

BZA
Case No. 17055
Exhibit No. 155

KNOLLWOOD
Special Care Building

CAMPUS PLAN

SFCS
October 12, 2004
1119.03



KNOLLWOOD
Special Care Building

SITE PLAN

SFCS
October 12, 2004
1119.03



North Elevation



KNOLLWOOD
Special Care Building

BUILDING ELEVATIONS

South Elevation

SFCS
October 12, 2004
1119.03

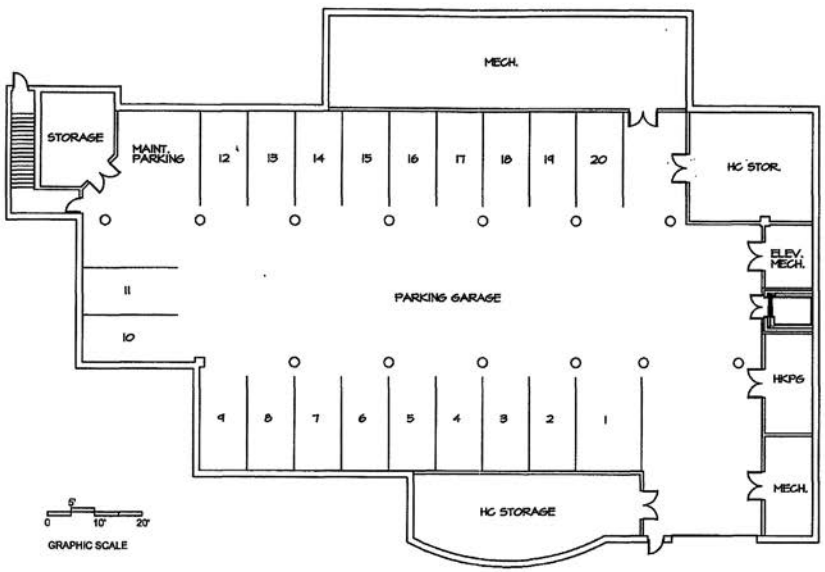


