

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

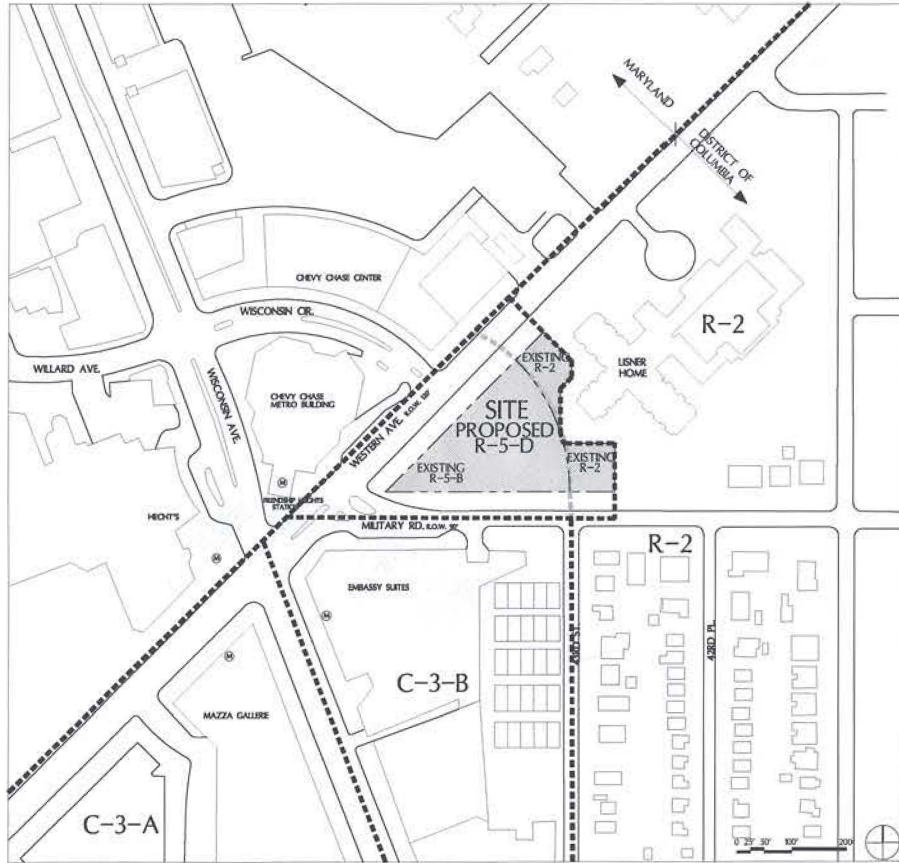
PREPARING SUBMISSION: AUGUST 29, 2002

Received
 D.C. OFFICE OF ZONING
 2002 AUG 19 PM 1:34

DRAWING INDEX		FILING REQUIREMENTS
		(DCMR 11)
NO.	TITLE	SECTION
---	COVER SHEET	---
01	DEVELOPMENT DATA	2406.01 (b) & (d)
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02	SITE PHOTOGRAPHS	---
03	SITE PHOTOGRAPHS	---
04	SITE PLAN	2406.02 (b) 2406.02 (c) 2406.02 (d)
05	SITE ORIENTATION PLAN	2406.02 (b)
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A2	FIRST LEVEL PLAN	2406.02 (b) & (c)
A3	PARKING LEVEL ONE AND PEG. LEVEL TWO FLOOR PLANS	2406.02 (b)
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A6	SOUTH AND NORTH-WEST ELEVATIONS	2406.02 (e)
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A8	TRANSVERSE AND LONGITUDINAL SECTIONS	2406.02 (f)

ZONING COMMISSION
 District of Columbia
 Case 02-17C
 Board 33-B

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 = 15,000 SF LOT 805 = 43,840 SF 58,840 SF

R-5-D PUD DEVELOPMENT STANDARDS & MATTER OF RIGHT GUIDELINES		PROVIDED
FAR: ¹	4.5	4.0
GROSS FLOOR AREA:	264,780 SF	RESIDENTIAL = 234,285 SF DAYCARE = 1,075 SF 235,360 SF
LOT OCCUPANCY:	75% MAXIMUM	46%
BUILDING HEIGHT:	90' MAXIMUM	90'
PENTHOUSE HEIGHT:	18.5' MAXIMUM	18.5'
PENTHOUSE AREA:	.37 FAR MAXIMUM = 21,771 SF	1,420 SF
REAR YARD: ²	DEPTH: 4 IN/FT OF BUILDING HEIGHT = 29'-4"	95'-5"
SIDE YARD: ³	DEPTH: 3 IN/FT OF BUILDING HEIGHT = 22'-6"	22'-6"
COURT WIDTH:	3 IN/FT OF HEIGHT OF COURT = 22'-0"	89'-10"
PARKING: ⁴	RESIDENTIAL = 1 FOR EA. 3 DU'S = 67 SPACES DAY CARE = 1 FOR EA. 4 TEACHERS = 4 SPACES	RESIDENTIAL = 220 SPACES DAYCARE = 4 SPACES 224 SPACES
LOADING: ⁵	RESIDENTIAL = 1 @ 55' = 1 @ 20'	RESIDENTIAL = 1 @ 55' = 1 @ 20'
	DAYCARE NO REQUIREMENT	

NOTES:

- GROSS FLOOR AREA:
A) GROSS FLOOR AREA = GROSS MEASURED AREA x .96; THIS FACTOR PROVIDES FOR A MECHANICAL SHAFT DEDUCTION.
B) GROSS FLOOR AREA DOES NOT INCLUDE: 1) BAYS PROJECTING 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 DAYCARE USE AT THE GROUND FLOOR = 3,000 SF. OF THIS TOTAL, 1,075 SF ARE INCLUDED IN THE GROSS FLOOR AREA.
D) GROSS FLOOR AREA AT THE GROUND FLOOR IS CALCULATED USING THE PERIMETER METHOD.
- 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 11.99.01, DEFINITION OF CORNER LOT).
- A SIDE YARD IS NOT REQUIRED IN THE R-5-D. BUT, IF A SIDE YARD IS PROVIDED, THE PRESCRIBED SETBACK APPLIES.
- PARKING:
RESIDENTIAL PARKING IS BASED ON AN ASSUMPTION THAT 200 DWELLING UNITS (DU'S) ARE PROVIDED IN THE DEVELOPMENT. WHILE A RANGE OF BETWEEN 185-215 DU'S IS REQUESTED, NO LESS THAN 11 SPACES PER DU'S WILL BE PROVIDED.
- FOR ANY USE THAT OCCUPIES 90% OR MORE OF THE GROSS 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)

