

4600 Wisconsin Avenue, NW

W A S H I N G T O N , D C

A PLANNED UNIT DEVELOPMENT

4600 BRANDYWINE ASSOCIATES, LLC
CUNNINGHAM + QUILL ARCHITECTS

JULY 2003

ZONING COMMISSION
District of Columbia
CASE NO.03-27
EXHIBIT NO.7F



BRANDYWINE STREET & WISCONSIN AVENUE CORNER PERSPECTIVE

4600 WISCONSIN AVENUE, NW

WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT

Owner/Developer:
4600 BRANDYWINE ASSOCIATES, L.L.C.
Architects:
CUNNINGHAM + QUILL ARCHITECTS
Land Use Counsel:
SHAW PITTMAN LLP

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AREA TABULATIONS

LEVEL	RETAIL	RESIDENTIAL MARKET	RESIDENTIAL AFFORDABLE	NUMBER OF UNITS	TOTAL FAR BY FLOOR
Garage Above Grade					3,900 gsf
First Floor:					
Wisconsin Avenue	4,500 sf	1,650 sf	3,700 gsf	3	9,850 gsf
Second Floor		8,900 sf		8	8,900 gsf
Third Floor		10,130 sf		8	10,130 gsf
Fourth Floor		10,130 sf		8	10,130 gsf
Fifth Floor		10,130 sf		8	10,130 gsf
Sixth Floor		10,130 sf		8	10,130 gsf
TOTAL	**4,500 sf**	**51,070 sf**	**3,700 gsf**	**43**	**63,170 gsf**

*Note: Please note that parking levels below grade include 16,400 SF not included in the calculation of project's FAR.

ZONING TABULATIONS

SQUARE: 1732
LOTS: 817 & 820
SITE AREA: 12,661 square feet
ZONE: C-2-B, Proposed PUD

PROPOSED GROSS FLOOR AREA: **63,170 gsf**

FAR:
Allowed: **6.0** (for Residential C-2-B, per 2403.10)
Proposed FAR by use:
63,170 sf/12,661 sf = **4.99**

BUILDING HEIGHT:
Allowed: **90' (+ 18'-6" PH)** (per 2403.4, 770.6)
Proposed: **65' (+ 10'-0" PH)**

LOT OCCUPANCY:
Allowed: **80%** (per 772.1)
Proposed: 11,700/12,661 **92%** (Flexibility Requested)

RESIDENTIAL RECREATION SPACE:
Required: **15%** (per 773.3)
Proposed: Roof Terraces 6,440 sf; Balconies 8,920 sf — See Note 2 (Flexibility Requested)

REAR YARD:
Required: **15'** (per 774.1)
Proposed: None (Flexibility Requested)

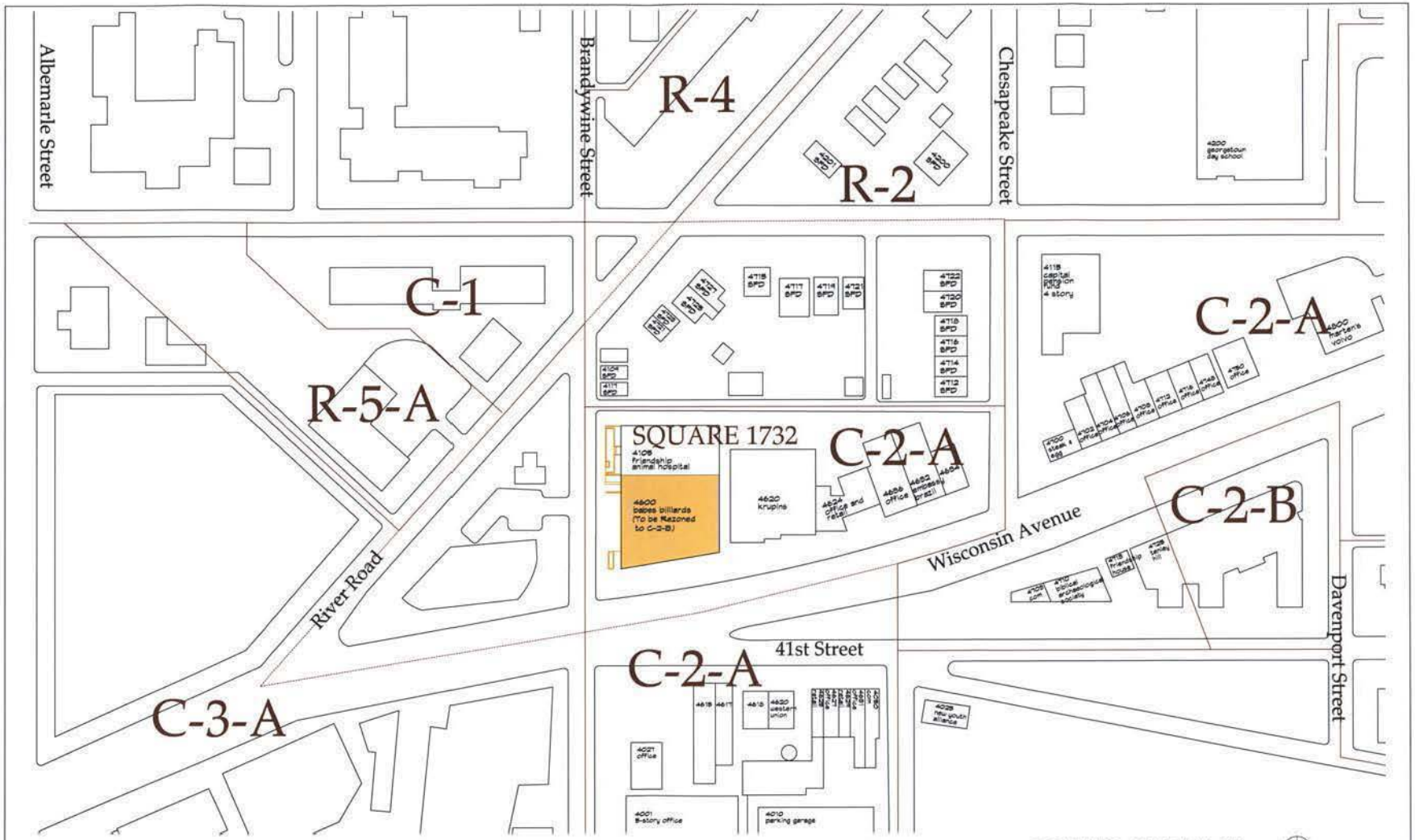
PARKING:

Residential required:	15	1 space per 3 dwelling units. (43/3 = 15),(per 2101.1)
Retail required:	2	1 space per 750 gsf over 3000= 2.00,(per 2101.1)
Total parking required:	**17 spaces**	
Residential provided:	43	1 for each dwelling unit (43 spaces)
Retail provided:	2 spaces	(can also be used as residential guest parking)
Total parking provided:	**45 spaces**	

LOADING: Not Applicable

ROOF STRUCTURES:
Required: **1:1 Setback** (per 770.6)
Proposed: **No 1:1 Setback** (Flexibility Requested)

***Note:**
1. The following summary has been compiled from the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning, 1996, with amendments.
2. Proposed residential recreation space does not strictly adhere to requirements of the zoning regulations. Flexibility requested.



