TORTI GALLAS AND PARTNERS - CHK, INC. JOB NO. 99206.00

RECEIVED
D.C. OFFICE OF ZONING
2001 MAR 30 PM 4:23

SHEET INDEX

G001 COVER SHEET
G002 ZONING ANALYSIS

CIVIL DRAWING

C101 SITE PLAN

ARCHITECTURAL DRAWINGS

A001 GARAGE PLAN, LEVEL B1 & B2
A002 1ST & 2ND FLOOR PLANS
A003 3RD & 4TH FLOOR PLANS
A004 5TH & 6TH FLOOR PLANS
A005 7TH & 8TH FLOOR PLANS
A006 ROOF PLAN

A401 BUILDING SECTIONS

A501 BUILDING ELEVATIONS

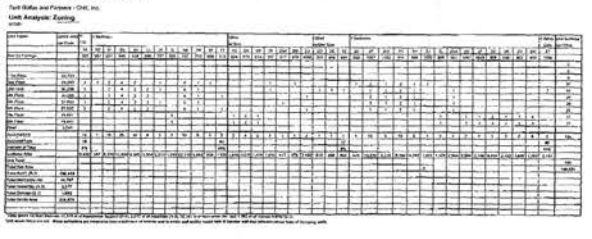


ELLINGTON PLAZA

ZONING SUBMISSION

DONATELLI AND KLEIN	(301) 654-0770	OWNER
TORTI GALLAS AND PARTNERS-CHK, INC.	(301) 588-4800	ARCHITECTS
TADJER-COHEN-EDELSON ASSOCIATES, INC.	(301) 587-1820	STRUCTURAL ENGINEERS
SCHWARTZ ENGINEERING	(301) 215-7740	MEP ENGINEERS
BOWMAN CONSULTING GROUP	(703) 548-2188	CIVIL ENGINEERS
SCHNABEL ENGINEERING ASSOCIATES	(301) 564-9355	GEOTECHNICAL ENGINEER
RICHTER AND ASSOCIATES	(301) 548-7475	UTILITY COORDINATOR
DESIGN WORKS, INTERIORS	(703) 241-1441	INTERIOR DESIGN
LAND DESIGN, INC.	(703) 549-7784	LANDSCAPE ARCHITECT

BZA
Case No. 16726
Exhibit No. 10


ELLINGTON PLAZA APARTMENT BUILDING
Torti Gallas and Partners - CHK, Inc.
Unit Analysis: Zoning

Ellington Plaza
10th and U Streets, N.W.
Washington, DC

Key Plan

Revisions
No. Date

COVER SHEET

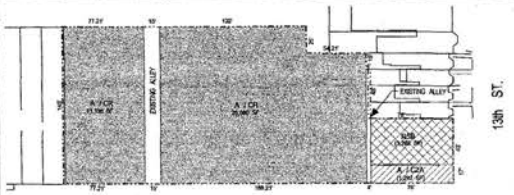
Date
03/27/2001
Principal In Charge
Chuck Coleman
Principal Designer
Maurice Walters
Approved
Elizabeth Kim
Drawn
LE, EL, CF
Job No.
99206.00
Scale
NONE
Drawing No.
AG001

Design Development

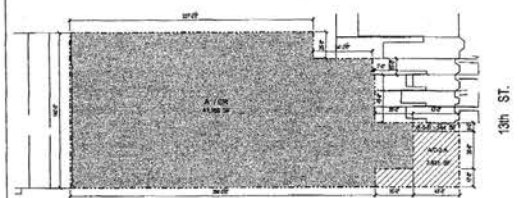
ELLINGTON PLAZA
TORTI GALLAS AND PARTNERS · CHK

DATE: 03-Feb-01 10:27 USER: Model
FILE: G:\99206\Model\Ellington-ArchitectAnalysis.dgn

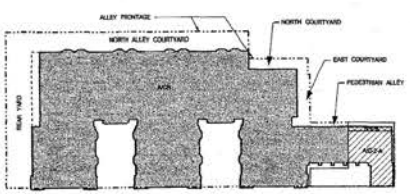
ZONING DIAGRAMS



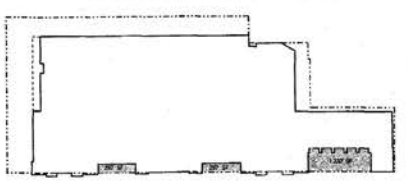
1 NET LOT AREA & ZONING
TOTAL LOT AREA = 41,836 SF
1" = 40'



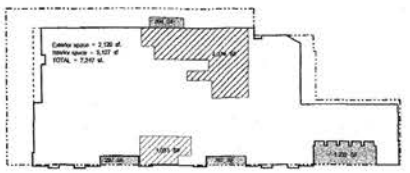
2 GROSS LOT AREA (W/ ALLEY CLOSINGS & PROPOSED ZONING LINE EXTENSIONS)
TOTAL LOT AREA = 44,341 SF
1" = 40'



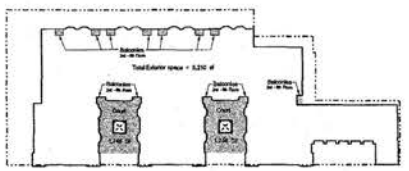
3 LOT OCCUPANCY
AT LOWEST RESIDENTIAL PLANE / 2ND FLOOR
1" = 40'



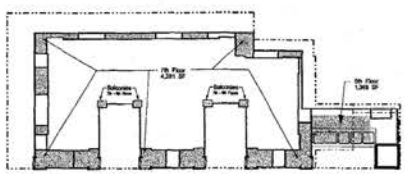
4 PUBLIC USE SPACE
1" = 40'



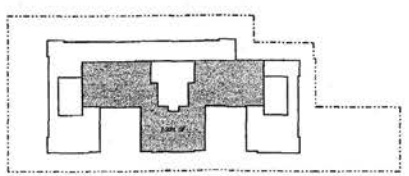
5 PRIVATE RESIDENTIAL RECREATION SPACE
AT 1ST FLOOR
1" = 40'



6 PRIVATE RESIDENTIAL RECREATION SPACE
AT 2ND FLOOR
1" = 40'

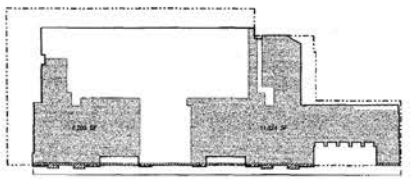


7 PRIVATE RESIDENTIAL RECREATION SPACE
AT 5TH & 7TH FLOOR
1" = 40'



8 PRIVATE RESIDENTIAL RECREATION SPACE
AT ROOF LEVEL
1" = 40'

ZONING REGULATIONS



STREET WALL BUILT-TO PROPERTY LINE.
STREET WALL DEVOTED TO DISPLAY.
GROUND LEVEL SPECIFIED USES (RETAIL, SERVICE OR ARTS).

