

2329-2335 CHAMPLAIN STREET NW, WASHINGTON DC



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2014 FEB 14 PM 2:01

Board of Zoning Adjustment
District of Columbia
CASE NO. 17431
EXHIBIT NO. 27

LIST OF CONTENTS & SHEET ORGANIZATION

ARCHITECTURAL DRAWINGS	
COVER	C-01
PLAT	
TOPOGRAPHIC & BOUNDARY SURVEY	G-1
EXISTING STRUCTURES	G-2
AERIAL PHOTOGRAPH	G-3
SUB. CELLAR FLOOR PLAN	A-01
CELLAR FLOOR PLAN	A-02
FIRST FLOOR PLAN	A-03
SECOND FLOOR PLAN	A-04
THIRD FLOOR PLAN	A-05
FOURTH FLOOR PLAN	A-06
PENTHOUSE FLOOR PLAN	A-07
ROOF PLAN	A-08
WEST ELEVATION	A-09
EAST ELEVATION	A-10
NORTH ELEVATION	A-11
SOUTH ELEVATION	A-12
LONGITUDINAL SECTION	A-13
SITE LINE VIEW #1	A-14
SITE LINE VIEW #2	A-15
RENDERING	A-16
RENDERING	A-17
MODEL PHOTOGRAPHS	A-18
MODEL PHOTOGRAPHS	A-19
MODEL PHOTOGRAPHS	A-20

ZONING ANALYSIS	
ZONING ANALYSIS	ZA-1
PROPERTY AREAS AND FAR	ZA-2
ACCESSIBILITY, CODES, EGRESS	ZA-3
CODES REQUIREMENTS & OCCUPANCY	ZA-4
BUILDING HEIGHT DIAGRAM	ZA-5
FAR DIAGRAM - BY RIGHT	ZA-6
FAR DIAGRAM - PROPOSED	ZA-7

FORMS AND CERTIFICATES	
ZONING SELF - CERTIFICATION FORM	FORM 135 (SIDE 1 & SIDE 2)
SPECIFICATION FORM	FORM 130

PHOTOGRAPHS	
FRONT VIEW FROM CHAMPLAIN STREET	P-1
FRONT VIEW FROM CHAMPLAIN STREET	P-2
SIDE VIEW FROM CHAMPLAIN STREET	P-3
VIEW FROM PUBLIC ALLEY	P-4
REAR VIEW FROM PUBLIC ALLEY	P-5
CORNER VIEW FROM PUBLIC ALLEY	P-6
VIEW SOUTH DOWN CHAMPLAIN STREET	P-7
VIEW NORTH UP CHAMPLAIN STREET	P-8



(7) 301 - 682 - 6263
(7) 301 - 682 - 6463

BZA
APPLICATION
SET

REVISIONS

ISSUED
DATE: BZA APPLICATION

OWNER

KING'S CREEK LLC

3111 OAKWOOD TERRACE, NW

WASHINGTON, DC

DC OFFICE OF ZONING

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2329 - 2335

CHAMPLAIN STREET, NW

WASHINGTON, DC

2020

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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 18, 2005

Plat for Building Permit of SQUARE 2563 LOTS 103 & 816

Scale: 1 inch = 20 feet Recorded in Book 181 Page 11 (LOT 103)
Book A&T Page 410 (LOT 816)

Receipt No. 21980

Furnished to: HOLLAND & KNIGHT

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly plotted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and plotted and agree with plans accompanying the application; that the foundation plans, as shown hereon, is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved. In accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

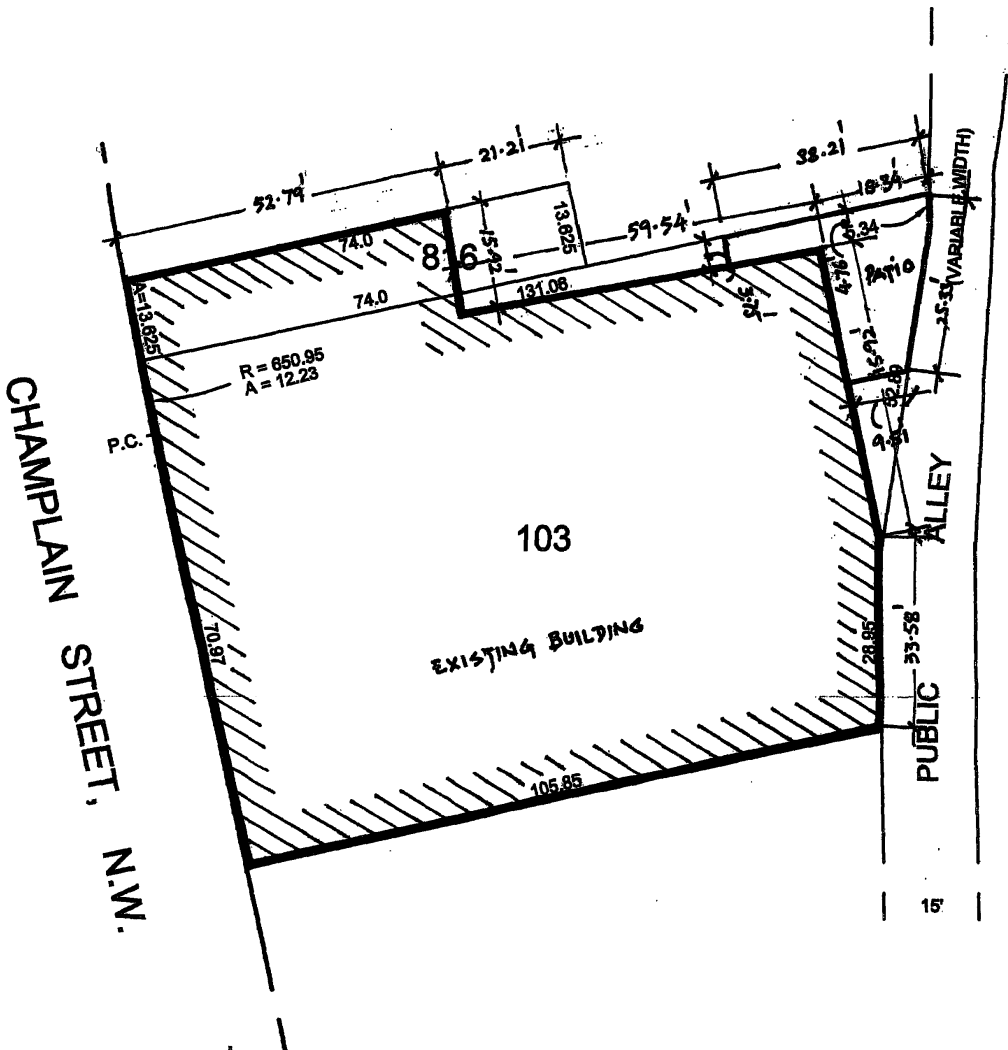
Robert A. Dwyer
Surveyor, D.C.

By: L.M.A. *[Signature]*

Date: SEPT. 06, 2005

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



2005 FEB 14 PM 2:03

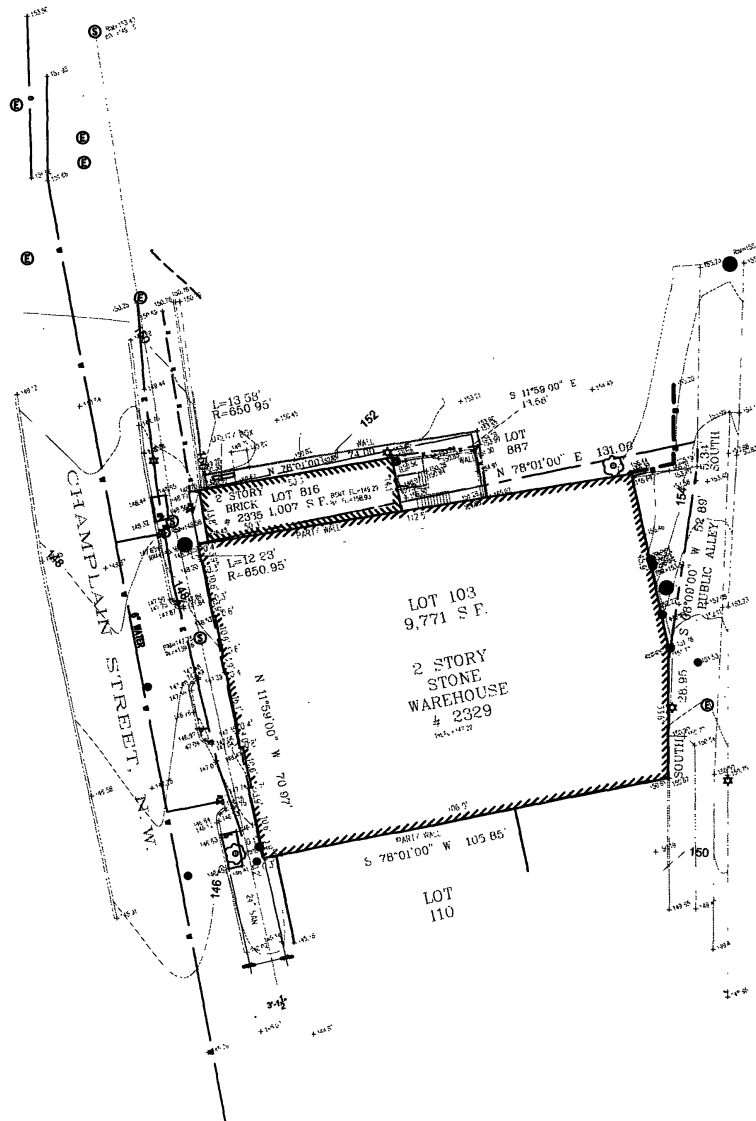
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- LEGEND**
- METAL RAIL
 - CHAIN LINK FENCE
 - ★ LIGHT POLE
 - # UTILITY POLE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ GUY
 - ⊙ SENIOR MANHOLE
 - ⊙ WATER METER
 - ▲ TRAVERSE CONTROL POINT
 - STORM DRAIN INLET
 - ◇ HYDRANT
 - ⊙ WATER MANHOLE
 - ⊙ WATER VALVE
 - ⊙ TREE/SIZE
 - SIGN
 - × PARKING METER

TOPOGRAPHIC & BOUNDARY
SURVEY



(301) 301-652-6563
(301) 301-652-6463

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ISSUED
2/14/2024 BZA APPLICATION

OWNER

KING'S CREEK LLC
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2329 - 2335
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SURVEY

