D.C. CONDOMINIUMS

Residential Conversion and 4th Floor Addition
1701 Kalorama Road NW - Washington D.C. 20001
Project No. A03004300
April 1, 2004

INDEX:

A01 PLAT
A02 ZONING TABULATION CHART
A03 EXISTING SITE PLAN
A04 PROPOSED SITE PLAN
A05 FIRST FLOOR PLAN
A06 SECOND FLOOR PLAN
A07 THIRD FLOOR PLAN
A08 FOURTH FLOOR PLAN
A09 ROOF LEVEL
A10 EAST ELEVATION
A11 NORTH ELEVATION
A12 WEST ELEVATION
A13 SOUTH EAST ELEVATION
A14 PHOTOS

BZA
Case No. 17175
Exhibit No. 11

Board of Zoning Adjustment
District of Columbia
CASE NO. 17175

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 25, 2004

Plat for Building Permit of SQUARE 2566 LOT 90

Scale: 1 inch = 30 feet **Recorded in Book 71 Page 8**

Receipt No. 09725

Furnished to: HOLLAND & KNIGHT (FREDA)

Surveyor, D.C.

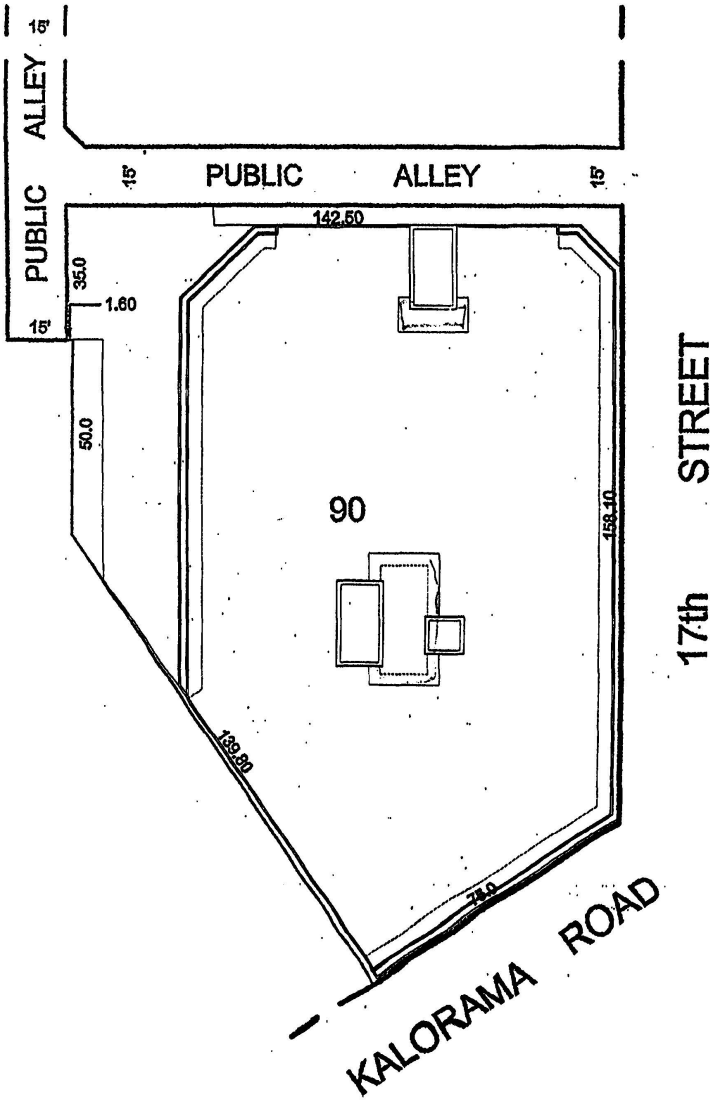
By: L.E.S.

I hereby certify that all existing improvements shown hereon, 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 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 the private restricted property.)

Date: _____

_____
(Signature of owner or his authorized agent)

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.



