

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:	1,954 SF		
LOT OCCUPANCY:	ALLOWABLE: 60% EXISTING: 75% PROPOSED: 84%		
FLOOR AREA RATIO:	ALLOWABLE: 2.5 EXISTING: 1.33 PROPOSED: 2.07		

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
A210	OPTION 2 ELEVATION - FLAT ROOF
A211	OPTION 2 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

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WISCONSIN AVE: CFA PACKAGE

1515 WISCONSIN AVE NW, WASHINGTON DC 20007

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EXISTING PHOTOS

A002

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1515 WISCONSIN AVE NW



1515 WISCONSIN AVE NW



1517 WISCONSIN AVE NW

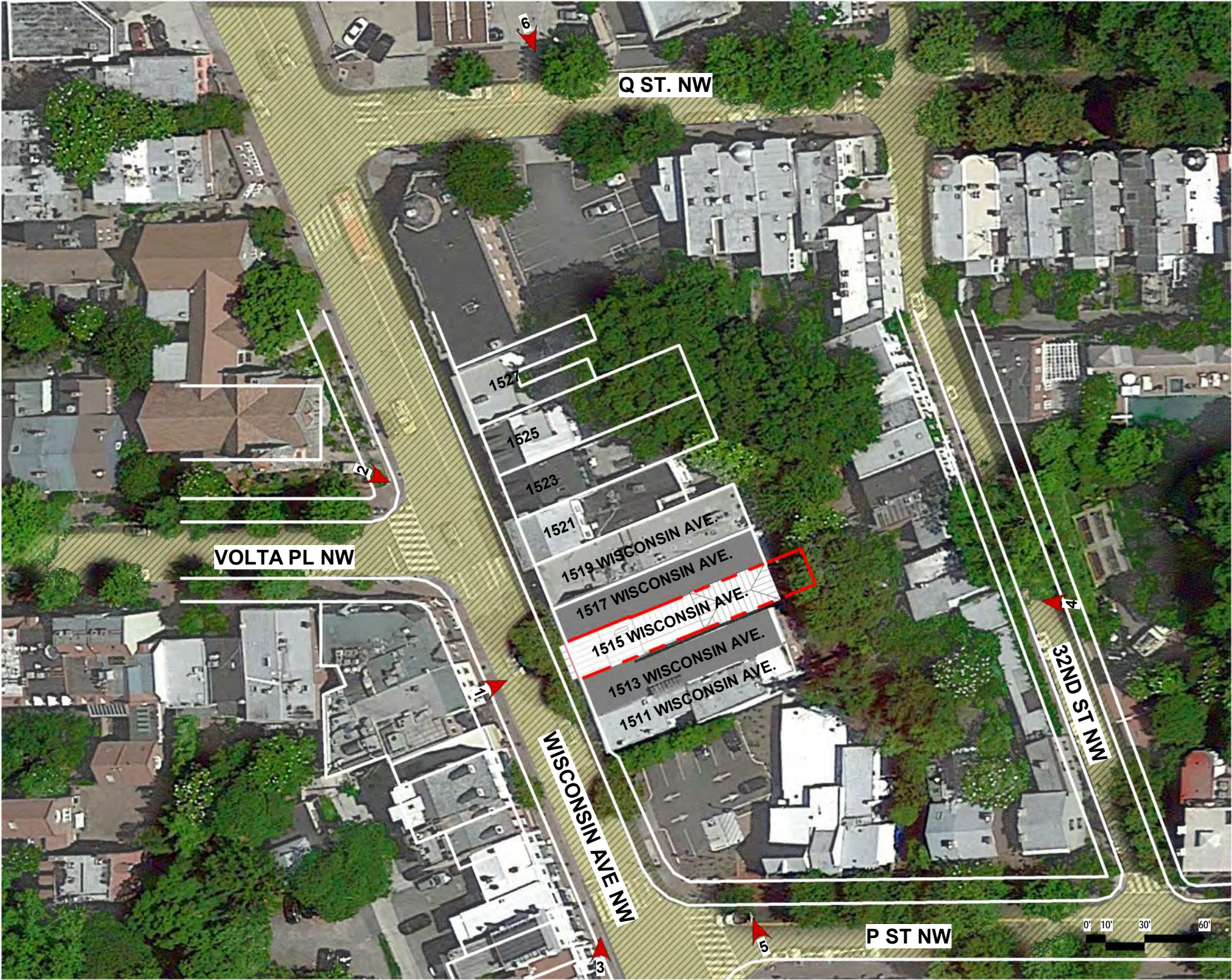


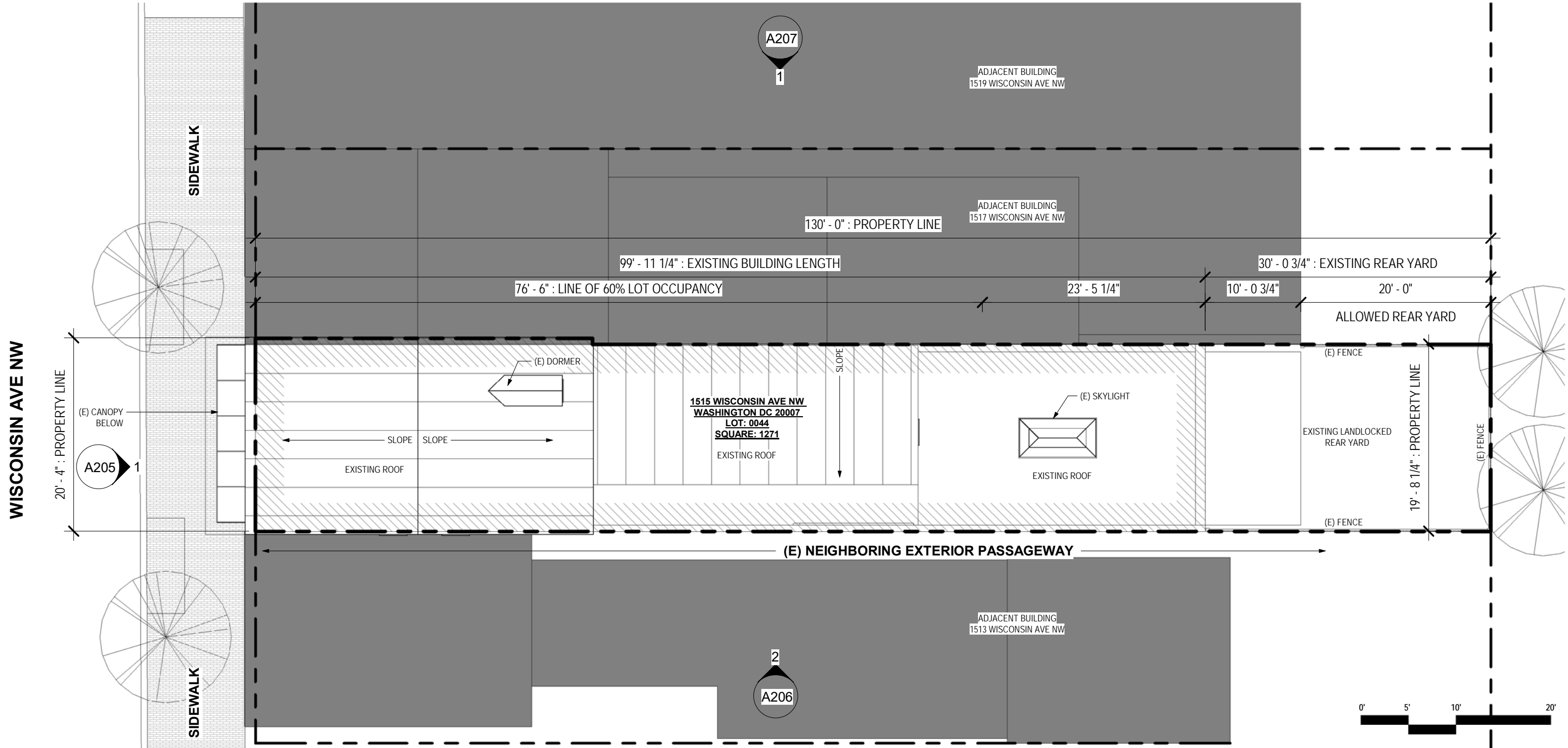
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EXISTING PHOTO VIEW LOCATION

