

# The Avondale

Bethesda, Maryland

4526-4530 AVONDALE STREET

SITE PLAN  
DESIGN ADVISORY PANEL RE-SUBMISSION  
March 12, 2021

DEVELOPER  
SJ INVESTMENT CORP

LAND USE COUNSEL  
MILLER MILLER & CANBY

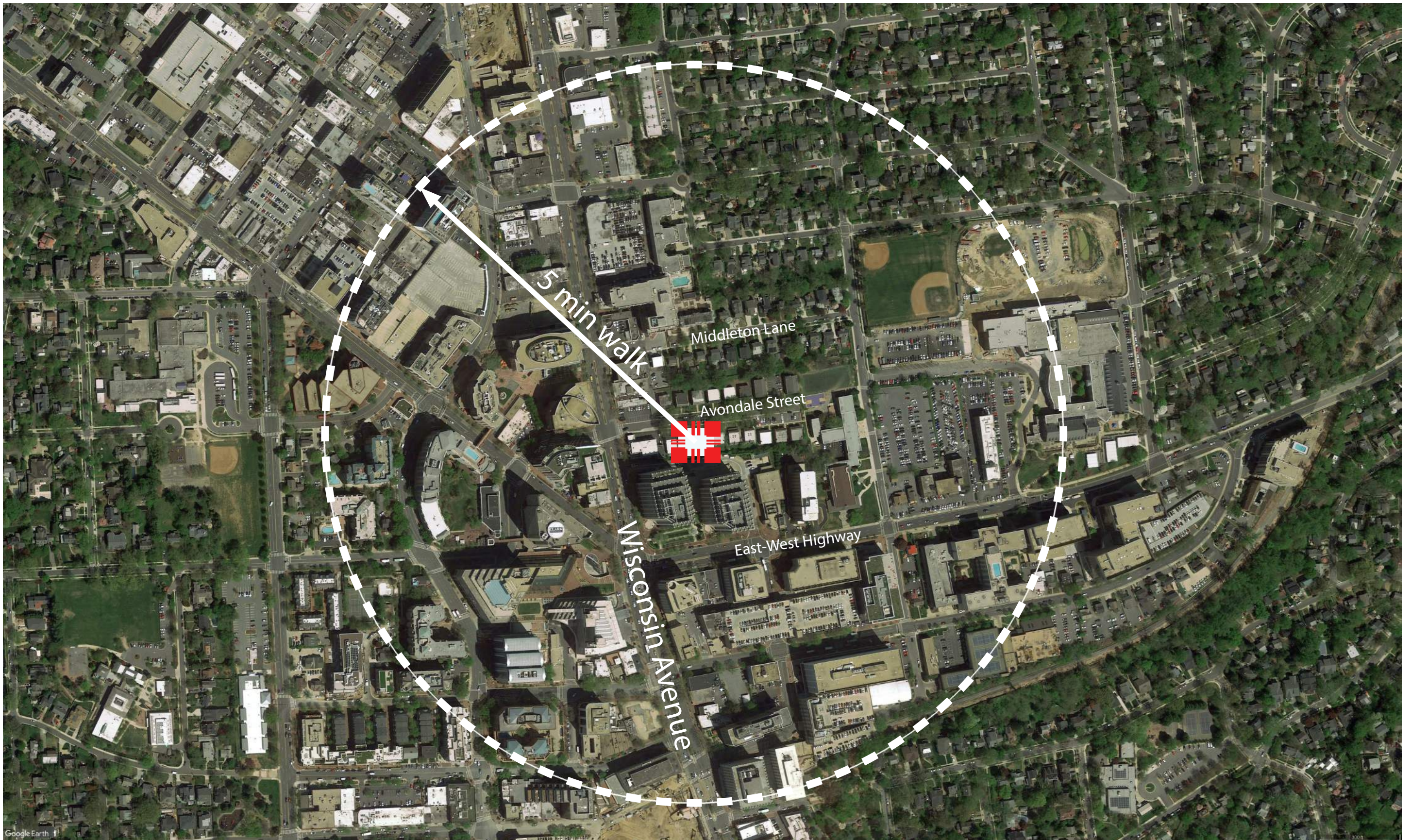
ARCHITECT  
PERKINS EASTMAN ARCHITECTS, DPC

