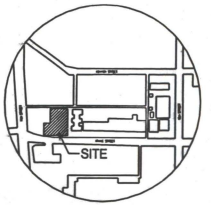
RECEIVED
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2003 FEB -5 PM 3:54

# VICTORY HEIGHTS

## 14th and Irving Streets, NW
## Washington, DC 20009






SITE MAP

**OWNER**
VICTORY HOUSING
5028 GROSVENOR LANE, SUITE 210
BETHESDA, MD, 20814-2142
PH: (301) 493-3566 FAX: (301) 493-9788
E-MAIL: bthomson@victoryhousing.org
CONTACT: BONNIE THOMSON
SIGNATURE

**ZONING ATTORNEY**
HOLLAND & KNIGHT LLP
2099 PENNSYLVANIA AVENUE, N.W. SUITE 100
WASHINGTON, D.C. 20006-6801
PH: (202) 955-3000 FAX: (202) 955-5564
E-MAIL: wjones@hklaw.com
CONTACT: NORMAN M. CLARKSON, JR., ESQ.
SIGNATURE

**ARCHITECT**
TORTI GALLAS AND PARTNERS, CHK
1300 SPRING STREET, 4th FLOOR
SILVER SPRING, MD., 20910
PH: (301) 588-4800 FAX: (301) 650-2255
E-MAIL: tkromer@tortigallas.com
CONTACT: MAURICE WALTERS, AIA
SIGNATURE

Torti Gallas and Partners

Preliminary Zoning Analysis
Victory Heights
January 15, 2003

Zoning: C-3-A, R-4 (lot 824 only)

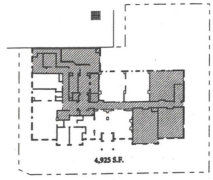
| | C-3-A ZONING REG'TS | R-4 ZONING REG'TS | PROPOSED PROJECT |
|---|---|---|---|
| FAR: | 4.0 per 11 DCMR (771.2) | N/A** | 3.18 |
| Max. Lot Occ.: | 75% per 11 DCMR (772.1) | N/A** | 45% |
| Site Area: | N/A, 18,486 sf (proposed subdivision) | N/A, 2,668 sf | 21,076 sf total site area |
| Allow. Devel. Footprint: | 18,488 x .75 = 13,866 sf. | N/A** | 9,562 sf (footprint occurs on C-3-A lot only) |
| Allow. Bldg. Area: | 18,488 x 4 = 73,632 sf | | 67,125 sf (including elev. penthouse) |
| Bldg. Height: | 65 ft. per 11 DCMR (770.1) Stories, no limit | N/A** | 65'-0" ht 7 stories |
| Side Yard: | N/A, unless provided; 3"/ft. of ht. where provided per 11 DCMR (775.5) | N/A** | 45' at side x 3"/ft=10'-10" 11' provided @ west side yard 31.5' provided @ east side yard |
| Open Courtyard | 4"/ft. of ht. at court per 11 DCMR (776.3) | N/A** | 66' at court x 4"/ft=22'-0" 96.7' wide court provided |
| Rear Yard: | 2 ½"/ft. of ht. from grade at middle of the rear of the structure per 11 DCMR (774.1) | N/A** | 45' at rear x 2 ½"/ft=13'-6 ½" 37.8' deep rear yard provided |
| Req'd. Res. Rec. Space: | 15% of building area contributing to res. rec. space = .15 x 62,091 sf =9,314 sf | N/A** | 2,370 sf (interior courtyard) 3,642 sf (fr. yard) 950 sf (activities room) 356 sf (lobby) *2,154 sf (community room) 9,343 sf total |
| Dwelling Units: | | | 75 units |
| Parking Req'd: | 1 space / 6 dwelling units Per 11 DCMR (2101.1) 75 x .167 = 13 | | 19 spaces |
| Loading: | 1 berth @ 55 ft. deep, 1 platform @ 200 s.f., and 1 service/delivery area @ 10' x 20' per 11 DCMR (2201.1) | | *55 ft. loading berth and 200 s.f. platform shared with adjacent property. 1 service/delivery @ 10' x 20' on site. |
| Penthouse | One courtyard/core structure 12 ft above roof. Less than 1/3 of high screen wall for other enclosures. | | **Will require zoning relief for which to comply with new 1/3 screen wall requirement. |

* - areas where zoning relief is required

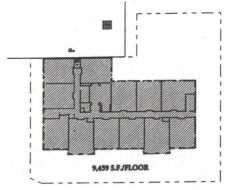
** Allowable FAR is generated by C-3-A lot only, building on C-3-A lot only.

