# Attachment 7

Stantec
20440 Century Boulevard, Suite 240
Germantown, Maryland 20874
Phone: (301) 444-8282 Fax: (301) 444-8181
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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| No. | Revision | Date | By |
|---|---|---|---|
| 1 | Revised per DRC comments | 8/29/17 | DK |
| 2 | Revised per Staff comments | 9/29/17 | DK |
| 3 | Revised per Planning Board comments | 8/30/18 | DK |
| 4 | Revised per Staff comments | 12/18/18 | DK |

Owner/Developer:
LEISURE WORLD OF MARYLAND CORPORATION
3301 North Leisure World Boulevard, Silver Spring, Maryland 20906
Phone: (301) 598-1026
Contact: Nicole A. Gerke, AIA, LEED AP, MBA

LANDSCAPE PLAN
LEISURE WORLD - ADMINISTRATION BUILDING AND CLUBHOUSE I
13th Election District
Montgomery County, Maryland

Seal: 12/21/18
Project No. 2029072421 | Scale 1"=20'
Design DK/JS | Checked JS
Drawn DK | Date Apr. 2017
Sheet LS-1

## Legend

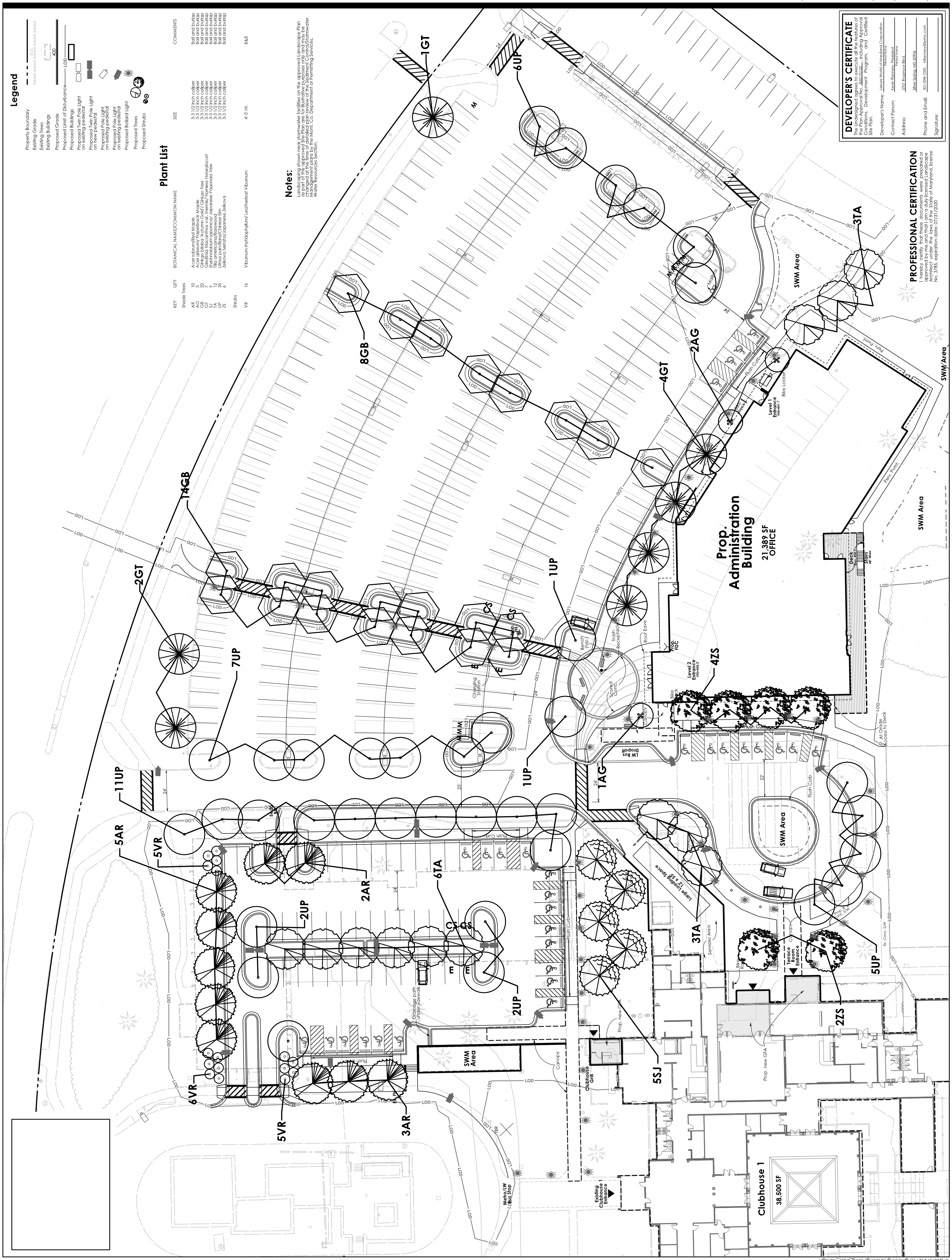
- Property Boundary
- Existing Grade
- Existing Trees
- Existing Buildings
- Proposed Grade
- Proposed Limit of Disturbance
- Proposed Buildings
- Proposed Twin Pole Light on existing pedestal
- Proposed Twin Pole Light on new pedestal
- Proposed Pole Light on existing pedestal
- Proposed Pole Light on existing pedestal
- Proposed Bollard Light
- Proposed Trees
- Proposed Shrubs

