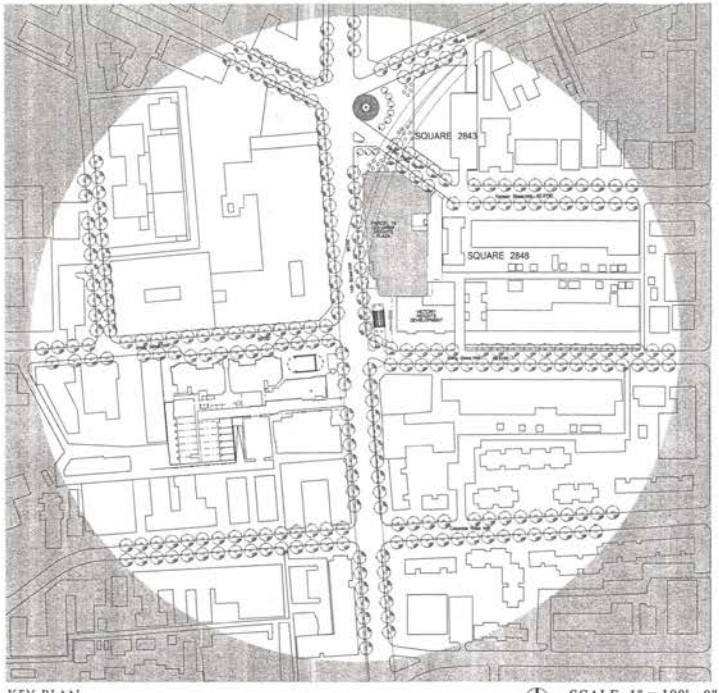


KEY PLAN

SCALE: 1" = 100' - 0"

SHEET	DESCRIPTION	DATE ISSUED	REVISION
A-01	COVER SHEET	04/24/03	
A-02.1	SITE PLAN	04/24/03	
A-02.2	SURVEY	04/24/03	
A-03.1	ZONING DIAGRAMS	04/24/03	
A-03.2	ZONING DIAGRAMS	04/24/03	
A-03.3	ZONING DIAGRAMS	04/24/03	
A-04.1	ZONING DIAGRAMS	04/24/03	
A-04.2	ZONING DIAGRAMS	04/24/03	
A-04.3	ZONING DIAGRAMS	04/24/03	
A-05	GARAGE PLAN: LEVEL 3	04/24/03	
A-06	GARAGE PLAN: LEVEL 2	04/24/03	
A-07	GARAGE PLAN: LEVEL 1	04/24/03	
A-08	GROUND FLOOR	04/24/03	
A-09	GROUND FLOOR MEZZANINE	04/24/03	
A-10	SECOND/TYPICAL FLOOR	04/24/03	
A-11	ROOF PLAN	04/24/03	
A-12	ELEVATIONS	04/24/03	
A-13	SECTIONS	04/24/03	

