

4700 WISCONSIN

4700 Wisconsin Ave., NW
Washington, DC

LIST OF DRAWINGS

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Zoning Tabulation

Total Lot Area	5,143.8 sq. ft.
Basement Area (FAR)	687.4 sq. ft.
Footprint 1st Floor	
Gross Area	4,477.4 sq. ft.
Retail	3,724 sq. ft.
Residential	753.4 sq. ft.
Footprint Floors 2,3	3,752.8 sq. ft.
Footprint Floor 4	2,709.2 sq. ft.
Residential	
Lot Occupancy	73% (75% allowed)
FAR w/ bonus	3.0 (15,431.4)
Parking Required	19 (3 provided)

Requested Flexibilities

Request waiver of Parking Requirements



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Drawing: **COVER SHEET**

Project: 4700 Wisconsin Ave. NW
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Board of Zoning Adjustment
District of Columbia
CASE NO. 18939
EXHIBIT NO. 13

00

CHESAPEAKE ST. NW

42nd. ST. NW

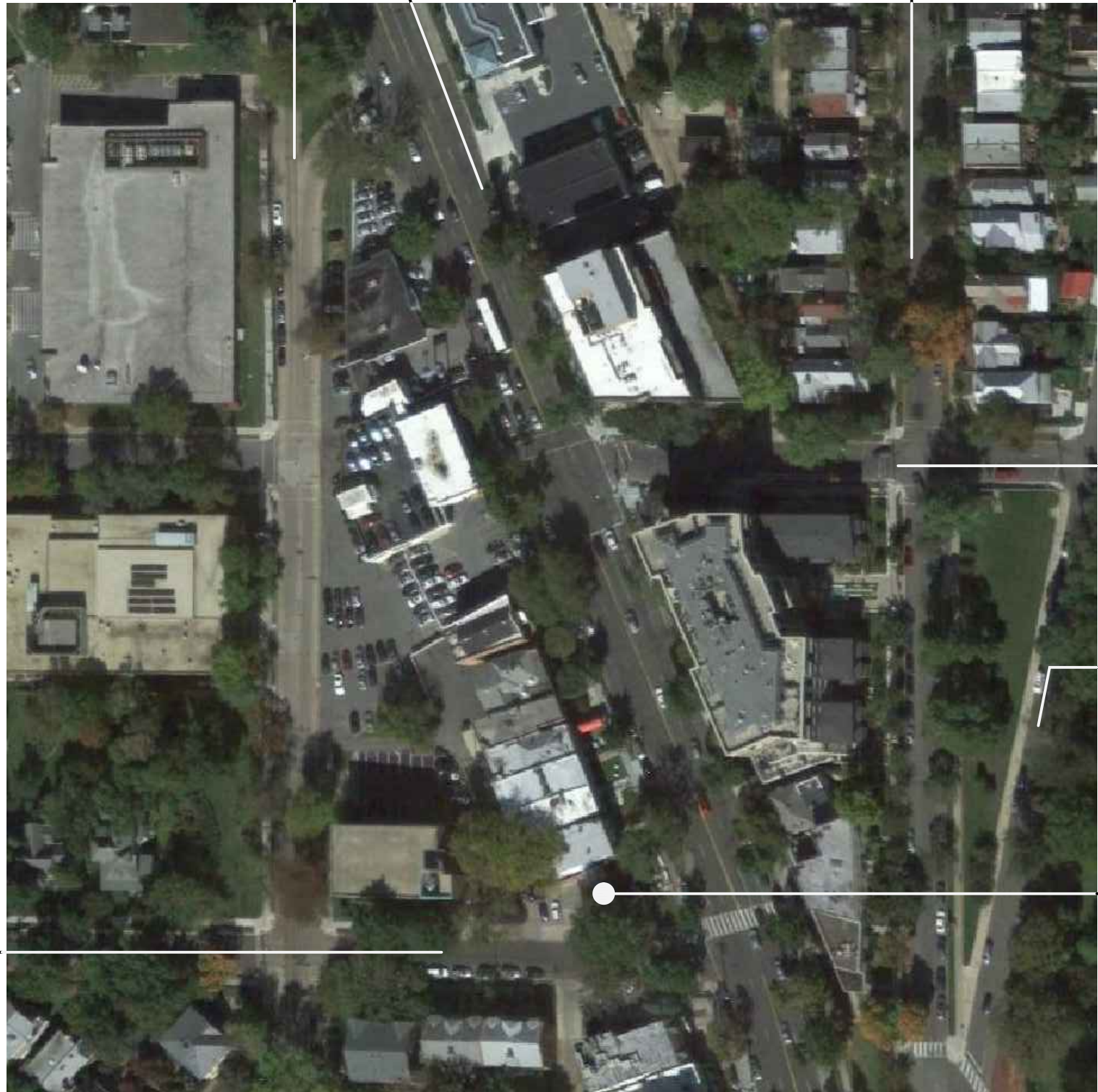
WISCONSIN AVE. NW

41st. ST. NW

DAVENPORT ST. NW

BELT RD. NW

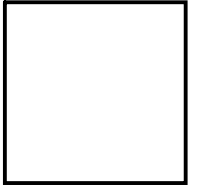
PROJECT SITE
4700 WISCONSIN AVE. NW



 **VICINITY MAP**
N.T.S.

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Drawing: **VICINITY MAP**
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01



VIEW DOWN WISCONSIN AVE.



CORNER VIEW- CHESAPEAKE ST. & WISCONSIN AVE.



EXISTING SITE VIEW- WISCONSIN AVE.



