

I:\08111\dwg\CV_11_01.dwg, 24x36 SPECIAL EXCEPTION - COVER 1 OF 2, 7/23/2009 6:14:33 PM, Copyright 2009 Macris, Hendricks, & Glascock, P.A.

VICTORY COURT SENIORS HOUSING

(PROPOSED) LOT-2, VICTORY COURT
 CITY OF ROCKVILLE, MARYLAND
 SPECIAL EXCEPTION, CITY REF #SPX2009-00378

DESIGN TEAM:

OWNER:
 Montgomery County
 100 Maryland Avenue
 Rockville, MD 20850
 Phone: 240-777-3600

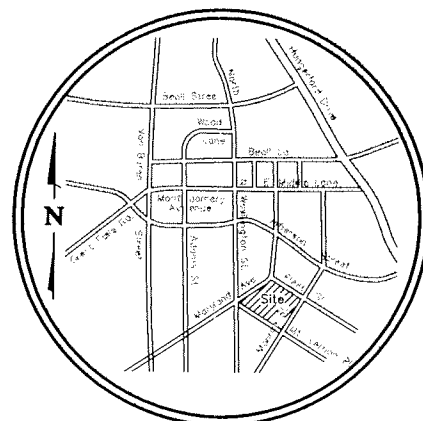
DEVELOPER:
 Victory Housing Inc.
 5430 Grosvenor Lane, Suite 210
 Bethesda, MD 20814
 Phone: 301-493-6000

ARCHITECTS:
 Grimm + Parker Architects
 11720 Beltsville Drive, Suite 600
 Calverton, MD 20705
 Phone: 301-595-1000

ATTORNEY:
 Miller, Miller & Canby
 200-B Monroe Street
 Rockville, MD 20850
 Phone: 301-762-5212

CIVIL ENGINEER:
 Macris, Hendricks & Glascock, P.A.
 9220 Wightman Road, Suite 120
 Montgomery Village, MD 20886
 Phone: 301-670-0840

LANDSCAPE ARCHITECT:
 Macris, Hendricks & Glascock, P.A.
 9220 Wightman Road, Suite 120
 Montgomery Village, MD 20886
 Phone: 301-670-0840



VICINITY MAP
 SCALE 1" = 2,000'

SITE DATA

SUBJECT PROPERTY: PART OF LOTS 1 THROUGH 13, BLOCK 2, PS A, PLAT 56
LOT AREA (PROPOSED LOT-2): 151,197 S.F. or 3.47AC (1)
ZONING CLASSIFICATION: MIXT (MIXED USE TRANSITION)
PROPERTY ADDRESS: 209 MONROE STREET
PROPOSED USE: SENIOR HOUSING - 86 UNIT (SPECIAL EXCEPTION)
 48 ONE BEDROOM UNITS
 38 TWO BEDROOM UNITS

DEVELOPMENT STANDARDS

	REQUIRED	ALLOWED	PROPOSED
TRACT AREA (26.16.02) 3 (a1)	87,120 S.F. or 2.0 AC.	151,197 S.F. or 3.47 AC.	(1)
BUILDING SETBACK REQUIREMENTS			
PUBLIC ROW (E & W)	(10')	31.9'	
SIDE ADJ. MET (ROW - LINA) (D) (26.15.02) 3 (a)(VII) (20)	(40')	58.0'	
REAR ADJ. RES. USE (S) (26.16.02) 3 (a)(XII)	(40')	87.4'	
BUILDING HEIGHT	35'	LOW ROOF 44.33' HIGH ROOF 47.00' (2)	
BUILDING AREA	NONE SPECIFIED	97,049 S.F. (3)	
BUILDING COVERAGE	NONE SPECIFIED	18.5% or 28,055 S.F. (2)	
PARKING LOT & DRIVEWAY COVERAGE	NONE SPECIFIED	18.5% 27,885 S.F.	
TOTAL SITE COVERAGE	NONE SPECIFIED	37% or 55,940 S.F.	
PUBLIC USE SPACE	(20% or 28,003 S.F.)	EXEMPT (4)	
OFF-STREET PARKING AND LOADING			
PARKING AREA		19,900 S.F.	
INTERNAL PARKING LOT LANDSCAPING	(5% or 995 S.F.)	5% or 1,000 S.F.	
PARKING SPACES			
AUTO			
SENIOR ADULT HOUSING (86 UNITS)	(1/3 UNITS = 29)	53	
HANDICAP ACCESSIBLE SPACES (TOTAL)	(3)	3	
VAN ACCESSIBLE SPACES	(1)	2	
TRUCK SERVICES	(1)	1 (WB-40)	
BICYCLE			
SHORT TERM	(1/100 UNITS = 1)	2	
LONG TERM	(1/50 UNITS = 2)	2	

NOTES:

- INCLUDES 1/2 OF THE MOUNT VERNON PLACE RIGHT-OF-WAY TO BE ABANDONED
- BUILDING HEIGHT MEASURED FROM THE CENTERLINE GRADE OF MONROE STREET OPPOSITE THE MIDDLE OF THE BUILDING FRONTING MONROE STREET TO THE MIDDLE OF THE HP ROOF (25.03.03) 3 (a)(18).
 LOW ROOF (45.33' Mid Point of Roof - 410.0' C/L Street = 44.33')
 HIGH ROOF (47.00' Mid Point of Roof - 410.0' C/L Street = 47.00')
- BUILDING AREA PROVIDED BY THE PROJECT ARCHITECT
- EXEMPTION - SENIOR ADULTS/AFFORDABLE HOUSING (25.17.01) (w)

EXISTING	Legend	PROPOSED
	Paving	
	Curb & Gutter	
	Sign	
	Utility Pole	
	Lamp Post	
	Post or Bollard	
	Tree	
	Electric	
	Overhead Wires	
	Sanitary Sewer	
	Storm Drain	
	Water Line	
	Fire Hydrant	
	Gas	
	Telephone	
	Buildings	
	Concrete	
	Spot Elevation	
	Contour	
	Special Exception Boundary	
	Limit of Disturbance	

NOTES:

- THIS SPECIAL EXCEPTION PLAN IS NOT TO BE USED FOR CONSTRUCTION.
- THE TOPOGRAPHY WAS FIELD SHOT BY MACRIS, HENDRICKS & GLASCOCK, PA. SUPPLEMENTED WITH AVAILABLE UTILITY RECORDS.
- THE BOUNDARY WAS PREPARED BY MACRIS, HENDRICKS & GLASCOCK, PA. FROM A FIELD PROPERTY SURVEY.
- A SUBDIVISION OF THE PROPERTIES SHOWN IS REQUIRED TO CREATE LOT-2, VICTORY COURT.
- AN ASSOCIATED NRI/FSD HAS BEEN APPROVED FOR THIS SITE.
 RE: #FTPO2008-00021
- AN ASSOCIATED FCP HAS BEEN SUBMITTED.
 RE: #FTPO2008-00021
- AN ASSOCIATED SWM CONCEPT HAS BEEN APPROVED FOR THIS SITE.
 RE: #SMF2009-00011

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. 14979, Expiration Date: 7-02-10

Scott D. Roser

SHEET INDEX

- C-1 Special Exception Plan - Cover Sheet
- C-2 Special Exception Plan
- LS-1 Landscape Plan (1 of 2)
- LS-2 Landscape Plan (2 of 2)
- FCP-1 Forest Conservation Plan (1 of 3)
- FCP-2 Forest Conservation Plan Schedules & Tables (2 of 3)
- FCP-3 Forest Conservation Plan Notes & Details (3 of 3)

Stormwater Management Concept Plan

Approved NRI/FSD

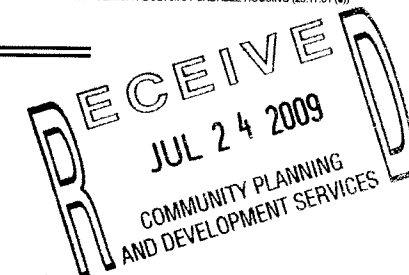


EXHIBIT "1"

TAX MAP GR 342 WSSC 218 NW 07

SPECIAL EXCEPTION PLAN - COVER SHEET C-1
 LOT 2, VICTORY COURT (PROPOSED)
VICTORY COURT SENIORS HOUSING
 PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56
 4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

	Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors	Proj. Mgr.	Designer
		MDP	MDP
9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1275		Date	Scale
Phone 301.670.0840 Fax 301.948.0693 www.mhgpa.com		7-23-09	NONE
		Project No.	Sheet
		08-111-11	1 of 2

