

PRE-HEARING SUBMISSION

SQUARE 1736 + 1732 | LOT 0045 + 0049 • WASHINGTON, D.C.

06.16.2017

PRE-HEARING SUBMISSION DRAWING LIST

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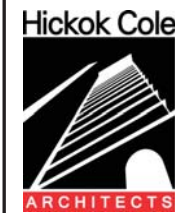
ZONING DATA

SQUARE 1732, LOTS 0045, 0049



4620 WISCONSIN AVENUE NW

Square 1732
Washington DC 20016



ZONING

DCMR 11
ZONING REGULATION OF 2016

LOT INFORMATION
CURRENT ZONE: MU-4(C-2-A)
PROPOSED ZONE: MU-7 (C-3-A)
SQUARE 1732, LOTS 0045, 0049

AREA AND DIMENSION
TOTAL LOT AREA = 23,741 SQFT

REQUESTED AREAS OF RELIEF

REAR YARD:
ADDITION OF NEW EXTERIOR WALL CONSTRUCTED ON EXISTING GARAGE RAMP;
SEE A-21 FOR DIAGRAMS.

PENTHOUSE UNIFORMITY:
ELEVATOR OVERRUN VIOLATES HEIGHT UNIFORMITY REQUIREMENT; SEE A-23 FOR DIAGRAMS.

LOT OCCUPANCY:
LEVEL 01: CONTAINING BOTH RETAIL AND RESIDENTIAL USES OCCUPIES THE LOT AT 89.9% COVERAGE.
SEE A-22 FOR DIAGRAMS.

LOT OCCUPANCY

DCMR 11: SUBTITLE G, SECTION 404.1

TOTAL LOT AREA: 23,741 SQFT
GFA @ GROUND LEVEL: 21,365 SQFT

ALLOWED RETAIL OCCUPANCY: 100%
PROPOSED OCCUPANCY @ GROUND LEVEL: 89.9%

ALLOWED RESIDENTIAL OCCUPANCY: 80%
PROPOSED OCCUPANCY @ GROUND LEVEL: 89.9%

PROPOSED RESIDENTIAL OCCUPANCY @ 2ND FLOOR: 66%

PROPOSED RESIDENTIAL OCCUPANCY @ 5TH FLOOR: 62%

PROPOSED RESIDENTIAL OCCUPANCY @ 8TH FLOOR: 57%

GROSS FLOOR AREA (G.F.A.)

| LEVEL | GROSS FLOOR AREA* |
|-------------|-------------------|
| LEVEL 00-P1 | 10,869 SF |
| LEVEL 01 | 21,278 SF** |
| LEVEL 02 | 15,635 SF |
| LEVEL 03 | 15,455 SF |
| LEVEL 04 | 15,455 SF |
| LEVEL 05 | 14,775 SF |
| LEVEL 06 | 14,775 SF |
| LEVEL 07 | 14,085 SF |
| LEVEL 08 | 13,615 SF |
| TOTAL | 135,942 SF |

* GFA COUNTED TOWARDS FAR

**TOTAL RETAIL SF: 10,984 SF

FLOOR AREA RATIO (F.A.R.)

DCMR 11: SUBTITLE G, SECTION 402.1
SUBTITLE X, SECTION 303.3 & 303.4

ALLOWED:

| | |
|-----------------------|------|
| RESIDENTIAL ALLOWED: | 4.0 |
| WITH IZ BONUS (20%) | 4.8 |
| WITH PUD BONUS (20%) | 5.76 |
| RETAIL ALLOWED: | 2.5 |
| WITH PUD BONUS (34%) | 3.35 |
| TOTAL MAX FAR ALLOWED | 5.76 |

PROPOSED:
RETAIL F.A.R.: 0.46
RESIDENTIAL F.A.R.: 5.26
TOTAL BUILDING F.A.R.: 5.73

PRE-HEARING SUBMISSION

DATE:

06/16/2017

TITLE:

ZONING DATA

NUMBER:

Z-01

MAXIMUM BUILDING HEIGHT

DCMR 11: SUBTITLE G, SECTION 403.1
SUBTITLE X, SECTION 303.7

ALLOWED: 90'-0" (PUD)
PROPOSED: 88'-4"

MEASURING POINT: 384'-0"
BUILDING HEIGHT: 472'-4"

MAXIMUM PENTHOUSE HEIGHT

DCMR 11: SUBTITLE G, SECTION 403.2
SUBTITLE X, SECTION 303.18

ALLOWED: 20'-0"
PROPOSED: 10'-0" AT STAIR A ROOF ACCESS
15'-1 1/2" AT ELEVATOR & ENCLOSED VESTIBULE
5'-2" AT ELEVATOR OVERRUN

ROOF LEVEL: 472'-4"

MAINTAIN 1:1 SETBACK AT BUILDING FACE.
SEE A-23 FOR PENTHOUSE SETBACK DIAGRAMS

| | PH HEIGHT | DISTANCE FROM BUILDING FACE | COMPLIANT: |
|----------------------|------------|-----------------------------|------------|
| STAIR A ROOF ACCESS | 10'-0" | 11'-2" | Y |
| ELEVATOR & VESTIBULE | 15'-1 1/2" | 26'-1" | Y |
| ELEVATOR OVERRUN | 5'-2" | 39'-7 1/2" | N |

REAR YARD

DCMR 11: SUBTITLE G, SECTION 405.3
SEE A-21 FOR REAR YARD DIAGRAMS

| | REQUIRED REAR YARD (BUILDING HEIGHT: 103'-8" 2.5'1/2" VRT RISE): | PROPOSED REAR YARD: | COMPLIANT: |
|------------|--|---------------------|------------|
| REAR - 1' | 21'-7" | 10'-0" | Y |
| REAR - 2' | | 21'-11" | Y |
| REAR - 3** | | 11'-11" | N |
| REAR - 4** | | 21'-10" | Y |
| REAR - 5** | | 24'-10" | Y |
| REAR - 6** | | 24'-10 1/2" | Y |

*MEASURED FROM CENTERLINE OF ALLEY; BUILDING MEASURED UNDER 25' HORIZONTAL PLANE.

** MEASURED FROM PROPERTY LINE

***MEASURING POINT OF ALLEY: 370'-10 1/2"

SIDE YARD

DCMR 11: SUBTITLE G, SECTION 406
SEE A-20 FOR SIDEYARD DIAGRAMS

| | REQUIRED SIDEYARD (BUILDING HEIGHT 88'-4" VRT RISE): | PROPOSED SIDE YARD | COMPLIANT |
|----------|--|--------------------|-----------|
| SIDE - 1 | 14'-10" | 16'-8" | Y |
| SIDE - 2 | | 21'-8" | Y |

VEHICLE PARKING

DCMR 11: SUBTITLE C, SECTION 701.5
SUBTITLE C, SECTION 702.1(a)

RESIDENTIAL UNITS
146 TOTAL UNITS

RETAIL SQFT (INCLUDING CELLAR SPACES)
10,984 SF

| | REQUIRED | PROPOSED |
|---------|----------|----------|
| PROJECT | 58 | 58 |

COMPACT SPACES

DCMR 11: SUBTITLE C, 712.3
50% MAX. COMPACT SPACE
ALLOWED: 50%
PROVIDED: 31% (18 COMP / 58 TOTAL)

ACCESSIBLE PARKING SPACES

IBC 2012, TABLE 1106.1:
REQUIRED: 3 ACCESSIBLE SPACES
PROVIDED: 3 ACCESSIBLE SPACES

VAN SPACE

IBC 2012, 1106.5: "FOR EVERY 6 OR FRACTION OF 6 ACCESSIBLE SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE."

