



CHAMPLAIN RESIDENCES

WASHINGTON, DC 20009

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18330
EXHIBIT NO. 12

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CHAMPLAIN RESIDENCES

CHAMPLAIN ST. NW
WASHINGTON, DC 20009



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



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 120
Washington, DC 20007
ph. 202-555-6080 fax 202-555-6096



ALTUS REALTY PARTNERS, LLC
4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22207
ph. (703) 243-4141

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COVER SHEET

A0.0

Board of Zoning Adjustment
District of Columbia
CASE NO. 18330
EXHIBIT NO. 12



CHAMPLAIN RESIDENCES

CHAMPLAIN ST, NW
WASHINGTON, DC 20004



PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph 202-822-9495 fax 202-822-0408



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 500
WASHINGTON, DC 20001
ph 202-555-6000 fax 202-555-6006



ALTUS REALTY PARTNERS, LLC
4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22201
ph (703) 248-4141

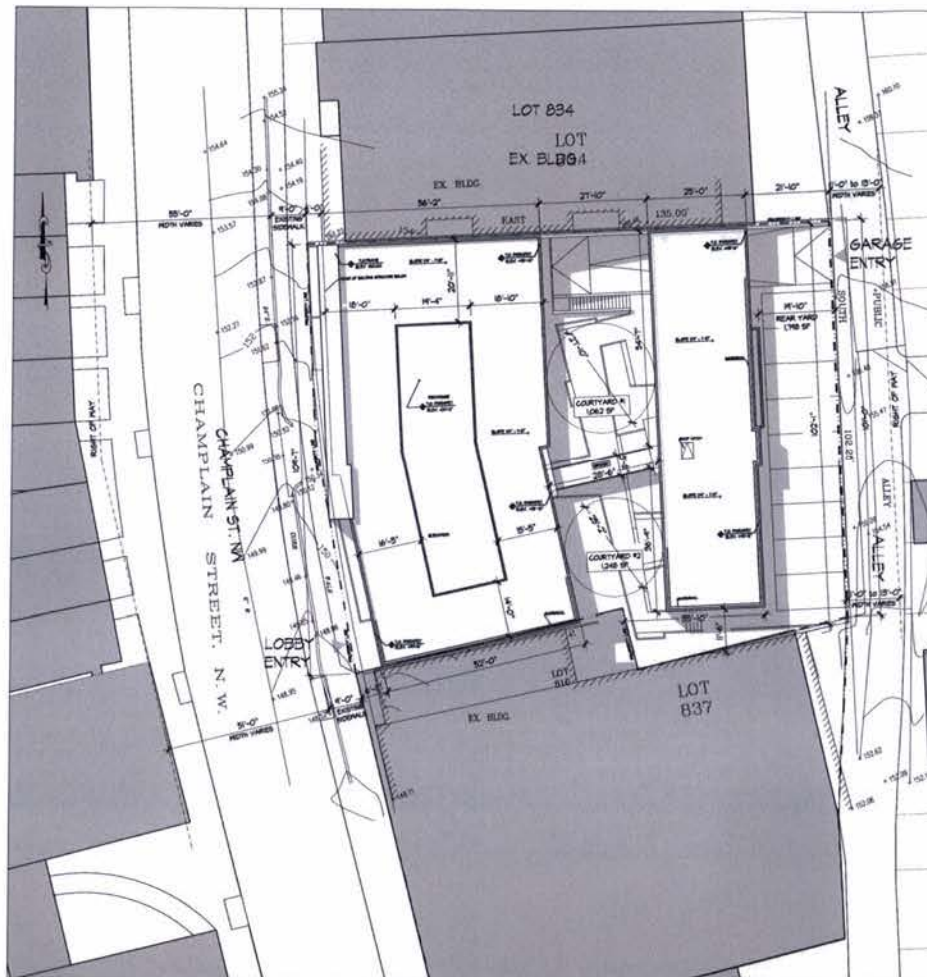
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SITE PLAN (COLOR)

A0.1a

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OFFICE OF ZONING



2337 Champlain Street, NW

Nov. 11th, 2011

Zoning Criteria

SPECIFICATIONS	REQUIRED / ALLOWED	PROVIDED
Zoning District	RC/R-5-B	
Lot Area	13,853	
Lot Occupancy	60%	60% (8,310 SF)
Total Permitted FAR	2.16	2.41 (33,400 SF)
FAR - Matter of Right	1.8	
FAR Bonus- 20 % for IZ (Inclusionary Zoning)	0.36	
Height	40'-0"	50'-0"
Front Yard	N/A	N/A
Side Yard Setback	None required, if provided, 3"/ft per bldg height of court, but not less than 8ft.,	none
Rear Yard Setback	15'-0"	19'-10"
Penthouse Height	18'-6"	10'-0"
Parking	1 space per 2 units	20 spaces
One-way driveway width	min. 12'-0"	N/A
Two-way driveway width	14'-0"	14'-8"
Parking space size		
Regular size	9'-0" x 19'-0"	20
Compact size	8'-0" x 16'-0"	none
Loading	N/A	N/A

* Open Courtyard: 3in, per foot of height of court, but not less than 6ft.

