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October 30, 2003

DENNIS R. HUGHES
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Hand Delivery

District of Columbia Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

2003 OCT 30 PM 2:42
ZONING COMMISSION

Re: Zoning Commission Case No. 03-24
2126 Wyoming Avenue, NW

Dear Members of the Commission:

The above-referenced application was considered by the Commission at its public hearing held October 16, 2003. At the conclusion of the public hearing, the Commission left the record open for certain supplemental submissions from The Kalorama D.C. Group LLC, the Applicant, and Advisory Neighborhood Commission 2D. Enclosed and itemized below are the supplemental submissions requested of the Applicant, to be submitted by October 30, 2003. Also, as requested by the Commission, the Applicant will submit Proposed Findings of Fact and Conclusions of Law no later than November 6, 2003.

As requested by the Commission, the Applicant encloses the following:

- Color photographs of color palettes to be utilized for building materials and list of material samples by name and range. Please note that these materials, or commercially-available equivalent at the time of construction, will be utilized.
- Memorandum with detailed analysis of compliance with side yard requirements.
- Revised list of areas of flexibility requested, differentiating areas requested under the Commission's special exception authority (11 DCMR 2405.7) from more general areas of flexibility related to construction conditions and internal configuration.

ZONING COMMISSION
District of Columbia
03-24
37

ZONING COMMISSION
District of Columbia
CASE NO.03-24
EXHIBIT NO.37

- Revised architectural drawings to reflect the following:

  (a) revised basement plan indicating proposed uses of basement of the mansion (Sheet A-5);
  (b) revised first floor plan clarifying that the carriage house will be used as one level of garage parking with storage above (Sheet A-6);
  (c) revised roof plan providing dimensions of penthouse setback from building edges (Sheet A-9);
  (d) revised existing site plan indicating dimensions of existing buildings (Sheet A-10a);
  (e) revised proposed site plan indicating dimensions of existing and proposed buildings, their relationship to the site and to each other (Sheet A-10b);

  (f) enhanced landscape plan identifying type and location of both existing and proposed plantings (New Sheet A-10c);
  (g) enhanced circulation plan indicating direction and dimensions of vehicular and pedestrian thoroughfares (New Sheet A-10d);
  (h) revised north elevation drawing indicating height of existing and proposed buildings with dimension strings for both R-3 and R-5-D height calculations, height of penthouse structure from top of roof and identification of building materials to be used in various portions of elevation of proposed building (Sheet A-11);
  (i) revised west elevation drawing of mansion indicating revised fenestration of kitchen addition (Sheet A-13);
  (j) revised east elevation drawing of new building indicating revised fenestration in the proposed building and materials to be used (Sheet A-16);
  (k) revised south elevation drawing of new building indicating materials to be used in proposed building (Sheet A-17);
  (l) analysis of compliance with applicable BOCA Code provisions concerning window and door openings and fire resistance requirements for the exterior walls of the mansion and proposed building which face each other. (New Sheet A-21).
  (m) Also please note slight revisions to section drawings at Sheets A-12 and A-15 to reflect updated floor width of proposed building.

Thank you for your consideration of these supplemental materials. Please do not hesitate to contact the undersigned with any questions. We look forward to the Commission's favorable determination at its November 12, 2003 public meeting.

Sincerely,

HOLLAND & KNIGHT LLP

Christopher H. Collins

Dennis R. Hughes

Enclosures
cc: Advisory Neighborhood Commission 2D
Office of Planning

1329108_v2

LIMESTONE SAMPLE









WNUK SPURLOCK
ARCHITECTURE

A-21b

03021.00

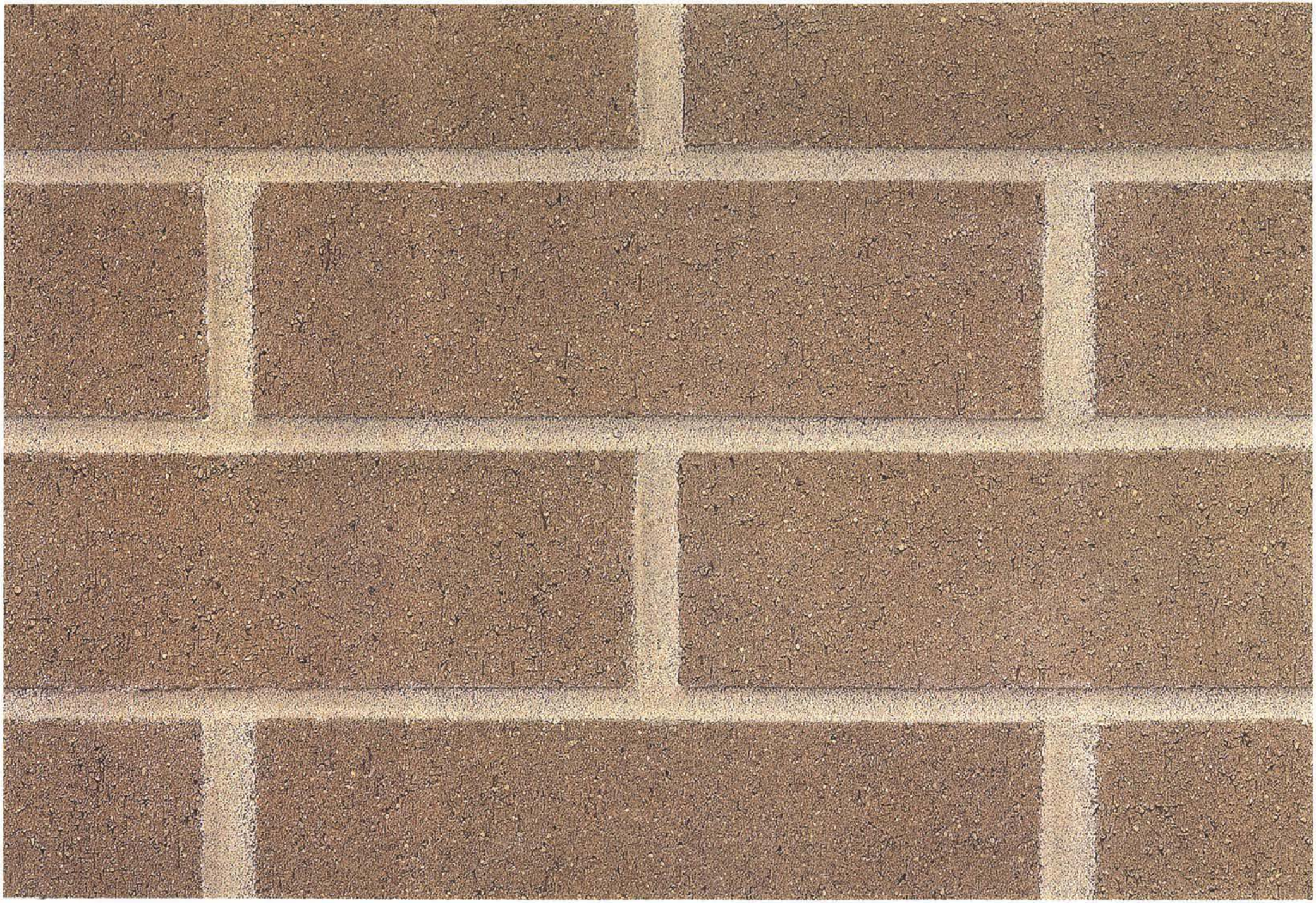
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Oct. 16 2003

2126 WYOMING AVE.

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October 30, 2003

MEMORANDUM

To: D.C. Zoning Commission

From: Christopher H. Collins

Steven E. Sher
Director of Zoning and Land Use Services

Subject: Side Yard Requirements Applicable to Proposed Development of 2126 Wyoming Avenue, N.W.

At the public hearing held on October 16, 2003, the Zoning Commission requested that the Applicant address the side yard requirements applicable to the subject development. The property is proposed to be zoned R-5-D under the PUD. Pursuant to §405 of the Zoning Regulations (11 DCMR), the applicable side yard requirements for an R-5-D District are as follows:

405.2 In an R-3, R-4, or R-5 District, a one-family semi-detached dwelling shall be subject to the side yard requirements of an R-2 District.

405.3 In R-2, R-3, R-4, and R-5 Districts, when a one-family dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.

405.6 Except as provided in §§ 405.1 and 405.2, a side yard shall not be required in an R-3, R-4, R-5-B, R-5-C, R-5-D, or R-5-E District. However, if the yard is provided, it shall be at least three inches (3 in.) wide per foot of height of building, but not less than eight feet (8 ft.) wide.

405.9 Side yards shall be provided on lots in Residence Districts as set forth in the following table, subject to the special requirements of other provisions of this chapter:

ZONE DISTRICT	MINIMUM WIDTH OF EACH SIDE YARD
R-5-D ...	None required, except as provided under §§ 405.1, 405.2, and 405.6.

The property will be placed into one record lot but will be divided into multiple assessment and taxation lots and condominium lots for the purpose of selling the various dwelling units to individual owners. As noted in the Statement of the Applicant, the Applicant requests the Commission to approve multiple buildings on a single record lot, as provided for in §2516 of the Regulations.

As proposed in the plans submitted to the Commission, the existing mansion building would be divided into two units. The building has a porte cochere which extends to the west property line. This building is therefore currently a one-family semi-detached dwelling; i.e., pursuant to §199.1, it would be a "one-family dwelling, the wall on one side of which is either a party wall or a lot line wall, having one side yard." The areas in front of and behind the porte cochere are existing courts, not part of a side yard, since a side yard must extend for the full depth of the building.

As proposed, for zoning purposes, the mansion and the existing carriage house at the rear would be divided internally with walls and a lot line through the buildings. The western portion of the mansion would become a row dwelling since, pursuant to §199.1, it would be a "one-family dwelling having no side yards."

A new lot line for zoning purposes would be created along the east wall of the mansion and the carriage house, to separate the mansion property from the lot on which the new condominium apartment building would be located. All of the open space between the mansion and the new apartment building would be a side yard located on the apartment building lot, even though the open space functionally provides light and air for both buildings.[1] The east wall of the mansion would therefore become a lot line wall ("an enclosing wall constructed immediately adjacent to a side lot line, but not a party wall"). The eastern portion of the mansion building would therefore also be a row dwelling.

[1] The plans submitted to the Commission (Sheet A-21) include the architect's evaluation of compliance with the Building Code.

A row dwelling in an R-5-D District is not required to provide a side yard (see the table in §405.9, set forth above). Further, §405.3 does not apply to the subject circumstances. The plain reading of the Regulations makes that provision applicable only where a one-family dwelling does not share a common division wall with an existing building. Since the proposed row dwellings share the center common division wall with each other, the entire provision does not apply. Since the proposed row dwellings extend from lot line to lot line on each side, there can be no side yard.

In Appeal No. 16935, the Board of Zoning Adjustment had occasion to consider the applicability of §405.3 to semi-detached dwellings. In its order dated September 8, 2003, the Board concluded that:

> "By definition, a semi-detached dwelling is required to have only one side yard, not two. [The Appellant's] interpretation of § 405 would, in effect, require two side yards instead of one whenever a semi-detached dwelling has a lot line wall instead of a common division wall. ... In sum, §405.3 of the Zoning Regulations must not be interpreted in a vacuum. Rather, it must be interpreted in harmony with other sections of the Regulations. [citation omitted] As such, the BZA reads §405.3 of the Zoning Regulations to require only one side yard for one family semi-detached dwellings. To the extent that Pritchard suggest otherwise, it is overruled."

The Board's analysis of §405.3 and its logic would apply to row dwellings with no side yards as well as semi-detached dwellings with one side yard.

This position is further supported by the legislative history behind the adoption of §405.3 (then §3305.4) of the Regulations. That history makes it clear that it was not intended to apply to row dwellings.

The basis for the adoption of the subject section and other changes made to the R-5-A District was a study entitled *Washington's Far Southeast 70*, prepared by the Office of the Assistant to the Mayor for Housing Program, March, 1970 (otherwise known as the Banks Report). As relevant to §403.5, the Banks Report identified the following problems which were occurring in development in the identified area of the city:

- "Yard requirements and other building site design controls are inadequate and contribute to overcrowding of land"

- "Side yard requirements are inadequate to assure sufficient light and air for occupants of the buildings."
- "The present wording of the side yard requirement is unclear, resulting in an interpretation calling for only one 8 foot side yard per house rather than two yards, one on each side of a house."
- "Adequate light and air is not provided because the extensive R-5-A district requires only one 8 foot side yard per single family, detached building."

The solution recommended by the Banks Report was to amend the Zoning Regulations to require that "a single family detached dwelling shall have two sideyards each having a minimum width of 8 feet."

The Zoning Revision Study Group (staff to the Zoning Commission), reviewed the Banks Report and presented its own proposal, dated June, 1970, for amending the Regulations, as follows:

> "In ... R-5 ... Districts, when a one-family dwelling, flat or multiple dwelling is erected that does not share a party wall or lot line wall with an existing building or a building being constructed together with the new building then it shall have two side yards."

In testimony before the Zoning Commission on September 9, 1970, James G. Banks, the Assistant to the Mayor for Housing Programs identified the problem and the solution even more clearly:

> "It is essential that the zoning regulations be clarified in order to assure the provision of two side yards for each *free standing structure*." (emphasis added)

Other testimony at the hearing concurred:

> "The proposal to require double side yards for detached single family dwellings is in accordance with minimal needs for light and air and should be adopted." (Stanley Herr, Stern Community Law Firm)

It is therefore clear from the legislative history that the intent of the new regulation was to prevent *detached* buildings from being constructed without side yards on both sides, not to prevent row structures which were and are not now required to have a side yard.

