

Washington, D.C., December 8, 2014

Scale: 1 inch = 20 feet Recorded in Book A & T Page 3705 - Y

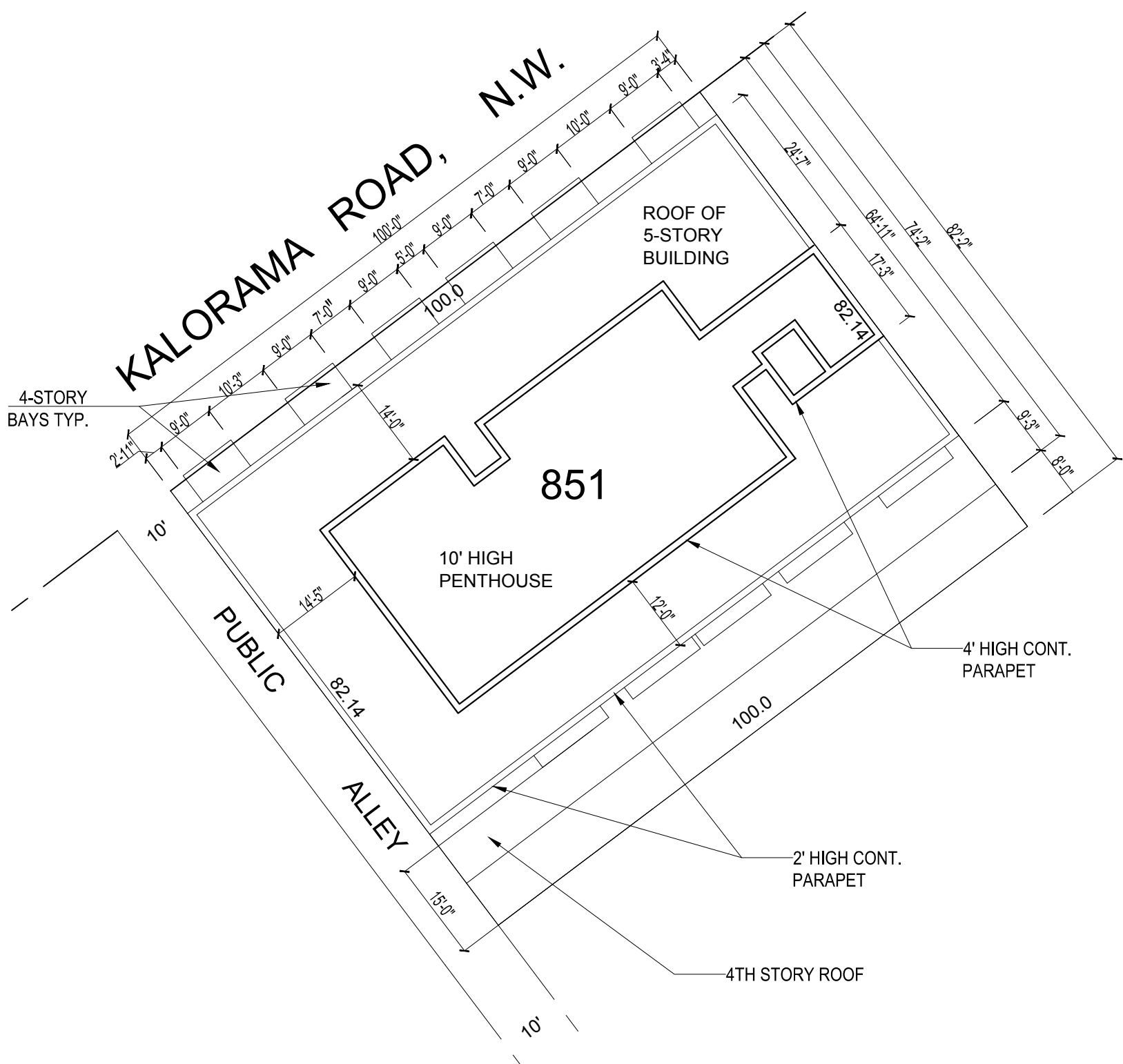
Furnished to: LUIS R. DIAZ

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

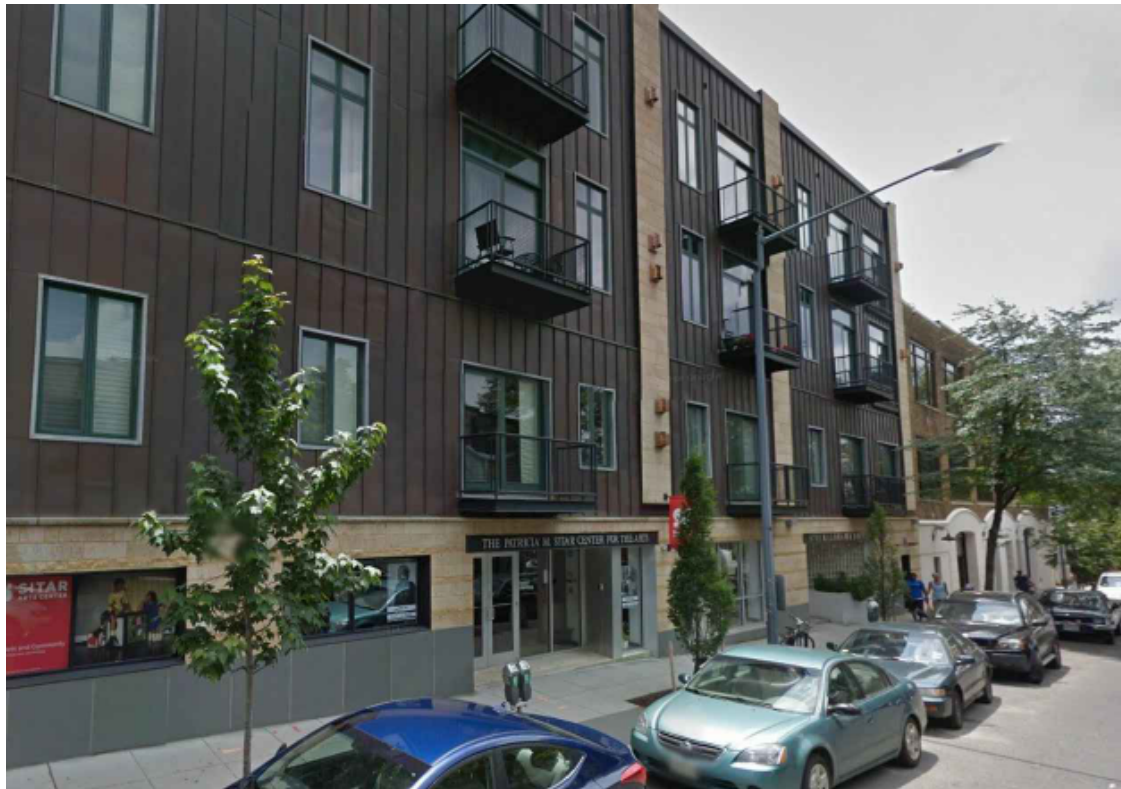




BOARD OF ZONING ADJUSTMENT SUBMISSION
 1724 KALORAMA ROAD, NW
 Washington, DC 20009
 Square 2567, Lot 0851
 Zoning District: RC / C-2-B

- A1 COVER SHEET
- A2 ZONING TABULATIONS
- A3 EXISTING SITE PHOTOS
- A4 SITE MAP
- A5 EXISTING CIVIL PLAN
- A6 PROPOSED CELLAR FLOOR PLAN
- A7 PROPOSED FIRST FLOOR PLAN
- A8 PROPOSED TYPICAL FLOOR PLAN (FLOORS 2-3)
- A9 PROPOSED FOURTH FLOOR PLAN
- A10 PROPOSED FIFTH FLOOR PLAN
- A11 PROPOSED PENTHOUSE PLAN
- A12 PROPOSED ROOF PLAN
- A13 PROPOSED NORTH ELEVATION
- A14 PROPOSED SOUTH ELEVATION
- A15 PROPOSED WEST ELEVATION
- A16 PROPOSED EAST ELEVATION
- A17 PROPOSED BUILDING SECTION (EAST/WEST)
- A18 PROPOSED BUILDING SECTION (NORTH/SOUTH)

