Case No. BZA 16924
Exhibit No. 3

16824

RECEIVED
D.C. OFFICE OF ZONING
2002 JUN 27 PM 1:23

BZA SUBMITTAL SET

1701 Kalorama Road, NW

Conversion to Residential and Addition of 3 floors

12 JUNE 2002

TABLE OF CONTENTS

COVER SHEET	
C-1	EXISTING CONDITIONS PLAN
C-2	LOT COVERAGE AND PUBLIC SPACE PROJECTIONS PLAN
C-3	YARDS & COURTS; ROOF STRUCTURE SETBACKS PLAN
C-4	HEIGHT OF ROOFS AND TOWERS PLAN
A-1	1ST FLOOR (PARKING GARAGE) PLAN
A-2	2ND FLOOR PLAN
A-3	3RD FLOOR PLAN
A-4	4TH FLOOR PLAN
A-5	5TH FLOOR PLAN
A-6	6TH FLOOR PLAN
A-7	ROOF PLAN
A-8	KALORAMA ROAD (SOUTH) ELEVATION
A-9	17TH STREET (EAST) ELEVATION
A-10	ALLEY (NORTH) ELEVATION
A-11	WEST (ALLEY/PROPERTY LINE) ELEVATION
A-12	SOUTHWEST (ALLEY/PROPERTTY LINE) ELEVATION/SECTION
A-13	EAST-WEST SECTION
A-14	SOUTHWEST COURT SECTION

PROJECT: 1701 KALORAMA ROAD, NW

WASHINGTON, D.C.

