DAP SUBMISSION

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | ARCHITECTS COLLABORATIVE INCORPORATED | VIKA

SITE LOCATION
4887 Battery Lane,
Bethesda, MD

APPLICANT
GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION

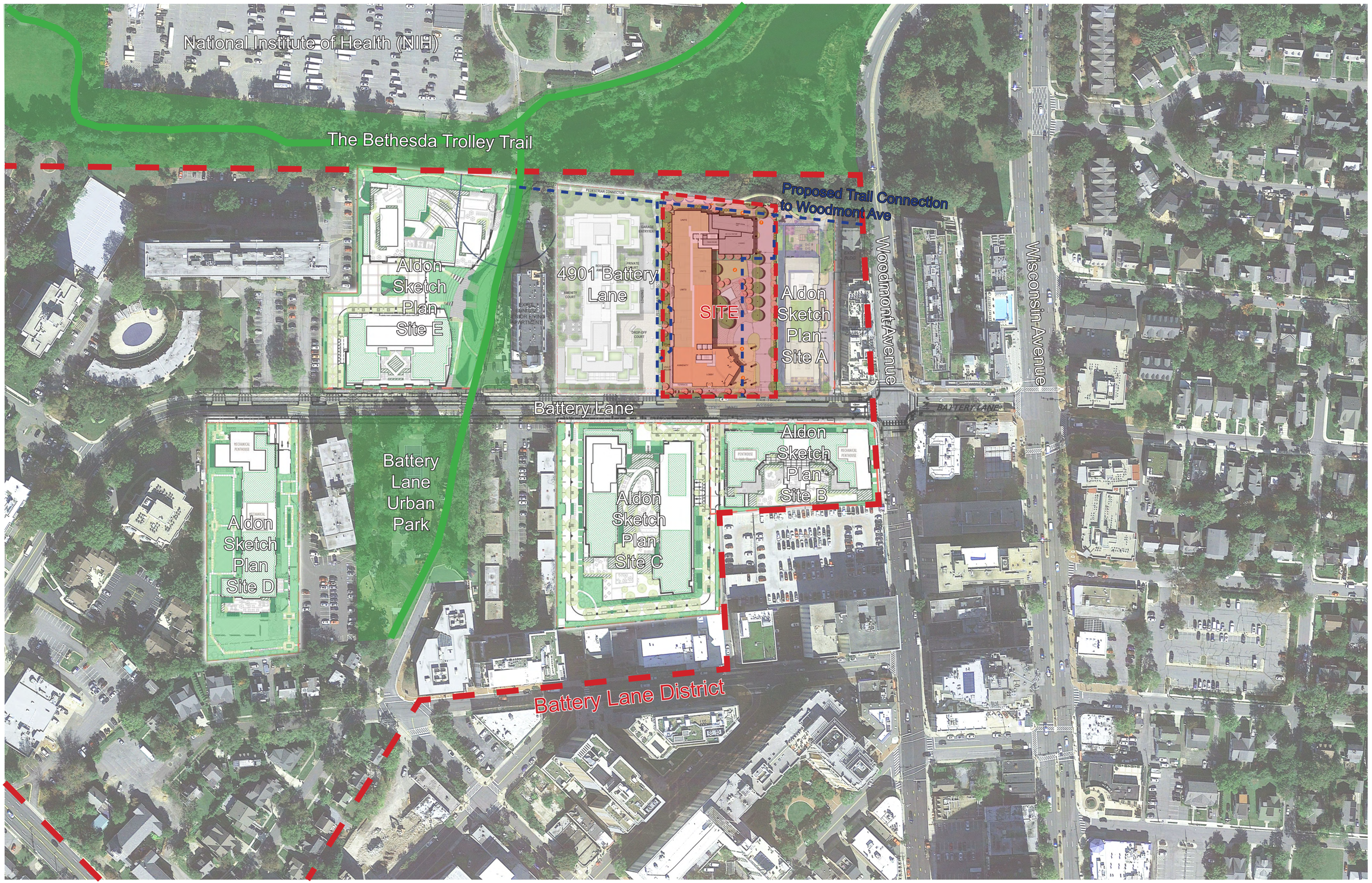
LAND USE COUNSEL
LerchEarlyBrewer

ARCHITECT
ARCHITECTS COLLABORATIVE INCORPORATED

CIVIL ENGINEER & LANDSCAPE
VIKA

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

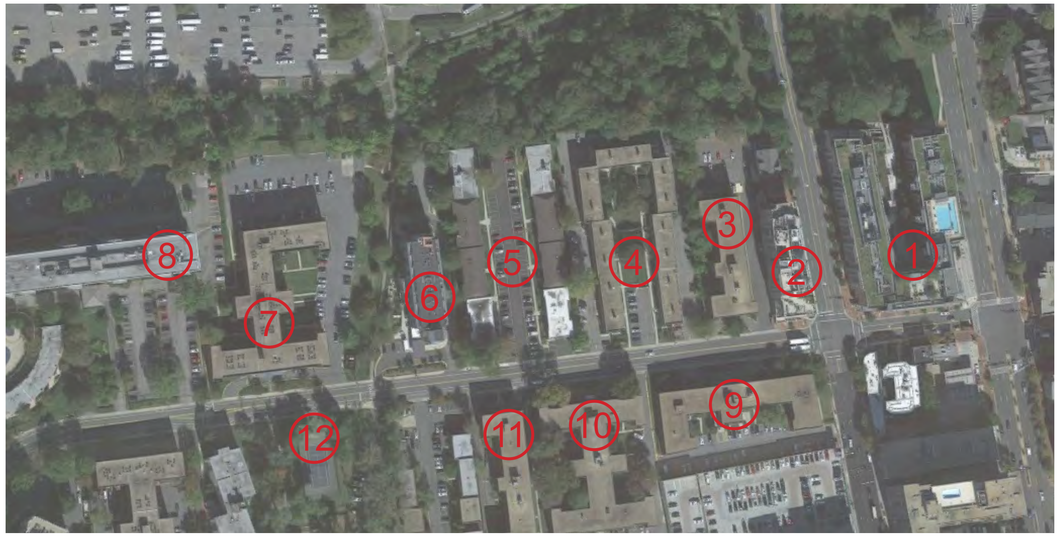
FUTURE DEVELOPMENT OVERVIEW

BATTERY LANE

BETHESDA , MD

A-4

APR 16, 2026



Global Luxury Suites

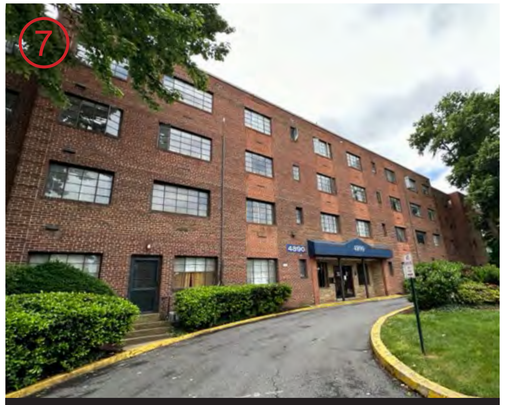
Stonehall Bethesda

4857 Battery Lane Apartment

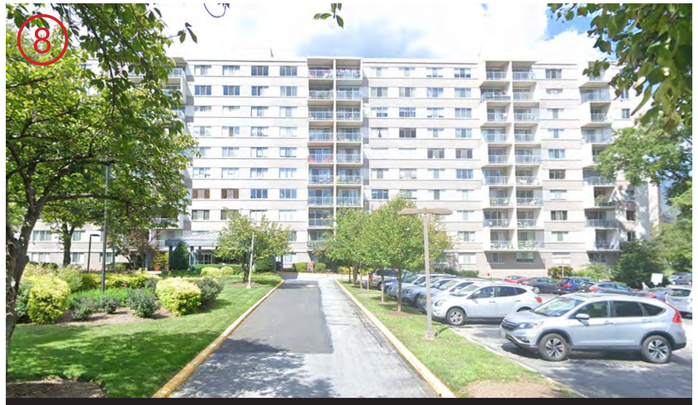
Battery Lane Apartments-Proposed Site

Cambridge Square

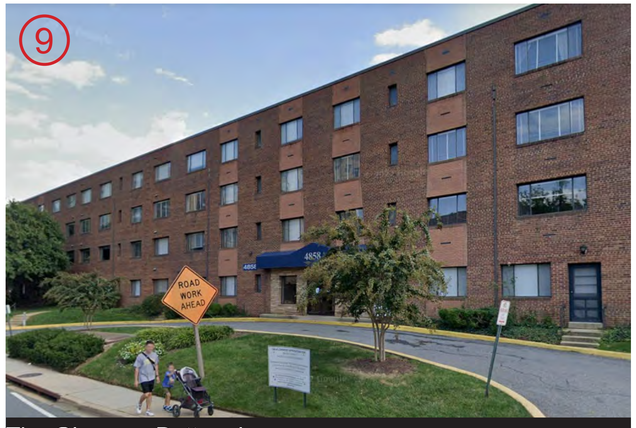
Surise of Bethesda



The Glens on Battery Lane



Whitehall Condominium



The Glens on Battery Lane

The Glens on Battery Lane

The Glens on Battery Lane

Battery Lane Urban Park

ARCHITECTS COLLABORATIVE INCORPORATED

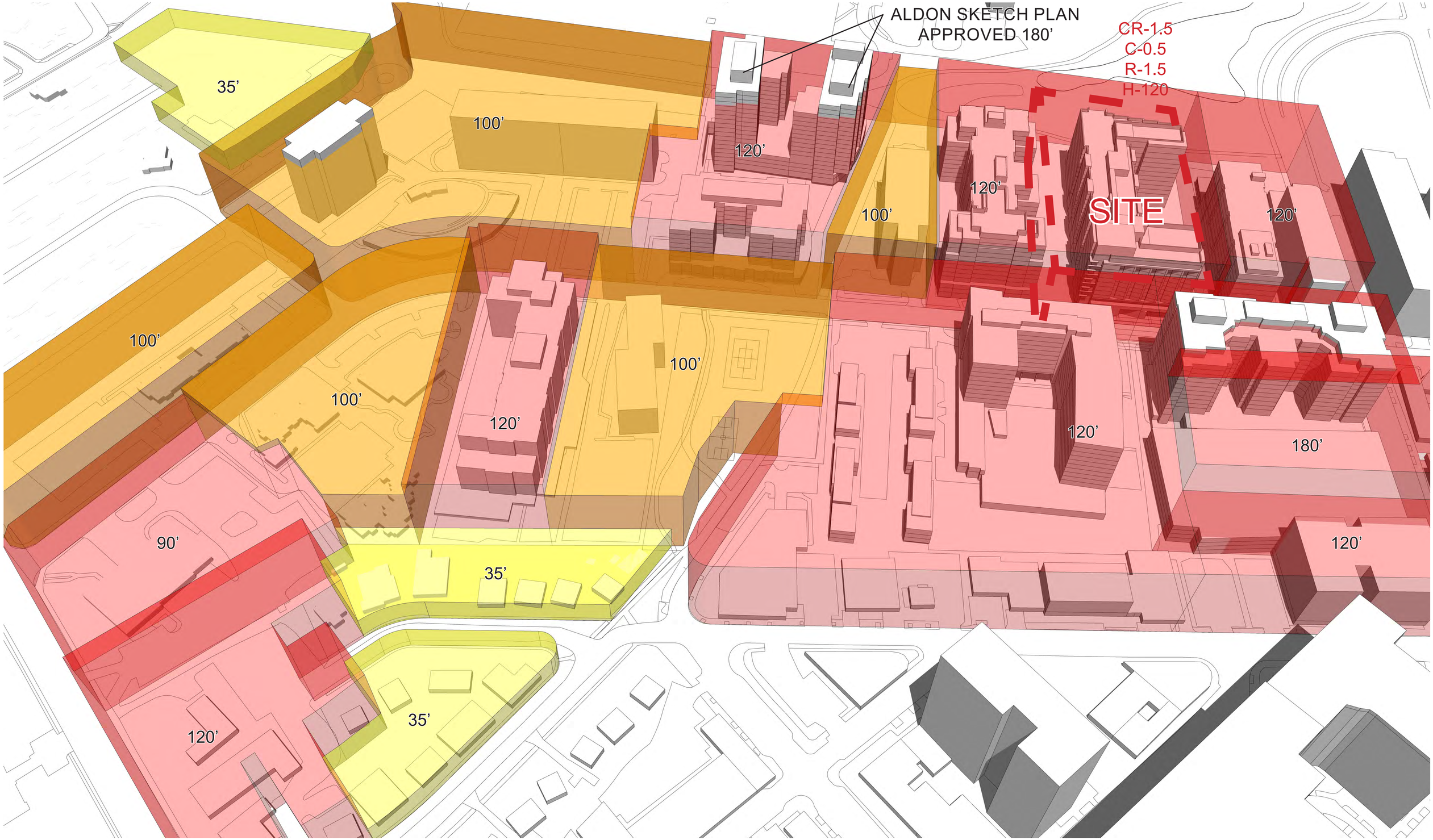
GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

EXISTING CONDITIONS

BATTERY LANE
BETHESDA , MD

A-5

APR 16, 2026



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

MASSING IN CONTEXT OF MAXIMUM ALLOWABLE HEIGHTS

A-6

BATTERY LANE

BETHESDA , MD

APR 16, 2026

DESIGN GOAL:

To design a building that is unique to Bethesda and the Battery lane district yet be compatible to its surrounding neighbors. The design will use the Bethesda Design Guidelines as a guide to ensure a great pedestrian experience and provide exciting architecture that will support and fulfill the master plan goals.

(Neighborhood Connector)

2.1.6 Neighborhood Connector

Neighborhood Connectors typically accommodate vehicular through traffic for area residents and are often combined with bike facilities and less pedestrian volume than Downtown Mixed-Use and Main Streets. These streets are predominantly lined by multi-unit residential buildings with a range of building heights and auto-oriented commercial uses requiring frequent driveway curb cuts. Examples of Neighborhood Connectors include Bradley Boulevard, Battery Lane and portions of Arlington Road near the outer boundaries of the Downtown Bethesda Plan area.

Intent: Building and sidewalk design along Neighborhood Connectors should provide buffering for pedestrians from through traffic, as well as moderate building setbacks to align with the residential neighborhood character. For residential buildings, elements such as ground-floor amenity space and residential entries are encouraged.

Table 2.05: Neighborhood Connector

Sidewalk Zones

A. Planting/Furnishing Zone: 6 - 8 ft.
B. Pedestrian Through Zone: 6 - 10 ft.
C. Frontage Zone: 5 - 8 ft. min.

Building Placement

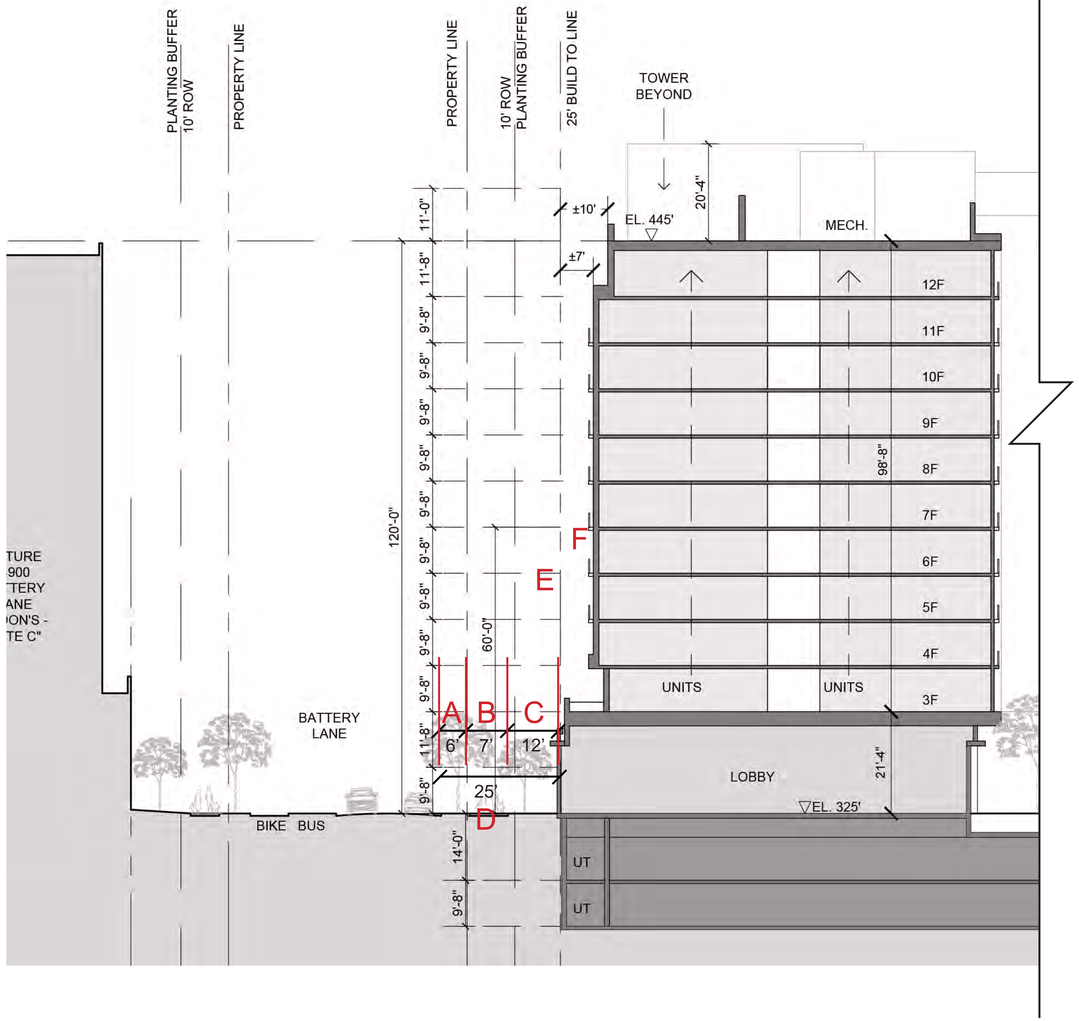
D. Build-to Line: 20 - 25 ft. from street curb

Building Form

E. Base Height: 3 - 5 stories (35 - 60 ft.)
F. Step-back: 15 - 20 ft.*

Alternative Treatments

** On this street type, buildings under 90 ft. may consider alternative methods to reduce tower bulk other than step-backs. These are outlined in Section 2.4.8 Tower: "Menu" of Methods to Reduce Bulk.*



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

2.1.9 Public Through-Block Connections and Trails

Intent: To improve connectivity for people to walk and bike throughout Downtown Bethesda and create additional outdoor public spaces for residents and visitors to enjoy.

