



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862



B

BUILDING PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF
WORK UNTIL WORK IS COMPLETED AND APPROVED

Issue Date: 06/17/2015

PERMIT NO. B1410680

Expiration Date: 06/17/2016

Address of Project: 2345 CHAMPLAIN ST NW		Zone:	Ward: 1	Square: 2563	Suffix:	Lot: 0887
Description Of Work: New 40 unit residential building with underground garage parking.						
Permission Is Hereby Granted To: 2337 Champlain Street Llc C/O Capitol City Real E		Owner Address: 1515 14TH STREET NW WASH DC 20005		PERMIT FEE: \$11,705.17		
Permit Type: New Building	Existing Use: Other (Specify)		Proposed Use: Multifamily (> 2 units)		Plans:	
Agent Name: Phillip Pittinger-dunham Capitol Permits	Agent Address: 490 M Street Sw W103 Wash Dc 20024	Existing Dwell Units:	Proposed Dwell Units: 40	No. of Stories: 4	Floor(s) Involved: All	
Conditions/ Restrictions: A NEW 40 UNIT APARTMENT BUILDING INCLUDING 4 AFFORDABLE UNITS NOS. 003 (80 % AMI), 009 (50% AMI), 108 (50% AMI), AND 201 (80 % AMI); FOR A TOTAL OF 2,951 SQ-FT. PRIOR TO ISSUANCE OF THE FINAL C OF O THE WALL CHECK SHALL BE APPROVED AND A ZONING INSPECTION SHALL VERIFY THE REQUIRED AUTOMOBILE PARKING AND AFFORDABLE UNITS. A ZONING INSPECTION SHALL VERIFY THE 12 UNITS AND THE 20 FT. REQ. SETBACK FROM THE NORTH PROPERTY LINE PER BZA ORDER NO. 18330. This Permit Expires if no Construction Is Started Within 1 Year or if the Inspection is Over 1 Year. All Construction Done According To The Current Building Codes And Zoning Regulations; As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit. Lead Paint Abatement Whenever any such work related to this Permit could result in the disturbance of lead based paint, the permit holder shall abide by all applicable paint activities provisions of the 'Lead Hazard Prevention and Elimination Act of 2008' and the EPA 'Lead Renovation, Repair and Painting rule' regarding lead-based include adherence to lead-safe work practices. For more information, go to http://ddoe.dc.gov , Lead and Healthy Housing.						
Interim Director: Melinda Bolling		Permit Clerk Wendy Watkins				
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639 FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.						

Board of Zoning Adjustment
District of Columbia

CASE NO.19174
EXHIBIT NO.16K

A detailed architectural rendering of a modern multi-story building. The structure features a mix of brick and stone masonry. The central portion of the building has a grid of large, dark-framed windows. To the right, a section of the building is constructed from rough-hewn stone. The building is set on a street corner, with a paved sidewalk, a tree, and several cars and pedestrians visible in the foreground, suggesting an urban environment.

