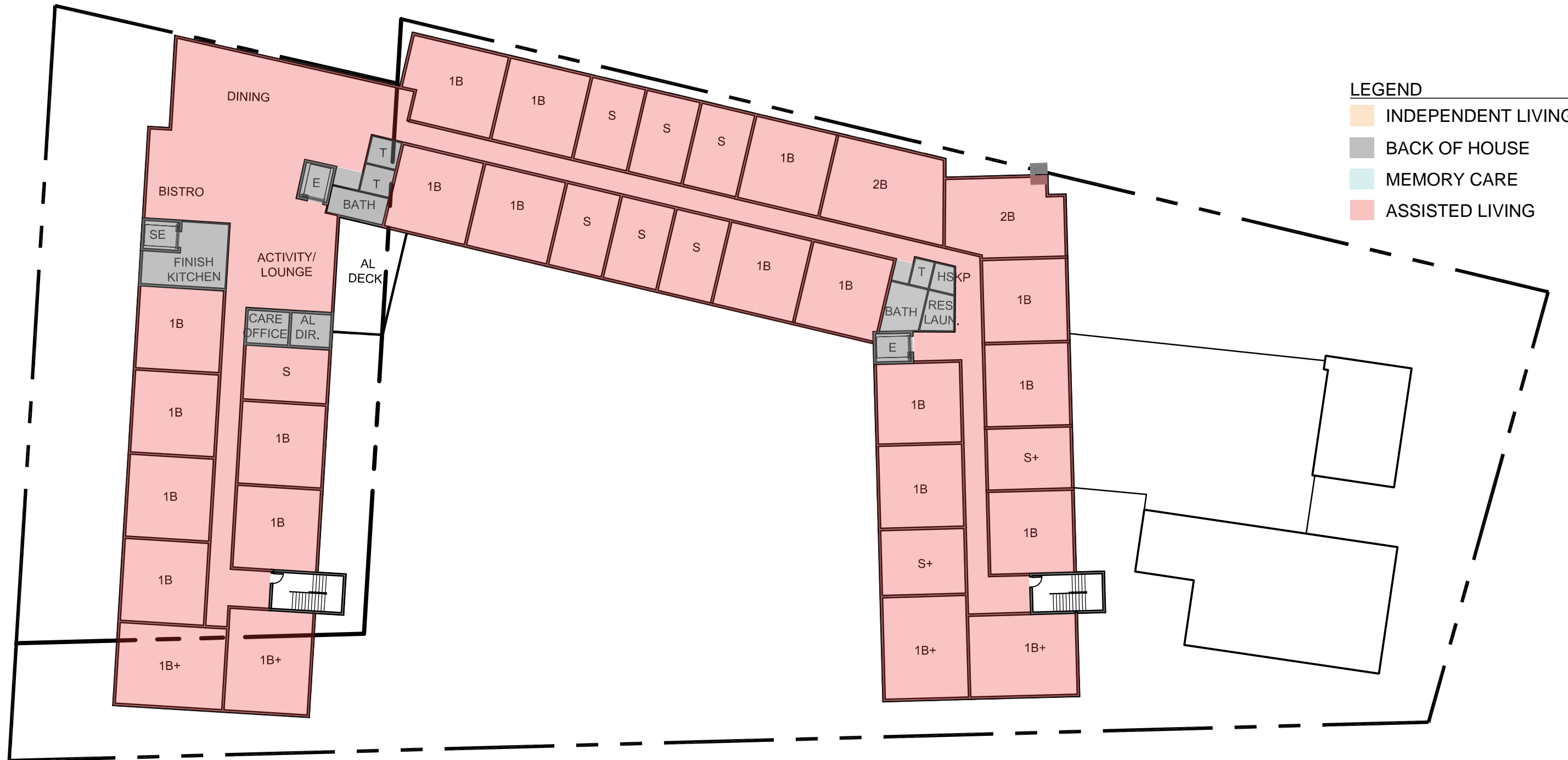




- LEGEND**
- INDEPENDENT LIVING
 - BACK OF HOUSE
 - MEMORY CARE
 - ASSISTED LIVING

	STUDIO	STUDIO +	1 BED	1 BED +	2 BED	TOTAL
MC	12	10	0	1	1	24
AL	10	3	20	9	3	45