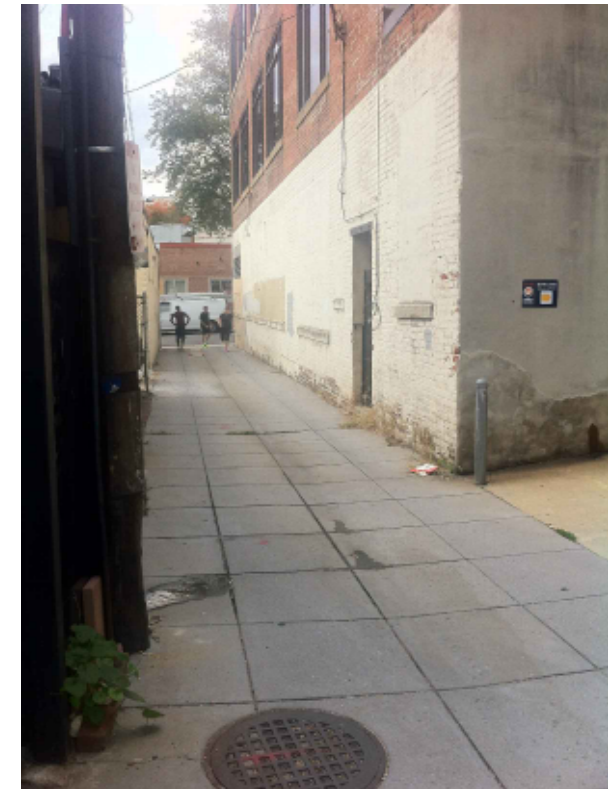
1724 Kalorama Road, NW - New Construction Option					
Washington, DC 20009					
Site Data:		Lot: 2567			
		Square: 851			
		Site Area: 8,214 SF			
DCMR 11-	ITEM	Existing	Permitted/Required	Proposed	Relevant Criteria
DCMR11-1402.1	Building Height:	45'	50'	50'	Max height of 50' plus roof structures, shall be permitted for the on-site construction of low and moderate income households units for a total gross floor area equal to 50% of the additional gross.
DCMR11 - 720.6	Use:	Office	Office/Residential	Residential	
DCMR11 - 720.6	Floor Areas				
	Cellar	8,214 GFA	6,571 GFA	2,017 GFA	
	1st Floor	4107 GFA / 8,214 GCA	6,571 GFA	7,414 GFA	
	2nd Floor	7,420 GFA	6,571 GFA	7,414 GFA	
	3rd Floor	7,420 GFA	6,571 GFA	7,414 GFA	
	4th Floor	n/a	6,571 GFA	6,149 GFA	
	5th Floor	n/a	6,571 GFA	6,058 GFA	
	Penthouse	n/a	1,972 GFA	2,019 GFA	
DCMR11 - 771.2	FAR	2.3	3.5/4.2	4.2	4.2 with IZ Bonus
DCMR11 - 771.2	Allowable Building Area	18,847 GFA	34,999 GFA	34,489 GFA	
DCMR11 - 771.1	Lot Occupancy	90%	80%	80%	Existing Floors are 90%; Proposed Floors will be 80%
DCMR11 - 771.1/ DCMR-774.7	Rear Yard	8'-0"	15'-0"	15'-0"	
DCMR11 - 775.5	Side Yard	n/a	Not Required	n/a	
DCMR11 - 776	Courts	n/a	n/a	n/a	
DCMR11 - 777, 411	Roof Structures				
DCMR-400.7	Penthouse Height	10'-6"	18'-6" Max	16'-0"	
DCMR-400.7	Penthouse Setback	n/a	1:1 Setback	1:1 Setback	
DCMR-411.7	Penthouse Area	n/a	3,039 GFA	2,019 GFA	Proposed Penthouse based on 1/3 of top residential floor area
DCMR11 - 2100.1	Parking Spaces	none	16 spaces	7 spaces	
DCMR11-2201.1	Loading Requirements	n/a	Not Required	n/a	Not required for less than 50 units
The information contained herein has been prepared utilizing client provided data and with reasonable code interpretations made by the architect to the best of their ability and general knowledge. The architect makes no guarantee as to the accuracy of this information subject to interpretation by the District of Columbia code officials.					



KALORAMA ROAD (LOOKING SOUTHWEST)



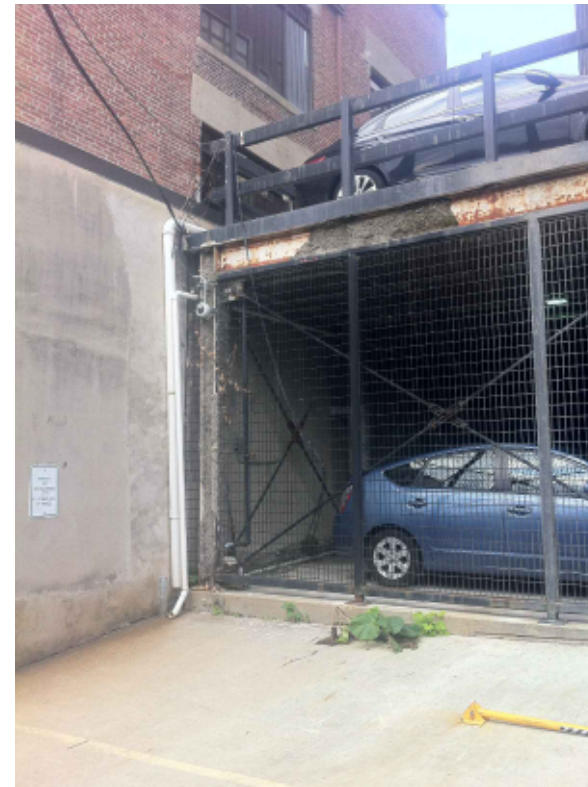
EXISTING FRONT ENTRY



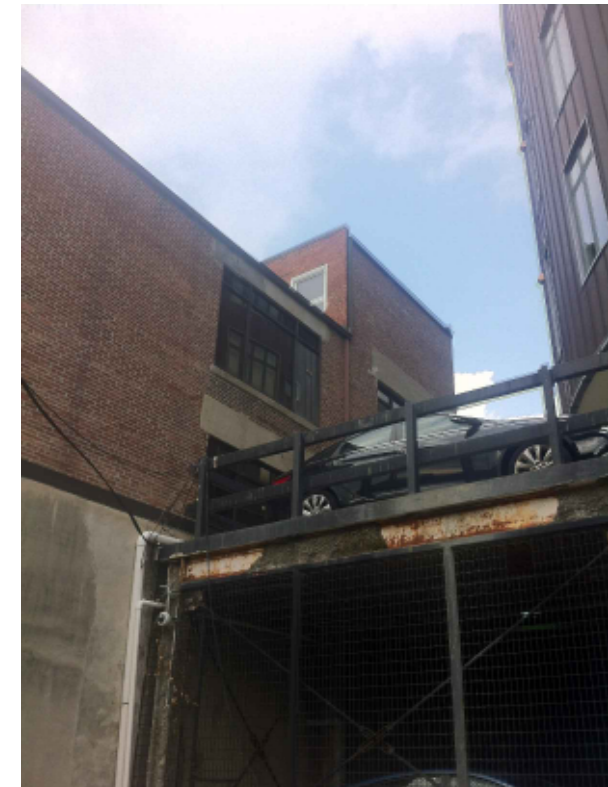
ALLEY ELEVATION (LOOKING EAST)



KALORAMA ROAD (LOOKING NORTHEAST)



