Montgomery County Maryland Building Codes

2018 International Building Code ER 31-19
Chapter 8 County Building Code
2018 International Building Code
2018 IgCC Published
Maryland Accessibility Code
Chapter 10.07.14. Assisted Living Programs
2015 NFPA Fire Code
2015 NFPA 101 Life Safety Code
2018 International Green Construction Code
2015 IBC Amendments

2018 International Energy Conservation Code (IECC)
2018 International Mechanical Code (IMC)
Montgomery County Code Chapter 8 (Mechanical)
Montgomery County Code Chapter 17 (Electrical)
NFPA 70 (National Electric Code)

Chapter 35 of IBC-2018 Referenced Standards

2018 International Building Code

ALLOWED	PROVIDED
Chapter 3 Use and Occupancy Classification	
303.1 Assembly Group	A-3
308.3.2 Institutional Condition 2	I-1 Condition 2
310.1 Residential Use Group	R-2 Apartment Houses
Chapter 5 General Building Heights and Areas	
Table 504.3 Allowable Building Height	
Type V-A	
R-2 and A-3 Occupancy	Table 504.3 70'-0" with Automatic Sprinkler System (903.2.8)
Type II A	
A-3 and I1 Condition 2	Table 504.3 50'-0" with Automatic Sprinkler System (903.2.6)
Table 504.4 Allowable Stories	
Type V-A	
R-2 Occupancy	Table 504.3 4 Stories with Automatic Sprinkler System (903.2.8)
A-3 Occupancy	Table 504.3 3 Stories with Automatic Sprinkler System (903.2.8)
Type II A	
A-3 Occupancy	Table 504.3 4 Stories with Automatic Sprinkler System (903.2.6)
I1 Condition 2 Occupancy	Table 504.3 5 Stories with Automatic Sprinkler System (903.2.6)
Table 506.2 Allowable Area Factor	
Type V-A	
A-3 Occupancy	34,500SF Automatic Sprinkler System (903.2.8)
R-2 Occupancy	36,000SF Automatic Sprinkler System (903.2.8)
Type II A	
A-3 Occupancy	46,500SF Automatic Sprinkler System (903.2.6)
I1 Condition 2 Occupancy	57,000SF Automatic Sprinkler System (903.2.6)

Montgomery County Zoning Analysis

	REQUIREMENT	AS DESIGNED
ZONE DISTRICT	R-200 (Residential Zone)	R-200 (Residential Zone) Permitted use by Table 3.1.6 Conditional Use
DENSITY	15 UNITS PER ACRES = 2.2 BEDS ALLOWED	88 IL UNITS PROVIDED 212 BEDS
LOT SIZE	5.867 Acres (255,567 SF)	5.86 Acres (255,262 SF
Table 4.4.7B MAXIMUM PERMITTED BUILDING HEIGHT	50' 0" FEET (NO LIMIT ON MAXIMUM NUMBER OF STORIES)	44' 0" TO ROOF
Table 4.4.7B MAXIMUM PERMITTED LOT OCCUPANCY FOR RESIDENTIAL USE	25%	50,611 SF/255,262 SF=19.8%
Table 4.4.7B Front Setback	40' 0"	40' 0"
Table 4.4.7B Rear Setback	30' 0"	30'-0"
Table 4.4.7B Sidesetback	25' 0"	25'-0"
Green Area	50%	
3.3.2.Group Living E.c.ii.(d)(2)(A)	R 200 Zone:1200 square feet per bed 255,567/.200=213 beds	92 Dwelling Units Provided/212 Beds
6.2.4 PARKING	Group Living 1 per dwelling unit 92 Required Residential Care Facility .5 plus employee: 34 required EV Vehicle Spaces required: 2	Group Living provided:92 Residential Care Facility provided: 49 Total Provided 141 EV Vehicle Spaces provided:2
6.2.8 LOADING	Group Living 15,000-250,000 SF of GFA: 1 Required	1 LOADING SPACE PROVIDED
6.2.4 BICYCLE PARKING	Group Living: .25 SPACE PER DWELLING UNITS (92 DU x .25 = 23) Group Living long Term: 95% (22 required) Residential Care Employees: .10 PER DWELLING UNIT (92 DU x .10 =10) Residential Care Employees Long Term: 95% (10)	Group Living: 23 provided, 8 exterior Group Living Long Term: 22 Provided Residential Care Employees: 10 provided Residential Care Employees Long Term: 10 Provided

