



VIKA MARYLAND, LLC  
20251 Century Blvd., Suite 400  
Germantown, MD 20874  
301.916.4100 | vika.com  
4041 Powder Mill Rd., Suite 215  
Beltsville, MD 20705  
240.848.7433 | vika.com  
*Our Site Set on the Future.*

PREPARED FOR:  
KOSSOW MANAGEMENT CORPORATION  
301.309.9500  
ANDREW KOSSOW

ATTORNEY:  
LERCH, EARLY & BREWER  
301.841.3834  
CHRISTOPHER M. RUHLEN

ARCHITECTS:  
COLLABORATIVE  
215.625.4411  
FAIK TUGBERK

LANDSCAPE ARCHITECT:  
VIKA MARYLAND, LLC  
301.916.4100  
ROBERT TILSON

TRAFFIC ENGINEER:  
GALLOWAY & CO, INC.  
301.901.0866  
CHRIS KABATT

CIVIL ENGINEER:  
VIKA MARYLAND, LLC  
301.916.4100  
JASON EVANS, P.E.

LAND PLANNER:  
VIKA MARYLAND, LLC  
301.916.4100  
IAN P. DUKE

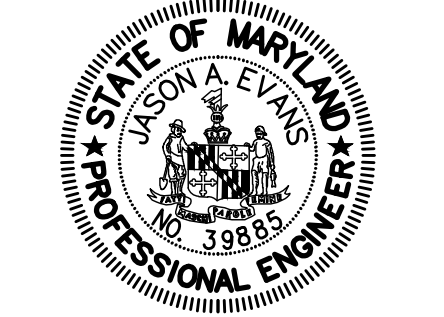
REVISIONS  
DRC RESPONSE  
DATE  
6/18/25

7025  
STRATHMORE  
7TH ELECTION DISTRICT  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 209NW04  
TAX MAP: HN32

120250120

COVER  
SHEET

PROFESSIONAL SEAL



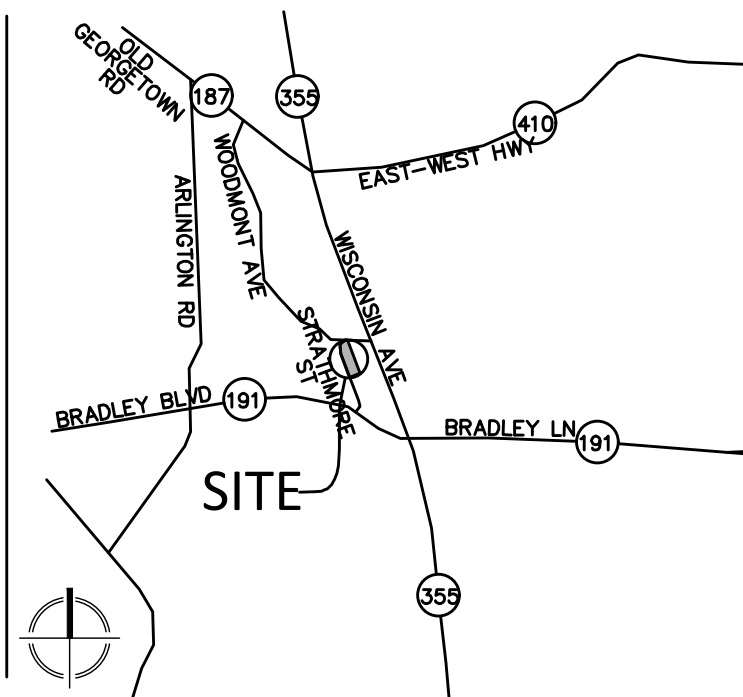
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. ENGINEER'S NAME: Jason A. Evans, P.E. LICENSE NO.: 19885 EXPIRATION DATE: January 16, 2027

THE INFORMATION, DESIGN AND CONTENT OF THESE DRAWINGS OR DOCUMENTS ARE PROPRIETARY TO VIKA MARYLAND, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS ARE NOT TO BE REPRODUCED, COPIED, DIGITALLY CONVERTED, MODIFIED OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA MARYLAND, LLC. VIOLATION MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

© 2025 VIKA MARYLAND, LLC  
DRAWN BY: MC  
DESIGNED BY: RT  
DATE ISSUED: 02/21/2025

VIKA PROJECT VM50621A  
DRAWING NO. PP-1

SHEET NO.