REAR OF BUILDING AND ADJACENT
PROPERTY PARKING STRUCTURE



REAR OF BUILDING AND ADJACENT
PROPERTY PARKING STRUCTURE



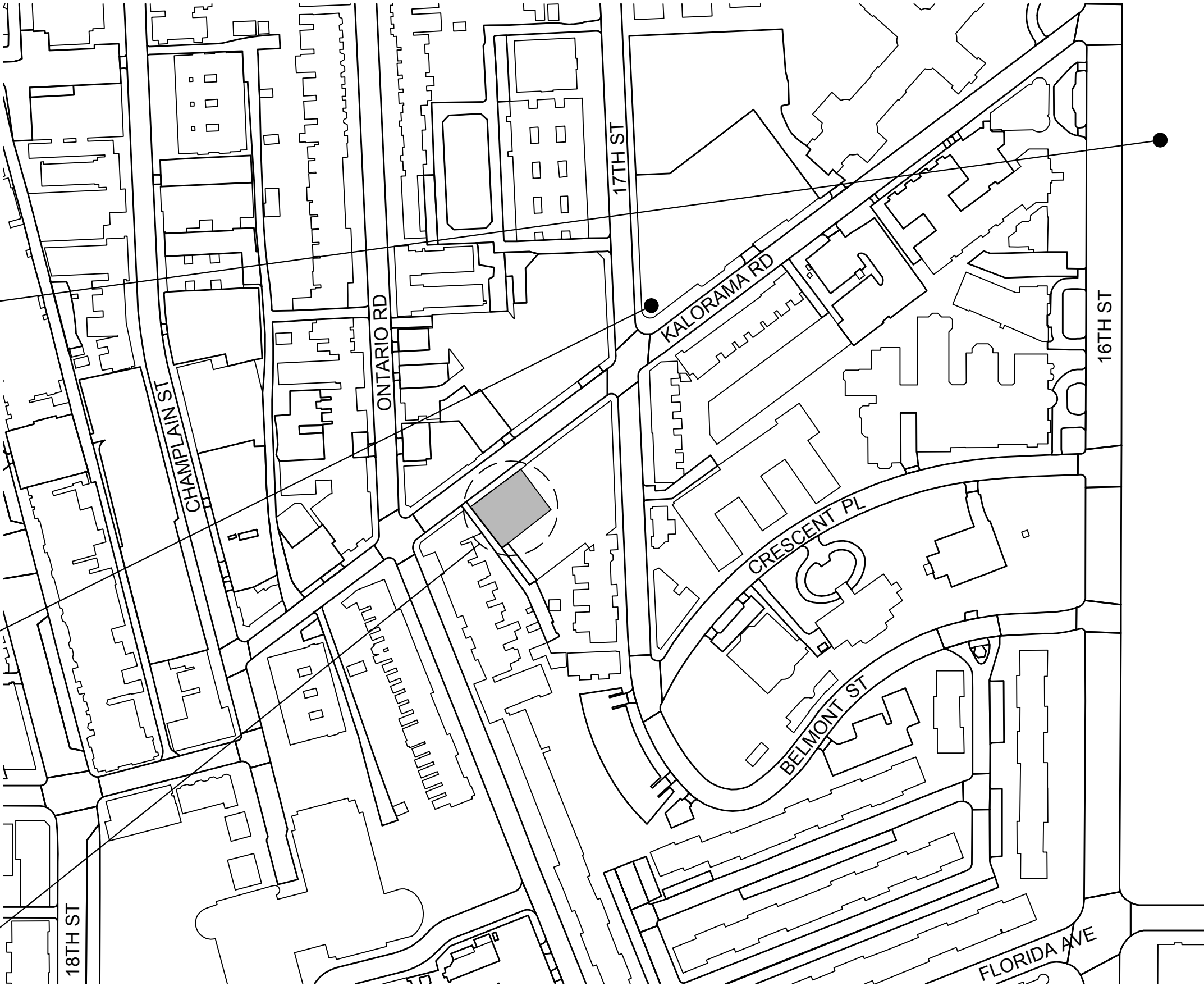
MERIDIAN HILL PARK



HARRIS TEETER
17th ST & KALORAMA RD



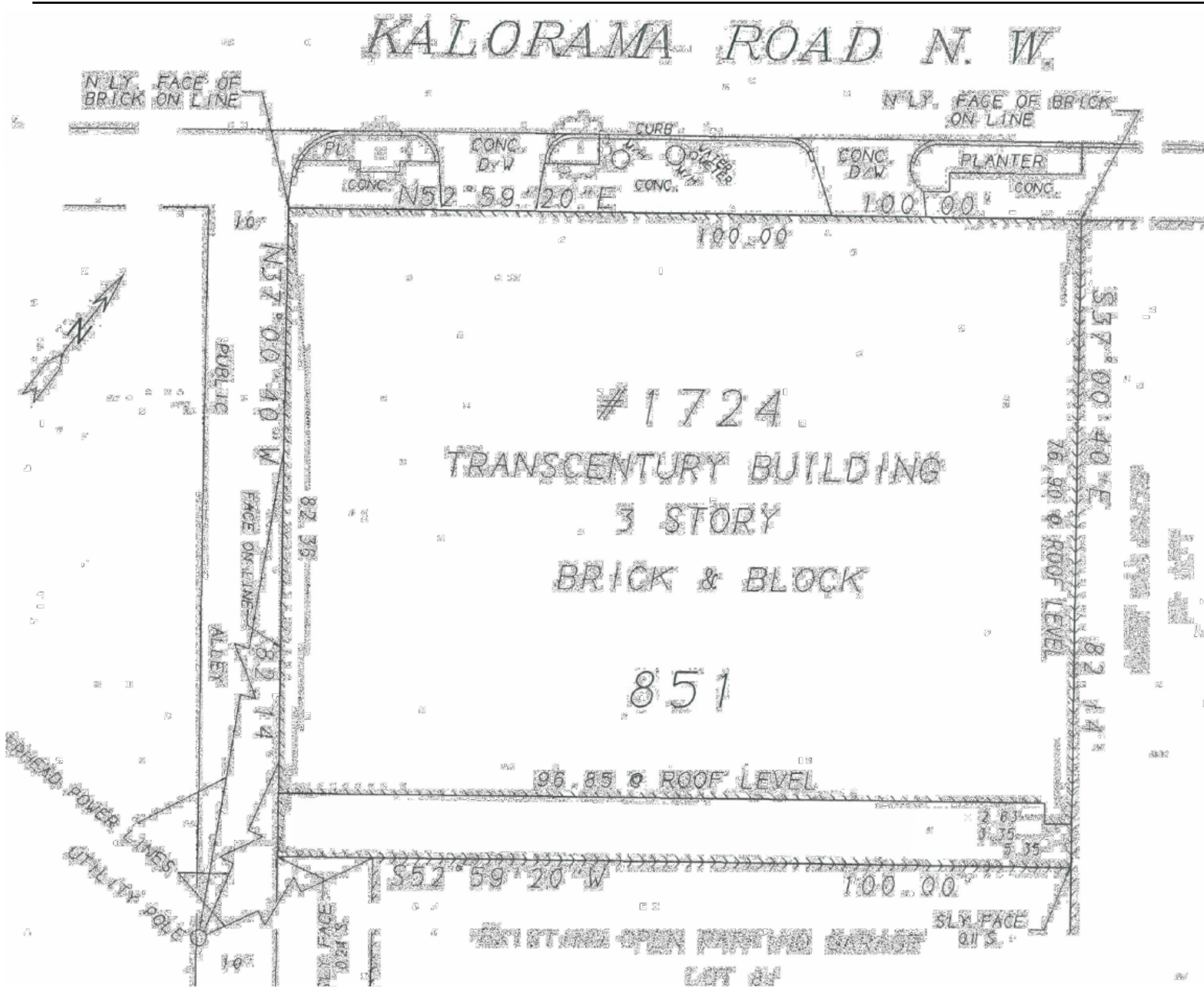
1724 KALORAMA ROAD
(EXISTING BUILDING)



