



EXISTING SITE CONTEXT

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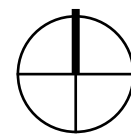
BETHESDA, MD

WINTHROP INVESTMENT GROUP

SEPT 23, 2020
WIG.001

A.01

0' 25' 50' 100'
SCALE: 1" = 50' (@ 22"x34")





01



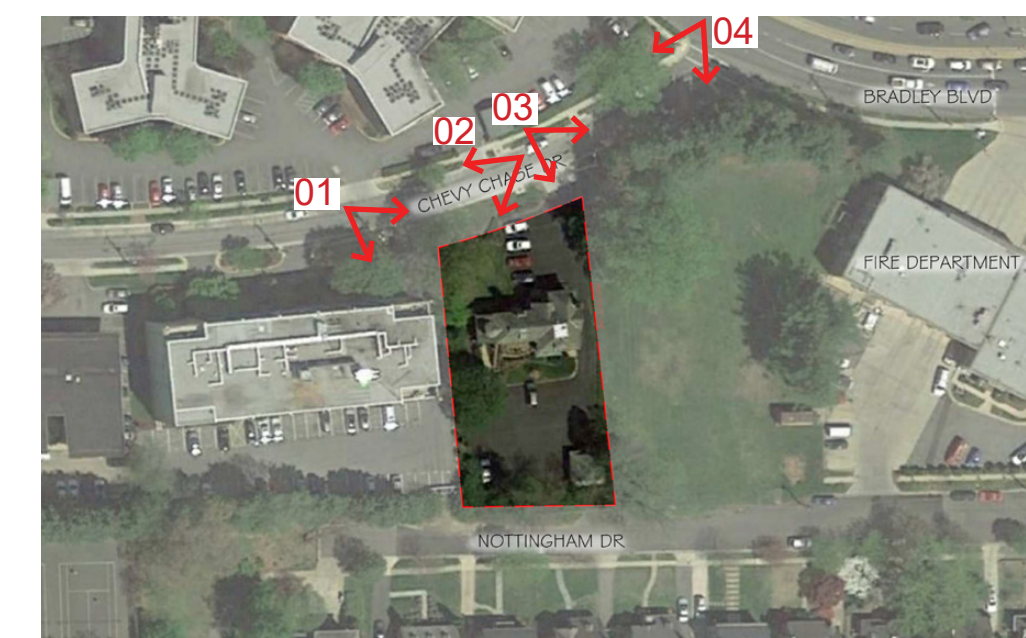
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03



04



KEY PLAN



05



06



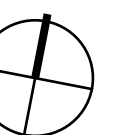
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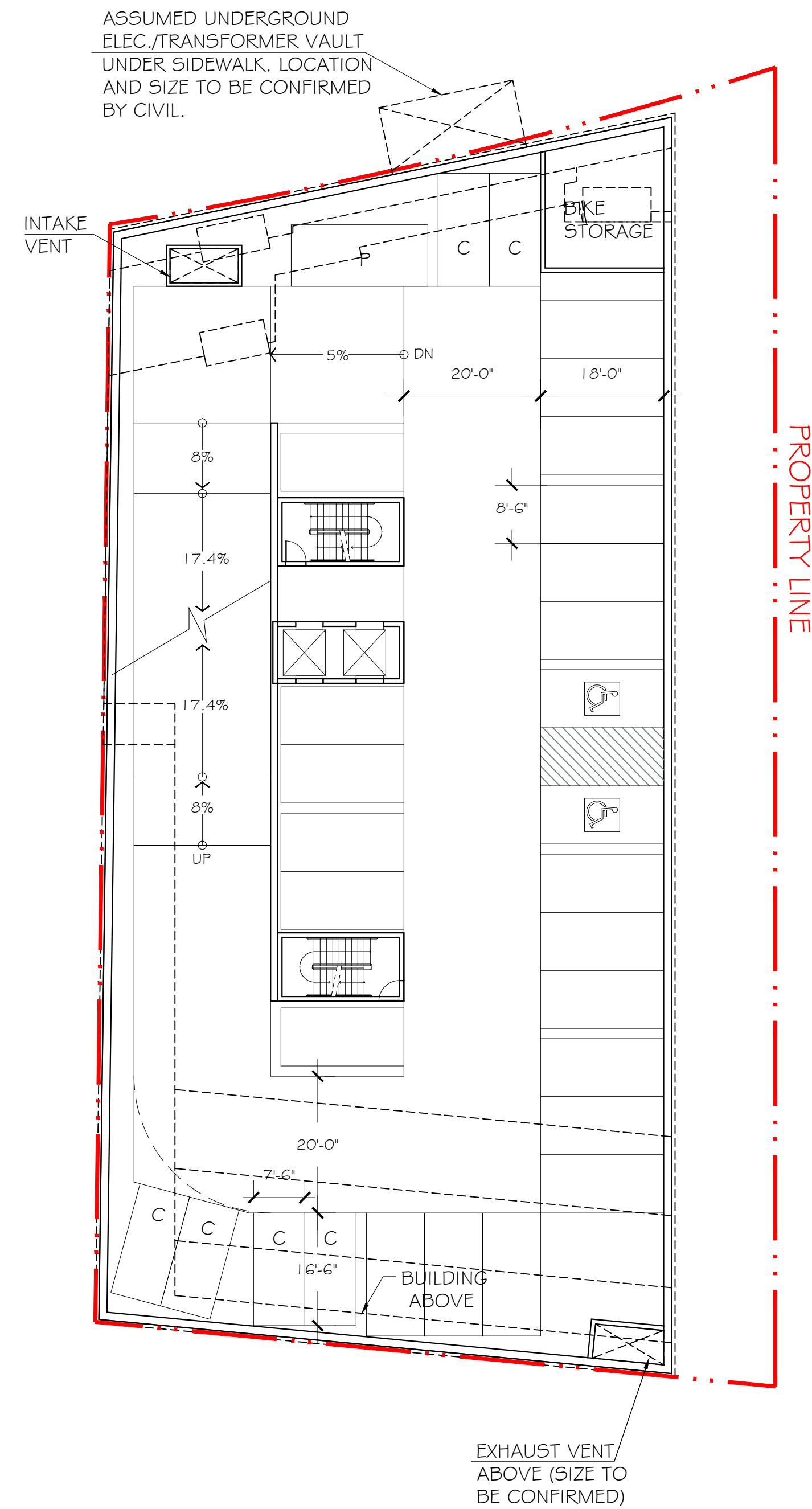


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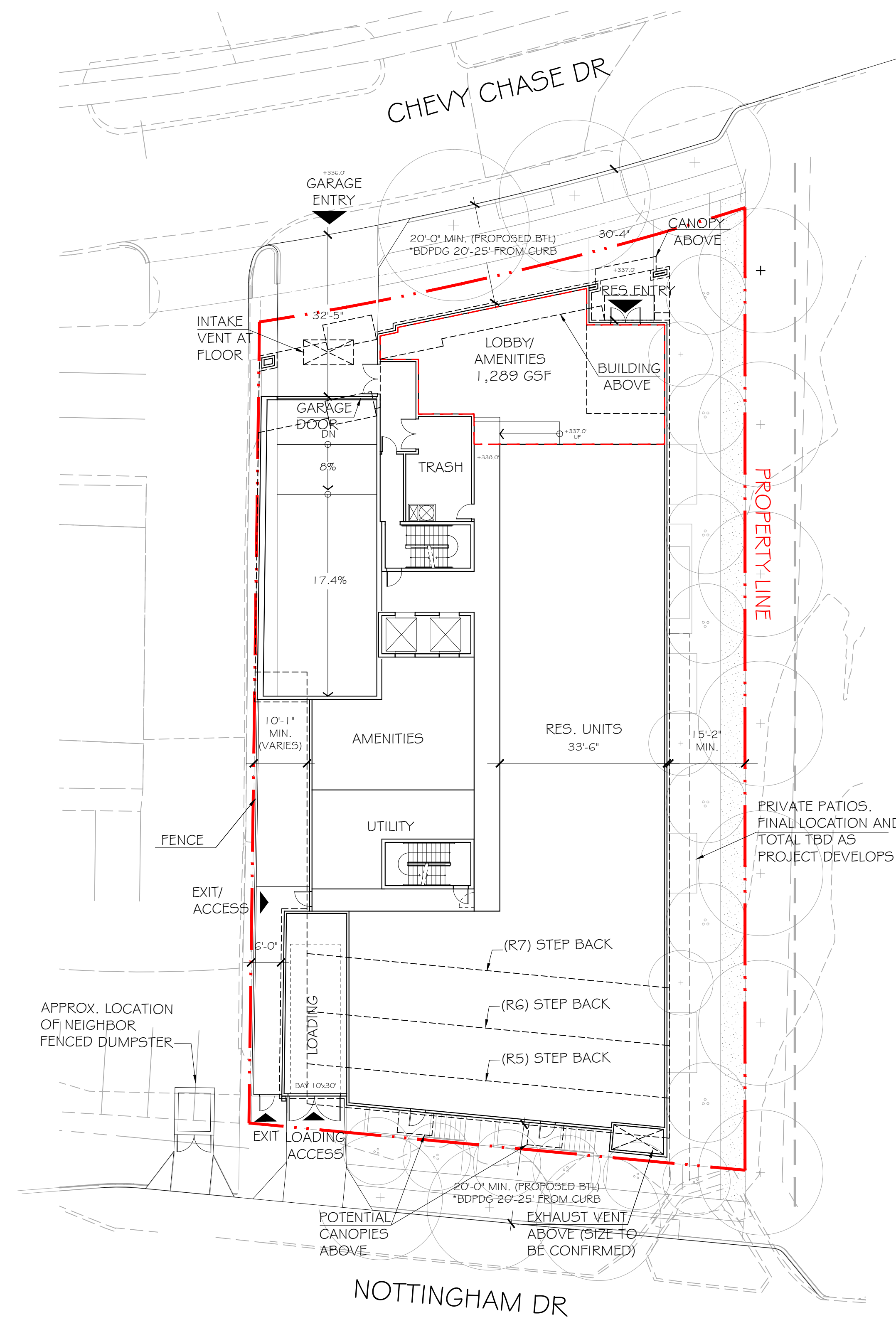