Public Through-block Connections

Public through-block connections are most important within long blocks to provide an efficient pedestrian network to connect to adjacent streets and destinations such as open spaces and transit stations. These connections should be high-quality, open to the sky and wide enough to allow pedestrians and cyclists to pass through comfortably, and others to pause and sit or access building entrances. They should be highlighted through retail that wraps the corner, public art, signage or other design elements, which draw people into the connection from the sidewalk. Landscape can be added to create visual interest, and elements such as paving, lighting, seating, planters or trees should make the connection more inviting. Small-scale, urban recreational uses could also be considered in these spaces.

The aim is to have no more than one through-block connection on a block to not interrupt the continuous building wall. If there are multiple new developments on a block, they are encouraged to have party walls between the base floors to ensure this continuity. If additional gaps are required by building code, consider other uses such as service alleys.

Figure 2.06: Guidelines for Public Through-Block Connections Shared by Pedestrians and Cyclists Only

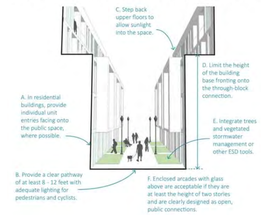
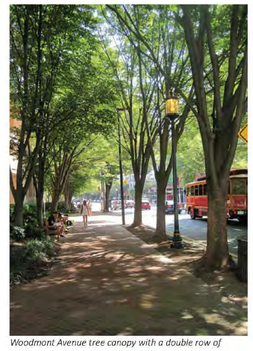


Figure 2.04: Public Through-Block Connections and Trails

** Additional public through-block connections are possible. Exact location and alignment to be determined during the development*



Woodmont Avenue tree canopy with a double row of trees.

2.1.10 Canopy Corridors

Intent: The Canopy Corridor recommendations in the Sector Plan aim to create green corridors that connect parks, trails, stream buffers and the denser forest networks beyond the Bethesda boundaries.

The canopy corridors align with the recommended bike priority streets where continuous streetscape improvements are most likely. Though bicycle and pedestrian facilities are the priority on these streets, tree canopy is also a crucial element to enhance shade, attractiveness and comfort to encourage people to walk and bike throughout the downtown.

Guidelines:

A. Prioritize street tree planting along existing and proposed bicycle networks to expand linear green corridors.

B. Use appropriate plant species that will thrive in various site conditions and climates. Species should be a combination of native and locally adaptive species lessening water demand while providing biological benefits.

C. Provide soil volumes for canopy trees of no less than 600 cubic feet, as recommended in the Sector Plan. This volume may be achieved through amended soil panels, and where possible, utilize street tree panels for greater soil volumes.

D. Design buildings to allow streets to receive sufficient sunlight to maintain healthy trees along these corridors.

E. Provide the maximum sidewalk width possible to allow for larger canopy, and consider opportunities for double rows of trees.

F. Include additional locations for trees on both private and public property, right-of-way and medians wherever possible.

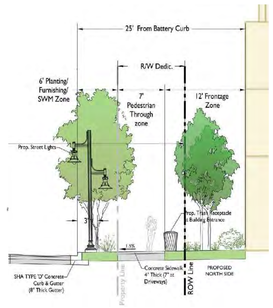
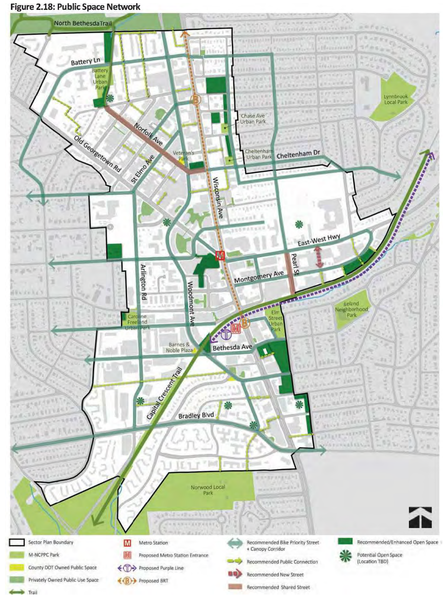
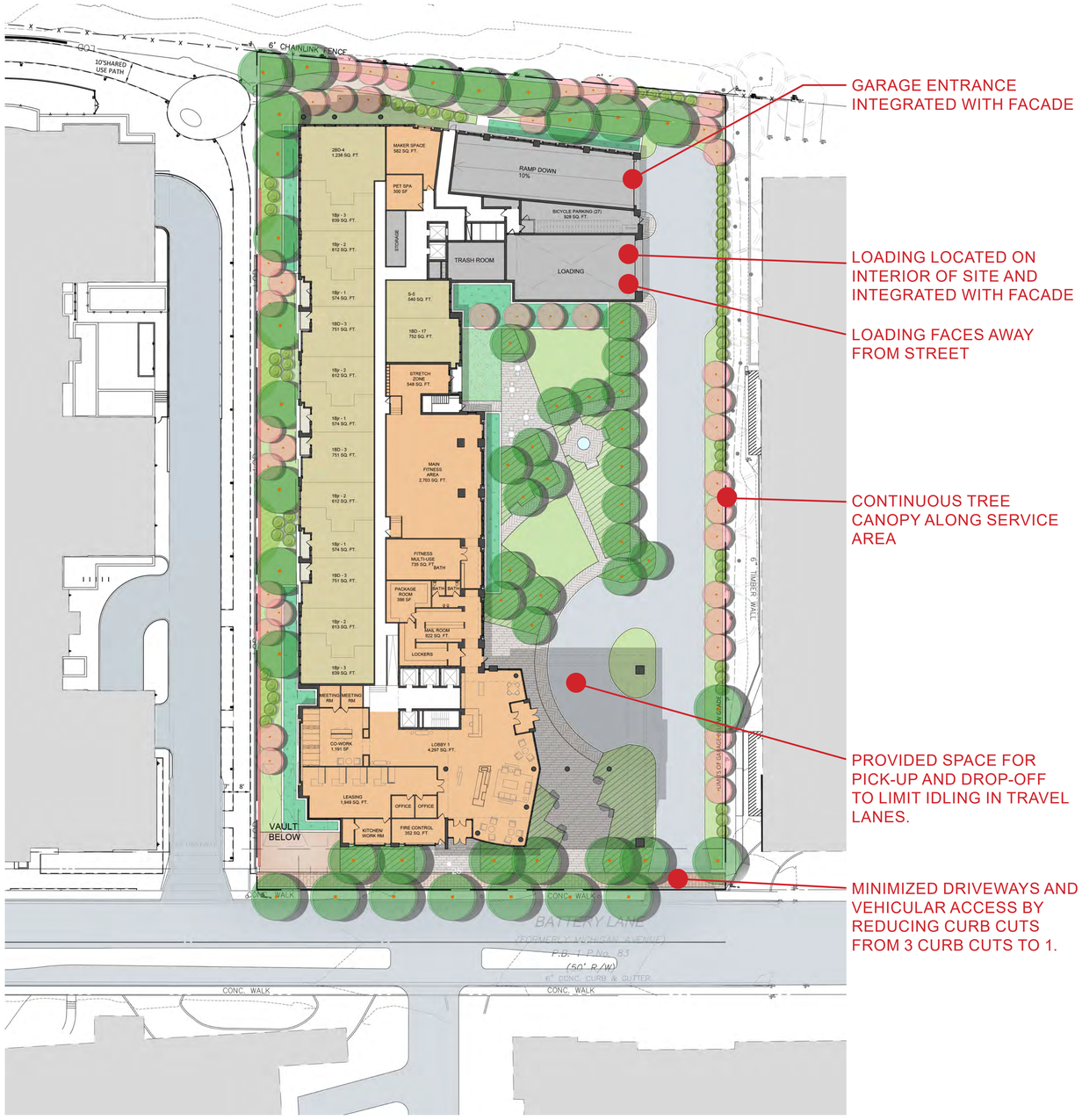


Figure 2.18: Public Space Network



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

2.3.3 Servicing, Access and Parking

Intent: Loading, servicing and parking should be designed to minimize conflicts between vehicles, pedestrians and cyclists and reduce the visual impacts of vehicle access and parking on the Public Realm. Site design should prioritize the public sidewalk and bikeways over private vehicular crossings.

Guidelines:

A. Line the ground floor of structured parking with retail or other uses with transparency to maintain an active building edge. Where active uses are infeasible, avoid exposed parking floors along the street through measures outlined in the Zoning Ordinance *Section 6.2.9.D.1 Structured Parking Requirements.*

B. Design exterior of the garage portion of the building to be compatible with the rest of the building facade, in order to enhance the overall architectural quality of the building.

C. Provide a continuous, level and clearly delineated Pedestrian Through Zone across driveways to encourage drivers to yield to pedestrians. Consider applying the same materials across these vehicle access points as the sidewalk, such as brick pavers.

D. Locate loading and servicing within the interior of a building at the rear whenever possible. Service alleys are also recommended where setbacks are required from the side or rear property lines for building code.

E. Avoid placing entries to loading docks, service areas and parking garages on neighborhood residential streets when alternative access is feasible.

F. Minimize the width and height of driveways and vehicular entrances. Where possible, combine loading dock and garage access.

G. Screen vehicle and servicing access areas and trash storage with landscaping or other vertical elements, and design vehicle access doors to incorporate high-quality materials and finishes that are consistent with the building.

H. Vehicle access points should not be located adjacent to a public open space other than through-block connections.

I. Coordinate location of access points with adjacent and confronting properties where possible to ensure a comfortable sidewalk environment and limited conflicts.

J. Provide loading spaces for pick-up and drop-off where feasible to reduce idling in the travel lane.

K. Design structured parking floors to be flexible for future retrofit to other uses where possible.

L. Ensure continuous tree canopy along service areas and lay-by areas to the greatest extent feasible.

M. While not recommended in Downtown Bethesda, surface parking should be designed according to the following:

- Locate the parking on the back of the building, with the building fronting the primary streets and sidewalks.
- For interim lots, design the parking to provide flexibility for temporary events such as pop-up events and public gatherings to maintain an active street edge. See *Section 2.5 Creative Placemaking*.

Servicing Operations:

The dense urban grid presents both challenges and opportunities for loading and trash collection. Without alleys, trucks and other delivery vehicles have to make complex maneuvers on the streets to access the buildings' loading areas where they exist or simply operate from the streets themselves when the buildings they serve don't have off-street loading facilities. When trucks must access buildings from streets, especially high volume corridors, the loading areas create conflicts with pedestrians. When loading

2.4.6 Tower: Separation Distance

Intent: To allow access to light and air, limit the impact of shadows on the public realm and reduce the extent of large blank walls as new buildings develop at or near the property line.

Guidelines:

A. Separate tower floors at least 45 to 60 feet (22.5 to 30 feet from the side and rear property lines).

B. Provide a continuous building base along the lower floors.

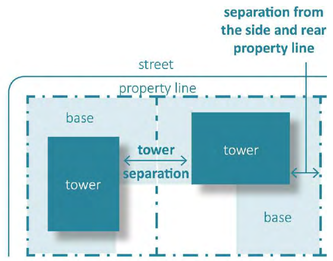
C. Avoid building towers to the property line creating expansive blank party walls that are imposing on the pedestrian environment.

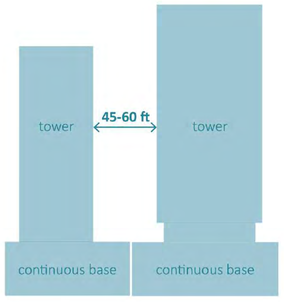
Alternative Treatments:

Buildings below 120 feet or with limited property size/width/depth may reduce tower separation or consider party walls. If party walls are necessary, mitigate their visual impact with elements such as public art, lighting, texture and/or patterning that provide visual interest and are appropriate to the context and architecture of the building.

Where existing neighboring building towers are built to or close to the property line, new development should aim to achieve the total tower separation where possible. However, at a minimum, the new building tower levels should provide the separation distance indicated in *Guideline 2.4.6 A* from the side and rear property lines, except where building to the lot line could better address an existing blank wall condition.

Varied geometry in a building's upper floors, and facade modulation between buildings can also be used as methods to increase the perception of tower separation and allow access to light and air.





2.4.2 Base: Building Placement

Intent: To create a continuous street wall to frame the sidewalk and create a more comfortable outdoor room for pedestrians to encourage walking throughout the downtown.

Guidelines:

A. Place the facade of the building base along the recommended build-to-line to create a continuous street edge.

B. Buildings taller than 200 feet that do not step back the upper floors should have a build-to-line of at least 20-30 feet.

C. Where existing building lines for adjacent properties are set back more than the recommended build-to-line, buildings may be placed to align with this existing building line as long as it is within 5 feet of the recommended build-to line.

D. Exceptions to the building placement guidelines include through-block connections and open spaces recommended in the sector plan, entrances and articulation for architectural interest.

The building base of Eleven 55 Ripley in Silver Spring creates a continuous edge along the sidewalk at a low-rise scale. Source: Shalom Baranes Associates Architects

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

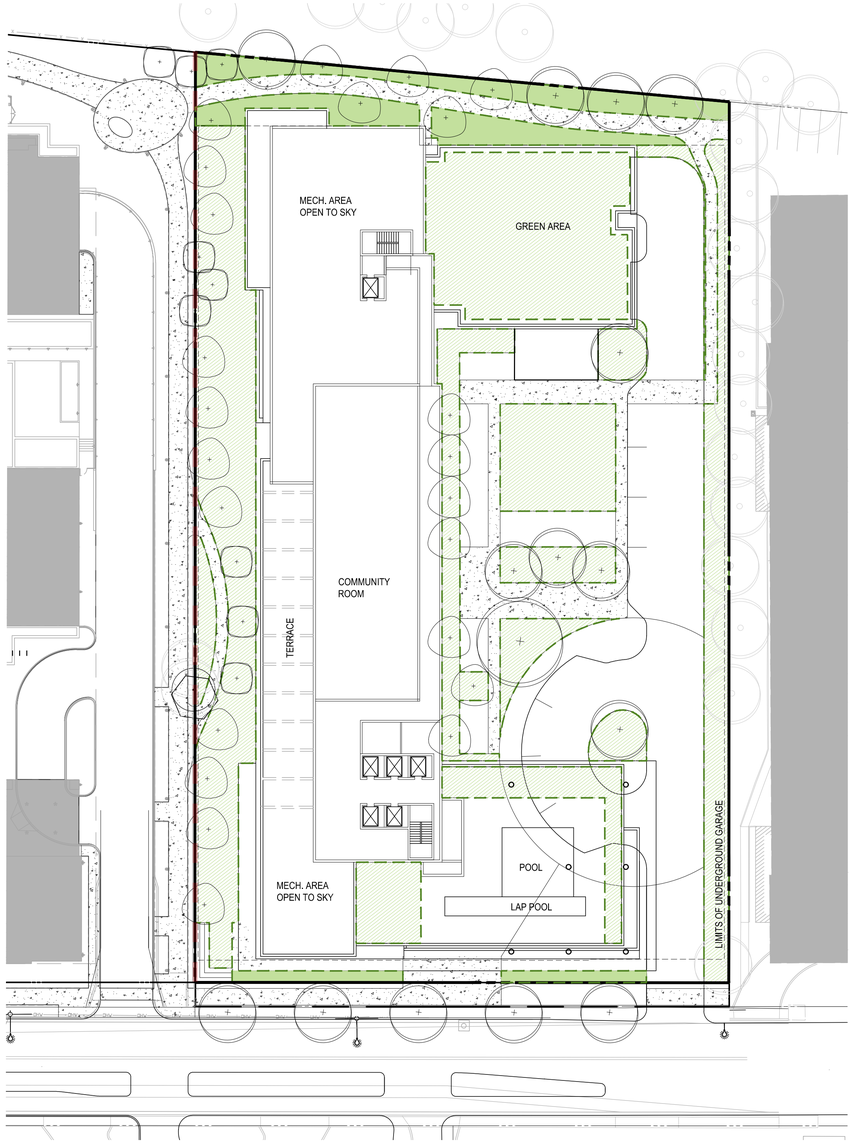
GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

DESIGN GUIDELINES - TOWER SEPARATION & BUILDING PLACEMENT

BATTERY LANE
BETHESDA , MD

A-11

APR 16, 2026



2.3.2 Green Cover

Intent: The green cover guidelines are intended to increase overall tree canopy cover, expand green corridors, reduce heat island effect, improve air quality and carbon sequestration capacity and improve ecological biodiversity. See the Sector Plan *Section 2.4.1 Urban Green*.

Guidelines:

On private property, provide a minimum of 35 percent* green cover, which may include singularly or a combination of the following:

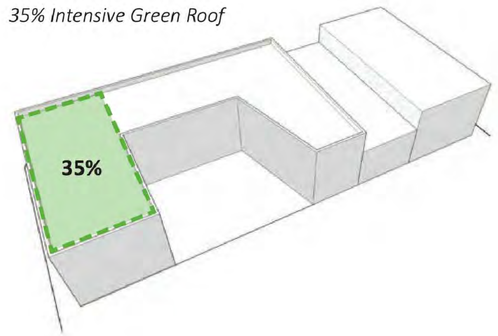
A. Intensive green roof (6 inches or deeper) on 35 percent of rooftop.

