

# 5401 WESTERN AVE. WASHINGTON, DC

## A PLANNED UNIT DEVELOPMENT

OWNER/DEVELOPER  
**STONEBRIDGE**

ARCHITECTS  
**SHALOM BARANES ASSOCIATES**  
LANDSCAPE ARCHITECT  
**EDAW INC.**  
LAND USE COUNSEL  
**HOLLAND & KNIGHT, LLP**

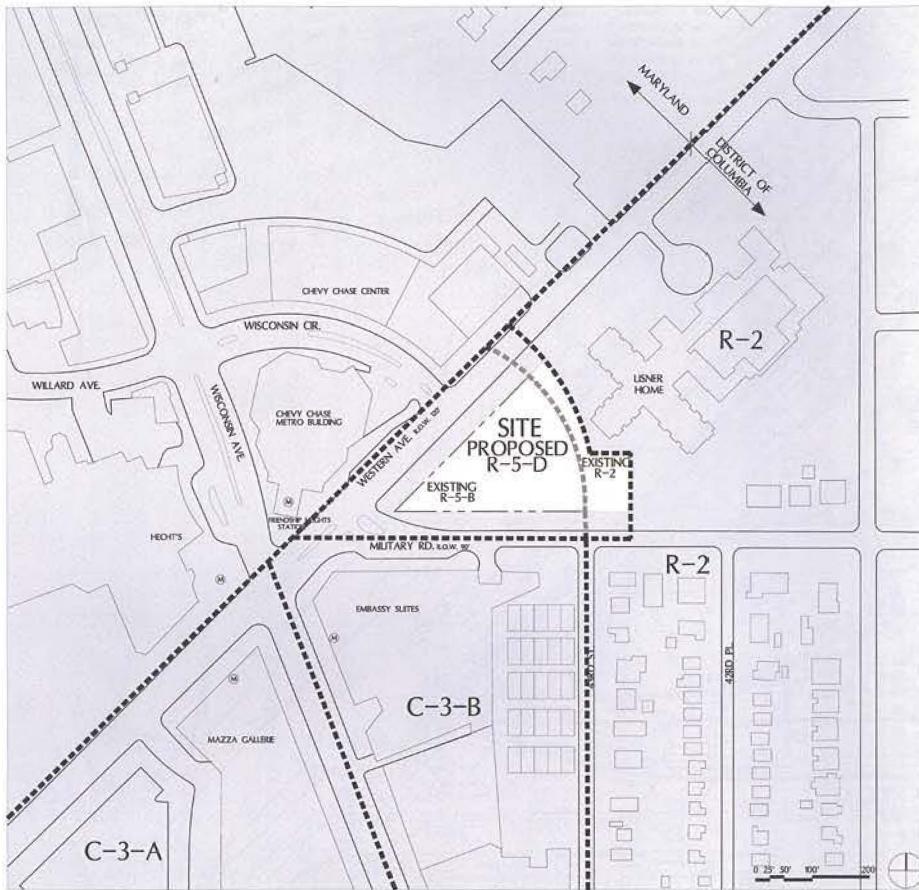
SUBMISSION DATE: MARCH 22, 2002

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ZONING COMMISSION  
District of Columbia  
CASE NO. 02-17-0  
EXHIBIT NO.6

# ZONING TABULATION



SQUARE: 1663  
 LOTS: LOT 7 (A PORTION OF THE LOT)  
 LOT 805  
 ZONE: LOT 7 = CURRENTLY R-2; PROPOSED R-5-D  
 LOT 805 = CURRENTLY R-5-B; PROPOSED R-5-D  
 SITE AREA: LOT 7 = 14,380 SF  
 LOT 805 = 43,840 SF  
 58,220 SF

## R-5-D

### PUD DEVELOPMENT STANDARDS & MATTER OF RIGHT GUIDELINES

#### PROVIDED

FAR: <sup>1</sup>	4.5	4.03
GROSS FLOOR AREA:	261,990 SF	RESIDENTIAL = 232,000 SF RETAIL = <u>2,000 SF</u> 234,750 SF
LOT OCCUPANCY:	75% MAXIMUM	55%
BUILDING HEIGHT:	90' MAXIMUM	90'
PENTHOUSE HEIGHT:	18.5' MAXIMUM	18.5'
PENTHOUSE AREA:	.37 FAR MAXIMUM = 21,542 SF	5,325 SF
REAR YARD: <sup>2</sup>	DEPTH: 4 IN/FT OF BUILDING HEIGHT = 29'-4"	75'-0" MINIMUM
SIDE YARD: <sup>3</sup>	DEPTH: 3 IN/FT OF BUILDING HEIGHT = 22'-0"	13'-10"
COURT WIDTH:	3 IN/FT OF HEIGHT OF COURT = 22'-0"	75'-0" MINIMUM
PARKING: <sup>4</sup>	RESIDENTIAL = 1 FOR EA. 3 DUS = 67 SPACES	RESIDENTIAL = 200 SPACES RETAIL = <u>18 SPACES</u> 218 SPACES
LOADING: <sup>5</sup>	RESIDENTIAL = 1 @ 55' = 1 @ 20'	RESIDENTIAL = 1 @ 55' = 1 @ 20'
		RETAIL NO REQUIREMENT

