


1724 KALORAMA RD NW



# Sheet	SHEET
A-00	COVER SHEET
A-01	COMPREHENSIVE PLAN
A-02	ZONING BOUNDARY MAP
A-03	AERIAL VIEW
A-04	CONTEXT PICTURES
A-05	VEHICULAR CIRCULATION
A-06	DEMO - FIRST FLOOR PLAN
A-07	PROPOSED - FIRST FLOOR PLAN
A-08	PROPOSED - SECOND AND THIRD FLOOR PLAN
A-09	PROPOSED - FOURTH FLOOR PLAN
A-10	PROPOSED - PENTHOUSE FLOOR PLAN
A-11	DEMO - NORTH ELEVATION
A-12	PROPOSED - NORTH ELEVATION
A-13	PROPOSED - EAST ELEVATION
A-14	PROPOSED - WEST ELEVATION
A-15	PROPOSED - SOUTH ELEVATION
A-16	BUILDING SECTION
A-17	BUILDING SECTION
A-18	PERSPECTIVE - AERIAL VIEW
A-19	PERSPECTIVE - STREETVIEW
A-20	STREETScape EXPERIENCE - KALORAMA RD NW

1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3


 PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

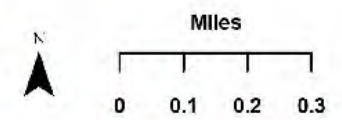
COVER SHEET | A-00

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19882
 EXHIBIT NO. 14
 09/18/2018

Comprehensive Plan Future Land Use

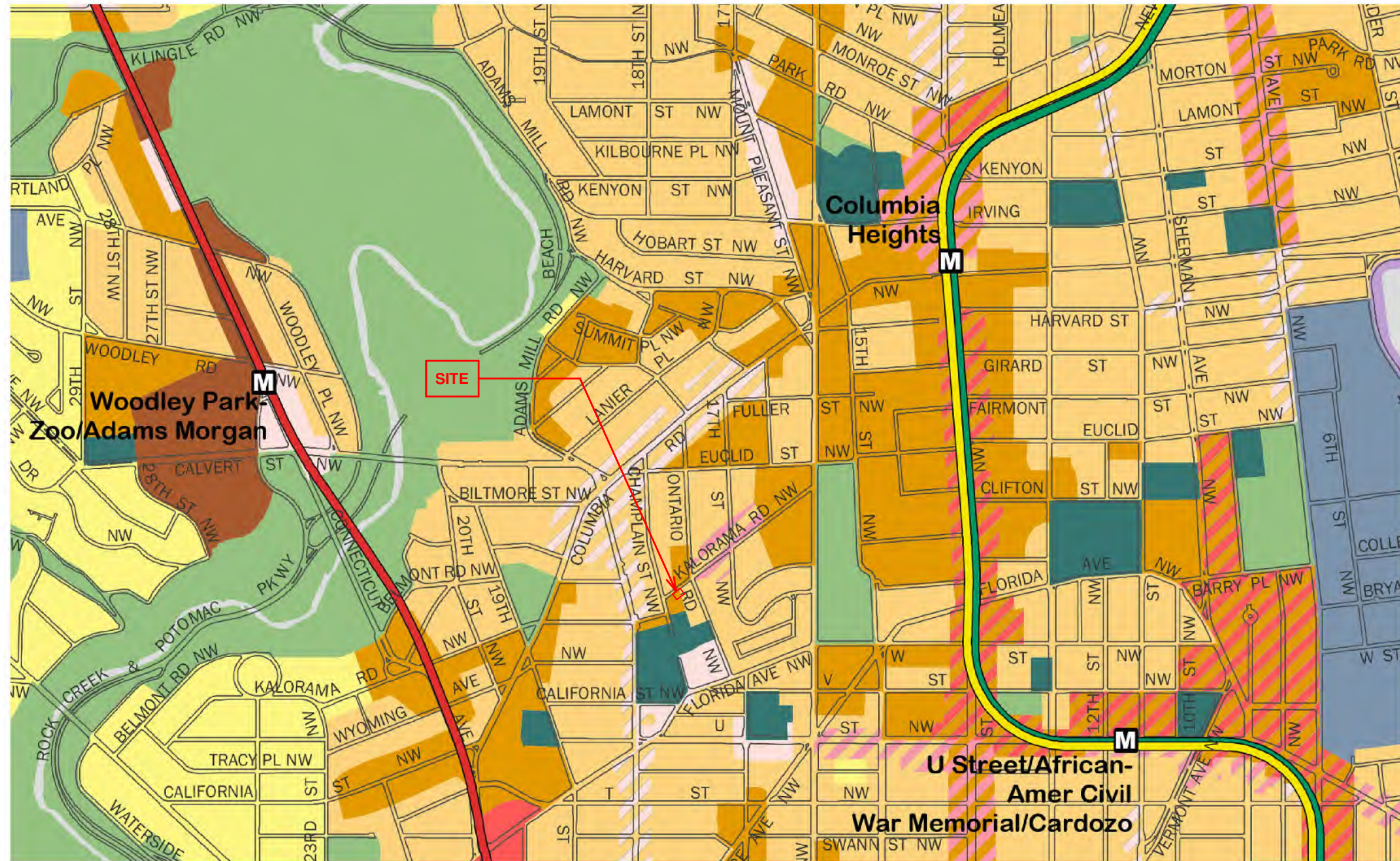
Map 4

- 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
Office of Planning ~ January 2013

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.