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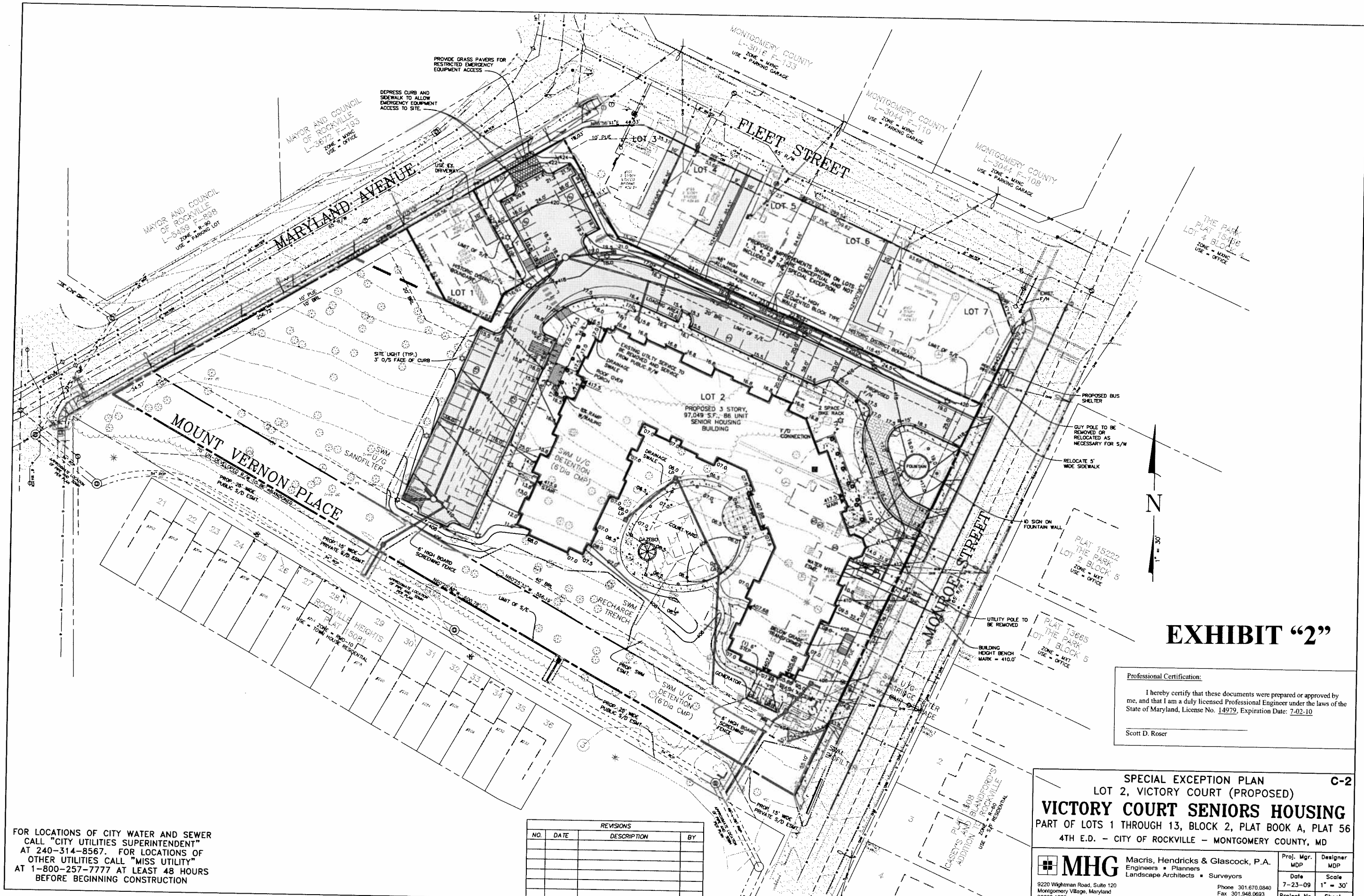


EXHIBIT "2"

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. 14979, Expiration Date: 7-02-10
 Scott D. Roser

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY

C-2

SPECIAL EXCEPTION PLAN
 LOT 2, VICTORY COURT (PROPOSED)
VICTORY COURT SENIORS HOUSING
 PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56
 4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

MHG Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors 9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Proj. Mgr. MDP	Designer MDP
	Date 7-23-09	Scale 1" = 30'
	Project No. 08-111-11	Sheet 2 of 2
	Phone 301.670.0840 Fax 301.948.0693 www.mhgpa.com	

PLANTING NOTES

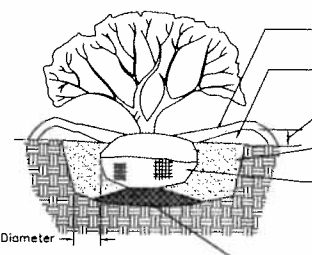
- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GRASSCOVER, AND SHALL MAINTAIN AREA IN A NEED AND DESIRS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING PUBLIC UTILITIES PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERT BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE MINIMUM REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PROVIDED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE PARTLAND LANDSCAPE CONTRACTORS ASSOCIATION. PREPARATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL AS INDICATED BY TESTING, AND SUBGRADE, FINAL GRADE AND FRESH GRADE SOIL PREPARATION.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE TRUNK SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET TRUNK SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTIGUOUS PLANT BED WITH SPECIFIC CONTAINER LINES. ALL PLANTED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CURVATURE OF THE PLANT BEDS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHAPE PLANT BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRASSING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM WALLS AND WALLS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS SHALL BE THE OWNER OR LANDSCAPE ARCHITECT'S LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN ORANGE SHALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO THE CLEAR OF ORANGE SHALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPED DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY DECAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.
- CROWN OF ROOT FLARE SHALL BE AT GRADE OR NO MORE THAN 1/2" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TRUNK ARE TO BE PROTECTED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL BBS PLANT MATERIAL.
- SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE MARKING IS INDICATED.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF NATURAL GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CUTTINGS THAT COULD BE POINTS OF WEAK LIFE STRUCTURE OR DISEASE INFESTATION.
- SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT. IF AGREED TO BY THE LANDSCAPE ARCHITECT, REQUESTER WILL FORWARD SUCH REQUESTS TO THE CITY OF ROCKVILLE FORESTER AND FINAL APPROVAL OF ANY SUBSTITUTION SHALL BE APPROVED IN WRITING BY THE CITY FORESTER. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRUNK, BRISKS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, CORRESPONDING LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE TO RESHAPE, HYDRO-SEED, STRAW PALM, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- CONTRACTOR SHALL GUARANTEE TO OWNER ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AND CITY FORESTER AT LEAST 30 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOC., (LCA) CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDOMINIUM UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDOMINIUM UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDOMINIUMS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

General Planting Notes -- Quality Assurance

- All plant material shall be in accordance with the American Standard for Nursery Stock No. Z60.1-2004, by the American Association of Nurserymen, Inc.
- All plants shall be wholesome, healthy, vigorous, free from plant diseases, insect pests and their eggs, and shall have healthy, normal top and root systems. Plants shall be nursery-grown stock and freshly dug.
- No trees with multiple leaders will be accepted. No sheared evergreens will be accepted.
- Substitutions are not permitted without written permission from the City Forester.

Note:
Water @ planting when soil pit is 1/2 back filled.

Coordinate planting in public right-of-way with the Public Works Inspector and the City Forester.



**Planting Detail
Shrub - City Dtl. #203**

Not To Scale

LANDSCAPE REQUIREMENTS

Section 4, "Landscaping, Screening and Lighting Manual", adopted December 15, 2008 and Article X, Rockville Zoning Ordinance, Sec. 25.431 - 25.438

Landscaping Manual, Sec. 4.d: PARKING LOT LANDSCAPING

4.d.2(a) Landscape Strip Adjoining a Street Right-of-Way

- (i) Required: Minimum 10' width
Provided: 10'
- (ii) Required: Minimum 1 Tree per 40 ft. of frontage
Minimum 15 shrubs per 40 ft. of frontage

Segment	Length (ft)	Shade Trees Required	Shade Trees Provided	Shrubs Required	Shrubs Provided
A	20.25	0.5	1	8	8
B	15	0.4	1	6	6

Berm provided: No

4.d.2(b) Perimeter Landscape Area Adjoining Property Other than R-O-W

- (i) Required: Minimum 7' width (but 7' required setback of adjoining SDU Residential Zone)
Provided: 7'
- (ii) Required: Minimum 1 shade tree per 40 ft. of lot perimeter (1 Ornamental Tree = 5 Shade Tree)
Minimum 15 shrubs per 40 ft. of lot perimeter (1 Evergreen Tree = 5 Shrubs)

Segment	Length (ft)	Shade Trees Required	Shade Trees Provided	Ornamental Trees Provided	Shade Tree Equivalents Provided	Shrubs Required	Shrubs Provided	Evergreen Trees Provided	Shrub Equivalents Provided
C	58.1	2	2	0	2	22	22	0	22
D	45.25	1	1	0	1	17	8	2	28

Berm provided: No

4.d.2(c) Internal Landscaping of Surface Parking Facility

- Required: Minimum 5% of internal parking facility area to be landscaped with shade trees
Total parking facility area = 19,900 s.f.
5% of internal area = 995 s.f.
Total internal landscaped area = 1000 s.f. (5%)
Number of shade trees to be planted in landscaped area: 8