/ PLAT

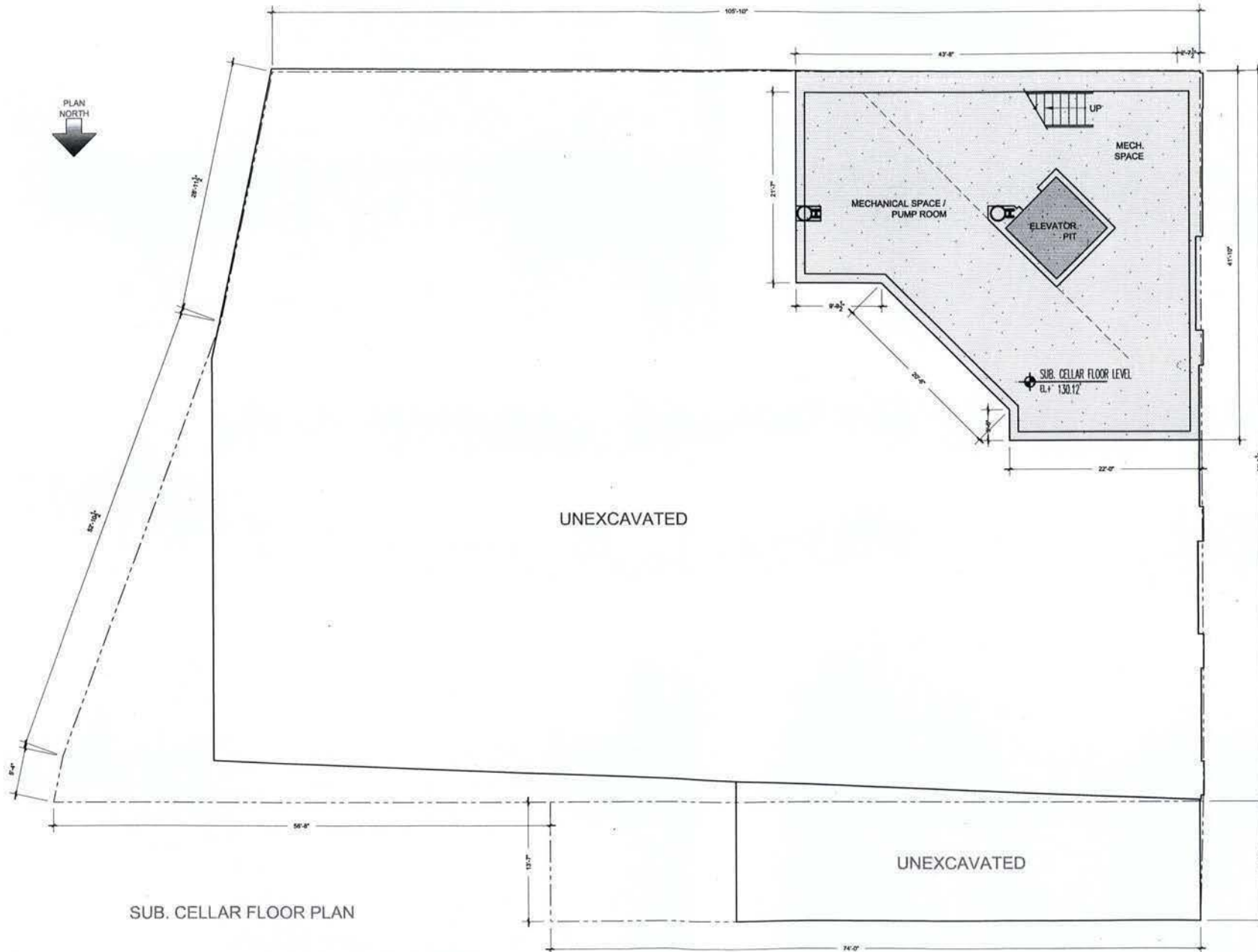
SHEET

G-1



AERIAL VIEW

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14 PM 7:29

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SUB. CELLAR FLOOR PLAN

SHEET

A-01

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EXT. GRADE / LEVEL
E.L. + 151.27

RAMP DOWN @ 12% SLOPE

FIRST FLOOR LEVEL
E.L. + 148.27

ELEVATOR LOBBY
E.L. + 148.27

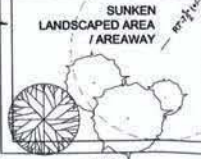
LINE OF OVERHANG ABOVE

SITTER / WORK
FIRST FLOOR LEVEL
E.L. + 146.27

LINE OF OVERHANG ABOVE

LINE OF OVERHANG ABOVE

FIRST FLOOR PLAN



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SCALE: 3/32" = 1'-0"

FILE

SHEET TITLE

FIRST FLOOR PLAN

SHEET

A-03

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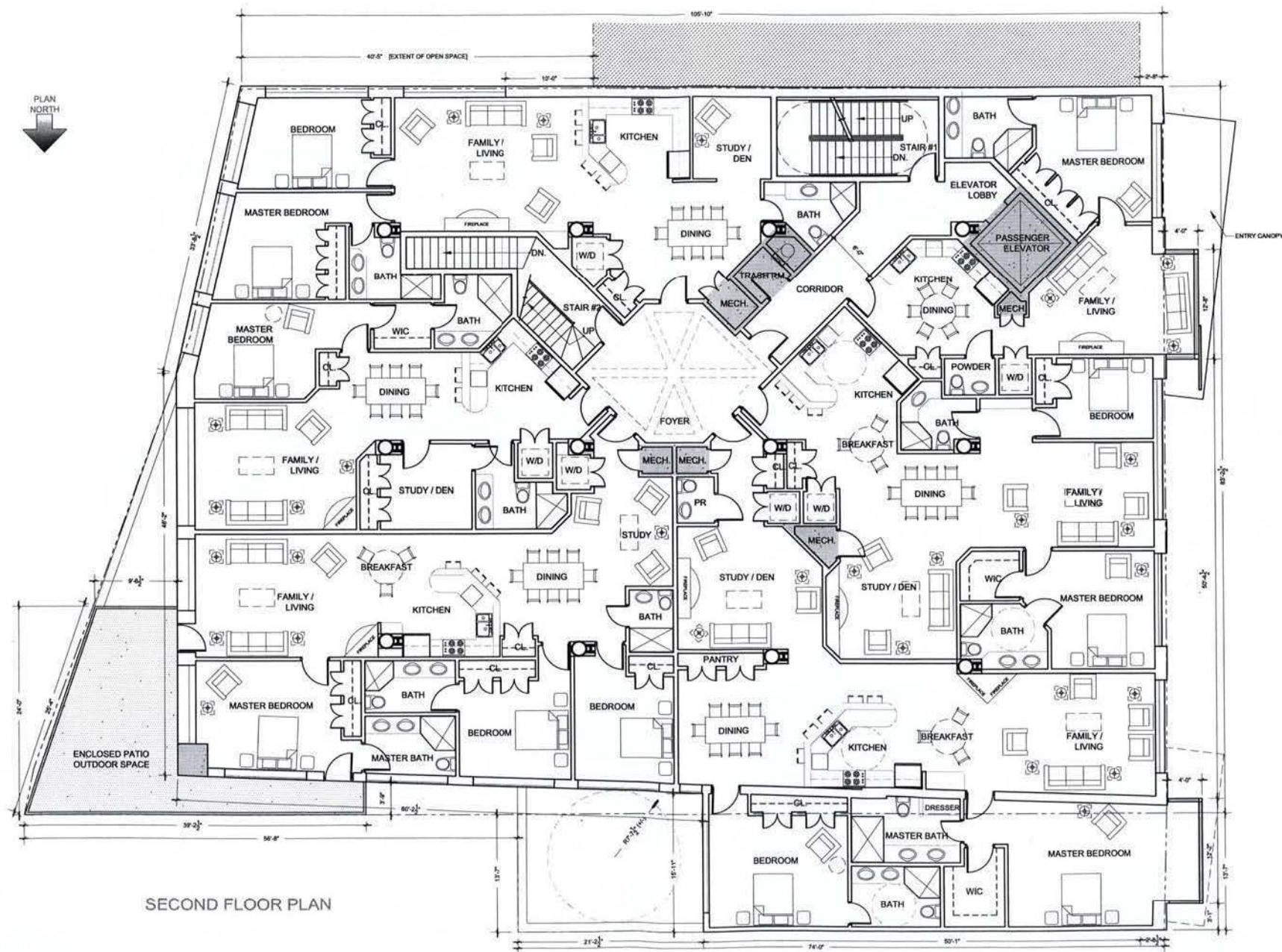
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WASHINGTON, DC 20037

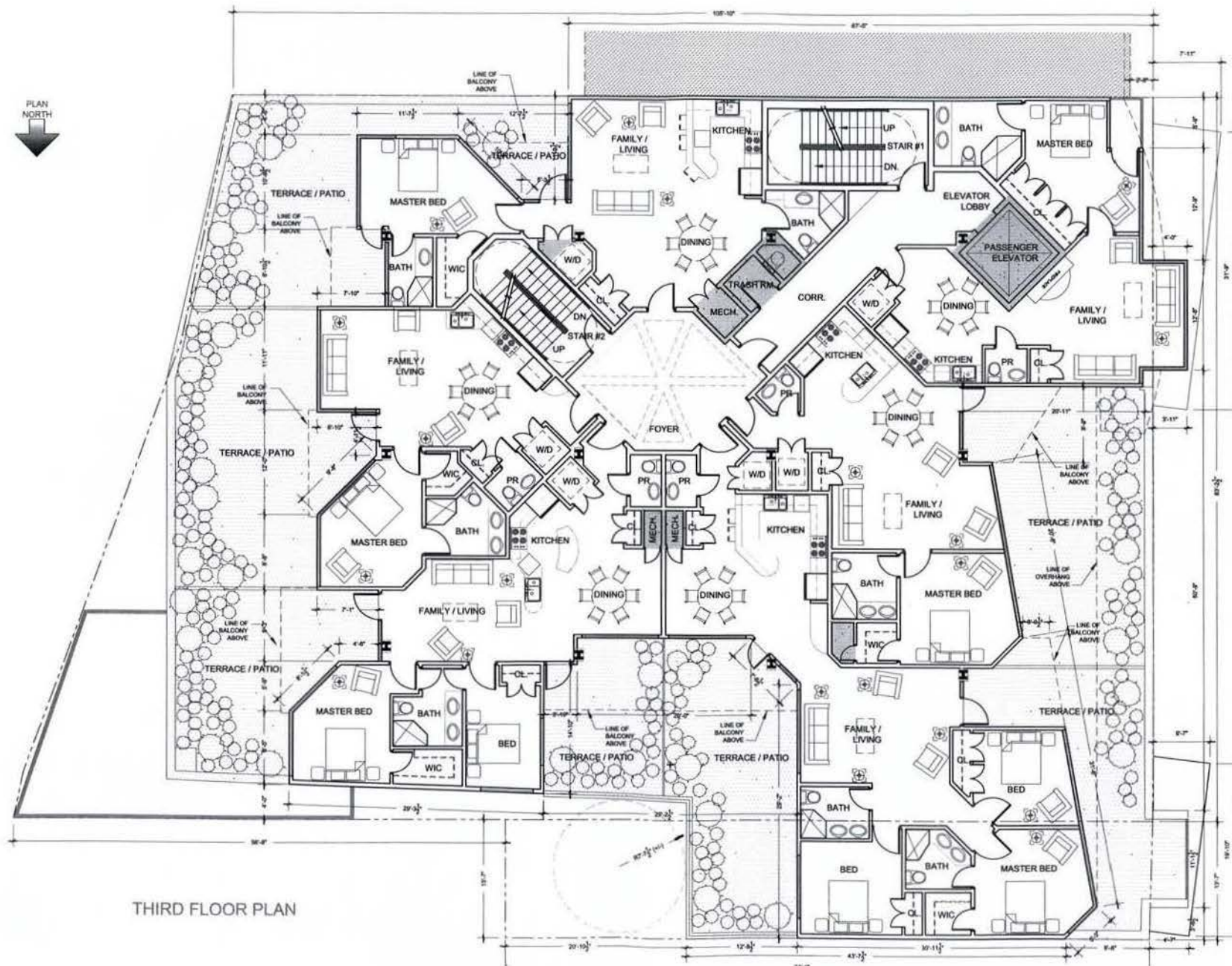
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CHECKED BY	NSA
SCALE	3/32" = 1'
FILE	
SHEET TITLE	
SECOND	
FLOOR PLAN	
SHEET	

