



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
GBT REALTY CORPORATION
9010 OVERLOOK BOULEVARD
BRENTWOOD, TENNESSEE 37027
615.370.0970
JEFF PAPE

LAND USE ATTORNEY
BEVERIDGE & DIAMOND
1600 N STREET, NW
WASHINGTON, DC
SUITE 100
202.789.8013
GUS B. BAUMAN

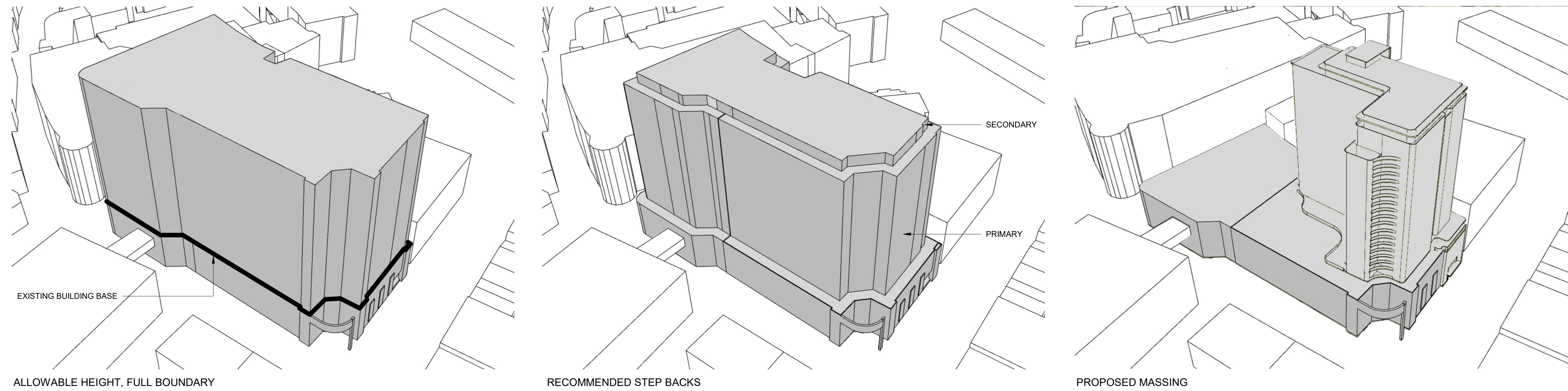
ARCHITECT
GRESHAM SMITH
222 SECOND AVENUE SOUTH
SUITE 1400
NASHVILLE, TN 37201
615.770.8614
ADAM SMITH

TRAFFIC CONSULTANT
GROVE SLADE
1140 CONNECTICUT AVE, NW
WASHINGTON, DC
SUITE 1010
202.540.1927
KATIE WAGNER

LANDSCAPE ARCHITECT
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MARYLAND 20874
301.916.4100
ESRA SCYTUTAN, RLA, LEED AP ND

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MARYLAND 20874
301.916.4100
JASON A. EVANS, PE

LAND PLANNER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MARYLAND 20874
301.916.4100
IAN DUKE



1 ALLOWABLE MASSING - DESIGN GUIDELINES
NOT TO SCALE

Revision	
Date	Description

ELLSWORTH PLACE RESIDENTIAL
LOT 16
EDWARD W. BRYN'S SUBDIVISION
13TH ELECTION DISTRICT
MONTGOMERY COUNTY,
SILVER SPRING, MARYLAND
WSSC GRID: 210NW01
TAX MAP: JN33

#320240060

NOT FOR CONSTRUCTION

Drawn By: JML
Checked By: Checker
Approved By: Approver

GRESHAM SMITH PROJECT NO. 46511.00

DRAWING NO. **A103**

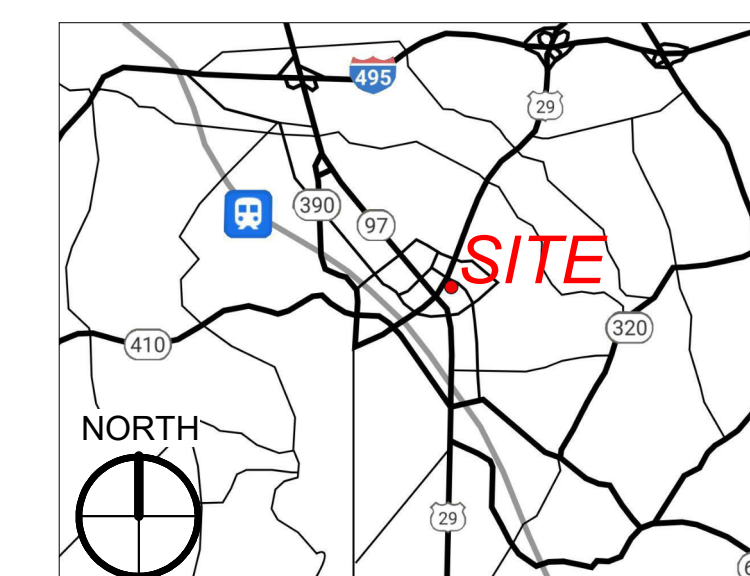
SHEET NO. 09-ARCH-320240060-03

This Line is 3 Inches When Printed Full Size



EXISTING BUILDING BELOW
EXISTING STRUCTURE EXTENDING ABOVE ROOF LEVEL
EXISTING VERTICAL CIRCULATION CORE
BOUNDARY OF PREVIOUSLY ENTITLED OFFICE TOWER
BOUNDARY OF PROPOSED TOWER:
• UTILIZES EXISTING STRUCTURE THAT EXTENDS ABOVE ROOF.
• MAINTAINS INDUSTRY-STANDARD "BAY-WIDTH" TYPICAL FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.

VICINITY MAP



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.

DATE ISSUED: 01/17/2024

2 EXISTING CONDITIONS
1" = 30'-0"