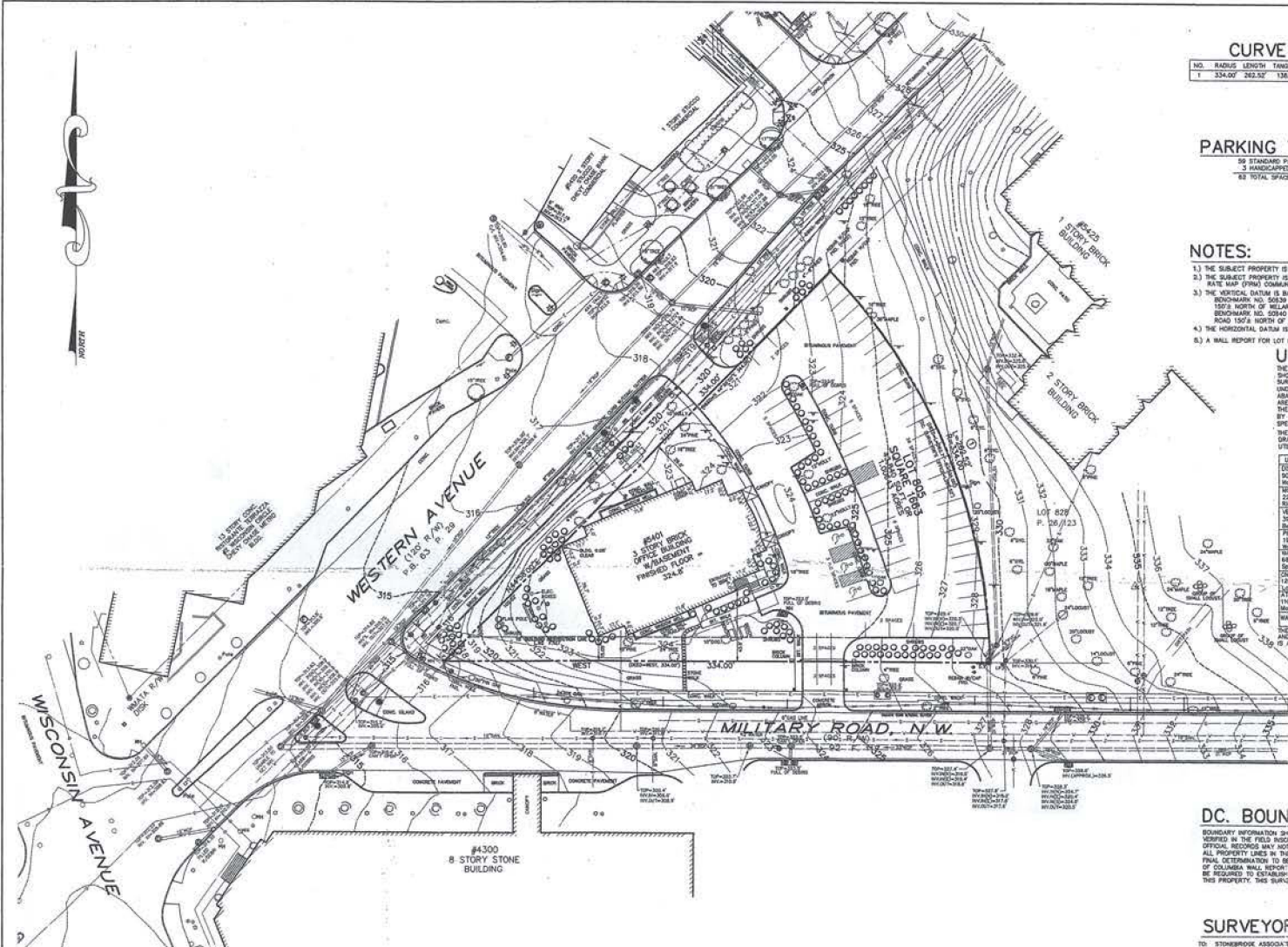
5401 WESTERN AVE.

WASHINGTON, D.C.

PRE-HEARING SUBMISSION: AUGUST 19, 2002.

STONEBRIDGE | D1

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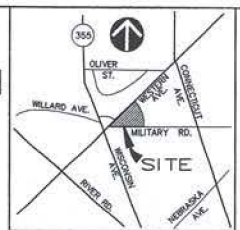


CURVE TABLE

NO.	RAJUS	LENGTH	TANGENT	CHORD BEARINGS	DISTANCE
1	334.00'	242.55'	136.46'	S 22 31'00" E	395.81'

PARKING TABULATION

30 STANDARD PARKING SPACES
3 HANDICAPPED PARKING SPACES
33 TOTAL SPACES



VIKA
 ENGINEERS & PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SURVEYORS
 1200 NEW YORK AVE., SUITE 200, WASHINGTON, DC 20004
 (202) 878-1400 ■ FAX (202) 694-2332
 GUNNERSVILLE, VA
 (804) 674-5100

NOTES:

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP VOLUME 8 AT PAGE 837 AND IS ZONED R-30.
- 2.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 11000 2010 & FOR WASHINGTON, D.C. EFFECTIVE NOVEMBER 15, 2005.
- 3.) THE VERTICAL DATUM IS BASED ON WASHINGTON SUBURBAN SANITARY COMMISSION BENCHMARKS AS FOLLOWS:
 BENCHMARK NO. 5058 - CUT IN SQUARE/ ELEVATION = 233.7
 BENCHMARK NO. 5059 - CUT IN SQUARE/ ELEVATION = 223.7
 ROAD 150' NORTH OF MILITARY RD. - ELEVATION = 223.2
 ROAD 150' NORTH OF MILITARY AVENUE - ELEVATION = 223.2
- 4.) THE HORIZONTAL DATUM IS BASED ON PLATS RECORDED IN THE OFFICE OF THE D.C. SURVEYOR.
- 5.) A WALL RECORD FOR LOT 805 WAS USED TO ESTABLISH THE BOUNDARY.

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE DERIVED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.

UTILITY COMPANY	PLAN # / SHEET #
DETRITIC CABLEVISION	NO REPLY AT THIS TIME
500 Michigan Avenue, NE Washington, DC 20002	
NO SERVICE IN THIS AREA	
NO PLANS OF THIS AREA	
PLANS 775F41, 775F42 & 775F41 PROVIDED	
NO SERVICE IN THIS AREA	
NO REPLY AT THIS TIME	
NO SERVICE IN THIS AREA	
NO SERVICE IN THIS AREA	
NO SERVICE IN THIS AREA	
NO SERVICE IN THIS AREA	
NO SERVICE IN THIS AREA	

TITLE REPORT NOTE

TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY
 DATE: JULY 3, 2001
 COMMITMENT NO. C70-0110

THE FOLLOWING ITEMS APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A MAP (ITEM 16) COVENANTS CONTAINED IN DEED RECORDED IN LIBER 9890 AND BRUNN DISPOSITION, SECTION AND/OR PLAT ATTACHED TO THIS PROPERTY. THIS SURVEY MUST BE PERFORMED BY A REGISTERED D.C. SURVEYOR.

