Dennis R. Hughes
202.457.7804
dhughes@wilkesartis.com

Wilkes Artis

Chartered
Attorneys at Law

Suite 300, 1666 K Street, NW
Washington, DC 20006-2803
202.457.7800
Fax: 202.457.7814

Hand Delivery

MEMORANDUM

TO: OFFICE OF ZONING

FROM: DENNIS HUGHES

DATE: SEPTEMBER 15, 2000

RE: BZA CASE NO. 16601, HEARING DATE SEPTEMBER 19, 2000

In response to certain comments regarding roof structure setbacks raised in the Office of Planning's Recommendations for the above-referenced project, the Applicant encloses 10 copies of revised architectural drawings. Please be so kind to replace the existing drawings at Exhibit C of the Applicant's Statement with the enclosed revised drawings.

Thank you for your earliest attention to this matter.

DISTRICT OF COLUMBIA
OFFICE OF ZONING
'00 SEP 15 P3:49

BZA
Case No. 16601
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16601
EXHIBIT NO.30

Point	Northing	Easting	Elevation
900	5125.9115	9008.5996	24.38
901	5083.7803	9408.2928	22.57
902	4806.2753	9409.4866	18.97
903	4788.5307	9135.2621	19.60

LEGEND:

- STORM DRAIN MANHOLE (MH)
- STORM CATCH BASIN (CB)
- STORM PIPE
- SANITARY MANHOLE (MH)
- SANITARY PIPE
- ELECTRIC MANHOLE (MH)
- POWER POLE
- GUY WIRE
- OVERHEAD ELECTRIC WIRES
- LIGHT POLE
- WATER SERVICE MANHOLE (MH)
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE PIPE
- GAS VAVLE
- CONCRETE SIDEWALK
- BRICK SIDEWALK
- CHAIN LINK FENCE
- TREE WITH DIAMETER IN INCHES (12")
- DRILL HOLE (D.C. MONUMENT)

NOTES:

1.) VERTICAL DATUM BASED BENCHMARKS FROM THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
BENCHMARK USED FOR SURVEY:
CHISELED "V" ON CONCRETE STEP @ 156 "L" ST. S.E.
ELEVATION = 20.41'.

2.) THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM A CURRENT FIELD SURVEY USING ACCEPTED SURVEYING METHODS AND FROM INFORMATION OBTAINED ST THE OFFICE OF SURVEYOR FOR THE DISTRICT OF COLUMBIA. HOWEVER, ALL BOUNDARIES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO REVIEW AND FINAL DETERMINATION BY THE OFFICE OF THE SURVEYOR.

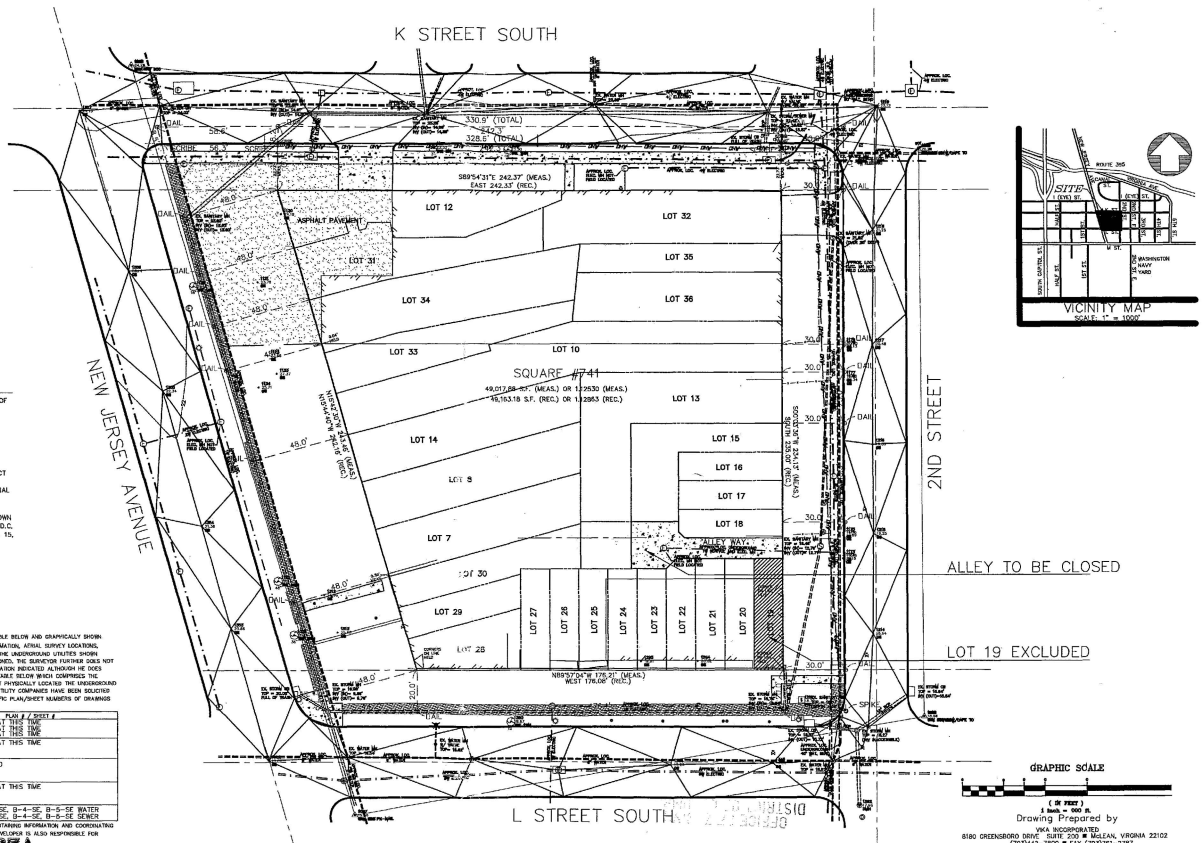
3.) THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD PLAIN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR WASHINGTON D.C. ON COMMUNITY PANEL 110001-0030-B AND DATED NOV. 15, 1986.

