

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"

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

1515 WISCONSIN AVE NW

1515 WISCONSIN AVE NW

EXISTING EXTERIOR CONDITION PHOTO: SEE FRONT SHEET FOR VIEW LOCATIONS

1515 WISCONSIN AVE NW



1515 WISCONSIN AVE NW



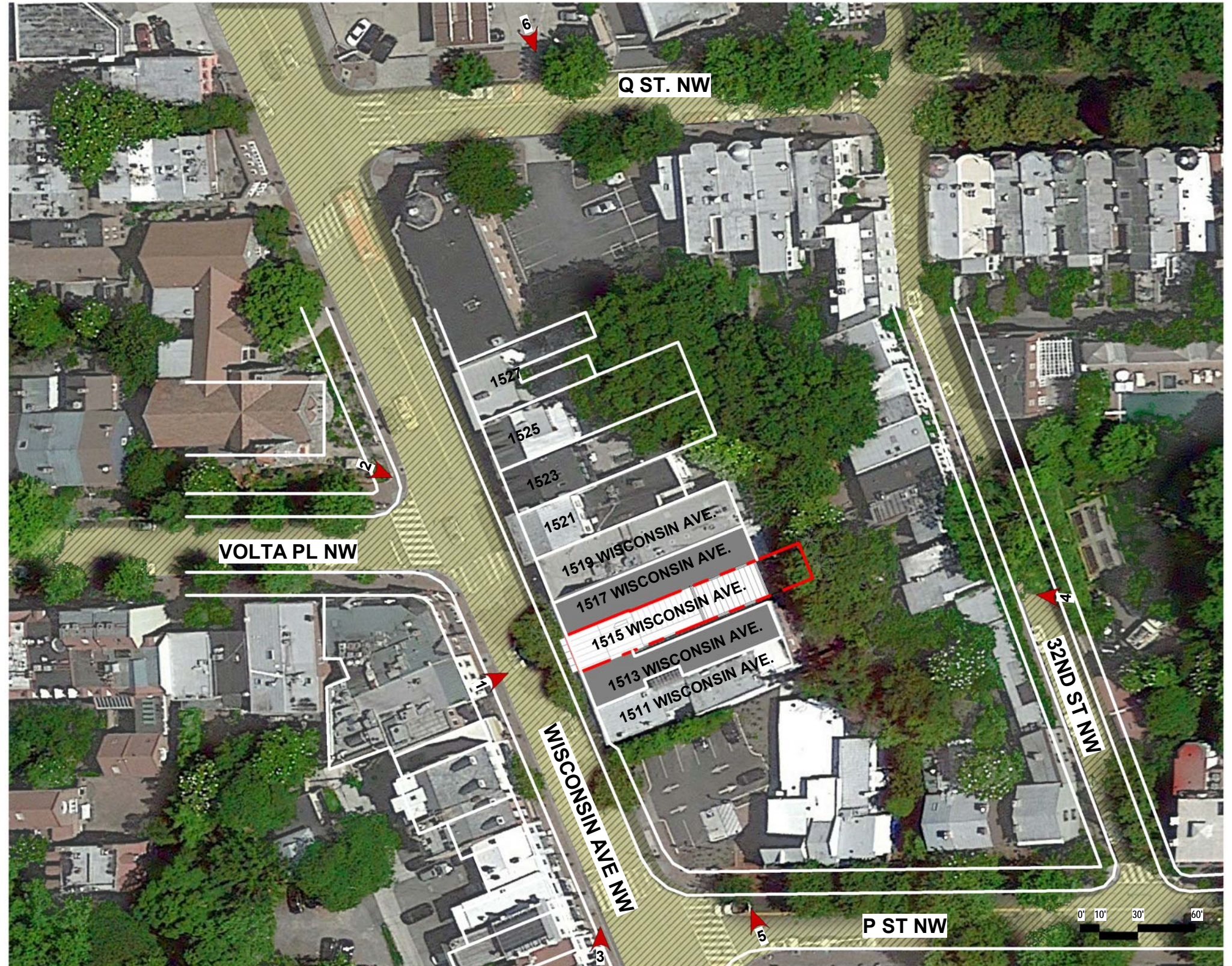
1517 WISCONSIN AVE NW



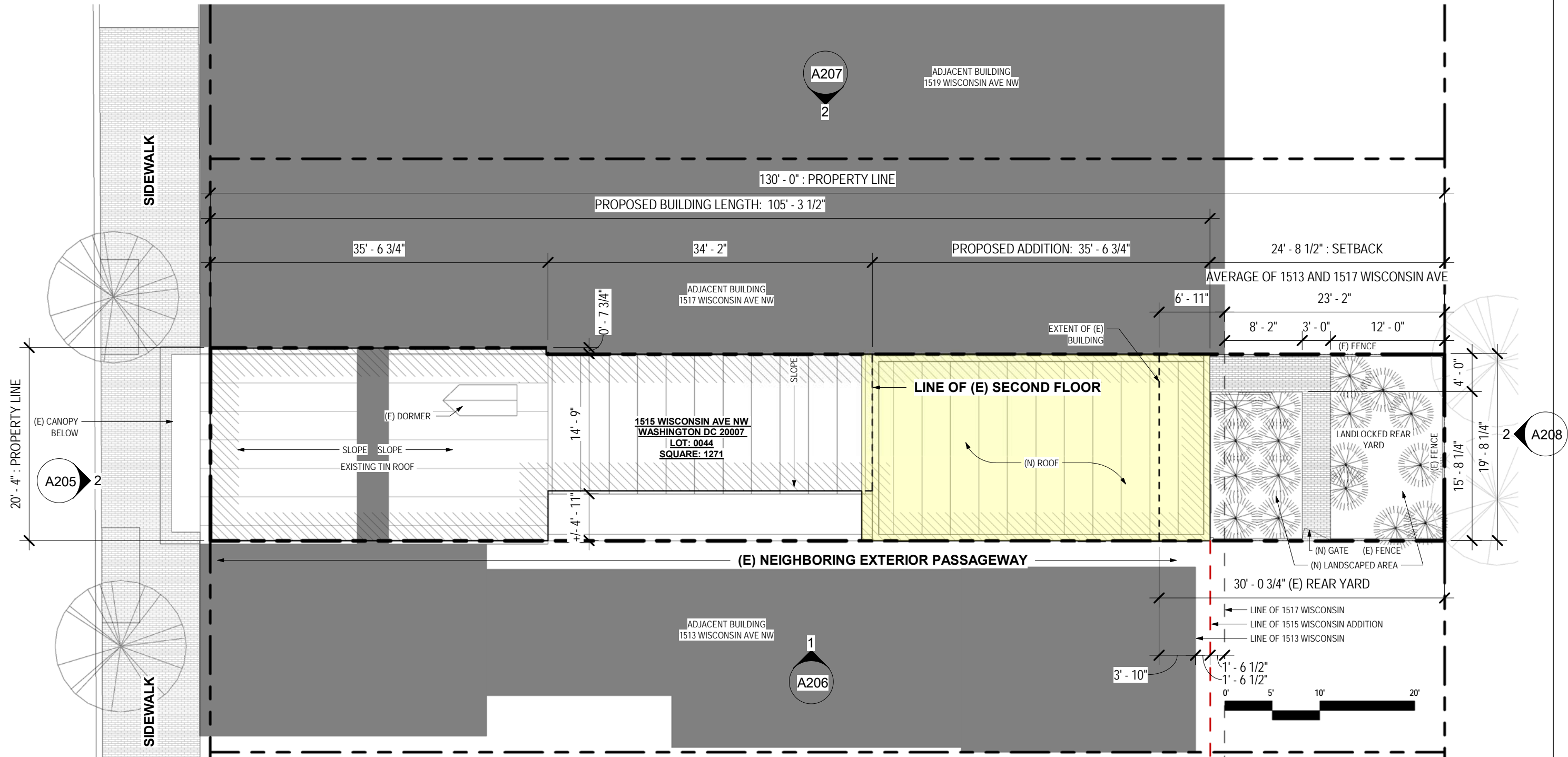
 EXISTING PHOTO VIEW LOCATION

 PROPERTY LINE

LOCATION MAP LEGEND



WISCONSIN AVE NW



1 | SITE PLAN - PROPOSED

