

4600 Wisconsin Avenue, NW

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

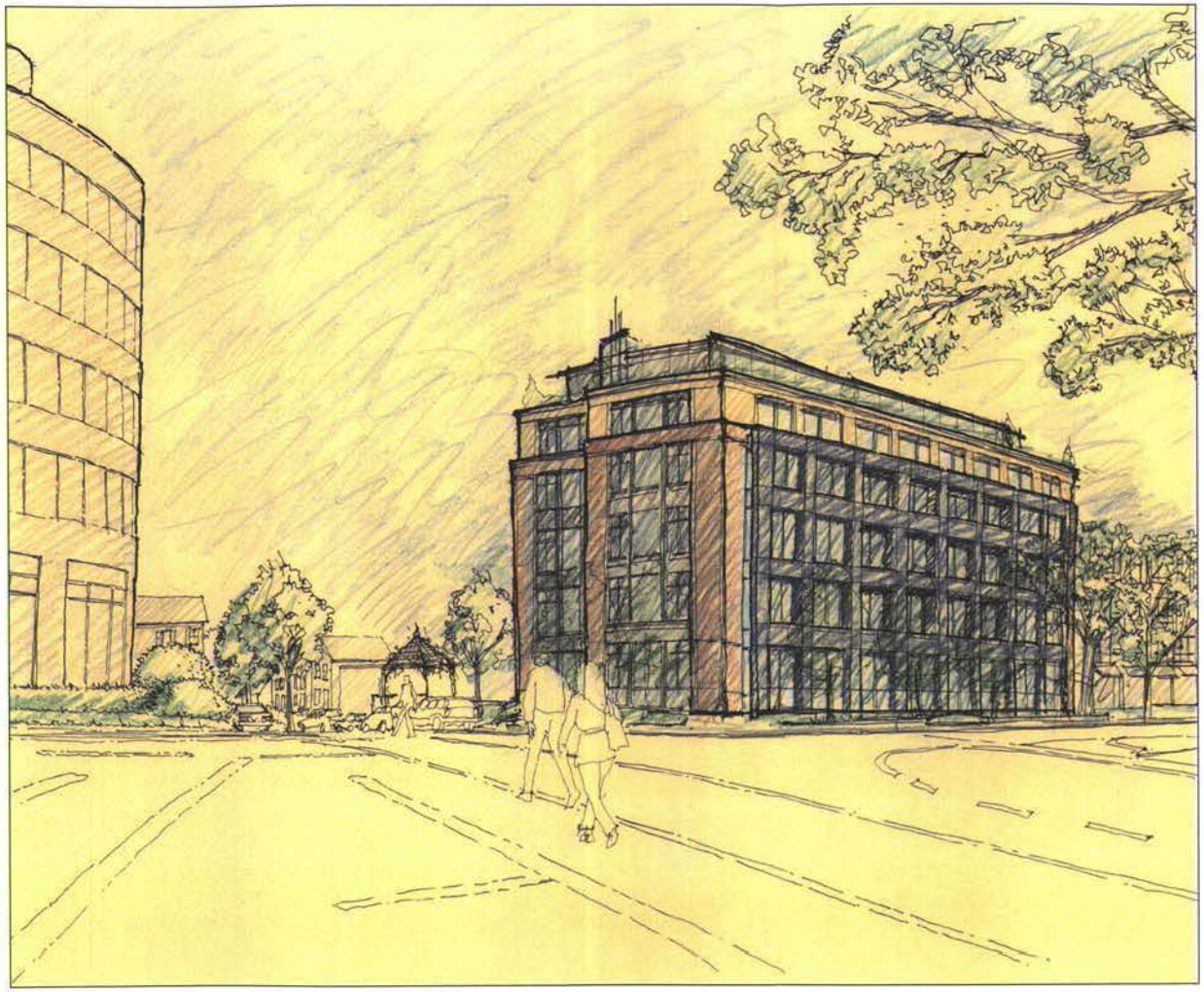
A PLANNED UNIT DEVELOPMENT

4600 BRANDYWINE ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS

ZONING COMMISSION CASE NO. 03-27 **AUGUST 3, 2004**

ZONING COMMISSION
District of Columbia
CASE NO.03-27
EXHIBIT NO.26A



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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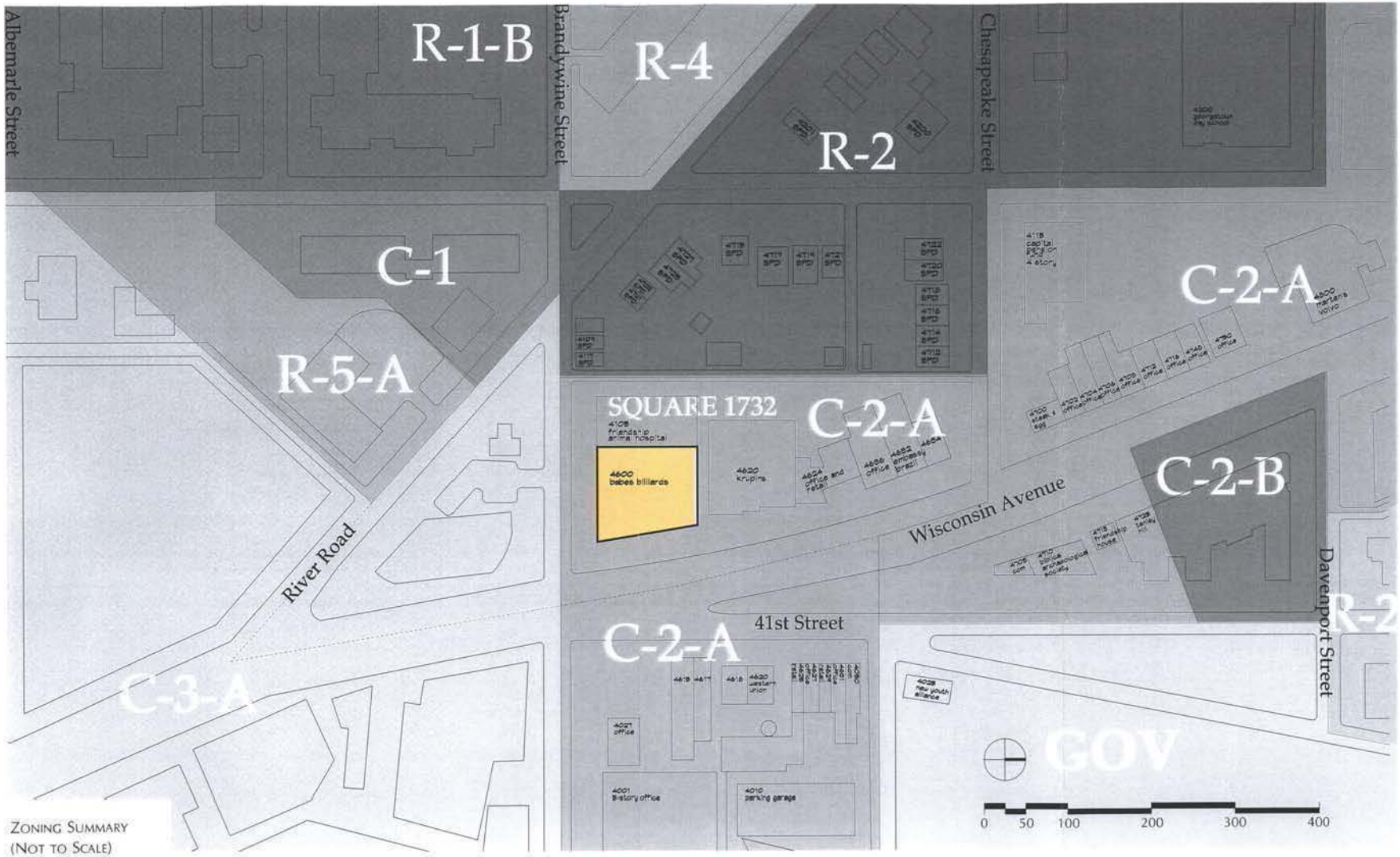
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ZONING COMMISSION CASE NO. 03-27 **AUGUST 3, 2004**

ZONING TABULATIONS

SQUARE:	1732		
LOTS:	817 & 820		
SITE AREA:	12,661 square feet		
ZONE:	C-2-A, Proposed PUD		
PROPOSED GROSS FLOOR AREA:	37,983 gsf		
FAR:	Allowed:	**3.0**	(for Residential C-2-A, per 2403.10)
	Proposed FAR by use:		
	Residential FAR	**2.87** (36,333 sf/12,661 sf)	
	Retail FAR	**0.13** (1,650 sf/12,661 sf)	
	Total Proposed FAR	**3.0**	
BUILDING HEIGHT:	Allowed:	**65' (+ 18'-6" PH)**	(per 2403.4, 770.6)
	Proposed:	**65' (+ 12'-0" PH)**	
LOT OCCUPANCY:	Allowed:	**60%**	(per 772.1)
	Proposed: 7,597/12,661	**60%**	
RESIDENTIAL RECREATION SPACE:	Required:	**20%** (36,333 x .2 = 7,267 sf)	(per 773.3)
	Proposed:	Courtyard 4,600 sf	See Note 2 (Flexibility Requested)
		Community Rm. 1,000 sf	
		Roof Terraces 1,750 sf	
		Balconies 2,704 sf	
REAR YARD:	Required:	**15'**	(per 774.1)
	Proposed:	**32'**	Measured from W. property line to face of bldg. at c.y.
PARKING:	Residential required:	21	1 space per 2 dwelling units. (42/2 = 21),(per 2101.1)
	Retail required:	0	1 space per 750 gsf over 3,000= 0 (per 2101.1)
	Total parking required:	**21 spaces**	
	Residential provided:	47	1 for each dwelling unit (42 spaces)
	Retail provided:	2 spaces	(can also be used as residential guest parking)
	Total parking provided:	**49 spaces**	
LOADING:	None required or provided.		
ROOF STRUCTURES:	Required:	**1:1 Setback**	(per 770.6)
	Proposed:	**1:1 Setback**	

***Notes:** 1. The following summary has been compiled from the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning, 2003, with amendments.
2. Proposed residential recreation space does not strictly adhere to requirements of the zoning regulations. Flexibility requested.



ZONING SUMMARY
(NOT TO SCALE)

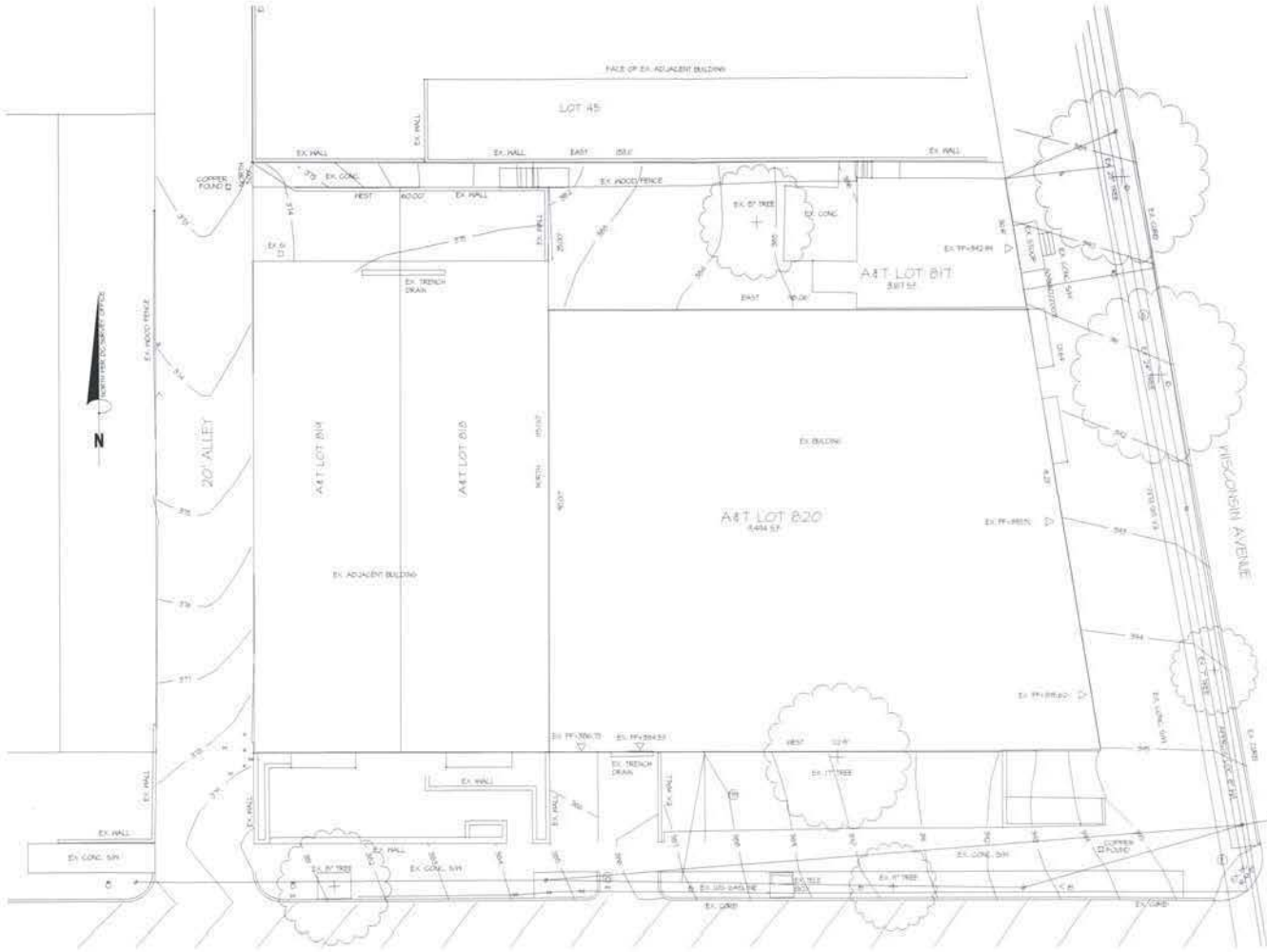
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NOTES