* Closed Courtyard: 4in, per foot of height of court, but not less than 15ft.

COURTYARDS / YARDS	CALCS & SQFT - REQUIRED	AREA SF - PROVIDED	PROVIDED
Courtyard 1 (Closed courtyard)	(42'-2" x 4")/12= 14'-0"min. & not less than 392 SF area	1,062	27'-10"
Courtyard 2 (Open courtyard; includes the area below the south building)	(42'-2" x 4")/12= 14'-0"min. & not SF area required	1,248	25'-2"
Rear yard w/rear parking (Open courtyard)	(44'-6"x4")/12= 14'-9"	NA	19'-10"

1 SITE PLAN
A0.1 SCALE: 1" = 30'-0"

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CHAMPLAIN ST, NW
WASHINGTON, DC 20009



PSN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph 202-822-5145 fax 202-822-0100



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 120
WASHINGTON, DC 20001
ph 202-338-6030 fax 202-338-6040



ALTUS REALTY PARTNERS, LLC
4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22201
ph (703) 248-4141

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SITE PLAN

A0.1



1 CONTEXT PHOTO
A0.2 SCALE: N.T.S.



2 CONTEXT PHOTO
A0.2 SCALE: N.T.S.



3 CONTEXT PHOTO
A0.2 SCALE: N.T.S.



4 CONTEXT PHOTO
A0.2 SCALE: N.T.S.



SITE PLAN

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P&N ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph 202-622-5940 fax 202-622-0408



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 120
Washington, DC 20001
ph 202-585-6050 fax 202-585-6046



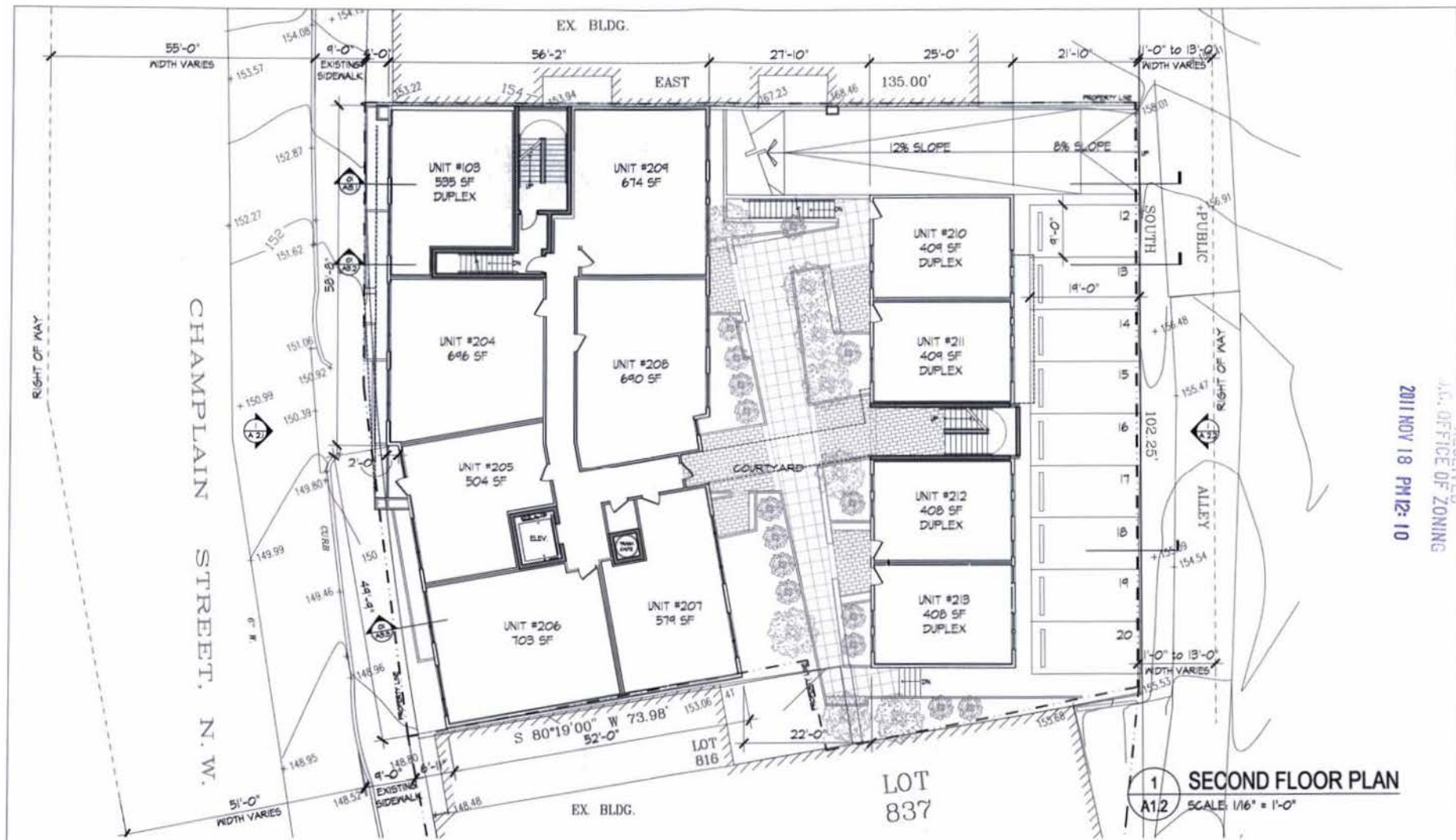
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4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22201
ph (703) 248-4141

