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CHAMPLAIN RESIDENCES WASHINGTON, DC 20009

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CHAMPLAIN RESIDENCES

COVER SHEET

A0.0

Board of Zoning Adjustment
District of Columbia
CASE NO.18330
EXHIBIT NO.30H



1 SITE PLAN
SCALE: NTS

ZONING CRITERIA

2337 Champlain Street, NW

March 9th, 2012

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 (29,922)	2.41 (33,386 SF)
FAR - Matter of Right	1.8	
FAR Bonus- 20 % for IZ (Inclusionary Zoning)	0.36	
Height	40'-0"	48'-9"
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'-5"
Penthouse Height	18'-6"	9'-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"	19
Van size	11'-0" x 19'-0"	1
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	1590 sf	27'-7 1/2"
Courtyard 2 (Open courtyard; includes the area below the south building)	(42'-2" x 4")/12= 14'-0" min. & not SF area required	1235 sf	25'-2"
Rear yard w/rear parking. Not less than 15'-0"	(44'-6"x4")/12= 14'-9"	NA	19'-10"

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CHAMPLAIN RESIDENCES

SITE PLAN & ZONING CRITERIA

MARCH 16, 2012

A0.1



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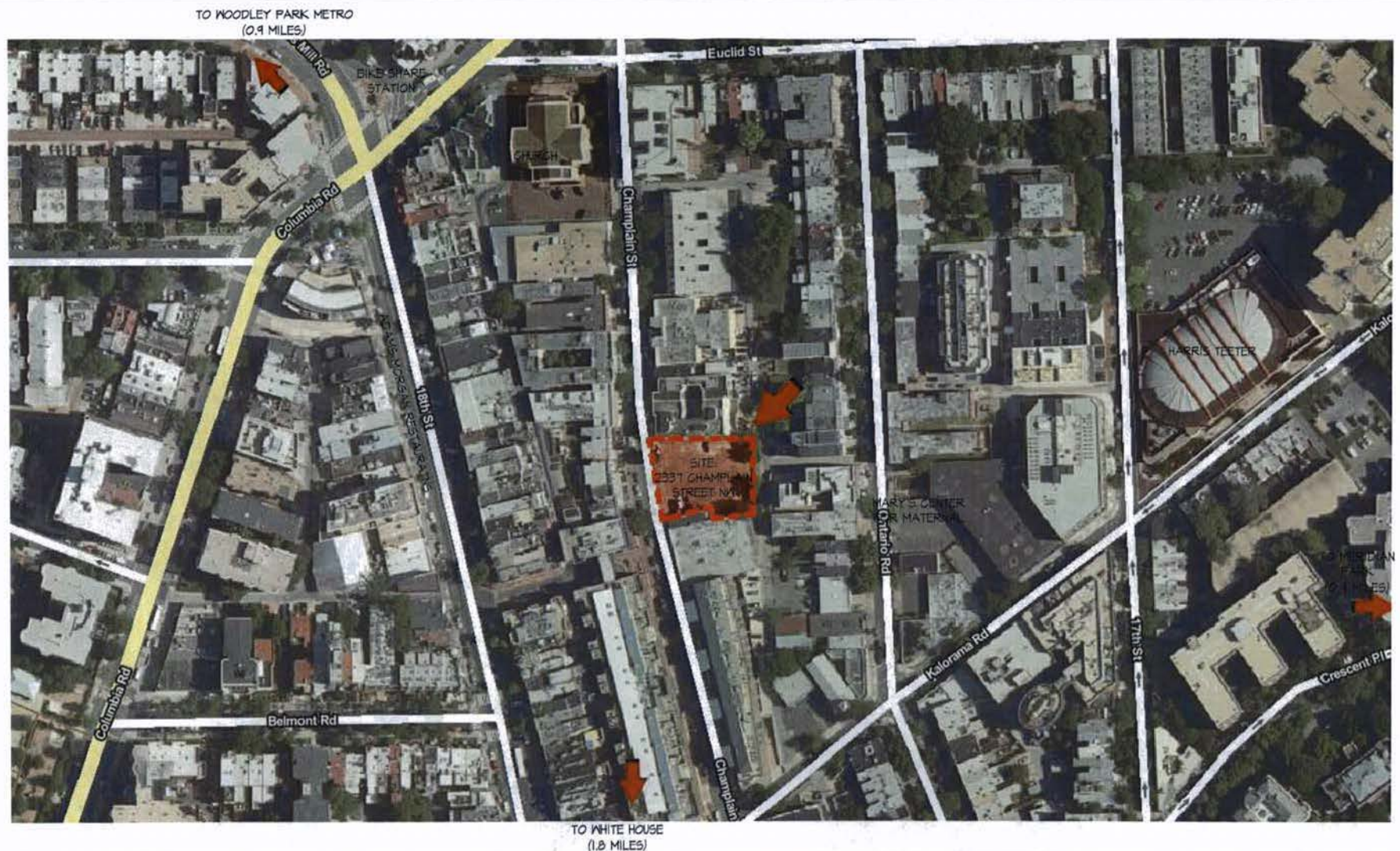