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



WISCONSIN AVE: CFA PACKAGE

1515 WISCONSIN AVE NW, WASHINGTON DC 20007

926 N STREET NW - REAR - WASHINGTON, DC 20001 T: 202.223.7059 www.gronningarchitects.com

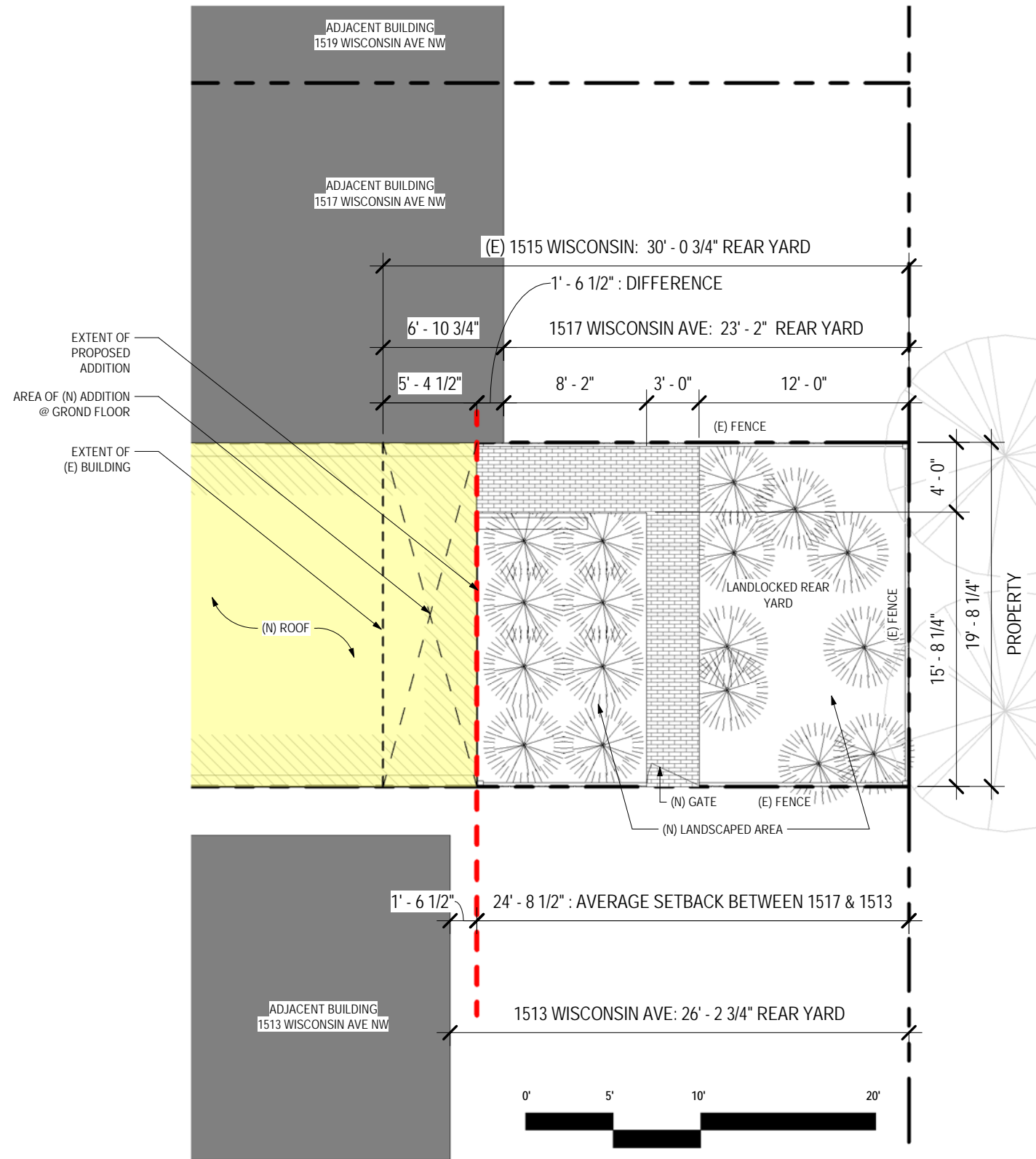
SITE PLAN - PROPOSED

A201

3/9/2021 12:11:52 PM

DRAWING LEGEND

- ADJACENT BUILDINGS**
- AREA OF NEW ADDITION**
- PROPERTY LINE**
- MEDIAN REAR YARD SETBACK**



2 | SITE PLAN - REVISED PROPOSED

A204 | SCALE 1/8" = 1'-0"