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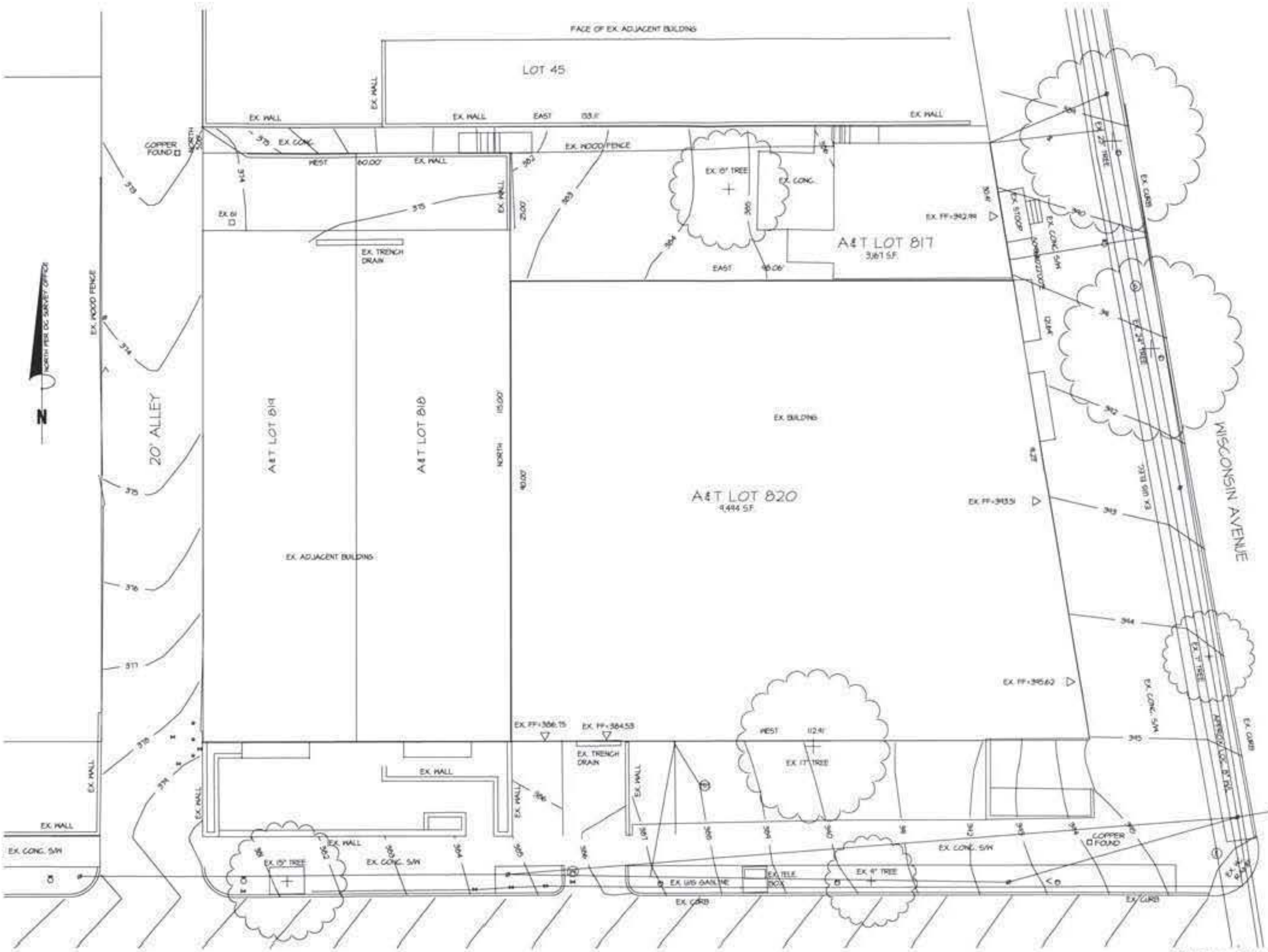
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D2



NOTES

1. NO TITLE REPORT FURNISHED. THE PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. THE PROPERTY IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOTS 817 AND 820.
3. THE ELEVATIONS SHOWN HEREON ARE BASED UPON D.C. DEPARTMENT OF PUBLIC WORKS BENCHMARKS.

NOTES:

1. A SEDIMENT AND EROSION CONTROL METHOD SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME WILL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS/SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN SEDIMENT TRAP / SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF THE PROJECT.
8. AFTER RAZE OR DEMOLITION, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROISION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOD, PAVE, BRICKBAT OR MULCH, ETC.