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 INSPECTION 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 EROSION 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

0 5 10 20 40 60 80

EXISTING SITE CONDITIONS SURVEY

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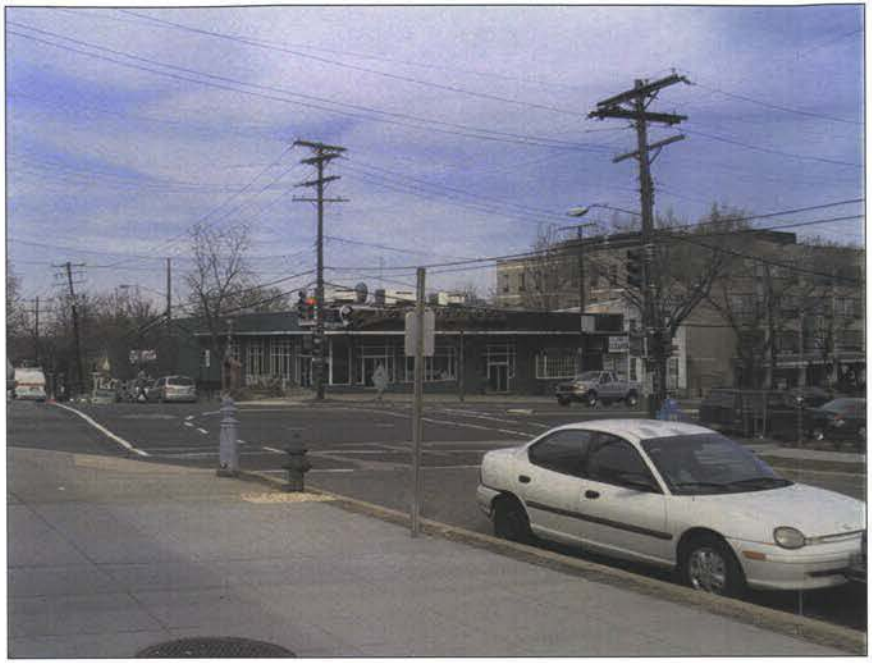
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BOWMAN CONSULTING GROUP

E1

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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



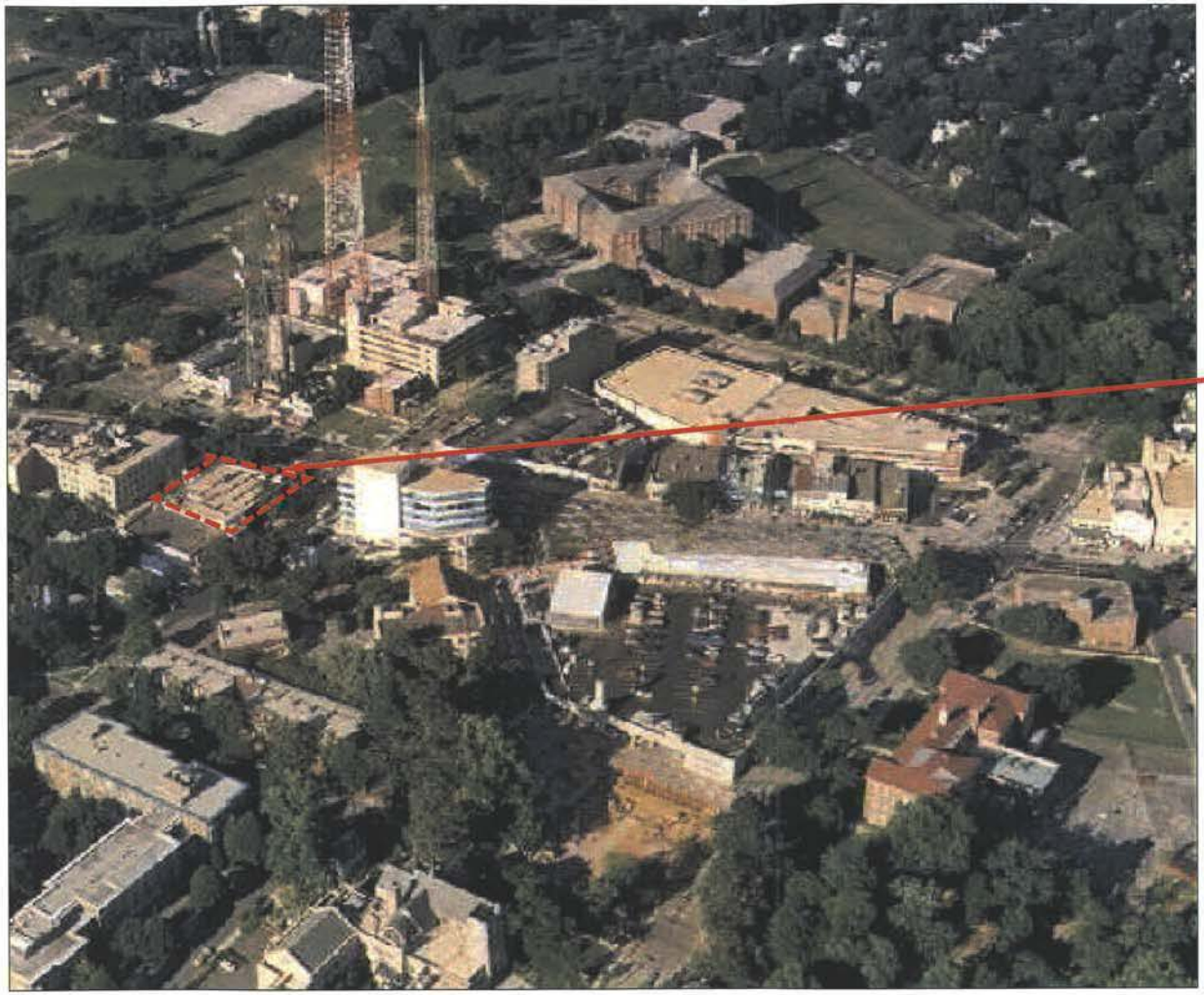
WISCONSIN AVENUE LOOKING SOUTH

Photograph By Air Survey Corporation

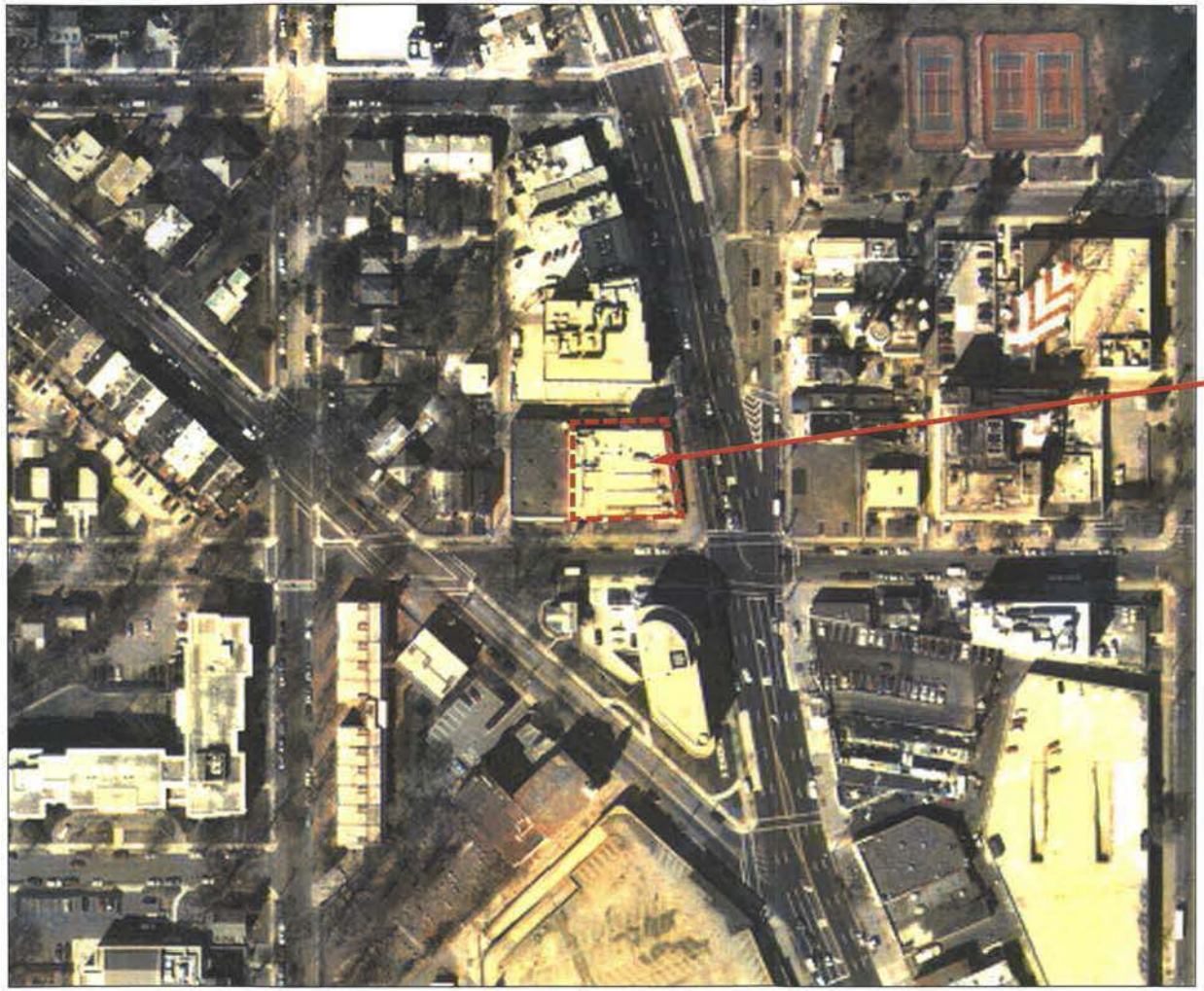
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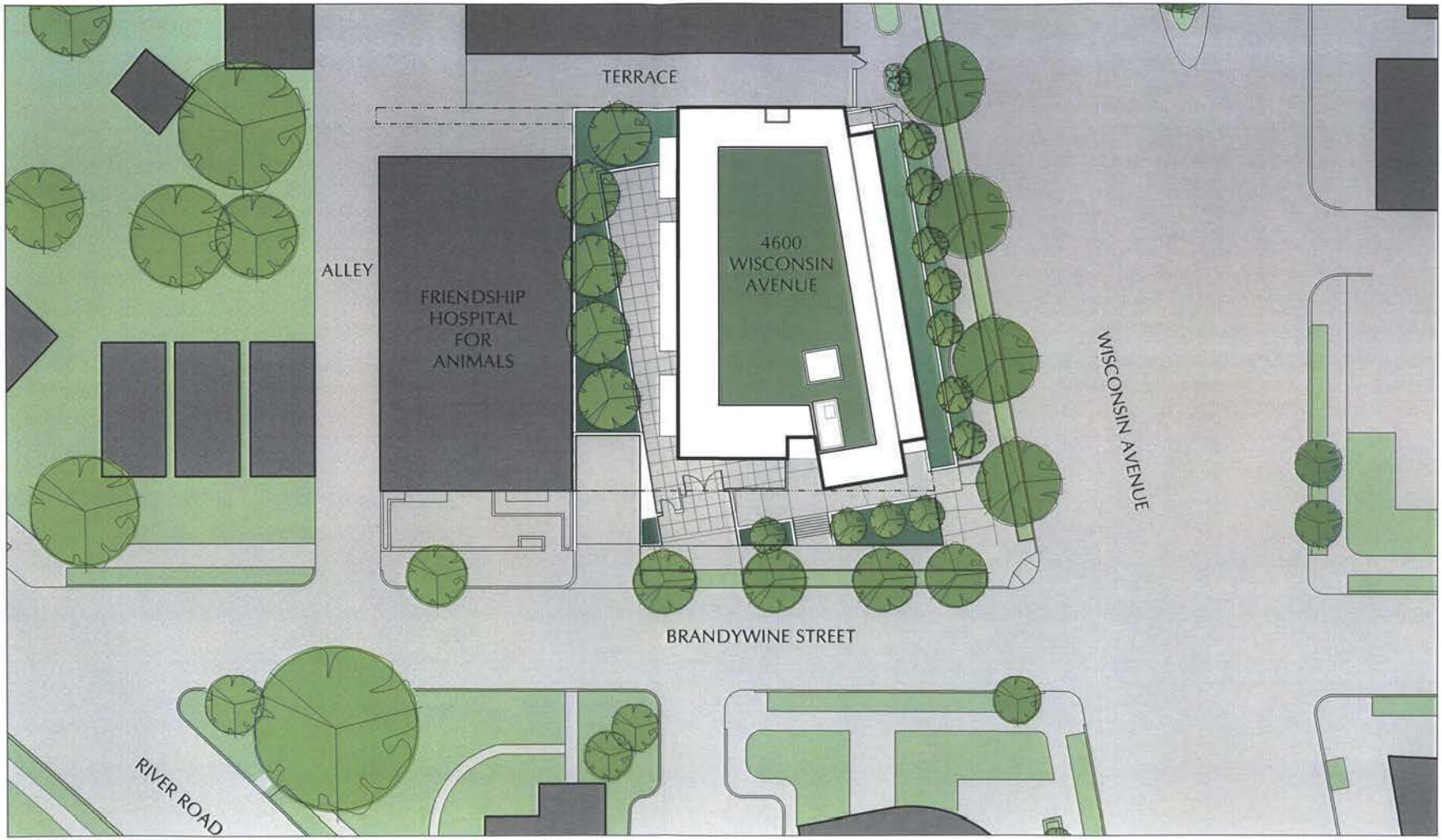


AERIAL VIEW OF SQUARE 1732 LOOKING NORTHEAST.



