

PROJECT DATA

BUILDING ADDRESS: 1515 WISCONSIN AVE NW
WASHINGTON DC, 20007

BUILDING OWNER: 1515 WISCONSIN AVENUE LLC

ZONE: MU-4 **LOT:** 0044 **SQUARE:** 1271

USE GROUP: MIXED USE

NUMBER OF STORIES EXISTING: 3 + CELLAR

NUMBER OF STORIES PROPOSED: 3 + CELLAR

FIRE SPRINKLER: YES - FULLY SPRINKLED

SCOPE OF WORK: ADDITION AND RENOVATION OF AN EXISTING MIXED USE BUILDING. NEW 3RD FLOOR REAR ADDITION. PROPOSED 6 UNIT APARTMENTS W/ MERCANTILE ON THE FIRST FLOOR STREET SIDE.

GREEN AREA RATIO: .03

LOT SF: 2,601 SF

BUILDING FOOTPRINT: EXISTING: 1,954 SF PROPOSED: 2,104 SF

LOT OCCUPANCY: ALLOWABLE: 60% EXISTING: 75% PROPOSED: 81%

FLOOR AREA RATIO: ALLOWABLE: 2.5 EXISTING: 1.33 PROPOSED: 1.92

DRAWING LIST

- ARCHITECTURAL**
- A001 PROJECT INFORMATION, DRAWING LIST AND LOCATION MAP
 - A002 EXISTING PHOTOS
 - A003 EXISTING PHOTOS
 - A004 LOCATION MAP
 - A200 SITE PLAN - EXISTING
 - A201 SITE PLAN - PROPOSED
 - A202 EXISTING PLANS
 - A203 PROPOSED PLANS
 - A204 PROPOSED SECTION
 - A205 EXISTING AND PROPOSED ELEVATIONS
 - A206 EXISTING AND PROPOSED ELEVATIONS
 - A207 EXISTING AND PROPOSED ELEVATIONS
 - A208 EXISTING AND PROPOSED ELEVATIONS
 - A209 P STREET RENDERING



1 | BLOCK SITE PLAN
SCALE 1" = 60'-0"



WISCONSIN AVE: BZA PACKAGE

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PROJECT INFORMATION, DRAWING LIST AND LOCATION MAP

Board of Zoning Adjustment
District of Columbia
CASE NO. 20412
EXHIBIT NO. 28
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1515 WISCONSIN AVE NW