## Plant List

| KEY | QTY | BOTANICAL NAME/COMMON NAME | SIZE | COMMENTS |
|---|---|---|---|---|
| Shade Trees | | | | |
| AR | 10 | Acer rubrum/Red Maple | 3-3 1/2 inch caliper | Ball and burlap |
| AG | 3 | Acer griseum/ Paperback Maple | 3-3 1/2 inch caliper | Ball and burlap |
| GB | 22 | Ginkgo biloba 'Autumn Gold'/ Ginkgo Tree | 3-3 1/2 inch caliper | Ball and burlap |
| GT | 7 | Gleditsia triacanthos var. Inermis/Thornless Honeylocust | 3-3 1/2 inch caliper | Ball and burlap |
| SJ | 5 | Styphnolobium japonica/ Japanese Pagonda Tree | 3-3 1/2 inch caliper | Ball and burlap |
| TA | 12 | Tilia americana/Basswood | 3-3 1/2 inch caliper | Ball and burlap |
| UP | 35 | Ulmus parvifiora/Chinese Elm | 3-3 1/2 inch caliper | Ball and burlap |
| ZS | 6 | Zelkova Serrata/Japanese Zelkova | 3-3 1/2 inch caliper | Ball and burlap |
| Shrubs | | | | |
| VR | 16 | Viburnum rhytidophyllum/ Leatherleaf Viburnum | 4'-5' Ht. | B&B |

## Notes:

Landscaping shown near stormwater facilities on the approved Landscape Plan as part of the approved Site Plan are for illustrative purposes only and may be changed at the time of detailed plan review of the Sediment Control/Stormwater Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.




## DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Plan Approval No. 820170120, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Leisure World of Maryland Corporation (Printed Name)
Contact Person: Kevin Flannery, President (Printed Name)
Address: 3701 Rossmoor Blvd. Silver Spring, MD 20906
Phone and Email: 301-598-1000, kflannery@lwmc.com
Signature:

## PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Landscape Architect under the laws of the State of Maryland, license No. 3785, expiration date: 07/31/2020

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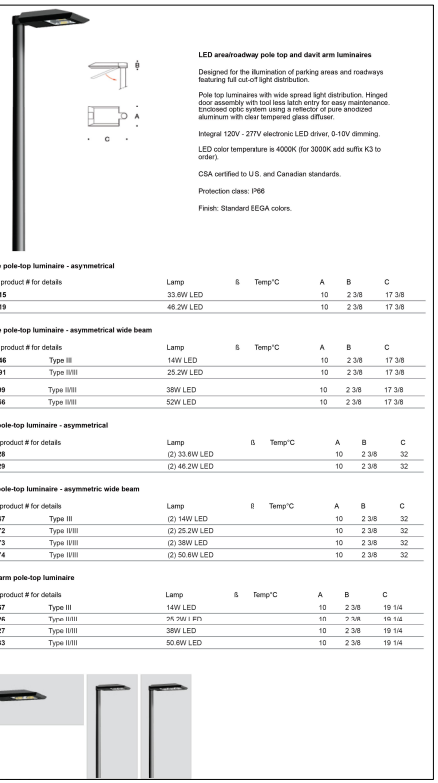


**LED area/roadway pole top and davit arm luminaires**

Designed for the illumination of parking areas and roadways featuring full cut-off light distribution.

Pole top luminaires with wide spread light distribution. Hinged door assembly with tool less latch entry for easy maintenance. Enclosed optic system using a reflector of pure anodized aluminum with clear tempered glass diffuser.

Integral 120V - 277V electronic LED driver, 0-10V dimming.

LED color temperature is 4000K (for 3000K add suffix K3 to order).

CSA certified to U.S. and Canadian standards.

Protection class: IP66

Finish: Standard EEGA colors.

