

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10304 Kensington Parkway, Kensington	Meeting Date:	5/14/2025
Resource:	Primary Resource Kensington Historic District	Report Date:	5/7/2025
		Public Notice:	4/30/2025
Review:	HAWP	Tax Credit:	No
Permit Number:	1114379 & 1114415	Staff:	Dan Bruechert

PROPOSAL: Construction of accessory building, fencing, and associated hardscape

STAFF RECOMMENDATION

Staff recommends that Historic Preservation Commission (HPC) **approve with three (3) conditions** the HAWP application with final review and approval of all details delegated to staff:

1. The applicant must submit the material, dimensions, and specification for all trim (including the cornice, window trim, windowsills, corner boards, etc.).
2. The applicant must submit specifications for all proposed lighting.
3. The applicant must provide an arborist report regarding any required tree protection for the installation of a new concrete or gravel pad. Of particular concern is the 26" and 9" Norway Maples to the southwest of the proposed accessory building.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource within the Kensington Historic District

STYLE: Queen Anne

DATE: Ca. 1898



Figure 1: The subject property is located in the northeast corner of the Kensington Historic District.

BACKGROUND

On December 20, 2023, the HPC approved a HAWP for the construction of an accessory structure similar to the one proposed in the current application.¹ Four conditions were added to the approval of that HAWP and Staff finds three of them are outstanding and should be retained for this HAWP approval.

PROPOSAL

The applicant proposes to construct the previously approved prefabricated accessory building (12'x22'x12'6") in the rear of the property to the southwest of the historic house, but proposes to add an additional 6' x 9' (six foot wide by nine foot deep) bump out to the south end of the structure.

The three-bay, wood-frame, accessory building rests on a concrete pad. The walls are clad with wood siding and support a hipped, wood-shingle, roof. On the façade, a central double-leaf, three-light, single-panel, wood door is flanked by paired three-light, wood windows set over a single-panel. The design of the windows mimics the appearance of the central door. On the side elevation, there are single twelve-light, wood window. There is no fenestration on the rear elevation.

The applicant proposes to install fences around the HVAC units and the trash enclosure; and proposes to construct a gravel terrace with a limestone boarder. All other landscaping and hardscaping will be included in a separate HAWP application.

APPLICABLE GUIDELINES

Kensington Historic District Guidelines

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

The Amendment notes:

The district is architecturally significant as a collection of late 19th and early 20th Century houses exhibiting a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake and Colonial Revival. The houses share a uniformity of scale, set backs and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

¹ The Staff Report for the 2023 HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2023/12/I.E-10304-Kensington-Parkway-Kensington-1051371.pdf>. The HAWP was approved by consent, so there is no recording of the hearing.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a Primary Resource in the Kensington Master Plan Historic District. The site features a Queen Anne-styled dwelling constructed ca. 1898. The house is located on the west side of Kensington Parkway at the northeast boundary of the historic district. The properties on the opposite side of Kensington Parkway are outside the district. There have been several relevant permits approved by the Historic Preservation Commission (HPC). In 2002, the HPC approved the demolition of the extant garage. The Commission agreed with staff's assessment that the garage was a non-historic resource that failed to contribute to the character defining features of the property or surrounding district.² In January 2023, the HPC permitted partial demolition and construction of a rear addition.³

Additionally, the applicant proposes to construct fencing around the HVAC and fence in a trash enclosure on the left to the rear of the house. Finally, the applicant proposes to install a gravel terrace with a limestone border between the existing house and proposed accessory structure.

Accessory Structure Construction (HAWP #1114379)

The HPC found the location, scale, and form of the proposed pre-fabricated structure were consistent with the character of the site and surrounding historic district; owing, in part, to the fact that it was smaller than the non-historic garage that had been demolished from the site. The HPC additionally found that the overall design and materials were appropriate with the character of the site, but had additional questions about material details, some of which have been addressed in the current submission.

The applicant proposes to expand on the approved design with a 6' × 9' (six foot wide by nine feet deep) bump out on the south side of the proposed structure (see *Figure 2*, below). The proposed bump out as the same German siding in a 6" (six inch) reveal), with a cedar shake roof. The ridge of the bump-out roof is 1' 1" (one foot, one inch lower than the ridge of the larger pre-fab structure. The only fenestration proposed for the bump-out is a wood six-over-six sash window on the south elevation.

² For more information see, <https://montgomeryplanning.org/wp-content/uploads/2022/07/I.C-10304-Kensington-Parkway-Kensington-997059.pdf>.

³ For more information see, <https://montgomeryplanning.org/wp-content/uploads/2023/01/II.A.-10304-Kensington-Parkway-Kensington-1016525.pdf>.

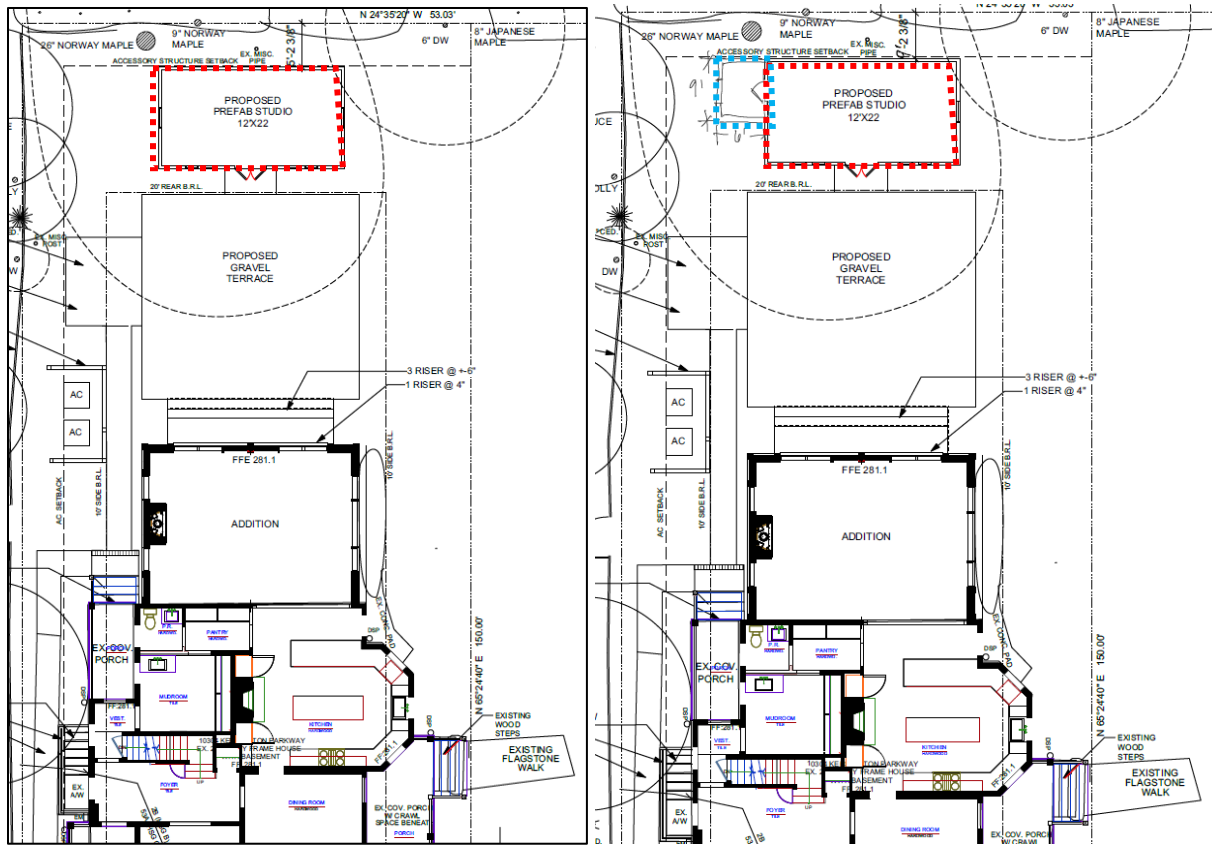


Figure 2: Approved site plan for the accessory building (left) and the expanded accessory building (right, expansion outlined in blue).