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTSY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

	UTILITY COMPANY	PLAN # / SHEET #
TELEPHONE	BELL-ATLANTIC	NO RESPONSE AT THIS TIME
	MCI	NO RESPONSE AT THIS TIME
	ONE POINT COMMUNICATIONS	NO RESPONSE AT THIS TIME
GAS	WASHINGTON GAS	NO RESPONSE AT THIS TIME
ELECTRIC	PEPCO	PLATS #7988\380
CABLE TV	DISTRICT CABLEVISION	NO RESPONSE AT THIS TIME
WATER & SEWER		A-4-SE, A-5-SE, B-4-SE, B-5-SE WATER A-4-SE, A-5-SE, B-4-SE, B-5-SE SEWER

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.



BZA
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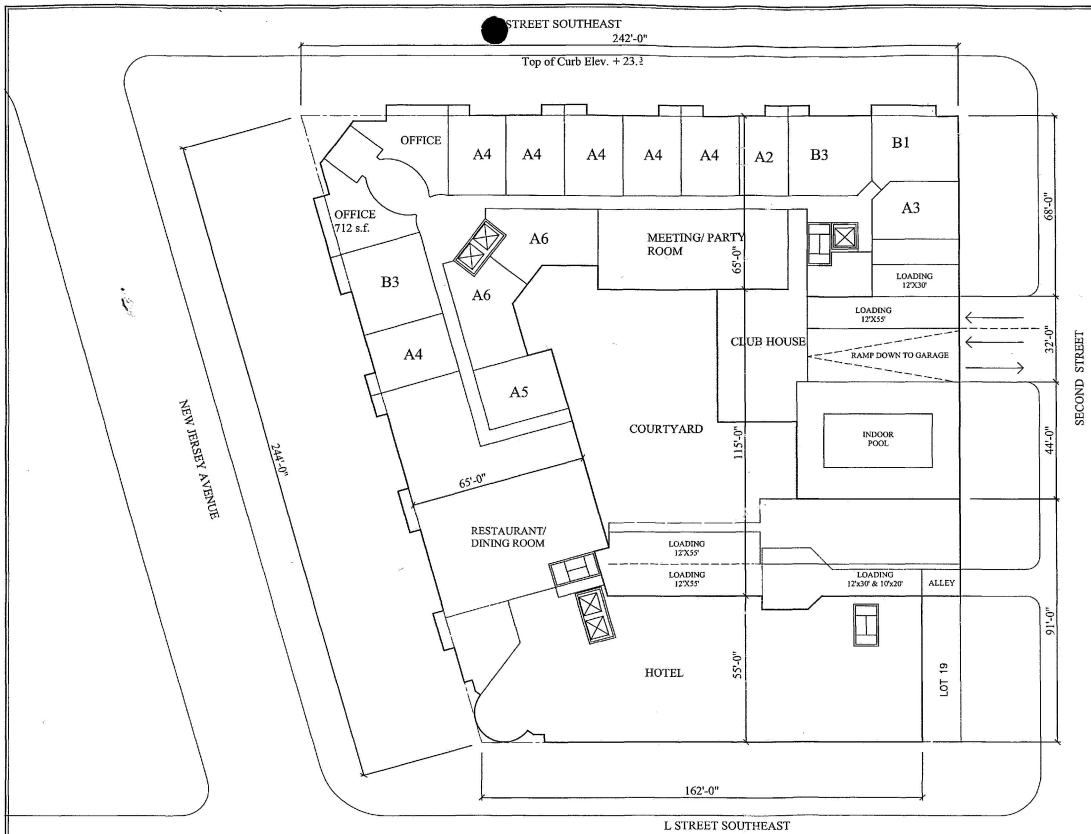
Valhal Corp.

