

# SUPPLEMENTAL ARCHITECTURAL PLANS & DRAWINGS

## 5220 WISCONSIN AVE, NW

RECEIVED  
D.C. OFFICE OF ZONING  
2016 NOV 13 PM 12:39

A PLANNED UNIT DEVELOPMENT

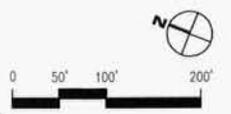
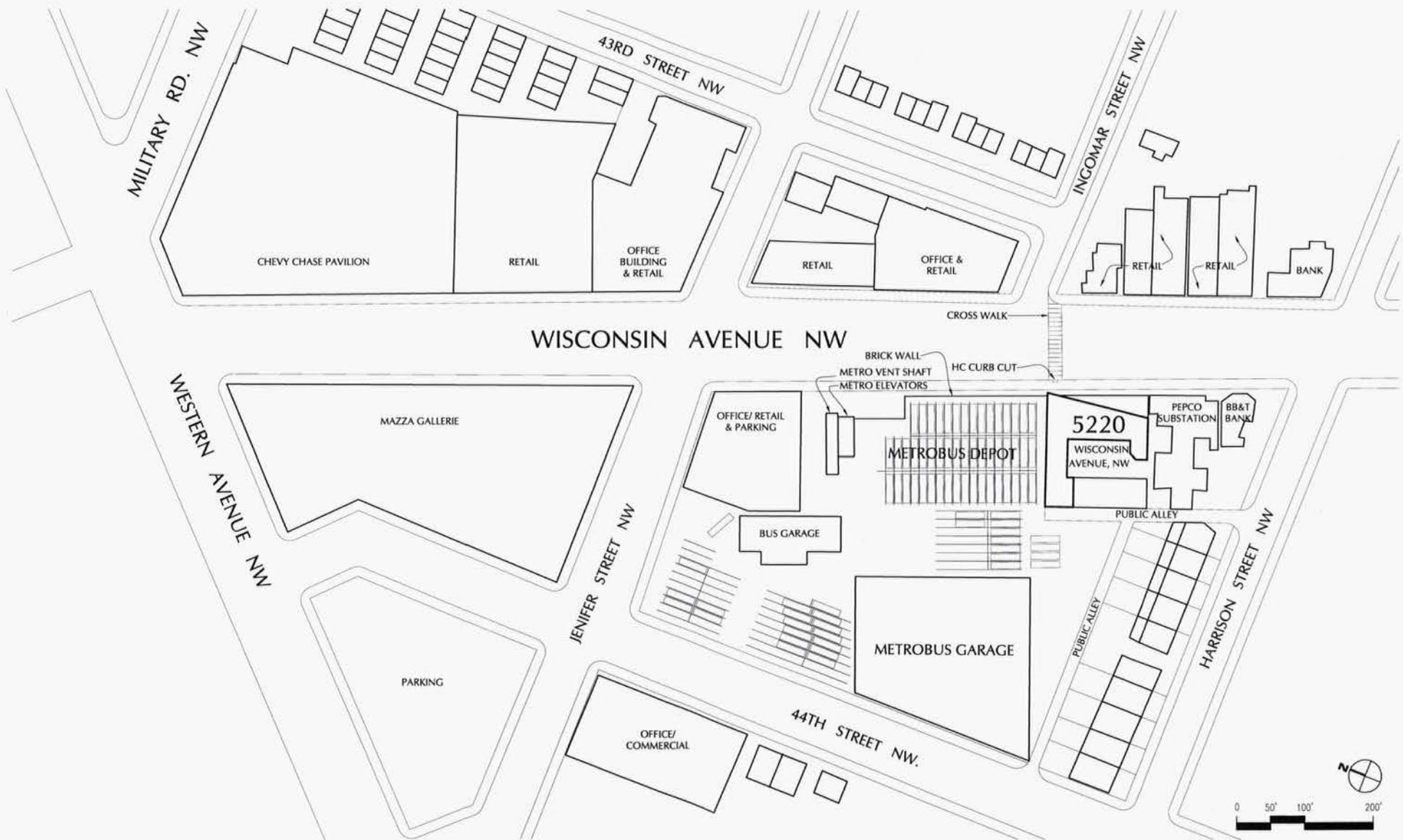


ZONING DATA		
LOT AREA = 150' X 150' = 22,500 SQ. FT.		
	C-2-B PUD DEVELOPMENT STANDARDS & GUIDELINES	PROVIDED
HEIGHT:	90'	79'
FAR:	6.0 TOTAL; 2.0 NON-RESIDENTIAL	3.25, OF WHICH 0.59 IS DEVOTED TO RETAIL USE AND 0.35 IS DEVOTED TO PARKING AND LOADING
GROSS FLOOR AREA:	135,000 SF TOTAL GROSS FLOOR AREA WITH UP TO 45,000 SF DEVOTED TO COMMERCIAL USE	118,125 SF, OF WHICH APPROXIMATELY 13,200 SF IS DEVOTED TO RETAIL USE AND APPROXIMATELY 7,875 SF IS DEVOTED TO PARKING AND LOADING
RESIDENTIAL LOT OCCUPANCY:	80%	1ST FLOOR: 100% 2ND FLOOR: 84.7% 3RD FLOOR: 88.4% 4TH FLOOR: 68.3% 5TH FLOOR: 68.3% 6TH FLOOR: 59.4% 7TH FLOOR: 59.4%
RESIDENTIAL RECREATION SPACE:	15% OF RESIDENTIAL GROSS FLOOR AREA = 14,895.8 SF	4.4% OF RESIDENTIAL GROSS FLOOR AREA = 4,591 SF
REAR YARD:	15' MINIMUM	10 FEET PROVIDED BELOW THE 20 FOOT HORIZONTAL PLANE; NONE PROVIDED ABOVE THE 20 FOOT HORIZONTAL PLANE
SIDE YARD:	NONE	NONE
OPEN COURT:	21.17' WIDE MINIMUM	82.25' WIDE
CLOSED COURT:	15' WIDE AND 450 SF MINIMUM	30.5' WIDE AND AREA OF CLOSED COURT IS OVER 3,300 SF
PARKING:	RESIDENTIAL: 1 SPACE PER 3 UNITS; RETAIL: 1 SPACE PER 750 SF IN EXCESS OF 3,000 SF	RESIDENTIAL: 1.2 SPACES PER UNIT (84 ASSUMING 70 UNITS); 3 RESIDENTIAL VISITOR SPACES, 2 CAR-SHARING SPACES, 15 RETAIL SPACES
LOADING:	RESIDENTIAL: 1 BERTH @ 55', 1 PLATFORM @ 200 SF, AND 1 SERVICE DELIVERY SPACE @ 30' DEEP. RETAIL: 1 BERTH @ 30' DEEP AND 1 PLATFORM @ 100 SF	2 BERTHS AT 30 FEET DEEP, 1 SERVICE/ DELIVERY SPACE AT 20 FEET, 1 PLATFORM WITH 100 SF AND 1 PLATFORM WITH 200 SF

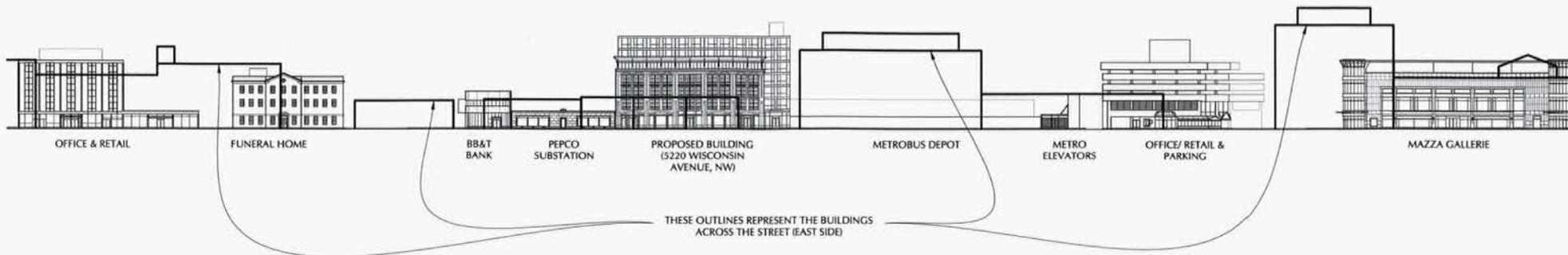


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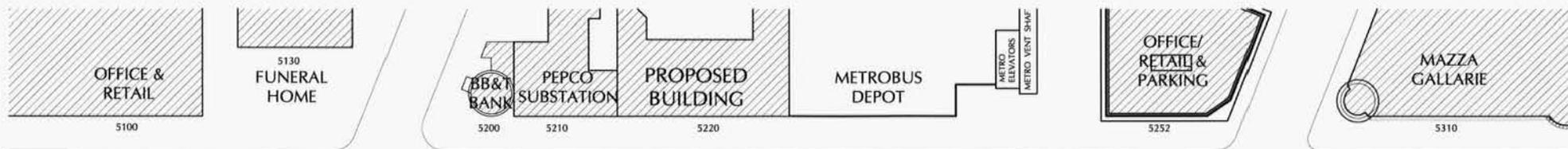
ZONING COMMISSION  
District of Columbia  
CASE NO. 06-31  
EXHIBIT NO. 24



