



DRAWING INDEX

A0.0 COVER SHEET

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1412 CHAPIN ST, NW
WASHINGTON, DC 20009



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 20004
SQUARE NO. 266
LOT NO. 0192

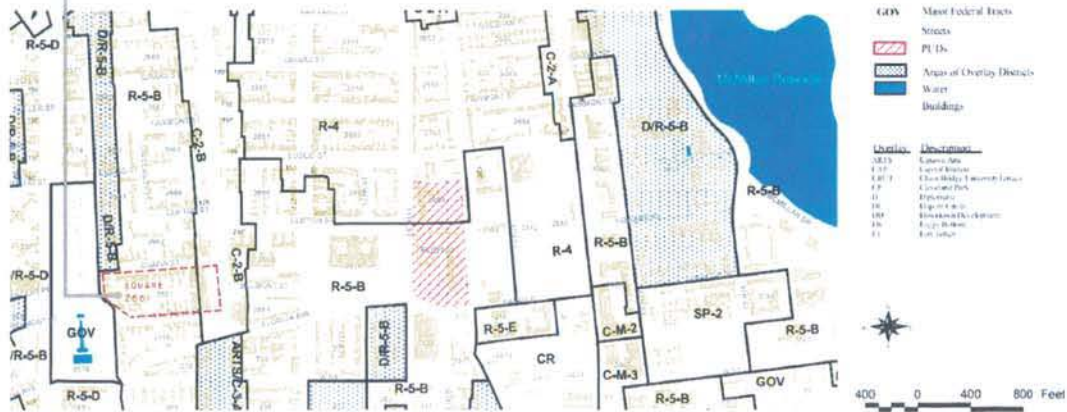


PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5995 fax 202-822-0908

SEPTEMBER 8, 2004

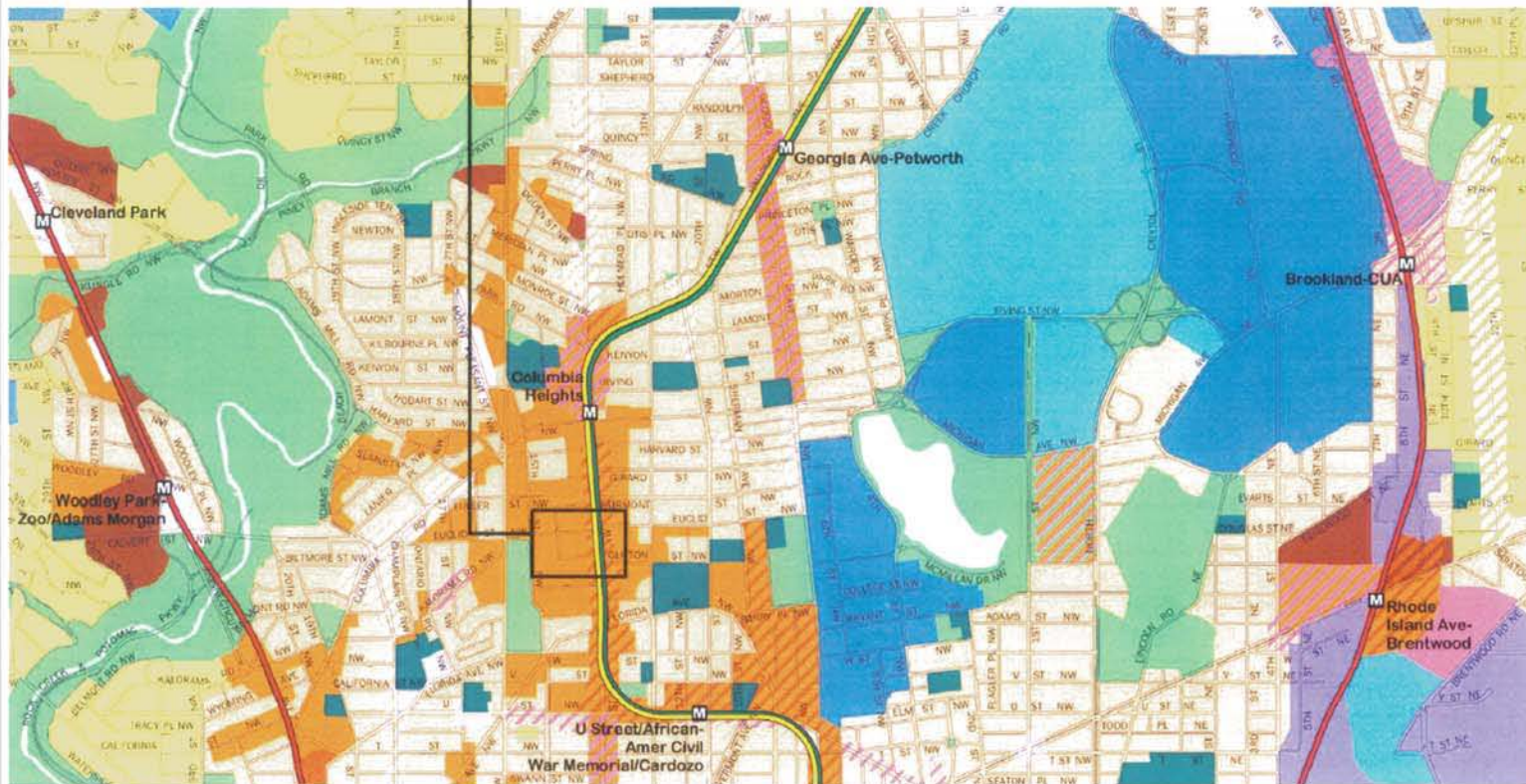
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A0.0



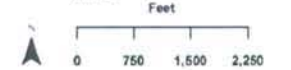
A.I.I

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. Penty, 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. 0192

