

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

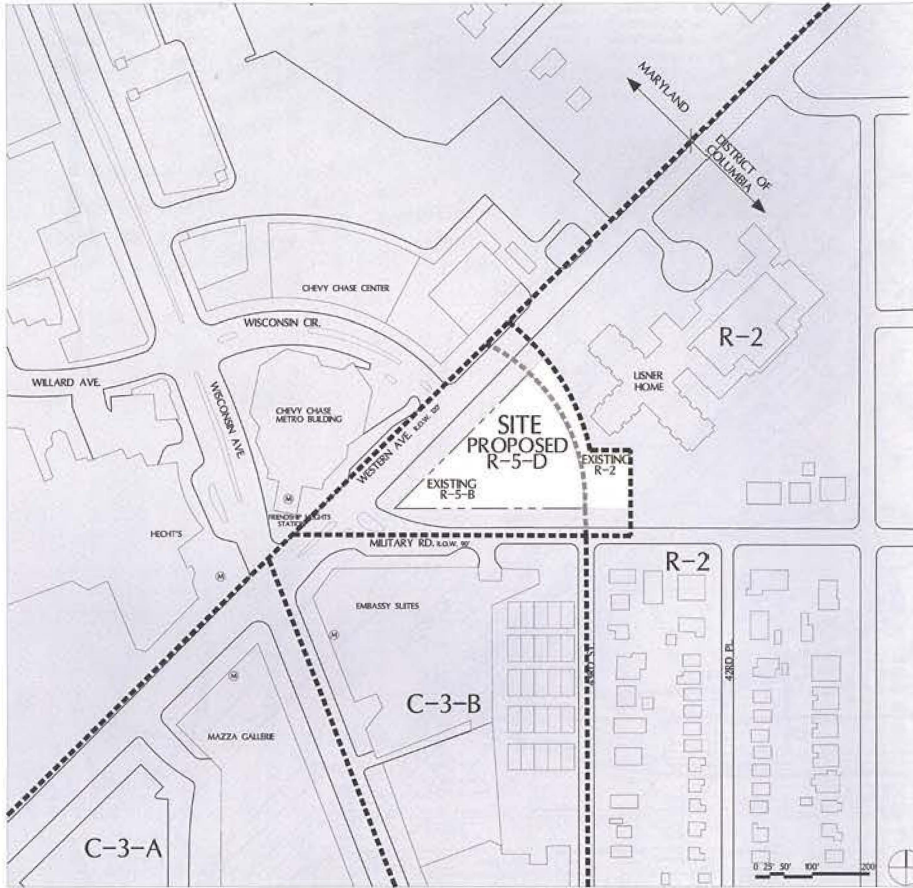
SUBMISSION DATE: MARCH 22, 2002

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DRAWING INDEX		FILING REQUIREMENTS (DCMR 11)
NO.	TITLE	SECTION
---	COVER SHEET	---
D1	DEVELOPMENT DATA	2406.11 (b) & (e)
S1	SITE SURVEY	2406.11 (e)
S2	SITE PHOTOGRAPHS	---
S3	SITE PHOTOGRAPHS	---
S4	SITE PLAN	2406.11 (b) 2406.12 (c)
S5	SITE CIRCULATION PLAN	2406.11 (e) 2406.12 (f)
M1	MODEL PHOTOGRAPHS	---
L1	LANDSCAPE PLAN	2406.11 (b) 2406.12 (d)
A1	RETAIL LEVEL PLAN	2406.12 (e) & (f)
A2	FIRST LEVEL PLAN	2406.12 (e) & (f)
A3	PARKING LEVEL ONE AND PKG. LEVEL TWO FLOOR PLANS	2406.11 (e) 2406.12 (e) & (f)
A4	SECOND TO FOURTH AND FIFTH FLOOR PLANS	2406.12 (e)
A5	SIXTH AND SEVENTH FLOOR PLANS	2406.12 (e)
A6	EIGHTH, NINTH AND ROOF FLOOR PLANS	2406.11 (b) 2406.12 (e) & (f)
A7	SOUTH AND NORTH-WEST ELEVATIONS	2406.12 (e)
A8	SOUTH-EAST AND NORTH-EAST ELEVATIONS	2406.12 (e)
A9	TRANSVERSE AND LONGITUDINAL SECTIONS	2406.12 (e)

ZONING COMMISSION
 District of Columbia
 CASE NO. 02-17
 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 <hr/> 58,220 SF

R-5-D PUD DEVELOPMENT STANDARDS & MATTER OF RIGHT GUIDELINES		PROVIDED
FAR: ¹	4.5	4.03
GROSS FLOOR AREA:	261,990 SF	RESIDENTIAL = 232,000 SF RETAIL = 2,000 SF <hr/> 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: ²	DEPTH: 4 IN/FT OF BUILDING HEIGHT = 29'-4"	75'-0" MINIMUM
SIDE YARD: ³	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: ⁴	RESIDENTIAL = 1 FOR EA. 3 DU'S = 67 SPACES	RESIDENTIAL = 200 SPACES RETAIL = 18 SPACES <hr/> 218 SPACES
LOADING: ⁵	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 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 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 11.199.0), 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 (DU'S) ARE PROVIDED IN THE DEVELOPMENT. WHILE A RANGE OF BETWEEN 200 - 225 DU'S IS REQUESTED, NO LESS THAN 1 SPACE PER DU'S 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 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, 22012)