VIEW 4: FROM 32ND ST NW



VIEW 5: P ST NW



VIEW 6: FROM Q ST NW



VIEW 1: FROM WISCONSIN AVE NW



VIEW 2: FROM WISCONSIN AVE NW



VIEW 3: FROM WISCONSIN AVE NW

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1515 WISCONSIN AVE NW

EXISTING EXTERIOR CONDITION PHOTO: SEE FRONT SHEET FOR VIEW LOCATIONS

1515 WISCONSIN AVE NW



1515 WISCONSIN AVE NW



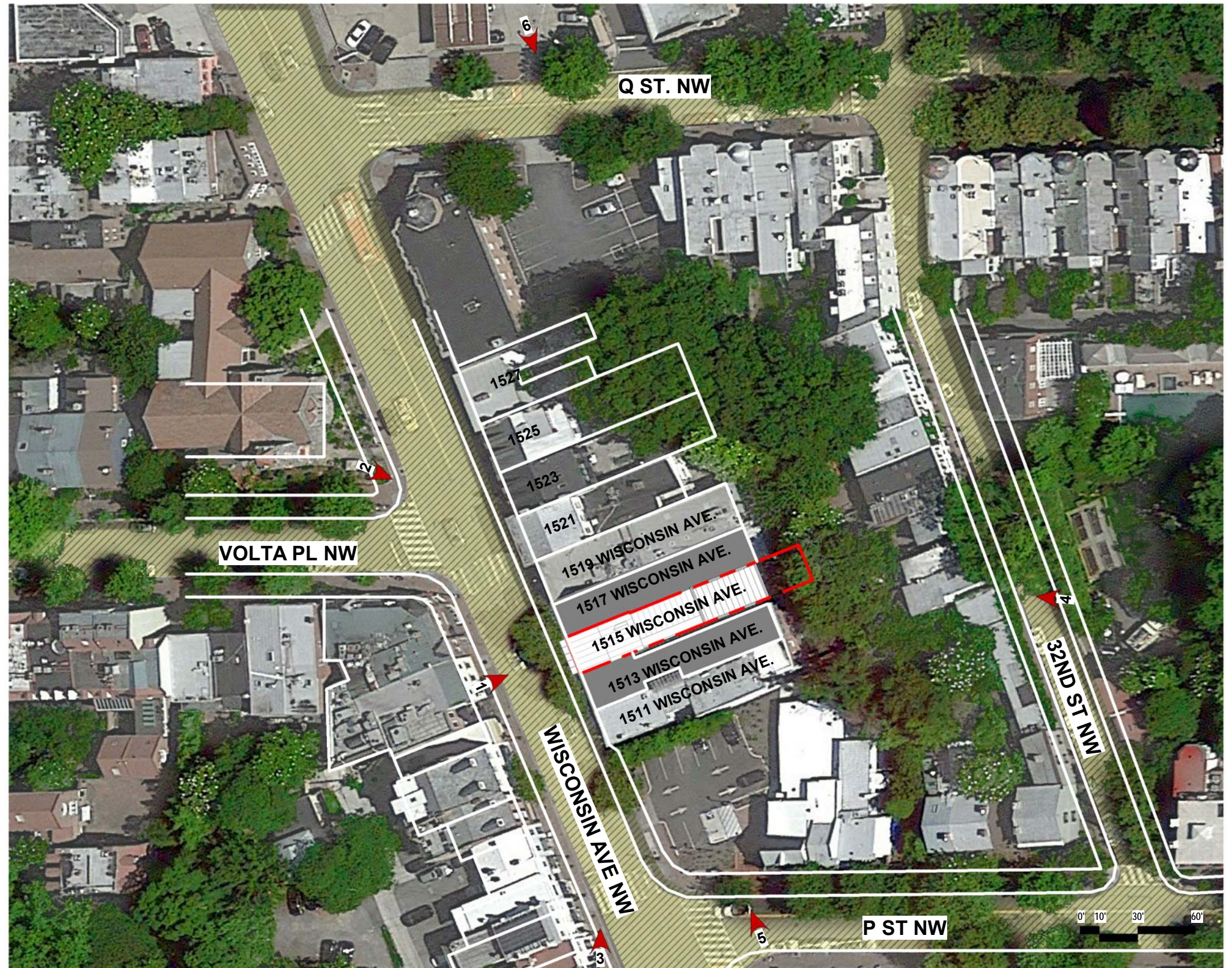
1517 WISCONSIN AVE NW



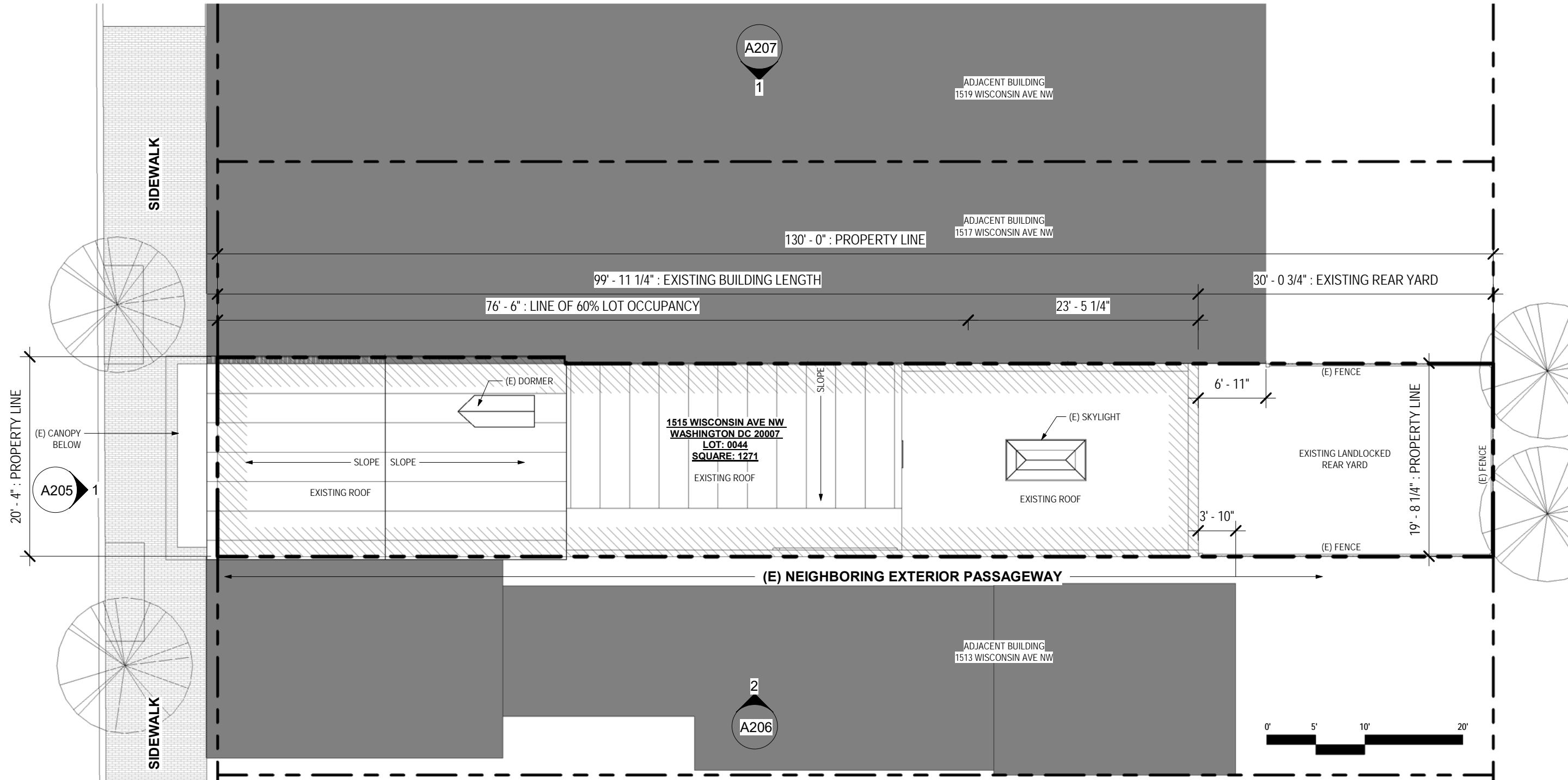
 EXISTING PHOTO VIEW LOCATION

 PROPERTY LINE

LOCATION MAP LEGEND



WISCONSIN AVE NW



1 | SITE PLAN - EXISTING

A204 | SCALE 3/32" = 1'-0"

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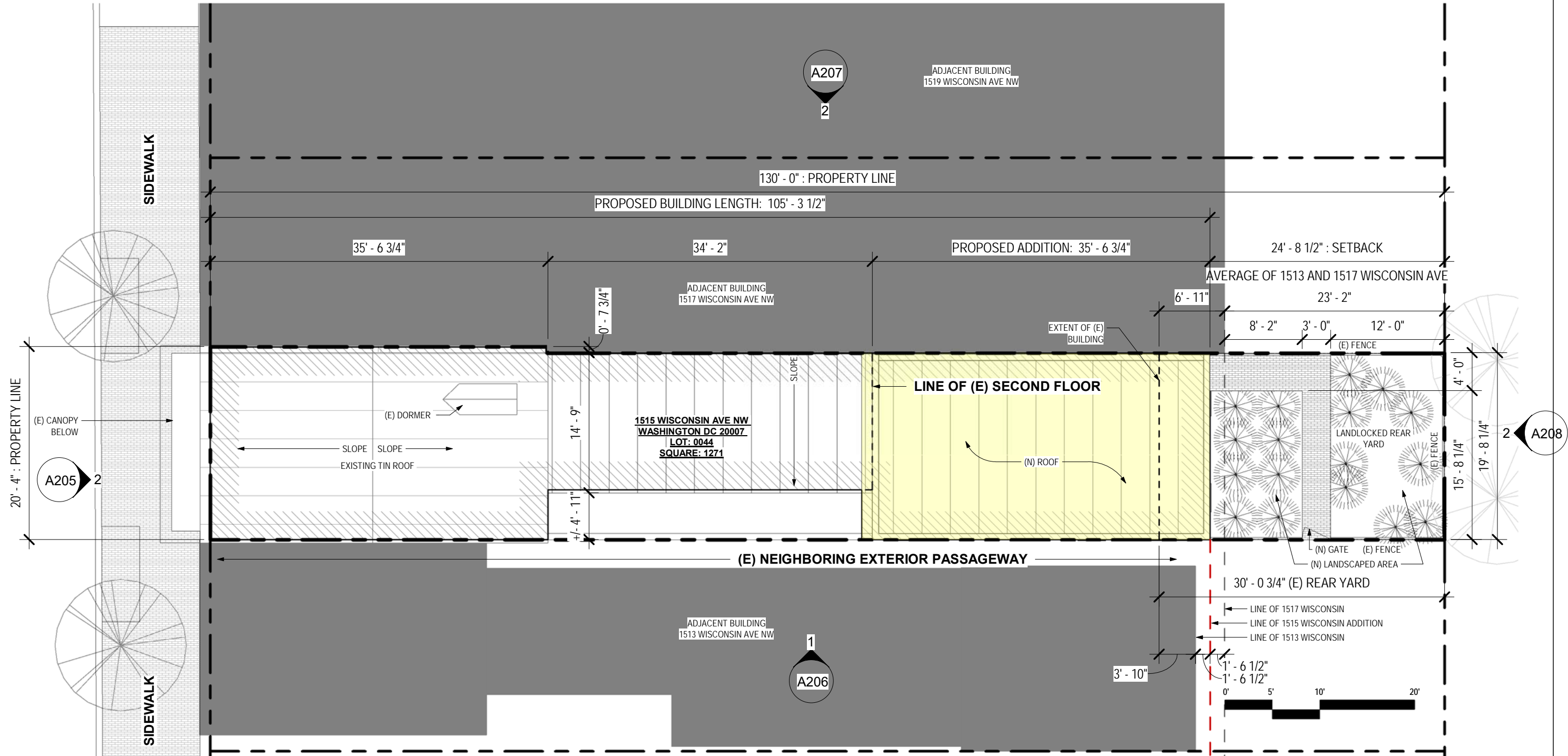
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SITE PLAN - EXISTING