KEY PLAN

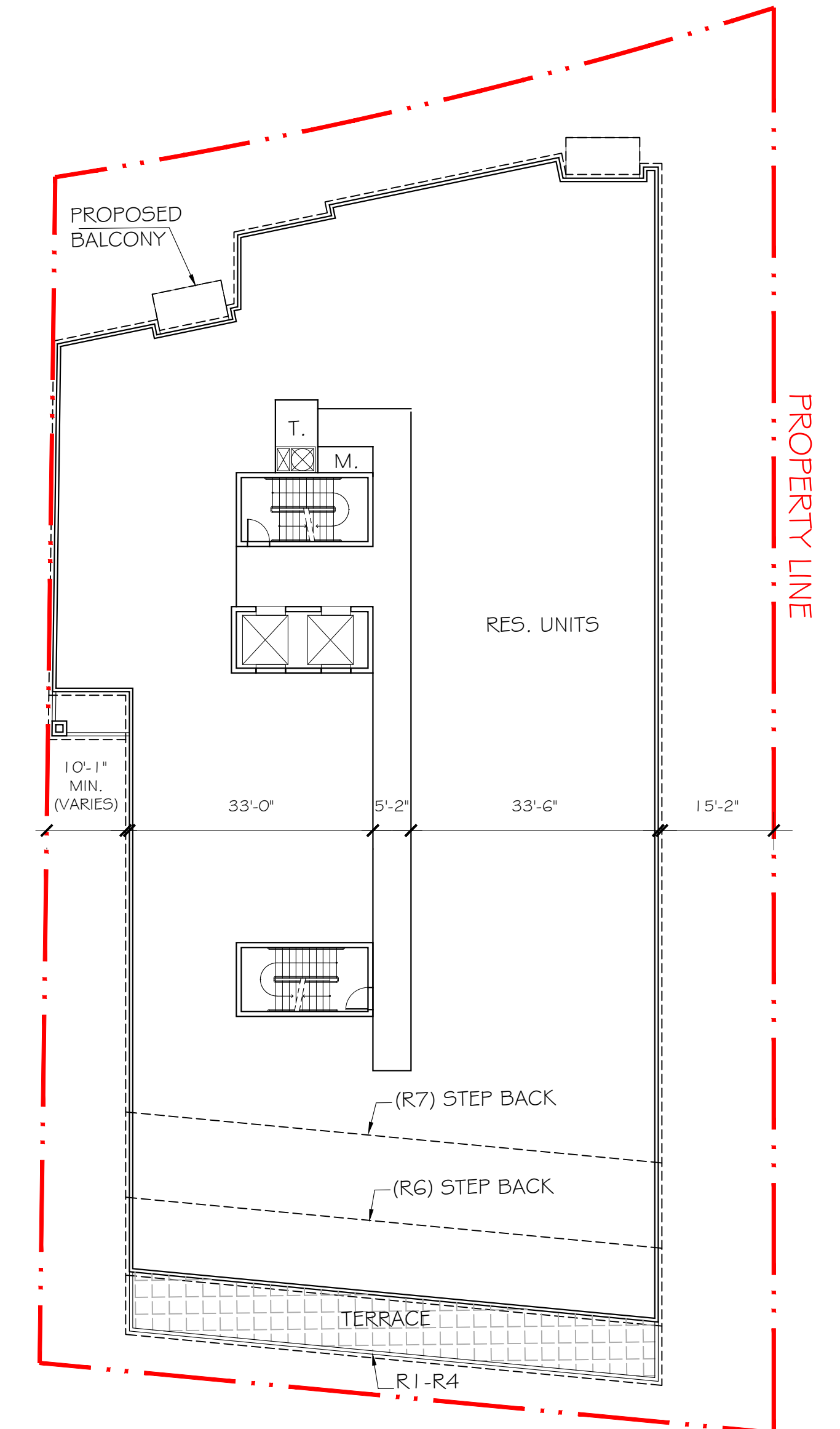




TYPICAL GARAGE FLOOR PLAN



GROUND FLOOR PLAN (R1)



TYPICAL FLOOR PLAN (VARIES)

*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION



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SCHEMATIC FLOOR PLANS

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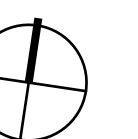
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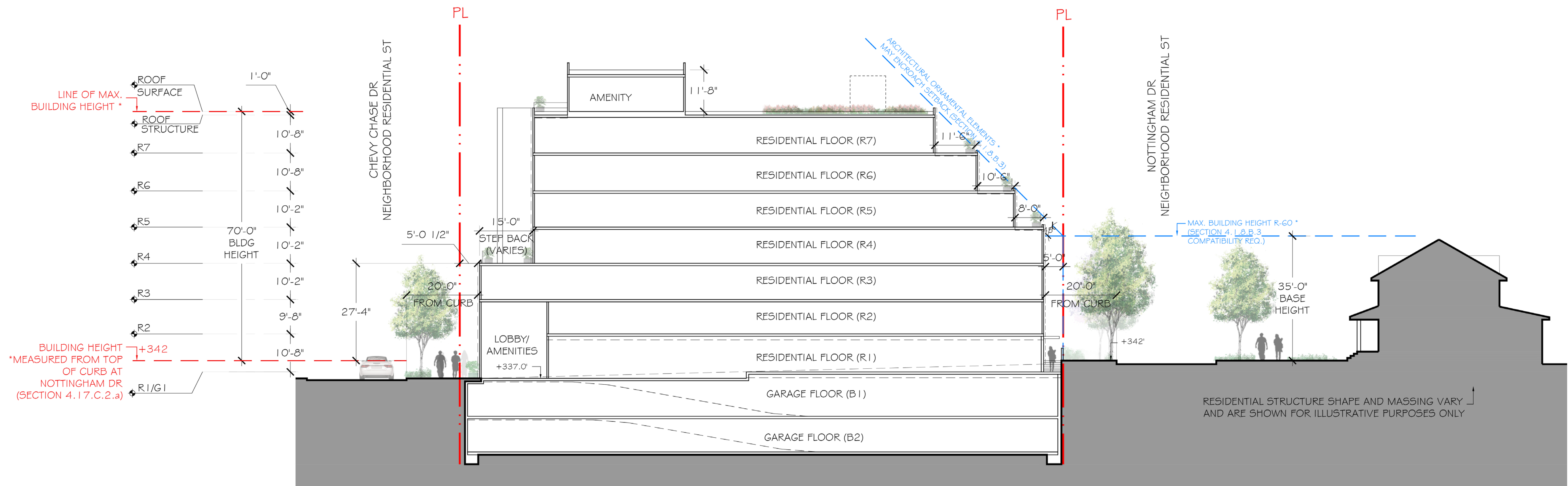
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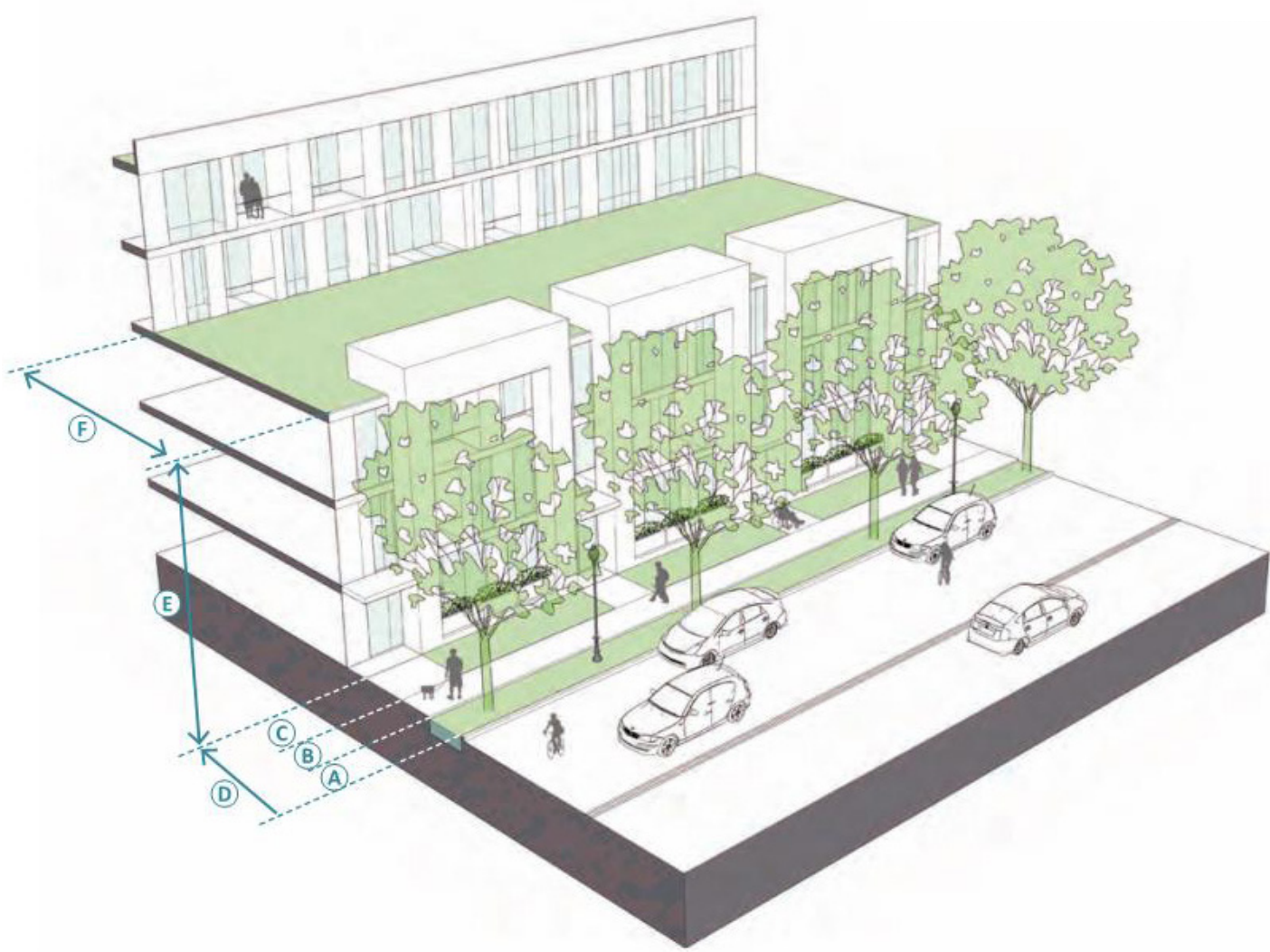
0' 8' 16' 32'
SCALE: 1/16" = 1'-0" (@ 22"x34")

