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CHAMPLAIN SUBSTATION #25
2119 CHAMPLAIN ST NW
Washington, DC 20001
SSL: 2562 0097

SHEET LIST

PG-00		COVER SHEET
PG-01	A0-01	SITE PLAN
PG-02	A0-02	ZONING SUMMARY
PG-03	A0-03	BUILDNG AND SITE AREA PLAN
PG-04	A0-04	OPEN SPACE PLAN
PG-05	A0-05	GAR PLAN
PG-06	EX-01	EXISTING BUILDING PHOTOS
PG-07	EX-02	EXISTING BUILDING PHOTOS
PG-08	A1-00	LOWER LEVEL FLOOR PLAN
PG-09	A1-01	GROUND LOWER LEVEL FLOOR PLAN
PG-10	A1-02	SECOND LEVEL FLOOR PLAN
PG-11	A1-03	ROOF PLAN
PG-12	A2-01	ELEVATIONS
PG-13	A2-02	ELEVATIONS
PG-14	A2-03	ISOMETRIC VEIW
PG-15	A2-04	ISOMETRIC VEIW
PG-16	A3-01	SECTIONS
PG-17	A3-02	SECTIONS
PG-18	A4-01	RENDERINGS
PG-19	A4-02	RENDERINGS
PG-20	A4-03	RENDERINGS

OWNER
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Design Architect
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6th Floor
Washington, DC 2005

Civil Engineer
Dewberry
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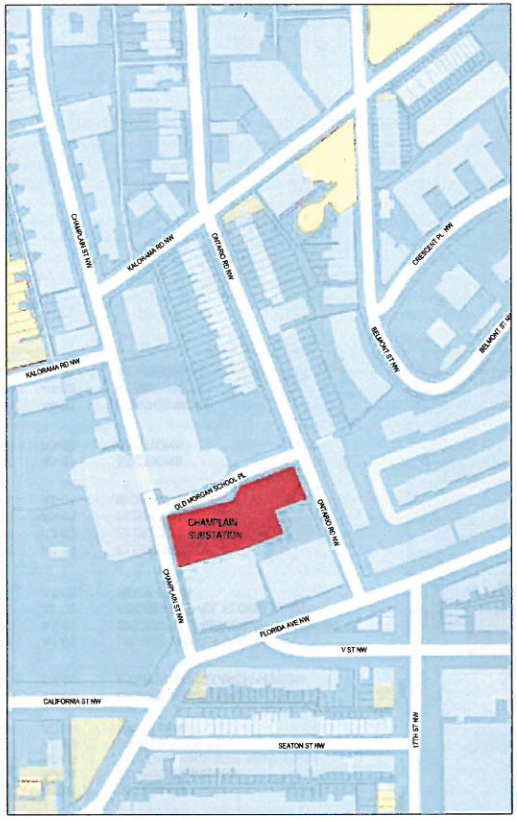
Lanham, MD 20706-4804
301.731.5551

Historic Preservation Consultant
Quinn Evans Architects
2121 Ward Place, NW, 4th Fl6th
Washington, DC 20037
qea.dc@quinnevans.com

BOARD OF ZONING ADJUSTMENT APPLICATION

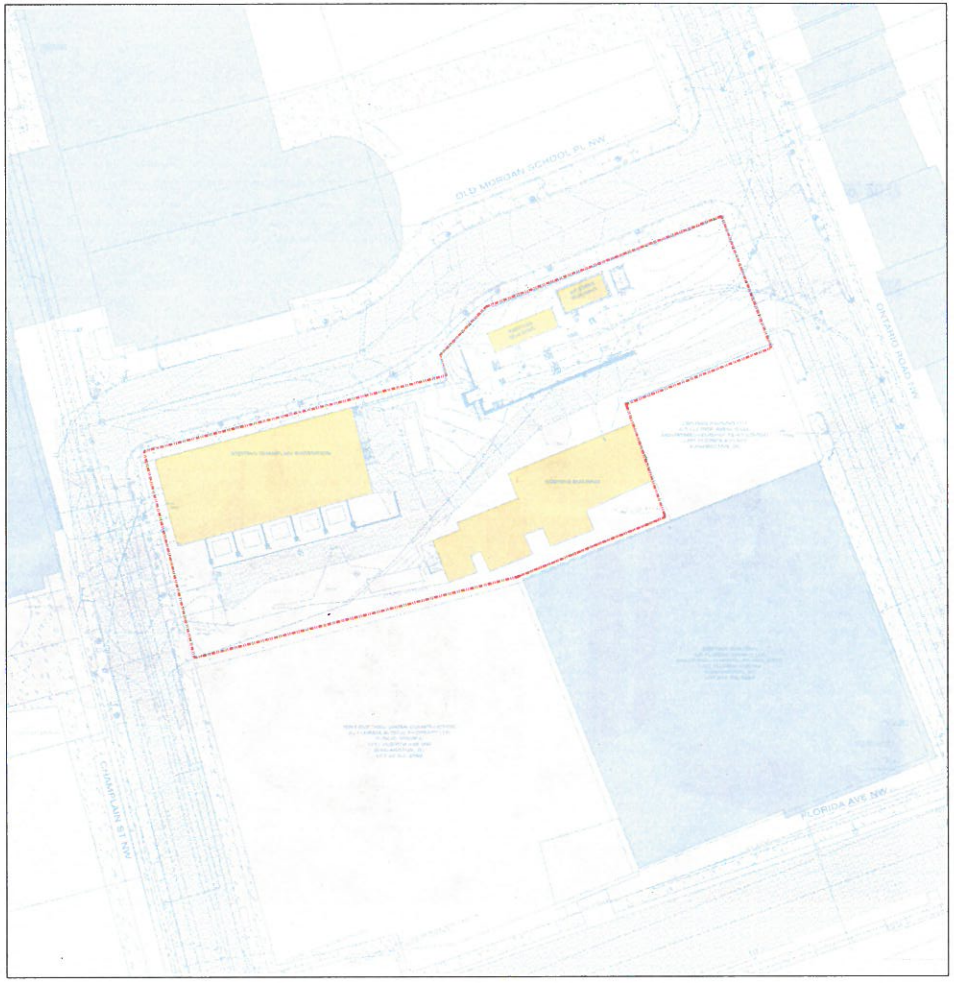
SEPTEMBER 29, 2017

Board of Zoning Adjustment
District of Columbia
CASE NO.19648
EXHIBIT NO.11



1 VICINITY MAP
SCALE: NOT TO SCALE

N



2 EXISTING SITE PLAN
SCALE: NOT TO SCALE

N

01

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2119 Champlain St NW
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Project Consultant

Project No.: W17-0004

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 16 MAY 2017

Drawing Name

EXISTING CONDITIONS
SITE PLAN

Scale: AS NOTED
Drawing No. AS NOTED

A0.01

ZONING SUMMARY:

	REQUIRED:	PROVIDED:	DCMR SECTION:
ZONE:	SQUARE: 2562 LOT: 097 ZONING DISTRICT: RC-3	SUBSTATION PERMITTED AS A SPECIAL EXCEPTION	SUBTITLE K - 713 . 3 SUBTITLE U - 513 . 1 (K)
LOT AREA:	NO MINIMUM REQUIRED	LOT 097 = 29,168 SF	
DENSITY:	1.5 FAR NON-RESIDENTIAL OVER 10,000 SF	RC-3 GFA GROUND FLOOR LEVEL - 13,926 SF SECOND FLOOR - 13,926 SF TOTAL GFA - 27,852 SF .95 FAR (27,852 SF / 29,168 SF)	SUBTITLE K - 701 . 1
HEIGHT:	40'-0"	40'-0" TWO STORIES + CELLAR MEASURING POINT @ +130'-0" ON ONTARIO ST, SEE DWG A0.04	SUBTITLE K - 702 . 1
LOT OCCUPANCY:	100%	48% (BUILDING FOOTPRINT 13,926 SF / SITE AREA 29,168 SF)	SUBTITLE K - 703 . 1
REAR YARD:	15'-0" IN RC - 3 MEASURED FROM BLDG FACADE TO CENTERLINE OF CHAMPLAIN ST	29'-0" PROVIDED AS MEASURED	SUBTITLE K - 704 . 1 SUBTITLE C - 318 . 8
SIDE YARD:	NONE REQUIRED, BUT IF PROVIDED, 2" PER FOOT OF HEIGHT OF BUILDING, NOT LESS THAN 5'-0" (i.e. 6'-8")	RELIEF REQUIRED NORTH SIDE YARD - MIN WIDTH OF 3'-0", BUILDING HT AT 40'-0" SOUTH SIDE YARD - MIN WIDTH OF 13'-0", BUILDING HT AT 40'-0" (40' X 2" = 6'-8")	SUBTITLE K - 705 . 1 SUBTITLE K - 705 . 2
COURT:	NOT REQUIRED	NONE PROVIDED	SUBTITLE K - 706 . 1
VEHICLE PARKING:	0.33 SPACES PER 1,000 SF IN EXCESS OF 3,000 SF GFA 9 SPACES REQUIRED	RELIEF REQUIRED 0 PROVIDED ZONING COMPLIANT 6 PROVIDED NON-ZONING COMPLIANT	SUBTITLE C - 701 . 5
BIKE PARKING:	1 SPACE PER 20,000 GFA 2 SPACES REQUIRED	NONE PROVIDED - RELIEF REQUIRED	SUBTITLE C - 802 . 1
LOADING:	1 LOADING BERTH @ 30' 1 100 SF PLATFORM 1 SERVICE / DELIVERY SPACE	NONE PROVIDED- RELIEF REQUIRED	SUBTITLE C - 901 . 1
GAR:	0.3	0.305 PROVIDED (SEE GAR SCORESHEET)	SUBTITLE k - 707 . 1