BOUNDARY & TOPOGRAPHIC SURVEY
A&T LOTS 817 & 820
SQUARE 1732
WASHINGTON, D.C.
DATE: JUNE, 2003

SITE SURVEY PLAN

0 10 20 40 60 80

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BOWMAN CONSULTING GROUP

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S1



EAST VIEW OF PROPERTY: BRANDYWINE STREET & WISCONSIN AVENUE



NORTH VIEW OF PROPERTY: WISCONSIN AVENUE



WEST VIEW OF PROPERTY: BRANDYWINE STREET FROM RIVER ROAD



SOUTH VIEW OF PROPERTY: FROM RIVER ROAD



WEST VIEW OF PROPERTY: PUBLIC ALLEY



NORTHWEST VIEW OF PROPERTY: PUBLIC ALLEY



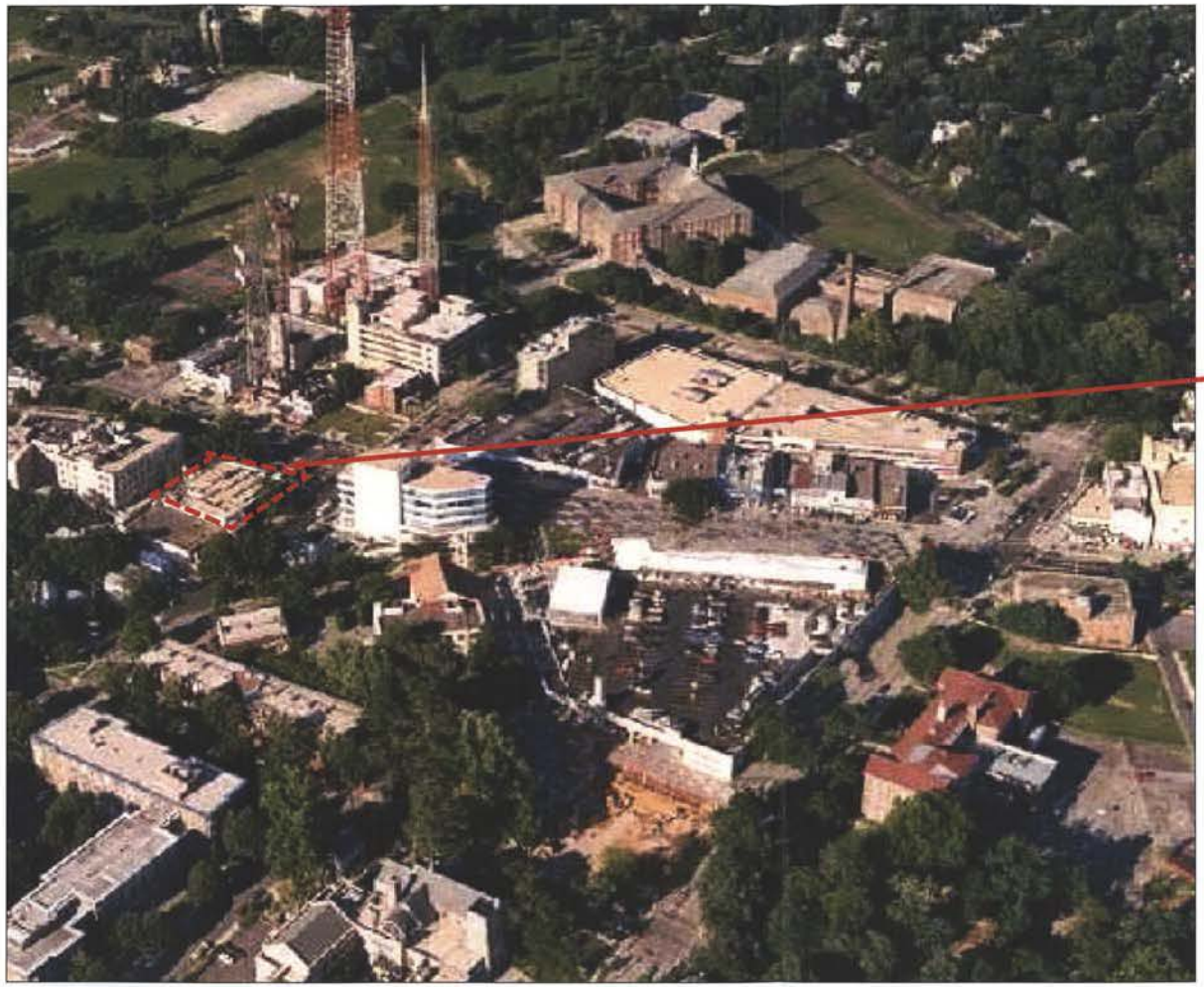
WISCONSIN AVENUE LOOKING SOUTH

Photograph By Air Survey Corporation

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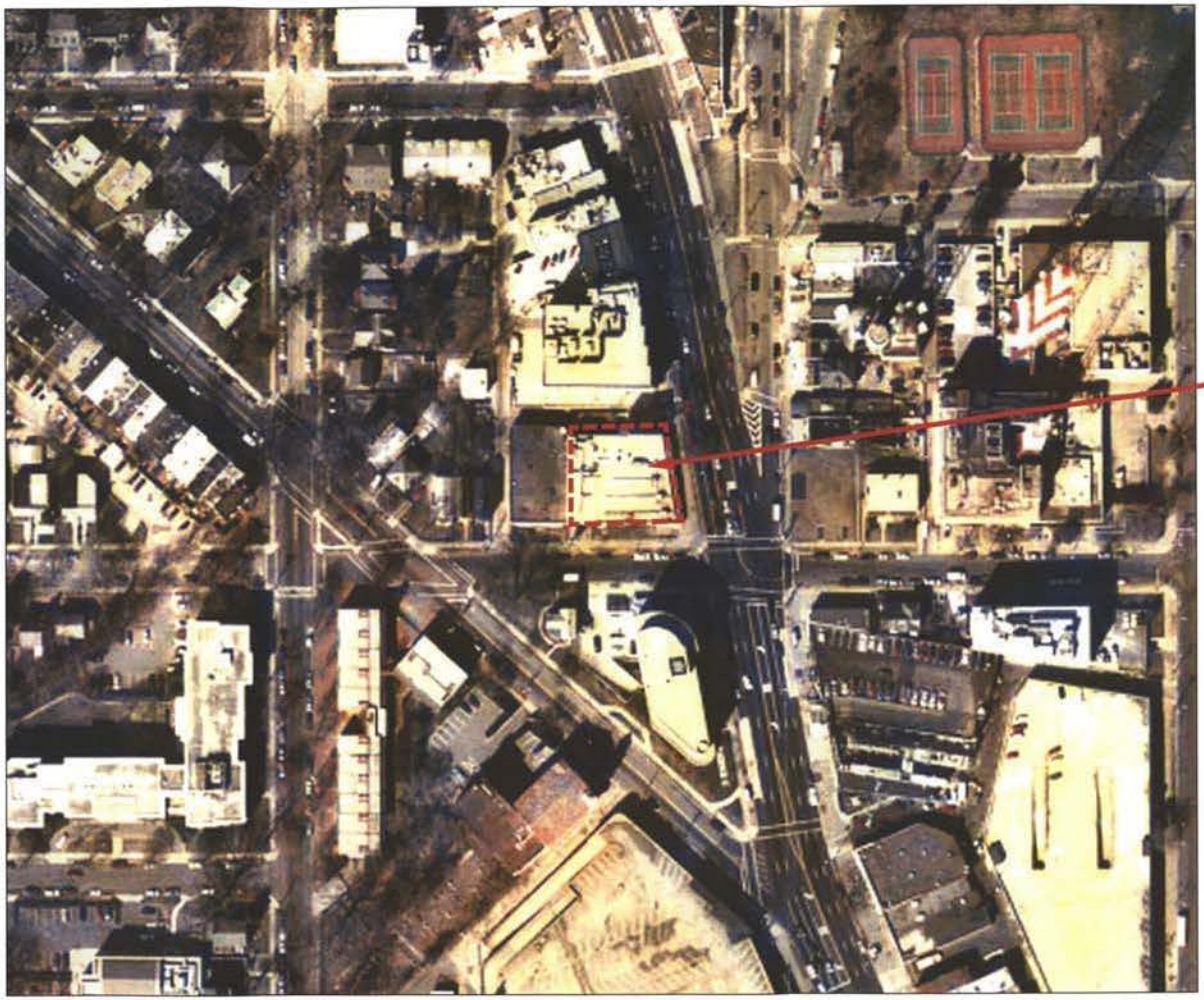


AERIAL VIEW OF SQUARE 1732 LOOKING NORTHEAST.

