

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



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

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EXISTING EXTERIOR CONDITION PHOTO: SEE FRONT SHEET FOR VIEW LOCATIONS

1515 WISCONSIN AVE NW



1515 WISCONSIN AVE NW



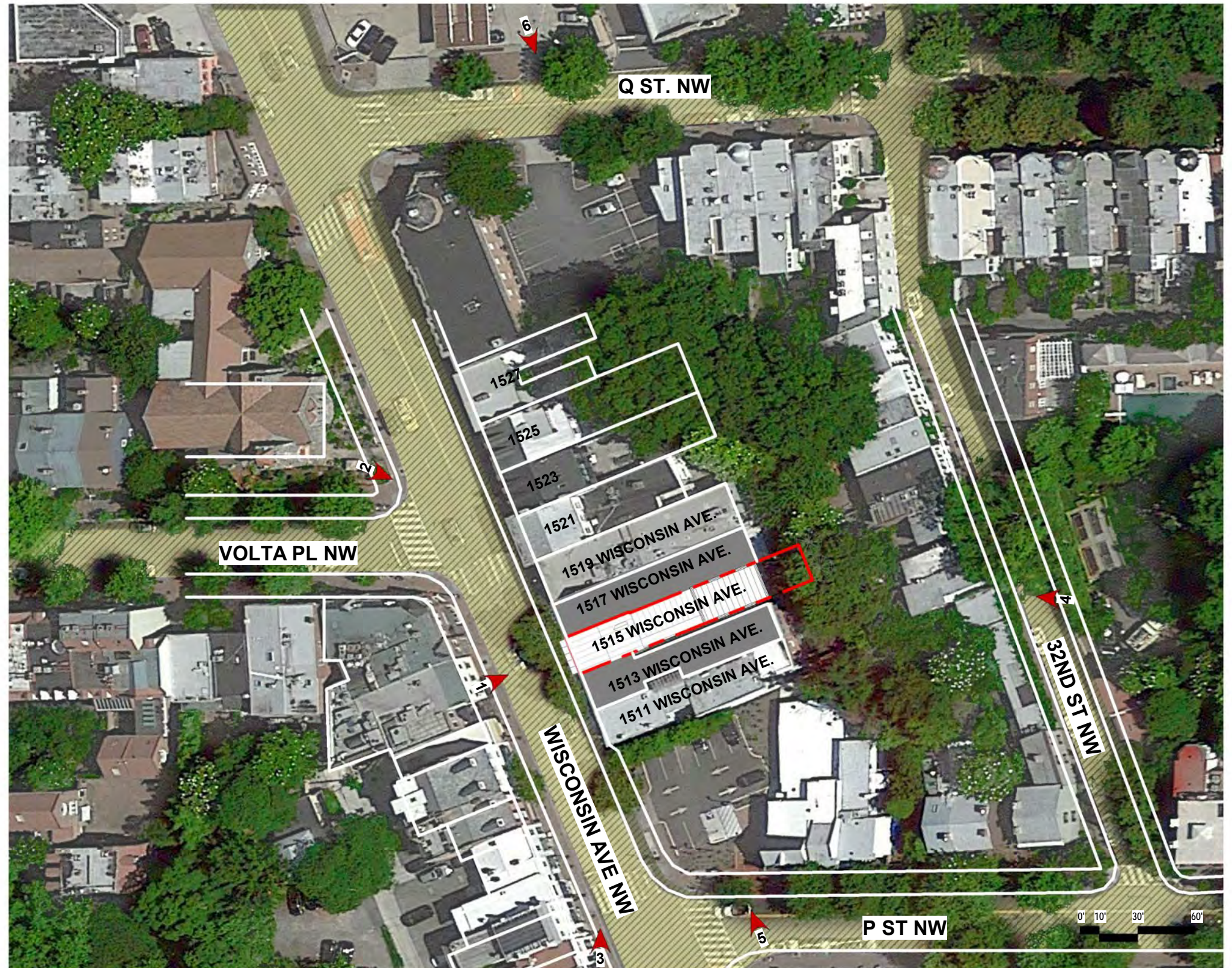
1517 WISCONSIN AVE NW



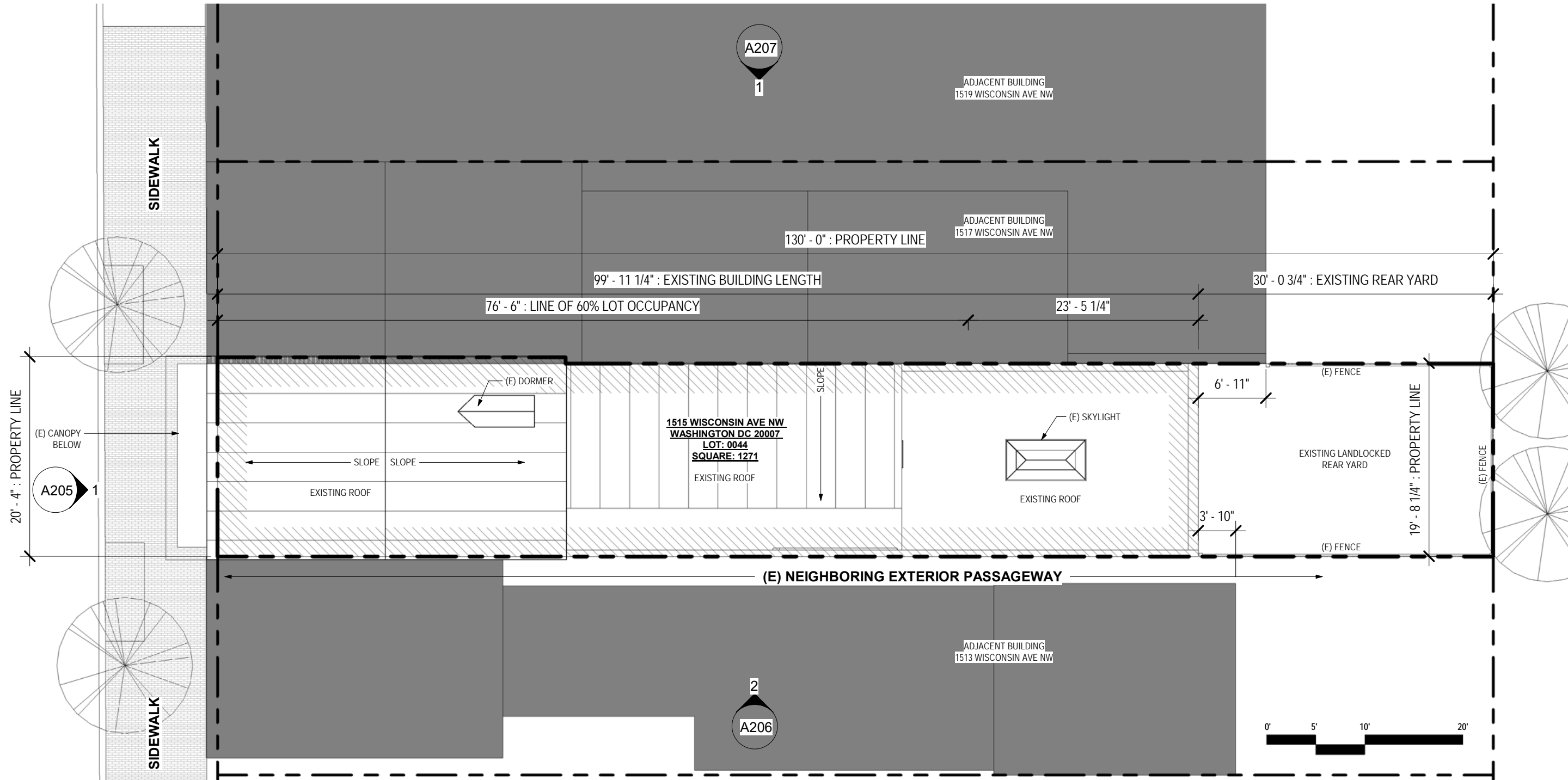