B. Tree canopy cover on 35 percent of landscape.

C. A combination of tree canopy and intensive green roof for a total green cover of 35 percent or greater.

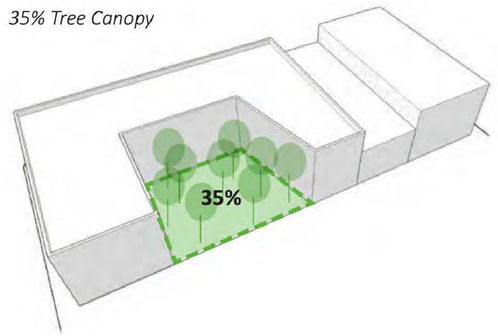
** If on-site energy generation requires the use of the roof or open space, accommodations for these features may alter the 35 percent minimum green cover requirement.*

35% Intensive Green Roof



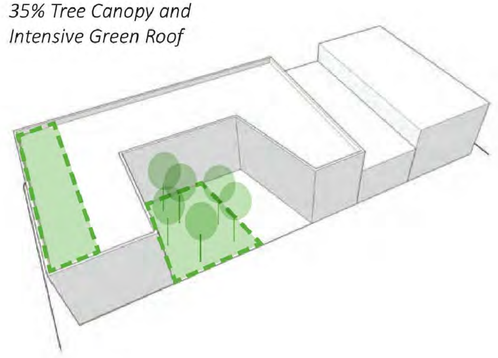
OR

35% Tree Canopy



OR

35% Tree Canopy and Intensive Green Roof



LEGEND

GREEN ROOF
(ON STRUCTURE)

Green Cover (%)	*Required SF*	*Required %*	*Proposed SF*	*Provided %*
Site Area	84,885			
Green Cover Area	29,710	35%		
Ground Level Planting	-	-	4,068	
Green Roof / Planting Over Structure	-	-	25,642	
Total	-	-	**29,710**	**35%**

NORTH

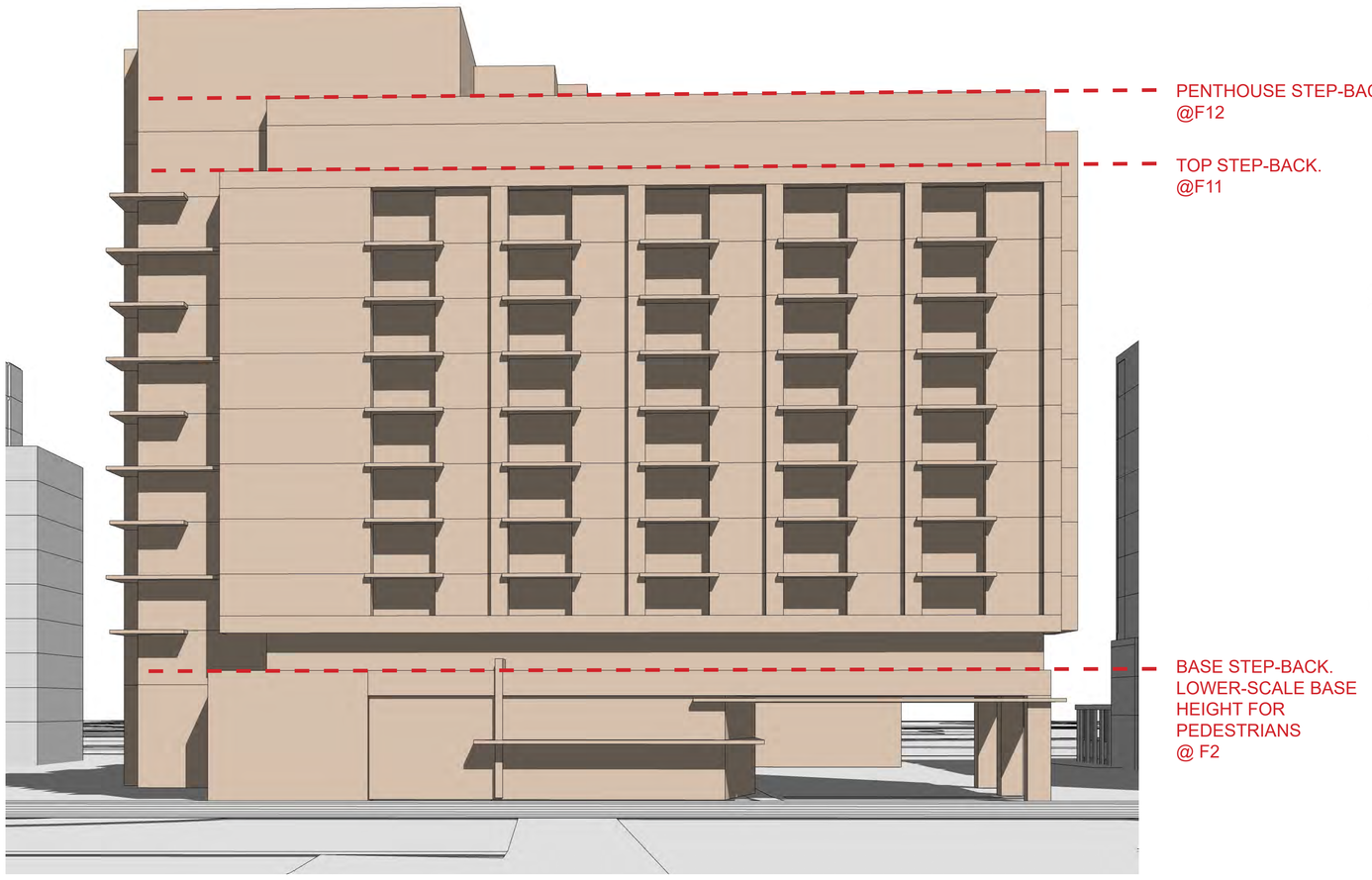
NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

DESIGN GUIDELINES - GREEN COVER

BATTERY LANE
BETHESDA , MD



2.4.7 Tower: Step-Back

Intent: To provide a human-scaled building edge along the street that enhances pedestrian comfort and access to sky views. In districts with mostly low to mid-rise buildings, the step-back enables new tall buildings to better relate to existing context and maintain a similar street character.

Guidelines:

A. Retain a tower step-back across the majority of the building frontage. The building's full height may be expressed to the ground on important corners, to mark primary entryways or to balance the massing composition with vertical elements.

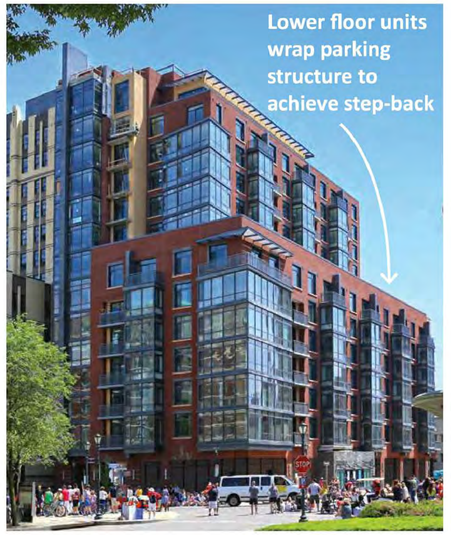
B. Encourage undulating, curved or angled tower step-backs if the average step-back meets the guidelines for the street type. This expressive geometry can increase visual interest on prominent sites near major open spaces and corners.

C. Allow balconies to encroach in the step-back if they do not significantly add to the perceived bulk and mass of the building's upper floors.

Alternative Treatments:

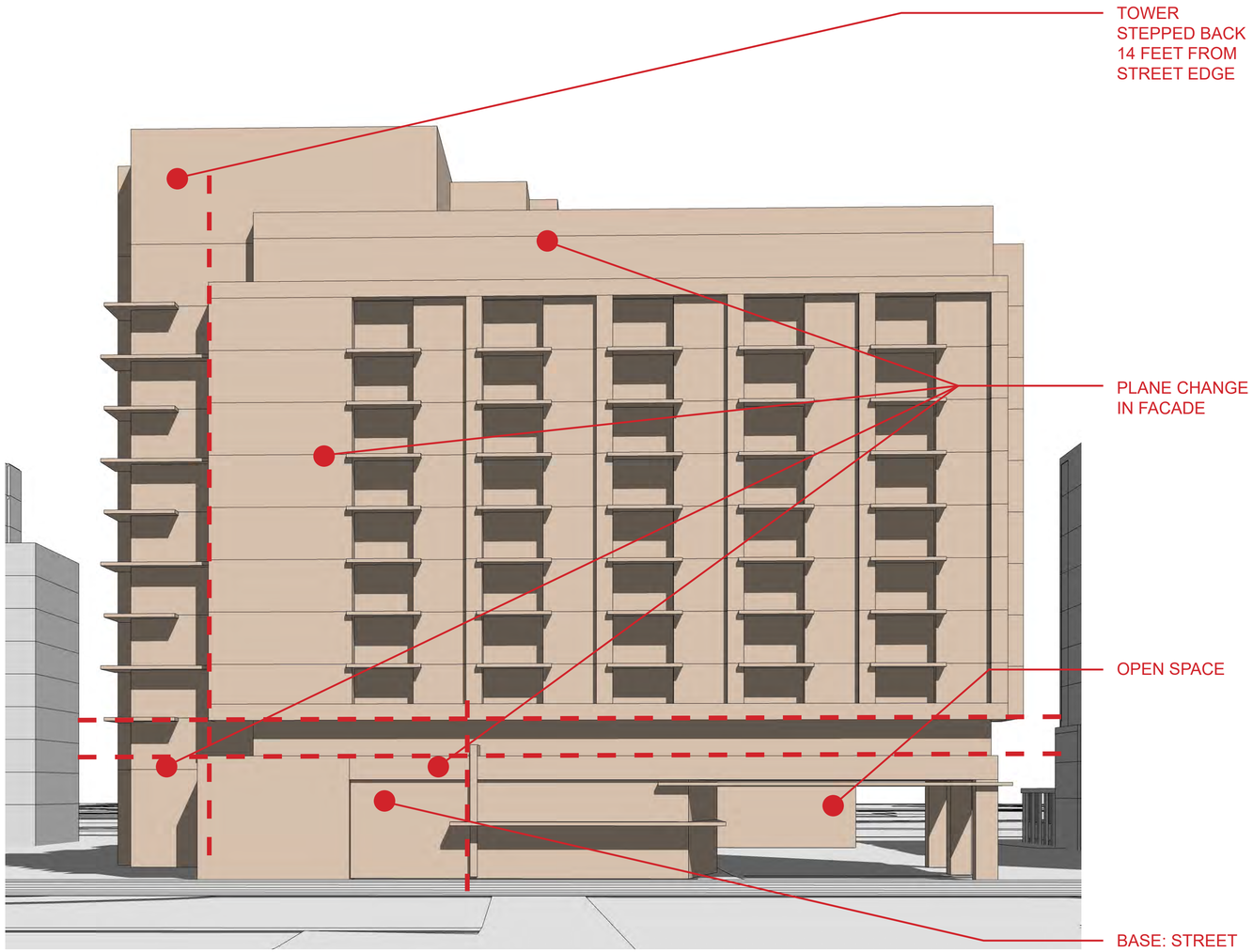
Though step-backs are one of the preferred methods to reduce tower bulk, especially on small neighborhood street types, alternative methods are outlined in *Section 2.4.8 Tower: "Menu" of Methods to Reduce Bulk.* These alternative methods particularly apply to buildings lower than 90-120 feet as noted in *Section 2.1 Street Types*, or to sites with limited size or property depth from the street.

In cases where a step-back is not provided, another method to relate to the context of adjacent building heights and base conditions is with a change of materials or clear regulating lines.



This residential development in Rockville illustrates the relationship between the pedestrian and the building step-back.
Source: The Upton (above)

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



2.4.3 Base: Street Activation

Intent: To encourage pedestrian activity by providing ground-floor and base design elements that engage with the sidewalk environment.

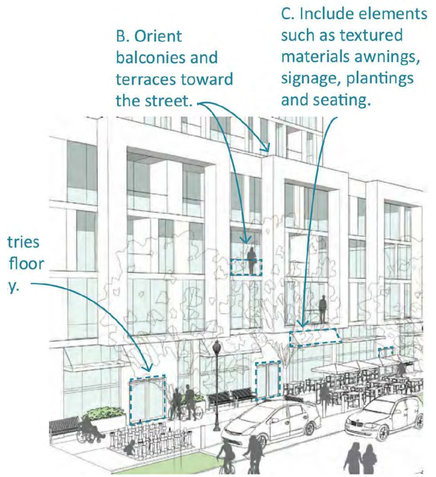
Guidelines:

A. Provide frequent entries, transparency and operable walls where possible to encourage visual and physical connections between the ground floor and the public sidewalk. Avoid long blank walls along the sidewalk.

B. Orient private balconies and terraces toward the street to encourage an interface between the private and public realms and to create eyes on the street.

C. Include elements such as textured materials, awnings, plantings, signage and seating to create a visually engaging and inviting building edge to frame the sidewalk and create stopping points to relax, gather and socialize.

D. Place particular focus on active ground floor design along the portions of streets identified as the recommended retail nodes in the *Retail Planning Strategy for the Downtown Bethesda Plan*.



2.4.4 Base: Variation and Articulation

Intent: To ensure that facades are not exceedingly long, uninterrupted and rigidly uniform. These variations break up the mass of large buildings, add visual interest and promote human-scaled lower stories to relate to pedestrians.

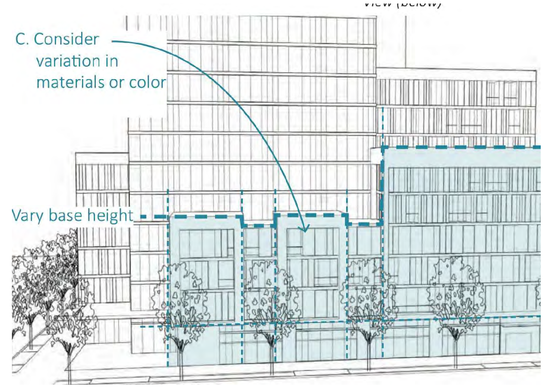
Guidelines:

A. Vary base height up to the maximum height designated by the street type. This variation should respond to the street character and typical widths, heights and modulation of existing buildings to create a contextually sensitive building wall along the street.

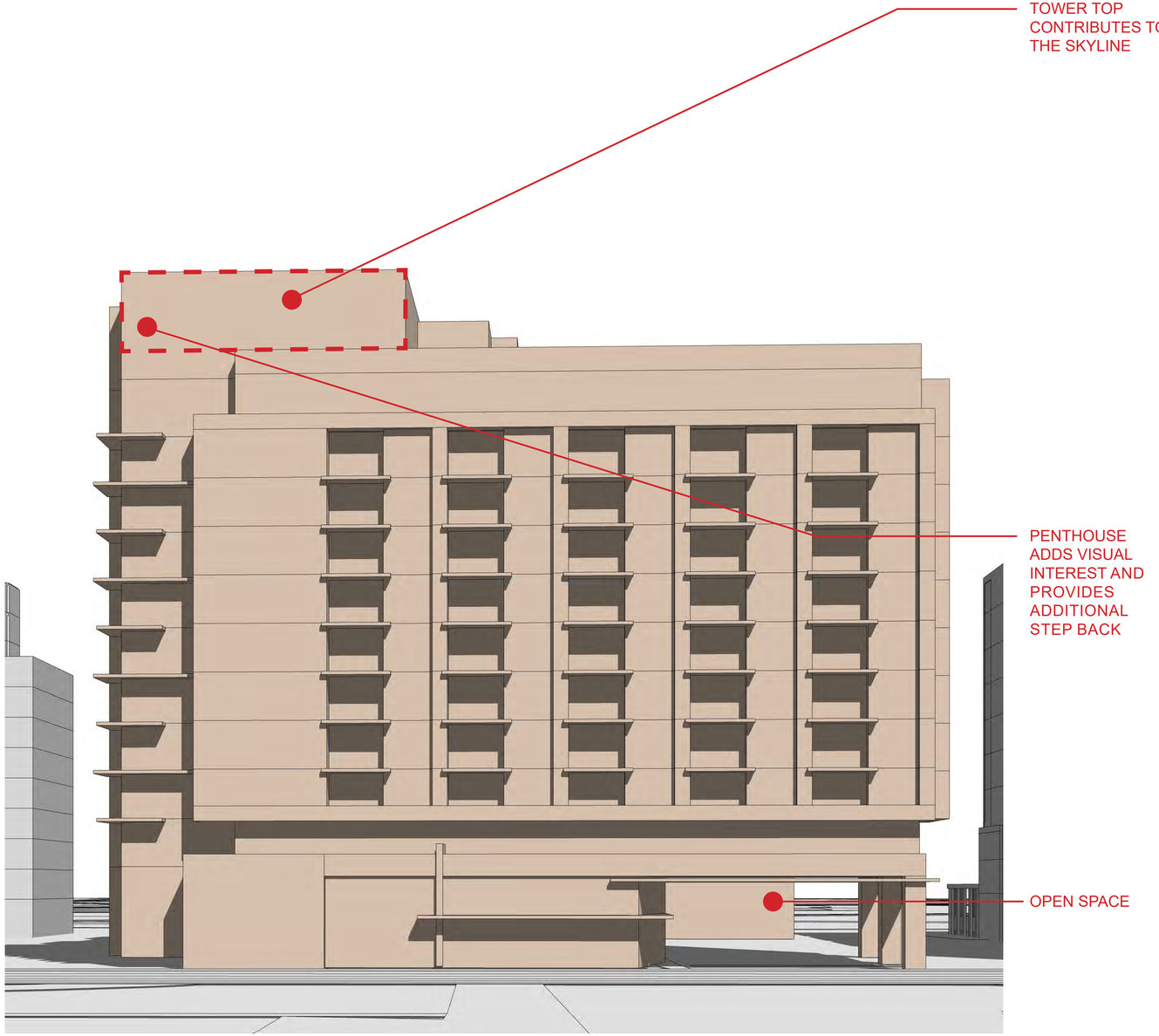
B. Provide plane changes in the facade that create significant vertical and horizontal breaks, and shadow lines on the facade.

C. Consider variation in building materials or color to add texture to lower floors most visible to those at pedestrian level.

D. Avoid cantilevering the majority of the building mass over the Frontage Zone, public sidewalk or public open space to prevent interfering with street trees and blocking access to sunlight and sky views for pedestrians.



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



2.4.9 Top: Tower Top

Intent: The building top or cap contributes to the skyline, adding visual interest and shaping the image of Bethesda from afar. Tower tops should be carefully considered on prominent sites, including those with the tallest building heights, locations adjacent to major public open spaces and those that terminate views.

Guidelines:

A. Encourage unique design of tower tops that can enhance the image of Bethesda as an innovative downtown, welcoming new businesses, residents and visitors.

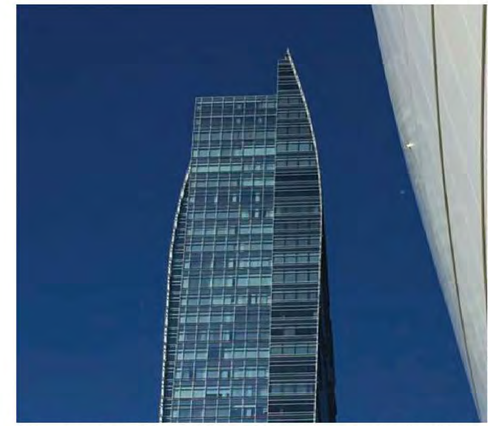
B. Taper tower tops where possible to reduce the perceived bulk of tall buildings.

C. Integrate energy efficiency into the design of tower tops, including solar panels and passive heating and cooling elements.

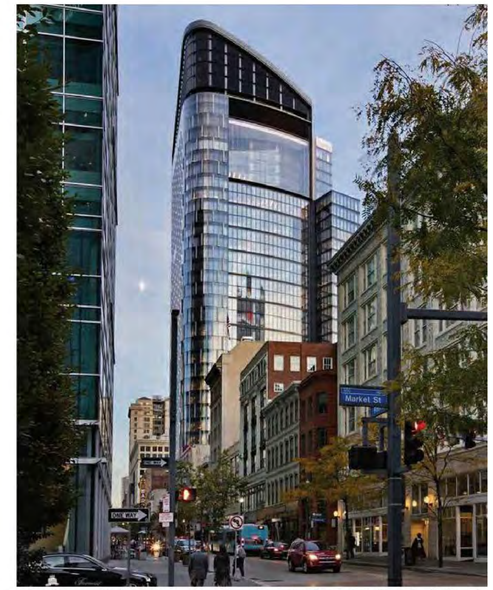
D. Consider the views of the rooftop composition from adjacent buildings when designing building tops.

