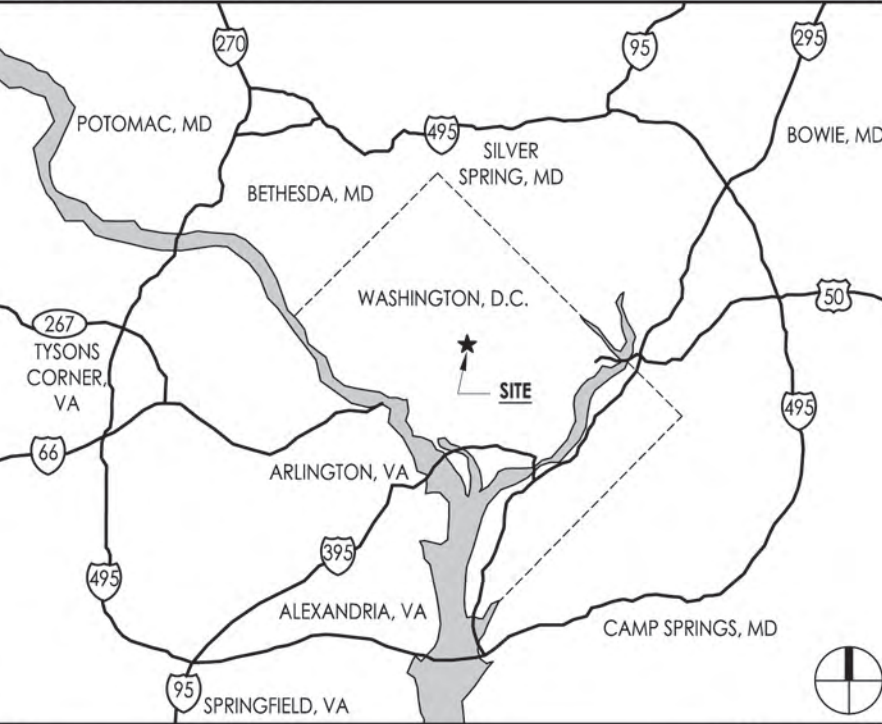


DRAWING LIST

- CS1.1 COVER SHEET, NOTES & MAPS
- A0.0 EXISTING PLAT
- A0.1 AREA MAP
- A1.0 PLAT WITH PROPOSED IMPROVEMENTS
- A1.1 CELLAR FLOOR PLAN
- A1.2 FIRST FLOOR PLAN
- A1.3 SECOND FLOOR PLAN
- A1.4 THIRD FLOOR PLAN
- A1.5 FOURTH FLOOR PLAN
- A1.6 FIFTH FLOOR PLAN
- A1.7 ROOF PLAN
- A2.1 FRONT AND REAR ELEVATIONS
- A3.1 PERSPECTIVE RENDERING

(1330/DWGLIST-A)

LOCATION MAP



N.T.S.

(1330-MAP-LOC-A)

KENYON CONDOS

1368 & 1370 KENYON STREET NW
WASHINGTON, DC 20010
SQUARE 2848, LOTS 39 & 40



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1435 POWHATAN STREET
ALEXANDRIA VA 22314
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703.519.0102.FAX
EMAIL@MCA-ARCH.COM

PROPERTY OWNER:

SAHR BOCKAI

3316 14TH STREET NW
WASHINGTON, D.C. 20010

SCHEMATIC DESIGN

1368 & 1370 KENYON STREET NW
WASHINGTON, DC 20010

CS1.1
ZONING COMMISSION
District of Columbia
CASE NO. 14-24
EXHIBIT NO. 17G

KENYON STREET, N.W.

16'

PUBLIC ALLEY

GATE

FENCE

CONC. WALL

GRAVEL

STONE RET. WALL

Square 28

EXISTING PLAT

1



1 AREA MAP

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WASHINGTON, DC 20010

A0.1

16'

PUBLIC ALLEY

16'

KENYON STREET, N.W.

