

Bethesda Downtown Design Advisory Panel
DAP Response Narrative

Project: 7025-7039 Strathmore Street

DATE: May 14, 2025

The Strathmore Design team presented the proposed building and its development to the DAP, which resulted in three recommendations. The panel requested the applicant return with the following revisions:

1. **Update of the ground floor layout to show sidewalk material at the corner of the building and removal of plantings.**
 - Hardscape has been added at the corner as per the panel's recommendation, replacing the previous plantings.
2. **Additional exterior materials information, including details of a typical bay and the main material options (Option A and Option B).**
 - Additional exterior details have been provided at typical and prominent locations on the Strathmore Street façade, including details at a typical bay window. Two material options are being considered: Option A (EIFS) and Option B (cementitious panels). Renderings illustrating panel sizes and joint lines for both options have also been included.
3. **Updated landscape plan showing plantings, street trees, and a partial street section to illustrate the relationship between the base of the building, stormwater facilities (including fencing), street trees, and the sidewalk.**
 - An updated landscape plan and partial street section have been provided. Adjustments to the trees along Woodmont Avenue were made based on sight lines and views of the building.

DAP SUBMISSION



KOSSOW MANAGEMENT CORPORATION



Lerch Early Brewer



ARCHITECTS
COLLABORATIVE
INCORPORATED



The Strathmore

BETHESDA, MD

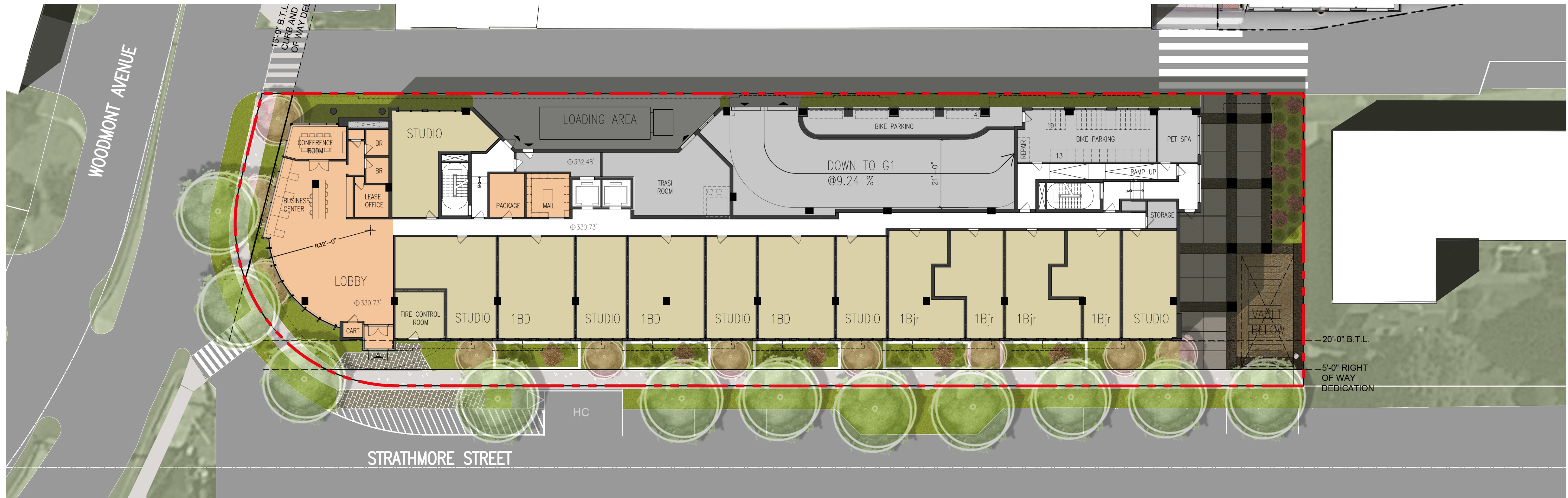
Strathmore



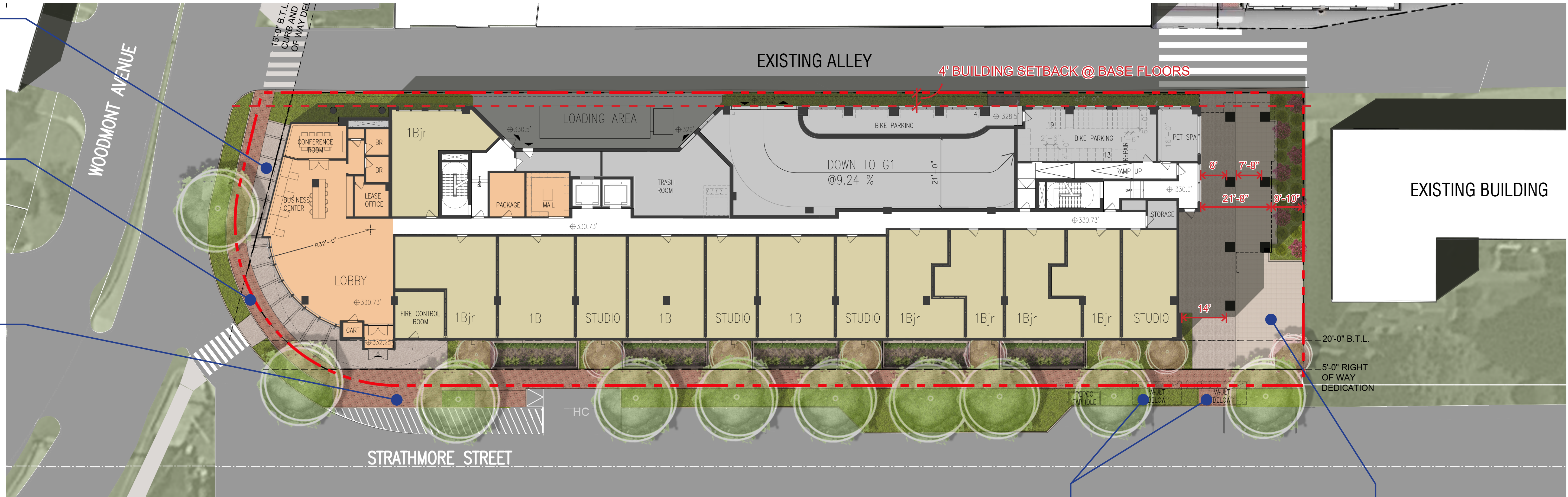
Panel Recommendations:

The Panel requests the Applicant return with the following:

1. Update of the ground floor layout showing the sidewalk material up to the building at the corner and removal of plantings.
2. Additional exterior information on materials with detail of a typical bay with the main material options being considered, options A and B.
3. An updated landscape plan showing plantings, streets trees and a partial street section showing the relationship between the base of the building, stormwater facilities (Including fence), street trees and the sidewalk.