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CHAMPLAIN RESIDENCES
RENDERED SITE PLAN

MARCH 16, 2012

A0.1a



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CHAMPLAIN RESIDENCES

AERIAL VIEW

MARCH 16, 2012

A0.2



1 FULL VIEW OF SITE
SCALE: 1/8"



2 FACING SOUTH ON CHAMPLAIN STREET
SCALE: 1/8"



3 FACING NORTH ON CHAMPLAIN ST
SCALE: 1/8"



4 IN FRONT OF SITE ALONG CHAMPLAIN ST
SCALE: 1/8"

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CHAMPLAIN RESIDENCES
SITE CONTEXT

MARCH 16, 2012

A0.3



Zoning Layers

- | | | |
|--------------------|--------------|--------------|
| Zone Districts | CEA | Pending PUDs |
| Historic Districts | Campus Plans | PUDs |
| Overlay Districts | TDRs | |

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CHAMPLAIN RESIDENCES
ZONING BOUNDARY PLAN

MARCH 16, 2012

A0.4



(A1.1) WEST ELEVATION (CHAMPLAIN STREET NW)
SCALE: NTS

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CHAMPLAIN RESIDENCES
RENDERED STREET ELEVATION
(CHAMPLAIN ST.)
MARCH 18, 2012

A1.1



VIEW NORTH ON CHAMPLAIN STREET

CHAMPLAIN RESIDENCES

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CHAMPLAIN RESIDENCES
STREET VIEW

MARCH 16, 2012

A2.1



VIEW SOUTH ON CHAMPLAIN STREET

CHAMPLAIN RESIDENCES

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CHAMPLAIN RESIDENCES
STREET VIEW

MARCH 16, 2012

A2.2



NIGHT VIEW NORTH ON CHAMPLAIN STREET

CHAMPLAIN RESIDENCES

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CHAMPLAIN RESIDENCES

NIGHT VIEW

MARCH 16, 2012

A2.3



WEST COURTYARD FACADE

COURTYARD PERSPECTIVE



SITE PLAN

CHAMPLAIN RESIDENCES

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CHAMPLAIN RESIDENCES
COURTYARD VIEW