West Elevation

KNOLLWOOD
Special Care Building

BUILDING ELEVATIONS

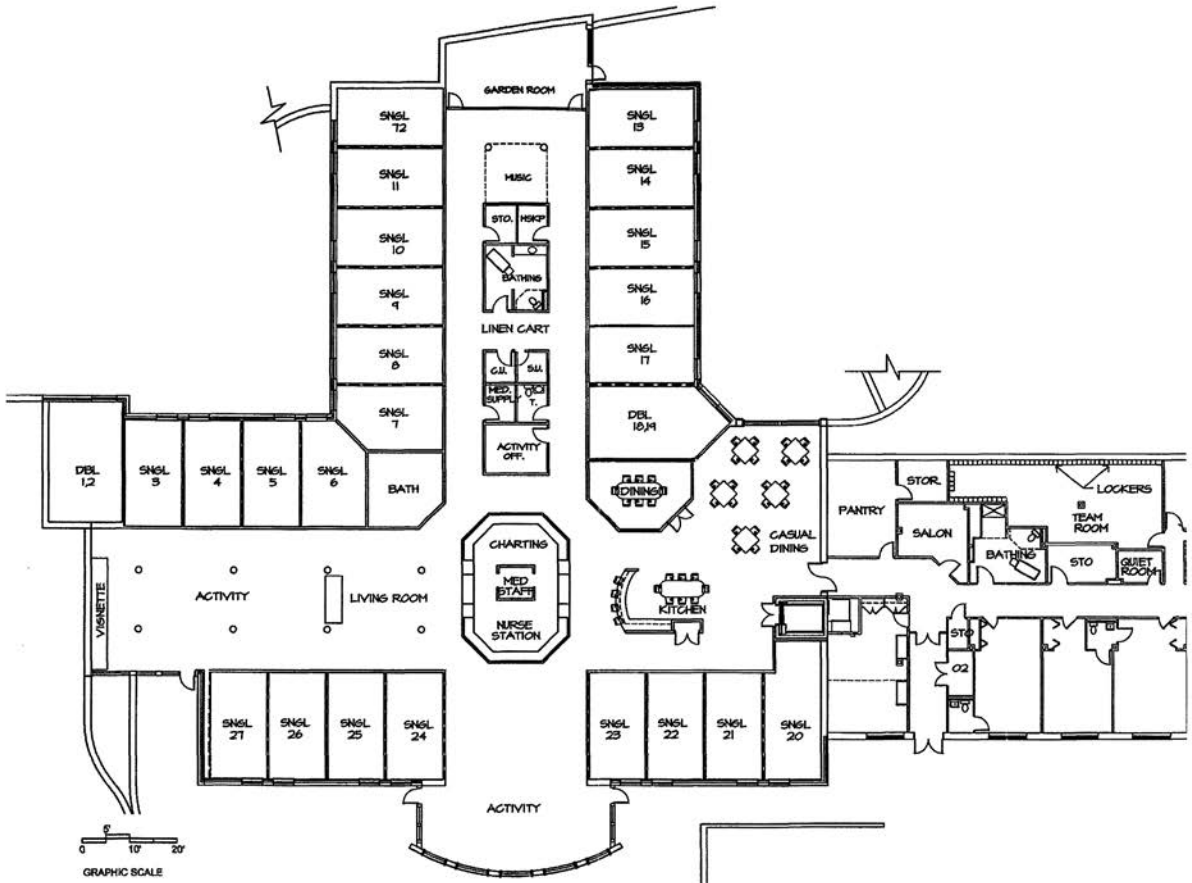
SFCS
October 12, 2004
1119.03



KNOLLWOOD
Special Care Building

PARKING LEVEL PLAN

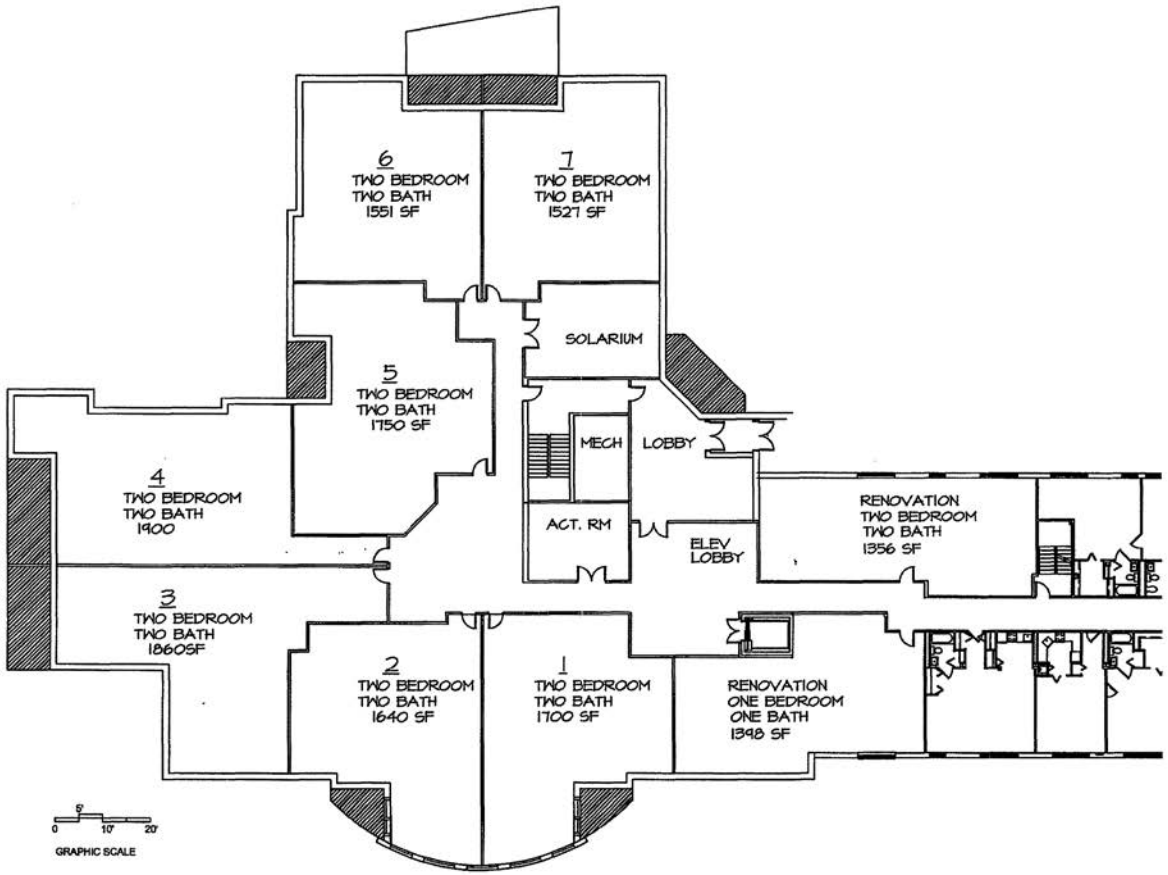
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October 12, 2004
1119.03



