



Town of Kensington Development Review Board



10509 Summit Avenue
The Flats at Knowles Stations
Courtesy of Woodside Development
August 24, 2020 7pm



Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. _____ 850210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES
Company

THOMAS BRAULT
Certified Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-889-2832

Signature: _____

ISSUED:
BLANK
08/18/2020

DRAWN
Author

DVA JOB NO.
BLANK

DRAWING

CHECKED
Checker

SCALE

NOT FOR CONSTRUCTION

Revisions			

DRAWN
Author

DVA JOB NO.
BLANK

DRAWING

CHECKED
Checker

SCALE

A00C

THE FLATS AT KNOWLES STATION
10509 SUMMIT AVENUE, KINSINGTON, MD, 20895
10509 SUMMIT VENTURE, LLC
WOODSIDE VENTURES & REALTY SERVICES
7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
VIEW FROM KNOWLES AVE @ SUMMIT AVE

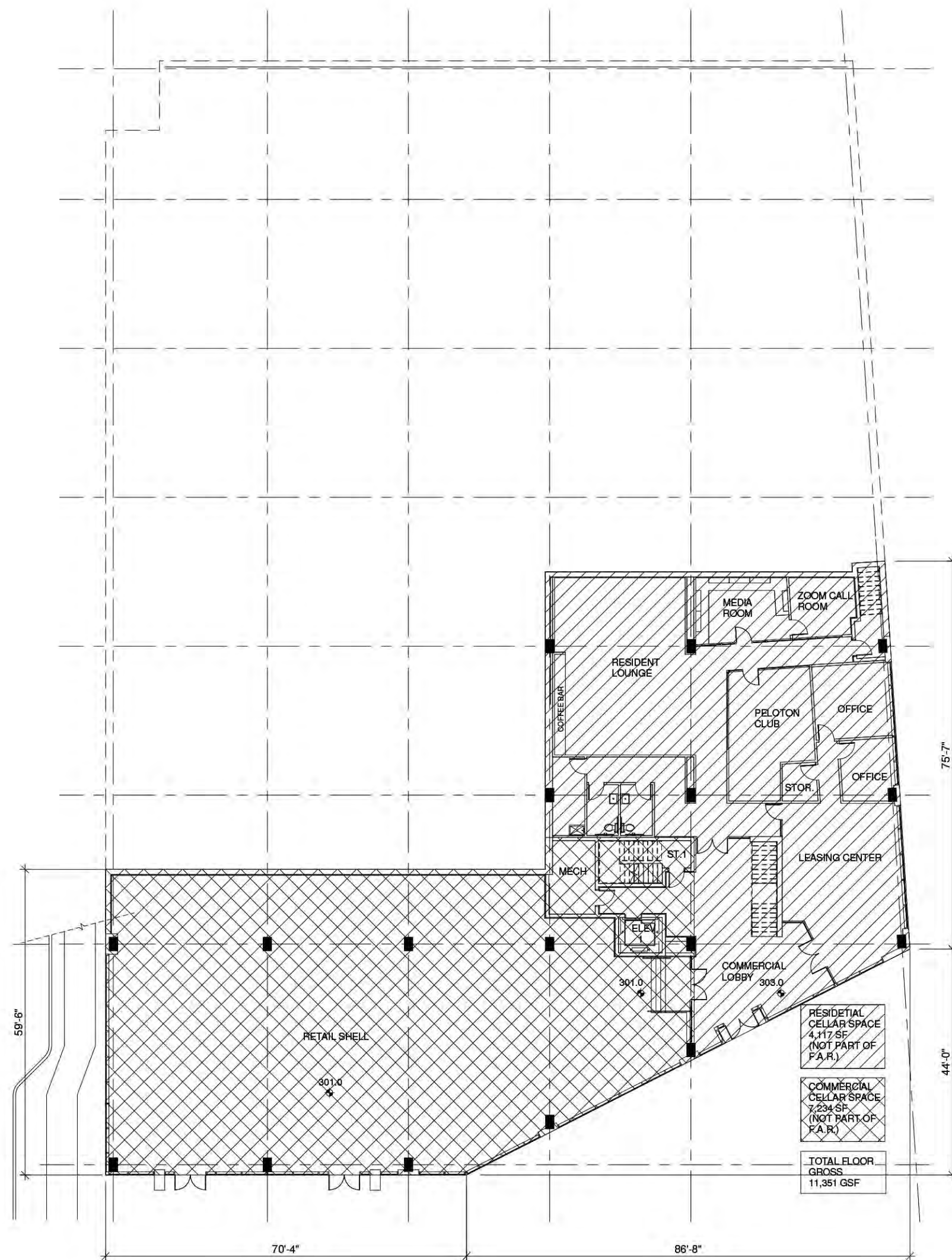
Professional Certification.
I hereby certify that these documents were prepared by me, and that I am a duly licensed architect under the laws of the State of Maryland License No. _____ Expiration Date: _____.

9201 Corporate Blvd., Suite 150
Rockville, Maryland, 20850
Phone: 301-596-9600
Email: info@dva-arch.com

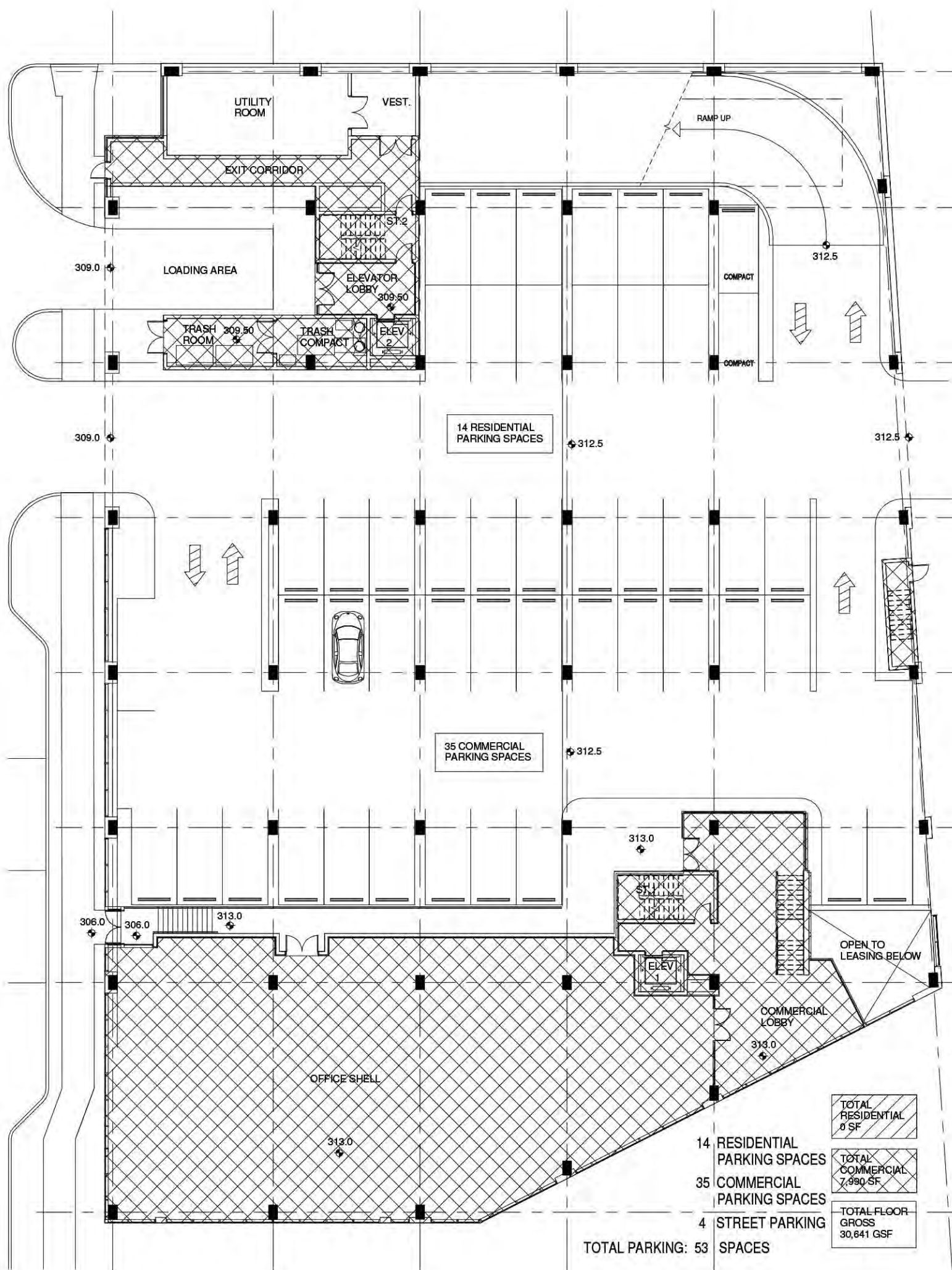


www.dva-arch.com

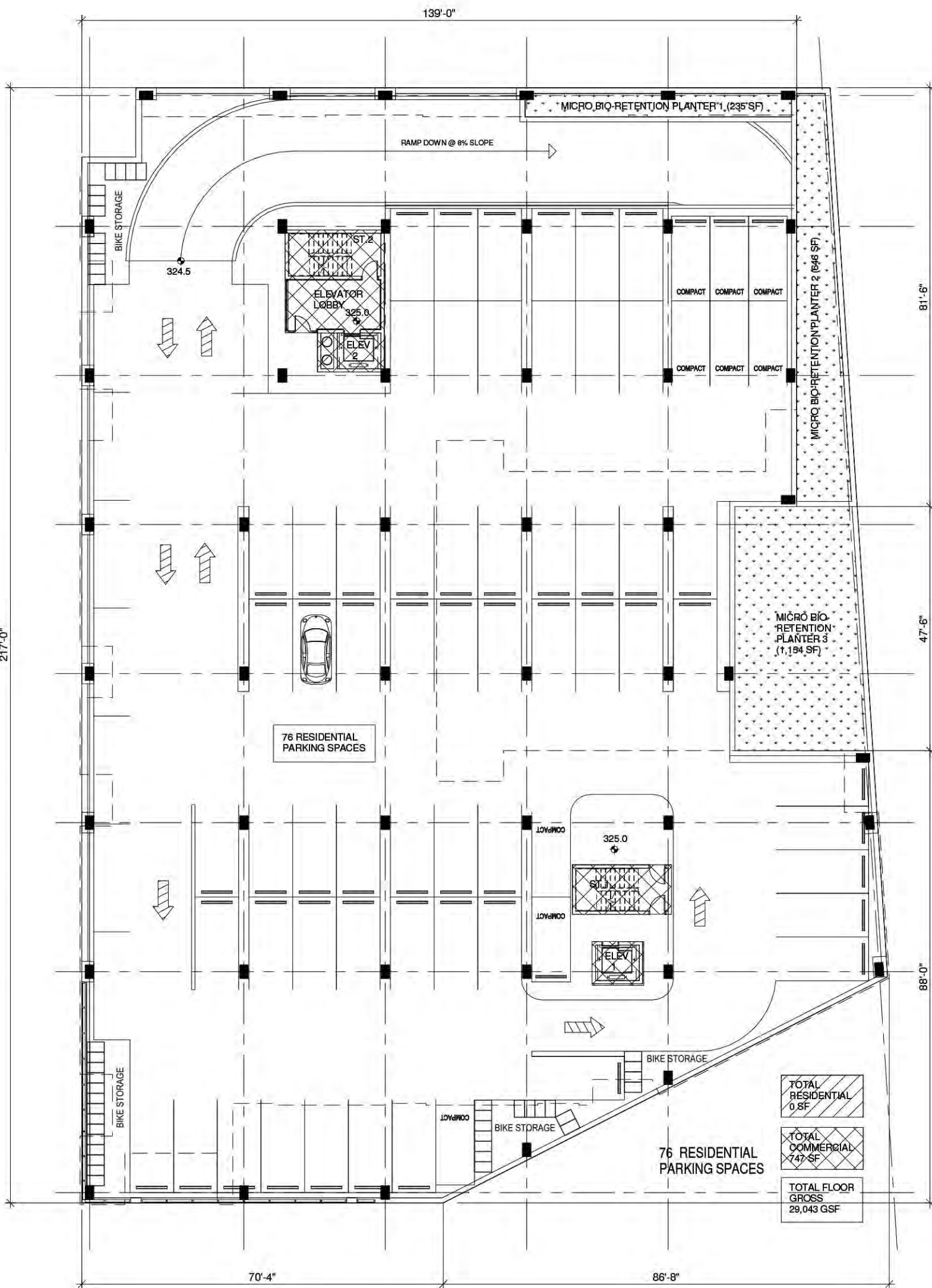
© COPYRIGHT
2016



LOWER RETAIL LEVEL



PARKING LEVEL 1



PARKING LEVEL 2

GARAGE PLANS - OPTION 1 TOTAL PARKING: 129 SPACES

Developer's Certificate
The undersigned agrees to execute all the features of the Site Plan Approval No. 880210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODBURN VENTURES & REALTY SERVICES Company
THOMAS BRALLI
Certified Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
Phone: 703-868-2832

Signature: _____

NOT FOR CONSTRUCTION

Professional Certification:
I hereby certify that these documents were prepared by me, and that I am a duly licensed architect under the laws of the State of Maryland License No. _____ Expiration Date: _____

Revisions	

ISSUED:
BLANK
08/18/2020

DRAWN: GY
CHECKED: GY

DVA JOB NO. SCALE
BLANK: 1/16" = 1'-0"