02

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Project Consultant

Project No.: W16-0006

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 10 MAY 2017

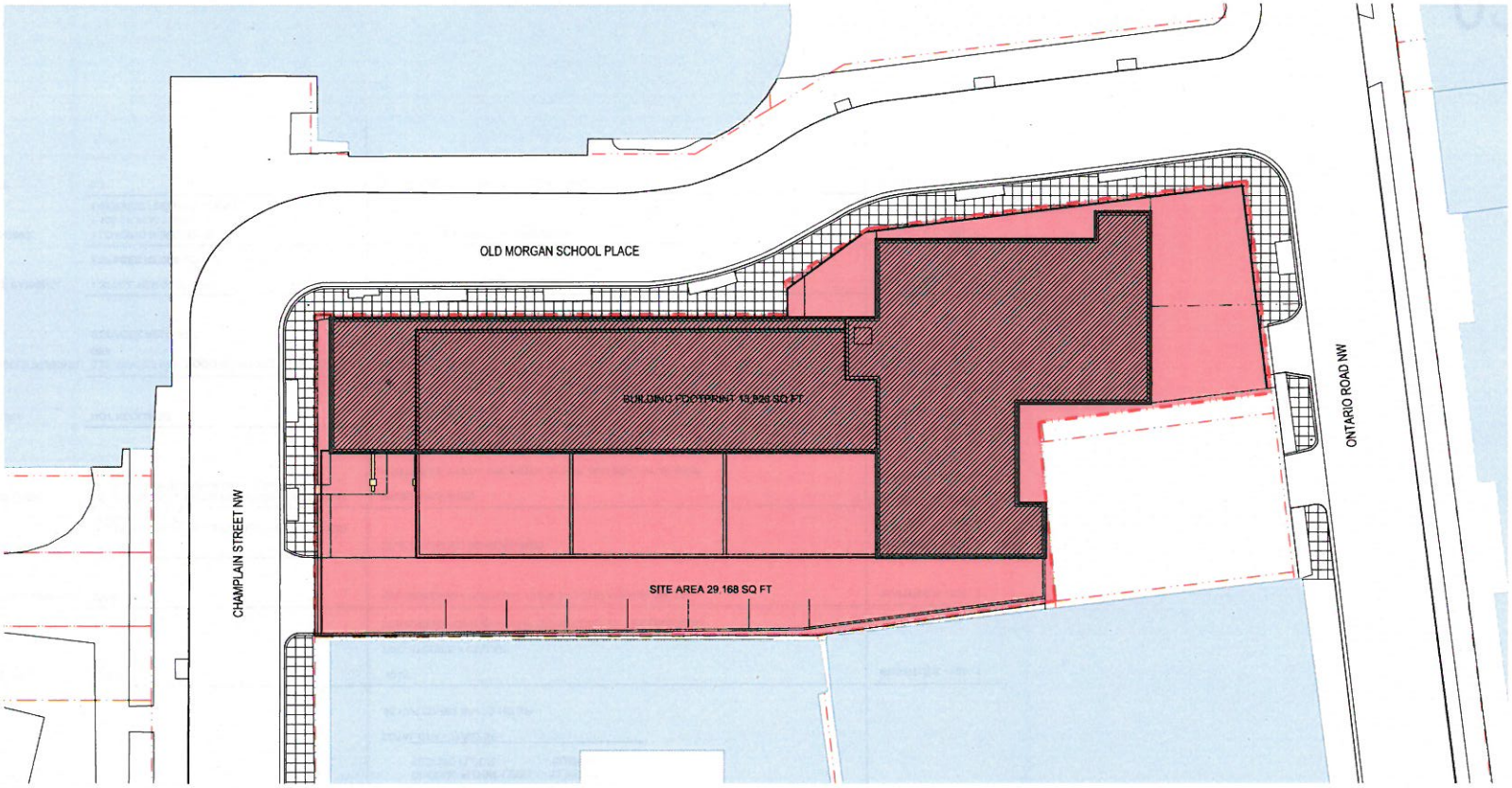
Drawing Name

ZONING SUMMARY

Scale: AS NOTED

Drawing No.

A0.02



SITE AREA

BUILDING FOOTPRINT

1 BUILDING AND SITE AREA PLAN
SCALE: 1/16"=1'-0"

03

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Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

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Issue Date: 10 MAY 2017

Drawing Name

BUILDING AND SITE AREA PLAN

Scale: AS NOTED

Drawing No.

A0.03

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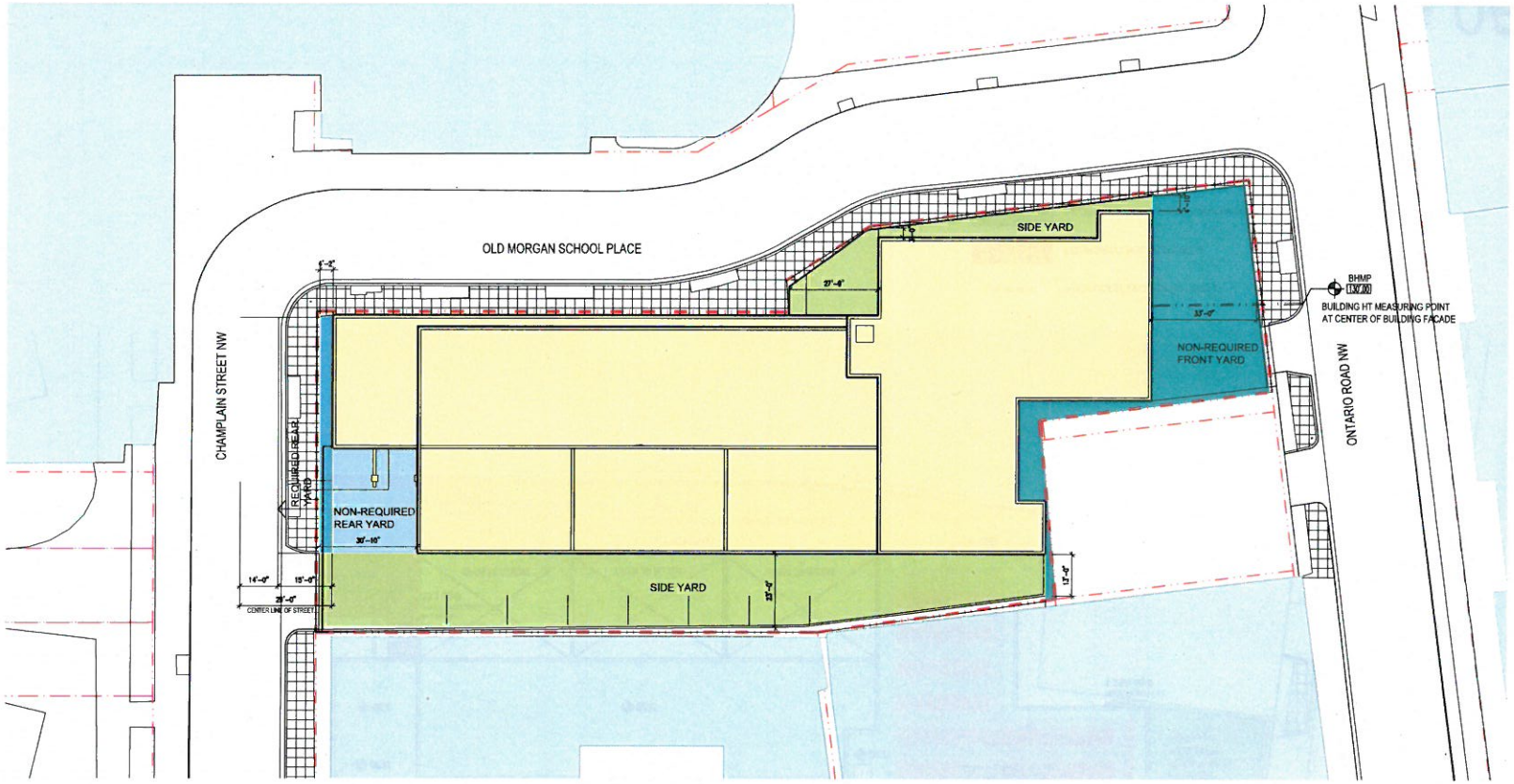

