"DU allocation proposed by Building 2 includes the 15%, NPDUs required for the Building 2 Site Han (or up to 60 MPIX. 10% or up to 60 MPDUs) that will county toward satisfying a portion of the MPDUs required for future phase of the quare development.

																1	4	L		AU
TOTAL NUMBER	TOTAL POINTS	BLT's	Emironment	Natural	Enhancement of the	Protection and	Tower Step-Back	Structured Parking	Public Art	Exceptional Design	Public Open Space	Quality Building and Site Design	Affordable Housing	and Activities	Wayfinding	Minimum Parking	Connectivity and Mebility	Transit Proximity	Major Public Facility	Public Benefit
		30					10	20	15	10	20		No Cap		10	0		50	70	Total Points Possible
	172	30					3	10	7	5	œ		32		5	9		50	10	Total Points to be Achieved on Overall Project
	111.01	6.01					ω	0	0	5	0		32		5	0		90	(Bike Station)	Points Achieved by Building 3A/3B and Infrastructure (Site Plan No. 820220070)
	7.88	6.78					0	0	0	0.8			0		0	0		0	0	Points Achieved in Building 5 (Site Plan No. 820230070)
	3.11	17.21					0	10	7	0	6.92		0		0	9		0	TDD	Points Remail for Puture Developme Phases <sup>1</sup>

the creation of a truly distinctive and dynamic neighborhood at Strathn	<sup>1</sup> Although no additional points are taken, Building 5 also provides truly.	Sheet SK2-001 of the Sketch Plan) is provided.	Additional points will be taken in connection with future phases as the

Call "MISS UTILITY" at 1-800-257-7777,

48 hours prior to the start of work,

19 hours prior to the start of work,

10 hours prior to the start of work,

10 hours prior to the start of proposed semination of how

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18599\*

## CHMENT C SITE PLAN 820220070 PUBLIC BENEFITS

## 1,481,301 sf 344,779 s

DEVELOPMENT STANDARDS
THE SUBJECT PROTEITY NICLUES APPROXIMATELY 14.77 AGRES OF OR-58, 19-20%, 19-20%, 2000 ZORDE LAND, THE APPLICATION SATISTES THE APPLICATE CREATOMENT STANDARDS AS SHOWN THE FOLLOWING DATA TABLE:

THE RESERVE AT STRATHMORE

10514 STRATHMORE HALL ST. NORTH BETHESDA, MD 20852 SQUARE STRATHMORE

THE RESERVE AT

MNCPPC # 820230070

SITE PLAN

MONTGOMERY COUNTY, MARYLAND

**BUILDING 5** LOCATION OF SITE

Permitted/ Proposed-Overal Approved France | Required France | Project | Cu ... / Sudding as a | France | Cu ... / Sudding as a | Sudding as

1,746,451 sf 1,746,451 sf 2,75 FAR 2,75 FAR 317,537 sf 0,50 FAR 0,50 FAR 1,905,219 sf 1,905,219

304,537 sf

MONTGOMERY COUNTY, MARYLAND

**GROSVENOR METRO STATION** 

**ROCKVILLE PIKE** 

649,369 sf

LOCATION PLAN



						o
w	2.2 Total Spaces	2.2	Spaces** Total Spaces	Spaces**	ш	ed Parking
Assessible Parking Previous	Assessible Pa		Assessible Parking	-	hing Pravid	sand Officerous Parting Provided
•	111	0.2	NADMS Reduction		TOTAL	
229	130				Subtotal	
35	35	0.5	0.5	Employee	8	/ Memory Care
27.5	27.5	0.25	0.25	Bod	110	re Fadlity-Senior
166	77				166	
25	6.25	μ	0.25	υd	ы	iving Facility for
141	70.5	ы	0.5	DU	141	iving Facility for et Bate
Maximum Parking Spaces Allowed	Minimum Parking Required	Max. Rate	Min. Rate	Metric	Proposed Quantity	38
				1g Area	Juced Parkin	tion: Within a Reduced Parking Area

		Rigyde Pa	Rinycle Parking Spaces				
320	Proposed Quantity	Metric	Min. Rate	Min. Rate % Long-Term Parking Required	Minimum Parking Required	Long Term Spaces Allowed	Short Term Spaces Required
Independent Living Facility for Seniors - Market Rate	166	DU	0.25	0.96	42	39.4	2
Residential Care Facility-Senior Assisted Living / Memory Care	ъ	Employee	0.1	0.96	7	6.0	1
	Total				49	45.4	3
	Proposed E	Proposed Bike Parking Provided	Provided			Long Term Provided	Short Term Provided

