



REVISIONS BASED ON APRIL 1ST 2010 PUD
HEARING

1412 CHAPIN ST, NW
WASHINGTON, DC 20009

RECEIVED
D.C. OFFICE OF ZONING
2010 APR 27 AM 11:47

REVISIONS BASED ON APRIL 1, 2010 PUD HEARING/ DRAWING INDEX

SHEET NO.	SHEET TITLE	REVISIONS
A0.0	COVER SHEET	
A2.2	OPTION B - GROUND FLOOR PLAN	REVISED EAST & SOUTH BAY PROJECTIONS FROM 4' TO 2'
A2.3	OPTION B - SECOND FLOOR PLAN	REVISED EAST & SOUTH BAY PROJECTIONS FROM 4' TO 2'
A2.4	OPTION B - TYPICAL (3RD-5TH) FLOOR PLAN	REVISED BAY EAST & SOUTH PROJECTIONS FROM 4' TO 2'
A2.5	OPTION B - ROOF PLAN	REVISED EAST & SOUTH BAY PROJECTIONS, PENTHOUSE SETBACK TO 3'
A3.5	ENLARGED PARTIAL ELEVATION & WALL SECTION	NEW SHEET ADDED
A4.1	OPTION B - NORTH ELEVATION - CHAPIN ST	REVISED EAST BAY PROJECTION & PENTHOUSE SETBACK TO 3', REMOVED KEYSTONES FROM ELEVATIONS.
A4.2	OPTION B - EAST ELEVATION/ SIDE ALLEY	REVISED SOUTH BAY PROJECTION, REDUCED IN LENGTH EAST BAY ELEVATION, REMOVED KEYSTONES FROM ELEVATIONS.
A4.3	OPTION B - SOUTH ELEVATION/ BACK ALLEY	REVISED EAST BAY PROJECTION & PENTHOUSE SETBACK TO 3', REMOVED KEYSTONES FROM ELEVATIONS.

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. 202-857-6455
fax 202-857-6395

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20009
SQUARE NO. 2661
LOT NO. 092



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

APRIL 28, 2010
COVER SHEET

A0.0

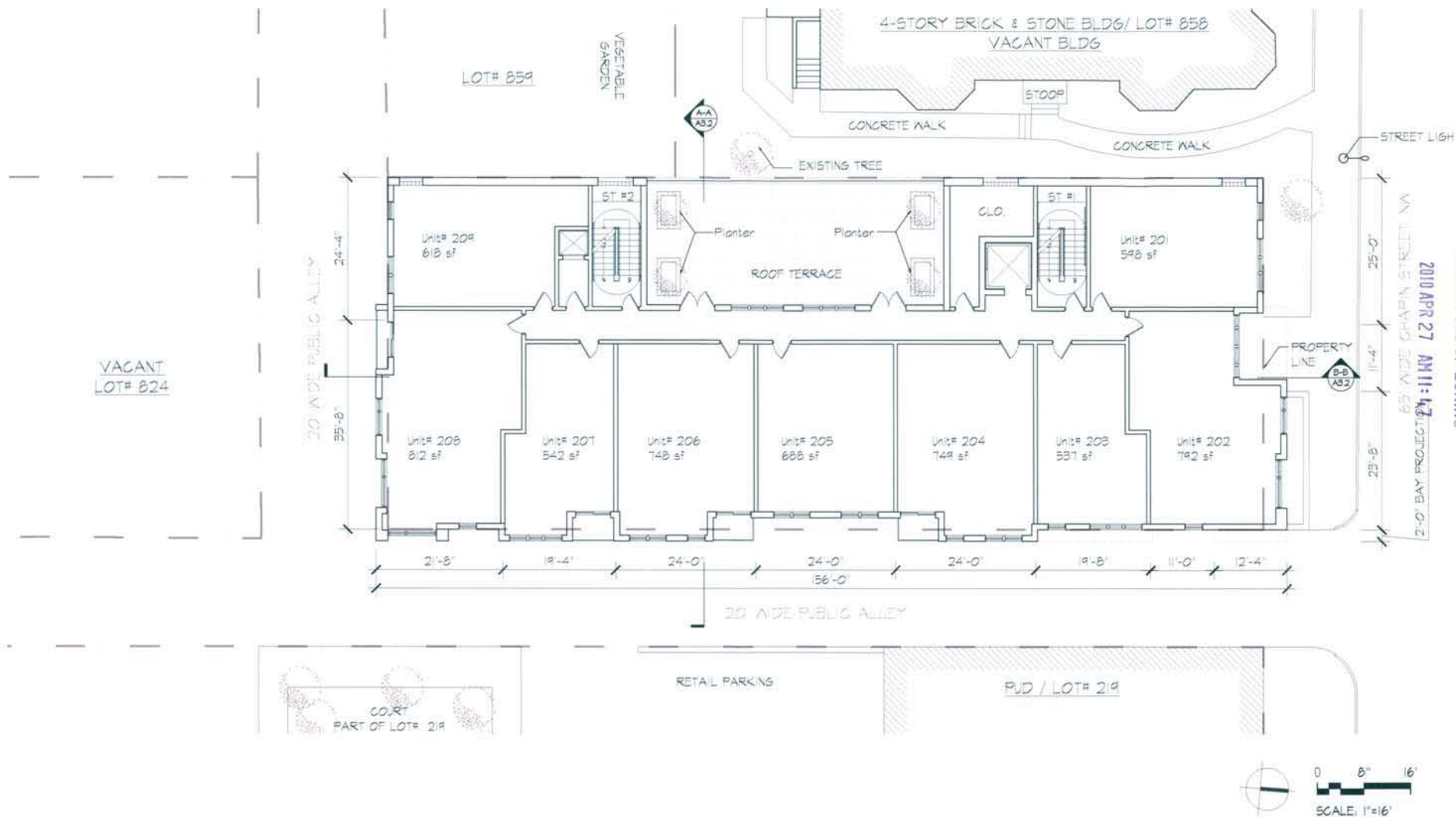
COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

