

4700 WISCONSIN

4700 Wisconsin Ave., NW
Washington, DC

LIST OF DRAWINGS

00	COVER SHEET
01	VICINITY MAP
02	SITE PHOTOS
03	SITE PLAN
04	CELLAR PLAN
05	GROUND FLOOR PLAN
06	2ND. & 3RD. FLOOR PLAN
07	4TH FLOOR PLAN
08	ROOF PLAN
09	WISCONSIN AVE. ELEVATION
10	CHESAPEAKE ST. ELEVATION
11	ALLEY ELEVATION
12	SECTION 1
13	SECTION 2
14	ZONING ANALYSIS
15	PARKING VARIANCE



☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST., #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

Drawing: **COVER SHEET**

Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY
	10/07/13
☐	PERMIT
☐	CONSTRUCTION

Board of Zoning Adjustment
District of Columbia
CASE NO.18839
EXHIBIT NO.278

00

CHESAPEAKE ST. NW

42nd. ST. NW

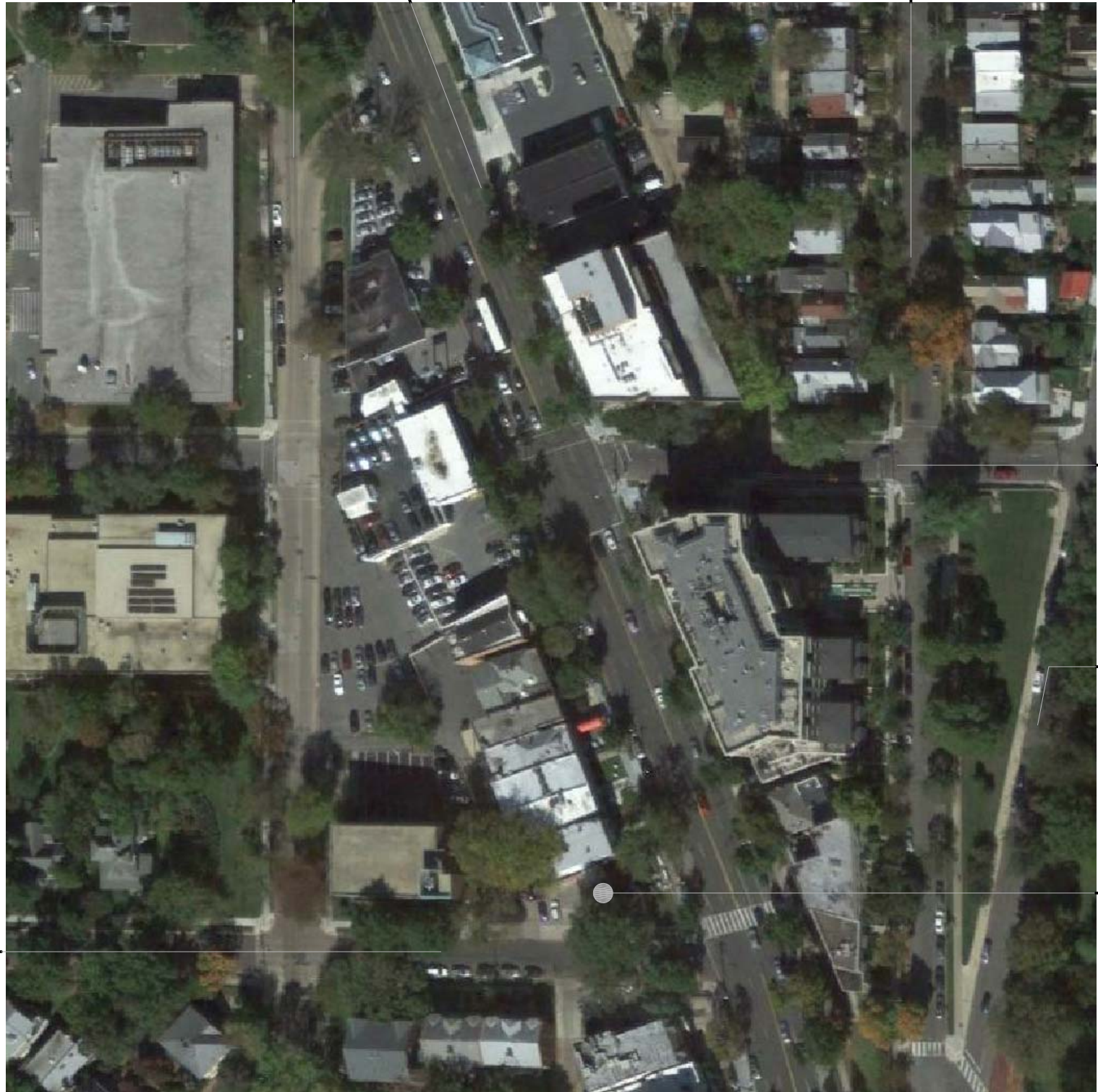
WISCONSIN AVE. NW

41st. ST. NW

DAVENPORT ST. NW

BELT RD. NW

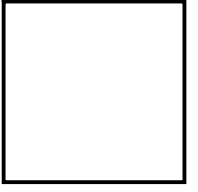
PROJECT SITE
4700 WISCONSIN AVE. NW



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

☐	REVISION 09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202



Drawing: **VICINITY MAP**
Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY 10/01/13
☐	PERMIT
☐	CONSTRUCTION

01



VIEW DOWN WISCONSIN AVE.



CORNER VIEW- CHESAPEAKE ST. & WISCONSIN AVE.



EXISTING SITE VIEW- WISCONSIN AVE.