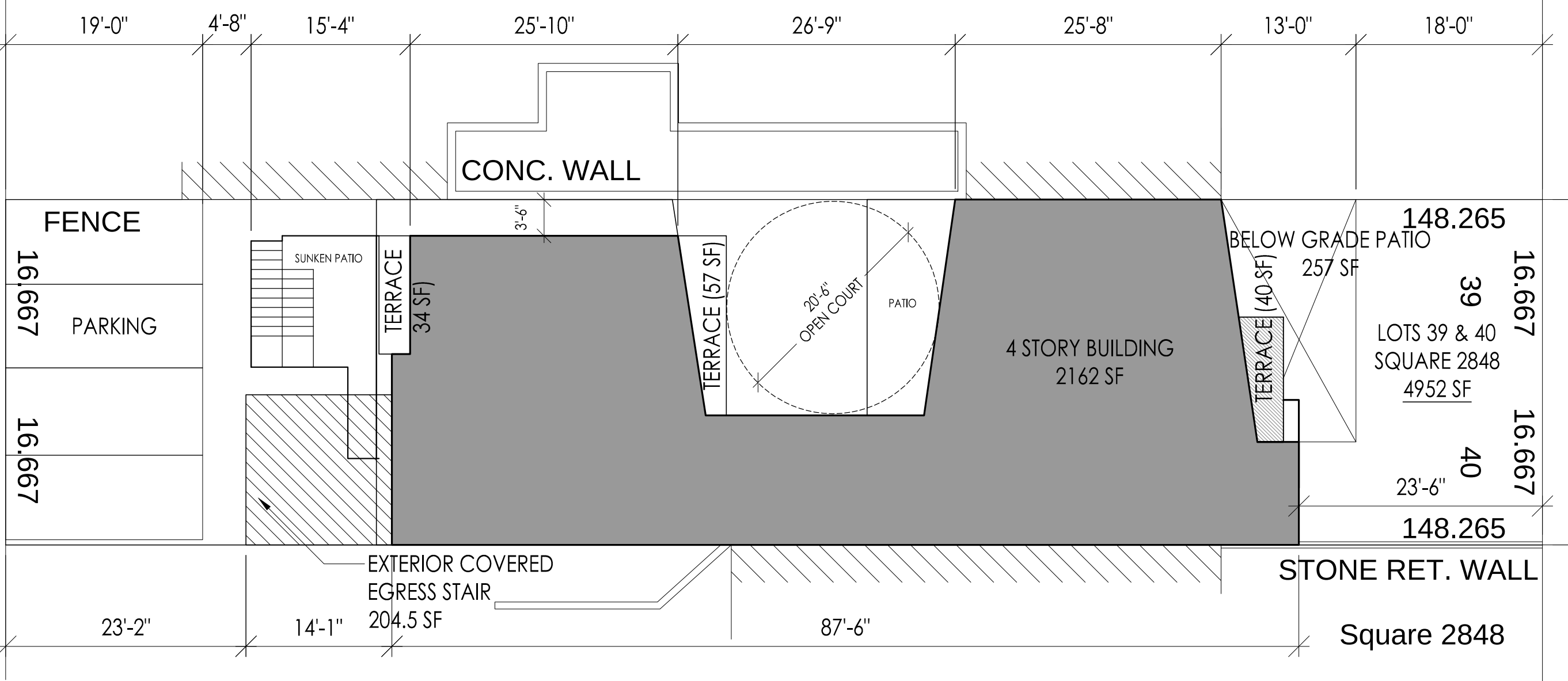
4'-3"



LOT SIZE: 4942 SF	
LOT OCCUPANCY SHOWN: 50.5%	
BUILDING	2162 SF
TERRACES	131 SF
EXTERIOR STAIR	205 SF
TOTAL	2498 SF
LOT PERVIOUS SURFACE: 32.3%, 1600 SF	

CELLAR:	2,750 SF
FIRST FLOOR:	2,162 SF
SECOND FLOOR:	2,162 SF
THIRD FLOOR:	2,162 SF
FOURTH FLOOR:	2,059 SF
FIFTH FLOOR:	350 SF
MEP ROOF STRUCTURE:	535 SF
TOTAL :	12,180 SF

STRUCTURE FAR:	1.8	8,895 SF
ROOF STRUCTURE FAR:	0.1	535 SF
TOTAL FAR:	1.9	9,430 SF
GAR:	0.4	1,977 SF



1

PLAT WITH PROPOSED IMPROVEMENTS

3/32" = 1'-0"

(1320/DDPLANS-L)

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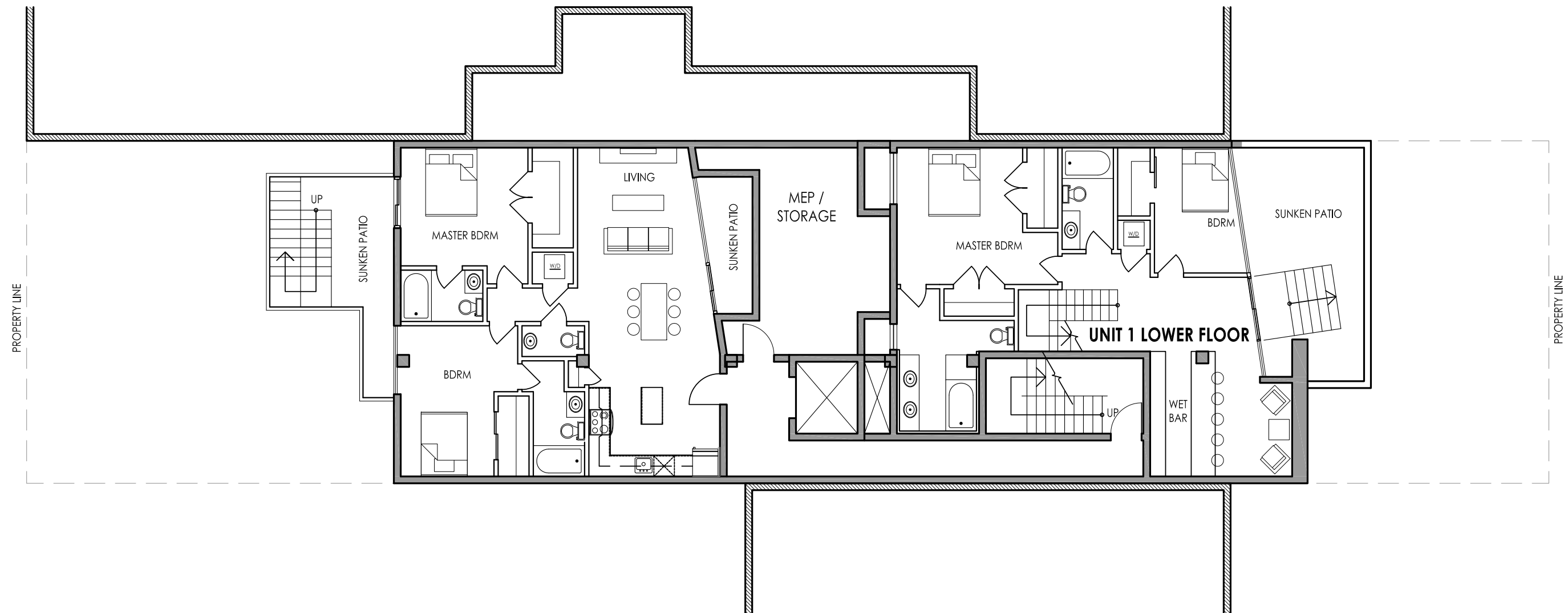
A1.0