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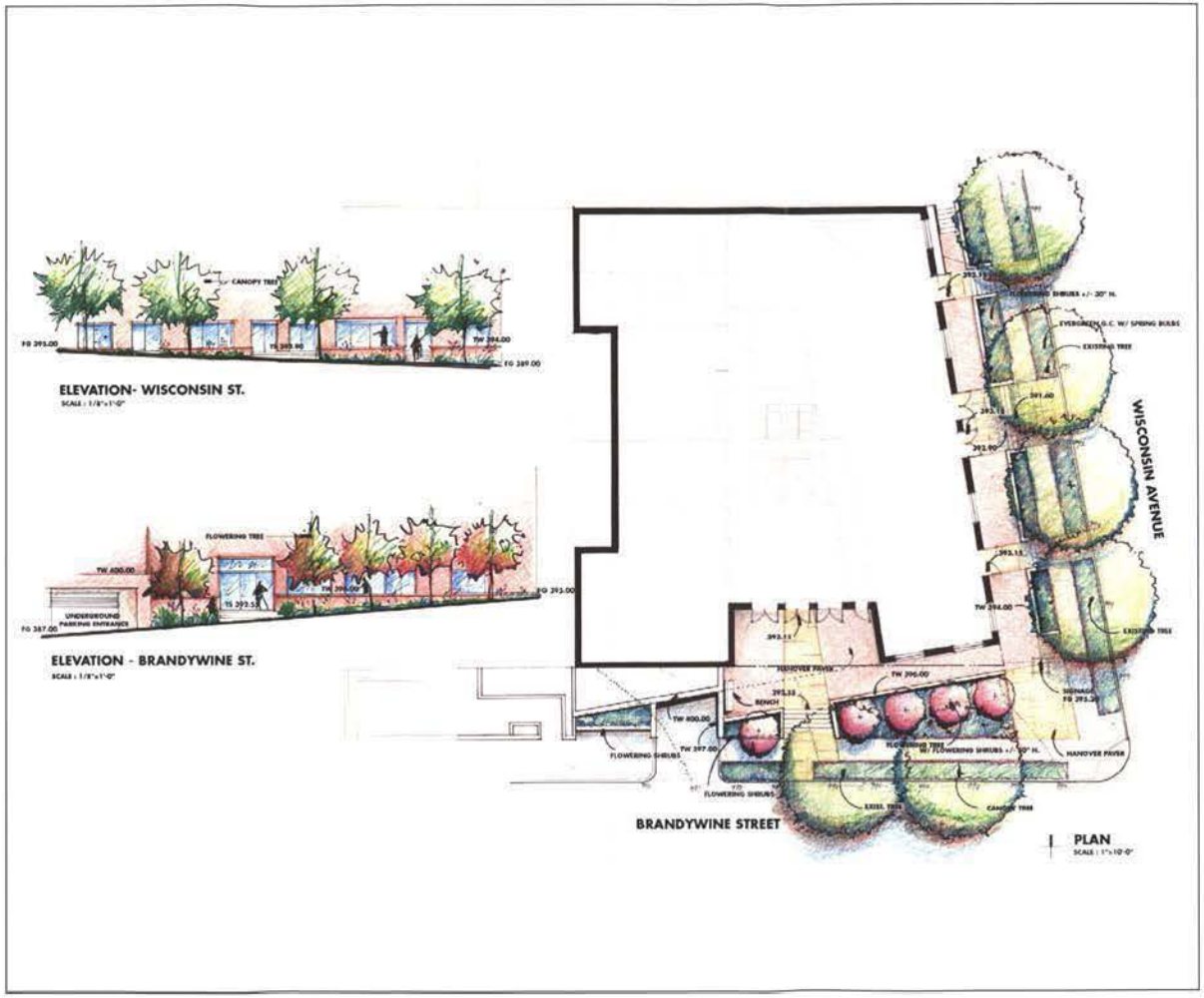
AERIAL VIEW OF TENLEYTOWN.

Photograph By Air Survey Corporation

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Possible Plant Species

Street Trees on Wisconsin Avenue	Red Oak
Street Tree on Brandywine Street	Red Maple
Flowering Trees	Purple Leaf Plum
Flowering Shrubs	Anthony Waterer
Spiraea	Korean Spice
Verburnum	Dwarf Rugosa Rose
	Virginia Sweetspire
Evergreen Ground Cover	English Ivy/Liriope
Spring Bulbs	Daffodils

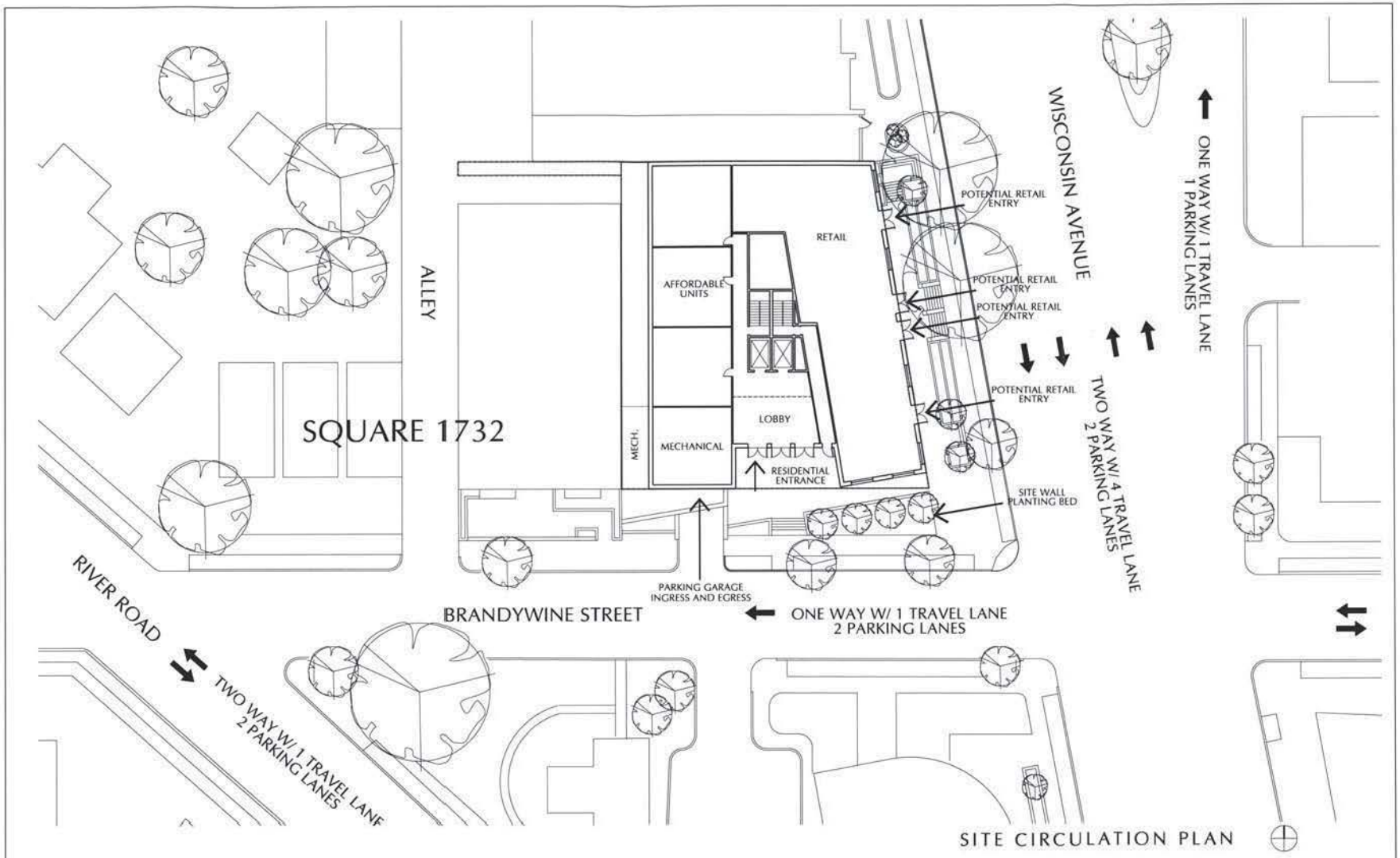
Note: Final selection of plant species and paving materials to be determined.