MURILLO/MALNATI GROUP

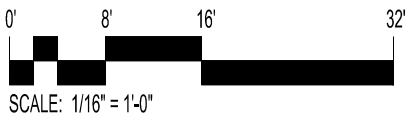
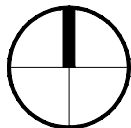
SITE MAP
NTS

1724 KALORAMA ROAD, NW



ABBREVS. AND LEGEND

		BUILDING
		PROPERTY LINE
		PIPE RAILING
		CHAIN LINK FENCE
		STORM DRAIN MANHOLE
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		GAS METER
		GAS VALVE
		COMBO SEWER MANHOLE
		CLEANOUT
		ROOF DRAIN
		OVERHEAD UTILITY
		ELECTRIC MANHOLE
		POWER POLE
		ST. LIGHT ON PWR POLE
		WALL MOUNTED CAMERA
		BOLLARD
		TRAFFIC SIGNAL POLE
		TRAFFIC CONTROL BOX
		SATELLITE DISH
		MAILBOX
		DOOR
		TRASH CAN
		SIGN
		PARKING METER
		DECIDUOUS TREE
ASPH		ASPH
CONC		CONCRETE
WIF		WROUGHT IRON FENCE



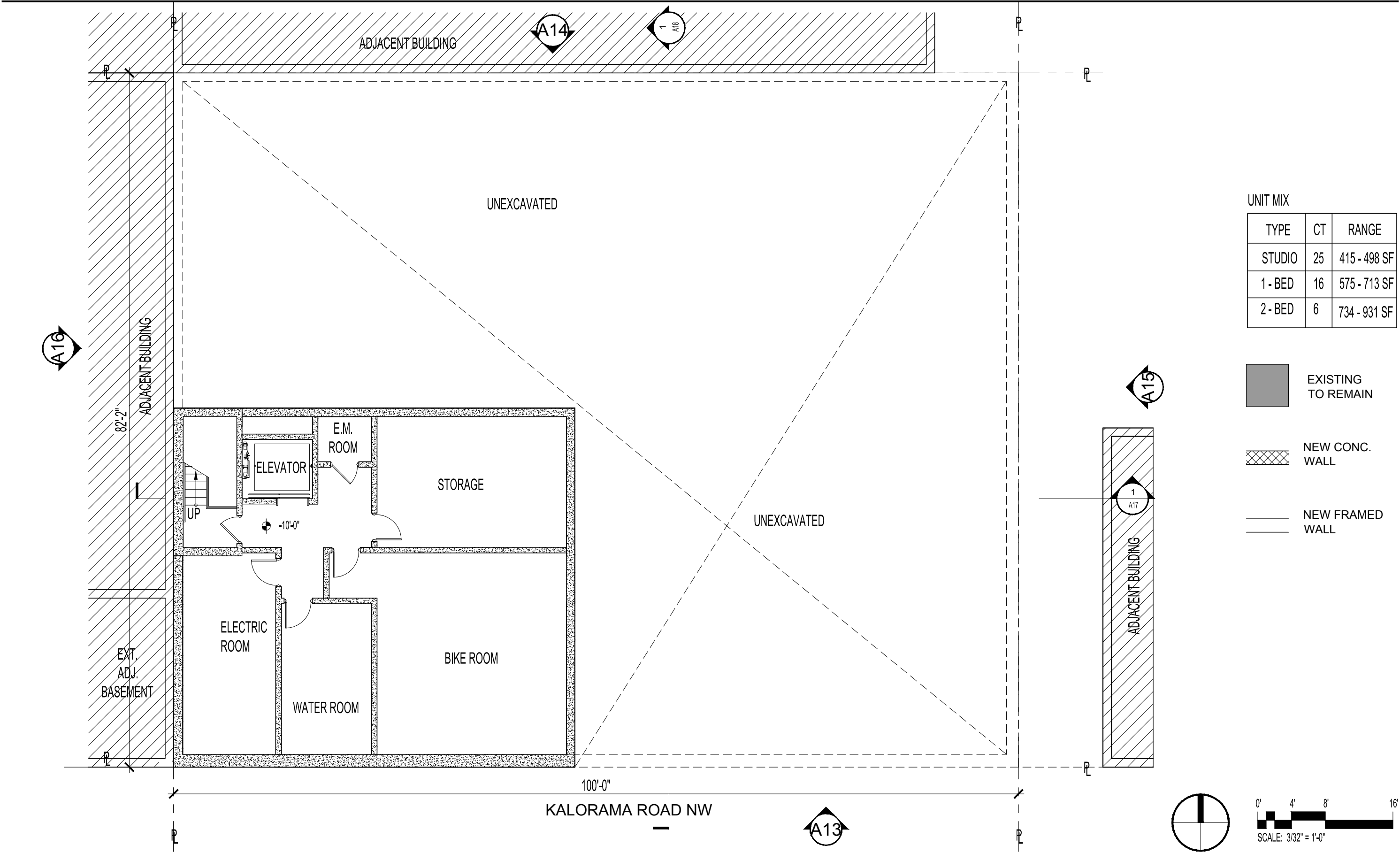
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EXISTING CIVIL PLAN

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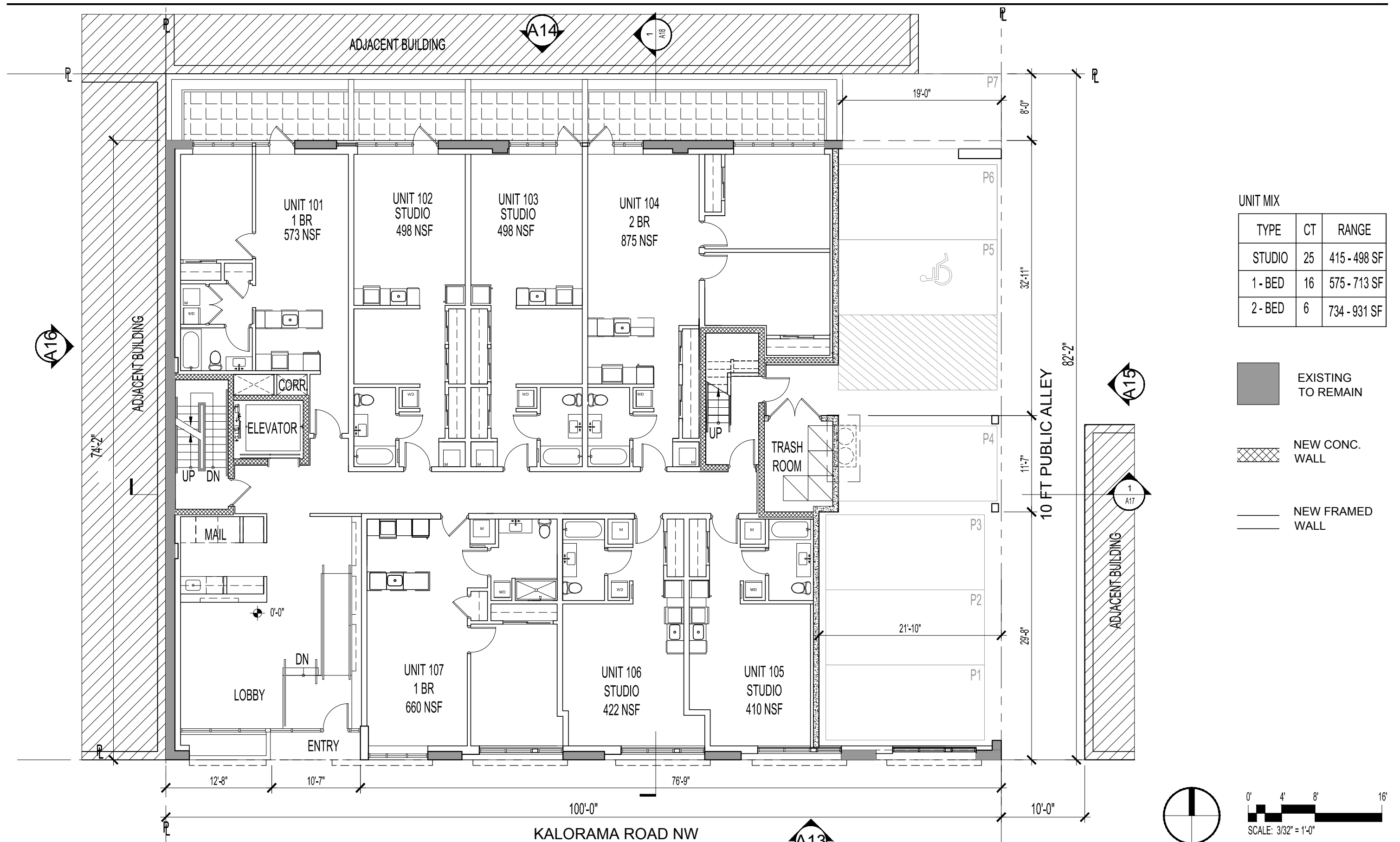
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UNIT MIX