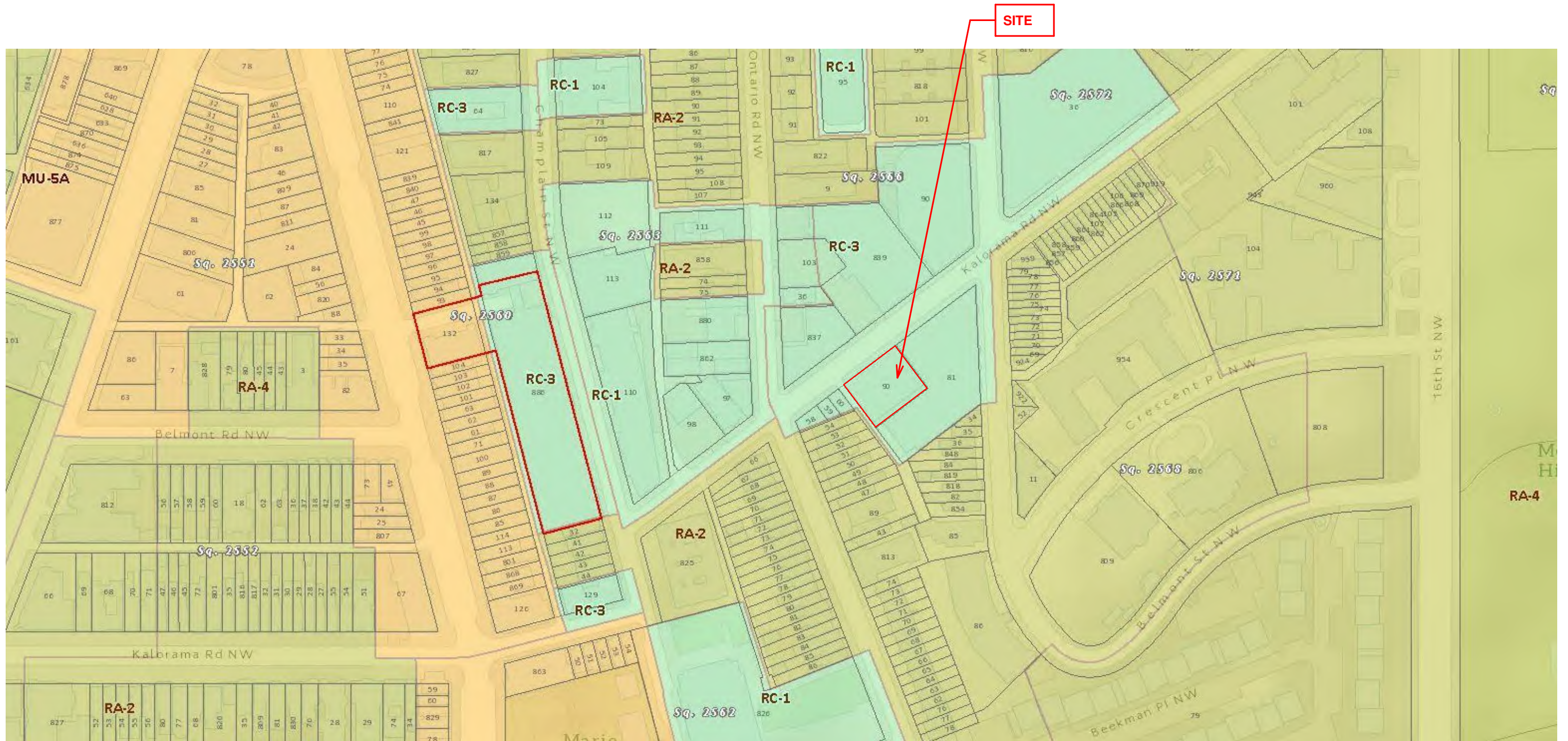


1724 KALORAMA RD NW

1724 KALORAMA RD NW
WASHINGTON D.C. 20009
Square: 2567 Lot No: 0090 Zone: RC-3

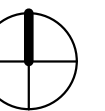


PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3



PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



1724 KALORAMA RD NW

1724 KALORAMA RD NW
WASHINGTON D.C. 20009
Square: 2567 Lot No: 0090 Zone: RC-3



PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

AERIAL VIEW | A-03

09/18/2018



— SITE



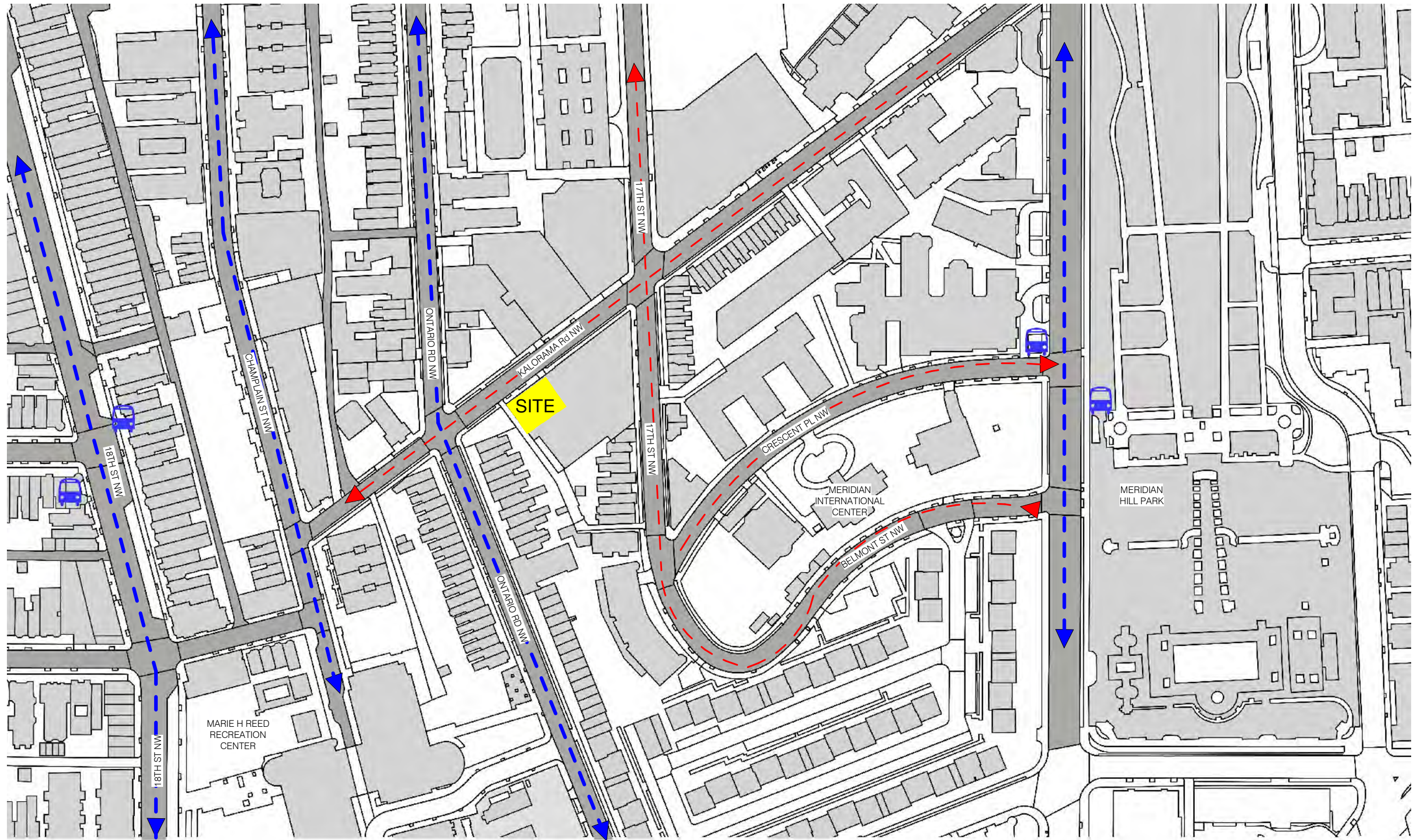
— SITE

1724 KALORAMA RD NW

1724 KALORAMA RD NW
WASHINGTON D.C. 20009
Square: 2567 Lot No: 0090 Zone: RC-3



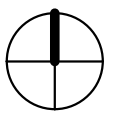
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)