VIEW FROM ALLEY

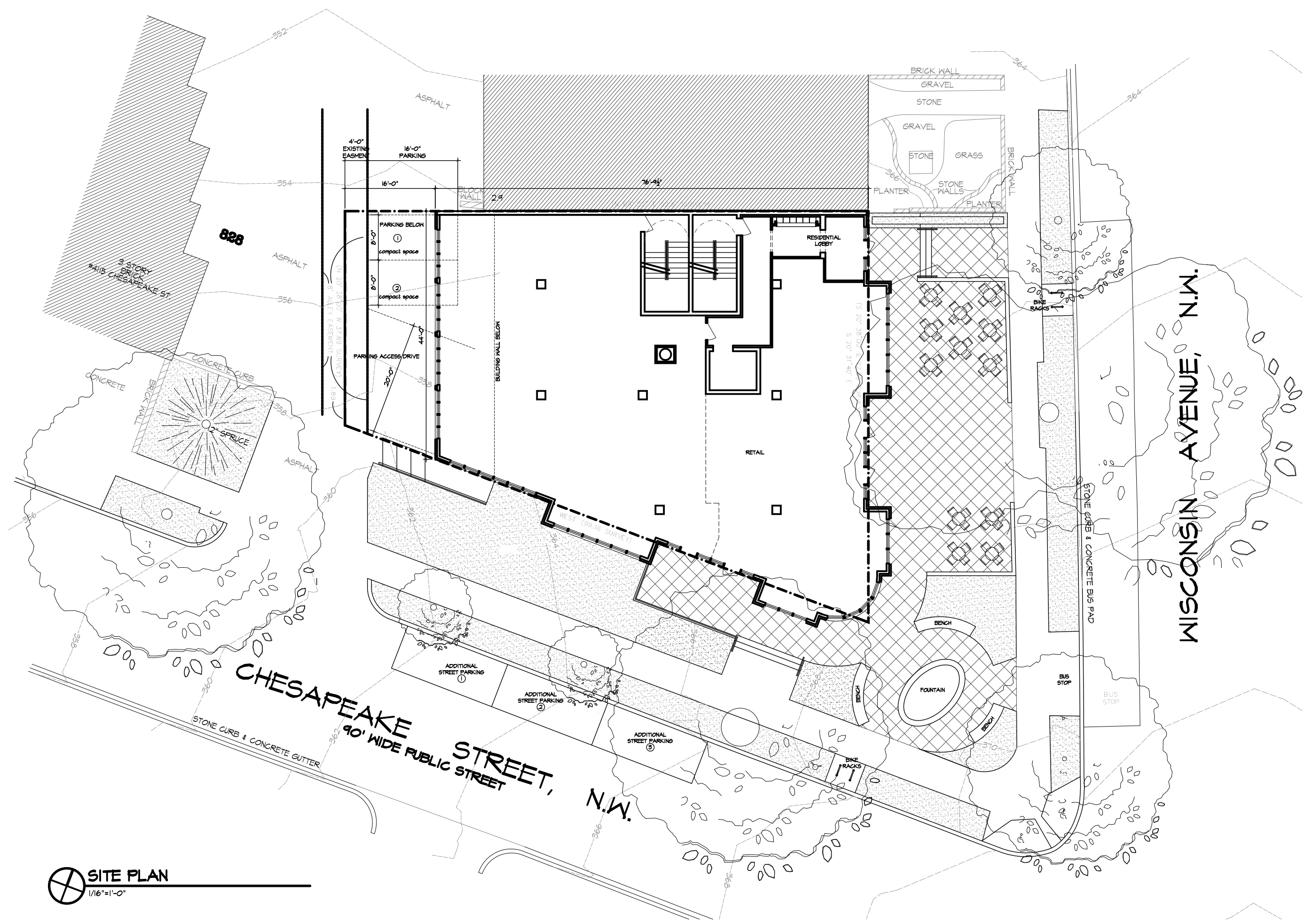
☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS
 77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
 TELEPHONE 301.942.9201 FAX. 301.942.9202



Drawing: **SITE VIEWS**

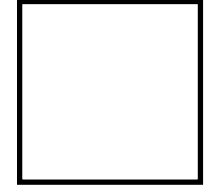
☐	PRELIMINARY
	10/07/13
☐	PERMIT
☐	CONSTRUCTION



 **SITE PLAN**
1/16"=1'-0"

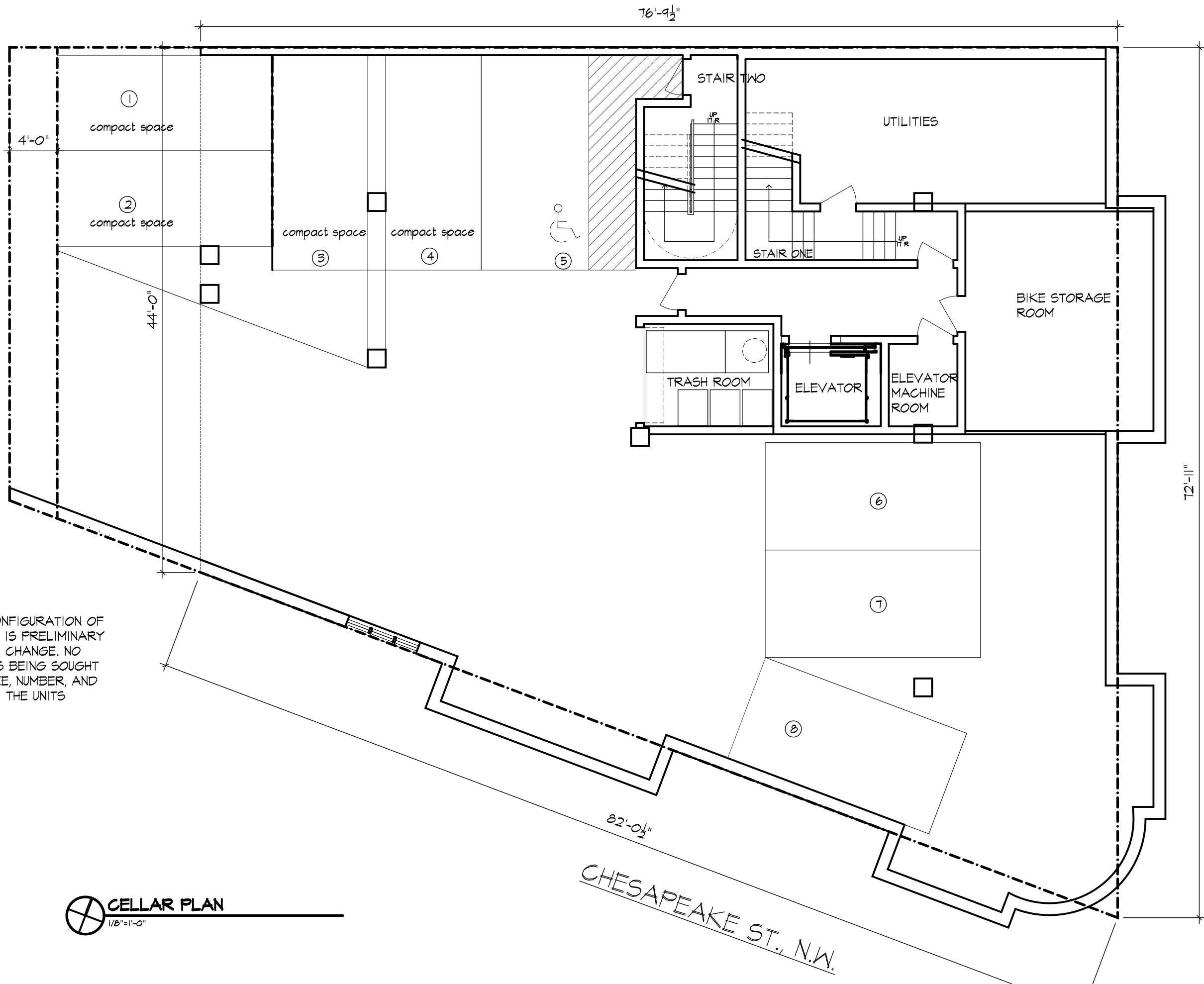
☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202