ZONING ANALYSIS

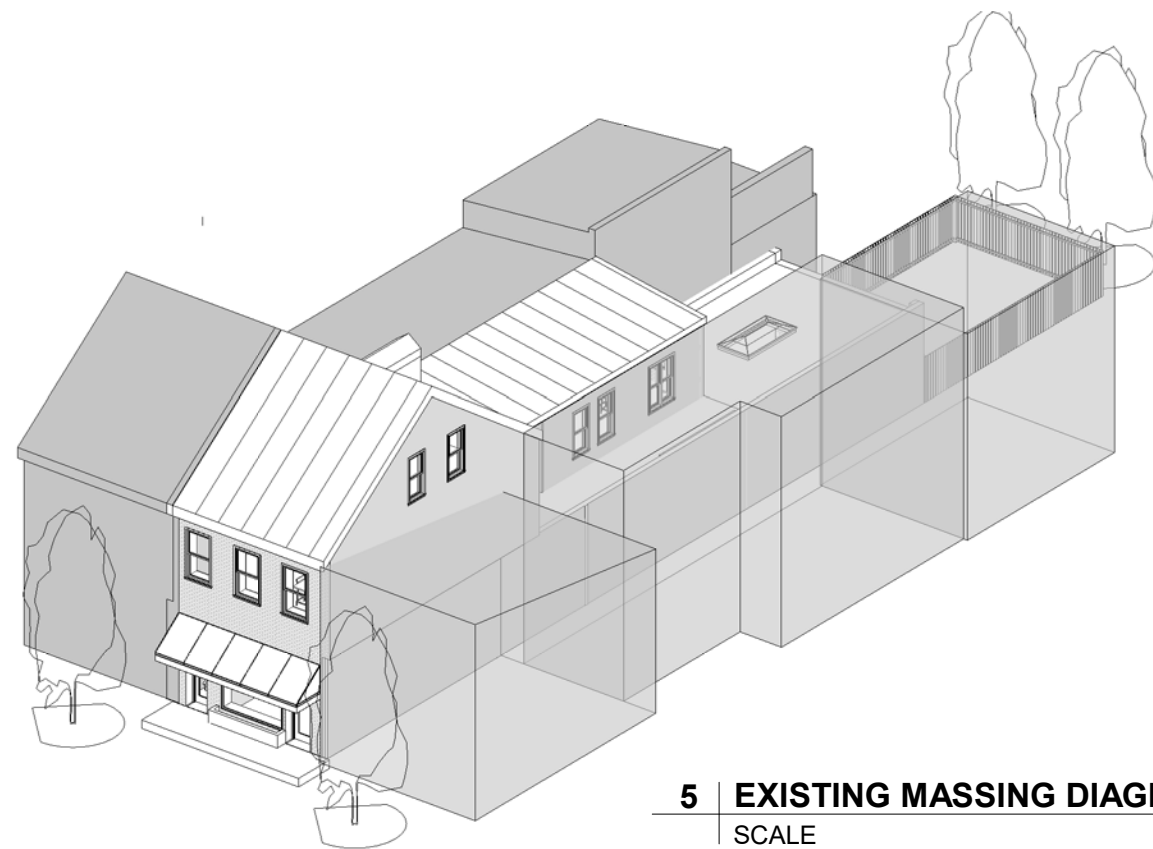
| | |
|------------------------|-----------------------|
| EXISTING LOT SIZE | 2,601 SF |
| ALLOWED LOT OCCUPANCY | 60% = 1,560 SF |
| EXISTING LOT OCCUPANCY | 75% = 1,954 SF |
| ALLOWED FAR | 2.5 = 6,502.5 SF |
| EXISTING FAR | +/- 1.33 = 3,460 SF |
| ADDITION SIZE BY RIGHT | +/- 1.16 = 3,042.2 SF |

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 |

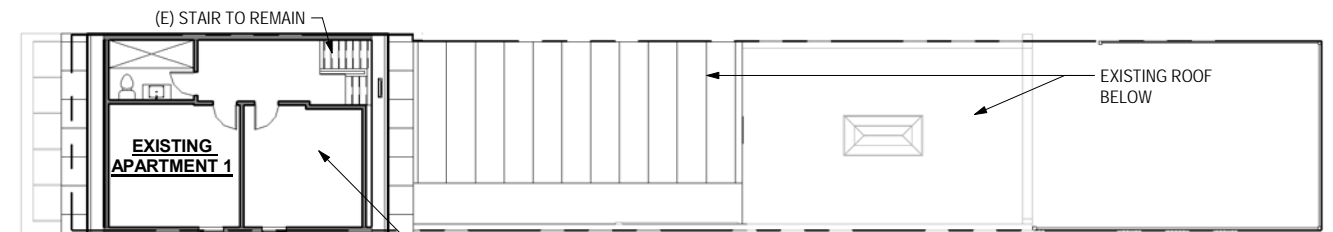


5 | EXISTING MASSING DIAGRAM
SCALE



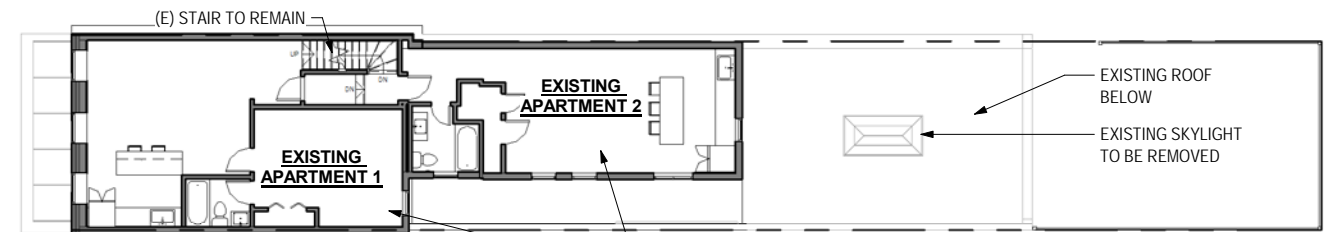
6 | ROOF PLAN - EXISTING

A204 | SCALE 1" = 20'-0"



