



1412 CHAPIN ST, NW
WASHINGTON, DC 20009

2009 DEC -2 PM 2:24

1412 CHAPIN ST, NW
WASHINGTON, DC 20009

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OWNER/DEVELOPER:

Carlos Perdomo
G.K.D. 1412 Chapin Street, LLC
c/o Keystone Plus Construction Corp.
1600 K Street, NW - Suite 350
Washington, DC 20006

Dantes Partners
72 V Street, NW
Washington, DC 20001

ARCHITECT:

PGN Architects, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5995
fax 202-822-0908

LAND USE COUNSEL:

Arent Fox LLP
1050 Connecticut Ave., NW
Washington, DC 20036
ph. 202-857-6395
fax 202-857-6395

CASE NO. 09-15

EXHIBIT NO. 16

1412 CHAPIN STREET, NW

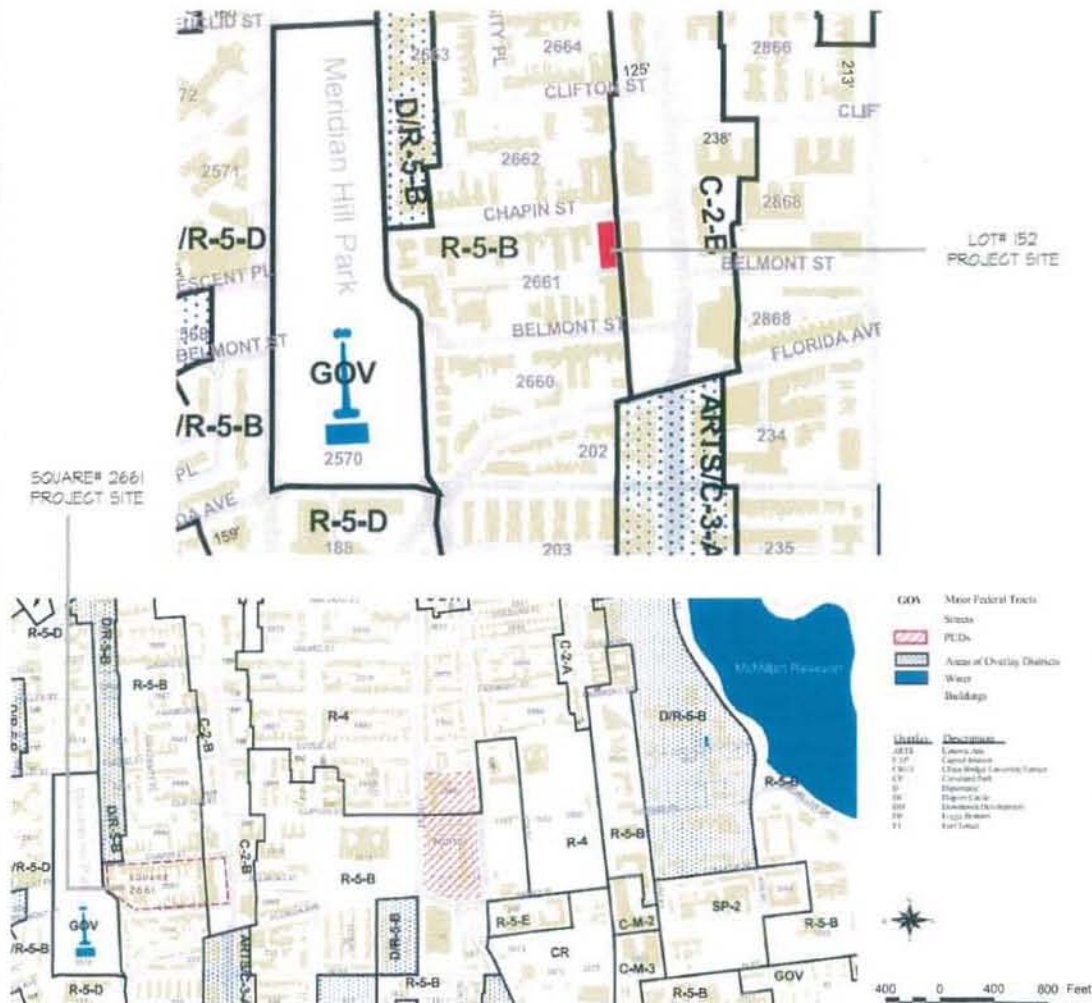
PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20009
SQUARE NO. 2661
LOT NO. 0152



PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5995 fax 202-822-0908

NOVEMBER 20, 2009
COVER SHEET

A0.0



ZONING TABULATIONS

SQUARE: 2661
 LOT: 152
 ZONE: R-5-B
 SITE AREA: 9,000 SF

	G-2-B/ PUD REQUIRED/ALLOWED	PROVIDED
		Garage Floor - 8,930 sf Ground Floor - 8,936 sf First Floor - 7,793 sf Second Floor - 7,793 sf Third Floor - 7,793 sf Fourth Floor - 7,793 sf
FAR:	Total Bldg GSF - 54,000 6.0 (MAXIMUM)	Total GSF - 48,258 FAR - 5.36
LOT OCCUPANCY:	80% (RESIDENTIAL)	86.6% (typical floor)
BUILDING HEIGHT:	65 ft (MAXIMUM)	51 ft 5 STORIES
PARKING:	1 PER 3 DU = 17 SPACES	16 PARKING SPACES
		TOTAL UNITS: 44 STUDIO - 4 1 BEDROOM - 26 2 BEDROOM - 9
REAR YARD:	15 ft	NONE
CLOSED COURT REQUIREMENT:	15 ft x 15 ft (350 sf)	51 ft x 23 ft 8 in (1,207 sf)
LOADING:	1 LOADING BERTH @ 30 ft 1 LOADING PLATFORM @ 100 sf 1 DELIVERY SPACE @ 20 ft	NONE
LOOF STRUCTURE:	14 ft	14 ft

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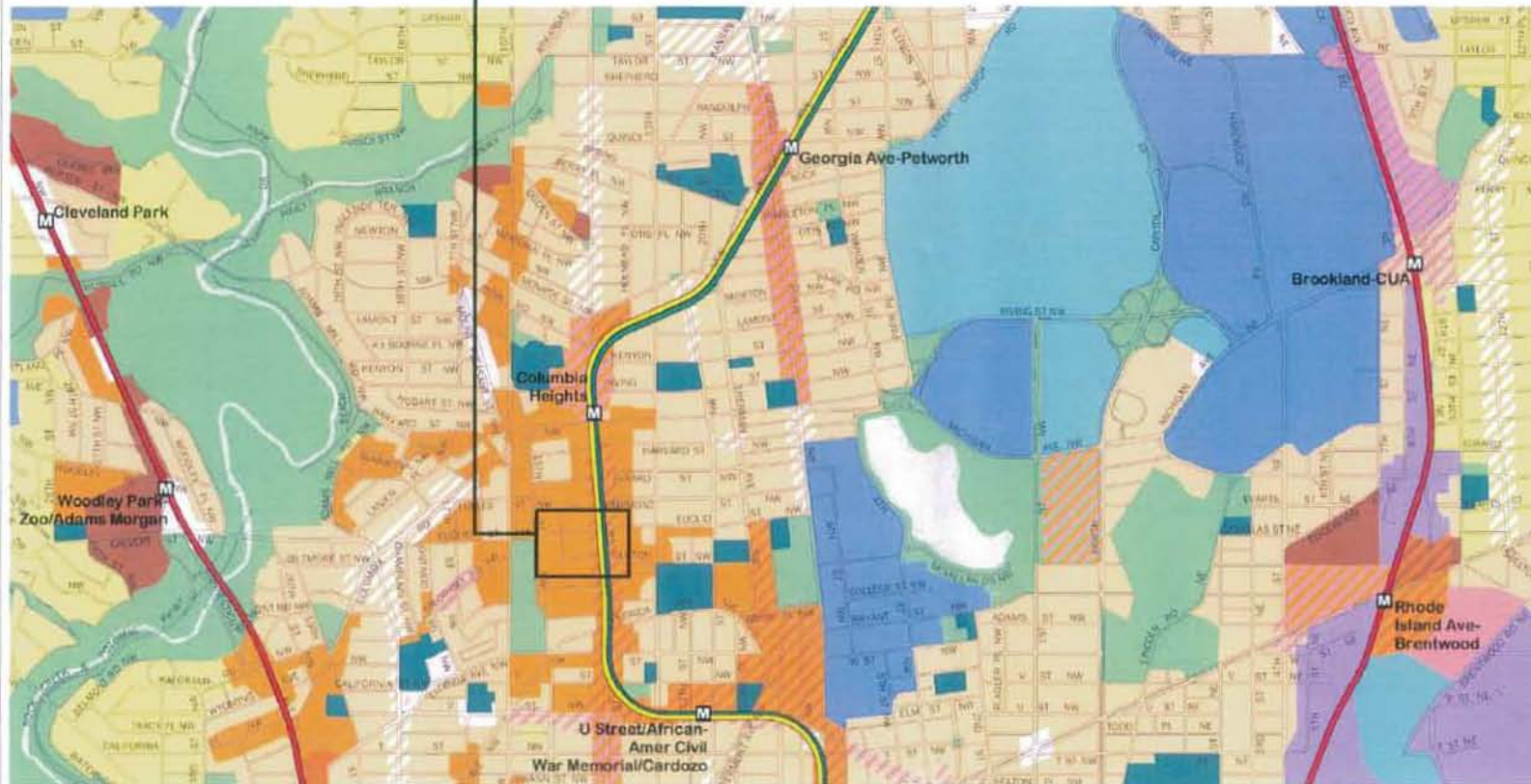
PSN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 ph. 202-622-5999 fax 202-622-0408