A.05





CONCEPTUAL SECTION



NEIGHBORHOOD RESIDENTIAL STREET

Table 2.07: Neighborhood Residential Street Sidewalk Zones

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

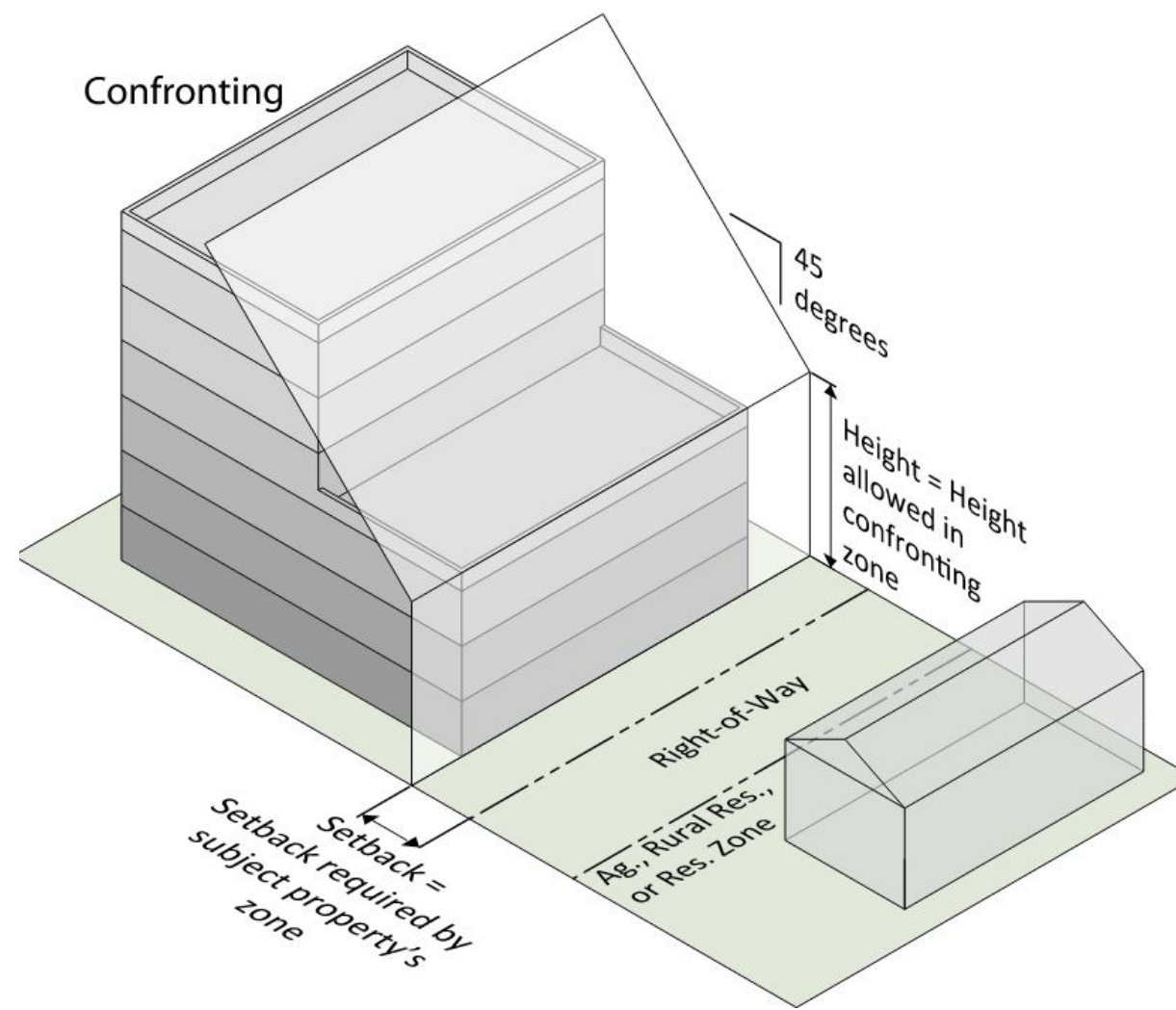
Building Placement

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

Building Form

- E. Base Height*: 2 - 3 stories (25 - 35 ft.)
- F. Step-back*: 15 - 20 ft.

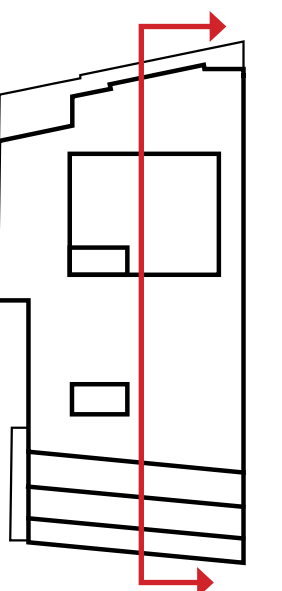
* Properties on a Neighborhood Residential Street confronting a Residential Detached or Residential Townhouse zone should see the Montgomery County Code Chapter 59 Section 4.1.8 Compatibility Requirements for base height and upper floor step-backs.



COMPATIBILITY REQUIREMENTS

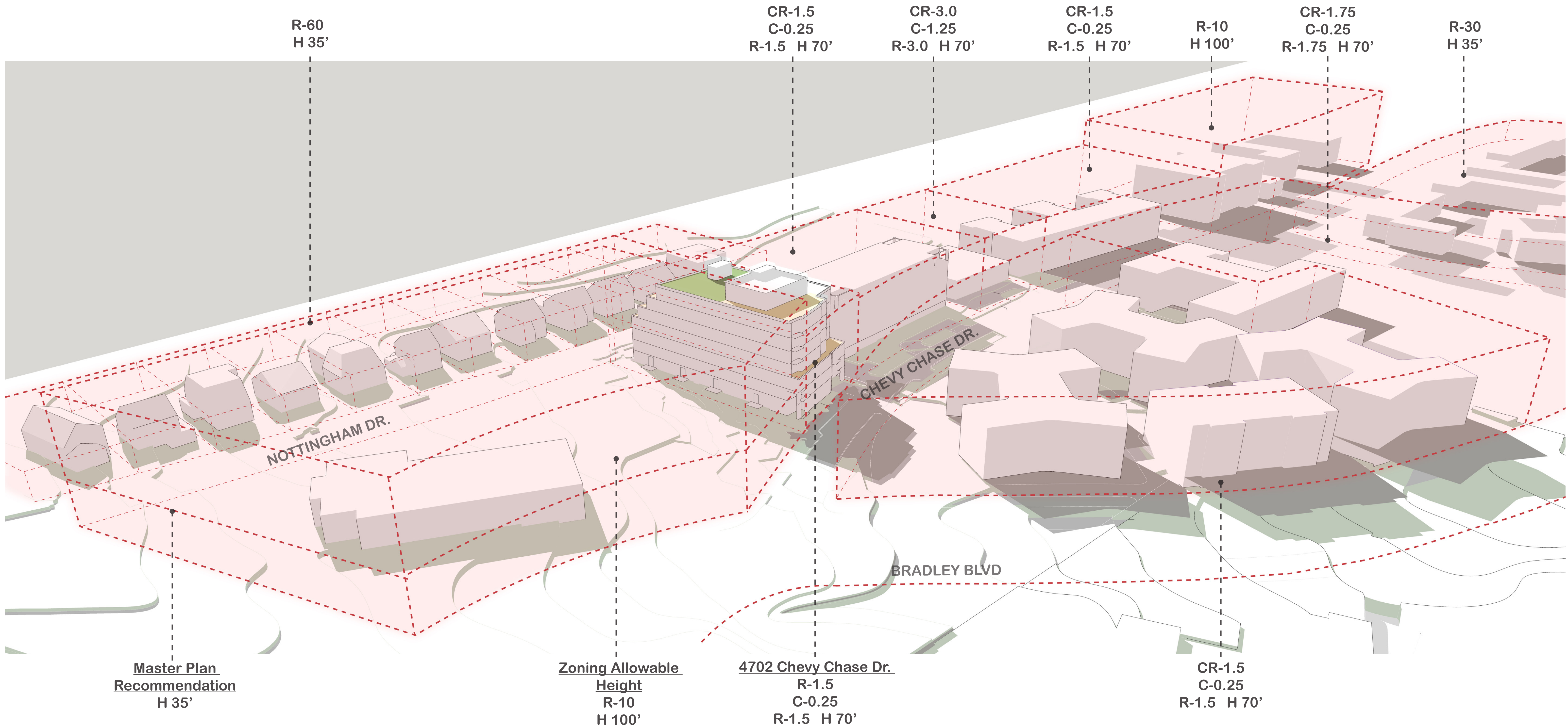


CONCEPTUAL STEP BACKS AND TERRACES



KEY PLAN

NOTE: LOCATION OF LANDSCAPE AND STREETSCAPE ELEMENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



NOTES: MASSING OF CONTEXT AND EXISTING CONDITIONS IS APPROXIMATE AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
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MASSING IN CONTEXT