FOOTPRINT OF PROPOSED SUBSTATION

SIDE YARD

NON-REQUIRED REAR YARD

REQUIRED REAR YARD

FRONT YARD

HARDSCAPE

1 OPEN SPACE PLAN
SCALE: 1/16"=1'-0"

04

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Project No.: W15-0006

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

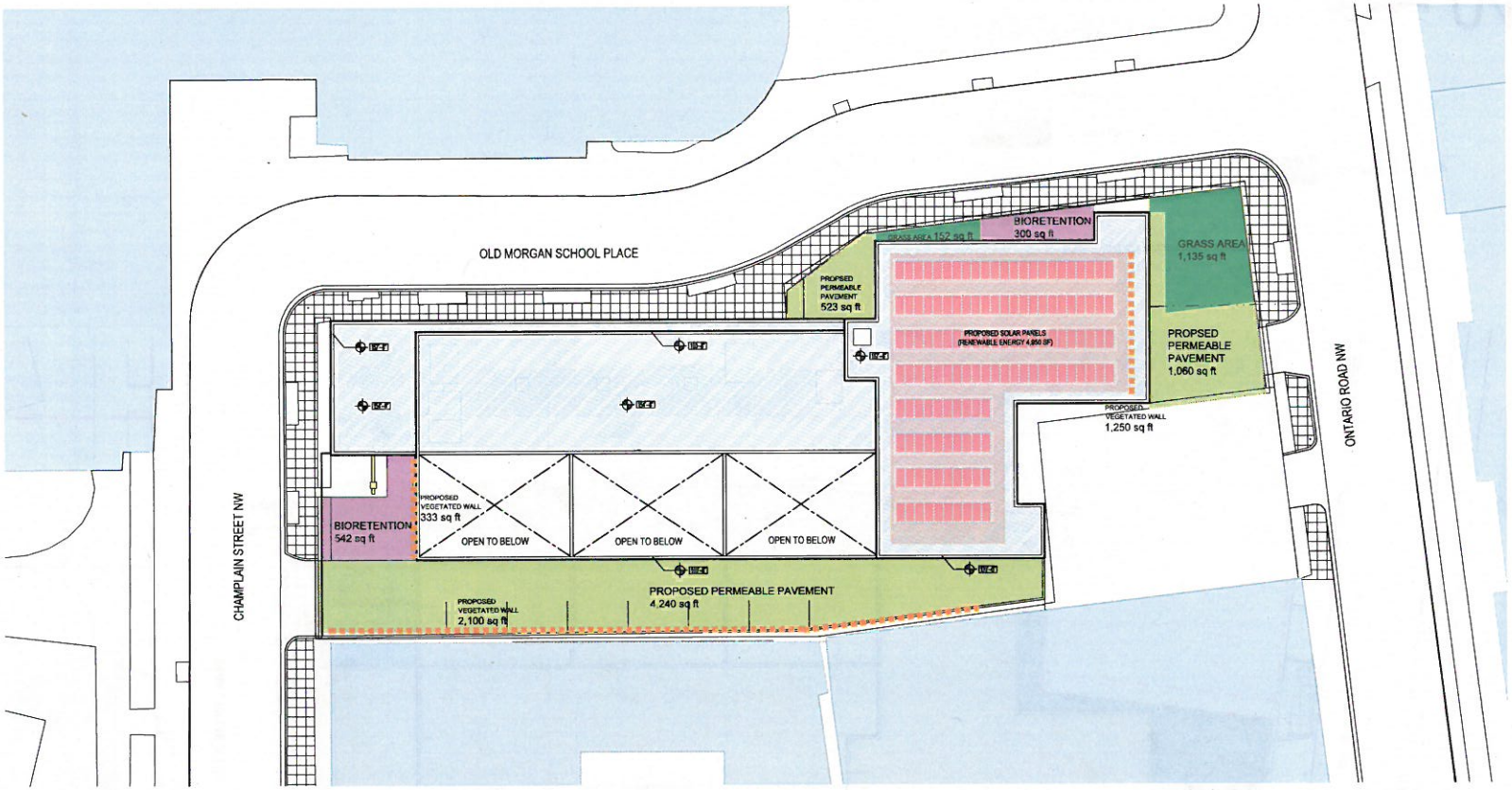
BZA SUBMISSION

Issue Date: 10 MAY 2017

Drawing Name:
OPEN SPACE PLAN

Scale: AS NOTED

Drawing No.
A0.04



PROPOSED VEGETATED WALL

PROPOSED SOLAR PANELS

PROPOSED PERMEABLE PAVEMENT

GRASS AREA

PROPOSED BIO-RETENTION

HARDSCAPE

1 GAR PLAN
SCALE: 1/16"=1'-0"

05

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Project No.: W16-0006

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

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Issue Date: 10 MAY 2017

Drawing Name

GAR PLAN

Scale: AS NOTED

Drawing No.

A0.05

VIEW FROM CHAMPLAIN ST & OLD MORGAN SCHOOL PL

VIEW FROM OLD MORGAN SCHOOL PL

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Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

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Issue Date: 16 MAY 2017

Drawing Name

PHOTOS OF EXISTING BUILDING

Scale: AS NOTED

Drawing No.

EX-01

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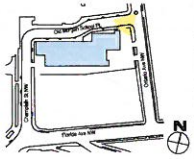
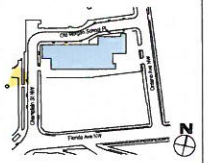
VIEW FROM ONTARIO RD & OLD MORGAN SCHOOL PL



VIEW FROM CHAMPLAIN ST



07

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Project No.: W17-2004

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 16 MAY 2017

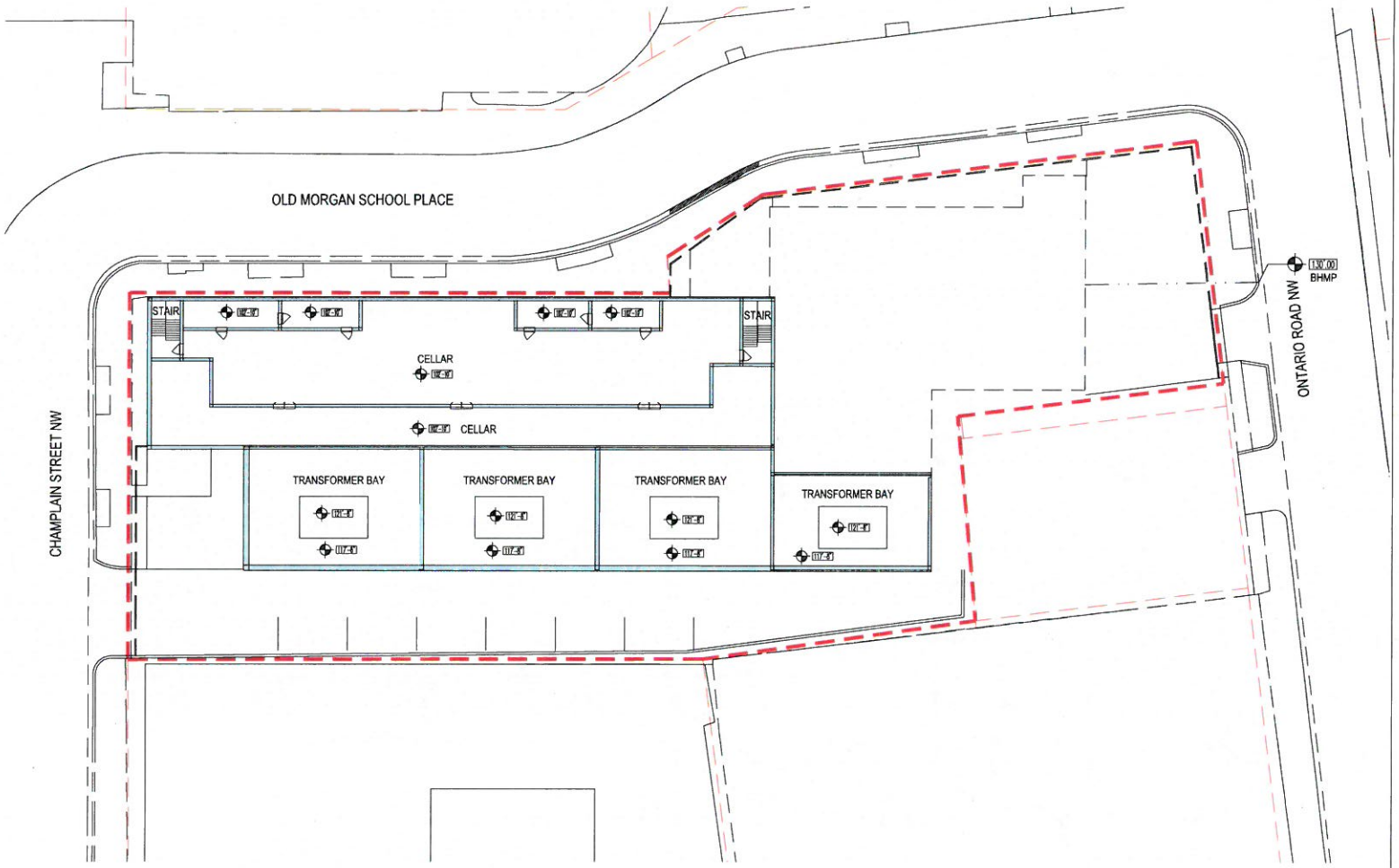
Drawing Name

PHOTOS OF EXISTING BUILDING

Scale: AS NOTED

Drawing No.

EX-02



1 LOWER LEVEL FLOOR PLAN
SCALE: 3/32"=1'-0"

08

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Project No.: W17-2004

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

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Issue Date: 16 MAY 2017

Drawing Name

LOWER LEVEL FLOOR PLAN

Scale: AS NOTED

Drawing No.

