



1412 CHAPIN ST, NW
WASHINGTON, DC 20006

ZONING COMMISSION
District of Columbia
CASE NO. 09-15
EXHIBIT NO. 263

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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
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LAND USE COUNSEL: Arent Fox LLP
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1412 CHAPIN STREET, NW

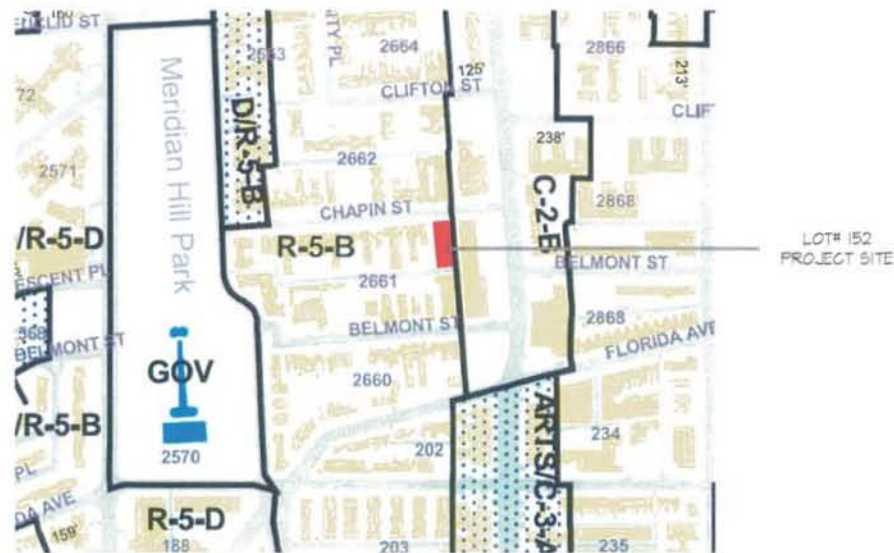
PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20006
SQUARE NO. 2661
LOT NO. 092



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JANUARY 20, 2010
COVER SHEET A0.0

ZONING COMMISSION
District of Columbia
CASE NO. 09-15
EXHIBIT NO. 26B



SQUARE# 2661
PROJECT SITE



ZONING TABULATIONS

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

	C-2-B/ PUD REQUIRED/ALLOWED	PROVIDED
		Garage Floor - 8,130 sf Ground Floor - 8,956 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 - 48,256 FAR - 5.36
LOT OCCUPANCY:	80% (RESIDENTIAL)	86.6% (typical floor)
BUILDING HEIGHT:	65 ft (MAXIMUM)	57 ft 5 STORIES
PARKING:	1 PER 3 DU = 17 SPACES	16 PARKING SPACES
		TOTAL UNITS: 44 STUDIO - 9 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
STRUCTURE:	14 ft	14 ft

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2661
LOT NO. 0152



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JANUARY 20, 2010
ZONING BOUNDARY PLAN & DEVELOPMENT DATA

AI.I

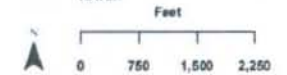
SQUARE# 2661
PROJECT SITE



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.

1412 CHAPIN STREET, NW

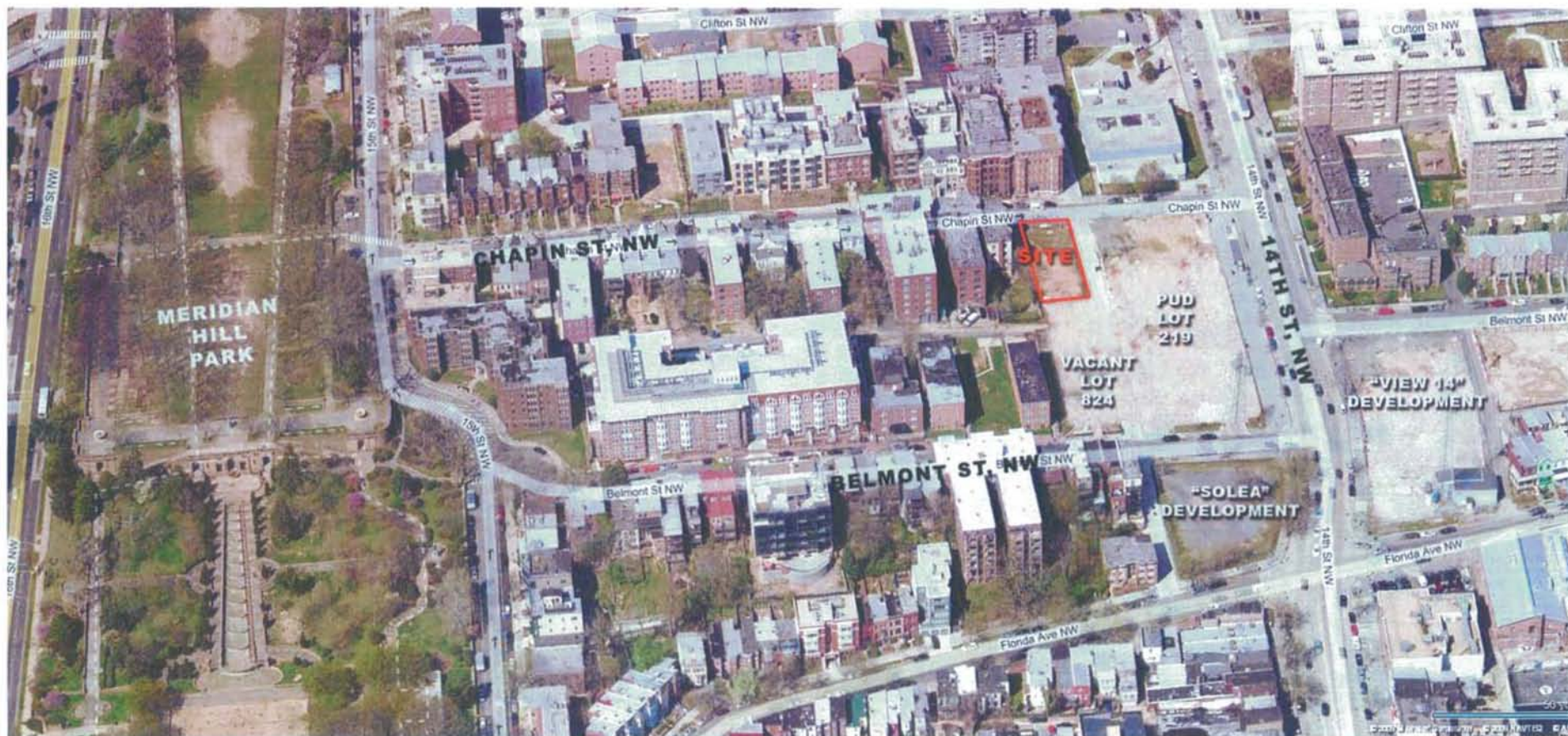
PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2661
LOT NO. 082