VIEW FROM ALLEY

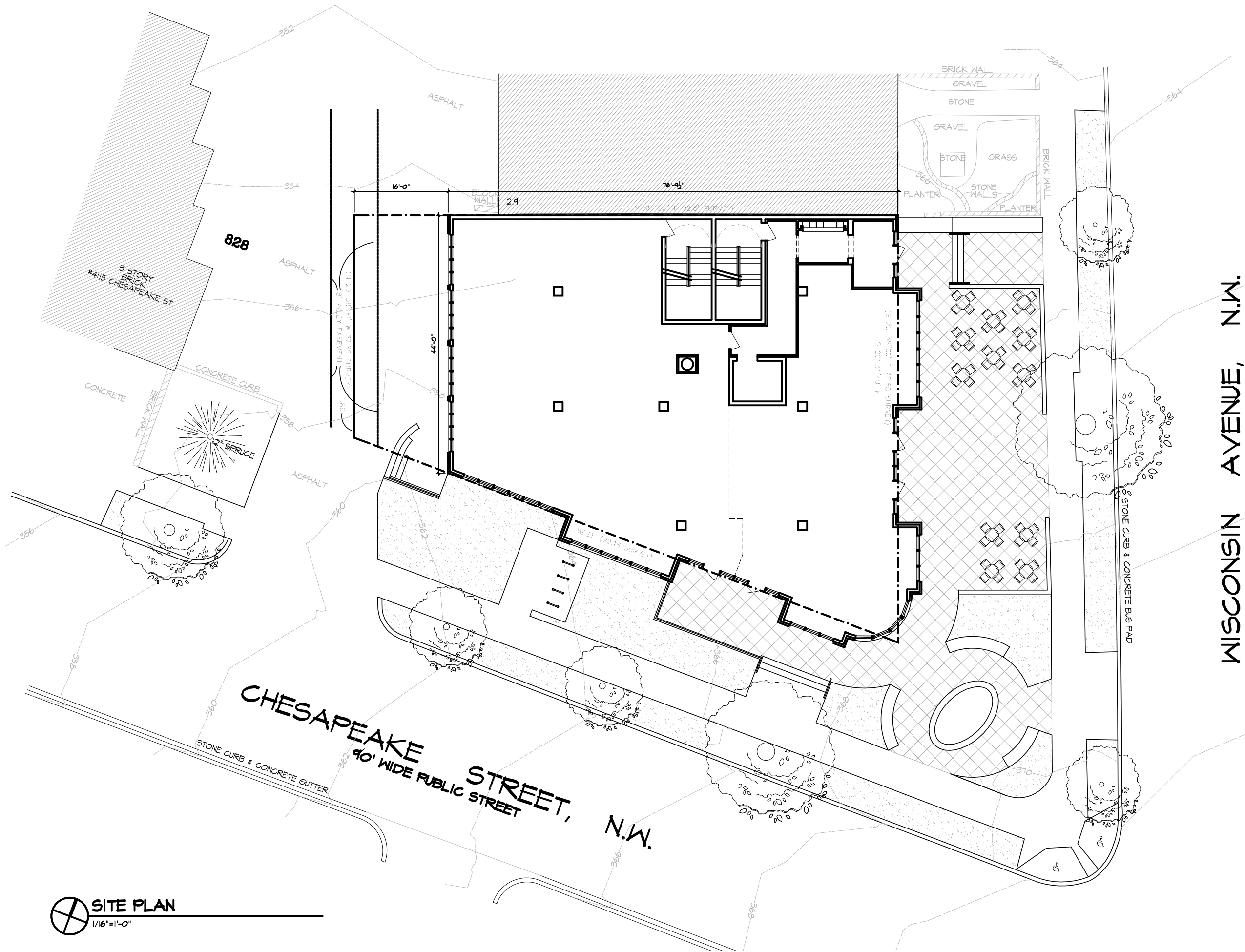
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Drawing: **SITE VIEWS**
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SITE PLAN
1/16"=1'-0"

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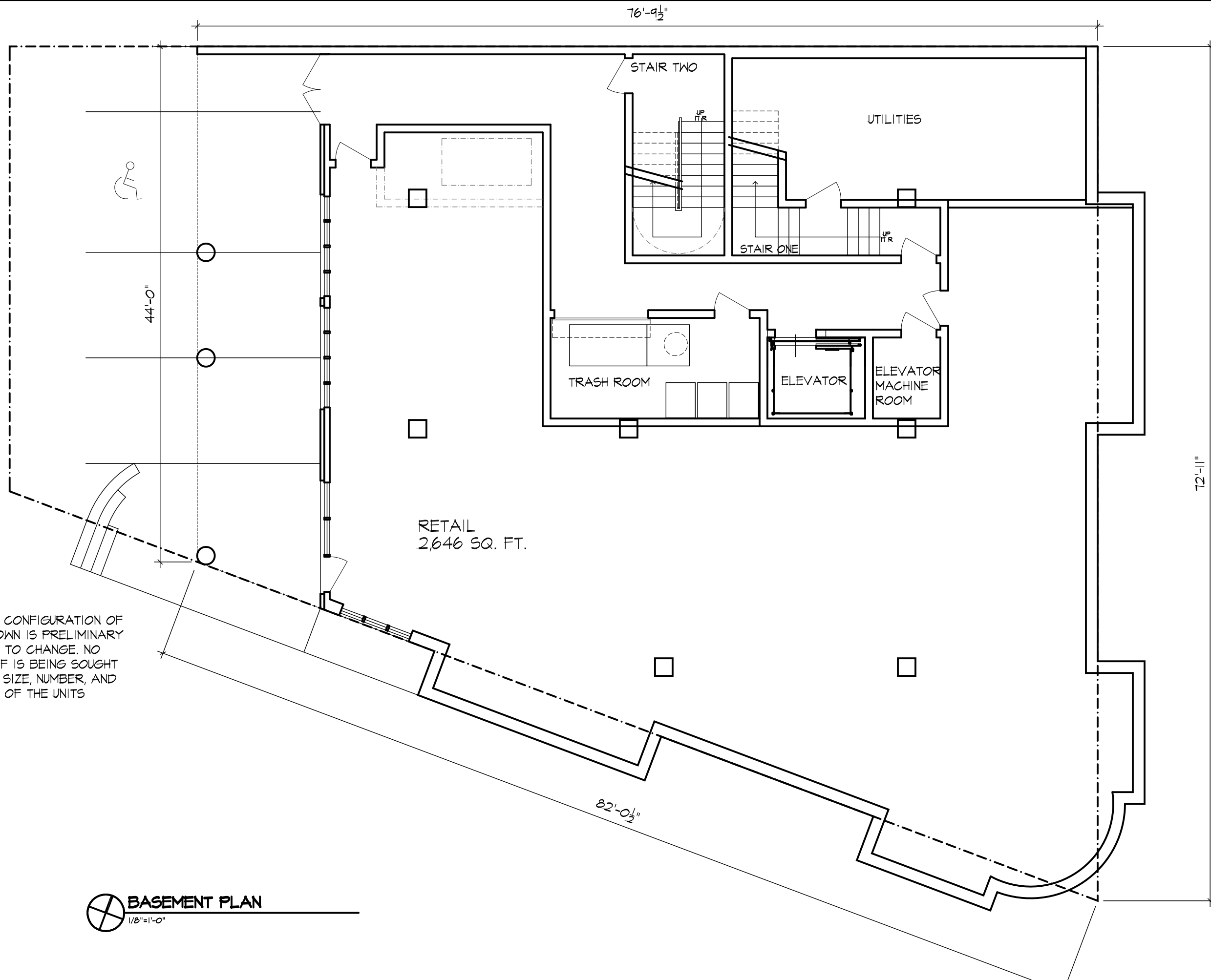
Drawing: **SITE PLAN**
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NOTE:
THE INTERIOR CONFIGURATION OF
THE UNITS SHOWN IS PRELIMINARY
AND SUBJECT TO CHANGE. NO
ZONING RELIEF IS BEING SOUGHT
RELATING TO SIZE, NUMBER, AND
COMPOSITION OF THE UNITS