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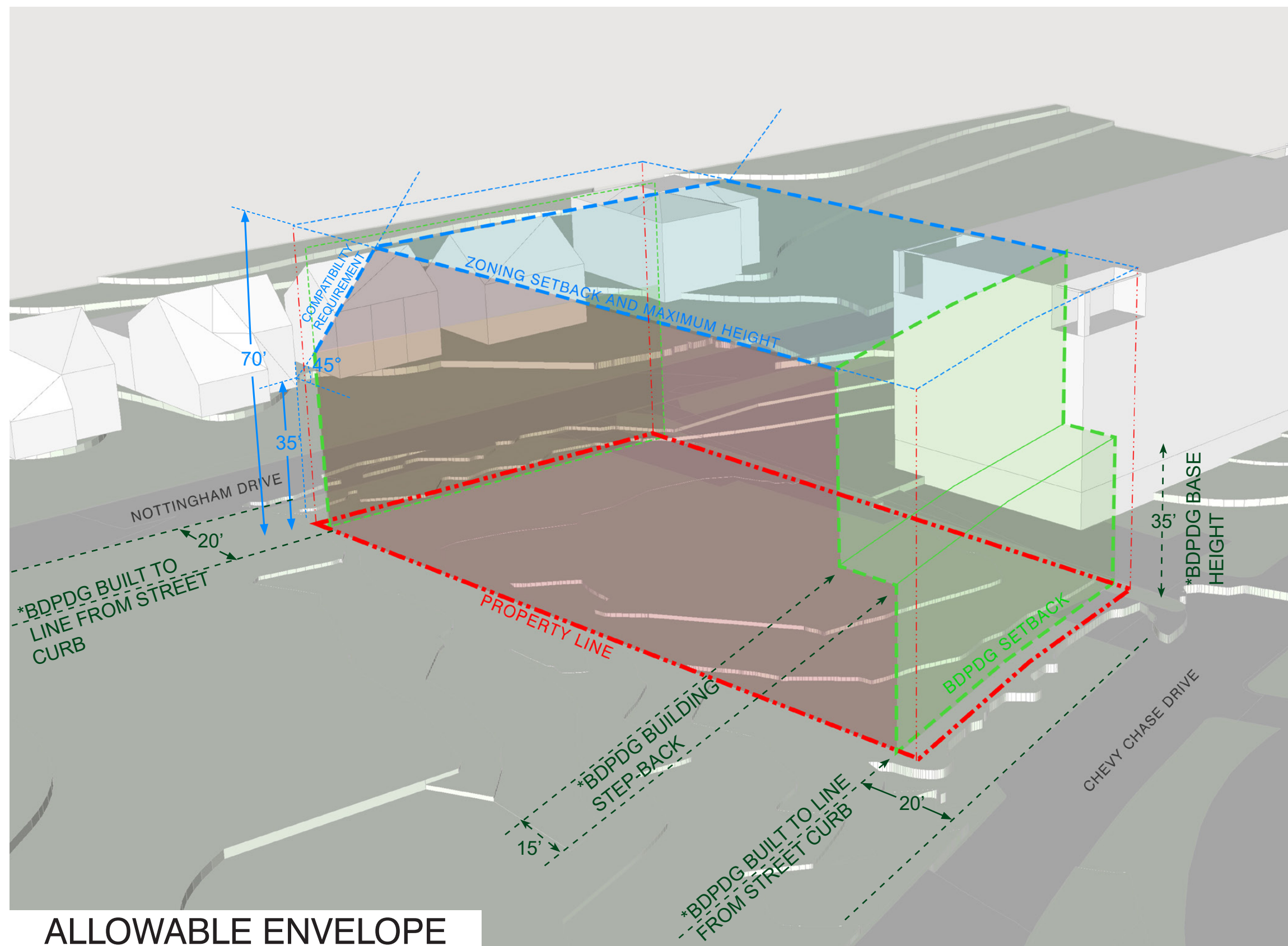
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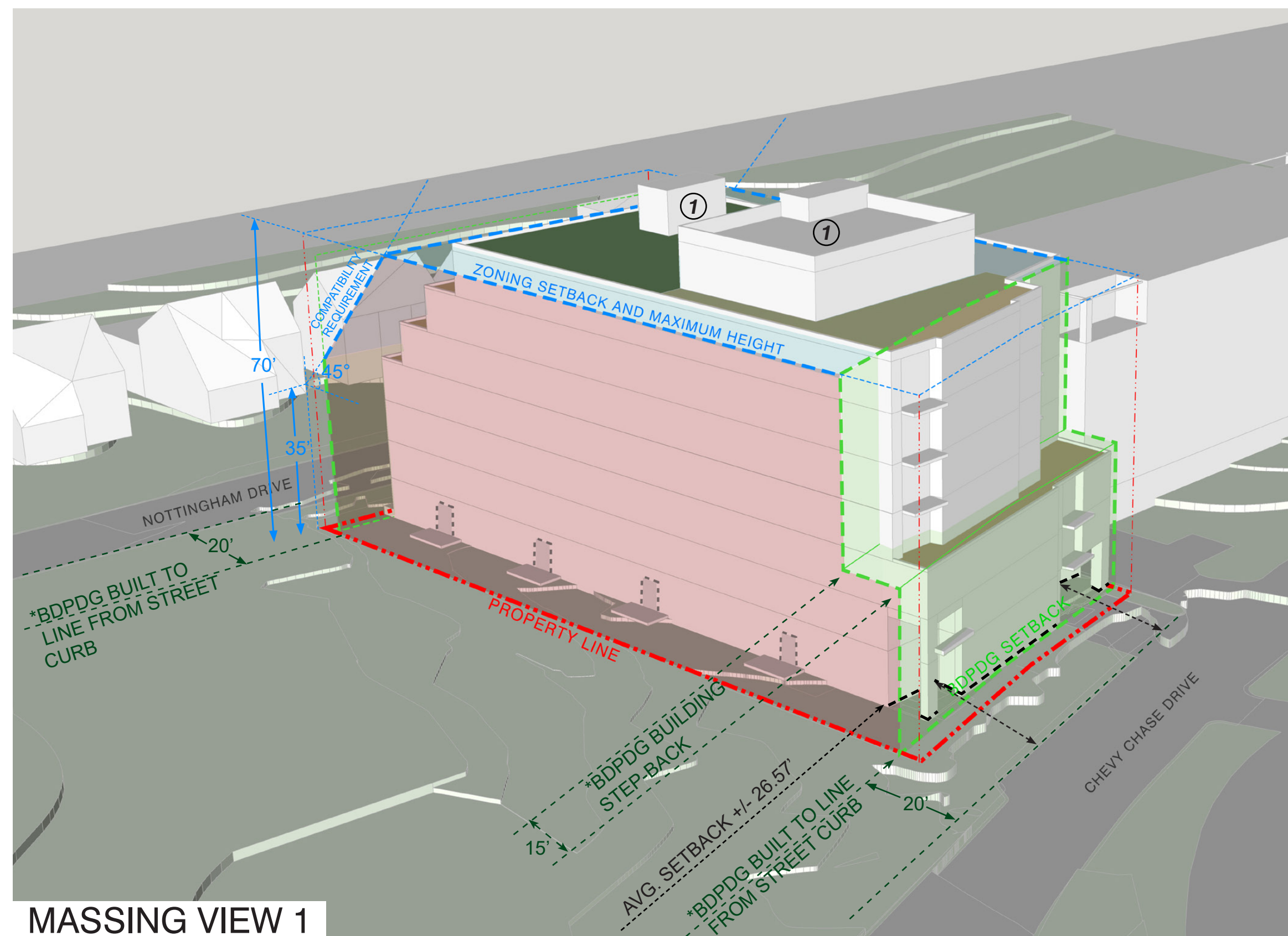
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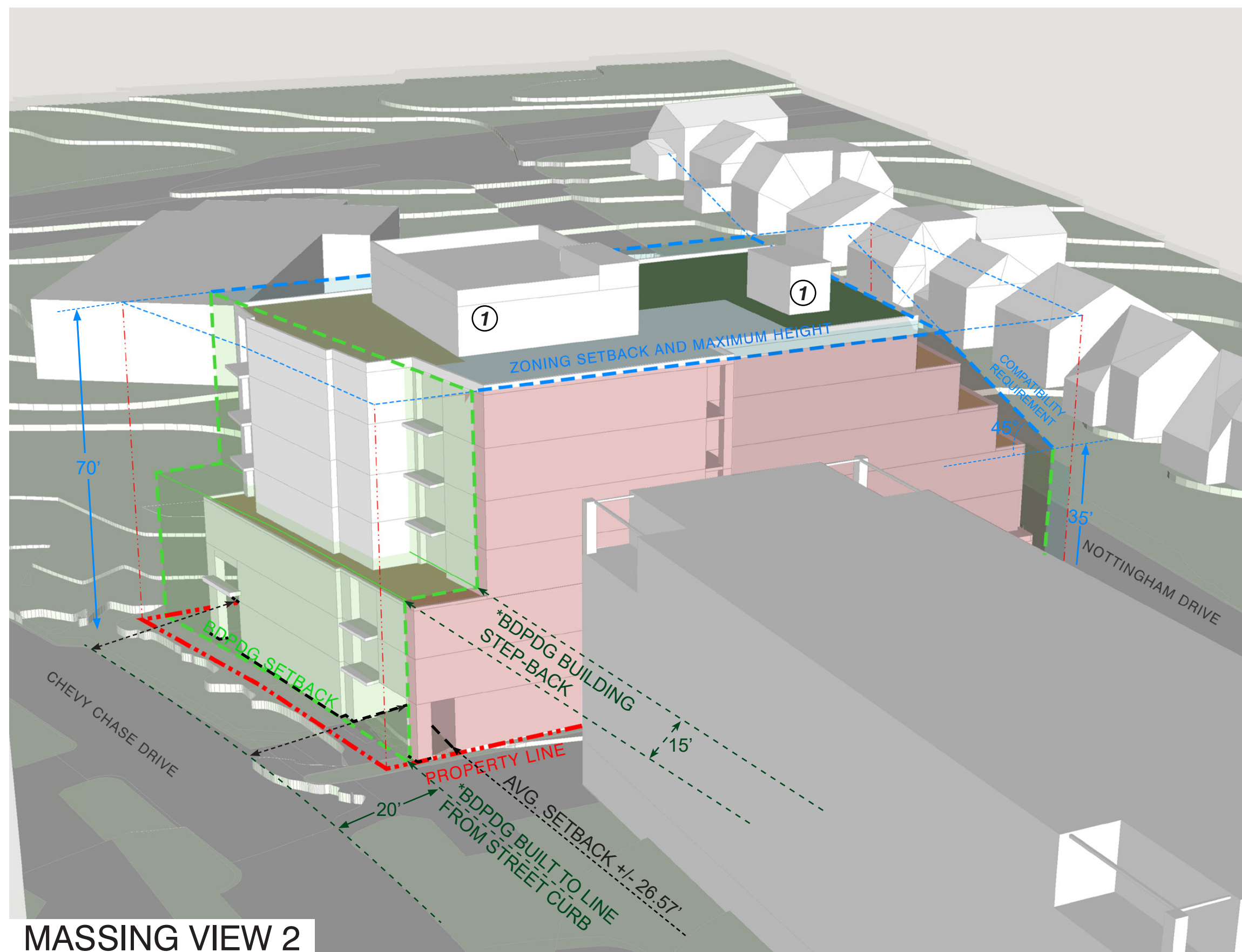
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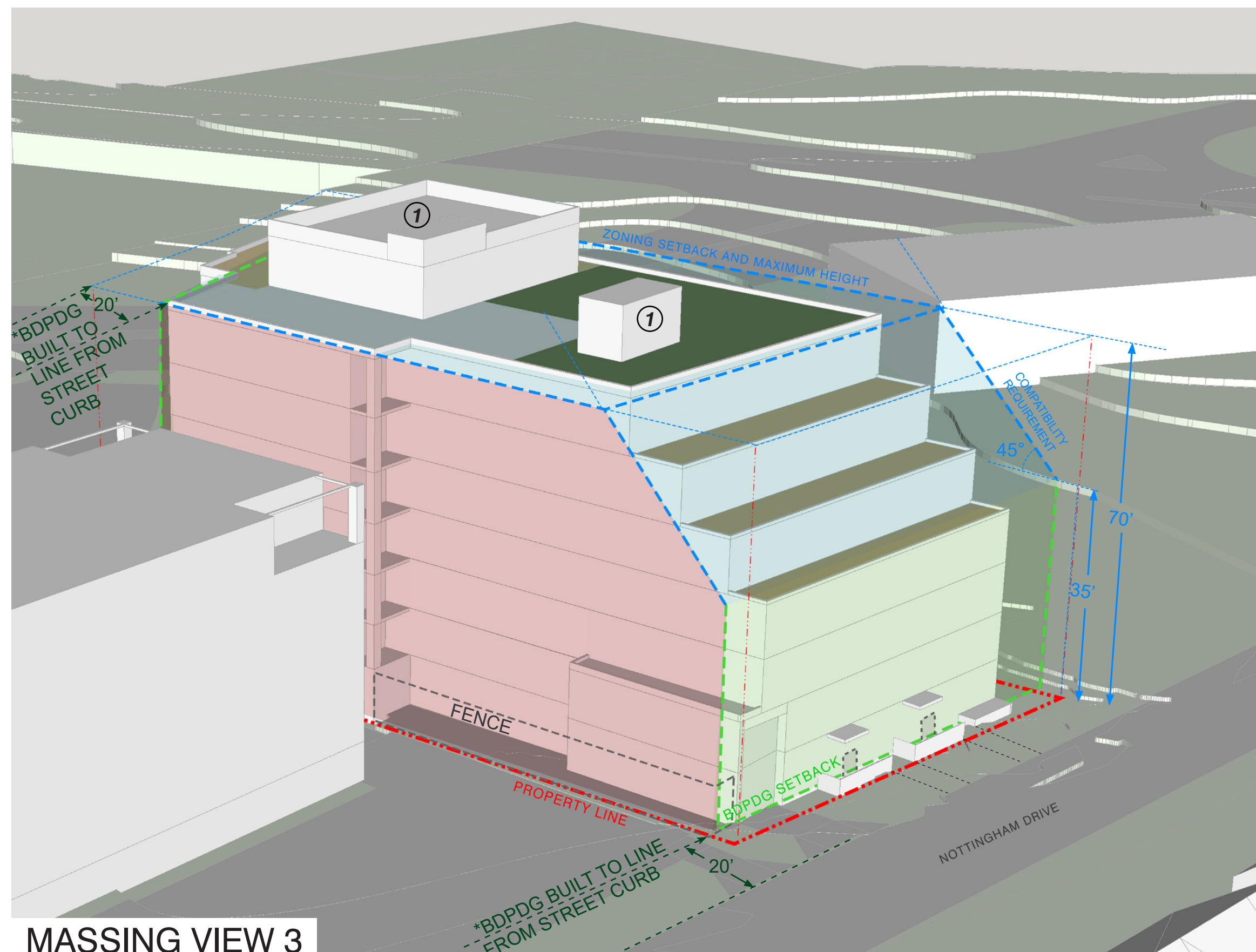
ALLOWABLE ENVELOPE