CIVIL ENGINEER / LANDSCAPE DESIGN  
MHG

TRAFFIC CONSULTANT  
WELLS + ASSOCIATES



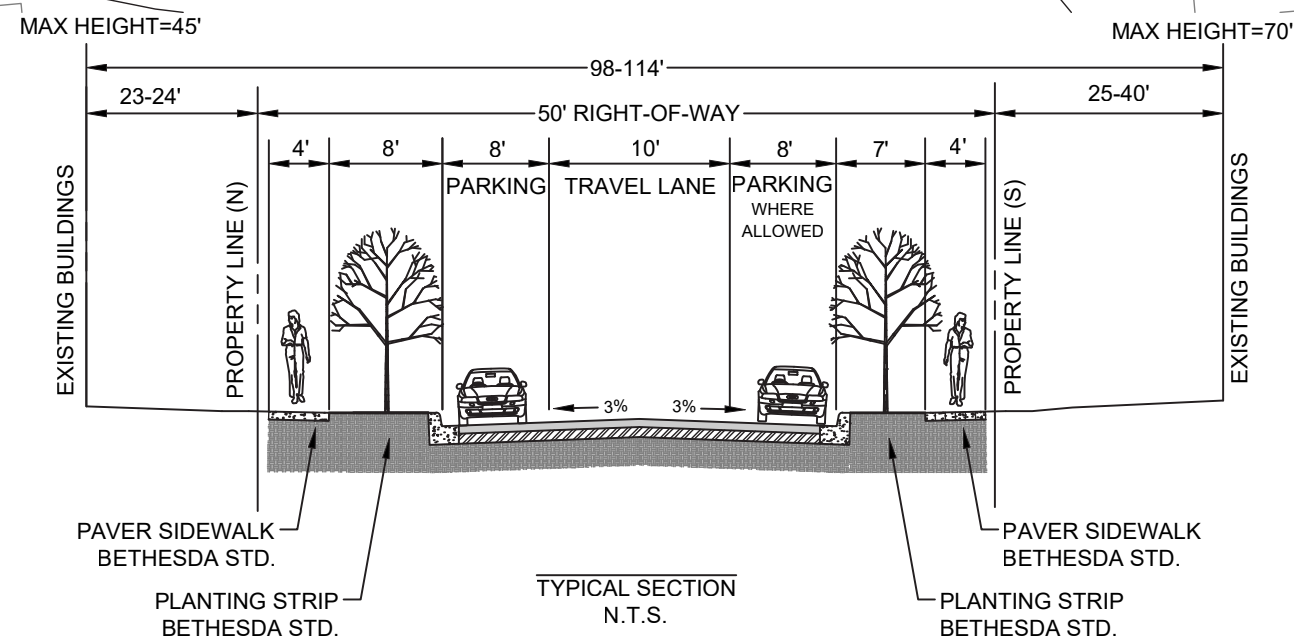




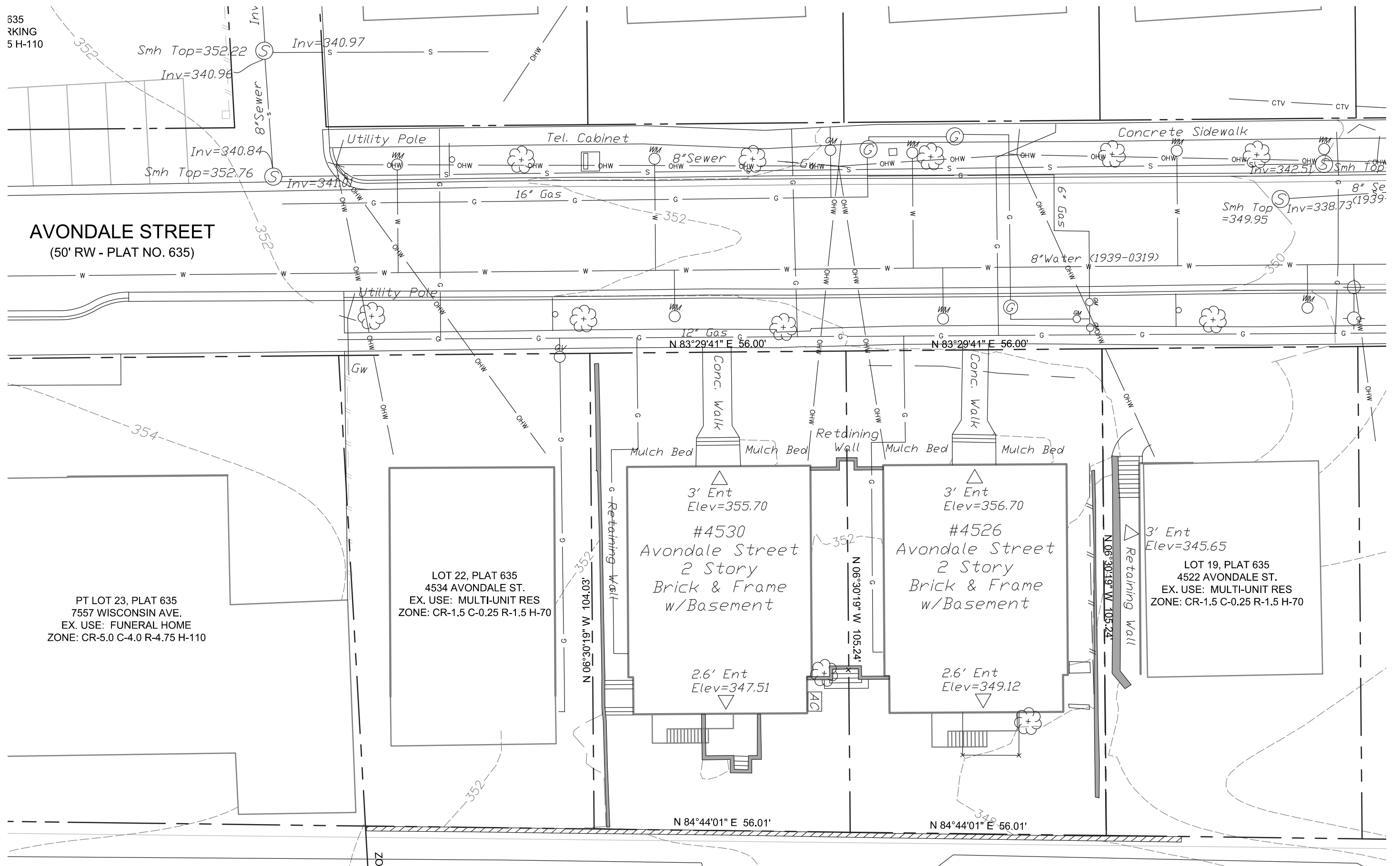








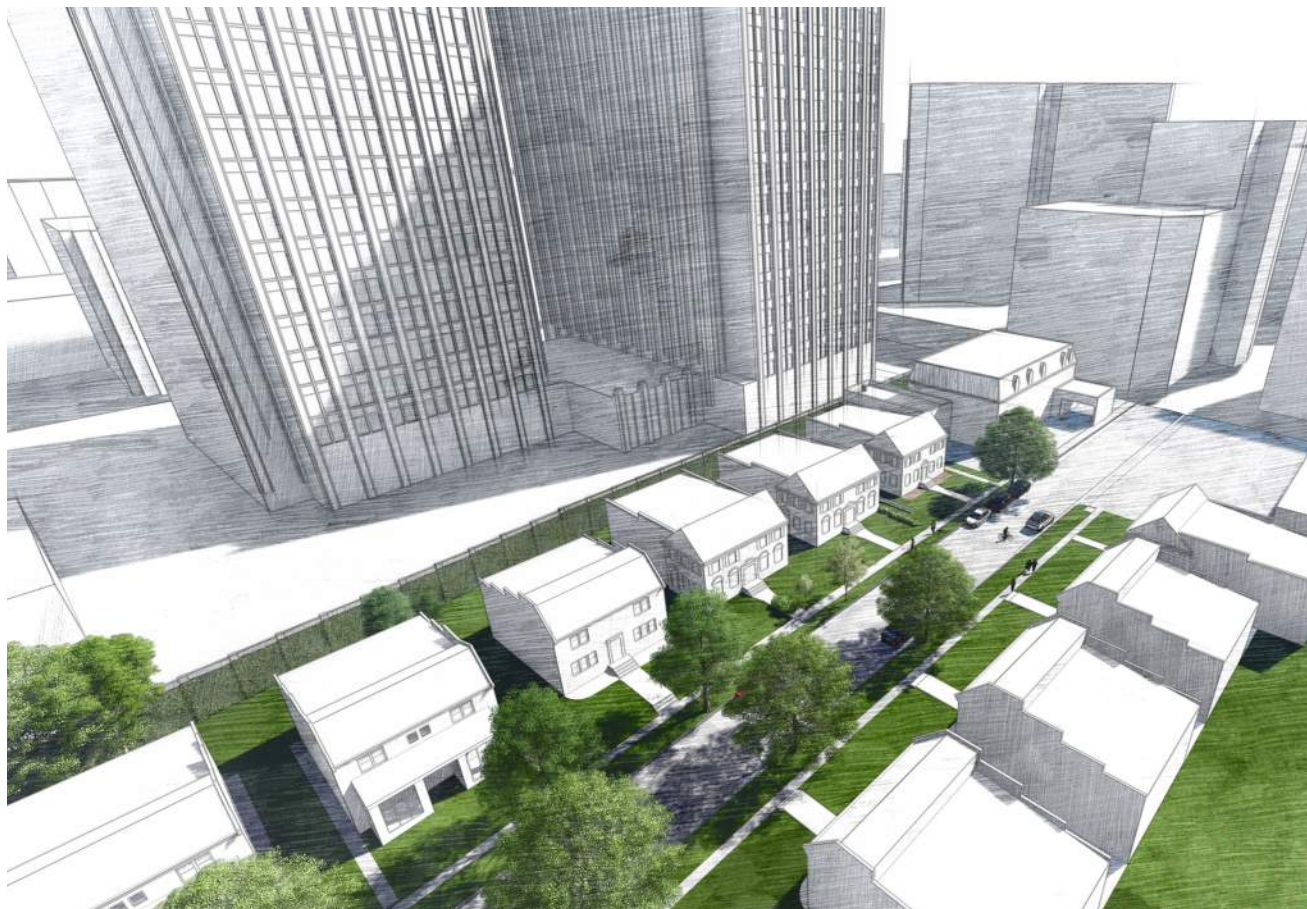
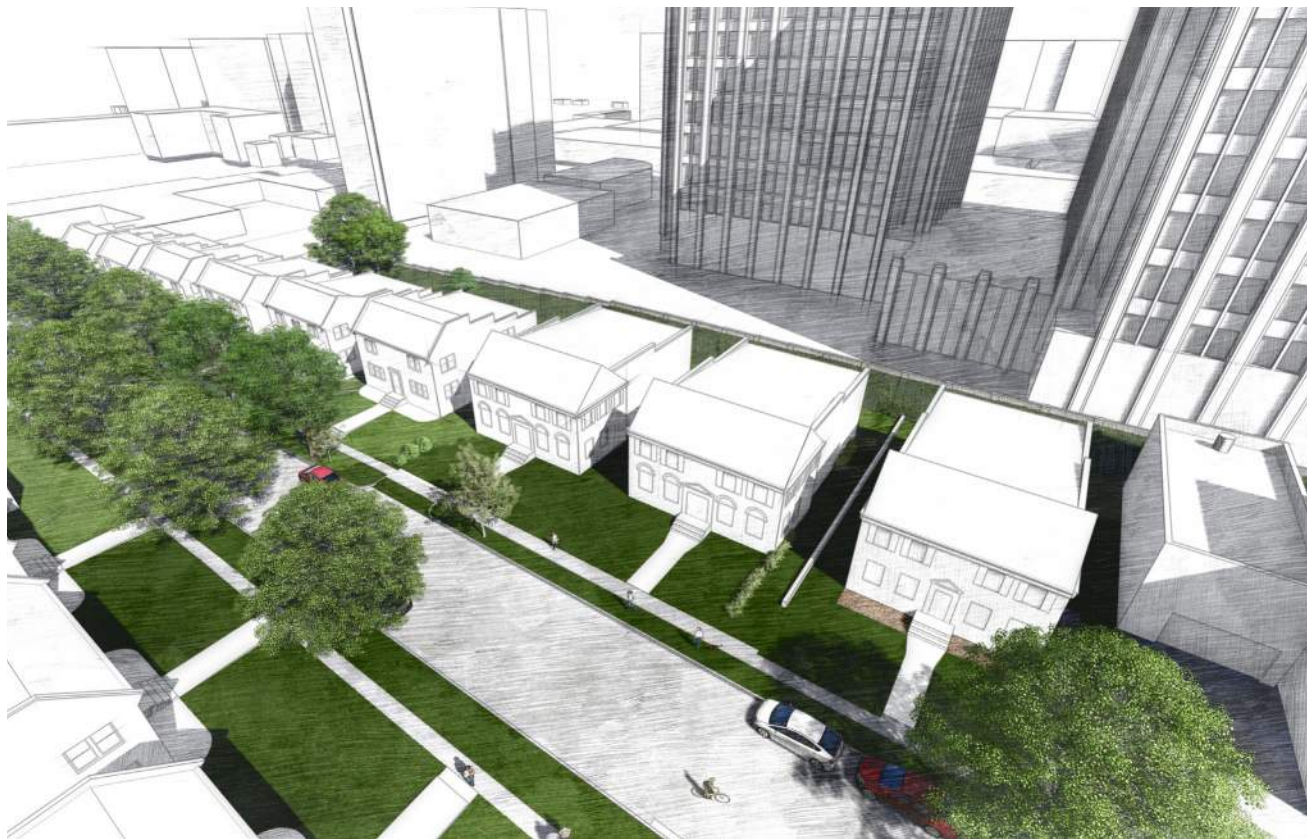