BZA
Case No. 17001
Exhibit No. 10

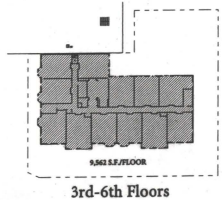
1/17/03 ZONING SUBMISSION




1st Floor



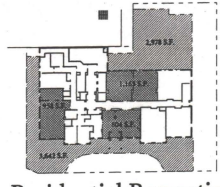

2nd & 7th Floors




3rd-6th Floors

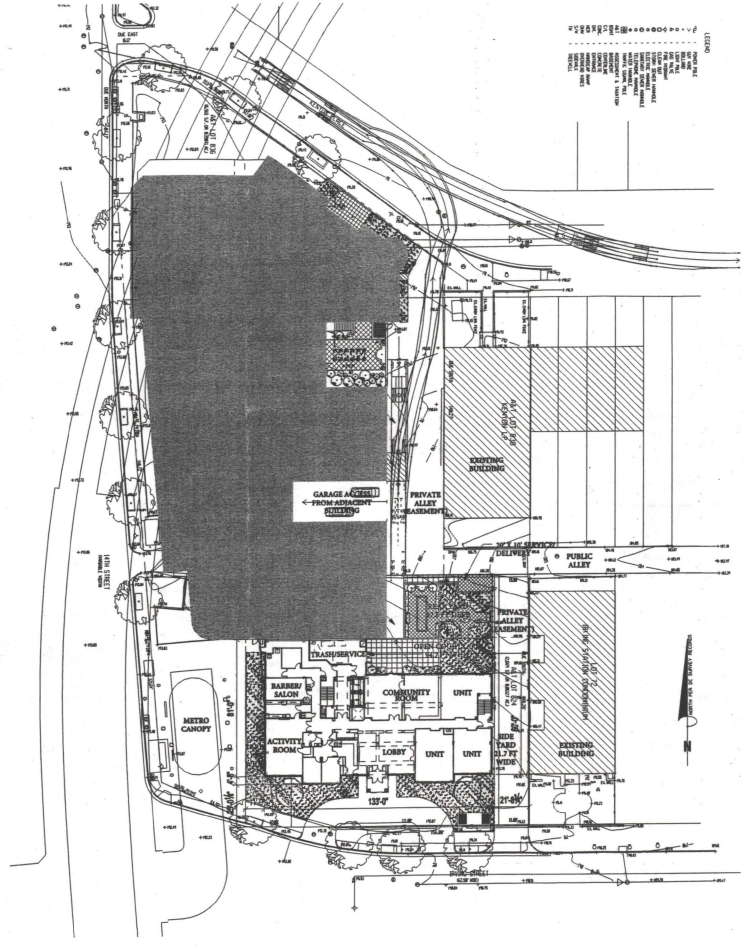
Area Contributing To Required Residential Recreation Space