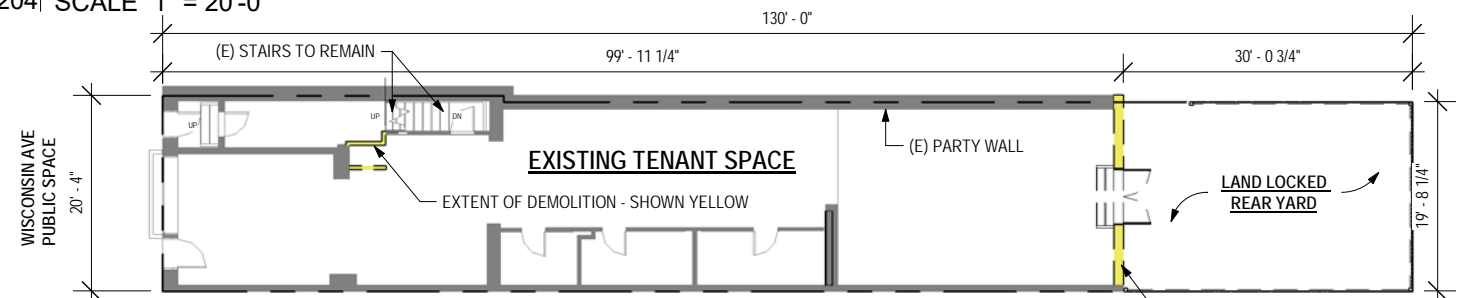
4 | 3RD FLOOR - EXISTING

A204 | SCALE 1" = 20'-0"



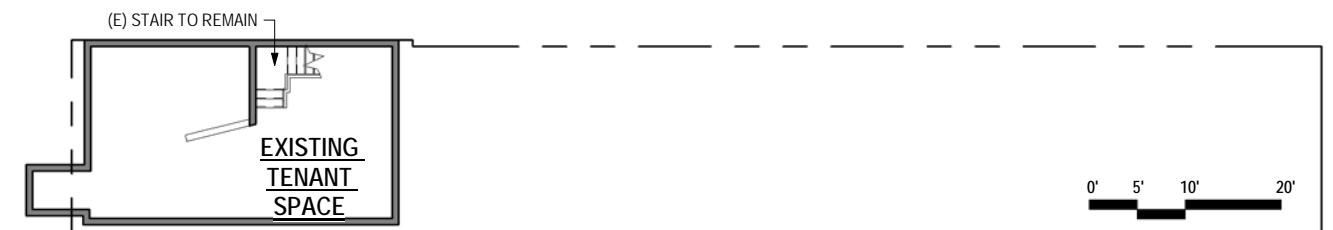
3 | 2ND FLOOR - EXISTING

A204 | SCALE 1" = 20'-0"