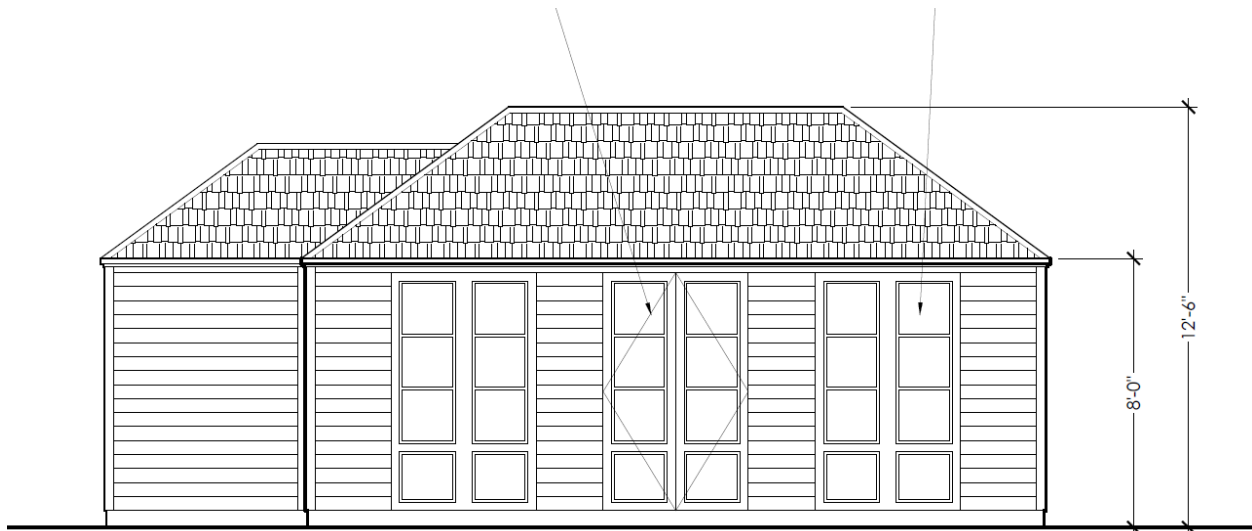


Figure 3: East elevation of the proposed structure.

Several conditions were added to the approval of the 2023 HAWP. One of these conditions, the foundation material, has been satisfied. The remaining three conditions remain outstanding and should be reflected in the final construction documents. These conditions include:

1. The applicant must submit the material, dimensions, and specification for all trim (including the cornice, window trim, windowsills, corner boards, etc.).

2. The applicant must submit specifications for all proposed lighting.
3. The applicant must provide an arborist report regarding any required tree protection for the installation of a new concrete or gravel pad. Of particular concern is the 26" and 9" Norway Maples to the southwest of the proposed accessory building.

Staff finds these conditions should be retained as the current proposal is effectively an expansion of the prior approval.

Proposed Accessory Building – Design and Materials

As with the previous design, Staff finds that the design and materials of the proposed accessory building meets the applicable guidelines and recommends approval with conditions. The design of the building and its use of traditional materials (wood siding, wood windows, cedar roofing, etc.) allows it to be sympathetic to and compatible with the ornate Queen Anne dwelling. The HPC regularly approves the use of these proposed materials within the Kensington Historic District.

The previous Staff Report included conditions to require the material of the foundation and the functionality of operability of the proposed windows. The updated plans show that the structure will be installed on a concrete pad foundation and that the windows are a mix of sash and casement windows. The outstanding detail noted the application should note the material, dimensions, and include specifications for all trim. Staff recommends a condition to the approval of this HAWP that specification for all trim (including the cornice, window trim, windowsills, corner boards, etc.) needs to be submitted with the final permit drawings before the release of the final permit documents. Lastly, if lighting is proposed (there is none shown on the elevations, only the illustrative drawings), the applicant should submit all lighting specifications. Staff recommends a condition to the HAWP approval that requires specifications for any lighting to be submitted with the permit drawings.

With the recommended conditions, Staff finds the materials and design of the proposed structure are consistent with 24A-8(b)(2) and (d); *Standards #2, 9, and 10*; and the Vision of Kensington.

Proposed Accessory Building – Trees

Staff requests additional information about the protection of a 26" Norway Maple and 9" Norway Maple near the proposed accessory building (*Figure 4*). The proposed concrete slabs is 4" (four inches) thick, which could adversely affect the health of the trees. The prior approval included a condition requiring the applicant to submit an arborist report analyzing the potential impacts of the structure. Staff finds the expanded footprint of the proposed structure is closer to the Norway Maple Staff than the prior approval and recommends the HPC carries over the condition requiring an arborist report detailing the impact, specifically, to these two trees. These recommendations would be reviewed and approved by staff who could require mitigation (planting of new trees) if deemed appropriate.