DRAWING

A001A

© COPYRIGHT
2016

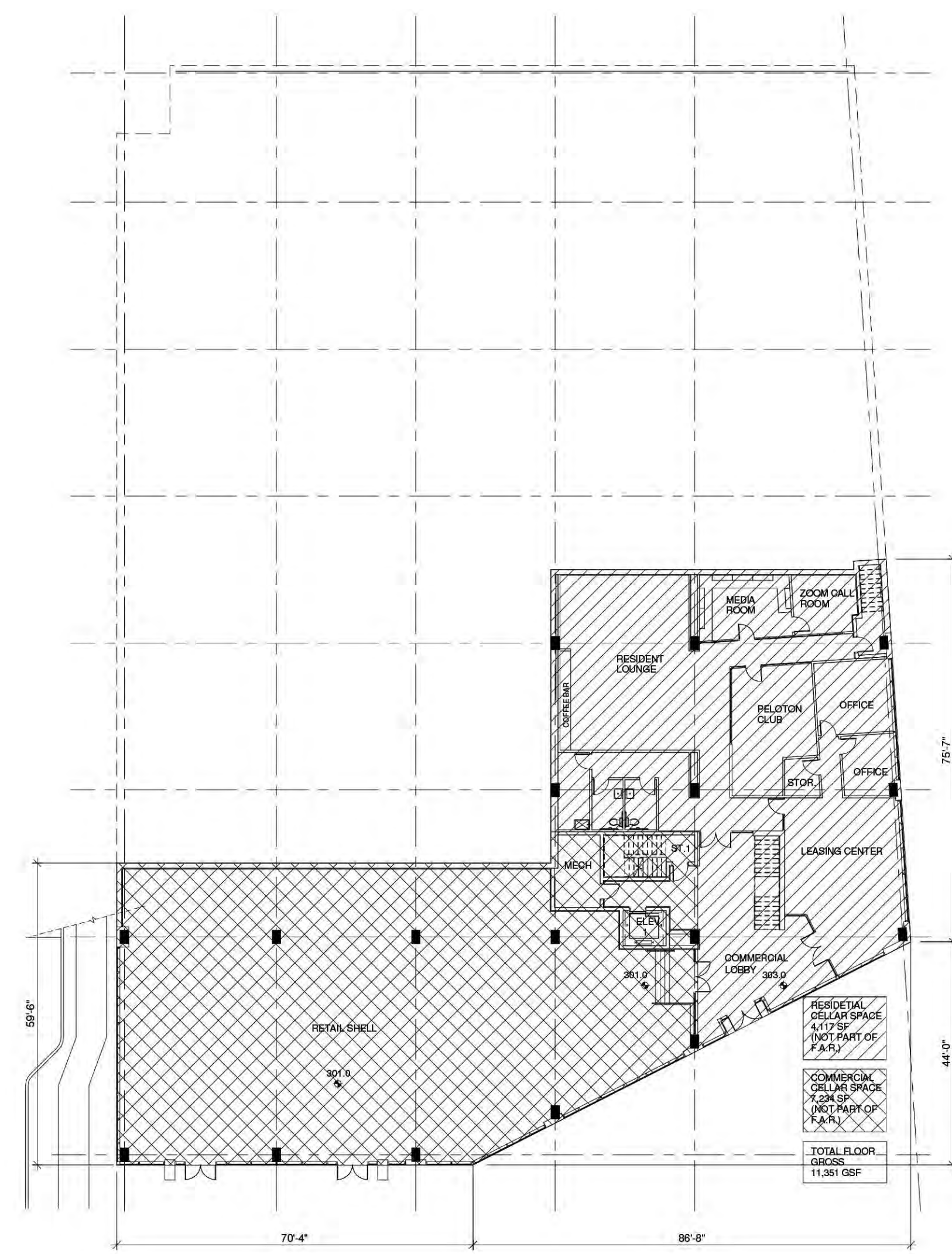
DVA
ARCHITECTS

www.dva-arch.com

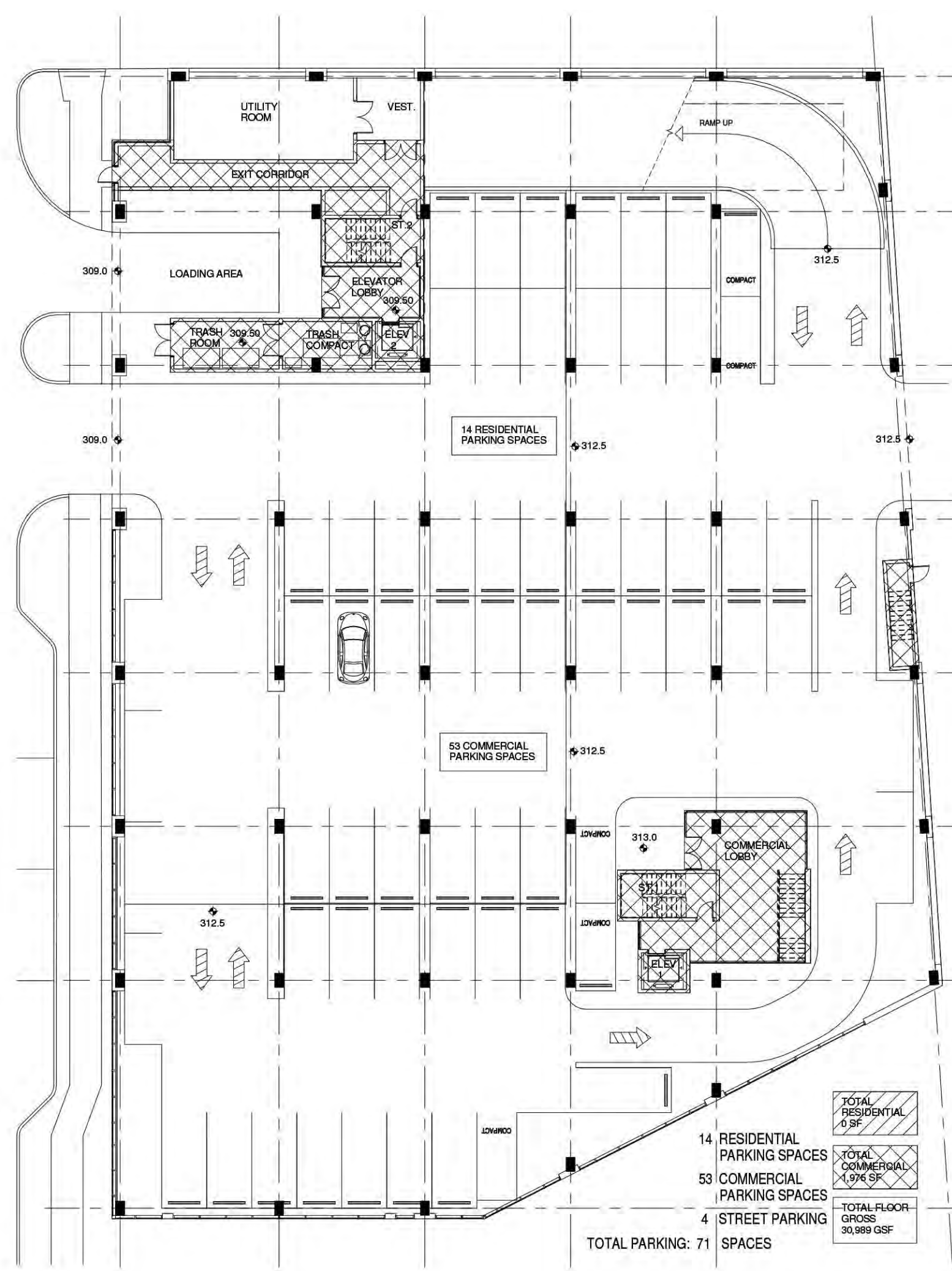
9201 Corporate Blvd., Suite 150
Rockville, Maryland, 20850
Phone: 301-581-1000
Email: info@dva-arch.com

THE FLATS AT KNOWLES STATION
10509 SUMMIT AVENUE, KINSINGTON, MD, 20895
10509 SUMMIT VENTURE, LLC
10509 SUMMIT AVENUE, KINSINGTON, MD 20895
7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
GARAGE PLANS - OPTION 1

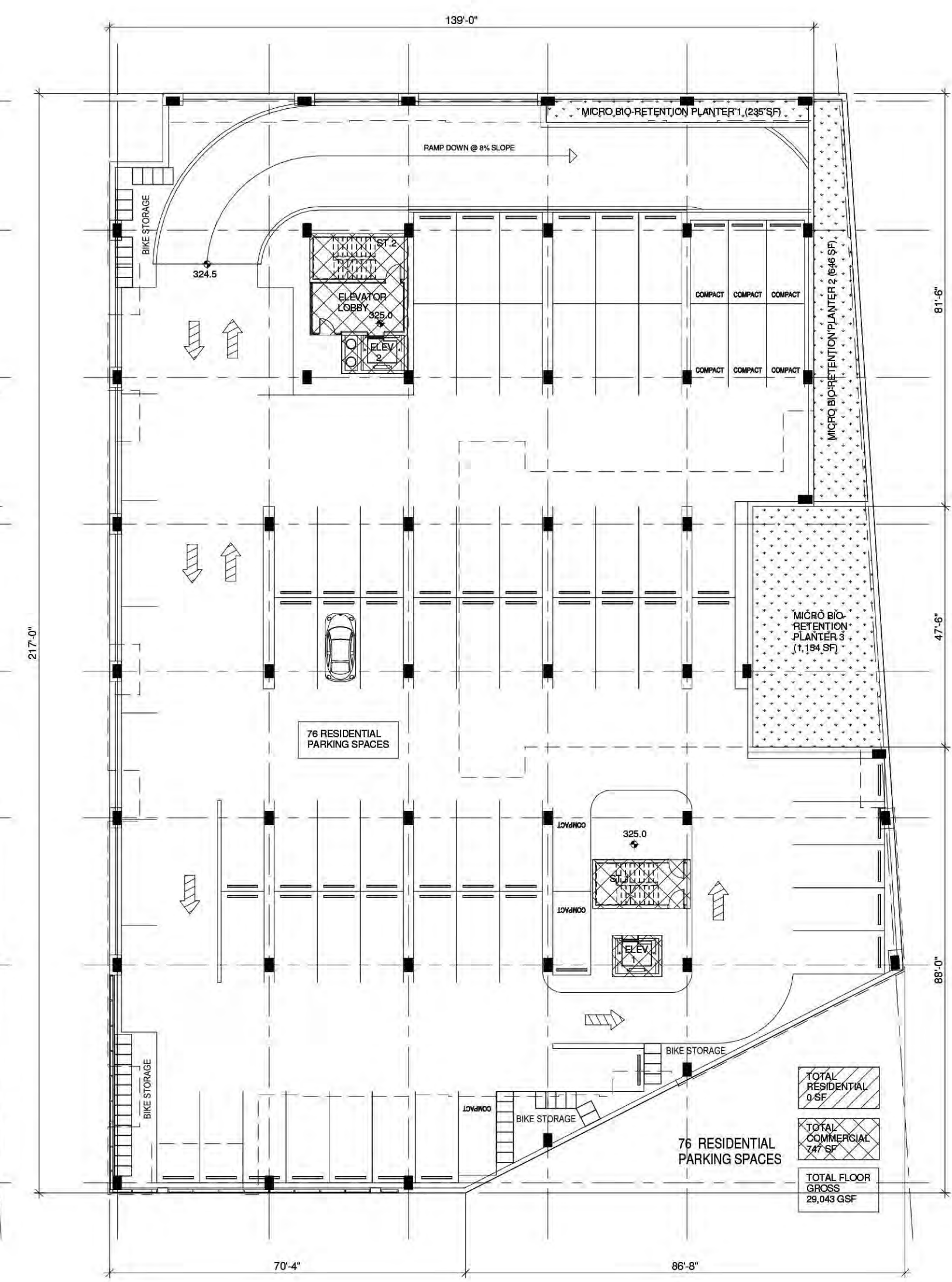
PLOT
DATE: 8/19/2020 5:05:13 PM



LOWER RETAIL LEVEL



PARKING LEVEL 1



PARKING LEVEL 2

GARAGE PLANS - OPTION 2 TOTAL PARKING: 147 SPACES

Developer's Certificate
The undersigned agrees to execute all the features of the Site Plan Approval No. 889210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODBURY VENTURES & REALTY SERVICES
Company: THOMAS BRALLI
Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
Phone: 703-868-2832

Signature: _____

NOT FOR CONSTRUCTION

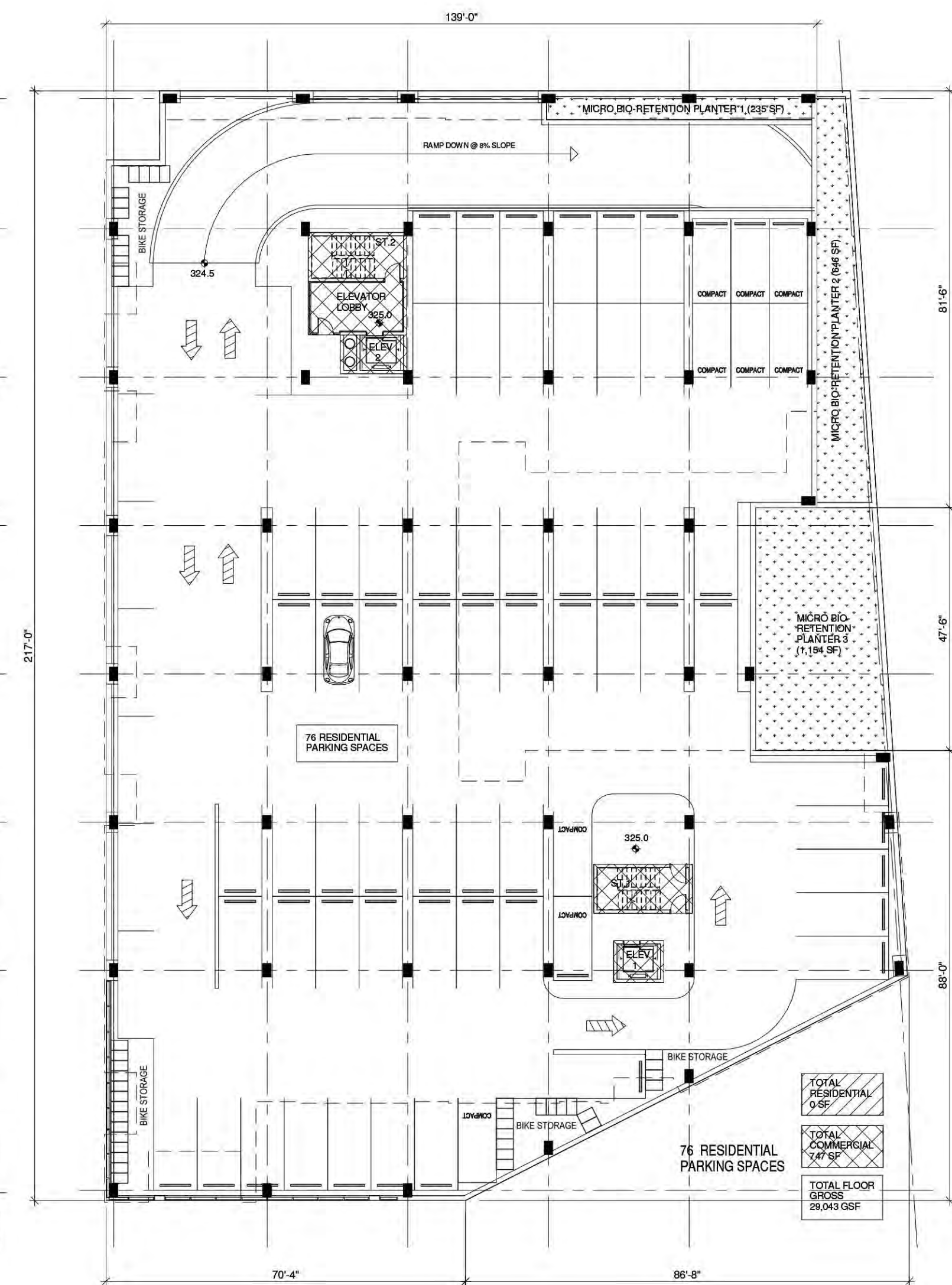
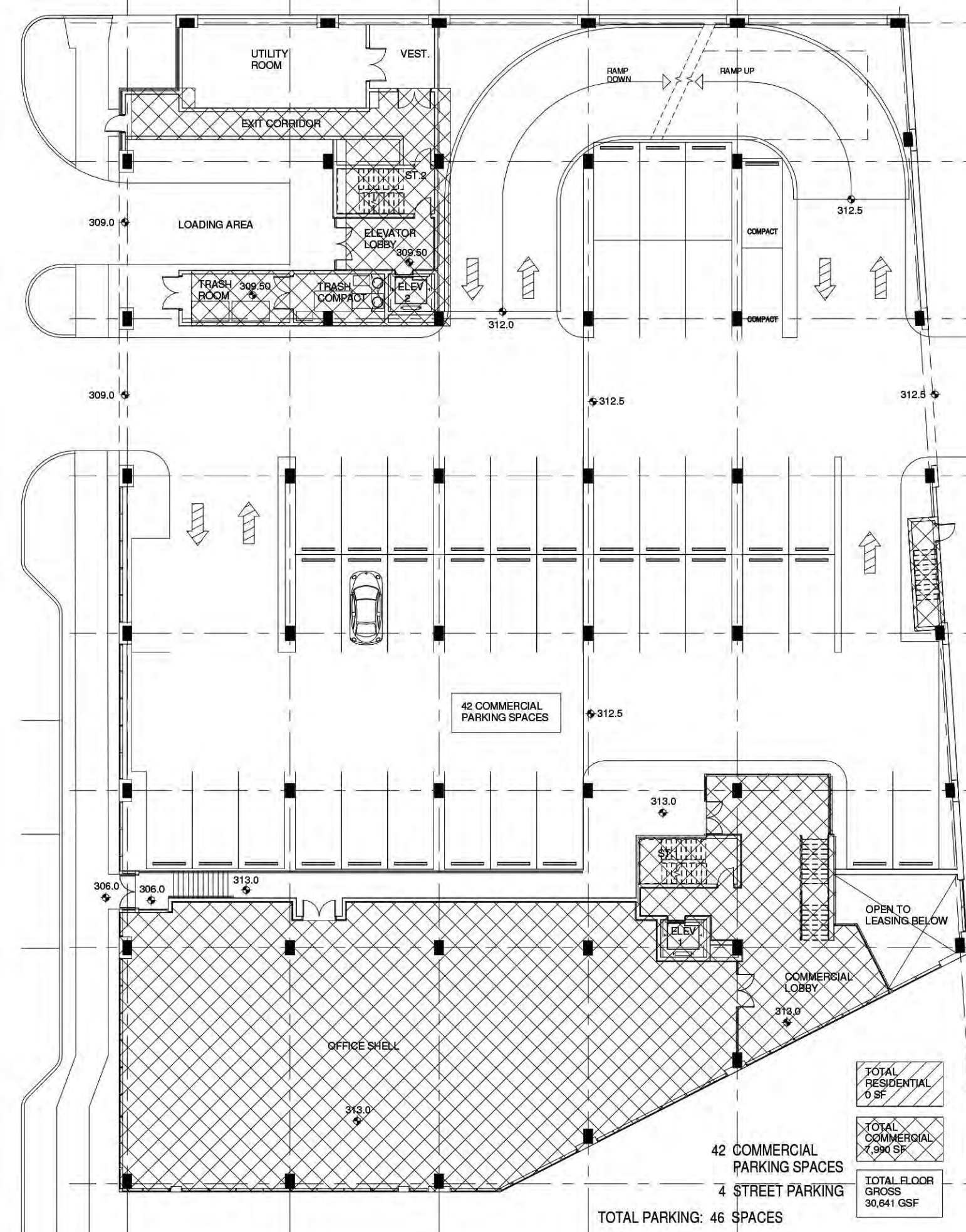
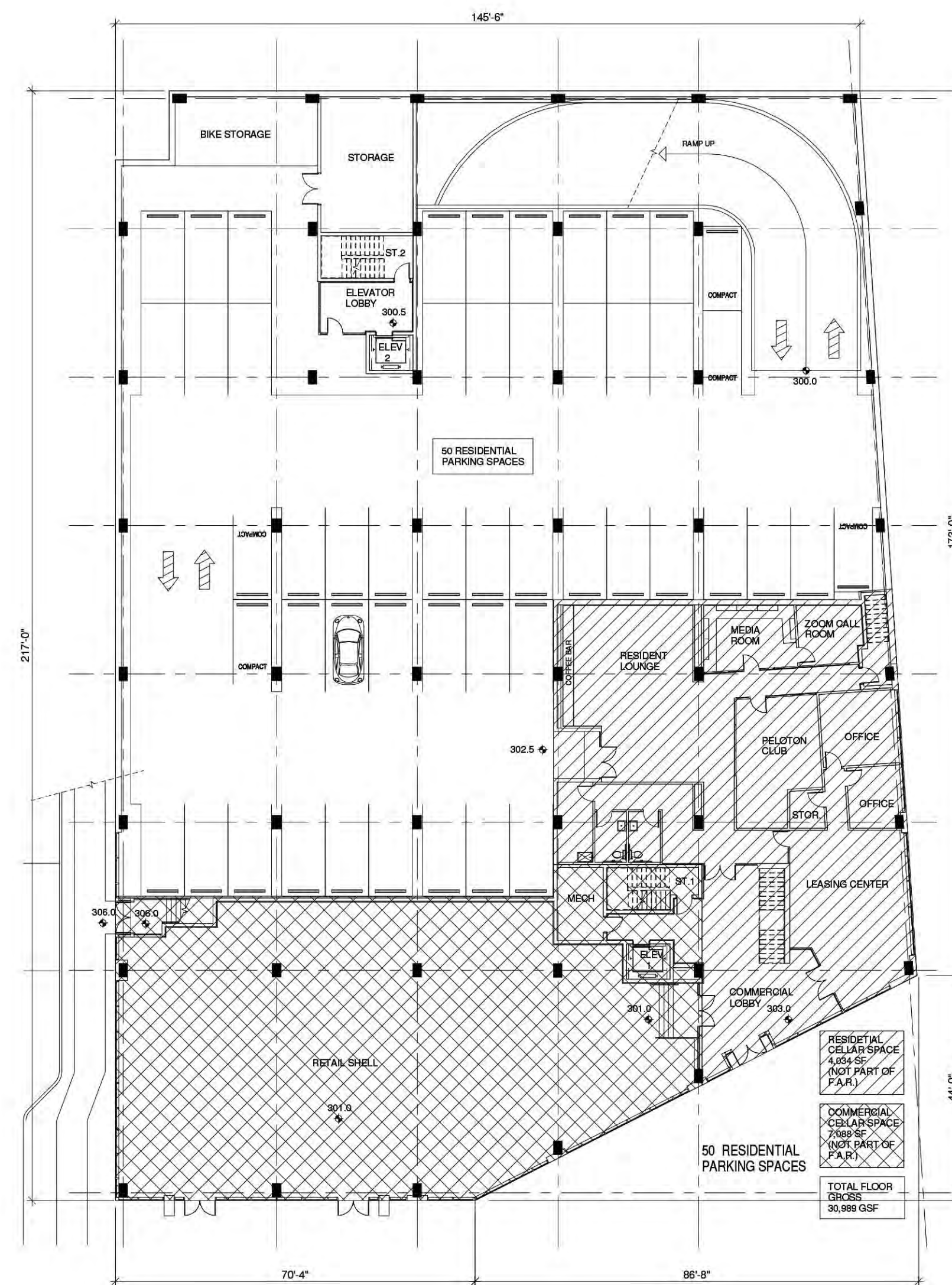
Professional Certification:
I hereby certify that these documents were prepared by me, and that I am a duly licensed architect under the laws of the State of Maryland License No. _____ Expiration Date: _____