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JANUARY 20, 2010
COMPREHENSIVE PLAN - FUTURE LAND USE

A1.2



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 SQUARE NO. 2661
 LOT NO. 0152



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 AERIAL PHOTOGRAPH 1

A1.3



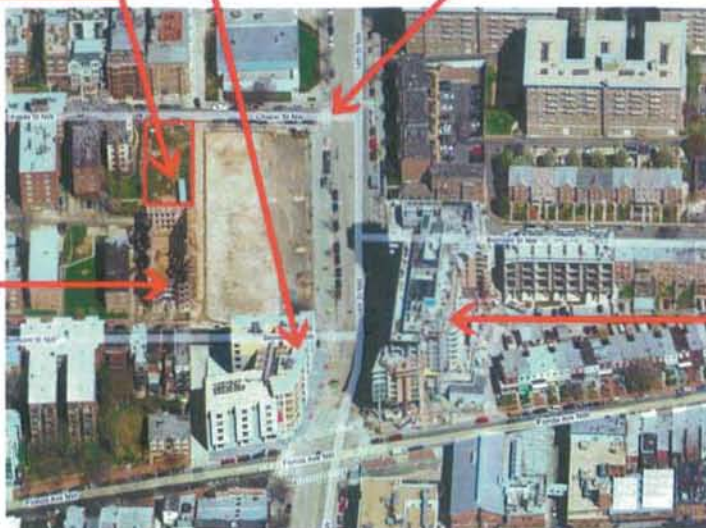
2. NEW DEVELOPMENT "SOLEA", CORNER OF 14TH ST & FLORIDA AVE, NW



3. VIEW LOOKING SOUTH-WEST, CORNER OF 14TH & CHAPIN ST, NW



1. VIEW LOOKING NORTH-WEST, FROM BELMONT ST TOWARDS CHAPIN ST/ VIEW SHOWS VACANT LOT# B24



4. NEW DEVELOPMENT "VIEW 14", CORNER OF 14TH ST & FLORIDA AVE, NW

1412 CHAPIN STREET, NW

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



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JANUARY 30, 2010
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

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 SQUARE NO. 2661
 LOT NO. 0152



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AERIAL PHOTOGRAPH 3

A1.5



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 SQUARE NO. 2661
 LOT NO. 0152