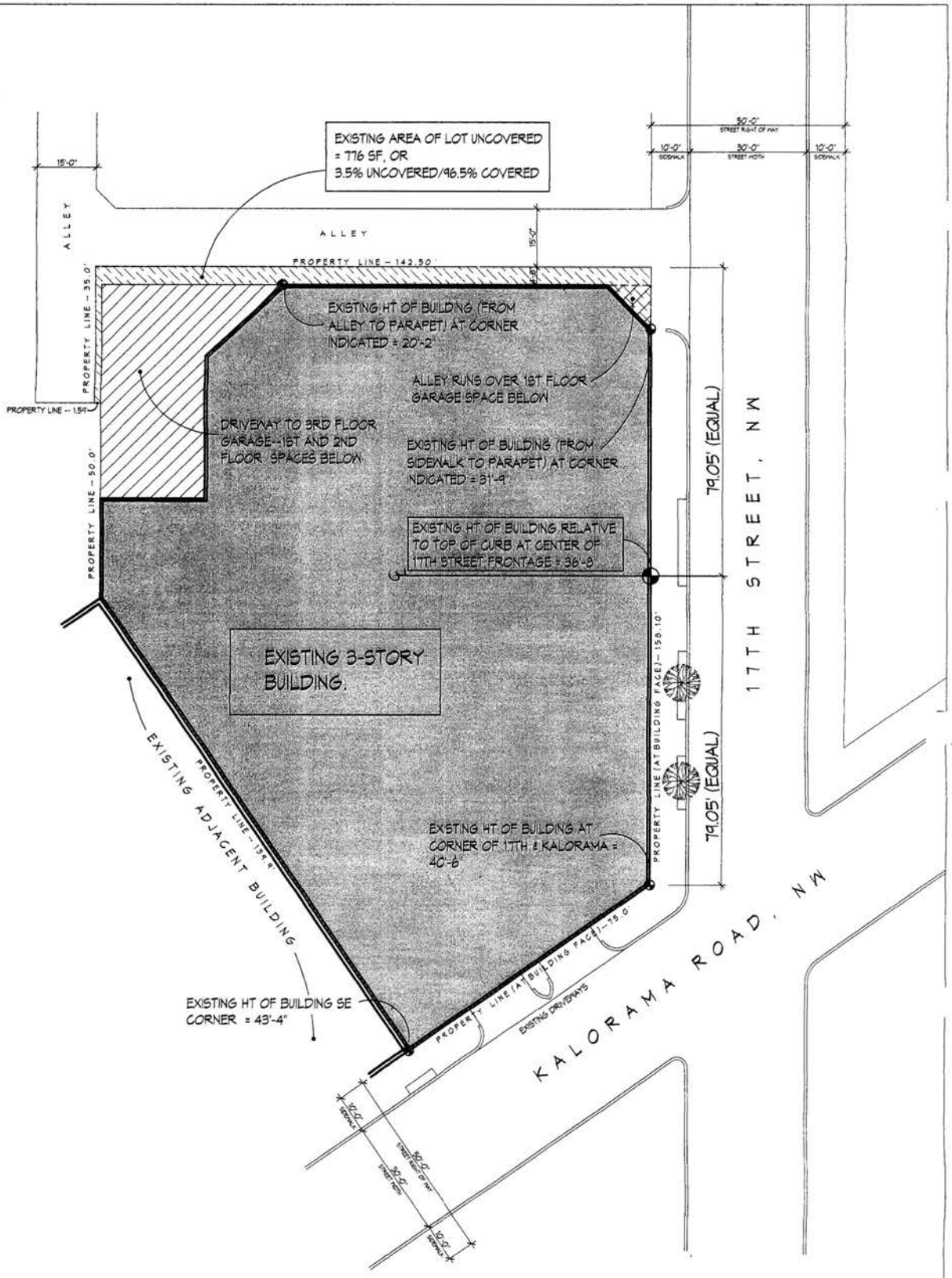
CLIENT: DOUGLAS DEVELOPMENT

702 H STREET, NW SUITE 400 WASHINGTON, DC 20001

ARCHITECT: ERIC COLBERT & ASSOCIATES

717 5TH STREET, N.W. WASHINGTON, D.C. 20001

Board of Zoning Adjustment
District of Columbia
CASE NO.16924
EXHIBIT NO.3



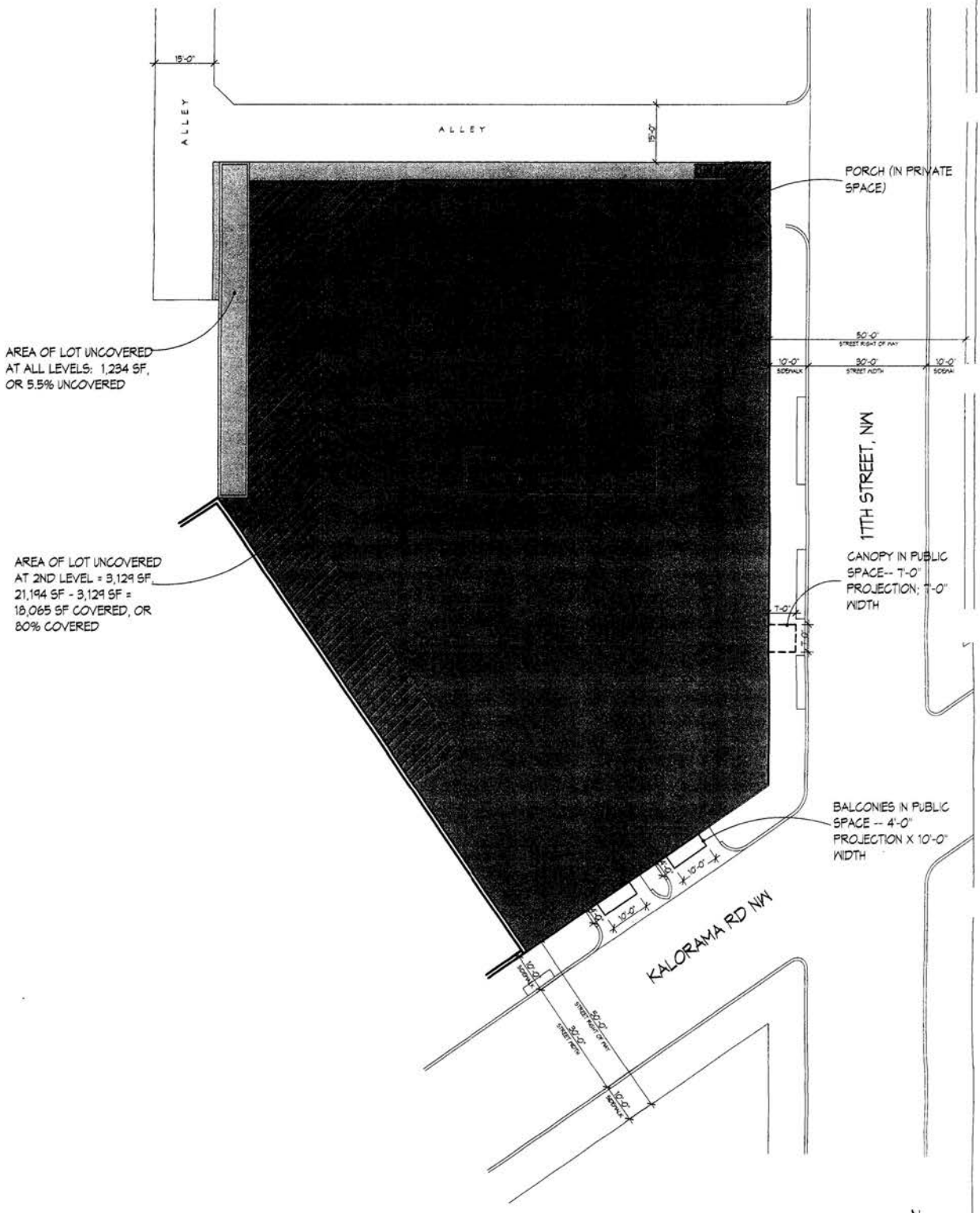
ROOF/SITE PLAN: EXISTING BUILDING HEIGHT AND LOT COVERAGE

SCALE: 1" = 25'
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

1701 KALORAMA ROAD, NW
JUNE 12, 2002

N

C-1

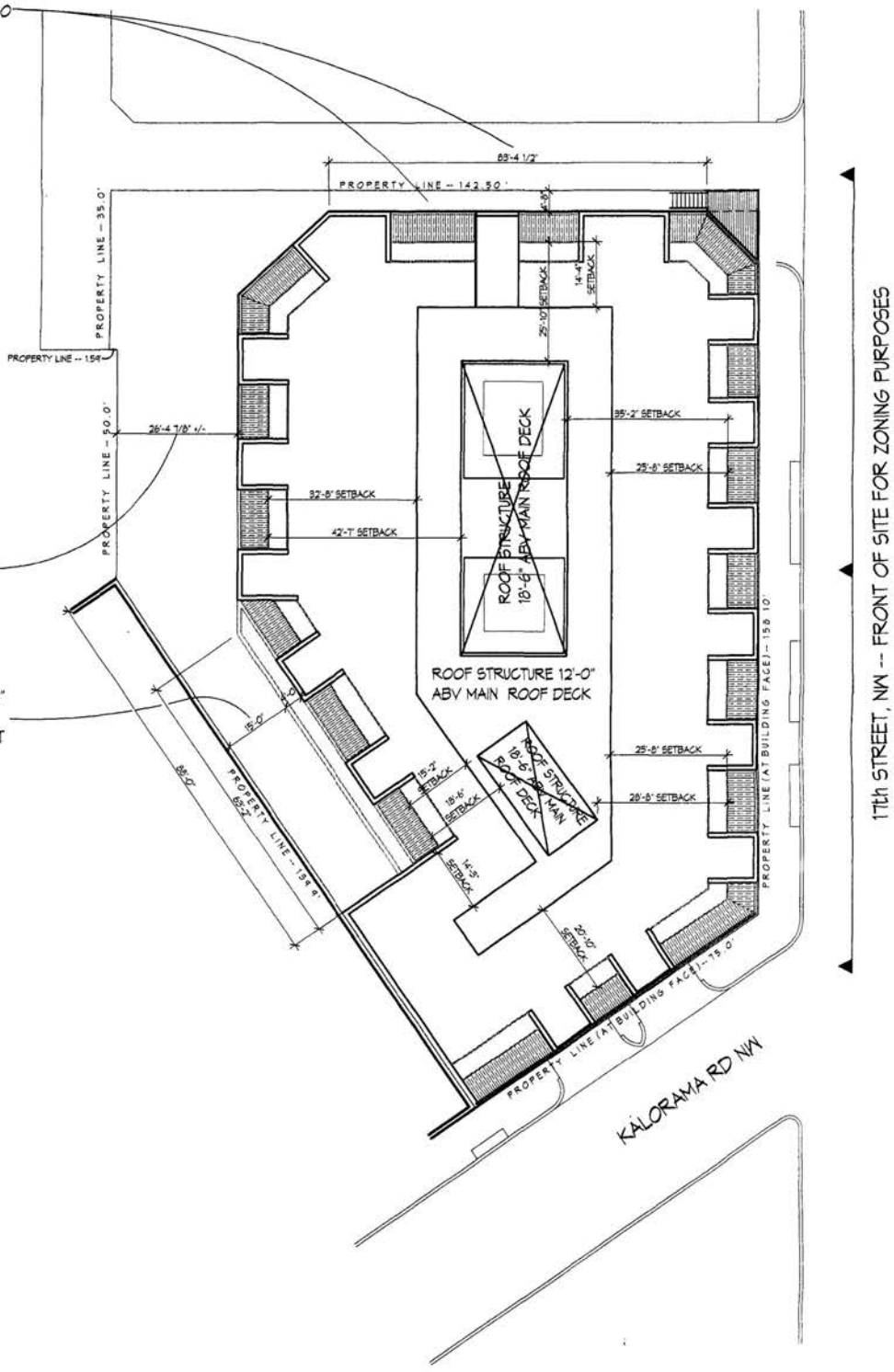