BUS STOP

← - - - 1 WAY STREET

← - - - 2 WAY STREET

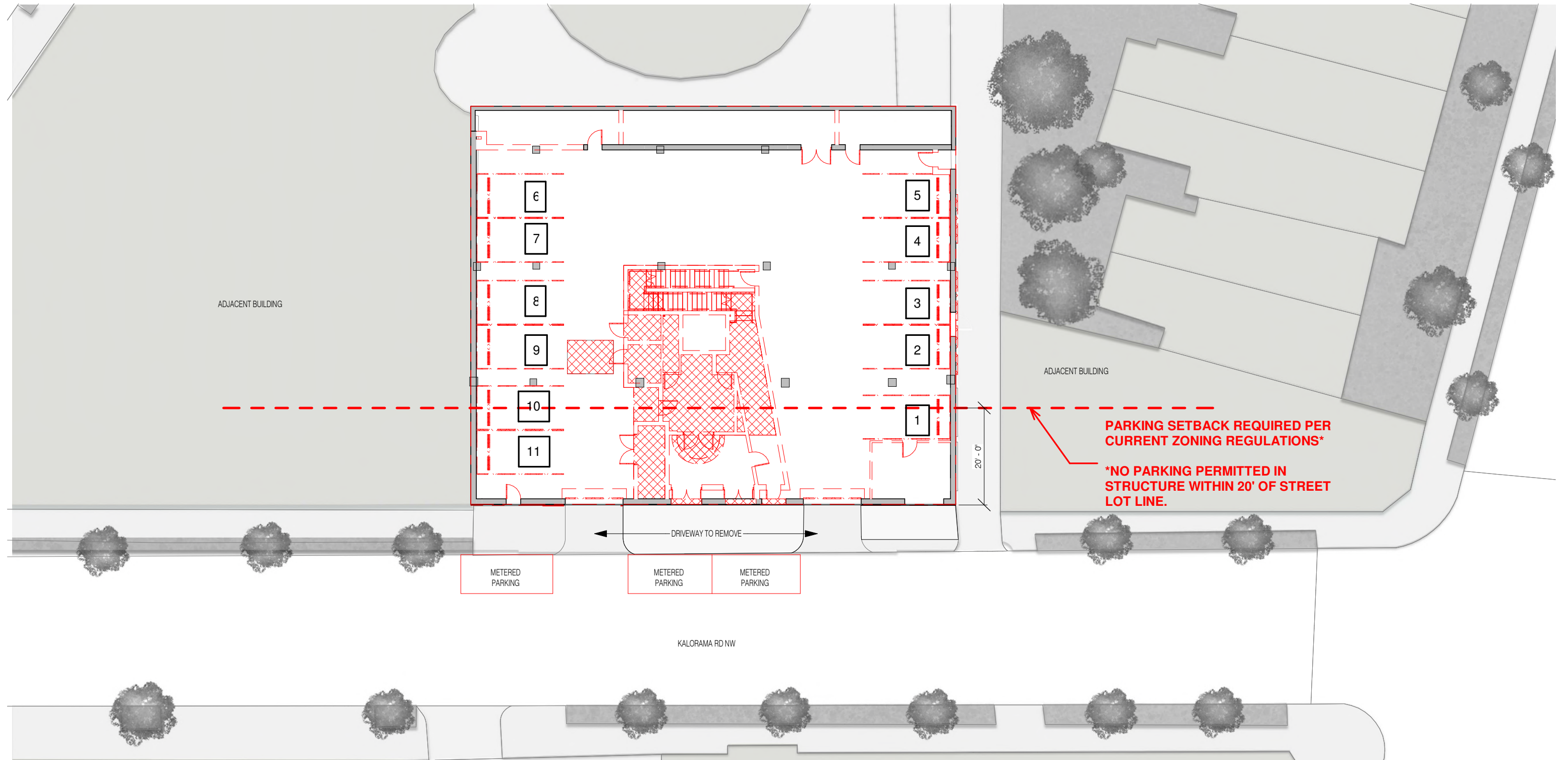


1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3



PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



PARKING SETBACK REQUIRED PER CURRENT ZONING REGULATIONS*
***NO PARKING PERMITTED IN STRUCTURE WITHIN 20' OF STREET LOT LINE.**



1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3

PGN ARCHITECTS
 PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

DEMO - FIRST FLOOR PLAN | A-06

09/18/2018



1724 KALORAMA RD NW

PROPOSED - FIRST FLOOR PLAN A-07

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3

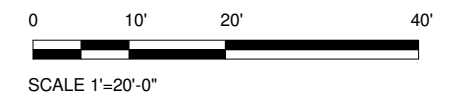