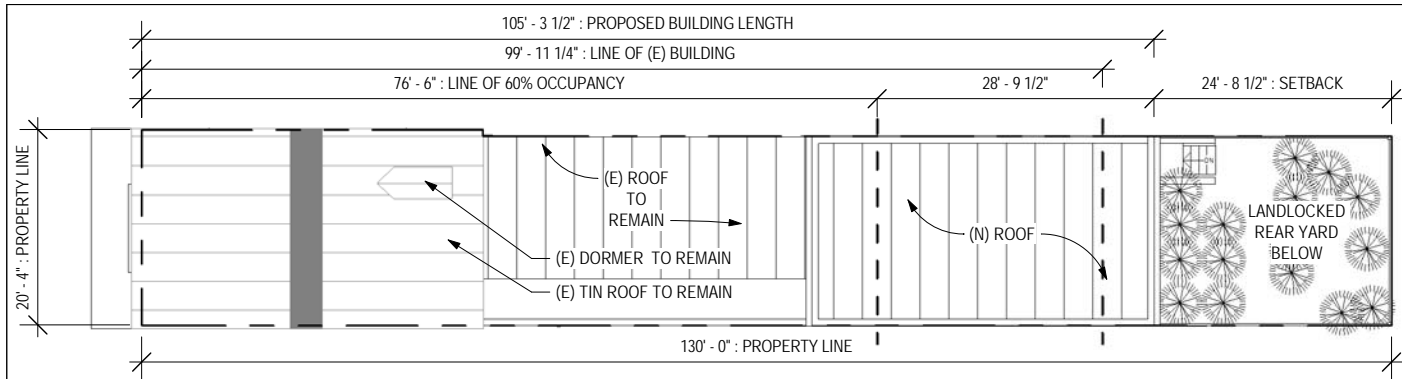
2 | GROUND FLOOR - EXISTING

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 |

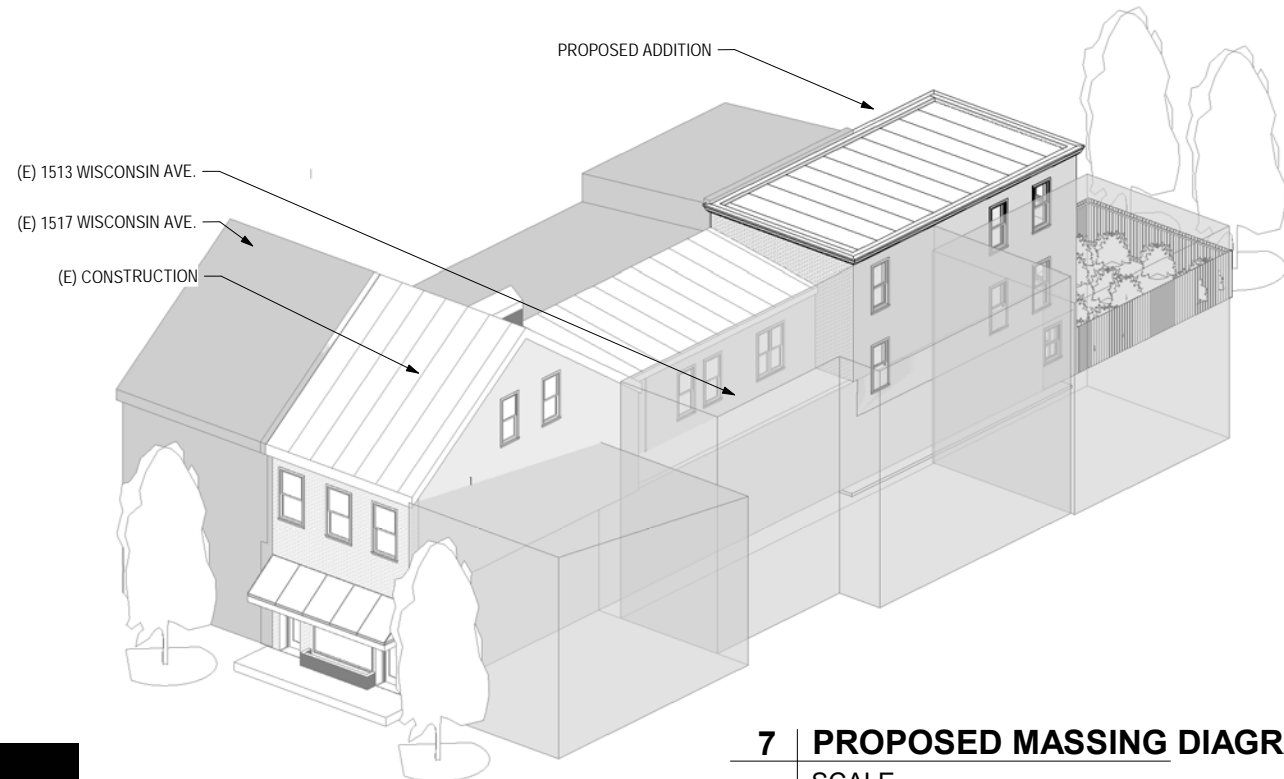
NEW ADDITION ONLY GFA

| | |
|-------------------|-------------|
| 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