A200

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WISCONSIN AVE NW



1 | SITE PLAN - PROPOSED

A204 | SCALE 3/32" = 1'-0"

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SITE PLAN - PROPOSED




A201

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ZONING ANALYSIS

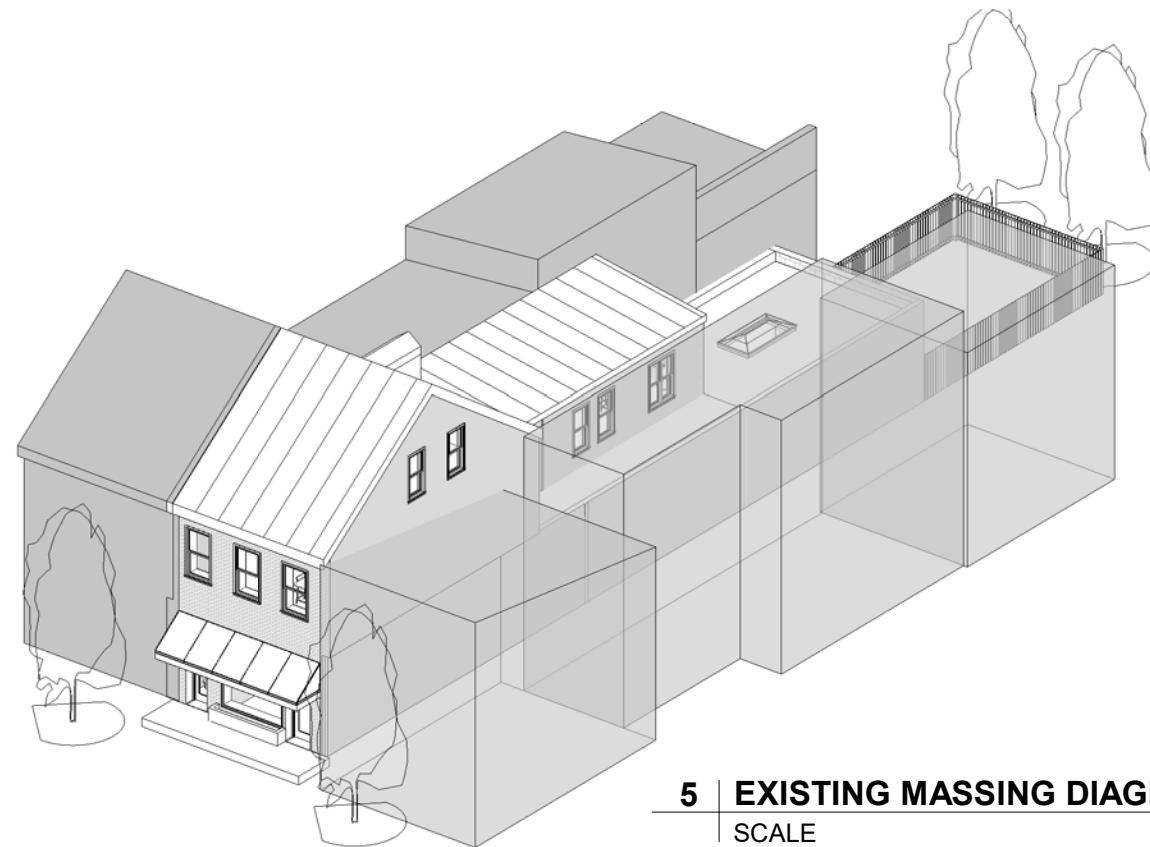
EXISTING LOT SIZE	2,601 SF
ALLOWED LOT OCCUPANCY	60% = 1,560 SF
EXISTING LOT OCCUPANCY	75% = 1,954 SF
ALLOWED FAR	2.5 = 6,502.5 SF
EXISTING FAR	+/- 1.33 = 3,460 SF
ADDITION SIZE BY RIGHT	+/- 1.16 = 3,042.2 SF

DRAWING LEGEND (DEMO)

-  **EXISTING CONSTRUCTION**
-  **EXISTING CONSTRUCTION TO BE REMOVED**
-  **PROPERTY LINE**

EXISTING GFA

CELLAR	635 SF
GROUND FLOOR	1,954 SF
2ND FLOOR	1,202 SF
3RD FLOOR / ATTIC	304 SF
TOTAL	4,095 SF
TOTAL W/OUT CELLAR	3,460 SF = FAR +/- 1.33

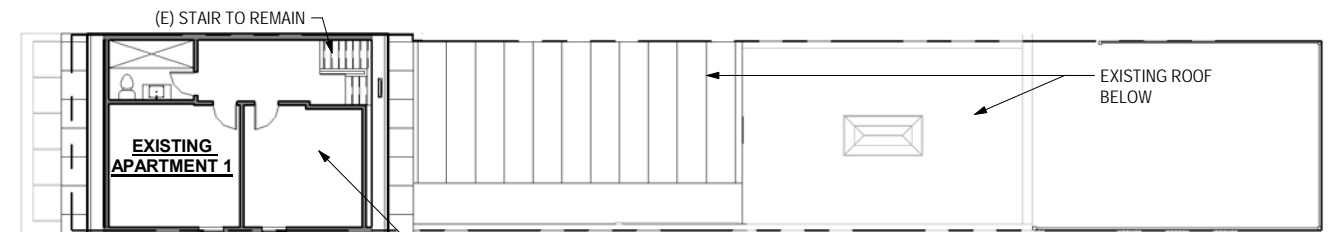


5 EXISTING MASSING DIAGRAM
SCALE



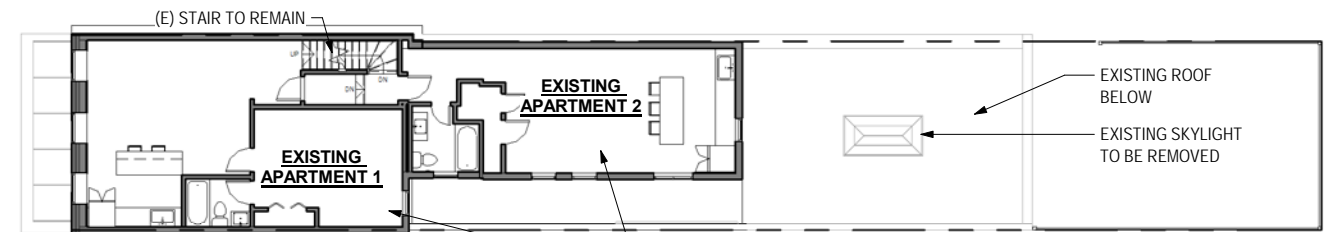
6 ROOF PLAN - EXISTING

A204 SCALE 1" = 20'-0"



