



January 9, 2014

Rob Robinson, AICP
Environmental Services
City of Gaithersburg
31 S. Summit Ave
Gaithersburg, MD 20877
Phone: 301-258-6330
Fax: 301-258-6336

Re: Washingtonian North Schematic Development Plan Amendment
Plan number: SDP-3878-2013 (the "SDP Amendment")
Environmental Waiver Request for Stream Valley Buffer Disturbance
Soltesz Project #11840001 – Washingtonian North

Dear Mr. Robinson,

On behalf of our client, Washingtonian North Associates, LLC ("WNA"), Soltesz, Inc. respectfully requests an environmental waiver for the stream valley buffer disturbance of 25,055 square feet of off-site areas. The disturbance to the stream valley buffer is required for construction of a sanitary sewer line and an outfall for storm water management pond serving the Washingtonian North mixed use project (the "Project").

Project Information

The subject property contains approximately 27 acres located on the north side of Sam Eig Highway (I-370) at the intersection of Sam Eig Highway and Washingtonian Boulevard. Currently there are approximately 23.0 acres of vacant fields and 3.94 acres forest. The property is bounded by existing single-family lots of Shady Grove Village Neighborhood to the west, Malcolm King Park to the north-east and north-west, and Sam Eig Highway to the south-east. The Natural Resource Inventory (NRI) plan for the property identified a stream valley buffer area on the north-west side of the property. The property is zoned MXD.

The property consists of five lots, identified as Lots 4, 7, 8, Out Lot C, and Out Lot D. It is proposed for mixed use development pursuant to the SDP Amendment consisting of 220,000 to 320,000 sf. of office use and a parking garage on Lot 4, an 115,000 to 130,000 sf. health club with a parking garage on Lot 7, and up to 400 unit multi-family building with a parking garage on Lot 8. Out Lot D is

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Exhibit #20

designated as Storm Water Management area, and Out Lot C is for the private entrance road from Sam Eig Highway into the property.

Site Development Approval History

On July 9, 1991, the Property, as part of the mixed-use development known as Washingtonian Center, was annexed into the City of Gaithersburg, pursuant to Annexation Agreement No. X-159. A Schematic Development Plan (SDP) for the Property was approved by the Gaithersburg Mayor and Council and incorporated into the Annexation Agreement, which showed up to 850,000 SF of office development on the Property in three buildings with structured parking garages. The Original SDP was subsequently amended in 2000 by SDP-W5(A), which was approved for 850,000 SF of office uses in three buildings and associated parking garages. SDP-W5(A) was also approved with a central pond for storm water management, including storm water from portions of Washingtonian Center across Sam Eig Highway, and an internal sidewalk and trail system that connected the office buildings to surrounding uses, including the City owned Malcolm King Park. In 2001, to implement SDP-W5(A), the City approved Final Site Plan SP-01-0006 to permit construction of a 220,200 SF, 7-story office building and 2½-story parking garage on a portion of the Property. To provide sewer service to the proposed office building, a sewer connection alignment was proposed and agreed upon between the City and applicant as part of this final site plan approval. The 1991 Annexation Agreement was subsequently amended in 2013 to allow for the currently proposed mixed-use development. Pursuant to the 2013 Annexation Agreement Amendment and the SDP Amendment, WNA will implement a significant restoration program in the stream valley buffer, as discussed in greater detail below.

Stream Valley Buffer Disturbance

As noted above, there are two proposed design elements that cause the encroachment: (i) a section of the sewer line that provides sewer service for the Project, and (ii) the outfall for the storm water management pond on the property that serves off-site areas south of Sam Eig Highway. Both of these design elements were included within previous Project approvals by the City of Gaithersburg, and no modifications to the prior approvals are proposed by this SDP Amendment.

The disturbed off-site stream valley buffer has an area of 25,055 square feet. The disturbed stream valley buffer areas identified in this waiver request are shown on the attached Stream Valley Buffer Disturbance Exhibit. (Attachment "A") It is entirely located within City owned Malcolm King Park. Six trees that have a DBH of 30" or higher within the off-site stream valley buffer disturbed area will be removed. They are either located within the limits of disturbance or the LOD

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impacts to their critical root zone are too large to expect tree survival. A Specimen Tree Variance Request Letter is prepared and submitted with the SDP Amendment package. In addition to these six specimen trees, there are 21 trees within the City Park that have a DBH of 12" and larger that will be removed because of the stream valley buffer disturbance. The removal of these trees will be mitigated by fee-in-lieu.

Additional Application Requirements

Per City of Gaithersburg Environmental Standards for Development Regulation (Regulation No. 01-10), Article III, Sec. 25-1-d:

Storm water management (SWM) facilities are discouraged within stream buffers...However, maximum long-term effectiveness of the SWM facilities is also an important objective of an overall stream protection strategy, and must be considered together with the buffer objectives in siting decision. Waivers for minimal buffer intrusions may only be approved by the granting of a waiver on a case by case basis pursuant to Section 38 of this Regulation for construction of suitable SWM facilities, non-erosive storm drain outfalls, and unavoidable and consolidated sanitary sewer connections. The extent to which the proposal meets the following factors will form the basis of whether or not a waiver is approved:

- (1) Documented and measurable improvement in the effectiveness of the SWM control system if placed in the buffer.*
- (2) Minimization of encroachment into the buffer.*
- (3) Avoidance of existing sensitive areas (forest, headwaters, and wetlands and their designated buffers, floodplains, steep slopes, and habitat for rare, threatened, and endangered species and their associated protection buffers).*
- (4) Extent of which the SWM ESD or BMP design is consistent with the preferred use of the buffer (for example, preservation of existing forest and natural vegetation within part or all of the flood pool; naturally contoured and vegetated infiltration areas or filter strips; etc.)*
- (5) Excessive grading caused by an uphill SWM location.*
- (6) Existence of severely degraded conditions within the buffer area that could not be improved if the SWM facility is outside the buffer area.*
- (7) Presence of man-made structures (e.g., farm ponds) in the buffer area under pre-development conditions that can be converted to SWM use without excessive stream disturbance.*
- (8) Ability to provide full or partial compensation for the loss of buffer function from the disturbance and permanent absence of forested areas.*

The sewer line and outfall are integral components of the utility and infrastructure facilities necessary to serve the Project and the existing development at Washingtonian Center. The outfall is non-erosive and will not increase existing impervious surfaces on the SVB. The sewer connection is unavoidable and

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consolidated and will also not increase existing impervious areas. Both facilities will have minimal impacts to the environment

Pursuant to: Item ***“d-(1) Documented and measurable improvement in the effectiveness of the SWM control system if placed in the buffer.”*** And Item ***“d-(2) Minimization of encroachment into the buffer.”***

The outfall and sewer line went through strenuous design and review process and their current designs and locations are the result of careful study of the property and City requirements. The outfall is necessarily located proximate to the stream within the SVB. The sewer line is a gravity line and must be located at the proposed location, at a lower elevation from the residential and health club buildings to provide necessary sewer service to the Project. Both facilities were designed to minimize the encroachment into the stream valley buffer zone. Any changes to the proposed designs will result in larger encroachment of the stream valley buffer area. Reasonable alternatives for avoidance of the buffer are not available.

Pursuant to: Item ***“d-(3) Avoidance of existing sensitive areas (forest, headwaters, and wetlands and their designated buffers, floodplains, steep slopes, and habitat for rare, threatened, and endangered species and their associated protection buffers).”***

There are no forest, wetlands and their designated buffers, floodplains, steep slopes and habitat for rare, threatened, and endangered species and their associated protection buffers exist on site.

With the stream restoration methods proposed downstream with this SDP submission, which are described in the attached Stream Restoration Exhibit (Attachment “B”), the quality of the stream and its buffer will be improved.

Pursuant to: Item ***“d-(4) Extent of which the SWM ESD or BMP design is consistent with the preferred use of the buffer (for example, preservation of existing forest and natural vegetation within part or all of the flood pool; naturally contoured and vegetated infiltration areas or filter strips; etc.)”***

The proposed outfall and sewer alignment are consistent with the preferred use of the buffer. No impervious area is proposed within the stream valley buffer area. The proposed grading within the buffer is for the grade tie-in with the existing grade for the pond and its outfall.

Pursuant to: Item ***“d-(5) Excessive grading caused by an uphill SWM location.”***

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In order to provide effective storm water treatment for the off-site areas, the central SWM pond and the outfall are designed in accordance with City and State requirements for storm water management facilities. The encroachment caused by the outfall grading is a direct result of the design conditions and public agency requirements. The proposed grading within the buffer for the outfall ties in with the existing grade for the pond. As it is proposed, the grading within the stream valley buffer is so designed to cause minimum disturbance within the buffer area.

Pursuant to: Item ***“d-(6) Existence of severely degraded conditions within the buffer area that could not be improved if the SWM facility is outside the buffer area.”***

The existing stream is not in a healthy condition. Stream restoration methods will be adopted to improve the stream quality. Natural material structures such as Step Pool Conveyance system and other grade control structures will be constructed to treat the quality of storm flow that goes into the stream and decrease stream bank erosion. These structures will also provide stream habitat that will help improving the quality of the stream. The condition will not be improved if the outfall is completely outside of the buffer area. As it is proposed, the central SWM facility that is associated with the outfall, together with the stream restoration methods proposed downstream in this SDP submission will improve the water quality of the stream and its buffer areas.

Pursuant to: Item ***“d-(7) Presence of man-made structures (e.g., farm ponds) in the buffer area under pre-development conditions that can be converted to SWM use without excessive stream disturbance.”***

There is an existing pond under pre-development conditions on the Washingtonian North property. The proposed storm water management pond is designed to utilize this existing pond location to provide treatment of off-site storm water without excessive stream disturbance. The associated outfall causes minimal disturbance to the buffer area.

Pursuant to: Item ***“d-(8) Ability to provide full or partial compensation for the loss of buffer function from the disturbance and permanent absence of forested areas.”***

The proposed SDP Amendment includes a proposal of stream restoration downstream of the existing stream to improve the quality of the stream. The proposed methods include:

- 1) Step Pool conveyance to reduce velocity and mitigate grade change from existing scour. The Step Pool Storm Conveyance Systems are open-channel conveyance structures that safely convey, attenuate, and treat the quality of storm flow. There are different design configurations for this kind of system to accommodate various site implementation conditions.

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- 2) Cross-Vane and J-Hook to redirect thalweg, reduce velocity, and provide stream habitat. Cross-Vane and J-Hook Vane are grade control structures that decrease near-bank shear stress, velocity and stream power. Using natural material, they are designed to reduce bank erosion and provide stream habitat.
- 3) Grade back stream banks to reconnect to floodplain and plant vegetation for bank stabilization,
- 4) Remove PVC piping and install large stepping stones across mulch path.

These stream restoration methods will help improve the quality of the stream and its buffer area. A stream restoration exhibit is included in this waiver request. (Attachment "B")

Minimum Criteria for Variance

As further basis for this waiver request, the applicant can demonstrate that it meets the City of Gaithersburg Environmental Standards for Development Regulation (Regulation No. 01-10), Article III-Sec.-38(1) *Reasons for Granting Waivers*, which states that waivers may only be granted upon:

- a. *Completion of required approvals, rulings, permits, or waivers from all appropriate State and Federal findings agencies.*
- b. *A showing of good and sufficient cause and meeting the criteria outlined in Article III of this regulation.*
- c. *A determination that failure to grant a waiver would result in unnecessary or undue hardship to the applicant.*
- d. *A determination that the granting of the waiver will not result in increased flood heights, additional threats to public safety, extraordinary public expenses, or the creation of nuisances.*
- e. *A determination that there are no conflicts with existing local and State laws or ordinances.*

Pursuant to "(a) *Completion of required approvals, rulings, permits, or waivers from all appropriate State and Federal findings agencies.*"

The proposed sewer alignment with its associated easement and the proposed storm water management facility outfall location are the result of careful study of the property and City and State requirements. The design went through the City of Gaithersburg approval process previously. The applicant and City staff reviewed the proposed development and agreed upon the approval. No design change from the approved plan is proposed with this SDP Amendment submission.

Pursuant to (b) *A showing of good and sufficient cause and meeting the criteria outlined in Article III of this regulation.*

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As discussed in the previous part of the is waiver request, the proposed development meets the criteria outlined in Article III of the Environmental Standards for Development Regulation.

Pursuant to (c) A determination that failure to grant a waiver would result in unnecessary or undue hardship to the applicant.

The construction of the sewer line within the SVB is necessary to provide sewer service to the residential building and the health club. As noted above, the proposed sewer line connects to an existing sewer line to the east of the property and must be located at the lower elevation of the SVB in order to function properly. No other sewer lines are available to serve these uses and the Project could not proceed without adequate sewer service. With regard to the outfall, the associated SWM pond on the property is sized and designed to provide quantity and quality control for storm water runoff from portions of Washingtonian Center across Sam Eig Highway. The SWM pond has been an integral part in the development proposals for the property approved by the City since 2000. If the outfall cannot be located in the SVB as proposed, it would require significant changes to the layout and design of the Project that would likely make the Project unfeasible. For these reasons, it would be a hardship for WNA if the waiver was denied.