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SITE CONTEXT

A0.2



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CHAMPLAIN ST, NW
WASHINGTON, DC 20009



PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-9445 fax 202-822-0408



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 120
WASHINGTON, DC 20007
ph. 202-593-6050 fax 202-593-6046



ALTUS REALTY PARTNERS, LLC
4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22207
ph. (703) 248-4141

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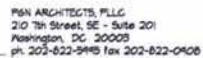
SECOND FLOOR PLAN

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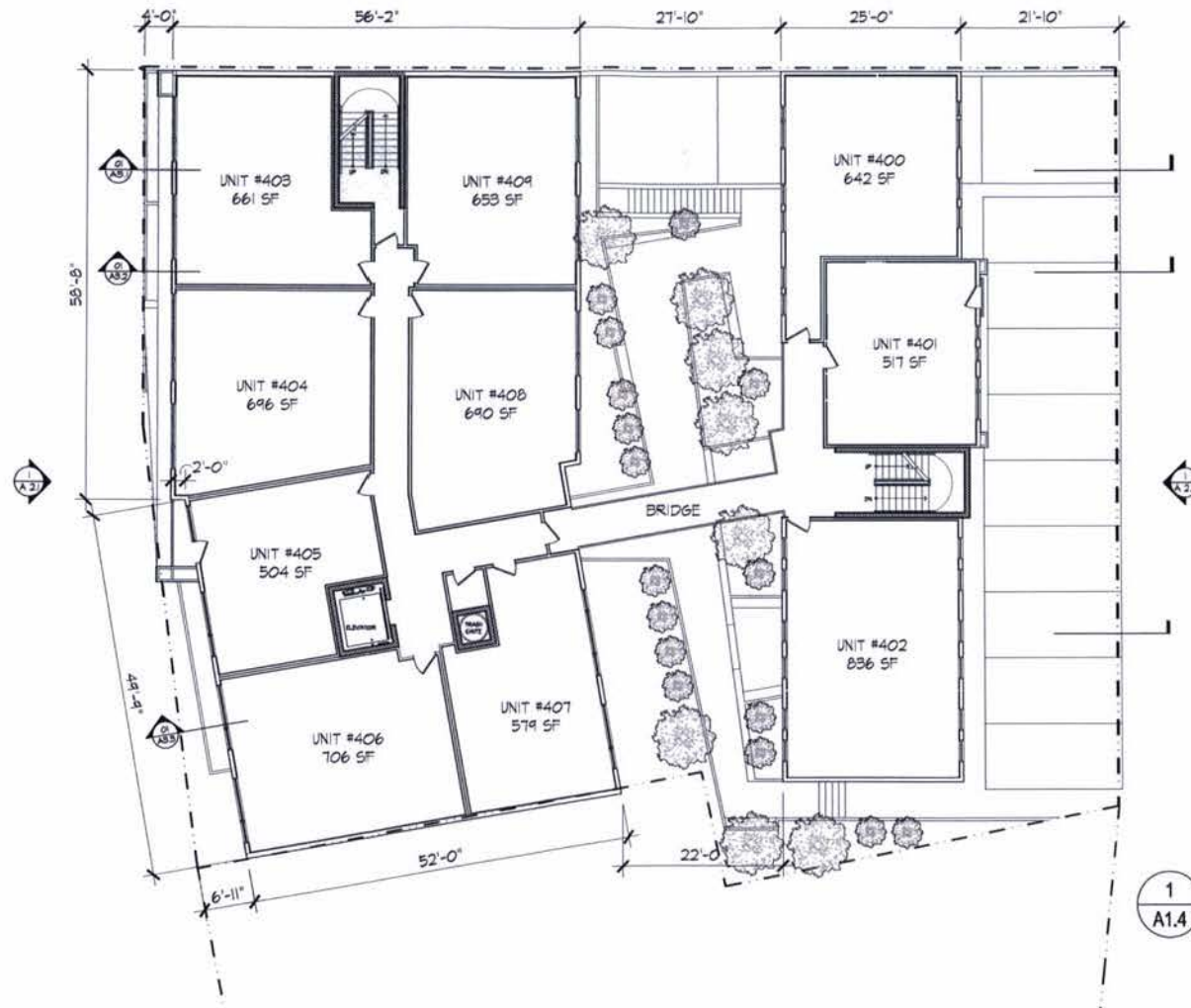


