

4700 WISCONSIN

4700 Wisconsin Ave., NW
Washington, DC

LIST OF DRAWINGS

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- 02 SITE PHOTOS
- 03 SITE PLAN
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Zoning Tabulation

Total Lot Area	5,143.8 sq. ft.
Basement Area (FAR)	687.4 sq. ft.
Footprint 1st Floor	
Gross Area	4,471.4 sq. ft.
Retail	3,724 sq. ft.
Residential	753.4 sq. ft.
Footprint Floors 2,3	3,752.8 sq. ft.
Footprint Floor 4	2,709.2 sq. ft.
Residential	
Lot Occupancy	73% (75% allowed)
FAR w/ bonus	3.0 (15,431.4)
Parking Required	19 (3 provided)

Requested Flexibilities

Request waiver of Parking Requirements



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Drawing: COVER SHEET

Project: 4700 Wisconsin Ave. NW
Washington, DC

PRELIMINARY
10/07/13
PERMIT
CONSTRUCTION

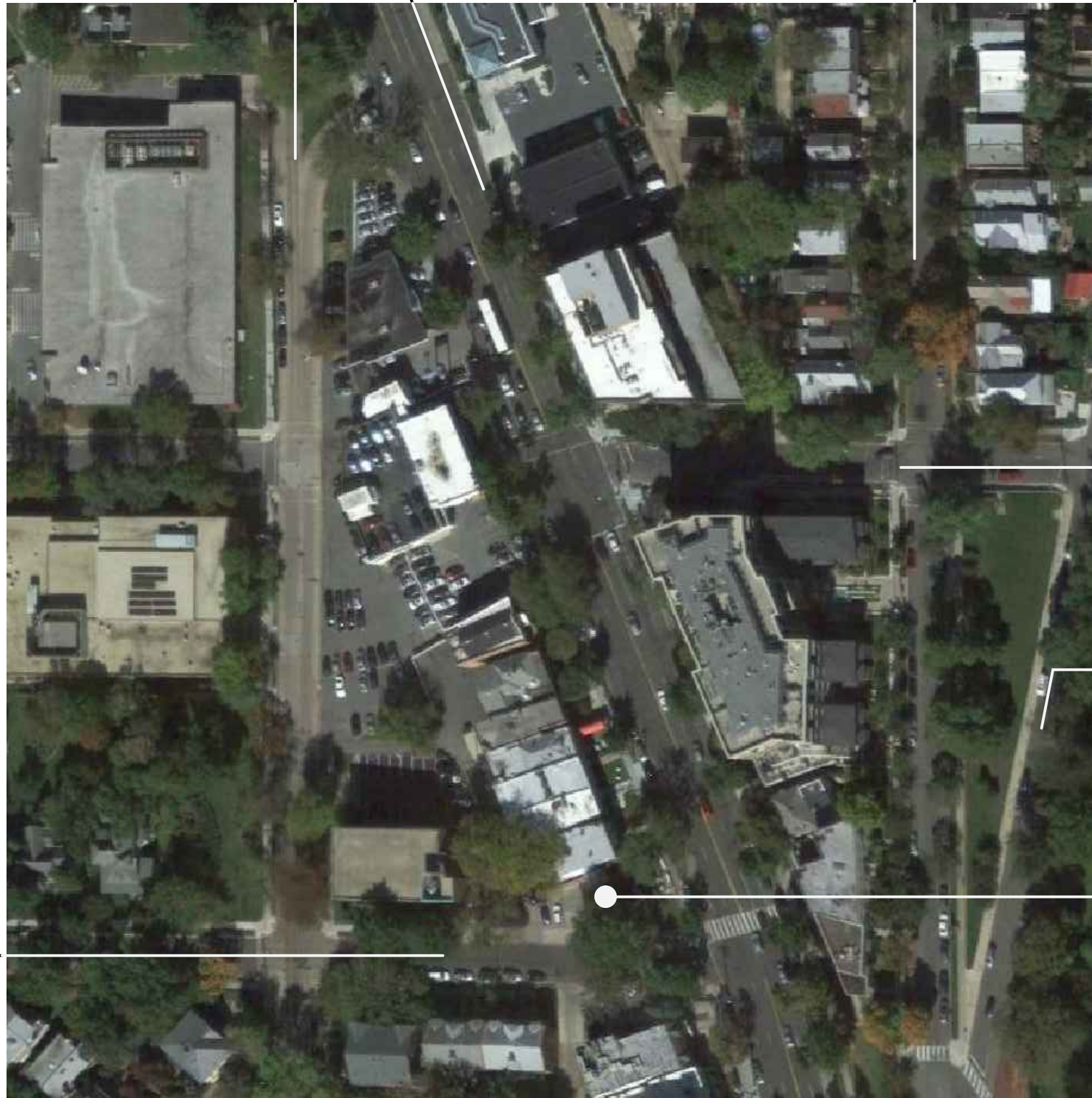
Board of Zoning Adjustment
District of Columbia
CASE NO. 18899
EXHIBIT NO. 10

CHESAPEAKE ST. NW

42nd. ST. NW

WISCONSIN AVE. NW

41st. ST. NW



DAVENPORT ST. NW

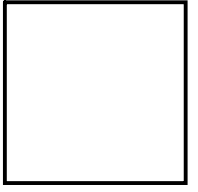
BELT RD. NW

PROJECT SITE
4700 WISCONSIN AVE. NW

 **VICINITY MAP**
N.T.S.

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<input type="checkbox"/>	REVISION	12/06/13
<input type="checkbox"/>	REVISION	12/27/13
<input type="checkbox"/>	REVISION	

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Drawing: **VICINITY MAP**

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<input type="checkbox"/>	PRELIMINARY	10/07/13
<input type="checkbox"/>	PERMIT	
<input type="checkbox"/>	CONSTRUCTION	

01



VIEW DOWN WISCONSIN AVE.



CORNER VIEW- CHESAPEAKE ST. & WISCONSIN AVE.



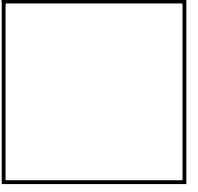
EXISTING SITE VIEW- WISCONSIN AVE.



