TOTAL PARKING SPACES REQUIRED = 61.0 SPACES

COMMUNITY POOL, NON-ACCESSORY = 58.0 SPACES 406 PERSONS @ I SPACE PER 7 PERSONS 6 EMPLOYEES @ | SPACE PER 2 EMPLOYEES = 3.0 SPACES

TOTAL PARKING SPACES REQUIRED: SCHOOL & COMMUNITY POOL (18.0 + 61.0 = 79.0 SPACES)

PARKING SPACES PROVIDED: REGULAR PARKING SPACES = 63 SPACES ADA PARKING SPACES (8' x 18' w/ 8' AISLE MIN.) = 2 SPACES TOTAL PARKING SPACES PROVIDED = 65 SPACES

SCHOOL BICYCLE SPACES: 2 CLASSROOMS (2nd-5th) 2 SHORT TERM PER CLASSROOM = 4 SPACES 2 CLASSROOMS (2nd-5th) I LONG TERM PER CLASSROOM = 2 SPACES TOTAL BICYCLE SPACES REQUIRED - SCHOOL= 6 SPACES COMMUNITY POOL BICYCLE SPACES:

20,639 SF @ BLDG/POOL/ 2 SHORT TERM PER 2,000 SF = 2I SPACES DECK GFA 20,639 SF @ BLDG/POOL/ I LONG TERM PER 4,000 SF = 6 SPACES DECK GFA TOTAL BICYCLE SPACES REQUIRED - POOL = 27 SPACES

TOTAL BICYCLE SPACES REQUIRED: = 26 SPACES SCHOOL & POOL SHORT-TERM (4 + 21 = 25 SPACES)SCHOOL & POOL LONG-TERM (2+6=8) SPACES) = 8 SPACES TOTAL BICYCLE SPACES REQUIRED = 34 SPACES

BICYCLE SPACES PROVIDED: REQUIRED SCHOOL & POOL SHORT-TERM = 26 SPACES SCHOOL & POOL LONG-TERM = 8 SPACES TOTAL BICYCLE SPACES REQUIRED = 34 SPACES

PARKING DESIGN STANDARDS (25.16.06)

DRIVE AISLE WIDTH: 24 FT MIN. TWO WAY 24 FT MIN. ONE WAY 14 FT MIN 14 FT MIN. PARKING SPACES: PROVIDED 9 FT MIN. 18 FT MIN. LENGTH - PERPENDICULAR 18 FT MIN. LENGTH - PARALLEL 21 FT MIN. 21 FT MIN.

DEVELOPMENT STANDARDS

PRIVATE EDUCATIONAL INSTITUTION (PEI) IN THE R-90 ZONE LOT AREA - PEI (LEGAL CAPACITY 198 STUDENTS): 25.15.02.p.2.11.A 140,160 SF MIN. 140,515 SF 25.l5.02.p.2.ii.B 200 LF MIN. 497 LF LOT FRONTAGE - PEI: LOT WIDTH AT FRONT SETBACK LINE: 25.10.05.a 80 LF MIN. 495 LF LOT WIDTH AT FRONT LOT LINE: 25.10.05.a 25 FT MIN. 497 FT FRONT BUILDING SETBACK: 25.10.05.a 50 FT MIN. +/- IOO FT SIDE BUILDING SETBACK (EAST SIDE): 28 FT MIN. +/- I33 FT 25.10.05.q.ii.C REAR BUILDING SETBACK: +/- 53 FT 25.10.05.a.ii.C 50 FT MIN. 25.10.05.á BUILDING HEIGHT: 35 FT MAX. LOT COVERAGE (BUILDINGS): 25% MAX. OR 11.1% OR ^[2] 15.597 SF 35,129 SF MAX. IMPERVIOUS SURFACE IN THE FRONT YARD (51,226 SF): 25.10.05.a 30% MAX. OR

[1]40.3% OR +/- 15,368 SF MAX.^[3]+/- 20,857 SF SCHOOL DISTANCE TO PROPERTY LINE AND DWELLING: 25.15.02.p.3 NORTH (NELSON STREET RIGHT-OF-WAY) +/- 100 FT EAST (DWELLING) 125 FT MIN. +/- 175 FT SOUTH (PARKLAND PROPERTY LINE) 25 FT MIN. +/- 53 FT

[I] EXISTING CONDITION AFFIRMED FOR DECADES. NONCONFORMING ALTERATION APPLICATION SUBMITTED FOR CONSIDERATION WITH SITE PLAN APPROVAL.

[2] DOES NOT INCLUDE PREVIOUSLY APPROVED BUT UNBUILT POOLHOUSE SPX2023-00405. [3] FRONT YARD IMPERVIOUS SURFACE IS EXISTING & INCREASES TO PROVIDE PEDESTRIAN ACCESS TO

DEVELOPMENT STANDARDS

WEST (PARKLAND PROPERTY LINE)

NON-ACCESSORY SWIMMING POOL IN THE R-90 ZONE

METRIC	CODE REF.	REQUIRED	PROPOSED
LOT AREA - POOL (LEGAL CAPACITY 406 PERSONS):	25.15.02.p.2(a)	3.5 AC. MIN.	*3.23 AC.
LOT WIDTH AT FRONT SETBACK LINE:	25.10.05.a	80 LF MIN.	495 LF
LOT WIDTH AT FRONT LOT LINE:	25.10.05.a	25 LF MIN.	497 LF
FRONT BUILDING SETBACK:	25.10.05.a	30 FT MIN.	+/- 100 FT
SIDE BUILDING SETBACK:	25.10.05.a	II FT MIN.	+/- 133 FT
REAR BUILDING SETBACK:	25.10.05.a	25 FT MIN.	+/- 53 FT
BUILDING HEIGHT:	25.10.05.a	35 FT MAX.	17.6 FT
LOT COVERAGE (BUILDINGS):	25.10.05.a	25% MAX. <i>O</i> R	11.1% <i>o</i> r
		35,129 SF MAX.	., 15,597 SF
IMPERVIOUS SURFACE IN THE FRONT YARD (51,226 SF):	25.10.05.a	30% MAX. <i>O</i> R	[1]40.3% OR
		+/- 15,368 SF MAX	[^[2] +/- 20,857 S
POOL LEGAL CAPACITY:	25.03.03.c.8	405 PERSONS	[3]406 PERSON
POOL DECK SIZE (20 SF/PERSON @ 406 PERSONS):	25. <i>0</i> 3. <i>0</i> 3.c.9	8,120 SF MIN.	10,883 SF
POOL DISTANCE TO PROPERTY LINE AND DWELLING:	25.15.02.p.3		
NORTH (NELSON STREET RIGHT-OF-WAY)	•	75 FT MIN.	180 FT
EAST (DWELLING)		125 FT MIN.	275 FT
SOUTH (PARKLAND PROPERTY LINE)		25 FT MIN.	43 FT
WEST (PARKLAND PROPERTY LINE)		25 FT MIN.	65 FT
NUMBER OF PERSONS ALLOWED ON LOT:	25.15.05.a	406 PERSONS	406 PERSON

[I] PREVIOUSLY AFFIRMED EXISTING CONDITIONS. ANY NECESSARY NONCONFORMING ALTERATION (25,.08.06.b.3.d) APPLICATION WILL BE FILED AT TIME OF PROPOSED SCHOOL DEVELOPMENT.

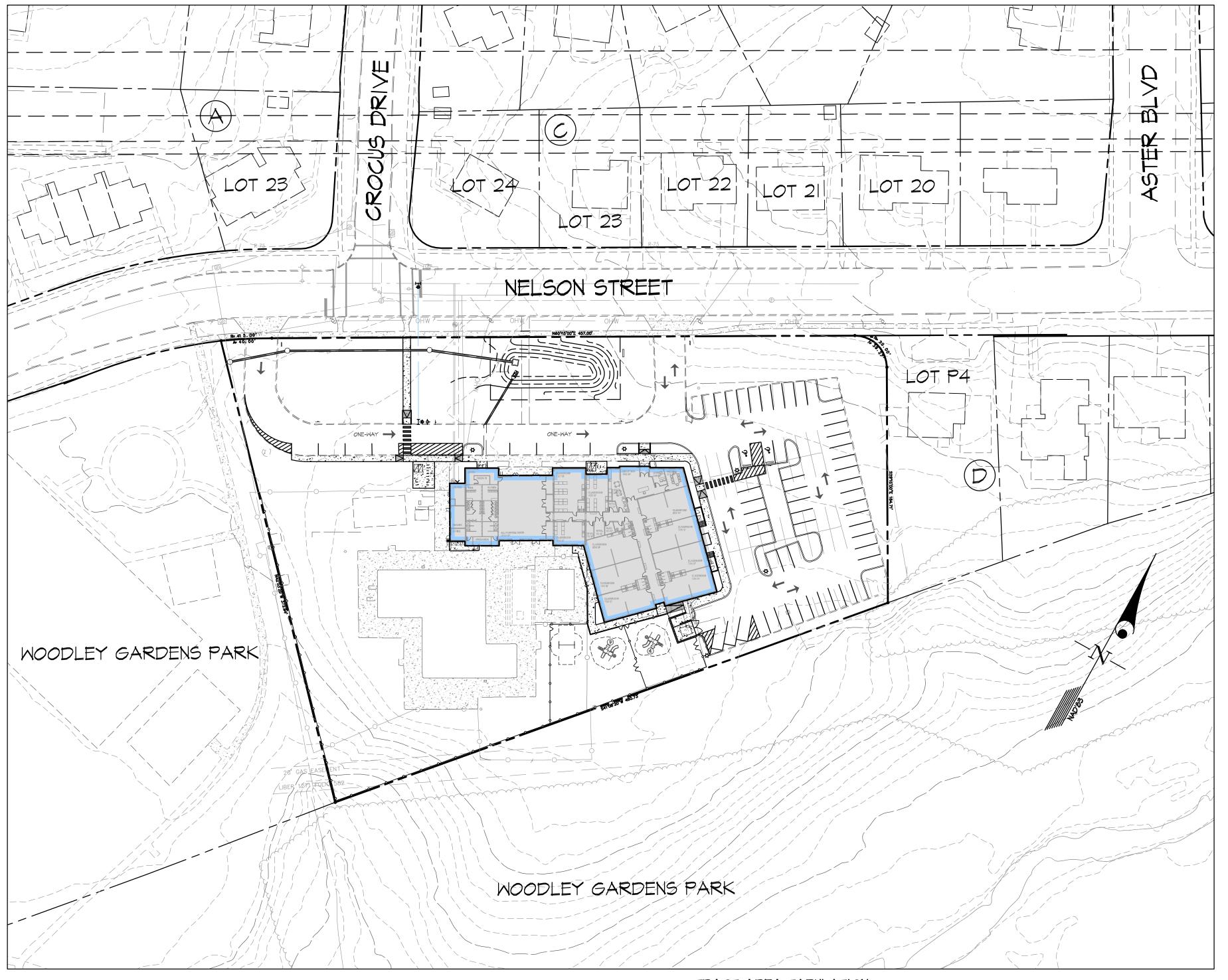
[2] FRONT YARD IMPERVIOUS SURFACE IS EXISTING & SLIGHTLY INCREASED TO PROVIDE ADA ACCESS TO THE FRONT DOOR AND STREET.

