



02 100 - 000 - 000
02 100 - 000 - 000

BZA
APPLICATION
SET
REVISIONS
DATE
BY

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

2329 - 2335
CHAMPLAIN STREET, NW
WASHINGTON, DC

DATE
CHECKED BY
SCALE
FILE
SHEET TITLE
ZONING
ANALYSIS
SHEET

ZA-2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17431
EXHIBIT NO. 48

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= 2457 SF	MECH. SPACES AND/OR ORIELS	AREA= 202 SF	FAR ADMISSIBLE AREA	= 0000 SF
TOTAL AREA = 46755.1 SF				TOTAL PLANNED ADMISSIBLE AREA = 28699 SF	

BZA
CASE No. 17431
EXHIBIT No. 48

REVISED PLAN - FEBRUARY 14, 2006