PREVIOUS



CURRENT

NEW TRANSFORMER LOCATIONS

UPDATED LANDSCAPE DESIGN FOR THROUGH BLOCK CONNECTION & REMOVED TRANSFORMER FROM THIS LOCATION

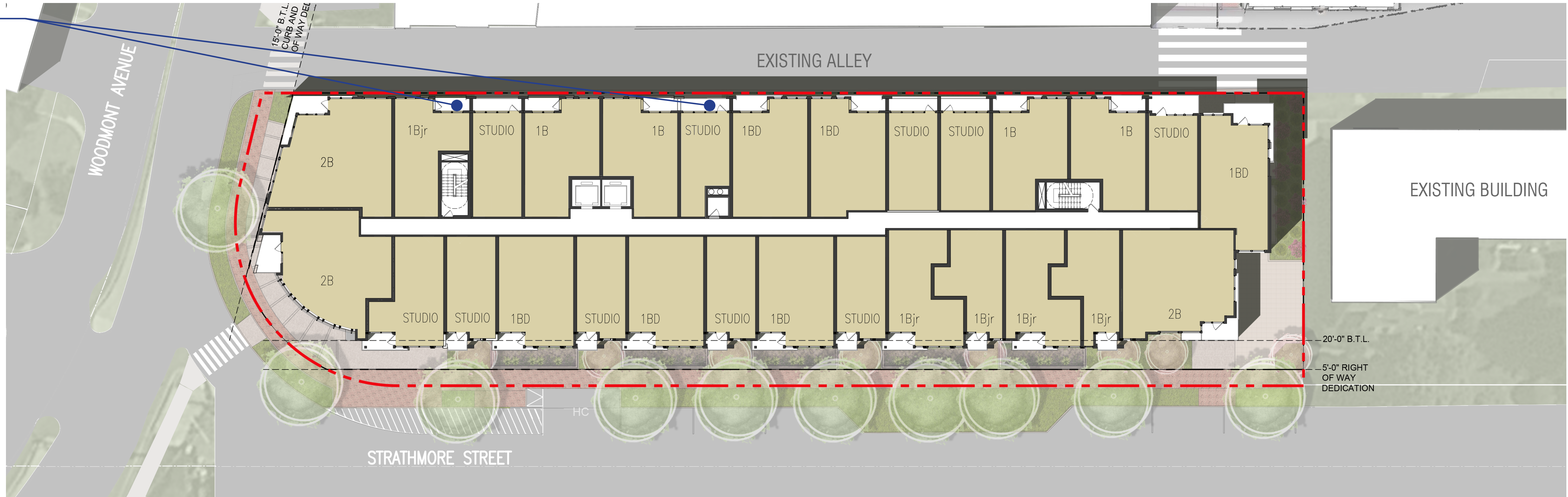
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FIRST FLOOR PLAN

The Strathmore
BETHESDA, MD



PREVIOUS



CURRENT

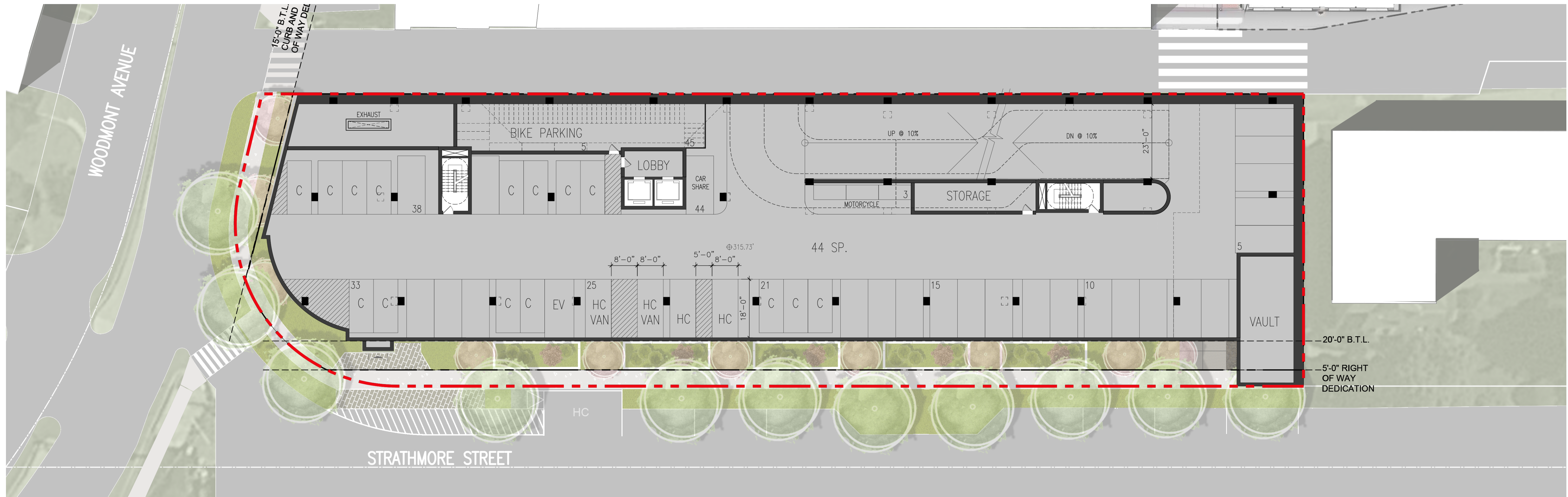
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TYPICAL FLOOR PLAN