PGN ARCHITECTS
 PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

09/18/2018



KEYPLAN

 1BD	 3BD
 2BD	 Calculating...



1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3



PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

PROPOSED - SECOND AND THIRD FLOOR PLAN

A-08

09/18/2018

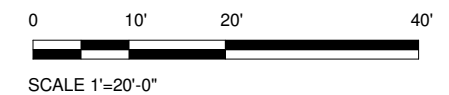


KEYPLAN

2BD

3BD

Calculating...



1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3



PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

PROPOSED - FOURTH FLOOR PLAN | A-09

09/18/2018



1724 KALORAMA RD NW

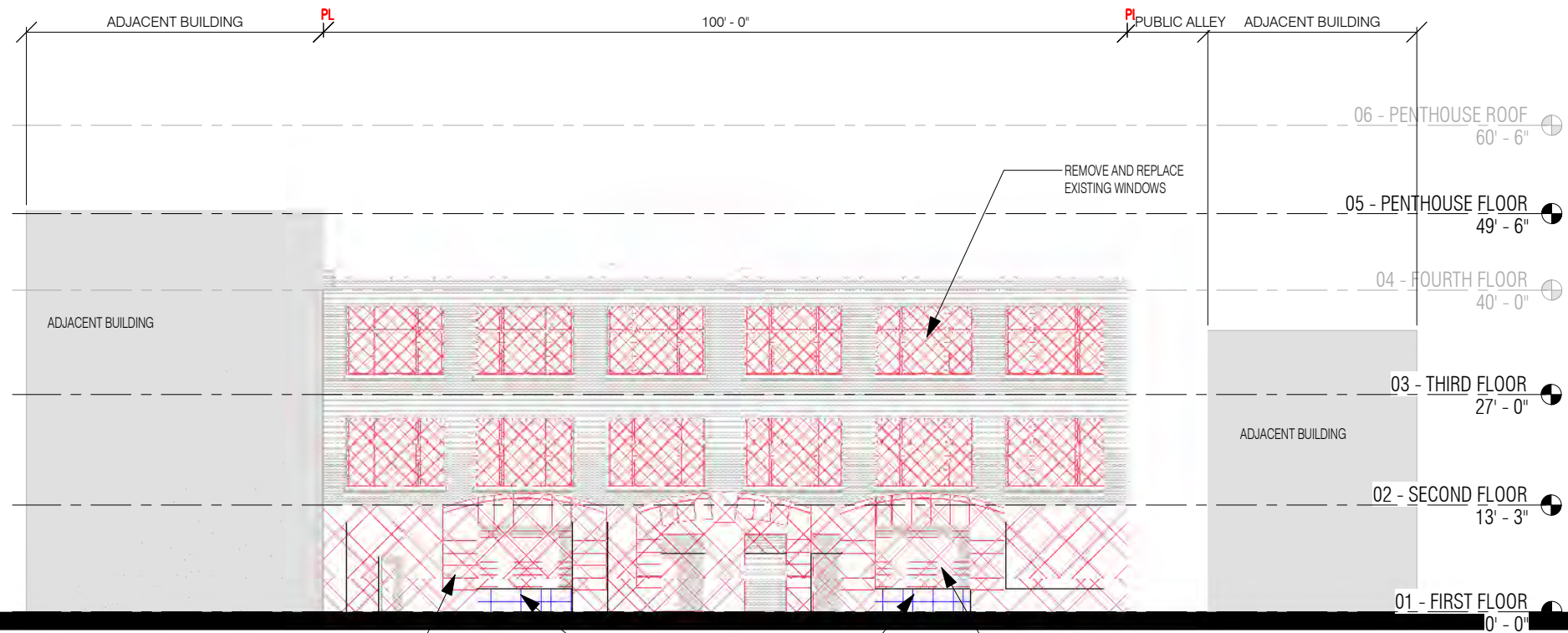
1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3

