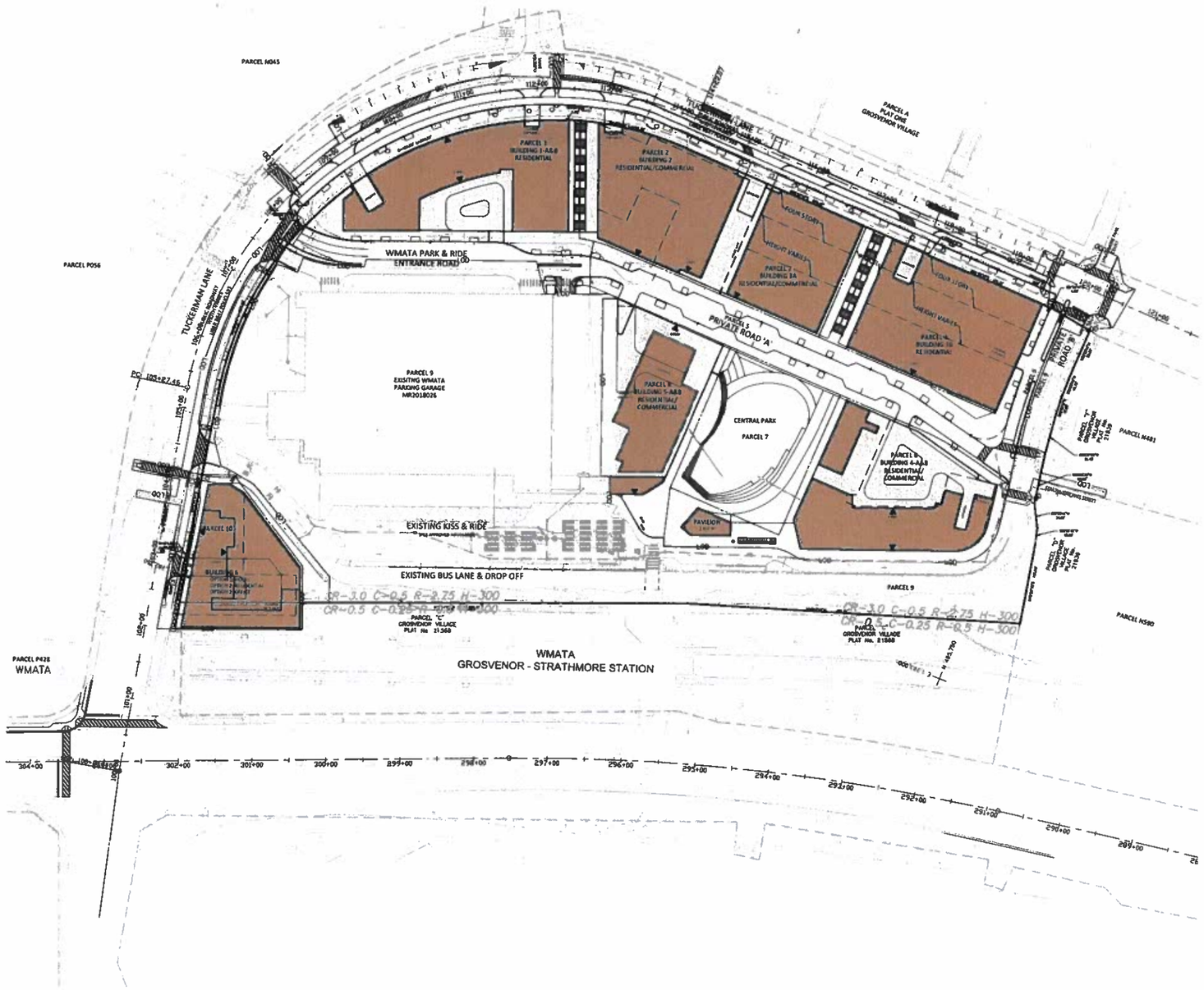
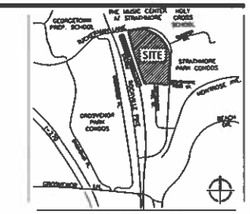
E-FILE STAMP