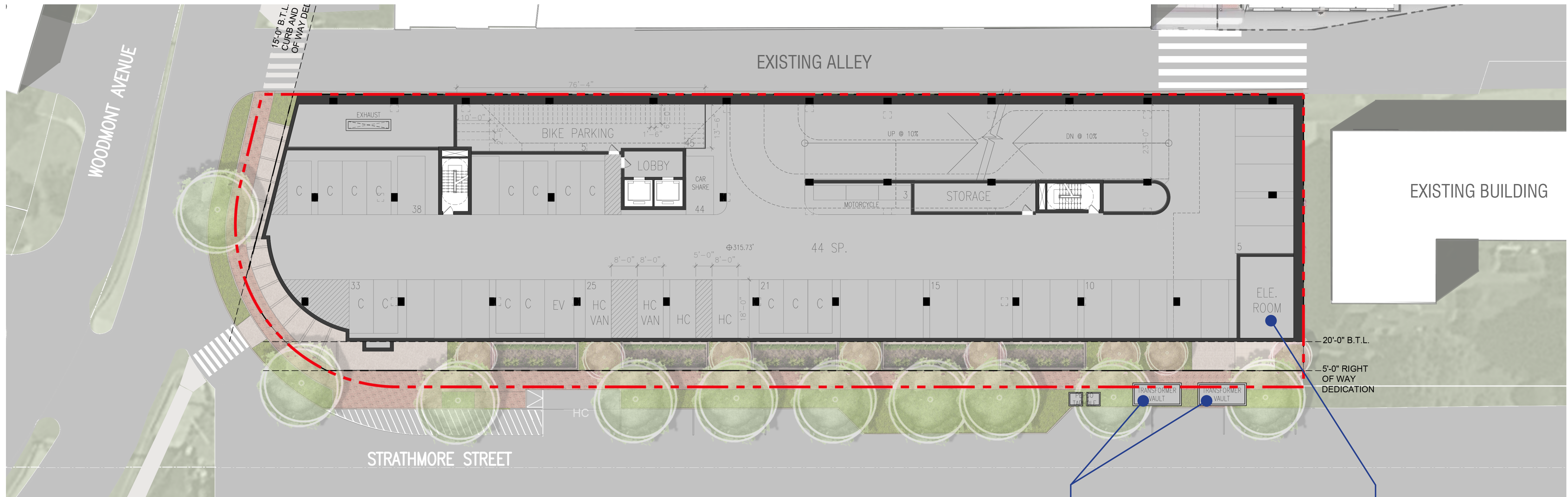
The Strathmore

BETHESDA, MD





PREVIOUS



CURRENT

NEW TRANSFORMER LOCATIONS

BUILDING FOOTPRINT GOT SMALLER DUE TO TRANSFORMER RELOCATION.

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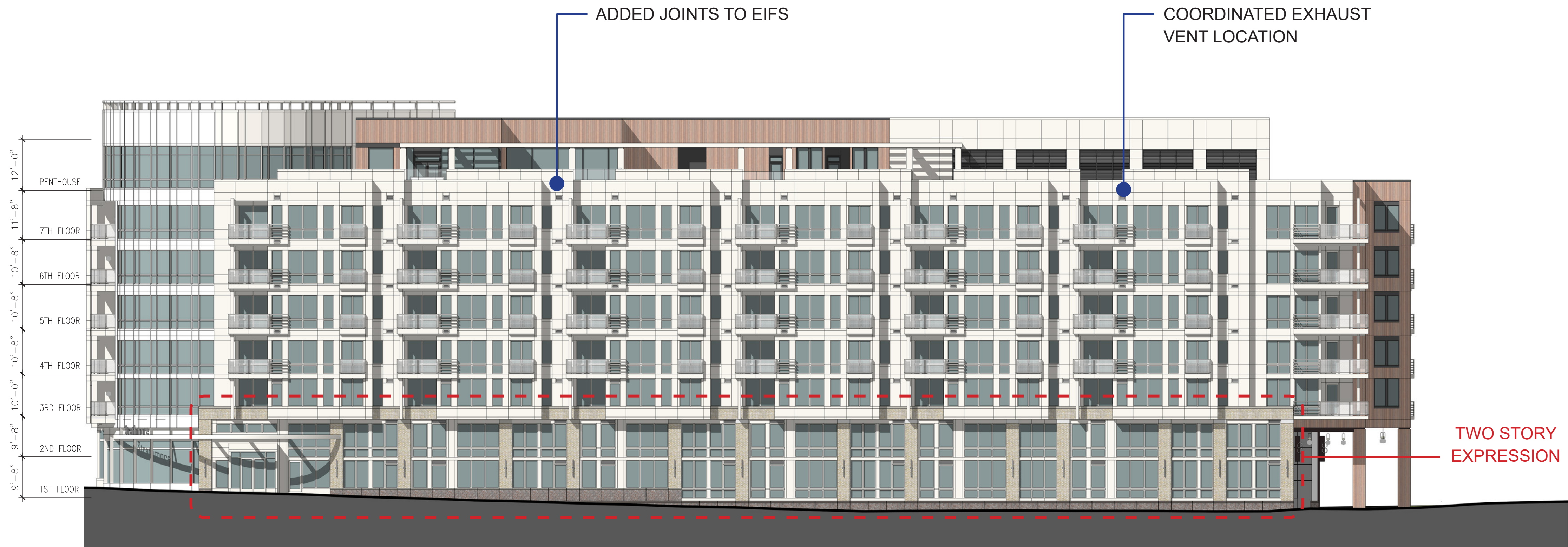
G1/G2 GARAGE FLOOR PLAN

The Strathmore

BETHESDA, MD



0' 8' 16' 32'
SCALE: 1/16" = 1'-0"