[3] THE WOODLEY GARDENS POOL HAS OPERATED AND RECEIVED PREVIOUS ENTITLEMENTS (SE/SP) AT A MAXIMUM CAPACITY OF 406 PERSONS. MCDHHS HAS INDICATED THAT THEIR RECORDS LIMIT CAPACITY AT 405 PERSONS WHICH MAY BE DUE TO ROUNDING. CITY CODE SECTION 25.03.03.c.8 ALLOW 414 PERSONS (3,861 SF < 5 FT POOL DEPTH, 1,287 SF >= 5 FT DEPTH AND TWO DIVING BOARDS FOR MAIN POOL) REGARDLESS, THIS APPLICATION REFLECTS, AND THE APPLICATION ACCEPTS, THE PREVIOUSLY APPROVED LIMITATION OF 406 PERSONS.

KAF

WOODLEY GARDENS

MAJOR SPECIAL EXCEPTION AMENDMENT SPX2024-XXXXX MINOR SPECIAL EXCEPTION AMENDMENT SPX2024-XXXXX LEVEL II SITE PLAN STP2024-XXXXX





+/- 134 FT

25 FT MIN.

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

REVISION

SHEET INDEX SHEET NAME

BY APP'R.

COVER SHEET APPROVAL SHEET SPECIAL EXCEPTION SITE PLAN SITE DETAIL SHEET SPECIAL EXCEPTION LANDSCAPE PLAN LANDSCAPE DETAIL SHEET FIRE ACCESS PLAN

Community Planning & Development Services February 22, 2024

TRACT AREA TABULATION

GROSS TRACT AREA (GTA) - PREVIOUS DEDICATIONS TO PUBLIC USE EXISTING LOT 6, BLOCK D (PLAT 11221) - PROPOSED DEDICATION TO PUBLIC USE NET LOT AREA (NLA) OF SUBJECT PROPERTY

* POSSIBLE PREVIOUS DEDICATIONS NOT IDENTIFIED. FURTHER DETERMINATION OF GROSS TRACT AREA IS UNNECESSARY FOR THIS APPLICATION.

= 140,515 SF OR 3.23 AC.

= 140,515 SF OR 3.23 AC.

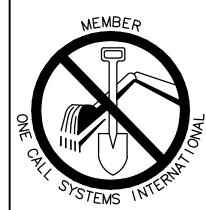
= 140,515 SF OR 3.23 AC.

<u> 0 SF OR 0.00 AC.</u>*

0 SF OR 0.00 AC.

Before You Dig

MISS UTILITY Service Protection Center



CALL TOLL FREE 1-800-257-7777

EXISTING UTILITY NOTES

I. FOR MARKING LOCATIONS OF EXISTING UTILITIES, NOTIFY "MISS UTILITY" AT I-800-257-7777, 48 HOURS PRIOR

2. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

3. FOR FIELD LOCATION OF GAS LINE SERVICES, NOTIFY WASHINGTON GAS LIGHT PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION.

4. OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE. GUTSCHICK, LITTLE & WEBER, P.A., SHALL BE NOTIFIED IMMEDIATELY OF ANY AND ALL UTILITY INFORMATION, OMISSIONS AND ADDITIONS

5. DUE TO THE PROXIMITY OF LIVE UNDERGROUND AND OVERHEAD UTILITIES, WE ARE NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY SUSTAINED DURING CONSTRUCTION BY ANY PERSONS, TRUCKS, TRAILERS, OR EQUIPMENT USED ON OR ADJACENT TO THE SITE.

SITE PLAN NOTES

I. THE PURPOSE OF THIS PLAN: A. MAJOR SPECIAL EXCEPTION AMENDMENT SPX2024-XXXX

PRIVATE EDUCATIONAL INSTITUTION. B. MINOR SPECIAL EXCEPTION AMENDMENT SPX2024-XXXX

NON- ACCESSORY SWIMMING POOL.

C. LEVEL II SITE PLAN STP2024-XXXX IMPLEMENTATION OF SPECIAL EXCEPTION SPX2024-XXXX & SPX2024-XXXX.

2. THE PROPERTY IS SUBJECT TO TWO PREVIOUS AND CURRENT SPECIAL EXCEPTION USES: 5-54-62 (SWIM CLUB) APPROVED IN 1962 AND SPX98-0274 (PEI) APPROVED IN 1999 AND MODIFIED SIX TIMES, MOST RECENTLY IN 2014 BY SPX2014-00388.

3. PROPERTY ADDRESS IS 850 NELSON STREET AND CURRENTLY IDENTIFIED AS LOT 6, BLOCK D, ROCKVILLE ESTATES ON PLAT 11221 RECORDED IN 1976.

4. BOUNDARY BY GLW 2023 AND BEST AVAILABLE GIS DATA.

5. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON THE COMPILATION OF FIELD SURVEY BY STANTEC, OCTOBER 2022, GLW 2024 AND BEST AVAILABLE GIS DATA.

6. THE PLANS HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A RECENT TITLE INVESTIGATION.

7. NATURAL RESOURCE INVENTORY CASE NUMBER FTP2007-00012 APPROVED *0*5/31/2*0*22.

8. THE USE WILL BE SERVED BY PUBLIC WATER AND SEWER.

9. THIS SITE IS IDENTIFIED AS FOCUS AREA AI IN THE WOODLEY GARDENS AND COLLEGE GARDENS PLANNING AREA (AREA 5) OF THE 2021 COMPREHENSIVE PLAN OF THE CITY OF ROCKVILLE.

IO. THIS SITE IS WITHIN THE WATTS BRANCH WATERSHED (CLASS I-P).

II. THERE ARE NO LOCALLY DESIGNATED HISTORIC SITES OR DISTRICTS CURRENTLY ON OR NEAR THE SUBJECT PROPERTY.

12. THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.

PROJECT TEAM

OWNER/APPLICANT **WOODLEY WAVES, LLC** 236 ANDERSON AVENUE

SUITE 250

CONTACT: MR. PETER CROMWELL PHONE: 240-271-4532

PHONE: (301) 421-4024

PLANNER/ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR: CONTACT: KEVIN FOSTER, RLA 3909 NATIONAL DRIVE TIM LONGFELLOW, P.E

BURTONSVILLE, MD 20866

ALEXANDRIA, VA 22314

ROCKYILLE, MD 20850

ARCHITECT PROJECT 308 DESIGN, PLLC 1737 KING STREET SUITE 308

CONTACT: CHRIS PENNDORF, AIA, NCARB WILL NORTON, AIA, CDI, LEED AP BD+C PHONE: (571) 458-7308

MONTGOMERY COUNTY, MARYLAND

BILL GRUENINGER, L.S.

ATTORNEYS:

SHULMAN ROGERS 12505 PARK POTOMAC AVENUE POTOMAC, MD 20854

CONTACT: NANCY REGELIN, ESQ. PHONE: (301) 230-5200

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29914

EXPIRATION DATE: JANUARY 20, 2026

COVER SHEET ZONING G. L. W. FILE No PREPARED FOR: 1" = 50'**WOODLEY GARDENS** 23100 WOODLEY WAVES LLC 850 NELSON STREET 236 ANDERSON AVENUE ROCKVILLE, MD. 20850 BLOCK "D", LOT 6 SHEET DATE TAX MAP - GRID ATTN: PETER CROMWELL ROCKVILLE ESTATES EMAIL: petercromwell@georgetownhill.com FEB., 2024 1 OF 8

ROCKVILLE ELECTION DISTRICT No. 06

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-418

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RLG 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186 KAF