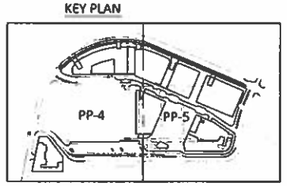
VICINITY MAP
SCALE: 1" = 2,000'

PLAN LEGEND

- PROPERTY LINES
- ADJACENT PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING COMMUNICATIONS CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONING LIMITS
- BUILDING AT GRADE
- BUILDING BELOW
- BUILDING ABOVE
- BUILDING RETAIL
- BUILDING CANOPY
- LIMITS OF LOADING AREA
- 520 — PROPOSED 10' CONTOUR
- 524 — PROPOSED 2' CONTOUR
- 8"W — PROPOSED WATER LINE
- 8"S — PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD — PROPOSED OVERALL LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING BASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- BUILDING HEIGHT MEASUREMENT POINTS (SEE SITE PLAN SHEETS)
- PROPOSED BIKE RACKS
- PROPOSED LIGHTS
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LABELS
- PROPOSED HARDSCAPE
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED SWM FACILITY
- PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT
- PROPOSED PARKING LABEL
- BUILDING TO ABOVE
- PODIUM BASE BELOW

SCALE: 1" = 60'

KEY PLAN



VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
FIVESQUARES DEVELOPMENT @ GROSVENOR METRO, LLC
1 THOMAS CIRCLE, NW
SUITE 300
WASHINGTON, DC, 20005
202-640-6645
ANDREW ALTMAN

DESIGN CONSULTANTS

ARCHITECT
PERKINS EASTMAN DC
1 THOMAS CIRCLE, NW
SUITE 270
WASHINGTON, DC 20005
202.408.7490
MATT GILL

LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
301.916.4100
JOHN BLOAN

ATTORNEY
LERCH, EARLY, BREWER
7600 WISCONSIN AVENUE
SUITE 700
BETHESDA, MD 20814
301.986.1300
STEVE ROBINS

TRAFFIC ENGINEER
WELLS + ASSOCIATES
1420 SPRING HILL ROAD
SUITE 610
TYSONS, VA 22102
703.917.6620
JOHN ANDRUS

PLANNING, CIVIL ENGINEERING
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
301.916.4100
IAN P. DUKE, LAURENT MOUNIAND, P.E.

REVISIONS	DATE
INITIAL SUBMISSION	2019-1221

PROFESSIONAL SEAL

STRATHMORE SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 215NW05
TAX MAP: HP23