KNOLLWOOD
Special Care Building

SPECIAL CARE UNIT PLAN

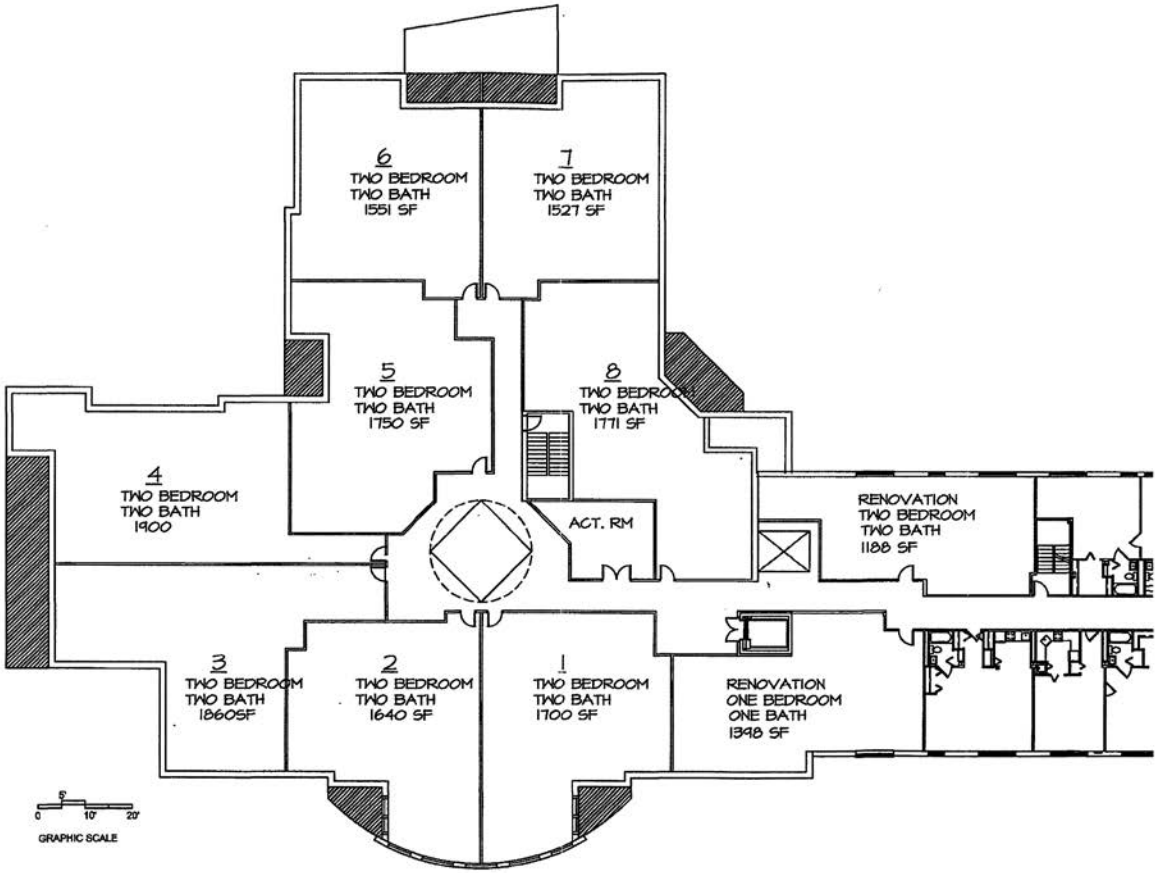
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October 12, 2004
1119.03