9 ARTS OVERLAY REQUIREMENTS
1" = 40'



10 PROPOSED ZONING EXTENSION
1" = 40'

DCMR Title 11: Zoning

Citations of Applicable Code

Lot Occupancy:	Paragraph
A/CR	634.1-2
AC-2-A	772.1
R-5-B	403.2
Public Use Space	
A/CR	635.1-3
AC-2-A	NA
R-5-B	NA
Residential Recreation Space	
A/CR	635.3-5
AC-2-A	773.3.7-8
R-5-B	NA
Allowable Gross Floor Area (FAR)	
A/CR	631.1
AC-2-A	771.2
R-5-B	402.4
Allowable Building Height	
A/CR	630.1
AC-2-A	770.1
R-5-B	400.1
Side Yard Requirement	
A/CR	637.1-2
AC-2-A	773.5
R-5-B	405.8
Rear Yard Requirement	
A/CR	636.1-3
AC-2-A	774.2
R-5-B	404.1
Court Width Requirement	
A/CR	638.1
AC-2-A	776.3
R-5-B	406.1
Parking Space Requirement	
A/CR	2101.1
AC-2-A	2101.1
R-5-B	2101.1
Loading Berths/Service Spaces	
A/CR	2201.1
AC-2-A	2201.1
R-5-B	2201.1
Arts Overlay Requirements	
Build-To	1803.3
Display	1803.4
Use	1801.1

ZONING TABULATIONS

NET LOT AREA (N.L.A.): See Diagram 1

Zoning	Area(SF)
A/CR - 1	11,199
A/CR - 2	26,080
AC-2-A	1,297
R-5-B	3,260
	41,836

GROSS LOT AREA* (G.L.A.): See Diagram 2

Zoning	Area(SF)
A/CR	41,199
AC-2-A	2,801
R-5-B	340
	44,341

* With Alley Closing

ALLOWABLE GROSS FLOOR AREA (F.A.R.)

Zoning	G.L.A.(SF)	F.A.R.	Allowable Area(SF)
A/CR	41,199	6.0	247,194
AC-2-A	2,801	2.5	7,079
R-5-B	340	1.8	612
	44,341		254,885
Provided			218,576

ALLOWABLE BUILDING HEIGHT

Zoning	Allowed Height (FT)	Proposed Height (FT)
A/CR	90	82.0
AC-2-A	50	45.2
R-5-B	50	45.2

* 911 setback above 65 FT (Arts Overlay)

PUBLIC USE SPACE AT GRADE: See Diagram 4

	Area(SF)
Small Courtyards	886
Large Courtyards	1,230
Total Provided in A/CR & AC-2-A	1,902
Gross Lot Area in A/CR	41,199
Public Use Space Percent Provided	4%
Public Use Space Percent Required	10%

ARTS OVERLAY REQUIREMENTS: See Diagram 9

	Percent Required	Area*	Required	Provided	Percent Provided
Street Wall Built-To	75%	227 FT	170 FT	209 FT	92.0%
Display**	80%	4,088 SF	2,209 SF	2,141 SF	52.9%
Specified Uses	80%	33,760 SF	18,800 SF	17,017 SF	53.1%

* Total Building Length on U Street, Wall Surface Area, Ground Floor G.F.A.
** See Drawings B1/A501.

LOT OCCUPANCY: See Diagram 3

Zoning	Occupancy Permitted	Occupancy Provided	Lot Coverage at L.R.P.* G.F.A.(SF)	Percent Occupancy Provided
A/CR	75%	41,199	31,238	89.3%
A/C - 2 - A	80%	2,801	1,888	80.0%
R - 5 - B	80%	340	187	45.5%

* Lowest Residential Plane (2nd Floor).

REAR YARD REQUIREMENTS

Property Edge	Bldg Height(FT)*	Setback per 1' of HT (IN)	Yard Required (FT)	Yard Provided (FT)
West Alley	65'-34	3	17.3	22.4

* Measured from Lowest Residential Plane (L.R.P.)

COURTYARD WIDTH REQUIREMENTS

Court Location/Zoning	Bldg Height(FT)*	Width per 1' of HT (IN)	Courtyard Required (FT)	Courtyard Provided (FT)
East Court: L2 / L6	49.83	3	17.3	10.0 / 12.0 —
East Court: L7 / L8	69.34	3	17.3	17.0
North Court: L2 - L8	69.34	3	17.3	34.2
North Alley Court: L2 - L8	69.34	3	17.3	227.2 —
Pedestrian Alley**	30.50	4	10.2	4.0

* Measured from Lowest Residential Plane (L.R.P.)
** R-5-B requirement to most restrictive.
*** See Drawing C104/202
**** See Drawing F2/A401.

RESIDENTIAL RECREATION SPACE: See Diagrams 5 - 8

Zoning	Percent Required	Residential G.F.A.(SF)	Provided(SF)	A/CR Interior	A/CR Exterior	Percent of G.F.A. Provided on
A/CR	15%	152,699	24,300	8,727	15,361	12.7%
A/C-2-A	20%	5,226	1,637	0	1,637	31.3%
R - 5 - B	0%	490	0	NA	NA	0.0%
Total		158,415	25,937	8,727	26,998	12.1%

PARKING TABULATION

Spaces	Required CR	Required CAR	Required HDE	Required Total	Provided Total
Retail	17	9	9	43	17
Residential	50	1	4	55	156
Total	78	1	4	61	173

Space Types Breakdown

Standard	61	1	4	66	84
Compact**	0	0	0	0	60
Accessible*	15	0	0	15	29
Total	76	1	4	81	173

* Title 12 Requirement.
** 40% Permitted

Design Development

Ellington Plaza

13th and U Streets, N.W.
Washington, DC.

