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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 01-Feb-21  
**TO:** Bradford Fox - bfox@bohlereng.com  
Bohler Engineering  
**FROM:** Marie LaBaw  
**RE:** The Flats at Knowles Station  
320210020 120210030 820210030

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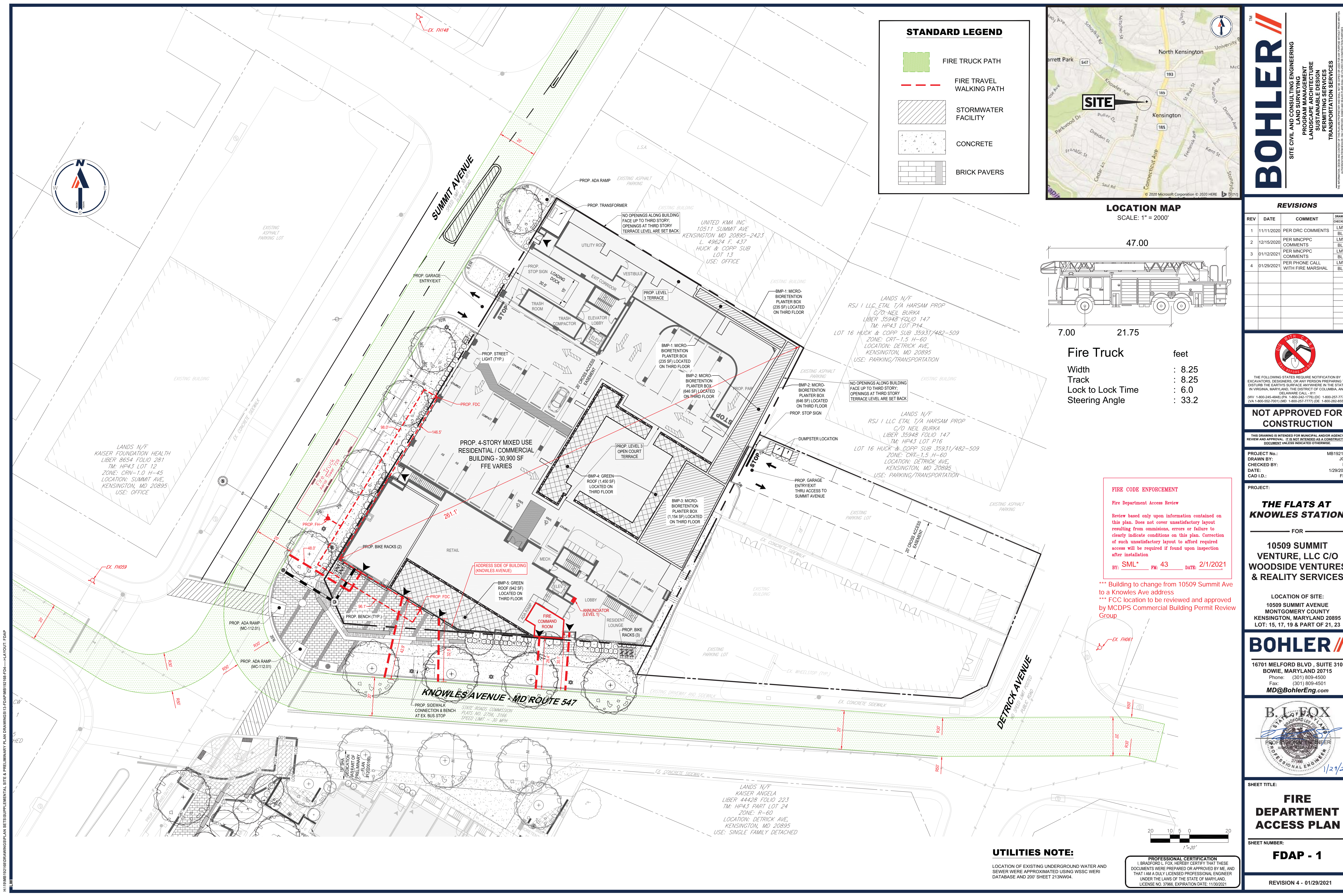
**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **29-Jan-21** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* Building to change from 10509 Summit Ave to a Knowles Ave address**