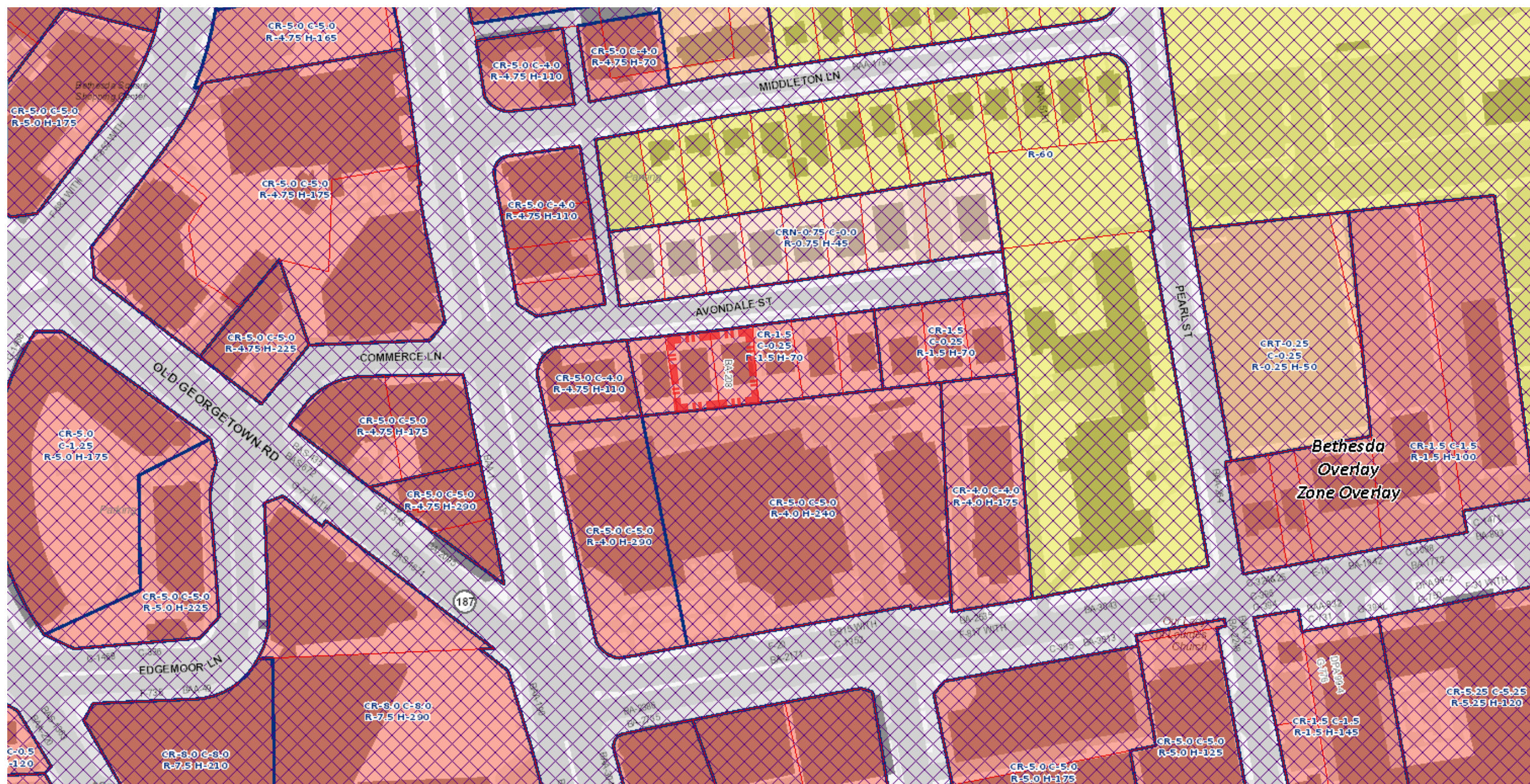




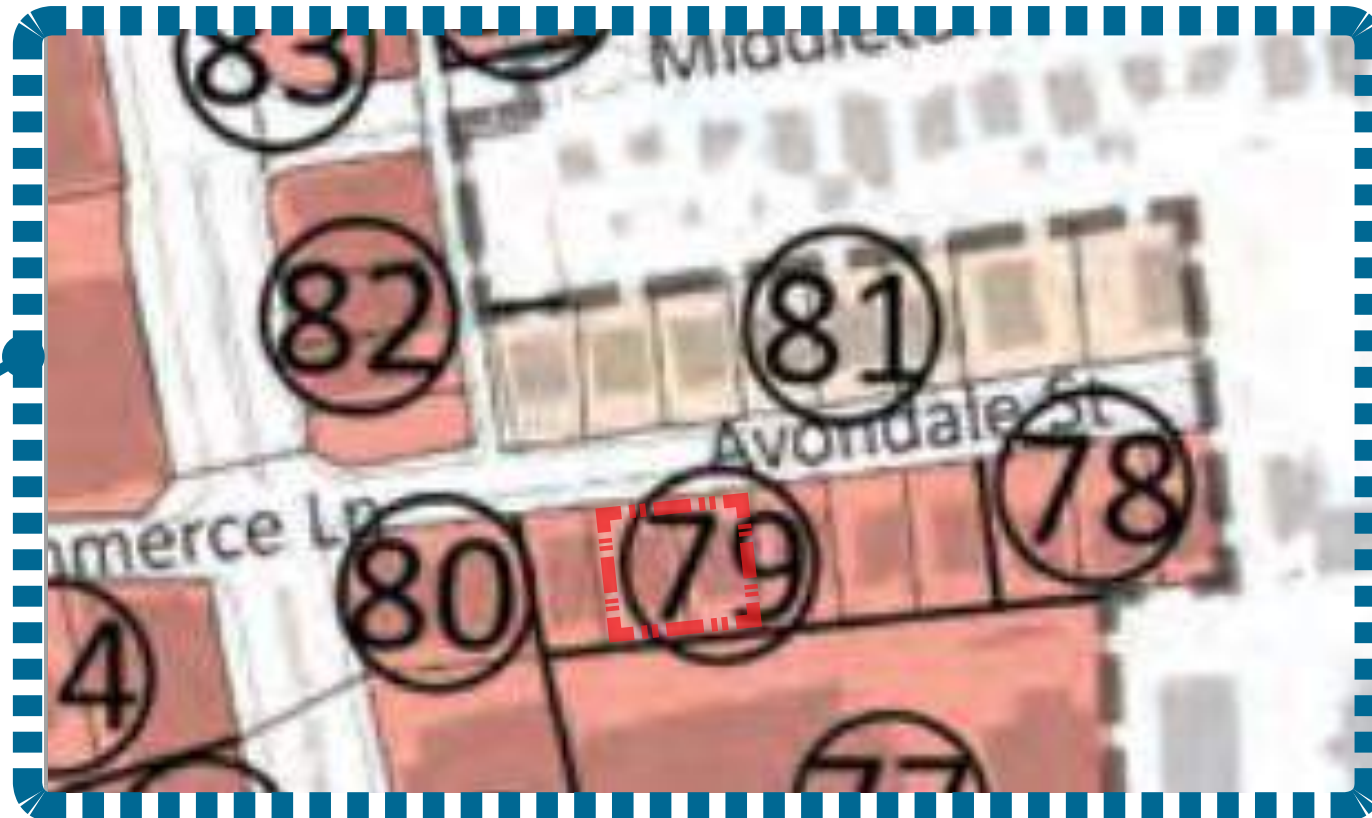












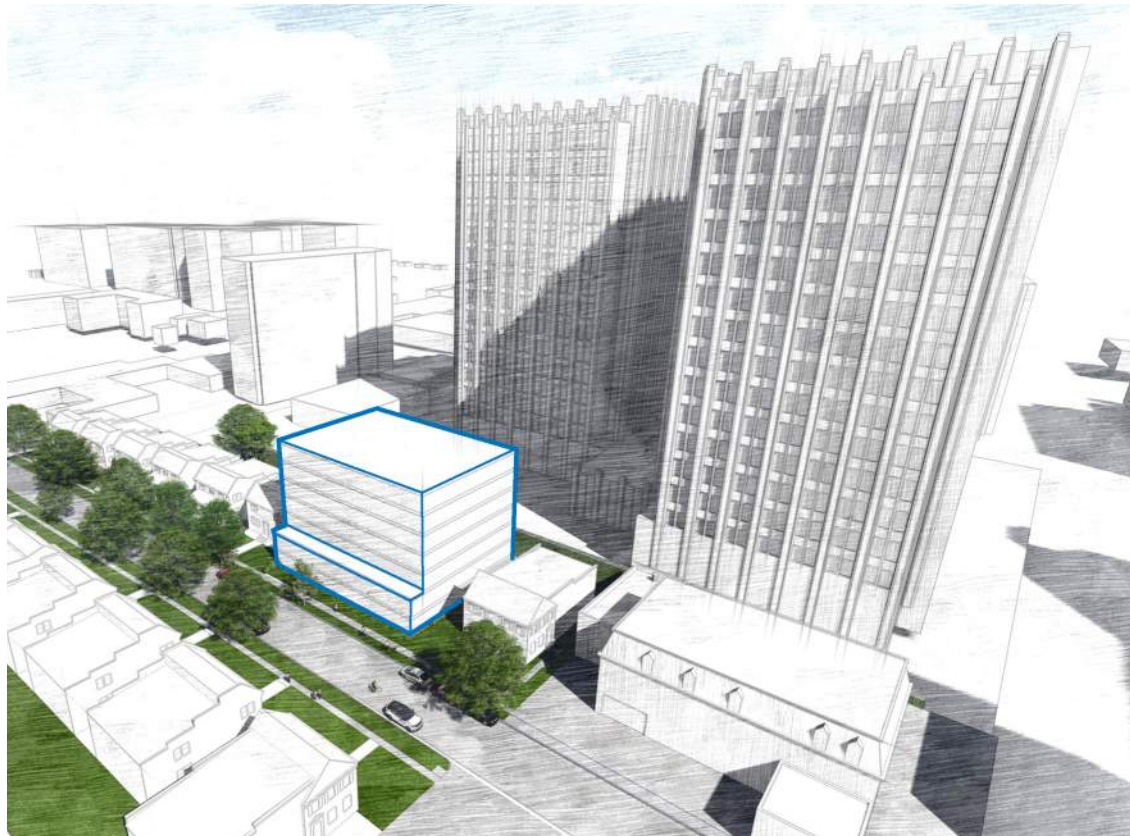
- Rezone Map #78 and #79 from its current R-10 zone to a CR 1.5, C-0.25, R-1.5, H-70 to provide flexible development opportunities near the core of Downtown Bethesda and still maintain compatibility with its surrounding neighborhood.
- Rezone Map #80, #82, #83 and #86 from its current zone to increase the maximum allowable building height from 90T to 110 feet to provide flexible development opportunities and allow future development to better adapt to market conditions.
- Rezone Map #81 from its current zone of R-10 to a CRN zone to reflect the existing development and ensure compatibility with adjacent single residential detached units. Rezone to CRN 0.75, C-0, R-0.75, H-45.



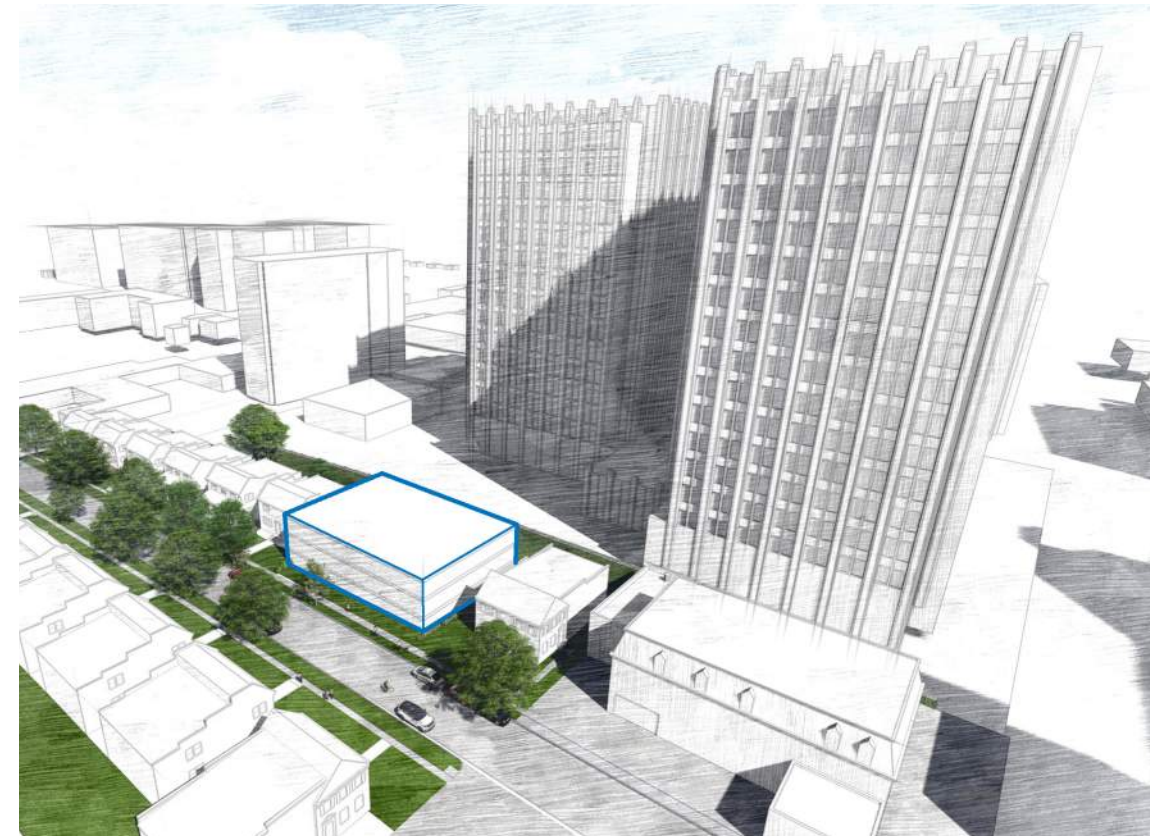
PUBLIC BENEFIT POINTS SUMMARY (INCENTIVE DENSITY = 47,707 SF)		
PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS ACHIEVED
MAJOR PUBLIC FACILITIES (CR ZONE)	40	14
CONNECTIVITY & MOBILITY MINIMUM PARKING	20	10
QUALITY BUILDING & SITE DESIGN ARCHITECTURAL ELEVATIONS EXCEPTIONAL DESIGN STRUCTURED PARKING	30 30 20	15 15 20
PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT BUILDING LOT TERMINATIONS (BLT) ENERGY CONSERVATION & GENERATION RECYCLING FACILITY PLAN	30 25 10	1 15 10
TOTAL POINTS (4 CATEGORIES)	205	100

CR-1.5 C-0.25 R-1.5 H-70 ZONE DEVELOPMENT STANDARDS OPTIONAL METHOD OF DEVELOPMENT - BETHESDA OVERLAY ZONE ZONING ORDINANCE SECTIONS 59-4.5.4 & 59-4.9.2 & BETHESDA DOWNTOWN PLAN		
TRACT AREA = 14,586 SF PRIOR DEDICATION = 2800 SF (AVONDALE STREET, PLAT NO. 635) PROPOSED DEDICATION = 560 SF SITE AREA = 11,226 SF		
DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
PUBLIC BENEFIT POINTS	100 POINTS / 4 CATEGORIES	100 POINTS / 4 CATEGORIES
MINIMUM PUBLIC OPEN SPACE	0%	0%
MINIMUM GREEN COVER	35% (3,929 SF)	41% (4,603 SF)
MAXIMUM TOTAL DENSITY (FAR)	1.50 (21,879 SF)	3.77 (55,000 SF)
BOZ DENSITY	N/A	33,121 SF <sup>3</sup>
MAXIMUM COMMERCIAL DENSITY (FAR)	0.25 (3,646 SF)	0.00 (0 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR)	1.5 (21,879 SF)	3.77 (55,000 SF)
MINIMUM MPDUS	15.0%	15.0%
MAXIMUM BUILDING HEIGHT	70 FT.	70 FT <sup>2,5</sup>
MINIMUM FRONT SETBACK (AVONDALE STREET)	0 FT	11 FT <sup>5</sup>
MINIMUM SIDE SETBACK (EAST)	0 FT	0 FT <sup>5</sup>
MINIMUM SIDE SETBACK (WEST)	0 FT	10 FT <sup>5</sup>
MINIMUM REAR SETBACK	0 FT	11 FT <sup>5</sup>
MINIMUM VEHICLE PARKING SPACES REQUIRED <sup>1</sup>	24 SPACES <sup>4</sup>	20 SPACES <sup>5</sup>
MAXIMUM VEHICLE PARKING SPACES ALLOWED <sup>1</sup>	75 SPACES <sup>4</sup>	22 SPACES <sup>5</sup>
MINIMUM BICYCLE PARKING SPACES REQUIRED	30 SPACES <sup>4</sup>	30 SPACES <sup>5</sup>
1. THE PROJECT IS NOT LOCATED WITHIN THE BETHESDA PARKING DISTRICT, BUT IS CONSIDERED A REDUCED PARKING AREA. 2. BUILDING HEIGHT IS MEASURED FROM AVONDALE STREET AT THE MIDDLE OF THE BUILDING FRONTAGE 3.. A PARK IMPACT PAYMENT CONTRIBUTION AT THE APPLICABLE RATE PER SF OF APPROVED BOZ DENSITY GROSS FLOOR AREA IS TO BE MADE PRIOR TO ISSUANCE OF THE BUILDING PERMIT. FINAL AMOUNT TO BE DETERMINED AT SITE PLAN. 4. PARKING REQUIREMENTS ARE BASED ON 60 EFFICIENCY & ONE-BEDROOM UNITS, THE 80% BETHESDA OVERLAY ZONE ADJUSTMENT AND AN UNBUNDLED PARKING LEASE ARRANGEMENT. 5. FINAL BUILDING HEIGHT, SETBACKS AND NUMBER OF PARKING SPACES PROVIDED TO BE DETERMINED AT SITE PLAN. A PARKING WAIVER WILL BE REQUESTED AT SITE PLAN AS NECESSARY.		