RECEIVED
BZA OFFICE OF ZONING
2003 APR 30 PM 3:25

ZONING SUBMISSION FOR PARCEL 15

BZA
Case No. 17028
Exhibit No. 12

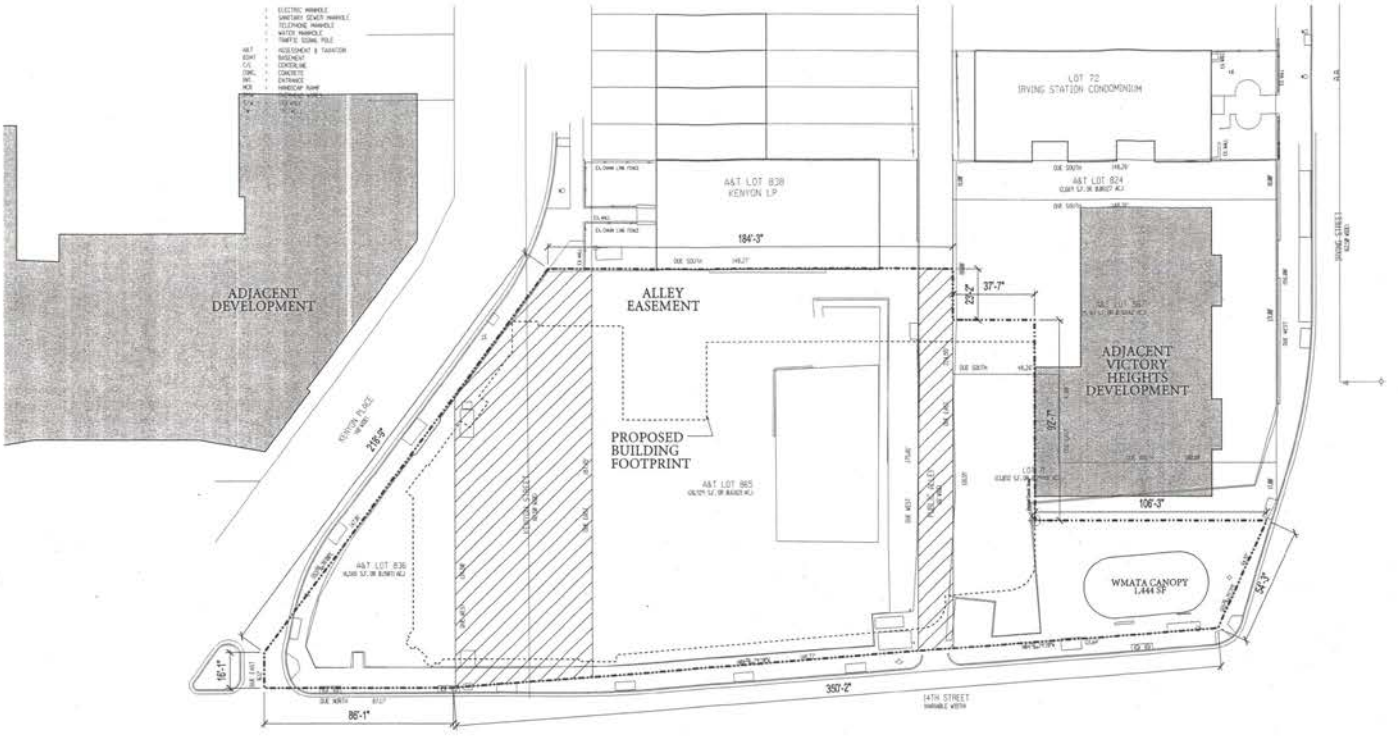


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A-01
APRIL 25, 2003

COLUMBIA HEIGHTS PLAZA



EXISTING LOT AREA:	46,856 SF
PROPOSED AREA OF ALLEY & STREET CLOSINGS:	10,638 SF
PROPOSED LOT AREA:	57,494 SF

Note: Site Survey Information Provided By
Bowman Consulting Group
2121 Eisenhower Ave.
Suite 302
Alexandria, VA 22314
(703) 548-2188