Torti Gallas and Partners - CHK Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Owner
Donatelli and Klein
301.654.0700

Structural Engineer
NA
Tadjer-Cohen-Edelson
Associates, Inc.
301.587.1820

MEP Engineer
Schwartz Engineering
301.215.7740

Civil Engineer
Bowman Consulting Group
703.549.2188

Geotechnical Engineer
Schnabel Engineering Associates
301.564.3599

Utility Coordinator
Rizner and Associates
301.948.7475

Interior Design
Design Works, Interiors
703.276.1441

Landscape Architect
Land Design, Inc.
703.549.7784

Key Plan

Revisions

No. Date

Zoning Analysis

Date
03/21/2007

Principal In Charge
Chuck Collerson

Principal Designer
Maurice Walters

Approved
Elizabeth Kiss

Drawn
LB, SL, CF

Job No.
06205.00

Scale
1" = 40'

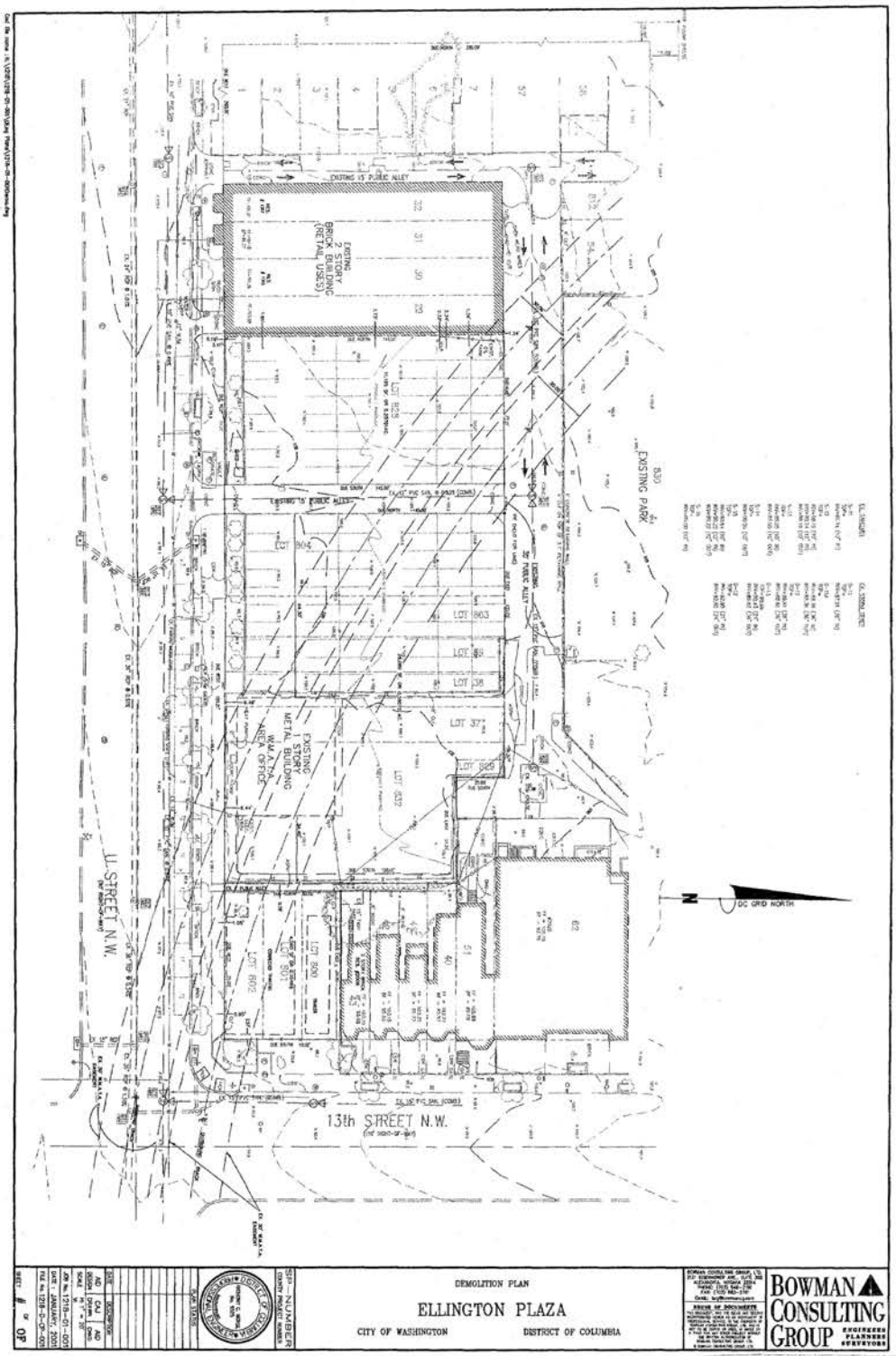
Drawing No.
G002

ELLINGTON PLAZA

TORTI GALLAS AND PARTNERS · CHK

DATE: 07-Mar-07, 12:23:15 EST, Torti
FILE: P:\projects\06205\ARCH\SUP\SHEETS\06205G002.DWG