DC. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND SURVEYED IN THE FIELD INsofar as POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY VARY SLIGHTLY FROM DIMENSIONS SHOWN ON THIS SURVEY. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE D.C. SURVEYOR. THE DISTRICT OF COLUMBIA WALL RECORD SURVEY OR A DISTRICT OF COLUMBIA MAIN SURVEY WILL BE REQUIRED TO ESTABLISH A WALL BOUNDARY FOR THIS PROPERTY. THIS SURVEY MUST BE PERFORMED BY A REGISTERED D.C. SURVEYOR.

SURVEYOR'S CERTIFICATION

TO: STORMBROKE ASSOCIATES, INC.
 CHICAGO TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7(A), 8, 9, 10, 13, 14, AND 15 OF TABLE A THEREOF. PURSUANT TO THE CERTIFICATION, UNDERSIGNEE FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGULAR DISTANCE AND CLOSURE REQUIREMENTS" FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

DATE: MAY 17, 2001
 DATE: *[Signature]*
 HARRY M. GILBERT
 PROPERTY LINE SURVEYOR
 LICENSE NO. 8451

ZONING NOTE:

ZONING INFORMATION SHOWN HEREON FOR R-30-ZONE WAS TAKEN FROM THE D.C. OFFICE OF ZONING (WWW.DC.ZONING.COM) ON 11/11/01.

MINIMUM LOT AREA = NONE PRESCRIBED
 FLOOR AREA RATIO = 1.5 (FAR)
 PERCENTAGE OF LOT OCCUPANCY = 60%
 SEE 1960 - NOT LISTED
 REAR YARD = NOT LISTED
 REQUIRED PARKING SPACES = 1 SPACE FOR EACH 300 SQ.FT. OF GROSS FLOOR AREA

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

LEGEND

— C — C —	CABLE TELEVISION CONDUIT	○	STORM DRAIN MANHOLE	○	TRAFFIC CONTROL BOX
— E —	ELECTRICAL CONDUIT	○	ELECTRICAL JUNCTION BOX	○	TRAFFIC SIGNAL POLE
— P —	PHONE CONDUIT	○	FIRE DEPARTMENT CONNECTION	○	TREE
— X —	NATURAL GAS CONDUIT	○	FIRE HYDRANT	○	CABLE TELEVISION PEDESTAL
— W —	OVERHEAD WIRES	○	GAS MANHOLE	○	UNMANNED UTILITY MANHOLE
— T —	TELEPHONE/COMMUNICATIONS CONDUIT	○	GUY POLE	○	WATER METER
— S —	PROPERTY LINES	○	GAS VALVE	○	WATER MANHOLE
— U —	PUBLIC UTILITIES EASEMENTS	○	WATER VALVE BOLLARD	○	WATER VALVE
— S —	SANITARY SEWER CONDUIT	○	SIGN POST	○	WATER VALVE
— W —	STORM DRAIN CONDUIT	○	SHRUBS	○	BOLLARD
— W —	WATER CONDUIT	○	CURB INLET	○	SANITARY MANHOLE
		○	CONCRETE	○	
		○	CURB AND GUTTER	○	
		○	BUILDING	○	
		○	STONE	○	
		○	ELECTRICAL TRANSFORMER	○	
		○	ASPHALT	○	
		○	CASEMENT	○	
		○	REINFORCED CONCRETE PIPE	○	
		○	CONCRETE PIPE	○	
		○	REINFORCED METAL PIPE	○	
		○	RESTRICTION LINE	○	
		○	RIGHT-OF-WAY	○	
		○	LOW PIPE FOUND	○	

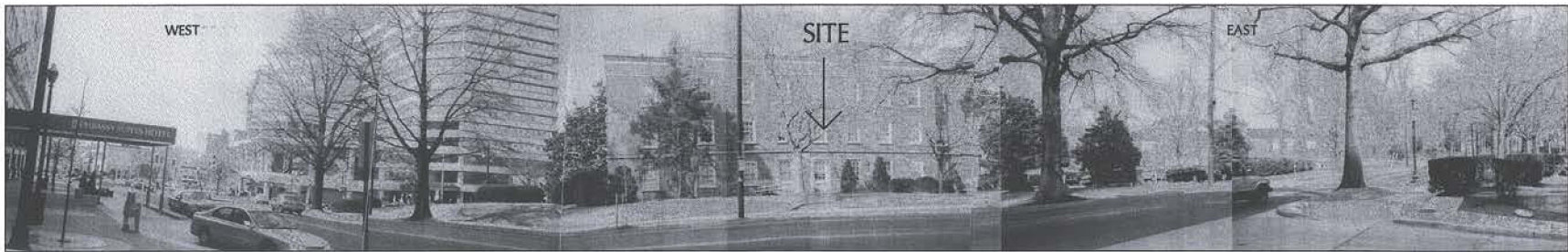
WASHINGTON CLINIC
 LOT 805
 SQUARE 1663

TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY

VIKA REVISIONS
 REV. 8/10/01
 ADD. OFF-SITE TOPD

UPDATED 9/23/01
 ADDED TITLE INFO

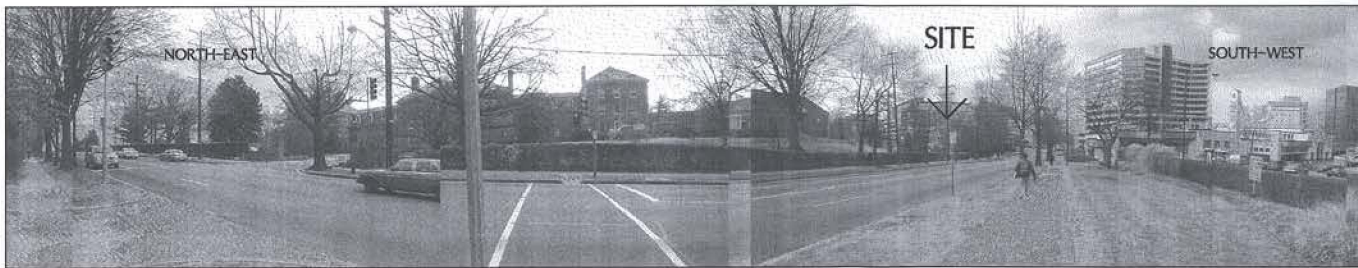
DATE: JULY 2001
 DES: HLJ
 SCALE: 1" = 50'
 PROJECT/FILE NO.: 5512
 SHEET NO.: 1 OF 1



1. VIEW OF THE SITE FROM MILITARY ROAD



2. VIEW OF THE SITE FROM WISCONSIN AVE.



3. VIEW OF THE SITE FROM WESTERN AVE.



KEY PLAN

5401 WESTERN AVE.

WASHINGTON, D.C.