Pursuant to (d) A determination that the granting of the waiver will not result in increased flood heights, additional threats to public safety, extraordinary public expenses, or the creation of nuisances.

The proposed sewer alignment and its associated WSSC easement will not result in any above ground impervious construction. The proposed SWM pond, including the outfall that is the subject of this waiver request, is designed and constructed to provide better storm water management methods than the existing condition. None of these two proposals will result in increased flood heights, additional threats to public safety, extraordinary public expenses, or the creation of nuisances.

Pursuant to (e) A determination that there are no conflicts with existing local and State laws or ordinances.

The proposed sewer alignment and associated easement and the proposed outfall meet the City's Environmental Standards for Development Regulation requirements and were previously approved by the City Council for construction. There are no conflicts with existing local and State laws and ordinances.

For these reasons listed above, we believe it is appropriate to grant this request for an environmental waiver. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,
SOLTESZ, INC.



Amy Zou, RLA
Landscape Architect

Soltesz, Inc.
2 Research Place, Suite 100
Rockville, MD 20850

cc:

Attachment A

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Attachment B

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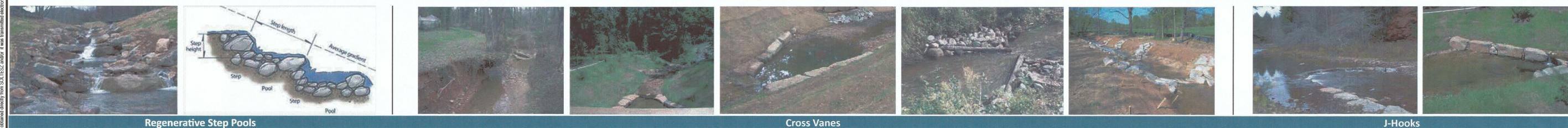
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Washingtonian North Stream Restoration Exhibit

"Stream restoration is defined as the process of converting an unstable, altered or degraded stream corridor, including adjacent riparian zone and flood-prone areas to its natural or referenced, stable conditions considering recent and future watershed conditions. This process also includes restoring the geomorphic dimension, pattern, and profile as well as biological and chemical integrity, including transport of water and sediment produced by the stream's watershed in order to achieve dynamic equilibrium."

Date: June 19, 2013
 Scale: 1"=15'
 Job Number: (Q) 11840001
 Designed: Andie Murtha & Pam Scott



Regenerative Step Pools

Cross Vanes

J-Hooks

Cross Vane Description:

The Cross-Vane is a grade control structure that decreases near-bank shear stress, velocity and stream power, but increases the energy in the center of the channel. The structure will establish grade control, reduce bank erosion, create a stable width/depth ratio, maintain channel capacity, while maintaining sediment transport capacity, and sediment competence. The Cross-Vane also provides for the proper natural conditions of secondary circulation patterns commensurate with channel pattern, but with high velocity gradients and boundary stress shifted from the near-bank region. The Cross-Vane is also a stream habitat improvement structure due to: 1) an increase in bank cover due to a differential raise of the water surface in the bank region; 2) the creation of holding and refuge cover during both high and low flow periods in the deep pool; 3) the development of feeding lanes in the flow separation zones (the interface between fast and slow water) due to the strong downwelling and upwelling forces in the center of the channel; and 4) the creation of spawning habitat in the tail-out or glide portion of the pool.

J-Hook Description:

The J-Hook Vane is an upstream directed, gently sloping structure composed of natural materials. The structure can include a combination of boulders, logs and root wads (Figures 6-7) and is located on the outside of stream bends where strong downwelling and upwelling currents, high boundary stress, and high velocity gradients generate high stress in the near-bank region. The structure is designed to reduce bank erosion by reducing near-bank slope, velocity, velocity gradient, stream power and shear stress. Redirection of the secondary cells from the near-bank region does not cause erosion due to back-eddy re-circulation. The vane portion of the structure occupies 1/3 of the bankfull width of the channel, while the "hook" occupies the center 1/3.

ROCKVILLE OFFICE
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067

Rockville					
Lanham					
Waldorf					
Lanardtown					
Frederick					
NO.		REVISIONS		BY	DATE
DATE:	JANUARY 2013	CAD STANDARDS VERSION:	V8 - 2009		
DESIGNED:	JDC	TECHNICIAN:	CDA	CHECKED:	AQ

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-267-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

APPLICANT
 WASHINGTONIAN NORTH ASSOCIATES, LLC
 C/O BOSTON PROPERTIES
 2200 PENNSYLVANIA AVENUE, NW
 SUITE 200W
 WASHINGTON, DC 20037
 202.865.0847
 JAKE STROMAN

COPYRIGHT: ADD THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP: 5153 GRID: G.H.182	
TAX MAP: FS342 & 343	ZONING CATEGORY: MXD
WSBC 200' SHEET: 221NW 10	XXXX
222NW 10	XXXX
SITE DATUM: HORIZONTAL: NAD 83	XXXX
VERTICAL: NAD 83	

AMM
 1/19/14
 ANDIE MURTHA
 FCA QP PER COMAR

STREAM RESTORATION EXHIBIT		 1" = NTS
WASHINGTONIAN NORTH LOTS 4, 7, 8, & OUTLOT C, D WASHINGTONIAN CENTER		
PREVIOUSLY LOTS 4 - 6, & OUTLOT 'B', BLOCK D, 'WASHINGTONIAN CENTER', PLAT # 21856 CITY OF GAITHERSBURG (9th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND		STR-1.0 PROJECT NO. 1184-00-01

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained electronically, SOLTESZ cannot guarantee that any information contained herein is correct, complete, or that it was transmitted electronically. SOLTESZ, Inc. is not responsible for any errors or omissions, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

Environmental Standards for Development Regulation – Waivers § 38

Sec. 38. Waivers from Environmental Regulations

Requests for waivers from the Environmental Standards shall be submitted as soon as possible and preferably prior to final site plan approval. Waivers will be reviewed on a case by-case basis by either the City Council or the Planning Commission as specified below.

1. Reasons for Granting Waivers

The waiver will be of the minimum necessary to accord relief. Waivers may only be granted upon:

- a. Completion of required approvals, rulings, permits, or waivers from all appropriate State and Federal findings agencies.*
- b. A showing of good and sufficient cause and meeting the criteria outlined in Article III of this regulation.*
- c. A determination that failure to grant a waiver would result in unnecessary or undue hardship to the applicant.*
- d. A determination that the granting of the waiver will not result in increased flood heights, additional threats to public safety, extraordinary public expenses, or the creation of nuisances.*
- e. A determination that there are no conflicts with existing local and State laws or ordinances.*

If waivers are granted and compensation required, compensation shall be directed to stream buffer areas, floodplains, connections and additions to forested areas, critical habitat areas, steep slopes, or the implementation of innovative green building practices. Preference is for compensation to occur onsite within the stream buffer zone, within other City of Gaithersburg stream buffers, elsewhere within Gaithersburg City limits, or in-lieu fee.

2. Authority to Grant Waivers

The City Council shall have the authority to review waiver applications and grant waivers where the Council finds that the public interest benefits of the project outweigh the risks to the environment and there are no other feasible alternatives. In cases where a waiver would cause a minor impact¹, the applicant may request that the City Council delegate the authority to the Planning Commission to review and grant the waiver during the site plan review process. When delegated the authority, the City Planning Commission shall conduct a separate vote on the waiver of any Environmental Standard rather than simply approving the waiver as part of a site plan approval.

SDP-3878-2013
Exhibit #21

¹ *The review of the magnitude of impact should consider the degree of change from the current land use and the absolute quantity of the impact. When forwarding an applicant's request to the City Council, staff will provide a recommendation based on the following criteria: the size of area disturbed, the current stream quality, the presence of sensitive areas (e.g., forests, wetlands, high quality streams, headwaters, special habitats, etc.), potential hazards and downstream impacts, and the degree of change from the current land use.*





Boston Properties, Inc.

WASHINGTONIAN NORTH

PHASE I

GAITHERSBURG, MARYLAND

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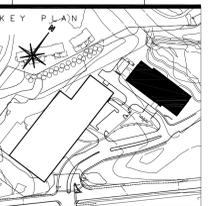
Hellmuth, Obata + Kassabaum, P.C.
Canal House
3225 Grace Street, NW
Washington, DC 20007
202-339-8700
202-339-8800 fax

TOLK, Inc.
Consulting Engineers
8401 Arlington Boulevard, St. 600
Fairfax, VA 22031
703-698-9440
703-876-4881 fax

CAGLEY & ASSOCIATES
6141 Executive Boulevard
Rockville, MD 20852
301-881-9050
301-881-1125 fax

LOIEDERMAN & ASSOCIATES, Inc.
1390 Piccard Drive
Rockville, MD 20850
301-948-2750
301-948-9067 fax

I S S U E D		
NO.	DESCRIPTION	DATE
1	SCHEMATIC DOCUMENTS	11-13-00
2	SITE PLAN SUBMISSION	03-23-01
1	DESIGN DEVELOPMENT	04-06-01
1	SITE PLAN SUBMISSION	06-01-01
1	CONSTRUCTION / PERMIT SET	12-01-01



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SOUTH ELEVATION

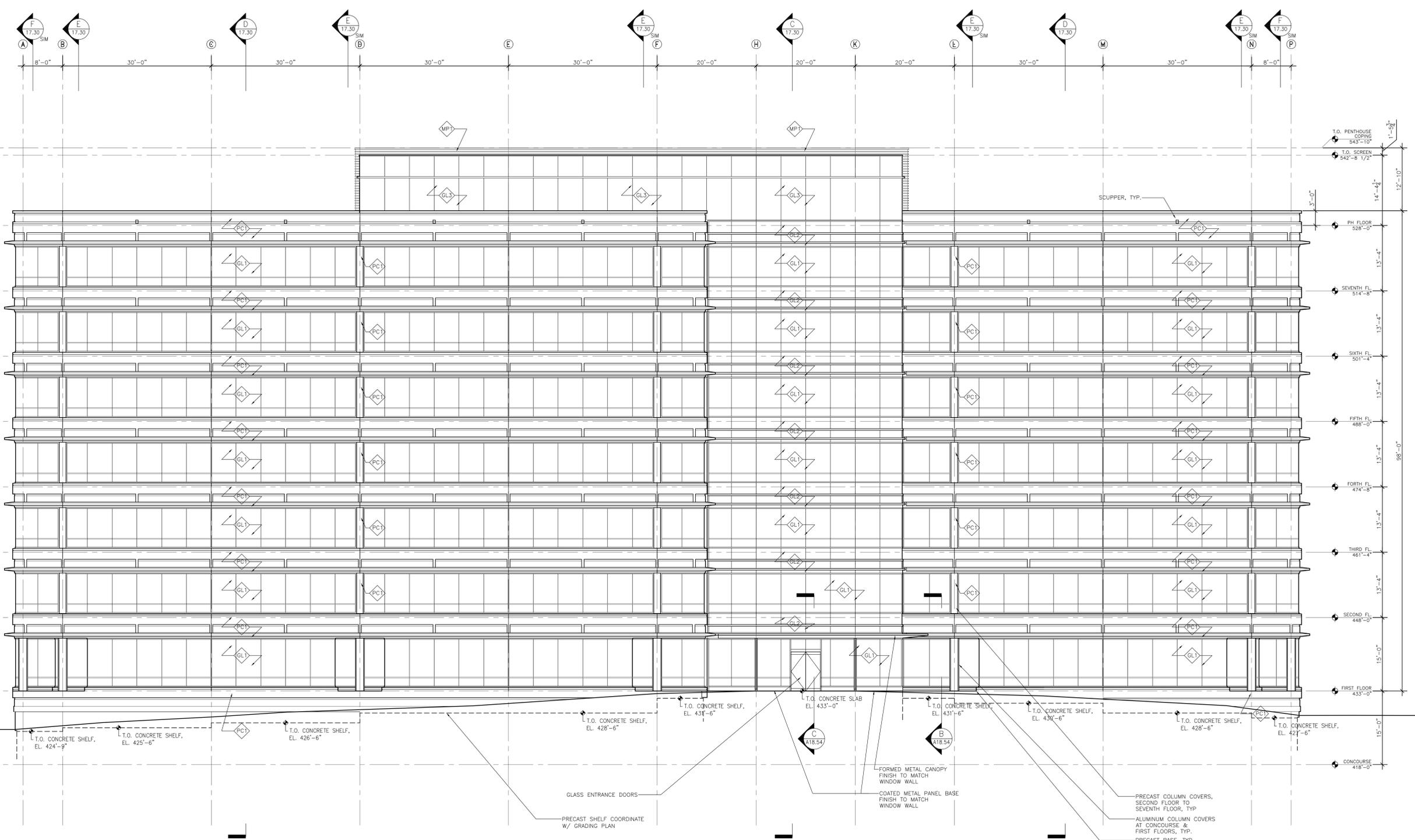
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SCALE: 1/8"=1'-0"
SHEET NUMBER

A-15.10

HELLMUTH, OBATA + KASSABAUM, INC. © 2010

- GL1 VISION GLASS - VIRACON VE1-42 #2
 - GL2 SPANDREL GLASS - VIRACON VE1-42 #2 W/ V533LF (WARM GREY) #4
 - GL3 SCREEN WALL GLASS - VIRACON VE1-42 #2 W/ V175LF (DOT PATTERN) #3
 - PC1 PRECAST CONCRETE SPANDREL PANEL FINISH TO MATCH ARCHITECTS SAMPLE (ACID ETCHED)
 - MP1 CORRUGATED METAL PANEL SYSTEM - CUSTOM PANEL INDUSTRIES - T10A W/ LOW GLOSS ZINC GREY PROFINISH 500
- NOTE:
ALL WINDOW MULLIONS AND PAINTED ALUMINUM TO MATCH VISTAWALL - VALSPAR 399-371 SILVER



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SOUTH ELEVATION
1/8"=1'-0"

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- NOTE:
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Boston Properties, Inc.

