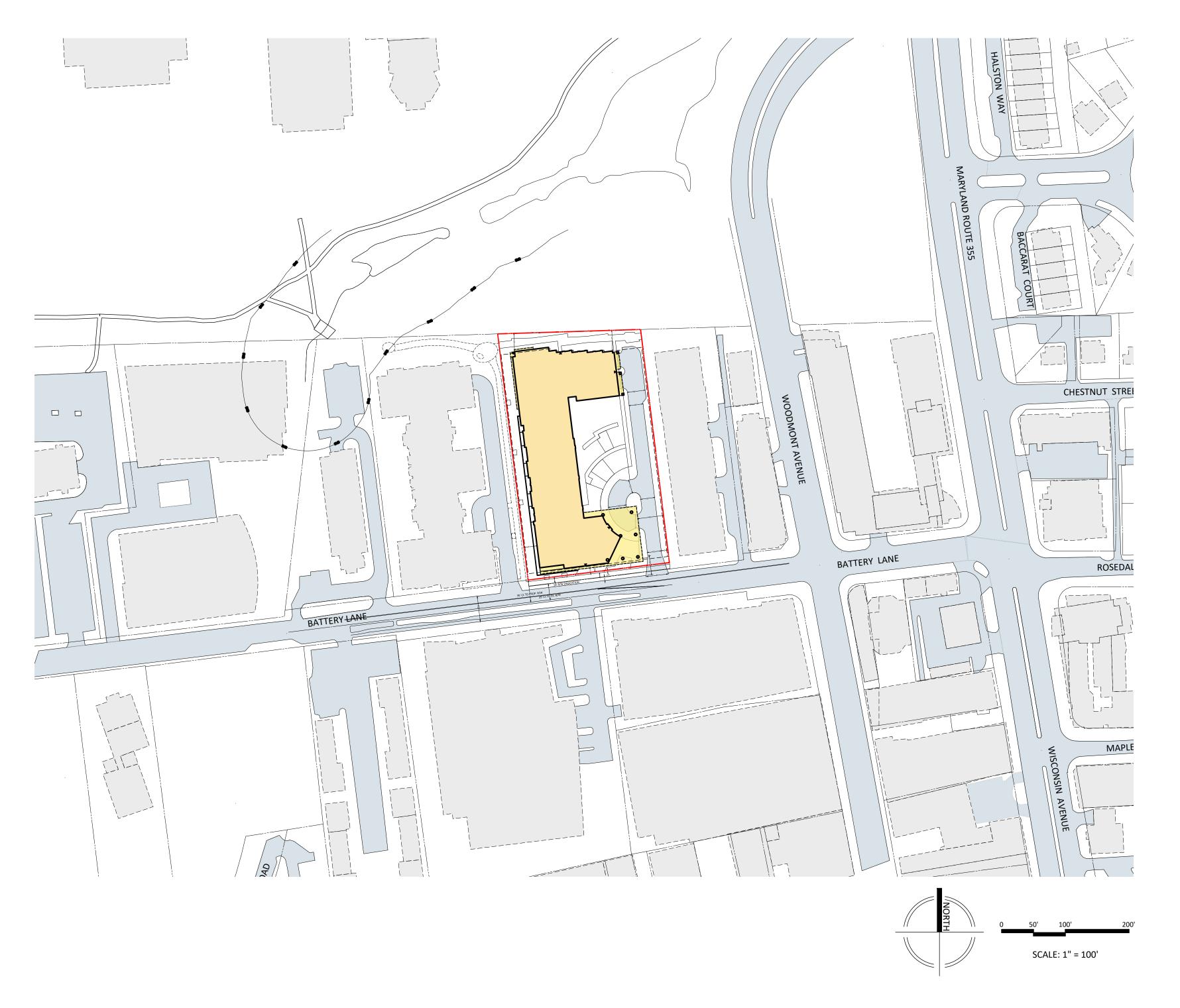
4861 Battery Lane Downtown Bethesda

SKETCH PLAN 320230070

PROJECT TABLILATIONS

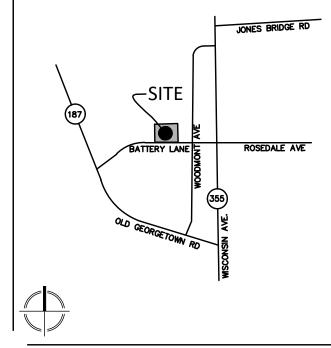


Property Area Data	SF	ACRES			
Total Project Tract Area	92,713	2.12840			
Less Half of Previous Battery Lane R/W Dedication	(5,592)	(0.12837)			
Less Proposed Battery Lane R/W Dedication	(2,237)	(0.05135)			
Total Proposed Project Site Area	84,884	1.94867			
Density Calculation ¹	GTA For Density Purposes	Allowable GFA	Allowable FAR	Proposed GFA (Up To)	Proposed FAR (Up To)
Zones: CR 1.5, C0.5, R1.5, H120'		139,070	1.50	480,000	5.18
Commercial Density	92,713	46,357	0.50	0	0.00
Residential Density (including Bethesda Overlay Zone Density)		139,070	1.50	480,000	5.18
Residential Density above allowable base (BOZ Density)				340,931	3.68
Building Height	Allowed Height	Proposed Height			
Proposed Building	120'	120'			

Total	_	_	29,710	35.0%
Green Roof / Planting Over Structure	-	-	23,410	
Ground Level Planting	-	-	6,300	
Green Cover Area	29,710	35.0%		
Net Lot Area (SF)	84,884			
Green Cover (%)	Required SF	Required %	Proposed SF	Provided %
Streetscape Area SF	-	2,000		
Streetscape Area %	0.0%			
Public Open Space SF	-	1,500		
Public Open Space %	0.0%	1.8%		
Net Lot Area (SF)	84,	884		
Public Open Space & Green Area (based on Proposed Net Lot Area, or 'Site Area')	Required	Provided		

Han	Residential Units	Non-Residential	Baseline Minimum	Baseline Maximum	Parking Provided
Use	Proposed	GFA Proposed	Parking Spaces ²	Parking Spaces	in Garage ³
Proposed Building	453	=	336	536	45