MARCH 16, 2012

A2.4



EAST COURTYARD FACADE



SITE PLAN

COURTYARD PERSPECTIVE

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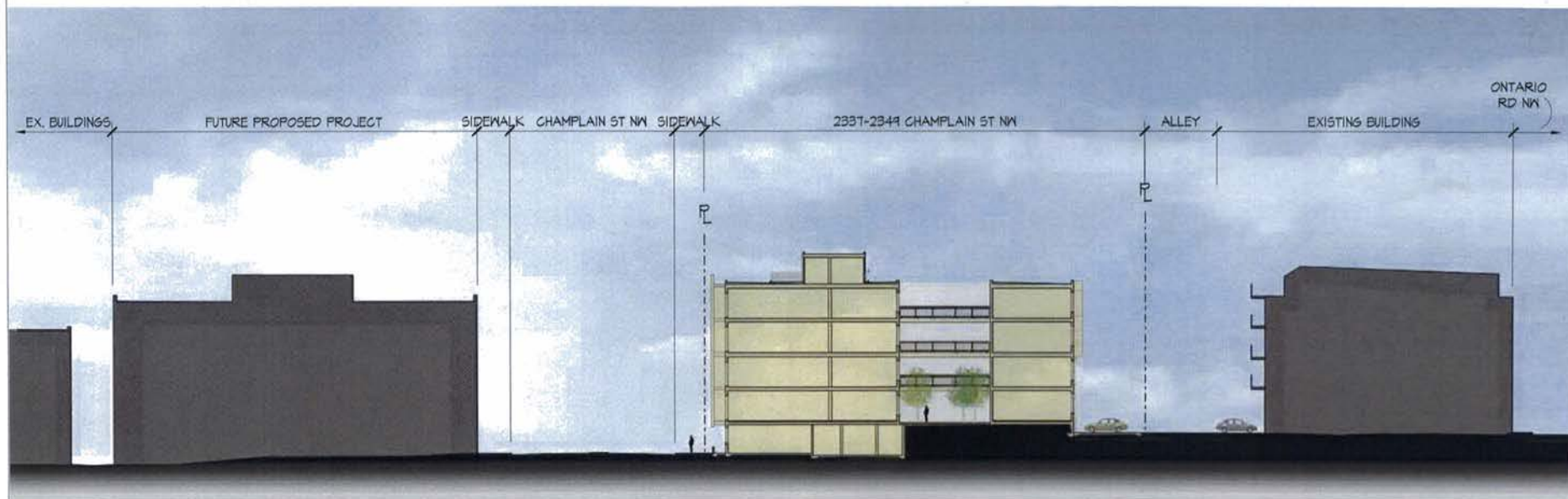


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CHAMPLAIN RESIDENCES
