

1827 WILTBERGER STREET, NW

Square: 441 Lot: 853



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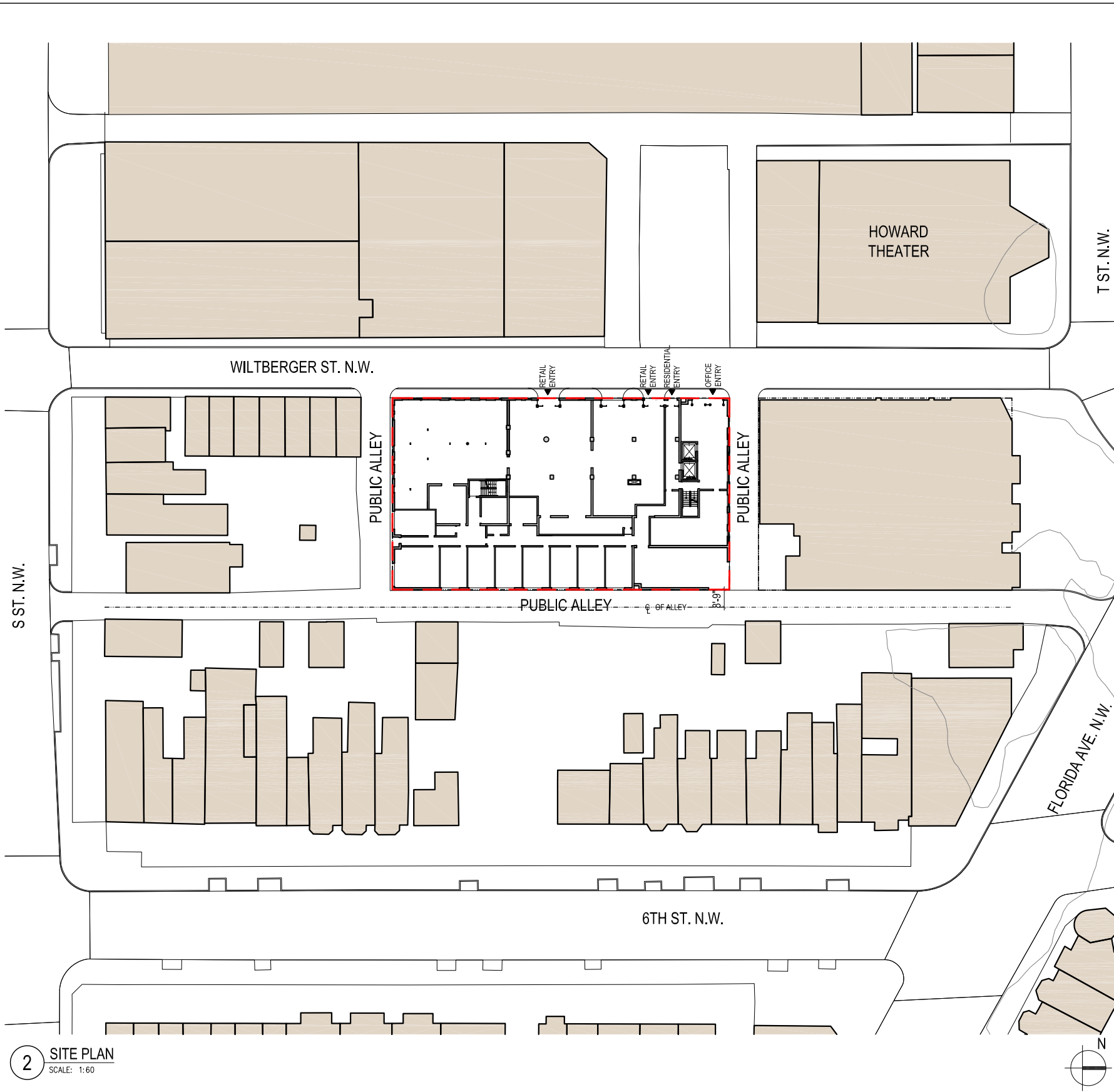
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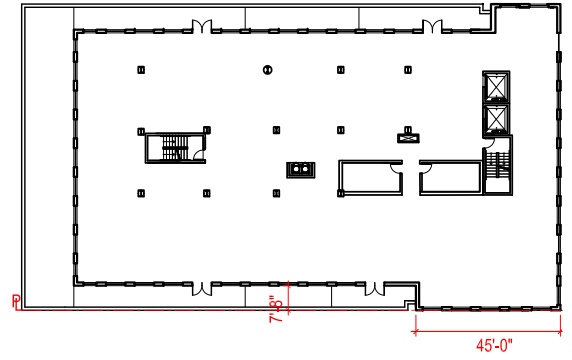


COVER SHEET & UNIT MATRIX | A-00

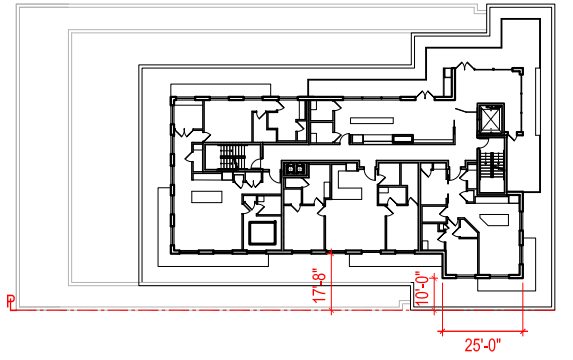
Board of Zoning Adjustment
District of Columbia
CASE NO. 19445
EXHIBIT NO. 7
11/18/2016