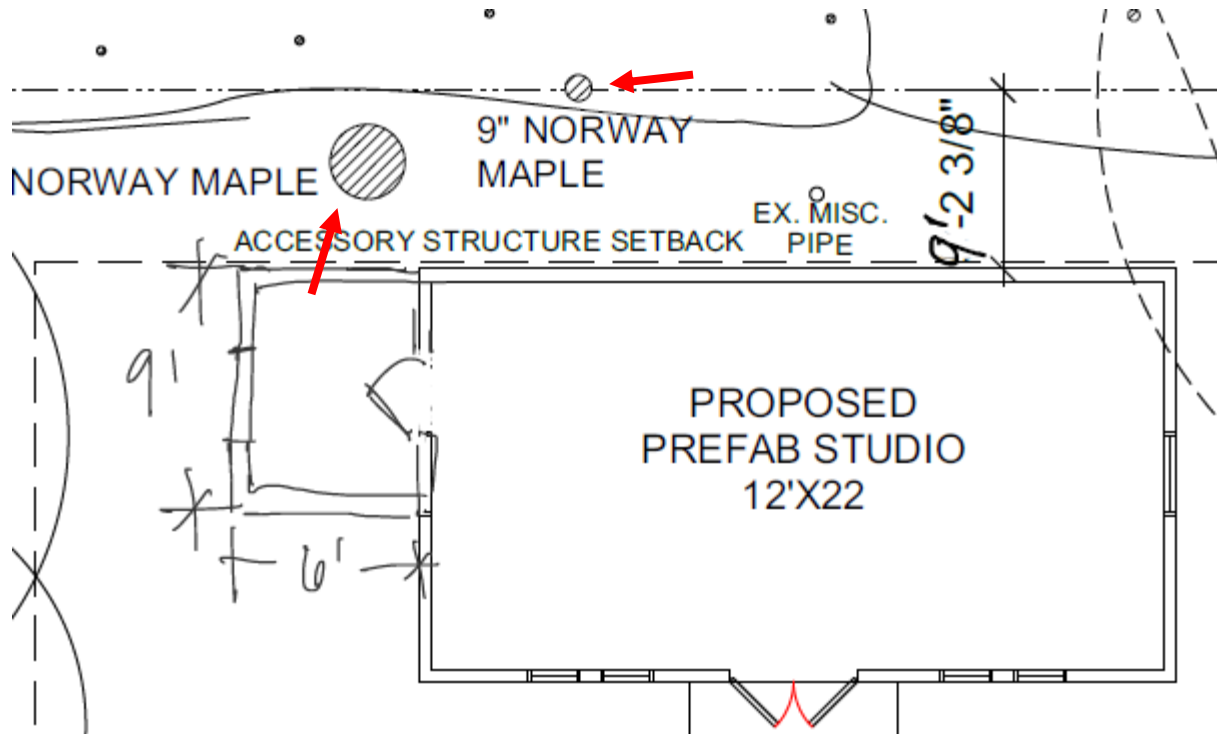


Figure 4: The location of existing trees in relation to the proposed accessory building. The red arrow points to the two subject trees.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10, and *Vision of Kensington*.

Fence Construction (HAWP #1114415)

On the left side of the house, adjacent to the approved rear addition, the applicant proposes to install two areas of fencing (see *Figure 5*, below). The HVAC enclosure will be a solid wood board fence, 5' (five feet) tall, with cedar top and bottom rails. The enclosure measures approximately 5' × 10' (five feet wide by ten feet deep) and is open on the south side, facing out of the property towards the neighboring property. The trash enclosure is also 5' (five feet tall) and approximately 9' × 4' (nine feet wide by four feet deep) and is the same solid board fence as the HVAC enclosure. The trash enclosure has a pair of 4' (four foot wide) doors on the north side with contemporary-style black metal hinges.

Staff finds the size, materials, and design are all compatible with the character of the site and surrounding district. While the HPC typically requires open picket fences in front of houses in the Kensington Historic District, these fences are both behind the historic rear wall plane and Staff finds they will not interrupt the district's garden suburb character. Staff would generally recommend against an HVAC enclosure that is open towards the neighboring property, however, the neighboring property is a triple lot and the nearest house is more than 125' (one hundred twenty-five feet) from the subject property. Staff finds the proposed fences are compatible with 24A-8(b)(2) and (d), *Standard* #2, and 10, and the *Vision of Kensington*.

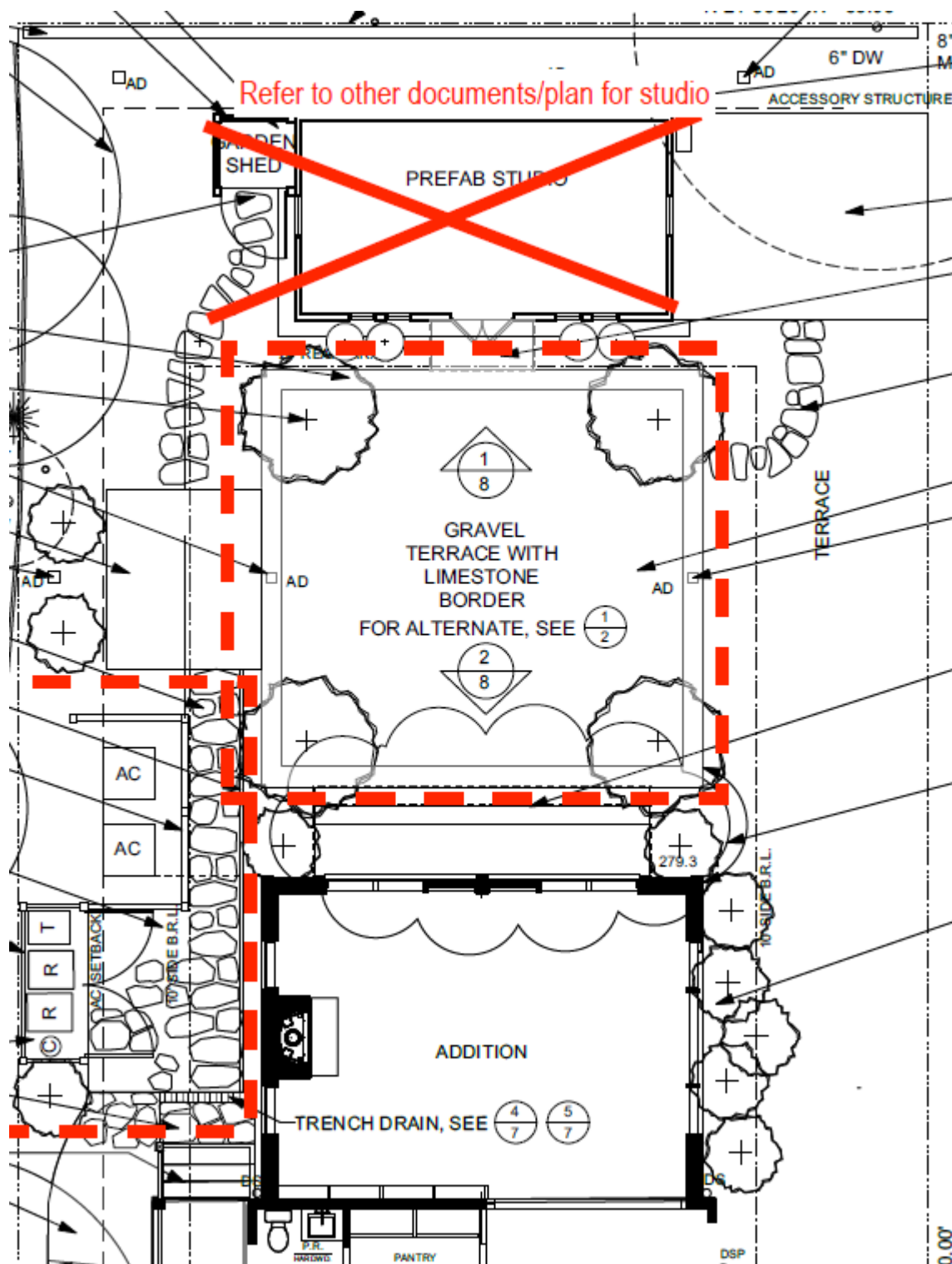


Figure 5: Proposed HVAC and trash enclosure (left) and proposed gravel terrace (center).