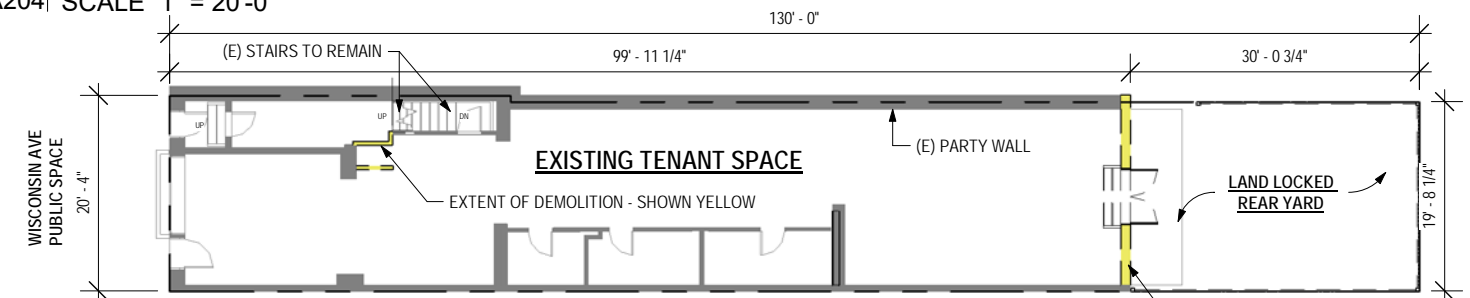
4 3RD FLOOR - EXISTING

A204 SCALE 1" = 20'-0"



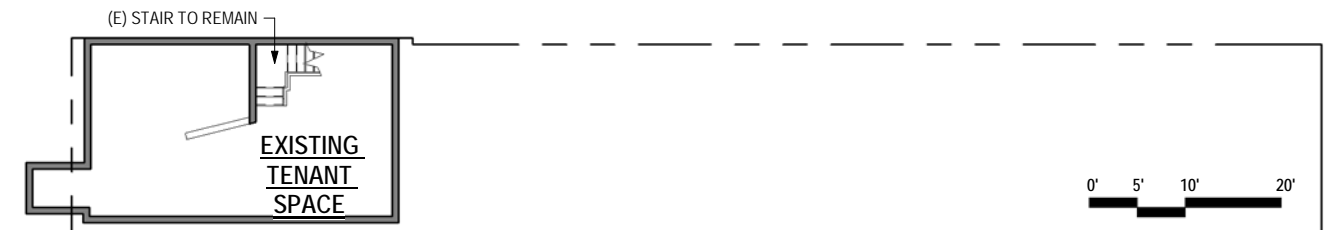
3 2ND FLOOR - EXISTING

A204 SCALE 1" = 20'-0"



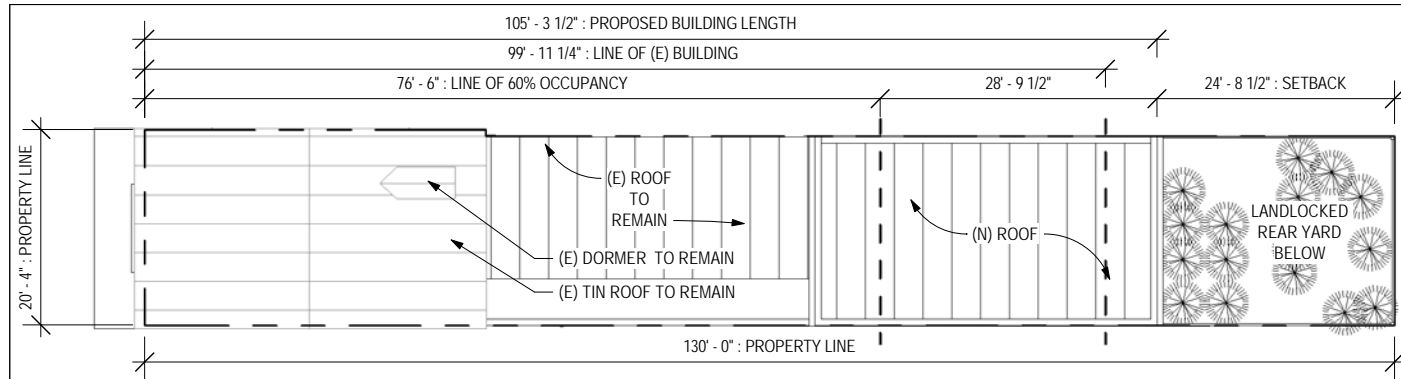
2 GROUND FLOOR - EXISTING

A204 SCALE 1" = 20'-0"



1 CELLAR - EXISTING

A204 SCALE 1" = 20'-0"



6 ROOF PLAN - PROPOSED

A204 SCALE 1" = 20'-0"

PROPOSED NEW BUILDING GFA

CELLAR	635 SF
GROUND FLOOR	2,104 SF
2ND FLOOR	1,901.89 SF
3RD FLOOR	1,003.89 SF
TOTAL	5,644.78 SF
TOTAL W/OUT CELLAR	5,009.78 SF = FAR +/- 1.92