4.d.2(d) Minimum Size of Planting Islands within Internal Landscaping Area

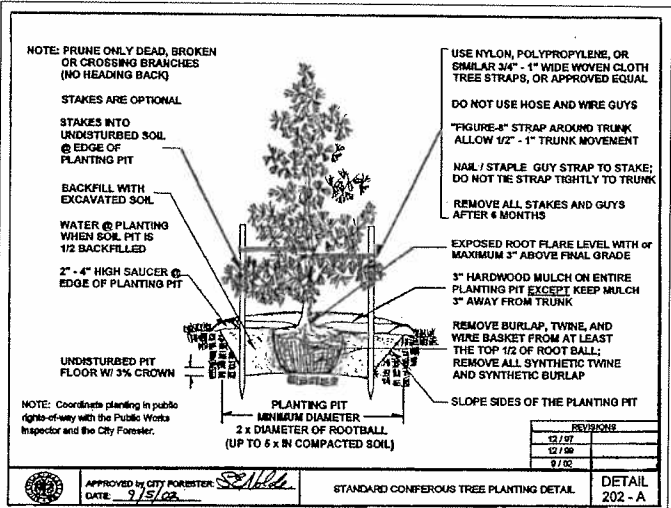
N/A

4.d.3(a) Residential Zone Standards

N/A

Zoning Ordinance, Article X, SCREENING AND LANDSCAPING REQUIREMENTS

Sec. 25-436, Screening of mechanical equipment.
N/A

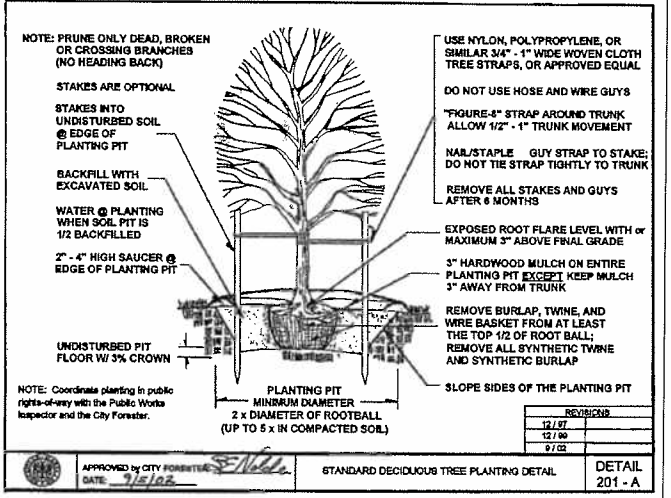


STANDARD CONIFEROUS TREE PLANTING DETAIL

APPROVED BY CITY FORESTER: [Signature] DATE: 9/15/08

REVISIONS: 12/07, 12/08, 9/08

DETAIL 202 - A



STANDARD DECIDUOUS TREE PLANTING DETAIL

APPROVED BY CITY FORESTER: [Signature] DATE: 9/15/08

REVISIONS: 12/07, 12/08, 9/08

DETAIL 201 - A

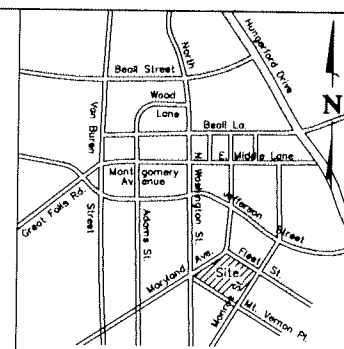
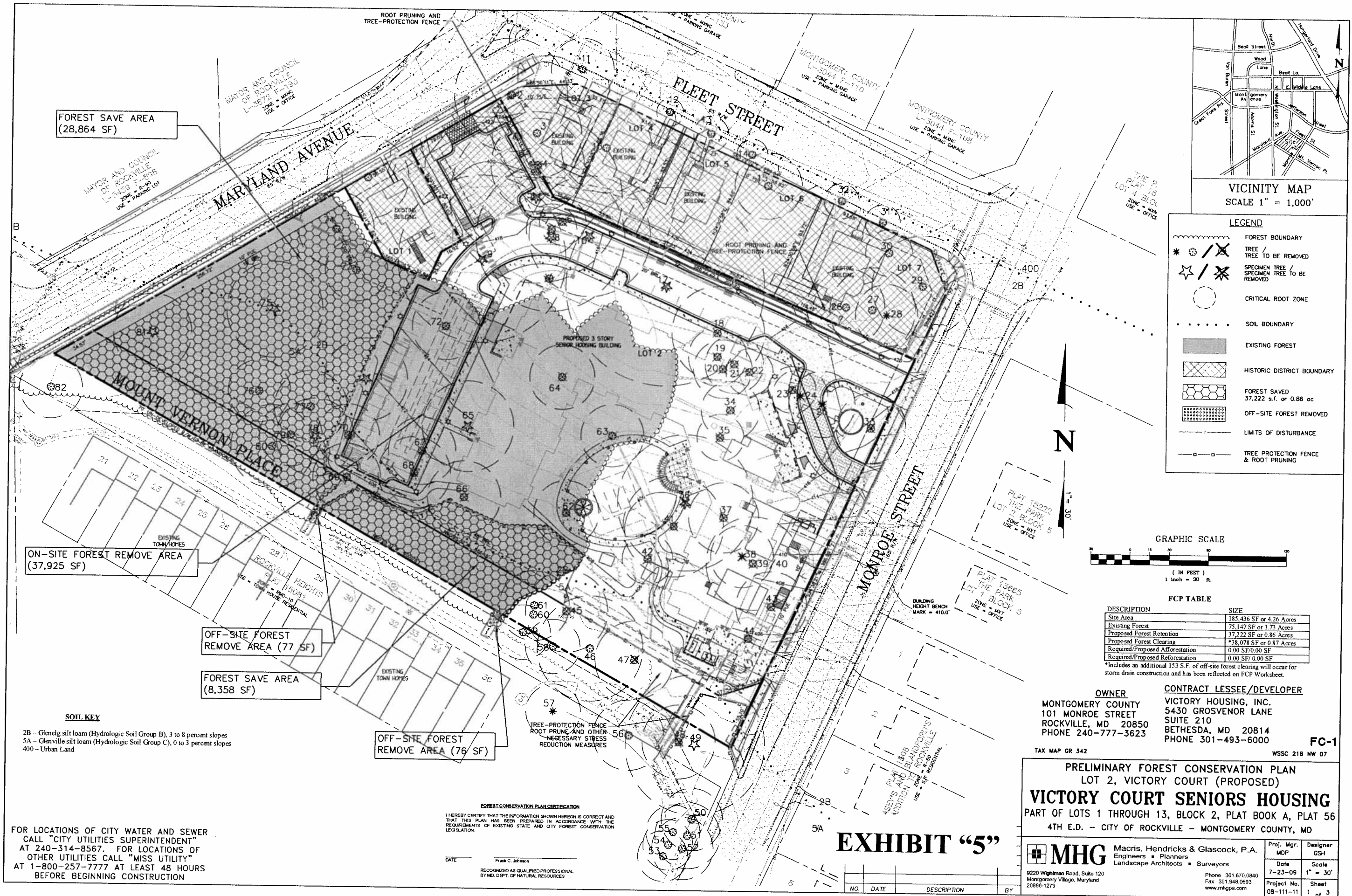
EXHIBIT "4"

LS-2

LANDSCAPE PLAN
LOT 2, VICTORY COURT (PROPOSED)
VICTORY COURT SENIORS HOUSING
PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56
4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

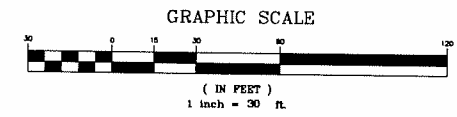
	Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors	Proj. Mgr. MDP	Designer GSH
	9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Phone 301.670.0840 Fax 301.948.0693 www.mhgp.com	Date 7-23-09
			Scale 1" = 30'
			Project No. 08-111-11

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LEGEND

- FOREST BOUNDARY
- TREE / TREE TO BE REMOVED
- SPECIMEN TREE / SPECIMEN TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- SOIL BOUNDARY
- EXISTING FOREST
- HISTORIC DISTRICT BOUNDARY
- FOREST SAVED
37,222 s.f. or 0.86 ac
- OFF-SITE FOREST REMOVED
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE & ROOT PRUNING



FCP TABLE

DESCRIPTION	SIZE
Site Area	185,436 SF or 4.26 Acres
Existing Forest	75,147 SF or 1.73 Acres
Proposed Forest Retention	37,222 SF or 0.86 Acres
Proposed Forest Clearing	*38,078 SF or 0.87 Acres
Required/Proposed Afforestation	0.00 SF/0.00 SF
Required/Proposed Reforestation	0.00 SF/0.00 SF

*Includes an additional 153 S.F. of off-site forest clearing will occur for storm drain construction and has been reflected on FCP Worksheet.

OWNER
 MONTGOMERY COUNTY
 101 MONROE STREET
 ROCKVILLE, MD 20850
 PHONE 240-777-3623

CONTRACT LESSEE/DEVELOPER
 VICTORY HOUSING, INC.
 5430 GROSVENOR LANE
 SUITE 210
 BETHESDA, MD 20814
 PHONE 301-493-6000

TAX MAP GR 342 WSSC 218 NW 07

PRELIMINARY FOREST CONSERVATION PLAN
 LOT 2, VICTORY COURT (PROPOSED)
VICTORY COURT SENIORS HOUSING
 PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56
 4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

MHG Macris, Hendricks & Glascock, P.A.
 Engineers • Planners
 Landscape Architects • Surveyors

9220 Wightman Road, Suite 120
 Montgomery Village, Maryland
 20886-1279
 Phone 301.670.0840
 Fax 301.948.0693
 www.mhgp.com

Proj. Mgr. GSH	Designer GSH
Date 7-23-09	Scale 1" = 30'
Project No. 08-111-11	Sheet 1 of 3

SOIL KEY
 2B - Glenelg silt loam (Hydrologic Soil Group B), 3 to 8 percent slopes
 5A - Glenville silt loam (Hydrologic Soil Group C), 0 to 3 percent slopes
 400 - Urban Land