LANDSCAPE PLAN

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S9



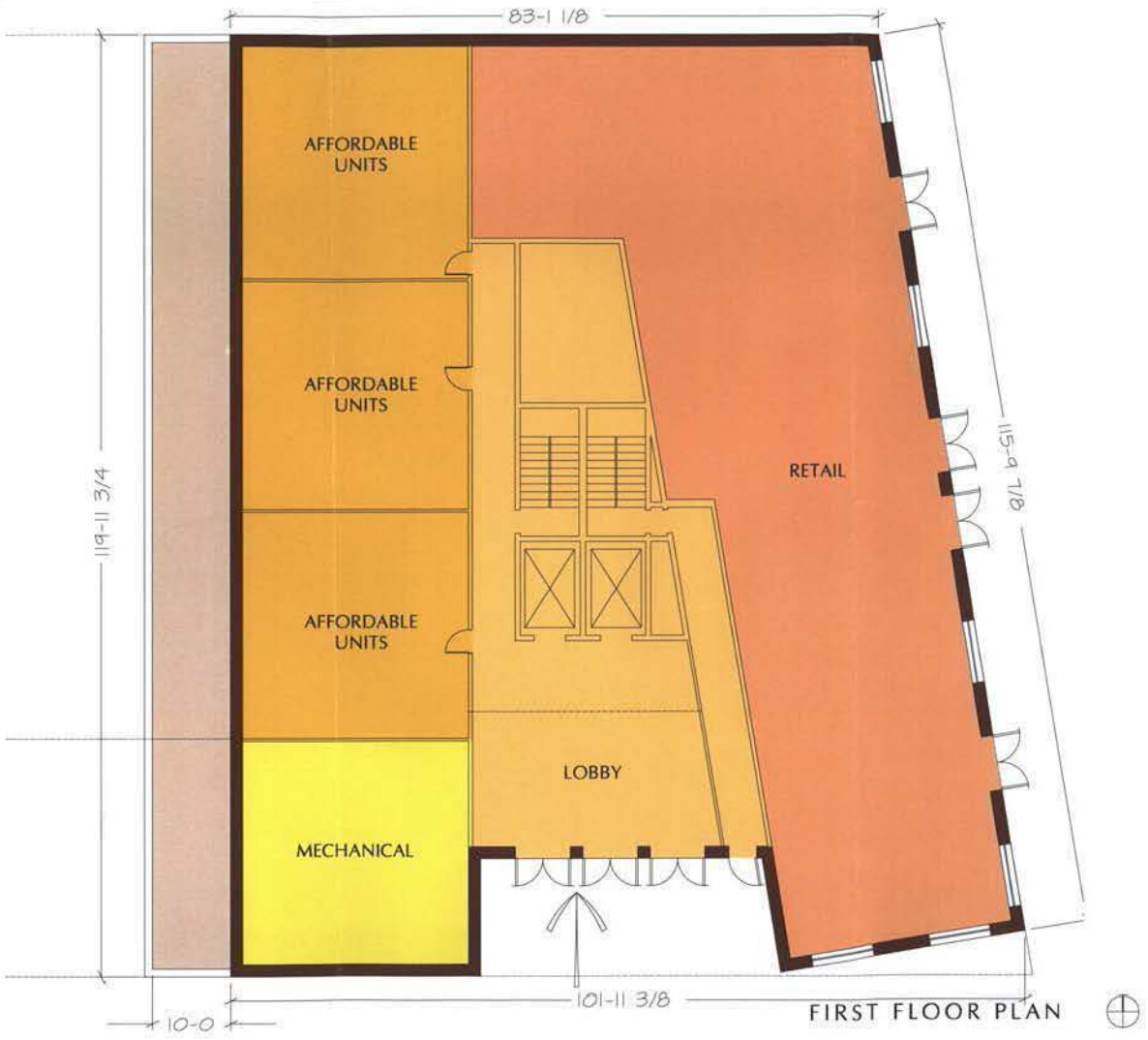
ARTIST'S RENDERING.

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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.



FIRST FLOOR PLAN

4600 Wisconsin Avenue, NW

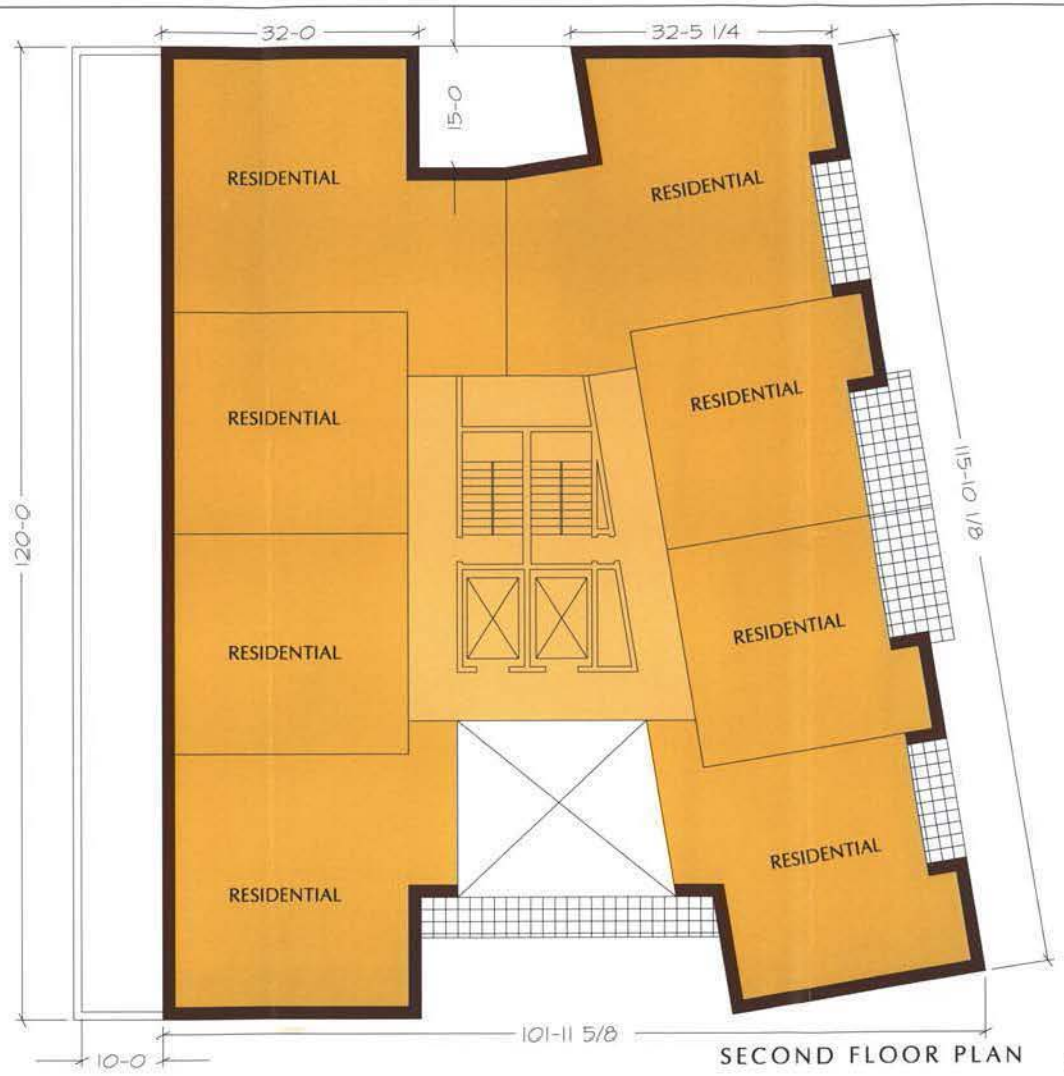
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SECOND FLOOR PLAN

