

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. ADDITION OF A NEW 3RD FLOOR.
GREEN AREA RATIO: .03
LOT SF: 2,601 SF
BUILDING FOOTPRINT: 1,954 SF
LOT OCCUPANCY: ALLOWABLE: 60% EXISTING: 75% PROPOSED: 87%
FLOOR AREA RATIO: ALLOWABLE: 2.5 EXISTING: 1.33 PROPOSED: 2.5

DRAWING LIST

ARCHITECTURAL

- A001 PROJECT INFORMATION, DRAWING LIST AND LOCATION MAP
- A002 EXISTING PHOTOS
- A003 EXISTING PHOTOS
- A004 SITE PLAN - EXISTING
- A005 SITE PLAN - PROPOSED
- A100 EXISTING PLANS
- A101 PROPOSED PLANS
- A102 EXISTING AND PROPOSED ELEVATIONS
- A103 EXISTING AND PROPOSED ELEVATIONS
- A104 EXISTING AND PROPOSED ELEVATIONS
- A105 EXISTING AND PROPOSED ELEVATIONS
- A106 PROPOSED SECTION

- # EXISTING PHOTO VIEW LOCATION
- - - - - PROPERTY LINE

LOCATION MAP LEGEND



WISCONSIN AVE: BZA PACKAGE

1515 WISCONSIN AVE NW
WASHINGTON DC 20007

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

1 | LOCATION MAP
 A102 SCALE 1" = 60'-0"



PROJECT INFORMATION, DRAWING LIST AND LOCATION MAP

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 20412
 11/5/2020 11:19:03 AM
 EXHIBIT NO. 6

