

GENERAL AREA VICINITY MAP. 6048; 15, 146'

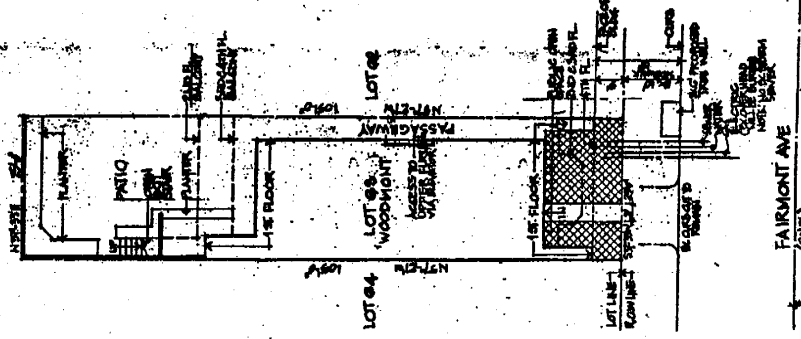
DATA: LOT 63 WOODMONT PLAT: 1988 1978 1910 1910 1910
 LOT AREA 2,025 SQ FT
 ZONE C-20-1
 E.A.R. ALIGNED PROPOSED
 COMMERCIAL @ 100 2,025 SQ FT @ 0.40
 RESIDENTIAL @ 100 2,025 SQ FT @ 1.40
 TOTAL 2.00 5,000 SQ FT @ 1.14
 BUILDING COVERAGE @ 7% 1,410 SQ FT @ 0.70
 REQUIRED PROPOSED
 PUBLIC OPEN SPACE @ 1% 202.5 SQ FT
 4' BENCH SPACE 1' BENCH 18' 0" SQ. FT. @ 0.10
 SET BACKS (5' SIDE FRONT (2' SIDE REAR))



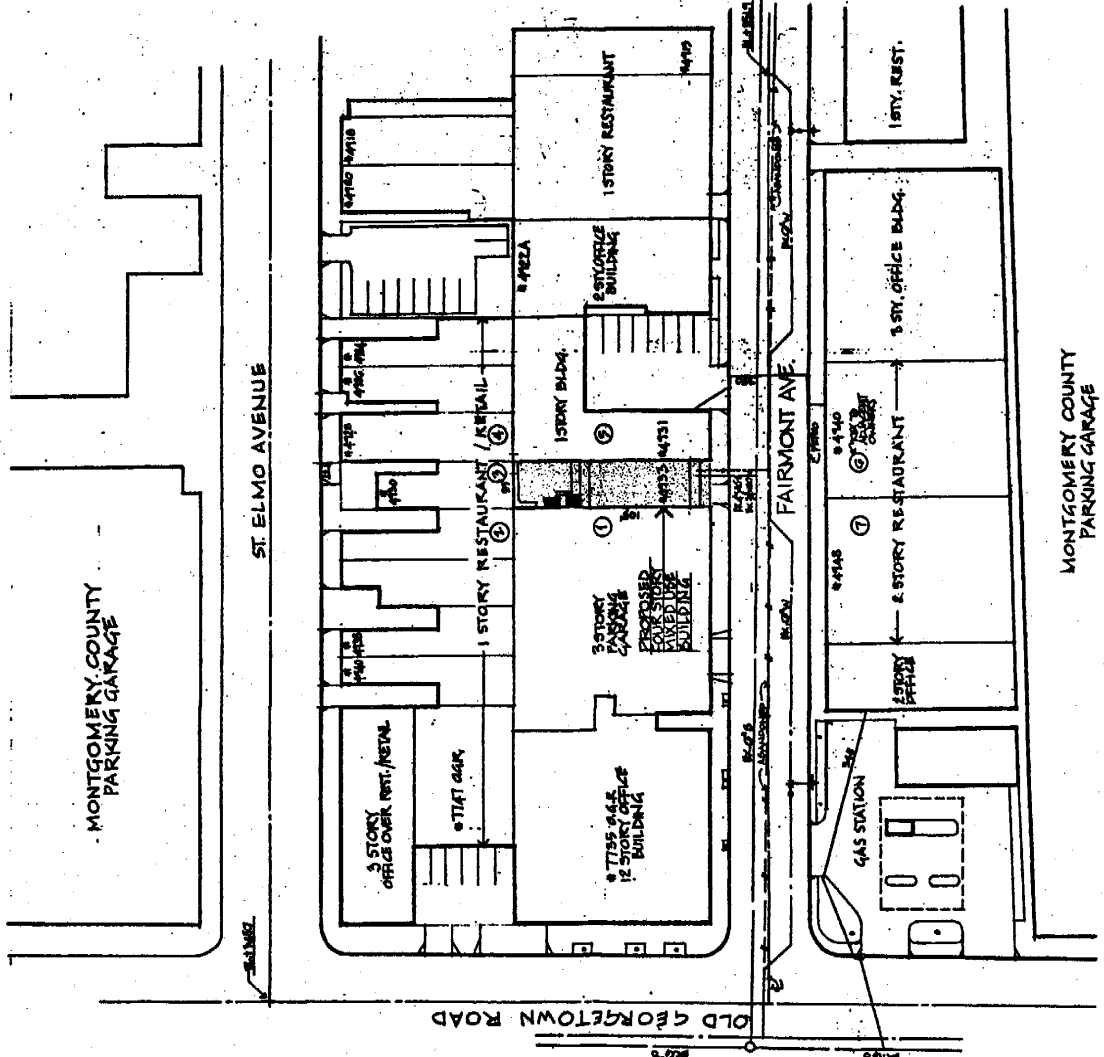
HEIGHT PROPOSED LIMITS: 1st FLOOR 10 FT, 2nd FLOOR 12 FT, 3rd FLOOR 14 FT, 4th FLOOR 16 FT, 5th FLOOR 18 FT, TOTAL 60 FT. PROPOSED: 10 FT, 12 FT, 14 FT, 16 FT, 18 FT, TOTAL 60 FT. REQUIRED: 25 SPACES, 1 SPACES, 5 SPACES, 5 SPACES, 5 SPACES, 5 SPACES. RESTAURANT @ 25' MAX HEIGHT (MAX 100) @ 25' MAX HEIGHT. OFFICE @ 25' MAX HEIGHT (MAX 100) @ 25' MAX HEIGHT. 2 1/2 B.K. ARTS.

