2327 CHAMPLAIN STREET

ZONING SUBMISSION - JULY 11, 2002

HICKOK WARNER FOX

ARCHITECTS

DRAWING INDEX

- COVER / CODE AND ZONING ANALYSIS

CIVIL

- -

ARCHITECTURAL

A0.01 ARCHITECTURAL SITE PLAN/ROOF PLAN
A1.01 PARKING LEVEL PLAN
A1.02 CELLAR LEVEL PLAN
A1.03 1ST FLOOR PLAN
A1.04 2nd AND 3rd FLOOR PLAN
A1.05 4th AND PENTHOUSE LEVEL PLAN
A1.06 ROOF PLAN
A2.01 WEST AND SOUTH ELEVATIONS
A2.02 EAST ELEVATION
A3.01 BUILDING SECTIONS

PROJECT TEAM

OWNER -
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4725 Wisonsin Avenue, NW, Suite 200
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Adams Investment Group
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202-965-2250

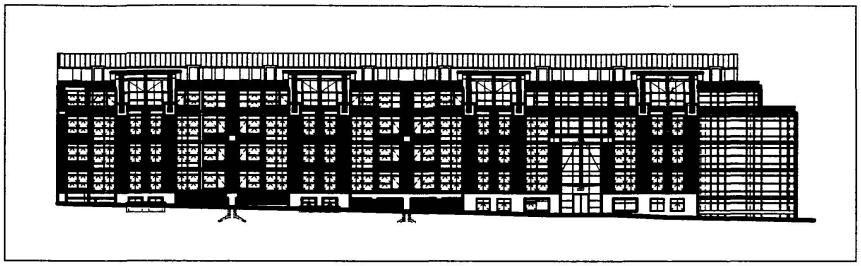
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Washington, DC 20007
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CIVIL ENGINEER
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MEP ENGINEER
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703.243.1200

STRUCTURAL ENGINEER
Ehlert/Bryan, Inc.
1451 Dolley Madison Boulevard, Suite 220
McLean, VA 22101
703-827-9552

LANDSCAPE ARCHITECT
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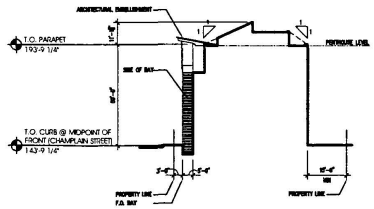
BUILDING DATA

ZONING ANALYSIS

ZONING GUIDELINES:	DCMR 1995	
ZONING DISTRICT:	R-5-B / Reed-Cooke Overlay District	
LOCATION:	2327 Champlain Street, NW Washington, DC 20009	
LOT(S): SQUARE:	883, 101, 879 2563	
HEIGHT LIMITATIONS:	Height Restriction per DCMR 400.1 & 1402.1: Proposed Building Height: Number of Stories above Grade per DCMR 400.1 & 400.2: Proposed Number of Stories:	40'-0" 50'-0" No Limit 4 + partial Basement/Cellar Level
AREA LIMITATIONS:	Proposed Gross Floor Area: Total Area of Lot: FAR per DCMR 402: Area Limitation per DCMR 402: Proposed FAR: % of Lot Occupancy per DCMR 403: Proposed % of Lot Occupancy per DCMR 403:	62,073.3 GSF 22,602 GSF 1.8 40,683.6 GSF 2.75 60% (22,602 GSF * 60% = 13,561.1 GSF Area Allowed) 67.3%
SETBACK REQUIREMENTS:	Side Yard Required: Building Rear Yard Required: Proposed Building Rear Yard:	None 15' 15'
LOADING AREA REQUIREMENTS:	Loading Berth Entrance: Loading Berth: Loading Platform: Service & Delivery Spaces:	≥40' from Street Intersection One @ 12' wide x 55' deep One @ 200 SF One @ 10' wide x 20' deep
PARKING REQUIREMENTS:	Garage Entrance: Residential Parking Required per DCMR 2101.1: Proposed Residential Parking: Accessible Spaces Required per DC CCS 1999: Proposed Accessible Spaces: Number of Lift Van Spaces Required per DC CCS 1999: Proposed Lift Van Spaces: Proposed Compact Spaces: Bicycle Parking Spaces Required:	≥40' from Street Intersection 1 for each 2 dwelling units (68 units/2 = 34 spaces) 52 spaces 3 spaces 3 spaces 1 space 1 space (is one of the three accessible spaces provided) 20 None required

CODE ANALYSIS

CODE:	BOCA 1996 w/District of Columbia Construction Codes 1999 Supplements (DC CCS 1999)
USE GROUP:	R-2
TYPE OF CONSTRUCTION:	1B
FULLY SUPPRESSED / SPRINKLED:	YES
HIGH RISE:	NO
FIRE SEPARATION DISTANCE:	Greater than 25' on all sides except for North end
HEIGHT LIMITATIONS:	Maximum Number of Stories above Grade: No Limit per BOCA 1996 Proposed number of stories: 4 Stories + Basement
AREA LIMITATIONS:	No Limit per BOCA Table 503