TYPE	CT	RANGE
STUDIO	25	415 - 498 SF
1 - BED	16	575 - 713 SF
2 - BED	6	734 - 931 SF

- EXISTING TO REMAIN
- NEW CONC. WALL
- NEW FRAMED WALL



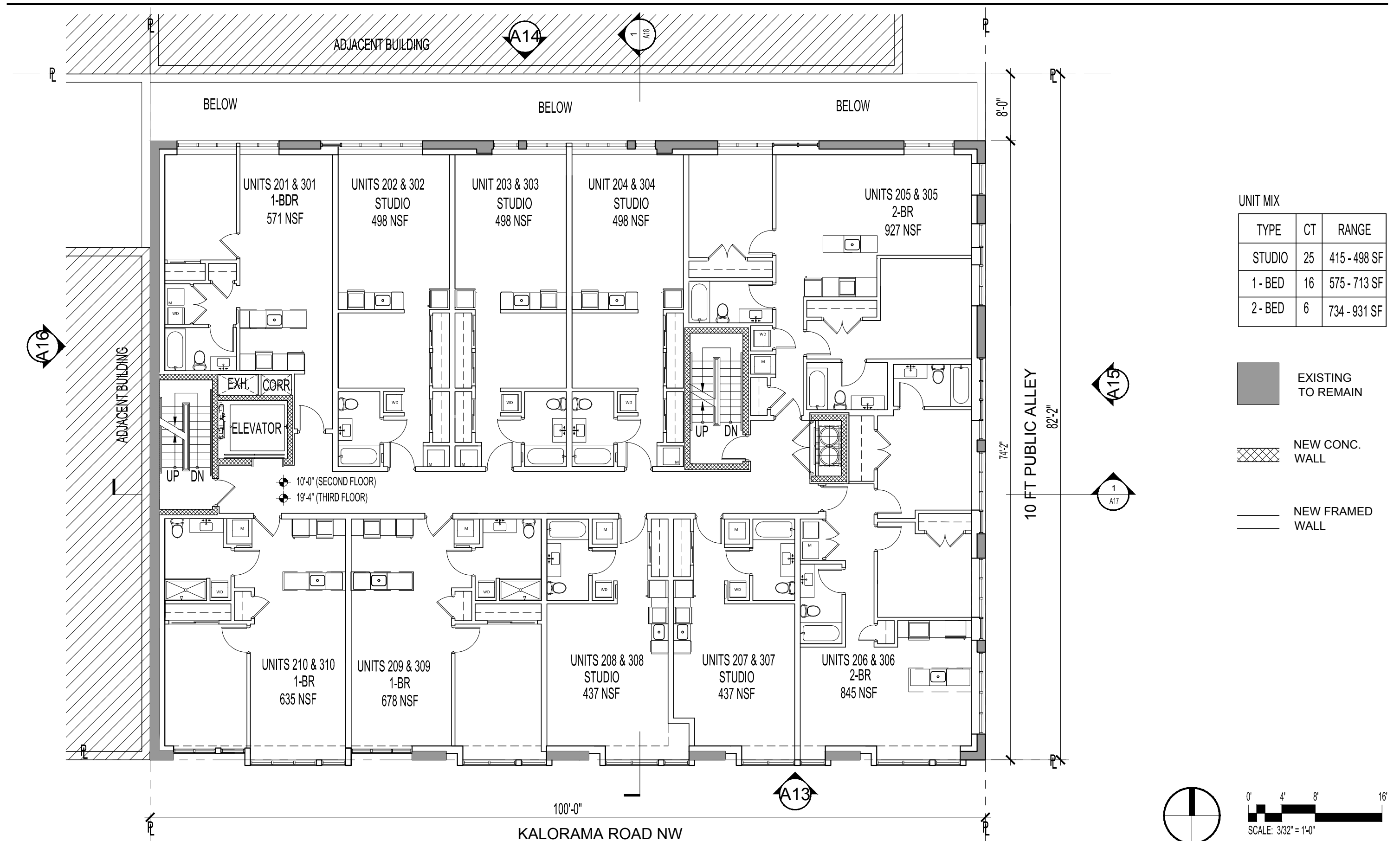
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KALORAMA ROAD NW
PROPOSED FIRST FLOOR PLAN

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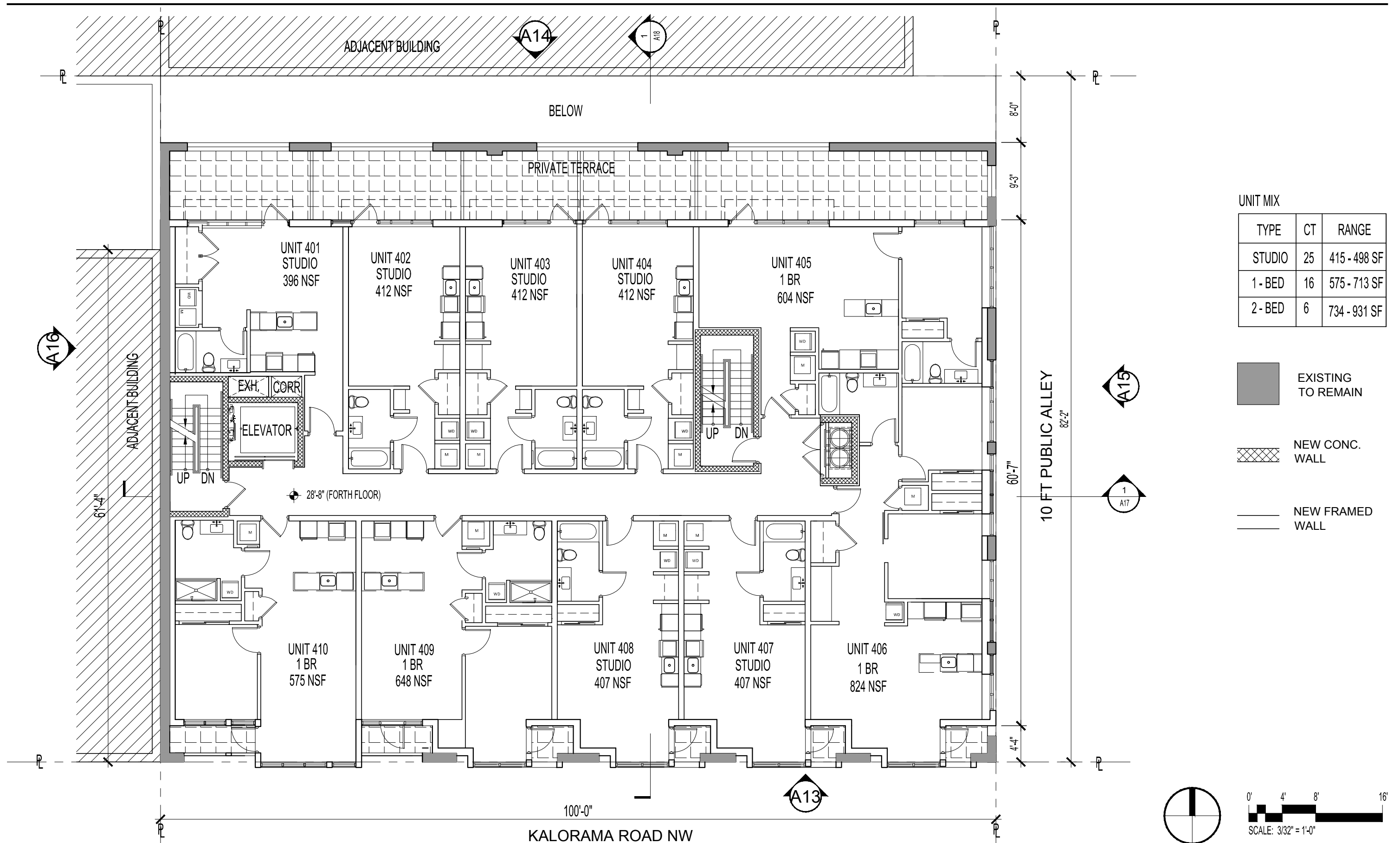
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UNIT MIX