PROPOSED - PENTHOUSE FLOOR PLAN | A-10

09/18/2018

PGN ARCHITECTS
 PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)





REMOVE AND REPLACE EXISTING WINDOWS

REMOVE ALL EXISTING STUCCO WORK

BUILD NEW WINDOWS SILL

REMOVE ROLL-UP GARAGE DOOR



0 10' 20' 40'

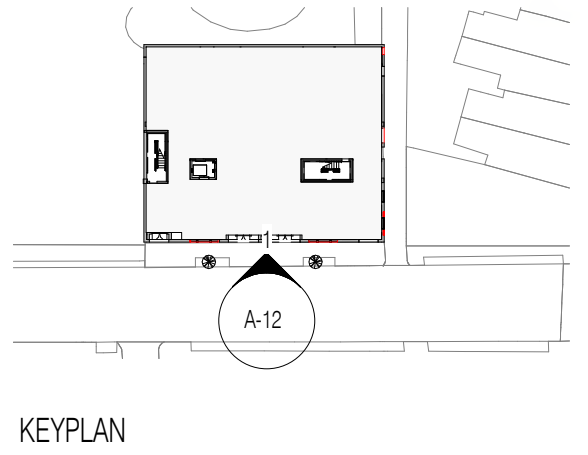
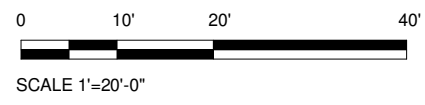
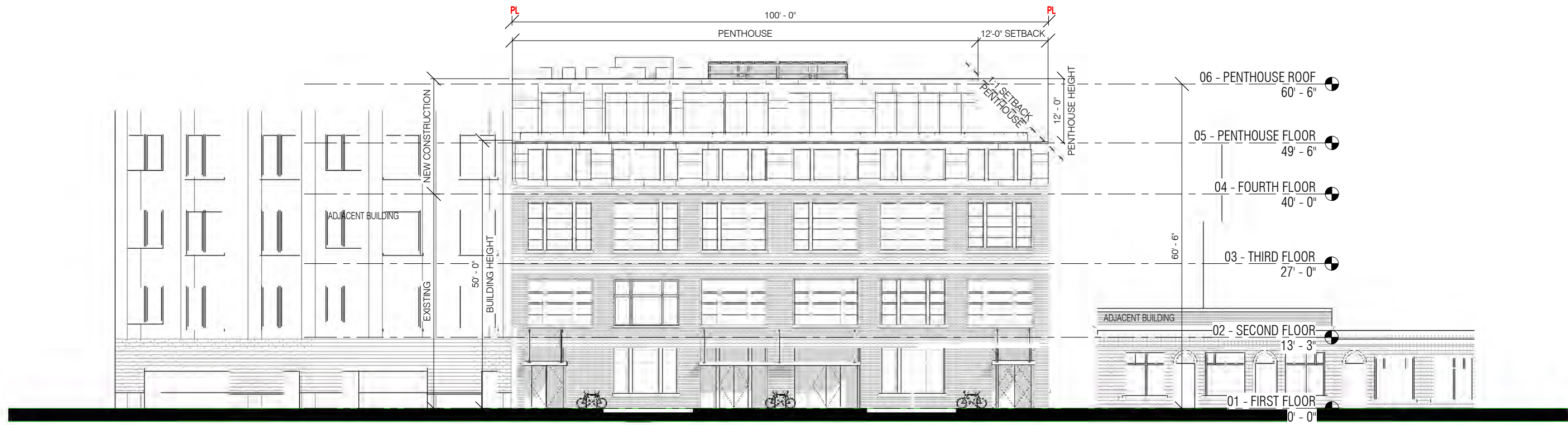
SCALE 1"=20'-0"