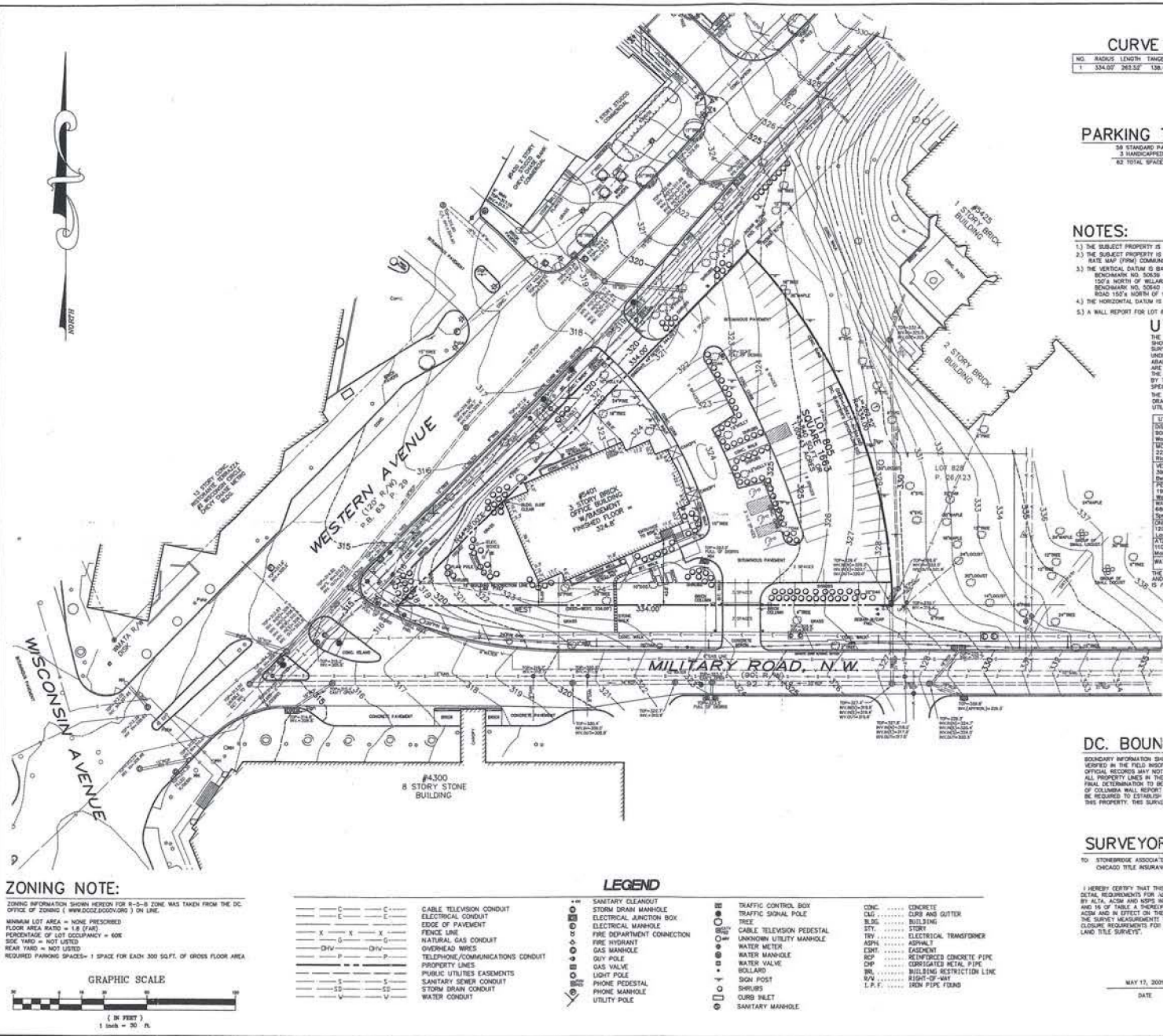
5401 WESTERN AVE.

WASHINGTON, D.C.

PUD SUBMISSION DATE: MARCH 22, 2002

STONEBRIDGE | D1

SHALOM BARANES ASSOCIATES



CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DISTANCE
1	334.00'	263.52'	136.44'	8 22 37.00"	355.81'	

PARKING TABULATION

39 STANDARD PARKING SPACES
3 HANDICAPPED PARKING SPACES
82 TOTAL SPACES



VICINITY MAP
SCALE: 1" = 3000'

NOTES:

- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP VOLUME 8 AT PAGE 837 AND IS ZONED R-3B.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 11002 5010 B FOR WASHINGTON, D.C. DATED NOVEMBER 15, 1995.
- THE VERTICAL DATUM IS BASED ON WASHINGTON SUBURBAN SANITARY COMMISSION BENCHMARKS AS FOLLOWS:
BENCHMARK NO. 5005 "1" CUT IN SOUTHWEST CORNER OF CONCRETE BRIDGE ON EAST SIDE OF RIVER ROAD, 100' NORTH OF WILBARD AVE. ELEVATION= 223.79
BENCHMARK NO. 5006 "2" CUT IN CENTERLINE OF CONCRETE WALL AT END OF BRIDGE, WEST SIDE OF RIVER ROAD 150' NORTH OF WILBARD AVENUE. ELEVATION= 223.82
- THE HORIZONTAL DATUM IS BASED ON PLATS RECORDED IN THE OFFICE OF THE DC SURVEYOR.
- A WALL REPORT FOR LOT 828 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 COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED 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 DRAWINGS.

THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS LISTED BELOW AND SPECIFIC DRAWING SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED:

UTILITY COMPANY	PLAN # / SHEET #
SUBJECT CABLE VISION 700 Madison Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
NO WORKSHEET	NO SERVICE IN THIS AREA
2200 Lakeside Road Tomball, TX 77058	NO PLANS OF THIS AREA
VERIZON 3801 Colleton Blvd., 3rd Floor Bethesda, MD 20770	NO PLANS OF THIS AREA
PEPCO 1800 Pennsylvania Ave. Washington, DC 20006	PLANS 779F41, 779F45 & 779F41 PROVIDED
RECHARTON 543700 6815 Inglewood Road Springfield, VA 22151	MAP NO. K-011-NW PROVIDED
DC POWER COMMUNICATIONS 121 G. Merritt Lane Lynch, VA 22702	NO REPLY AT THIS TIME
AT&T 1725 Fingboard Road Martinez, MD 21770	NO SERVICE IN THIS AREA
WATER & SEWER-DC PUBLIC WORKS DWM NO. PD-23-24W & PD-25-26-W	NO REPLY AT THIS TIME

TITLE REPORT NOTE

TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY
DATE: JULY 3, 2001
COMMITMENT NO. CTC-0115
THE FOLLOWING ITEMS APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, SKETCH AND/OR PLAT ATTACHED:
(ITEM 10) COVENANTS CONTAINED IN DEED RECORDED IN LIBER 9930 AT FOLIO 58 AS INSTRUMENT NO. 1823 AND AS MODIFIED BY AGREEMENT RECORDED IN LIBER 10036 AT FOLIO 614.

DC. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD FOR FOUR CORNERS. THEREFORE, THE OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR, D.C. A DISTRICT OF COLUMBIA WALL REPORT FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS WILL BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND COMPENSATION FOR THIS PROPERTY. THIS SURVEY MUST BE PERFORMED BY A REGISTERED D.C. SURVEYOR.