GSF AREA BY BUILDING BY OCCUPANCY

LEVEL	OCCUPANCY	AREA
LEVEL 0	S-2	7088.70 SF
		7088.70 SF
LEVEL 1	A-3	18733.22 SF
LEVEL 1	A-3	498.46 SF
LEVEL 1	B	1439.49 SF
LEVEL 1	B	1153.86 SF
LEVEL 1	I-1	15030.24 SF
LEVEL 1	R-2	14290.15 SF
		51095.42 SF
LEVEL 2	A-3	8407.26 SF
LEVEL 2	A-3	370.00 SF
LEVEL 2	A-3	498.46 SF
LEVEL 2	R-2	21898.91 SF
LEVEL 2	R-2	15094.92 SF
		46170.55 SF
LEVEL 3	A-3	511.02 SF
LEVEL 3	A-3	370.00 SF
LEVEL 3	A-3	500.50 SF
LEVEL 3	R-2	26542.36 SF
LEVEL 3	R-2	15485.61 SF
		43410.49 SF
LEVEL 4	A-3	498.46 SF
LEVEL 4	A-3	511.02 SF
LEVEL 4	A-3	286.75 SF
LEVEL 4	A-3	666.33 SF
LEVEL 4	R-2	25628.56 SF
LEVEL 4	R-2	15487.20 SF
		43078.33 SF
Grand total		180844.30 SF

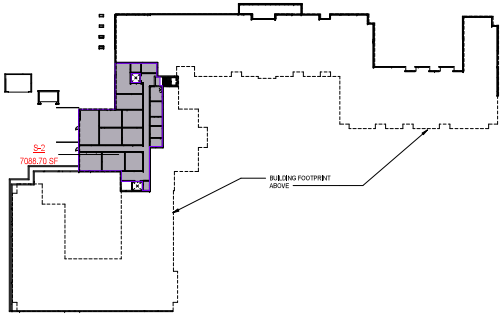
SITE DATA

GROSS TRACT AREA	=	255,571 S.F. / 5.867 ACRES
DEDICATION TO PUBLIC USE	=	0.0 S.F. / 0.0 ACRES
BUILDING & PORCHES	=	64,158.8 S.F. / 1.473 ACRES
DRIVEWAY & PARKING	=	50,162.7 S.F. / 1.152 ACRES
OPEN SPACE	=	141,249.5 S.F. / 3.243 ACRES
	=	

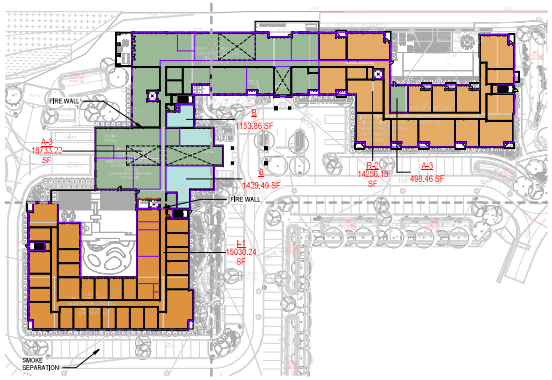
DEVELOPMENT DATA STANDARDS
R-200 ZONE / TDR 3.0, LOT 27, BLOCK B (STANDARD METHOD / CONDITIONAL USE)
RESIDENTIAL CARE FACILITY – SECTION 3.3.2.E.2.c

