

5401 WESTERN AVE.  
 WASHINGTON, DC  
 A PLANNED UNIT DEVELOPMENT

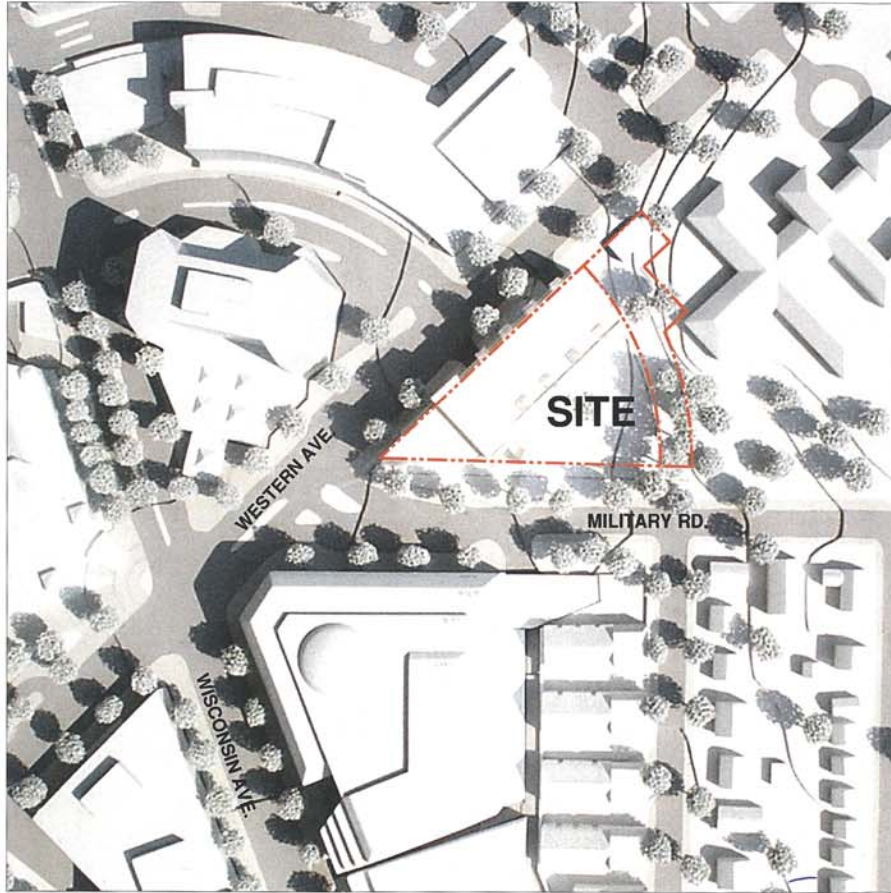
OWNER/DEVELOPER  
**STONEBRIDGE**  
 ARCHITECTS  
 SHALOM BARANES ASSOCIATES  
 LANDSCAPE ARCHITECT  
 EDAW INC.  
 LAND USE COUNSEL  
 HOLLAND & KNIGHT, LLP

REVISED PREHEARING SUBMISSION: OCTOBER 25, 2002

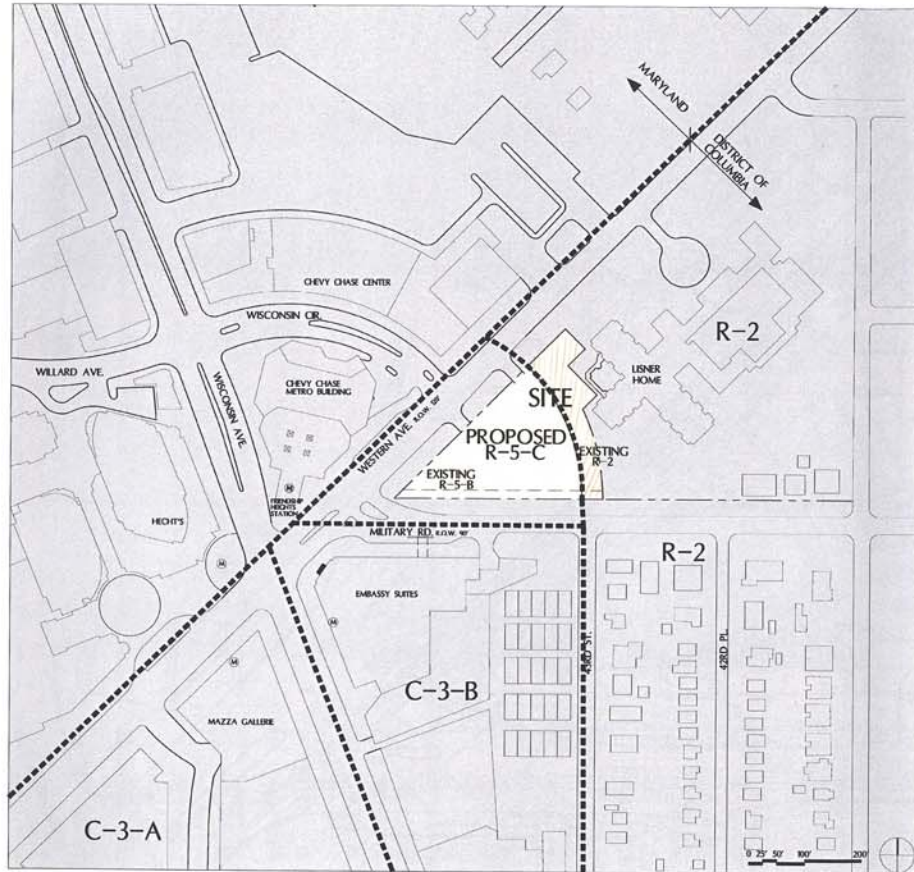
DRAWING INDEX		FILING REQUIREMENTS (DCMR II)
NO.	TITLE	SECTION
---	COVER SHEET	---
D1	DEVELOPMENT DATA	2406.11 (b) & (e)
S1	SITE SURVEY	2406.11 (e)
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S5	SITE CIRCULATION PLAN	2406.11 (e) 2406.12 (i)
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S7	ZONING BUILDING HEIGHT DIAGRAM	2406.11 (e) 2406.12 (f)
M1	MODEL PHOTOGRAPHS	---
L1	LANDSCAPE PLAN	2406.11 (b) 2406.12 (b)
A1	FIRST LEVEL FLOOR PLAN	2406.12 (e) & (f)
A2	SECOND AND THIRD LEVEL FLOOR PLAN	2406.12 (e) & (f)
A3	EIGHT AND ROOF FLOOR PLANS	2406.11 (b)
A4	PARKING LEVEL ONE AND PKG. LEVEL TWO FLOOR PLANS	2406.12 (c) & (e) 2406.11 (b)
A5	SOUTH AND NORTH-WEST ELEVATIONS	2406.12 (e)
A6	SOUTH-EAST AND NORTH-EAST ELEVATIONS	2406.12 (e)
A7	TRANSVERSE AND LONGITUDINAL SECTIONS	2406.12 (e)

ZONING COMMISSION  
 District of Columbia  
 Case 02-170  
 Block 79A

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 D.C. OFFICE OF ZONING  
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# ZONING TABULATION