SURVEYOR'S CERTIFICATION

TO: STONEBRIDGE ASSOCIATES, INC.
CHICAGO TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SURVEY IS MADE (1) IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, "IDENTITY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS" IN 1993, AND REVISED EDITION 2, 19, 18, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, AND IS OF THE TYPE THEREBY PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION. UNDERGROUND UTILITIES IDENTIFIED IN THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE, AND COLLIMATION REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

MAY 12, 2001

DATE
HARRY J. [Signature]
SURVEYOR
MARKING NO. 824



ZONING NOTE:

ZONING INFORMATION SHOWN HEREON FOR R-3-B ZONE, WAS TAKEN FROM THE DC OFFICE OF ZONING (WWW.DC.ZONING.DIGS) ON LINE.
MINIMUM LOT AREA = NONE, PRESCRIBED
FLOOR AREA RATIO = 1.8 (FAR)
PERCENTAGE OF LOT OCCUPANCY = 40%
SIDE YARD = NOT LISTED
REAR YARD = NOT LISTED
REQUIRED PARKING SPACES= 1 SPACE FOR EACH 300 SQ.FT. OF GROSS FLOOR AREA



LEGEND	
--- C --- C ---	CABLE TELEVISION CONDUIT
--- E --- E ---	ELECTRICAL CONDUIT
--- P --- P ---	EDGE OF PAVEMENT
--- F --- F ---	FENCE LINE
--- G --- G ---	NATURAL GAS CONDUIT
--- Div --- Div ---	OVERHEAD WIRES
--- T --- T ---	TELEPHONE/COMMUNICATIONS CONDUIT
---	PROPERTY LINES
---	PUBLIC UTILITIES EASEMENTS
---	SANITARY SEWER CONDUIT
---	STORM SEWER CONDUIT
---	WATER CONDUIT
--- S --- S ---	SANITARY CLEANOUT
--- E --- E ---	STORM DRAIN MANHOLE
--- J --- J ---	ELECTRICAL JUNCTION BOX
--- M --- M ---	ELECTRICAL MANHOLE
--- F --- F ---	FIRE DEPARTMENT CONNECTION
--- H --- H ---	FIRE HYDRANT
--- G --- G ---	GAS MANHOLE
--- V --- V ---	GUY POLE
---	GAS VALVE
---	LIGHT POLE
---	PHONE PEDESTAL
---	STORM DRAIN MANHOLE
---	UTILITY POLE
---	TRAFFIC CONTROL BOX
---	TRAFFIC SIGNAL POLE
---	TREE
---	CABLE TELEVISION PEDESTAL
---	UNKNOWN UTILITY MANHOLE
---	WATER METER
---	WATER MANHOLE
---	WATER VALVE
---	BOLLARD
---	SIGN POST
---	SHEDS
---	CURB INLET
---	SANITARY MANHOLE
---	CONC. CONCRETE
---	DRY AND GUTTER
---	BUILDING
---	STREET
---	ELECTRICAL TRANSFORMER
---	ASPH. ASPHALT
---	EASEMENT
---	REINFORCED CONCRETE PIPE
---	CONCRETE METAL PIPE
---	BUILDING RESTRICTION LINE
---	RIGHT-OF-WAY
---	IRON PIPE FOUND

VIA
ENGINEERS & PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES
20201 COLONY WALKWAY - 3RD FLOOR • WASHINGTON, MARYLAND 20044
CONTACT: (301) 583-1100 • FAX: (301) 583-1101 • WWW.VIA-VA.COM

WASHINGTON CLINIC
LOT 805
SQUARE 1663
WASHINGTON, D.C.

TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY

VIA REVISIONS
REV. 8/10/01
ADD. 097-97E TOPG
UPDATED 9/25/01
ADDED TITLE INFO

DATE: JULY 2001
DES: HJ, JH, JG
SCALE: 1" = 30'
PROJECT/FILE NO: 6512
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.

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 | S2

SHALOM BARANES ASSOCIATES



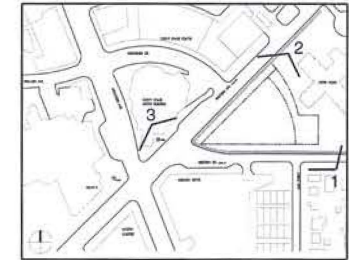
1. VIEW OF THE SITE LOOKING WEST



2. VIEW OF THE SITE LOOKING SOUTH-WEST



3. VIEW OF SITE LOOKING EAST



KEY PLAN

5401 WESTERN AVE.

WASHINGTON, D.C.

P/JD SUBMISSION DATE: MARCH 22, 2002

STONEBRIDGE | S3

SHALOM BARANES ASSOCIATES

CHEVY CHASE CENTER

WISCONSIN CIR.

WISCONSIN AVE.



WESTERN AVE. R.O.W. 100'

NOTICE OF ABANDON

8" SANITARY SEWER CONNECTION

8" SANITARY

8" STORM CONNECTION

8" STORM CONNECTION

8" STORM CONNECTION

8" STORM CONNECTION

8" STORM CONNECTION

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77'-6 1/2"

MILITARY RD. R.O.W. 90'

EXISTING 36" STORM

NEW 48"

419'-2 1/2"

207'-7"

LAY-BY MEASUREMENT POINT 6.32'

EXISTING 36" STORM

NEW 48"

419'-2 1/2"

207'-7"

LAY-BY MEASUREMENT POINT 6.32'

EXISTING 36" STORM

NEW 48"

