

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. PROPOSED 9 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: 87%

FLOOR AREA RATIO: ALLOWABLE: 2.5 EXISTING: 1.33 PROPOSED: 2.03

DRAWING LIST

ARCHITECTURAL

A001	PROJECT INFORMATION, DRAWING LIST AND LOCATION MAP	A200	SITE PLAN - EXISTING - OPTION 2
A002	EXISTING PHOTOS	A201	SITE PLAN - PROPOSED - OPTION 2
A003	EXISTING PHOTOS	A202	EXISTING PLANS - OPTION 2
A100	SITE PLAN - EXISTING - OPTION 1	A203	PROPOSED PLANS - OPTION 2
A101	SITE PLAN - PROPOSED - OPTION 1	A204	EXISTING AND PROPOSED ELEVATIONS - OPTION 2
A102	EXISTING PLANS - OPTION 1	A205	EXISTING AND PROPOSED ELEVATIONS - OPTION 2
A103	PROPOSED PLANS - OPTION 1	A206	EXISTING AND PROPOSED ELEVATIONS - OPTION 2
A104	EXISTING AND PROPOSED ELEVATIONS - OPTION 1	A207	EXISTING AND PROPOSED ELEVATIONS - OPTION 2
A105	EXISTING AND PROPOSED ELEVATIONS - OPTION 1	A208	PROPOSED SECTION - OPTION 2
A106	EXISTING AND PROPOSED ELEVATIONS - OPTION 1	A209	P STREET RENDERING - OPTION 2
A107	EXISTING AND PROPOSED ELEVATIONS - OPTION 1		
A108	PROPOSED SECTION - OPTION 1		
A109	P STREET RENDERING - OPTION 1		

 **EXISTING PHOTO VIEW LOCATION**

— — — — — **PROPERTY LINE**

LOCATION MAP LEGEND



1 | LOCATION MAP
A104 | SCALE 1" = 80'-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

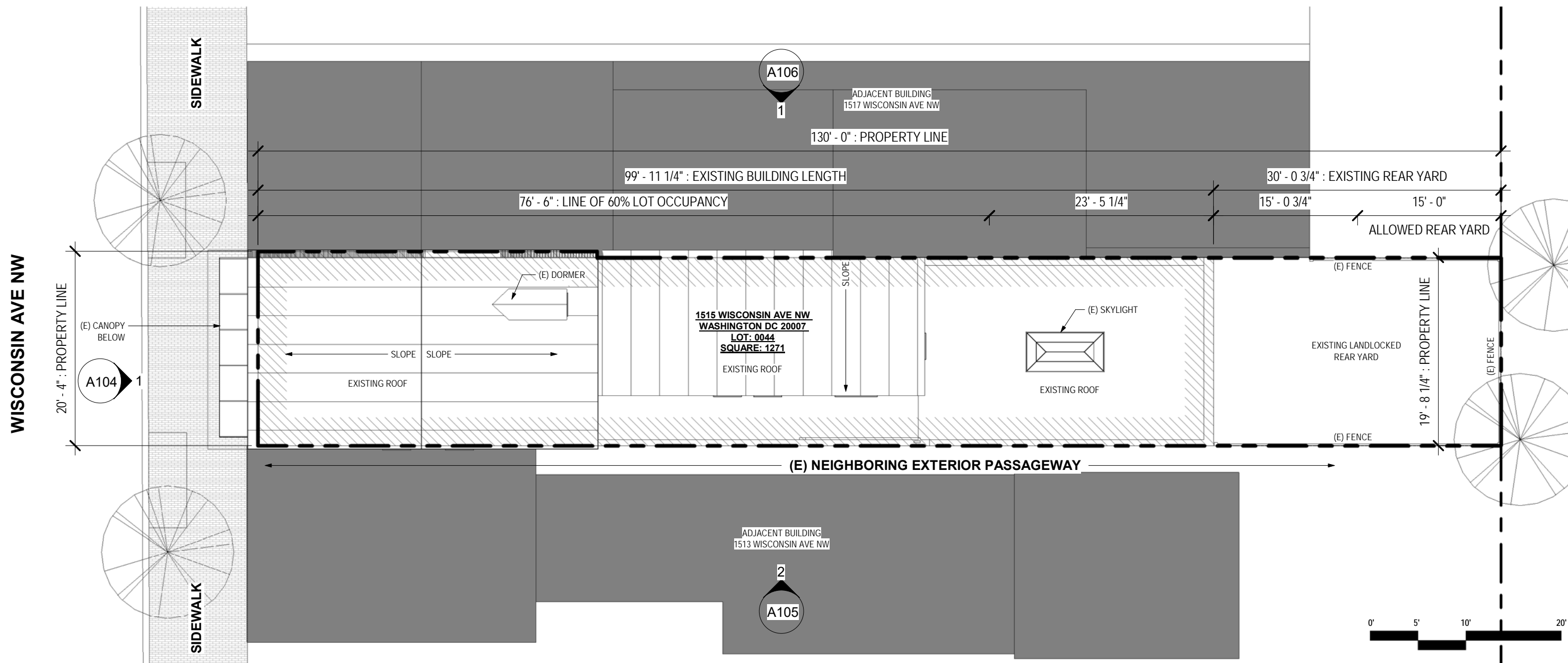
1515 WISCONSIN AVE NW



1515 WISCONSIN AVE NW

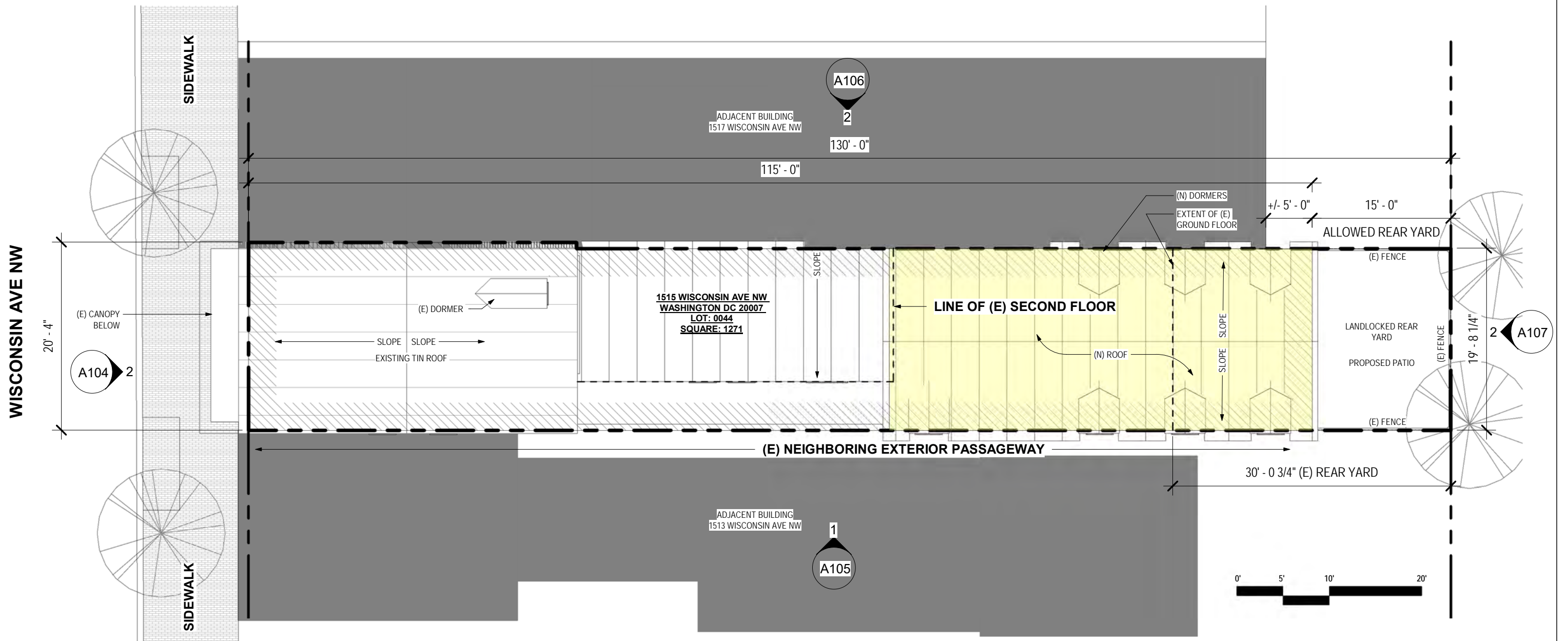
1517 WISCONSIN AVE NW





1 | SITE PLAN - EXISTING

A104 | SCALE 3/32" = 1'-0"



1 | SITE PLAN - PROPOSED

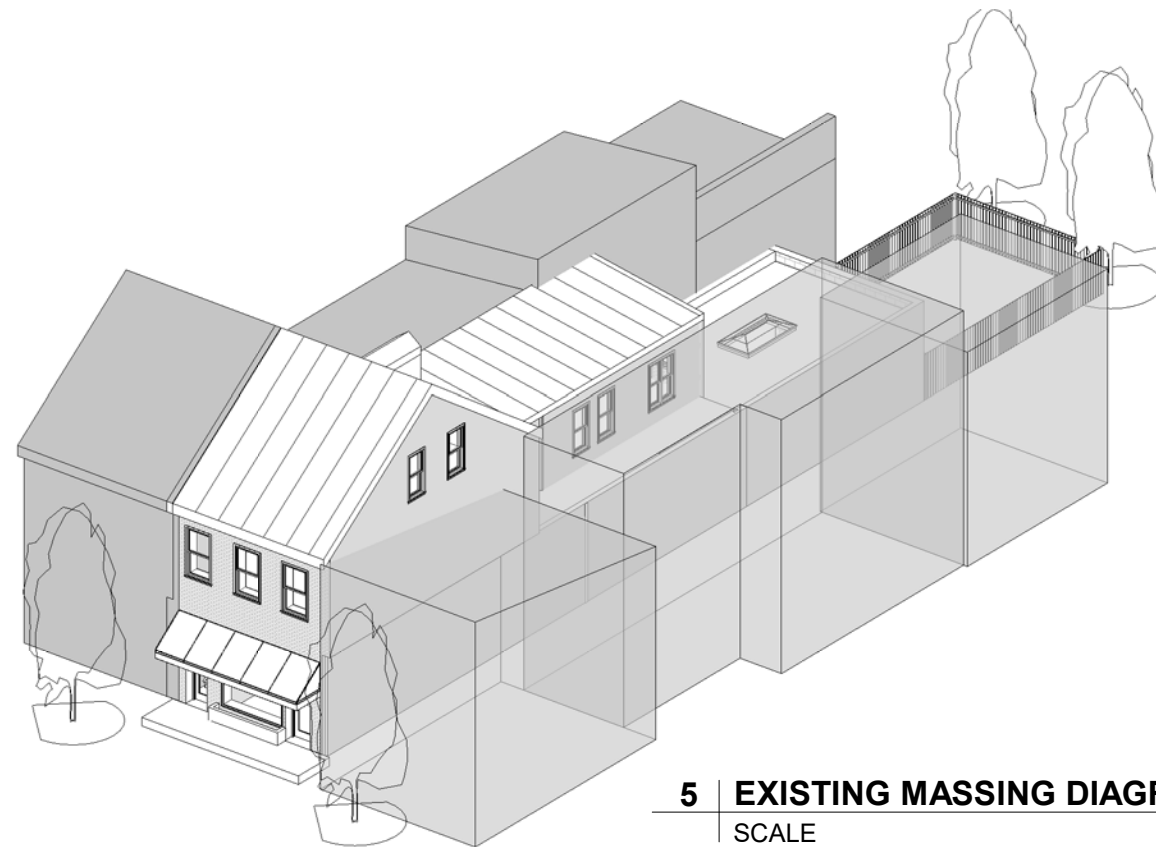
A104 | SCALE 3/32" = 1'-0"