WASHINGTONIAN NORTH

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GAITHERSBURG, MARYLAND

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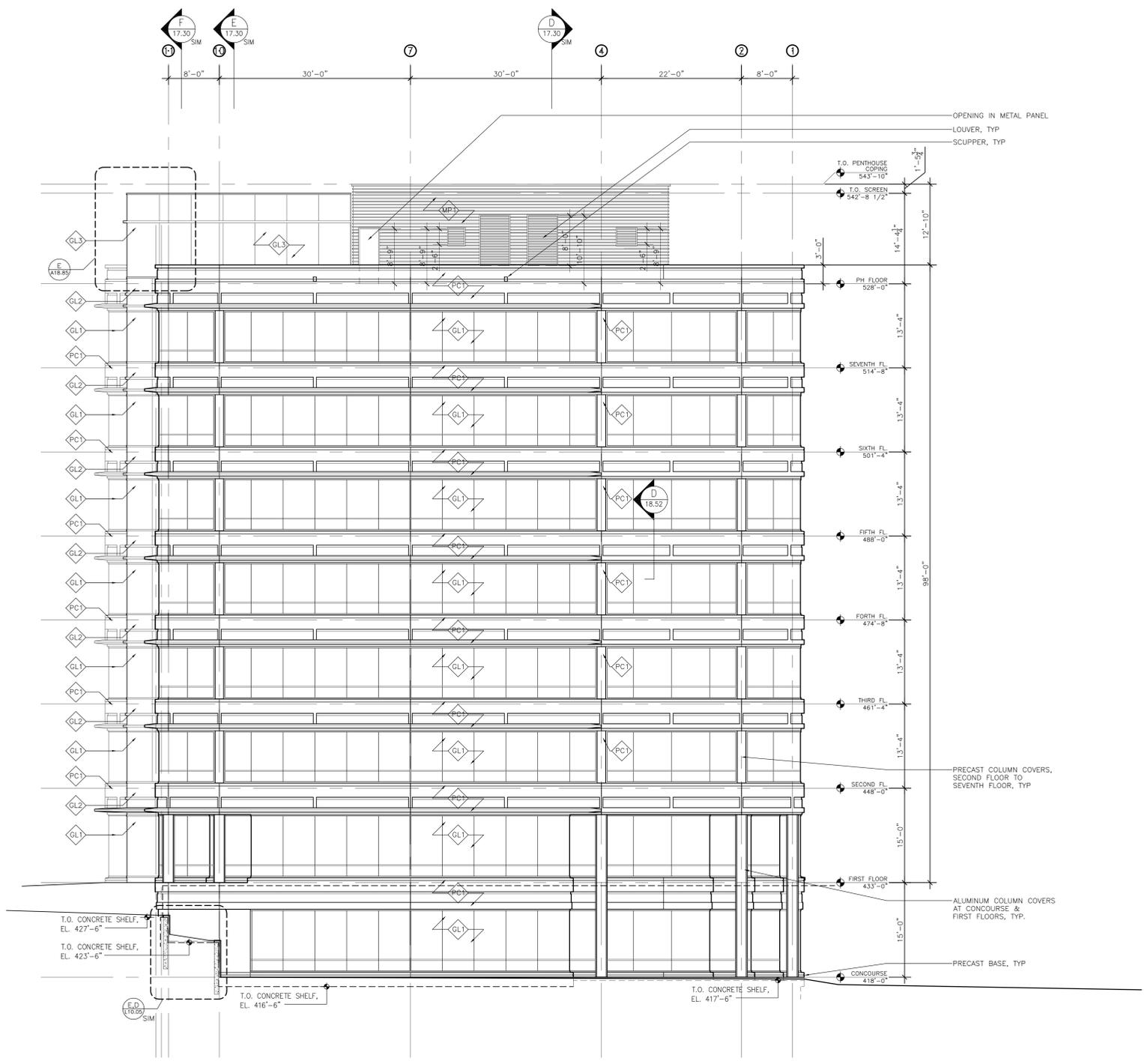
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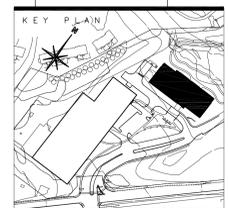
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1	CONSTRUCTION / PERMIT SET	12-01-01



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EAST ELEVATION
1/8"=1'-0"



DRAWING TITLE
EAST ELEVATION

DRAWN BY	CHECKED BY	APPROVAL

SCALE: 1/8"=1'-0" HOK JOB: 00-0595-00 CONSULTANT JOB:

SHEET NUMBER

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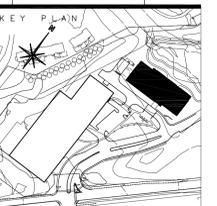
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NORTH ELEVATION

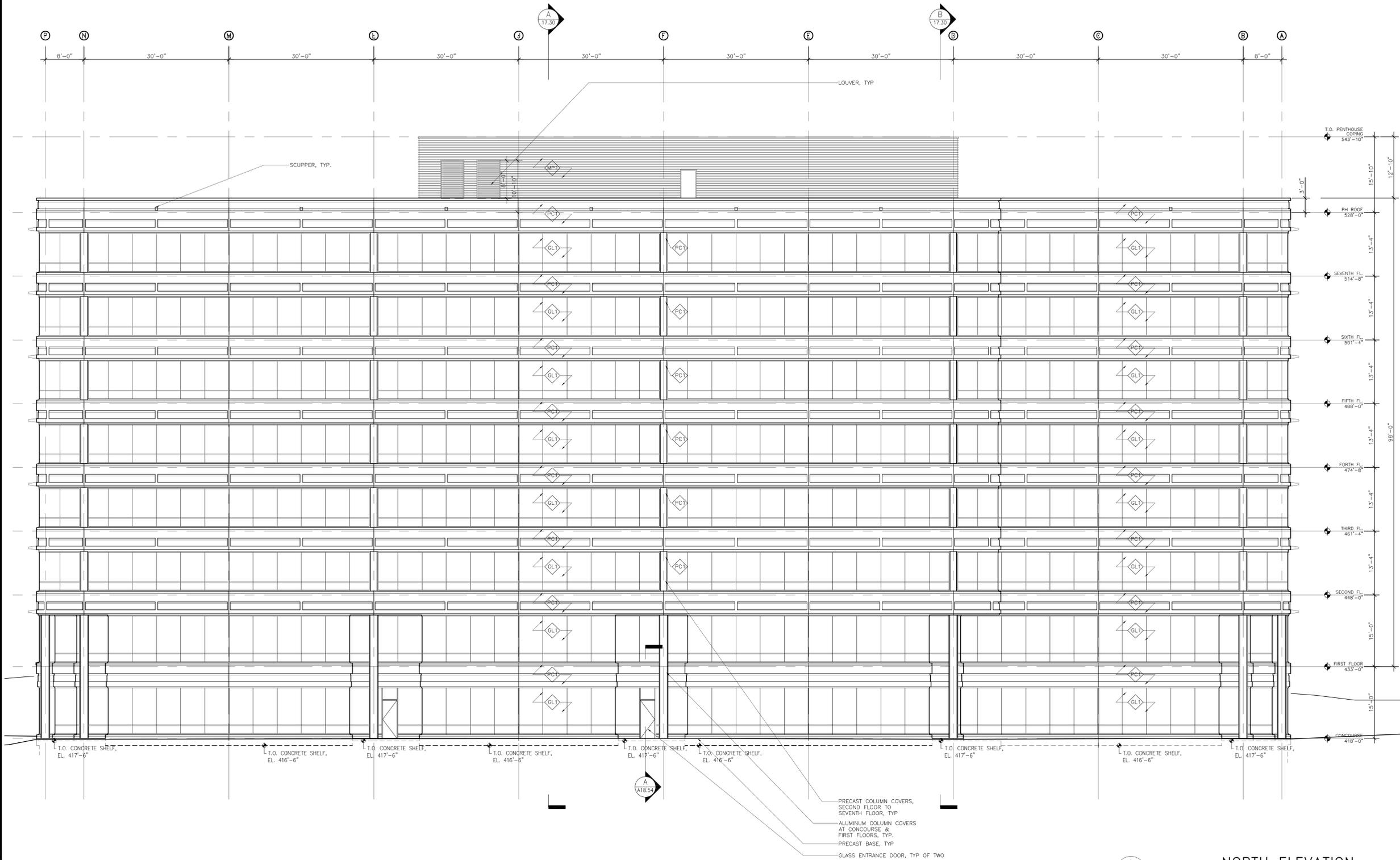
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SCALE: 1/8"=1'-0"
SHEET NUMBER

A-15.30

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- GL1 VISION GLASS - VIRACON VE1-42 #2
 - GL2 SPANDREL GLASS - VIRACON VE1-42 #2 W/ V533LF (WARM GREY) #4
 - GL3 SCREEN WALL GLASS - VIRACON VE1-42 #2 W/ V175LF (DOT PATTERN) #3
 - PC1 PRECAST CONCRETE SPANDREL PANEL FINISH TO MATCH ARCHITECTS SAMPLE (ACID ETCHED)
 - MP1 CORRUGATED METAL PANEL SYSTEM - CUSTOM PANEL INDUSTRIES - T10A W/ LOW GLOSS ZINC GREY PROFINISH 500
- NOTE:
ALL WINDOW MULLIONS AND PAINTED ALUMINUM TO MATCH VISTAWALL - VALSPAR 399-371 SILVER



- PRECAST COLUMN COVERS, SECOND FLOOR TO SEVENTH FLOOR, TYP
- ALUMINUM COLUMN COVERS AT CONTOUR & FIRST FLOORS, TYP.
- PRECAST BASE, TYP
- GLASS ENTRANCE DOOR, TYP OF TWO

A
A15.30

NORTH ELEVATION
1/8"=1'-0"

- GL1 VISION GLASS - VIRACON VE1-42 #2
 - GL2 SPANDREL GLASS - VIRACON VE1-42 #2 W/ V535LF (WARM GREY) #4
 - GL3 SCREEN WALL GLASS - VIRACON VE1-42 #2 W/ V175LF (DOT PATTERN) #3
 - PC1 PRECAST CONCRETE SPANDREL PANEL FINISH TO MATCH ARCHITECTS SAMPLE (ACID ETCHED)
 - MP1 CORRUGATED METAL PANEL SYSTEM - CUSTOM PANEL INDUSTRIES - T10A W/ LOW GLOSS ZINC GREY PROFINISH 500
- NOTE:
ALL WINDOW MULLIONS AND PAINTED ALUMINUM TO MATCH VISTAWALL - VALSPAR 399x371 SILVER



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WASHINGTONIAN NORTH

PHASE I

GAITHERSBURG, MARYLAND

S E A L



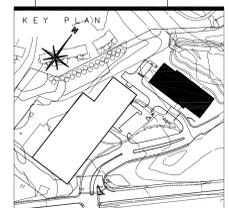
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8401 Arlington Boulevard, St. 600
Fairfax, VA 22031
703-698-9440
703-876-4881 fax

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6141 Executive Boulevard
Rockville, MD 20852
301-881-9050
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I S S U E D		
NO.	DESCRIPTION	DATE
1	SCHEMATIC DOCUMENTS	11-13-00
2	SITE PLAN SUBMISSION	03-23-01
1	DESIGN DEVELOPMENT	04-08-01
1	SITE PLAN SUBMISSION	08-01-01
1	CONSTRUCTION / PERMIT SET	12-01-01