 EXISTING PHOTO VIEW LOCATION

 PROPERTY LINE

LOCATION MAP LEGEND



WISCONSIN AVE NW



1 | SITE PLAN - EXISTING

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



WISCONSIN AVE: CFA PACKAGE

1515 WISCONSIN AVE NW, WASHINGTON DC 20007

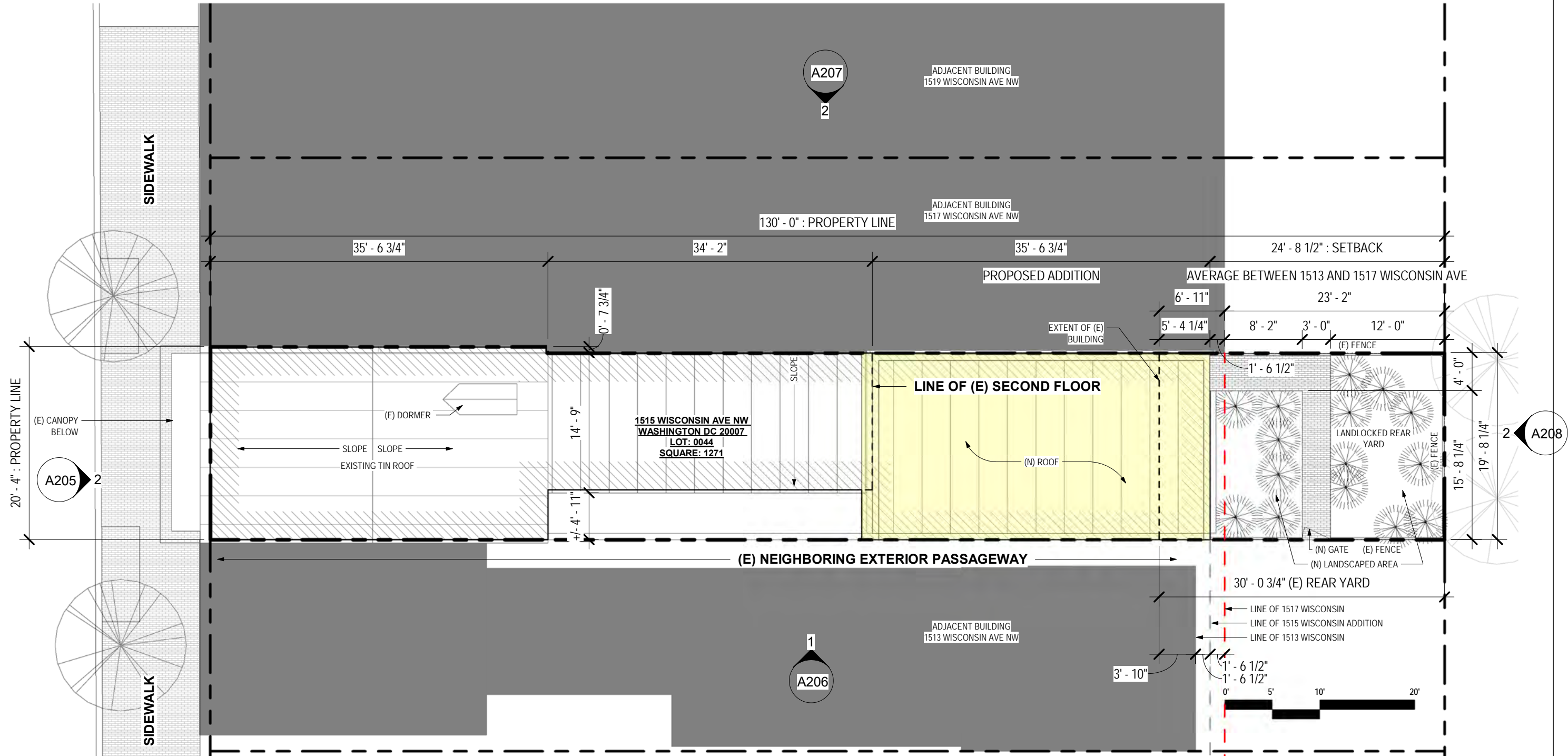
926 N STREET NW - REAR - WASHINGTON, DC 20001 T: 202.223.7059 www.gronningarchitects.com