KNOLLWOOD
Special Care Building

FIRST APARTMENT FLOOR PLAN

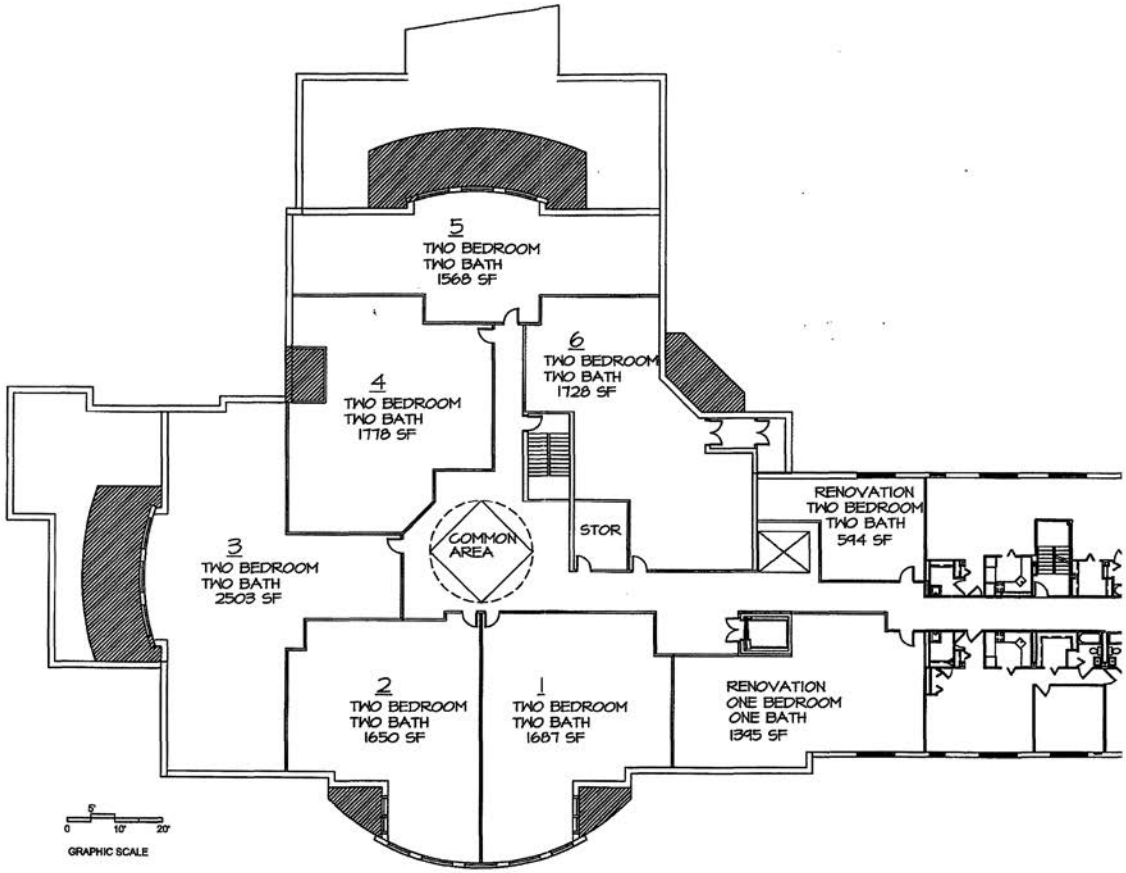
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October 12, 2004
1119.03



KNOLLWOOD
Special Care Building

SECOND APARTMENT FLOOR PLAN

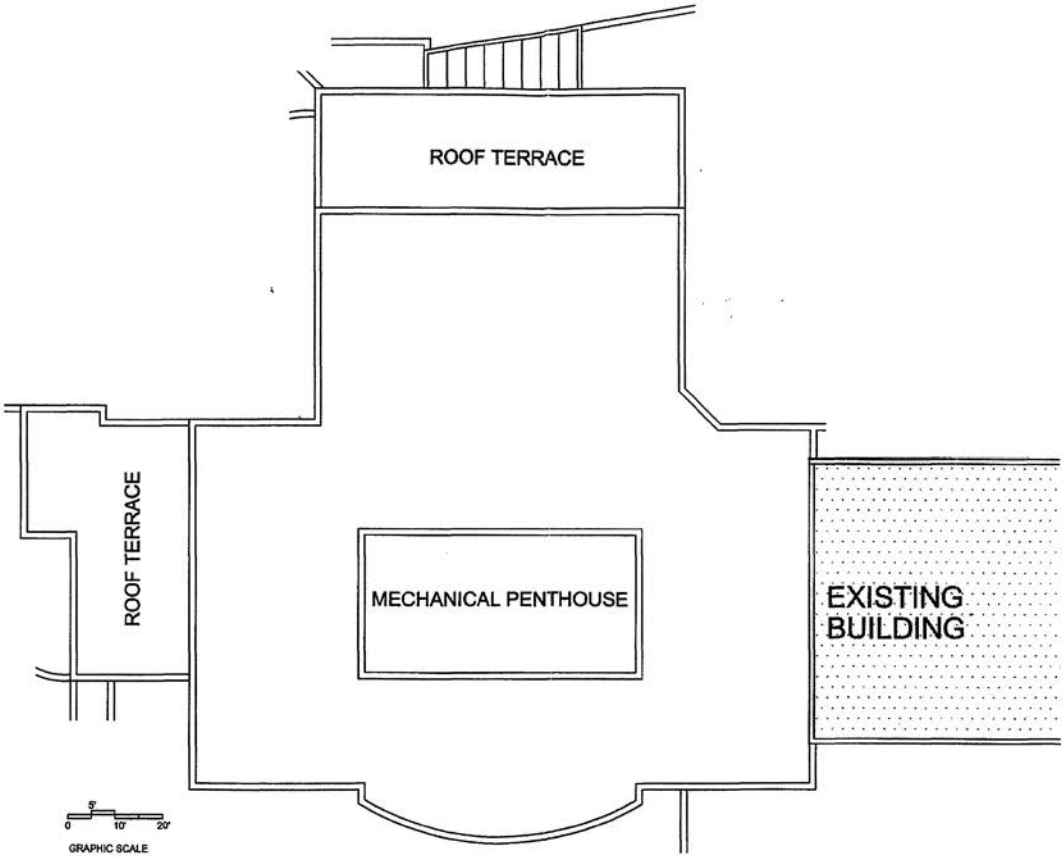
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October 12, 2004
1119.03