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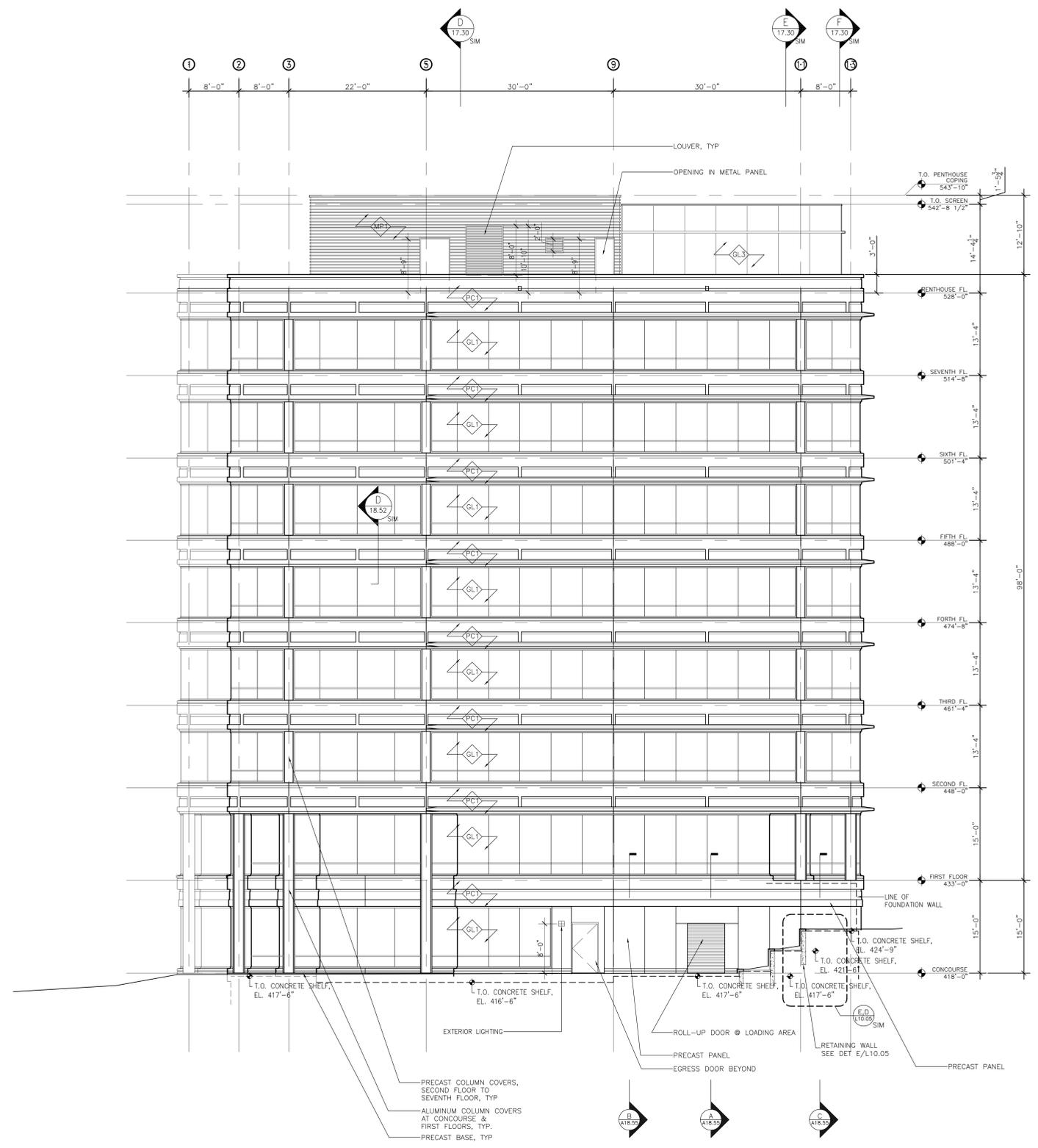
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SCALE: 1/8"=1'-0"
SHEET NUMBER

A-15.40

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WEST ELEVATION
1/8"=1'-0"



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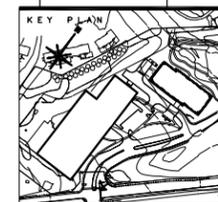
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ISSUED		
NO.	DESCRIPTION	DATE
1	SCHEMATIC DOCUMENTS	11-13-00
2	SITE PLAN SUBMISSION	03-23-01
1	SITE PLAN SUBMISSION	06-06-01
1	CONSTRUCTION / PERMIT SET	12-01-01

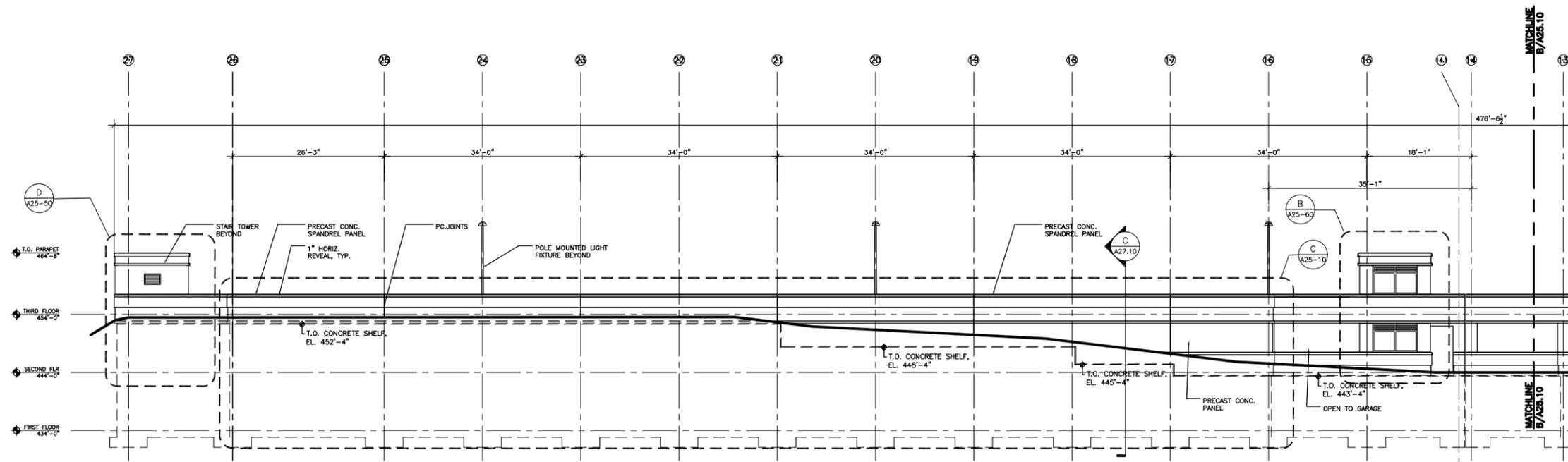


DRAWING TITLE
PARKING GARAGE ELEVATIONS - EAST

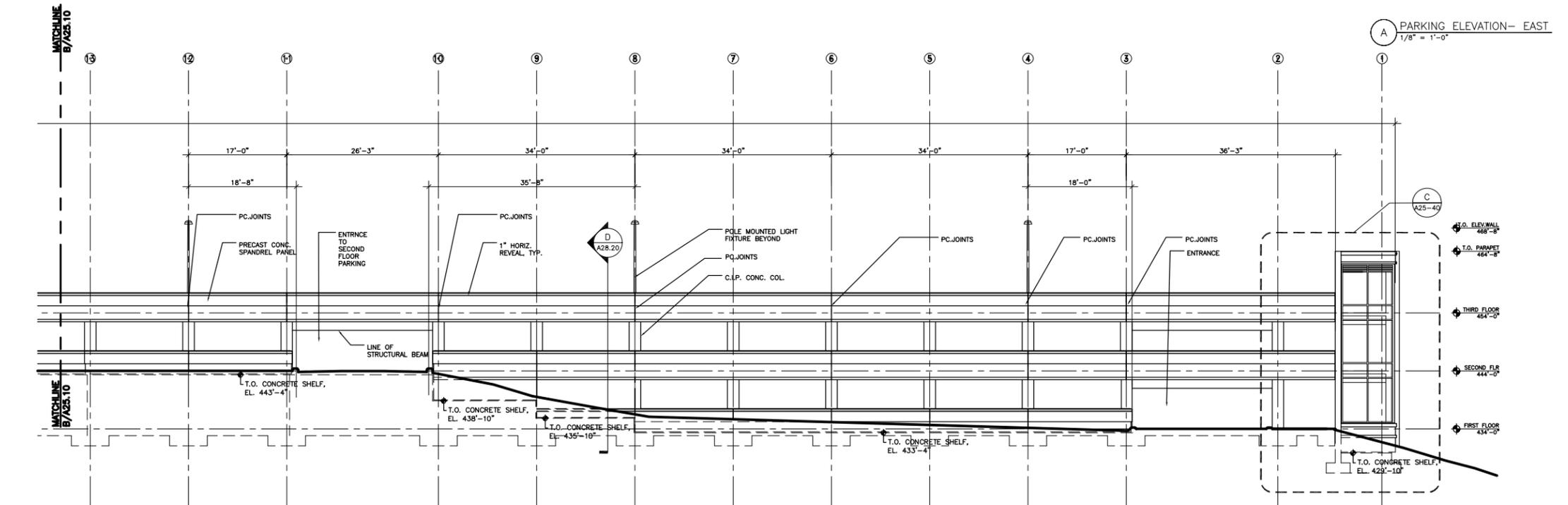
DATE	BY	CHKD BY	APP'D BY
06-06-01

SHEET NUMBER
A-25.10

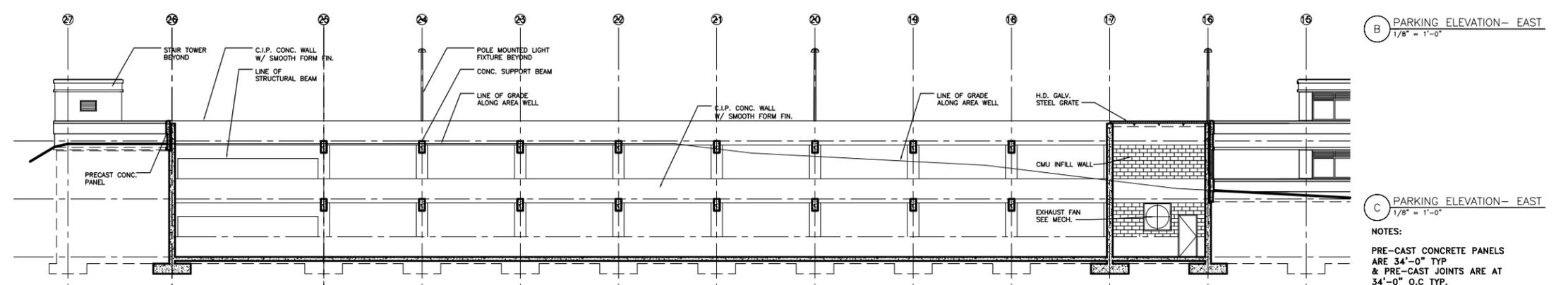
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A PARKING ELEVATION- EAST
1/8" = 1'-0"



B PARKING ELEVATION- EAST
1/8" = 1'-0"



C PARKING ELEVATION- EAST
1/8" = 1'-0"

NOTES:
PRE-CAST CONCRETE PANELS ARE 34'-0" TYP & PRE-CAST JOINTS ARE AT 34'-0" O.C TYP.