VICINITY MAP  
SCALE: 1" = 2000'

## REFERENCE NOTES

TRACT AREA: 58,761 SF - 1.34897 AC  
TAX ACCOUNT REFERENCE: 07-00677820 & 07-00677363  
CURRENT ZONING: CR-1.5, C-0.25, R-1.5, H-70  
BETHESDA OVERLAY ZONE: 420231860  
LITTLE FALLS W-1  
S-1  
2UB & 400  
WATER SERVICE CATEGORY: 320100090  
SEWER SERVICE CATEGORY: 120200090  
SOIL DESIGNATION: 82202005A  
FLOODPLAIN ZONE: X  
FIRM COMMUNITY PANEL NO.: 24031C0455D, FOR MONTGOMERY COUNTY, MD  
DATED: 9/29/2006

## GENERAL NOTES:

- THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NAVD83 AS PER RTK GPS OBSERVATIONS AND STATION B147, VERTICAL BM IN OLD POST OFFICE BUILDING ON WISCONSIN AVENUE.
- THERE ARE NO WETLANDS, WATERS OF THE UNITED STATES, OR 100 YEAR FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO FORESTED AREAS LOCATED ON THE SUBJECT PROPERTY AS DEFINED BY MONTGOMERY COUNTY FOREST LEGISLATION.
- THERE ARE NO RARE, THREATENED OR ENDANGERED PLANTS, ANIMALS, OR CRITICAL HABITATS ON THIS PROPERTY.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY HISTORICAL ATLAS AND IS NOT RECOMMENDED FOR HISTORIC PRESERVATION IN THE HISTORIC RESOURCES PLAN OF THE BETHESDA CBD SECTOR PLAN, JULY 1994.
- CHANGES TO THIS PLAN THAT DO NOT CONFLICT WITH THE CONDITIONS OF APPROVAL DUE TO FINAL ENGINEERING REQUIRED AS A RESULT OF PUBLIC AGENCY REVIEW, SUBSEQUENT TO THE APPROVAL OF THE CERTIFIED SITE PLAN, ARE ALLOWED AND DO NOT REQUIRE AMENDMENTS TO THIS PLAN BY THE MONTGOMERY COUNTY PLANNING BOARD.
- PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- THE SUBJECT PROPERTY IS COMPRISED OF THE FOLLOWING TAX ACCOUNT NUMBERS; 07-00677820 & 07-000677363.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE OF FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0455D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED CR-1.5, C-0.5, R-1.5, H-70 IN THE BETHESDA OVERLAY ZONE.
- THIS SITE IS LOCATED IN THE LITTLE FALLS WATERSHED.
- THE SOIL DESIGNATIONS FOR THIS SITE ARE 2B & 400.
- THIS SITE IS SUBJECT TO APPROVED NRI 420231860 DATED 07/27/2023.
- THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES ARE W-1 & S-1, RESPECTIVELY.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS DESIGNER WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722.
- UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL(S). PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.