Unit Type	mider of Units	238			
	Total #	(%St) ndaN#	#Market	% of Market Unit to Total Market Units	% of MPDU Type to Total MPDU
Studio	0	2	4	3%	9
1-8R	88	zı	76	54%	48%
1-BR + Den	5	2	3	2%	8%
2-8R	65	9	56	40%	36%
2-BR + Den	0	0		0%	0%
3-6R	2	٥	2	1%	9.
Totals / Averages	100	25	141	100%	100%

and constant and an action of the constant and a	HE PORTONIAL BRO HIST HORNAUT GRADE LINE HISTORY HORNOTAL	OFA ORIGIS FLOOR JARGA CR CULARD RAIL OR CRATE INLET H HEAD HC HARRICLE	TP FLOOD FLAN  FEST FER SECOND  TS FIRE SERVICE OF FACTOR OF SAFETY  FOOT / FEET	FOUNDATION	EXISTING ENGROMENTAL QUALITY CORRIDOR FRE UNE FLOOR AREA RATIO CHURET	EM EVA PART ABLICA" CHAM SIYUDM EVAZ DOWG ABLICA" CHAM ETEATUM EVAZ DOWG ABLICA" CHAM ETEATUM ELM EXCENT O DE GETOVAED	DOSTING DOSTING DOSTING DOSTING	ELEVA III ENCINEE ENTRAN	EA EACH EEL EAST BOUND LANE EC ENGLIN CONTROL EC EDGE OF OUTER	82228	2222	25,525	DA DEVINADE AREA  DIS DESDI BOOK  NDE VOL DEPVENDENT OF THE ENVRONMENT  DET ALL  DET	CS CLARE TO COME TO COME TO COME CONTENT COME CONTENT COME CONTENT COME COME COME COME COME COME COME COME	828	1 1929 5	2 2 E 9 P P	CAG DURB AND OUTTER OB CATCH BASIN OBE CAUTORIAL BEARNO RATIO OC CINTER TO CONTRO	C R C C C C C C C C C C C C C C C C C C	BUP BEST MANUSURAT PRACTICES BOY BLOW OFF VALAE BUZ, BULDNO PESTROTION LINE BUZ, BULDNO PESTROTION LINE BUZ BUZDNO PESTROTION CAPIT STATEN	BACK OF CURS BASEVENT FLOOR BUILDING BENCHWARK	ARCH ARCHTECTURAL ASPH ASPHALT ASTU AMERICAN SOCIETY FOR TESTNG AND MATERIALS ANNA AMERICAN WATER NORKS ASSOCIATION	ADJ ADJACKE NORMAL STANDARDS INSTITUTE APPROX APPROXIMATE	AASHTO AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION CEPICALS  AC ADSE	ABBREVIATIONS
NOTES		AN LES AND STAND AND THE MAN T		- 58-82-		WWW HANDSCHELD WAY PARKING SPALL VC WITHOLL CHIPE NSH4 WD STAT HICHWAY ADMINISTRATION IP IRON PRE FOUND IPF IRON PRE FOUND	UP UTILITY PALE USGS US GEOGGEAL SURVEY V OR YOL WOLLME V OR YOL WELGOTY	UCE UNIERGROUND ELECTRIC UCE UNIERGROUND ELECTRIC UCE UNIERGROUND CABLE UDC UNIERGROUND CABLE		ಕ್ಷಕ್ಷನ	SY SQUARE YARD  IT TANGENT THE TOP OF BANK OR TEST BORNG	SW STRUCTURE SW SERVICE SW STRUCTURE SW STORY WATER WANAGEMENT	SP SPACE OR SITE PLAN SPEC SPECIFICATIONS STA STATION STD STANDARD STM STORM	SECTIONS HS	8888	Self Self	BEA BESUREE PROTECTION AREA  BEA BESUREE PROTECTION AREA  BER RALEDAD	REAL PROPERTY.		PW POWT OF VERTICAL INTERSECTION PW PAYEAUTH PAYEAUTH PHICE POWT OF VERTICAL REVERSE CURVE				PONT C	NS NS
																						TITLED: GROSVENOR METRO STATION DATED: SEPTEMBER, 1998 APPROVED: NOVEMBER, 20, 1998	A MORTON THOMAS AND ASSOCIATES, INC. CONSULTING ENGINEERS	REFERENCES	