Revisions	

ISSUED: BLANK
08/18/2020

DRAWN	CHECKED
Author	Checker
DVA JOB NO.	SCALE
BLANK	1/16" = 1'-0"
DRAWING	

A001B



GARAGE PLANS - OPTION 3 TOTAL PARKING: 172 SPACES

2016

Rockville, Maryland, 20850
Ph: 301-590-8900 Fx: 301-590-8620
Email: Info@dva-arch.com

DVA
ARCHITECTS
www.dva-arch.com

THE FLATS AT KNOWLES STATION
10509 SUMMIT AVENUE, KINSINGTON, MD, 20895

10509 SUMMIT VENTURE, LLC

WOODSIDE VENTURES & REALTY SERVICES
GEWOOD TERRACE, CHEVY CHASE,

GARAGE PLANS - OPTION 3

Professional Certification.
I hereby certify that these
documents were prepared by
me, and that I am a duly
licensed architect under the
laws of the State of Maryland.
License No. _____,
Expiration Date: _____.

visions

ISSUED:
BLANK
3/18/2020

AWN	CHECKED
Author	Checker
A JOB NO.	SCALE
BLANK	1/16" = 1'-0"
DRAWING	

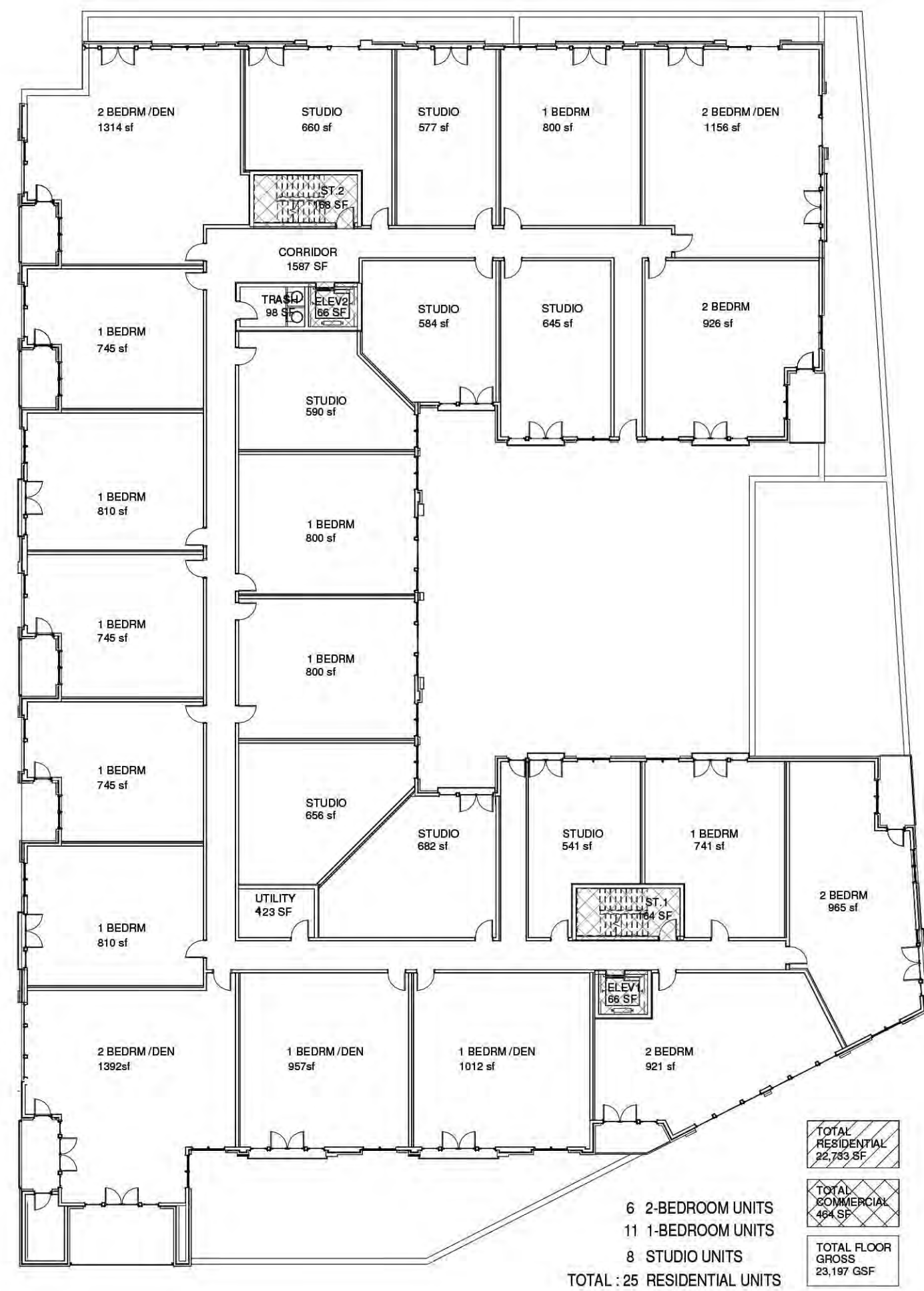
A001C

NOT FOR CONSTRUCTION

Developer's Certificate		805210030
The Undertaker agrees to execute all the features of the Site Plan Approval No. including Approval Conditions, Development Program, and Certified Site Plan.		
10509 SUMMIT VENTURE, LLC Developer: C/D WOODSIDE VENTURES & REALTY SERVICES		THOMAS BRAULT Certified Planner
Address: 7215 RINDGEWOOD TERRACE, CHEVY CHASE, MD 20815		
Phone: 763-898-2932		
Signature: _____		

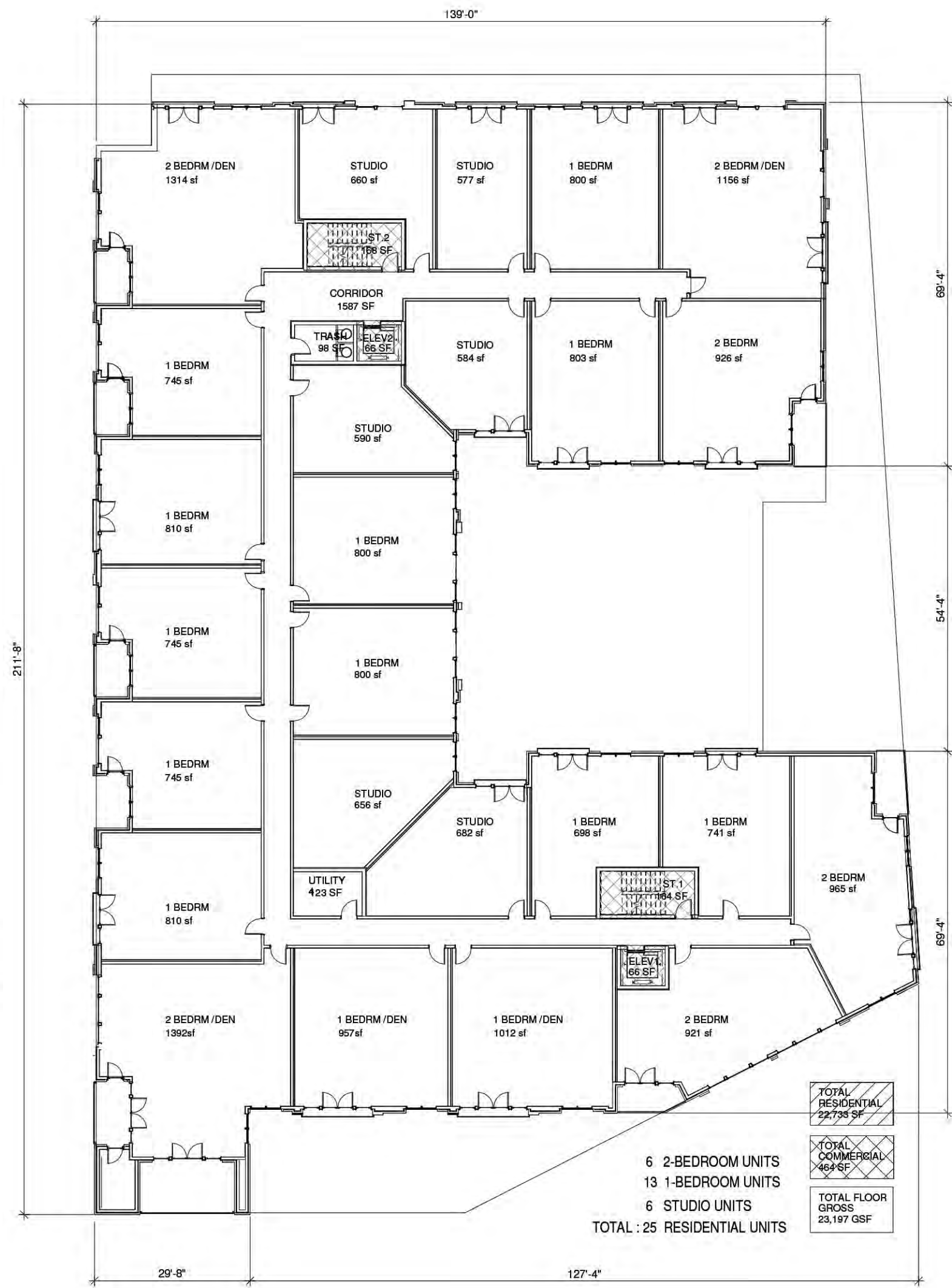
PLOT
DATE- 8/19/2020 8:03:15 PM

PLOT
DATE: 8/19/2020 5:03:21 PM

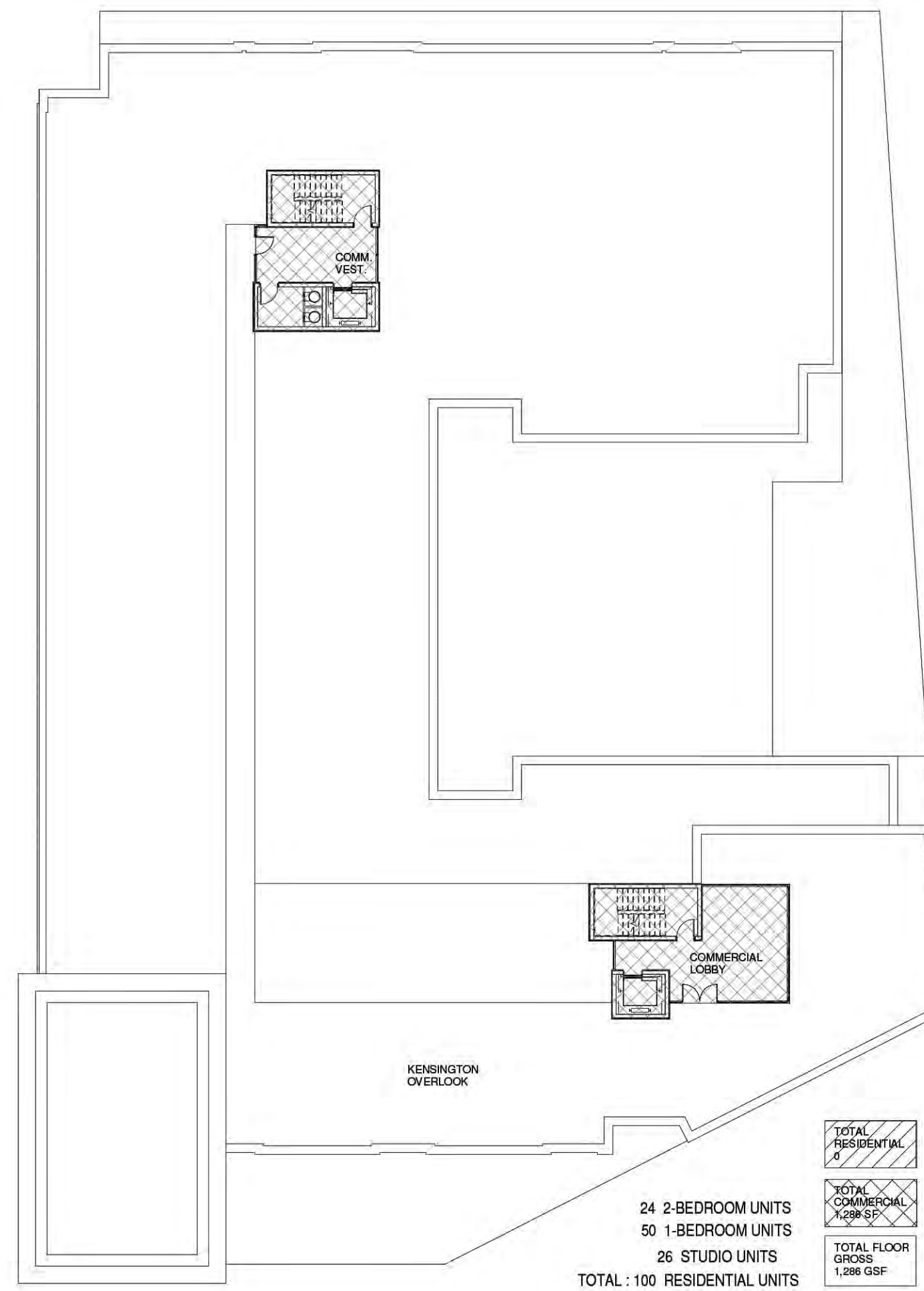


* WITH OPTIONAL 41% LIVE/WORK AREA IN 25 RESIDENTIAL UNITS

RESIDENTIAL LEVEL 1



RESIDENTIAL LEVEL 2 THRU LEVEL 4



COMMERCIAL ROOF LEVEL

TOTAL RESIDENTIAL UNIT: 100 UNITS

Developer's Certificate
The undersigned agrees to execute all the features of the Site Plan Approval No. 880210030 including Approval Conditions, Development Program, and Certified Site Plan.