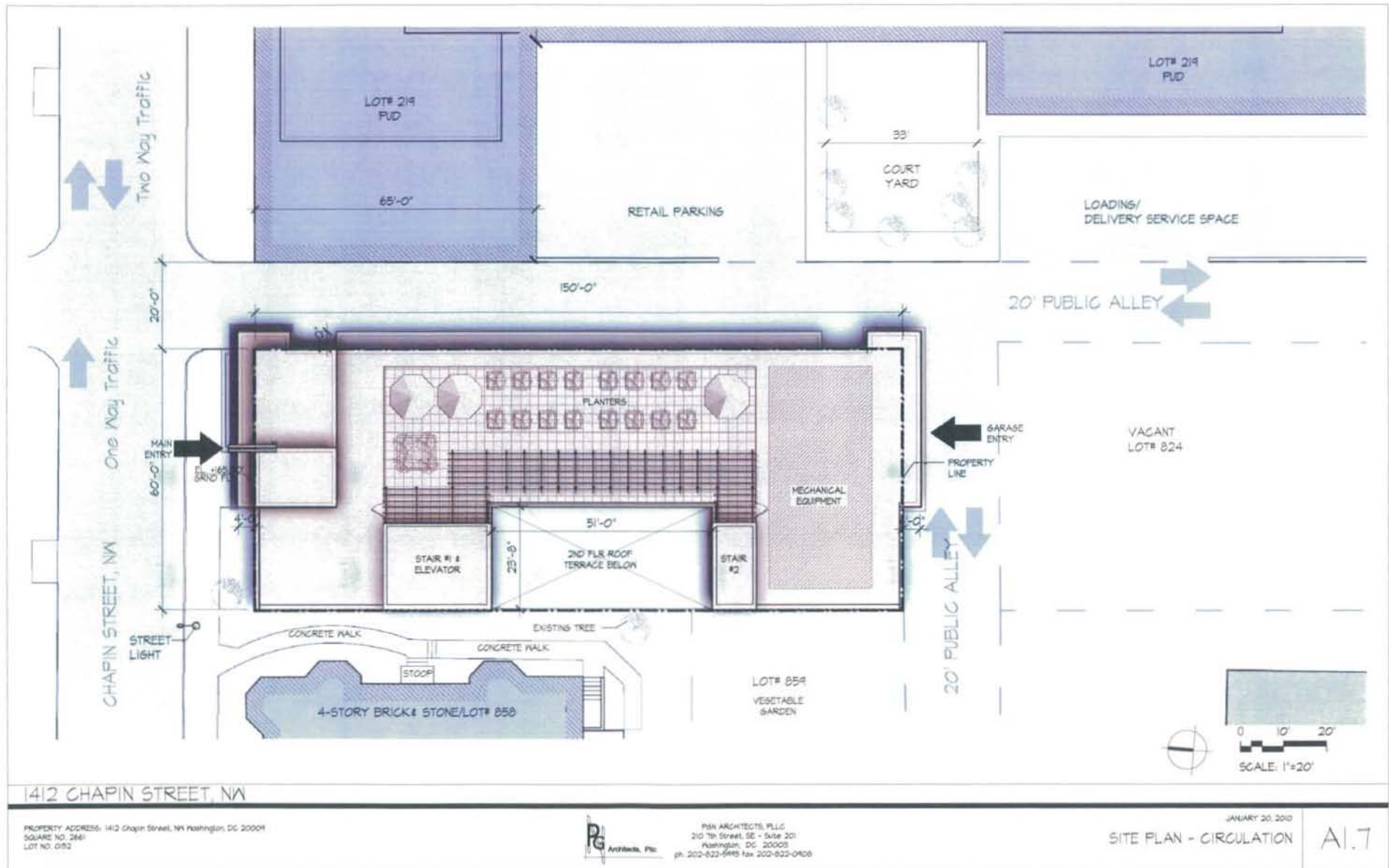


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JANUARY 20, 2010

SITE PLAN

A1.6



VACANT
LOT# 824

LOT# 859

VEGETABLE
GARDEN

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

STOOP

CONCRETE WALK

CONCRETE WALK

STREET LIGHT

EXISTING TREE

2ND FLR
ROOF TERRACE
BELOW

Unit# 309-309
685 sf

Unit# 301-301
649 sf

Unit# 308-308
839 sf

Unit# 307-307
541 sf

Unit# 306-306
748 sf

Unit# 305-305
778 sf

Unit# 304-304
748 sf

Unit# 303-303
541 sf

Unit# 302-302
888 sf

PROPERTY
LINE

30' WIDE PUBLIC ALLEY

RETAIL PARKING

PUD / LOT# 219

COURT
PART OF LOT# 219



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SQUARE NO. 2661
LOT NO. 0152

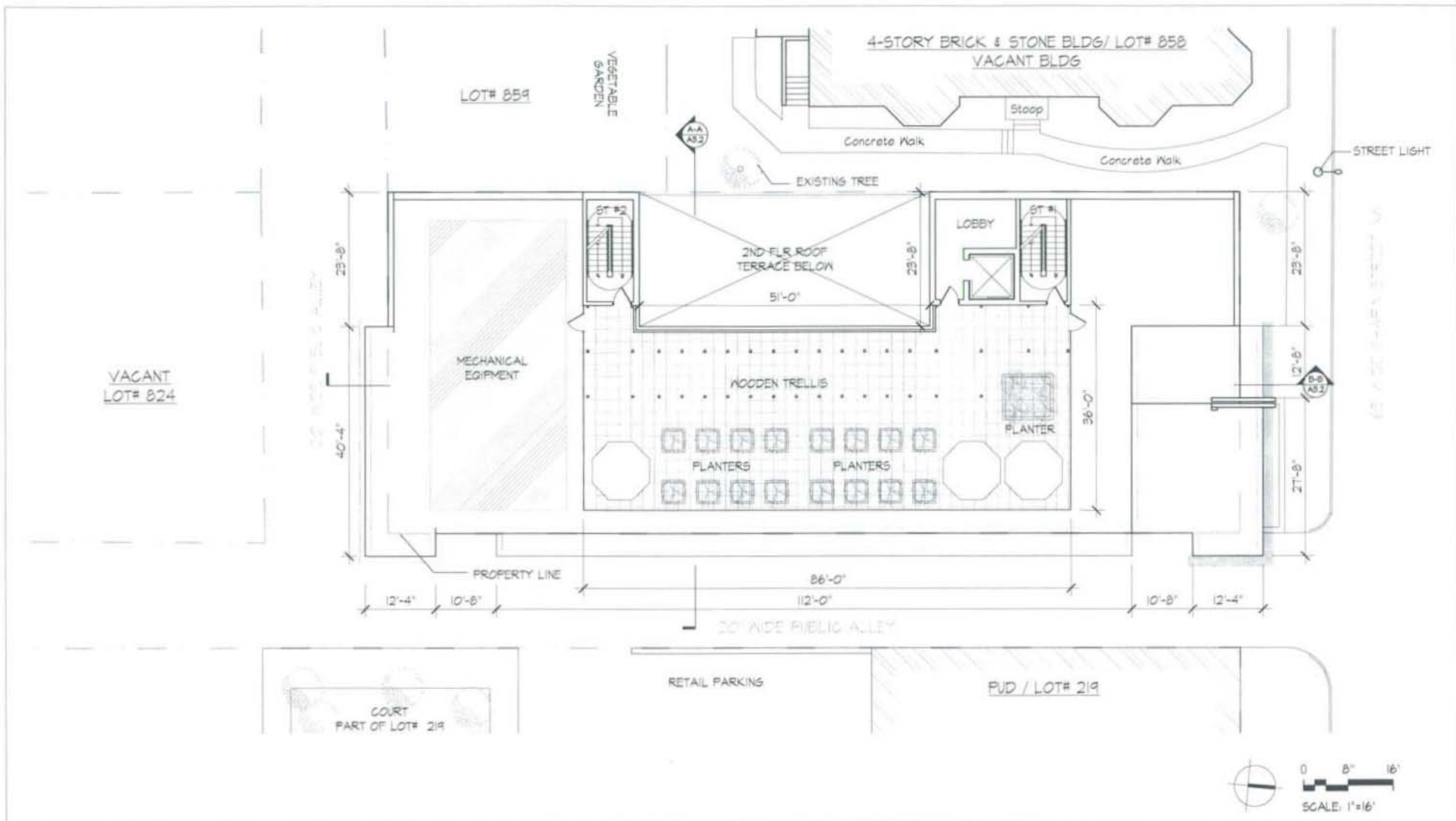


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TYPICAL (3RD - 5TH) FLOOR PLAN