SQUARE: 1663  
 LOTS: LOT 805 (EXISTING WASHINGTON CLINIC SITE)  
 LOT 7 (PORTION OF THE LISNER HOME SITE)  
 ZONE: LOT 805 = CURRENTLY R-5-B; PROPOSED R-5-C  
 LOT 7 = R-2  
 SITE AREA: LOT 805 = 43,840 SF  
 LOT 7 = 15,000 SF  
 58,840 SF

	RESIDENTIAL BUILDING CLINIC SITE R-5-C / PUD		DAY CARE BUILDING LISNER ANNEX R-2 / PUD	
	REQUIRED/ ALLOWED	PROVIDED	REQUIRED/ ALLOWED	PROVIDED
MINIMUM LOT AREA:	NONE PRESCRIBED	43,840 SF	4,000 SF	15,000 SF
MINIMUM LOT WIDTH:	NONE PRESCRIBED	334'	40'	40' +
FAR:	4.2 <sup>1</sup>	4.15	0.4	0.2
GROSS FLOOR AREA:	184,128 SF <sup>2</sup>	182,000 MAX.	6,000 SF	3,000 SF MAX.
LOT OCCUPANCY:	75% MAX	53%	60% MAX	20% MAX.
BUILDING HEIGHT:	78.75' MAX <sup>3</sup>	78.75' MAX	40' MAX	30' MAX.
PENTHOUSE HEIGHT:	18.5' MAX	18.5' MAX	18.5' MAX	NONE PROVIDED
PENTHOUSE AREA:	16,221 SF MAX	1,800 SF	1,110 SF	NONE PROVIDED
REAR YARD: <sup>4</sup>	DEPTH = 26.25' MIN	60' +	DEPTH = 20' MIN	20' +
SIDE YARD:	NONE REQUIRED	NONE PROVIDED	DEPTH = 8' MIN	8' AND 27'-9"
OPEN COURT WIDTH:	19.69' MIN	26'-0"	NONE REQUIRED	NONE PROVIDED
PARKING:	1 PER 3 DU'S = 42 SPACES	11 PER 1 DU = 121 SPACES <sup>5</sup>	1 PER 4 TEACHERS & OTHER EMPLOYEES = 4 SPACES	4 SPACES <sup>6</sup>
LOADING:	= 1 @ 55' = 1 @ 20'	= 1 @ 55' = 1 @ 20'	NONE REQUIRED	NONE PROVIDED

## NOTES:

- 4.0 FAR + 5% INCREASE (DCMR 11.2405.3) = 4.2 FAR
- 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".
- 75' HEIGHT + 5% INCREASE (DCMR 11.2405.3) = 78.75' HEIGHT.
- 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).
- RESIDENTIAL PARKING IS BASED ON AN ASSUMPTION THAT 110 DWELLING UNITS (DU'S) ARE PROVIDED IN THE DEVELOPMENT. A MAXIMUM OF 125 DU'S IS REQUESTED AND NO LESS THAN 11 SPACE PER DU'S WILL BE PROVIDED. THIS INCLUDES 8 VISITOR PARKING SPACES THAT ARE LOCATED ON LOT 7.
- THE 4 SPACES FOR DAY CARE TEACHERS AND EMPLOYEES ARE LOCATED IN THE BELOW-GRADE PARKING STRUCTURE ON LOT 805.

# 5401 WESTERN AVE.

WASHINGTON, D.C.

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STONEBRIDGE | D1

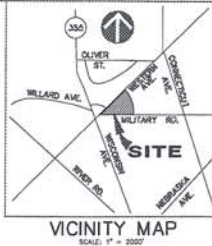


### CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	DISTANCE
1	330.00'	80.22'	138.40'	9.23 27.00E	258.81'

### PARKING TABULATION

58 STANDARD PARKING SPACES  
3 HANDICAPPED PARKING SPACES  
61 TOTAL SPACES



### NOTES:

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP VOLUME 8 AT PAGE 837 AND IS ZONED R-3B.
- 2.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" AREA OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 13001 (810) 8, FOR WASHINGTON, D.C. DATED NOVEMBER 15, 1985.
- 3.) THE METEORIC SATURN IS BASED ON WASHINGTON SLURRY-BURN HANDBOOK CONVERSION BENCHMARKS AS FOLLOWS:  
BENCHMARK NO. 30818 - "T" CUT IN SOUTHEAST CORNER OF CONCRETE BRIDGE ON EAST SIDE OF RIVER ROAD, 1024' NORTH OF WILSON AVE., ELEVATION= 223.79  
BENCHMARK NO. 30840 - "T" CUT IN CENTERLINE OF CONCRETE WALL AT END OF BRIDGE, WEST SIDE OF RIVER ROAD, 1024' NORTH OF WILSON AVE., ELEVATION= 223.82  
4.) THE HORIZONTAL SATURN IS BASED ON PLATS RECORDED IN THE OFFICE OF THE D.C. SURVEYOR.  
5.) A WALL REPORT FOR LOT 818 WAS OBTAINED TO ESTABLISH THE BOUNDARY.

### UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMPARISON 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, EITHER IN SERVICE 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 COMPRISE THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.

THE FOLLOWING UTILITY COMPANIES HAVE BEEN LOCATED FOR THEIR PLANS AND RECORD UTILITY CHANNELS LISTED BELOW AND BEING PLANNED: NUMBER OF CHANNELS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN & SHEET #	DATE
DISTRICT CABLE VISION	NO REPLY AT THIS TIME	
800 Capital Avenue, NE Washington, DC 20007		
NO SERVICES IN THIS AREA.		
2200 Leaside Road Bethesda, MD 20814		
NO PLANS OF THIS AREA		
3901 Conventer Blvd., 3rd Floor Bethesda, MD 20814		
PLANS 775P/41, 775P/41D & 775P/41I PROVIDED		
1900 Pennsylvania Ave Washington, DC 20006		
PLANS NO. K-091-SW PROVIDED		
WASHINGTON GAS&C 1800 Wisconsin Ave Springfield, VA 22151		
NO REPLY AT THIS TIME		
ONE POINT COMMUNICATIONS 1200 Massachusetts Lane Arlington, VA 22204		
NO SERVICES IN THIS AREA		
17000 Fingertown Road Manassas, VA 20108		
NO SERVICES IN THIS AREA		

THE OWNER/OWNER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND DOCUMENTATION NOT LISTED IN THE TABLE ABOVE. THE OWNER/OWNER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

### TITLE REPORT NOTE

TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY  
DATE: JULY 3, 2001  
CHICAGO TITLE INSURANCE COMPANY, 2110-2112  
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, SECTION AND/OR PLAT ATTACHED:  
ITEM NO. 3) COVENANTS CONTAINED IN DEED RECORDED IN LIBER 1058 (VOLUME 163) AND AS INSTRUMENT NO. 18124 AND AS AMENDED BY AGREEMENT RECORDED IN LIBER 1058 AT FOLD 814.

### DC. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND REFERRED TO THE FIELD BY OUR FIELD SURVEYORS. ZONING ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 1988, AND INCLUDES ITEMS 2, 4, 6, 8, 10, 12, 14, AND 16 OF TABLE A THEREOF. IT IS THE POLICY OF THE SURVEYOR TO OBTAIN THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR, D.C. A DISTRICT OF COLUMBIA WALL BOUNDARY ON A DISTRICT OF COLUMBIA "NAME" MAP WILL BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY. THIS SURVEY MUST BE PERFORMED BY A REGISTERED D.C. SURVEYOR.