DATE: 14-Feb-01 11:29 LSTR: elang
FILE: p:\RES\99216.GM\100\ARCH\CHERT\SAAC101.DGN



DEMOLITION PLAN

ELLINGTON PLAZA

CITY OF WASHINGTON DISTRICT OF COLUMBIA

BOWMAN CONSULTING GROUP

Design Development

Ellington Plaza

Revisions

Key Plan

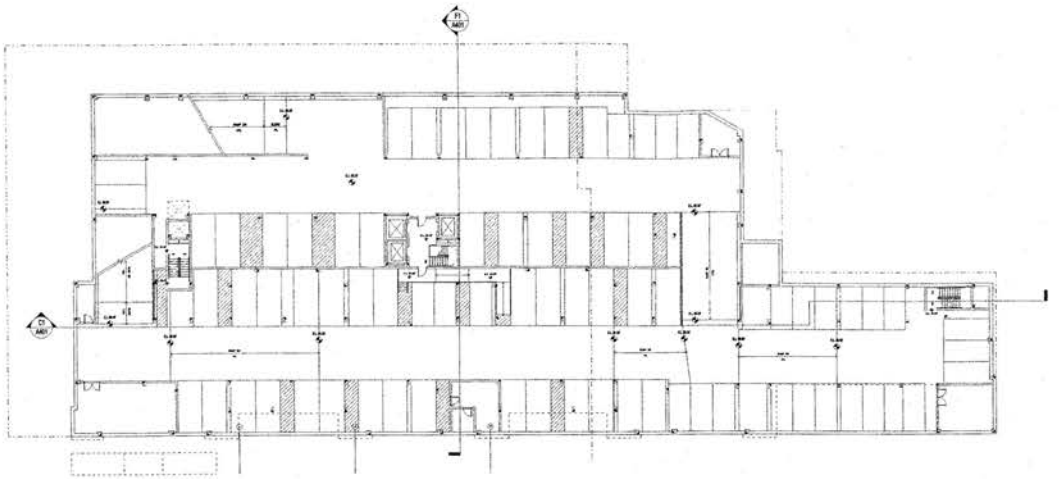
CIVIL SITE PLAN

C101

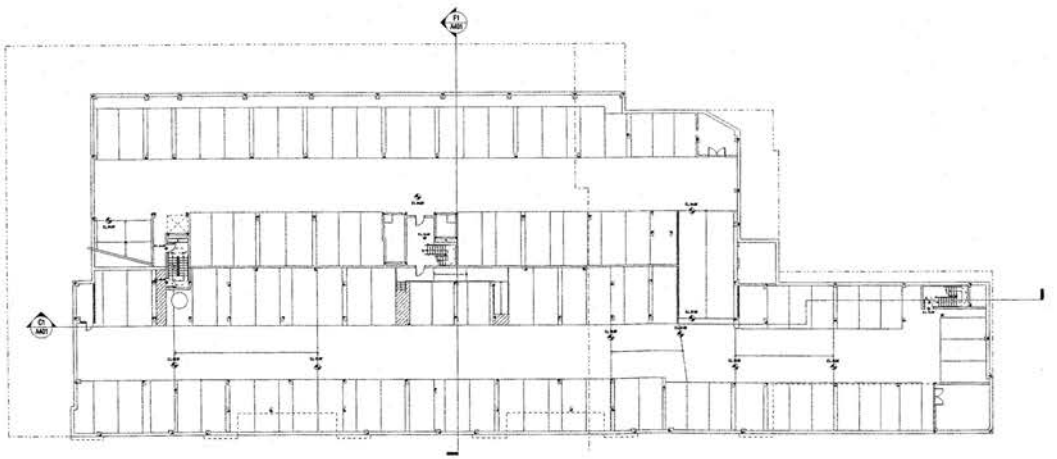
TORTI GALLAS AND PARTNERS · CHK

ELLINGTON PLAZA

PARKING TABULATION	L1	G1	G2	SUBTOTAL
STANDARD SPACES	3	27	55	85
COMPACT SPACES	1	25	34	60
ACCESSIBLE SPACES	0	25	0	25
EXTRA/OVER VAN ACCESSIBLE	3	0	0	3
			TOTAL	173



C1 G1 LEVEL FLOOR PLAN
1/8" = 1'-0"



F1 G2 LEVEL FLOOR PLAN
1/8" = 1'-0"

Ellington Plaza

13th and U Streets, N.W.
Washington, DC

Torti Gallas and Partners + CHK, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas+chk.com

Owner
Donatelli and Klein
301.654.8700

Structural Engineer
Tadjer-Cohen-Edelson
Associates, Inc.
301.587.1820

MEP Engineer
Schwartz Engineering
301.210.7740

Civil Engineer
Bowman Consulting Group
703.548.2188

Geotechnical Engineer
Schnabel Engineering Association
301.864.8500

Utility Coordinator
Richter and Associates
301.549.7475

Interior Design
Design Works, Interiors
703.241.1441

Landscape Architect
Land Design, Inc.
703.549.7784

Key Plan



Revisions

No. Date

G1 & G2 LEVEL FLOOR PLANS

Date
05/07/2001

Principal In Charge
Chuck Coleman

Principal Designer
Maurice Walters

Approved
Elizabeth Kim

Drawn
LB, SL, CF

Job No.
99256.00

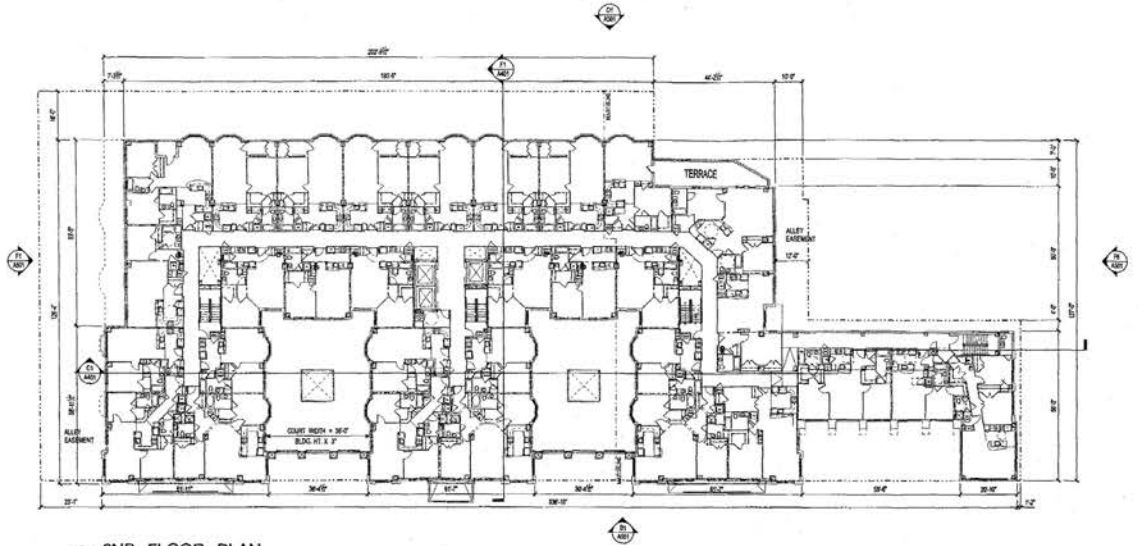
Scale
1/8" = 1'-0"