AERIAL VIEW OF TENLEYTOWN.

Photograph By Air Survey Corporation

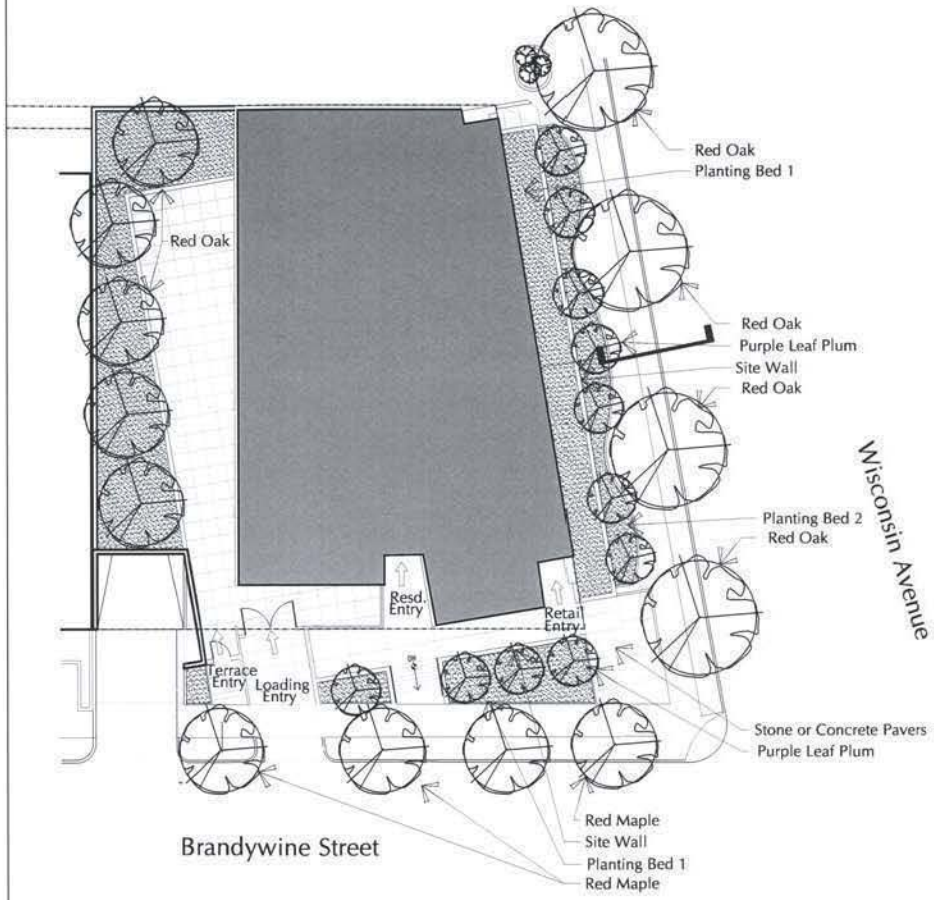


PROPOSED SITE PLAN
[SCALE: 1/32" = 1']

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Possible Plant Species

LOCATION/TYPE	SPECIES	CALIPER/SIZE	HEIGHT
Street Trees on Wisconsin Avenue	Red Oak	4"	12'
Street Tree on Brandywine Street	Red Maple	3"	10'
Flowering Trees	Purple Leaf Plum	7 gal.	6'-8'
PLANTING BED 1			
Flowering Shrubs	Anthony Waterer Spiraea	2 gal.	2'
	Korean Spice Verburnum	2 gal.	2'
	Dwarf Rugosa Rose	2 gal.	15"-18"
	Virginia Sweetspire	3 gal.	2'
PLANTING BED 2			
Evergreen Ground Cover	English Ivy/Liriope	3 gal	2"
Spring Bulbs	Daffodils		

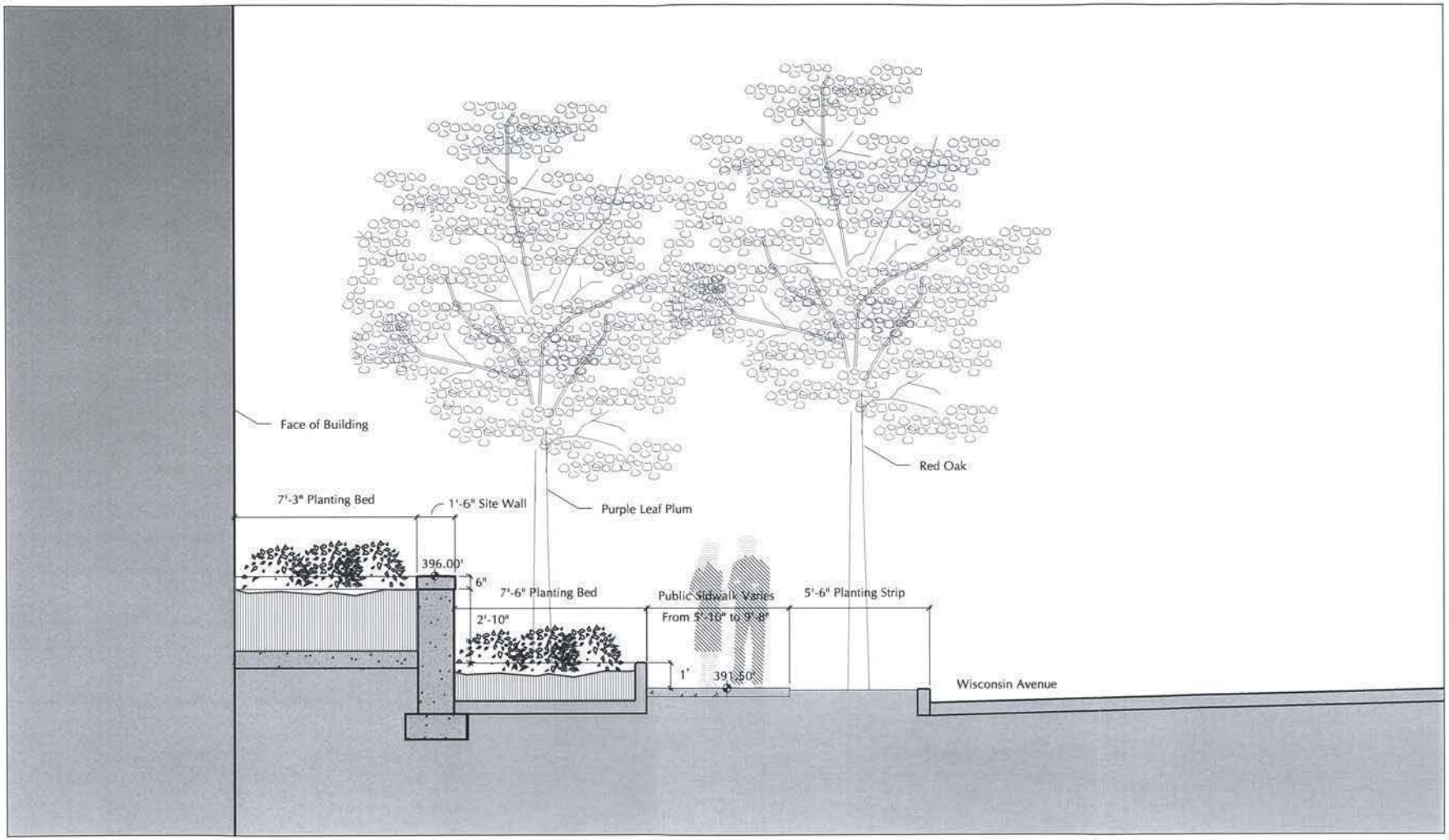
Note: Final selection of plant species and paving materials to be determined.

PROPOSED LANDSCAPE PLAN
(NOT TO SCALE)

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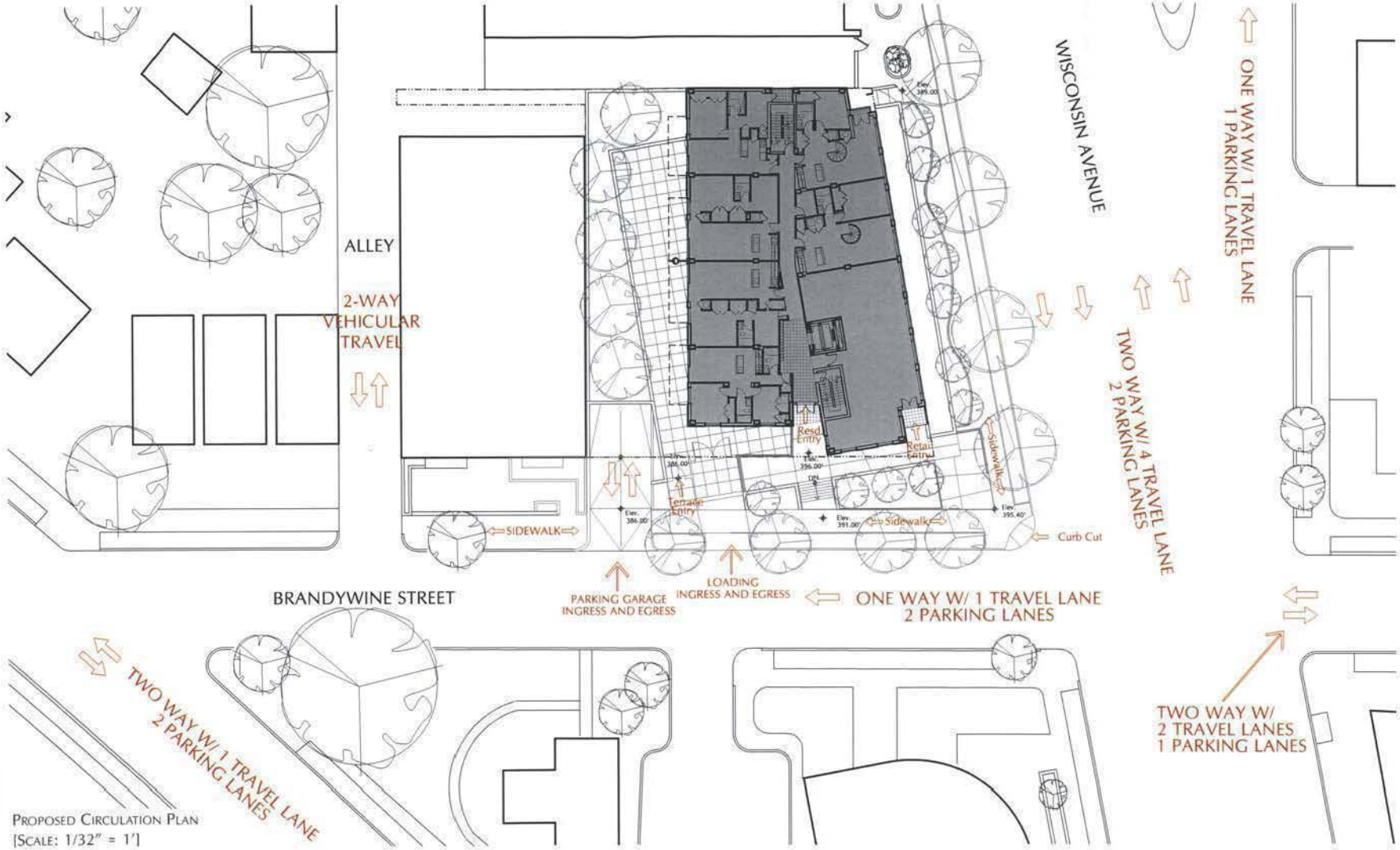


PROPOSED LANDSCAPE SECTION
[SCALE: 1/4" = 1']

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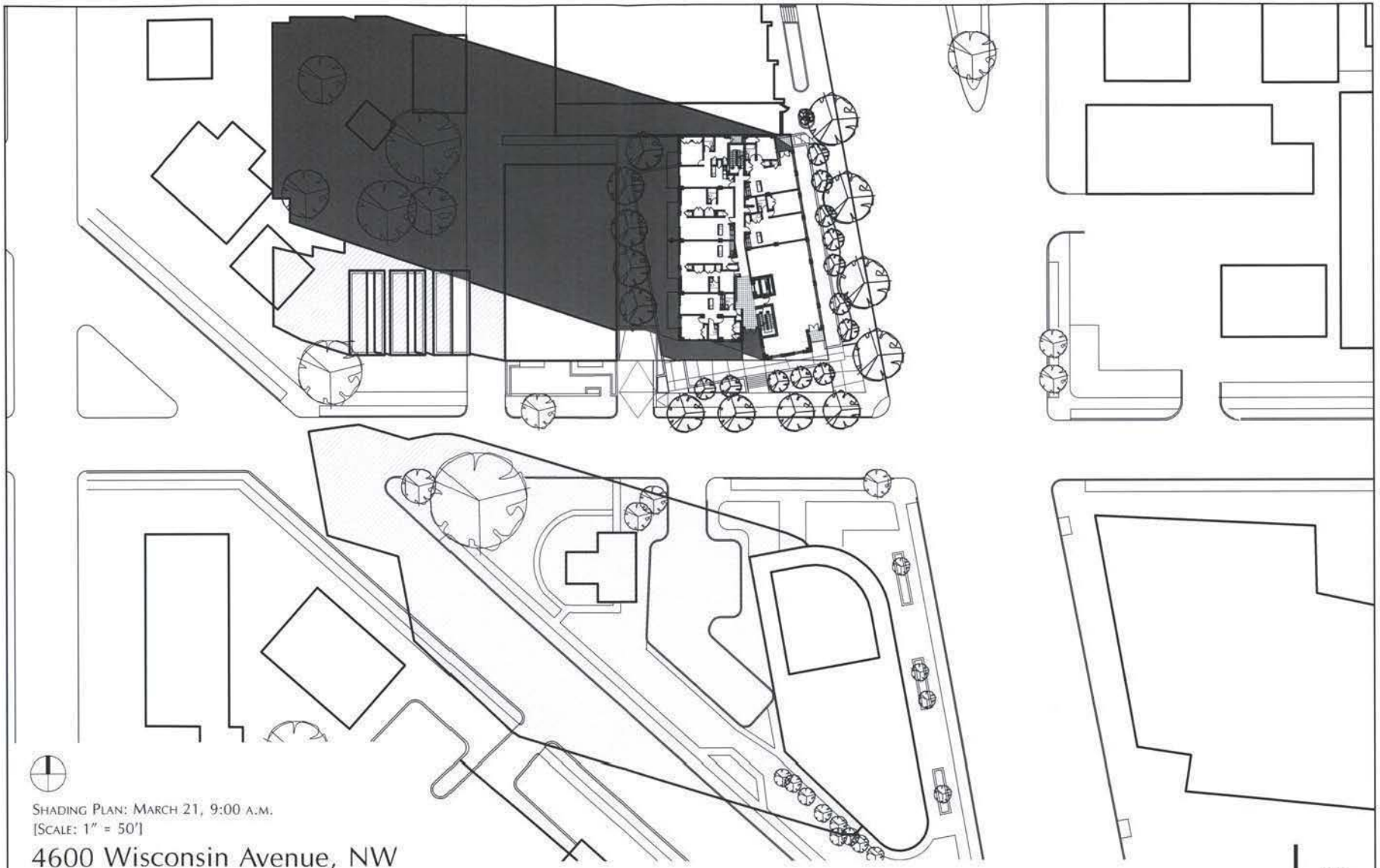