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

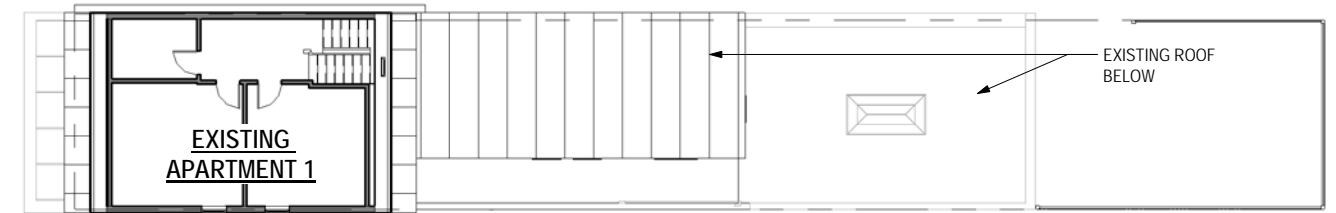


5 | EXISTING MASSING DIAGRAM
SCALE



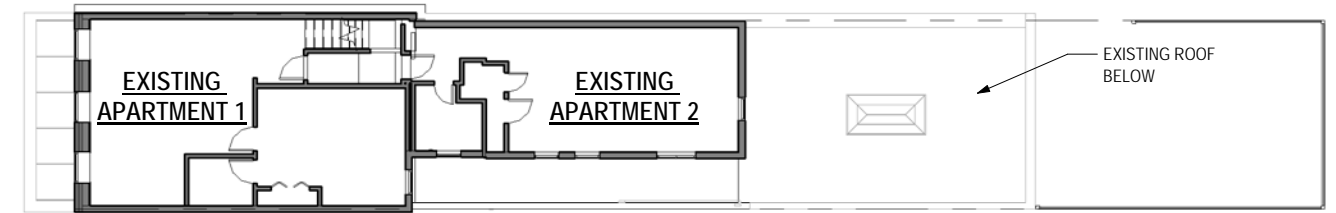
6 | ROOF PLAN - EXISTING

A104 | SCALE 1" = 20'-0"



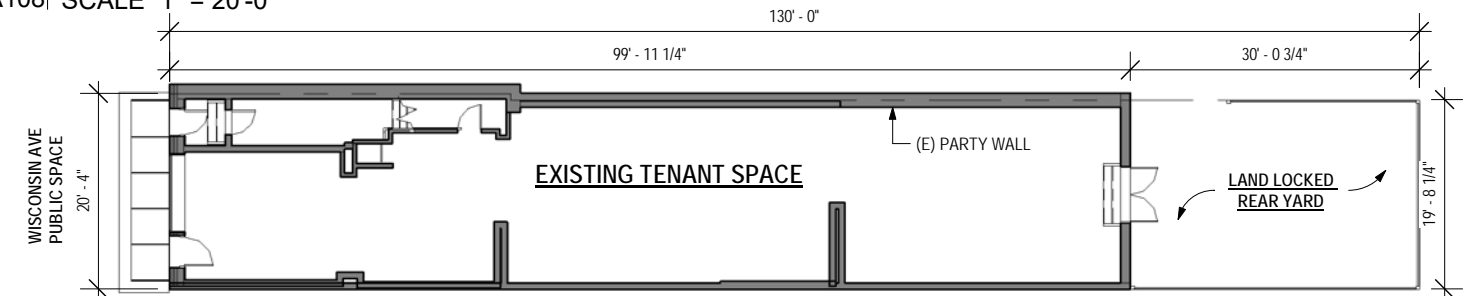
4 | 3RD FLOOR - EXISTING

A104 | SCALE 1" = 20'-0"



3 | 2ND FLOOR - EXISTING

A108 | SCALE 1" = 20'-0"



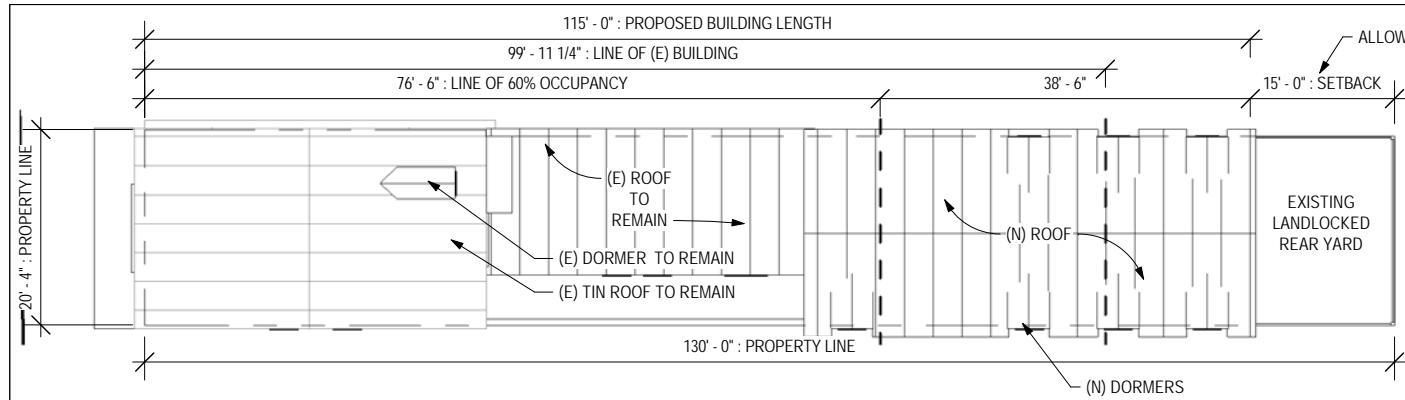
2 | GROUND FLOOR - EXISTING

A104 | SCALE 1" = 20'-0"



1 | CELLAR - EXISTING

A108 | SCALE 1" = 20'-0"



6 ROOF PLAN - PROPOSED

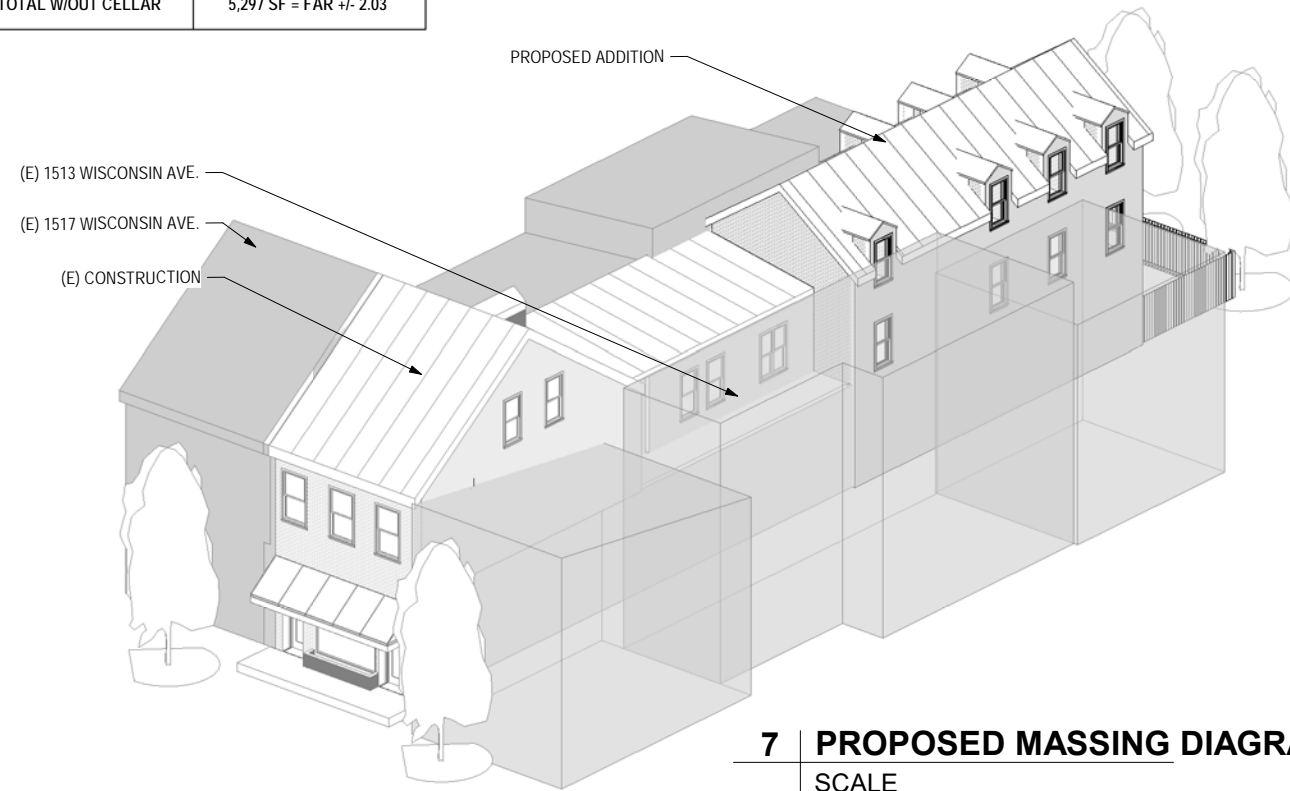
A104 SCALE 1" = 20'-0"

BY RIGHT GFA

CELLAR	635 SF
GROUND FLOOR	2,286 SF
2ND FLOOR	2,016 SF
3RD FLOOR	995 SF
TOTAL	5,932 SF
TOTAL W/OUT CELLAR	5,297 SF = FAR +/- 2.03