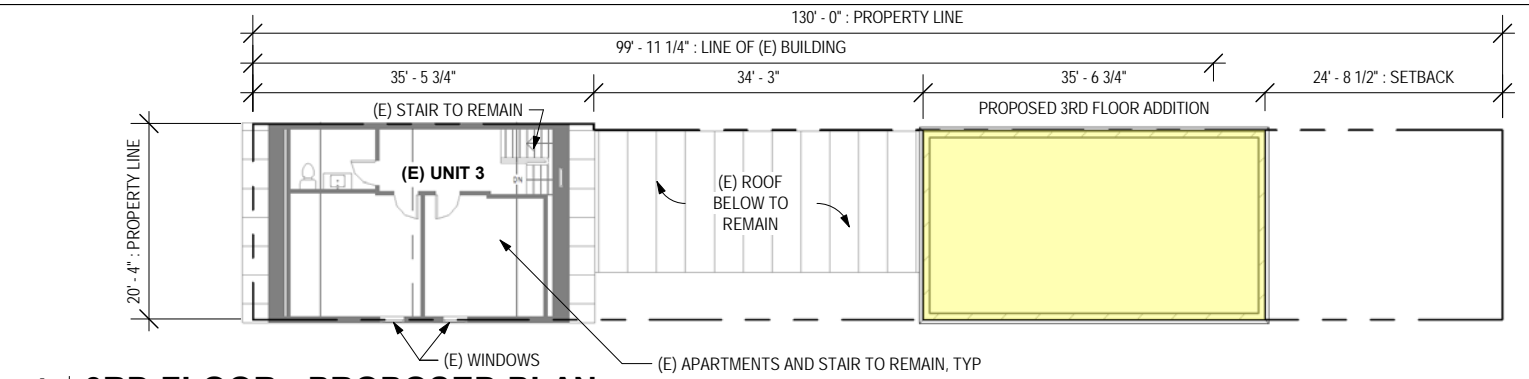
DRAWING LEGEND

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



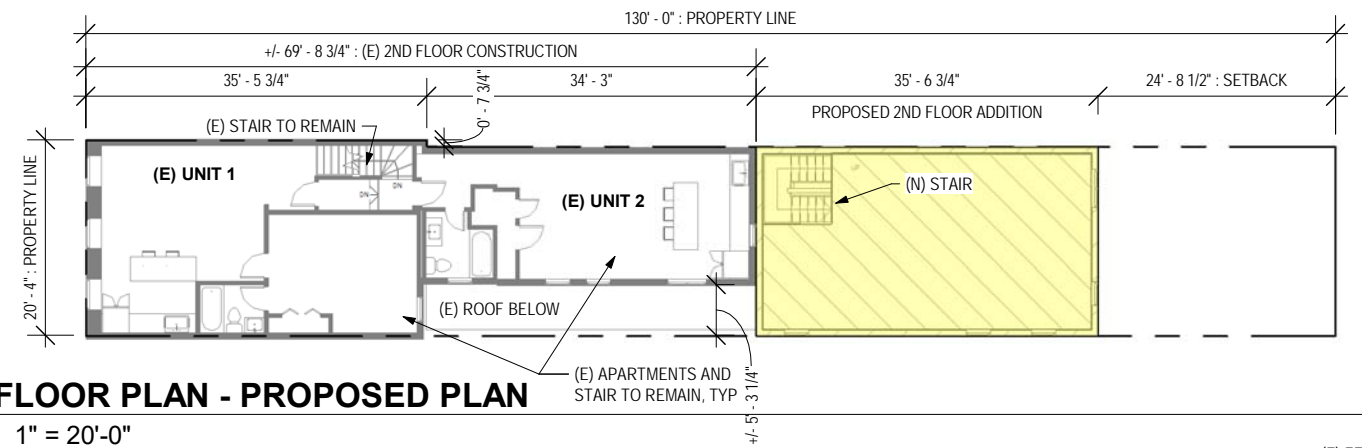
7 PROPOSED MASSING DIAGRAM

SCALE



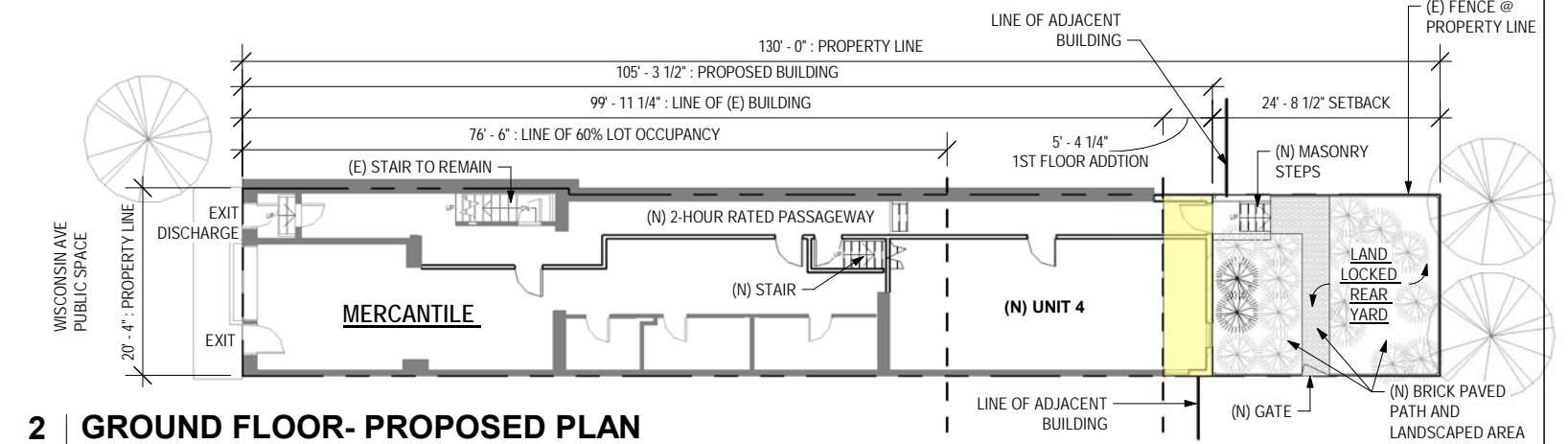
4 3RD FLOOR - PROPOSED PLAN

A204 SCALE 1" = 20'-0"



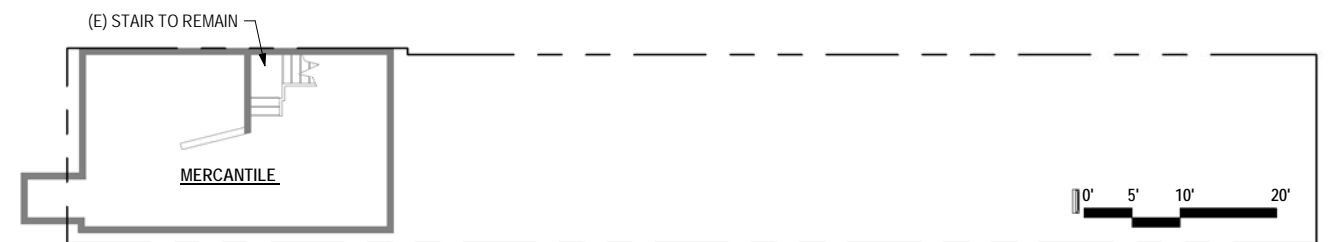
3 2ND FLOOR PLAN - PROPOSED PLAN

A204 SCALE 1" = 20'-0"



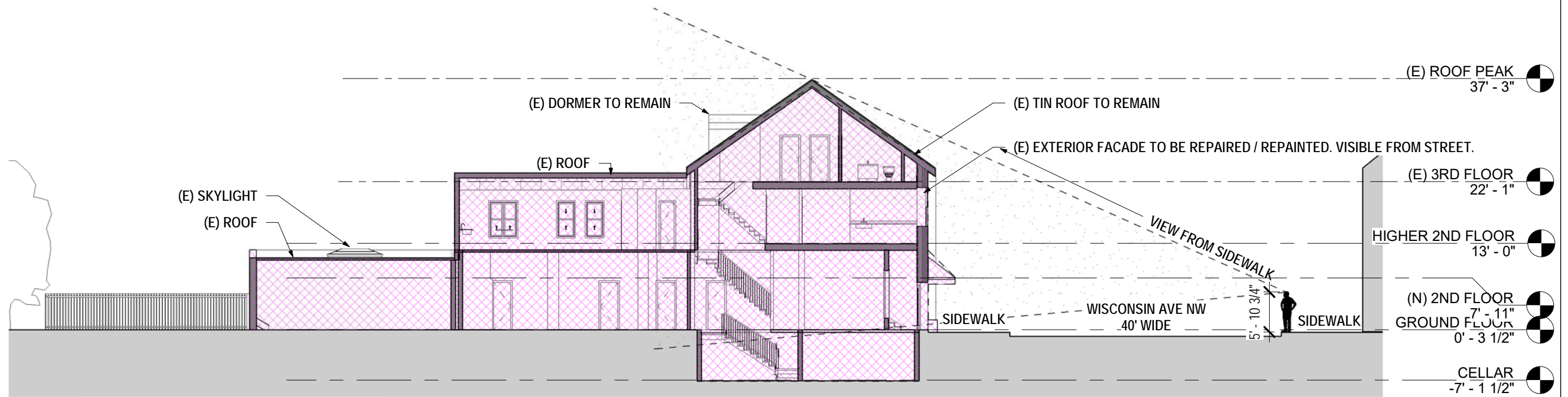
2 GROUND FLOOR- PROPOSED PLAN

A204 SCALE 1" = 20'-0"



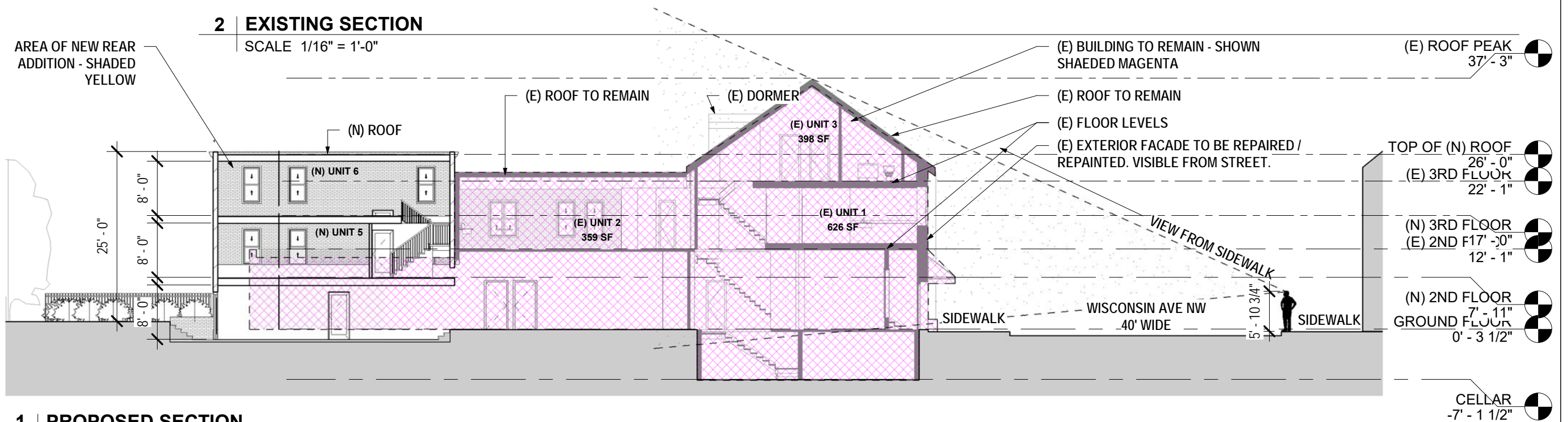
1 CELLAR - PROPOSED PLAN

A204 SCALE 1" = 20'-0"