62,091 S.F. Total




Residential Recreation Space

9,545 S.F. Total




Site Plan

1/17/03 ZONING SUBMISSION

Victory Heights

Key Plan

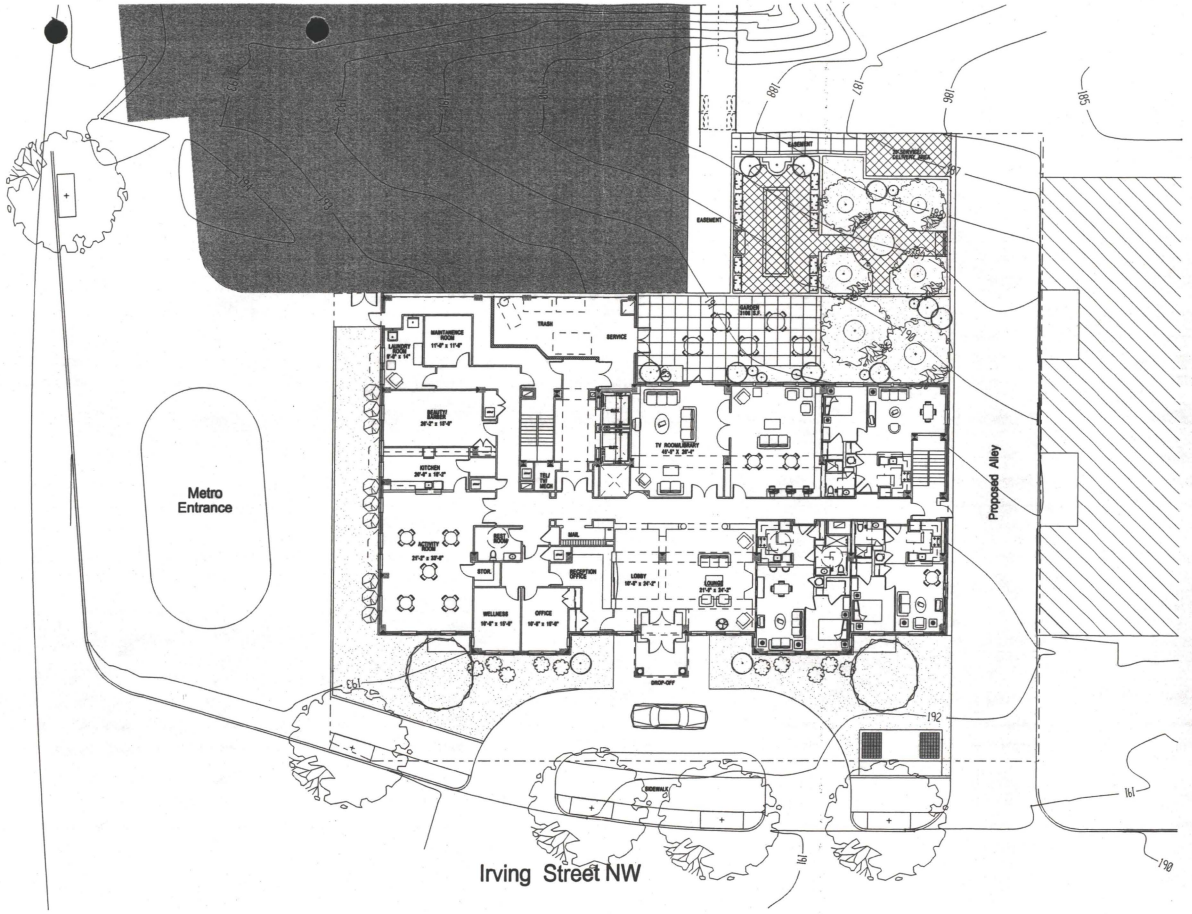
Revisions

Site Plan

A100

VICTORY HEIGHTS

TORTI GALLAS AND PARTNERS · CHK




First Floor Plan

1/17/03 ZONING SUBMISSION

Victory Heights

14th and Irving Streets, NW
Washington, DC 20009

Torti Gallas and Partners - CHK Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.589.4565
www.tortigallaschk.com

