



4620 WISCONSIN AVENUE NW

Square 1732 Washington DC 20016



DATE: September 08, 2017

SUPPLEMENTAL PRE-HEARING SUBMISSION

TITLE: INCLUSIONARY ZONING DIAGRAMS

NUMBER: A-25

IZ UNIT REQUIREMENT

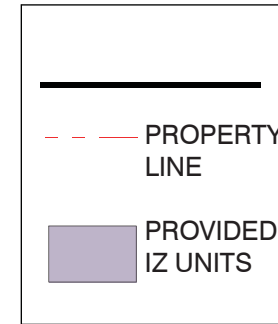
IZ UNIT CALCULATIONS REQUIREMENT:

10% OF RESIDENTIAL GROSS FLOOR AREA (GFA) AT 60% OF THE AREA MEDIAN INCOME (AMI)

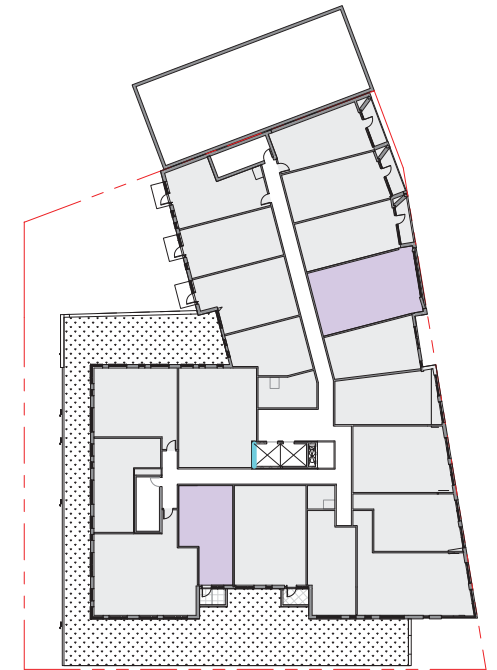
TOTAL GFA: 135,942 SF
RETAIL GFA: 10,984 SF
PARKING/LOADING/SERVICE/CORE: 7,431 SF
RESIDENTIAL GFA: 117,527 SF
IZ PROFFERED: 11,753 SF GFA

UNIT MIX

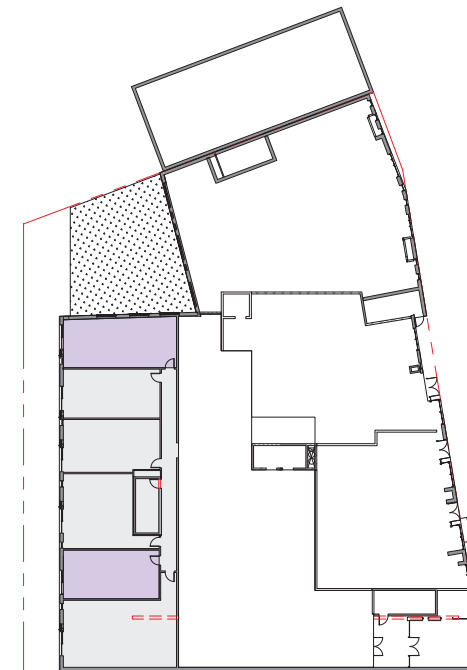
	TOTAL UNITS	IZ UNITS PROVIDED
STUDIO/JR	91	9
1 BD/1 BD + D	52	5
2BD	3	1
	146	15