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

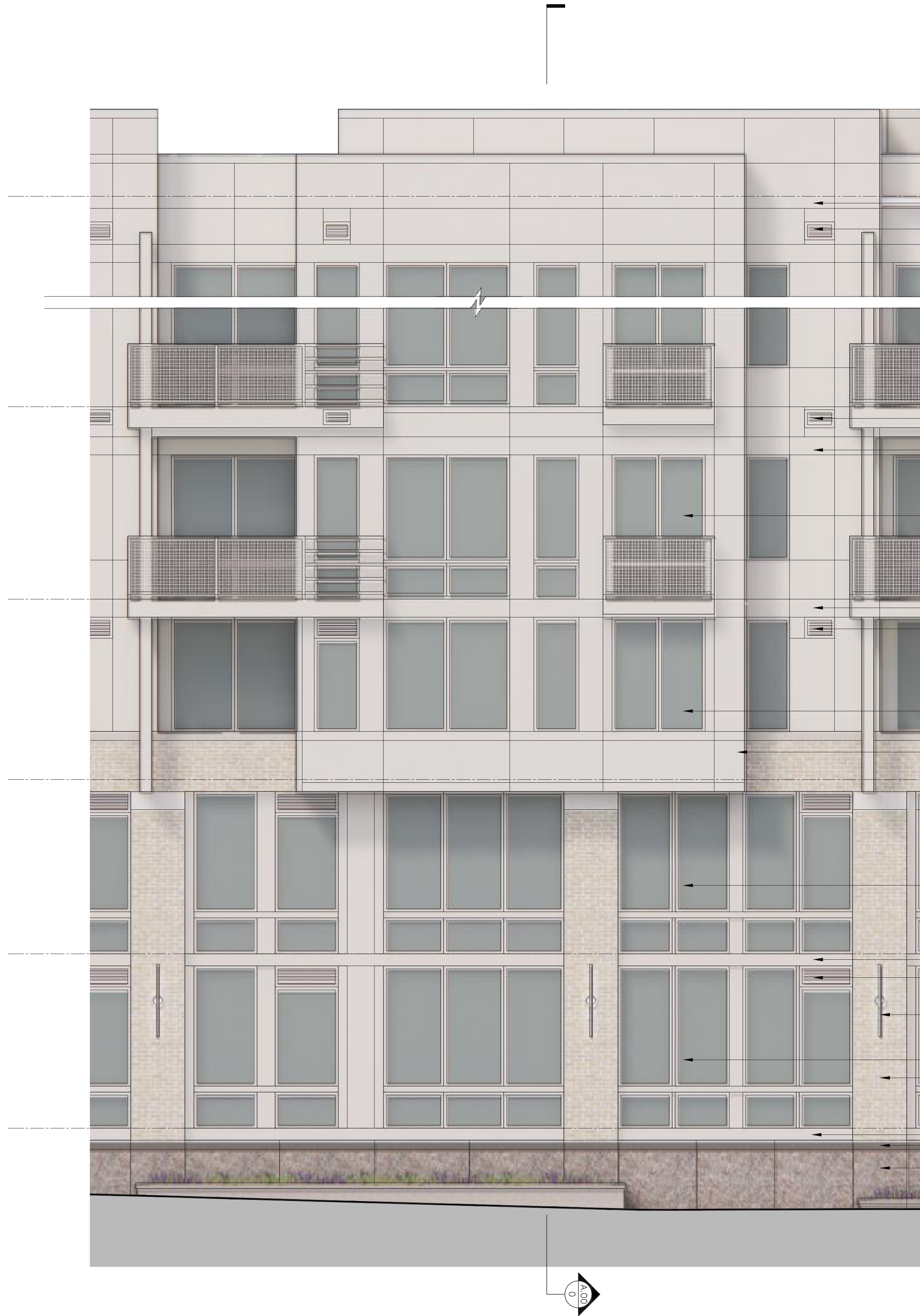


NORTH ELEVATION

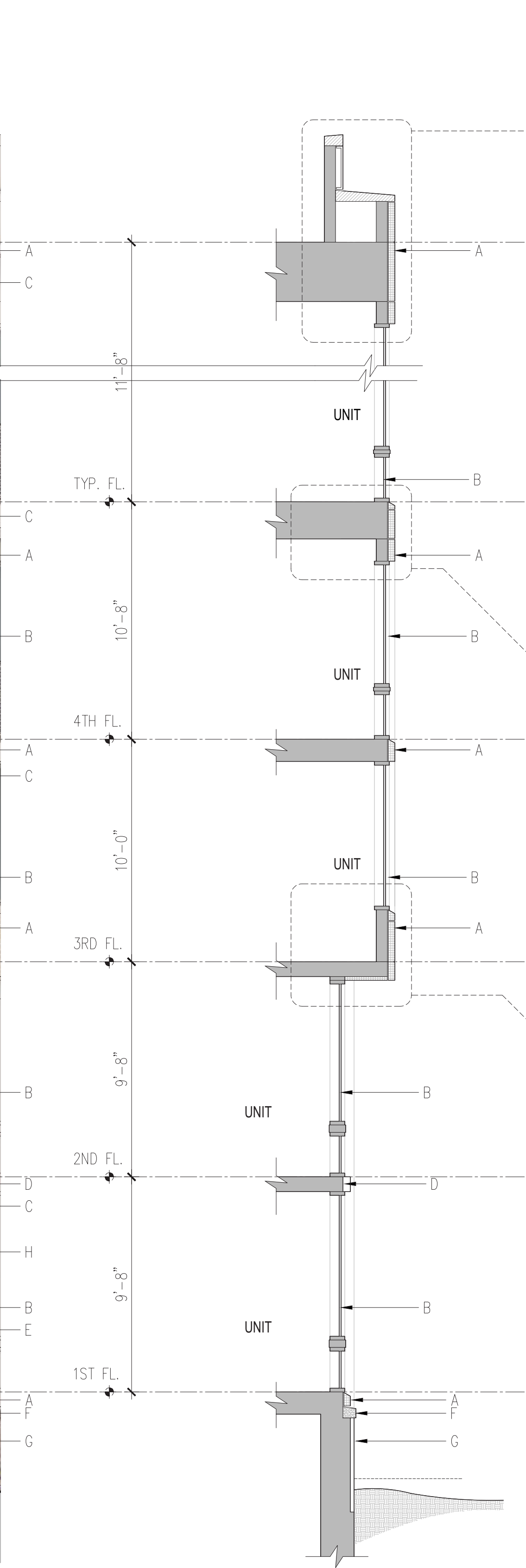
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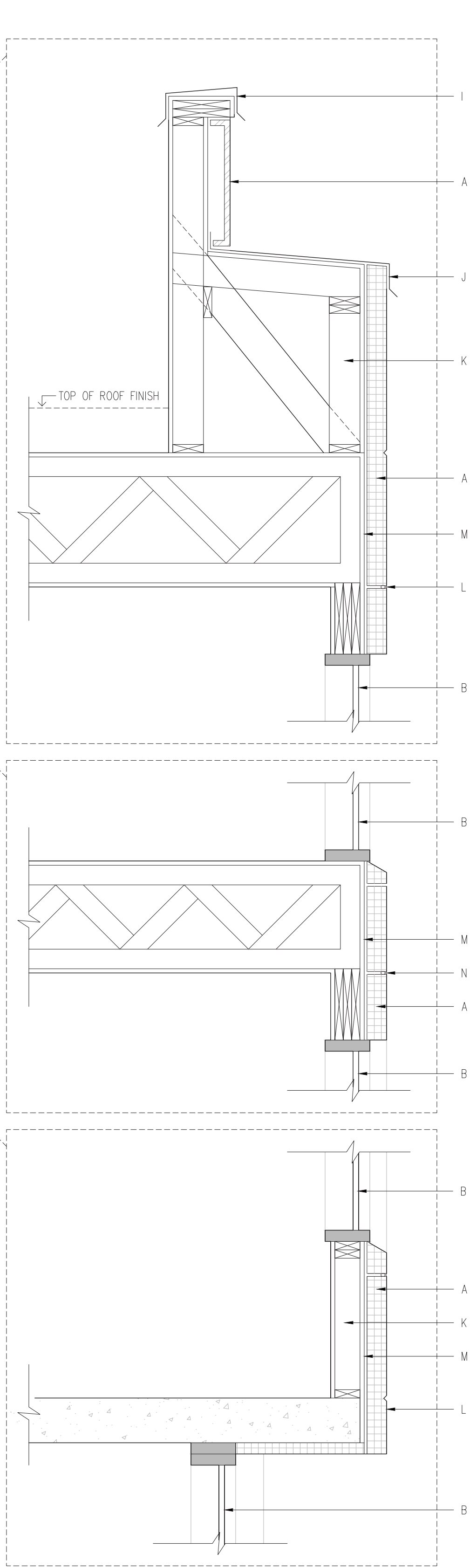
MATERIAL EXAMPLE