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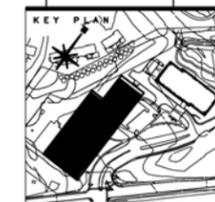
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ISSUED	
NO.	DESCRIPTION
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2	SITE PLAN SUBMISSION 03-23-01
1	SITE PLAN SUBMISSION 08-08-01
1	CONSTRUCTION / PERMIT SET 12-01-01



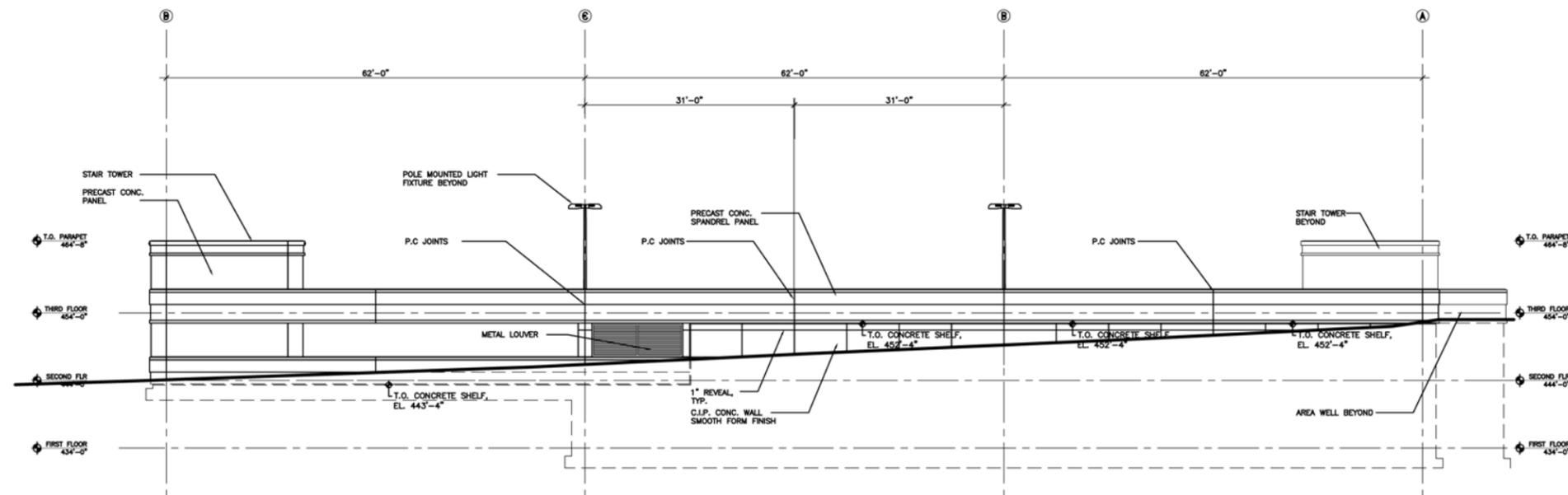
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PARKING GARAGE ELEVATIONS - NORTH & SOUTH

DESIGNED BY	CHECKED BY	DATE

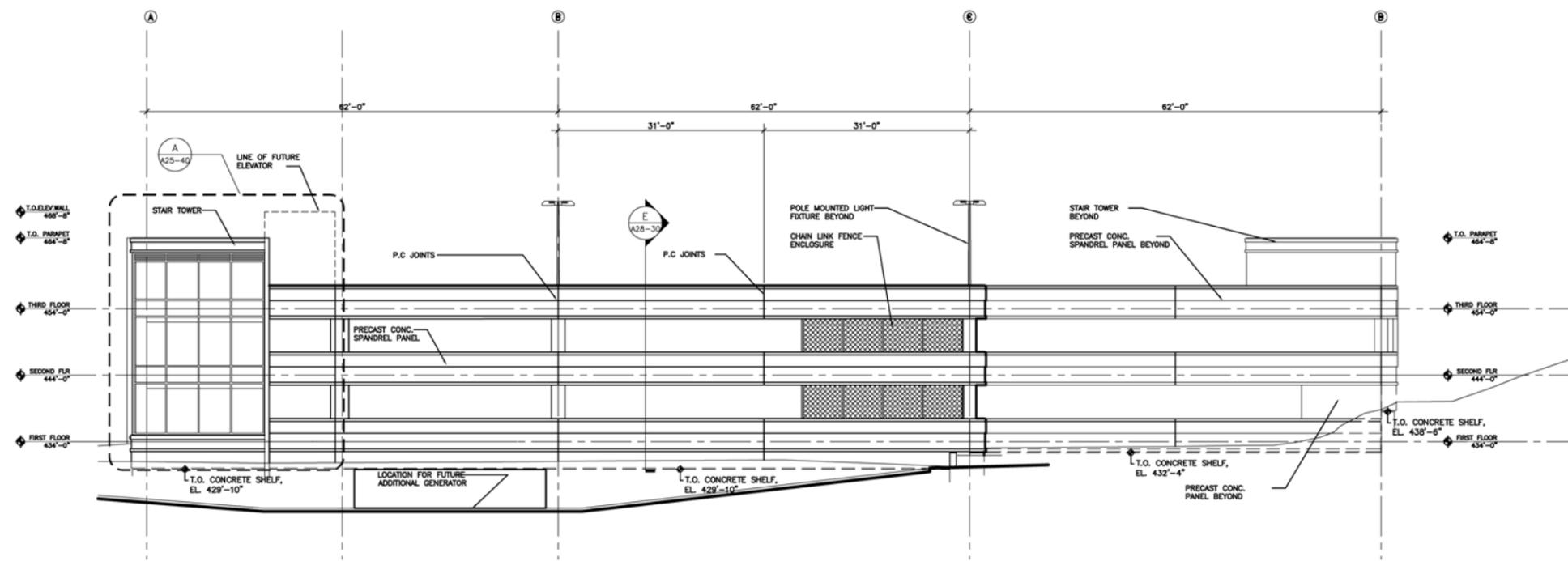
SHEET NUMBER

A-25.30

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A PARKING ELEVATION - SOUTH
1/8" = 1'-0"



B PARKING ELEVATION - NORTH
1/8" = 1'-0"



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SEAL

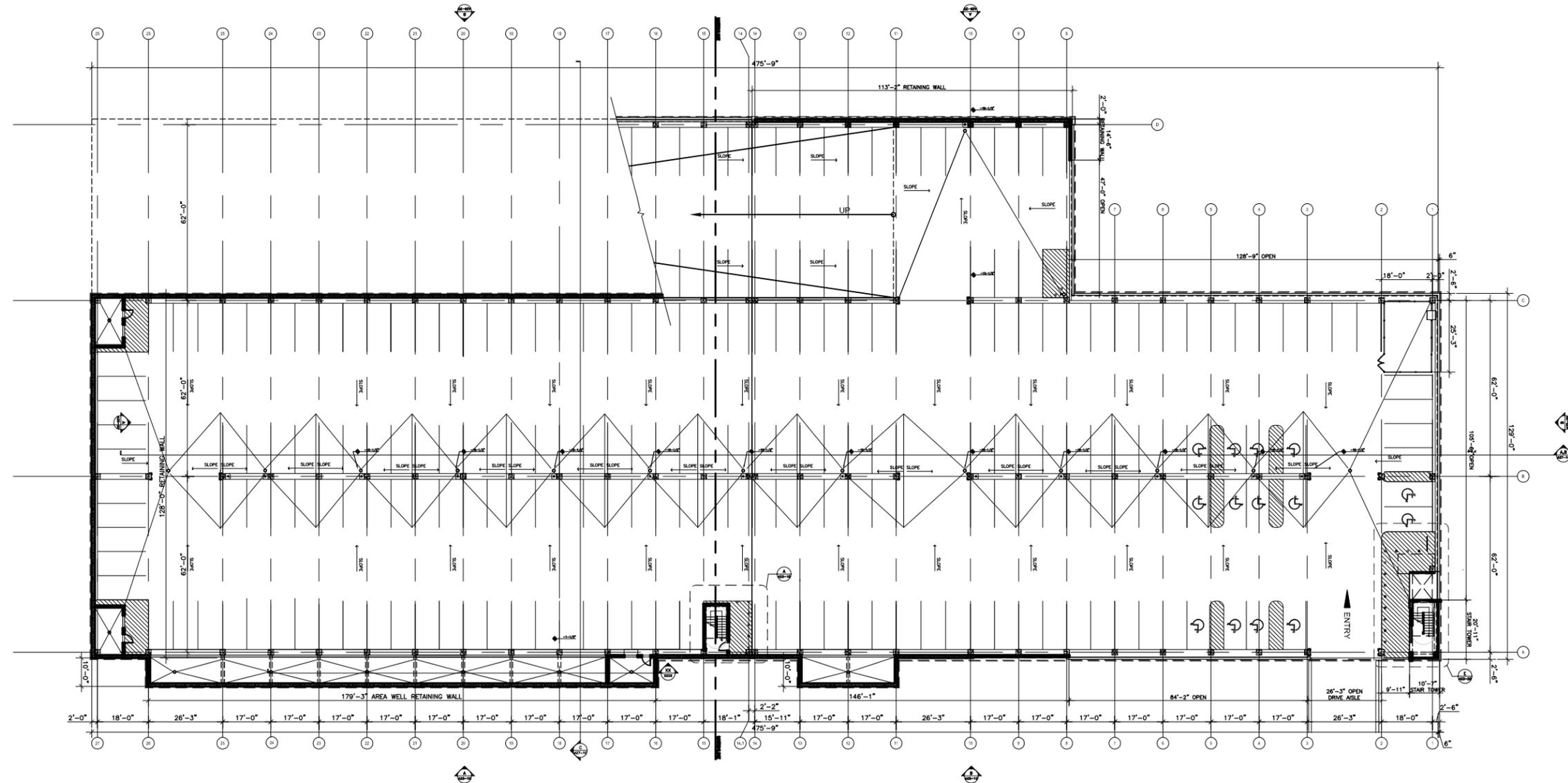


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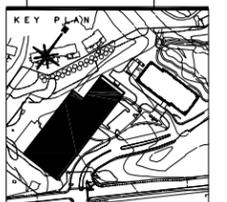
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ISSUED		
NO.	DESCRIPTION	DATE
1	SCHEMATIC DOCUMENTS	11-13-00
1	DESIGN DEVELOPMENT	04-08-01
1	SITE PLAN SUBMISSION	06-08-01
1	CONSTRUCTION / PERMIT SET	12-01-01



DRAWING TITLE
FIRST FLOOR PLAN

A PARKING LEVEL, 1ST FLOOR PLAN
1/16" = 1'-0"

DATE	BY	CHECKED BY	APPROVAL
00-0095-00			

SHEET NUMBER
A-21.10

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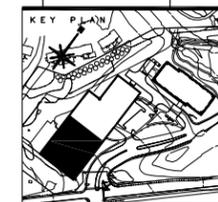
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ISSUED	
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1	DESIGN DEVELOPMENT
1	SITE PLAN SUBMISSION
1	CONSTRUCTION / PERMIT SET

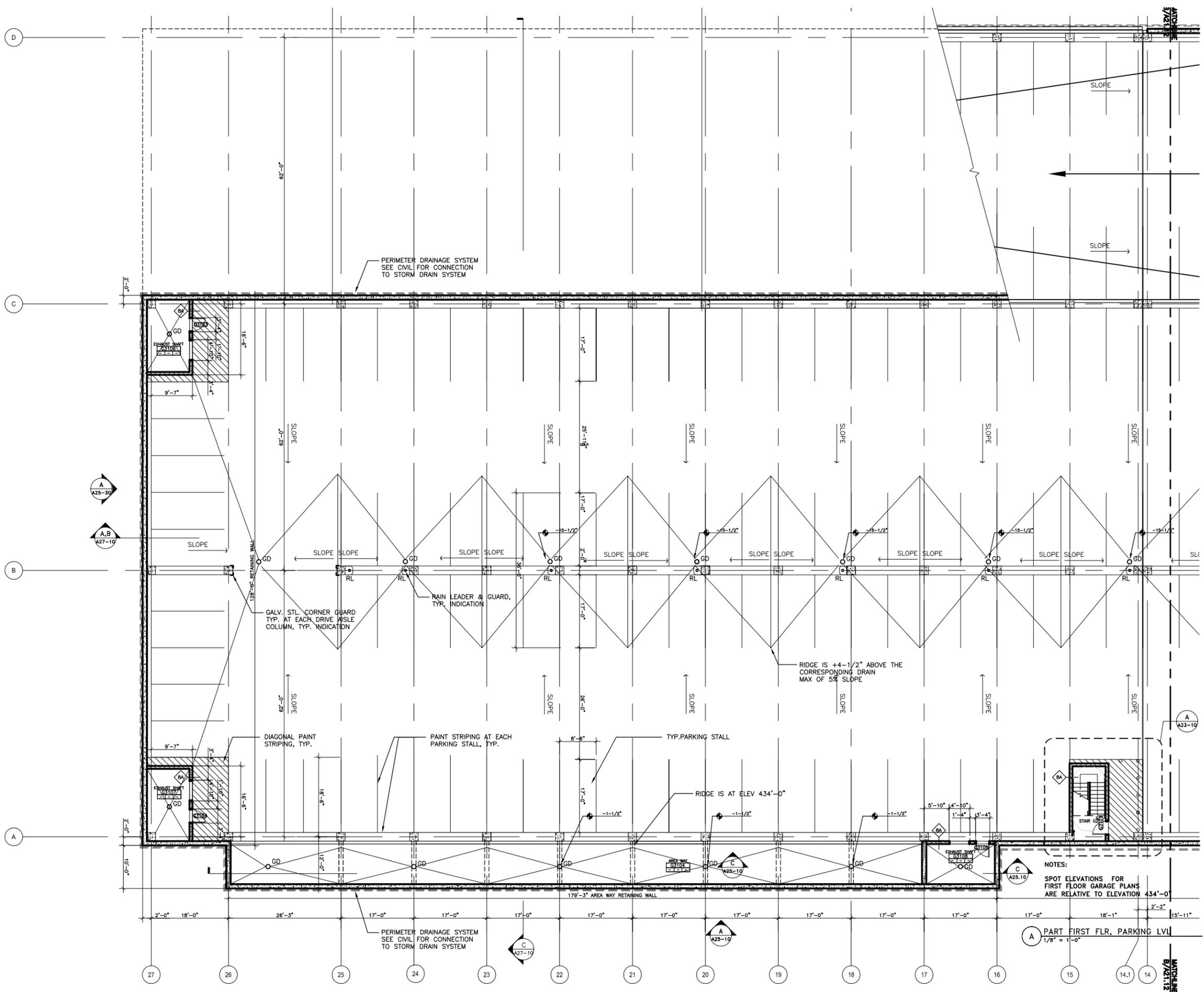


PARTIAL FIRST FLOOR PLAN

DATE	BY	CHK	APP
06-08-01			
12-01-01			

A-21.11

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NOTES:
SPOT ELEVATIONS FOR FIRST FLOOR GARAGE PLANS ARE RELATIVE TO ELEVATION 434'-0"