A-04





THIRD FLOOR PLAN



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(202) 301-652 • 6443

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3411 OAKWOOD TERRACE, NW
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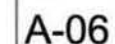
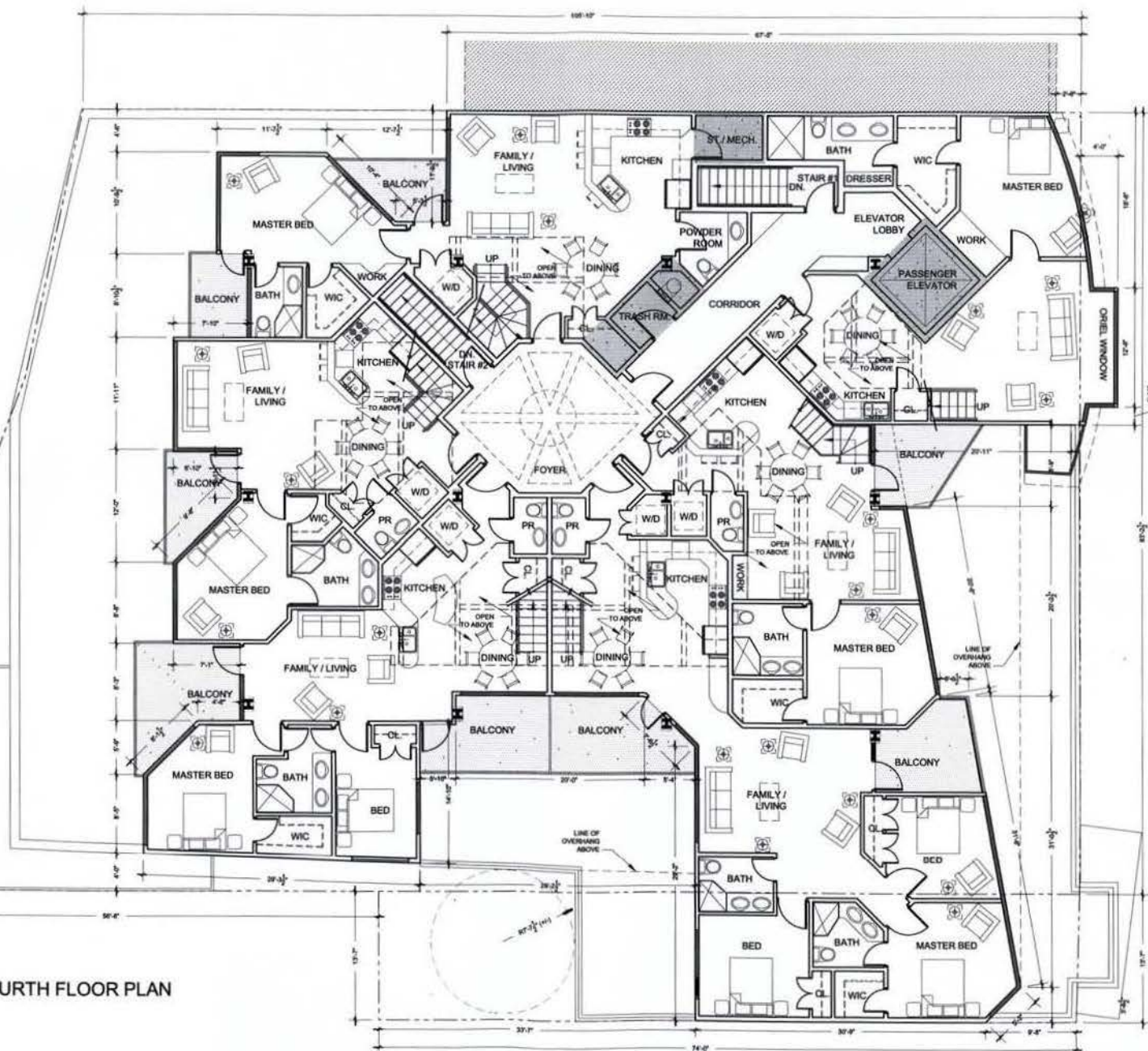
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WASHINGTON, DC

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
FILE

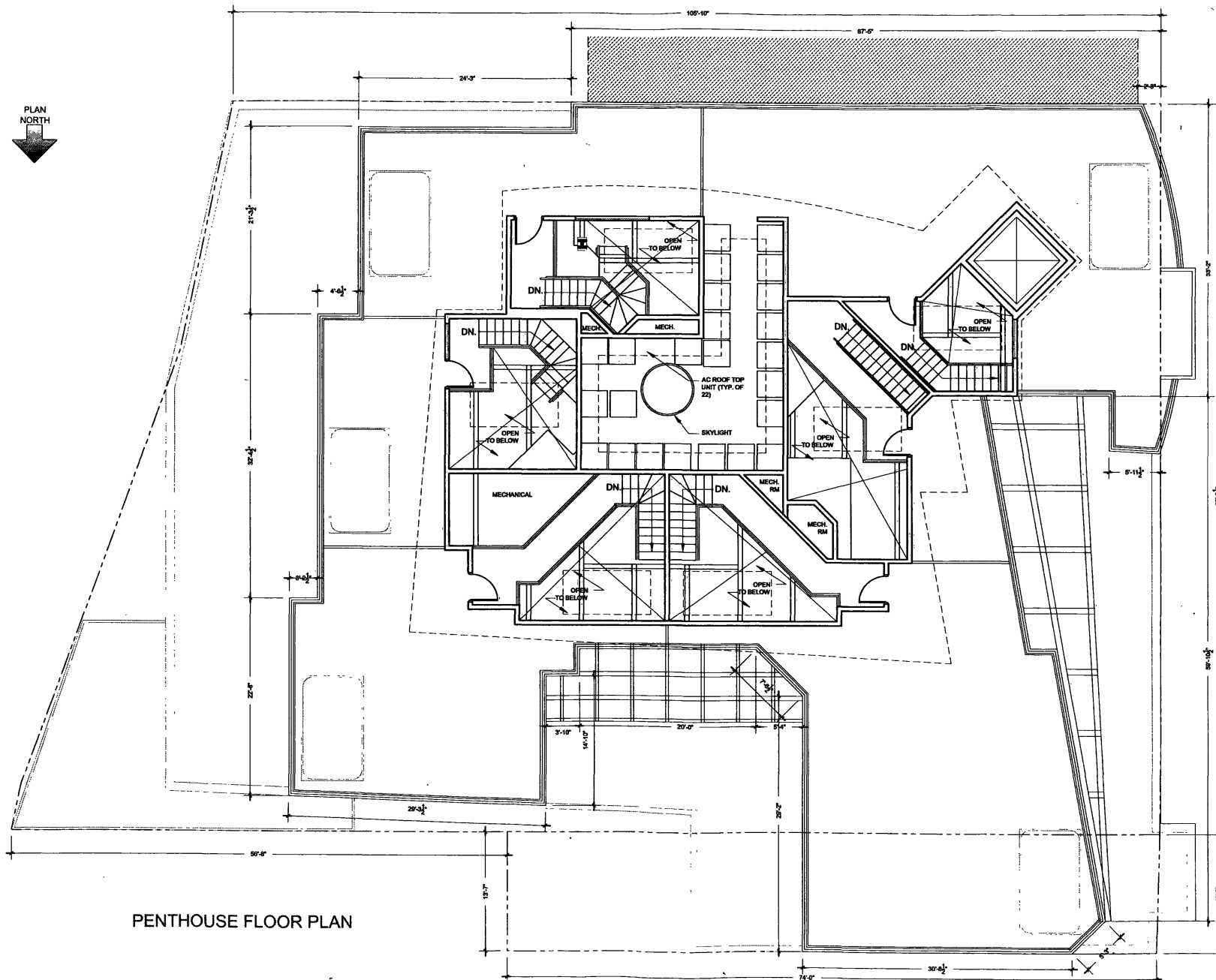
SHEET TITLE
THIRD
FLOOR PLAN
SHEET

A-05



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PENTHOUSE FLOOR PLAN



ISSUED
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Source: *U.S. Census Bureau, 1990*

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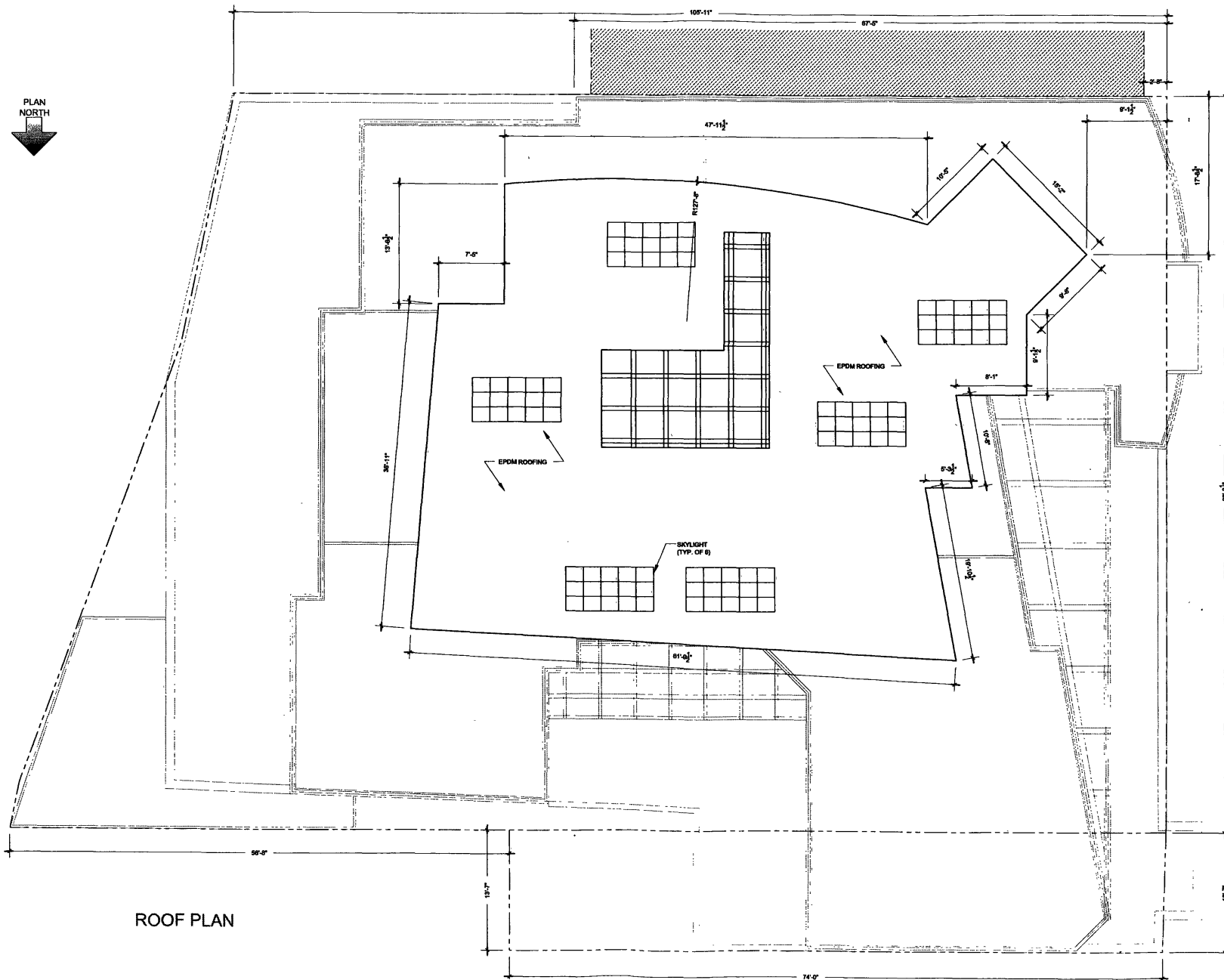
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SHEET TITLE
PENTHOUSE
FLOOR PLAN