ZONING BOUNDARY PLAN & DEVELOPMENT DATA

NOVEMBER 20, 2009

AI

SQUARE# 2661
PROJECT SITE

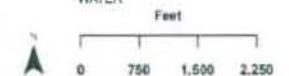


Comprehensive Plan Future Land Use

Map 4

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use

WATER



*** Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning - June, 2007

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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SQUARE NO. 2661
LOT NO. 052

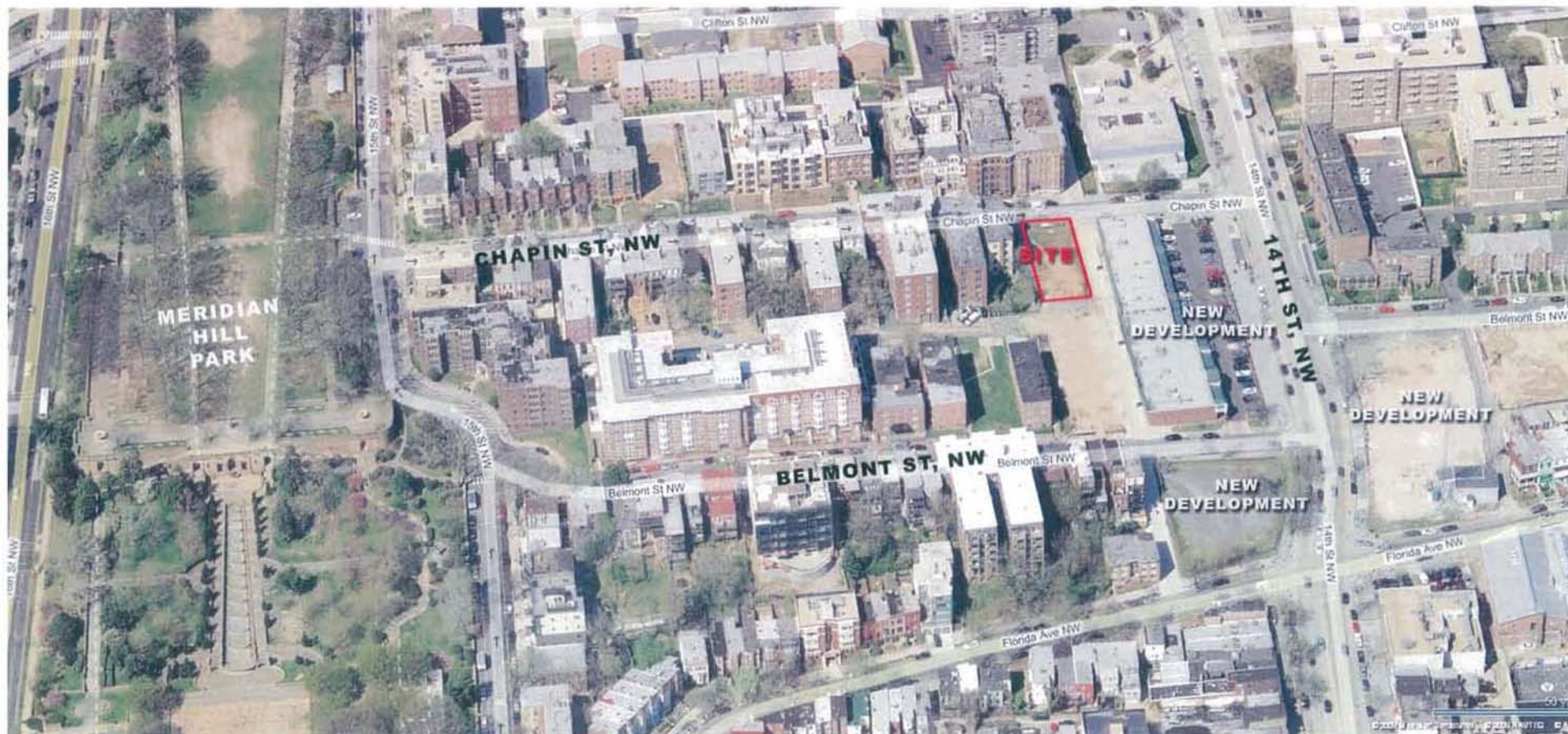


PG ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-622-6448 fax 202-622-0408

COMPREHENSIVE PLAN - FUTURE LAND USE

NOVEMBER 20, 2008

A1.2



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 LOT NO. 0152



P&H ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph: 202-622-5845 fax: 202-622-0408

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AERIAL PHOTOGRAPH I

A1.3



1. Aerial View



2. View looking North down public alley directly across from the site



3. View looking South, down 14th Street towards Belmont Street



4. Chapin Street, view of the adjacent neighboring building



4. Intersection of 14th & Chapin Street, view looking East towards 14th Street

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SQUARE NO. 2661
LOT NO. 0152



P&G ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph 202-622-5945 fax 202-622-0906

