Bethesda Downtown Design Advisory Panel (DAP)
Submission Form (Revised March 2020)

PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Project Name</th>
<th>4702 Chevy Chase Dr.</th>
</tr>
</thead>
<tbody>
<tr>
<td>File Number(s)</td>
<td>No number yet assigned - Sketch Plan to be filed the week of July 13, 2020</td>
</tr>
<tr>
<td>Project Address</td>
<td>4702 Chevy Chase Dr., Bethesda, MD</td>
</tr>
</tbody>
</table>

Plan Type
- [ ] Concept Plan
- [ ] Sketch Plan
- [ ] Site Plan
- [ ] Consultation w/o Plan

APPLICANT TEAM

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Contact</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architect</td>
<td>Lessard Design Inc. - Luz Del Mar Rosado - Design Director - 571-830-1841 - <a href="mailto:lrosado@lessarddesign.com">lrosado@lessarddesign.com</a></td>
<td></td>
</tr>
<tr>
<td>Landscape Architect</td>
<td>Landscape Architecture Bureau, LLC - Lyn Wenzel - 202.517.1184 (office) 502.762.6500 (cell) - <a href="mailto:lw@labindc.com">lw@labindc.com</a></td>
<td></td>
</tr>
</tbody>
</table>

PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Zone</th>
<th>Proposed Height</th>
<th>Proposed Density (SF/FAR)</th>
<th>Requested BOZ Density (SF/FAR)</th>
<th>MPDU %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Data</td>
<td>CR-1.5,C-0.25,R-1.5,H-70</td>
<td>70' B.H.</td>
<td>85,000 sf</td>
<td>57,557.2 SF</td>
</tr>
<tr>
<td>Proposed Land Uses</td>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

DESIGN ADVISORY PANEL SUBMISSION PROCESS & REQUIREMENTS

1. Schedule a Design Advisory Panel review date with the Design Advisory Panel Liaison.

2. At least two weeks prior to the scheduled Panel meeting, provide via email to the Design Advisory Panel Liaison the completed Submission Form and required drawings in PDF format. Incomplete applications will be returned for revision. **Applications deemed incomplete by the Liaison may result in the loss of the scheduled meeting date if not returned complete within the above time frame.**

3. Concept Plan and Sketch Plan applications must include the following, at a minimum:
   - Property location plan showing three-block context radius
   - Illustrative site plan showing two-block context radius
   - Perspective images of all building faces from a 3-D model that show the proposal in the built context, as well as with nearby buildings approved by the Planning Board. (Bring the 3-D model to the Panel review.)
   - 3-D building massing diagrams illustrating:
     - both strict conformance with the design guidelines and the proposed design, indicating where the proposal does not conform and how the alternative treatments meet the intent of the guidelines
     - the maximum standard method of development density on site
     - the maximum mapped density on site
   - Precedent images showing scale, architectural character, materiality, etc. (Concept & Sketch Plans only)

   Except as noted, Site Plan applications must include all of the above, as well as, at a minimum:
   - Floor plans for parking level(s), ground floor, typical floor, roof, and unique conditions
   - Building/site sections showing full adjacent street sections with opposite building face
   - Elevations for each façade
   - Key perspective views expressing character of the building elevations and streetscape.
DESIGN GUIDELINES CONFORMANCE
The primary goal of the DAP is to provide advice and recommendations that will heighten design excellence and improve
the quality of architecture, urban design, and landscape architecture in Downtown Bethesda. Simple compliance with the
numerical standards in the Design Guidelines does not in itself achieve Design Excellence.

STREET TYPE(S): Neighborhood Residential (Chevy Chase Dr. / Nottingham Dr.)

<table>
<thead>
<tr>
<th>Sidewalk Zone</th>
<th>Recommended</th>
<th>Provided</th>
<th>Alternative Compliance?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planting/Furnishing Zone</td>
<td>6'-0&quot; - 8'-0&quot;</td>
<td>6'-0&quot;</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Though Zone</td>
<td>6'-0&quot; - 10'-0&quot;</td>
<td>6'-0&quot;</td>
<td></td>
</tr>
<tr>
<td>Frontage Zone</td>
<td>5'-0&quot; - 8'-0&quot; min.</td>
<td>8'-0&quot;</td>
<td></td>
</tr>
</tbody>
</table>

| Building Placement            |             |          |                         |
| Build-to Line (from street curb) |             |          |                         |
| Chevy Chase Dr. = 20'-0" min  |             |          |                         |
| Nottingham Dr. = 20'-0" min   |             |          |                         |

| Building Form                 |             |          |                         |
| Base Height                   |             |          |                         |
| Chevy Chase Dr. = 3 sto / 20'-35" |           |          |                         |
| Nottingham Dr. = (ref to note*) |           |          |                         |
| Step-Back                     |             |          |                         |
| Chevy Chase Dr. = 15'-0" min  |             |          |                         |
| Nottingham Dr. = (ref to note*) |           |          |                         |