UNIT 2

955 SFT
1 STORY
2 BDRM
2.5 BATH
2 PATIOS

UNIT 1

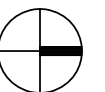
1537 SFT
2 STORIES
2 BDRM
2.5 BATH
2 PATIOS
OFFICE
DEN



1

CELLAR FLOOR PLAN

3/32" = 1'-0"



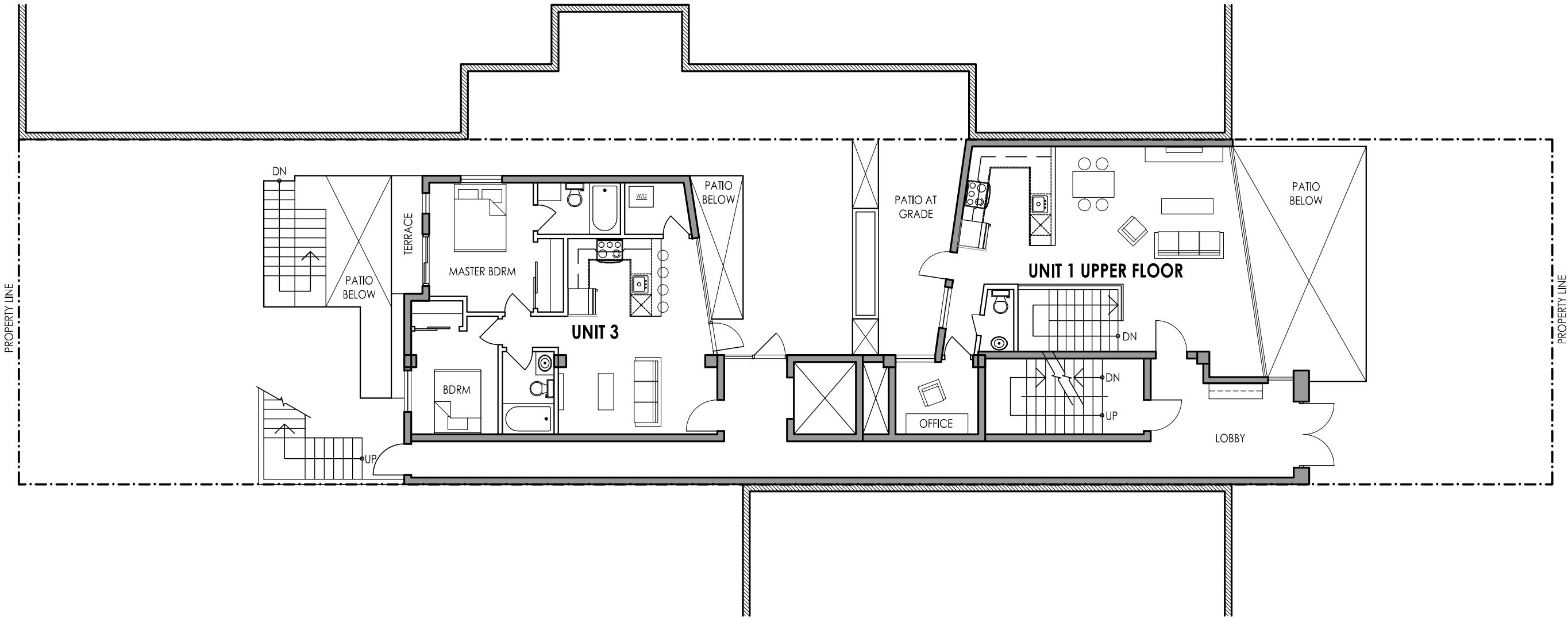
(1320/DDPLANS-L)