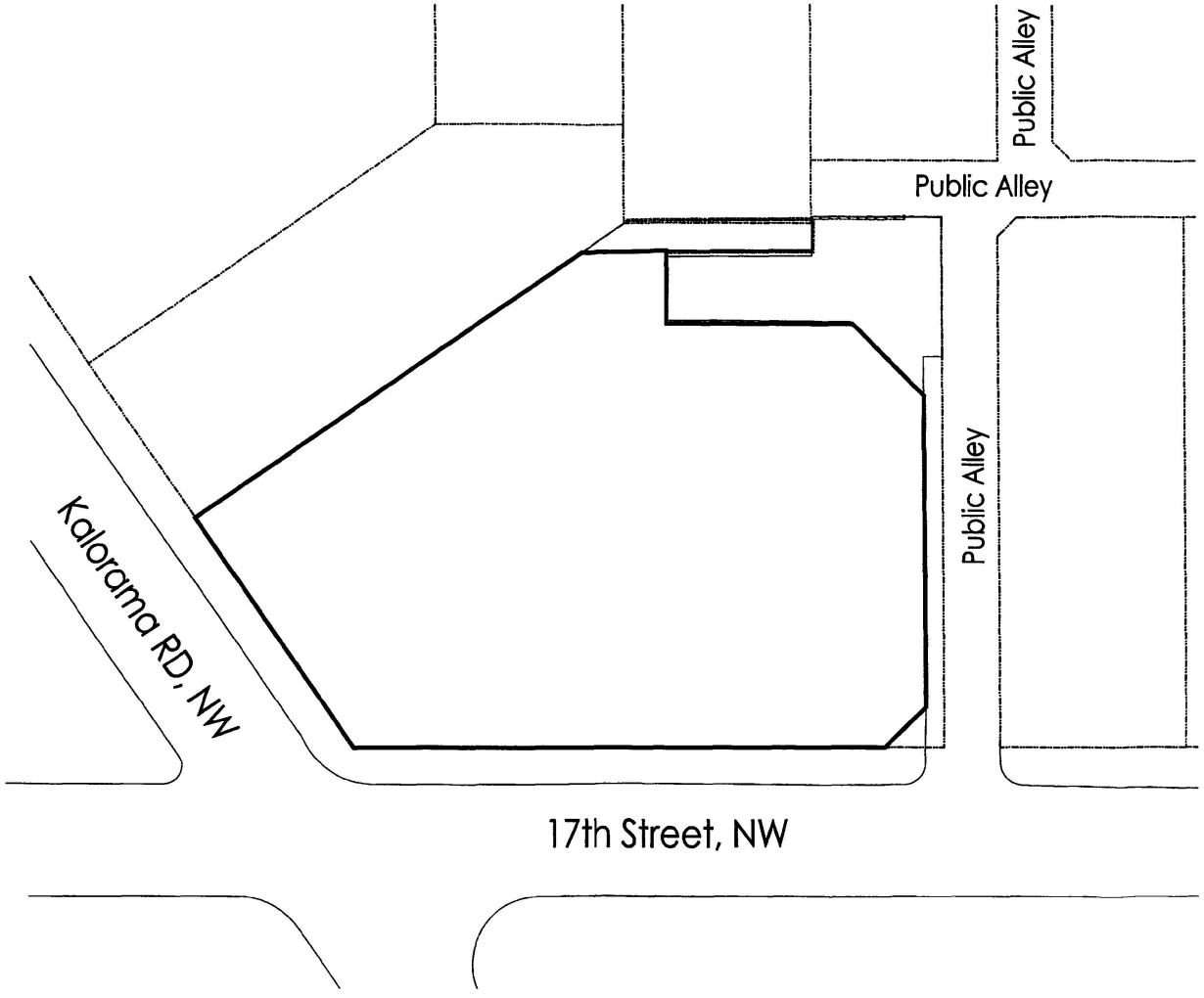
1701 KALORAMA ROAD | A01
April 1, 2004

HNEDAK BOBO GROUP
Architecture Interiors

Zoning Tabulation Chart: 1701 Kalorama Road

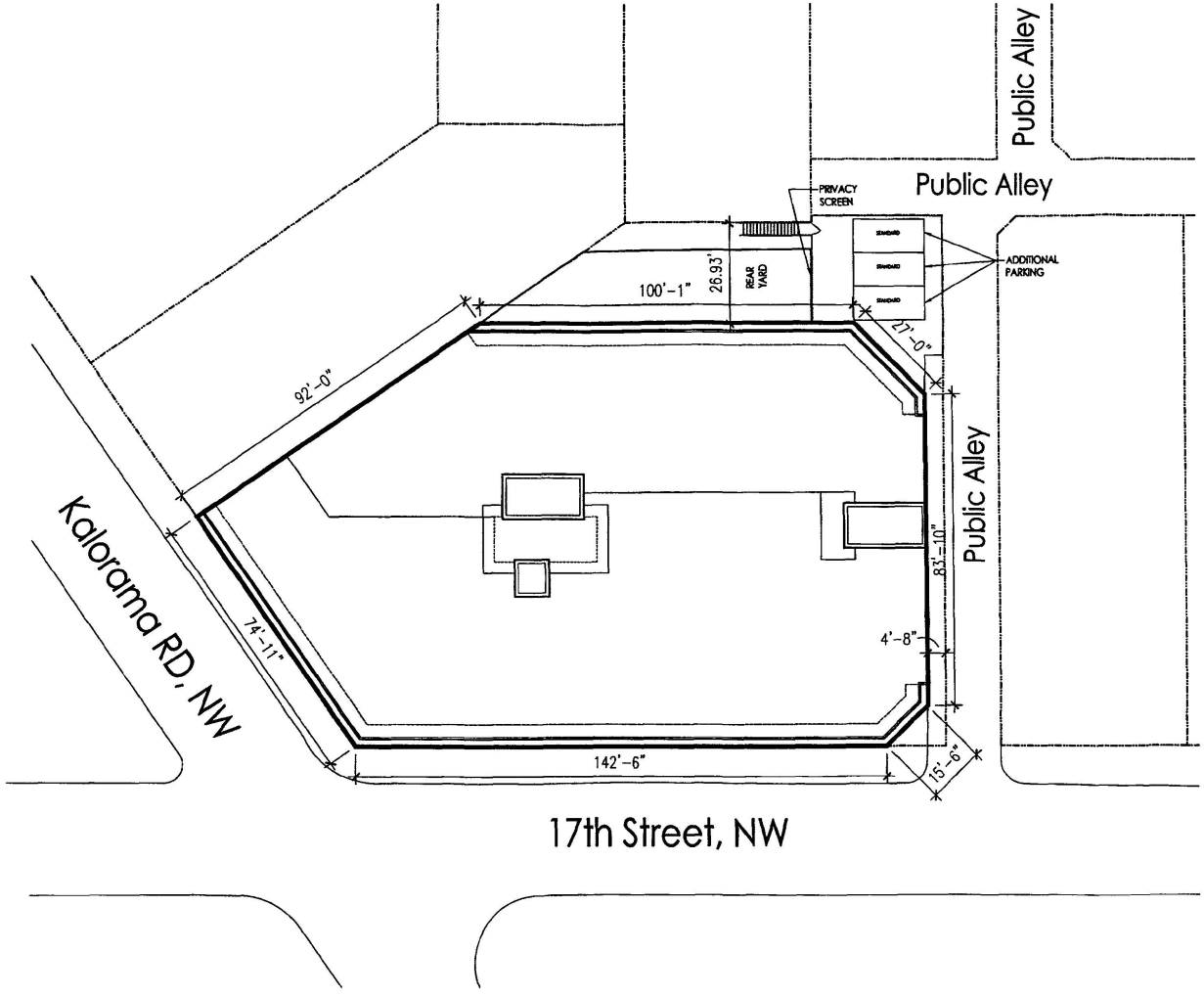
1-Apr-04

	Matter of Right	Current Proposal	% Variance
FAR	3.5	approx. 3.03	No Variance
Height	65 ft. in C-2-B 40 - 50 ft.under RC Overlay	50 ft	50 ft as per affordable housing provisions
Existing Lot Occupancy	80%	1st flr - 96.5% 2nd flr - 83.5% 3rd flr - 83.5%	1st flr - 16.5% over 2nd flr - 3.5% over 3rd flr - 3.5% over
Lot Occupancy at 4th floor addition	80%	4th flr - 74%	4th flr - complies
Number of Dwelling Units	n/a	48	n/a
Number of Affordable Units	none	7	No Variance
Parking Spaces	16 standard parking spaces	15 Standard 2 Handicap 23 Compact	No Variance