REQUIRED: 1 VAN SPACE
PROVIDED: 1 VAN SPACES

BICYCLE PARKING

DCMR 11: SUBTITLE C, SECTION 802.1

| | REQUIRED | PROPOSED |
|------------------------|---|----------|
| RESIDENTIAL- LONG TERM | 49 (1 PER 3 RES UNITS) | 60 |
| SHORT TERM | 7 (IN PUBLIC SPACE) (1 PER 20 RES UNITS) | 7 |
| RETAIL- LONG TERM | 1 (1 PER 10,000 SQFT) | 1* |
| SHORT TERM | 3 (IN PUBLIC SPACE) (1 PER 3,500 SQFT) | 3 |

*LONG TERM PARKING LOCATED IN A BIKE ROOM ON ALLEY LEVEL P1

LOADING

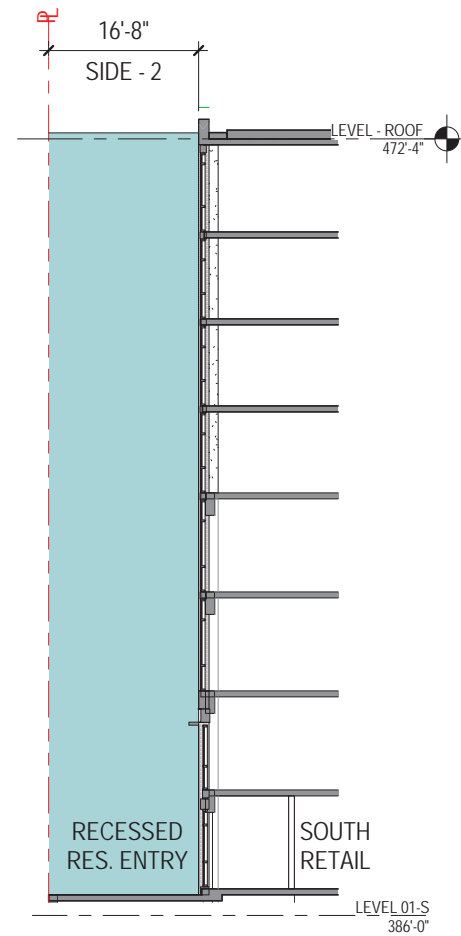
DCMR 11: SUBTITLE C, SECTION 901.1

RESIDENTIAL:
REQUIRED: 1 LOADING BERTH
1 LOADING PLATFORM (100 SQFT)
1 SERVICE SPACE

RETAIL:
REQUIRED: 1 LOADING BERTH (20,000 SQFT > X)
1 LOADING PLATFORM (100 SQFT)

PROVIDED: PROJECT WILL ADOPT MORE STRINGENT RESIDENTIAL LOADING REQUIREMENTS:

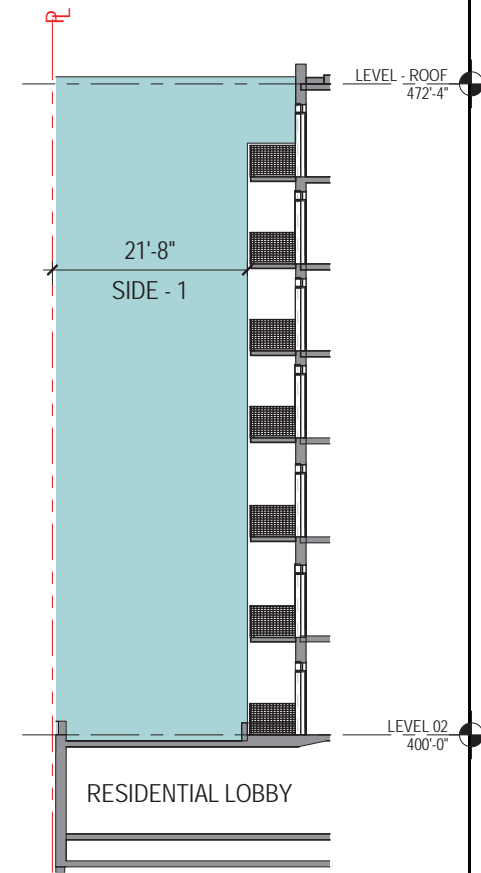
1 LOADING BERTHS 12' X 30'
1 LOADING PLATFORM (100 SQFT)
1 SERVICE SPACE 10' X 20'



SECTION B-B

SIDEYARD
 WIDTH REQUIRED: 88'-4" X 2" = 14'-9"
 WIDTH PROVIDED: 16'-8"

COMPLIANT
14'-9"



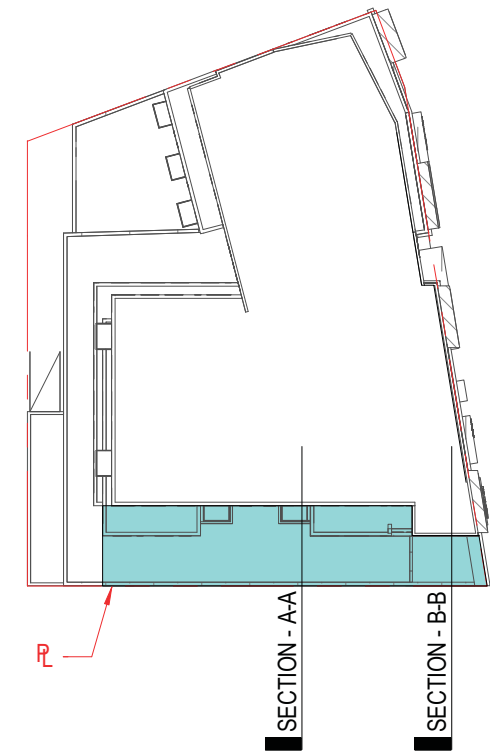
SECTION A-A

SIDE YARD
 WIDTH REQUIRED: 88'-4" X 2" = 14'-9"
 WIDTH PROVIDED: 21'-8"

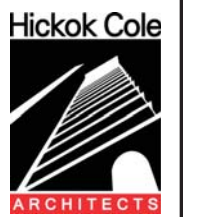
COMPLIANT
14'-9"

SIDE YARD

- 406.1 NO SIDE YARD IS REQUIRED FOR A BUILDING OR STRUCTURE OTHER THAN A DETACHED SINGLE DWELLING UNIT OR SEMI-DETACHED SINGLE DWELLING UNIT; HOWEVER, IF A SIDE YARD IS PROVIDED IT SHALL BE AT LEAST TWO INCHES (2 IN.) WIDE FOR EACH ONE FOOT (1 FT.) OF HEIGHT OF BUILDING BUT NO LESS THAN FIVE FEET (5 FT.).
- 406.3 ANY PORTION OF A BUILDING SETBACK FROM THE SIDE LOT LINE SHALL BE CONSIDERED A SIDE YARD AND NOT A COURT.