2 SITE PLAN
SCALE: 1:60



3 REAR YARD DIAGRAM: 3RD & 4TH FLOORS
SCALE: 1:60



4 REAR YARD DIAGRAM: PENTHOUSE
SCALE: 1:60

ZONING REQUIREMENTS	REQUIRED / ALLOWED	PROVIDED	NOTES
Zoning District	C-2-B / ARTS (ARTS-2)	C-2-B / ARTS (ARTS-2)	
Lot Area (Lots 853,849)	16,128	16,128	
Lot Occupancy Non Residential	100% 16,128	100% 16,128	
Lot Occupancy 80%	80% 12,902	51% 8,253	
FAR Non Residential	1.50 24,192	2.53 40,751	
Total Permitted FAR 3.5 (4.2 w/ Z)	3.50 56,448	3.47 55,994	
	PH 0.40 6,451	0.00 0	
Height-65'-0" (70'-0" with Z)	65'-0"	50'-0"	With adjusted measuring point at structure
Courts	Open Courtyard: 4" per foot of height of court, but not less than 10ft (15ft closed).	Courts vary	
Side Yard Setback	None required. If provided 2" per foot of height, not less than 5'-0"	None provided	
Rear Yard Setback	15'-0". Property abutting an alley, measure from centerline of alley up to 25'-0" then measure from the rear lot line.	8'-9" from centerline of alley up to 20'-0" and then above from the rear lot line, addition has side yard of 16'-10"	See sheet A-01, Drawings 2,3,4
Penthouse Height - Habitable Mechanical	18'-6"	12'-0" 6'-6"	
Residential Parking	1 space per 3 units with 50% reduction = 2 spaces required	2	9/3=3 (50%)= 1.5 2 spaces
Retail Parking	In excess of 3,000 SF, 1,33 per 1000 SF of GF with 50% reduction	EXEMPT - HISTORIC	
Office Parking	0.5 per 1000 of GF with 50% reduction = 3 spaces required	(12672SF / 1000) * 0.5 = 6.3 50% reduction = 3 spaces	
Residential Loading Berth	For 50+ Units- 1 @ 55'-0" deep	N/A	9 Units
Residential Platform, Space	For 50+ Units- 1 @ 200 SF	N/A	9 Units
Residential Loading Space	For 50+ Units, 1 @ 20'-0" deep	N/A	9 Units
Retail Loading Berth	1 @ 30'-0" deep	1 @ 30'-0" deep	5000-20000 SF of retail
Retail Platform	EXEMPT - HISTORIC	1 @ 100 SF	5000-20000 SF of retail
Retail Loading Space	None required	None required	5000-20000 SF of retail
Office Loading Berth	None required	None required	Under 30000 SF of office
Office Platform	None required	None required	Under 30000 SF of office
Office Loading Space	None required	None required	Under 30000 SF of office
Residential Bikes	1 space per 3 units.	3	9 / 3=3
Retail Bikes	5% of required parking spaces.	1	5% of 9 = 1
Bay Calculation	N/A	N/A	
ARTS Overlay Street Frontage Design	Not required - Lots not in specified area.	Not required	
Green Area Ratio (GAR)	0.3	0.3	

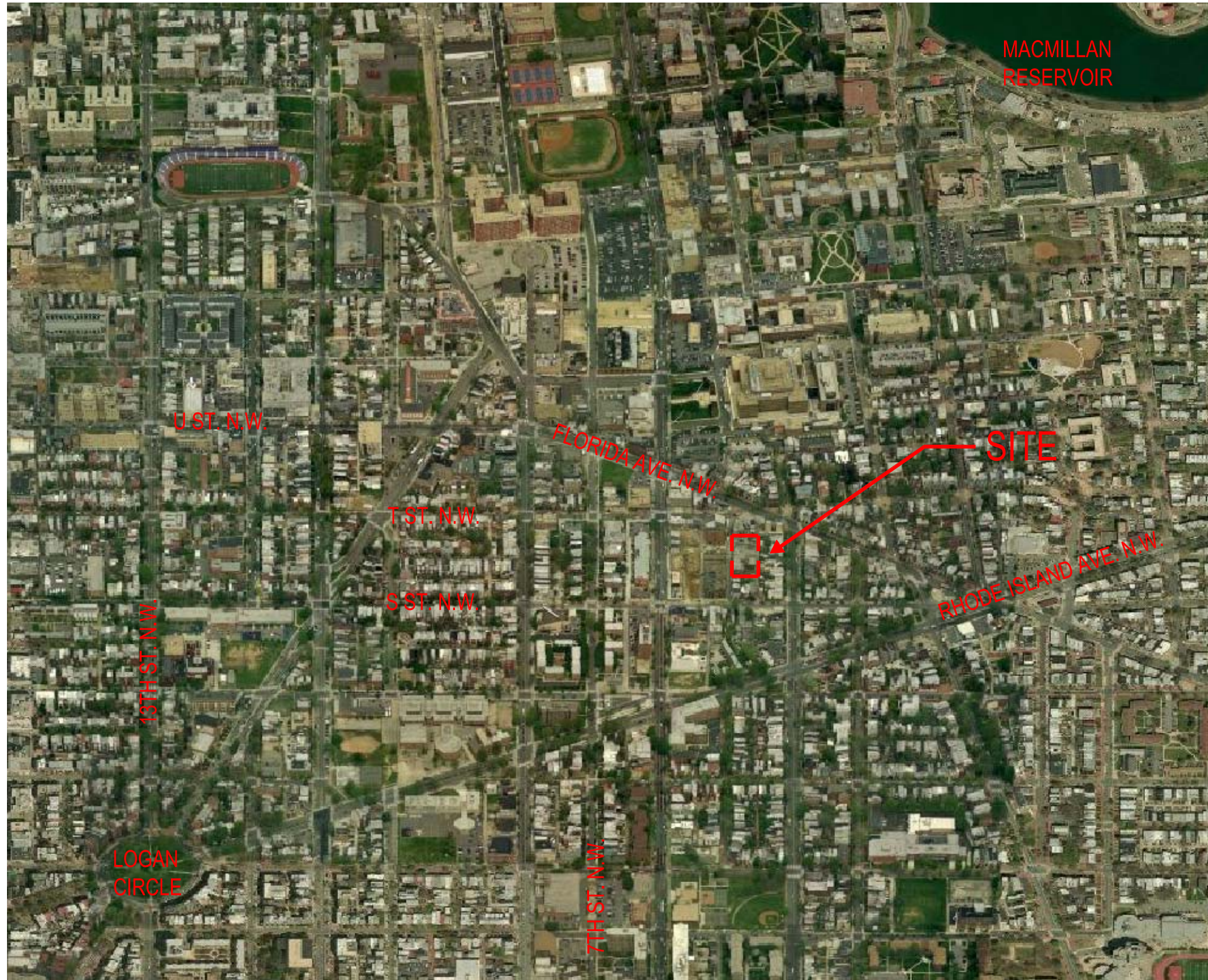
1 ZONING
SCALE: N.T.S.