Drawing: **SITE PLAN**
Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY
	10/01/13
☐	PERMIT
☐	CONSTRUCTION



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

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

WISCONSIN AVE., N.W.

CHESAPEAKE ST., N.W.

☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

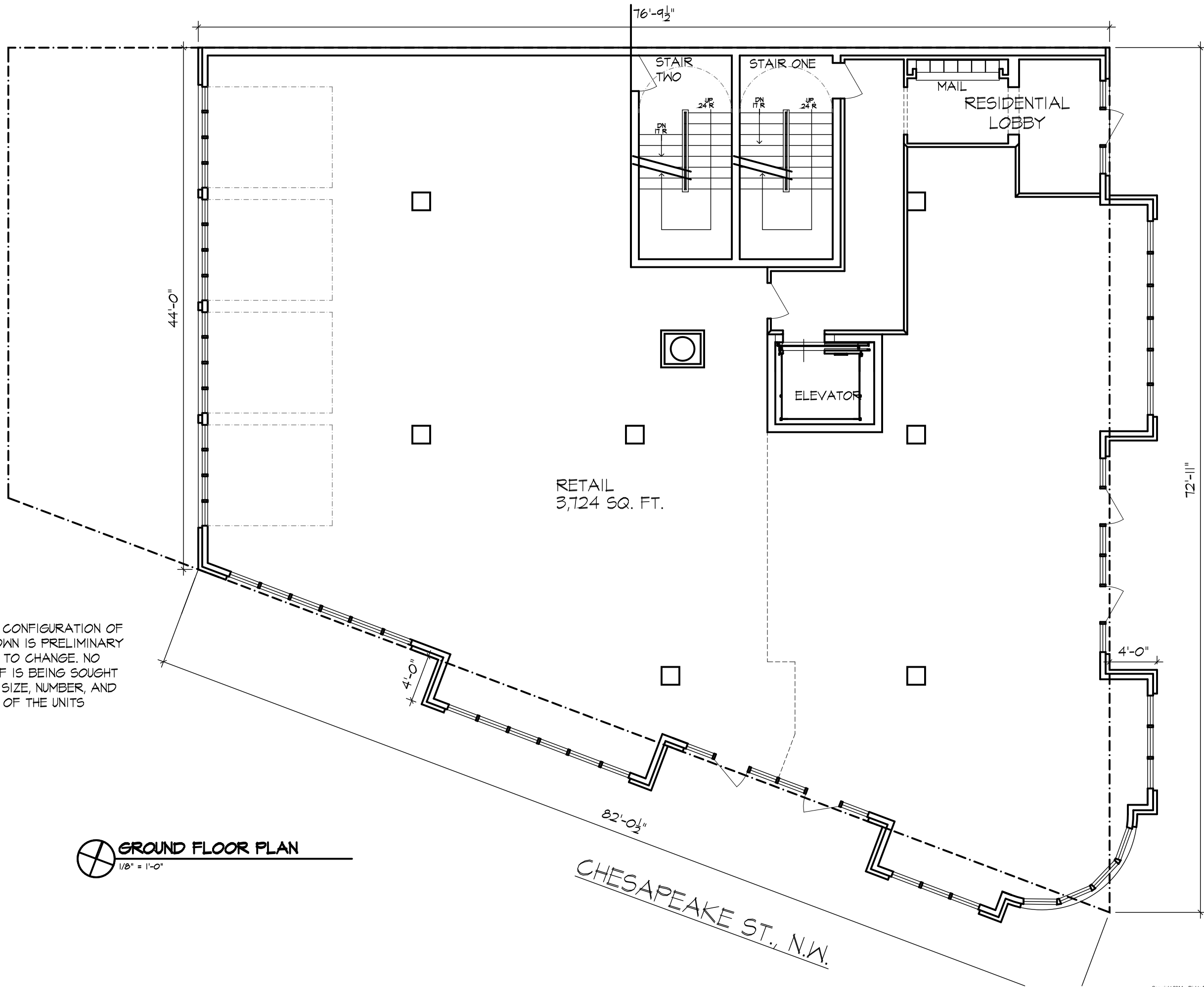
RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

Drawing: **CELLAR PLAN**

Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY
	10/01/13
☐	PERMIT
☐	CONSTRUCTION

04



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

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

WISCONSIN AVE., N.W.