 **BASEMENT PLAN**
1/8"=1'-0"



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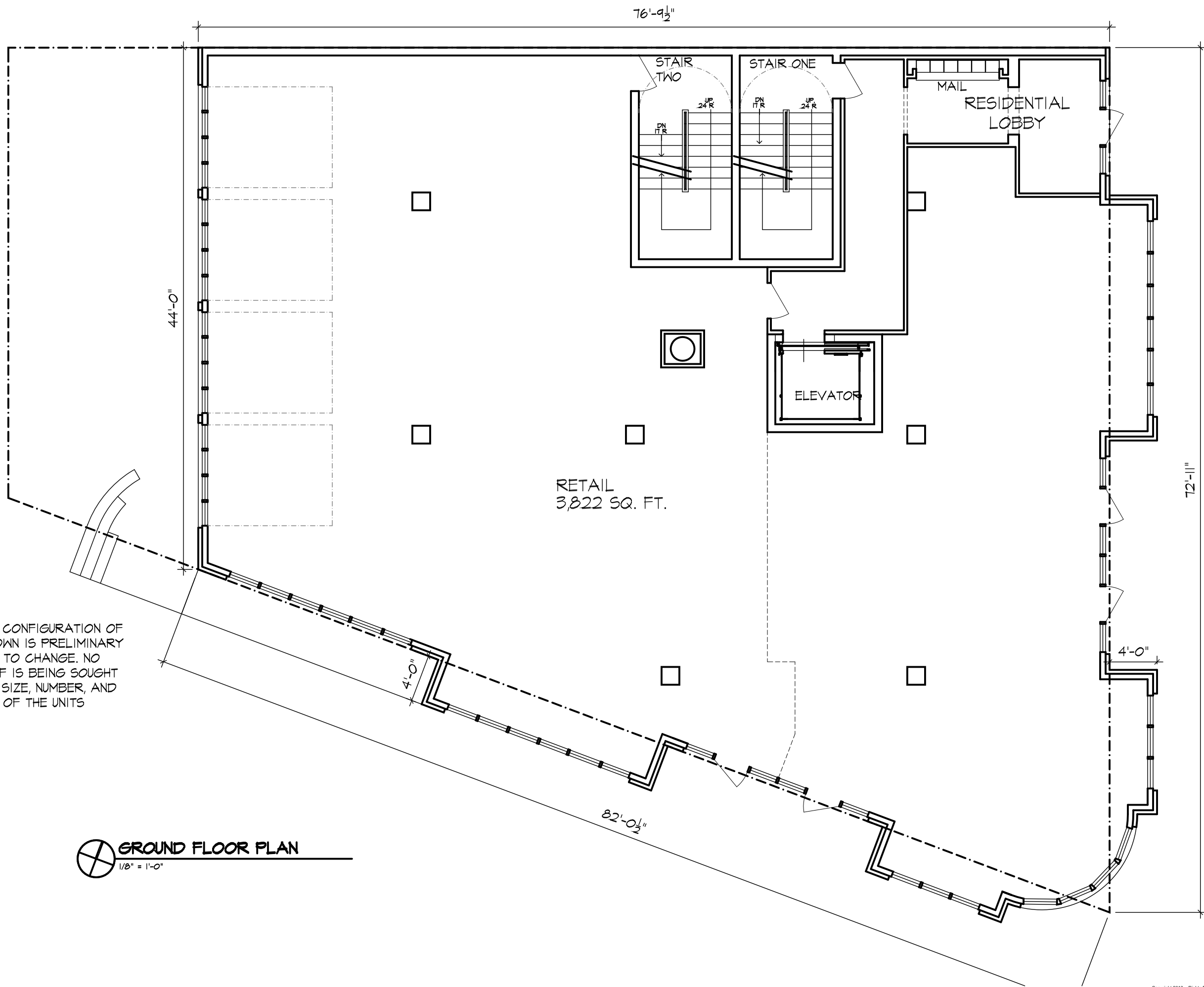
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Drawing: **BASEMENT PLAN**

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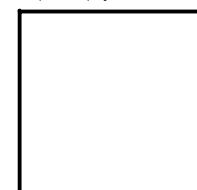


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 **GROUND FLOOR PLAN**
1/8" = 1'-0"

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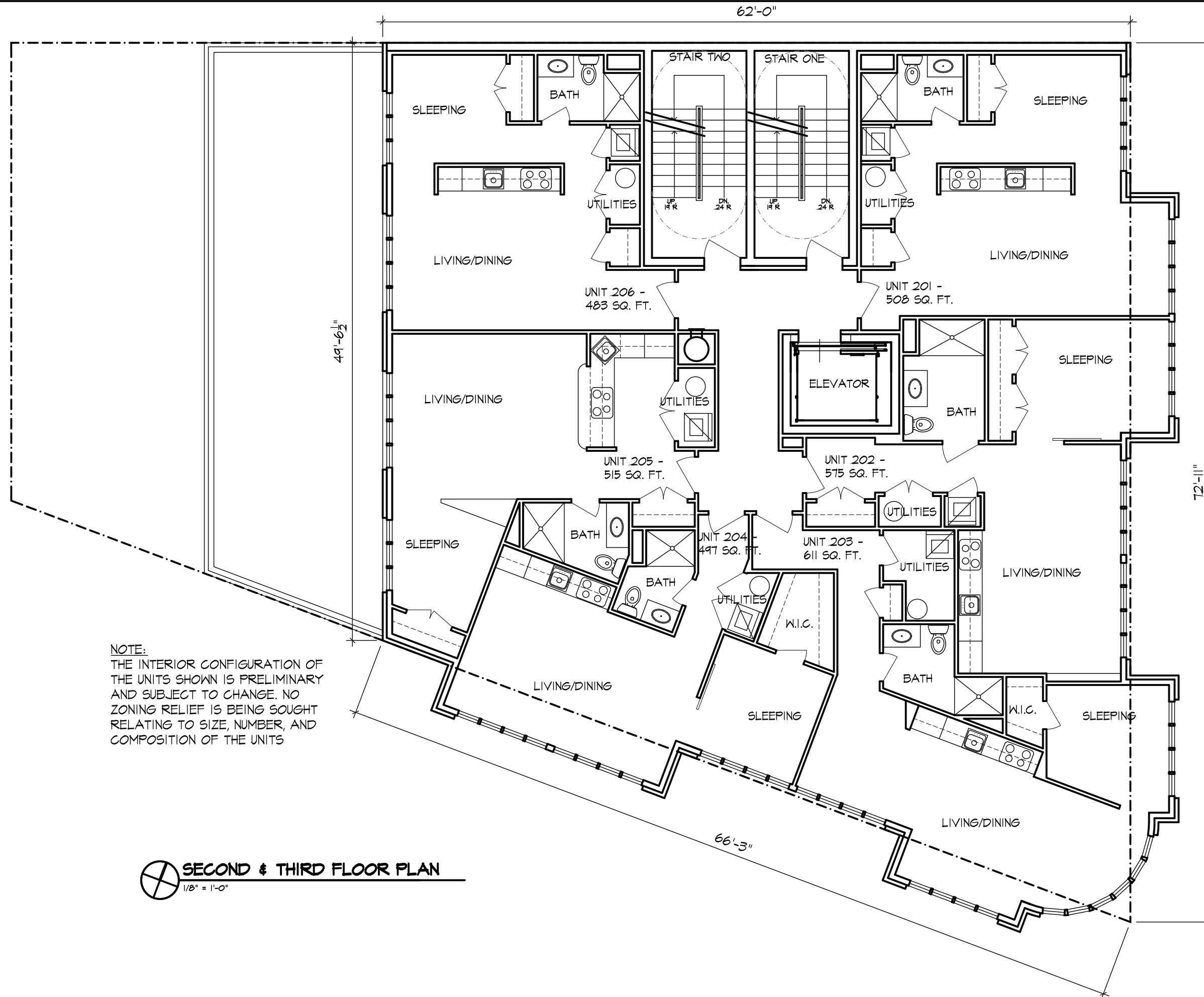