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A1.3

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1 FOURTH FLOOR PLAN
A1.4 SCALE: 1/16" = 1'-0"

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CHAMPLAIN ST, NW
WASHINGTON, DC 20009



PGN ARCHITECTS, PLLC
210 1th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-9443 fax 202-822-0408



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 120
WASHINGTON, DC 20007
ph. 202-583-6090 fax 202-583-6048

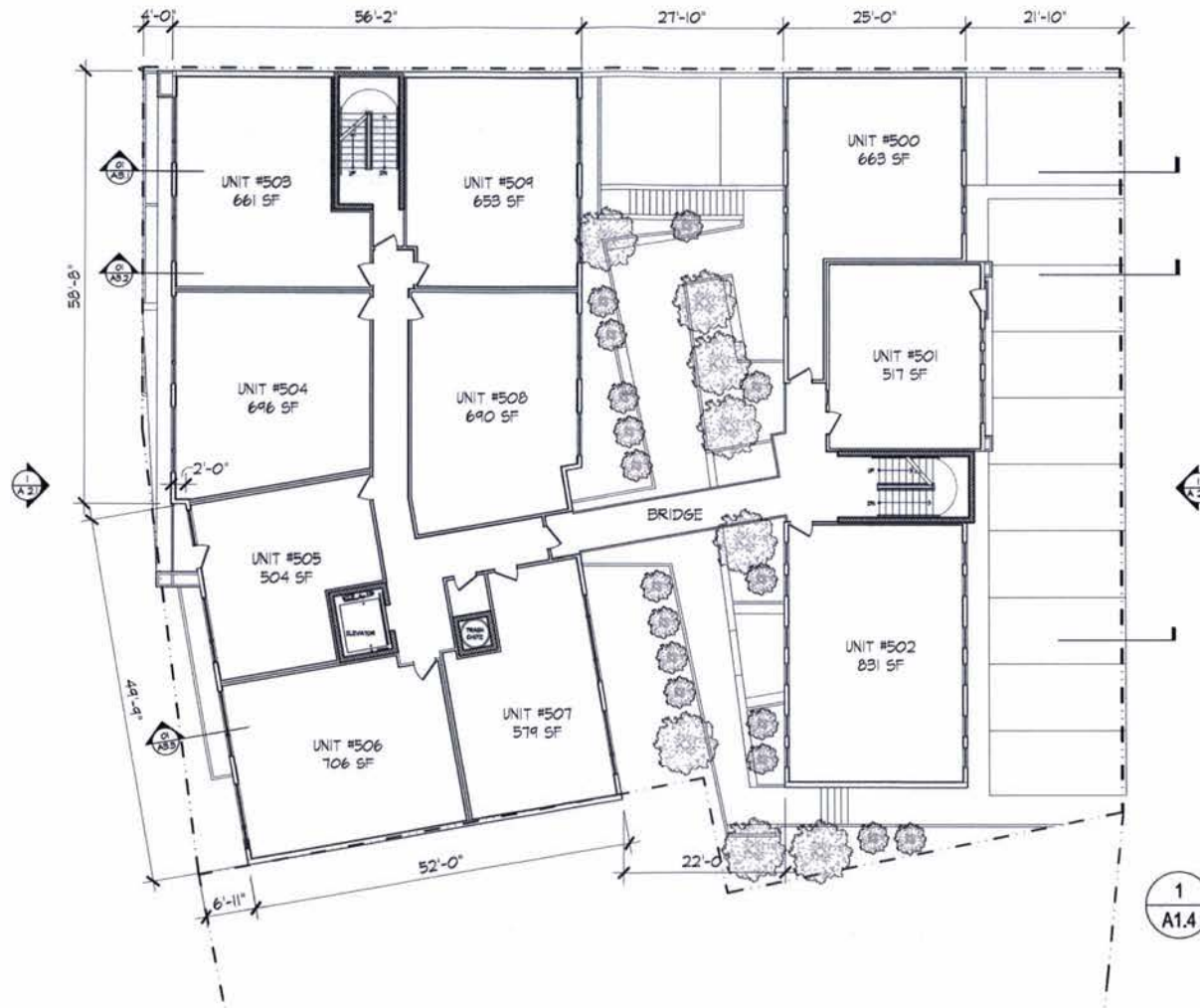


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4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22207
ph. (703) 248-4141

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FOURTH FLOOR PLAN

A1.4

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1 FIFTH FLOOR PLAN
A1.4 SCALE: 1/16" = 1'-0"