MASSING VIEW 1



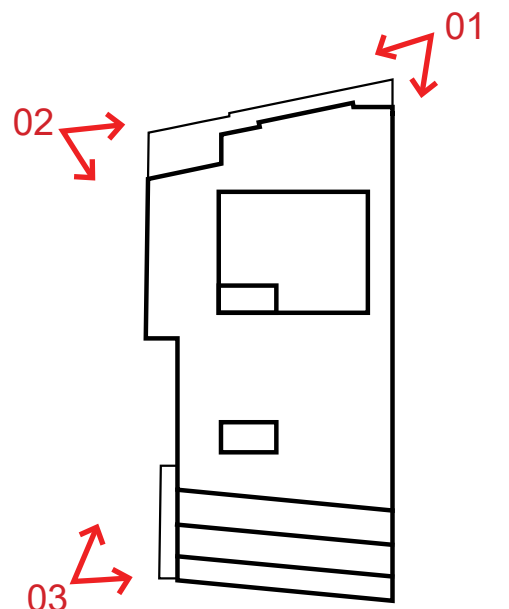
MASSING VIEW 2



MASSING VIEW 3

① INDOOR ROOF AMENITY SPACE, MECHANICAL AND EGRESS STAIRS ALLOWED ABOVE BUILDING HEIGHT.

* BDPDG = RECOMMENDED BETHESDA DOWNTOWN PLAN DESIGN GUIDELINES



KEY PLAN

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BUILDING MASSING

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A.08

1 Green Cover ✓

*Intensive green roof (6 inches or deeper) on 35 percent of rooftop.
*Exact location to be define as project develops

2 Base: Building Placement ✓

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

3 Base: Street Activation ✓

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.

4 Base: Variation and Articulation ✓

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

5 Corner Treatments ✓

Provide signature design elements on prominent corners or intersections as focal points.

6 Compatibility ✓

Provide transitions to surrounding neighbourhood by including individual entries to ground floor units.

7 Methods to Reduce Bulk ✓

Modulate and Articulate Facades

Techniques to break up large facades and reduce perceived building bulk include shifts in massing to allow for upper floor terraces, green roofs and balconies; changes in facade planes; and varied fins, frames and mullions to add depth to glass facades.

8 Methods to Reduce Bulk ✓

Limit Apparent Face

The apparent face is the length of the facade plane that is unbroken by vertical changes in depth. Limiting this length reduces the perceived bulk of a long building facade.

9 Methods to Reduce Bulk ✓

Vary tower heights

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

10 Methods to Reduce Bulk ✓

Limited footprint

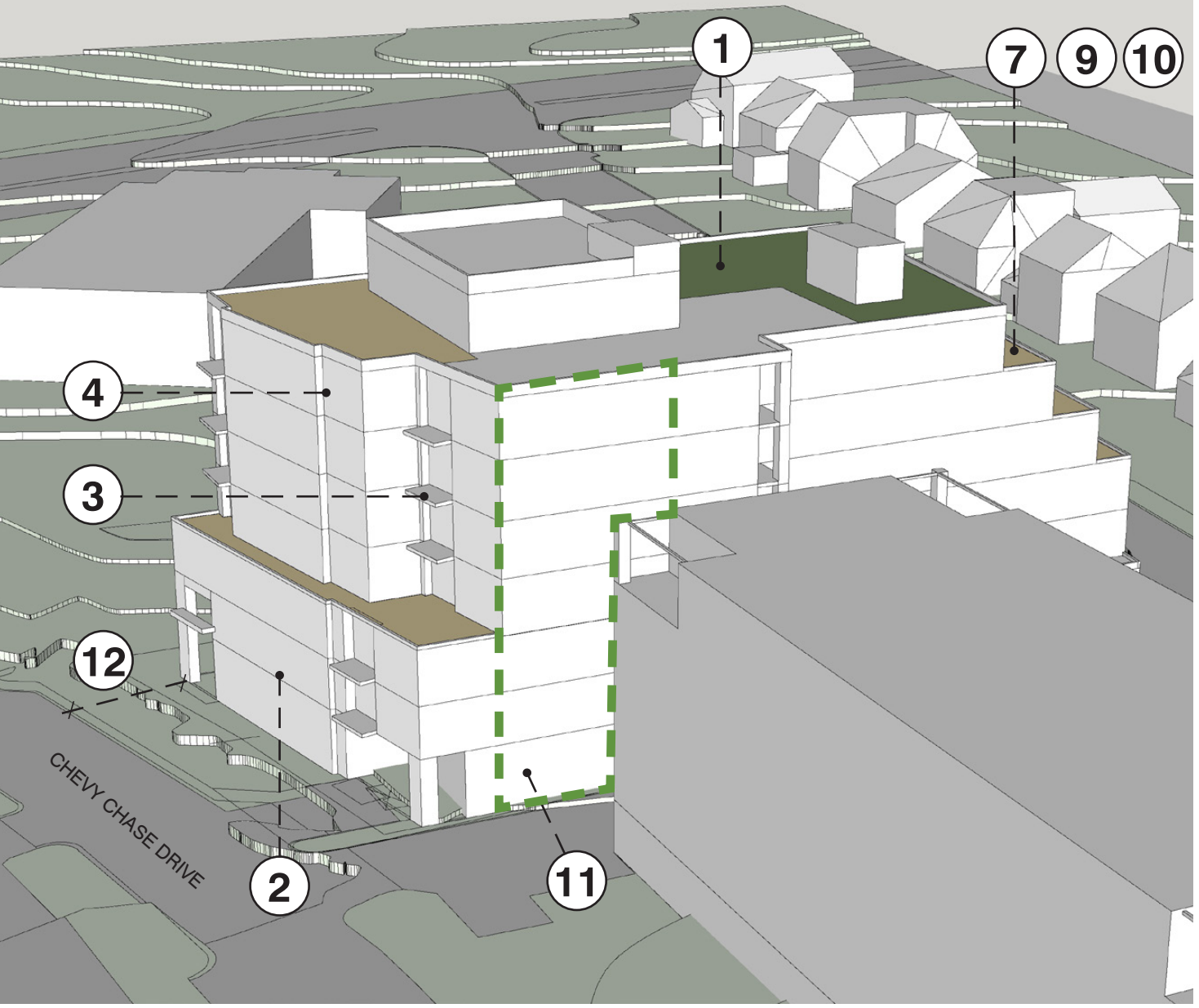
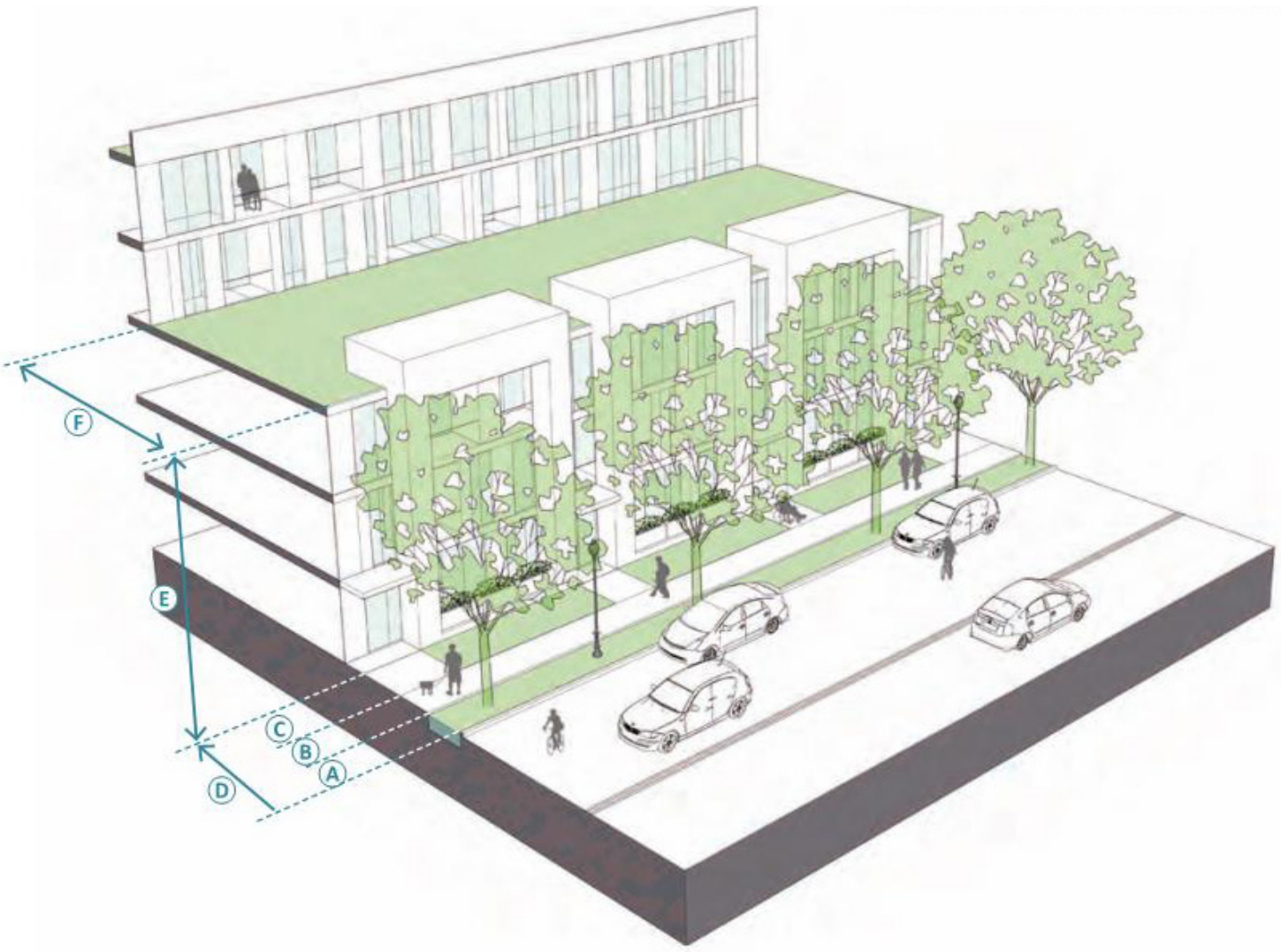
Reduced floor plates limit shadows on the public realm and allow access to sky view while also improving the quality of the building's indoor environment.