VIEW FROM ALLEY

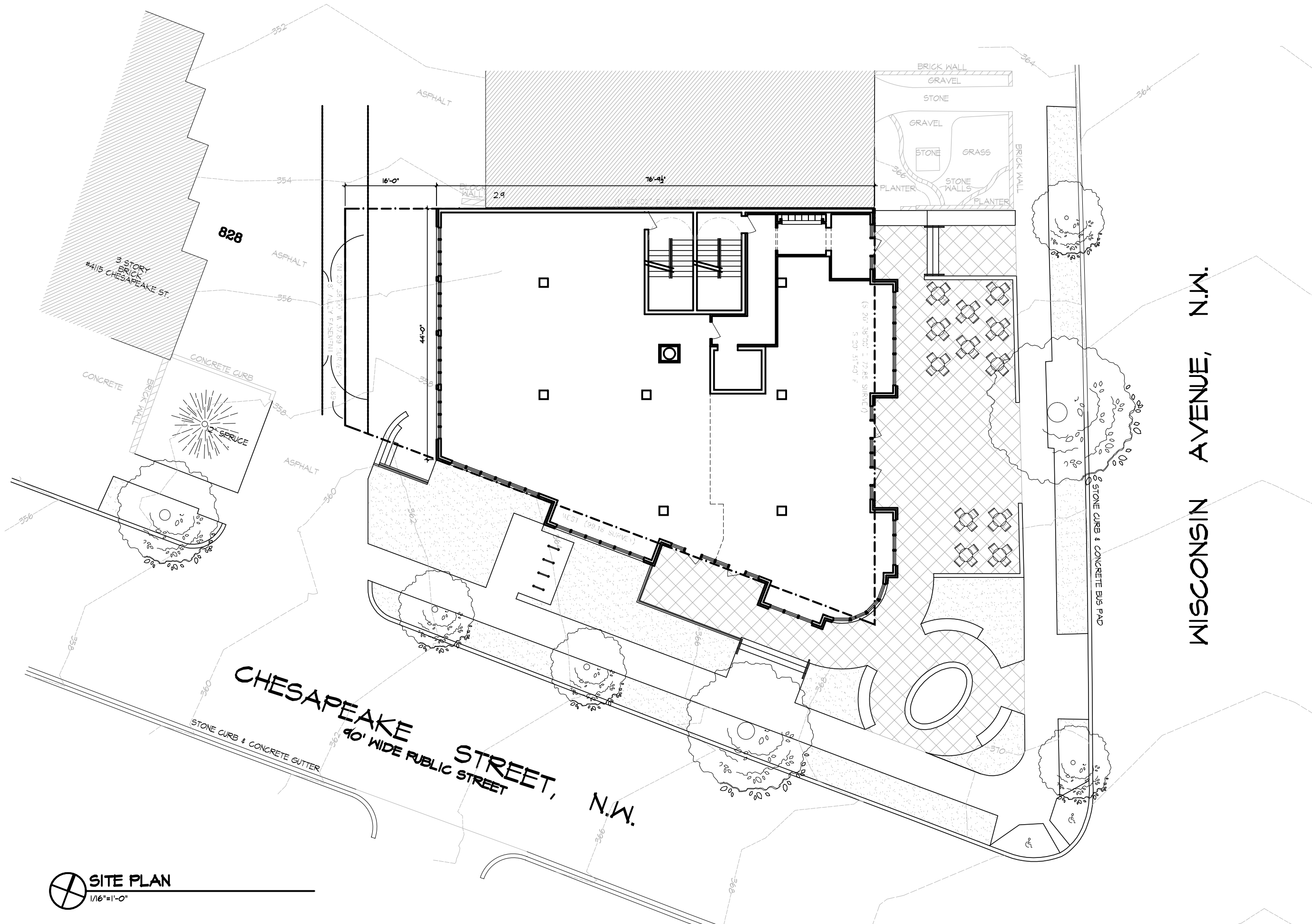
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	12/27/13
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Drawing: **SITE VIEWS**
 Project: 4700 Wisconsin Ave. NW
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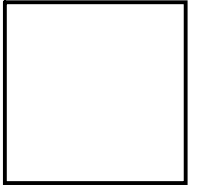


SITE PLAN
1/16"=1'-0"

<input type="checkbox"/>	REVISION	11/26/13
<input type="checkbox"/>	REVISION	12/06/13
<input type="checkbox"/>	REVISION	12/27/13
<input type="checkbox"/>	REVISION	

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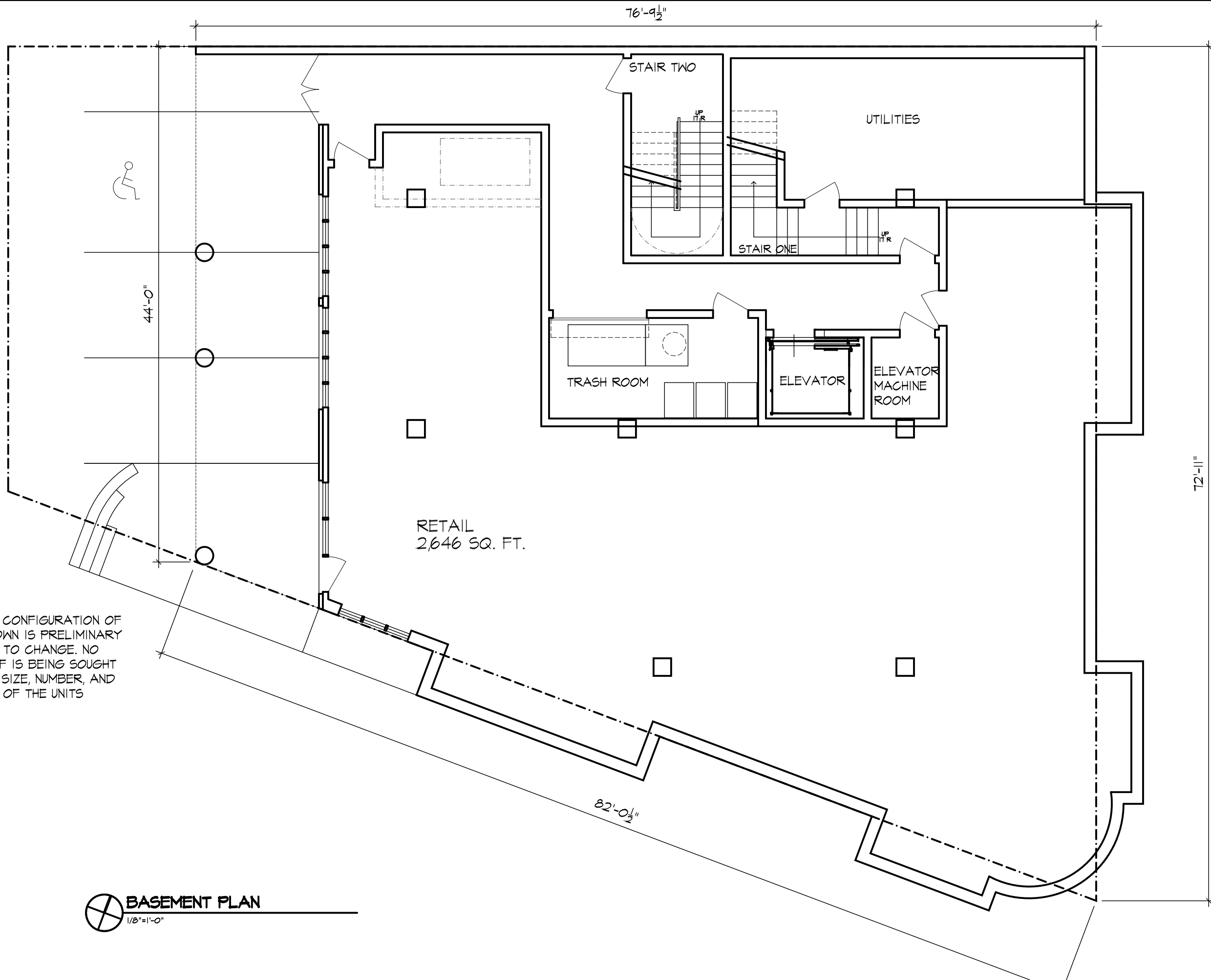