A1.00

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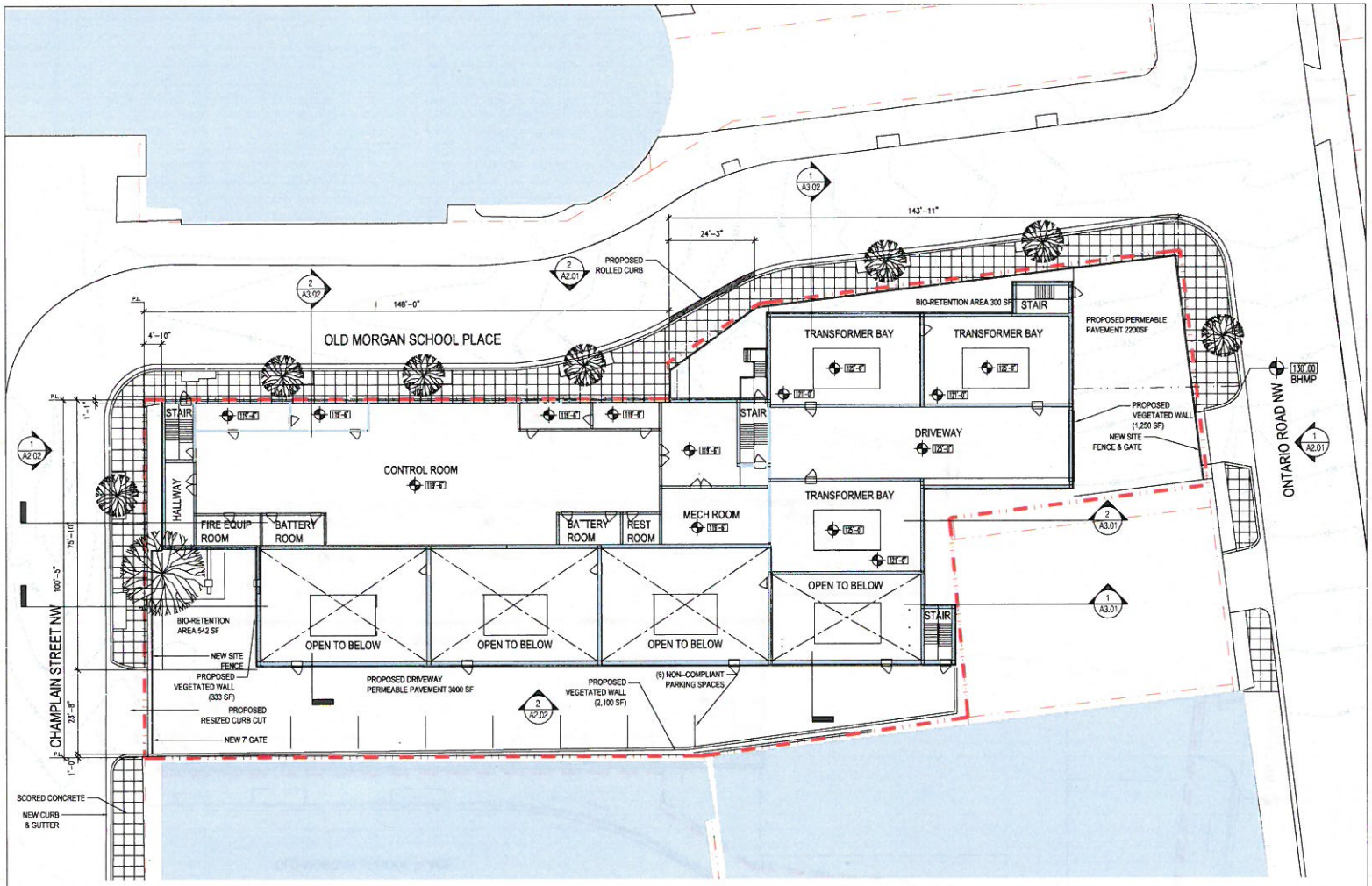

1 GROUND LOWER LEVEL FLOOR PLAN
SCALE: 3/32"=1'-0"

09

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Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 16 MAY 2017

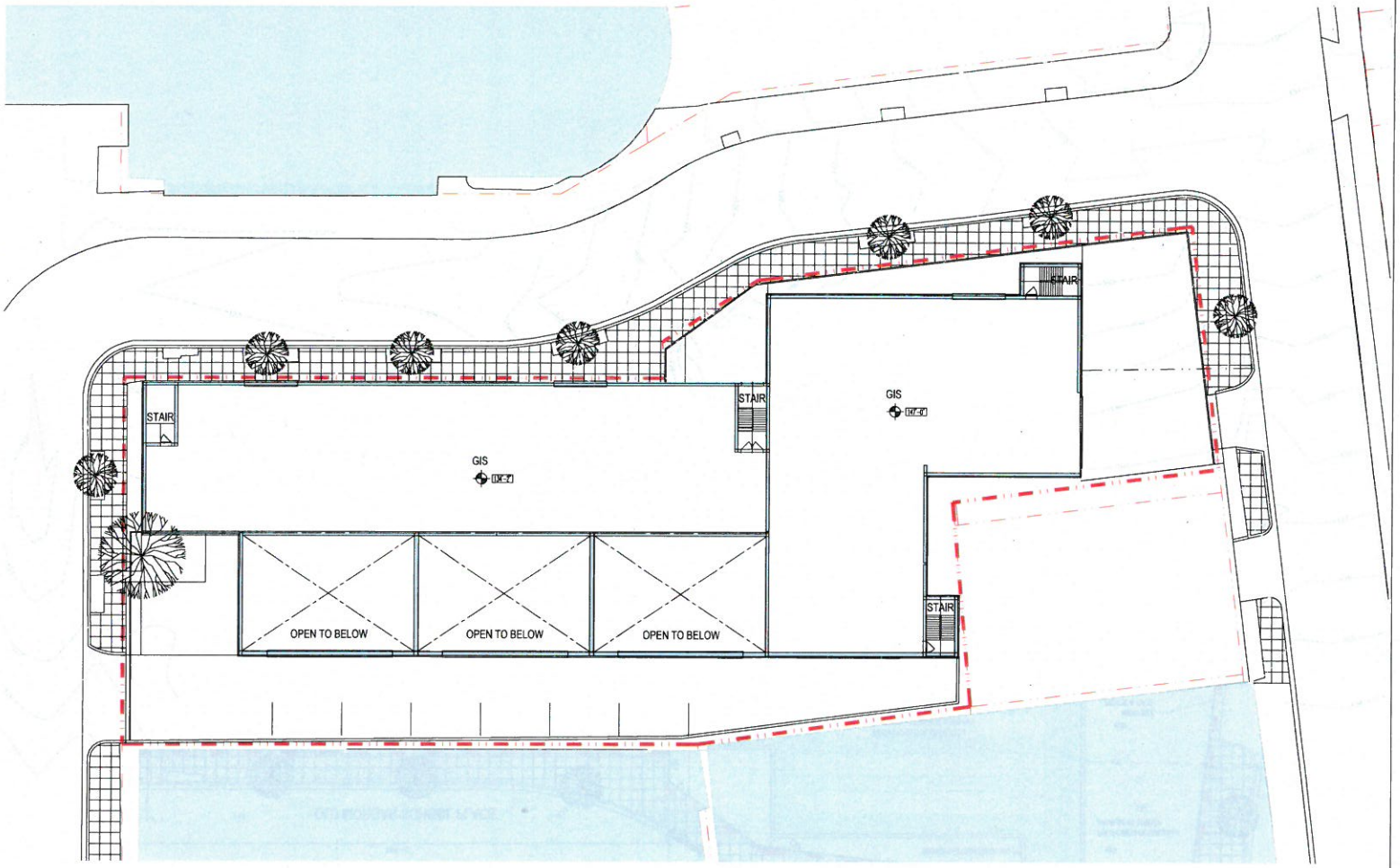
Drawing Name

GROUND LOWER LEVEL FLOOR PLAN

Scale: AS NOTED

Drawing No.