ELEMENTS	REQUIRED /ALLOWED	PROPOSED
DENSITY (MAX)		
INDEPENDENT LIVING (IL) - 15 UNITS PER ACRE (5.867 AC) ASSISTED LIVING (AL) + MEMORY CARE (MC) - 1200 SF PER BED	15 X 5.8671= 88 UNITS 255,571 / 1200 = 213 BEDS	88 UNITS (121 BEDS) 64 BEDS (AL) 27 BEDS (MC)
LOTS		
LOT AREA (MIN) LOT WIDTH AT FRONT BLDG LINE (MIN) LOT WIDTH AT FRONT LOTLINE (MIN)	20,000 SF 100 FT 25 FT	255,571SF 160 FT 160 FT
OPEN SPACE		
GREEN AREA (MIN) - 50% (SECTION 3.3.2.E.2.c.i.(c).(2))	255,571 X 0.50 = 127,786 SF	141,250/255,571 =55.3%
PLACEMENT (SUBJECT TO SECTION 4.4.14.E.3 PURSUANT TO SECTION 3.3.2.E.2.c.ii.(e)		
FRONT SETBACK FROM PUBLIC STREET SIDE SETBACK - FROM ABUTTING LOTS NOT INCLUDED IN APPLICATION (SECTION 33.2.E.2.c.ii.(f)) REAR SETBACK - FROM ABUTTING RESIDENTIAL DETACHED ZONE (SUBJECT TO SECTION 4.1.8.A.2) HEIGHT (PRINCIPAL STRUCTURE)	20 FT 20 FT 20 FT 50 FT	40 FT 20 FT 45 FT 50 FT
VEHICLE PARKING		
RESIDENTIAL CARE FACILITY - 1 SPACE PER DWELLING UNIT (IL, 88 UNITS) - 0.25 SPACE PER BED (AL + MC, 91 BEDS) - 0.50 PER EMPLOYEE : 44 FULLTIME EQUIVALENT) TOTAL HANDICAPPED (INCL.) ELECTRIC VEHICLE (INCL.)	88 SPACES 23 SPACES 22 SPACES 133 SPACES 5 SPACES 2 SPACES	 133 SPACES 5 SPACES 2 SPACES
OFF-STREET LOADING		
GROUP LIVING (25,001-250,000 SF OF GFA)	1 SPACE	1 SPACE
BICYCLE SPACES		
RESIDENTIAL CARE FACILITY - 0.25 SPACE PER DWELLING UNIT (IL ONLY) - 0.10 SPACE PER EMPLOYEE (AL + MC ONLY) (95% LONG-TERM (LT) + 5% SHORT-TERM (ST)	 22 SPACES 4 SPACES	 25 SPACES (LT), 1 SPACE (ST)

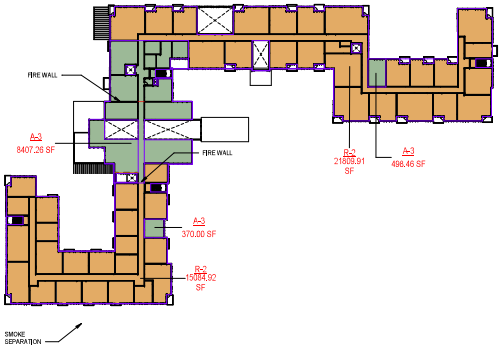
NOTES:
1. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE



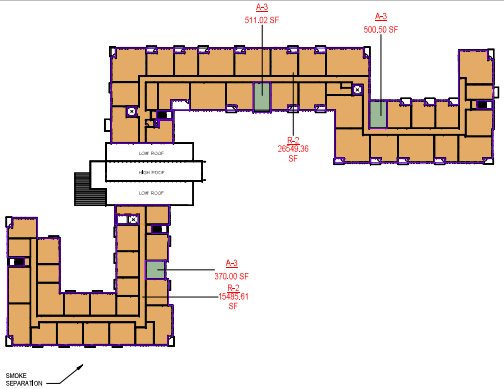
1 G120 LEVEL 0 - OCCUPANCY PLAN
1" = 50'-0"



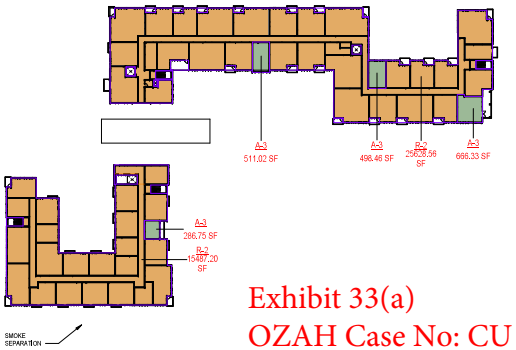
2 G120 LEVEL 1 - OCCUPANCY PLAN
1" = 50'-0"



3 G120 LEVEL 2 - OCCUPANCY PLAN
1" = 50'-0"



4 G120 LEVEL 3 - OCCUPANCY PLAN
1" = 50'-0"



5 G120 LEVEL 4 - OCCUPANCY PLAN
1" = 50'-0"

Exhibit 33(a)
OZAH Case No: CU 23-12

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CONSULTANTS

PROJECT TITLE

BROOKSTONE SENIOR LIVING

ISSUE #	DATE	DESCRIPTION
	09/30/2022	CONDITIONAL USE
	05/11/2023	CONDITIONAL USE RE-SUBMISSION

CERTIFICATION

STATE OF MARYLAND — DAVID CONRAD WHITE — No. 9423 — ARCHITECT

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 9423, Expiration Date: 02/26/2023.

David 05/11/2023
License Number Date

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2485-01

SHEET TITLE

CODE SUMMARY

SHEET NUMBER

G120

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