Developer: C/O WOODBURN VENTURES & REALTY SERVICES
Company: THOMAS BRALLI
Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
Phone: 703-868-2832

Signature: _____

NOT FOR CONSTRUCTION

© COPYRIGHT
2016

9201 Corporate Blvd., Suite 150
Rockville, Maryland, 20850
Phone: 301-586-8600
Email: info@dva-arch.com



www.dva-arch.com

THE FLATS AT KNOWLES STATION
10509 SUMMIT AVENUE, KINSINGTON, MD, 20895
10509 SUMMIT VENTURE, LLC
7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
RESIDENTIAL FLOOR PLANS

Professional Certification:
I hereby certify that these documents were prepared by me, and that I am a duly licensed architect under the laws of the State of Maryland License No. _____ Expiration Date: _____

Revisions	

ISSUED: BLANK
08/18/2020

DRAWN	CHECKED
Author	Checker
DVA JOB NO.	SCALE
BLANK	1/16" = 1'-0"
DRAWING	

A002

RESIDENTIAL LEVEL 1

TYPICAL LIVE-WORK UNITS LAYOUT

Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

10500 SUMMIT VENTURE, LLC		
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES	THOMAS BRAULT	
Company	Contact Person	

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature: _____

© COPYRIGHT
2016

DVA
ARCHITECTS
www.dva-arch.com

Professional Certification.
I hereby certify that these
documents were prepared by
me, and that I am a duly
licensed architect under the
laws of the State of Maryland
License No. _____,
Expiration Date: _____.

ISSUED: BLANK 08/18/2020	
DRAWN Author	CHECKED Checker
DVA JOB NO. BLANK	SCALE 1/16" = 1'-0"
DRAWING	

A003



MATERIAL LEGEND	
Key Value	Keynote Text
1	BRICK DARK
2	BRICK LIGHT
4	HARDIE PANELS
5	COMPOSITE METAL
6	METAL COPING
7	PELLA CURTAIN WALL SYSTEM
8	PELLA STOREFRONT SYSTEM
9	PELLA ALUM/GLASS GARAGE DOOR
10	ALUMINUM RAILING
11	JULITTE BALCONY (OPTIONAL)
12	STONE VENEER

ELEVATION SOUTH.
1/8" = 1'-0"



ELEVATION WEST.
1/8" = 1'-0"

ELEVATIONS ARE ILLUSTRATIVE

Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES Company
Thomas Brault
Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
Phone: 703-868-2832

Signature: _____

NOT FOR CONSTRUCTION

© COPYRIGHT
2016

9201 Corporate Blvd., Suite 150
Rockville, Maryland, 20850
Tel: 301-596-9620
Fax: 301-596-9620
Email: info@dva-arch.com



THE FLATS AT KNOWLES STATION
10509 SUMMIT AVENUE, KINSINGTON, MD, 20895
10509 SUMMIT VENTURE, LLC
WOODSIDE VENTURES & REALTY SERVICES
7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Professional Certification.
I hereby certify that these documents were prepared by me, and that I am a duly licensed architect under the laws of the State of Maryland License No. _____ Expiration Date: _____

Revisions	

ISSUED: BLANK
08/18/2020

DRAWN: GG
CHECKED: GY

DVA JOB NO. SCALE
BLANK 1/8" = 1'-0"

DRAWING

A004



ELEVATION EAST
1/8" = 1'-0"



ELEVATION NORTH
1/8" = 1'-0"

ELEVATIONS ARE ILLUSTRATIVE

MATERIAL LEGEND	
Key Value	Keynote Text
1	BRICK DARK
2	BRICK LIGHT
4	HARDIE PANELS
5	COMPOSITE METAL
6	METAL COPING
7	PELLA CURTAIN WALL SYSTEM
8	PELLA STOREFRONT SYSTEM
9	PELLA ALUM/GLASS GARAGE DOOR
10	ALUMINUM RAILING
11	JULIETTE BALCONY (OPTIONAL)
12	STONE VENEER

© COPYRIGHT
2016

9201 Corporate Blvd., Suite 150
Rockville, Maryland, 20850
Phone: 301.596.9200
Fax: 301.596.9620
Email: info@dva-arch.com



THE FLATS AT KNOWLES STATION
10509 SUMMIT AVENUE, KINSINGTON, MD, 20895
10509 SUMMIT VENTURE, LLC
10509 SUMMIT AVENUE, KINSINGTON, MD 20895
7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Professional Certification.
I hereby certify that these documents were prepared by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License No. _____
Expiration Date: _____

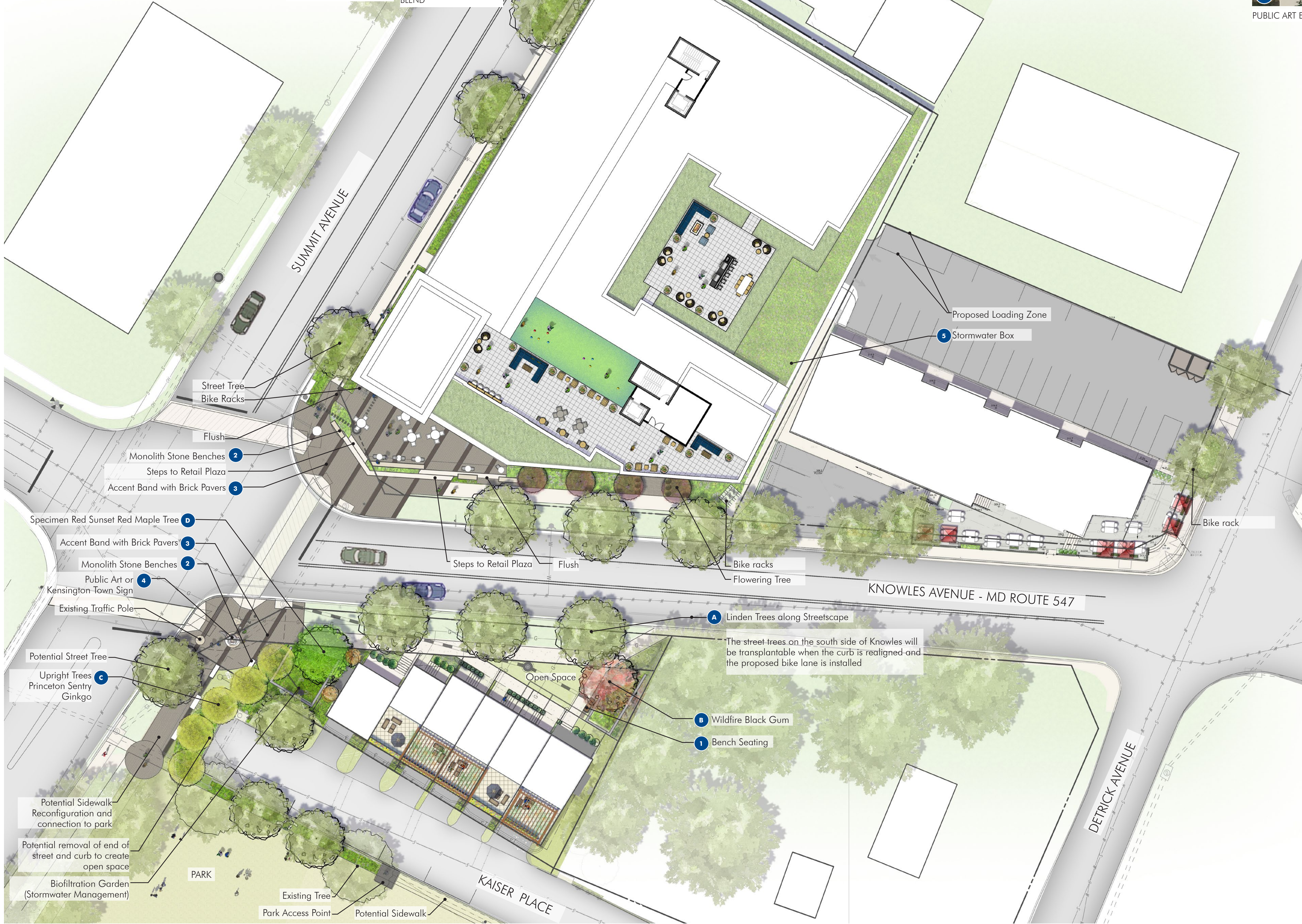
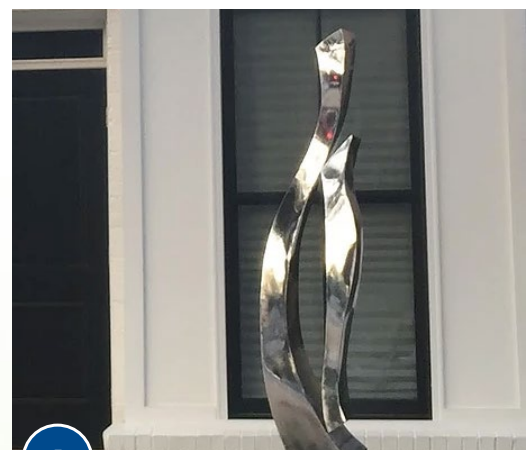
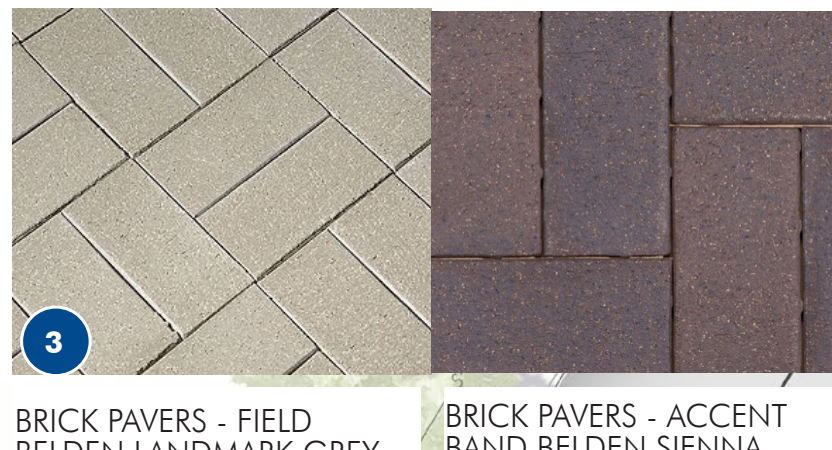
Revisions	

ISSUED: BLANK 08/18/2020	
DRAWN Author	CHECKED Checker
DVA JOB NO. BLANK	SCALE 1/8" = 1'-0"
DRAWING	

A005

NOT FOR CONSTRUCTION

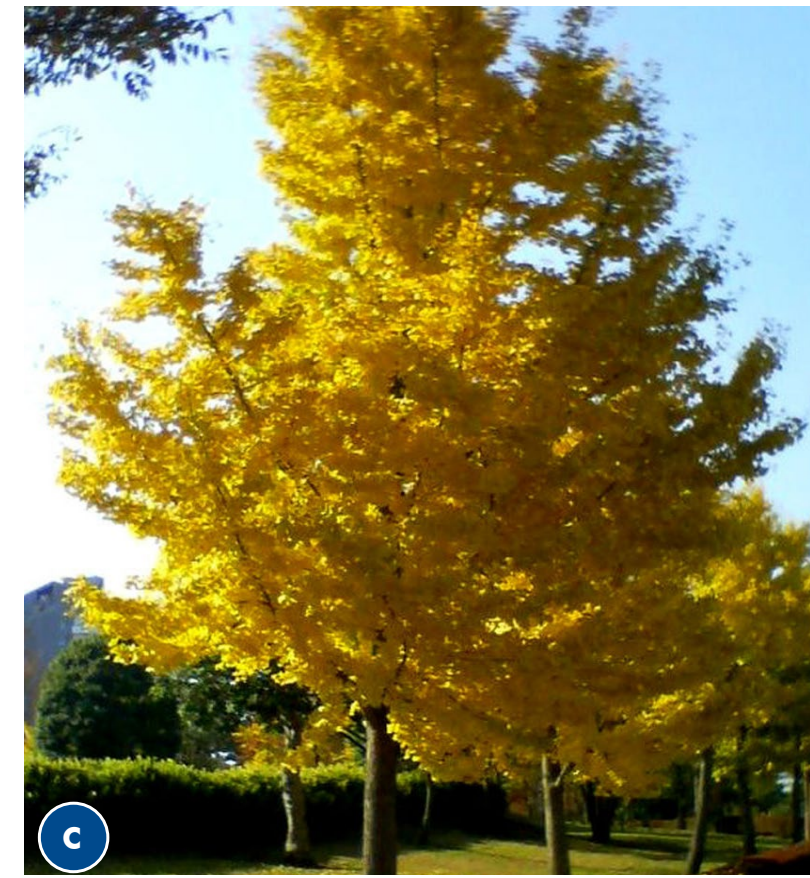
Developer's Certificate The Undersigned agrees to execute all the features of the Site Plan Approval No. _____, 820210030 including Approval Conditions, Development Program, and Certified Site Plan.	
Developer: 10509 SUMMIT VENTURE, LLC Company: C/O WOODSIDE VENTURES & REALTY SERVICES	THOMAS BRADY Certified Person
Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815	
Phone: 703-868-2832	
Signature: _____	



SILVER LINDEN- *Tilia tomentosa*



WILDFIRE BLACK GUM - *Nyssa sylvatica* 'Wildfire'



PRINCETON SENTRY GINKGO - *Ginkgo* 'Princeton Sentry'



RED SUNSET RED MAPLE - *Acer rubrum* 'Franksred' RED SUNSET RED MAPLE

BIO-FILTRATION/FOUNDATION PLANTINGS



TONTO CRAPE MYRTLE - *Lagerstromia indica x fauriei* 'Tonto'



INKBERRY HOLLY - *Ilex glabra*



OTTO LUYKEN LAUREL - *Prunus laurocerasus* 'Otto Luyken'



ARTIC FIRE RED TWIG DOGWOOD - *Cornus stolonifera* 'Farrow'



SHENANDOAH SWITCH GRASS - *Panicum virgatum* 'Shenandoah'



PENNSYLVANIA SEDGE - *Carex pennsylvanica*

SCALE 1" = 20'-0"

Renderings and materials are illustrative only and may be modified at final plan submission.

The Residences at Knowles Station Site Plan

KENSINGTON, MARYLAND
WOODSIDE VENTURES

STUDIO39

20018 | AUGUST 07, 2020

THE FLATS AT KNOWLES STATION

10509 SUMMIT AVENUE
KENSINGTON, MARYLAND
MONTGOMERY COUNTY

SITE PLAN

AUGUST 18, 2020

CLIENT

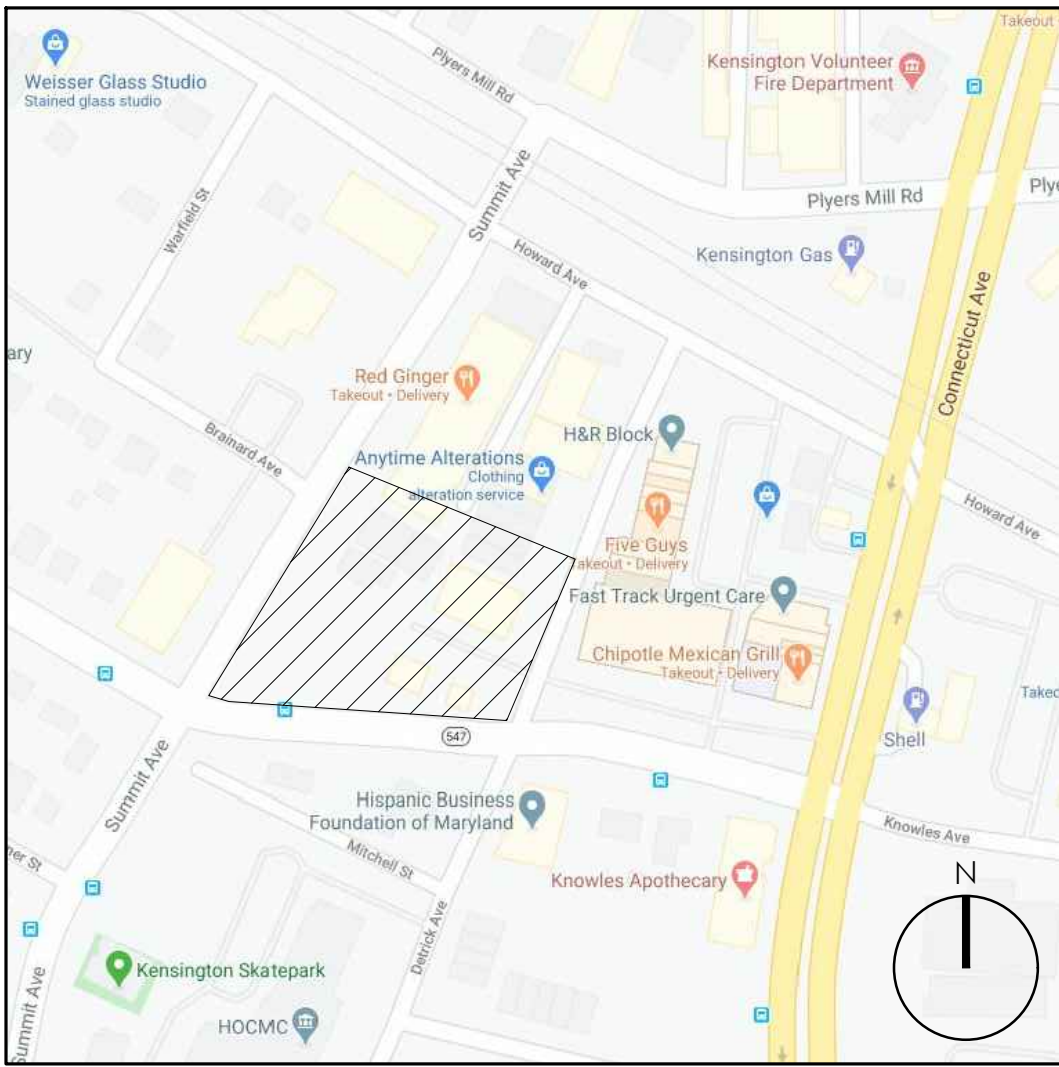
4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALTY SERVICES
BETHESDA, MD20815
CONTACT: THOMAS BRAULT
TEL: (240) 670-3608