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STONEBRIDGE | S2

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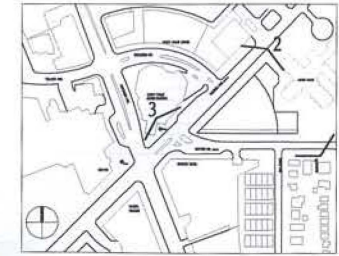
1. VIEW OF THE SITE LOOKING WEST



2. VIEW OF THE SITE LOOKING SOUTH-WEST



3. VIEW OF THE SITE LOOKING EAST



KEY PLAN

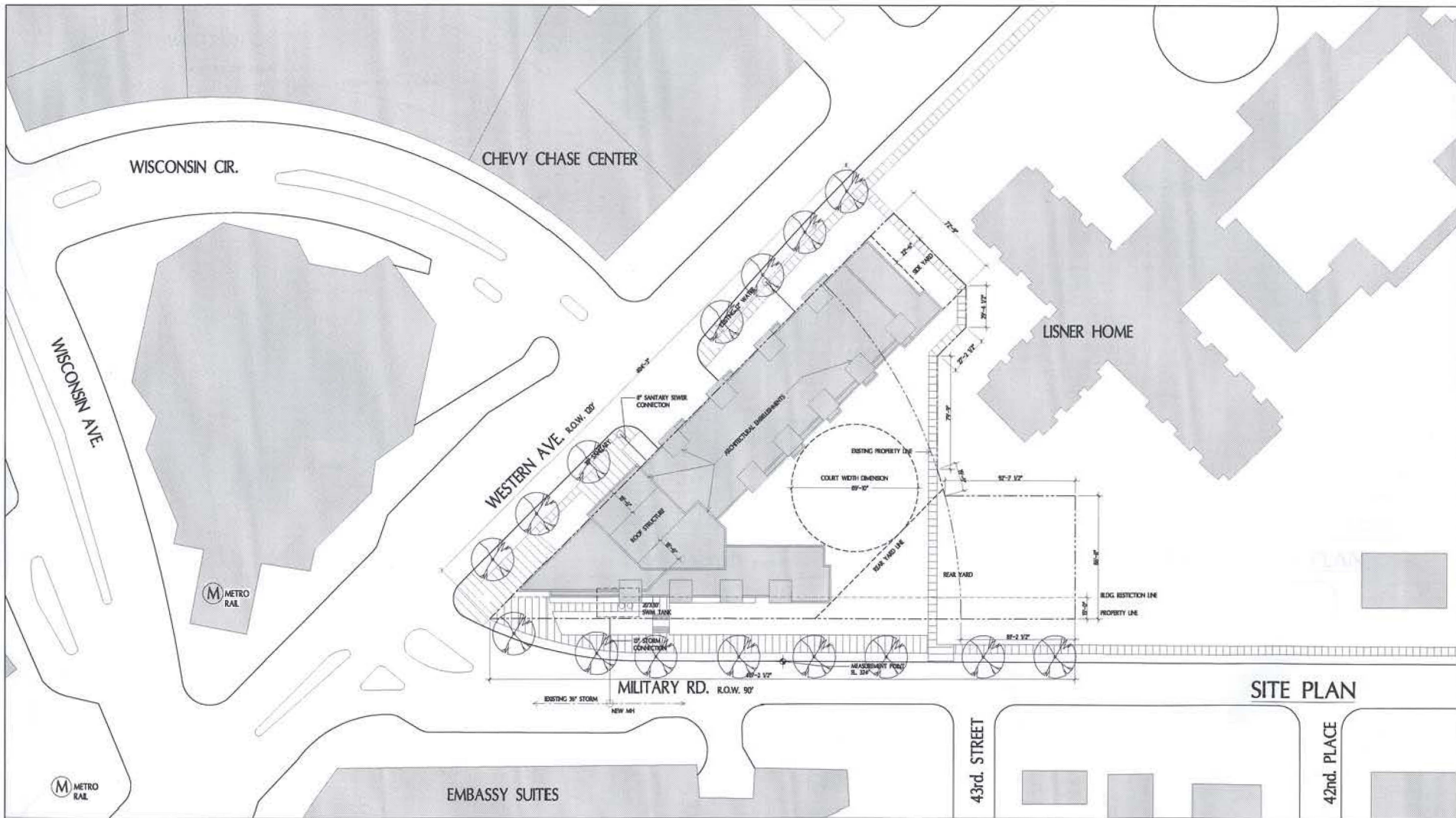
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STONEBRIDGE | S3