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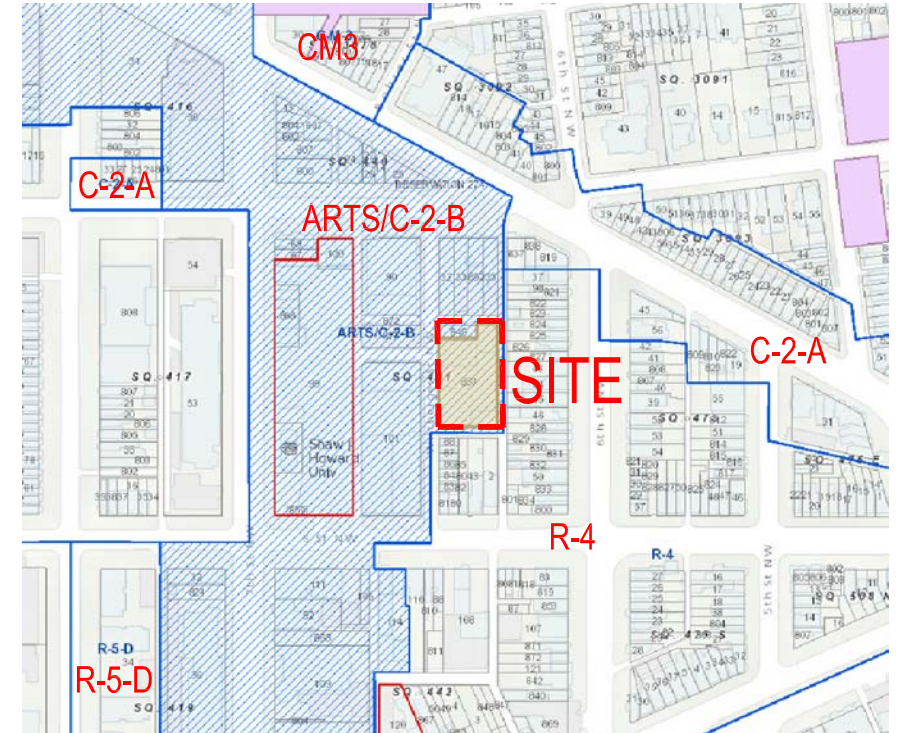
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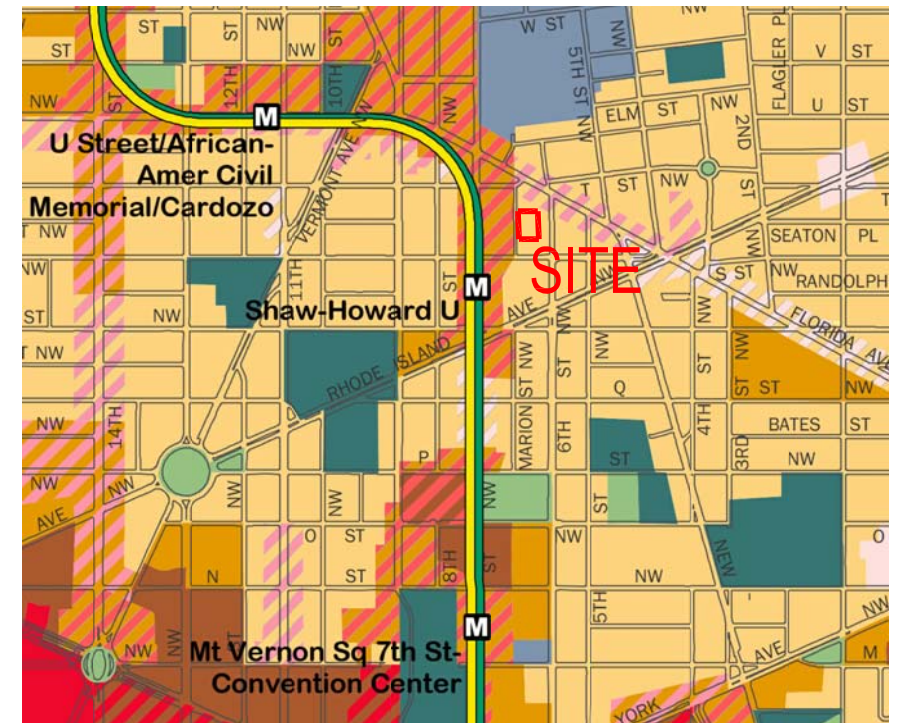
OLD CITY DEVELOPMENT GROUP



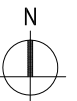
1 - AERIAL VIEW



2 - COMPREHENSIVE PLAN



3 - ZONING MAP



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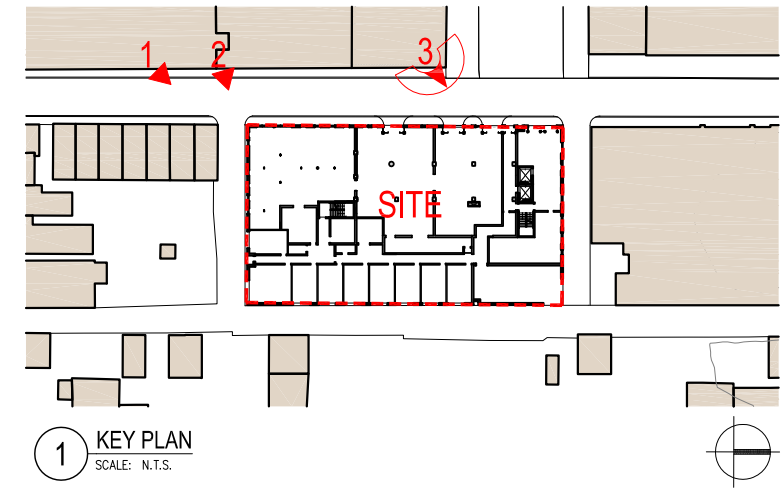
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1 - WEST FACADE