SITE PLAN - EXISTING

A200

2/9/2021 3:00:32 PM

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

2/9/2021 3:00:34 PM

ZONING ANALYSIS

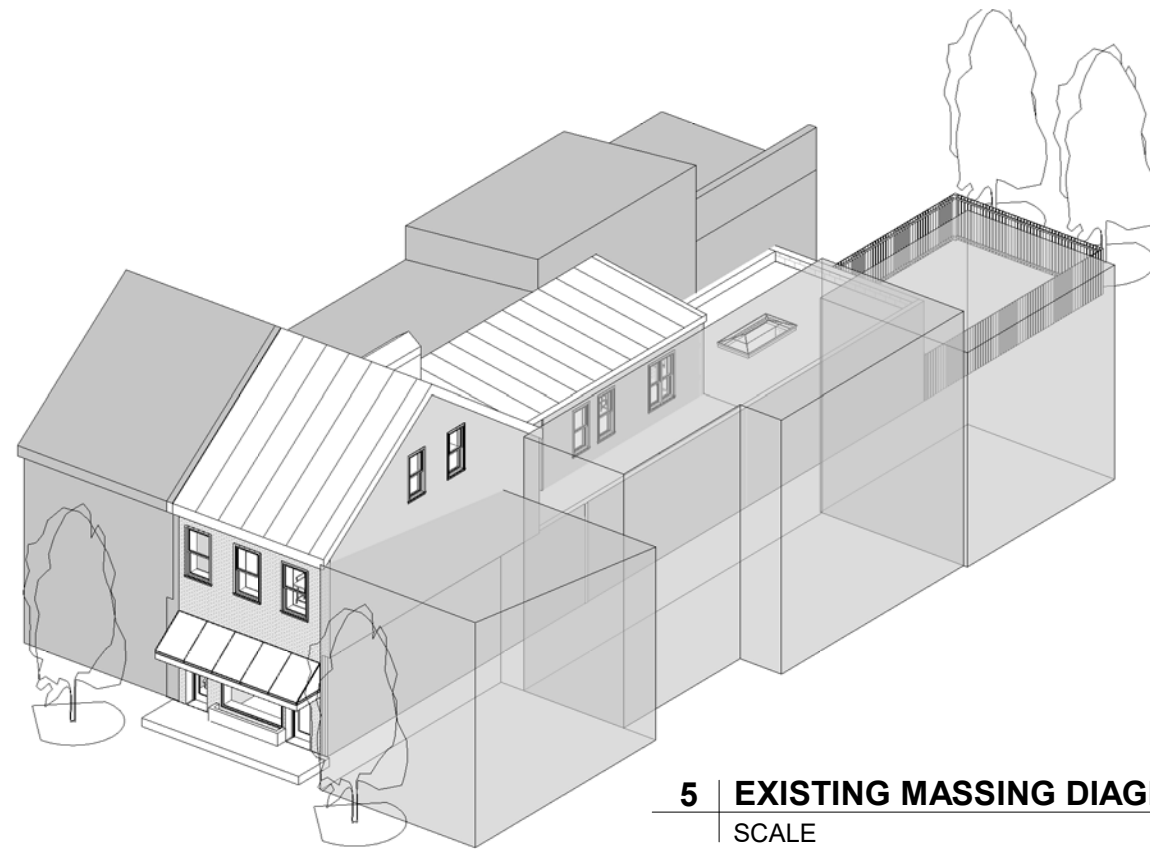
EXISTING LOT SIZE	2,601 SF
ALLOWED LOT OCCUPANCY	60% = 1,560 SF
EXISTING LOT OCCUPANCY	75% = 1,954 SF
ALLOWED FAR	2.5 = 6,502.5 SF
EXISTING FAR	+/- 1.33 = 3,460 SF
ADDITION SIZE BY RIGHT	+/- 1.16 = 3,042.2 SF

DRAWING LEGEND (DEMO)

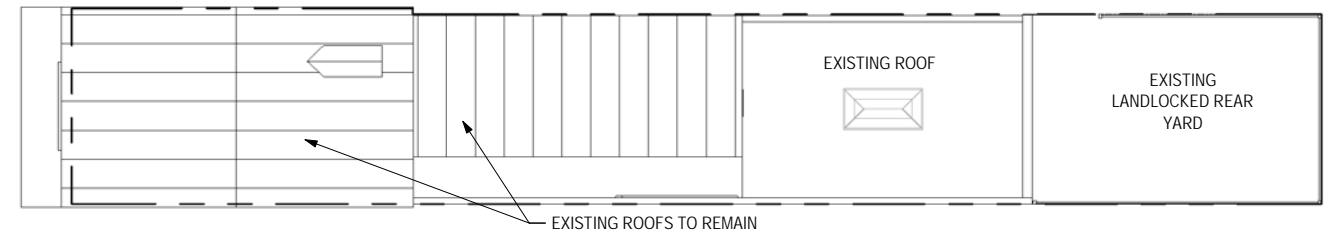
-  **EXISTING CONSTRUCTION**
-  **EXISTING CONSTRUCTION TO BE REMOVED**
-  **PROPERTY LINE**

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

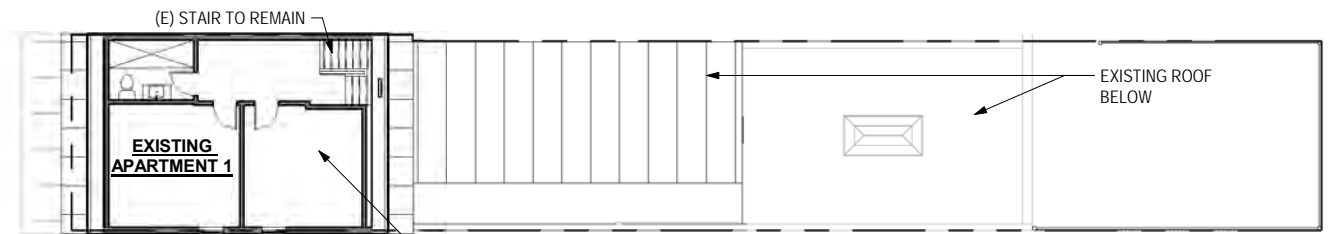


5 | EXISTING MASSING DIAGRAM
SCALE



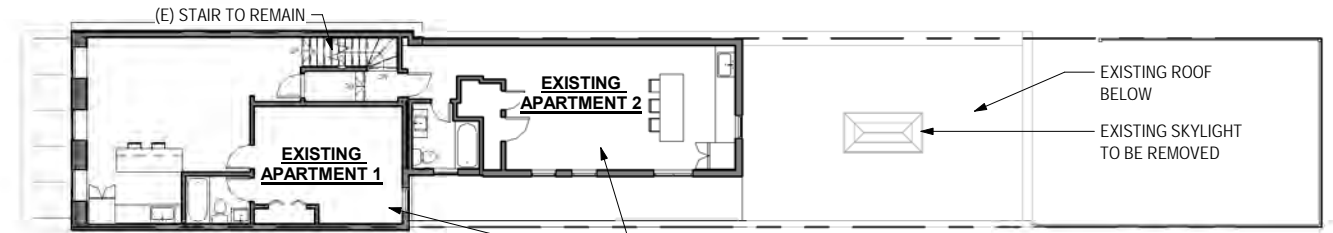
6 | ROOF PLAN - EXISTING

A204 | SCALE 1" = 20'-0"