Gravel Terrace (HAWP #1114415 continued)

The last change proposed in this HAWP is the construction of a gravel terrace with a limestone border located between the approved rear addition and the proposed accessory structure. The terrace measures 25' x 25' (twenty-five feet square) and will be comprised of 2" (two inches) of gravel over a 4" (four inch) bed. The gravel terrace is located entirely behind the historic house, on grade, and will not be at all

visible from the public right-of-way. No trees will be impacted by the terrace.

Staff finds the proposed gravel terrace is compatible in design and materials with the character of site and surrounding garden suburb. Staff finds the terrace will not overwhelm the existing landscape or built elements on site. Additionally, Staff finds the terrace could be removed in the future and return the back yard to its current condition, consistent with Standard 10. Staff recommends the HPC approve the terrace under 24A-8(b)(2) and (d), *Standards #2 and 10*, and the *Vision of Kensington*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with three (3) conditions** the HAWP application:

1. The applicant must submit the material, dimensions, and specification for all trim (including the cornice, window trim, windowsills, corner boards, etc.).
2. The applicant must submit specifications for all proposed lighting.
3. The applicant must provide an arborist report regarding any required tree protection for the installation of a new concrete or gravel pad. Of particular concern is the 26" and 9" Norway Maples to the southwest of the proposed accessory building.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found that the proposal, as modified by the condition, is consistent with the *Vision of Kensington*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*.

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

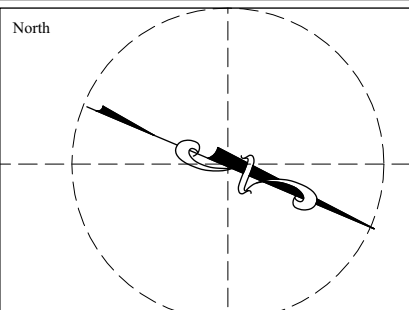
Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

THUR-LONGO RESIDENT
10304 KENSINGTON PARKWAY
KENSINGTON, MD 20895



No.	Date	Revision Notes

Topographic Survey by

CAS, 10/20/23

General Notes

1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net/itc 48 hours in advance of any work in this vicinity. The excavator must notify all public utility companies who have underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with the requirements of the local jurisdiction.
2. All subsurface pipes to be rigid PVC or

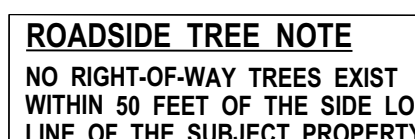
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Site Plan

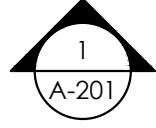
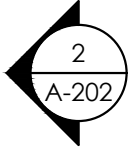
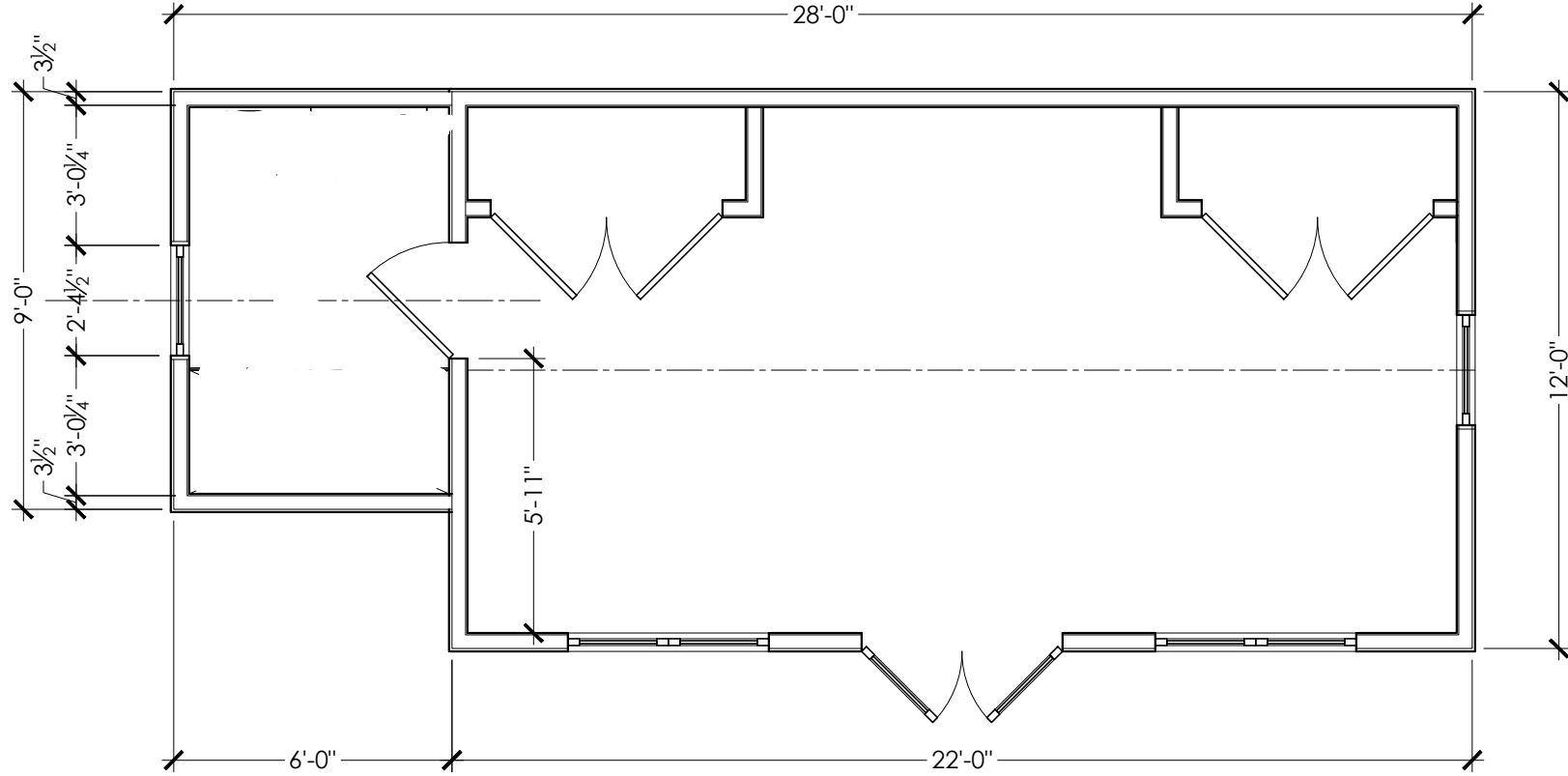
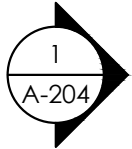
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Sheet No. _____

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KEY	
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	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROF. WOOD FENCE
	TO BE TRANSPORTED
	TO BE REMOVED
	LANDSCAPE CONTRACTOR
	GENERAL CONTRACTOR
	DOWNSPOUT
	AREA DRAIN
	HOB BIB
	HARDCAPE TO BE REM



DESIGN:
CLA ARCHITECT LLC
claire@cla-architect.com
7923 SPOTSWOOD DRIVE, ALEXANDRIA, VA, 22308
(571) 243-5769