SHALOM BARANES ASSOCIATES



5401 WESTERN AVE.

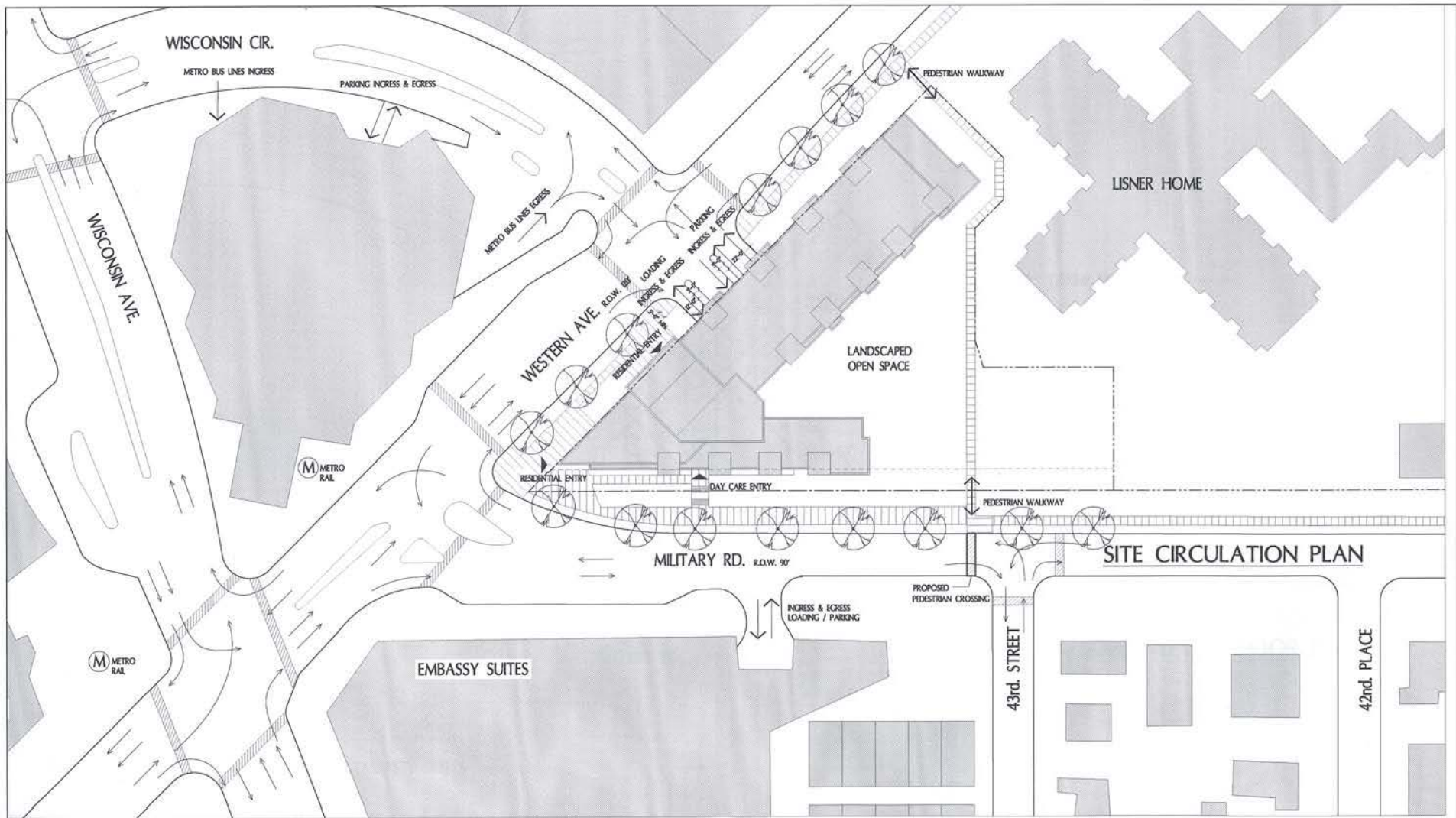
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STONEBRIDGE | S4

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NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.

5401 WESTERN AVE.

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STONEBRIDGE | S5

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CHEVY CHASE CENTER

WISCONSIN CIR.

LISNER HOME

WISCONSIN AVE.

WESTERN AVE.

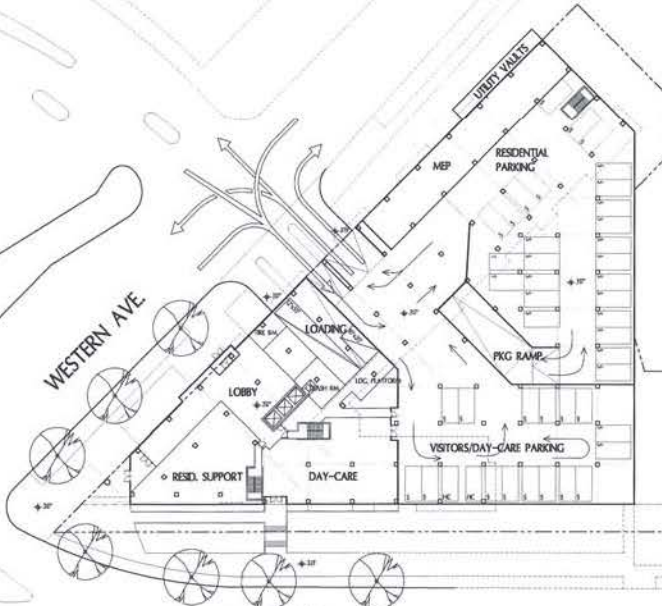
MILITARY RD.

EMBASSY SUITES

LOBBY LEVEL FLOOR PLAN

43rd STREET

42nd PLACE



NOTES:

- 1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
- 2. REFER SHEET A3 FOR PARKING SPACE COMPIATION
- 3. REFER SHEET A5 FOR BUILDING DIMENSIONS

5401 WESTERN AVE.

STONEBRIDGE | A1

WASHINGTON, D.C.

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CHEVY CHASE CENTER

WISCONSIN CIR.

WISCONSIN AVE.

LISNER HOME

WESTERN AVE. R.O.W. 180'

OPEN TO LOADING

RESIDENTIAL

LANDSCAPED OPEN SPACE
± 30'



MILITARY RD. R.O.W. 90'

FIRST LEVEL FLOOR PLAN



EMBASSY SUITES

43rd. STREET

42nd. PLACE

NOTES:

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- 2. REFER SHEET A5 FOR BUILDING DIMENSION

5401 WESTERN AVE.

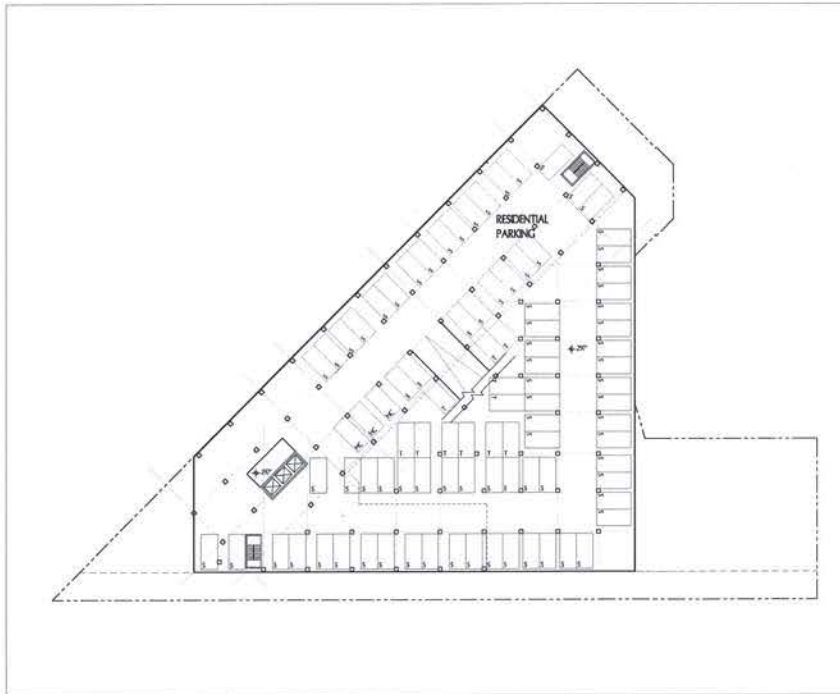
STONEBRIDGE | A2

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PARKING LEVEL TWO FLOOR PLAN