Drawing: **SITE PLAN**

Project: 4700 Wisconsin Ave. NW
Washington, DC

<input type="checkbox"/>	PRELIMINARY	10/07/13
<input type="checkbox"/>	PERMIT	
<input type="checkbox"/>	CONSTRUCTION	

03



NOTE:
 THE INTERIOR CONFIGURATION OF
 THE UNITS SHOWN IS PRELIMINARY
 AND SUBJECT TO CHANGE. NO
 ZONING RELIEF IS BEING SOUGHT
 RELATING TO SIZE, NUMBER, AND
 COMPOSITION OF THE UNITS

BASEMENT PLAN
 1/8" = 1'-0"

<input type="checkbox"/>	REVISION
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<input type="checkbox"/>	REVISION
	12/06/13
<input type="checkbox"/>	REVISION
	12/27/13
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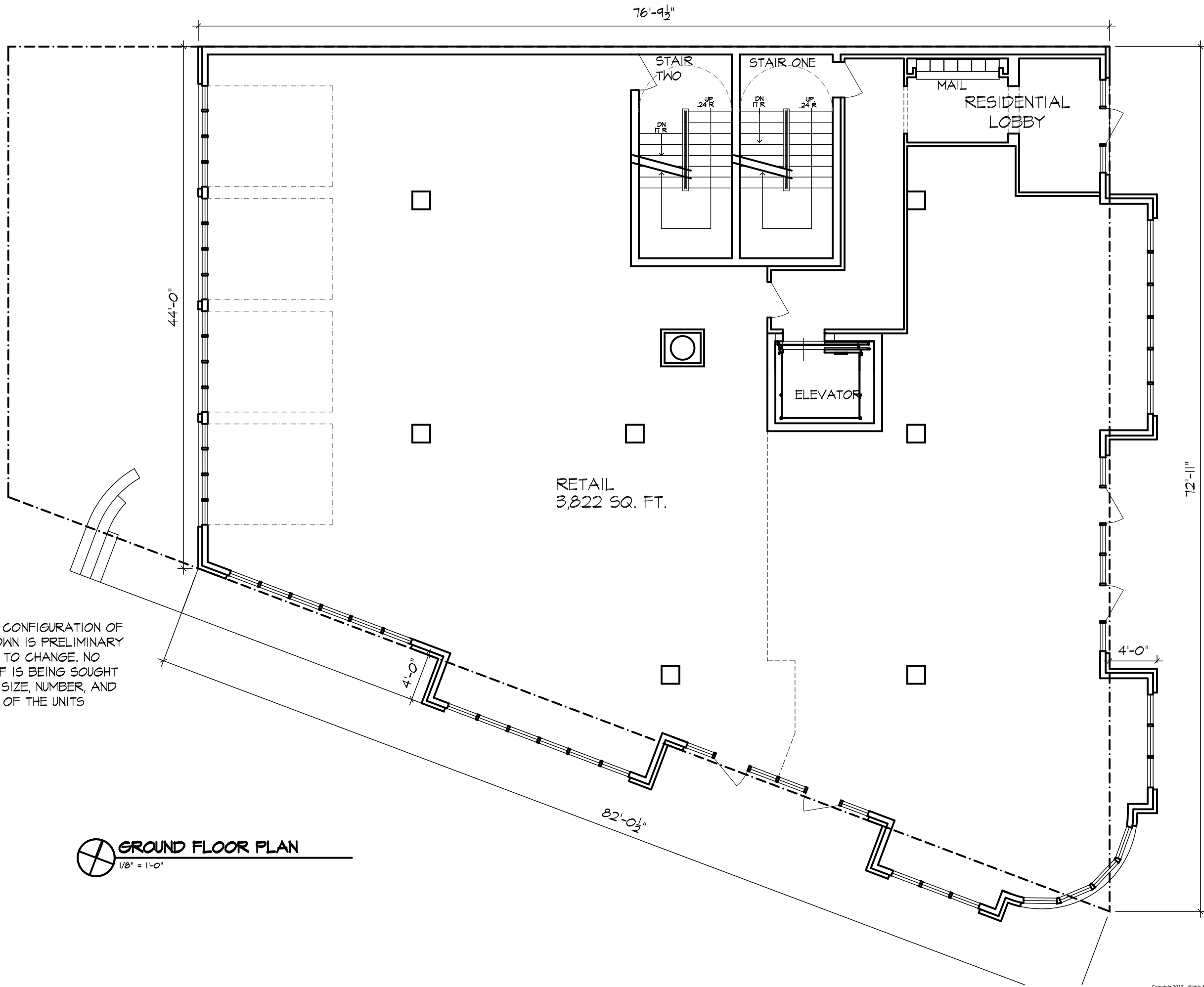


Drawing: **BASEMENT PLAN**

Project: 4700 Wisconsin Ave. NW
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<input type="checkbox"/>	PERMIT
<input type="checkbox"/>	CONSTRUCTION

04

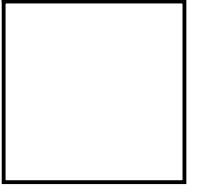


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 **GROUND FLOOR PLAN**
 1/8" = 1'-0"