Owner
Victory Housing
301.495.5500

Structural Engineer
Wallace A. Associates, P.C.
301.587.8300

MEP Engineer
Glumper International, Inc.
410.461.4555

Key Plan

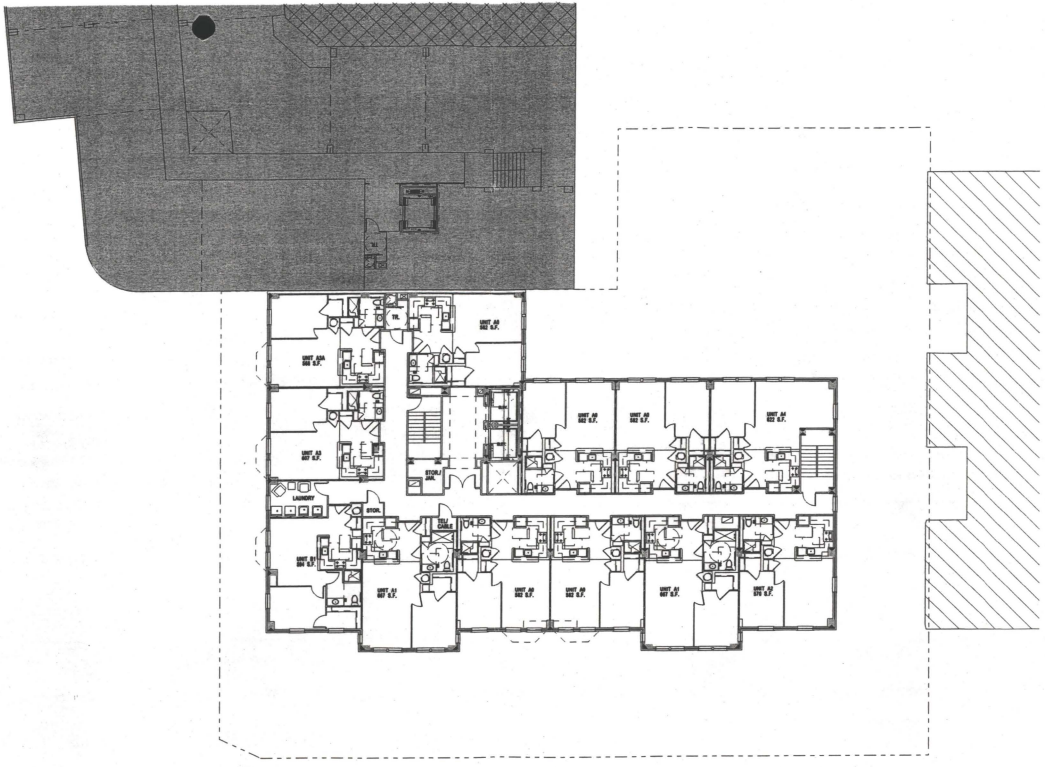
Revisions
No. Date

Floor Plans

Date
01/17/03
Principal in Charge
M.M.
Project Architect
M.R.
Approved
M.K.
Drawn
C.F.
Job No.
02117.00
Scale
1/8" = 1'-0"
Drawing No.
A200