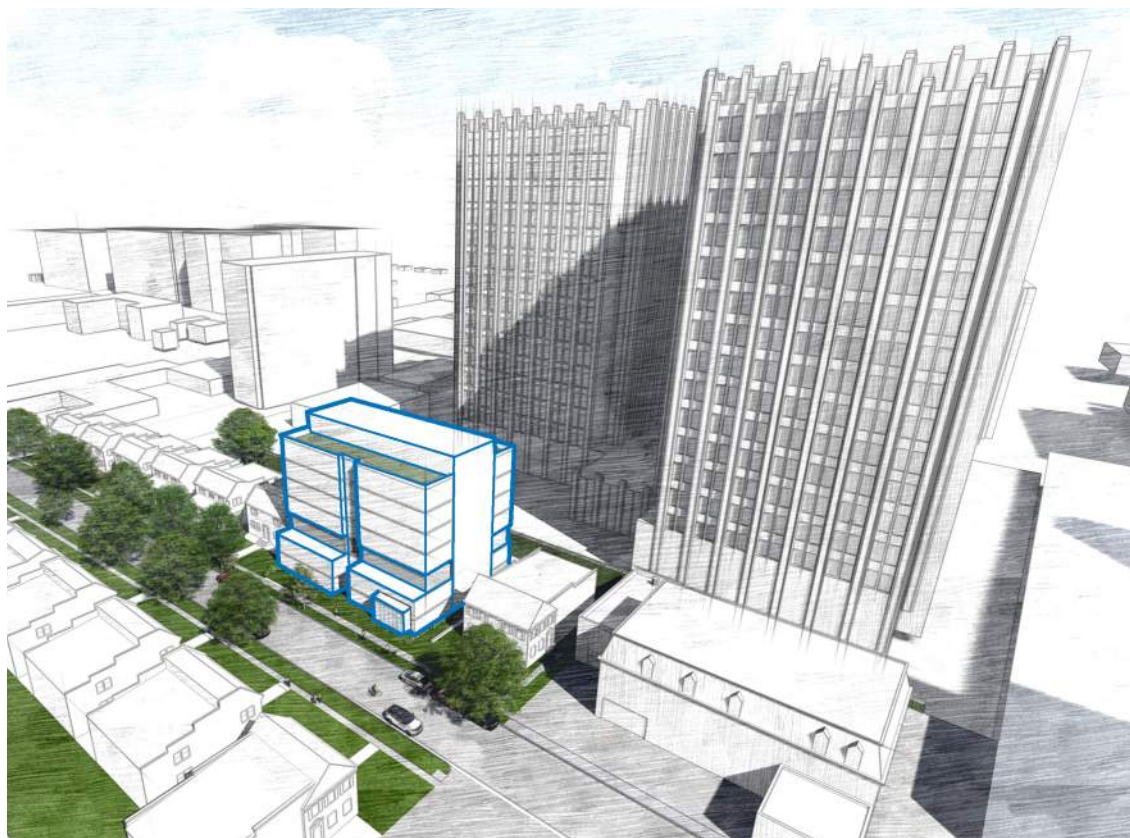




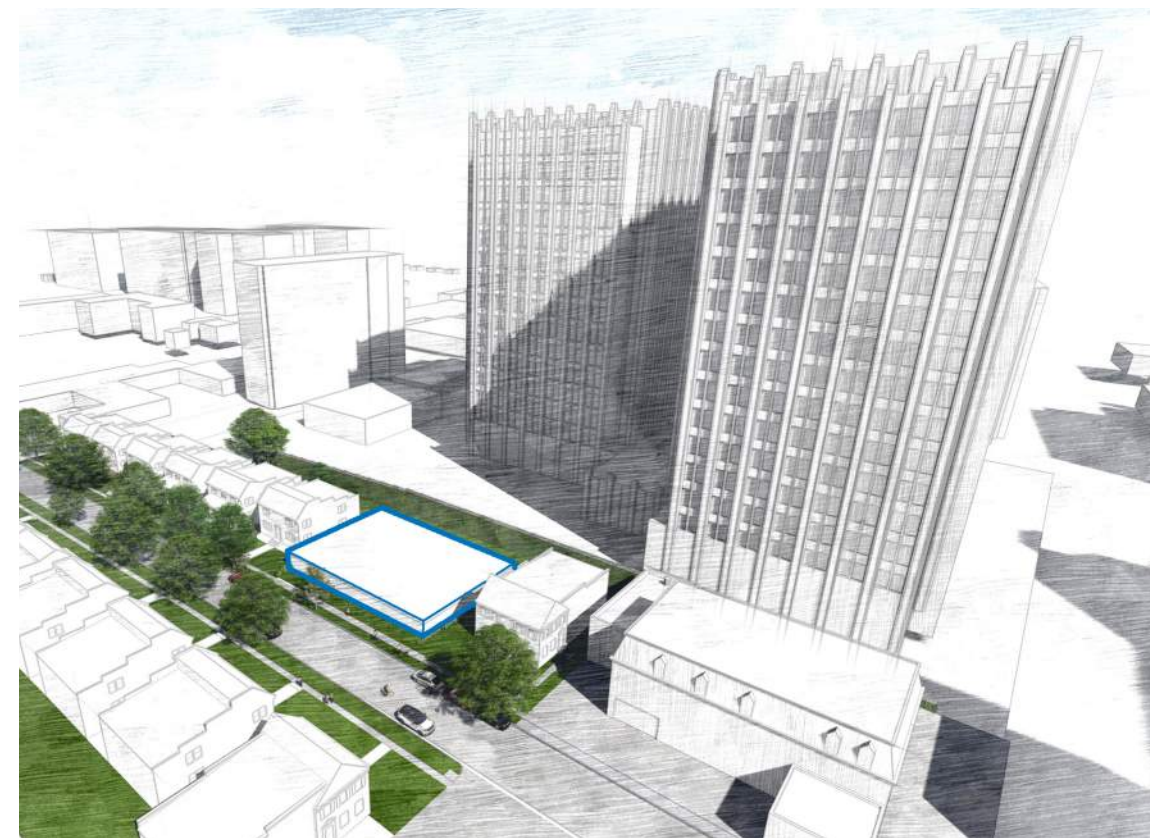
OPTIONAL METHOD + BOZ DENSITY - 3.77 FAR



MAPPED DENSITY - 1.5 FAR

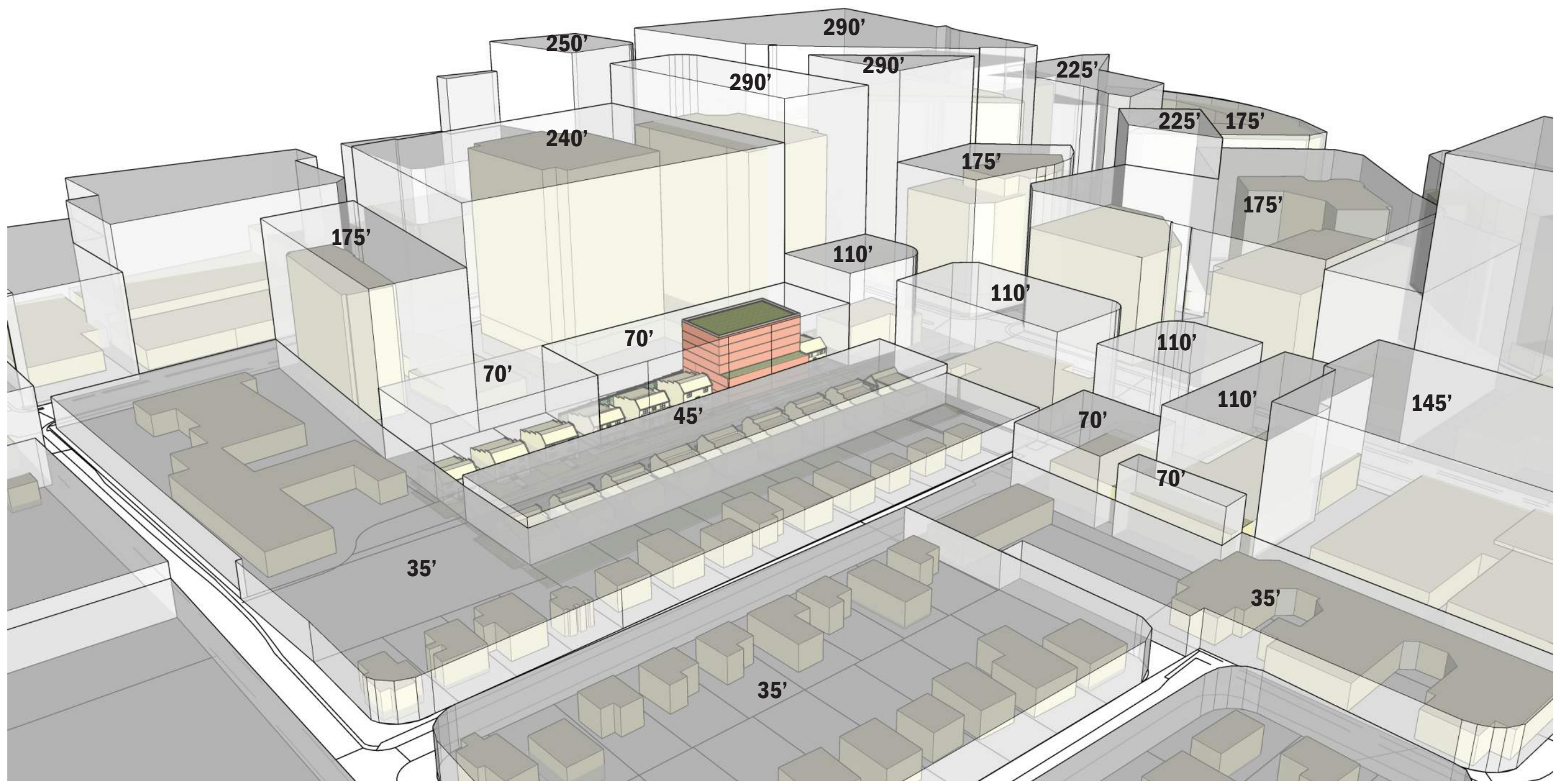


OPTIONAL METHOD + BOZ DENSITY WITH ARTICULATED MASSING - 3.77 FAR



STANDARD METHOD - 0.5 FAR







County Code Chapter 59 Section 4.1.8  
Requirements for base height and up

### 2.1.8 Neighborhood Residential Street

Neighborhood Residential Streets are narrow, low-volume streets that have on-street parking and provide for very slow moving local traffic. They are primarily lined with low-rise residential buildings, townhouses and detached homes.

**Intent: Building and sidewalk designs along Neighborhood Residential Streets should provide landscaped local access creating a casual walking experience within a garden environment. The height of building frontages should reflect the low-rise scale of surrounding development and include elements such as frequent ground floor residential entries.**

**Table 2.07: Neighborhood Residential Street  
Sidewalk Zones**

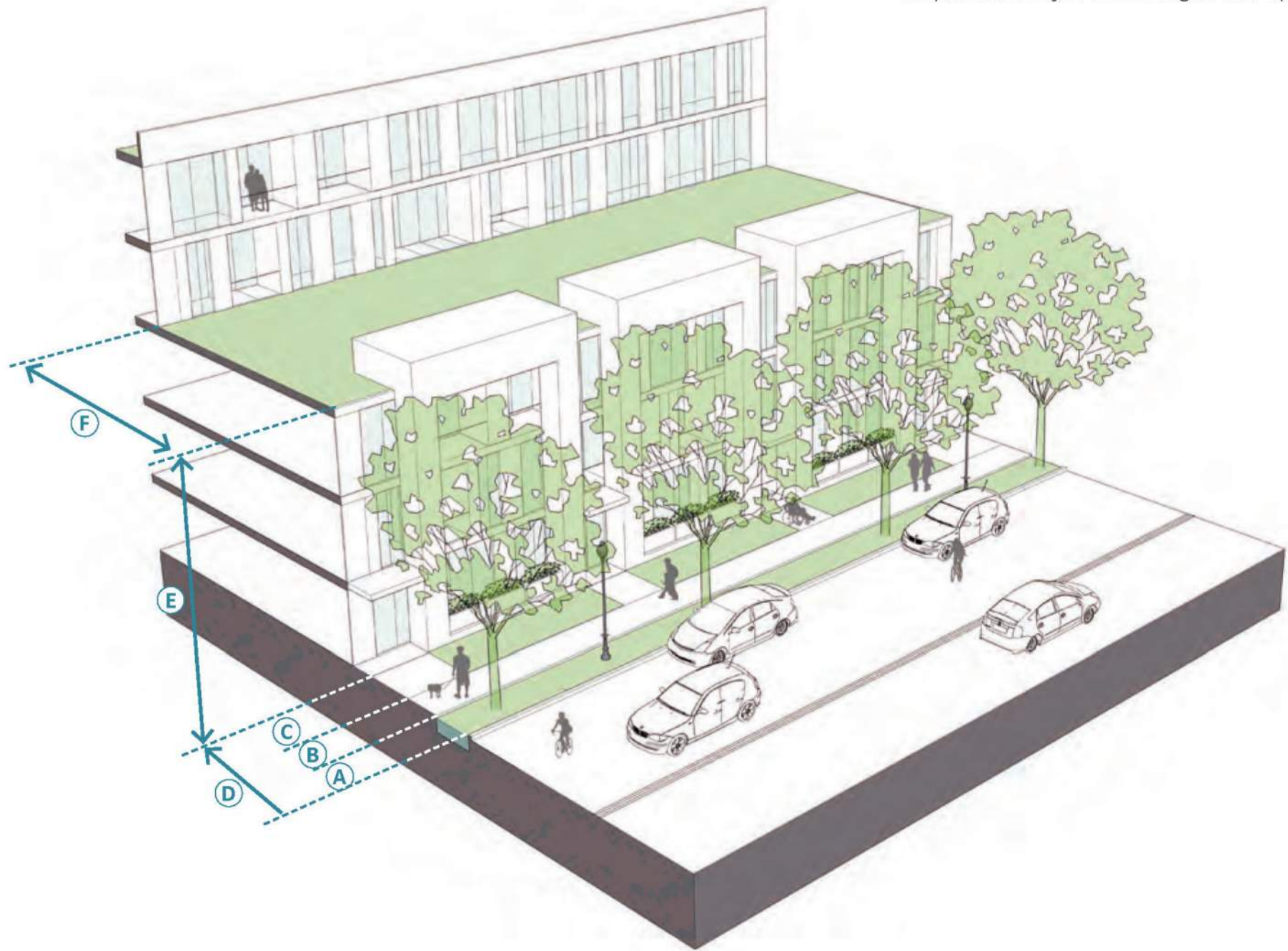
- A. Planting/Furnishing Zone: 6 - 8 ft.
- B. Pedestrian Through Zone: 6 - 10 ft.
- C. Frontage Zone: 5 - 8 ft. min.