CHESAPEAKE ST., N.W.

☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

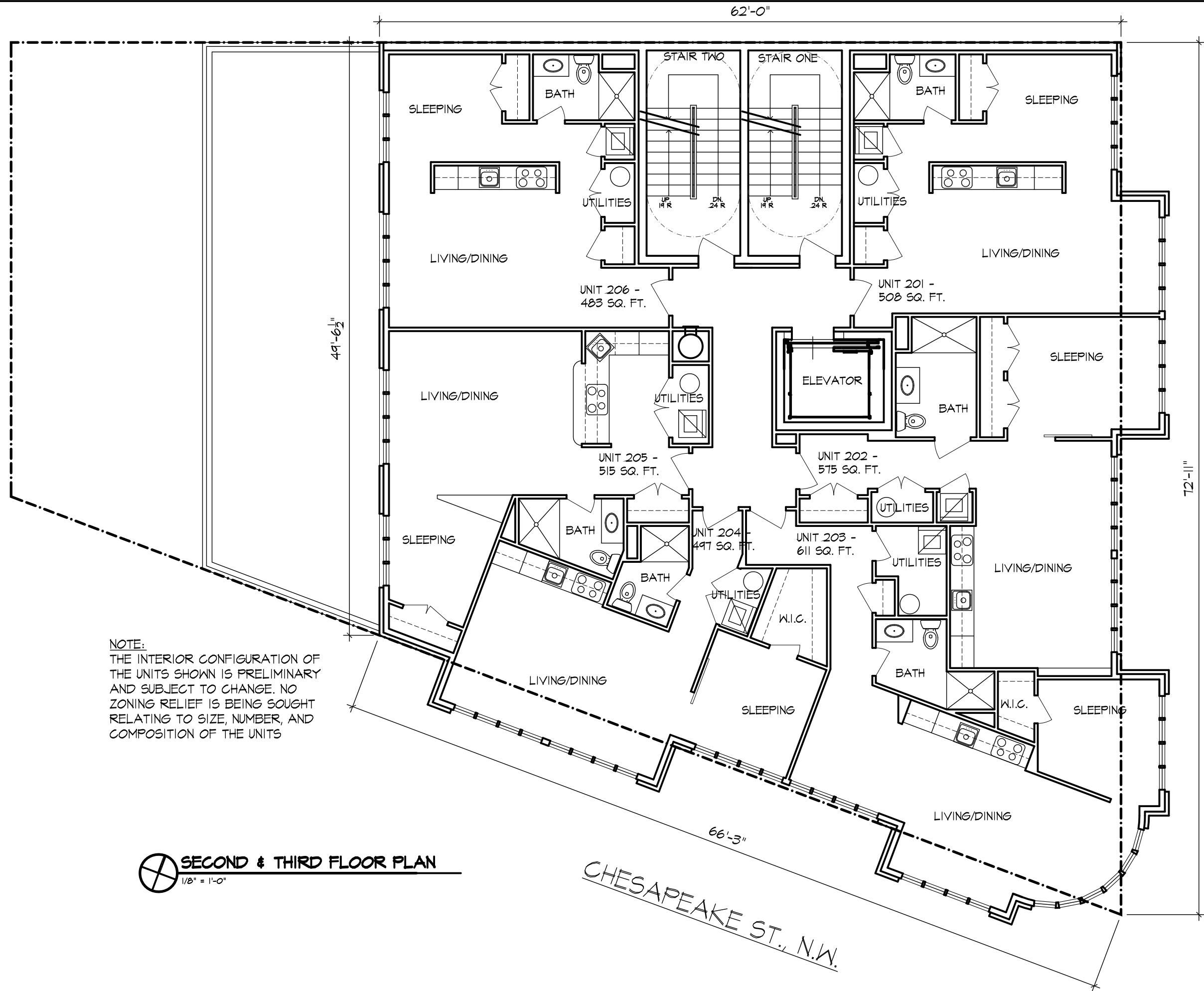
RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

Drawing: **GROUND FLOOR PLAN**

Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY
	10/07/13
☐	PERMIT
☐	CONSTRUCTION

05



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

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

WISCONSIN AVE., N.W.

CHESAPEAKE ST., N.W.