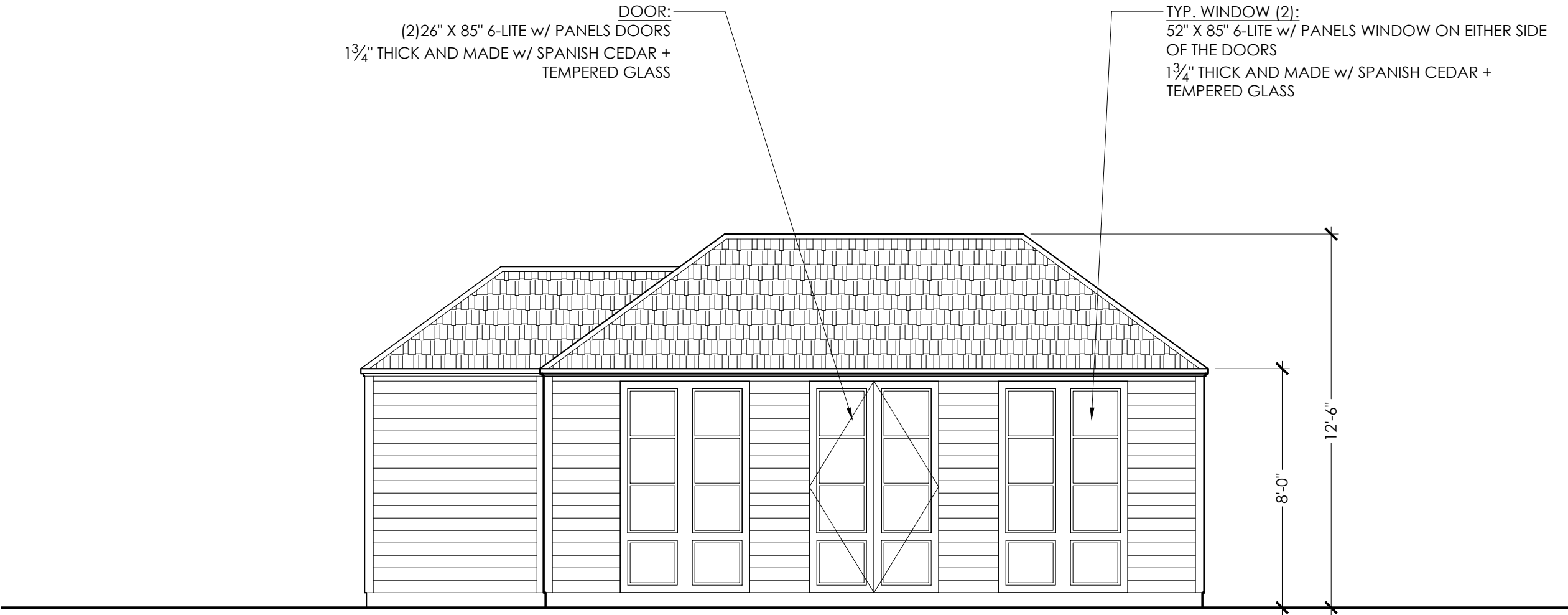
© 2025 CLA ARCHITECT LLC

PROJECT:
LORLA STUDIO
ACCESSORY BUILDING
10304 KENSINGTON PARKWAY
KENSINGTON, MD 20895

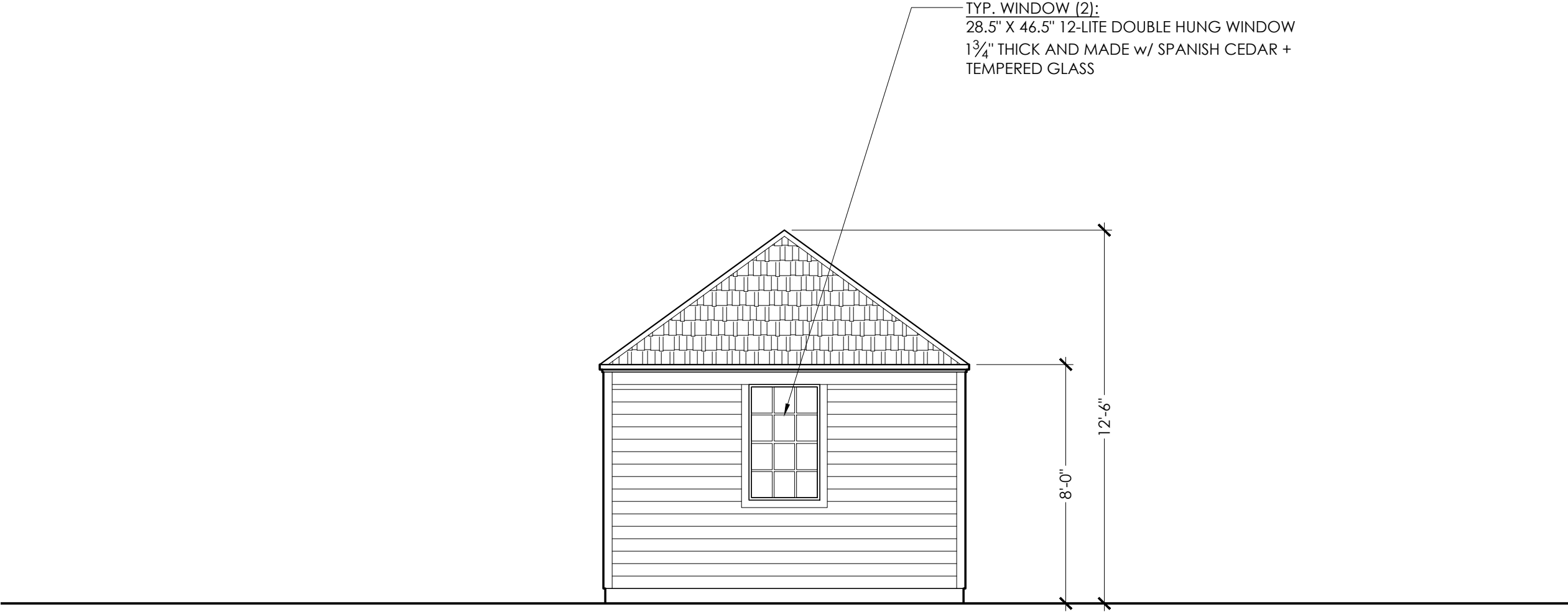
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SCALE: 1/4" = 1'-0"