A1.01



1 SECOND LEVEL FLOOR PLAN
SCALE: 3/32"=1'-0"

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Professional Seal

Key Plan

Project Phase

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Issue Date: 16 MAY 2017

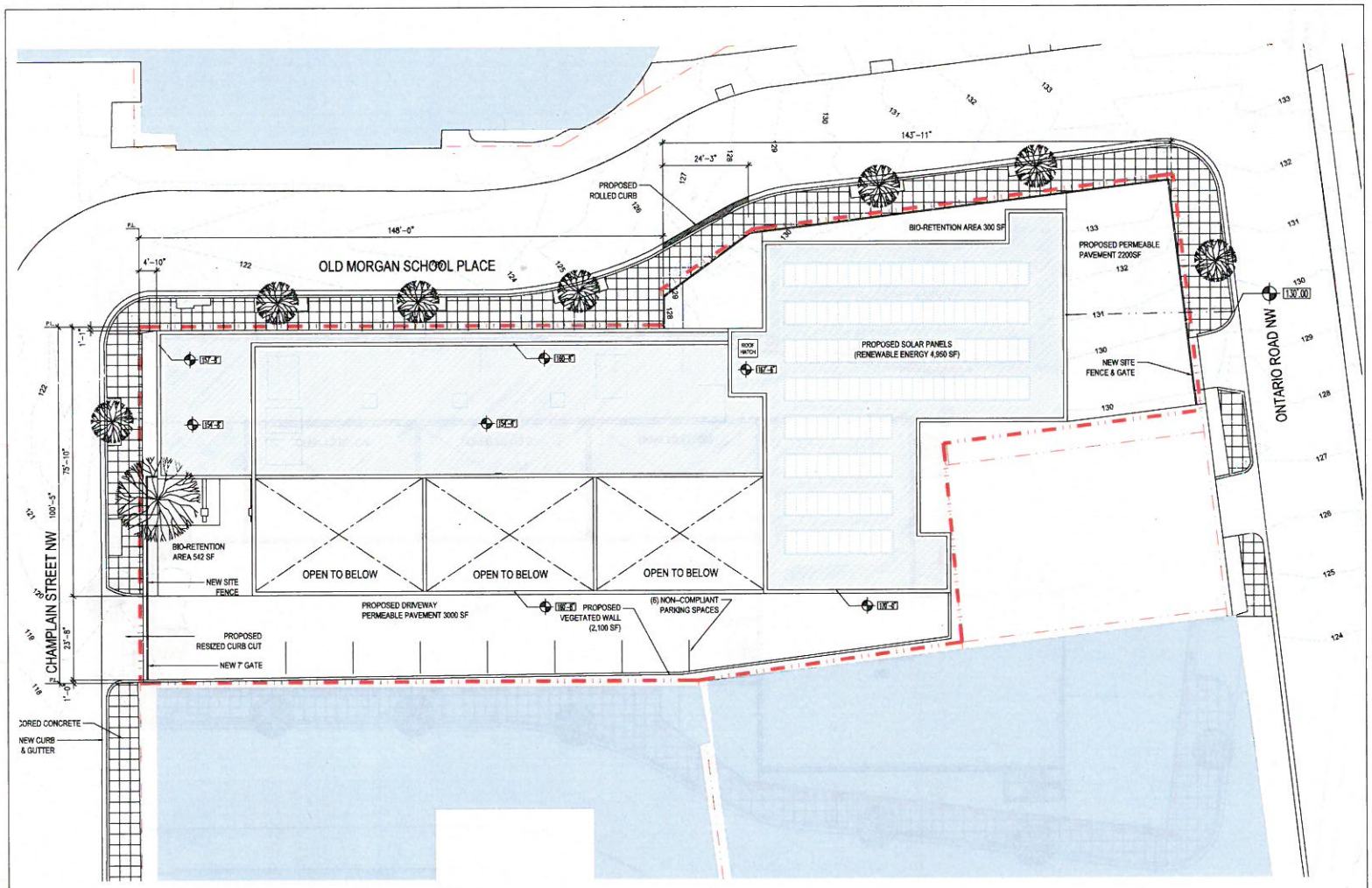
Drawing Name

SECOND LEVEL FLOOR PLAN

Scale: AS NOTED

Drawing No.

A1.02



1 ROOF PLAN
SCALE: 1/32"=1'-0"

11

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Project No.: W17-2004

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

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Issue Date: 18 MAY 2017

Drawing Name

ROOF PLAN

Scale: AS NOTED

Drawing No.

A1.03

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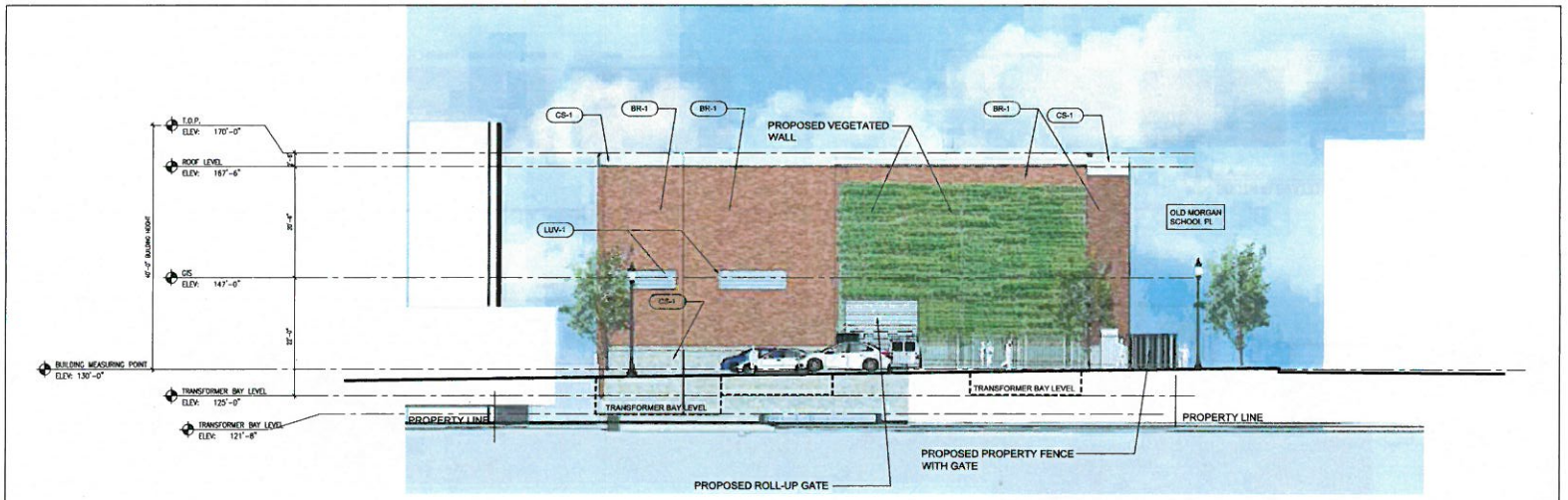
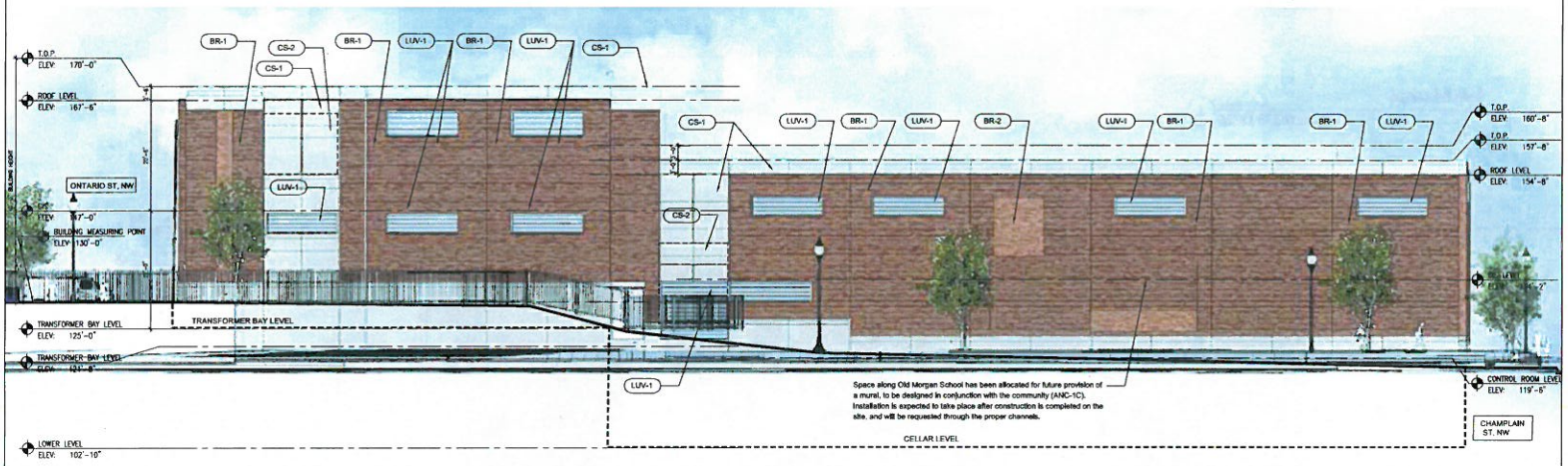
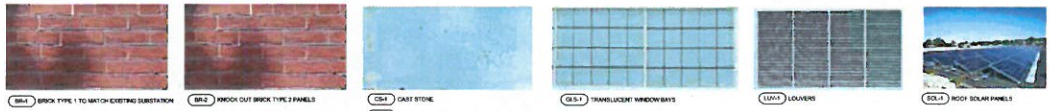


1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL LEGEND	
BR-1	BRICK TYPE 1 TO MATCH EXISTING SUBSTATION
BR-2	KNOCK OUT BRICK TYPE 2 PANELS
CS-1	CAST STONE
CS-2	KNOCK OUT CAST STONE TYPE 2 PANELS
GLS-1	TRANSLUCENT WINDOW BAYS
LUV-1	LOUVERS
SOL-1	ROOF SOLAR PANELS



BR-1 BRICK TYPE 1 TO MATCH EXISTING SUBSTATION
BR-2 KNOCK OUT BRICK TYPE 2 PANELS
CS-1 CAST STONE
CS-2 KNOCK OUT CAST STONE TYPE 2 PANELS
GLS-1 TRANSLUCENT WINDOW BAYS
LUV-1 LOUVERS
SOL-1 ROOF SOLAR PANELS

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Project No.: W17-2004

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

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Issue Date: 16 MAY 2017

Drawing Name

ELEVATIONS

Scale: AS NOTED

Drawing No.