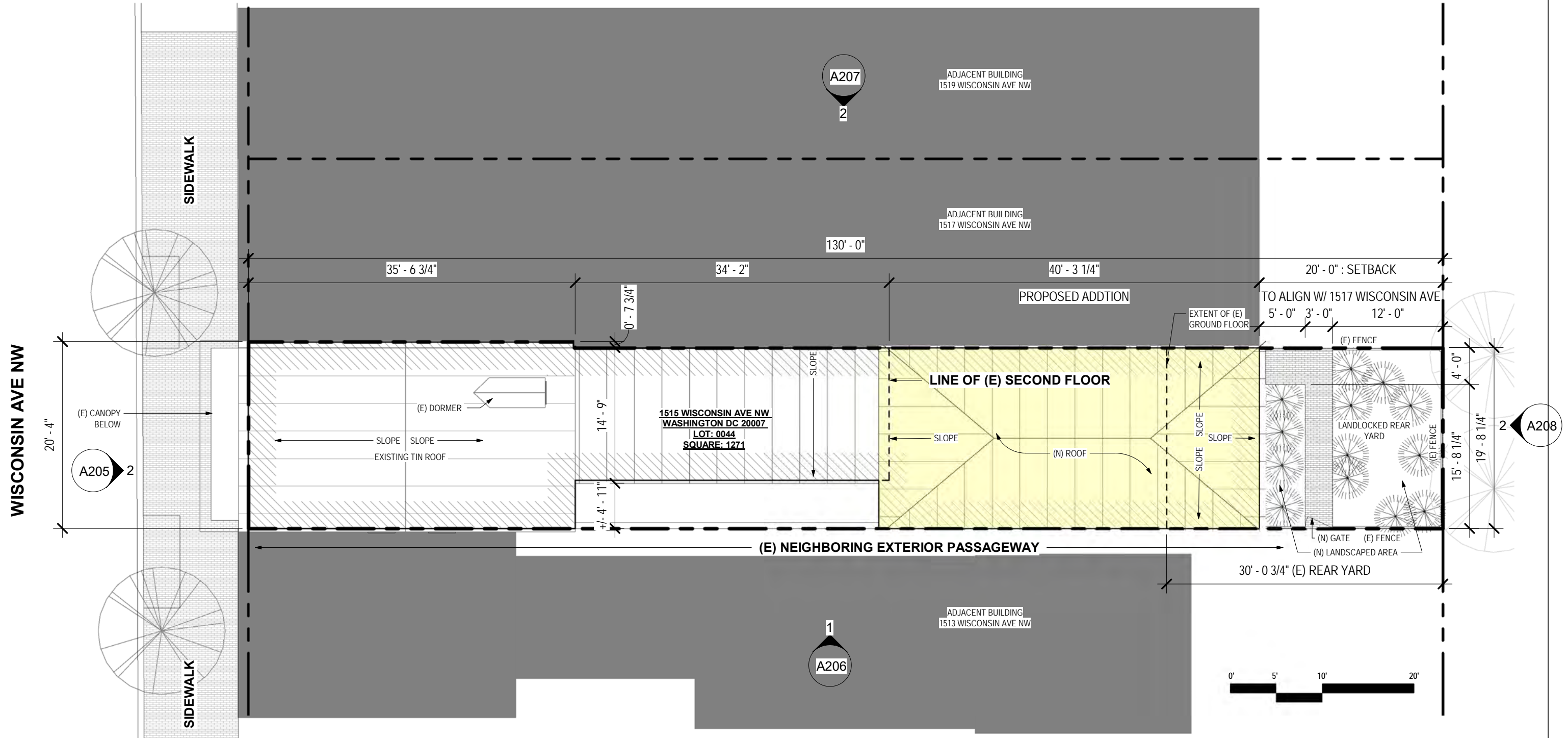
PROPERTY LINE

LOCATION MAP LEGEND





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



1 | SITE PLAN - PROPOSED

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

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WISCONSIN AVE: CFA PACKAGE

1515 WISCONSIN AVE NW, WASHINGTON DC 20007

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SITE PLAN - PROPOSED

A201

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ZONING ANALYSIS