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



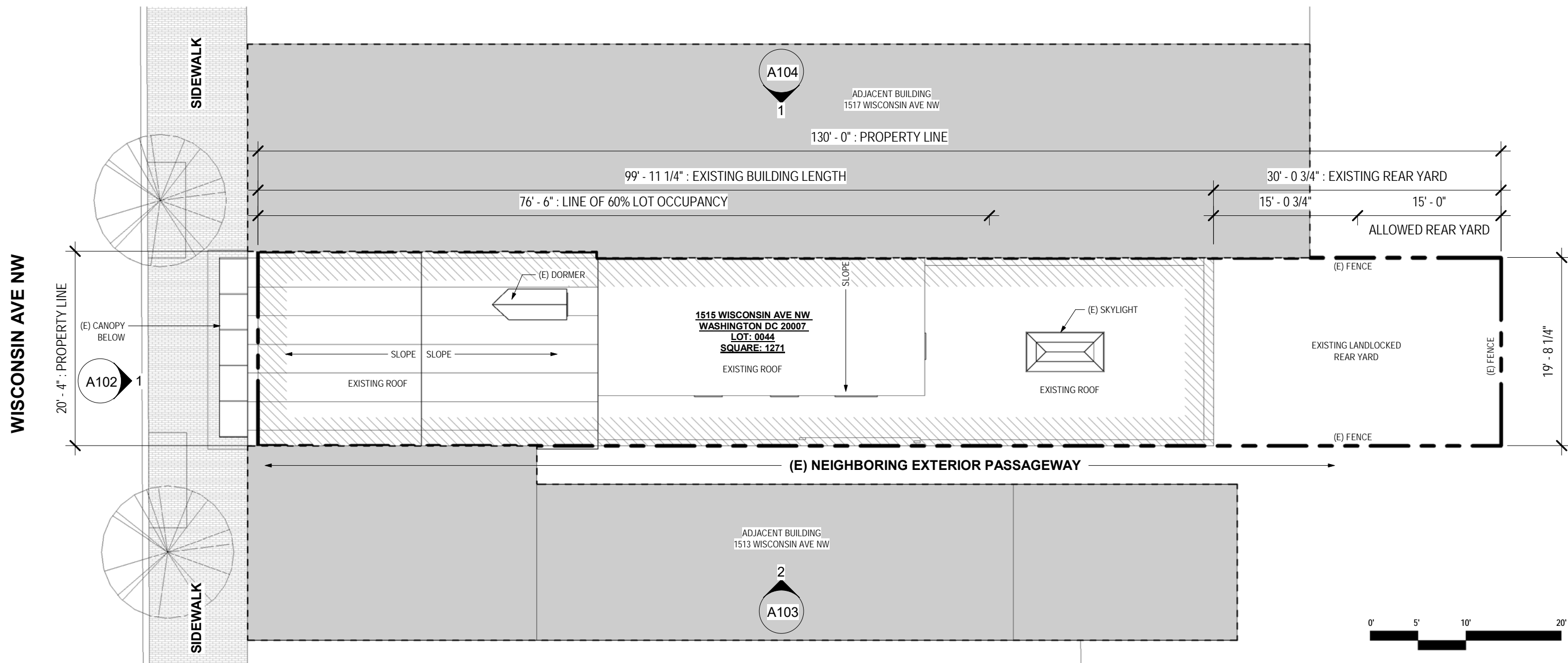
VIEW 3: FROM WISCONSIN AVE NW

1515 WISCONSIN AVE NW

1515 WISCONSIN AVE NW

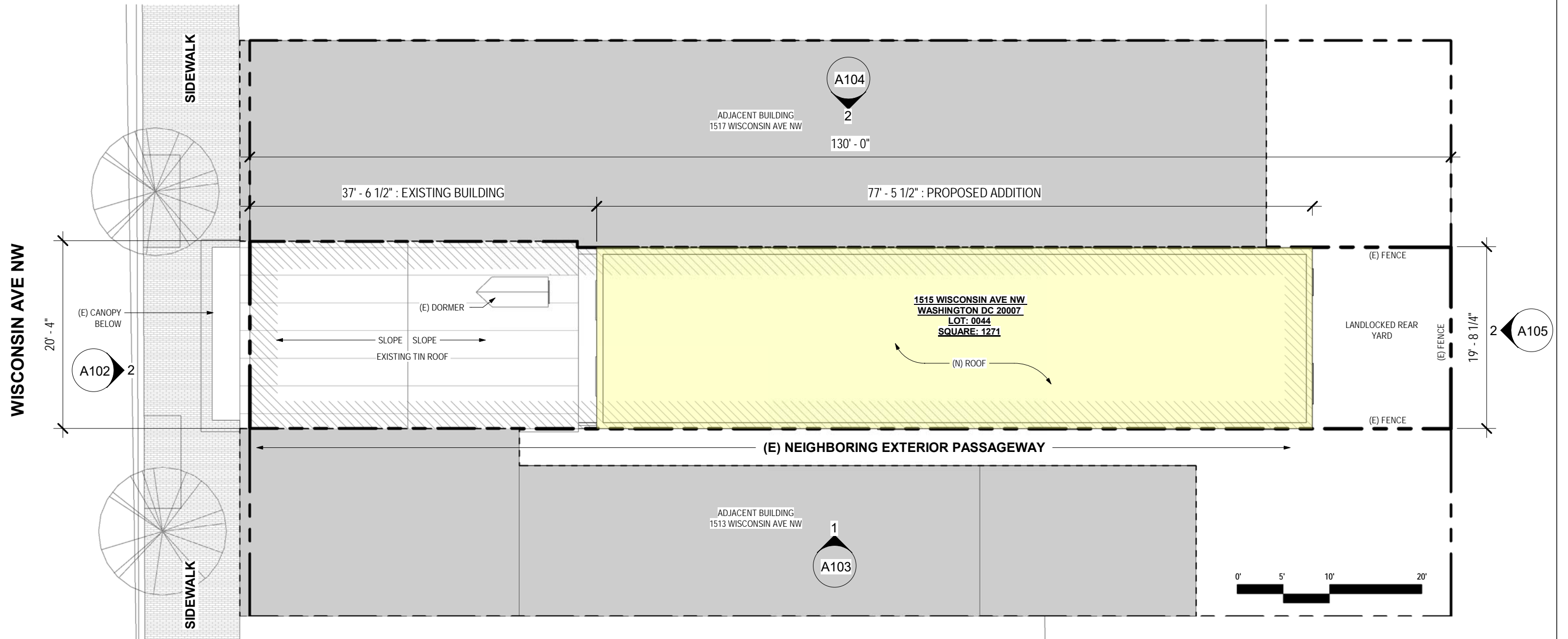
EXISTING EXTERIOR CONDITION PHOTO: SEE FRONT SHEET FOR VIEW LOCATIONS





1 | SITE PLAN - EXISTING

A102 | SCALE 3/32" = 1'-0"



1 | SITE PLAN - PROPOSED

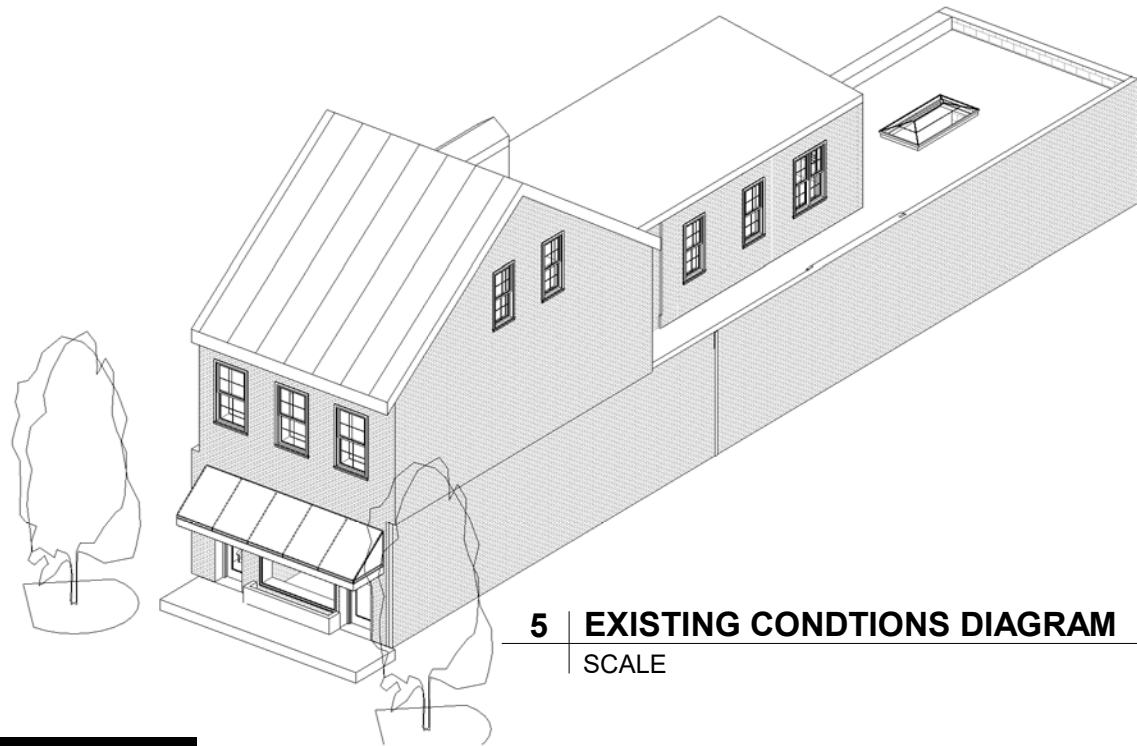
A102 | SCALE 3/32" = 1'-0"