A2.01

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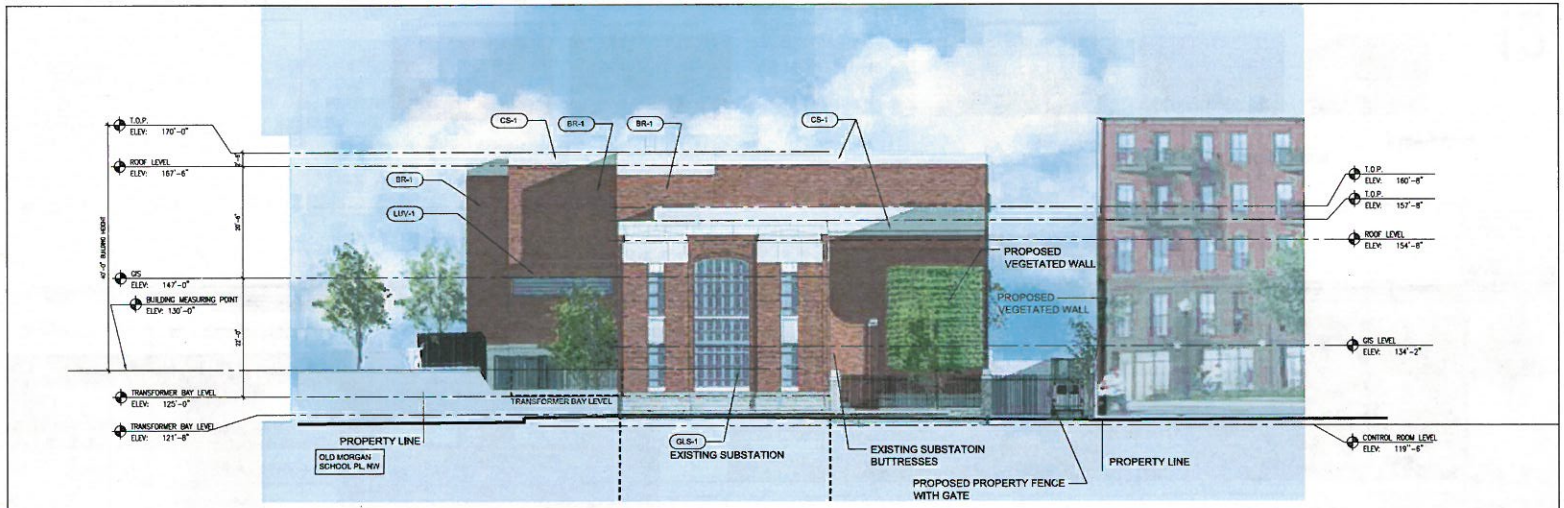
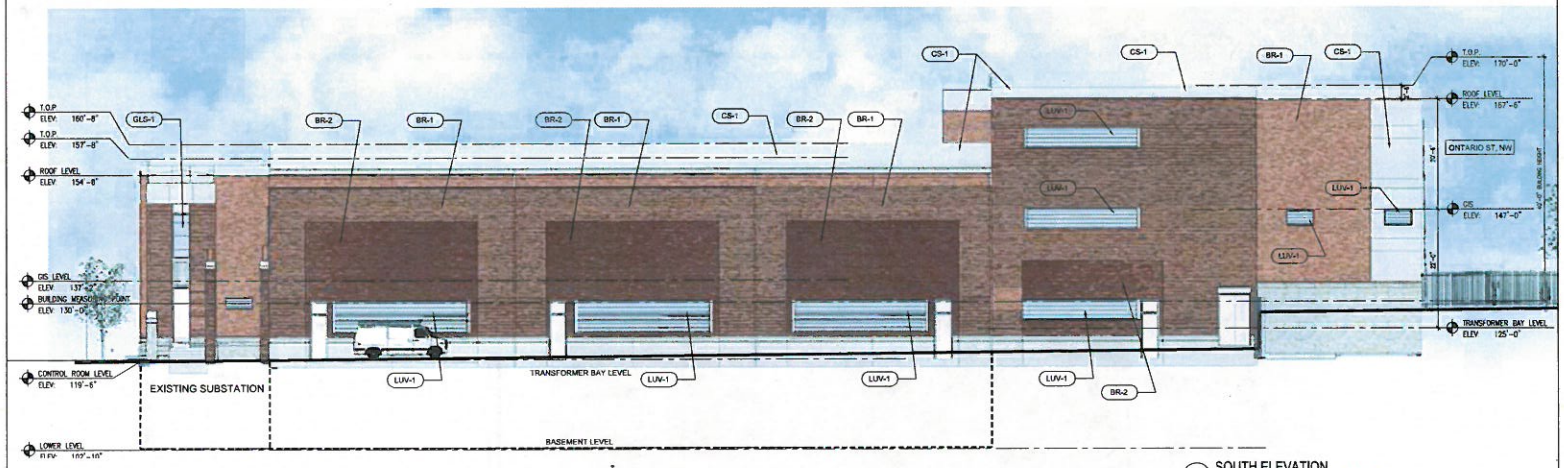


1 WEST ELEVATION
SCALE: 1/8"=1'-0"



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

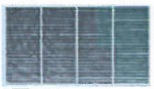
MATERIAL LEGEND	
BR-1	BRICK TYPE 1 TO MATCH EXISTING SUBSTATION
BR-2	KNOCK OUT BRICK TYPE 2 PANELS
CS-1	CAST STONE
CS-2	KNOCK OUT CAST STONE TYPE 2 PANELS
GLS-1	TRANSLUCENT WINDOW BAYS
LUV-1	LOUVERS

BR-1 BRICK TYPE 1 TO MATCH EXISTING SUBSTATION

BR-2 KNOCK OUT BRICK TYPE 2 PANELS

CS-1 CAST STONE
CS-2 KNOCK OUT CAST STONE TYPE 2 PANELS

GLS-1 TRANSLUCENT WINDOW BAYS


LUV-1 LOUVERS

SOL-1 ROOF SOLAR PANELS

13

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Project Consultant

Project No.: W17-2004

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 18 MAY 2017

Drawing Name

ELEVATIONS

Scale: AS NOTED

Drawing No.

A2.02

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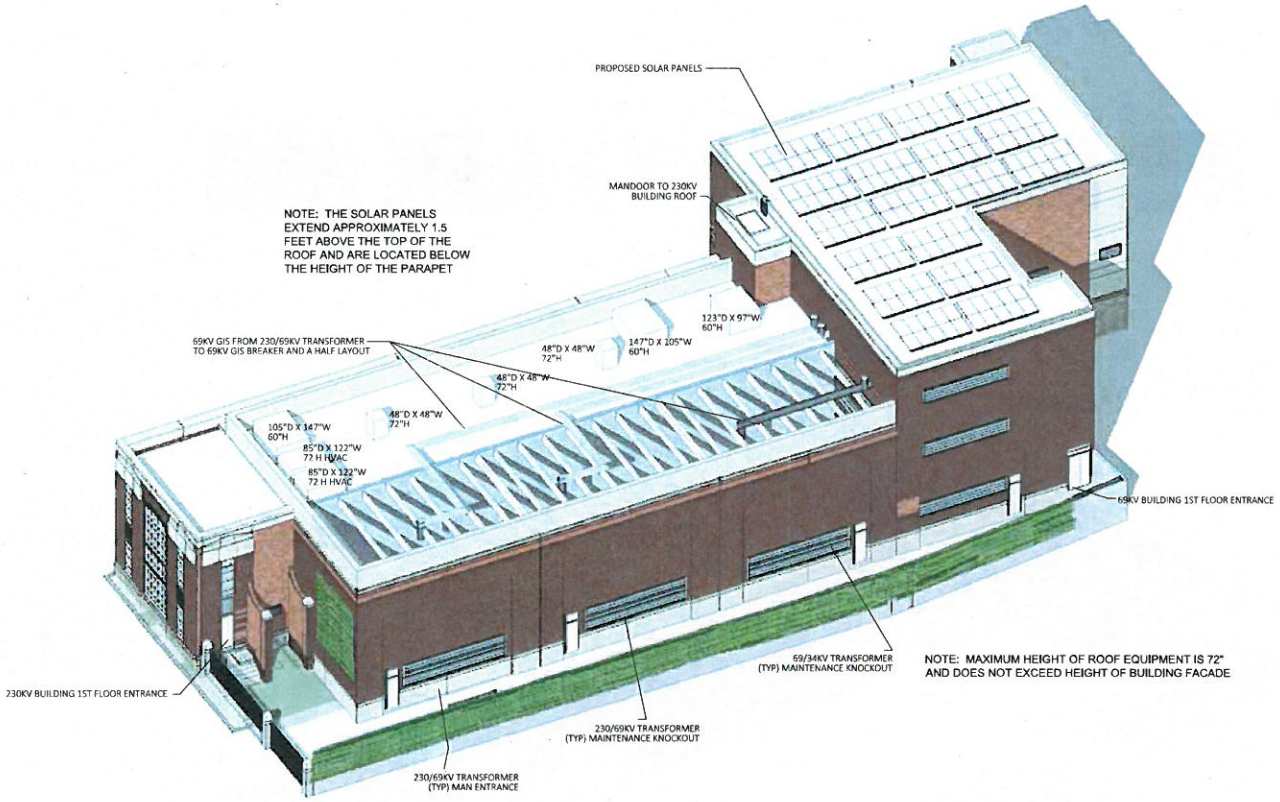


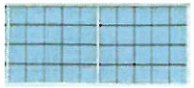
1 ISOMETRIC VIEW
SCALE: N.T.S.