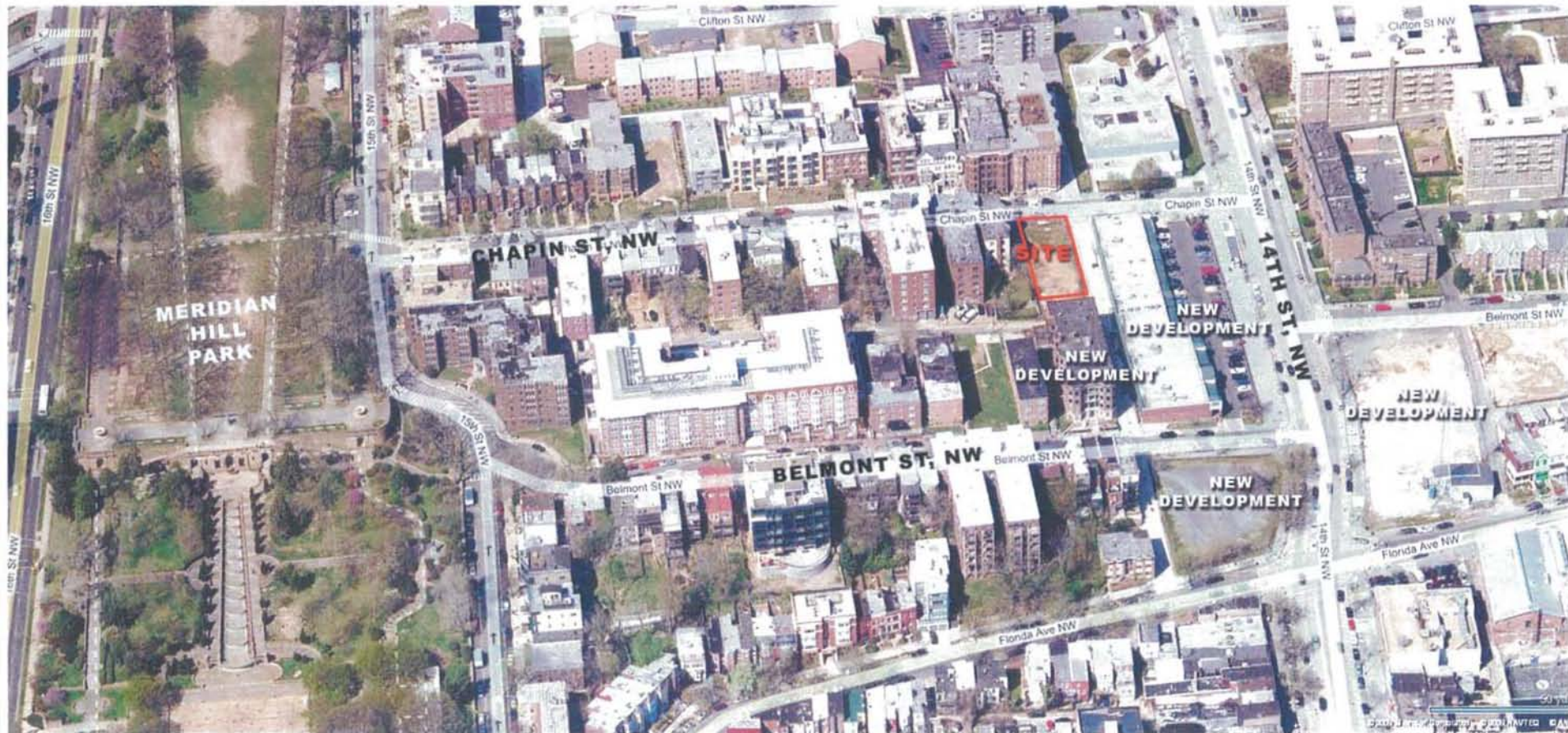


PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-622-5645 fax 202-622-0408

COMPREHENSIVE PLAN - FUTURE LAND USE

SEPTEMBER 8, 2004

A1.2



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20001
 SQUARE NO. 2661
 LOT NO. 0152



PG ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 PH: 202-822-5498 FAX: 202-822-0408

SEPTEMBER 8, 2007

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

1412 CHAPIN STREET, NW

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



Architects, PLLC

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

SEPTEMBER 8, 2004

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

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



P&N ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph: 202-822-5415 fax 202-822-0908

SEPTEMBER 8, 2004

AERIAL PHOTOGRAPH 3

A1.5



1412 CHAPIN STREET, NW

PROPERTY ADDRESS- 412 Chapin Street, NW Washington, DC 20008
 SQUARE NO. 266
 LOT NO. 052