SITE PLAN

43rd STREET

42nd PLACE

EMBASSY SUITES

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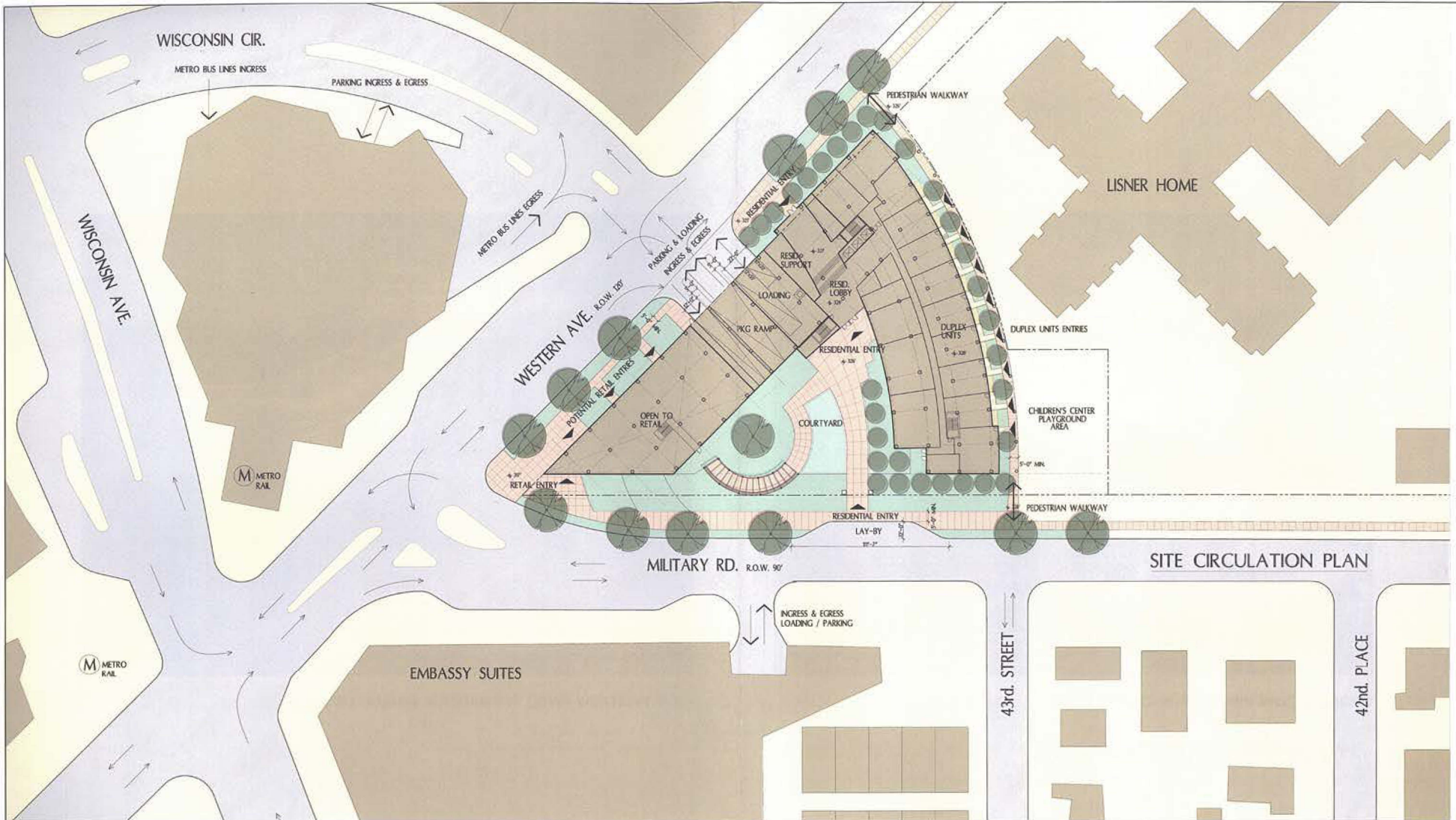
NOTES:

- 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

STONEBRIDGE | S4

SHALOM BARANES ASSOCIATES





SITE CIRCULATION PLAN

- NOTES:
1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
 2. REFER SHEET L1 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.

5401 WESTERN AVE.

WASHINGTON, D.C.

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STONEBRIDGE | S5
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VIEW LOOKING SOUTH-WEST DOWN WESTERN AVE.



VIEW LOOKING WEST DOWN MILITARY ROAD

MODEL PHOTOGRAPHS

5401 WESTERN AVE.

WASHINGTON, D.C.

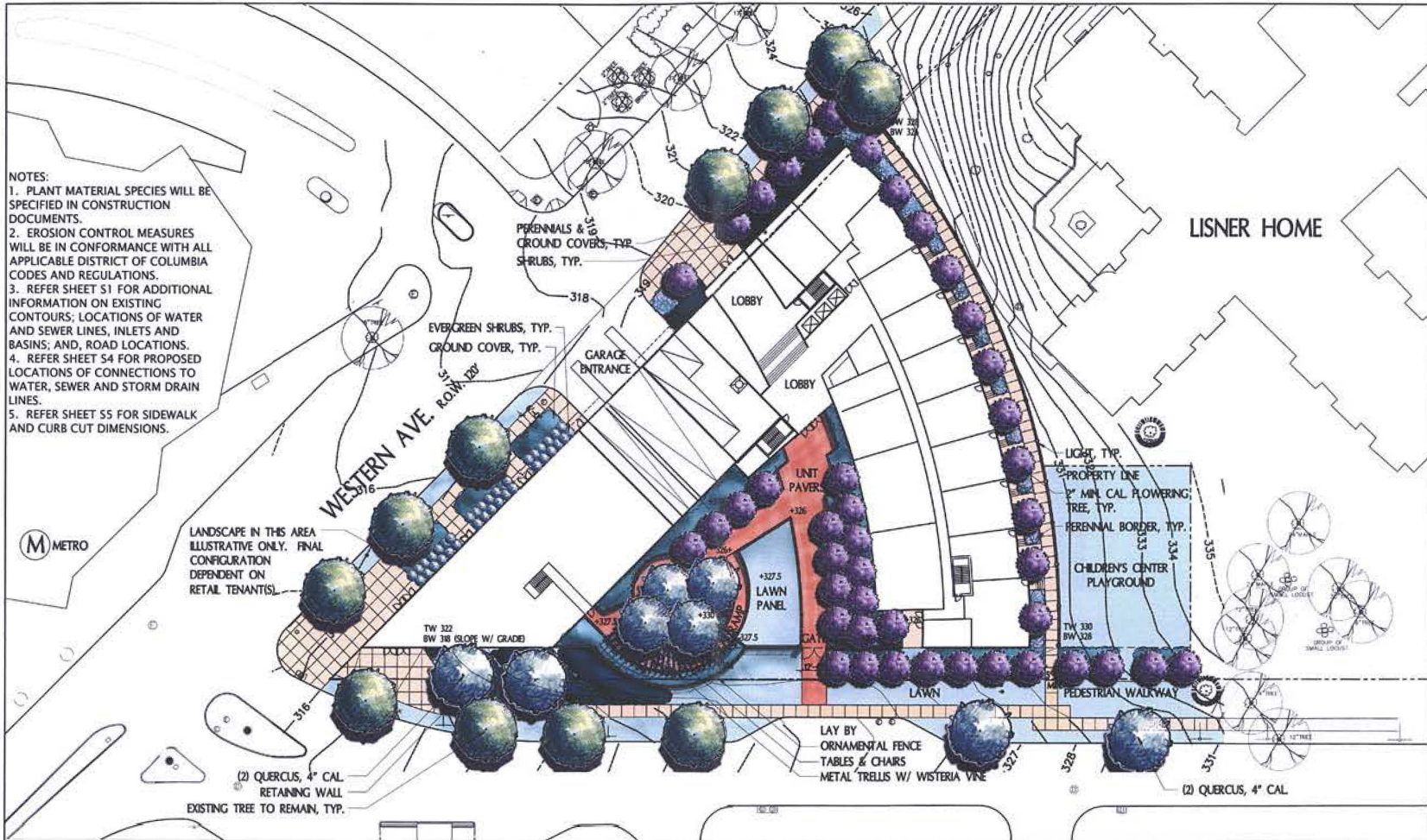
PLD SUBMISSION DATE: MARCH 22, 2002

STONEBRIDGE | M1

SHALOM BARANES ASSOCIATES

NOTES:

1. PLANT MATERIAL SPECIES WILL BE SPECIFIED IN CONSTRUCTION DOCUMENTS.
2. EROSION CONTROL MEASURES WILL BE IN CONFORMANCE WITH ALL APPLICABLE DISTRICT OF COLUMBIA CODES AND REGULATIONS.
3. REFER SHEET S1 FOR ADDITIONAL INFORMATION ON EXISTING CONTOURS; LOCATIONS OF WATER AND SEWER LINES, INLETS AND BASINS; AND, ROAD LOCATIONS.
4. REFER SHEET S4 FOR PROPOSED LOCATIONS OF CONNECTIONS TO WATER, SEWER AND STORM DRAIN LINES.
5. REFER SHEET S5 FOR SIDEWALK AND CURB CUT DIMENSIONS.



5401 WESTERN AVE.

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STONEBRIDGE | L1

SHALOM BARANES ASSOCIATES | EDWARDS



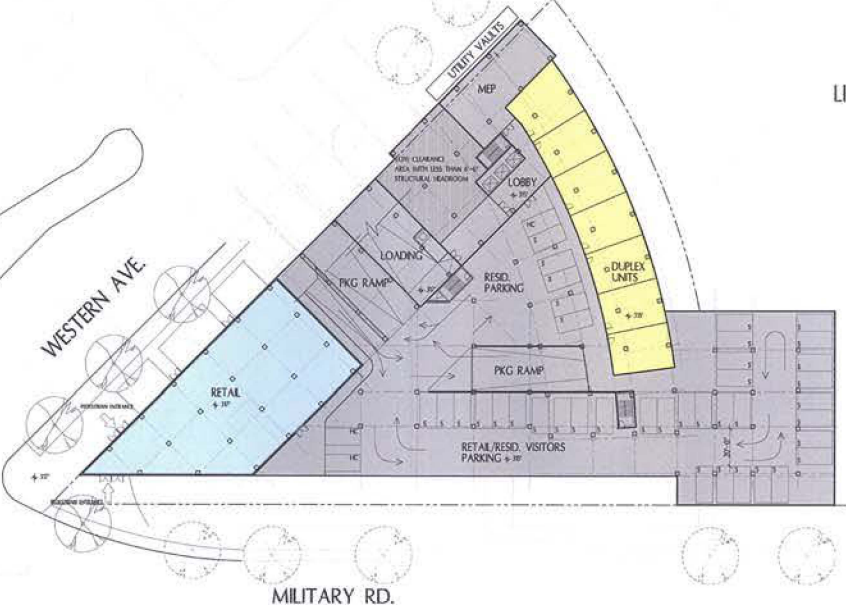
CHEVY CHASE CENTER

WISCONSIN CIR

WISCONSIN AVE

LISNER HOME

WESTERN AVE



MILITARY RD.

RETAIL LEVEL FLOOR PLAN



EMBASSY SUITES

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 COMPILATION
3. REFER SHEET A6 FOR BUILDING DIMENSIONS

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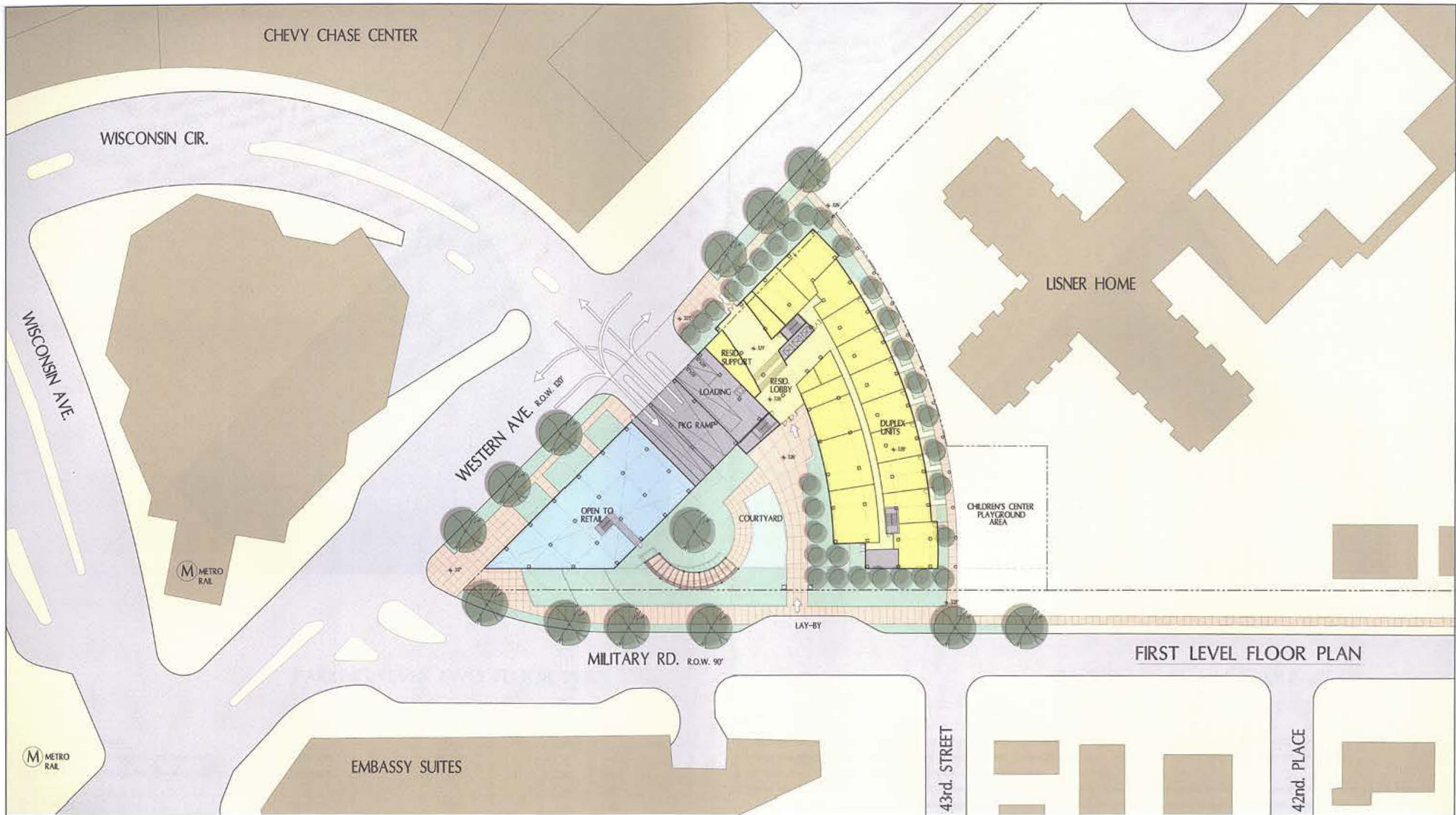
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STONEBRIDGE | A1