GRAPHIC SCALE

SURVEY

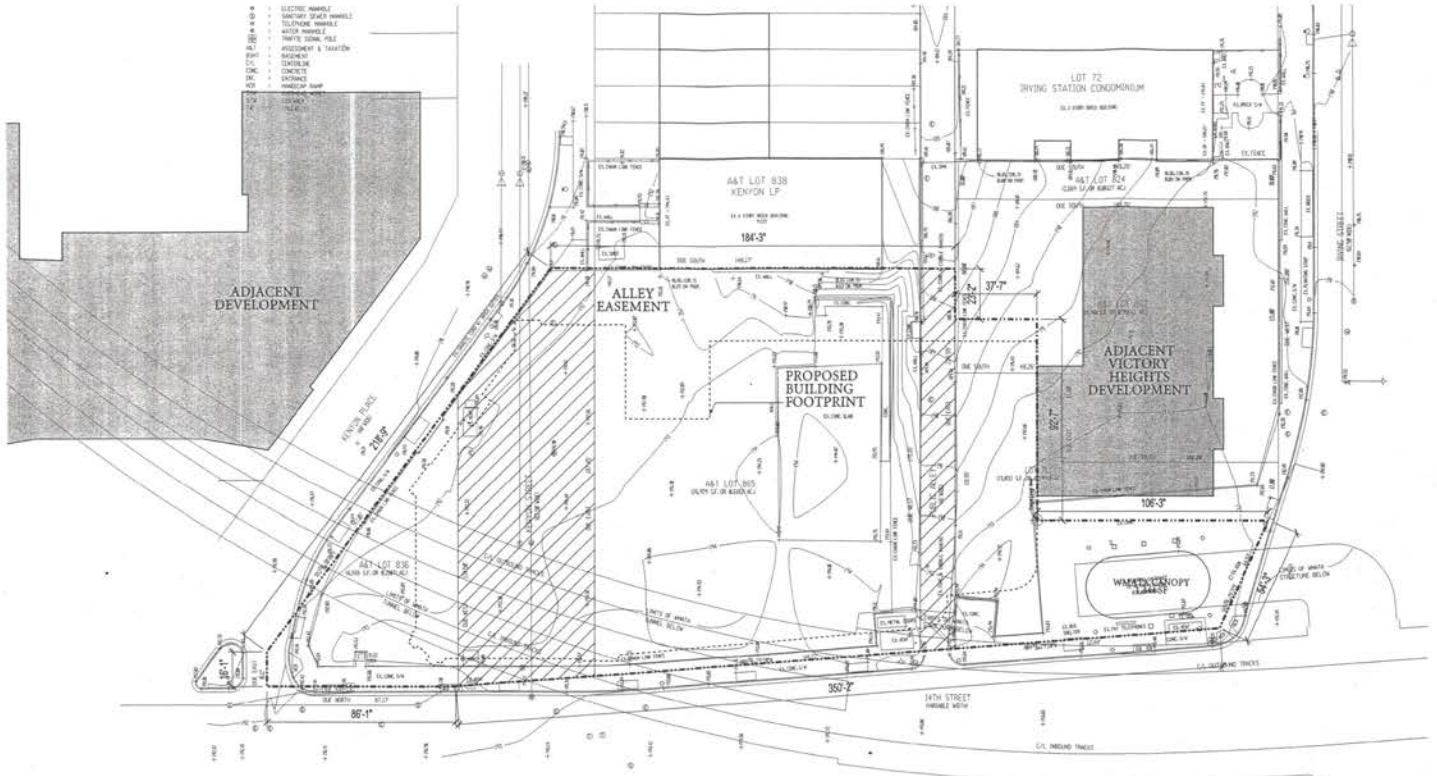
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COLUMBIA HEIGHTS PLAZA



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SURVEY

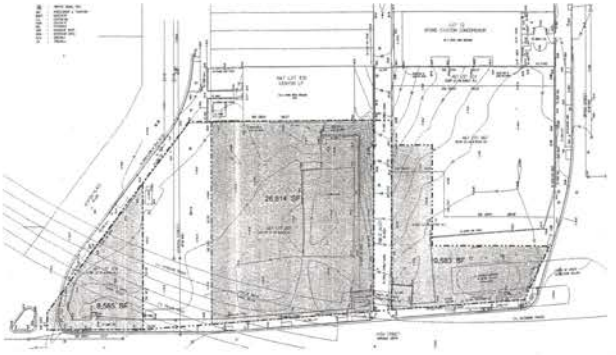
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APRIL 25, 2003

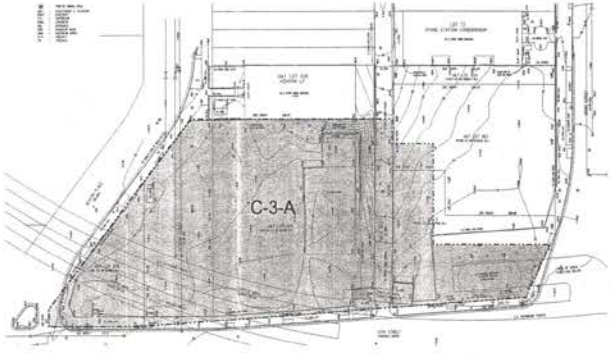
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COLUMBIA HEIGHTS PLAZA



1 NET LOT AREA

NET LOT AREA = 44,062 SF; AREA OF STREET AND ALLEY CLOSURE = 13,432 SF 1" = 60'-0"



2 GROSS LOT AREA AND EXISTING ZONING BOUNDARIES

GROSS LOT AREA UNDER C-3-A = 57,494 SF 1" = 60'-0"

Zoning Analysis

Torti Gallas and Partners
April 28, 2003

Columbia Heights, Parcel 13
Zoning: C-3-A
Surveyed Lot Area: 57,494 sf

Note: Lot area includes closed portion of Kenyon St. N.W./alley, and closed alley, but less area dedicated to Victory Housing Development.