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<input type="checkbox"/>	REVISION	12/27/13
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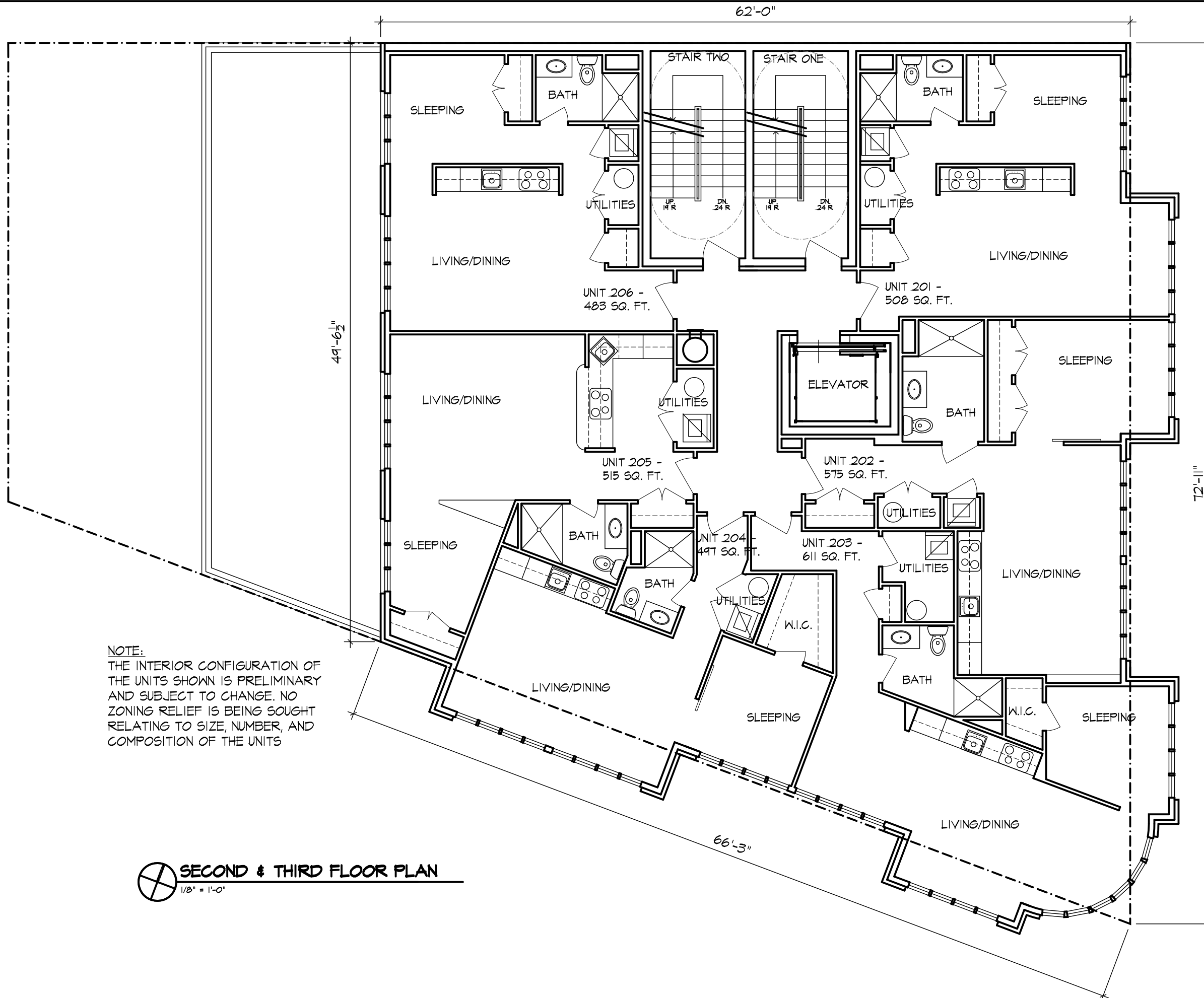


Drawing: **FIRST FLOOR PLAN**

Project: 4700 Wisconsin Ave. NW
 Washington, DC

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<input type="checkbox"/>	CONSTRUCTION	

05



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 ZONING RELIEF IS BEING SOUGHT
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 COMPOSITION OF THE UNITS

SECOND & THIRD FLOOR PLAN
 1/8" = 1'-0"

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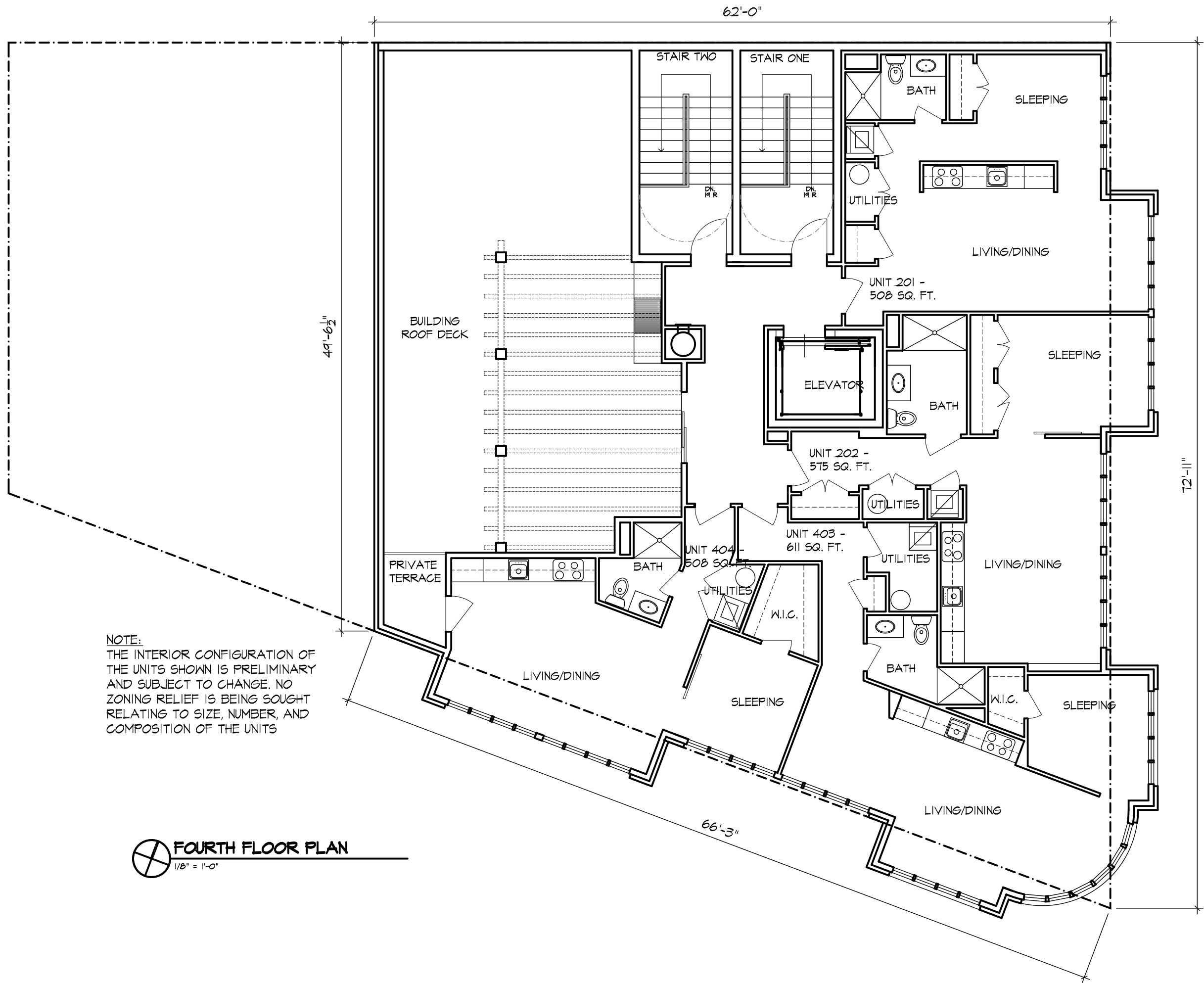
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Drawing: **SECOND & THIRD FLOOR PLAN**

Project: 4700 Wisconsin Ave. NW
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<input type="checkbox"/>	PRELIMINARY	10/07/13
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<input type="checkbox"/>	CONSTRUCTION	

06

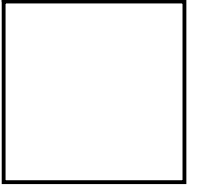


NOTE:
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 ZONING RELIEF IS BEING SOUGHT
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 COMPOSITION OF THE UNITS