1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3



PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



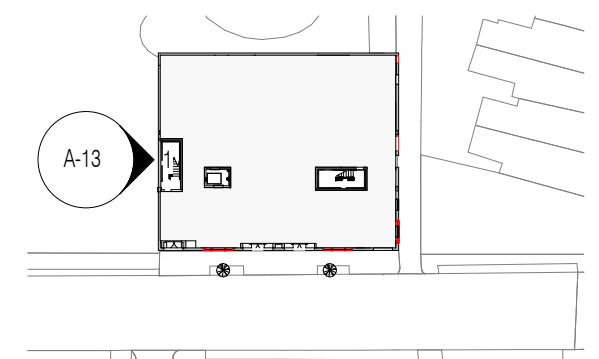
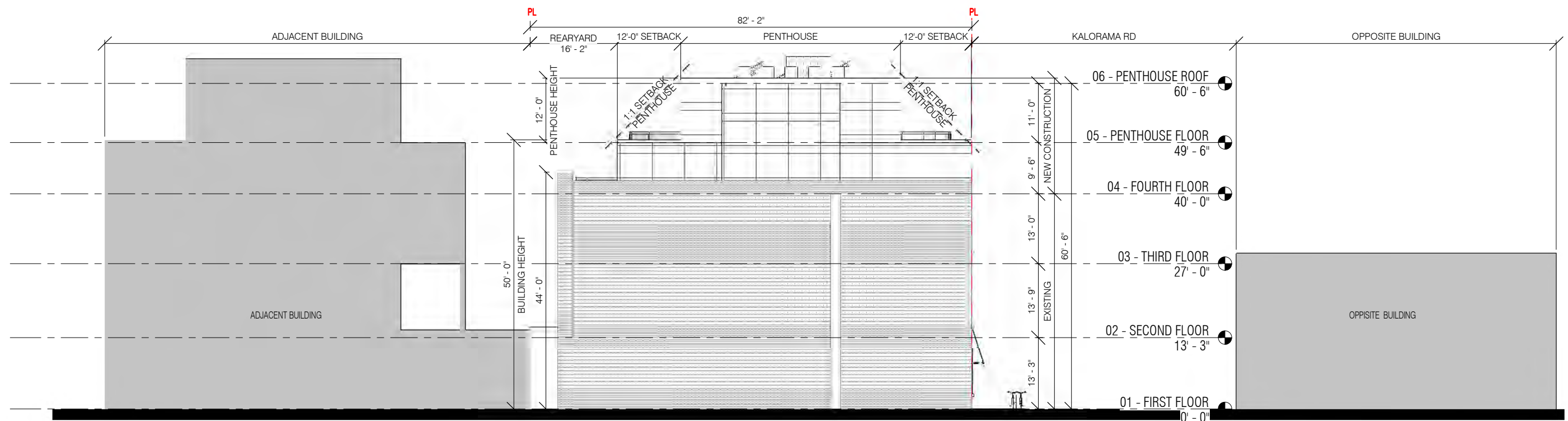
1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3

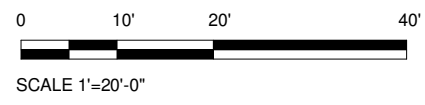
PGN ARCHITECTS
 PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

PROPOSED - NORTH ELEVATION | A-12

09/18/2018



KEYPLAN



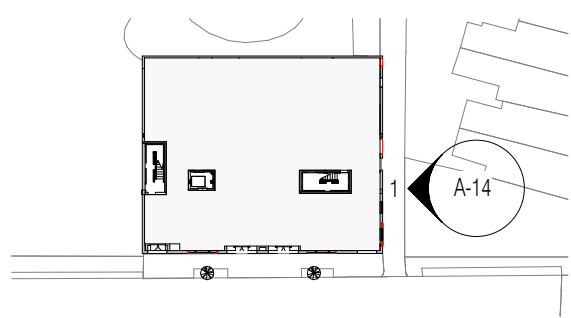
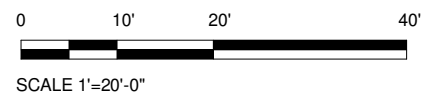
1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3

PGN ARCHITECTS
 PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

PROPOSED - EAST ELEVATION | A-13

09/18/2018

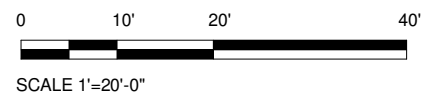
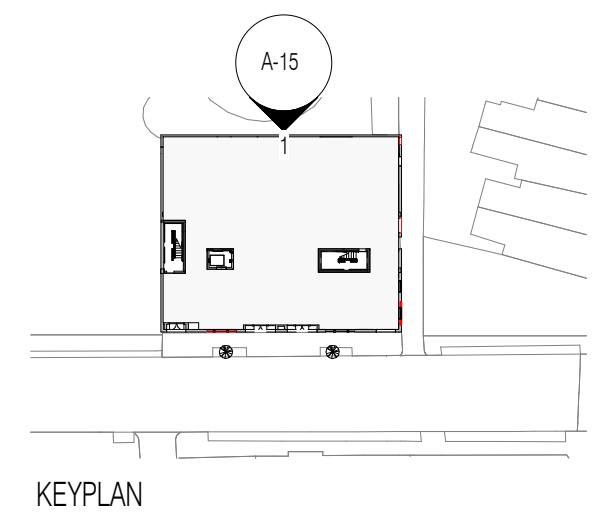
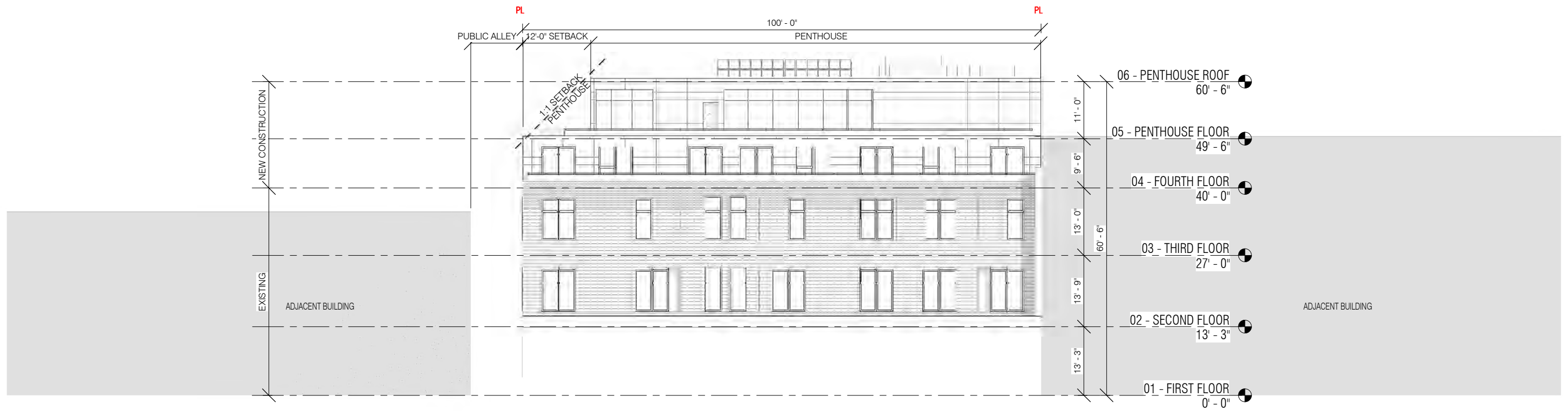