	Zoning Requirements	Proposed Project
F.A.R.	4.0 per 11 DCMR (771.2)	3.93
Lot Occupancy	75% per 11 DCMR (772.1)	65%
Metro Canopy Footprint	Include in all zoning calculations	1,444 sf
Allowable Development Footprint	57,494 x .75 = 43,120 sf	36,206 + 1,444 = 37,650 sf
Allowable Building Area	57,494 x 4 = 229,976 sf	1,444 (Canopy) 36,206 (Ground Floor) 5,444 (Ground Flr Mezz.) 51,800 (Second Flr) 28,126 (Third Flr) 53,440 (40'&60'-Fire @ 21,770) + 54,200 (Mid-Rk Fire @ 29,120) 229,674 sf
Building Height	65 ft per 11 DCMR (770.1)	Total Height: 60'-0" 60'-0" to top of roof, plus 3'-6" to top of parapet VARIANCE REQUIRED
	Stories, no limit	7 Stories
Rear Yard	2.5" per ft of height per 11 DCMR (774.1) 65' x 2.5" = 17'-6.5" min. (measured from centerline of street) per 11 DCMR (774.11)	20'-0" @ min
Side Yard	N/A unless Provided 2" per ft of height per 11 DCMR (775.5) 65' x 2" = 14'-0" min.	8'-0" @ min. VARIANCE REQUIRED

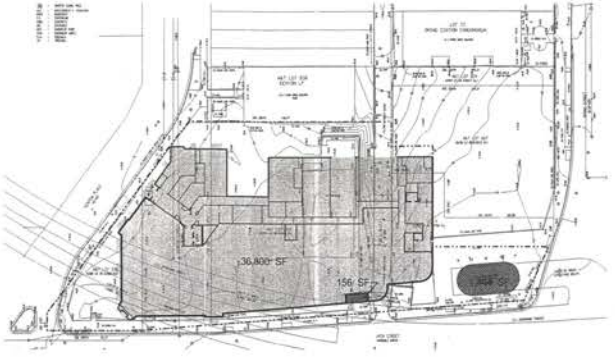
	Zoning Requirements	Proposed Project
Courts	Min. Width: 4" per ft of height per 11 DCMR (774.1) 80'-0" x 4" = 30'-0" 65'-6" x 4" = 21'-10" per 11 DCMR (776.3-4)	North Court - see sht A-03.2(#5 South Court - see sht A-03.2(#5 Rear Court - see sht A-03.2(#5
Required Residential Recreation Space	10% of Res. Use Bldg. Area per 11 DCMR (773.3)	
	192,580 sf Res. Use Area 10 x 192,580 = 27,387 sf 50% Outside Min.	8,960 Omt Level Esplanade 1,330 Garden 1,550 Main Lobby 650 South Lobby 460 Library/Media Center 600 Comm. Rm 1,500 Gym/Aerobics 12,165 Roof Garden 27,500 sf Total 22,460 Outside: 82% 5,040 Inside: 18%
Dwelling Units		147 units
Parking Requirement	per 11 DCMR (2101.1) Residential .50 space per U.U. .50 x 147 =74 spaces	161 Spaces Provided
	Retail 1 space for each #457.300 sf over 3,000 sf of retail 22,500-3,000=17,500 / 300 =60 spaces	60 Spaces Required 25% retail parking reduction by special exception 60 x .75 =45 provided (204 Spaces total)
Loading	per 11 DCMR (2201.1) Residential 1 berth @ 55 (see) 1 platform @ 200 sf 1 service space @ 20' deep	Retail required from 55' berth requirement for Residential uses
	Retail (non-accessory) 1 berth @ 30' deep 1 platform @ 100 sf 1 service space @ 20' deep	Per 11 DCMR (2201.2) Retail loading not required if retail sf is less than 10% of total sf (and remaining 50% is all single use) 20,850SF (Retail)/220,674 (Total GFA)= 9.259%<10% Retail loading not required
Penthouse	One continuous structure 1:1 Setback	Res. Rec. and mechanical requirements will necessitate multiple roof structures. SPECIAL EXCEPTION REQUIRED