KNOLLWOOD
Special Care Building

THIRD APARTMENT FLOOR PLAN

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October 12, 2004
1119.03



KNOLLWOOD
Special Care Building

ROOF PLAN

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October 12, 2004
1119.03

KNOLLWOOD BUILDING ADDITION – LANDSCAPE SCREEN CONCEPT PLAN



PLANT MATERIAL

SYM.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
EVERGREEN TALL SCREENING TREES			
JC	Japanese cryptomeria	Japanese Cryptomeria	17'–20' Height
TC	Tsuga caroliniana	Carolina Hemlock	17'–20' Height
PG	Picea glauca	White Spruce	17'–20' Height
PA	Picea abies	Norway Spruce	17'–20' Height
PS	Pinus strobus	Eastern White Pine	17'–20' Height
IL	'N' Ilex opaca	American Holly	17'–20' Height
IL2	Ilex x 'Nellie R. Stevens'	White Holly	17'–20' Height
KL	'N' Kalmia latifolia	Mountain Laurel	10'–12' Height
TALL SHRUBS			
VR	Viburnum rhytidophyllum	Leatherleaf Viburnum	8–10' Height
RM	'N' Rhododendron maximum	Great Rhododendron Rose Bay	8–10' Height
	'N' Native plant		

LANDSCAPE PLAN
SCALE: 1" = 20'-0"
NOT FOR CONSTRUCTION

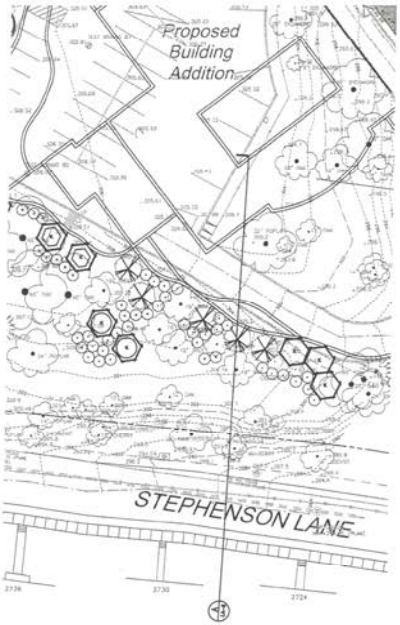
LA–1

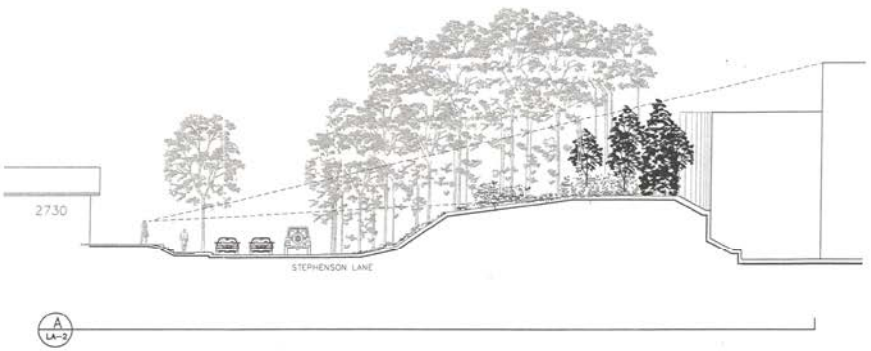
KHA Consulting, P.C.

KNOLLWOOD EXPANSION
DISTRICT OF COLUMBIA
WASHINGTON

DATE
10/12/24
PROJECT NO.
110000001

KNOLLWOOD BUILDING ADDITION – LANDSCAPE SCREEN CONCEPT PLAN





LANDSCAPE SECTION – FROM STEPHENSON LANE

SCALE: 1" = 10'-0"

PLANT MATERIAL

SYM		BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
EVERGREEN TALL SCREENING TREES				
JC		Japanese cryptomeria	Japanese Cryptomeria	13'-20' Height
TC		Tsuga caroliniana	Carolina Hemlock	13'-20' Height
PG		Picea glauca	White Spruce	13'-20' Height
PA		Picea abies	Norway Spruce	13'-20' Height
PS		Pinus strobus	Eastern White Pine	13'-20' Height
IL	'N'	Ilex opaca	American Holly	13'-20' Height
IL2		Ilex x 'Nellie R. Stevens'	White Holly	13'-20' Height
KL	'N'	Kalmia latifolia	Mountain Laurel	10'-12' Height
TALL SHRUBS				
VR		Viburnum rhytidophyllum	Leatherleaf Viburnum	8-10' Height
RM	'N'	Rhododendron maximum	Great Rhododendron Rose Bay	8-10' Height