SHALOM BARANES ASSOCIATES





- 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.

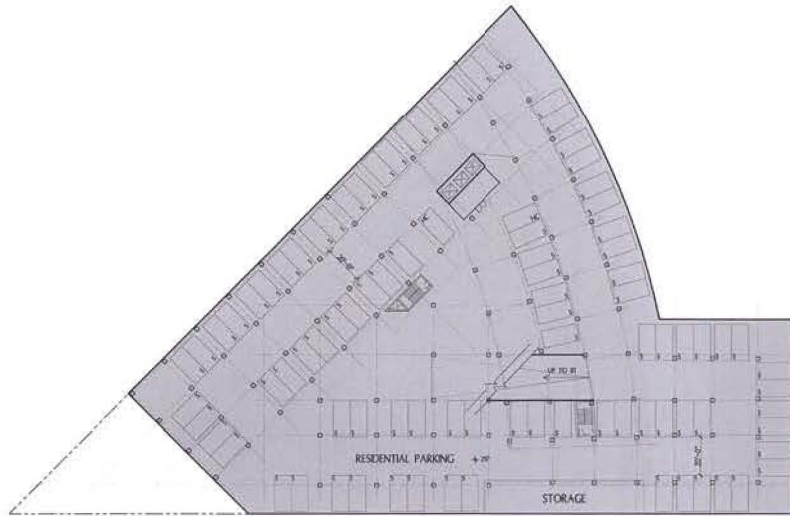
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W A S H I N G T O N , D C .

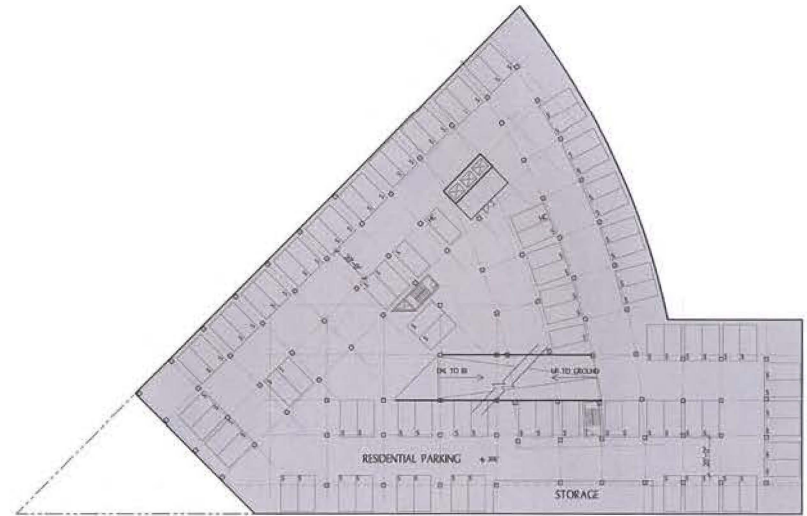
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STONEBRIDGE | A2
SHALOM BARANES ASSOCIATES





PARKING LEVEL TWO FLOOR PLAN



PARKING LEVEL ONE 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' (5)	TOTAL
GROUND	3	37	40
P1	2	86	90
P2	2	88	92
TOTAL	7	211	218

NOTES:

- 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.
- INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
- 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.
- 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.
- A MINIMUM OF 5% OF THE PARKING SPACES WILL HAVE A MINIMUM VERTICAL CLEARANCE OF 7'-2".
- DRIVE AISLES WILL BE 20' MIN. IN AREAS DESCRIBED IN DCAM, II, 2107.5.

5401 WESTERN AVE.

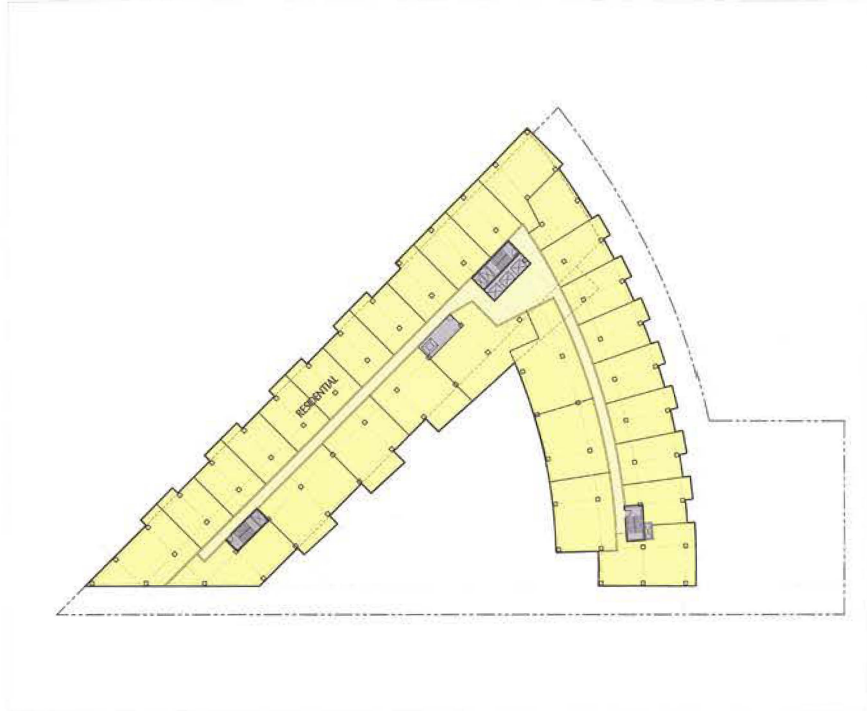
WASHINGTON, D.C.