- LEGEND**
- INDEPENDENT LIVING
 - BACK OF HOUSE
 - MEMORY CARE
 - ASSISTED LIVING

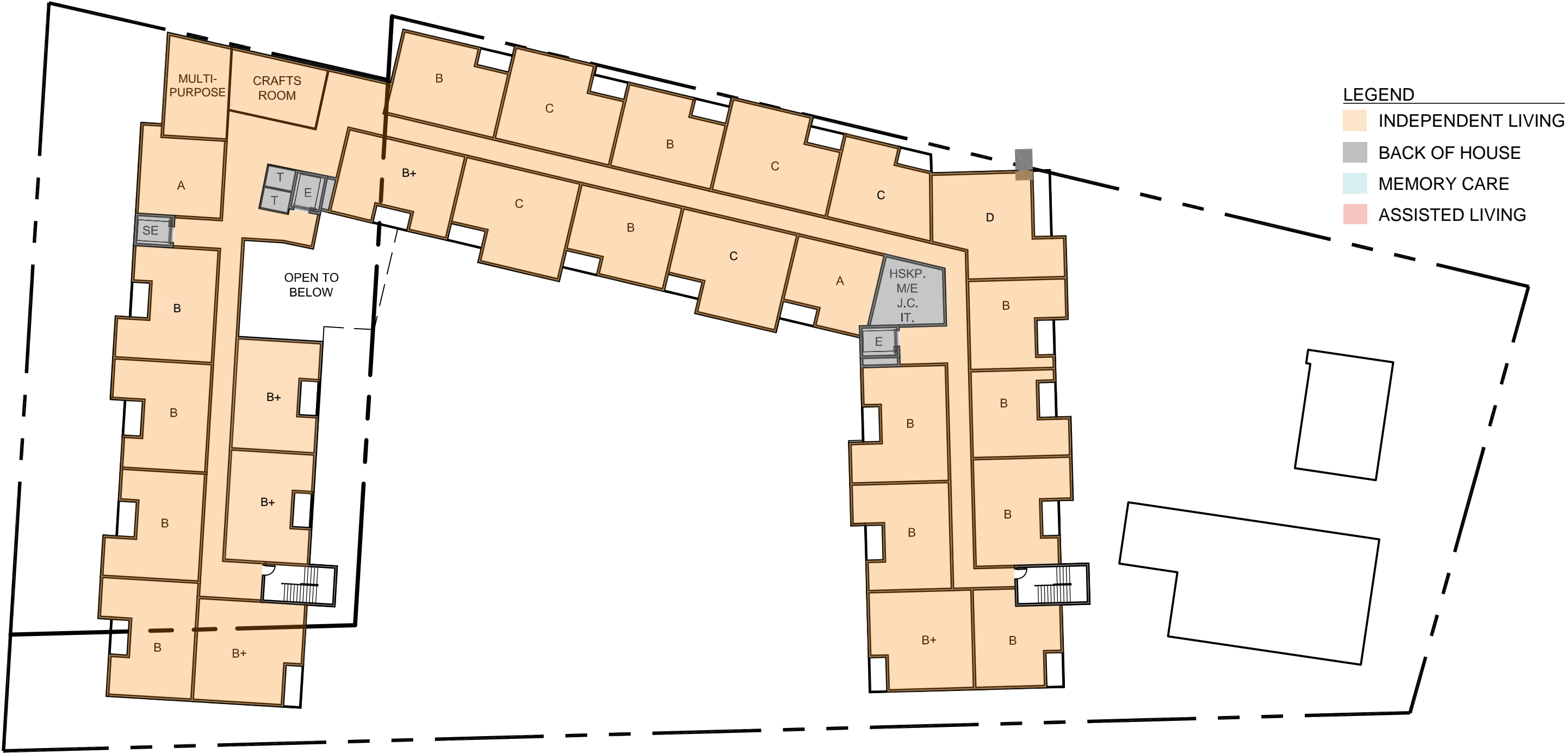
	STUDIO	STUDIO +	1 BED	1 BED +	2 BED	TOTAL
MC	12	10	0	1	1	24
AL	10	3	20	9	3	45