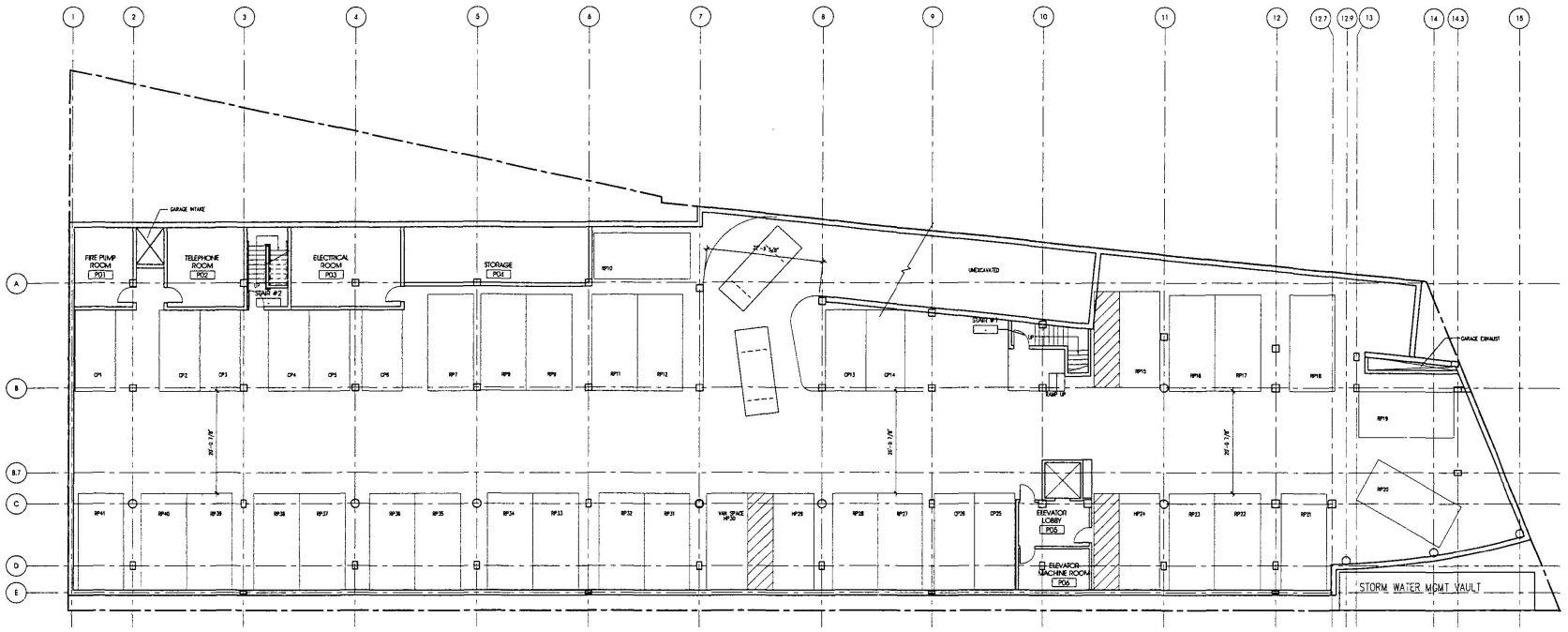
BUILDING HEIGHT DIAGRAM

BZA
Case No. 16931
Exhibit No. 11

DC BOARD OF ZONING ADJUSTMENT
2002 JUL 17 PM 4:26

COVER

Board of Zoning Adjustment
District of Columbia
CASE NO.16931
EXHIBIT NO.11



PARKING LEVEL SPACES	
HANDICAP SPACES	3
COMPACT SPACES	10
REGULAR SPACES	28
TOTAL:	41 CARS

1 PARKING LEVEL
SCALE: 1/8" = 1'-0"

HICKOK WARNER FOX ARCHITECTS
1023 31st. Street., NW Washington, DC 20007 Phone 202.667.9776 Fax 202.667.2260