Drawing No.
A001

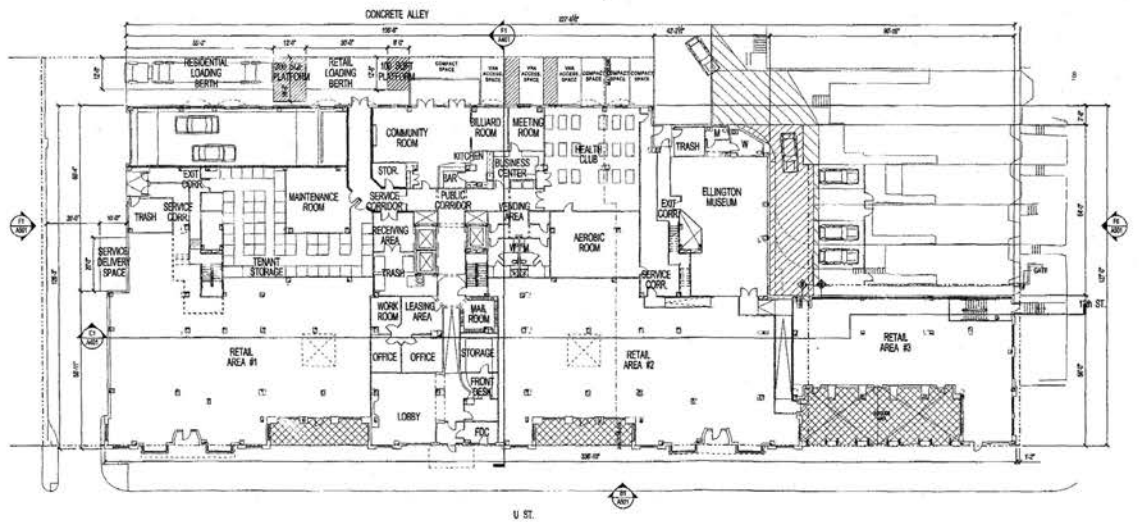
Design Development

TORTI GALLAS AND PARTNERS + CHK

ELLINGTON PLAZA



C1 2ND FLOOR PLAN



F1 1ST FLOOR PLAN

Ellington Plaza

15th and U Street, N.W.
Washington, DC.

Torti Gallas and Partners • CHK, Inc
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Owner
Donatelli and Klein
301.654.8100

Structural Engineer
Tadjer-Cohen-Edelson Associates, Inc.
301.587.1900

MEP Engineer
Schwartz Engineering
301.215.7740

Civil Engineer
Bowman Consulting Group
703.548.2188

Geotechnical Engineer
Schnabel Engineering Associates
301.564.9350

Utility Coordinator
Rinker and Associates
301.548.7475

Interior Design
Design Works, Interiors
703.241.9441

Landscape Architect
Land Design, etc.
703.549.7704

Key Plan

Revisions

No. Date

1st & 2nd Floor Plan

Date
03/21/2001

Principal In Charge
Chuck Coleman

Principal Designer
Maurice Walters

Approved
Elizabeth Kim

Drawn
LB, SL, CF

Job No.
99056.00

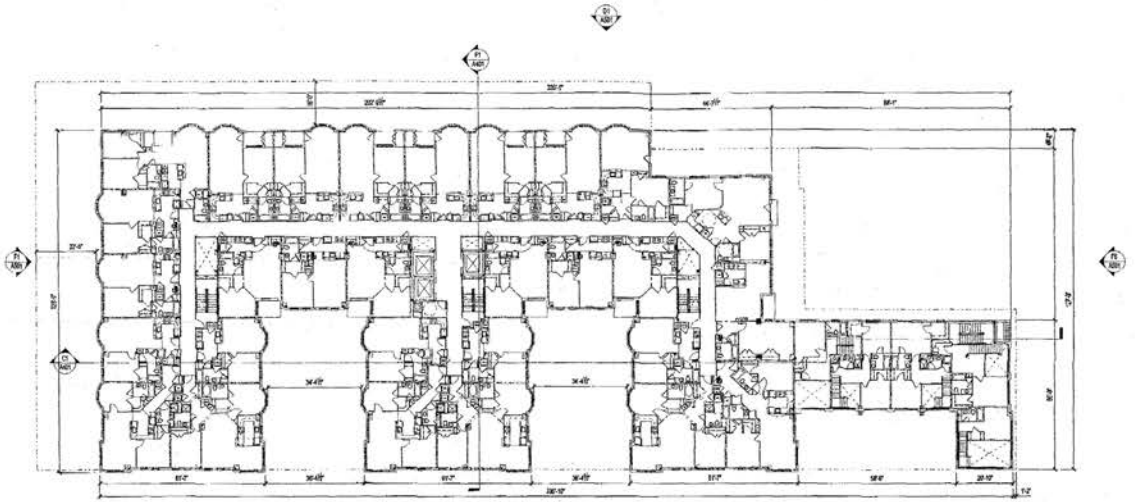
Scale
1/8" = 1'-0"

Drawing No.
A002

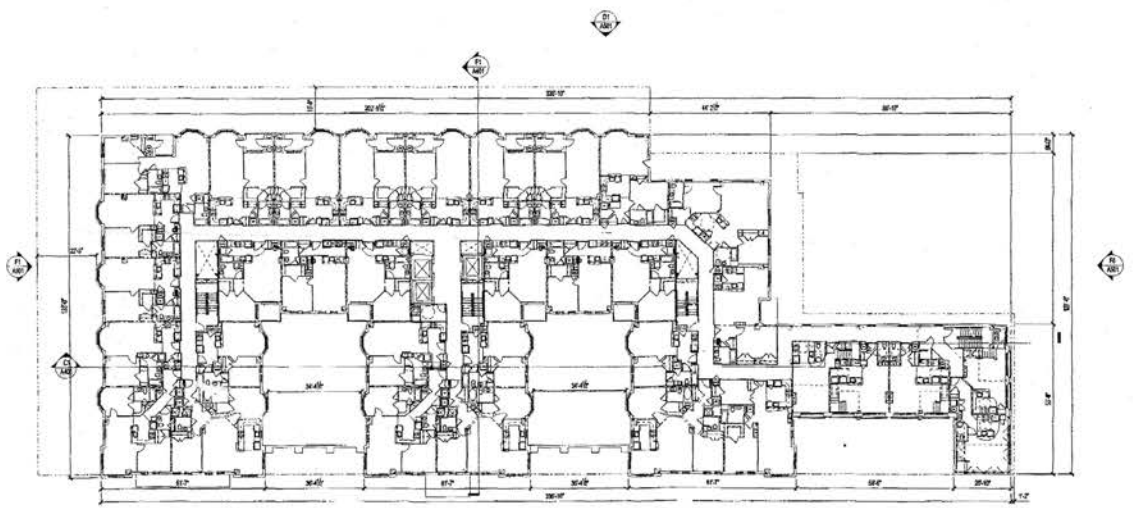
Design Development

TORTI GALLAS AND PARTNERS | CHK

ELLINGTON PLAZA



C1 4th FLOOR PLAN
1/8" = 1'-0"