4600 Wisconsin Avenue, NW

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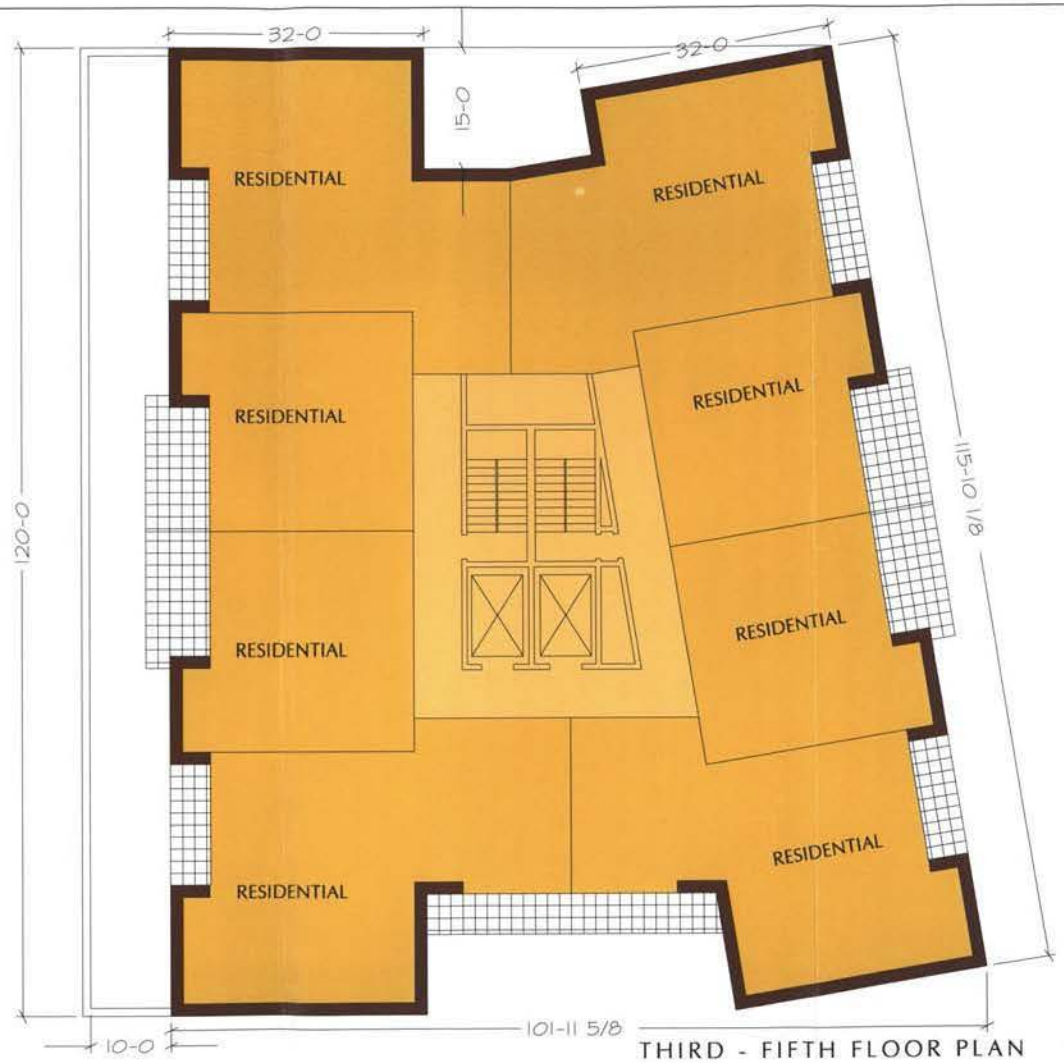
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THIRD - FIFTH FLOOR PLAN

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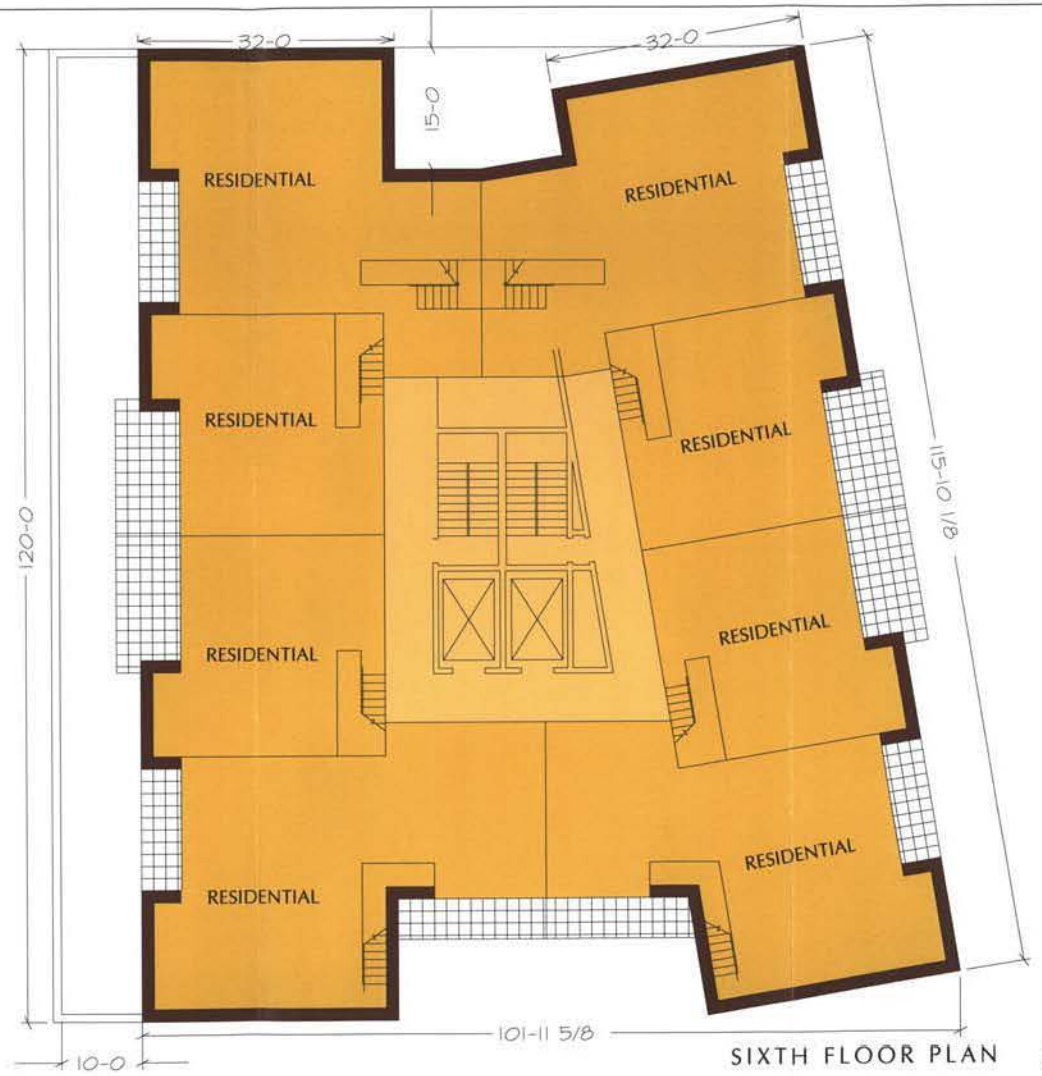
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SIXTH FLOOR PLAN