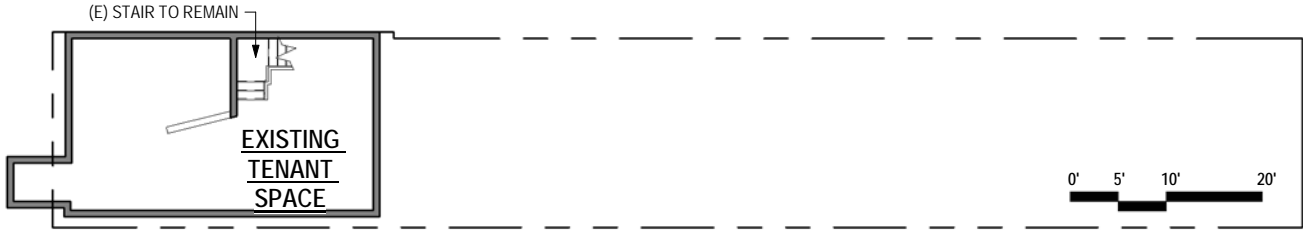
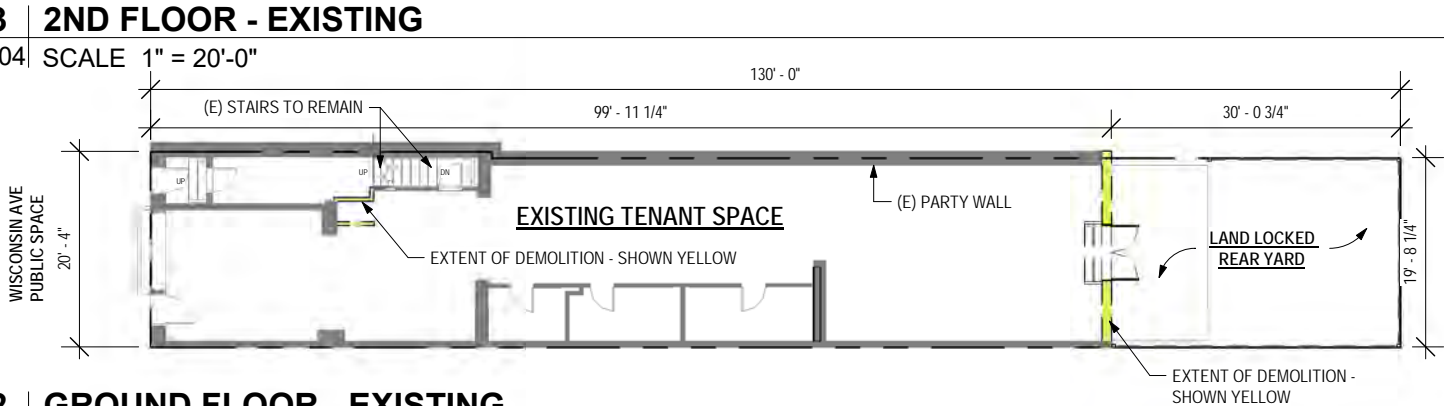
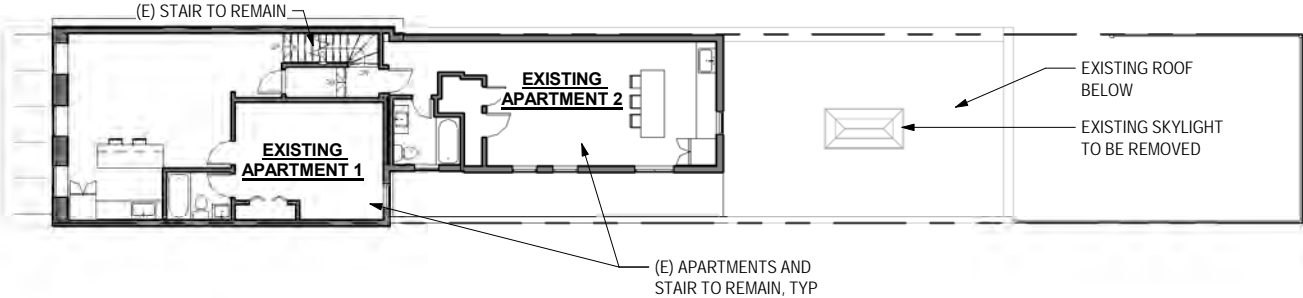
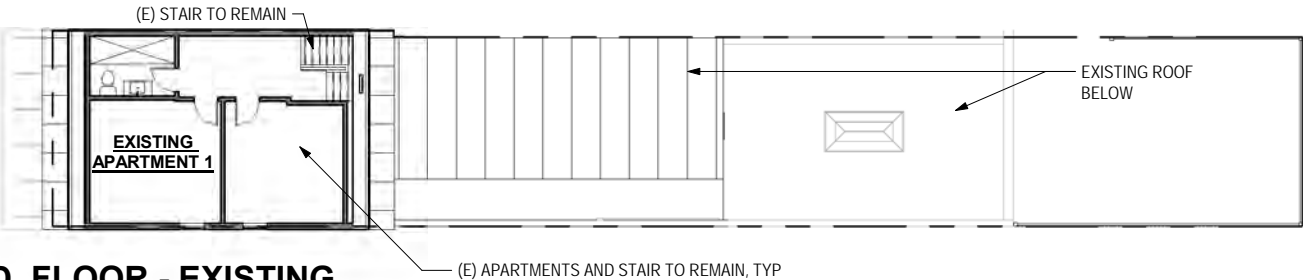
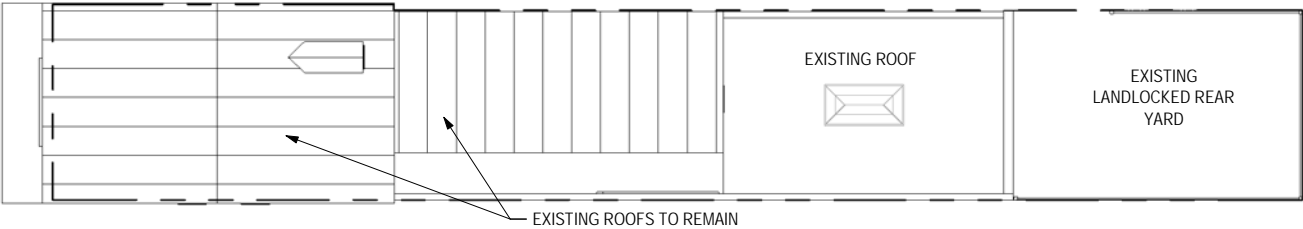
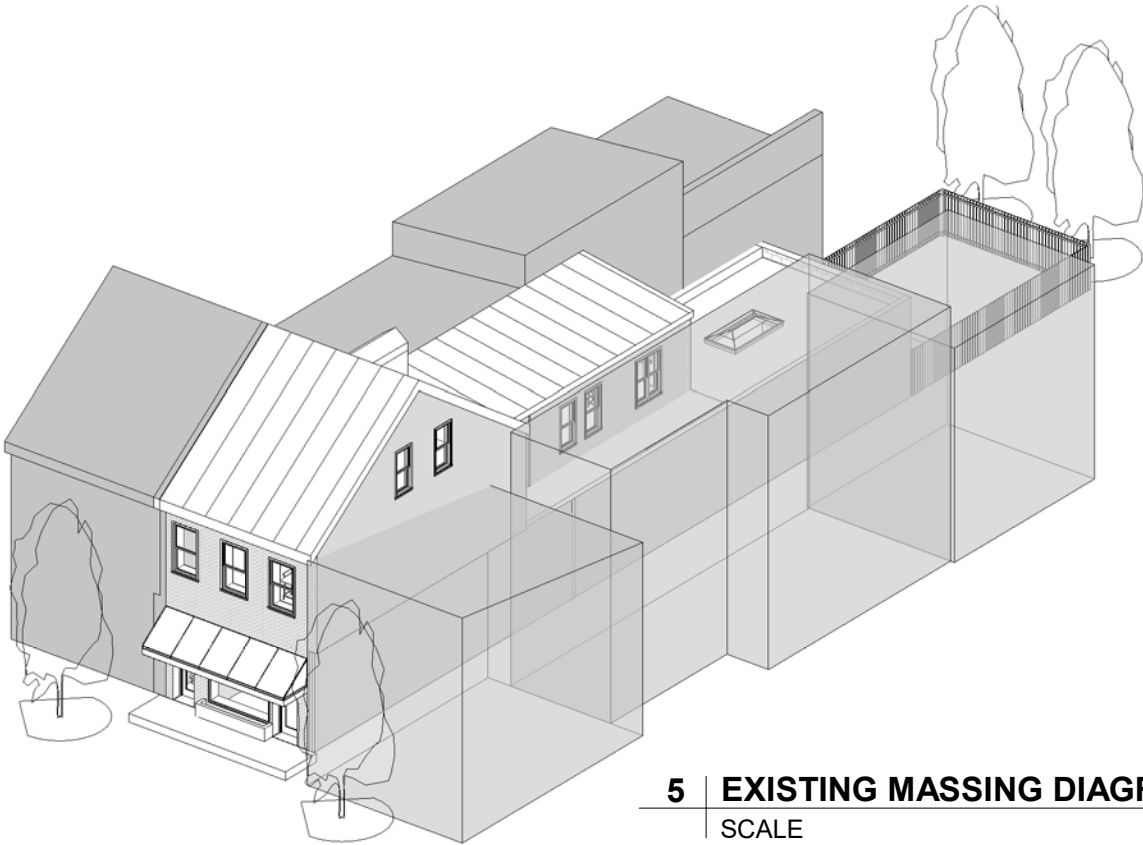
EXISTING LOT SIZE	2,601 SF
ALLOWED LOT OCCUPANCY	60% = 1,560 SF
EXISTING LOT OCCUPANCY	75% = 1,954 SF
ALLOWED FAR	2.5 = 6,502.5 SF
EXISTING FAR	+/- 1.33 = 3,460 SF
ADDITION SIZE BY RIGHT	+/- 1.16 = 3,042.2 SF