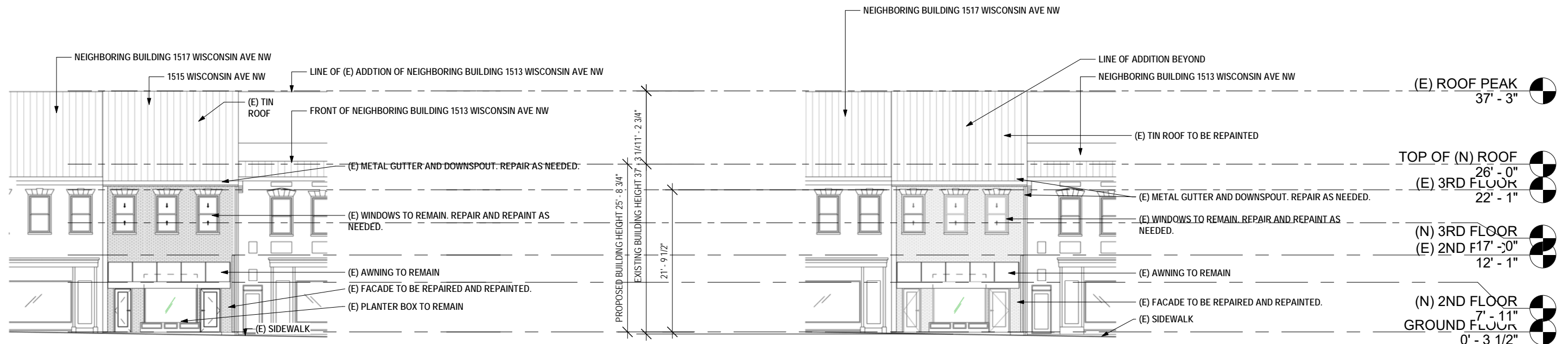
2 | EXISTING SECTION

SCALE 1/16" = 1'-0"



1 | PROPOSED SECTION

SCALE 1/16" = 1'-0"

