

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

PREPARED FOR:  
**USL2 MR MONTGOMERY VILLAGE BUSINESS TRUST**  
c/o MONUMENT REALTY  
750 17th STREET, NW, SUITE 1100  
WASHINGTON, DC 20006  
202.777.2010  
RUSSELL HINES

DESIGN CONSULTANTS  
**ARCHITECTS**  
TORTI GALLAS AND PARTNERS, INC.  
1300 SPRING STREET, SUITE 400  
SILVER SPRING, MD 20910  
301.588.4800  
ERIK J. AULESTIA

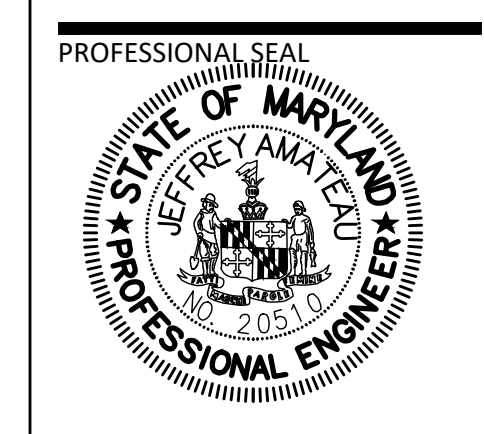
ATTORNEY  
**LORNEY LERCH, EARLY & BREWER**  
CHTD.  
3 BETHESDA METRO CENTER  
SUITE 460  
BETHESDA, MD 20814  
301.841.3832  
PATRICIA HARRIS

TRAFFIC ENGINEER  
**WELLS + ASSOCIATES**  
8730 GEORGIA AVENUE, SUITE 200  
SILVER SPRING, MD 20910  
301.448.1333  
KEVIN BERGER

LANDSCAPE ARCHITECT  
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JOSH SLOAN

CIVIL ENGINEER  
**VKA MARYLAND, LLC**  
20251 CENTURY BOULEVARD  
SUITE 400  
GERMANTOWN MD, 20874  
301.916.4100  
MIKE GOODMAN

