: DESIGNED BY: MBG DATE ISSUED: <u>07/12/2024</u>

PROJECT VM50639A

LAYOUT: COVER, Plotted By: schlatter

corresponding waiver of 13.8 degrees from the layback slope requirement, is proposed.



VICINITY MAP SCALE: 1" = 2000'



Our Site Set on the Future.

PREPARED FOR:
PULTE HOME
COMPANY, LLC

9302 LEE HIGHWAY SUITE 1000 FAIRFAX, VA 22031 703.934.9367 DAVID DEMARCO David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
CONTACT: MICHAEL GOODMAN, PE

ATTORNEY
LERCH, EARLY & BREWER,

CHTD.
7600 WISCONSIN AVE, SUITE 700
BETHESDA, MD 20814
301.986.1300
CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER
GOROVE SLADE

1140 CONNECTICUT AVE NW, SUITE 1010
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

LEVEL 2 SITE PLAN APPROVALS



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, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2019 VIKA MARYLAND, LLC

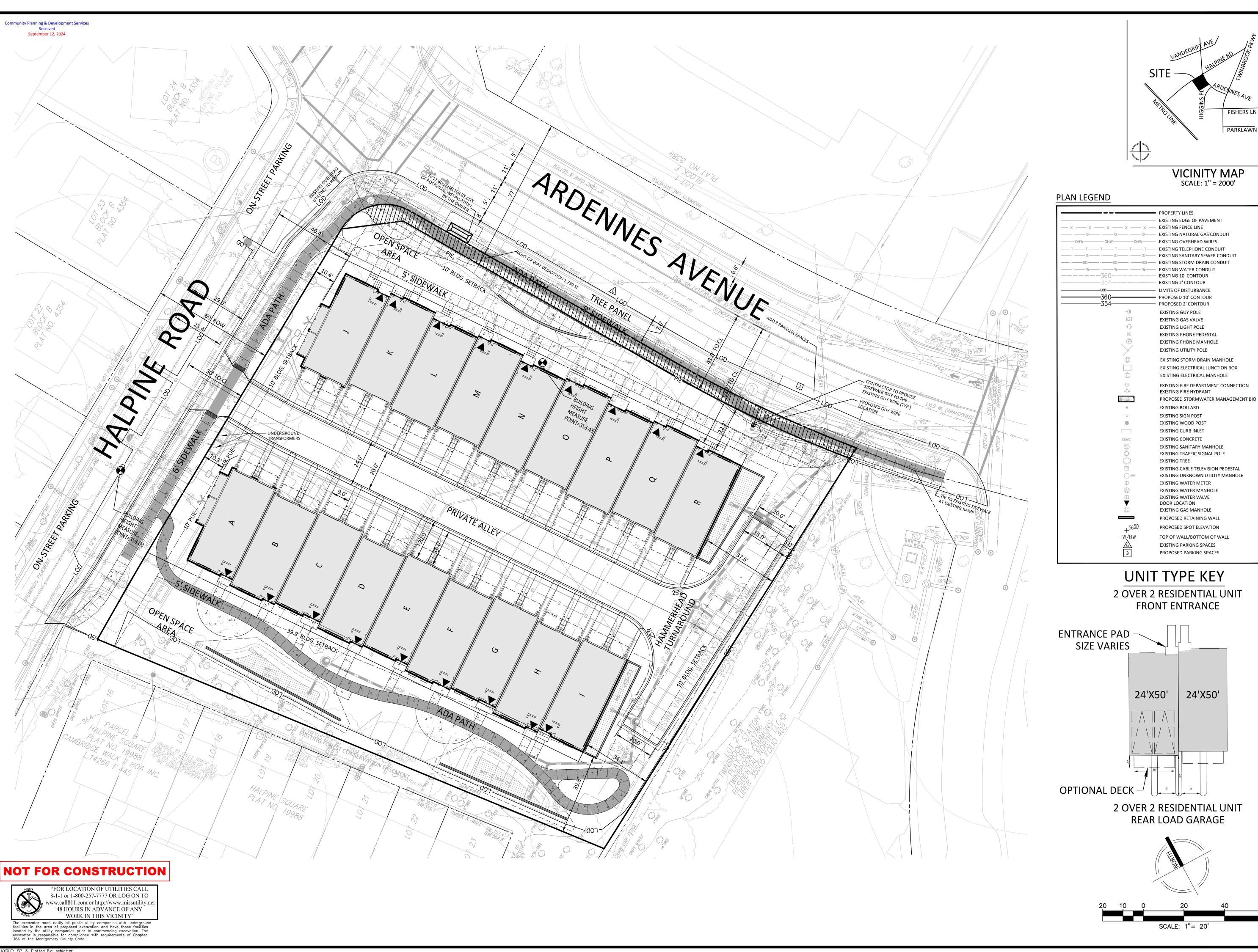
DRAWN BY: EJS
DESIGNED BY: MBG
DATE ISSUED: 07/12/2024

VIKA PROJECT VM50639A

SHEET NO. SP-2

"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.



20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com

Our Site Set on the Future. PREPARED FOR:

PULTE HOME

FISHERS LN

PARKLAWN DR

COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO

David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE ATTORNEY

CHTD. 7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

202.296.8625

CONTACT: KATIE WAGNER

LERCH, EARLY & BREWER,

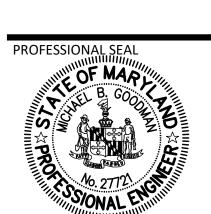
TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036

REVISIONS

HALPINE ROAD

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

LEVEL 2 SITE PLAN



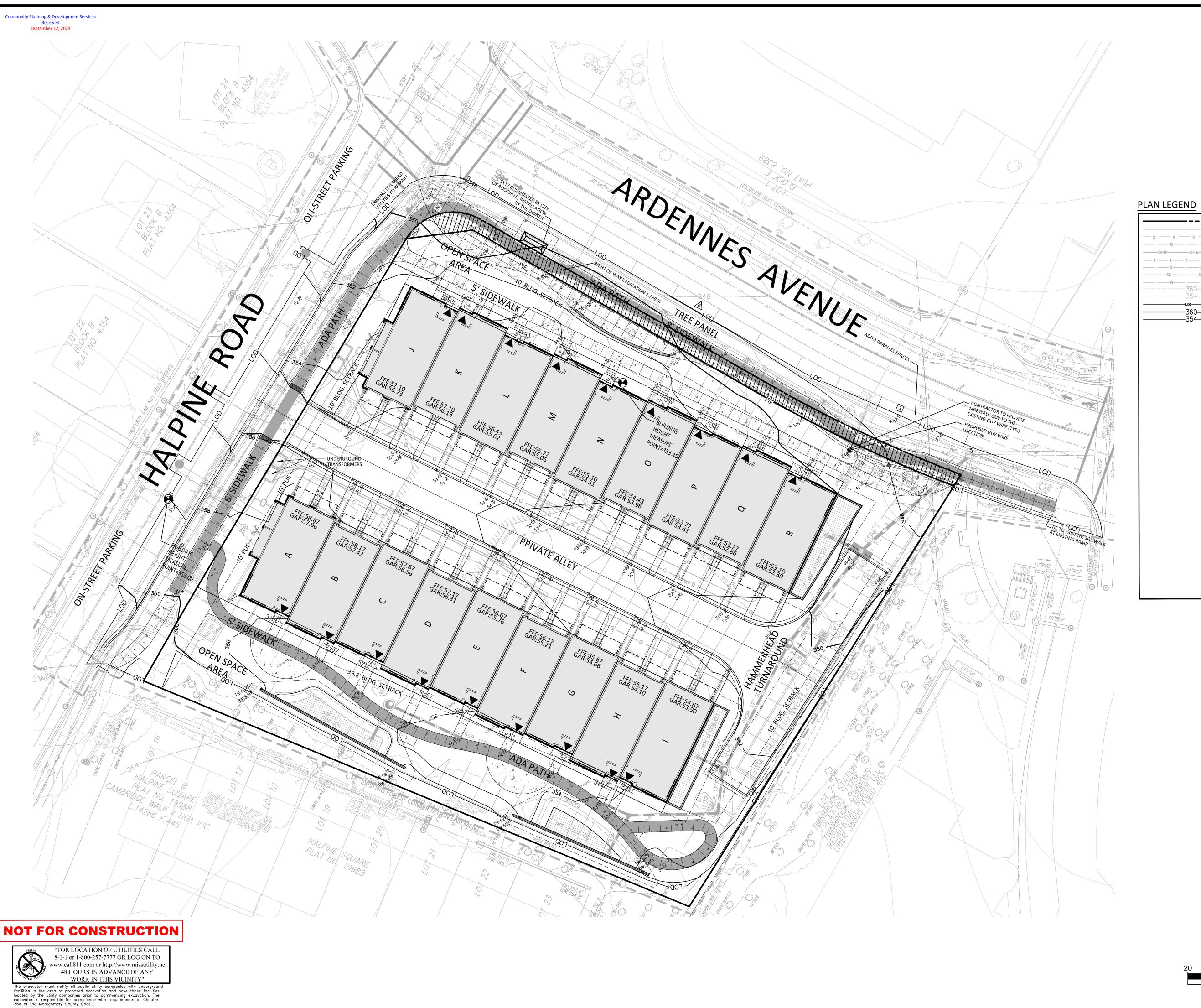
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: MICHAEL GOODMAN, P.E.

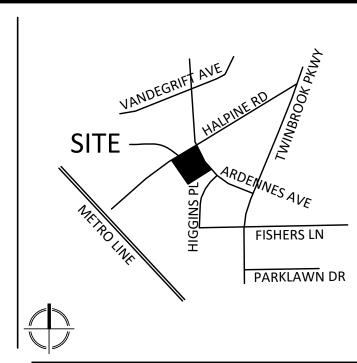
THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

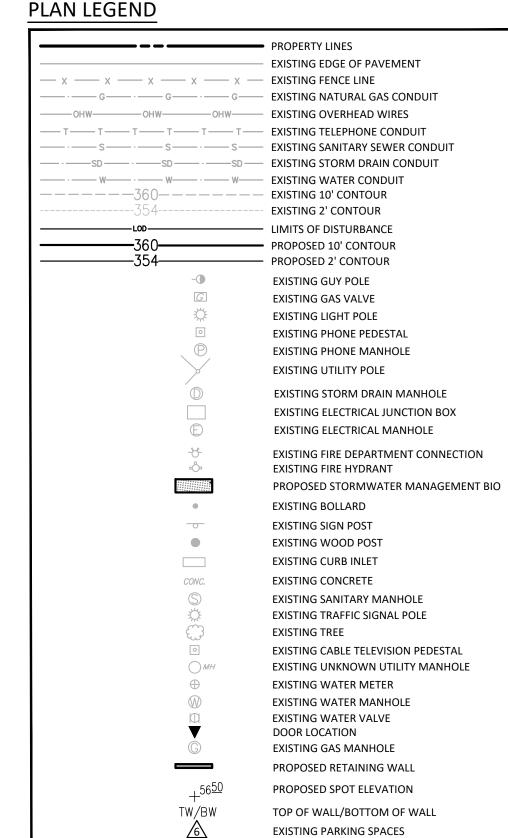
PROJECT VM50639A

SHEET NO. SP-3





VICINITY MAP SCALE: 1" = 2000'



PROPOSED PARKING SPACES

SCALE: 1"= 20'



20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future.

PREPARED FOR: **PULTE HOME** COMPANY, LLC 9302 LEE HIGHWAY

SUITE 1000 FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE ATTORNEY

LERCH, EARLY & BREWER, CHTD. 7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 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

SITE PLAN GRADING



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, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

PROJECT VM50639A

SHEET NO. SP-4



20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com

Our Site Set on the Future. PREPARED FOR: PULTE HOME COMPANY, LLC

9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER,

CHTD. 7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814

301.986.1300 CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER
GOROVE SLADE
1140 CONNECTICUT AVE NW, SUITE 1010
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

LEVEL 2 SITE PLAN FIRE PROTECTION PLAN



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, 2026

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

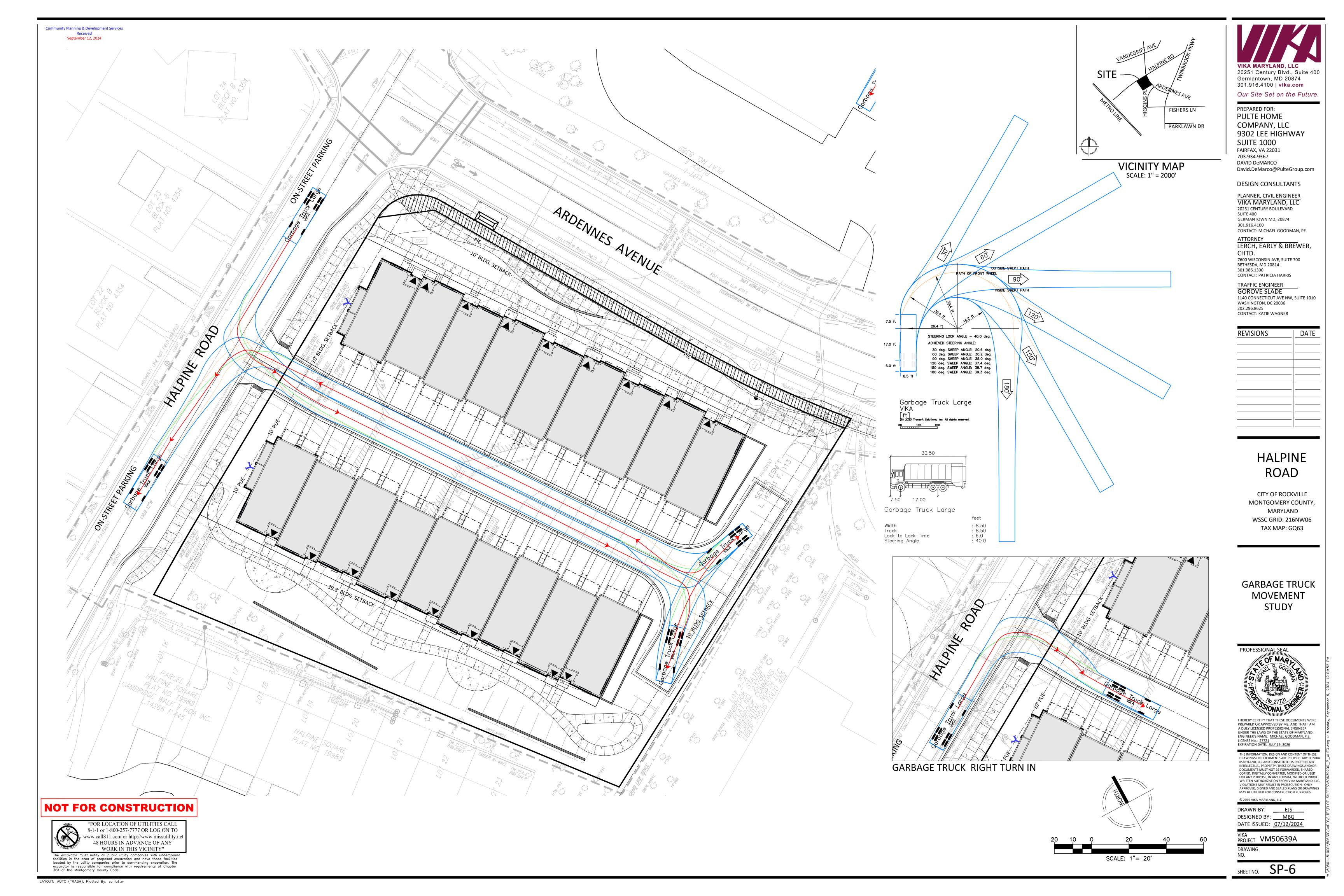
DRAWN BY: EJS DESIGNED BY: MBG DATE ISSUED: <u>07/12/2024</u>

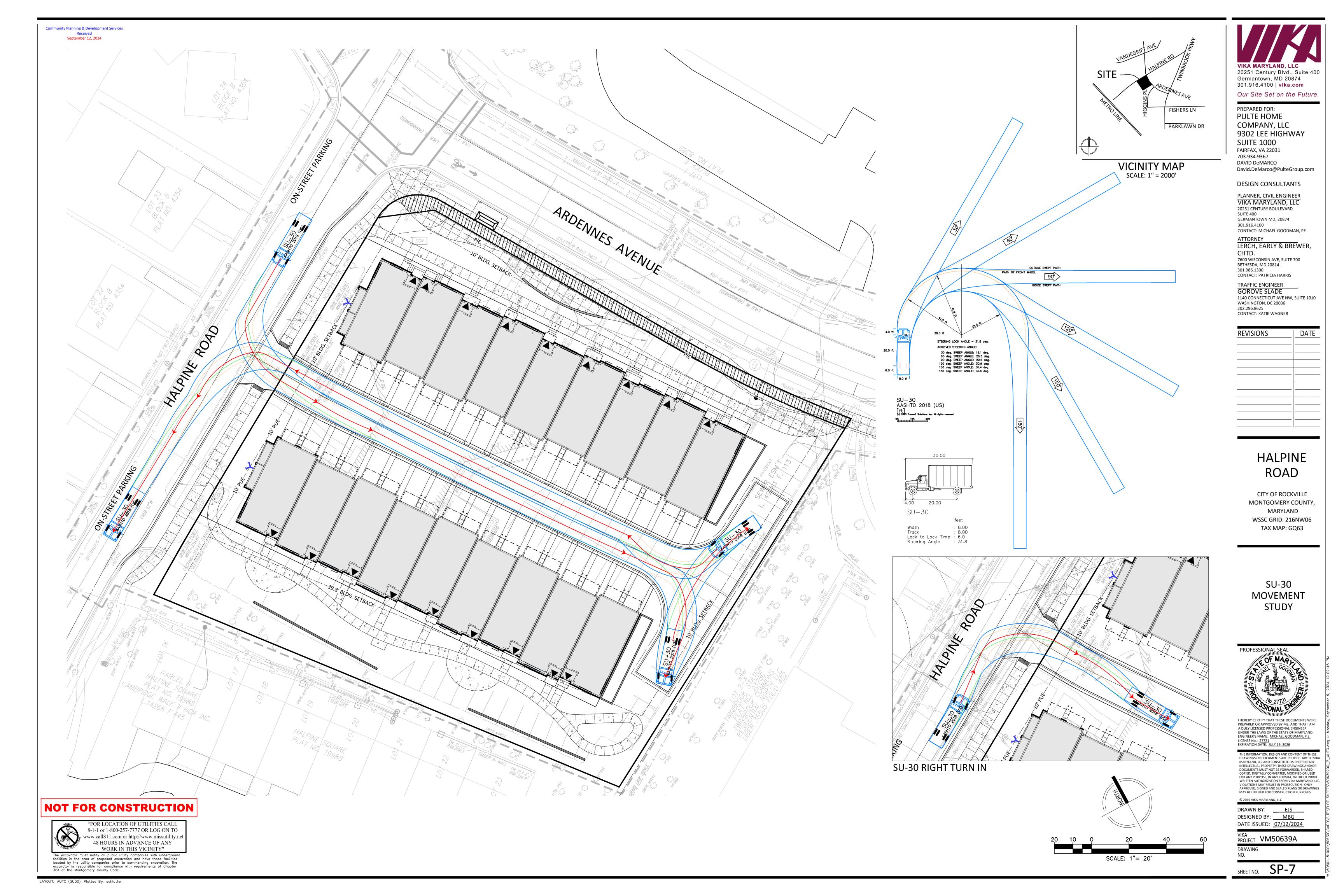
PROJECT VM50639A

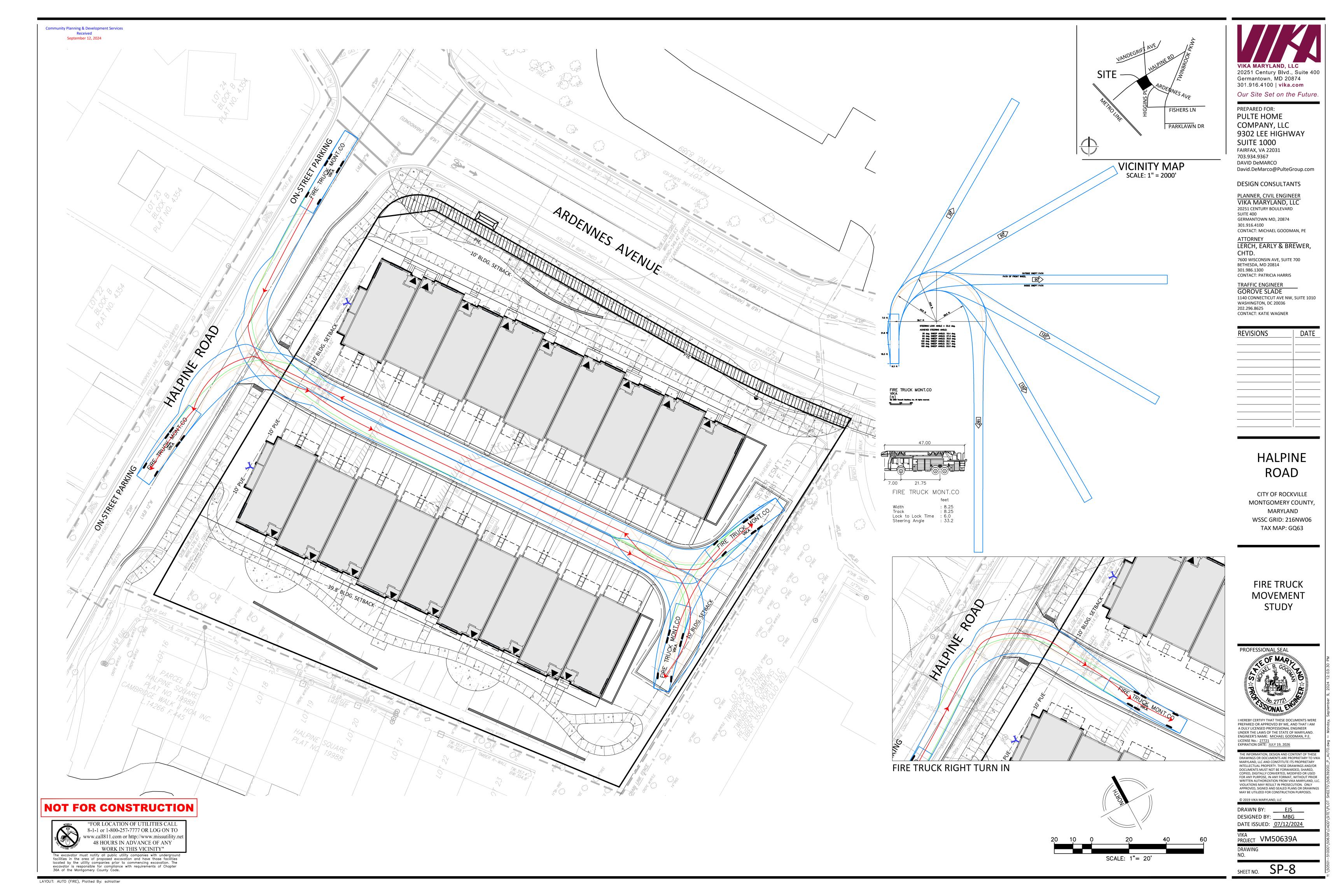
SHEET NO. SP-5

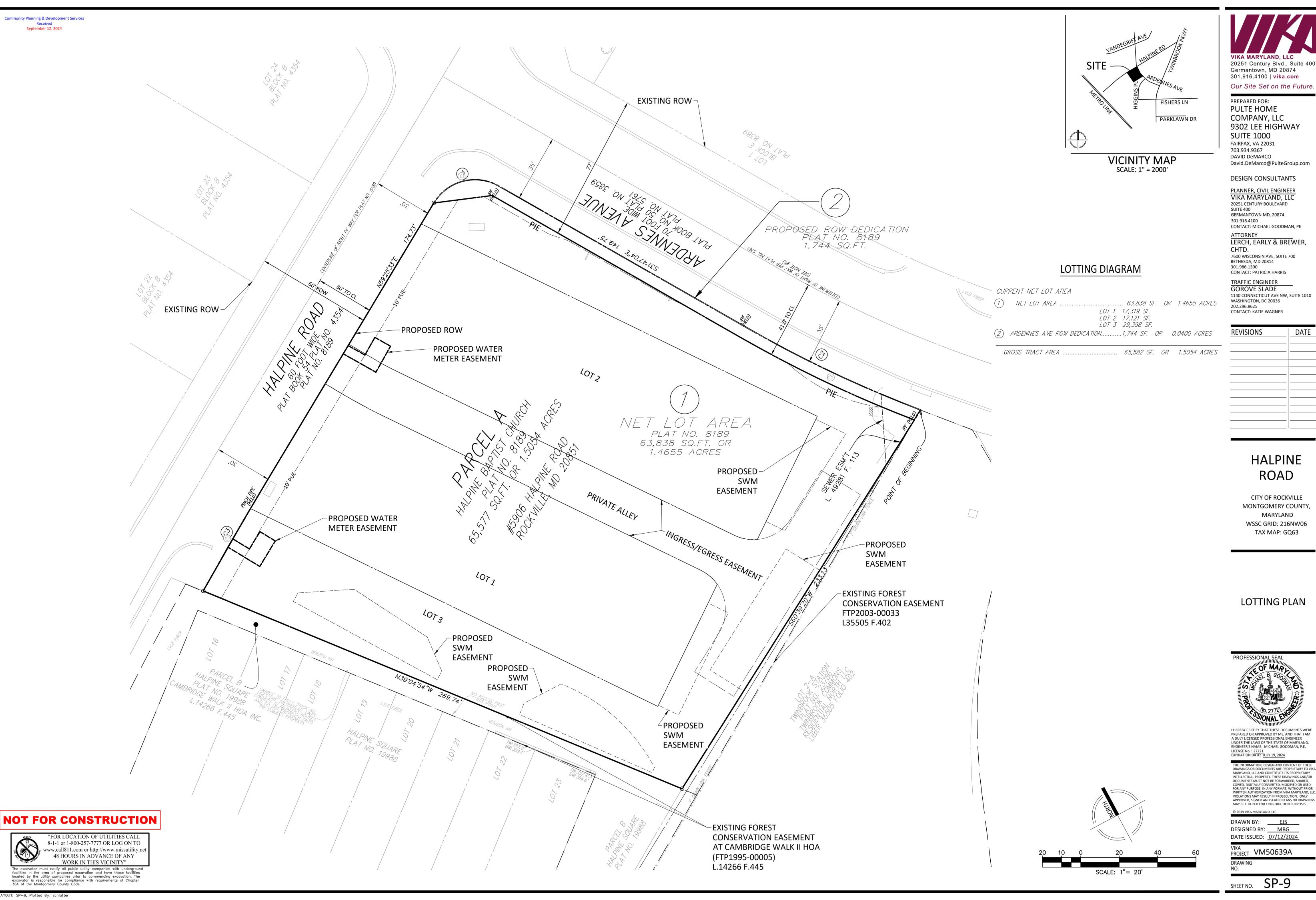
LAYOUT: FDA, Plotted By: schlatter

Community Planning & Development Services September 12, 2024









20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com

9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814

1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036

REVISIONS	DATE

HALPINE ROAD

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



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.