² A portion of the project is in the	Bethesda Parking Lot District quirements at the time of sit		low for further parking	reductions. However, tl	ne project will meet

Public Benefits Sun	nmary	
59-4.7.3.C: Connectivity & Mobility		19
(2) Minimum Parking	4	
(5) Through-Block Connection	15	
59-4.7.3.D: Diversity of Uses & Activities		6
(4) Enhanced Accessibility for the Disabled	6	
59-4.7.3.E: Quality Building & Site Design		77
(1) Architectural Elevations	15	
(2) Exceptional Design	15	
(4) Public Open Space	2	
(5) Public Art	15	
(6) Structured Parking	20	
(7) Tower Step-Back	10	
59-4.7.3.F: Protection & Enhancement of the Natural	Environment	24
(1) Building Lot Termination (BLT)	9	
(2) Cool Roof	1	
(8) Vegetated Area	9	
(10) Vegetated Wall	5	
Numbe	er of Categories	4
	PointsRed	quested
		126



VICINITY MAP SCALE: 1" = 2000'

SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND

SHEET INDEX

SKETCH PLAN COVER SKETCH PLAN **OPEN SPACE PLAN**

ROAD SECTION

GROUND FLOOR FLOOR PLANS PENTHOUSE PLAN **ROOF PLAN CONCEPTUAL RENDERING**

MASSING

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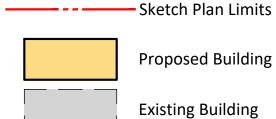
CHRIS KABATT CIVIL ENGINEER:

VIKA MARYLAND, LLC

JASON EVANS, P.E. LAND PLANNER: VIKA MARYLAND, LLC

4861 Battery

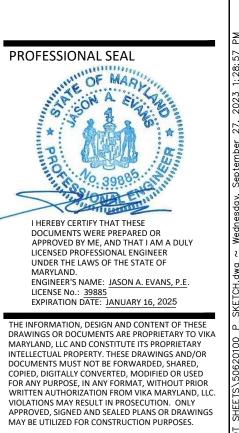
7th ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND WSSC GRID: 210NW05 TAX MAP:HN23



LEGEND

320230070

SKETCH PLAN **COVER SHEET**



NOT FOR CONSTRUCTION



SHEET NO.

DRAWN BY: SG

DATE ISSUED: 7/2023

PROJECT VM50620

SK1

DESIGNED BY: ____ID/JS___