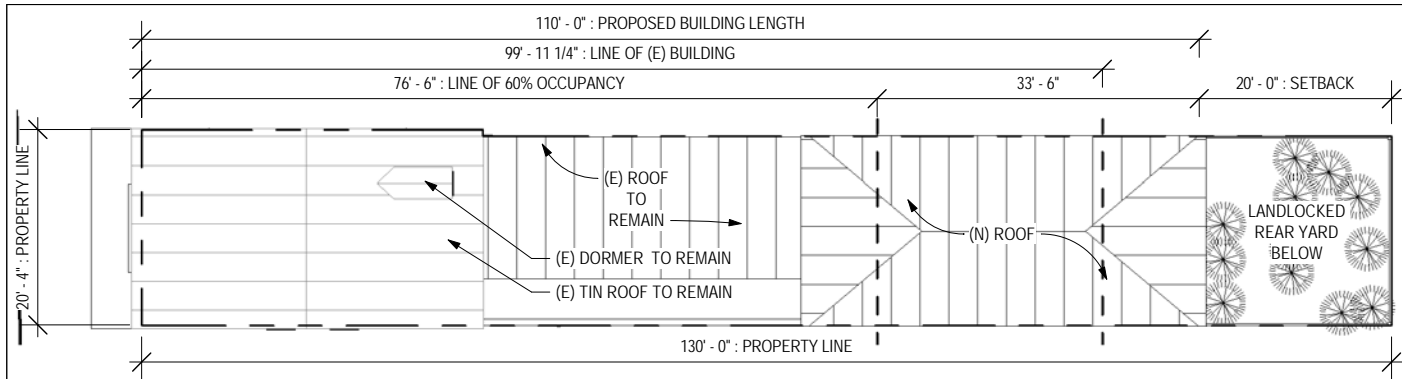
EXISTING GFA

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

DRAWING LEGEND (DEMO)

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





6 | ROOF PLAN - PROPOSED

A204 | SCALE 1" = 20'-0"

BY RIGHT GFA

CELLAR	635 SF
GROUND FLOOR	2,187 SF
2ND FLOOR	2,000 SF
3RD FLOOR	1,209 SF
TOTAL	6,031 SF
TOTAL W/OUT CELLAR	5,396 SF = FAR +/- 2.07