#### NOTES:

1. GROSS FLOOR AREA:  
 A) GROSS FLOOR AREA = GROSS MEASURED AREA x .98; THIS FACTOR PROVIDES FOR A MECHANICAL SHAFT DEDUCTION.  
 B) GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTIONS OVER PROPERTY LINE ON WESTERN AVE., 2) PARKING ACCESS RAMPS, AND 3) SPACES WITH STRUCTURAL HEADROOM CLEARANCE LESS THAN 6'-6".  
 C) THE TOTAL AREA OF RETAIL USE AT THE GROUND FLOOR = 7,200 SF. OF THIS TOTAL, 2,025 SF ARE INCLUDED IN THE GROSS FLOOR AREA.  
 D) GROSS FLOOR AREA AT THE GROUND FLOOR IS CALCULATED USING THE PERIMETER METHOD.
2. THE ANGLE BETWEEN THE WESTERN AVE. AND MILITARY ROAD PROPERTY LINES IS GREATER THAN 45 DEGREES (45 DEGREES, 2 MINUTES). THEREFORE, THE LOT IS CLASSIFIED AS A CORNER LOT (DCMR 11.199.1, DEFINITION OF CORNER LOT).
3. A SIDE YARD IS NOT REQUIRED IN THE R-5-D. BUT, IF A SIDE YARD IS PROVIDED, THE PRESCRIBED SETBACK APPLIES.
4. PARKING:  
 A) RESIDENTIAL PARKING IS BASED ON AN ASSUMPTION THAT 200 DWELLING UNITS (DUS) ARE PROVIDED IN THE DEVELOPMENT. WHILE A RANGE OF BETWEEN 200 - 225 DUS IS REQUESTED, NO LESS THAN 1 SPACE PER DUS WILL BE PROVIDED.  
 B) RETAIL PARKING IS BASED ON 2.5 SPACES PER 1,000 SF OF RETAIL AREA.
5. FOR ANY USE THAT OCCUPIES 90% OR MORE OF THE CROSS AREA AND CELLAR FLOOR AREA OF A BUILDING, LOADING BERTHS ARE CALCULATED BASED ON THE ENTIRE GROSS AND CELLAR FLOOR AREAS AS IF THE GREATER USE OCCUPIES THE ENTIRE BUILDING. (DCMR 11, 2201.2)

5401 WESTERN AVE.

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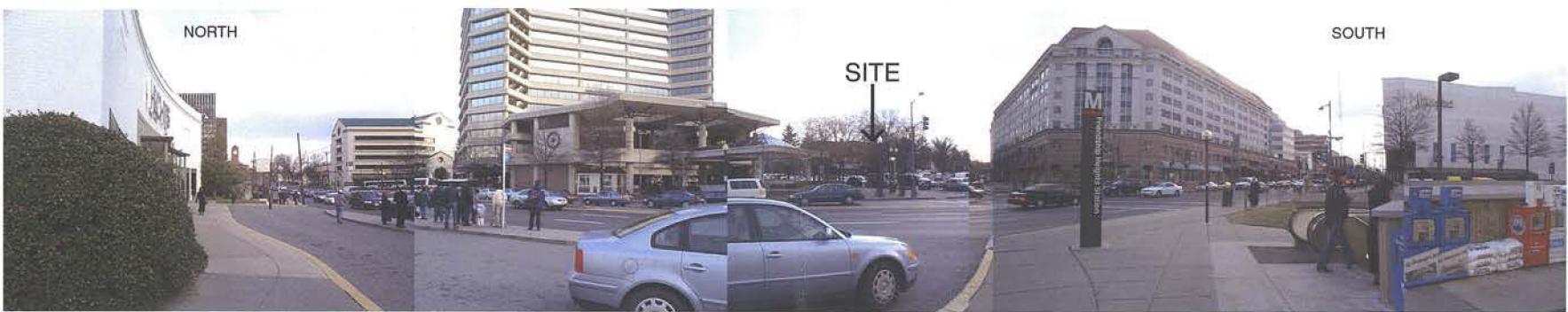
STONEBRIDGE D1

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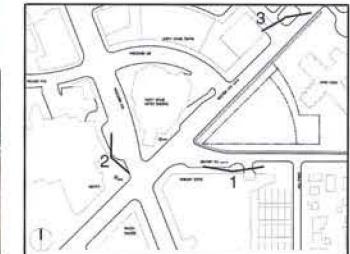