A2.4



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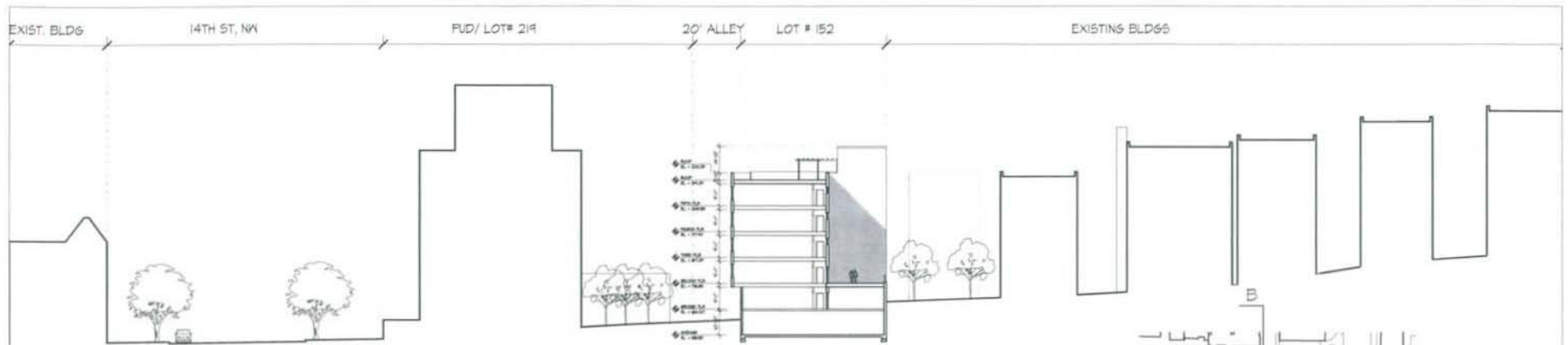
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 SQUARE NO. 2661
 LOT NO. 052



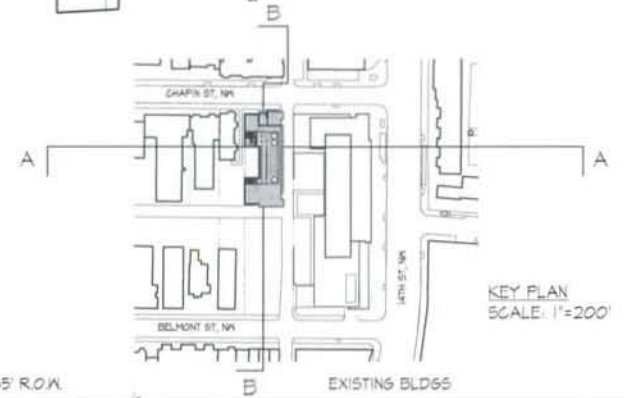
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JANUARY 20, 2010
 ROOF FLOOR PLAN

A2.5



SITE SECTION A-A - VIEW LOOKING SOUTH, TOWARDS BELMONT STREET



KEY PLAN
SCALE: 1"=200'



SITE SECTION B-B - VIEW LOOKING WEST, TOWARDS MERIDIAN HILL PARK

0 20' 40'
SCALE: 1"=40'

1412 CHAPIN STREET, NW

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SQUARE NO. 2661
LOT NO. 0152