2 - SOUTH FACADE



3 - WEST FACADE PANORAMA

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4 - SOUTH FACADE



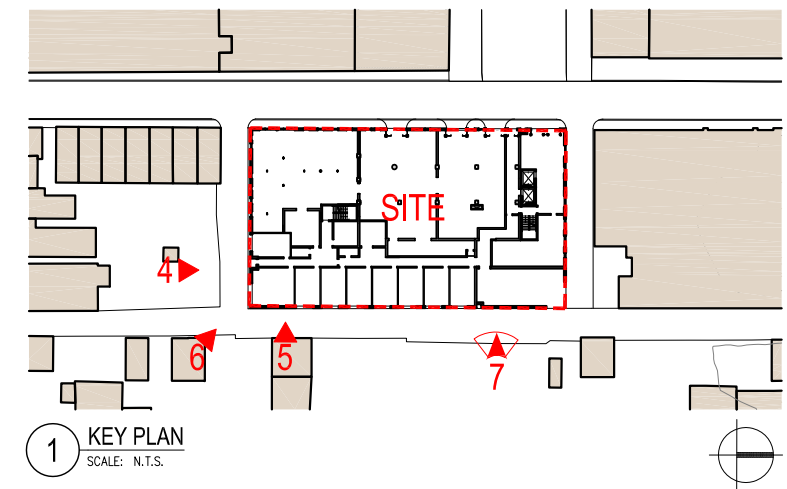
5 - SEMI-INFILLED HISTORIC WINDOWS - EAST FACADE



6 - SOUTHEAST CORNER



7 - EAST FACADE PANORAMA



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8 - NON-HISTORIC CMU WALL AND NEIGHBORING BUILDINGS



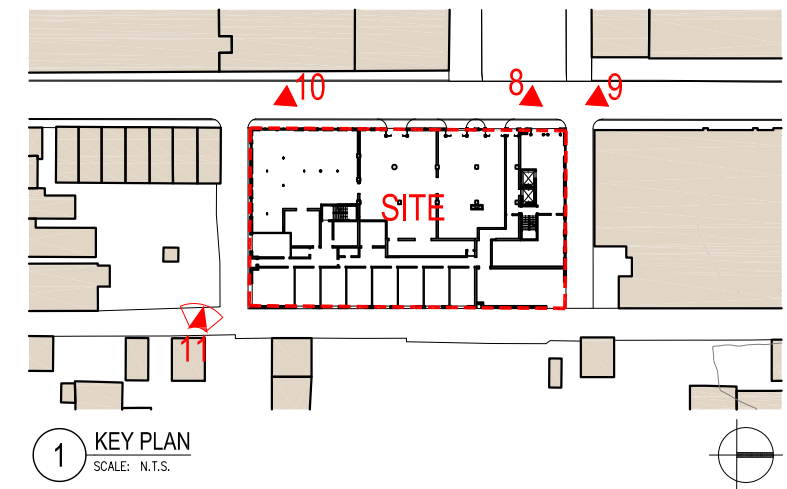
9 - STREET CONTEXT ALONG WILTBERGER ST NW



10 - NEIGHBORING TOWNHOUSES



11 - SOUTH FACADE, ALLEY, WONDERBREAD BUILDING BEYOND



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20 - CONCRETE STRUCTURE - FIRST FLOOR



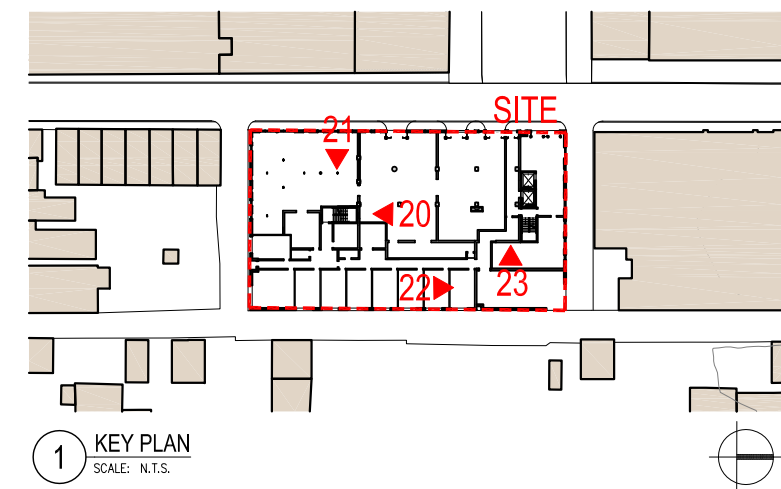
21 - STEEL STRUCTURE



22 - WOOD STRUCTURE



23 - MASONRY STRUCTURE



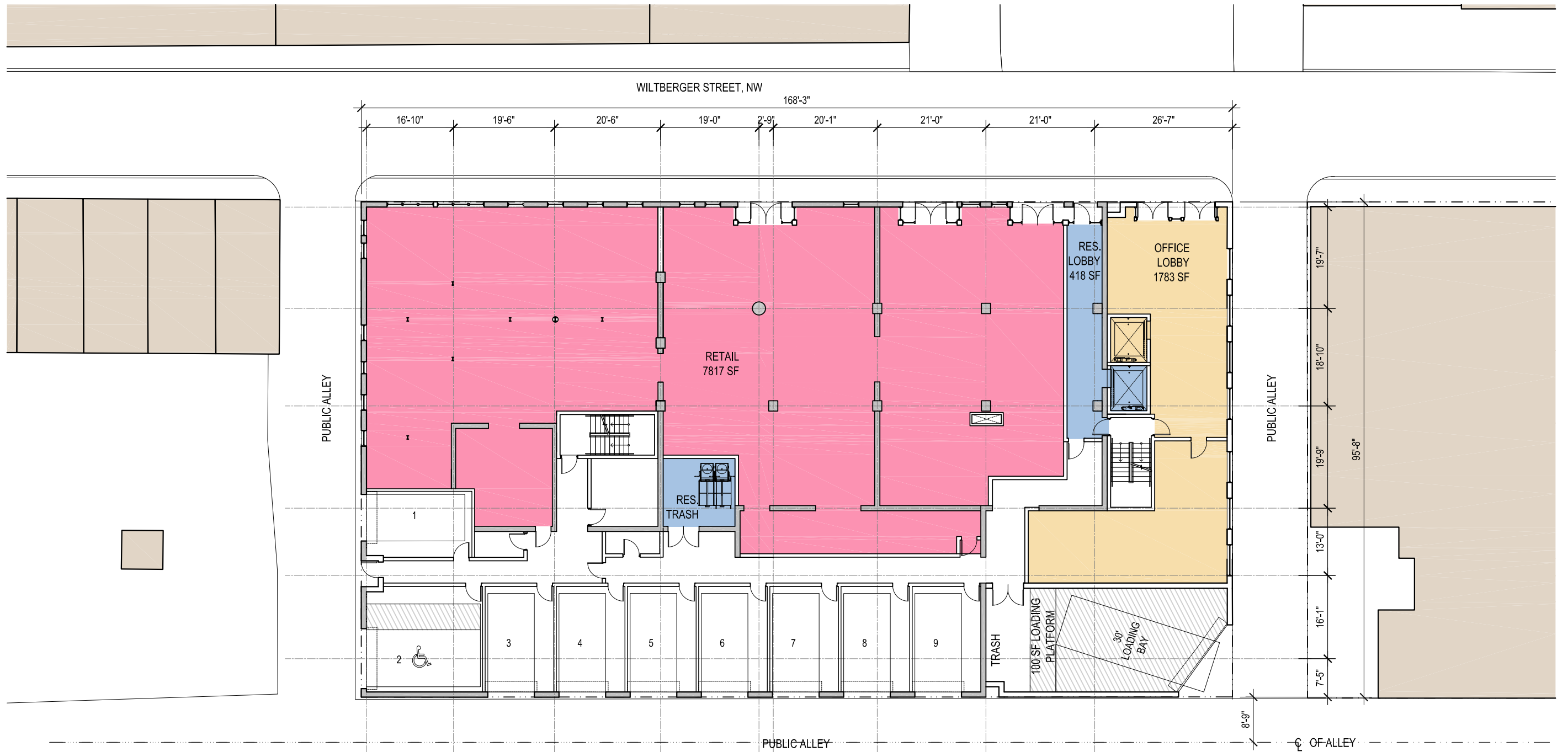
1 KEY PLAN
SCALE: N.T.S.