TORTI GALLAS AND PARTNERS · CHK

VICTORY HEIGHTS



Second Floor Plan

1/17/03 ZONING SUBMISSION

Victory Heights

Key Plan

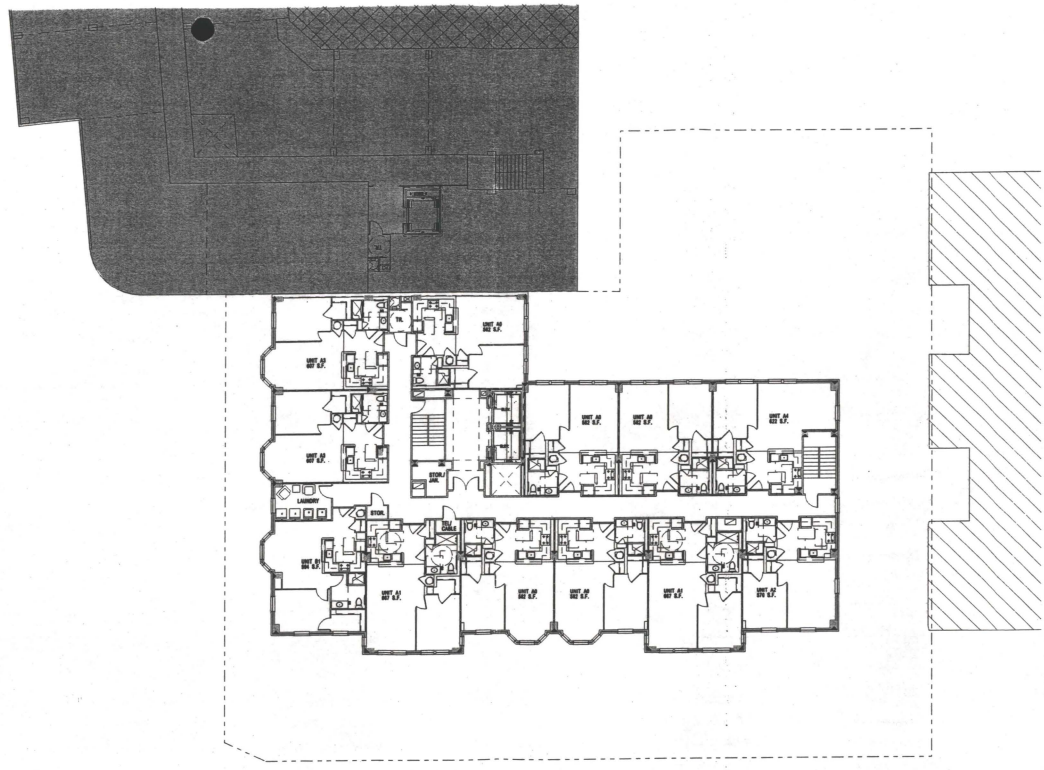
Revisions

Floor Plans

A201

VICTORY HEIGHTS

TORTI GALLAS AND PARTNERS · CHK



Typical Floor Plan

1/17/03 ZONING SUBMISSION

Victory Heights

10th and Irving Street, NW
Washington, DC 20009

Torti Gallas and Partners • CHK, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
301.589.4560
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Owner
Victory Housing
301.495.5300

Structural Engineer
Holman & Associates, P.C.
301.587.6200

MEP Engineer
Glenyon Associates, Inc.
410.461.6220

Key Plan

Revisions
No. Date

Floor Plans

Date
01/17/03

Principal in Charge
M.W.

Project Architect
M.D.

Approved
M.K.

Drawn
C.F.

Job No.
02117.00

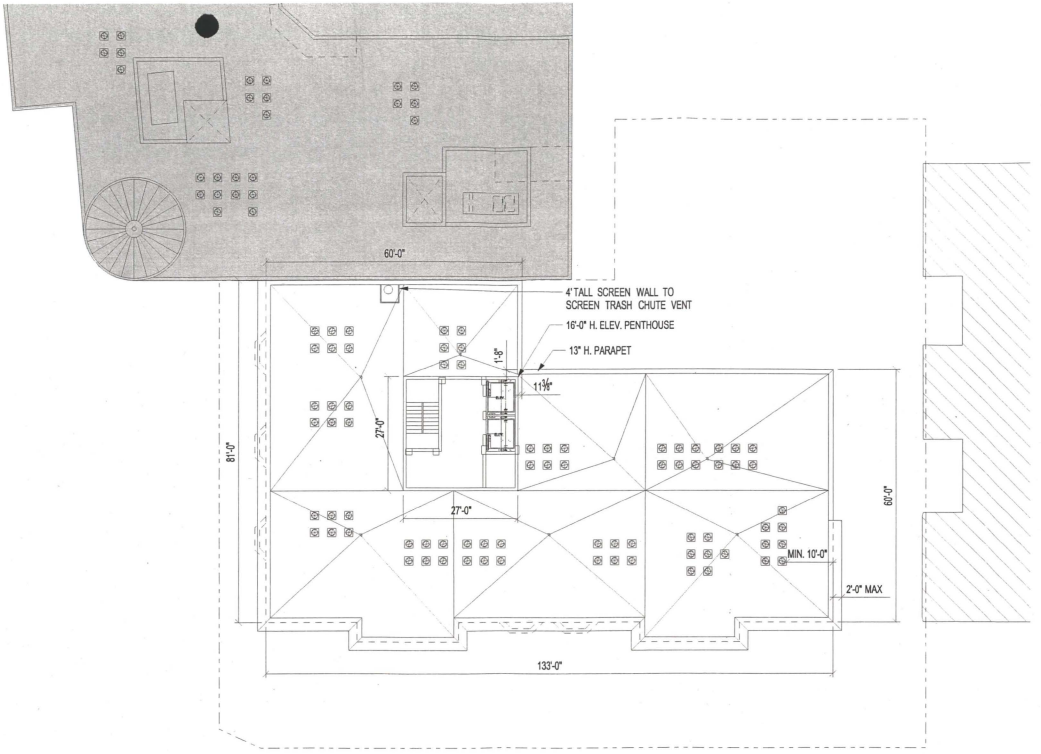
Scale
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Drawing No.
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TORTI GALLAS AND PARTNERS | CHK