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AERIAL PHOTOGRAPH 2

A1.4



1. Aerial View



2. View looking East towards intersection of 14th & Chapin St



3. View looking North, directly across from the site



4. New Development - 14th Street Facade - View looking West



4. New Development - View looking East

1412 CHAPIN STREET, NW

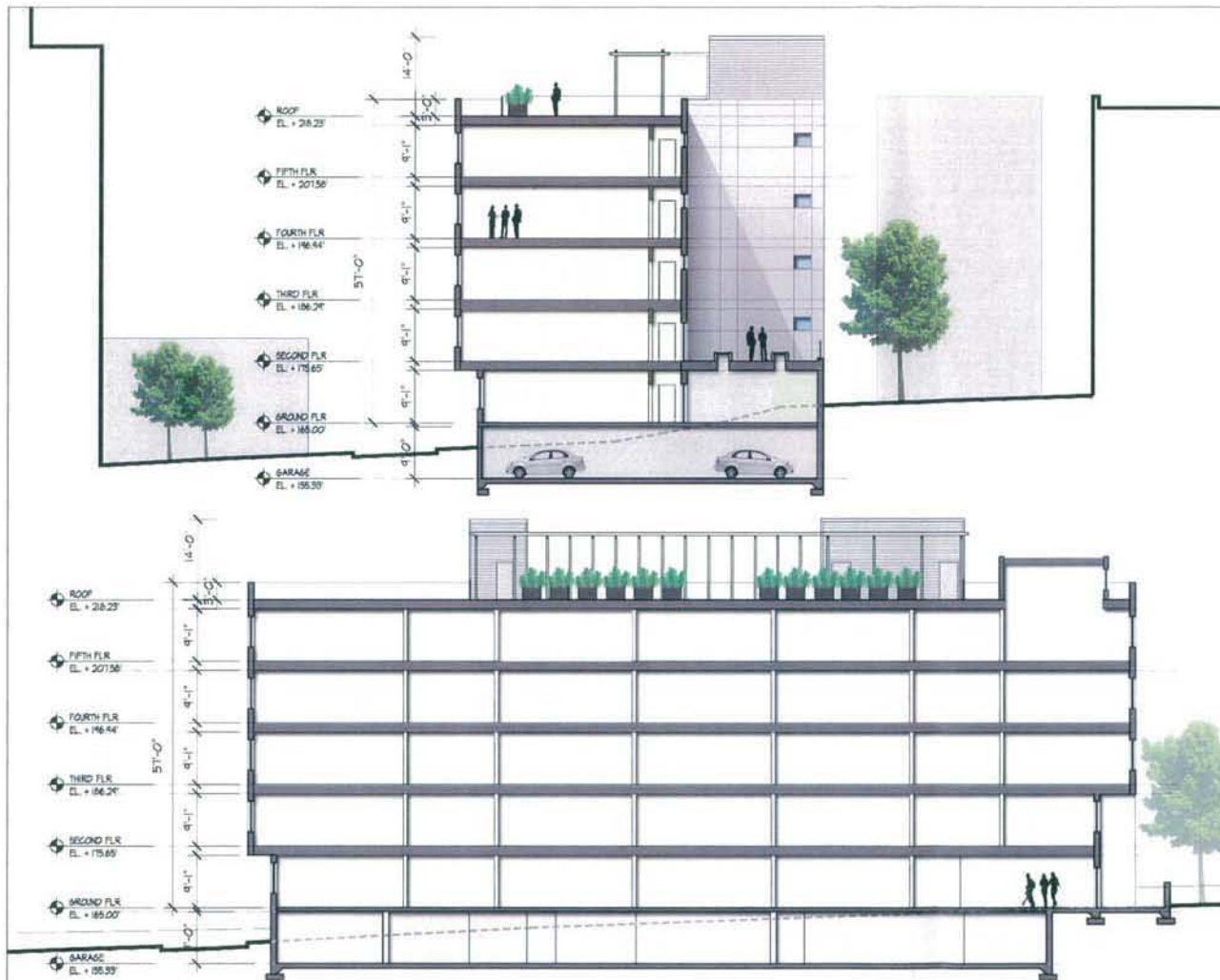
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SQUARE NO. 2461
LOT NO. 0152



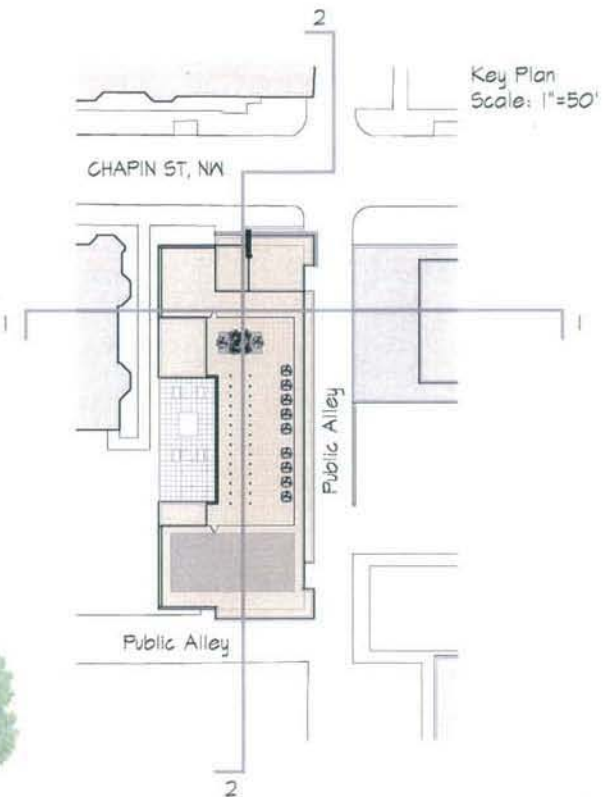
P&N ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-622-5445 fax 202-622-0406

NOVEMBER 20, 2004
AERIAL PHOTOGRAPH 3

A1.5



BUILDING SECTION 1 -
View looking South, towards Belmont Street



BUILDING SECTION 2 -
View looking West, towards Meridian Hill Park

0 10' 20'
SCALE: 1"=20'

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LOT NO. 0152

PG
Architects, Pllc

PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-622-5945 fax 202-622-0908

NOVEMBER 20, 2008
ENLARGED BUILDING SECTIONS

A3.2

PUD/ LOT# 219

20' ALLEY

LOT #152, 1412 CHAPIN ST

VACANT BLDG/ LOT# 858



NORTH ELEVATION - CHAPIN STREET, NW

0 8' 16'
SCALE: 1"=16'

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2661
LOT NO. 053



Architects, PLLC

RGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph: 202-822-6945 fax: 202-822-0408

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NORTH ELEVATION - CHAPIN ST, NW

A4.1



1412 CHAPIN STREET, NW

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 SQUARE NO. 264
 LOT NO. 0152