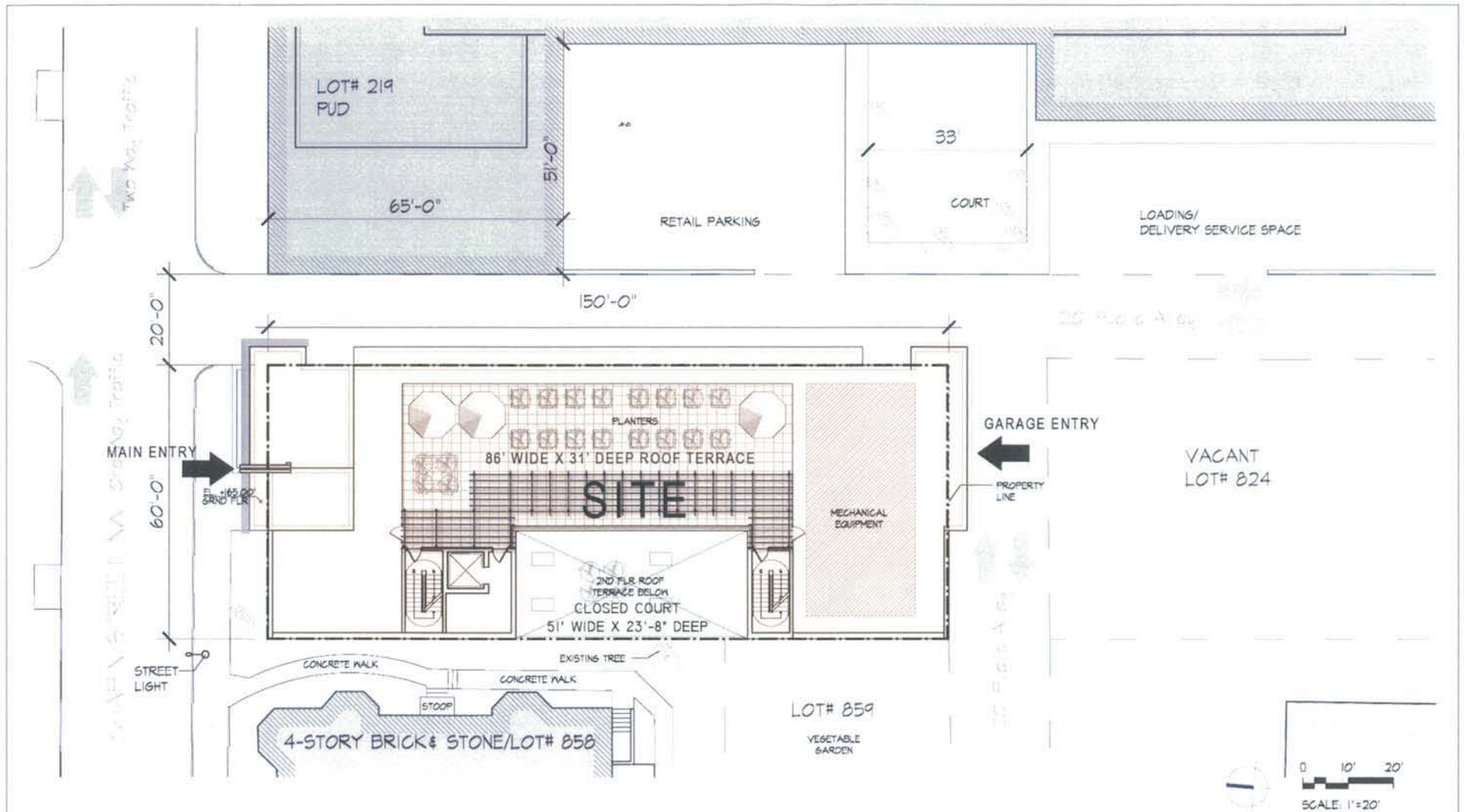
Architects, PLLC

PSA ARCHITECTS, PLLC
 210 7th Street, SE - Suite 20
 Washington, DC 20003
 ph. 202-622-6415 fax 202-622-0408

SEPTEMBER 8, 2004

SITE PLAN

A1.6



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 412 Chapin Street, NW Washington, DC 20004
 SQUARE NO. 266
 LOT NO. 052

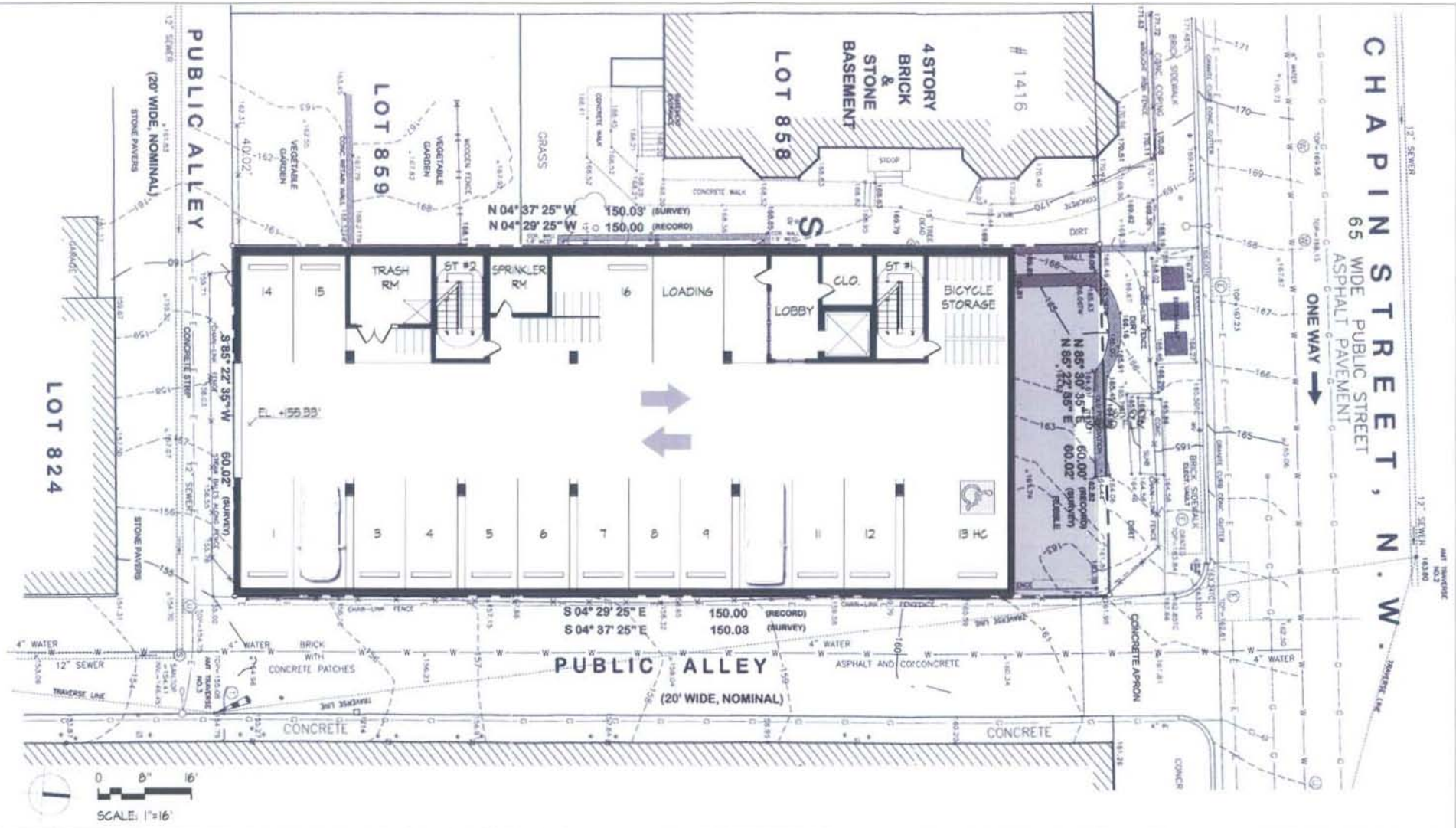


PG ARCHITECTS, P.C.
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph. 202-622-5945 fax 202-622-0908