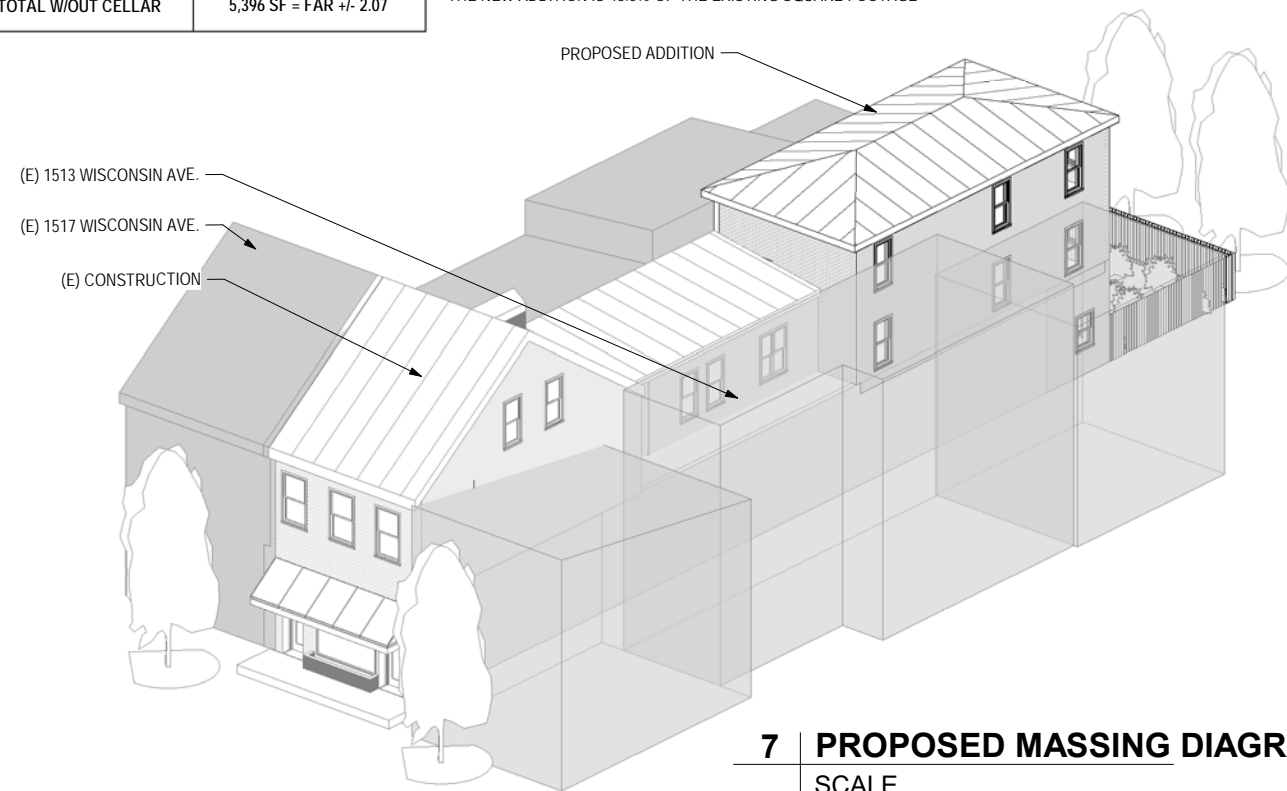
NEW ADDITION AREA

CELLAR	0 SF
GROUND FLOOR	197 SF
2ND FLOOR	792 SF
3RD FLOOR	792 SF
TOTAL ADDITION SF	1,781 SF

THE NEW ADDITION IS 43.5% OF THE EXISTING SQUARE FOOTAGE

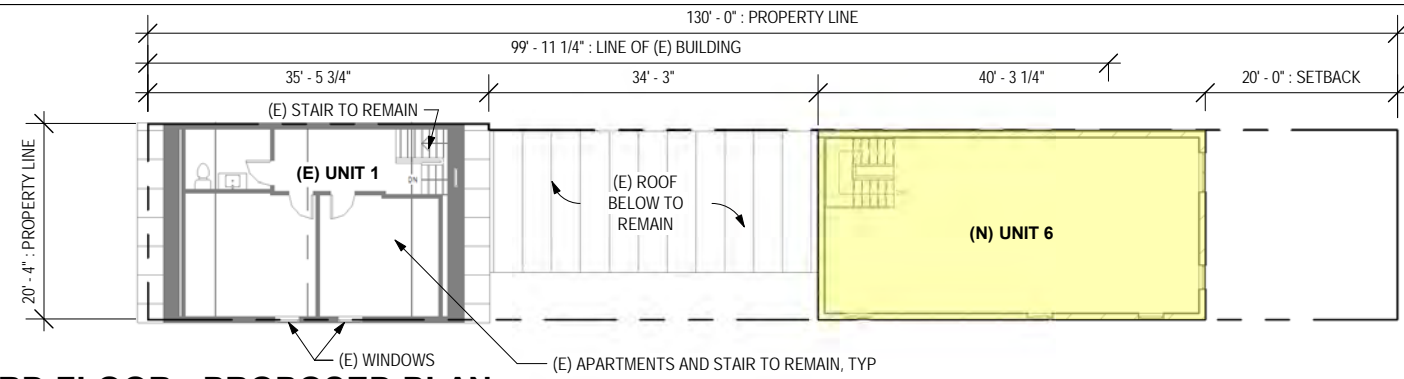
DRAWING LEGEND

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



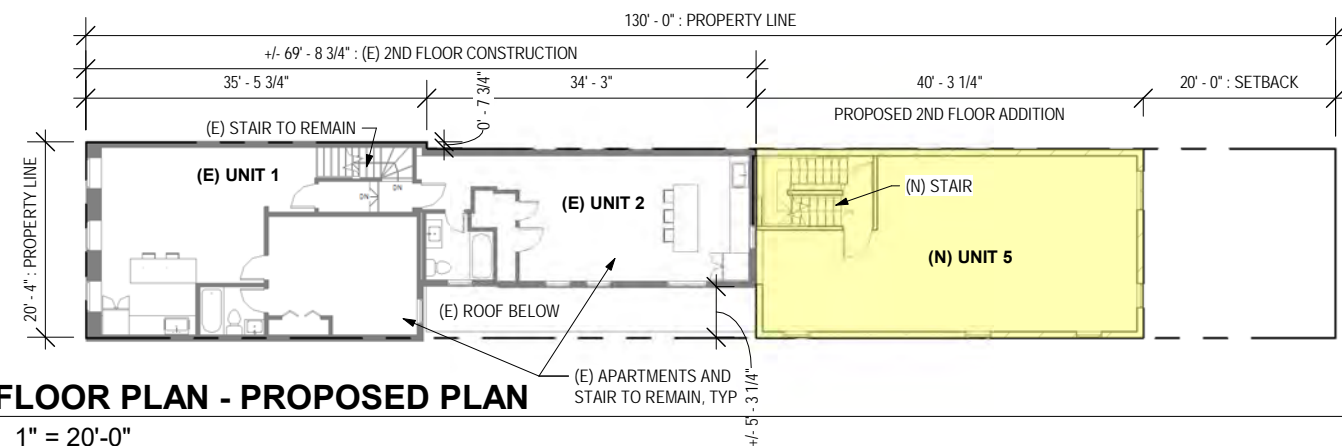
7 | PROPOSED MASSING DIAGRAM

SCALE



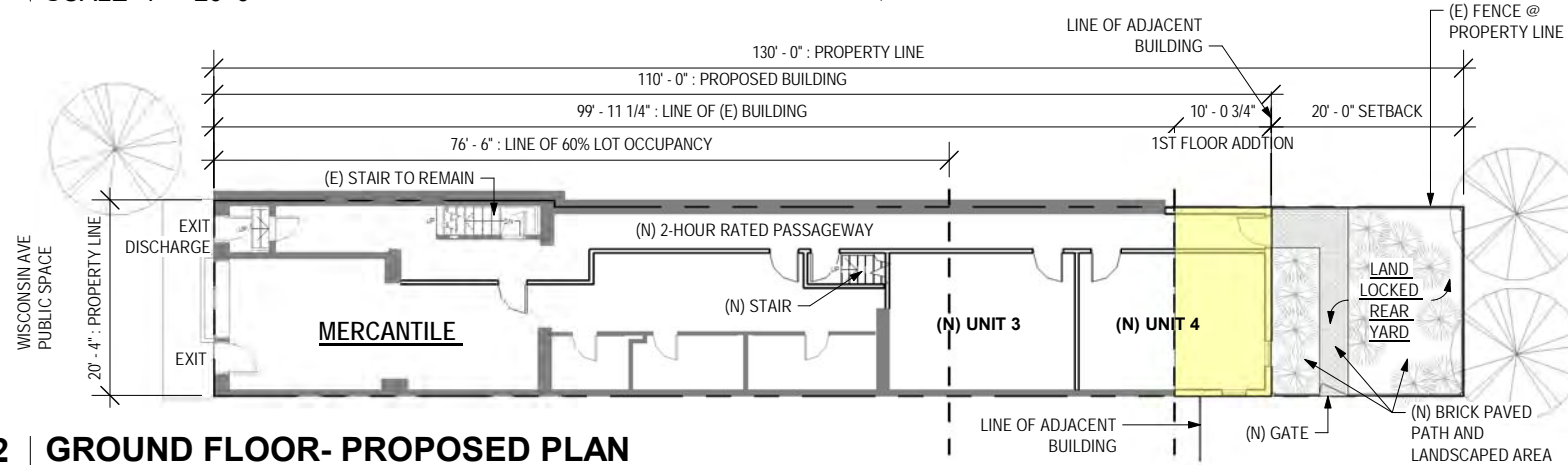
4 | 3RD FLOOR - PROPOSED PLAN

A204 | SCALE 1" = 20'-0"



3 | 2ND FLOOR PLAN - PROPOSED PLAN

A204 | SCALE 1" = 20'-0"