F1 3rd FLOOR PLAN
1/8" = 1'-0"

Ellington Plaza

Ellington Plaza

Key Plan

Revisions

No. Date

3rd & 4th Floor Plans

Date
03/27/2001

Principal in Charge
Chuck Coleman

Principal Designer
Maurice Walters

Approved
Elizabeth Kim

Drawn
LR, SL, CF

Job No.
99200.00

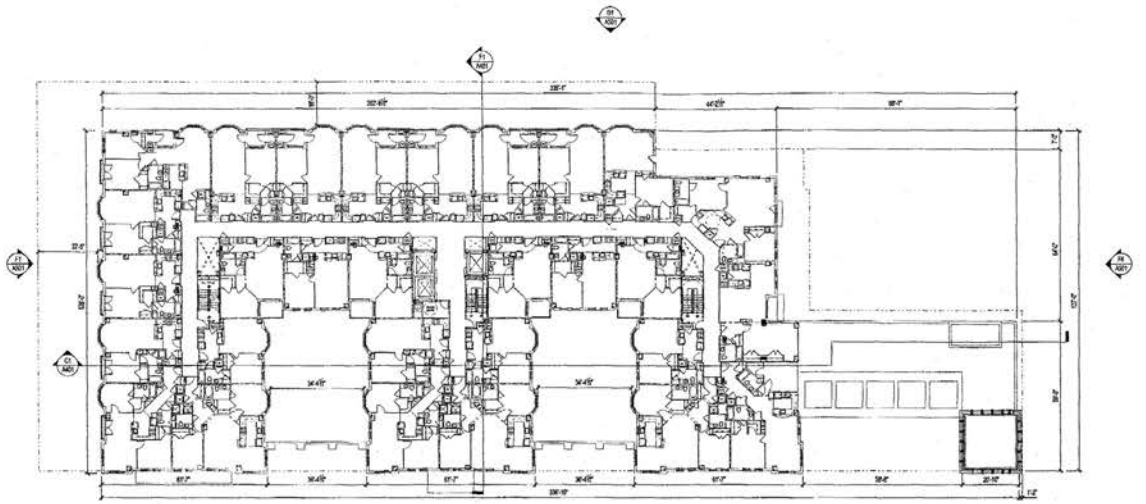
Scale
1/8" = 1'-0"

Drawing No.
A003

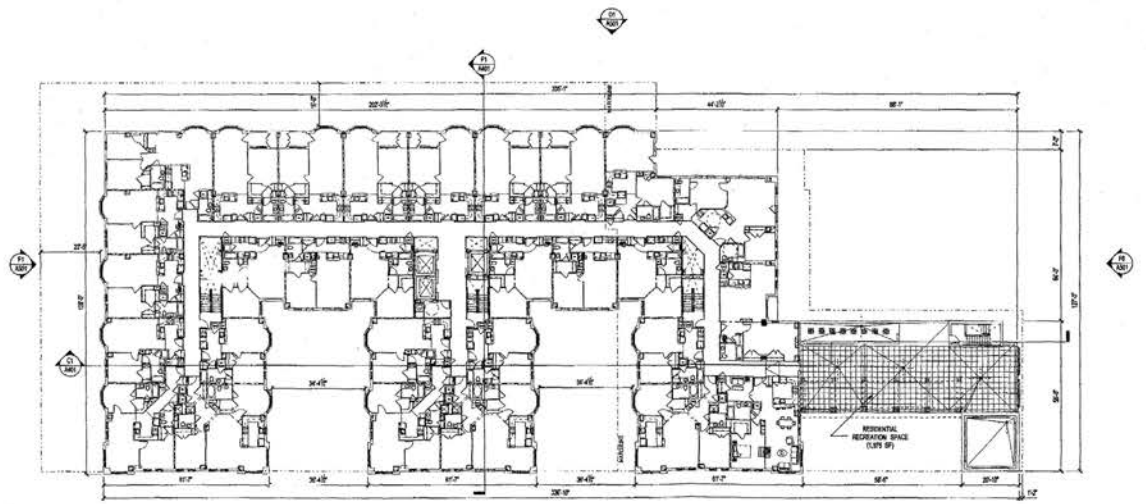
Design Development

TORTI GALLAS AND PARTNERS CHK

ELLINGTON PLAZA



C1 6th FLOOR PLAN
1/8" = 1'-0"



F1 5th FLOOR PLAN
1/8" = 1'-0"

Ellington Plaza

13th and U Streets, N.W.
Washington, DC

Torti Gallas and Partners + CHK, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Owner
Donatelli and Klein
301.654.8700