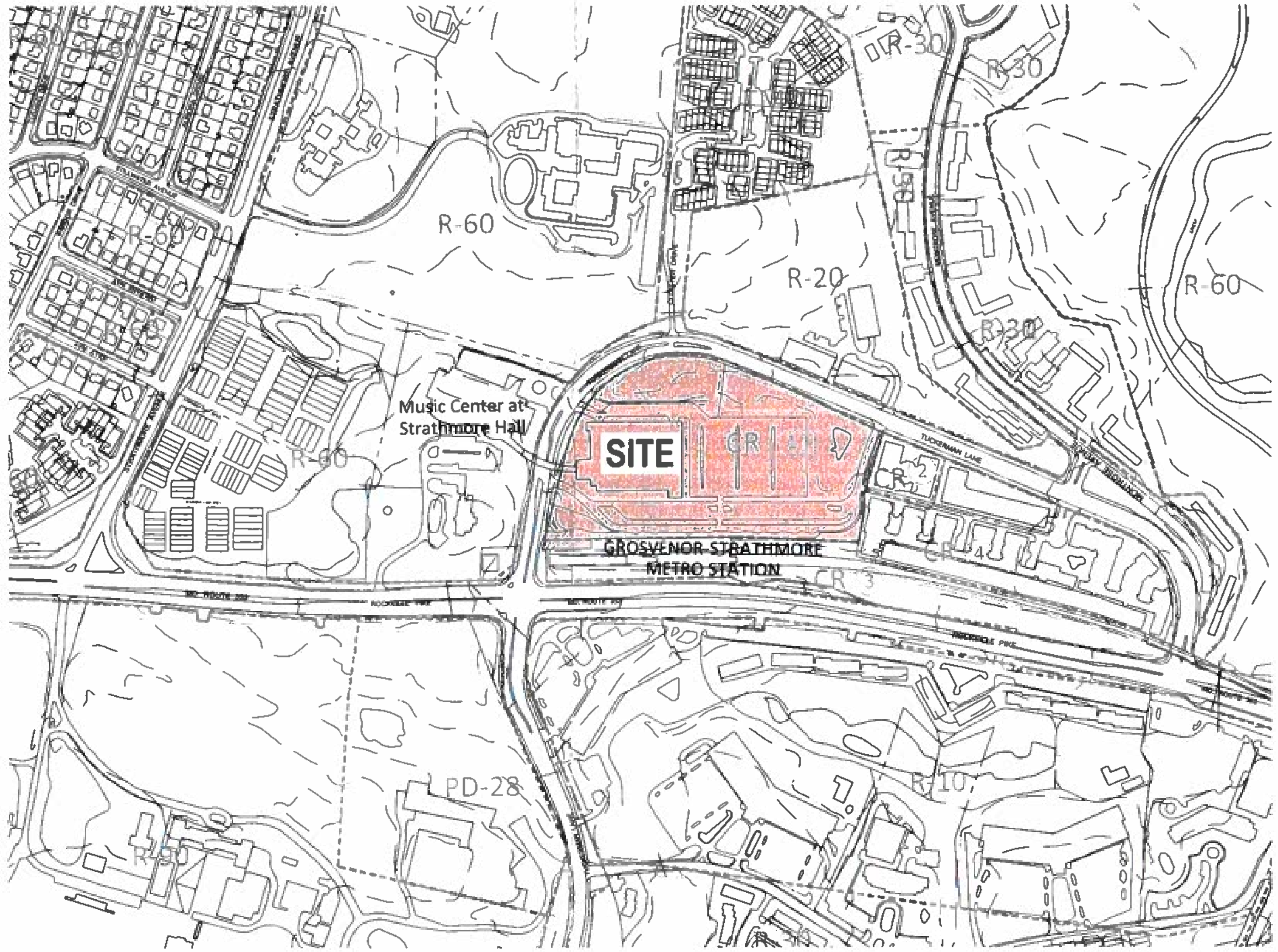
OVERALL PRELIMINARY PLAN

DRAWN BY: SG
DESIGNED BY: JA
DATE ISSUED: 12/21/18
VIKA PROJECT: VM50226C
AGENCY NO.: 120190180
SHEET NO.: PP-3

E-FILE STAMP

STRATHMORE SQUARE

PRELIMINARY PLAN
M-NCPPC FILE # 120190180



SCALE: 1" = 200'

DEVELOPMENT TABULATIONS

Property Area Data	SF	ACRES
p/o Parcel 428	635,073	14.57927
Plus area of Parcel C for Building 6[1]	6,150	0.14118
Existing Gross Tract Area	641,073	14.57927

p/o Parcel 428	635,073	14.57927
Plus area of Parcel C for Building 6[1]	6,150	0.14118
Less Dedication for Tuckerman Lane R/W, per Grosvenor-Strathmore MNP	(387)	(0.00888)
Total Project Site Area	640,836	14.71157

[1] Land Area Only - No density is being generated from this area of land area

Density Calculation[2]	GTA **	Allowable GFA[2]	Proposed GFA Up To	Proposed FAR Up To[1]
Zone: CR-3.0 (C-0.5, R-2.75, H-300')	635,073	1,905,219	1,905,219	3.00
Commercial Density		317,537	317,537	0.50
Residential Density		1,746,451	1,746,451	2.75
MPDU Floor Area[2]		261,967	261,967	0.41
Total Residential Area including MPDUs[2]		2,008,418	2,008,418	3.16
Total Project GFA*		2,167,186	2,167,186	3.41

[2] Additional density allowed per Zoning Ordinance, section 4.7.3.D.6.c.ii. Calculations provided for information only, under Section 4.7.3.D.6.c.ii, when providing at least 15% MPDUs, the gross floor area of all MPDUs is exempt from the calculation of FAR. Further, this calculation is approximate and will be determined during building permit and subject to an Agreement to Build with DHCA
*- The Project's proposed Residential GFA results in a balance of 0.25 proposed Commercial GFA as reflected in the Total Project GFA
**- GTA from Parcel C is not included in this total and density is not applied to this Preliminary Plan.