KEY PLAN - SIDE YARDS



PRE-HEARING SUBMISSION

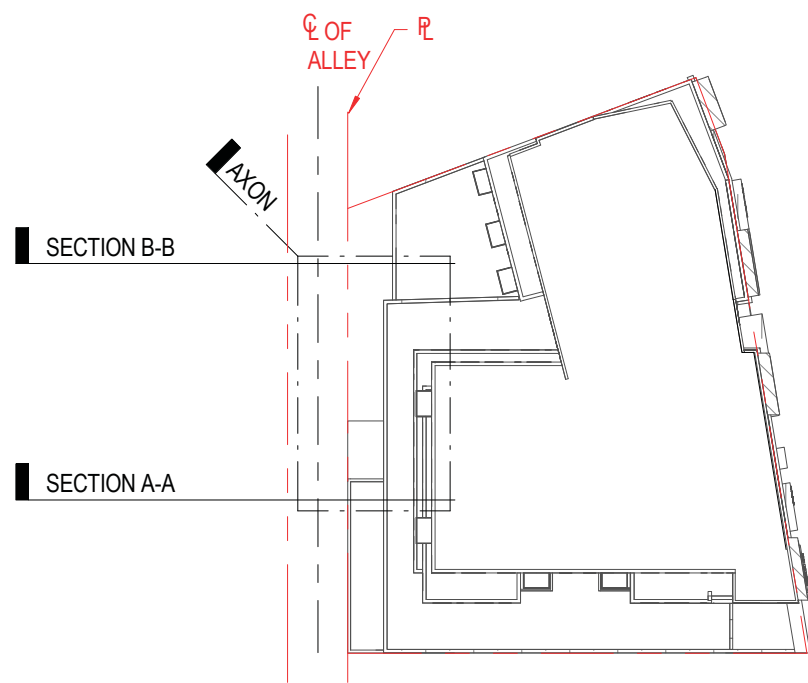
DATE: 06/16/2017

TITLE: SIDE YARD DIAGRAMS

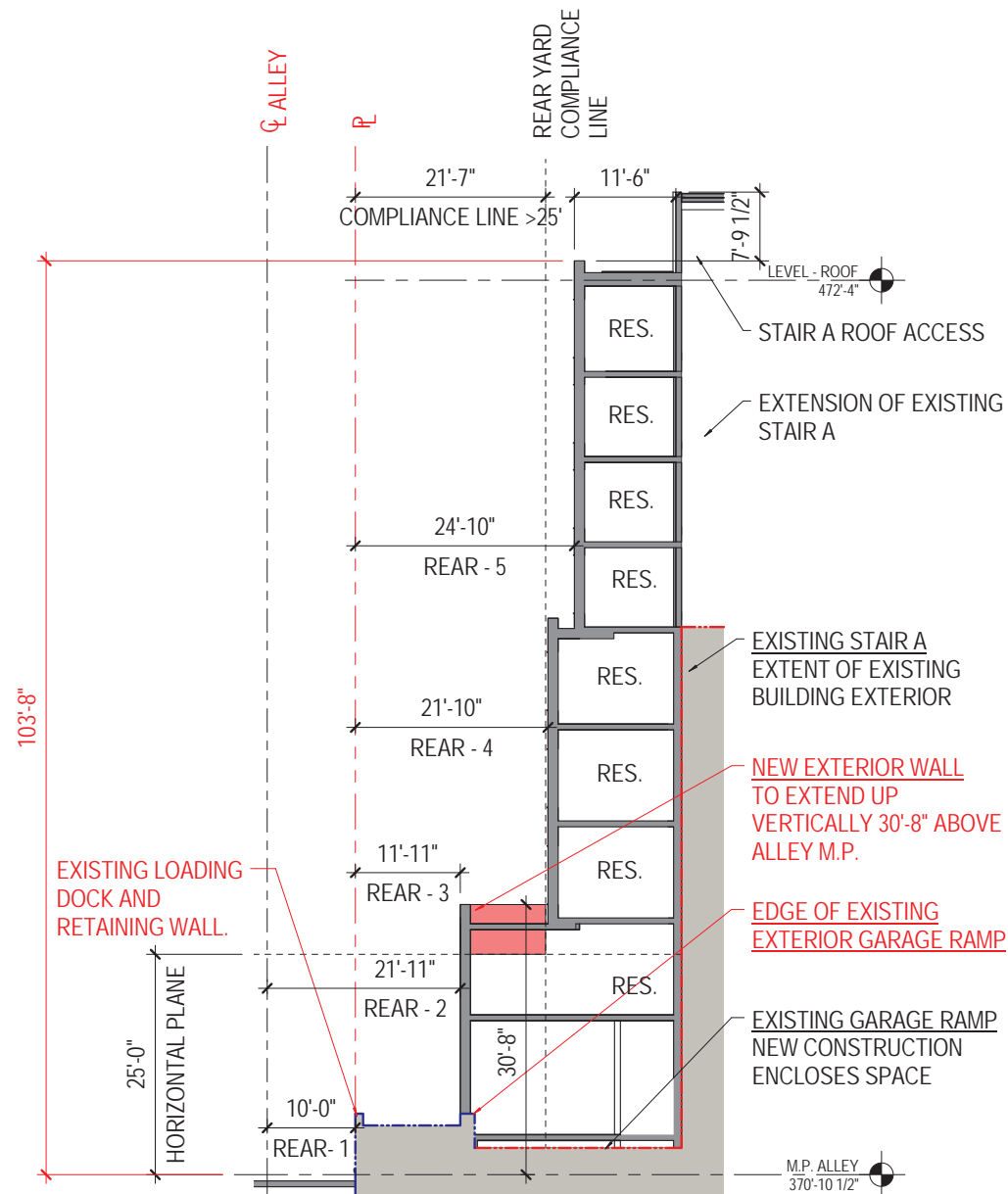
NUMBER: Z-02



AXON



KEY PLAN - REAR YARD LOCATION



SECTION A-A

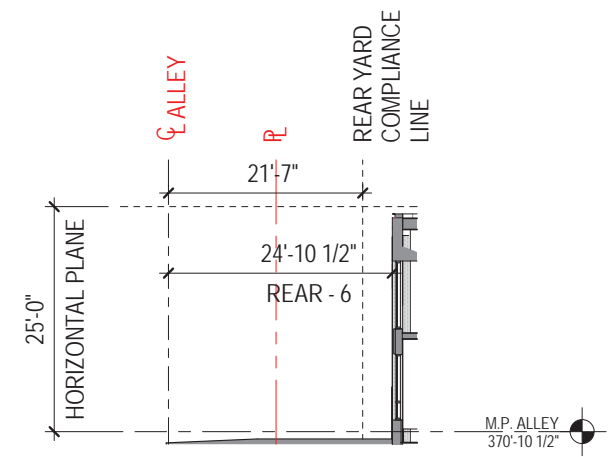
REAR YARD - SETBACKS 2-3
WIDTH REQUIRED $103'-8" \times 2.5" = 21'-7"$

| | | |
|-----------------|---------|-----------------------------------|
| WIDTH PROVIDED: | | |
| REAR - 1* | 10'-0" | EXISTING RETAINING WALL TO REMAIN |
| REAR - 2* | 21'-11" | COMPLIANT |
| REAR - 3* | 11'-11" | NON-COMPLIANT |
| REAR - 4 | 21'-10" | COMPLIANT |
| REAR - 5 | 24'-10" | COMPLIANT |

*EXISTING RETAINING WALL ON PL; MEASURED FROM CL OF ALLEY

REAR YARDS

- 405.3 A MINIMUM REAR YARD OF TWO AND ONE-HALF INCHES (2.5 IN.) PER ONE FOOT (1 FT.) OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN TWELVE FEET (12 FT.) SHALL BE PROVIDED IN THE MU-7, MU-8, MU-9, AND MU-10 ZONES.
- 405.4 IN THE MU-3 THROUGH MU-9 ZONES, A HORIZONTAL PLANE MAY BE ESTABLISHED AT TWENTY-FIVE FEET (25 FT.) ABOVE THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE FOR THE PURPOSE OF MEASURING REAR YARDS.
- 405.5 IN THE MU-3 THROUGH MU-7 ZONES, REAR YARDS SHALL BE MEASURED AS FOLLOWS:
 - (A) WHERE A LOT ABUTS AN ALLEY:
 - (1) FOR THAT PORTION OF THE STRUCTURE BELOW A HORIZONTAL PLANE DESCRIBED IN SUBTITLE G § 405.4 FROM THE CENTER LINE OF THE ALLEY TO THE REAR WALL OF THE PORTION; AND
 - (2) FOR THAT PORTION OF THE STRUCTURE ABOVE THE HORIZONTAL PLANE DESCRIBED IN SUBTITLE G § 405.4, FROM THE REAR LOT LINE TO THE REAR WALL OF THAT PORTION IMMEDIATELY ABOVE THE PLANE.