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COLUMBIA HEIGHTS PLAZA

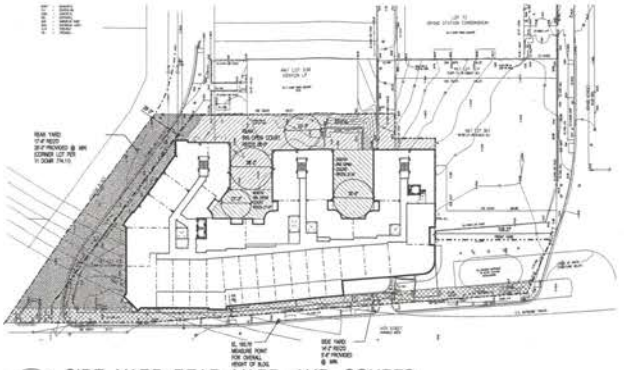
A-03.1
APRIL 25, 2003



3 PROPOSED LOT OCCUPANCY

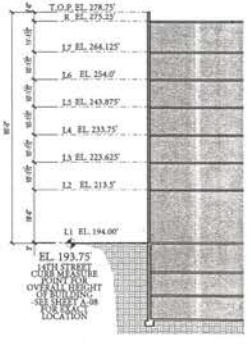
GROSS OCCUPANCY: 36,800 (BLDG) + 1,600 (METRO STRUCT) = 38,400 SF
PERCENT OCCUPANCY: 38,400 / 57,494 = 67%

1" = 40'-0"



5 SIDE YARD, REAR YARD AND COURTS

1" = 40'-0"



4 BUILDING HEIGHT

C-3-A: 65'-0" PERMITTED; 85'-0" PROPOSED

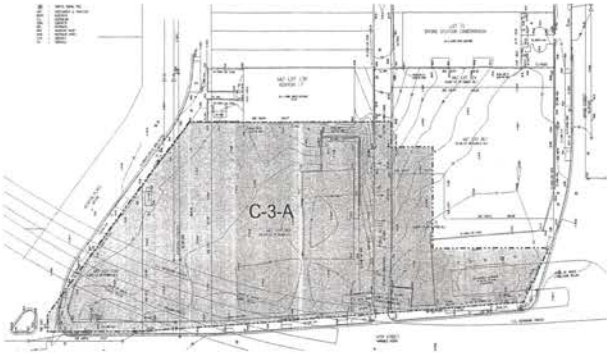
1" = 16'-0"

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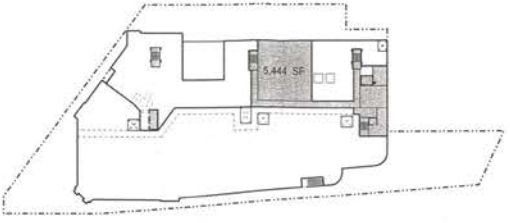
COLUMBIA HEIGHTS PLAZA



1 ALLOWABLE GROSS FLOOR AREA

ALLOWABLE GFA C-3-A: 57,494 X 4.0 = 229,976 SF

1" = 40'-0"

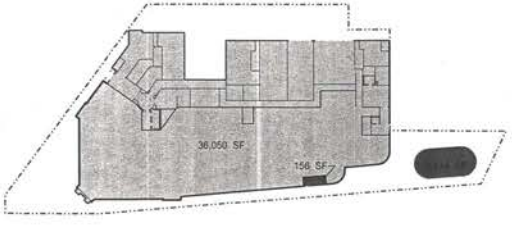


3 GROSS FLOOR AREA: GROUND FLOOR MEZZANINE

5,444 (MEZZANINE) + 150 (STAIR) + 200 (ELEVATOR)= 5,794 SF GFA

RES REC TRIB. AREA = 5,794 SF

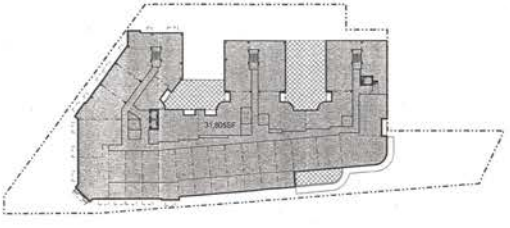
1" = 40'-0"