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

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

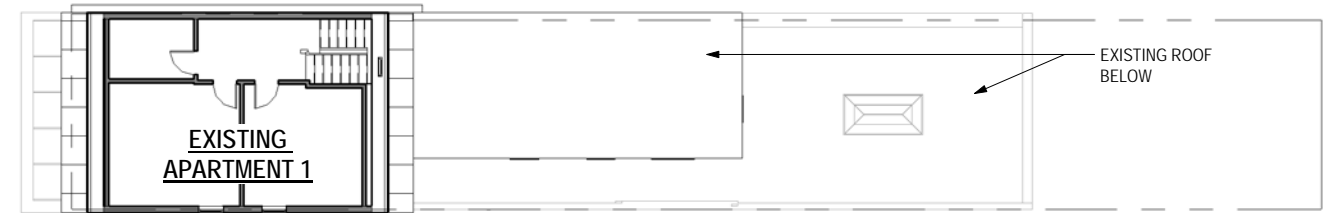


5 | EXISTING CONDITONS DIAGRAM
SCALE



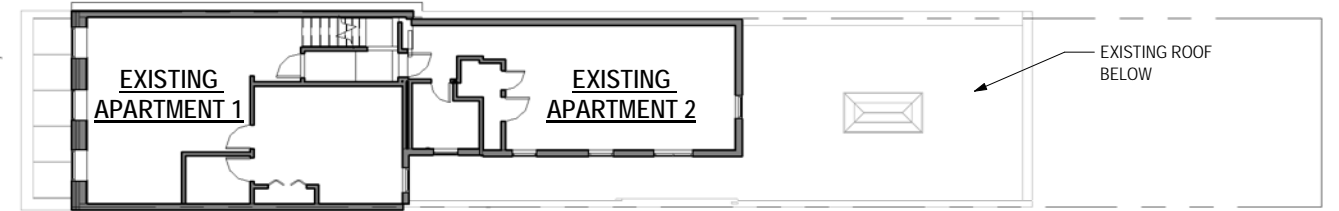
6 | ROOF PLAN - EXISTING

A102 SCALE 1" = 20'-0"



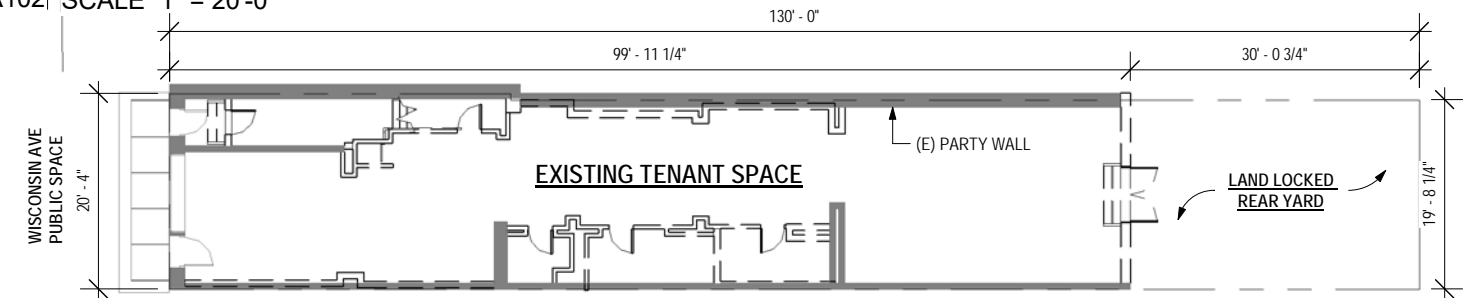
4 | 3RD FLOOR - EXISTING

A102 SCALE 1" = 20'-0"



3 | 2ND FLOOR - EXISTING

A102 SCALE 1" = 20'-0"



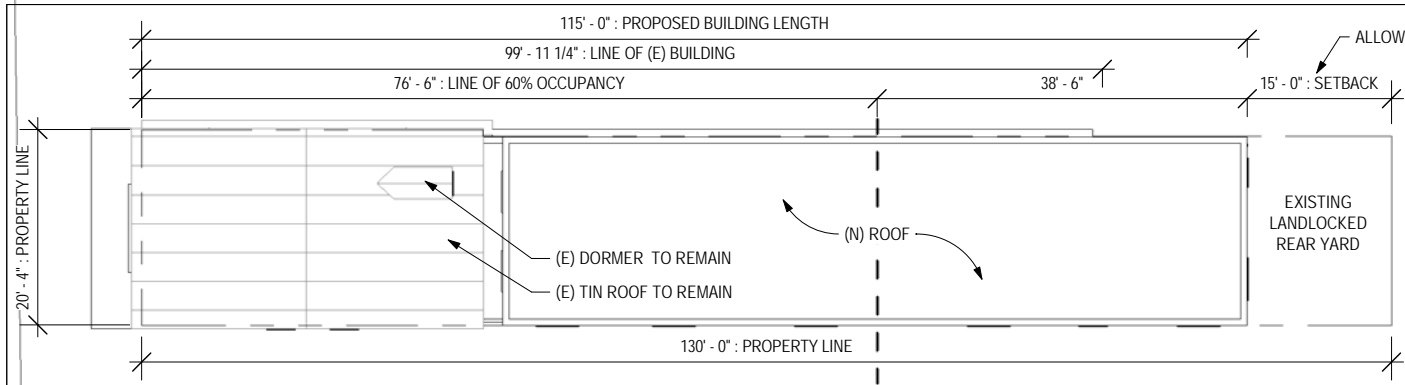
2 | GROUND FLOOR - EXISTING

A102 SCALE 1" = 20'-0"