**Single pole-top luminaire - asymmetrical**

| Click product # for details | Lamp | ß | Temp°C | A | B | C |
|---|---|---|---|---|---|---|
| **99 515** | 33.6W LED | | | 10 | 2 3/8 | 17 3/8 |
| **99 519** | 46.2W LED | | | 10 | 2 3/8 | 17 3/8 |

**Single pole-top luminaire - asymmetrical wide beam**

| Click product # for details | | Lamp | ß | Temp°C | A | B | C |
|---|---|---|---|---|---|---|---|
| **99 448** | Type III | 14W LED | | | 10 | 2 3/8 | 17 3/8 |
| **99 491** | Type II/III | 25.2W LED | | | 10 | 2 3/8 | 17 3/8 |
| **99 499** | Type II/III | 38W LED | | | 10 | 2 3/8 | 17 3/8 |
| **99 556** | Type II/III | 52W LED | | | 10 | 2 3/8 | 17 3/8 |

**Twin pole-top luminaire - asymmetrical**

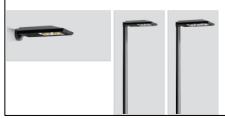
| Click product # for details | Lamp | ß | Temp°C | A | B | C |
|---|---|---|---|---|---|---|
| **99 528** | (2) 33.6W LED | | | 10 | 2 3/8 | 32 |
| **99 529** | (2) 46.2W LED | | | 10 | 2 3/8 | 32 |

**Twin pole-top luminaire - asymmetric wide beam**

| Click product # for details | | Lamp | ß | Temp°C | A | B | C |
|---|---|---|---|---|---|---|---|
| **99 447** | Type III | (2) 14W LED | | | 10 | 2 3/8 | 32 |
| **99 472** | Type II/III | (2) 25.2W LED | | | 10 | 2 3/8 | 32 |
| **99 473** | Type II/III | (2) 38W LED | | | 10 | 2 3/8 | 32 |
| **99 474** | Type II/III | (2) 50.6W LED | | | 10 | 2 3/8 | 32 |

**Davit arm pole-top luminaire**

| Click product # for details | | Lamp | ß | Temp°C | A | B | C |
|---|---|---|---|---|---|---|---|
| **99 467** | Type III | 14W LED | | | 10 | 2 3/8 | 19 1/4 |
| **99 496** | Type II/III | 25.2W LED | | | 10 | 2 3/8 | 19 1/4 |
| **99 427** | Type II/III | 38W LED | | | 10 | 2 3/8 | 19 1/4 |
| **99 433** | Type II/III | 50.6W LED | | | 10 | 2 3/8 | 19 1/4 |



Light building elements for LEDs symmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

**Post construction:** One piece extruded aluminum, 1/8" wall thickness, with one piece die-cast aluminum top. Provided with access plate to drive ballast. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** Clear polycarbonate diffuser and reflector made of pure anodized aluminum held in place by die cast aluminum frame and stainless steel rods. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

**Electrical:** 44.2W LED luminaire, 50.0 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

**CSA** certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

**Weight:** 66.6 lbs.

**Luminaire Lumens:** 3775

Light building elements - symmetrical

| Lamp | A | B | C | D |
|---|---|---|---|---|
| 44.2W LED | 6¾ | 20½ | 17⅞ | 31½ |

**BEGA - US** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

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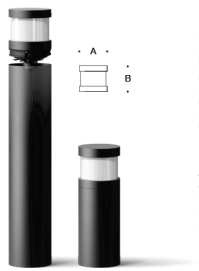


**BEGA LED system bollard heads - unshielded**

BEGA LED system bollards are an innovative modular bollard solution. Luminaire heads are specified with different bollard tube heights and auxiliary components to create a unified lighting solution to use throughout a project.

Designed for effective lighting of landscapes, pathways, and open spaces featuring wide spread symmetrical light distribution.

Bollards with diffused 360° light distribution constructed die-cast aluminum. White acrylic diffuser.

Integral 120V - 277V electronic LED driver, 0-10V dimming.

LED color temperature is 3000K (for 4000K add suffix K4).

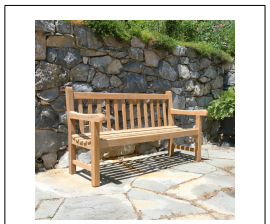
An accompanying bollard ube must be selected for proper installation, see individual product for compatible tube options. For total bollard height add the luminaire head and bollard tube heights.

CSA certified to U.S. and Canadian standards.