TYPE	CT	RANGE
STUDIO	25	415 - 498 SF
1 - BED	16	575 - 713 SF
2 - BED	6	734 - 931 SF

- EXISTING TO REMAIN
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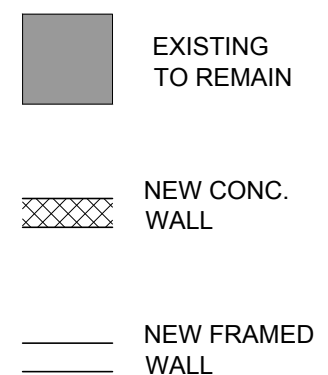
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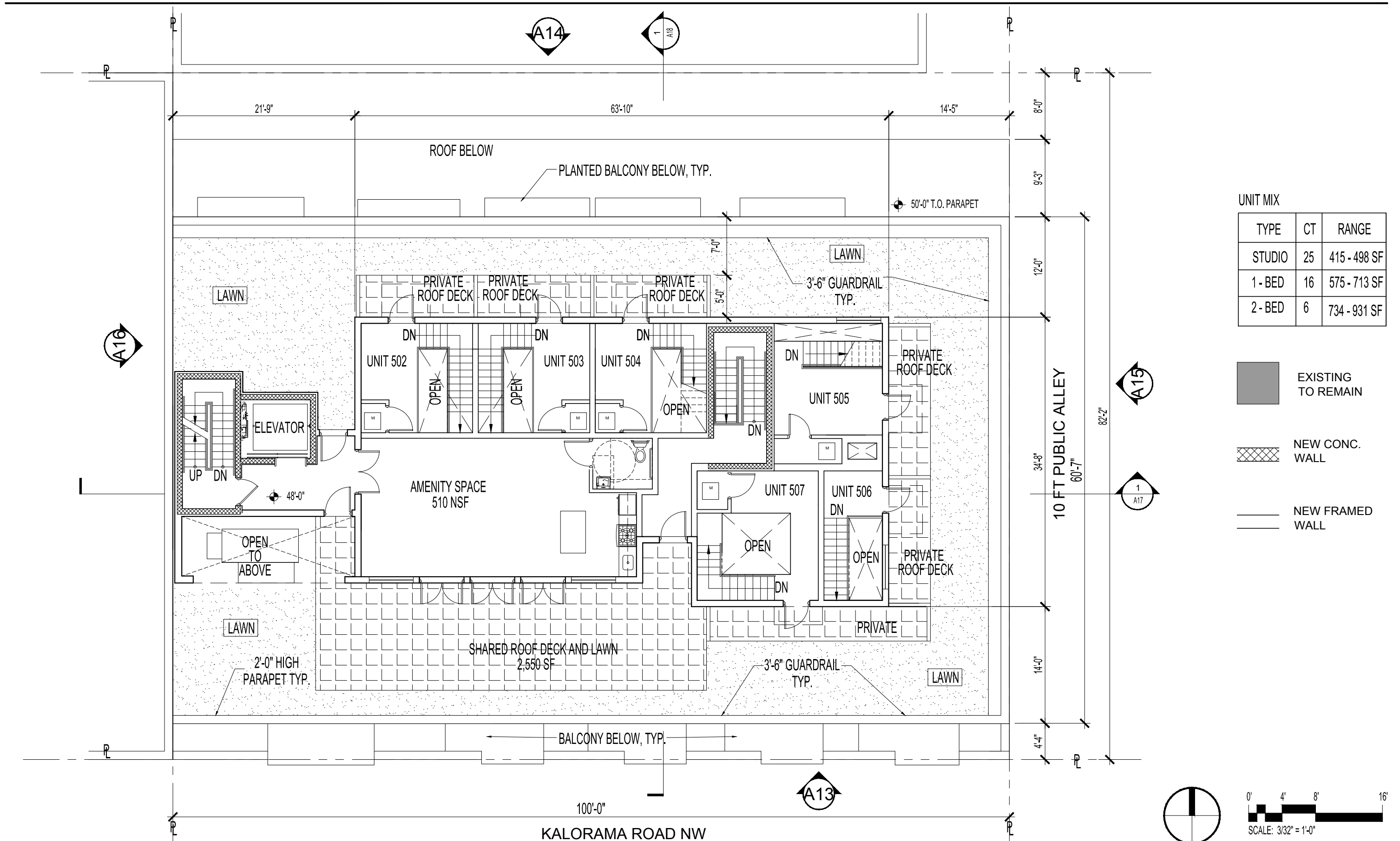
PROPOSED FOURTH FLOOR PLAN

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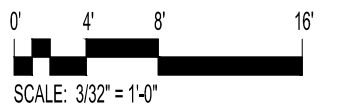
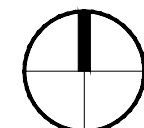