ARCHITECT

DVA ARCHITECTS
9201 CORPORATE BLVD, SUITE 150
ROCKVILLE, MD 20850
TEL: (301) 590-8900
CONTACT: GARY YUAN

CIVIL ENGINEER

BOHLER ENGINEERING
16701 MELFORD BLVD, SUITE 310
BOWIE, MD 20715
TEL: (301) 809-4500
CONTACT: LAUREN WHITTEN



VICINITY MAP
NOT TO SCALE

LANDSCAPE ARCHITECT



LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
TEL: (703) 719-6500
FAX: (703) 719-6503
CONTACT: DAVID JUDD

Sheet List Table

Sheet Number	Sheet Title
L0.01	GENERAL NOTES
L1.00	OVERALL PLAN
L1.01	STREETSCAPE HARDSCAPE PLAN
L1.02	COURTYARD & ROOF LEVEL HARDSCAPE PLAN
L3.01	STREETSCAPE LANDSCAPE PLAN
L3.10	PLANTING SCHEDULE
L3.11	PLANTING DETAILS
L4.01	PRODUCT INFORMATION
L5.01	HARDSCAPE DETAILS
L6.00	PHOTOMETRIC PLAN

REVISION INDEX

REVISION DATE	REVISED ITEM DESCRIPTION

P:\2020\20018 summit avenue residence\6.0 civil files\current phase\10.01 General Notes.dwg

COMMON ABBREVIATIONS

A/C	AIR CONDITIONING	GFA	GROSS FLOOR AREA
AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION. OFFICIALS	GIP	GALVANIZED IRON PIPE
AB	ANCHOR BOLT	GL	GLASS
ABRSV	ABRASIVE	GP	GUTTER PAN
ABV	ABOVE	GVL	GRAVEL
AC	ACRE		
ACD	ACCESS DOOR	H	HOSE BIBB
AD	AREA DRAIN	HC	HANDICAP PARKING SPACE
ADA	AMERICAN WITH DISABILITIES ACT	HDPE	HIGH DENSITY POLYETHYLENE PIPE
ADEN	ADDENDA, ADDENDUM	HDWD	HARDWOOD
ADD	ADDITIONAL	HDWE	HARDWARE
ADH	ADHESIVE	HT	HEIGHT
ADJ	ADJACENT	HNDRL	HANDRAIL
ADJT	ADJUSTABLE	HORZ	HORIZONTAL
A-E	ARCHITECT-ENGINEER	HP	HIGH POINT
AFF	ABOVE FINISH FLOOR	HS	HARDSCAPE
AFG	ABOVE FINISH GRADE	I	INSIDE DIAMETER
AGGR	AGGREGATE	INSTL	INSTALLATION
ALUM	ALUMINUM	INV	INVERT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	IP	IRON PIPE
APPROX	APPROXIMATE		
APT	APARTMENT	J	JOIST
ASPH	ASPHALT	JT	JOINT
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS		
AVE	AVENUE	L	LAMINATED
		LB	POUND
		LBR	LUMBER
		LH	LEFT HAND
B	B&B	LOD	LIMITS OF DISTURBANCE
BC	BOTTOM OF CURB, BOTTOM OF COLUMN	LOS	LINE OF SIGHT
BE	BEAM	LOW	LIMITS OF WORK
BITUM	BITUMINOUS	LTP	LIGHT POLE
BL	BASELINE	LP	LOW POINT
BLDG	BUILDING	LS	LANDSCAPE
BLK	BLOCK	LT	LIGHT
BLVD	BOULEVARD	LTG	LIGHTING
BM	BENCHMARK	LVL	LEVEL
BMP	BEST MANAGEMENT PRACTICES		
BOC	BACK OF CURB		
BP	BREAK POINT	M	MASONRY
BRK	BRICK	MATL	MATERIAL
BRKT	BRACKET	MAX	MAXIMUM
BRL	BUILDING RESTRICTION LINE	MECH	MECHANICAL
BS	BOTTOM OF STEP	MED	MEDIUM
BSMT	BASEMENT	MET	METAL
BTWN	BETWEEN	METB	METAL BASE
BW	BOTTOM OF WALL	MFG	MANUFACTURING
BEV	BEVEL	MH	MANHOLE
		MIN	MINIMUM
		MISC	MISCELLANEOUS
		MLDG	MOLDING
		MTG	MOUNTING
		MULL	MULLION
		MUTC	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
		N	NORTH
		N/A	NOT APPLICABLE
		NIC	NOT IN CONTRACT
		NO	NUMBER
		NOM	NOMINAL
		NTS	NOT TO SCALE
		O	OVERALL
		OA	ON CENTER
		OC	ON CENTER
		OD	OUTSIDE DIAMETER
		OPNG	OPENING
		OPT	OPTIONAL
		ORIG	ORIGINAL
		P	PARALLEL
		PERP	PERPENDICULAR
		PI	POINT OF INTERSECTION
		PIE	PUBLIC IMPROVEMENT EASEMENT
		PKWY	PARKWAY
		PL	PROPERTY LINE
		PLBG	PLUMBING
		PLYWD	PLYWOOD
		PNL	PANEL
		PNT	PAINT
		POB	POINT OF BEGINNING
		PR	PAIR
		PRCST	PRECAST
		PRELIM	PRELIMINARY
		PRKG	PARKING
		PROP	PROPOSED
		PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
		PT	PRESSURE TREATED
		PTD	PAINTED
		PUE	PUBLIC UTILITY EASEMENT
		PVMT	PAVEMENT
		R	RISER, RADIUS
		RC	REINFORCED CONCRETE
		RD	ROAD
		ROWY	ROADWAY
		REC	RECESSED
		REF	REFERENCE
		REQD	REQUIRED
		RFD	ROOF DRAIN
		RH	RIGHT HAND
		RIM	DRAIN INLET RIM ELEVATION
		RLG	RAILING
		RM	ROOM
		RND	ROUND
		ROW	RIGHT OF WAY
		RP	RADIUS POINT
		RPA	RESOURCE PROTECTION AREA
		RTE	ROUTE
		S	SOUTH
		SD	SURFACE DRAIN
		SECT	SECTION
		SGL	SINGLE
		SJ	SCORED JOINT
		SLP	SLOPE
		SM	SMOOTH
		SPEC	SPECIFICATION
		SQ FT	SQUARE FOOT
		SQ IN	SQUARE INCH
		SST	STAINLESS STEEL
		ST	STREET
G	GAUGE		
GAB	GRADED AGGREGATE BASE		
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR		
GDR	GUARD RAIL		

PROFESSIONAL TITLES

ARCH	ARCHITECT
CIVIL	CIVIL ENGINEER
ENGR	ENGINEER
GC	GENERAL CONTRACTOR
ID	INTERIOR DESIGNER
MEP	MECHANICAL/ELECTRICAL/PLUMBING
LA	LANDSCAPE ARCHITECT
LC	LANDSCAPE CONTRACTOR
STR	STRUCTURAL ENGINEER

STA	STATION POINT
STD	STANDARD
STL	STEEL
STM	STORM DRAIN
SW	SIDEWALK
SWM	STORM WATER MANAGEMENT

T	T&G	TONGUE AND GROOVE
TC	TC	TOP OF CURB, TOP OF COLUMN
TD	TD	TRENCH DRAIN
TEMP	TEMP	TEMPORARY
TS	TS	TOP OF STEP
TW	TW	TOP OF WALL
TXT	TXT	TEXT
TYP	TYP	TYPICAL

U	UNFIN	UNFINISHED
V	VERT	VERTICAL

W	W	WEST
WD	WD	WOOD
WI	WI	WROUGHT IRON
WLD	WLD	WELDED
WP	WP	WATER PROOFING
WR	WR	WATER RESISTANT
WWM	WWM	WELDED WIRE MESH
WWR	WWR	WELDED WIRE REINFORCEMENT

Y	YD	YARD DRAIN
---	----	------------

MATERIAL GRAPHICS

	CONCRETE		FABRIC SEPARATOR
	COMPACTED AGGREGATE SUB-BASE		STEEL / IRON
	SAND		ALUMINUM
	MORTAR		BRASS / BRONZE / COPPER
	MORTAR NEXT TO SAND SETTING BED		WOOD
	BRICK / PAVER		MULCH
	DRAINAGE GRAVEL		PLASTIC
	SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE		ARCHITECTURAL PRECAST
	STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL		WELDED WIRE REINFORCEMENT
	EXPANSION JOINT W/ BACKER ROD		CMU
	REBAR		RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE
	STONE		BRICK / CONCRETE PAVER RUNNING BOND
	ASPHALT CONCRETE W/ NEOPRENE TACK COAT		BRICK / CONCRETE PAVER HERRINGBONE

LEGEND

	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	ELEVATION
	STATION POINT
	EASEMENT (PUE, PIE, ETC.)
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	LOT LINE
	CENTER LINE OF SWALE
	EXPANSION JOINT
	STEP
	EXISTING LIGHT
	PROPOSED POLE LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED WALL LIGHT
	PROPOSED BOLLARD
	PROPOSED FOUNTAIN LIGHT
	PROPOSED FLOODLIGHT
	PROPOSED UPLIGHT
	PROPOSED STEP LIGHT
	SLAB DRAIN
	SURFACE DRAIN / YARD DRAIN
	TRENCH DRAIN
	PLANT CALLOUT
	MATERIAL OR DETAIL CALLOUT
	ELEVATION CALLOUT
	SECTION CALLOUT

GENERAL NOTES

GENERAL LAYOUT NOTES:

1. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY xxxxxxx.
2. DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY xxxxxx, DATED xxxxxx, AND PREPARED BY xxxxxx, DATED xxxxxx.
3. UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
4. DO NOT SCALE THESE DRAWINGS.
5. DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
6. ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
7. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
8. CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
9. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS AND ANY CONFLICTS ENCOUNTERED IN FIELD.
10. QUANTITIES REFERENCED IN PLANS ARE SHOWN AS A COURTESY ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
12. ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
13. CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY TO COMPLETE SITE LIGHTING INSTALLATION. CONTRACTOR TO COORDINATE POWER CONNECTIONS WITH ELECTRICAL ENGINEER AND OWNER.
14. BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.

THE FLATS AT KNOWLES STATION

10509 SUMMIT AVENUE
KENSINGTON, MARYLAND
MONTGOMERY COUNTY

CLIENT

4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALTY
SERVICES

Studio39

LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

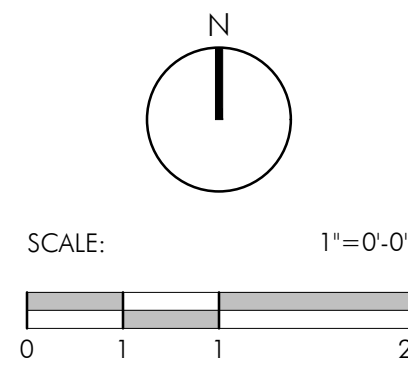
SEAL/SIGNATURE

ISSUE DATE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INSTRUMENTS OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER: 20005
CONTACT: DAVID JUDD
DRAWN: YJ
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L0.01

SITE PLAN

Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES
Company
THOMAS BRAULT
Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature: _____

NOT RELEASED FOR CONSTRUCTION

CLIENT
4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALTY
SERVICES

6416 GROVEDALE DR., SUITE 100-
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE



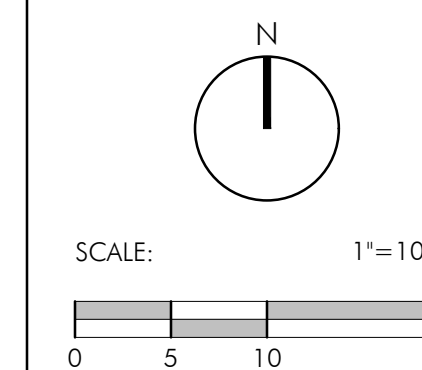
ISSUE DATE

THIS DOCUMENT, AND THE IDEAS AND DESIGN INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO99 LANDSCAPE ARCHITECTURE, P.C. IT IS NOT TO BE COPIED AND/OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO99 LANDSCAPE ARCHITECTURE, P.C.

© STUDIO99 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER: 20
CONTACT: DAVID J
DRAWN:
APPROVED/CHECKED:

ORIENTATION AND SCALE



SHEET TITLE

OVERALL PLAN

SHEET NUMBER

L1.00

SITE PLAN

NOT RELEASED FOR CONSTRUCTION

SUMMIT AVENUE

SEE SHEET:
L1.02 - COURTYARD & ROOF LEVEL
HARDSCAPE PLAN

SEE SHEETS:
L1.01 - STREETSCAPE HARDSCAPE PLAN
L3.01 - STREETSCAPE LANDSCAPE PLAN

APPROVED UNDER
PRELIMINARY PLAN
#120200160

Developer's Certificate

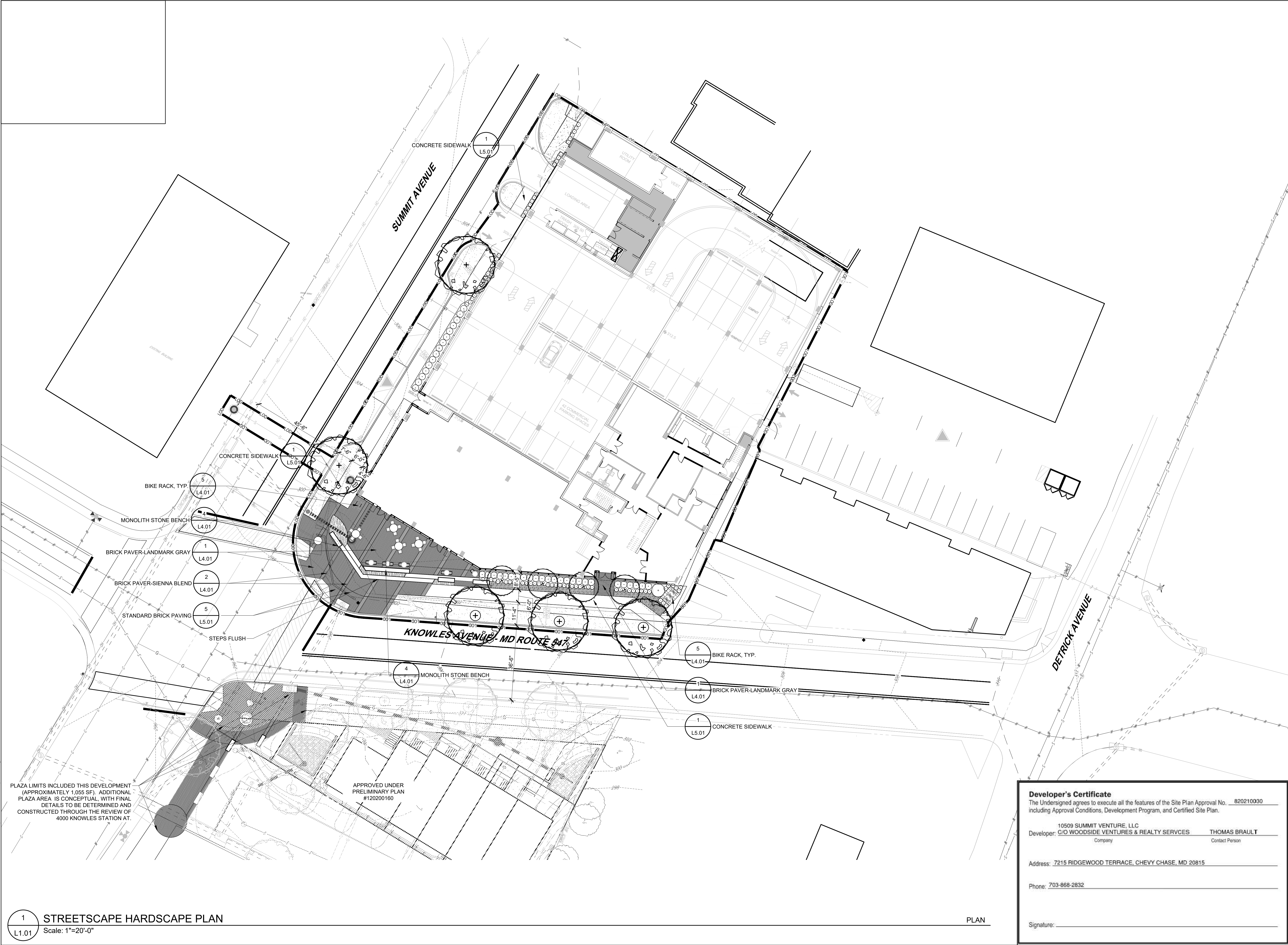
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

Developer:	10509 SUMMIT VENTURE, LLC C/O WOODSIDE VENTURES & REALTY SERVICES	THOMAS BRAULT
	Company	Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature: _____



PLAZA LIMITS INCLUDED THIS DEVELOPMENT (APPROXIMATELY 1,055 SF). ADDITIONAL PLAZA AREA IS CONCEPTUAL, WITH FINAL DETAILS TO BE DETERMINED AND CONSTRUCTED THROUGH THE REVIEW OF 4000 KNOWLES STATION AT.

