48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777

EXISTING UTILITY NOTES

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3. For field location of gas line service, notify Washington Gas Light Co., 703-750-1000, 48 hours prior to the start of any excavation or construction.
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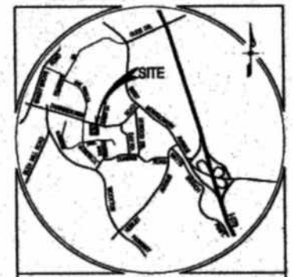
5. Due to the proximity of the underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

# BRIGHTVIEW OF ROCKVILLE
# SITE PLAN



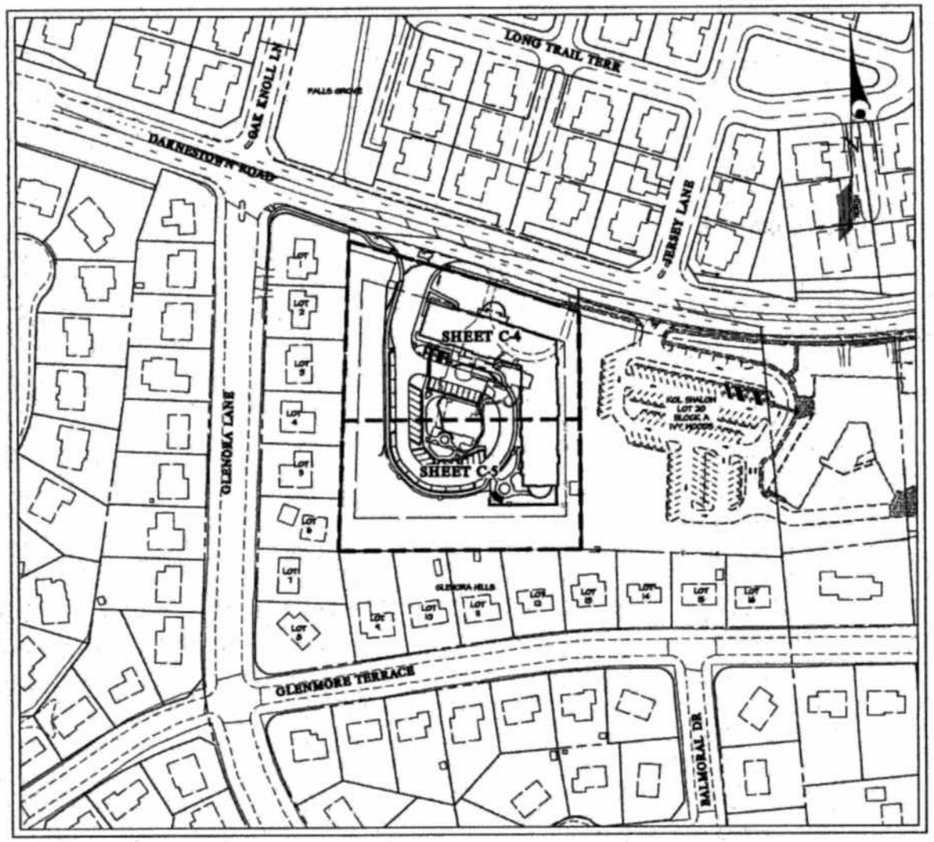

VICINITY MAP
SCALE: 1" = 2,000'

## SITE DATA:

1. DEVELOPER: SHELTER DEVELOPMENT, LLC
   218 N. CHARLES STREET, STE. 220
   BALTIMORE, MD 21201
2. OWNER: VEIRS, THOMAS H. JR. ET AL. TR
   4200 DARNESTOWN RD
   ROCKVILLE MD 20850-3101
3. TAX MAP/PARCEL: TM FR53 P: 728 & P: 705
4. MSG MAP GRID: 21 NW 09
5. DEED REFERENCE: 13411/250 & 13411/255
6. SITE AREA: 3.64 ACRES EXISTING
   3.34 ACRES AFTER R/W DEDICATION
7. EXISTING ZONE: R-90
8. PROPOSED USE: HOUSING FOR SENIOR ADULTS AND PERSONS WITH DISABILITIES - 90 UNITS
   MAXIMUM GROSS FLOOR AREA = 65,664 SQ. FT.

## GENERAL NOTES:

1. THE PROPERTY IS LOCATED AT 4200 DARNESTOWN ROAD, EAST OF THE INTERSECTION WITH GLENORA LANE.
2. BOUNDARY: GUTSCHICK, LITTLE & WEBER, P.A. - JANUARY, 2009.
3. FIELD SURVEYED TOPOGRAPHY: GUTSCHICK, LITTLE & WEBER, P.A. - JANUARY, 2009.
4. THERE IS NO EXISTING FOREST ON SITE. APPROVED NRI/FSD.
5. THIS SITE DRAINS TO HATTS BRANCH TRIBUTARY. THIS PORTION OF THE HATTS BRANCH WATERSHED IS DESIGNATED AS CLASS I-P WATERS BY THE STATE OF MARYLAND.
6. NO WETLANDS, STREAMS, SEEPS, SPRINGS, FLOODPLAIN, OR STREAM VALLEY BUFFERS EXIST ON SITE.
7. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES OCCURRING ON THIS PROPERTY.
8. THERE ARE NO KNOWN HISTORIC SITES ON THIS PROPERTY.
9. PROPOSED WATER AND SEWER SERVICE WILL BE PUBLIC.
10. NRI/FSD BY: ZIMAR AND ASSOC, INC. - #2009-0009, APPROVED: 05/22/2009
11. STORMWATER CONCEPT PLAN CASE #SWM 2009-0008, APPROVED: 08/21/2010.
12. ALL UTILITIES ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROPRIATE FINAL UTILITY CONSTRUCTION PLANS.
13. THE PLANIMETRIC INFORMATION SHOWN ON THIS PLAN IS BASED IN PART ON COPYRIGHTED GIS DATA FROM M-NCPPC, AND MAY NOT BE COPIED OR REPRODUCED FOR A DIFFERENT PROJECT SITE WITHOUT EXPRESS WRITTEN PERMISSION FROM M-NCPPC.
14. SPECIAL EXCEPTION - HOUSING FOR SENIOR ADULT AND PERSONS WITH DISABILITIES, SPX 2010-0038 APPROVED 1-10-2010.




SITE MAP
SCALE: 1" = 100'

## DEVELOPMENT STANDARDS

| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| MINIMUM LOT SIZE (25.15.02.13.(a)) Development must be on a recorded lot of a least (2) acres | 2 Acres | 3.64 Acres |
| MINIMUM STREET FRONTAGE (25.15.02.13.(b)) The lot must have at least 100 feet of frontage on a public street | 100' | 360' |
| MINIMUM BUILDING SETBACK (25.15.02.13.(b)) All structures on the site must be set back at least as follows: | | |
| Front | 50' | 50' min. |
| Side - (Twice the minum required in the zone) | | |
| West Side | 22' (2 X 11') | 112' min. |
| East Side | 22' (2 X 11') | 31' min. |
| Rear - (Twice the minum required in the zone) | 50' (2 X 25') | 47' min. |
| MAXIMUM BUILDING HEIGHT (25.15.02.13.(e) & Settlement Agreement) | | |
| South & West ends (measured to top of flat roof) | 22' and 2 Stories | 22' and 2 Stories |
| Mid-point of gable roof | 35 and 3 Stories | 39' and 3 Stories |
| Top of gable roof | 40' | 40' |
| - 25.09.05.c.3.(a) & (b) If a building is set back 35 feet or more from the street line, the building height is measured from the average elevation of the finished grade along the front of the building. The height is measured to: (i) The highest point of roof surface of a flat roof; (ii) The deck line of a mansard roof; or (iii) The mean height level between the eaves and ridge or peak of a gable, hip, or gambrel roof, except as set forth in Section 25.10.04 | | |
| MAXIMUM LOT COVERAGE (25.10.05) (The percentage of lot area covered by buildings, including covered porches) | 25% max. | 13% site |
| AUTOMOBILE OFF-STREET PARKING (25.16.03) Minimum Off-street Parking Required (One space for every 3 dwelling units, 90 Units /3 = 30 Spaces) | 30 Spaces | 43 Spaces |
| Accessible Spaces Required | 2 Spaces | 3 Spaces |
| Loading Spaces - Delivery Vehicles / Trash Trucks | 1 Space | 1 Space |

| SHEET INDEX | |
|---|---|
| C-1 | COVER SHEET |
| C-2 | EXISTING CONDITIONS |
| C-3 | COMPOSITE PLAN |
| C-4 | SITE PLAN (20 SCALE) |
| C-5 | SITE PLAN (20 SCALE) |
| C-6 | SITE PLAN DETAIL |
| C-7 | SITE PLAN DETAIL |
| C-8 | SITE PLAN DETAIL |
| C-9 | LANDSCAPE PLAN |
| C-10 | LANDSCAPE PLAN - ENLARGEMENTS |
| C-11 | LANDSCAPE PLAN DETAILS |
| E-01 | SITE AND LANDSCAPE LIGHTING PLAN |

# EXHIBIT "1"

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 202-296-2024 FAX: 301-421-4186

L:\CADD\DRAWINGS\08073\Design\SITE PLAN\08073C3 | DES. TMR | DRN. JW | CHK.

| DATE | REVISION | BY | APPR. |
|---|---|---|---|

Professional Certification
I hereby certify that these plans 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. 17288, Expiration Date: MARCH 17, 2011
STATE OF MARYLAND — PROFESSIONAL ENGINEER — 10-12-10

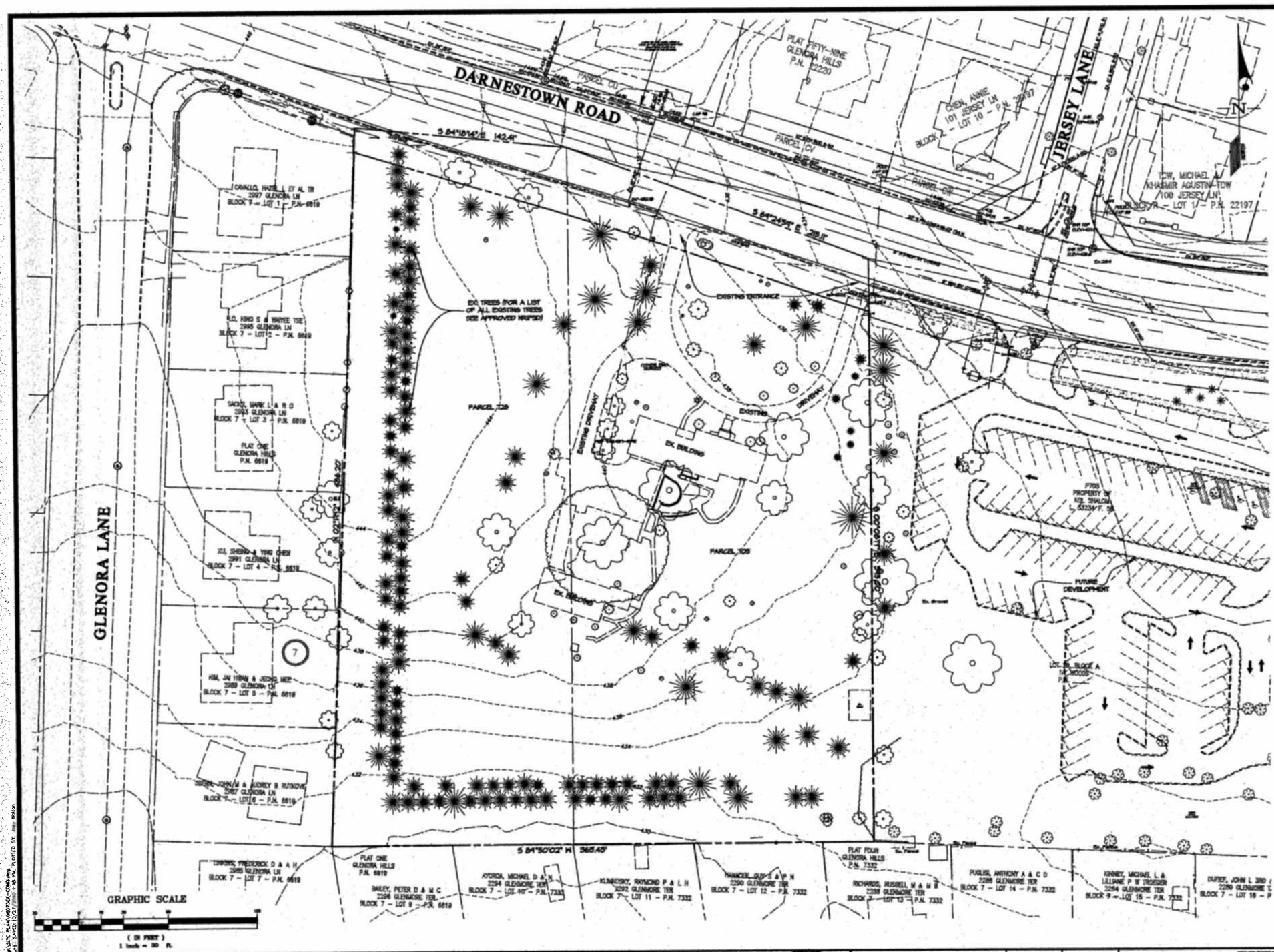
PREPARED FOR:
SHELTER GROUP
218 N. CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21202
ANDREW TEETERS
410.248.7486

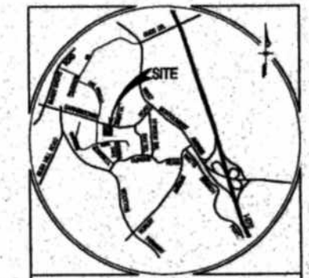
| SCALE | ZONING |
|---|---|
| AS SHOWN | R-90 |
| DATE | TAX MAP - GRID |
| OCT., 2010 | FR-53 |

COVER SHEET
BRIGHTVIEW OF ROCKVILLE
PROPOSED LOT 21, BLOCK A, IVY WOODS
CITY OF ROCKVILLE, MARYLAND

G. L. W. FILE No. 08073
SHEET C-1

107




## VICINITY MAP

SCALE: 1" = 2,000'

### EXISTING UTILITY NOTES

1. For marking locations of existing utilities, notify "MISS UTILITY" at 1-800-257-7777, 48 hours prior to any excavation or construction.
2. Information concerning underground utilities was obtained from available records. The contractor must determine the exact locations and elevations of the utilities by digging test pits by hand at all utility crossings and in advance of trenching. If clearances are less than specified on this plan or less than 12 inches when not specified, contact the Engineer, and the owner of the other involved utility before proceeding with construction.
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5. Due to the proximity of live underground and overhead utilities, we are not responsible for any damage or injury sustained during construction by any persons, trucks, trailers, or equipment used on or adjacent to the site.