PROJECT
2327 CHAMPLAIN ST.
WASHINGTON, DC

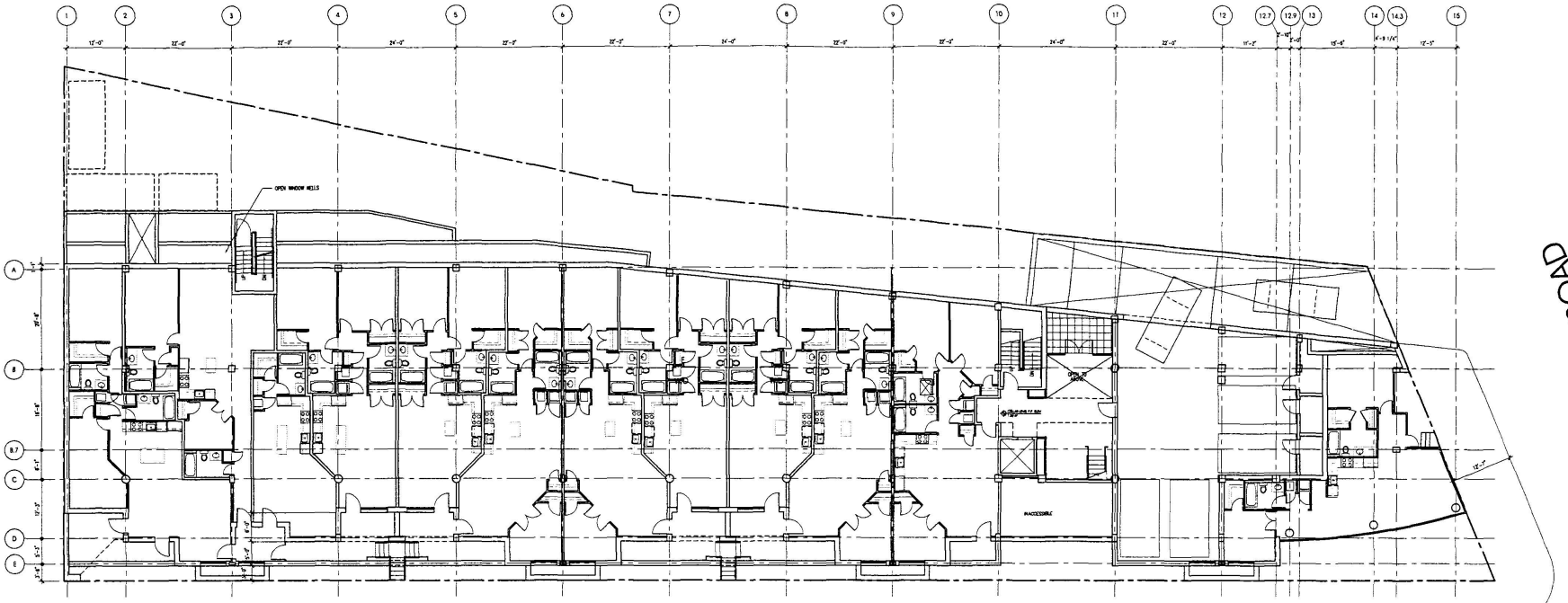
PROJECT TEAM
PN HOFFMAN CONSTRUCTION/DEVELOPMENT
ADAMS INVESTMENT GROUP

DRAWING TITLE
PARKING PLAN

ZONING SUBMISSION 07-11-02
REVISIONS

SCALE: AS NOTED
DRAWN BY: HWF
DATE: 07-11-02
PROJECT NUMBER: 0201.02

A1.01
DRAWING NUMBER



KLORAMA ROAD

CHAMPLAIN ST

NORTH

1 CELLAR LEVEL PLAN
SCALE: 1/8" = 1'-0"

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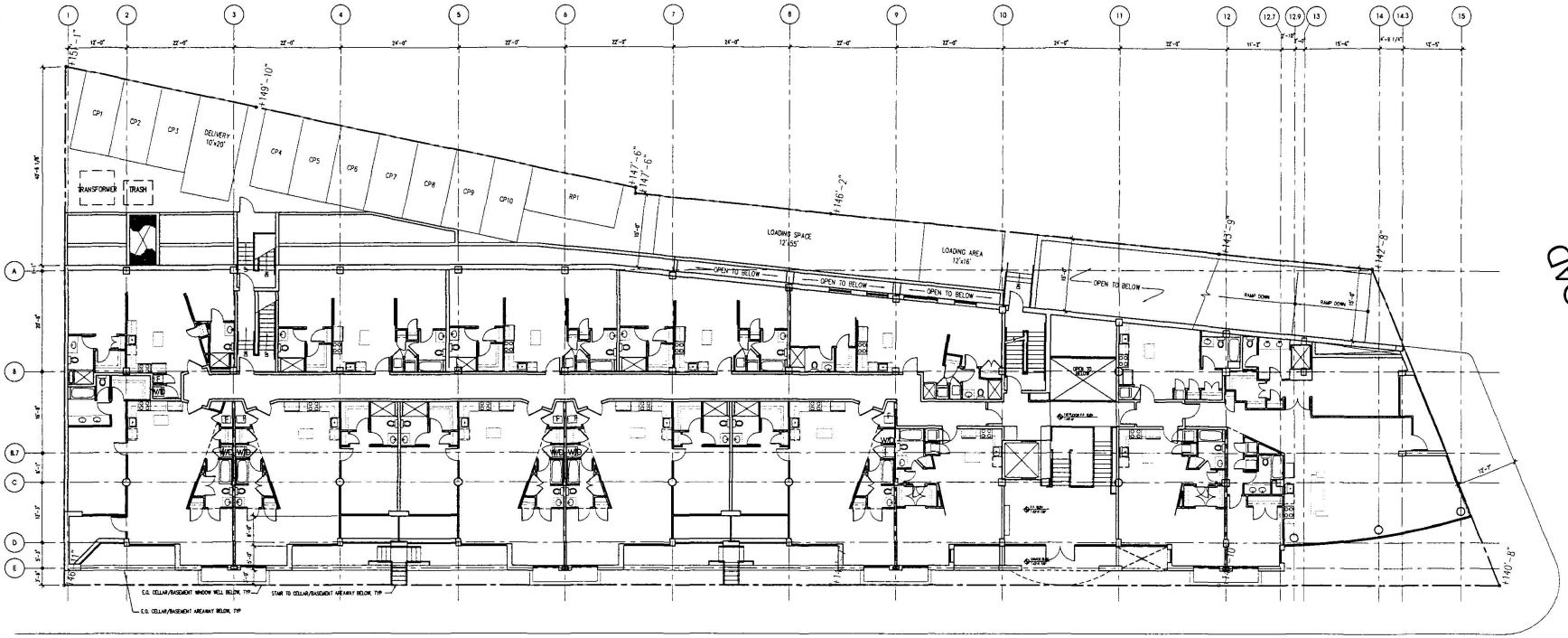
PROJECT TEAM
PN HOFFMAN CONSTRUCTION/DEVELOPMENT
ADAMS INVESTMENT GROUP