PLD SUBMISSION DATE: MARCH 22, 2002

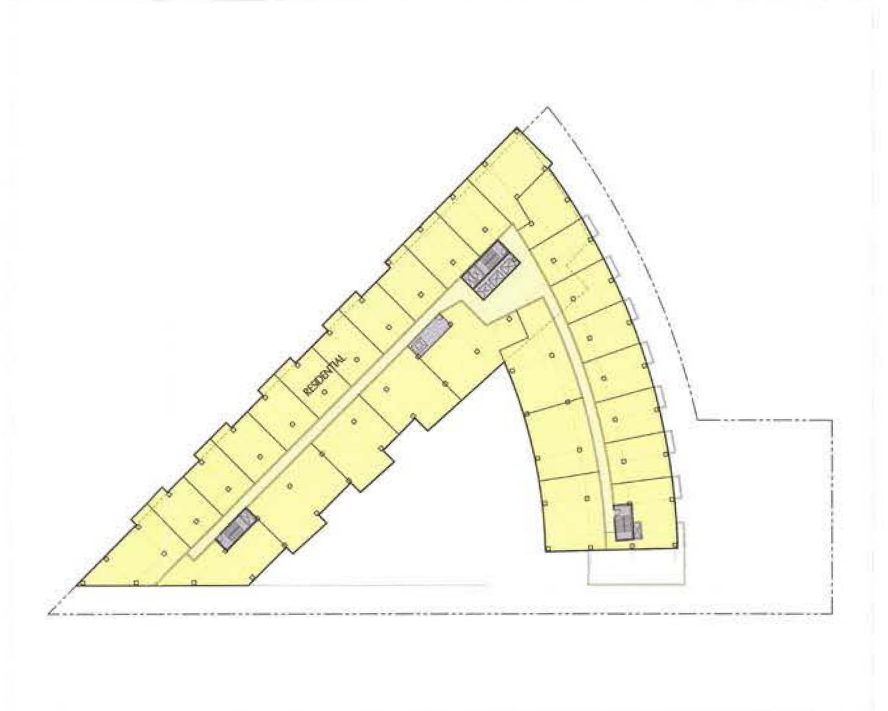
STONEBRIDGE | A3

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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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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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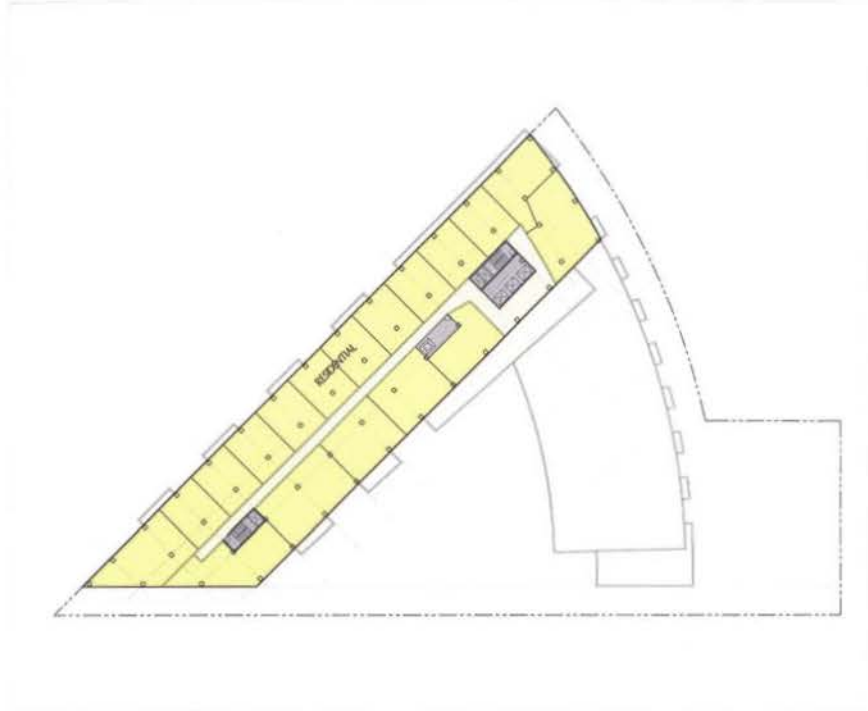
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PLD SUBMISSION DATE: MARCH 22, 2002

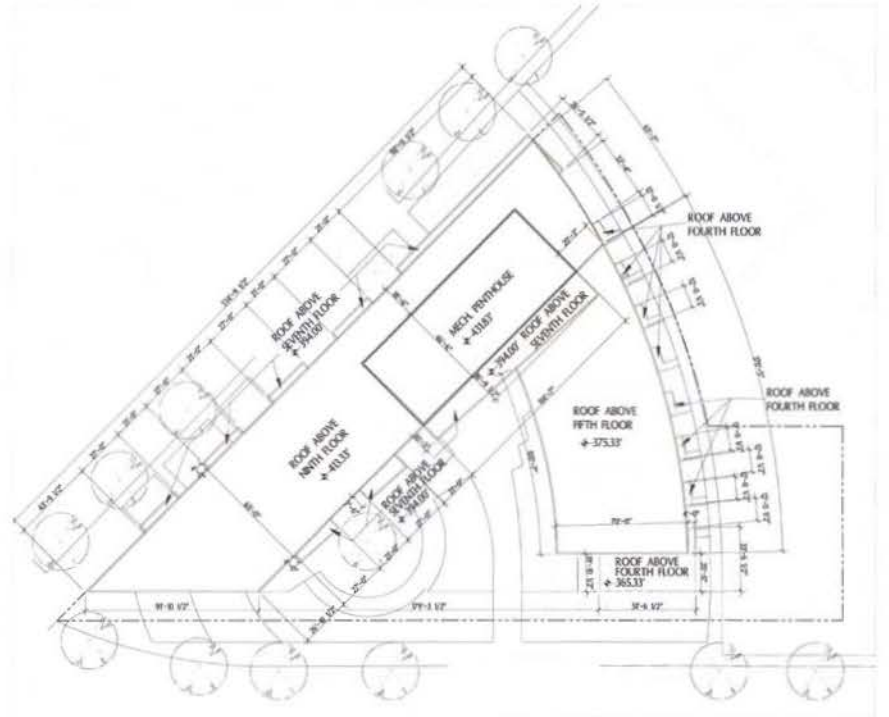
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EIGHT AND NINTH LEVEL FLOOR PLAN



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.