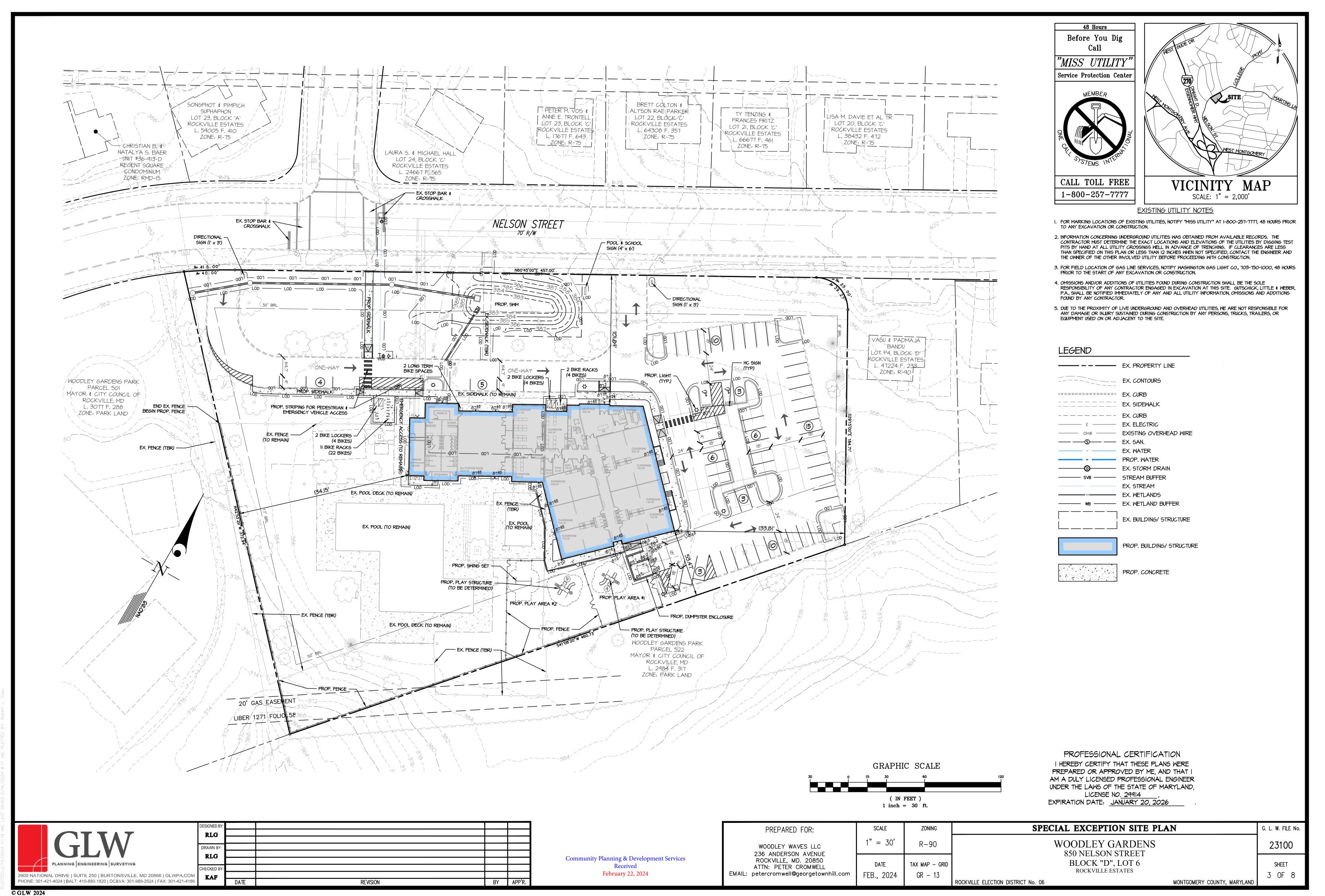
BY APP'R. REVISION

Community Planning & Development Services
Received February 22, 2024

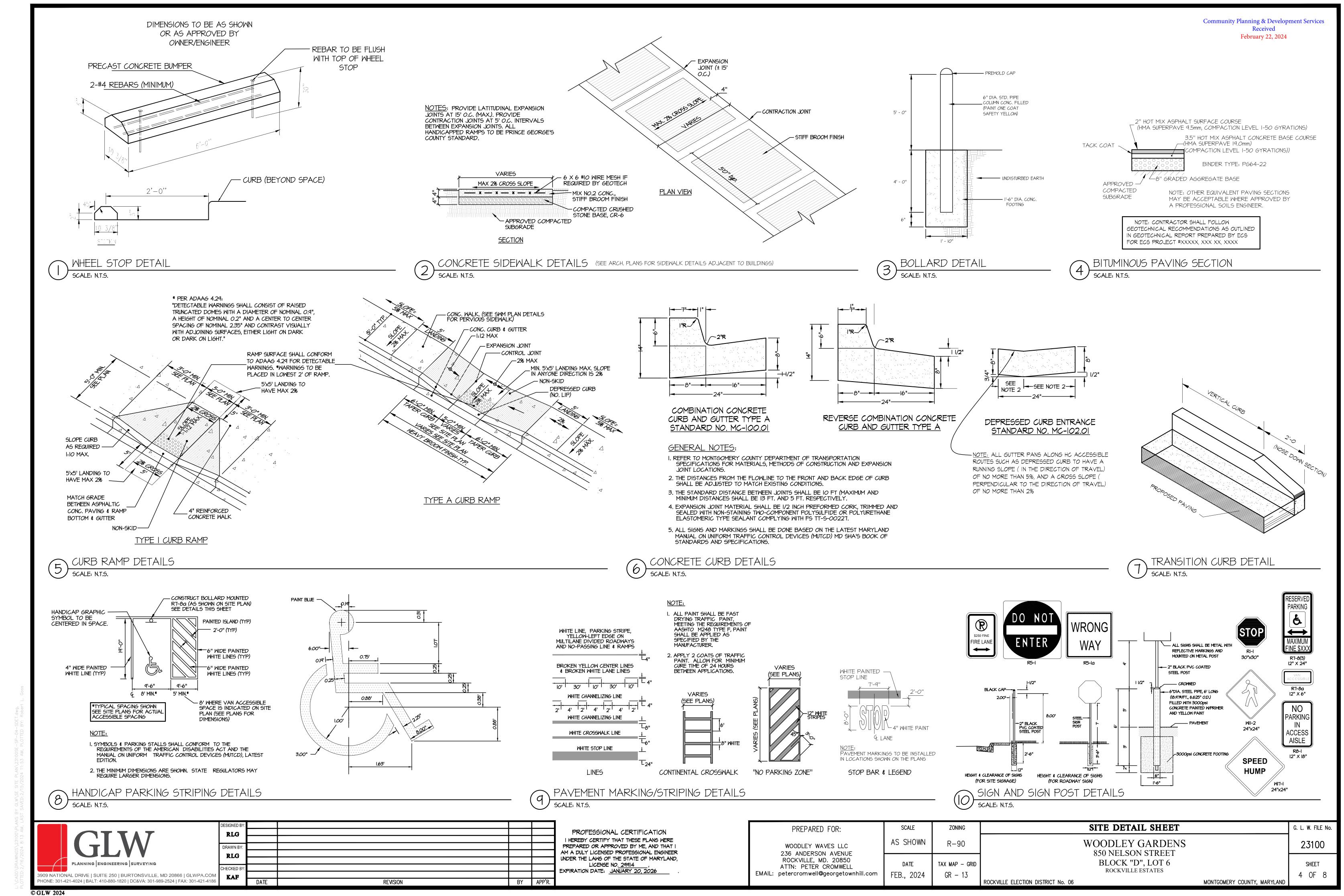
PREPARED FOR:	SCALE	ZONING	
WOODLEY WAVES LLC 236 ANDERSON AVENUE	AS SHOWN	R-90	
ROCKVILLE, MD. 20850 ATTN: PETER CROMWELL EMAIL: petercromwell@georgetownhill.com	DATE FEB., 2024	TAX MAP — GRID GR — 13	ROCKVILLE FLECTION DISTRICT N

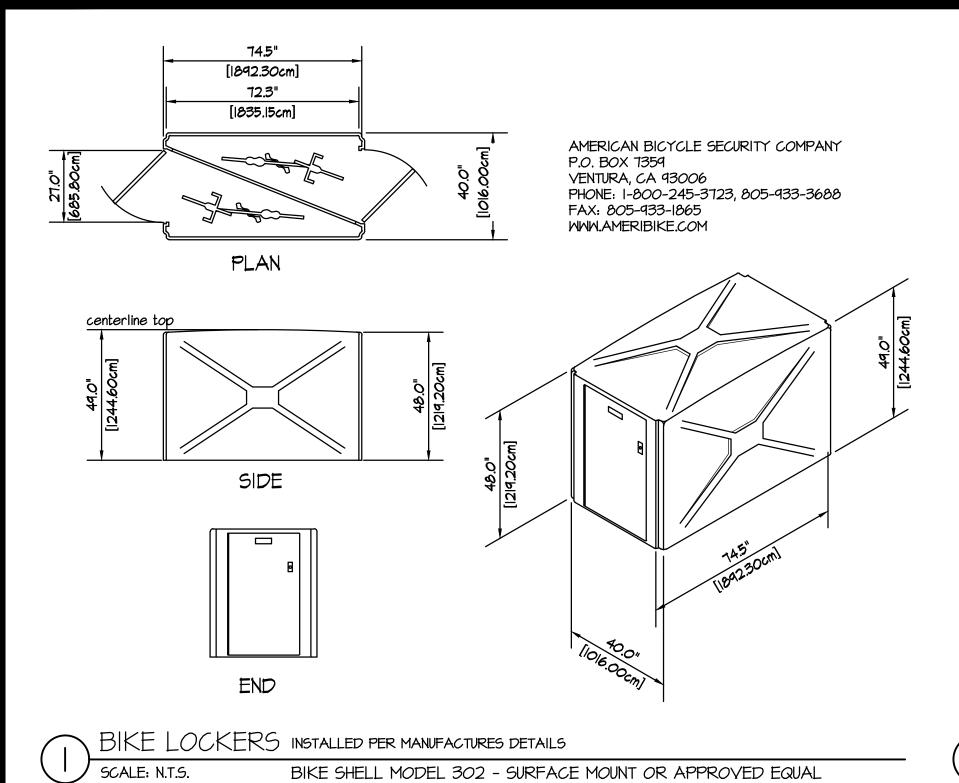
APPROVAL SHEET SCALE ZONING G. L. W. FILE No. WOODLEY GARDENS 850 NELSON STREET 23100 BLOCK "D", LOT 6
ROCKVILLE ESTATES SHEET 2 OF 8 ROCKVILLE ELECTION DISTRICT No. 06 MONTGOMERY COUNTY, MARYLAND

© GLW 2024



L:\CADD\DRAWINGS\23100\PLANS BY GLW\SE SITE PLAN\23100SE-SP-03-





BIKE SHELL MODEL 302 - SURFACE MOUNT OR APPROVED EQUAL

TOP VIEW FINISH GRADE EL. O'-O" DERO BIKE RACK CO. www.dero.com NOTES: I. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 DO NOT SCALE DRAWINGS.
 FREESTANDING RAIL MOUNT MODEL ALSO AVAILABLE. CONTACT THE MANUFACTURER.
 CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.CADdetails.com/info REFERENCE NUMBER 118-009. <u>SECTION</u> NOT TO SCALE

HOOP BIKERACK INSTALLED PER MANUFACTURES DETAILS

SCALE: N.T.S. MODEL HRHD-IG OR APPROVED FOU MODEL HRHD-IG OR APPROVED EQUAL

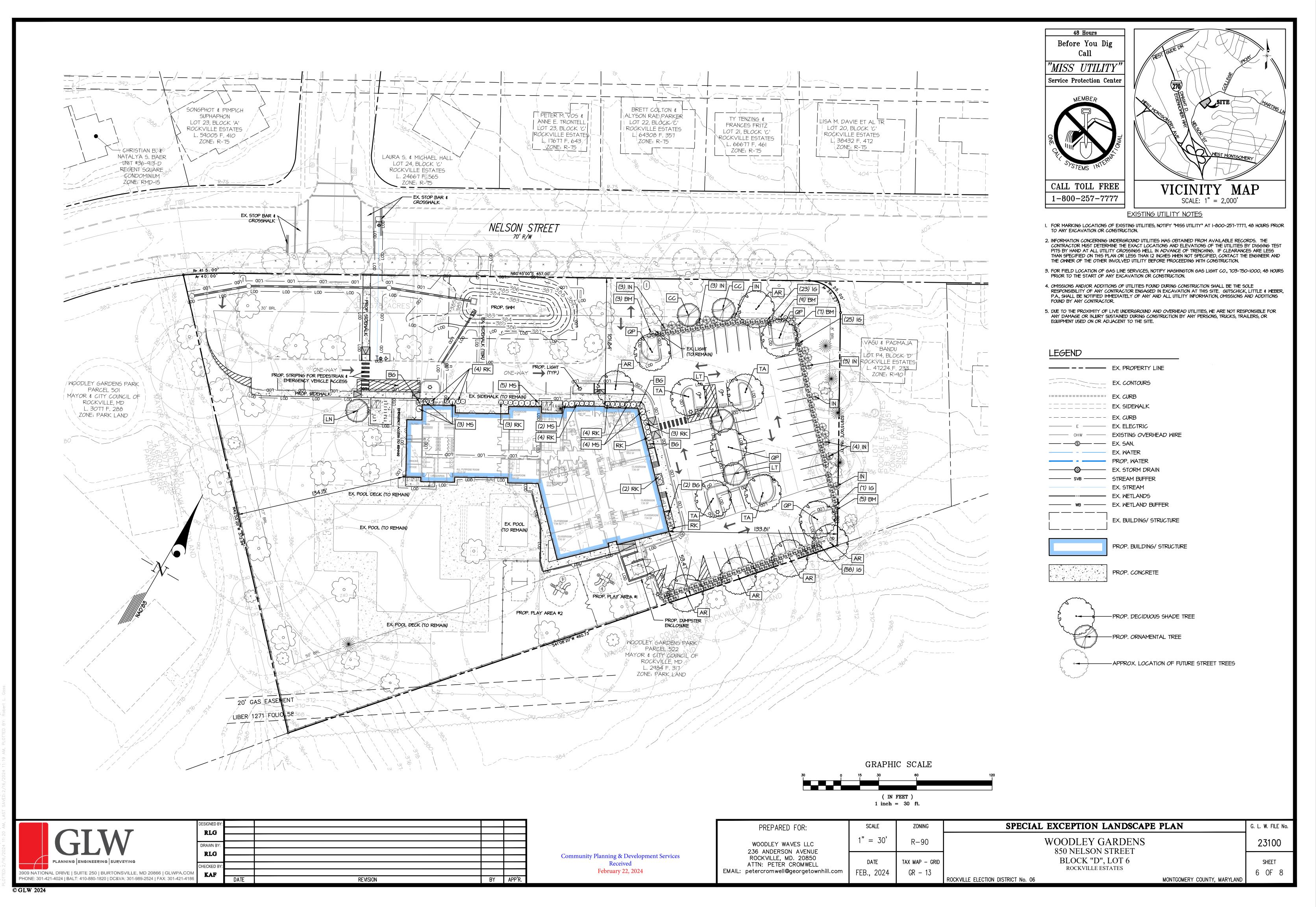
> PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29914 EXPIRATION DATE: JANUARY 20, 2026