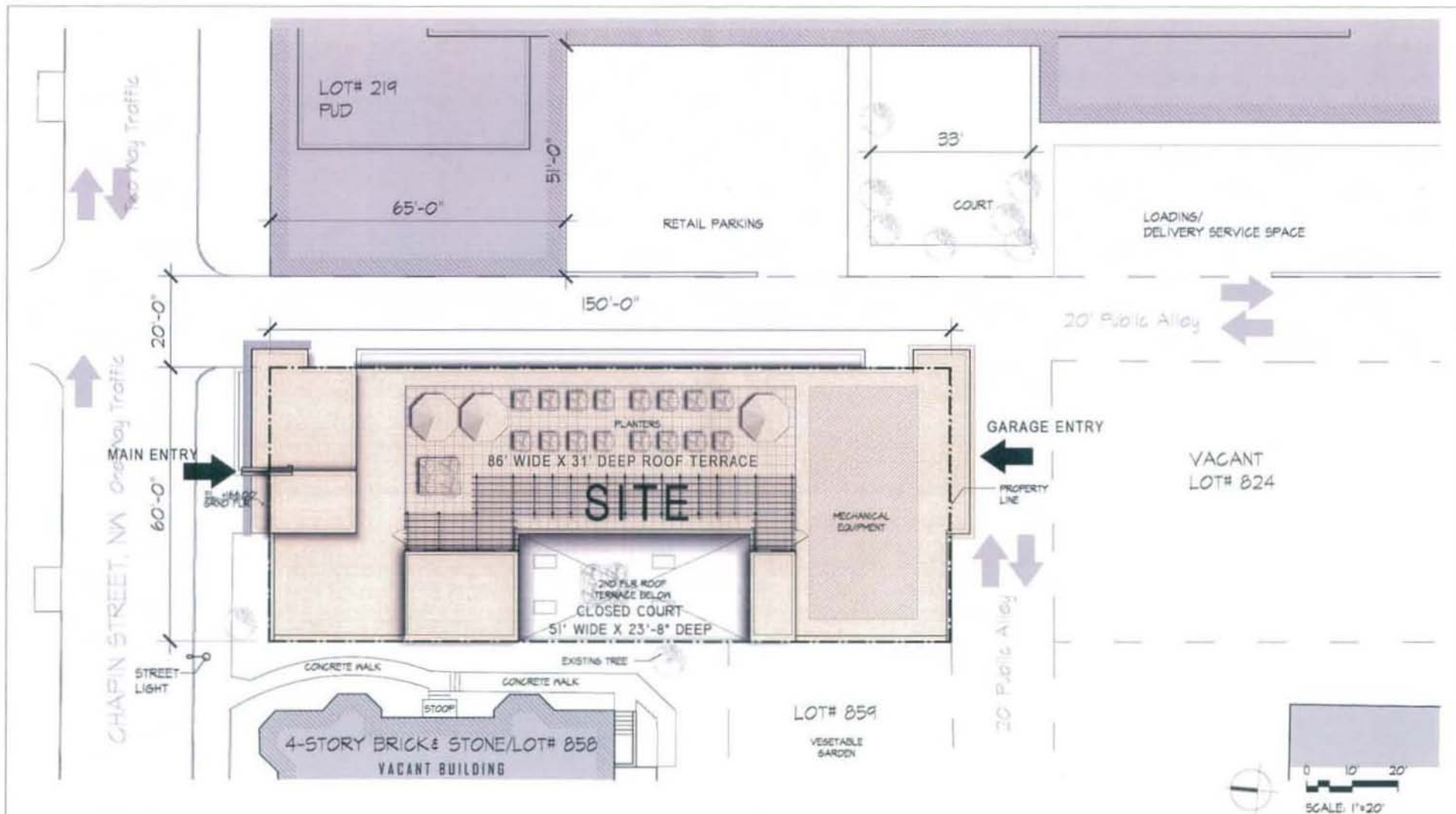


PEN ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph: 202-822-6885 fax: 202-822-0108

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SITE PLAN

A1.6



1412 CHAPIN STREET, NW

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 SQUARE NO. 266
 LOT NO. 052

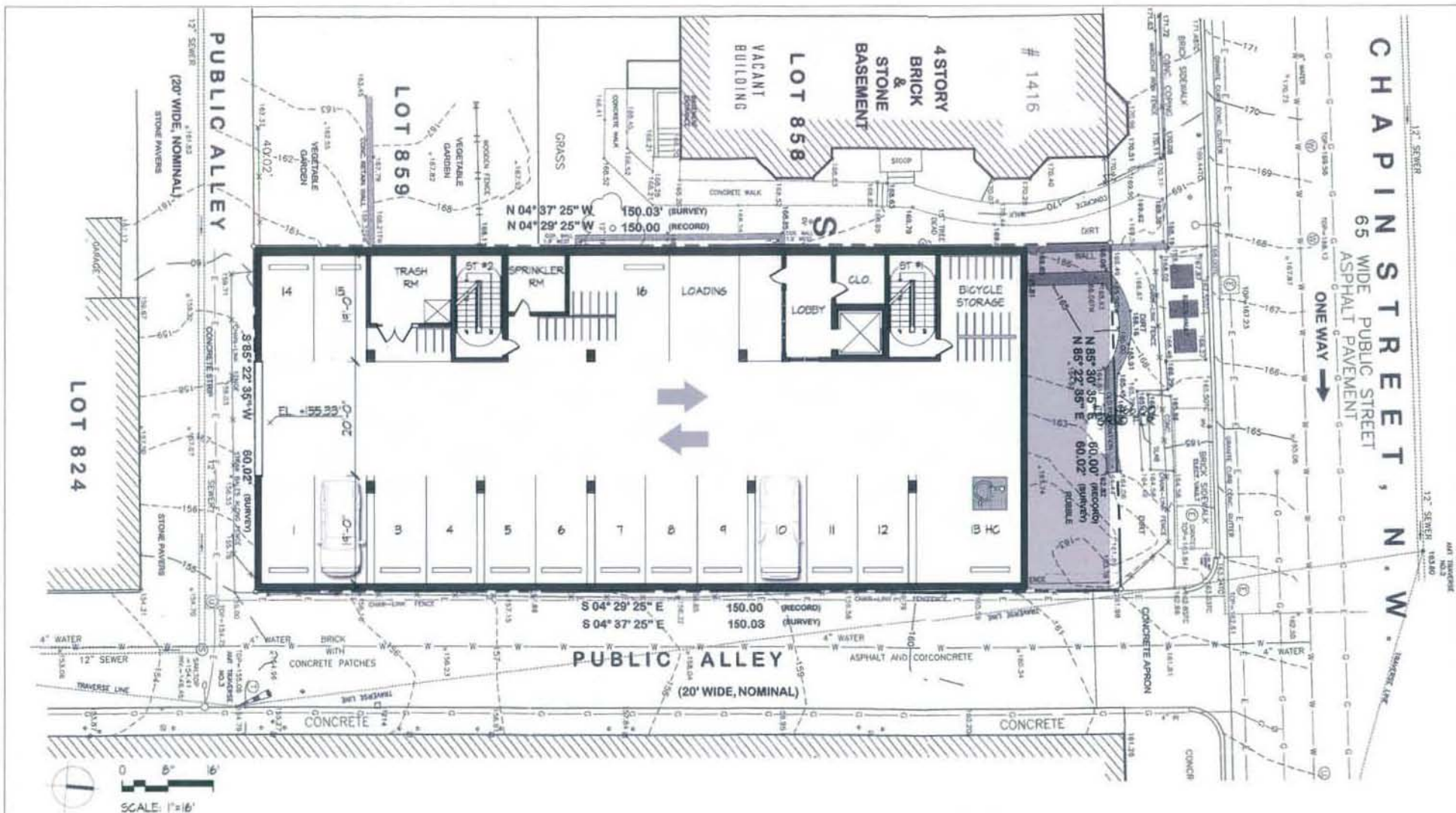
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 Architects, PLLC

PSA ARCHITECTS, PLLC
 210 7th Street, SE • Suite 201
 Washington, DC 20003
 PH: 202-632-6945 FAX: 202-632-0408

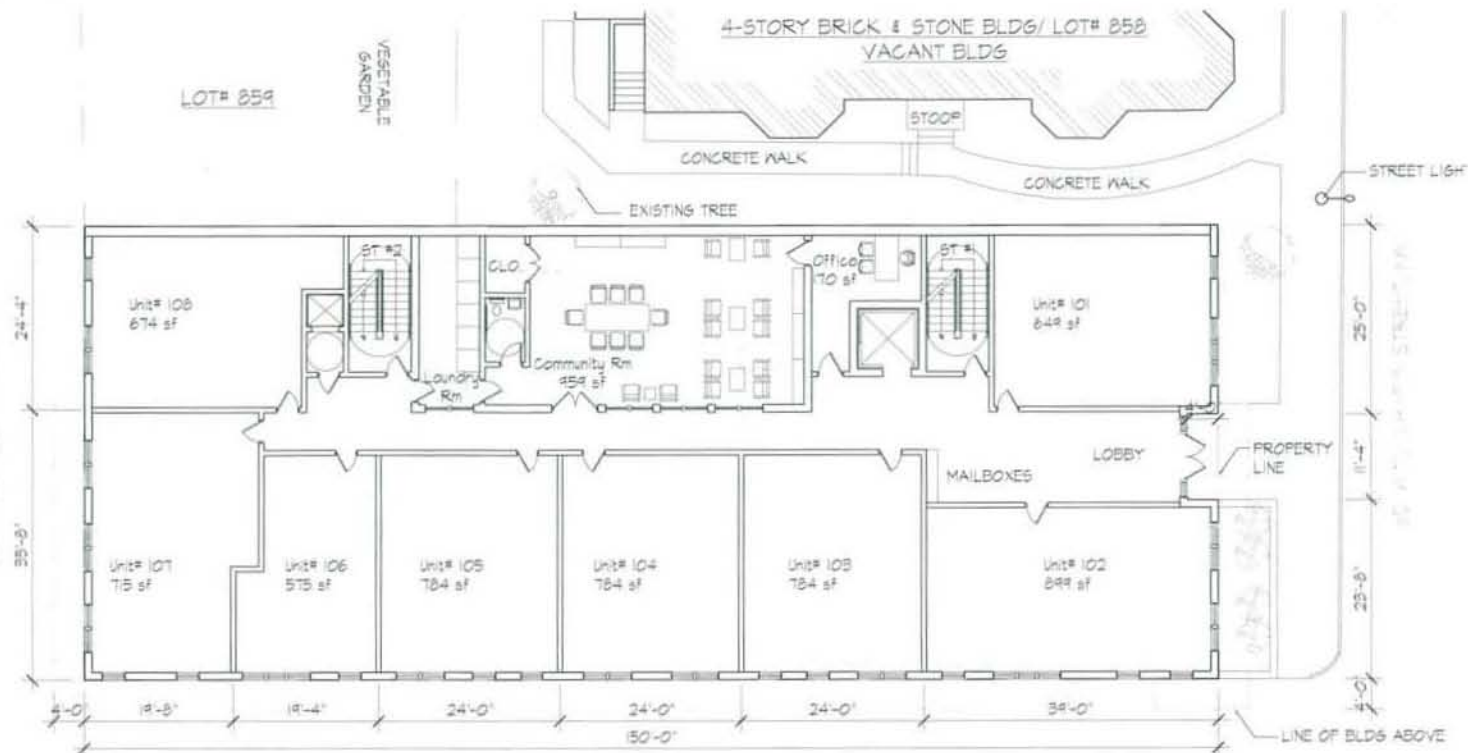
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SITE PLAN - CIRCULATION