'N' Native plant

GENERAL NOTES:

1. The Landscape Contractor shall be responsible for all materials, testing and labor required to fully install the plant material per the plans including: soil testing, soil amendments (as necessary), bed preparation, plant installation, fertilizing, mulching, watering, maintenance and warranty.
2. The Landscape Contractor shall be responsible for coordination of his work with that of all other contractors. Landscape installation shall be completed prior to construction of the proposed building addition.
   This plan does not guarantee the existence or non-existence of any utilities. Prior to commencement of any work, the Landscape Contractor shall verify the locations of all above ground and underground utilities.
3. The quality and size of all plant material shall conform to the most current standards as set forth in ANSI Z60.1B0 – American Standard for Nursery Stock.
4. In the case of a quantity discrepancy between the plans and the plant schedule, the plans shall take precedence.
5. No plant substitutions shall be made without the written consent of the Project Landscape Architect.
6. Where plant material is proposed in areas adjacent to any property line, the Landscape Contractor shall verify the exact location of the property line. All new plant material shall be installed such that the entire root ball of the plant lies on the subject property. Under no circumstances shall any portion of the root ball extend beyond the limits of the subject property.
7. Shredded hardwood mulch shall be applied to all plant material immediately after installation. See details for mulch depth.
8. The Landscape Contractor shall be responsible for maintaining his work for a period of one (1) year after final acceptance by the Owner. Maintenance shall include: mowing, weeding, watering, mulch replacement, removal and replacement of dead material, resetting of plants to proper grades or upright positions, fertilizing, debris removal and any required chemical applications to ensure the health of the plants.
9. All plant material that fails to exhibit new growth after the first dormant period following installation shall be replaced by the Landscape Contractor at his expense. All replacements shall conform to the original specifications as to size and type.
10. All open areas not specifically shown as planted in other landscaped materials and any disturbed areas shall be seeded.

LANDSCAPE PLAN – STEPHENSON LANE

SCALE: 1" = 20'-0"

0' 20' 40' 80'

NOT FOR CONSTRUCTION

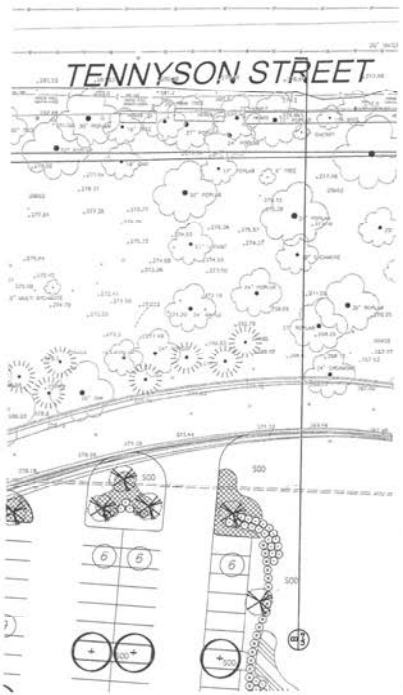
LA-2

KHA Consulting, P.C.
Civil Engineers • Land Planners • Surveyors
12700 Sunrise Valley Dr., Suite 450, Reston, VA 20191
Phone: (703) 674-1300 Fax: (703) 674-1350

KNOLLWOOD EXPANSION
WASHINGTON DISTRICT OF COLUMBIA

DATE 10/12/04
PROJECT NO. 110000021

KNOLLWOOD PARKING ADDITION – LANDSCAPE SCREEN CONCEPT PLAN





LANDSCAPE SECTION – FROM TENNYSON STREET

SCALE: 1" = 10'-0"

EVERGREEN SCREENING PLANT LIST

SYM.		BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
SCREENING TREES				
PA		Picea abies	Norway Spruce	8'-10' Height
JC		Japanese cryptomeria	Japanese Cryptomeria	10' Height
IL2		Ilex x 'Nellie R. Stevens'	White Holly	8'-10' Height
PS		Pinus strobus	Eastern White Pine	8'-10' Height
TALL SHRUBS				
RM	'N'	Rhododendron maximum	Great Rhododendron Rose Bay	3' Height
MC		Myrica cerifera	Wax myrtle	3' Height
ADD ALTERNATE				
CJ		Cryptomeria japonica 'Globosa nana'	Japanese Cryptomeria	3'-4' Height
CO		Chamaecyparis obtusa 'Nana lutea'	Hinoki False Cypress	5-6' Height
GROUNDCOVERS				
PX	'N'	Phlox subulata	Moss Phlox	4-8" Height
LM		Liriope muscari	Liriope	1 Gal., Full, 18" O.C.
	'N'	Native plant		