Drawing: **FIRST FLOOR PLAN**

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 **SECOND & THIRD FLOOR PLAN**
1/8" = 1'-0"

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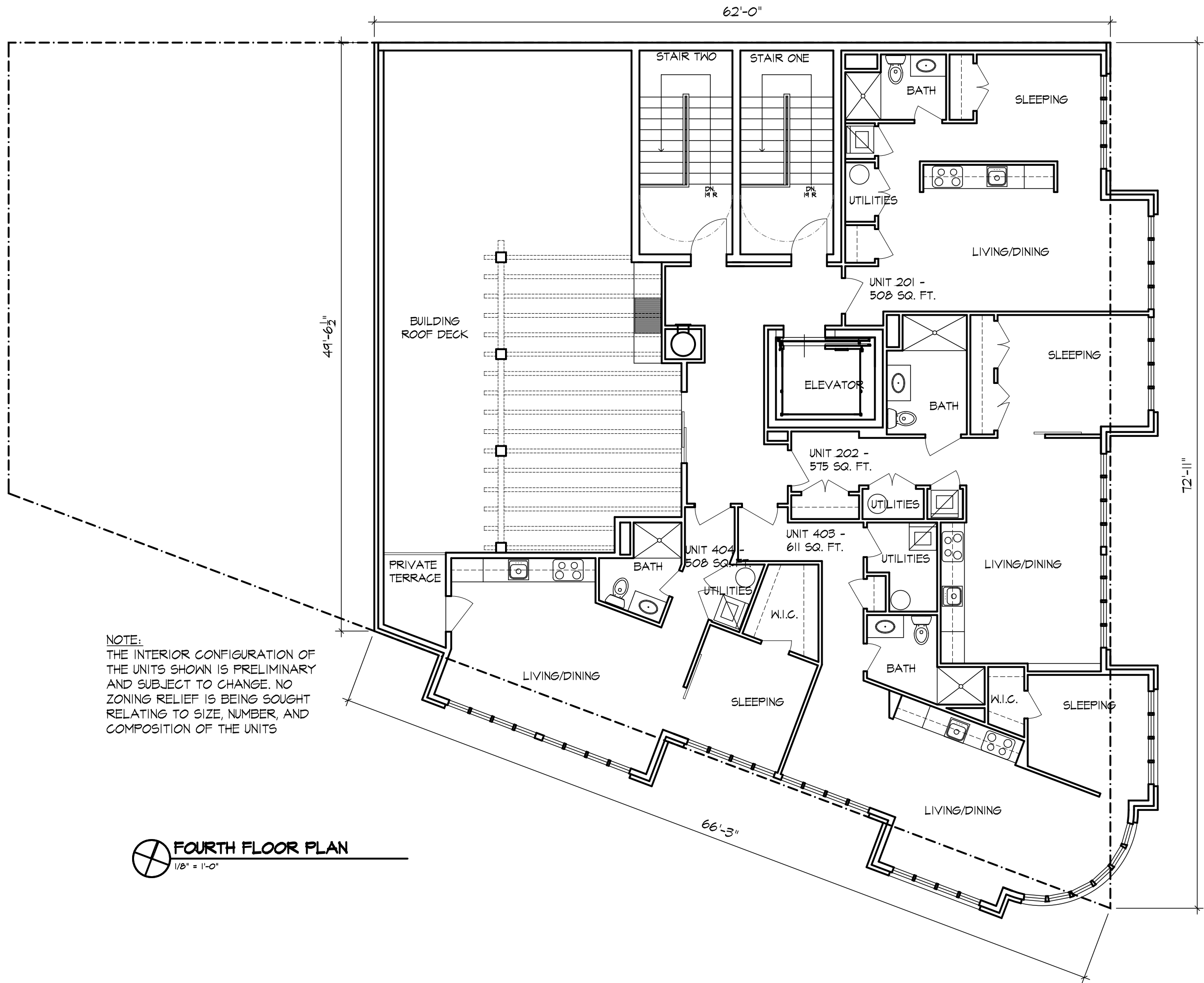
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Drawing: **SECOND & THIRD FLOOR PLAN**

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 **FOURTH FLOOR PLAN**
1/8" = 1'-0"