Capitol Hill Towers

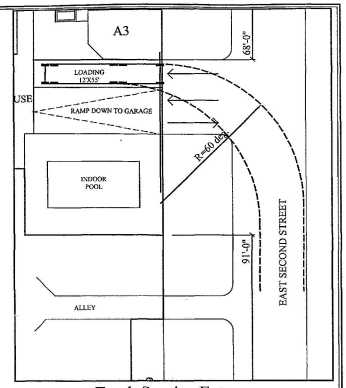
SKG ARCHITECTS & PLANNERS

1

SCALE 1:20 | DATE 9.15.00



Ground Floor Plan



Truck Service Entrance

GENERAL NOTES

Existing Zoning	DD/C-3-C
Area of Site (Less Lot 19) Measured	48,107.9 SF
Residential Land Area	34,744.3 SF
Hotel Land Area	13,363.6 SF
Residential Gross Floor Area	347,443 SF
Hotel Gross Floor Area	116,570 SF
Max. FAR Allowed	10
Total Area	481,079 SF
Residential FAR	10
Hotel FAR	8.72
Recreational Space Req'd. 347,443 SF x 10% =	34,744.3 SF
Recreational Space Provided	
Courtyard	8643 SF
Indoor Pool	2620 SF
Club House	1792 SF
Meeting / Party Room	2100 SF
	15,155 SF

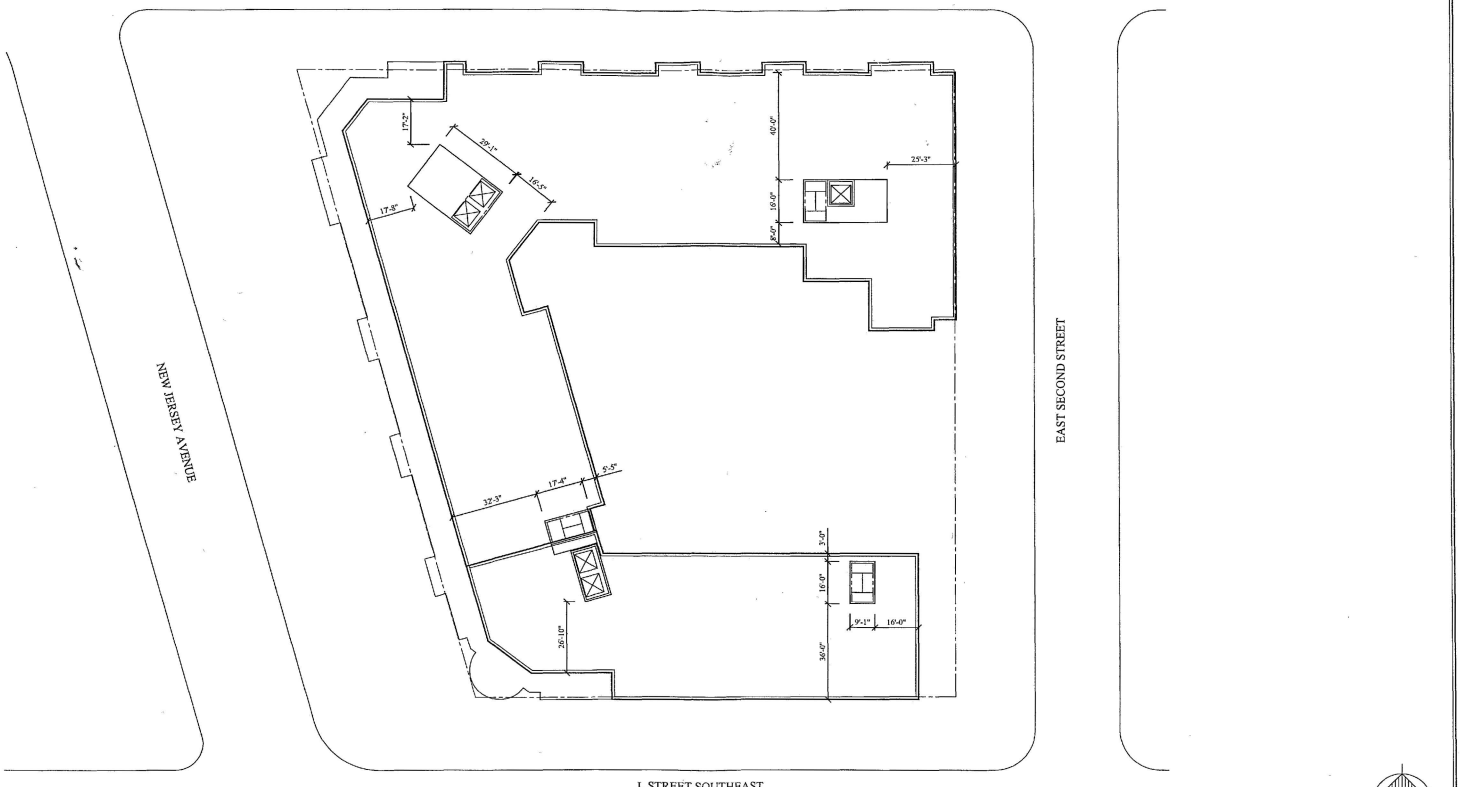
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SCALE 1/16"=1'-0" | DATE 9.15.00