RLG RLG CHECKED BY 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186 KAF BY APP'R. REVISION

Community Planning & Development Services	
Received	
February 22, 2024	EMAIL:

February 22, 2024

PREPARED FOR:	SCALE	ZONING	SITE DETAIL SHEET	G. L. W. FILE No.
WOODLEY WAVES LLC 236 ANDERSON AVENUE	AS SHOWN	R-90	WOODLEY GARDENS	
ROCKVILLE, MD. 20850 ATTN: PETER CROMWELL .: petercromwell@georgetownhill.com	DATE FEB., 2024	TAX MAP – GRID GR – 13	850 NELSON STREET BLOCK "D", LOT 6 ROCKVILLE ESTATES ROCKVILLE ELECTION DISTRICT No. 06 MONTGOMERY COUNTY, MARYLA	SHEET 5 OF 8



L:\CADD\DRAWINGS\23100\PLANS BY GLW\SE SITE PLAN\23100SE—SP—06—LF

INSTALLATION OF PLANT MATERIAL

- 1. The Permittee is responsible for obtaining the approved Forest Conservation Plan/Landscape Plan and providing a copy to the Landscape Contractor. The Permittee shall ensure that the Landscape Contractor can secure the plants shown the FCP/Landscape Plan. Plant substitutions are not allowed. It is strongly recommended that plant material be secured from supplier by the project start date.
- 2. A pre-planting meeting is required before installation of landscaping, afforestation, or reforestation. The applicant must schedule an on-site pre-planting meeting with the City Forestry Inspector. Attendees must include the Permittee, landscape contractor, and Forestry Inspector. Trees and shrubs shall conform to the current edition of the American Standard for
- 3. Comply with appropriate City Soil Specification: I. Soil Specification FOR TREE PLANTING WHERE EXISTING PAVEMENT OR OTHER IMPERVIOUS SURFACES WERE
 - PREVIOUSLY LOCATED OR WHERE EXISTING GREENSPACE HAS BEEN SEVERELY DEGRADED¹ Site preparation
 - a. Demolish existing impervious surface and remove all existing asphalt, concrete, stone and construction materials to expose subsoil free of debris. b. Excavate so that final planting bed will provide quality soil to a depth of forty-eight (48) inches, and to
 - a radius of 10' minimum or to new hard edge of planting bed, whichever is less. c. Loosen exposed subsoil below $48^{\prime\prime}$ by ripping $18^{\prime\prime}$ into the sub grade elevation.
 - d. Test to ensure that planting bed drains at a rate of at least 1 inch/per hour. e. Install imported soil to fill excavated planting bed. Imported soil shall have a texture of LOAM, per the
 - USDA soil classification system and a chemical composition compatible with healthy tree growth. When installing the soil, it should be installed in lifts or layers of < 12 inches (30 cm), tamping or watering (not both) between lifts to minimize potential settling.
 - 2. Immediately prior to installation of plant material, the soil must be tested and must have a pH range between 5.5 and 7 and a nutrient content which corresponds to an adequate rating, per current industry standards. Amend soil, if necessary, to achieve the current industry standard. 3. The Forestry Inspector may require additional soil specifications, based on site conditions.
 - II. Soil Specification FOR PLANTING WHERE EXISTING GREEN SPACE HAS NOT BEEN PROTECTED FROM CONSTRUCTION IMPACTS BUT IS NOT SEVERELY DEGRADED.
 - 1. Site Preparation: a. Remove all construction debris and top four to six inches of existing soil.
 - b. Test remaining existing soil to verify a pH range between 5.5 and 7, and has a nutrient content which corresponds to an adequate rating, per current industry standards. c. Apply four (4) inches of mature compost evenly over the entire planting surface. (4" = 12 Cubic
 - Yard/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install d. Till the compost into the existing soil to a minimum depth of thirty-six (36) inches using the city's soil
 - profile rebuilding specification. e. If soil does not meet nutrient standards, mitigate soil chemistry to meet the chemical parameters.
 - 2. The Forestry Inspector may require additional soil specifications, based on site conditions. III. Soil Specification FOR PLANTING WITHIN EXISTING GREEN SPACE AREAS WHICH HAVE BEEN PROTECTED FROM CONSTRUCTION IMPACTS (One of two options, as determined by Forestry Inspector) Refer to approved City of Rockville Detail A-7
 - 1. Test existing soil to verify it has a pH range between 5.5 and 7, and a nutrient content which corresponds to an adequate rating, per current industry standards. If soil does not meet nutrient standards, one of two options will be performed to mitigate the soil: a. Option 1- Till Method-Depth of tilling for planting must be at least twenty-four (24) inches:
 - yards/1,000 s.f.). Provide compost supplier information and specifications to the City Forestry Inspector for approval prior to install. ii. Till the compost into the existing soil to a minimum depth of twenty-four (24") inches.
 - b. Option 2 Aeration and Vertical Mulching i. Using a 2-3" Auger, drill a series of holes in the soil to a depth of twenty-four (24) inches. ii. Begin at the edge of the hole dug for the root ball and continue drilling at one-foot intervals

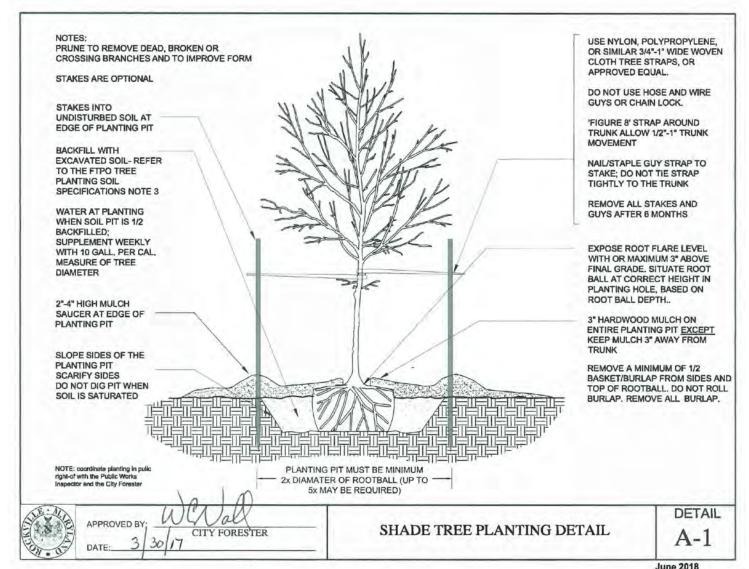
i. Apply four (4) inches of mature compost evenly over the entire planting surface (4" = 12 cubic

- (maximum), in concentric rings around the tree out to ten (10) feet from the tree. iii. Each hole must be refilled with mature compost.
- c. The Forestry Inspector may require additional soil specifications, based on site conditions. IV. Soil testing of the existing soil may be conducted with PRIOR approval from the City's Forestry Inspector to
- determine the number and location of the samples. The above requirements may be reduced if soil testing shows the following:
- 1. Soil pH is between 5.5 and 7 The top 24" of existing soil contains a minimum of 4-6% organic matter by weight
- The soil is free of contaminants . The soil texture is sandy loam or loam

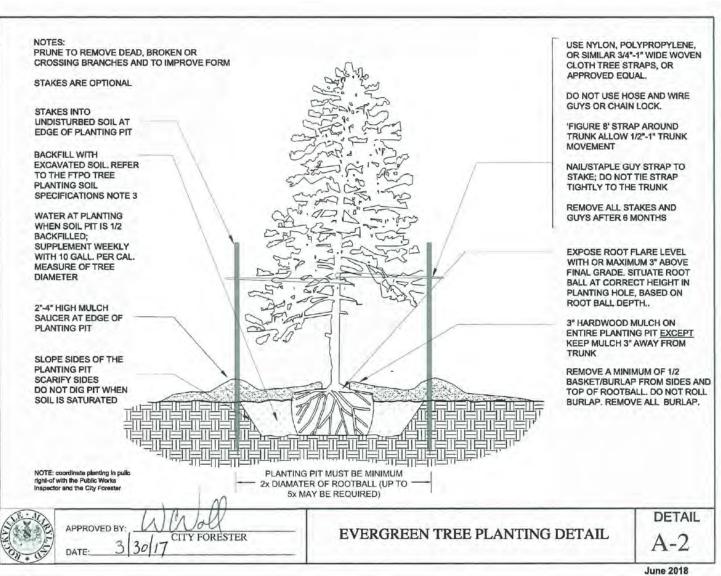
commercial soil testing facilities.