1. VIEW OF THE SITE FROM MILITARY ROAD



2. VIEW OF THE SITE FROM WISCONSIN AVE.



KEY PLAN

3. VIEW OF THE SITE FROM WESTERN AVE.

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STONEBRIDGE S2



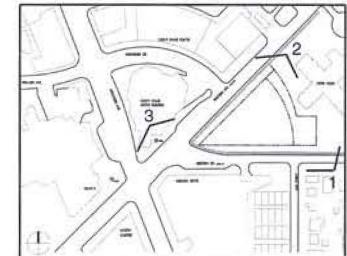
1. VIEW OF THE SITE LOOKING WEST



2. VIEW OF THE SITE LOOKING SOUTH-WEST



3. VIEW OF SITE LOOKING EAST



KEY PLAN

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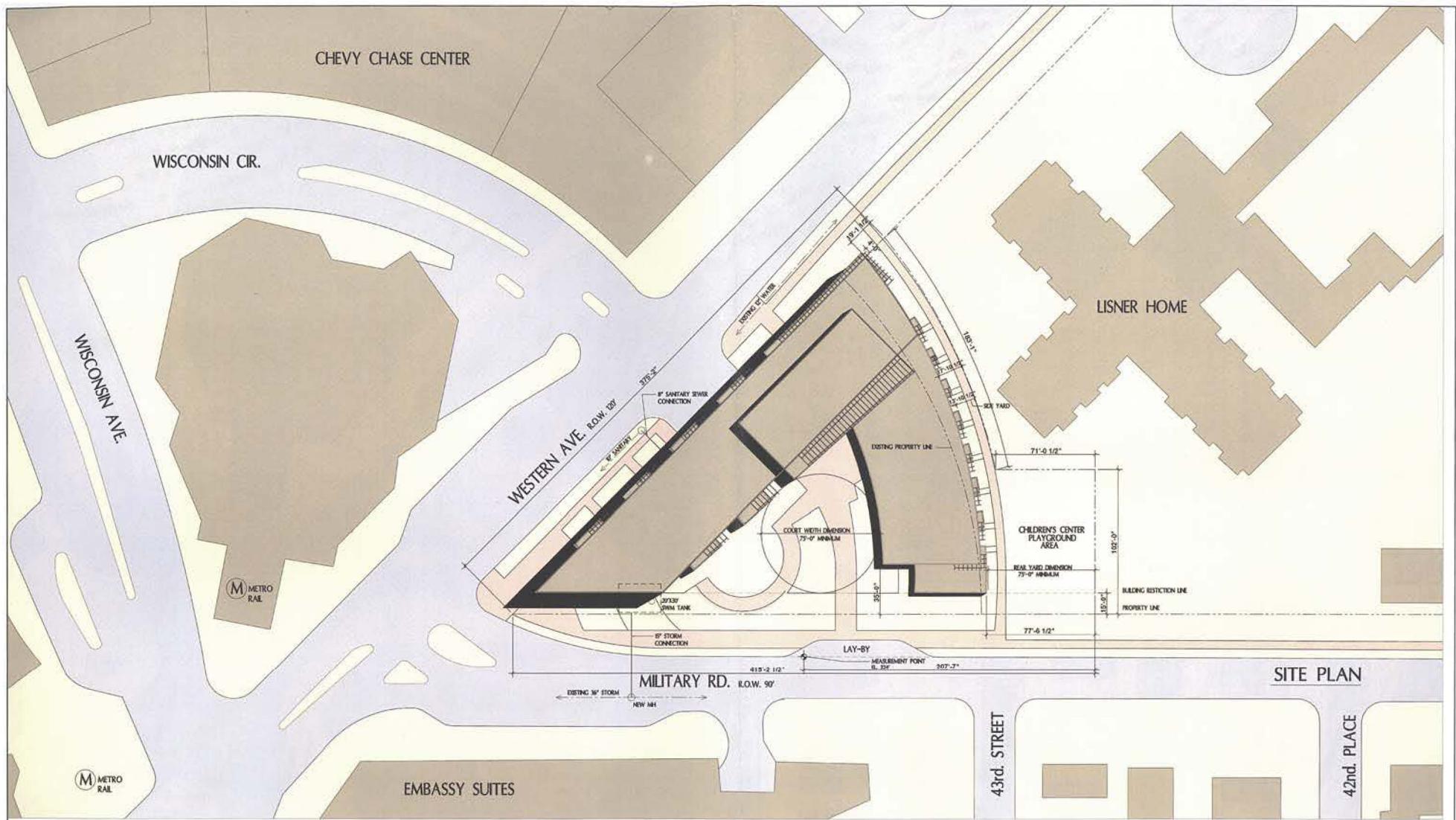
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S3

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ONS STONEBRIDGE S4

## NOTES

1. REFER SHEET A6 FOR ROOF PLAN AND BUILDING DIMENSIONS
2. REFER SHEET L1 FOR COURTYARD AND PERIMETER LANDSCAPE DESIGN.
3. EROSION CONTROL MEASURES WILL BE IN CONFORMANCE WITH ALL APPLICABLE DISTRICT OF COLUMBIA CODES AND REGULATIONS





NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. REFER SHEET LI FOR COURTYARD AND PERIMETER LANDSCAPE DESIGN.
3. STEP AND STOOP ENTRANCES ALONG THE EAST SIDE OF THE PROJECT TO BE PROVIDED, SUBJECT TO ADA COMPLIANCE.