A PART FIRST FLR, PARKING LVL
1/8" = 1'-0"



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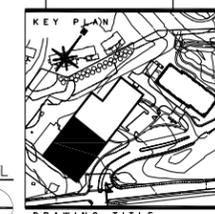
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301-881-9050
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ISSUED	
NO.	DESCRIPTION
1	SCHEMATIC DOCUMENTS
2	DESIGN DEVELOPMENT
3	SITE PLAN SUBMISSION
4	CONSTRUCTION / PERMIT SET

NO.	DESCRIPTION	DATE
1	SCHEMATIC DOCUMENTS	11-13-00
2	DESIGN DEVELOPMENT	04-08-01
3	SITE PLAN SUBMISSION	06-08-01
4	CONSTRUCTION / PERMIT SET	12-01-01

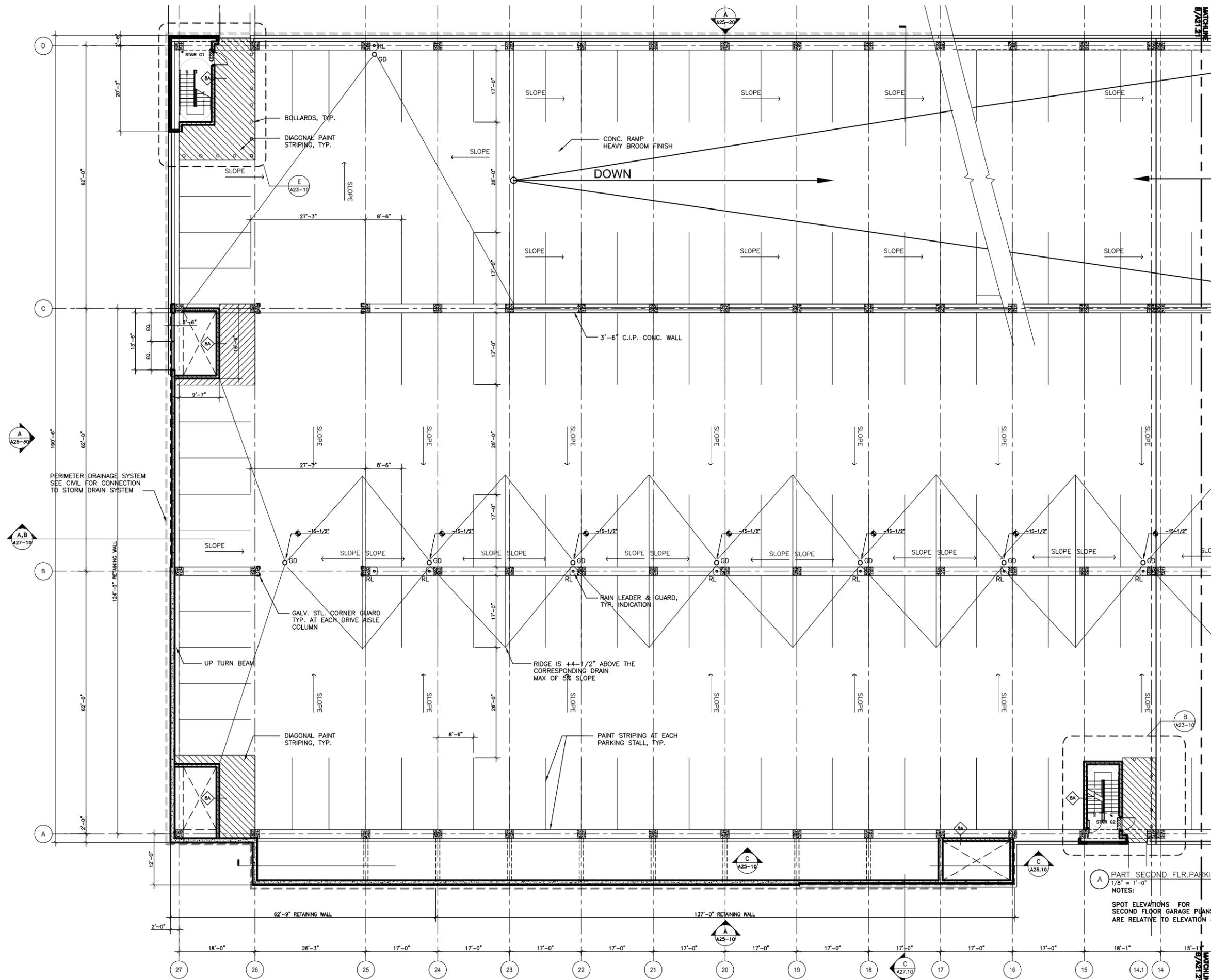


PARTIAL SECOND FLOOR PLAN

DATE: 11-13-00
SCALE: 1/8" = 1'-0"

SHEET NUMBER
A-21.21

HELLMUTH, OBATA + KASSABAUM, INC.





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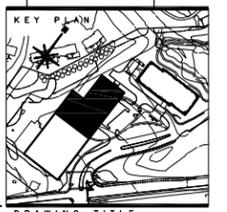
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301-881-9050
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ISSUED	
NO.	DESCRIPTION
1	SCHEMATIC DOCUMENTS 11-13-00
1	DESIGN DEVELOPMENT 04-06-01
1	SITE PLAN SUBMISSION 06-06-01
1	CONSTRUCTION / PERMIT SET 12-01-01

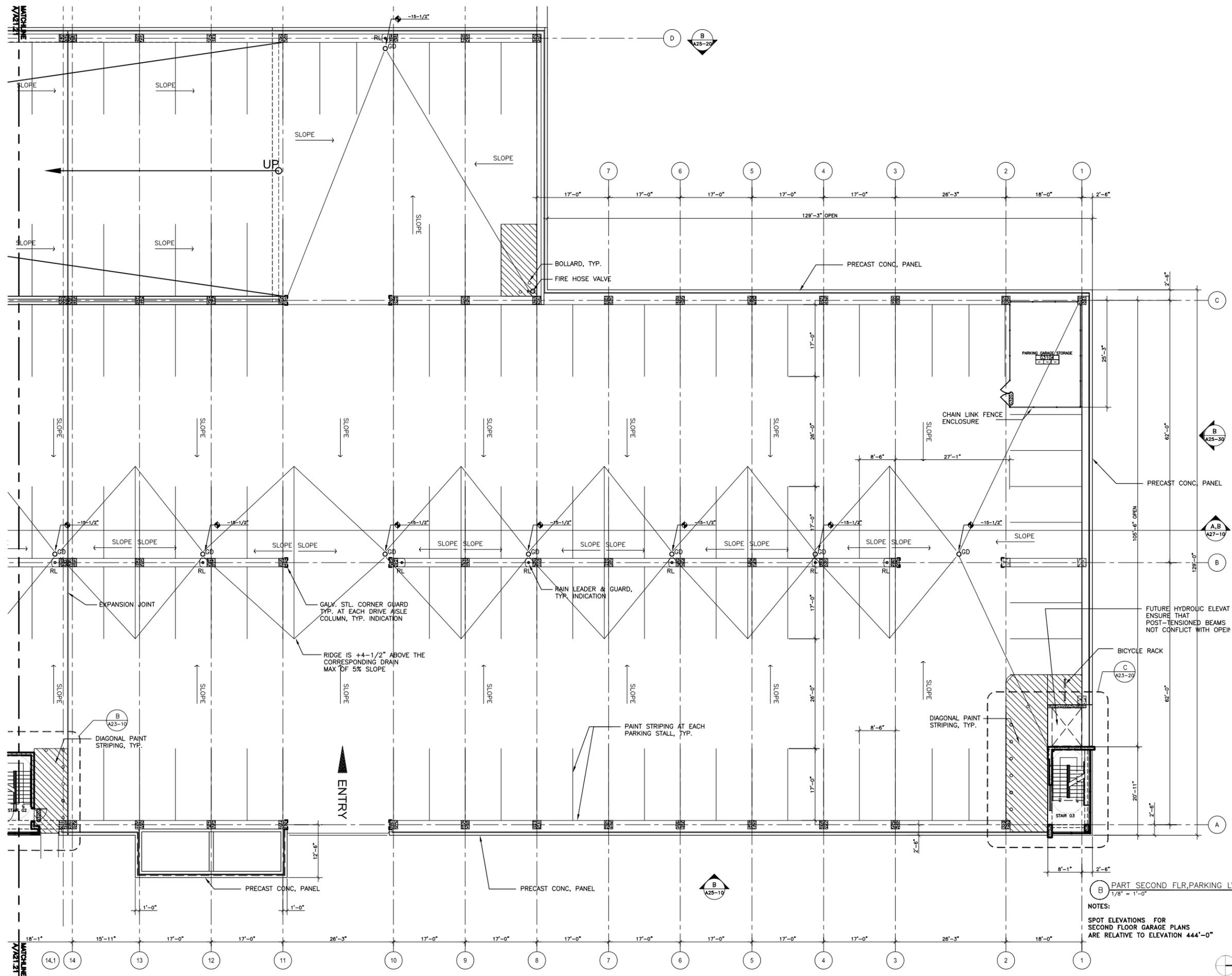


PARTIAL SECOND FLOOR PLAN

DATE: 11-13-00
SCALE: 1/8" = 1'-0"
SHEET NUMBER

A-21.22

HELLMUTH, OBATA + KASSABAUM, INC.



NOTES:
SPOT ELEVATIONS FOR SECOND FLOOR GARAGE PLANS ARE RELATIVE TO ELEVATION 444'-0"





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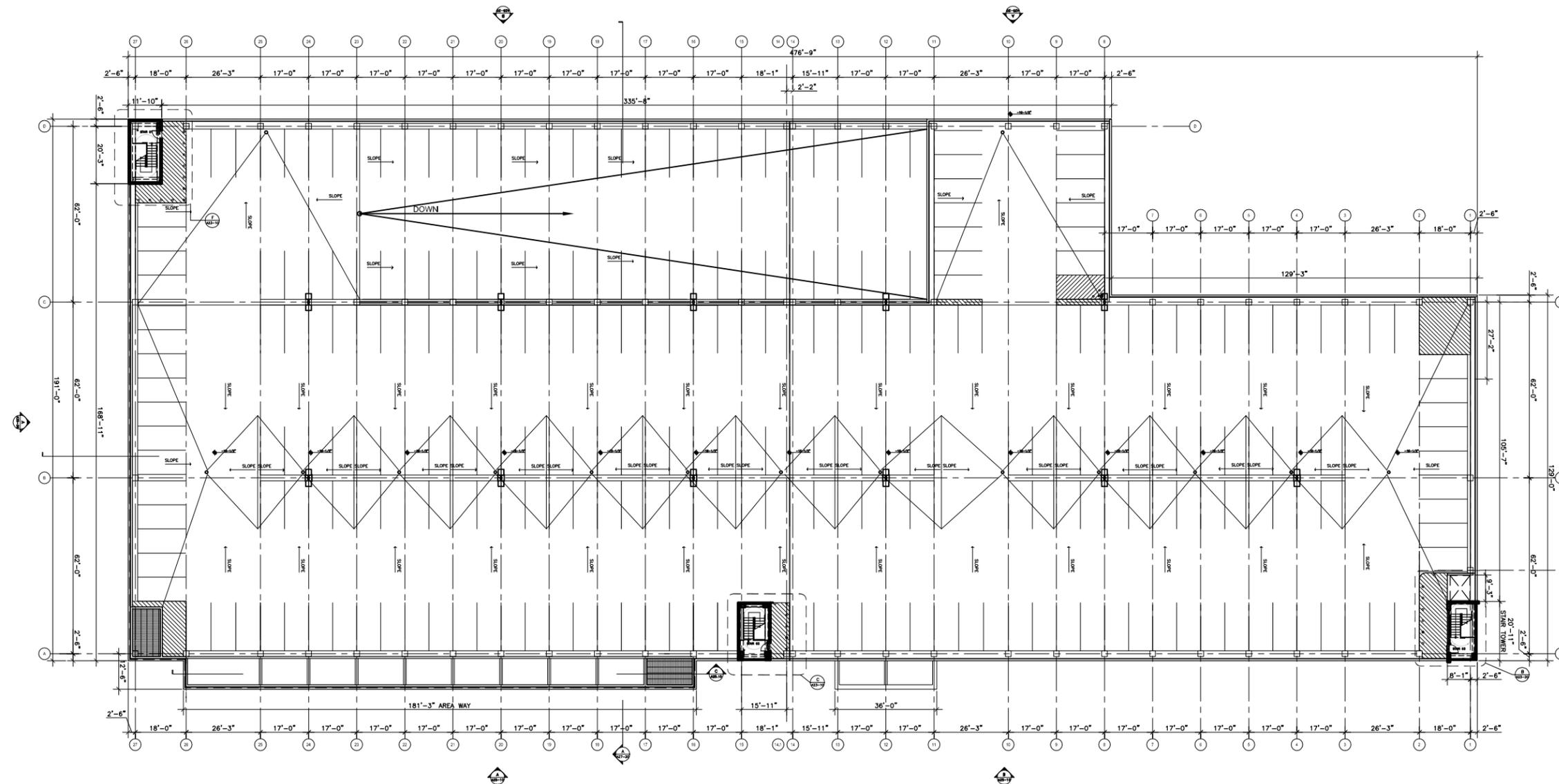