ROOF/SITE PLAN: LOT COVERAGE AND PUBLIC SPACE PROJECTIONS

1101 KALORAMA ROAD, NW
JUNE 12, 2002

SCALE: 1" = 25'
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

C-2

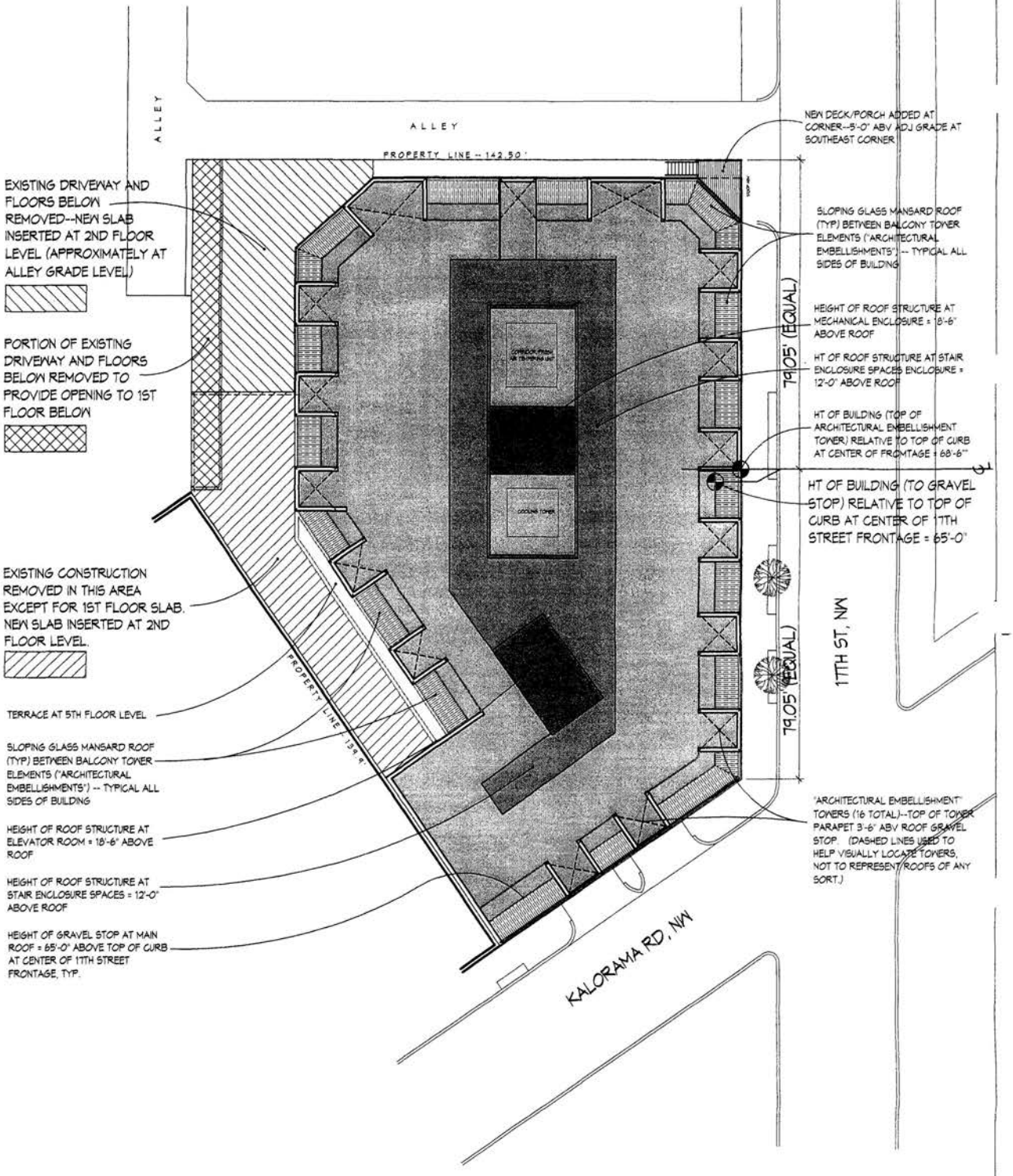


YARDS & COURTS; ROOFTOP STRUCTURE SETBACKS DIAGRAM PLAN

SCALE: 1" = 25
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

1701 KALORAMA ROAD, NW
JUNE 12, 2002

C-3



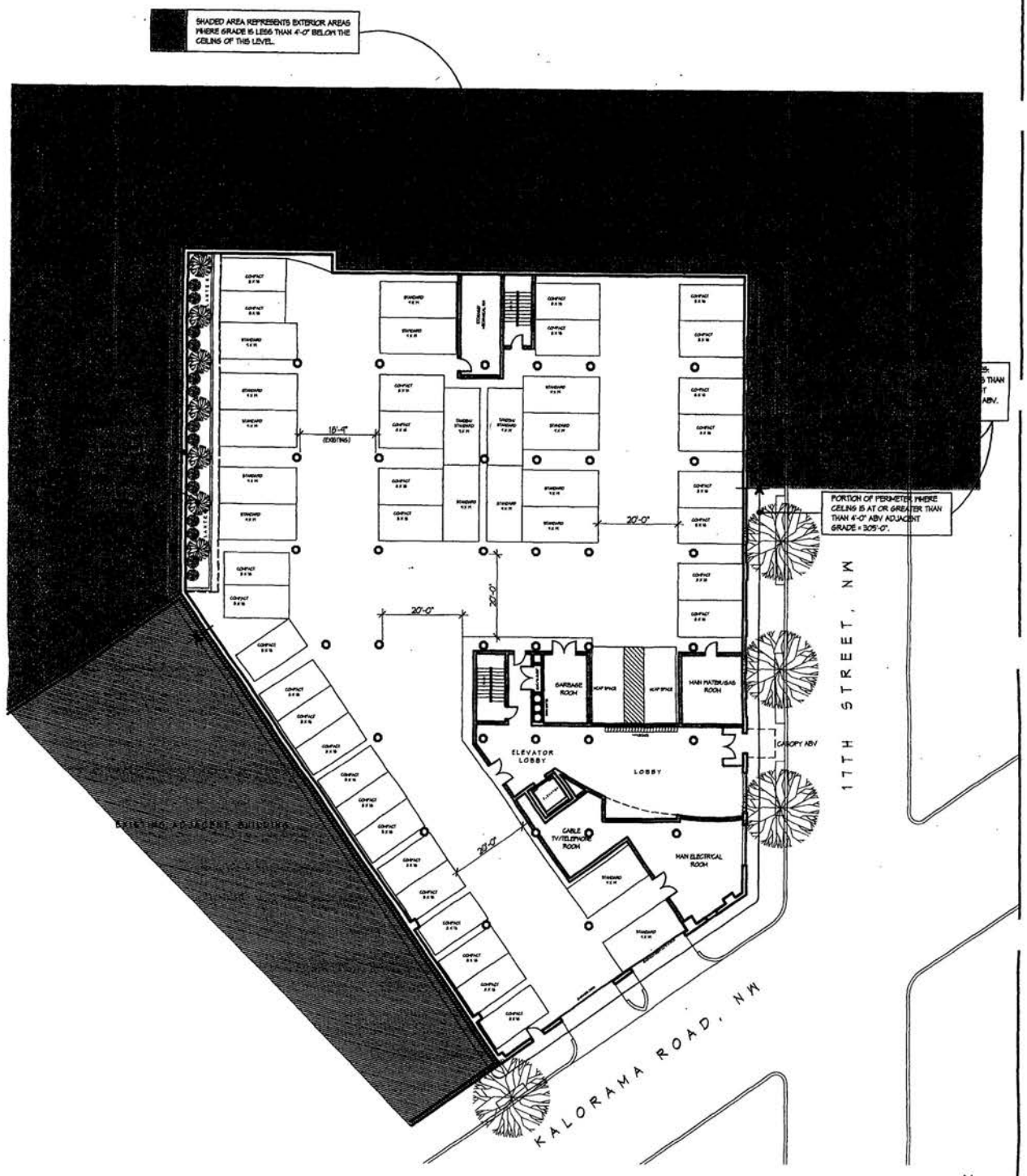
ROOF/SITE PLAN: BUILDING PROPOSED HEIGHT/LOCATIONS OF "ARCHITECTURAL EMBELLISHMENTS"