1 | CELLAR- EXISTING

A106 SCALE 1" = 20'-0"



6 | ROOF PLAN - PROPOSED

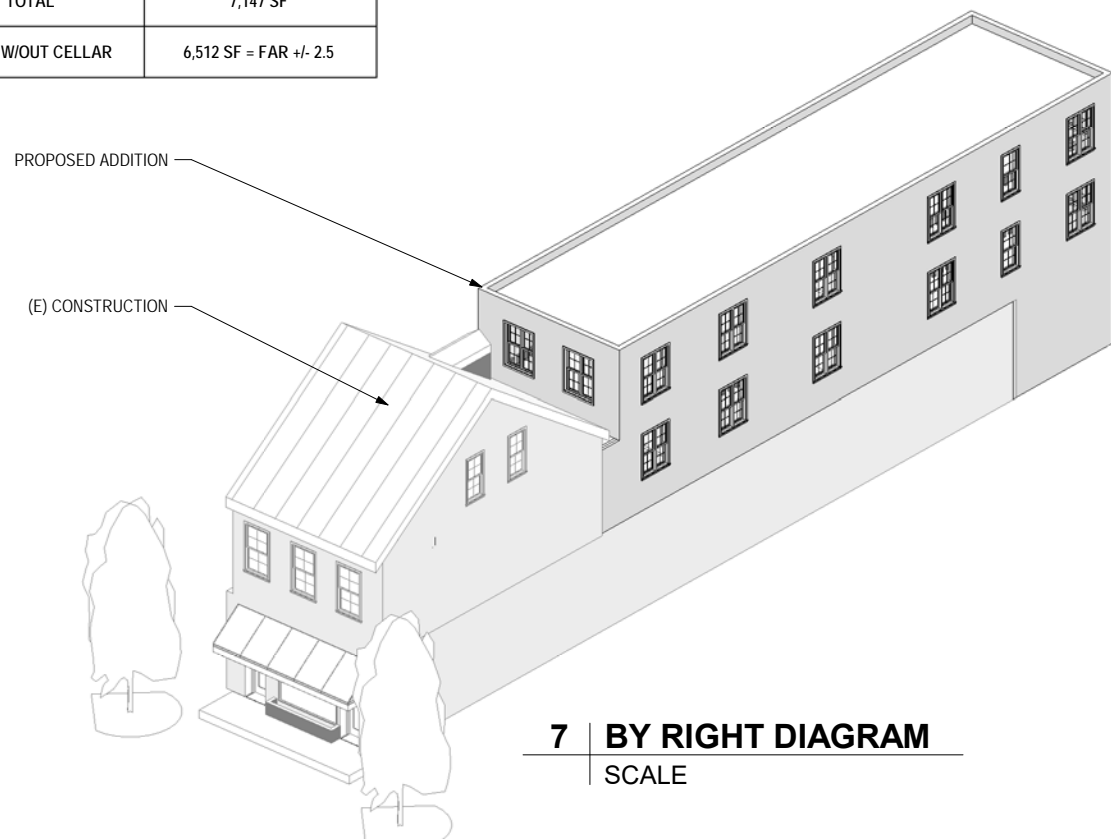
A102 | SCALE 1" = 20'-0"

BY RIGHT GFA

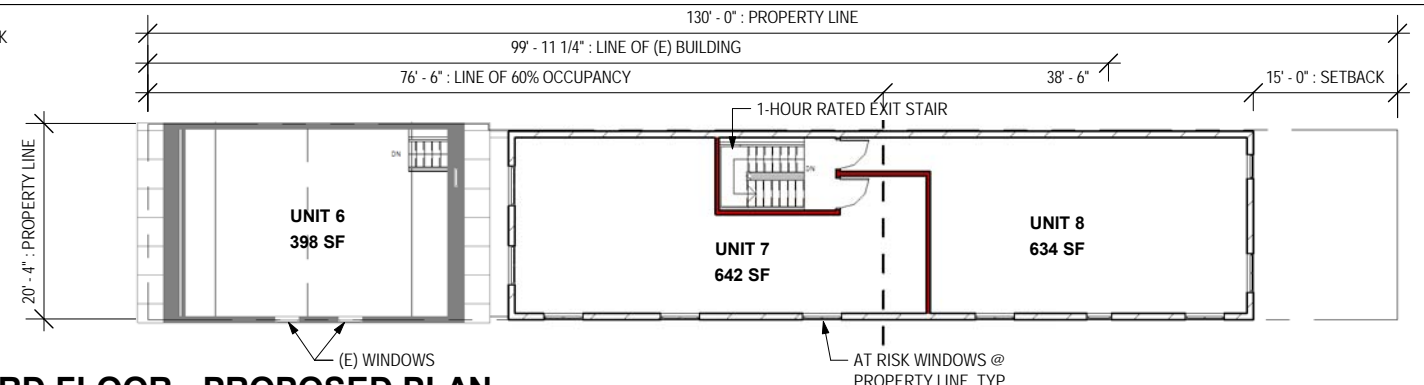
CELLAR	635 SF
GROUND FLOOR	2,286 SF
2ND FLOOR	2,286 SF
3RD FLOOR	1,940 SF
TOTAL	7,147 SF
TOTAL W/OUT CELLAR	6,512 SF = FAR +/- 2.5