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1 FIRST FLOOR PLAN
SCALE: 1"=20'-0"

1827 WILTBERGER STREET, NW

PROPOSED FIRST FLOOR PLAN A-23

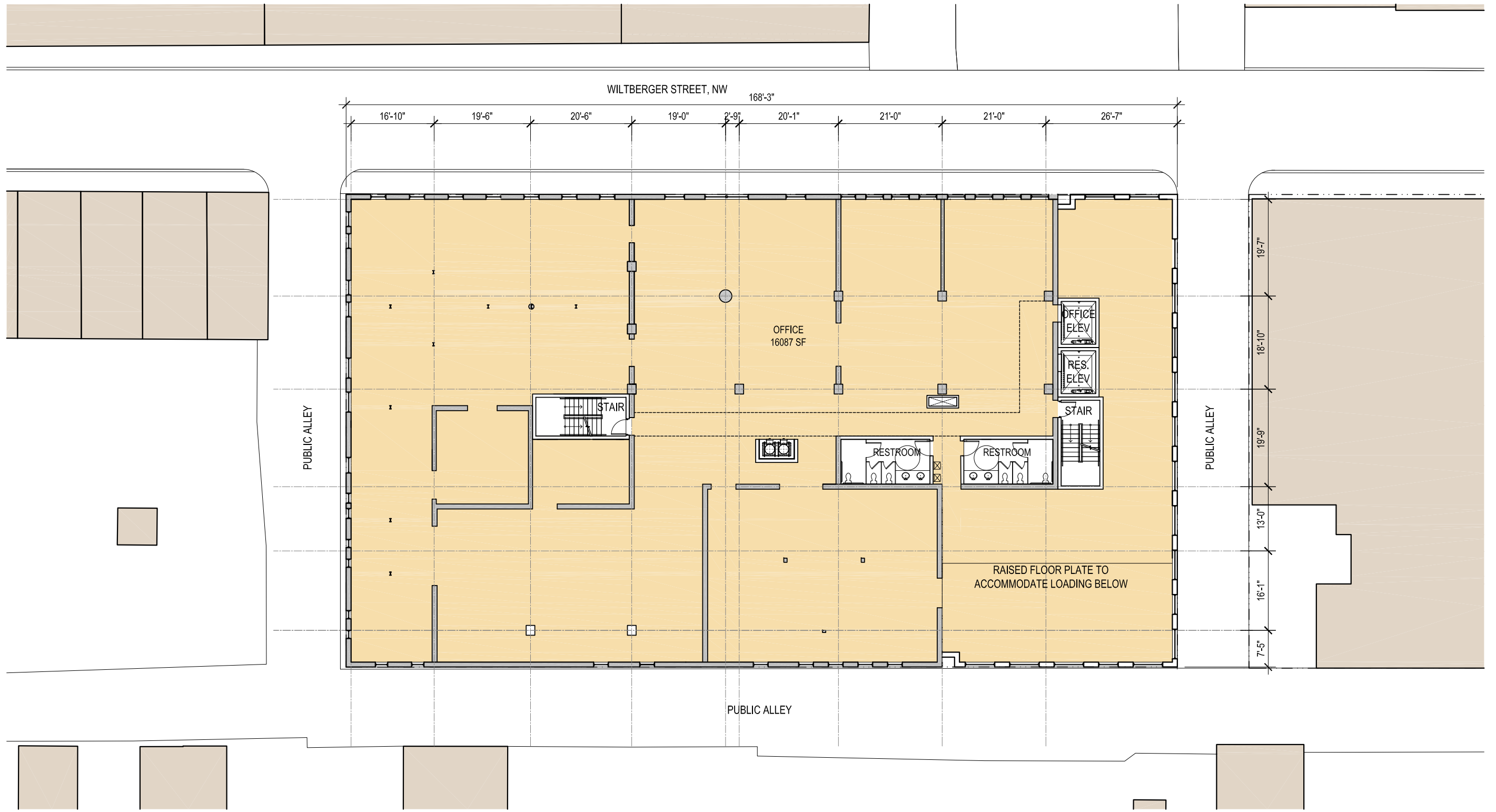
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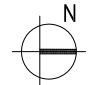
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1 SECOND FLOOR PLAN
SCALE: 1"=20'-0"