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S5





VIEW LOOKING SOUTH-WEST DOWN WESTERN AVE.



VIEW LOOKING WEST DOWN MILITARY ROAD

MODEL PHOTOGRAPHS

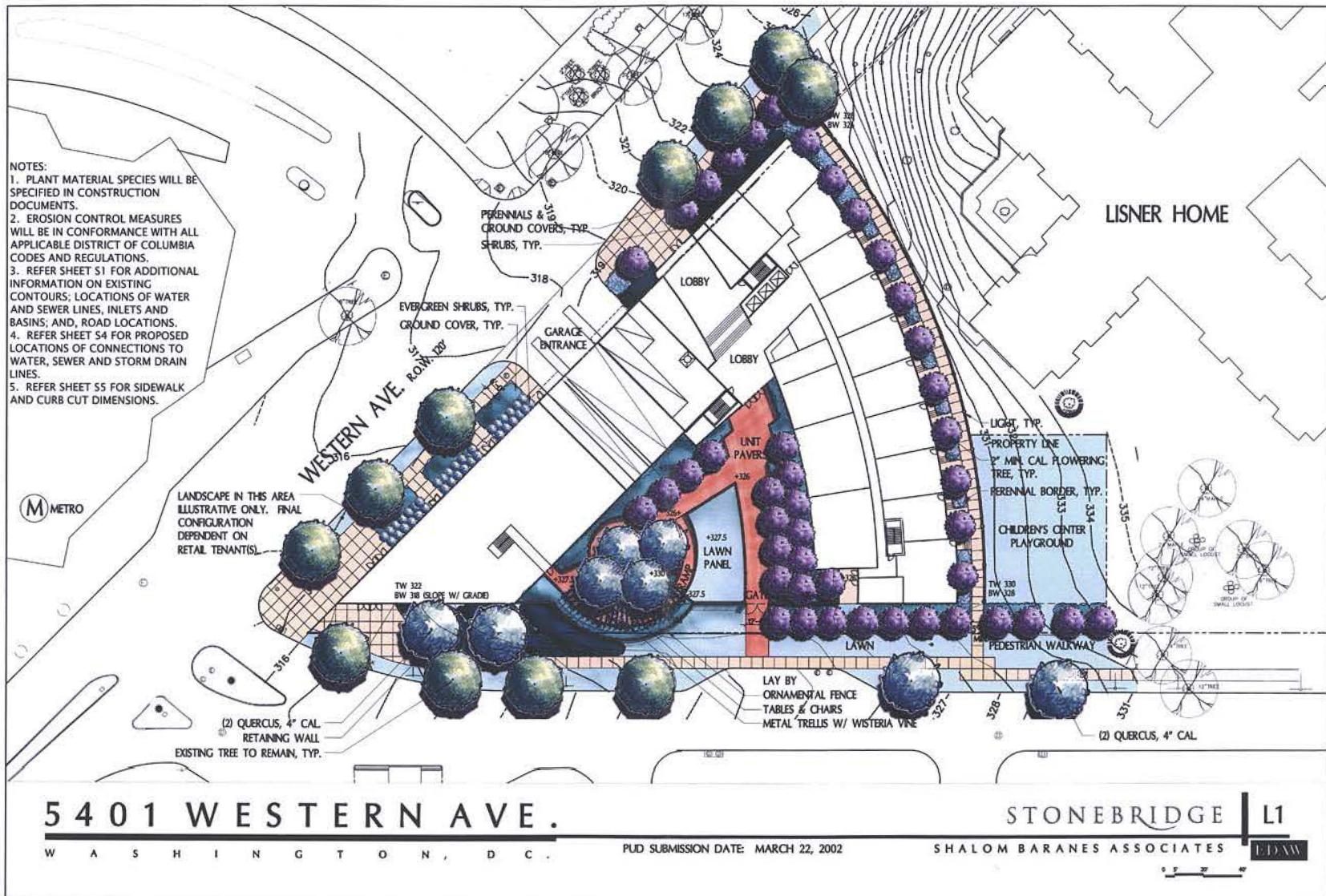
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STONEBRIDGE M1

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## CHEVY CHASE CENTER

WISCONSIN CIR

WISCONSIN AVE.

M

WESTERN AVE

MILITARY RD

M METRO

## EMBASSY SUITES

5401 WESTERN AVE.

W A S H I N G T O N D E M O C R A T I C P A R T Y

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STONEBRIDGE | A1

## NOTE

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.  
2. REFER SHEET A3 FOR PARKING SPACE COMPLAINT  
3. REFER SHEET A6 FOR BUILDING DIMENSIONS

OME

## RETAIL LEVEL FLOOR PLAN

42nd. PLACE

CHEVY CHASE CENTER

WISCONSIN CIR.

WISCONSIN AVE.