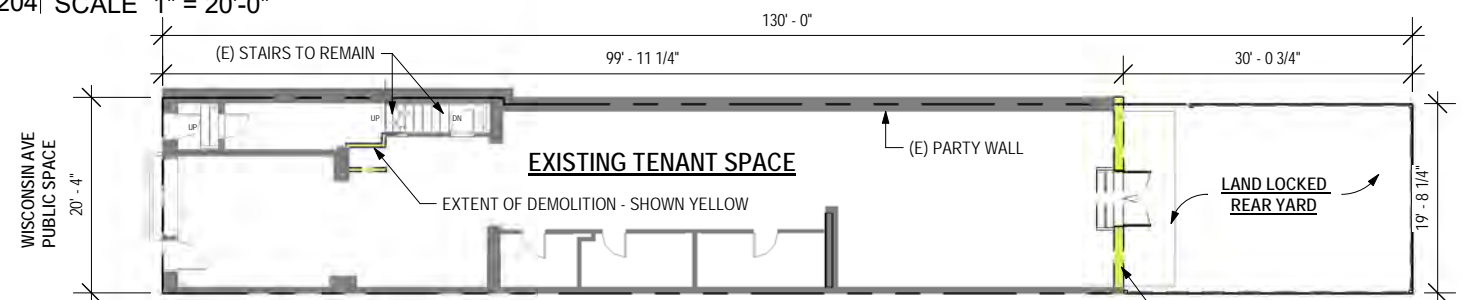
4 | 3RD FLOOR - EXISTING

A204 | SCALE 1" = 20'-0"



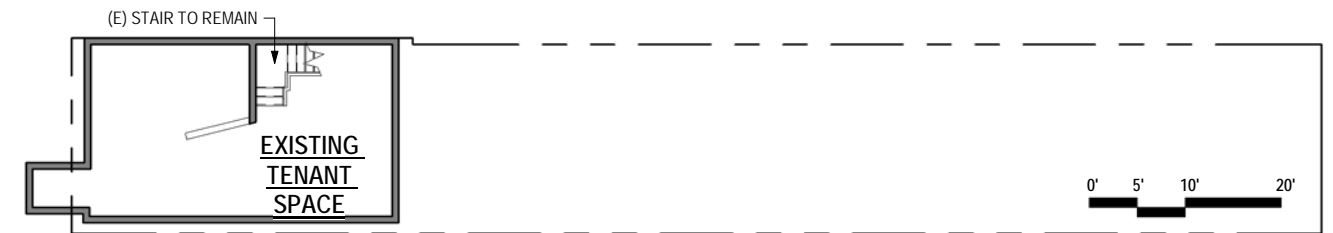
3 | 2ND FLOOR - EXISTING

A204 | SCALE 1" = 20'-0"



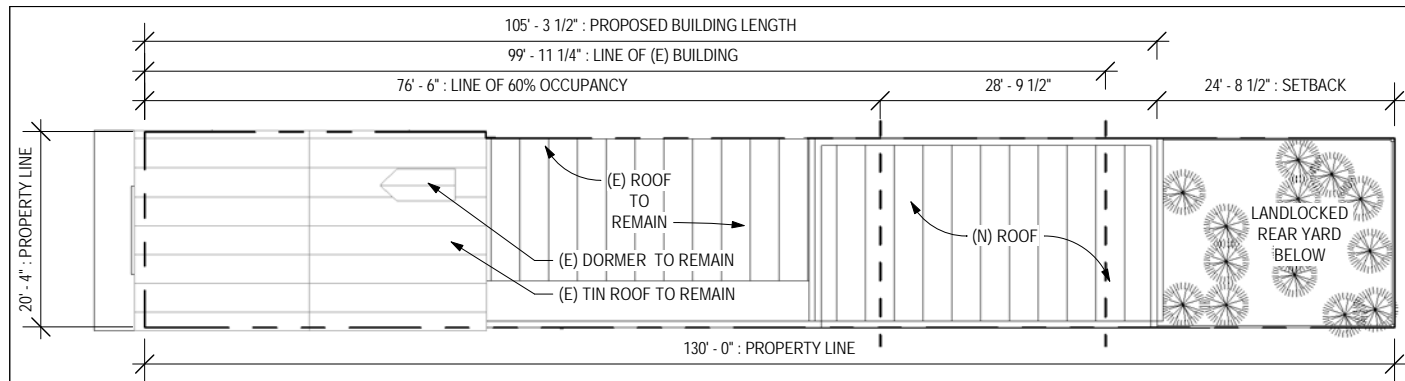
2 | GROUND FLOOR - EXISTING

A204 | SCALE 1" = 20'-0"



1 | CELLAR - EXISTING

A204 | SCALE 1" = 20'-0"



6 ROOF PLAN - PROPOSED

A204 SCALE 1" = 20'-0"