### SURVEYOR'S CERTIFICATION

TO: STONEBROOK ASSOCIATES, INC.  
CHICAGO TITLE INSURANCE COMPANY

MAY 11, 2001

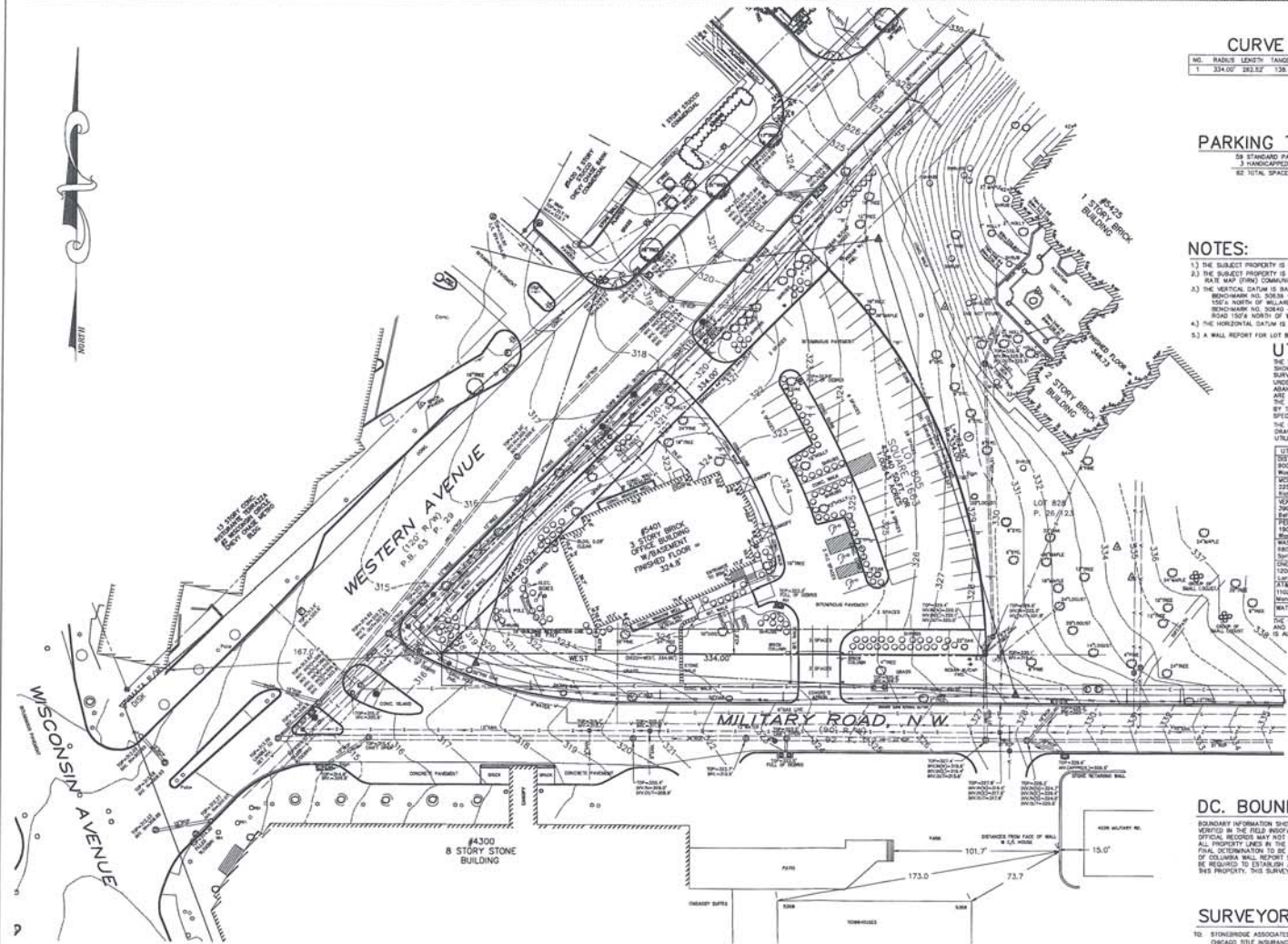
DATE: HARRY L. JENKINS  
PROJECT/FILE NO: 8512  
MAYLAND RD. 606

**VIVA**  
CONDOMINIUMS & PLANNING & LANDSCAPE ARCHITECTS & SURVEYORS & UTILITY SURVEYORS  
28201 CENTURY BOLLINGER-POST ROAD, SUITE 100, GREENBELT, MARYLAND 20740  
1000 W. WISCONSIN AVENUE, SUITE 100, WASHINGTON, D.C. 20007

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

**TOPOGRAPHIC AND LAND TITLE**  
**ALTA/ACSM LAND TITLE**  
**SURVEY**

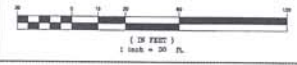
VIVA REVISIONS	
REV. #/DATE	REV. #/DATE
ADD. CITY-SITE, TOPO	
UPDATED 9/26/01	
ADDED TITLE INFO	
UPDATED 10/03/01	
ADDED TOPO	
9 LUSHER HOUSE	
DATE: JULY 2001	
DES. H.L.	DWN. H.L.
SCALE: 1" = 30'	
PROJECT/FILE NO. 8512	
SHEET NO. 1 OF 1	



### ZONING NOTE:

ZONING INFORMATION SHOWN HEREON FOR R-3-B ZONE WAS TAKEN FROM THE D.C. OFFICE OF ZONING & IMPROVED COORDINATES (I) ON LINE.  
MINIMUM LOT AREA = NONE MEASURED  
FLOOR AREA RATIO = 1.8 (FAR)  
PERCENTAGE OF LOT OCCUPANCY = 80%  
SIDE YARD = NOT LISTED  
REAR YARD = NOT LISTED  
REQUIRED PARKING SPACES= 1 SPACE FOR EACH 300 SQ.FT. OF GROSS FLOOR AREA.