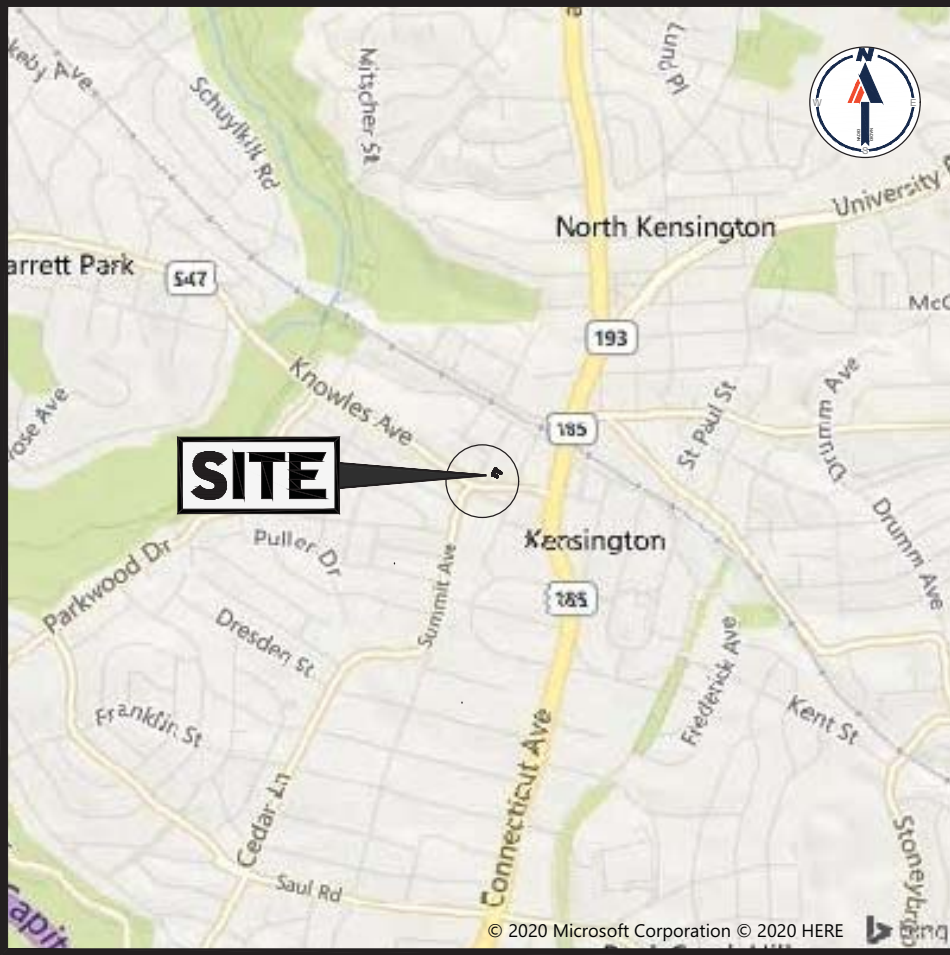
**\*\*\* FCC location to be reviewed and approved by MCDPS Commercial Building Permit Review Group**



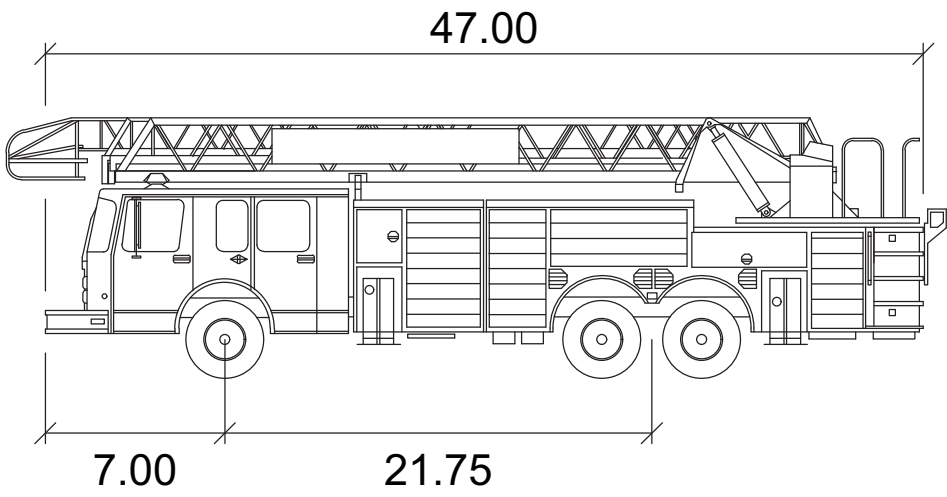


**STANDARD LEGEND**

- FIRE TRUCK PATH
- FIRE TRAVEL WALKING PATH
- STORMWATER FACILITY
- CONCRETE
- BRICK PAVERS



**LOCATION MAP**  
SCALE: 1" = 2000'



**Fire Truck**      feet

Width : 8.25  
Track : 8.25  
Lock to Lock Time : 6.0  
Steering Angle : 33.2

**FIRE CODE ENFORCEMENT**

**Fire Department Access Review**

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: SML\* PM: 43 DATE: 2/1/2021

\*\*\* Building to change from 10509 Summit Ave to a Knowles Ave address  
\*\*\* FCC location to be reviewed and approved by MCDPS Commercial Building Permit Review Group

**UTILITIES NOTE:**

LOCATION OF EXISTING UNDERGROUND WATER AND SEWER WERE APPROXIMATED USING WSSC WER1 DATABASE AND 200' SHEET 213NW04.