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR

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

PROJECT VM50639A



COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC GERMANTOWN MD, 20874 301.916.4100

ATTORNEY LERCH, EARLY & BREWER,

7600 WISCONSIN AVE, SUITE 700

1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 CONTACT: KATIE WAGNER

REVISIONS	DATE

HALPINE

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

LANDSCAPE COVER

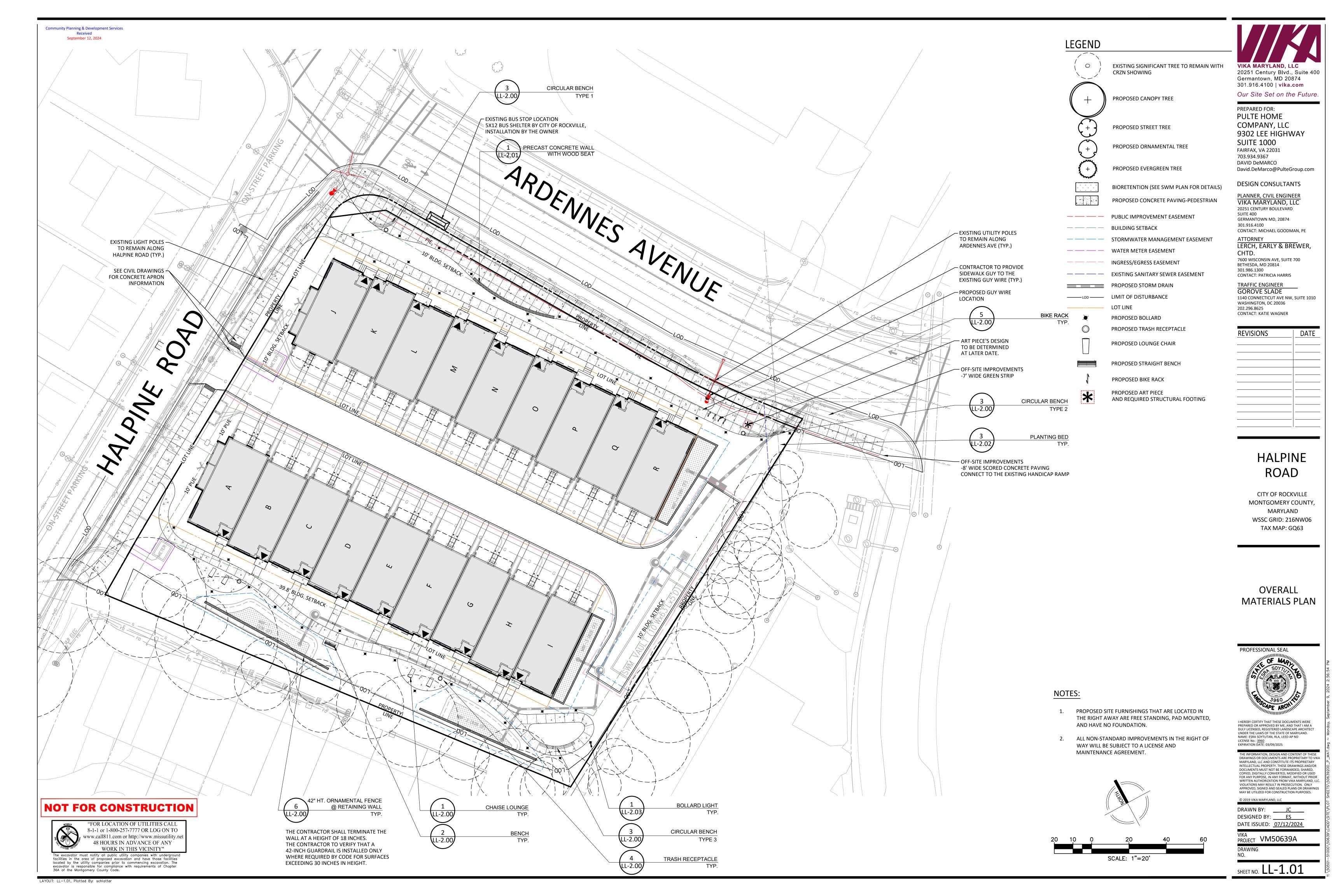


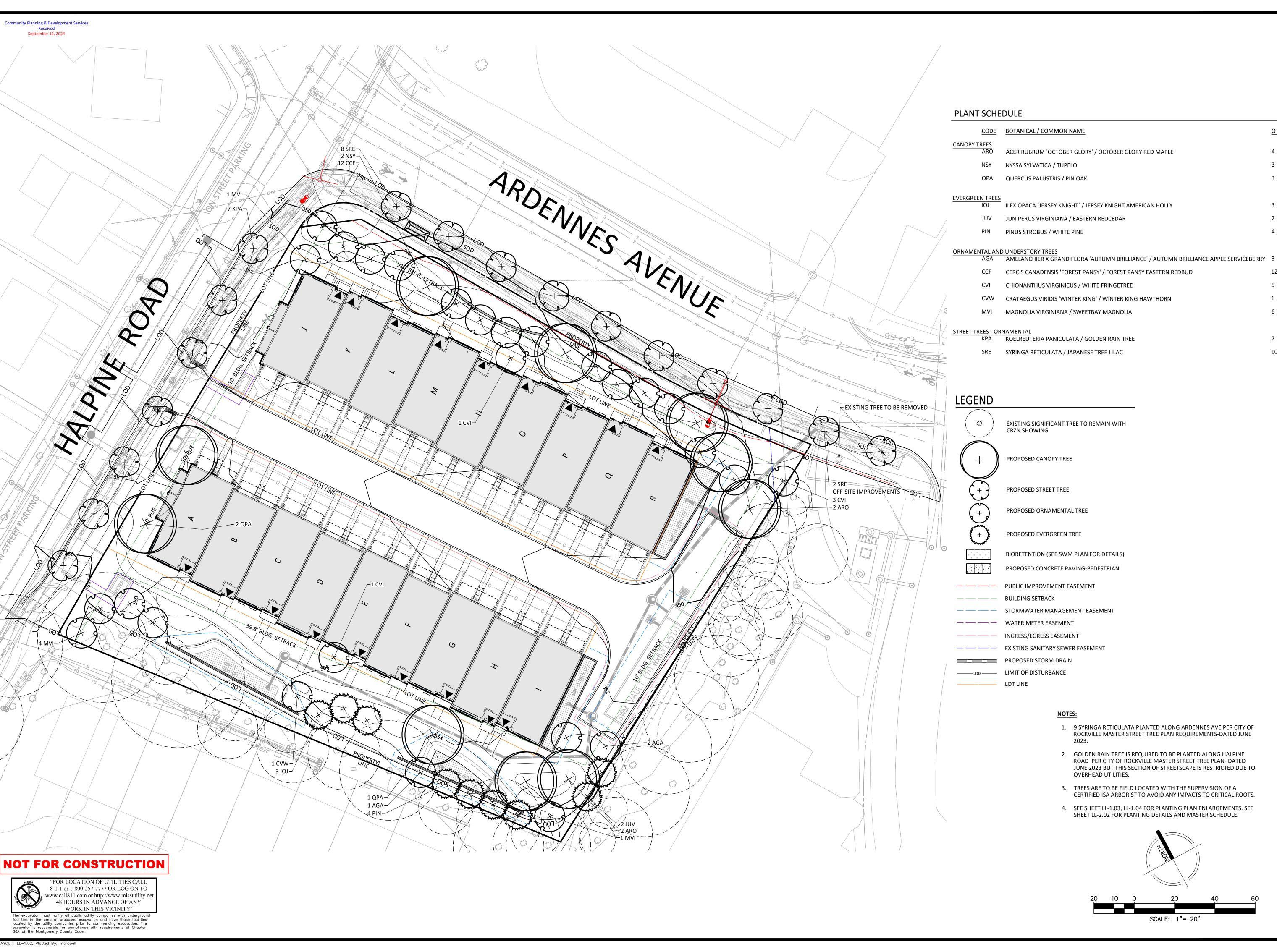
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: <u>3960</u> EXPIRATION DATE: 03/09/2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

PROJECT VM50639A







Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future.

PREPARED FOR: PULTE HOME COMPANY, LLC 9302 LEE HIGHWAY

SUITE 1000 FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER, CHTD. 7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS TRAFFIC ENGINEER

GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 CONTACT: KATIE WAGNER

REVISIONS

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: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: <u>3960</u> EXPIRATION DATE: 03/09/2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: <u>ZS/JC</u> DESIGNED BY: ES DATE ISSUED: <u>07/12/2024</u>

PROJECT VM50639A

SHEET NO. **LL-1.02**









LIMITS OF SITE DISTANCE AREA FOR THE STREET TREES



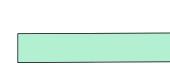
LINEAR FT LOT FRONTAGE LOT LINE



LOT 1: 17,319 SF. 3 TREES REQUIRED 3 TREES PROVIDED



LOT 2: 17,121 SF. 3 TREES REQUIRED 3 TREES PROVIDED



OFF-SITE IMPROVEMENTS 907

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
1/2	Total Provided Street Trees:	15

LOT TREE PLANT SCHEDULE

MVI MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA

		CODE	BOTANICAL / COMMON NAME	NATIV
/	CANOPY T	REES ARO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	YES
		NSY	NYSSA SYLVATICA / TUPELO	YES
11		QPA	QUERCUS PALUSTRIS / PIN OAK	YES
	EVED CDEE	N TDEEC		YES
	EVERGREE	IOJ	ILEX OPACA 'JERSEY KNIGHT' / JERSEY KNIGHT AMERICAN HOLLY	
		JUV	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	YES
		PIN	PINUS STROBUS / WHITE PINE	YES
		NTAL AND	UNDERSTORY TREES	YES
	OKNAMILI	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	
		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

Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future.

PREPARED FOR:

PULTE HOME

COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER,

CHTD. 7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814

301.986.1300 CONTACT: PATRICIA HARRIS TRAFFIC ENGINEER
GOROVE SLADE

1140 CONNECTICUT AVE NW, SUITE 1010 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

STREET FRONTAGE AND LOT TREE CALCULATION

YES



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, RLA, LEED AP ND LICENSE No.: <u>3960</u> EXPIRATION DATE: 03/09/2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

PROJECT VM50639A

SHEET NO. LL-1.02A

NOT FOR CONSTRUCTION

8 SRE— 2 NSY—

12 CCF-

1 CVI

9

0

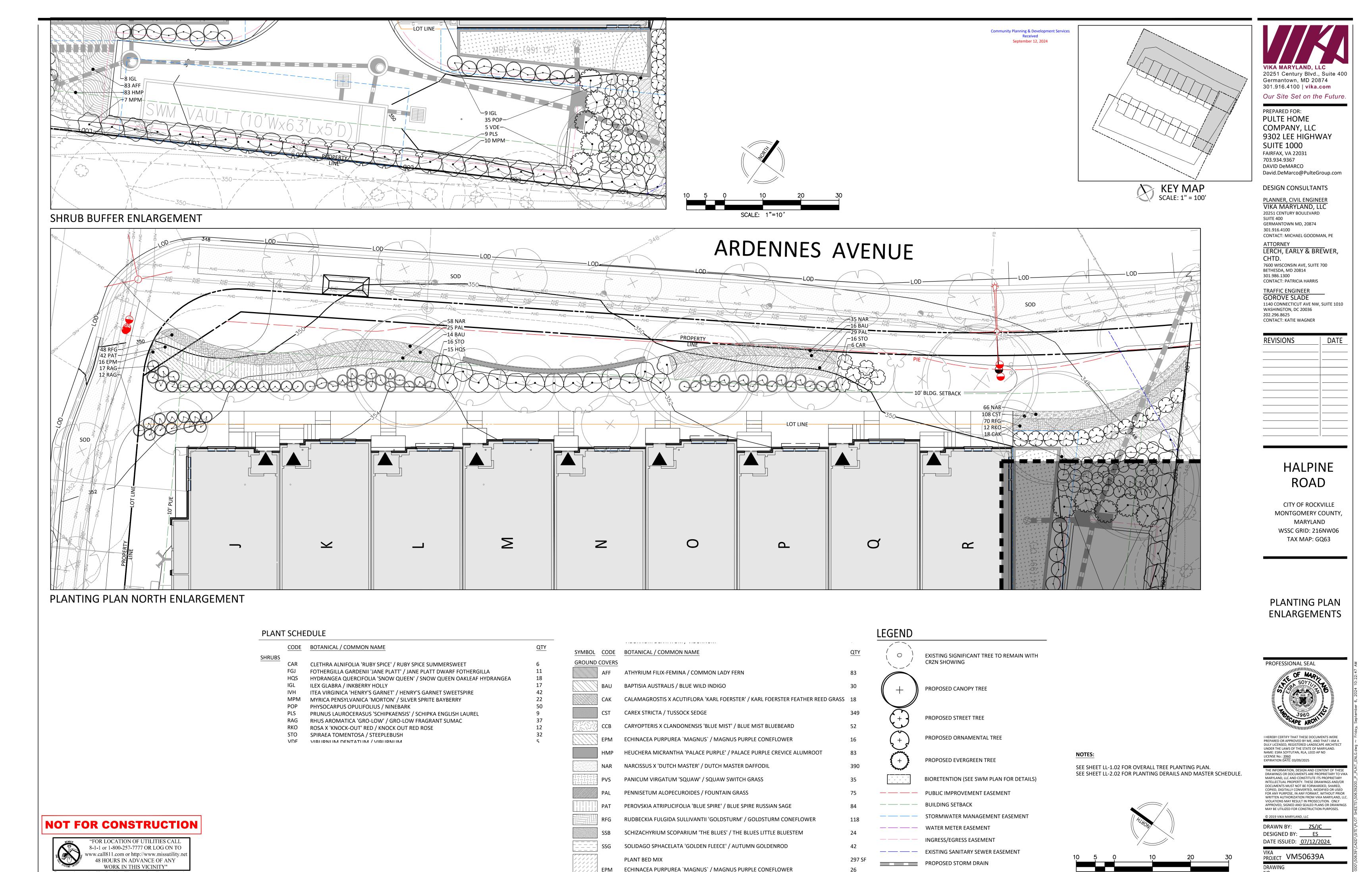
APOENNIS AVENIS AVENIS

0

2 ARO

"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.



LIATRIS SPICATA / SPIKE GAYFEATHER

DUDDECKIA ELI CIDA CULLIVANTU ICOL DETUDANI / COLDETUDAN CONFELONZED

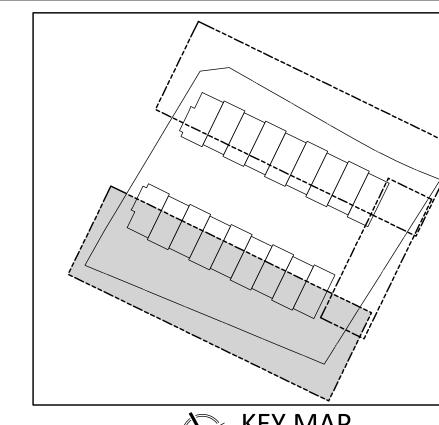
——LOD — LIMIT OF DISTURBANCE

LOT LINE

SHEET NO. LL-1.03

46

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.



CONTRACTOR TO LEAVE SPACE — WITHIN THE PLANTING BED FOR PEDESTRIAN FIRE ACCESS

KEY MAP SCALE: 1" = 100'

PLANNER, CIVIL ENGINEER VIKA MARYLAND, LLC

DESIGN CONSULTANTS

20251 Century Blvd., Suite 400

Our Site Set on the Future.

Germantown, MD 20874 301.916.4100 | vika.com

9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

PREPARED FOR: **PULTE HOME** COMPANY, LLC

SUITE 1000 FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO

20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER, CHTD.

7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

CONTACT: KATIE WAGNER

TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625

REVISIONS	DATE
	-
	I

HALPINE ROAD

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

PLANTING PLAN **ENLARGEMENT**

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: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: 3960 EXPIRATION DATE: 03/09/2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: ZS/JC DESIGNED BY: ES DATE ISSUED: <u>07/12/2024</u>

PROJECT VM50639A

SHEET NO. **LL-1.04**

9 工 8 ш PLANT BED MIX 1 (26) Echinacea purpurea 'Magnus' (46) Liatris spicata (46) Rudbeckia fulgida sullivantii 'Goldsturm' __75 NAR__ _4 SSB — 39.8' BLDG. SETBACK -∕−3 PVS *┌*−14 IVH −8 RAG −3 HQS ∕−20 IVH √_21 PAL 11 FGJ 91 CST 42 PAT-92 CST OO √-52 CCB

PLANT SCHEDULE

PLANTING PLAN SOUTH ENLARGEMENT

	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 PENSYLVANICA '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
	VDF	VIRTERNITATION / VIRTERNITA	5

				-	
SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY		
GROUND					EXISTING SIGNIFICANT TRE CRZN SHOWING
	AFF	ATHYRIUM FILIX-FEMINA / COMMON LADY FERN	83		
	BAU	BAPTISIA AUSTRALIS / BLUE WILD INDIGO	30	$\begin{pmatrix} & + & \\ & + & \\ \end{pmatrix}$	PROPOSED CANOPY TREE
	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	18		
	CST	CAREX STRICTA / TUSSOCK SEDGE	349		PROPOSED STREET TREE
	ССВ	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	52		THOTOSED STREET THEE
	EPM	ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER	16	$\left(\begin{array}{c} + \\ \end{array}\right)$	PROPOSED ORNAMENTAL
	НМР	HEUCHERA MICRANTHA 'PALACE PURPLE' / PALACE PURPLE CREVICE ALUMROOT	83	a de la constante de la consta	
	NAR	NARCISSUS X 'DUTCH MASTER' / DUTCH MASTER DAFFODIL	390	+	PROPOSED EVERGREEN TR
- - - - - - - - - - - - - - - - - - - -	PVS	PANICUM VIRGATUM 'SQUAW' / SQUAW SWITCH GRASS	35	* * * * * * * * * * * * * * * * * * *	BIORETENTION (SEE SWM
	PAL	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	75		PUBLIC IMPROVEMENT EA
	PAT	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE	84		BUILDING SETBACK
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	118		STORMWATER MANAGEM
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	24		WATER METER EASEMENT
	SSG	SOLIDAGO SPHACELATA 'GOLDEN FLEECE' / AUTUMN GOLDENROD	42		INGRESS/EGRESS EASEMEI
		PLANT BED MIX	297 SF		EXISTING SANITARY SEWE
	EPM	ECHINACEA PURPUREA `MAGNUS` / MAGNUS PURPLE CONEFLOWER	26		PROPOSED STORM DRAIN
//////	LSP	LIATRIS SPICATA / SPIKE GAYFEATHER	46	LOD	LIMIT OF DISTURBANCE

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

LOT LINE

EXISTING SIGNIFICANT TREE TO REMAIN WITH

LEGEND

SEE SHEET LL-1.02 FOR OVERALL TREE PLANTING PLAN. SEE SHEET LL-2.02 FOR PLANTING DERAILS AND MASTER SCHEDULE. SCALE: 1"=10'

NOT FOR CONSTRUCTION



MODEL: CHILL™ CHAISE LOUNGE

33"H X 28"W X 62"D SIZE: COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT

MATERIAL: POLYETHYLENE INSTALLATION: FREESTANDING

QUANTITY: MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL

WWW.LANDSCAPEFORMS.COM

PLAN VIEW



BENCH SPECIFICATIONS:

MODEL: AUSTIN BENCH WITH BACK 33"H X 72"L X 24"D SIZE: COLOR: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT MATERIAL: WOOD SEATING WITH ALUMINUM FRAME

INSTALLATION: SURFACE MOUNTED QUANTITY: MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL

WWW.LANDSCAPEFORMS.COM

PLAN VIEW



CIRCULAR BENCH SPECIFICATIONS:

TYPE 1 - HALPINE PLAZA

TYPE 2 - ARDENNES PLAZA

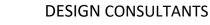
TYPE 3 - LOOP PATHWAY

MATERIAL: INSTALLATION: SURFACE MOUNTED MANUFACTURER: SITE-CRAFT OR APPROVED EQUAL

NOTES:

- 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SUBMITTALS TO





20251 Century Blvd., Suite 400

Our Site Set on the Future.

