

EXHIBIT B



2619 WISCONSIN AVE NW

WASHINGTON, DC

BZA SUBMISSION
MARCH 23, 2018

MED Developers

Perkins Eastman DC

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Zoning Chart

2619, 2621, 2623 WISCONSIN AVE NW DEVELOPMENT TABULATION OF ZONING DATA

Property:

- Square 1935, Lots 44, 33, 34
- 2619, 2621, 2623 Wisconsin Avenue NW

Zone R-1-B;

Area of site: 19,113.34 SF

Gross floor area: 22,919 SF;

FAR: 1.18

	Allowable / Required	Proposed
	R-1-B (19,113.34 SF)	R-1-B (19,113.34 SF)
Height (ft.) (F 303)	40	40
Stories (F 303)	3	3
Penthouse Height (ft.) (F 303.2)	12	12
Penthouse Height Stories (F 303.2)	1	1
Lot Occupancy (F 304.1)	40%	40%
Pervious Surface (F 308.1)	50%	59%
Front Setback (F 305.1)	A front setback shall be provided within the range of existing front setbacks of all residential buildings within an R-1 through R-3 zone on the same side of the street in the block where the building is proposed.	25
Rear Yard (ft.) (F 306.1)	25	26' – 4"
Side Yard (ft.) (F 307.1)	8	11' – 0"
Lot Control		One assisted living building
Parking		9
Bike Parking		15
Loading		