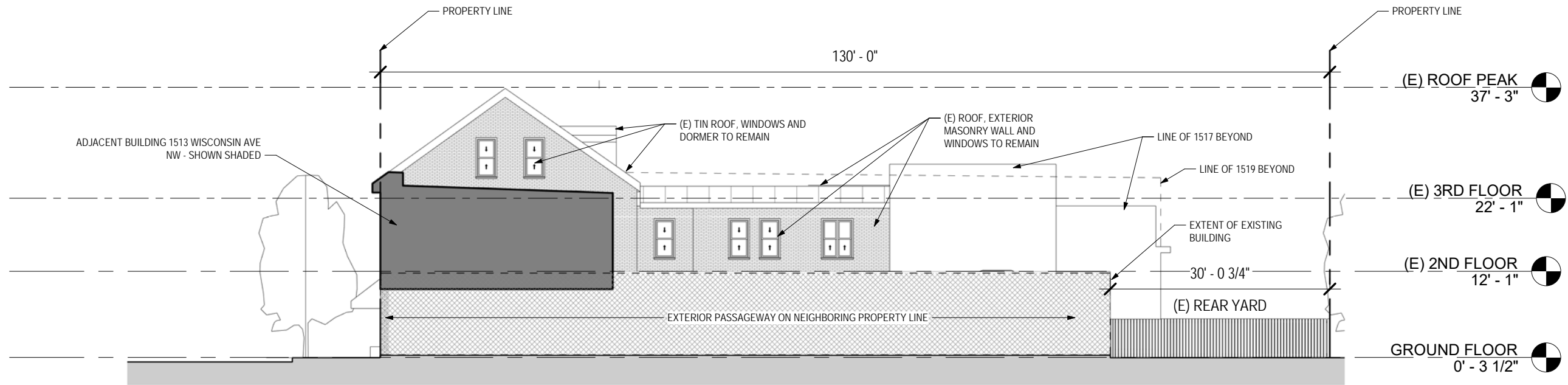


1 | EXISTING FRONT ELEVATION

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

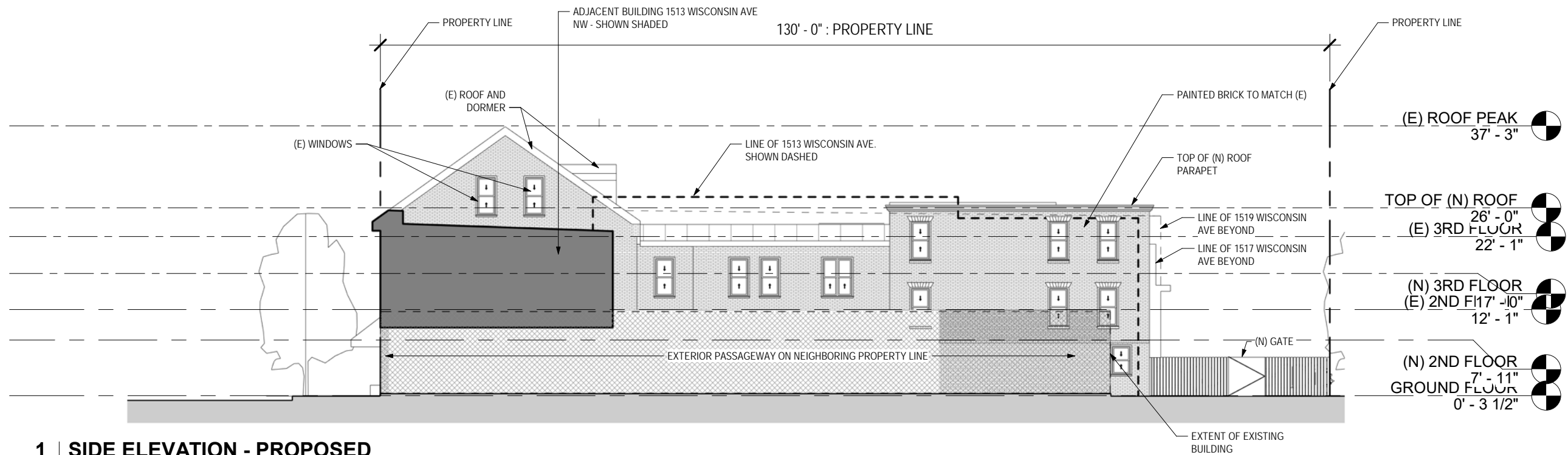
2 | PROPOSED FRONT ELEVATION

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



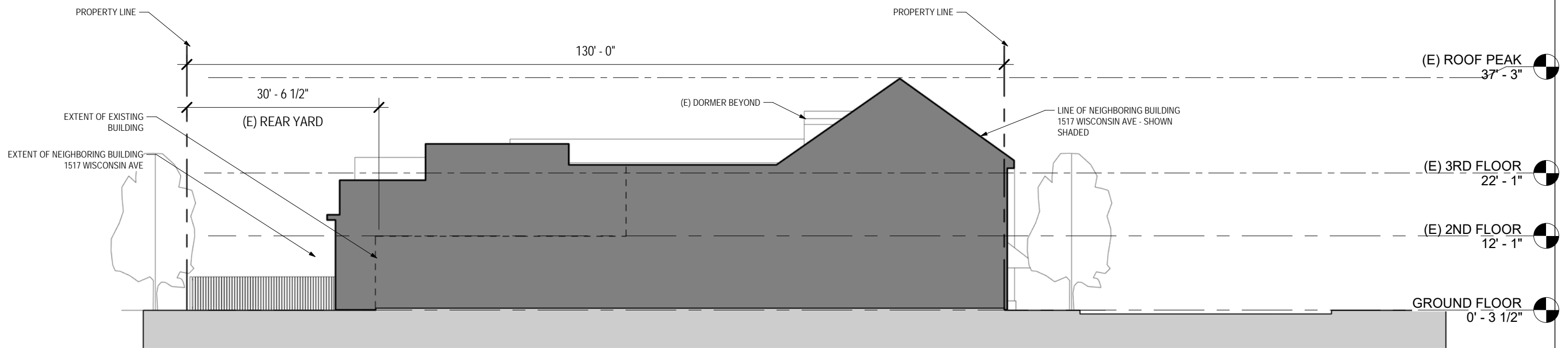
2 | SIDE ELEVATION - EXISTING

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



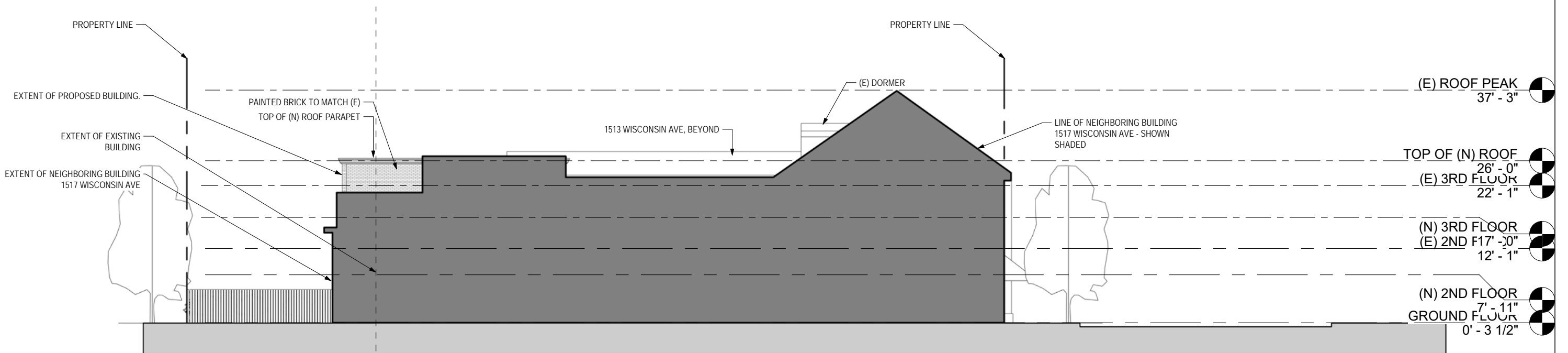
1 | SIDE ELEVATION - PROPOSED

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



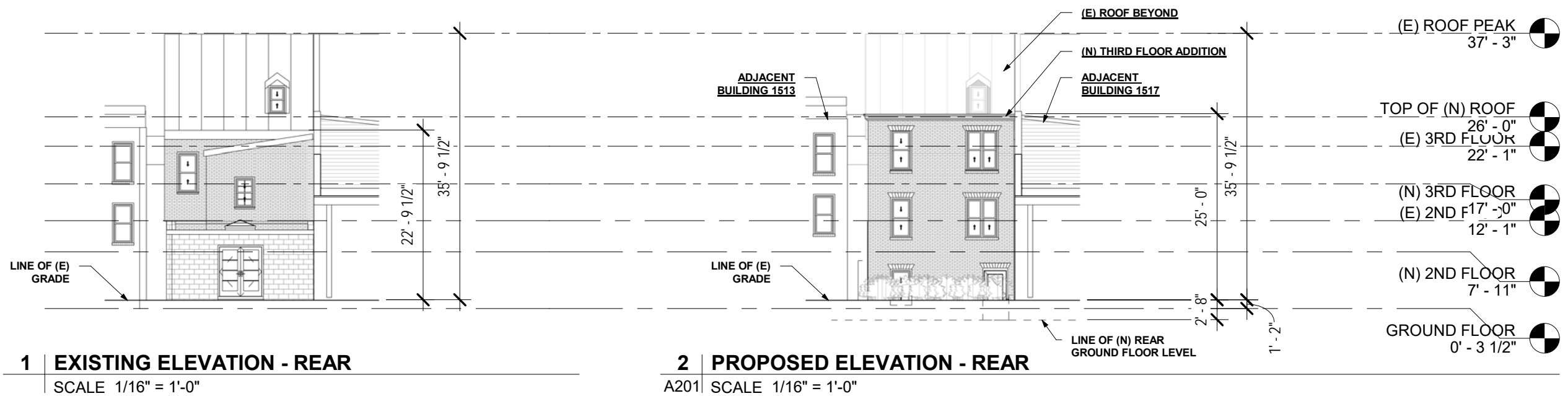
1 | SIDE ELEVATION 2 - EXISTING

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