PROPOSED CIRCULATION PLAN
[SCALE: 1/32" = 1']

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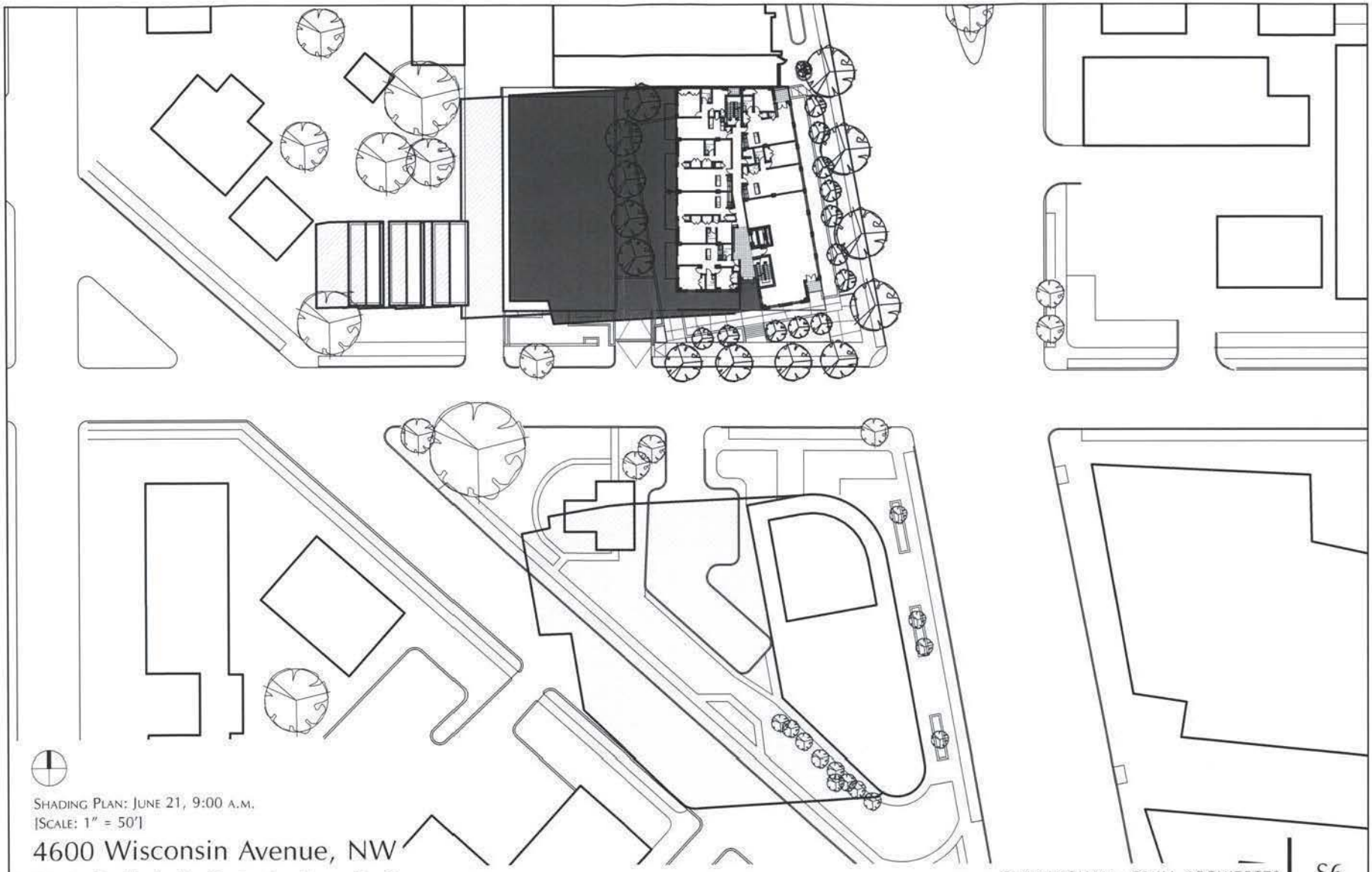


SHADING PLAN: MARCH 21, 9:00 A.M.
[SCALE: 1" = 50']

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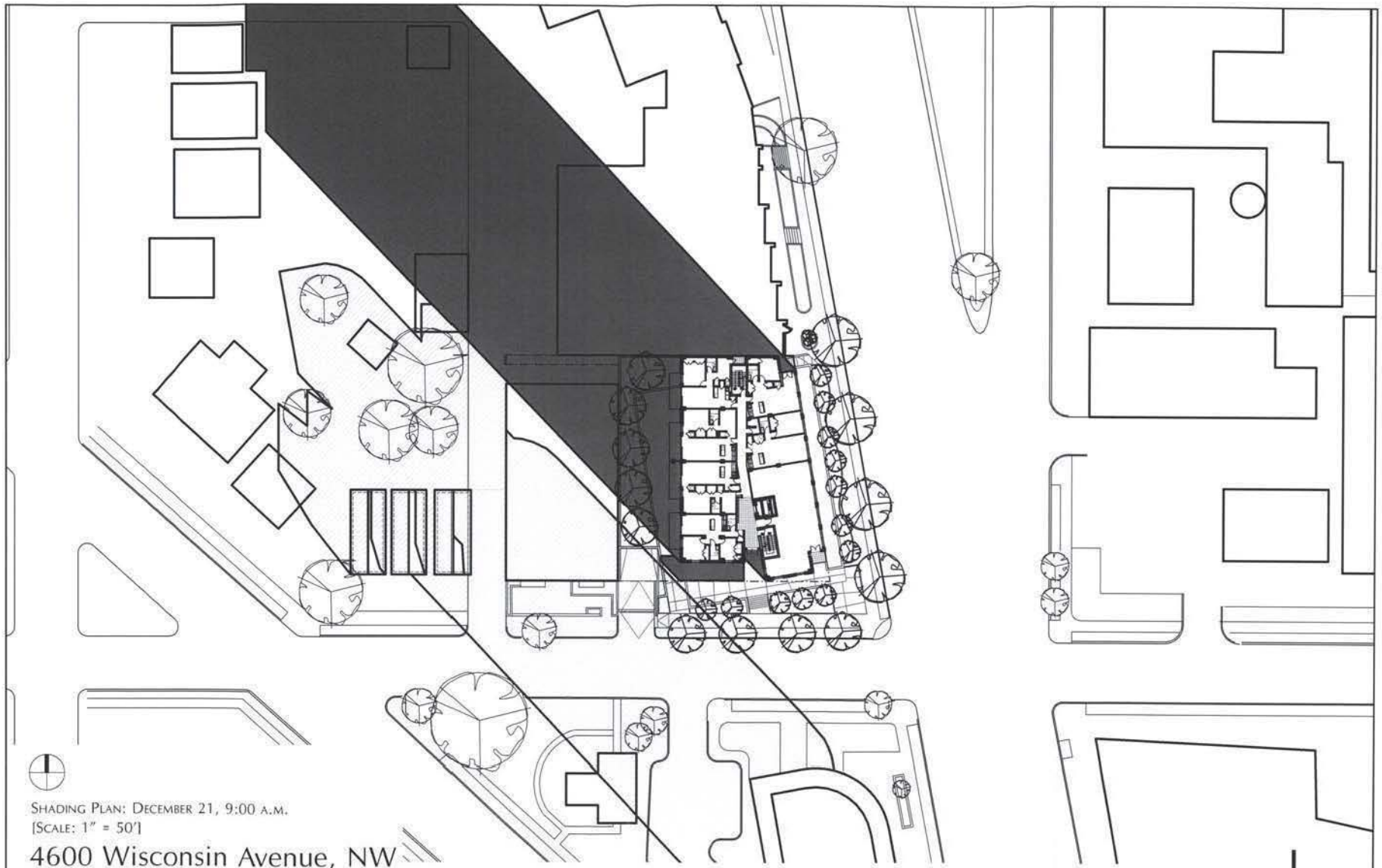


SHADING PLAN: JUNE 21, 9:00 A.M.
[SCALE: 1" = 50']

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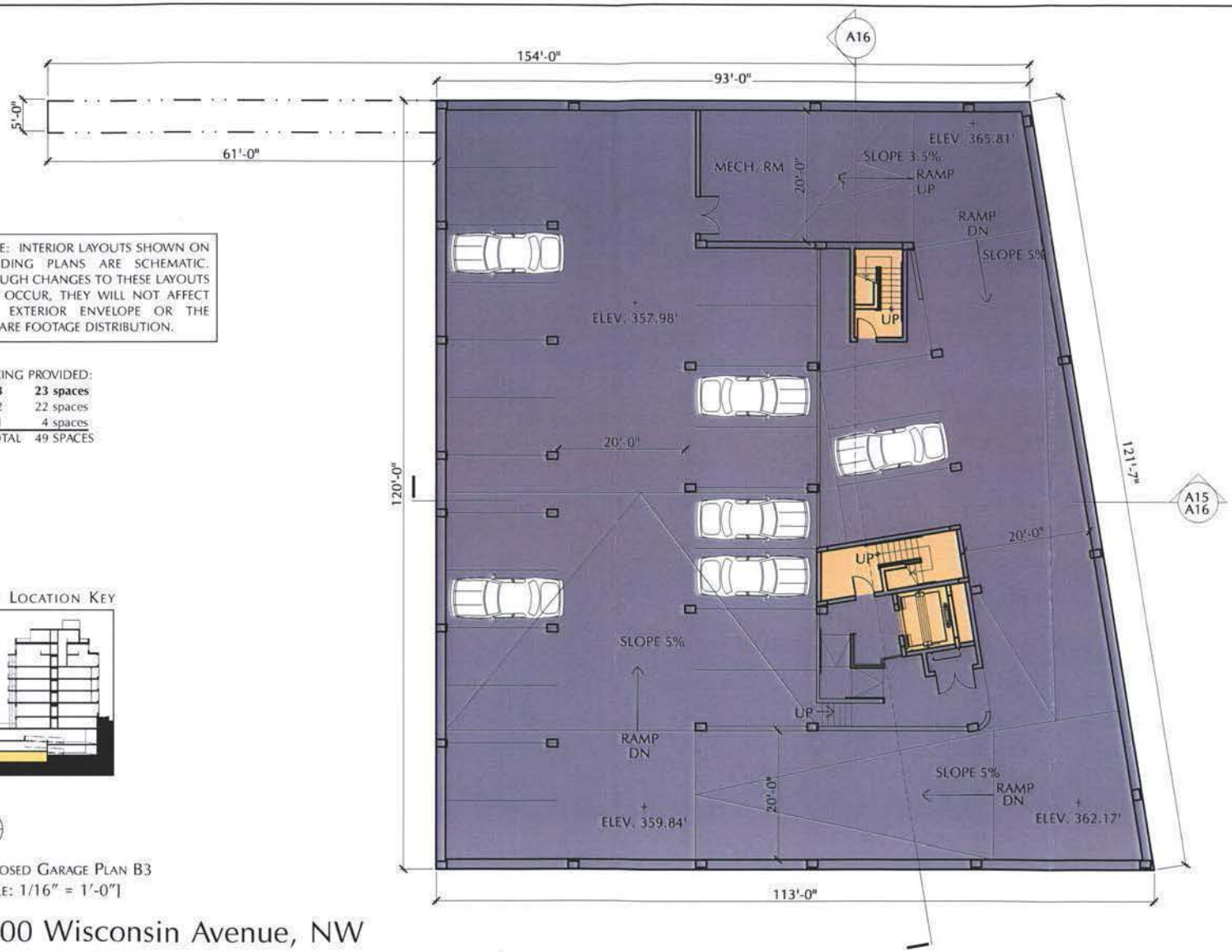


SHADING PLAN: DECEMBER 21, 9:00 A.M.
[SCALE: 1" = 50']

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

PARKING PROVIDED:

B-3	**23 spaces**
B-2	22 spaces
B-1	4 spaces
TOTAL	49 SPACES

PLAN LOCATION KEY

PROPOSED GARAGE PLAN B3
[SCALE: 1/16" = 1'-0"]