### GRAPHIC SCALE



### LEGEND

<ul style="list-style-type: none"> <li>— C — C — CABLE TELEVISION CONDUIT</li> <li>— E — E — ELECTRICAL CONDUIT</li> <li>— L — L — EDGE OF PAVEMENT</li> <li>— X — X — FENCE LINE</li> <li>— G — G — NATURAL GAS CONDUIT</li> <li>— DIV — DIV — OVERHEAD WIRES</li> <li>— F — F — TELEPHONE/COMMUNICATIONS CONDUIT</li> <li>— P — P — PROPERTY LINES</li> <li>— S — S — PUBLIC UTILITIES EASEMENTS</li> <li>— D — D — SANITARY SEWER CONDUIT</li> <li>— V — V — STORM DRAIN CONDUIT</li> <li>— W — W — WATER CONDUIT</li> </ul>	<ul style="list-style-type: none"> <li>— S — S — SANITARY CLEANOUT</li> <li>— S — S — STORM DRAIN MANHOLE</li> <li>— S — S — TRAFFIC CONTROL BOX</li> <li>— S — S — TRAFFIC SIGNAL POLE</li> <li>— S — S — TREE</li> <li>— S — S — CABLE TELEVISION PEDESTAL</li> <li>— S — S — UNKNOWN UTILITY MANHOLE</li> <li>— S — S — FIRE HYDRANT</li> <li>— S — S — GAS MANHOLE</li> <li>— S — S — GUY POLE</li> <li>— S — S — LIGHT POLE</li> <li>— S — S — GAS VALVE</li> <li>— S — S — LIGHT VALVE</li> <li>— S — S — SIGN POST</li> <li>— S — S — CURB INLET</li> <li>— S — S — SHURPS</li> <li>— S — S — SANITARY MANHOLE</li> </ul>	<ul style="list-style-type: none"> <li>CONC. .... CONCRETE</li> <li>C&amp;G ..... CURB AND GUTTER</li> <li>BLSC ..... BULBS</li> <li>STF ..... STOP SIGN</li> <li>TRX ..... ELECTRICAL TRANSFORMER</li> <li>ASP ..... ASPHALT</li> <li>CAS ..... CEMENT</li> <li>RCP ..... REINFORCED CONCRETE PIPE</li> <li>CCP ..... CORRUGATED METAL PIPE</li> <li>BR ..... BULLDOZE RESTRICTION LINE</li> <li>RES-OF-4IN ..... REST-OF-4IN</li> <li>IFP ..... IRON PIPE FOUND</li> </ul>
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P:\PROJECTS\W012\151201.DWG



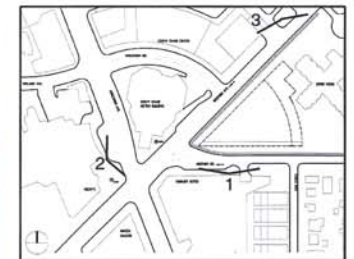
1. VIEW OF THE SITE FROM MILITARY ROAD



2. VIEW OF THE SITE FROM WISCONSIN AVE.



3. VIEW OF THE SITE FROM WESTERN AVE.



KEY PLAN

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 .

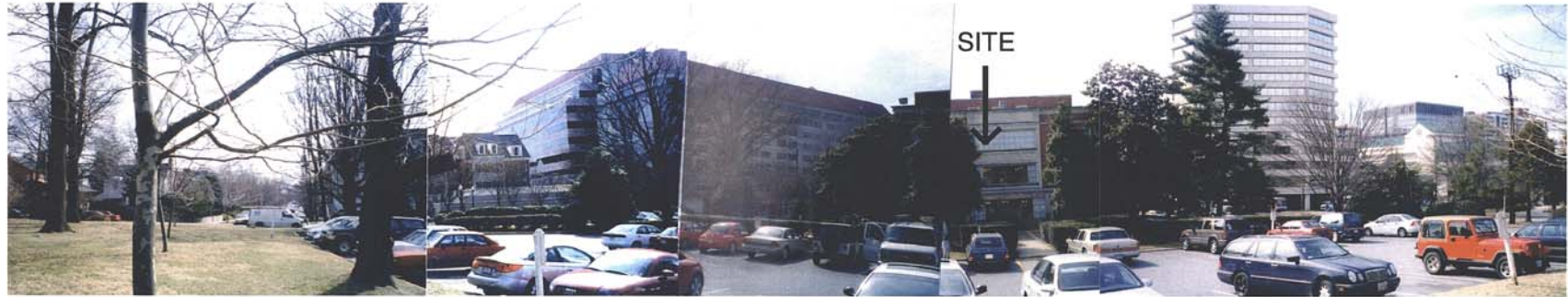
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STONEBRIDGE | S2

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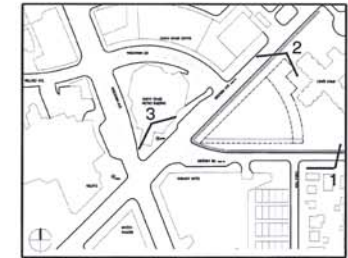
1. VIEW OF THE SITE LOOKING WEST



2. VIEW OF THE SITE LOOKING SOUTH-WEST



3. VIEW OF SITE LOOKING EAST



KEY PLAN

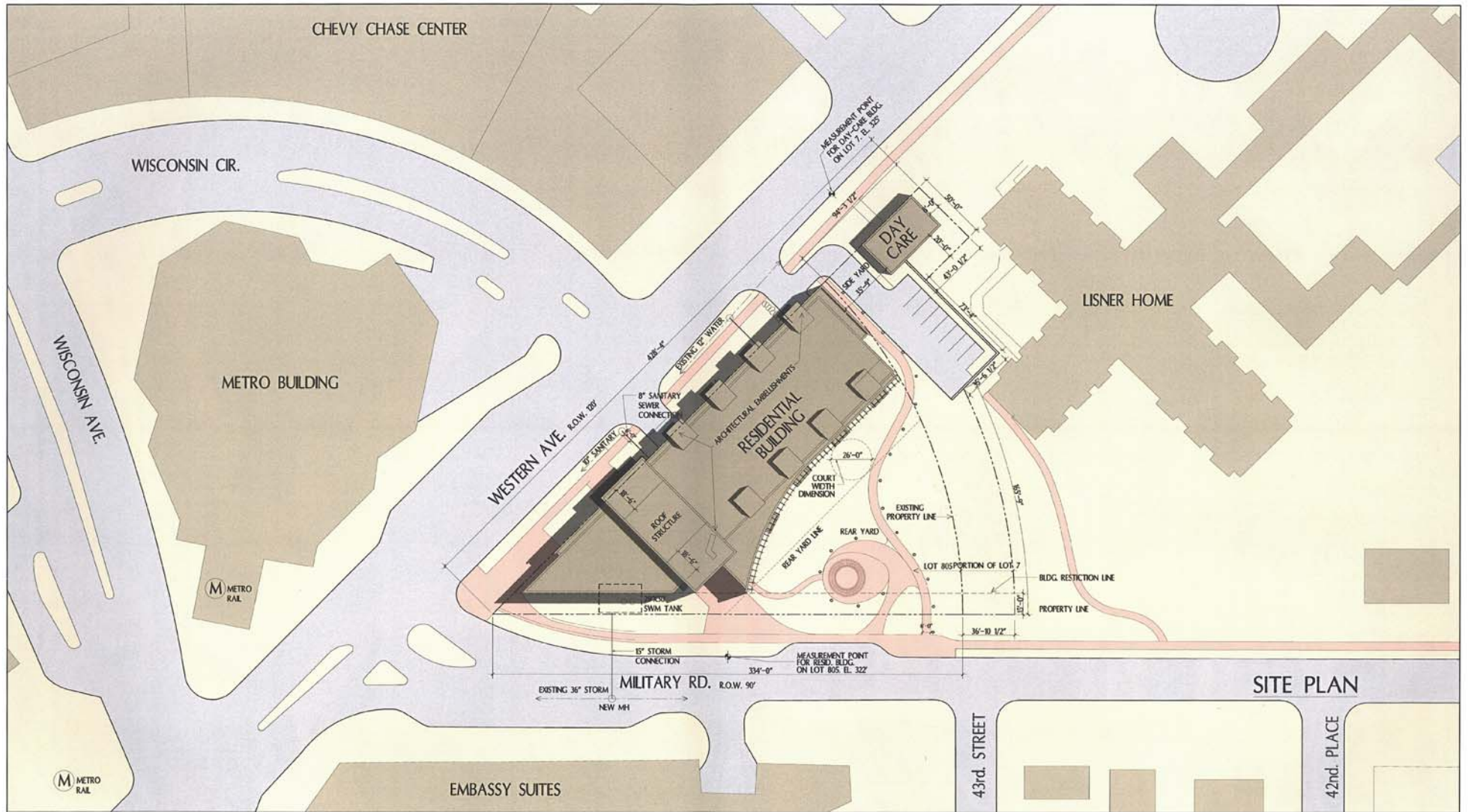
5 4 0 1 W E S T E R N A V E .