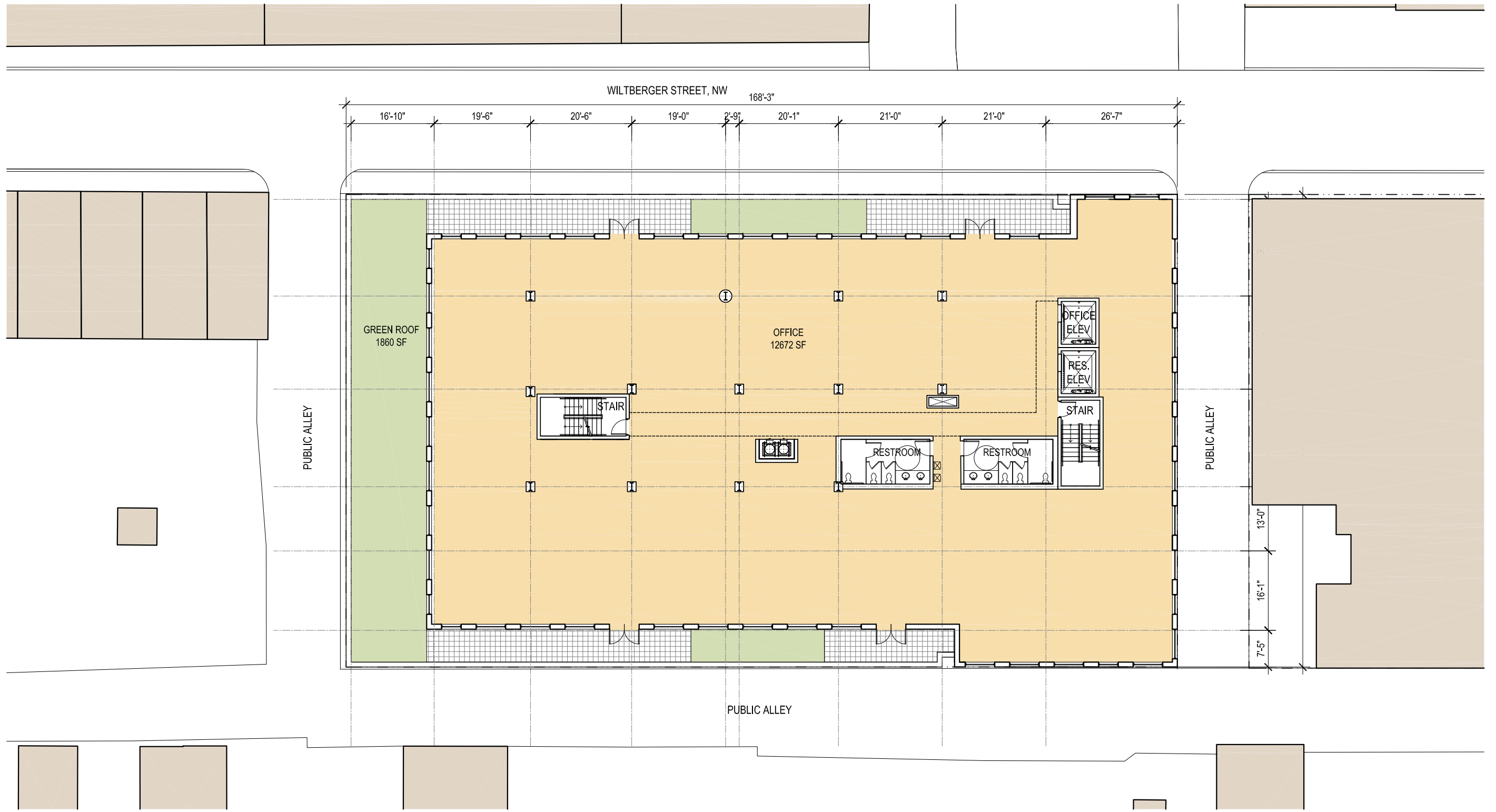
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PROPOSED SECOND FLOOR PLAN A-24

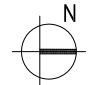
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1 THIRD FLOOR PLAN
SCALE: 1"=20'-0"



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PROPOSED THIRD FLOOR PLAN A-25

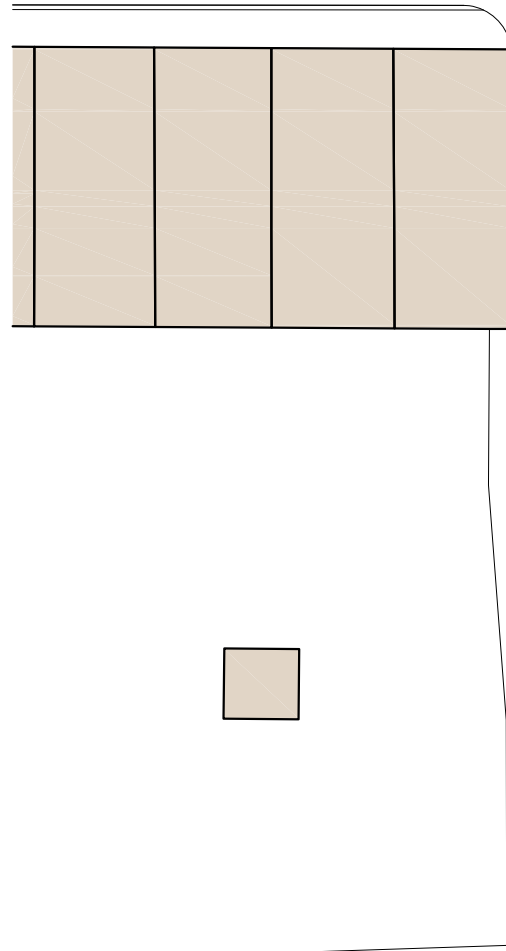
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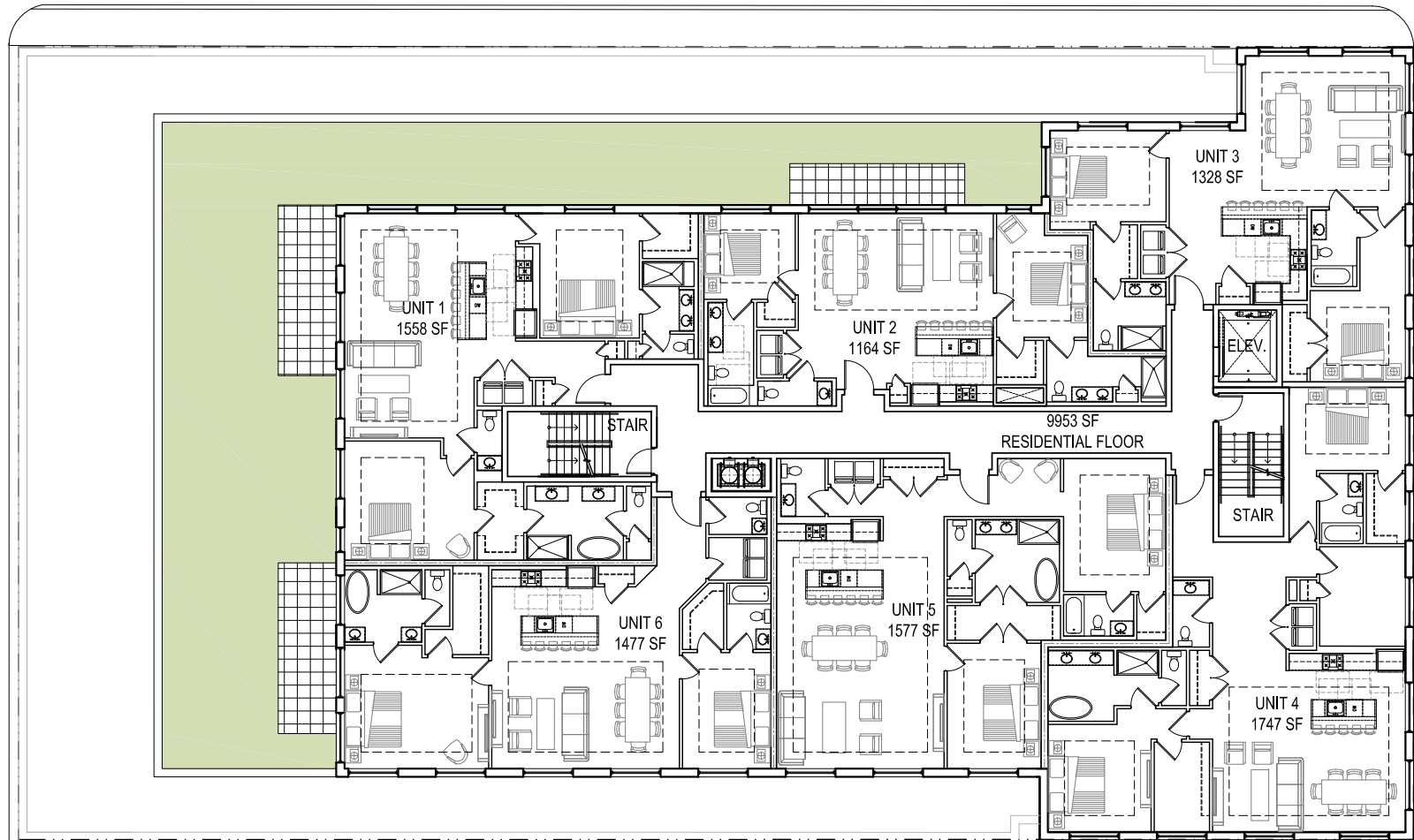