### LEGEND

- EX. STORM DRAIN
- C.O. — CLEAN OUT
- O/H — OVERHEAD WIRE
- WATER VALVE
- WATER METER
- G — GAS
- GAS VALVE
- E — ELECTRIC
- EX. POLE WLIGHT
- ELECTRIC POLE
- GUY
- TRANSFORMER
- SIGN
- WOOD FENCE
- CHAIN LINK FENCE
- EX CURB & GUTTER
- 150 — EX CONTOUR
- x 150.00 — EX ELEVATION
- EX BUILDING
- EX. EDGE OF PAVEMENT

# EXHIBIT "2"

**GLW GUTSCHICK LITTLE & WEBER, P.A.**
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
2000 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 DIAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\08073\Design\SITE PLAN\08073EX-COND | DES. TMR | DRN. JW | CHK.

| DATE | REVISION | BY | APPR. |
|---|---|---|---|

**Professional Certification.**
I hereby certify that these plans 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. 17285, Expiration Date: MARCH 17, 2011.

STATE OF MARYLAND — JOHN WILLIAM GUTSCHICK — No. 17285 — PROFESSIONAL ENGINEER

PREPARED FOR:
SHELTER GROUP
218 N. CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21202
ANDREW TEETERS
410.246.7488

| SCALE | ZONING |
|---|---|
| 1" = 30' | R-90 |
| DATE | TAX MAP - GRID |
| OCT., 2010 | FR-53 |

EXISTING CONDITIONS

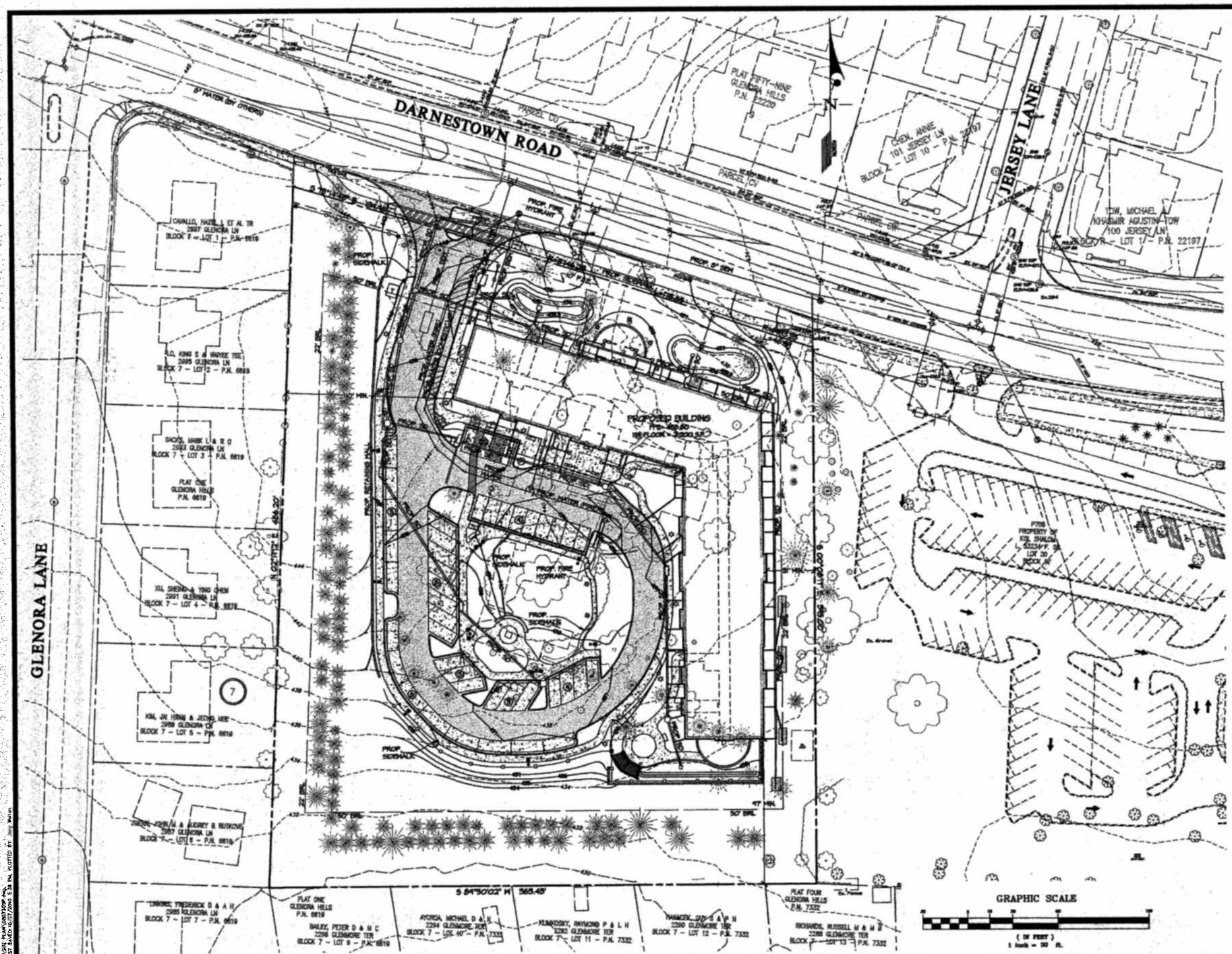
**BRIGHTVIEW OF ROCKVILLE**
**PROPOSED LOT 21, BLOCK A, IVY WOODS**

CITY OF ROCKVILLE, MARYLAND

108

G. L. W. FILE No. 08073

SHEET C-2

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Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

VICINITY MAP
SCALE: 1" = 2,000'

*EXISTING UTILITY NOTES*

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LEGEND

- EX. SEWER
- EX. WATER
- EX. STORM DRAIN
- S — PROP. SEWER
- W — PROP. WATER
- STORM — PROP. STORM DRAIN
- 410 — EX. CONTOURS
- 408 — PROP. CONTOURS
- E — EX. ELECTRIC
- EX. CURB & GUTTER
- PROP. CURB & GUTTER
- E — PROP. ELECTRIC
- PROP. BUILDING
- PROP. PAVING

# EXHIBIT "3"

**GLW GUTSCHICK LITTLE & WEBER, P.A.**
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/MD: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\08073\Desig\SITE PLAN\08073SP.dwg
DES. TMR | DRN. JW | CHK.

| DATE | REVISION | BY | APPR. |
|---|---|---|---|

**Professional Certification**
I hereby certify that these plans 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. 17285, Expiration Date: MARCH 17, 2011

STATE OF MARYLAND — JOHN WESLEY WEBER — No. 17285 — PROFESSIONAL ENGINEER

PREPARED FOR:
SHELTER GROUP
218 N. CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21202
ANDREW TEETERS
410.246.7486

| SCALE | ZONING |
|---|---|
| 1" = 30' | R-90 |
| DATE | TAX MAP - GRID |
| OCT., 2010 | FR-53 |

COMPOSITE PLAN
**BRIGHTVIEW OF ROCKVILLE**
**PROPOSED LOT 21, BLOCK A, IVY WOODS**
CITY OF ROCKVILLE, MARYLAND

109

G. L. W. FILE No. 08073
SHEET C-3

L:\CADD\DRAWINGS\08073\Desig\SITE PLAN\08073SP.dwg, PLOTTED: 10/27/2010 4:07 PM, LAST SAVED: 10/27/2010 3:38 PM, PLOTTED BY: Jim Walsh

EXISTING UTILITY NOTES

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VICINITY MAP
SCALE: 1" = 2,000'

LEGEND
EX. SEWER
EX. WATER
EX. STORM DRAIN
PROP. SEWER
PROP. WATER
PROP. STORM DRAIN
EX. CONTOURS
PROP. CONTOURS
EX. ELECTRIC
EX. CURB & GUTTER
PROP. CURB & GUTTER
PROP. ELECTRIC
PROP. BUILDING
PROP. PAVING
PROP. LOD
PROP. CONCRETE

DARNESTOWN ROAD

PROPOSED BUILDING

MATCHLINE SEE SHEET C-5

GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.

MATCHLINE SEE SHEET C-5

EXHIBIT "4"

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-0520 DC/MD: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\08073\Design\SITE PLAN\080730P-1 | DES. TMR | DRN. JW | CHK.

| DATE | REVISION | BY | APPR. |
|---|---|---|---|

Professional Certification
I hereby certify that these plans 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. 17285, Expiration Date: MARCH 17, 2011

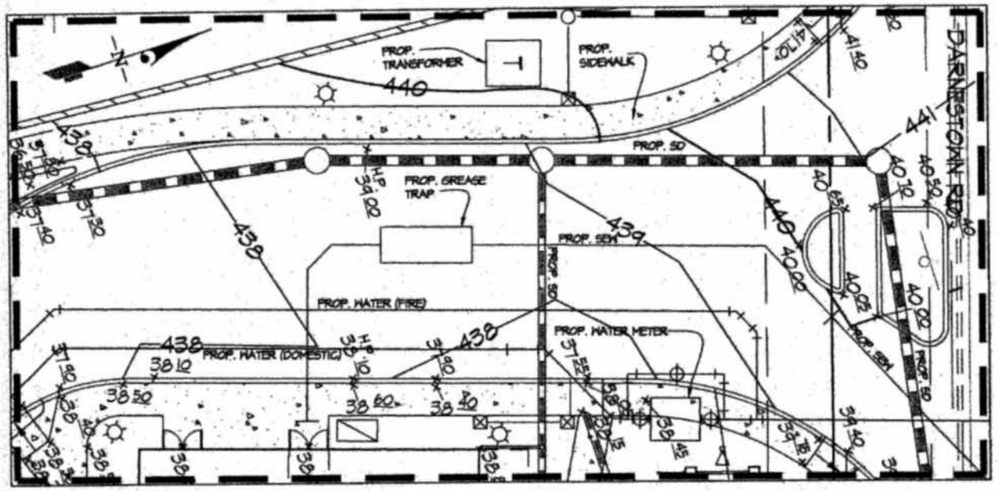
PREPARED FOR:
SHELTER GROUP
218 N. CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21202
ANDREW TEETERS
410.246.7486

| SCALE | ZONING |
|---|---|
| 1" = 20' | R-90 |
| DATE | TAX MAP - GRID |
| OCT., 2010 | FR-53 |

SITE PLAN
BRIGHTVIEW OF ROCKVILLE
PROPOSED LOT 21, BLOCK A, IVY WOODS
CITY OF ROCKVILLE, MARYLAND

110

G. L. W. FILE No. 08073
SHEET C-4




DRIVEWAY DETAIL
SCALE: 1" = 10'

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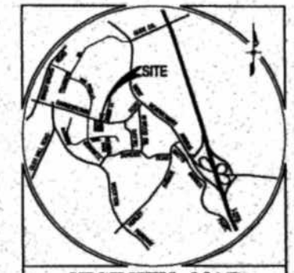
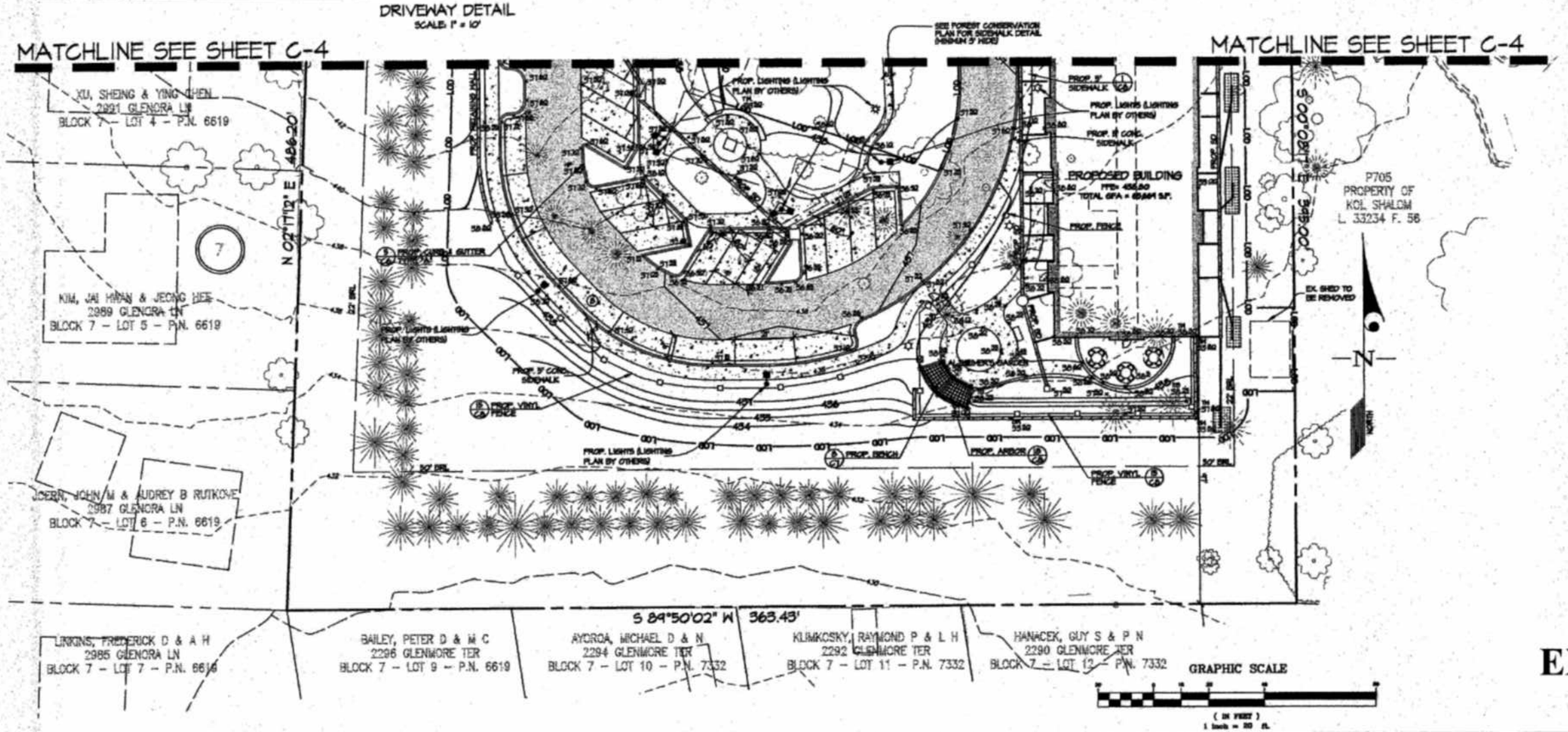



VICINITY MAP
SCALE: 1" = 2,000'




LEGEND

- EX. SEWER
- EX. WATER
- EX. STORM DRAIN
- PROP. SEWER
- PROP. WATER
- PROP. STORM DRAIN
- EX. CONTOURS
- PROP. CONTOURS
- EX. ELECTRIC
- EX. CURB & GUTTER
- PROP. CURB & GUTTER
- PROP. ELECTRIC
- PROP. BUILDING
- PROP. PAVING
- PROP. LOD
- PROP. DRYWELL (SEE SWM FOR DETAILS)
- PROP. CONC.

GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.

# EXHIBIT "5"

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-989-9506

L:\CADD\DRAWINGS\08073\Design\SITE PLAN\08073P-2 | DES. TMR | DRN. JW | CHK.

| DATE | REVISION | BY | APPR. |
|---|---|---|---|

Professional Certification.
I hereby certify that these plans 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. 17205, Expiration Date: MARCH 17, 2011

PREPARED FOR:
SHELTER GROUP
218 N. CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21202
ANDREW TEETERS
410.246.7488

| SCALE | ZONING |
|---|---|
| 1" = 20' | R-90 |
| DATE | TAX MAP - GRID |
| OCT., 2010 | FR-53 |

SITE PLAN
BRIGHTVIEW OF ROCKVILLE
PROPOSED LOT 21, BLOCK A, IVY WOODS
CITY OF ROCKVILLE, MARYLAND

G. L. W. FILE No. 08073
SHEET C-5

111

NOTE: The number, type and locations of the trees shown within the Forest Conservation Easement is subject to change. Final locations and tree types to be determined when the Final FCP is approved and may be adjusted in the field by the City Forester prior to planting.

48 Hours
Before You Dig
Call
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Service Protection Center
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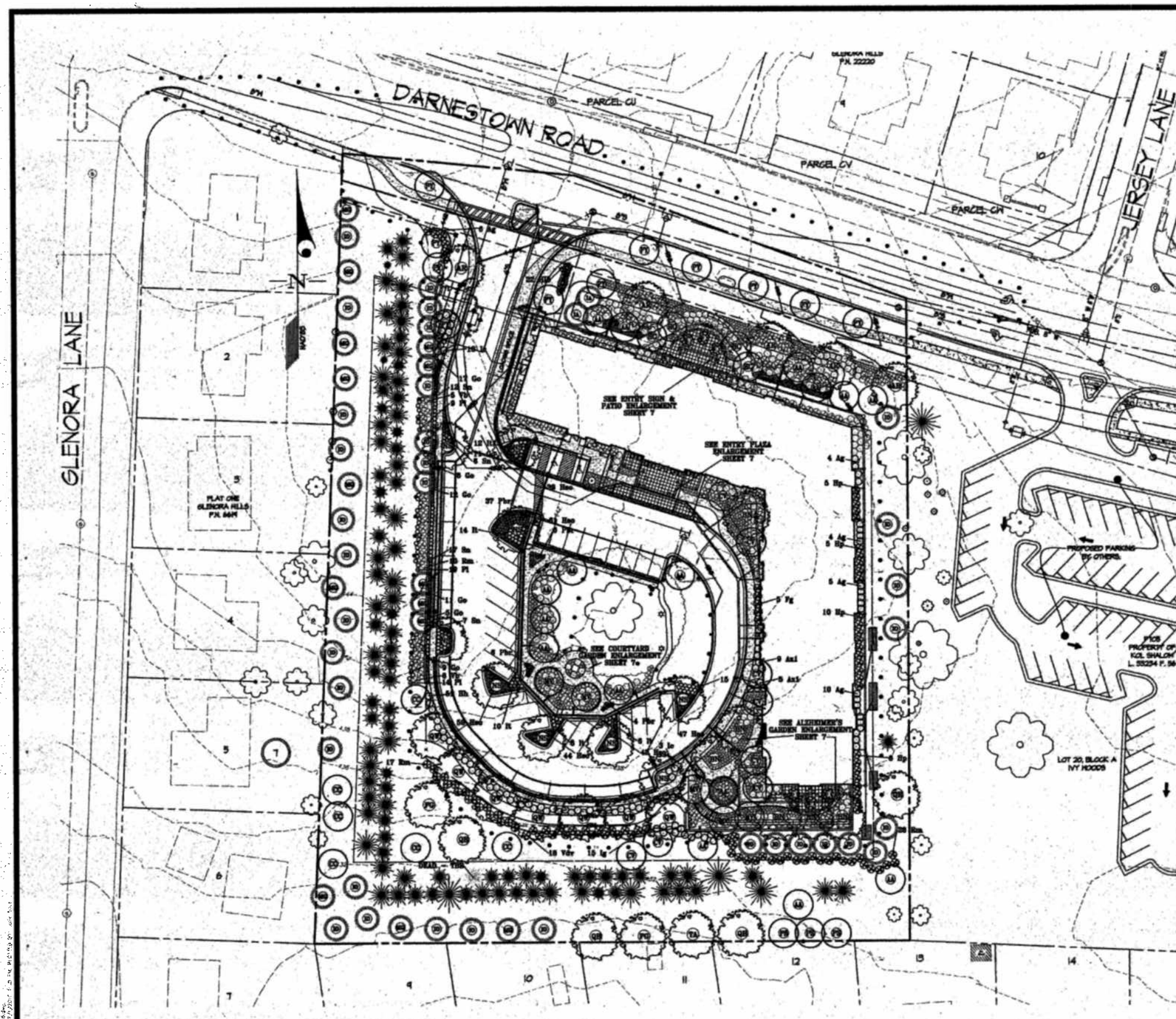
ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777




LEGEND

- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN
- PROPOSED SWM STRUCTURE
- PROPOSED LIGHT
- BUILDING RESTRICTION LINE
- EXISTING TREES - PROPOSED FOR PRESERVATION
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER/PERENNIALS

Approved Preliminary FCP
City of Rockville
FCP 2004-0001
Date 5-6-09

LANDSCAPE ARCHITECT 807

SCALE: 1" = 30'
0' 15' 30' 60' 120'

# EXHIBIT "6"

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3000 ARTHUR DRIVE - SUITE 230 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866

L:\CADD\DRAWINGS\08073\SE\08073SE-08.dwg | DES. LSG | DRN. LSG | CHK. KAF

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|
| 06/30/10 | REVISED PER CITY OF ROCKVILLE COMMENTS. | JRS | KAF |
| 05/14/10 | REVISED PER SETTLEMENT AGREEMENT | JRS | KAF |
| 04/28/10 | REVISED LANDSCAPING, ADDITION OF FENCE | JRS | KAF |
| 01/25/10 | REVISED LANDSCAPING PER ARCHITECHURE | KAF | KAF |
| 12/02/09 | REVISED PER CITY OF ROCKVILLE COMMENTS | JRS | KAF |
| 11/20/09 | REVISED PER CITY OF ROCKVILLE COMMENTS | RLG | KAF |
| 10/02/09 | Revised Layout | KAF | |

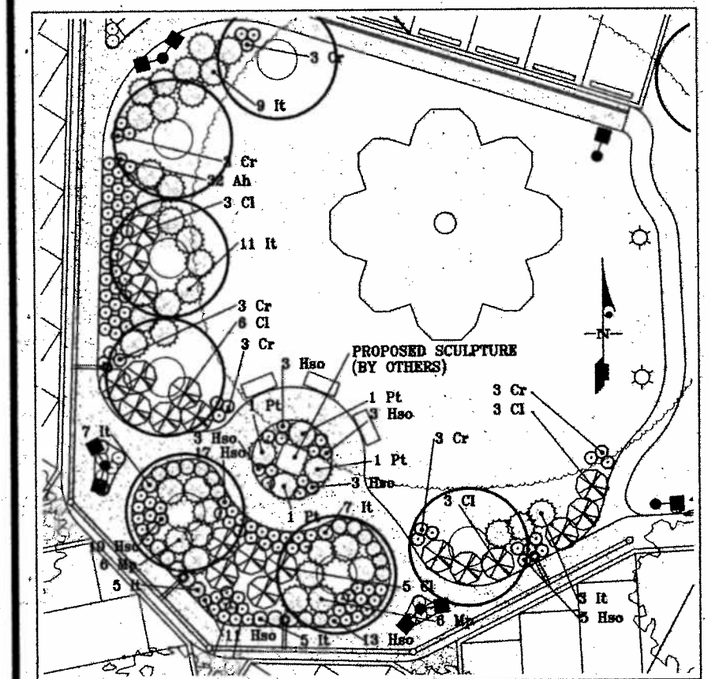
PREPARED FOR:
SHELTER GROUP
218 N. CHARLES STREET, STE. 220
BALTIMORE, MARYLAND 21202
ANDREW TEETERS
410.248.7466

CONCEPTUAL LANDSCAPE PLAN

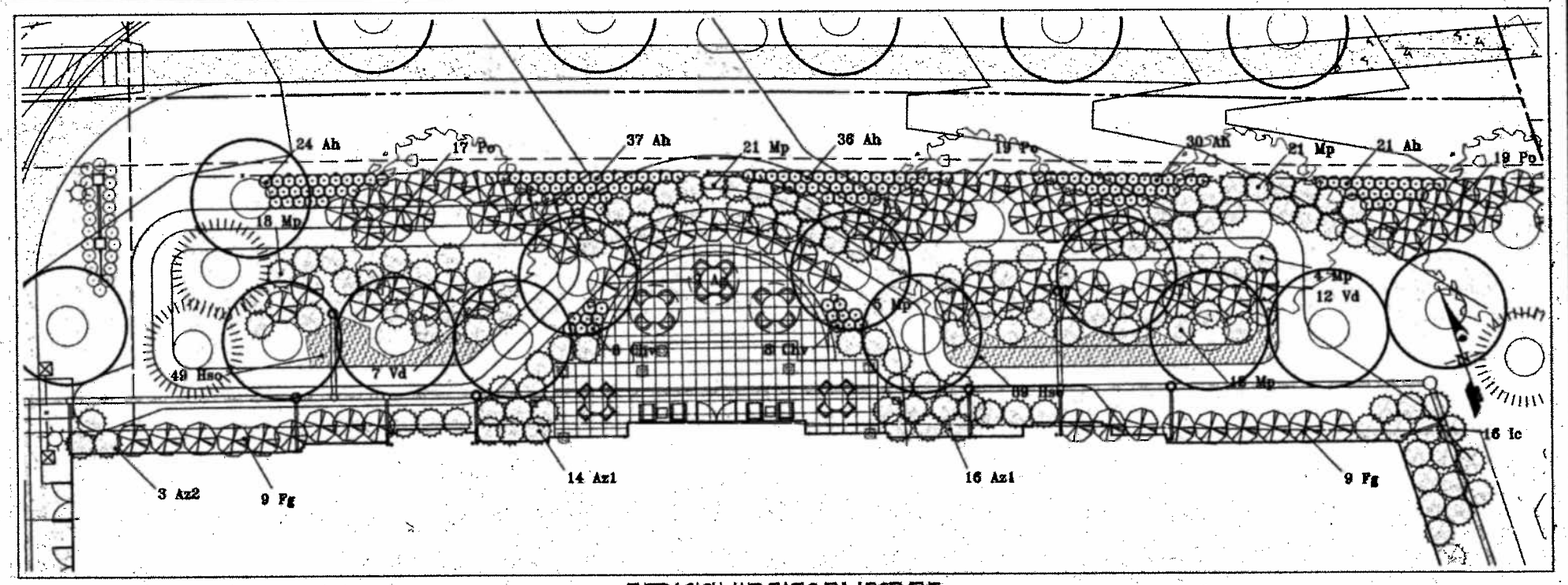
BRIGHTVIEW OF ROCKVILLE
PROPOSED LOT XX, IVY WOODS
CITY OF ROCKVILLE

112

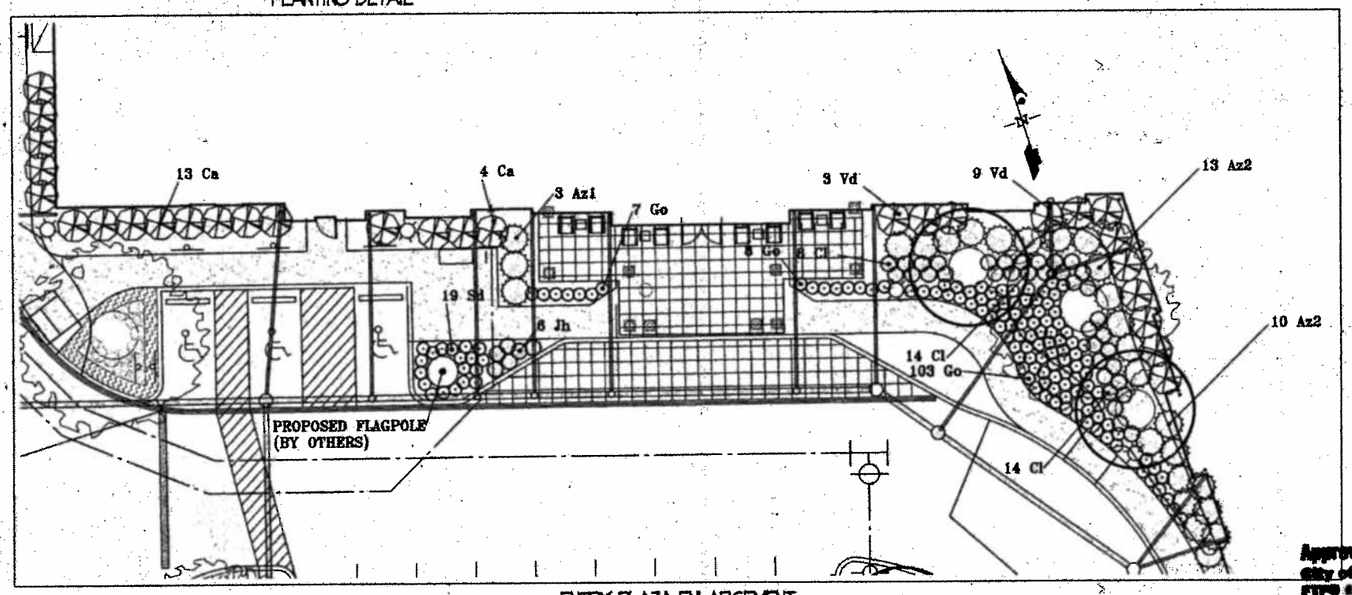
| SCALE | ZONING | G. L. W. FILE No. |
|---|---|---|
| 1"=30' | R-90 | 08073 |
| DATE | TAX MAP - GRID | SHEET |
| JAN., 2009 | FR-53 | 6 OF 8 |