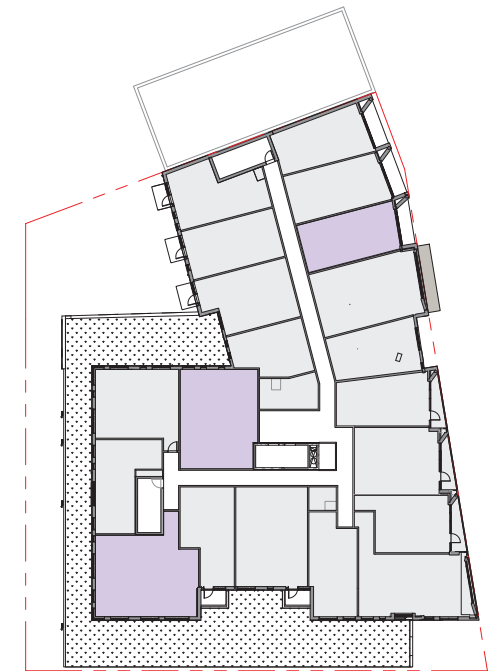
NOTE: APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.



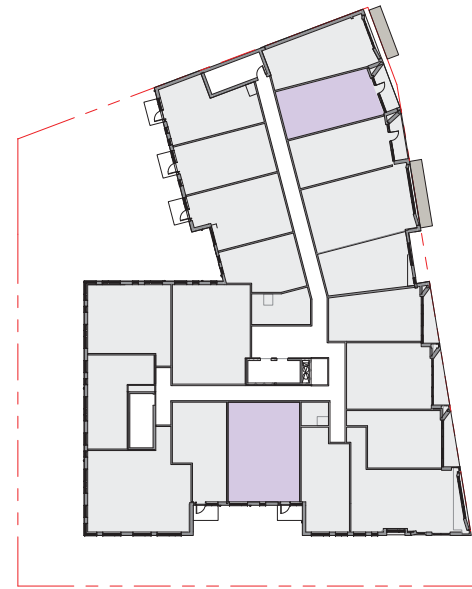
LEVEL 02 - RESIDENTIAL



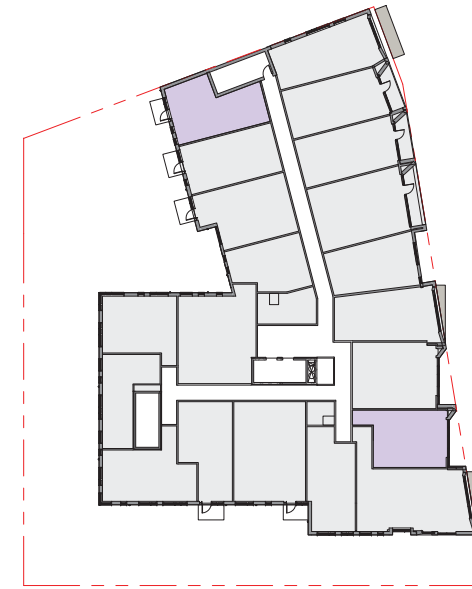
LEVEL 01 - SOUTH RETAIL / RESIDENTIAL



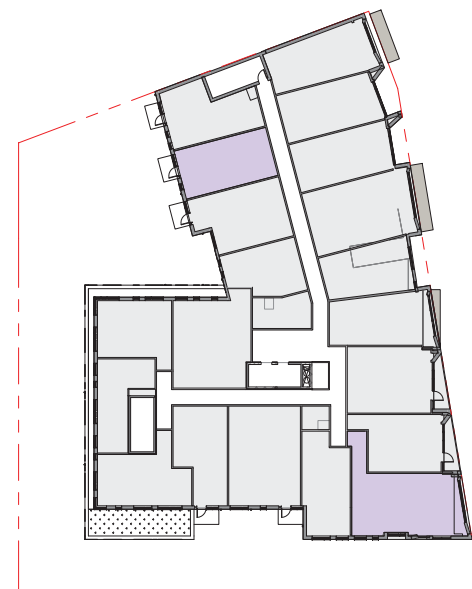
LEVEL 03 - RESIDENTIAL



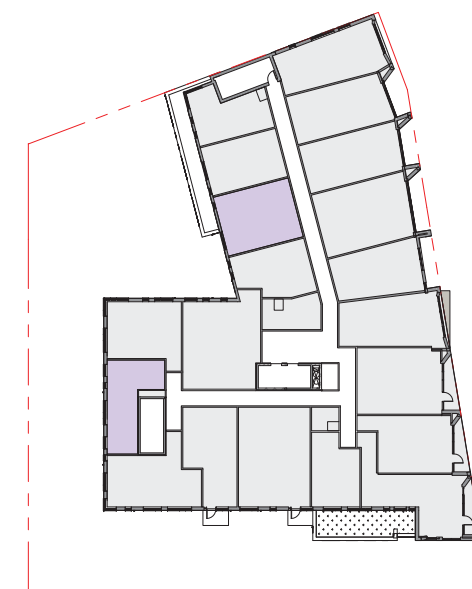
LEVEL 04 - RESIDENTIAL



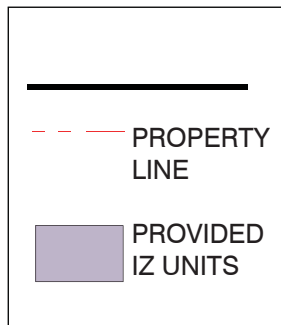