As noted above, all of the open space between the mansion and the new apartment building would be a side yard for the new apartment building. Pursuant to §405.6, no side yard is required; however, if a side yard is provided, it must be a minimum of three inches per foot of height of building. Using the standard for the proposed R-5-D District, the maximum height of the building is 48.3 feet. The side yard would therefore have to be a minimum of 12.08 feet.

The distance between the two buildings varies because neither the side wall of the mansion nor the side wall of the apartment house is a straight line. The distance between the main walls of the two buildings is never less than the 12.08 feet required for the side yard. Bays, projections and one story open but covered porches do in some cases result in a distance between the buildings on the ground of less than 12.08 feet.

To the extent that the Commission believes that this situation results in less than the minimum side yard, the Applicant requests that the Commission approve the project as shown on the plans. Under §2405.5 of the Regulations, the Commission may approve greater or lesser yards than normally required. The side yard required under the present R-3 zoning would be less than ten feet. The open space between the two buildings will be preserved under the PUD and guaranteed through the PUD covenant.

In summary, the two portions of the mansion constituting row dwellings meet the requirements of §405. The main walls of the mansion and the new apartment house are separated by more than the minimum distance for a side yard, but there are minor encroachments into that area due to bays and porches. The Applicant respectfully requests that the Commission approve the plans as proposed.

cc: Advisory Neighborhood Commission 2D
D.C. Office of Planning

Zoning Commission No. 03-24
2126 Wyoming Avenue, NW

REQUEST FOR APPROVAL OF CERTAIN PROJECT FEATURES PURSUANT TO 11 DCMR §2405.7[1]

(Page 30 of Applicant's Prehearing Statement)

*** To Provide Multiple Buildings on Single Record Lot (Section 2516.1)**

*** To Provide Penthouse Structure Not Meeting Setback Requirements From East Side (to the extent that the east lot line wall of the new building that will abut the adjacent hotel building is considered an "exterior wall" (Sections 400.7 and 411.11)**

---

[1] 11 DCMR §2405.7 provides, "Notwithstanding the other prerogatives of the Commission in approving uses in PUDs, the Commission shall reserve the option to approve any use that is permitted as a special exception and that would otherwise require the approval of the Board of Zoning Adjustment. Further, §2405.8 provides, "Approval of the Board shall not be required for any such use approved by the Commission under §2405.7, and the Commission shall not be required to apply the special exception standards normally applied by the Board."

Zoning Commission No. 03-24
2126 Wyoming Avenue, NW

GENERAL AREAS OF FLEXIBILITY REQUESTED
(Page 30 of Applicant's Prehearing Statement)

*** To Vary the Location and Design of all Interior Components, Provided No Change to the Exterior Configuration of the Building, and No More than Two Units in the Mansion and No More than Four Units in the New Building**

*** To Combine the Two Proposed Units in the Mansion into a Single Unit, Based upon Market Demand**

*** To Vary the Final Selection of the Exterior Materials Within the Color Ranges and Material Types as Proposed, Based on Availability at Time of Construction**

*** To Make Minor Refinements to Exterior Details and Dimensions to Comply with District of Columbia Building Code or that are Otherwise Necessary to Obtain a Final Building Permit**

*** To Vary the Final Design, Exterior Features, Details and Material of the Building to Comply with the Requirements of the Final HPRB Approval**

 # 1291190_v2

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KALORAMA DC GROUP LLC
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STANDARD LIST OF ABBREVIATIONS

ABV	Above	GA	Gauge	Q.T.	Quarry Tile
ACOUS	Acoustical	GALV	Galvanized		
ADJ	Adjustable	G.F.I.	Ground Fault Interrupter	R	Riser
A.F.F.	Above Finished Floor	GL	Glass	R.A.G.	Return Air Grille
ANOD	Anodized	GR	Grade	R.C.	Reinforced Concrete
APPROX	Approximate	GYP	Gypsum	REFR	Refrigerator
				REG	Register
BET	Between	H.B.	Hose Bib	REINF	Reinforced
BD	Board	H.C.	Hollow Core	RELOC	Relocated
BLDG	Building	HD	Head	REQ	Required
BM	Beam	HDWD	Hardwood	R.H.	Robe Hook
BOT	Bottom	HDW	Hardware	RM	Room
B.W.	Both Ways	H.W.H.	Hot Water Heater	R.O.	Rough Opening
		HORIZ.	Horizontal		
CAB	Cabinet	HGT	Height	S.C.	Solid Core
CER	Ceramic			S.C.R.	Shower Curtain Rod
C.J.	Construction Joint	I.D.	Inside Diameter	SCHED	Schedule
CLG	Ceiling	INSUL	Insulation	S.D.	Soap Dish
CLO	Closet	INT	Interior	SECT	Section
CLR	Clear			SHR	Shower
C.M.U.	Concrete Masonry Unit	JST	Joist	SHT	Sheet
COL	Column	JT	Joint	SIM	Similar
CONC	Concrete			SQ	Square
CONN	Connection	KIT	Kitchen	S.ST.	Stainless Steel
CONT	Continuous			STD	Standard
C.P.	Closet Pole	LAM	Laminate	STL	Steel
CPT	Carpet	LAV	Lavatory	ST	Stone
C.T.	Ceramic Tile	LGT	Light	STOR	Storage
CTSK	Countersunk			STRL	Structural
		MAT	Material	SYM	Symmetrical
DET	Detail	MAX	Maximum		
D.H.	Door Hook	MBL	Marble	T	Tread or Tempered
DIFF	Diffuser	M.C.	Medicine Cabinet	T.B.	Towel Bar
DIA	Diameter	MFR	Manufacturer	T.B.H.	Toothbrush Holder
DIM	Dimension	MIN	Minimum	T.D.L.	True Divided Lite
DISO	Disposal	MISC	Miscellaneous	TEL	Telephone
DR	Door	M.O.	Masonry Opening	T&G	Tongue and Groove
DS	Downspout	MTD	Mounted	THK	Thick
DWG	Drawing	MTL	Metal	T.P.H.	Toilet Paper Holder
				T.W.	Top of Wall
EA	Each	N.I.C.	Not In Contract	TYP	Typical
ELEC	Electrical	NOM	Nominal		
ELEV	Elevation	N.T.S.	Not To Scale	U.O.N.	Unless Otherwise Noted
EQ	Equal			UTIL	Utility
EXIST	Existing	O.D.	Outside Diameter		
EXH	Exhaust	O.F.C.I.	Owner Furnished Contractor Installed	VERT	Vertical
EXP	Expansion	O.C.	On Center	V.I.F.	Verify in Field
EXT	Exterior	OPER	Operable	V.W.C.	Vinyl Wall Covering
		OPG	Opening		
FDN	Foundation	OPN	Open	W	Width
FIN	Finish	OPP	Opposite	WASH	Washer
FIXT	Fixture	OVR	Over	W/	With
FL	Floor			WD	Wood
FLASH	Flashing	PC	Pull Chain	W/O	Without
FLUOR	Fluorescent	PL	Plate	WP	Waterproof
F.S.	Frame Size	P.LAM.	Plastic Laminate		
FT	Foot, or Feet	PLYWD	Plywood		
FTG	Footing	PNT	Paint		
FURR	Furring	PR	Pair		
		PT	Paint		
		PTN	Partition		

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LAND USE COUNSEL

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DEVELOPMENT DATA TABULATION

ZONING CALCULATIONS

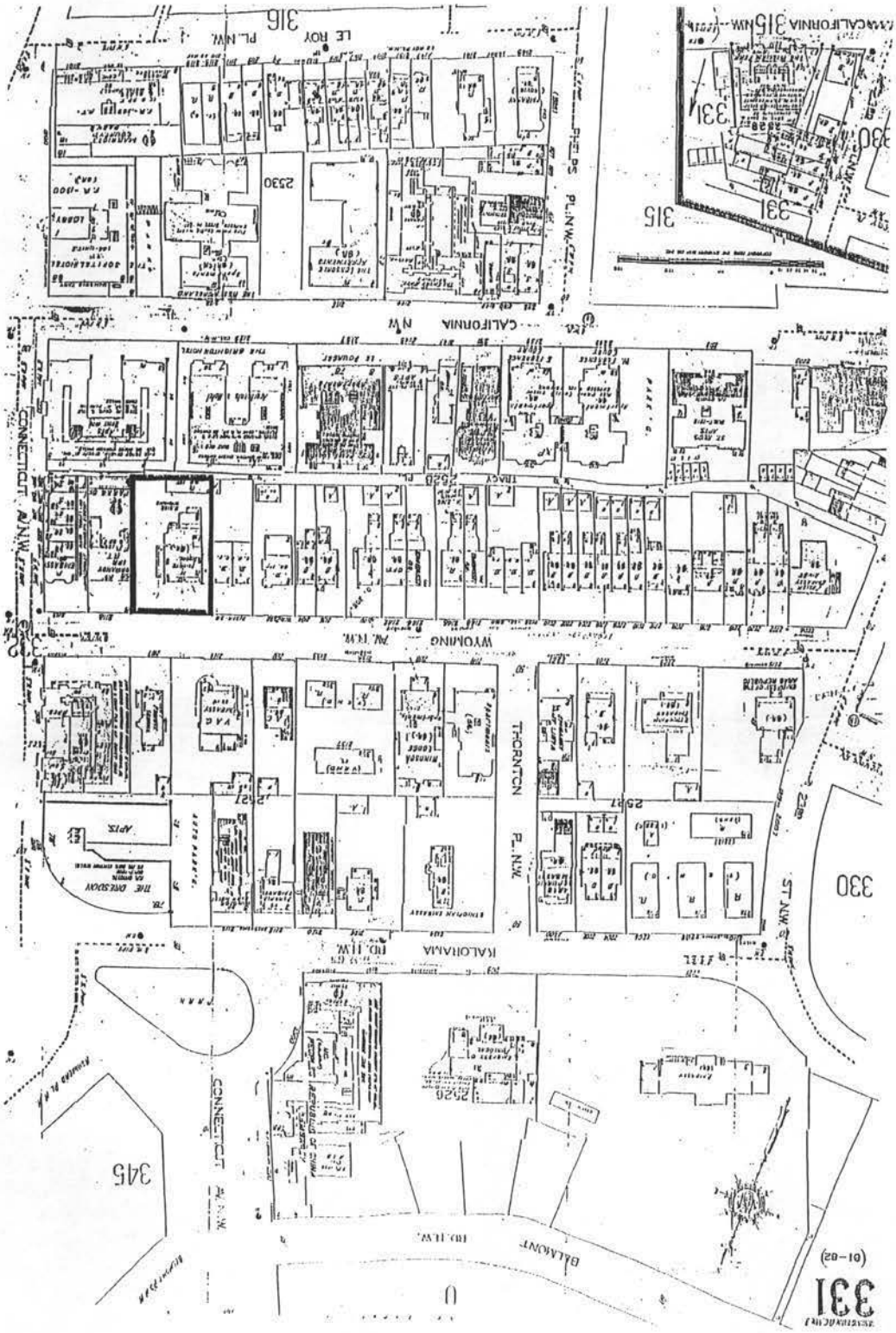
CATEGORY	EXISTING R-3 MATTER OF RIGHT	R-5-D PROPOSED ZONING	EXISTING CONDITIONS	PROPOSED CONDITIONS
BUILDING HEIGHT	40' / 3 Stories	90' / No Limit		
MANSION			34.3' / 3 Stories	34.3' / 3 Stories
CARRIAGE HOUSE			23.8' / 1 Story	23.8' / 1 Story
NEW BUILDING				38.9' / 3 Stories
MINIMUM LOT AREA	4000' 40' Width	None Prescribed	16,500 SF 100' Width	16,500 SF 100' Width
FLOOR AREA RATIO	None Prescribed	3.5	0.73	1.31
MANSION				
CELLAR			0 SF	0 SF
FIRST FLOOR			3,354.86 SF	4,025.04 SF
SECOND FLOOR			2,866.67 SF	2,866.67 SF
THIRD FLOOR			2,431.13 SF	2,431.13 SF
TOTAL			8,652.66 SF	9,322.84 SF
CARRIAGE HOUSE				
MAIN LEVEL			1,160.59 SF	1,160.59 SF
UPPER LEVEL			1,160.59 SF	1,160.59 SF
TOTAL			2,321.18 SF	2,321.18 SF
NEW BUILDING				
CELLAR			0 SF	0 SF
FIRST FLOOR			0 SF	2,984.96 SF
SECOND FLOOR			0 SF	2,984.96 SF
THIRD FLOOR			0 SF	2,946.03 SF
TOTAL			0 SF	8,915.95 SF
GROSS AREA			10,973.84 SF	20,559.97 SF
LOT OCCUPANCY	40%	75%	27.37%	49.52%
MANSION			3,354.86 SF	4,025.04 SF
CARRIAGE HOUSE			1,160.59 SF	1,160.59 SF
NEW BUILDING			0 SF	2,984.96 SF
TOTAL			4,515.45 SF	8,170.59 SF

SHEET INDEX

ARCHITECTURAL

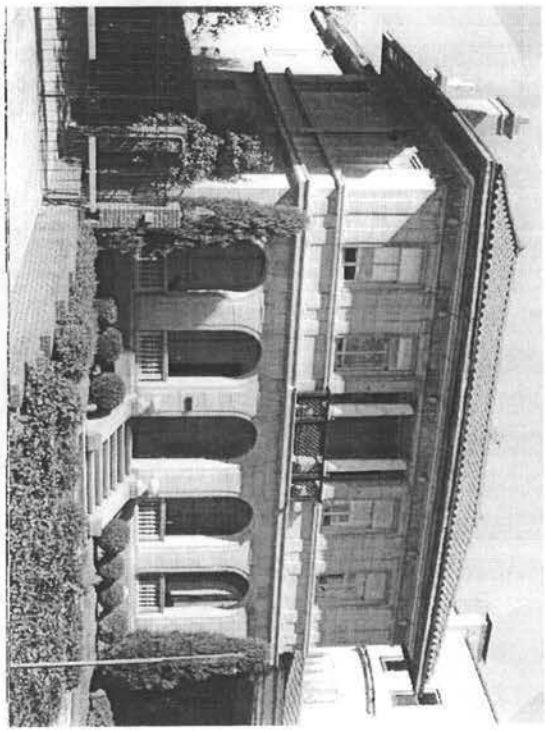
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ZONING COMMISSION
CASE No. 03-24
EXHIBIT No. 31