REVISIONS	DATE
DRC COMMENTS	08/09/17
REVIEWERS	08/31/17
COMMENTS	



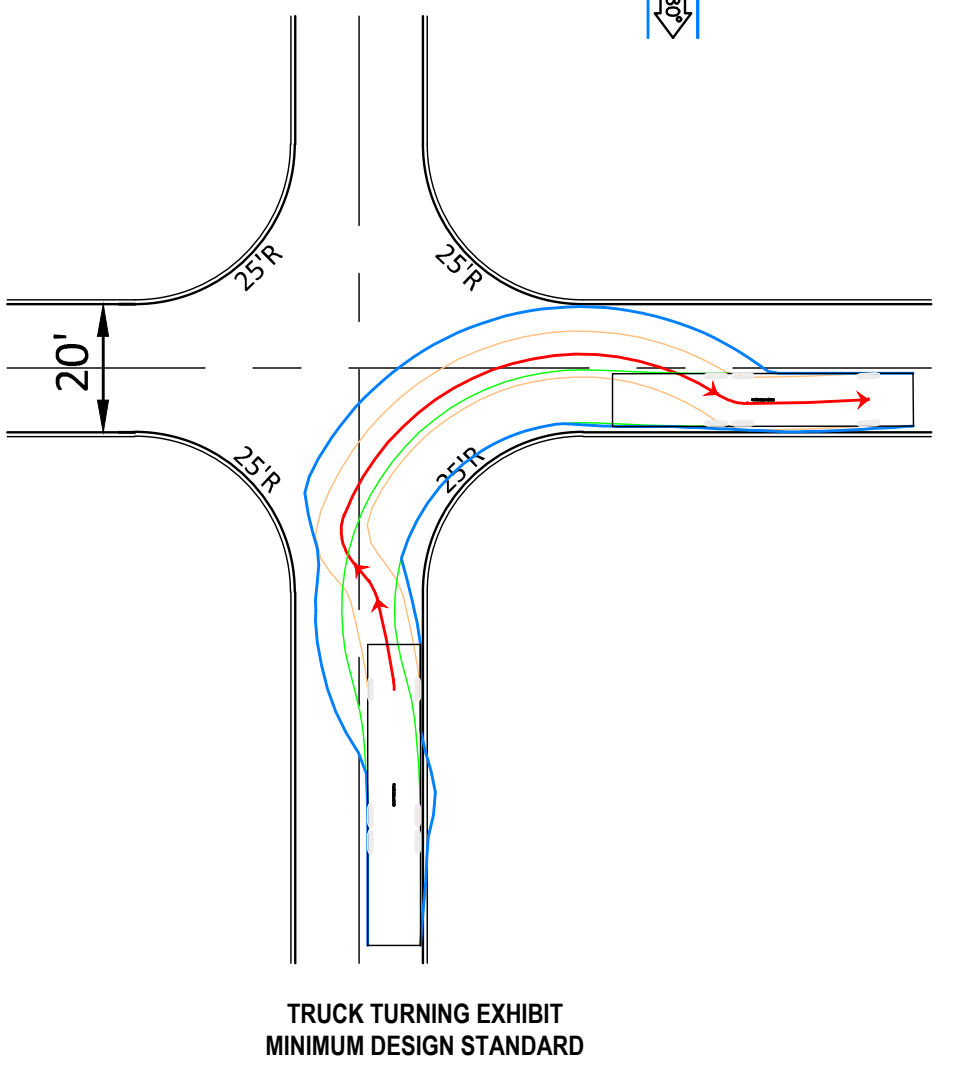
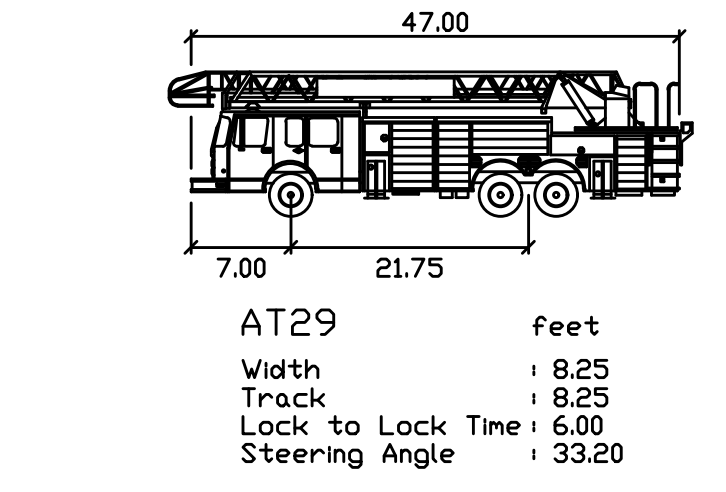
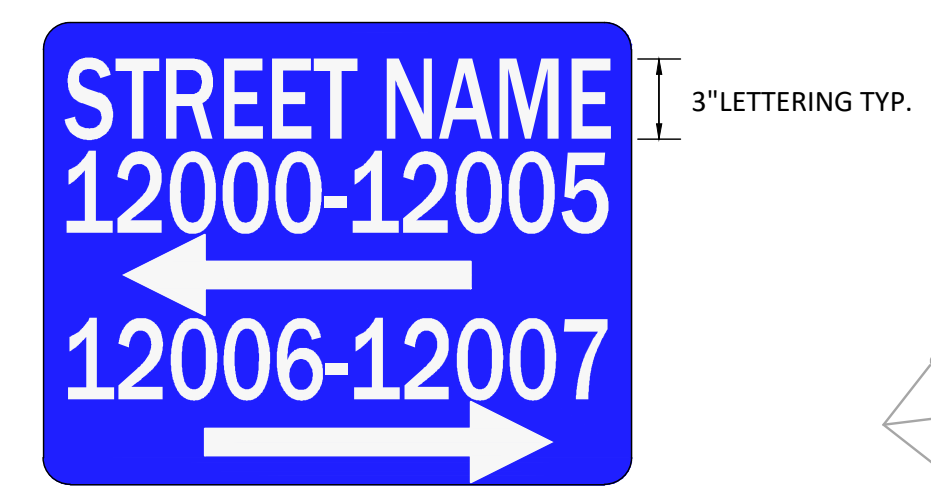
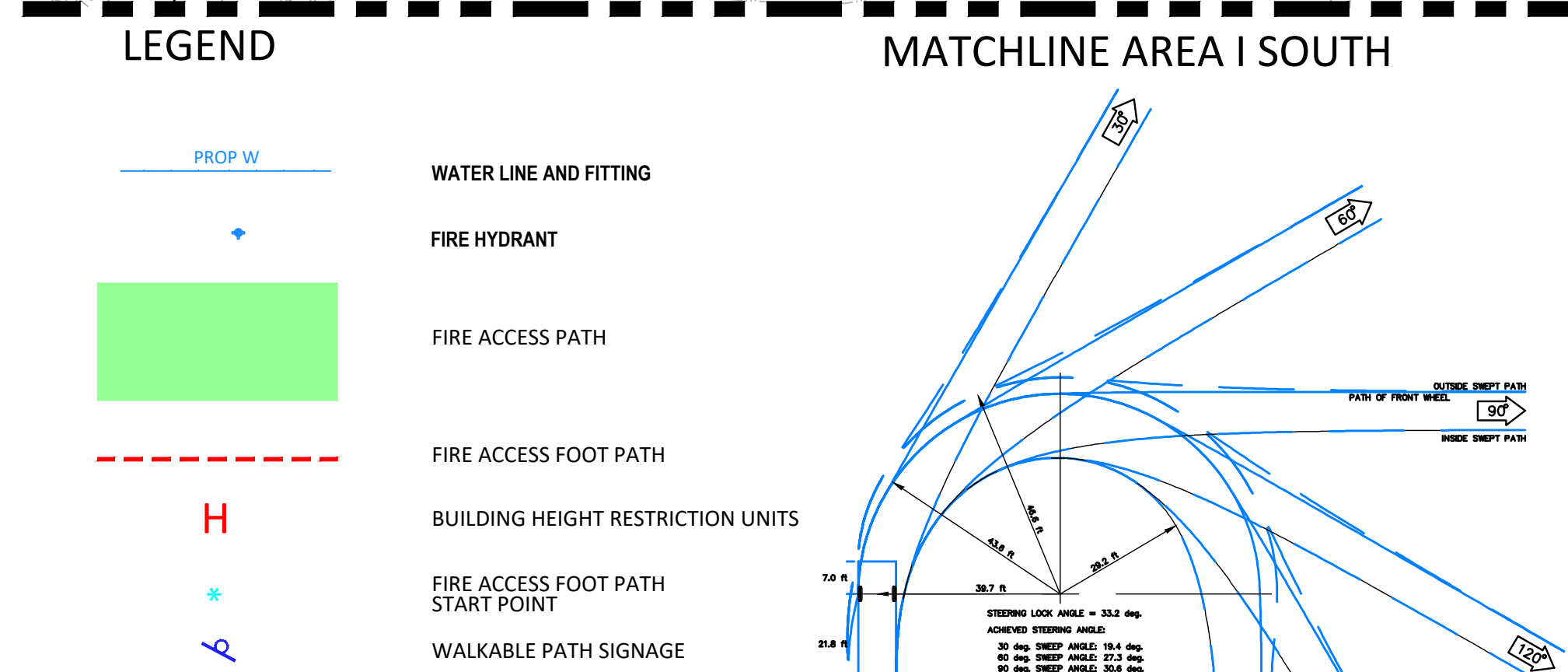
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
NAME: RUSSELL HINES  
LICENSE NUMBER: 21357  
EXPIRATION DATE: 12/31/2018