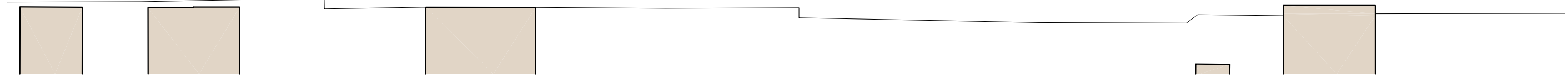
WILTBERGER STREET, NW



PUBLIC ALLEY



PUBLIC ALLEY



PUBLIC ALLEY

1 FOURTH FLOOR PLAN
SCALE: 1"=20'-0"



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PROPOSED FOURTH FLOOR PLAN A-26

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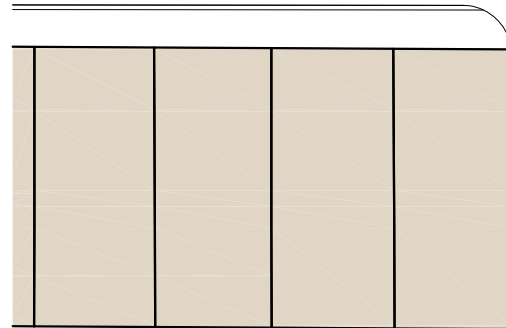


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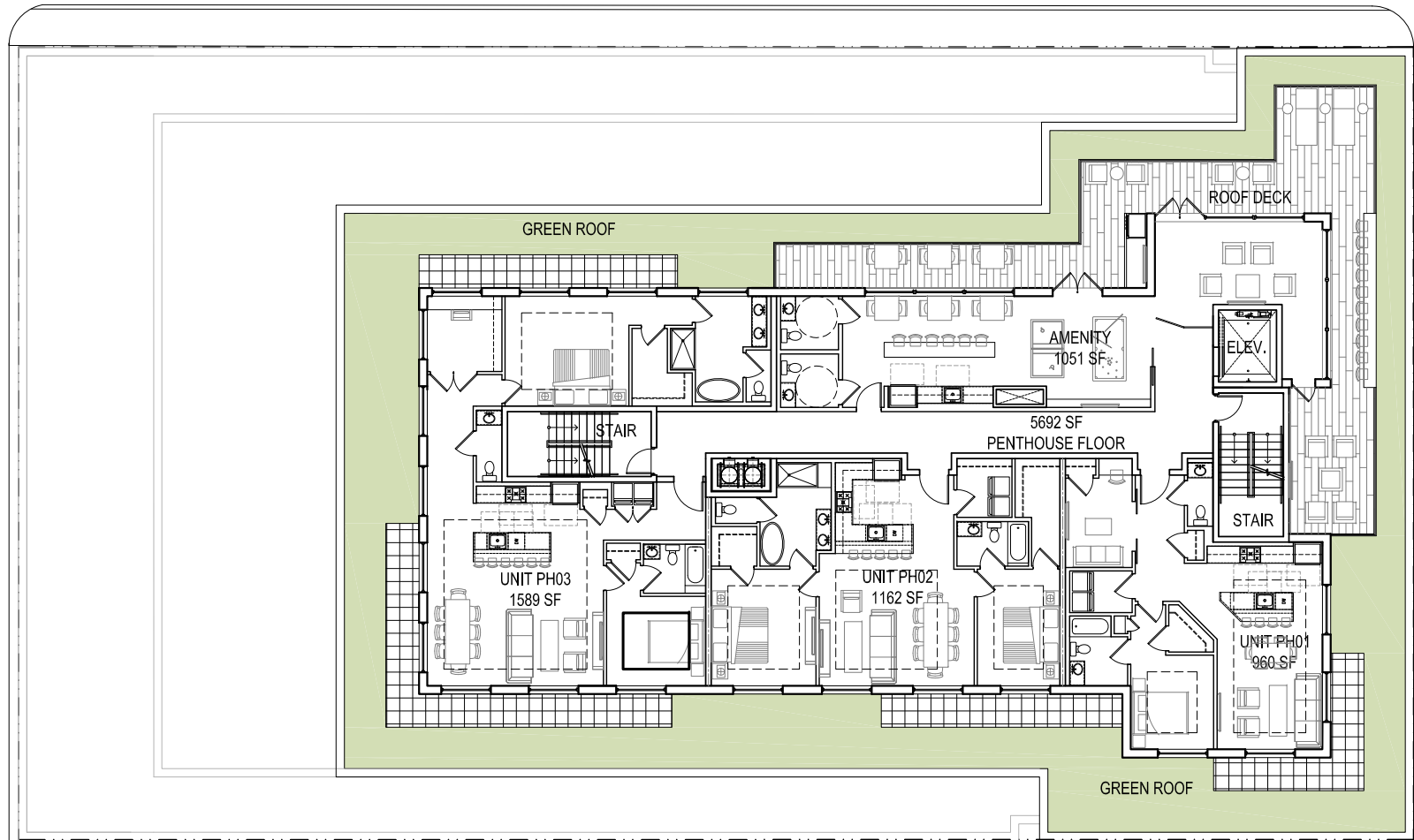
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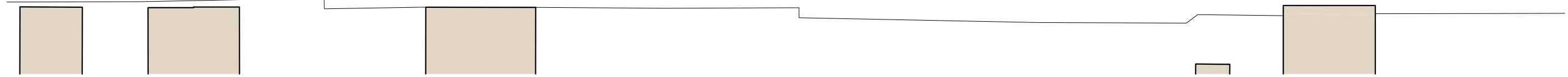
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PUBLIC ALLEY