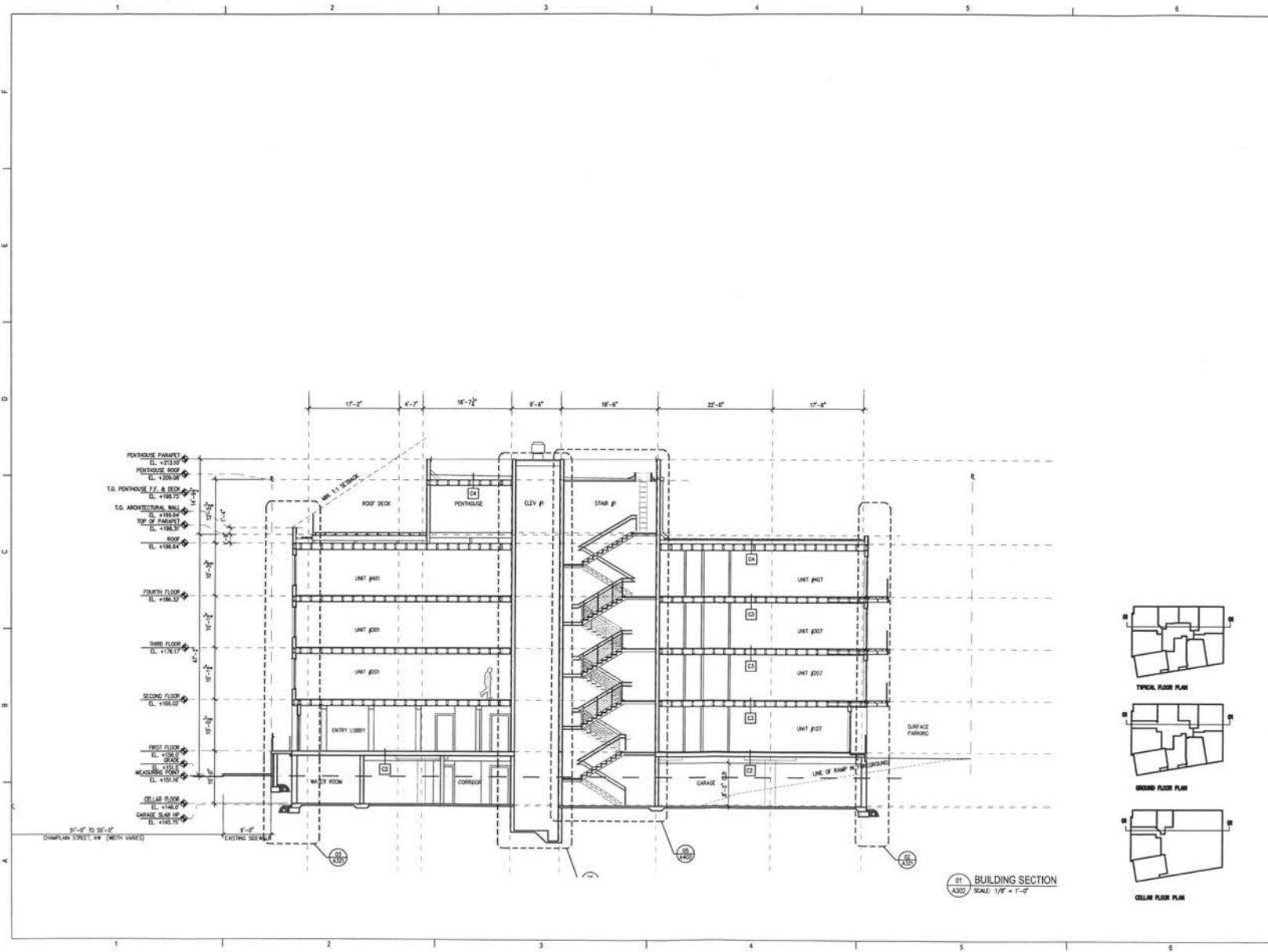
Signature S. Brown Date 8/12/00

Signature STRA BRAHM TPR Date 09/09/2014
StructuralStructure

111-247414
All work shall comply
with applicable
provisions of OCMR 1.2
and supplements

A 000 OFFICIAL
IN THE DISTRICT OF COLUMBIA
POLICE OPERATIONS DIVISION
B-1410660

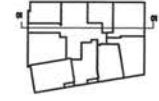
13-0005 the Morgan Stanley website 13-0005 13-0005
 believe it or not, the Morgan Stanley website is a
 the site and a collection of documents
 inspection will be made unless Apple
 Plans are on the



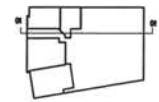
01 BUILDING SECTION
SCALE: 1/8" = 1'-0"



TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



CELLAR FLOOR PLAN

PGN
ARCHITECTS

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

BY: A. MORTON THOMAS & ASSOCIATES, INC.
1070 Tenthredin Parkway
Rockville, MD 20850
301.330.4100

DESIGNED BY: ZINGSTADT
111 Riverside Plaza, Suite 900
Rockville, MD 20850
301.887.4554

DATE: 05/03/2015
7700 Landings Plaza, Suite 301
Falls Church, VA 22044
703.448.0323

PROJECT:

THE MORGAN

2345 Champlain Street, NW
Washington, DC 20009
Square No: 2863 Lot No: 6887 Zone: RC / R-5-B

CAPITAL CITY

DATE: 04/07/2015
BY: GIP CITY NEAL DEBATE
1015 15th Street, Suite 201
Washington, DC 20004
202.367.8888

DISTRICT OF COLUMBIA
REGISTERED
ARCHITECT
AIA

SCALE: AS NOTED
DESIGNED BY: JMB
CHECKED BY: SP, JJS
PROJECT NO.: 13-0005

DATE	DESCRIPTION
04/07/2014	FOUNDATION TO CHAIR PLANT
04/07/2014	Design Development
05/05/2014	Final Plans Issued
07/18/2014	PERMIT SET
07/18/2014	SET SET
02/05/2015	100% SET SET

REVISION:

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BUILDING SECTIONS

OFFICIAL
A-302
01/14/2016

DO NOT SCALE FOR MORE DETAIL IN REVISIONS
REVISIONS TO BE MADE BY ARCHITECT
1/13-0005 THE MORGAN BUILDING (13-0005) (A-302) (A-302)
No
revisions will be made. (revised 05/03/2015)
Plans are not case.