CONTEXT PLAN



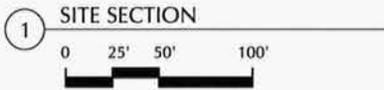
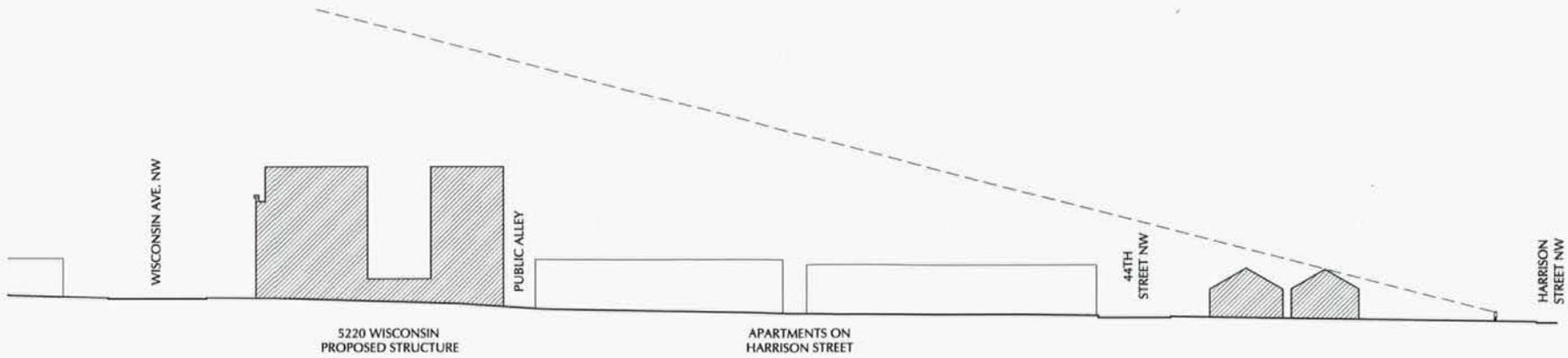
1 EXISTING STREET ELEVATIONS WITH PROPOSED BUILDING (LOOKING WEST)  
SCALE: 1:500



WISCONSIN AVENUE, NW



STREET ELEVATIONS - WISCONSIN AVENUE



THIS SECTION SHOWS THAT A PERSON STANDING ON THE SIDEWALK ON HARRISON STREET WEST OF 44TH STREET NW WILL NOT BE ABLE TO SEE THE PROPOSED BUILDING



KEY PLAN

SITE SECTIONS



VIEW FROM INTERSECTION OF 44TH AND HARRISON STREETS NW

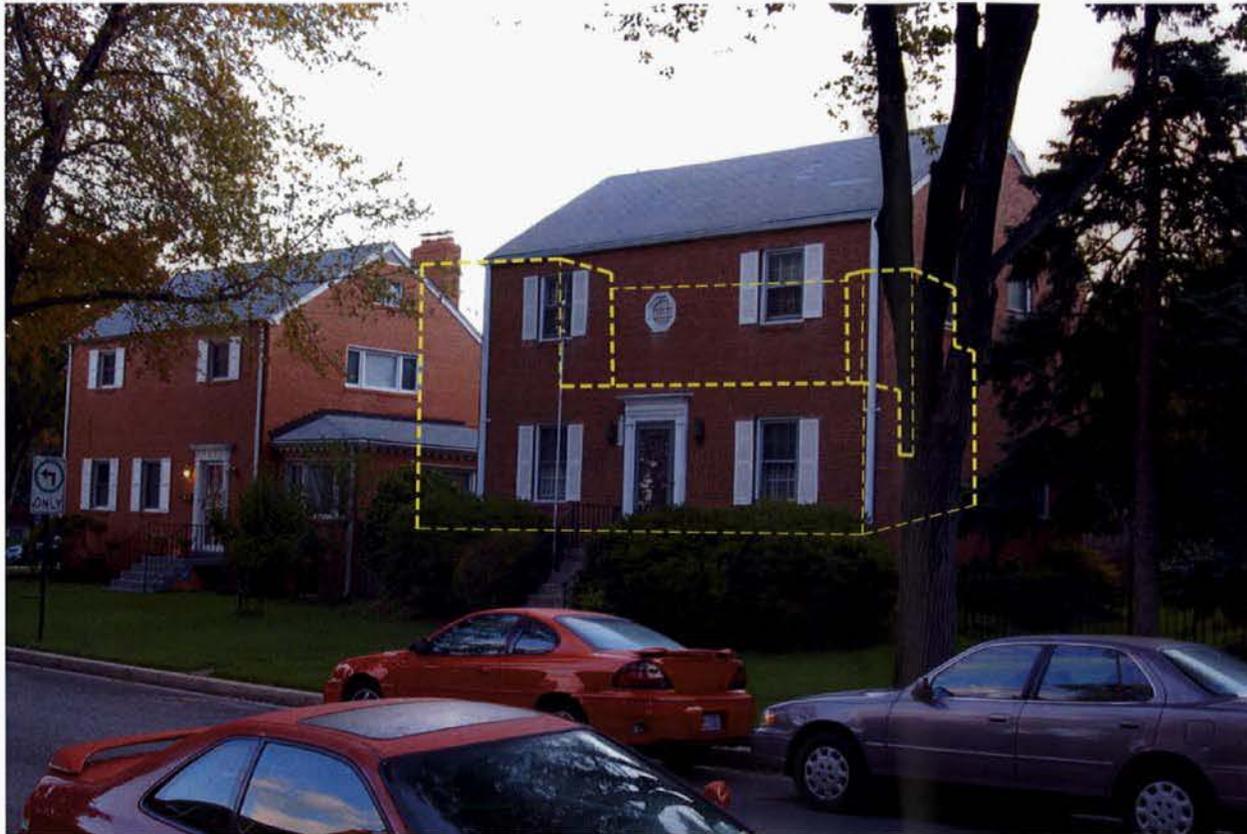
1 BUILDING OUTLINE DIAGRAM

PROJECT OUTLINE  
(IN YELLOW) AS SEEN  
FROM THE LOCATION BELOW



KEY PLAN INDICATING LOCATION AND RANGE OF VIEW

BUILDING OUTLINE DIAGRAM



VIEW FROM 44TH STREET BETWEEN HARRISON AND GARRISON STREETS NW

PROJECT OUTLINE  
(IN YELLOW) AS SEEN  
FROM THE LOCATION BELOW



KEY PLAN INDICATING LOCATION AND RANGE OF VIEW

BUILDING OUTLINE DIAGRAM



VIEW FROM THE INTERSECTION OF 44TH AND GARRISON STREETS NW

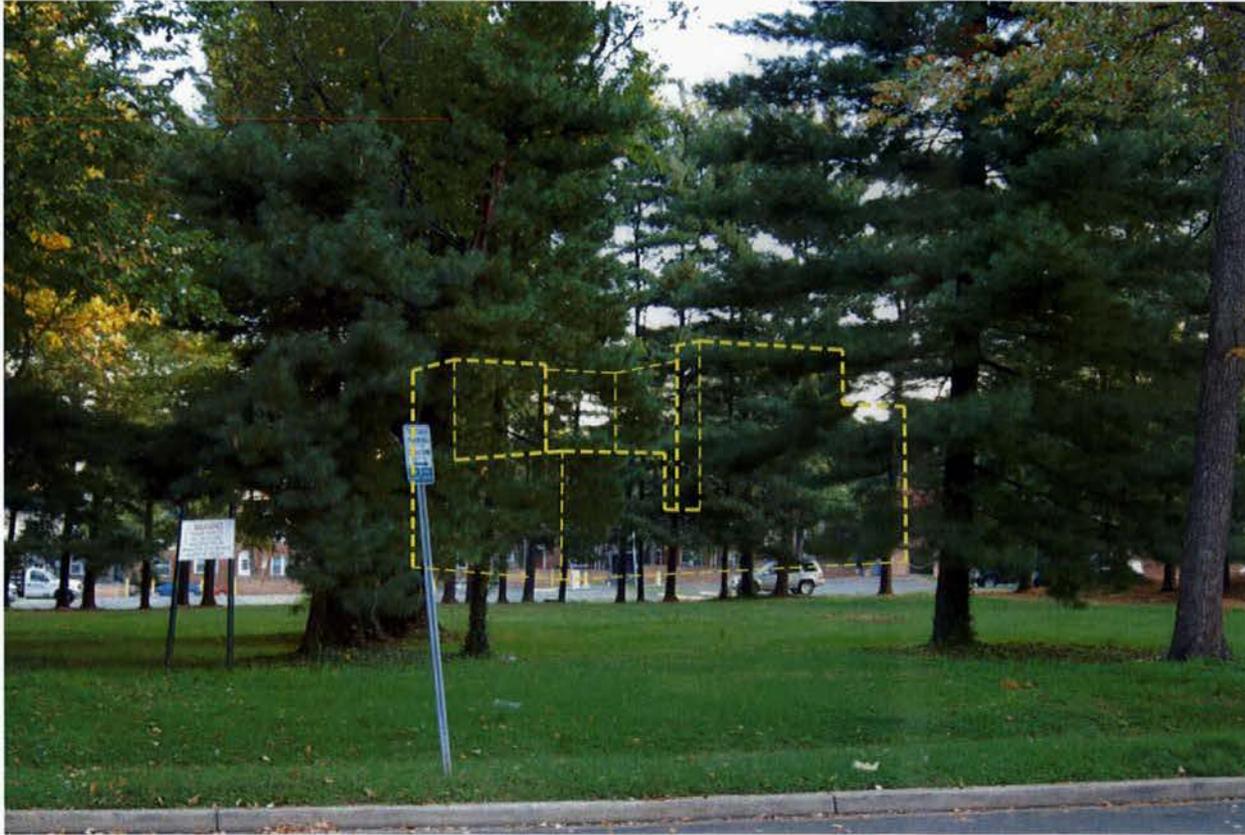
1 BUILDING OUTLINE DIAGRAM

PROJECT OUTLINE  
(IN YELLOW) AS SEEN  
FROM THE LOCATION BELOW



KEY PLAN INDICATING LOCATION AND RANGE OF VIEW

BUILDING OUTLINE DIAGRAM



VIEW FROM GARRISON STREET NW

1 BUILDING OUTLINE DIAGRAM

PROJECT OUTLINE  
(IN YELLOW) AS SEEN  
FROM THE LOCATION BELOW



KEY PLAN INDICATING LOCATION AND RANGE OF VIEW

BUILDING OUTLINE DIAGRAM



1 WISCONSIN AVENUE (EAST) ELEVATION

BUILDING MATERIALS

- |  |                                       |                               |   |
|--|---------------------------------------|-------------------------------|---|
| 1 RED BRICK                                    | 4 FACTORY PAINTED DOUBLE HUNG WINDOWS | 7 FLAT METAL PANEL            | 10 FACTORY PAINTED METAL OVERHEAD DOORS |
| 2 CAST STONE                                   | 5 PAINTED METAL CORNICE               | 8 CORRUGATED METAL PANEL      | 11 SPLIT-FACE BLOCK                     |
| 3 FACTORY PAINTED STOREFRONT W/ HOPPER WINDOWS | 6 PAINTED METAL CANOPY                | 9 PAINTED METAL BALCONY RAILS | 12 EIFS                                 |