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

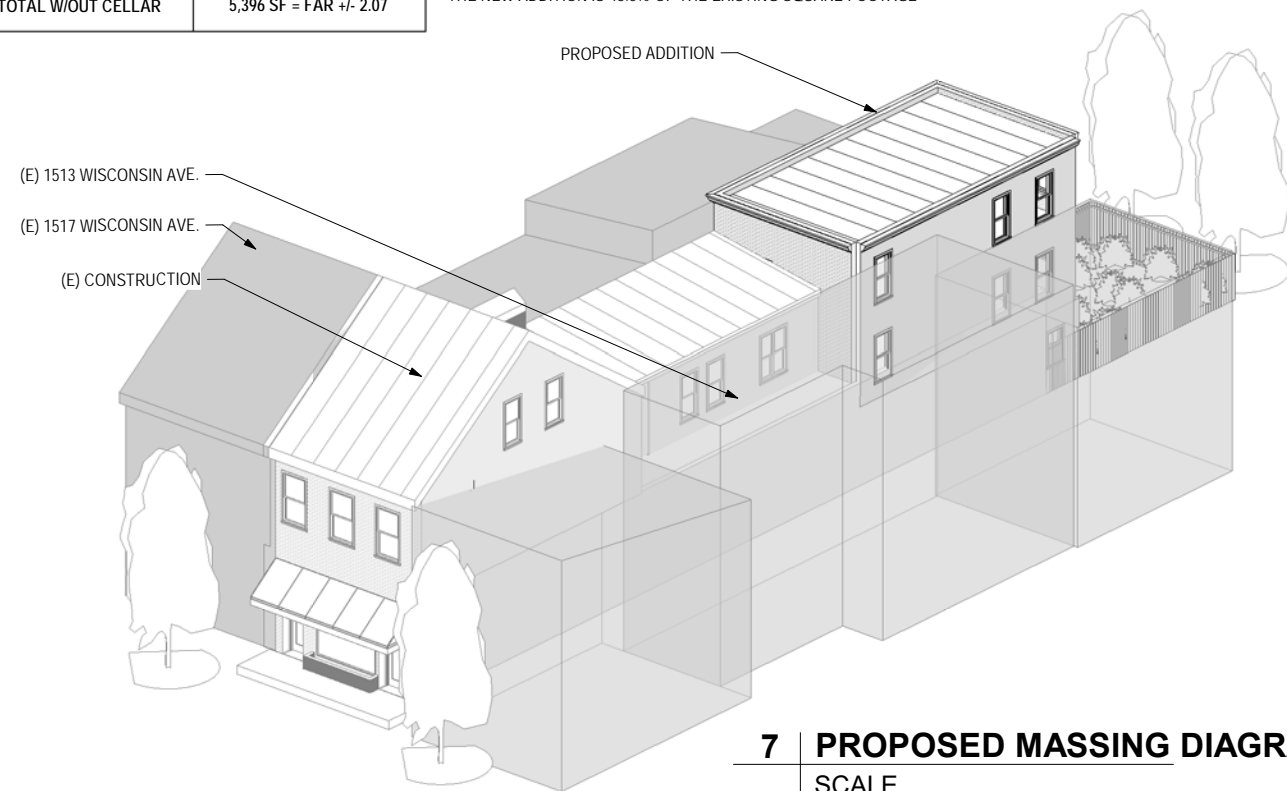
NEW ADDITION AREA

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

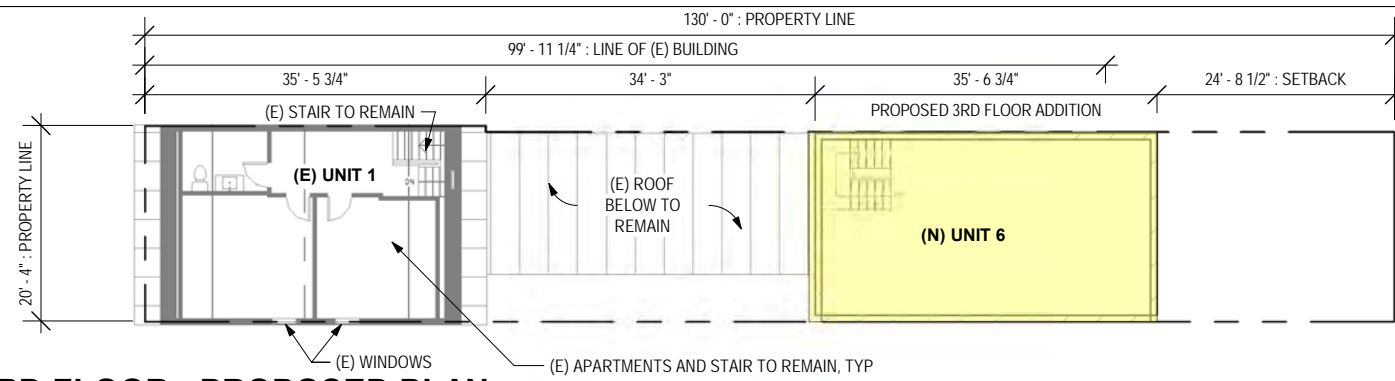
DRAWING LEGEND

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



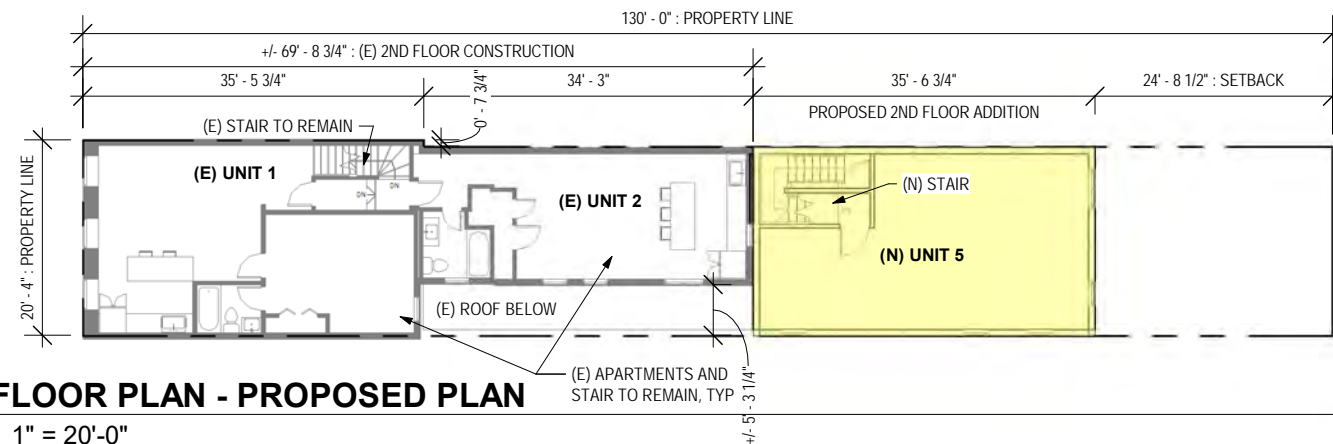
7 PROPOSED MASSING DIAGRAM