Roof Floor Plan

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SCALE 1/16"=1'-0" | DATE 9.15.00



Typical Floor Plan Floors 2-10

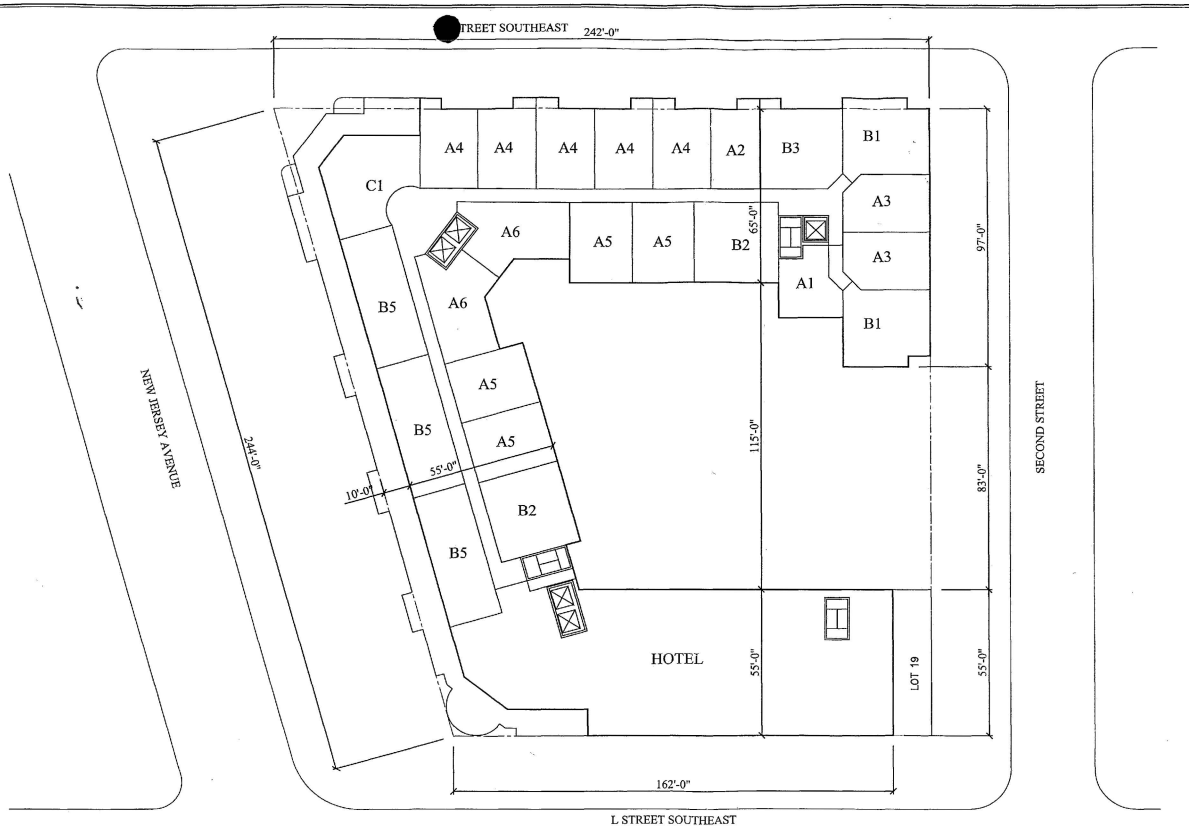
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SCALE 1/16"=1'-0" | DATE 9.15.00