CHAMPLAIN RESIDENCES

CHAMPLAIN ST, NW
WASHINGTON, DC 20009



Architects, PLLC

PGN ARCHITECTS, PLLC
210 1th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-9998 fax 202-822-0408



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 120
Washington, DC 20007
ph. 202-855-6050 fax 202-855-6048



ALTUS REALTY PARTNERS, LLC
4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22207
ph. (703) 248-4141

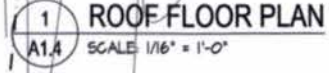
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FIFTH FLOOR PLAN

A1.5

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1 WEST ELEVATION (CHAMPLAIN STREET)
A2.1 SCALE: 3/32" = 1'-0"

CHAMPLAIN RESIDENCES
CHAMPLAIN ST, NW
WASHINGTON, DC 20009



P&N ARCHITECTS, PLLC
210 1th Street, SE - Suite 201
Washington, DC 20003
ph. 202-622-5445 fax 202-622-0408



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 120
Washington, DC 20001
ph. 202-595-6050 fax 202-595-6048



ALTUS REALTY PARTNERS, LLC
4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22201
ph. (703) 248-4141

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WEST ELEVATION (CHAMPLAIN ST.)	A2.1



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1 EAST ELEVATION (ALLEY)
A2.2 SCALE: 3/32" = 1'-0"

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CHAMPLAIN ST, NW
WASHINGTON, DC 20009



PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-9449 fax 202-822-0408



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 130
WASHINGTON, DC 20007
ph. 202-533-6050 fax 202-533-6048



ALTUS REALTY PARTNERS, LLC
4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22201
ph. (703) 245-4141

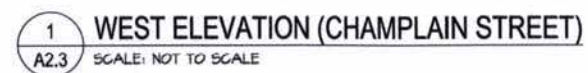
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EAST ELEVATION (ALLEY)

A2.2

10/28/2011

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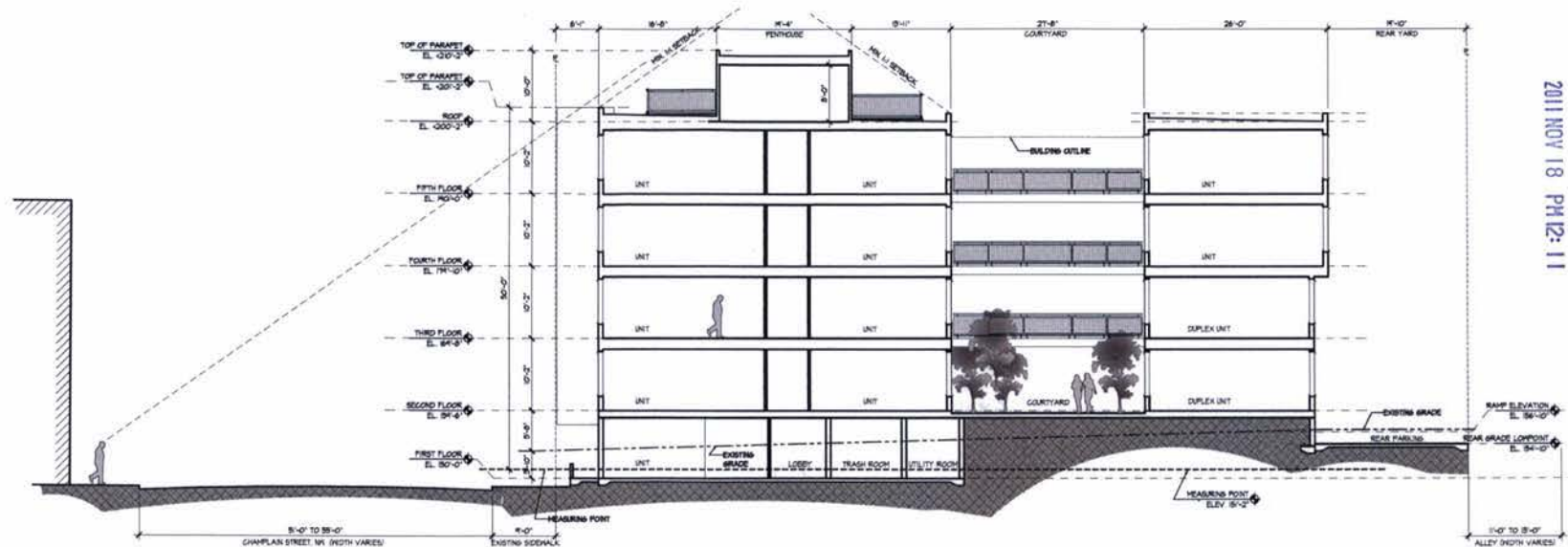


PA Architects, Pllc

altus
REALTY PARTNERS

A2.3

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1 BUILDING SECTION IN SITE CONTEXT
A3.3 SCALE: 3/32" = 1'-0"