Germantown, MD 20874

301.916.4100 | vika.com

PREPARED FOR: PULTE HOME

SUITE 1000 FAIRFAX, VA 22031 703.934.9367

DAVID DeMARCO

COMPANY, LLC

9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

Community Planning & Development Servi

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

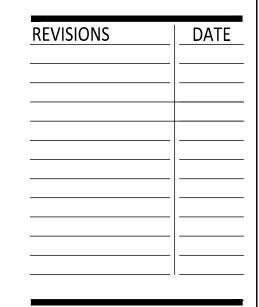
PLANNER, CIVIL ENGINEER

ATTORNEY LERCH, EARLY & BREWER,

CHTD. 7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814

301.986.1300 CONTACT: PATRICIA HARRIS TRAFFIC ENGINEER GOROVE SLADE

1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: KATIE WAGNER



HALPINE ROAD

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

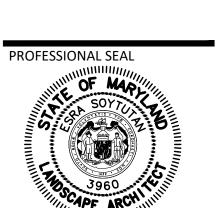
SITE DETAILS

FINISHED GRADE

P-50639-WAL-01

MONTAGE PLUS MAJESTIC 2 RAIL

WWW. AMERISTARFENCE. COM



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, RLA, LEED AP ND LICENSE No.: 3960 EXPIRATION DATE: 03/09/2025

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR VIOLATIONS MAY RESULT IN PROSECUTION. ONLY

APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

PROJECT VM50639A

MODEL:

7.5' INNER RADIUS, 90 DEGREE ARC ANGLE

39' INNER RADIUS, 30 DEGREE ARC ANGLE

17.5' INNER RADIUS, 60 DEGREE ARC ANGLE

WWW.SITE-CRAFT.COM

CIRCULAR BENCH

CORE DRILL FOR POST MIN. 6" SET POST —

ARCHITECTURAL PRECAST CAP,

1" OVERHANG ON BOTH SIDE

STAINLESS STEEL FLASHING; -

SEE SPECIFICATIONS

FILTER FABRIC

DRAINAGE BOARD -

STOP 1/4" FROM FACE TO BRICK

#57 WASHED DRAIN GRAVEL

4" DIA. PERFORATED DRAIN;

SEE CIVIL DRAWINGS FOR

UTILITY CONNECTIONS

COMPACTED SUBGRADE -

CONCRETE FOOTING -

WRAPPED IN NON-WOVEN

PITCH @ 1/8" PER FOOT TOWARD

SEE ARCHITECTURAL SPECIFICATIONS

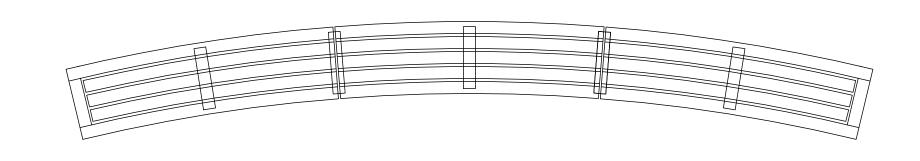
W/ NON SHRINK GROUT

14" WIDE X 2" THICK -

PLANTING AREA

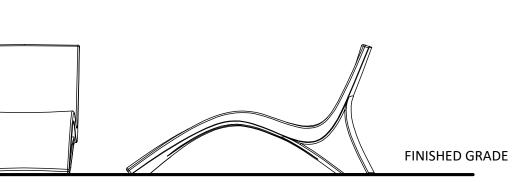
BRICK VENEER -

- 1. CONTRACTOR TO PROVIDE SURFACE MOUNTING HARDWARE.
- 2. CONTRACTOR TO FOLLOW MANUFACTURER'S INSTALLATION GUIDE.
- LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- 4. CONTRACTOR TO FIELD MEASURE THE PAVING OUTLINE AND VERIFY THE BENCH SIZE WITH LANDSCAPE ARCHITECT PRIOR TO FABRICATION.



FINISHED GRADE

P-50639-SIT-02





CHAISE LOUNGE

1/2" = 1'-0"

MODEL: **AUSTIN LITTER**

42"H X 24"DIAMETER SIZE: SUBMIT SAMPLES TO LANDSCAPE ARCHITECT COLOR: MATERIAL: CARBON STEEL PANELS,

CAST ALUMINUM TOP, CAST IRON BASE INSTALLATION: SURFACE MOUNTED

TRASH RECEPTACLE SPECIFICATIONS:

QUANTITY: MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL

WWW.LANDSCAPEFORMS.COM



BIKE RACK SPECIFICATIONS:

BENCH

LOOP BIKE RACK

SIZE: 31"H X 36"LX 14"D SUBMIT SAMPLES TO LANDSCAPE ARCHITECT COLOR: POWDERCOATED ALUMINUM MATERIAL:

INSTALLATION: SURFACE MOUNTED QUANTITY:

MANUFACTURER: LANDSCAPE FORMS OR APPROVED EQUAL WWW.LANDSCAPEFORMS.COM

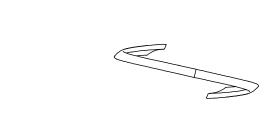


FINISHED GRADE

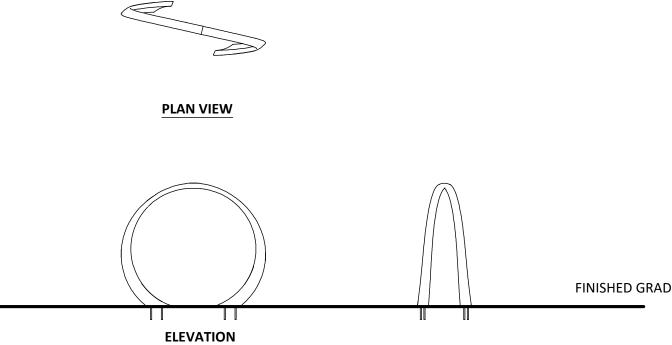
P-50639-SIT-03



ELEVATION



PLAN VIEW FINISHED GRADE



PLAN VIEW FINISHED GRADE **ELEVATION**

TRASH RECEPTACLE 1/2" = 1'-0"

P-50639-SIT-04

BIKE RACK



42" HT. ORNAMENTAL FENCE @ RETAINING WALL

FINISHED GRADE

SECTION

P-50639-SIT-05

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.

PROPOSED SITE FURNISHINGS THAT ARE LOCATED IN THE RIGHT AWAY ARE FREE STANDING AND HAVE NO FOUNDATION.

P-50639-SIT-09

– 8'-0" O.C. NOM.

ELEVATION

SIZE:

MATERIAL:

1. DAMP PROOFING TO BE APPLIED TO ALL EXPOSED SIDES AND TOP OF CMU BEFORE INSTALLING VENEER. ADDITIONAL DAMP PROOFING TO BE APPLIED TO TOP PF BRICK WALL PRIOR TO INSTALLING THE CAP.

2. WATER PROOFING TO BE APPLIED TO SURFACE OF MASONRY WALL ADJACENT TO PLANTER SOIL.

5. SEE STRUCTURAL DRAWINGS FOR FOOTING AND REINFORCEMENT DETAILS.

3. SUBMIT BRICK VENEER AND CAP SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR

ORNAMENTAL FENCE SPECIFICATIONS:

POWDERCOAT: BLACK

42" HEIGHT

2 1/2" POST

3/4" PICKET

MANUFACTURER: AMERISTAR FENCE OR APPROVED EQUAL

STEEL

ALL NON-STANDARD IMPROVEMENTS IN THE RIGHT OF WAY WILL BE SUBJECT TO A LICENSE AND MAINTENANCE AGREEMENT.

LAYOUT: LL-2.00, Plotted By: schlatter

NOTES:

- BIORETENTION SOIL MEDIA;

SEE CIVIL DRAWINGS FOR DETAILS

- 4" X 8" X 16" CMU GROUT SOLID (TYP.)

- TIE BRICK TO CMU WITH CORRUGATED TIES

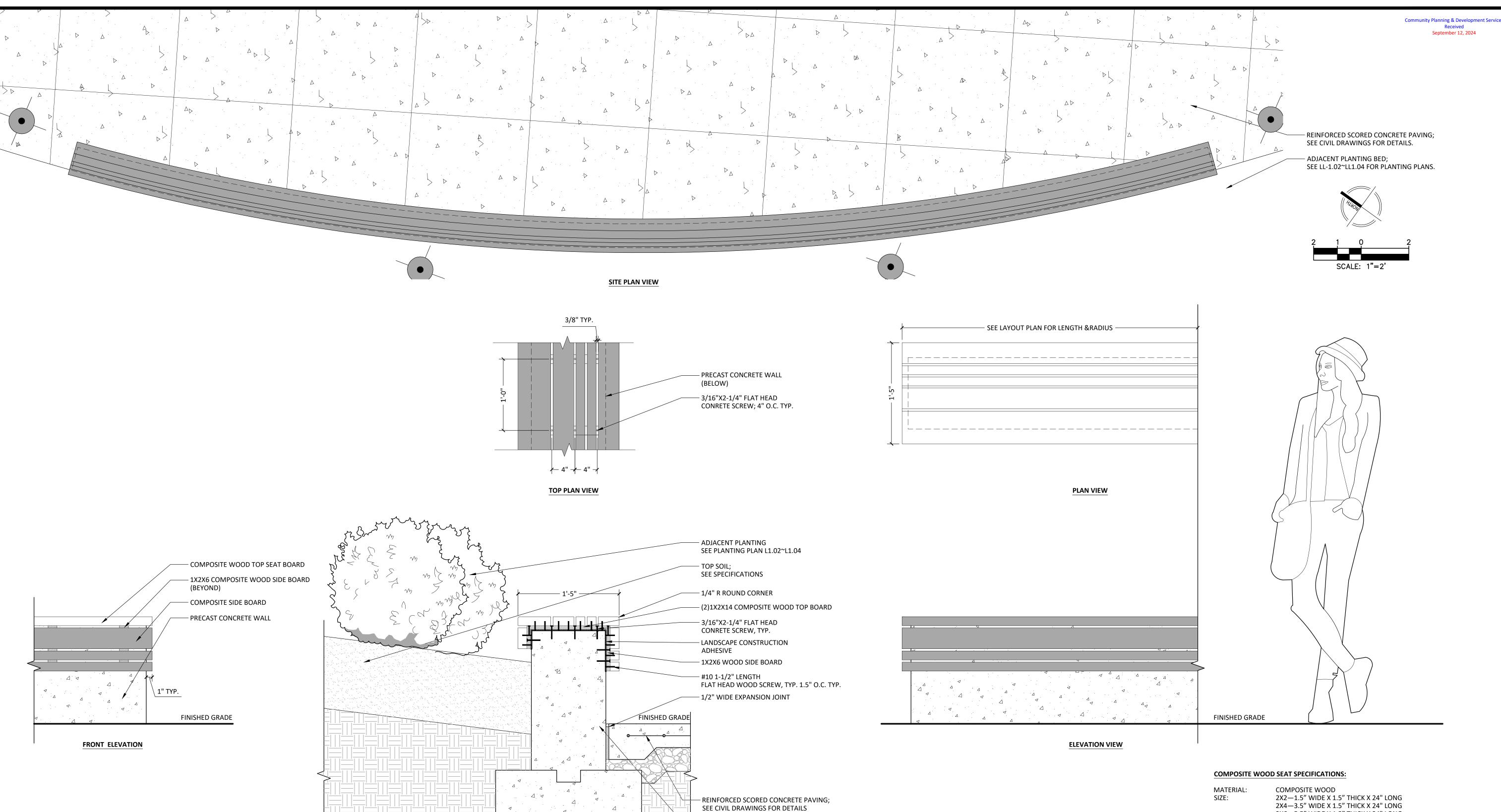
4. SEE GRADING PLAN FOR WALL ELEVATIONS.

AT 16" O.C. EACH WAY WEEPS @24" O.C.

- 3/4" CONCAVE MORTAR JOINTS

- 30" MIN. FOOTING DEPTH

APPROVAL.



— PRECAST CONCRETE WALL

CONCRETE FOOTING

SECTION VIEW

2X4—3.5" WIDE X 1.5" THICK X 24" LONG 2X6—5.5" WIDE X 1.5" THICK X 24" LONG

NOTE:

- 1. CONTRACTOR TO USE A PROTECTIVE AN OIL-BASED COATING WITH ULTRAVIOLET INHIBITORS. SEAL THE END OF THE BOARDS.
- 2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
- 3. SEE STRUCTURAL DRAWINGS FOR FOOTING DETAILS.
- 4. CONTRACTOR TO FIELD MEASURE THE PAVING OUTLINE AND VERIFY THE BENCH SIZE WITH LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
- 5. REFER TO GRADING PLAN FOR THE WALL HEIGHT.

P-50639-SIT-10

DRAWN BY: JC DESIGNED BY: ES

PROJECT VM50639A

SHEET NO. LL-2.01

NOT FOR CONSTRUCTION

PRECAST CONCRETE WALL WITH WOOD SEAT

"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.

1 1/2" = 1'-0"

20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future.

PREPARED FOR: PULTE HOME

COMPANY, LLC 9302 LEE HIGHWAY

SUITE 1000 FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER, CHTD.

7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

CONTACT: KATIE WAGNER

TRAFFIC ENGINEER GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625

REVISIONS	DATE

HALPINE ROAD

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

SITE DETAILS

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: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: <u>3960</u> EXPIRATION DATE: 03/09/2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORISE, IN ANY FORMAL, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DATE ISSUED: <u>07/12/2024</u>

PLANT IDENTIFICATION:

- ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING AND ARE
- SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE. STATE OR FEDERAL NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE
- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. PLANT QUANTITIES SHOWN ON THE PLAN
- SHALL GOVERN OVER THOSE SHOWN ON THE PLANT LIST. 4. CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS.
- PLANTS WILL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND
- LANDSCAPE ASSOCIATION AND CONFORM IN GENERAL TO THE REPRESENTATIVE SPECIES. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND MNCPPC. ANY SUBSTITUTIONS MADE WITHOUT THIS APPROVAL MADE BE SUBJECT TO REJECTION AND REMOVAL AT THE CONTRACTOR'S EXPENSE
- PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY. PLANTS DAMAGED IN HANDLING OR TRANSPORTATION MAY BE REJECTED BY THE OWNER. PLANT QUALITY:
- ALL PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND BE FREE OF PLANT DISEASE, INSECTS, EGGS AND LARVAE AND SHALL HAVE HEALTHY ROOT SYSTEMS, PLANTS SHALL BE OBTAINED FROM SITES WHICH ARE SIMILAR IN SOIL AND CLIMATIC CONDITIONS AS THOSE OF THE PROJECT SITE.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALL OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.N.L.A. SPECIFICATIONS.
- 10. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN THE CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- 11. PRUNING SHALL BE DONE DURING PLANTING OPERATION. 12. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED WITH BURLAP OR SIMILAR COVER TO KEEP IT FROM WIND DAMAGE AND DRYING OUT.
- ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE PLANT RANGE GIVEN IN THE PLANT LIST, BUT IN NO CASE SHALL ANY PLANT BE LESS THAN THAT SIZE STATED FOR THAT SPECIES.
- CALIPER MEASUREMENTS SHALL BE TAKEN AT A POINT ON THE TRUNK 6 INCHES ABOVE NATURAL GRADE FOR TREES UP TO 4 INCHES IN DIAMETER; AND AT A POINT 12 INCHES ABOVE NATURAL GRADE FOR TREES OVER 4 INCHES IN DIAMETER.

ROOT FLARE TO BE-

AT GRADE UPON

PLANTING. DO

NOT BURY THE

ROOT FLARE

SCARIFY SUBSOIL -

TO A DEPTH OF 4"

TREE PLANTING

PLANTING BED

NOT TO SCALE

SINGLE TRUNK TREES SHALL NOT INCLUDE THE "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE. SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT.SPREAD SHALL BE MEASURED FROM THE END OF THE

BRANCHING, EQUALLY AROUND THE PLANT. MEASUREMENTS SHALL NOT INCLUDE

- TERMINAL GROWTH. HEIGHT AND SPREAD DIMENSIONS SPECIFIED SHALL REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP.
- MULCH: MULCH SHALL BE EITHER COMPOSTED HARDWOOD BARK. FINE SHREDDED HARDWOOD
- BARK, PINE BARK OR APPROVED EQUAL, AND FREE OF FOREIGN MATTER. FERTILIZER: FERTILIZER SHALL BE GRANULAR, PACKET OR PELLET, WITH 35% TO 80% OF TOTAL NITROGEN IN ORGANIC FORM. IT SHALL BE A COMPLETE FERTILIZER WITH A MINIMUM ANALYSIS OF 10% NITROGEN, 6% PHOSPHOROUS AND 4% POTASSIUM. GRANULAR FERTILIZER SHALL BE APPLIED TO THE SOIL MIX WITH A 10-6-4 ANALYSIS AT THE FOLLOWING RATES: TREE PITS, 2-3 LBS. PER INCH OF TRUNK DIAMETER; SHRUB BEDS, 2 LBS. PER 100 SQUARE FEET OF BED AREA (OR 1/4 LB. PER FOOT OF HEIGHT OR SPREAD). GROUND COVER, VINE AND HERBACEOUS PLANTS, 2-3 LBS. PER 100 SQUARE FEET. THE OWNER RESERVES THE RIGHT TO DETERMINE THE TIME FERTILIZATION SHOULD OCCUR WITHIN THE ONE YEAR GUARANTEE PERIOD.
- TOPSOIL, IF REQUIRED, SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, CLUMPS, PLANTS, AND THEIR ROOT DEBRIS AND OTHER EXTRANEOUS MATTER OF 1 INCH IN DIAMETER, AND CAPABLE OF PERMITTING VIGOROUS PLANT GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 6.0 TO 6.5, WITH A pH RANGE OF 5.0 TO 5.5 FOR PLANTS REQUIRING ACID SOILS. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS TO OWNER PRIOR TO IMPORTING TOPSOIL ONTO THE PROJECT SITE.

PLANTING NOTES

LOCATION:

PLANT SIZE:

- PLANT LOCATIONS WILL BE STAKED BY THE LANDSCAPE CONTRACTOR AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- 2. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO PLANT LOCATIONS IN THE FIELD SO AS TO AVOID UTILITIES, SWALES AND OTHER UNFORESEEN CONFLICTS. IF UNUSUALLY LARGE DISCREPANCIES ARISE BETWEEN ACTUAL FIELD LIMITS AND THOSE PLANTING AREAS SHOWN ON THE PLAN . THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE CONTRACTOR'S NEED TO RELOCATE THE PLANT MATERIAL AT HIS OWN
- TREES AND SHRUBS THAT ARE TO BE PLANTED IN UNIFORM MASSES AND/OR ROWS SHALL BE OF UNIFORM SIZE, SHAPE, AND VIGOR.

MAINTENANCE / WARRANTY NOTES: CONTRACTOR RESPONSIBILITIES

MAINTENANCE:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND UP TO THE TIME OF FINAL ACCEPTANCE FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, RE-STAKING AND CLEANING UP AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT TIME OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- 2. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE ALL DEBRIS, TRASH, AND UNNECESSARY MATERIALS FROM THE AREA OF WORK AND/OR THE PROPERTY ON A DAILY BASIS.
- 3. THE CONTRACTOR SHALL REMOVE ALL DEAD PLANT MATERIAL FROM THE JOB SITE ON A WEEKLY BASIS. CONTRACTOR SHALL ALSO BE REQUIRED TO RETAIN A LOG OF ALL PLANT MATERIALS REMOVED DUE TO DEATH OR INJURY SO AS TO PROPERLY IDENTIFY THOSE PLANTS FOR REPLACEMENT. WARRANTY AND REPLACEMENT:
- 4. ALL PLANT MATERIAL, INCLUDING TREES AND ALL WOODY AND HERBACEOUS PLANTS SHALL BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. THE CONTRACTOR IS NOT RESPONSIBLE FOR LOSSES OR DAMAGE CAUSED BY OTHER TRADES, MECHANICAL INJURY OR VANDALISM.
- 5. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND SHALL BE REPLACED AT NO COST TO THE OWNER.

PLANTING SOIL

- 1. EXAMINE AREAS TO RECEIVE EXTERIOR PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED VERIFY THAT FINAL GRADES HAVE BEEN ESTABLISHED, AND THAT FORESEEABLE PLANT
- GROWTH WILL NOT INTERFERE WITH PREVIOUSLY COMPLETED WORK. 3. VERIFY THAT SOILS IN THE AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED CONTAIN NO TOXIC MATERIALS OR CONSTRUCTION WASTE, TRASH, DEBRIS AND STONES LARGER THAN 1" IN DIAMETER OR LENGTH, AND OF ALL ROOTS, BRUSH, WEEDS, GRASS, WIRE, GRADE STAKES, AND OTHER OBJECTS THAT WOULD INTERFERE WITH SOIL PREPARATION.
- 4. PROTECT STRUCTURES, UTILITIES, PAVEMENTS, DECKING, AND OTHER FACILITIES, AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- 5. FINISH GRADING: GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, ENSURING THAT ALL DEBRIS IS REMOVED AS SPECIFIED AND THAT THE SURFACE IS SMOOTH, FREE DRAINING, CONTAINS NO LOW OR HIGH SPOTS, AND MEETS SPECIFIED FINISH GRADES. LIMIT FINE GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- SPREAD PLANTING SOIL MIX TO A DEPTH OF 4 INCHES MINIMUM AND 5 INCHES MAXIMUM, PLUS 10 PERCENT, AFTER MODERATE COMPACTION. 7. GUY TREES USING GUYING SYSTEM AS INDICATED PER DRAWINGS AND AS SPECIFIED.

NOT FOR CONSTRUCTION

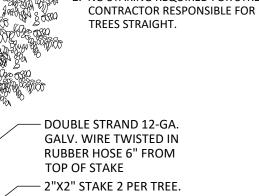




TOPSOIL DETAIL FOR SOD

1 1/2" = 1'-0"

. STAKING SHOWN ON THIS DETAIL IS FOR **DECIDUOUS AND EVERGREEN TREES UNDER 4"** CALIPER AND 6' OR MORE IN HEIGHT, STAKE TREES ONLY IN AREAS OF HIGH WIND. REMOVE STAKES AFTER FIRST GROWING SEASON. NO STAKING REQUIRED FOR STREET TREES. CONTRACTOR RESPONSIBLE FOR KEEPING STREET REES STRAIGHT.



SEE NOTE #1 - 2" MULCH, DO NOT COVER ROOT FLARE

TOP HALF OF BURLAP TURNED BACK

PLANTING SOIL MIX, SEE SPECIFICATION FOR DETAILS. 50% EXISTING SOIL AND 50% PLANTING SOIL MIX. COMPACTED.

329343-01

P-50239-77

- LAYER OF MULCH 3" TYP. SEE SPEC

ROOTBALL/CONTAINER OR 12" MIN

PLANT SOIL; DEPTH SHALL MATCH

PLANT SOIL

— SUBSOIL

— 4" PLANTING SOIL,

- SUBSOIL

SEE SPECIFICATIONS FOR DETAILS

P-50639-01

CONTAINER

329333.13-13

PRIOR TO PLANTING, REMOVE PLANT FROM

SET TOP 1/8 OF ROOT BALL

ABOVE FINISHED GRADE

PROVIDE A 2"-3" SAUCER

FINISH GRADE

CONTAINER; 3 VERTICAL CUTS 1/2" DEEP

EQUIDISTANT AROUND ROOT MASS

- PLANTING SOIL MIX. SEE

WITH PLANTING BED.

BALL & BURLAP

SPECIFICATIONS FOR DETAILS.