UNIT 3

667 SFT
1 STORY
2 BDRM
2.5 BATH
1 TERRACE

UNIT 1

1544 SFT
2 STORIES
2 BDRM
2.5 BATH
2 PATIOS
OFFICE
DEN



1 FIRST FLOOR PLAN
3/32" = 1'-0"



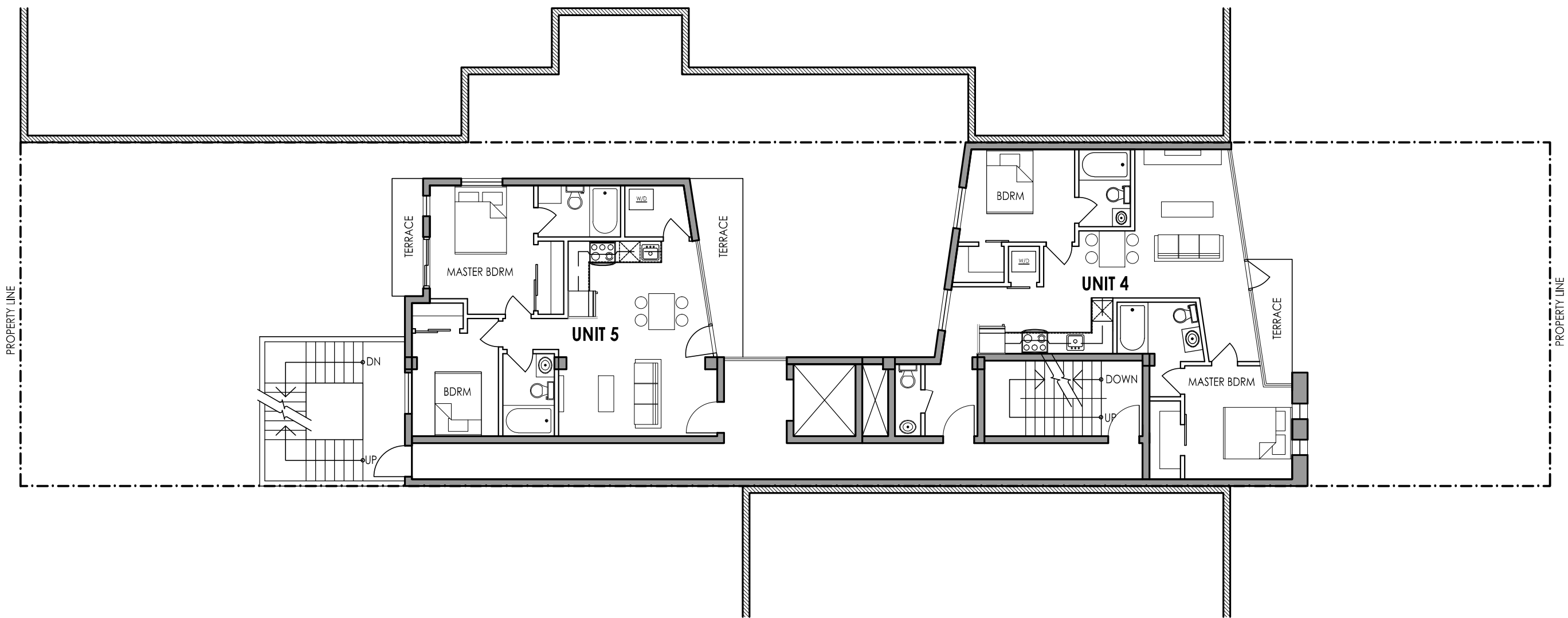
(1320/DDPLANS-L)

UNIT 5

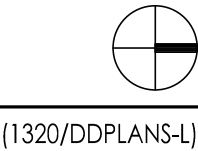
667 SFT
1 STORY
2 BDRM
2 BATH
2 TERRACES