2 GROSS FLOOR AREA: GROUND FLOOR

36,050 (BUILDING) + 1600 (METRO STRUCTURES) = 37,650 SF GFA

1" = 40'-0"



4 GROSS FLOOR AREA: SECOND FLOOR

31,805 (SECOND FLOOR) = 31,805 SF GFA

RES. REC. TRIB. AREA = 31,805 SF

1" = 40'-0"

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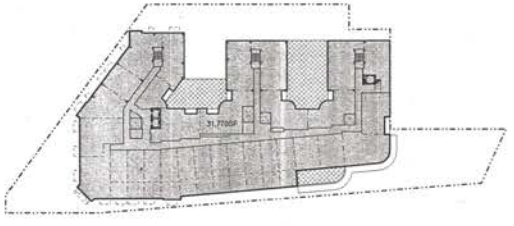
COLUMBIA HEIGHTS PLAZA



5 GROSS FLOOR AREA: THIRD FLOOR

29,135 (THIRD FLOOR) = 29,135 SF GFA
RES. REC. TRIB. AREA = 29,135 SF

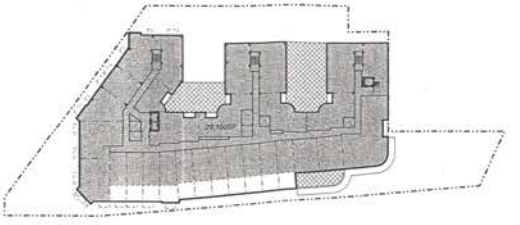
1" = 40'-0"



6 GROSS FLOOR AREA: FOURTH AND SIXTH FLOORS

31,770 x 2 (FLOORS) = 63,440 SF GFA
RES. REC. TRIB. AREA = 63,440 SF

1" = 40'-0"



7 GROSS FLOOR AREA: FIFTH AND SEVENTH FLOORS

29,100 x 2 (FLOORS) = 58,200 SF GFA
RES REC TRIB. AREA = 58,200 SF

1" = 40'-0"

FLOOR AREA RATIO TABULATION

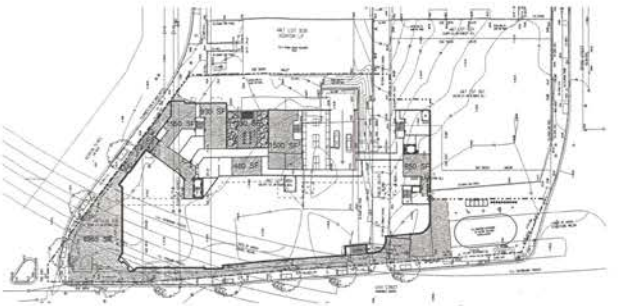
7TH	29,100 SF
6TH	31,770 SF
5TH	29,100 SF
4TH	31,770 SF
3RD	29,135 SF
2ND	31,805 SF
MEZZ	5,794 SF
1ST	37,850 SF
TOTAL	226,119 SF

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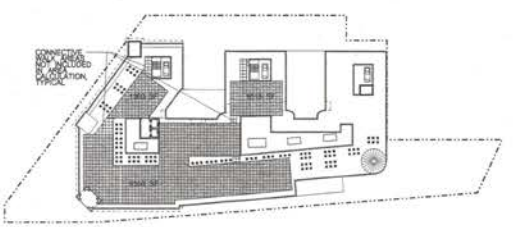
COLUMBIA HEIGHTS PLAZA



8 RESIDENTIAL RECREATION SPACE: GROUND FLOOR LEVEL

RES. REC. SF THIS LEVEL: 15,385 SF GFA

1" = 40'-0"