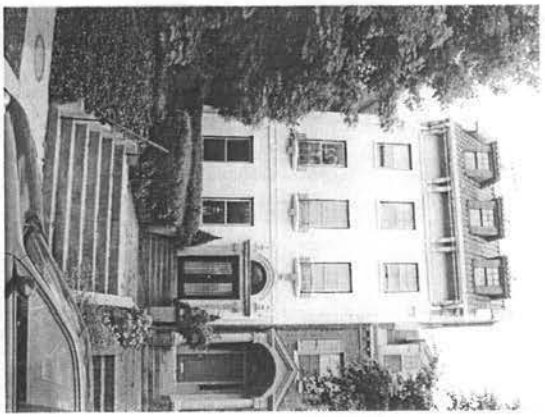


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A-2	SITE LOCATOR PLAN	03021.00 Oct 30, 2003	**2126 WYOMING AVE** KALORAMA DC GROUP LLC 2126 WYOMING AVE NW WASHINGTON, DC	1825 CONNECTICUT AVENUE NW WASHINGTON DC 20009-5708 TEL 202.265.8500 FAX 202.265.8599



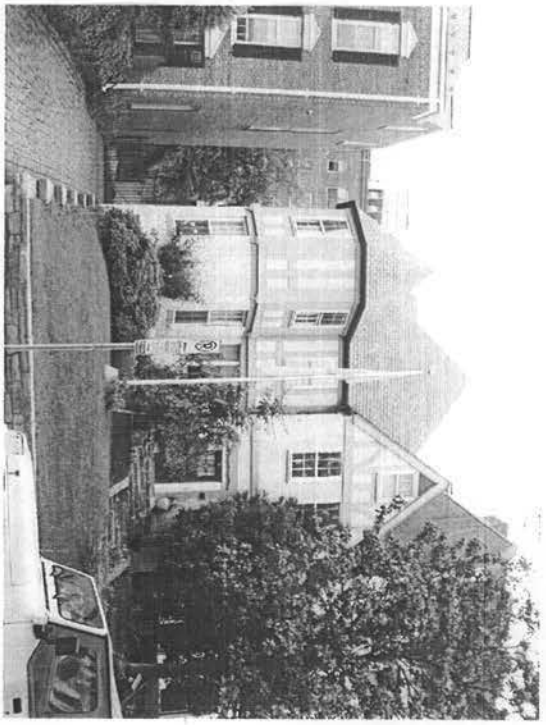
HOUSE ACROSS STREET



ROW HOUSE ALONG WYOMING AVE



EMBASSY AT CONNECTICUT AVE AND WYOMING AVE



EMBASSY ALONG WYOMING AVE

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ARCHITECTURE

A-3

CONTEXT PHOTOS

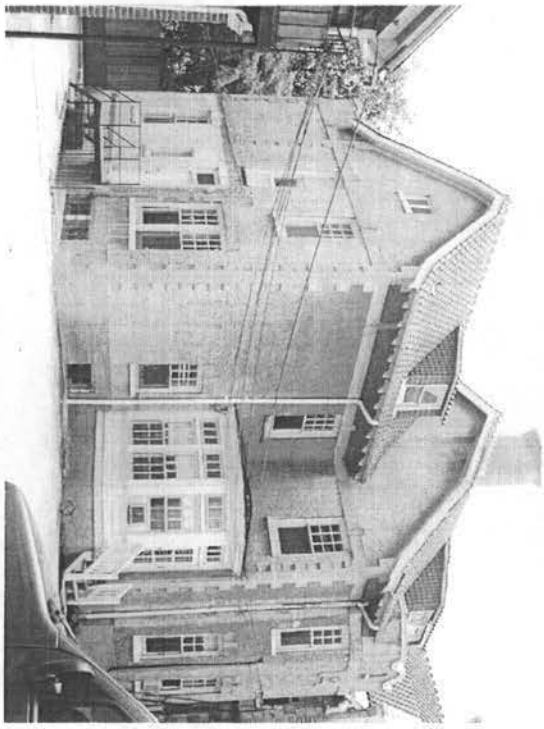
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Oct 30, 2003

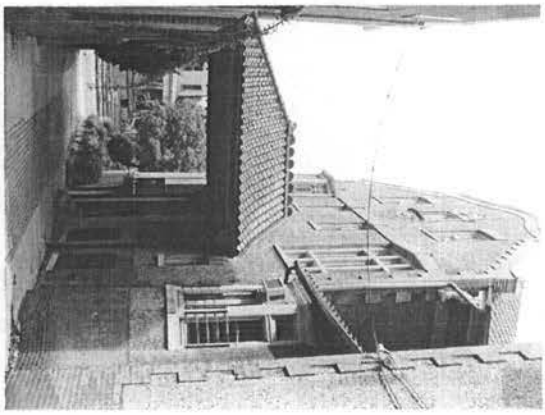
2126 WYOMING AVE

KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

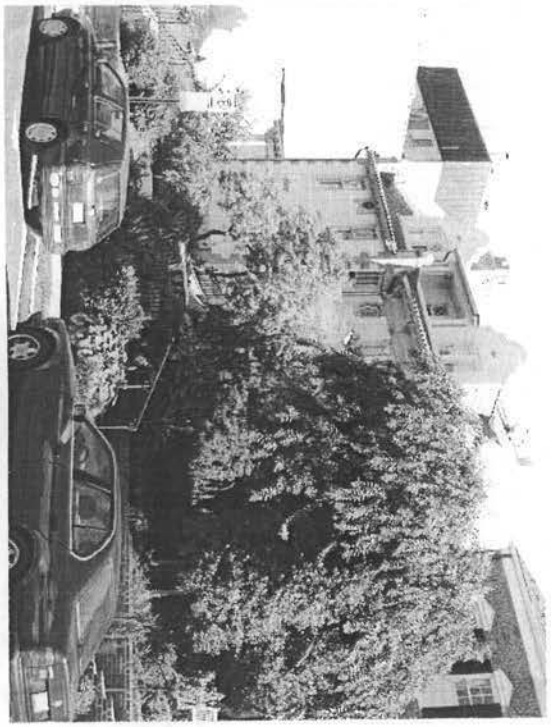
1825 CONNECTICUT AVENUE NW
WASHINGTON DC 20009-5708
TEL 202.265.8500 FAX 202.265.8599