DRAWING TITLE
CELLAR LEVEL PLAN

ZONING SUBMISSION 07-11-02
REVISIONS

SCALE: AS NOTED
DRAWN BY:
DATE: 07.11.02
PROJECT NUMBER: 2001.3.00

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DRAWING NUMBER



NORTH

CHAMPLAIN ST

1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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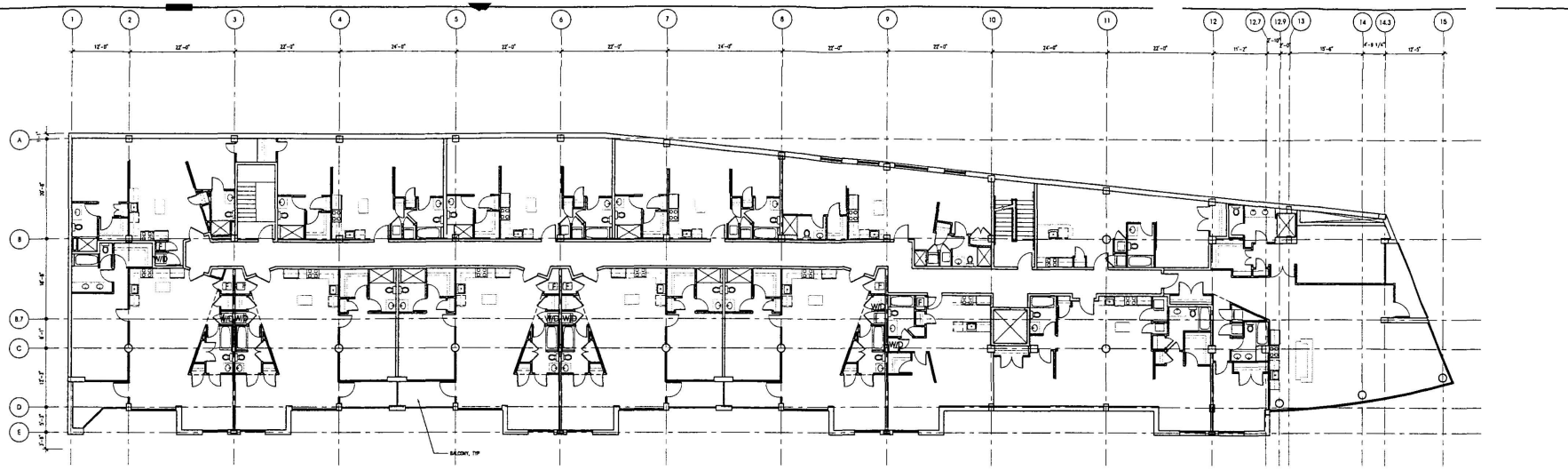
PROJECT TEAM
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ADAMS INVESTMENT GROUP