DRAWING LEGEND

- FIRE BARRIER**
- UNIT AREAS**

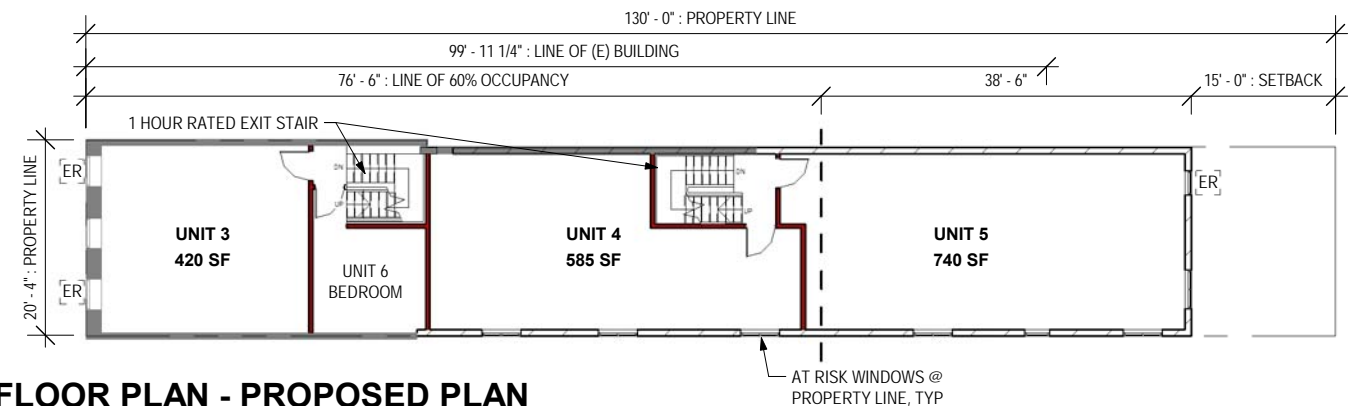


7 | BY RIGHT DIAGRAM
SCALE



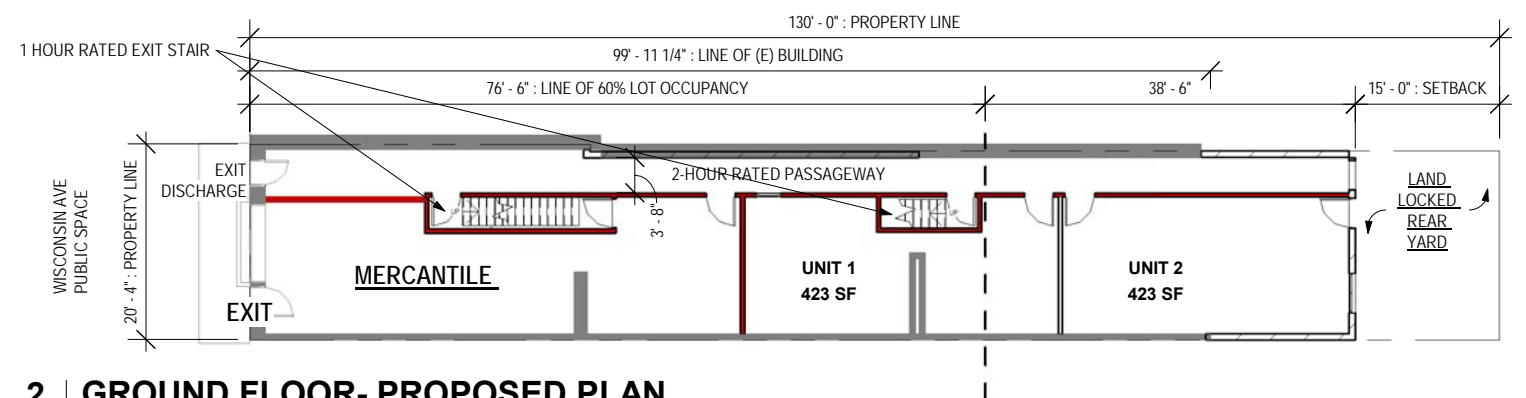
4 | 3RD FLOOR - PROPOSED PLAN

A102 | SCALE 1" = 20'-0"



3 | 2ND FLOOR PLAN - PROPOSED PLAN

A102 | SCALE 1" = 20'-0"