BAY ELEVATION 1/4"=1'-0"



WALL SECTION 1/4"=1'-0"



SECTION DETAILS 3/4"=1'-0"

LEGEND

- | | |
|--------------------|---------------------|
| A: EIFS | H: DECORATIVE LIGHT |
| B: WINDOW | I: METAL CAP |
| C: VENT LOUVER | J: METAL ROOF |
| D: SLAB EDGE COVER | K: FRAMED WALL |
| E: BRICK | L: SEALANT |
| F: PRECAST SILL | M: SHEATHING |
| G: GRANITE | |

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KOSSOW MANAGEMENT CORPORATION

LerchEarlyBrewer



MATERIAL OPTION A - SECTION DETAIL - EIFS

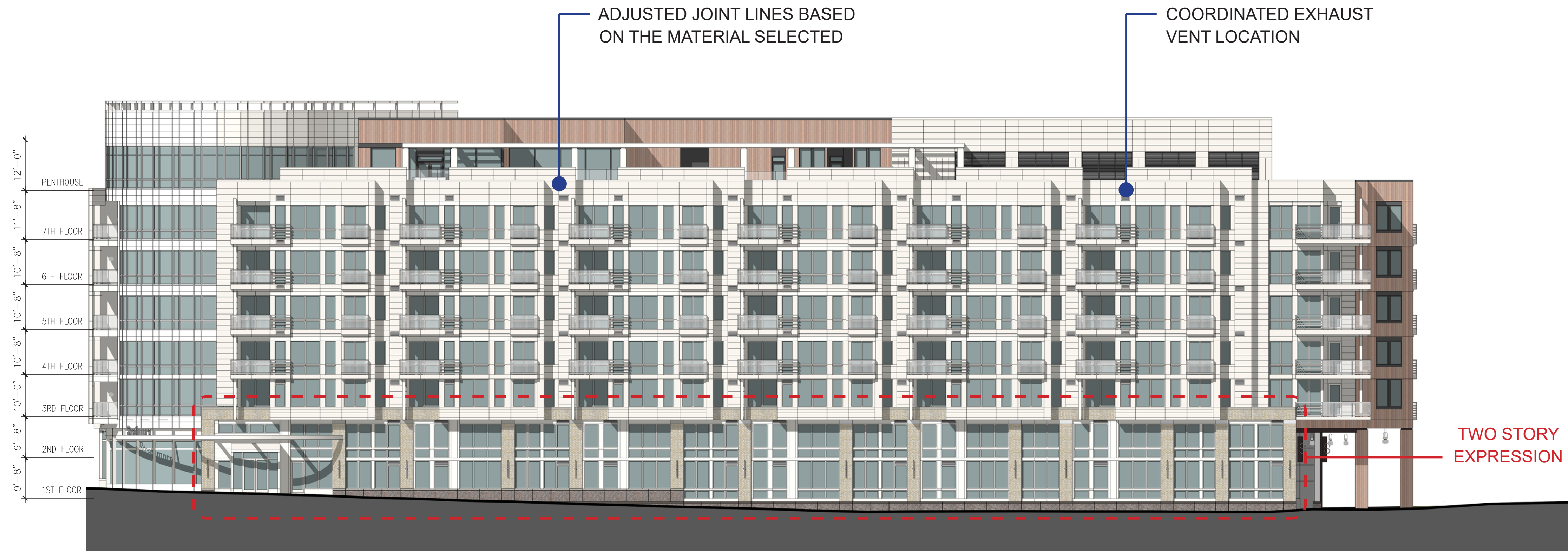
The Strathmore

BETHESDA, MD

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

A-7

MAY 14, 2025