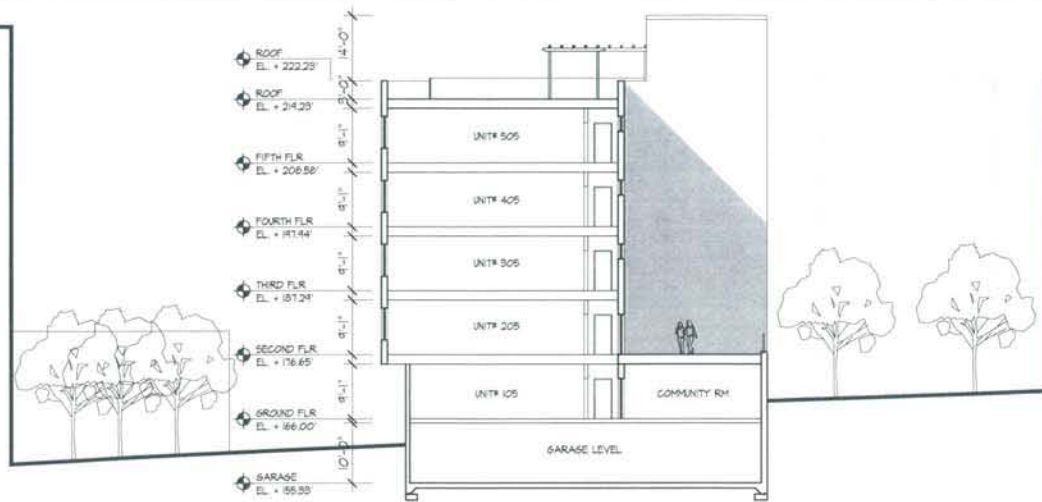


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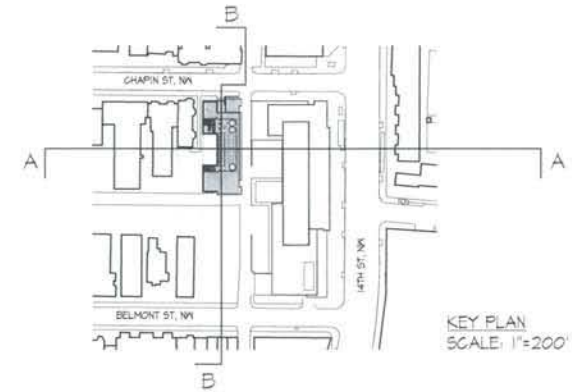
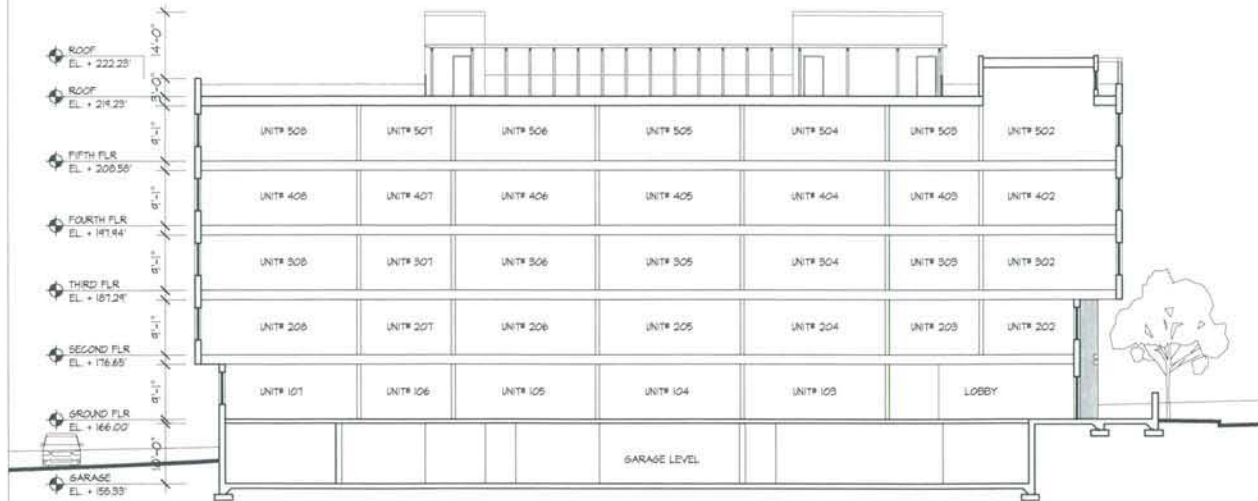
JANUARY 20, 2010

SITE SECTIONS 1 & 2

A3.1



BUILDING SECTION A-A
VIEW LOOKING SOUTH, TOWARDS BELMONT STREET



BUILDING SECTION B-B
VIEW LOOKING WEST, TOWARDS MERIDIAN HILL PARK



1412 CHAPIN STREET, NW

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SQUARE NO. 2661
LOT NO. 0152



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JANUARY 20, 2010
BUILDING SECTIONS

A3.3

PUD/ LOT# 214

20' ALLEY

LOT #152, 1412 CHAPIN ST

VACANT BLDG/ LOT# 858



NORTH ELEVATION - CHAPIN STREET, NW
SCALE: 1/16"=1'-0"

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 3661
LOT NO. 082



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JANUARY 20, 2010
NORTH ELEVATION - CHAPIN ST, NW

A4.1

VACANT
LOT# 024

20' ALLEY

LOT # 152

SIDEWALK

CHAPIN ST, NW

SIDEWALK

65' R.O.W.

TOP OF PARAPET
EL. + 222.25'

ROOF
EL. + 214.25'

FIFTH FLR
EL. + 208.50'

FOURTH FLR
EL. + 197.44'

THIRD FLR
EL. + 187.24'

SECOND FLR
EL. + 176.65'

GROUND FLR
EL. + 166.00'

GARAGE
EL. + 155.55'

57'-0"

9'-1"

9'-1"

9'-1"

9'-1"

9'-1"

10'-0"

16'-4"

EL. + 155.55'

EL. + 160.00'

EL. + 161.45'

EAST ELEVATION - PUBLIC ALLEY
SCALE: 1/16"=1'-0"

