STEVEN J. KARR AIA, INC. *on the web: www.sjkaia.com*

ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT

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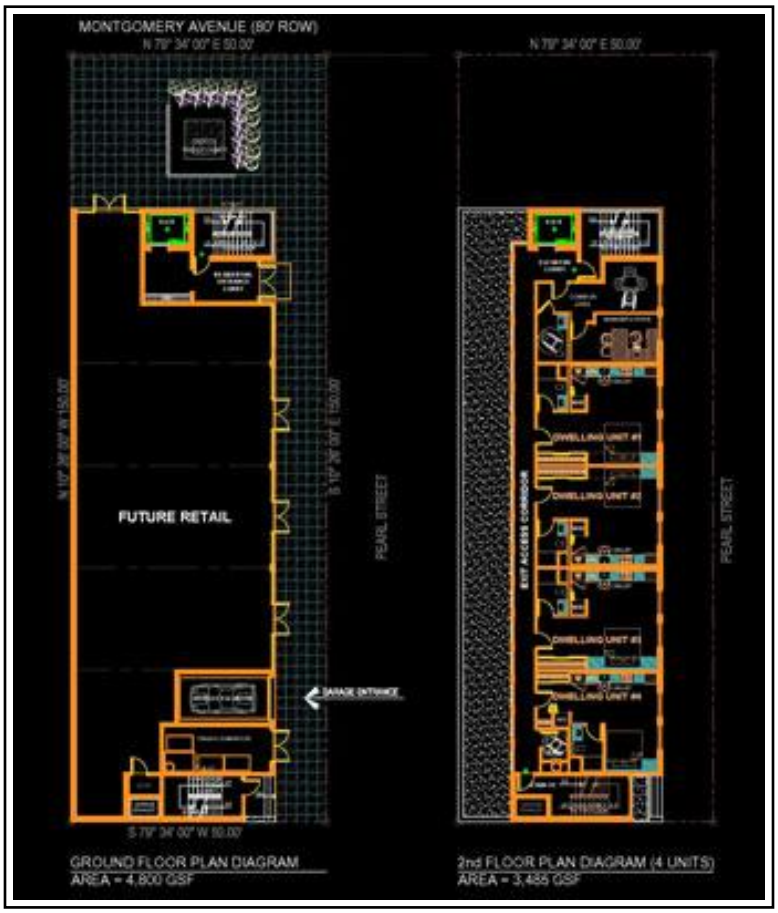
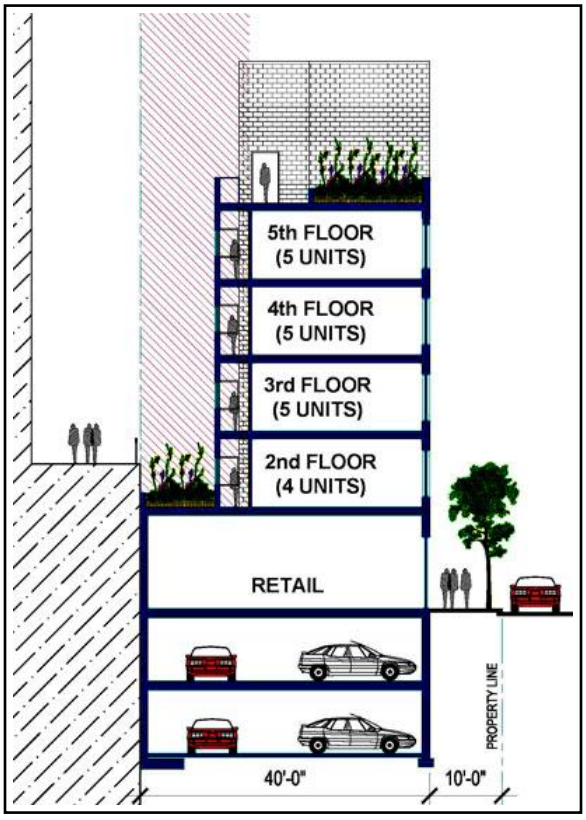
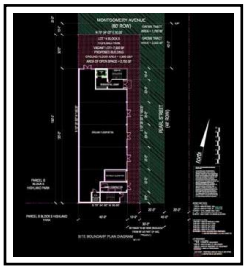
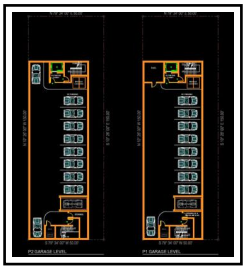
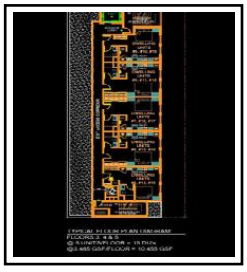
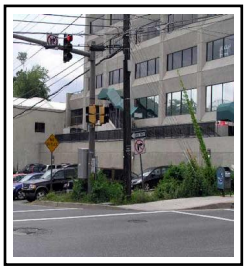
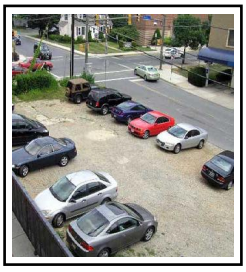
Mixed Use 19 Unit Residential & Retail Building - Design Study

Location:
4540 Montgomery Avenue @ Pearl Street
Bethesda, Maryland

Client: *Promark Real Estate Services, LLC*

Description:

- Gross Building Area: 18,740 SF
- FAR = 1.53 < 2.0 Maximum Permitted for Standard Method Development
- Lot Coverage: 64% < 75% Maximum Permitted for Standard Method Development
- Below Grade 2 Level Garage for 19 Parking Spaces
- Ground Floor Retail & Plaza Amenities
- 19 Studio Dwelling Units on 4 Floors
- Rooftop Patio Amenities

Completion Date: *January 2013*