COURTYARD VIEW

MARCH 16, 2012

A2.5



(A3.1) BUILDING SECTION IN SITE CONTEXT
SCALE: SCALE: 1/8"=1'-0"

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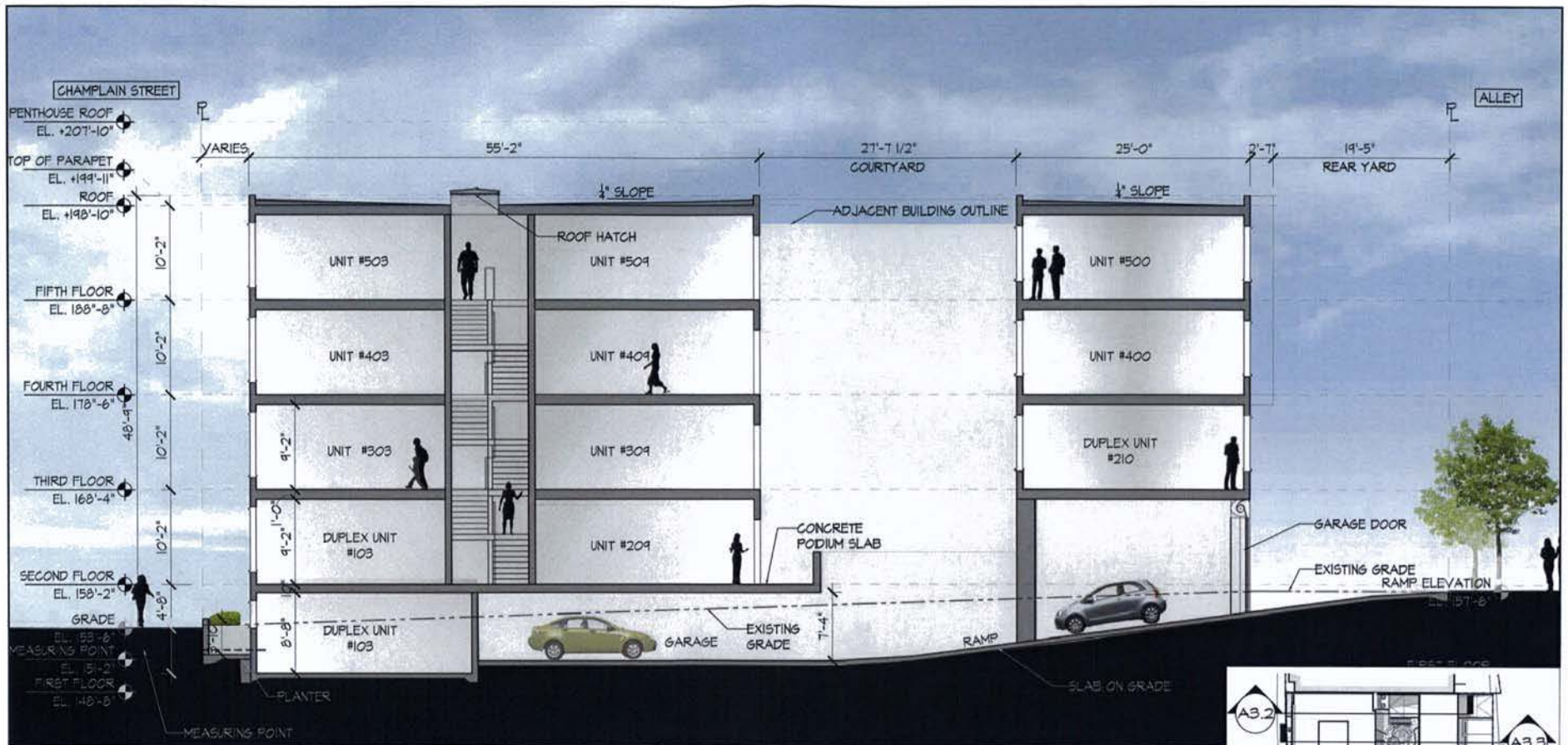