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

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SITE PLAN

NOTES:  
 1. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

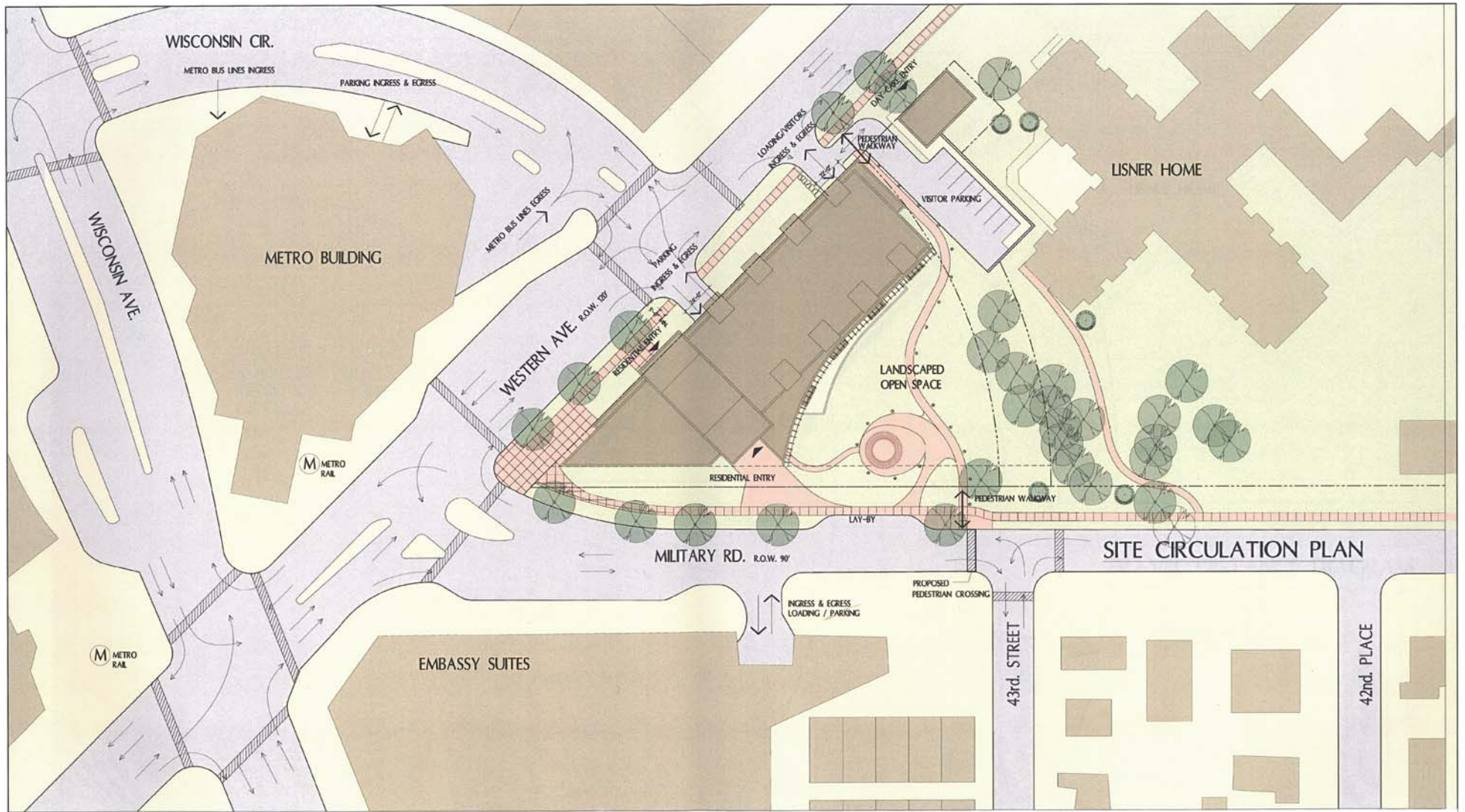
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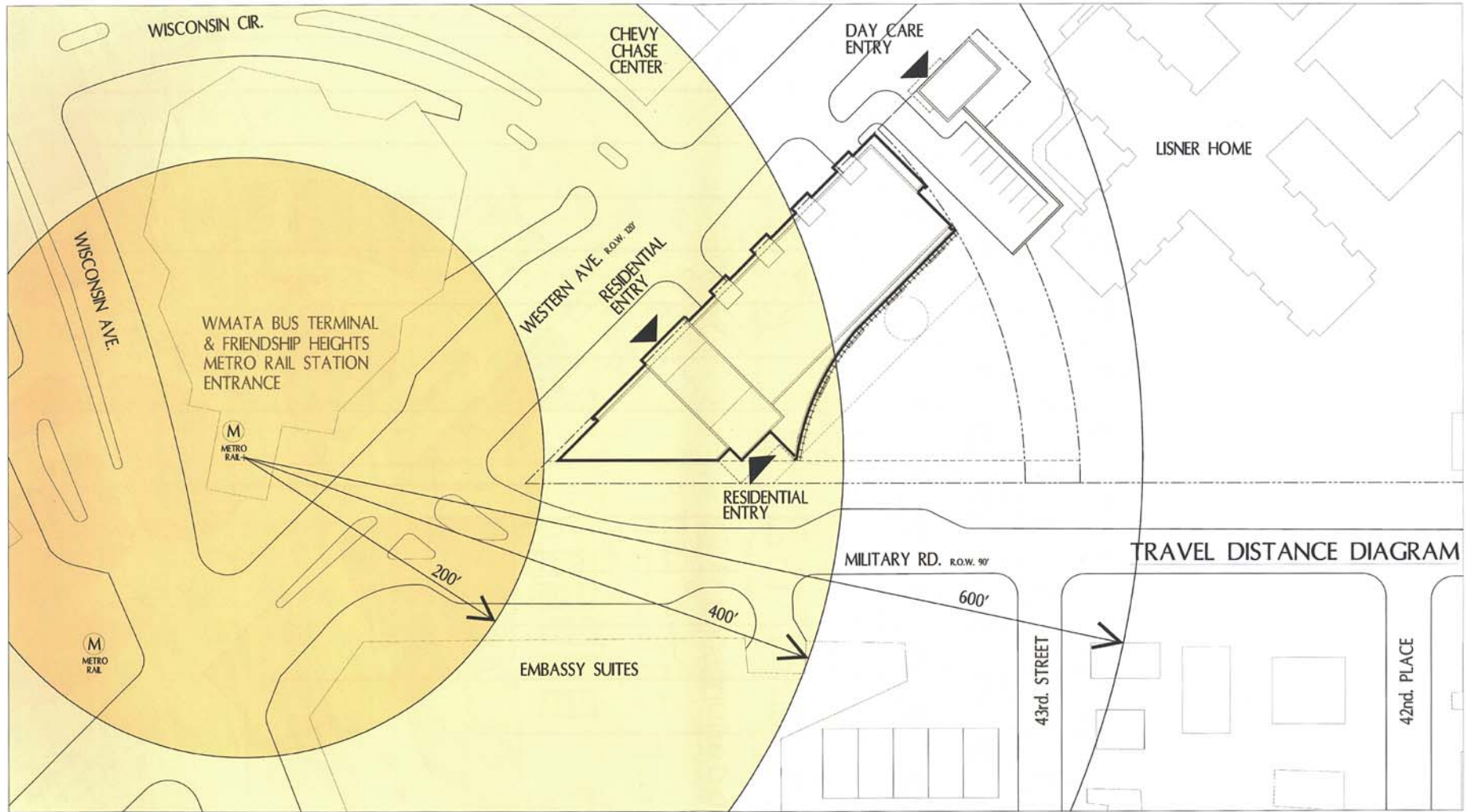
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# 5401 WESTERN AVE.