11 Separation Distance

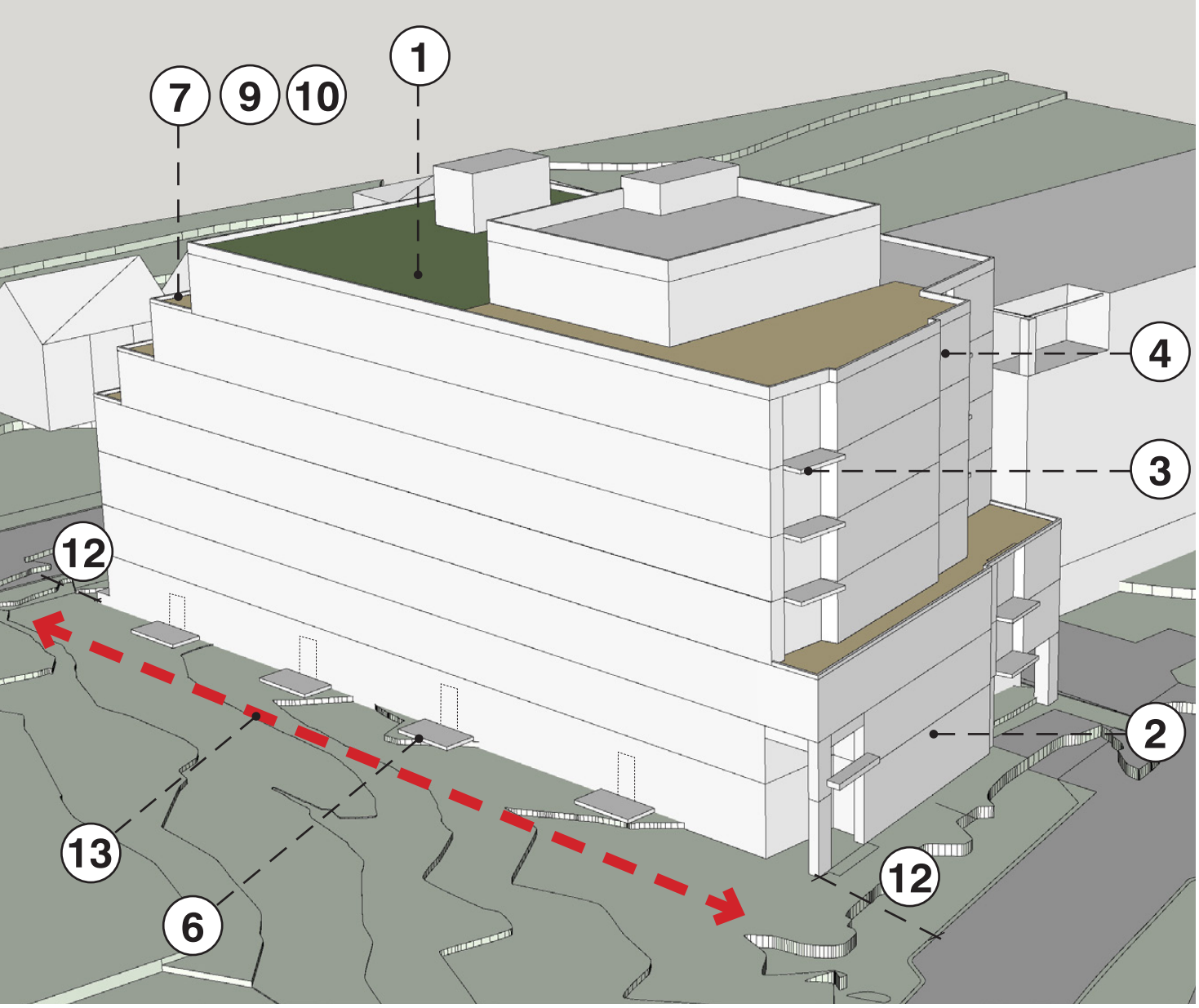
Alternative Treatments

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 ✓



MASSING VIEW 1



MASSING VIEW 2

Table 2.07: Neighborhood Residential Street

Sidewalk Zones

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Building Placement

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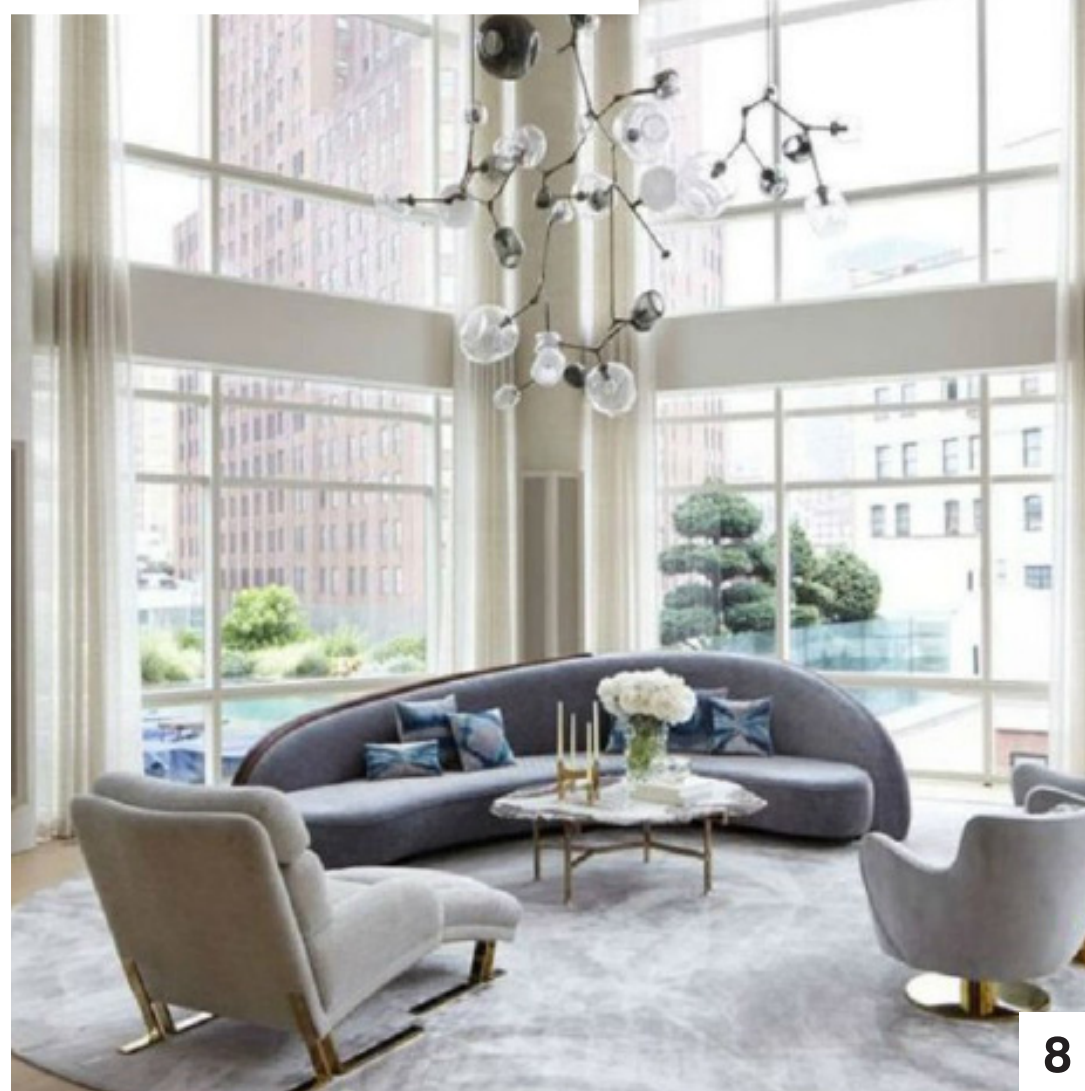
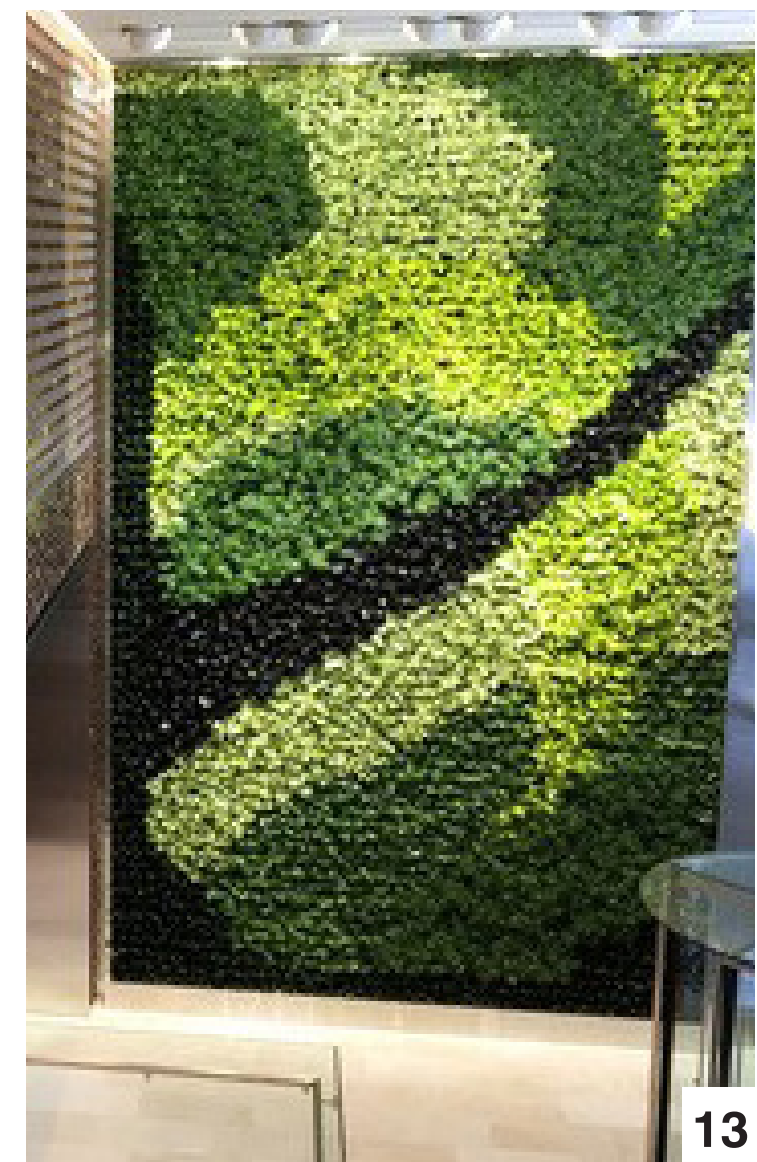
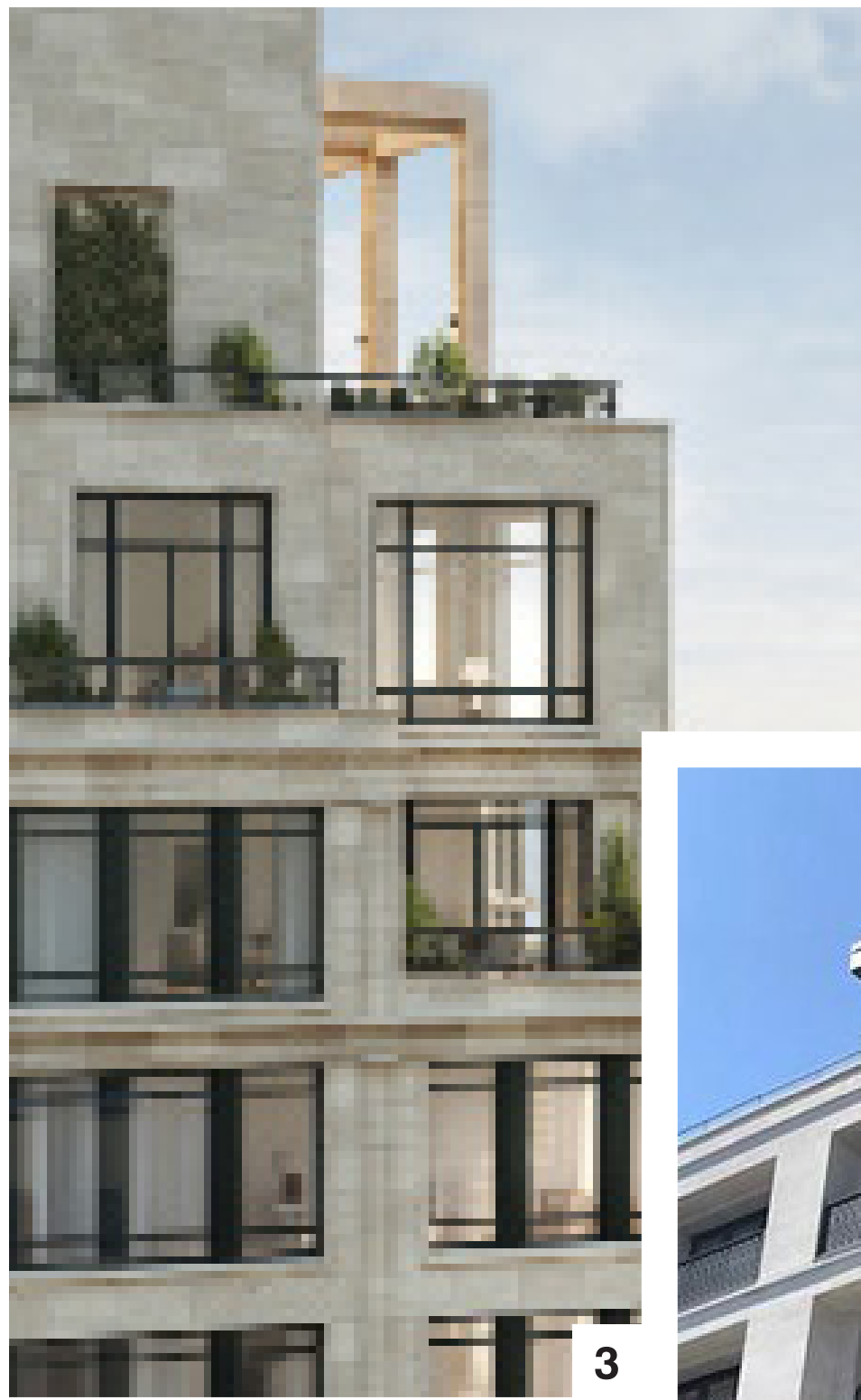
Building Form