1701 KALORAMA ROAD, NW
JUNE 12, 2002

SCALE: 1" = 25'
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6600

N

C-4



1ST FLOOR PLAN (EXISTING SPACE RECONFIGURED FOR NEW USE)

1101 KALORAMA ROAD, NW
JUNE 12, 2002

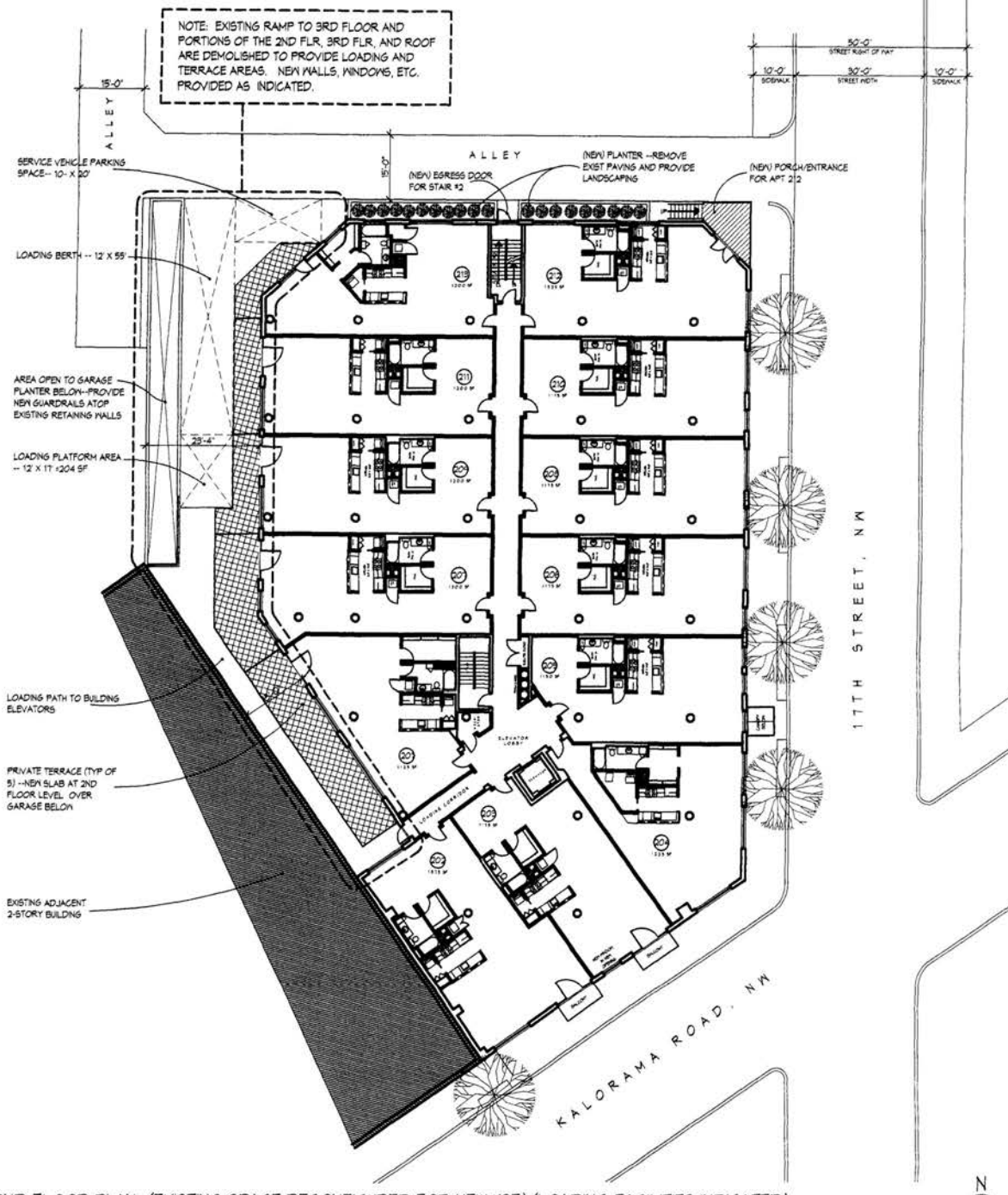
SCALE: 1" = 25'
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

GSF FIRST FLOOR LEVEL = 21,898 GSF. OF THIS, 49% DOES NOT COUNT AGAINST FAR BASED ON PERIMETER CALCULATION (SEE NOTATION ON DRAWING ABOVE). 21,898 X 49% = 10,730 FAR GSF.

PARKING SPACE CODE EVALUATION

PARKING COUNT	PARKING CODE ANALYSIS			
STANDARD SPACES - 15 COMPACT SPACES - 31 HCAP SPACES - 2 STD TANDEM SPACES - 2 TOTAL SPACES - 50	REQUIRED SPACES: 1 PER 3 DWELLING UNITS REQ'D.	68 UNITS DIVIDED BY 3 UNITS/SPACE = 23 SPACES REQUIRED. 50 SPACES ARE PROVIDED.	OF THE REQUIRED SPACES, 60% MUST BE STANDARD 9'X19' SPACES. 60% OF 22 = 14 STANDARD SPACES REQUIRED.	60% OF 22 = 14 STANDARD SPACES REQUIRED. 15 STANDARD SPACES PROVIDED (+2 STANDARD TANDEM SPACES & 2 HCAP)

A-1



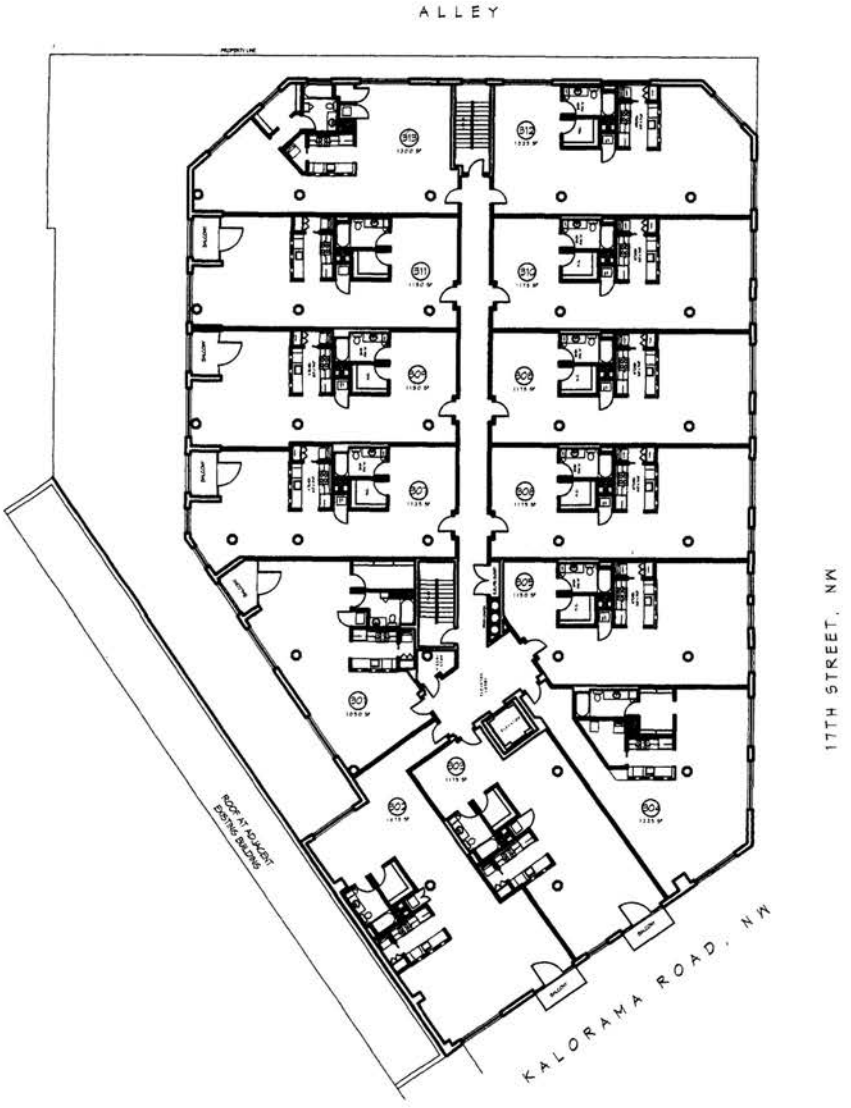
2ND FLOOR PLAN (EXISTING SPACE RECONFIGURED FOR NEW USE) (LOADING FACILITIES INDICATED)