METRO RAIL

WESTERN AVE. R.O.W. 100'

OPEN TO RETAIL

MILITARY RD. R.O.W. 90'

COURTYARD

LAY-BY

METRO RAIL

EMBASSY SUITES

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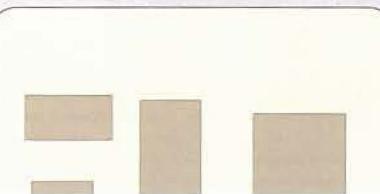
STONEBRIDGE A2



NOTES:

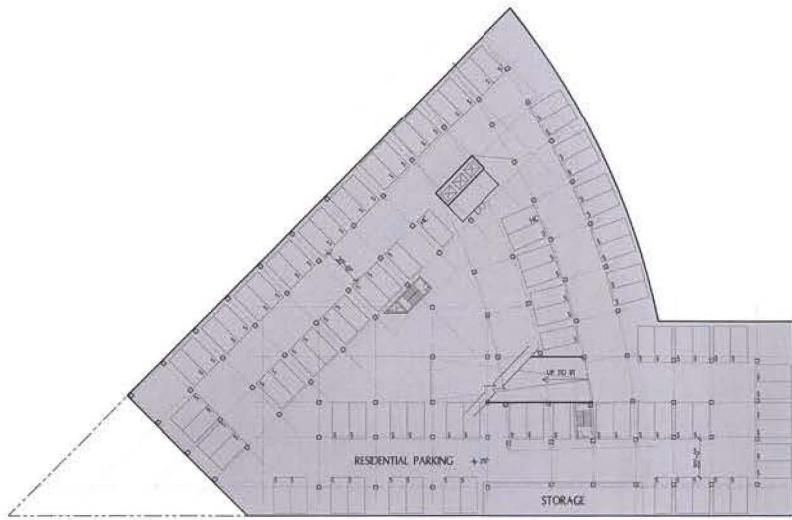
1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. STEP AND STOOP ENTRANCES TO BE PROVIDED, SUBJECT TO ADA COMPLIANCE.
3. REFER SHEET A6 FOR BUILDING DIMENSION

43rd STREET



42nd PLACE

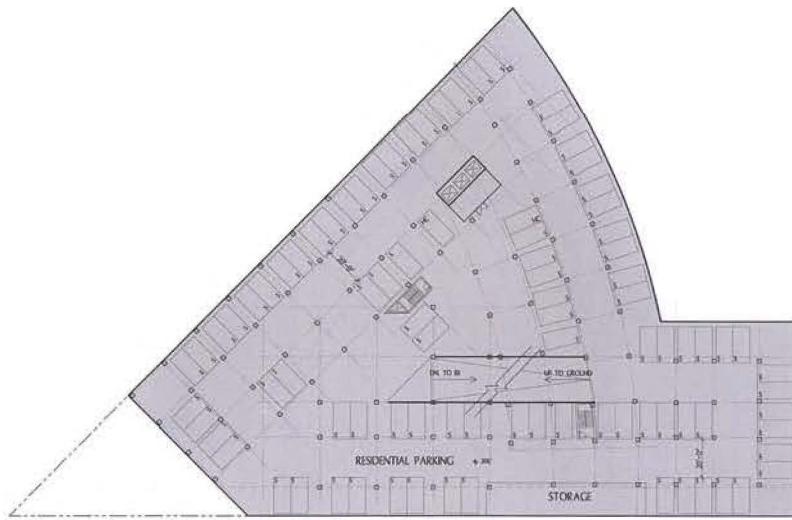




PARKING LEVEL TWO FLOOR PLAN

PROVIDED PARKING:  
RESIDENTIAL @ 1 SPACE PER DWELLING UNIT = 200 SPACES  
RETAIL AT 2.5 SPACES PER 1,000 SF OF LEASABLE RETAIL AREA = 18 SPACES  
TOTAL = 218 SPACES

LEVEL	HANDICAP 12' X 19' (8')	STANDARD 9' X 19'	TOTAL
GROUND	3	37	40
P1	2	86	90
P2	2	88	92
TOTAL	7	211	218



PARKING LEVEL ONE FLOOR PLAN

NOTES:

1. FOR THE PURPOSES OF THESE PLANS, IT IS ASSUMED THAT PARKING IS PROVIDED FOR 200 DWELLING UNITS AT A RATIO OF 1 SPACE PER DWELLING UNIT. WHILE THIS APPLICATION SEEKS THE FLEXIBILITY TO PROVIDE BETWEEN 200-225 DWELLING UNITS, A MINIMUM OF 1 SPACE PER DWELLING UNIT WILL BE PROVIDED.
2. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
3. WHILE THE PLAN LAYOUTS SHOW NO COMPACT PARKING SPACES, FLEXIBILITY TO ALLOW UP TO 40% OF THE REQUIRED SPACES TO BE COMPACT CAR SPACES (8' X 16') IS REQUESTED.
4. WHILE THE PLAN LAYOUTS SHOW NO STACKED PARKING SPACES, FLEXIBILITY TO ALLOW UP TO 25% OF THE REQUIRED SPACES TO BE STACKED PARKING SPACES IS REQUESTED.
5. A MINIMUM OF 5% OF THE PARKING SPACES WILL HAVE A MINIMUM VERTICAL CLEARANCE OF 7'-2".
6. DRIVE AISLES WILL BE 20' MIN. IN AREAS DESCRIBED IN DCMR II, 210.5.