DATE	ISSUE
04.23.25	FOR HPC REVIEW

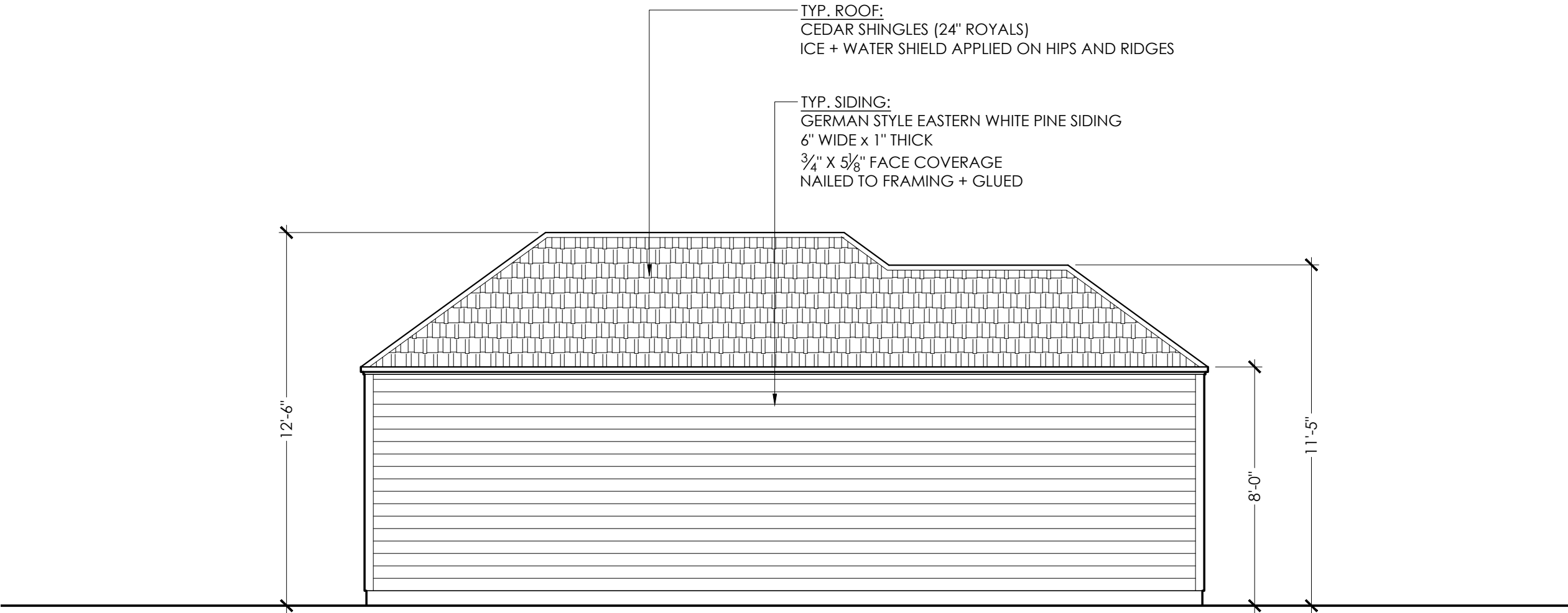
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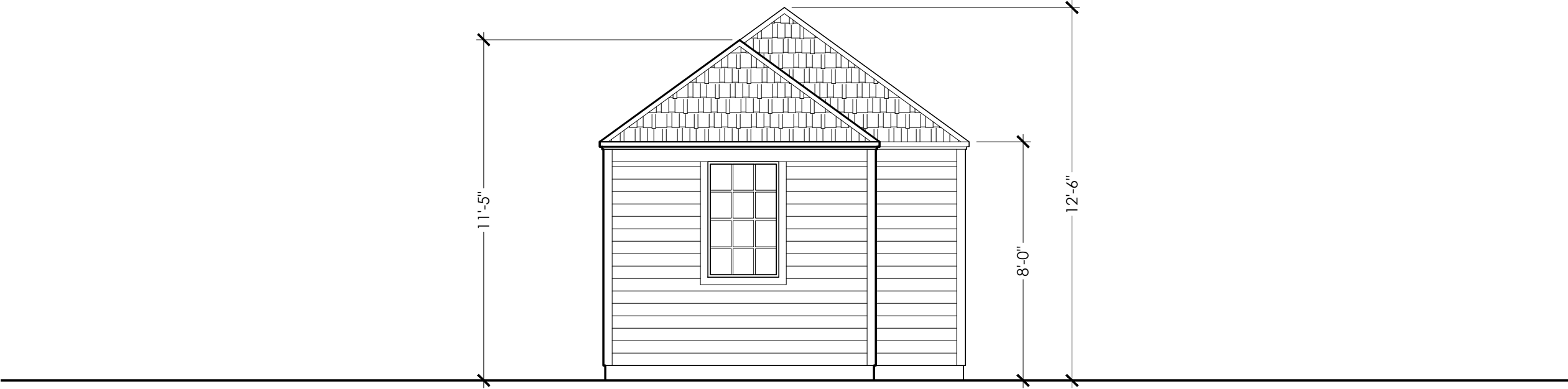
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DESIGN: CLA ARCHITECT LLC claire@cla-architect.com 7923 SPOTSWOOD DRIVE, ALEXANDRIA, VA, 22308 (571) 243-5769		
© 2025 CLA ARCHITECT LLC		
PROJECT: LORLA STUDIO ACCESSORY BUILDING 10304 KENSINGTON PARKWAY KENSINGTON, MD 20895		
DRAWING: ELEVATION FRONT SCALE: 1/4" = 1'-0"		
DATE	ISSUE	
04.23.25	FOR HPC REVIEW	
A-201		
16		



DATE	ISSUE
04.23.25	FOR HPC REVIEW



DATE	ISSUE
04.23.25	FOR HPC REVIEW



CLA ARCHITECT

CLA ARCHITECT LLC

7923 SPOTSWOOD DRIVE, ALEXANDRIA, VA, 22308

CLA ARCHITECT

DESIGN:

CLA ARCHITECT LLC

claire@cla-architect.com

7923 SPOTSWOOD DRIVE, ALEXANDRIA, VA, 22308

(571) 243-5769

PROJECT:

LORLA STUDIO

ACCESSORY BUILDING

10304 KENSINGTON PARKWAY

KENSINGTON, MD 20895

DRAWING:

ELEVATION

LEFT SIDE VIEW

SCALE: 1/4" = 1'-0"

DATE	ISSUE
04.23.25	FOR HPC REVIEW

A-204

19



FOR STAFF ONLY:

HAWP# 1114415

DATE ASSIGNED

APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Laura Hur
Address: 10304 Kensington Pkwy
Daytime Phone: 910-200-7375

E-mail: laura@lorlastudio.com
City: Kensington Zip: 20895
Tax Account No.: 01025962

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City: Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? ☒ Yes/District Name Kensington Historic
☐ No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10304 Street: Kensington Pkwy
Town/City: Kensington Nearest Cross Street:
Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