Protection class: IP65

Finish: Standard BEGA colors.

| Click product # for details | Lamp | ß | Temp°C | A | B | C |
|---|---|---|---|---|---|---|
| **99 719** | 9.0W LED | | | 5 1/2 | 5 1/2 | |
| **99 727** | 24.3W LED | | | 7 1/2 | 7 1/4 | |



**Bench Detail**
**Windermere 5 ft. teak bench**

Width: 60"
Depth: 20"
Height: 35"

Qty: x4

HUNTCO SITE FURNISHINGS — Bike racks, lockers, benches and architectural site furnishings since 1980. Tradition & Innovation

PHONE 503.224.8700 FAX 503.274.2656 EMAIL Sales@huntco.com WEB Huntco.com TWITTER @HuntCosupply MAIL P.O. Box 15385 Portland, Or. 97296-0385

×1

## SINGLE BIKE LOCKER

Weatherproof, spacious, secure, adaptable and customizable. The Single Bike Locker shows cyclists you care about the security of their ride.

**CONSTRUCTION/MATERIAL**
- 10 Gauge Steel (Doors/Frame)
- 14 & 16 Gauge Steel (Body)

**DIMENSIONS**
- 76" Length
- 30" Width
- 42.25" Height

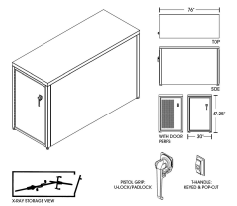
**MOUNTING**
- Surface Mount (6) .63" Mounting Holes
- Self-leveling feet
- Stackable up to two high

**FINISH OPTIONS**
- ☐ 1304 Stainless Steel #4 Satin Finish
- ☐ Powder Coating #

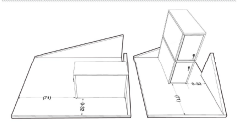
**DECORATIVE OPTIONS**
- ☐ No Perforation
- ☐ Custom Perforation Style:

**HANDLE OPTIONS**
- ☐ Pistol Grip
- ☐ Key Lock

Manufactured in the Pacific Northwest




RECOMMENDED LAYOUT



CONTRACTOR:
JOB:
NOTES:

HUNTCO SITE FURNISHINGS — Bike racks, lockers, benches and architectural site furnishings since 1980. Tradition & Innovation

PHONE 503.224.8700 FAX 503.274.2656 EMAIL Sales@huntco.com WEB Huntco.com TWITTER @HuntCosupply MAIL P.O. Box 15385 Portland, Or. 97296-0385

×2

## THE ARC

The Arc rack, a sleek, modern curve that won't overwhelm other architectural elements.

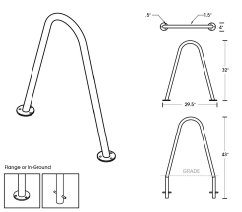
**CONSTRUCTION/MATERIAL**
- 1.90" Steel Tubing
- 4" Steel Flanges

**DIMENSIONS**
- 29.5" Length
- 4" Width
- 32" Height

**MOUNTING OPTIONS**
- ☐ Flange Mount (Shown) (6) .5" Mounting Holes
- ☐ In-Ground 11" Leg Extensions

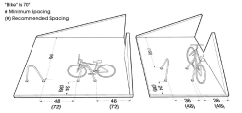
**FINISH OPTIONS**
- ☐ 1304 Stainless Steel #4 Satin Finish
- ☐ Hot Dipped Galvanized
- ☐ Powder Coating #
- ☐ Thermoplastic Coating #

Manufactured in the Pacific Northwest




RECOMMENDED LAYOUT

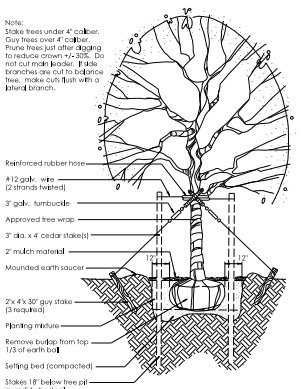
NOTES:
"Row" is 70"
≠ Minimum Spacing
(#) Recommended Spacing



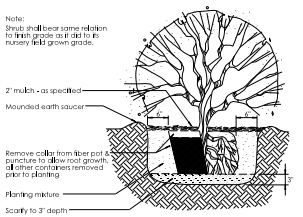
CONTRACTOR:
JOB:
NOTES:

**BarcoMald Round Receptacle with Side Door**

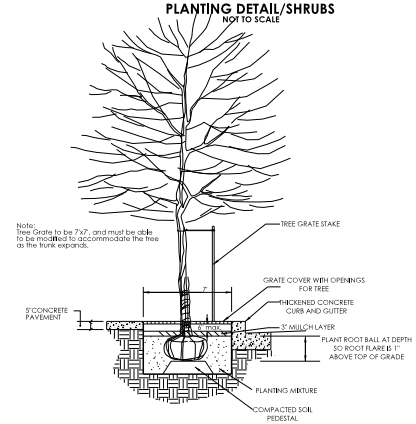
- 26 Gal.
- Steel
- Powder-coated
- Height: 38"
- Diameter: 20"