SECTION B-B

REAR YARD - SET BACK 6
WIDTH REQUIRED $103'-8" \times 2.5" = 21'-7"$

| | |
|-----------------|--------------|
| WIDTH PROVIDED: | |
| REAR-6* | *24'-10 1/2" |

LOT OCCUPANCY

TOTAL LOT AREA (AREA SHOWN WITHIN PROPERTY LINE) 23,741 SQFT

TOTAL BUILDING AREA @ GROUND LEVEL (AREA SHOWN IN BOTH PURPLE AND RED): 21,365 SQFT

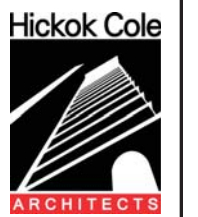
PROPOSED OCCUPANCY 89.9%

AREA REDUCTION REQUIRED TO MEET 80% LOT OCCUPANCY (AREA SHOWN IN RED): 2,373 SQFT



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Square 1732
Washington DC 20016



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DATE: 06/16/2017

TITLE: LOT OCCUPANCY DIAGRAM

NUMBER: Z-04



4620 WISCONSIN AVENUE NW

Square 1732 Washington DC 20016

Hickok Cole

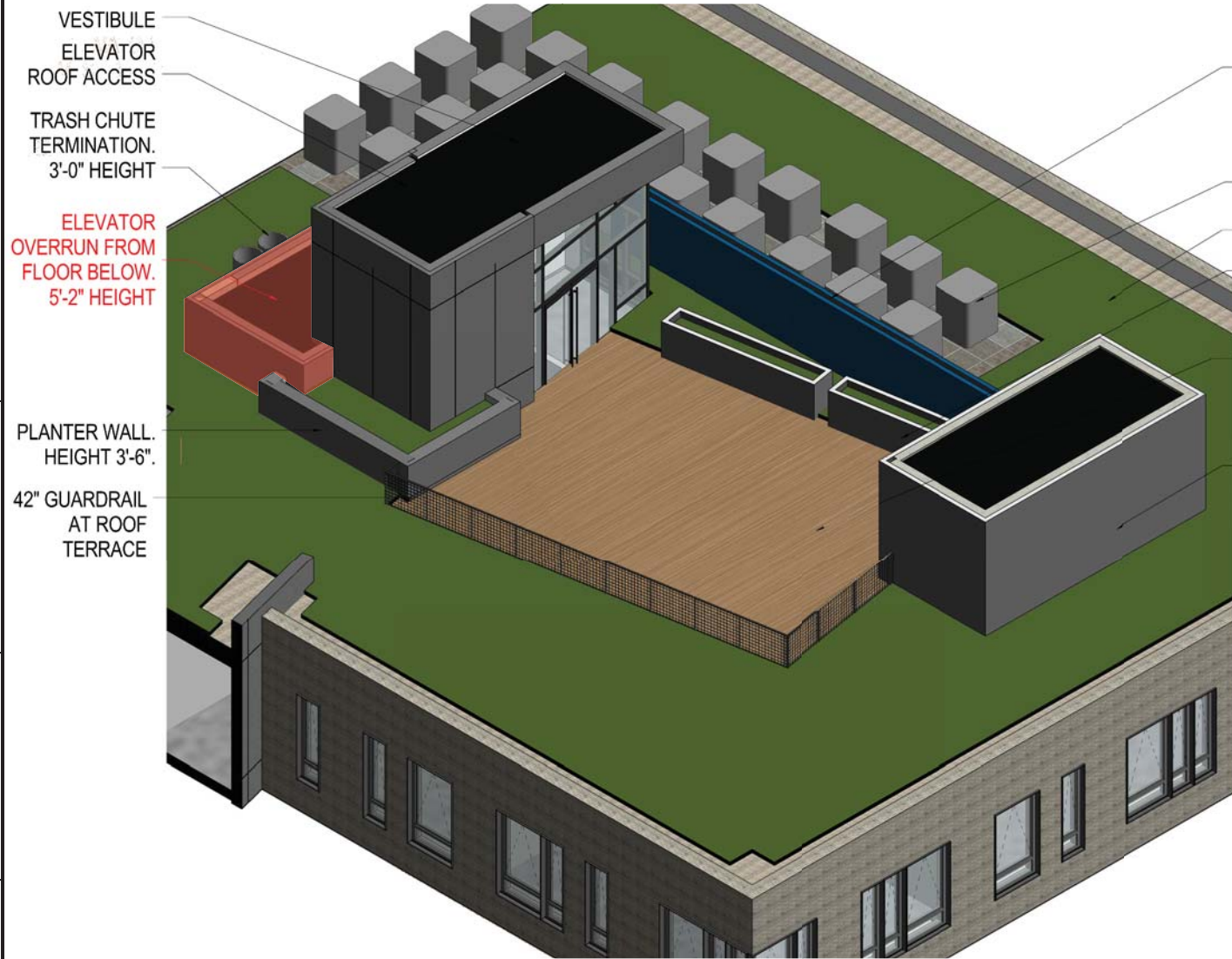


PRE-HEARING SUBMISSION

DATE: 06/16/2017

TITLE: PENTHOUSE SETBACK DIAGRAMS

NUMBER: Z-05



VESTIBULE
ELEVATOR
ROOF ACCESS
TRASH CHUTE
TERMINATION.
3'-0" HEIGHT
ELEVATOR
OVERRUN FROM
FLOOR BELOW.
5'-2" HEIGHT

PLANTER WALL.
HEIGHT 3'-6".
42" GUARDRAIL
AT ROOF
TERRACE

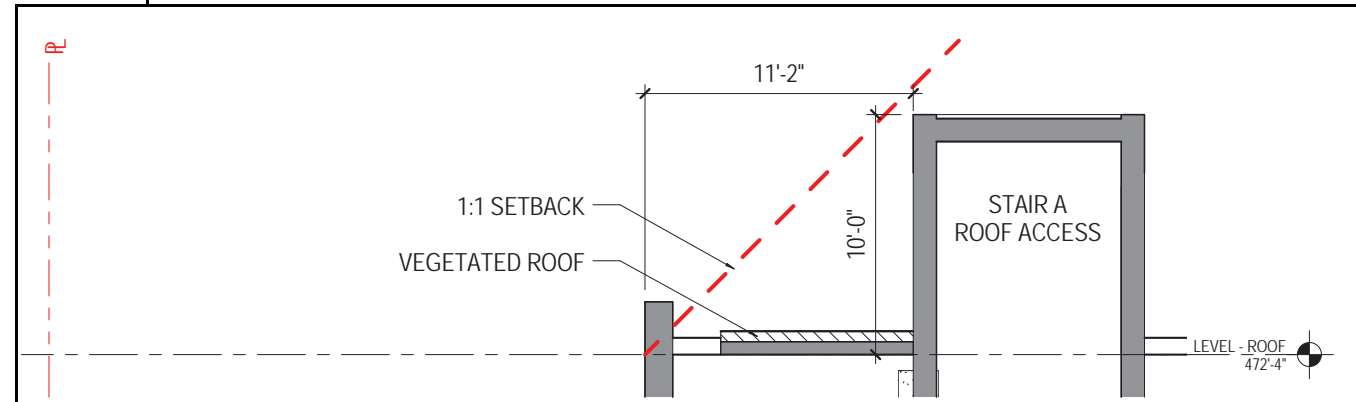
GREENSCREEN TO
BLOCK VIEW OF
CONDENSER. 6'-0"
HEIGHT.
CONDENSING UNIT
VEGETATED ROOF
PLANTER WALL.
3'-6" HEIGHT.
ROOF TERRACE
STAIR A ROOF
ACCESS