SCALE



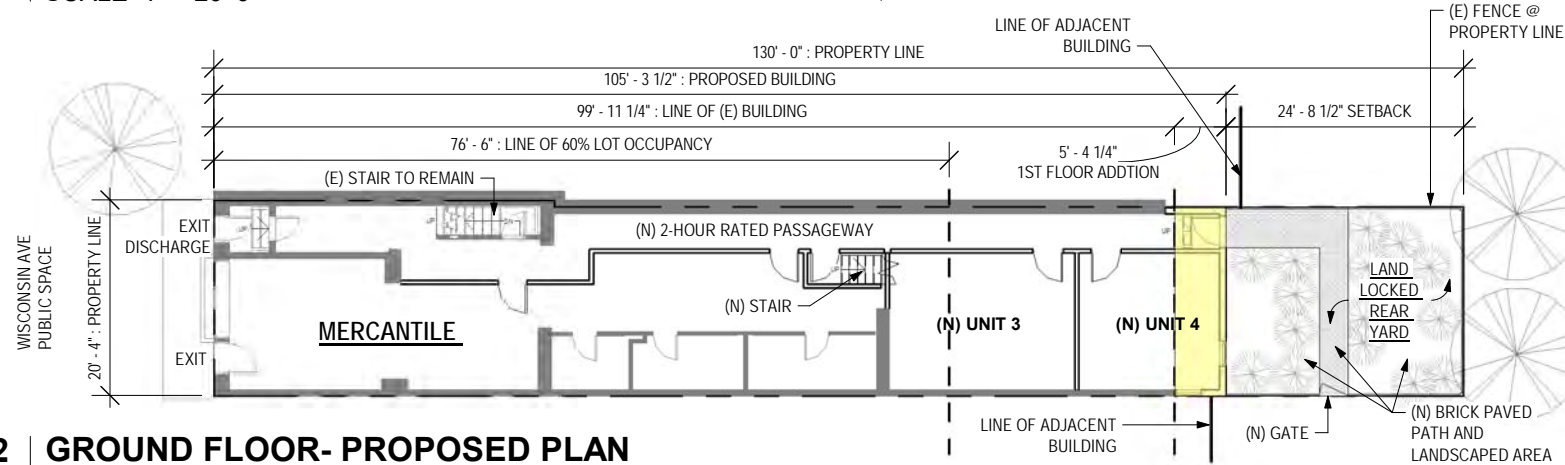
4 3RD FLOOR - PROPOSED PLAN

A204 SCALE 1" = 20'-0"



3 2ND FLOOR PLAN - PROPOSED PLAN

A204 SCALE 1" = 20'-0"



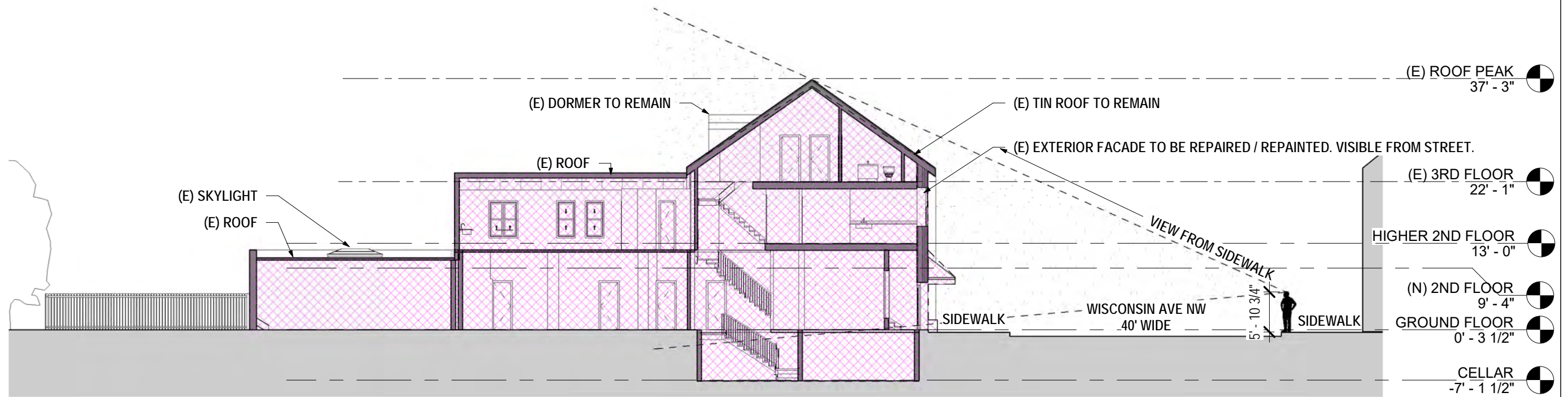
2 GROUND FLOOR- PROPOSED PLAN

A204 SCALE 1" = 20'-0"



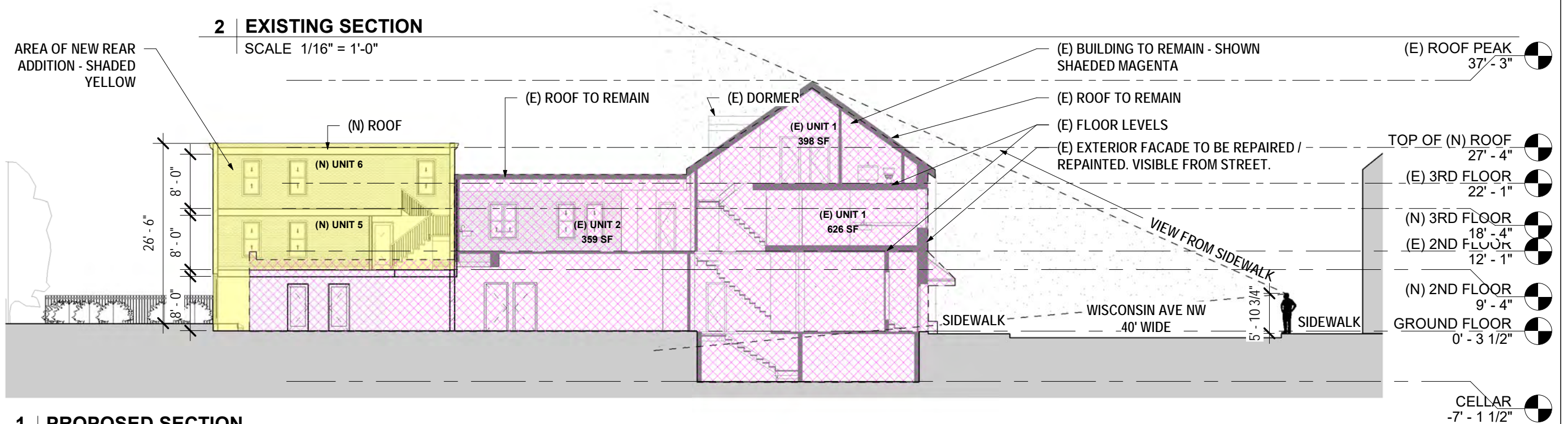
1 CELLAR - PROPOSED PLAN

A204 SCALE 1" = 20'-0"