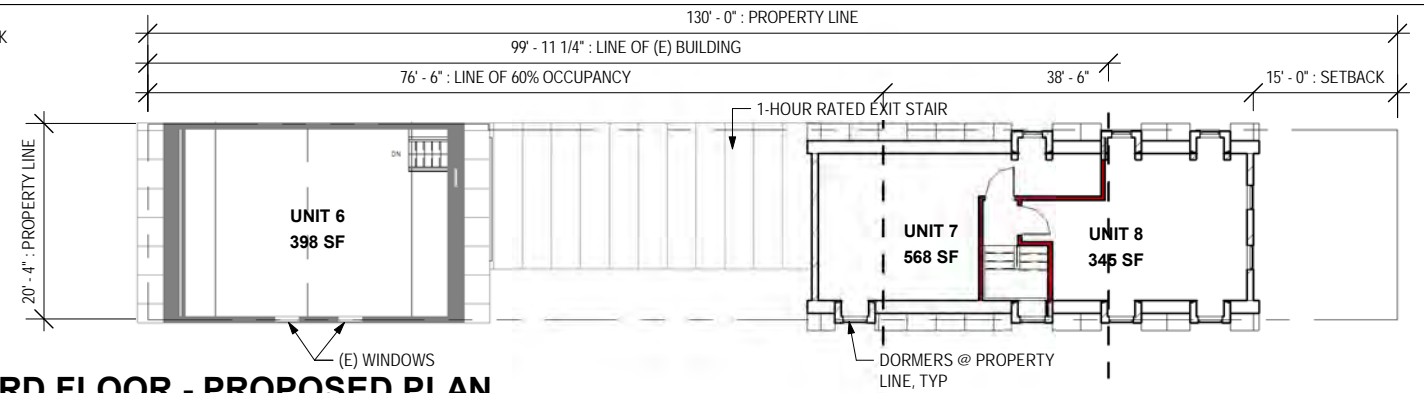
DRAWING LEGEND

- FIRE BARRIER
- UNIT AREAS



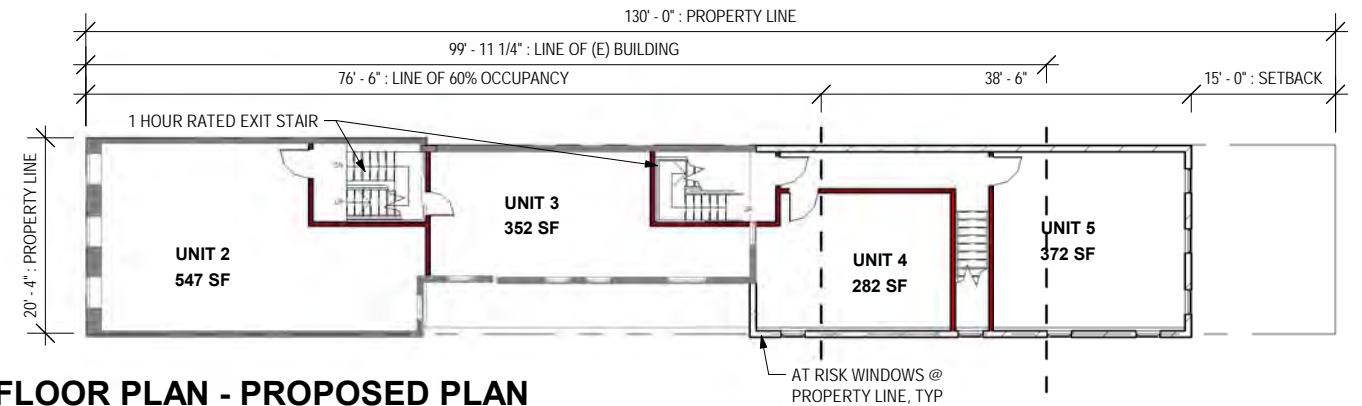
7 PROPOSED MASSING DIAGRAM

SCALE



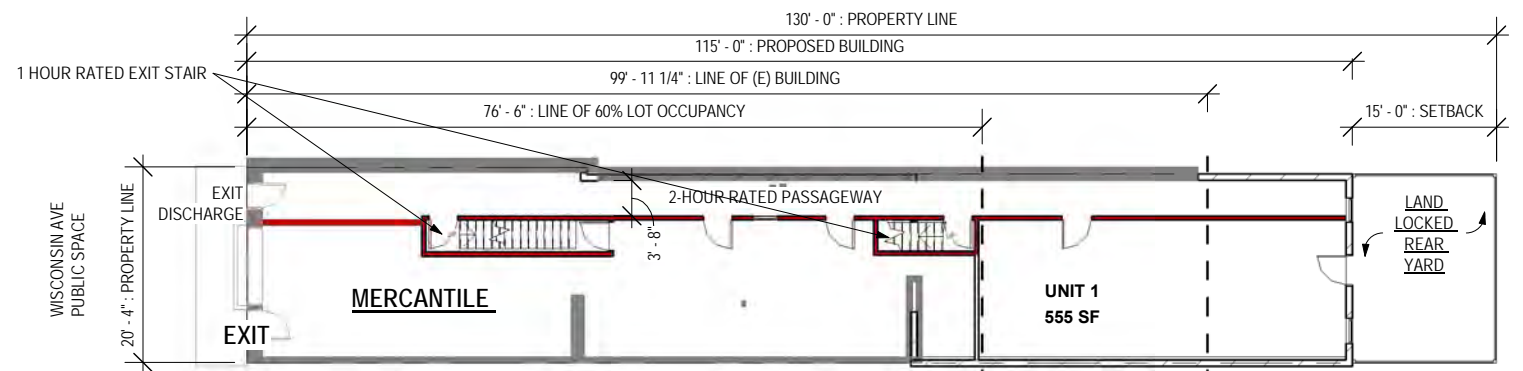
4 3RD FLOOR - PROPOSED PLAN

A104 SCALE 1" = 20'-0"



3 2ND FLOOR PLAN - PROPOSED PLAN

A108 SCALE 1" = 20'-0"



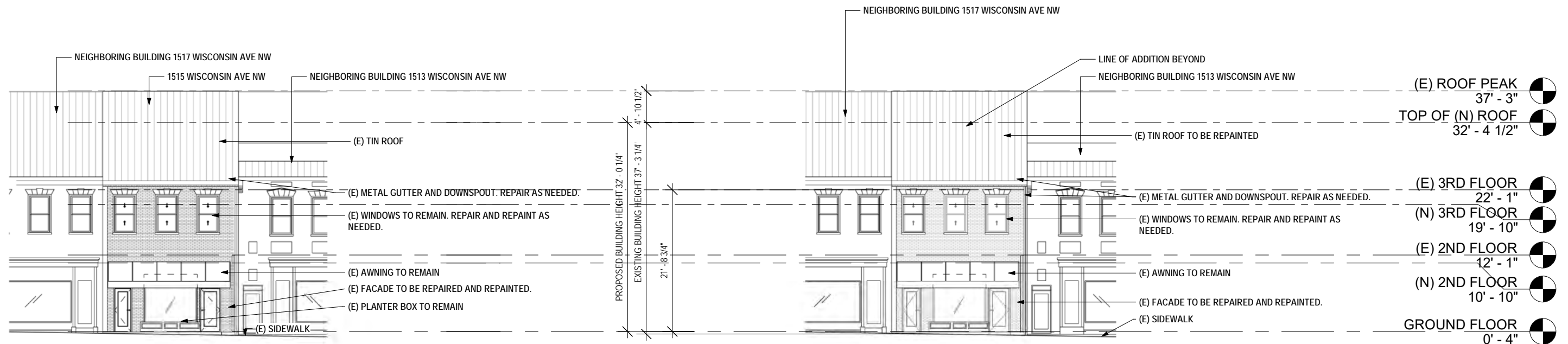
2 GROUND FLOOR- PROPOSED PLAN

A104 SCALE 1" = 20'-0"



1 CELLAR - PROPOSED PLAN

A108 SCALE 1" = 20'-0"



1 | EXISTING FRONT ELEVATION

A100 | SCALE 1/16" = 1'-0"

2 | PROPOSED FRONT ELEVATION

A101 | SCALE 1/16" = 1'-0"



WISCONSIN AVE: CFA PACKAGE

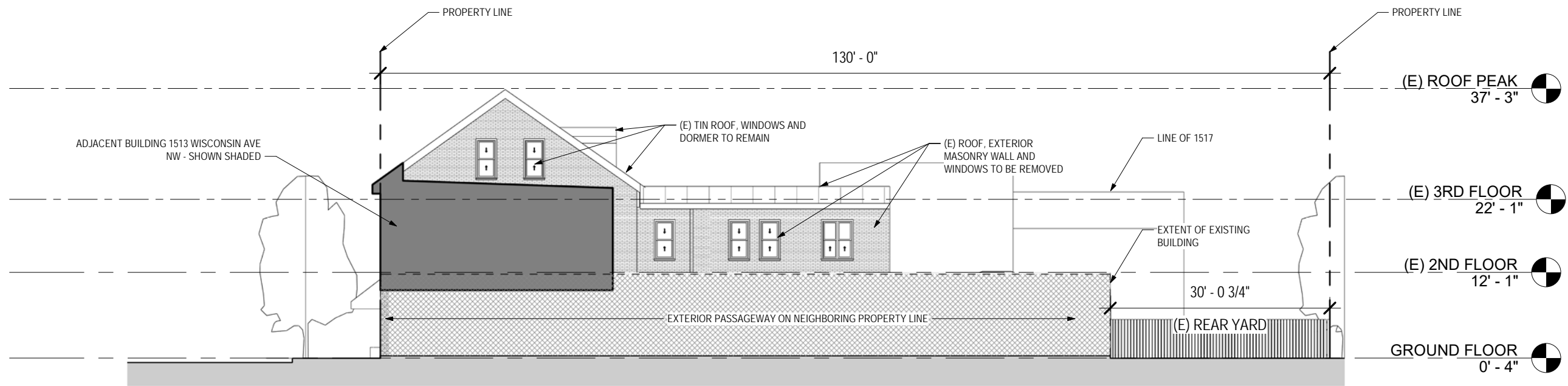
1515 WISCONSIN AVE NW, WASHINGTON DC 20007