Site Aerial



Existing Conditions



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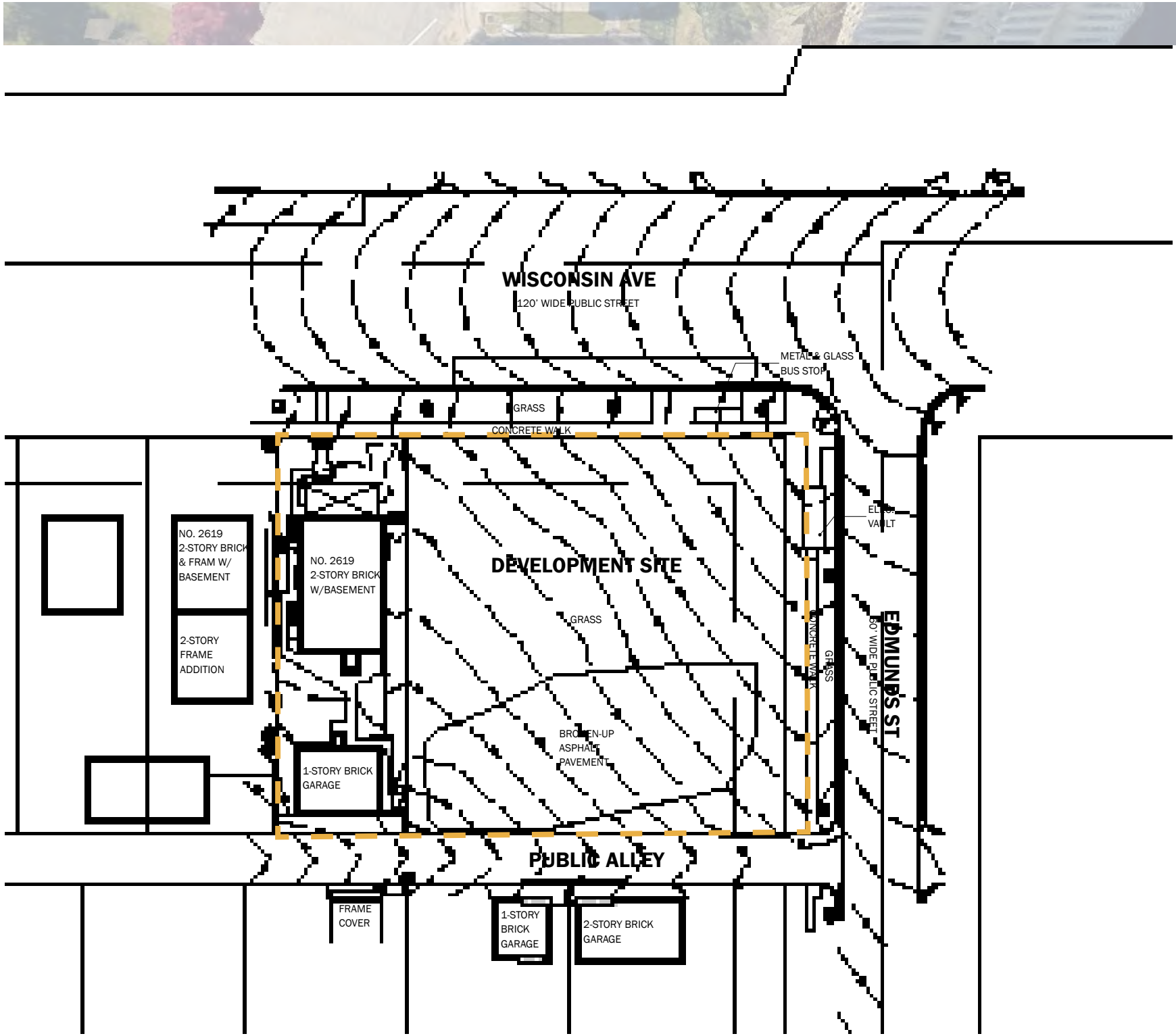