Structural Engineer
Tadjer-Cohen-Edelson
Associates, Inc
301.587.1626

MEP Engineer
Schwartz Engineering
301.270.7740

Civil Engineer
Bowman Consulting Group
703.246.3166

Geotechnical Engineer
Schnabel Engineering Associates
301.564.3333

Utility Coordinator
Hollow and Associates
301.540.7475

Interior Design
Design Works, Interiors
703.241.3447

Landscape Architect
Land Design, Inc
703.549.7384

Key Plan

Revisions
No. Date

5th & 6th Floor Plans

Date
03/27/2001

Principal In Charge
Chuck Coleman

Principal Designer
Maurice Walters

Approved
Elizabeth Kim

Drawn
LB, TL, CF

Job No.
96056.00

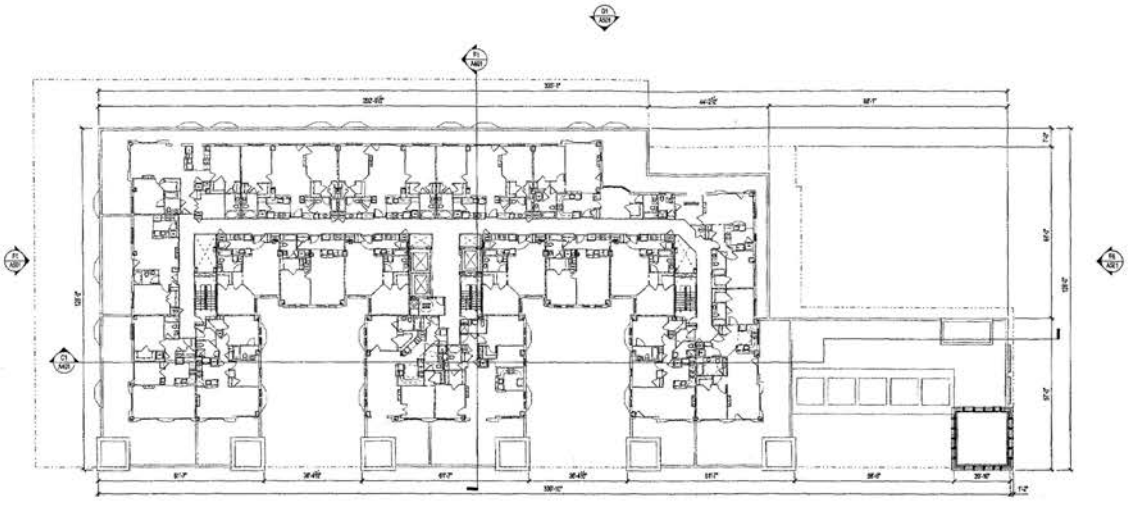
Scale
1/8" = 1'-0"

Drawing No.
A004

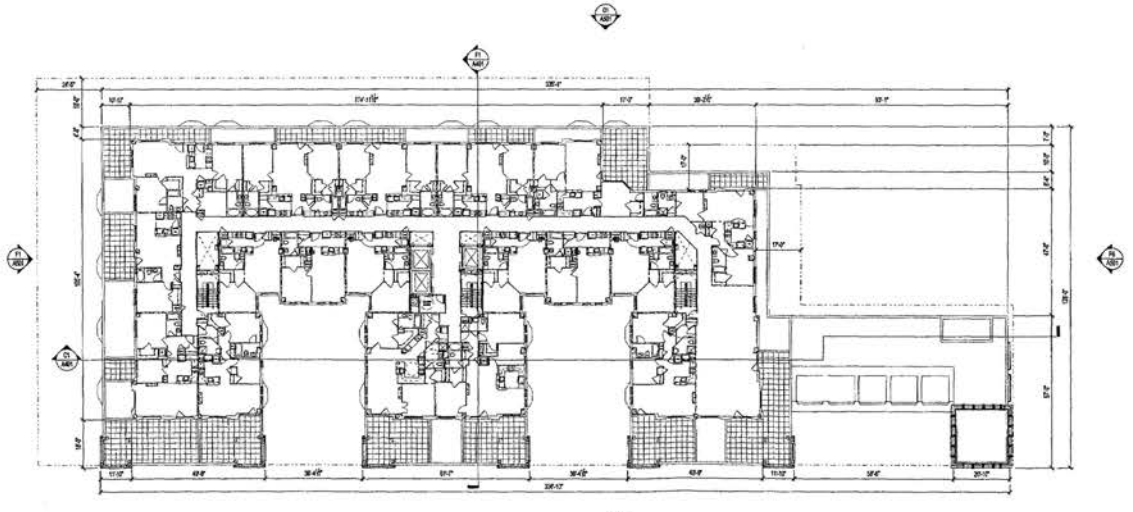
Design Development

ELLINGTON PLAZA

TORTI GALLAS AND PARTNERS CHK



C1 8th FLOOR PLAN



F1 7th FLOOR PLAN

Ellington Plaza

10th and U Streets, NW
Washington, DC

Torti Gallas and Partners - CHK, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallaschk.com

Owner
Donatelli and Klein
301.654.8700

Structural Engineer
Tadjer-Cohen-Edelson
Associates, Inc.
301.587.1928

MEP Engineer
Schwartz Engineering
301.245.2740

Civil Engineer
Bowman Consulting Group
703.549.2100

Geotechnical Engineer
Schnabel Engineering Associates
301.664.5300

Utility Coordinator
Alcher and Associates
301.948.2410

Interior Design
Design Works Interiors
703.241.1441

Landscape Architect
Land Design, Inc.
703.549.7784

Key Plan

Revisions
No. Date

7th & 8th Floor Plans

Date
05/21/2001

Principal In Charge
Chuck Coleman

Principal Designer
Maurice Walters

Approved
Elizabeth Kim

Drawn
LR, SL, CF

Job No.
98004.00

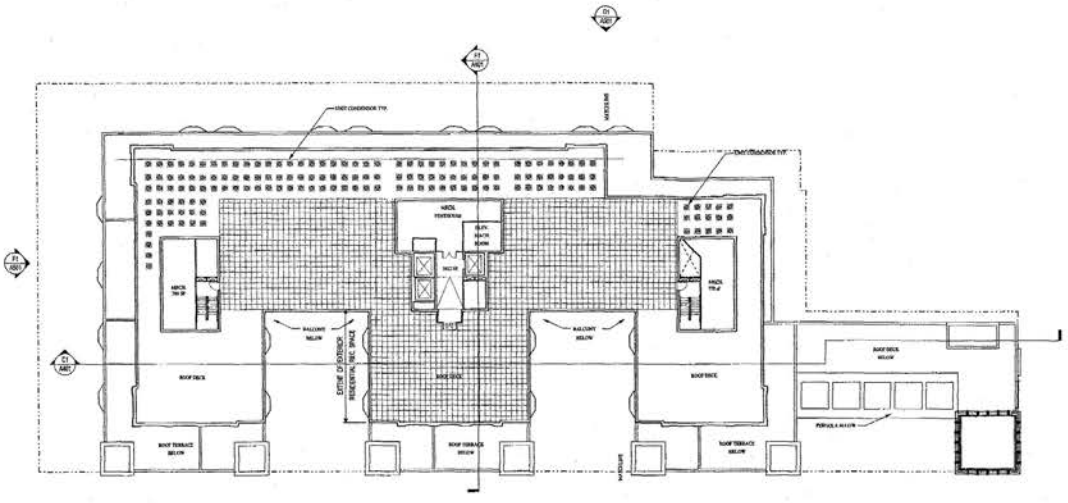
Scale
1/8" = 1'-0"