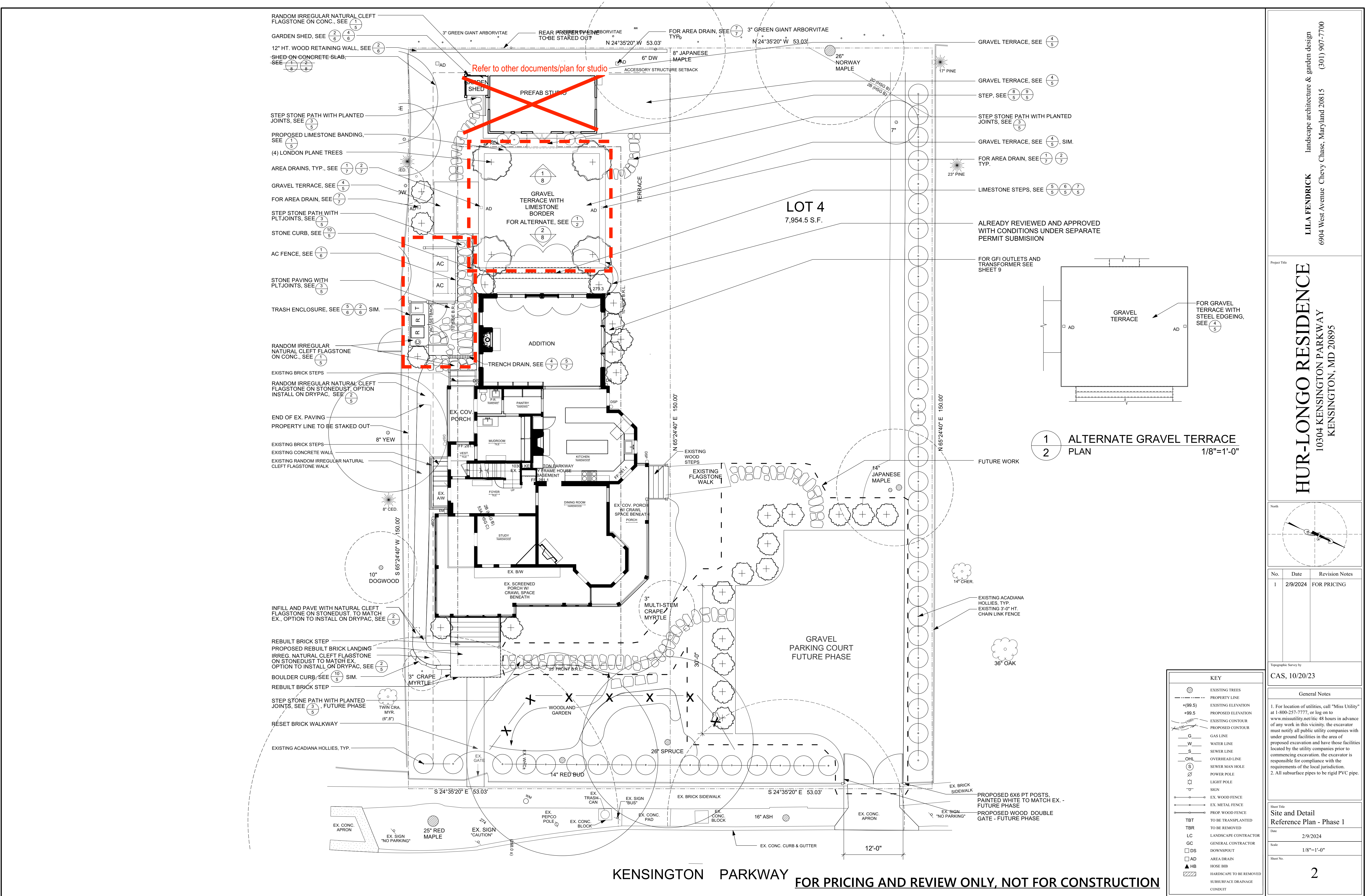
- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

4/23/2025

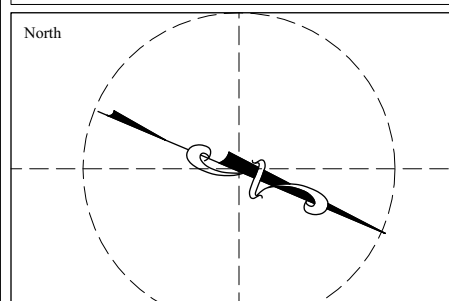
Signature of owner or authorized agent

Date



LILA FENDRICK landscape architecture & garden design
6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700

HUR-LONGO RESIDENCE
10304 KENSINGTON PARKWAY
KENSINGTON, MD 20895



No.	Date	Revision Notes
1	2/9/2024	FOR PRICING

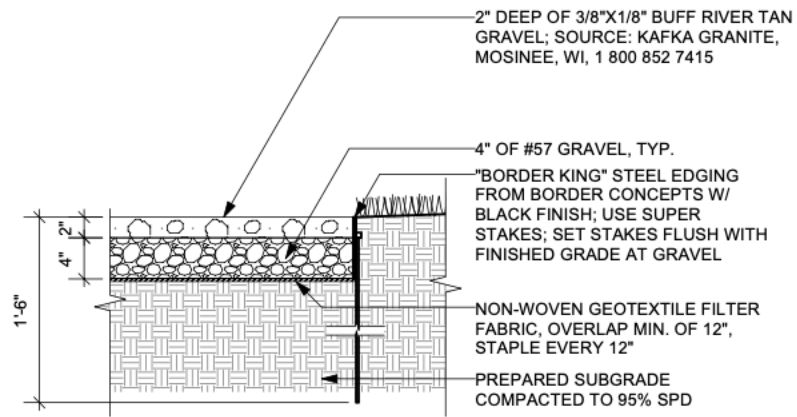
Topographic Survey by
CAS, 10/20/23

General Notes
1. For location of utilities, call "Miss Utility" at 1-800-257-7777, or log on to www.missutility.net/tic 48 hours in advance of any work in this vicinity, the excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation, the excavator is responsible for compliance with the requirements of the local jurisdiction.
2. All subsurface pipes to be rigid PVC pipe.

Sheet Title
Site and Detail Reference Plan - Phase 1
Date
2/9/2024
Scale
1/8"=1'-0"
Sheet No.
2

KEY	
	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS LINE
	WATER LINE
	SEWER LINE
	OVERHEAD LINE
	SEWER MAN HOLE
	POWER POLE
	LIGHT POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TO BE TRANSPLANTED
	TO BE REMOVED
	LANDSCAPE CONTRACTOR
	GENERAL CONTRACTOR
	DOWNSPOUT
	AREA DRAIN
	HOSE BIB
	HARDSCAPE TO BE REMOVED
	SUBSURFACE DRAINAGE
	CONDUIT