A1.7



VACANT
LOT# 824



RETAIL PARKING

PUD / LOT# 219



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2461
LOT NO. 0182



P&A ARCHITECTS, PLLC
20 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-832-5445 fax 202-832-0428

NOVEMBER 20, 2004

GROUND FLOOR PLAN

A2.2

LOT# 859

VEGETABLE
GARDEN

4-STORY BRICK & STONE BLDG/ LOT# 858
VACANT BLDG

CONCRETE WALK

STOOP

CONCRETE WALK

STREET LIGHT

EXISTING TREE

ROOF TERRACE

Skylights

Planter

Skylights

CLO

ST #1

ST #2

Unit# 209
685 sf

Unit# 201
648 sf

PROPERTY LINE

Unit# 208
638 sf

Unit# 207
541 sf

Unit# 206
745 sf

Unit# 205
778 sf

Unit# 204
745 sf

Unit# 203
541 sf

Unit# 202
731 sf

Unit# 203
478 sf

25'-0"

95'-8"

23'-8"

19'-4"

24'-0"

24'-0"

24'-0"

39'-0"

4'-0"

158'-0"

25'-0"

11'-4"

23'-0"

4'-0"

VACANT
LOT# 824

RETAIL PARKING

PJD / LOT# 219

COURT
PART OF LOT# 219



0 8' 16'
SCALE: 1"=16'

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20009
SQUARE NO. 2661
LOT NO. 082

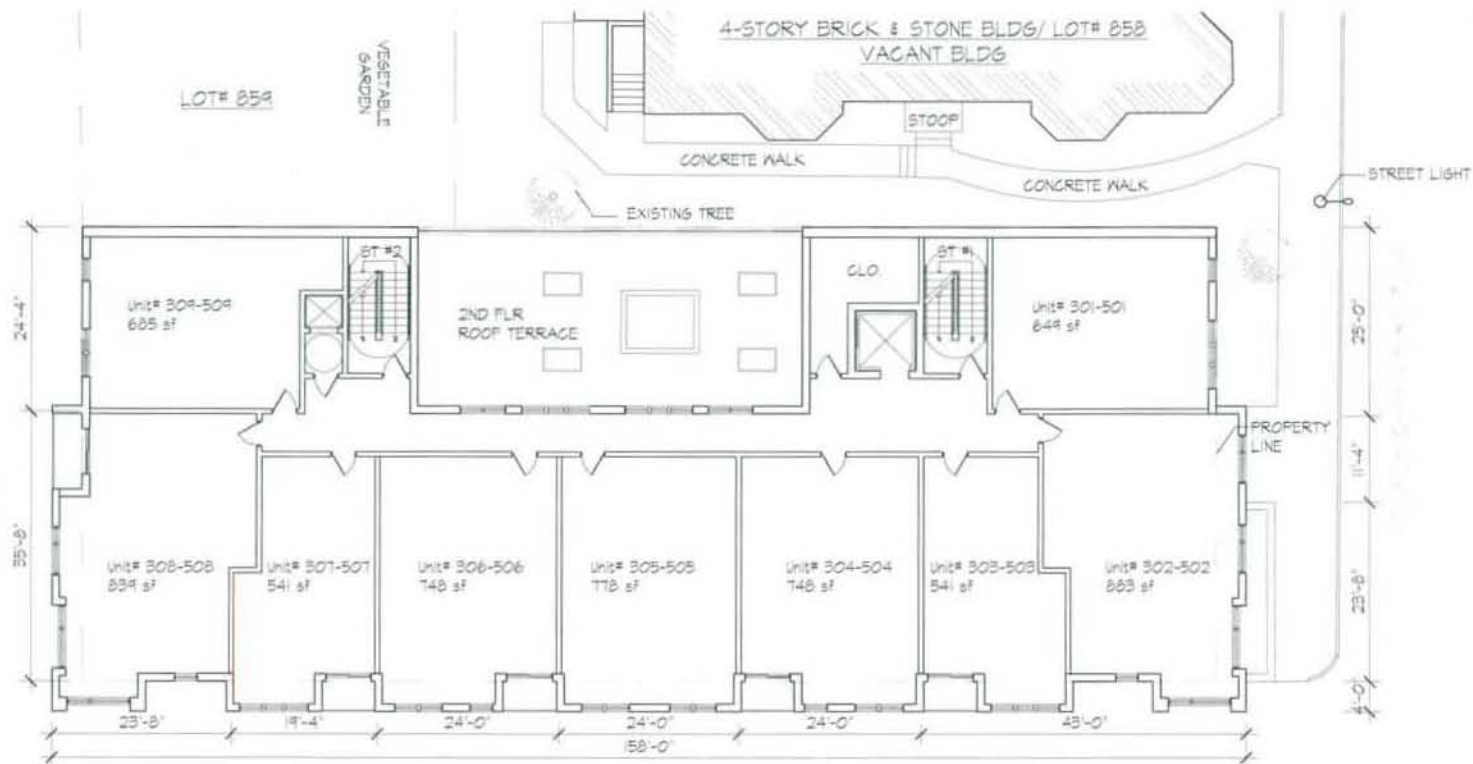


PJA ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
ph: 202-632-5640 fax: 202-632-0408

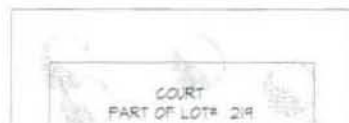
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SECOND FLOOR PLAN

A2.3

VACANT
LOT# 824



20 WILSON BLVD



RETAIL PARKING

PUD / LOT# 219



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
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LOT NO. 092



PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
ph: 202-822-6945 fax: 202-822-0408