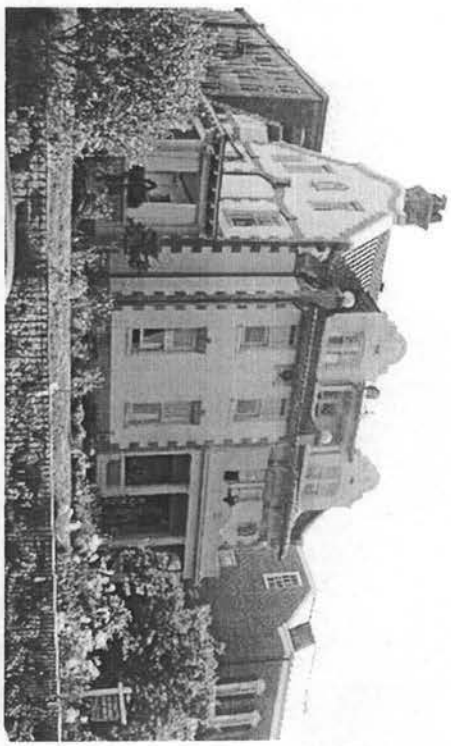
REAR AND SIDE ELEVATION



SIDE ELEVATION



MANSION FROM WYOMING AVE



FRONT AND SIDE ELEVATIONS

WNUK SPURLOCK
ARCHITECTURE

A-4

EXISTING SITE CONDITIONS

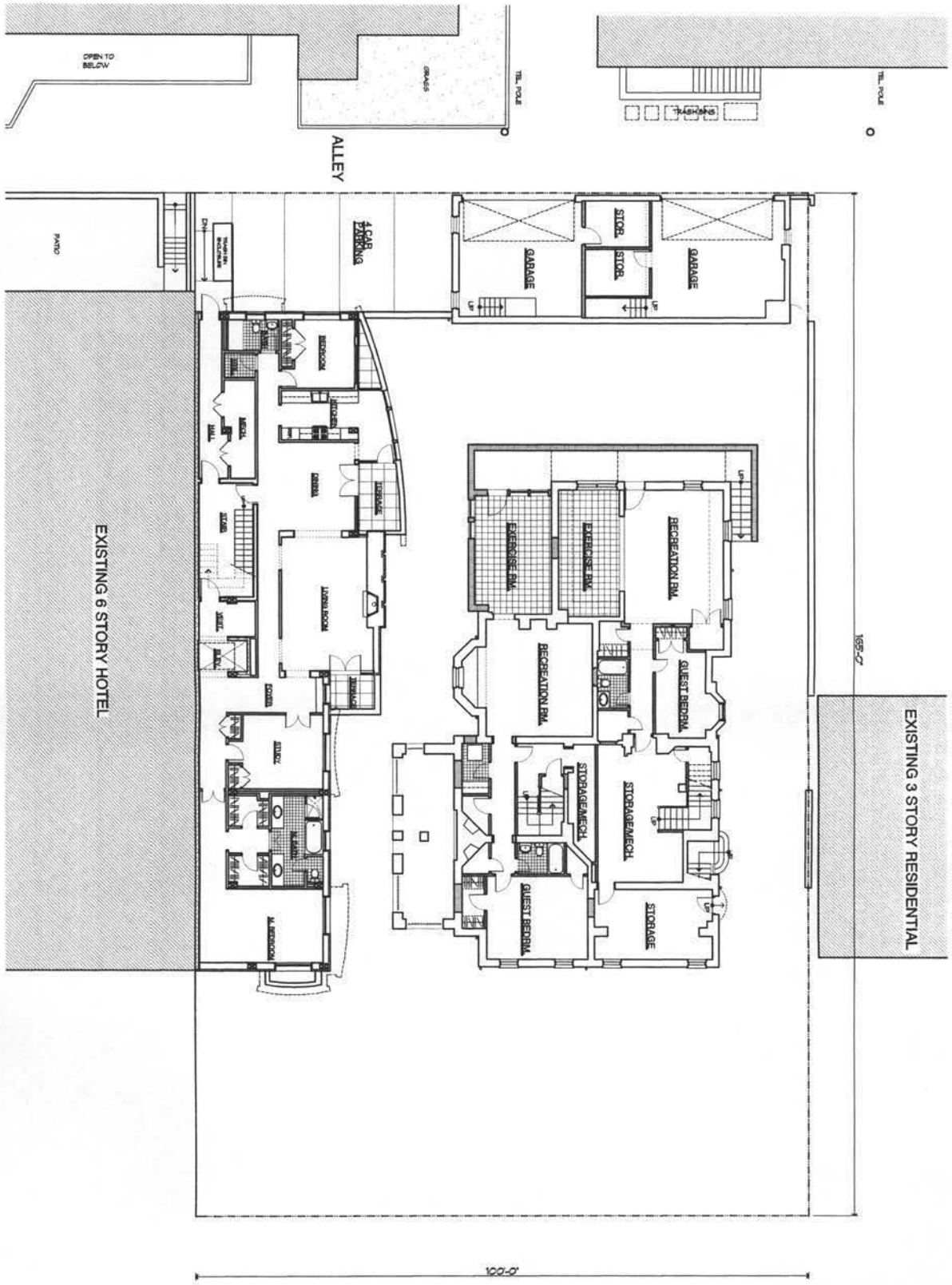
03021.00

Oct 30, 2003

2126 WYOMING AVE

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WASHINGTON, DC

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WNUK SPURLOCK
ARCHITECTURE

A-5

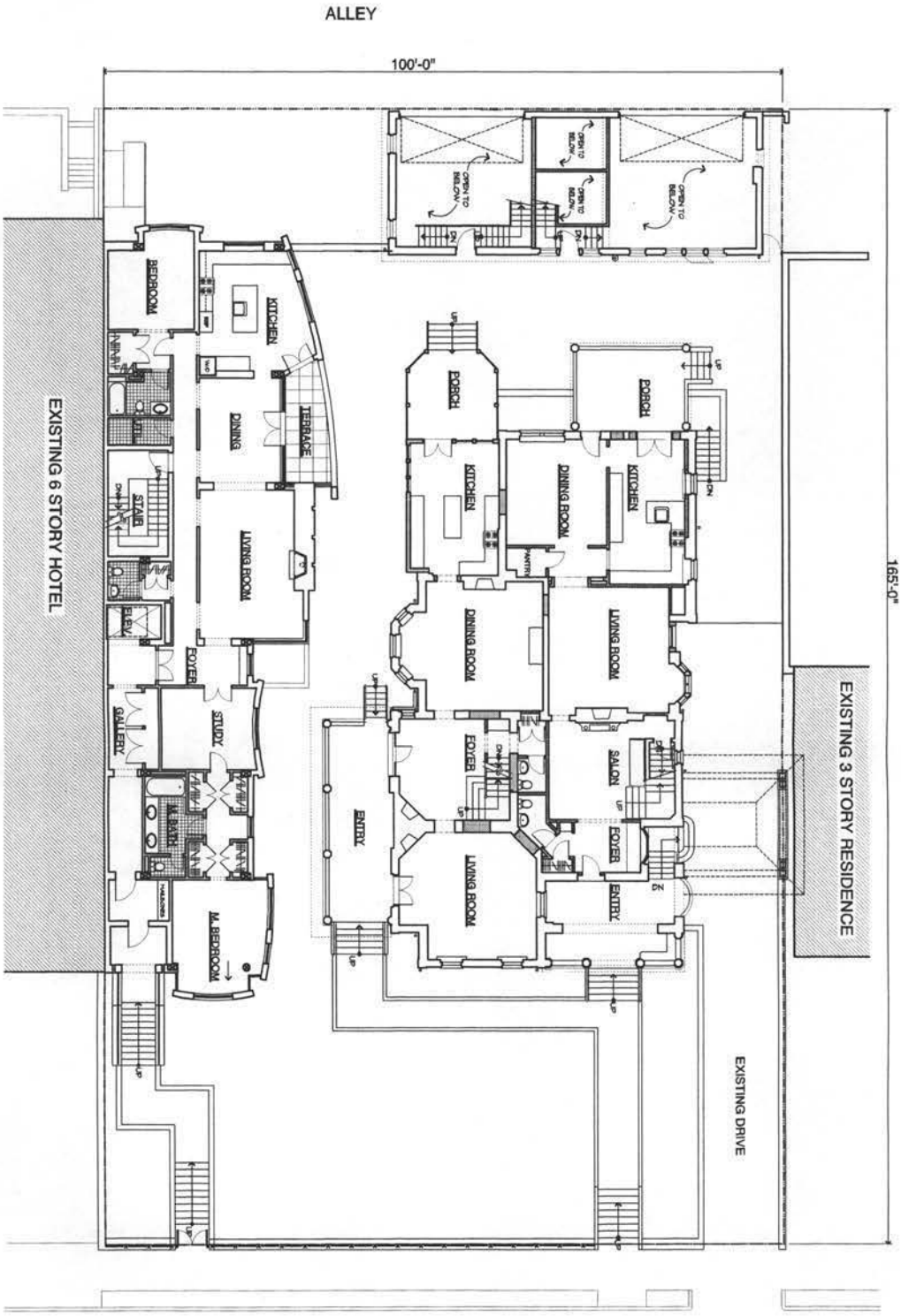
BASEMENT PLAN
(REVISED)

03021.00
1/16"=1'-0"
Oct. 30, 2003

2126 WYOMING AVE

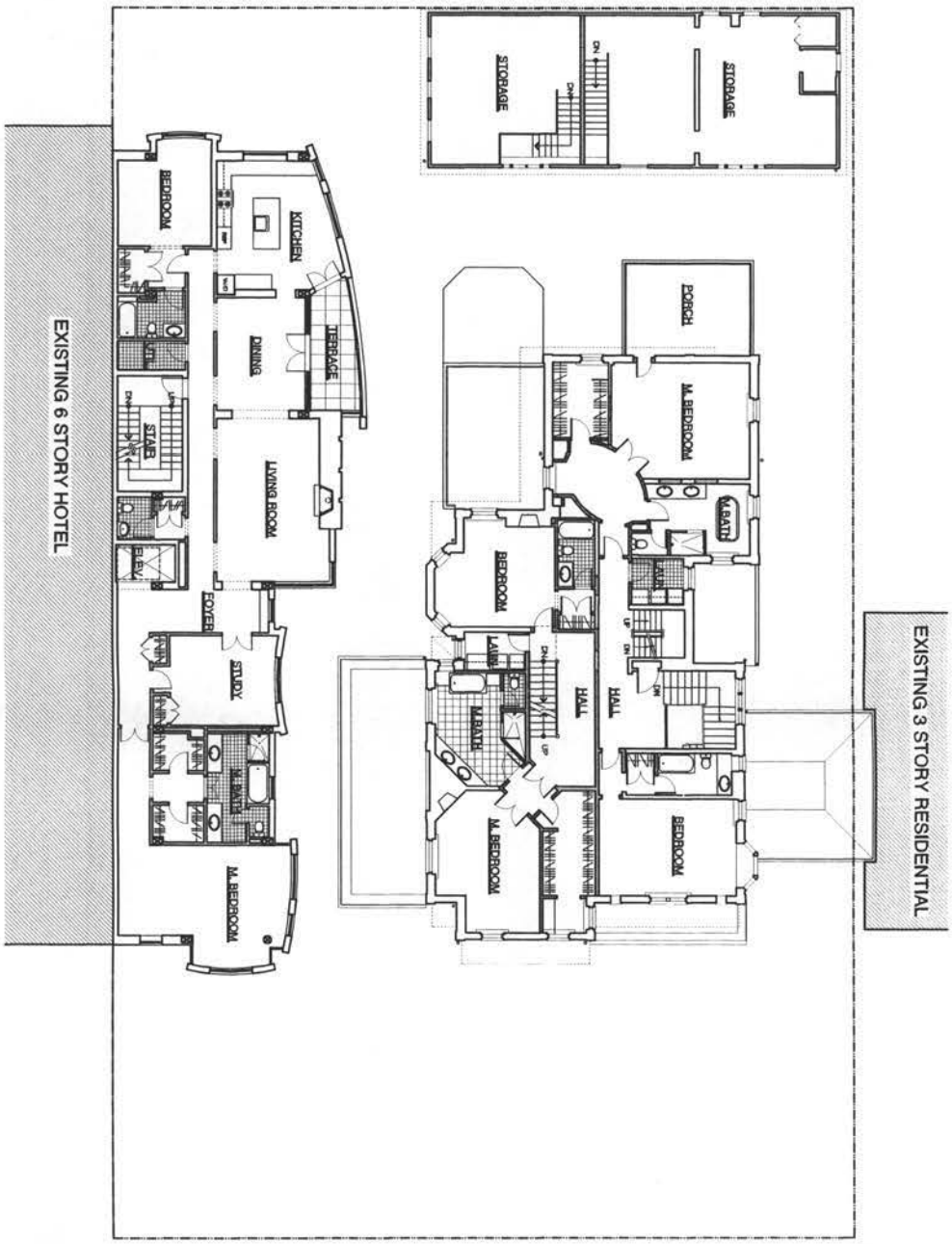
KALORAMA DC GROUP LLC
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WNUK SPURLOCK
ARCHITECTURE

A-6	FIRST FLOOR PLAN (REVISED)	03021.00 1/16"=1'-0" Oct. 30, 2003	**2126 WYOMING AVE** KALORAMA DC GROUP LLC 2126 WYOMING AVE NW WASHINGTON, DC	1825 CONNECTICUT AVENUE NW WASHINGTON DC 20009-5708 TEL 202.265.8500 FAX 202.265.8599



WNUK SPURLOCK
ARCHITECTURE

A-7

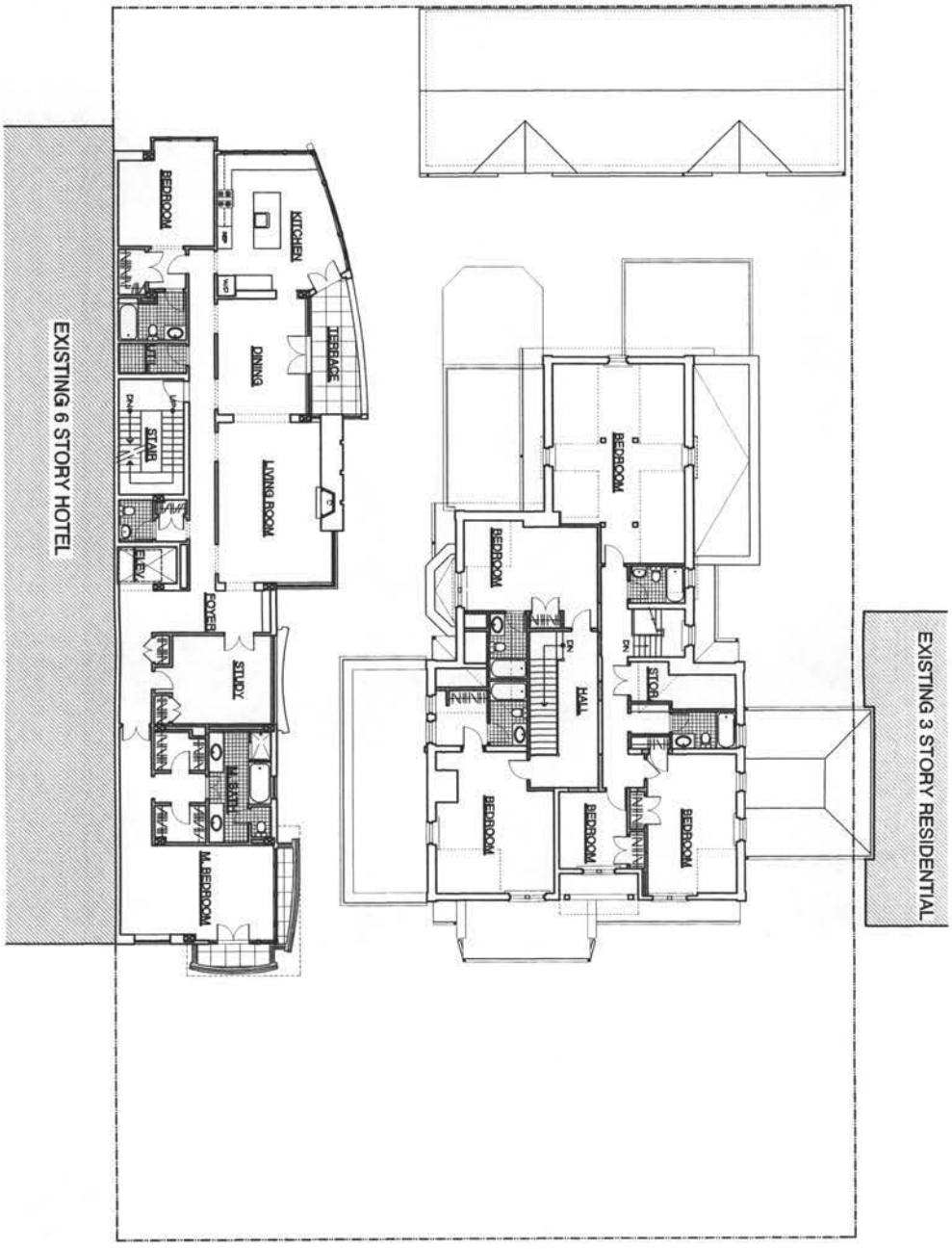
SECOND FLOOR PLAN

03021.00
1/16"=1'-0"
Oct. 30, 2003

2126 WYOMING AVE

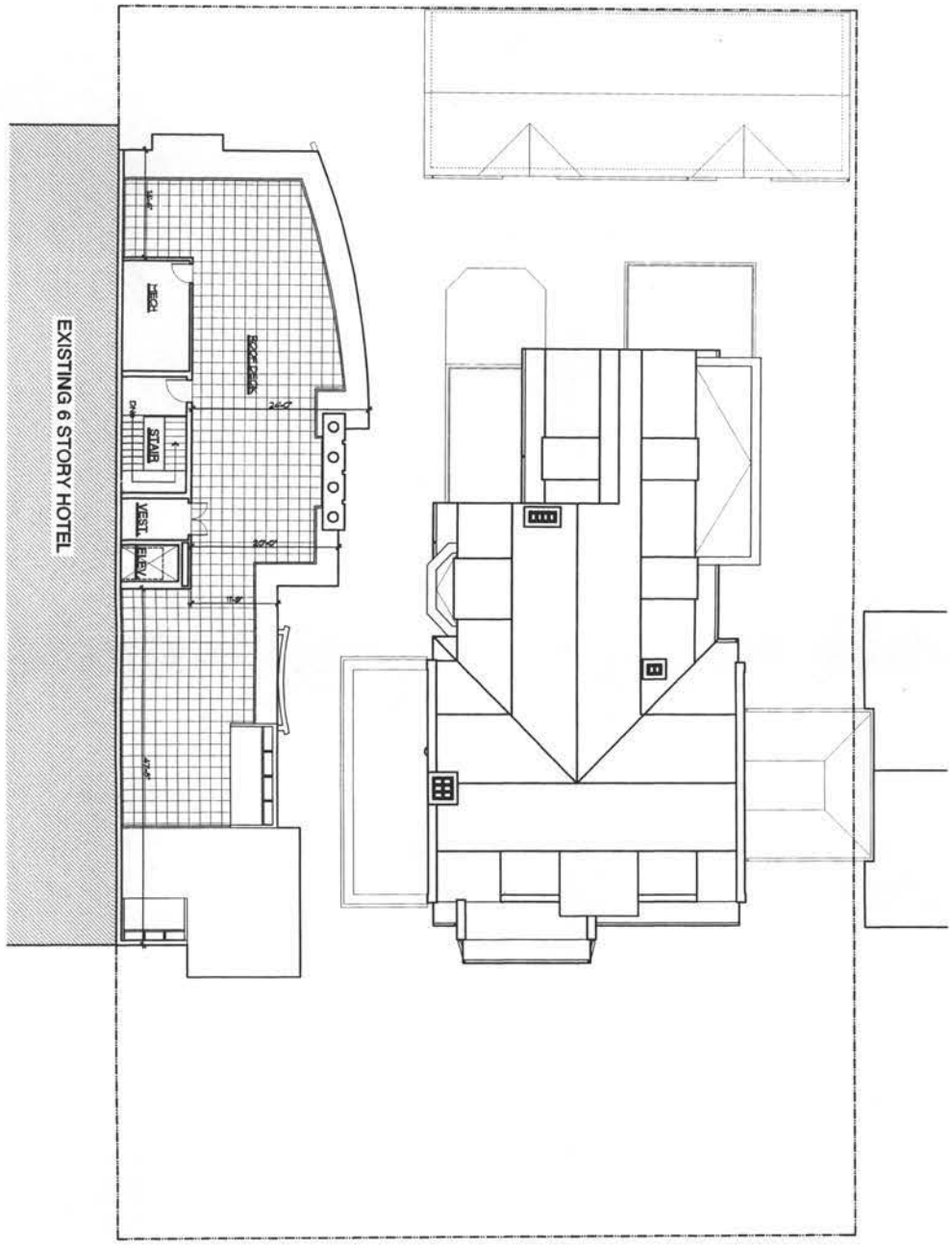
KALORAMA DC GROUP LLC
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WASHINGTON, DC