UNIT 4

759 SFT
1 STORY
2 BDRM
2.5 BATH
1 TERRACE



1 SECOND FLOOR PLAN
3/32" = 1'-0"

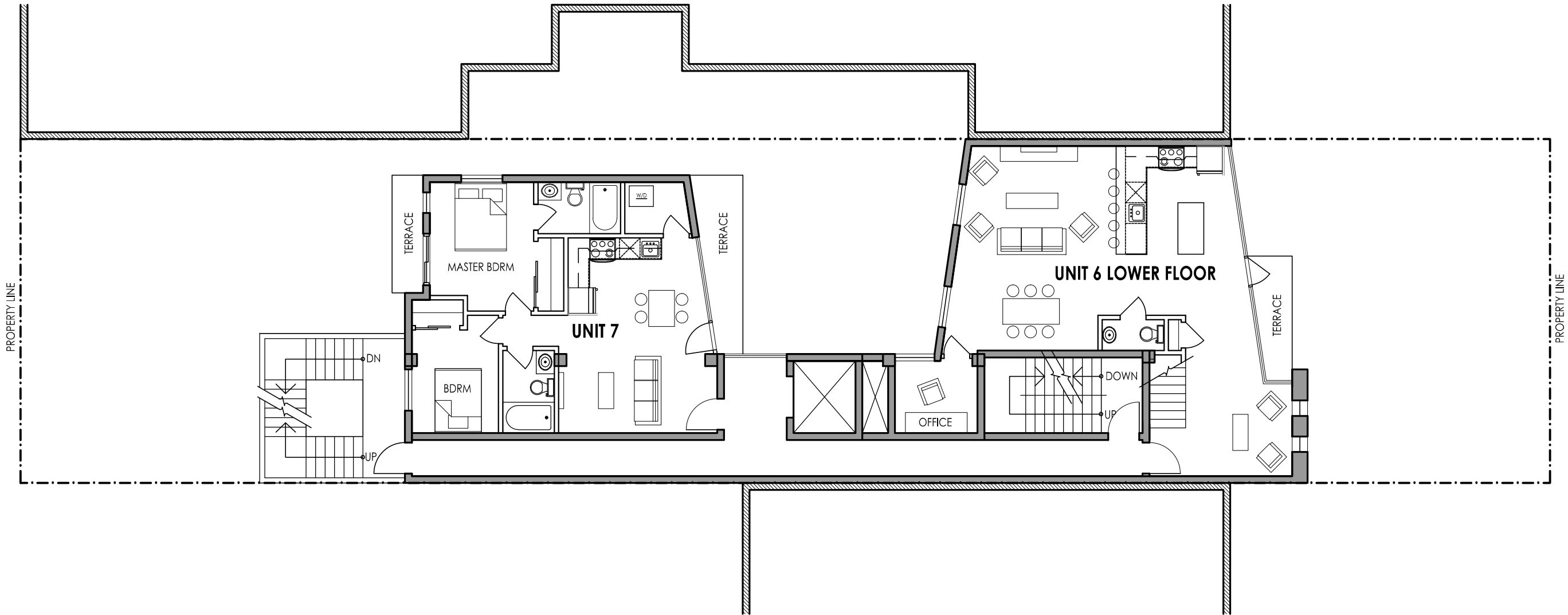


UNIT 7

667 SFT
1 STORY
2 BDRM
2 BATH
2 TERRACES

UNIT 6

1643 SFT
2 STORIES
3 BDRM
3.5 BATH
1 TERRACE
OFFICE
ROOF DECK



1 **THIRD FLOOR PLAN**
3/32" = 1'-0"



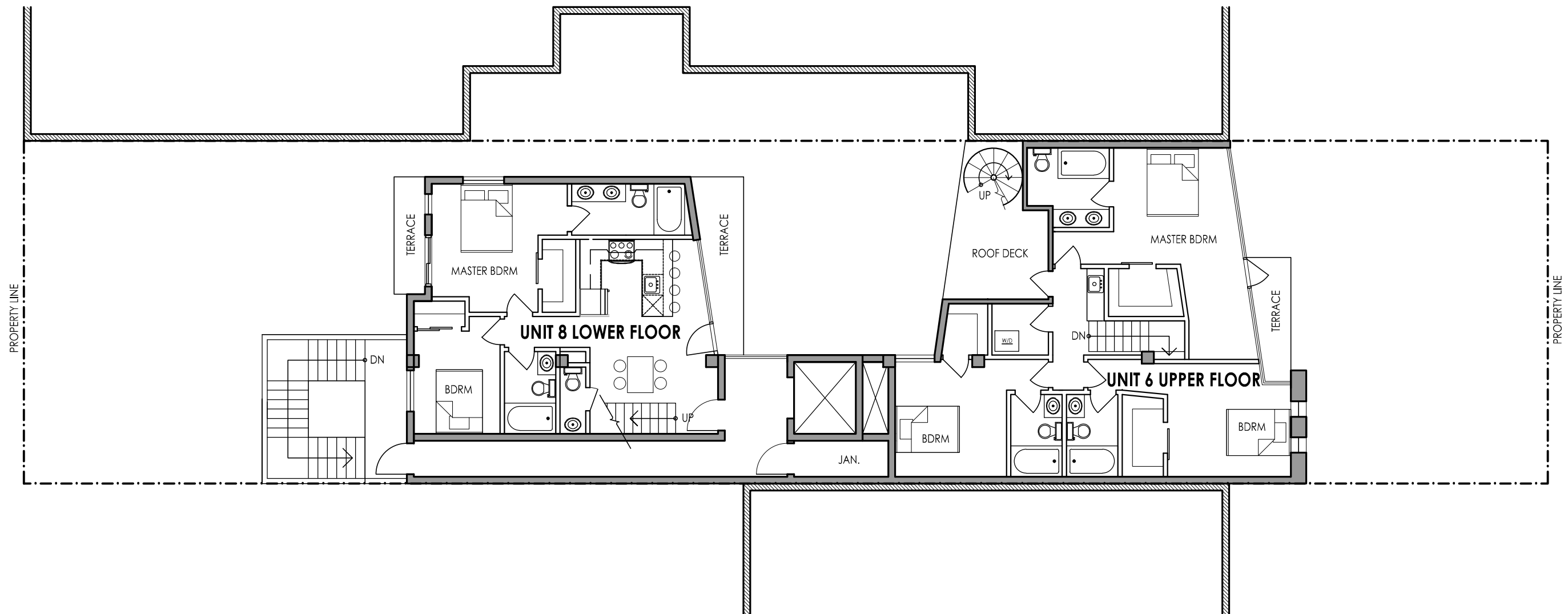
(1320/DDPLANS-L)