LEGEND

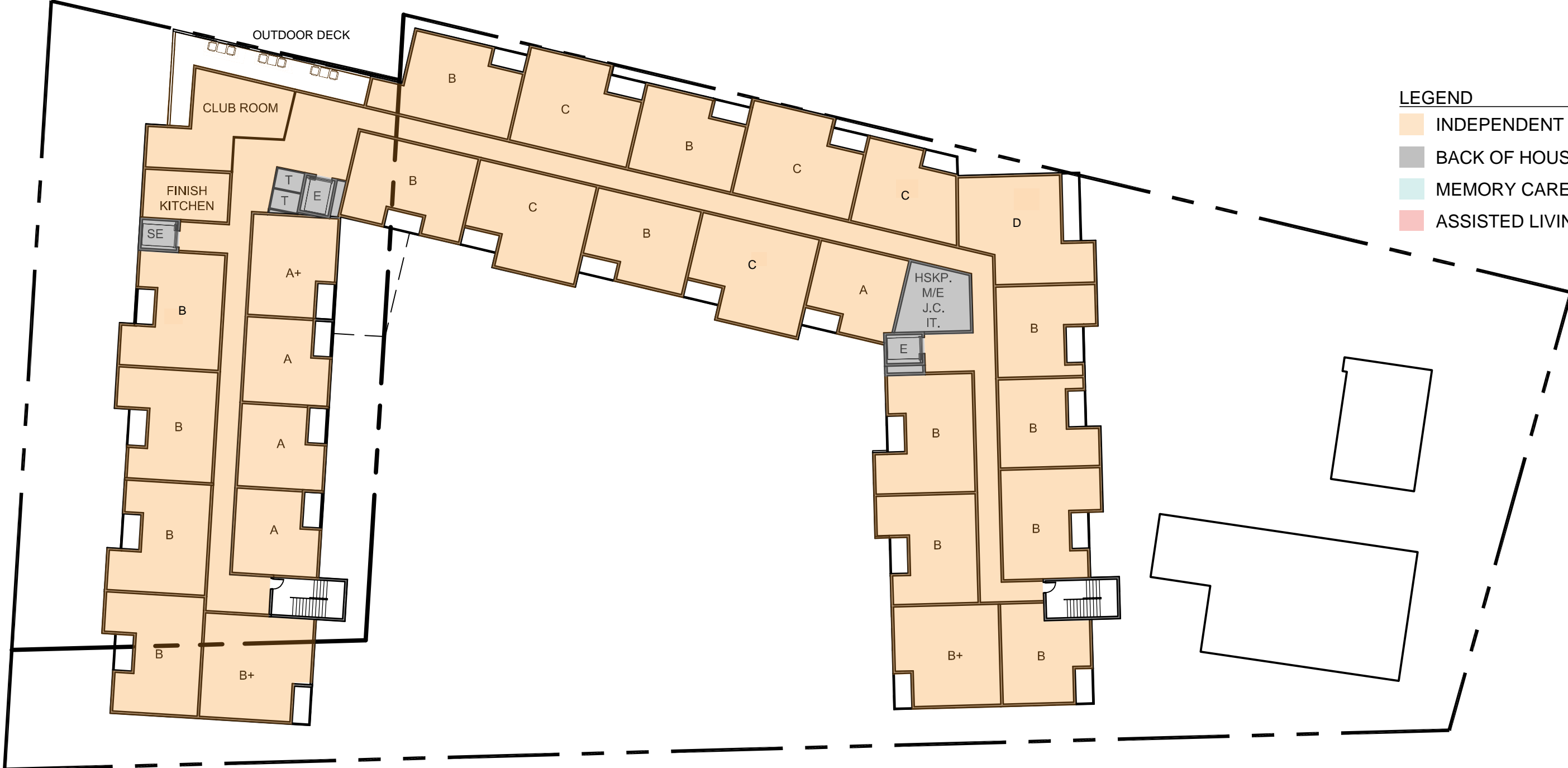
- INDEPENDENT LIVING
- BACK OF HOUSE
- MEMORY CARE
- ASSISTED LIVING

	A	B	B+	C	D	E	TOTAL