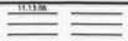


WISCONSIN AVENUE (EAST) ELEVATION

ARCHITECT: ERIC COLBERT & ASSOCIATES  
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

**Akridge**  
REAL ESTATE SERVICES

PROJECT: 5220 WISCONSIN AVE, NW  
WASHINGTON, DC 20005



S-9



BUILDING MATERIALS

- |  |                                       |                               |   |
|--|---------------------------------------|-------------------------------|---|
| 1 RED BRICK                                    | 4 FACTORY PAINTED DOUBLE HUNG WINDOWS | 7 FLAT METAL PANEL            | 10 FACTORY PAINTED METAL OVERHEAD DOORS |
| 2 CAST STONE                                   | 5 PAINTED METAL CORNICE               | 8 CORRUGATED METAL PANEL      | 11 SPLIT-FACE BLOCK                     |
| 3 FACTORY PAINTED STOREFRONT W/ HOPPER WINDOWS | 6 PAINTED METAL CANOPY                | 9 PAINTED METAL BALCONY RAILS | 12 EIFS                                 |



SOUTH ELEVATION

ARCHITECT: ERIC COLBERT & ASSOCIATES  
717 5TH STREET, N.W., WASHINGTON, D.C. 20001

**Akridge**  
REAL ESTATE SERVICES

PROJECT: 5220 WISCONSIN AVE, NW  
WASHINGTON, DC 20005

11-11-06  
S-10



- MECH. PENTHOUSE  
EL. 421.0'
- T/ PARAPET  
EL. 409.0'
- ROOF  
EL. 408.0'
- 7TH FLOOR  
EL. 397.67'
- 6TH FLOOR  
EL. 387.33'
- 5TH FLOOR  
EL. 377.0'
- 4TH FLOOR  
EL. 366.67'
- 3RD FLOOR  
EL. 356.33'
- 2ND FLOOR  
EL. 346.0'
- 1ST FLOOR  
EL. 330.0'
- P-1 LEVEL  
EL. 321.5'

SIDEWALK AT WISCONSIN AVENUE BEYOND

DOOR IN OPEN POSITION

① WEST ELEVATION

**BUILDING MATERIALS**

- |  |                                       |                               |  |
|--|---------------------------------------|-------------------------------|--|
| ① RED BRICK                                    | ④ FACTORY PAINTED DOUBLE HUNG WINDOWS | ⑦ FLAT METAL PANEL            | ⑩ FACTORY PAINTED METAL OVERHEAD DOORS |
| ② CAST STONE                                   | ⑤ PAINTED METAL CORNICE               | ⑧ CORRUGATED METAL PANEL      | ⑪ SPLIT-FACE BLOCK                     |
| ③ FACTORY PAINTED STOREFRONT W/ HOPPER WINDOWS | ⑥ PAINTED METAL CANOPY                | ⑨ PAINTED METAL BALCONY RAILS | ⑫ EIFS                                 |



WEST ELEVATION

**ARCHITECT: ERIC COLBERT & ASSOCIATES**  
717 5TH STREET, N.W. WASHINGTON, D.C. 20001



**PROJECT: 5220 WISCONSIN AVE, NW**  
WASHINGTON, DC 20009

11/15/18  
S-11



① NORTH ELEVATION

BUILDING MATERIALS

- |  |                                       |                               |  |
|--|---------------------------------------|-------------------------------|--|
| ① RED BRICK                                    | ④ FACTORY PAINTED DOUBLE HUNG WINDOWS | ⑦ FLAT METAL PANEL            | ⑩ FACTORY PAINTED METAL OVERHEAD DOORS |
| ② CAST STONE                                   | ⑤ PAINTED METAL CORNICE               | ⑧ CORRUGATED METAL PANEL      | ⑪ SPLIT-FACE BLOCK                     |
| ③ FACTORY PAINTED STOREFRONT W/ HOPPER WINDOWS | ⑥ PAINTED METAL CANOPY                | ⑨ PAINTED METAL BALCONY RAILS | ⑫ EIFS                                 |



NORTH ELEVATION

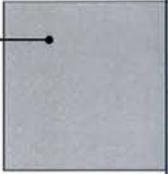
ARCHITECT: ERIC COLBERT & ASSOCIATES  
 717 5TH STREET, N.W. WASHINGTON, D.C. 20001



PROJECT: 5220 WISCONSIN AVE, NW  
 WASHINGTON, D.C. 20005



EIFS



PAINTED METAL CORNICE



STOREFRONT WINDOWS



METAL PANEL



CAST STONE



BRICK



DOUBLE HUNG WINDOWS



STOREFRONT WINDOWS AND DOORS

NORTH ELEVATION MATERIALS



PAINTED METAL CORNICE



CAST STONE



METAL PANEL



STOREFRONT WINDOWS



DOUBLE HUNG WINDOWS



BRICK



SPLIT FACE BLOCK

SOUTH ELEVATION MATERIALS



BALCONY RAIL



STOREFRONT WINDOWS



CORRUGATED METAL PANEL



METAL PANEL



SPLIT FACE BLOCK



GARAGE DOOR

WEST ELEVATION MATERIALS



NORTH ELEVATION MATERIALS

PUBLIC ALLEY

TRUCK ENTRANCE

20' PUBLIC ALLEY

CAR ENTRANCES

SITE - 150'x150'

30' DEEP LOADING BAYS  
20' LONG SERVICE & DELIVERY SPACE

PART OF P1 PARKING LEVEL SHOWN HERE

PARKING

PARKING

PEPCO SUBSTATION

METRO BUS GARAGE AND BUS PARKING

CONCIERGE OFFICE

EL. 330'

RETAIL

FIRST FLOOR SHOWN HERE

5220 WISCONSIN AVENUE, NW

LOBBY

PRECAST CONCRETE UNIT PAVERS SUBJECT TO PUBLIC SPACE APPROVAL

FIRE EXIT AND PARKING GARAGE PEDESTRIAN ENTRANCE

POSSIBLE LOCATION OF PEPCO VAULTS BELOW (ELECTRICAL CONNECTION)

COMMERCIAL SPACE ENTRANCES

RESIDENTS' ENTRANCE

MOVABLE PLANTERS AND OUTDOOR SEATING IN PUBLIC SPACE OPTIONAL, BASED ON LEASING AND PUBLIC SPACE APPROVAL

POSSIBLE LOCATION OF WATER CONNECTION TO EXISTING 8" LINE IN SIDEWALK

EXISTING CURB CUTS TO BE REMOVED

NEW OAK TREE

EXISTING UTILITY POLE

NEW FLOWER BEDS

INSTALL NEW CURB

NEW OAK TREE  
EXISTING TREE TO REMAIN

POSSIBLE LOCATION OF SEWER CONNECTION TO EXISTING 12" LINE IN SIDEWALK

EXISTING UTILITY POLE

NEW BENCHES

NEW PAVING

EXISTING UTILITY POLE

BICYCLE RACKS

EXISTING TREES TO REMAIN

NEW FLOWER BEDS

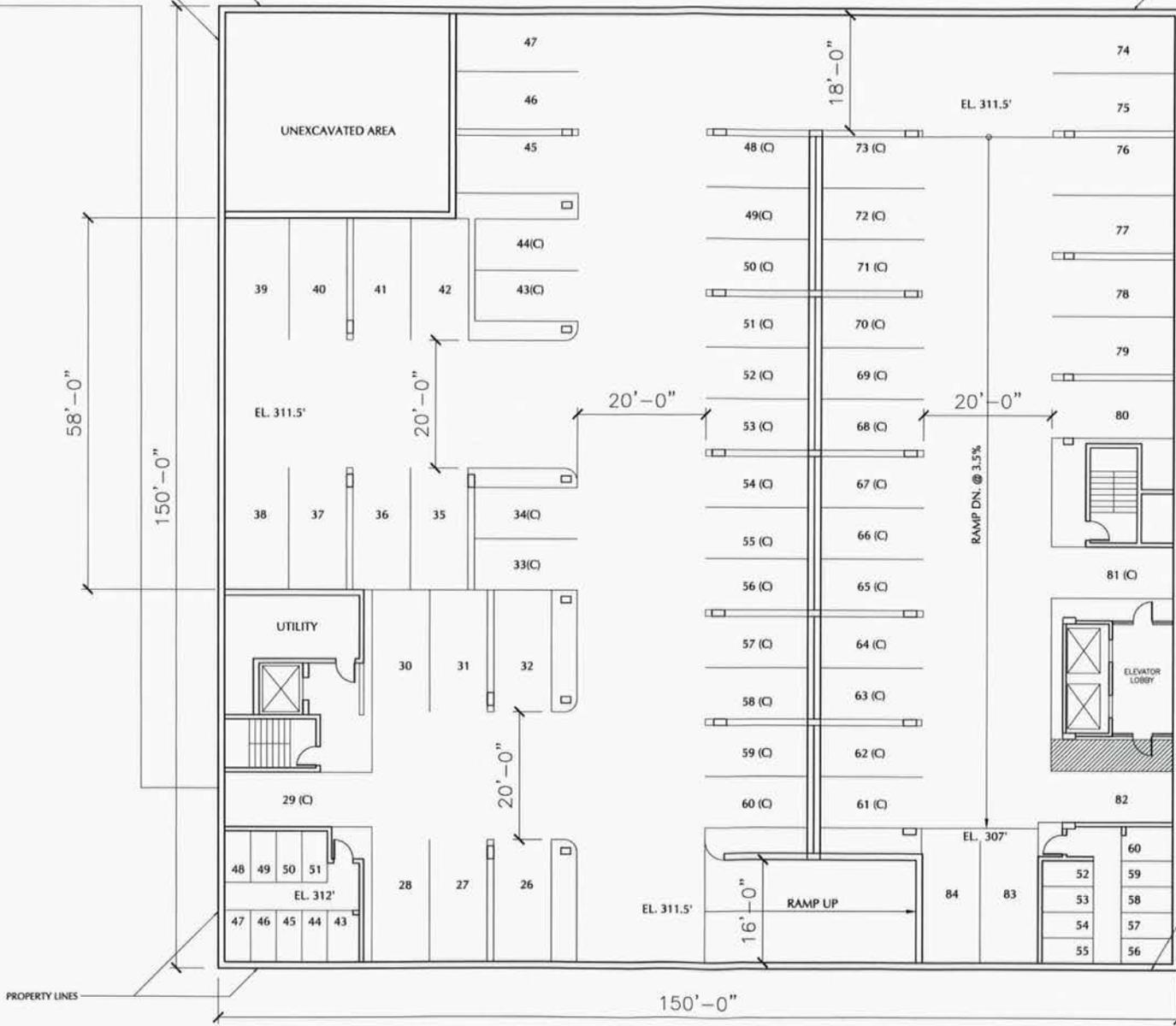
WISCONSIN AVE, N.W.