UNIT 8

1017 SFT
2 STORIES
2 BDRM
2.5 BATH
2 TERRACES
OFFICE
ROOF DECK

UNIT 6

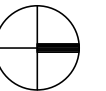
1643 SFT
2 STORIES
3 BDRM
3.5 BATH
1 TERRACE
OFFICE
ROOF DECK



1

FOURTH FLOOR PLAN

3/32" = 1'-0"



(1320/DDPLANS-L)

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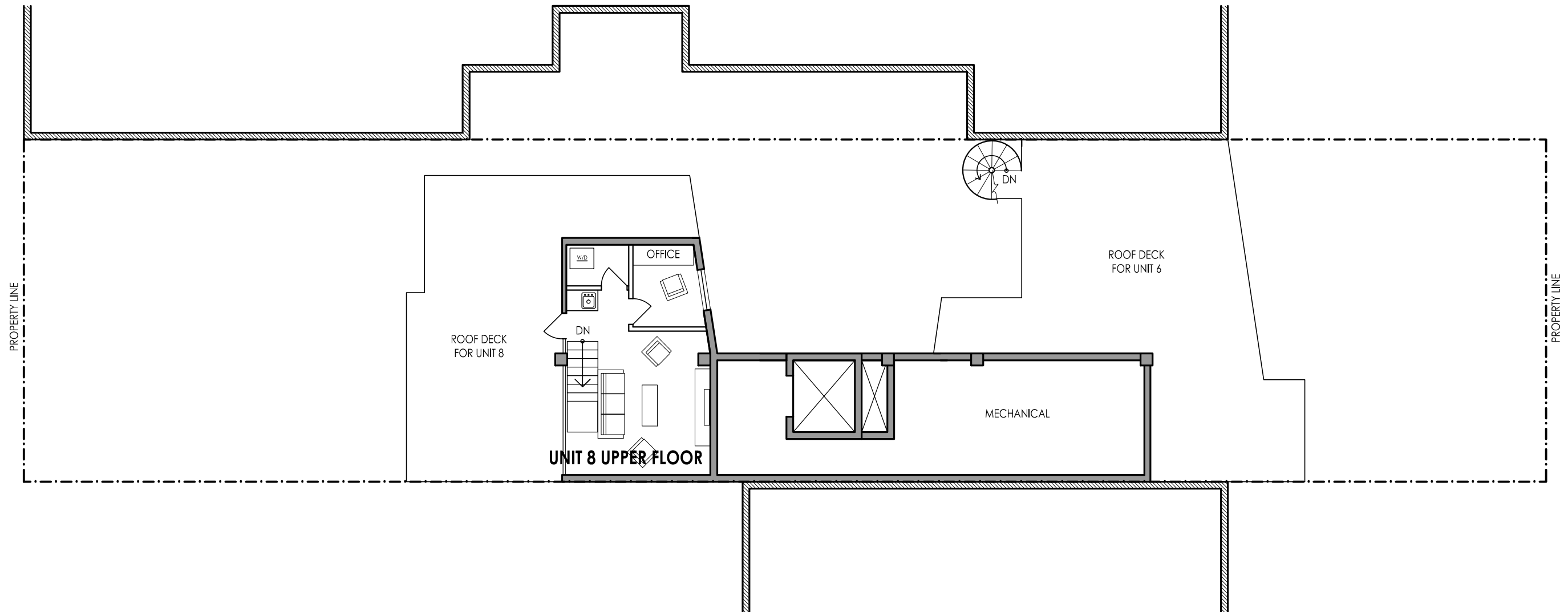
A1.5

UNIT 8

1017 SFT
2 STORIES
2 BDRM
2.5 BATH
2 TERRACES
OFFICE
ROOF DECK

UNIT 6

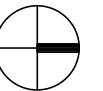
1643 SFT
2 STORIES
3 BDRM
3.5 BATH
1 TERRACE
OFFICE
ROOF DECK



1

FIFTH FLOOR PLAN

3/32" = 1'-0"



(1320/DDPLANS-L)