**Building Placement**

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

**Building Form**

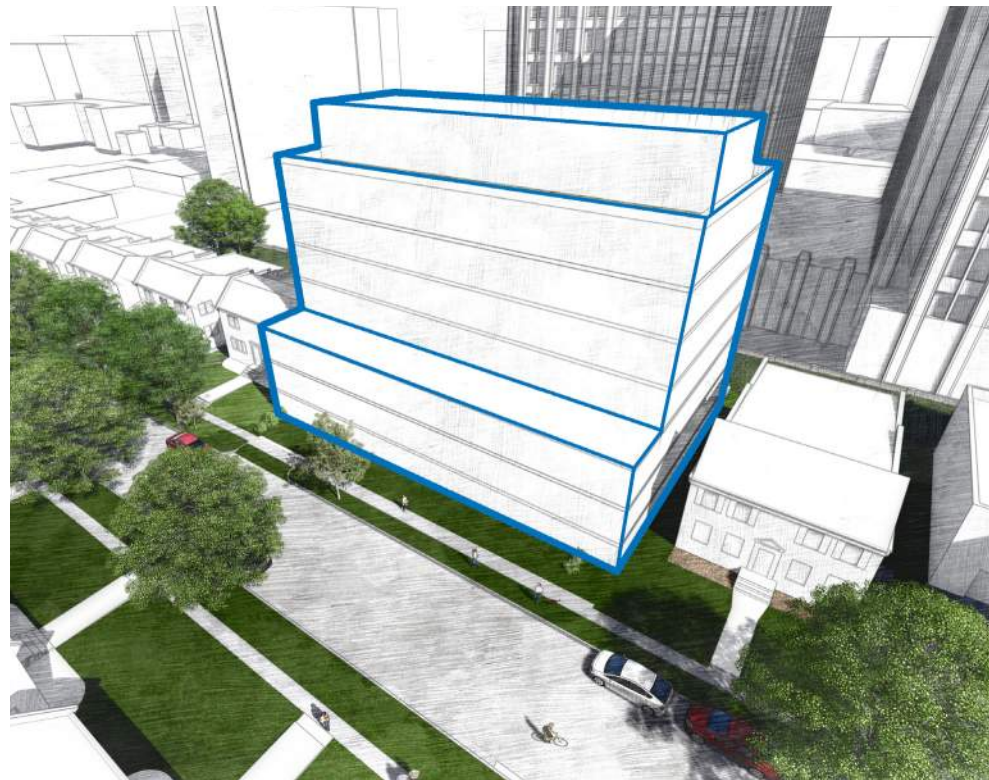
- E. Base Height\*: 2 - 3 stories (25 - 35 ft.)
- F. Step-back\*: 15 - 20 ft.