E. Not all tall buildings should have a sculptural top. However, mechanical penthouses and rooftop amenity spaces should in all cases be designed to harmonize with the overall building composition.

F. Enclosures for rooftop amenity spaces should either contribute to the creation of expressive tops, or otherwise be set back from the roof line and limited to a portion of the roof area so as to not be perceived from surrounding streets and public spaces.

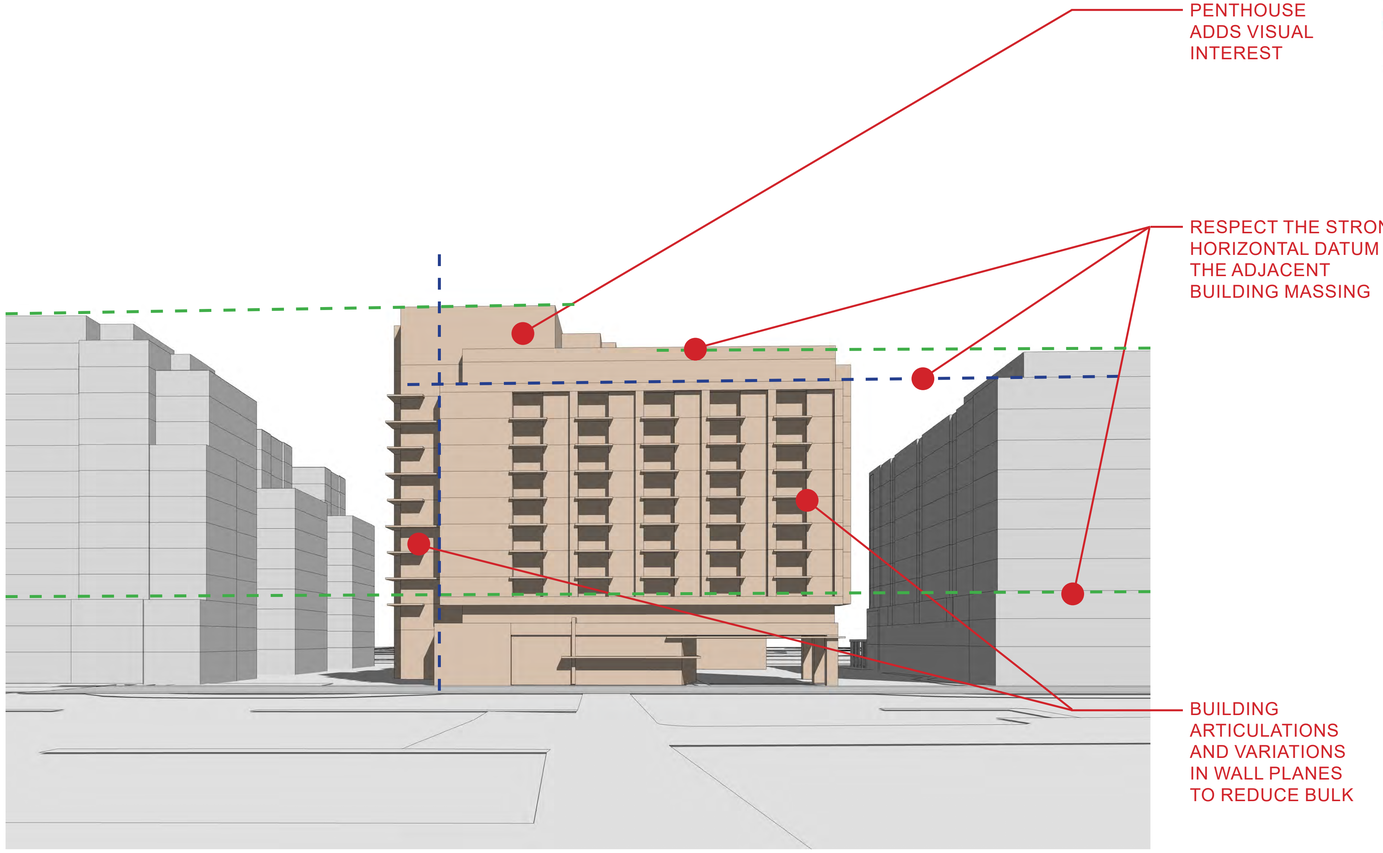


This curved and tapered top adds a unique element to the skyline.



The form of the tower top for this Pittsburgh office building is part of the energy efficient solar chimney design.
Source: Gensler

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



2.4.1 Compatibility

Intent: Most new projects in Bethesda will be infill development, therefore design should respect the existing character and scale of the downtown's diverse districts, neighborhoods and public spaces.

Guidelines:

A. Maintain the character of small-scale retail streets by creating ground-floor retail with awnings, signage and bays that reflect the dimensions and design of adjacent existing stores. Step back upper floors to continue the pedestrian experience along the sidewalk of a low to mid-rise building edge.

B. Provide transitions to surrounding neighborhoods by including elements such as:
   - Stepped-down building heights.
   - Individual entries to ground-floor units.
   - Setback transitions to residential properties with front yard setbacks.
   - Increased landscaping in the frontage zone and planting/furnishing zone.
   - Fine-grain building articulation, such as variations in wall planes, colors, materials and textures.

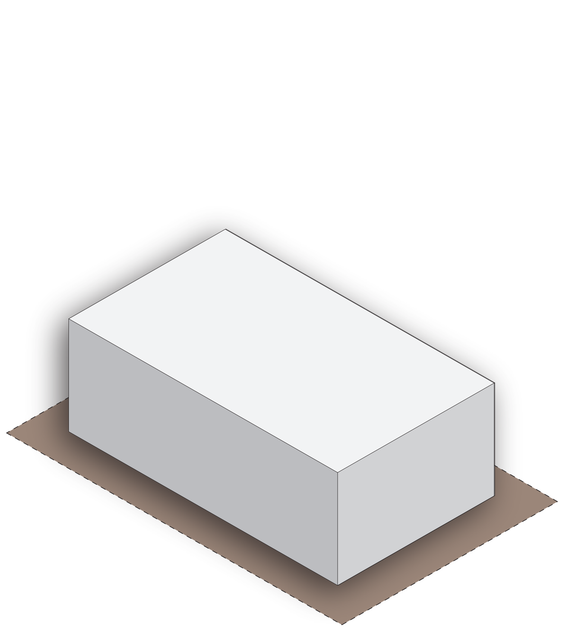
C. Study the impacts of new development on public open spaces. Limit shadows where possible and provide active ground floors with entrances and windows onto public open spaces, avoiding orienting the backs of buildings to these spaces.

Norfolk Avenue has a unique scale and character that should be reflected in future development.

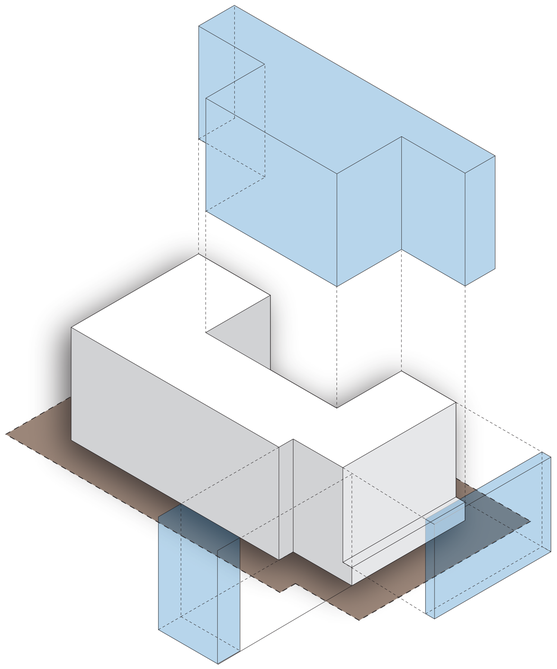
The Bethesda Theater redevelopment maintains the historic building character along Wisconsin Avenue and transitions to adjacent residential neighborhoods.
Source: Google Street View

Transitions from Wisconsin Avenue to surrounding neighborhoods require stepping down of buildings to mediate between the high-rise and low-rise scales of the two areas.
Source: The Vine Condos

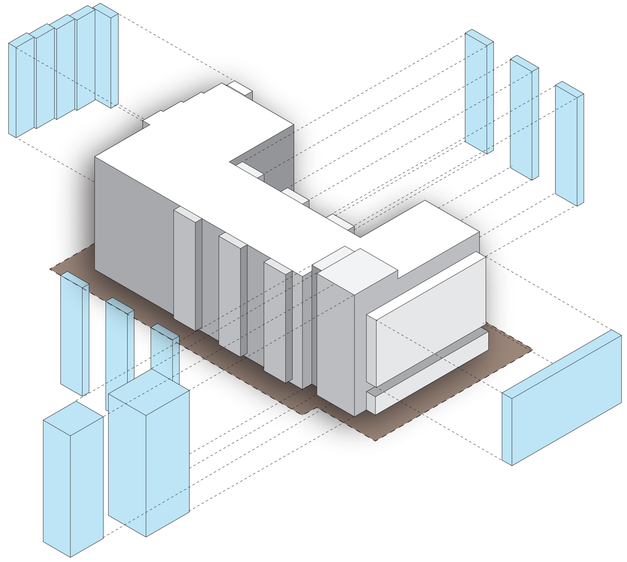
NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



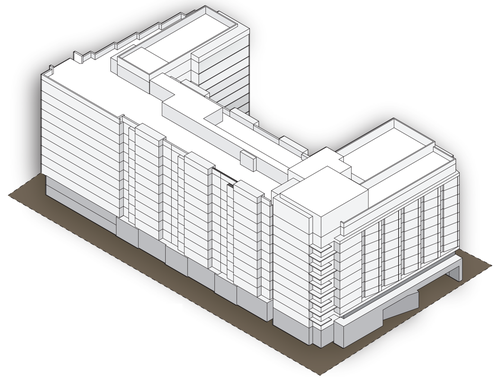
1. EXTRUSION



2. SUBTRACTION

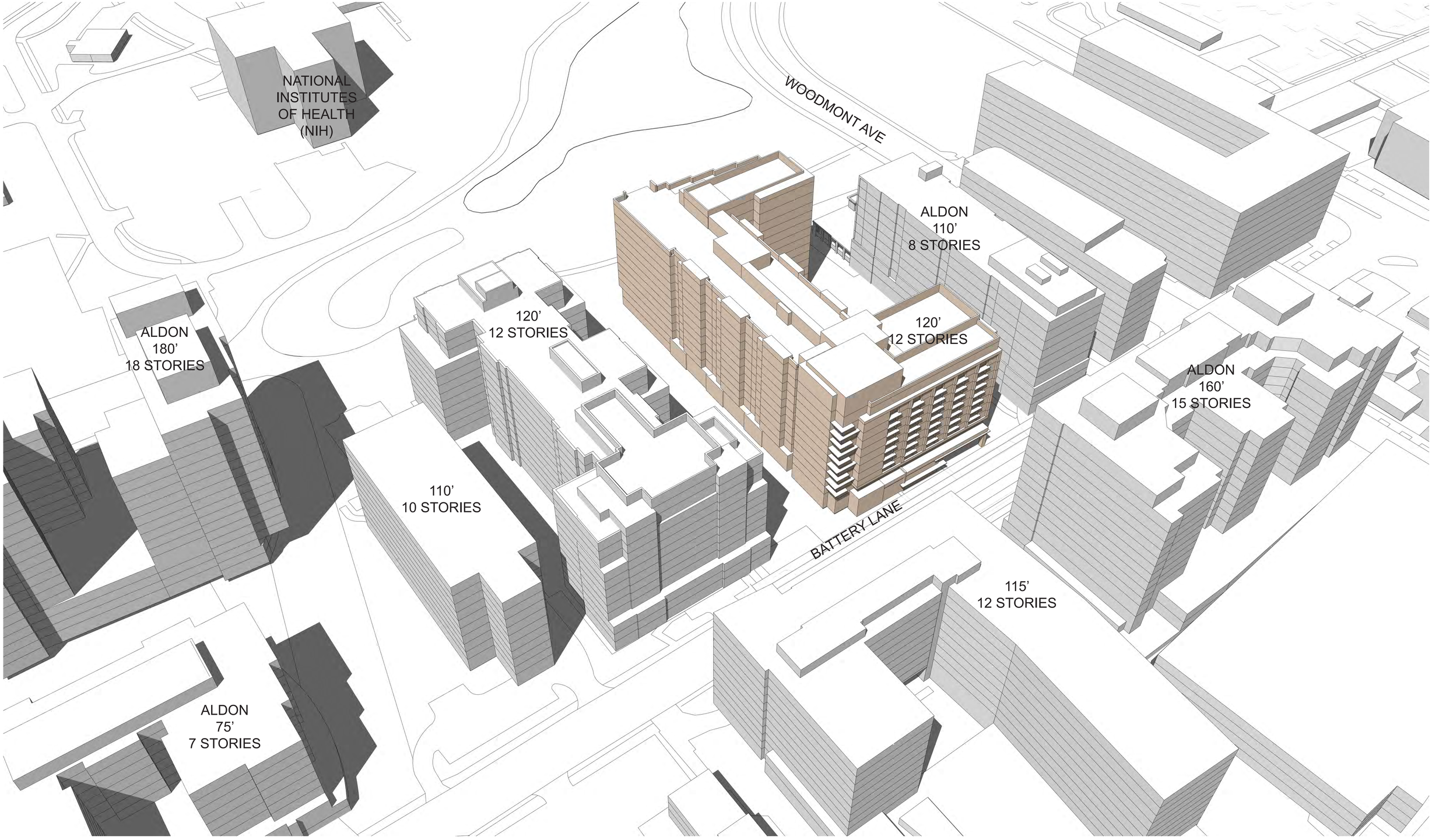


3. ADDITION



4. FINAL FORM

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

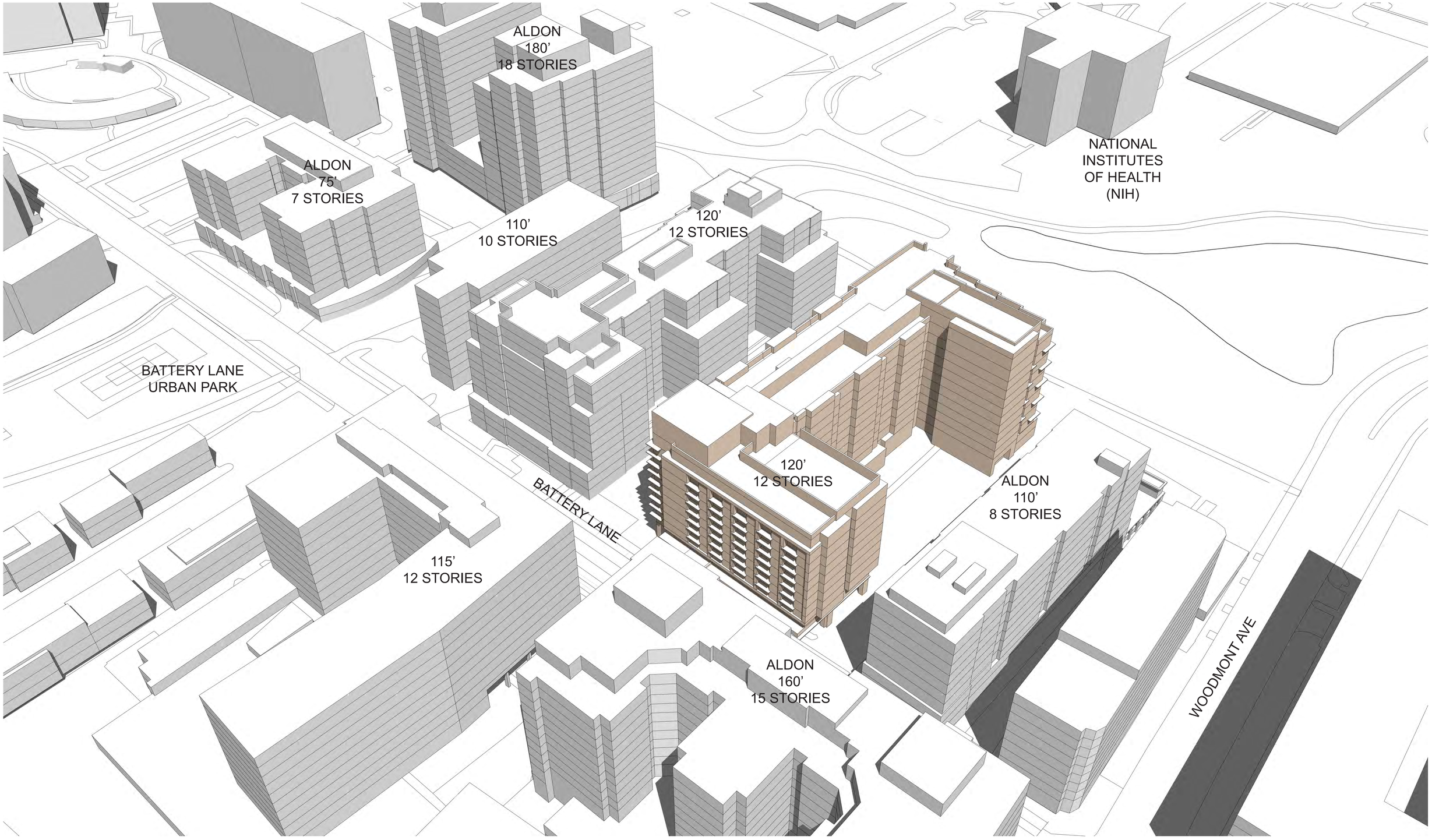
GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