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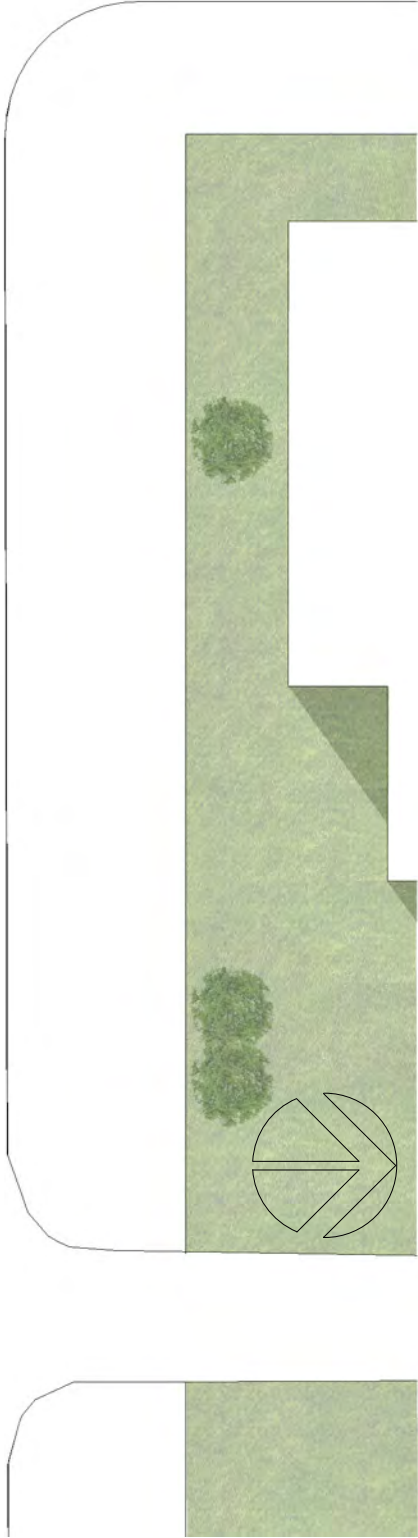
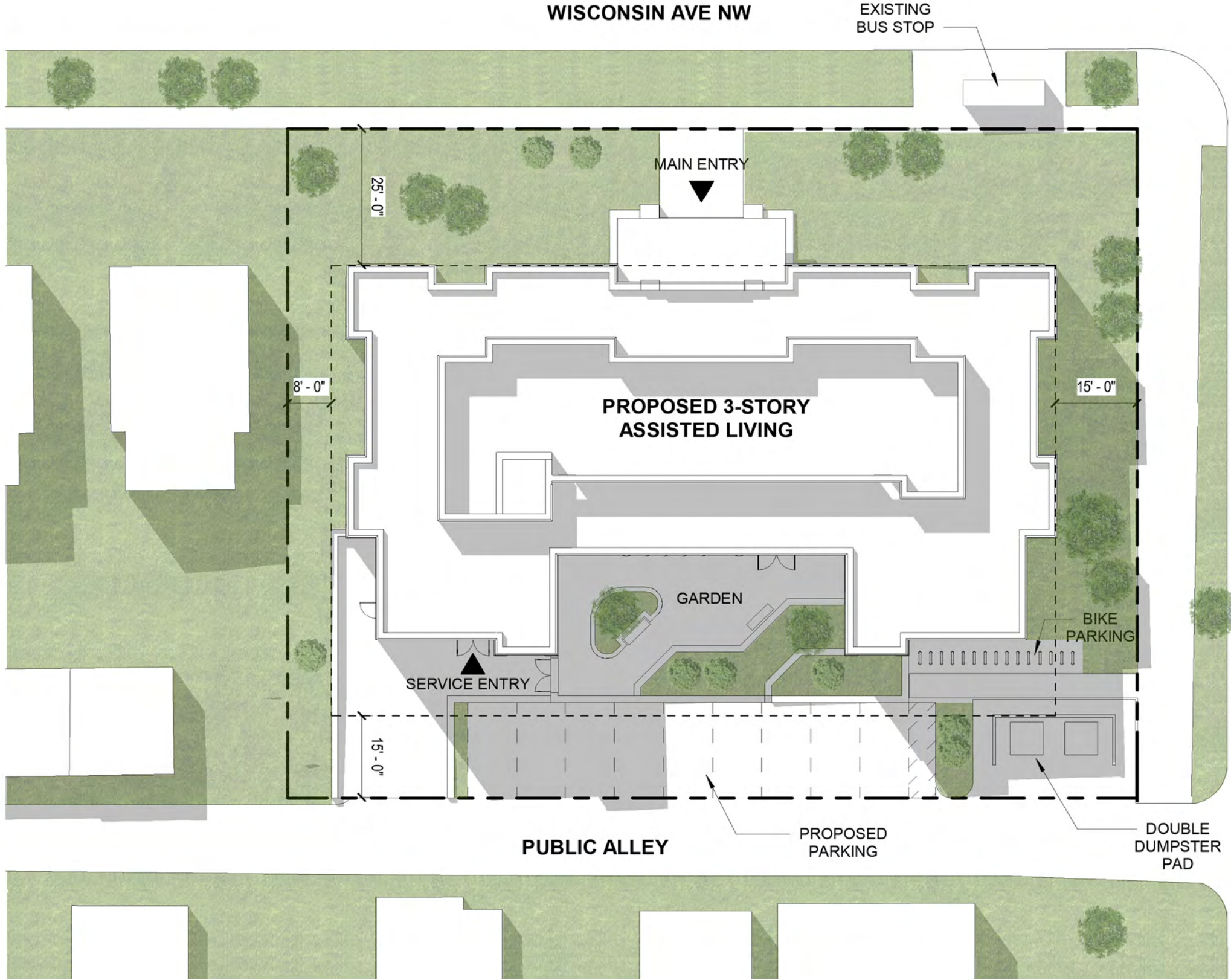
Existing Conditions