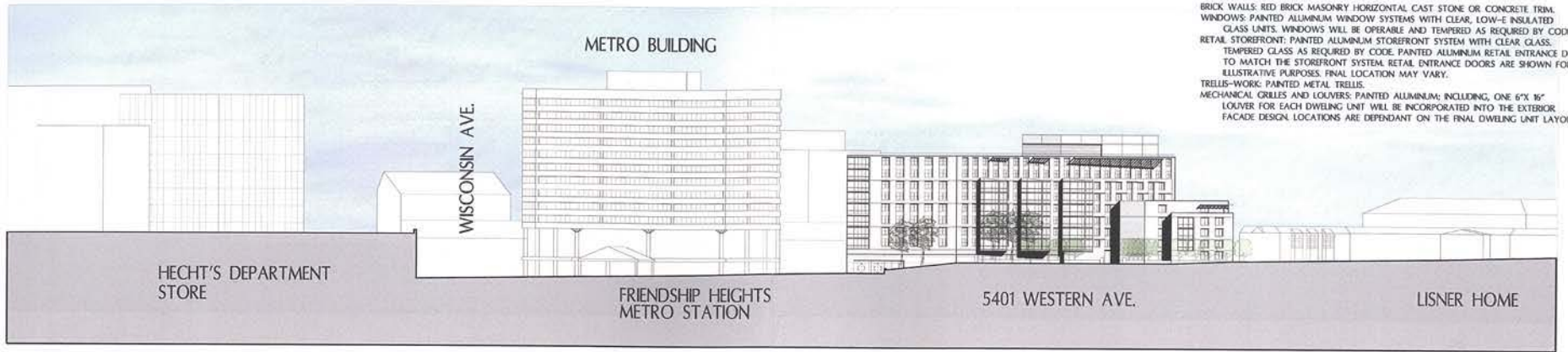
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SHALOM BARANES ASSOCIATES





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 DWELING UNIT WILL BE INCORPORATED INTO THE EXTERIOR FACADE DESIGN. LOCATIONS ARE DEPENDANT ON THE FINAL DWELING UNIT LAYOUT.

SOUTH ELEVATION
MILITARY ROAD



NORTHWEST ELEVATION
WESTERN AVENUE



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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 DWELING UNIT WILL BE INCORPORATED INTO THE EXTERIOR FACADE DESIGN. LOCATIONS ARE DEPENDANT ON THE FINAL DWELING UNIT LAYOUT.

SOUTHEAST ELEVATION FROM COURTYARD



NORTHEAST DEVELOPED ELEVATION FROM PEDESTRIAN PATH



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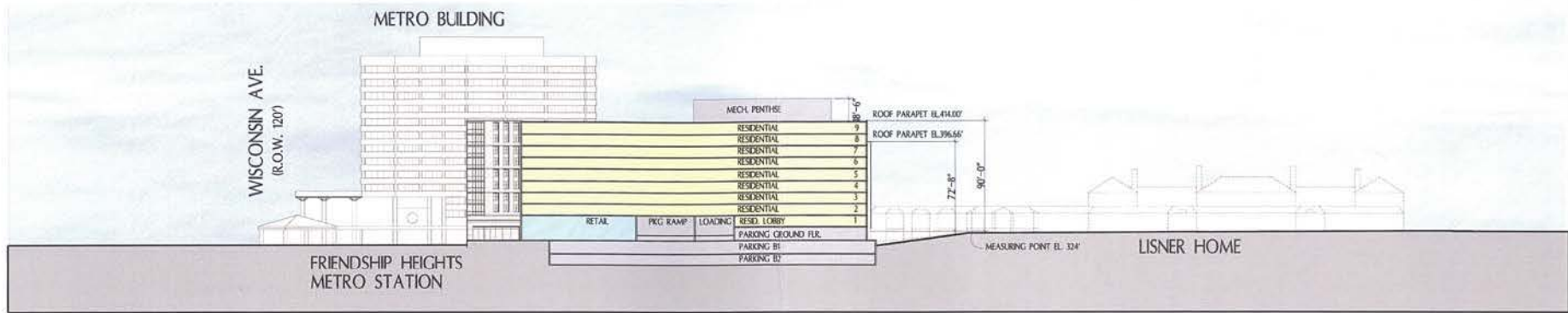
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PUD SUBMISSION DATE: MARCH 22, 2002

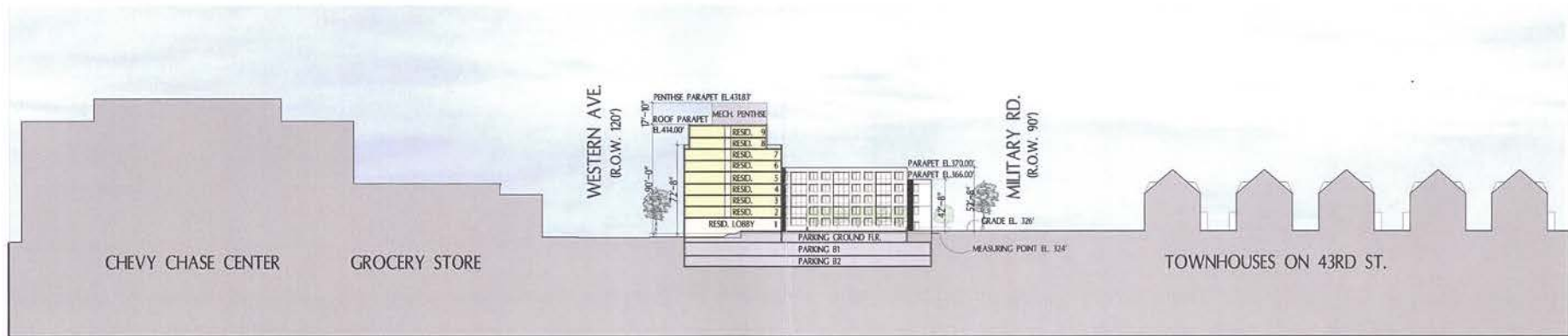
STONEBRIDGE | A8

SHALOM BARANES ASSOCIATES

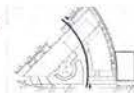




LONGITUDINAL SECTION



TRANSVERSE SECTION



BUILDING AND CONTEXT SECTIONS

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FUD SUBMISSION DATE: MARCH 22, 2002

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