Typical Floor Plan Floors 11-14

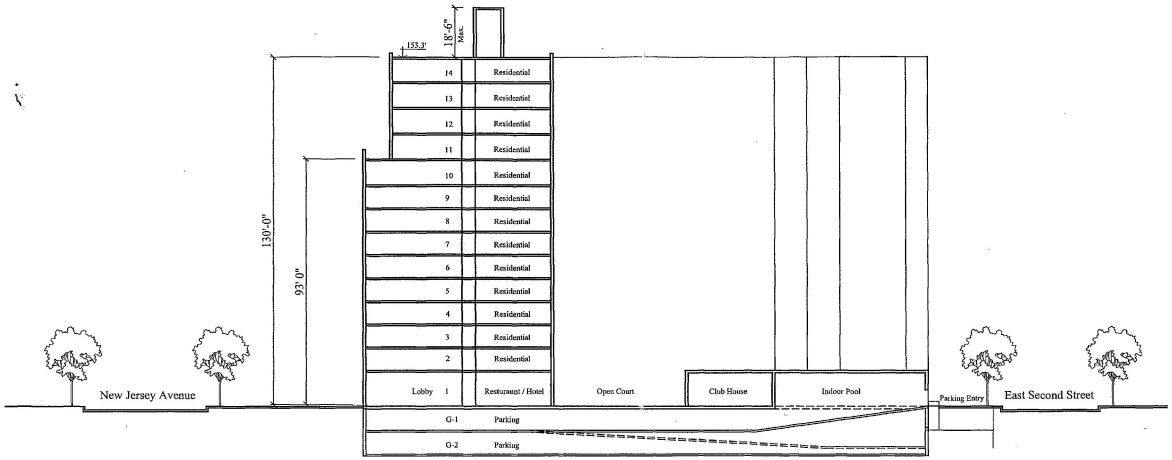
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SCALE 1/16"=1'-0" | DATE 9.15.00



Section

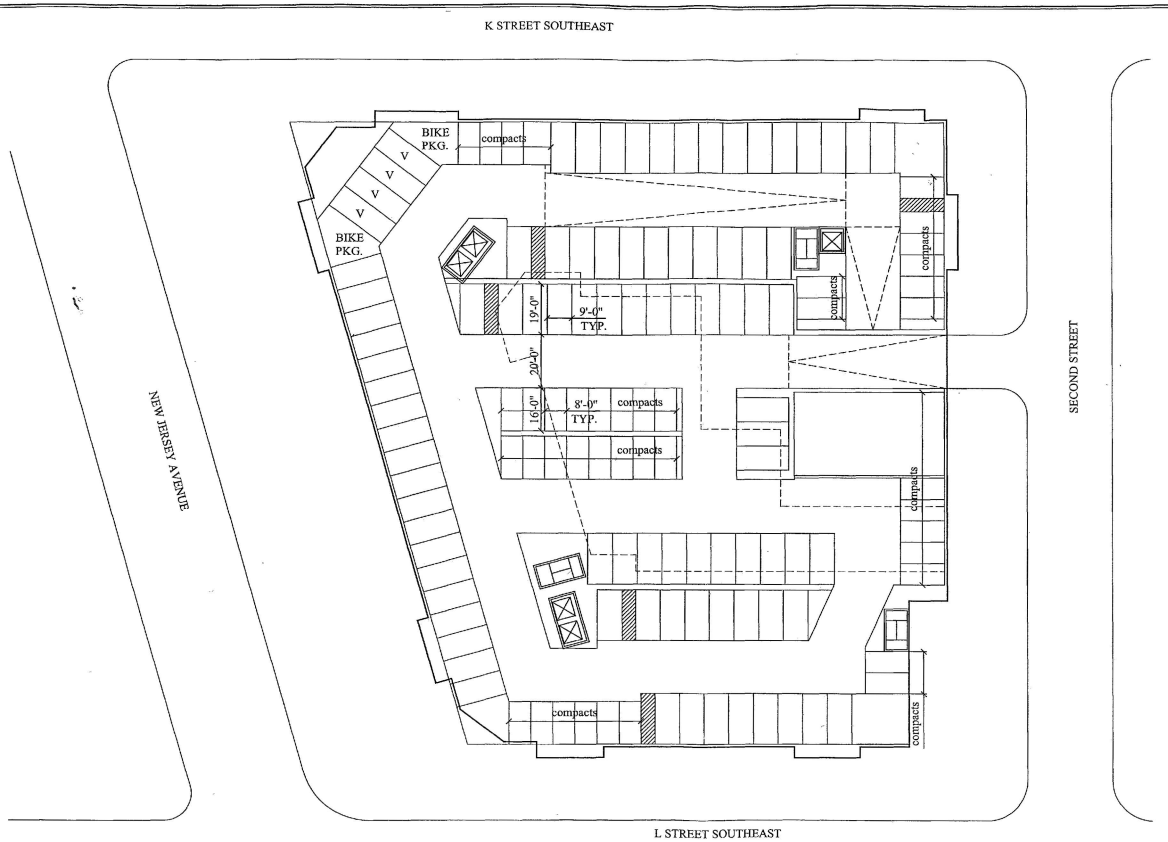
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SCALE 1/16"=1'-0" | DATE 9.15.00



GENERAL NOTES

Residential Parking -
Min. 1 space per 4 units
371 Units/4 = 93 Spaces req'd.