IL	10	28	10	11	2	1	62



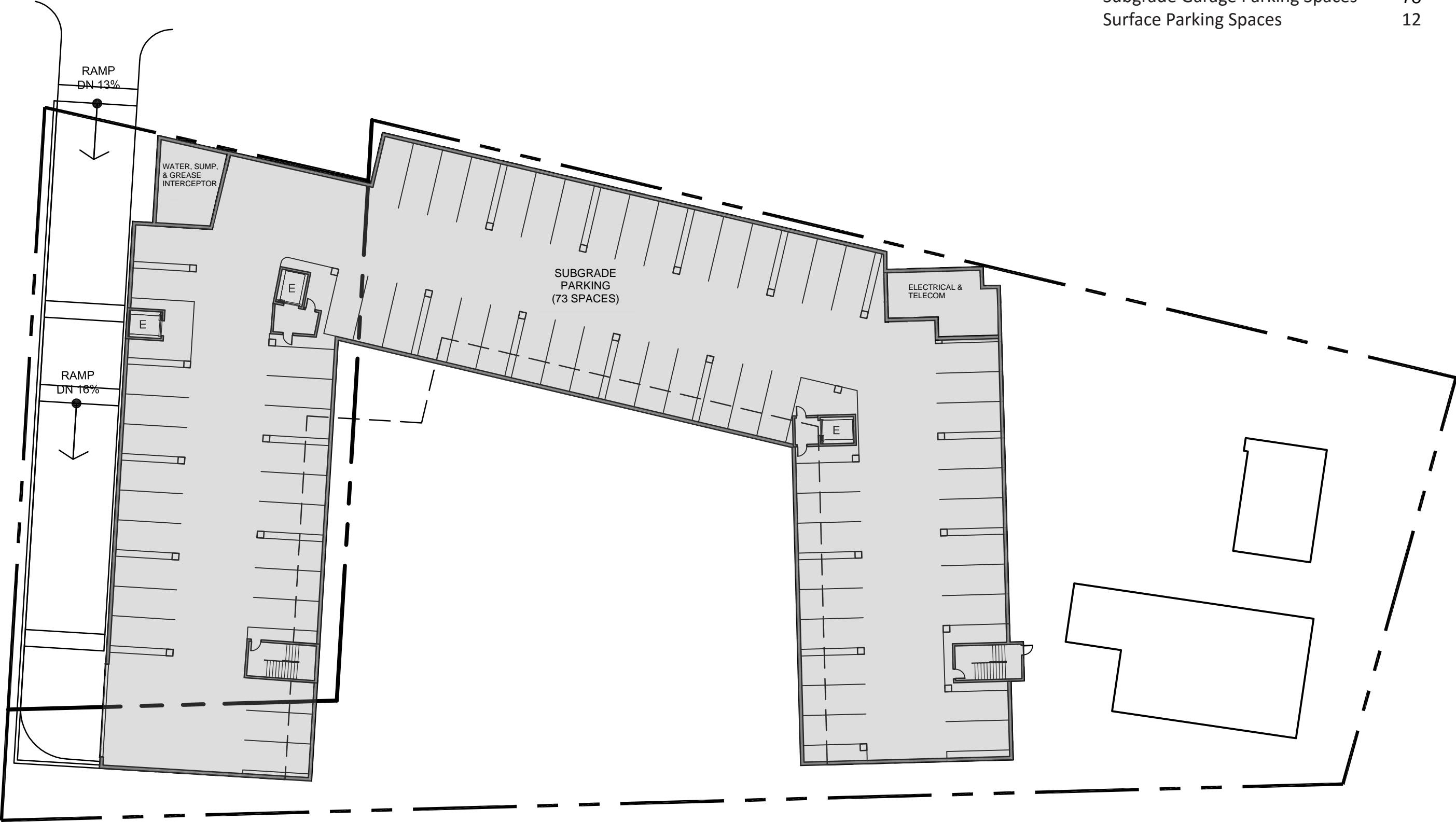
- LEGEND**
- INDEPENDENT LIVING
 - BACK OF HOUSE
 - MEMORY CARE
 - ASSISTED LIVING