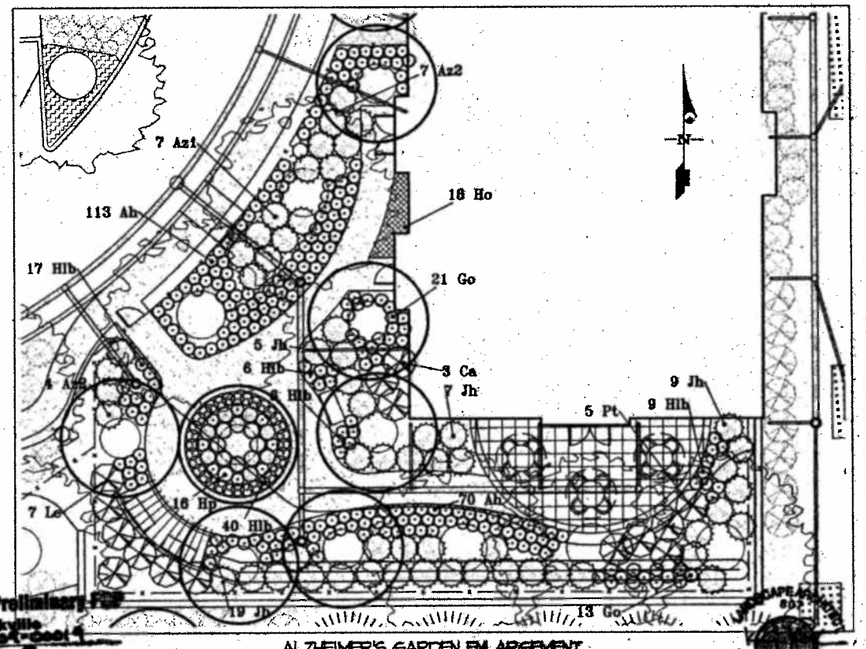

COURTYARD GARDEN ENLARGEMENT
PLANTING DETAIL




ENTRY SIGN AND PATIO ENLARGEMENT
PLANTING DETAIL




ENTRY PLAZA ENLARGEMENT
PLANTING DETAIL




ALZHEIMER'S GARDEN ENLARGEMENT
PLANTING DETAIL

Approved Preliminary Plan
City of Rockville

SEE LANDSCAPE PLAN SHEET 6 OF 8 FOR PROPOSED TREE SPECIES.

# EXHIBIT "7"

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866

| DATE | REVISION | BY | APPR. |
|---|---|---|---|
| 06/30/10 | REVISED PER CITY OF ROCKVILLE COMMENTS. | JRS | KAF |
| 09/14/10 | REVISED PER SETTLEMENT AGREEMENT | JRS | KAF |
| 01/25/10 | REVISED LANDSCAPING PER ARCHITECTURE | KAF | KAF |

f:\CADD\DRAWINGS\08073\SE\08073SE-07.dwg | DES. LSG | DRN. LSG | CHK. KAF

PREPARED FOR:
SHELTER GROUP
218 N. CHARLES STREET, STE. 220
BALTIMORE, MARYLAND 21202
ANDREW TEETERS
410.246.7488

SCALE: 1" = 10'
0' 5' 10' 20'

CONCEPTUAL LANDSCAPE PLAN - ENLARGEMENTS

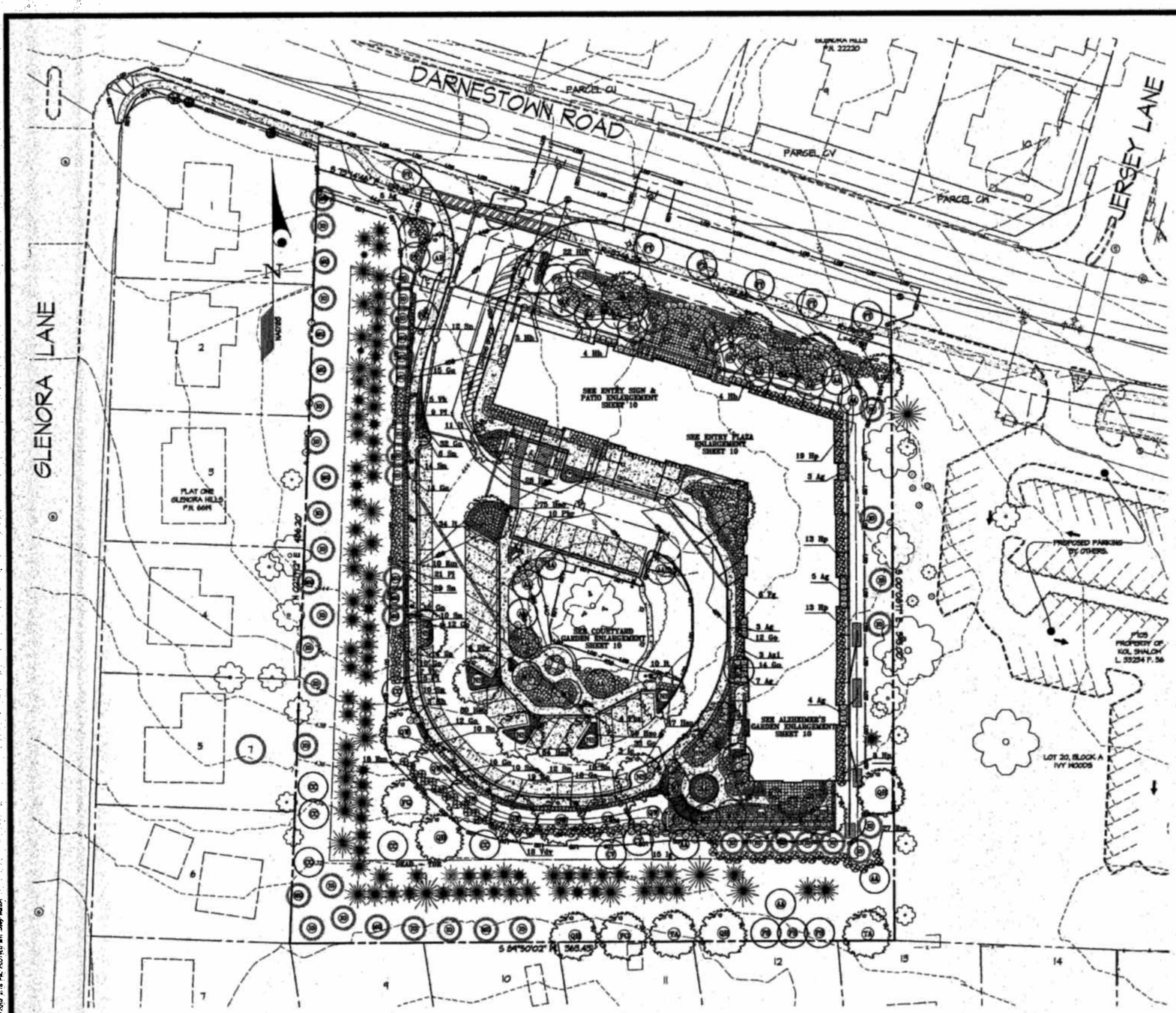
BRIGHTVIEW OF ROCKVILLE
PROPOSED LOT XX, IVY WOODS
CITY OF ROCKVILLE

113

| 1"=10' | R-90 | 08073 |
|---|---|---|
| DATE | TAX MAP - GRID | SHEET |
| JAN., 2009 | FR-53 | 7 OF 8 |

NOTE: The number, type and locations of the trees shown within the Forest Conservation Easement is subject to change. Final locations and tree types to be determined when the Final FCP is approved and may be adjusted in the field by the City Forester prior to planting.

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center
MEMBER ONE CALL SYSTEMS INTERNATIONAL
CALL TOLL FREE
1-800-257-7777




LEGEND

- EXISTING TOPOGRAPHY
- EXISTING TREE LINE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- PROPOSED TREE LINE
- LIMIT OF DISTURBANCE
- PROPOSED CONTOURS
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN
- PROPOSED SWM STRUCTURE
- PROPOSED LIGHT
- BUILDING RESTRICTION LINE
- EXISTING TREES - PROPOSED FOR PRESERVATION
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVER/PERENNIALS

SCALE: 1" = 30'

0' 15' 30' 60' 120'

# EXHIBIT "8"

**GLW GUTSCHICK LITTLE & WEBER, P.A.**
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

L:\CADD\DRAWINGS\08073\Design\SITE PLAN\08073LP | DES. LSG | DRN. LSG | CHK. KAF

| DATE | REVISION | BY | APP'L |
|---|---|---|---|

PREPARED FOR:
SHELTER GROUP
218 N. CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21202
ANDREW TEETERS
410.246.7488