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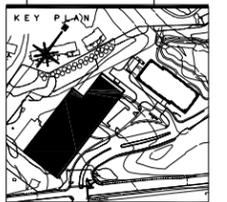
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Rockville, MD 20852
301-881-9050
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ISSUED	
NO.	DESCRIPTION
1	SCHEMATIC DOCUMENTS 11-13-00
1	DESIGN DEVELOPMENT 04-08-01
1	SITE PLAN SUBMISSION 08-08-01
1	CONSTRUCTION / PERMIT SET 12-01-01



DRAWING TITLE
THIRD FLOOR PLAN

(A) PARKING LEVEL, THIRD FLOOR PLAN
1/16" = 1'-0"

DATE	BY	CHECKED BY	APPROVAL
1/18/11

SHEET NUMBER
A-21.30



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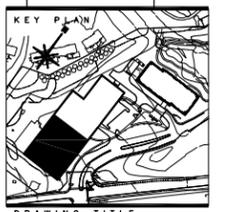
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Fairfax, VA 22031
703-698-9440
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Rockville, MD 20852
301-881-9050
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NO.	DESCRIPTION
1	SCHEMATIC DOCUMENTS 11-13-00
1	DESIGN DEVELOPMENT 04-08-01
1	SITE PLAN SUBMISSION 08-08-01
1	CONSTRUCTION / PERMIT SET 12-01-01



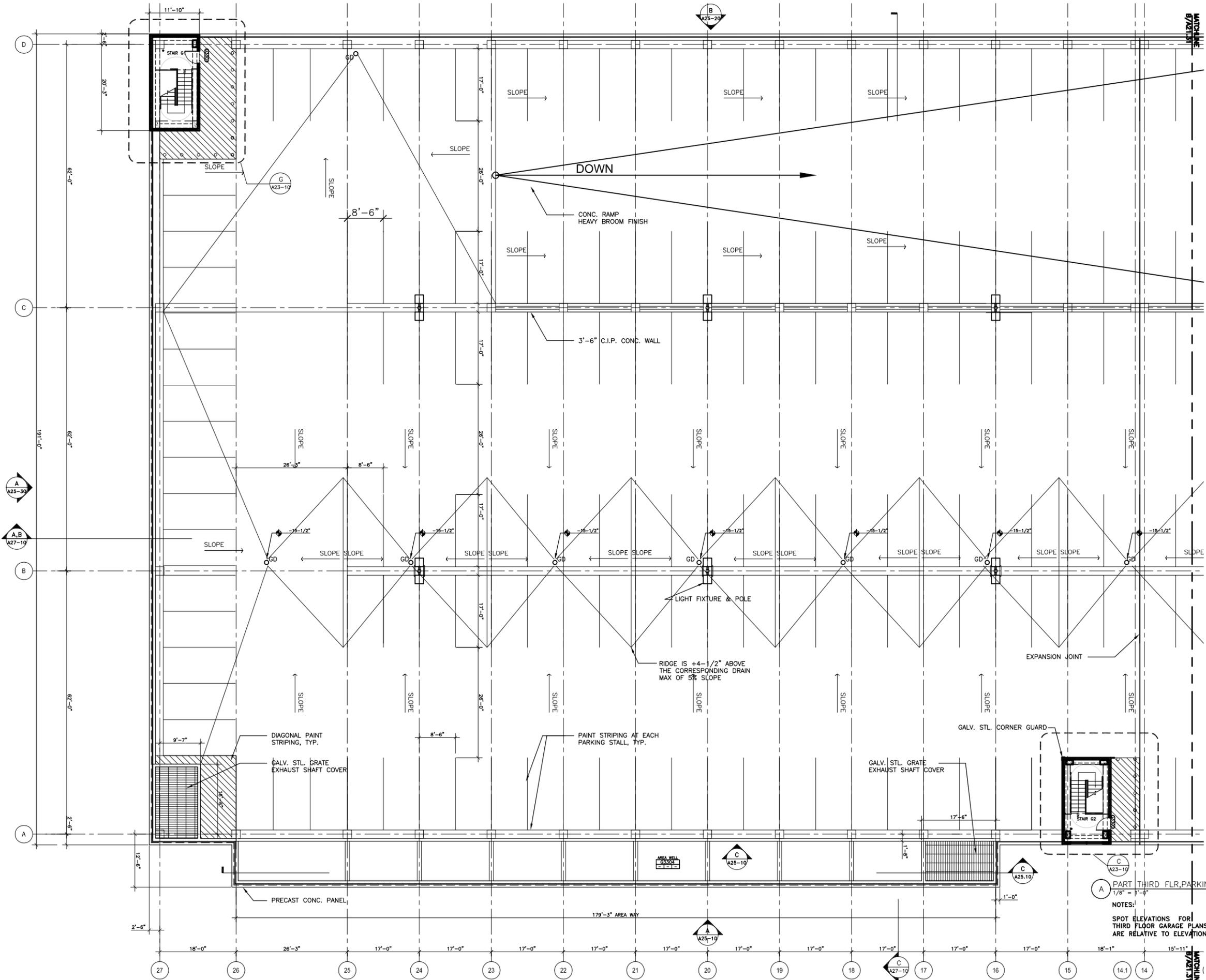
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DATE	DESIGNED BY	APPROVAL
1/27-1-02	00-0099-00	

SHEET NUMBER

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NOTES:
 PART THIRD FLR, PARKING LVL
 1/8" = 1'-0"
 SPOT ELEVATIONS FOR THIRD FLOOR GARAGE PLANS ARE RELATIVE TO ELEVATION 454'-0"



LEED 2009 for Core and Shell Development

Project Checklist

Washingtonian North - PRELIMINARY CHECKLIST for Proposed Office Development

Date: 10/17/2013

15 Sustainable Sites Possible Points: 28

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
4			Credit 4.1	Alternative Transportation—Public Transportation Access	6
2			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
2			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1

4 Water Efficiency Possible Points: 10

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Water Use Reduction—20% Reduction	
2			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
2			Credit 3	Water Use Reduction	2 to 4

14 Energy and Atmosphere Possible Points: 37

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
12			Credit 1	Optimize Energy Performance	3 to 21
			Credit 2	On-Site Renewable Energy	4
			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
			Credit 5.1	Measurement and Verification—Base Building	3
			Credit 5.2	Measurement and Verification—Tenant Submetering	3
			Credit 6	Green Power	2

**SDP-3878-2013
Exhibit #23**

6 Materials and Resources Possible Points: 13

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
			Credit 6	Certified Wood	1

6 Indoor Environmental Quality Possible Points: 12

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6	Controllability of Systems—Thermal Comfort	1
	1		Credit 7	Thermal Comfort—Design	1
1			Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

4 Innovation and Design Process Possible Points: 6

Y	?	N	Prereq	Description	Points
1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
	1		Credit 1.4	Innovation in Design: Specific Title	1
	1		Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

1 Regional Priority Credits Possible Points: 4

Y	?	N	Prereq	Description	Points
			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
1			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

50 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

**Note - This checklist is PRELIMINARY. Washingtonian North Associates, LLC is committed to achieving LEED Silver certification (Core and Shell), but reserves the right to re-review this checklist at the time of Final Site Plan submission.*



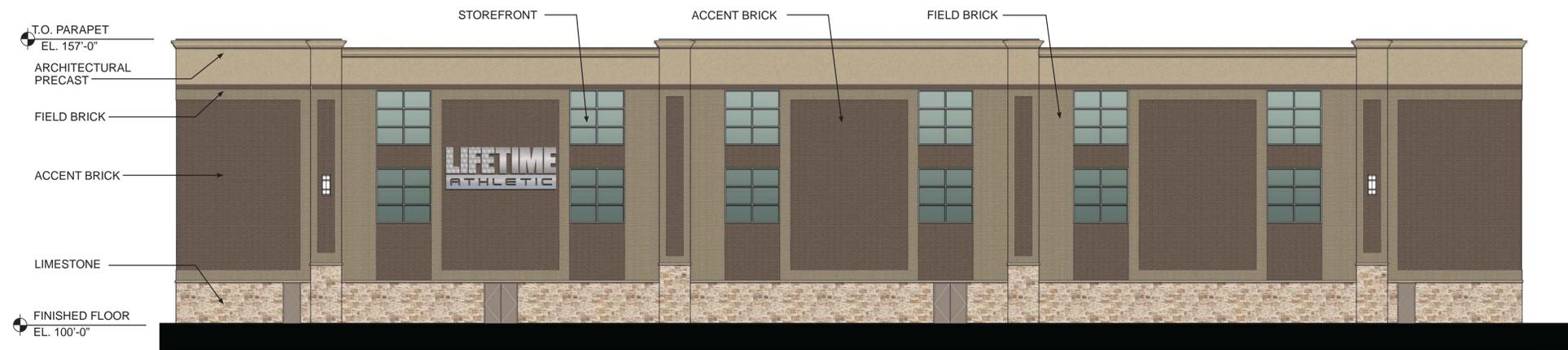
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WEST ELEVATION



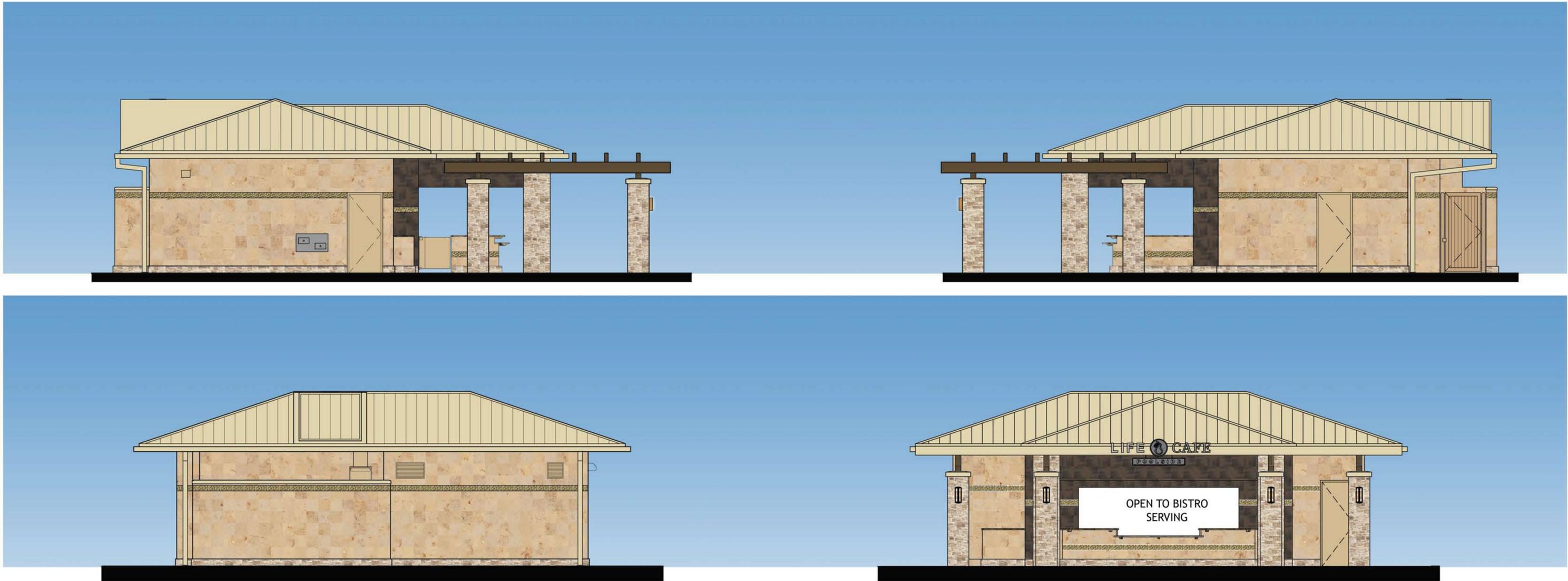
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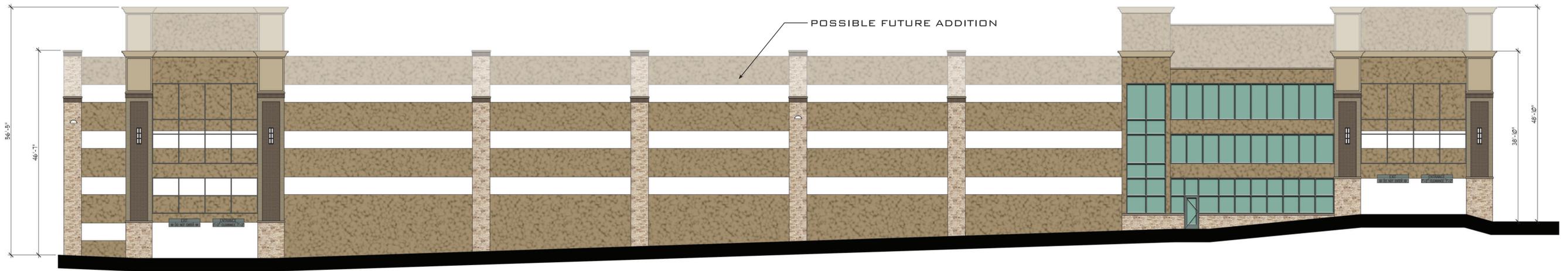