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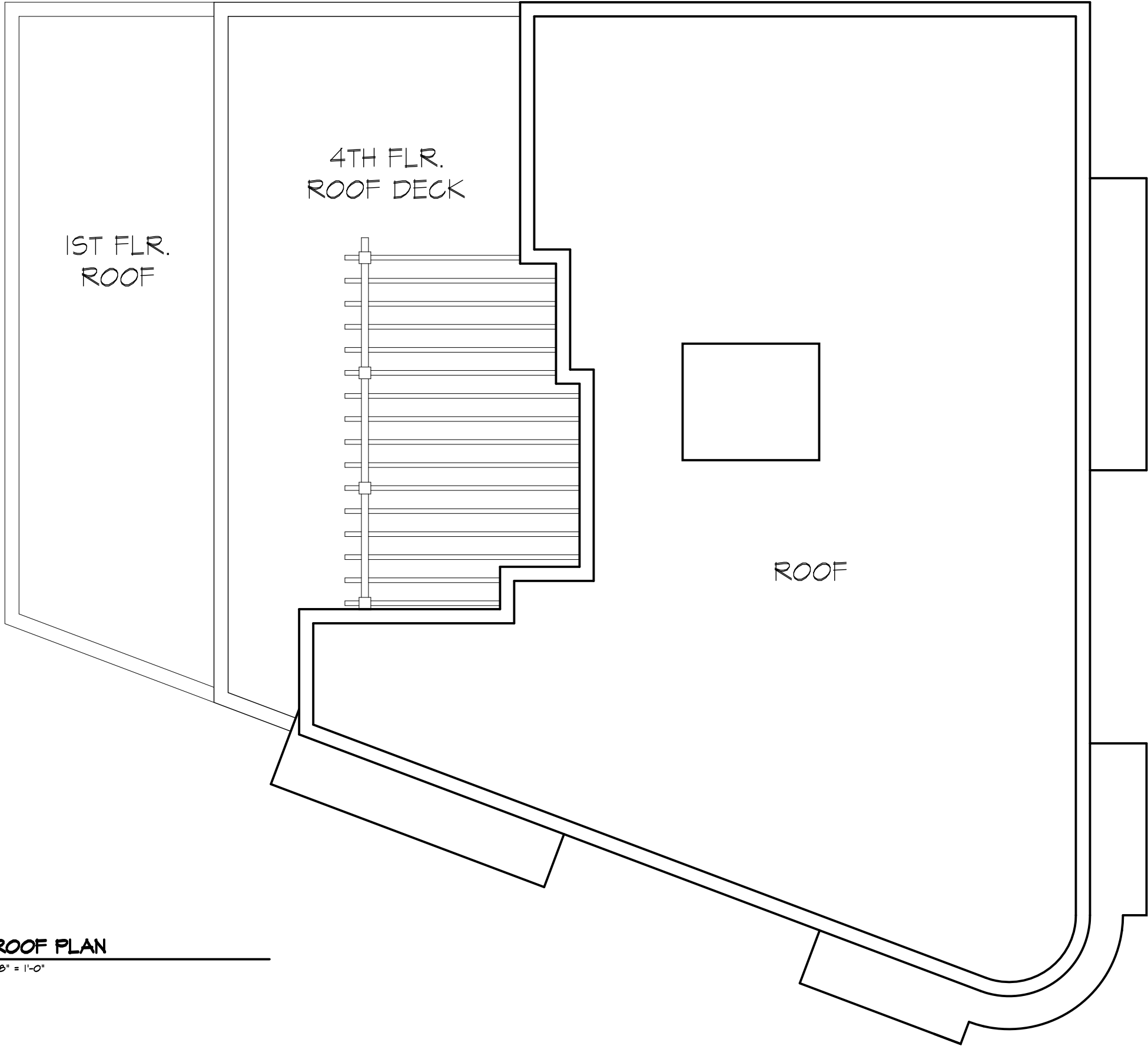
FOURTH FLOOR PLAN
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ROOF PLAN

1/8" = 1'-0"



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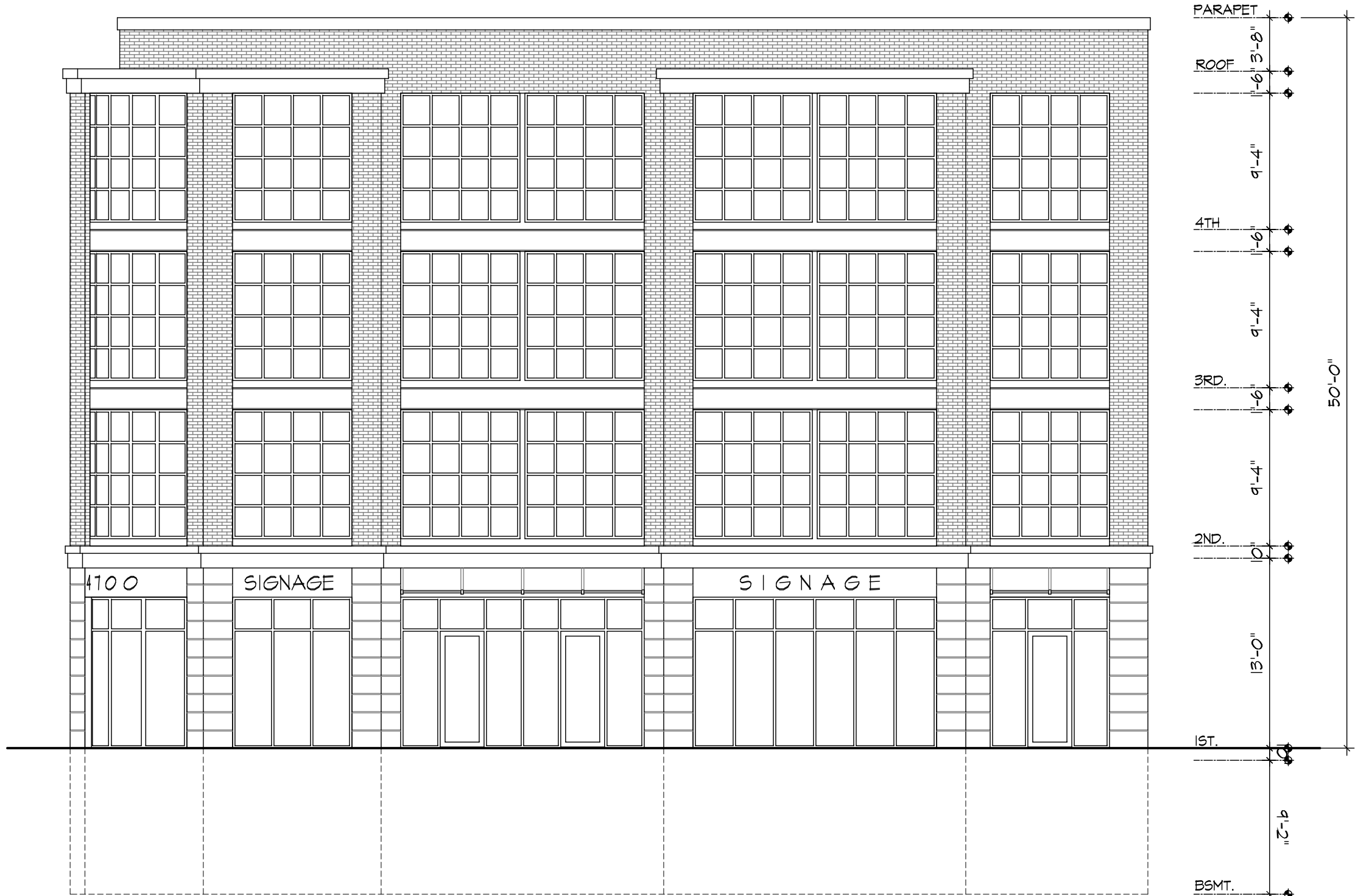
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Drawing: **ROOF PLAN**

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WISCONSIN AVE. ELEVATION

1/8" = 1'-0"

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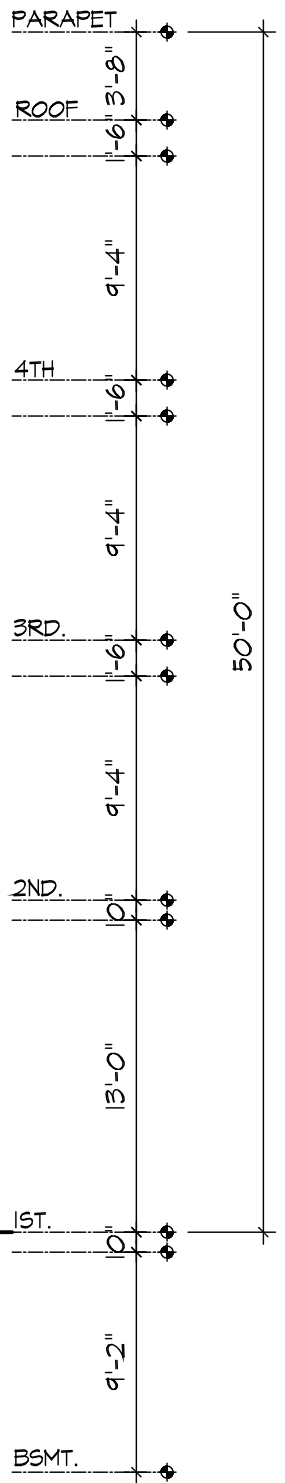
Drawing: **ELEVATION**