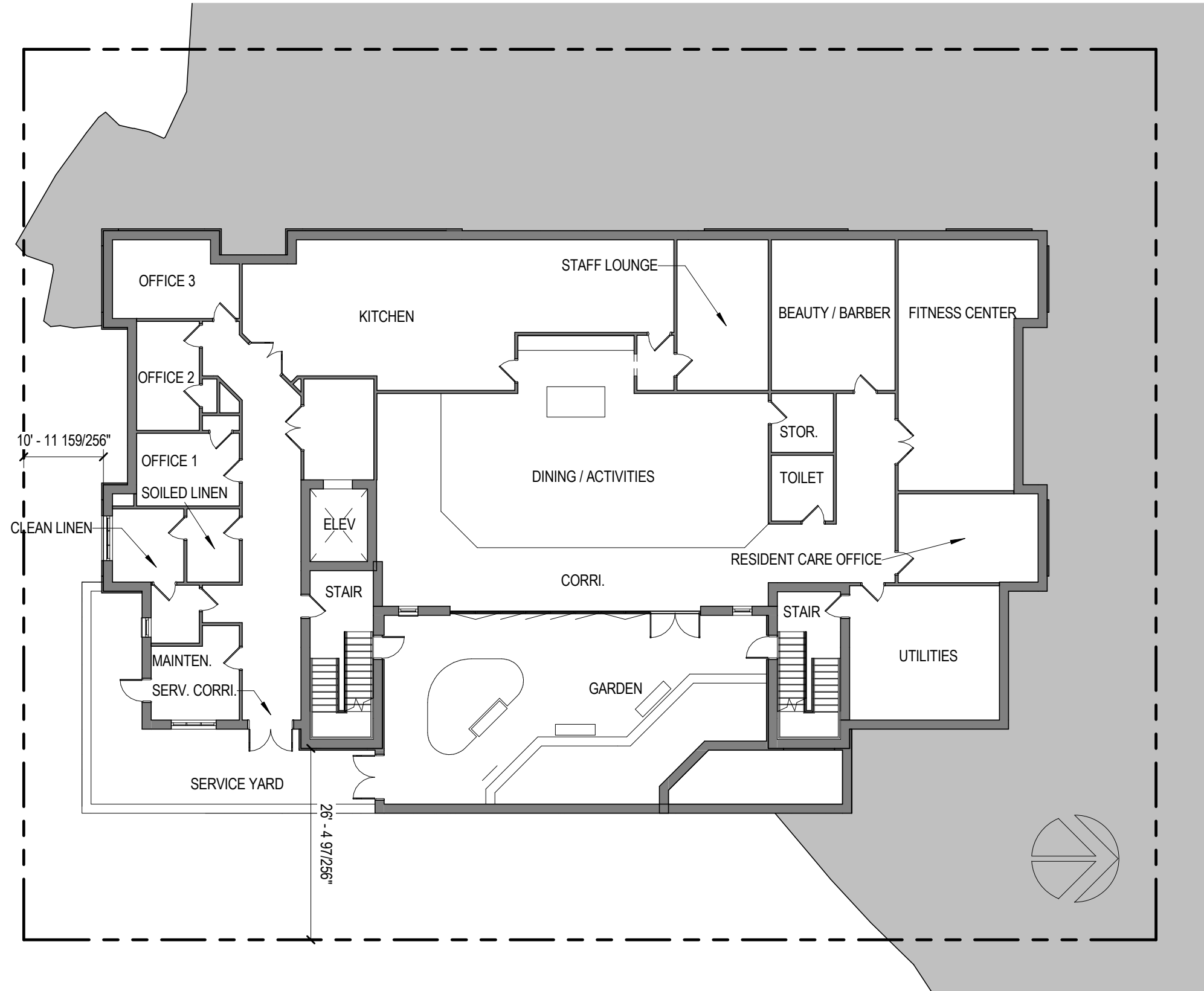
Existing Site Plan



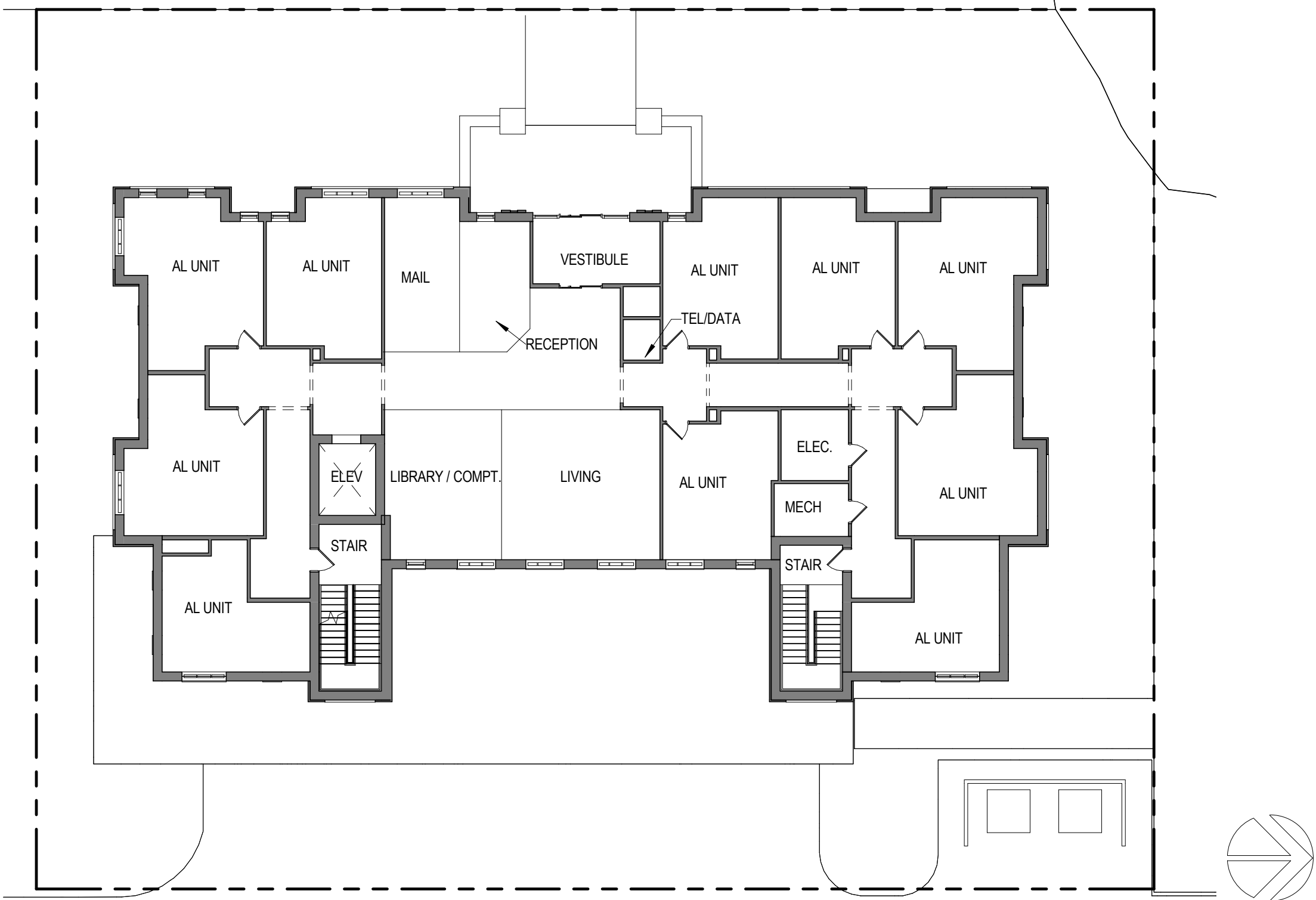
Proposed Site Plan