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

EXISTING AND PROPOSED ELEVATIONS - OPTION 1

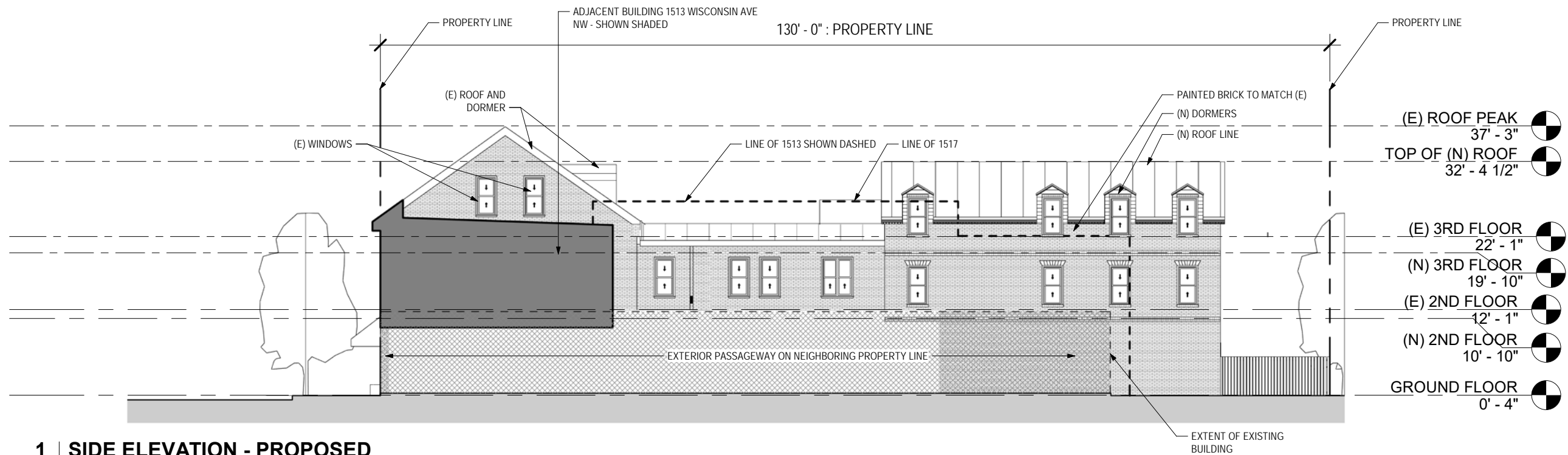
A104

12/14/2020 12:47:12 PM



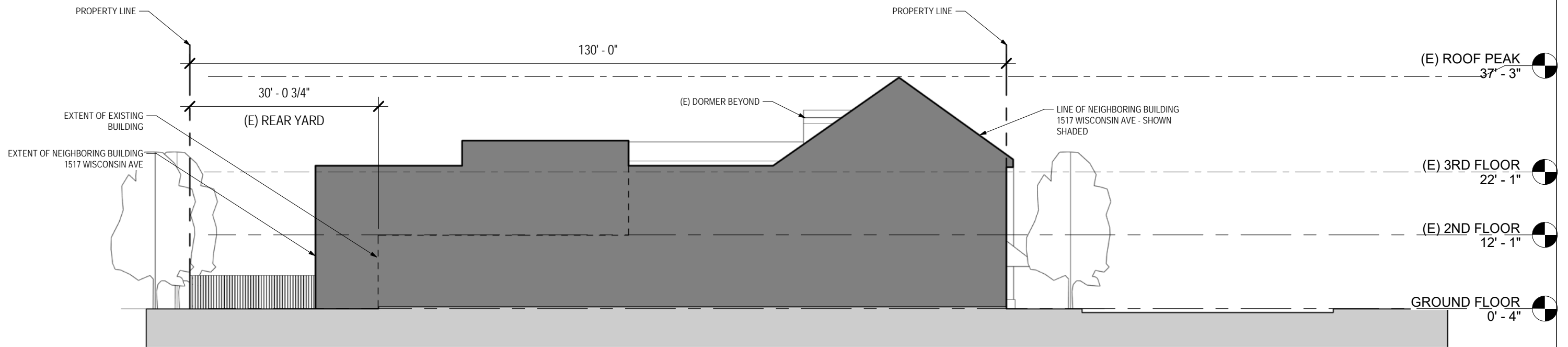
2 | SIDE ELEVATION - EXISTING

A100 | SCALE 1/16" = 1'-0"



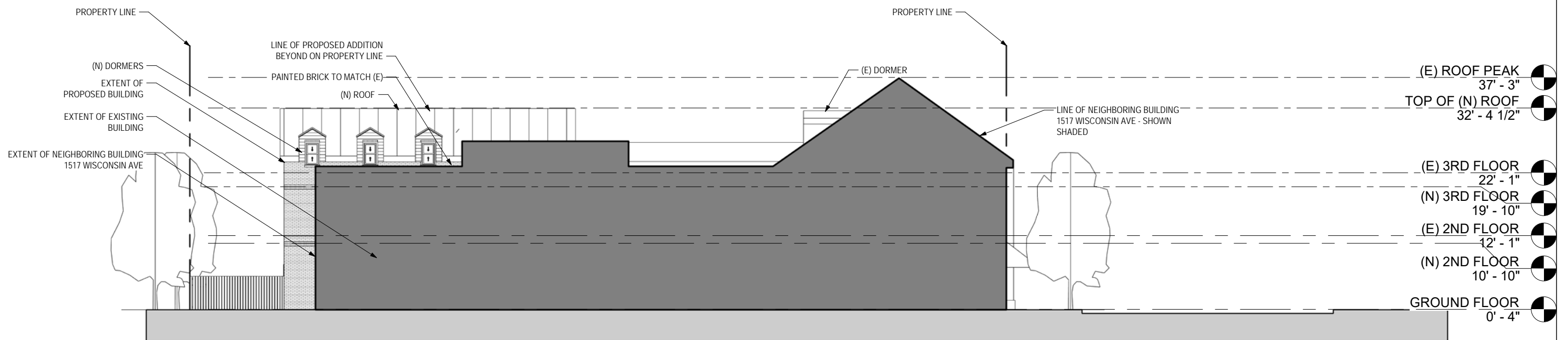
1 | SIDE ELEVATION - PROPOSED

A101 | SCALE 1/16" = 1'-0"



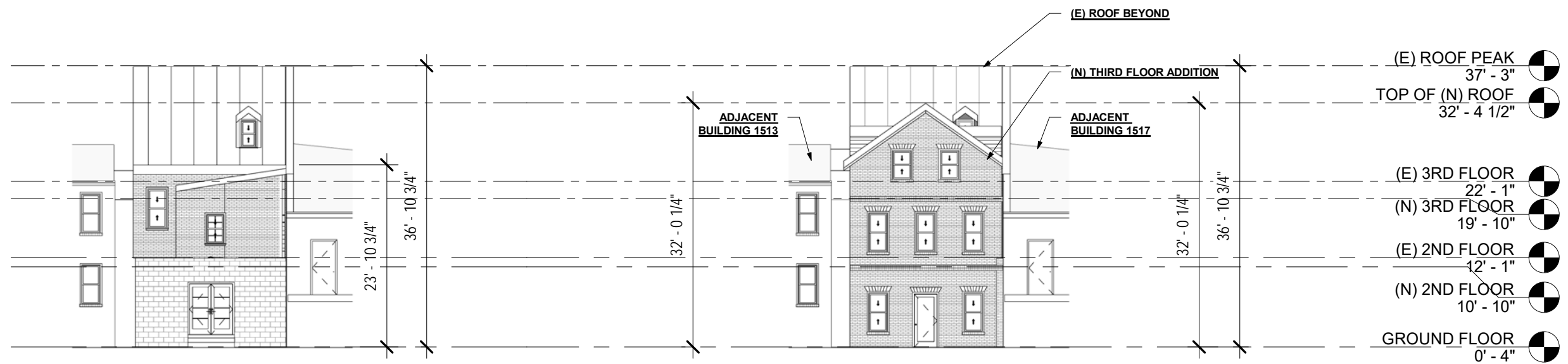
1 | SIDE ELEVATION 2 - EXISTING

A100 | SCALE 1/16" = 1'-0"



2 | SIDE ELEVATION 2 - PROPOSED

A101 | SCALE 1/16" = 1'-0"

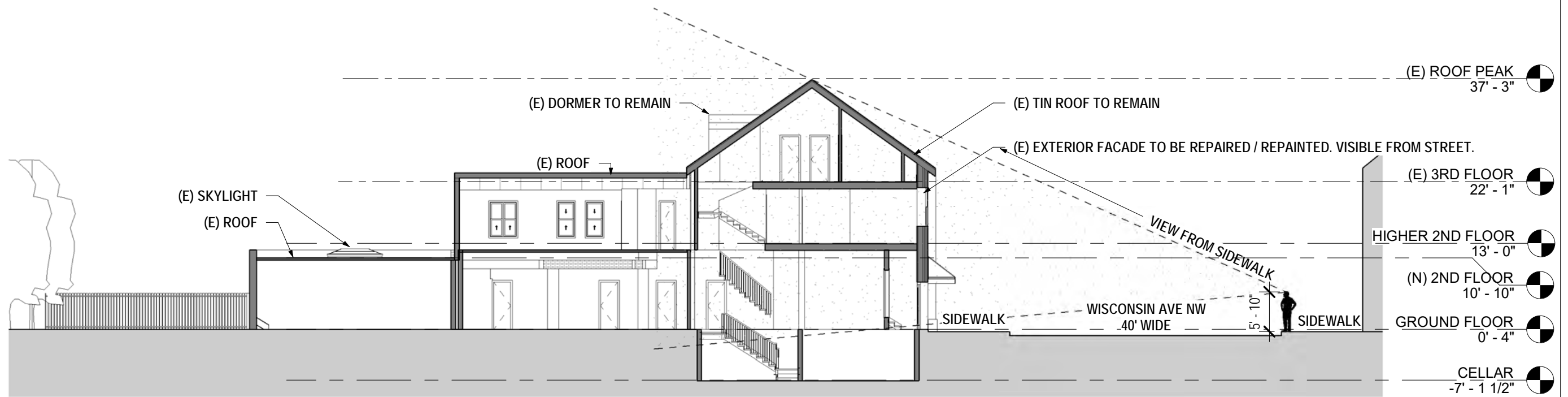


1 | EXISTING ELEVATION - REAR

SCALE 1/16" = 1'-0"

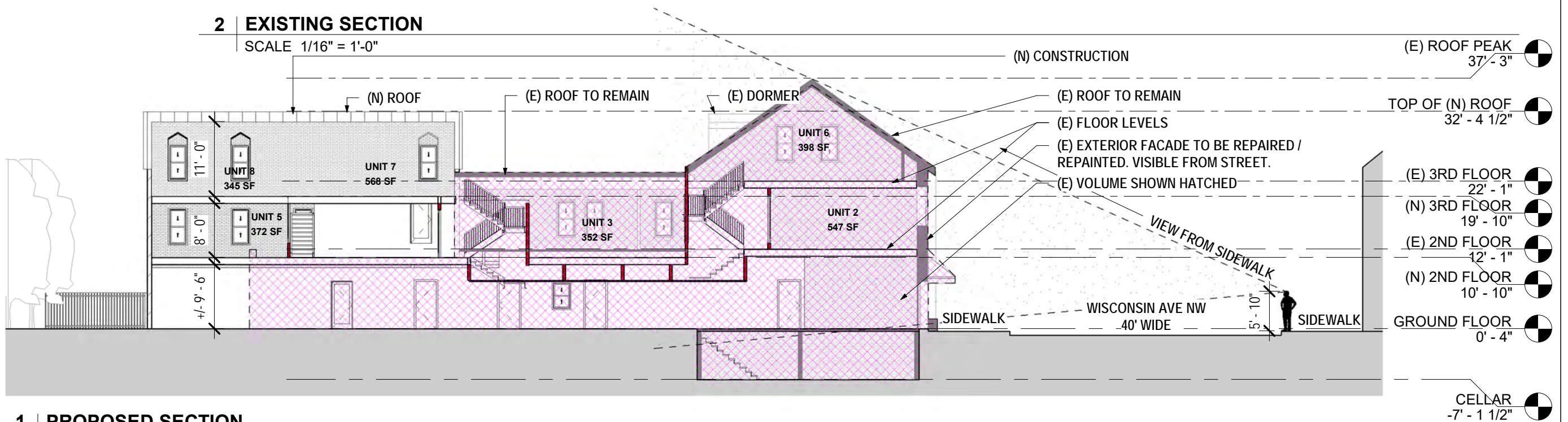
2 | PROPOSED ELEVATION - REAR

A101 | SCALE 1/16" = 1'-0"