SITE / LANDSCAPE / CIRCULATION PLAN



PROPERTY LINES

PROPERTY LINES



NOTE: UNLESS OTHERWISE NOTED,  
ALL PARKING SPACES ARE FOR  
RESIDENTIAL USE.

59 PARKING SPACES PROVIDED  
ON THIS LEVEL,  
27 FULL SIZE AND 32 COMPACT

COMPACT SPACES ARE 8'x16'  
MINIMUM, FULL SPACES ARE 9'x19'  
MINIMUM

NOTE: THE INTERIOR LAYOUTS SHOWN ON  
THE BUILDING PLANS ARE SCHEMATIC.  
CHANGES TO THE LAYOUTS, NOT AFFECTING  
THE EXTERIOR ENVELOPE OR THE SQUARE  
FOOTAGE DISTRIBUTION, MAY OCCUR.



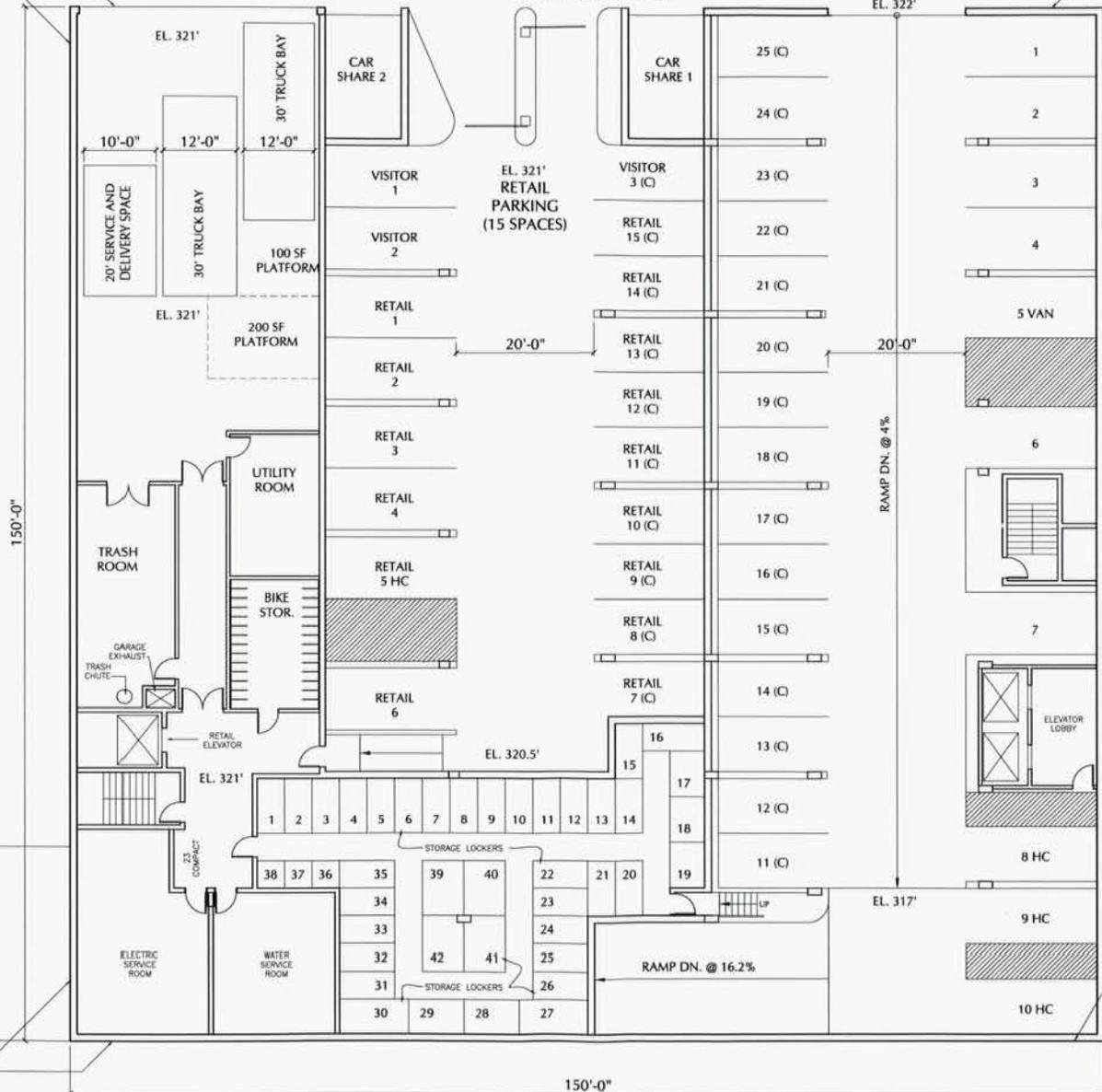
ELEVATION: 321.5' 16'

GARAGE PLAN (P-2)