DOES THE PROJECT INCLUDE A THROUGH-BLOCK CONNECTION OR TRAIL?  
- If yes, please provide sectional diagrams demonstrating conformance with Section 2.1.9 of the Guidelines

DOES THE PROJECT INCLUDE A SECTOR-PLAN RECOMMENDED PARK OR OPEN SPACE?  
- If yes, please provide diagrams demonstrating conformance with Section 2.2 of the Guidelines

BUILDING FORM

| Tower                          |             |          |                         |
| Separation Distance            | 45-60'      | building under 120' - limited property size |                         |
| Step-Back                      | Chevy Chase Dr. = 15'-0" min | Chevy Chase Dr. = 1'-6" min. (varies) | Yes, 1'-6" setback min. (varies) |
| Nottingham Dr. = (ref to note*) |             |          |                         |
| Bulk Reduction Methods         | limited footprint, Variation in heights, limit apparent face, modulate and articulate facades | | |

IS THE PROJECT LOCATED IN A DISTRICT IDENTIFIED IN CHAPTER 3 OF THE DESIGN GUIDELINES?  
- If yes, please provide diagrams demonstrating conformance with the District-Specific Guidelines

EXCEPTIONAL DESIGN POINTS REQUESTED (MIN: 10, MAX: 30): 30 points

- 10 Points: Generally consistent with the Design Guidelines and meets four of the CR Guideline Criteria
- 20 Points: Superlative design that in a uniquely compelling way meets the Design Guidelines or overcomes a significant site or similar constraint; a top example of design within Montgomery County
- 30 Points: Singular design that exemplifies the highest intent of the Design Guidelines and may be considered a top example of design within the Mid-Atlantic region
ILLUSTRATIVE SITE PLAN

SUMMARY OF PROVISIONS

TOTAL RESIDENTIAL AREA:
+/- 85,000 GSF *

TOTAL RESIDENTIAL UNITS:
+/- 70 UNITS *

TOTAL PARKING:
+/- 63 PARKING SPACES *
@ 0.90 PS/UNIT

*NOTE: SUMMARY OF PROVISIONS MAY VARY AS PROJECT DEVELOPS.

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION

LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION
Table 2.07: Neighborhood Residential Street

**Sidewalk Zoning**

A. Planting/Furnishing Zone: 0 - 8 ft.
B. Pedestrian Through Zone: 6 - 10 ft.
C. Forecourt Zone: 5 - 8 ft. min.
D. Build-to Line: 20 - 25 ft. from street curb

**Building Form**

E. Base Height*: 2 - 3 stories (25 - 35 ft.)
F. Step-back*: 25 - 30 ft.

* Properties on a Neighborhood Residential Street conforming to residential detached or residential townhouse zone shall see the Montgomery County Code Chapter 24 Section 4.2 Compatibility Requirements for base height and upper floor step-backs.

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**Conceptual Section**

**Compatibility Requirements**

**Conceptual Step Backs and Terraces**

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**Note:** Location of landscape and streetscape elements shown for illustrative purposes only.
NOTE: MASSING OF CONTEXT AND EXISTING CONDITIONS IS APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.

MASSING IN CONTEXT

4702 CHEVY CHASE DR.
BETHESDA CONDOS
BETHESDA, MD

DESIGN ADVISORY PANEL SUBMISSION

WINTHROP INVESTMENT GROUP

NOTE: MASSING OF CONTEXT AND EXISTING CONDITIONS IS APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
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Methods to Reduce Bulk

9. Vary tower heights
Variation in building height can reduce the imposing massing of several large structures built adjacent to each other.

10. Limited footprint
Reduced floor plates limit shadows on the public realm and allow access to sky view while also improving the quality of the building’s indoor environment.

11. Separation Distance
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.

12. Neighborhood Residential Street

---

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12. Neighborhood Residential Street
ARCHITECTURAL CHARACTER

*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS

CONCEPTUAL ELEVATION
"GLASS AND STONE - LIGHT PALETTE"

KEY PLAN
A.10

JULY 22, 2020
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ARCHITECTURAL CHARACTER

DESIGN ADVISORY PANEL SUBMISSION

4702 CHEVY CHASE DR.
BETHESDA CONDOS
BETHESDA, MD

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