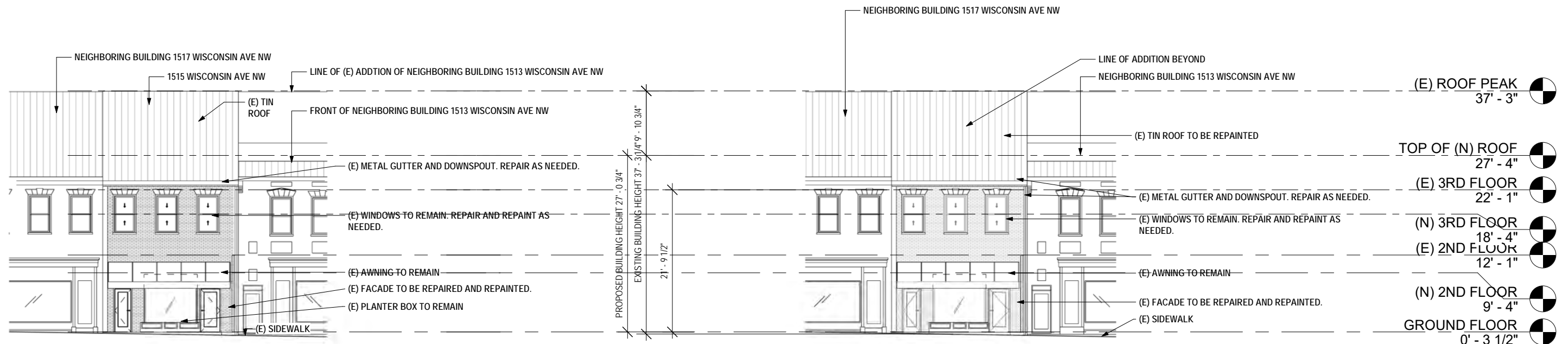
2 | EXISTING SECTION

SCALE 1/16" = 1'-0"



1 | PROPOSED SECTION

SCALE 1/16" = 1'-0"