ZONING COMMISSION
District of Columbia
CASE NO.09-15
EXHIBIT NO.53D

2010 APR 27 AM 11:47

2010 APR 27 AM 11:47

1412 CHAPIN STREET, NW



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20009
SQUARE NO. 2661
LOT NO. 032



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

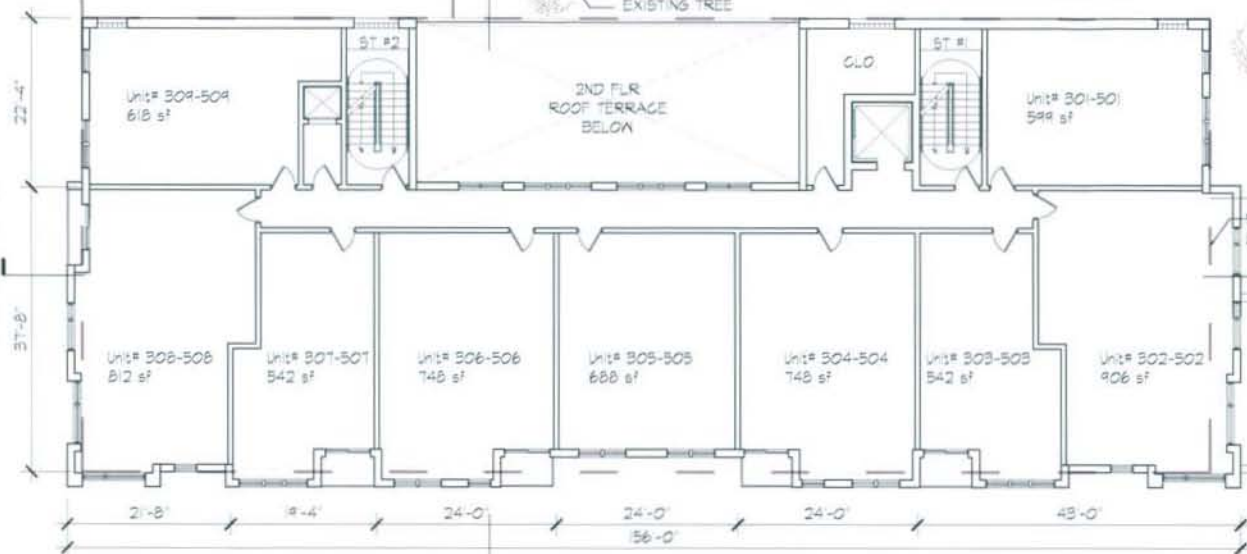
APRIL 26, 2010

OPTION B - SECOND FLOOR PLAN

A2.3

VACANT
LOT# 824

20' WIDE PUBLIC ALLEY



STREET LIGHT

142 CHAPIN STREET, NW

PROPERTY LINE

20' WIDE PUBLIC ALLEY

RETAIL PARKING

PUD / LOT# 219

COURT
PART OF LOT# 219



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

142 CHAPIN STREET, NW

PROPERTY ADDRESS: 142 Chapin Street, NW Washington, DC 20004
SQUARE NO. 286
LOT NO. 032