Residential Recreation Space	15% of Gross Building	15 % of Gross Building equals 9,455 sf	No Variance on square footage amount Variance needed for 25' width dimension TBD
Loading Berth	No Required for under 50 units	None	No Variance
Parking Drive Aisle	20 ft	Existing Column location: A - 18'-4" B - 19'-1" C - 18'-8" D - 19'-8"	Existing Column location: A - 1'-8" B - 11" C - 1'-4" D - 4"
Roof Structure - Walls of Equal Height and Setback	Walls of Equal Height (Section 411.5) 1:1 Setback for stairwell	TBD pending mechanical selections	Northern Stair does not have a setback Mechanical penthouse and screens are TBD
Side Yard	6' Min or 2" per 1'-0" ht	4'-8" Existing Condition on North Side for a 50'-0" height	3'-8" Variance



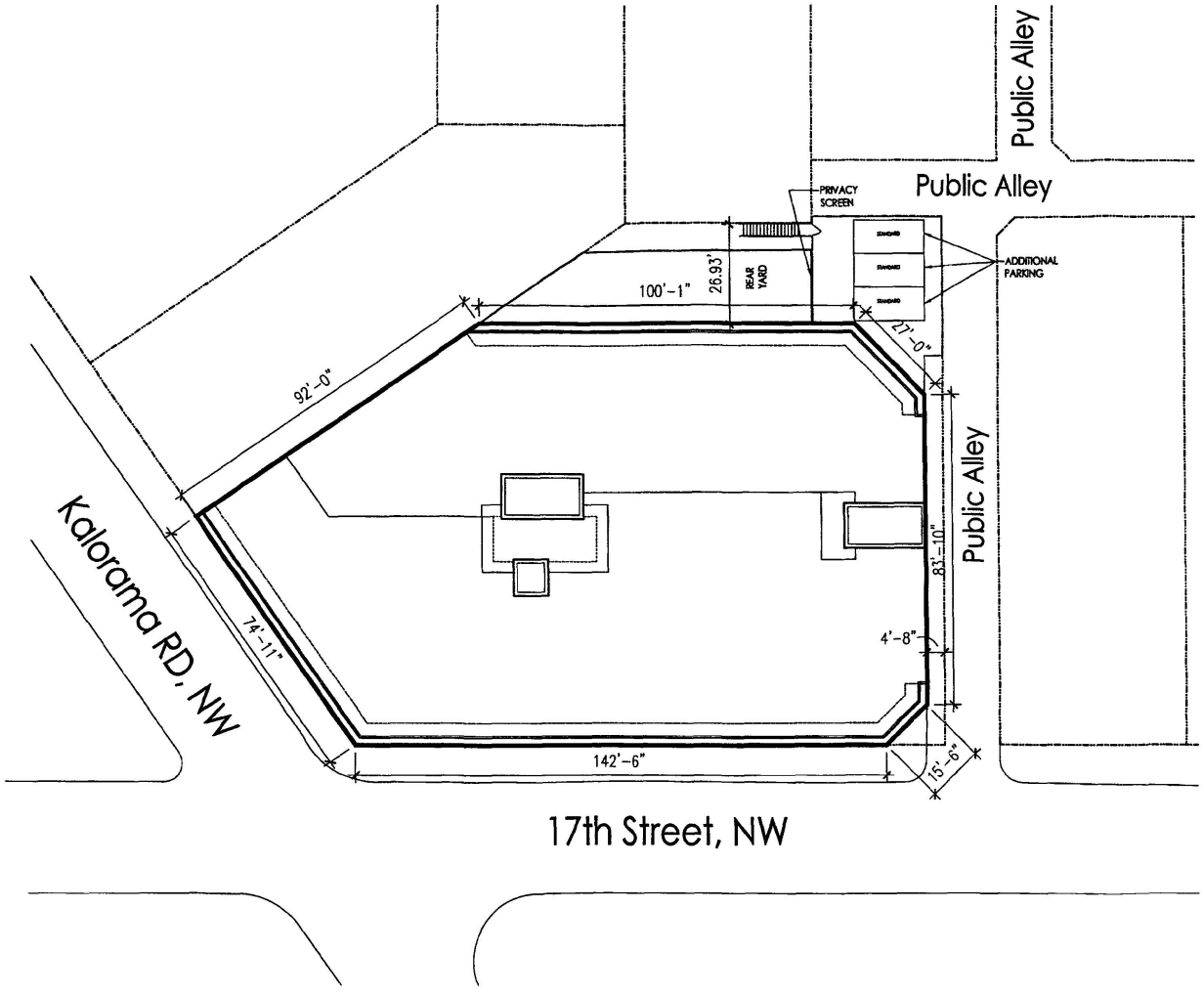
EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"