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WASHINGTON DC 20009-5708
TEL 202.265.8500 FAX 202.265.8599



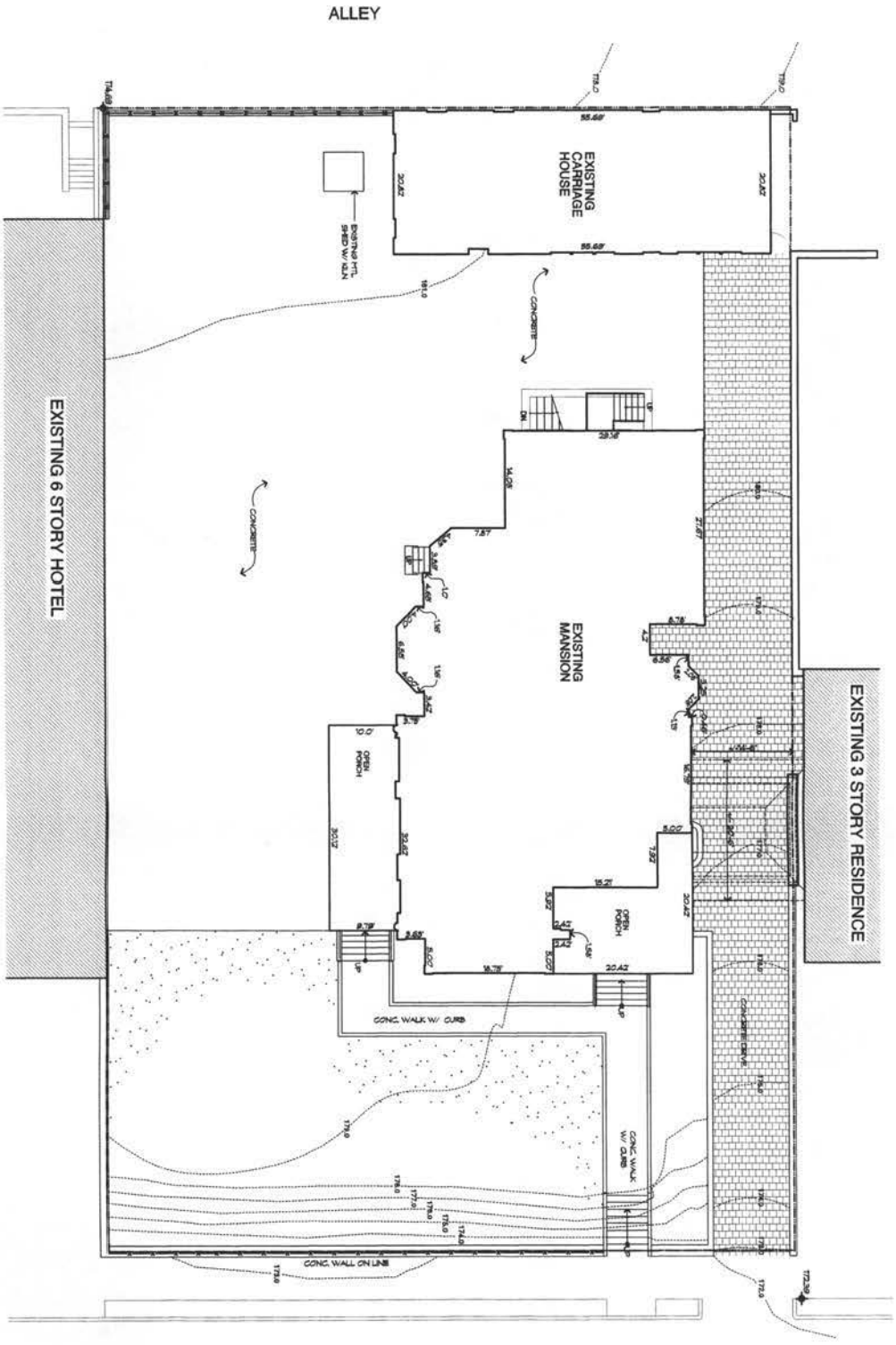
WNUK SPURLOCK
ARCHITECTURE

A-8	THIRD FLOOR PLAN	03021.00 1/16"=1'-0" Oct. 30, 2003	**2126 WYOMING AVE** KALORAMA DC GROUP LLC 2126 WYOMING AVE NW WASHINGTON, DC	1825 CONNECTICUT AVENUE NW WASHINGTON DC 20009-5708 TEL 202.265.8500 FAX 202.265.8599



WNUK SPURLOCK
ARCHITECTURE

A-9	ROOF PLAN	03021.00 1/16"=1'-0" Oct. 30, 2003	**2126 WYOMING AVE** KALORAMA DC GROUP LLC 2126 WYOMING AVE NW WASHINGTON, DC	1825 CONNECTICUT AVENUE NW WASHINGTON DC 20009-5708 TEL 202.265.8500 FAX 202.265.8599



WNUK SPURLOCK
ARCHITECTURE

A-10a

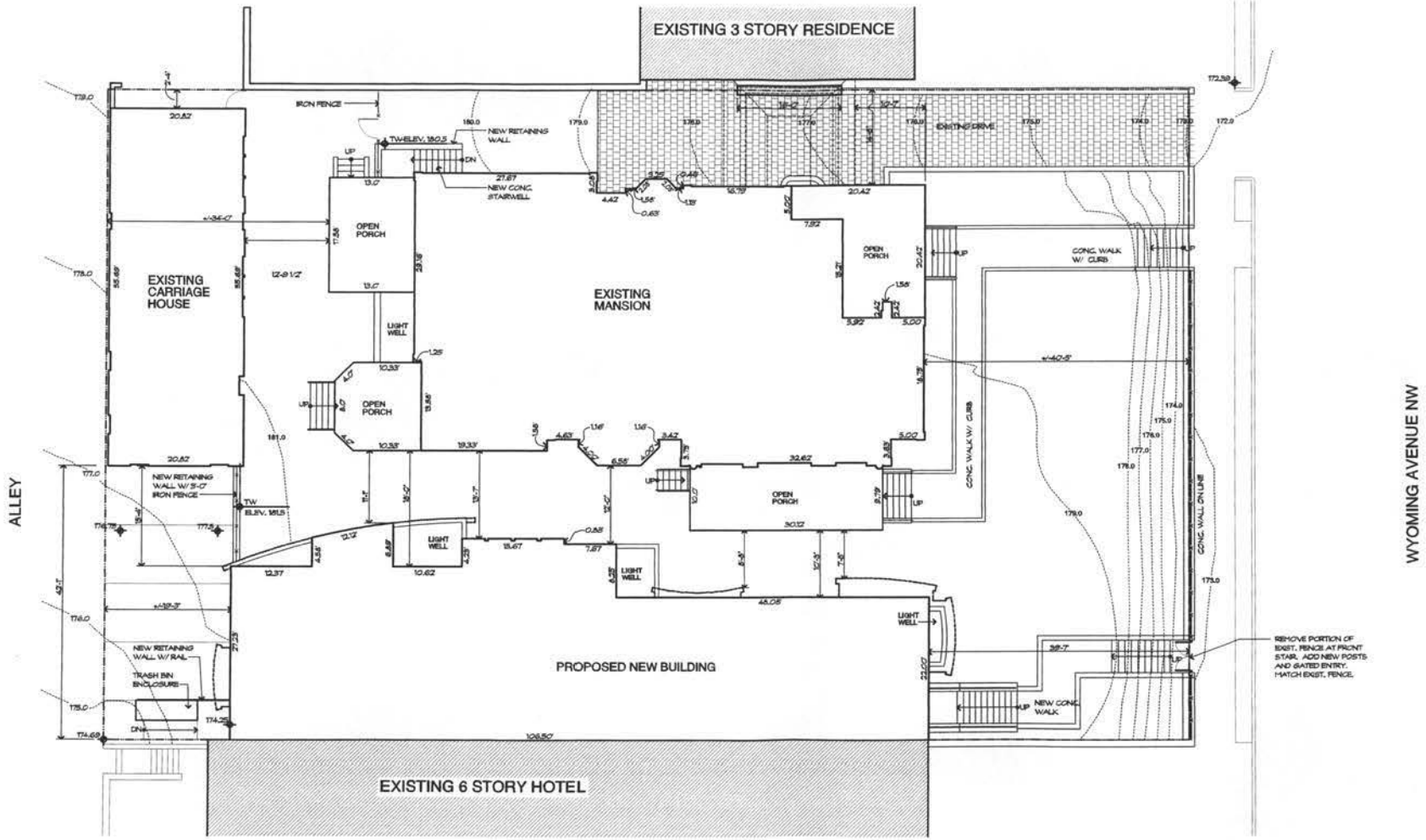
EXISTING SITE PLAN

03021.00
1/16"=1'-0"
Oct. 30, 2003

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1825 CONNECTICUT AVENUE NW
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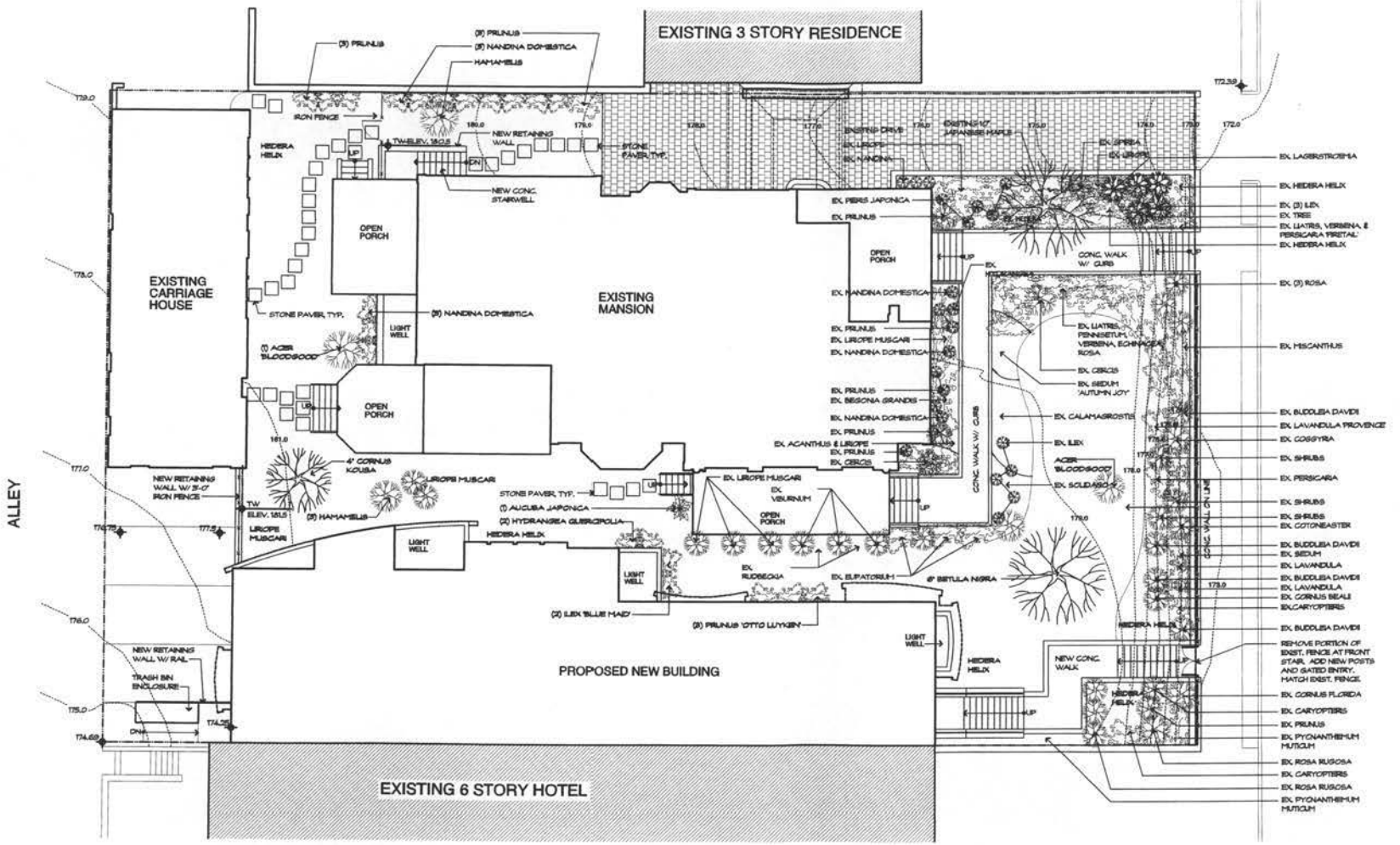
2126 WYOMING AVE

KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

PROPOSED SITE PLAN (REVISED)

03021.00
1/16"=1'-0"
Oct. 30, 2003

A-10b



GENERAL NOTES:

1. APPLICANT RETAINS THE RIGHT TO SUBSTITUTE EQUIVALANT PLANT MATERIAL AS AVAILABILITY DICTATE.
2. ALL NEW PLANTINGS ARE NOTED IN BOLD TEXT.