KEYPLAN

1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3

PGN ARCHITECTS
 PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)



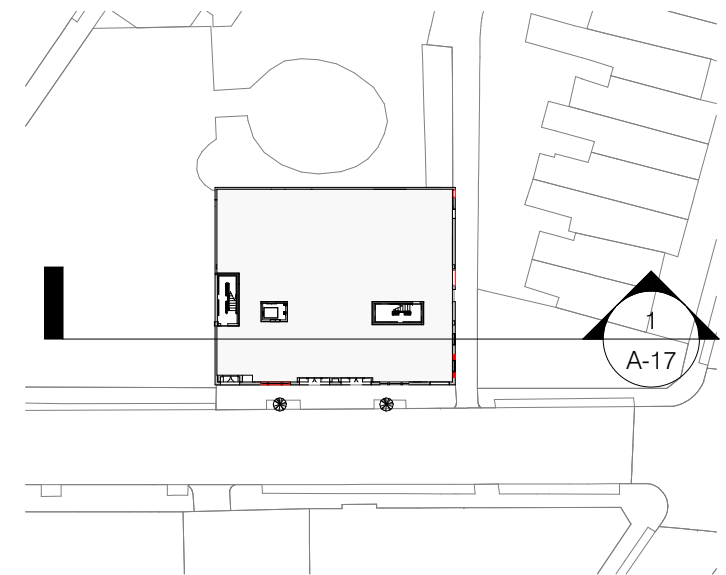
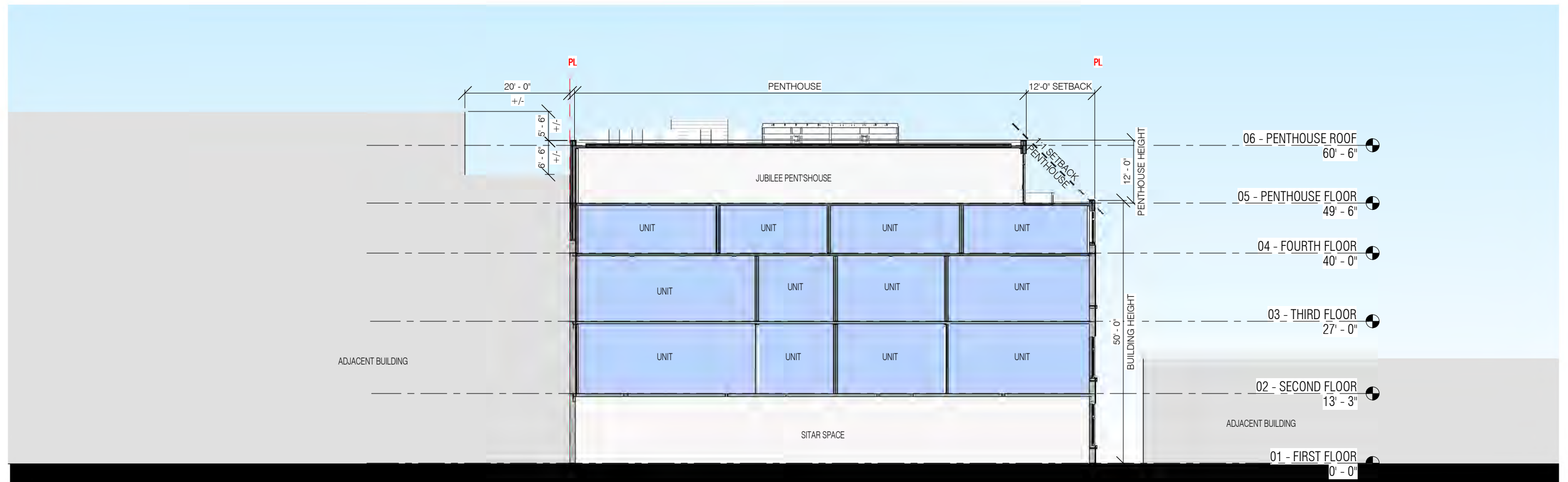
1724 KALORAMA RD NW