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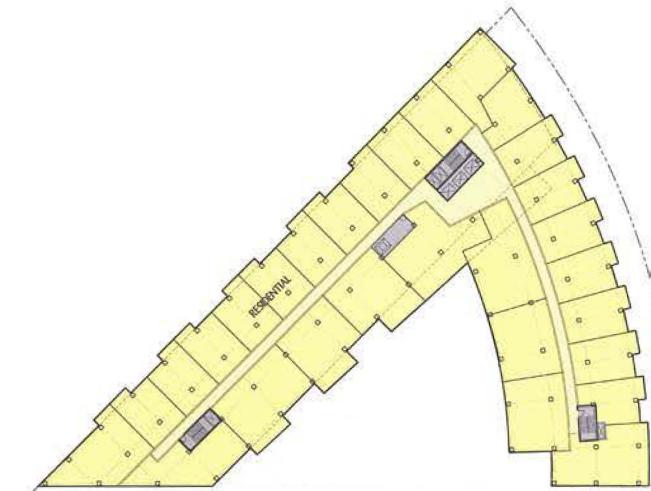
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STONEBRIDGE A3



SECOND TO FOURTH LEVEL FLOOR PLAN



FIFTH LEVEL FLOOR PLAN

NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. REFER SHEET A6 FOR BUILDING DIMENSIONS

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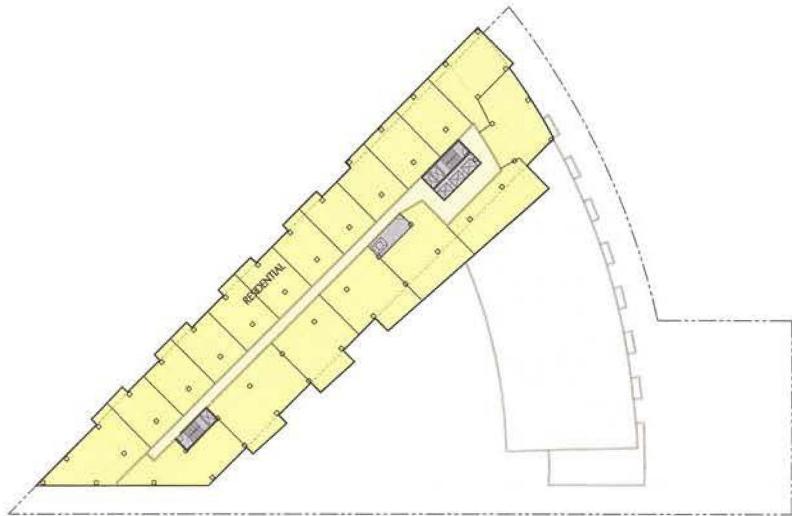
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SIXTH LEVEL FLOOR PLAN



SEVENTH LEVEL FLOOR PLAN

NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. REFER SHEET A6 FOR BUILDING DIMENSIONS