MASSING IN CONTEXT TO EXISTING BUILDINGS

BATTERY LANE
BETHESDA , MD

A-18

APR 16, 2026



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

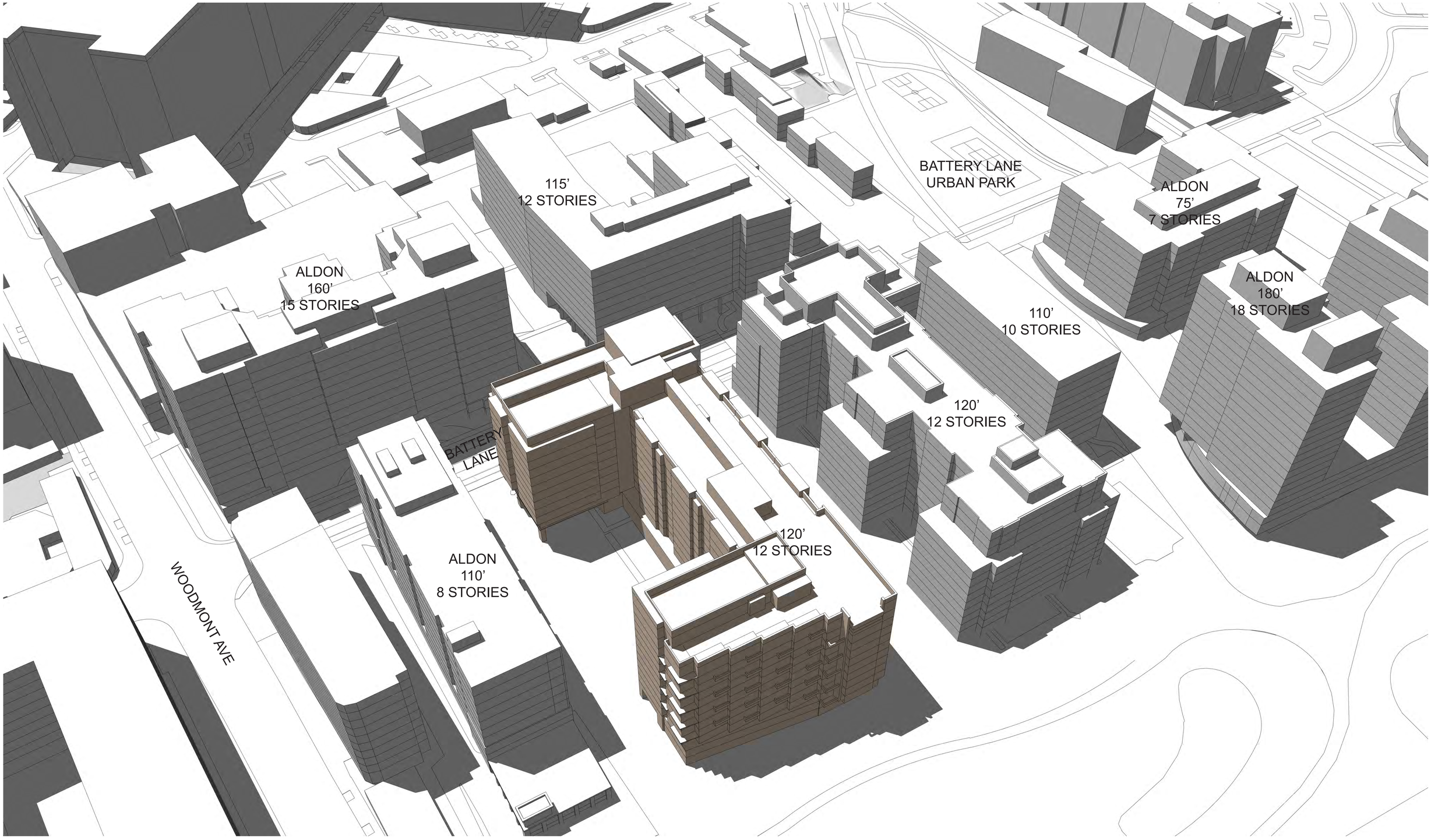
MASSING IN CONTEXT TO EXISTING BUILDINGS

BATTERY LANE

BETHESDA , MD

A-19

APR 16, 2026



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

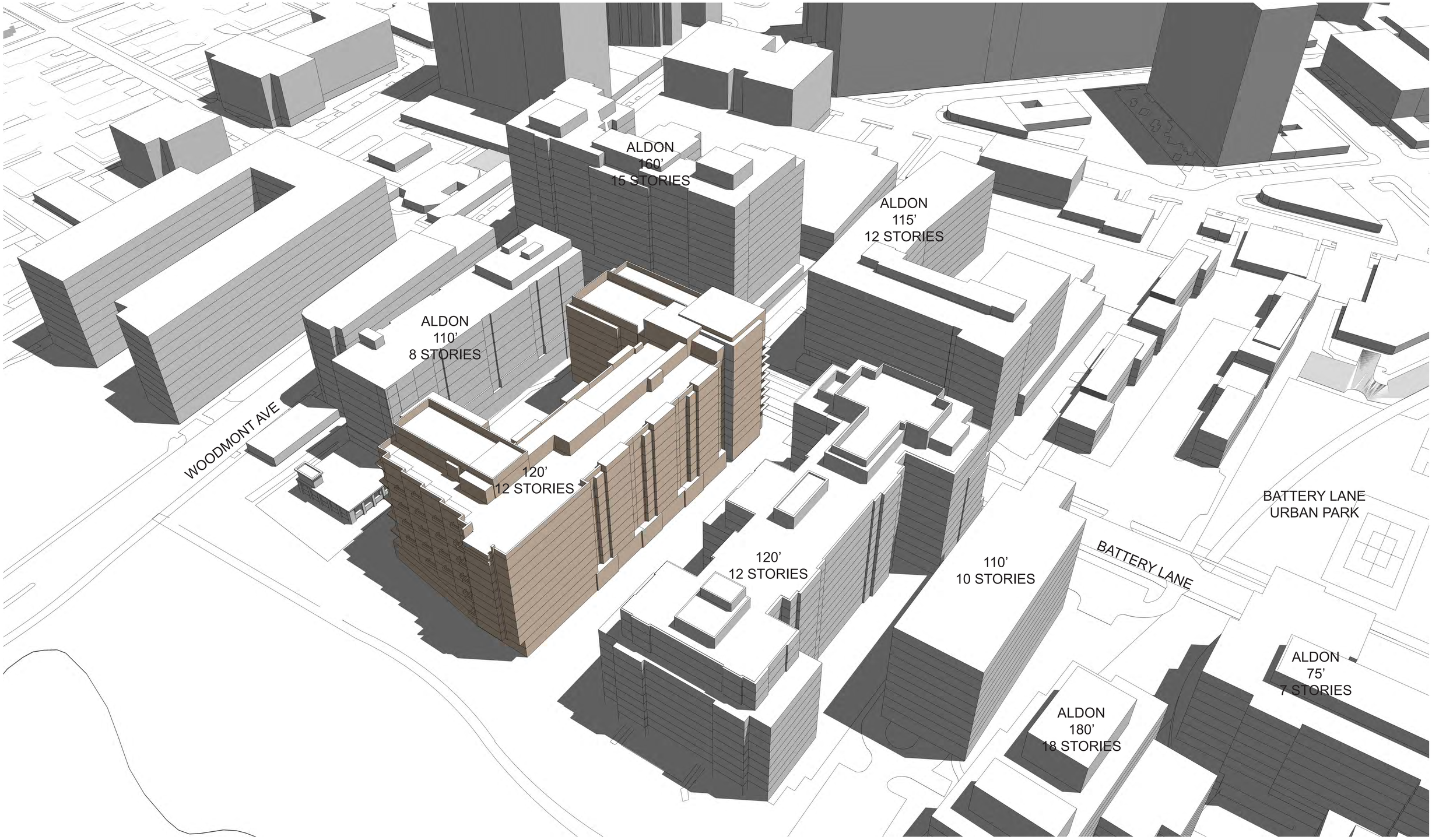
GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

MASSING IN CONTEXT TO EXISTING BUILDINGS

BATTERY LANE
BETHESDA , MD

A-20

APR 16, 2026



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

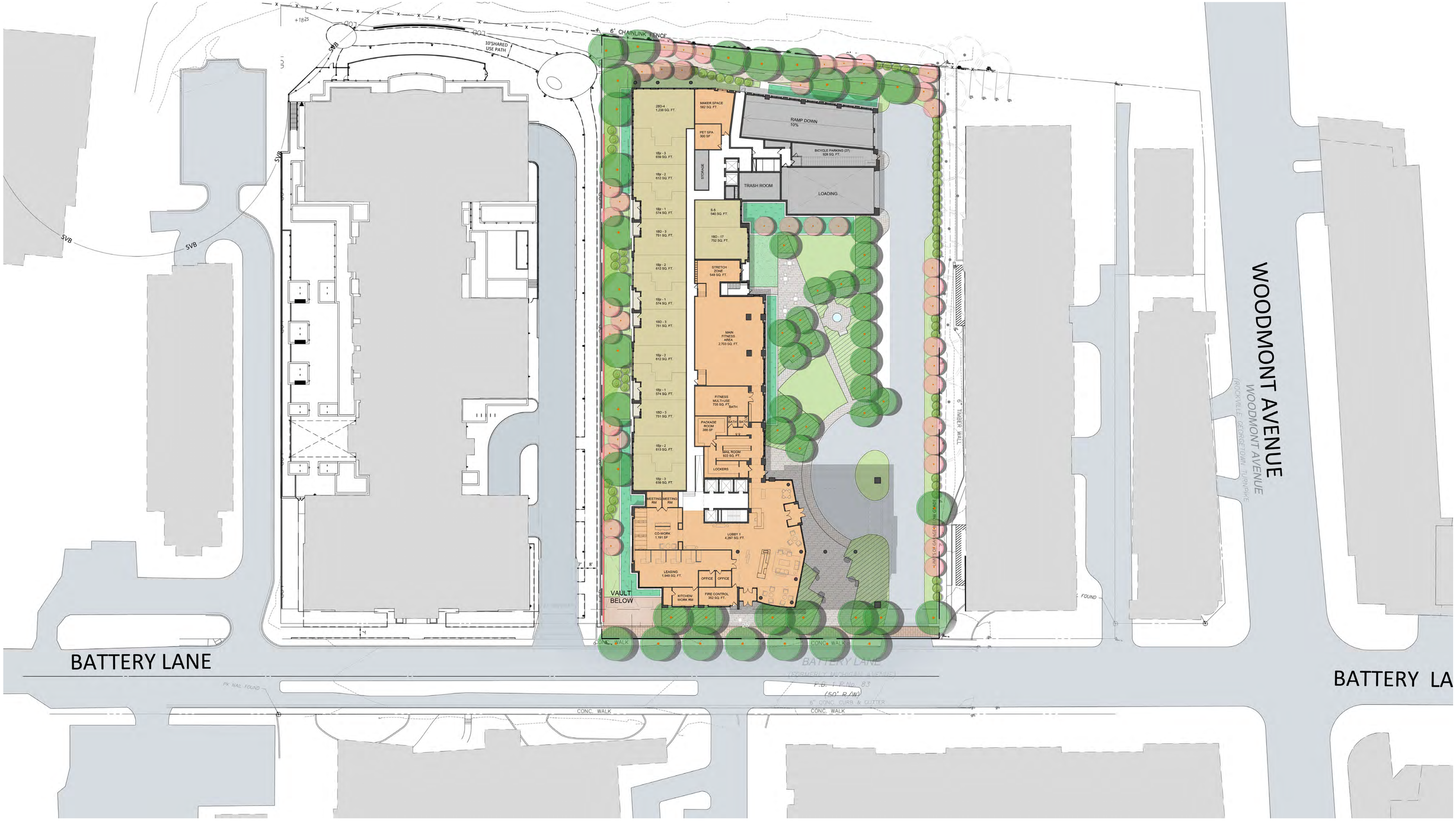
GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

MASSING IN CONTEXT TO EXISTING BUILDINGS

BATTERY LANE
BETHESDA , MD

A-21

APR 16, 2026



GROUND FLOOR PLAN

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

FLOOR PLAN

BATTERY LANE

BETHESDA , MD

A-22

APR 16, 2026

0' 15' 30' 60'
SCALE: 1" = 30'-0"

2ND FLOOR PLAN

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

FLOOR PLANS

BATTERY LANE

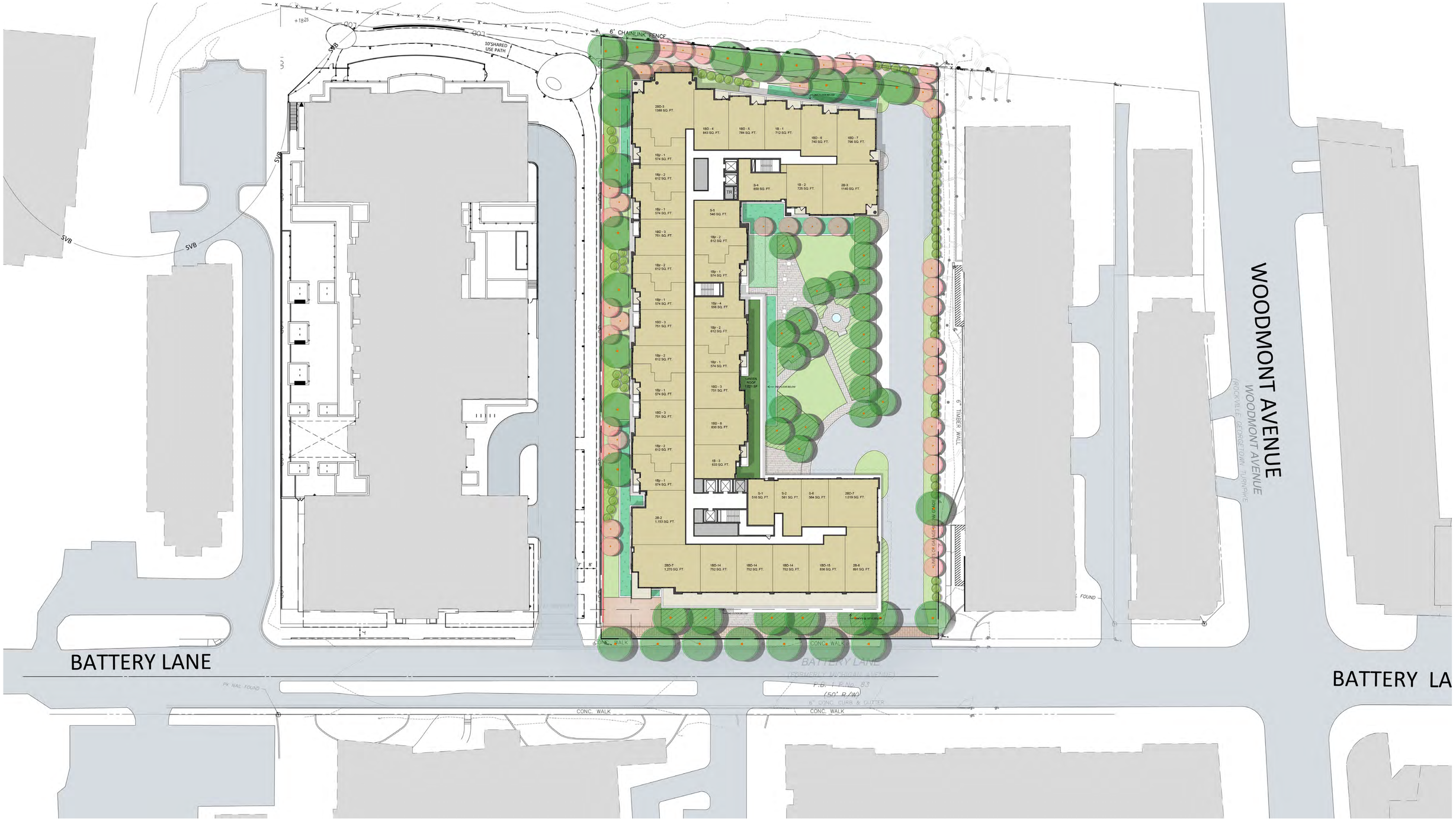
BETHESDA , MD

A-23

APR 16, 2026

0' 15' 30' 60'

SCALE: 1" = 30'-0"



3RD FLOOR PLAN

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

FLOOR PLANS

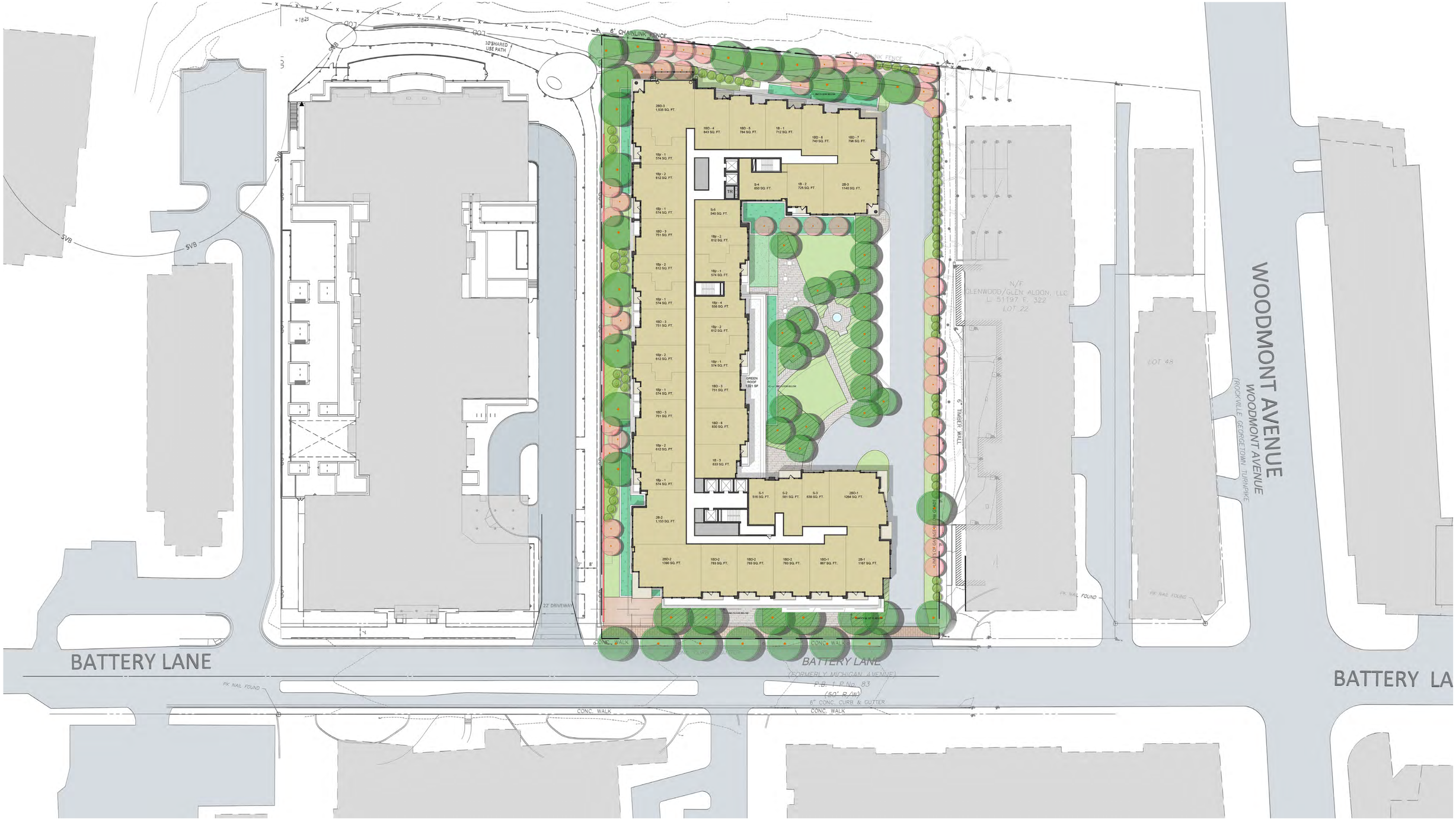
BATTERY LANE

BETHESDA , MD

A-24

0' 15' 30' 60'
SCALE: 1" = 30'-0"