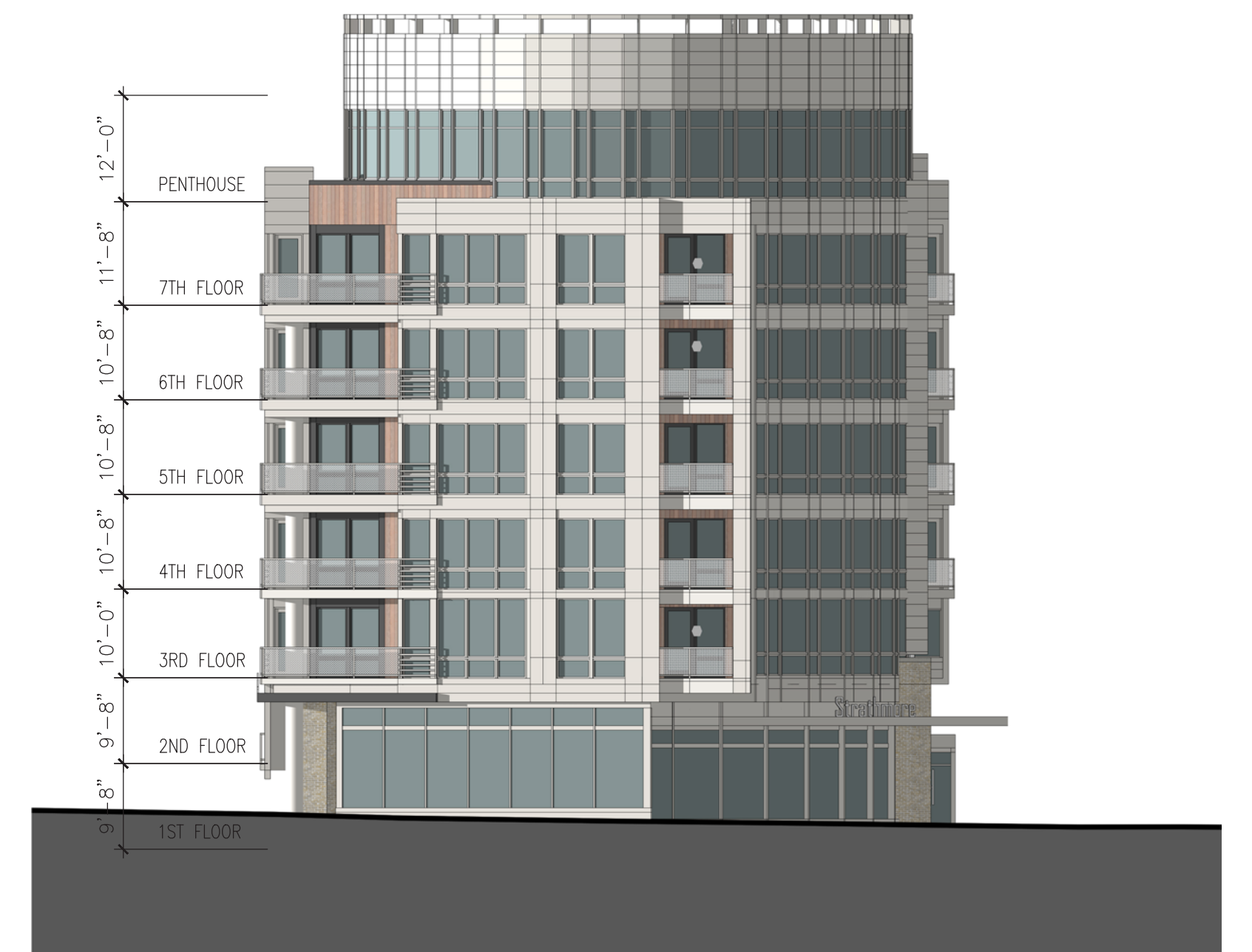
WEST ELEVATION



SOUTH ELEVATION

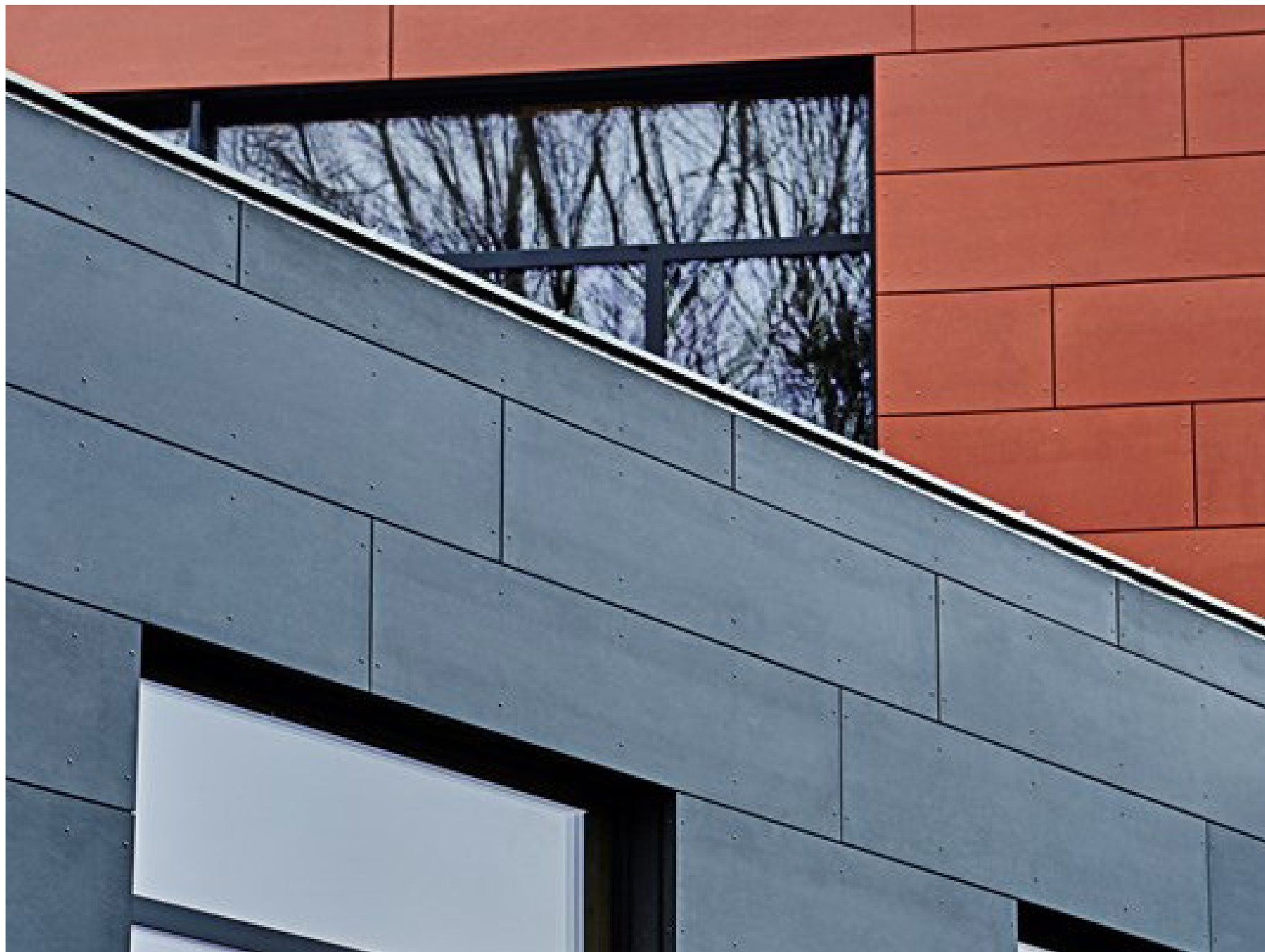


EAST ELEVATION

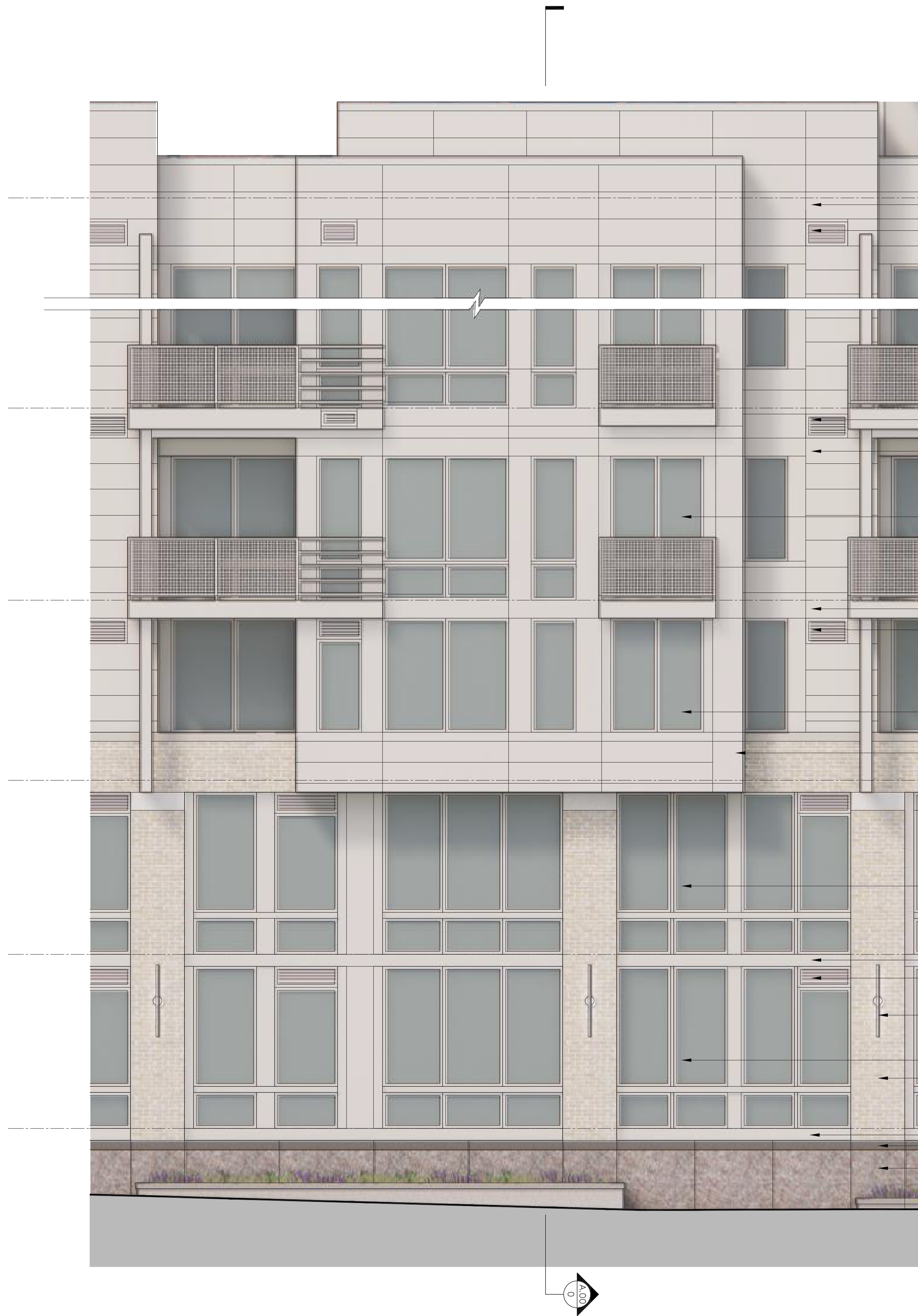


NORTH ELEVATION

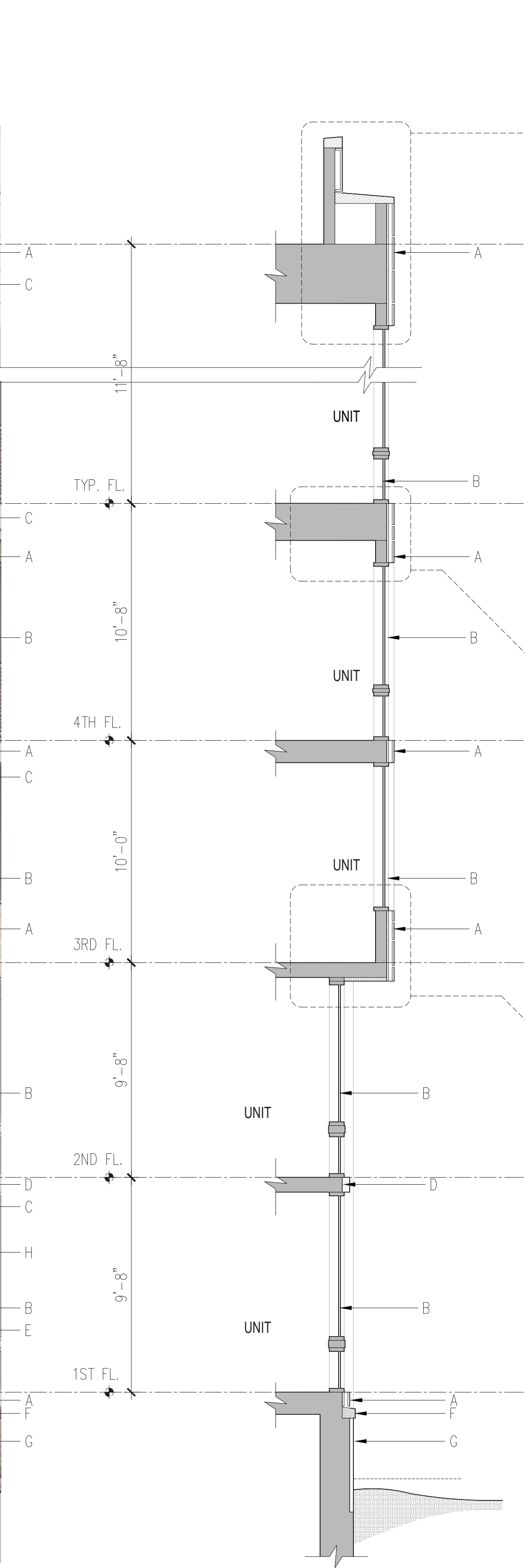
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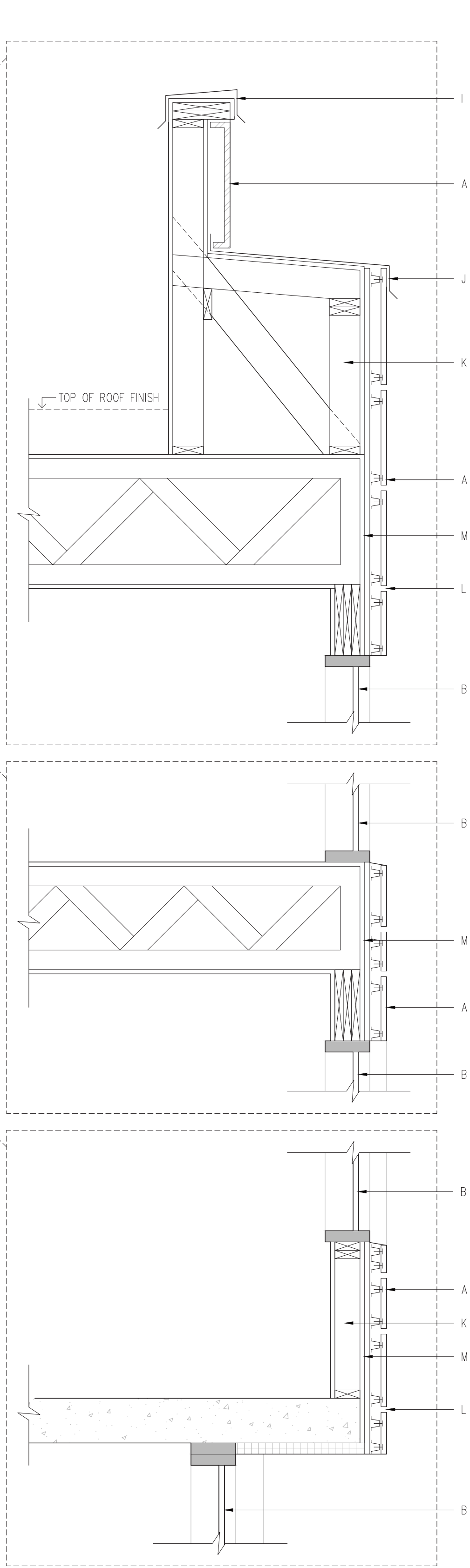
MATERIAL EXAMPLE