UNIFORM HEIGHT
1500.9 ENCLOSING WALLS OF
THE PENTHOUSE SHALL BE OF
EQUAL, UNIFORM HEIGHT AS
MEASURED FROM ROOF LEVEL.
ELEVATOR OVERRUN HEIGHT:
5'-2" ABOVE ROOF SLAB
ELEVATOR ROOF ACCESS AND
VESTIBULE HEIGHT:
15'-1 1/2" ABOVE ROOF SLAB

PENTHOUSE SETBACKS
1502.1 PENTHOUSES, SCREENING AROUND UNENCLOSED
MECHANICAL EQUIPMENT, ROOFTOP PLATFORMS
FOR SWIMMING POOLS, ROOF DECKS, TRELLISES,
AND ANY GUARD RAIL ON A ROOF SHALL BE
SETBACK FROM THE EDGE OF THE ROOF UPON
WHICH IT IS LOCATED AS FOLLOWS:

(A) A DISTANCE EQUAL TO ITS HEIGHT FROM THE
FRONT BUILDING WALL OF THE ROOF UPON WHICH
IT IS LOCATED;

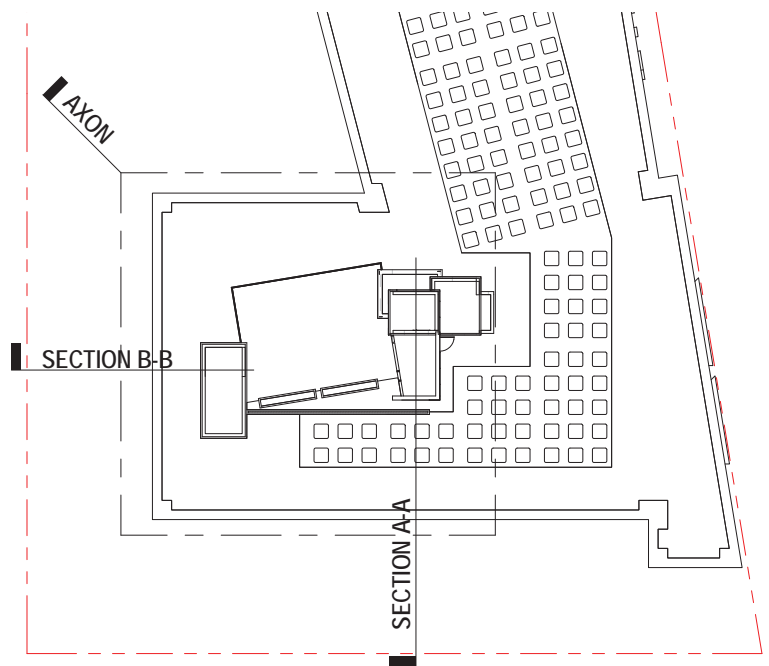
(B) A DISTANCE EQUAL TO ITS HEIGHT FROM THE
REAR BUILDING WALL OF THE ROOF UPON WHICH IT
IS LOCATED;



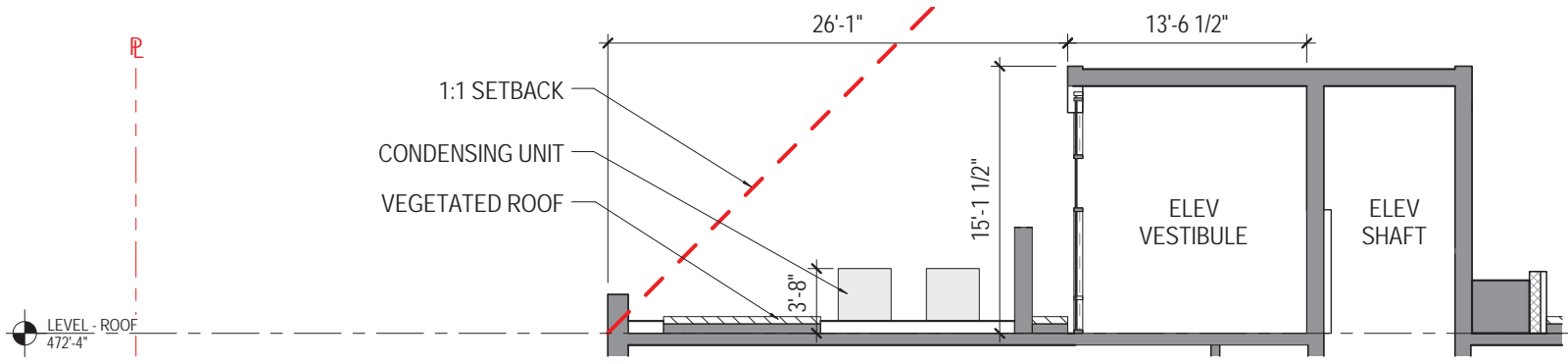
SECTION B-B

STAIR A ROOF ACCESS:
MAXIMUM HEIGHT ALLOWED: 20'-0"
PROPOSED HEIGHT FROM ROOF LEVEL : 10'-0"

1:1 SETBACK REQUIRED: 10'-0"
PROPOSED SETBACK: 11'-2"



KEY PLAN - ROOF ACCESS



SECTION A-A

ELEVATOR AND VESTIBULE ROOF ACCESS:
MAXIMUM HEIGHT ALLOWED: 20'-0"
PROPOSED HEIGHT FROM ROOF LEVEL : 15'-1 1/2"

1:1 SETBACK REQUIRED: 10'-0"
PROPOSED SETBACK: 26'-1"



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 SQUARE 1736 + 1732 | LOT 0045 + 0049 • WASHINGTON, D.C.


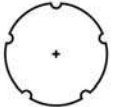


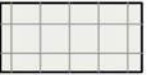
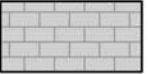
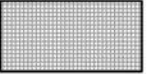

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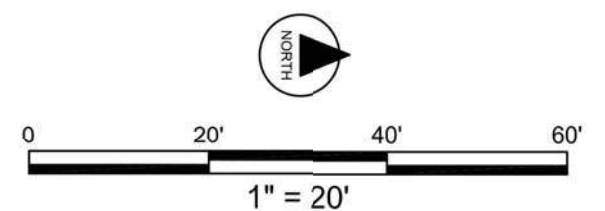