Plan North



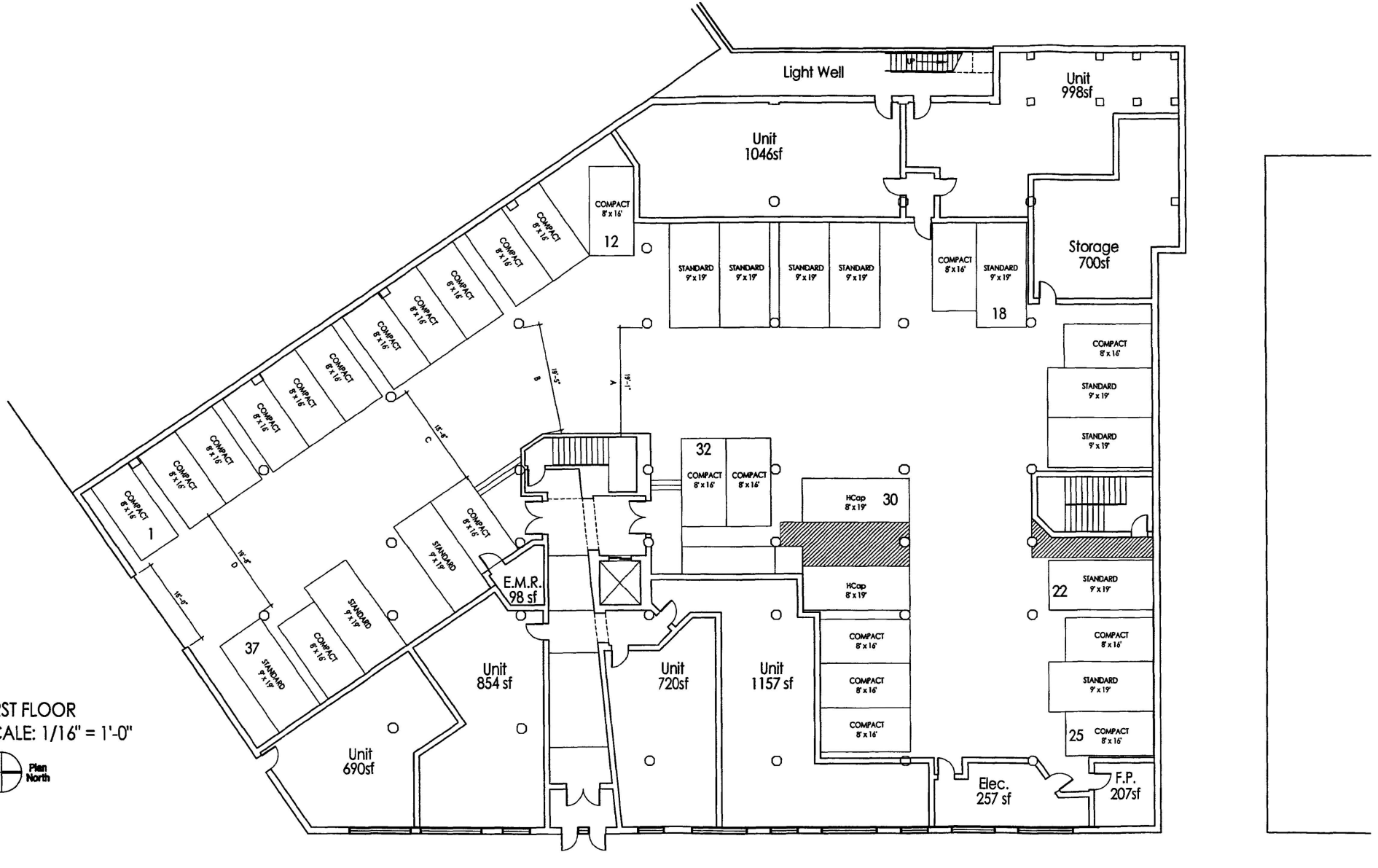
PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

Plan North



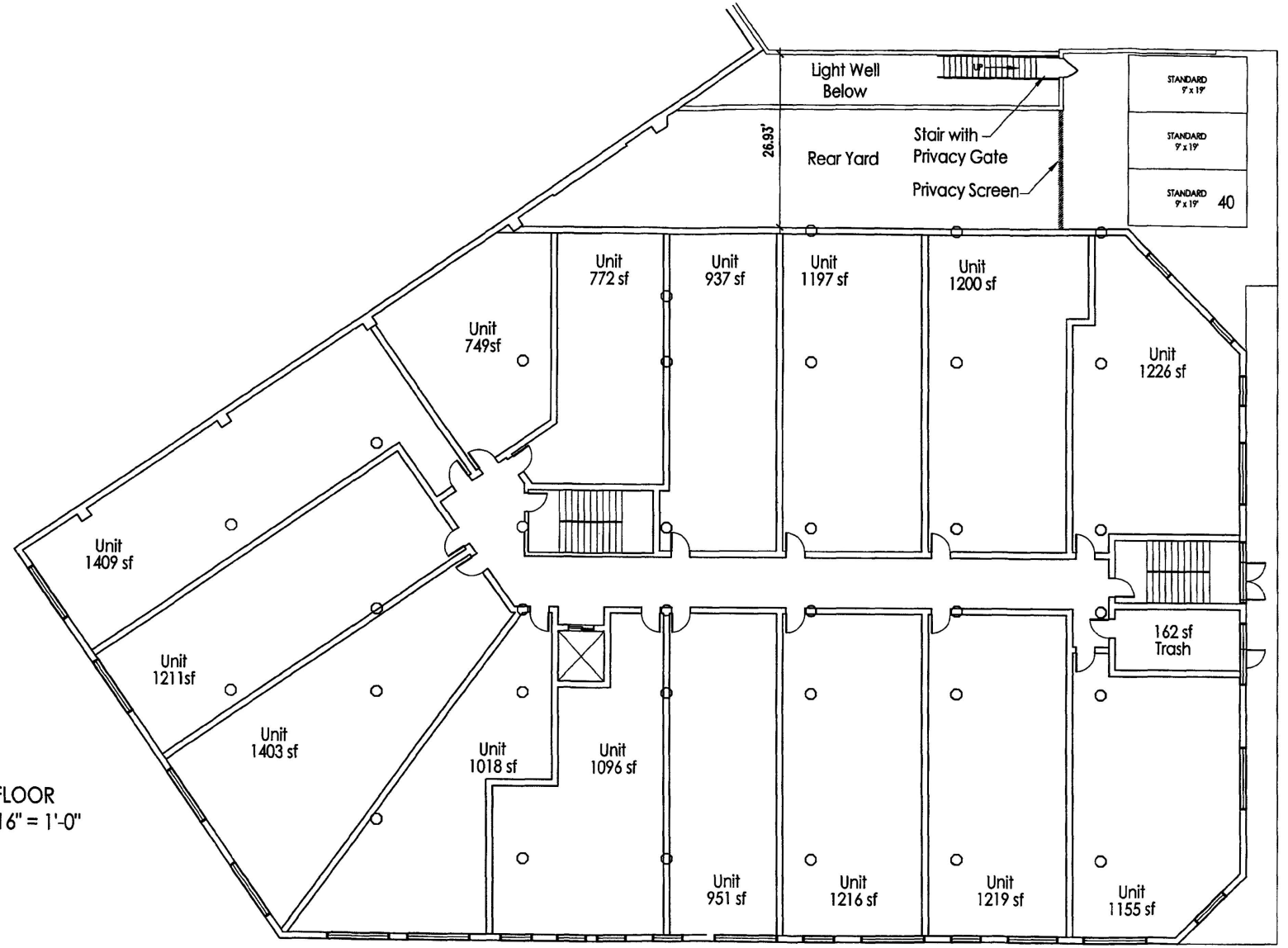
PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