CHAMPLAIN RESIDENCES

CHAMPLAIN ST, NW
WASHINGTON, DC 20004



PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-5449 fax 202-822-0408



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 120
WASHINGTON, DC 20001
ph. 202-335-6080 fax 202-335-6048



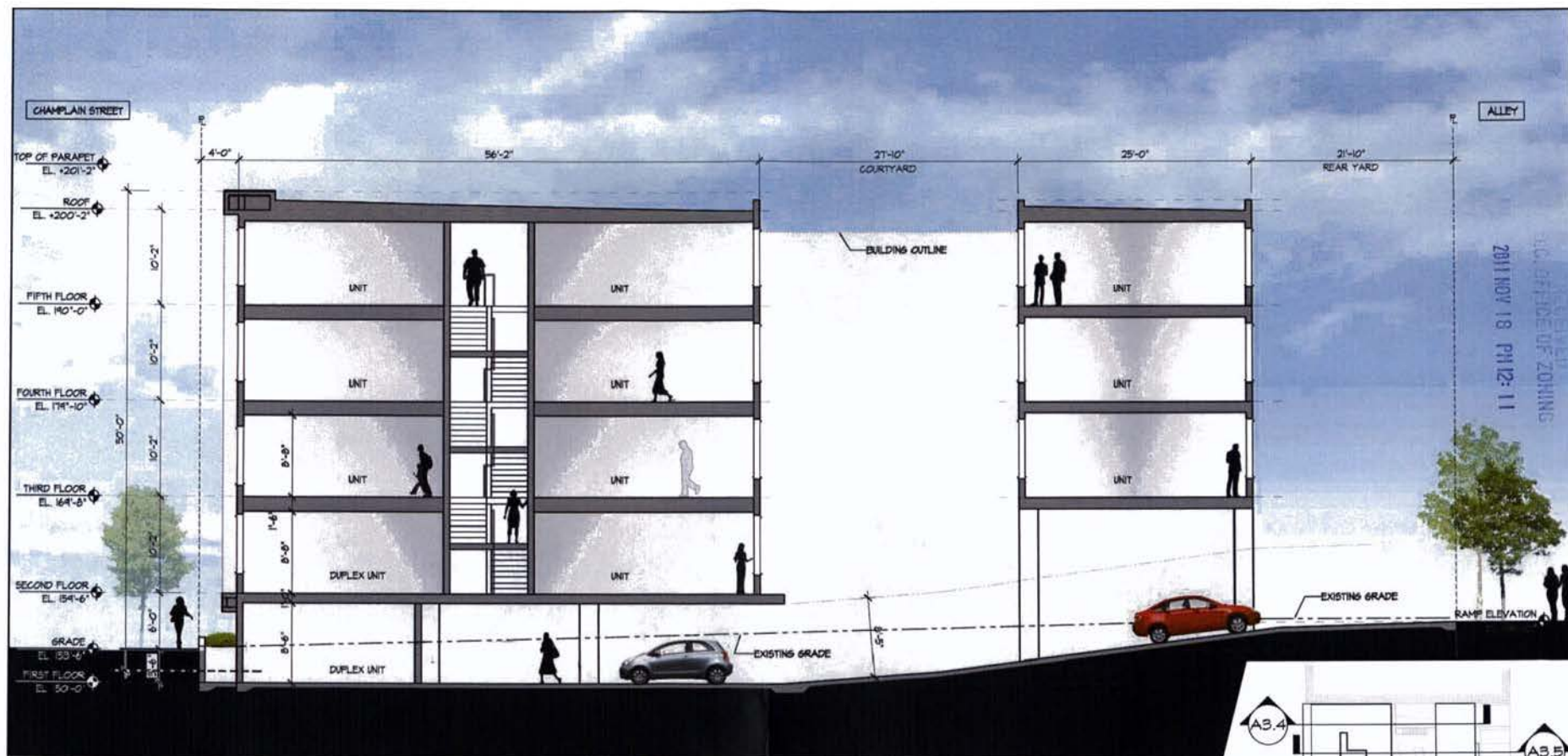
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Suite 201
Arlington, Virginia 22201
ph. (703) 245-4141

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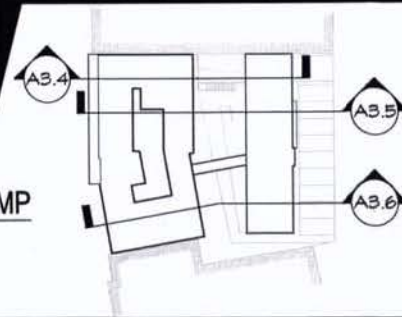
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BUILDING SECTION IN SITE CONTEXT

A3.3



1 BUILDING SECTION @RAMP
A3.4 SCALE: 3/32" = 1'-0"



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CHAMPLAIN ST. NW
WASHINGTON, DC 20009