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4600 Wisconsin Avenue, NW

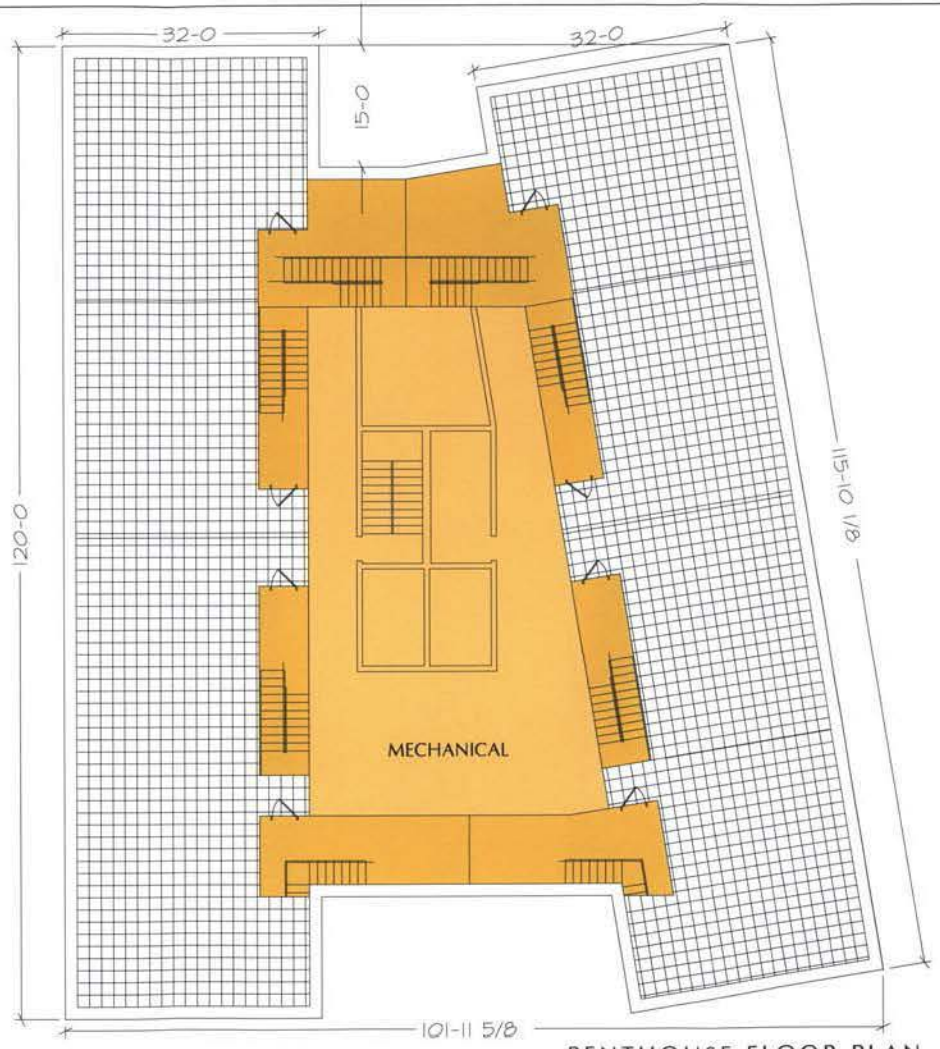
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NOTES:
1. ALL ROOF STRUCTURES PROVIDED WILL CONCEAL THE EQUIPMENT THEY CONTAIN.
2. THE ZONE OF PRIVATE RESIDENTIAL TERRACES AND THE WALLS BETWEEN, WILL MEET THE REQUIREMENTS OF DCMR-11.
3. THE PENTHOUSE ROOF IS ACCESSED VIA STAIRS WITHIN THE DUPLEX UNITS.



PENTHOUSE FLOOR PLAN

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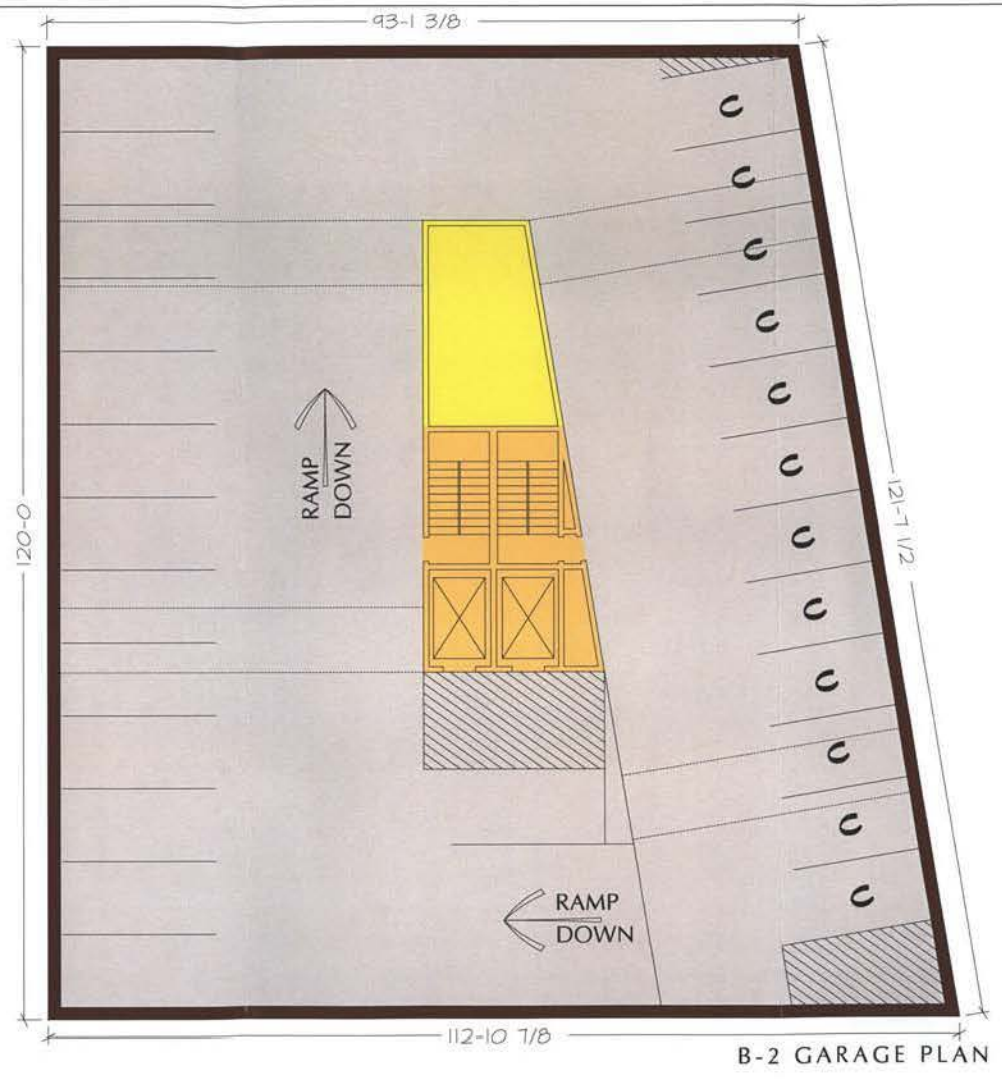
HC - HANDICAPPED SIZED PARKING SPACE
C - COMPACT SIZED PARKING SPACE

NO LABEL PARKING SPACE
INDICATES A STANDARD SIZED SPACE

NOTES:

1. 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.