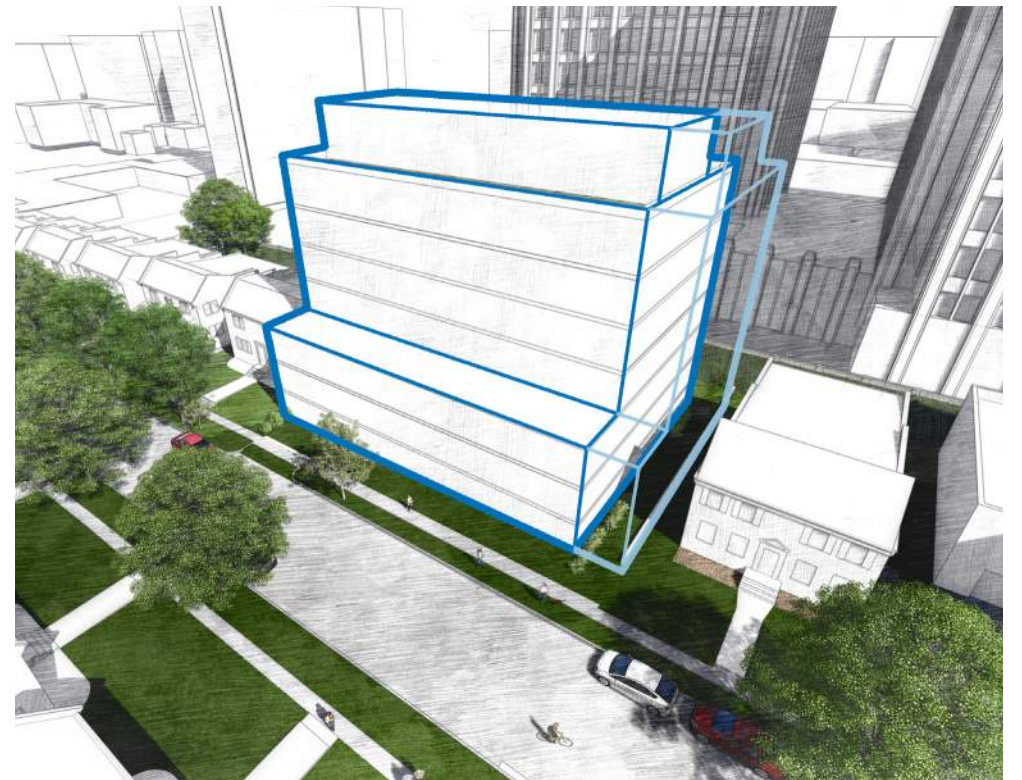




EXISTING CONDITIONS



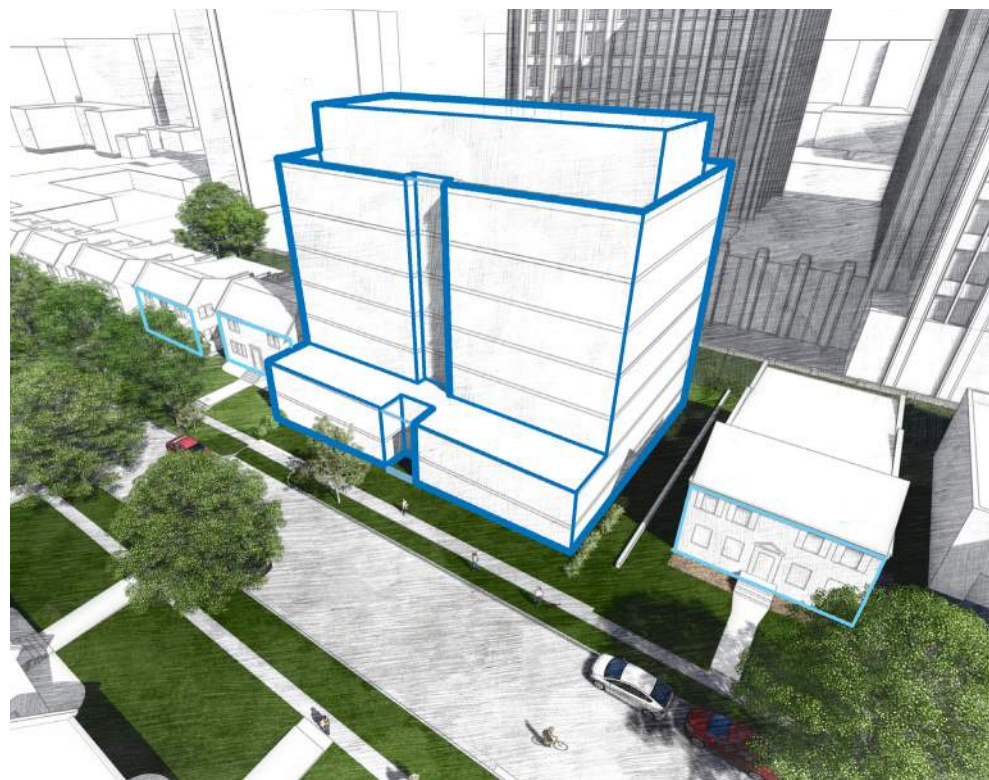
DESIGN GUIDELINES BUILDING FORM



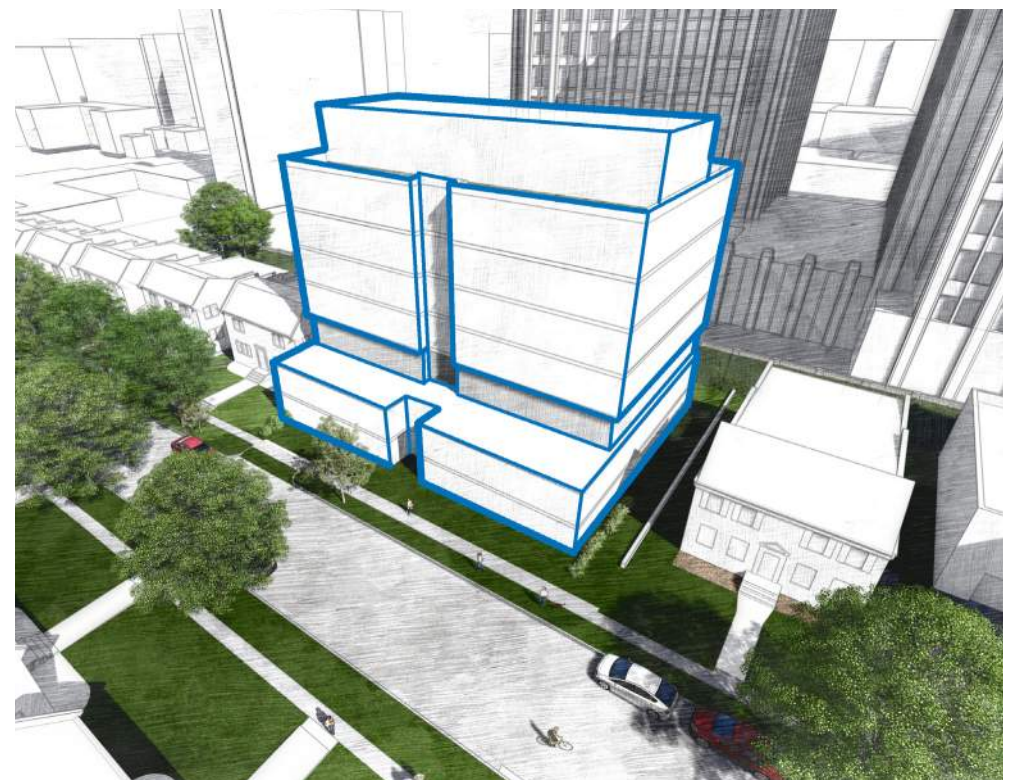
WEST PROPERTY LINE SETBACK



TWO-STORY BASE



SPLIT VOLUME



ACCENTUATED BASE





MASSING STUDY 1



MASSING STUDY 1.1



MASSING STUDY 2



MASSING STUDY 3 - PROPOSED MASSING









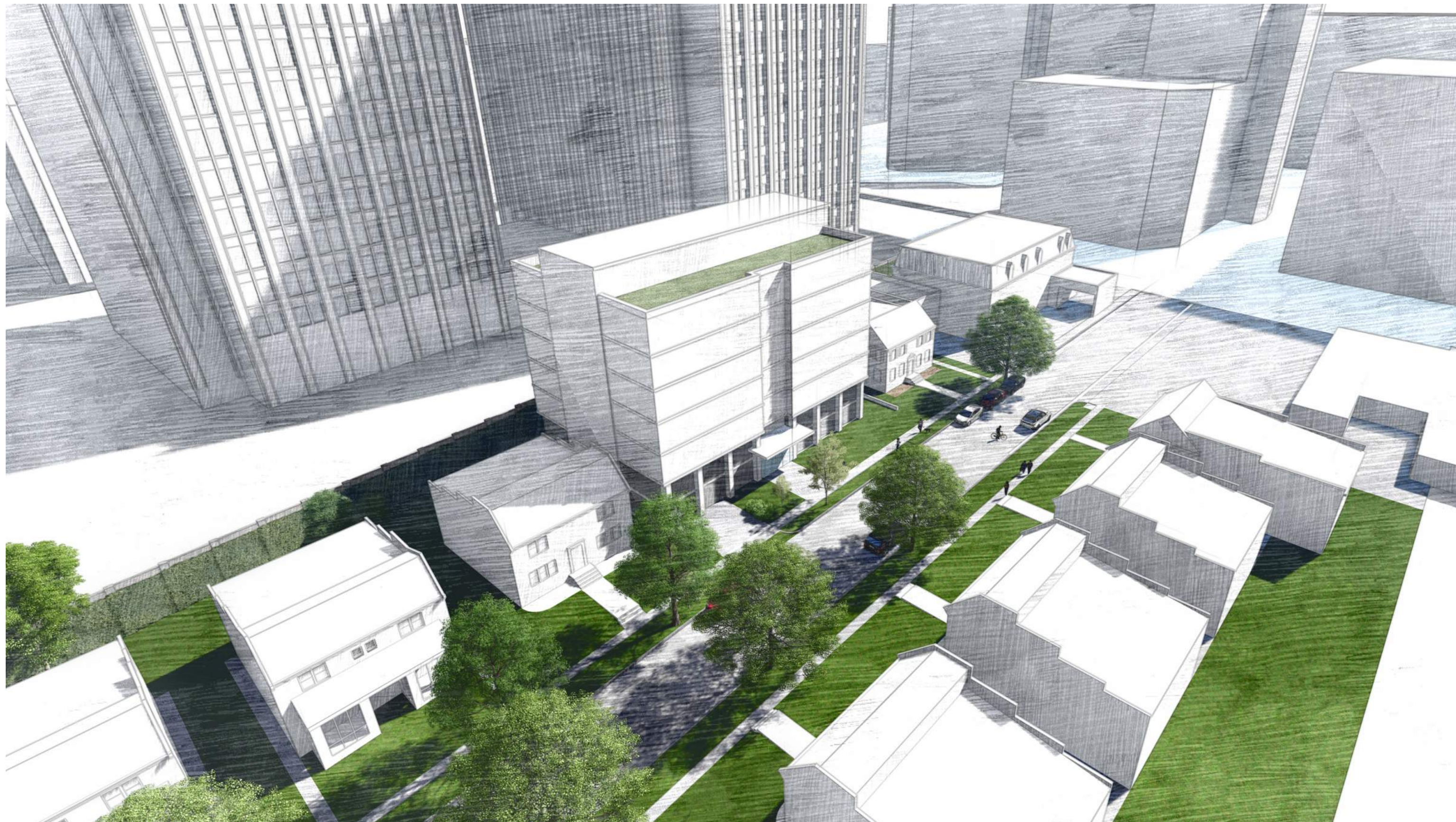




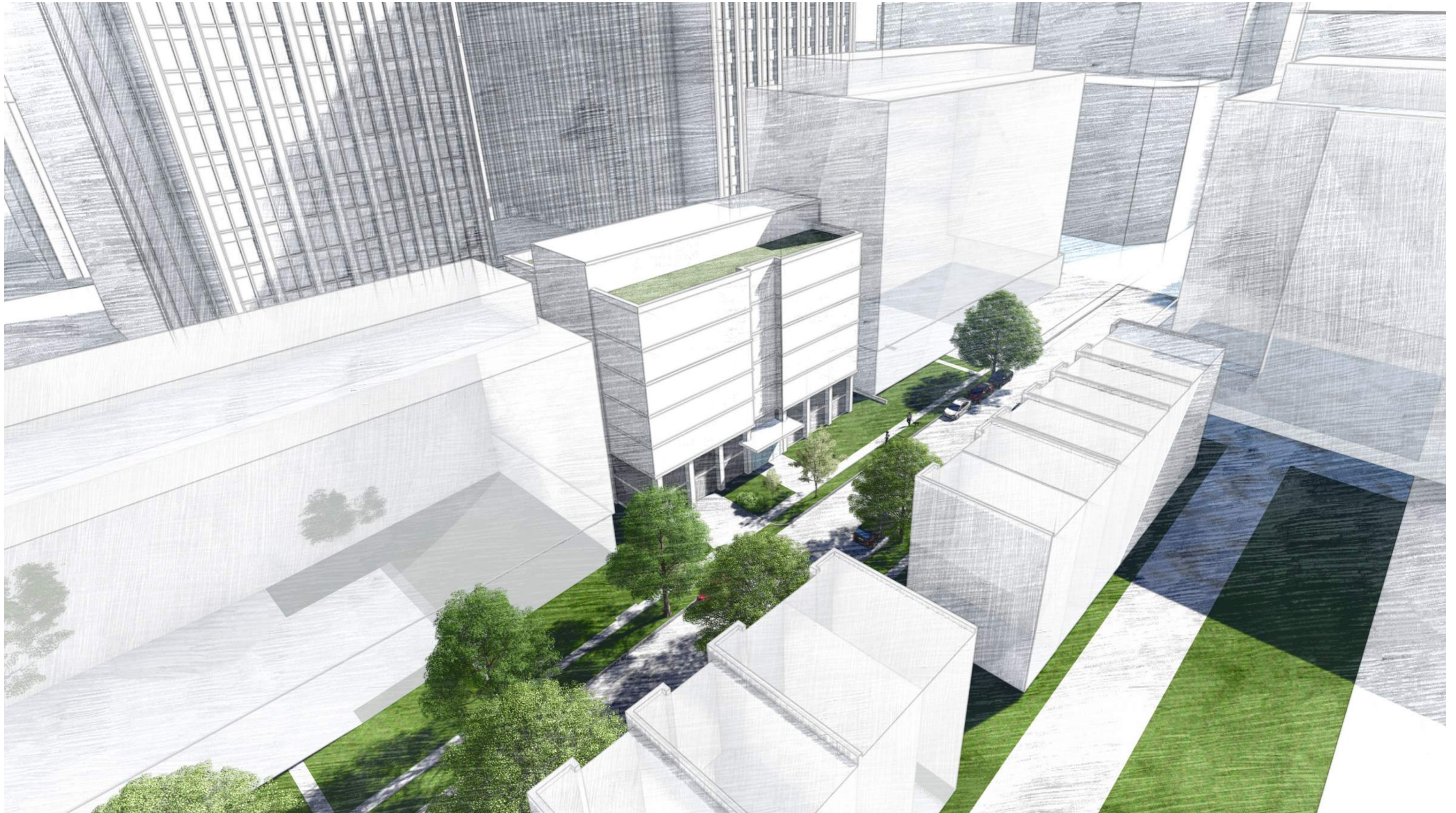












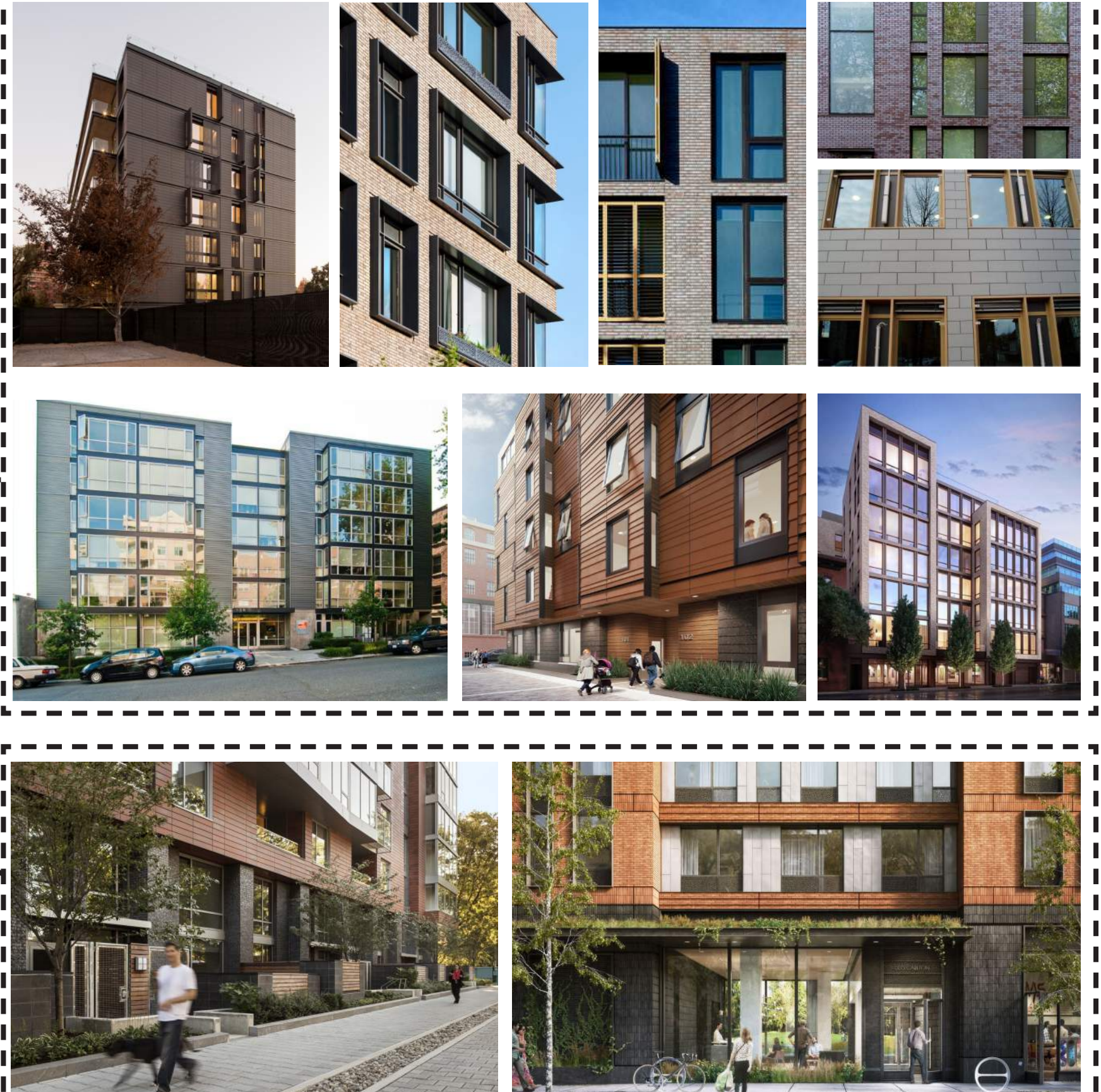
























































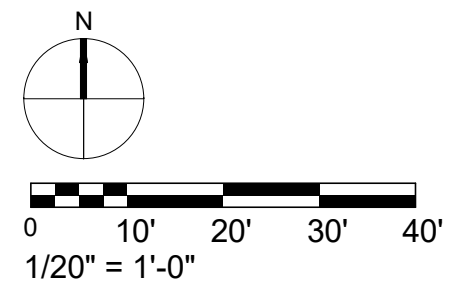
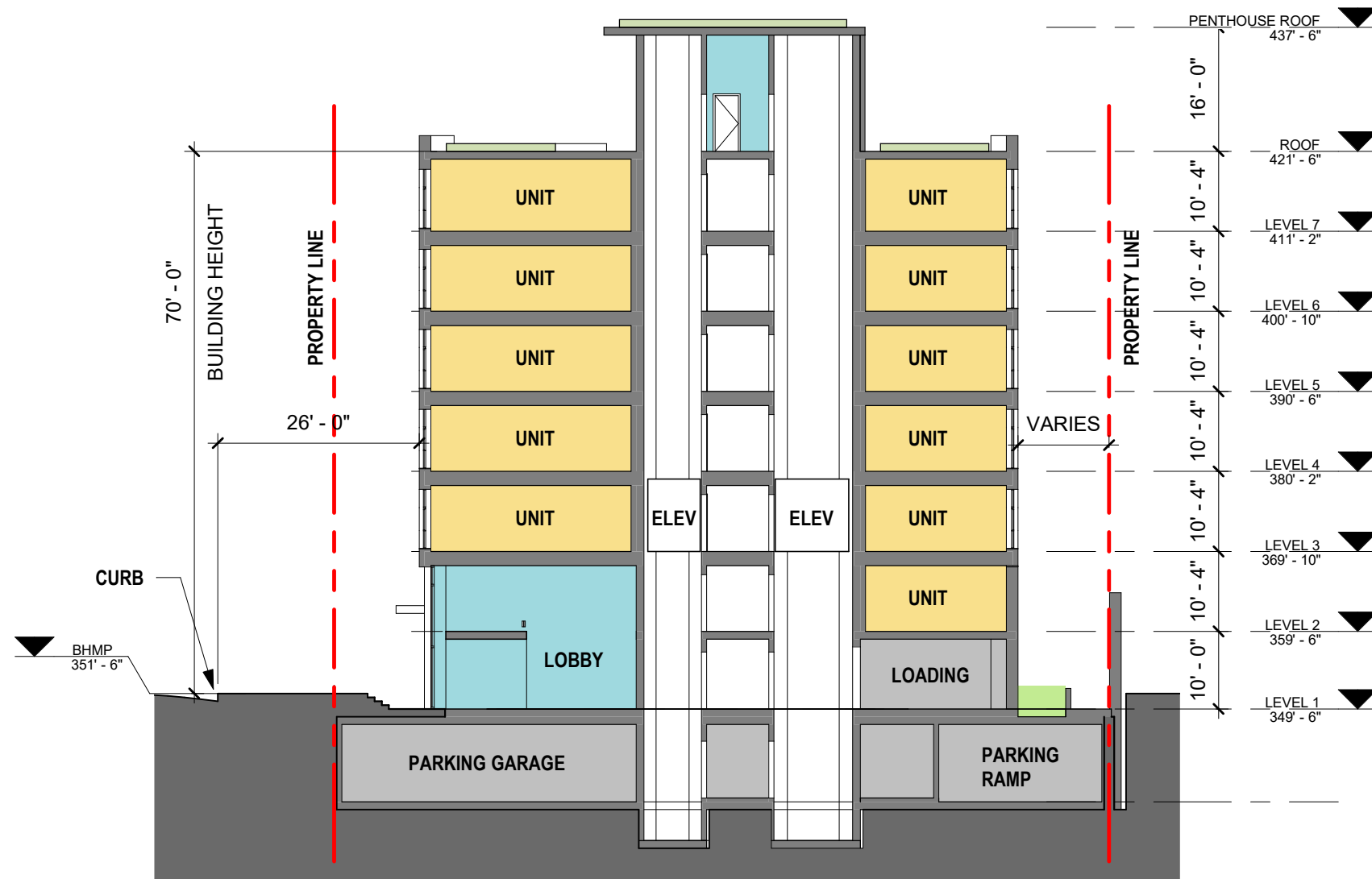
AVONDALE STREET