1412 CHAPIN STREET, NW

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SQUARE NO. 2461
LOT NO. 082

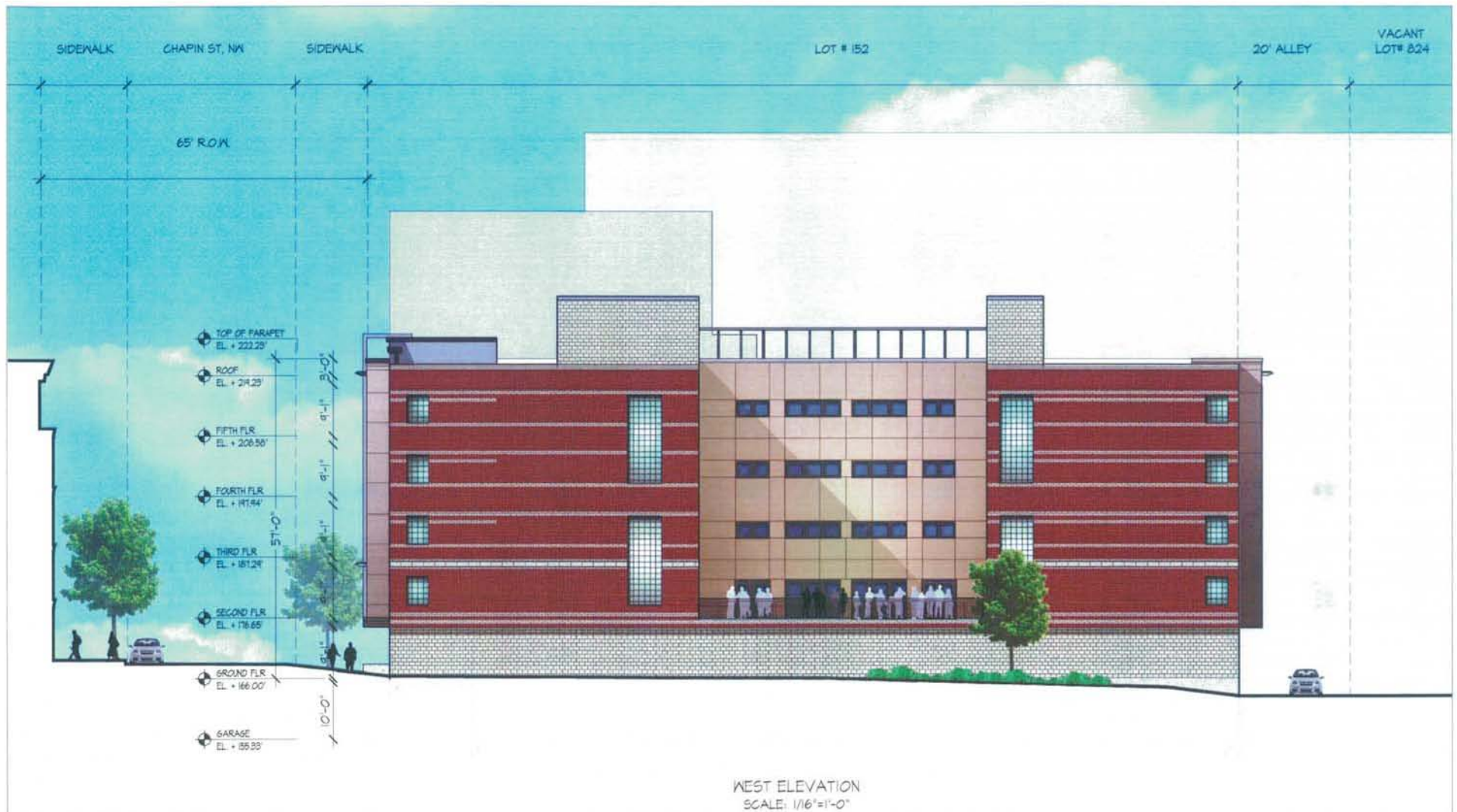


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EAST ELEVATION - PUBLIC ALLEY

A4.2



1412 CHAPIN STREET, NW

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SQUARE NO. 2661
LOT NO. 0152



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JANUARY 20, 2010
WEST ELEVATION

A4.4



2. NORTH ELEVATION
SCALE: 1"=20'



1. EAST ELEVATION
SCALE: 1"=20'

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2841
LOT NO. 052



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JANUARY 20, 2010

MATERIALS - NORTH & EAST ELEVATIONS

A4.5



2. SOUTH ELEVATION
SCALE: 1"=20'



1. WEST ELEVATION
SCALE: 1"=20'

1412 CHAPIN STREET, NW

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



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MATERIALS - SOUTH & WEST ELEVATIONS

JANUARY 20, 2010

A4.6

BRICK VENEER - option 1

GlenGary Brick, Econo Size
3-5/8"x3-5/8"x7-5/8" masonry unit
color- Beige w/Speck



BRICK VENEER - option 2

GlenGary Brick, Econo Size
3-5/8"x3-5/8"x7-5/8" masonry unit
color- Red Cliff (S12)



METAL PANELS

Reynobond Aluminum Composite
Material
0.157" thickness
widths of 48" min.
length up to 20'-3"
color- Cadet Grey



METAL PANELS

Reynobond Aluminum Composite
Material
0.157" thickness
widths of 48" min.
length up to 20'-3"
color- Vancouver Copper



1412 CHAPIN STREET, NW

PROPERTY ADDRESS- 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2661
LOT NO. 0182



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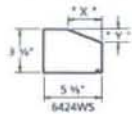
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MATERIALS - SAMPLES

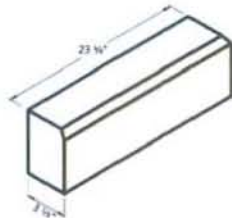
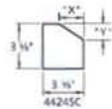
A4.7

STONE VENEER SILL

Prarie Stone
6x4x24 (nominal)
texture- Groundface
color-Buff

**STONE VENEER CHAMFER-1**

4x4x24 (nominal)
texture- Groundface
color-Buff

**ST-1 STONE VENEER**

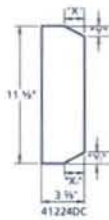
Prarie Stone
4x8x12 (nominal)
texture- Groundface
color-Buff

**ST-2 STONE VENEER**

Prarie Stone
4x8x12 (nominal)
texture- Textureface
color-Buff

**STONE VENEER CHAMFER-2**

4x12x24 (nominal)
texture- Groundface
color-Buff



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2661
LOT NO. 0152

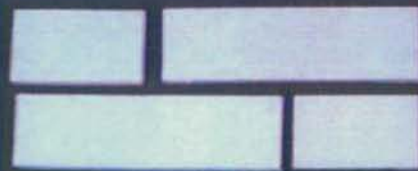


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MATERIALS - SAMPLES

A4.8



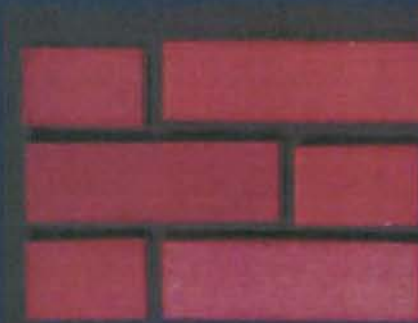
1. 4"X4"X8" FACE BRICK/
GLEN GERY ECONO SIZE - TAWNY BEIGE



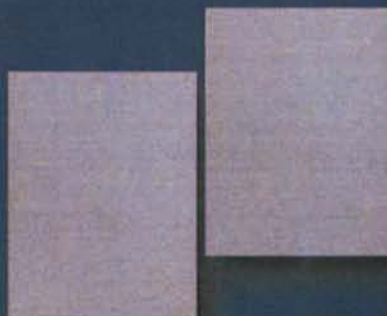
3. 4"X8X12" STONE VENEER/
PRARIE STONE - TEXTUREFACE-BUFF



4. 4"X8X12" STONE VENEER/
PRARIE STONE - GROUNDFACE-BUFF



2. 4"X4"X8" FACE BRICK/
GLEN GERY ECONO SIZE - RED



5. ALCOA ARCHITECTURAL PRODUCTS/
REYNOBOND ACM PANELS -
VANCOUVER COPPER



6. ALCOA ARCHITECTURAL PRODUCTS/
REYNOBOND ACM PANELS -
CADET GREY



NORTH ELEVATION

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20008
SQUARE NO. 2661
LOT NO. 0182