APR 16, 2026



4TH-11TH FLOOR PLAN

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

FLOOR PLAN

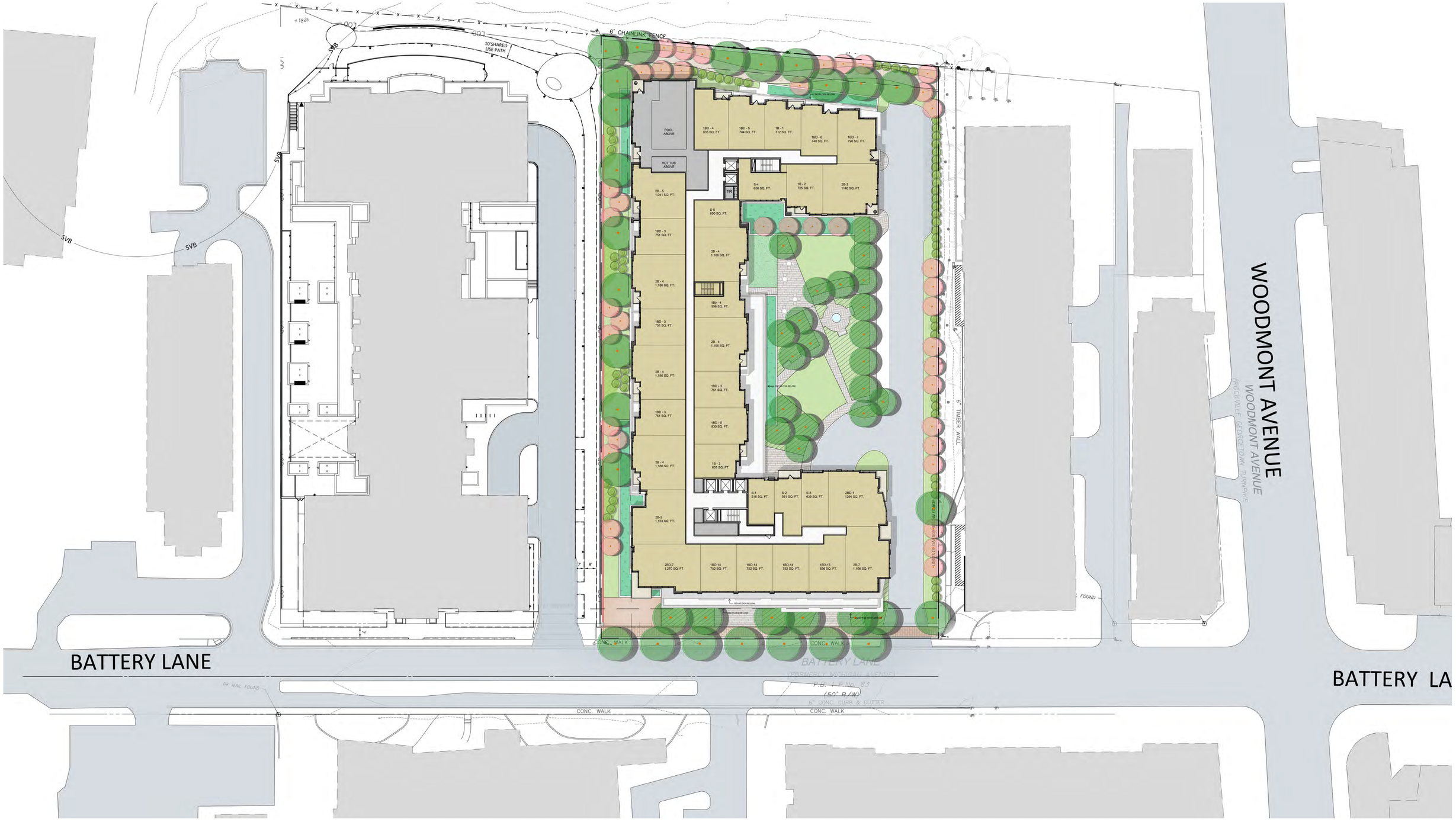
BATTERY LANE

BETHESDA , MD

A-25

0' 15' 30' 60'
SCALE: 1" = 30'-0"

APR 16, 2026



12TH FLOOR PLAN

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

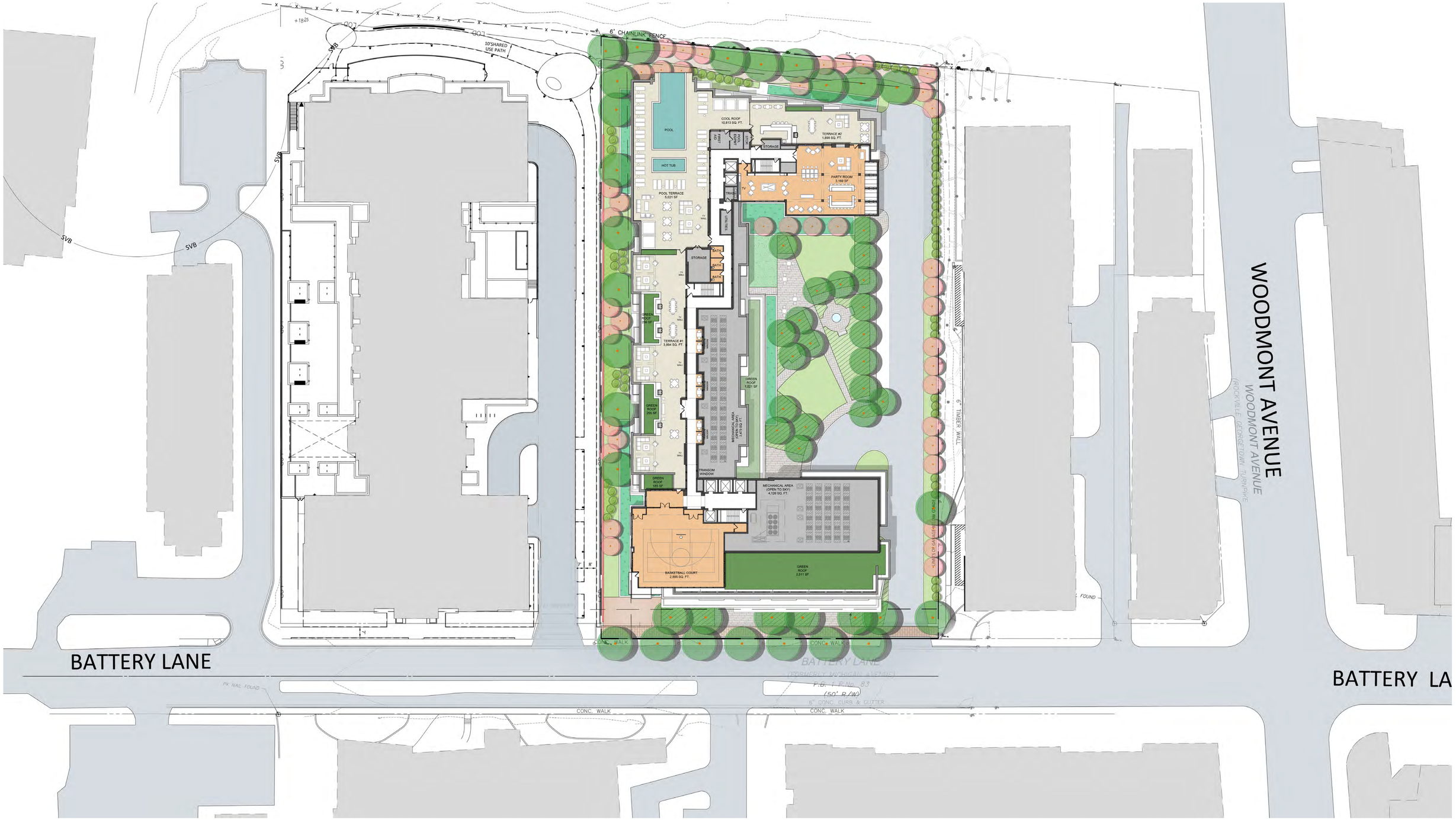
FLOOR PLANS

BATTERY LANE
BETHESDA , MD

A-26

0' 15' 30' 60'
SCALE: 1" = 30'-0"

APR 16, 2026



PENTHOUSE FLOOR PLAN

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

FLOOR PLANS

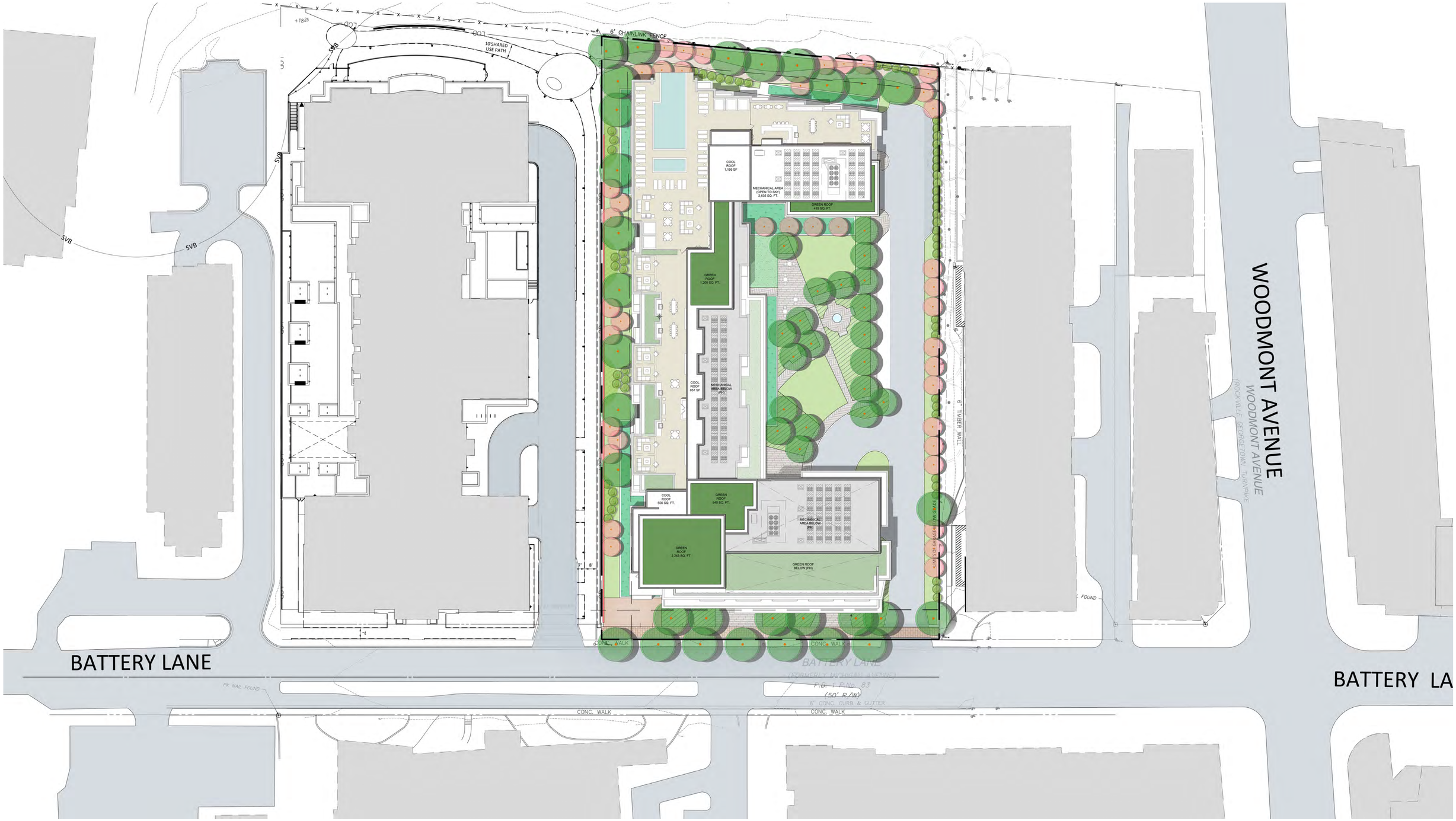
BATTERY LANE

BETHESDA , MD

A-27

0' 15' 30' 60'
SCALE: 1" = 30'-0"

APR 16, 2026



ROOF PLAN

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

FLOOR PLAN

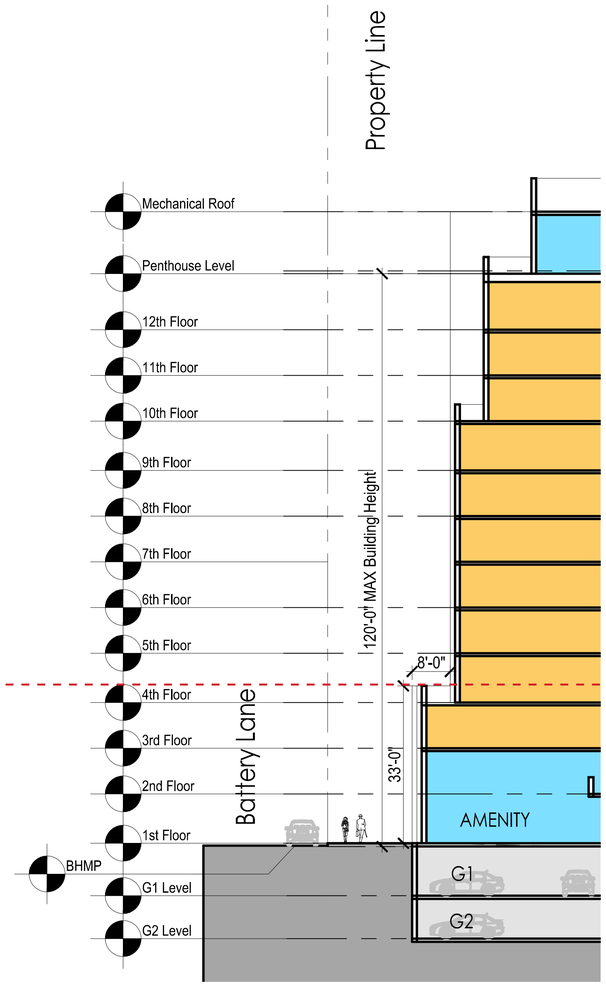
BATTERY LANE

BETHESDA , MD

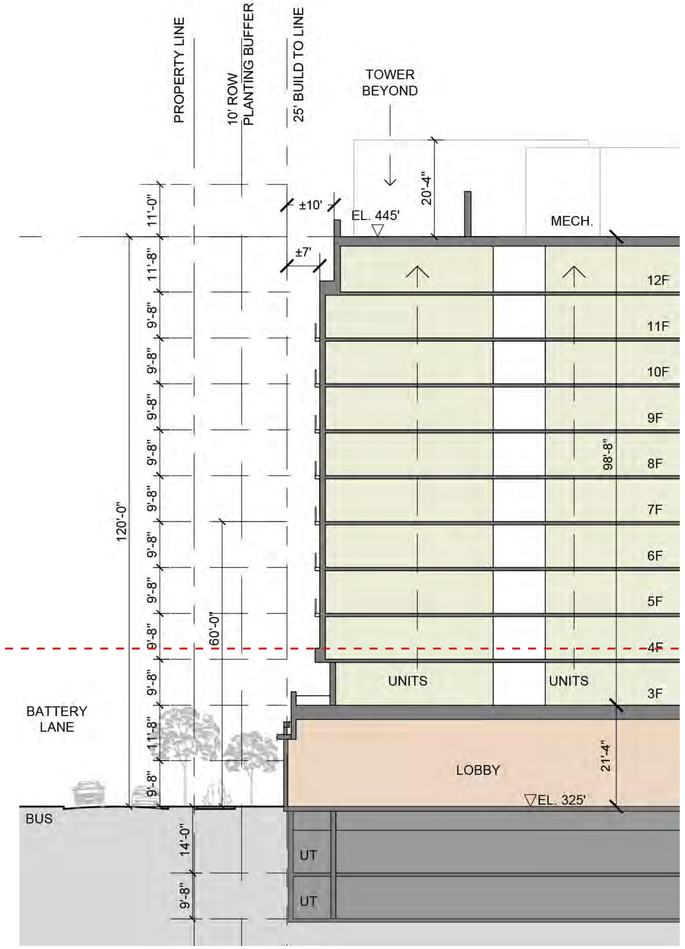
A-28

0' 15' 30' 60'
SCALE: 1" = 30'-0"

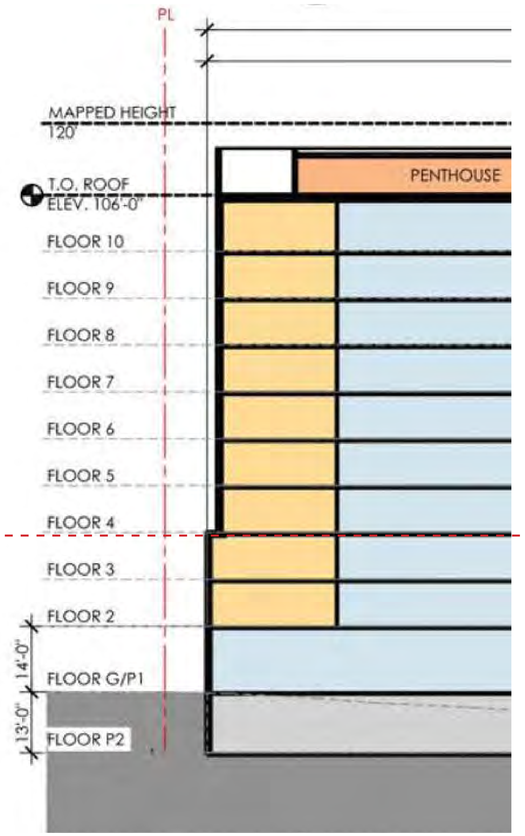
APR 16, 2026



4901 BATTERY LANE



4887 BATTERY LANE



4857 BATTERY LANE

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

RENDERING

BATTERY LANE

BETHESDA , MD

A-30

APR 16, 2026

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

RENDERING

BATTERY LANE

BETHESDA , MD

A-31

APR 16, 2026

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

PASS THROUGH RENDERING

BATTERY LANE

BETHESDA , MD

A-32

APR 16, 2026

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

PASS THROUGH RENDERING

BATTERY LANE

BETHESDA , MD

A-33

APR 16, 2026

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

RENDERING

BATTERY LANE

BETHESDA , MD

A-34

APR 16, 2026

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

GELMAN COMPANIES

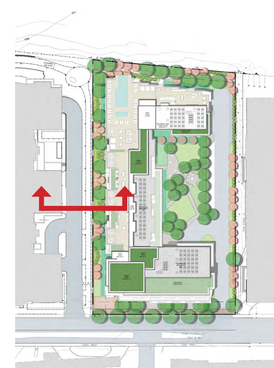
RENDERING

BATTERY LANE

BETHESDA , MD

A-35

APR 16, 2026



NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

RENDERING

BATTERY LANE

BETHESDA , MD

A-36

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

APR 16, 2026

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

RENDERING

BATTERY LANE

BETHESDA , MD

A-37

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

APR 16, 2026

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER.
FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