Lotting Table			
Element	Contents	SF	AC
Parcel 1	Building 1	47,380	1.08792
Parcel 2	Building 2, Building 3A	62,015	1.42367
Parcel 3	Pedestrian Stairway	6,502	0.14927
Parcel 4	Building 3B	35,507	0.81513
Parcel 5	Private Roadway	44,459	1.02064
Parcel 6	Building 4 & Pavilion	55,635	1.27720
Parcel 7	Open Space	33,492	0.76887
Parcel 8	Building 5	35,183	0.80769
Parcel 9	WMATA Garage, K&R, Bus Lanes	294,046	6.75037
Parcel 10	Building 6	26,607	0.61081
	Total	640,836	14.71157

Building Height[1]	Height Before MPDU	Proposed Height
Building 1	220'	*
Building 2	160'	*
Building 3A	100'	*
Building 3B	100'	*
Building 4 (Option 1)	300'	*
Building 4 (Option 2)	300'	*
Building 5	300'	*
Building 6 (Option 1)	160'	*
Building 6 (Option 2)	300'	*
Building 6 (Option 3)	300'	*

[1] Additional height allowed per Zoning Ordinance, section 4.7.3.D.6.c.i. Heights for buildings 3A & 3B are consistent with transition zone guideline and step-back line.
* - Assumes 15% MPDU. Height will be determined per Zoning Ordinance. Additional 12 feet permitted. Per Minor Master Plan Amendment (MMPA), only two buildings on the site are proposed to be +300 feet

Public Open Space (Based on Proposed Net Lot Area)	Required	Provided
Public Open Space %	10.0%	up to 15%
Public Open Space SF	64,084	up to 96,000
Right of Way Streetscape %	N/A	up to 3%
Right of Way Streetscape SF	N/A	up to 19,000

Note: Public Use Space provided not to be less than 10% for entire development. However, public use space provided in each individual site plan phase may be higher or lower than 10%. The Open Space provided includes the 10% required. Public Benefit Points calculated on the amount of Open Space provided over the amount required.

Parking Calculation Summary

Use		Residential Units Proposed[1,2]	Non-Residential Elements Proposed[1,2]	Baseline Maximum Parking Required	Baseline Maximum Parking Allowed	Parking Provided in Garages[3,4]
Building 1 Residential		475				
Building 2 Residential + educational		412	9,000			
Building 3A Residential + retail		144	12,000		-	
Building 3B Residential[5]		155				
Building 4 (Option 1) Residential + restaurant		475	3,000			
Building 4 (Option 2) Residential + restaurant		475	3,000			*
Park Pavilion		-	2,000	-		
Building 5 Residential + restaurant		450	5,000		-	
Building 6 (Option 1) - 180 Room Hotel + restaurant + 10K meeting space		-	127,500	-	-	
Building 6 (Option 2) - Office + restaurant		-	127,500		-	*
Building 6 (Option 3) - Residential + restaurant		130	2,500	-	-	*
Totals	Option 1:	2,111 Units	Option 1:	2,126 Spaces	3,023 Spaces	2,065 Spaces
	Option 2:	2,134 Units	Option 2:	2,376 Spaces	3,398 Spaces	2,065 Spaces
	Option 3:	2,149 Units	Option 3:	2,165 Spaces	2,886 Spaces	2,065 Spaces

NOTE: Project will provide a minimum of 15% MPDUs

[1] GFA/units proposed are estimates based on initial massing and may be revised during Site Plan and Preliminary Plan review, along with related required elements.
[2] Parking calculations, including ADA, motorcycle, & bicycle parking will be calculated at Site Plan & based on the Montgomery County, MD Zoning Ordinance, based on approved GFA/unit counts.
[3] Final reduction allowances to meet code standards will be determined at Site Plan.
[4] Density proposed may be transferred between parcels, but will not exceed a maximum of 1,905,219 SF Total GFA, 317,537 SF total Commercial GFA, and 1,746,451 SF total Residential GFA. These amounts do not include
[4] Parking provided in each option is the same.
[5] Potentially including Senior component.