4933 FAIRMONT AVENUE
 BETHESDA
 SITE PLAN

10-1-88

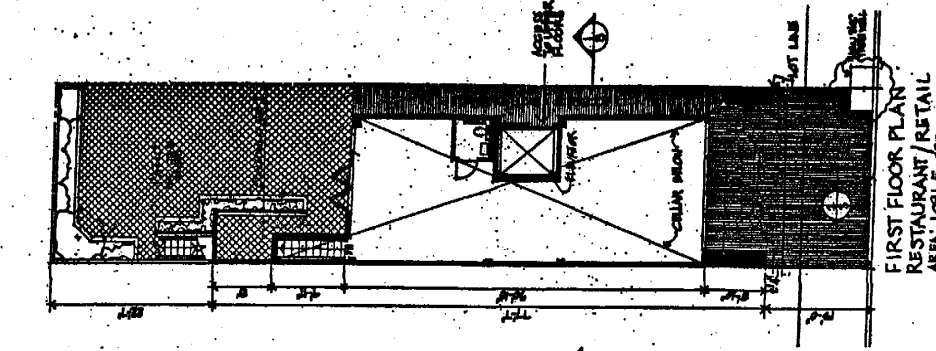


ADJACENT AREA
 SCALE: 1"=50'

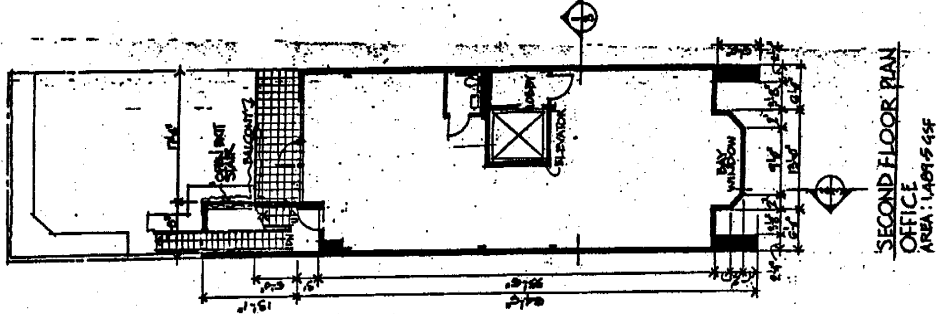


ADJACENT AREA
 SCALE: 1"=50'