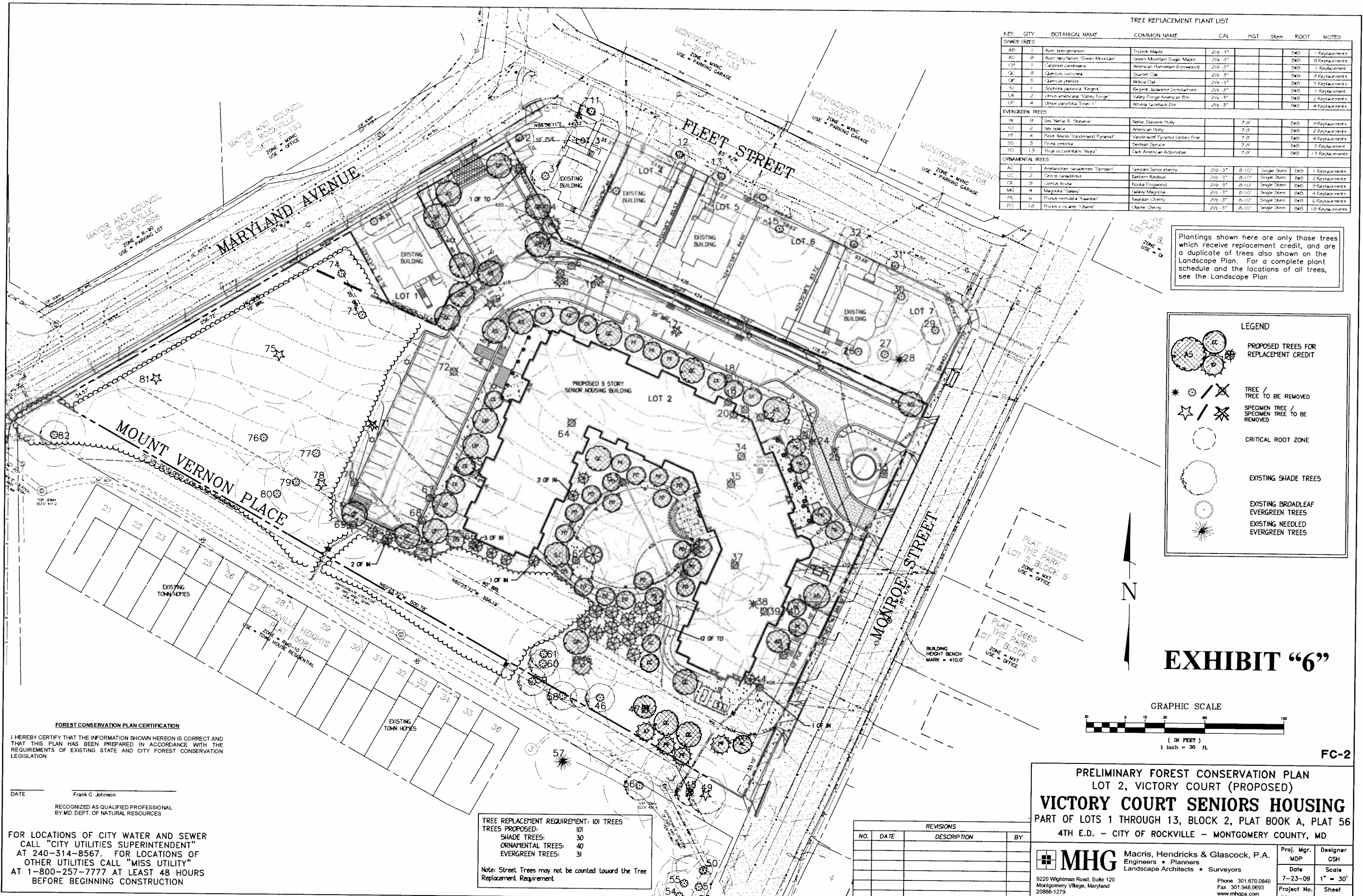
FOR LOCATIONS OF CITY WATER AND SEWER
 CALL "CITY UTILITIES SUPERINTENDENT"
 AT 240-314-8567. FOR LOCATIONS OF
 OTHER UTILITIES CALL "MISS UTILITY"
 AT 1-800-257-7777 AT LEAST 48 HOURS
 BEFORE BEGINNING CONSTRUCTION

FOREST CONSERVATION PLAN CERTIFICATION
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND
 THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE
 REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION
 LEGISLATION.

DATE _____
 Frank C. Johnson
 RECOGNIZED AS QUALIFIED PROFESSIONAL
 BY MD. DEPT. OF NATURAL RESOURCES

EXHIBIT "5"

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TREE REPLACEMENT PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	STEM	ROOT	NOTES
SHADE TREES								
AD	1	Azalea heterophylla	Trident Maple	27 1/2 - 31"			D4B	1 Replacement
AD	8	Aster laevis 'Green Mountain'	Green Mountain Sugar Maple	27 1/2 - 31"			D4B	8 Replacements
CH	1	Carpinus caroliniana	American Hornbeam (Ironwood)	27 1/2 - 31"			D4B	1 Replacement
OL	8	Quercus coccinea	Scarlet Oak	27 1/2 - 31"			D4B	8 Replacements
OP	5	Quercus phellos	Willow Oak	27 1/2 - 31"			D4B	5 Replacements
SU	1	Sophora japonica 'Regent'	Regent Japanese Scholartree	27 1/2 - 31"			D4B	1 Replacement
LA	2	Ulmus americana 'Valley Forge'	Valley Forge American Elm	27 1/2 - 31"			D4B	2 Replacements
UF	4	Ulmus parvifolia 'Ember 1'	Athens Lacebark Elm	27 1/2 - 31"			D4B	4 Replacements
EVERGREEN TREES								
IN	9	Ilex 'Nelle R. Steiner'	Nelle Steiner Holly		7-8'		D4B	9 Replacements
HO	2	Hedera	American Holly		7-8'		D4B	2 Replacements
FF	4	Pinus baltica 'Vanderwolf Pyramid'	Vanderwolf Pyramid Lumber Pine		7-8'		D4B	4 Replacements
SS	3	Pinus strobus	Scrub Pine		7-8'		D4B	3 Replacements
TO	13	Thuja occidentalis 'Nana'	Dark American Arborvitae		7-8'		D4B	13 Replacements
ORNAMENTAL TREES								
AC	1	Amelanchier canadensis 'Spring'	Spring Snowcherry	27 1/2 - 31"	8-10'	Single Stem	D4B	1 Replacement
CC	2	Cercis canadensis	Eastern Redbud	27 1/2 - 31"	8-10'	Single Stem	D4B	2 Replacements
CK	9	Cornus kousa	Kousa Dogwood	27 1/2 - 31"	8-10'	Single Stem	D4B	9 Replacements
MG	4	Magnolia 'Galaxy'	Galaxy Magnolia	27 1/2 - 31"	8-10'	Single Stem	D4B	4 Replacements
PK	4	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	27 1/2 - 31"	8-10'	Single Stem	D4B	4 Replacements
PO	14	Prunus x incana 'Okame'	Okame Cherry	27 1/2 - 31"	8-10'	Single Stem	D4B	14 Replacements

Plantings shown here are only those trees which receive replacement credit, and are a duplicate of trees also shown on the Landscape Plan. For a complete plant schedule and the locations of all trees, see the Landscape Plan.

LEGEND

- PROPOSED TREES FOR REPLACEMENT CREDIT
- TREE / TREE TO BE REMOVED
- SPECIMEN TREE / SPECIMEN TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- EXISTING SHADE TREES
- EXISTING BROADLEAF EVERGREEN TREES
- EXISTING NEEDED EVERGREEN TREES

FOREST CONSERVATION PLAN CERTIFICATION
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE _____ Frank C. Johnson
 RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD. DEPT. OF NATURAL RESOURCES

FOR LOCATIONS OF CITY WATER AND SEWER CALL "CITY UTILITIES SUPERINTENDENT" AT 240-314-8567. FOR LOCATIONS OF OTHER UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

TREE REPLACEMENT REQUIREMENT: 101 TREES
 TREES PROPOSED: 101
 SHADE TREES: 30
 ORNAMENTAL TREES: 40
 EVERGREEN TREES: 31
 Note: Street Trees may not be counted toward the Tree Replacement Requirement

REVISIONS

NO.	DATE	DESCRIPTION	BY

EXHIBIT "6"

PRELIMINARY FOREST CONSERVATION PLAN
 LOT 2, VICTORY COURT (PROPOSED)
VICTORY COURT SENIORS HOUSING
 PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56
 4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

FC-2

MHG Macris, Hendricks & Glascock, P.A.
 Engineers • Planners
 Landscape Architects • Surveyors

9220 Wightman Road, Suite 120
 Montgomery Village, Maryland
 20886-1279
 Phone 301.670.0840
 Fax 301.948.0693
 www.mhgpa.com

Proj. Mgr. MDP
 Designer GSH
 Date 7-23-09
 Scale 1" = 30'
 Project No. 08-111-11
 Sheet 2 of 3

