EXISTING CONTEXT

DESIGN ADVISORY PANEL SUBMISSION

4702 CHEVY CHASE DR.
BETHESDA CONDOS

BETHESDA, MD

SEPT 23, 2020

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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.

ILLUSTRATIVE SITE PLAN

4702 CHEVY CHASE DR.
BETHESDA CONDOS
BETHESDA, MD

WINTHROP INVESTMENT GROUP

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**Conceptual Section**

Table 2.07: Neighborhood Residential Street

<table>
<thead>
<tr>
<th>Sidewalk Zones</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Planting/Turfing Zone: 6 - 8 ft.</td>
<td>Things to consider when planning the sidewalk.</td>
</tr>
<tr>
<td>B. Pedestrian Through Zone: 6 - 10 ft.</td>
<td>More space for pedestrians and movement.</td>
</tr>
<tr>
<td>C. Frontage Zone: 5 - 8 ft.</td>
<td>Must maintain a certain distance from the building.</td>
</tr>
</tbody>
</table>

**Building Placement**

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

**Building Form**

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

* Properties on a Neighborhood Residential Street

**Compatibility Requirements**

Conforming

**Conceptual Step Backs and Terraces**

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**Note:** Location of landscape and streetscape elements shown for illustrative purposes only.

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**Design Advisory Panel Submission**

**Lessard Design**

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P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDESIGN.COM

4702 Chevy Chase Dr.

Bethesda Condos

Bethesda, MD

**Winthrop Investment Group**

**Conceptual Section**
INDOOR ROOF AMENITY SPACE, MECHANICAL AND EGRESS STAIRS ALLOWED ABOVE BUILDING HEIGHT.

*BDPDG = RECOMMENDED BETHESDA DOWNTOWN PLAN DESIGN GUIDELINES

NOTES: MASSING OF CONTEXT AND EXISTING CONDITIONS IS APPROXIMATE AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. BUILDING MASSING, FOOTPRINT AND ARTICULATION MAY VARY AS PROJECT DEVELOPS.

ALLOWABLE ENVELOPE

BUILDING MASSING

MASSING VIEW 1

MASSING VIEW 2

MASSING VIEW 3

AVG. SETBACK +/- 26.57'
A.09

*NOTE: RECOMMENDATION EXCERPTS OF DESIGN GUIDELINES SHOWN FOR REFERENCE PURPOSES. CONCEPTUAL DESIGN TO USE THESE AS GUIDE ONLY.

1. **Green Cover ✓**
   - Intensive green roof (6 inches or deeper) on 35 percent of rooftop.
   - Exact location to be defined 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 ✓**
    - **Public Through-Block Connections and Trails ✓**
      - **Public Through-block Connections**
        - To improve connectivity for people to walk throughout Downtown Bethesda and create additional outdoor public spaces for residents and visitor to enjoy.

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**Table 2.17: Neighborhood Residential Street**

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<tr>
<td>E. Base Height*: 2 - 3 stories (25 - 35 ft.)</td>
</tr>
<tr>
<td>F. Step-back*: 15 - 20 ft.</td>
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</tbody>
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*Properties on a Neighborhood Residential Street conferring a Residential Detached or Residential Warehouse zone should see the Montgomery County Code Chapter 59 Section 4.1B Compatibility Requirements for base height and upper floor step-back.

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ELEVATIONS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. ELEVATIONS MAY CHANGE OR VARY AS PROJECT DEVELOPS.
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

VINUES GROWN ON FACADE

MID-BLOCK CONNECTION

CHEVY CHASE DRIVE
NOTTINGHAM DRIVE

4702 CHEVY CHASE DRIVE - LANDSCAPE CONCEPTS