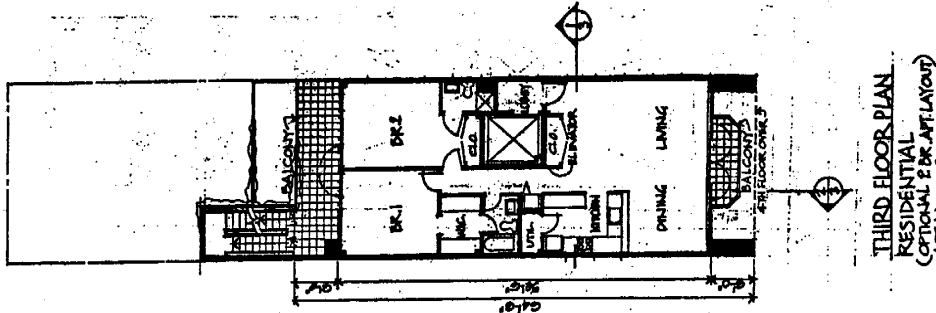
ADJACENT AREA
 SCALE: 1"=100'



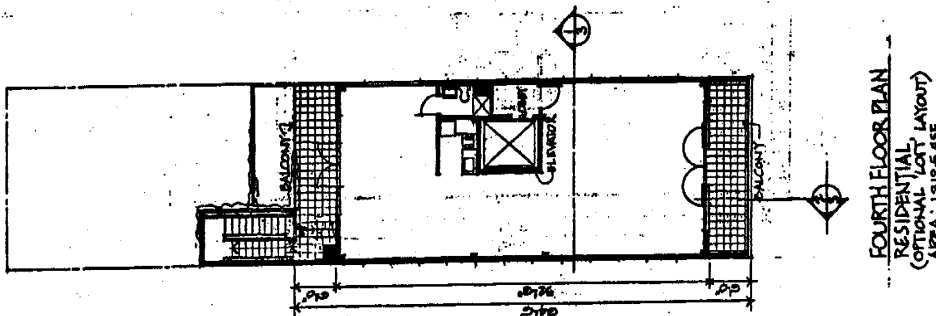
FIRST FLOOR PLAN
RESTAURANT/RETAIL
AREA: 10,115.467



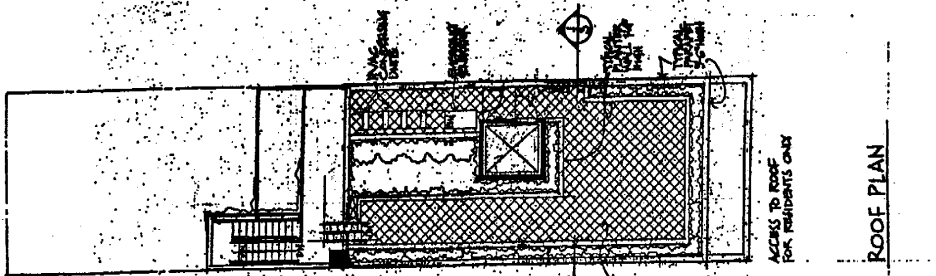
SECOND FLOOR PLAN
OFFICE
AREA: 1,691.245