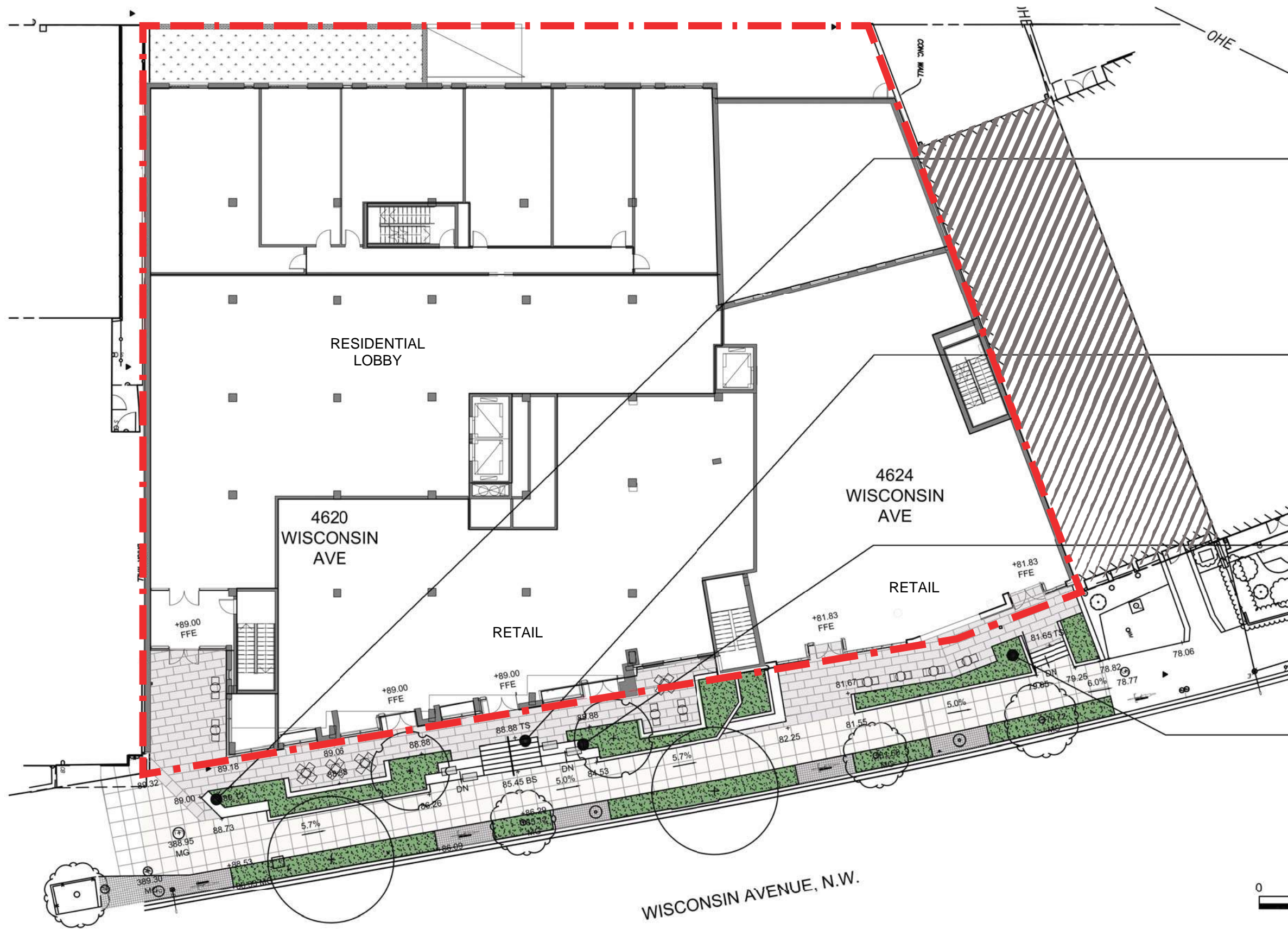
LEGEND:

-  EXISTING TREE
-  PROPOSED SMALL TREE
-  PROPOSED BIKE RACK
-  PROPOSED BENCH
-  CONCRETE PAVING
-  SPECIAL PAVING
-  GRANITE COBBLE PAVERS
-  LANDSCAPED AREA

NOTES:
 1. EXHIBIT IS FOR REFERENCE ONLY.



INITIAL PUD APPLICATION: NOVEMBER 2016



CURRENT DESIGN: JUNE 2017

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SQUARE 1736 + 1732 | LOT 0045 + 0049 • WASHINGTON, D.C.

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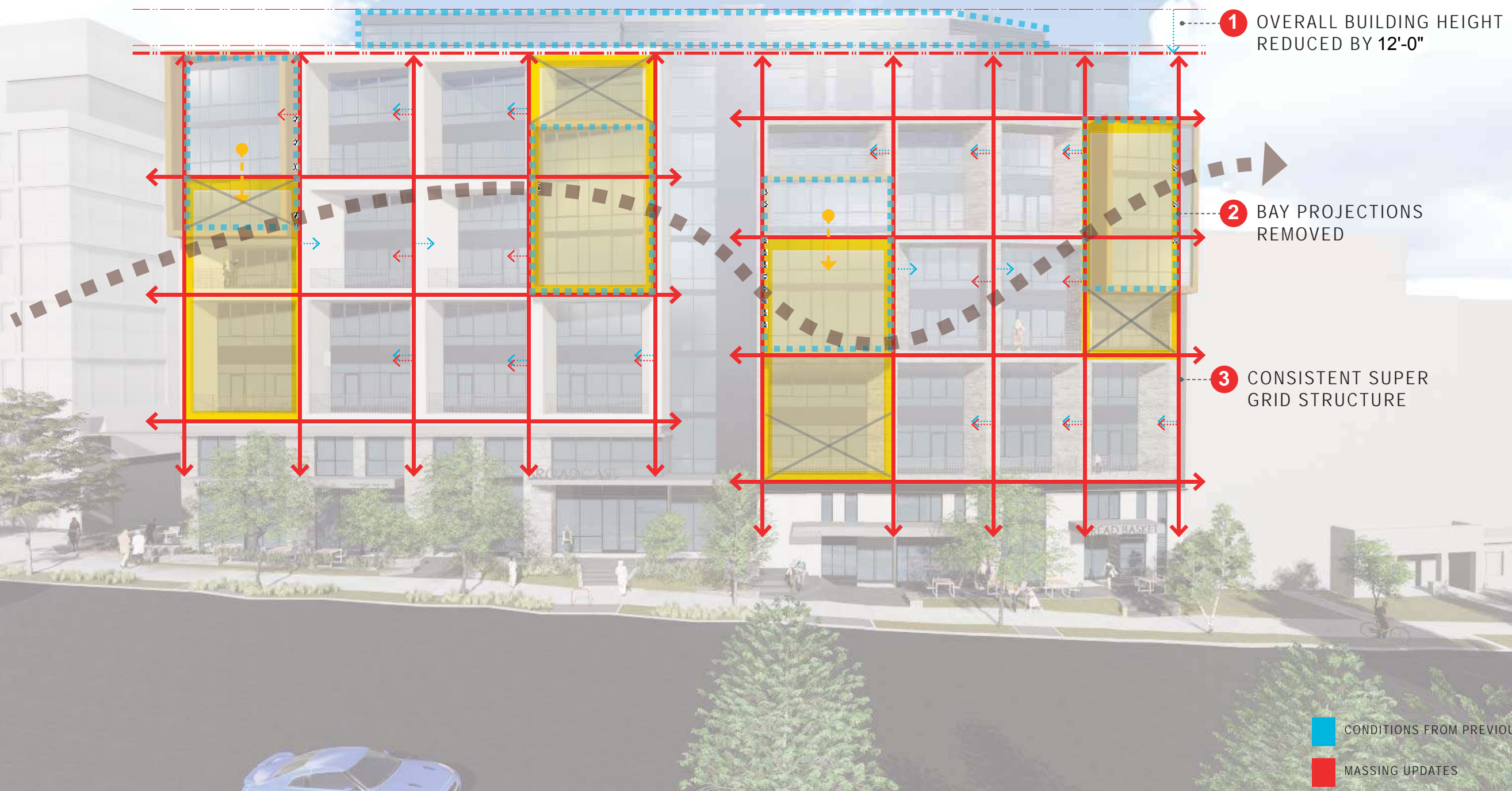
INITIAL PUD APPLICATION: NOVEMBER 2016