SHEET NO.	ARCHI	
SHEET TITLE	ARCHITECTURAL SHEET INDEX	

SALL THAN ADDREIXE	P-4402
ENCLOSURE RENDERINGS	P-A401A
BULDING SECTIONS	PA302
BULDING SECTION	P-A301
ENLARGED PODIUM ELEVATIONS	P-A212
ENLARGED PODIUM ELEVATIONS	SP-A211
BLEVATION EAST / WEST	P-A203
ELEVATION NORTH	P-A202
ELEVATION SOUTH	P-A201
FLOOR PLAN BULKHEAD/ BULKHEAD ROOF	P-A113
FLOOR PLAN 26TH FLOOR / ROOF	P-A112
FLOOR PLAN 24TH FLOOR / 25TH FLOOR	SP-A111
FLOOR PLAN 22ND FLOOR / 23RD FLOOR	P-A110
FLOOR PLAN 20TH FLOOR / 21ST FLOOR	P-A109
FLOOR PLAN 18TH FLOOR / 19TH FLOOR	₽-A108
FLOOR PLAN 16TH FLOOR / 17TH FLOOR	P-A107
FL00R PLAN 12TH FL00R / 13TH-15TH FL00RS	P-A106
FLOOR PLAN BTH FLOOR / 9TH-11TH FLOORS	P-A105
FLOOR PLAN 6TH FLOOR / 7TH FLOOR	P-A104
FLOOR PLAN 4TH FLOOR / 5TH FLOOR	P-A103
FLOOR PLAN 2ND FLOOR / 3RD FLOOR	P-A102
FLOOR PLAN CELLAR / 1ST FLOOR	₩-A101
SHEET TITLE	ET NO.

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ENLARGED PODIUM ELEVATIONS	
BLEVATION EAST / WEST	ľ
ELEVATION NORTH	
ELEVATION SOUTH	_
FLOOR PLAN BULKHEAD/ BULKHEAD ROOF	
FLOOR PLAN 26TH FLOOR / ROOF	
FLOOR PLAN 24TH FLOOR / 25TH FLOOR	
FLOOR PLAN 22ND FLOOR / 23RD FLOOR	
FLOOR PLAN 20TH FLOOR / 21ST FLOOR	ľ
FLOOR PLAN 18TH FLOOR / 19TH FLOOR	-
FLOOR PLAN 16TH FLOOR / 17TH FLOOR	
FLOOR PLAN 12TH FLOOR / 13TH-15TH FLOORS	
FLOOR PLAN 8TH FLOOR / 9TH-11TH FLOORS	
FLOOR PLAN 6TH FLOOR / 7TH FLOOR	-
FLOOR PLAN 4TH FLOOR / 5TH FLOOR	-
FLOOR PLAN 2ND FLOOR / 3RD FLOOR	
FLOOR PLAN CELLAR / 1ST FLOOR	
SHEET TITLE	8
RCHITECTURAL SHEET INDEX	RCH

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L SCOTT DELCADO, HEREBY CERTIFY THAT THESE DOCUMENTS WER	PROPESSIONAL CERTIFICATION	DDOEESSIONAL CEDITION TION	COLOR TO MANAGEMENT	Equition William & Not Application	The Manual Control of the Manual Control of the Con	Sand friend Doublemant LAC	Phone: 303-244-0710	Address 1550 Market Street, Suite 200, Jerwer, CO 80202	

DPS, ZONING AND CODE COMPLIANCE SECTION (ZCCS), PLEASE CONTACT BRIAN KEELER, 240-581-4485.	ON-SITE AT ALL TIMES. TO SCHEDULE A SITE PLAN INSPECTION WITH	INSPECTOR, A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE	PRE-CONSTRUCTION MEETING WITH THE DPS SITE PLAN ENFORCEMENT	SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE	ACTIVITY OCCURS ON-SIT. THE DWNER OR HIS DESIGNEE WHO HAS	SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION	MEETING WITH DEPARTMENT OF PERMITTING SERVICES (OPS), ZONING &	3. THE APPLICANT MUST SCHEDULE AN ON-SITE PRE-CONSTRUCTION	SERVICES.	RIGHT-OF-WAY PERMIT DRAWNOS BY THE DEPARTMENT OF PERMITTING	CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE	SITE PLAN WITHIN THE PUBLIC BIGHT-OF-WAY FOR UTLITY	2. MINOR MODERATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE	PROTECTION DEVICES BEFORE CLEARING AND CRADING.	1. M-NOPPO STAFF MUST INSPECT ALL TREE-SAVE AREAS AND	9
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KEY PLAN

CERTIFIED SITE PLAN
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CERTIFIED SITE PLAN RE

DRAWNGTILE: COVER SHEET	AL & SIGNATURE	1

Experience Senior Living William Maggard

**SP-01**