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A-07



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2/14/68 BZA APPLICATION

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SHEET TITLE

ROOF PLAN

SHEET

A-08



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(7) 301 - 652 - 6463

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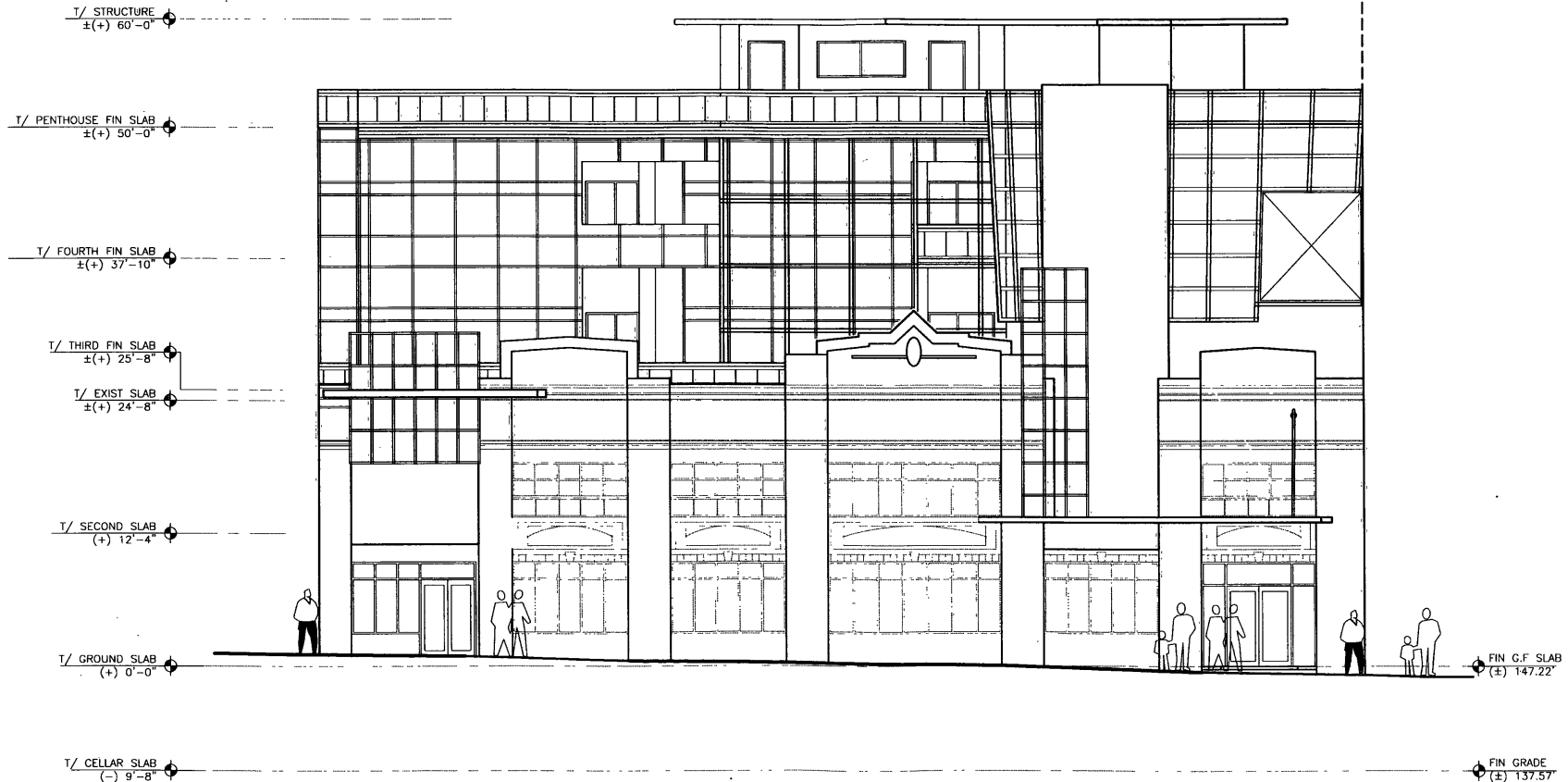
SHEET TITLE
WEST
ELEVATION

SHEET

A-09

OF 0000

SECTION LINE OF ADJACENT
BUILDING (ADAMS ROW)



WEST ELEVATION



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(9) 301 - 632 - 6463

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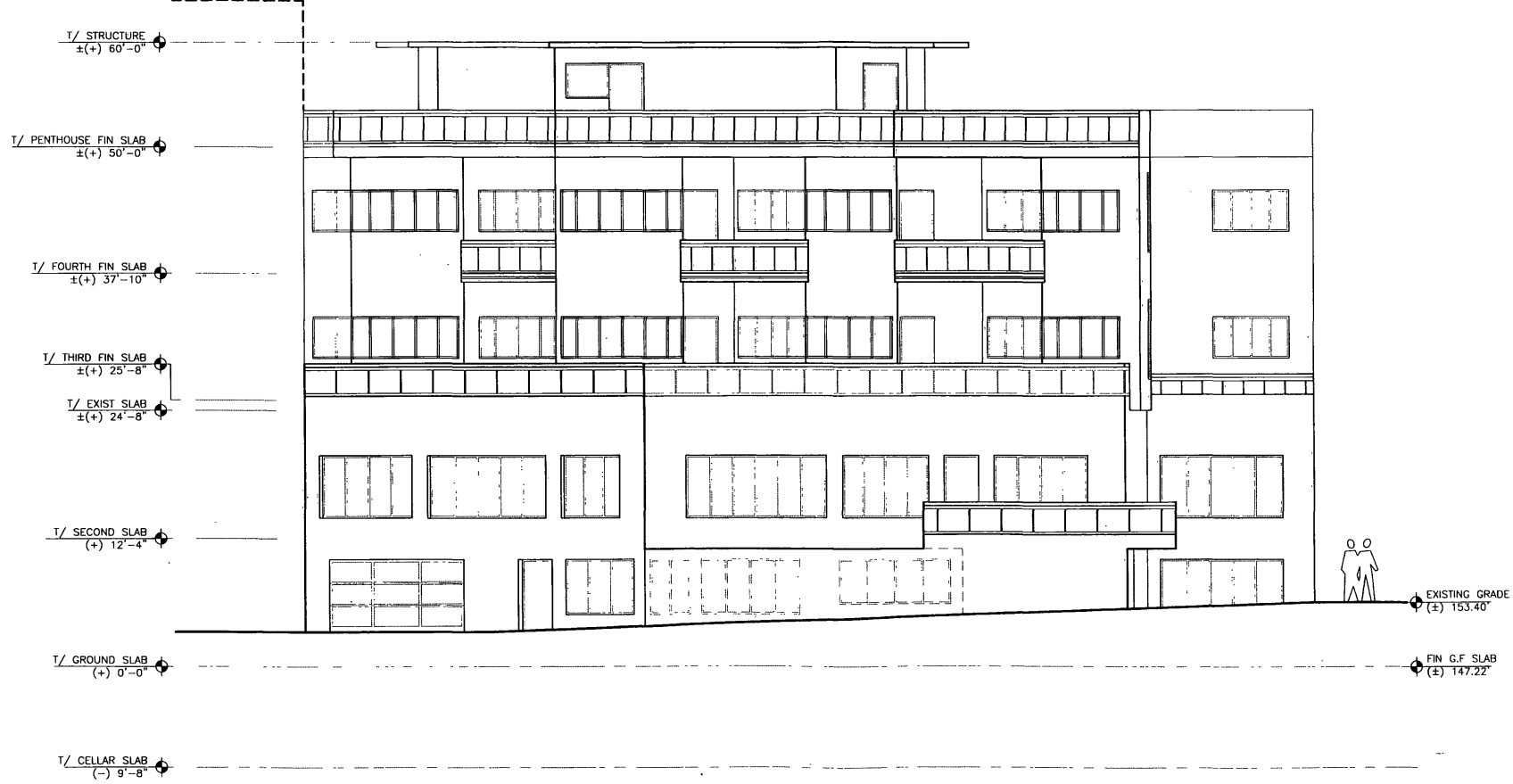
FILE
SHEET TITLE
EAST
ELEVATION
SHEET