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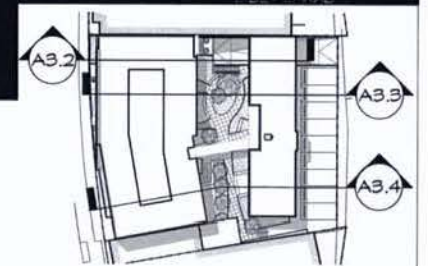
CHAMPLAIN RESIDENCES
BUILDING SECTION IN SITE CONTEXT

A3.1

MARCH 16, 2012



A3.2 BUILDING SECTION @ RAMP
SCALE: SCALE 3/32"=1'-0"



CHAMPLAIN RESIDENCES

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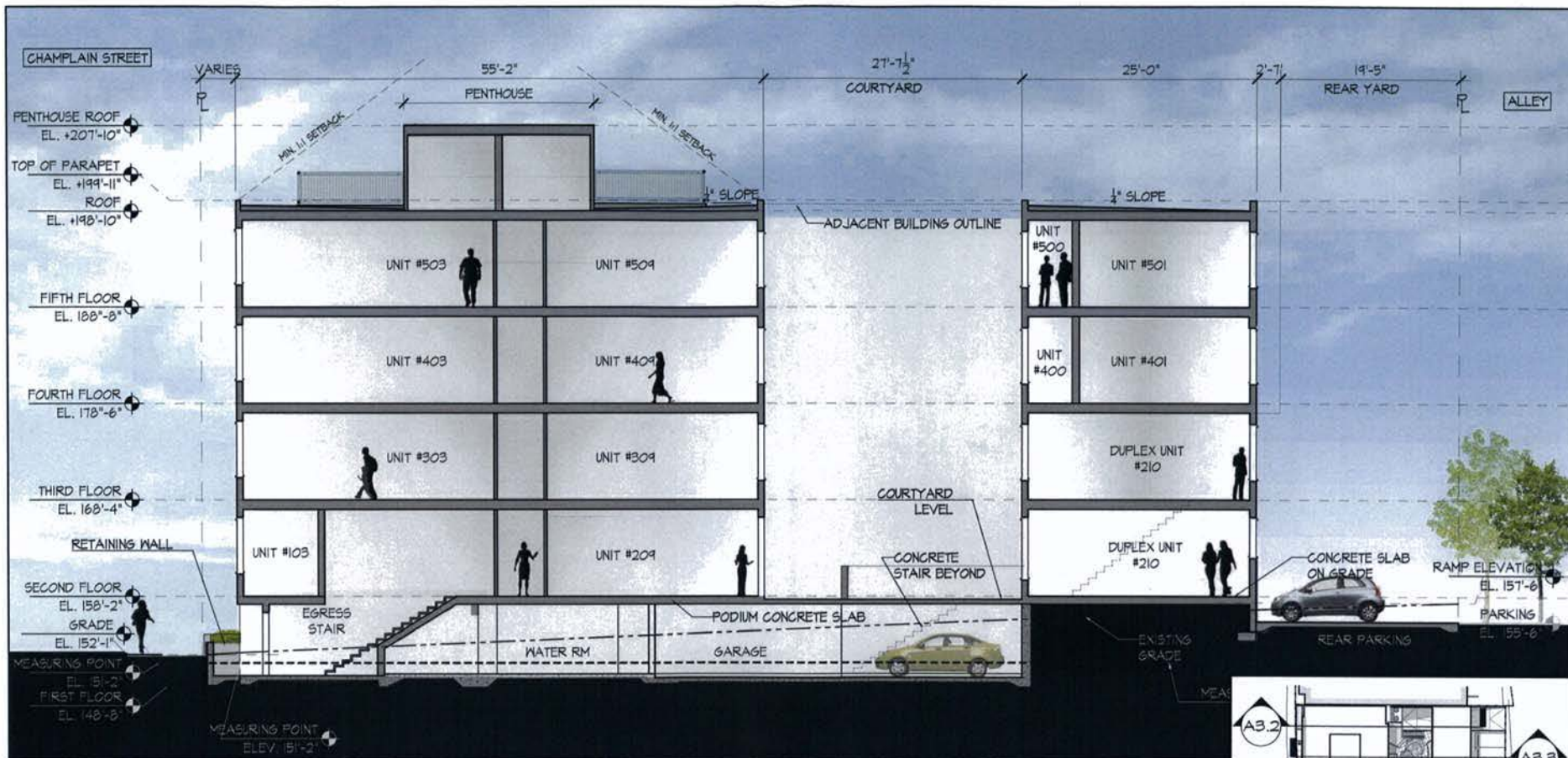


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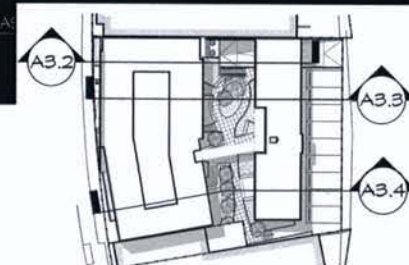
CHAMPLAIN RESIDENCES
RENDERED BUILDING SECTION