GENERAL NOTES:

1. The Landscape Contractor shall be responsible for all materials, testing and labor required to fully install the plant material per the plans including: soil testing, soil amendments (as necessary), bed preparation, plant installation, fertilizing, mulching, watering, maintenance and warranty.
2. The Landscape Contractor shall be responsible for coordination of his work with that of all other contractors. Landscape installation shall be completed prior to constuction of the proposed building addition.
   This plan does not guarantee the existence or non-existence of any utilities. Prior to commencement of any work, the Landscape Contractor shall verify the locations of all above ground and underground utilities.
3. The quality and size of all plant material shall conform to the most current standards as set forth in ANSI Z60.1B0 – American Standard for Nursery Stock.
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LANDSCAPE PLAN – TENNYSON STREET

SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

0' 20' 40' 80'

LA-3

RHA Consulting, P.C.
Landscape Architecture and Land Planning
10305 Guilford Road, #210, Jessup, MD 20794
Phone: (410) 674-1300 Fax: (410) 674-1305

BY	DATE	REVISIONS

KNOLLWOOD EXPANSION
DISTRICT OF COLUMBIA
WASHINGTON

DATE 10/12/04
PROJECT NO. 1100000001

KNOLLWOOD PARKING ADDITION – LANDSCAPE SCREEN CONCEPT PLAN

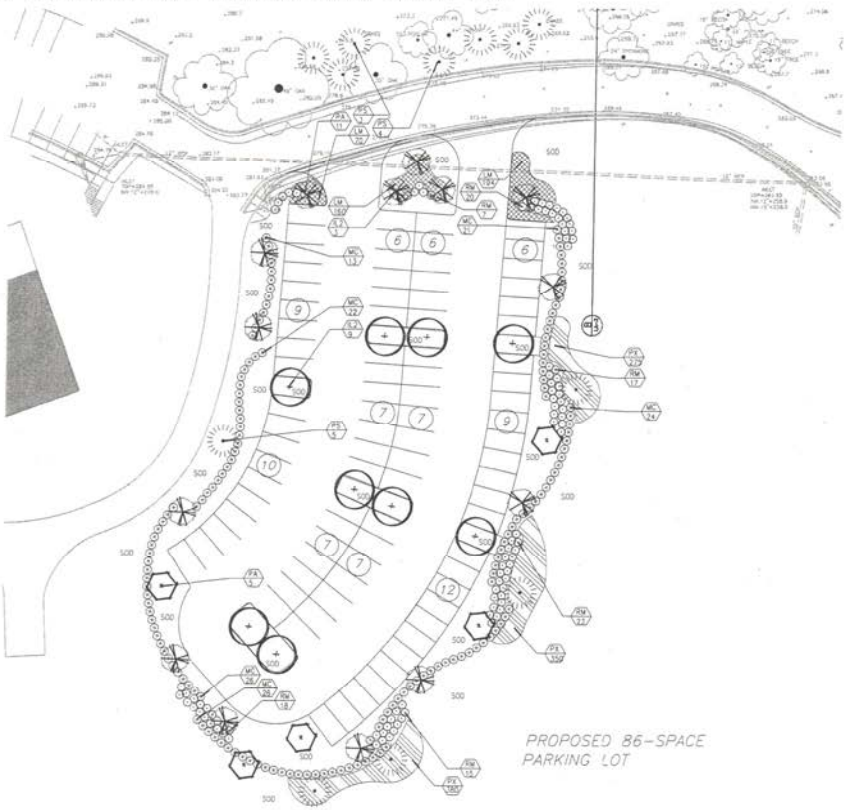
EVERGREEN SCREENING PLANT LIST

SYM.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
SCREENING TREES			
PA	Picea abies	Norway Spruce	8'–10' Height
JC	Japanese cryptomeria	Japanese Cryptomeria	10' Height
IL2	Ilex x 'Nellie R. Stevens'	White Holly	8'–10' Height
PS	Pinus strobus	Eastern White Pine	8'–10' Height
TALL SHRUBS			
RM 'N'	Rhododendron maximum	Great Rhododendron Rose Bay	3' Height
MC	Myrica cerifera	Wax Myrtle	3' Height
ADD ALTERNATE			
CJ	Cryptomeria japonica 'Globosa nana'	Japanese Cryptomeria	3–4' Height
CO	Chamaecyparis obtusa 'Nana lutea'	Hinoki False Cypress	5–6' Height
GROUNDCOVERS			
PX 'N'	Phlox subulata	Moss Phlox	4–6" Height
LM	Liriope muscari	Liriope	1 Gal., Full, 18" O.C.