PARKING LEVEL ONE FLOOR PLAN

PROVIDED PARKING:	
RESIDENTIAL @ 11 SPACE PER DWELLING UNIT =	220 SPACES
DAYCARE @ 1 SPACE FOR EA 4 TEACHERS =	4 SPACES
TOTAL =	224 SPACES

LEVEL	HANDICAP 12' X 19' (H)	STANDARD 9' X 19' (S)	STACKED 9' X 19' (T)	TOTAL
GROUND	2	40	2	44
P1	3	75	8	86
P2	3	80	11	94
TOTAL	8	195	21	224

NOTES:

1. FOR THE PURPOSES OF THESE PLANS, IT IS ASSUMED THAT PARKING IS PROVIDED FOR 200 DWELLING UNITS AT A RATIO OF 11 SPACES PER DWELLING UNIT.
WHILE THIS APPLICATION SEEKS THE FLEXIBILITY TO PROVIDE BETWEEN 185-215 DWELLING UNITS, A MINIMUM OF 11 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. 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 ALSES WILL BE 20' MIN. IN AREAS DESCRIBED IN DCMR IL 217.5.

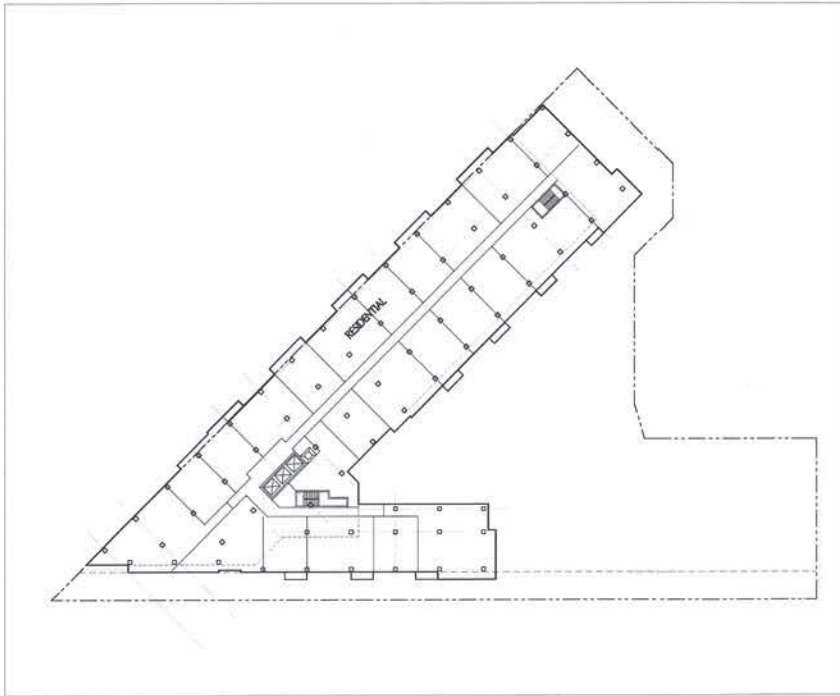
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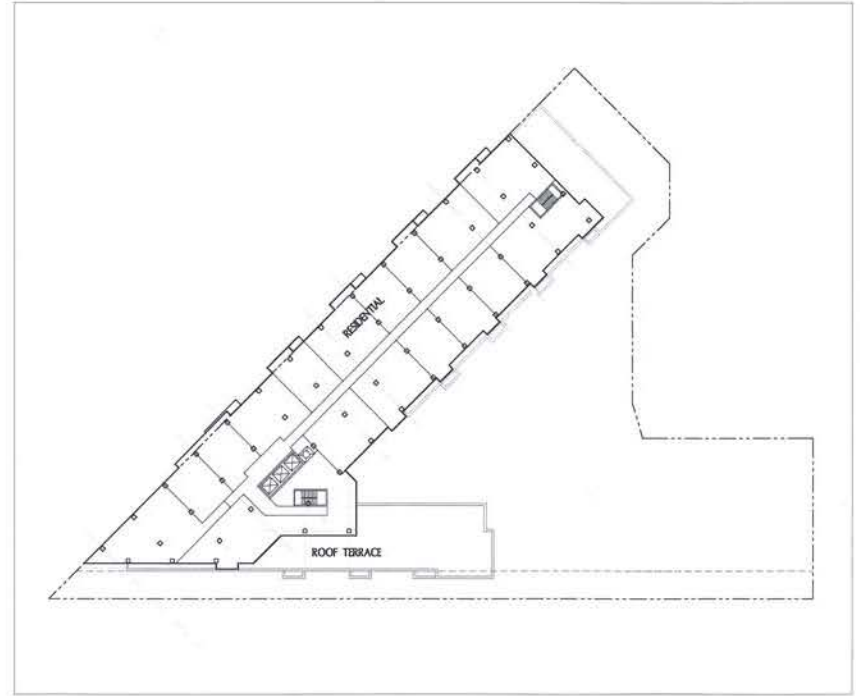
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STONEBRIDGE | A3
SHALOM BARANES ASSOCIATES





SECOND TO SEVENTH LEVEL FLOOR PLAN



EIGHTH LEVEL FLOOR PLAN

NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. REFER SHEET A5 FOR BUILDING DIMENSIONS