- 2" MULCH LAYER CONTINUOUS

SHRUB PLANTING ON SLOPE

PLANTING HOLE SHALL BE 2X DIAMETER OF ROOTBALL - LAYER OF MULCH 3" TYP. SEE SPEC PLANT SOIL; DEPTH SHALL MATCH ROOTBALL PER PLANTING DETAILS SHEET

— SUBSOIL

TREE PLANTING AREAS P-50239-78

ADJACENT PLANTING SEE PLANTING PLAN LL-1.02~LL-1.04 FOR DETAILS RETAINING STRIP ALONG ENTIRE PERIMETER WHEN ADJACENT TO LAWN OR PLANTING AREA - TOP SOIL; SEE SPECIFICATIONS **EDGE & STAKE SPECIFICATIONS:** MODEL: COL-MET 4" X 14-GAUGE LANDSCAPE EDGE SIZE: 12" X 10-GAUGE EDGING STAKE POWDER COAT: BLACK FINISH: MANUFACTURER: COL-MET OR APPROVED EQUAL

1. INSTALL EDGING CONTINUOUSLY BETWEEN PAVERS (PEDESTRIAN AND VEHICULAR) AND LANDSCAPE (MATERIAL VARIES).

ANDSCAPE EDGE 1 1/2" = 1'-0" P-50639-PLA-01 **PLANT SCHEDULE**

ILEX OPACA 'JERSEY KNIGHT' / JERSEY KNIGHT AMERICAN HOLLY

JUV JUNIPERUS VIRGINIANA / EASTERN REDCEDAR

PVS PANICUM VIRGATUM 'SQUAW' / SQUAW SWITCH GRASS

PIN PINUS STROBUS / WHITE PINE

CODE BOTANICAL / COMMON NAME QTY SIZE **REMARKS** ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE 3-3.5" CAL STRONG SINGLE LEADER/SPECIMEN 3-3.5" CAL. NSY NYSSA SYLVATICA / TUPELO STRONG SINGLE LEADER/SPECIMEN QPA QUERCUS PALUSTRIS / PIN OAK 3-3.5" CAL. STRONG SINGLE LEADER/SPECIMEN MALE CULTIVAR, STRONG SINGLE LEADER/SPECIMEN PREPARED FOR:

12-14` HEAVY

12-14` HEAVY

12-14` HEAVY

Community Planning & Development Service September 12, 2024

STRONG SINGLE LEADER/SPECIMEN

STRONG SINGLE LEADER/SPECIMEN

MULTISTEMMED SPECIMEN, 3 STEM MINIMUM

FULLY ROOTED CONTAINER

20251 Century Blvd., Suite 400

Our Site Set on the Future.

Germantown, MD 20874

301.916.4100 | vika.com

PULTE HOME

SUITE 1000

DAVID DeMARCO

703.934.9367

SUITE 400

301.916.4100

ATTORNEY

CHTD.

FAIRFAX, VA 22031

COMPANY, LLC

9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC

CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

1140 CONNECTICUT AVE NW, SUITE 1010

HALPINE

ROAD

7600 WISCONSIN AVE, SUITE 700

BETHESDA, MD 20814

CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER

GOROVE SLADE

WASHINGTON, DC 20036

CONTACT: KATIE WAGNER

202.296.8625

REVISIONS

20251 CENTURY BOULEVARD

GERMANTOWN MD, 20874

AGA AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY MULTISTEMMED SPECIMEN, 3 STEM MINIMUM 12-14` HEAVY CCF CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD 12-14` HEAVY STRONG SINGLE LEADER/SPECIMEN CVI CHIONANTHUS VIRGINICUS / WHITE FRINGETREE 12-14` HEAVY MULTISTEMMED SPECIMEN, 3 STEM MINIMUM 12-14` HEAVY CVW CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN STRONG SINGLE LEADER/SPECIMEN

MVI MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA 12-14` HEAVY KPA KOELREUTERIA PANICULATA / GOLDEN RAIN TREE 12-14` HEAVY

SRE SYRINGA RETICULATA / JAPANESE TREE LILAC 12-14` HEAVY CODE BOTANICAL / COMMON NAME CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE SUMMERSWEET FULLY BRANCHED, 5 CANE MINIMUM FGJ FOTHERGILLA GARDENII 'JANE PLATT' / JANE PLATT DWARF FOTHERGILLA FULLY BRANCHED; 5 CANE MINIMUM FULLY BRANCHED; 5 CANE MINIMUM HQS HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA MALE CULTIVAR, FULLY BRANCHED, 5 CANE MINIMUM 301.986.1300 ILEX GLABRA / INKBERRY HOLLY

FULLY BRANCHED, 5 CANE MINIMUM IVH ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE FULLY BRANCHED, 5 CANE MINIMUM MPM MYRICA PENSYLVANICA 'MORTON' / SILVER SPRITE BAYBERR' FULLY BRANCHED, 5 CANE MINIMUM POP PHYSOCARPUS OPULIFOLIUS / NINEBARK PLS PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA ENGLISH LAUREL 30-36" HT. FULLY BRANCHED, 5 CANE MINIMUM FULLY BRANCHED, 5 CANE MINIMUM RAG RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC 24-30" HT. RKO ROSA X 'KNOCK-OUT' RED / KNOCK OUT RED ROSE FULLY BRANCHED, 5 CANE MINIMUM STO SPIRAEA TOMENTOSA / STEEPLEBUSH FULLY BRANCHED, 5 CANE MINIMUM

FULLY BRANCHED, 5 CANE MINIMUM VDE VIBURNUM DENTATUM / VIBURNUM SYMBOL CODE BOTANICAL / COMMON NAME AFF ATHYRIUM FILIX-FEMINA / COMMON LADY FERN **FULLY ROOTED CONTAINER** BAU BAPTISIA AUSTRALIS / BLUE WILD INDIGO **FULLY ROOTED CONTAINER**

CAK CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS **FULLY ROOTED CONTAINER** CST CAREX STRICTA / TUSSOCK SEDGE **FULLY ROOTED CONTAINER**

FULLY ROOTED CONTAINER CCB CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD EPM ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER **FULLY ROOTED CONTAINER**

HMP HEUCHERA MICRANTHA 'PALACE PURPLE' / PALACE PURPLE CREVICE ALUMROO NAR NARCISSUS X 'DUTCH MASTER' / DUTCH MASTER DAFFODIL PLANT WITHIN THE REGULAR PLANT MATERIALS

PAL PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS **FULLY ROOTED CONTAINER** 1 GAL **FULLY ROOTED CONTAINER** PAT PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE

RFG RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER **FULLY ROOTED CONTAINER** 118 SSB SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM **FULLY ROOTED CONTAINER**

SSG SOLIDAGO SPHACELATA 'GOLDEN FLEECE' / AUTUMN GOLDENROD **FULLY ROOTED CONTAINER** PLANT BED MIX 297 SF PLANT IN GROUPS OF 3-7.

EPM ECHINACEA PURPUREA 'MAGNUS' / MAGNUS PURPLE CONEFLOWER 1 GAL 33% @ 24" o.c. FULLY ROOTED CONTAINER LSP LIATRIS SPICATA / SPIKE GAYFEATHER 33% @ 18" o.c. FULLY ROOTED CONTAINER 1 GAL

RFG RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER 33% @ 18" o.c. FULLY ROOTED CONTAINER

DETAILS

PROFESSIONAL SEAL

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, RLA, LEED AP ND LICENSE No.: 3960 EXPIRATION DATE: 03/09/2025

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED FOR ANY PURPOSE. IN ANY FORMAT, WITHOUT PRIOR VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

PROJECT VM50639A

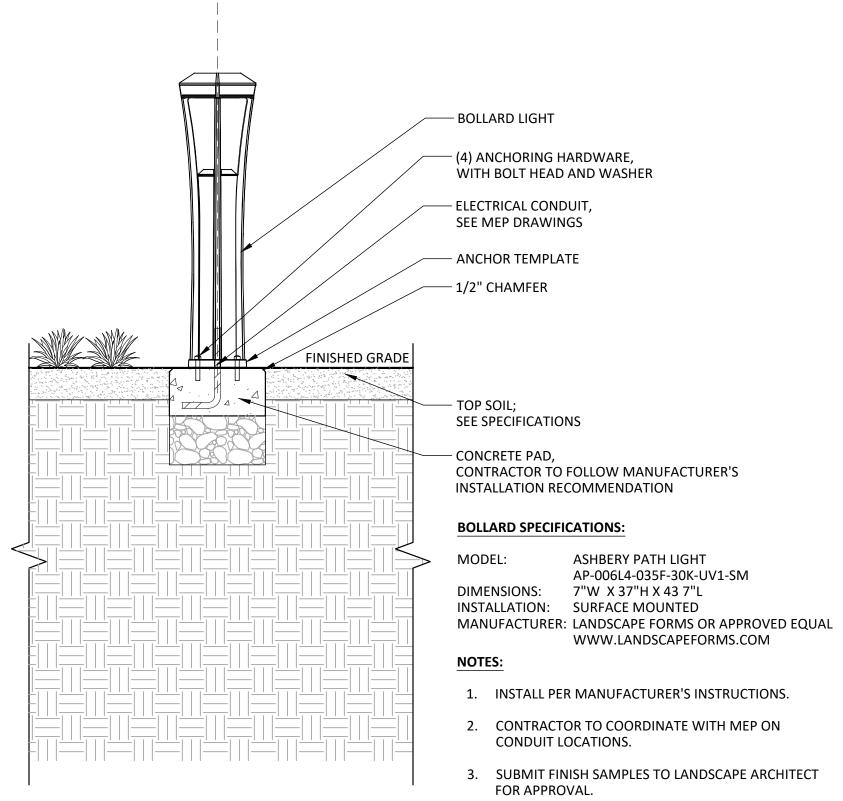
SHEET NO. LL-2.02

excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code. LAYOUT: LL-2.02, Plotted By: schlatter

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

> LANDSCAPE PLAN PLANTING PLAN







FRONT BUILDING LIGHT SPECIFICATIONS:

MODEL: TOMAN 10.25" 1 LIGHT WALL LIGHT OLDE BRONZE #496860Z MAX OR NOMINAL WATT: 75W

LAMP INCLUDED: NOT INCLUDED

INSTALL PER MANUFACTURER'S INSTRUCTIONS INSTALLATION: MANUFACTURER: KICHLER OR APPROVED EQUAL

WWW.KICHLER.COM

LAMP SPECIFICATIONS:

CREE LIGHTING 19 PRO SERIES LED BULB MODEL: WATT: MANUFACTURER: CREELIGHTING OR APPROVED EQUAL

WWW.CREELIGHTING.COM

P-50639-LIG-01

BUILDING LIGHT - FRONT

NOT TO SCALE

P-50639-LIG-02



NOT FOR CONSTRUCTION

BOLLARD LIGHT



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.

20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com

Our Site Set on the Future.

PULTE HOME COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

PREPARED FOR:

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER,

CHTD. 7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300

CONTACT: PATRICIA HARRIS TRAFFIC ENGINEER

GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 WASHINGTON, DC 20036 202.296.8625 CONTACT: KATIE WAGNER

DATE

HALPINE ROAD

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

LIGHTING DETAILS



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, RLA, LEED AP ND LICENSE No.: 3960 EXPIRATION DATE: 03/09/2025

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORISE, IN ANY FORMAL, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: <u>JC</u> DESIGNED BY: ____ES___ DATE ISSUED: <u>07/12/2024</u>

PROJECT VM50639A

Germantown, MD 20874 301.916.4100 | vika.com

Our Site Set on the Future.

PULTE HOME COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000**

FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER,

7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814

301.986.1300 CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER
GOROVE SLADE 1140 CONNECTICUT AVE NW, SUITE 1010 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

LIGHTING PLAN AND DETAILS



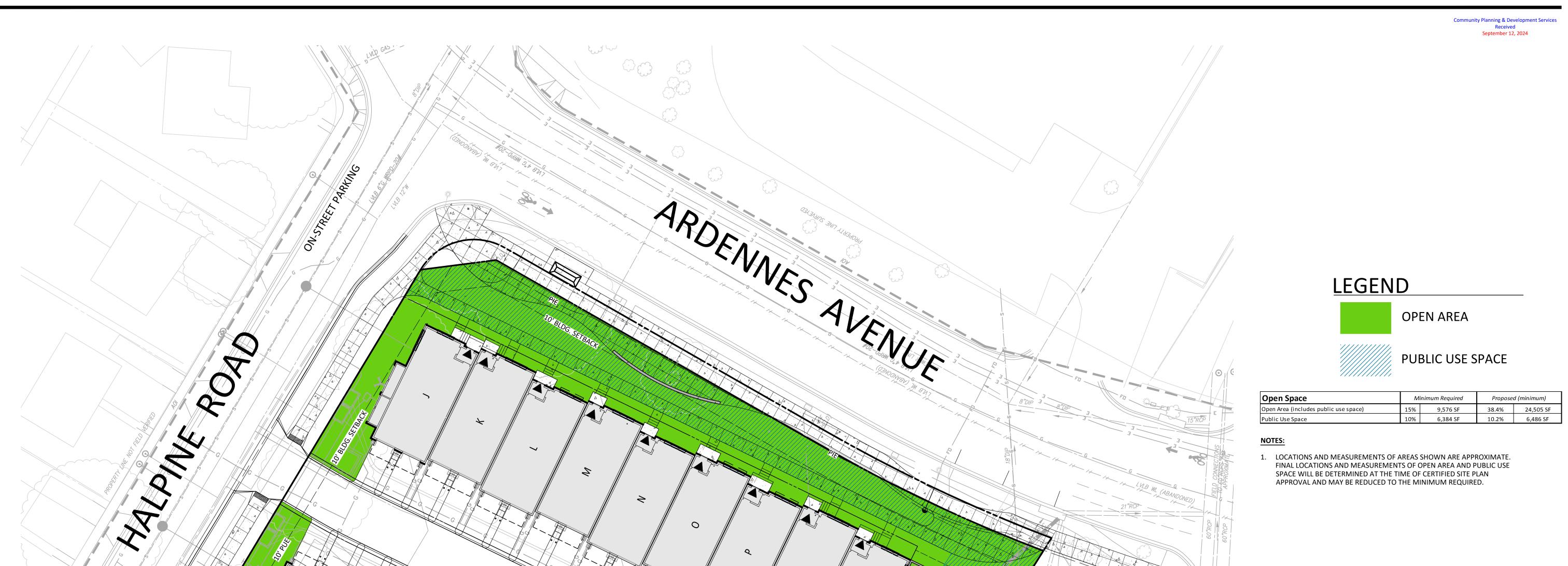
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. NAME: ESRA SOYTUTAN, RLA, LEED AP ND LICENSE No.: 3960 EXPIRATION DATE: 03/09/2025

DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIK MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR INTELLECTUAL PROPERTY: THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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

PROJECT VM50639A

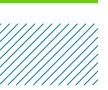
SHEET NO. LL-3.00



0

0

9



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

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.



CHTD.
7600 WISCONSIN AVE, SUITE 700
BETHESDA, MD 20814
301.986.1300
CONTACT: PATRICIA HARRIS **PUBLIC USE SPACE**

TRAFFIC ENGINEER
GOROVE SLADE
1140 CONNECTICUT AVE NW, SUITE 1010
WASHINGTON, DC 20036 202.296.8625 CONTACT: KATIE WAGNER

REVISIONS	DATE

20251 Century Blvd., Suite 400 Germantown, MD 20874

Our Site Set on the Future.

301 916 4100 | vika.com

9302 LEE HIGHWAY

David.DeMarco@PulteGroup.com

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD

CONTACT: MICHAEL GOODMAN, PE

LERCH, EARLY & BREWER,

SUITE 400 GERMANTOWN MD, 20874

301.916.4100

ATTORNEY

PREPARED FOR: PULTE HOME COMPANY, LLC

SUITE 1000 FAIRFAX, VA 22031

703.934.9367 DAVID DeMARCO

HALPINE ROAD

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

OPEN AREA AND **PUBLIC USE SPACE**



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, 2026

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: <u>EJS</u> DESIGNED BY: MBG DATE ISSUED: <u>06/12/2024</u>

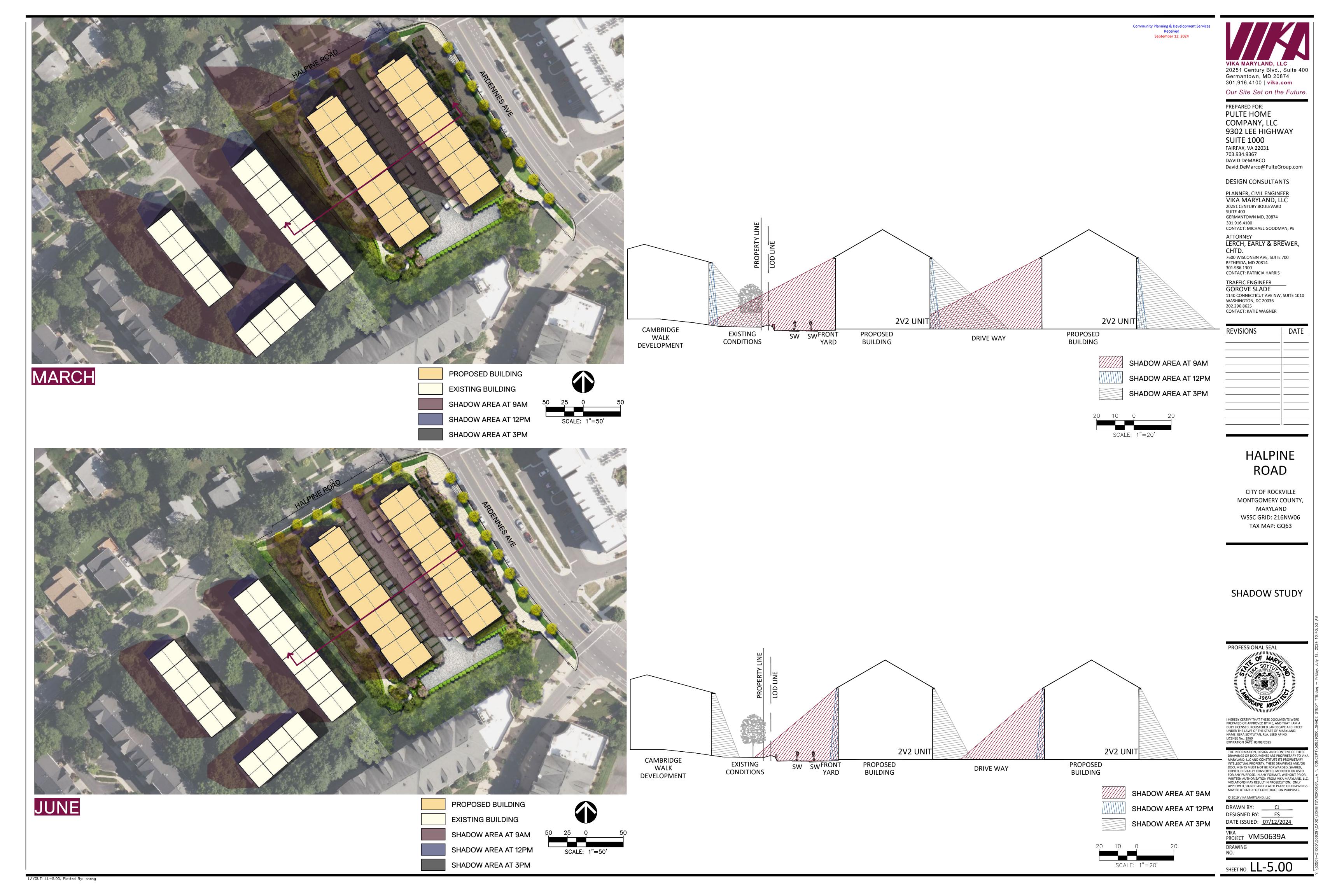
PROJECT VM50639A

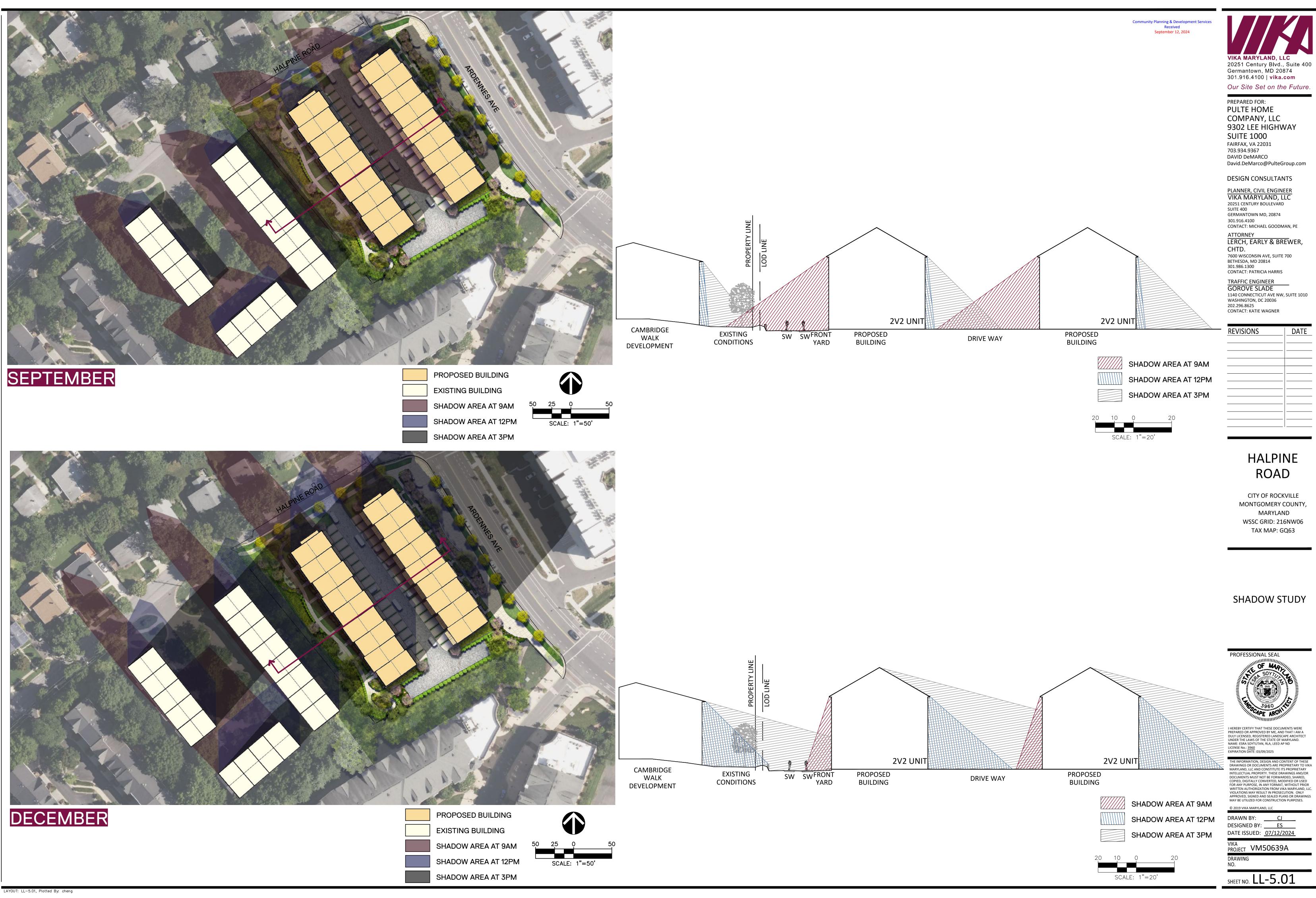
SHEET NO. LL-4.00

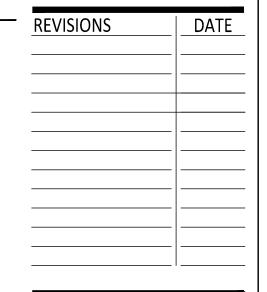
NOT FOR CONSTRUCTION

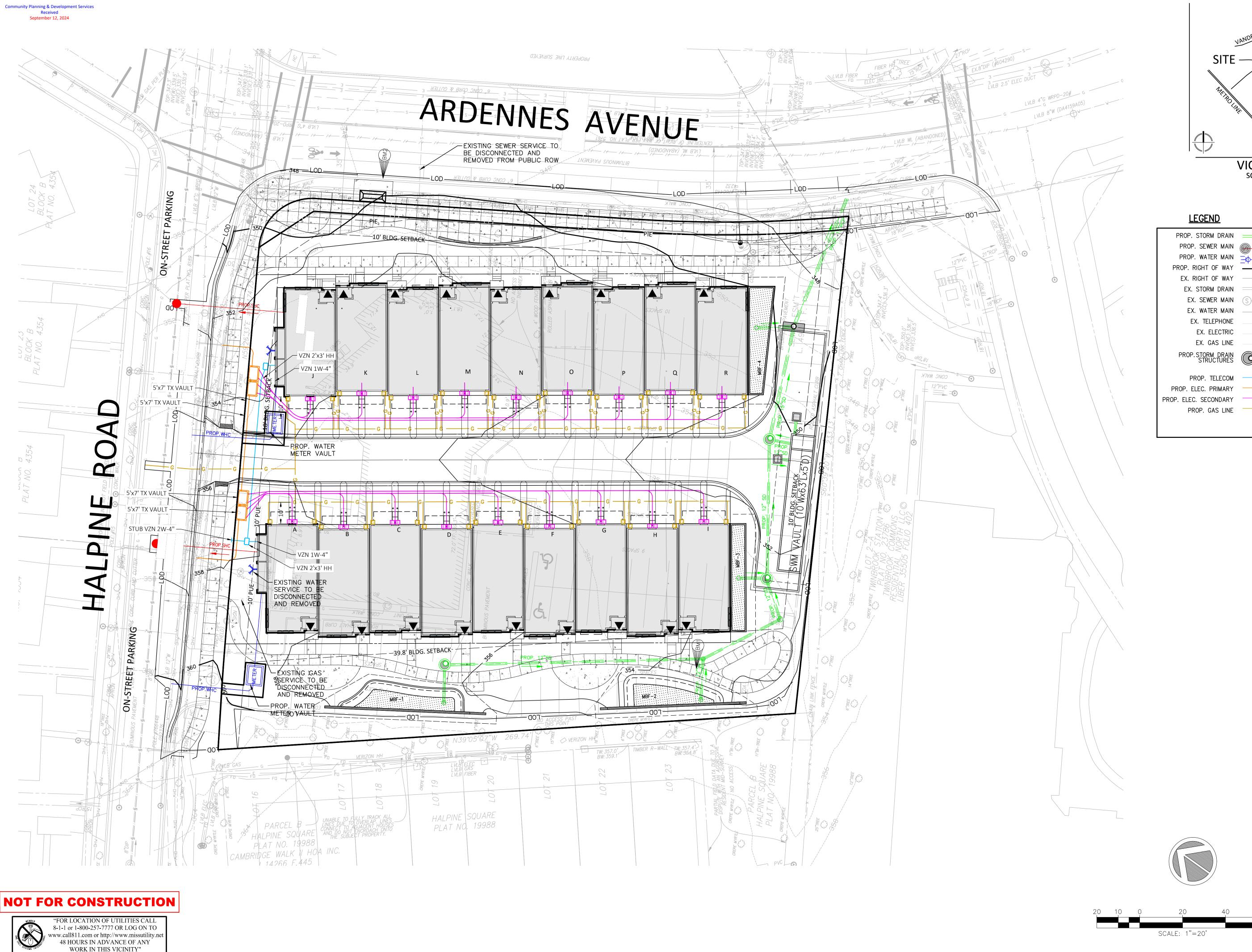
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY" The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities 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.