**PROFESSIONAL CERTIFICATION**  
I, BRADFORD L. FOX, 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. 3786, EXPIRATION DATE: 11/30/2021.

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	11/11/2020	PER DRC COMMENTS	LMW
2	12/15/2020	PER MNCPPC COMMENTS	BLF
3	01/12/2021	PER MNCPPC COMMENTS	LMW
4	01/29/2021	PER PHONE CALL WITH FIRE MARSHAL	BLF



**NOT APPROVED FOR CONSTRUCTION**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MB192168  
DRAWN BY: JOC  
CHECKED BY: BF  
DATE: 1/29/2021  
CAD ID: FDO

**PROJECT:**

**THE FLATS AT KNOWLES STATION**

FOR  
**10509 SUMMIT AVENUE, LLC C/O WOODSIDE VENTURES & REALITY SERVICES**

LOCATION OF SITE:  
10509 SUMMIT AVENUE  
MONTGOMERY COUNTY  
KENSINGTON, MARYLAND 20895  
LOT: 15, 17, 19 & PART OF 21, 23

**BOHLER**

16701 MOLFORD BLVD., SUITE 310  
BOWIE, MARYLAND 20715  
Phone: (301) 809-4500  
Fax: (301) 809-4501  
MD@BohlerEng.com



**SHEET TITLE:**

**FIRE DEPARTMENT ACCESS PLAN**

**SHEET NUMBER:**

**FDAP - 1**

REVISION 4 - 01/29/2021

H:\1918\191816\DRAWINGS\PLAN SETS\SUPPLEMENTAL SITE & PRELIMINARY PLAN DRAWINGS\13-FOAM\191816-FDAP-LAYOUT-FDAP





NOTE:  
1. FINAL COLORS AND MATERIALS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE CERTIFIED SITE PLAN UPON FURTHER COORDINATION WITH THE TOWN OF KENSINGTON AND MNCPPC STAFF.  
2. STOREFRONT DOOR COUNT AND LOCATION SUBJECT TO CHANGE TO ADDRESS FUTURE TENANT REQUIREMENTS.

MATERIAL LEGEND	
TAG	MATERIAL
1	BRICK DARK
2	BRICK LIGHT
4	HARDIE PANEL/BOARD
5	COMPOSITE METAL
6	METAL COPING
9	PELLA ALUM/GLASS GARAGE DOOR
10	ALUMINUM RAILING
11	JULIET BALCONY (OPTIONAL)
12	SIGNAGE



<b>Developer's Certificate</b> The Undersigned agrees to execute all the features of the Site Plan Approval No. 000210020 including Approval Conditions, Development Program, and Certified Site Plan. 10509 SUMMIT VENTURE, LLC Developer: GCO WOODSIDE VENTURES & REALTY SERVICES Company: THOMAS BRALLET Address: 7215 RIDGEWOOD TERRACE, CHEVY CHASE, MD 20815 Phone: 703-869-8932 Signature: _____	
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NOT FOR CONSTRUCTION

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Email: info@dva-arch.com

**DVA**  
ARCHITECTS

www.dva-arch.com

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

ELEVATIONS

DocuSigned by:  
*Thomas Brallet*  
1F48ED5F5C08498...

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. 6167-A  
Expiration Date: 9/14/2022.

Revisions	


ISSUED: 2nd Submission 12/15/2020	
DRAWN Author DVA JOB NO. 200704	CHECKED Checker SCALE 1/8" = 1'-0"
<b>FDAP - 2</b> <b>A004</b>	





NOTE:

1. FINAL COLORS AND MATERIALS SUBJECT TO CHANGE AND WILL BE FINALIZED WITH THE CERTIFIED SITE PLAN UPON FURTHER COORDINATION WITH THE TOWN OF KENSINGTON AND MNCPPC STAFF.
2. STOREFRONT DOOR COUNT AND LOCATION SUBJECT TO CHANGE TO ADDRESS FUTURE TENANT REQUIREMENTS.

DocuSigned by:  
  
1F48ED5F5C08498...

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11	JULIET BALCONY (OPTIONAL)
12	SIGNAGE

SCALE: 1/16" = 1'

**Developer's Certificate**  
The undersigned agrees to execute all of the features of the Site Plan/Phase No. 805F130209  
including Approval Conditions, Development Program, and Certified Site Plan.

1030 SUMMIT VENTURE, LLC  
Developer: C/O HOOKSTOCK VENTURES & REALTY SERVICES      THOMAS STRAHL  
Company      General Partner

Address: 7013 NIGELWOOD TERRACE, CHEVY CHASE, MD 20815

Phone: 703-869-8838

Signature: \_\_\_\_\_

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