11/12/03

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ARCHITECTURE
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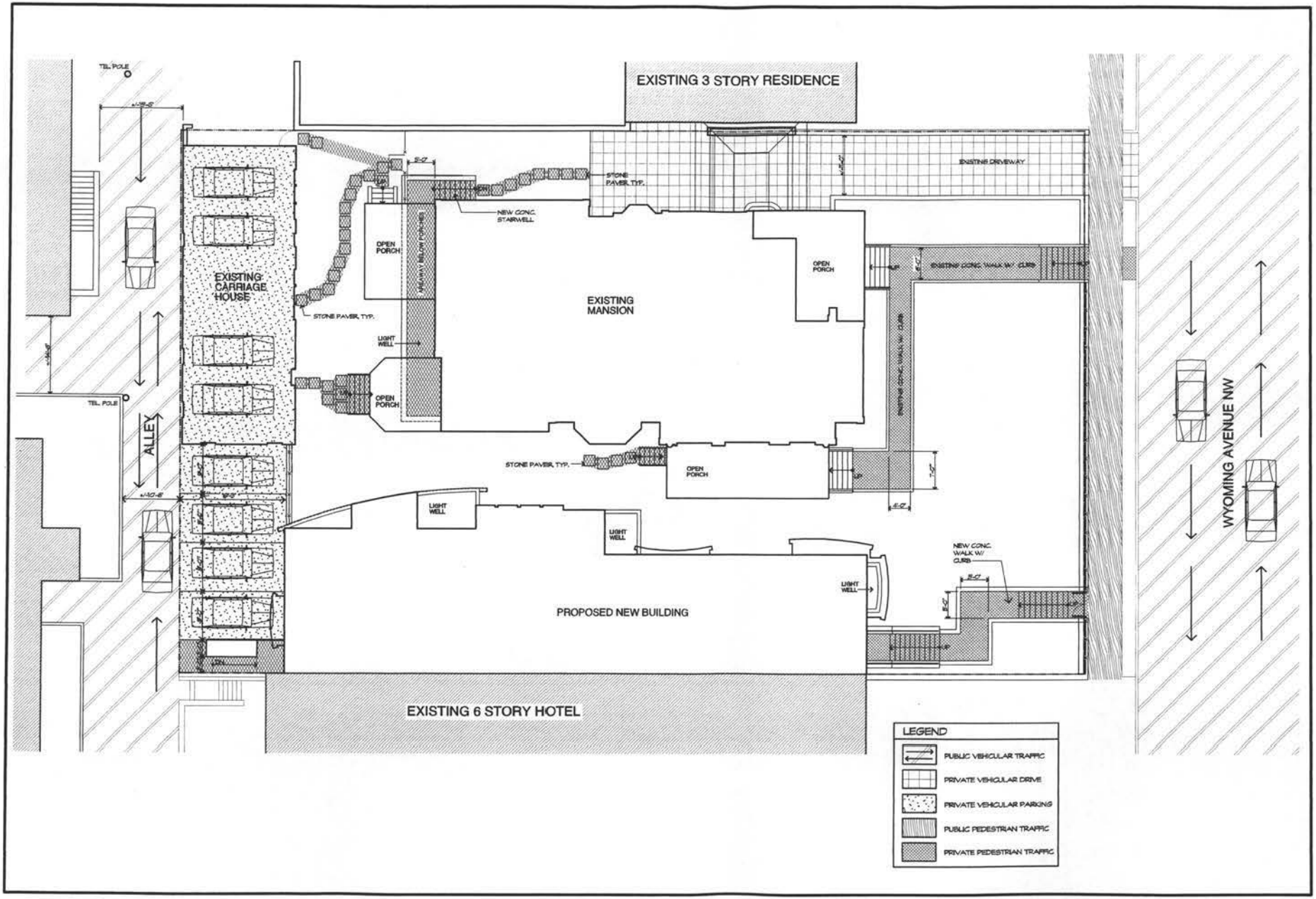
2126 WYOMING AVE

KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

LANDSCAPE PLAN (NEW DWG)

03021.00
1/16"=1'-0"
Oct. 30, 2003

A-10c



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ARCHITECTURE
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TEL 202.265.8500 FAX 202.265.8599

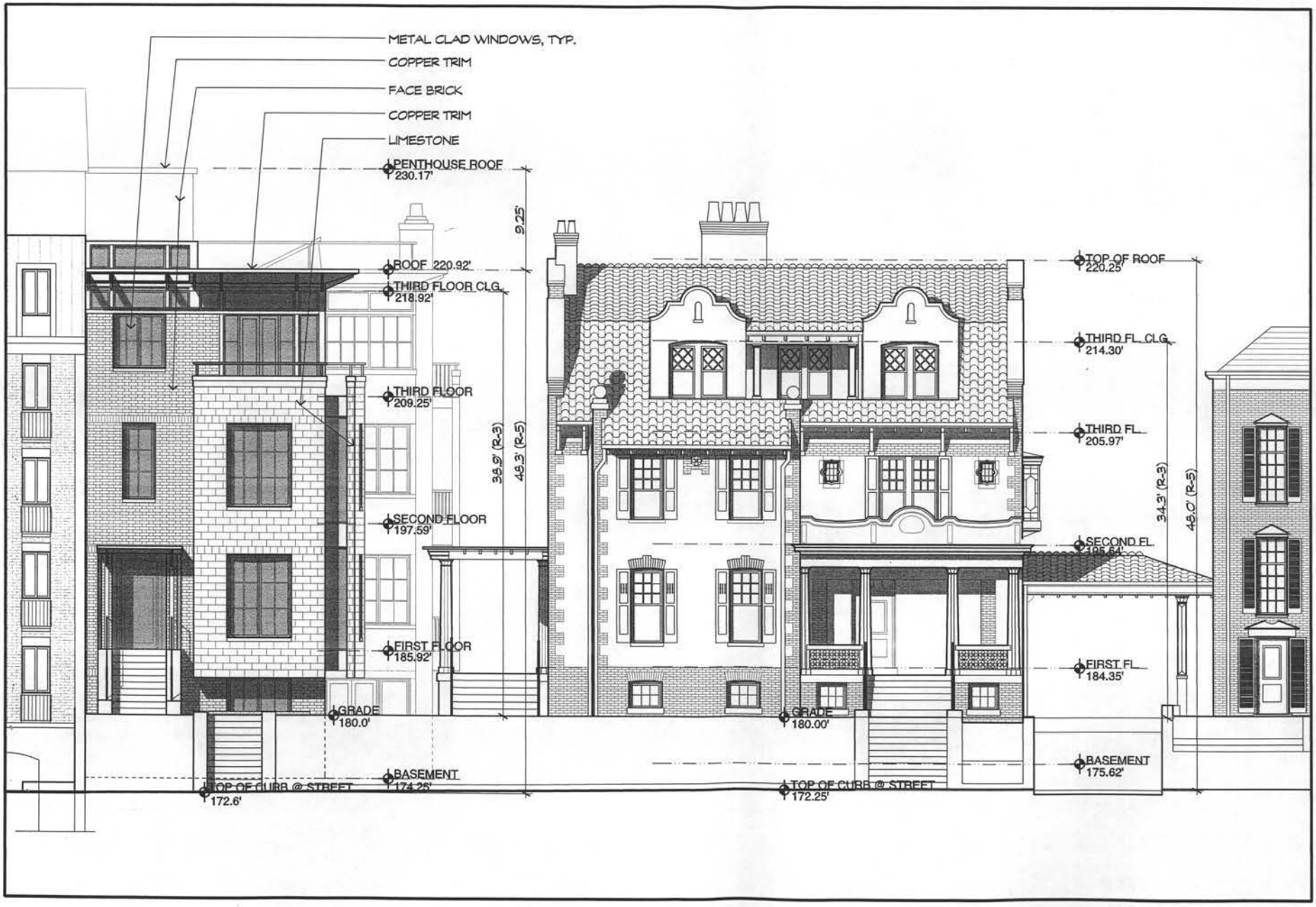
2126 WYOMING AVE

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WASHINGTON, DC

CIRCULATION PLAN (NEW DWG)

03021.00
1/16"=1'-0"
Oct. 30, 2003

A-10d



WNUK SPURLOCK
ARCHITECTURE
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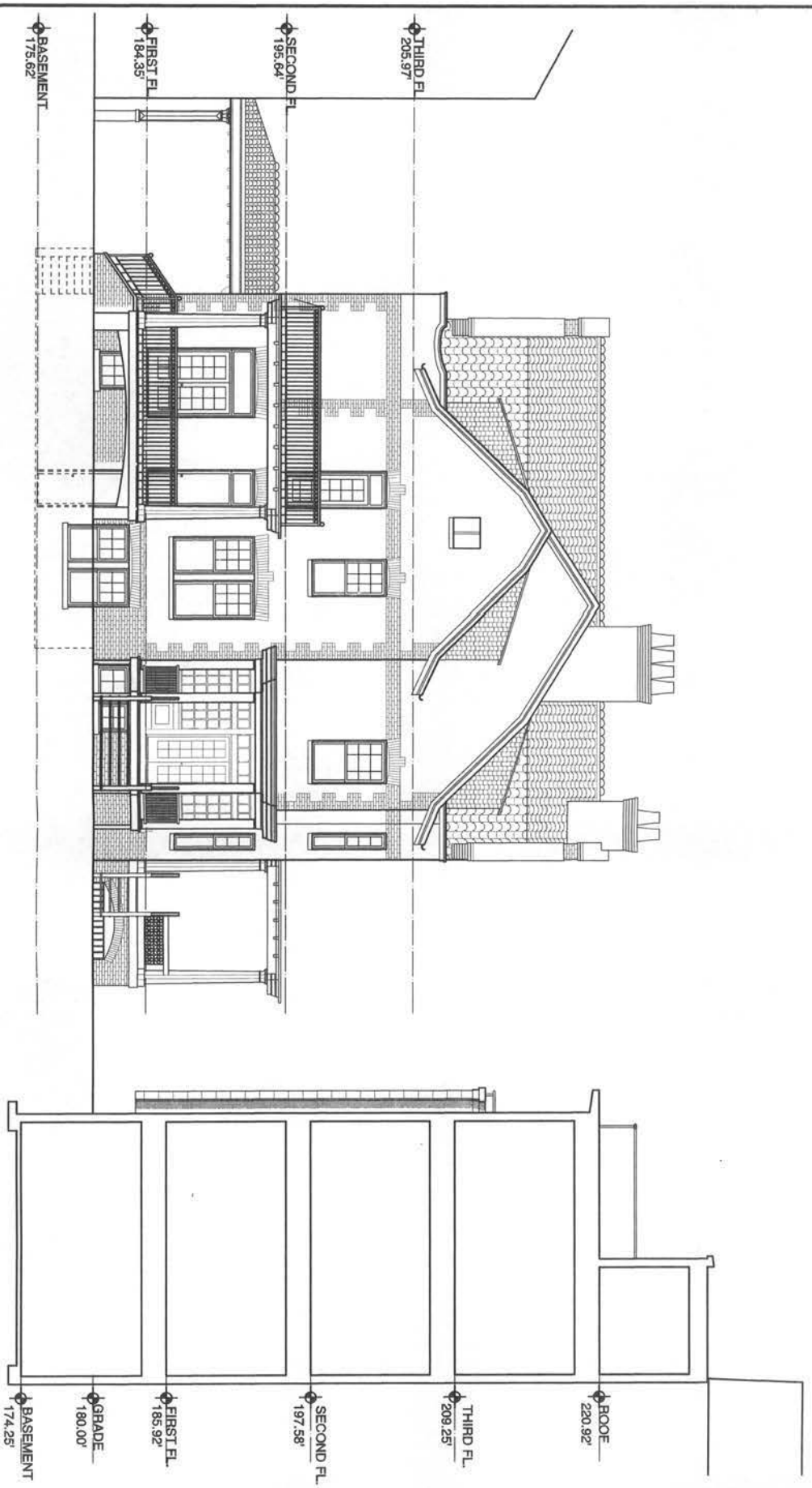
2126 WYOMING AVE

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2126 WYOMING AVE NW
WASHINGTON, DC

03021.00	
1/8"=1'-0"	
Oct. 30, 2003	

NORTH ELEVATION (WYOMING AVE)
(REVISED)

A-11



WNUK SPURLOCK
ARCHITECTURE

A-12

SOUTH ELEVATION (MANSION)

(REVISED)