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CHESAPEAKE ST. ELEVATION
1/8" = 1'-0"



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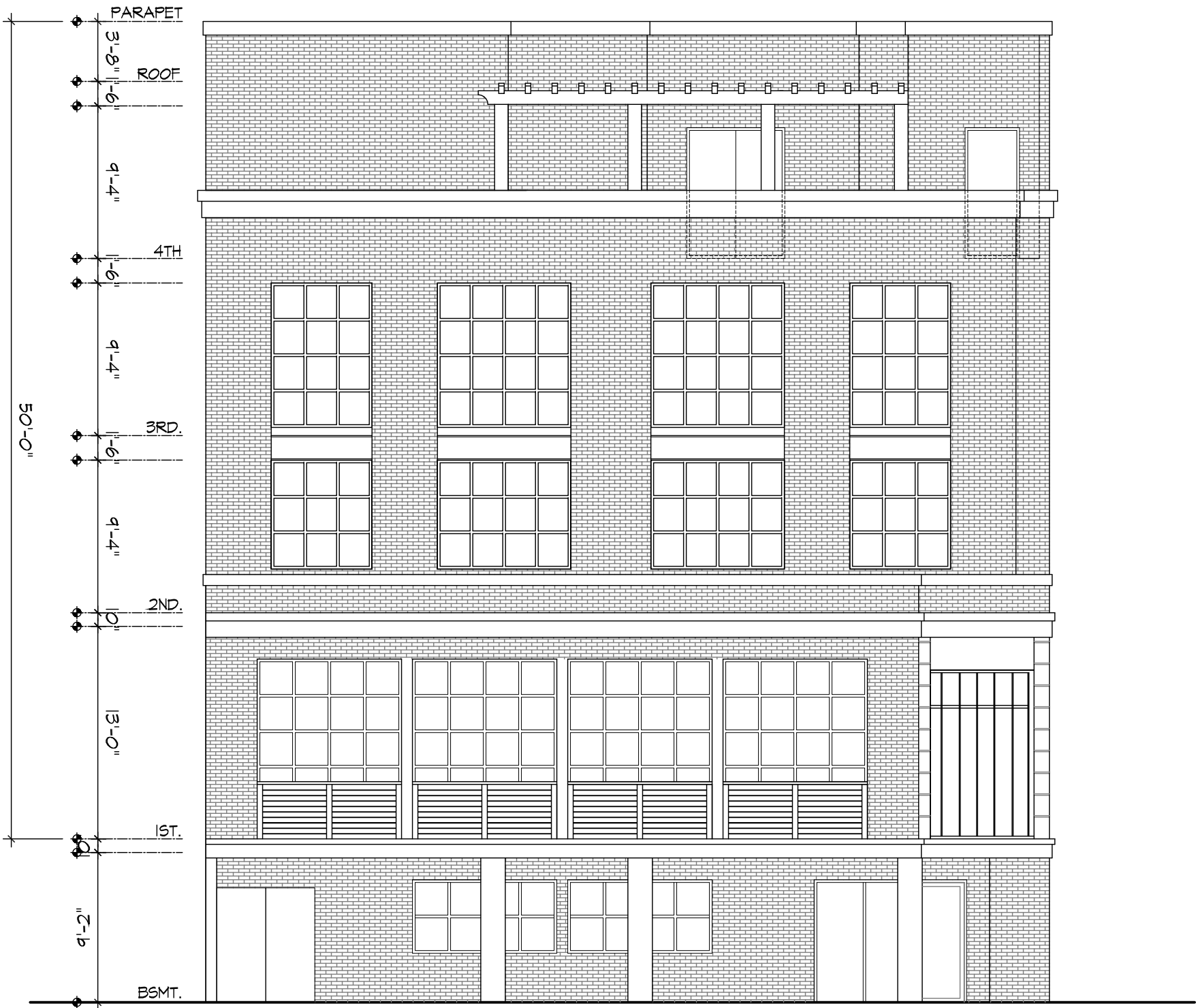
Drawing: **ELEVATION**

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ALLEY/REAR ELEVATION

1/8" = 1'-0"