 **FOURTH FLOOR PLAN**
 1/8" = 1'-0"

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<input type="checkbox"/>	REVISION	12/27/13
<input type="checkbox"/>	REVISION	

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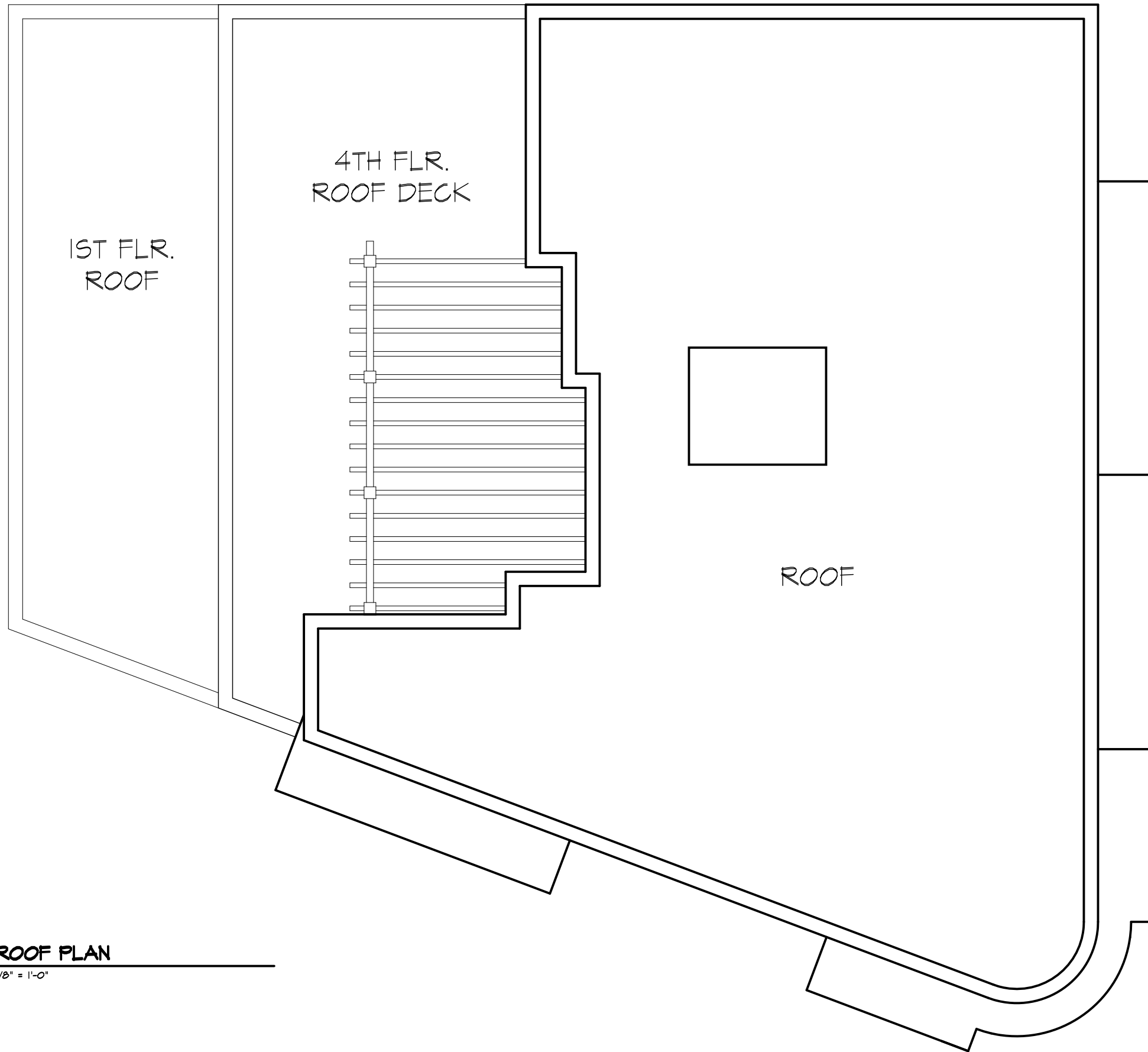


Drawing: **FOURTH FLOOR PLAN**
 Project: 4700 Wisconsin Ave. NW
 Washington, DC

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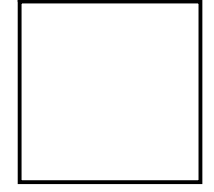
01

 **ROOF PLAN**
1/8" = 1'-0"



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<input type="checkbox"/>	REVISION
	12/06/13
<input type="checkbox"/>	REVISION
	12/27/13
<input type="checkbox"/>	REVISION

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Drawing: **ROOF PLAN**
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<input type="checkbox"/>	PRELIMINARY
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<input type="checkbox"/>	PERMIT
<input type="checkbox"/>	CONSTRUCTION

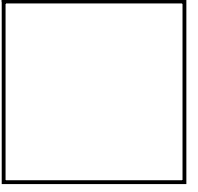
08



WISCONSIN AVE. ELEVATION
 1/8" = 1'-0"

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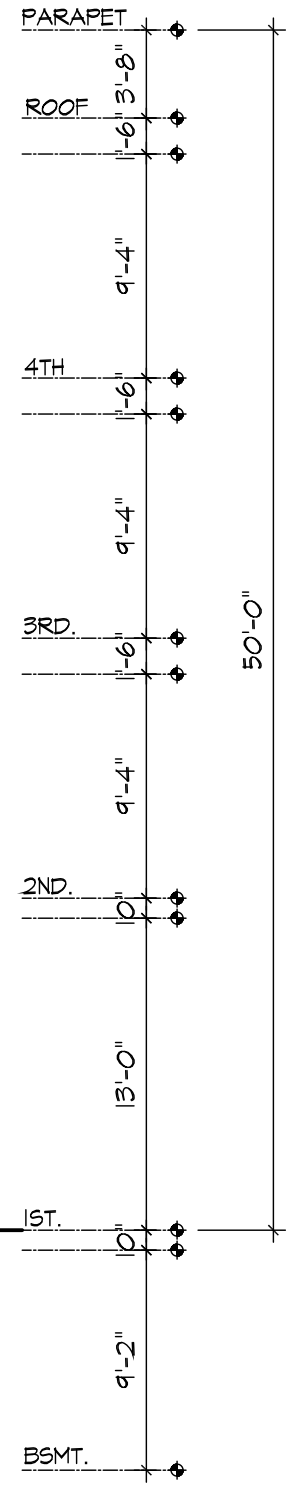
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Drawing: **ELEVATION**
 Project: 4700 Wisconsin Ave. NW
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<input type="checkbox"/>	PRELIMINARY	10/07/13
<input type="checkbox"/>	PERMIT	
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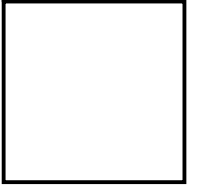
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CHESAPEAKE ST. ELEVATION
 1/8" = 1'-0"