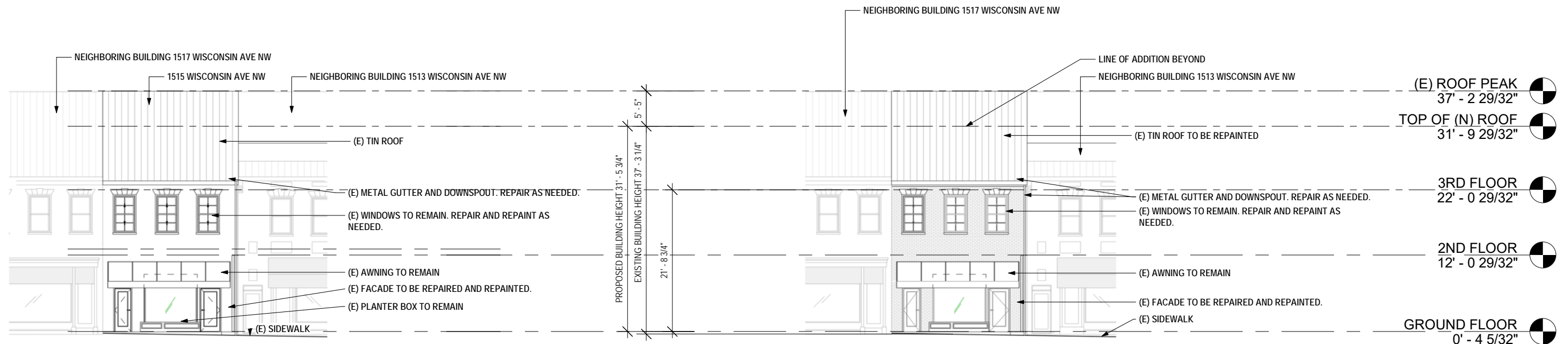
2 | GROUND FLOOR- PROPOSED PLAN

A102 | SCALE 1" = 20'-0"



1 | CELLAR - PROPOSED PLAN

A106 | SCALE 1" = 20'-0"

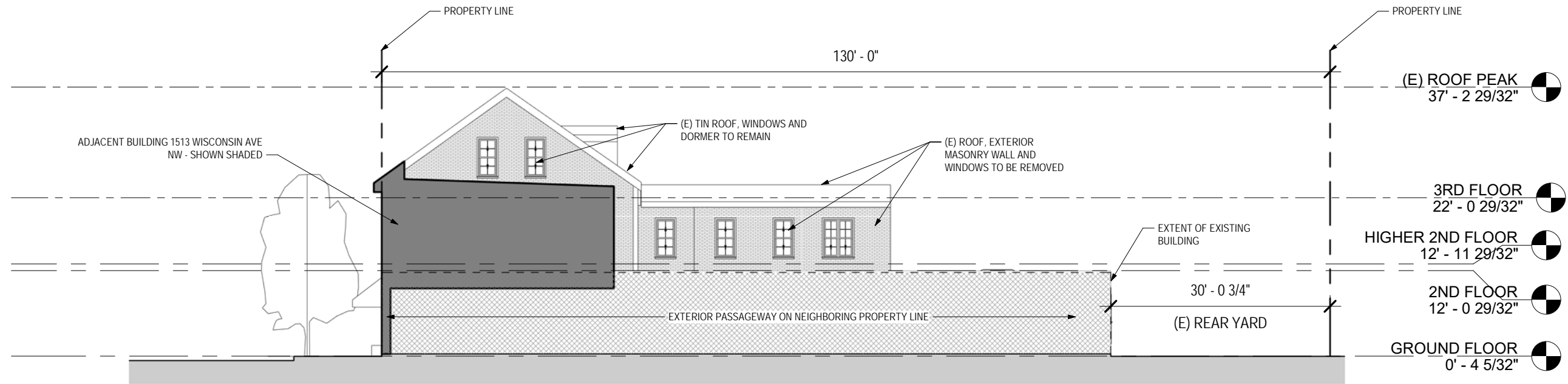


1 | EXISTING FRONT ELEVATION

A004 | SCALE 1/16" = 1'-0"

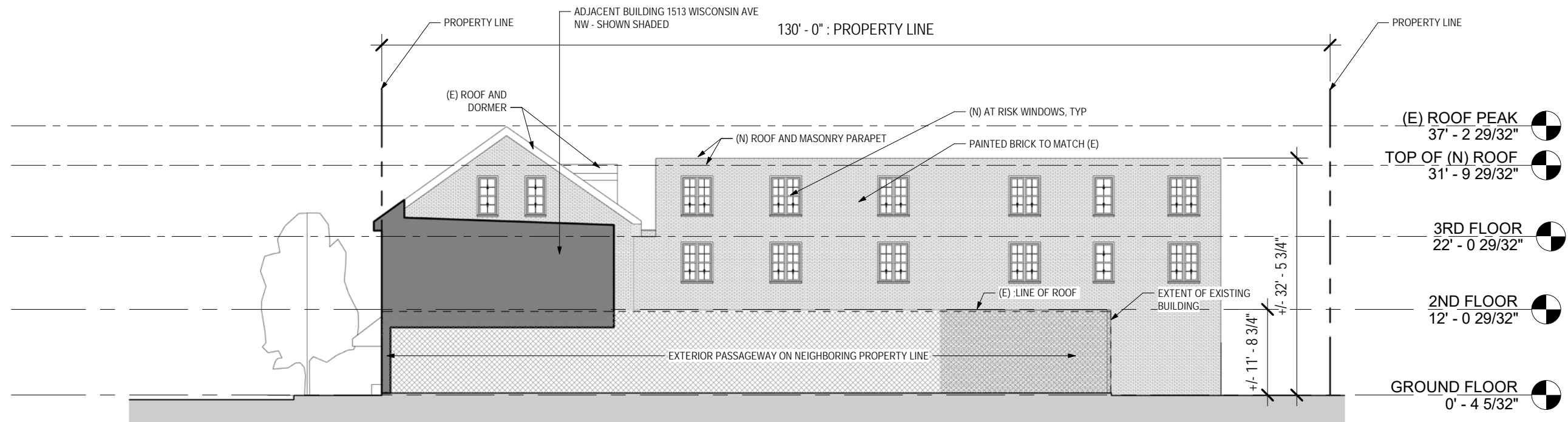
2 | PROPOSED FRONT ELEVATION

A005 | SCALE 1/16" = 1'-0"