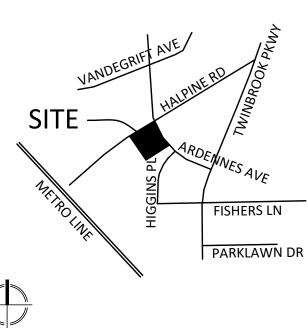
SCALE: 1"= 20'











VICINITY MAP SCALE: 1" = 2000'

PROP. STORM DRAIN	
PROP. SEWER MAIN	── 8"S
PROP. WATER MAIN	8"W
PROP. RIGHT OF WAY	
EX. RIGHT OF WAY	45" DOD
EX. STORM DRAIN	<u>15" RCP</u>
EX. SEWER MAIN	S s s s
EX. WATER MAIN	w8"Ww
EX. TELEPHONE	
EX. ELECTRIC	
EX. GAS LINE	
PROP.STORM DRAIN STRUCTURES	
PROP. TELECOM	
PROP. ELEC. PRIMARY	
PROP. ELEC. SECONDARY	
PROP. GAS LINE	



20251 Century Blvd., Suite 400 Germantown, MD 20874 301.916.4100 | vika.com Our Site Set on the Future.

PULTE HOME COMPANY, LLC 9302 LEE HIGHWAY **SUITE 1000** FAIRFAX, VA 22031 703.934.9367 DAVID DeMARCO David.DeMarco@PulteGroup.com

PREPARED FOR:

DESIGN CONSULTANTS

PLANNER, CIVIL ENGINEER

VIKA MARYLAND, LLC 20251 CENTURY BOULEVARD SUITE 400 GERMANTOWN MD, 20874 301.916.4100 CONTACT: MICHAEL GOODMAN, PE

ATTORNEY LERCH, EARLY & BREWER, CHTD.

7600 WISCONSIN AVE, SUITE 700 BETHESDA, MD 20814 301.986.1300 CONTACT: PATRICIA HARRIS

TRAFFIC ENGINEER **GOROVE SLADE**

1140 CONNECTICUT AVE NW, SUITE 1010 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

UTILITY PLAN



THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION. ONLY
APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS
MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

DRAWN BY: DESIGNED BY: DATE ISSUED:

PROJECT VM50639A UTIL-1

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.



FRONT BUILDING ELEVATION



FOR ILLUSTRATIVE PURPOSES ONLY

DATE: 11/7/2022



REAR BUILDING ELEVATION



FOR ILLUSTRATIVE PURPOSES ONLY

STACKED TOWNHOMES

DATE: 11/7/2022



LEFT BUILDING ELEVATION



LEFT BUILDING ELEVATION



Community Planning & Development Services Received



RIGHT BUILDING ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY

STACKED TOWNHOMES

DATE: 11/11/2022





RIGHT SIDE ELEVATION / BLDG 2



REAR ELEVATION / BLDG 2



LEFT SIDE ELEVATION / BLDG 2

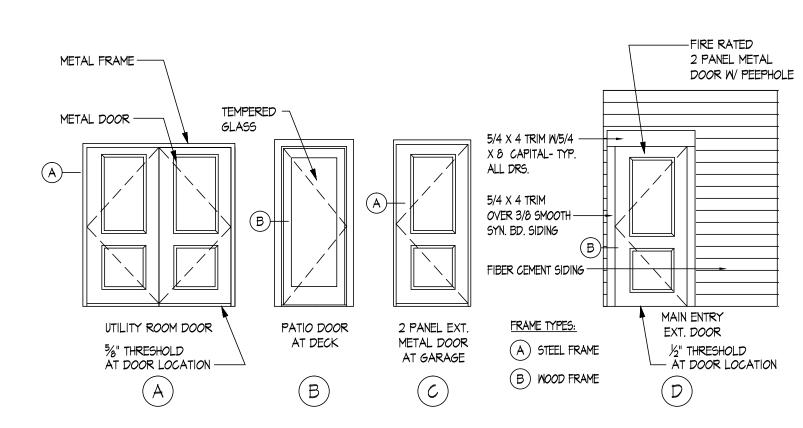


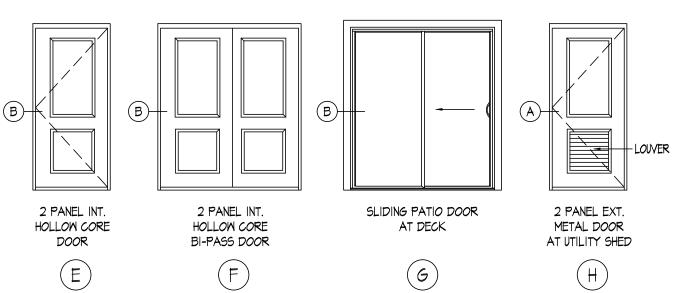
FRONT ELEVATION / BLDG 2



UNIT DOOR SCHEDULE								
MARK	DOOR SIZE	THK.	CONSTR.	DOOR TYPE	FRAME TYPE	FIRE RATING	REMARKS SEE NOTES BELOW	
	2'-0" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
2	2'-4" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
3	2'-6" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
4	2'-8" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
4a	(2) 2'-6" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
5	2'-8" X 6'-8"	1-3/8"	STEEL	C	MOOD	20 MIN.	INSULATED, SEE NOTE 2	
6	3'-0" X 6'-8"	1-3/4"	STEEL	D	MOOD	20 MIN.	ENTRANCE, INSULATED W/ PEEPHOLE, SEE NOTE 2	
7	2'-8" X 6'-8"	1-3/4"	PD	В	MOOD	-	PATIO DOOR	
8	4'-0" X 6'-8"	1-3/8"	H.C.	F	MOOD	-	BI-PASS DOOR	
9	5'-0" X 6'-8"	1-3/8"	H.C.	F	MOOD	-	BI-PASS DOOR	
10	6'-0" × 6'-8"	1-3/8"	H.C.	F	MOOD	-	BI-PASS DOOR	
II	6'-0" X 6'-8"	1-3/4"	PD	6	MOOD	-	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	Α	STEEL	-	SEE NOTE 8	
14	(2) 3'-0" X 7'-0"	1-3/4"	STEEL	Α	STEEL	-	SEE NOTE 8	
15	(2) I'-6" X 6'-8"	1-3/8"	H.C.	E	MOOD	-		
16	3'-0" × 6'-8"	1-3/4"	STEEL	H	STEEL	-	SEE NOTE 8	

- I. SEE SHEET ALOI FOR DOOR ELEVATIONS AND FLOOR FINISH SCHEDULE BASE HOUSE. 2. FIRE RATED DOORS TO BE SELF-CLOSING AND SELF-LATCHING PER IBC 2018 406.3.2.1
- 3. 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.
- 4. U-FACTOR REQUIRED = 0.35 / U-FACTOR PROVIDED = 0.30
- 5. SHGC REQUIRED = 0.40 / SHGC PROVIDED = 0.19
- 6. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE OF THE CLOSET. 7. EVERY BEDROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
- 8. FOR UTILITY ROOM DOORS AT ELECTRICAL ROOM PROVIDE LISTED PANIC HARDWARE.

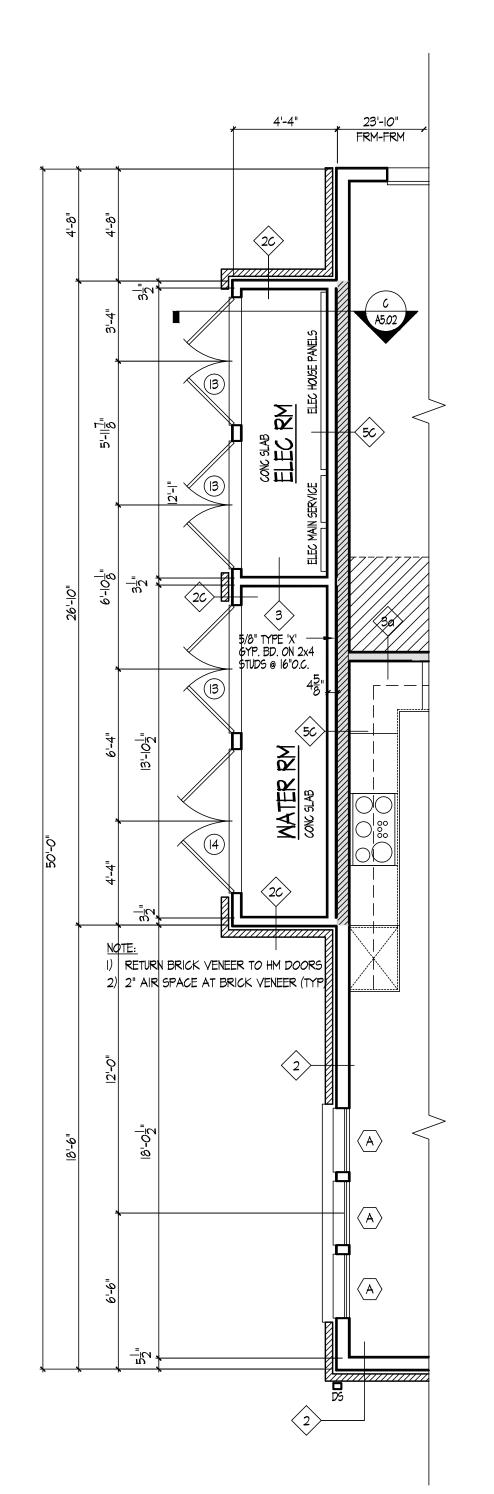






NOTES: I. ALL WINDOWS REQUIRED FOR NATURAL VENTILATION PURPOSES SHALL BE PROVIDED WITH TIGHTLY FITTED SCREENS OF NOT LESS THAN 16 MESH PER INCH.

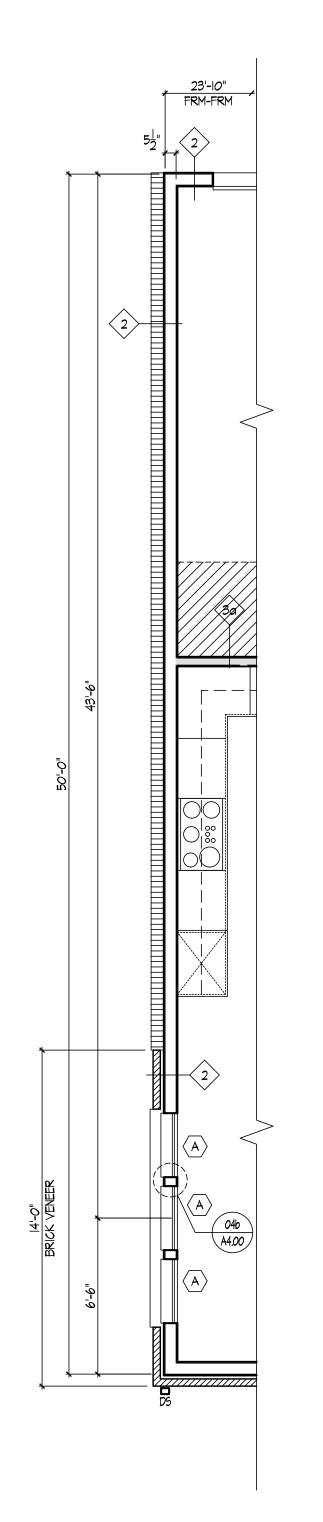
- 2. U-FACTOR PROVIDED = 0.33
- 3. SHGC PROVIDED = 0.31



PARTIAL FIRST FLOOR PLAN =

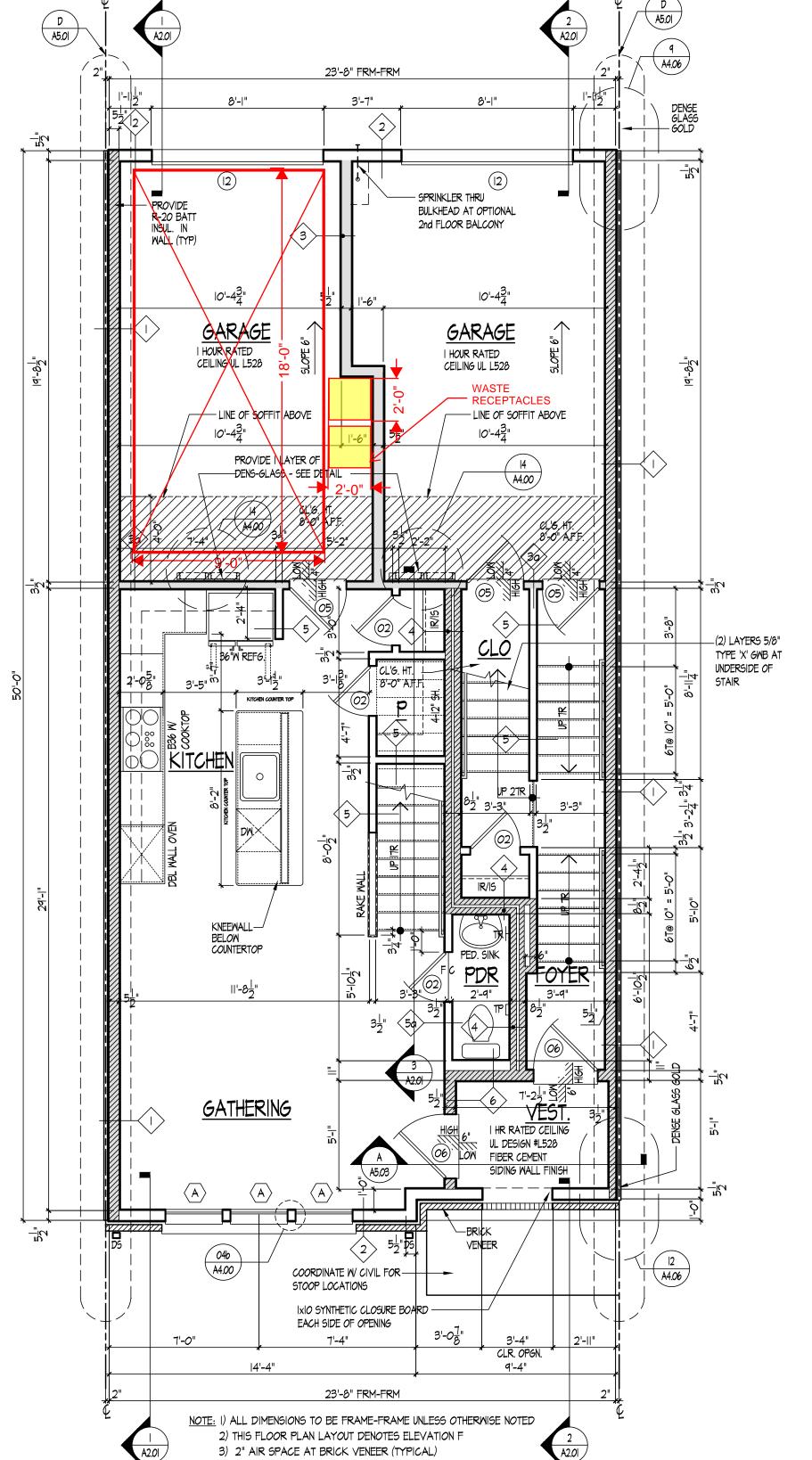
END CONDITION = UTILITY SHED

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



PARTIAL FIRST FLOOR PLAN = END CONDITION

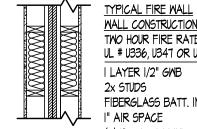
SCALE: 1/4" = 1'-0"



LAWRENCE II FIRST FLOOR PLAN - ELEVATION F

A|.0| SCALE: 1/4" = 1'-0"





MALL CONSTRUCTION TWO HOUR FIRE RATED FIRE WALL UL # U336, U347 *O*R U373 I LAYER I/2" GWB 2x STUDS FIBERGLASS BATT. INSUL I" AIR SPACE (2) I" GYPSUM LINER PANELS I" AIR SPACE 2x STUDS FIBERGLASS BATT. INSUL I LAYER 1/2" GWB

9302 LEE HIGHWAY, SUITE 1000

Pulte Group Mid-Atlantic

Alliance Structural Engineers, Inc.

12355 SUNRISE VALLEY DRIVE, SUITE 220

12355 SUNRISE VALLEY DRIVE, SUITE 220

OVERLOOK COUNTY, VA HOMES

BELMONT LOUDOUN (PULTE

SYDNEY

LAWRENCE

SCALE:

DATE:

DRAWN BY

JOB NO.:

CHECKED BY:

SUBMISSION/REVISION

10/13/2023

ISSUED FOR PERMIT

3201 Lee Highway, Suite 1000 Fairfax, VA 22031 703-934-9300

STRUCTURAL ENGINEER

RESTON, VIRGINIA 20191 703-749-7941

RESTON, VIRGINIA 20191

Alliance Engineers, Inc.

M.E.P. ENGINEER

703-749-7941

FAIRFAX, VIRGINIA 22031

703-934-9300

ARCHITECTURE

TWO HOUR FIRE RATED FIRE WALL

TWO HOUR FIRE RATED FIRE WALL
SUBSTITUTE M.R. GMB AT TUB/SHOWER WALLS

SHADED PARTITIONS ON FLOOR PLANS INDICATE RATED AND/OR BEARING WALLS. 5/8" TYPE "X" GWB ARE TO BE USED ON THESE WALLS (TYP)

TYP. EXTERIOR WALL CONSTRUCTION NON-RATED HORIZ. SIDING OR BRICK VENEER (DASHED) HOUSEWRAP 7/16" OSB SHEATHING 2x6 STUDS W/ R-20 INSULATION I LAYER 5/8" GYPSUM WALLBOARD

2 TYP. EXTERIOR WALL

SUBSTITUTE M.R. GWB AT TUB/SHOWER WALLS 20 PROVIDE THERMOPLY SHEATHING BEHIND TUBS & SHOWERS

OMIT GMB @ SPRINKER/METER ROOMS

PROVIDE DENSE GLASS GOLD SHEATHING

TYP. INTERIOR WALL CONSTRUCTION ONE HOUR RATED FIRE PARTITION I LAYER 5/8" TYPE "X" GWB AT EA. SIDE OF 2x STUDS 2x STUDS

3 ONE HOUR RATED FIRE PARTITION

3a ONE HOUR RATED FIRE PARTITION ADD R-15 INSULATION @ 2x4 STUDS ADD R-20 INSULATION @ 2x6 STUDS

SHADED PARTITIONS ON FLOOR PLANS INDICATE RATED AND/OR BEARING WALLS. 5/6" TYPE "X" GWB ARE TO BE USED ON THESE WALLS (TYP)

TYP. STAIR SEPERATION MALL CONSTRUCTION ONE HOUR FIRE RATED FIRE WALL I LAYER 5/8" GMB 2x STUDS FIBERGLASS BATT. INSUL I I/2" AIR SPACE 7/16" OSB SHEATHING 2x STUDS FIBERGLASS BATT. INSUL I LAYER 5/8" GWB

ONE HOUR RATED FIRE PARTITION

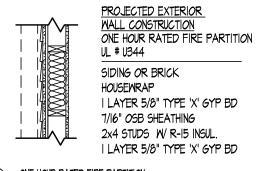
SHADED PARTITIONS ON FLOOR PLANS INDICATE RATED AND/OR BEARING WALLS. 5/8" TYPE "X" GWB ARE TO BE USED ON THESE WALLS (TYP)