Plan North



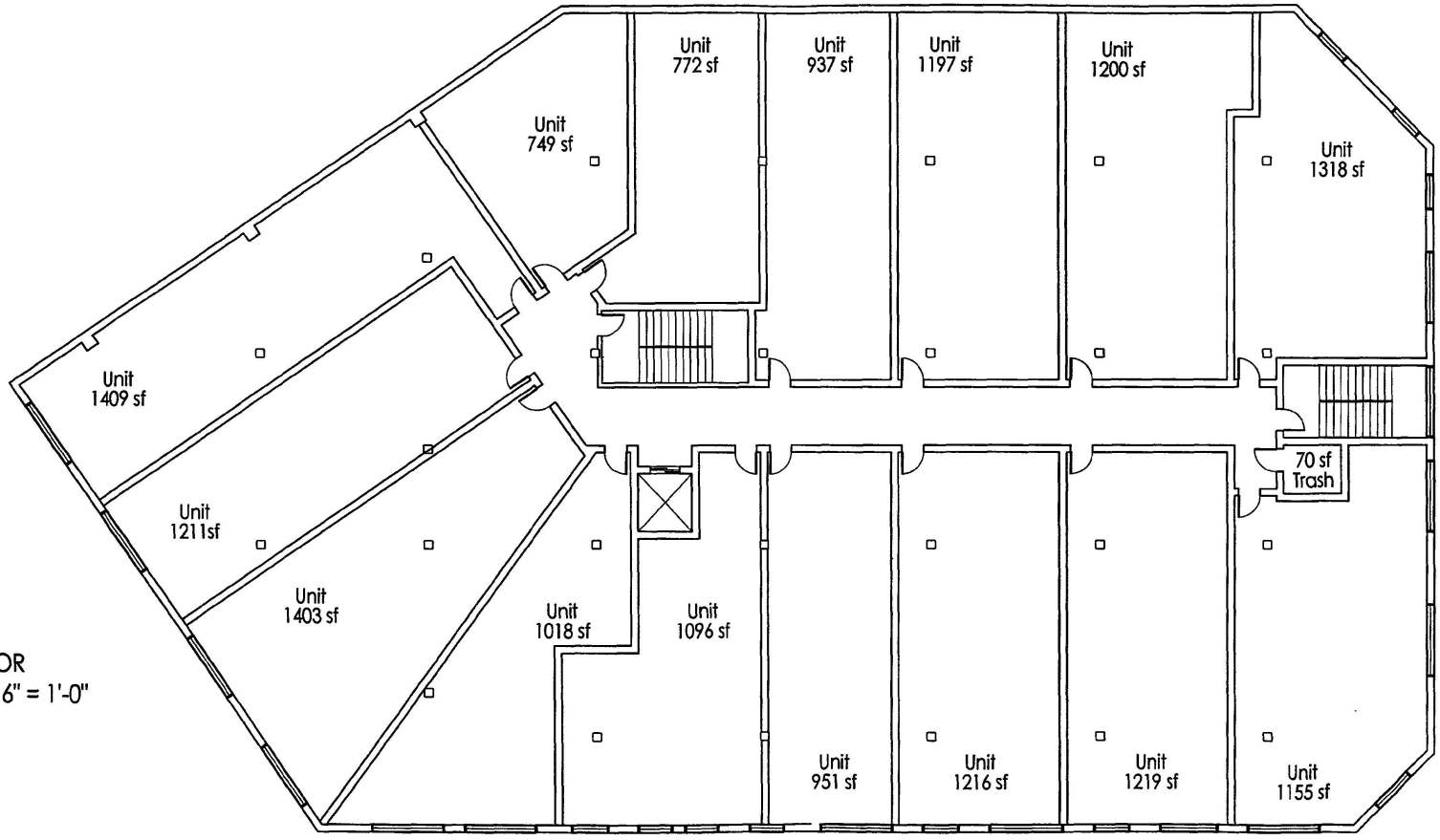
FIRST FLOOR
SCALE: 1/16" = 1'-0"