PUBLIC ALLEY



PUBLIC ALLEY

1 PENTHOUSE PLAN
SCALE: 1"=20'-0"



1827 WILTBERGER STREET, NW

PROPOSED PENTHOUSE PLAN | A-26A

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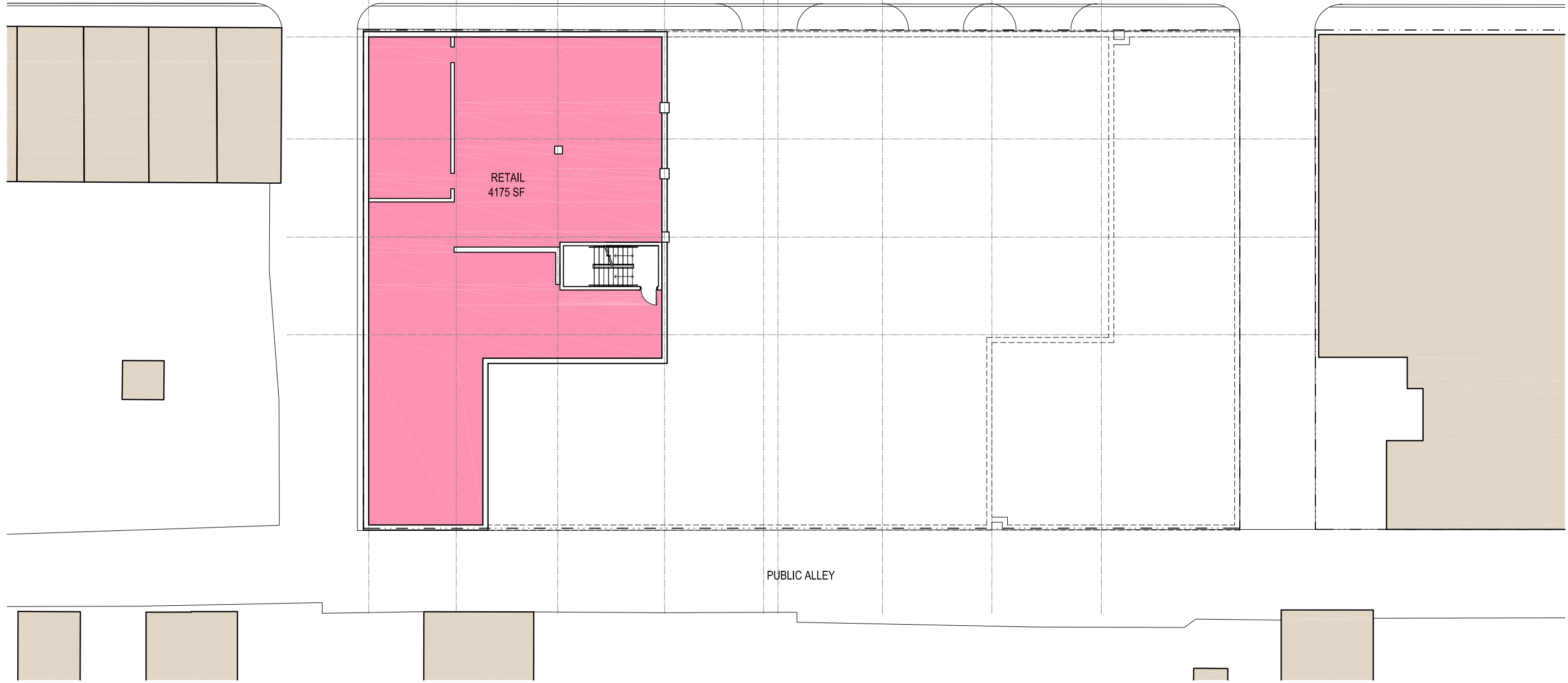


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1 CELLAR PLAN
SCALE: 1"=20'-0"



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PROPOSED CELLAR PLAN | A-27

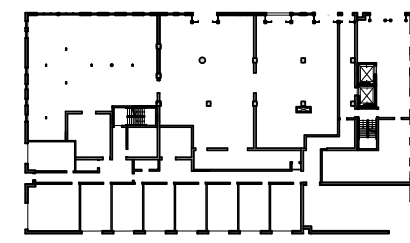
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1 RENDERED ELEVATION
SCALE: 1"=20'-0"

01
A-32



2 KEY PLAN
SCALE: N.T.S.



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RENDERED ELEVATION A-32

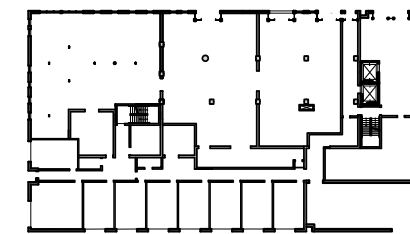
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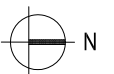
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1 RENDERED ELEVATION
SCALE: 1"=20'-0"



2 KEY PLAN
SCALE: N.T.S.



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RENDERED ELEVATION A-33

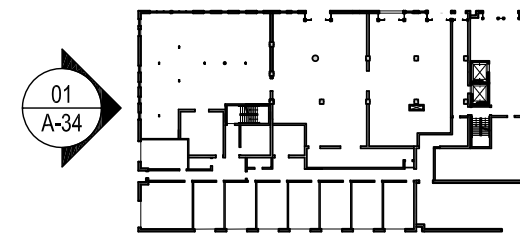
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1 RENDERED ELEVATION
SCALE: 1"=20'-0"



2 KEY PLAN
SCALE: N.T.S.



1827 WILTBERGER STREET, NW

RENDERED ELEVATION A-34

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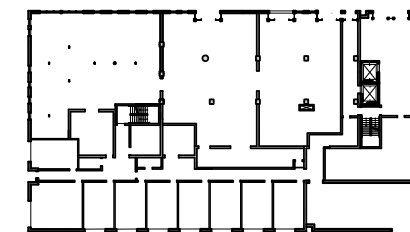
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1 RENDERED ELEVATION
SCALE: 1"=20'-0"



2 KEY PLAN
SCALE: N.T.S.



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RENDERED ELEVATION A-35

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