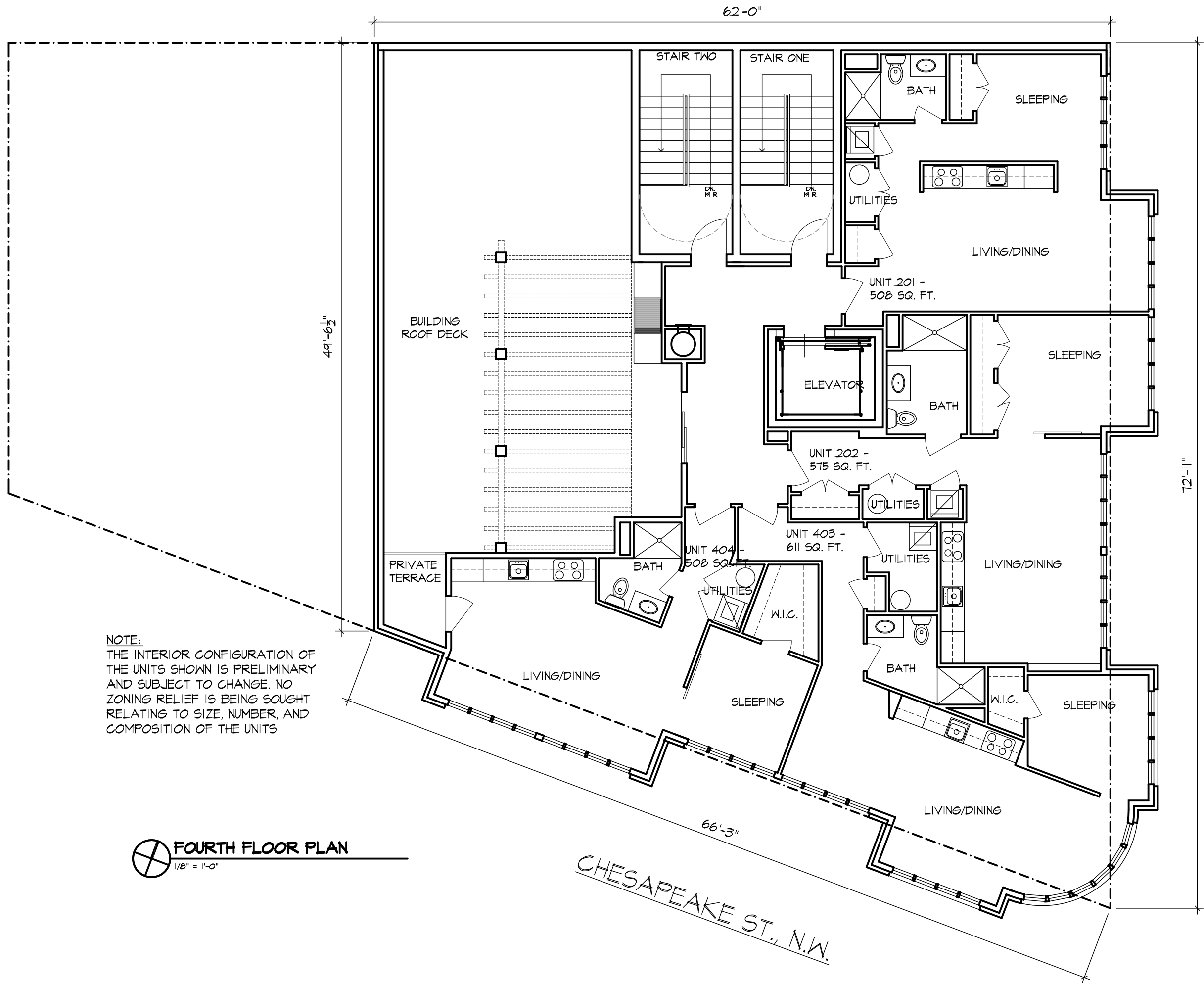
REVISION	09/29/14
REVISION	
REVISION	
REVISION	

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

Drawing: **SECOND & THIRD FLOOR PLAN**

Project: 4700 Wisconsin Ave. NW
Washington, DC

PRELIMINARY	10/01/13
PERMIT	
CONSTRUCTION	



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

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

WISCONSIN AVE., N.W.

CHESAPEAKE ST., N.W.

☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

Drawing: **FOURTH FLOOR PLAN**

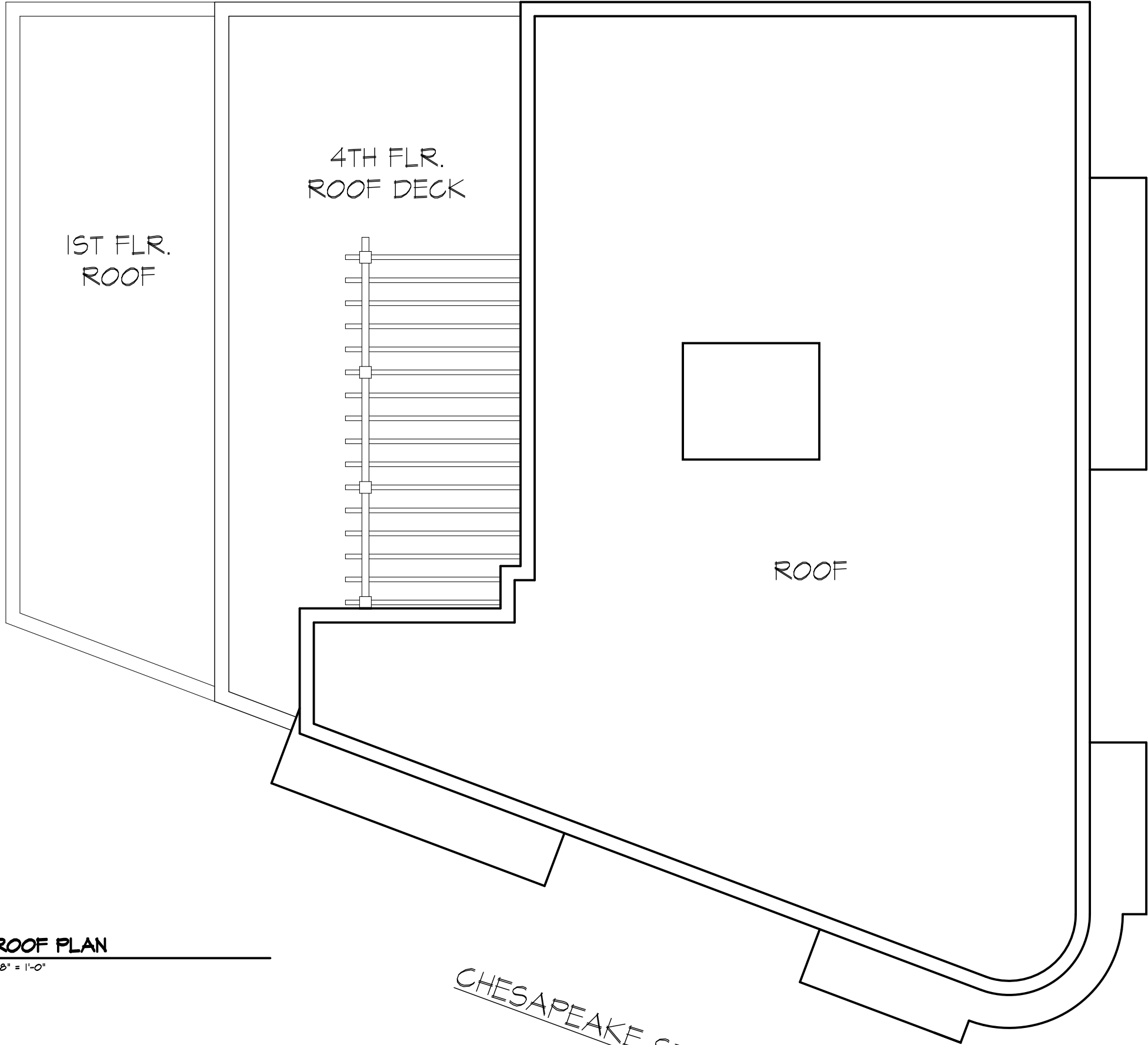
Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY
	10/07/13
☐	PERMIT
☐	CONSTRUCTION



ROOF PLAN

1/8" = 1'-0"



4TH FLR.
ROOF DECK

1ST FLR.
ROOF

ROOF

CHESAPEAKE ST., N.W.