Plan North



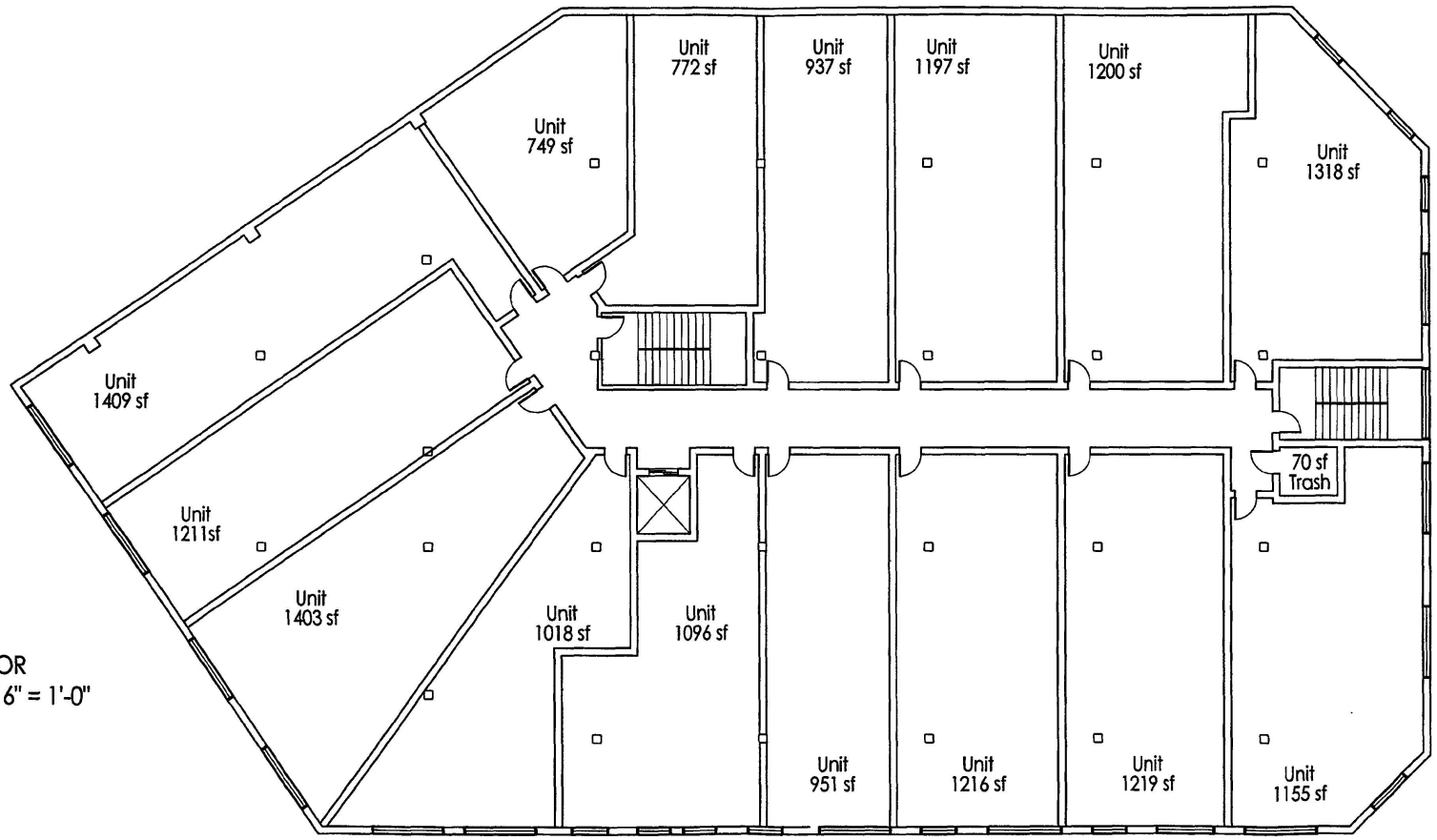
SECOND FLOOR
SCALE: 1/16" = 1'-0"

Plan North



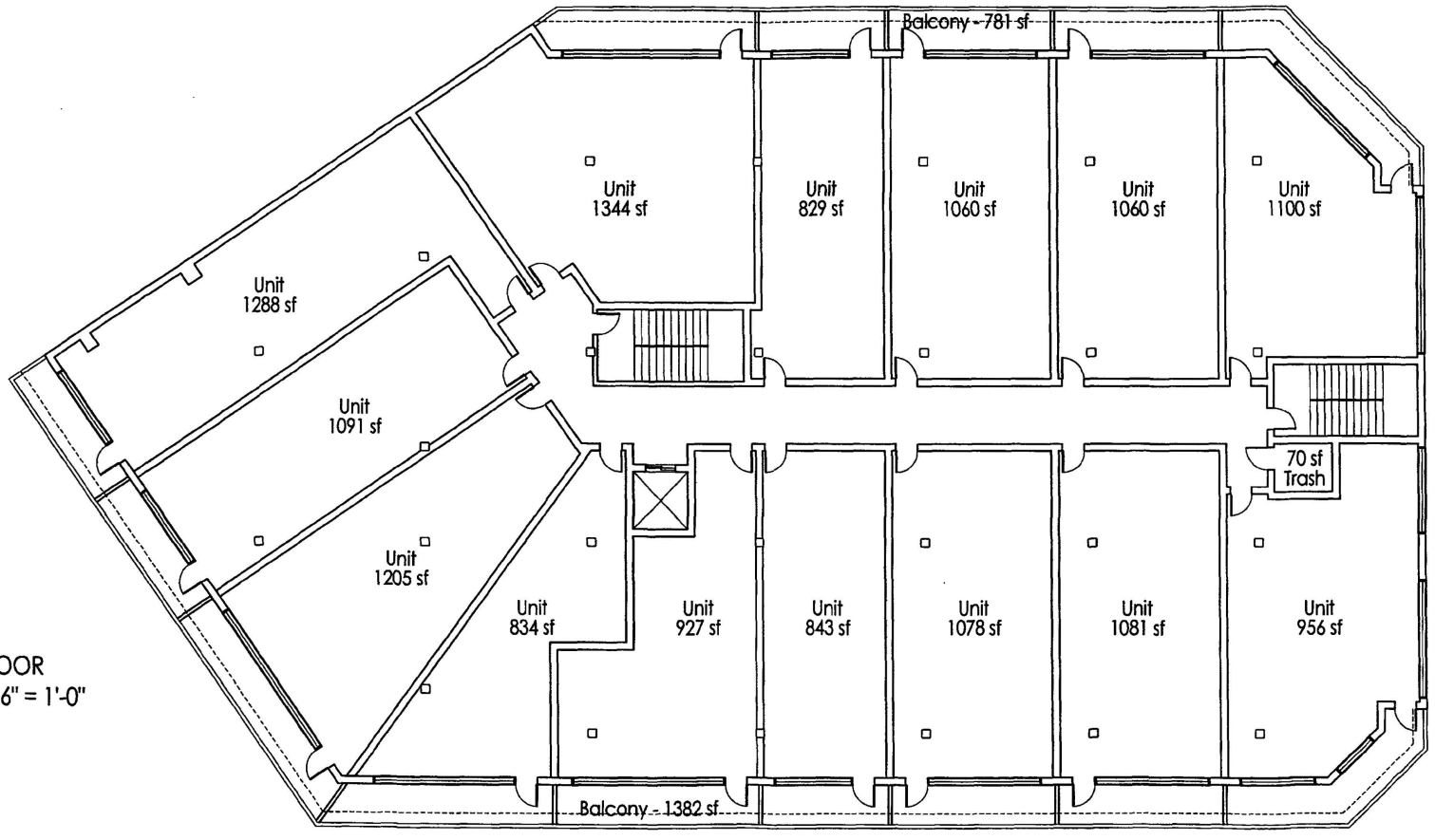
THIRD FLOOR
SCALE: 1/16" = 1'-0"