- The soil has an infiltration rate not less than 1" per hour 6. The soil does not contain debris or stones greater than one inch
- The soluble salt content is less than 3 dS/m 8. Consult the University of Maryland Extension website: http://extension.umd.edu/ for a listing of
- V. Soil preparation is required for street trees planted within the city's rights-of-way and private street trees, if they are part of the approved plan.
- 4. The depths and grades shown on plan drawings are final grades after settlement and shrinkage of the organic material. The contractor shall install the soil mix at a higher level to anticipate this reduction of volume. All grades are assumed to be 'as
- measured" to be prior to the addition of any surface compost till layer or mulch or sod. 5. All details of the planting plans regarding plant quality and proper planting will be discussed including but not limited to:
- Plant quality. b. Proper form for species.
- c. Proper ratio of caliper size/height to container size/root ball size. d. Proper pruning cuts if applicable in accordance with current ANSI A300 pruning standards (generally there should be no recent pruning).
- e. No co-dominant stems or multiple trunks (unless approved by FCP or by The Forestry Inspector). f. Sound graft union.
- g. Free of girdling roots, or the ability to remove girdling roots without damaging the tree. h. Trees shall be healthy, vigorous, insect/disease free, and without cankers/cracks or trunk damage.
- 6. Proper Installation a. Root flare no higher than 3 inches from existing grade.
- b. Exposed root flare (not graft); removing more than several inches of soil to expose the root flare may result in the rejection of the plant material.
- c. Wire baskets/twine/burlap removed from at least the top half of root ball, or as directed by Forestry Inspector. d. All burlap or twine removed completely.
- e. No hose and wire; staking and strapping per City planting detail. f. Planting Hole a minimum of twice the width of the root ball; could be greater. Planting detail assumes soil has
- been prepared per the city's specifications (Planting, #3). g. Mulched properly, per City planting detail.
- h. Wildlife protection installed, if required; type approved by the Forestry Inspector.
- 7. Trees not complying with the above requirements may be rejected at the discretion of the City Forestry Inspector. 8. Tree planting will generally not be permitted between the dates of June 1 and September 1, or when the ground is frozen.
- Topsoil
 - i. Soil can be considered topsoil if it originates from an A horizon of a natural soil or is a mineral soil with 4-6%% organic matter content, and a NRCS textural class similar to pre-development conditions A horizon soils for the site, or as specified by the City Forestry Division. The city Forestry Division will specify a LOAM texture in the absence of native conditions listed above. Blended soils shall not be used unless specified by
 - the City Forestry Division. In addition, topsoil shall: Be friable and well drained
 - 2. Have a pH between 5.5-7. 3. Have an organic matter content between 4-6%.
 - 4. Have low salinity as indicated by a soluble salt content which is less than 3 dS/m 5. Be free of debris, stone, gravel, trash, large sticks, heavy metals, and other deleterious
 - contaminants, (if screening is used to remove debris, screen size must be ¾ inch or larger). 6. Have a nutrient profile such that it has an adequate rating, per current industry standards.
 - 7. Be free of noxious weed seeds
 - . Compost shall be composed of leaves, yard waste, or food waste. Biosolid-based composts shall not be used. A compost sample with analysis shall be submitted for approval to the City Forestry Division before
 - ii. Stability refers to the rate of biological breakdown, measured by carbon dioxide release. Maturity refers to completeness of the aerobic composting process and suitability (lack of plant toxicity) as a plant growth media, often measured by ammonia release and by plant growth tests. Compost manufacturers that subscribe to the US Composting Council's testing program may document stability as compost testing 7 or below in accordance with TMECC 05.08-B, "Carbon Dioxide Evolution Rate". Maturity (suitability for plant growth) may be documented as compost testing greater than 80% in accordance with TMECC 05.05-A, "Germination and Vigor". Compost is considered mature and stable if it tests at 6.0 or higher on the Solvita Compost Maturity Index Rating, which is a combination of Carbon Dioxide and Ammonia Maturity Tests
 - (test information and equipment available at www.solvita.com). iii. Compost shall also be:
 - Free of weed seeds. 2. Free of heavy metals or other deleterious contaminants. 3. Have a soluble salt content which is less than 3 dS/m.
 - c. Severely Degraded Soil Soil shall be considered severely degraded if grade was lowered or raised more than 14 inches OR soil was compacted in lifts regardless of the final grade OR was used as a staging area for construction materials,

SEE FOREST CONSERVATION PLAN PLANTING NOTES FOR ADDITIONAL REQUIREMENTS. FOREST CONSERVATION PLANTING NOTES TAKE PRECEDENCE.



DECIDUOUS TREE PLANTING DETAIL FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER



VERGREEN TREE PLANTING DETAIL

NTS

NTS

PLANT SCHEDULE

(EY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS
AR	6	Acer rubrum 'October Glory' NATIVE	October Glory Red Maple	2-1/2"-3" cal., 12-14' ht.	B&B	Min. 6' branching ht.
QP	4	Quercus phellos NATIVE	Willow Oak	2-1/2"-3" cal., 12-14' ht.	B≰B	Min. 6' branching ht.
TA	4	Tilia americana NATIVE	American Linden	2-1/2"-3" cal., 12-14' ht.	B ₿	Min. 6' branching ht.
ORNA	MENTA	L TREES (5)				
		BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS
CC	2	Cercis canadensis NATIVE	Eastern Redbud	I-1/2"-1-3/4" cal., 7-9' ht.	B&B	Multi-Stem
LN	1	Lagerstroemia indica x 'Natchez'	Natchez Crape Myrtle	I-1/2"-1-3/4" cal., 7-9' ht.	B≰B	
LT	2	Lagerstroemia indica x 'Tuscarora'	Tuscarora Crape Myrtle	I-1/2"-1-3/4" cal., 7-9' ht.	B≰B	
			· · ·			
SHRU	BS (191)					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS
$\mathbf{B}\mathbf{M}$	24	Buxus microphylla	Wintergreen/Korean Boxwood	30-36" ht.	Cont.	
BG	5	Buxus microphylla var. japonica 'Green Beauty'		36-48" ht.	Cont.	
IG	113	llex qlabra 'Compacta' NATIVE	Compacta Inkberry Holly	30-36" ht.	Cont.	
IN	16	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	30-36" ht.	Cont.	
MS	12	Miscanthus sinensis 'Morning Light'	Morning Light Miscanthus	36-48" ht.	Cont.	
MO	21	Rosa 'Knock Out'	Knock Out Rose	30-36" ht.	Cont.	

TREE LIST

COMMON NAME | SCIENTIFIC NAME

INTERNAL LANDSCAPING OF SURFACE PARKING FACILITY - FRONT LOT								
PARKING LOT AREA: INTERIOR LANDSCAPE AREA REQUIRED: INTERIOR LANDSCAPE AREA PROVIDED:	+/- 6,226 SF 311 SF (5%) +/- 299 SF (4.8%)							

INTERNAL LANDSCAPING OF SURFACE PARKING FACILITY - EAST LOT	
INTERVIE ET NO SOTT THE STEET TOTAL	

- PARKING LOT AREA: INTERIOR LANDSCAPE AREA REQUIRED:
 - +/- 23,471 SF 1,174 SF (5%) +/- 2,988 SF (12.7%)

INTERNAL LANDSCAPING OF SURFACE PARKING FACILITY - COMBINED

- PARKING LOT AREA:
- INTERIOR LANDSCAPE AREA REQUIRED:

INTERIOR LANDSCAPE AREA PROVIDED:

- INTERIOR LANDSCAPE AREA PROVIDED:
- +/- 29,697 SF 1,485 SF (5%) +/- 3,287 SF (II.1%)

PROVIDED: 4 SHADE TREES, 58 SHRUBS

PERIMETER LANDSCAPE AREA ADJOINING STREET RIGHT-OF-WAY (I SHADE TREE AND 15 SHRUBS PER 40' OF PERIMETER)

- PARKING LOT AREA (EAST LOT LINE) IIO': REQUIRED: 3 SHADE TREES, 42 SHRUBS PROVIDED: *3 SHADE TREES, 42 SHRUBS
- * I EXISTING SHADE TREE, 2 PROP. ORNAMENTAL TREES AND I PROP. SHADE TREE

PERIMETER LANDSCAPE AREA ADJOINING ADJACENT PROPERTY - EAST (I SHADE TREE AND 15 SHRUBS PER 40' OF PERIMETER)

- PARKING LOT AREA (EAST LOT LINE) 140': REQUIRED: 4 SHADE TREES, 53 SHRUBS PROVIDED: *5 SHADE TREES, 53 SHRUBS * 5 EXISTING SHADE TREES BETWEEN LOT LINE AND PARKING LOT
- PERIMETER LANDSCAPE AREA ADJOINING NON-RESIDENTIAL ZONE PARK (I SHADE TREE AND 15 SHRUBS PER 35' OF PERIMETER) PARKING LOT AREA (SOUTH LOT LINE) 1351: REQUIRED: 4 SHADE TREES, 58 SHRUBS