2 | EXISTING SECTION

SCALE 1/16" = 1'-0"



1 | PROPOSED SECTION

SCALE 1/16" = 1'-0"

1515 WISCONSIN AVE. EXISTING ROOF
VISIBLE FROM P STREET



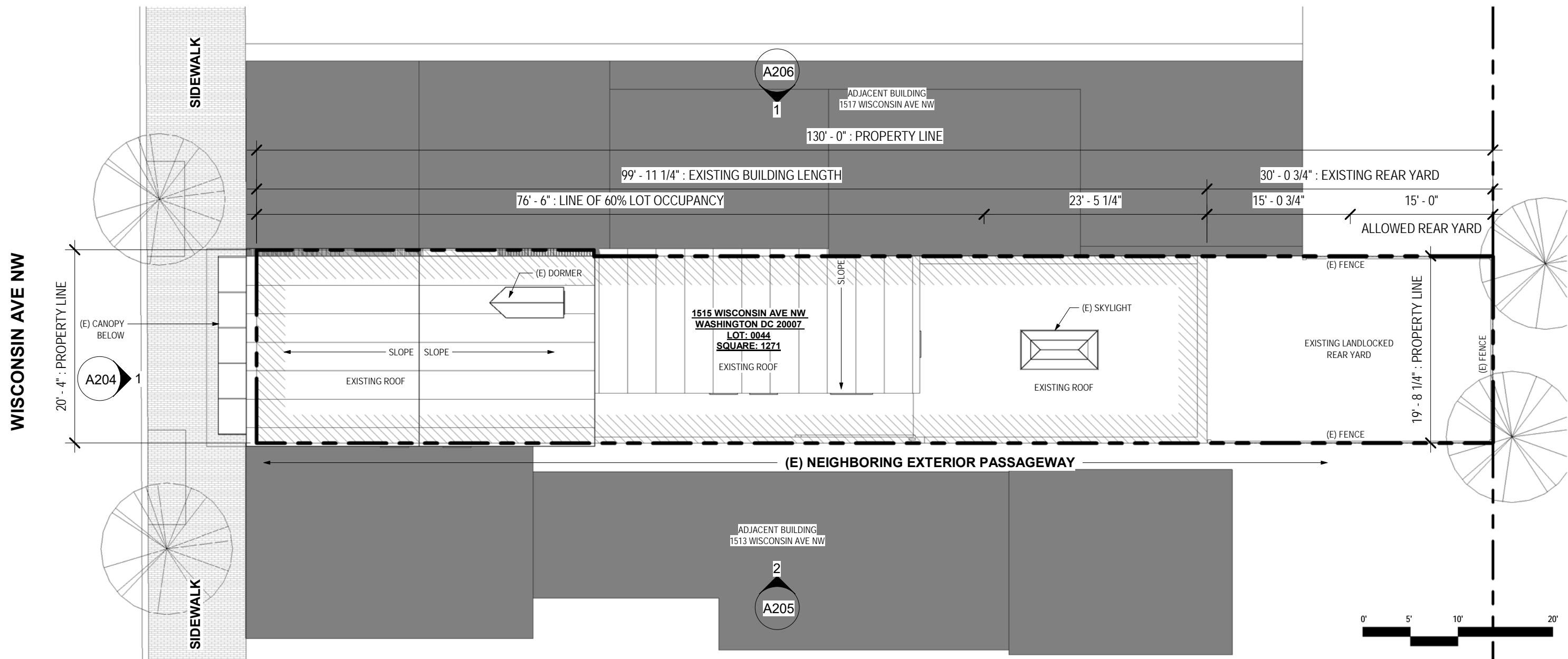
BEFORE

1515 WISCONSIN AVE. EXISTING ROOF
VISIBLE FROM P STREET

ADDITION VISIBLE FROM P STREET

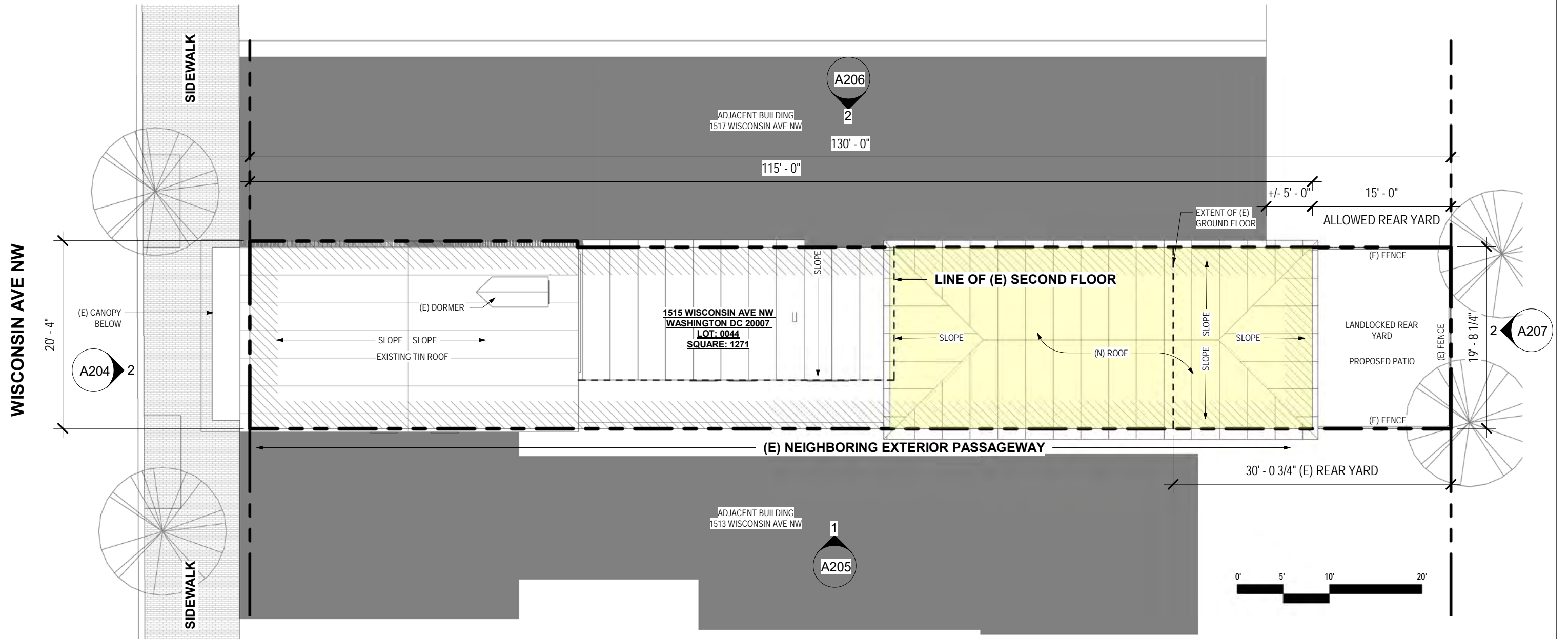


AFTER



1 | SITE PLAN - EXISTING

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



1 | SITE PLAN - PROPOSED

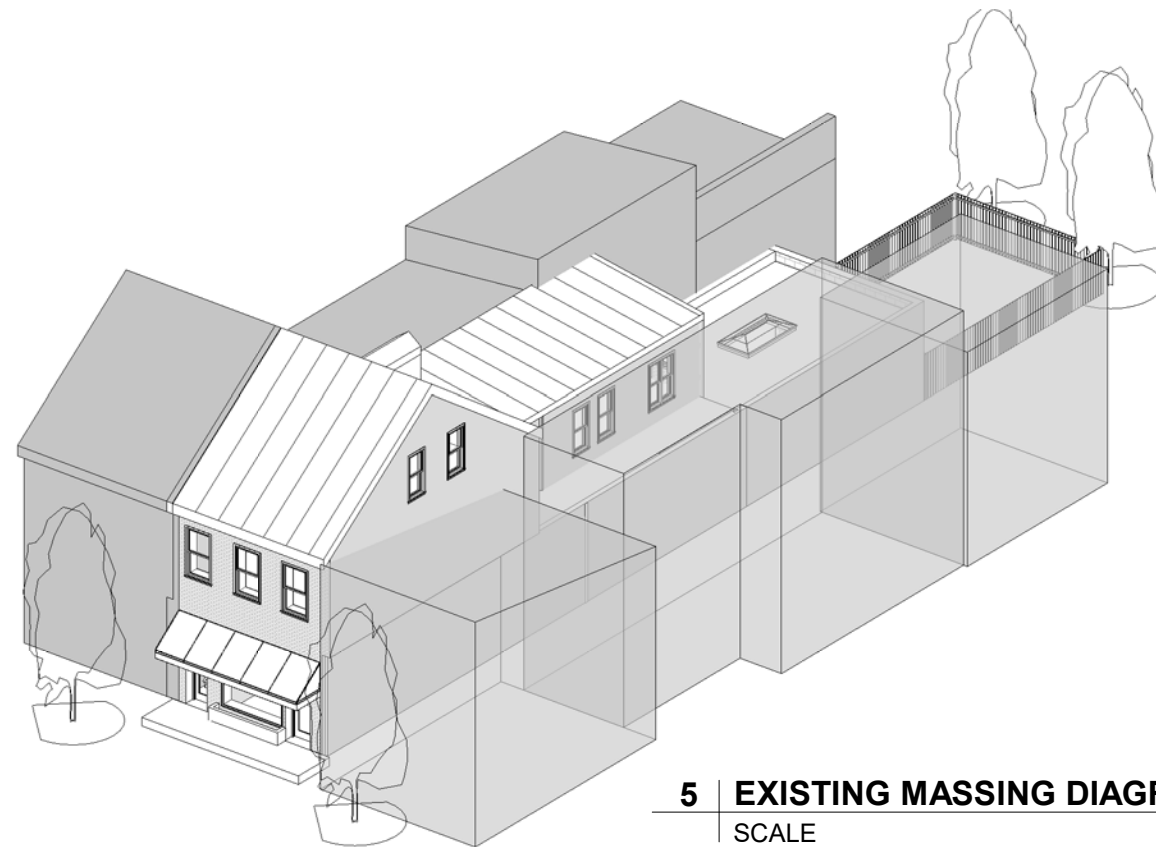
A204 | SCALE 3/32" = 1'-0"