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

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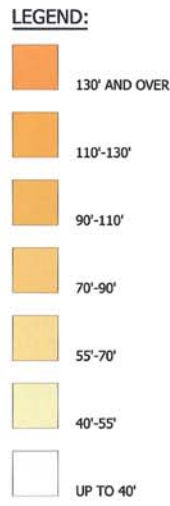
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# ZONING BUILDING HEIGHT DIAGRAM

- CHEVY CHASE CENTER**
- HIGHLAND HOUSE**  
(EST. HEIGHT)
- BARLOW BUILDING**  
(EST. HEIGHT)
- CHEVY CHASE CENTER**  
(SITE PLAN APPROVED WITH 90' BUILDING HEIGHT)
- CHASE TOWER**
- METRO BUILDING**
- 5401 WESTERN AVE**  
(PROPOSED 78.75' BUILDING HEIGHT)
- HECHT'S REDEVELOPMENT**  
(HOUSING COMPONENT)
- HECHT'S REDEVELOPMENT - OFFICE / RETAIL**  
(SITE PLAN APPROVED WITH 143' BUILDING HEIGHT)
- CHEVY CHASE PAVILION - EMBASSY SUITES HOTEL / RETAIL**
- TOWNHOUSE DEVELOPMENT**
- CHEVY CHASE PAVILION - OFFICE**  
(PUD - REZONED FROM C-2 & R-5-B TO C-3-B)
- MAZZA GALLERY**
- FRIENDSHIP CENTER**  
(PUD - APPROVED AT 110' BUILDING HEIGHT, REDESIGNED TO 55' BUILDING HEIGHT)
- SINGLE-FAMILY DWELLINGS**
- CHEVY CHASE PLAZA**  
(PUD - REZONED FROM C-2 & R-5-B TO C-3-B)



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STONEBRIDGE | S7

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VIEW LOOKING SOUTH-WEST DOWN WESTERN AVE.



VIEW LOOKING NORTH-WEST DOWN MILITARY ROAD

MODEL PHOTOGRAPHS

5401 WESTERN AVE.

WASHINGTON, D.C.

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STONEBRIDGE | M1

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- 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.



LISNER HOME

- STREET TREE, TYP.
- FLOWERING TREE, TYP.
- EVERGREEN SHRUBS, TYP.
- GROUND COVER, TYP.

GARAGE ENTRANCE

WESTERN AVE. R.O.W. 20'

LAWN

LAWN

UNIT PAVERS

UNIT PAVERS

LAWN

LAY BY

METAL TRELLIS W/  
WISTERIA VINE

LIGHT, TYP. Ⓢ

(2) QUERCUS, 4" CAL.

(3) QUERCUS, 4" CAL.  
CONCRETE WALK, TYP.  
EXISTING TREE TO REMAIN, TYP.

MILITARY RD. R.O.W. 90'

5401 WESTERN AVE.

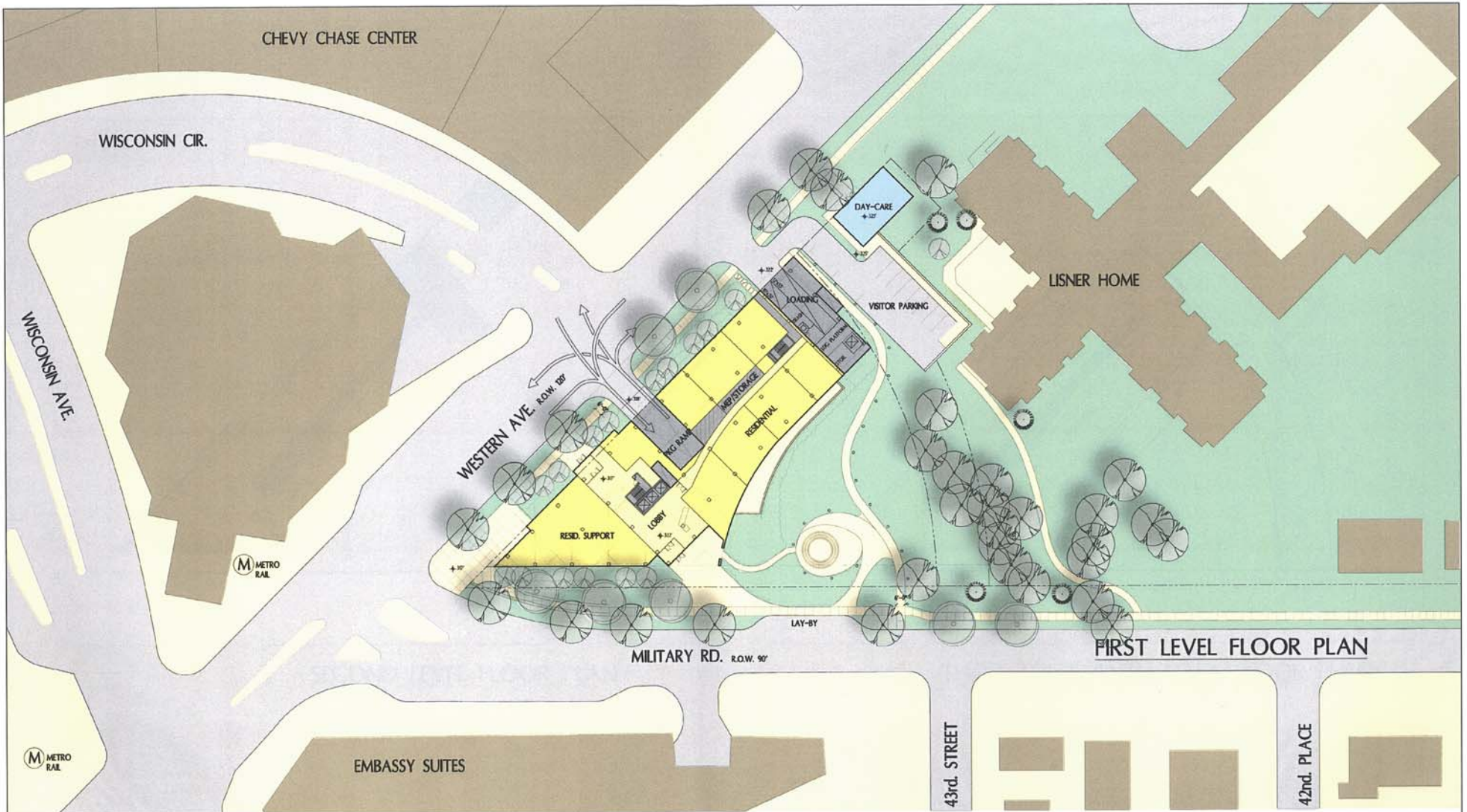
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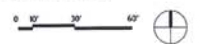
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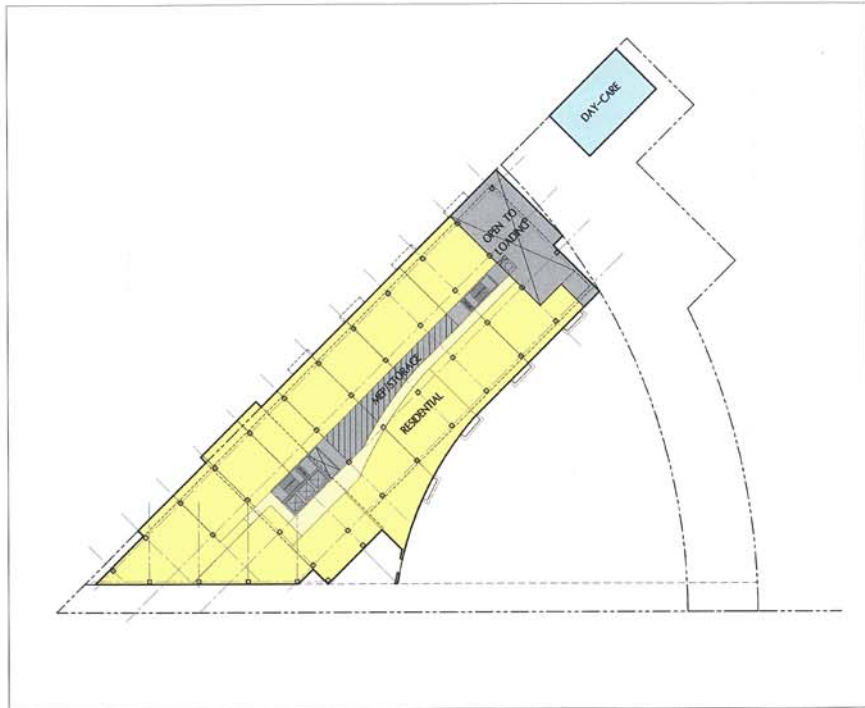
**NOTES:**