## SHEET INDEX

PP-1 COVER SHEET  
PP-2 PLAN APPROVALS  
PP-3 PRELIMINARY PLAN  
PP-4 LOTTING PLAN

## SUPPORTING DRAWINGS SHEET INDEX

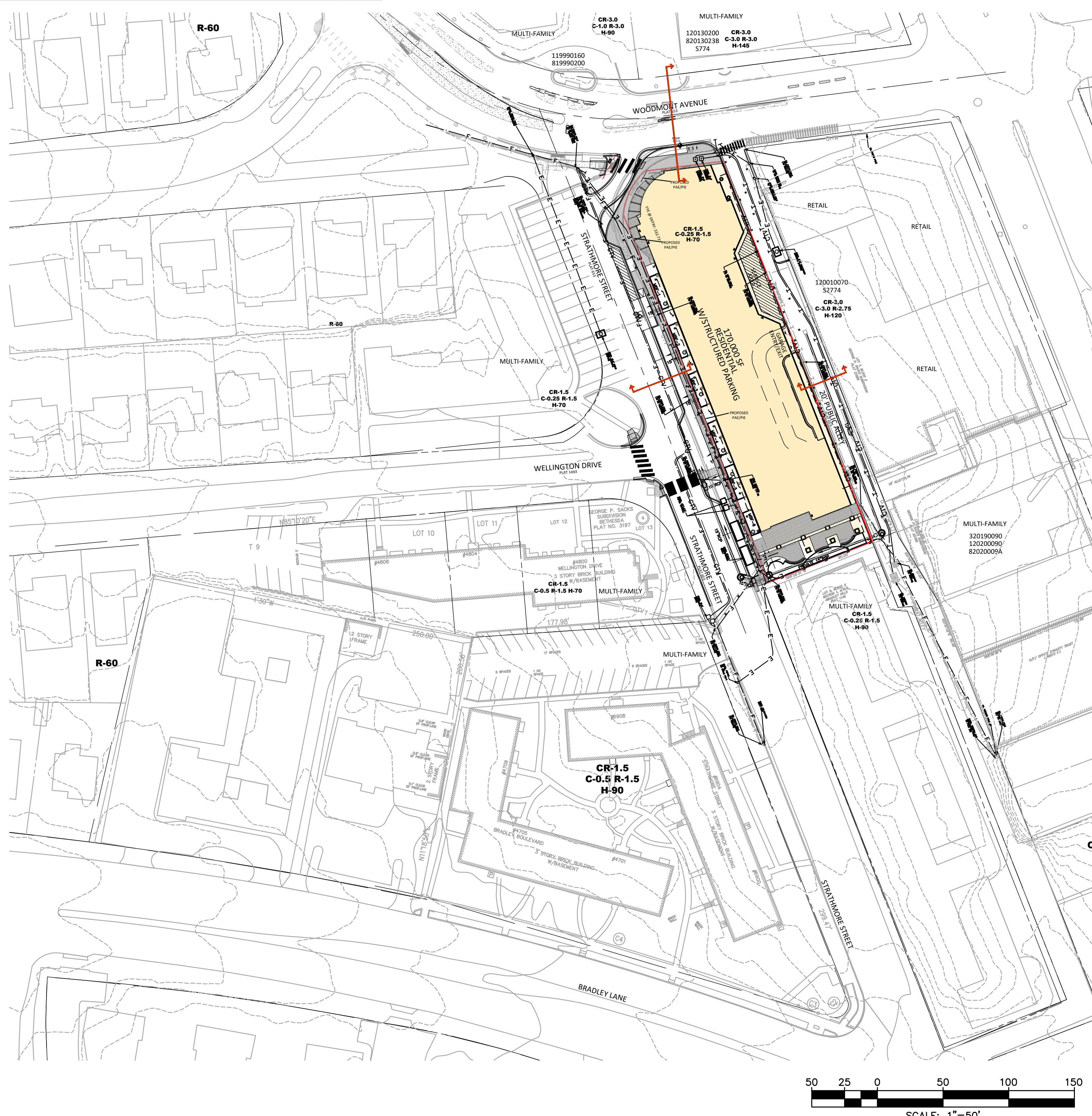
APPROVED NRI/ESD  
STORMWATER MANAGEMENT CONCEPT PLAN  
FIRE ACCESS PLAN  
COLOR UTILITY PLAN  
OPEN SPACE PLAN

## SUPPLEMENTAL DRAWINGS SHEET INDEX

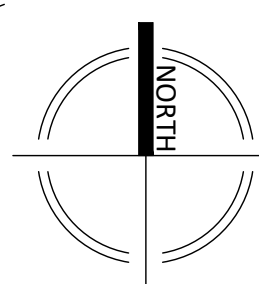
EXISTING RECORD PLATS  
CIRCULATION PLAN

| George P. Sacks, Lots 1, 2 & 3, Block 2 - Plat 653 |                                                          |             |        |
|----------------------------------------------------|----------------------------------------------------------|-------------|--------|
| Area                                               | Description                                              | Tax ID      | Area   |
| 1                                                  | p/o Lot 1, block 2, Plat 653                             | 07-00677820 | SF     |
| 1                                                  | p/o Lot 1 and 4, all of lots 2 & 3                       | 07-00677363 |        |
| 2                                                  | Plus Previous R/W dedication Strathmore Street, Plat 653 |             | 28,905 |
| 3                                                  | Plus Previous R/W dedication Public Alley, Plat 653      |             | 23,495 |
| Subtotal Proposed Gross Tract Area                 |                                                          |             | 58,761 |

| Setbacks          |  | Required | Provided |
|-------------------|--|----------|----------|
| Front Yard        |  | 0'       | 0'       |
| Side Yard         |  | 0'       | 0'       |
| Rear Yard (Alley) |  | 4'       | 4.5'     |
| Lot Coverage      |  | Required | Provided |
|                   |  | n/a      | 95%      |