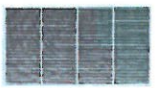
MATERIAL LEGEND	
BK-1	BRICK TYPE 1 TO MATCH EXISTING SUBSTATION
BK-2	KNOCK OUT BRICK TYPE 2 PANELS
CS-1	CAST STONE
CS-2	KNOCK OUT CAST STONE TYPE 2 PANELS
GLS-1	TRANSLUCENT WINDOW BAYS
LUV-1	LOUVERS
SOL-1	ROOF SOLAR PANELS

BK-1 BRICK TYPE 1 TO MATCH EXISTING SUBSTATION

BK-2 KNOCK OUT BRICK TYPE 2 PANELS

CS-1 CAST STONE
CS-2 KNOCK OUT CAST STONE TYPE 2 PANELS


GLS-1 TRANSLUCENT WINDOW BAYS


LUV-1 LOUVERS

SOL-1 ROOF SOLAR PANELS

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Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 16 MAY 2017

Drawing Name
ISOMETRIC VIEWS

Scale: AS NOTED
Drawing No.
A2.03

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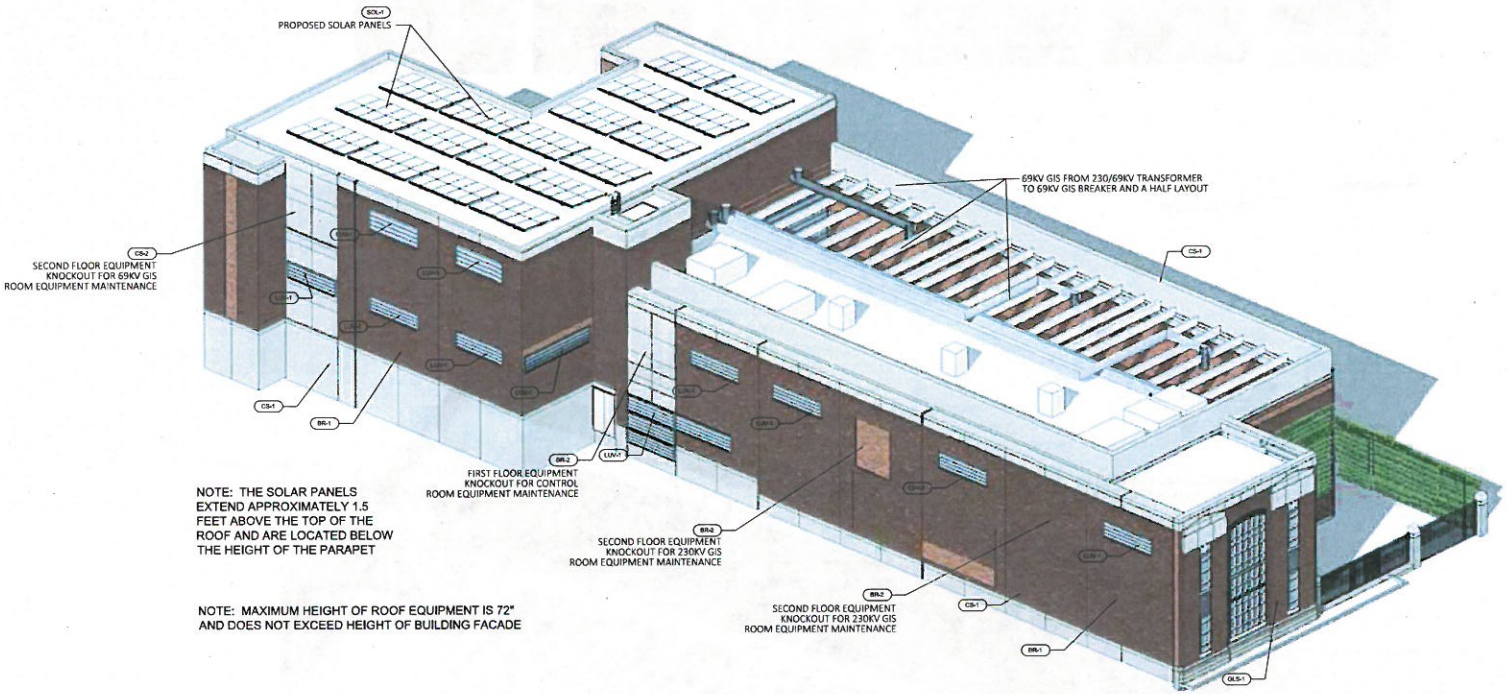
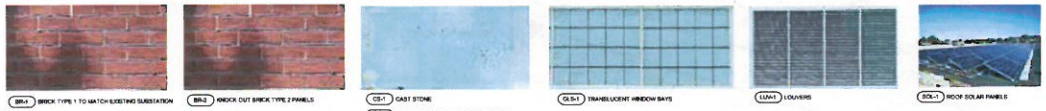


NOTE: THE SOLAR PANELS EXTEND APPROXIMATELY 1.5 FEET ABOVE THE TOP OF THE ROOF AND ARE LOCATED BELOW THE HEIGHT OF THE PARAPET

NOTE: MAXIMUM HEIGHT OF ROOF EQUIPMENT IS 72" AND DOES NOT EXCEED HEIGHT OF BUILDING FACADE

1 ISOMETRIC VIEW
SCALE: N.T.S.

MATERIAL LEGEND
BR-1 BRICK TYPE 1 TO MATCH EXISTING SUBSTATION
BR-2 KNOCK OUT BRICK TYPE 2 PANELS
CS-1 CAST STONE
CS-2 KNOCK OUT CAST STONE TYPE 2 PANELS
GLS-1 TRANSLUCENT WINDOW SAYS
LUV-1 LOUVERS
SOL-1 ROOF SOLAR PANELS



BR-1 BRICK TYPE 1 TO MATCH EXISTING SUBSTATION | BR-2 KNOCK OUT BRICK TYPE 2 PANELS | CS-1 CAST STONE | CS-2 KNOCK OUT CAST STONE TYPE 2 PANELS | GLS-1 TRANSLUCENT WINDOW SAYS | LUV-1 LOUVERS | SOL-1 ROOF SOLAR PANELS

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Project Consultant

Project No.: W17-0004

Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 18 MAY 2017

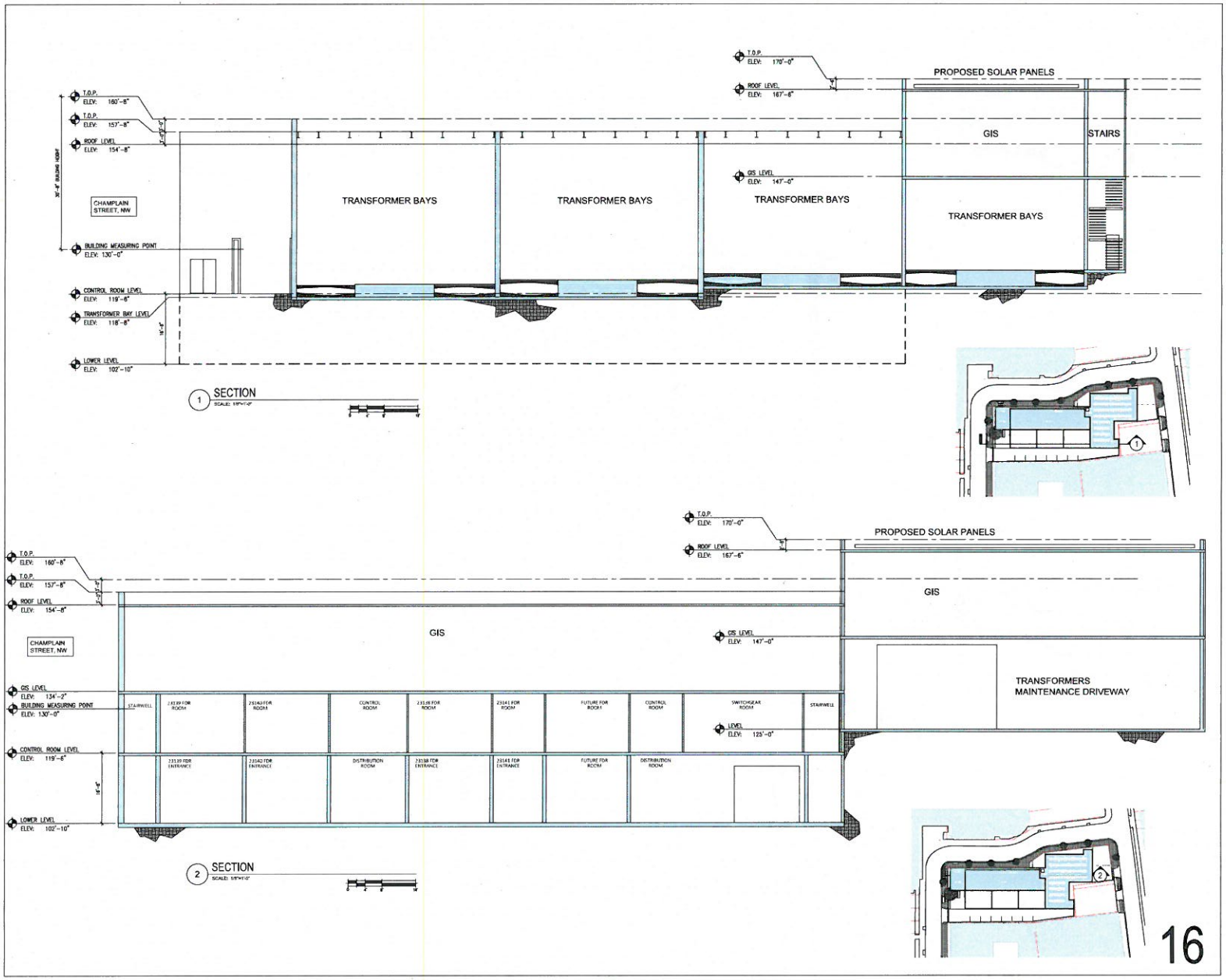
Drawing Name

ISOMETRIC VIEWS

Scale: AS NOTED

Drawing No.