DRAWING TITLE
1ST FLOOR PLAN

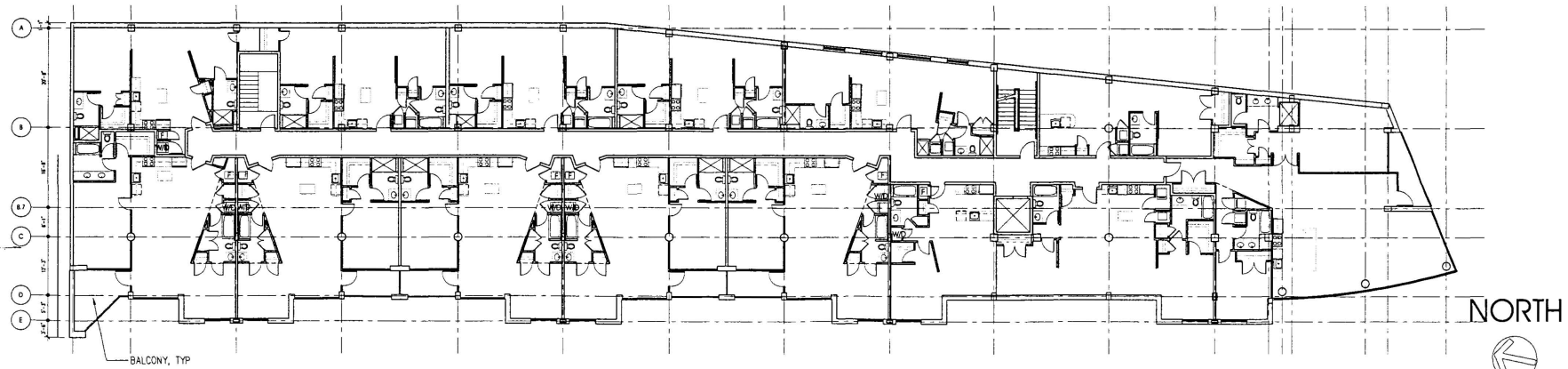
ZONING SUBMISSION 07-11-05
REVISIONS

SCALE AS NOTED
DRAWN BY
DATE 07.11.05
PROJECT NUMBER 2005.10

A1.03
DRAWING NUMBER



1 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

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PROJECT
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WASHINGTON, DC

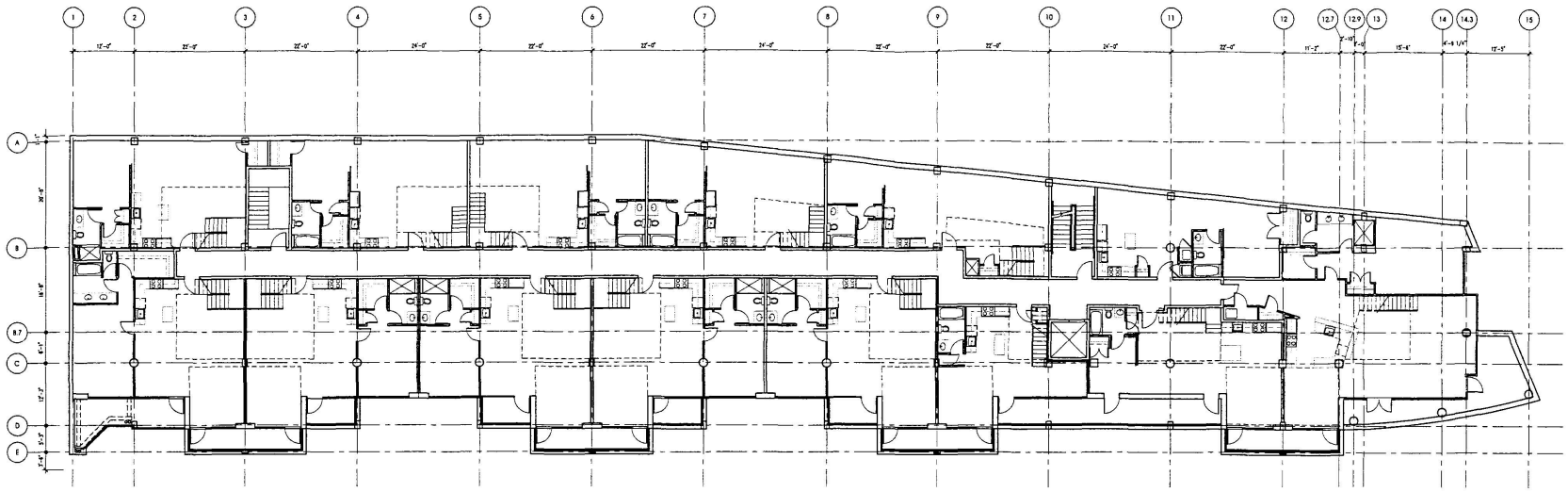
PROJECT TEAM
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ADAMS INVESTMENT GROUP