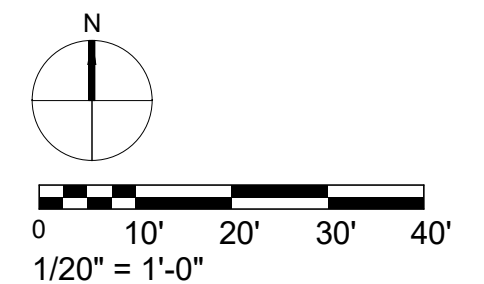


AVONDALE STREET

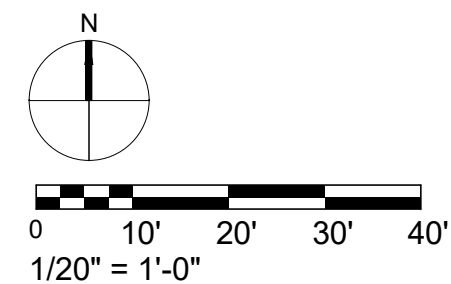
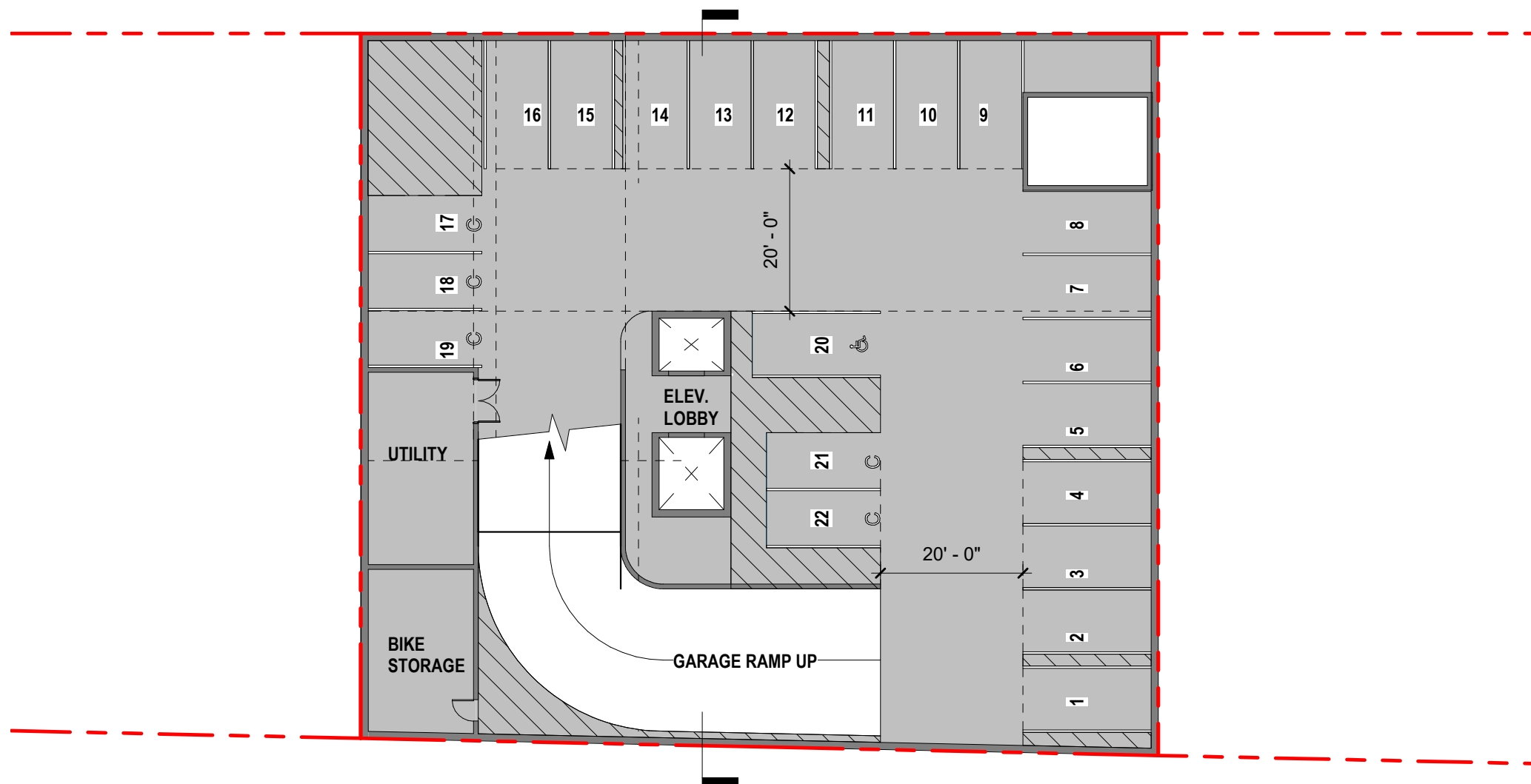






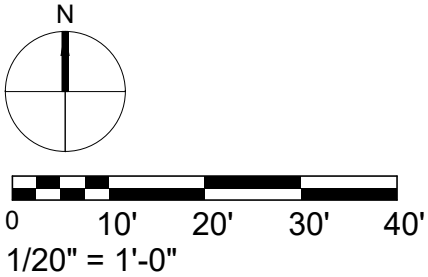






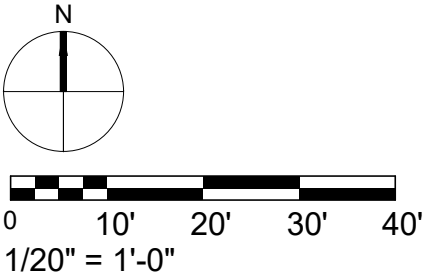


AVONDALE ST

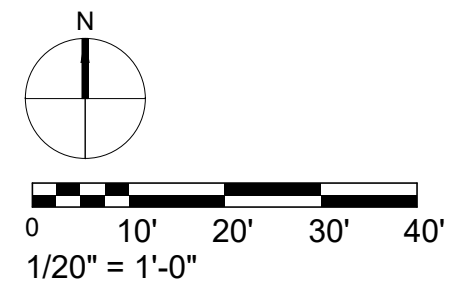
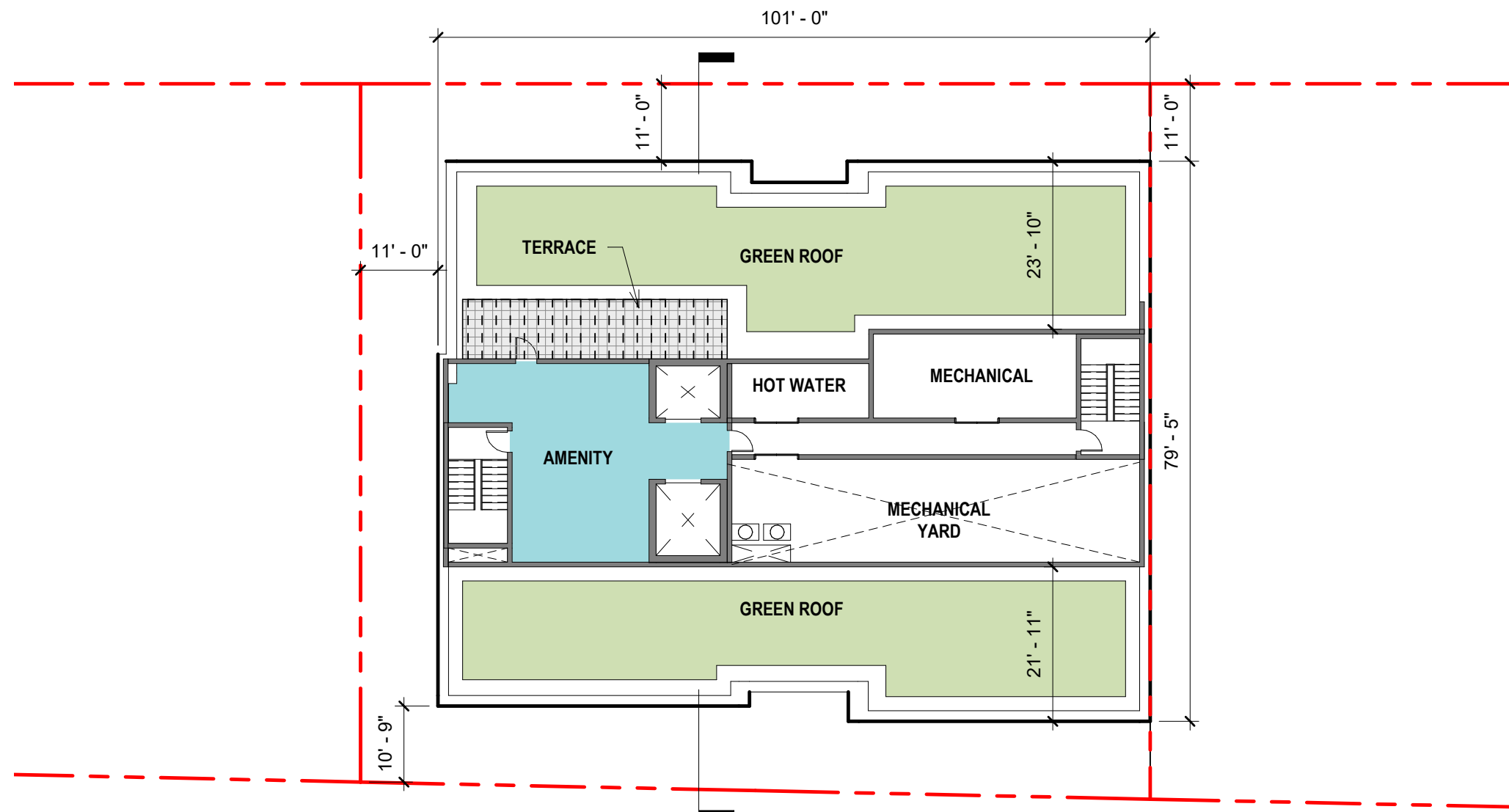




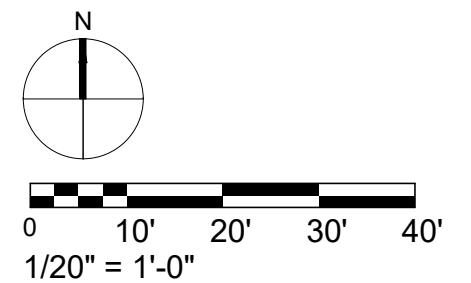
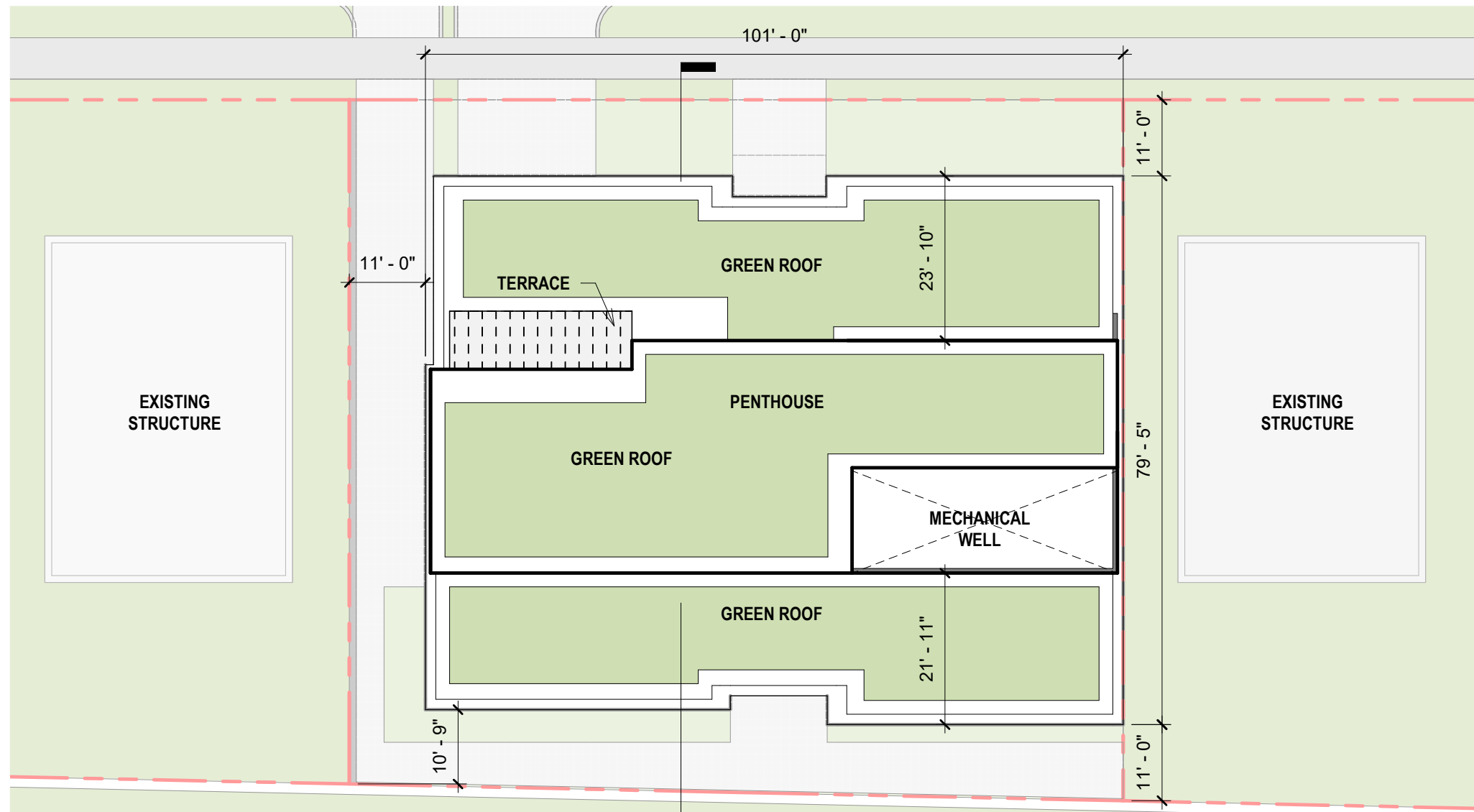
AVONDALE ST