PROPERTY LINES

# PUBLIC ALLEY

PROPERTY LINES



### PARKING BREAKDOWN

RESIDENTIAL	- 84
RETAIL	- 15
VISITOR	- 3
CAR SHARE	- 2
<b>TOTAL</b>	<b>- 104</b>

NOTE: UNLESS OTHERWISE NOTED, ALL PARKING SPACES ARE FOR RESIDENTIAL USE

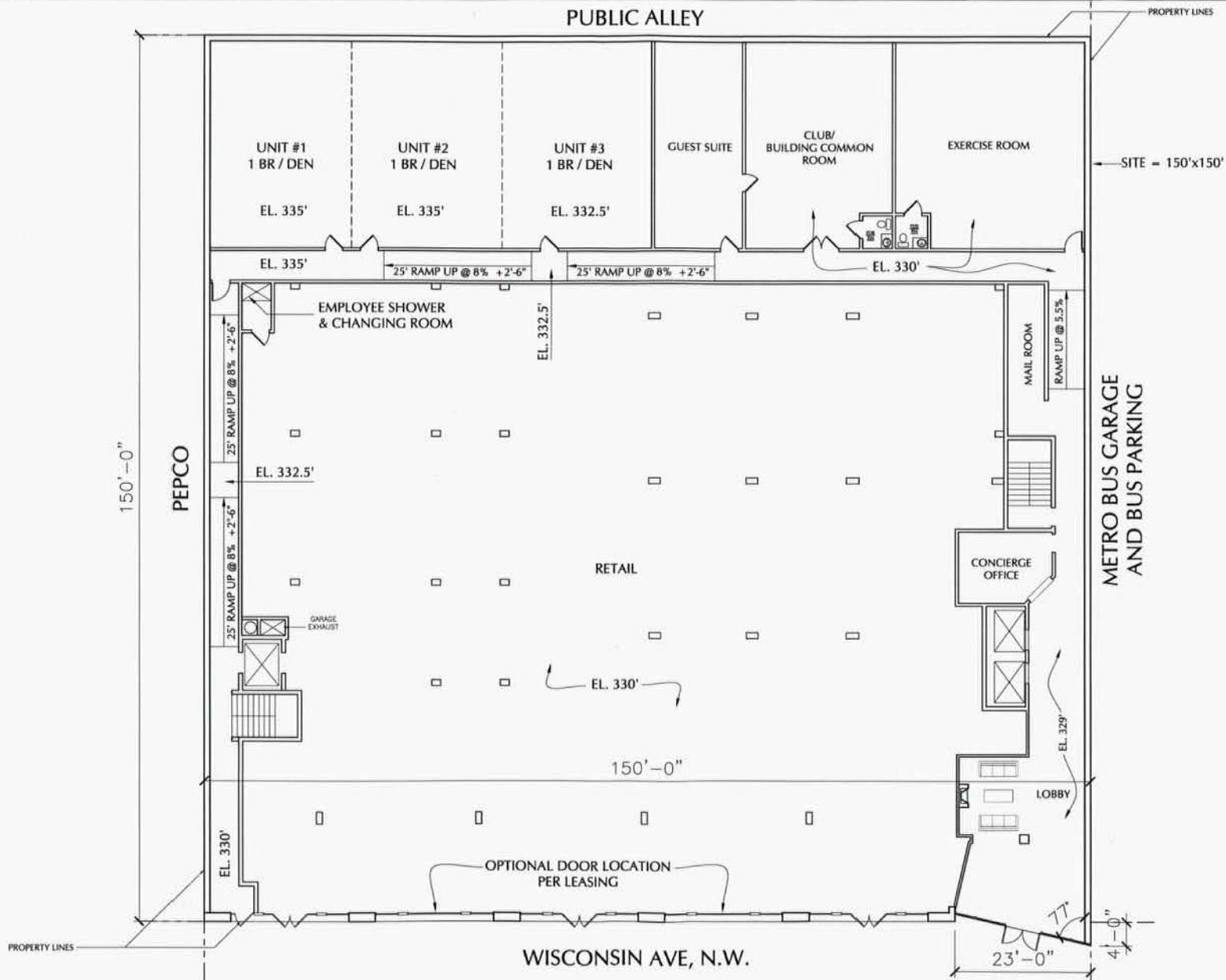
43 PARKING SPACES PROVIDED ON THIS LEVEL, 18 FULL SIZE AND 25 COMPACT

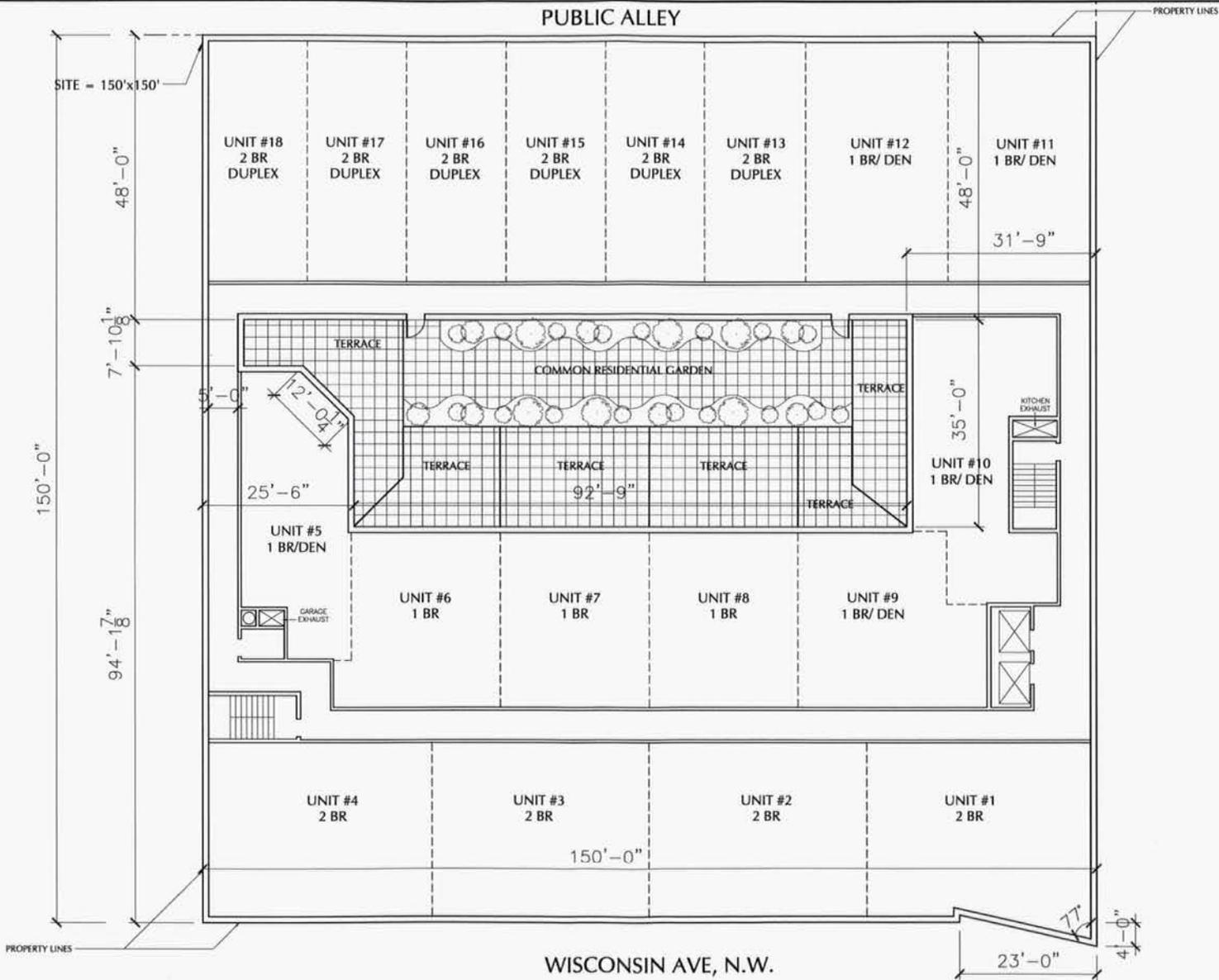
COMPACT SPACES ARE 8'x16' MINIMUM, FULL SIZE SPACES ARE 9'x19' MINIMUM

NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

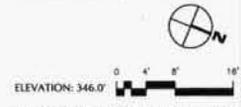


ALLEY LEVEL GARAGE PLAN (P-1)





NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.



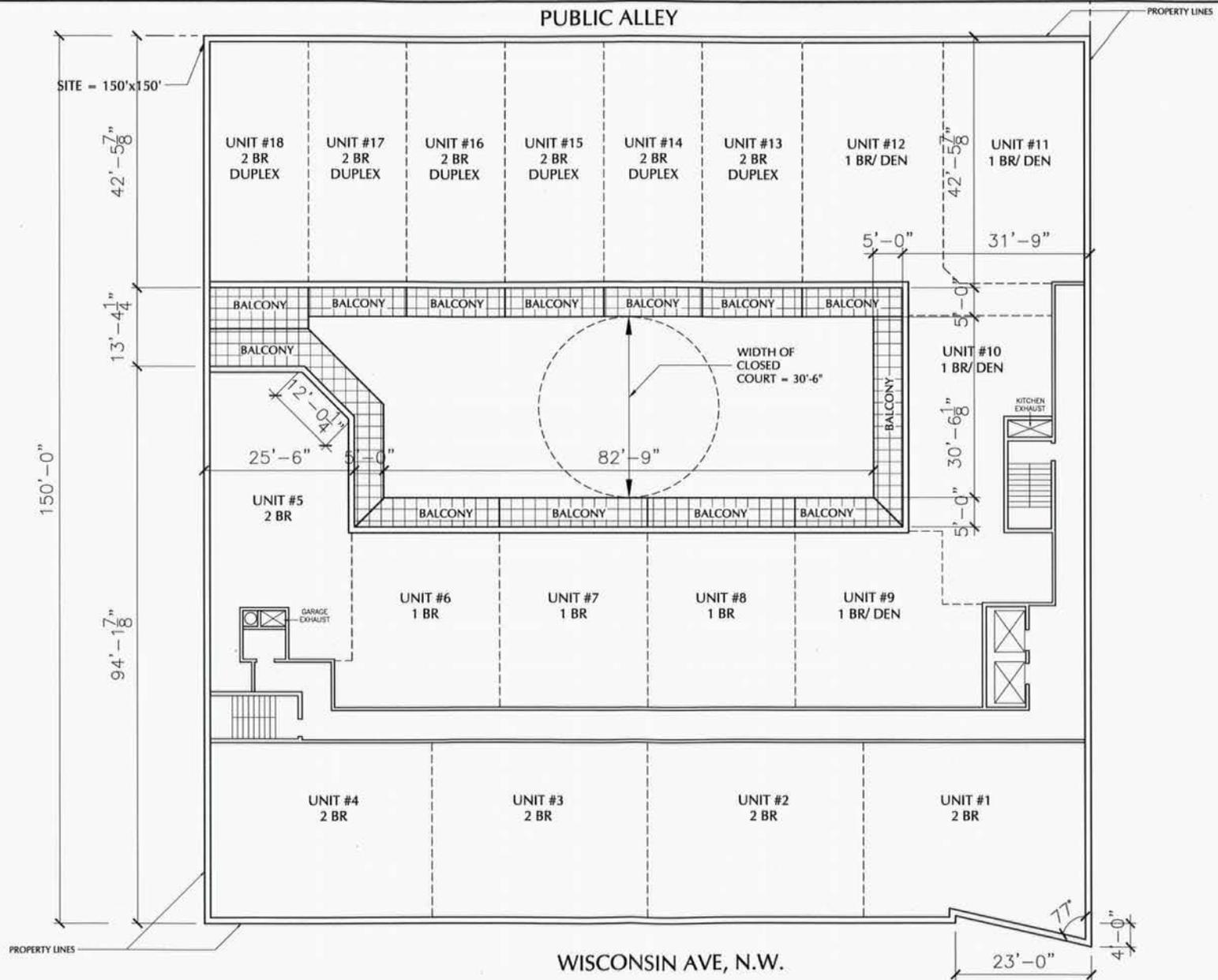
SECOND FLOOR PLAN

ARCHITECT: ERIC COLBERT & ASSOCIATES  
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

**Akridge**  
REAL ESTATE SERVICES

PROJECT: 5220 WISCONSIN AVE, NW  
WASHINGTON, DC 20005

11-1306  
S-21



SITE - 150'x150'

42'-5 7/8"

13'-4 1/4"

150'-0"

94'-1 7/8"

PUBLIC ALLEY

UNIT #18  
2 BR  
DUPLEX

UNIT #17  
2 BR  
DUPLEX

UNIT #16  
2 BR  
DUPLEX

UNIT #15  
2 BR  
DUPLEX

UNIT #14  
2 BR  
DUPLEX

UNIT #13  
2 BR  
DUPLEX

UNIT #12  
1 BR/ DEN

UNIT #11  
1 BR/ DEN

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

12'-0 1/4"

25'-6"

UNIT #5  
2 BR

BALCONY

BALCONY

BALCONY

BALCONY

5'-0"

42'-5 7/8"

31'-9"

UNIT #10  
1 BR/ DEN

KITCHEN EXHAUST

30'-6 1/8"

5'-0"

UNIT #6  
1 BR

UNIT #7  
1 BR

UNIT #8  
1 BR

UNIT #9  
1 BR/ DEN

UNIT #4  
2 BR

UNIT #3  
2 BR

UNIT #2  
2 BR

UNIT #1  
2 BR

WIDTH OF CLOSED COURT = 30'-6"

82'-9"

GARAGE EXHAUST

77"

23'-0"

4'-0"

WISCONSIN AVE, N.W.

NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.



ELEVATION: 356.33'



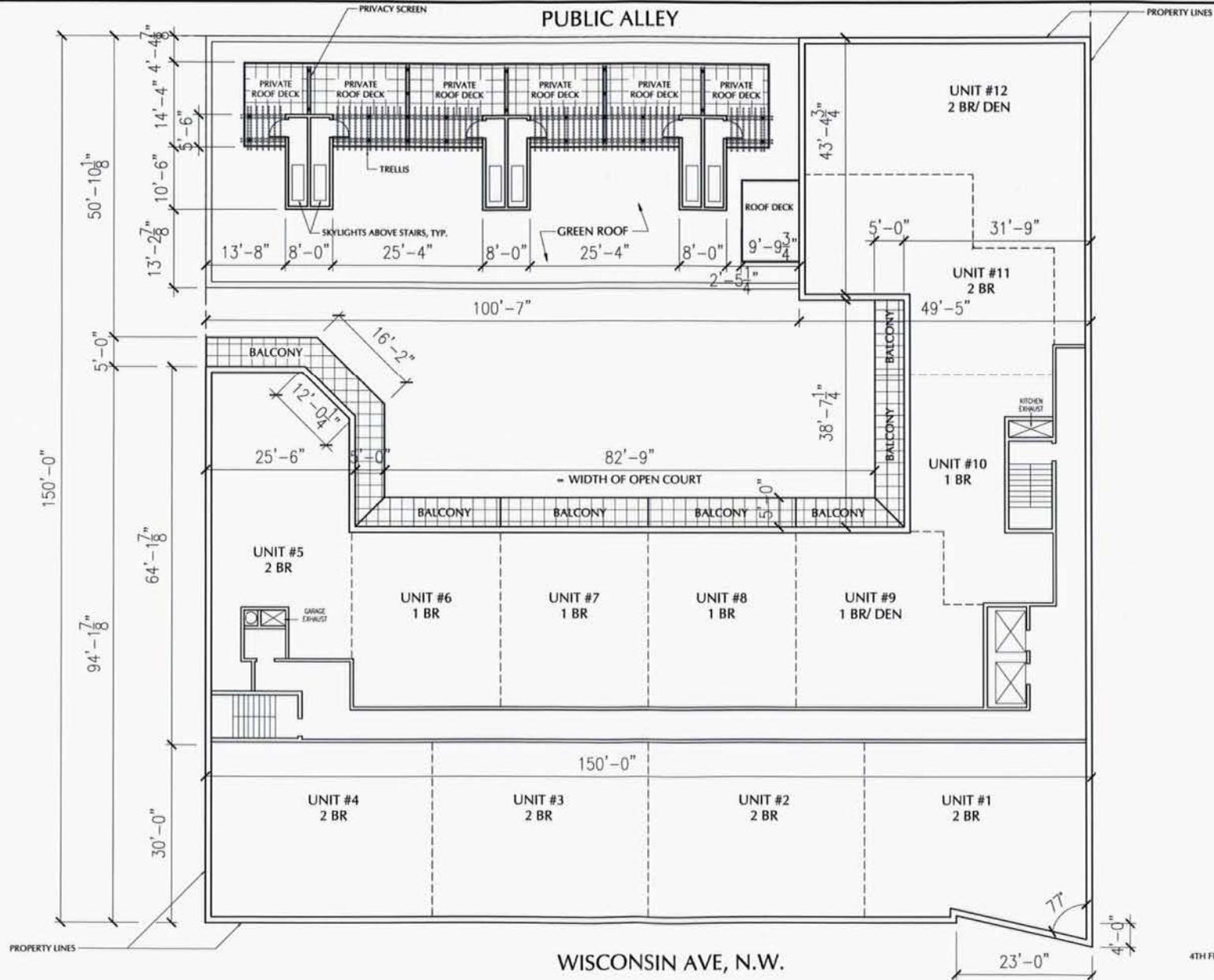
THIRD FLOOR PLAN

ARCHITECT: ERIC COLBERT & ASSOCIATES  
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

**Akridge**  
REAL ESTATE SERVICES

PROJECT: 5220 WISCONSIN AVE, NW  
WASHINGTON, DC 20008

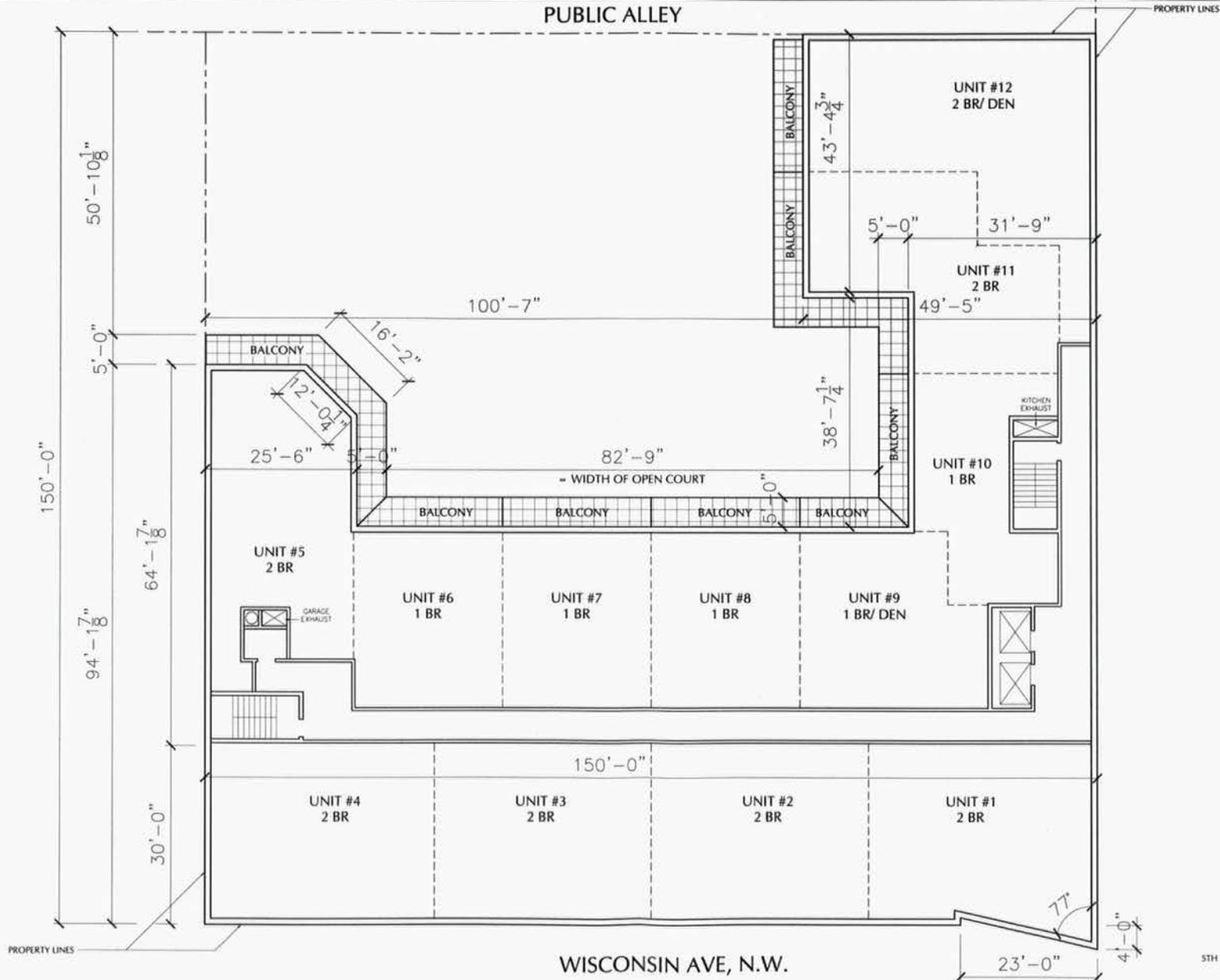
11.13.06  
S-22



NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.