APPROVED UNDER PRELIMINARY PLAN #120200160

Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES
Company
THOMAS BRAULT
Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature:

THE FLATS AT KNOWLES STATION
10509 SUMMIT AVENUE
KENSINGTON, MARYLAND

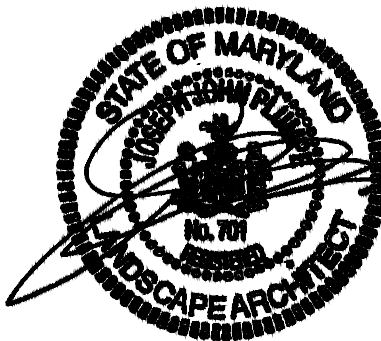
CLIENT

4000 KNOWLES VENTURE, LLC C/O WOODSIDE VENTURES & REALTY SERVICES

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

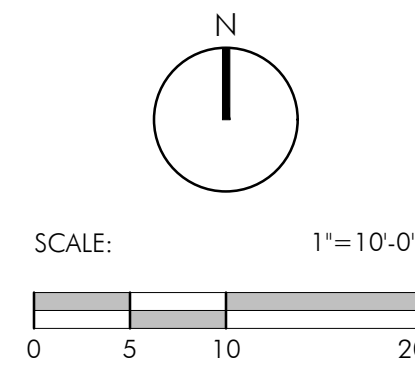


ISSUE DATE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED, REPRODUCED, OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER: 20005
CONTACT: DAVID JUDD
DRAWN: YJ
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



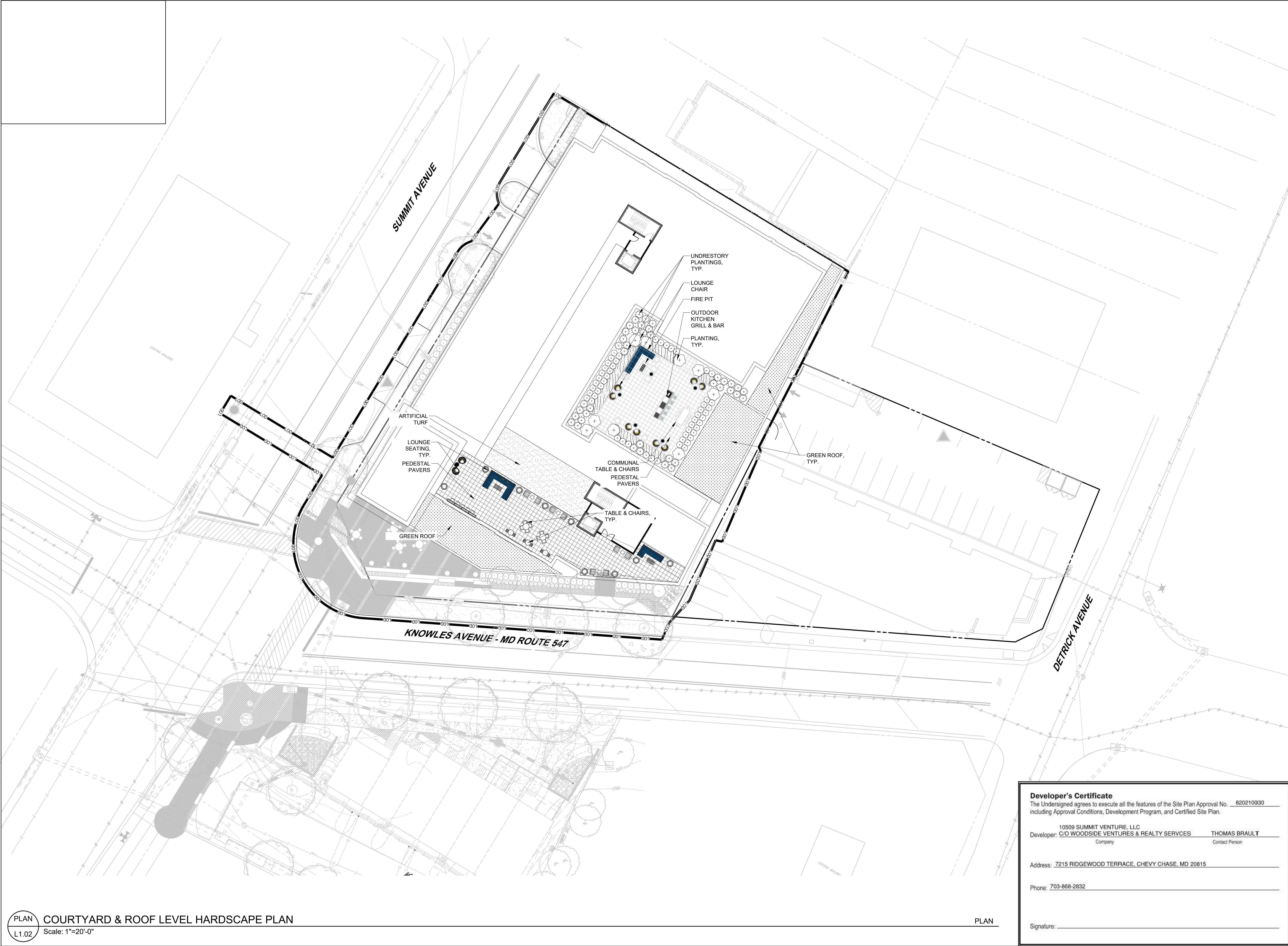
SHEET TITLE

STREETScape HARDSCAPE PLAN

SHEET NUMBER

L1.01

SITE PLAN



Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES THOMAS BRAULT
Company Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature: _____

**THE FLATS AT
KNOWLES
STATION**
10509 SUMMIT AVENUE
KENSINGTON, MARYLAND

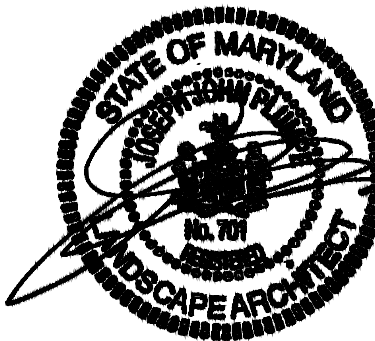
CLIENT

4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALTY
SERVICES

Studio39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

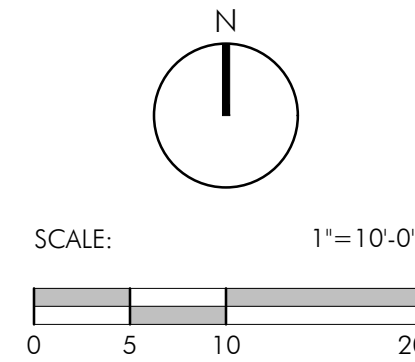


ISSUE DATE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER: 20005
CONTACT: DAVID JUDD
DRAWN: YJ
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE

**COURTYARD &
ROOF LEVEL
HARDSCAPE PLAN**

SHEET NUMBER

L1.02

SITE PLAN

CLIENT

4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALITY
SERVICES

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

PROJECT NUMBER: 20005
CONTACT: DAVID JUDD
DRAWN: YJ
APPROVED/CHECKED: DJ

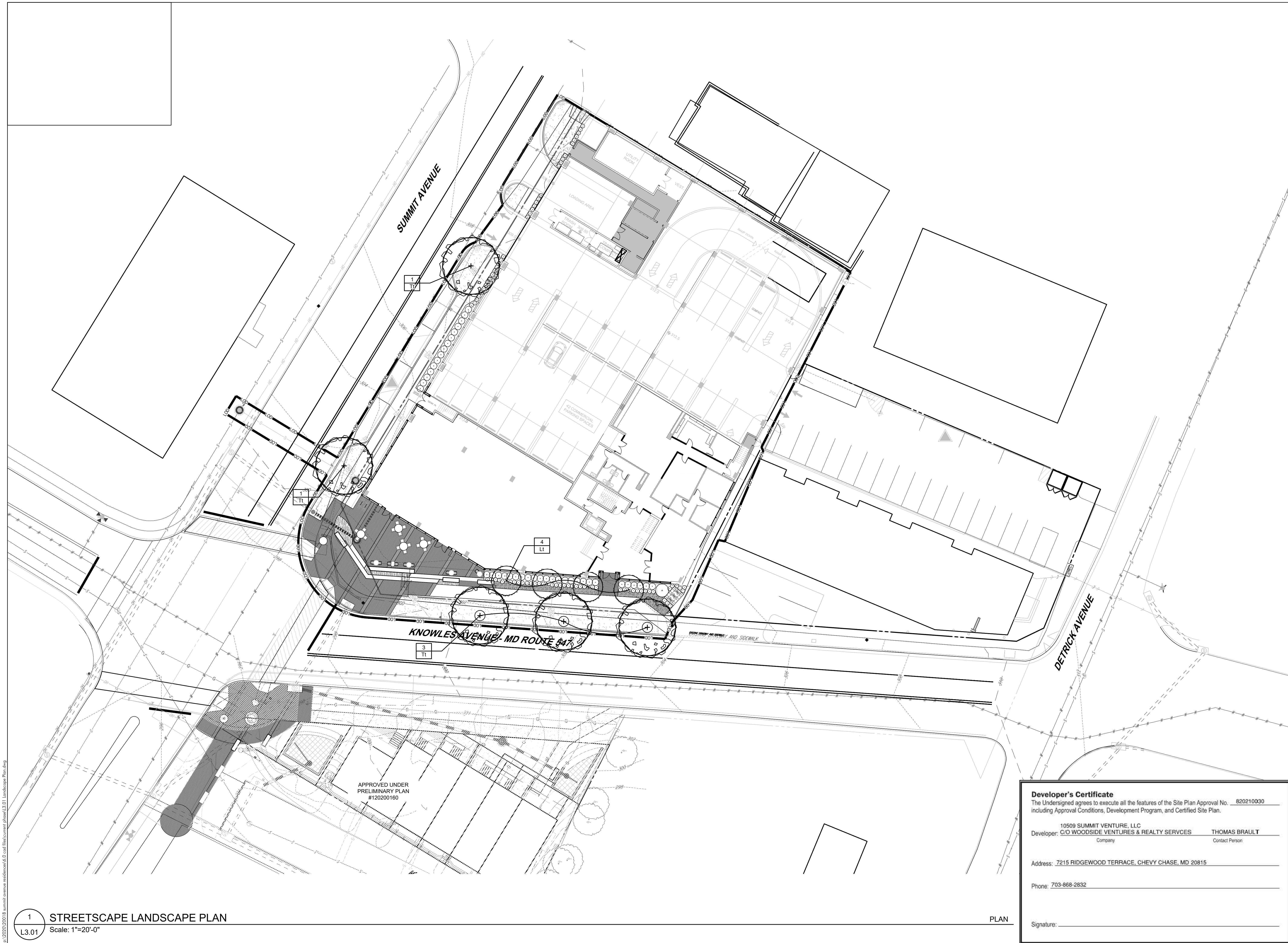
SCALE: 1" = 10'-0"

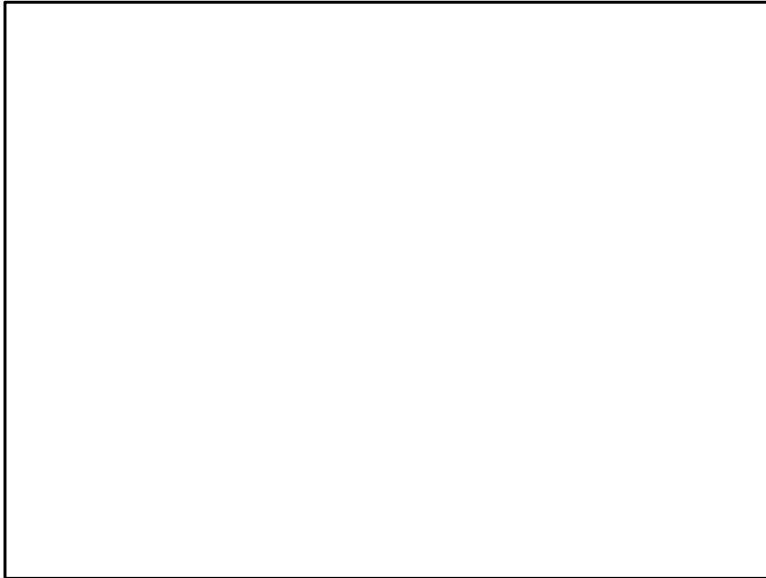
STREETSCAPE
LANDSCAPE PLAN

L3.01

SITE PLAN

NOT RELEASED FOR CONSTRUCTION





RECOMMENDED TREES

PLANT SCHEDULE SUMMIT FIRST FLOOR						
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Tt	5	Tilia tomentosa	Silver Linden	14'-16'	3" - 3 1/2"	B&B, full uniform crown, symmetrical branching, full specimen
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Lt	4	Lagerstroemia indica x fauriei 'Tonto'	Tonto Crapemyrtle	8'-10'	1 1/2" min.	B & B, multi-trunk, 3 trunk minimum, full symmetrical branching

RECOMMENDED PLANT POOL

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	SPREAD	REMARKS
-	COB	Cornus	sericea		Red Twig Dogwood	24 - 36"	24 - 36"	#3 cont., healthy, vigorous, well-rooted & established
-	FGM	Fothergilla	gardenii	'Mt. Airy'	Mt. Airy Fothergilla	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	IGS	Ilex	glabra	'Shamrock'	Shamrock Inkberry	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	FJM	Fleria	japonica	'Mountain Fire'	Japanese Fleria	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	PLO	Prunus	laurocerasus	'Otto Luykens'	Otto Luykens Cherry Laurel	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	RGC	Rhododendron		'Girard's Crimson'	Girard's Crimson Azalea	15 - 18"	15 - 18"	#3 cont., healthy, vigorous, well-rooted & established in container

PERENNIALS/ORNAMENTAL GRASSES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	SIZE	COLOR	REMARKS
-	DEC	Deschampsia	caespitosa		Tufted Hair Grass	#1 cont.		15" o.c., full specimen, healthy, vigorous, well-rooted and established
-	LAH	Lavandula	angustifolia	'Hidcote'	Hidcote Lavender	#1 cont.	Purple	16" o.c., full specimen, healthy, vigorous, well-rooted and established
-	MUH	Muhlenbergia	capillaris		Pink Muhly Grass			30" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PVH	Panicum	virgatum	'Heavy Metal'	Heavy Metal Switch Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	GP	Gaultheria	procumbens		Creeping Wintergreen	#1 cont.		18" o.c., full specimen, healthy, vigorous, well-rooted and established

GROUNDCOVERS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	SIZE	COLOR	REMARKS
-	LMB	Liriope	muscarii	'Big Blue'	Big Blue Liriope	1 qt.		12" o.c., full specimen, healthy, vigorous, well-rooted and established
-	OJ	Ophiopogon	japonicus		Mondo Grass	1 qt.		8" o.c., full specimen, healthy, vigorous, well-rooted and established

*PLANT MATERIAL SPECIES MAY BE CHANGED DUE TO AVAILABILITY AT TIME OF CONSTRUCTION.