RENDERING

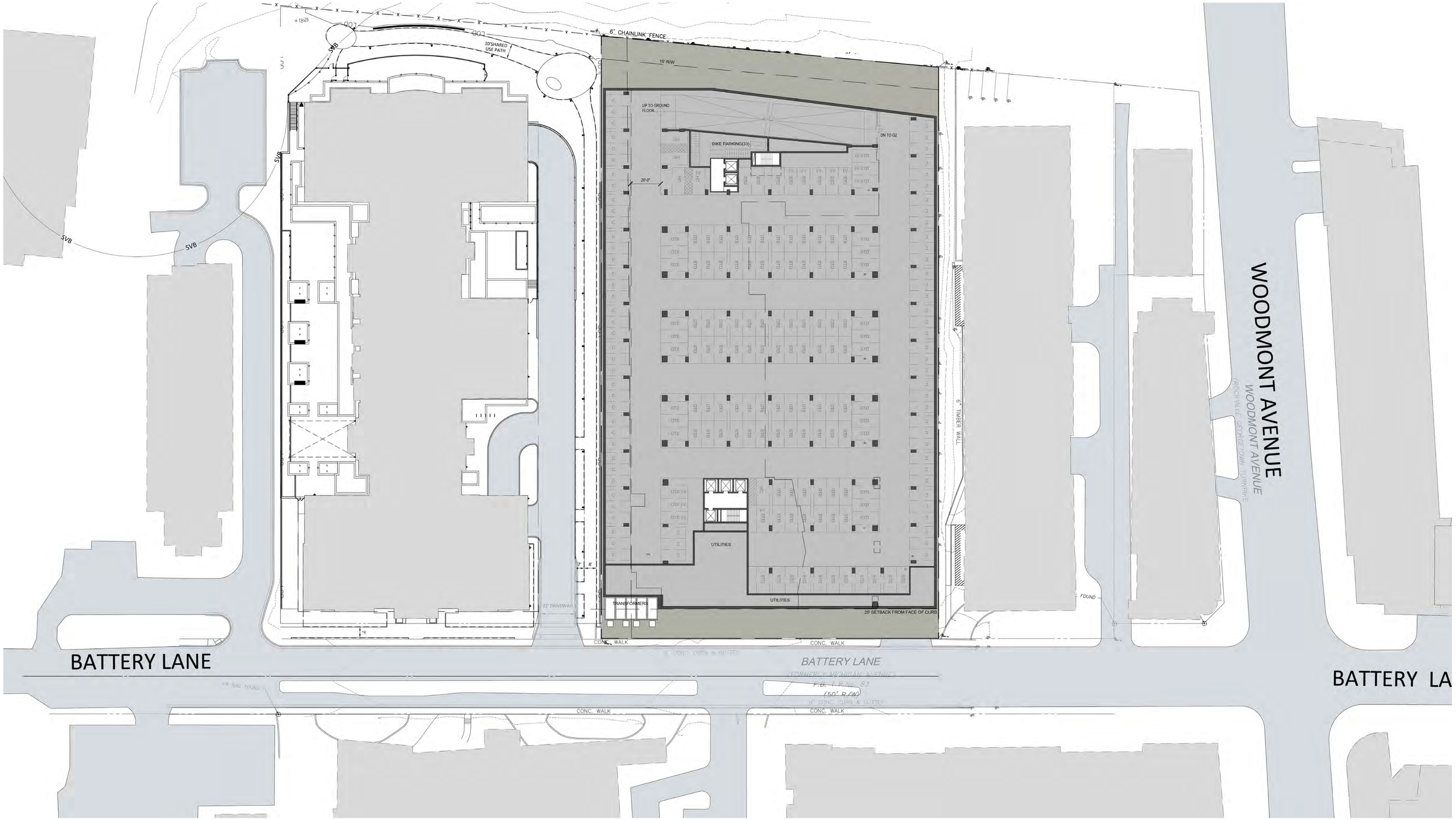
BATTERY LANE

BETHESDA , MD

A-38

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

APR 16, 2026



G1 GARAGE PLAN

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

GELMAN COMPANIES

FLOOR PLANS

BATTERY LANE

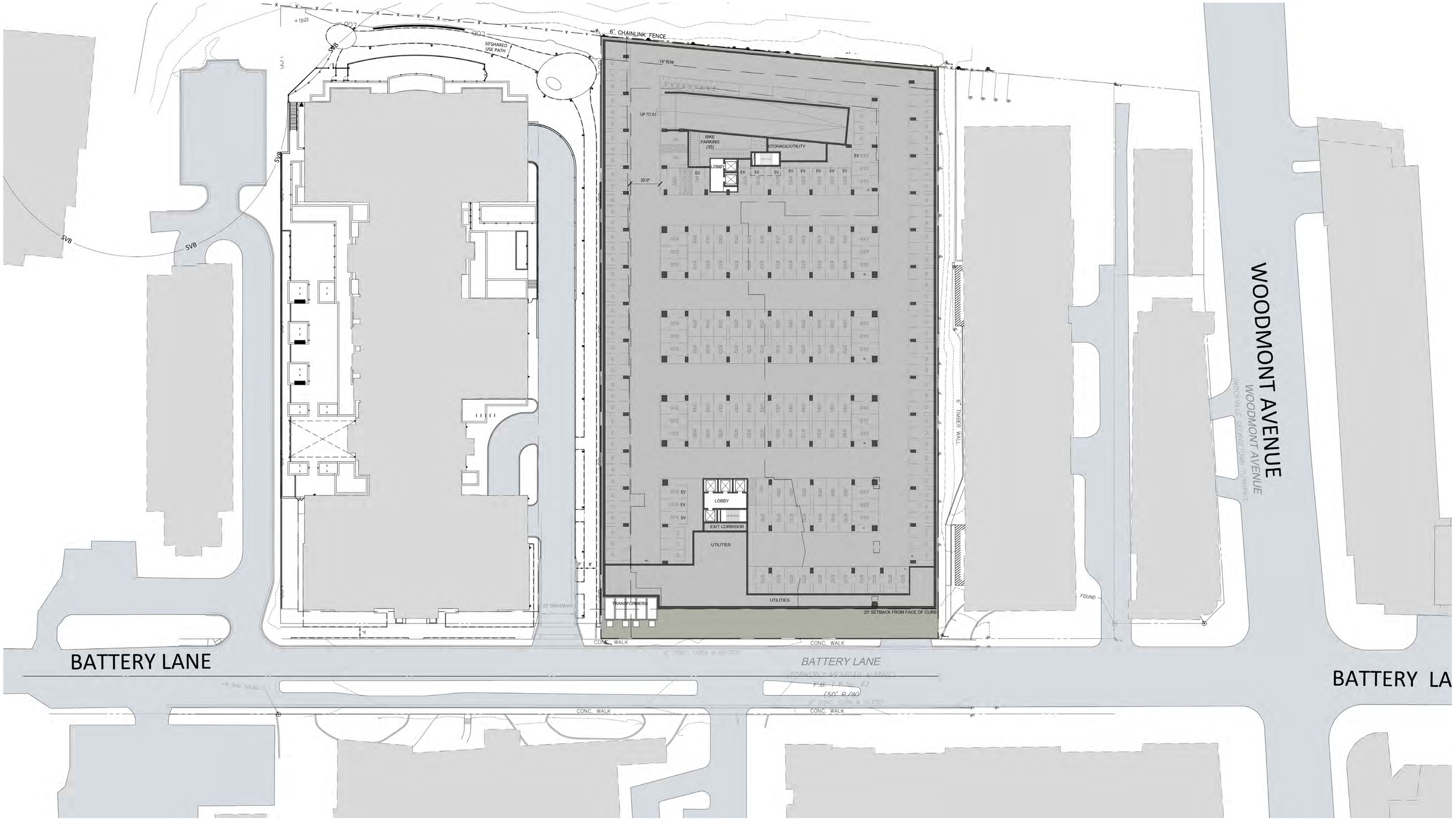
BETHESDA , MD

A-39

0' 15' 30' 60'

SCALE: 1" = 30'-0"

APR 16, 2026



G2 GARAGE PLAN

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

FLOOR PLANS

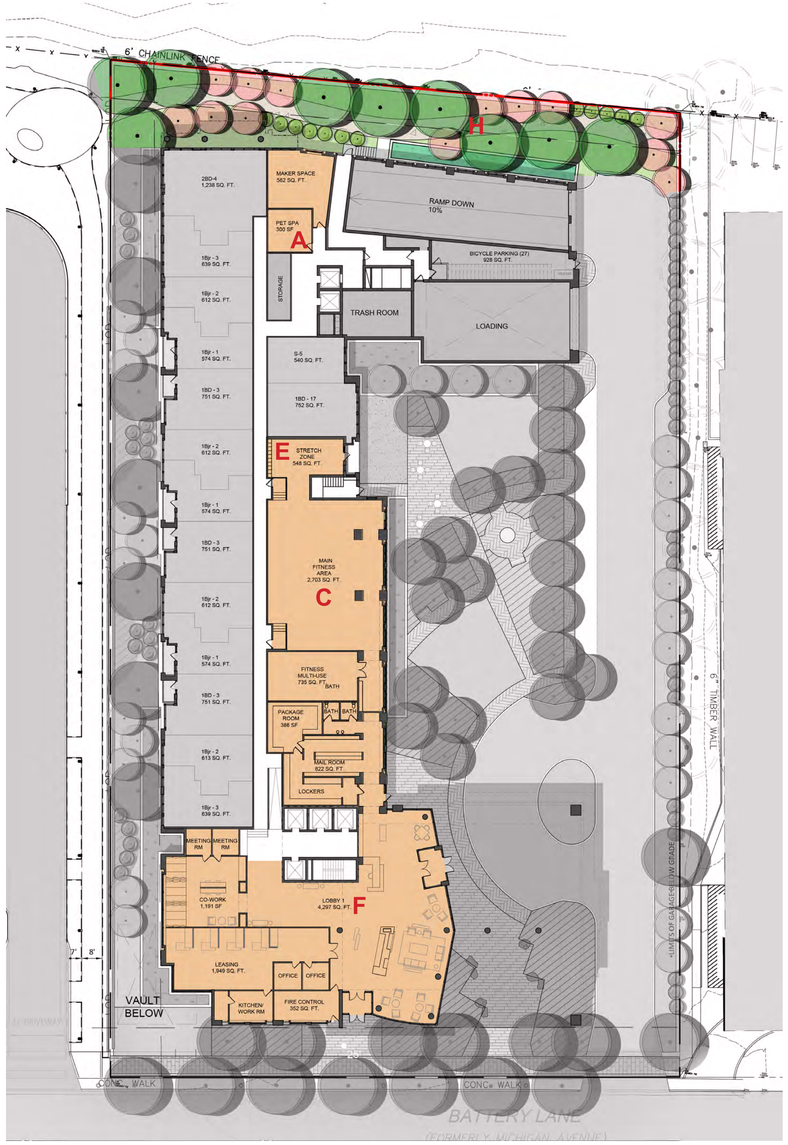
BATTERY LANE

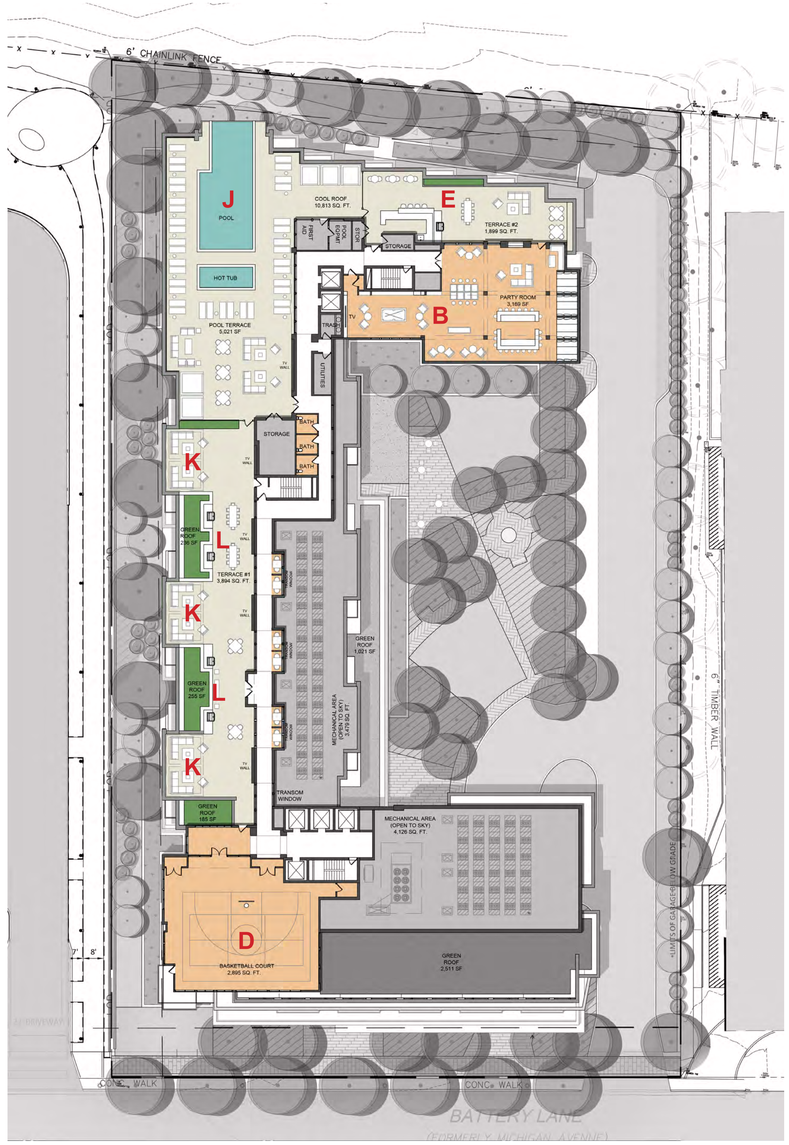
BETHESDA , MD

A-40

0' 15' 30' 60'
SCALE: 1" = 30'-0"

APR 16, 2026





Demand, Supply & Adequacy Report

Project Location Master Plan:

M-NCPPC

Proposed Residential Project - Units by Type and their Demand Points

Code	Housing Type	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
TH	Townhouses and Single-Family attached	0	0	0	0	0	0	0
Mid-Rise	Multiple-Family, 4 stories or less	0	0	0	0	0	0	0
Hi-Rise	Multiple-Family, 5 stories or more	453	45.3	31.71	13.59	330.69	253.68	113.25
SFD	Single-Family Detached	0	0	0	0	0	0	0
	Total Demand Points =	**453**	**45.3**	**31.71**	**13.59**	**330.69**	**253.68**	**113.25**

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Tots	Children	Teens	Young Adults	Adults	Seniors
Garden	1	0	0	0	0	0	0
Bikeways	1	2.27	3.17	2.04	49.6	38.05	11.33
Full-size Basketball Court	1	3	10	15	12	6	2.5
Tennis Court	1	0	5	7	10	6	1
Pocket Green	1	3	5	5	8	8	6
Large Lawn	1	6	9	15	20	15	6
Medium Lawn	1	3	4	9	9	9	3
Picnic Table	1	1	1	1.5	3	3	3
Pond	1	2.27	1.59	1.36	33.07	25.37	5.66
Woodland	1	2.27	1.59	1.36	33.07	25.37	5.66
Exercise Station	2	0	0	6	6	4	4
Large Decorative Garden	2	4.53	3.17	1.36	49.6	50.74	28.31
Small Lawn	2	4	6	10	14	16	6
Picnic Shelter	2	2	2	3	6	6	6
Pocket Plaza	2	6	10	10	16	16	12
Flexible Seating	2	10	10	10	10	10	10
Artistic Fountain	3	9	15	15	24	24	18
Picnic Area	3	3	3	4.5	9	9	9
Playground, Multi-age (Teen-friendly)	3	27	33	9	6	12	6
Small Decorative Garden	4	4.53	3.17	1.36	49.6	50.74	28.31
Decorative Sculpture	6	0	0	0	0	0	0
Artistic Sculpture	7	14	21	21	49	56	35
Bench	25	0	0	0	0	0	0
Total Offsite Supply Points:		**106.86**	**146.68**	**148.47**	**416.95**	**390.26**	**206.78**
35% of Total Offsite Supply Points:		**37.4**	**51.34**	**51.97**	**145.93**	**136.59**	**72.37**
Max Allowed Pts (35% of Total Demand Pts):		**15.86**	**11.1**	**4.76**	**115.74**	**88.79**	**39.64**
Actual Assigned Offsite Supply Pts:		**15.86**	**11.1**	**4.76**	**115.74**	**88.79**	**39.64**

Proposed Onsite Recreation Facilities and their Supply Points

	Recreation Facility	Quantity	% Bonus Points	Tots	Children	Teens	Young Adults	Adults	Seniors
A:	Dog Cleaning Station	1	0%	0	0	2	3	3	3
B:	Indoor Community Space	1	0%	4.53	4.76	4.08	99.21	76.1	45.3
C:	Indoor Gymnasium or Exercise Room	1	0%	4.53	3.17	4.08	99.21	76.1	45.3
D:	Adaptive Sensory Gymnasium (Indoor)	1	0%	9	9	7	7	5	5
E:	Yoga Room	1	0%	0	2	4	9	9	9
F:	Resident Lounge	1	0%	0	2	5	10	8	7
G:	Rooftop Amenity	1	0%	0	2	7	10	7	5
H:	Through-Block Connection	1	10%	3.3	5.5	5.5	11	8.8	5.5
I:	Pocket Green	1	0%	3	5	5	8	8	6
J:	Swimming Pool – Outdoor	1	0%	2.27	6.34	2.72	115.74	63.42	11.33
K:	Picnic/Seating	3	0%	3	3	4.5	9	9	9
L:	Grilling Area	4	0%	0	0	8	24	24	20
	Total Onsite Supply Points=			**29.63**	**42.77**	**58.88**	**405.16**	**297.42**	**171.43**

Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Tots	45.3	15.86	29.63	45.49	Adequate
Children	31.71	11.1	42.77	53.87	Adequate
Teens	13.59	4.76	58.88	63.64	Adequate
Young Adults	330.69	115.74	405.16	520.9	Adequate
Adults	253.68	88.79	297.42	386.21	Adequate
Seniors	113.25	39.64	171.43	211.07	Adequate

NOTE: SKETCH PLAN DRAWINGS ARE CONCEPTUAL ONLY AND REPRESENT PROPOSED DEVELOPMENT IN AN ILLUSTRATIVE MANNER. FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, USES, PHASING, DENSITY, PARKING, UNIT MIX, DEVELOPMENT STANDARDS AND PROGRAMS SHALL BE DETERMINED AT TIME OF SITE PLAN APPLICATIONS.