5401 WESTERN AVE.

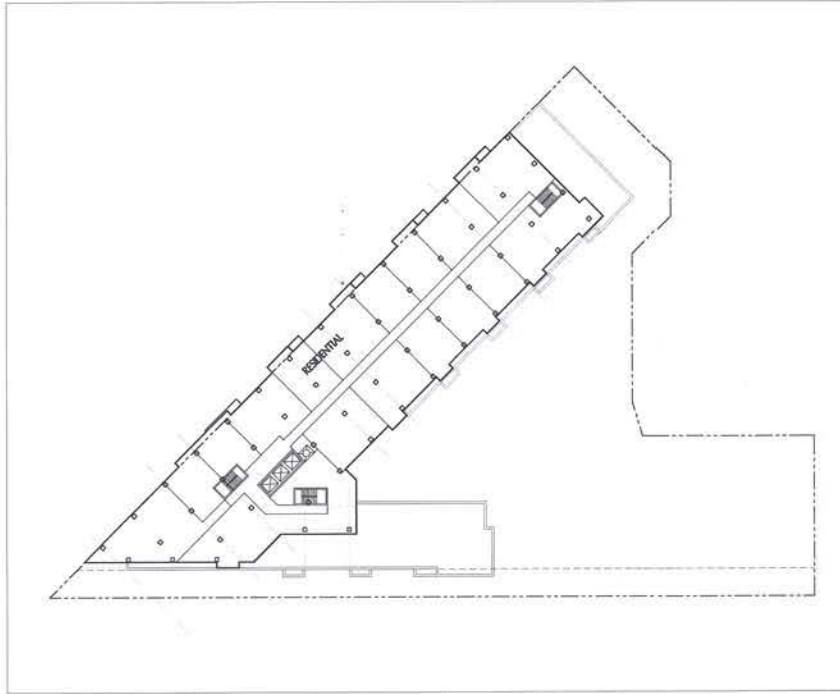
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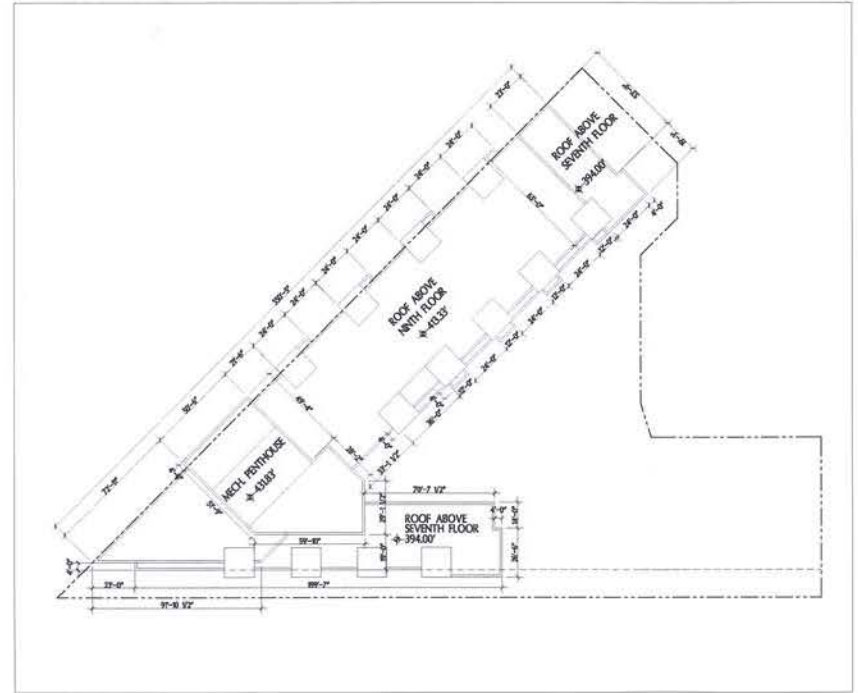
STONEBRIDGE | A4

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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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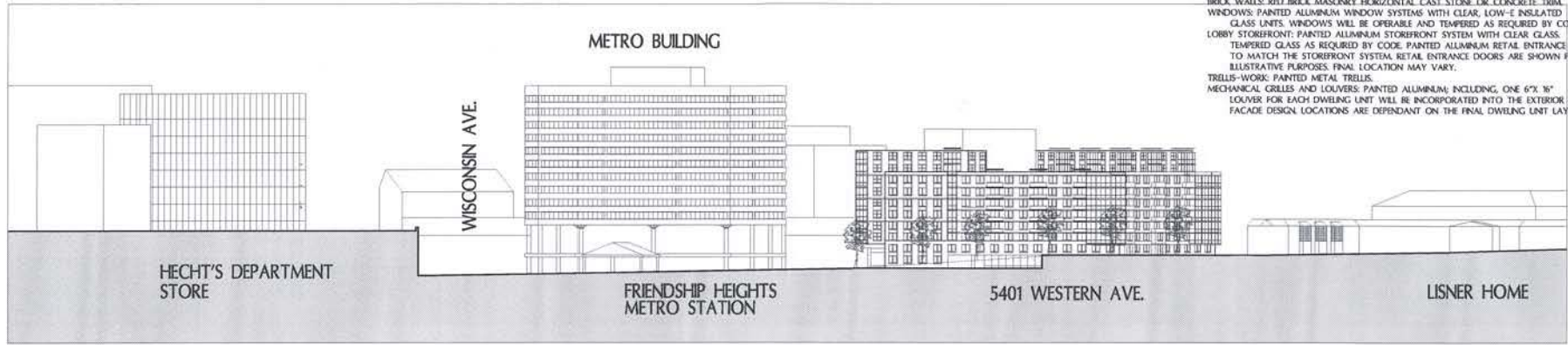
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STONEBRIDGE | A5

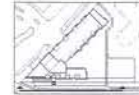
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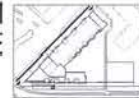
SCHEMATIC EXTERIOR FACADE MATERIALS:
 BRICK WALLS: RED BRICK MASONRY HORIZONTAL CAST STONE OR CONCRETE TRIM
 WINDOWS: PAINTED ALUMINUM WINDOW SYSTEMS WITH CLEAR, LOW-E INSULATED
 GLASS UNITS. WINDOWS WILL BE OPERABLE AND TEMPERED AS REQUIRED BY CODE.
 LOBBY STOREFRONT: PAINTED ALUMINUM STOREFRONT SYSTEM 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 DWELING UNIT WILL BE INCORPORATED INTO THE EXTERIOR
 FACADE DESIGN. LOCATIONS ARE DEPENDANT ON THE FINAL DWELING LINT LAYOUT.



**SOUTH ELEVATION
 MILITARY ROAD**



**NORTHWEST ELEVATION
 WESTERN AVENUE**



5401 WESTERN AVE.

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

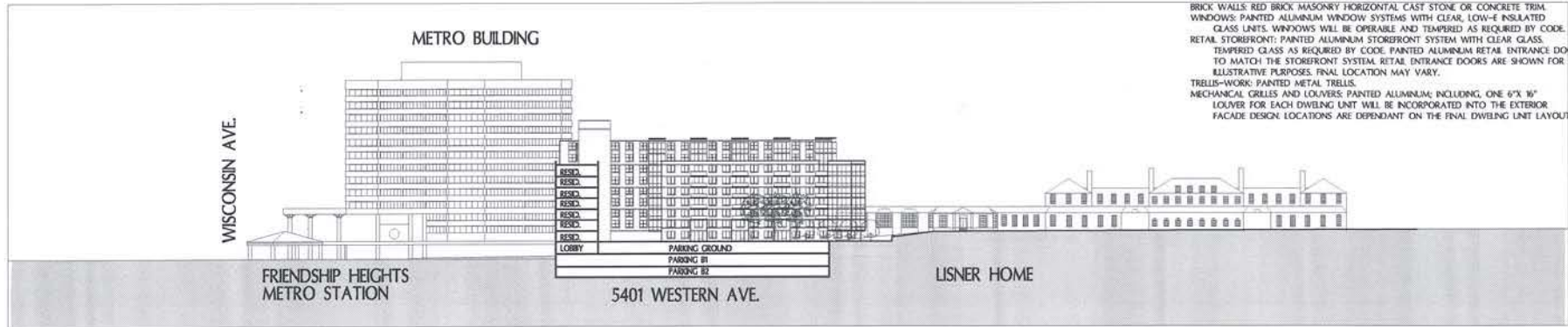
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STONEBRIDGE | A6