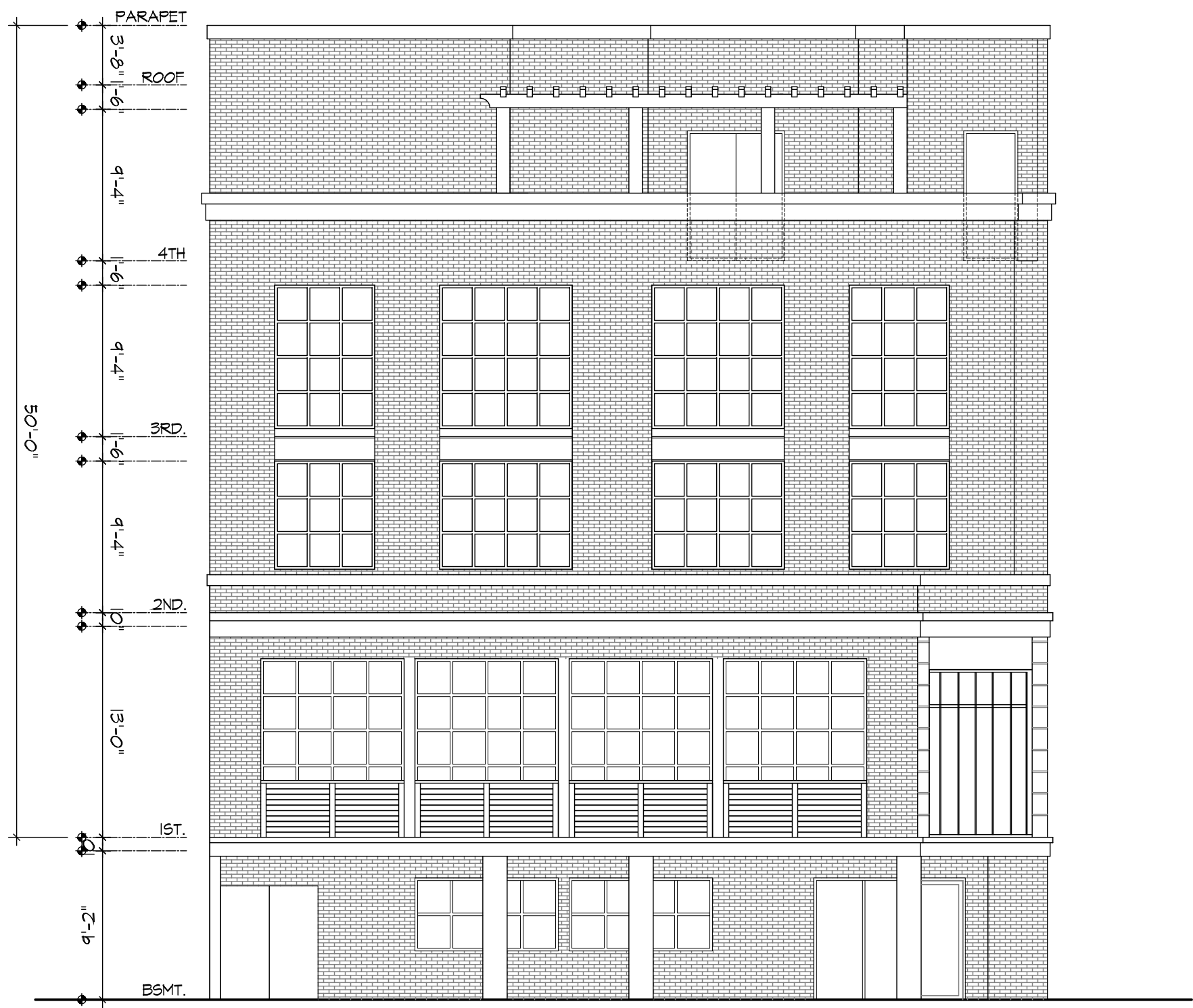
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Drawing: **ELEVATION**
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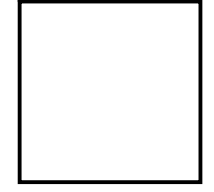
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<input type="checkbox"/>	PERMIT	
<input type="checkbox"/>	CONSTRUCTION	



ALLEY/REAR ELEVATION
 1/8" = 1'-0"

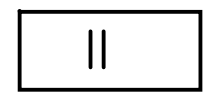
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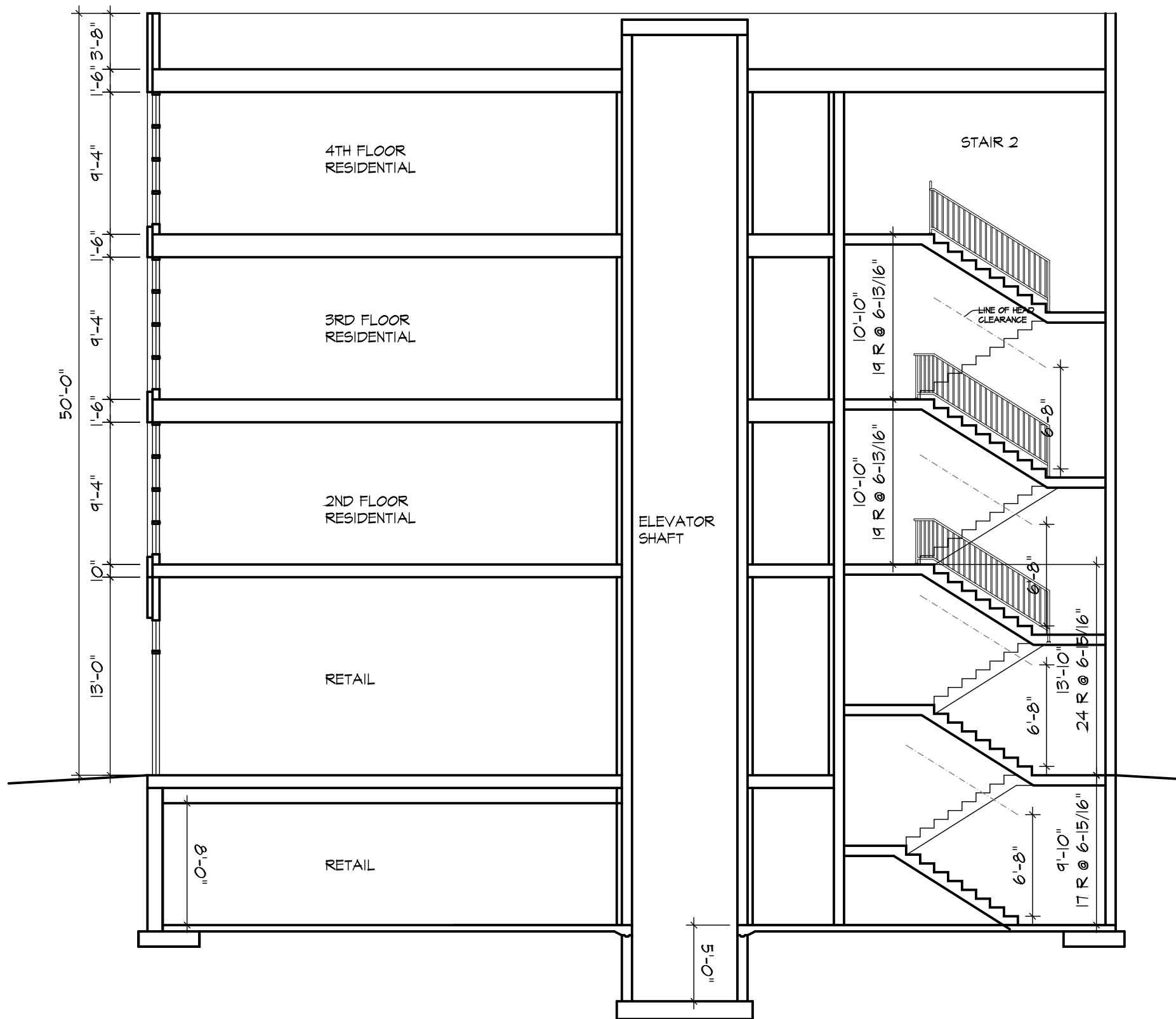
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Drawing: **ELEVATION**
 Project: 4700 Wisconsin Ave. NW
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<input type="checkbox"/>	PRELIMINARY
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<input type="checkbox"/>	PERMIT
<input type="checkbox"/>	CONSTRUCTION