**FOURTH FLOOR PLAN**

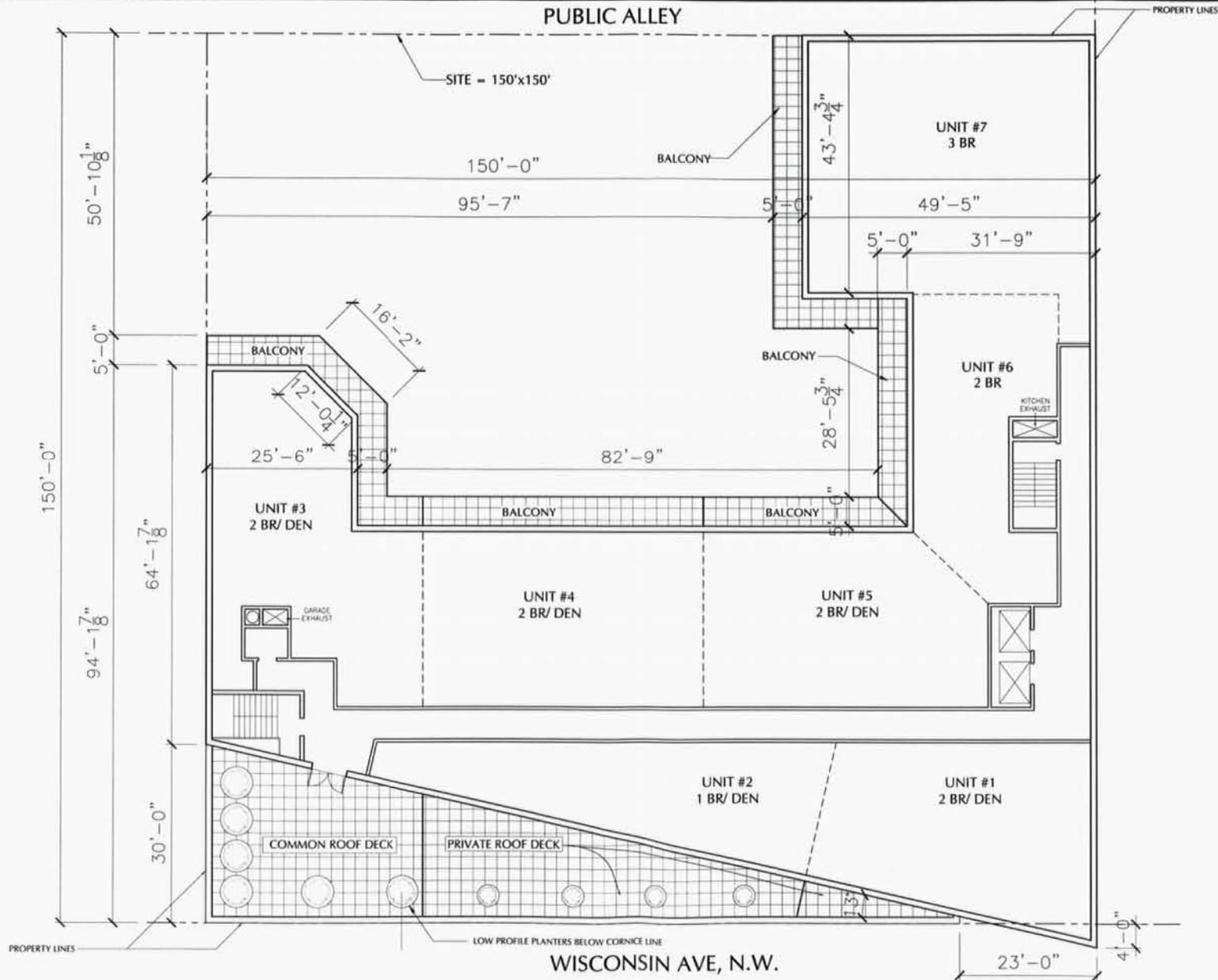


NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.



5TH FLOOR ELEVATION: 377.0' 0 4' 8" 16'

FIFTH FLOOR PLAN



NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.



ELEVATION: 386.31'

SIXTH FLOOR PLAN



POSSIBLE GREEN ROOF PLANTING



AROMATIC GARDEN



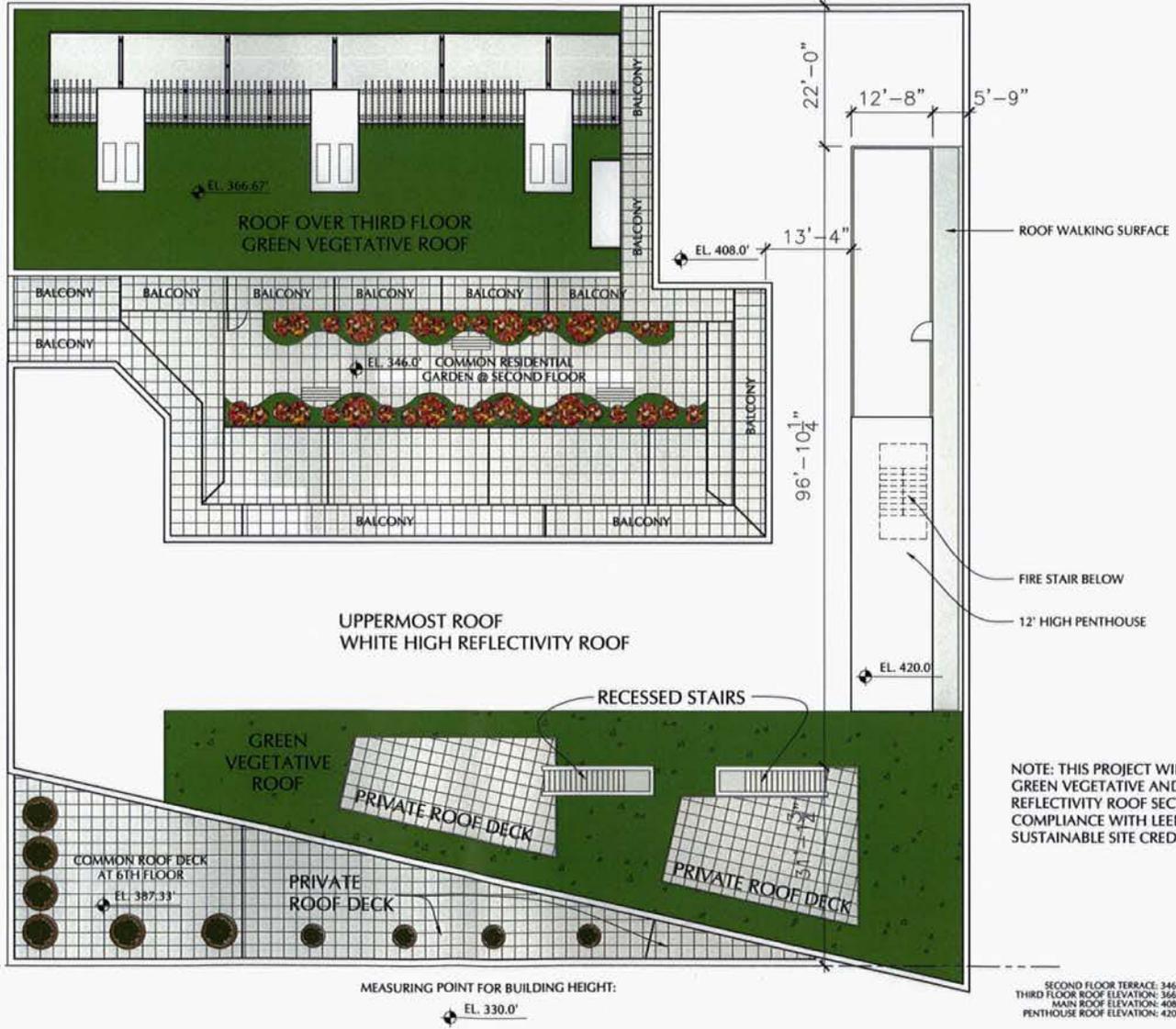
AROMATIC GARDEN



SAVANNAH



GREEN ROOF BLOCKS

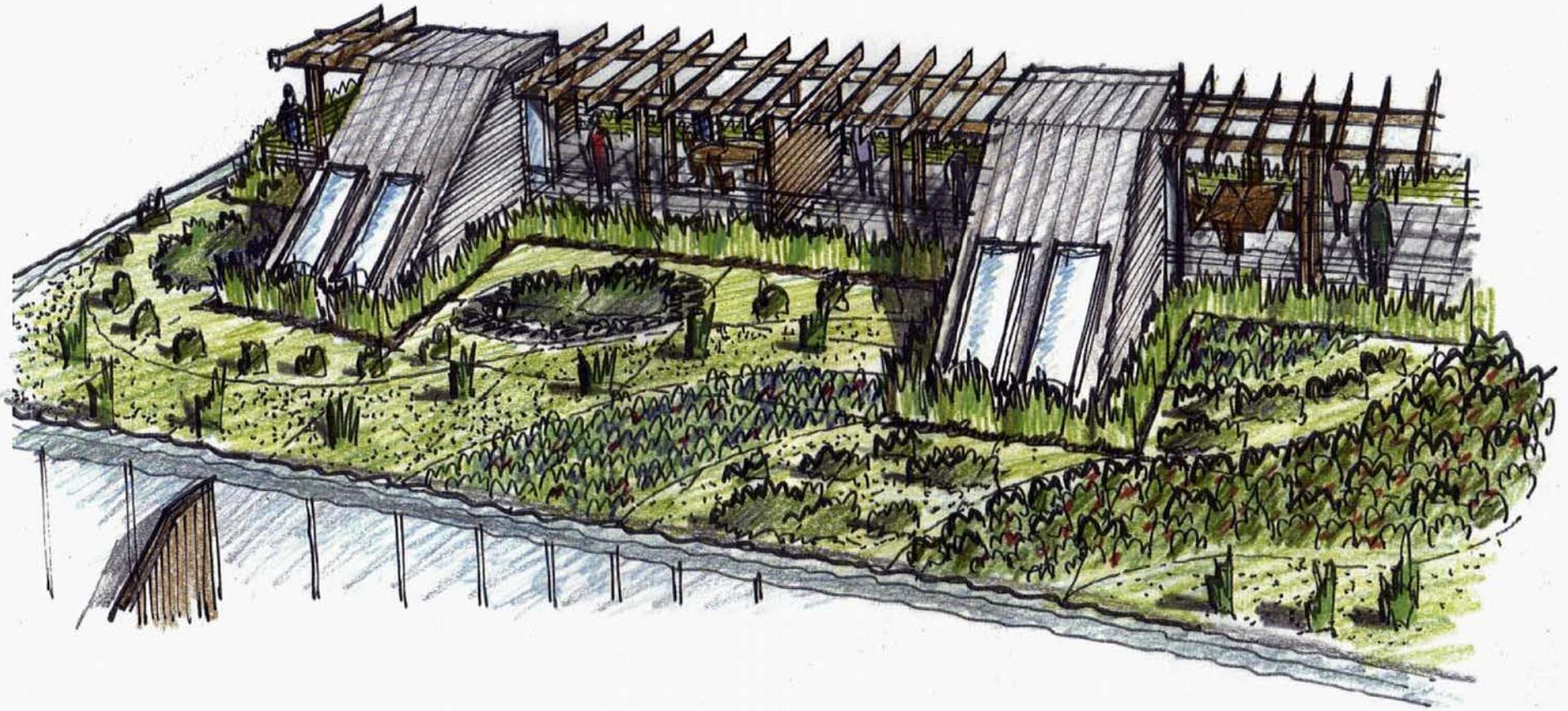


NOTE: THIS PROJECT WILL INCLUDE GREEN VEGETATIVE AND WHITE HIGH REFLECTIVITY ROOF SECTIONS IN COMPLIANCE WITH LEED-NC v2.2 SUSTAINABLE SITE CREDITS.