| SCALE | ZONING |
|---|---|
| 1" = 30' | R-90 |
| DATE | TAX MAP - GRID |
| OCT., 2010 | FR-53 |

LANDSCAPE PLAN

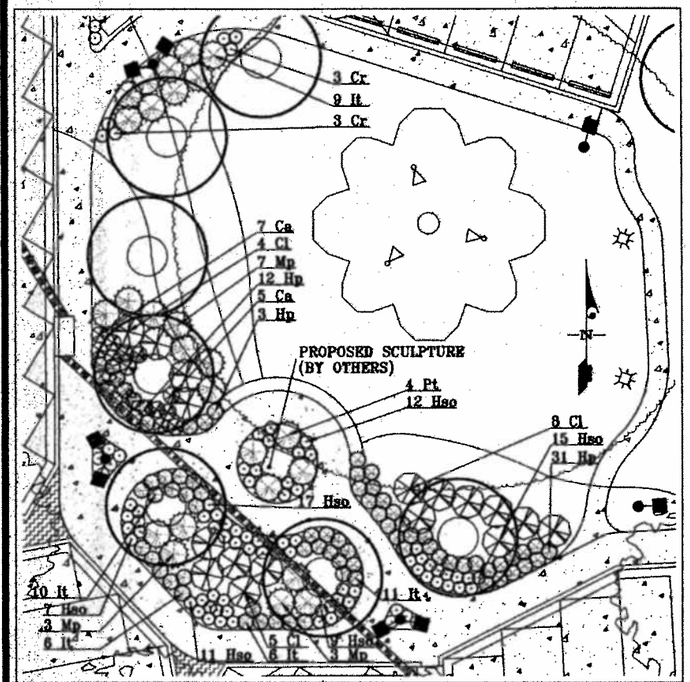
**BRIGHTVIEW OF ROCKVILLE**
**PROPOSED LOT 21, BLOCK A, IVY WOODS**

CITY OF ROCKVILLE, MARYLAND

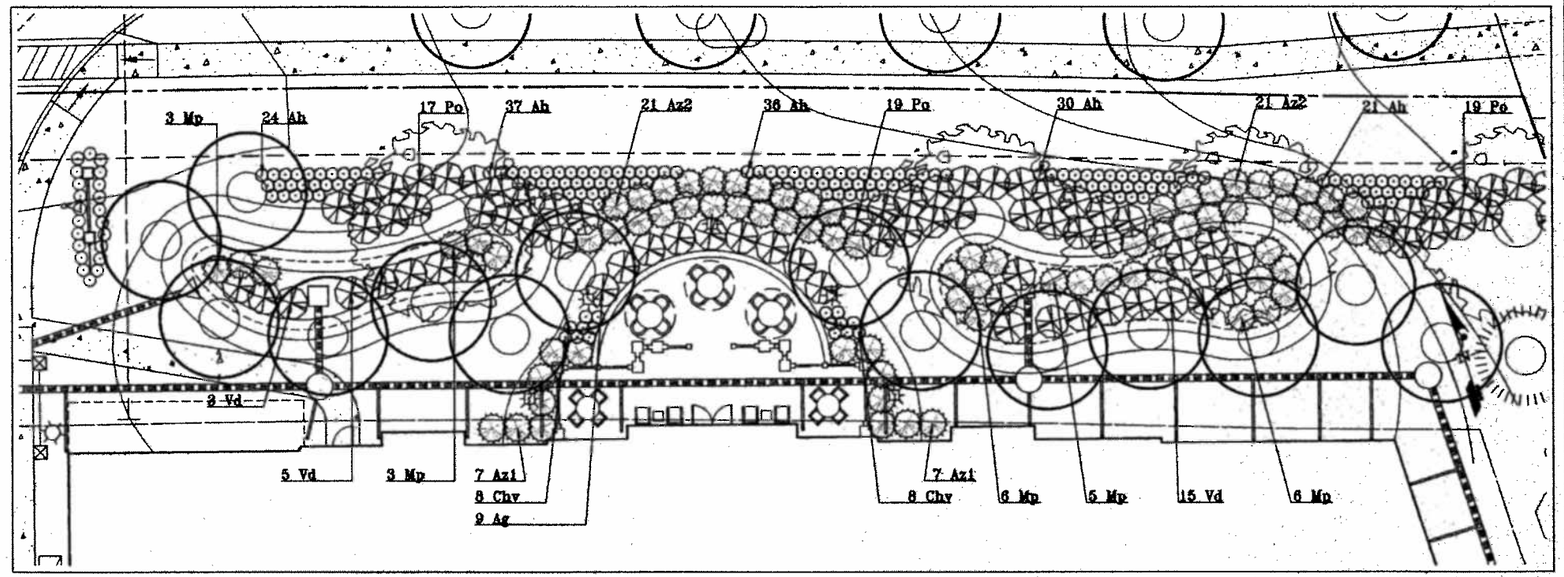
G. L. W. FILE No. 08073

SHEET C-9

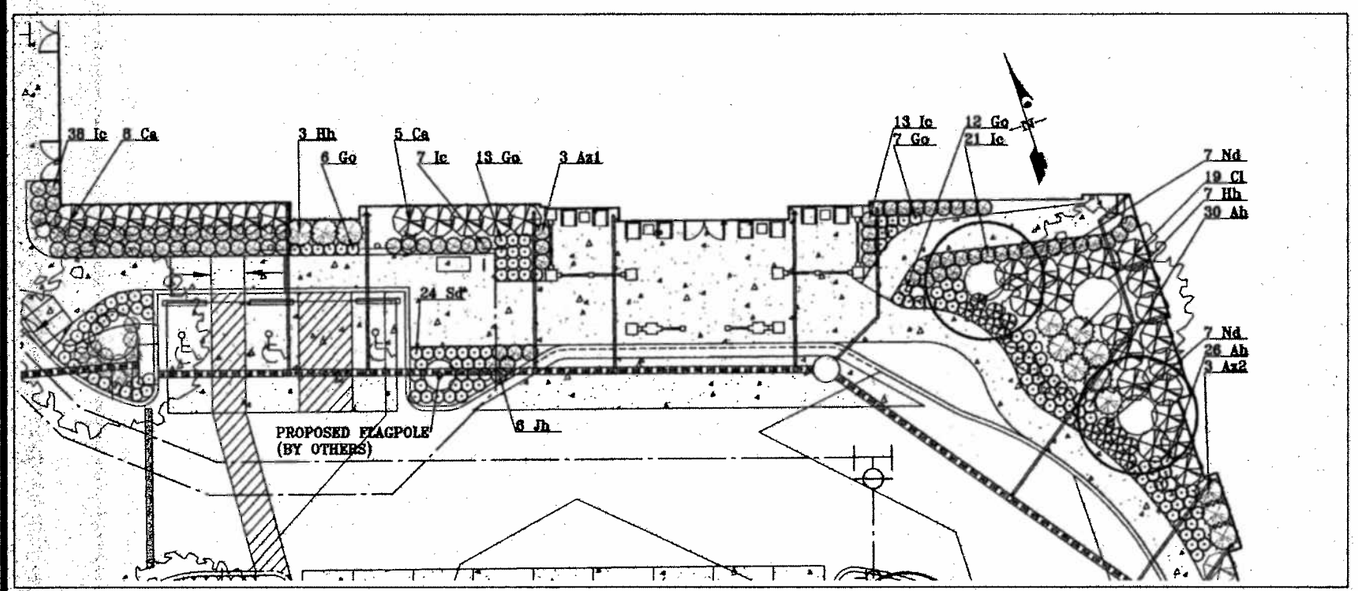
114



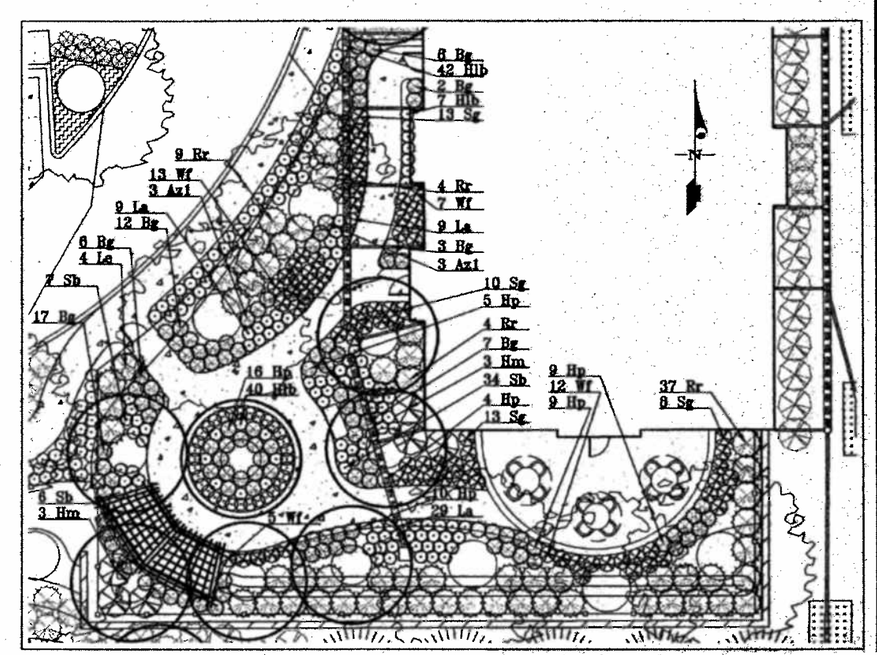

COURTYARD GARDEN ENLARGEMENT
PLANTING DETAIL




ENTRY SIGN AND PATIO ENLARGEMENT
PLANTING DETAIL




ENTRY PLAZA ENLARGEMENT
PLANTING DETAIL




ALZHEIMER'S GARDEN ENLARGEMENT
PLANTING DETAIL

**EXHIBIT "9"**

SEE LANDSCAPE PLAN SHEET 6 OF 8 FOR PROPOSED TREE SPECIES.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-680-2984 FAX: 301-421-4060

L:\CADD\DRAWINGS\08073\Design\SITE PLAN\08073LP-10SC | DES. LSG | DRN. LSG | CHK. KAF

| DATE | REVISION | BY | APP'R. |
|---|---|---|---|

SCALE 1" = 10'
0' 5' 10' 20'

PREPARED FOR:
SHELTER GROUP
216 N. CHARLES STREET
SUITE 220
BALTIMORE, MARYLAND 21202
ANDREW TEETERS
410.246.7486

| SCALE | ZONING |
|---|---|
| 1" = 10' | R-90 |
| DATE | TAX MAP - GRID |
| OCT., 2010 | FR-53 |

LANDSCAPE PLAN - ENLARGEMENTS

**BRIGHTVIEW OF ROCKVILLE**
**PROPOSED LOT 21, BLOCK A, IVY WOODS**

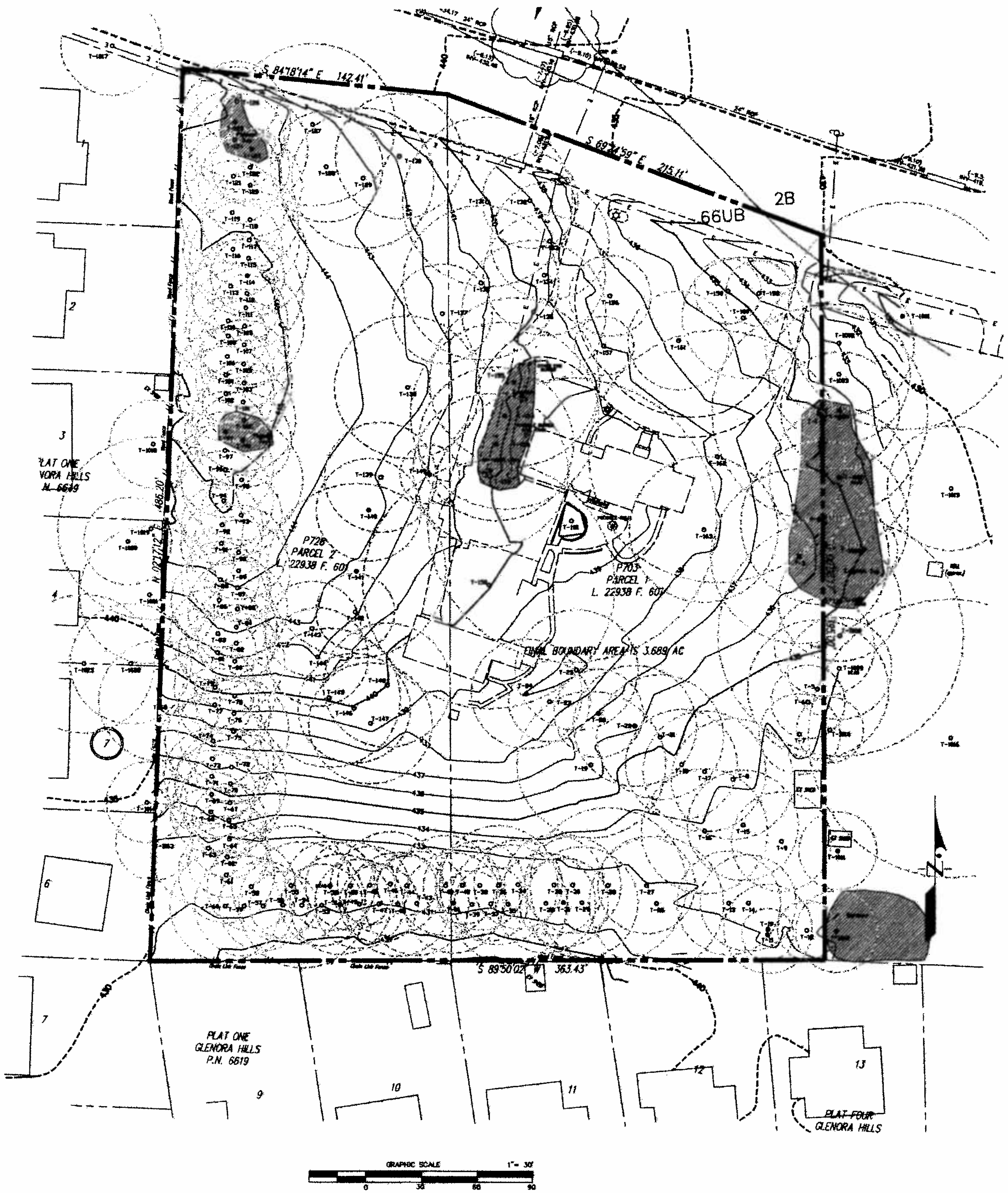
CITY OF ROCKVILLE, MARYLAND

G. L. W. FILE No. 08073

SHEET C-10

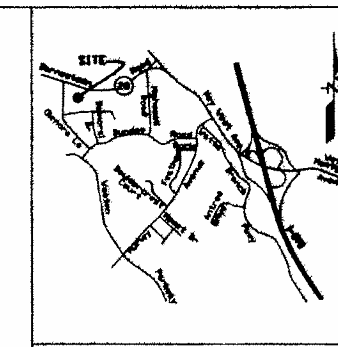
115

BASELAYER PROVIDED BY: Gutschick, Little & Weber, P.A.




## LEGEND

- INVENTORIED TREE, OUTER CIRCLE REPRESENTS TYPICAL ROOT ZONE
- GENERAL LOCATION OF NOXIOUS OR INVASIVE PLANT MATERIAL
- OFF-SITE TOPOGRAPHY
- 1 FT CONTOURS
- 5 FT CONTOURS
- SOIL MAP UNIT (66UB)




VICINITY MAP

SCALE 1" = 2000'

Natural Resource Inventory/Forest Stand Delineation Notes

1. Total Site Area = 3.689 Acres (160,693 S.F.) and consists of Parcel 728 at Liber 22938, Folio 601 and Parcel 728 at Liber 22938, Folio 601. Property is located at 9200 Darnestown Rd. East of Lenore Lane.

2. 5' Contour Topography 219NW09 From M-NCPPC Survey flown in April 1993. 1' Contour from survey by Gutschick, Little & Weber, P.A.

3. Boundary information from survey Gutschick, Little & Weber, P.A. and Deeds of Record.

4. Soils on-site are mapped as Wheaton-Urban Land Complex (Mapping Unit 66UB) according to Sheet 19 of the Montgomery County Soil Survey as published by the NRCS in 1995.

5. The site drains to Watts Branch Tributary. This portion of the Watts Branch Watershed is designated as Class I-P Waters by the State of Maryland.

6. No wetlands, streams, seeps, springs, floodplains, or stream valley buffers exist on this site.

7. Utilities (I.E. water, sewer, storm drain, culverts, electric, phone) are shown in surveyed locations.

8. There is no forest on site.

9. The house and shed on site are over 50 years old, these structures may meet this City of Rockville's Historic Designation Criteria. An assessment of how the property meets these criteria should be made and the findings reported to this historic preservation division for review.

10. Individual tree locations are surveyed located.

11. The natural resource fieldwork for this inventory was conducted between 2/6/2009 and 2/10/2009 by Brian Keightley, RPF of Zimar and Associates, Inc.

12. In a letter dated February 18th 2009 a request was sent to the Maryland Department of Natural Resource Heritage Program requesting a search for State or Federal records of rare, threatened, or endangered species. A response letter from Lori Byrne of Maryland DNR stated that there are no State or Federal records of endangered species within the boundaries of the site.

13. Off-site trees could not be thoroughly evaluated because Zimar and Associates did not have written permission of the land owner to enter their property. Trees were examined visually from the subject property. Zimar and Associates takes no responsibility to the accuracy or precision of the trees evaluated off-site. Off-site trees are not tagged and numbered sequentially from 1000.

14. Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture. Condition ratings of trees made by Zimar and Associates, Inc. may differ from the condition ratings of City of Rockville Forestry Staff.

15. Invasive and noxious plant material present on the site included English ivy, poision ivy, garlic mustard, and honeysuckle. Other species may be located on the site but were not present because of the seasonal timing of the tree inventory. A grove of bamboo was found on an adjcent property.

SOIL KEY

2B - Glenelg silt loam, 3 to 8 percent slopes (off-site)

66UB - Wheaton-Urban land complex, 0 to 8 percent slopes

SITE STATISTICS

TOTAL ACREAGE: 3.69 Ac.
100 YEAR FLOODPLAIN: 0.00 Ac.
TOTAL WOODLAND COVERAGE: 0.00 Ac.

NRI/FSD PREPARER

BRIAN C. KEIGHTLEY
MARYLAND REGISTERED FORESTER #689
MARYLAND LICENSED TREE EXPERT #1832
ISA CERTIFIED ARBORIST #MA-4754A

STATE OF MARYLAND LICENSED FORESTER BRIAN C. KEIGHTLEY NO 689 BOARD OF FORESTERS
5/26/09

SITE NOTES

TAX MAP FR 563
WSSC 219NW09
4th Election District
Montgomery County
Rockville City

PREPARED FOR

Shelter Development, LLC
218 N. Charles Street
Suite 220
Baltimore, MD 21201
Tel: 410-244-7400
Fax: 410-528-2437
c/o David Gardner

Approved FSD
City of Rockville
FTVP # 2009-00017
[signature] 5/29/09
Page 1 of 4

CITY OF ROCKVILLE FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

| | |
|---|---|
| A. Total tract area | 3.69 |
| B. Deductions [illegible] | 0.00 |
| C. Net Tract Area | 3.69 |

LAND USE CATEGORY:

EXISTING FOREST:

| | |
|---|---|
| F. [illegible] | 0.00 |
| G. [illegible] | 0.00 |

BREAK EVEN POINT:

| | |
|---|---|
| H. Break even Point [illegible] | 0.00 |
| I. Clearing permitted without mitigation | 0.00 |

PROPOSED FOREST CLEARING:

| | |
|---|---|
| J. Total area of forest to be cleared | 0.00 |
| K. Total area of forest to be retained | 0.00 |

PLANTING REQUIREMENTS:

| | |
|---|---|
| L. Reforestation for clearing above conservation threshold | 0.00 |
| M. Reforestation for clearing below conservation threshold | 0.00 |
| N. Credit for retention above conservation threshold | 0.00 |
| P. Total reforestation required | 0.00 |
| Q. Total afforestation required | 0.00 |
| R. Total planting requirement | 0.00 |

| | | |
|---|---|---|
| | | |
| | | |
| 5/7/09 | Revised per city comments dated 5/6/2009 | BK |
| 4/6/09 | Revised per meeting with Dian Cary on 3/30/2009 | BK |
| 3/25/09 | Revised per city comments dated 3/19/2009 | BK |
| DATE | DESCRIPTION | BY |
| | REVISIONS | |

EXHIBIT "10"

Zimar & Associates, Inc.
ARBORICULTURE FORESTRY CONSULTING
10105 Residency Road, Suite 207
Manassas, Virginia 20110
Tel (703) 331-3731 Fax (703) 331-1359

# Natural Resource Inventory / Forest Stand Delineation

FOR

Brightview of Rockville
9200 Darnestown Road
Rockville, MD 20850-3107

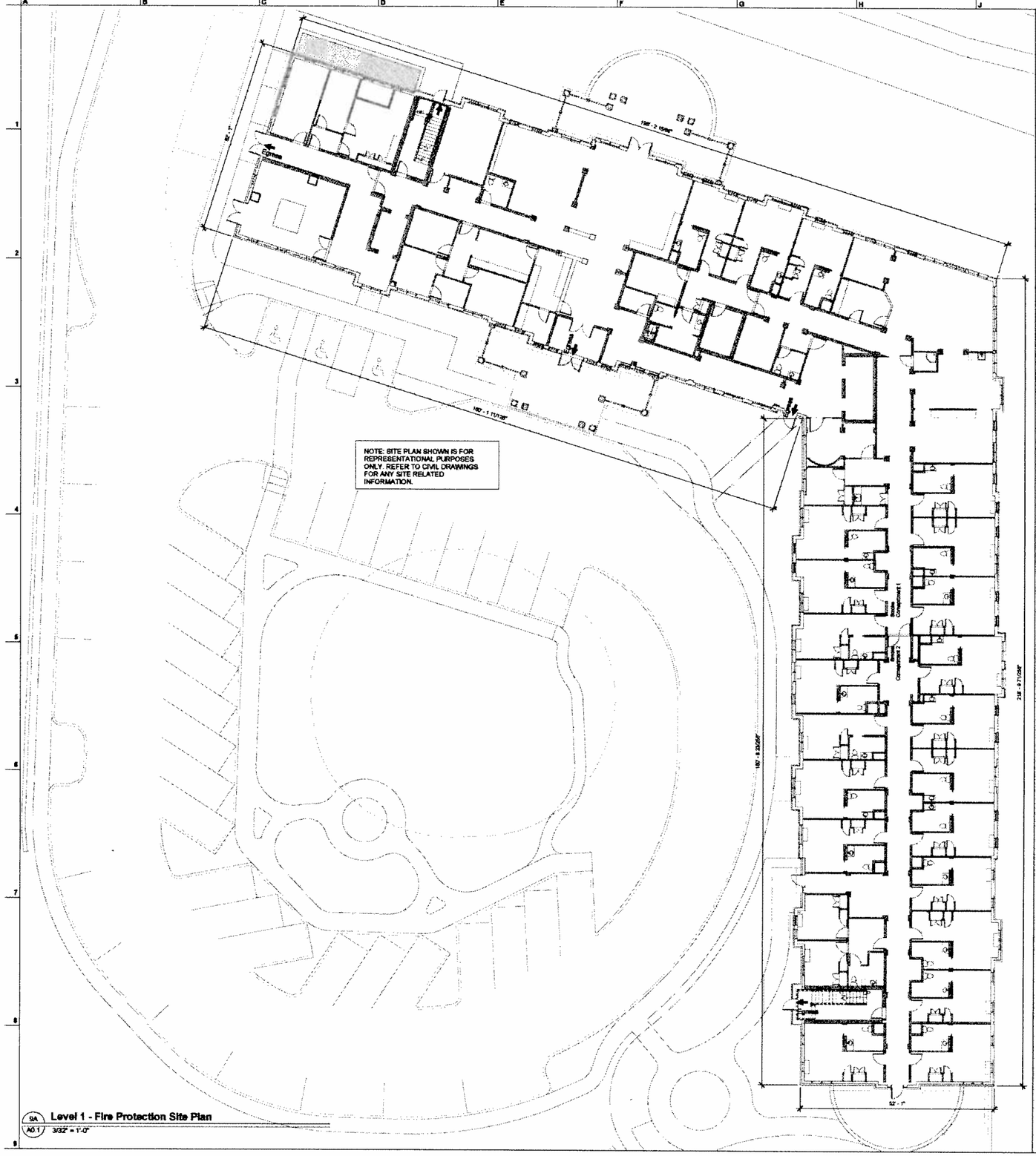
DATE: 02.17.09

SHEET: 1 of 4

DRAWN BY: BCK

SCALE: 1" = 30'

10C




SA Level 1 - Fire Protection Site Plan
A0.1 3/32" = 1'-0"

## Building Code Summary:

**Use and Occupancy Group Classifications**
IBC
**Occupancy Classification**
Main Occupancy Group: Group I-2 - IBC §906.3
Incidental Use Groups: A-3, F
NFPA 101
**Occupancy Classification**
Main Occupancy: Health Care - NFPA §3.3.178.7, Limited Care §9.3.6.2.5

**Construction Type**
IBC
Construction Type as Classified by the IBC Table 503: Type IIA
NFPA 101
Construction Type as Classified by NFPA Table 16.1.9.1: Type II(111)
*Construction will be IBC Type IA*

**Fire Protection System Requirements**
IBC
§903.2.6 - Automatic Sprinklers Throughout
§907.2.6.2 - Automatic Fire Alarm System Throughout
§407.7 - 1 corridor smoke detection and spaces open to corridors
§905.3.1 - Class I Standpipes (if over 30 Feet to Highest Occupiable Floor)
§904.3.1 - Kitchen Hood Suppression
§906.1 - Fire Extinguishers Throughout
§2702.2.19 - Standby power for Elevators
NFPA
§18.3.5.1 - Automatic Sprinklers Throughout
§18.3.4.1 - Automatic Fire Alarm System Throughout
§18.3.4.2.2 - Manual Pull Stations
§18.3.4.6.5 and 18.3.8.1 - corridor smoke detection and spaces open to corridors
§18.3.5.11 - Fire Extinguishers Throughout
§18.8.1.2 - Standby/Emergency Power for Fire Pump and Elevators per NFPA 99

*The following will be provided*
*NFPA 13 compliant sprinkler system*
*Manual fire alarm*
*Smoke detection in corridors as required*
*Class I Standpipes, if height trigger is exceeded*
*Protection for commercial cooking appliances*
*Portable fire extinguishers*
*Standby power for at least 1 elevator*
*Emergency power for fire pump (if a fire pump is required) and for emergency lighting*

**Height Calculations**
IBC
Height
Table 503 - 2 Stories and 85 Feet
§504.2 - Additional Story and Additional 20 Feet for NFPA 13 Sprinkler System Throughout (3 Stories and 85 Feet)

NFPA 101
Height
Table 18.1.5.1 - 3 Stories

*The building will be 3 stories and a basement*

**Area Calculations**
IBC
Area
IBC Table 503 - 15,000ft2
§506.1 - OPEN PERIMETER See Attached Calculation
§506.4 Exception 2 - Total Allowable Area in Allowable Area Times number of Stories (168,750ft2)

NFPA 101
Area
No Requirements

*The total building area will be 58,600 GSF (not including cellar) and the largest floor will be 20,218 GSF*

## Means of Egress Summary:

**Exit Termination and Discharge**

IBC
Rockville Ordinance 8-48 §1005.2.3 paved ground from exit discharge to public way
§ 1027.1 Exits shall discharge at exterior of building
§ 1027.2 Exit discharge shall provide direct access to the public way - Exits discharge on paved exterior sidewalk will direct persons to the public way with the exception of the exit at the south end of the building. The south exit discharges into a secured garden with a paved sidewalk. The security is necessary to ensure that the Alzheimer patients do not wander.
§1008.1.8.5 allows delayed egress locks on exterior of egress doors. The exception allows delayed egress with less than the normal requirements

NFPA 101
§16.2.3.3.6 door locking per §16.2.2.3.6.1 or §16.2.2.2.2
§16.2.2.2.1 Where the clinical needs of the patients require specialized security egress doors may be locked if the staff can unlock the doors per §16.2.2.2.2 or §16.2.2.2.3 is met
§16.2.2.2.2 allows locked doors with time conditions
§16.2.2.2.3 restrictive conditions that must be met for other doors to be locked

*Discharge from other than the South wing of the Ground Floor is quite complicated. Discharge from the Ground floor exits wing is more complicated. The wing will be used to house advanced Alzheimer patients that pose a security threat. The fenced garden that the south and east discharges into is assumed from the public way. The gate will have lock that releases upon activation of the fire alarm. IBC §1008.1.9.6 exception would allow delayed egress locks that do not unlock upon activation of the fire alarm. NFPA 101 §16.2.2.2.3 would allow the gate to be locked provided staff can unlock the gate.*

*The proposed locking configuration for the gate is secured via key as permitted by NFPA 101 §16.2.2.2.5.1. This configuration is not consistent with IBC provisions, but provides an appropriate level of safety and security.*

## Area Calculations:

| Area (Site Fire Protection Plans) | |
|---|---|
| Name | Area |
| Area - Cellar | 4368.93 SF |
| Area - Level 1 | 20218.06 SF |
| Area - Level 2 | 20189.79 SF |
| Area - Level 3 | 16303.07 SF |

**Area Calculations are based on the current GSF and are subject to change as the design progresses and is finalized.

This calculation will need to be modified once the real perimeter numbers are determined from a site plan. But this example will let you find a place for it on the site plan.

BUILDING AREA CALCULATION
IBC §506
As = [At + (Pi * If) + (Ai * Ia)]

At = 15000ft2 Is = 200

If = (F/P - 25) W/30
F = 663
P = 852
W = 30
= (663/852 - .25) 30/30
= .79

As = [At + (Pi * If) + (Ai * Ia)]
= [15000 +(15000 * .79) + (15000 * 2)
= 54750ft2

§506.4 Total Building Area
Total Building Area Allowed = As * number of stories
= 54750 * 3
= 164,750ft2

THE TOTAL BUILDING AREA WILL BE 58,600 GSF, NOT INCLUDING CELLAR.