ARCHITECTS COLLABORATIVE INCORPORATED

GELMAN COMPANIES | KOSSOW MANAGEMENT CORPORATION | LerchEarlyBrewer | VIKA

RECREATION PLAN

BATTERY LANE

BETHESDA , MD

A-41

APR 16, 2026

0' 15' 30' 60'

SCALE: 1" = 30'-0"

E-FILE STAMP

LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED CANOPY TREE WITH 7FT CLEARANCE
- PROPOSED MITIGATION TREE SEE FCP PLANS
- PROPOSED ORNAMENTAL TREE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED SOD
- EXISTING EASEMENTS
- DRY UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- STORMWATER EASEMENT
- WSSC EASEMENT
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- PROPOSED STREET LIGHT WITH 6FT CLEARANCE
- PROPOSED BOLLARD LIGHT
- PROPOSED DOME PATH LIGHT
- BETHESDA STANDARD STREET LIGHT
- EXISTING STREET LIGHT TO BE REMOVED

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
BND	BETULA NIGRA `BNMTF`	DURA HEAT® RIVER BIRCH
LST	LIQUIDAMBAR STYRACIFLUA	SWEET GUM
QAL	QUERCUS ALBA	WHITE OAK
QPH	QUERCUS PHELLOS	WILLOW OAK
UAM	ULMUS AMERICANA	AMERICAN ELM
ORNAMENTAL TREE		
AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
CBC	CARPINUS BETULUS 'COLUMNARIS'	COLUMNAR EUROPEAN HORNBEAM
CCF	CERCIS CANADENSIS `FOREST PANSY`	FOREST PANSY EASTERN REDBUD
CVI	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE
CVW	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN
MSO	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK

NOTES:

1. SEE SHEETS L-401 AND L-402 FOR PLANTING PLAN ENLARGEMENTS.
2. SEE SHEETS L-604 FOR PLANTING DETAILS AND MASTER'S SCHEDULE.

SCALE: 1"=20'

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820260110, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Kossow Management Corporation
Contact Person: Andrew Kossow
Address: 1130 Taft Street, Rockville, MD 20850
Phone: 301.309.5900

Signature: ____________ Date: ____________

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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 36A of the Montgomery County Code.

LAYOUT: L-400, Plotted By: matt.crowell

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
301.841.3826
ROBERT HARRIS

ARCHITECTS:
ARCHITECTS COLLABORATIVE
215.625.4411
FAIK TUGBERK

LANDSCAPE ARCHITECT:
VIKA MARYLAND, LLC
301.916.4100
ESRA SOYTUTAN

TRAFFIC ENGINEER:
WELLS + ASSOCIATES
301.971.3416
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	DATE

4861 Battery

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

820260110

OVERALL TREE PLANTING PLAN

PROFESSIONAL SEAL

STATE OF MARYLAND — ESRA SOYTUTAN — 3960 — LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2027

DRAWN BY: JC
DESIGNED BY: JS/ES
DATE ISSUED: 04/10/2026

VIKA PROJECT: VM50620

DRAWING NO.: L-400

SHEET NO.

Y:\50501-51000\50620\CADD\SITE\PLOT SHEETS\50620200_P_LA_PLNT.dwg ~ Friday, April 10, 2026 3:38:38 PM

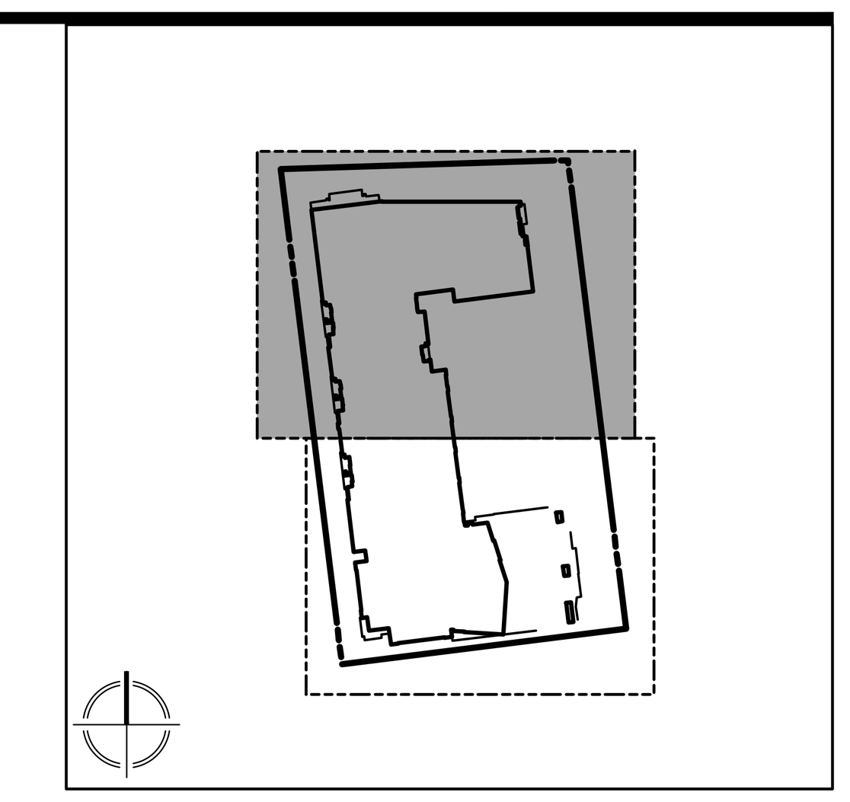
E-FILE STAMP

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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 36A of the Montgomery County Code.

LAYOUT: L-401, Plotted By: matt.crowell



KEY MAP

SCALE: 1" = 150'

LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED SOD
- EXISTING EASEMENTS
- DRY UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- STORMWATER EASEMENT
- WSSC EASEMENT
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- PROPOSED STREET LIGHT
- PROPOSED BOLLARD LIGHT
- PROPOSED DOME PATH LIGHT
- BETHESDA STANDARD STREET LIGHT
- EXISTING STREET LIGHT TO BE REMOVED

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SHRUB AREAS			
		PLANTING BED MIX "A"	
	CSA	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE® RED TWIG DOGWOOD
	CSF	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
	IVH	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE
	PVS	PANICUM VIRGATUM 'SQUAW'	SQUAW SWITCH GRASS
	ATU	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
	CFL	CAREX FLACCOSPERMA	BLUE WOOD SEDGE
	EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER
		PLANTING BED MIX "B"	
	FGJ	FOTHERGILLA GARDENII 'JANE PLATT'	JANE PLATT DWARF FOTHERGILLA
	IVB	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS® WINTERBERRY
	IVM	ILEX VERTICILLATA 'MR. POPPINS'	MR. POPPINS® WINTERBERRY
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM
	CGL	CHELONE GLABRA	TURTLE HEAD
	CCO	CONOCLINIUM COELESTINUM	WILD AGERATUM
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER
		PLANTING BED MIX "C"	
	COC	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH
	IGC	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY
	VDE	VIBURNUM DENTATUM	VIBURNUM
	ESP	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS
	AHU	AMSONIA HUBRICHTII	HUBRICHT'S BLUESTAR
	EPG	EUPATORIUM PURPUREUM MACULATUM 'GATEWAY'	GATEWAY SPOTTED JOE PYE WEED
	TCO	TIARELLA CORDIFOLIA	FOAMFLOWER

NOTES:

1. SEE SHEETS L-400 FOR OVERALL TREE PLANTING PLAN.
2. SEE SHEETS L-604 FOR PLANTING DETAILS AND MASTER'S SCHEDULE

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

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820260110, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Kossow Management Corporation
Contact Person: Andrew Kossow
Address: 1130 Taft Street, Rockville, MD 20850
Phone: 301.309.5900

Signature: ______________ Date: ________

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
301.841.3826
ROBERT HARRIS

ARCHITECTS:
ARCHITECTS COLLABORATIVE
215.625.4411
FAIK TUGBERK

LANDSCAPE ARCHITECT:
VIKA MARYLAND, LLC
301.916.4100
ESRA SOYTUTAN

TRAFFIC ENGINEER:
WELLS + ASSOCIATES
301.971.3416
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	DATE

4861 Battery

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

820260110

PLANTING PLAN ENLARGEMENT

PROFESSIONAL SEAL

STATE OF MARYLAND ESRA SOYTUTAN 3960 LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2027

DRAWN BY: JC
DESIGNED BY: JS/ES
DATE ISSUED: 04/10/2026

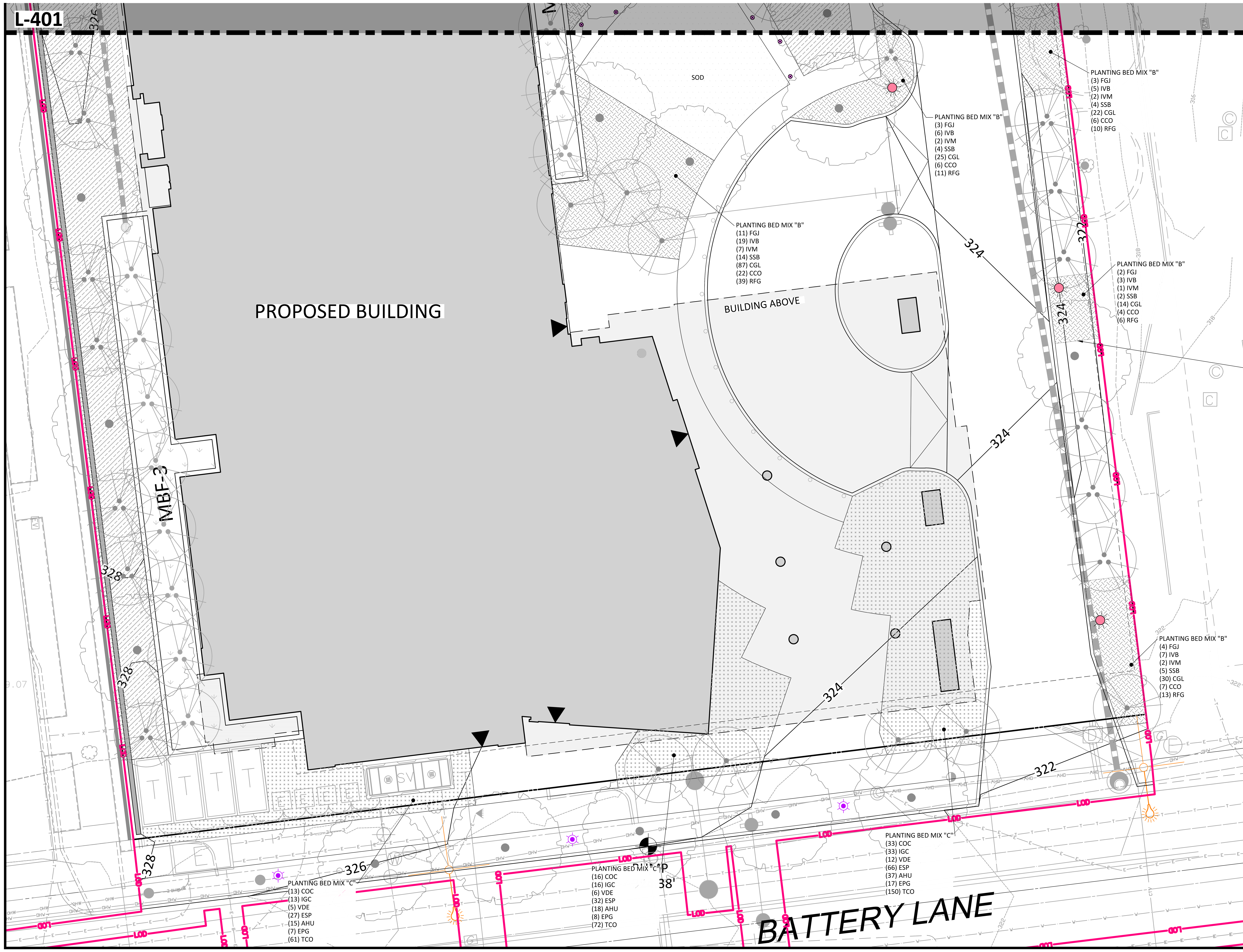
VIKA PROJECT: VM50620

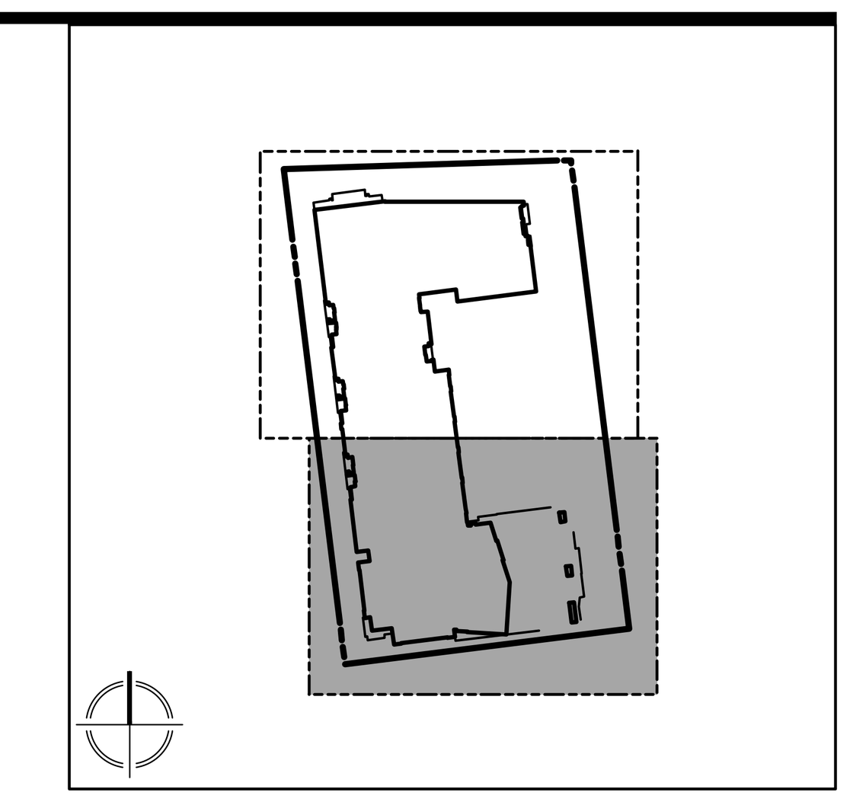
DRAWING NO.: L-401

SHEET NO.

Y:\50501-51000\50620\CADD\SITE\PLOT SHEETS\50620200_P_LA_PLNT-ENLG.dwg ~ Friday, April 10, 2026 ~ 2:33 PM

E-FILE STAMP





KEY MAP
SCALE: 1" = 150'

LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- BIORETENTION (SEE SWM PLAN FOR DETAILS)
- PROPOSED SOD
- EXISTING EASEMENTS
- DRY UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- STORMWATER EASEMENT
- WSSC EASEMENT
- PROPOSED STORM DRAIN
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- PROPOSED STREET LIGHT
- PROPOSED BOLLARD LIGHT
- PROPOSED DOME PATH LIGHT
- BETHESDA STANDARD STREET LIGHT
- EXISTING STREET LIGHT TO BE REMOVED

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
SHRUB AREAS			
		PLANTING BED MIX "A"	
	CSA	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE® RED TWIG DOGWOOD
	CSF	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
	IVH	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE
	PVS	PANICUM VIRGATUM 'SQUAW'	SQUAW SWITCH GRASS
	ATU	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED
	CFL	CAREX FLACCOSPERMA	BLUE WOOD SEDGE
	EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER
		PLANTING BED MIX "B"	
	FGJ	FOTHERGILLA GARDENII 'JANE PLATT'	JANE PLATT DWARF FOTHERGILLA
	IVB	ILEX VERTICILLATA 'BERRY POPPINS'	BERRY POPPINS® WINTERBERRY
	IVM	ILEX VERTICILLATA 'MR. POPPINS'	MR. POPPINS® WINTERBERRY
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM
	CGL	CHELONE GLABRA	TURTLE HEAD
	CCO	CONOCLINIUM COELESTINUM	WILD AGERATUM
	RFG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER
		PLANTING BED MIX "C"	
	COC	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH
	IGC	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY
	VDE	VIBURNUM DENTATUM	VIBURNUM
	ESP	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS
	AHU	AMSONIA HUBRICHTII	HUBRICHT'S BLUESTAR
	EPG	EUPATORIUM PURPUREUM MACULATUM 'GATEWAY'	GATEWAY SPOTTED JOE PYE WEED
	TCO	TIARELLA CORDIFOLIA	FOAMFLOWER

NOTES:

1. SEE SHEETS L-400 FOR OVERALL TREE PLANTING PLAN.
2. SEE SHEETS L-604 FOR PLANTING DETAILS AND MASTER'S SCHEDULE

0 ## ##
SCALE: 1"=##'

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820260110, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: Kossow Management Corporation
Contact Person: Andrew Kossow
Address: 1130 Taft Street, Rockville, MD 20850
Phone: 301.309.5900

Signature: ____________ Date: ________

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

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 36A of the Montgomery County Code.

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
301.841.3826
ROBERT HARRIS

ARCHITECTS:
ARCHITECTS COLLABORATIVE
215.625.4411
FAIK TUGBERK

LANDSCAPE ARCHITECT:
VIKA MARYLAND, LLC
301.916.4100
ESRA SOYTUTAN

TRAFFIC ENGINEER:
WELLS + ASSOCIATES
301.971.3416
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	DATE

4861 Battery

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

820260110

PLANTING PLAN ENLARGEMENT

PROFESSIONAL SEAL

STATE OF MARYLAND ESRA SOYTUTAN 3960 LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED, REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LA NAME: ESRA SOYTUTAN, RLA, LEED AP ND
LICENSE NUMBER: 3960
EXPIRATION DATE: 03/09/2027

DRAWN BY: JC
DESIGNED BY: JS/ES
DATE ISSUED: 04/10/2026

VIKA PROJECT: VM50620

DRAWING NO.: L-402

SHEET NO.