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. REFER SHEET L1 FOR LANDSCAPE PLAN
3. REFER SHEET A3 FOR BUILDING DIMENSIONS

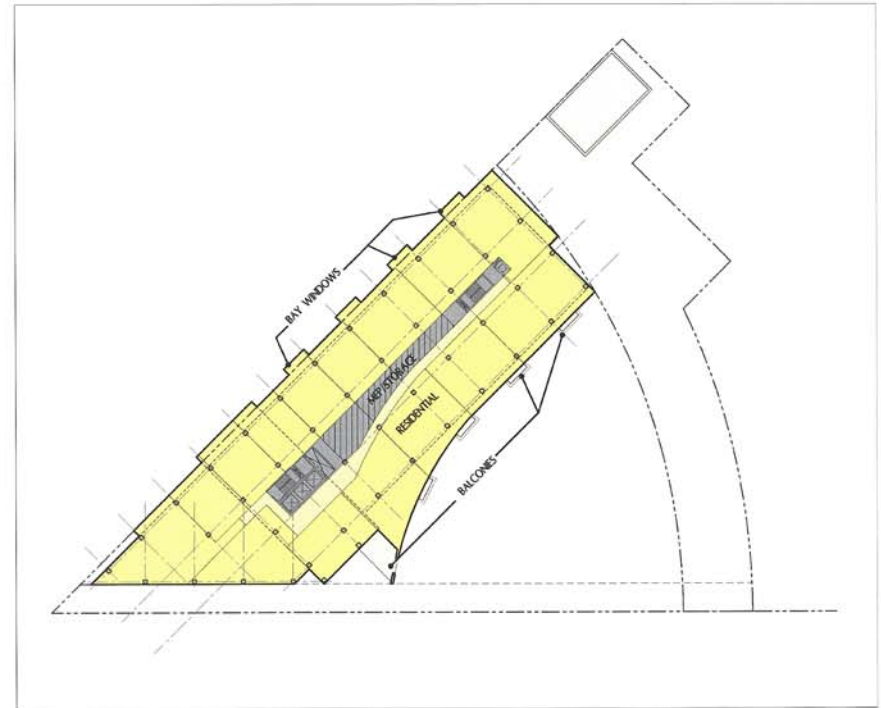
STONEBRIDGE | A1

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SECOND LEVEL FLOOR PLAN



THIRD TO SEVENTH LEVEL FLOOR PLAN

NOTES:

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

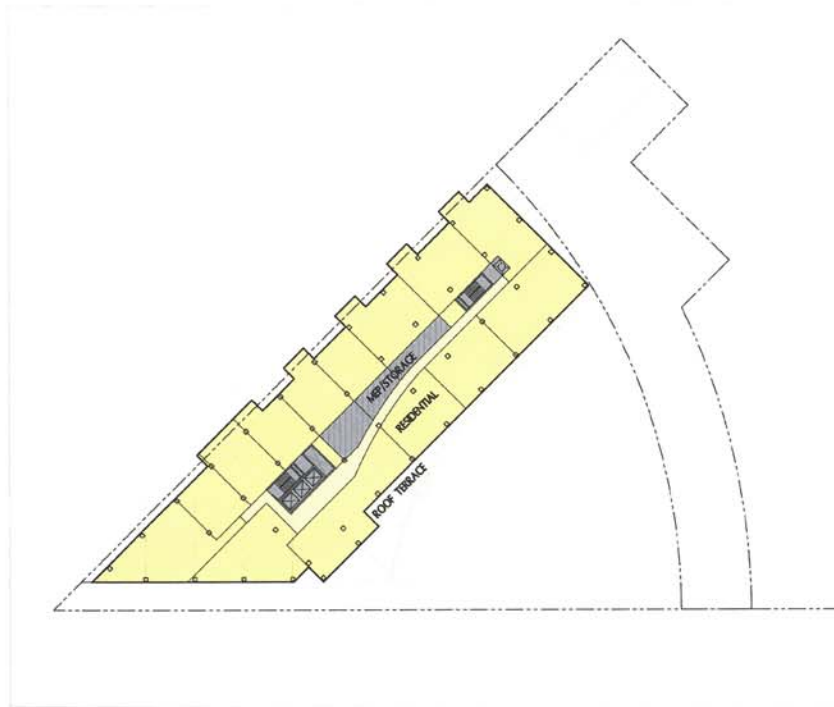
5401 WESTERN AVE.