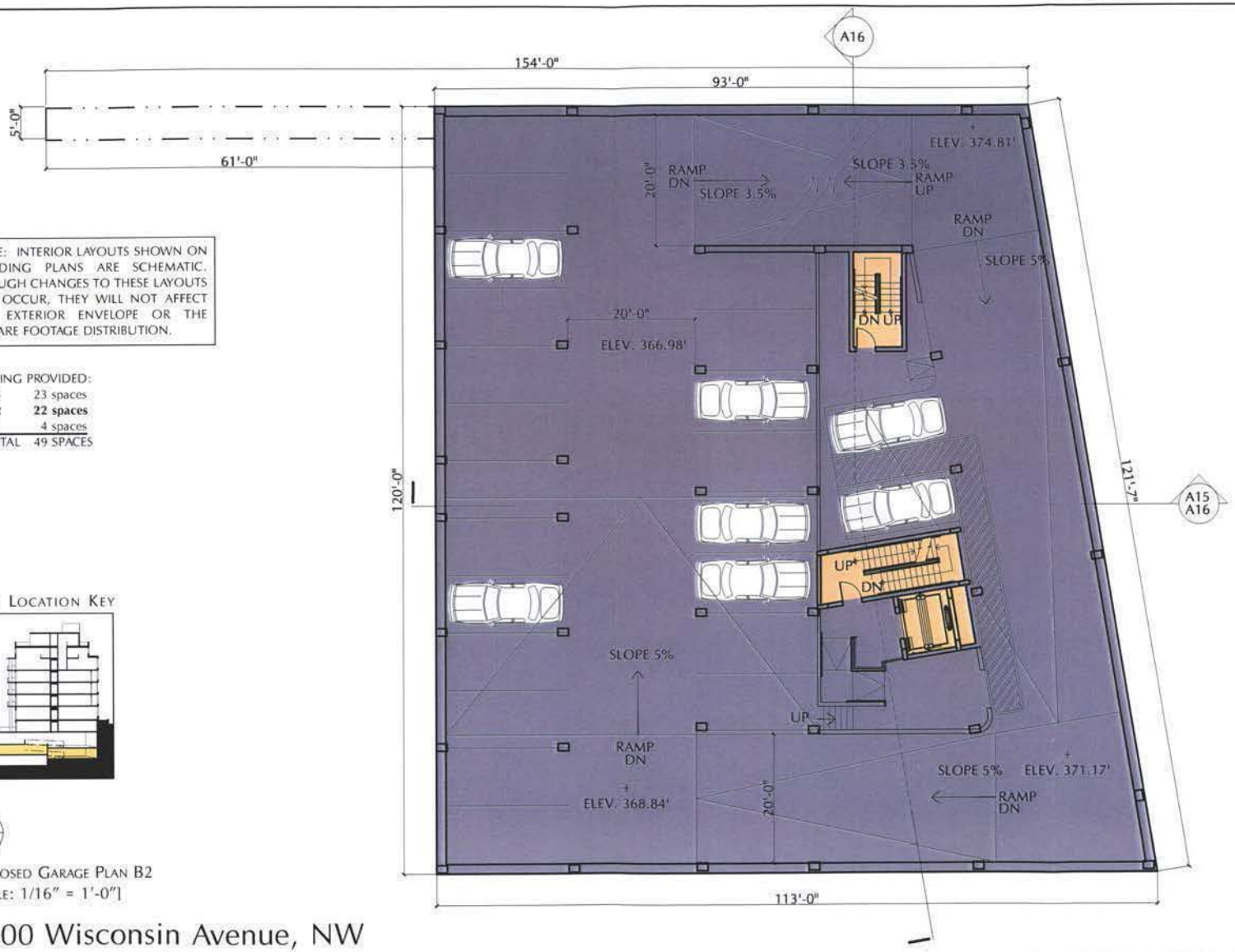
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ZONING COMMISSION CASE NO. 03-27 **AUGUST 3, 2004**



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PARKING PROVIDED:

B-3	23 spaces
B-2	**22 spaces**
B-1	4 spaces
TOTAL	49 SPACES

PLAN LOCATION KEY

PROPOSED GARAGE PLAN B2
[SCALE: 1/16" = 1'-0"]

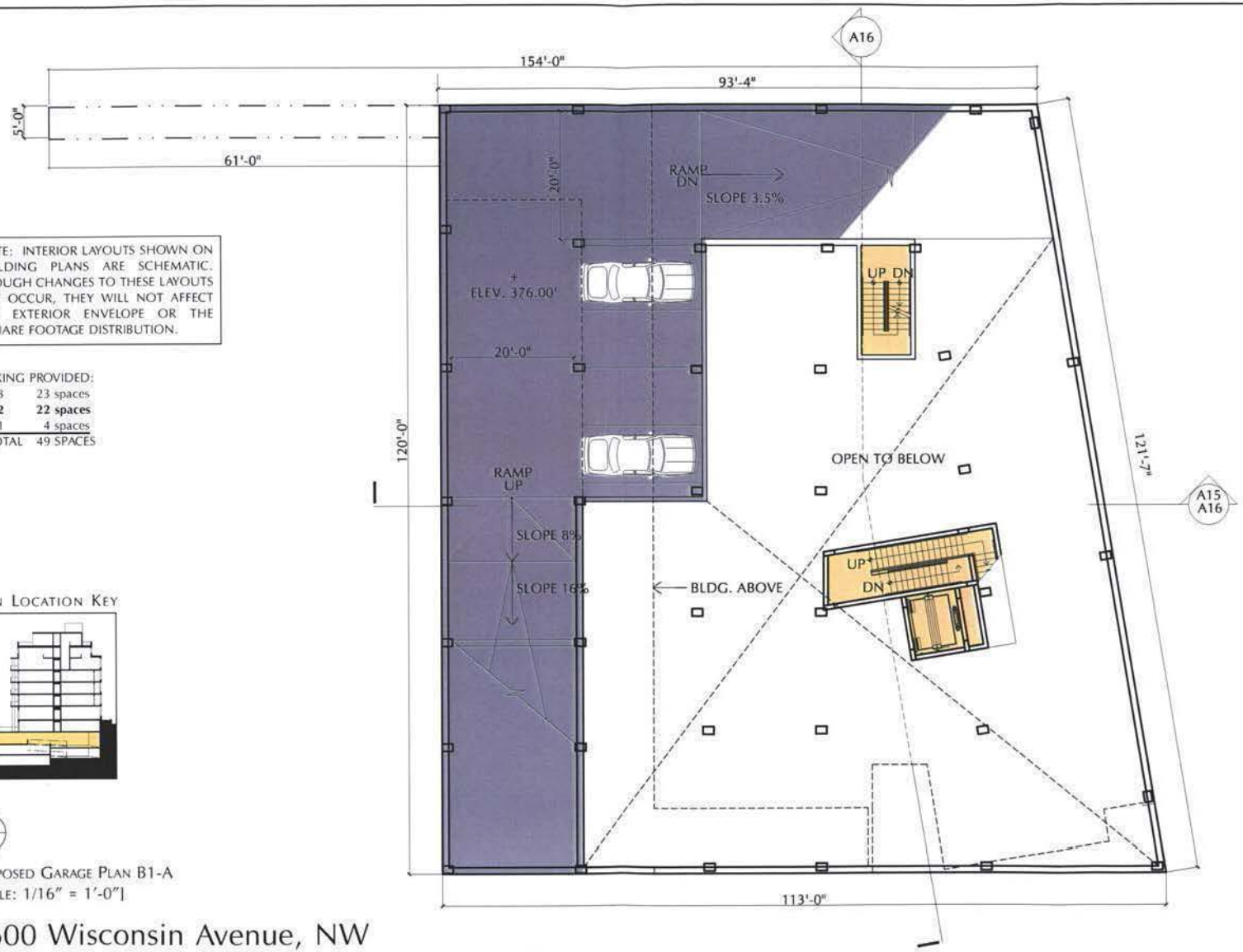
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PARKING PROVIDED:

B-3	23 spaces
B-2	**22 spaces**
B-1	4 spaces
TOTAL	49 SPACES

PLAN LOCATION KEY

PROPOSED GARAGE PLAN B1-A
[SCALE: 1/16" = 1'-0"]

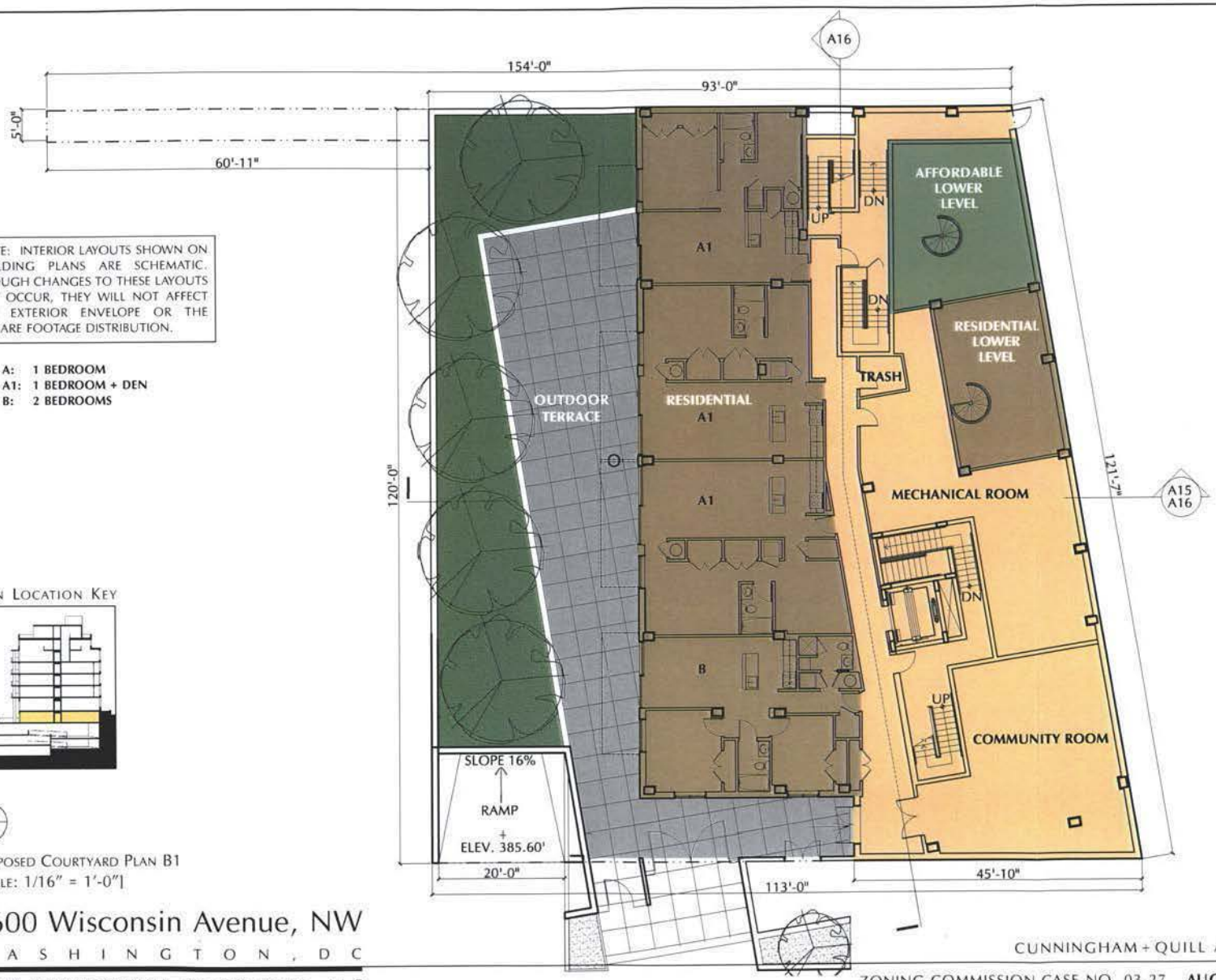
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UNIT A: 1 BEDROOM
UNIT A1: 1 BEDROOM + DEN
UNIT B: 2 BEDROOMS

PLAN LOCATION KEY

PROPOSED COURTYARD PLAN B1
[SCALE: 1/16" = 1'-0"]

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UNIT A: 1 BEDROOM
UNIT A1: 1 BEDROOM + DEN
UNIT B: 2 BEDROOMS

PLAN LOCATION KEY

PROPOSED FIRST FLOOR PLAN
[SCALE: 1/16" = 1'-0"]