Hotel Parking -
Min. 1 space per 4 rooms useable for sleeping
169 rooms/4 = 43 Spaces req'd.

PARKING COUNT G1

	Standard		Compact		
Residential =	55		22		
Hotel =	36		17		
TOTAL=	91	+	39	=	130

PARKING COUNT TOTALS (G1+G2)

	Standard		Compact		
Residential =	124		76		(6-HC)
Hotel =	36		17		(4-HC)
TOTAL=	157	+	89	=	246 (10-HC)

Parking G1

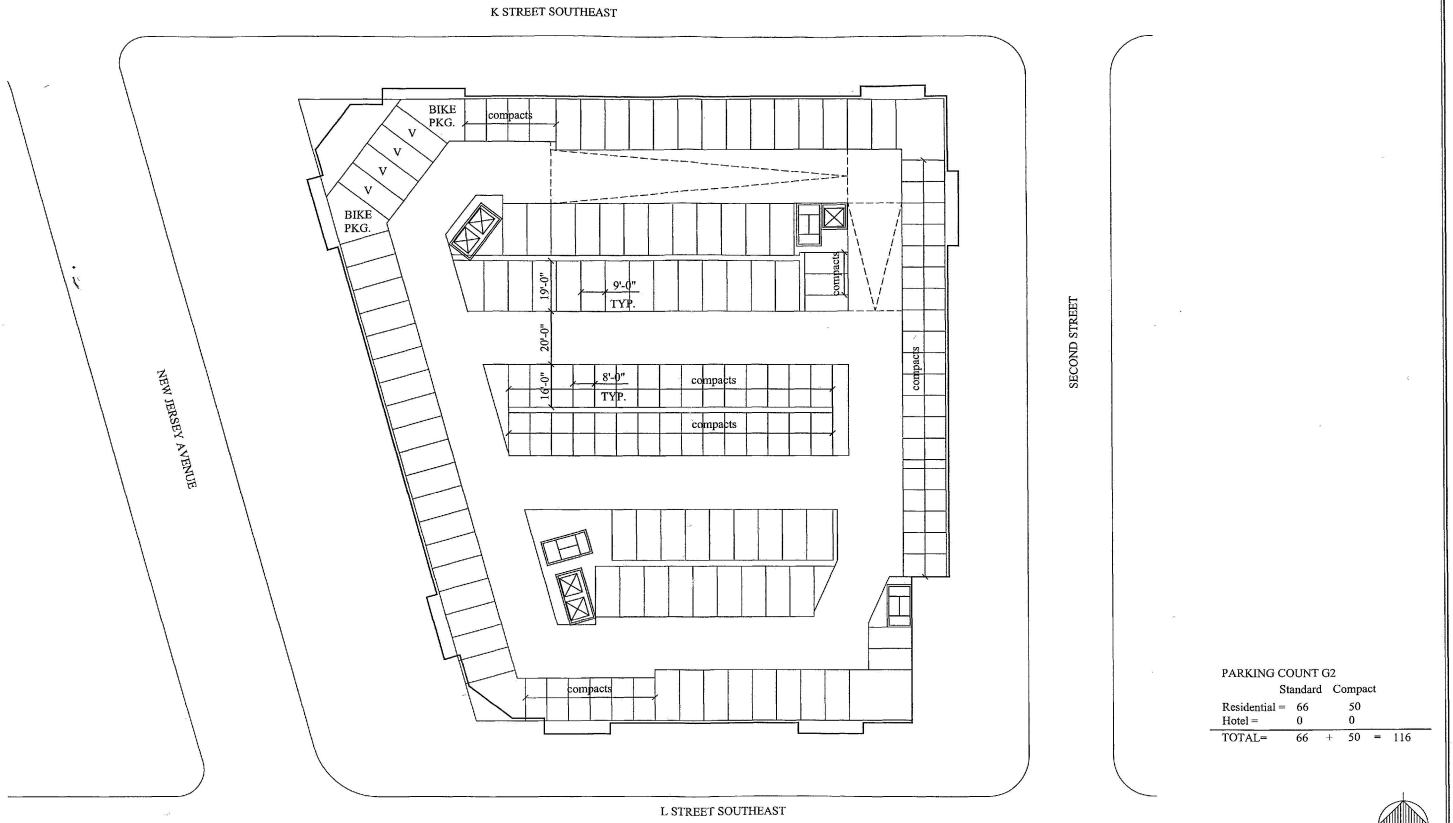
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SKG ARCHITECTS & PLANNERS