TYP. INTERIOR WALL CONSTRUCTION NON-RATED I LAYER I/2" GYPSUM WALLBOARD AT EA. SIDE OF 2x STUDS 2x STUDS

5 TYP. INTERIOR PARTITION ADD SOUND ATTENUATION BATTS
AT BATHROOM WALLS

56 SUBSTITUTE DURAROCK AT TUB / SHOWER WALLS OR CONCEALED SPACES - ADD SOUND ATTENUATION BATTS

5c SUBSTITUTE I/2" PLYWOOD
AT UTILITY WALL SIDE



I LAYER 5/8" TYPE 'X' GYP BD

6 ONE HOUR RATED FIRE PARTITION
TYP. EXTERIOR WALL

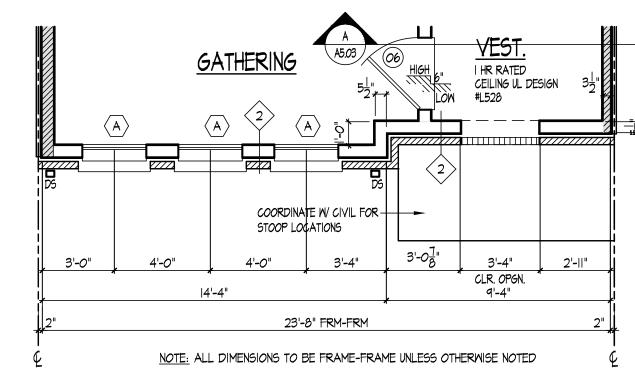
FOR ILLUSTRATIVE PURPOSES ONLY

A1.01

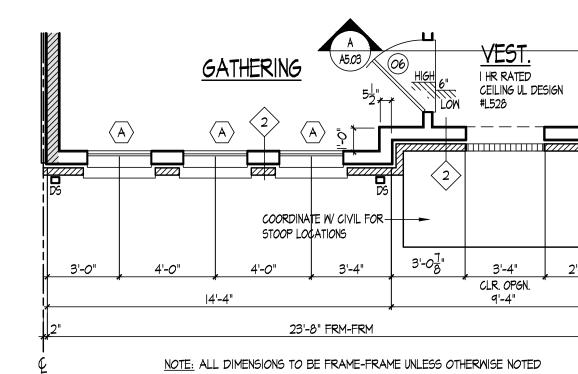
LAWRENCE |

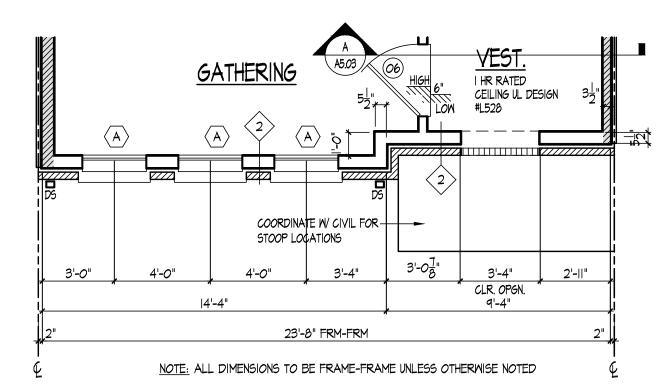
FIRST FLOOR PLAN

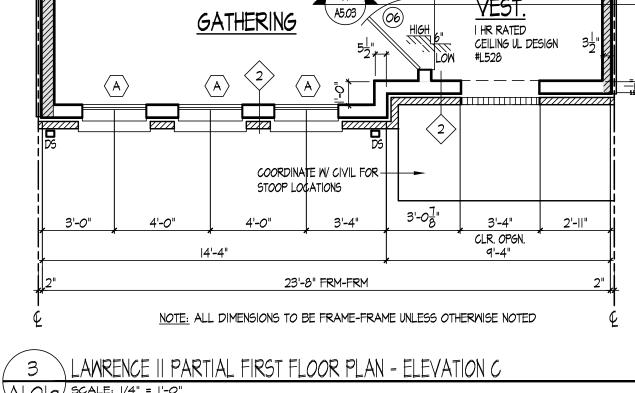
Community Planning & Development Services September 12, 2024



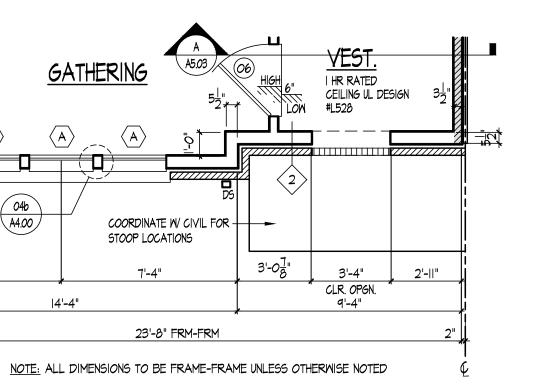








2 LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION B Al.Ola SCALE: 1/4" = 1'-0"



VEST.

I HR RATED

CEILING UL DESIGN
#L528

3'-4" CLR. OPGN. 9'-4"

COORDINATE W CIVIL FOR STOOP LOCATIONS

23'-8" FRM-FRM

LAWRENCE II PARTIAL FIRST FLOOR PLAN - ELEVATION E

NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

04b A4.00

04b A4.00

A|.0|a SCALE: 1/4" = 1'-0"

4 LAWRENCE || PARTIAL FIRST FLOOR PLAN = ELEVATION D

AI.Ola SCALE: 1/4" = 1'-0"

14'-4"

LAWRENCE II PARTIAL FIRST FLOOR PLAN = ELEVATION A

AI.Ola Scale: 1/4" = 1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY

PULTE GROUP MID-ATLANTIC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031 703-934-9300

ARCHITECTURE Pulte Group Mid-Atlantic 3201 Lee Highway, Suite 1000 Fairfax, VA 22031 703-934-9300

STRUCTURAL ENGINEER Alliance Structural Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

M.E.P. ENGINEER

Alliance Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

> 'SYDNEY HOMES LAWRENCE

SCALE:

DATE: DRAWN BY CHECKED BY:

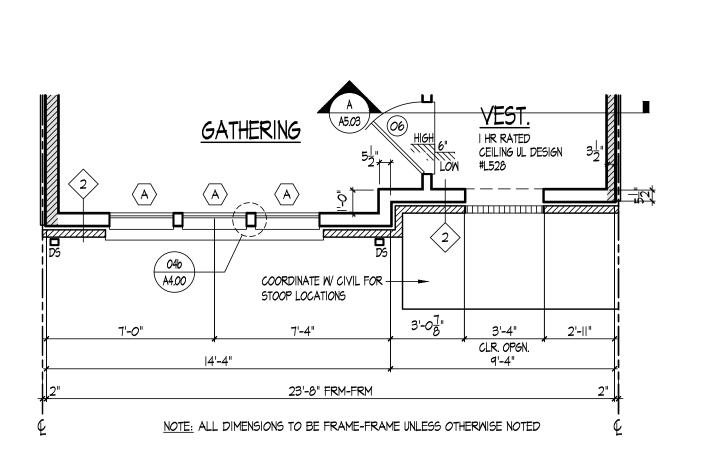
SUBMISSION/REVISION

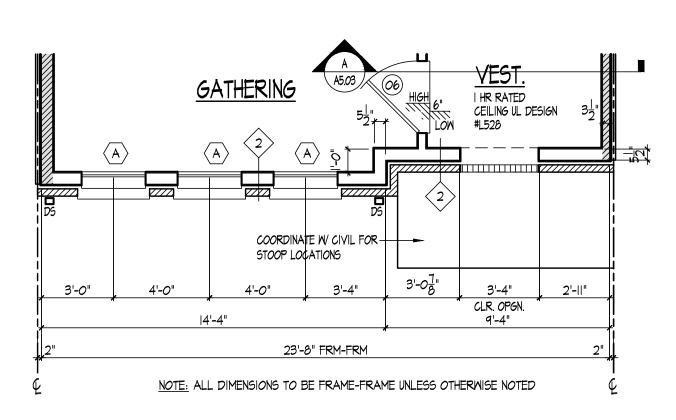
JOB NO.:

IO/I3/2023 ISSUED FOR PERMIT

LAWRENCE II PARTIAL FLOOR PLANS

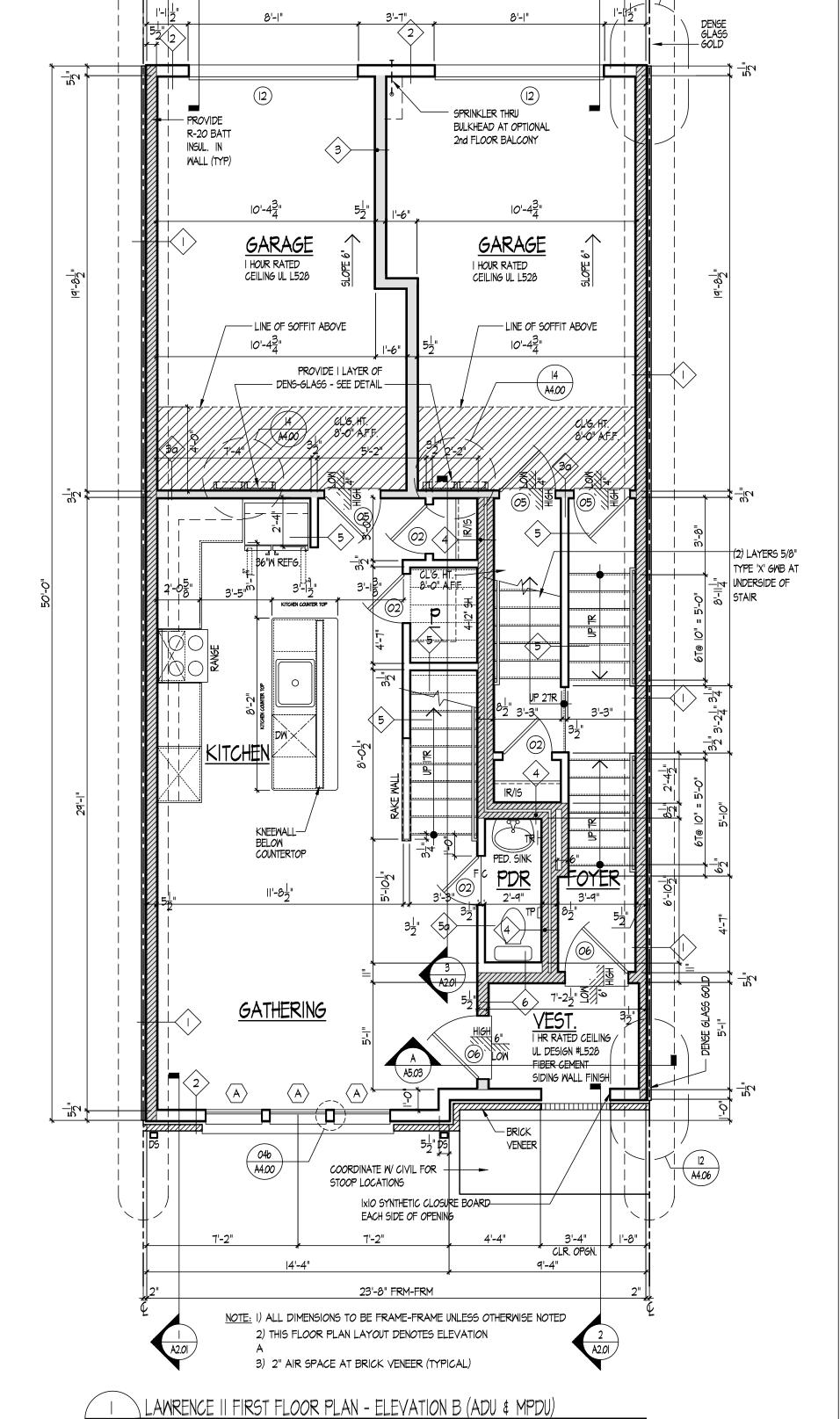
A1.01a











23'-8" FRM-FRM



PULTE GROUP MID-ATLANTIC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031 703-934-9300

ARCHITECTURE Pulte Group Mid-Atlantic 3201 Lee Highway, Suite 1000 Fairfax, VA 22031 703-934-9300

STRUCTURAL ENGINEER Alliance Structural Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

M.E.P. ENGINEER

Alliance Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

> SYDNEY HOMES LAWRENCE

SCALE: DATE: DRAWN BY

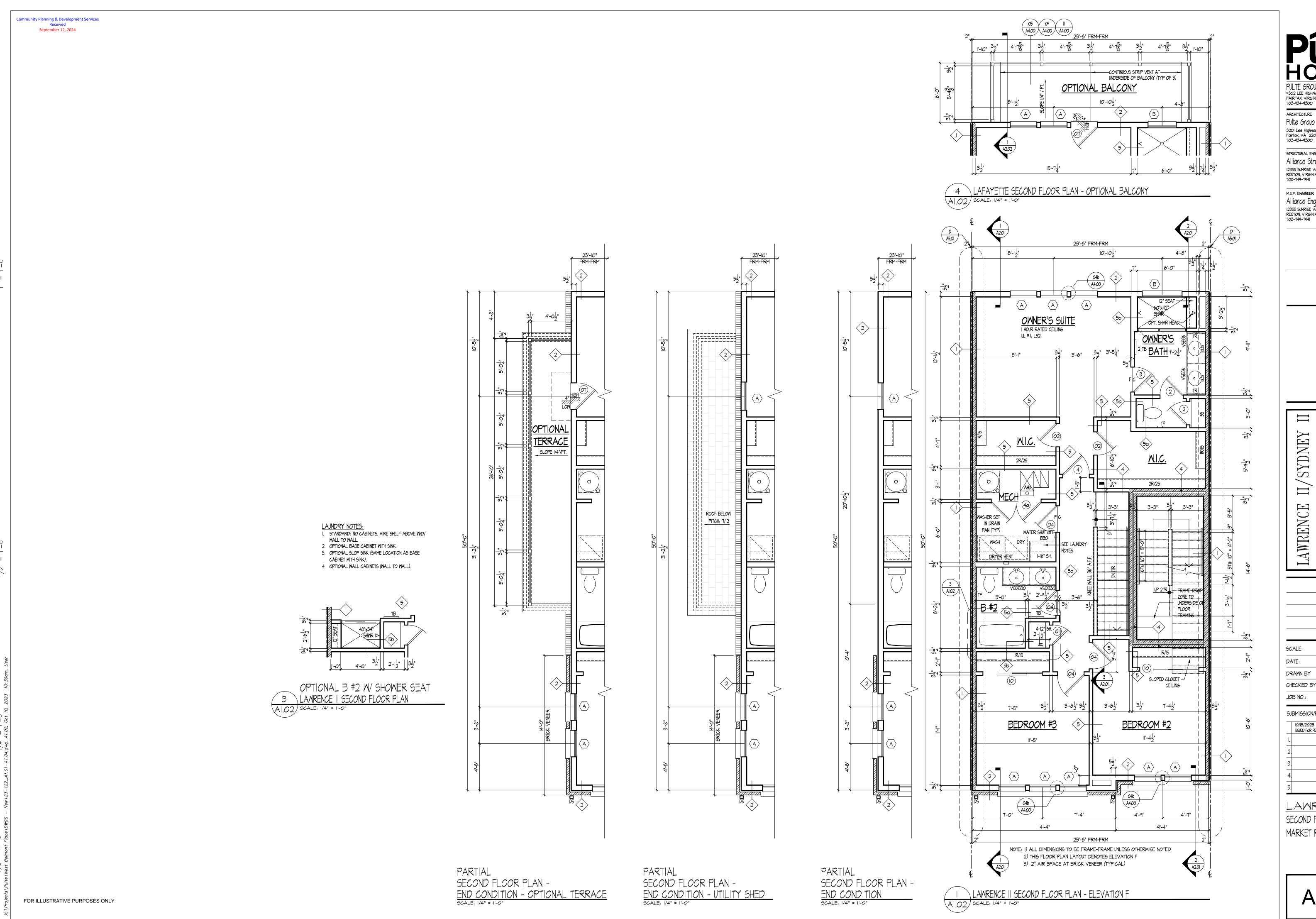
CHECKED BY: JOB NO.:

SUBMISSION/REVISION

IO/I3/2023 ISSUED FOR PERMIT

LAWRENCE II FIRST FLOOR PLAN ADU & MPDU UNIT

A1.01b



PULTE GROUP MID-ATLANTIC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031 703-934-9300

Pulte Group Mid-Atlantic 3201 Lee Highway, Suite 1000 Fairfax, VA 22031 703-934-9300

STRUCTURAL ENGINEER Alliance Structural Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

M.E.P. ENGINEER

Alliance Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

HOMES

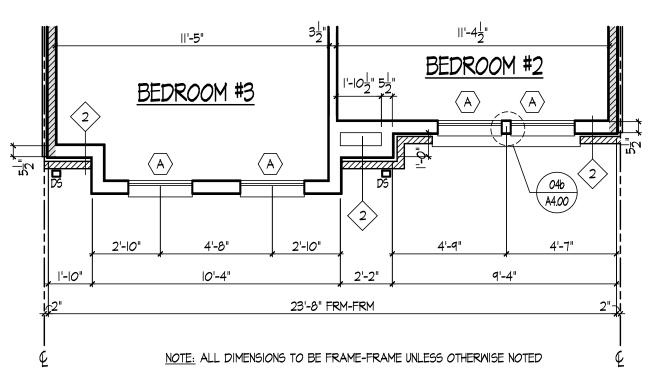
CHECKED BY:

SUBMISSION/REVISION

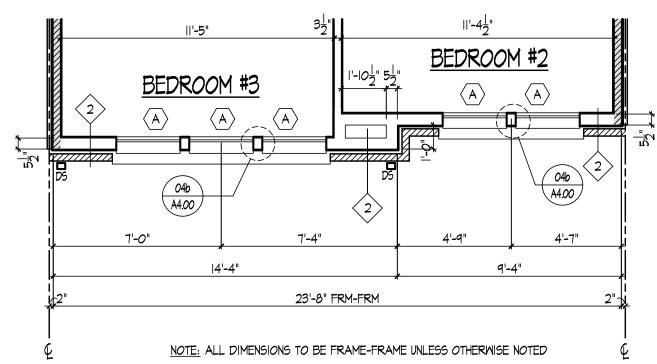
IO/I3/2023 ISSUED FOR PERMIT

LAWRENCE | SECOND FLOOR PLAN MARKET RATE

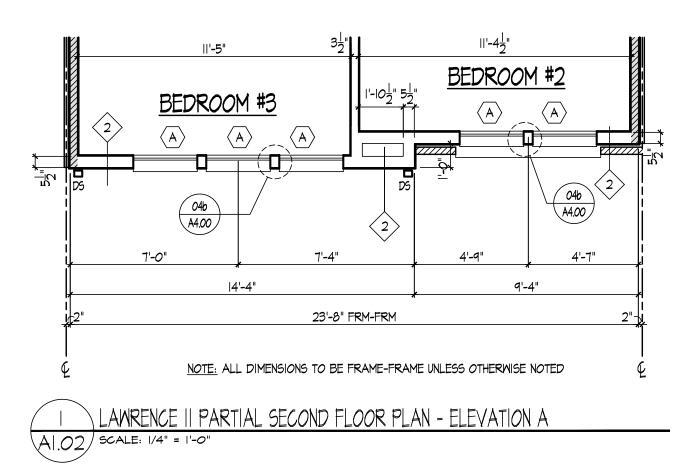
A1.02

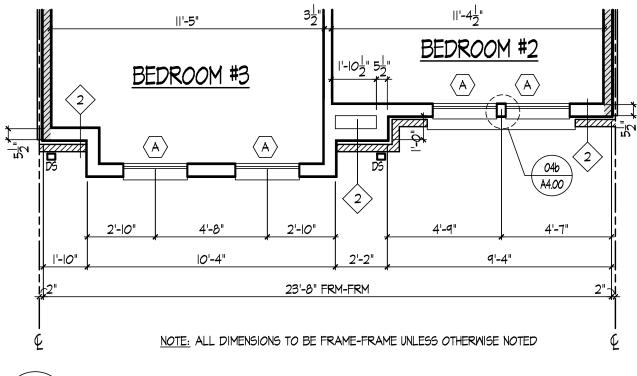




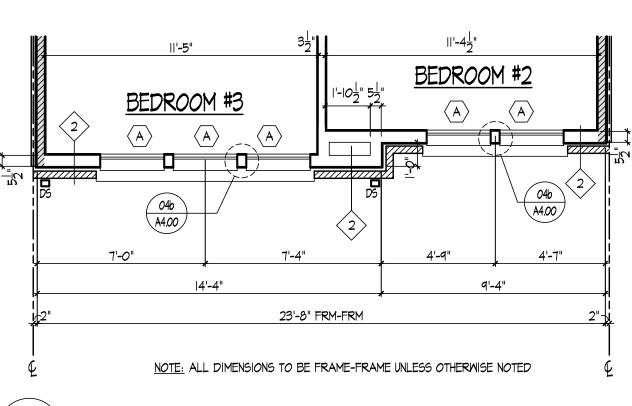


2 LAWRENCE II PARTIAL SECOND FLOOR PLAN - ELEVATION B A|.02 | SCALE: 1/4" = 1'-0"





A|.02 | SCALE: |/4" = |-0"



23'-8" FRM-FRM

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

NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

BEDROOM #2

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

FOR ILLUSTRATIVE PURPOSES ONLY

Pulte Group Mid-Atlantic 3201 Lee Highway, Suite 1000 Fairfax, VA 22031 703-934-9300 STRUCTURAL ENGINEER Alliance Structural Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941 M.E.P. ENGINEER

Alliance Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

PULTE GROUP MID-ATLANTIC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031 703-934-9300

ARCHITECTURE

SYDNEY HOMES LAWRENCE

SCALE:

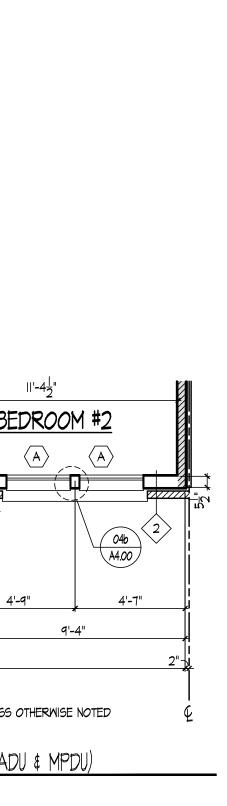
DATE: DRAWN BY CHECKED BY: JOB NO.:

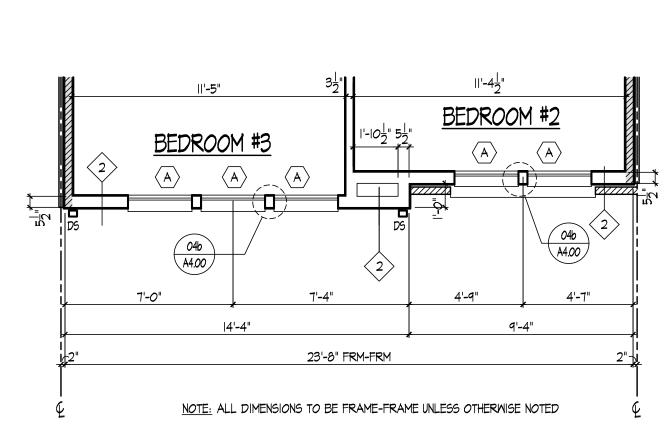
SUBMISSION/REVISION

IO/I3/2023 ISSUED FOR PERMIT

LAWRENCE II PARTIAL FLOOR PLANS

A1.02a





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

BEDROOM #2

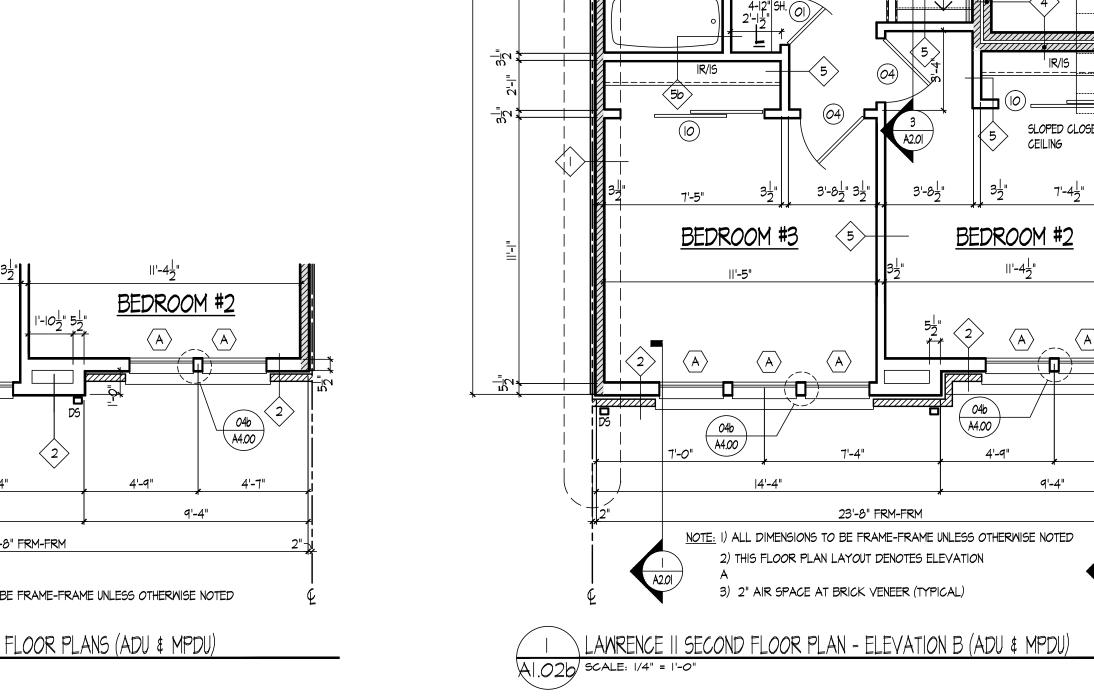
BEDROOM #3

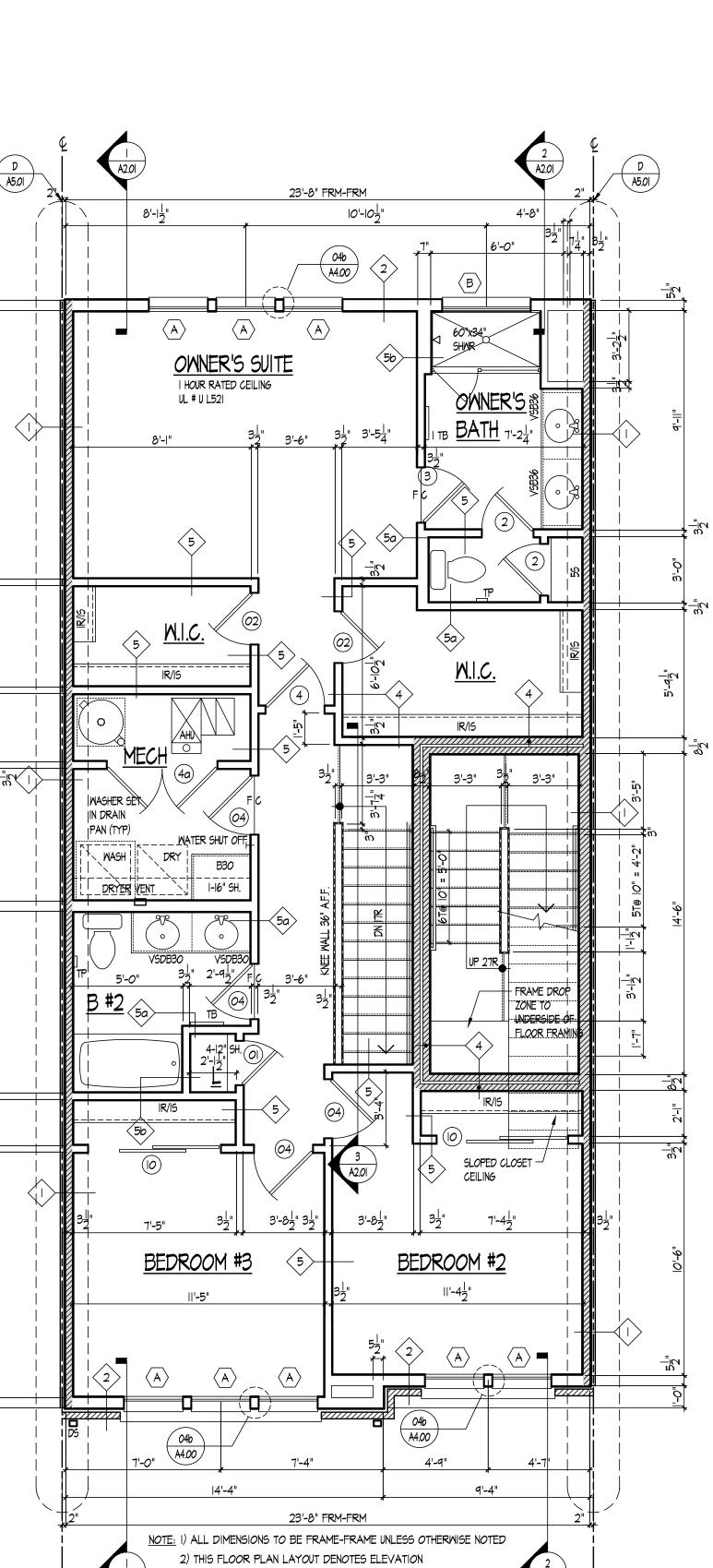
|4'-4"

3 LAWRENCE || PARTIAL SECOND FLOOR PLANS (ADU & MPDU)
A1.026 SCALE: 1/4" = 1'-0"

23'-8" FRM-FRM

NOTE: ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED





3) 2" AIR SPACE AT BRICK VENEER (TYPICAL)

PULTE GROUP MID-ATLANTIC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031 703-934-9300

ARCHITECTURE Pulte Group Mid-Atlantic 3201 Lee Highway, Suite 1000 Fairfax, VA 22031 703-934-9300

STRUCTURAL ENGINEER Alliance Structural Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

M.E.P. ENGINEER

Alliance Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 103-749-7941

> 'SYDNEY HOMES LAWRENCE

SCALE: DATE: DRAWN BY CHECKED BY:

JOB NO.:

SUBMISSION/REVISION

IO/I3/2023 ISSUED FOR PERMIT

LAWRENCE II SECOND FLOOR PLAN ADU & MPDU UNIT

A1.02b

FOR ILLUSTRATIVE PURPOSES ONLY

Community Planning & Development Services Received September 12, 2024 03 01 15 05 04 A4,00 A4,00 A4,00 A4,00 A4,00 — CONTINUOUS STRIP VENT AT——— UNDERSIDE OF BALCONY (TYP OF 3) <u>BALCONY</u> — BALCONY SPRINKLER 6'-2" THRU BULKHEAD 04b 5'-10" $\langle A \rangle$ 2 SYDNEY II THIRD FLOOR PLAN - OPTIONAL BALCONY A|.03 | SCALE: 1/4" = 1'-0" D A5.0l - BALCONY SPRINKLER <u>23'-8" FRM</u>-FRM / THRU BULKHEAD H A4.06 03 01 15 A4.00 A4.00 A4.00 04b A4.00 $\langle A \rangle$ <u>DEN</u> SAFETY GLASS PRE-ROCK AT 12" OVERHANG WCOUNTERTOP _ SUPPORT BRACKETS _ A 2 <u>GATHERING</u> 4'-9" 9'-4" 23'-8" FRM-FRM NOTE: I) ALL DIMENSIONS TO BE FRAME-FRAME UNLESS OTHERWISE NOTED

2) THIS FLOOR PLAN LAYOUT DENOTES ELEVATION F

3) 2" AIR SPACE AT BRICK VENEER (TYPICAL) PARTIAL THIRD LOOR PLAN -SYDNEY || THIRD FLOOR PLAN - ELEVATION F AI.03 SCALE: 1/4" = 1'-0" END CONDITION
SCALE: 1/4" = 1'-0" FOR ILLUSTRATIVE PURPOSES ONLY



ARCHITECTURE
Pulte Group Mid-Atlantic
3201 Lee Highmay, Suite 1000
Fairfax, VA 22031
703-934-9300

structural engineer
Alliance Structural Engineers, Inc.
12355 sunrise valley drive, suite 220
RESTON, VIRGINIA 20191
703-749-7941

M.E.P. ENGINEER

Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
103-149-1941

LAWRENCE II/SYDNEY II
PULTE HOMES

SCALE:

DATE:

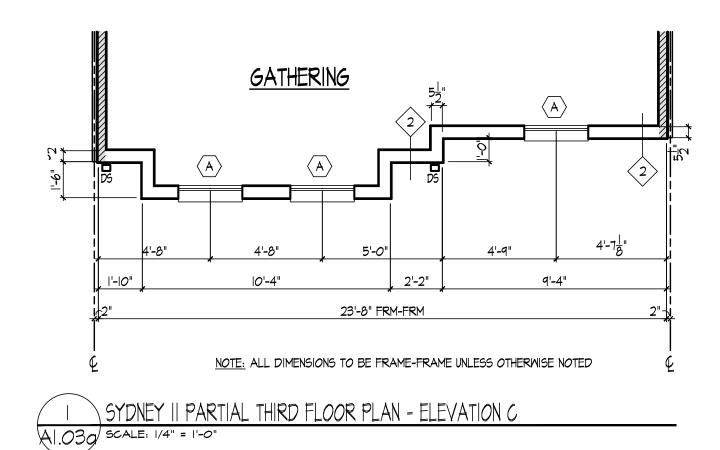
DRAWN BY

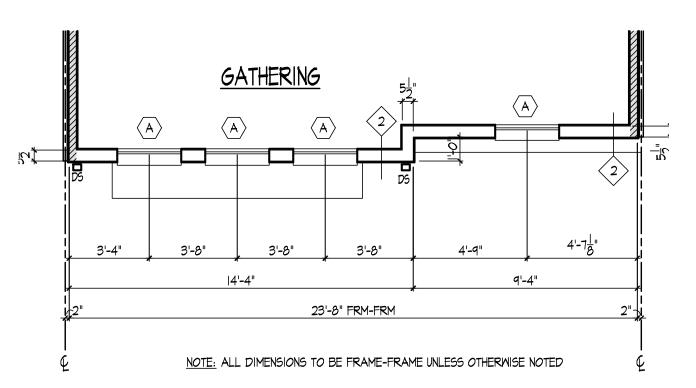
CHECKED BY: JOB NO.:

SUBMISSION/REVISION

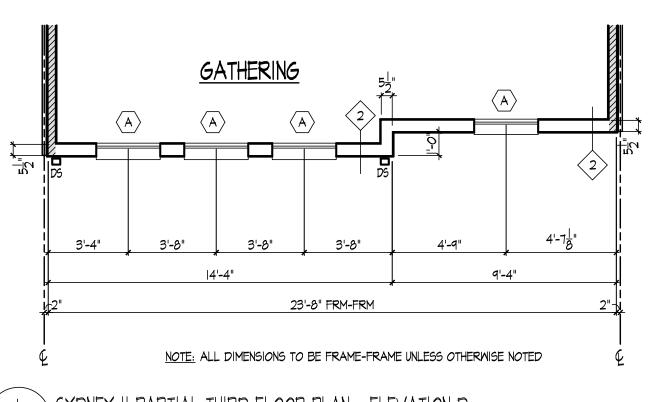
SYDNEY II THIRD FLOOR PLAN

A1.03

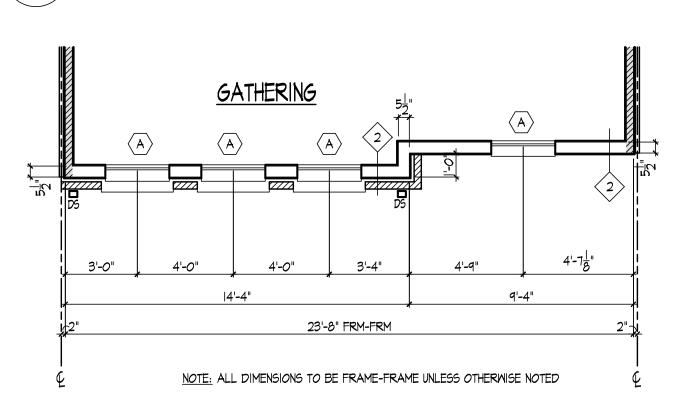




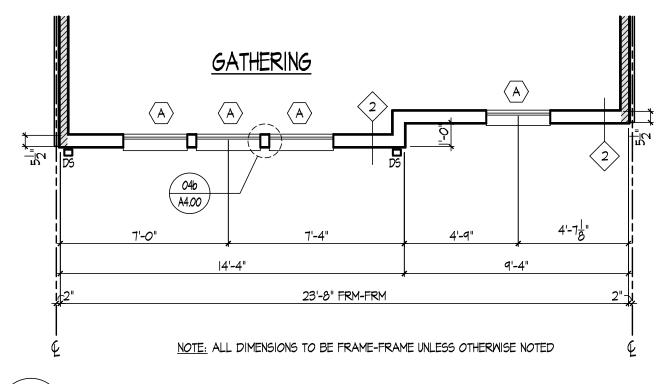




SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION D AI.030 SCALE: 1/4" = 1'-0"



SYDNEY II PARTIAL THIRD FLOOR PLAN - ELEVATION B



SYDNEY || PARTIAL THIRD FLOOR PLAN - ELEVATION A

Al. 030 SCALE: 1/4" = 1'-0"

PULTE GROUP MID-ATLANTIC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VIRGINIA 22031
703-934-9300

ARCHITECTURE
Pulte Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairfax, VA 22031
103-934-9300

structural engineer
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-749-7941

M.E.P. ENGINEER

Alliance Engineers, Inc.
12355 sunrise valley drive, suite 220
RESTON, VIRGINIA 20191
103-749-7941

LAWRENCE II/SYDNEY II
PULTE HOMES

SCALE:
DATE:

DATE:

DRAWN BY

CHECKED BY:

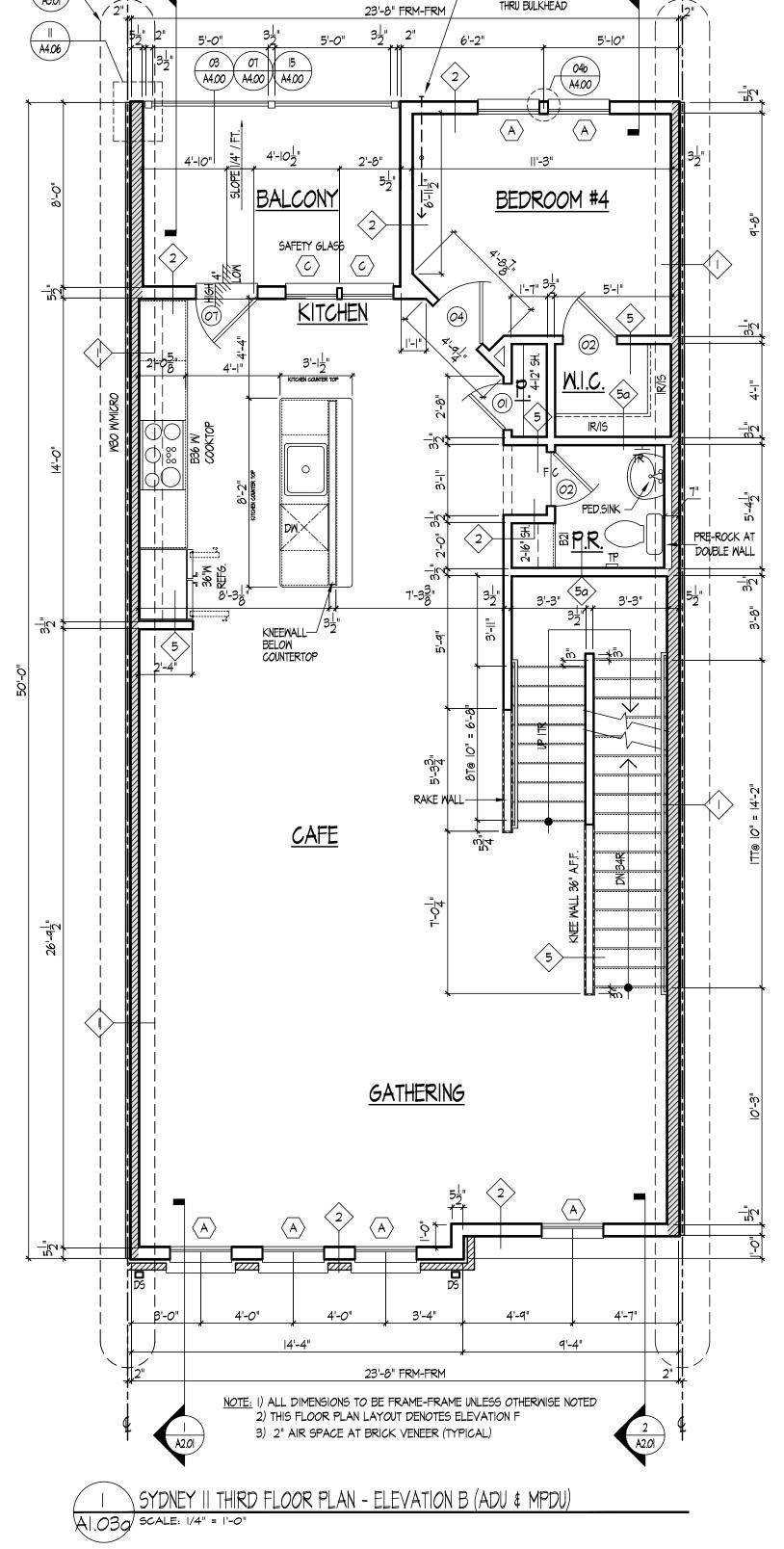
SUBMISSION/REVISION

JOB NO.:

SYDNEY 11
PARTIAL FLOOR PLANS

A1.03a

Community Planning & Development Services
Received
September 12, 2024 D A5.01



BALCONY SPRINKLER
THRU BULKHEAD

PULTE GROUP MID-ATLANTIC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031 103-934-9300

ARCHITECTURE Pulte Group Mid-Atlantic 3201 Lee Highmay, Suite 1000 Fairfax, VA 22031 703-934-9300

STRUCTURAL ENGINEER Alliance Structural Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

M.E.P. ENGINEER

Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-749-7941

/SYDNEY HOMES LAWRENCE

SCALE: DATE: DRAWN BY

JOB NO.:

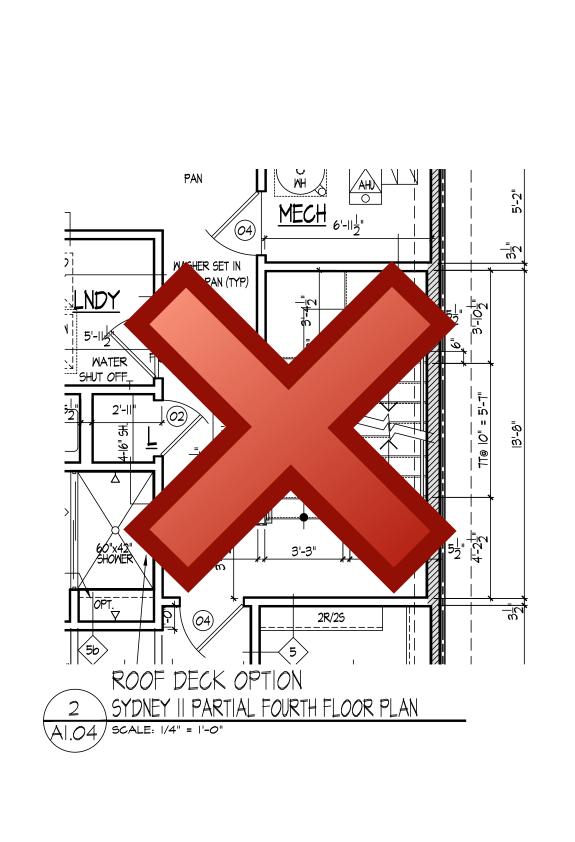
CHECKED BY:

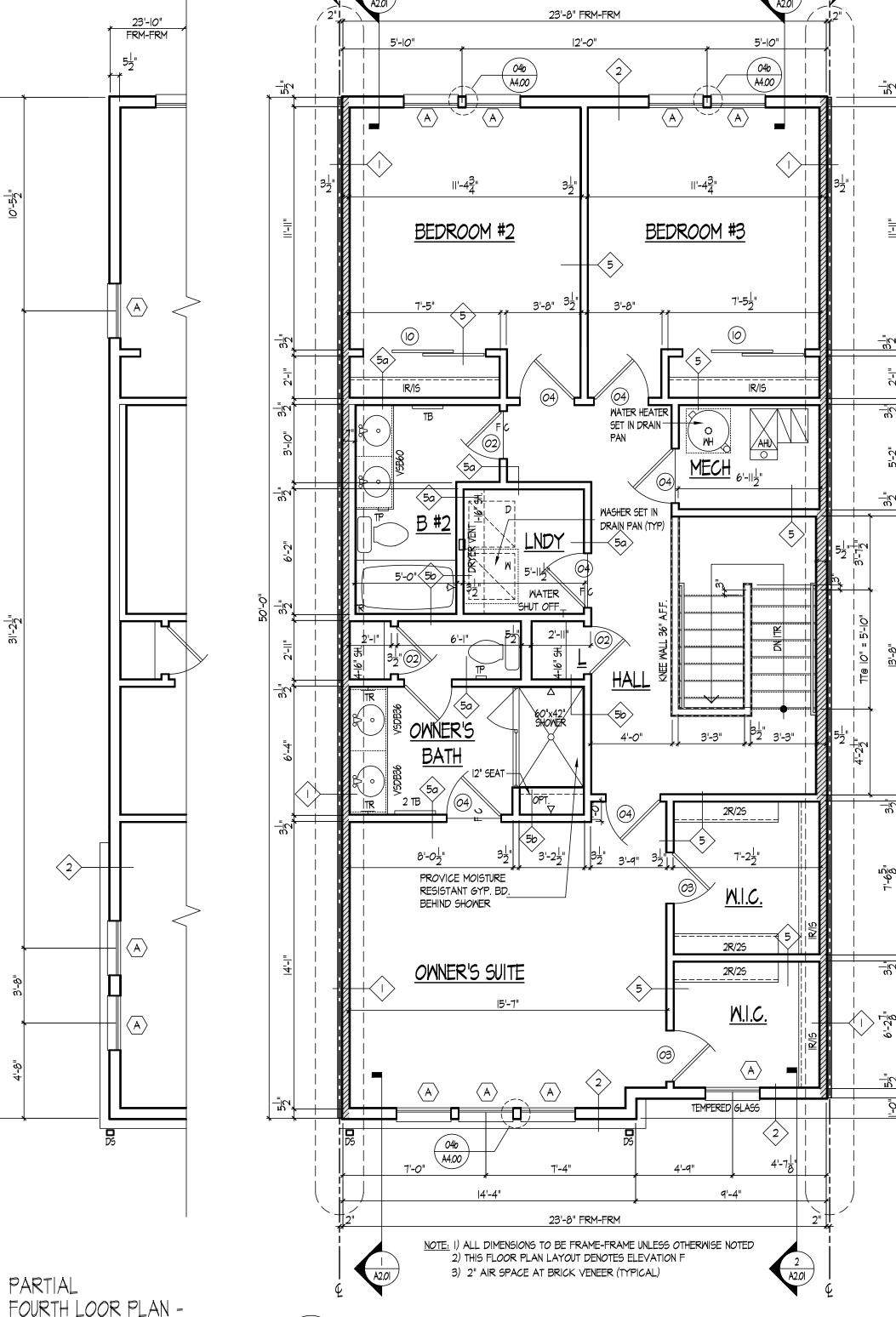
SUBMISSION/REVISION IO/I3/2023 ISSUED FOR PERMIT

SYDNEY II THIRD FLOOR PLAN

ADU & MPDU UNIT

A1.03b





D A5.0l

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

SYDNEY || FOURTH FLOOR PLAN - ELEVATION F A1.04 | SCALE: 1/4" = 1'-0"

PULTE GROUP MID-ATLANTIC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031 103-934-9300

ARCHITECTURE Pulte Group Mid-Atlantic 3201 Lee Highmay, Suite 1000 Fairfax, VA 22031 703-934-9300

STRUCTURAL ENGINEER Alliance Structural Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

M.E.P. ENGINEER

Alliance Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

> SYDNEY HOMES LAWRENCE

SCALE: DATE:

DRAWN BY CHECKED BY:

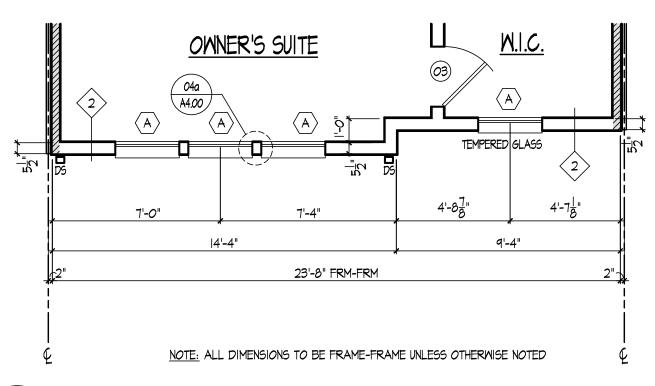
JOB NO.: SUBMISSION/REVISION

IO/I3/2023 ISSUED FOR PERMIT

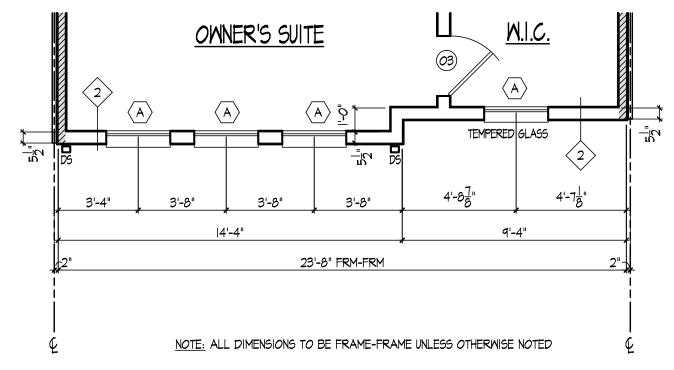
SYDNEY II FOURTH FLOOR PLAN

A1.04

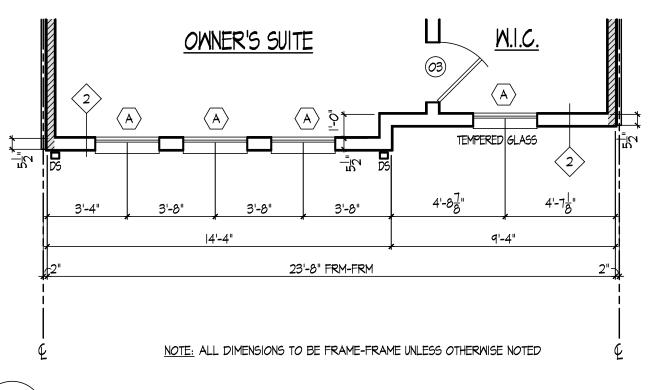
FOR ILLUSTRATIVE PURPOSES ONLY



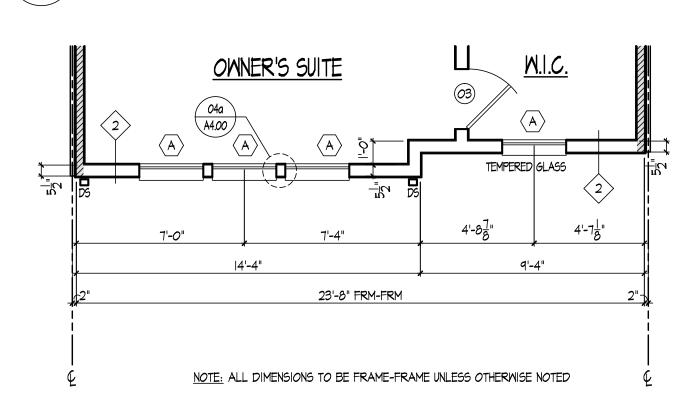




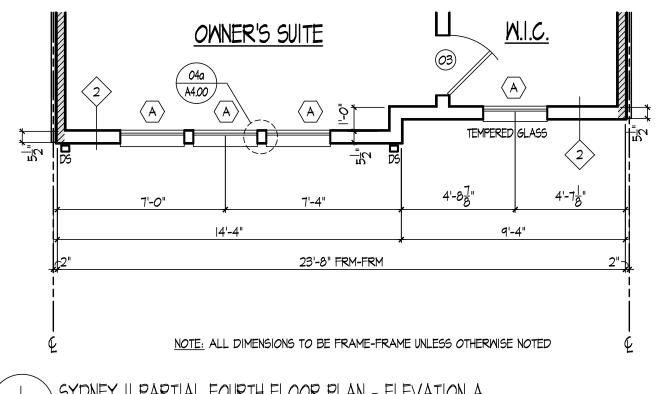
5 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION E AI.040 SCALE: 1/4" = 1'-0"



4 SYDNEY II PARTIAL FOURTH FLOOR PLAN - ELEVATION D A1.040 SCALE: 1/4" = 1'-0"



2 SYDNEY | PARTIAL FOURTH FLOOR PLAN - ELEVATION B



SYDNEY || PARTIAL FOURTH FLOOR PLAN - ELEVATION A

PULTE GROUP MID-ATLANTIC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VIRGINIA 22031
703-934-9300

ARCHITECTURE
Pulte Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairtax, VA 22031
703-934-9300

structural engineer
Alliance Structural Engineers, Inc.
12355 sunrise valley drive, suite 220
RESTON, VIRGINIA 20191
703-749-7941

M.E.P. ENGINEER

Alliance Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-749-7941

LAWRENCE II/SYDNEY II | PULTE HOMES

SCALE:

DATE:

DRAWN BY
CHECKED BY:

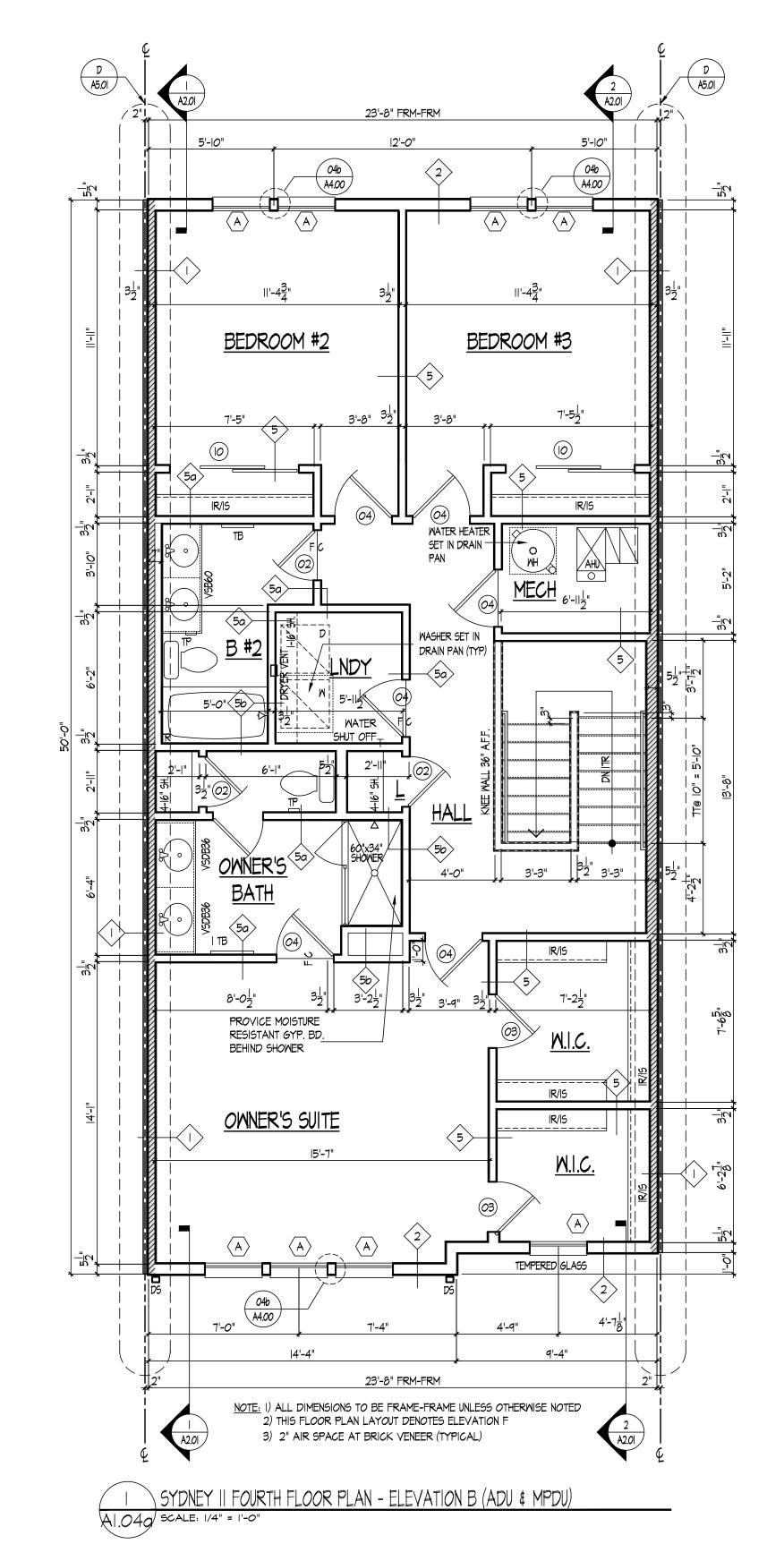
SUBMISSION/REVISION

JOB NO.:

SYDNEY II PARTIAL FLOOR PLANS

A1.04a

Community Planning & Development Services
Received
September 12, 2024



PULTE GROUP MID-ATLANTIC

9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VIRGINIA 22031
703-934-9300

ARCHITECTURE
PUILE Group Mid-Atlantic
3201 Lee Highway, Suite 1000
Fairfax, VA 22031
703-934-9300

STRUCTURAL ENGINEER
Alliance Structural Engineers, Inc.
12355 SUNRISE VALLEY DRIVE, SUITE 220
RESTON, VIRGINIA 20191
703-749-7941

ME.P. ENGINEER
Alliance Engineers, Inc.

12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 T03-749-7941

LAWRENCE II/SYDNEY II
PULTE HOMES

SCALE:
DATE:

DRAWN BY

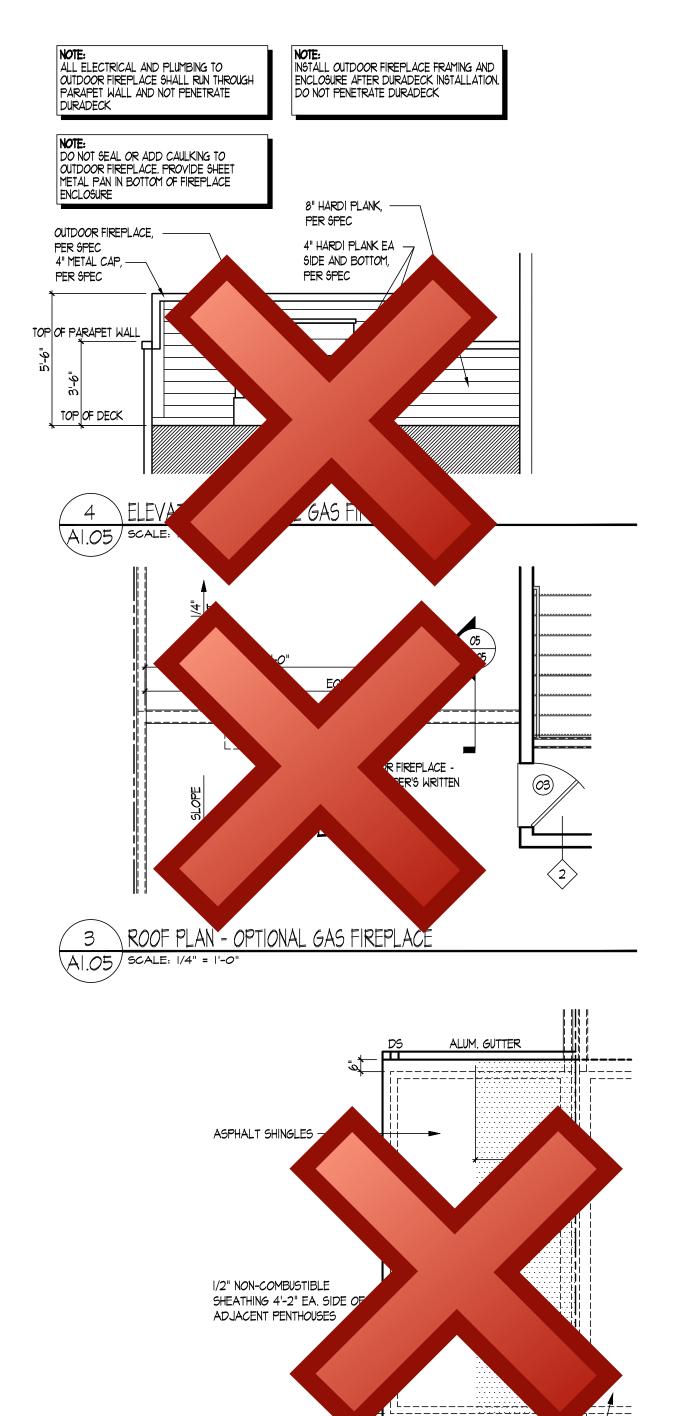
CHECKED BY:

JOB NO.:

SUBMISSION/REVISION

SYDNEY II
FOURTH FLOOR PLAN
ADU & MPDU UNIT

A1.04b



SEE STRIP PLANS FOR LOCATIONS OF ADJACENT PENTHOUSES

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

ROOF VENTING NOTES:

PER IBC 2018, SECT. 1202.3. UNVENTED ATTICS SHALL BE PERMITTED IN THE FOLLOWING CONDITIONS:

I: THE UNVENTED ATTIC IS WITHIN THE BUILDING THERMAL ENVELOPE. 2: NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE.

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 LOCS:

A1.05 | SCALE: 1/4" = 1'-0"

5.1.1 WHERE ONLY AIR-IMPEARMABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. (OCCUPIED DECKS W/ HABITABLE SPACES BELOW.)

5.1.2 COMBINATION: R-30 AIR-PERMEABLE INSULATION ON THE UNDERSIDE OF THE ROOF DECK AND R-15 MINIMUM RIDIG INSULATION INSTALLED DIRECTLY ABOVE THE ROOF DECK. (LOW-SLOPE, MEMBRANE ROOFED AREAS.)

2: NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE. 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

- DOWNSPOUT - SEE

+----

ELEVATIONS FOR LOCATION

OF THE INSULATION. 5: INSULATION TYPES AND LOCS: 5.1.1 WHERE ONLY AIR-IMPEARMABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. (OCCUPIED DECKS

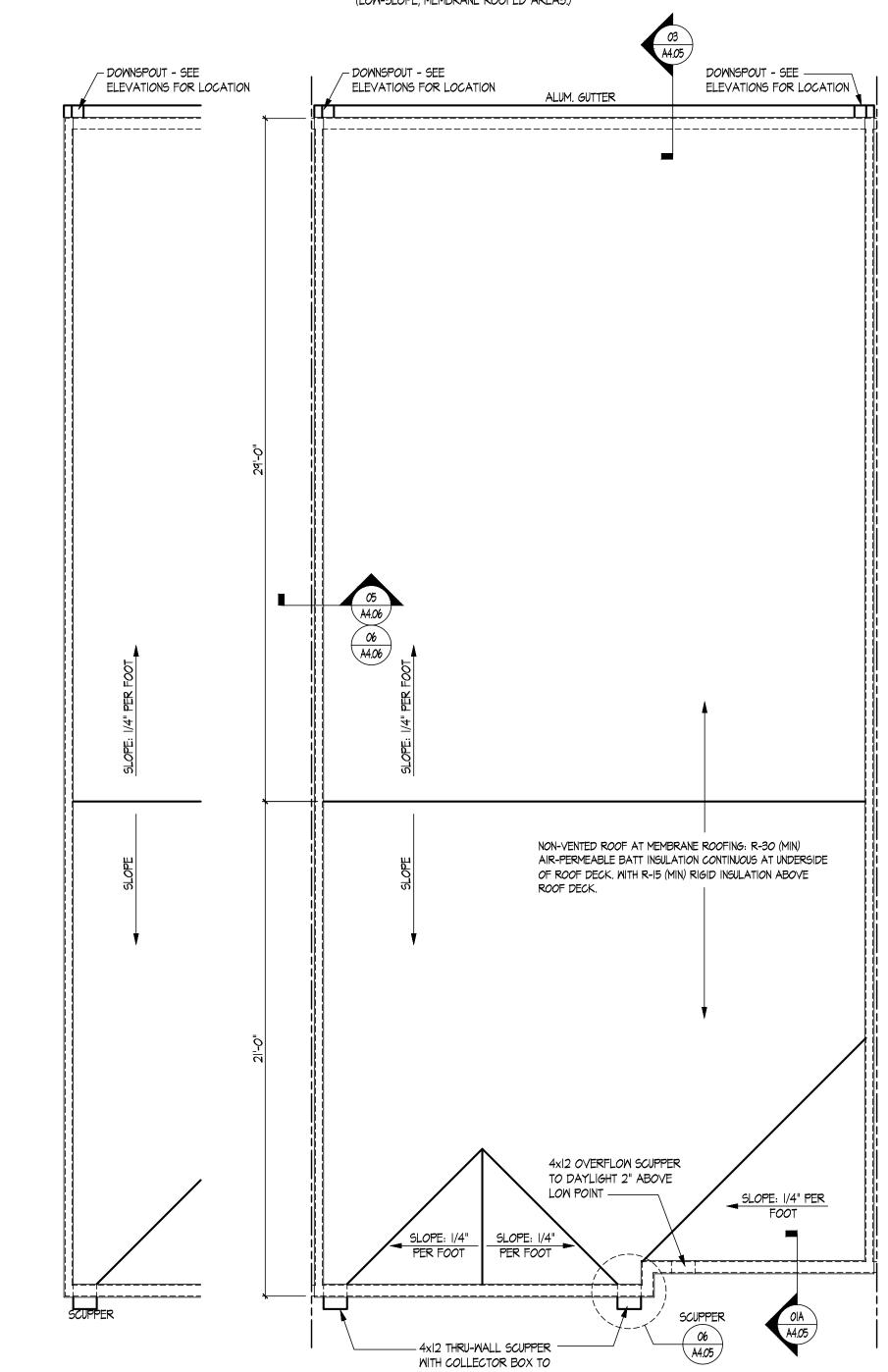
PER IBC 2018, SECT. 1202.3. UNVENTED ATTICS SHALL BE PERMITTED IN THE FOLLOWING CONDITIONS:

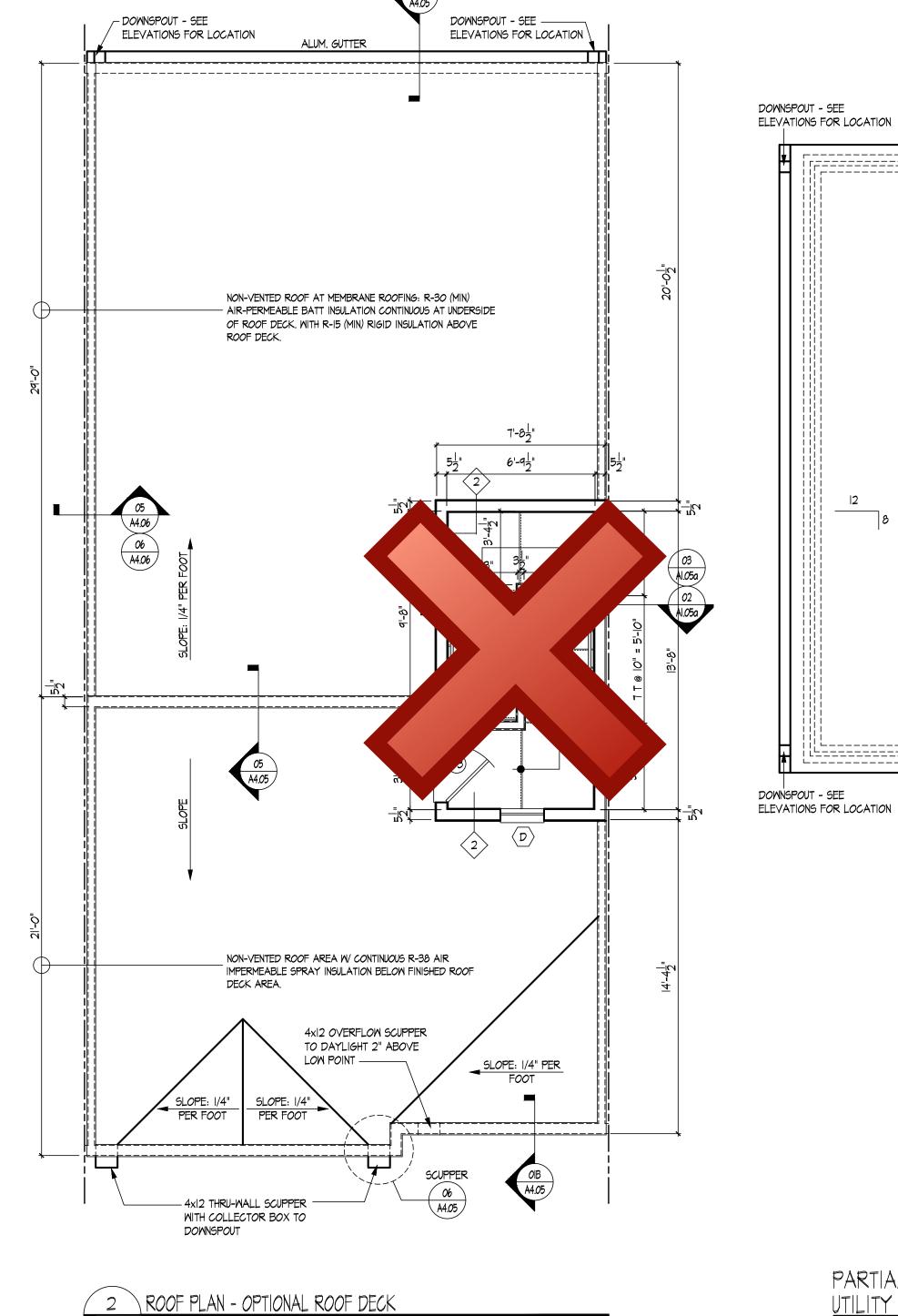
I: THE UNVENTED ATTIC IS WITHIN THE BUILDING THERMAL ENVELOPE.

5.1.2 COMBINATION: R-30 AIR-PERMEABLE INSULATION ON THE UNDERSIDE OF THE ROOF DECK AND R-15 MINIMUM RIDIG INSULATION INSTALLED DIRECTLY ABOVE THE ROOF DECK. (LOW-SLOPE, MEMBRANE ROOFED AREAS.)

ROOF VENTING NOTES:

W/ HABITABLE SPACES BELOW.)





PARTIAL ROOF PLAN -

SCUPPER

DOWNSPOUT - SEE

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

ROOF PLAN A|.05/ SCALE: 1/4" = 1'-0"

DOWNSPOUT



9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VIRGINIA 22031 703-934-9300

ARCHITECTURE Pulte Group Mid-Atlantic 3201 Lee Highway, Suite 1000 Fairfax, VA 22031 703-934-9300

STRUCTURAL ENGINEER Alliance Structural Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

M.E.P. ENGINEER

Alliance Engineers, Inc. 12355 SUNRISE VALLEY DRIVE, SUITE 220 RESTON, VIRGINIA 20191 703-749-7941

> SYDNEY \square AWRENCE

SCALE: DATE:

DRAWN BY CHECKED BY: JOB NO.:

SUBMISSION/REVISION

10/13/2023 ISSUED FOR PERMIT

ROOF PLANS