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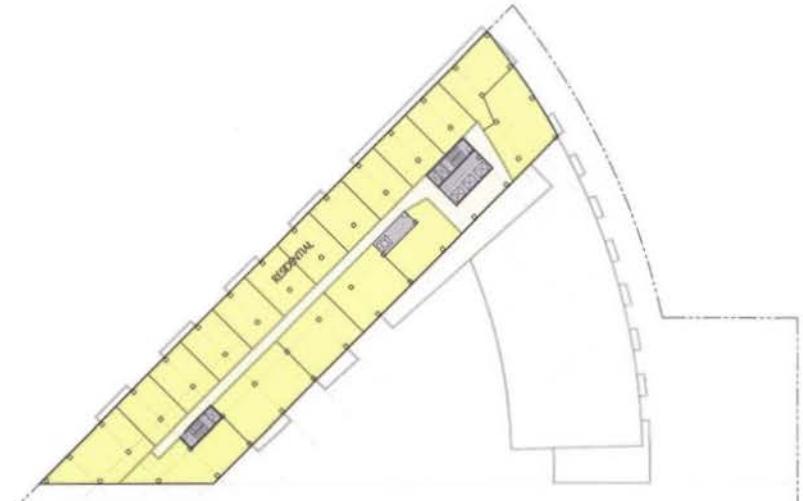
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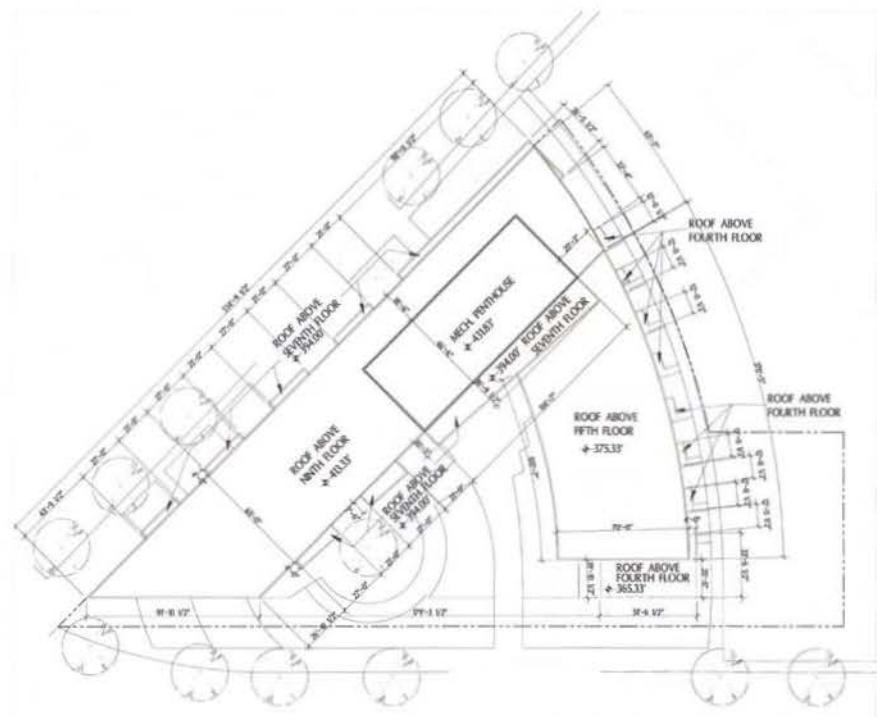
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EIGHT AND NINTH LEVEL FLOOR PLAN



ROOF FLOOR PLAN

NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. THE MECHANICAL PENTHOUSE ROOF STRUCTURE PLAN DIMENSIONS AND HEIGHT ARE DESCRIBED IN THESE SUBMISSION DRAWINGS. FLEXIBILITY TO REDUCE THE AREA AND HEIGHT OF THE ROOF STRUCTURE, IF THAT AREA AND HEIGHT ARE NOT REQUIRED FOR MECHANICAL EQUIPMENT LAYOUT PURPOSES, IS REQUESTED.

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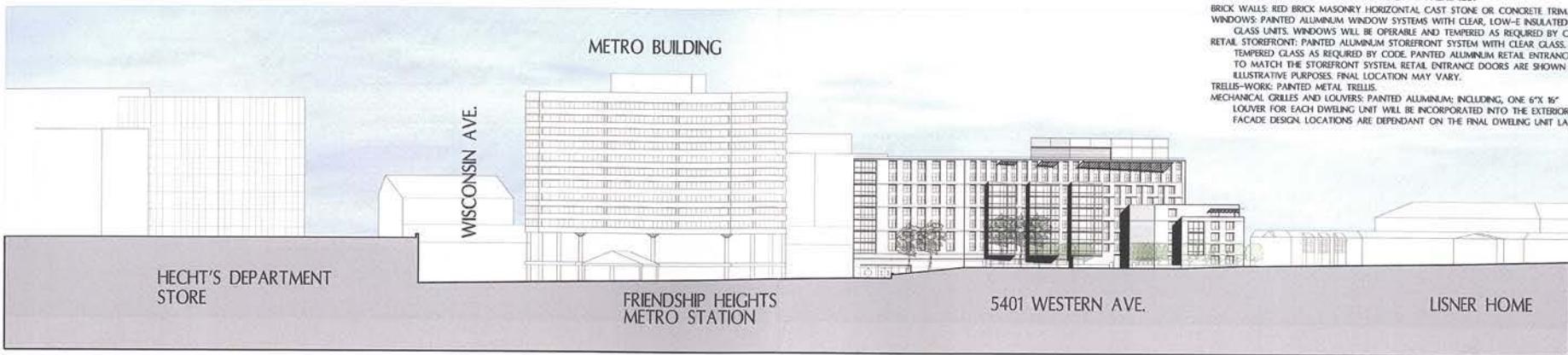
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**SCHEMATIC EXTERIOR FACADE MATERIALS:**  
 BRICK WALLS: RED BRICK MASONRY HORIZONTAL CAST STONE OR CONCRETE TRIM.  
 WINDOWS: PAINTED ALUMINUM WINDOW SYSTEMS WITH CLEAR, LOW-E INSULATED  
 GLASS UNITS. WINDOWS WILL BE OPERABLE AND TEMPERED AS REQUIRED BY CODE.  
 RETAIL STOREFRONT: PAINTED ALUMINUM STOREFRONT SYSTEM WITH CLEAR GLASS.  
 TEMPERED GLASS AS REQUIRED BY CODE. PAINTED ALUMINUM RETAIL ENTRANCE DOORS  
 TO MATCH THE STOREFRONT SYSTEM. RETAIL ENTRANCE DOORS ARE SHOWN FOR  
 ILLUSTRATIVE PURPOSES. FINAL LOCATION MAY VARY.  
 TRELLIS-WORK: PAINTED METAL TRELLIS.  
 MECHANICAL GRILLES AND LOUVERS: PAINTED ALUMINUM; INCLUDING, ONE 6'X 16'  
 LOUVER FOR EACH DWELLING UNIT WILL BE INCORPORATED INTO THE EXTERIOR.  
 FAÇADE DESIGN LOCATIONS ARE DEPENDANT ON THE FINAL DWELLING UNIT LAYOUT.