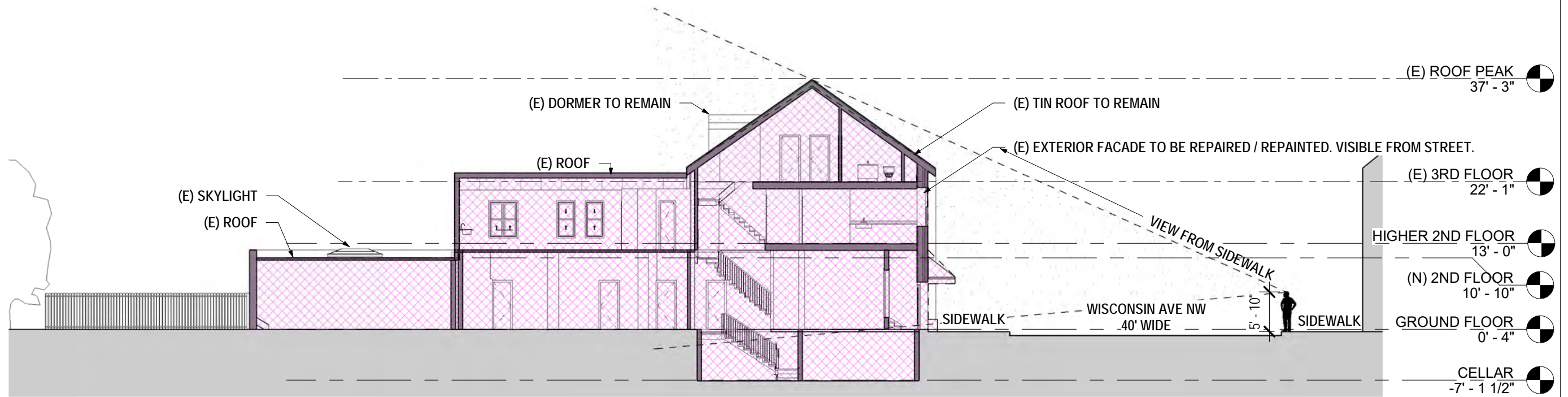
2 | GROUND FLOOR- PROPOSED PLAN

A204 | SCALE 1" = 20'-0"



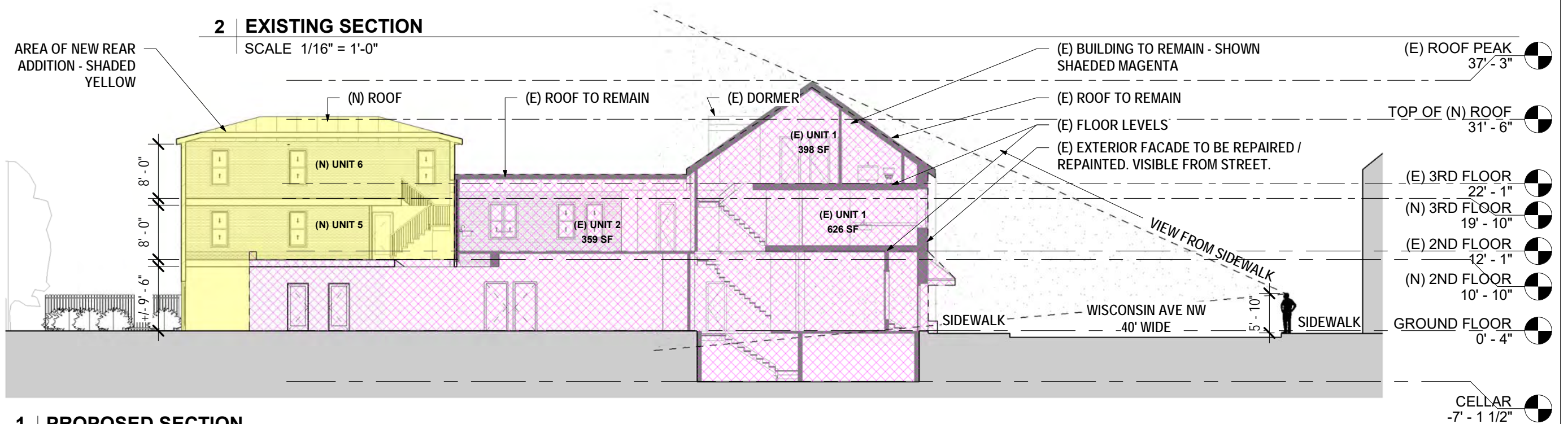
1 | CELLAR - PROPOSED PLAN

A204 | SCALE 1" = 20'-0"