THIRD FLOOR PLAN
RESIDENTIAL
OPTIONAL 2 BK. APPT. LAYOUT
AREA: 1,912.245



FOURTH FLOOR PLAN
RESIDENTIAL
OPTIONAL 1 BK. LAYOUT
AREA: 1,312.245



ROOF PLAN

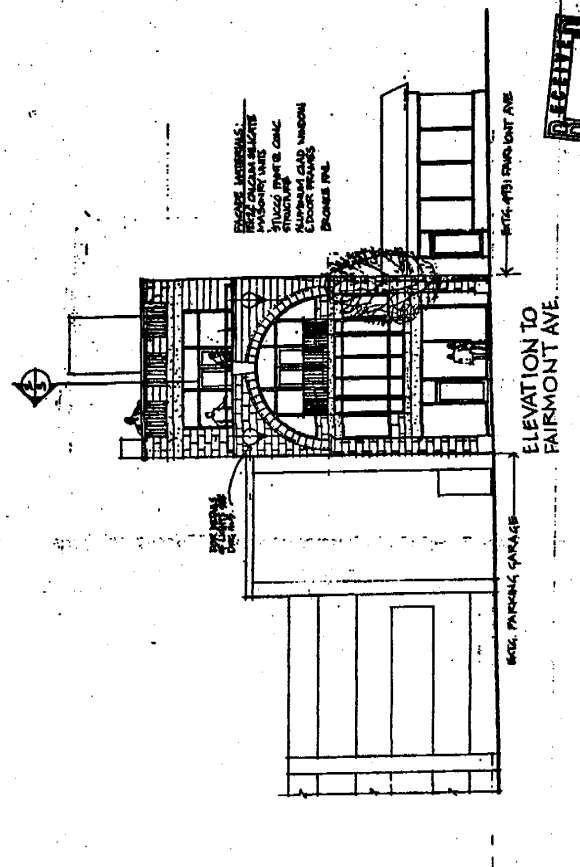
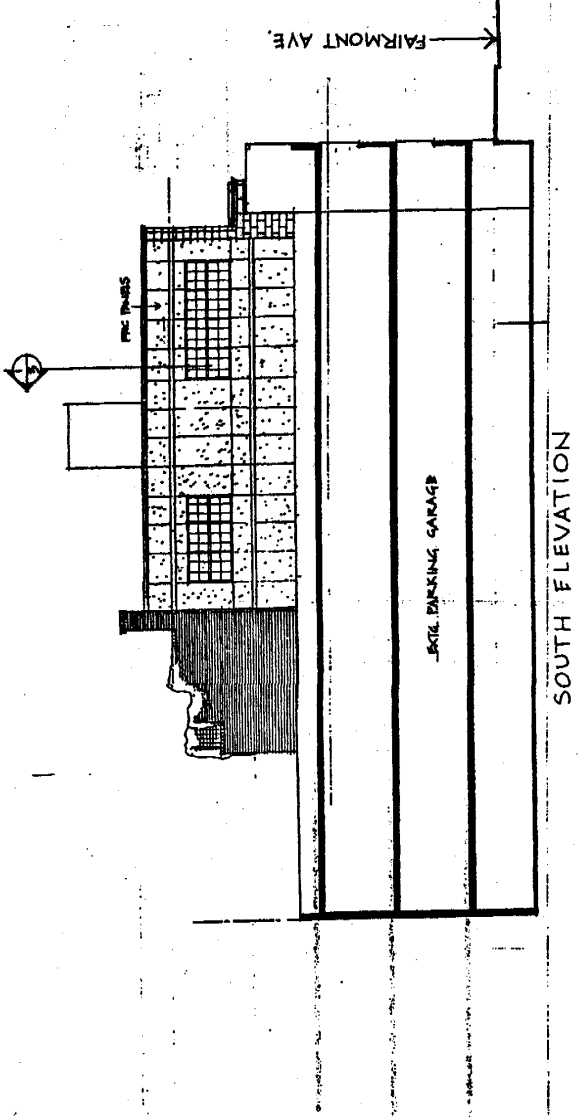
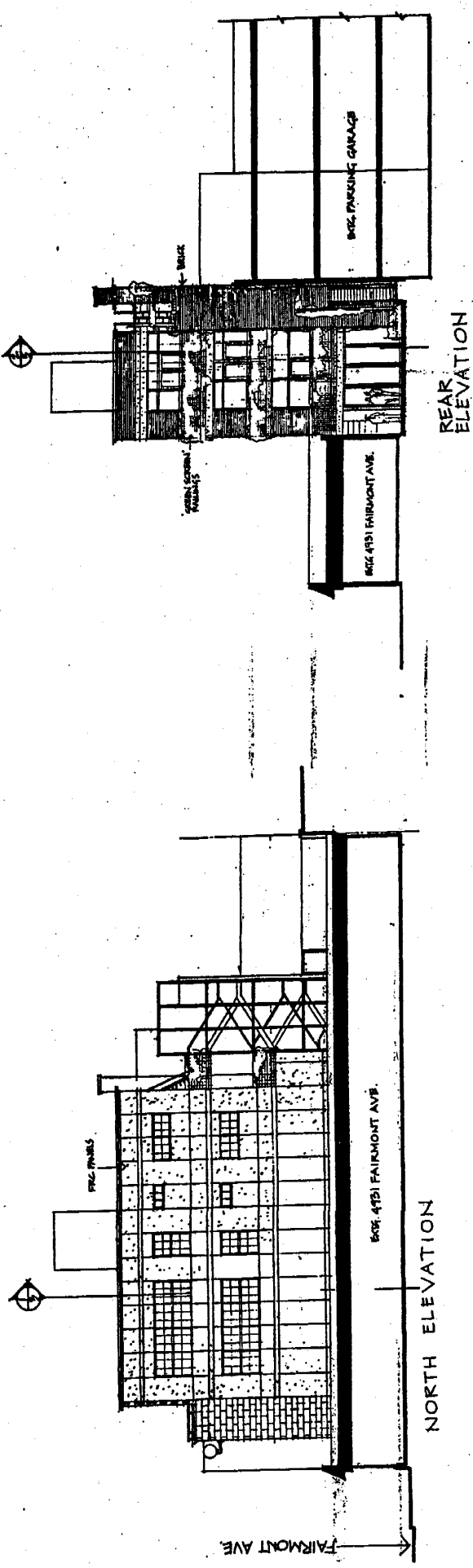
ACCESS TO ROOF
FOR RESIDENTS ONLY