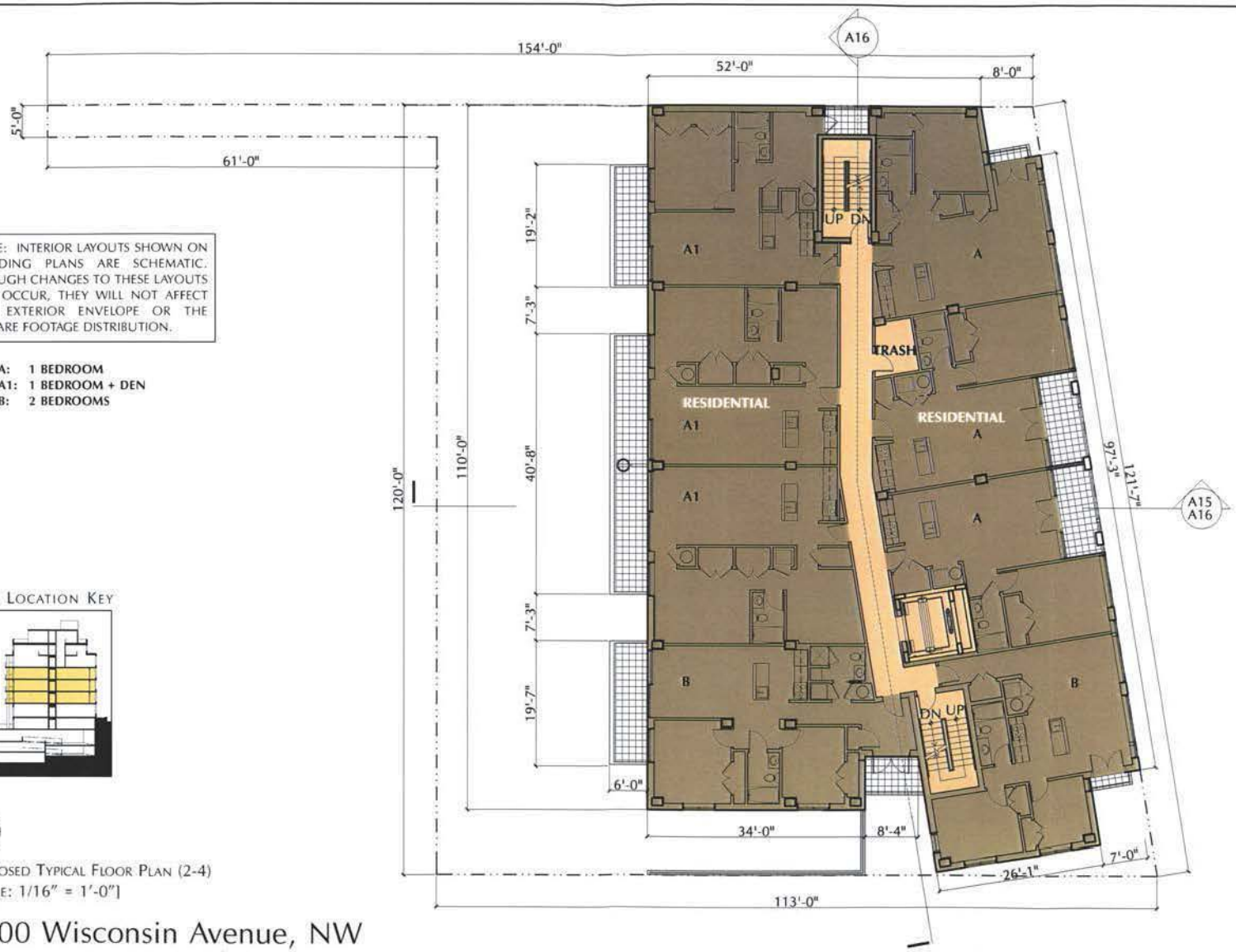
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UNIT A: 1 BEDROOM
UNIT A1: 1 BEDROOM + DEN
UNIT B: 2 BEDROOMS

PLAN LOCATION KEY

PROPOSED TYPICAL FLOOR PLAN (2-4)
[SCALE: 1/16" = 1'-0"]

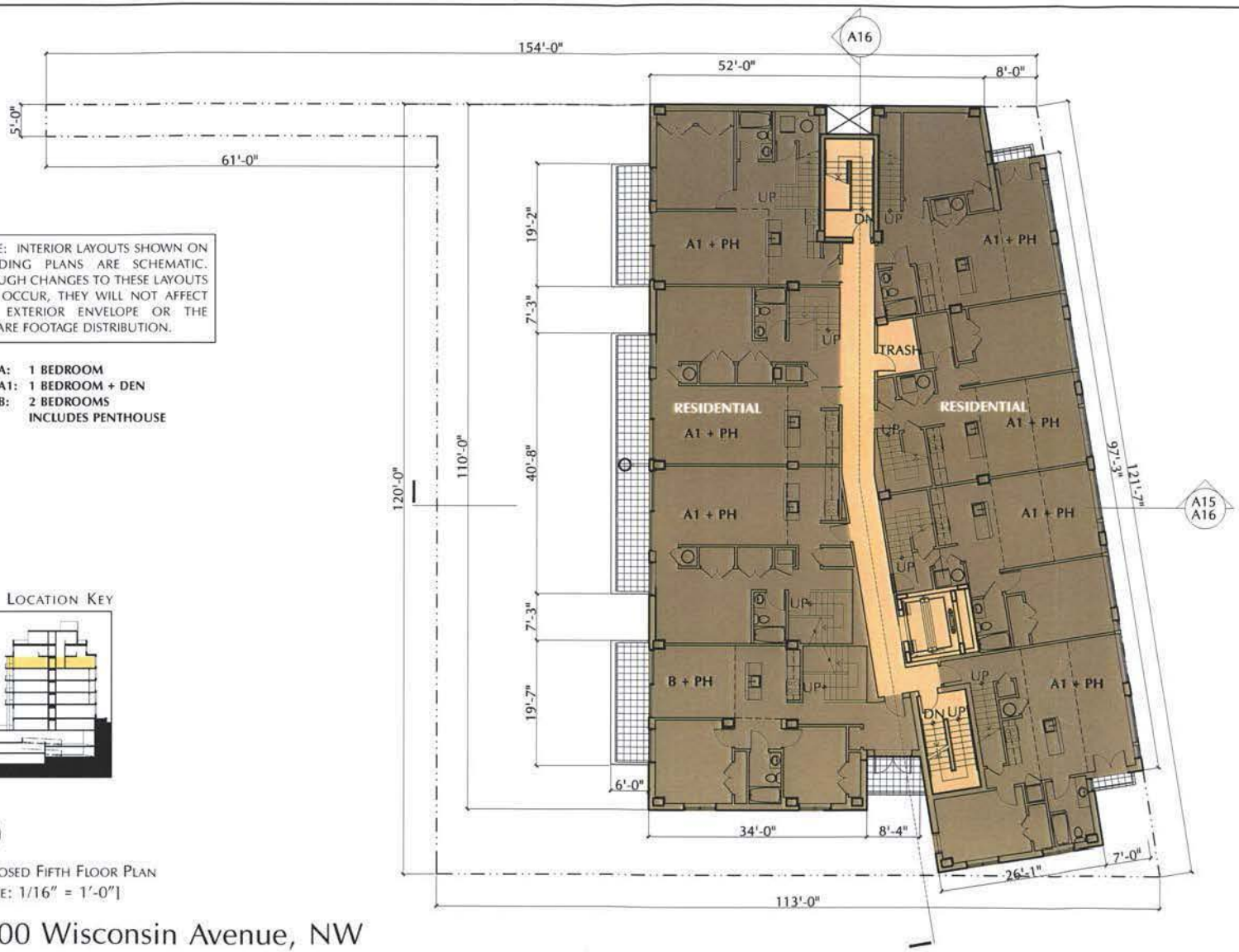
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UNIT A: 1 BEDROOM
UNIT A1: 1 BEDROOM + DEN
UNIT B: 2 BEDROOMS
+ PH: INCLUDES PENTHOUSE

PLAN LOCATION KEY

PROPOSED FIFTH FLOOR PLAN
[SCALE: 1/16" = 1'-0"]

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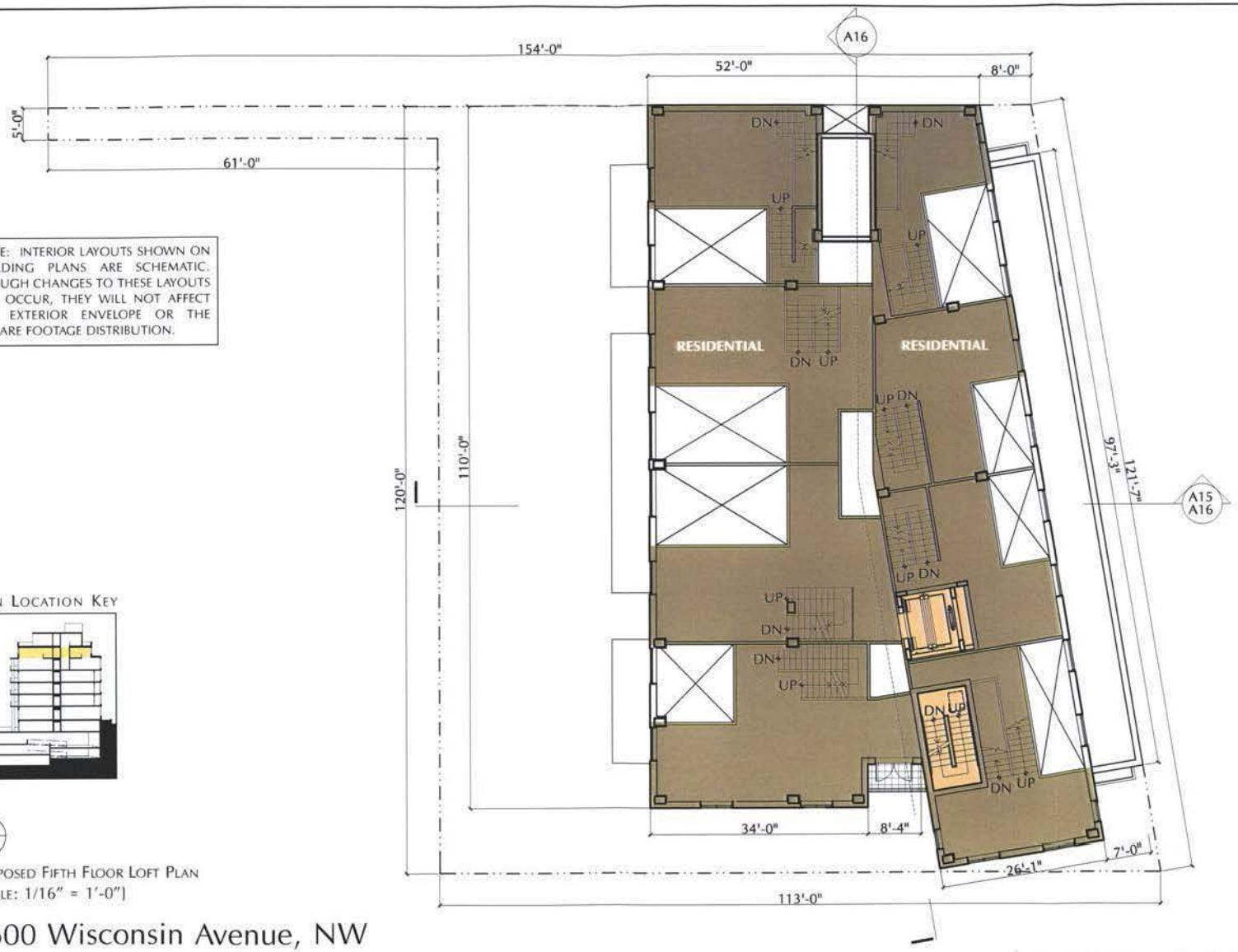
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PLAN LOCATION KEY

PROPOSED FIFTH FLOOR LOFT PLAN
[SCALE: 1/16" = 1'-0"]

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PLAN LOCATION KEY

PROPOSED PENTHOUSE PLAN
[SCALE: 1/16" = 1'-0"]

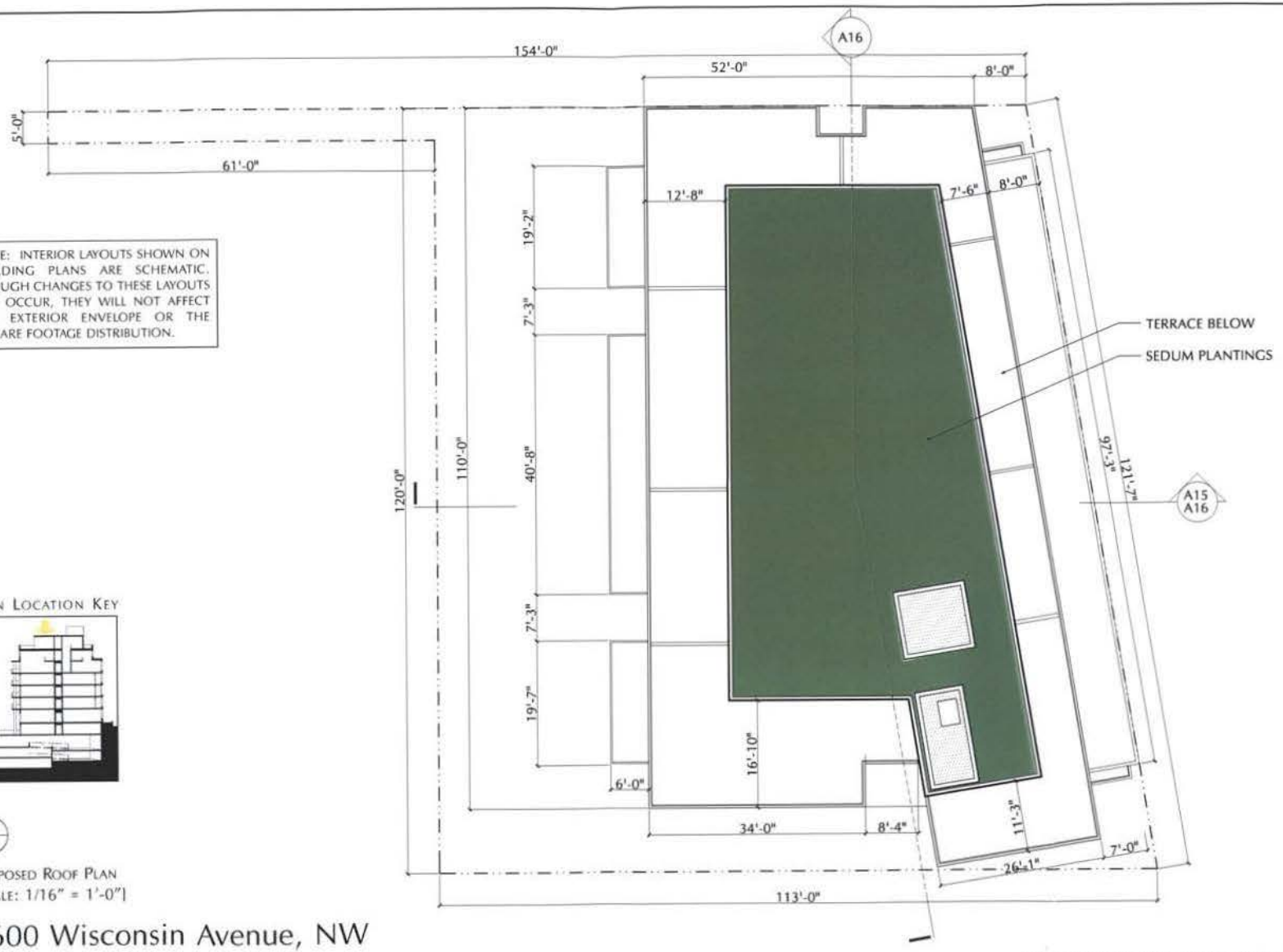
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PLAN LOCATION KEY