WISCONSIN AVE., N.W.

☐

REVISION
09/29/14

REVISION

REVISION

REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST., #308, ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

Drawing: **ROOF PLAN**

Project: 4700 Wisconsin Ave. NW
Washington, DC

☐

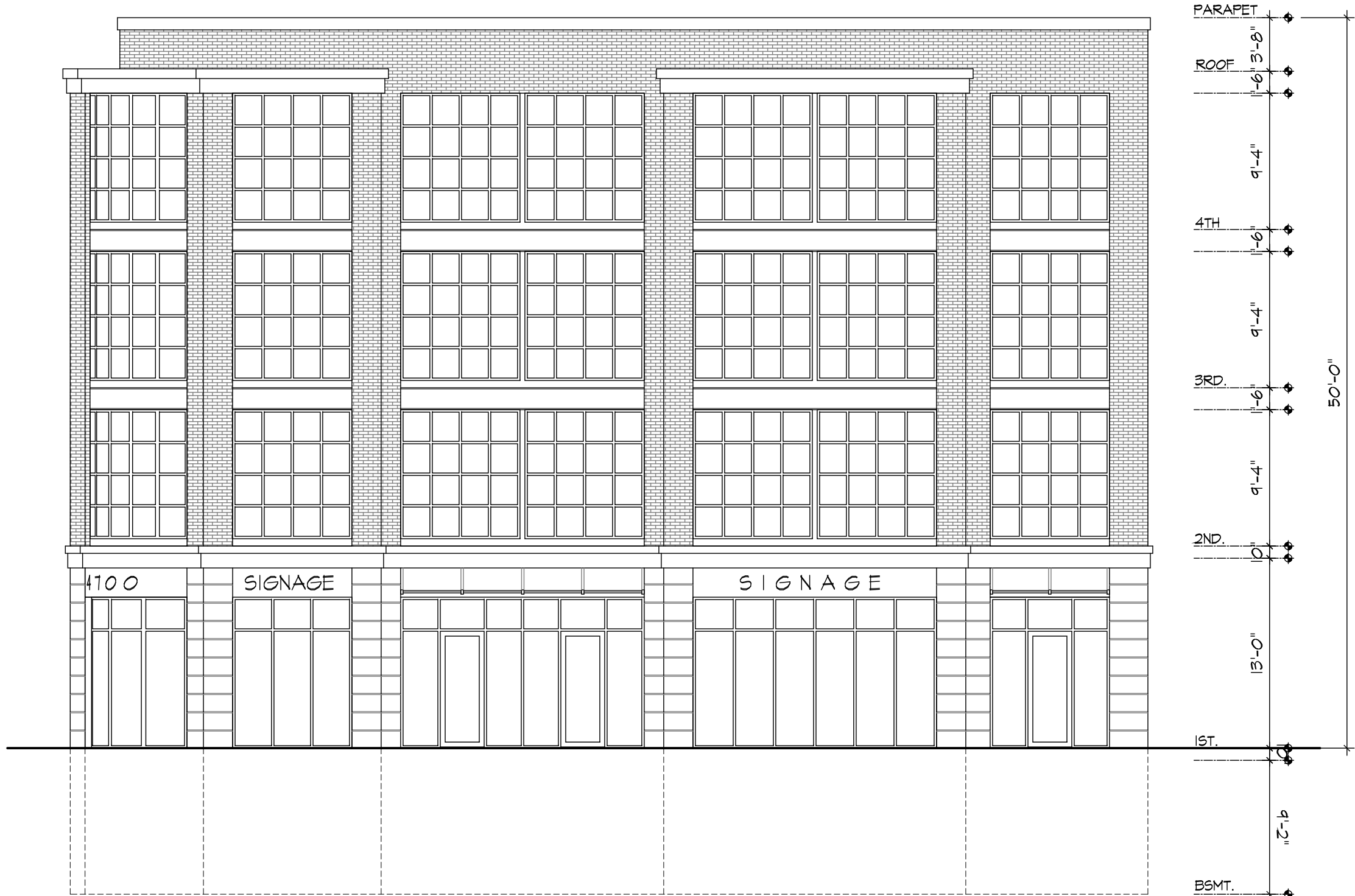
PRELIMINARY
10/07/13

☐

PERMIT

☐

CONSTRUCTION



WISCONSIN AVE. ELEVATION
1/8" = 1'-0"

☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

ELEVATION
Project: 4700 Wisconsin Ave. NW
Washington, DC

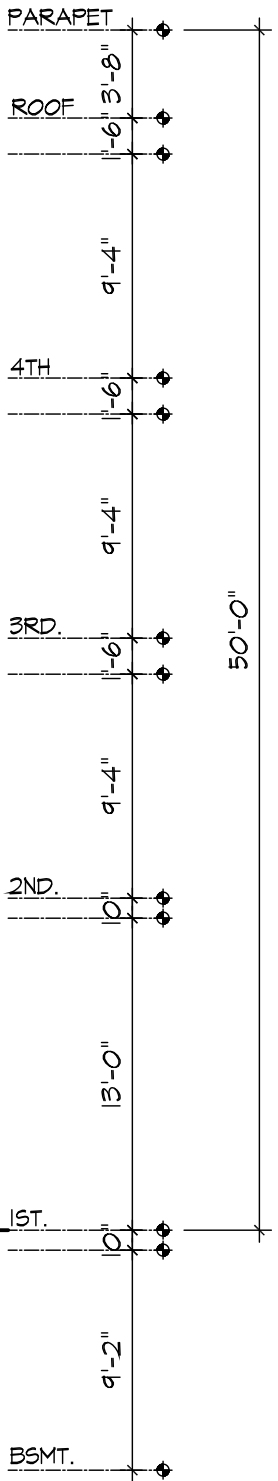
☐	PRELIMINARY
	10/07/13
☐	PERMIT
☐	CONSTRUCTION