SEPTEMBER 8, 2004

SITE PLAN - CIRCULATION

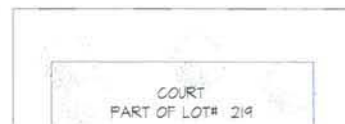
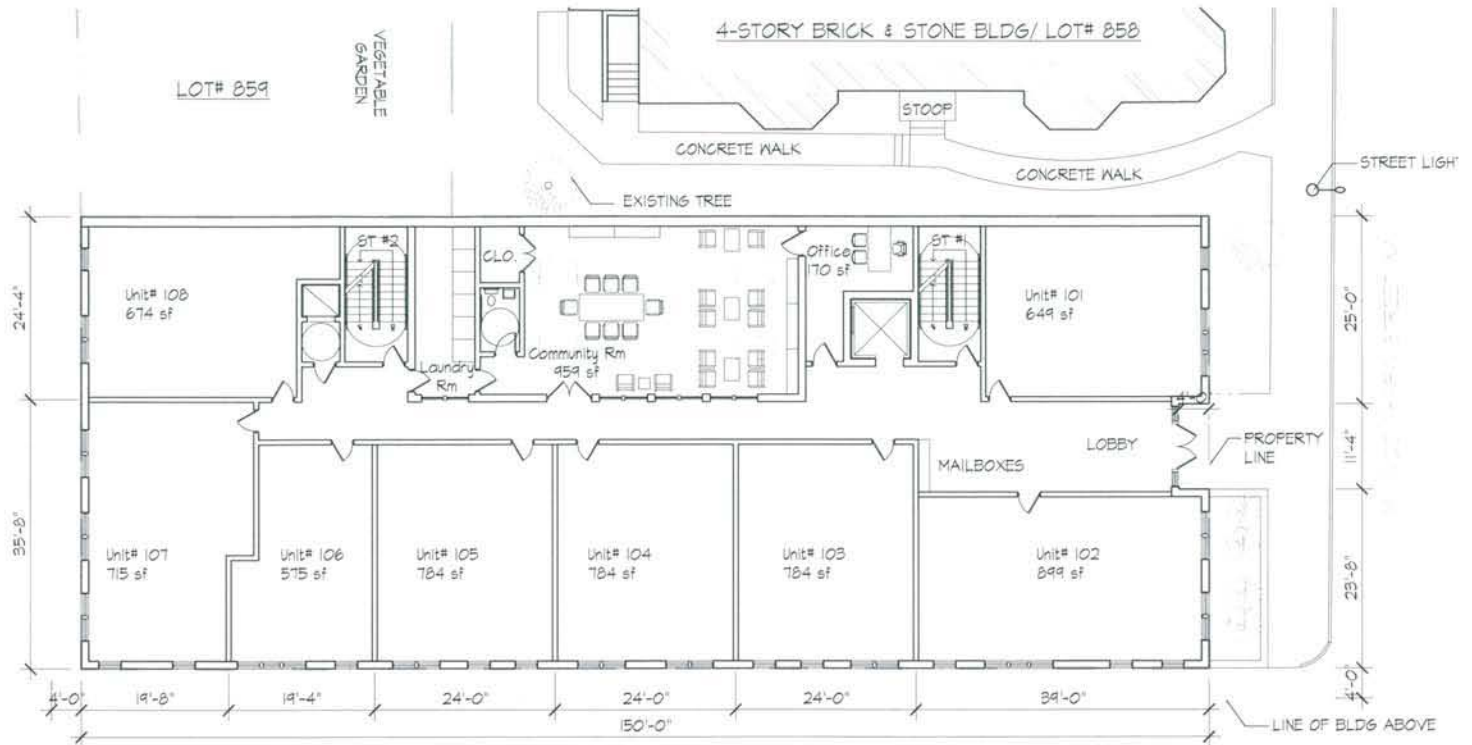
A1.7