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PARKING COUNT G2

	Standard		Compact		
Residential =	66		50		
Hotel =	0		0		
TOTAL=	66	+	50	=	116

Parking G2

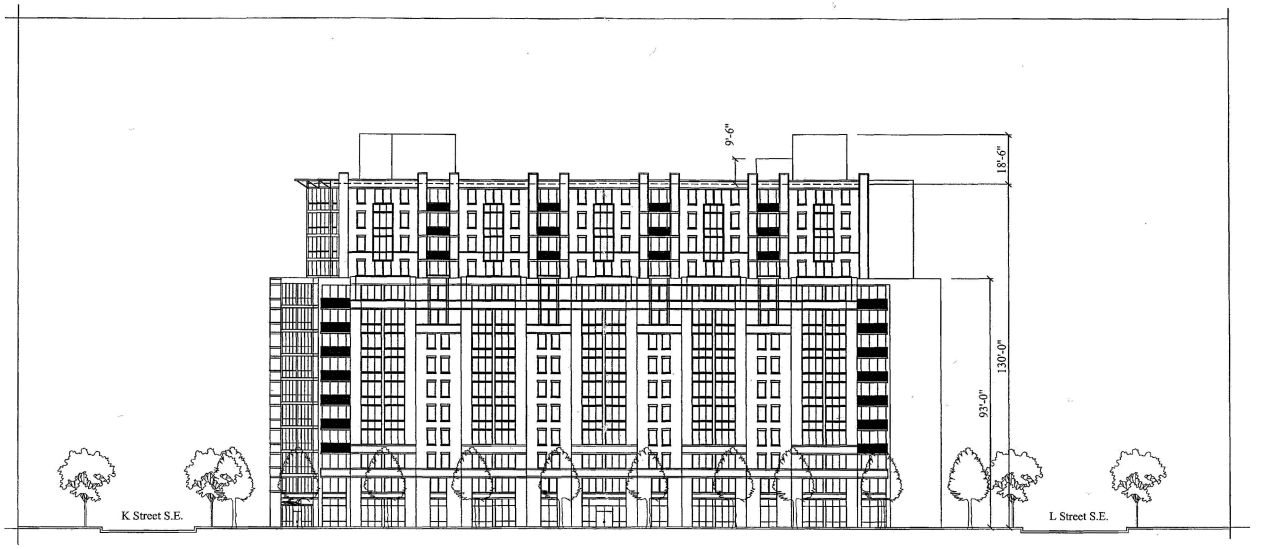
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New Jersey Avenue S.E. Elevation

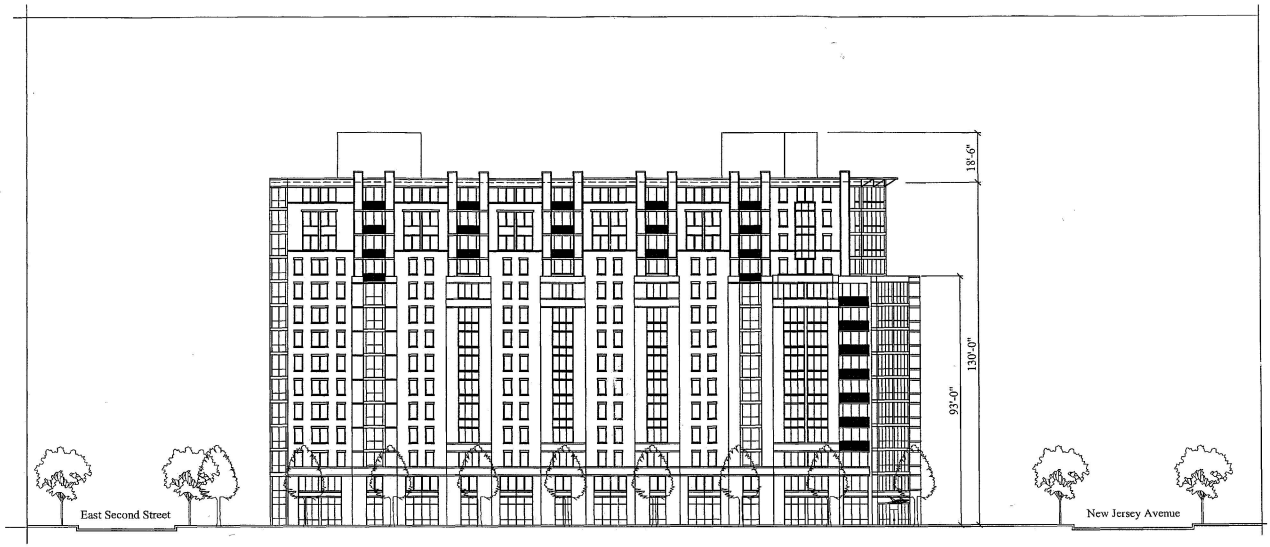
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K Street S.E. Elevation