09



CHESAPEAKE ST. ELEVATION

1/8" = 1'-0"



☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

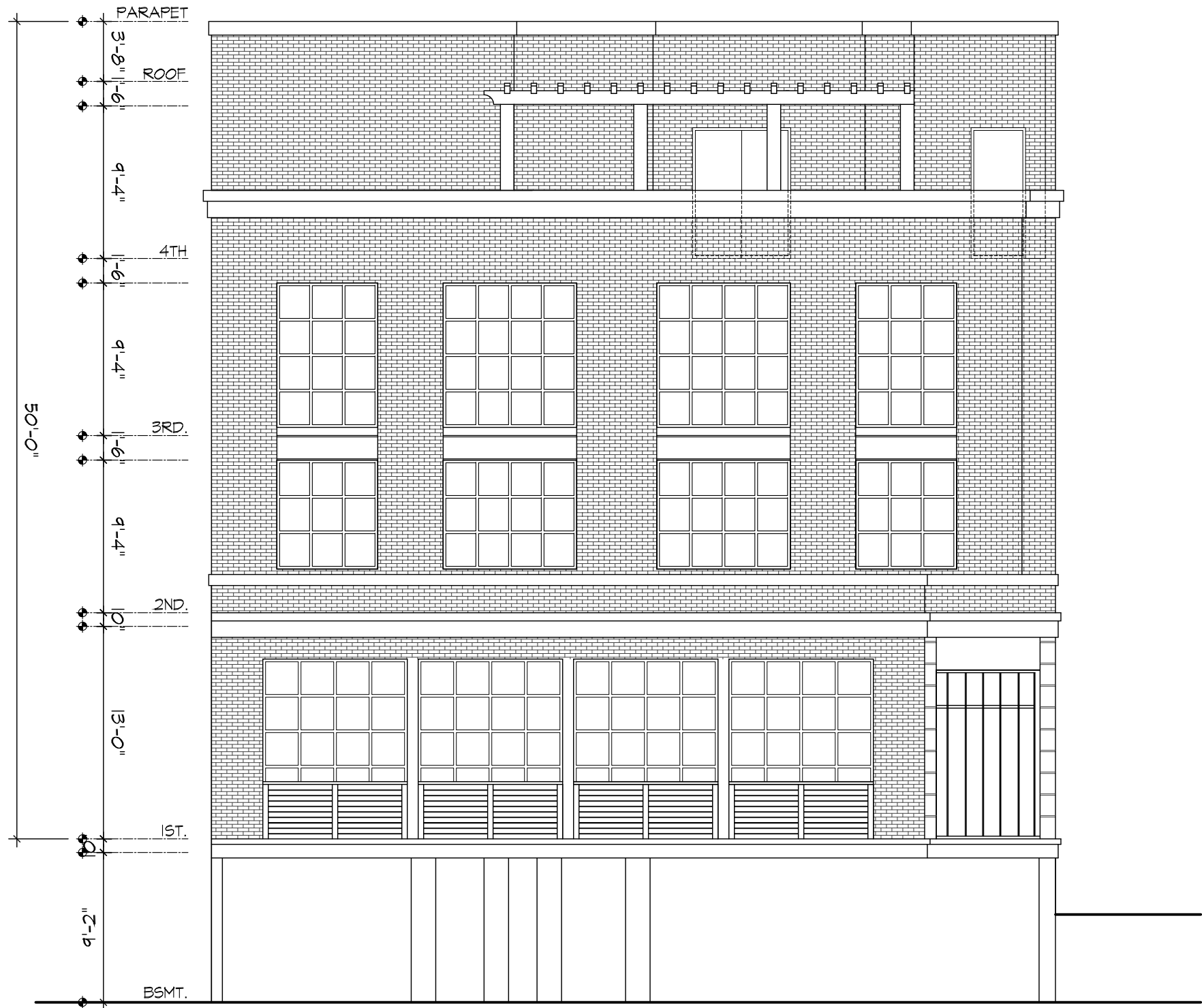
Drawing: **ELEVATION**

☐	PRELIMINARY
	10/07/13
☐	PERMIT
☐	CONSTRUCTION

10

Project: 4700 Wisconsin Ave. NW
Washington, DC

 ALLEY/REAR ELEVATION
1/8" = 1'-0"



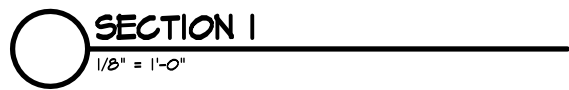
Drawing: **ELEVATION**

Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY
☐	10/01/13
☐	PERMIT
☐	CONSTRUCTION
☐	=

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

☐	REVISION
☐	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION



☐	PRELIMINARY
☐	10/07/13
☐	PERMIT
☐	CONSTRUCTION

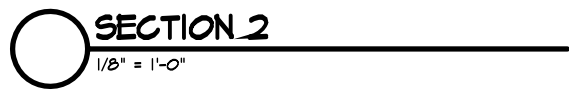
SECTION

Drawing: _____

Project: 4700 Wisconsin Ave. NW
Washington, DC

RICHARD FOSTER
A R C H I T E C T S
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX: 301.942.9202

77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202



13

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.
CELLAR 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 300 ADDT'L SQ.FT. OF GROSS FLOOR AREA & CELLAR AREA OVER 3000 SQ.FT. 16 UNITS= 8 SPACES 3724 SQ.FT RETAIL.: 2 SPACES TOTAL SPACES REQUIRED= 10	8 SPACES ON SITE 3 SPACES ON STREET
DCMR II-2201.1	OFF-STREET LOADING	NONE	NONE