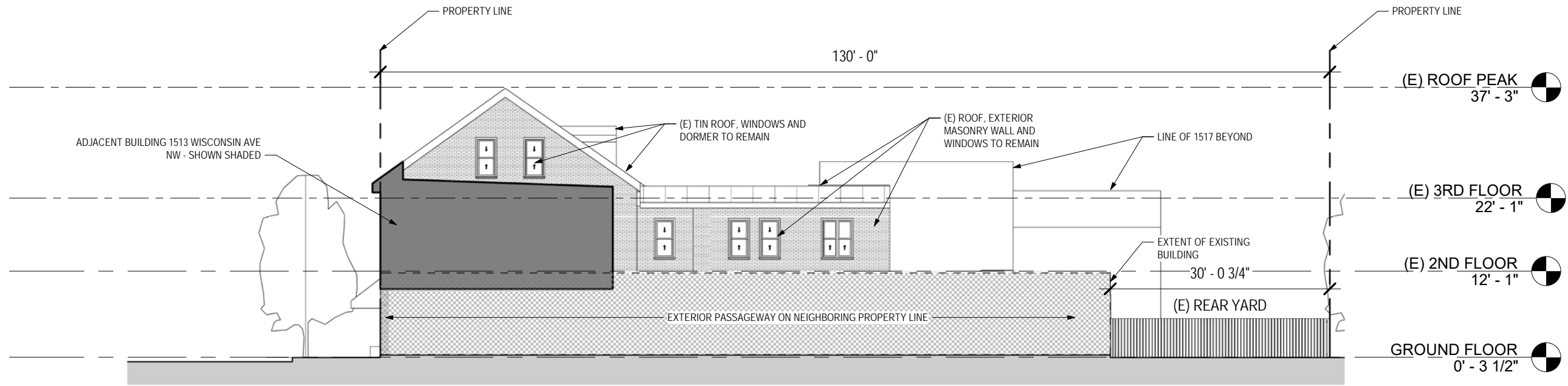


1 | EXISTING FRONT ELEVATION

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

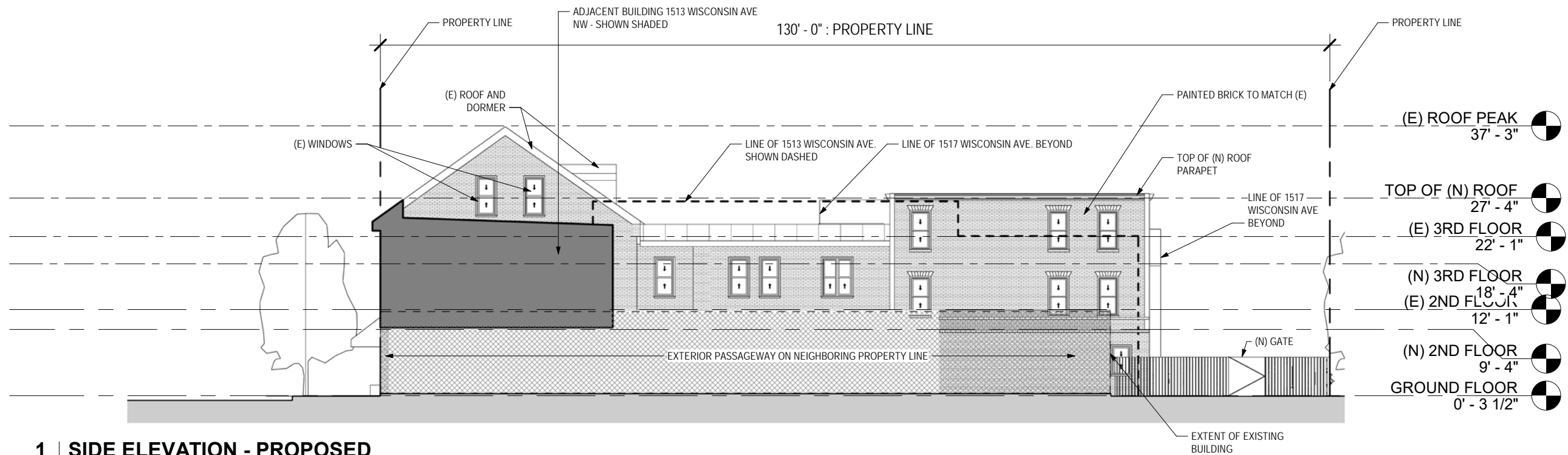
2 | PROPOSED FRONT ELEVATION

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



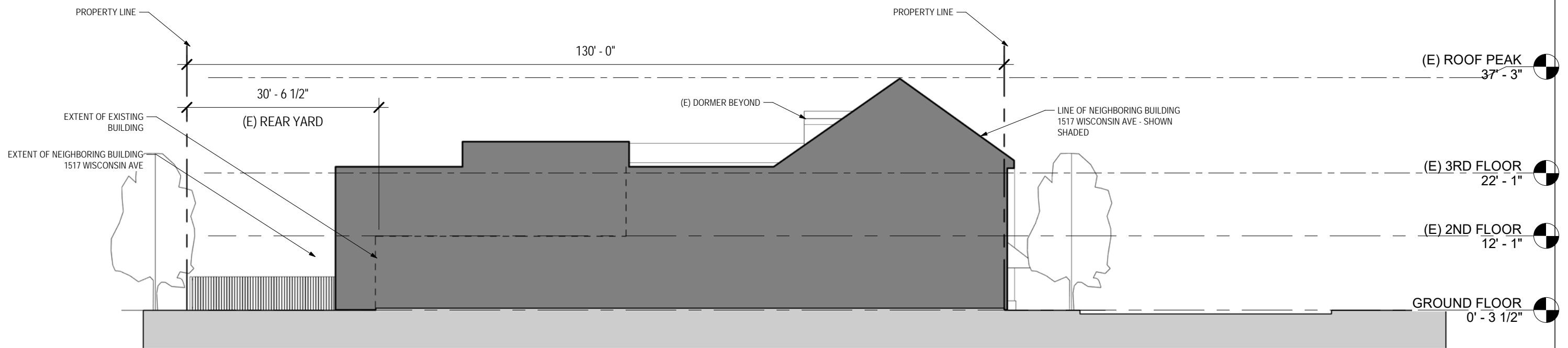
2 | SIDE ELEVATION - EXISTING

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



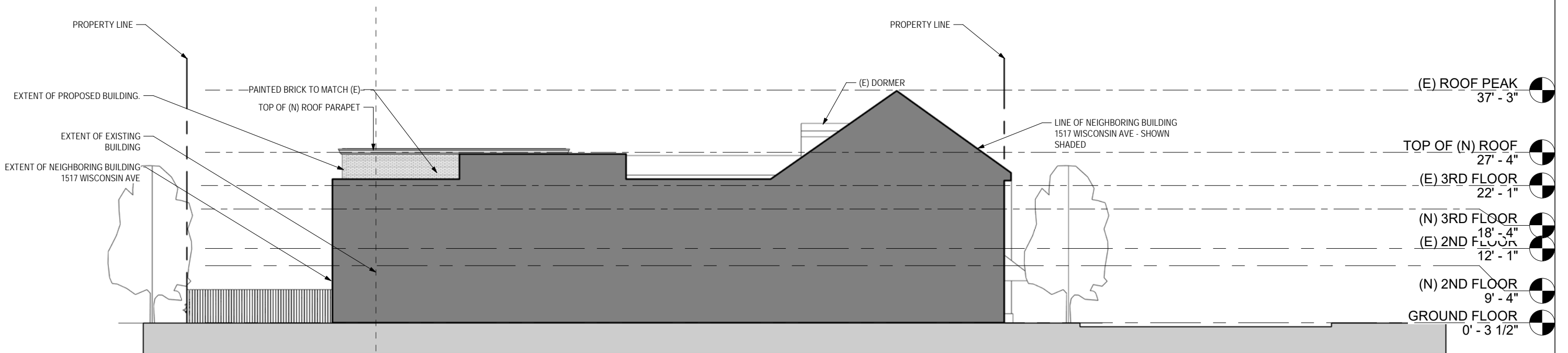
1 | SIDE ELEVATION - PROPOSED

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



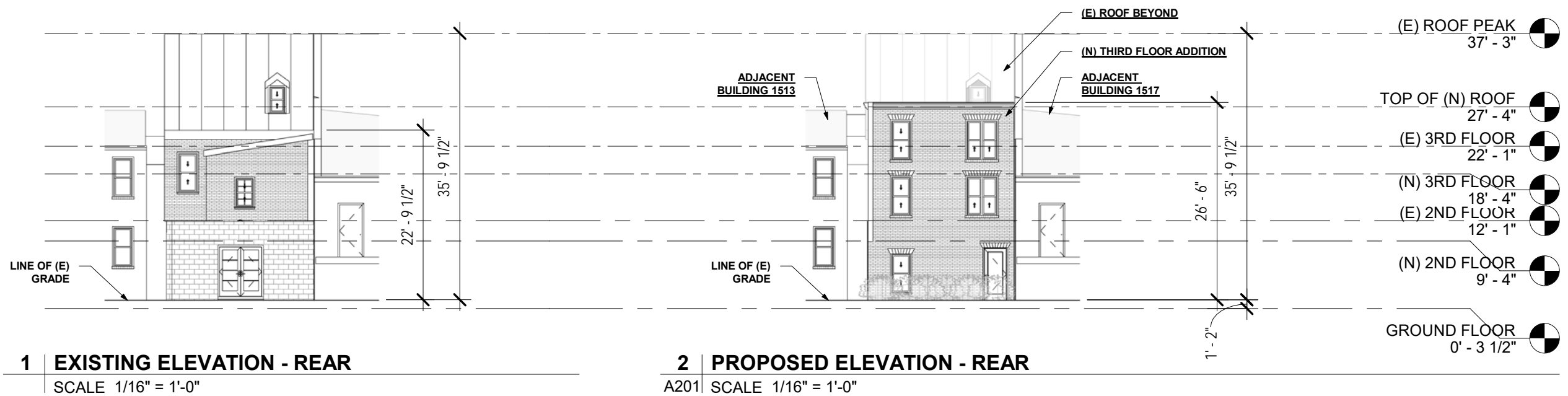
1 | SIDE ELEVATION 2 - EXISTING

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