SECTION I
1/8" = 1'-0"

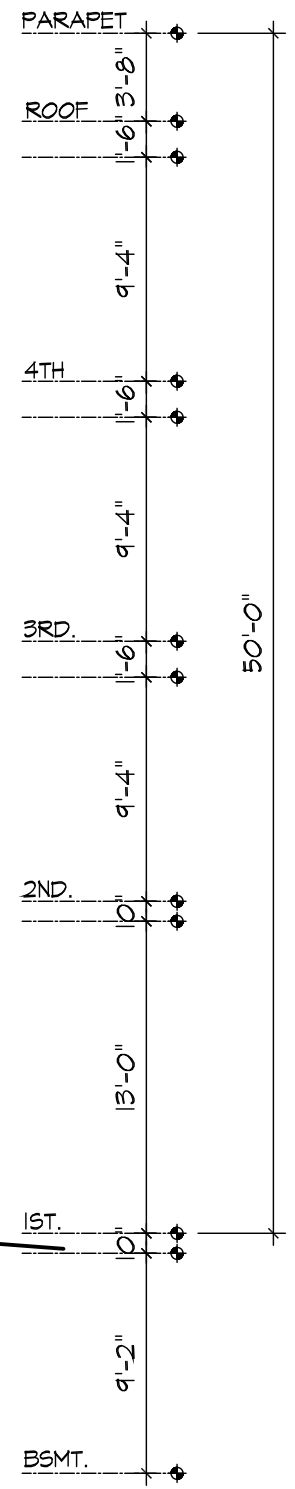
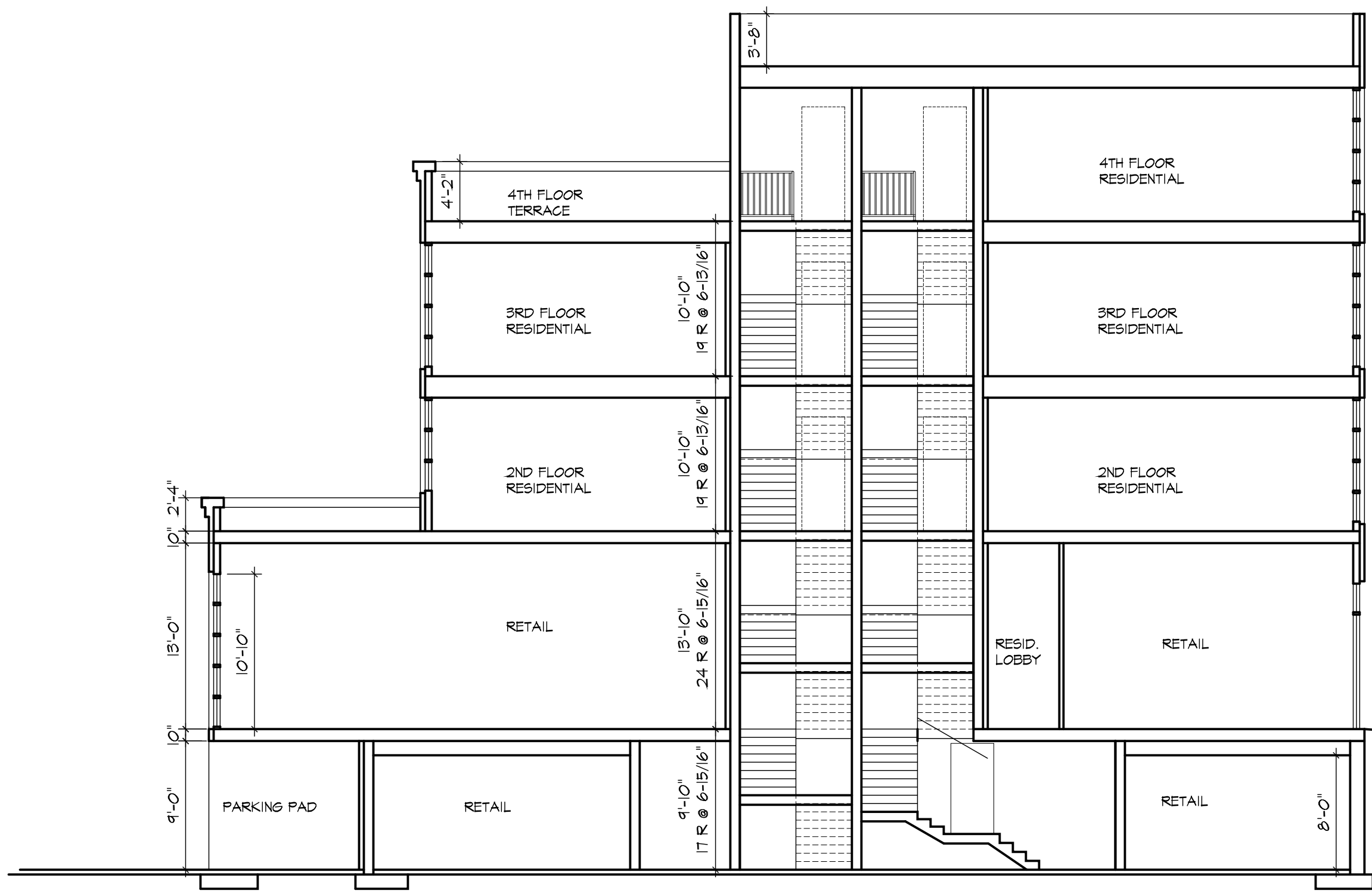
REVISION	11/26/13
REVISION	12/06/13
REVISION	12/27/13
REVISION	

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Drawing: **SECTION**
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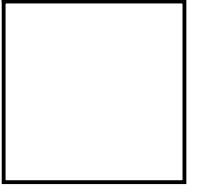
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SECTION 2
1/8" = 1'-0"