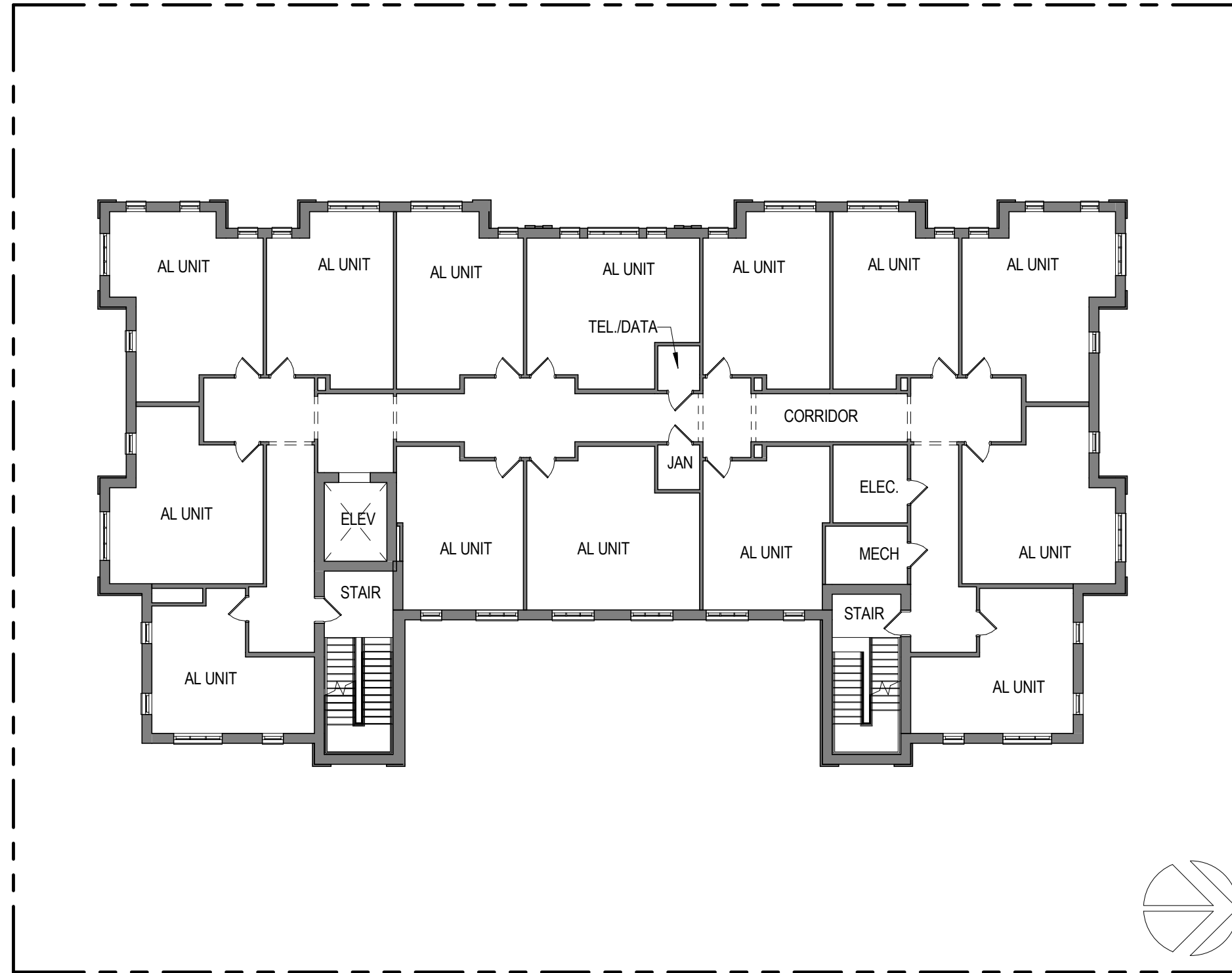
Cellar Floor Plan



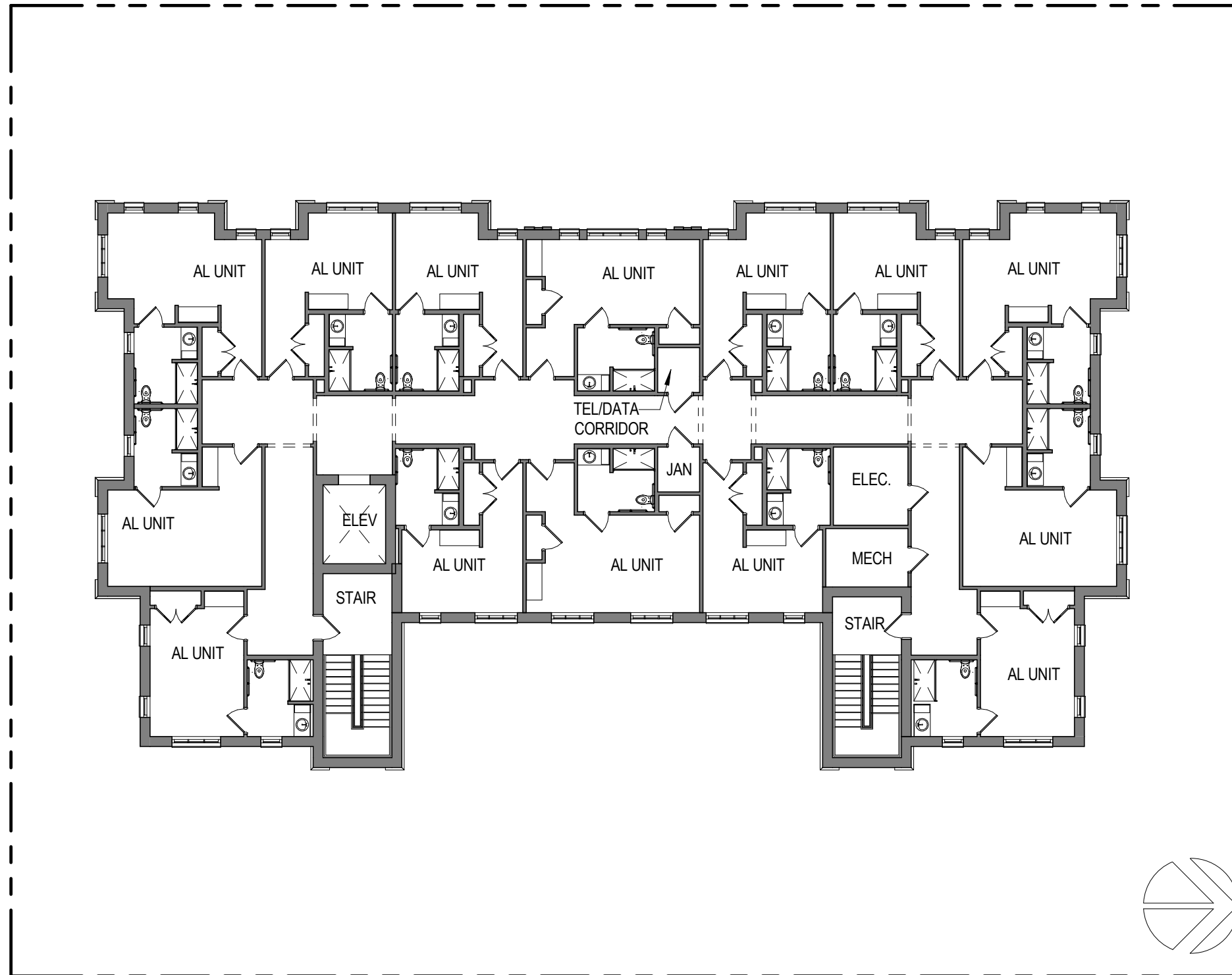
First Floor Plan



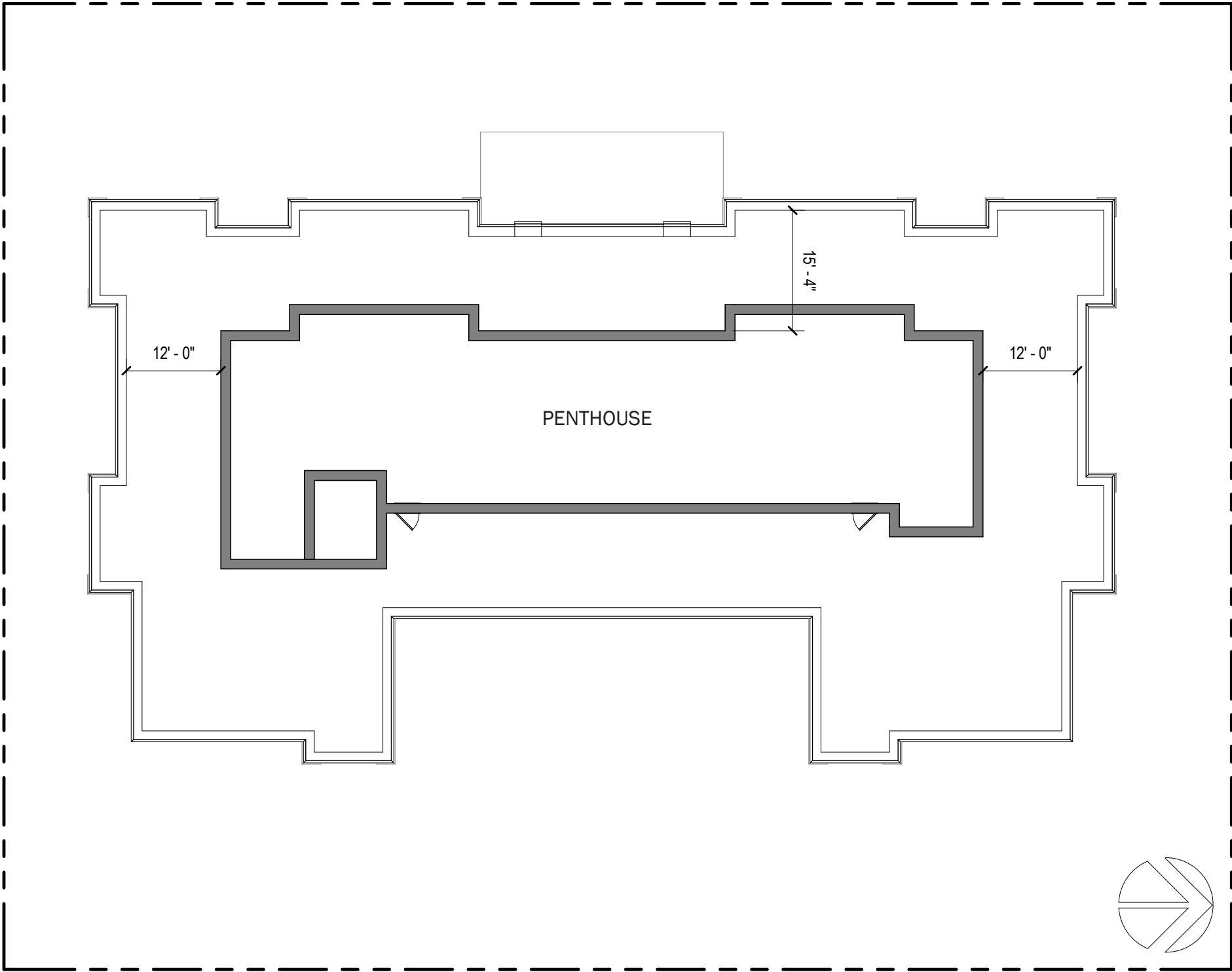