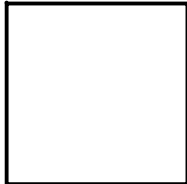
☐ REVISION
09/29/14

☐ REVISION

☐ REVISION

☐ REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202



Drawing: ZONING ANALYSIS

Project: 4700 Wisconsin Ave. NW
Washington, DC

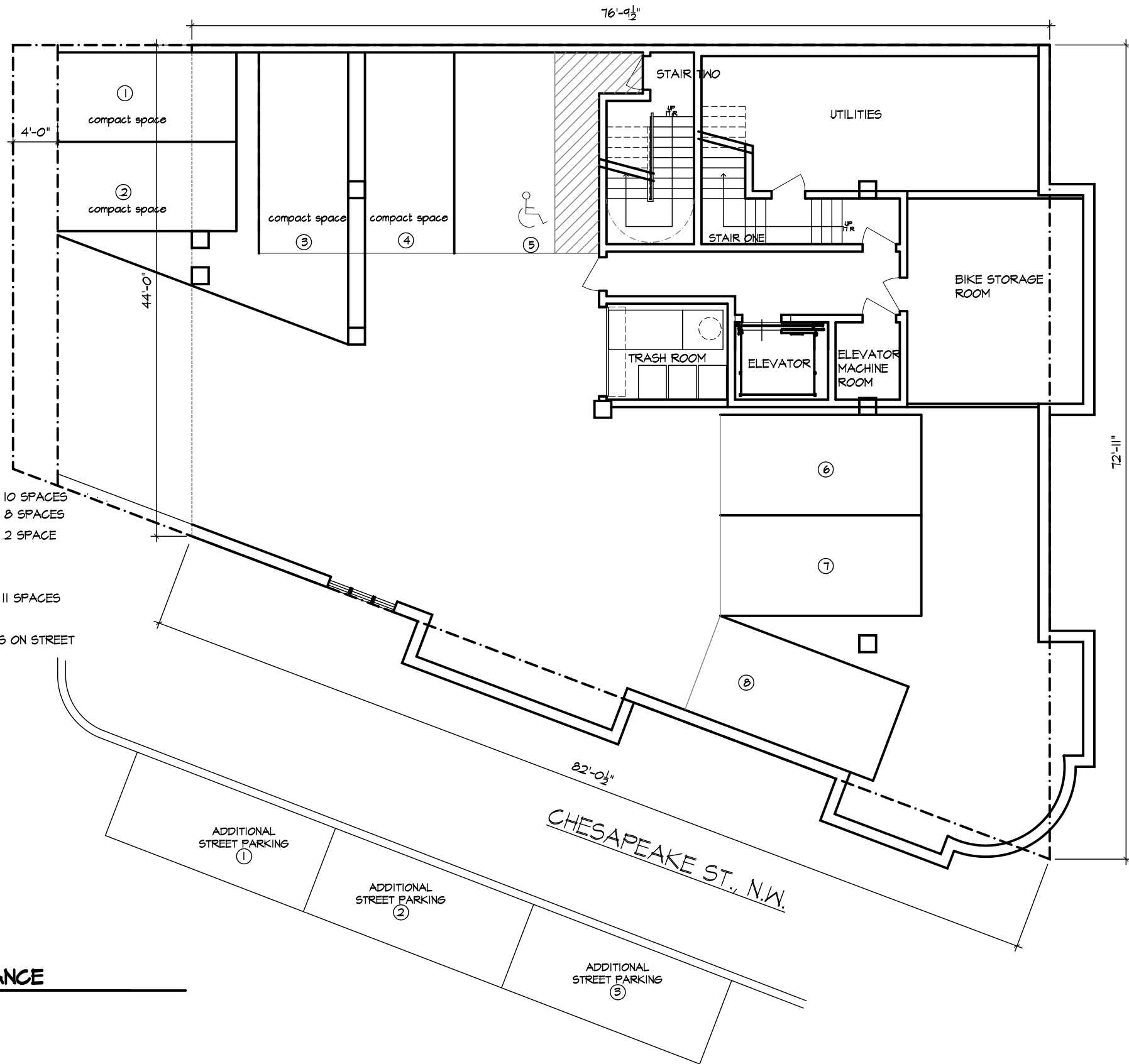
☐ PRELIMINARY
10/07/13

☐ PERMIT

☐ CONSTRUCTION

REQUIRED PARKING: 10 SPACES
16 UNITS: 8 SPACES
3,724 SQ.FT. RETAIL: 2 SPACE

PROPOSED PARKING: 11 SPACES
8 SPACES ON SITE
3 ADDITIONAL SPACES ON STREET



WISCONSIN AVE., N.W.

CHESAPEAKE ST., N.W.

☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS

77 S. WASHINGTON ST. #308. ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

Drawing: **PARKING VARIANCE**

Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY
	10/07/13
☐	PERMIT
☐	CONSTRUCTION



BIRD'S EYE VIEW

☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST., #308, ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX 301.942.9202



Drawing: **PERSPECTIVE VIEWS**

Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY
	10/07/13
☐	PERMIT
☐	CONSTRUCTION

VIEWS



CHESAPEAKE ST. VIEW

☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST., #308, ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX. 301.942.9202

Drawing: **PERSPECTIVE VIEWS**

Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY
	10/07/13
☐	PERMIT
☐	CONSTRUCTION

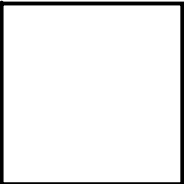
VIEWS



WISCONSIN AVE. VIEW

☐	REVISION
	09/29/14
☐	REVISION
☐	REVISION
☐	REVISION

RICHARD FOSTER
ARCHITECTS
77 S. WASHINGTON ST., #308, ROCKVILLE, MD 20850
TELEPHONE 301.942.9201 FAX 301.942.9202



Drawing: **PERSPECTIVE VIEWS**

Project: 4700 Wisconsin Ave. NW
Washington, DC

☐	PRELIMINARY
	10/07/13
☐	PERMIT
☐	CONSTRUCTION

VIEWS