DRAWING TITLE
2ND FLOOR PLAN
3RD FLOOR PLAN

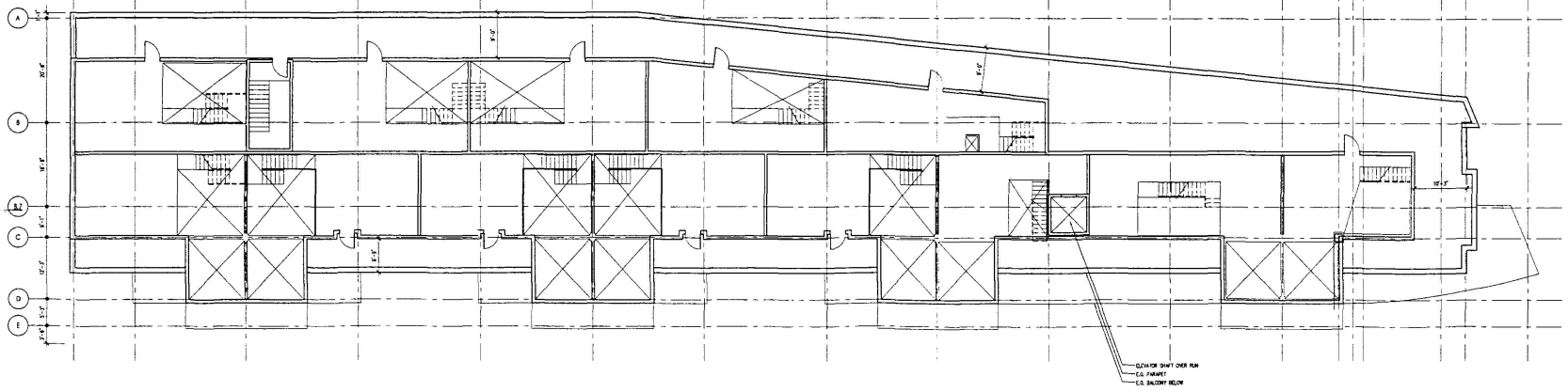
ZONING SUBMISSION 07-11-02
REVISIONS

SCALE
AS NOTED
DRAWN BY
DATE
07.11.02
PROJECT NUMBER

A1.04
DRAWING NUMBER



1 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PENTHOUSE LEVEL PLAN
SCALE: 1/8" = 1'-0"

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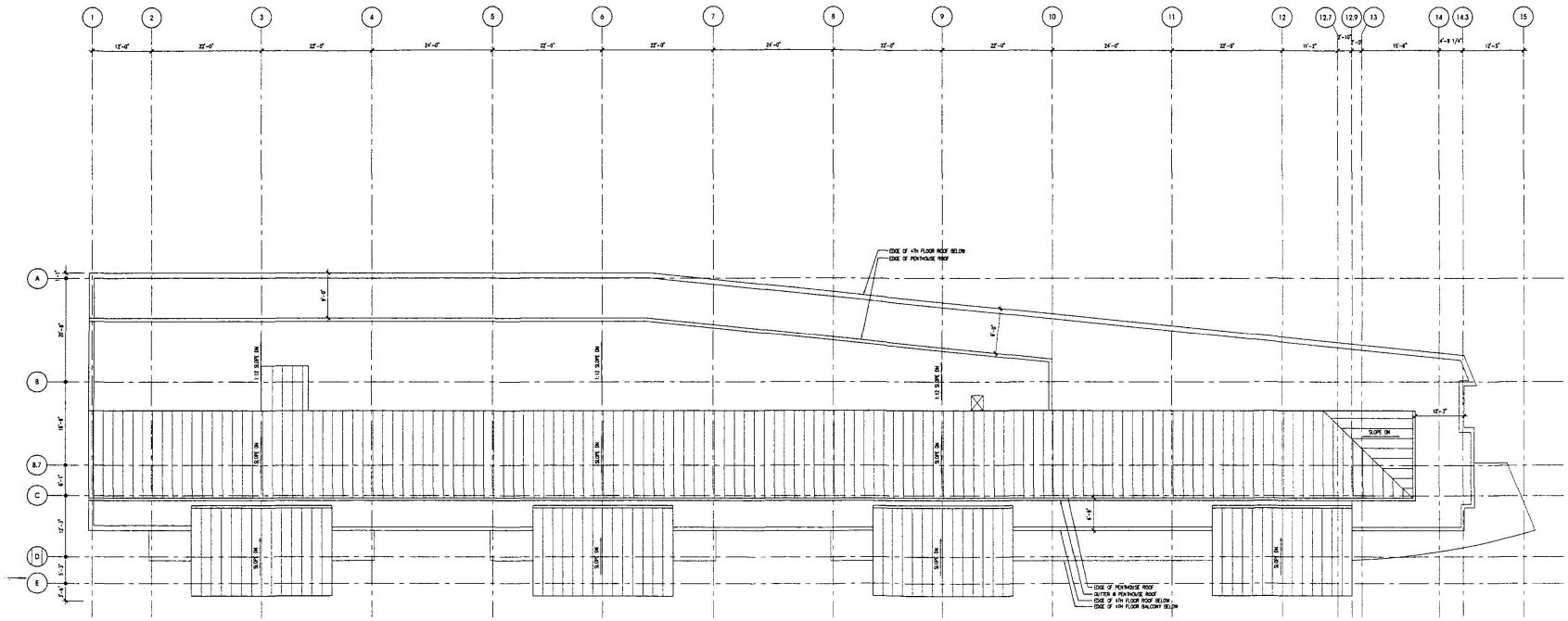
PROJECT TEAM
PN HOFFMAN CONSTRUCTION/DEVELOPMENT
ADAMS INVESTMENT GROUP

DRAWING TITLE
4TH FLOOR PLAN
PENTHOUSE LEVEL PLAN

ZONING SUBMISSION 07-11-02
REVISIONS

SCALE: AS NOTED
DRAWN BY: HWF
DATE: 07.11.02
PROJECT NUMBER: 0201.5.00

A1.05
DRAWING NUMBER



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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WASHINGTON, DC