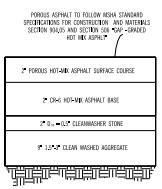

**PLANTING DETAIL/DECIDUOUS TREES**
NOT TO SCALE



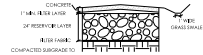

**PLANTING DETAIL/SHRUBS**
NOT TO SCALE




**PLANTING DETAIL/TREE GRATE**
NOT TO SCALE




**POROUS ASPHALT SECTION**
NOT TO SCALE
PAVEMENT SECTION SUBJECT TO RECOMMENDATION OF GEOTECHNICAL ENGINEER




NOTES:
1. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATION CONCRETE MATERIAL AND METHODS OF CONSTRUCTION.
2. POROUS CONCRETE TO USE AGGREGATE SIZE OF #4 MIX.
3. FILTER LAYER TO BE #57 STONE DEEP
4. RESERVOIR LAYER TO BE BANK RUN GRAVEL, FREE OF FINES DEEP
5. FILTER FABRIC TO BE CLASS C (GEOTEXTILE)

**POROUS CONCRETE PAVING SECTION**
NOT TO SCALE

## PLANTING NOTES

1. Plant Identification

   All plants shall be properly marked for identification.

2. List of Plant Material

   The Contractor will verify the plant quantities prior to bidding, and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials list.

3. Plant Quality

   All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant diseases or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled-in stock from cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliper and height specification the American Nursery & Landscape Association, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be uniformly well shaped. All plant sizes shall average at least the middle of the range given in the plant list.

4. Soil Mix

   Solid mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mix and homogenized.

5. Excavation

   Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider; beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant ball.

6. Planting

   Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, Bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such a faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.

7. Maintenance

   The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good conditions, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restocking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner. The Contractor will be responsible for the removal of tree guying prior to release from the guarantee period.

8. Fertilizer

   Fertilizer shall be a slow release type contained in polyethylene perforated bags with microporo holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer Inc., Box 555, Suffern, New York, 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-18 per units to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the salmon with 10-6-4 analysis at the following rates: Tree Pits, 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground Cover, 2-3 lbs. per 100 square foot.

9. Guarantee and Replacement

   All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism.

   Guarantee shall cover both labor and materials. Earth saucers and stakes and guys shall be removed and trees and shrubs mulched to 3" maximum depth with shredded bark just prior to expiration of the one-year guarantee. The Owner shall be notified in writing when this work is to occur.

10. Plant Spacing

    Plant spacing is generally to scale on plan. No plants except viney ground covers or espaliered material shall be closer than 30" to building, walls or curbs.

11. Schedule and Approvals

    The Landscape Contractor shall submit a written schedule of operations and written requests for approvals in accordance with specifications, the contract documents or which these are a part or as otherwise agreed upon with the Owner.

## DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Plan Approval No. 4800126-Rev including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Leisure World of Maryland Corporation
(or Homeowner)

Contact Person: Kevin Flannery, President
Printed Name

Address: 3701 Rossmoor Blvd.

Silver Spring, MD 20906

Phone and Email: 301-598-1000, kflannery@lwmc.com

Signature:

## PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, license No. 25768, expiration date: 06/21/2019

Stantec
25461 Century Boulevard, Suite 240
Germantown, MD 20874
Phone: (301) 444-8282 Fax: (301) 444-8181

The Contractor shall verify the plant quantities prior to bidding, and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials list.

| No. | Revision | Date | By |
|---|---|---|---|
| 1 | Revised per Staff comments | 10/26/17 | DK |
| 2 | Revised per Staff comments | 12/18/18 | DK |

Attachment 7

Owner/Developer:
LEISURE WORLD OF MARYLAND CORPORATION
3701 Rossmoor Blvd.
Silver Spring, MD 20906
Phone: (301) 598-1000
Contact: Mark A. Cerrino

SITE, LANDSCAPE AND LIGHTING DETAILS
LEISURE WORLD - ADMINISTRATION BUILDING AND CLUBHOUSE I

13th Election District
Montgomery County, Maryland

12/21/18

| Project No. | Scale |
|---|---|
| 2029072421 | N.T.S. |
| Design | Checked |
| Drawn DK | Date Apr. 2017 |
| Sheet | LP-3 |

The Contractor shall verify the plant quantities prior to bidding, and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials list.

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