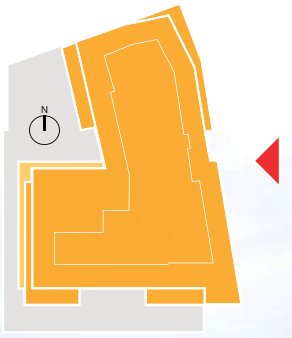
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CURRENT DESIGN: JUNE 2017

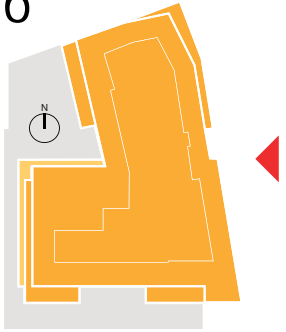
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SQUARE 1736 + 1732 | LOT 0045 + 0049 • WASHINGTON, D.C.

PRE-HEARING SUBMISSION_Z.C. Case No. 16-26

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INITIAL PUD APPLICATION: NOVEMBER 2016



CURRENT DESIGN: JUNE 2017





INITIAL PUD APPLICATION: NOVEMBER 2016

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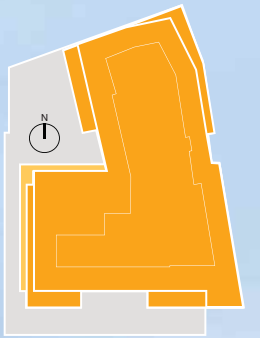
INITIAL PUD APPLICATION: NOVEMBER 2016

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LOOKING WEST ON WISCONSIN AVENUE, NW



LOOKING WEST ON WISCONSIN AVENUE, NW

PREVIOUS SITE ELEVATION DESIGN



LOOKING WEST ON WISCONSIN AVENUE, NW

CURRENT SITE ELEVATION DESIGN



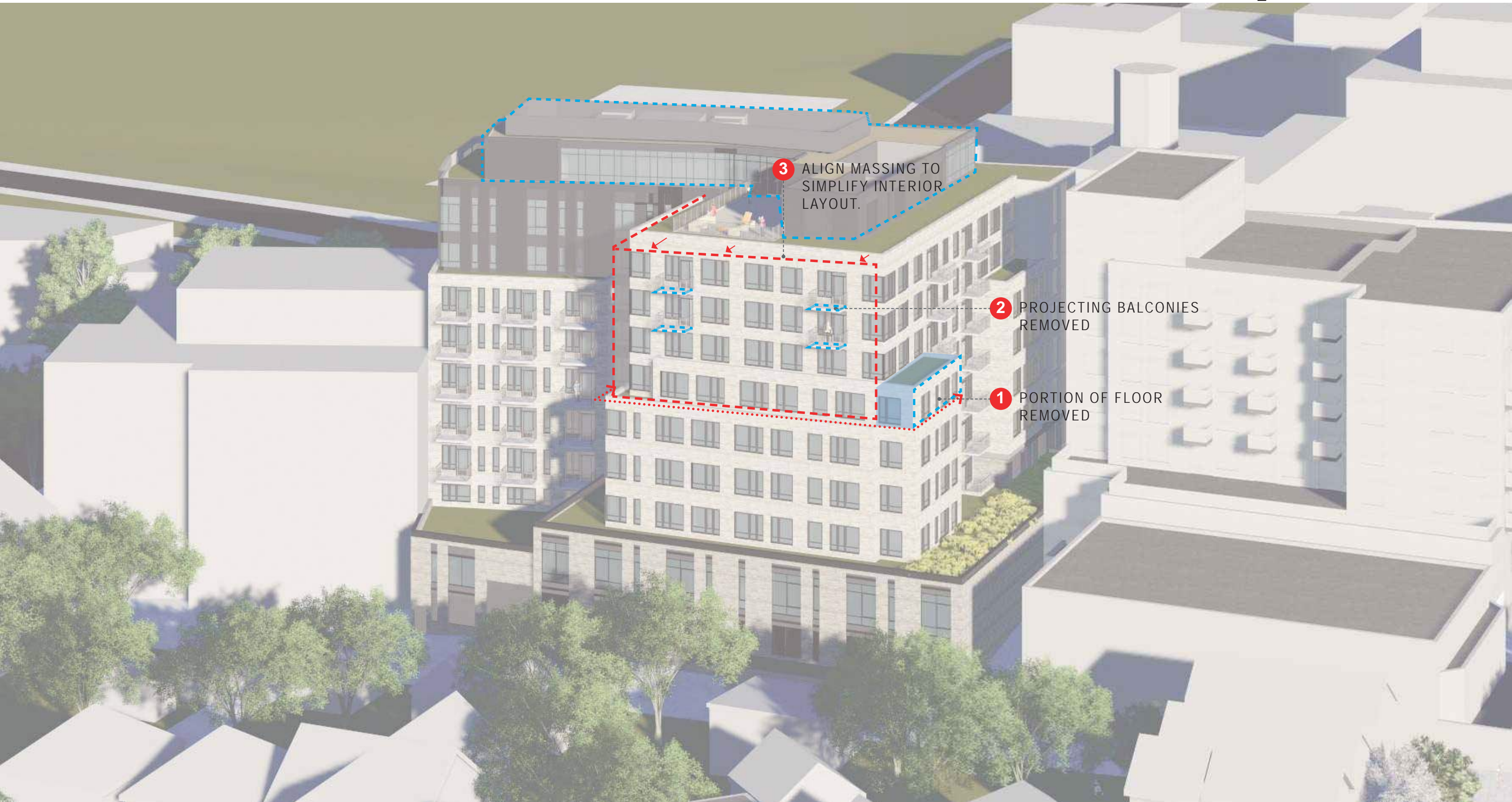
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3 ALIGN MASSING TO SIMPLIFY INTERIOR LAYOUT.