A-10

OF 0000

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EAST ELEVATION



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SHEET TITLE
NORTH
ELEVATION

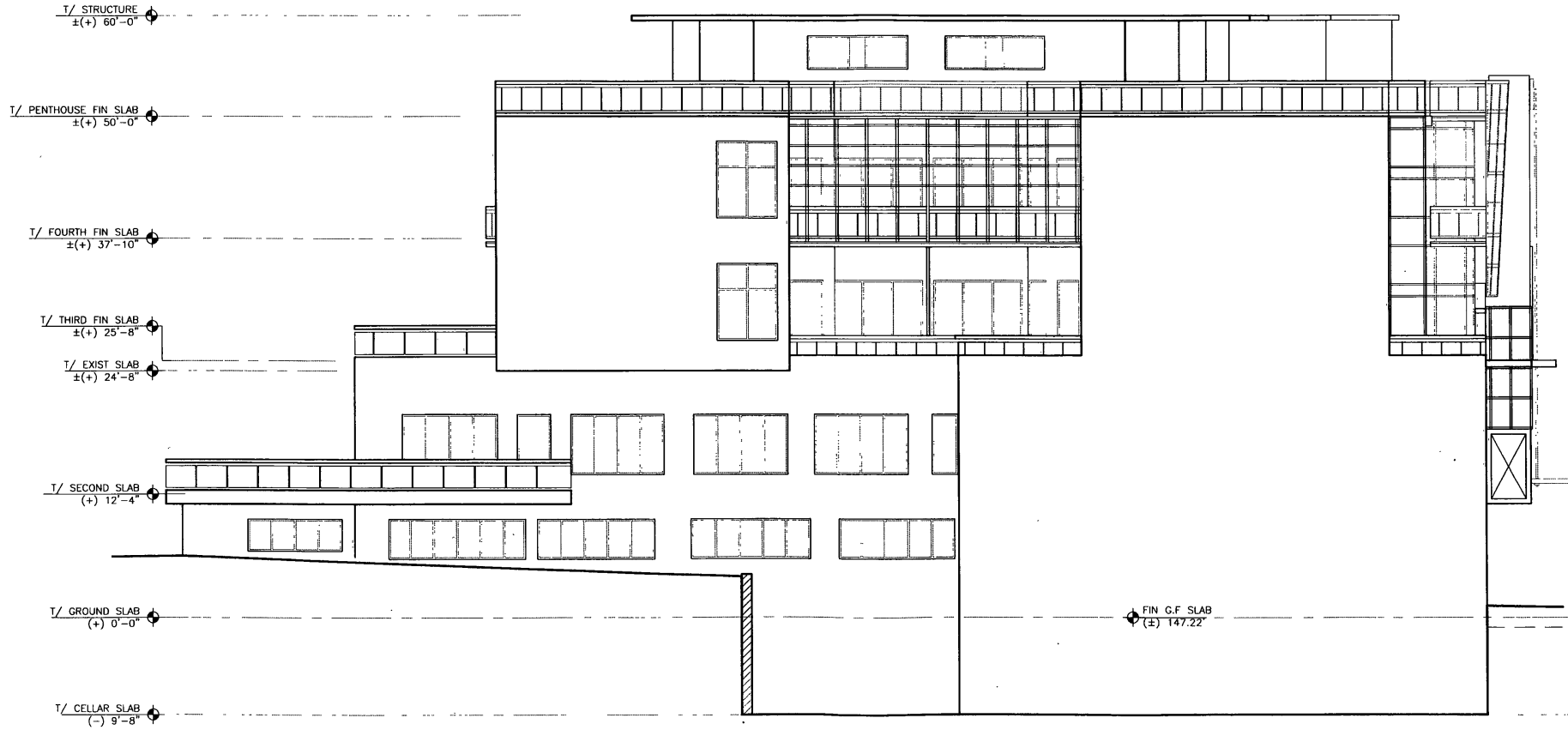
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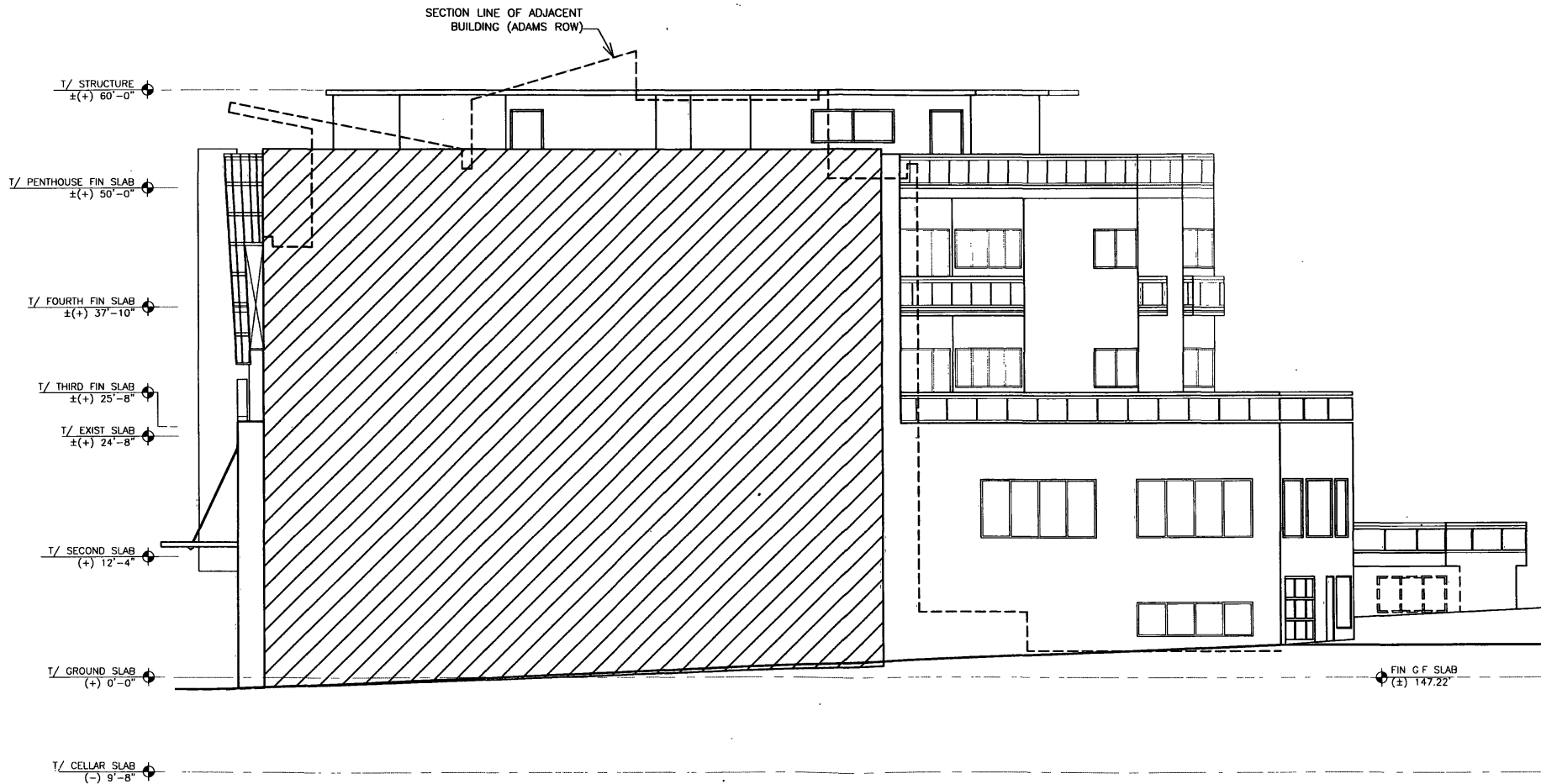
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NORTH ELEVATION



SOUTH ELEVATION



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FILE

SHEET TITLE

SOUTH

ELEVATION

SHEET

A-12

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(202) 301-652-6283
(202) 301-652-6463

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SHEET TITLE
BUILDING
SECTION

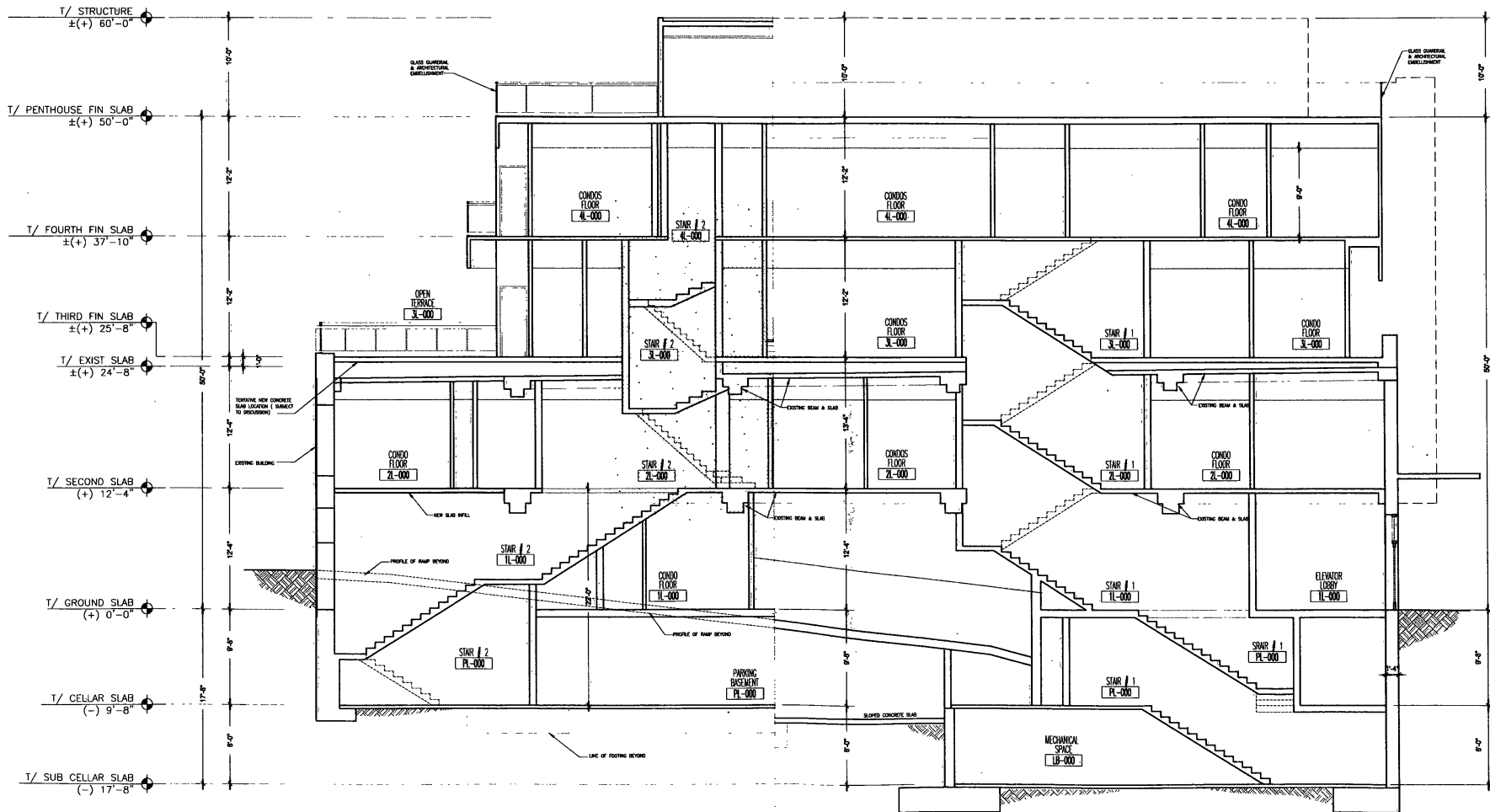
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A-13

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LONGITUDINAL SECTION



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SHEET TITLE
SIGHT-LINE
STUDY