PROPOSED ROOF PLAN
[SCALE: 1/16" = 1'-0"]

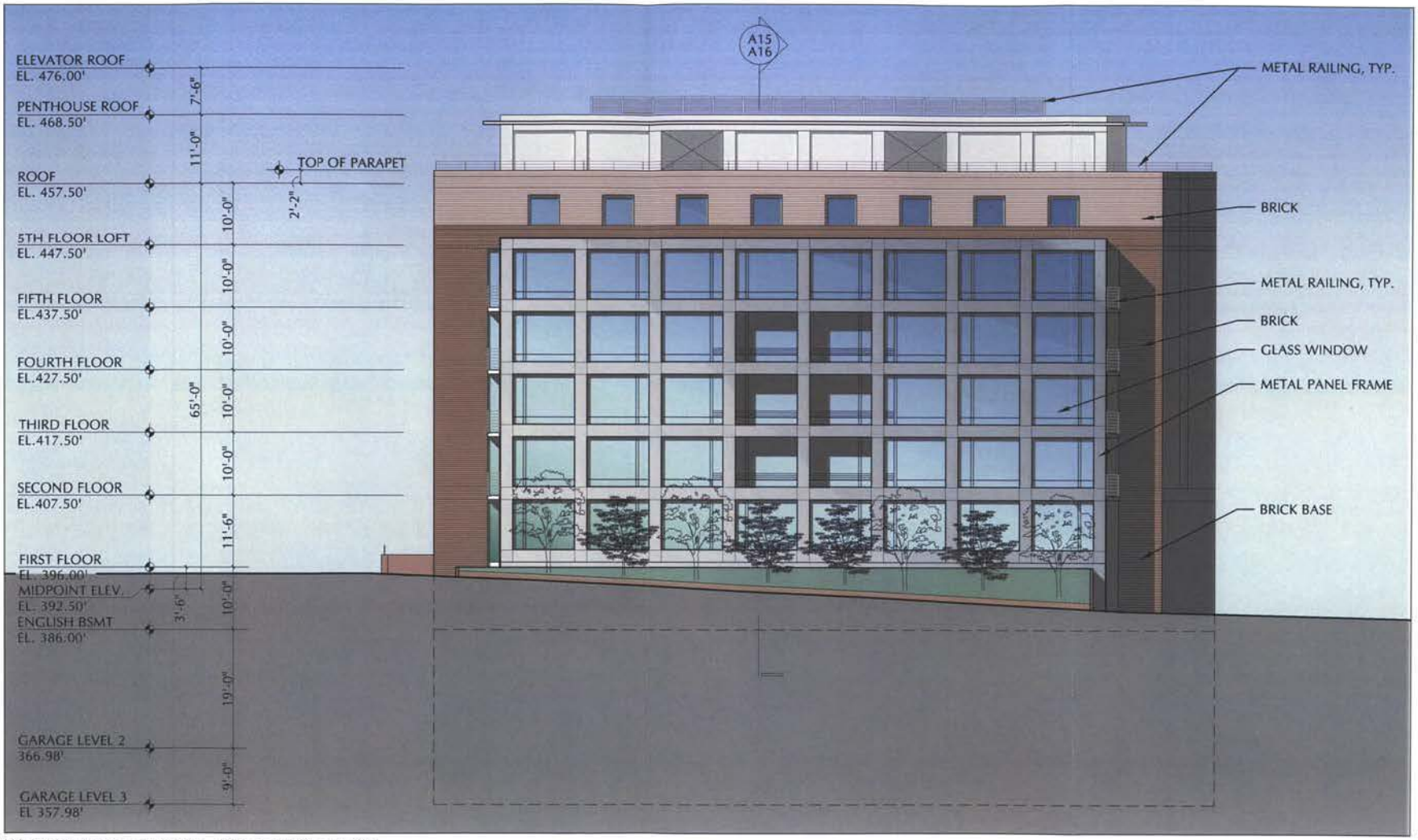
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WISCONSIN AVENUE ELEVATION [SCALE: 1/16" = 1'-0"]

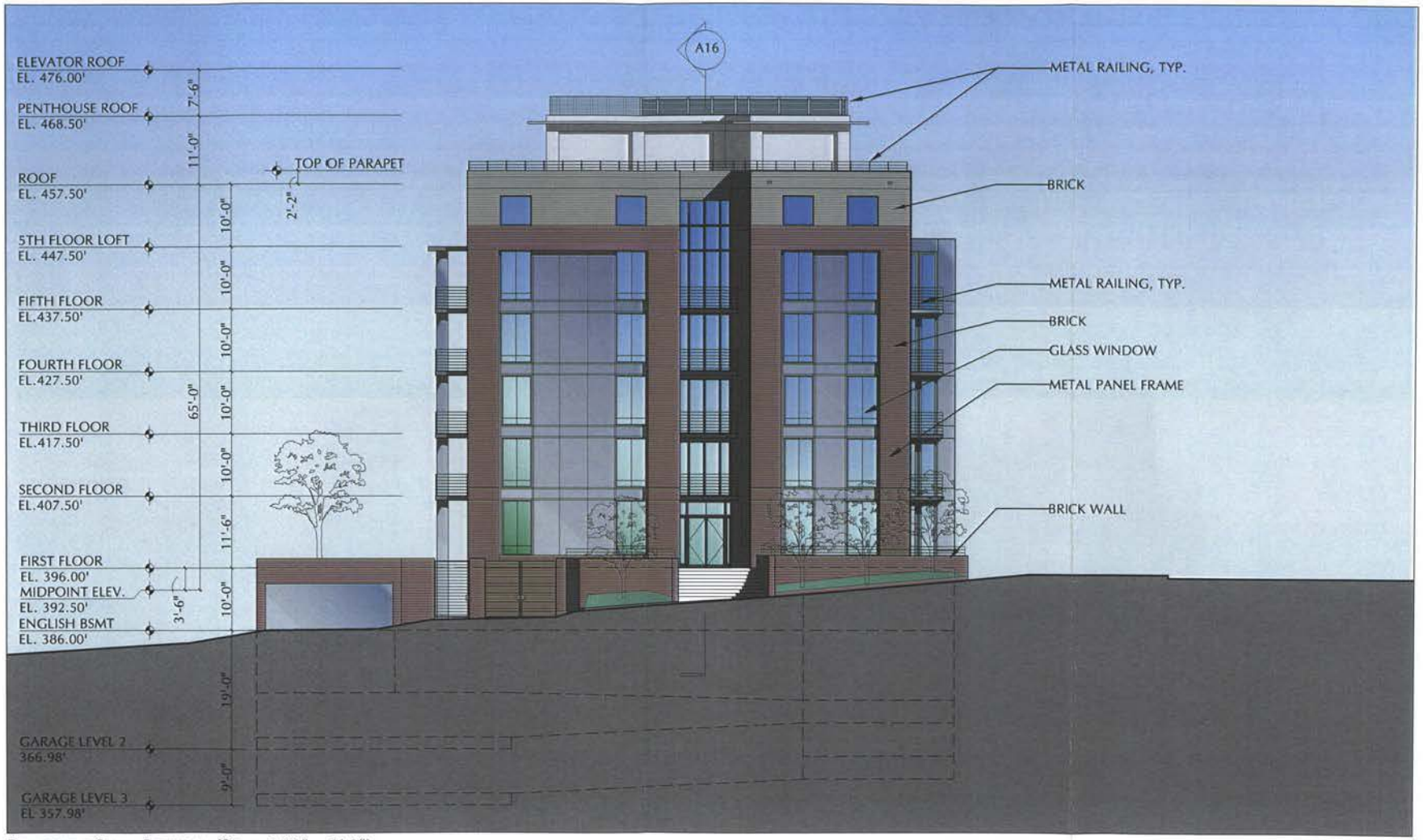
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4600 BRANDYWINE ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS | A11

ZONING COMMISSION CASE NO. 03-27 **AUGUST 3, 2004**



BRANDYWINE STREET ELEVATION [SCALE: 1/16" = 1'-0"]

4600 Wisconsin Avenue, NW

WASHINGTON, DC

4600 BRANDYWINE ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS | A12

ZONING COMMISSION CASE NO. 03-27 **AUGUST 3, 2004**



WEST ELEVATION [SCALE: 1/16" = 1'-0"]

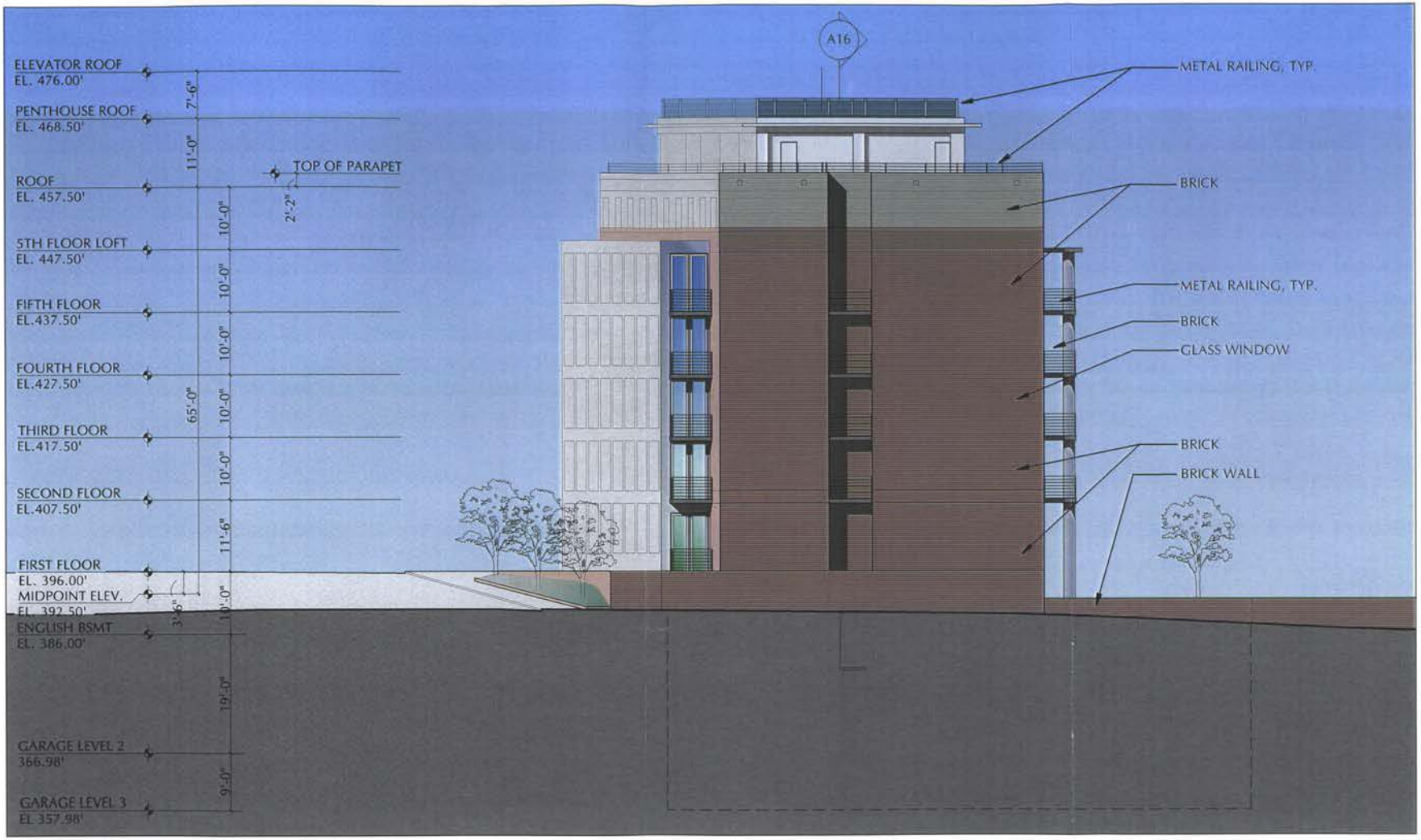
4600 Wisconsin Avenue, NW

WASHINGTON, DC

4600 BRANDYWINE ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS | A13

ZONING COMMISSION CASE NO. 03-27 **AUGUST 3, 2004**



NORTH ELEVATION [SCALE: 1/16" = 1'-0"]