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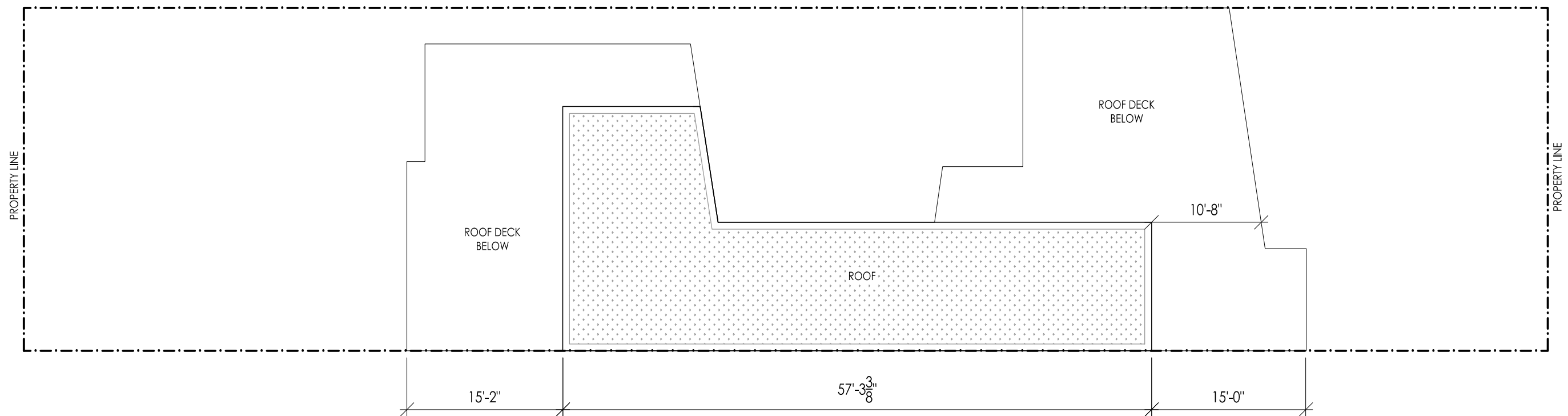
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SCHEMATIC DESIGN