2 PROJECTING BALCONIES REMOVED

1 PORTION OF FLOOR REMOVED



CURRENT DESIGN: JUNE 2017

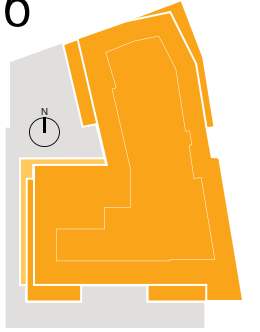
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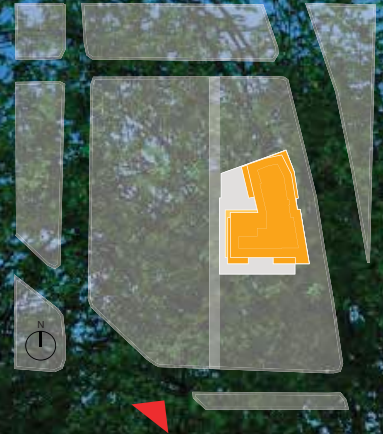
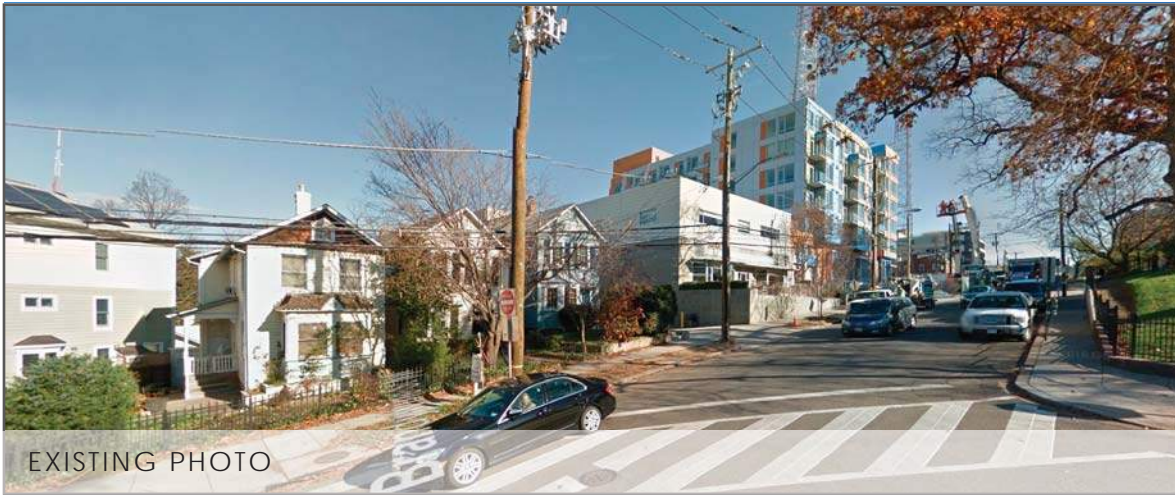


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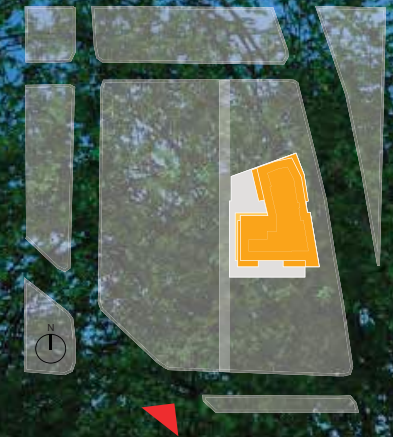
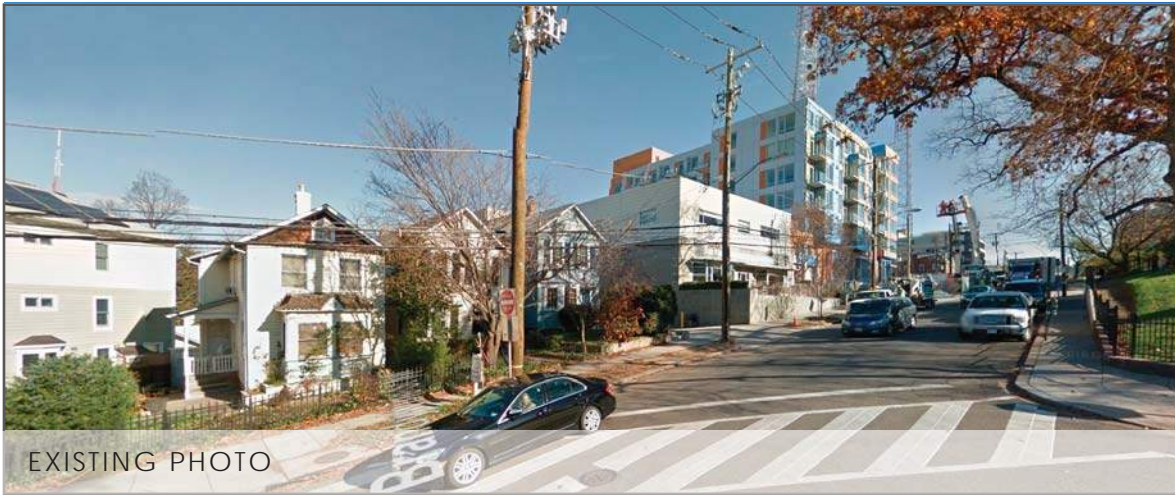
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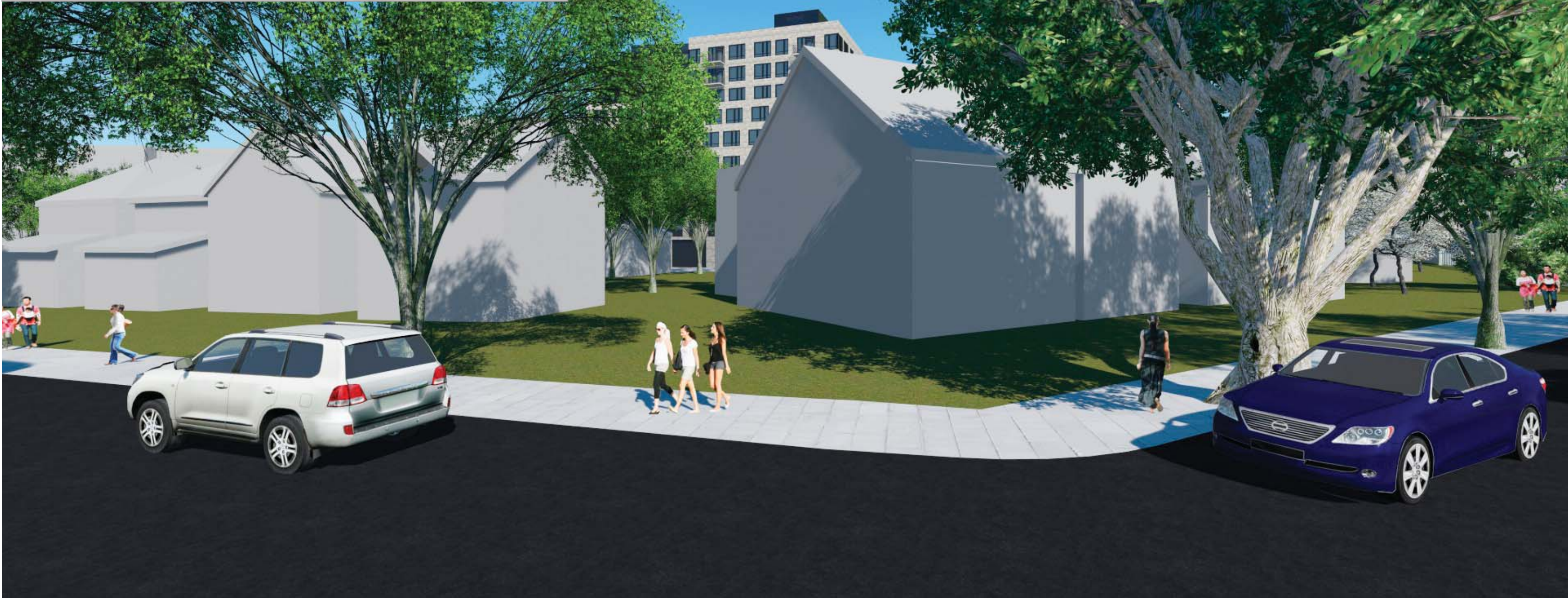
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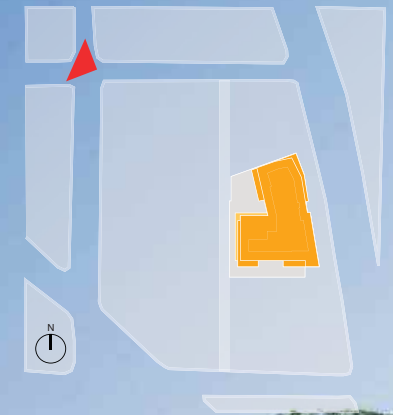
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