1701 KALORAMA ROAD, NW
JUNE 12, 2002

SCALE: 1" = 25'
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

GSF 2nd FLOOR LEVEL = 17,942 GSF; NET APARTMENT INTERIOR AREA = 15,700 SF. BALCONY AREAS = 80 SF. PRIVATE TERRACE/PORCH AREAS = 1300 SF.

A-2



3RD FLOOR PLAN (EXISTING SPACE RECONFIGURED FOR NEW USE)

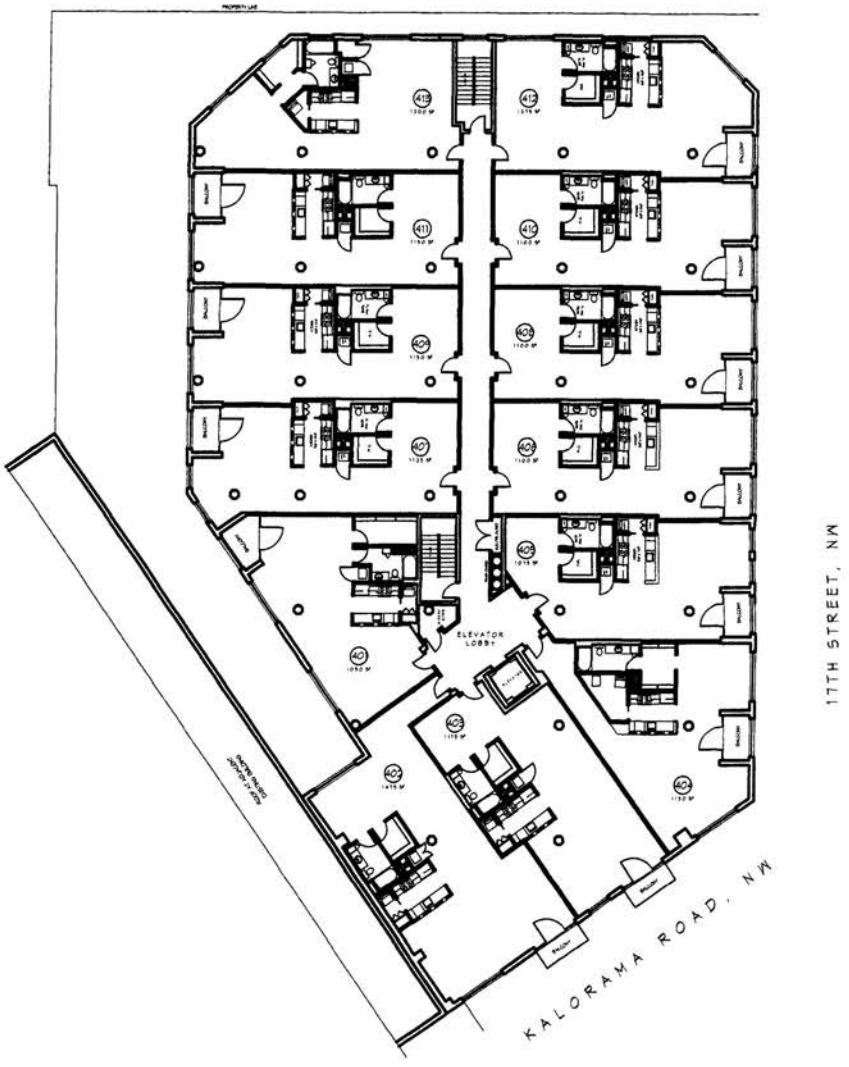
SCALE: 1" = 25'
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

1701 KALORAMA ROAD, NW
JUNE 12, 2002

N

GSF 3RD FLOOR = 17,711 GSF. NET APARTMENT INTERIOR AREA = 15,550 SF. BALCONY AREAS = 305 SF.

A-3



4TH FLOOR PLAN (NEW FLOOR ADDED ATOP EXISTING BUILDING)

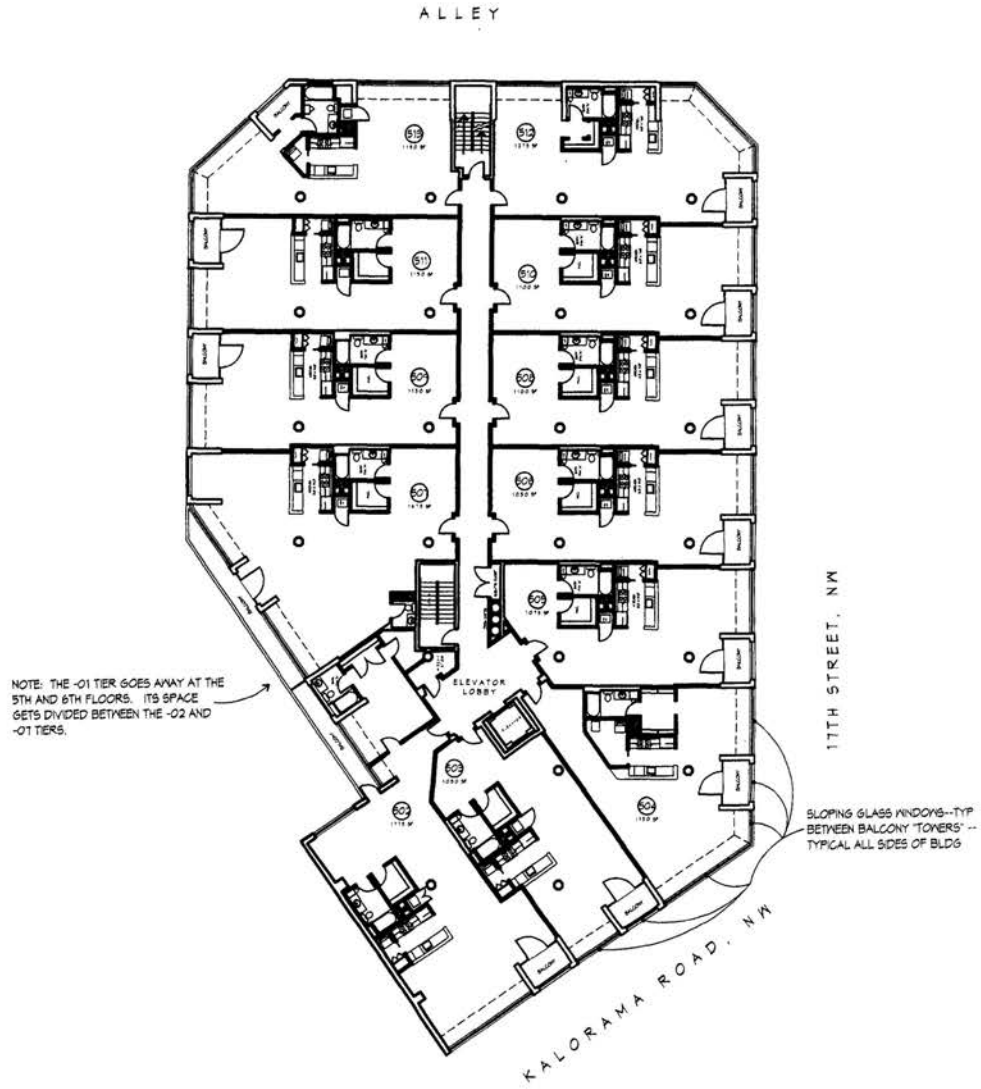
SCALE: 1" = 25'
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 264-6800