A3.2

MARCH 16, 2012



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



CHAMPLAIN RESIDENCES

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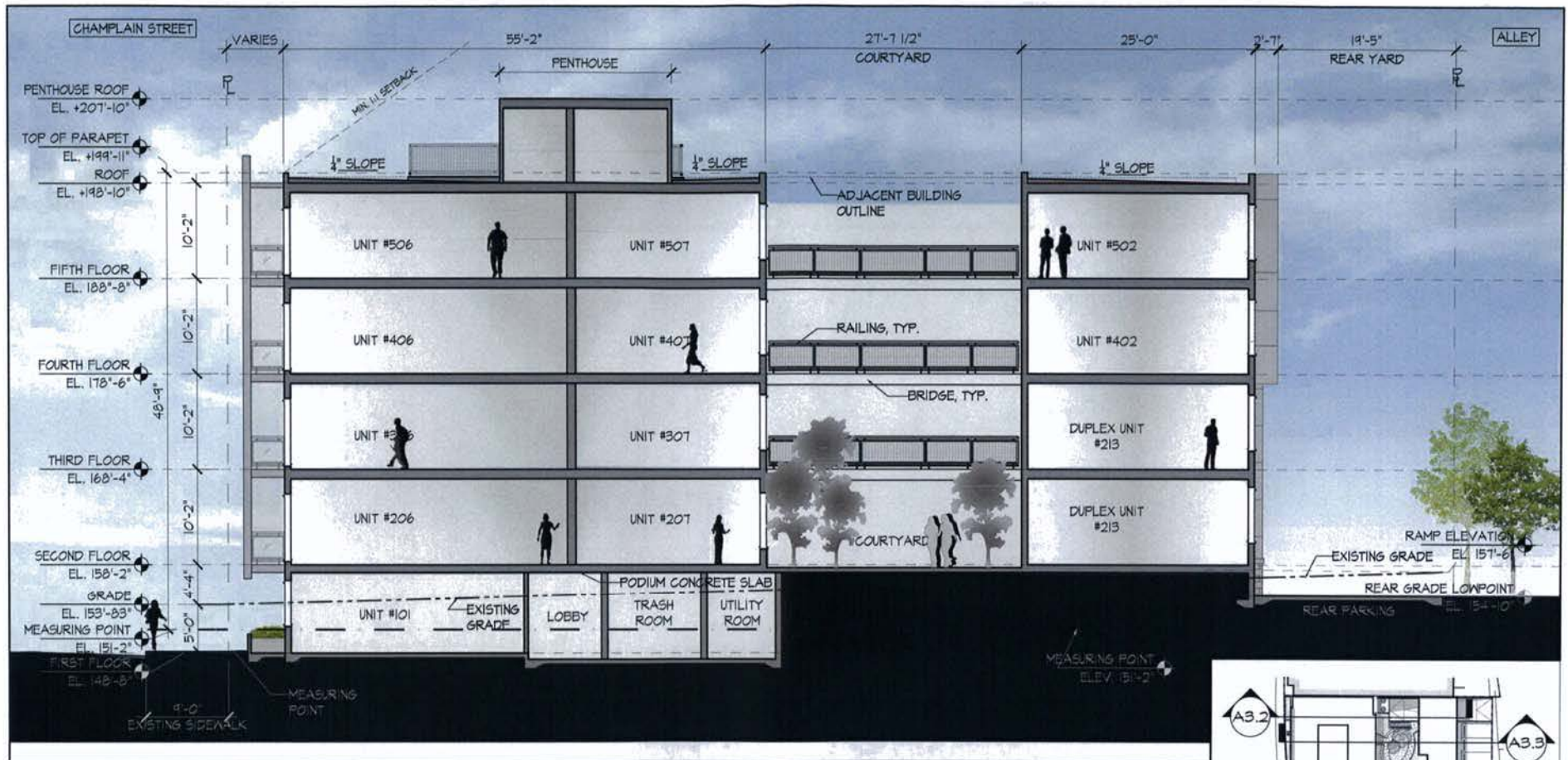


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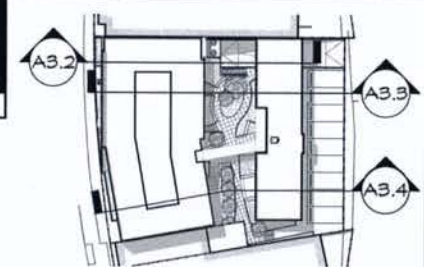
CHAMPLAIN RESIDENCES
RENDERED BUILDING SECTION

A3.3

MARCH 16, 2012



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



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CHAMPLAIN RESIDENCES
RENDERED BUILDING SECTION

MARCH 16, 2012

A3.4



(A4.1) WEST ELEVATION (CHAMPLAIN STREET NW)
SCALE: SCALE: 3/32"=1'-0"

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CHAMPLAIN RESIDENCES
WEST ELEVATION (CHAMPLAIN ST.)