A2.04



16

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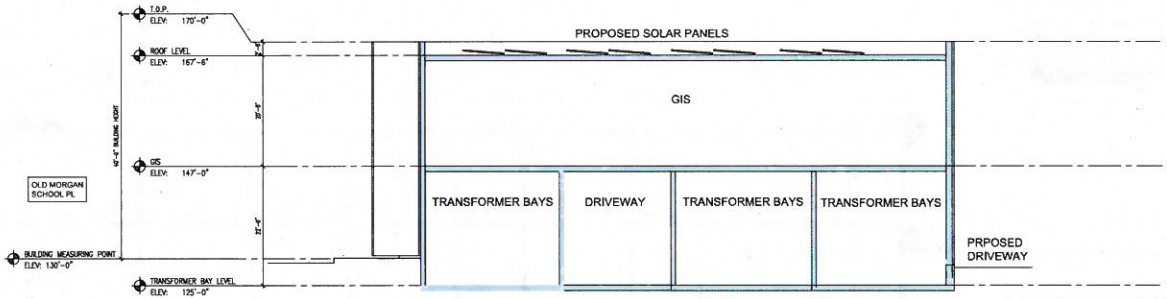
Drawing Name

SECTIONS

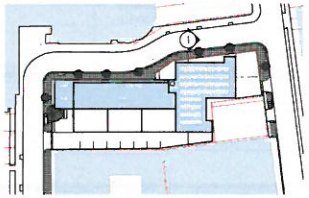
Scale: AS NOTED

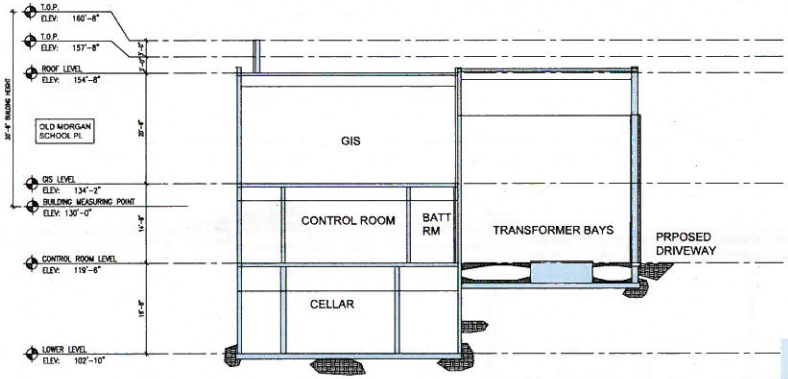
Drawing No.

A3.01

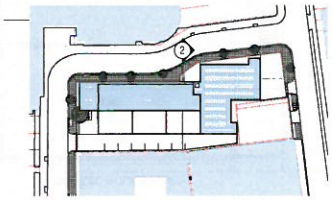


1 SECTION





2 SECTION



17

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Sheet Successes

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 16 MAY 2017

Drawing Name

SECTIONS

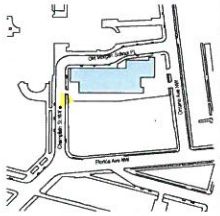
Scale: AS NOTED

Drawing No.

A3.02

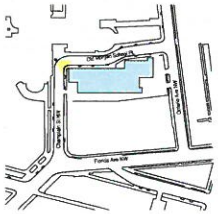
VIEW FROM CHAMPLAIN ST NW

NOTE: MAXIMUM HEIGHT OF ROOF EQUIPMENT IS 72" AND DOES NOT EXCEED HEIGHT OF BUILDING FACADE



VIEW FROM CHAMPLAIN ST NW & OLD MORGAN SCHOOL PL

NOTE: MAXIMUM HEIGHT OF ROOF EQUIPMENT IS 72" AND DOES NOT EXCEED HEIGHT OF BUILDING FACADE



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Sheet Issuances

Revision Number	Revision Date	Revision Description

Professional Seal

Key Plan

Project Phase

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Issue Date: 16 MAY 2017

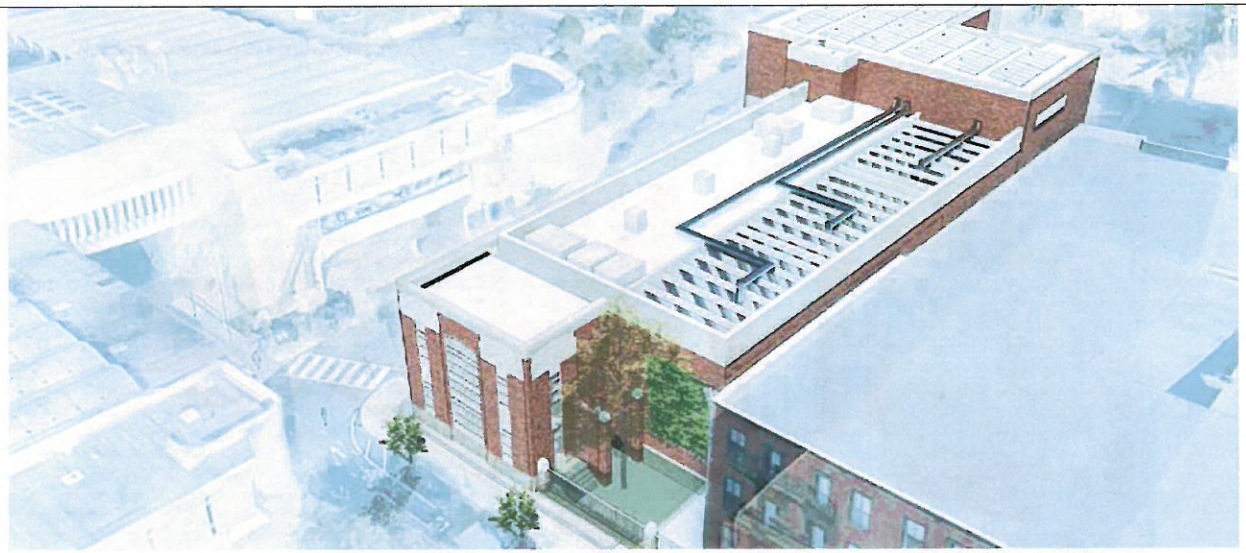
Drawing Name

PROPOSED SUBSTATION RENDERING

Scale: AS NOTED

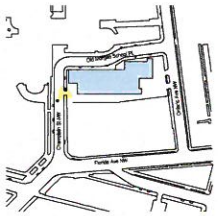
Drawing No.

A4-01



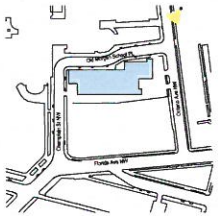
VIEW FROM CHAMPLAIN ST NW

NOTE: MAXIMUM HEIGHT OF ROOF EQUIPMENT IS 72" AND DOES NOT EXCEED HEIGHT OF BUILDING FACADE



VIEW FROM ONTARIO AVE NW & OLD MORGAN SCHOOL PL

NOTE: MAXIMUM HEIGHT OF ROOF EQUIPMENT IS 72" AND DOES NOT EXCEED HEIGHT OF BUILDING FACADE



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Sheet Issuances

Revision Number	Revision Date	Revision Description

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Key Plan

Project Phase

BZA SUBMISSION

Issue Date: 16 MAY 2017

Drawing Name

PROPOSED SUBSTATION RENDERING

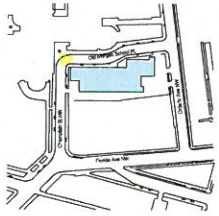
Scale: AS NOTED

Drawing No.

A4-02

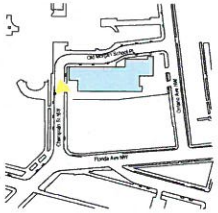
VIEW FROM CHAMPLAIN ST NW & OLD MORGAN SCHOOL PL

NOTE: MAXIMUM HEIGHT OF ROOF EQUIPMENT IS 72" AND DOES NOT EXCEED HEIGHT OF BUILDING FACADE



VIEW FROM CHAMPLAIN ST NW

NOTE: MAXIMUM HEIGHT OF ROOF EQUIPMENT IS 72" AND DOES NOT EXCEED HEIGHT OF BUILDING FACADE



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Drawing Name

PROPOSED SUBSTATION RENDERING

Scale: AS NOTED

Drawing No.

A4-03

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