*Planting Addition on Lot

A5
 C
 D

Tree ID #	Common Name	Botanical Name	DBH	Replacement	CRZ Radius - ft.	CTLA Rating	03-038	Remarks
1	Norway Maple	Acer platanoides	21		31.5	75%		Fair, Overhead wires thru portion of canopy, shallow exposed rotting roots
2	Red Maple	Acer rubrum	29	0	43.5	N/A		Dead - recommend removal
3	Black Locust	Robinia pseudoacacia	23		34.5	75%		Good
4	Norway Maple	Acer platanoides	20	21	36	72%		Moisture in cavity at split, weak structure, REMOVE
5	*Kentucky Coffee	Gymnocladus dioica	44		66	78%		Four co-dom. Boles above 12' ht., poor structure, Natural populations of this species are considered Highly Rare by the State of MD Natural Heritage Program. REMOVE
6	Black Walnut	Juglans nigra	12	1	18	78%		Good; REMOVE
7	Norway Maple	Acer platanoides	13		19.5	97%		Good; REMOVE
8	*Black Locust	Robinia pseudoacacia	38		57	N/A		Poor, several fungal conks; Recommend removal; REMOVE
9	*Silver Maple	Acer saccharinum	43		64.5	N/A		Poor, major die-back; recommend removal; REMOVE
10	*Kentucky Coffee	Gymnocladus dioica	31		46.5	72%		14"-24" twin above 6' ht., fused boles at 18' ht., Natural populations of this species are considered Highly Rare by the State of MD Natural Heritage Program. REMOVE
11	Norway Maple	Acer platanoides	16		24	N/A		Street tree, Poor - recommend removal-severe structural defects; REMOVED BY CITY 9/21/08
12	Norway Maple	Acer platanoides	7		10.5	62%		Street tree, root bound in 2' x 4.5' confined space
13	Norway Maple	Acer platanoides	8		12	59%		Street tree, root bound in 2' x 4.5' confined space
14	Norway Maple	Acer platanoides	8		12	75%		Street tree, root bound in 2' x 4.5' confined space
15	American Holly	Ilex opaca	13	13	24	97%		Good, Moderate English Ivy on tree
16	Box Elder	Acer negundo	23		34.5	62%		Fair, some dead branches
17	*Silver Maple	Acer saccharinum	51		76.5	56%		Fair, multiple boles above 10' ht., shallow rotting roots, weak co-dom. Trunks; REMOVE
18	English Walnut	Juglans regia	24	2	36	56%		Good, Heavy English Ivy; REMOVE
19	Norway Maple	Acer platanoides	6	13	22.5	81%		Good; REMOVE
20	Black Locust	Robinia pseudoacacia	15		22.5	59%		Fair, leans to south; REMOVE
21	Norway Maple	Acer platanoides	5	7	19.5	72%		Good; REMOVE
22	Box Elder	Acer negundo	12		18	75%		Good; REMOVE
23	Norway Maple	Acer platanoides	12		18	75%		Poor form, contorted trunk, heavy English Ivy; REMOVE
24	Blue Spruce	Picea pungens	14		21	69%		Fair to Poor, heavy English Ivy, sparse foliage on SW side; REMOVE
25	Red Cedar	Juniperus virginiana	17		25.5	100%		Good; REMOVE
26	Black Cherry	Prunus serotina	14	16	30	72%		Good
27	Southern Magnolia	Magnolia grandiflora	16	19	36	84%		Twin at 1.5', weak structure
28	Red Cedar	Juniperus virginiana	5	15	22.5	100%		Good
29	Norway Maple	Acer platanoides	26		39	84%		Good, minor dead wood in canopy
30	English Holly	Ilex aquifolium	7	10	18	100%		Good
31	Norway Maple	Acer platanoides	9		13.5	75%		Street tree, root bound in 2' x 4.5' confined space
32	Norway Maple	Acer platanoides	9		13.5	75%		Street tree, root bound in 2' x 4.5' confined space
33	American Holly	Ilex opaca	10	11	30	97%		Good; REMOVE
34	Goldenrain Tree	Koeleruteria paniculata	10	13	19.5	59%		Fair, weak form; REMOVE
35	Apple	Malus spp.	8	9	18	N/A		Poor condition, recommend removal; REMOVE
36	Norway Maple	Acer platanoides	35		52.5	47%		Fair to poor, shallow exposed rotting roots, mushrooms on tree; REMOVE
37	Southern Catalpa	Catalpa bignonioides	18		27	94%		Cinder blocks on portion of roof flare; REMOVE
38	Red Cedar	Juniperus virginiana	16		24	81%		heavy English Ivy, recommend ivy removal; REMOVE
39	Slippery Elm	Ulmus rubra	8	12	27	75%		Good, fused at base with 24" dying Black Locust (Tree #40); REMOVE
40	Black Locust	Robinia pseudoacacia	24		36	N/A		Poor, fungal conks, Ivy vines, dead branches; recommend removal; REMOVE
41	White Mulberry	Morus alba	26		39	41%		Fair, heavy English Ivy, many trunk burts; REMOVE
42	Tulip Poplar	Liriodendron tulipifera	13		19.5	81%		Good; REMOVE
43	Black Cherry	Prunus serotina	18		27	78%		Good; REMOVE
44	dead tree	unknown	25		N/A	N/A		Dead, 22' ht., heavy English Ivy, recommend removal; REMOVE
45	Black Cherry	Prunus serotina	21		31.5	N/A		Poor condition, recommend removal; REMOVE
46	Red Maple	Acer rubrum	27		40.5	81%		Good, moderate grape vine
47	Slippery Elm	Ulmus rubra	20		30	59%		Good, heavy English Ivy, sprouting trunk burts; REMOVE
48	Red Maple	Acer rubrum	19		28.5	59%		Fair, hollow base, English Ivy, leans REMOVE
49	Southern Catalpa	Catalpa bignonioides	36		54	87%		Good, minor base rot & vines
50	Deodar Cedar	Cedrus deodara	16		24	97%		Good, Off-site
51	Deodar Cedar	Cedrus deodara	17		25.5	97%		Good, Off-site
52	Deodar Cedar	Cedrus deodara	6	8	25.5	94%		Good, Off-site
53	White Pine	Pinus strobus	13		19.5	100%		Good, Off-site
54	White Pine	Pinus strobus	13		19.5	100%		Good, Off-site
55	White Pine	Pinus strobus	14		21	100%		Good, Off-site
56	Pin Oak	Quercus palustris	18		27	100%		Good, Off-site
57	White Pine	Pinus strobus	14		21	100%		Good, Off-site
58	Red Maple	Acer rubrum	14		21	N/A		Poor condition
59	Red Maple	Acer rubrum	3	4	24	78%		Good, recommend removal of smaller boles
60	Black Locust	Robinia pseudoacacia	17		25.5	N/A		Poor condition
61	Black Locust	Robinia pseudoacacia	18		27	44%		Poor, vines, may be salvaged if vines removed
62	Red Maple	Acer rubrum	25		37.5	44%		Poor, measured at 2' ht., 15"-18" twin above 4.5' ht., hollow base, grape vine, poison Ivy vine, & English Ivy vines; REMOVE
63	Black Locust	Robinia pseudoacacia	24		36	N/A		Poor, trunk missing above 21' ht., tree is dead or nearly dead; Recommend removal; REMOVE
64	Black Walnut	Juglans nigra	25		37.5	75%		Good, heavy grape vine; REMOVE
65	Tulip Poplar	Liriodendron tulipifera	35		52.5	N/A		Poor structural condition; recommend removal; 25 degree lean to NE; REMOVE
66	Sweet Gum	Liquidambar styraciflua	28		42	97%		Good; REMOVE
67	Tulip Poplar	Liriodendron tulipifera	26		39	100%		Good; REMOVE
68	Tulip Poplar	Liriodendron tulipifera	28		42	84%		Good, moderate English Ivy; bending & contortion in trunk above 30' ht.; co-dom. Boles at height; REMOVE
69	Red Maple	Acer rubrum	26		39	84%		Good, heavy vines; REMOVE
70	Tulip Poplar	Liriodendron tulipifera	24		36	91%		Good, heavy English Ivy; REMOVE
71	Tulip Poplar	Liriodendron tulipifera	32		48	81%		Good; REMOVE
72	Black Walnut	Juglans nigra	26		39	75%		Fair to Good, some scaffold branches dead; REMOVE
73	Black Locust	Robinia pseudoacacia	24		36	N/A		Poor, extreme English Ivy, narrow canopy; conks @ 30' ht.;
74	Silver Maple	Acer saccharinum	29		43.5	N/A		Poor, major die-back, heavy English Ivy vines, large burts on trunk;
75	Tulip Poplar	Liriodendron tulipifera	37		55.5	N/A		Poor, minor English Ivy; major storm damage & breakage at 45' ht.;

ID #	Common Name	Botanical Name	DBH	Replacement	CRZ Radius - ft.	CTLA Rating	03-038	Remarks
76	Tulip Poplar	Liriodendron tulipifera	24		36	91%		Good health & poor to fair structure, large weak vertically aligned scaffold above 30' ht.
77	Tulip Poplar	Liriodendron tulipifera	28		42	91%		Good health & fair structure, minor English Ivy; bowed contorted trunk
78	Tulip Poplar	Liriodendron tulipifera	30		45	87%		Good health & fair structure, heavy English Ivy; weak, near vertical scaffold above 40' ht.
79	Tulip Poplar	Liriodendron tulipifera	24		36	91%		Fair to poor, moderate English Ivy, one major scaffold branch dead, bowed contorted trunk;
80	Tulip Poplar	Liriodendron tulipifera	32		48	N/A		Poor, heavy English Ivy, 21"-21" twin above 6' ht., half dead;
81	Black Locust	Robinia pseudoacacia	30		45	N/A		Fair to poor; English Ivy; 12 degree lean to NNE
82	Black Locust	Robinia pseudoacacia	24		36	N/A		
Total =					101			

CTLA rating refers to Council of Tree & Landscape Appraisers guide to judging plant condition per "Guide for Plant Appraisal" 9th Edition. No rating score is given for those trees that are dead or in poor condition.