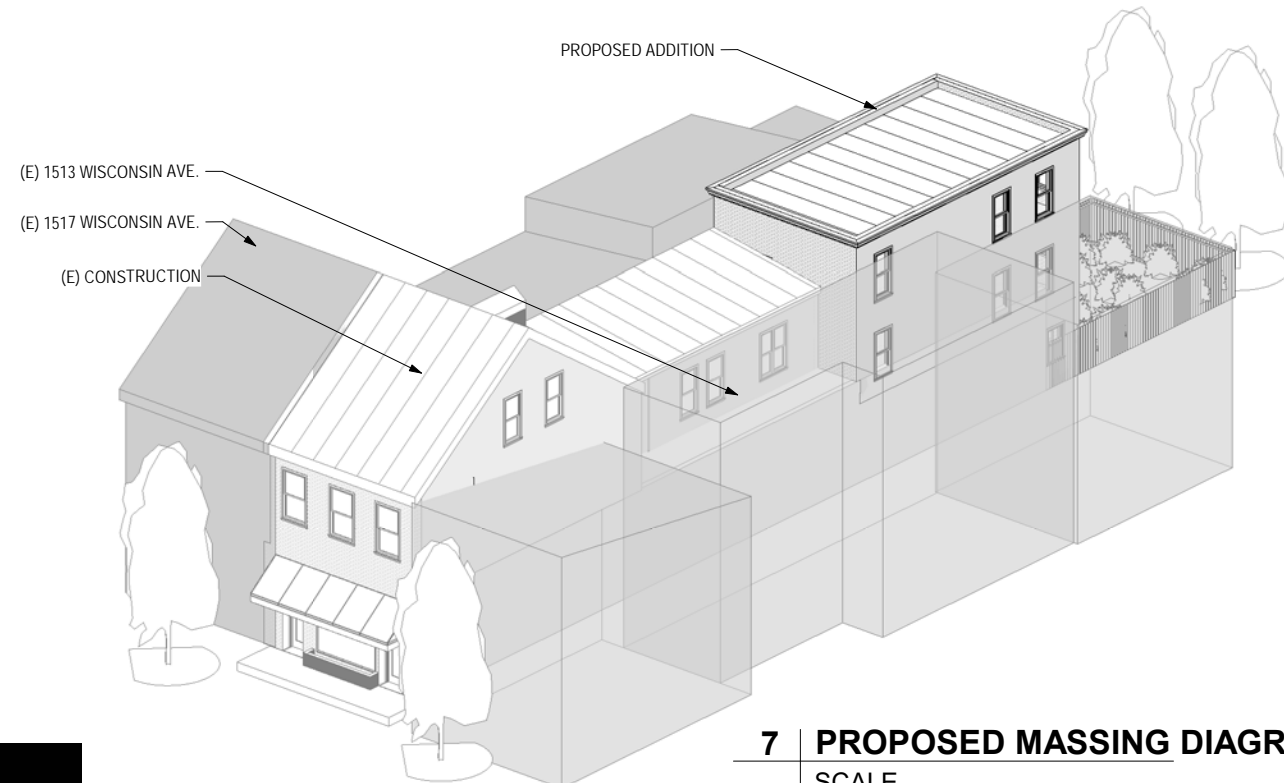
NEW ADDITION ONLY GFA

CELLAR	0 SF
GROUND FLOOR	105 SF
2ND FLOOR	699.89 SF
3RD FLOOR	699.89 SF
TOTAL ADDITION SF	1,504.78 SF

THE NEW ADDITION IS 43.5% OF THE EXISTING SQUARE FOOTAGE

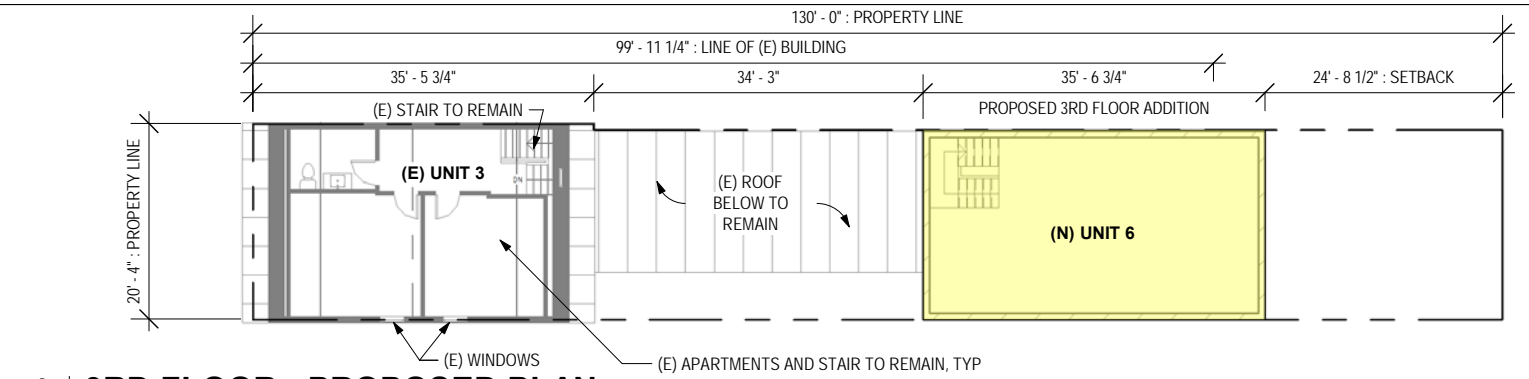
DRAWING LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- AREA OF NEW ADDITION
- PROPERTY LINE