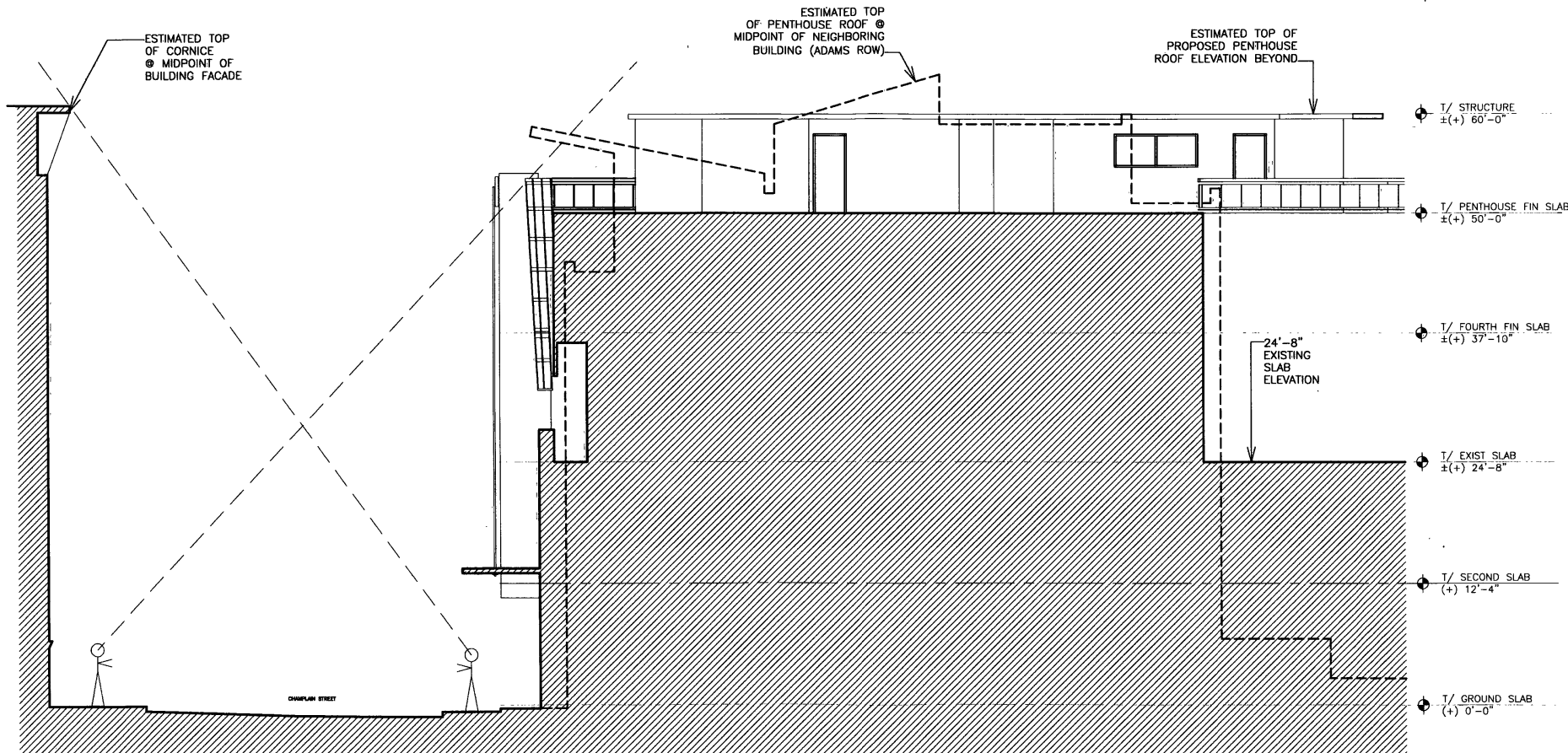
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A-14

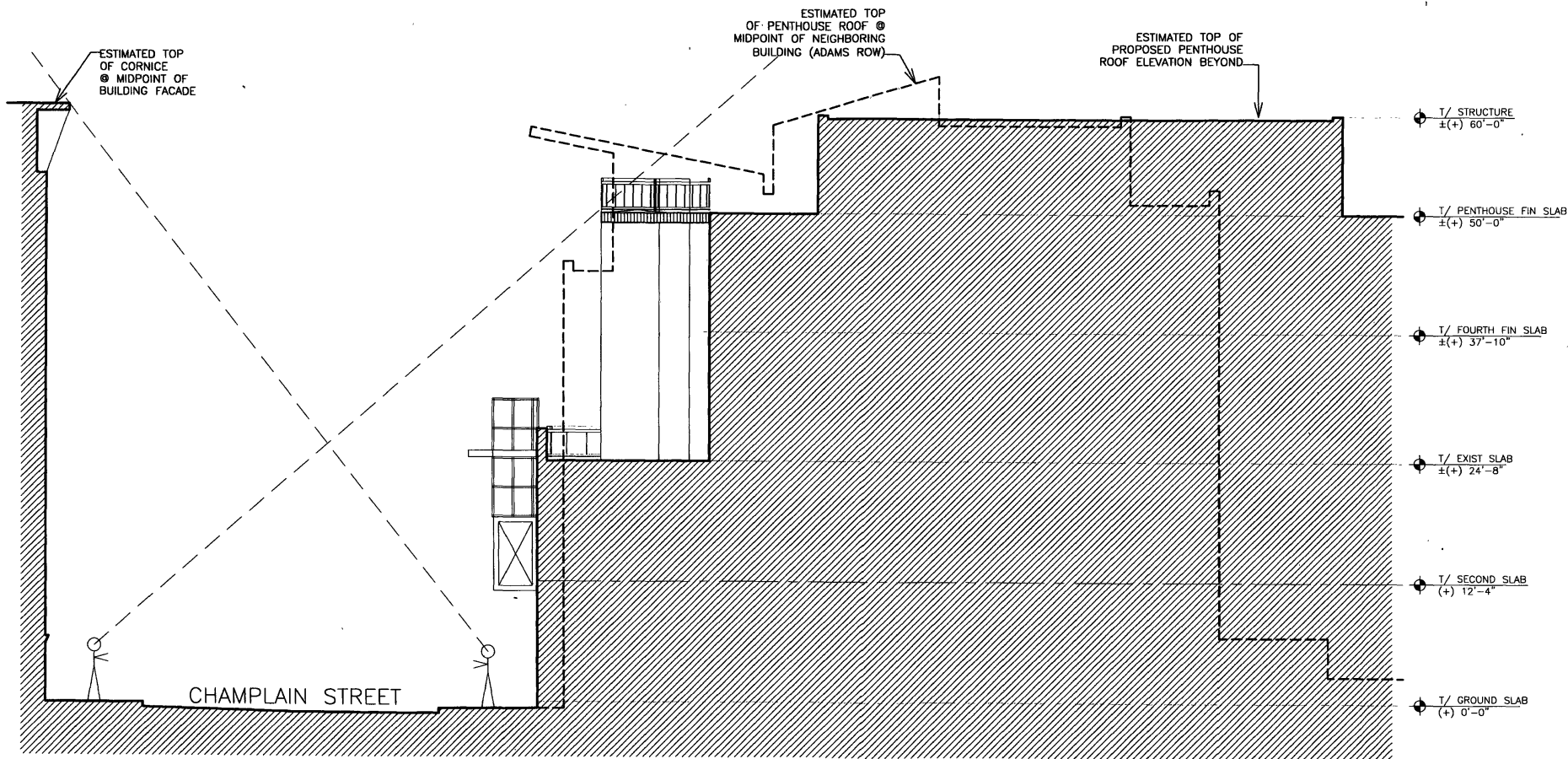
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BUILDING SECTION @ PROPOSED MAIN BUILDING ENTRANCE



BUILDING SECTION @ MIDPOINT OF PROPOSED BUILDING FACADE



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NO.	DESCRIPTION	DATE

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FILE: AD NOTED

SHEET TITLE: SIGHT-LINE STUDY

SHEET: A-15

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RENDERING VIEW SOUTH ON CHAMPLAIN STREET

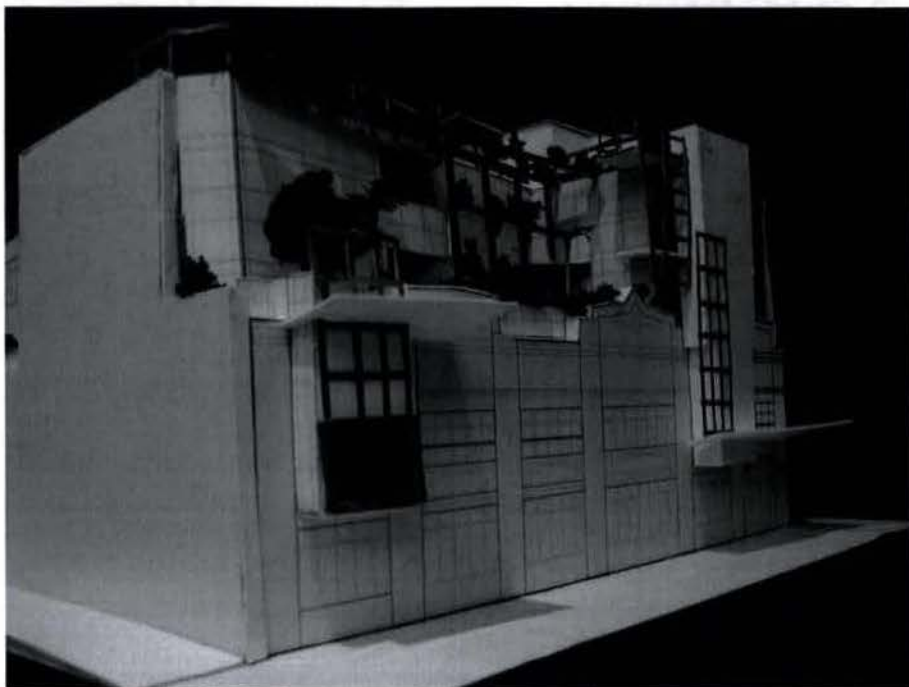
A-16



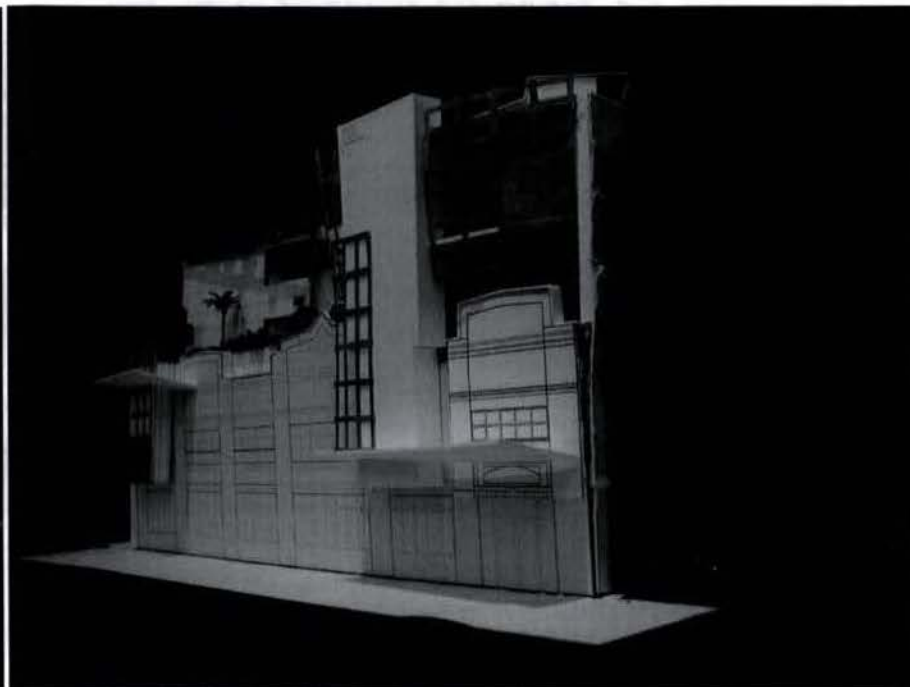
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RENDERING VIEW SOUTH ON CHAMPLAIN STREET