'N' Native plant

GENERAL NOTES:

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10. All open areas not specifically shown as planted in other landscaped materials and any disturbed areas shall be seeded.



LANDSCAPE PLAN
PARKING LOT LANDSCAPE

SCALE: 1" = 20'–0"

NOT FOR CONSTRUCTION

0' 20' 40' 80'

LA – 4

KHA Consulting, P.C.
(703) 549-7384 FAX (703) 549-3960

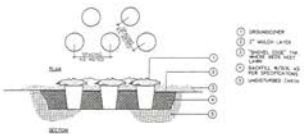
KNOLLWOOD EXPANSION
WASHINGTON DISTRICT OF COLUMBIA

DATE 10/12/04
PROJECT NO 110000001

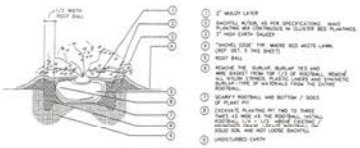
REVISIONS | NO | DATE | BY



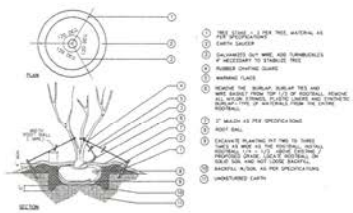
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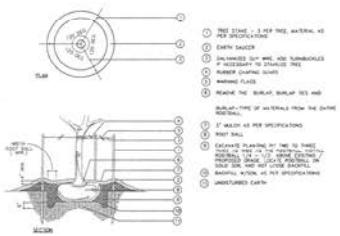
2 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



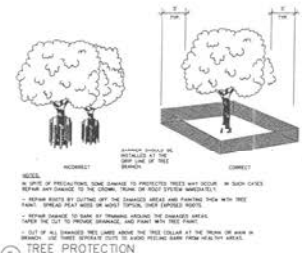
3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 MULTI-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.



5 SINGLE-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.



6 TREE PROTECTION
N.T.S.

SEEDING SCHEDULE



LANDSCAPE DETAILS & NOTES
PARKING LOT LANDSCAPE

NOT FOR CONSTRUCTION

KHA Consulting, P.C.
1200 KHA CONSULTING, P.C.
ANYWHERE, MD 20785
PHONE: (703) 974-1200
FAX: (703) 974-1300

KNOLLWOOD EXPANSION
WASHINGTON DISTRICT OF COLUMBIA

DATE
10/12/04
PROJECT NO.
11000001

LA-5

PARKING ADDITION – LANDSCAPE SCREEN CONCEPT IMAGE

EVERGREEN SCREENING PLANT LIST

SYM.		BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
SCREENING TREES				
PA		Picea abies	Norway Spruce	8'–10' Height
JC		Japanese cryptomeria	Japanese Cryptomeria	10' Height
IL2		Ilex x 'Nellie R. Stevens'	White Holly	8'–10' Height
PS		Pinus strobus	Eastern White Pine	8'–10' Height
TALL SHRUBS				
RM	'N'	Rhododendron maximum	Great Rhododendron Rose Bay	3' Height
MC		Myrica cerifera	Wax Myrtle	3' Height
ADD ALTERNATE				
CJ		Cryptomeria japonica 'Globosa nana'	Japanese Cryptomeria	3–4' Height
CO		Chamaecyparis obtusa 'Nana lutea'	Hinoki False Cypress	5–6' Height
GROUNDCOVERS				
PX	'N'	Phlox subulata	Moss Phlox	4–6" Height
LM		Liriope muscari	Liriope	1 Gal., Full, 18" O.C.

'N' Native plant



PARKING LOT LANDSCAPE SCREEN – BEFORE
SCALE: NTS LOOKING FROM OREGON AVENUE



PARKING LOT LANDSCAPE SCREEN – AFTER
SCALE: NTS LOOKING FROM OREGON AVENUE

NOT FOR CONSTRUCTION

LA–6

KHA Consulting, P.C.
©2004 KHA CONSULTING, P.C.
12700 SUNRISE VALLEY DR., SUITE 400, HERNDON, VA 20171
PHONE (703) 674-1300 FAX (703) 674-1350

NO.	REVISIONS	DATE	BY

KNOLLWOOD EXPANSION
DISTRICT OF COLUMBIA
WASHINGTON

DATE
10/12/04
PROJECT NO.
110000001