## Fire Flow and Data Calculations:

NFPA 1 §18.4.5.1.2 - Reduce table amount by 75% but not less than 500GPM if equipped with quick response sprinkler throughout
NFPA Table 18.4.5.1.2
Less than 72,400ft2 -3750GPM for 3hours minus reduction
Building area 63034ft2

Required fire flow - 937GPM for 3hours

*The current water flow test provided by the city is over 1 year old. A new test has been requested. However the test did show 750gpm with at 49 psi residual and a static reading of 49psi using a dead end fire hydrant. Prior to occupancy of the building the dead main will be looped improving water supply to the area. Water supply is from the city system. Deviation of supply can be met by the city system*

**Fire Protection Legend**

EGRESS

(111)


BRIGHTVIEW OF ROCKVILLE
9200 DARNESTOWN ROAD
ROCKVILLE, MD 20850

HORD | COPLAN | MACHT
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

700 East Pratt Street Suite 1100
Baltimore MD 21202
410-837-7311
410-837-6530 Fax
www.hcm2.com


CONSULTANTS
Civil

MEP

Structural

SEAL

# EXHIBIT "11"

REVISIONS

SHEET TITLE
Code Sheet to Accompany Fire Protection Site Plan

| SCALE | DATE | PROJ# |
|---|---|---|
| As Indicated | 10.25.2018 | 26094.00 |

PROJECT PHASE
Schematic Design

DRAWING #
A0.1

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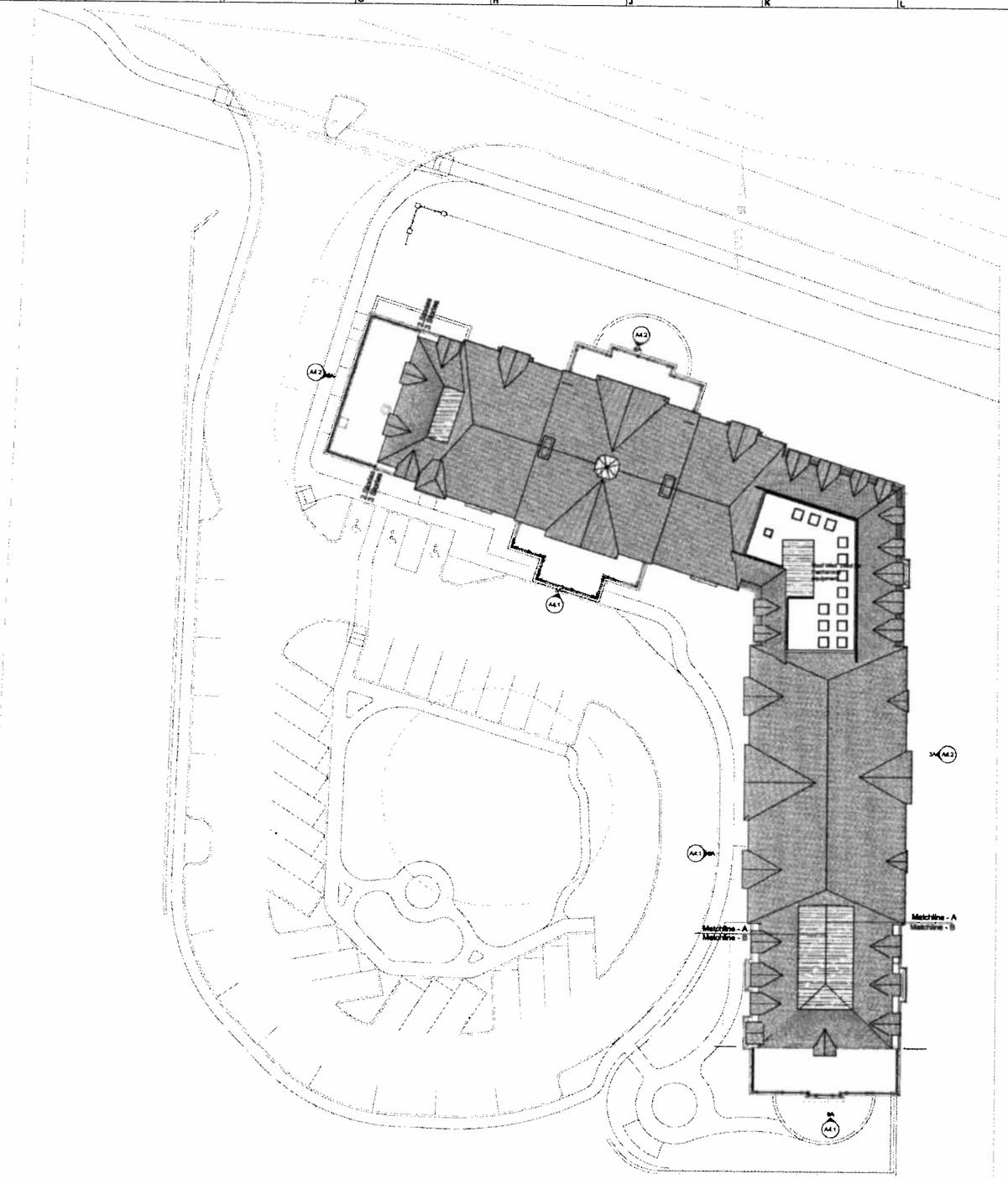


1 A2.0 Site / Roof Plan
1/16" = 1'-0"

# BRIGHTVIEW OF ROCKVILLE

9200 DARNESTOWN ROAD
ROCKVILLE, MD 20850


HORD | COPLAN | MACHT

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

780 East Pratt Street Suite 1109
Baltimore MD 21202
410-837-7311
410-837-6630 Fax
www.hcm2.com


CONSULTANTS
CIVIL

MEP

Structural

SEAL

EXHIBIT "12"

REVISIONS

SHEET TITLE
Overall Plan

| SCALE | DATE | PROJ# |
|---|---|---|
| 1/16" = 1'-0" | 10.25.2018 | 28084.00 |

PROJECT PHASE
Schematic Design

DRAWING #
A2.0

118

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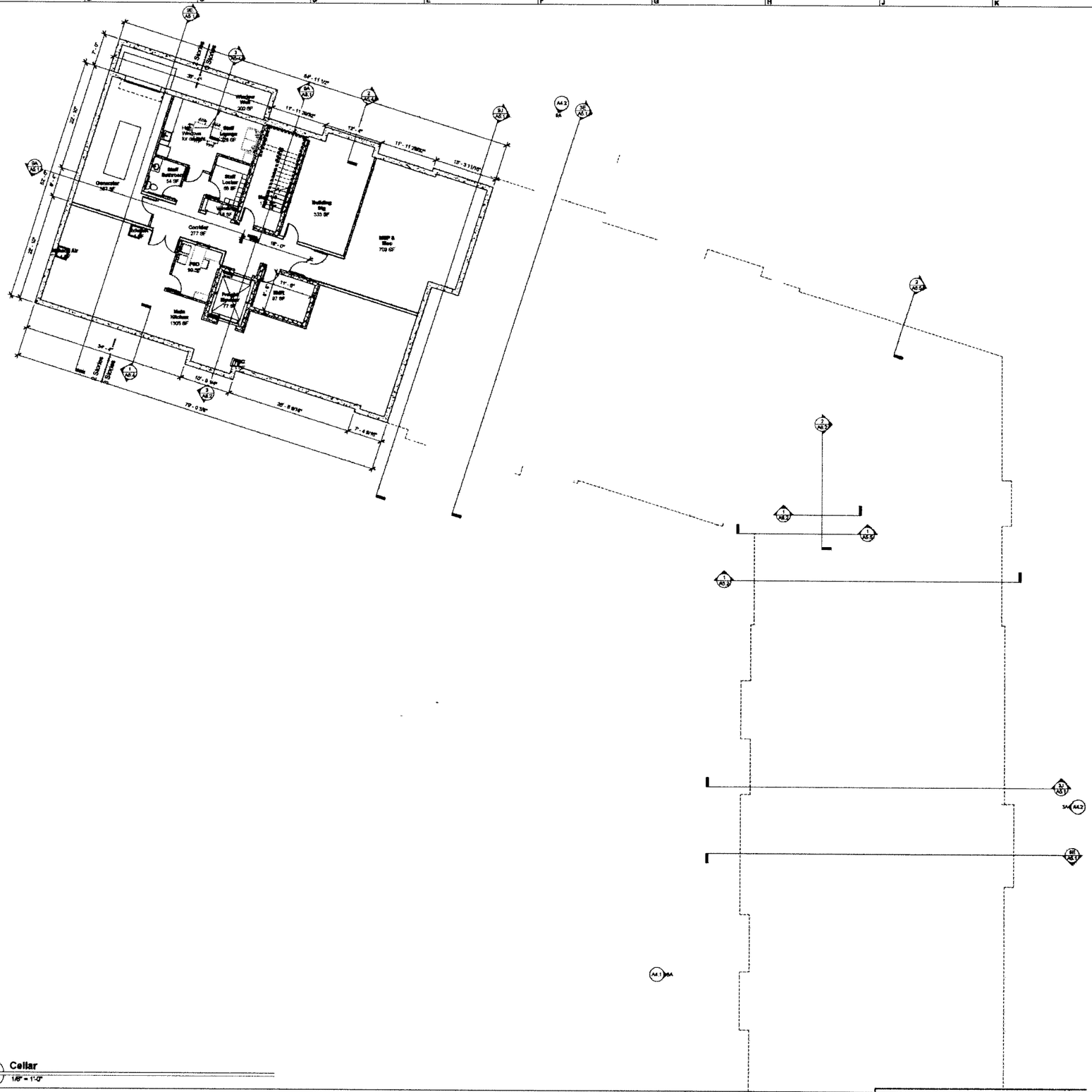

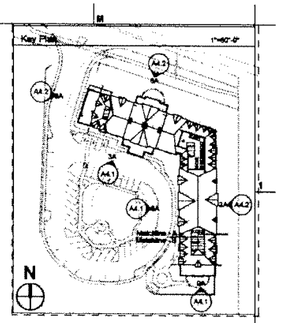


# BRIGHTVIEW OF ROCKVILLE

9200 DARNESTOWN ROAD
ROCKVILLE, MD 20850


**HORD | COPLAN | MACHT**

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

750 East Pratt Street Suite 1100
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410-837-7311
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SEAL

REVISIONS

SHEET TITLE
Cellar Floor Plan

| SCALE | DATE | PROJ# |
|---|---|---|
| As Indicated | 10.25.2006 | 2005.4.09 |

PROJECT PHASE
Schematic Design

DRAWING #
**A2.1**

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9A A2.1 Cellar
1/8" = 1'-0"

# EXHIBIT "13"

119

# BRIGHTVIEW OF ROCKVILLE

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# EXHIBIT "14"

REVISIONS

SHEET TITLE
First Floor Plan

| SCALE | DATE | PROJ# |
|---|---|---|
| As indicated | 10.25.2019 | 28084.00 |

PROJECT PHASE
Schematic Design

DRAWING #
**A2.2**

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120

2 Level 2 - b
A2.3 1/8" = 1'-0"

1 Level 2
A2.3 1/8" = 1'-0"

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# EXHIBIT "15"

REVISIONS

SHEET TITLE
Second Floor Plan

| SCALE | DATE | PROJ# |
|---|---|---|
| As indicated | 10.25.2016 | 28054.00 |

PROJECT PHASE
Schematic Design

DRAWING #
**A2.3**

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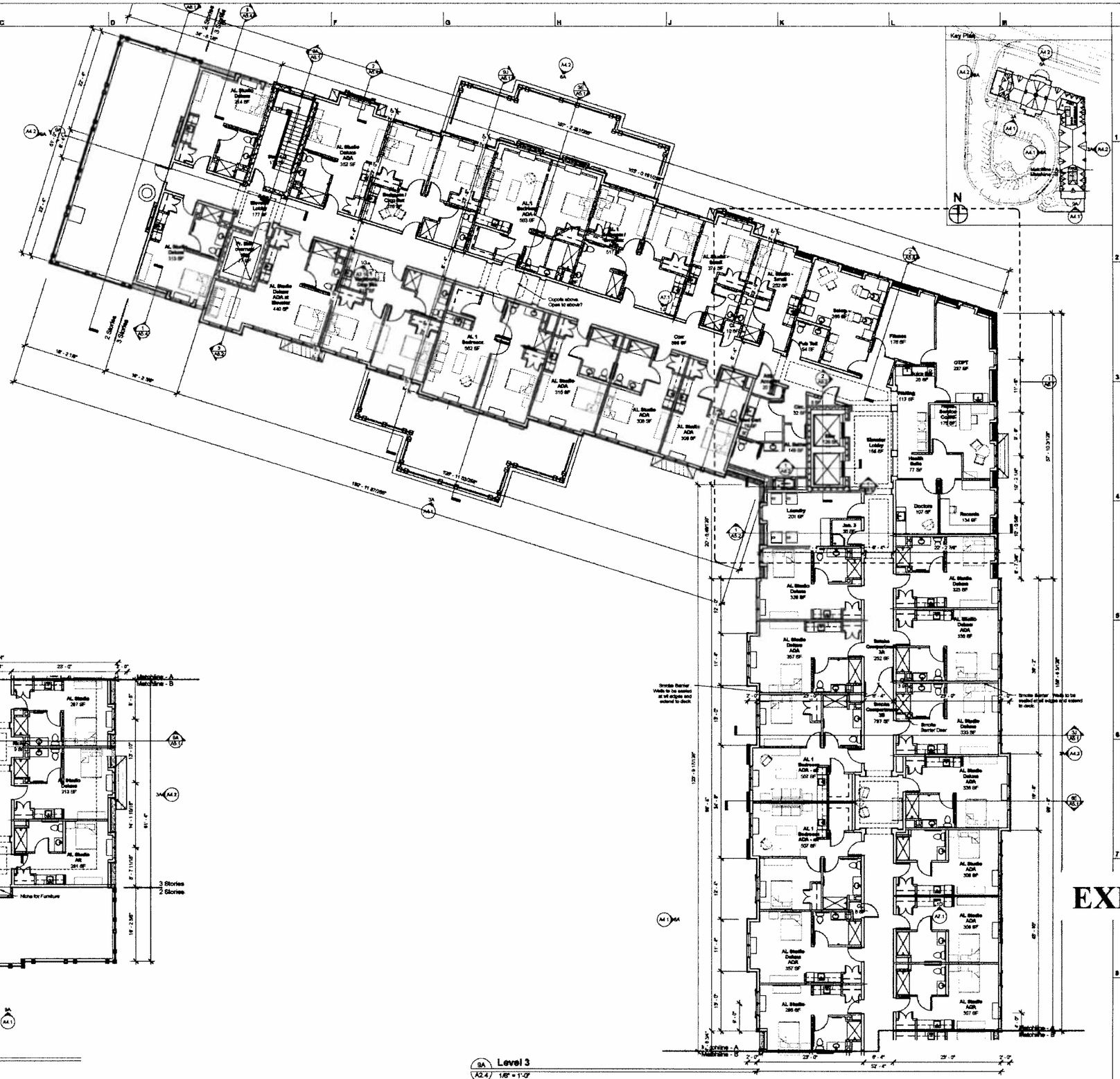
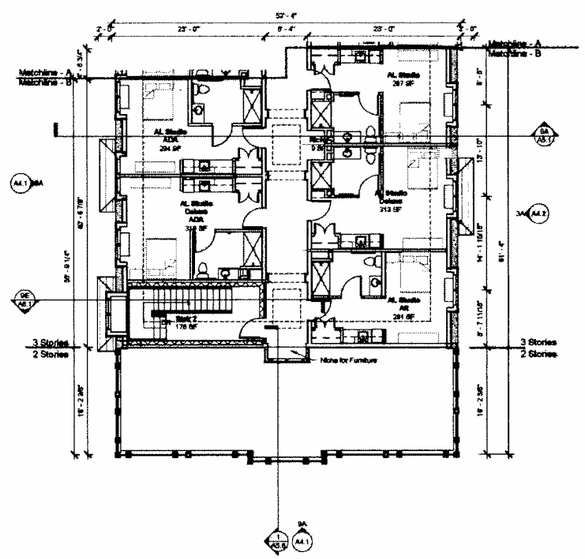
121