PGN ARCHITECTS, PLLC
207 7th Street SE - Suite 20
Washington, DC 20003
ph: 202-822-5444 fax: 202-822-0458

OPTION B - TYPICAL (3RD - 5TH) FLOOR PLAN

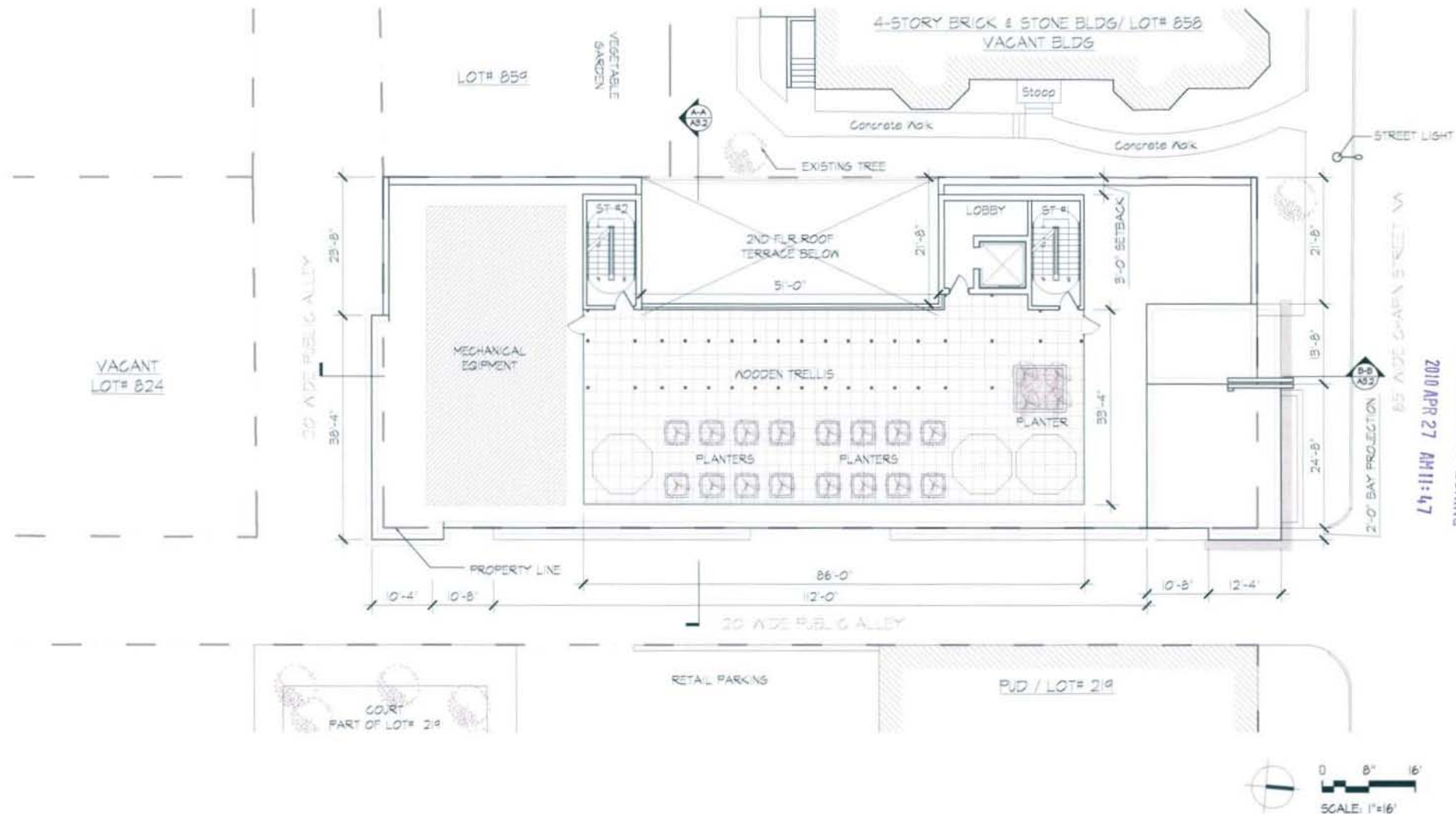
APRIL 28, 2010

A2.4

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC

RECEIVED
D.C. OFFICE OF ZONING
2010 APR 27 AM 11:47

RECEIVED
D.C. OFFICE OF ZONING
2010 APR 27 AM 11:47



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 286
LOT NO. D32



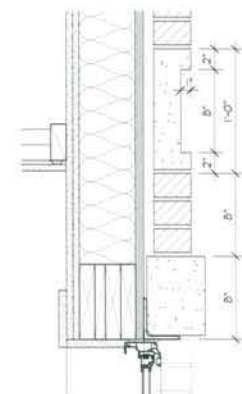
PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph: 202-822-5985 fax: 202-822-0408

OPTION B - ROOF FLOOR PLAN

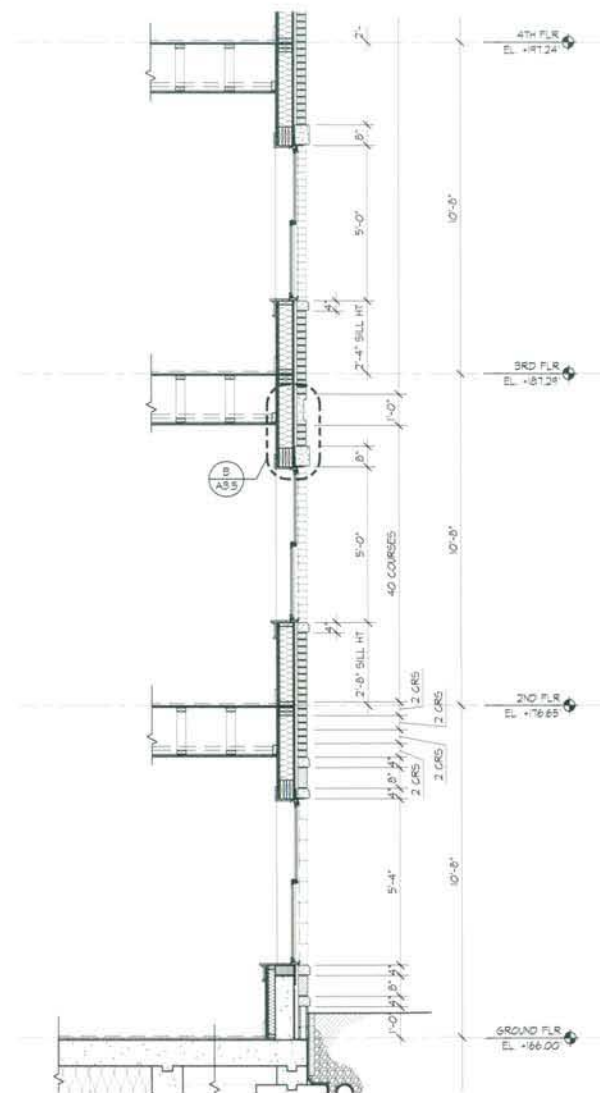
APRIL 28, 2010

A2.5

RECEIVED
D.C. OFFICE OF ZONING
2010 APR 27 AM 11:47



(B) MASONRY/PRECAST DETAIL
SCALE: 1" = 1'-0"



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20008
SQUARE NO. 2661
LOT NO. 0152

COPYRIGHT © 2010, P&N ARCHITECTS, PLLC



Architects, PLLC

P&N ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
ph 202-622-5885 fax 202-622-0906

ENLARGED PARTIAL WALL SECTION & PARTIAL
ELEVATION/ SCALE: 1/4"=1'-0"

APRIL 26, 2010

A3.5

PUD/ LOT# 219

20' ALLEY

LOT #152, 1412 CHAPIN ST

VACANT BLDG/ LOT# 858

RECEIVED
D.C. OFFICE OF ZONING
2010 APR 27 AM 11:48



Option B - 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. 2661
LOT NO. 0-92



PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph 202-822-5445 fax 202-822-0406

APRIL 26, 2010
Option B - NORTH ELEVATION - CHAPIN ST, NW

A4.

SIDEWALK

65 ROW

44-8

五、通曉

COPYRIGHT © 2010 PGN ARCHITECTS, PLLC



Option B - SOUTH ELEVATION - BACK ALLEY
SCALE: 1/16" = 1'-0"

1412 CHAPIN STREET, NW

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



PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph: 202-822-5445 fax: 202-822-0408

APRIL 28, 2010

Option B - SOUTH ELEVATION

A4.3