**NORTHWEST ELEVATION**  
**WESTERN AVENUE**



5 4 0 1 W E S T E R N A V E .

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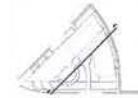
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STONEBRIDGE A7

0 20' 40' 60'



**SOUTHEAST ELEVATION  
FROM COURTYARD**



**NORTHEAST DEVELOPED ELEVATION  
FROM PEDESTRIAN PATH**



**5401 WESTERN AVE.**

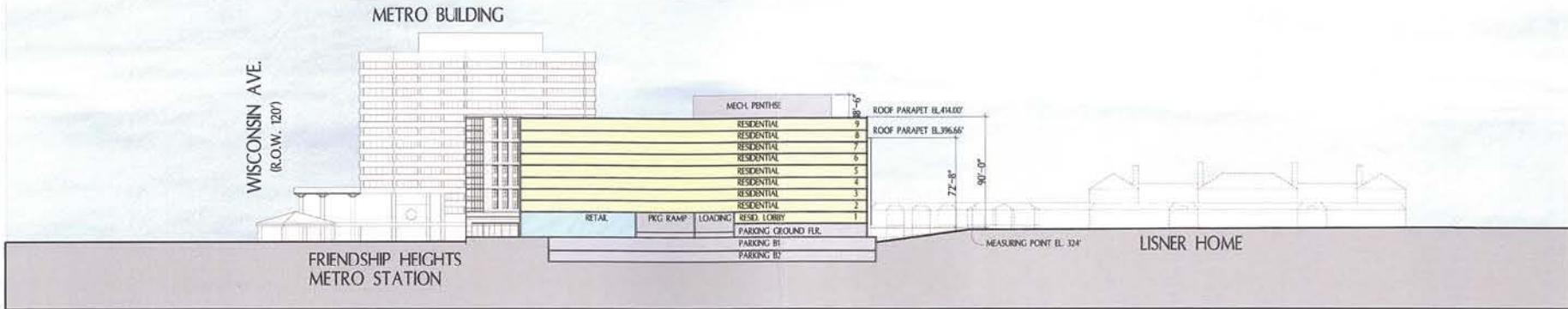
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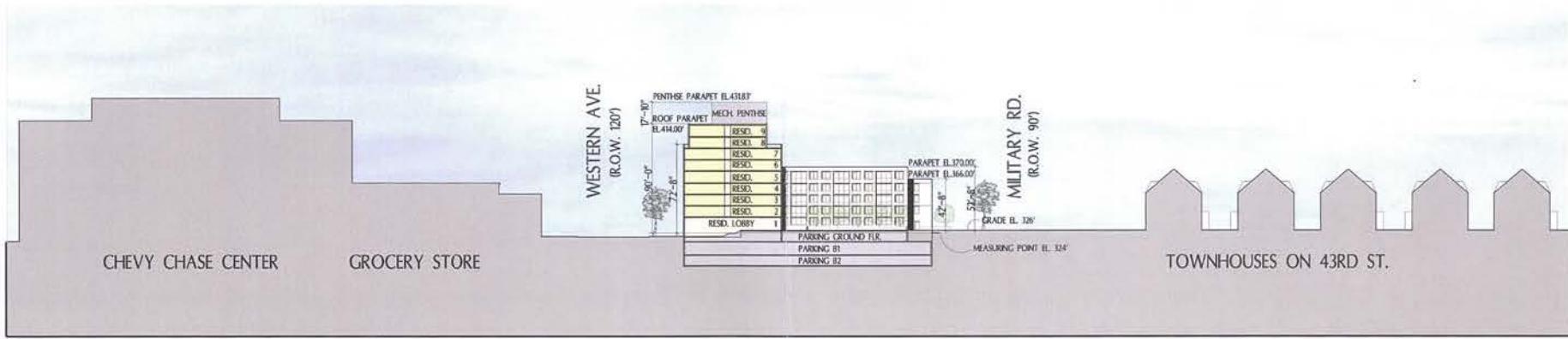
**STONEBRIDGE** | A8

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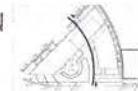
0 20' 40' 60'



LONGITUDINAL SECTION



TRANSVERSE SECTION



BUILDING AND CONTEXT SECTIONS

5 4 0 1 W E S T E R N A V E .

W A S H I N G T O N D C .

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STONEBRIDGE A9

0 30' 60' 90'