50 25 0 50 100 150  
SCALE: 1"=50'



| Property Area Data                                       | SF       | ACRES     |
|----------------------------------------------------------|----------|-----------|
| Total Project Tract Area                                 | 58,761   | 1.34897   |
| Less Previous R/W dedication Strathmore Street, Plat 653 | (23,495) | (0.53937) |
| Less Previous R/W dedication Public Alley, Plat 653      | (6,361)  | (0.14603) |
| Less Proposed R/W dedication Woodmont Avenue             | (442)    | (0.01015) |
| Less Proposed R/W dedication Strathmore Street           | (1,467)  | (0.03368) |
| Total Proposed Project Site Area                         | 26,996   | 0.61974   |

| Density Calculation <sup>1</sup>                              | GTA For Density Purposes | Allowable GFA | Allowable FAR | Proposed GFA (Up To) | Proposed FAR (Up To) |
|---------------------------------------------------------------|--------------------------|---------------|---------------|----------------------|----------------------|
| Zone: CR-1.5, C-0.25, R-1.5, H-70                             |                          | 88,142        | 1.50          | 170,000              | 2.89                 |
| Commercial Density                                            | 58,761                   | 14,690        | 0.25          | 0                    | 0.00                 |
| Residential Density (including Bethesda Overlay Zone Density) |                          | 88,142        | 1.50          | 170,000              | 2.89                 |
| Residential Density above allowable base (80Z Density)        |                          |               |               | 81,859               | 1.39                 |

| Building Height   | Allowed Height | Proposed Height |
|-------------------|----------------|-----------------|
| Proposed Building | 70'            | 70'             |

<sup>1</sup> The proposed density for the project will exceed the property's mapped total density under section 4.9.2.C.2.a

| Public Open Space (based on Proposed Net Lot Area, or "Site Area") | Required | Provided |
|--------------------------------------------------------------------|----------|----------|
| Public Open Space %                                                | 10.0%    | 10.0%    |
| Public Open Space SF                                               | 2,700    | 2,700    |
| Project Streetscape Area %                                         | 0.0%     | 16.7%    |
| Project Streetscape Area SF                                        | -        | 4,500    |
| Other Streetscape Area (Bradley Boulevard) %                       | 0.0%     | 18.5%    |
| Other Streetscape Area (Bradley Boulevard) SF                      | -        | 5,000    |

| Green Cover (%)                                                                    | Required SF | Required % | Provided SF | Provided % |
|------------------------------------------------------------------------------------|-------------|------------|-------------|------------|
| Net Lot Area (SF)                                                                  | 26,996      |            |             |            |
| Green Cover Area (A+B+C+D below)                                                   | 9,449       | 35.0%      | 11,238      |            |
| A. Intensive Green Roof for Public Benefit                                         | -           | -          | 6,783       |            |
| B. Ground Level Planting on structure                                              | -           | -          | 537         | 41.6%      |
| C. 20 Year Canopy at Grade                                                         | -           | -          | 1,313       |            |
| D. Intensive Green Roof SWM Greenroof (not included in Vegetated Roof calculation) | -           | -          | 2,600       |            |

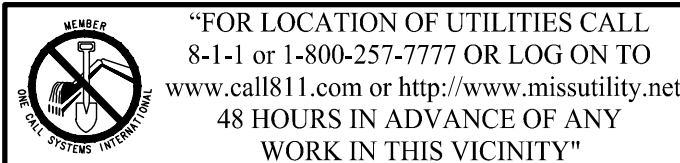
| Moderately Priced Dwelling Units                                                             |        |        |       |       |         |                |
|----------------------------------------------------------------------------------------------|--------|--------|-------|-------|---------|----------------|
|                                                                                              | studio | 1br    | 2br   | 3br   | Total   |                |
|                                                                                              | 40%    | 51%    | 9%    |       | 100%    |                |
|                                                                                              | 72     | 92     | 16    | 0     | 180     | Totals         |
| MPDU required                                                                                | 92     | 14.72  | 2.56  | 0     | 27      | Provided MPDUs |
| MPDU                                                                                         | 15     | 10     | 2     | 0     | 27      | 15.000%        |
| Market                                                                                       | 57     | 82     | 14    | 0     | 153     |                |
|                                                                                              |        |        |       |       | 180     | total          |
| market rate %                                                                                | 37.25% | 53.59% | 9.15% | 0.00% | 100.00% |                |
| MPDU %                                                                                       | 55.56% | 37.04% | 7.41% | 0.00% | 100.00% |                |
| NOTE: Project will provide a minimum of 15% MPDUs, of those units permitted and constructed. |        |        |       |       |         |                |
|                                                                                              |        |        |       |       | 153     | Market Rate    |
|                                                                                              |        |        |       |       | 27      | MPDU           |
|                                                                                              |        |        |       |       | 180     | Total          |