1412 CHAPIN STREET, NW

DISCLAIMER: CIVIL DRAWINGS ARE NOT VERIFIED

VACANT
LOT# 824



RETAIL PARKING

PUD / LOT# 219



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2661
LOT NO. 052



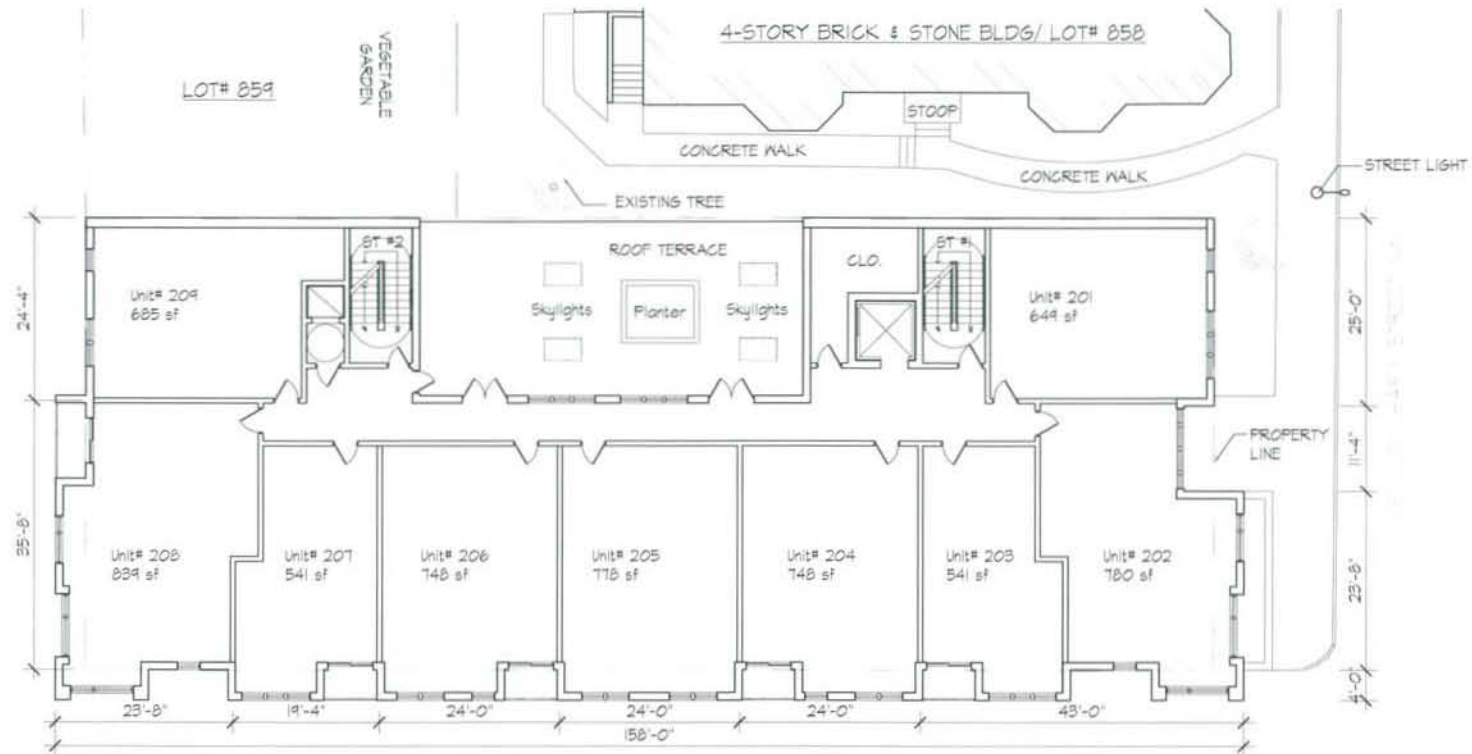
PSH ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0408

SEPTEMBER 8, 2004

GROUND FLOOR PLAN

A2.2

VACANT
LOT# 824



COURT
PART OF LOT# 219

RETAIL PARKING

PUD / LOT# 219



1412 CHAPIN STREET, NW

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



PSA ARCHITECTS, PLLC
310 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5915 fax 202-822-0408