NOVEMBER 20, 2004
TYPICAL (3RD - 5TH) FLOOR PLAN

A2.4

LOT# 859

VEGETABLE
GARDEN

4-STORY BRICK & STONE BLDG/ LOT# 858
VACANT BLDG

Stoop

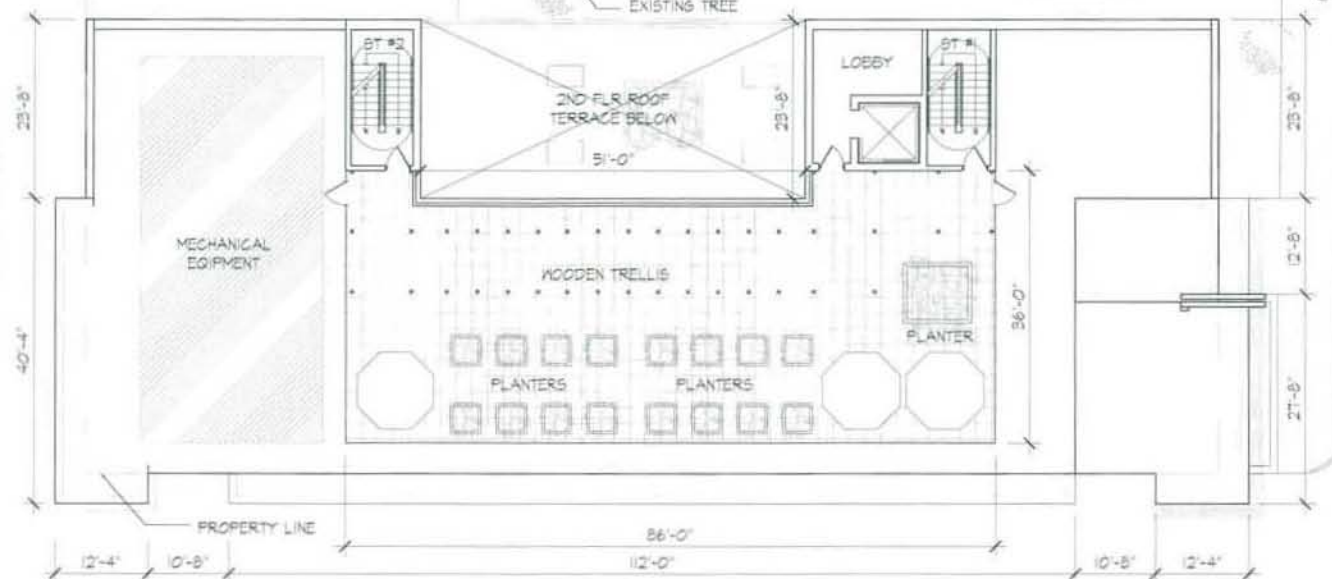
Concrete Walk

Concrete Walk

STREET LIGHT

EXISTING TREE

VACANT
LOT# 824



RETAIL PARKING

PUD / LOT# 219

COURT
PART OF LOT# 219



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 266/
LOT NO. 052



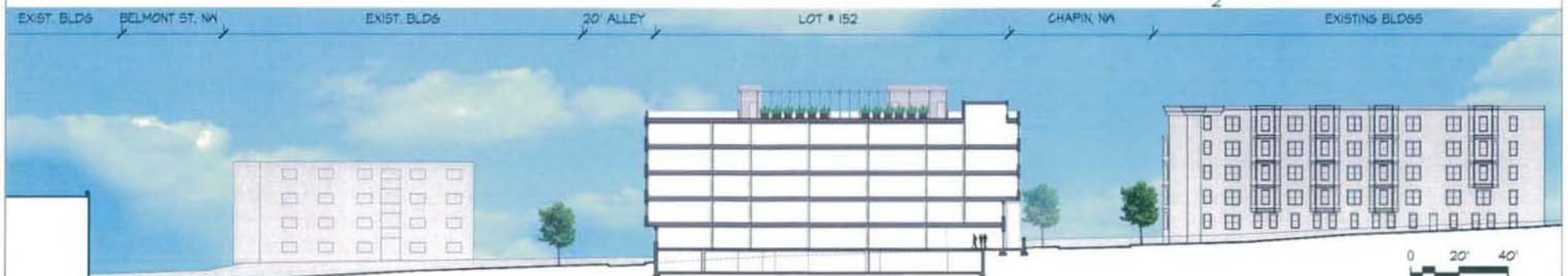
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210 7th Street SE - Suite 201
Washington, DC 20003
ph 202-622-5915 fax 202-622-0908

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ROOF FLOOR PLAN

A2.5



SITE SECTION 1 - View looking South, towards Belmont Street



SITE SECTION 2 - View looking West, towards Meridian Hill Park

1412 CHAPIN STREET, NW

PROPERTY ADDRESS- 1412 Chapin Street, NW Washington, DC 20004
 SQUARE NO. 2461
 LOT NO. 0153



P&A ARCHITECTS, P.C.
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph 202-822-5415 fax 202-822-0165

NOVEMBER 20, 2004
 SITE SECTIONS

A3.1



SOUTH ELEVATION - BACK ALLEY

1412 CHAPIN STREET, NW

PROPERTY ADDRESS- 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2661
LOT NO. 0192



RGN ARCHITECTS, P.C.
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5440 fax 202-822-0408

NOVEMBER 20, 2009
SOUTH ELEVATION

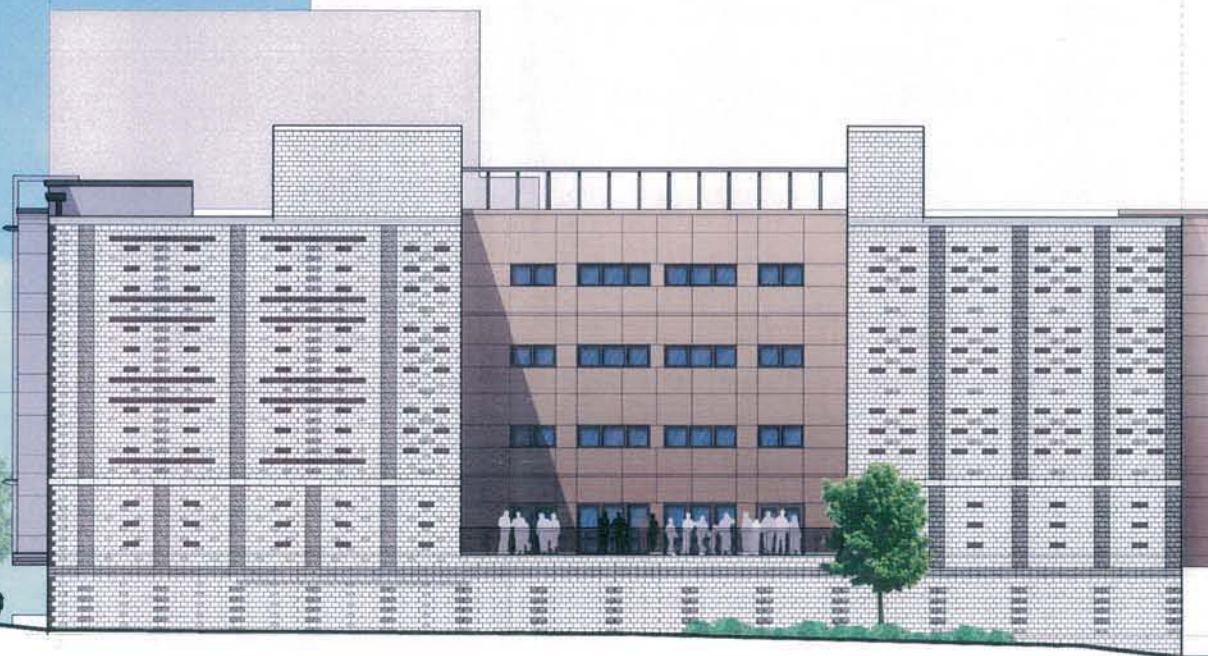
A4.3

65' WIDE / CHAPIN STREET, NW

LOT # 152

20' ALLEY

TOP OF PARAPET
EL. + 222.23'
 ROOF
EL. + 214.23'
 FIFTH FLR
EL. + 206.56'
 FOURTH FLR
EL. + 191.94'
 THIRD FLR
EL. + 187.24'
 SECOND FLR
EL. + 176.65'
 GROUND FLR
EL. + 166.00'
 GARAGE
EL. + 155.33'



WEST ELEVATION

0 8' 16'
SCALE: 1"=16'

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
 SQUARE NO. 266/
 LOT NO. 0152



P&A ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph. 202-622-5445 fax 202-622-0408