Tree Note

Tree conditions shown on this Plan are generally accurate based on visual observation per usual and customary practice in accord with State forest conservation legislation. The examination detail required to provide a comprehensive analysis of biological and structural health is beyond the scope of this investigation. Every condition that could possibly lead to tree or limb failure cannot always be detected. Trees are living organisms that may fail in many ways we do not fully understand. Conditions are often hidden within the trees and below the ground. It cannot be guaranteed that a tree will be healthy or safe under all circumstances, or for a specified period of time. Sometimes trees may appear "healthy", but may be structurally unsound. Condition ratings of trees are based solely on the opinion of MHG and may be inconsistent with the opinion of the City of Rockville Forestry Staff. MHG assumes no liability for injury or property damage that may occur as a result of tree failure on this property.

TREE REPLACEMENT REQUIREMENT: 101 TREES	
TREES PROPOSED:	101
SHADE TREES:	30
ORNAMENTAL TREES:	40
EVERGREEN TREES:	31

Note: Street Trees may not be counted toward the Tree Replacement Requirement.

MINIMUM TREE COVER TABLE

SITE AREA	185,436 S.F./4.26 ac
MTC REQUIRED (zone MXT = 15%)	27,815 S.F./0.64 ac
MTC PROVIDED*	63,422 S.F./1.46 ac
101 IND. TREES PLANTED ON SITE	26,200 S.F./0.60 ac
ON-SITE FOREST SAVED	37,222 S.F./0.86 ac

FOREST SAVE AREA EXCEEDS MINIMUM TREE COVER REQUIRED.
*INCLUDES FOREST SAVE AREA & REPLACEMENT TREES ONLY.
ADDITIONAL TREE COVER IS PROVIDED BY EXISTING TREES TO BE SAVED OUTSIDE FOREST AREA.

FOREST CONSERVATION PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE: _____
Frank C. Johnson
RECOGNIZED AS QUALIFIED PROFESSIONAL
BY MD. DEPT. OF NATURAL RESOURCES

NO.	DATE	DESCRIPTION	BY

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET March 2006

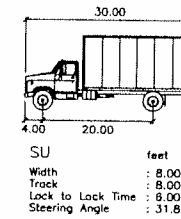
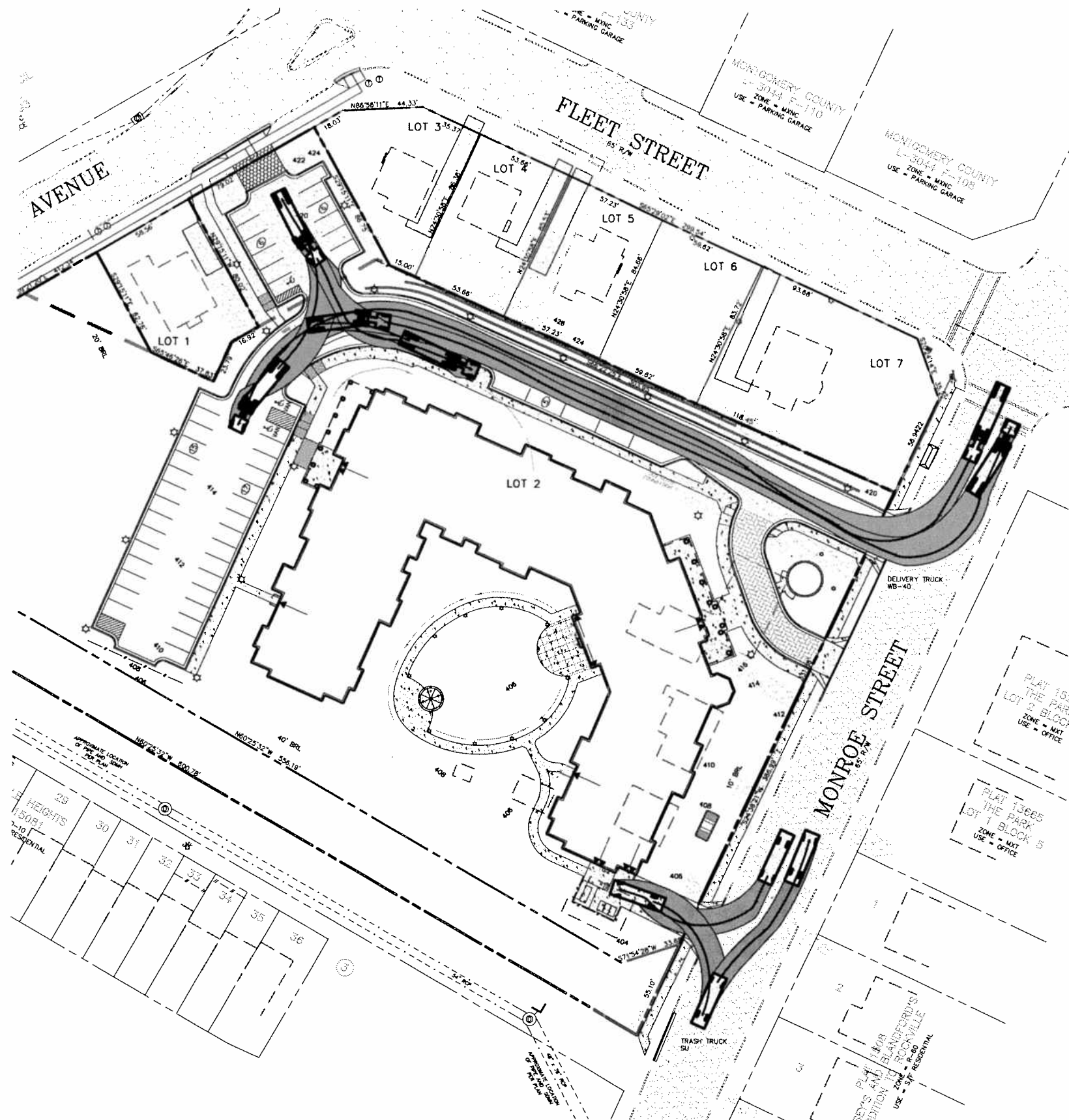
NET TRACT AREA:		
A. Total tract area		4.26
B. Deductions (land dedication not in construction on this plan, other deductions - specify)		0.00
C. Net Tract Area		4.26
LAND USE CATEGORY:		
ZONING	R-400, R-200, R-90, R-75, RMD10, R-60, R-150, RMD15, RMD25	IL, IH, RPR, RPC, MXT, MXC, MNC, MNB, MZE, MACD, MXTD
Place # "1" under the column corresponding to the correct zone of the site		
Zone:	0 0 0 1	
(choose only one)		
D. Afforestation Threshold	15%	x F = 0.64
E. Conservation Threshold	15%	x F = 0.64
EXISTING FOREST COVER		
F. Existing forest cover (within net tract)		1.73
G. Area of forest above conservation threshold		1.09
BREAK EVEN POINT:		
H. Breakeven Point (amount of forest retained so that no mitigation is required)		0.86
I. Clearing permitted without mitigation		0.87
PROPOSED FOREST CLEARING:		
J. Total area of forest to be cleared		0.87
K. Total area of forest to be retained		0.86
PLANTING REQUIREMENTS:		
L. Replantation for clearing above conservation threshold		0.22
M. Replantation for clearing below conservation threshold		0.00
N. Credit for retention above conservation threshold		0.22
P. Total reforestation required		0.00
Q. Total afforestation required		0.00
R. Total planting requirement		0.00

EXHIBIT "7"

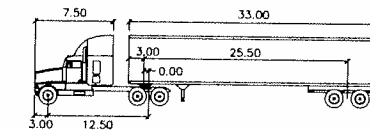
FC-3

PRELIMINARY FOREST CONSERVATION PLAN
LOT 2, VICTORY COURT (PROPOSED)
VICTORY COURT SENIORS HOUSING
PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56
4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

MHG Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors 9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Proj. Mgr. MDP	Designer GSH
	Date 7-23-09	Scale AS NOTED
Project No. 08-111-11	Sheet 3 of 3	Phone 301.670.0840 Fax 301.948.0693 www.mhgpa.com



SU
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 8.00
 Steering Angle : 31.8