STORM WATER PLANT POOL

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS
-	CaK	Cornus	sericea	'Kelsey'	Redtwig Dogwood	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	IgD	Ilex	glabra	'Densa'	Shamrock Inkberry	24 - 30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	ILV	Ilex	virginica	'Little Herry'	Little Herry Sweetstapire	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container
-	PoC	Physocarpus	opulifolius	'Coppertina'	Coppertina Ninebark	24 - 30"	24 - 30"	#5 cont., healthy, vigorous, well-rooted & established in container

PERENNIALS/ORNAMENTAL GRASSES/FERNS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS
-	AnP	Aster	novae-angliae	'Purple Dome'	Purple Dome Aster	#1 cont.	Purple	18" o.c., full specimen, healthy, vigorous, well-rooted and established
-	Ep	Echinacea	purpurea		Purple Coneflower	#1 cont.	Pink	18" o.c., full specimen, healthy, vigorous, well-rooted and established
-	Iv	Iris	versicolor		Blue Flag Iris	#1 cont.	Violet-blue	24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	MdR	Monarda	didyma	'Raspberry Wine'	Bee Balm	24" cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	Nc	Muhlenbergia	capillaris		White Muhly Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PvD	Panicum	virgatum	'Dallas Blues'	Dallas Blues Switch Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PvS	Panicum	virgatum	'Shenandoah'	Shenandoah Switch Grass	#3 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	PmF	Phlox	maculata	'Flower Power'	Summer Phlox	#1 cont.		24" o.c., full specimen, healthy, vigorous, well-rooted and established
-	Rhl	Rudbeckia	hirta	'Indian Summer'	Black-eyed Susan	#1 cont.	Yellow	18" o.c., full specimen, healthy, vigorous, well-rooted and established
-	SsP	Schizachyrium	scoparium	'Prairie Blues'	Little Bluestem	#3 cont.	Yellow	18" o.c., full specimen, healthy, vigorous, well-rooted and established

*PLANT MATERIAL SPECIES MAY BE CHANGED DUE TO AVAILABILITY AT TIME OF CONSTRUCTION.

THE FLATS AT
KNOWLES
STATION
10509 SUMMIT AVENUE
KENSINGTON, MARYLAND

CLIENT

4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALTY
SERVICES

Studio39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

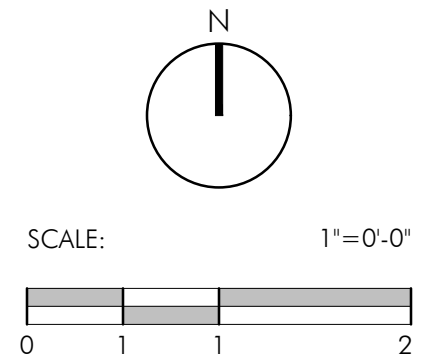
SEAL/SIGNATURE

ISSUE DATE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED
HEREIN, ARE THE PROPERTY OF STUDIO39 ARCHITECTURE, P.C. AND IS
NOT TO BE COPIED AND/OR USED IN WHOLE OR IN PART FOR ANY
OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF
STUDIO39 ARCHITECTURE, P.C.

PROJECT NUMBER: 20005
CONTACT: DAVID JUDD
DRAWN: YJ
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE

PLANTING
SCHEDULE

SHEET NUMBER

L3.10

SITE PLAN

Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030
including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES THOMAS BRAULT
Company Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature: _____

THE MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.

ALL PLANTS SHOWN ON THE PLAN SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.

CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.

ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUNDCOVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST GROWING SEASON AFTER THE REASON FOR REPLACEMENTS IS DETERMINED. REPLACEMENTS SHALL HAVE GROWTH GUARANTEE EQUAL TO THAT STATED ABOVE.

PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF FEASIBLE. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.

QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ALL PLANT MATERIAL SHALL BE PLANTED IN THE MANNER SPECIFIED ON THE PLAN. PLANTS SHALL BE WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.

PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.

PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH THE RECOMMENDED LOCAL PRACTICE. PLANTS SHALL NOT BE CALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PROOF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.

PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.

ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.

PLANTS SHALL BE SHEDDED TO REMOVE EXCESSIVE BRANCHES BEFORE PLANTING. PLANTING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (BUT CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES; THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.

EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.

ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF PINE FINES MULCH.

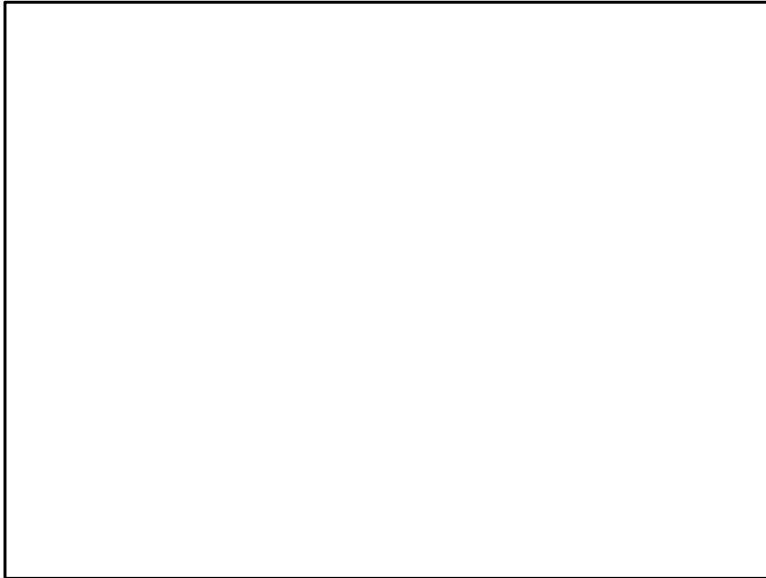
NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.

ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE PLAN. ANY CHANGES TO THE PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY PLANTING IN THIS PROJECT THAT IS NOT APPLIED TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

SITE PLAN





MODEL: BRICK PAVER
MANUFACTURER: BELDEN
DIMENSIONS: 4" x 6" x 16"
COLOR: LANDMARK GRAY
CONTACT: CHRIS MAYER
POTOMAC VALLEY BRICK
703.550.9013
cmayer@pvbrick.com
QUANTITY: PER PLAN
NOTE: 1) ALL CORNERS MUST BE FINGER JOINTED
2) CONTRACTOR TO VERIFY QUANTITIES.
INSTALL PER MANUFACTURER'S RECOMMENDATION.
AND GOVERNING MUNICIPAL REQ. OR APPROVED EQUAL



MODEL: BRICK PAVER
MANUFACTURER: BELDEN
DIMENSIONS: 4" x 8" x 16"
COLOR: SIENNA BLEND VELOUR
CONTACT: CHRIS MAYER
POTOMAC VALLEY BRICK
703.550.9013
cmayer@pvbrick.com
QUANTITY: PER PLAN
NOTE: 1) ALL CORNERS MUST BE FINGER JOINTED
2) CONTRACTOR TO VERIFY QUANTITIES.
INSTALL PER MANUFACTURER'S RECOMMENDATION.
AND GOVERNING MUNICIPAL REQ. OR APPROVED EQUAL



MODEL: LIL 20CA-W1-474X332
LILY WITH CURVED ARMRESTS
FINISH: TBD
QUANTITY: PER PLAN
COMPANY: VICTOR STANLEY - US
P.O. DRAWER 330
DUNKIRK, MD 20754 USA
(P) 301.855.8300
CONTACT: TBD
COLOR: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR APPROVED EQUAL



MODEL: MONOLITH STONE BENCH
FINISH: TBD
QUANTITY: PER PLAN
COMPANY: US STONE INDUSTRIES
73515 W 75TH ST #105
PRAIRIE VILLAGE, KS 66208
(P) 913-529-4154
CONTACT: CHRIS MAYER
POTOMAC VALLEY BRICK
703.550.9013
CMAYER@PVBRICK.COM
COLOR: 1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR APPROVED EQUAL

1
L4.01
BRICK PAVER-LANDMARK GRAY
Scale: N.T.S.

2
L4.01
BRICK PAVER-SIENNA BLEND
Scale: N.T.S.

3
L4.01
VICTOR STANLEY BENCH
Scale: N.T.S.

4
L4.01
MONOLITH STONE BENCH
Scale: N.T.S.



5
L4.01
BIKE RACK
Scale: N.T.S.

MODEL: HOOP RACK
DESCRIPTION: INVERTED 'U' BIKE RACK
DIMENSIONS: 24" L x 1.9" D x 35" H
OPTIONS: IN-GROUND MOUNT
COLOR: BLACK POWDERCOAT
QUANTITY: PER PLAN
MANUFACTURER: DERO BIKE RACK CO.
2657 32ND AVE. S
MINNEAPOLIS, MN 55406
www.dero.com
CONTACT: MIKE ANDERSON
888.337.6729
NOTES: - INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND GOVERNING MUNICIPAL REQUIREMENTS.
- CONTRACTOR TO VERIFY QUANTITIES
- OR APPROVED EQUAL

PROD. INFO.

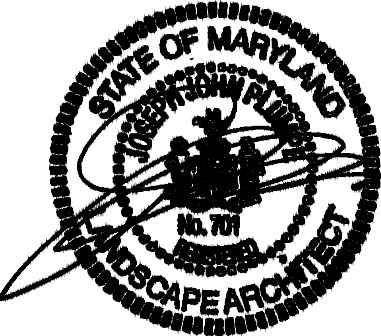
THE FLATS AT
STATION
10509 SUMMIT AVENUE
KENSINGTON, MARYLAND

CLIENT
4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALTY
SERVICES

STUDIO39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

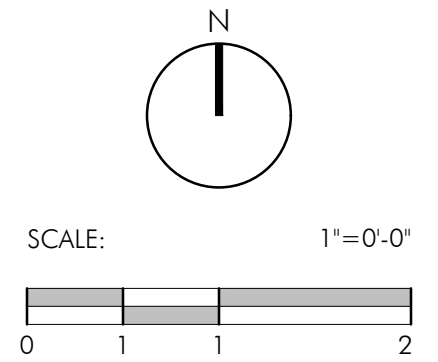


ISSUE DATE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE COPIED AND/OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C.
© STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER: 20005
CONTACT: DAVID JUDD
DRAWN: YJ
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE

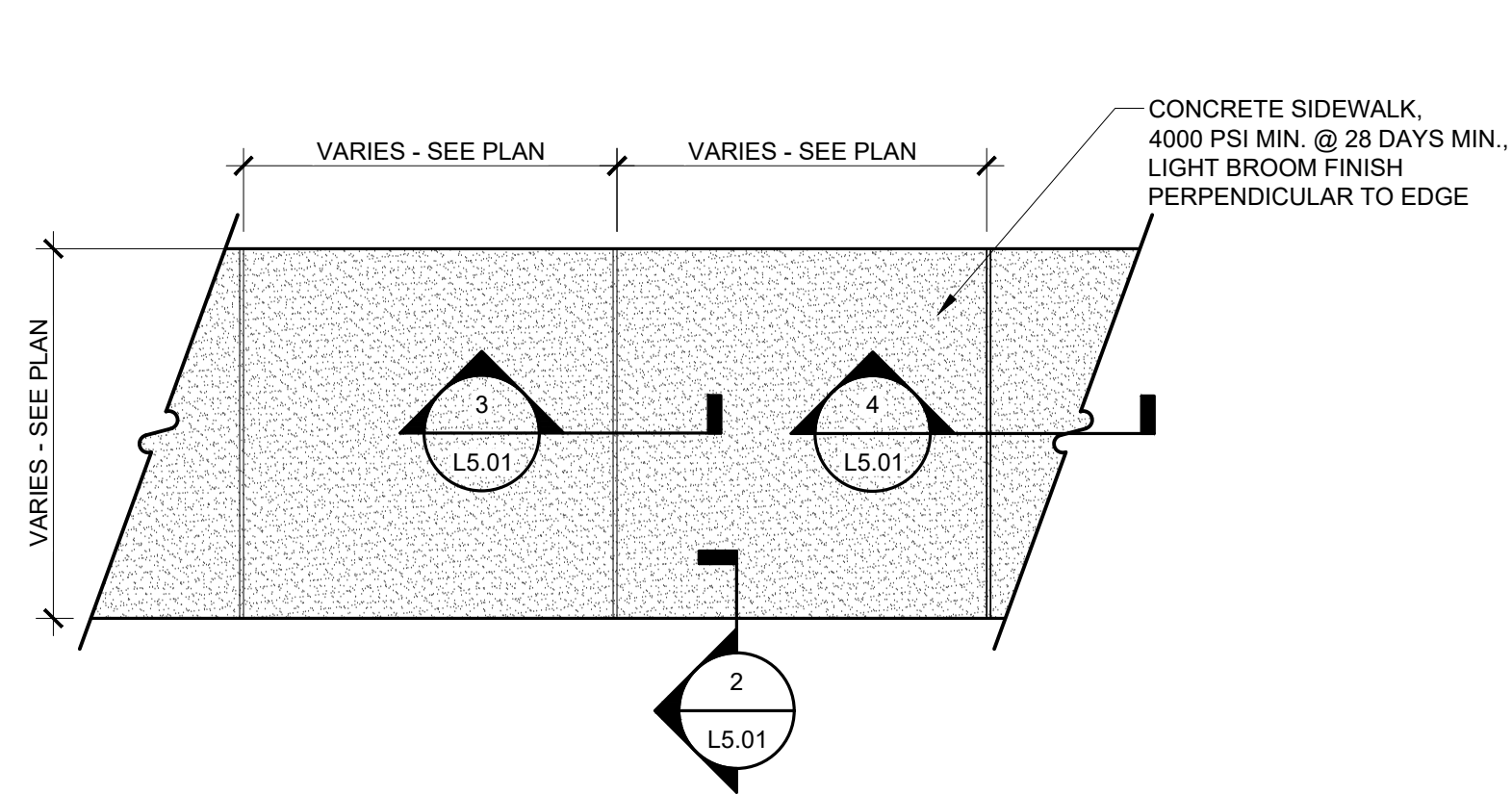
PRODUCT
INFORMATION

SHEET NUMBER

L4.01

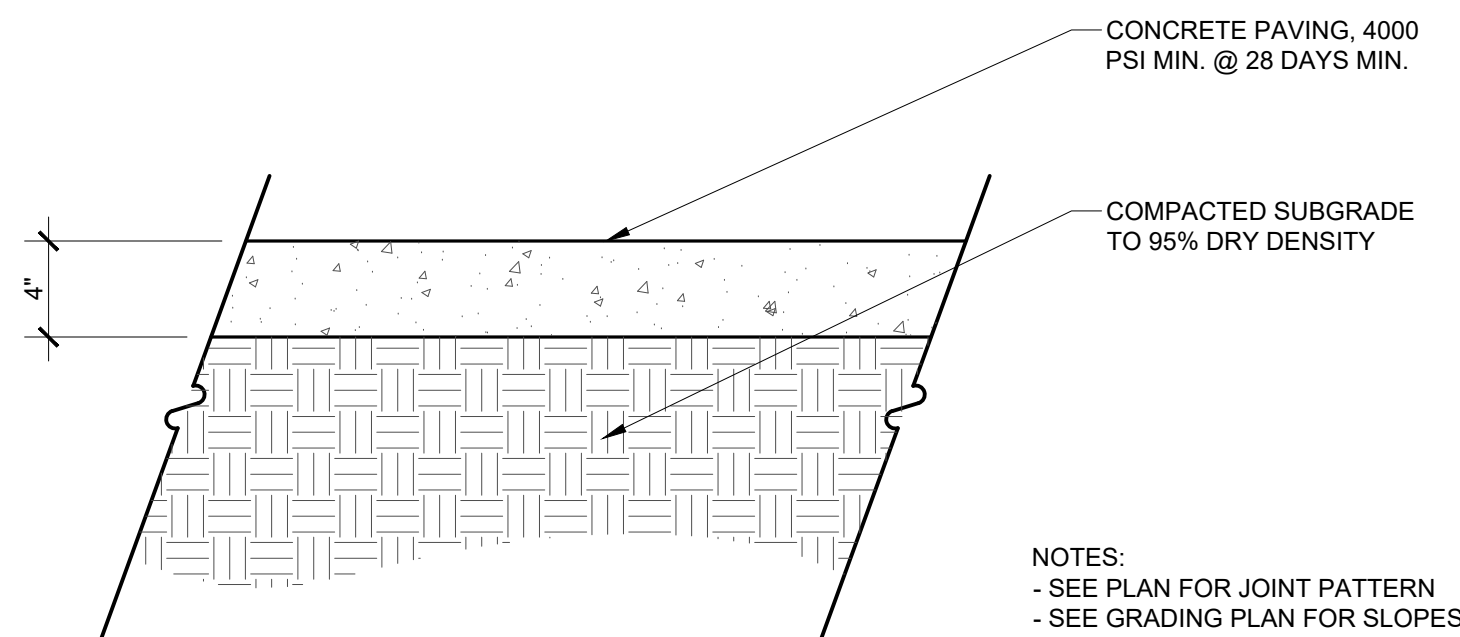
SITE PLAN

Developer's Certificate
The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.
10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES THOMAS BRAULT
Company Contact Person
Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815
Phone: 703-868-2832
Signature: _____