UNIT MIX

TYPE	CT	RANGE
STUDIO	25	415 - 498 SF
1 - BED	16	575 - 713 SF
2 - BED	6	734 - 931 SF

	EXISTING TO REMAIN
	NEW CONC. WALL
	NEW FRAMED WALL



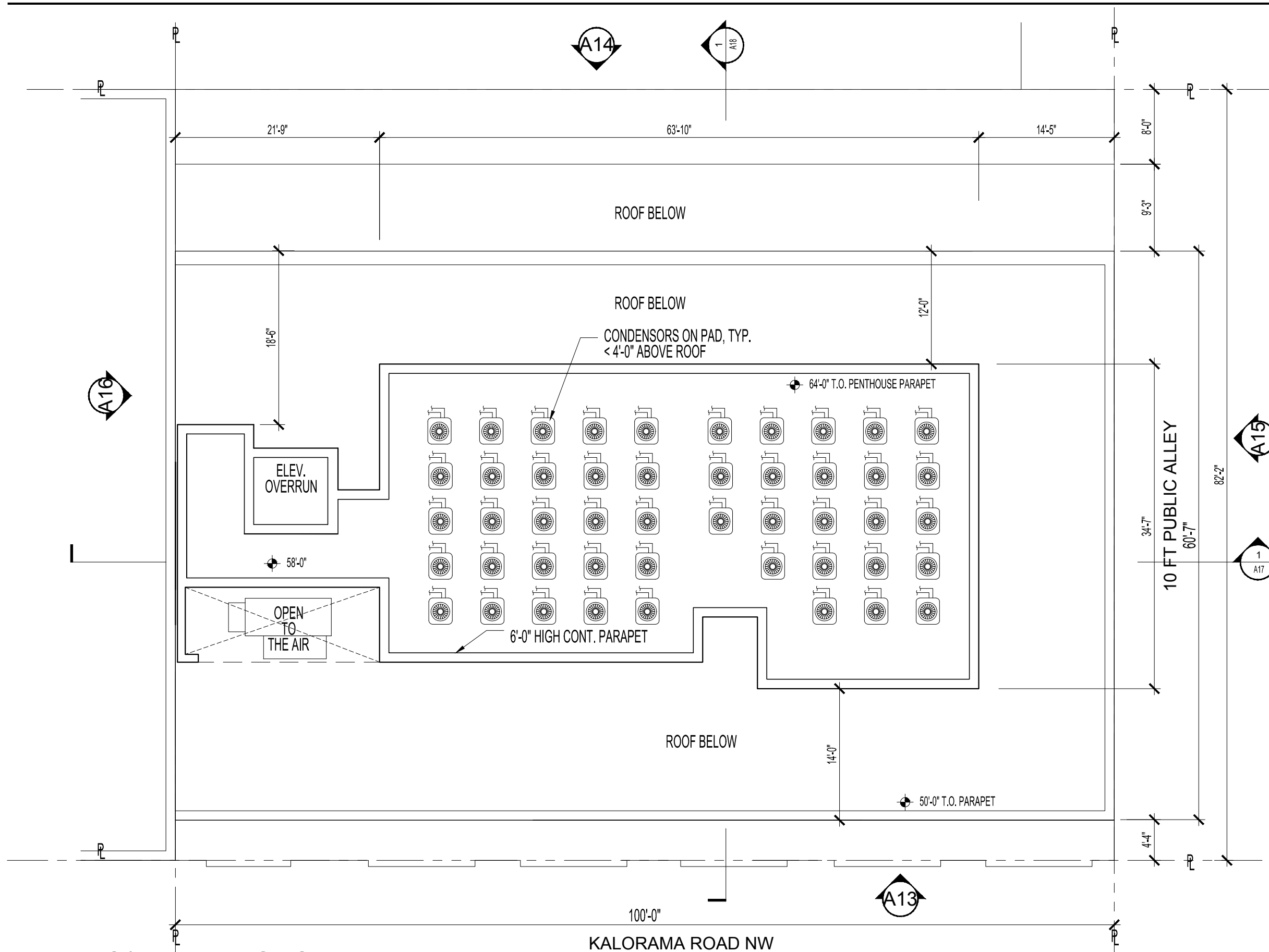
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PROPOSED PENTHOUSE FLOOR PLAN

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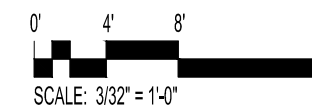
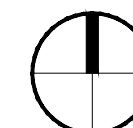
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UNIT MIX

TYPE	CT	RANGE
STUDIO	25	415 - 498 SF
1 - BED	16	575 - 713 SF
2 - BED	6	734 - 931 SF

- EXISTING TO REMAIN
- NEW CONC. WALL
- NEW FRAMED WALL



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KALORAMA ROAD NW
PROPOSED ROOF PLAN

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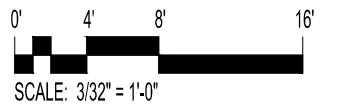
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PROPOSED NORTH ELEVATION

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PROPOSED SOUTH ELEVATION

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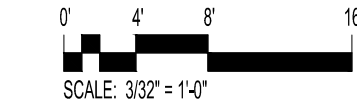
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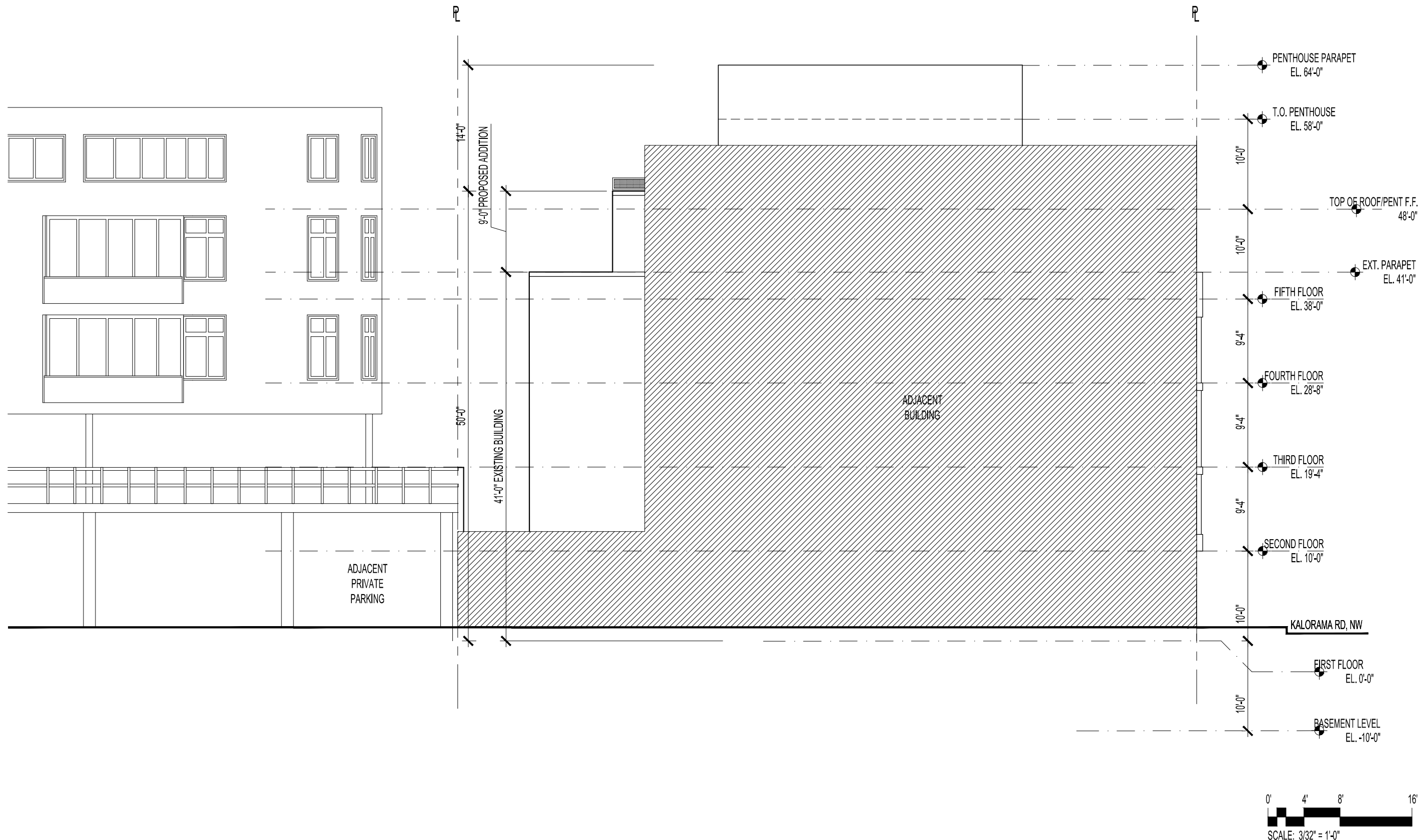
PROPOSED WEST ELEVATION (SIDE)