NORTH ELEVATION

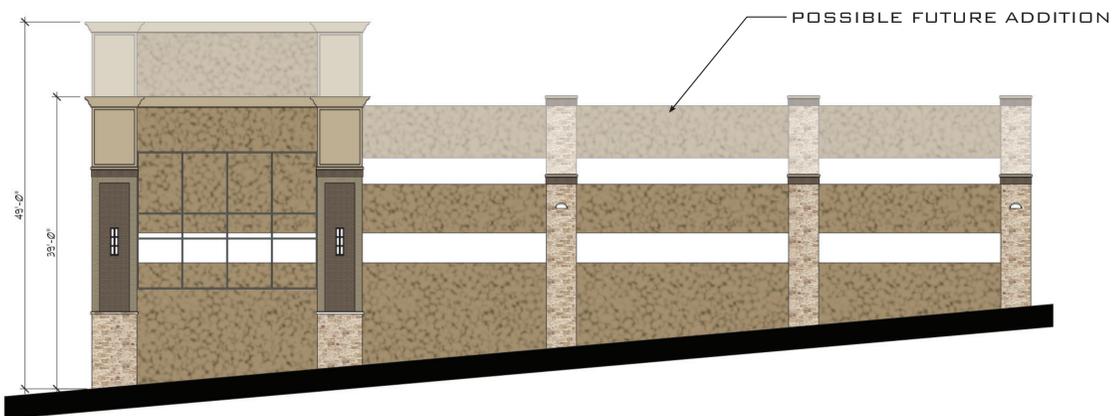
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Exhibit #24



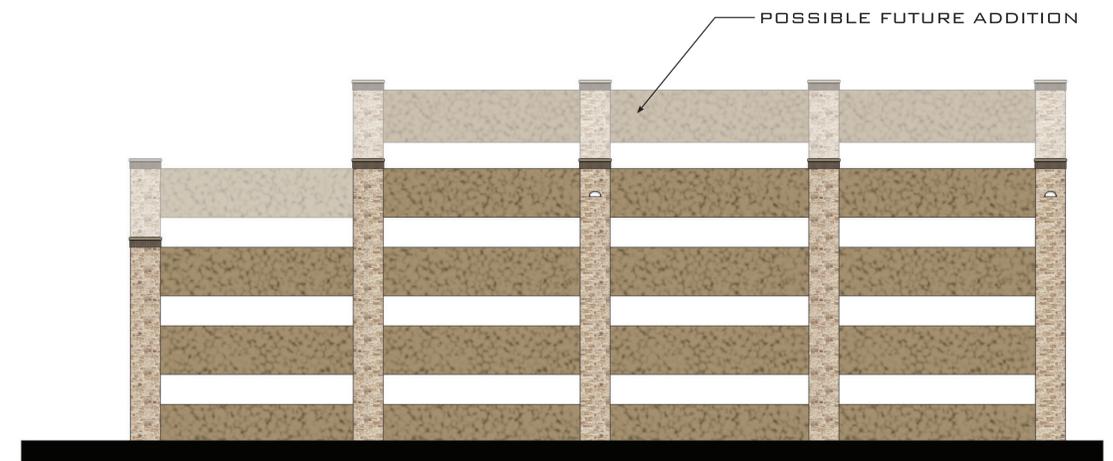




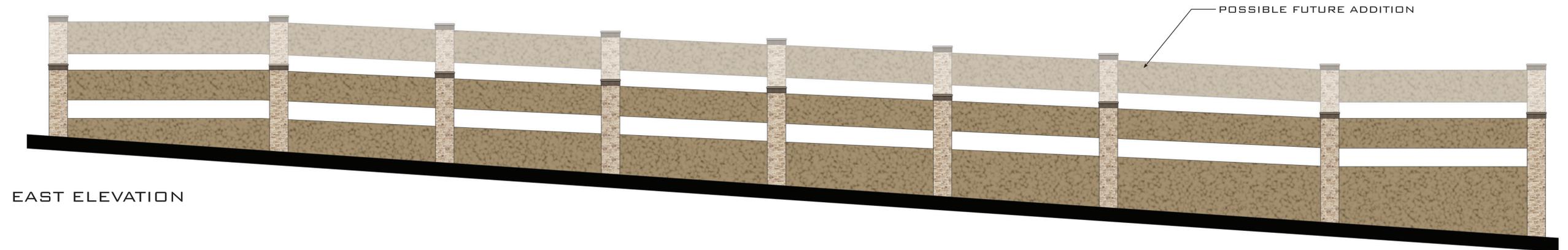
WEST ELEVATION



SOUTH ELEVATION

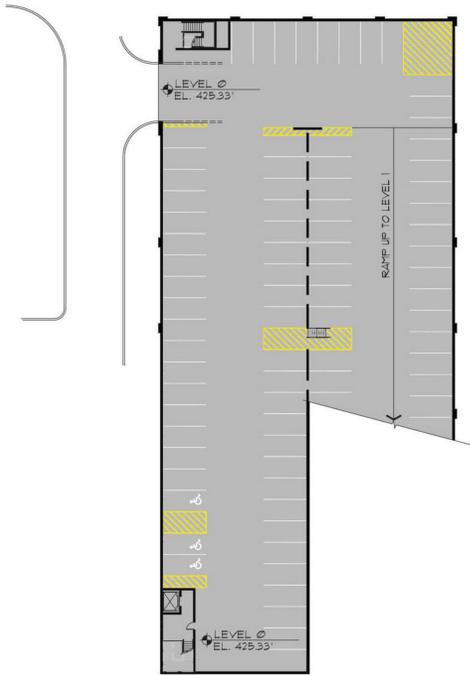


NORTH ELEVATION

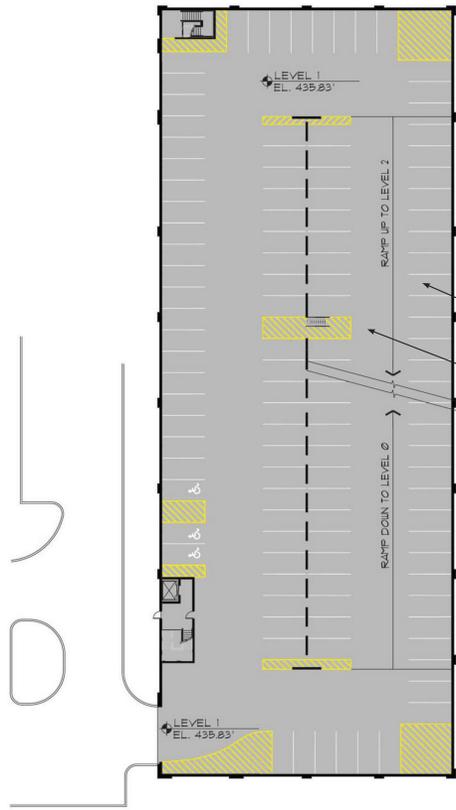


EAST ELEVATION

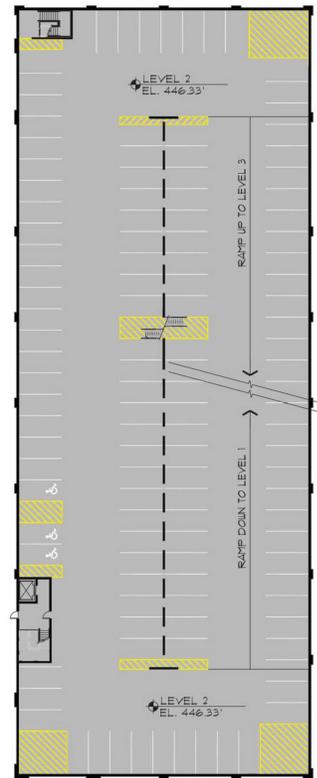




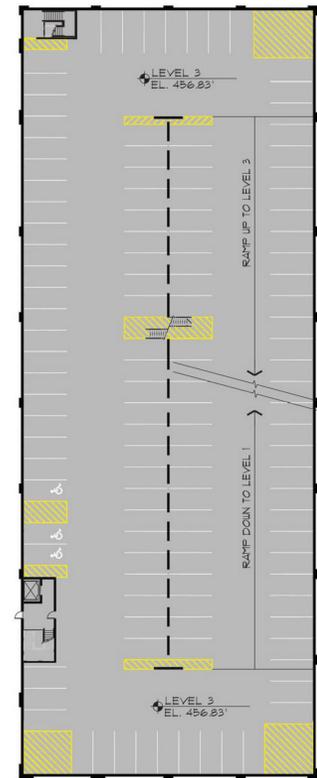
LEVEL 0 - EL: 425.33'
80 SPACES



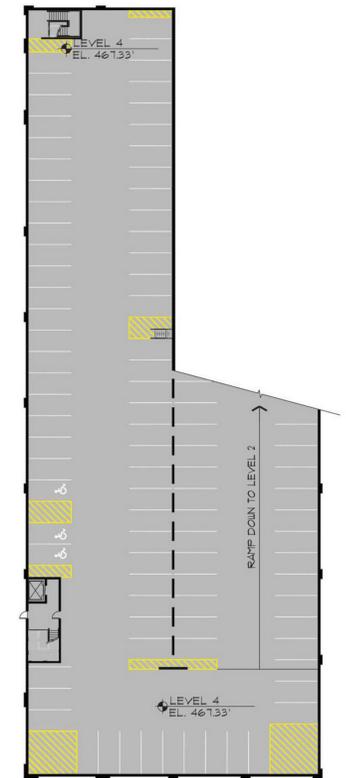
LEVEL 1 - EL: 435.83'
117 SPACES



LEVEL 2 - EL: 446.33'
123 SPACES



LEVEL 3 - EL: 456.83'
123 SPACES



LEVEL 4 - EL: 467.33'
86 SPACES
POSSIBLE FUTURE ADDITON

TYP. STALL - 9' x 18'
TYP. DRIVE AISLE - 24'-0"

WITHOUT ADDITIONAL FLOOR:

LEVEL 0 - 78 SPACES
LEVEL 1 - 116 SPACES
LEVEL 2 - 122 SPACES
LEVEL 3 - 96 SPACES

TOTAL = 412 SPACES

*INCLUDES 9 H.C. STALLS

WITH ADDITIONAL FLOOR:

LEVEL 0 - 80 SPACES
LEVEL 1 - 117 SPACES
LEVEL 2 - 123 SPACES
LEVEL 3 - 123 SPACES
LEVEL 4 - 86 SPACES

TOTAL = 529 SPACES

*INCLUDES 11 H.C. STALLS





LEED 2009 for New Construction and Major Renovations

Project Checklist

Life Time Fitness - Gaithersburg, MD

#####

21 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
			Credit 8	Light Pollution Reduction	1

6 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2			Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
4			Credit 3	Water Use Reduction	2 to 4

7 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
5			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

6 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

5 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6.1	Controllability of Systems—Lighting	1
			Credit 6.2	Controllability of Systems—Thermal Comfort	1
			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

5 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Education	1
1			Credit 1.2	Innovation in Design: 95% Construction Waste Management	1
1			Credit 1.3	Innovation in Design: Water use reduction, Exemplary	1
1			Credit 1.4	Innovation in Design: Pool Water - UV Treatment/Sphagnum Moss	1
			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits Possible Points: 4

Y	?	N			
			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

50 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

SDP-3878-2013
Exhibit #25