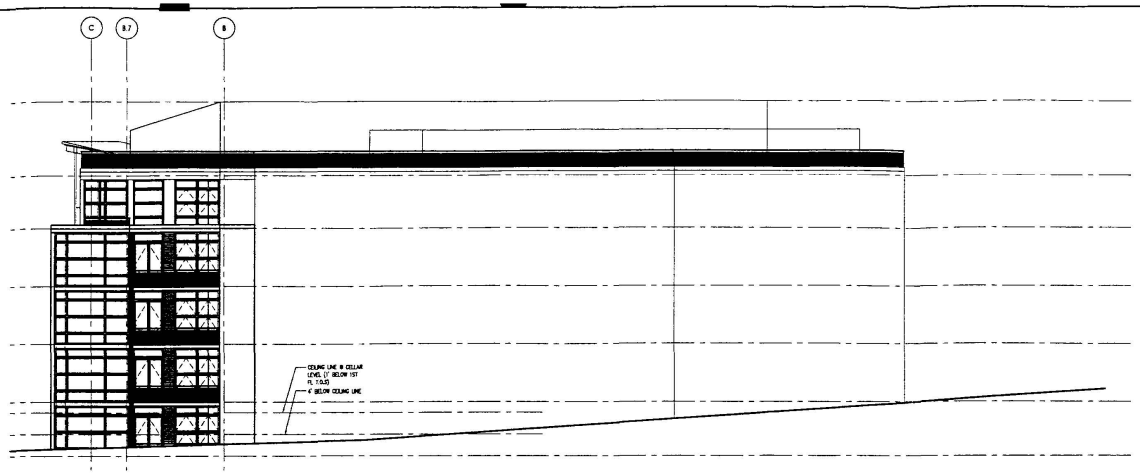
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DRAWING TITLE
ROOF PLAN

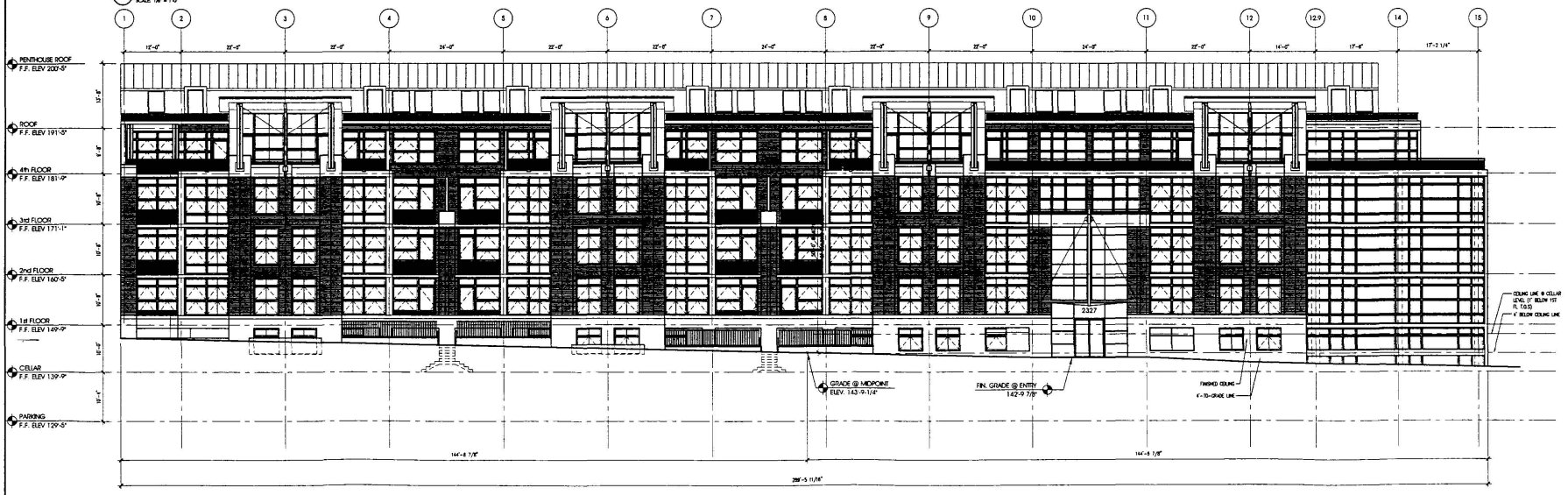
ZONING SUBMISSION 07-11-02
REVISIONS

SCALE
AS NOTED
DRAWN BY
DATE
07-11-02
PROJECT NUMBER

A1.06
DRAWING NUMBER



2 KALORAMA STREET/SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 CHAMPLAIN STREET/WEST ELEVATION
SCALE: 1/8" = 1'-0"