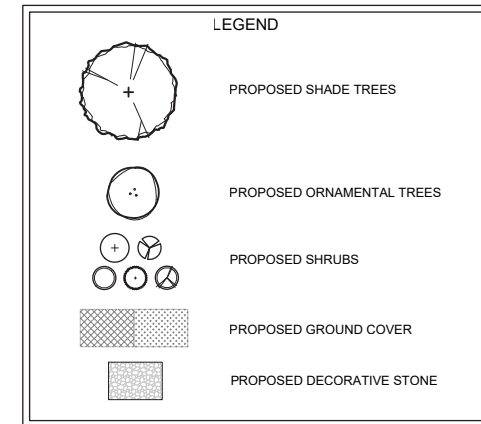
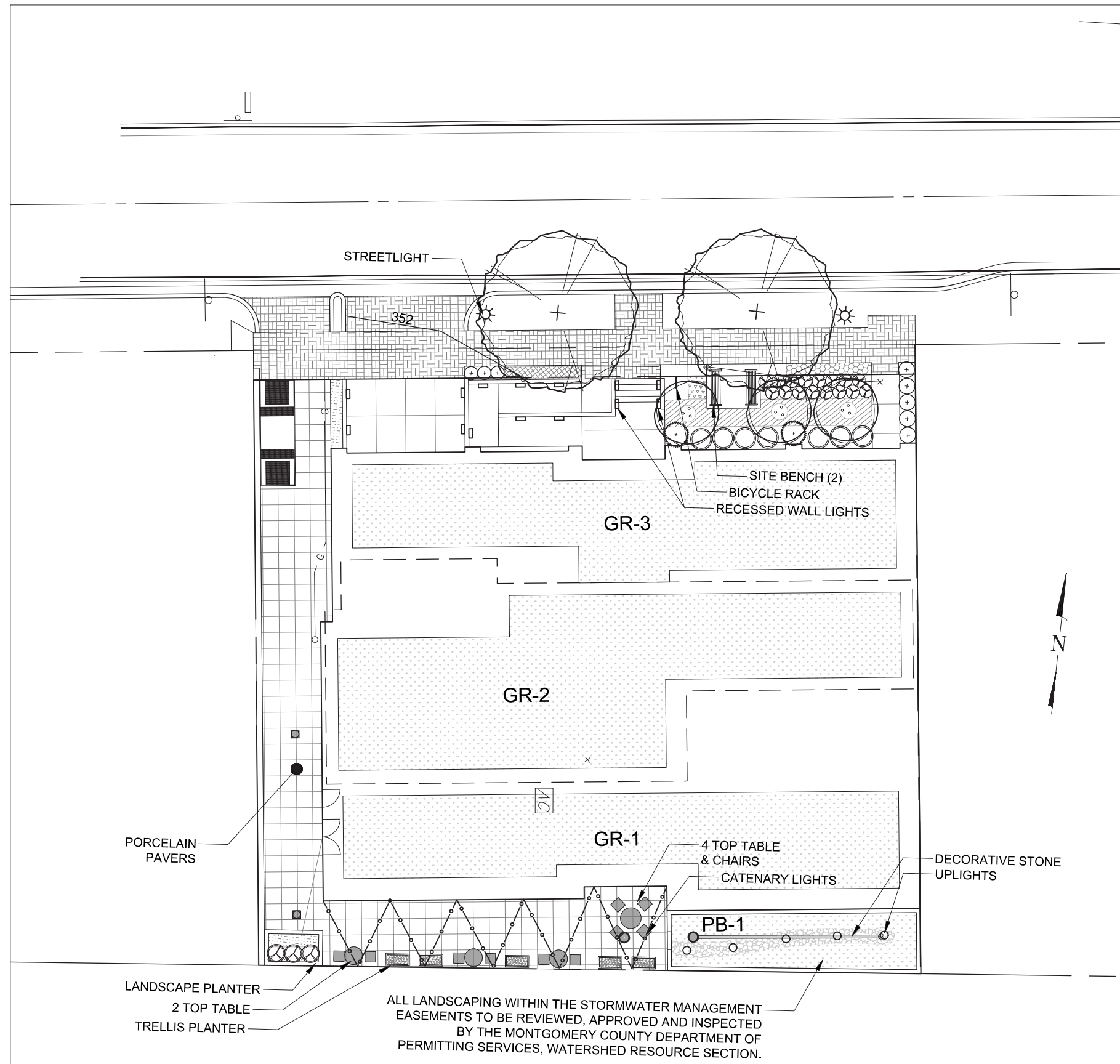
















**SITE BENCH**  
NOT TO SCALE OR APPROVED EQUAL

MANUFACTURER: FORMS+SURFACES  
WEBSITE: FORMS-SURFACES.COM  
MODEL NO: TRIO BENCH, 6' LENGTH, BACKLESS (SBTRO-72MW), SURFACE MOUNT  
MATERIAL/ FINISH: PIPE HARDWOOD SLATS, ALUMINUM FRAME WITH ARGENTO POWDERCOAT FINISH  
QUANTITY: 2



**BICYCLE RACK**  
NOT TO SCALE OR APPROVED EQUAL

MANUFACTURER: FORMS+SURFACES  
WEBSITE: FORMS-SURFACES.COM  
MODEL NO: TRIO BICYCLE RACK (SKTRO)  
MATERIAL/ FINISH: ALUMINUM FRAME WITH ARGENTO POWDERCOAT FINISH  
QUANTITY: 1



**4 TOP TABLE & CHAIRS**  
NOT TO SCALE OR APPROVED EQUAL

MANUFACTURER: FORMS+SURFACES  
WEBSITE: FORMS-SURFACES.COM  
MODEL NO: AVIVO TABLE (STAYVO-C42R) & AVIVO CHAIRS (SCAVO)  
MATERIAL/ FINISH: TABLE: ALUMINUM TOP, RIVA PATTERN, ALUMINUM FRAME WITH ARGENTO POWDERCOAT FINISH  
CHAIRS: RIVA SEAT/ SEAT BACK PATTERN, ALUMINUM FRAME WITH ARGENTO POWDERCOAT FINISH  
QUANTITY: TABLE: 1  
CHAIRS: 4



**2 TOP TABLE & CHAIRS**  
NOT TO SCALE OR APPROVED EQUAL

MANUFACTURER: FORMS+SURFACES  
WEBSITE: FORMS-SURFACES.COM  
MODEL NO: AVIVO BAR TABLE (STAYVO-B36R) & AVIVO BAR STOOL (SCAVO-B)  
MATERIAL/ FINISH: TABLE: ALUMINUM TOP, RIVA PATTERN, ALUMINUM FRAME WITH ARGENTO POWDERCOAT FINISH  
STOOL: RIVA SEAT/ SEAT BACK PATTERN, ALUMINUM FRAME WITH ARGENTO POWDERCOAT FINISH  
QUANTITY: TABLE: 3  
CHAIRS: 6



**SITE PAVER**  
NOT TO SCALE OR APPROVED EQUAL

MANUFACTURER: ARCHATRAX  
WEBSITE: ARCHATRAX.COM  
PRODUCT/ MODEL NO: T30 PORCELAIN PAVER, 36" x 36"  
MATERIAL/ FINISH: AERAS COLOR, STACK BOND PATTERN



**RECESSED WALL LIGHT**  
NOT TO SCALE OR APPROVED EQUAL

MANUFACTURER: AURORA LIGHT  
WEBSITE: AURORALIGHT.COM  
PRODUCT/ MODEL NO: LRS-L VERTX RECESSED MOUNT LED LIGHT  
MATERIAL/ FINISH: BRONZE LIVING PATINA FINISH (BLP)  
QUANTITY: 14



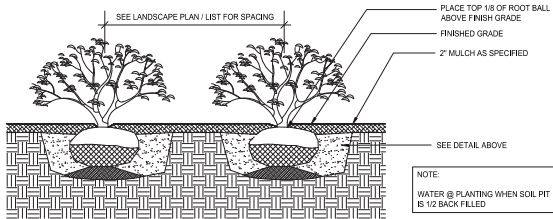
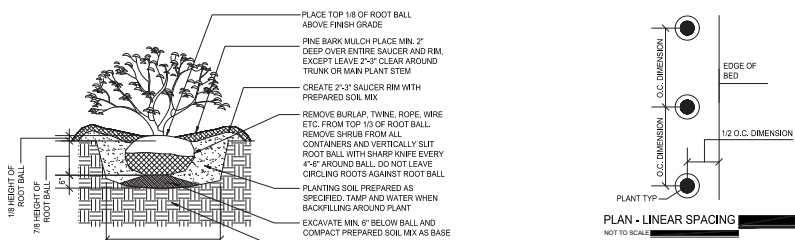
**UPLIGHT**  
NOT TO SCALE OR APPROVED EQUAL

MANUFACTURER: AURORA LIGHT  
WEBSITE: AURORALIGHT.COM  
PRODUCT/ MODEL NO: H20-P ARIEL DIRECTIONAL LED LUMINAIRE  
MATERIAL/ FINISH: SOLID BRASS, BRONZE LIVING PATINA FINISH (BLP)  
QUANTITY: 5

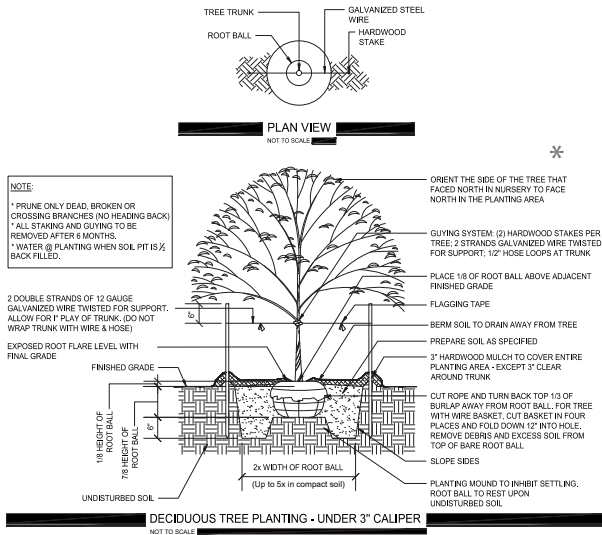


**CATENARY LIGHT**  
NOT TO SCALE OR APPROVED EQUAL

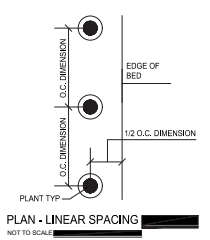
MANUFACTURER: AURORA LIGHT  
WEBSITE: AURORALIGHT.COM  
PRODUCT/ MODEL NO: HDL11-ACS TAOS LED PENDANT LIGHT  
MATERIAL/ FINISH: STARLITE PENDANT BRONZE LIVING PATINA FINISH (BLP)  
QUANTITY: 135 LF



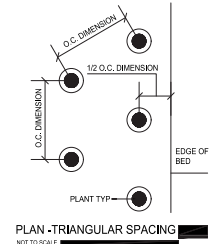
**SHRUB & MASS SHRUB PLANTING**  
NOT TO SCALE



**DECIDUOUS TREE PLANTING - UNDER 3" CALIPER**  
NOT TO SCALE



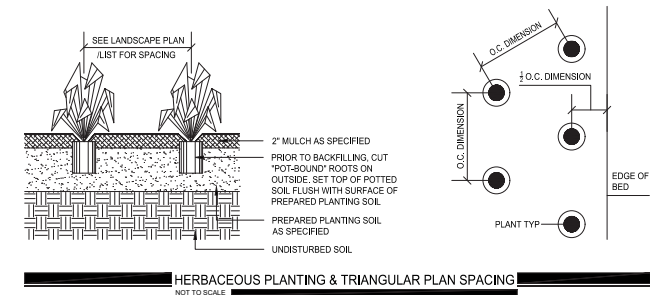
**PLAN - LINEAR SPACING**  
NOT TO SCALE



**PLAN - TRIANGULAR SPACING**  
NOT TO SCALE

## PLANTING NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY AMERICANHORT. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA (LCA). PREPARATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL AS INDICATED BY TESTING; AND SUBGRADE, FINAL GRADE AND FINISH GRADE SOIL PREPARATION.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.
- CROWN OF ROOT FLARE SHALL BE 12" - 3" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL B&B PLANT MATERIAL.
- SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE MASSING IS INDICATED.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER AND MNCPPC. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE FROM THE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION MD-DC-VA (LCA), CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
- FOR INFORMATION REGARDING APPROPRIATE PLANTING PERIODS FOR DIFFERENT SPECIES, SEE THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES FROM THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA PART 1-EXTERIOR LANDSCAPE INSTALLATION, SECTION 1.12 (A-G) AT WWW.LCAMDDCVA.ORG.



**HERBACEOUS PLANTING & TRIANGULAR PLAN SPACING**  
NOT TO SCALE