Loading, Option 1

	Commercial SF	Residential Units	Commercial Loading Spaces Required	Residential Loading Spaces Required	Total Required Per Building	Total Provided Per Building
Building 1	-	475	0	1	1	1
Building 2	9,000	412	0	1	1	2
Building 3A	12,000	144	0	1	1	1
Building 3B[5]	-	155	0	1	1	1
Building 4	3,000	475	0	1	1	1
Park Pavilion	2,000	-	0	0	0	0
Building 5	5,000	450	0	1	1	1
Building 6 (hotel)	127,500	-	1	0	1	1
total	158,500	2,111	1	6	7	8

Loading, Option 2

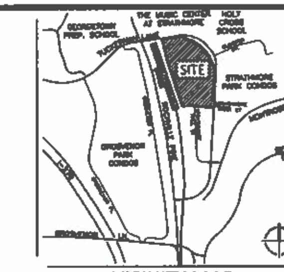
	Commercial SF	Residential Units	Commercial Loading Spaces Required	Residential Loading Spaces Required	Total Required Per Building	Total Provided Per Building
Building 1	-	505	0	1	1	1
Building 2	9,000	412	0	1	1	2
Building 3A	12,000	137	0	1	1	1
Building 3B[5]	-	155	0	1	1	1
Building 4	3,000	475	0	1	1	1
Park Pavilion	2,000	-	0	0	0	0
Building 5	5,000	450	0	1	1	1
Building 6 (office)	127,500	-	1	0	1	1
total	158,500	2,134	1	6	7	8

Loading, Option 3

	Commercial SF	Residential Units	Commercial Loading Spaces Required	Residential Loading Spaces Required	Total Required Per Building	Total Provided Per Building
Building 1	-	390	0	1	1	1
Building 2	21,000	412	1	1	2	2
Building 3A	-	137	0	1	1	1
Building 3B[5]	-	155	0	1	1	1
Building 4	3,000	475	0	1	1	1
Park Pavilion	2,000	-	0	0	0	0
Building 5	5,000	450	0	1	1	1
Building 6 (residential)	2,500	130	0	1	1	1
total	33,500	2,149	1	7	8	8

Development Schedule

Phase	Residential Units	Commercial GFA	Completion
1	155 Units	0 SF	2 years
2	300 Units	2,000 SF	2 years
3	300 Units	2,000 SF	2 years
4	300 Units	5,000 SF	2 years
5	300 Units	5,000 SF	2 years
6	300 Units	5,000 SF	2 years
7	499 Units	14,000 SF	2 years



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED ON TAX MAP HP23, TAX ACCOUNT NUMBERS 160400055028 & 160400033309261.
2. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83). THE VERTICAL DATUM IS BASED ON NGVD29 DATUM.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE OF FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0345D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
4. THE SUBJECT PROPERTY IS CURRENTLY ZONED IS CR-3.0, C-0.5, R-2.75, H-300' AND CR-0.5, C-0.25, R-0.5, H-300'.
5. THIS SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED.
6. THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES, OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.
7. THERE ARE NO RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY.
8. THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORICAL ATLAS.
9. THE SOIL DESIGNATIONS FOR THIS SITE ARE 2C, 16D, 53A, & 67UB.
10. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 & S-1, RESPECTIVELY.
11. CHANGES TO THIS PLAN THAT DO NOT CONFLICT WITH THE CONDITIONS OF APPROVAL DUE TO FINAL ENGINEERING REQUIRED AS A RESULT OF PUBLIC AGENCY REVIEW, SUBSEQUENT TO THE APPROVAL OF THE CERTIFIED PRELIMINARY PLAN, ARE ALLOWED AND DO NOT REQUIRE AMENDMENTS TO THIS PLAN BY THE MONTGOMERY COUNTY PLANNING BOARD.
12. THE BUILDING FOOTPRINTS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. FINAL BUILDING LOCATIONS WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, & LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
13. THE ALLOCATION OF COMMERCIAL SQUARE FOOTAGE SHOWN FOR IDENTIFIED USES IN EACH BUILDING MAY BE MODIFIED.
14. THIS PLAN IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS. SEE PRELIMINARY FOREST CONSERVATION PLAN.
15. FINAL MPDU LOCATIONS, BEDROOM COMPOSITIONS AND LAYOUTS, WILL BE DETERMINED AT CERTIFIED SITE PLAN WITH REVIEW AND APPROVAL BY DHCA.
16. MPDU'S IN EACH SITE PLAN PHASE MAY BE HIGHER OR LOWER THAN 15%, BUT OVERALL PROJECT WILL SATISFY FULL REQUIREMENT.
17. FINAL LOT LINES TO BE DETERMINED BY RECORD PLAT.