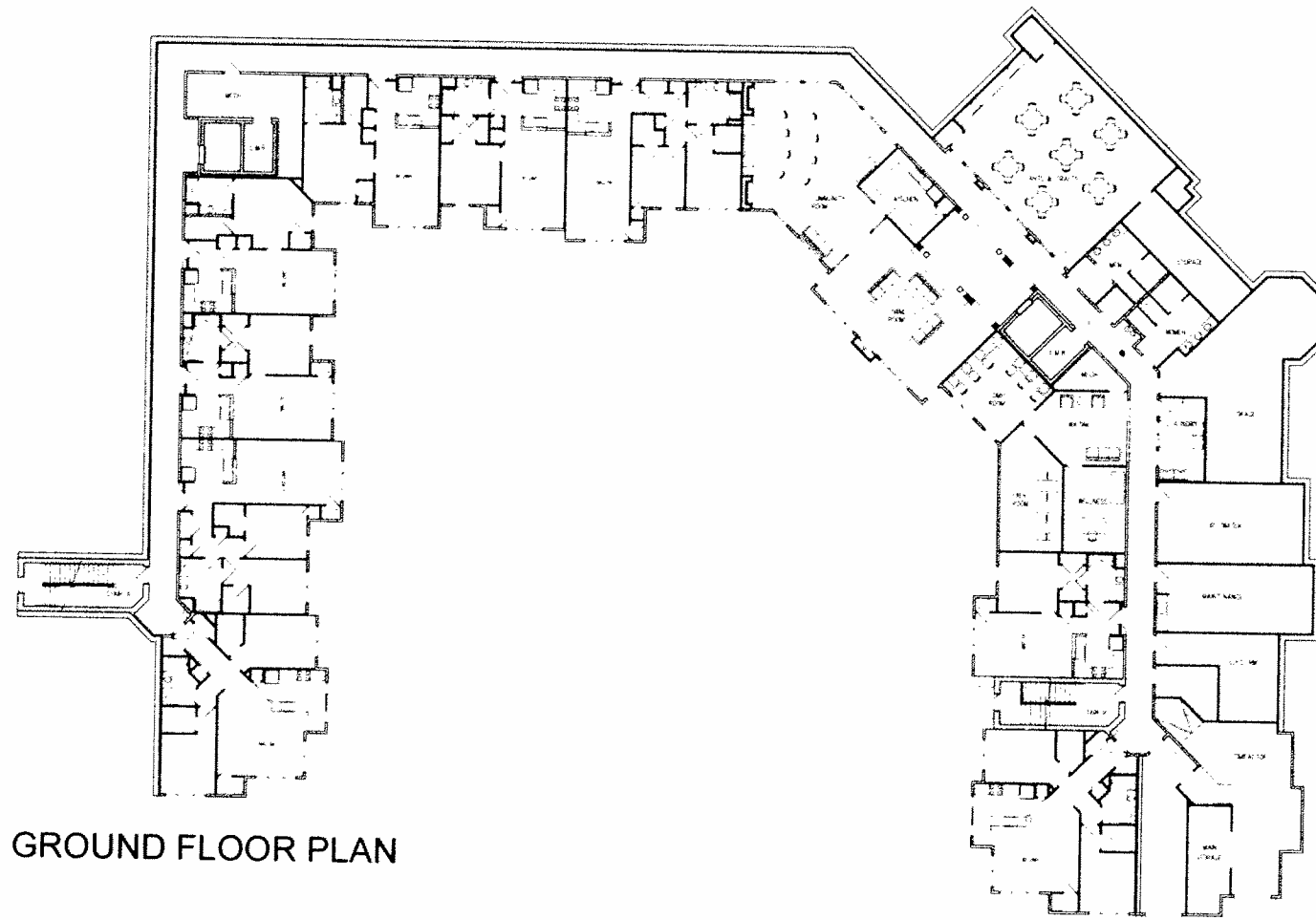
WB-40
 Tractor Width : 8.00
 Trailer Width : 8.00
 Tractor Track : 8.00
 Trailer Track : 8.00
 Lock to Lock Time : 6.00
 Steering Angle : 20.3
 Articulating Angle : 70.0

EXHIBIT "8"

VEHICLE MOVEMENT EXHIBIT
 LOT 2, VICTORY COURT (PROPOSED)
VICTORY COURT SENIORS HOUSING
 PART OF LOTS 1 THROUGH 13, BLOCK 2, PLAT BOOK A, PLAT 56
 4TH E.D. - CITY OF ROCKVILLE - MONTGOMERY COUNTY, MD

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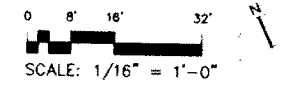
Proj. Mgr. MDP	Designer MDP
Date 4-22-09	Scale 1" = 30'
Project No. 08-111-11	Sheet 1 of 1



GROUND FLOOR PLAN

UNIT TYPES	1 BEDROOM														2 BEDROOM										TOTAL	UNIT GROSS	FLOOR GROSS
	1A	1A.1	1B	1B.1	1C	1D	1D.1	1G	1E	1F	1F.1	2A	2A.1	2A.2	2B	2C	2D	2E	2F	2G	2G.1						
UNIT SQUARE FOOTAGES	662	693	697	688	912	716	737	708	793	759	714	526	923	895	982	849	951	1,177	1,097	1,069	1,002						
BUILDING UNITS PER FLOOR																											
BASEMENT																											
FIRST FLOOR																											
SECOND FLOOR																											
THIRD FLOOR																											
TOTAL UNITS	21	10	4	4	2	1	1	1	2	1	1	6	4	3	10	3	3	3	3	2	1	86	70,511	97,649			
TOTAL SQUARE FOOTAGE	12,902	6,930	2,788	2,752	1,824	716	737	708	1,566	759	714	5,516	3,692	3,686	9,820	2,547	2,853	3,531	3,291	2,138	1,002	78,511					
PERCENTAGE	24.42%	11.67%	4.61%	4.65%	2.33%	1.16%	1.16%	1.16%	2.33%	1.16%	1.16%	6.98%	4.65%	3.45%	11.63%	3.45%	3.45%	3.45%	3.45%	2.33%	1.16%	100.00%					
TOTAL UNITS BY TYPE	48																					38					
BASEMENT UNIT AREA	1,986	0	697	688	0	0	0	0	0	0	0	926	923	0	1,964	0	0	0	0	0	0						
1ST FL. UNIT AREA	3,972	2,722	697	688	0	716	0	0	0	0	0	5,26	923	895	3,528	849	951	1,177	1,097	0	1,002						
2ND FL. UNIT AREA	3,972	2,079	697	688	912	0	737	0	793	759	0	1,852	923	895	3,528	849	951	1,177	1,097	1,069	0						
3RD FL. UNIT AREA	3,972	2,079	697	688	912	0	0	708	783	0	714	1,852	923	895	0	849	951	1,177	1,097	1,069	0						
EFFICIENCY	72.7%																										
TOTAL BEDS	124																										

EXHIBIT "9"