LEVEL 06 - RESIDENTIAL



LEVEL 05 - RESIDENTIAL



LEVEL 07 - RESIDENTIAL



NOTE: APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.



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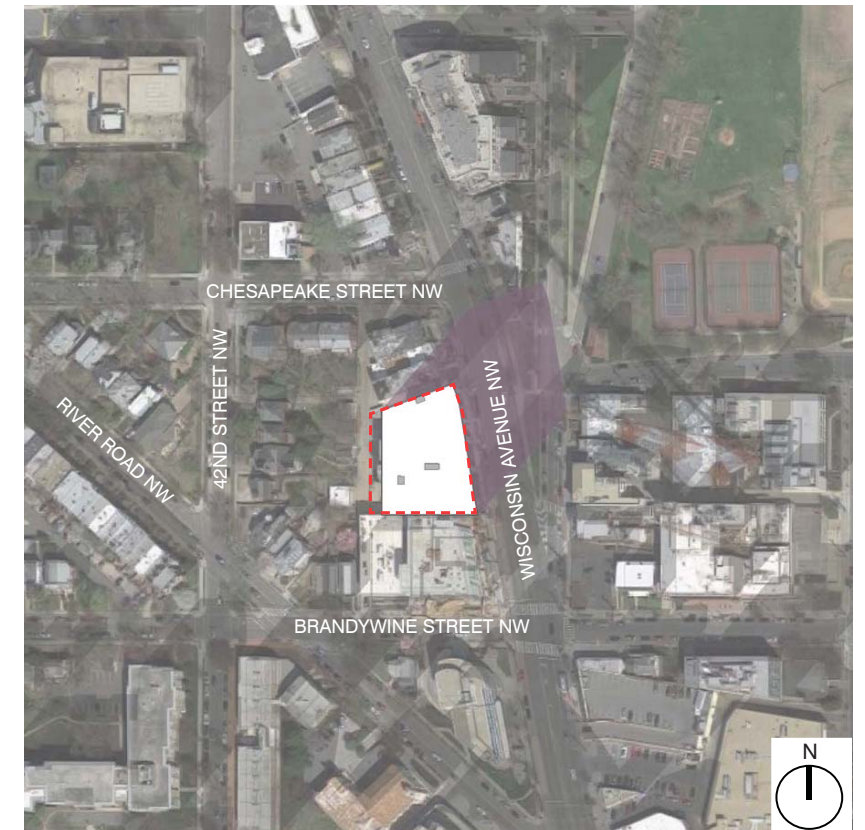
SUMMER SOLSTICE

WINTER SOLSTICE

9 AM

12 NOON

3 PM



DATE:
September 08, 2017

SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
SHADOW
STUDIES - BY
RIGHT

NUMBER:

A-27



9 AM

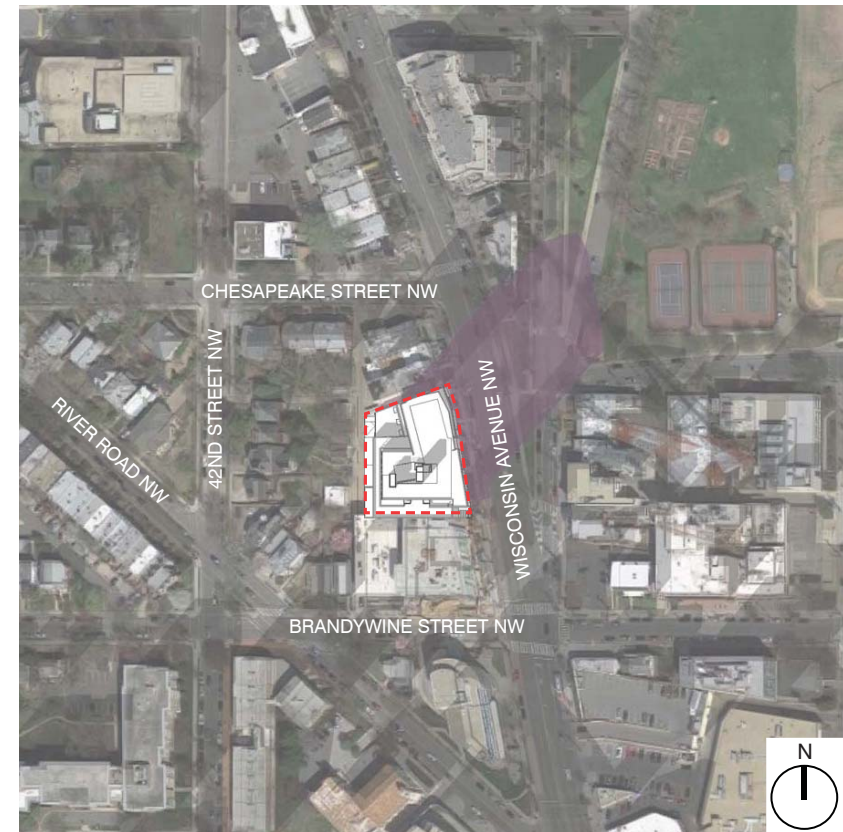
12 NOON

3 PM

SUMMER SOLSTICE



WINTER SOLSTICE



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Square 1732
Washington DC 20016

Hickok Cole



DATE:
September 08, 2017

SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
SHADOW
STUDIES -
PROPOSED
DESIGN

NUMBER:

A-28



4620 WISCONSIN
AVENUE NW

Square 1732
Washington DC 20016

Hickok Cole



DATE:
September 08, 2017

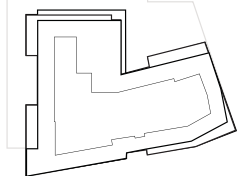
SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
INTENTIONALLY
BLANK

NUMBER:
A-29



PERSPECTIVE: FROM NORTH ON WISCONSIN AVE



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Square 1732
Washington DC 20016



DATE:
September 08, 2017

SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
PERSPECTIVE:
NORTH ON
WISCONSIN AVE

NUMBER:
A- 30

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AVENUE NW

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Washington DC 20016

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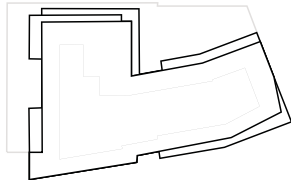
ARCHITECTS

DATE:
September 08, 2017

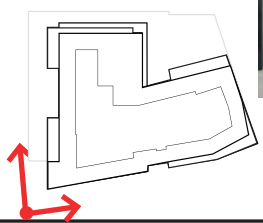
SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
PERSPECTIVE:
SOUTH ON
WISCONSIN AVE