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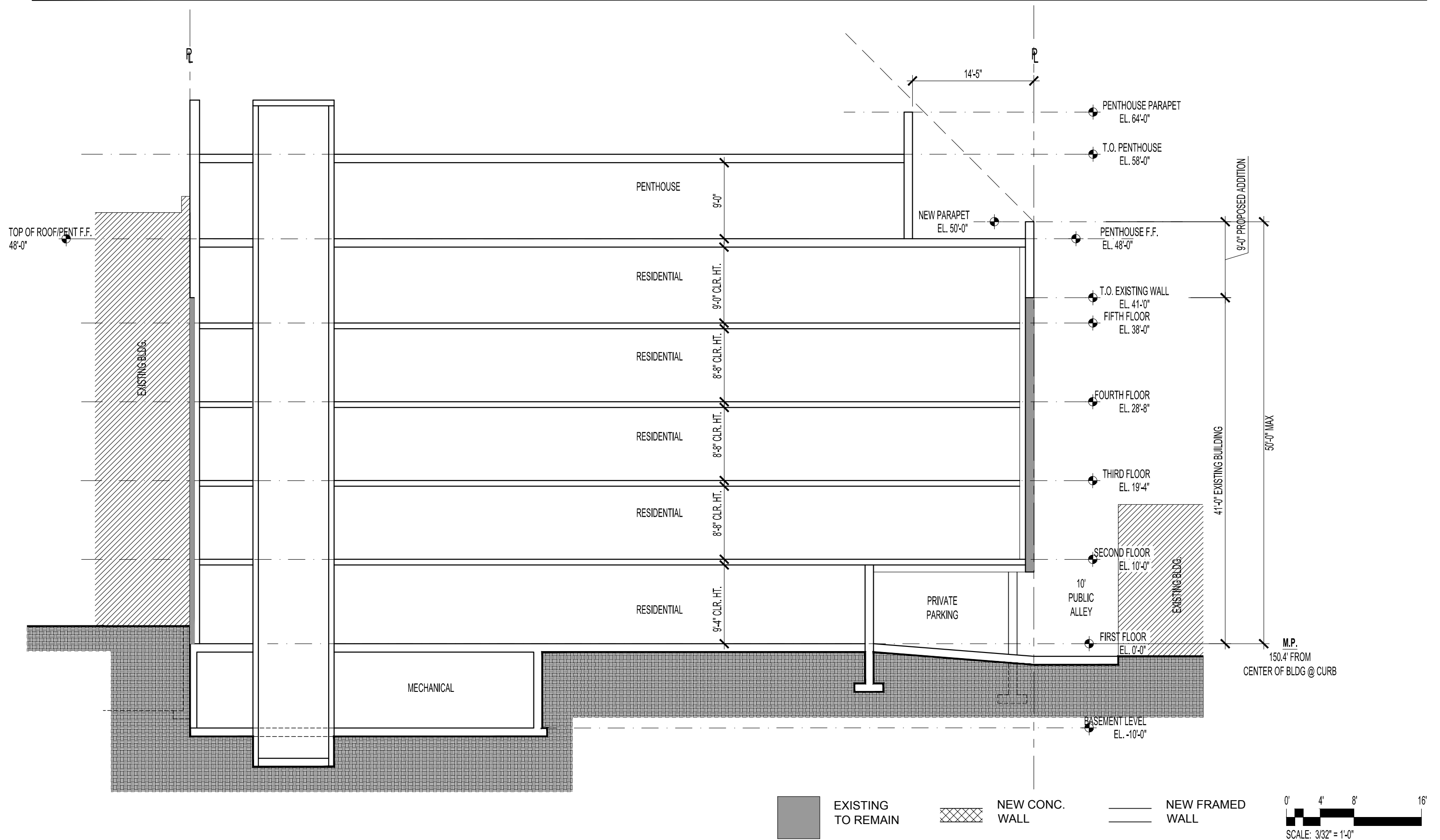
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PROPOSED WEST ELEVATION (SIDE)

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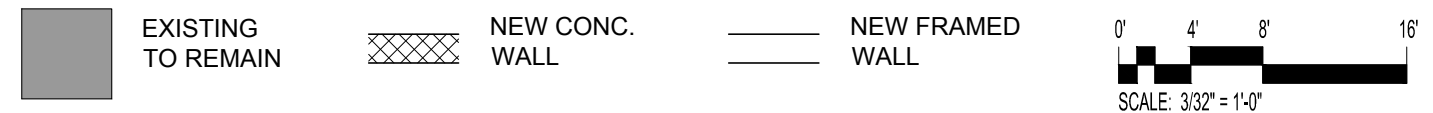
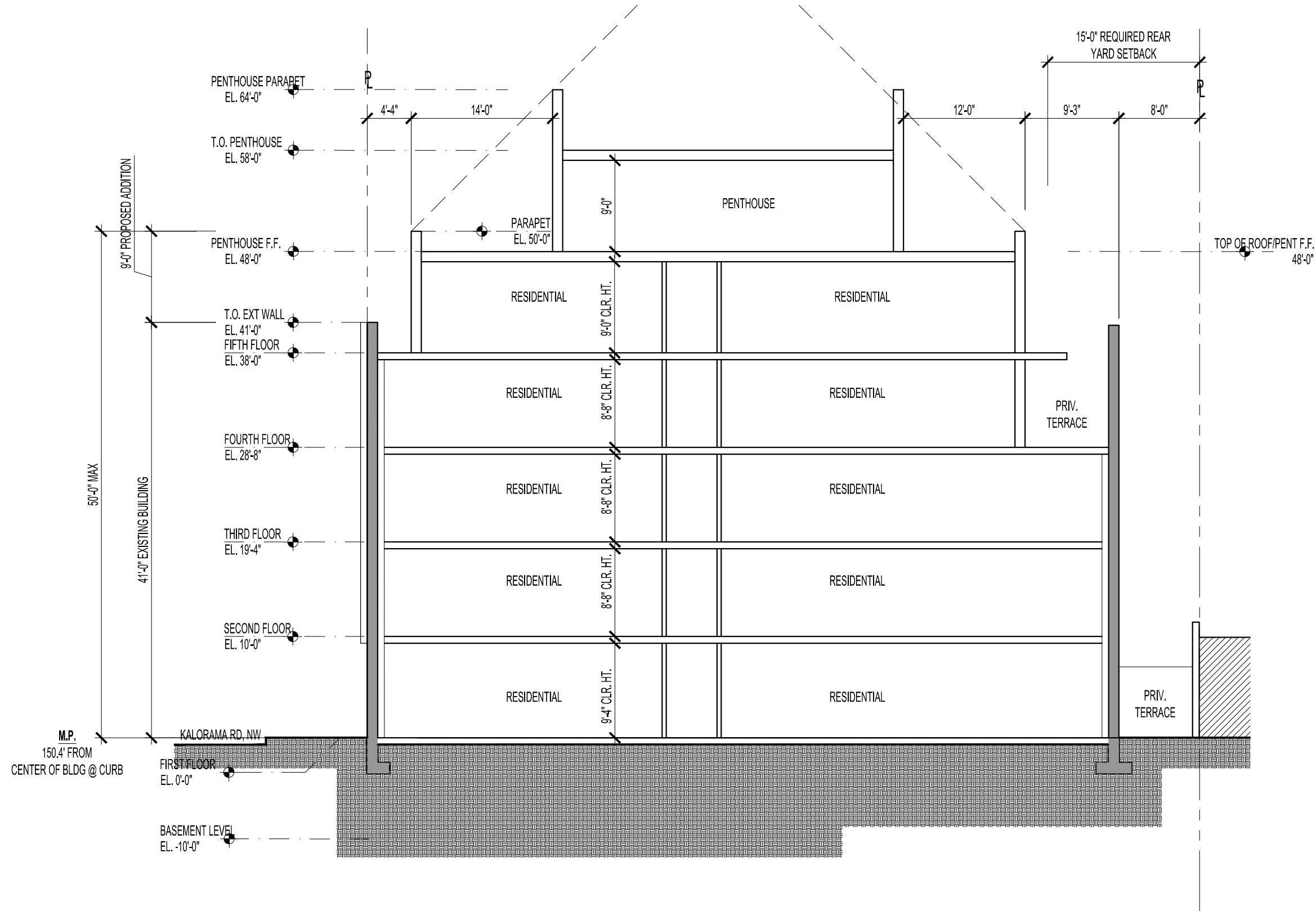
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S1 - PROPOSED BUILDING SECTION (EAST / WEST)

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S2 - PROPOSED BUILDING SECTION (NORTH / SOUTH)

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