Plan North



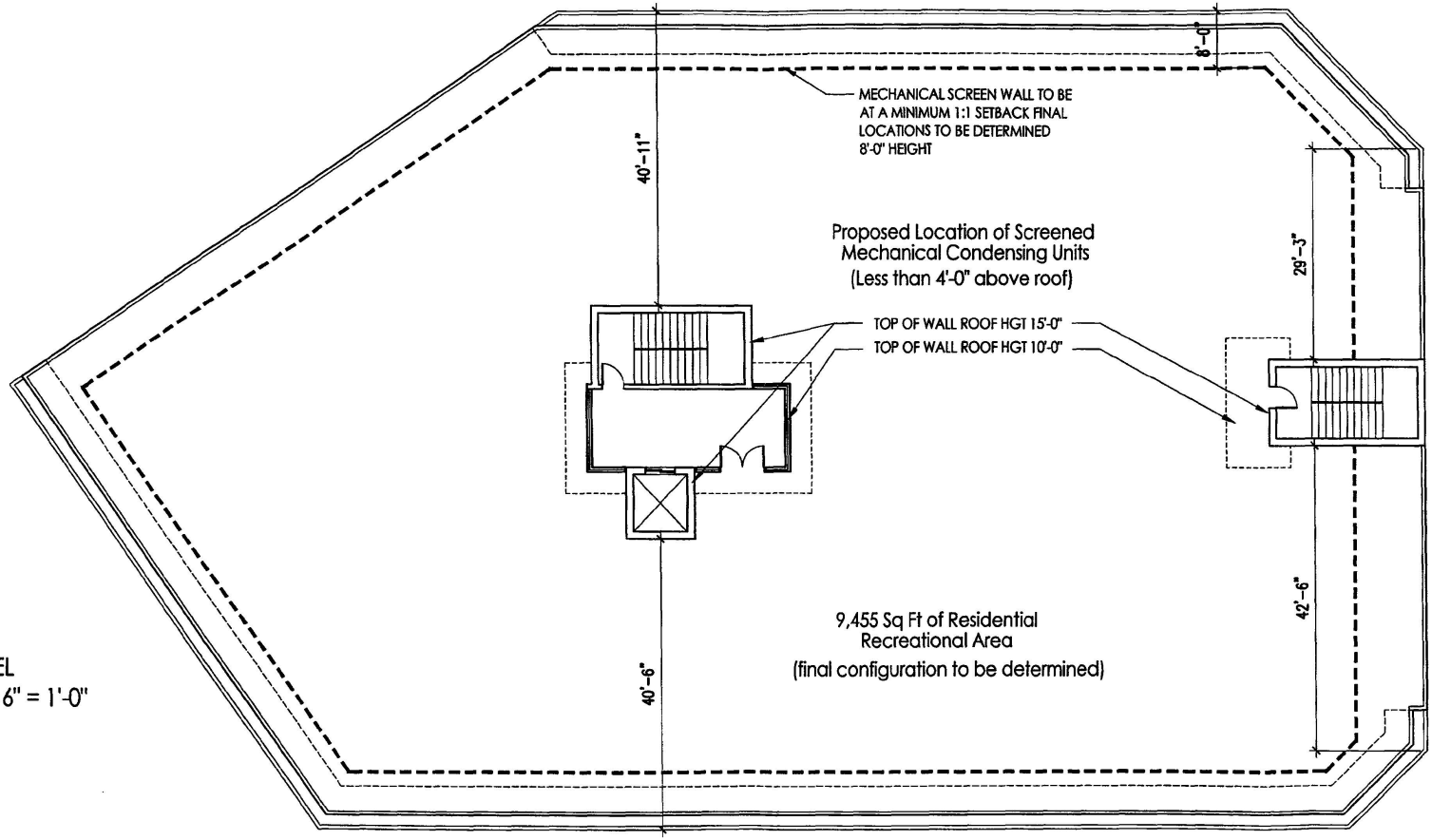
THIRD FLOOR
SCALE: 1/16" = 1'-0"