NUMBER:
A-31



**PERSPECTIVE: FROM
SOUTH ON WISCONSIN AVE**



PERSPECTIVE: SOUTH ON WISCONSIN AVE. RESIDENTIAL ENTRY

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DATE:
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SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
PERSPECTIVE:
SOUTH ON WISCONSIN AVE
RESIDENTIAL
ENTRY

NUMBER:
A- 32

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AVENUE NW

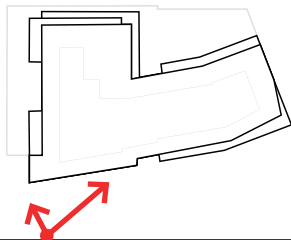
Square 1732
Washington DC 20016

Hickok Cole

ARCHITECTS



**PERSPECTIVE: SOUTH ON
WISCONSIN AVE. RETAIL**



DATE:
September 08, 2017

SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
PERSPECTIVE:
SOUTH ON
WISCONSIN AVE
RETAIL

NUMBER:
A- 33



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DATE:
September 08, 2017

SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
PERSPECTIVE:
AERIAL ALLEY FACADE

NUMBER:
A- 34

PERSPECTIVE: AERIAL ALLEY FACADE

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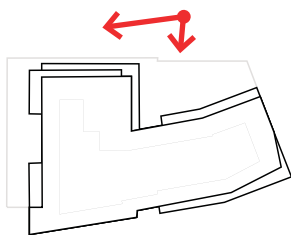
DATE:
September 08, 2017

SUPPLEMENTAL PRE-
HEARING SUBMISSION

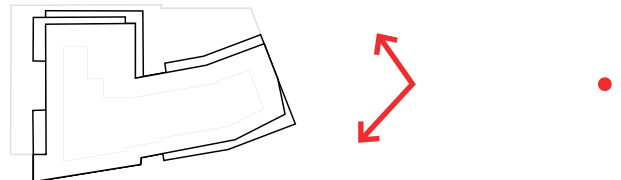
TITLE:
PERSPECTIVE:
AERIAL ROOF
TERRACE

NUMBER:

A- 35



PERSPECTIVE: AERIAL ROOF TERRACE



PERSPECTIVE: NORTH FACADE FROM WISCONSIN AVE - EXISTING CONDITION

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Washington DC 20016



DATE:
September 08, 2017

SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
PERSPECTIVE:
NORTH FACADE
FROM WISCONSIN
AVE - EXISTING


NUMBER:

A- 36

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AVENUE NW

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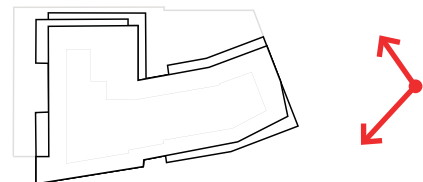
DATE:
September 08, 2017

SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
PERSPECTIVE:
NORTH FACADE
FROM WISCONSIN
AVE - BY RIGHT

NUMBER:

A-37



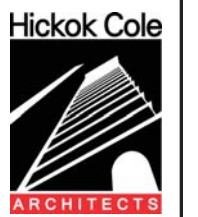
PERSPECTIVE: NORTH FACADE FROM WISCONSIN AVE - BY-RIGHT ADJACENT CONSTRUCTION



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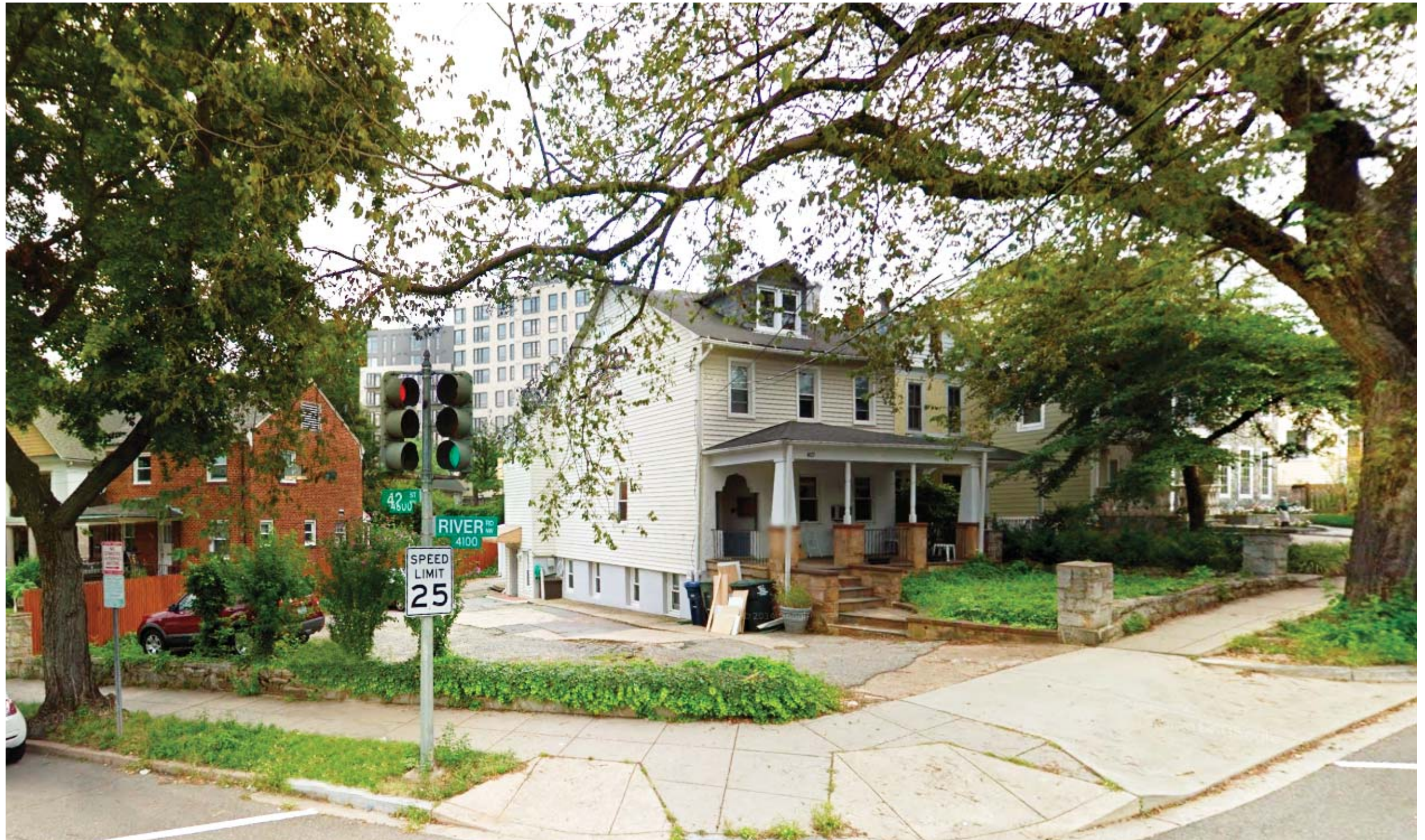
SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
**STREET VIEWS:
BRANDYWINE
ROAD & RIVER
ROAD
INTERSECTION**

NUMBER:

A- 38

STREET VIEWS: BRANDYWINE ROAD & RIVER ROAD INTERSECTION



DATE:
September 08, 2017

SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
STREET VIEWS: 42
STREET & RIVER
ROAD
INTERSECTION

NUMBER:
A-39

STREET VIEWS: 42 STREET & RIVER ROAD INTERSECTION




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STREET VIEWS: CHESAPEAKE & 42 STREET INTERSECTION

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Washington DC 20016

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ARCHITECTS

DATE:
September 08, 2017

SUPPLEMENTAL PRE-
HEARING SUBMISSION

TITLE:
**STREET VIEWS:
CHESAPEAKE & 42
STREET
INTERSECTION**

NUMBER:

A- 40