| Vehicle Parking Tabulations           |        |             |          |          |          |          |                              |          |         |        |
|---------------------------------------|--------|-------------|----------|----------|----------|----------|------------------------------|----------|---------|--------|
| Rental Multifamily                    |        |             |          |          |          |          |                              |          |         |        |
| Minimum Allowable Residential Parking | studio | studio MPDU | 1br      | 1br MPDU | 2br      | 2br MPDU | 3br                          | 3br MPDU | total   |        |
| Units                                 | 57     | 15          | 82       | 10       | 14       | 2        | 0                            | 0        | 180     | units  |
| Rate                                  | 1.000  | 0.500       | 1.000    | 0.500    | 1.000    | 0.500    | 1.000                        | 0.500    | -       |        |
| Total Minimum                         | 57.000 | 7.500       | 82.000   | 5.000    | 14.000   | 1.000    | -                            | -        | 166.500 | spaces |
| Maximum Rate                          | 1.000  | 0.500       | 1.250    | 0.625    | 1.500    | 0.750    | 2.000                        | 1.000    | -       |        |
| Total Maximum                         | 57.000 | 7.500       | 102.500  | 6.250    | 21.000   | 1.500    | -                            | -        | 195.750 |        |
| Commercial Parking                    |        |             |          |          |          |          |                              |          |         |        |
|                                       | retail | sf          | min rate | min pkg  | max rate | max pkg  |                              |          |         |        |
| restaurant                            | -      | -           | 3.5      | -        | 6        | -        |                              |          |         |        |
|                                       | -      | -           | 4        | -        | 12       | -        |                              |          |         |        |
|                                       |        |             |          |          |          | 167      | commercial totals            |          |         |        |
|                                       |        |             |          |          |          | 196      | Project TOTAL, rounded up    |          |         |        |
| 80% of the total, per 4.9.2.C.6-----> |        |             |          |          |          | 134      | Adjusted Parking, rounded up |          |         |        |
|                                       |        |             |          |          |          | 142      | Parking spaces provided      |          |         |        |