				radius in feet		
1*	Scarlet Oak	Quercus coccinea	31	46.5	Some cavities in trunk, significant	75
3	White Pine	Pinus strobus	26	39.0	branch shedding, no response wood 15% LCR, significant branch shedding	82
4*	Silver Maple	Acer saccharirum	33	49.5	Large cavity in trunk, good response	85
6	Red Mulberrry	Morus rubra	Multi-Stem 8, 10, 6	15.0	wood. Irregular form, poor structure, moderate	41
9*	Northern Red Oak	Quercus rubra	33	49.5	decay Shallow roots, mower damage, large	85
10	Scarlet Oak	Quercus coccinea	25	37.5	deadwood 4",+ previous branch failure Significant decay at bole and structural	57
11	Silver Maple	Acer saccharirum	MS 24, 18, 12, 10.8	36.0	roots.large deadwood 6"/ REMOVED Half buried root flare, heavy load on	82
12	White Pine	Pinus strobus	26	39.0	base Girdling root internal decay,	85
13	Red Maple	Acer rubrum	25	37.5	minordeadwood/ REMOVED Compacted roots, cavities poor structure,	
14	,	Acer rubrum	26	39.0	previous branch failure Some poor branch connections. Small	88
	Red Maple				girdling roots	
15	Red Maple	Acer rubrum	20	30.0	Half buried root flare some trunk cavities good response wood /TBR	88
20*	Southern Red Oak	Quercus falcata	33	49.5	Compacted root zone	94
21*	Southern Red Oak	-	33	49.5	Compacted root zone	91
22	Southern Red Oak	Quercus falcata	27	40.5	Irregular form	78
23	Southern Red Oak	Quercus falcata	29	43.5	Mowerdamage	91
25*	Southern Red Oak	Quercus falcata	30	45.0	Minor deadwood	97
27*	Southern Red Oak	Quercus falcata	39	58.5	Minor deadwood	97
28*	Southern Red Oak	Quercus falcata	35	52.5		97
30*	Southern Red Oak	Quercus falcata	38	57.0	Minor deadwood	97
31	Southern Red Oak	Quercus falcata	23	34.5	Compacted root zone, deacayed topped trunk, dead	41
32	Pin Oak	Quercus palustris	19	28.5	Lopped canopy, half dead	50
33*	Scarlet Oak	Quercus coccinea	33	49.5	Minor deadwood	88
34	Scarlet Oak	Quercus coccinea	24	36.0	Poor root flare and growing space, half	44
35	Scarlet Oak	Quercus coccinea	28	42.0	gone canopy, Dead Half pruned on power line-side/ REMOVED	88
37	Northern Red Oak	Quercus rubra	28	42.0	Mower damage, pruning on power line side	82
39	White Pine	Pinus strobus	23	34.5	Root zone crowded, irregular trunk, significant deadwood	85
43	White Pine	Pinus strobus	17	25.5	Girdling roots, debris, significant	53
44	Black Cherry	Prunus serotina	12	18.0	dieback, 15% LCR Buried root flare, phototrophic lean, poor scaffold branches	56
45	Black Cherry	Prunus serotina	13	19.5	Buried root flare, phototrophic lean	69
48	White Pine	Pinus strobus	23	34.5	Slightly irregular form	88
50	White Pine	Pinus strobus	13	19.5	Girdling roots, 10% LCR	63
52	Southern Red Oak		24	36.0	Halfgone topped, Image amount of	32
53	Red Maple	Acer rubrum	25	37.5	decay/ REMOVED In planter box, large cavity, irregular	75
 59*	Soorlot Ook	Ouerque engines	46	60.0	form, dieback/ TBR Minor dead wood	
	Scarlet Oak	Quercus coccinea	46	69.0		88
62*	Scarlet Oak	Quercus coccinea	46	69.0	Shallow roots large leader failure minor dead wood	78
63* 65	Red Maple White Pine	Acer rubrum Pinus strobus	39 28	58.5 42.0	Good rootflare, deck over root zone Debris over root zone, irregular form/ TBR	82
67	Redbud	Cercis canadensis	5	7.5	SIGNIFICANT REPLACEMENT TREE	100
68	Northern Red Oak		8	12.0	Half buried root zone, possible girdling root/ SIGNIFICANT TREE REPLACEMENT	94
69	Scarlet Oak	Quercus coccinea	12	18.0	Crowded root zone, slightly irregular form	91
70	Black Locust	Robinia pseudoacacia	14	21.0	Slightly buried root zone, phototrophic	82
71	Tree of Heaven	Ailanthus altissima	10	15.0	Slightly buried root zone, phototrophic	60
72	Black Locust	Robinia pseudoacacia	10	15.0	Slightly buried root zone, phototrophic	57
73	Tree of Heaven	Ailanthus altissima	14	21.0	lean, irregular form Slightly buried root zone, phototrophic	63
74	Tree of Heaven	Ailanthus altissima	19	28.5	lean Buried root zone	82
75	Silver Maple	Acersaccharirum	22	33.0	Buried root flare, debris, phototrophic lean, vines, irregular form	75
76	Red Maple	Acer rubrum	25	37.5	Debris over root zone, irregular form, vines, some deadwood	75
77	London Planetree	Platanus x acerifolia	7	10.5	Small girdling roots	97
70	Scarlet Oak	Quercus coccinea	26	39.0	Covered in debris, vines, deadwood, poor branch connections	66
78					IDOOLDIANCE COURECTIONS	
78 79	Pin Oak	Quercus palustris	10	15.0	Large girdling roots	97

SIZE (DBH) inches | CRITICAL ROOT ZONE (CRZ) | CONDITION/ REMARKS

CTLA Rating

NOTE: SET ROOT BALL AT OR SLIGHTLY ABOVE FINISH GRADE. CONTAINERS TO BE REMOVED PRIOR TO PLANTING. SCARIFY ROOT EDGES TO STIMULATE GROWTH. 3" MULCH – AS SPECIFIED MOUNDED EARTH SAUCER EXISTING SOIL BACKFILL WITH PREPARED SOIL MIX 1/3 TOPSOIL, 1/3 EXISTING SOIL, 1/3 ORGANIC AMENDMENTS COMPACT SOIL MIX BELOW ROOTBALL	NOTE: PRIOR TO PLANTING CUT POT— BOUND ROOTS. AFTER PLANTING, THE ENTIRE GROUND COVER BED SHALL BE THOROUGHLY WATERED. 3" MULCH BACKFILL WITH PREPARED SOIL MIX — 1/3 TOPSOIL, 1/3 EXISTING SOIL, 1/3 ORGANIC AMENDMENTS SCARIFY TO 3" DEPTH UNDISTURBED SOIL
3 SHRUB PLANTING DETAIL	GROUNDCOVER PLANTING DETAIL NTS

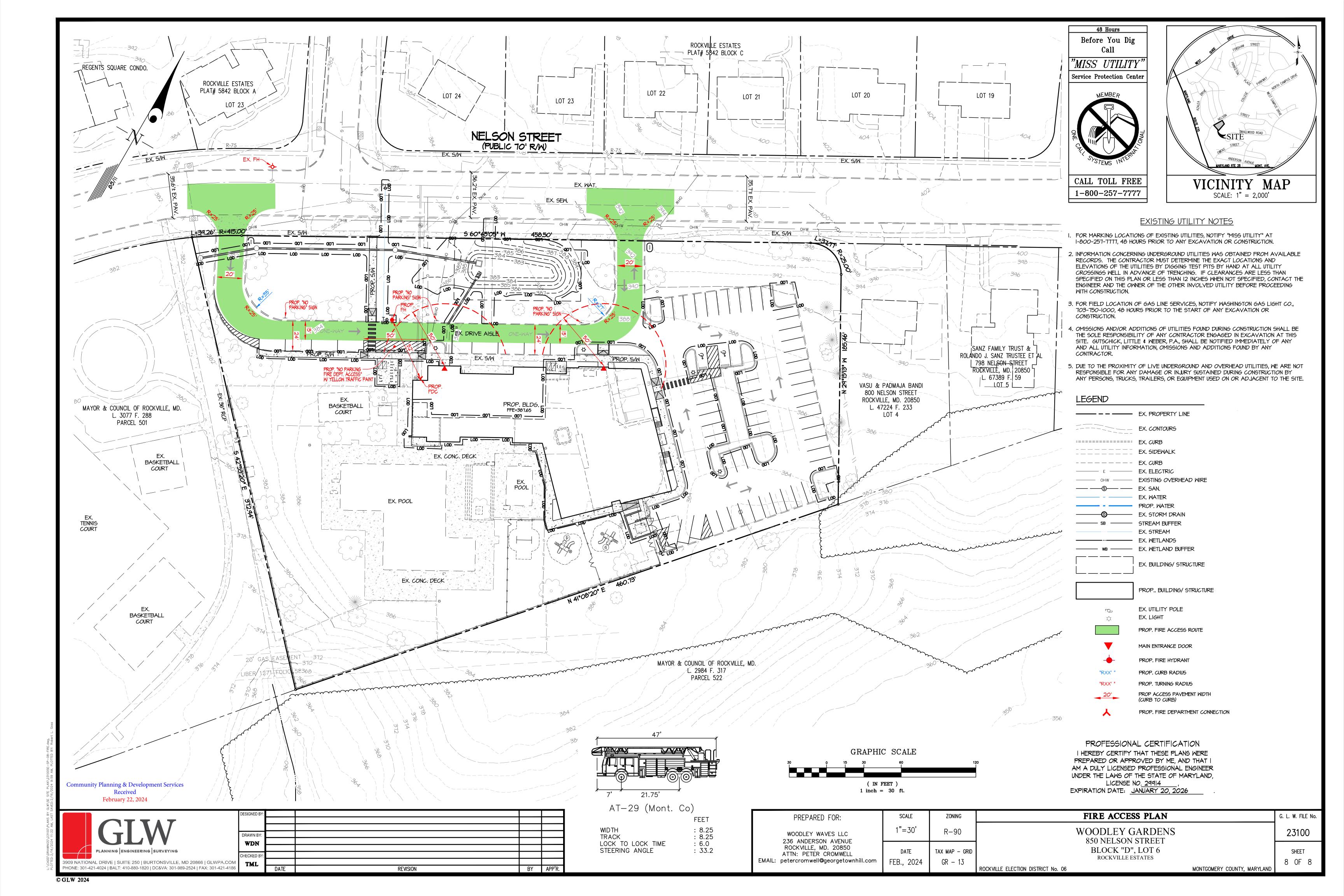
CILVV PLANNING ENGINEERING SURVEYING
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 2086

		_			
	DESIGNED BY:				
	RLG				
, , , , , ,					
TI.VV	DRAWN BY:				
	RLG				
PLANNING ENGINEERING SURVEYING					
	CHECKED BY:				
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 GLWPA.COM	KAF				
PHONE: 301-421-4024 BALT: 410-880-1820 DC&VA: 301-989-2524 FAX: 301-421-4186		DATE	REVISION	BY	APP'R.

Community Planning & Development Services Received February 22, 2024

PREPARED FOR:	SCALE	ZONING
WOODLEY WAVES LLC 236 ANDERSON AVENUE	AS SHOWN	R-90
ROCKVILLE, MD. 20850 ATTN: PETER CROMWELL EMAIL: petercromwell@georgetownhill.com	DATE FEB., 2024	TAX MAP – GR GR – 13

	SCALE	ZONING	LANDSCAPE DETAIL SHEET		G. L. W. FILE No.
	AS SHOWN	R-90	WOODLEY GARDENS 850 NELSON STREET		23100
m	DATE FEB., 2024	TAX MAP – GRID GR – 13	BLOCK "D", LOT 6 ROCKVILLE ESTATES		SHEET 7 OF 8
	•		ROCKVILLE ELECTION DISTRICT No. 06	MONTGOMERY COUNTY, MARYLAND	



February 22, 2024

GENERAL NOTES - NEW WORK

- 1. ALL BIDDERS SHALL IMMEDIATELY BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES OR CONDITIONS WHICH IN THE CONTRACTOR'S OPINION MAY AFFECT THE EXECUTION OF THE WORK.
- 2. ALL CONTRACTORS SHALL VISIT THE SITE TO DETERMINE WHETHER OR NOT NEW WORK MEANS & METHODS OF PROPOSED PROJECT EXECUTION WILL ENDANGER EXISTING STRUCTURES BY OVERLOADING, FAILURE, OR UNPLANNED COLLAPSE. ENSURE THAT NEW WORK OPERATIONS DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC.
- 3. NEW WORK MAY INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE AND/OR ADJACENT SUITES. ANY SUCH WORK SHALL BE EXECUTED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND SAFETY CODE REQUISITES, AND TO MEET OWNER OR OWNER'S REPRESENTATIVE'S APPROVAL. ALL WORK AS DESCRIBED IN THIS NOTE SHALL BE INCLUDED AS PART OF THE BASE CONTRACT PRICE.
- 4. CONTRACTOR SHALL NOTIFY LANDLORD OF ANY EXTERIOR OR UNDERGROUND UTILITY NEW WORK SCOPE REQUIRED FOR EXECUTION OF DEMOLITION SCOPE ILLUSTRATED HEREIN. CONTRACTOR SHALL TAKE ALL PRECAUTIONS REQUIRED TO PROTECT ALL UNDERGROUND OR OTHER CONCEALED UTILITIES, AND SHALL INSPECT CEILINGS AND CHASES TO ASSURE PROPER IDENTIFICATION OF EXISTING UTILITIES PRIOR TO CUTTING, PATCHING, CAPPING, ETC., AS REQUIRED AND INDICATED ON THE CONSTRUCTION DOCUMENTS.