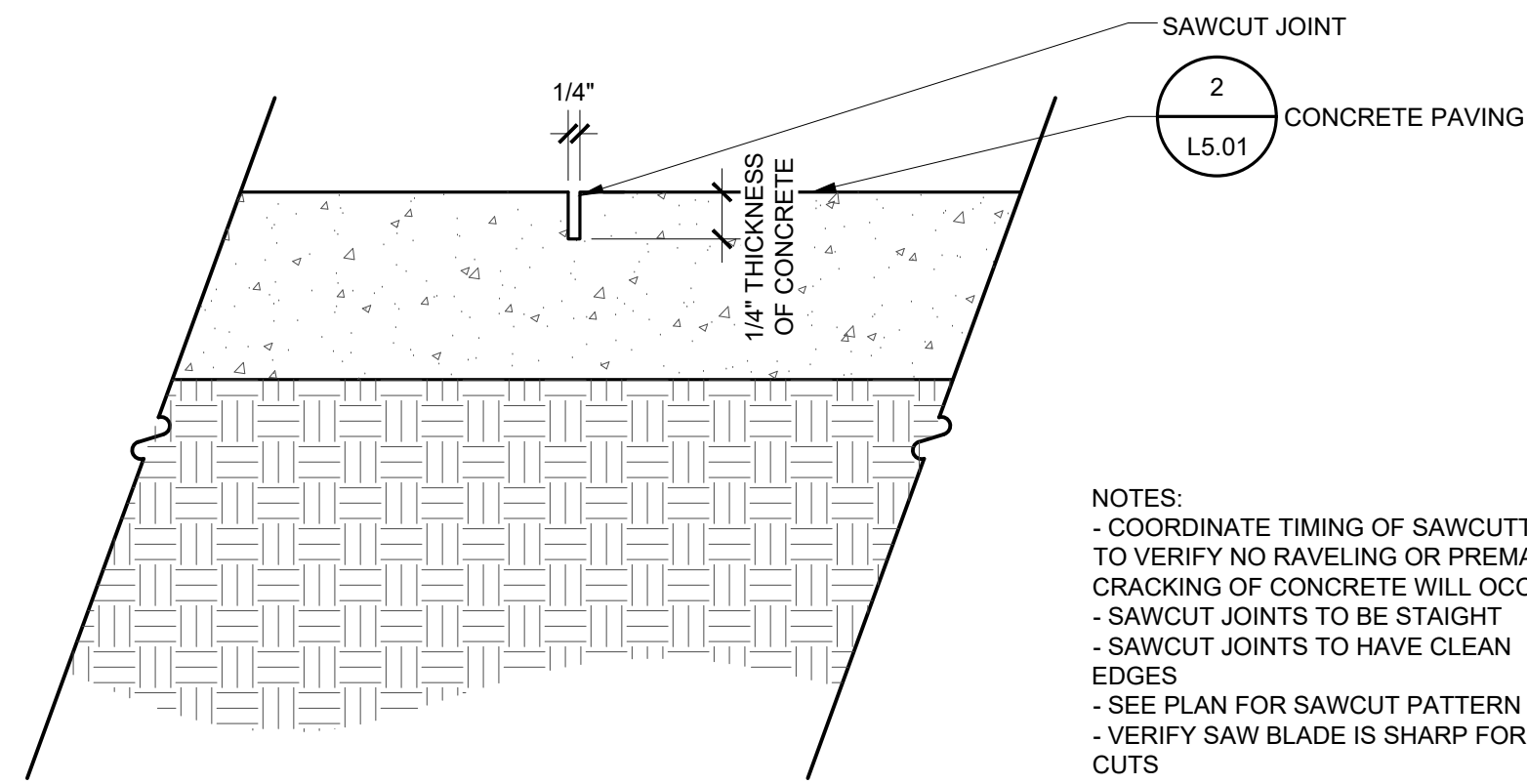
1
L5.01
CONCRETE SIDEWALK
Scale: 1/2" = 1'-0"

SECTION
PA-CO-001



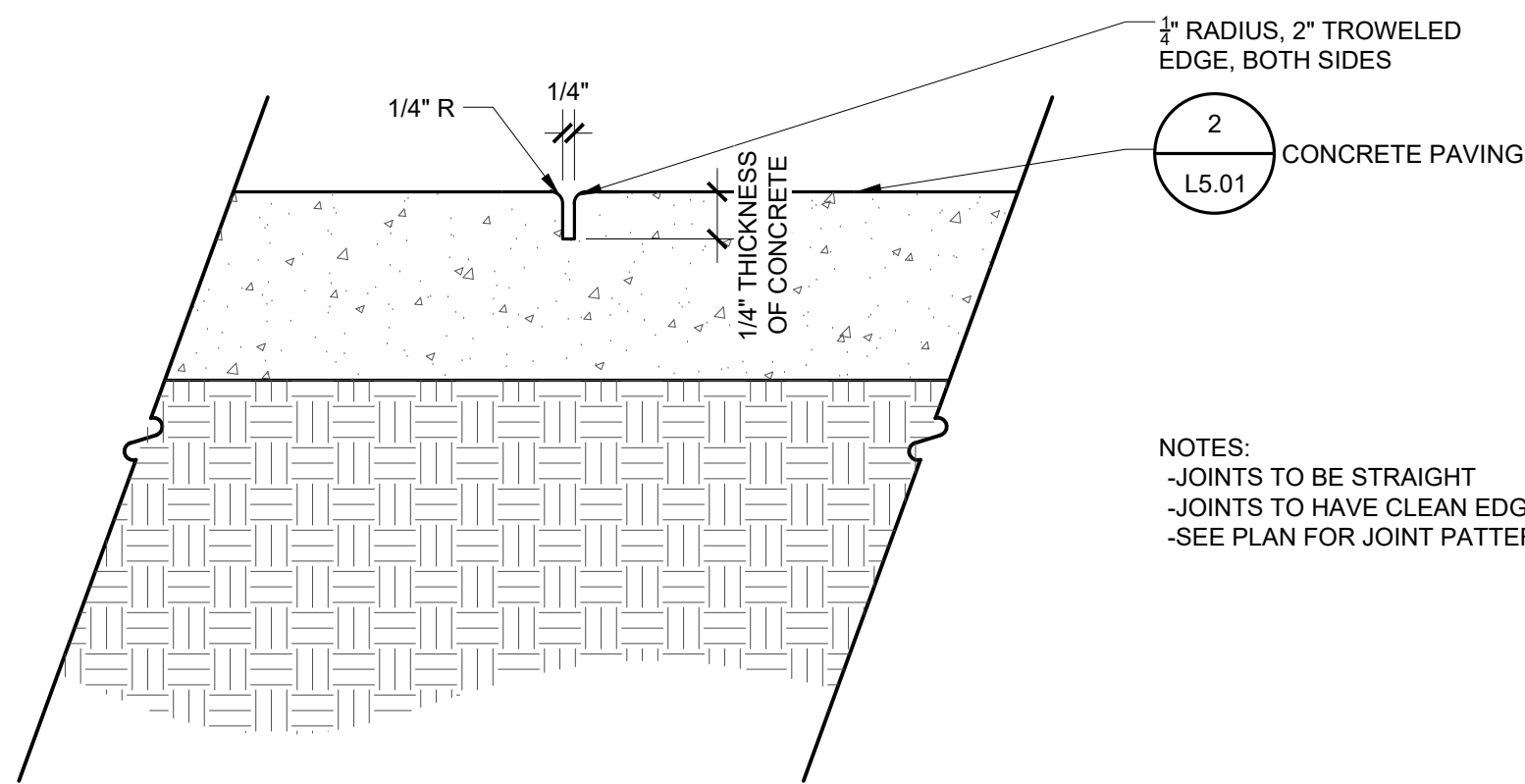
2
L5.01
CONCRETE PAVING
Scale: 1 1/2" = 1'-0"

SECTION



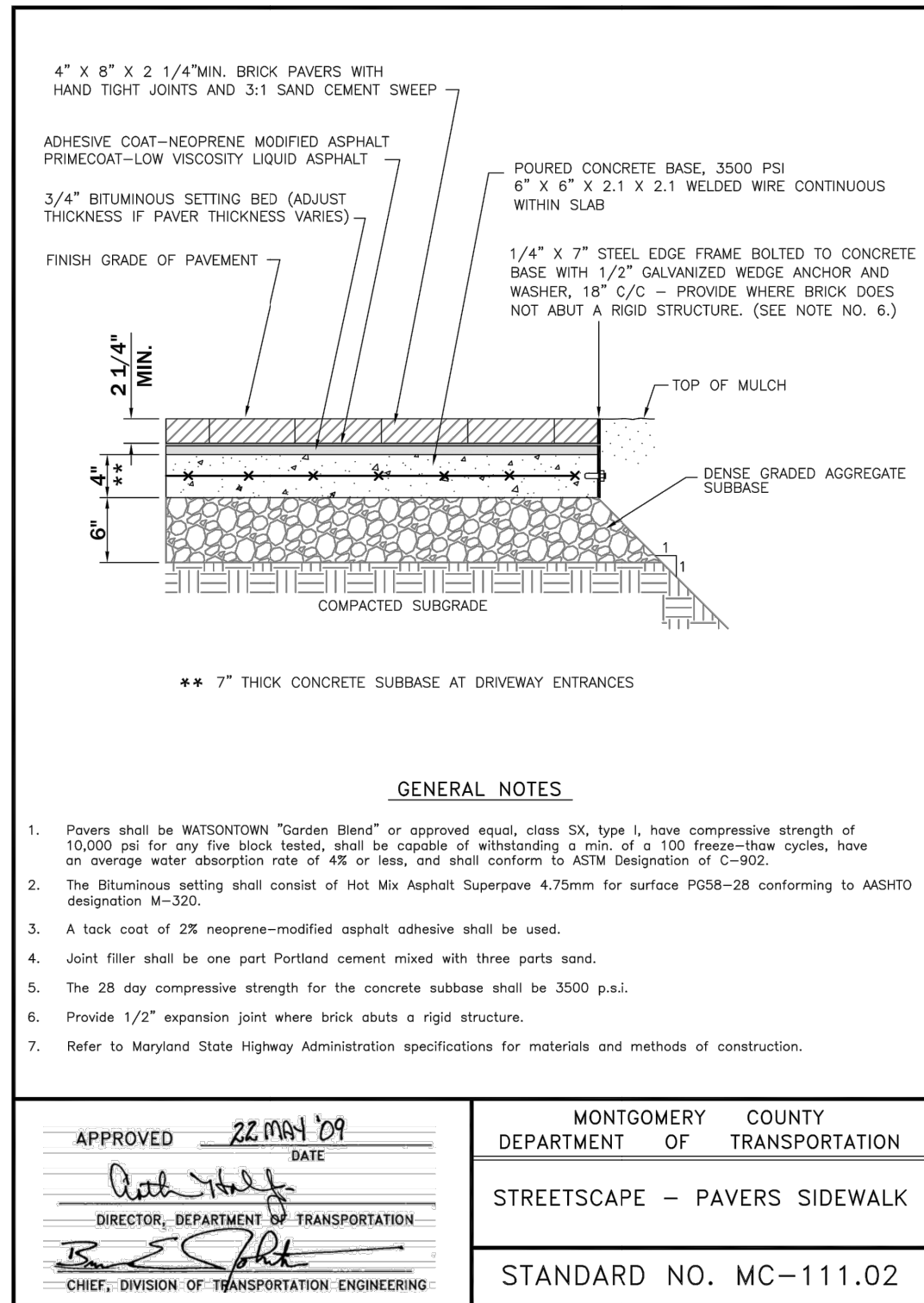
3
L5.01
CONTROL JOINT
Scale: 3" = 1'-0"

SECTION



4
L5.01
SAWCUT JOINT
Scale: 3" = 1'-0"

SECTION



5
L5.01
STANDARD BRICK PAVING
Scale: NTS

SECTION

Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030 including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES THOMAS BRAULT
Company Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature: _____

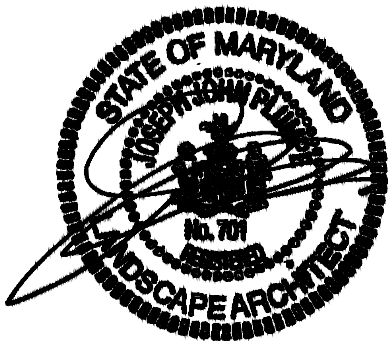
THE FLATS AT
KNOWLES
STATION
10509 SUMMIT AVENUE
KENSINGTON, MARYLAND

CLIENT
4000 KNOWLES VENTURE, LLC C/O
WOODSIDE VENTURES & REALTY
SERVICES

Studio39
LANDSCAPE ARCHITECTURE, P.C.

6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703.719.6500 | STUDIO39.COM

SEAL/SIGNATURE

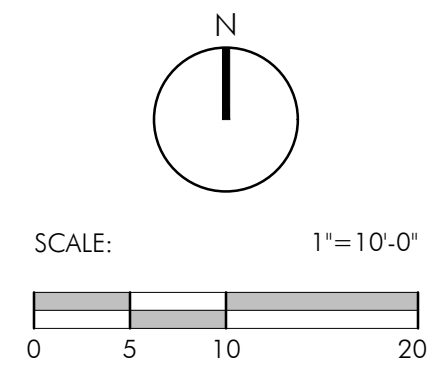


ISSUE DATE

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED
HEREIN, ARE THE PROPERTY OF STUDIO39 LANDSCAPE ARCHITECTURE, P.C. AND IS
NOT TO BE COPIED AND/OR USED IN WHOLE OR IN PART FOR ANY
OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF
STUDIO39 LANDSCAPE ARCHITECTURE, P.C.

PROJECT NUMBER: 20005
CONTACT: DAVID JUDD
DRAWN: YJ
APPROVED/CHECKED: DJ

ORIENTATION AND SCALE



SHEET TITLE

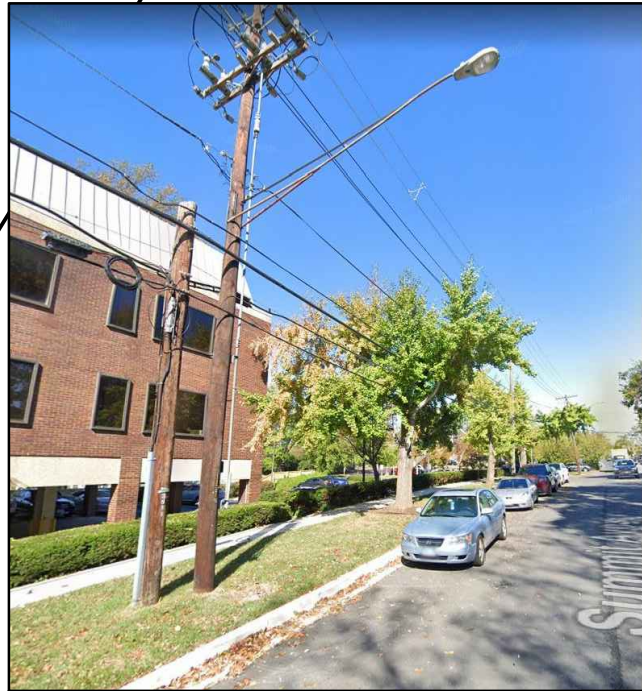
LIGHTING &
PHOTOMETRIC PLAN

SHEET NUMBER

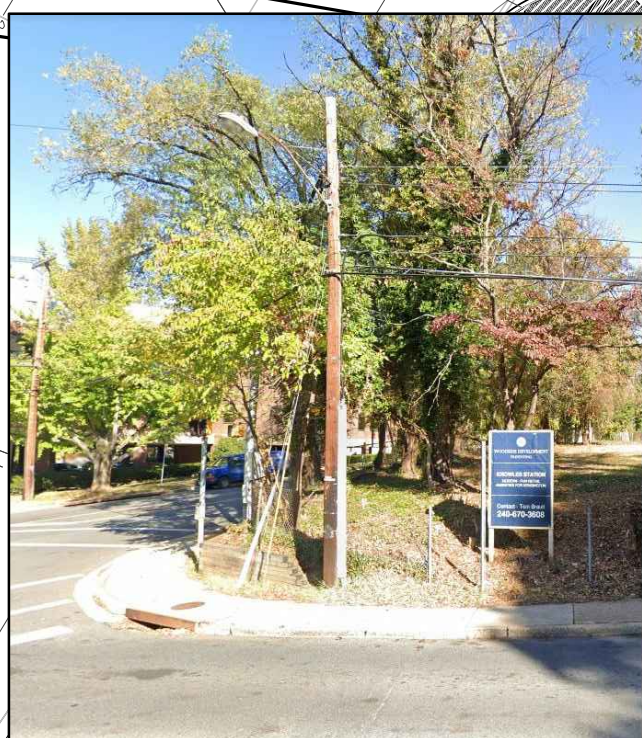
L6.00

SITE PLAN

EXISTING COBRA HEAD LIGHT TO REMAIN, TYP.



EXISTING COBRA HEAD LIGHT TO REMAIN, TYP.



EXISTING COBRA HEAD LIGHT TO REMAIN, TYP.



EXISTING COBRA HEAD LIGHT TO REMAIN, TYP.



APPROVED UNDER
PRELIMINARY PLAN
#120200160

Developer's Certificate

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820210030
including Approval Conditions, Development Program, and Certified Site Plan.

10509 SUMMIT VENTURE, LLC
Developer: C/O WOODSIDE VENTURES & REALTY SERVICES THOMAS BRAULT
Company Contact Person

Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-868-2832

Signature: _____

PLAN

1

LIGHTING & PHOTOMETRIC PLAN

Scale: 1"=20'-0"

L6.00

P:\2020\20018 summit avenue residences\6.0 civil files\current phase\6.00 Photometric Plan.dwg

NOT RELEASED FOR CONSTRUCTION