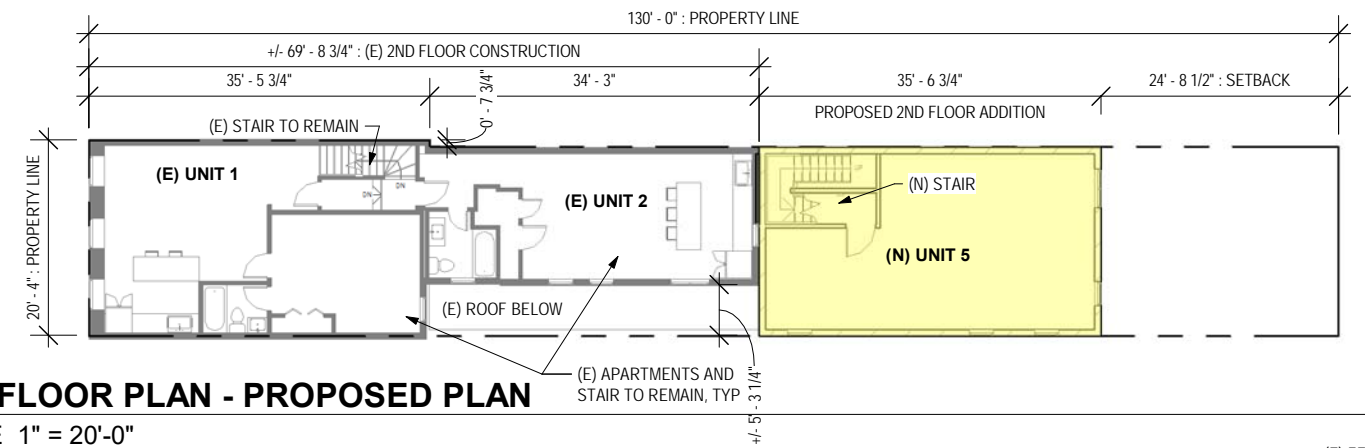
7 PROPOSED MASSING DIAGRAM

SCALE



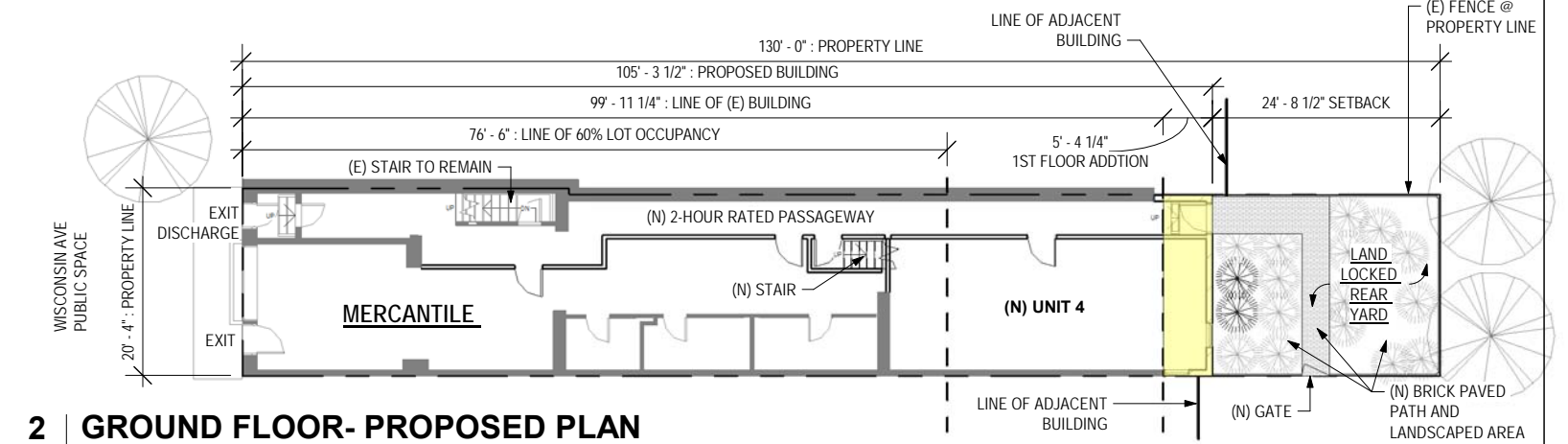
4 3RD FLOOR - PROPOSED PLAN

A204 SCALE 1" = 20'-0"



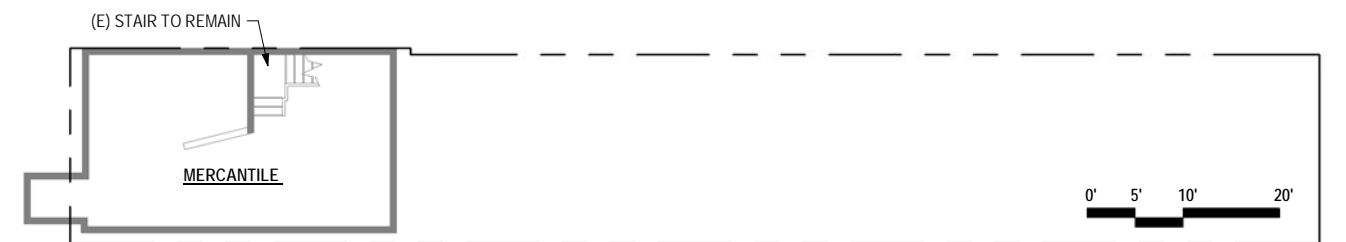
3 2ND FLOOR PLAN - PROPOSED PLAN

A204 SCALE 1" = 20'-0"



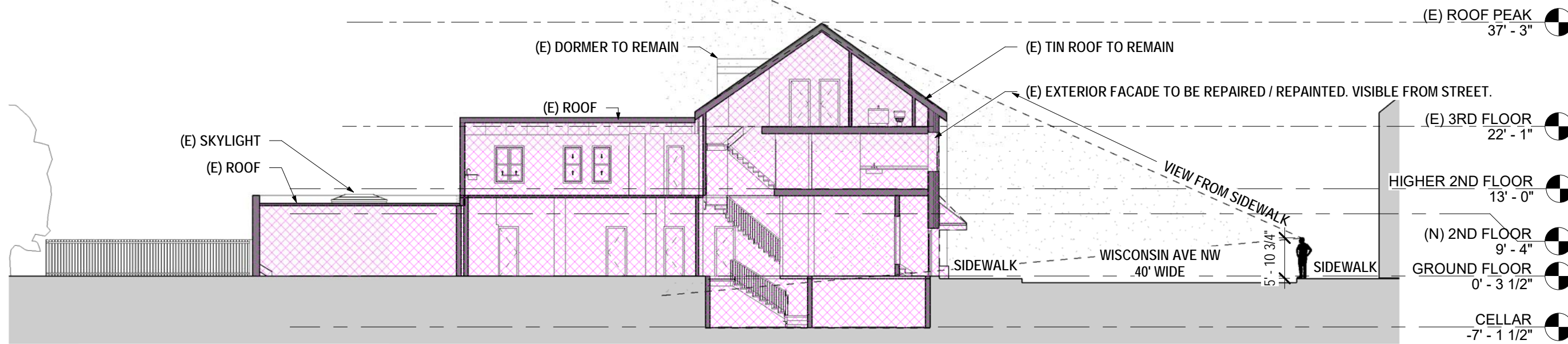
2 GROUND FLOOR- PROPOSED PLAN

A204 SCALE 1" = 20'-0"



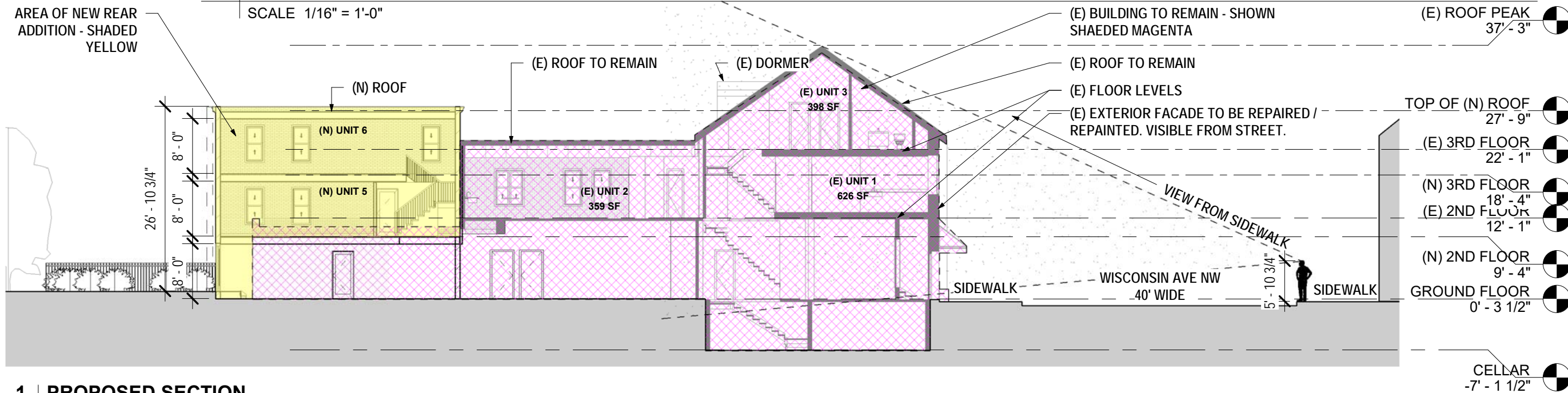
1 CELLAR - PROPOSED PLAN

A204 SCALE 1" = 20'-0"