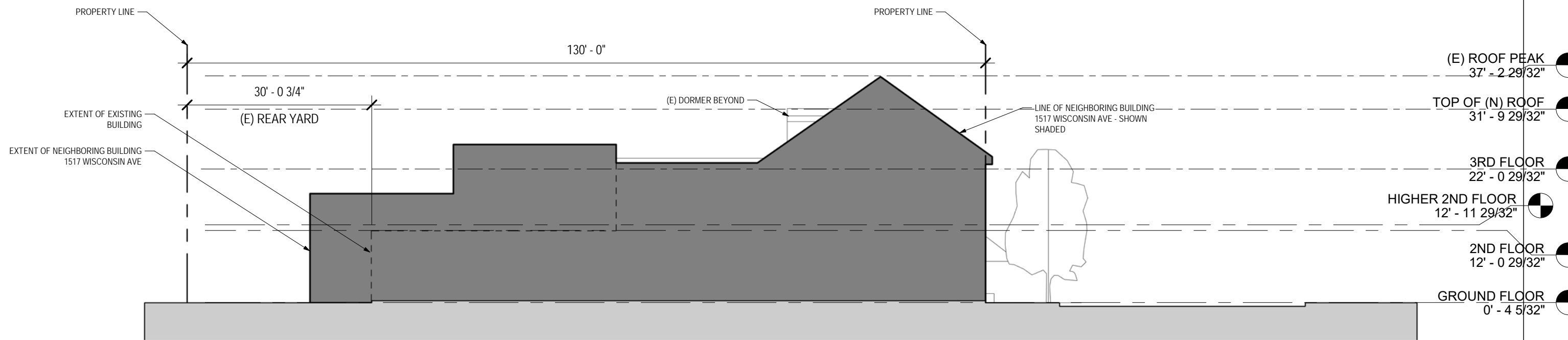
2 | SIDE ELEVATION - EXISTING

A004 | SCALE 1/16" = 1'-0"



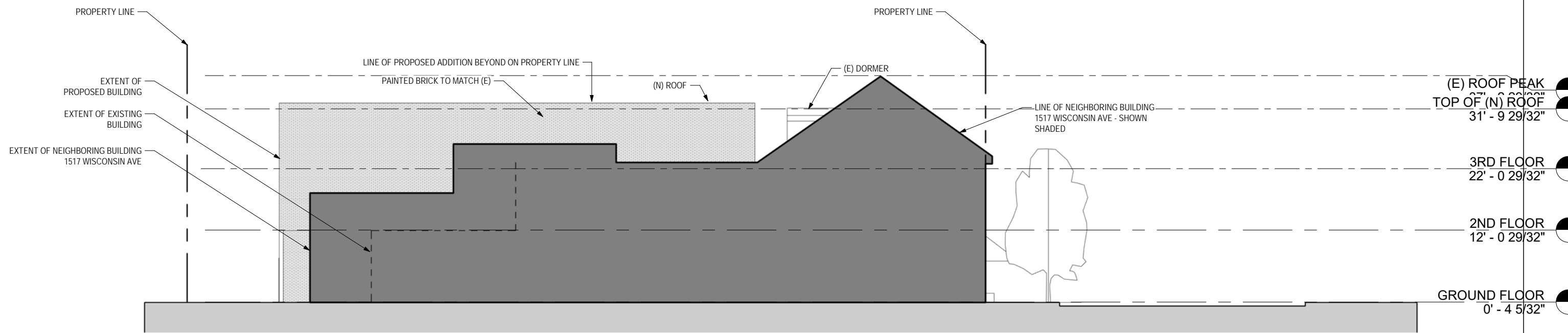
1 | SIDE ELEVATION - PROPOSED

A005 | SCALE 1/16" = 1'-0"



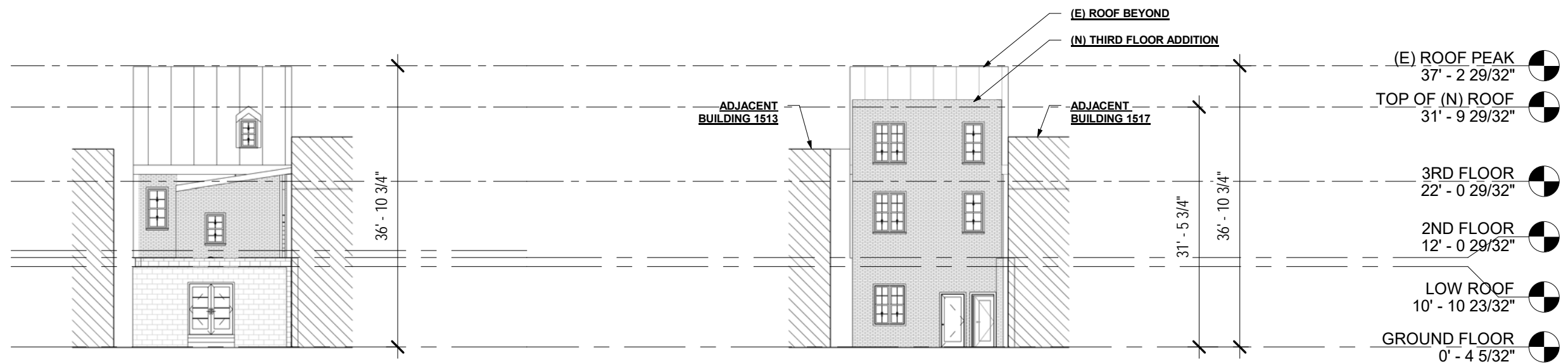
1 | SIDE ELEVATION 2 - EXISTING

A004 | SCALE 1/16" = 1'-0"