Second Floor Plan



Third Floor Plan



Roof Plan



Building Elevations



West Elevation



East Elevation

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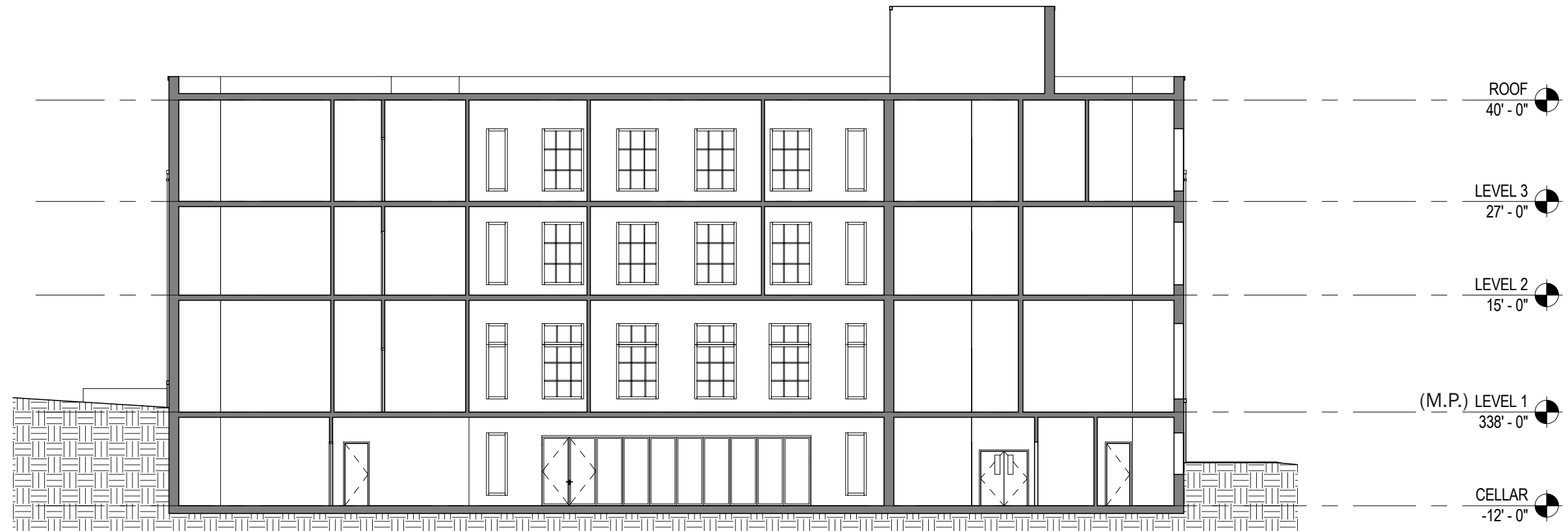
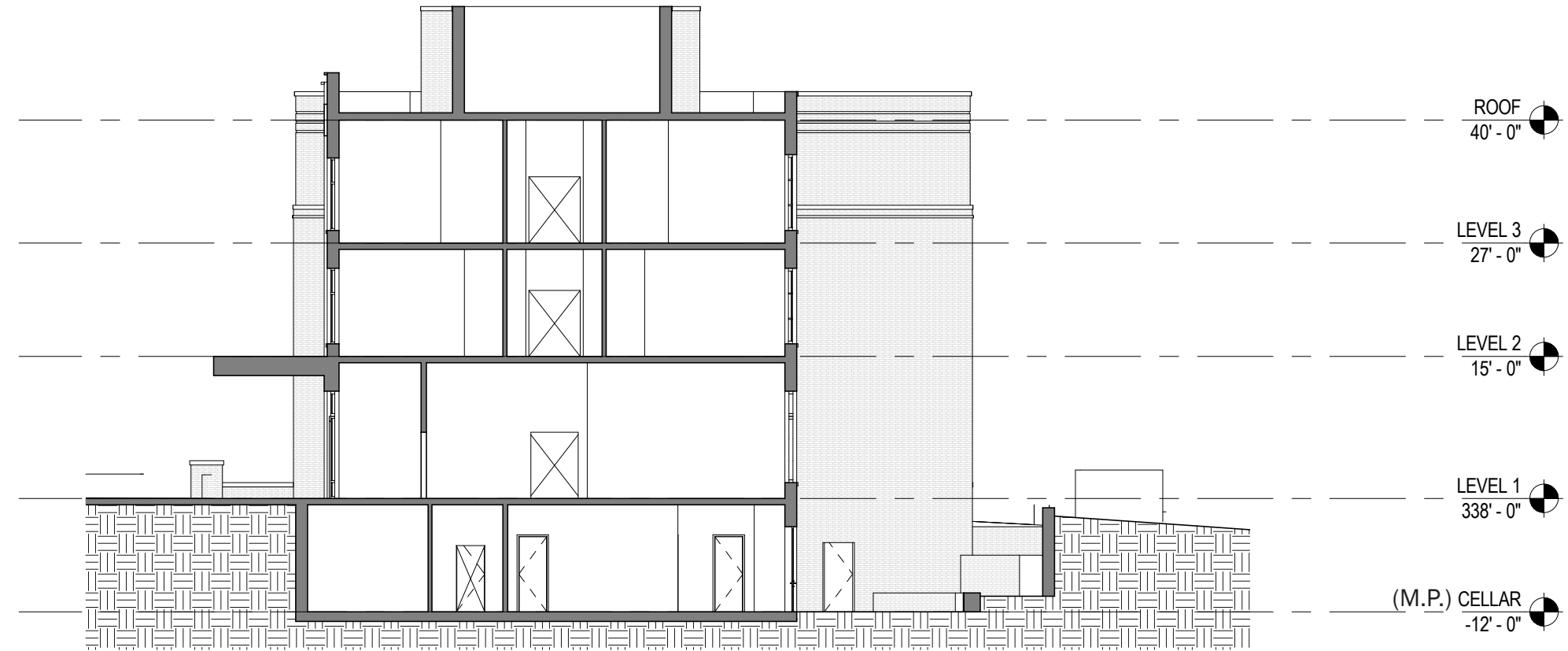


North Elevation



South Elevation

Building Sections



Building Perspectives



Building Perspectives



Building Perspectives



Building Perspectives