03021.00

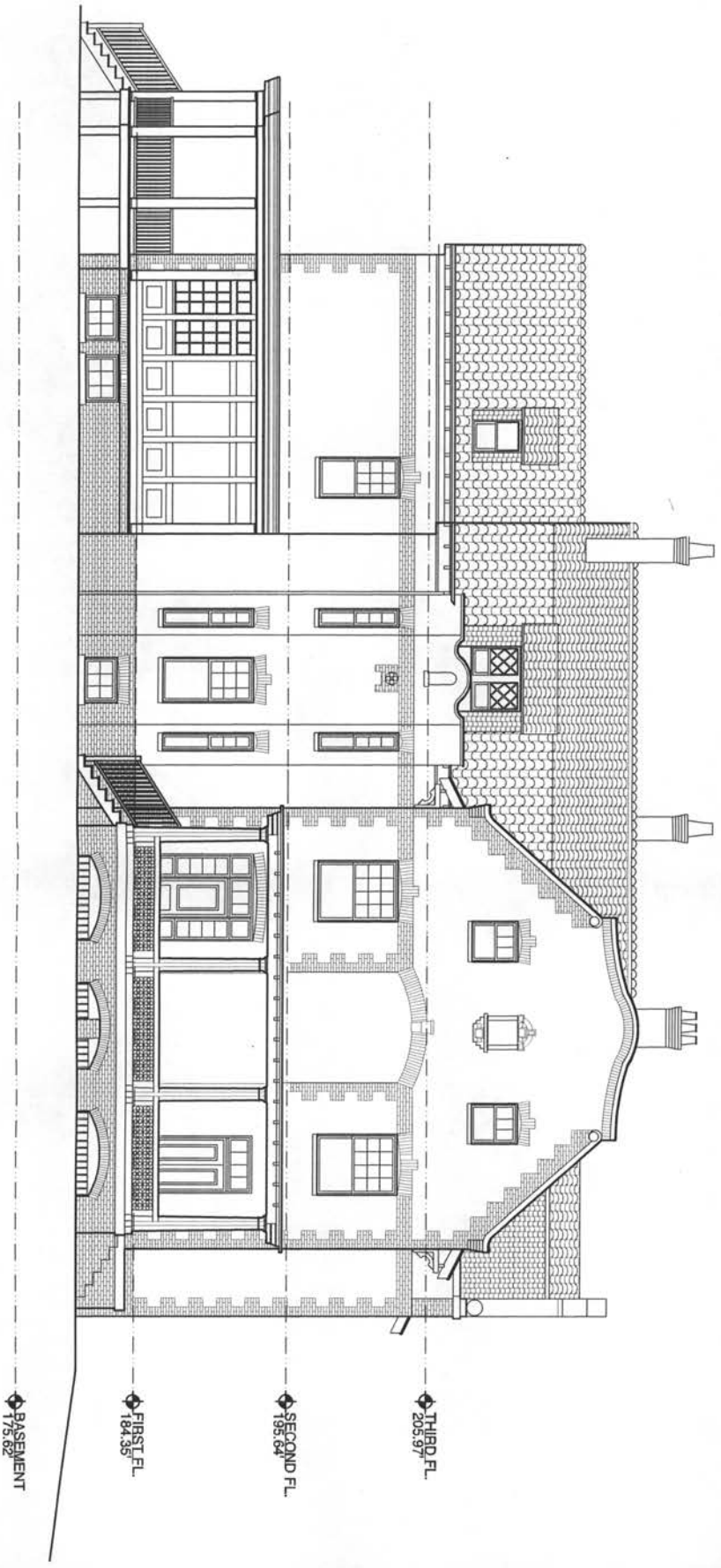
1/8"=1'-0"

Oct. 30, 2003

2126 WYOMING AVE

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WNUK SPURLOCK
ARCHITECTURE

A-13

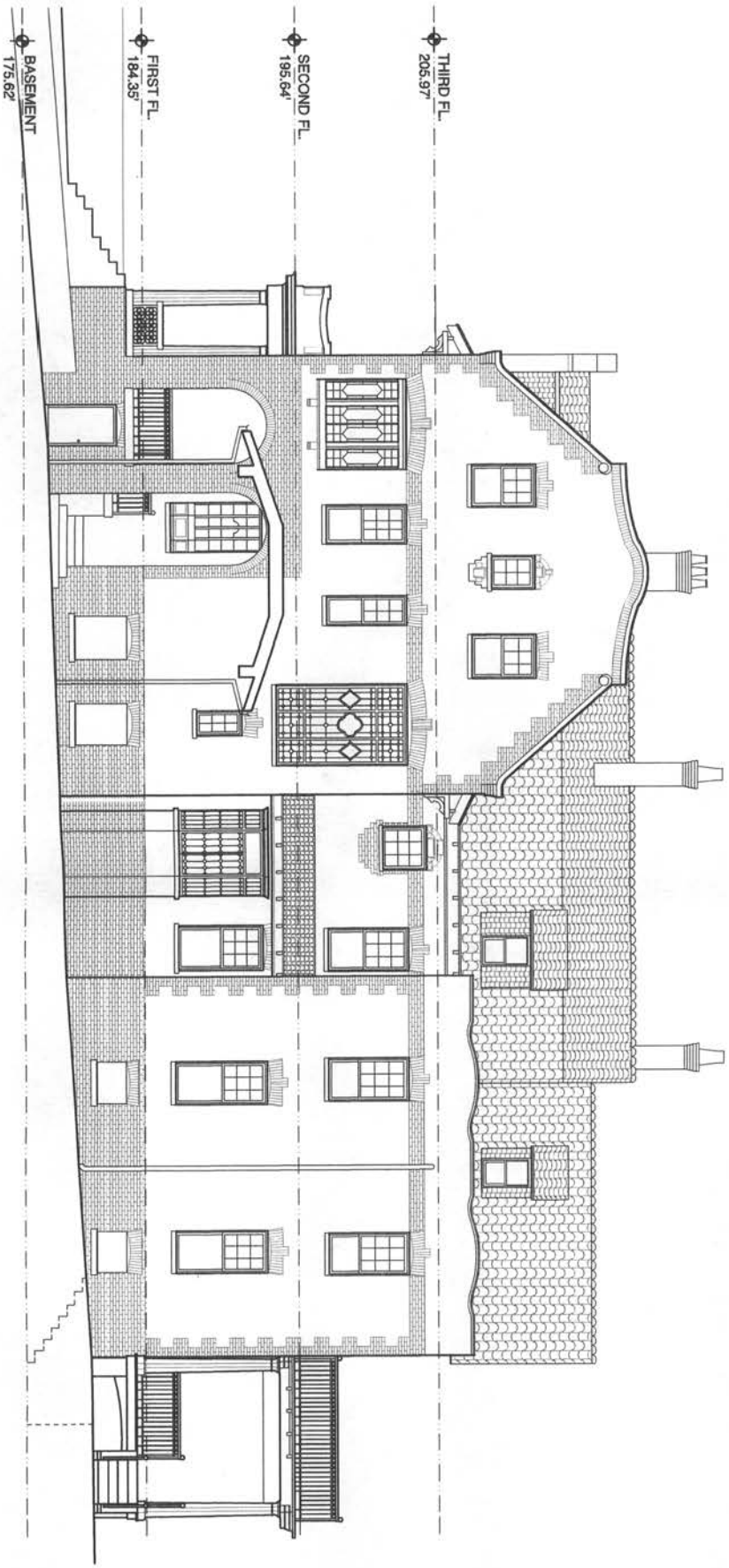
EAST ELEVATION (MANSION)

03021.00
1/8"=1'-0"
Oct. 30, 2003

2126 WYOMING AVE

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WNUK SPURLOCK
ARCHITECTURE

A-14

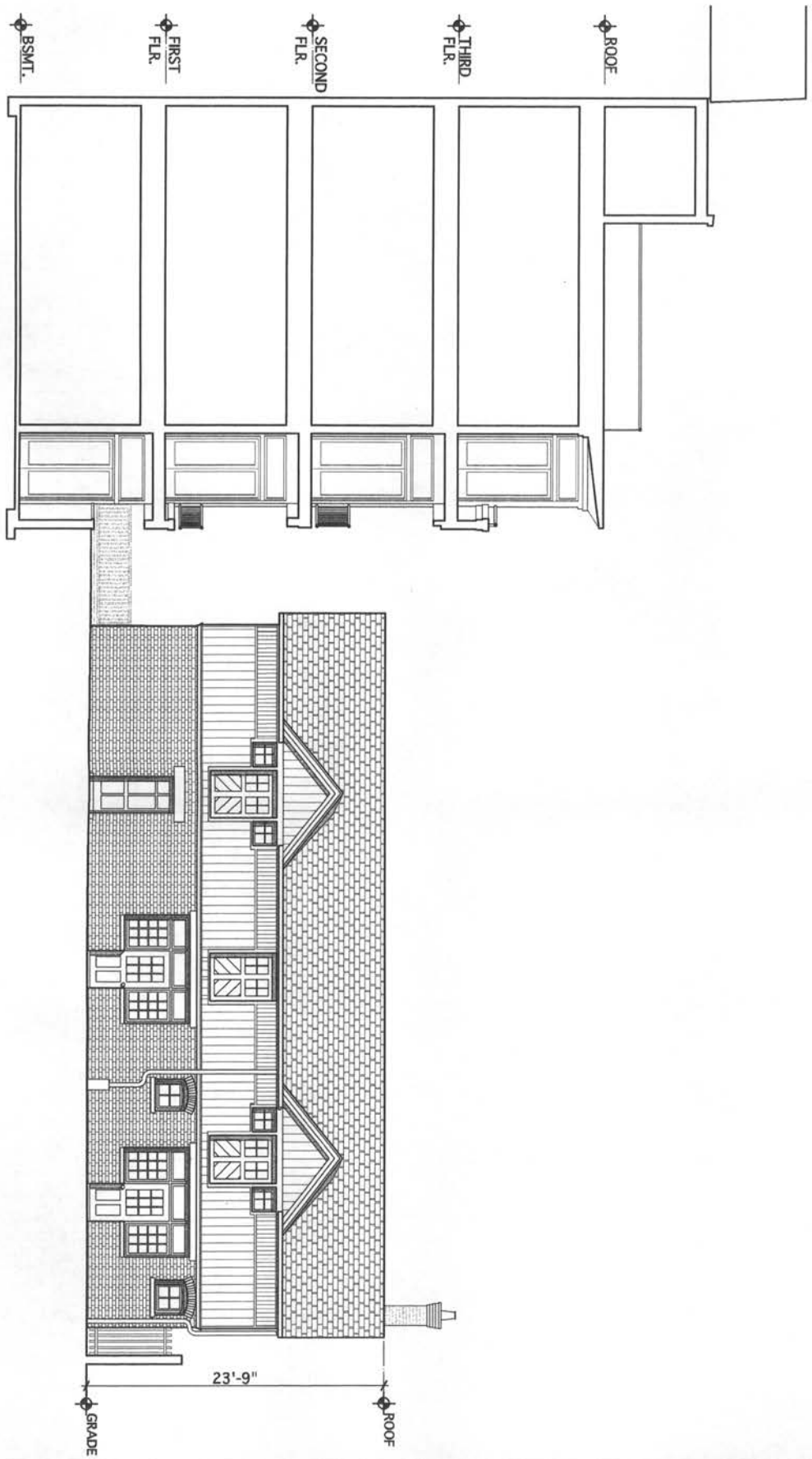
WEST ELEVATION (MANSION)

03021.00
1/8"=1'-0"
Oct. 30, 2003

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WNUK SPURLOCK
ARCHITECTURE

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NORTH ELEVATION (CARRIAGE HOUSE)
(REVISED)

03021.00
1/8"=1'-0"
Oct. 30, 2003

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WNUK SPURLOCK
ARCHITECTURE

A-16

EAST ELEVATION (NEW BLDG)

(REVISED)

03021.00

1/8"=1'-0"