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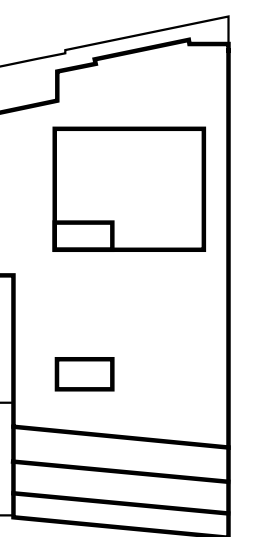
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CONCEPTUAL ELEVATION



CONCEPTUAL ELEVATION



KEY PLAN

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ARCHITECTURAL CHARACTER

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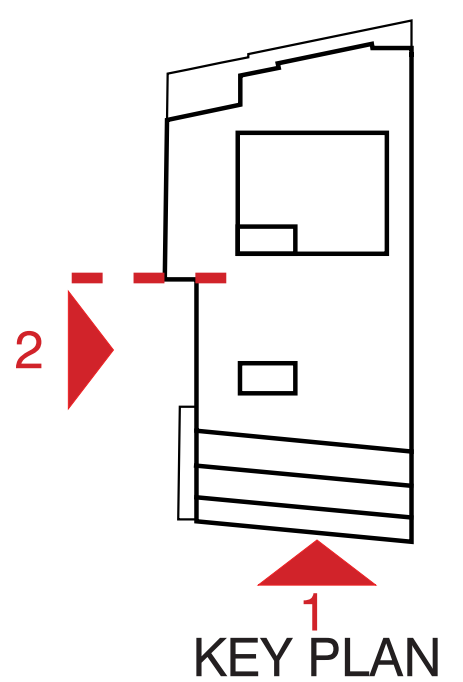
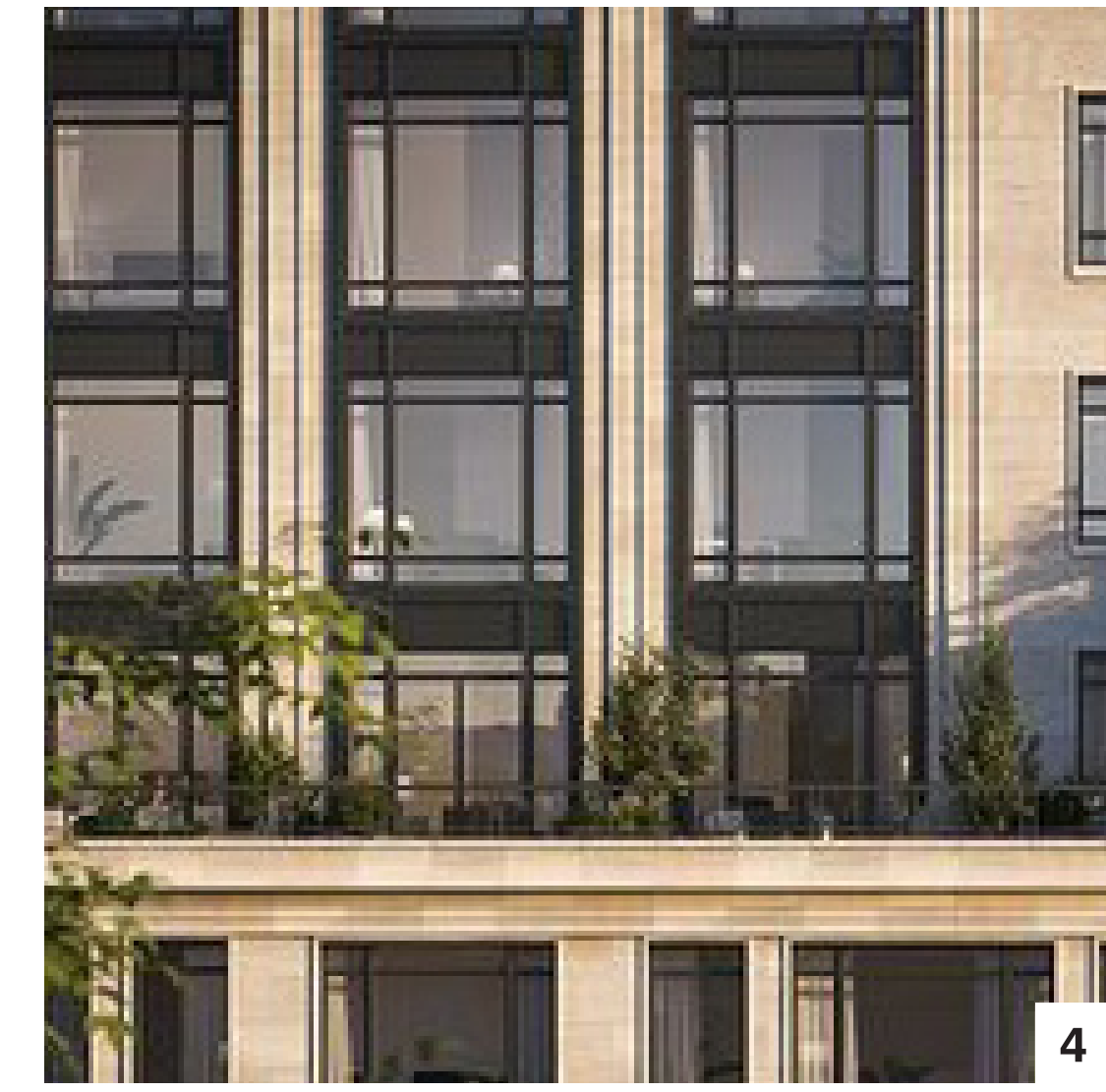
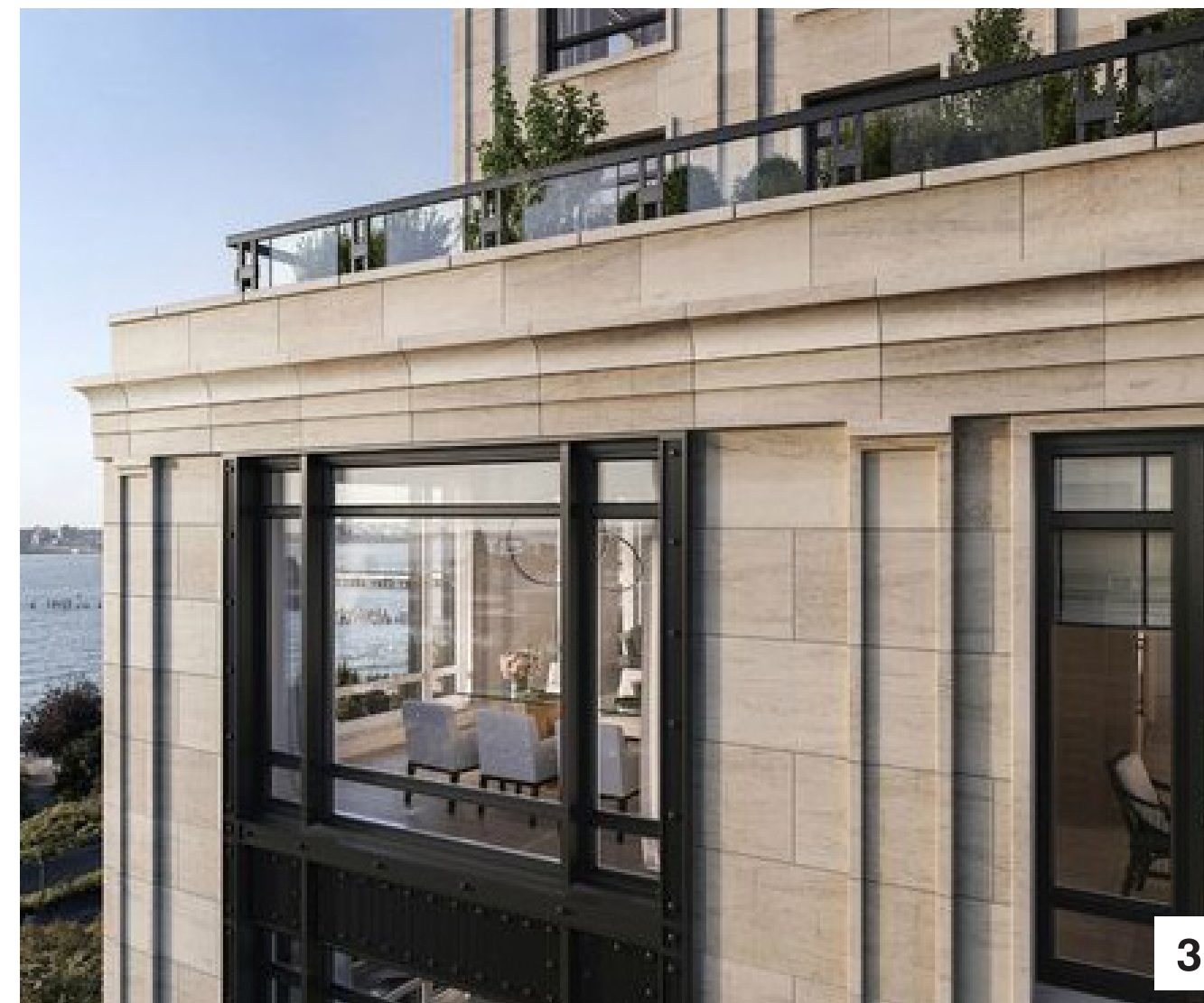
A.10