KENSINGTON PARKWAY FOR PRICING AND REVIEW ONLY, NOT FOR CONSTRUCTION



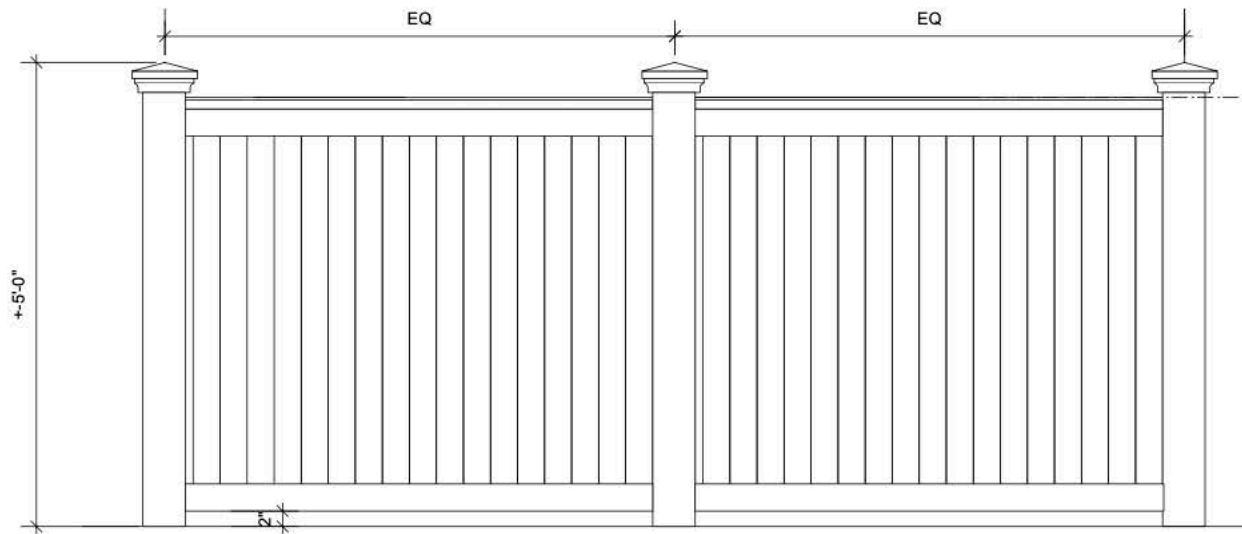
NOTE: GC TO PROVIDE SAMPLE OF GRAVEL TO OWNERS, ARCHITECTS, AND LAS FOR APPROVAL

3



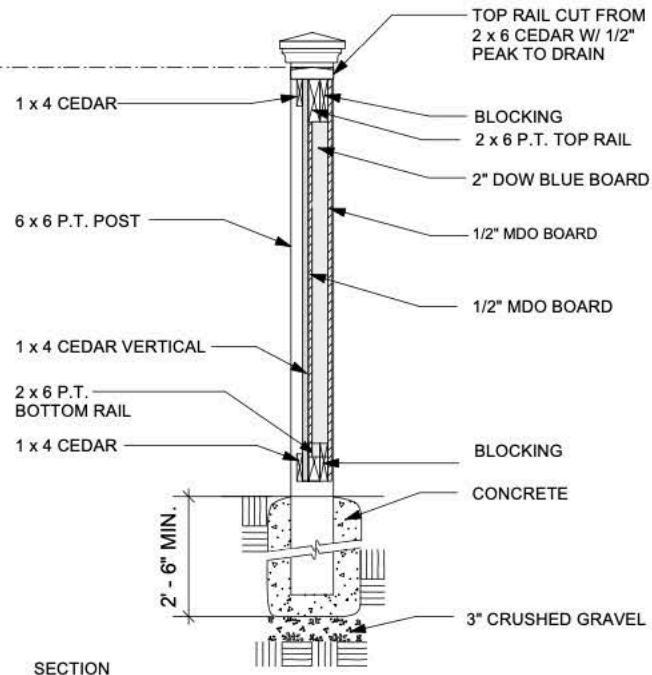
GRAVEL WITH STEEL EDGE SECTION

1"=1'-0"

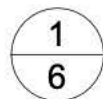


ELEVATION

SEE LAYOUT PLAN FOR
DIMENSIONS OF AC FENCE



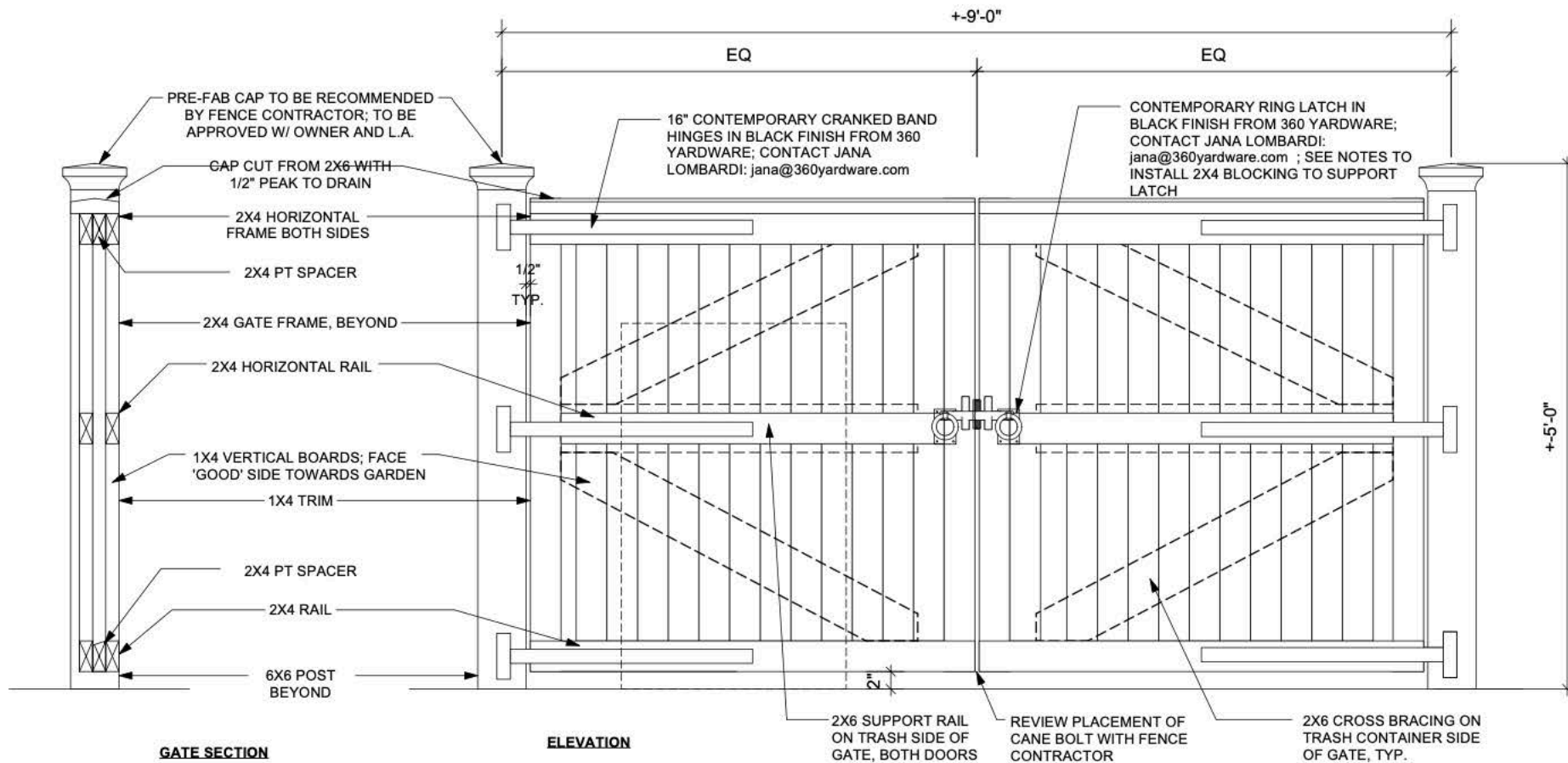
SECTION



AIR CONDITIONER FENCING

SECTION

3/4"=1'-0"



5 TRASH ENCLOSURE GATES
6 ELEVATION

1'-1'-0"