SHEET INDEX

PP-1 COVER SHEET
PP-1A STREET SECTIONS
PP-2 PLAN APPROVALS & RESOLUTION
PP-3 OVERALL PRELIMINARY PLAN
PP-4 ILLUSTRATIVE PRELIMINARY PLAN
PP-5 ILLUSTRATIVE PRELIMINARY PLAN
PP-6 LOTTING DIAGRAM

SUPPORTING DRAWINGS

APPROVED NRI/FSD
STORMWATER MANAGEMENT CONCEPT PLAN
FIRE ACCESS PLAN
COLOR UTILITY PLAN
FOREST CONSERVATION PLAN
EXISTING RECORD PLATS
CIRCULATION PLAN
TRUCK TURNING MOVEMENTS

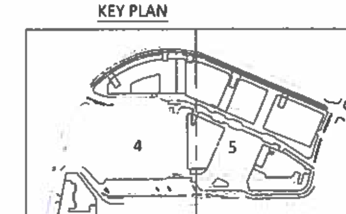
LEGEND

1 CR-3.0, C-0.5, R-2.75, H-300'*
2 CR-7.25, C-0.25, R-7.25, H-180'
3 CR-0.5, C-0.25, R-0.5, H-300'
4 CR-0.5, C-0.25, R-0.5, H-40'

DESIGN EXCEPTIONS

SPECIAL (NON-STANDARD) PAVING IN PUBLIC R/W
INTERSECTION SPACING

KEY PLAN



VIKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE (301) 916-4100
FAX (301) 916-2262
GERMANTOWN, MD. TYSONS, VA.

PREPARED FOR:
FIVESQUARES DEVELOPMENT @ GROSVENOR METRO, LLC
1 THOMAS CIRCLE, NW
SUITE 200
WASHINGTON, DC, 20005
202-640-4445
ANDREW ALTMAN

DESIGN CONSULTANTS

ARCHITECT
PERKINS EASTMAN DC
1 THOMAS CIRCLE, NW
SUITE 270
WASHINGTON, DC 20005
202.465.7400
MATT BELL

LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
301.916.4100
KEITH SLOAN

ATTORNEY
LERCH, EARLY, BREWER
7600 WISCONSIN AVENUE
SUITE 700
BETHESDA, MD 20814
301.986.1300
STEVE ROBINS

TRAFFIC ENGINEER
WELLS + ASSOCIATES
1420 SPRING HILL ROAD
SUITE 610
TYSONS, VA 22102
703.917.6620
JOHN ANDRUS

PLANNING, CIVIL ENGINEERING
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
301.916.4100
IAN P. DUKE, LAURENT MOUNAUD, P.E.

REVISIONS	DATE
INITIAL SUBMISSION	2018-1221

PROFESSIONAL SEAL

STRATHMORE SQUARE

4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 215NW05
TAX MAP: HP23

COVER SHEET

DRAWN BY: SG
DESIGNED BY: LA
DATE ISSUED: 12/21/18
VIKA PROJECT: VM50226C
AGENCY NO.: 120190180
SHEET NO.: PP-1