NOVEMBER 20, 2004
 WEST ELEVATION

A4.4

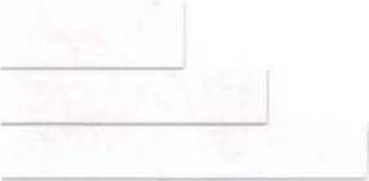


1412 CHAPIN STREET, NW


 RG
Architects, PLLCNOVEMBER 20, 2004
MATERIALS - FACADES

NOVEMBER 20, 2004

A4.5

TYPE OF MATERIAL	EXAMPLES	TYPE OF MATERIAL	EXAMPLES
SD-1 LAP SIDING Hardie Plank Lap Siding width 7-1/4", exposure 6" length 12' planks, 5/16" thickness texture - smoth, color- <u>Cobble Stone</u>  BR-1 BRICK VENEER GlenGarry Brick, Econo Size 3-5/8"x3-5/8"x7-5/8" masonry unit color- <u>Brown</u> 	 	PNL-1 METAL PANELS Reynobond Aluminum Composite Material 0.157" thickness widths of 48" min. length up to 20'-3" color- <u>Cadet Grey</u>  PNL-2 METAL PANELS Reynobond Aluminum Composite Material 0.157" thickness widths of 48" min. length up to 20'-3" color- <u>Vancouver Copper</u>  ST-1 STONE VENEER Prairie Stone 4x8x12 (nominal) texture- <u>Groundface</u> color- <u>Alabaster</u>  ST-2 STONE VENEER Prairie Stone 4x8x12 (nominal) texture- <u>Rockface</u> color- <u>Alabaster</u> 	 

1412 CHAPIN STREET, NW

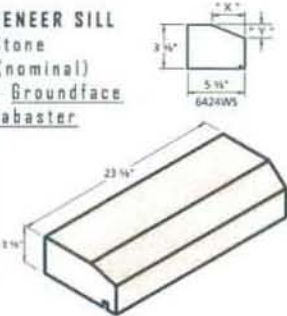
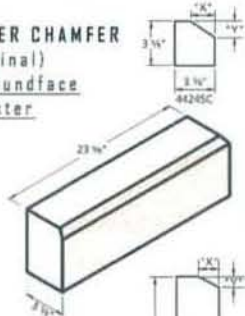
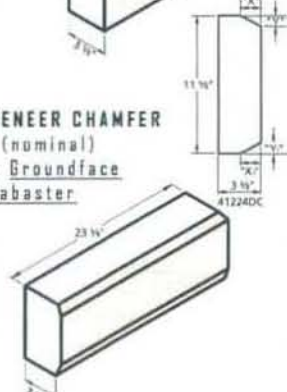
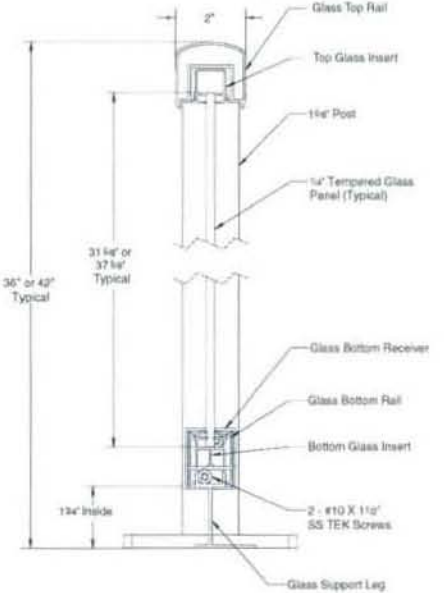
PROPERTY ADDRESS- 1412 Chapin Street, NW Washington, DC 20004
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LOT NO. 0153



P&A ARCHITECTS, P.L.L.C.
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-622-5415 fax 202-622-0468

NOVEMBER 20, 2004
MATERIALS

A4.6

TYPE OF MATERIAL	EXAMPLES	TYPE OF MATERIAL	EXAMPLES
ST-3 STONE VENEER SILL Prarie Stone 6x4x24 (nominal) texture- Groundface color-<u>Alabaster</u>  ST-4 STONE VENEER CHAMFER 4x4x24 (nominal) texture- Groundface color-<u>Alabaster</u>  ST-5 STONE VENEER CHAMFER 4x12x24 (nominal) texture- Groundface color-<u>Alabaster</u> 	 	RL-1 METAL & GLASS RAILING Deck Images Aluminum & Glass Balcony Railing 	

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 364
LOT NO. 0152



PMA ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph 202-822-5845 fax 202-822-0468

NOVEMBER 20, 2009

MATERIALS

A4.7



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
 SQUARE NO. 264
 LOT NO. 0192



R&G ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph. 202-822-5993 fax 202-822-0408

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3D RENDERING - Aerial View

A5.1



1412 CHAPIN STREET, NW

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SQUARE NO. 2661
LOT NO. 052



P&A ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-637-9998 fax 202-637-0408

NOVEMBER 20, 2004
3D RENDERING - Chapin Street Facade

A5.2



Chapin Street - View looking West, up the street



Chapin Street - View looking East, down the street

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
 SQUARE NO. 2461
 LOT NO. 0152



PSH ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph. 202-622-6415 fax 202-622-0106

NOVEMBER 20, 2004
 3D RENDERING - Chapin Street Views

A5.3



1412 CHAPIN STREET, NW

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PSH ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph 202-822-5485 fax 202-822-0400

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 3D RENDERING - Back Alley Facade

A5.4



1412 CHAPIN STREET, NW

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 LOT NO. 0152

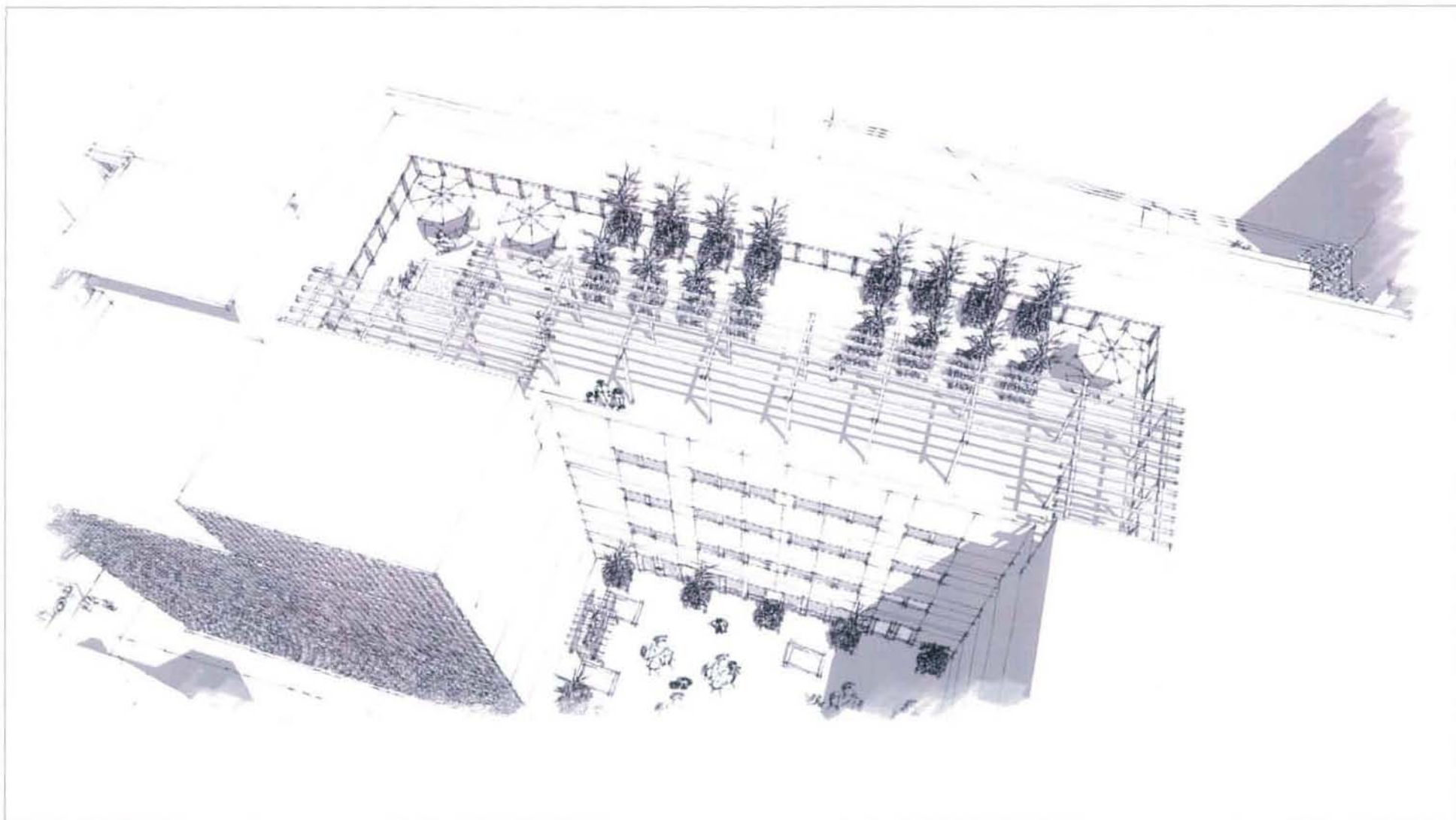


PG ARCHITECTS, PLLC
 310 7th Street, SE - Suite 201
 Washington, DC 20003
 ph 202-822-5415 fax 202-822-0108