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



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 200
WASHINGTON, DC 20007
ph. 202-338-6090 fax 202-338-6098



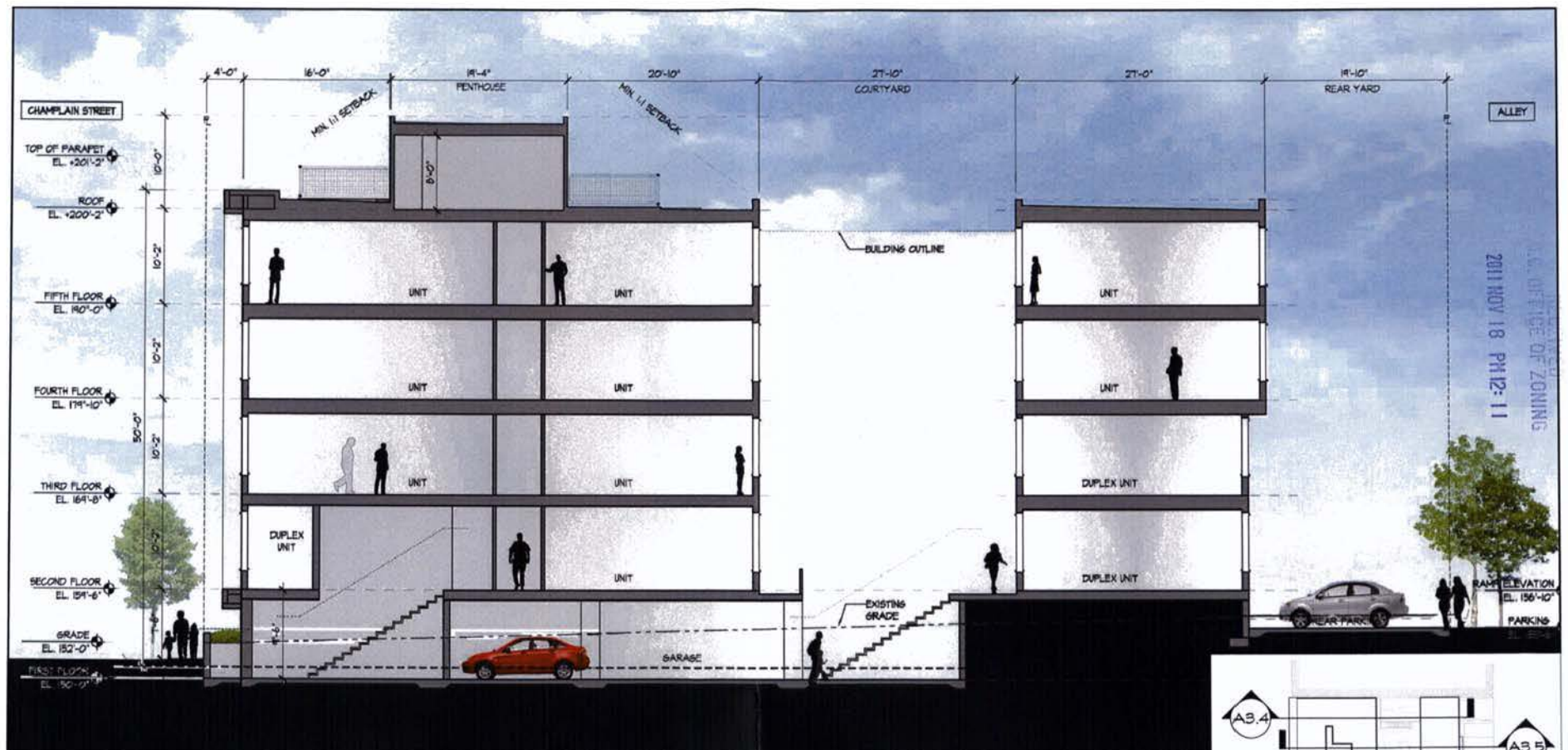
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4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22207
ph. (703) 248-4141

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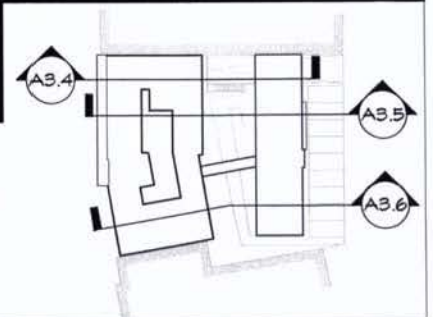
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RENDERED BUILDING SECTION

A3.4



1 BUILDING SECTION @STAIRS
A3.5 SCALE: 3/32" = 1'-0"



CHAMPLAIN RESIDENCES

CHAMPLAIN ST, NW
WASHINGTON, DC 20004



PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-622-9445 fax 202-622-0406



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 120
Washington, DC 20007
ph. 202-335-6080 fax 202-335-6048