VERIFY PARTITION AND OPENING LAYOUTS WITH ARCHITECT OR OWNER'S REPRESENTATIVE IN FIELD PRIOR TO PROCEEDING WITH INSTALLATION OF PARTITION FRAMING. THE RESPONSIBILITY FOR MEETING THE DESIGN INTENT EXPRESSED IN THESE DOCUMENTS REMAINS WITH THE CONTRACTOR.

- 6. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, CENTERLINE OF COLUMNS, OR CENTERLINE OF MULLIONS UNLESS OTHERWISE NOTED. DIMENSIONS MARKED AS "CLEAR", "HOLD", OR "ALIGN" SHALL TAKE PRECEDENCE OVER OTHER DIMENSIONS, NOTIFY ARCHITECT IMMEDIATELY OF DISCREPANCIES OR CONFLICTS WITH OTHER DIMENSIONS.
- 7. VERIFY PARTITION THICKNESS FOR CORRECT INSTALLATION OF DOOR FRAMES, JUNCTION BOXES, FIXTURES, FIRE EXTINGUISHER CABINETS ETC., AND FOR INTERNAL INCLUSIONS SUCH AS PLUMBING AND ELECTRICAL CONDUITS.
- 8. PARTITIONS ARE LAID OUT AT 90°, UNLESS OTHERWISE NOTED. 9. INTERIOR PARTITIONS ARE "G1" UNLESS OTHERWISE NOTED. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION AS REQUIRED. 10. TYPICAL DOOR LOCATION TO THE NEAREST RETURNING PARTITION TO BE
- 4" MEASURED FROM THE FACE OF THE PARTITION TO THE OUTER EDGE OF JAMB AT HINGE SIDE, ALLOWING THE DOOR FOR A 90° SWING, UNLESS OTHERWISE NOTED. 11. PROVIDE APPROPRIATE PHYSICAL ISOLATION OF METALS IN CONTACT
- WITH DISSIMILAR METALS OR IN CONTACT WITH CEMENT BASED MATERIALS TO AVOID GALVANIC ACTION OR CORROSION.
- 12. INSTALL BLOCKING OR GROUNDS AT ALL PARTITIONS TO RECEIVE WALL-HUNG ELEMENTS, INCLUDING BUT NOT LIMITED TO CASEWORK, SHELVING, EQUIPMENT, ART DISPLAYS, LIGHT FIXTURES, AND BULLETIN BOARDS. PARTITIONS AT WALL CABINETS AND COUNTERS SHALL RECEIVE HORIZONTAL BLOCKING FOR STABILITY AS REQUIRED.
- 13. PROVIDE FIRE EXTINGUISHERS AS INDICATED ON PLAN & AS REQUIRED BY LOCAL JURISDICTION HAVING AUTHORITY. 14. ALL MILLWORK TO BE SEATED ON TOP OF SCHEDULED FLOOR FINISH
 - UNLESS OTHERWISE NOTED. 15. ALL ACCESS PANEL LOCATIONS REQUIRED BY LOCAL JURISDICTION
 - HAVING AUTHORITY SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO INSTALLATION.
 - 16. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH <u>IBC</u> SECTION 803 AND SHALL BE CLASS C (FLAME-SPREAD INDEX76-200, SMOKE-DEVELOPED INDEX 0-450), OR BETTER, WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. INTERIOR FLOOR FINISHES SHALL COMPLY WITH IBC SECTION 804, INCLUDING DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D 2859. PROVIDE SUPPORTING DOCUMENTATION INDICATING TESTING CRITERIA TO BUILDING CODE OFFICIALS UPON REQUEST.
 - 17. PROVIDE FIRESTOPPING TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479 @ ALL PENETRATIONS IN FIRE RATED WALL ASSEMBLIES, IN ACCORDANCE WITH IBC SECTION 714.3.1.2. SEE SHEET GOO3 FOR ADDITIONAL INFORMATION RELATED TO ACCEPTABLE FIRESTOPPING ASSEMBLIES BASED ON SURROUNDING CONSTRUCTION.

SHEET KEYNOTES - PLAN

Key Value **Keynote Text**



PROJECT 308 DESIGN, PLLC 1737 KING STREET SUITE 308 ALEXANDRIA, VA 22314

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PROJECT INFORMATION

GHES DAYCARE FACILITY & WOODLEY GARDENS POOL HOUSE 850 NELSON STREET ROCKVILLE, MD 20850

CLIENT INFORMATION

Making Waves, LLC 850 Nelson Street Rockville, MD 20850

CIVIL ENGINEERING

Gutschick, Little & Weber, P.A. 3909 National Drive Suite 250

Burtonsville, MD 20866 STRUCTURAL ENGINEERING

Linton Engineering 46090 Lake Center Plaza Suite 309

Potomac Falls, VA 20165 MEP ENGINEERING

Engenium Group

655 New York Avenue, NW Suite MZ02 Washington, DC 20001

DATE

No. DESCRIPTION **REVISIONS**

PROFESSIONAL SEAL

PROJECT NUMBER

PROJECT STATUS

CONCEPT DESIGN

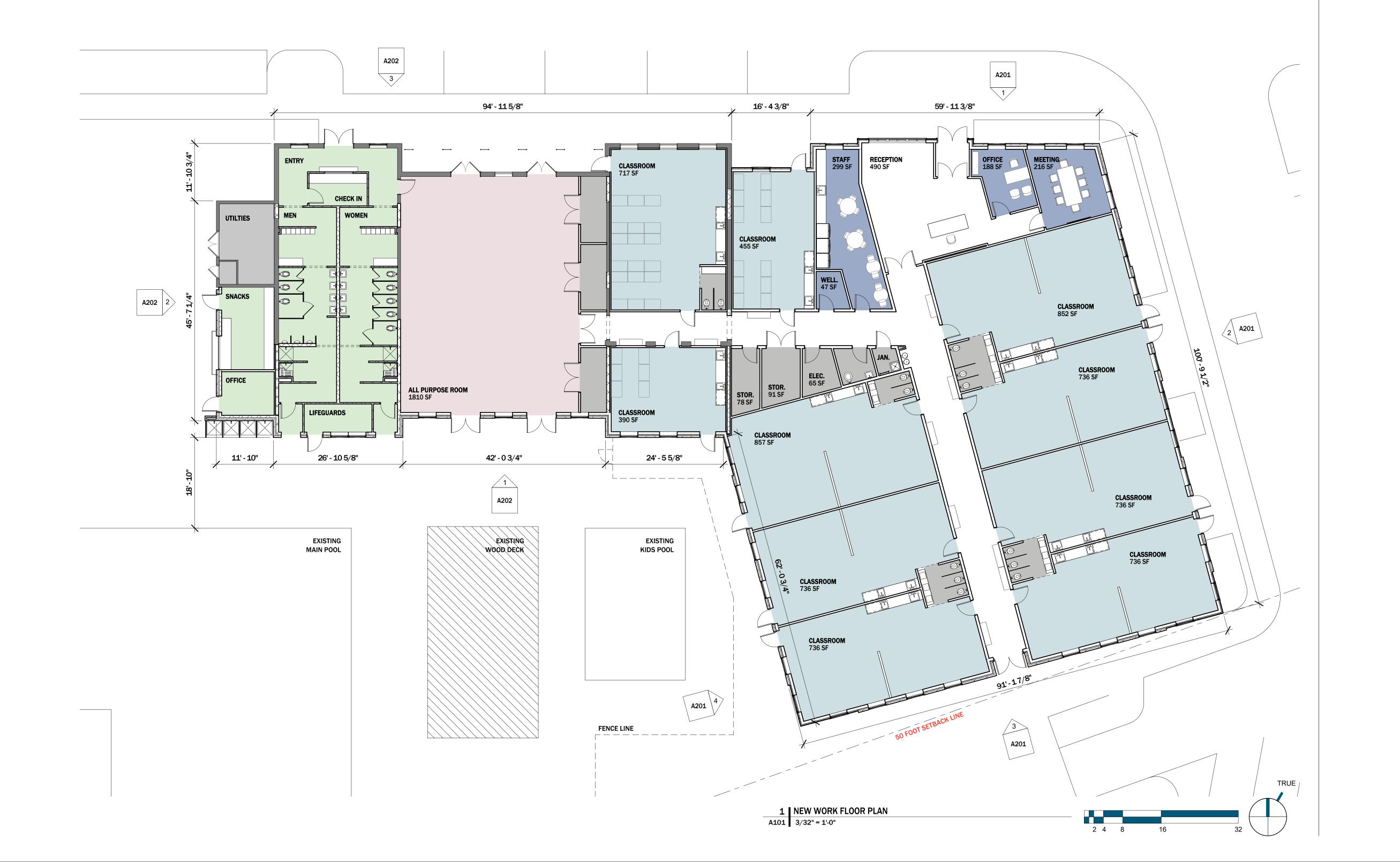
PROJECT ISSUE DATE 02/19/2024

24E001

SHEET NAME

NEW WORK FLOOR PLAN

SHEET NUMBER



February 22, 2024

PRECAST SIGNAGE CAP

PIN-MOUNTED, BACKLIT,

STAINLESS STEEL, 5" HIGH

LETTERING, BOTH SIDES -

LED SIGNAGE BOARD,

BRICK VENEER, RED -TO MATCH BUILDINGS

BOTH SIDES

PRECAST SIGNAGE SILL Georgetown Hill Early School

➤ Woodley Gardens Campus

6' - 7"

8' - 0"