1101 KALORAMA ROAD, NW
JUNE 12, 2002

N

GSF 4TH FLOOR = 17,375 GSF. NET APARTMENT INTERIOR AREA = 15,125. BALCONY AREAS = 650 SF.

A-4



5TH FLOOR PLAN (NEW FLOOR ADDED ATOP EXISTING BUILDING)

1701 KALORAMA ROAD, NW
JUNE 12, 2002

SCALE: 1" = 25'
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 284-6600

GSF 5TH FLOOR = 17,049 GSF. NET APARTMENT INTERIOR AREA = 14,750 SF. BALCONY AREA = 625 SF.

A-5

ALLEY



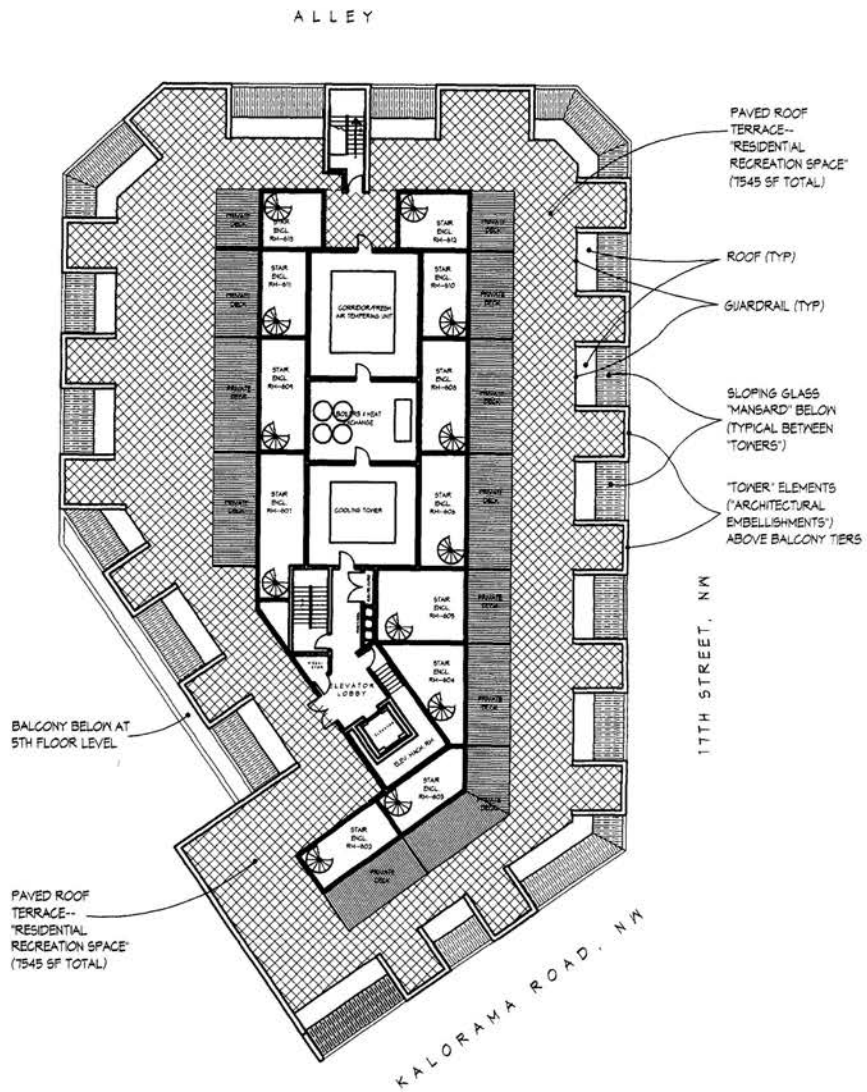
6TH FLOOR PLAN (NEW FLOOR ADDED ATOP EXISTING BUILDING)

1701 KALORAMA ROAD, NW
JUNE 12, 2002

SCALE: 1" = 25'
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 234-6600

GSF 6TH FLOOR = 16,296 GSF. NET APARTMENT INTERIOR AREA = 13,925 SF. BALCONY AREAS = 675 SF.

A-6



ROOF FLOOR PLAN (NEW ROOF OVER NEW FLOORS AND NEW ROOFTOP STRUCTURES)

1701 KALORAMA ROAD, NW
JUNE 12, 2002

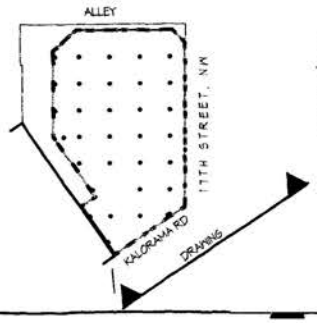
N

SCALE: 1" = 25'
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 284-6800

GSF ROOF STRUCTURES = 4,965 GSF. NET APARTMENT INTERIOR STAIR ENCLOSURES = 2200 SF. PRIVATE TERRACE AREAS = 2050 SF. PUBLIC ROOF TERRACE = 7545 SF.