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
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TOTAL	4,095 SF
TOTAL W/OUT CELLAR	3,460 SF = FAR +/- 1.33

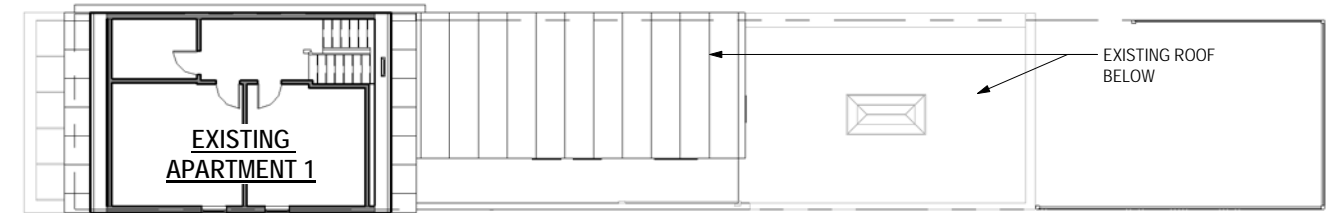


5 | EXISTING MASSING DIAGRAM
SCALE



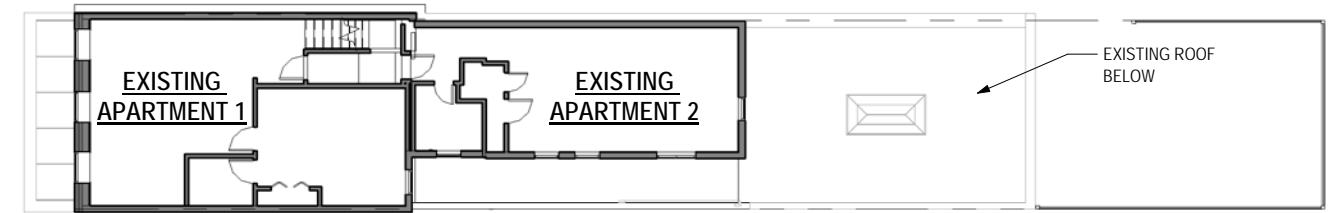
6 | ROOF PLAN - EXISTING

A204 | SCALE 1" = 20'-0"



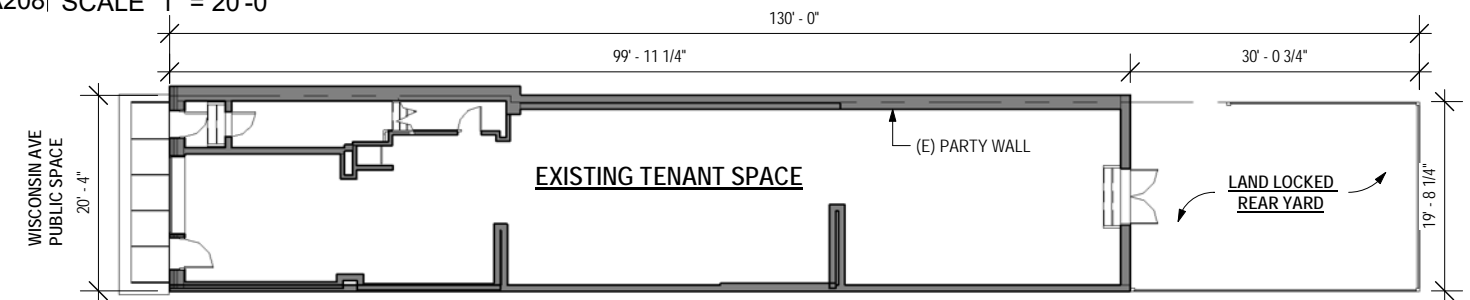
4 | 3RD FLOOR - EXISTING

A204 | SCALE 1" = 20'-0"



3 | 2ND FLOOR - EXISTING

A208 | SCALE 1" = 20'-0"



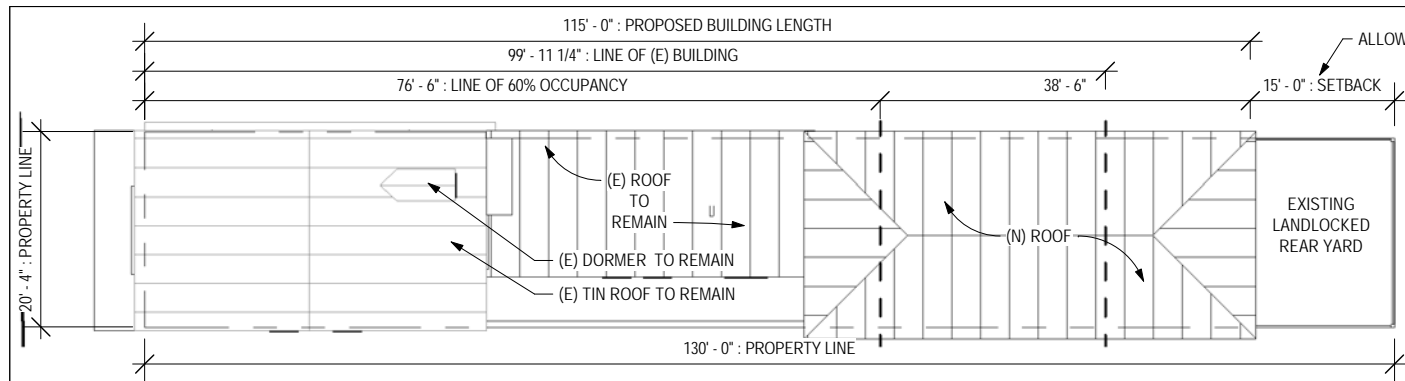
2 | GROUND FLOOR - EXISTING

A204 | SCALE 1" = 20'-0"



1 | CELLAR - EXISTING

A208 | SCALE 1" = 20'-0"



6 | ROOF PLAN - PROPOSED

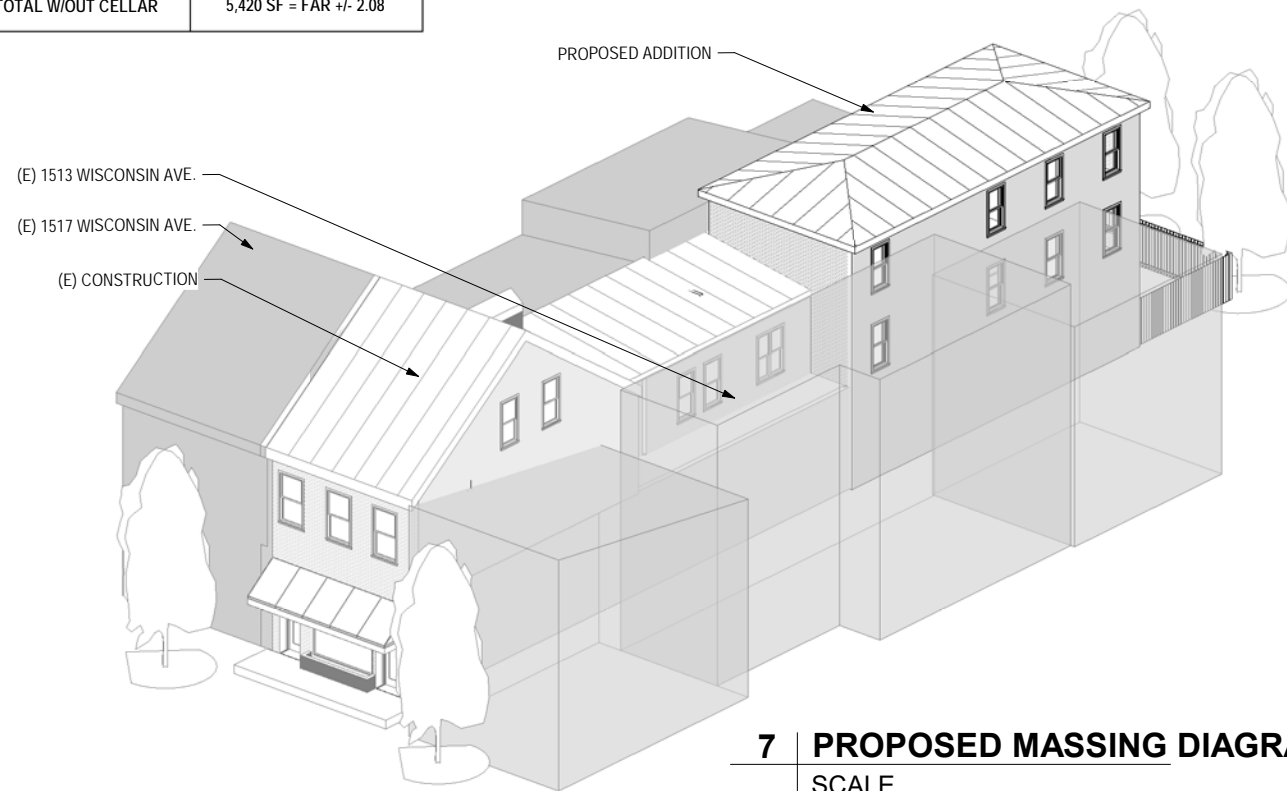
A204 | SCALE 1" = 20'-0"

BY RIGHT GFA

CELLAR	635 SF
GROUND FLOOR	2,286 SF
2ND FLOOR	2,016 SF
3RD FLOOR	1,118 SF
TOTAL	6,055 SF
TOTAL W/OUT CELLAR	5,420 SF = FAR +/- 2.08