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JANUARY 20, 2010
MATERIALS - SAMPLES

A4.9



1412 CHAPIN STREET, NW

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 SQUARE NO. 2861
 LOT NO. 0152



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JANUARY 20, 2010

3D RENDERING - Aerial View

A5.1



1412 CHAPIN STREET, NW

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 SQUARE NO. 2661
 LOT NO. 0152



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JANUARY 20, 2010

3D RENDERING - Chapin St View

A5.2



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
 SQUARE NO. 2441
 LOT NO. 0182



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JANUARY 20, 2010
 3D RENDERING - Back Alley/ Garage Entry

A5.3



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2841
LOT NO. 0152



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JANUARY 20, 2010

3D RENDERING - Chapin Street View

A5.4



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20009
 SQUARE NO. 2461
 LOT NO. 0152



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JANUARY 30, 2010

3D RENDERING - Back Alley View

A5.5



1412 CHAPIN STREET, NW

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SQUARE NO. 2661
LOT NO. 0192

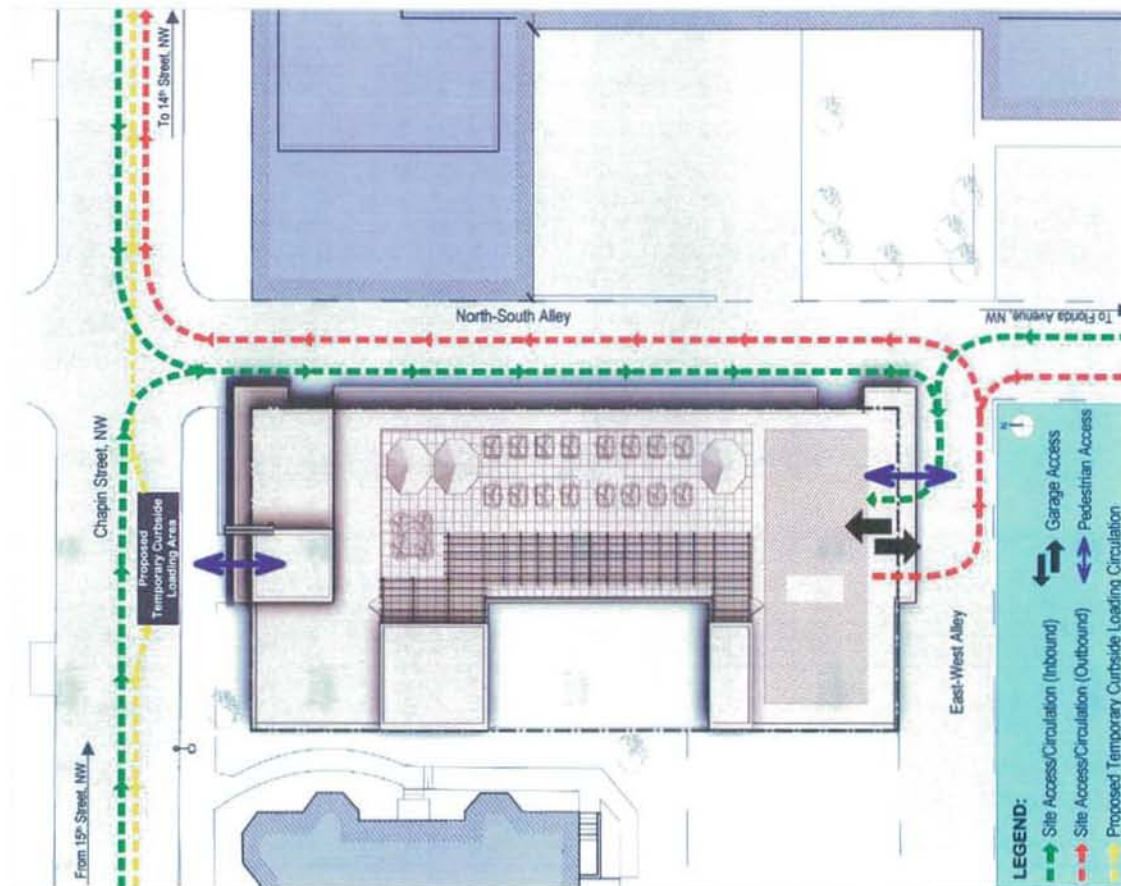


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JANUARY 20, 2010

3D RENDERING - Enlarged Aerial Alley

A5.6



symmetra DESIGN

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Washington, DC 20005
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fax 202.370.6001
www.symmetradesign.com