2 Level 3 -b
A2.4 1/8" = 1'-0"

5A Level 3
A2.4 1/8" = 1'-0"

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EXHBIT "16"

REVISIONS

SHEET TITLE
Third Floor Plan

| SCALE | DATE | PROJ# |
|---|---|---|
| As indicated | 10.26.2010 | 28064.00 |

PROJECT PHASE
Schematic Design

DRAWING #
A2.4

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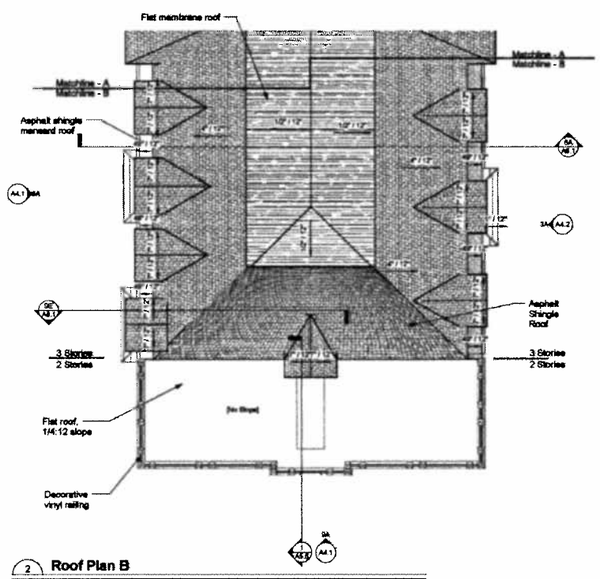


2 A2.5 **Roof Plan B**
1/8" = 1'-0"

1 A2.5 **Roof Plan**
1/8" = 1'-0"




# BRIGHTVIEW OF ROCKVILLE

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# EXHIBIT "17"

REVISIONS

SHEET TITLE
Roof Plan

| SCALE | DATE | PROJ# |
|---|---|---|
| As indicated | 10.25.2010 | 28004.09 |

PROJECT PHASE
Schematic Design

DRAWING #
**A2.5**

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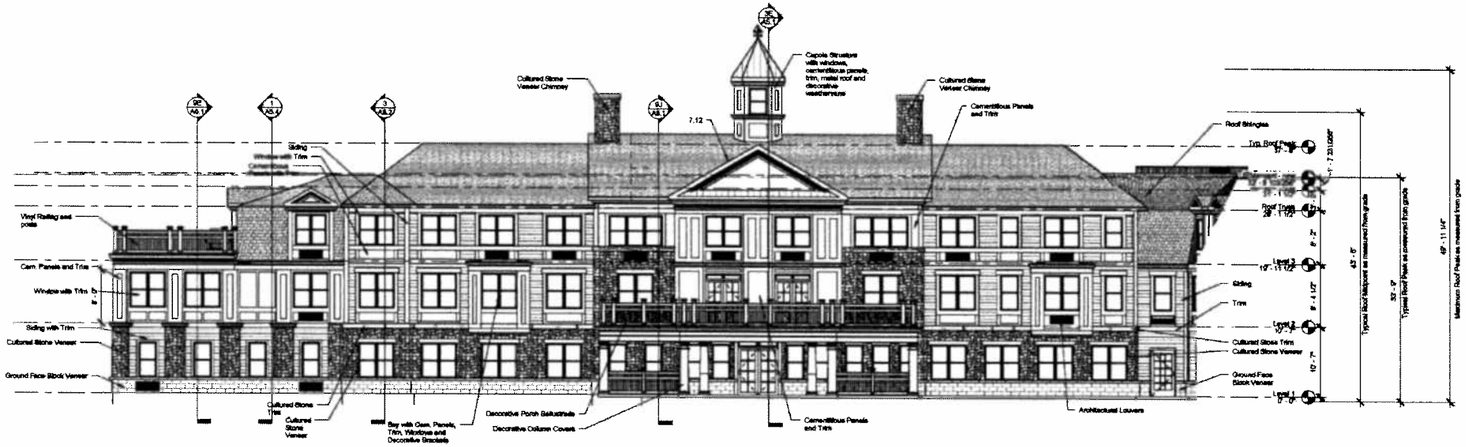
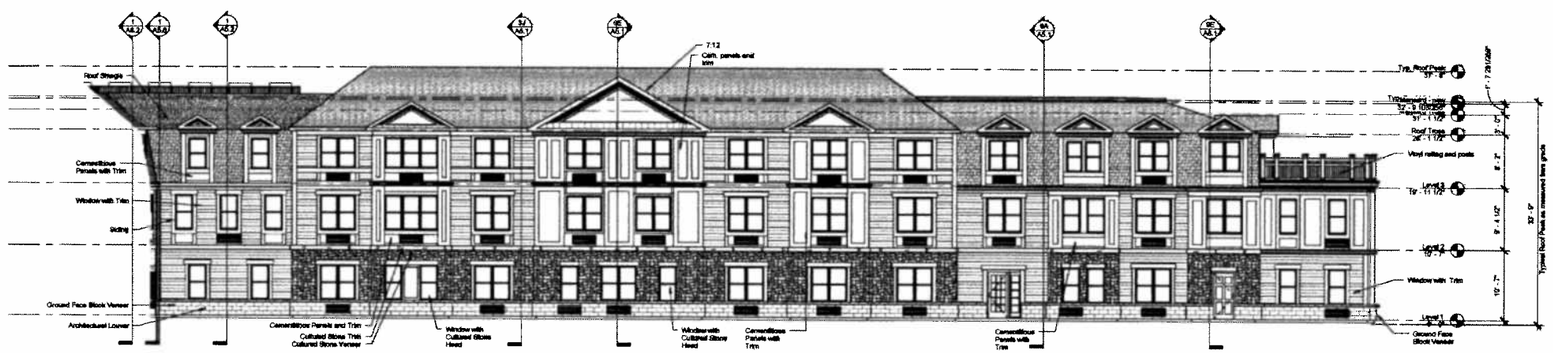
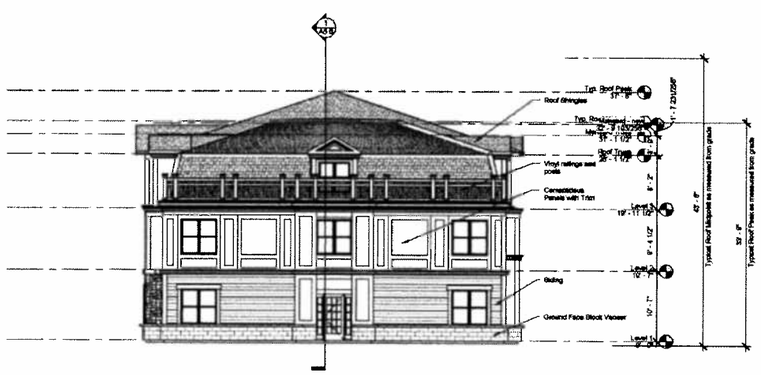



3A South Elevation - Entry
A4.1 1/8" = 1'-0"




6A West Elevation
A4.1 1/8" = 1'-0"

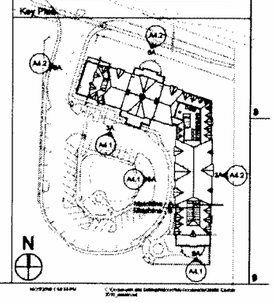



9A South Elevation - ALZ Garden
A4.1 1/8" = 1'-0"

General Elevation Notes:

1. Building materials and colors at predominant (visible) faces of the building centerlines of volume.
2. Control joint (C.J) locations are noted on A2.1 Final Floor Plan. Control joints are located at inside corners and along window or doors as located on the plan and continue the height of the masonry veneer
3. See A2.4 Roof Plan for downspout (DS) locations
4. All brick up to water table (1st floor window sill band) and rowlock sill band to be color #1, all brick above band to be color #2
5. See elevations for siding color #2 locations, rest to be color #1

Key Plan




# BRIGHTVIEW OF ROCKVILLE

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# EXHIBIT "18"

SEAL

REVISIONS

SHEET TITLE
Elevations

| SCALE | DATE | PROJ# |
|---|---|---|
| As indicated | 10.25.2019 | 28054.00 |

PROJECT PHASE
Schematic Design

DRAWING #
A4.1

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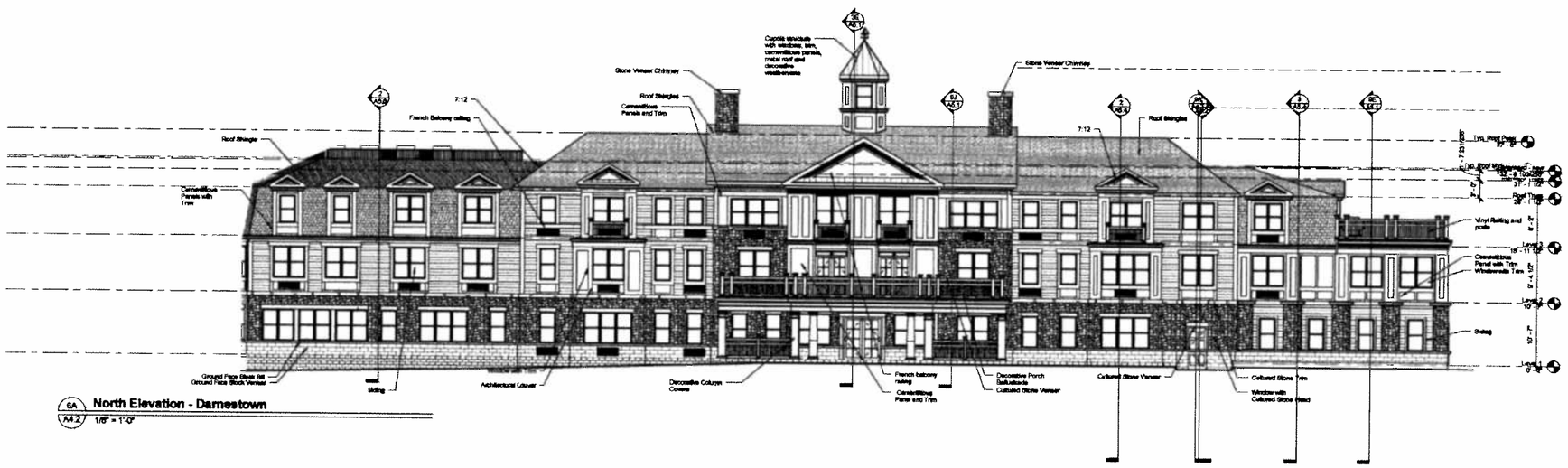
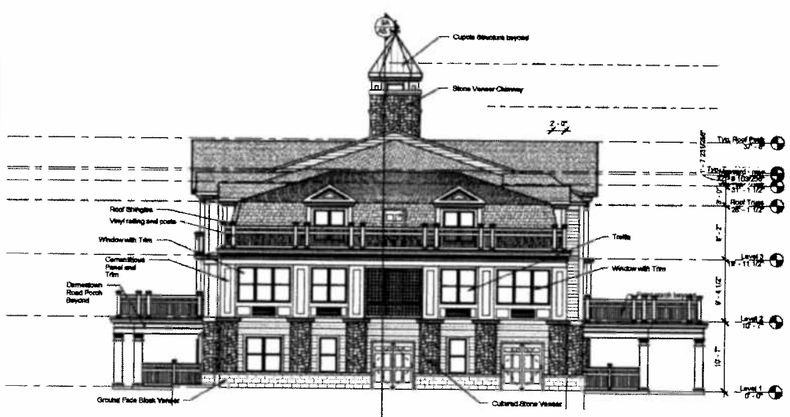
3A East Elevation
A4.2 1/8" = 1'-0"




6A North Elevation - Darnestown
A4.2 1/8" = 1'-0"

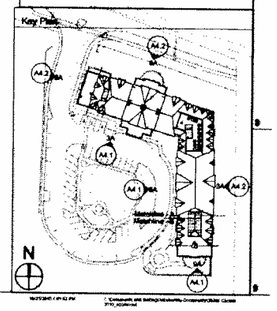



9A West Elevation A
A4.2 1/8" = 1'-0"

**General Elevation Notes:**

1. Building materials and colors at predominant (visible) faces of the building continue at returns.
2. Control joint (C-J) locations are noted on A2.1 First Floor Plan. Control joints are located at inside corners and along window or door; as located on the plan and continue the height of the masonry veneer.
3. See A2.4 Roof Plan for downspout (DS) locations.
4. All brick up to water table (1st floor window sill band) and rowlock sill band to be color #1, all brick above band to be color #2
5. See elevations for siding color #2 locations, rest to be color #1

Key Plan




# EXHIBIT "19"

# BRIGHTVIEW OF ROCKVILLE

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SHEET TITLE
Elevations

| SCALE | DATE | PROJ# |
|---|---|---|
| As indicated | 10.25.2010 | 28054.09 |

PROJECT PHASE
Schematic Design

DRAWING #
**A4.2**

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