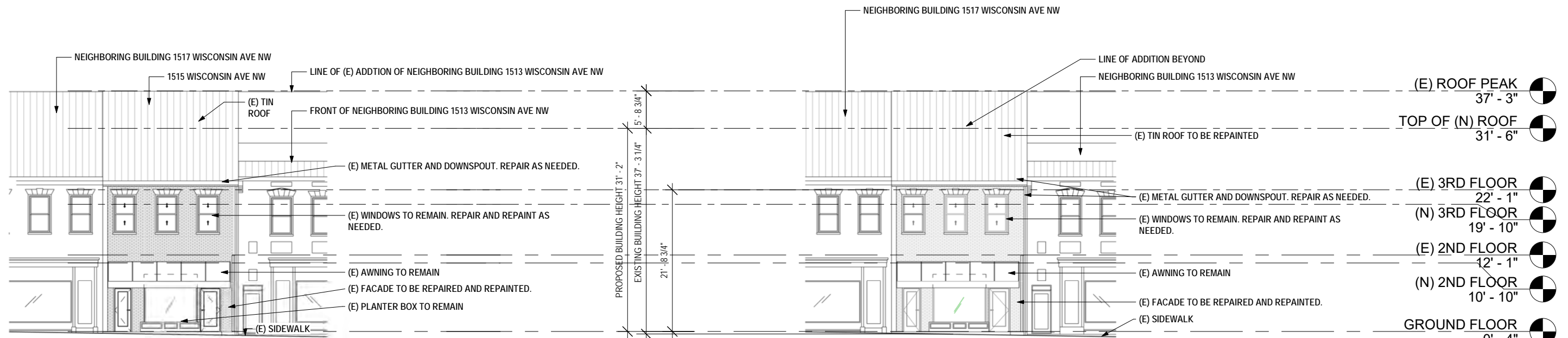
2 | EXISTING SECTION

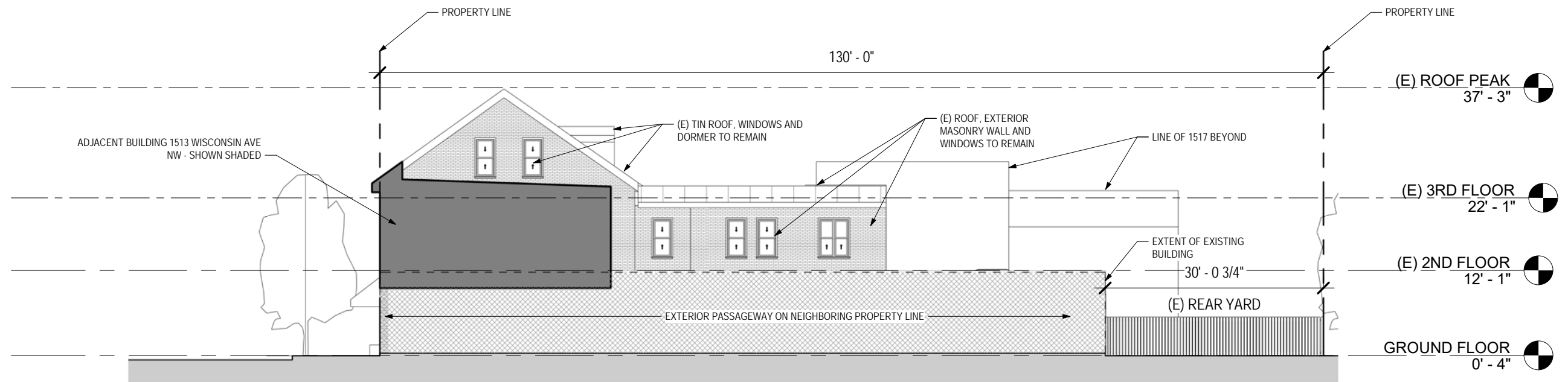
SCALE 1/16" = 1'-0"



1 | PROPOSED SECTION

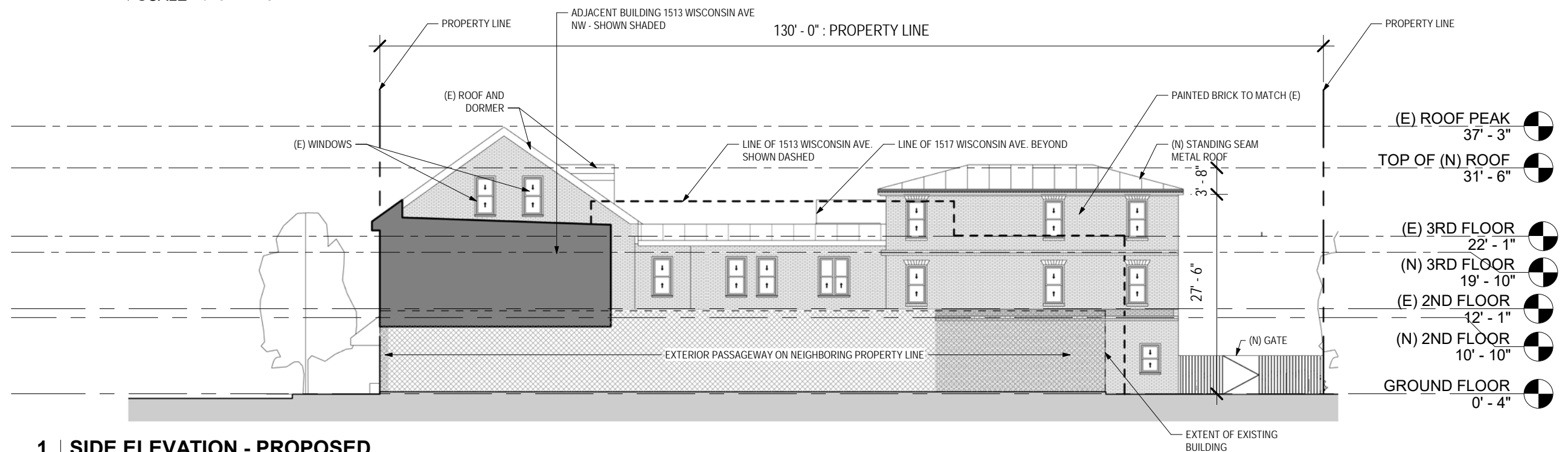
SCALE 1/16" = 1'-0"