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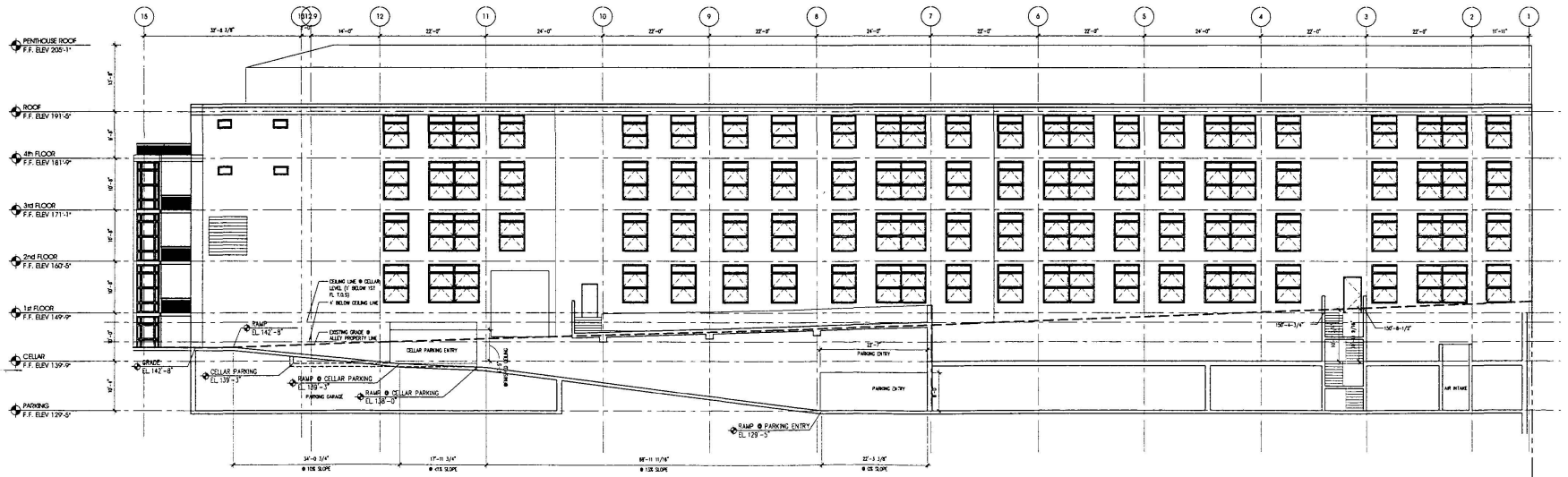
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ADAMS INVESTMENT GROUP

DRAWING TITLE
SOUTH ELEVATION
WEST ELEVATION

ZONING SUBMISSION 07-11-02
REVISIONS

SCALE: AS NOTED
DRAWN BY: HWF
DATE: 07.11.02
PROJECT NUMBER: 0201.5.00

A2.01
DRAWING NUMBER



1 ALLEY ELEVATION/SECTION
SCALE: 1/8" = 1'-0"

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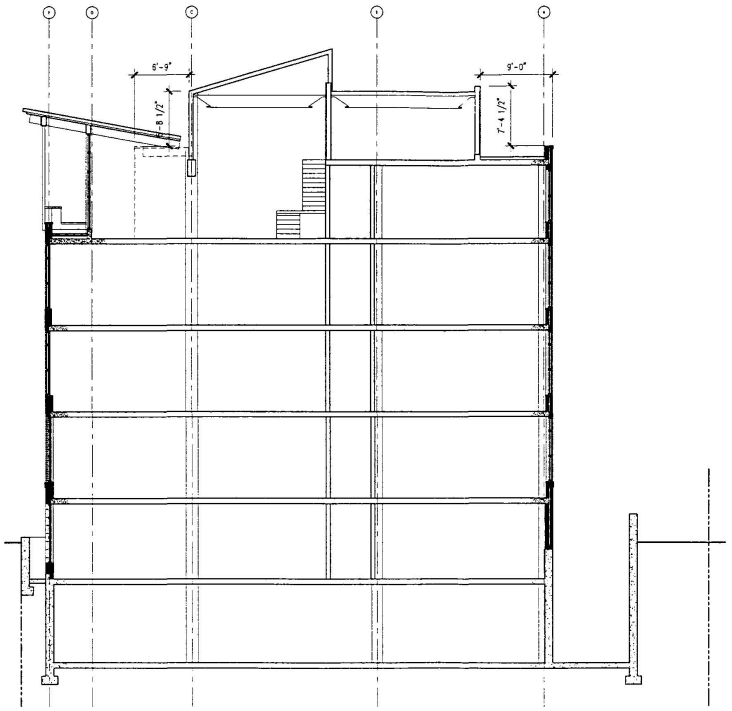
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ADAMS INVESTMENT GROUP

DRAWING TITLE
EAST ELEVATION

ZONING SUBMISSION 07-11-02
REVISIONS

SCALE
AS NOTED
DRAWN BY
DATE
07.11.25
PROJECT NUMBER
0701.5.00

A2.02
DRAWING NUMBER



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WASHINGTON, DC

PROJECT TEAM
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ADAMS INVESTMENT GROUP

DRAWING TITLE
BUILDING SECTION

ZONING SUBMISSION 07-11-02
REVISIONS

SCALE
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DATE
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PROJECT NUMBER

A3.01
DRAWING NUMBER