**BLOOM MV AREA I-VI**  
9TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
WSSC GRID: 227NW09  
TAX MAP: FU342  
**SP# 820170130**

**AREA I FIRE ACCESS PLAN**

**DEVELOPER'S CERTIFICATE**  
The undersigned agrees to execute all the features of the Site Plan Approval No. 820170130, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: USL2 MR Montgomery Village Business Trust  
Contact Person: Russell Hines  
Address: 2200 K Street, NW, Suite 400, Washington, DC 20006  
Phone: 202.777.2010  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: DLK - JS - SCM  
DATE ISSUED: May 5, 2017  
VKA PROJECT: VM1920  
DRAWING NO.: \_\_\_\_\_  
SHEET NO. FAP-1



- BUILDING HEIGHT RESTRICTIONS**  
PER EXECUTIVE REGULATION 29-08AM FIRE CODE, MAXIMUM WINDOW SILL HEIGHT MUST NOT EXCEED 27' FROM GRADE FOR THOSE UNITS THAT ARE FURTHER THAN 50' FROM THE ACCESSIBLE FIRE ROUTE POINT OF BEGINNING.
- PERFORMANCE BASED ITEMS**
- ALL TOWNHOUSE UNITS MUST HAVE ADDRESS NUMBERS ON THE REAR OF THE UNIT VISIBLE FROM THE ALLEY.
  - DIRECTIONAL SIGNAGE MUST BE PLACED AT THE HEAD AND THE END OF THE ALLEY INDICATING WHICH UNITS ARE BEING SERVED PER WALKABLE PATH REQUIREMENTS.

NOTE: SCHEMATIC DESIGN FOR ENTITLEMENT ONLY. NOT FOR CONSTRUCTION OR BIDDING PURPOSES.