SEPTEMBER 8, 2009

SECOND FLOOR PLAN

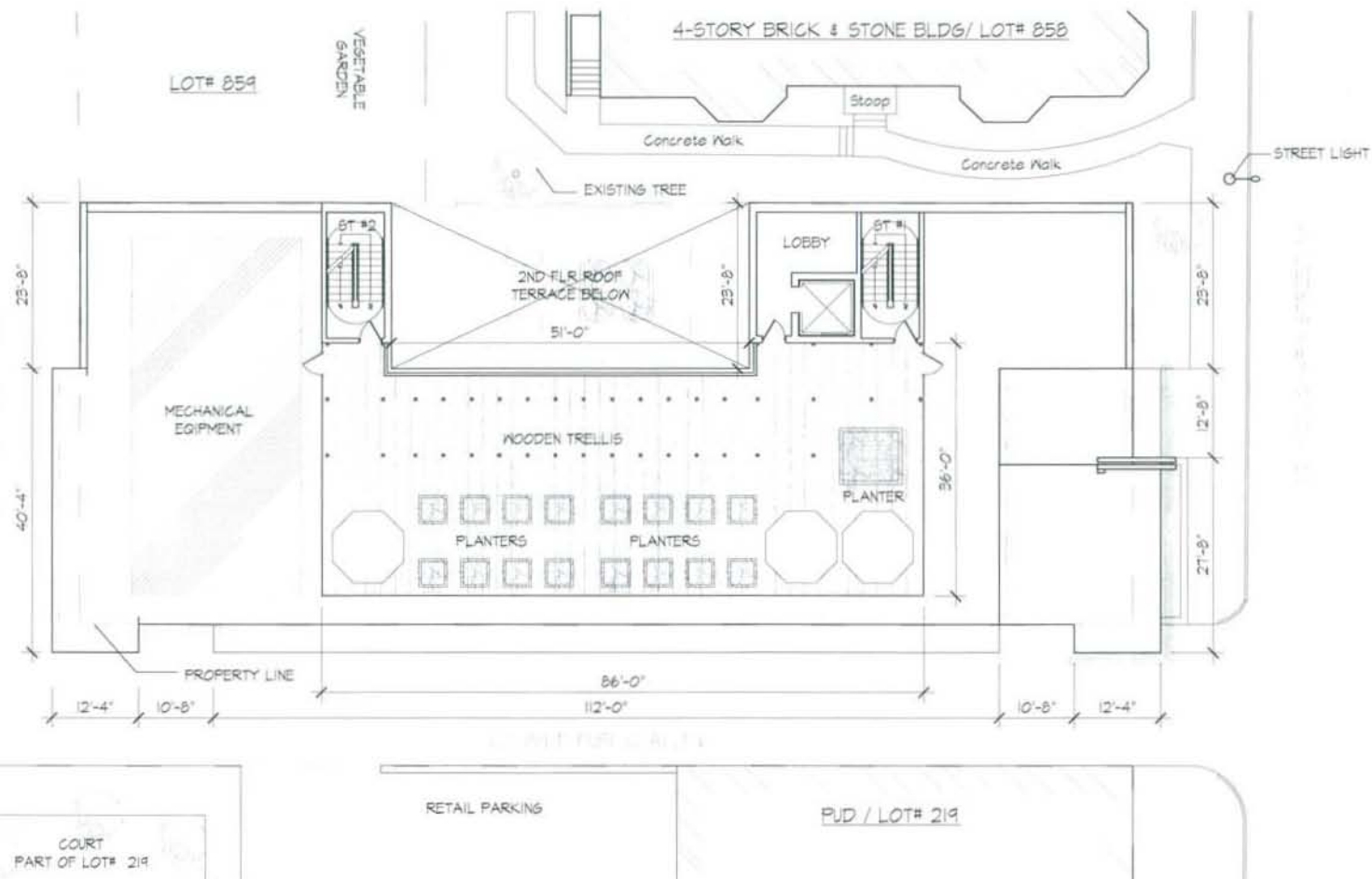
A2.3

VACANT
LOT# 824

LOT# 859

VEGETABLE
GARDEN

4-STORY BRICK & STONE BLDG/ LOT# 858



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 2861
LOT NO. 0152



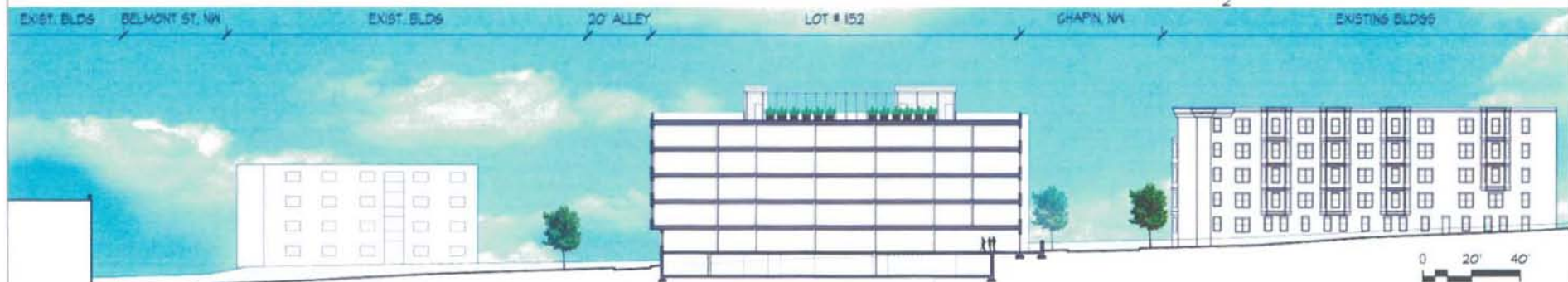
P&N ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph: 202-622-5495 fax: 202-622-0408

SEPT-DECEMBER 2004
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. 266
LOT NO. 0152

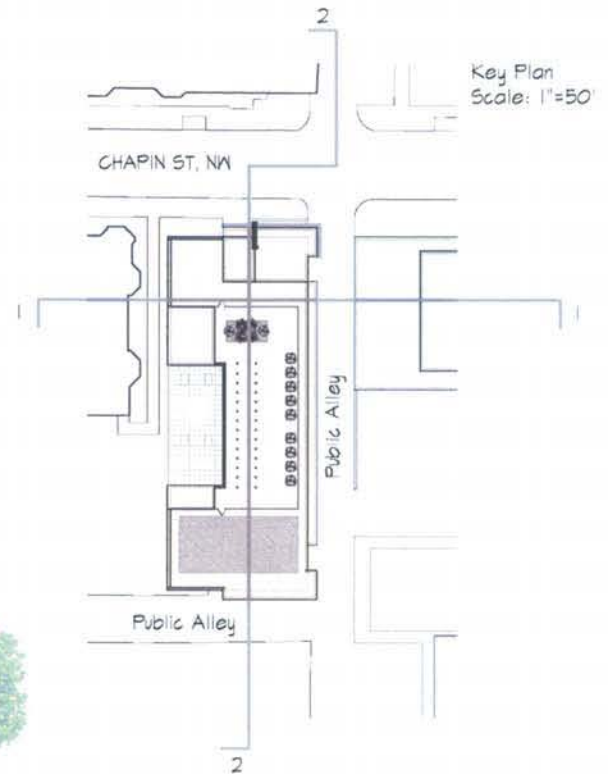
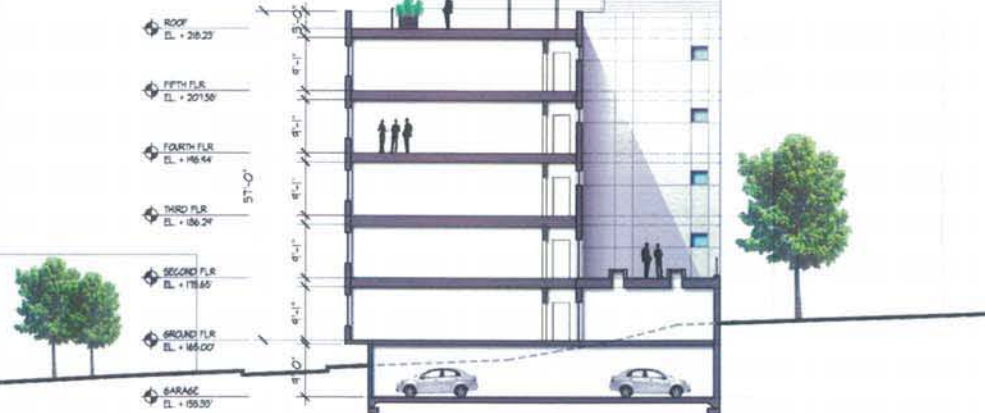
RG
Architects, PLLC