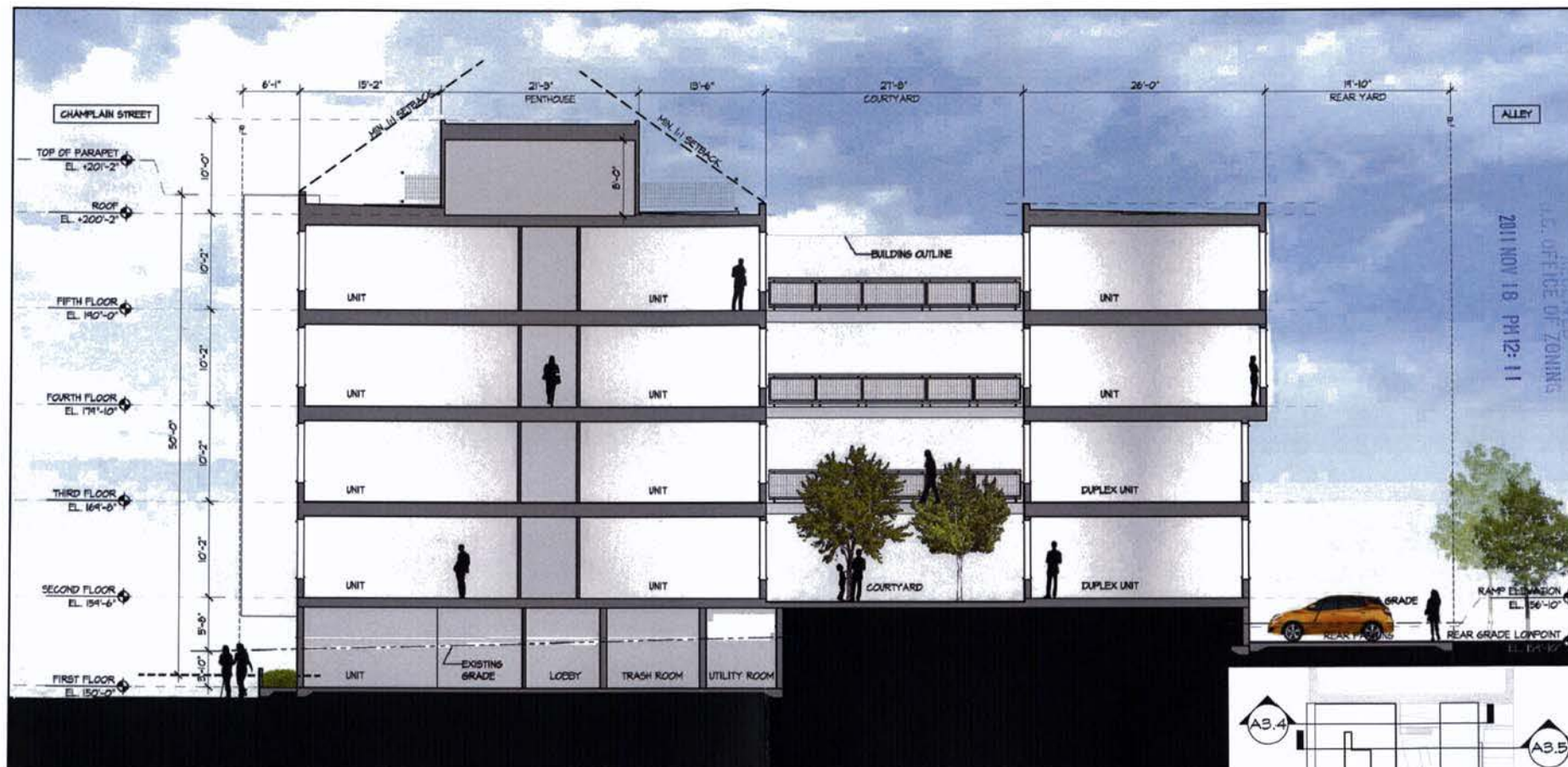
ALTUS REALTY PARTNERS, LLC
4625 Old Dominion Drive
Suite 201
Arlington, Virginia 22201
ph. (703) 243-4141

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RENDERED BUILDING SECTION

A3.5



1 BUILDING SECTION @UTILITY ROOMS
A3.6 SCALE: 3/32" = 1'-0"

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CHAMPLAIN ST, NW
WASHINGTON, DC 20004



PGN ARCHITECTS, PLLC
210 7th Street, SE - Suite 201
Washington, DC 20003
ph. 202-822-9443 fax 202-822-0408



FEDERAL CAPITAL PARTNERS
1000 POTOMAC STREET NW
SUITE 120
WASHINGTON, DC 20007
ph. 202-885-6080 fax 202-885-6018



ALTUS REALTY PARTNERS, LLC
4628 Old Dominion Drive
Suite 201
Arlington, Virginia 22207
ph. (703) 248-4141

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RENDERED BUILDING SECTION

A3.6