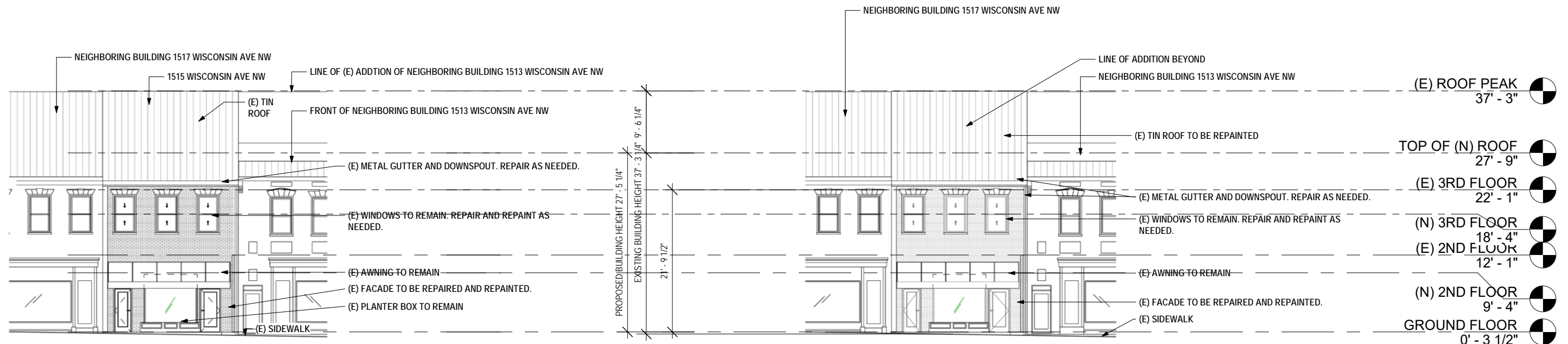
2 | EXISTING SECTION

SCALE 1/16" = 1'-0"



1 | PROPOSED SECTION

SCALE 1/16" = 1'-0"



1 | EXISTING FRONT ELEVATION

A200 | SCALE 1/16" = 1'-0"

2 | PROPOSED FRONT ELEVATION

A201 | SCALE 1/16" = 1'-0"



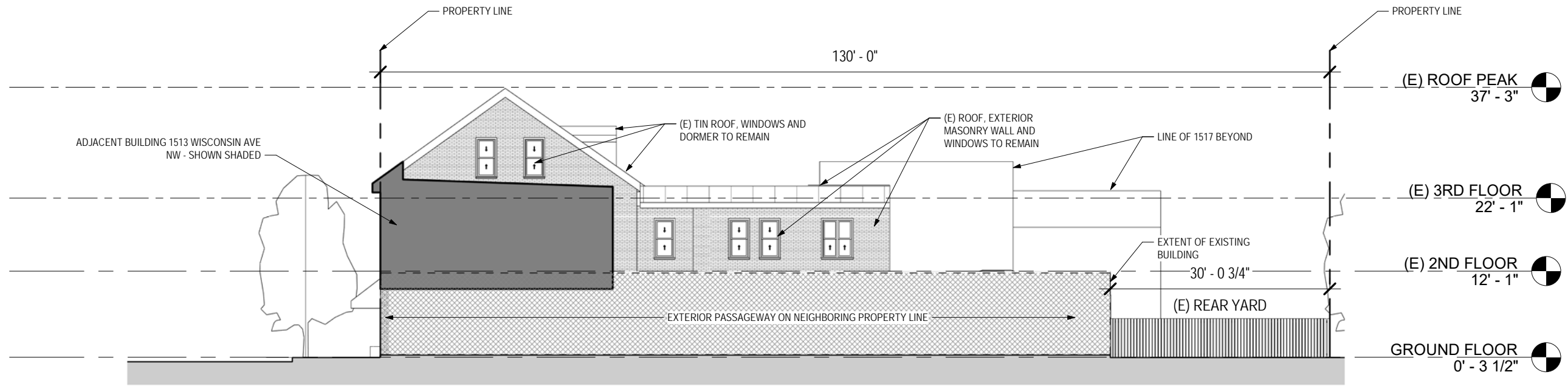
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EXISTING AND PROPOSED ELEVATIONS