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

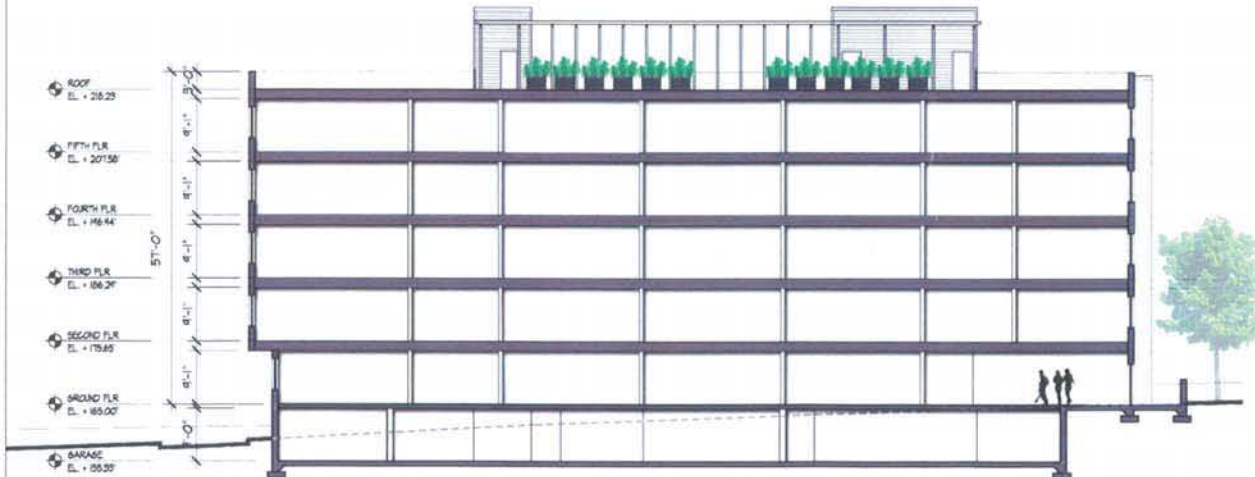
SEPTEMBER 8, 2004
SITE SECTIONS

A3.1

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'

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 266
LOT NO. D-52



P&G ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-622-5645 fax 202-622-0408

SEPTEMBER 8, 2004

ENLARGED BUILDING SECTIONS

A3.2

CHAPIN STREET, NW



0 8' 16'

SCALE: 1"=16'

A4.2



SOUTH ELEVATION - BACK ALLEY

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

1412 CHAPIN STREET, NW

PROPERTY ADDRESS - 412 Chapin Street, NW Washington, DC 20001
SQUARE NO. 266
LOT NO. 052



P&A ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-622-6993 fax 202-622-0408

SEPTEMBER 8, 2009
SOUTH ELEVATION

A4.3

65' WIDE / CHAPIN STREET, NW

LOT # 152

20' ALLEY



WEST ELEVATION



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 412 Chapin Street, NW Washington, DC 20004
 SQUARE NO. 266
 LOT NO. 0192



P&A ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph. 202-622-5915 Fax 202-622-0968

SEPTEMBER 8, 2009
 WEST ELEVATION

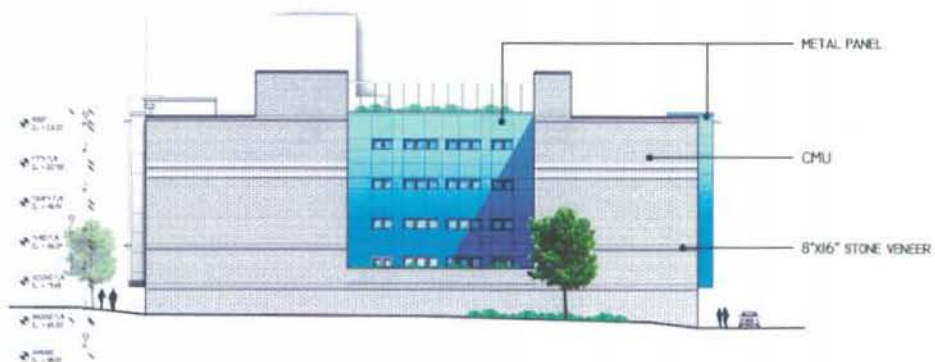
A4.4



EAST ELEVATION - Side Alley



NORTH ELEVATION - Chapin Street, NW



WEST ELEVATION



SOUTH ELEVATION - Back Alley

0 16' 32'
SCALE: 1"=32'

1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
SQUARE NO. 286
LOT NO. 032

PG
Architects, P.C.

PGH ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph: 202-622-6995 fax: 202-622-0408

SEPTEMBER 8, 2009

MATERIALS - FACADES

A4.5



1412 CHAPIN STREET, NW

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



P&N ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20005
 ph 202-822-6445 fax 202-822-0408

SEPTEMBER 8, 2004

3D RENDERING - Aerial View

A5.1



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. 2661
 LOT NO. 0152



PSA ARCHITECTS, PLLC
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 Washington, DC 20003
 ph: 202-822-5445 fax: 202-822-0408