Oct. 30, 2003

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2126 WYOMING AVE

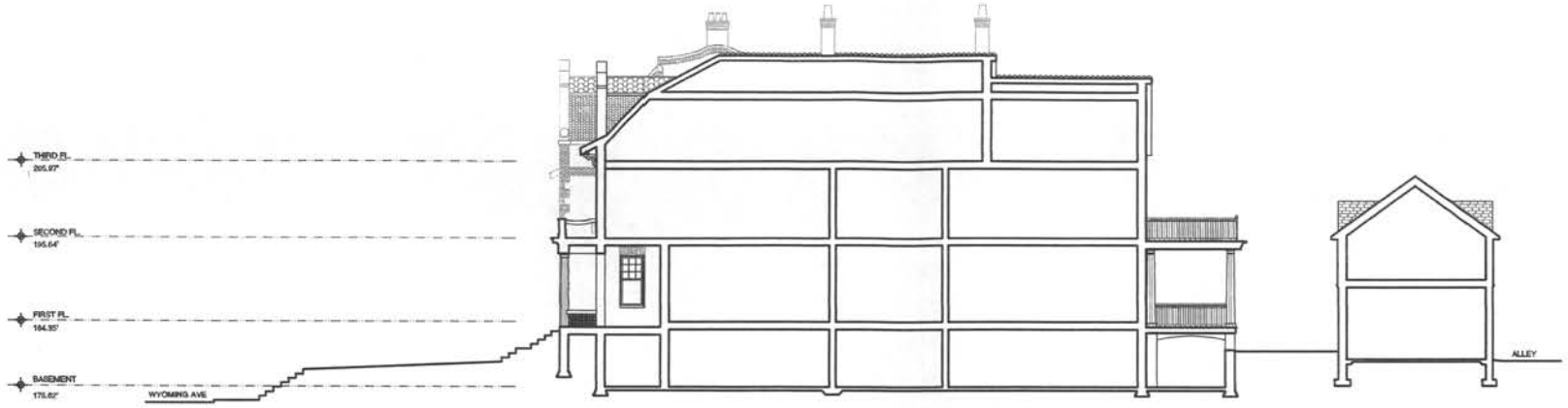
KALORAMA DC GROUP LLC
2126 WYOMING AVE NW
WASHINGTON, DC

03021.00	
1/8"=1'-0"	
Oct. 30, 2003	

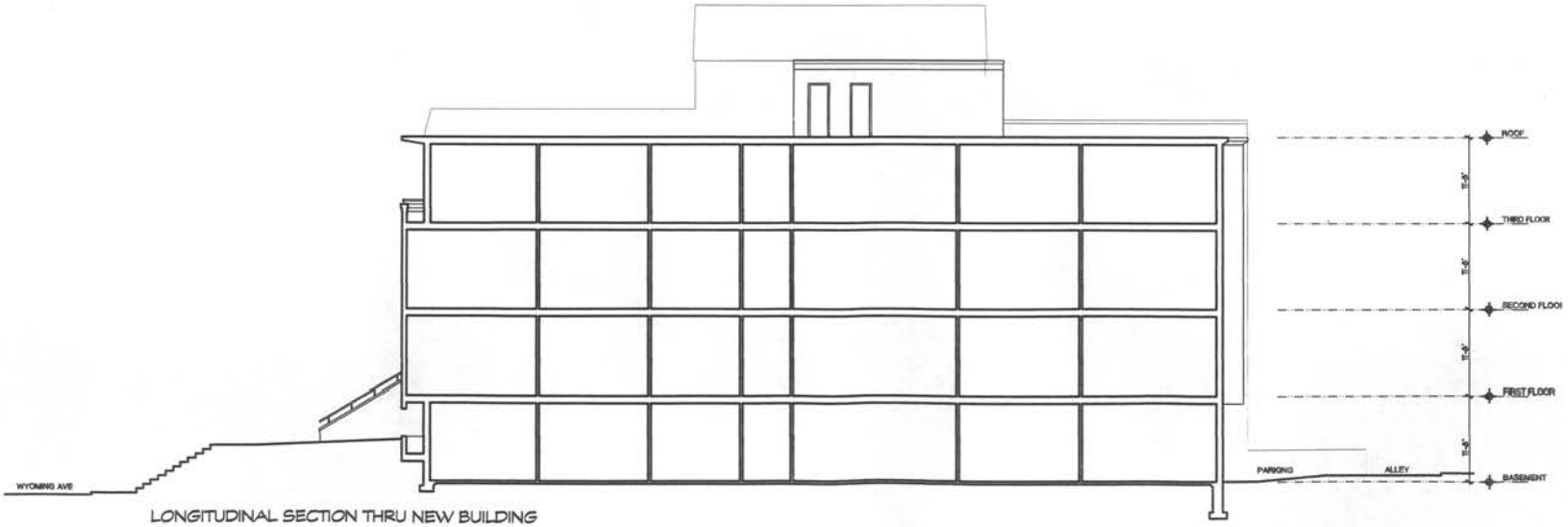
SOUTH ELEVATION (ALLEY)

(REVISED)

A-17



LONGITUDINAL SECTION THRU MANSION & CARRIAGE HOUSE



LONGITUDINAL SECTION THRU NEW BUILDING

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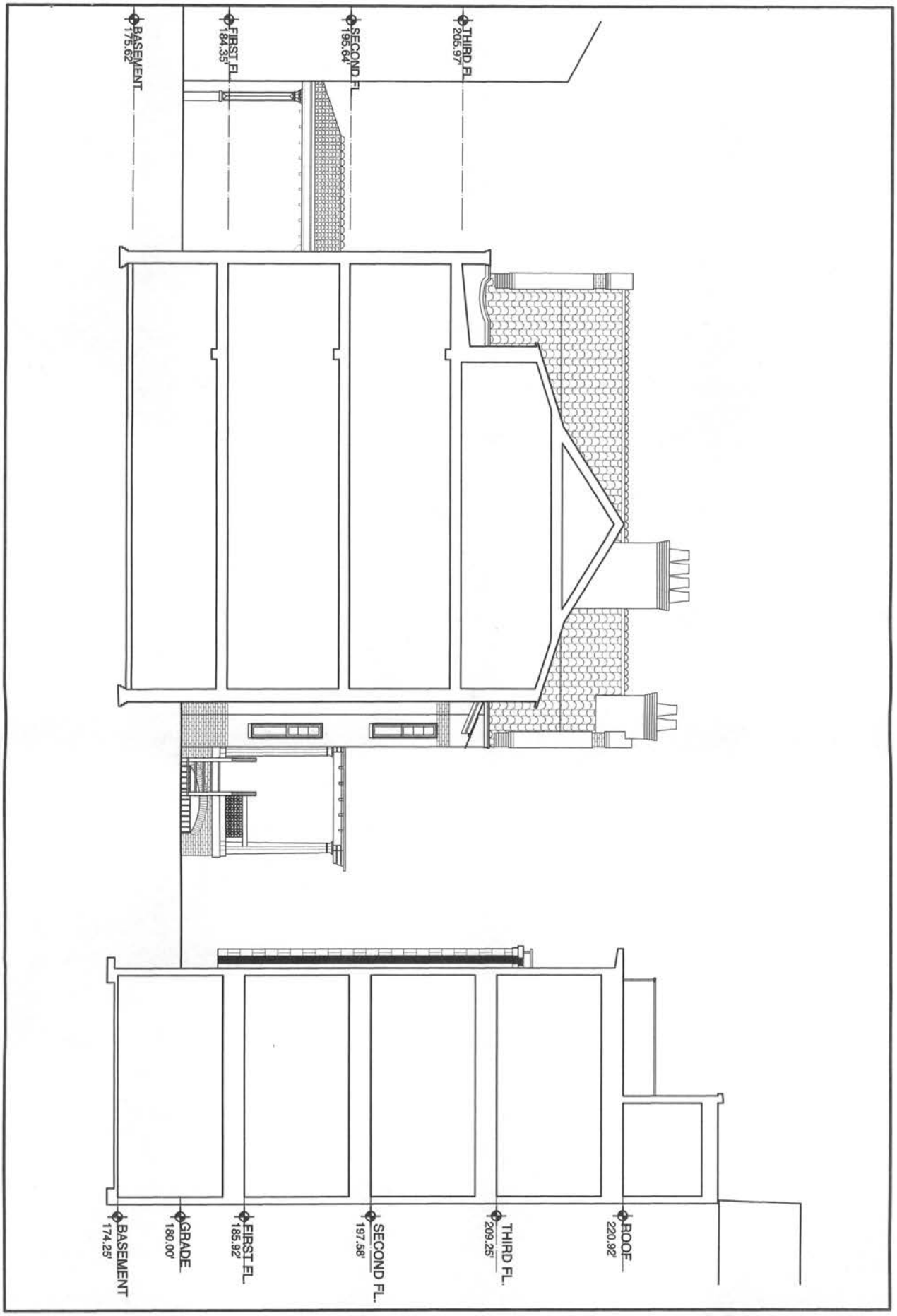
2126 WYOMING AVE

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WASHINGTON, DC

NORTH/ SOUTH SECTION

03021.00
1/16"=1'-0"
Oct 30, 2003

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WNUK SPURLOCK
ARCHITECTURE

A-19

EAST/WEST SECTION

03021.00
1/8"=1'-0"
Oct 30, 2003

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WNUK SPURLOCK
ARCHITECTURE

A-20

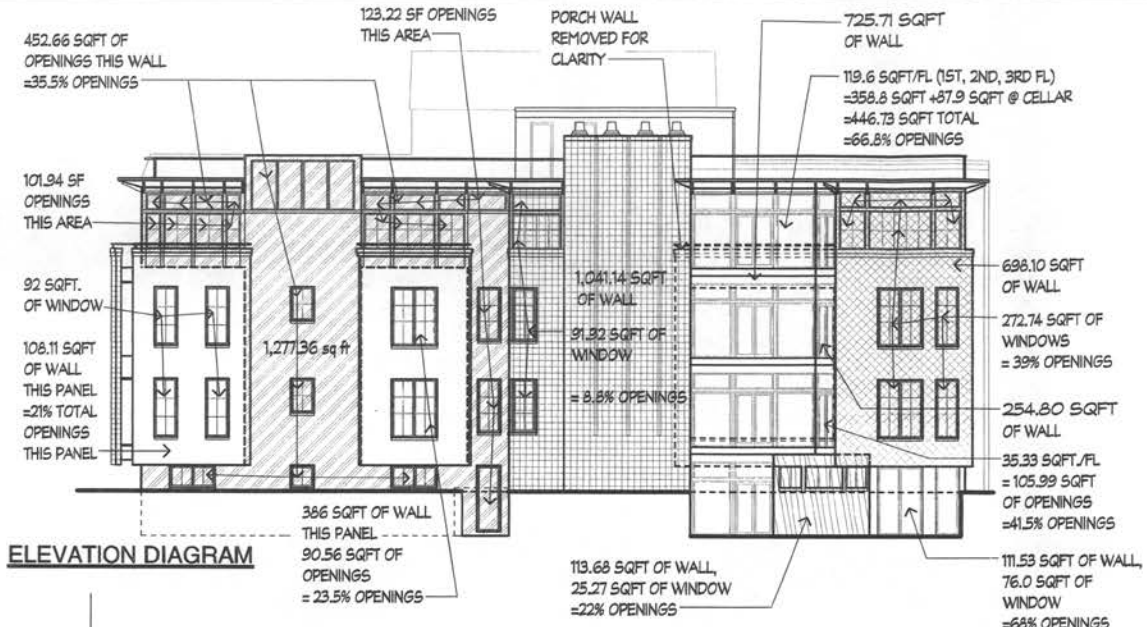
PERSPECTIVE

03021.00
1/16"=1'-0"
Oct 30, 2003

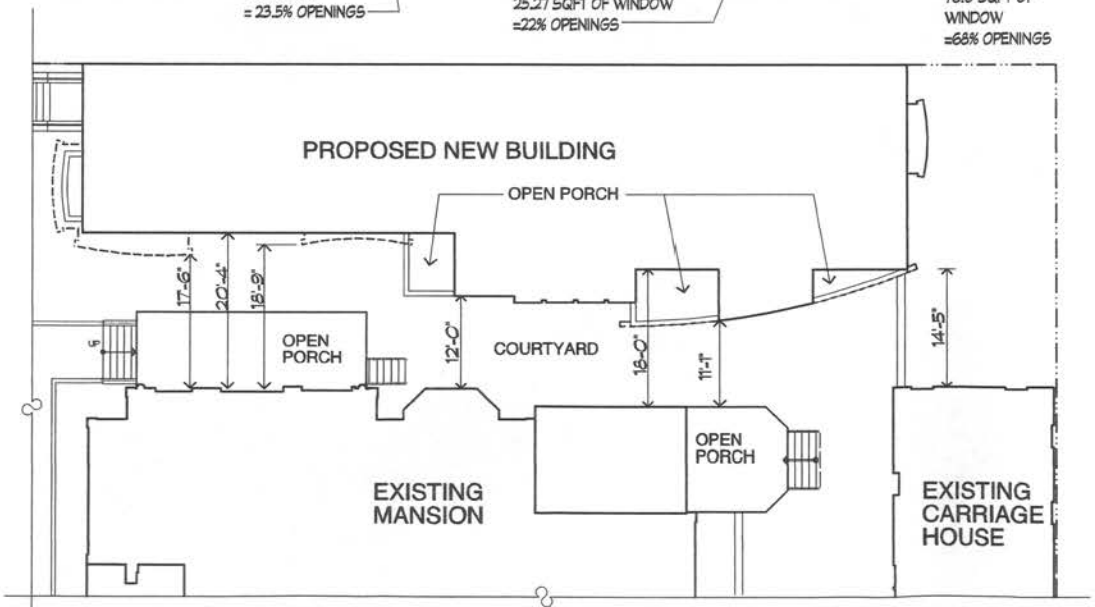
2126 WYOMING AVE

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WASHINGTON, DC

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ELEVATION DIAGRAM



SITE PLAN DIAGRAM (PLAN REORIENTED TO ALIGN WITH FACADE ABOVE)

West Elevation Window & Door openings size limitations (1996 BOCA code)

BOCA CODE REQUIREMENTS

Table 705.2 Exterior Wall Fire Resistance Ratings

For a residential multi-family building (type R-2), walls less than 10 feet from an adjacent building, structure, or property line between two buildings on the same site must have a 1 hour fire rating.

(Adjacent walls are measured from the exterior envelope of a building and not a porch unless the porch roof is integral to the building roof.)

Table 705.3 Maximum area of Exterior Wall Openings

In a protected building, in an exterior wall that is greater than 5'-0" but less than 10'-0" from an adjacent wall or property line, 25% of that wall may have door or window openings.

For a wall that are 10'-0" to 15'-0" from an adjacent building or property line 45% of that wall may have openings. For a wall that are 15'-0" to 20'-0" from and adjacent building 75% of that wall may have openings, and for a wall greater than 20'-0" from and adjacent building or property line, there is no limit for the amount of openings in an exterior wall.

Code 705.3.1 Automatic Fire Suppression & Wall Openings

In buildings equipped throughout with an automatic sprinkler system, the maximum allowable area of unprotected openings in all occupancies other than Use Group H-1, H-2, and H-3 shall be the same as the tabulated limitations for protected openings.

BUILDING ANALYSIS

No portion of the west elevation of the new condominium building is within 10'-0" of the existing mansion, thus there are no additional fire ratings required based on building separation distances.

The proposed design for the new condominium building includes an automatic sprinkler system thus all wall openings are considered protected openings.

The limestone projections on the North end of the West elevation are 8'-8" and 7'-5" away from the mansion. As a result, those walls are limited to 25% openings. The portion of wall just south of the chimneys is 12'-0" from the mansion and is therefore limited to 45% openings. The southernmost limestone wall falls within the 10'-0" to 15'-0" range from the mansion and is therefore limited to 45% openings. The walls at the rear porches are 18'-0" from the mansion and this wall limited to 75% openings.

In conclusion all exterior openings at the new condominium building are in compliance with the window opening sizes listed in the BOCA requirements above. For more detailed calculations, refer to the elevation and plan diagrams illustrated on this page.

All wall openings at the mansion meet the requirements for opening sizes stated above.

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WASHINGTON, DC

03021.00
1/16"=1'-0"
Oct. 30, 2003

WEST FACADE OPENING CALCULATIONS
(NEW DWG)

A-21