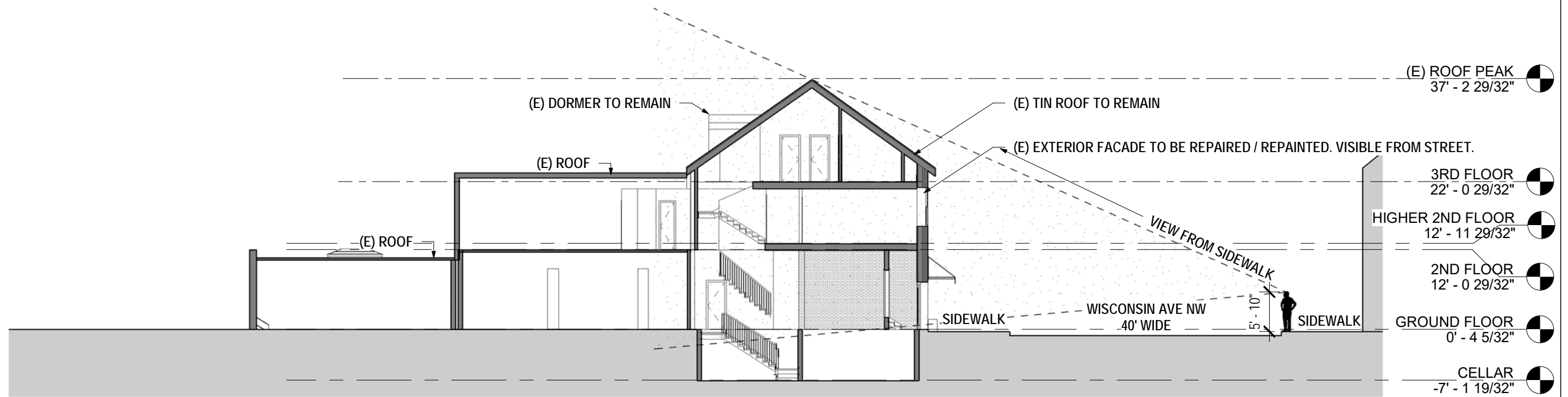
2 | SIDE ELEVATION 2 - PROPOSED

A005 | SCALE 1/16" = 1'-0"

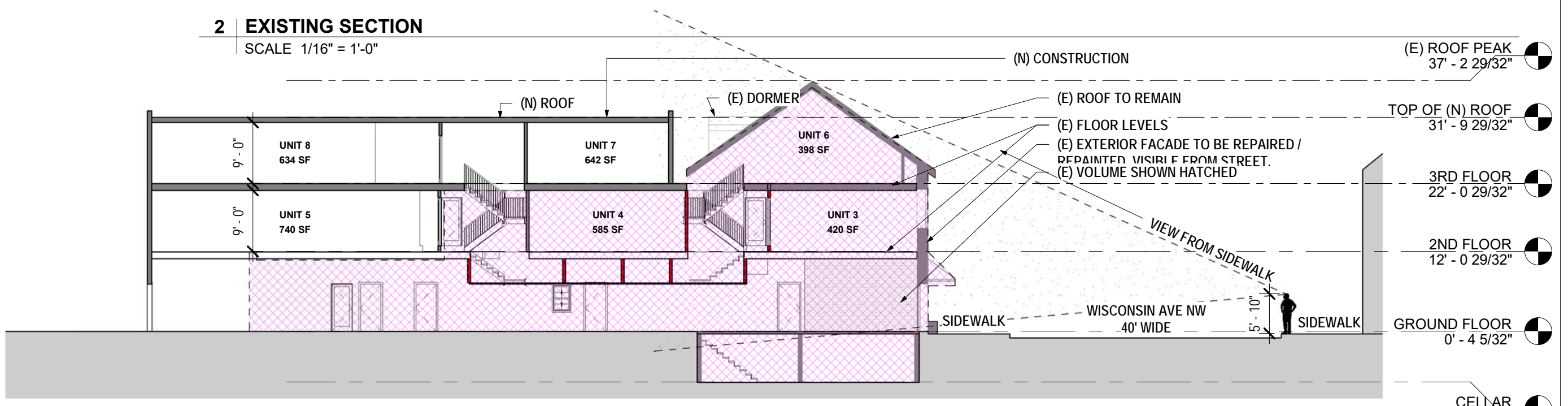


1 | EXISTING ELEVATION - REAR
SCALE 1/16" = 1'-0"

2 | PROPSOED ELEVATION - REAR
A005 | SCALE 1/16" = 1'-0"



2 | EXISTING SECTION
SCALE 1/16" = 1'-0"



1 | PROPOSED SECTION
SCALE 1/16" = 1'-0"