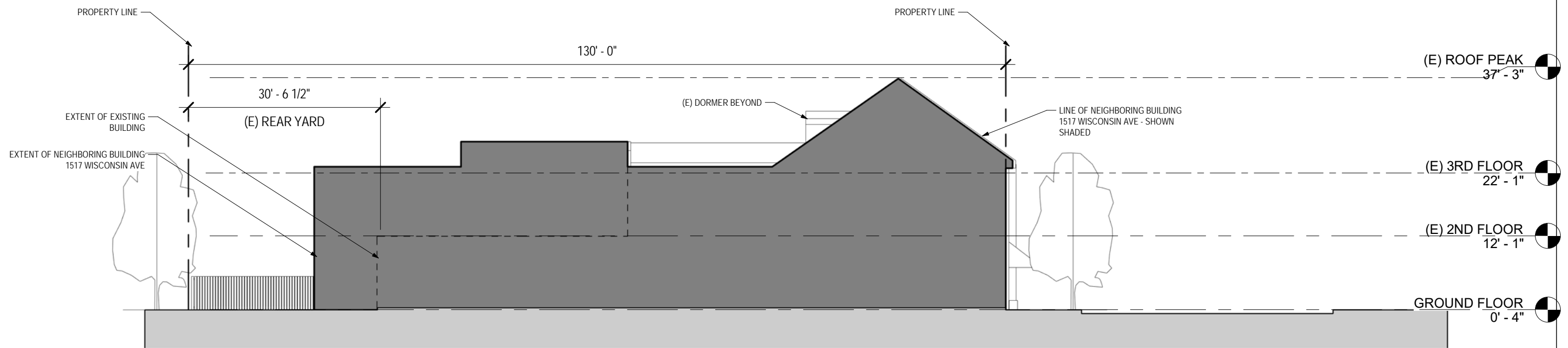
2 | SIDE ELEVATION - EXISTING

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



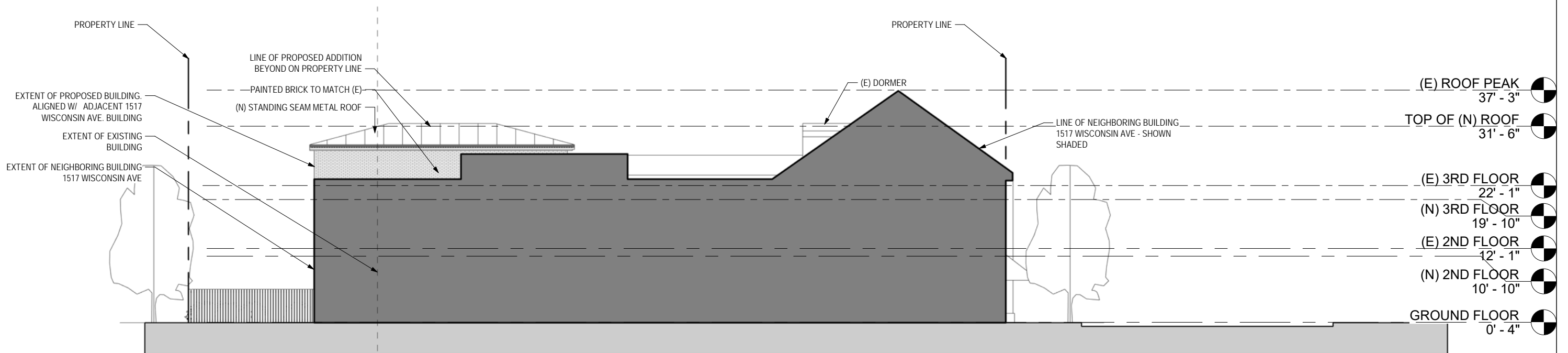
1 | SIDE ELEVATION - PROPOSED

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



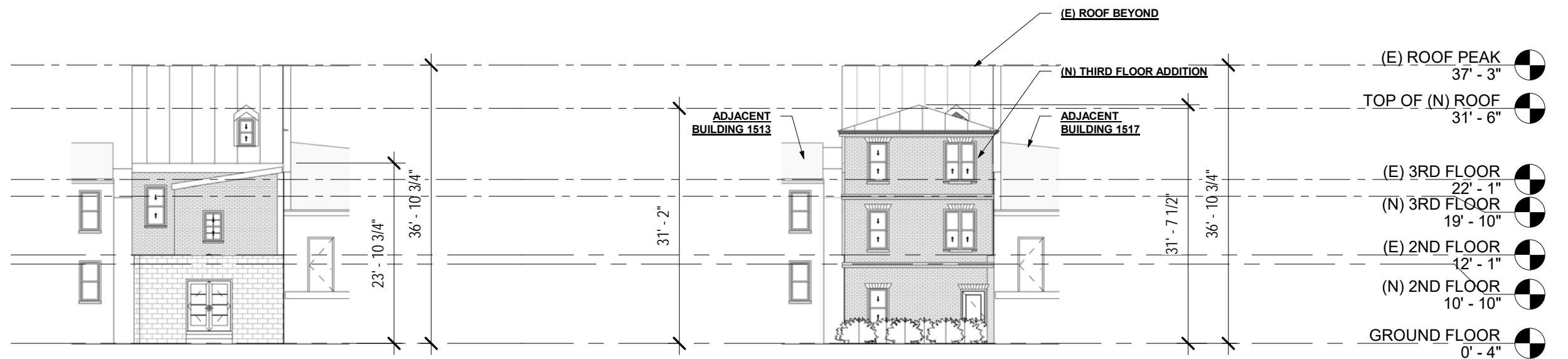
1 | SIDE ELEVATION 2 - EXISTING

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



2 | SIDE ELEVATION 2 - PROPOSED

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



1 | EXISTING ELEVATION - REAR

SCALE 1/16" = 1'-0"

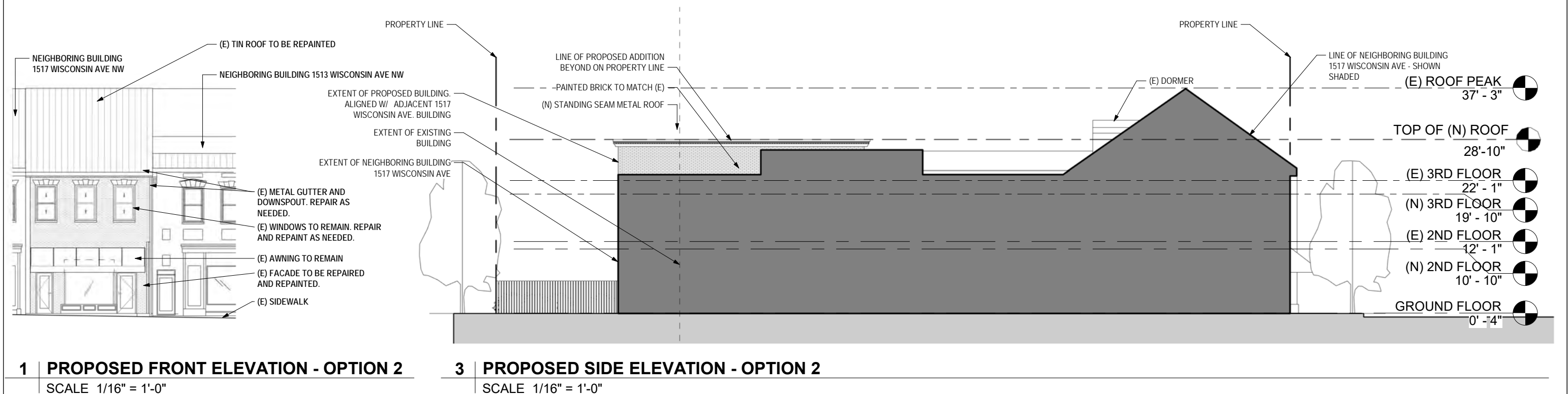
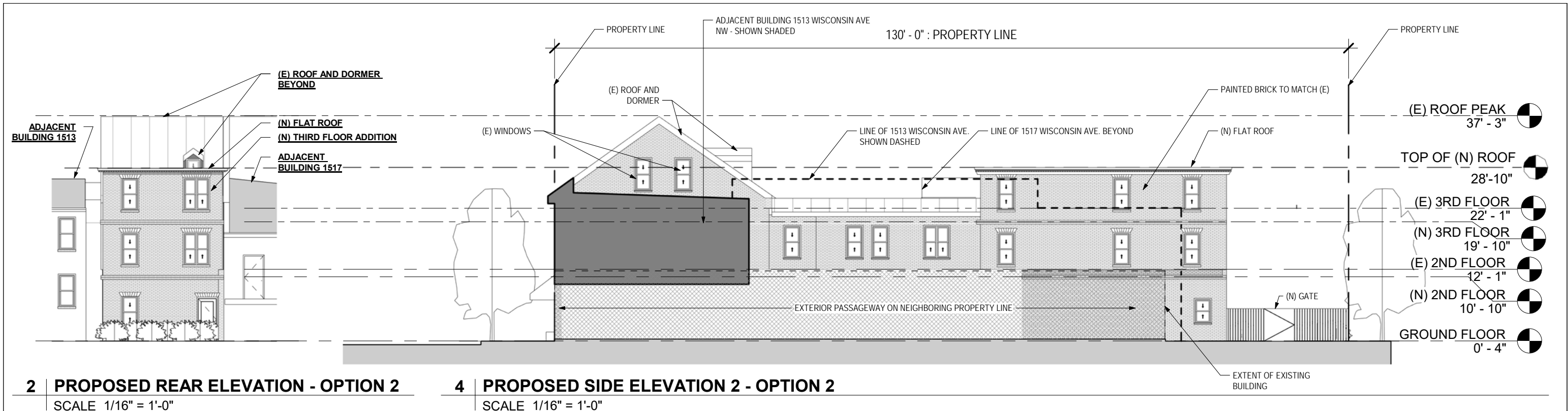
2 | PROPOSED ELEVATION - REAR

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



1515 WISCONSIN AVE.
EXISTING ROOF VISIBLE
FROM P STREET

ADDITION VISIBLE
FROM P STREET





1515 WISCONSIN AVE.
EXISTING ROOF VISIBLE
FROM P STREET

ADDITION VISIBLE
FROM P STREET