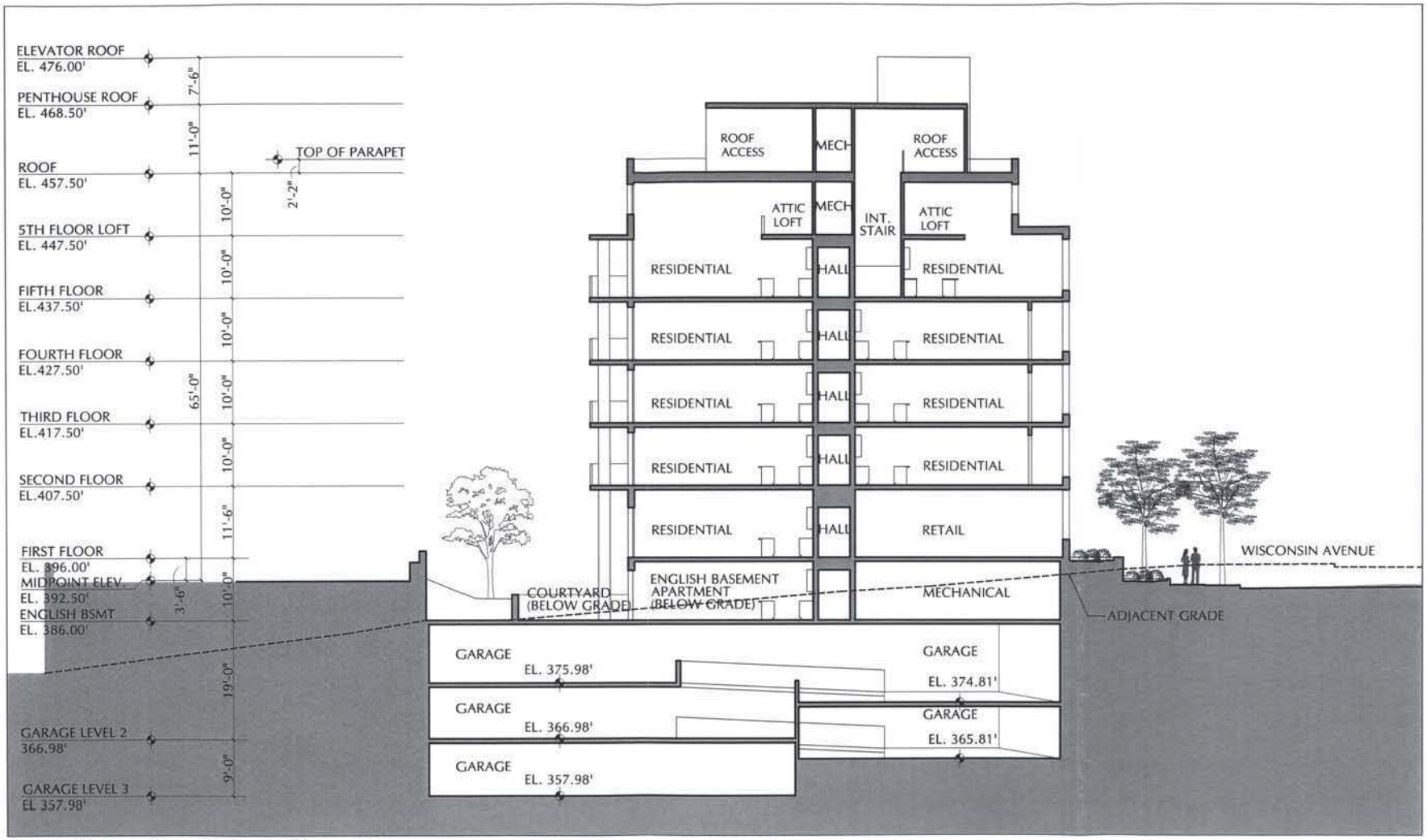
4600 Wisconsin Avenue, NW

WASHINGTON, DC

4600 BRANDYWINE ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS | A14

ZONING COMMISSION CASE NO. 03-27 **AUGUST 3, 2004**



PROPOSED SECTION [SCALE: 1/16" = 1'-0"]

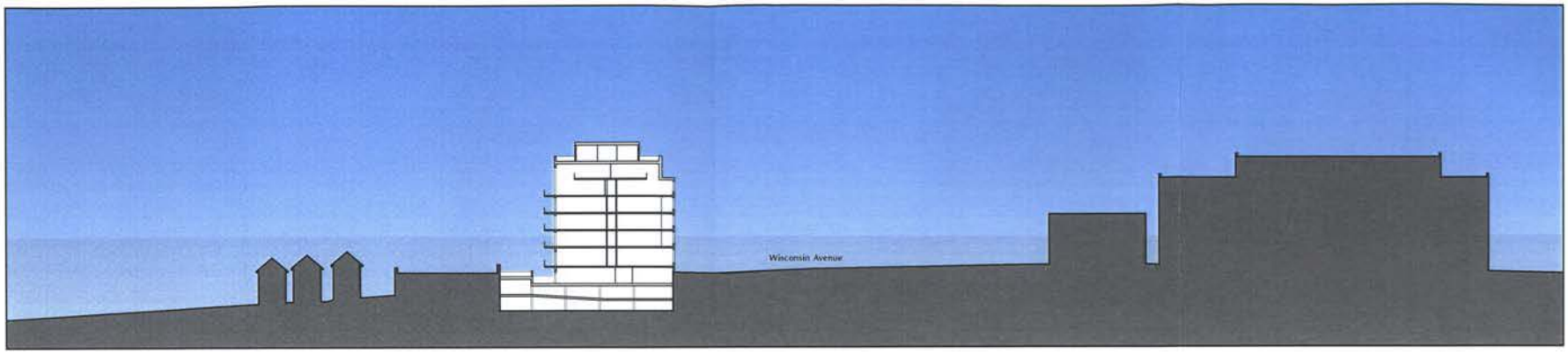
4600 Wisconsin Avenue, NW

WASHINGTON, DC

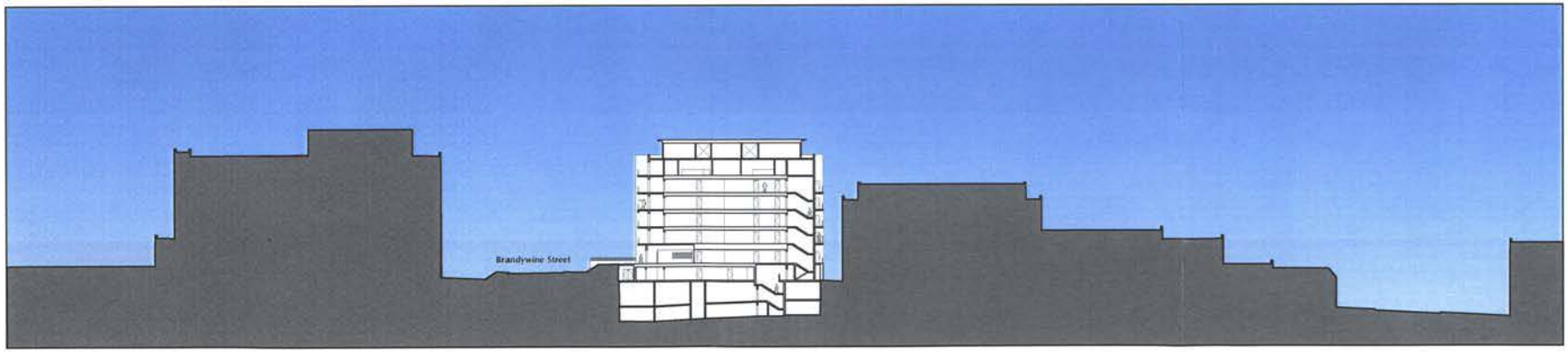
4600 BRANDYWINE ASSOCIATES, LLC

CUNNINGHAM + QUILL ARCHITECTS | A15

ZONING COMMISSION CASE NO. 03-27 **AUGUST 3, 2004**



TRANSVERSE SITE SECTION



LONGITUDINAL SITE SECTION

SITE SECTIONS [SCALE: 1/64" = 1'-0"]

4600 Wisconsin Avenue, NW

WASHINGTON, DC

4600 BRANDYWINE ASSOCIATES, LLC

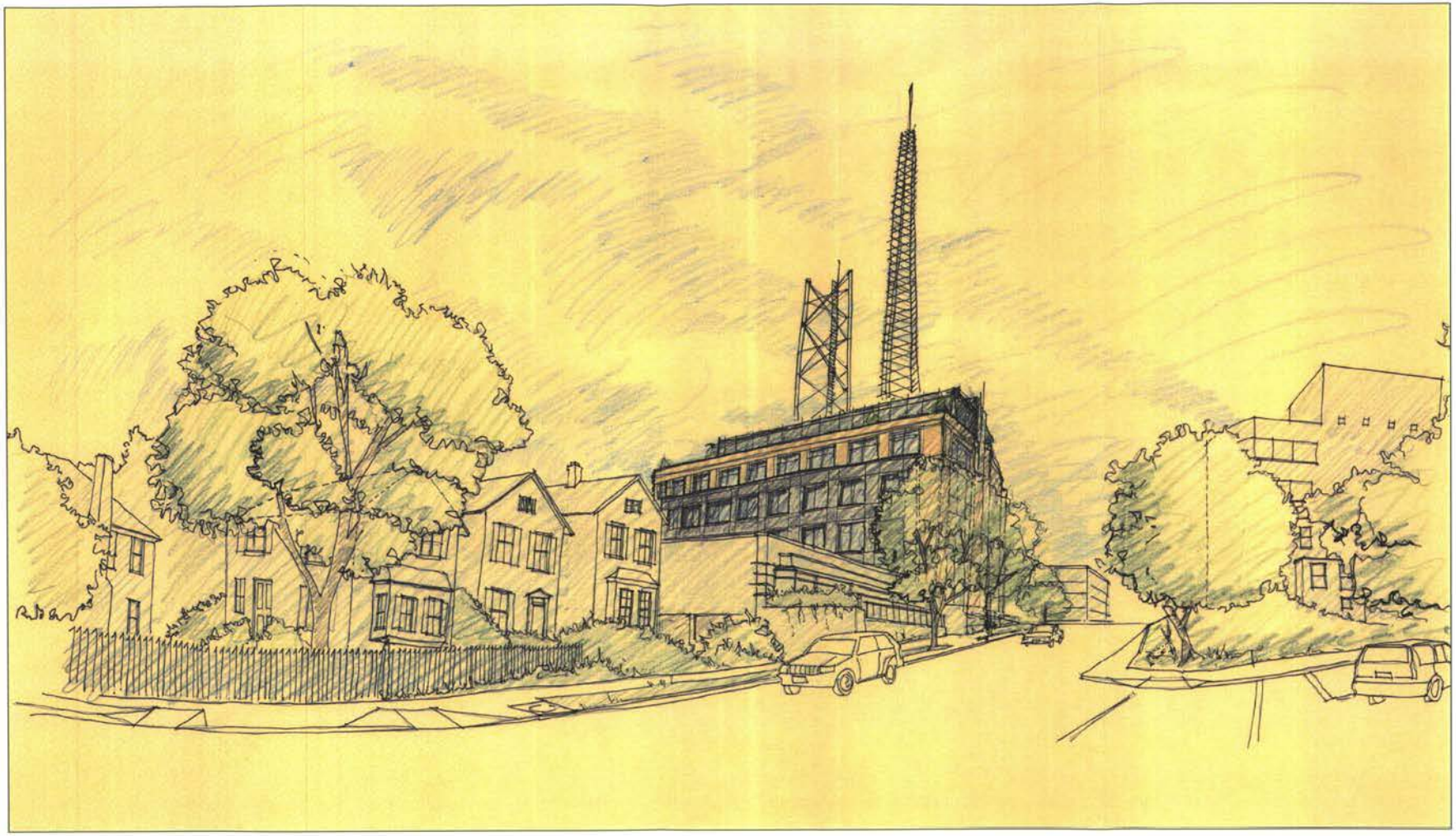


ARTIST'S RENDERING

4600 Wisconsin Avenue, NW

WASHINGTON, DC

4600 BRANDYWINE ASSOCIATES, LLC

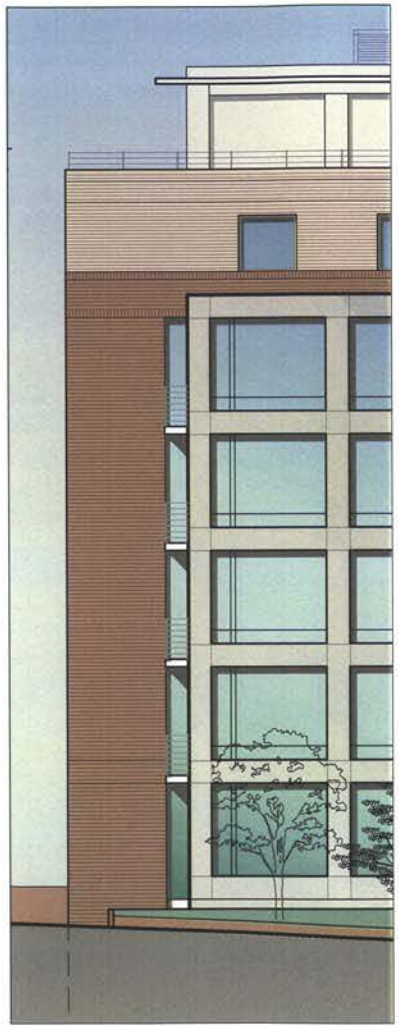


PROPOSED PERSPECTIVE FROM RIVER ROAD

4600 Wisconsin Avenue, NW

WASHINGTON, DC

4600 BRANDYWINE ASSOCIATES, LLC



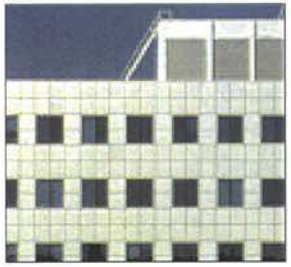
DETAIL EAST ELEVATION



PAINTED METAL CORNICE / SUN SHADE
AT PENTHOUSE



METAL PANEL AND INSULATED GLASS WALL



METAL PANEL AND INSULATED GLASS WALL



METAL PANEL AND INSULATED GLASS WALL
WITH CORNICE / SUNSHADE AT PENTHOUSE



EXTENSIVE GREEN ROOF



BRICK MASONRY
PRECAST CONCRETE TRIM
ALUM AND INSUL GLASS WINDOWS



BRICK MASONRY - LIGHT BUFF
ACCENT COLOR AND
SECONDARY FIELD COLOR AT TOP



BRICK MASONRY - RED
MAIN FIELD COLOR



BRICK MASONRY - EBONY
ACCENT AT BASE



DETAIL SOUTH ELEVATION

MATERIAL PALETTE

4600 Wisconsin Avenue, NW

WASHINGTON, DC

4600 BRANDYWINE ASSOCIATES, LLC