PARTIAL CONCEPTUAL ELEVATION 1

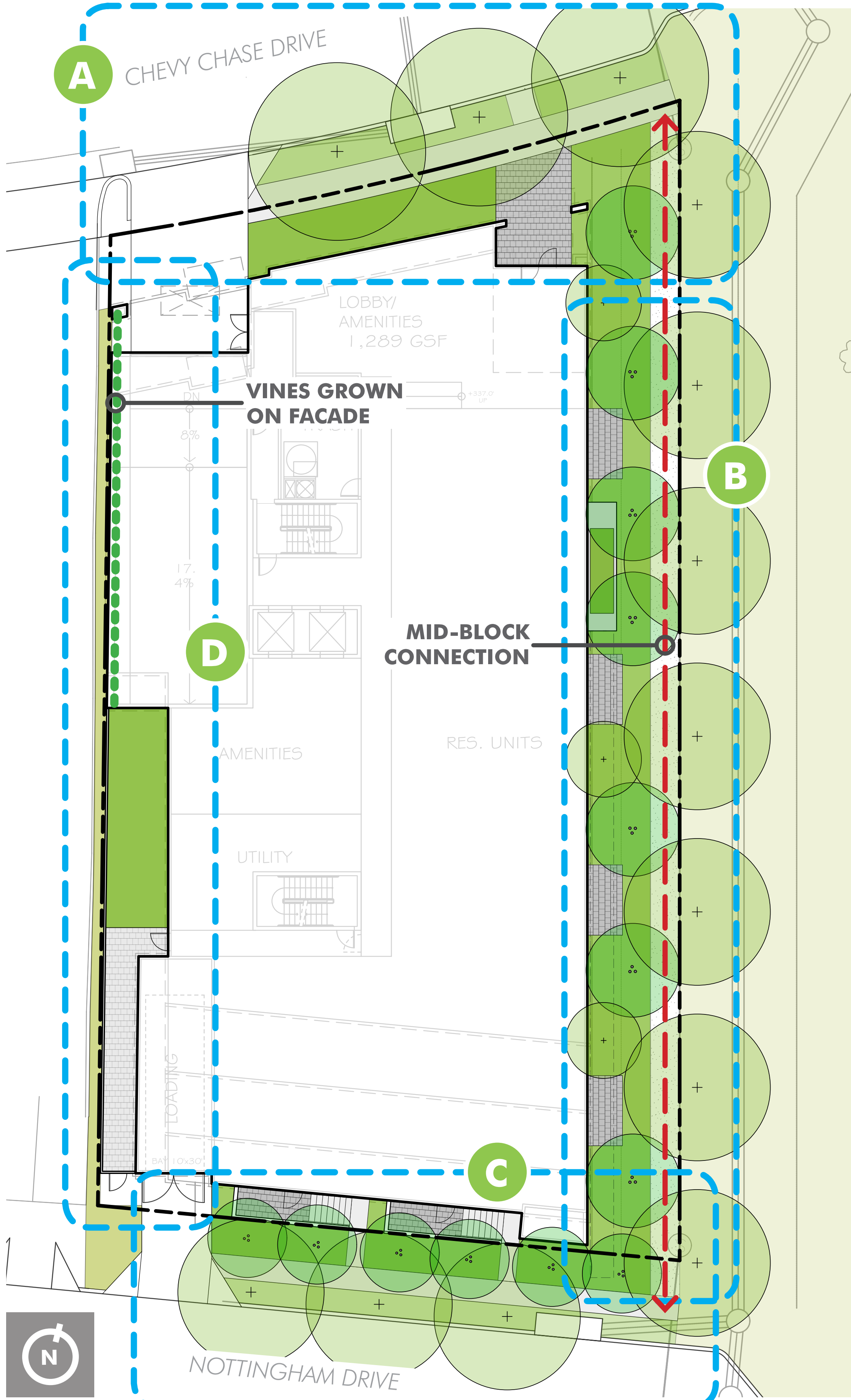


PARTIAL CONCEPTUAL ELEVATION 2

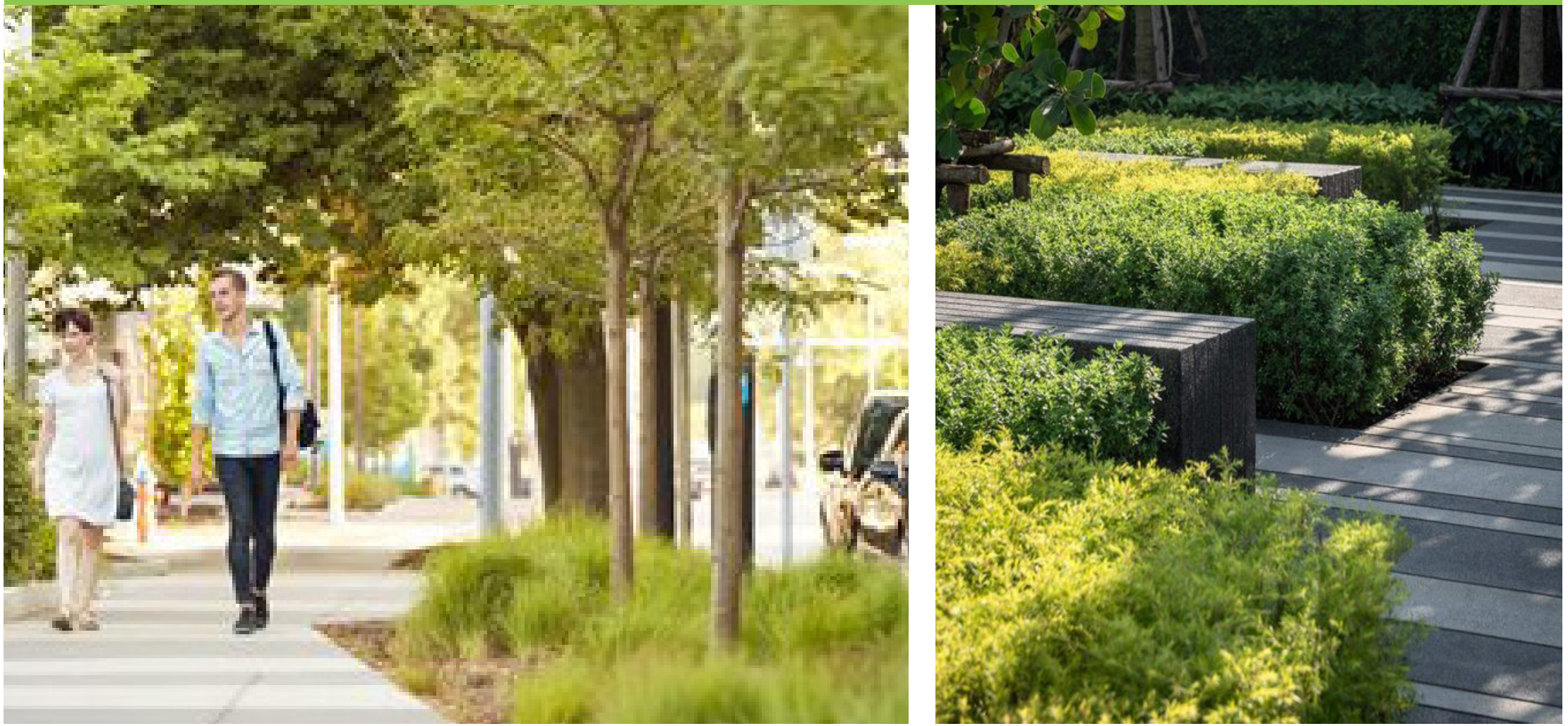


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4702 CHEVY CHASE DRIVE | GROUND LEVEL SITE PLAN



A | Streetscape at Chevy Chase Drive



B | Private Patios at eastern building edge



C | Planting & Lead-walks at Nottingham Drive



D | Planting & Paving at loading area & western facade