A-17

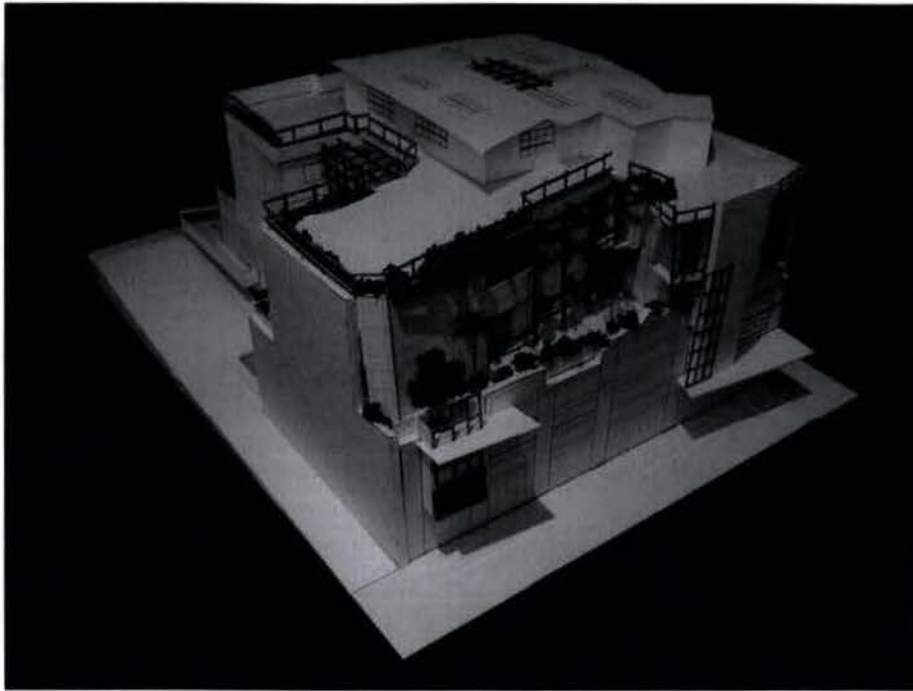


MODEL VIEW SOUTH ON CHAMPLAIN STREET

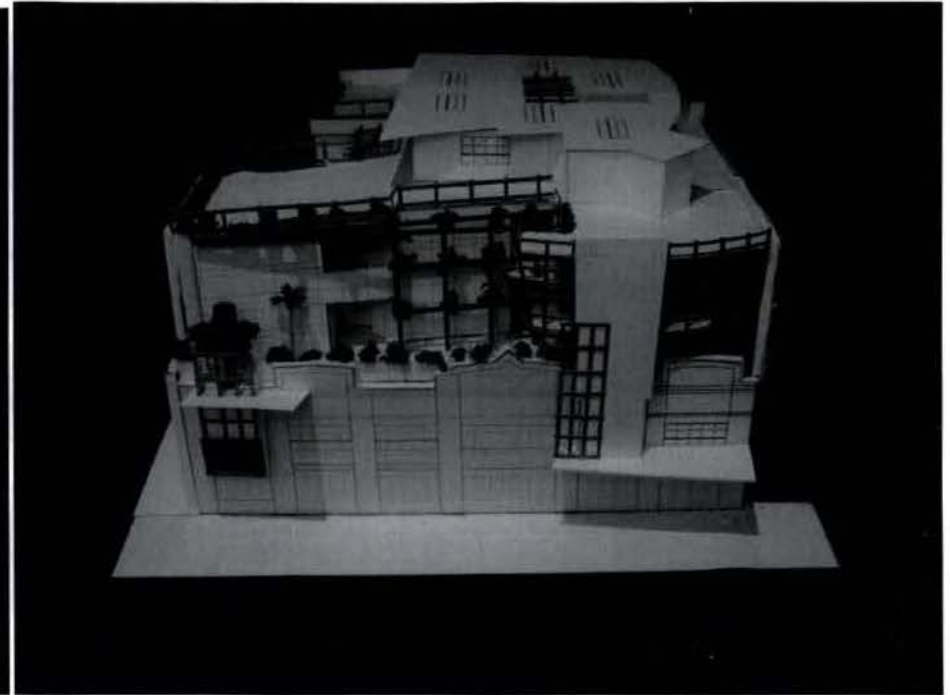


MODEL VIEW NORTH ON CHAMPLAIN STREET

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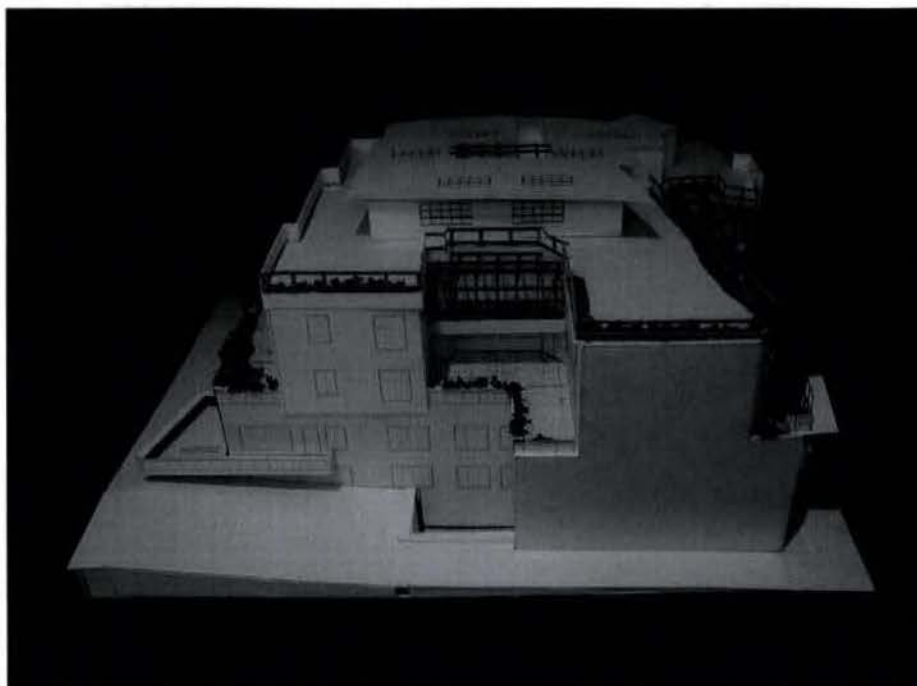


BIRDS EYE VIEW

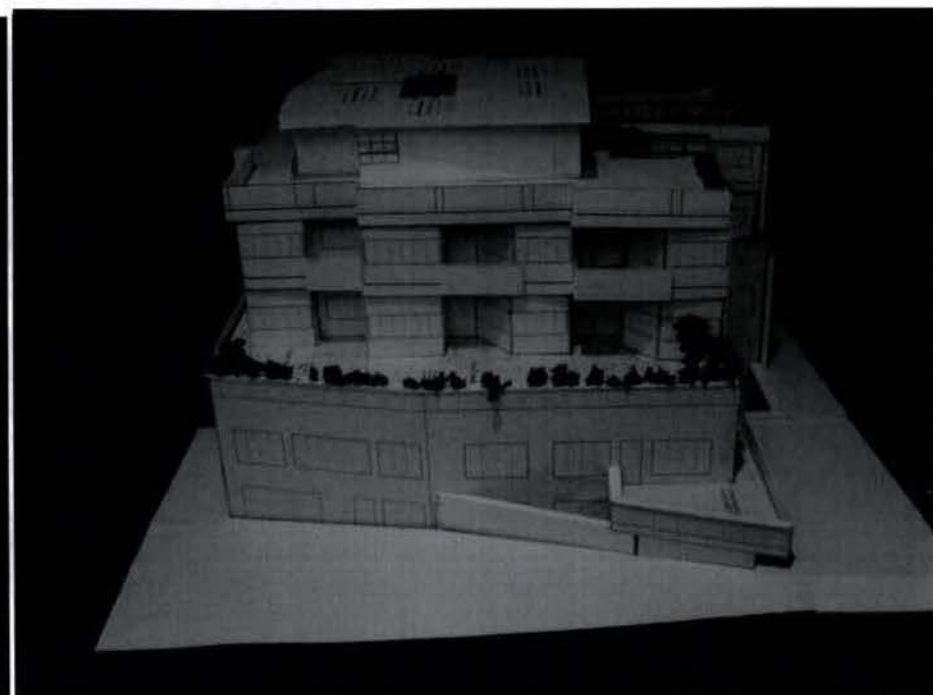


CHAMPLAIN STREET ELEVATION

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NORTH ELEVATION



REAR EAST ELEVATION

RECEIVED
D.C. OFFICE OF ZONING
JUN 11 11 PM 2-09

(1) 301 - 652 - 6263
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REAR YARD

MIN. DEPTH (404.1) 15'-0"

ACTUAL DEPTH = NONE (NOT APPLICABLE)

NONE REQUIRED (AN EXISTING PRE-58 BUILDING)

ACTUAL DEPTH=23'-0" FOR 3RD & 4TH FLOORS

SIDE YARD (405.6-9)

NONE REQUIRED

HEIGHT OF BUILDING

MAX. HEIGHT (400.1)= 50'-0"

(EXCLUDING PENTHOUSE & ARCHITECTURAL EMBELLISHMENTS)

MAX. HEIGHT 50'-0" PROVIDED

LOADING

NONE REQUIRED

PARKING

RESIDENTIAL REQUIRES 1 PARKING SPACE FOR EVERY
2 DWELLINGS.
22 DWELLINGS= 11 PARKING SPACES REQUIRED
PROPERTY HAS A PARKING CREDIT OF 25 SPACES

COURTS

MIN. WIDTH OF OPEN COURT @ 4" PER FOOT OF COURT HEIGHT, BUT NOT LESS THAN 10'-0" (406.1), 16'-0" OPEN COURT WIDTH PROVIDED

OWNER:

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WASHINGTON, DC

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SHEET TITLE
ZONING
ANALYSIS

SHEET

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CHANG
KING'S CREEK LLC
3411 OAKWOOD TERRACE, NW
WASHINGTON, DC

DC OFFICE OF ZONING

2329 - 2335
CHAMPLAIN STREET, NW
WASHINGTON, DC

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PROPERTY AREA = 9771.28 SF
+ 1007.00 SF = 10778.28 SF

FAR=28700 / 10778.28 = 2.66

SUB CELLAR FLOOR PLAN	AREA= 1608 SF	MECH. SPACES AND/OR ORIELS	AREA= 1608 SF	FAR ADMISSIBLE AREA	= 0000 SF
CELLAR FLOOR PLAN	AREA= 9782.5 SF	MECH. SPACES AND/OR ORIELS	AREA= 456 SF	FAR ADMISSIBLE AREA	= 0000 SF
FIRST FLOOR PLAN (CELLAR PORTION)	AREA= 6924.5 SF AREA= 3018.0 SF)	MECH. SPACES AND/OR ORIELS	AREA= 302 SF	FAR ADMISSIBLE AREA	= 6622.5 SF
SECOND FLOOR PLAN	AREA= 9930.5 SF	MECH. SPACES AND/OR ORIELS	AREA= 363 SF	FAR ADMISSIBLE AREA	= 9567.5 SF
THIRD FLOOR PLAN	AREA= 6539 SF	MECH. SPACES AND/OR ORIELS	AREA= 286.5 SF	FAR ADMISSIBLE AREA	= 6252.5 SF
FOURTH FLOOR PLAN	AREA= 6495.6 SF	MECH. SPACES AND/OR ORIELS	AREA= 239.15 SF	FAR ADMISSIBLE AREA	= 6256.5 SF
PENTHOUSE FLOOR PLAN	AREA= 4088.6 SF	MECH. SPACES AND/OR ORIELS	AREA= 202 SF	FAR ADMISSIBLE AREA	= 0000 SF
TOTAL AREA = 48386.7 SF				TOTAL PLANNED ADMISSIBLE AREA = 28699 SF	



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00 301 - 652 - 6463

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ACCESSIBILITY

PER 1107.6.2.4 UNITS ARE REQUIRED TO BE TYPE A ACCESSIBLE.
ALL REMAINING UNITS ARE TYPE B ACCESSIBLE
USING OPTION B OF THE BATHROOM REQUIREMENTS.