BUILDING AREA:	COMMERCIAL	2,581.656
	RESIDENTIAL	2,002.492
	TOTAL	4,584.148

4933 FAIRMONT AVENUE
BETHESDA
FLOOR PLANS
SCALE: 1/8" = 1'-0"

4-1-05

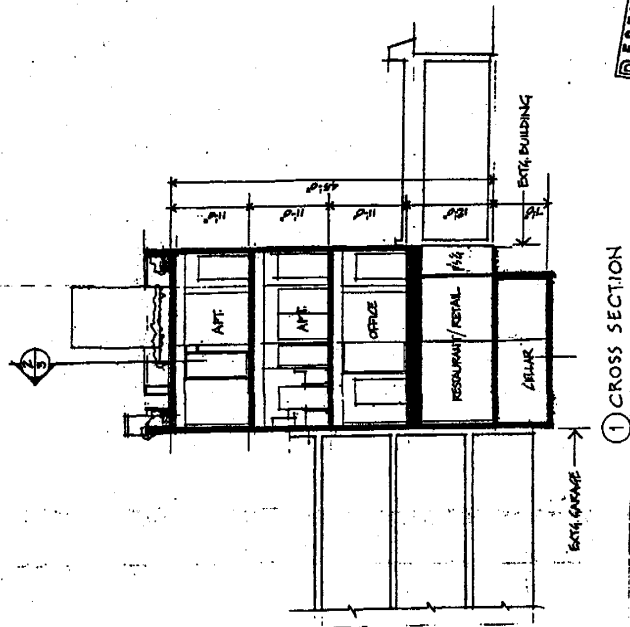
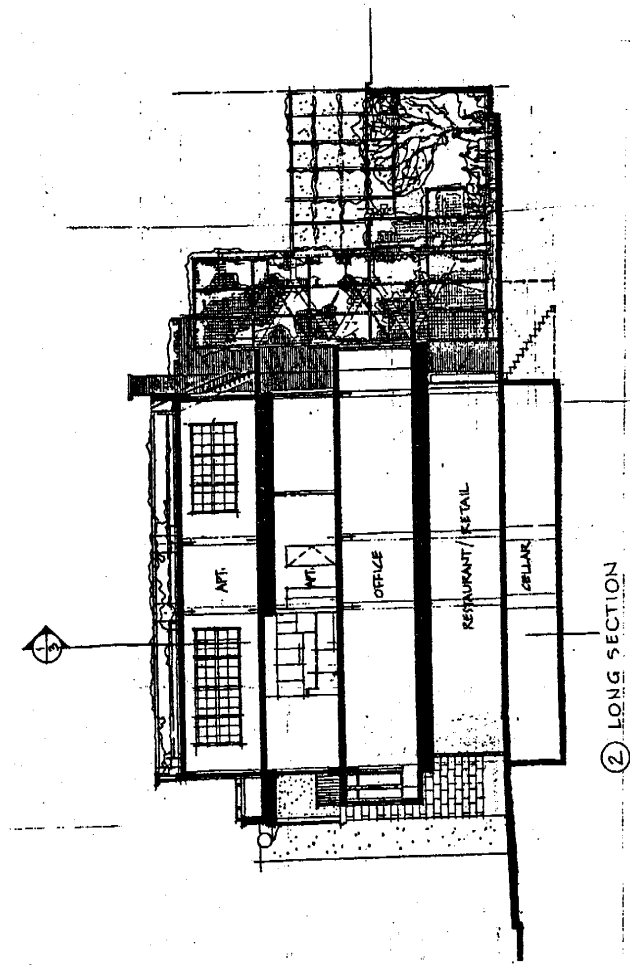


BRICK MATERIALS
 BRICK ON EXTERIOR WALLS
 BRICK ON INTERIOR WALLS
 BRICK ON ROOF
 ALUMINUM CLAD WINDOW
 BRICK TRIM
 BRICK FINISH