	A	B	B+	C	D	E	TOTAL
IL	10	28	10	11	2	1	62



- LEGEND**
- INDEPENDENT LIVING
 - BACK OF HOUSE
 - MEMORY CARE
 - ASSISTED LIVING

Parking	85 Total spaces
Subgrade Garage Parking Spaces	73
Surface Parking Spaces	12





























Building Area by Floor:

- Grade Level Existing Structures 4,500 gsf
- Grade Level 29,500 gsf
- Second Level 28,500 gsf
- Third Level 28,500 gsf
- Fourth Level 27,500 gsf
- Fifth Level 27,500 gsf

Total 146,000 gsf

Garage Level 30,302 gsf

Total Site 73,042 sf

F.A.R. Including Existing Structures = 2.00

Building Height: 60'-0" TO ROOF

Building Area by Use:

- Independent Living 73,713 sf
- Assisted Living 37,695 sf
- Memory Support 17,190 sf
- Back-of-House 11,394 sf

Green Area Ratio Pervious 19,332 sf
Impervious 53,710 sf

Total Site 73,042 sf
Green Area 26%

Unit Type Breakdown:

	Studio 400 s.f.	Studio + +/- 500 s.f.	1 Bedroom 600 s.f.	1 Bedroom + 700-750 s.f.	2 Bedroom 850 s.f.	TOTALS:
Assited Living	10	3	20	9	3	45 UNITS
Memory Care	12	10	0	1	1	24 UNITS

Independent Living

	A	B	B+	C	D	E	
	600 s.f.	740 s.f.	800 s.f.	825 s.f.	990 s.f.	1090 s.f.	
	10	28	10	11	2	1	62 UNITS

Parking

85 Total spaces

Subgrade Garage Parking Spaces 73

Surface Parking Spaces 12

	BEDS or Dwelling Unit (DU)	Quantity	Parking Factor*	Parking Reduction**	Required Parking
1SR FLOOR	DU	4	1	0.5	2
	BEDS	12	0.25	0.5	1.5
2ND FLOOR	DU	33	1	0.5	16.5
	BEDS	4	0.25	0.5	0.5
3RD FLOOR	DU	35	1	0.5	17.5
	BEDS	4	0.25	0.5	0.5
4TH FLOOR	DU	26	1	0.5	13
	BEDS	0	0.25	0.5	0
5TH FLOOR	DU	27	1	0.5	13.5
	BEDS	0	0.25	0.5	0
EMPLOYEES		42	0.5	0.5	10.5
TOTAL REQUIRED PARKING					75.5
TOTAL PROVIDED PARKING					85
Notes:					
* - Baseline minimum per 2017 Montgomery County Zoning Ordinance, Section 6.2.4 Parking Requirements, Table 6.2.4B					
** - Reduction of required parking, per Section 6.2.3 Calculation of required parking, Part "I", #2 Special Uses.					