9 RESIDENTIAL RECREATION SPACE: ROOF LEVEL

RES. REC. SF THIS LEVEL: 12,165 SF GFA

1" = 40'-0"

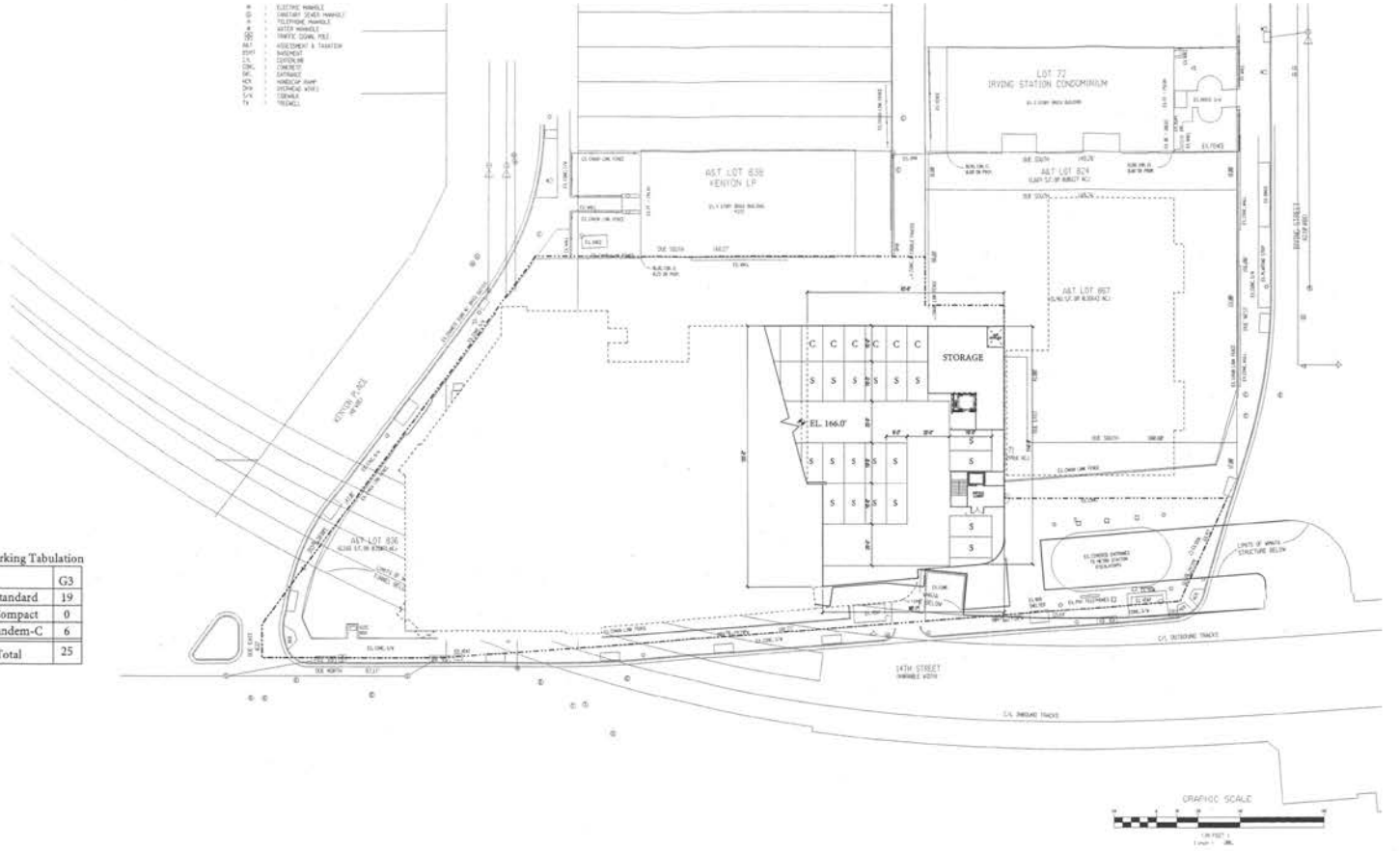
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A-04.3