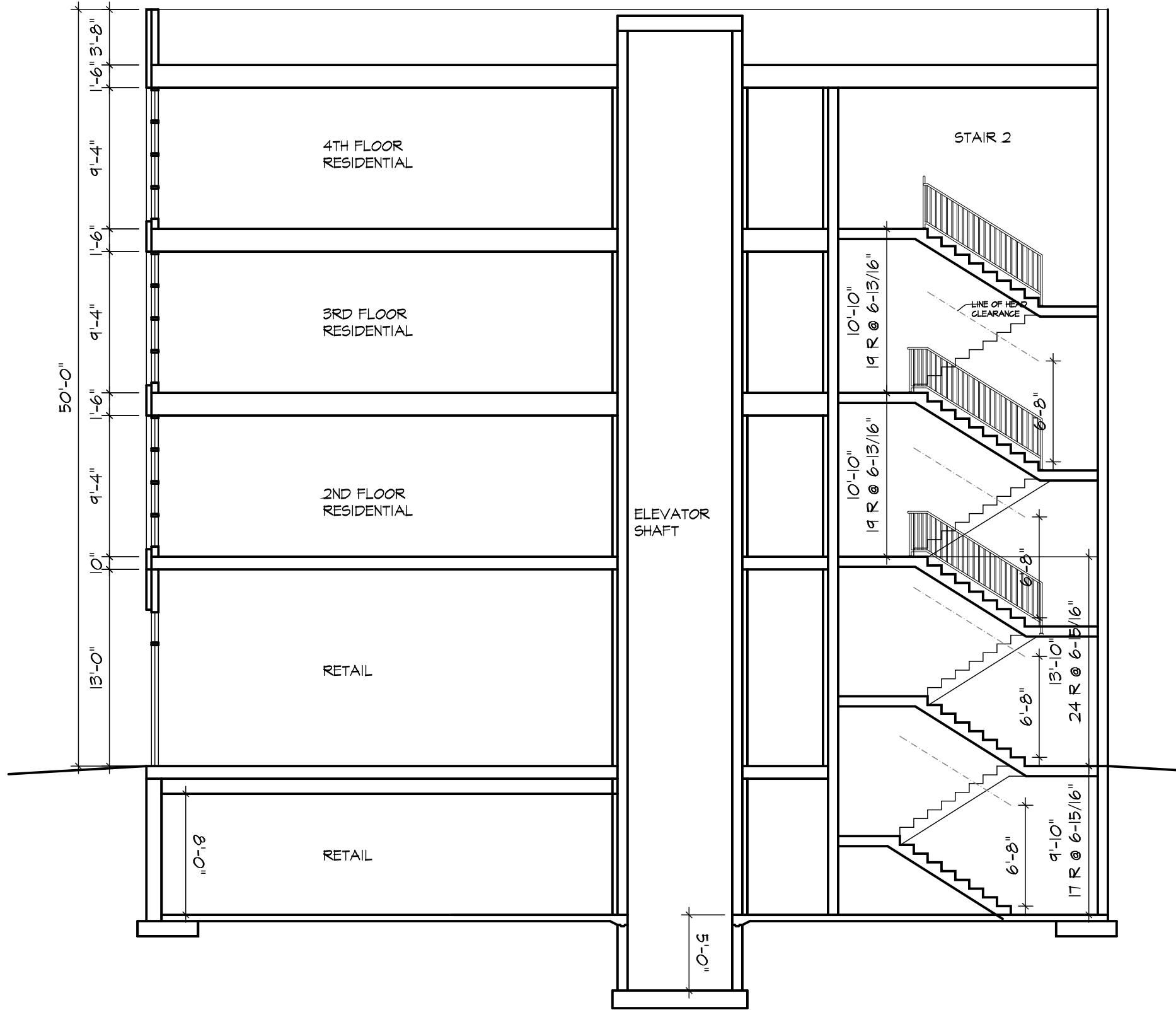
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ELEVATION
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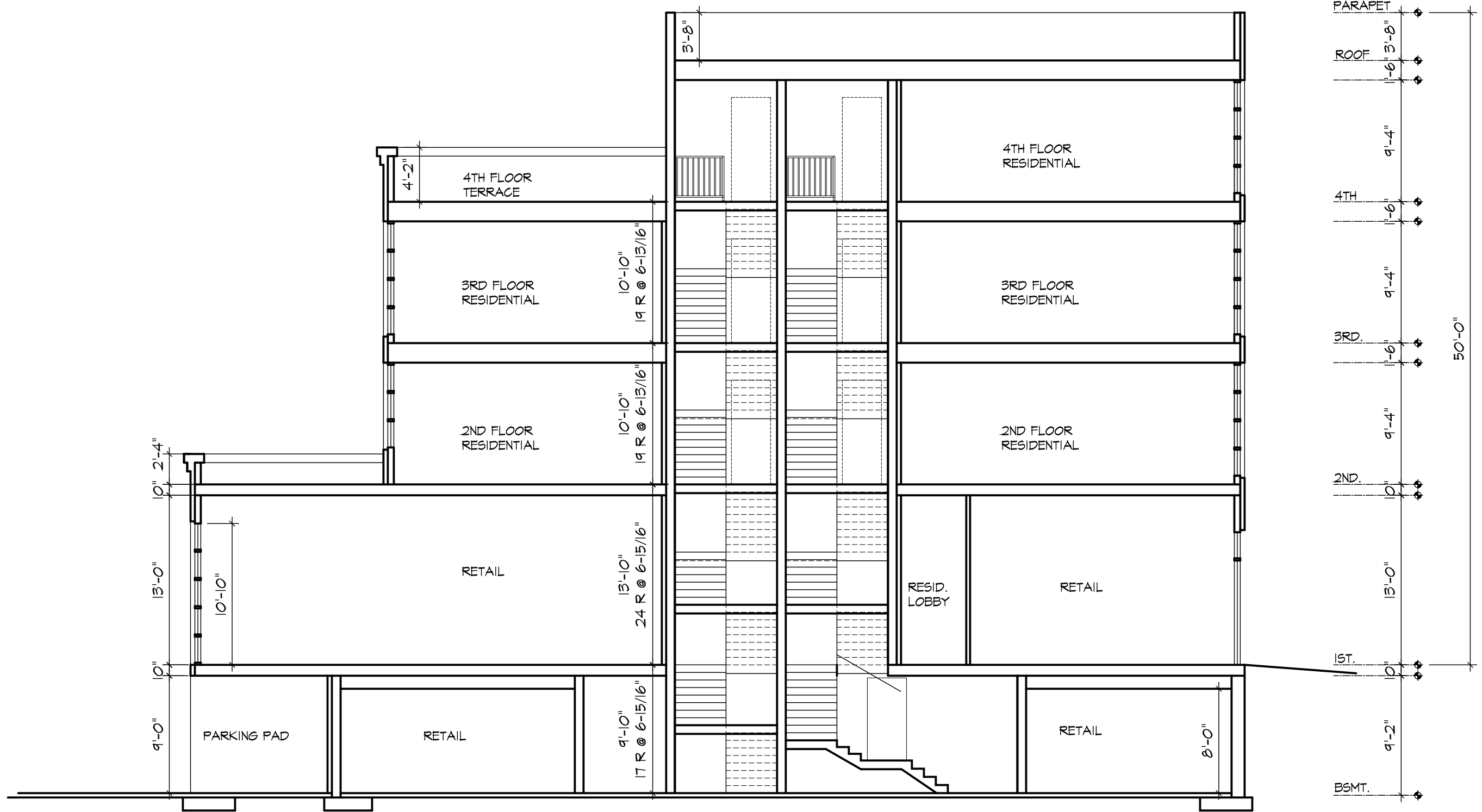
SECTION I
1/8" = 1'-0"

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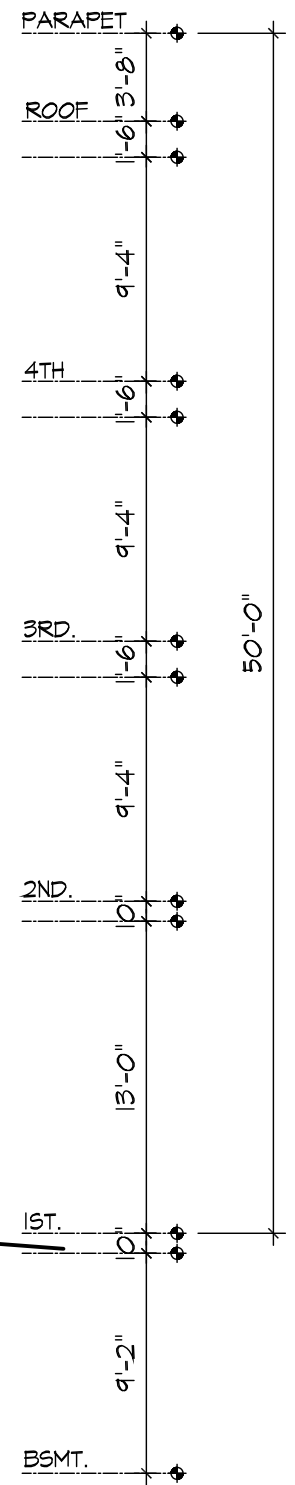
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Drawing: **SECTION**