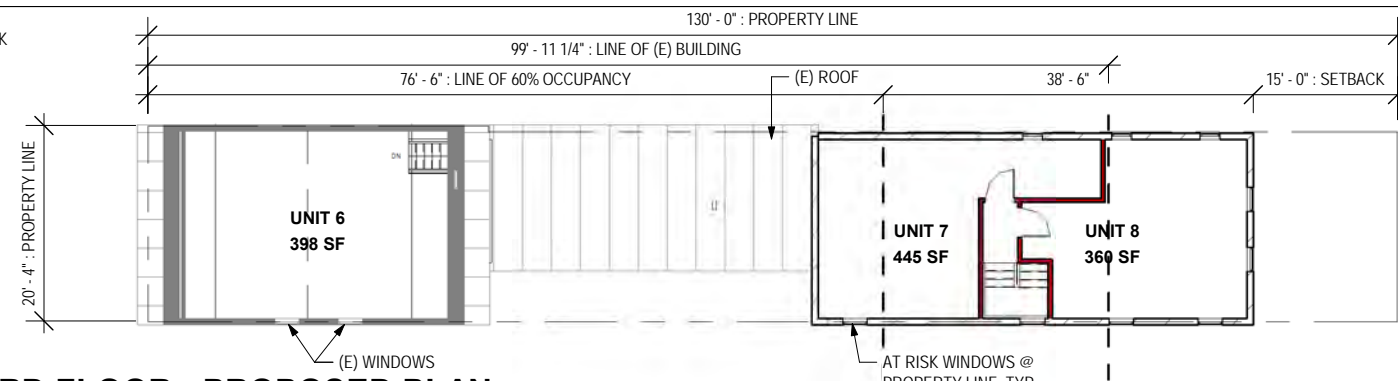
DRAWING LEGEND

- FIRE BARRIER
- UNIT AREAS



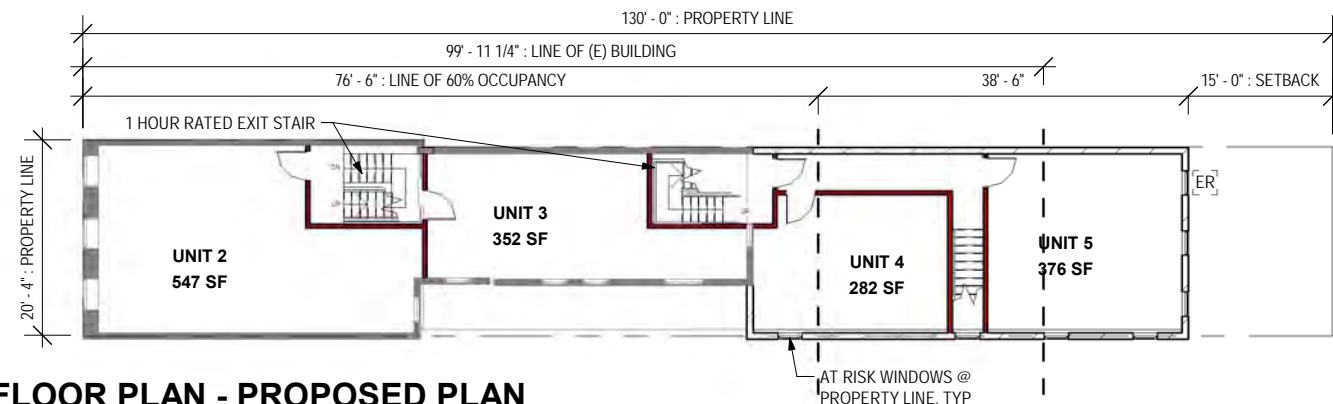
7 | PROPOSED MASSING DIAGRAM

SCALE



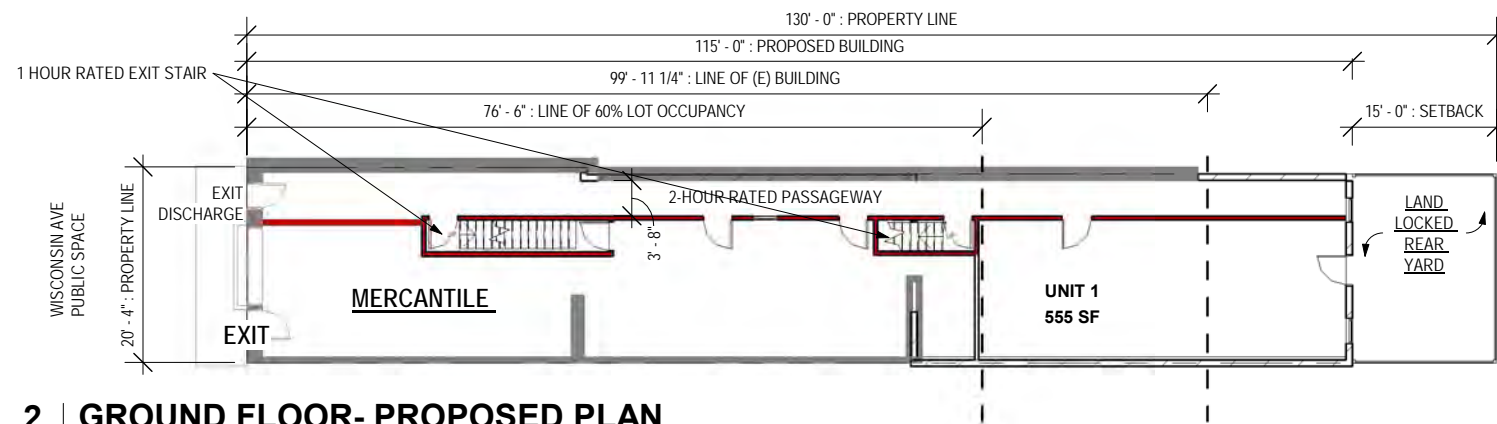
4 | 3RD FLOOR - PROPOSED PLAN

A204 | SCALE 1" = 20'-0"



3 | 2ND FLOOR PLAN - PROPOSED PLAN

A208 | SCALE 1" = 20'-0"



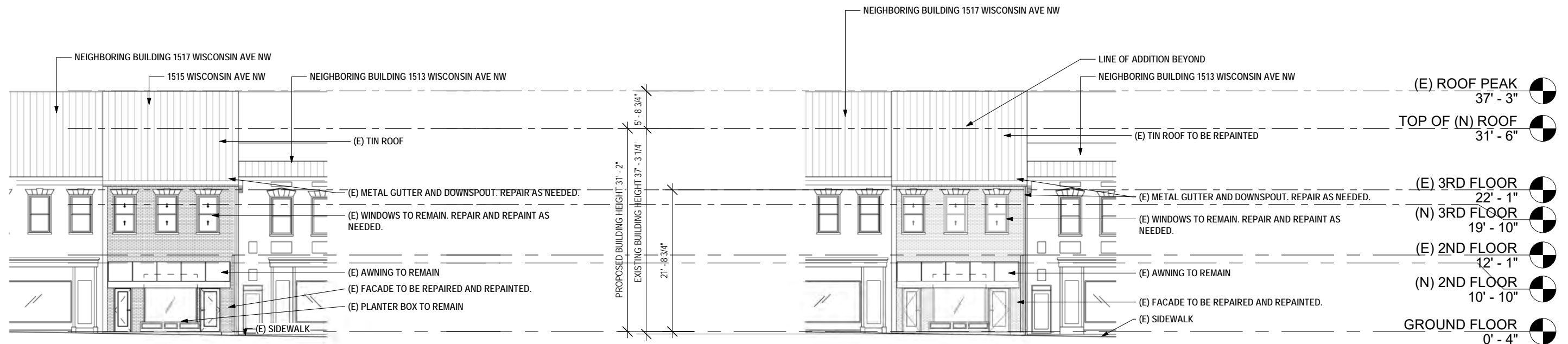
2 | GROUND FLOOR- PROPOSED PLAN

A204 | SCALE 1" = 20'-0"



1 | CELLAR - PROPOSED PLAN

A208 | SCALE 1" = 20'-0"



1 | EXISTING FRONT ELEVATION

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

2 | PROPOSED FRONT ELEVATION

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

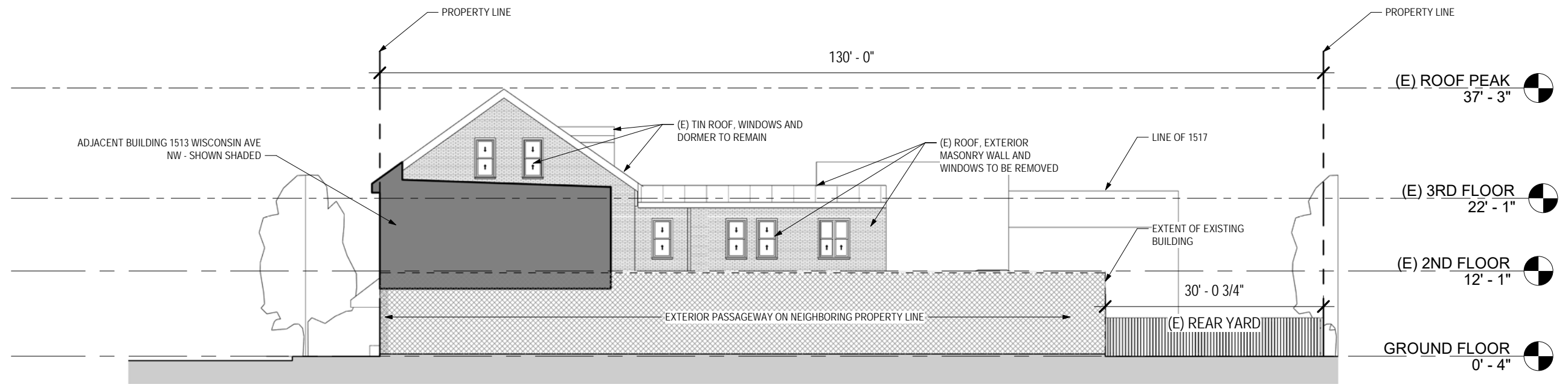


WISCONSIN AVE: CFA PACKAGE

1515 WISCONSIN AVE NW, WASHINGTON DC 20007

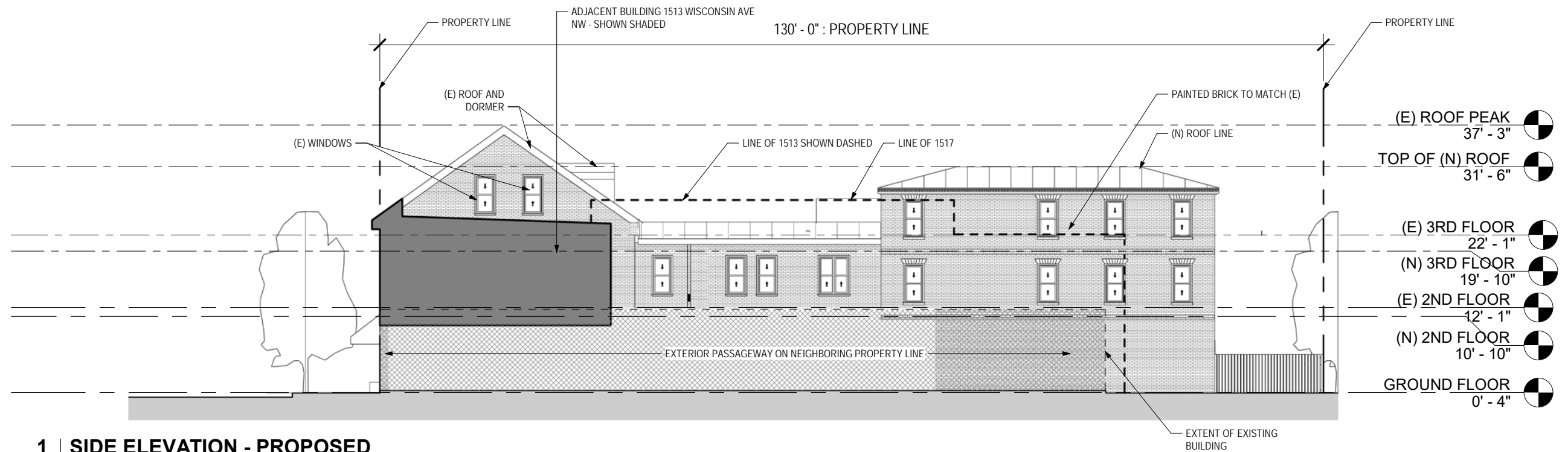
EXISTING AND PROPOSED ELEVATIONS - OPTION 2