BAY ELEVATION 1/4"=1'-0"



WALL SECTION 1/4"=1'-0"



SECTION DETAILS 3/4"=1'-0"

LEGEND

- | | |
|----------------------|---------------------|
| A: NICHHA OR SIMILAR | H: DECORATIVE LIGHT |
| B: WINDOW | I: METAL CAP |
| C: VENT LOUVER | J: METAL ROOF |
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MATERIAL OPTION B - SECTION DETAIL - NICHHA OR SIMILAR PANEL

The Strathmore
BETHESDA, MD

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"



PREVIOUS



MATERIAL OPTION A - EIFS



MATERIAL OPTION B - NICHIBA OR SIMILAR PANEL

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PREVIOUS

PREVIOUS



MATERIAL OPTION A - EIFS



MATERIAL OPTION B - NICHIBA OR SIMILAR PANEL

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PREVIOUS

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MATERIAL OPTION A - EIFS



MATERIAL OPTION B - NICHIBA OR SIMILAR PANEL

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7025 STRATHMORE STREET

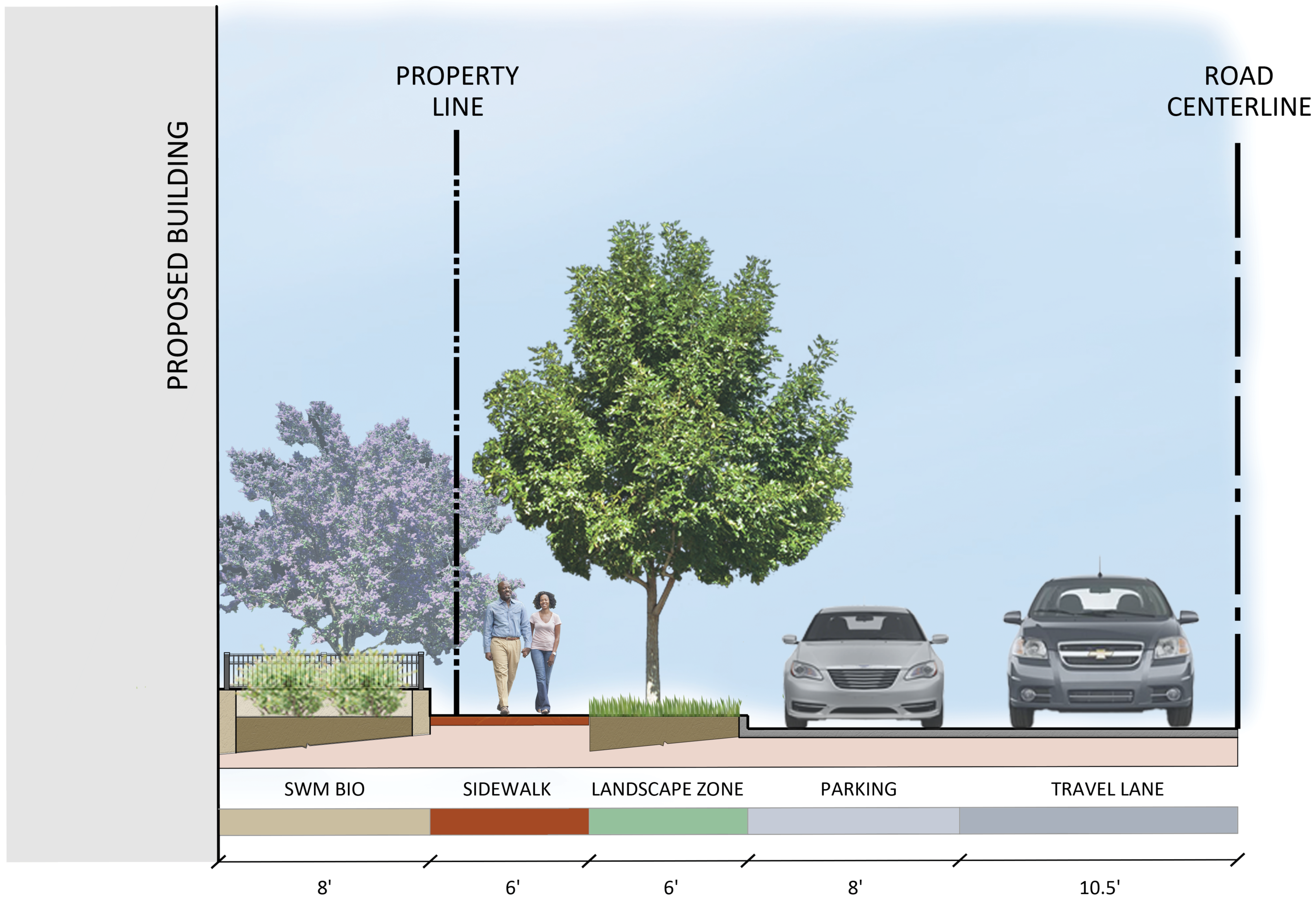
STRATHMORE STREET PLAN RENDER

05.09.2025

NOT TO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY





TYPICAL BUILDING FRONTAGE ALONG STRATHMORE STREET