4933 FAIRMONT AVENUE
 BETHESDA
 ELEVATIONS
 SCALE: 1/8" = 1'-0"

10-4-68



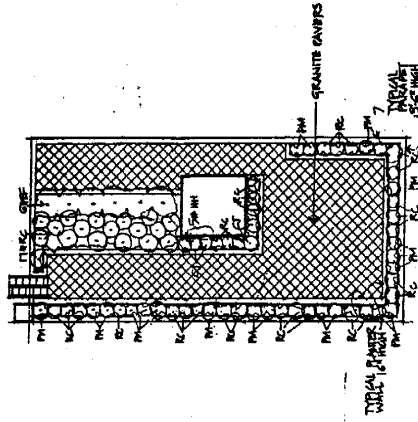
4933 FAIRMONT AVENUE
 BETHESDA
 SECTIONS
 SCALE: 1/8" = 1'-0"

10-9-03

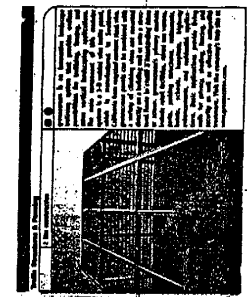
4

CROSSLER PLANT SCHEDULE

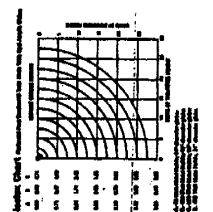
PLANT	SCIENTIFIC NAME	COMMON NAME	SIZE (H)	COMMENTS
AT	ALBIZIA	SPRING BLOSSOM	8'-0" H	B.E.B.
CV	CAESALPINIA	THORNLESS MIMBROSBAY	15'-0" H	B.E.B.
IF	IPOMOEA	SPRING BLOSSOM	2'-0" H	
PH	PHANTOM	MIMBROSBAY	2'-0" H	
ST	STYRACIS	WAX LEAF	10'-0" H	
PC	PERSEA	CHOCOLATE VAND	10'-0" H	
AM	ANACARDIUM	WAX LEAF	10'-0" H	
BA	BALANITA	WAX LEAF	10'-0" H	
A	ALBIZIA	SPRING BLOSSOM	8'-0" H	



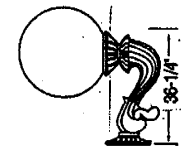
ROOF PLAN
SCALE: 1/8" = 1'-0"



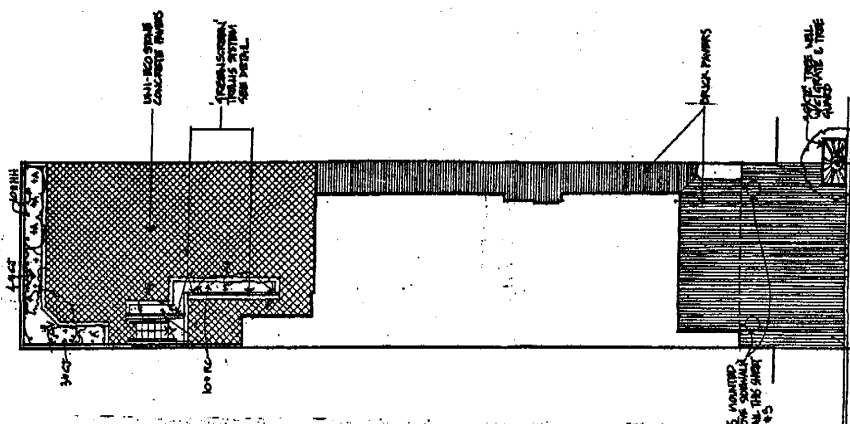
GREEN SCREEN



Typical Plant



PLA-681
LIGHTS
RTS



FAIRMONT AVE.

SITE PLAN
SCALE: 1/8" = 1'-0"

4933 FAIRMONT AVENUE
BETHESDA
LANDSCAPE & LIGHTING PLANS & DETAILS
SCALE: AS INDICATED

PROJECT DESCRIPTION: Prior Approvals

The proposed development site is zoned CBD-1 (Central Business District-1.0). The subject property is lot 63 and part of the Woodmont subdivision [Plat Book C-38].

DISCUSSION OF ISSUES

ANALYSIS: Conformance to Master Plan

The site is located in the Woodmont Triangle District of the 1994 Bethesda Central Business District (CBD) Sector Plan. Mixed-use projects with first floor retail and housing are encouraged in the Triangle. The Sector Plan limits the height of properties in this part of the Woodmont Triangle to 50 feet in height.

The Bethesda Streetscape will be provided along the frontage of the property.