2. APPROXIMATELY 43 PARKING SPACES WILL BE PROVIDED. THE MINIMUM NUMBER OF SPACES WILL EQUAL ONE SPACE FOR EACH DWELLING UNIT PLUS ADDITIONAL SPACES FOR THE RETAIL AND RESIDENTIAL VISITORS.



B-2 GARAGE PLAN

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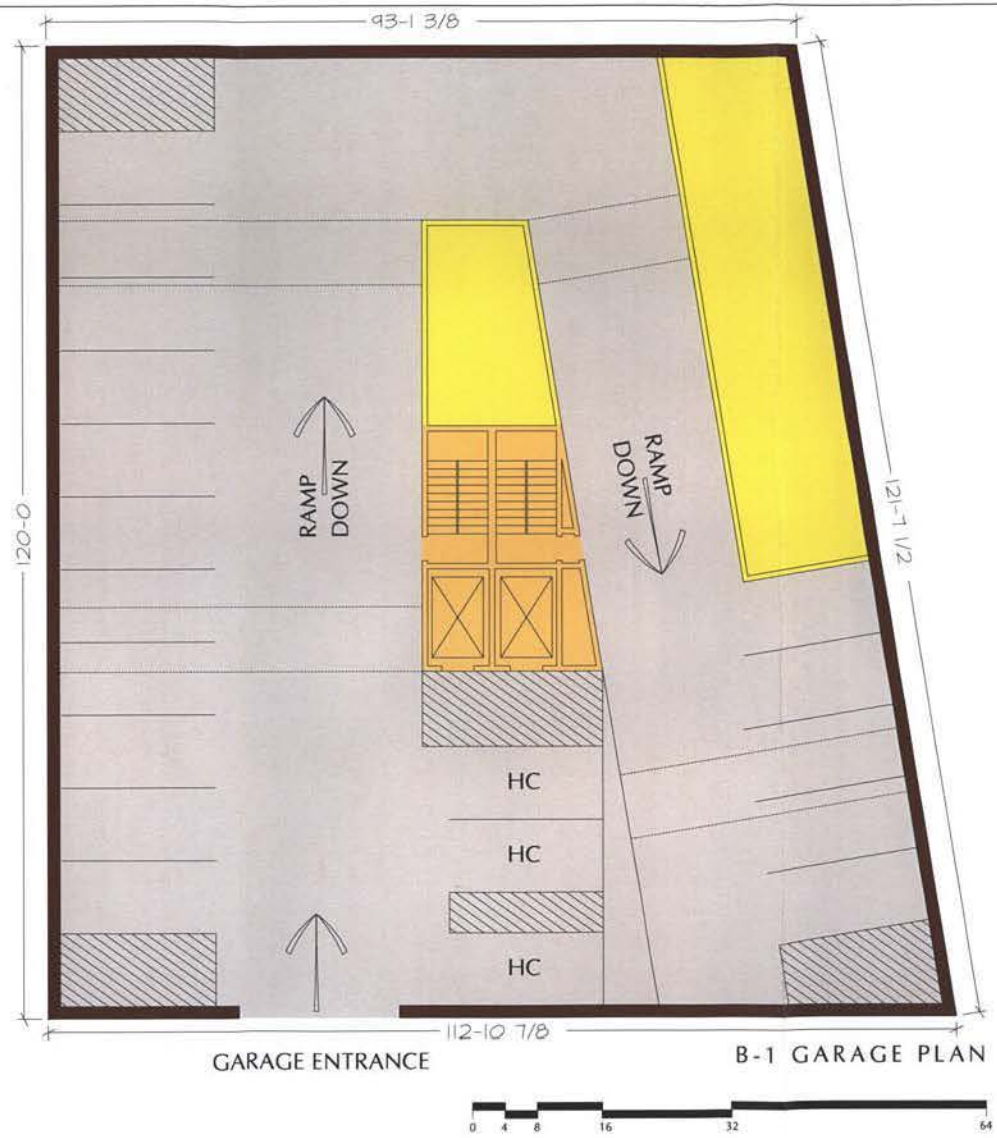
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KEY:

HC - HANDICAPPED SIZED PARKING SPACE
C - COMPACT SIZED PARKING SPACE
NO LABEL PARKING SPACE
INDICATES A STANDARD SIZED SPACE

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B-1 GARAGE PLAN

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WISCONSIN AVENUE ELEVATION

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BRANDYWINE STREET ELEVATION

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WEST ELEVATION

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NORTH ELEVATION

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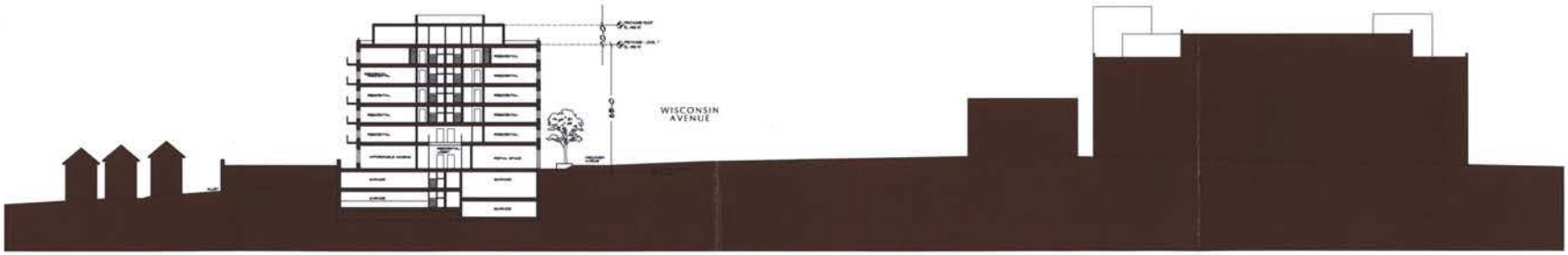
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LONGITUDINAL SECTION A-A



TRANSVERSE SECTION B-B



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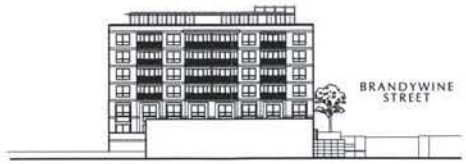
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EAST ELEVATION OF SQUARE 1732





SOUTH AND WEST ELEVATIONS OF SQUARE 1732

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