Plan North



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

Plan North



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

Plan North

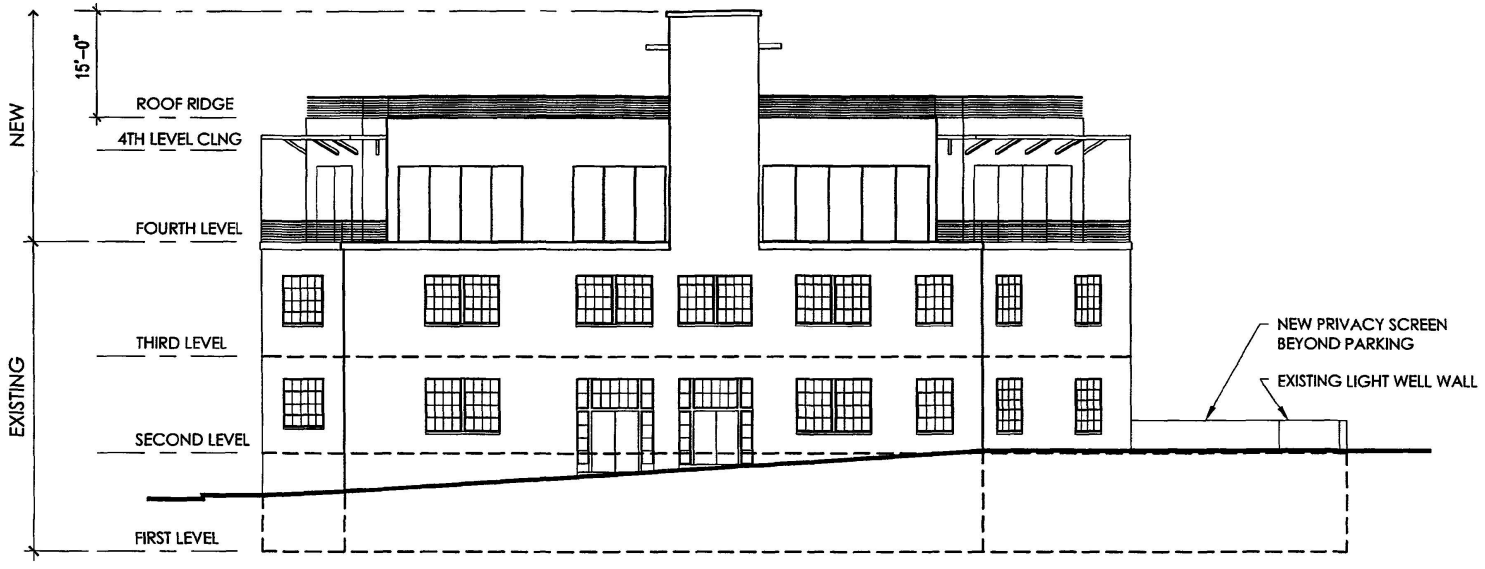


EAST ELEVATION

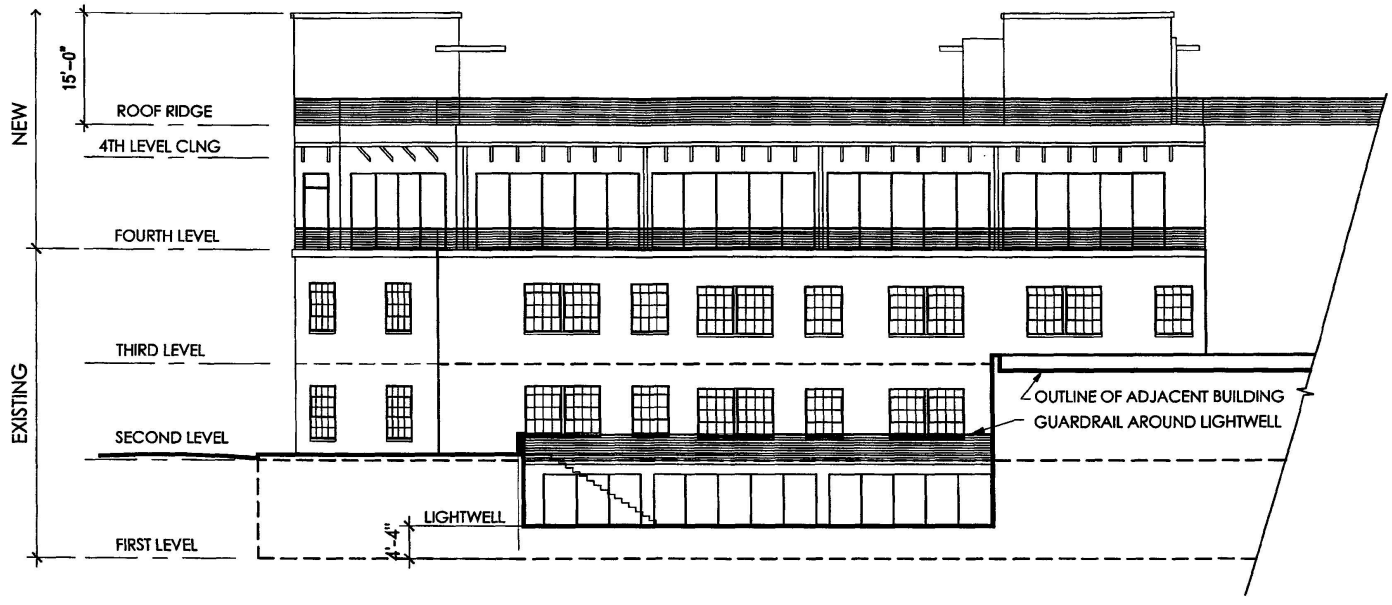
HNEDAK BOBO GROUP
Architecture Interiors

1701 KALORAMA ROAD | A10

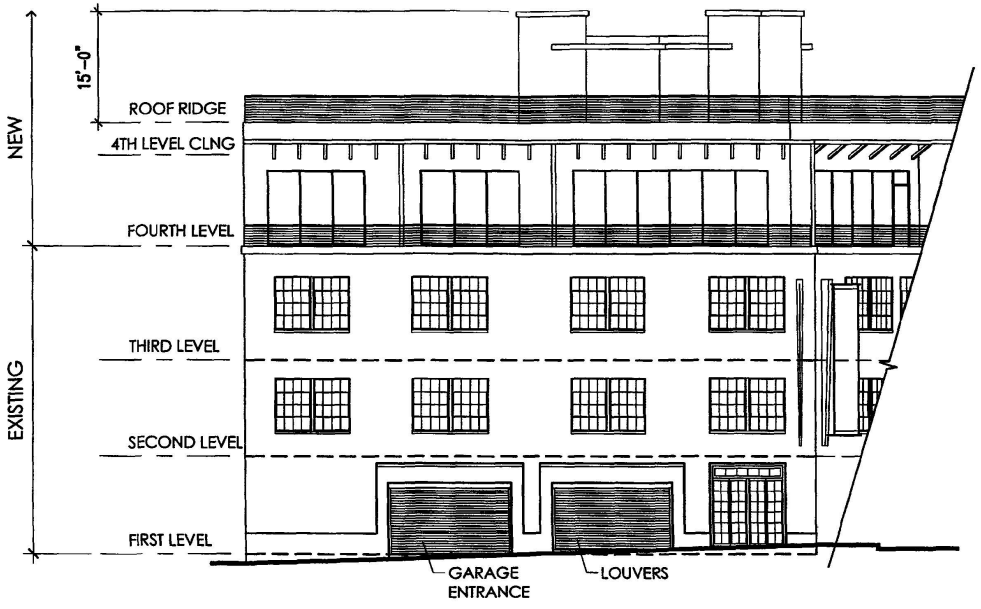
April 01, 2004



NORTH ELEVATION
NOT TO SCALE



WEST ELEVATION
NOT TO SCALE



SOUTH EAST ELEVATION
NOT TO SCALE



KALORAMA ROAD ELEVATION



17TH STREET



ALLEY VIEW