VICTORY HEIGHTS

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Roof Plan

1/17/03 ZONING SUBMISSION

Victory Heights

14th and Irving Streets, NW
Washington, DC 20009

Torti Gallas and Partners - CHK, Inc.
1300 Spring Street,
4th Floor
Silver Spring, MD 20910
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Owner
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301.493.5006

Structural Engineer
Wallace S. Associates, P.C.
301.587.2280

MEP Engineer
Bluegrass International, Inc.
410.461.6320

Key Plan

Revisions
No. Date

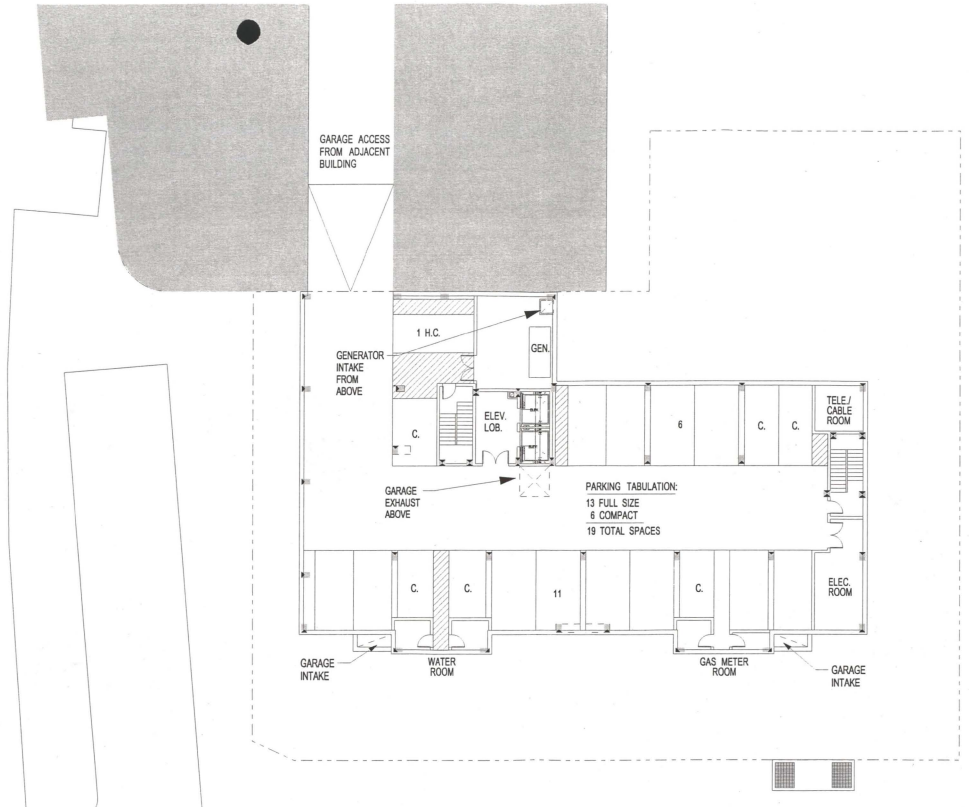
Floor Plans

Date
01/17/03
Principal in Charge
M.W.
Project Architect
M.S.
Approved
W.K.
Drawn
C.F.
Job No.
02117.00
Scale
1/8" = 1'-0"
Drawing No.
A203

VICTORY HEIGHTS

TORTI GALLAS AND PARTNERS · CHK

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Irving Street NW

G1 Level

1/17/03 ZONING SUBMISSION

Victory Heights

14th and Irving Streets, NW
Washington, DC 20009

Torti Gallas and Partners - CHK, Inc.
1300 Spring Street,
4th Floor
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Wellman S. Associates, P.C.
301.587.0260