SEPTEMBER 8, 2004

3D RENDERING - Chapin Street Facade

A5.2



1412 CHAPIN STREET, NW

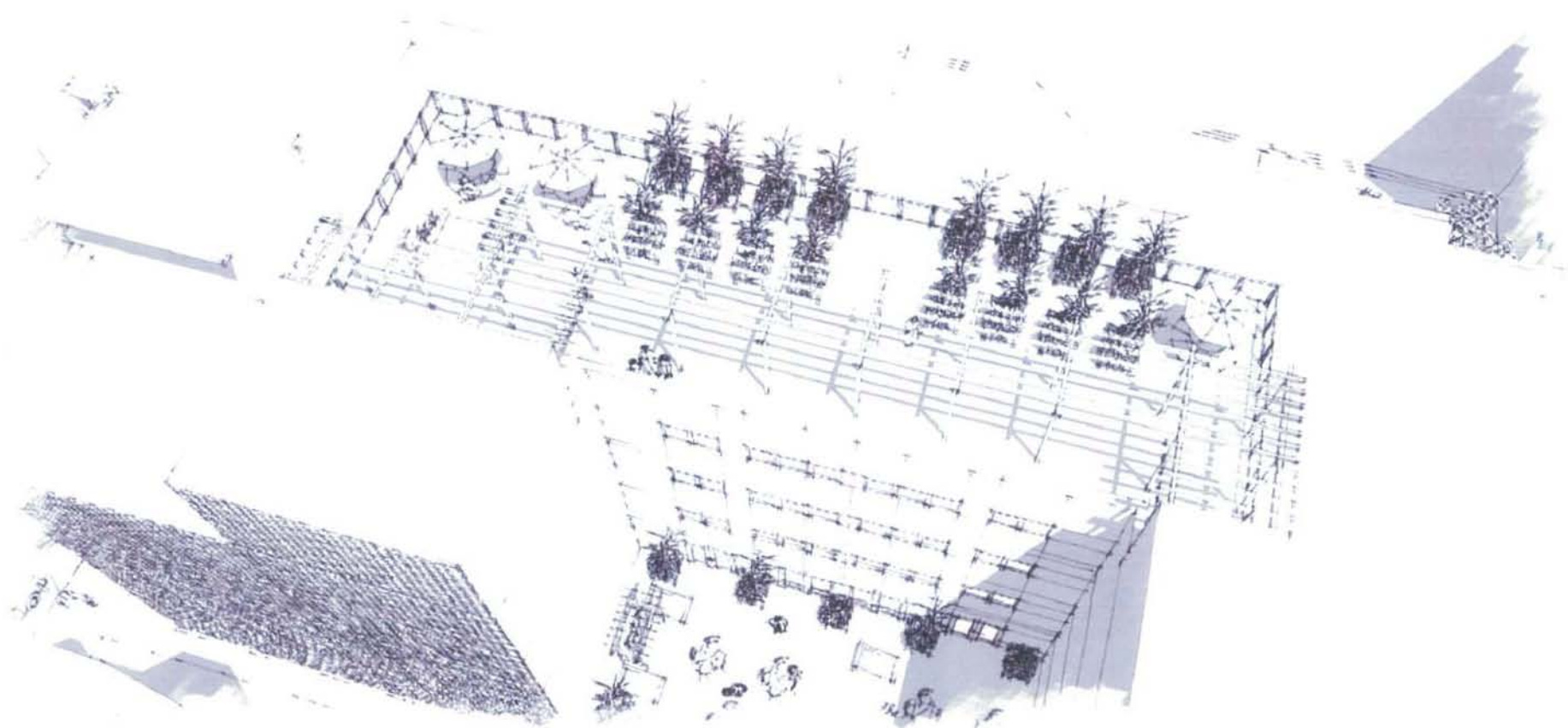
PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
 SQUARE NO. 3661
 LOT NO. D182



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 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph. 202-622-9449 fax 202-622-0908

SEPT-DECEMBER 8, 2004
 3D RENDERING - Chapin Street Facade

A5.3



1412 CHAPIN STREET, NW

PROPERTY ADDRESS: 1412 Chapin Street, NW Washington, DC 20004
 SQUARE NO. 2641
 LOT NO. 0152

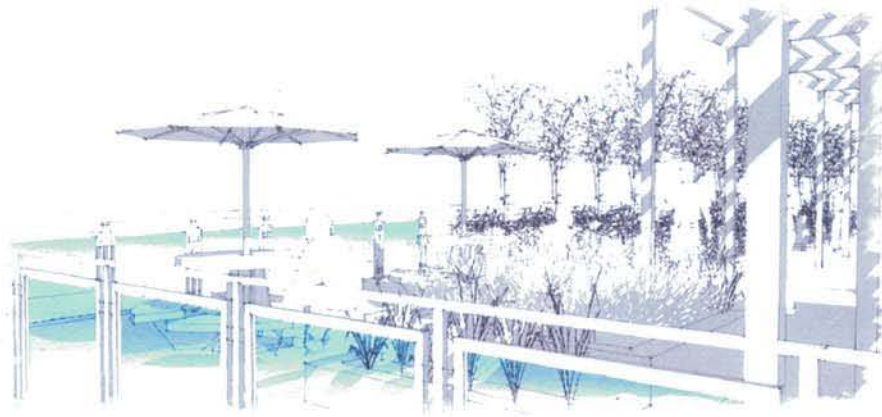


P&S ARCHITECTS, PLLC
 210 7th Street, SE - Suite 201
 Washington, DC 20003
 ph. 202-622-5919 fax 202-622-0908

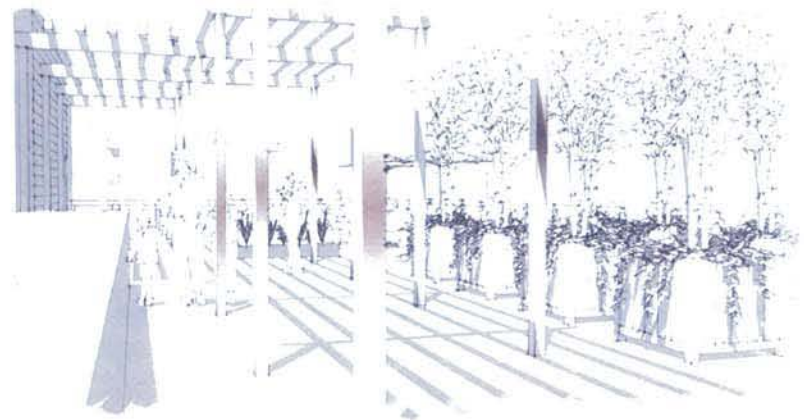
SEPTEMBER 8, 2004

3D RENDERING - Roof Terrace/ Aerial View

A5.5



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. 2661
LOT NO. 082



P&N ARCHITECTS, PLLC
210 7th Street SE - Suite 301
Washington, DC 20003
ph. 202-822-5445 fax 202-822-0408

SEPTEMBER 8, 2009

3D RENDERING - Roof Terrace/ Top Floor

A5.6

Washington, D.C., August 11, 2009

Scale: 1 inch = 20 feet

Recorded in Book Co.14 Page 117

Receipt No. 04139

Furnished to: MICHAEL BORISSOW

I hereby certify that the 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: 8-19-09

Surveyor, D.C.

By: A.S.

(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.

CHAPIN STREET, N.W.