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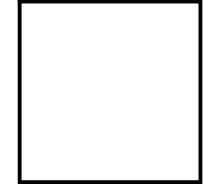


SECTION 2
1/8" = 1'-0"



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ZONING ANALYSIS

PROPERTY DESCRIPTION

ADDRESS: 4700 WISCONSIN AVE. NW
SQUARE & LOT: SQUARE 1733
LOTS 800, 834 & 833
LOT SIZE: 5,143.8 SQ.FT.
ZONING CLASSIFICATION: C-2-A
OVERLAY DISTRICT: NONE
HISTORIC DISTRICT: NONE
PROPERTY USE: MIXED-USE: RETAIL &
APARTMENT HOUSE (16 DWELLING
UNITS)

USE BY AREA

TOTAL LOT AREA: 5,143.8 SQ.FT.
FAR W/ BONUS (3.0): 15,431.4 SQ.FT.
BASEMENT AREA (FAR): 687.4 SQ.FT.
FIRST FLOOR:
GROSS AREA: 4,477.4 SQ.FT.
RETAIL: 3,724 SQ.FT.
RESIDENTIAL: 753.4 SQ.FT.
SECOND & THIRD FLOOR: 3,752.8 SQ.FT.
FOURTH FLOOR: 2,709.2 SQ.FT.
TOTAL: 15,379.6 SQ.FT.

CODE REFERENCE

DESCRIPTION

REQUIRED/PERMITTED

PROPOSED

DCMR II-771.2	FLOOR AREA RATIO (C-2-A)	2.5 APARTMENT, 1.5 OTHER, 2.5 MAXIMUM	
DCMR II-2604.1	BONUS DENSITY- INCLUSIONARY ZONING	20% BONUS= 0.5 FAR 3.0 FAR MAX. W/ BONUS	3.0 FAR
DCMR II-772.1	LOT OCCUPANCY	60%	
DCMR II-2604.2	INCREASED LOT OCCUPANCY- INCLUSIONARY ZONING	75% (RESIDENTIAL)	73% (RESIDENTIAL)
DCMR II-770.1	BUILDING HEIGHT	50 FEET	50 FEET
DCMR II-774.1	REAR YARD	15 FEET	16 FEET
DCMR II-775.5	SIDE YARD	NONE	NONE
DCMR II-2101.1	OFF-STREET PARKING (C-2-A)	APARTMENT HOUSE: 1 PER 2 DWELLING UNITS RETAIL/SERVICE: 1 FOR EVERY ADDT'L SQ.FT. OF GROSS FLOOR AREA & BASEMENT AREA OVER 3000 SQ.FT. 16 UNITS: 8 SPACES 3405 SQ.FT.: 11 SPACES	3 SPACES
DCMR II-2201.1	OFF-STREET LOADING	NONE	NONE

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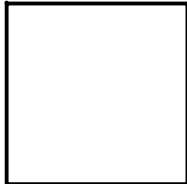
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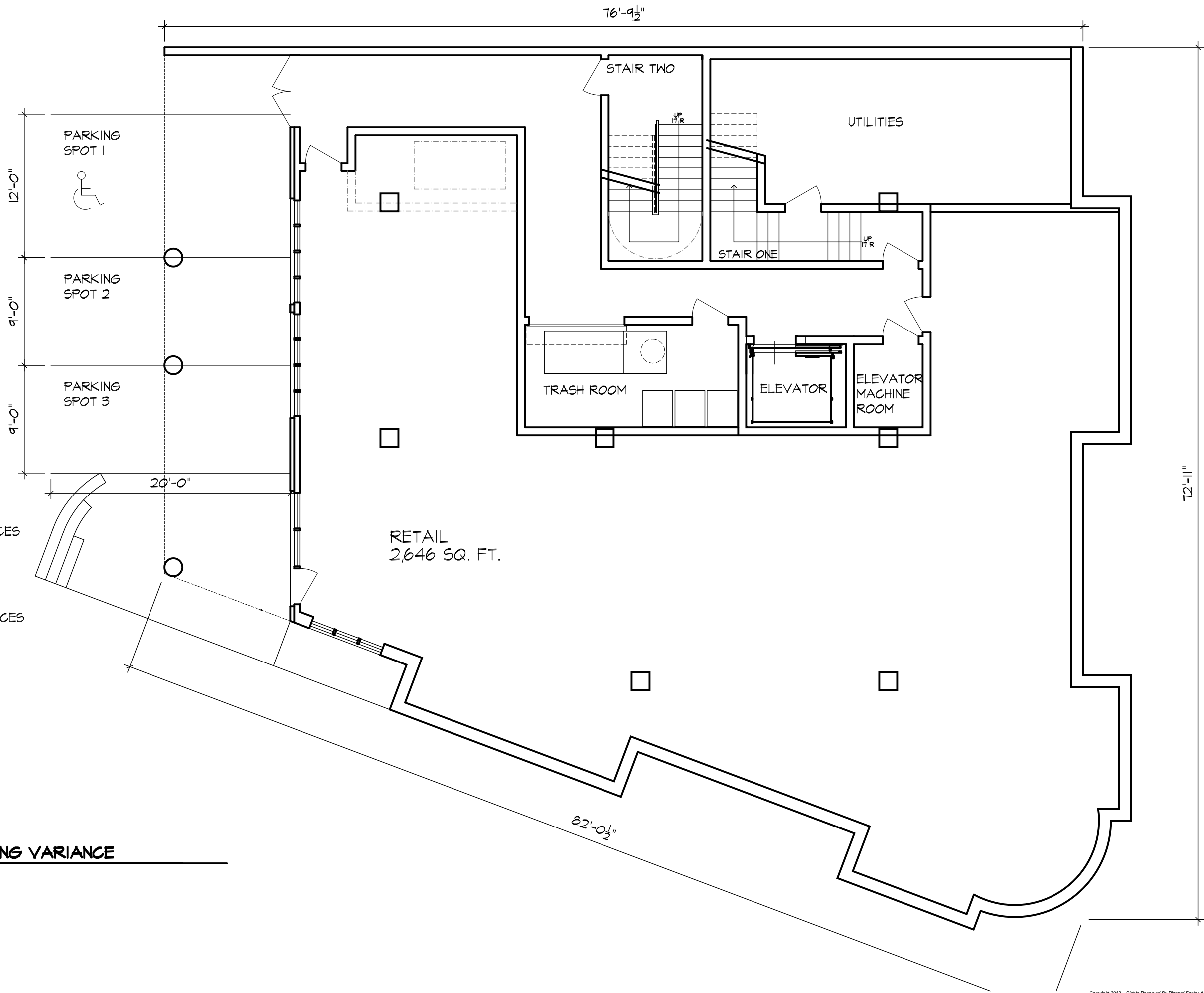
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REQUIRED PARKING: 19 SPACES
16 UNITS: 8 SPACES
3405 SQ.FT.: 11 SPACES

PROPOSED PARKING: 3 SPACES



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