MEP Engineer
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410.461.6320

Key Plan

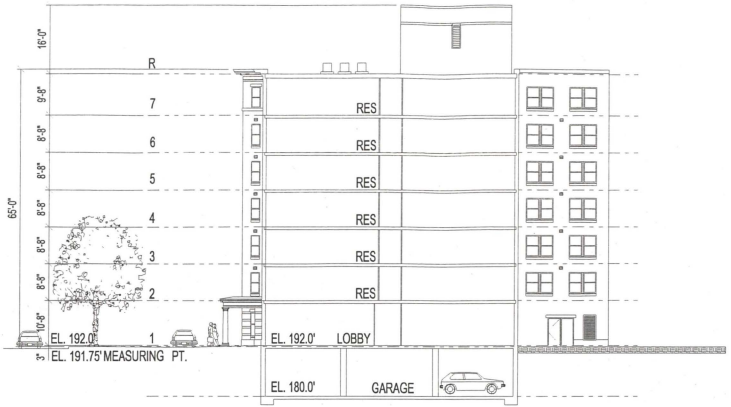
Revisions
No. Date

Floor Plans

Date
01/17/03
Principal In Charge
M.W.
Project Architect
M.G.
Approved
M.K.
Drawn
C.F.
Job No.
02117.00
Scale
1/8" = 1'-0"
Drawing No.
A204

TORTI GALLAS AND PARTNERS · CHK

VICTORY HEIGHTS




01 BUILDING SECTION
3/32" = 1'-0"

VCHIST01

1/17/03 ZONING SUBMISSION

Victory Heights

14th and Irving Streets, NW
Washington, DC 20009

Torti Gallas and Partners - CHK, Inc.
1300 Spring Street,
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MEP Engineer
Bluegrass International, Inc.
410.461.6320

Key Plan

Revisions
No. Date

Building Sections

Date
01/17/03

Principal in Charge
M.W.

Project Architect
M.G.

Approved
M.K.

Drawn
C.F.

Job No.
02117.00

Scale
3/32" = 1'-0"

Drawing No.
A401

TORTI GALLAS AND PARTNERS · CHK

VICTORY HEIGHTS

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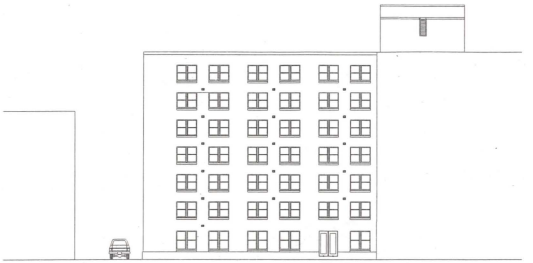
Irving Street (South) Elevation

Adjacent Building

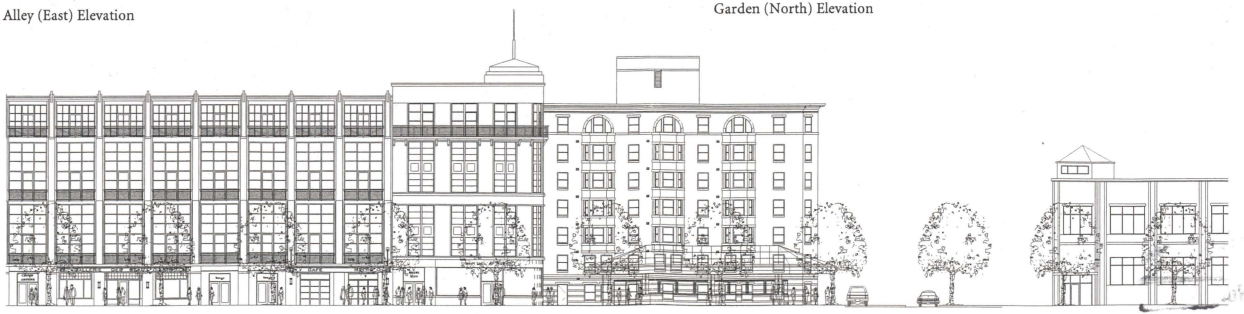
Victory Heights



Alley (East) Elevation



Garden (North) Elevation



14th Street (West) Elevation

Adjacent Building

Victory Heights

1/17/03 ZONING SUBMISSION

Victory Heights

14th and Irving Streets, NW
Washington, DC 20009

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301.897.5280

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Key Plan

Revisions

No. Date

Building Elevations

Date
01/17/03

Principal In Charge
M.W.

Project Architect
M.D.

Approved
W.K.

Drawn
C.S.
J.W. PE

Scale
1/2" = 1'-0"

Drawing No.
A501

TORTI GALLAS AND PARTNERS · CHK

VICTORY HEIGHTS

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