3D RENDERING - Intersection of Chapin St & Side Alley

NOVEMBER 20, 2008

A5.5



1412 CHAPIN STREET, NW

PROPERTY ADDRESS- 1412 Chapin Street, NW Washington, DC 20009
 SQUARE NO. 2861
 LOT NO. 052



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 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph 202-822-5985 fax 202-822-0408

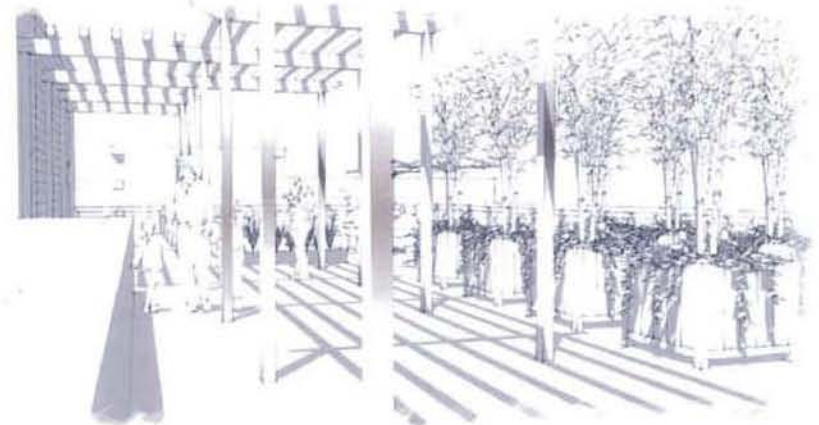
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3D RENDERING - Roof Terrace/ Aerial View

A5.6



1. Roof Terrace/Top Floor - View Looking North Towards Chapin Street



2. Roof Terrace/Top Floor - View Looking South Towards the back alley

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2561
LOT NO. 0152



Architects, Pllc

P&A ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-6488 fax 202-822-0408

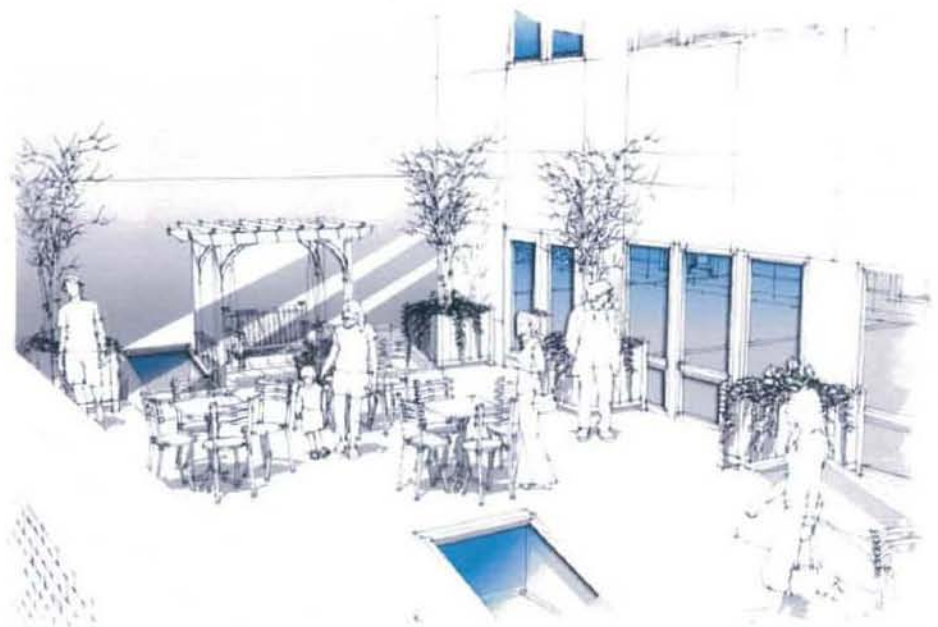
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3D RENDERING - Roof Terrace/ Roof

A5.7



1. Roof Terrace/Second Floor - Aerial View



2. Roof Terrace/Second Floor - Perspective View looking North-East

1412 CHAPIN STREET, NW

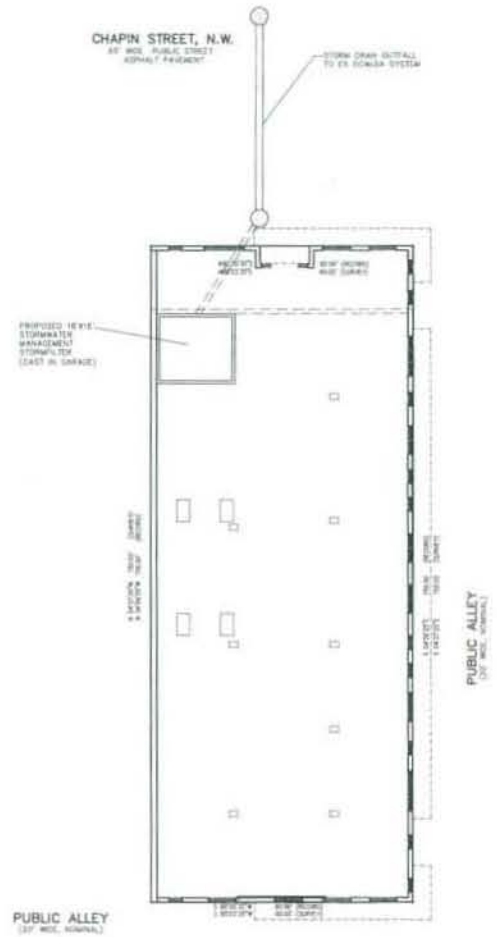
PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 268/
LOT NO. 0152



PJH ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph 202-622-5445 fax 202-622-0408

NOVEMBER 20, 2004
3D RENDERING - Roof Terrace/ Second Floor

A5.8



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	PROJECT LOCATION: KYLE BARD 1401 14th Street, N.W. WASHINGTON, D.C. 20005	1412 CHAPIN ST. NW WASHINGTON, D.C.	STORMWATER MANAGEMENT PLAN	VPKA CAPITAL SERVICES
	DATE: 08/11/2011 BY: [Signature] SCALE: AS SHOWN PROJECT/FILE NO.: 1412 SHEET NO.: 01-1			

CHAPIN STREET, N.W.

PUBLIC ALLEY

STABILIZED
CONSTRUCTION
ENTRANCE WITH
BASIC RACK

SILT FENCE

PUBLIC ALLEY

SILT FENCE

14th STREET, N.W.



PROJECT CONSULTING FEE SAMP
W&A CARROLL
 1412 CHAPIN ST., NW
 WASHINGTON, D.C. 20004
 PHONE: (202) 462-1111
 FAX: (202) 462-1112
 WWW.WACARROLL.COM

1412 CHAPIN ST, NW
 WASHINGTON, D.C.

SEDIMENT AND EROSION
 CONTROL PLAN

W&A CARROLL
 REVIEWED

DATE: 01/10/2008	BY: [Signature]
DES: [Signature]	CHK: [Signature]
SCALE: AS SHOWN	
PROJECT NO: 0707	
SHEET NO: C-2	