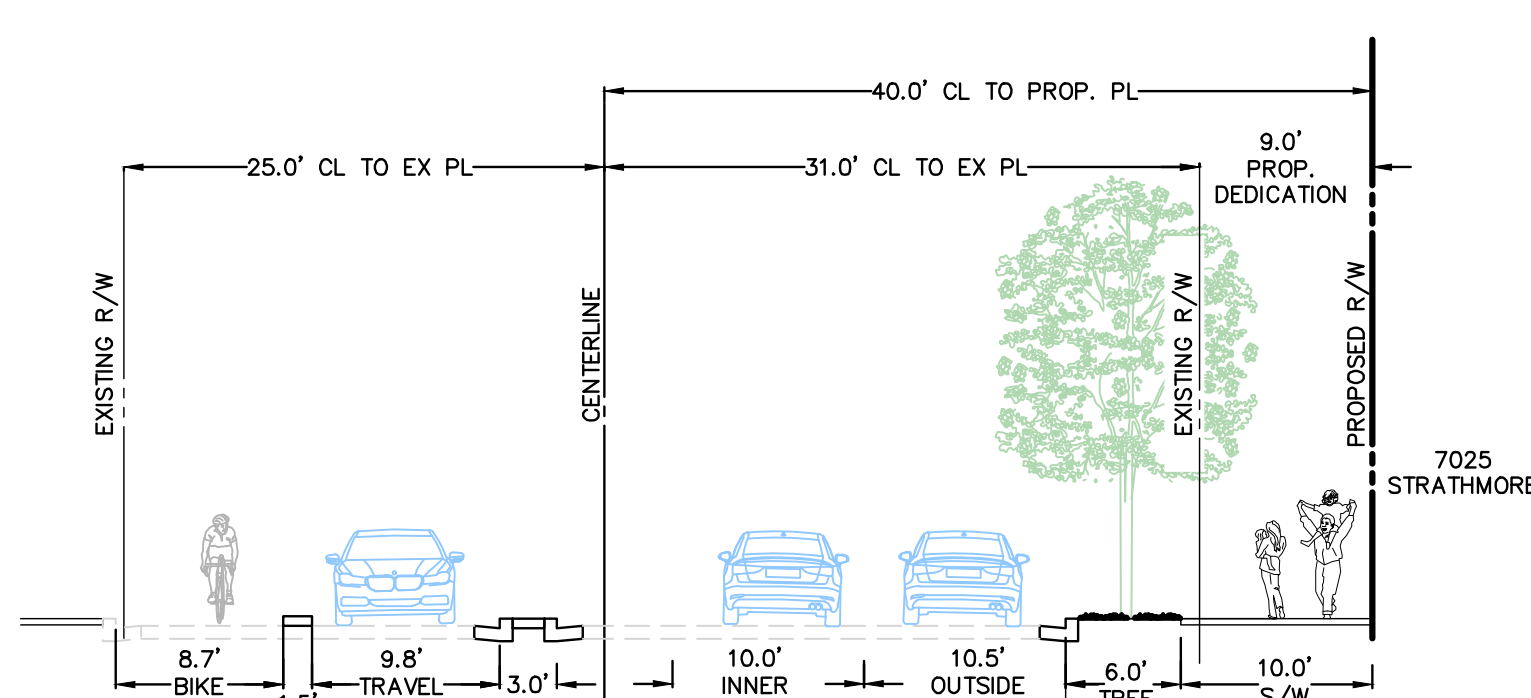
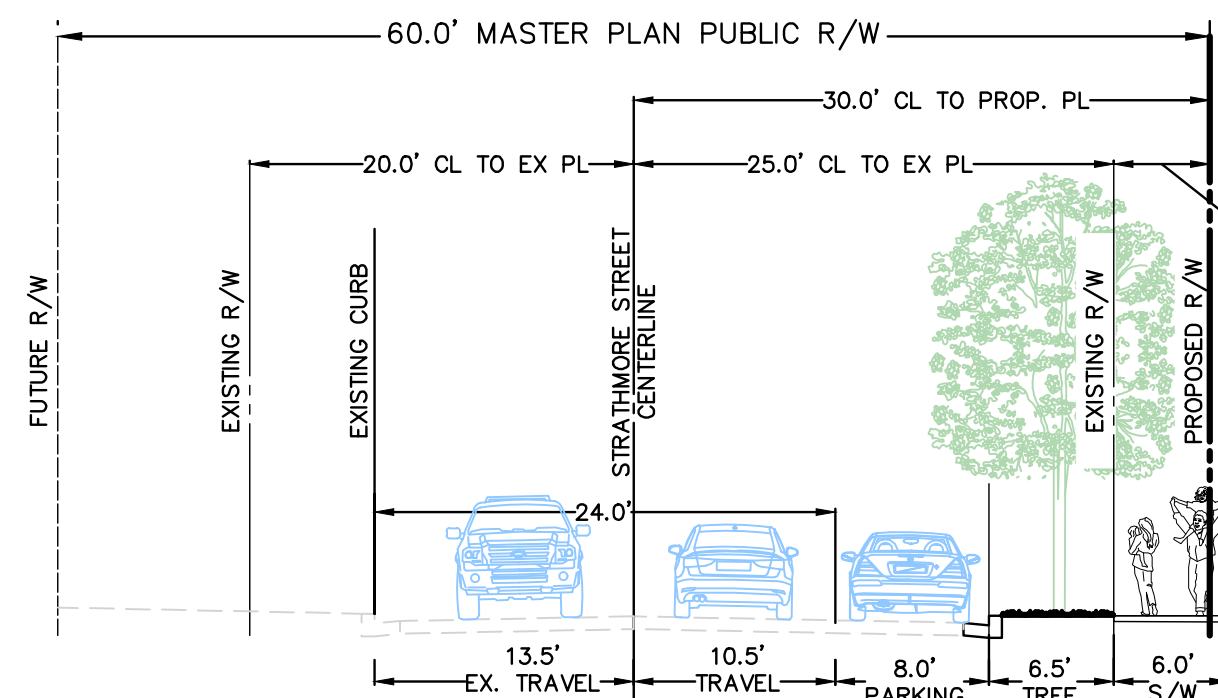
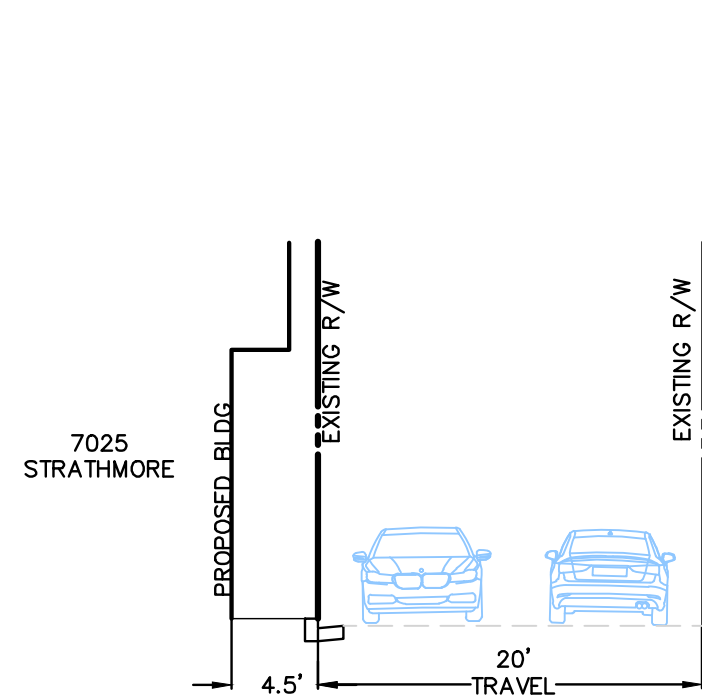
| Bicycle Parking                         |           |                   |                  |                |                    |                     |                    |                     |                |
|-----------------------------------------|-----------|-------------------|------------------|----------------|--------------------|---------------------|--------------------|---------------------|----------------|
| Use                                     | Units/GFA | Rate              | Minimum Required | Long Term Rate | Long Term Required | Short Term Required | Long Term Provided | Short Term Provided | Total Provided |
| Residential                             | 180       | 5/unit (100 max)  | 90               | 95%            | 86                 | 5                   | 86                 | 5                   | 91             |
| Commercial (no commercial at this site) | -         | 1/10,000 (10 max) | -                | 15%            | -                  | -                   | -                  | -                   | -              |
|                                         |           |                   | Total Provided   | 90             |                    | 86                  |                    | 5                   | 91             |
|                                         |           |                   | Required         |                | Provided           |                     |                    |                     |                |
| Car Share                               |           |                   | 2                |                | 2                  |                     |                    |                     |                |
| Electric Vehicle Spaces                 |           |                   | 1                |                | 1                  |                     |                    |                     |                |
| Motorcycle Spaces                       |           |                   | 3                |                | 3                  |                     |                    |                     |                |