APPLICABLE CODES

2003 DISTRICT OF COLUMBIA CONSTRUCTION CODE SUPPLIMENT
2000 INTERNATIONAL BUILDING CODE
2000 INTERNATIONAL PLUMBING CODE
2000 INTERNATIONAL MECHANICAL CODE
2000 INTERNATIONAL FIRE CODE
2000 INTERNATIONAL ENERGY CONSERVATION CODE
1996 NFPA NATIONAL ELECTRIC CODE

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

	2B CONSTRUCTION TYPE [IBC 2003] REQUIREMENTS	DESIGNED AS
STRUCTURAL FRAME INCLUDING CLOUMNS, GIRDERS, TRUSSES	0	0
BEARING WALLS- EXTERIOR AND INTERIOR	0	0
NON BEARING WALLS AND PARTITIONS EXTERIOR	0	0 (NON COMBUSTIBLE)
INTERIOR	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	1	1 HR
TENANT SEPERATIONS:		
P-4	1	1 HR
4-3	1	1 HR
3-2	1	1 HR
2-G	1	1 HR
G-B1	2	1 HR
B1-B2	2	2 HR
ROOF CONSTRUCTION INCLUDING SUPPORT BEAMS AND JOISTS	0	0
DWELLING UNIT SEPERATION	1/2 HR (UL #U039)	1 HR
CORRIDOR PARTITION RATING W/ SPRINKLER	1 HR- DOOR RATING 1/3 HR	1 HR
SHAFT ENCLOSURE RATING (STAIRS, ELEVATOR, TRASH CHUTE)	2 HR (STAIRS, ELEVATOR AND TRASH CHUTE- DOOR RATING 1 1/2 HR.	2 HR

EGRESS STAIRS [1003.2.3]

FLOOR	STAIR #1	STAIR #2
PENTHOUSE	15	15
4	17	17
3	17	17
2	25	25
G	-	-
SUB-TOTAL (CONVERGENCE)	74	74
B1	23	23
B2	5	-
TOTAL STAIR LOAD	102	97
REQ. STAIR WIDTH	20.4"	19.4"
DESIGNED STAIR WIDTH	48.0"	48.0"

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BUILDING HEIGHT DIAGRAM
CHAMPLAIN STREET
ELEVATION



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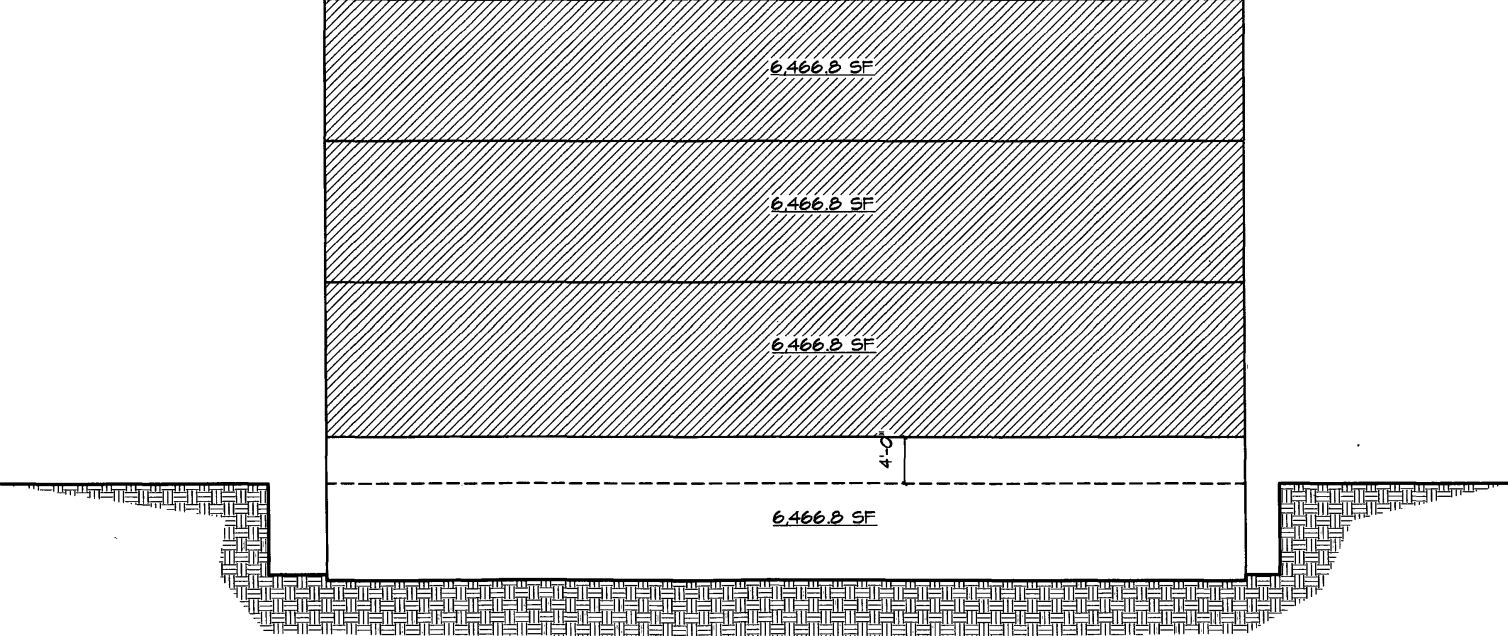
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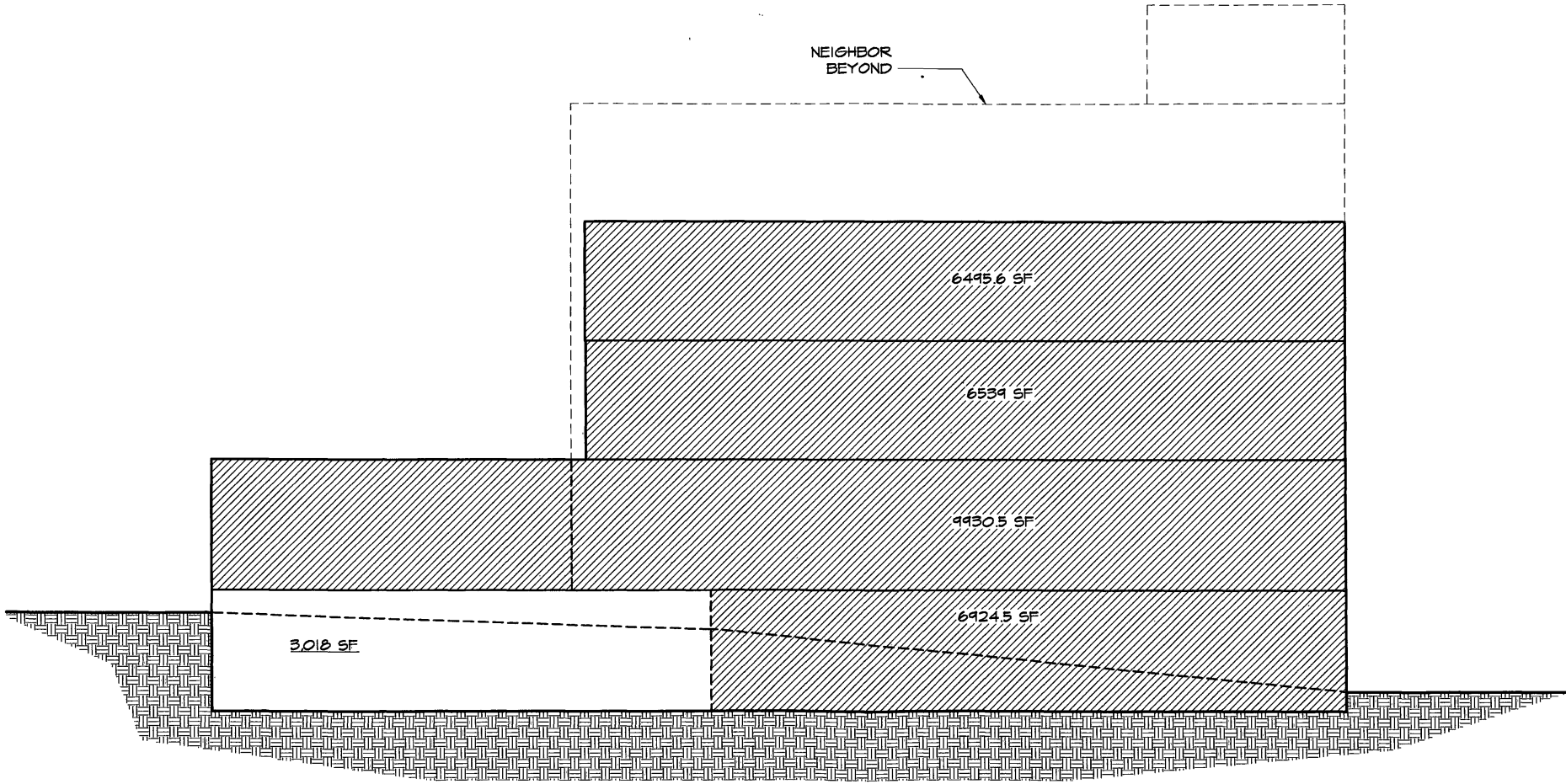
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FRONT VIEW FROM CHAMPLAIN STREET

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FRONT VIEW FROM CHAMPLAIN STREET

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SIDE VIEW FROM CHAMPLAIN STREET



VIEW FROM PUBLIC ALLEY

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REAR VIEW

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CORNER VIEW FROM PUBLIC ALLEY



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VIEW SOUTH DOWN CHAMPLAIN STREET



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VIEW SOUTH DOWN CHAMPLAIN STREET