A-7





KALORAMA ROAD (SOUTH-SOUTHEAST) ELEVATION

SCALE: 1/16" = 1'-0"

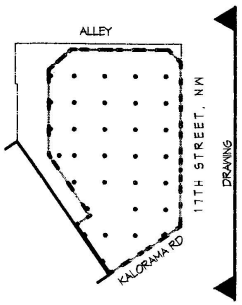
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

1701 KALORAMA ROAD, NW

JUNE 7, 2002

A-8





DRAWING

17TH STREET (EAST) ELEVATION

1701 KALORAMA ROAD, NW

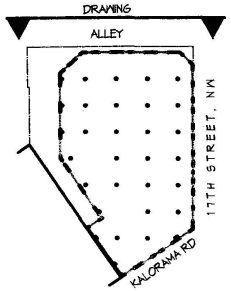
SCALE: 1/16" = 1'-0"

JUNE 7, 2002

ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

A-9





ALLEY (NORTH) ELEVATION

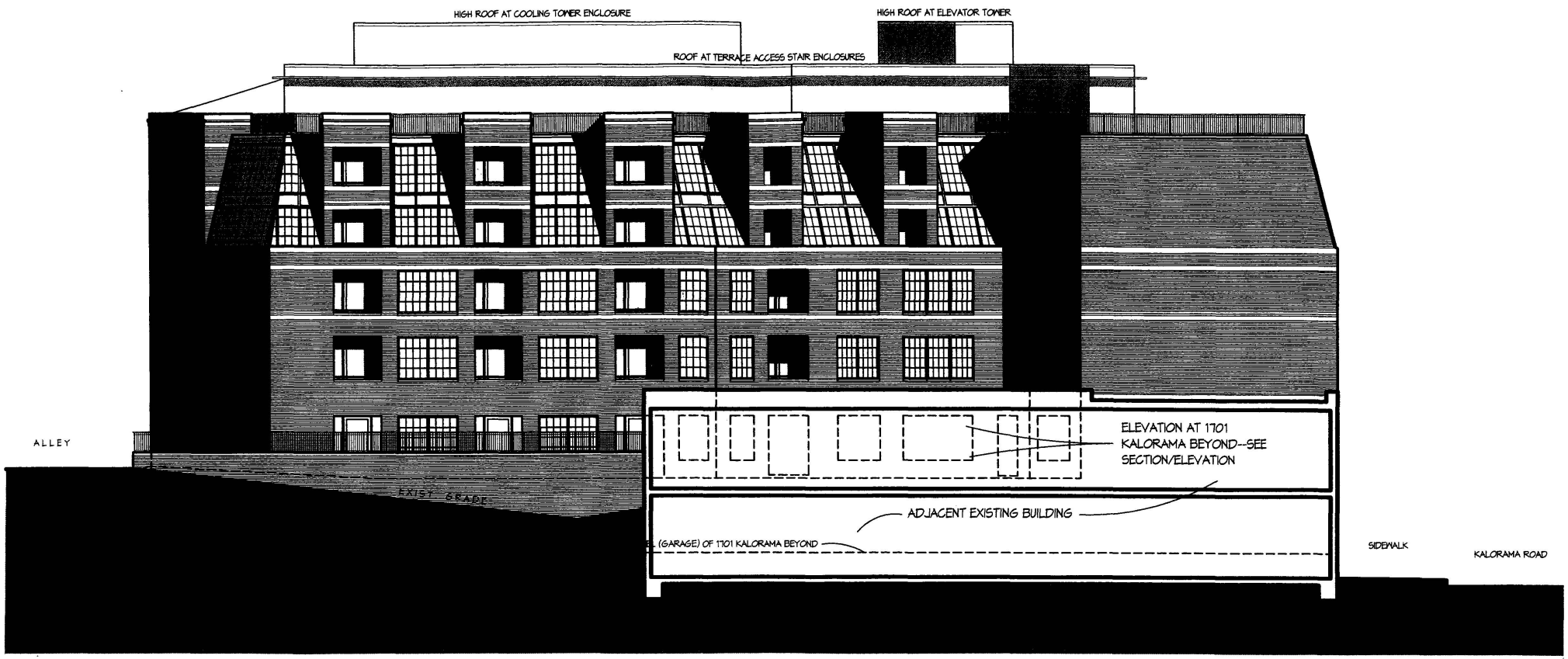
1701 KALORAMA ROAD, NW

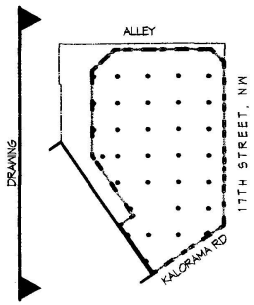
SCALE: 1/16" = 1'-0"

JUNE 7, 2002

ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

A-10





WEST (ALLEY/PROP. LINE) ELEVATION

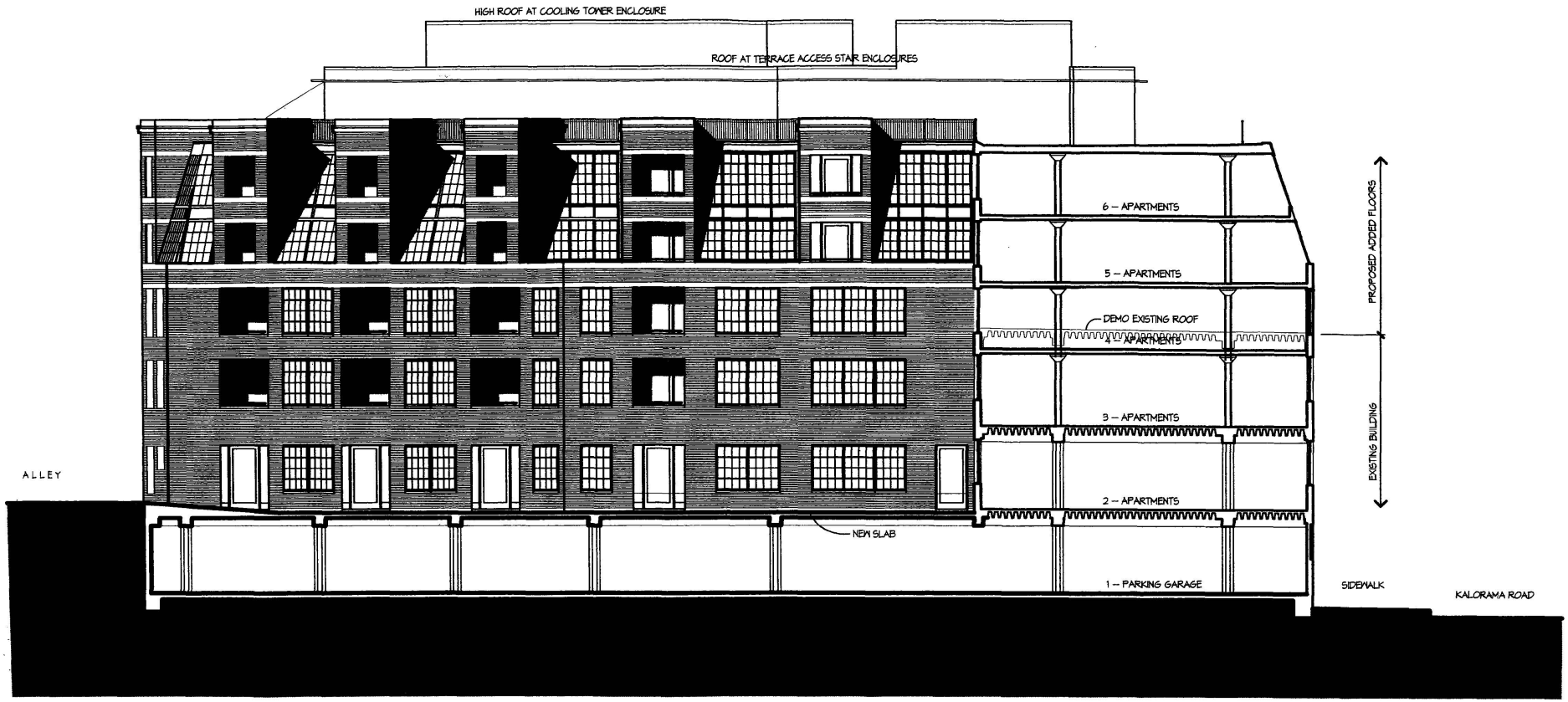
SCALE: 1/16" = 1'-0"