SECOND FLOOR TERRACE: 346.0'  
 THIRD FLOOR ROOF ELEVATION: 366.67'  
 MAIN ROOF ELEVATION: 408.0'  
 PENTHOUSE ROOF ELEVATION: 420.0'



ROOF PLAN



NOTE:  
SPECIFICATIONS TO BE COORDINATED WITH  
LANDSCAPE ARCHITECT AND LEED CONSULTANT

CONCEPTUAL RENDERING OF ROOF OVER THIRD FLOOR UNITS

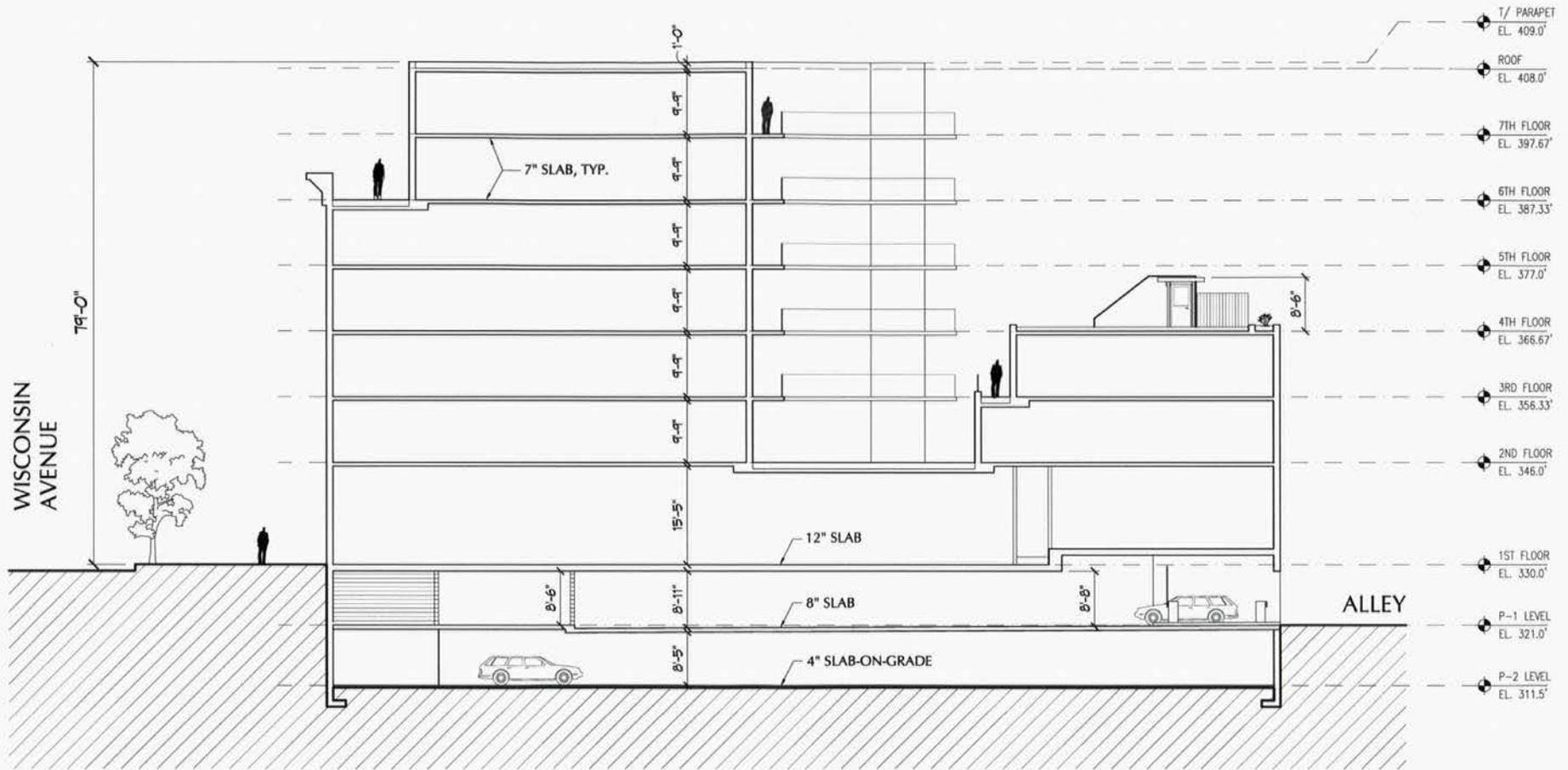
ARCHITECT: ERIC COLBERT & ASSOCIATES  
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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PROJECT: 5220 WISCONSIN AVE, NW  
WASHINGTON, DC 20008

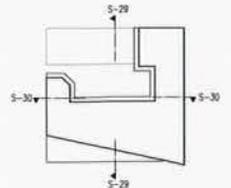


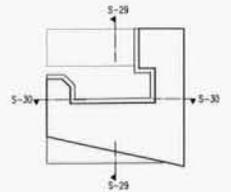
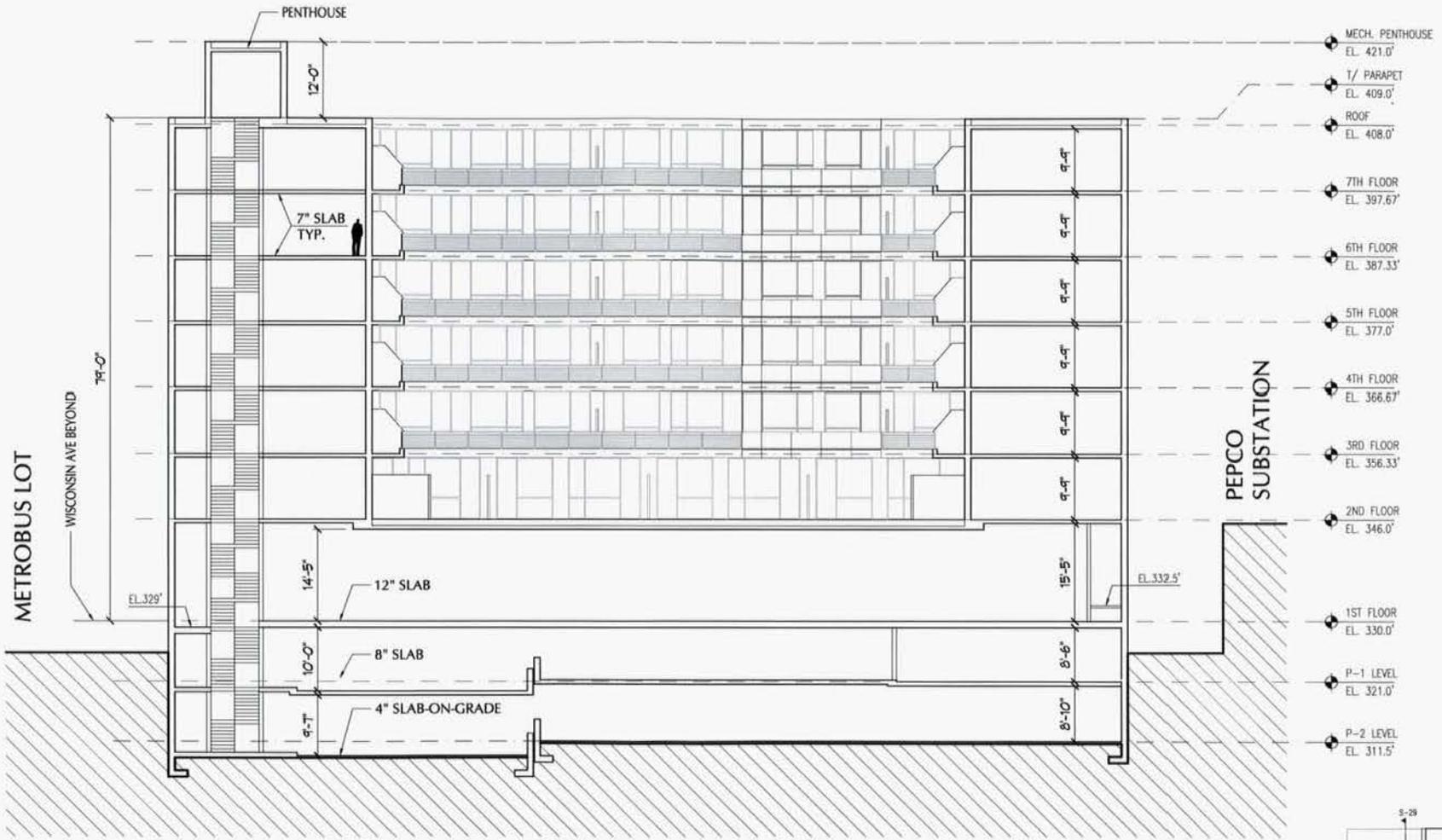
S-28



1 EAST / WEST BUILDING SECTION  
SCALE: 1/8" = 1'-0"

EAST / WEST BUILDING SECTION  
SCALE: 1/8" = 1'-0"





1 NORTH / SOUTH BUILDING SECTION  
SCALE: 1/8" = 1'-0"

NORTH / SOUTH BUILDING SECTION  
SCALE: 1/8" = 1'-0"