A204



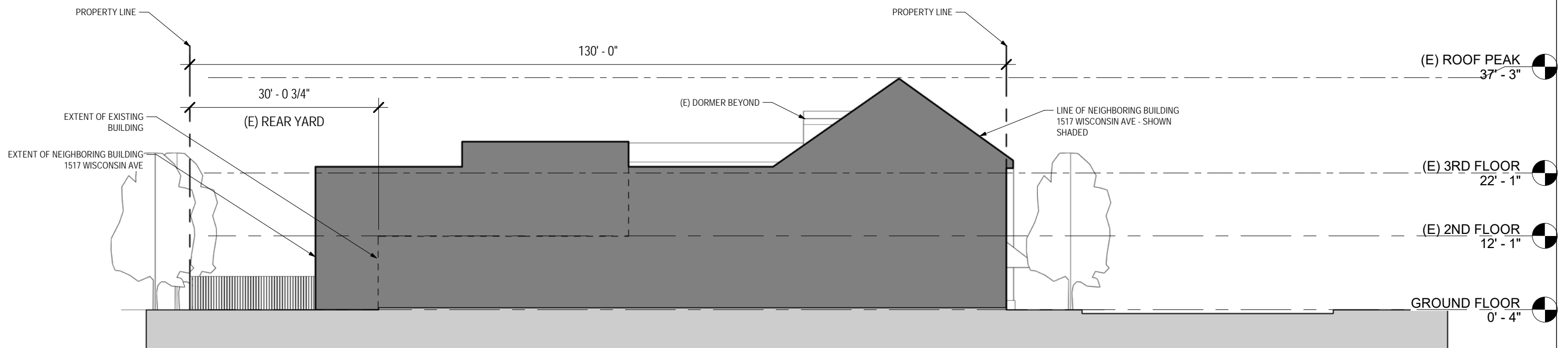
2 | SIDE ELEVATION - EXISTING

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



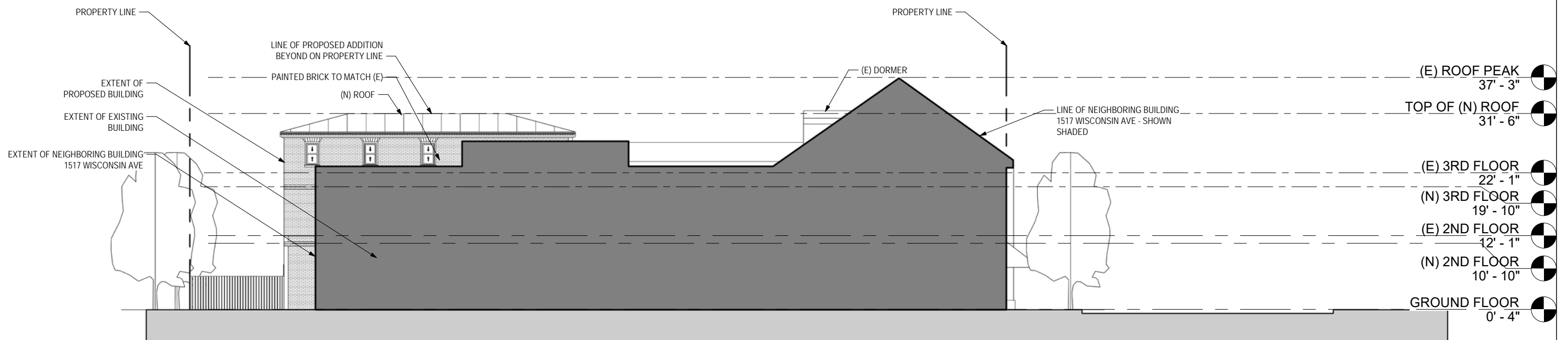
1 | SIDE ELEVATION - PROPOSED

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



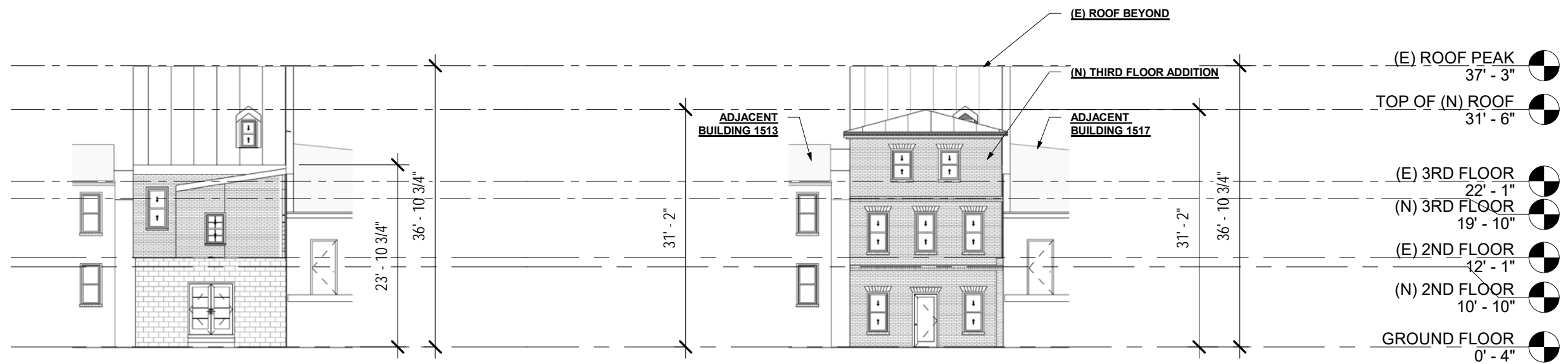
1 | SIDE ELEVATION 2 - EXISTING

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



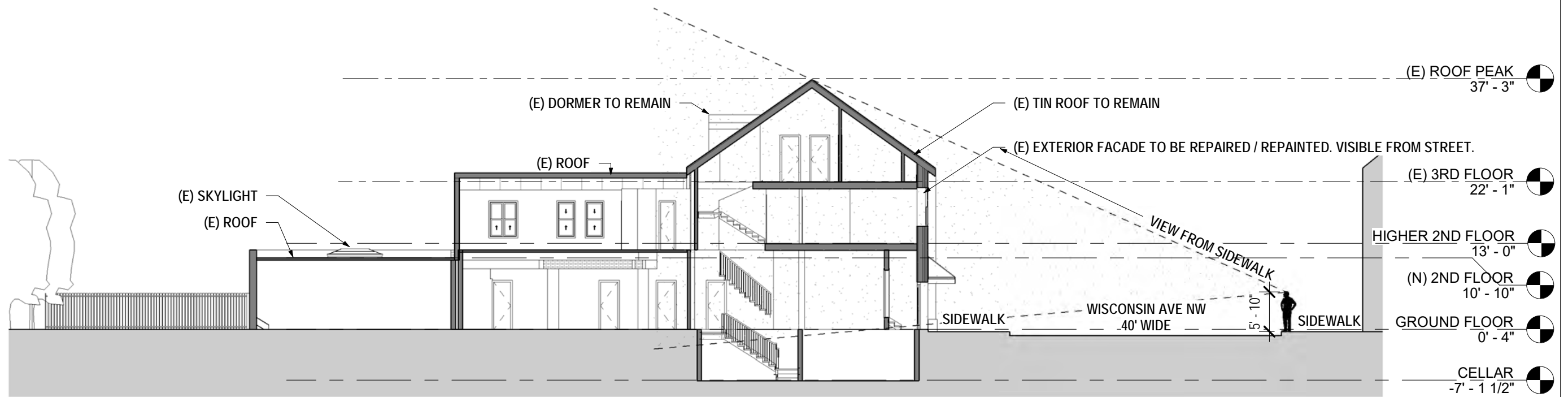
2 | SIDE ELEVATION 2 - PROPOSED

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



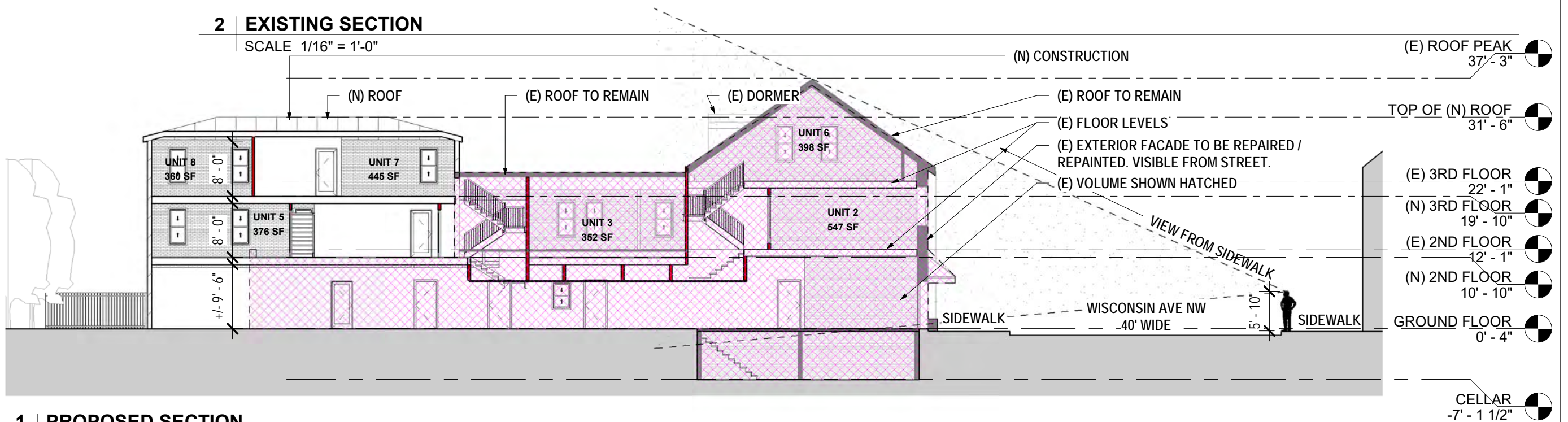
1 | EXISTING ELEVATION - REAR
SCALE 1/16" = 1'-0"

2 | PROPOSED ELEVATION - REAR
A201 | SCALE 1/16" = 1'-0"



2 | EXISTING SECTION

SCALE 1/16" = 1'-0"



1 | PROPOSED SECTION

SCALE 1/16" = 1'-0"

1515 WISCONSIN AVE. EXISTING ROOF
VISIBLE FROM P STREET



BEFORE

1515 WISCONSIN AVE. EXISTING ROOF
VISIBLE FROM P STREET

ADDITION VISIBLE FROM P STREET



AFTER