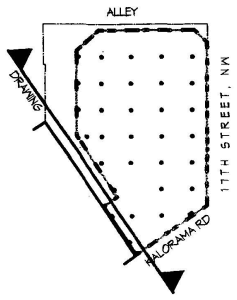
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

1701 KALORAMA ROAD, NW

JUNE 7, 2002

A-11





SOUTHWEST (ALLEY/PROP. LINE) ELEVATION/SECTION

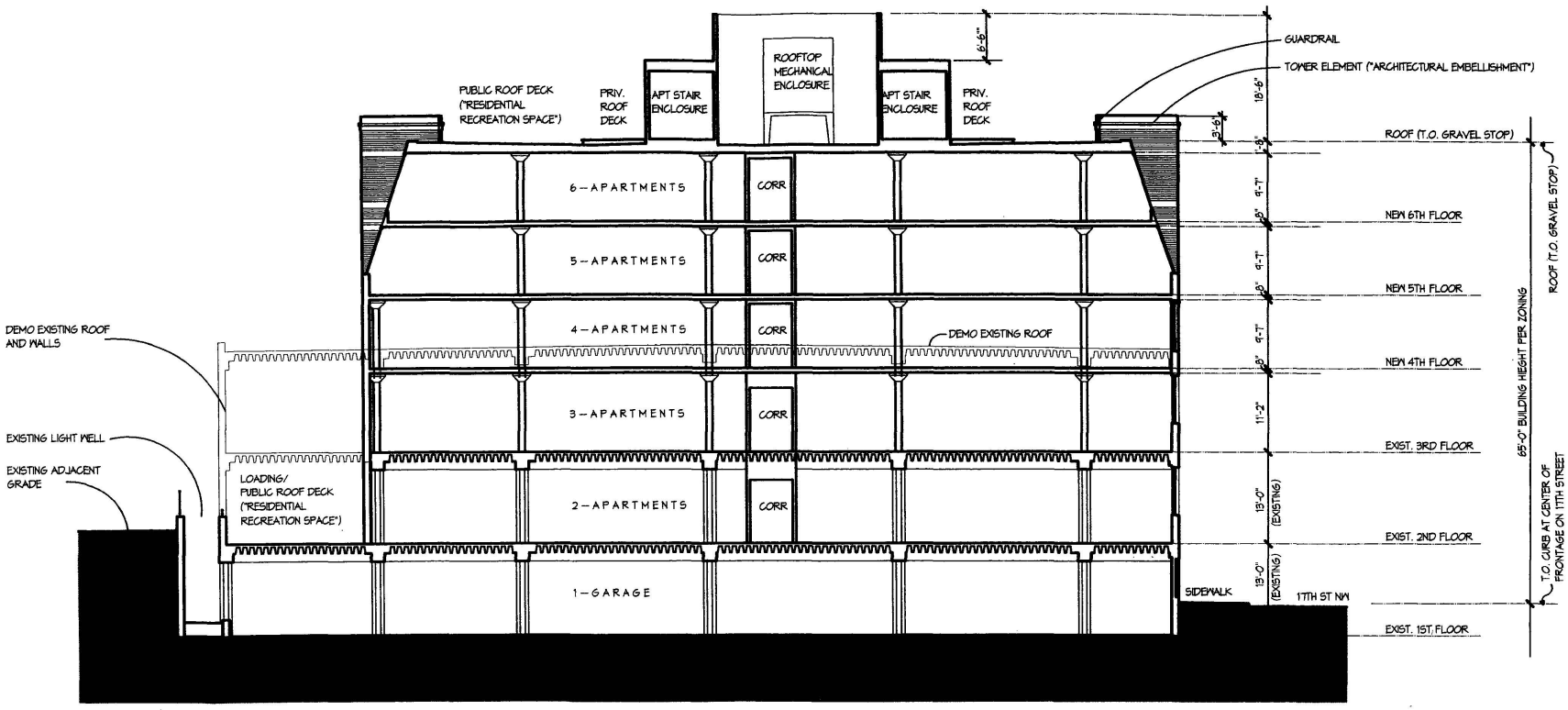
SCALE: 1/16" = 1'-0"

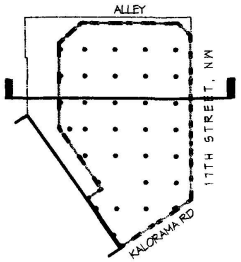
ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

1701 KALORAMA ROAD, NW

JUNE 12, 2002

A-12





EAST-WEST SECTION

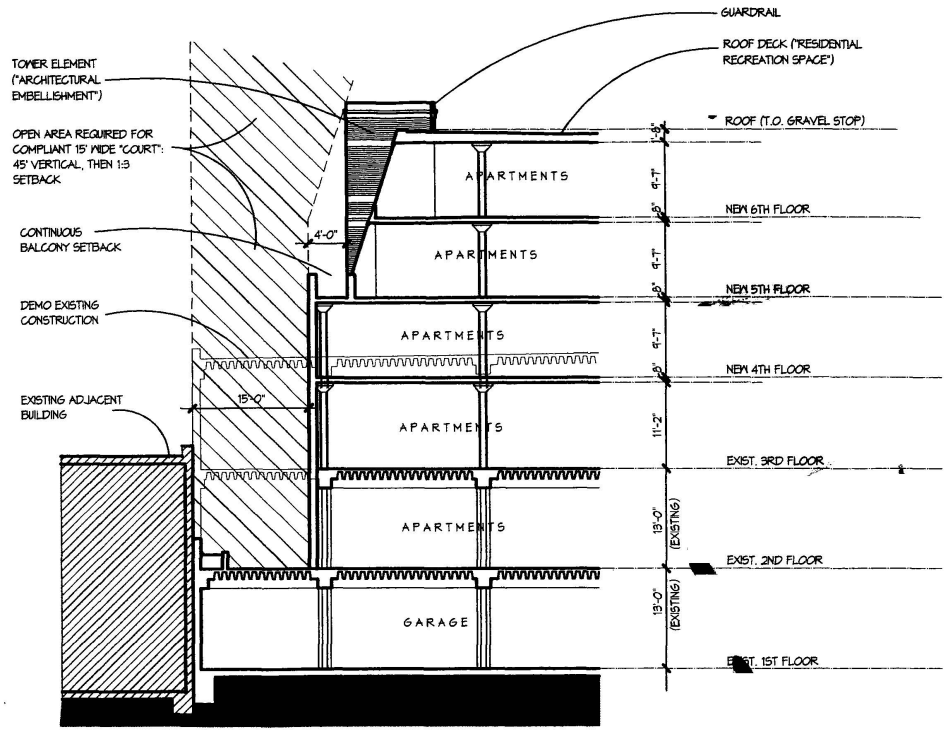
1701 KALORAMA ROAD, NW

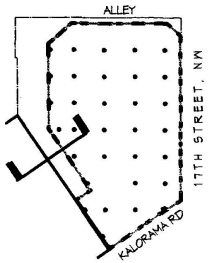
SCALE: 1/16" = 1'-0"

JUNE 7, 2002

ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

A-13





SOUTHWEST COURT SECTION

1701 KALORAMA ROAD, NW

JUNE 7, 2002

SCALE: 1/16" = 1'-0"

ERIC COLBERT & ASSOCIATES, ARCHITECTS
(202) 289-6800

A-14