1412 CHAPIN STREET, NW

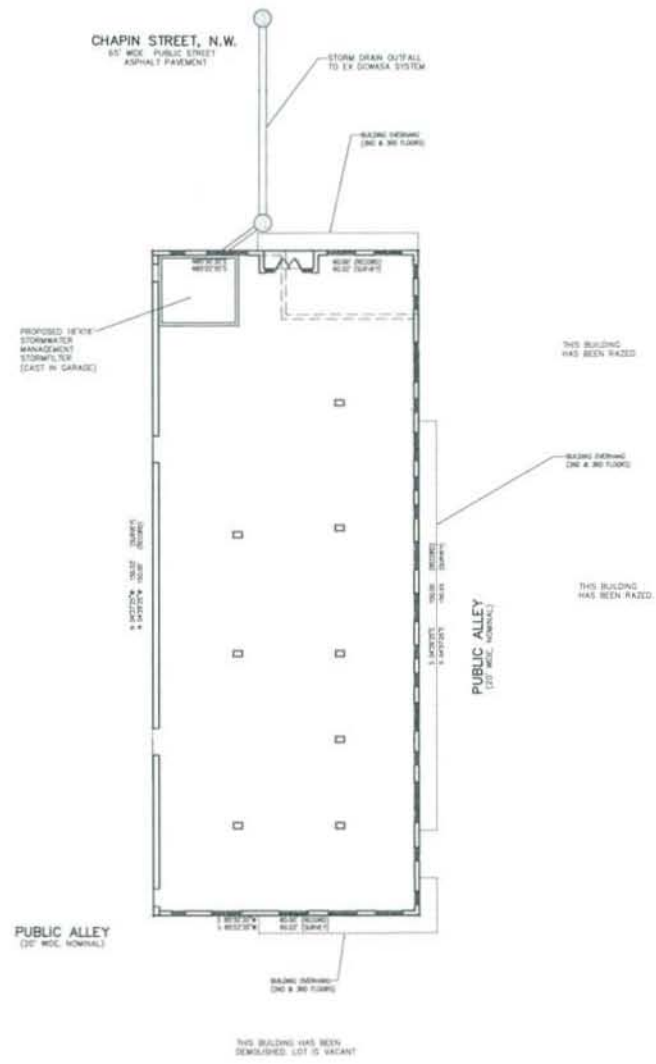
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JANUARY 20, 2010
TRAFFIC CIRCULATION DIAGRAM

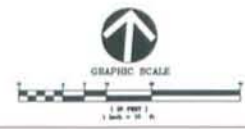
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- SURVEY NOTES**
1. HORIZONTAL DATUM
BASED ON D.C. SURVEYOR'S MERIDIAN USING AN ASSIGNED COORDINATE SYSTEM.
 2. VERTICAL DATUM
DOPOM DATUM BASED ON D.C. SURVEYOR'S OFFICE BENCHMARK NO. 8-48 IN THE BOTTOM CONCRETE STEP OF 1341 GADSDEN STREET, S.W. BENCHMARK ELEVATION 148.38.
 3. PROPERTY LINES
PROPERTY LINES SHOWN HEREON ARE BASED UPON PAPERS FROM THE D.C. SURVEYOR'S OFFICE, A PLAT RECORDED IN THE D.C. SURVEYOR'S OFFICE IN COUNTY BOOK 14, 2ND PAGE 111 AND RECORDED PROPERTY INFORMATION. PROPERTY BOUNDARIES WERE NOT DETAILLED BY THIS SURVEY UNLESS OTHERWISE INDICATED. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD SO FAR AS POSSIBLE. PROPERTY LINE DETERMINED FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CORRECTION BY THE OFFICE OF THE SURVEYOR, D.C.
 4. UTILITIES
THE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORD INFORMATION AND VISIBLE SURFACE EVIDENCE. CONTRACTOR SHALL CONTACT WITH UTILITY AT 1-800-327-1777 PRIOR TO EXCAVATING OR CONSTRUCTION. ALL UNDERGROUND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.

PT. NO.	COORDINATE	
	NORTH	EAST
TRM. NO. 1	808.480	808.000
TRM. NO. 2	808.000	808.000
TRM. NO. 3	808.000	808.000
TRM. NO. 4	808.000	808.000
TRM. NO. 5	808.000	808.000
TRM. NO. 6	808.000	808.000

NOTE:
BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY A. WORTH THOMAS AND ASSOCIATES, INC. DATED JANUARY, 2003.
VNA CAPITAL DOES NOT GUARANTEE THE VALIDITY OF THIS SURVEY.



THIS LOCATION OF STORMWATER MANAGEMENT SYSTEM IS BASED ON AVAILABLE RECORDS AND FIELD SURVEY. IT IS NOT A GUARANTEE OF ACCURACY. NO ASSURANCE IS GIVEN THAT THE SYSTEM WILL BE MAINTAINED AS SHOWN.

PROJECT COORDINATOR: KYLE BAKER
E-MAIL: kyle@vna.com
VNA CAPITAL, LLC
1412 CHAPIN ST, NW
WASHINGTON, D.C. 20004

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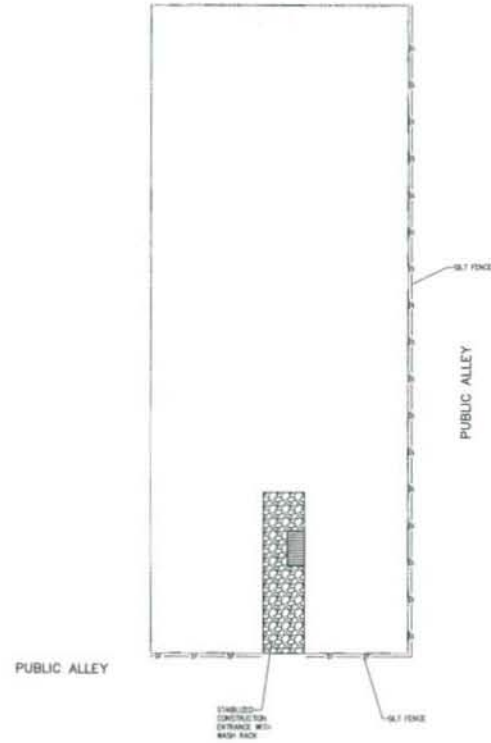
STORMWATER MANAGEMENT PLAN

VNA CAPITAL
REVISIONS

NO.	DATE	DESCRIPTION
1	01/01/2003	ISSUED FOR PERMIT
2	01/01/2003	ISSUED FOR PERMIT
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REV. 01/01/2003
DATE: NOV. 2008
BY: [Signature]
SCALE: 1"=10'
PROJECT FILE NO: 008
SHEET NO: C-1

CHAPIN STREET, N.W.



14th STREET, N.W.