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WASHINGTON, DC 20010

A1.6



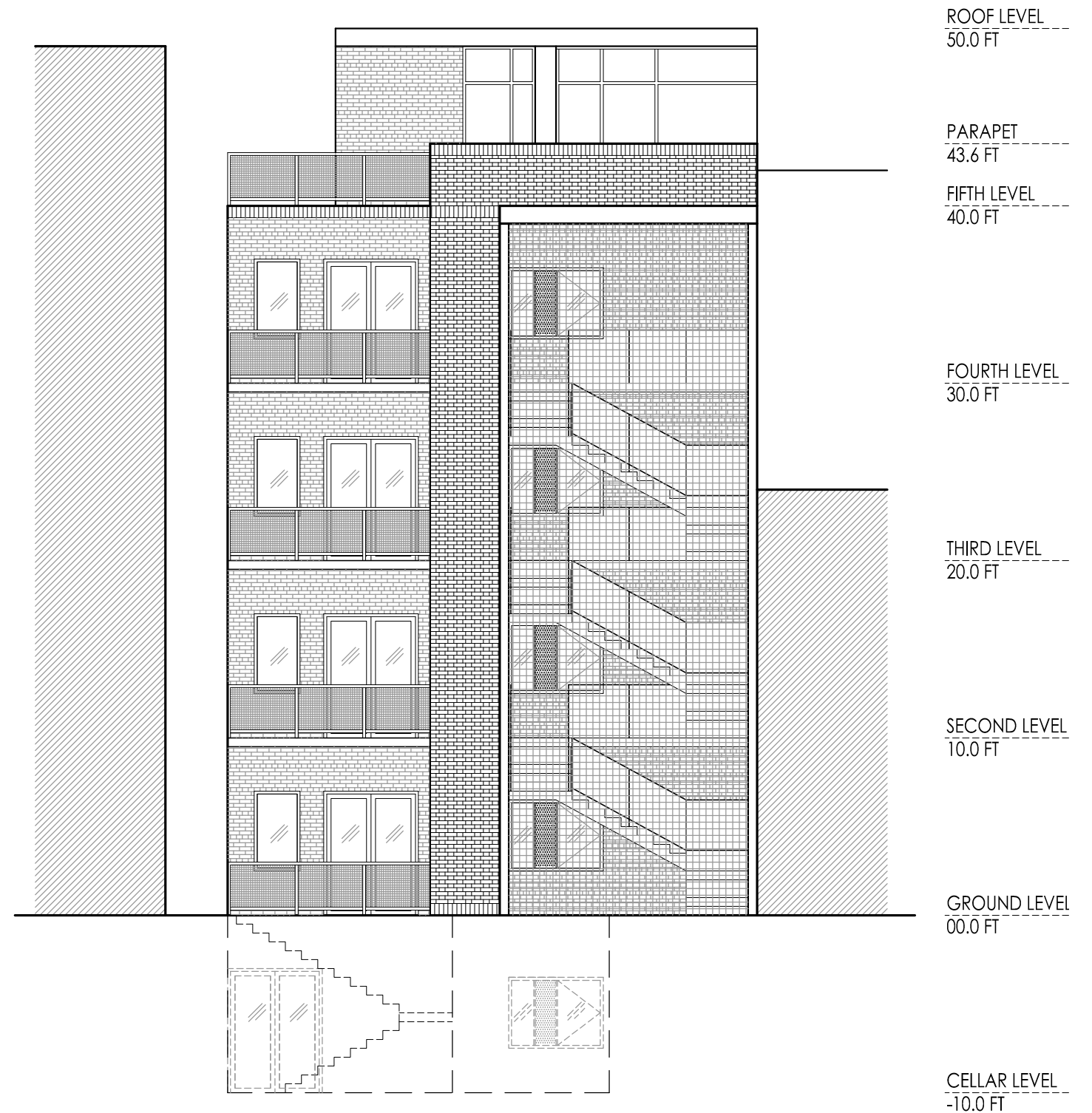
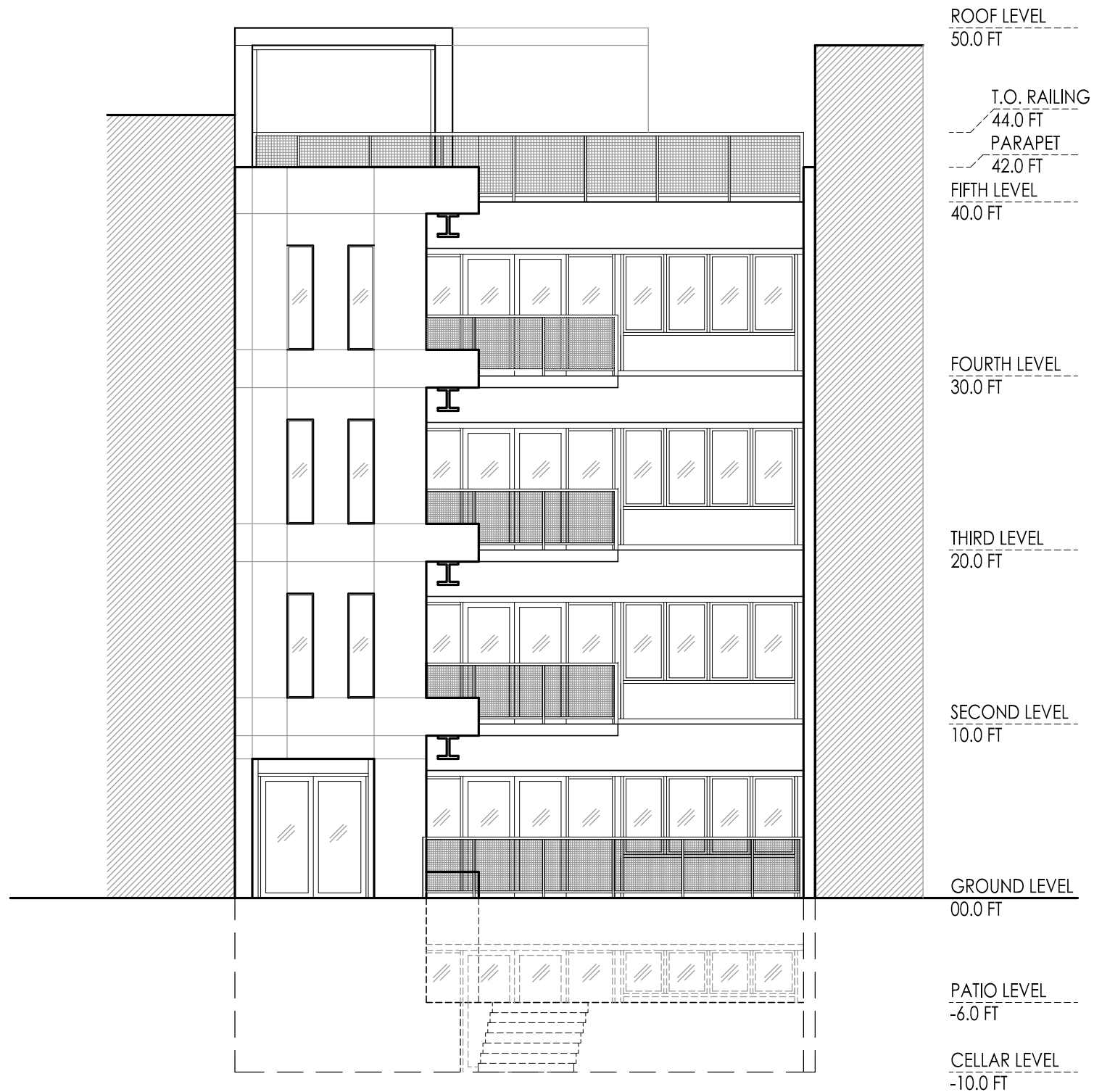
1

ROOF PLAN

3/32" = 1'-0"



(1320/DDPLANS-L)



1 FRONT ELEVATION (KENYON ST NW)
1/8" = 1'-0" (1320/BZAPLANS-L)

2 REAR ELEVATION (ALLEY SIDE)
1/8" = 1'-0" (1320/BZAPLANS-L)



1 VIEW OF SITE WITH PROPOSED BUILDING