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

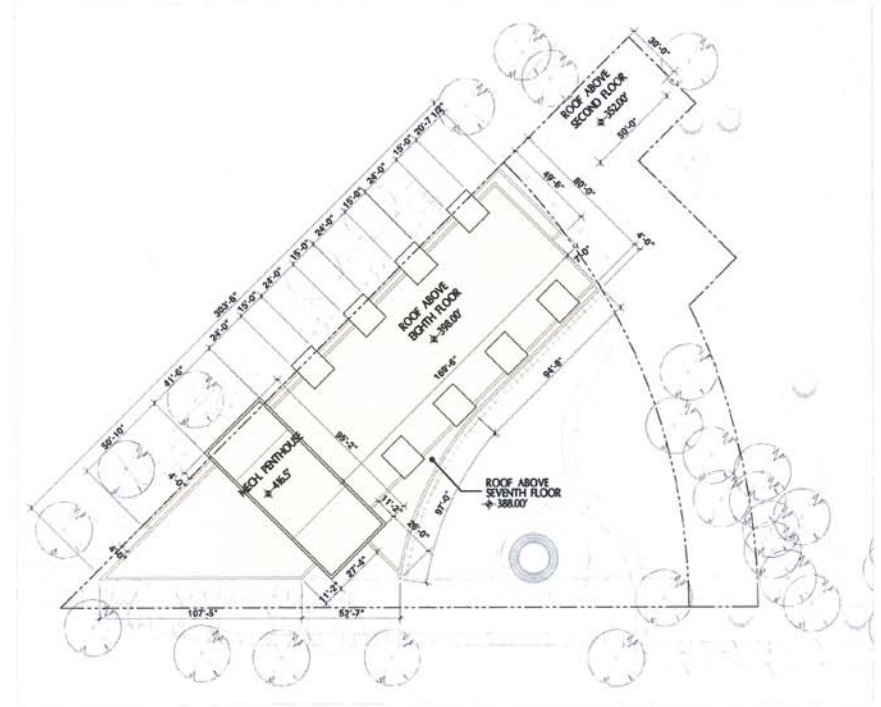
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STONEBRIDGE | A2

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EIGHTH 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.

5401 WESTERN AVE.

WASHINGTON, D.C.

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STONEBRIDGE | A3

SHALOM BARANES ASSOCIATES





PARKING LEVEL TWO FLOOR PLAN



PARKING LEVEL ONE FLOOR PLAN

PROVIDED PARKING:	
RESIDENTIAL @ 1:1 SPACE PER DWELLING UNIT -	121 SPACES
DAYCARE @ 1 SPACE FOR EA 4 TEACHERS -	4 SPACES
<b>TOTAL -</b>	<b>125 SPACES</b>

LEVEL	HANDICAP 12' X 18' (HC)	STANDARD 9' X 18' (S)	TANDEM 9' X 18' (T)	TOTAL
P1	3	40	6	49
P2	2	55	11	68
VISITOR PARKING	1	7	0	8
<b>TOTAL</b>	<b>6</b>	<b>102</b>	<b>17</b>	<b>125</b>

NOTES:

1. FOR THE PURPOSES OF THESE PLANS, IT IS ASSUMED THAT PARKING IS PROVIDED FOR 110 DWELLING UNITS AT A RATIO OF 1:1 SPACES PER DWELLING UNIT. WHILE THIS APPLICATION SEEKS THE FLEXIBILITY TO PROVIDE NO MORE THAN 125 DWELLING UNITS, A MINIMUM OF 1:1 SPACES 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 TANDEM PARKING SPACES IS REQUESTED.
5. A MINIMUM OF 5% OF THE PARKING SPACES WILL HAVE A MINIMUM VERTICAL CLEARANCE OF 7'-2".
6. DRIVE ALLEYS WILL BE 20' MIN. IN AREAS DESCRIBED IN DCMR 11, 2107.5.

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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 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.  
 TRELIS-WORK: PAINTED TRELIS.  
 MECHANICAL GRILLS 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 ELEVATION FROM PEDESTRIAN PATH**



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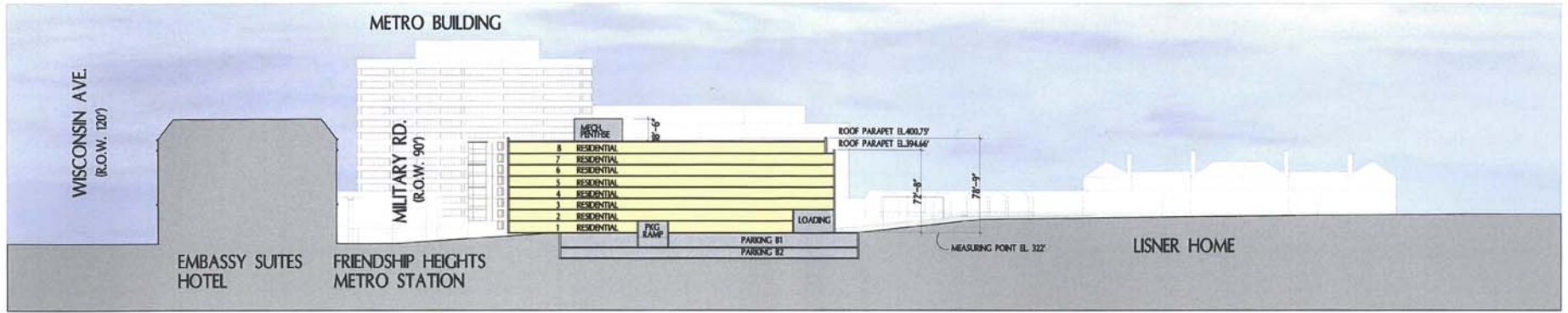
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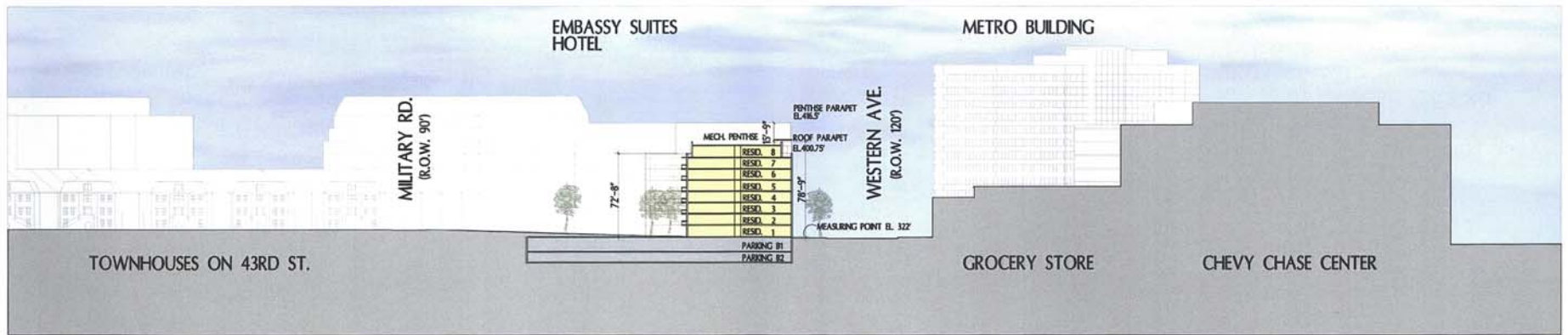
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LONGITUDINAL SECTION



TRANSVERSE SECTION



BUILDING AND CONTEXT SECTIONS

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