| Public Benefits Summary                                         |        |
|-----------------------------------------------------------------|--------|
| 59-4.7.3.C: Connectivity & Mobility                             | 17.76  |
| (2) Minimum Parking                                             | 2.76   |
| (5) Through-Block Connection                                    | 15.00  |
| 59-4.7.3.D: Diversity of Uses & Activities                      | 20.00  |
| Affordable Units (under 4.9.2.C.4.d)                            | 16.67  |
| (4) Enhanced Accessibility for the Disabled                     | 3.33   |
| 59-4.7.3.E: Quality Building & Site Design                      | 55.00  |
| (1) Architectural Elevations                                    | 15.00  |
| (2) Exceptional Design                                          | 20.00  |
| (6) Structured Parking                                          | 20.00  |
| 59-4.7.3.F: Protection & Enhancement of the Natural Environment | 14.75  |
| (1) Building Lot Termination (BLT)                              | 3.01   |
| (2) Cool Roof                                                   | 2.24   |
| (9) Vegetated Roof                                              | 9.50   |
| Number of Categories                                            | 4      |
| Points Requested                                                | 107.50 |

NOT FOR CONSTRUCTION



The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 56A of the Montgomery County Code.

WOODMONT AVE  
LOOKING EASTSTRATHMORE STREET  
LOOKING NORTHPRIVATE ALLEY  
LOOKING NORTH

10 5 0 10 20 30  
SCALE: 1"=10'