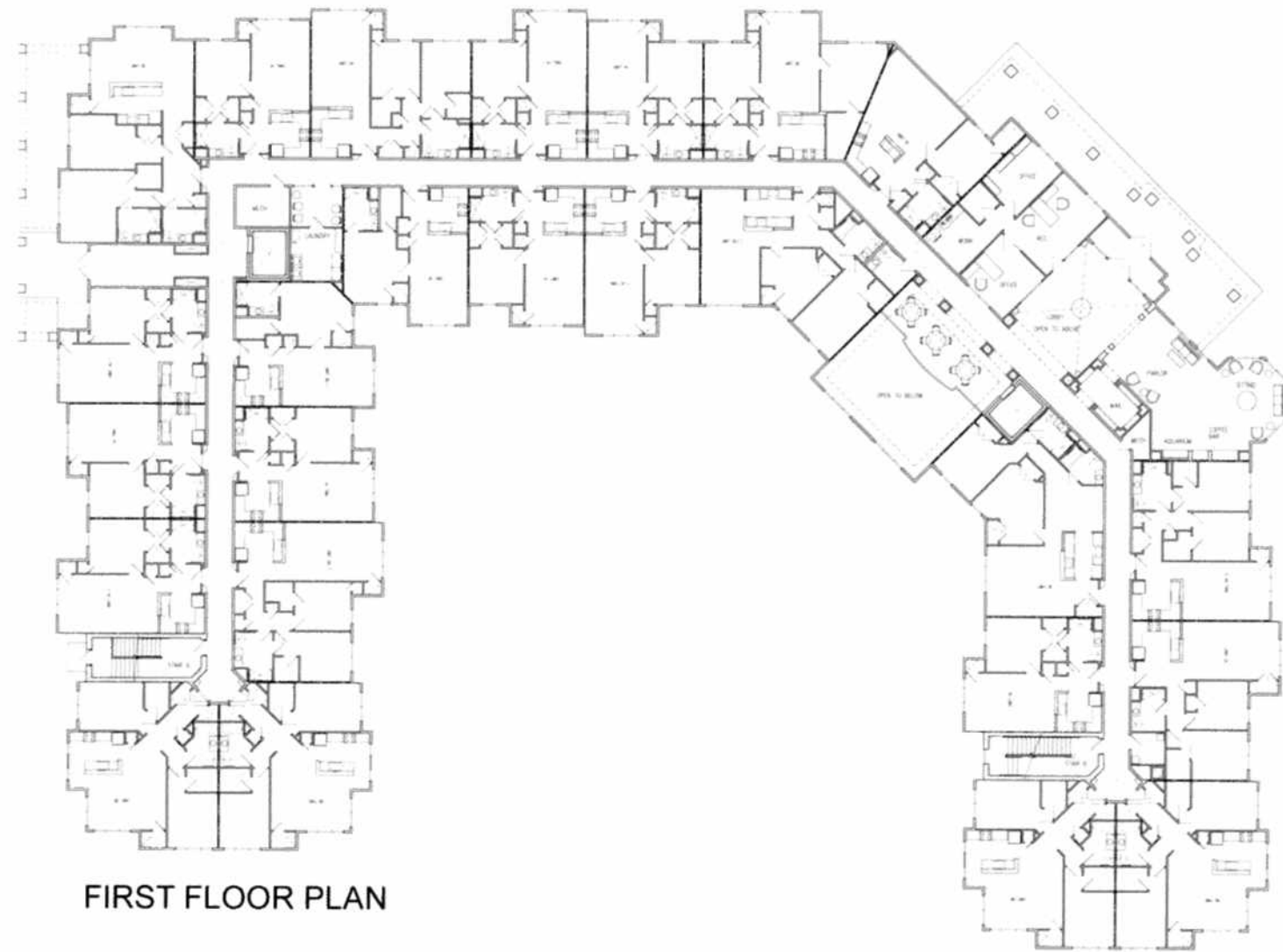
GRIMM +
PARKER
ARCHITECTS

VICTORY COURT SENIORS HOUSING

ROCKVILLE, MD

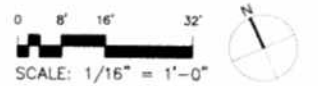


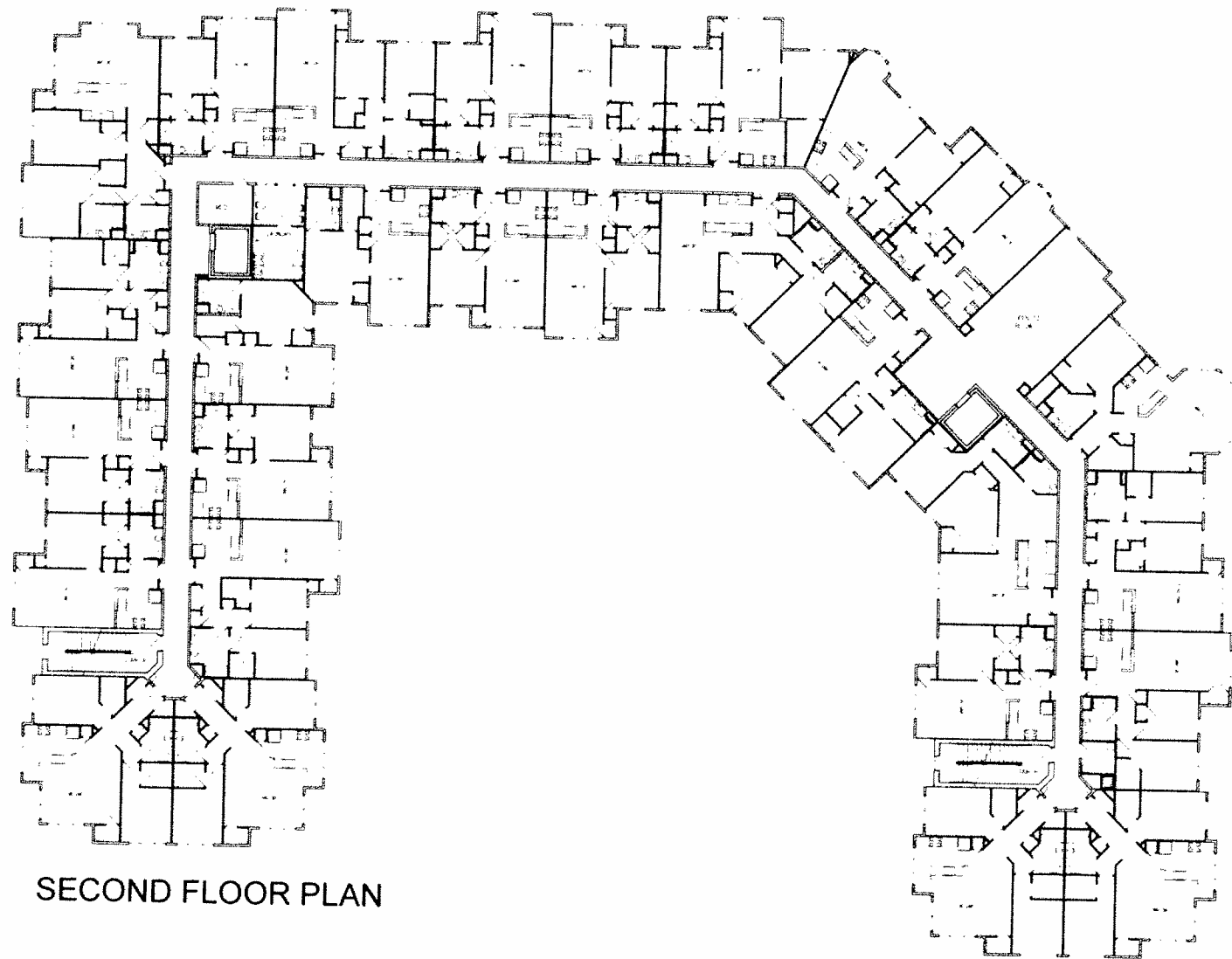
A-1 (83)



FIRST FLOOR PLAN

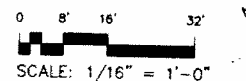
EXHIBIT "10"





SECOND FLOOR PLAN

EXHIBIT "11"



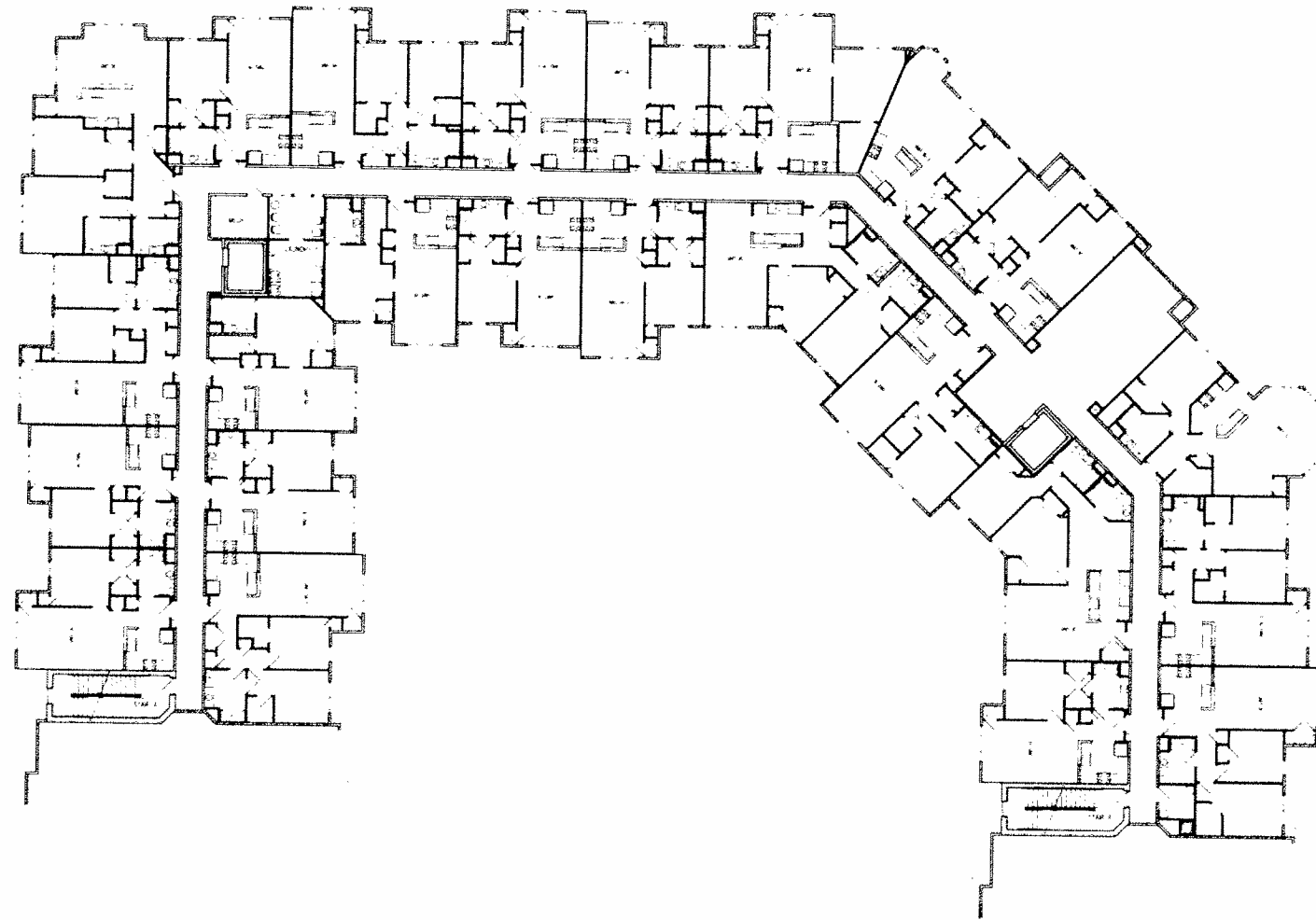
GRIMM+
PARKER
ARCHITECTS

VICTORY COURT SENIORS HOUSING

ROCKVILLE, MD

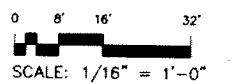


A-3 (85)



THIRD FLOOR PLAN

EXHIBIT "12"



GRIMM+
PARKER
ARCHITECTS

VICTORY COURT SENIORS HOUSING

ROCKVILLE, MD



A-4 (86)



1 - NORTH ELEVATION

TAPERED FIBERGLASS COLUMNS
 METAL ROOFING ON TURRETS AND PORCH
 MANUFACTURED STONE
 ENERGY STAR WINDOWS SINGLE HUNG



2 - EAST ELEVATION

SIDING SCREEN WALL AND GATE
 MANUFACTURED STONE
 ENERGY STAR WINDOWS SINGLE HUNG
 STREET ELEVATION AT CENTER OF BUILDING
 TAPERED FIBERGLASS COLUMNS

EXHIBIT "13"



3 - SOUTH ELEVATION



4 - WEST ELEVATION

EXHIBIT "14"