A4.1

MARCH 16, 2012



A4.2 EAST ELEVATION (ALLEY)
SCALE: SCALE 5/32" = 1'-0"

CHAMPLAIN RESIDENCES

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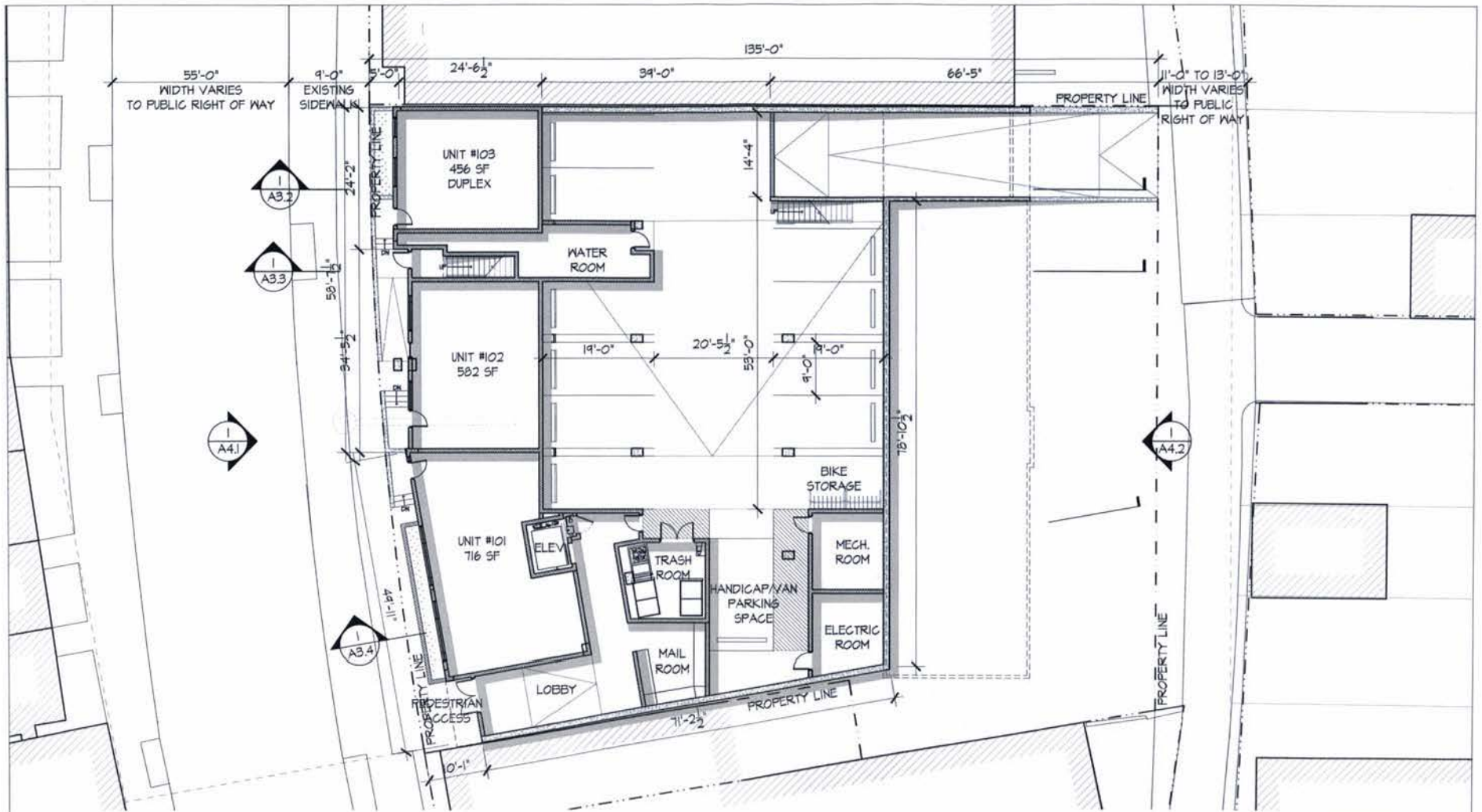


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CHAMPLAIN RESIDENCES
EAST ELEVATION (ALLEY)

MARCH 16, 2012

A4.2



(A5.1) FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

CHAMPLAIN RESIDENCES
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CHAMPLAIN RESIDENCES
FIRST FLOOR PLAN
A5.1
MARCH 16, 2012