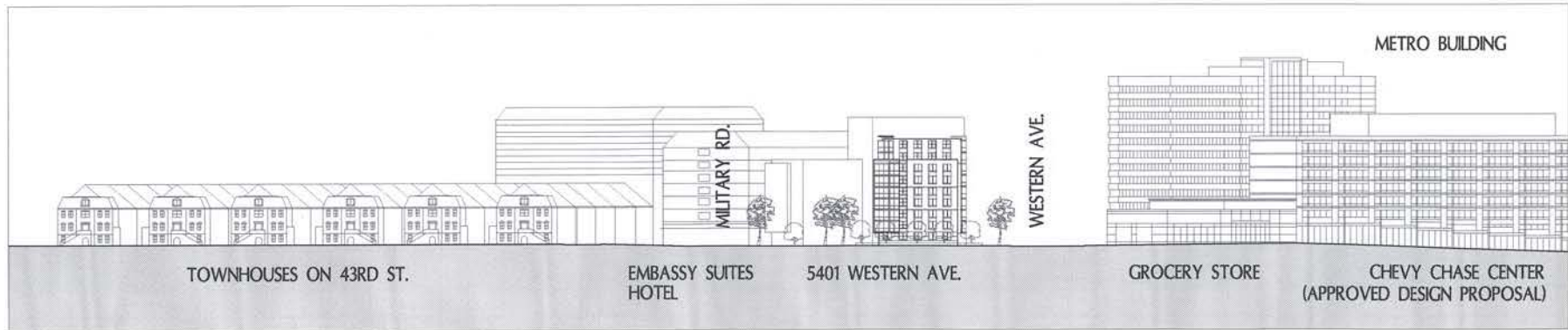
SHALOM BARANES ASSOCIATES



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 FACADE DESIGN. LOCATIONS ARE DEPENDANT ON THE FINAL DWELING UNIT LAYOUT.



**SOUTHEAST ELEVATION
 FROM COURTYARD**



**NORTHEAST ELEVATION
 FROM PEDESTRIAN PATH**



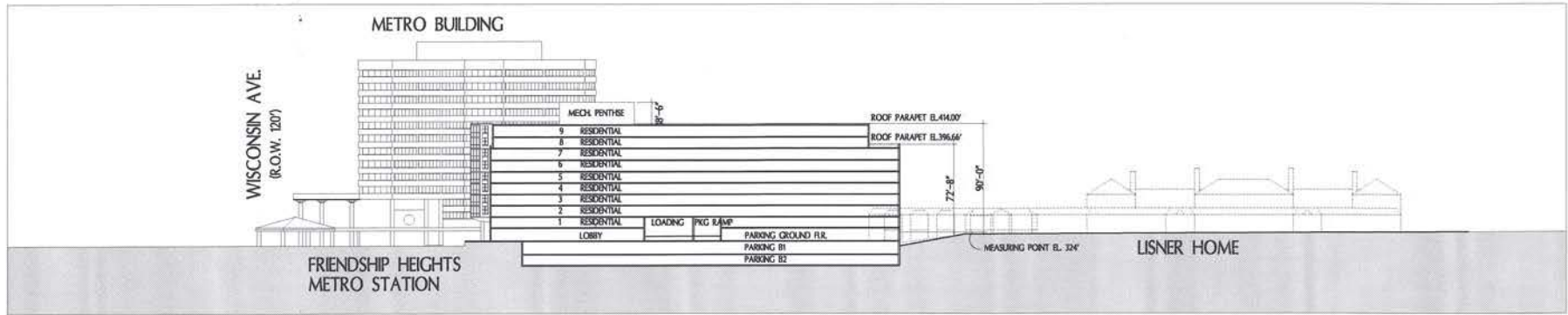
5401 WESTERN AVE.

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

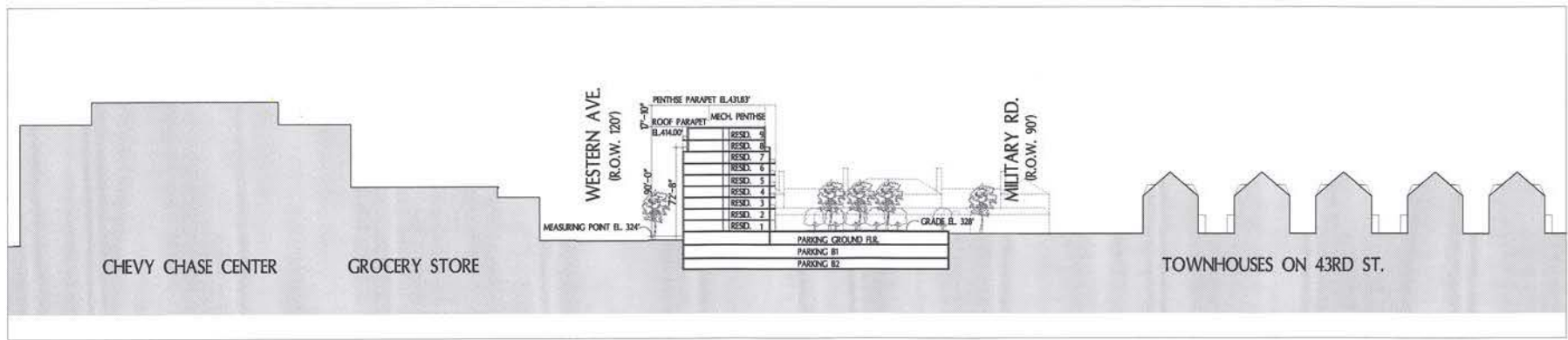
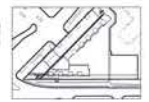
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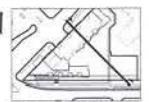




LONGITUDINAL SECTION



TRANSVERSE SECTION



BUILDING AND CONTEXT SECTIONS

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