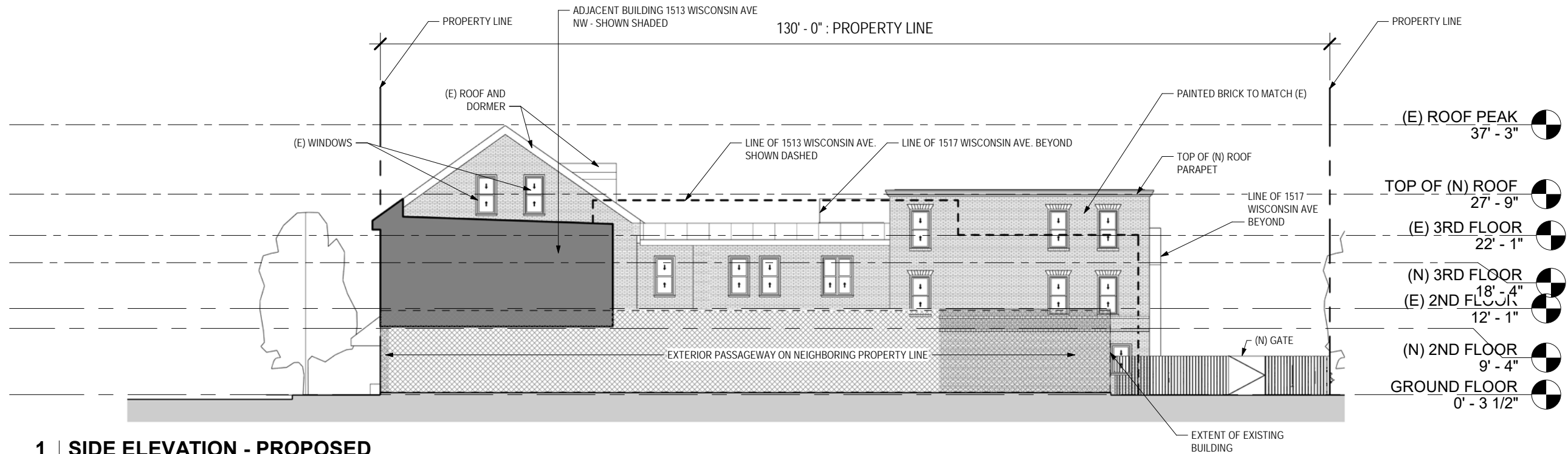
A205

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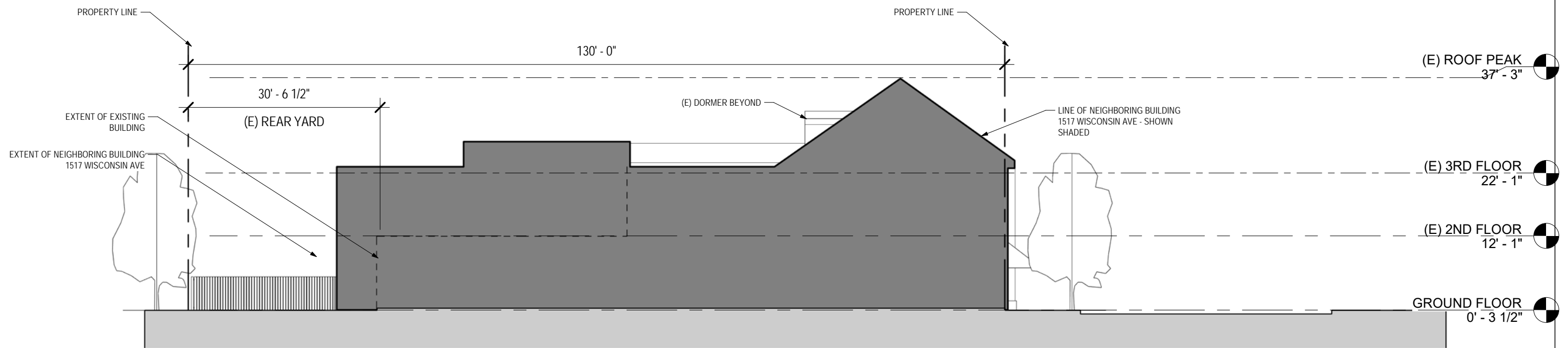
2 | SIDE ELEVATION - EXISTING

A200 | SCALE 1/16" = 1'-0"



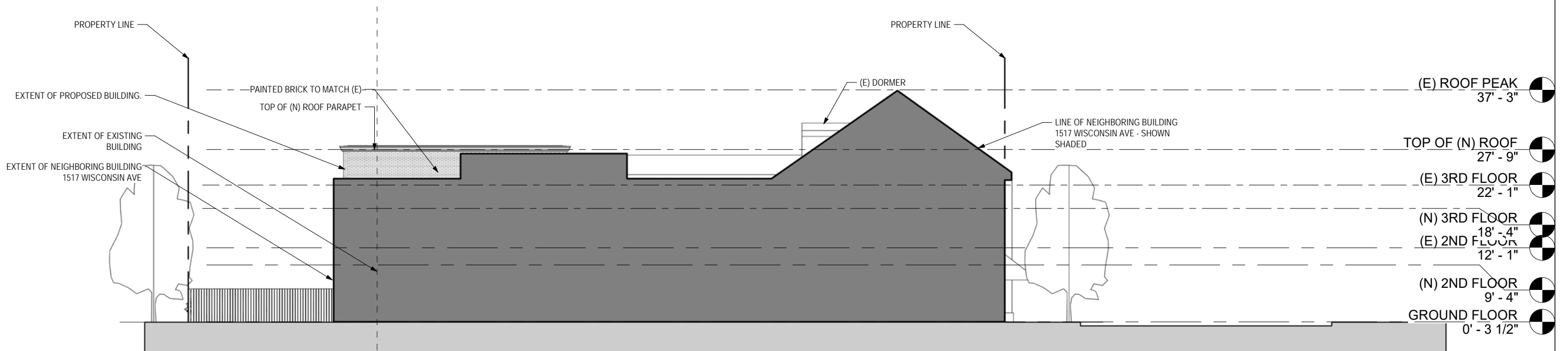
1 | SIDE ELEVATION - PROPOSED

A201 | SCALE 1/16" = 1'-0"



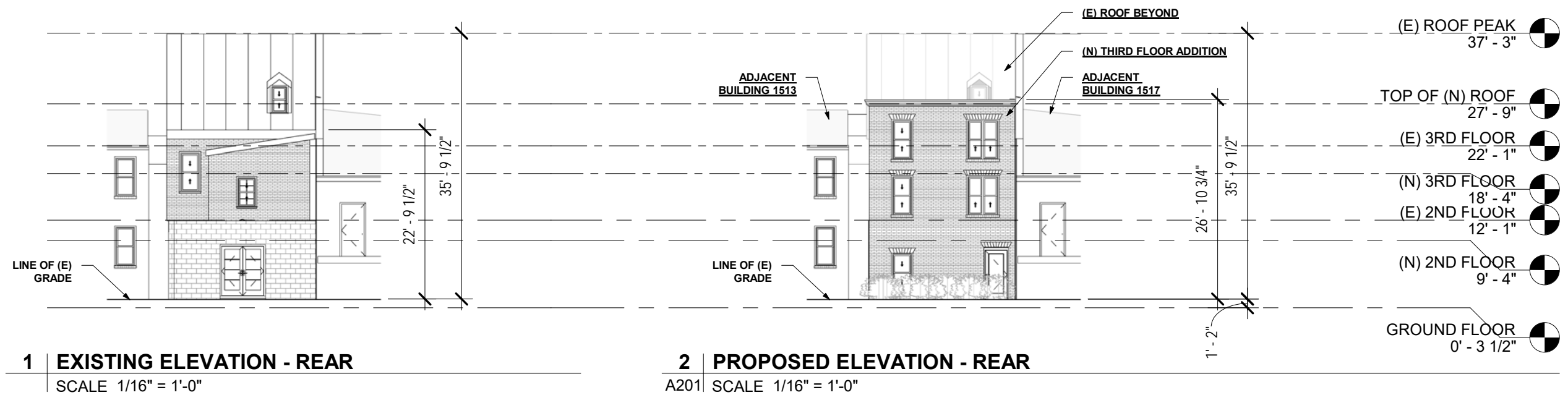
1 | SIDE ELEVATION 2 - EXISTING

A200 | SCALE 1/16" = 1'-0"



2 | SIDE ELEVATION 2 - PROPOSED

A201 | SCALE 1/16" = 1'-0"





1515 WISCONSIN AVE.
EXISTING ROOF VISIBLE
FROM P STREET