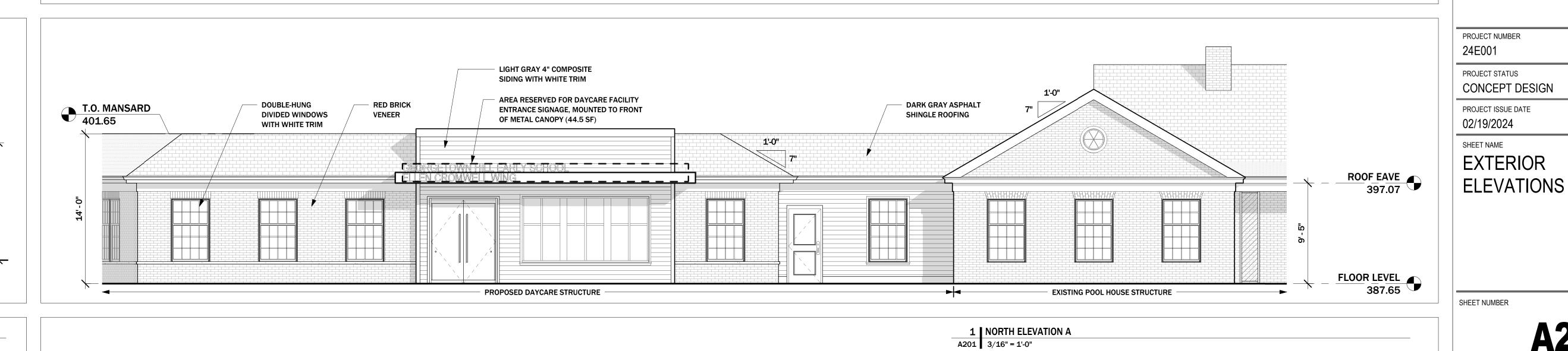
5 MONUMENT SIGNAGE

A201 3/8" = 1'-0"



FLOOR LEVEL 387.65

2 EAST ELEVATION
A201 3/16" = 1'-0"



PROFESSIONAL SEAL

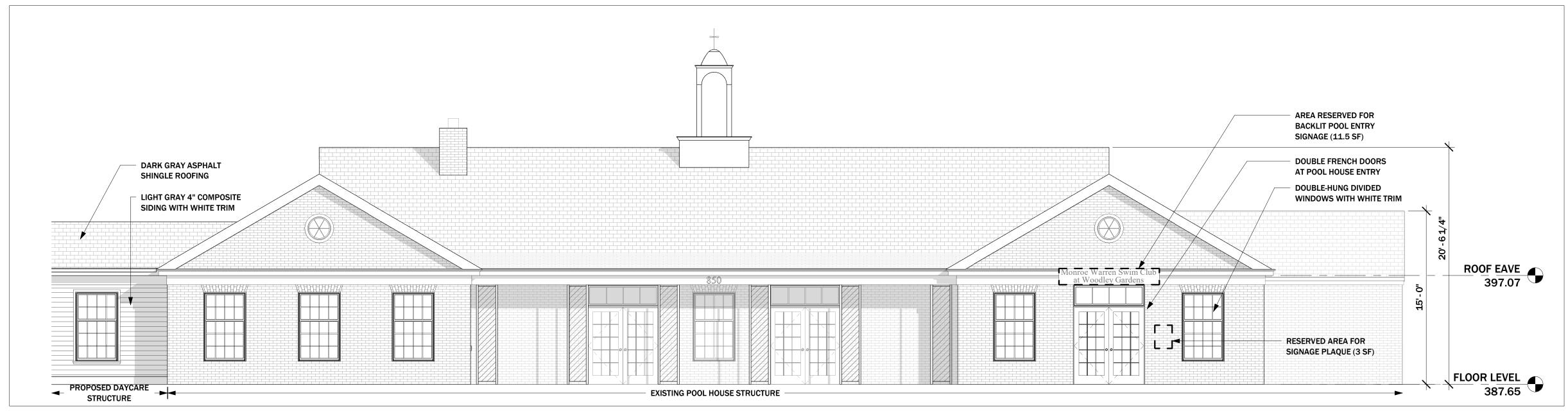
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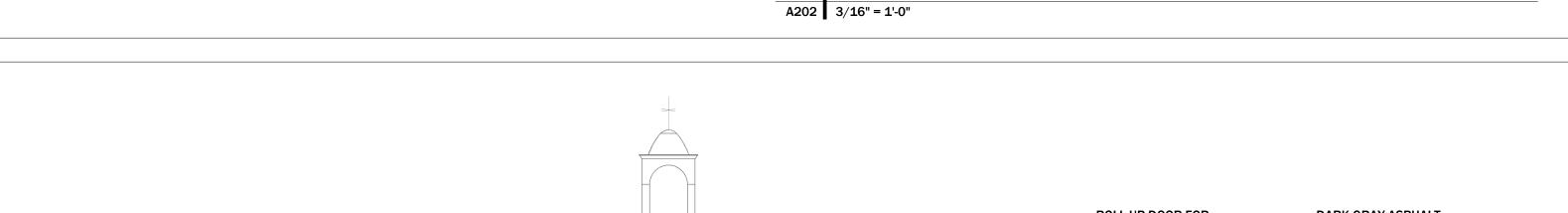
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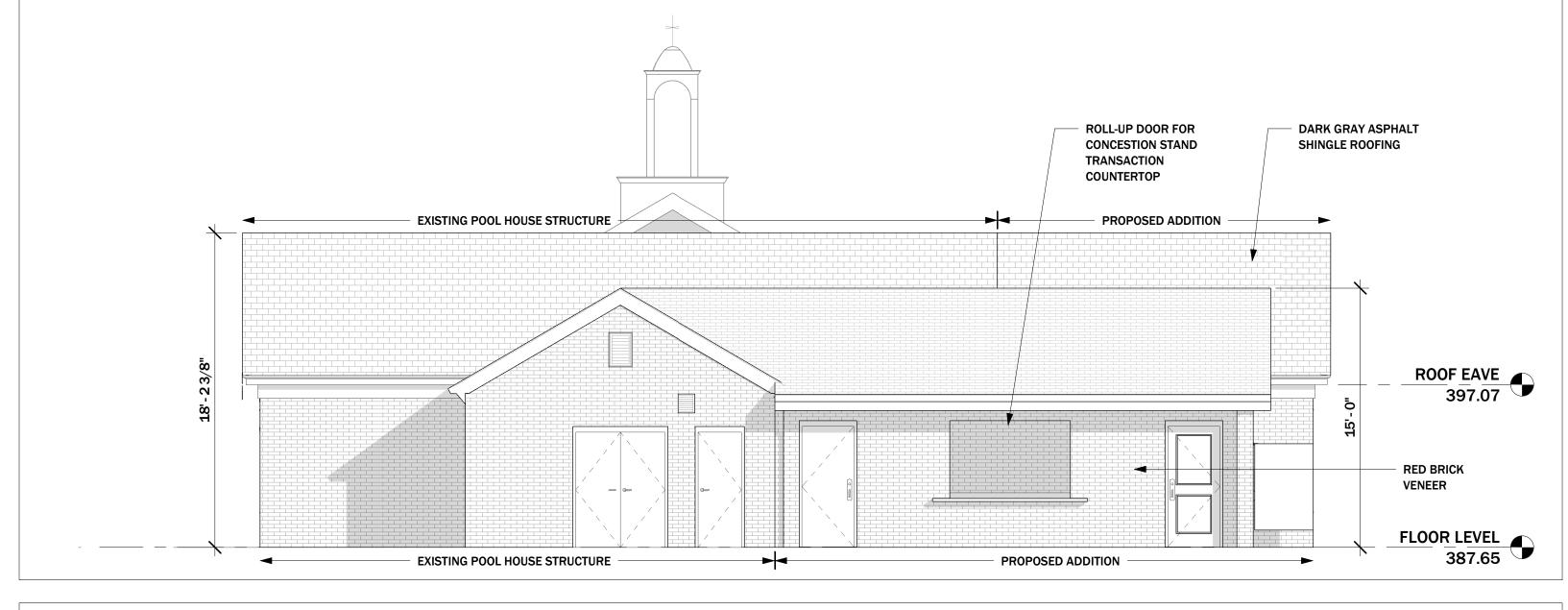
DATE

February 22, 2024



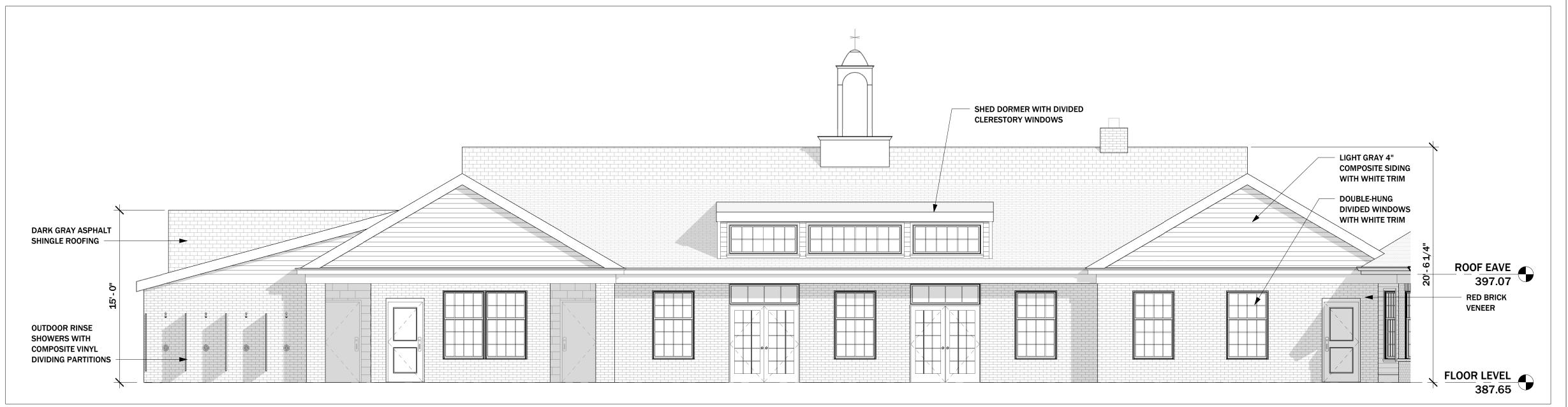


3 NORTH ELEVATION B



2 | WEST ELEVATION B A202 | 3/16" = 1'-0"

1 | SOUTH ELEVATION B A202 | 3/16" = 1'-0"



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Burtonsville, MD 20866

STRUCTURAL ENGINEERING **Linton Engineering** 46090 Lake Center Plaza

Suite 309 Potomac Falls, VA 20165

MEP ENGINEERING Engenium Group 655 New York Avenue, NW

Suite MZ02 Washington, DC 20001

No. DESCRIPTION DATE

REVISIONS

PROFESSIONAL SEAL

PROJECT NUMBER

24E001 PROJECT STATUS

CONCEPT DESIGN

PROJECT ISSUE DATE 02/19/2024

SHEET NAME **EXTERIOR ELEVATIONS**

SHEET NUMBER



3 VIEW FROM DRIVEWAY ENTRANCE FROM NELSON STREET
A901

A901



1 | VIEW FROM DRIVEWAY EXIT TO NELSON STREET A901



2 VIEW OF DAYCARE ENTRANCE
A901



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DATE

No. DESCRIPTION REVISIONS

PROFESSIONAL SEAL

PROJECT NUMBER 24E001

PROJECT STATUS

CONCEPT DESIGN PROJECT ISSUE DATE

02/19/2024

SHEET NAME PERSPECTIVES

SHEET NUMBER

A901