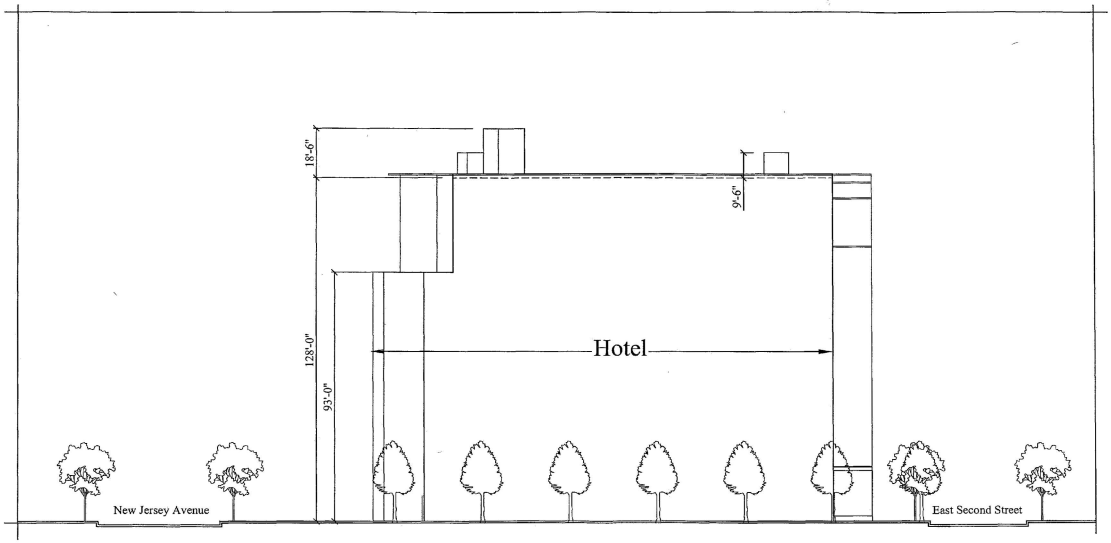
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SCALE 1/16"=1'-0" | DATE 9.15.00



L Street S.E. Elevation

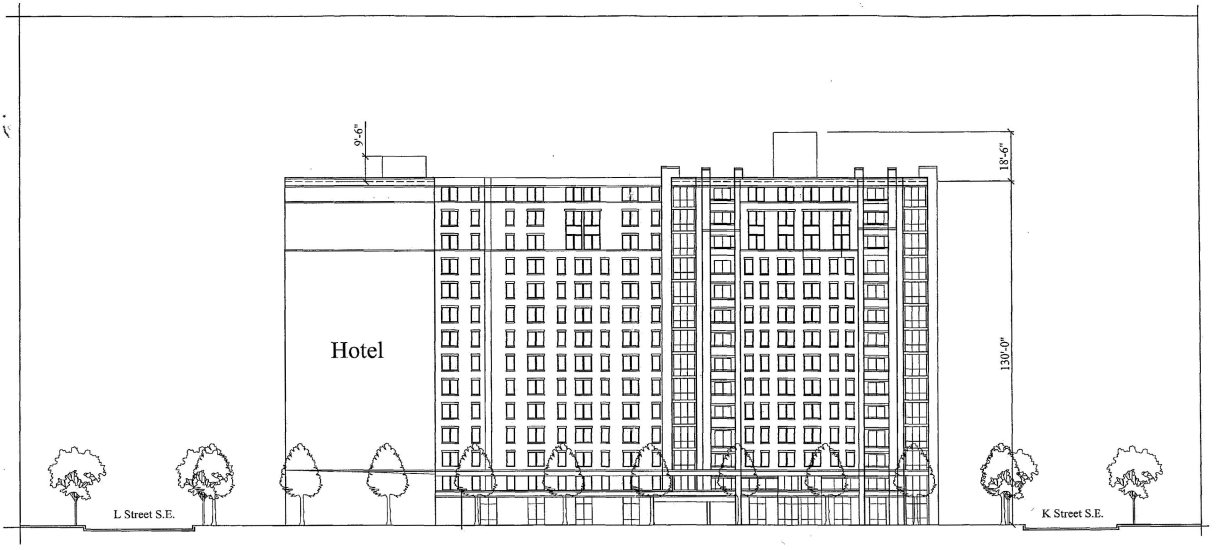
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SCALE 1/16"=1'-0" | DATE 9.15.00



Second Street S.E. Elevation

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SCALE 1/16"=1'-0" | DATE 9.15.00