Drawing No.
A005

Design Development

TORTI GALLAS AND PARTNERS · CHK

ELLINGTON PLAZA



C1 ROOF PLAN
1/8" = 1'-0"

DAC/PBR

Ellington Plaza

13th and U Streets, N.W.
Washington, DC

Torti Gallas and Partners - CHK, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Owner
Donatelli and Klein
301.654.0100

Structural Engineer
Thaller-Cohen-Gibbon
Associates, Inc.
301.587.1922

MEP Engineer
Stillwell Engineering
301.215.7740

Civil Engineer
Bowman Consulting Group
703.548.2188

Geotechnical Engineer
Schnabel Engineering Associates
301.565.8255

Utility Coordinator
Richter and Associates
301.548.7470

Interior Design
Design Works, Inkotex
703.241.1447

Landscape Architect
Land Design, Inc.
703.549.7784

Key Plan

Revisions
No. Date

Roof Plan

Date
09/17/2007

Principal in Charge
Chuck Coleman

Principal Designer
Martha Peters

Approved
Elizabeth Kim

Drawn
LB, SL, CF

Job No.
80206.00

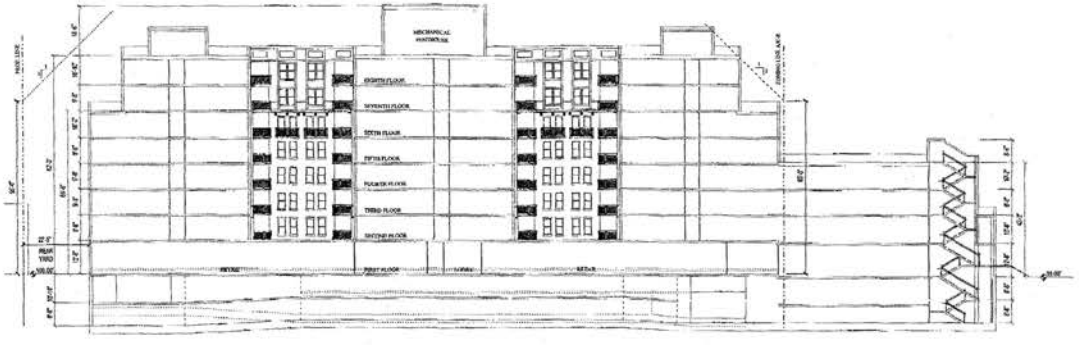
Scale
1/8" = 1'-0"

Drawing No.
A006

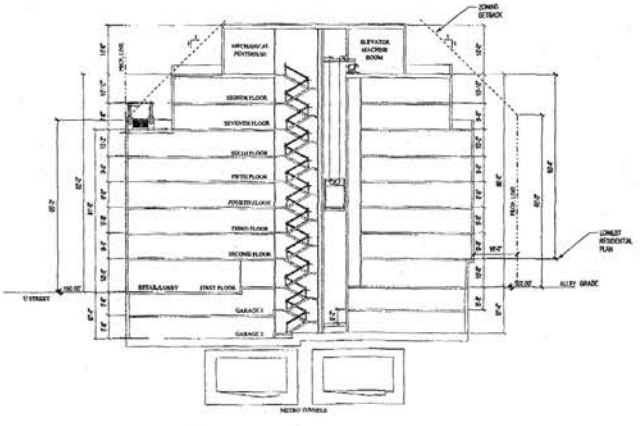
Design Development

TORTI GALLAS AND PARTNERS · CHK

ELLINGTON PLAZA



C2 LONGITUDINAL SECTION



F2 TRANSVERSE SECTION

Ellington Plaza

13th and U Streets, N.W.
Washington, DC

Torti Gallas and Partners + CHK, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Owner
Donatelli and Klein
301.654.0700

Structural Engineer
Tadjer-Cohen-Edelson Associates, Inc.
301.587.1820

MEP Engineer
Schwartz Engineering
301.270.7740

Civil Engineer
Newtown Consulting Group
703.548.2188

Geotechnical Engineer
Schnabel Engineering Associates
301.344.3500

LEED Coordinator
Rubber and Associates
301.540.7475

Interior Design
Design Works, Interiors
703.241.1441

Landscape Architect
Land Design, Inc.
703.549.7784

Key Plan

Revisions
No. Date

Building Sections

Date
03/27/2001
Principal In Charge
Chuck Coleman
Principal Designer
Martine Walters
Approved
Elizabeth Kim
Drawn
LB, RL, CF
Job No.
98208.00
Scale
1/8" = 1'-0"
Drawing No.
A401

Design Development

ELLINGTON PLAZA
TORTI GALLAS AND PARTNERS + CHK

DATE: 03-Apr-01 14:13 USER: mkim
FILE: p:\98208\dd\98208dd01.dwg



B1 SOUTH ELEVATION



D1 NORTH ELEVATION



F1 WEST ELEVATION



F6 EAST ELEVATION

Ellington Plaza

12th and V Streets, N.W.
Washington, DC.

Torti Gallas and Partners - CHK Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.588.4800
www.tortigallas.com

Owner
Donatelli and Klein
301.654.8700

Structural Engineer
Tadjer-Cohen-Edelson Associates, Inc.
301.987.1000

MEP Engineer
Schwartz Engineering
301.270.7140

Civil Engineer
Bowman Consulting Group
703.549.2198

Geotechnical Engineer
Schnabel Engineering Associates
301.604.3555

Utility Coordinator
Hydrau and Associates
301.948.7470

Interior Design
Design Works, Interiors
703.241.3491

Landscape Architect
Land Design, Inc.
703.549.7784

Key Plan

Revisions

No. Date

BUILDING ELEV.'S

Date
03/27/2007

Principal In Charge
Chuck Closman

Principal Designer
Maurice Walker

Approved
Elizabeth Kim

Drawn
LB, TK, CF

Job No.
99206.00

Scale
1/8" = 1'-0"

Drawing No.
A501

Design Development

ELLINGTON PLAZA

TORTI GALLAS AND PARTNERS CHK

DATE: 03/26/07 - 12:29 USER: mkim
FILE: H:\REF\99206 DAR\DAR\DAR\mkim.rvt