PROPOSED - SOUTH ELEVATION | A-15

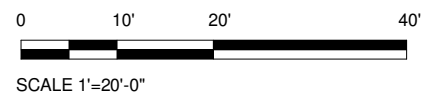
1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3

PGN ARCHITECTS
 PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

09/18/2018



KEYPLAN



1724 KALORAMA RD NW

1724 KALORAMA RD NW
 WASHINGTON D.C. 20009
 Square: 2567 Lot No: 0090 Zone: RC-3



PGN ARCHITECTS, PLLC
 210 7th Street SE - Suite 201
 Washington, DC 20003
 202.822.5995 (P); 202.822.0908 (F)

BUILDING SECTION A-17

09/18/2018



1724 KALORAMA RD NW

1724 KALORAMA RD NW
WASHINGTON D.C. 20009
Square: 2567 Lot No: 0090 Zone: RC-3



PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

PERSPECTIVE - AERIAL VIEW | A-18

09/18/2018



1724 KALORAMA RD NW

1724 KALORAMA RD NW
WASHINGTON D.C. 20009
Square: 2567 Lot No: 0090 Zone: RC-3

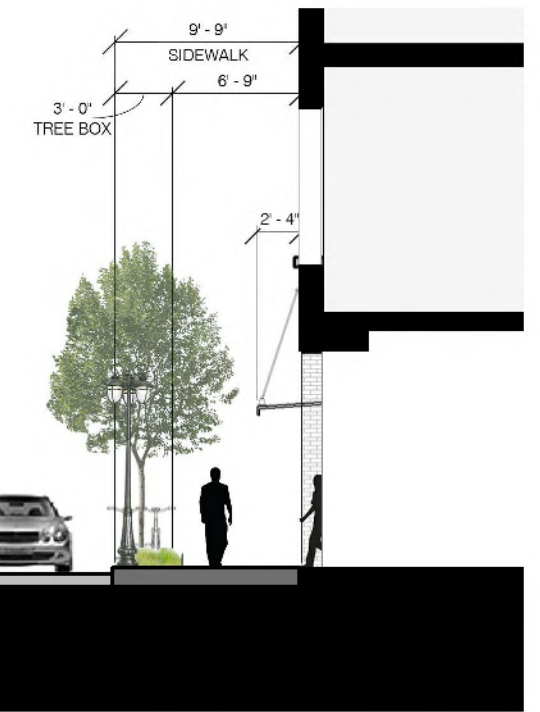


PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

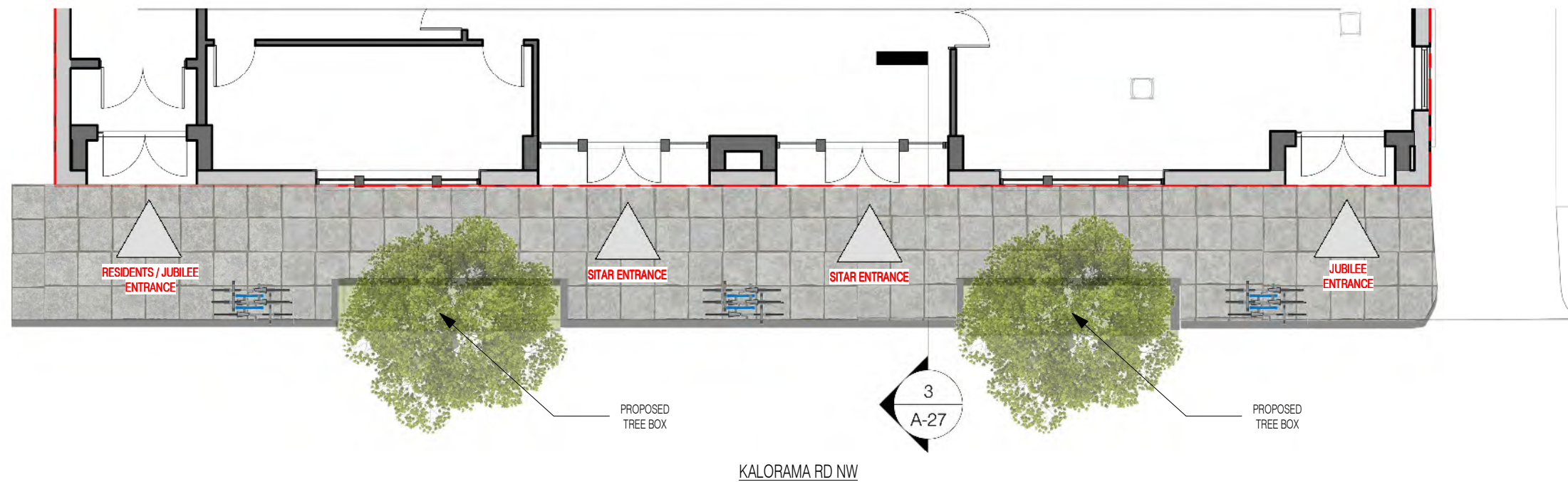
3
A-20



1 ENLARGED NORTH ELEVATION
1" = 10'-0"



3 ENLARGED STREETSCAPE SECTION
1" = 10'-0"



2 ENLARGED SIDEWALK - FIRST LEVEL
1" = 10'-0"

3
A-27

1724 KALORAMA RD NW

1724 KALORAMA RD NW
WASHINGTON D.C. 20009
Square: 2567 Lot No: 0090 Zone: RC-3

6 ENLARGED STREETSCAPE SECTION

1" = 10'-0"
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