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Drawing: **SECTION**
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ZONING ANALYSIS

PROPERTY DESCRIPTION

ADDRESS: 4700 WISCONSIN AVE. NW
 SQUARE & LOT: SQUARE 1733
 LOTS 800, 834 & 833
 LOT SIZE: 5,143.8 SQ.FT.
 ZONING CLASSIFICATION: C-2-A
 OVERLAY DISTRICT: NONE
 HISTORIC DISTRICT: NONE
 PROPERTY USE: MIXED-USE: RETAIL &
 APARTMENT HOUSE (16 DWELLING
 UNITS)

USE BY AREA

TOTAL LOT AREA: 5,143.8 SQ.FT.
 FAR W/ BONUS (3.0): 15,431.4 SQ.FT.
 BASEMENT AREA (FAR): 687.4 SQ.FT.
 FIRST FLOOR:
 GROSS AREA: 4,477.4 SQ.FT.
 RETAIL: 3,724 SQ.FT.
 RESIDENTIAL: 753.4 SQ.FT.
 SECOND & THIRD FLOOR: 3,752.8 SQ.FT.
 FOURTH FLOOR: 2,709.2 SQ.FT.
 TOTAL: 15,379.6 SQ.FT.

<u>CODE REFERENCE</u>	<u>DESCRIPTION</u>	<u>REQUIRED/PERMITTED</u>	<u>PROPOSED</u>
DCMR II-771.2	FLOOR AREA RATIO (C-2-A)	2.5 APARTMENT, 1.5 OTHER, 2.5 MAXIMUM	3.0 FAR
DCMR II-2604.1	BONUS DENSITY- INCLUSIONARY ZONING	20% BONUS= 0.5 FAR 3.0 FAR MAX. W/ BONUS	
DCMR II-772.1	LOT OCCUPANCY	60%	
DCMR II-2604.2	INCREASED LOT OCCUPANCY- INCLUSIONARY ZONING	75% (RESIDENTIAL)	73% (RESIDENTIAL)
DCMR II-770.1	BUILDING HEIGHT	50 FEET	50 FEET
DCMR II-774.1	REAR YARD	15 FEET	16 FEET
DCMR II-775.5	SIDE YARD	NONE	NONE
DCMR II-2101.1	OFF-STREET PARKING (C-2-A)	APARTMENT HOUSE: 1 PER 2 DWELLING UNITS RETAIL/SERVICE: 1 FOR EVERY ADDT'L SQ.FT. OF GROSS FLOOR AREA & BASEMENT AREA OVER 3000 SQ.FT. 16 UNITS: 8 SPACES 3405 SQ.FT.: 11 SPACES	3 SPACES
DCMR II-2201.1	OFF-STREET LOADING	NONE	NONE

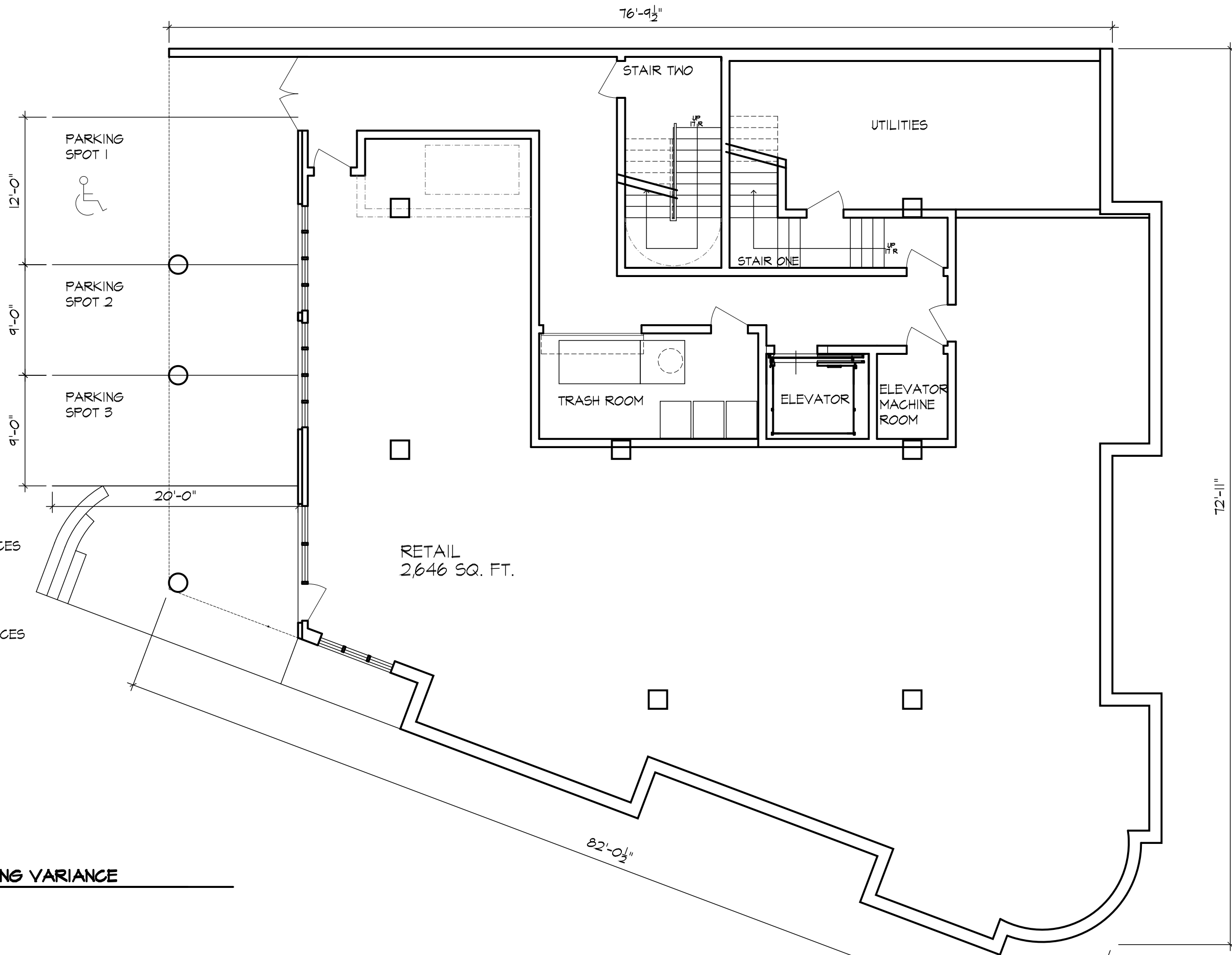
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REQUIRED PARKING: 19 SPACES
 16 UNITS: 8 SPACES
 3405 SQ.FT.: 11 SPACES

PROPOSED PARKING: 3 SPACES

RETAIL
 2,646 SQ. FT.

 **PARKING VARIANCE**
 1/8" = 1'-0"

<input type="checkbox"/>	REVISION	11/26/13
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<input type="checkbox"/>	REVISION	12/27/13
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15