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COLUMBIA HEIGHTS PLAZA



Parking Tabulation

	G3
Standard	19
Compact	0
Tandem-C	6
Total	25

GARAGE PLAN: LEVEL 3

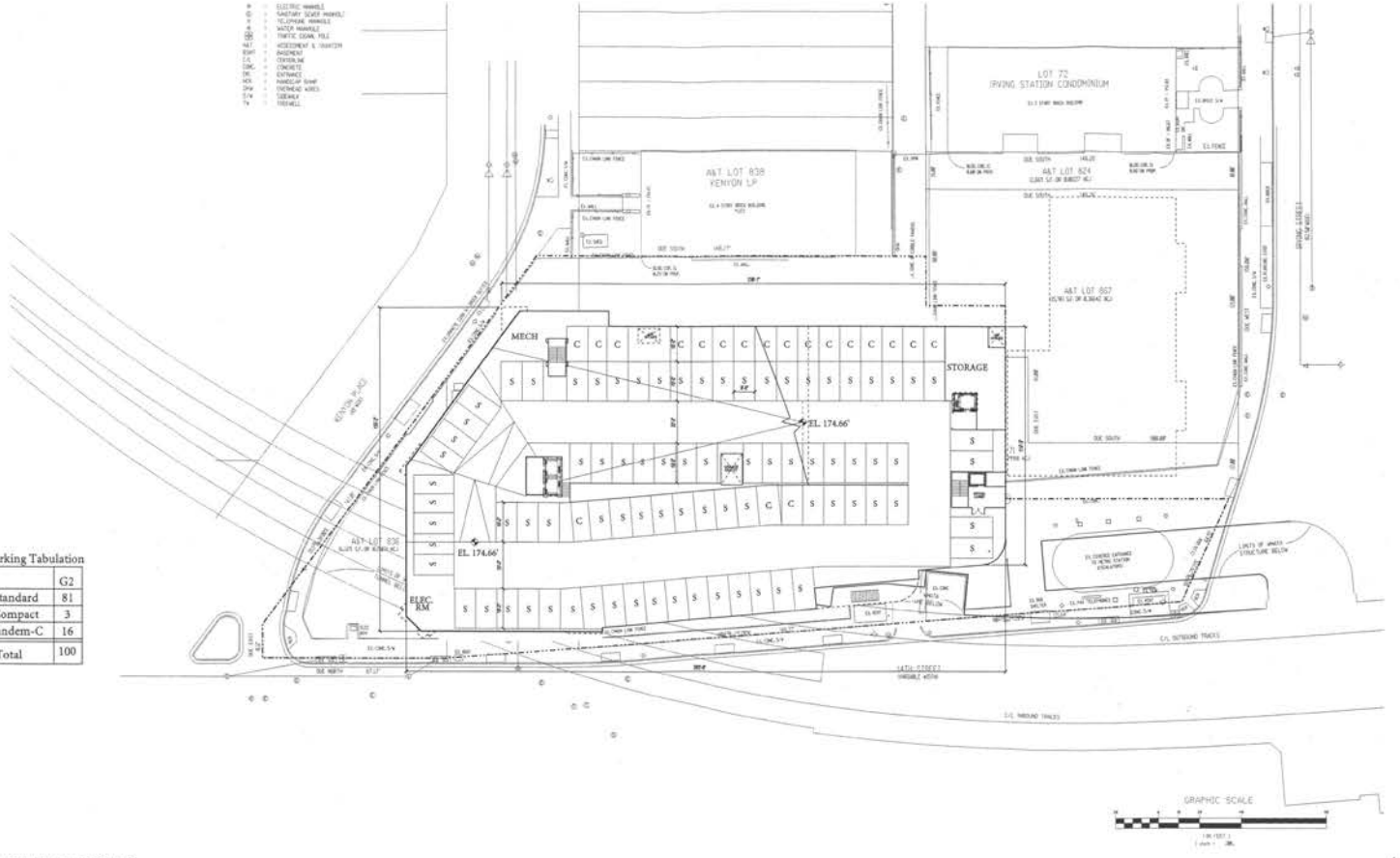
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Parking Tabulation

	G2
Standard	81
Compact	3
Tandem-C	16
Total	100

GARAGE PLAN: LEVEL 2

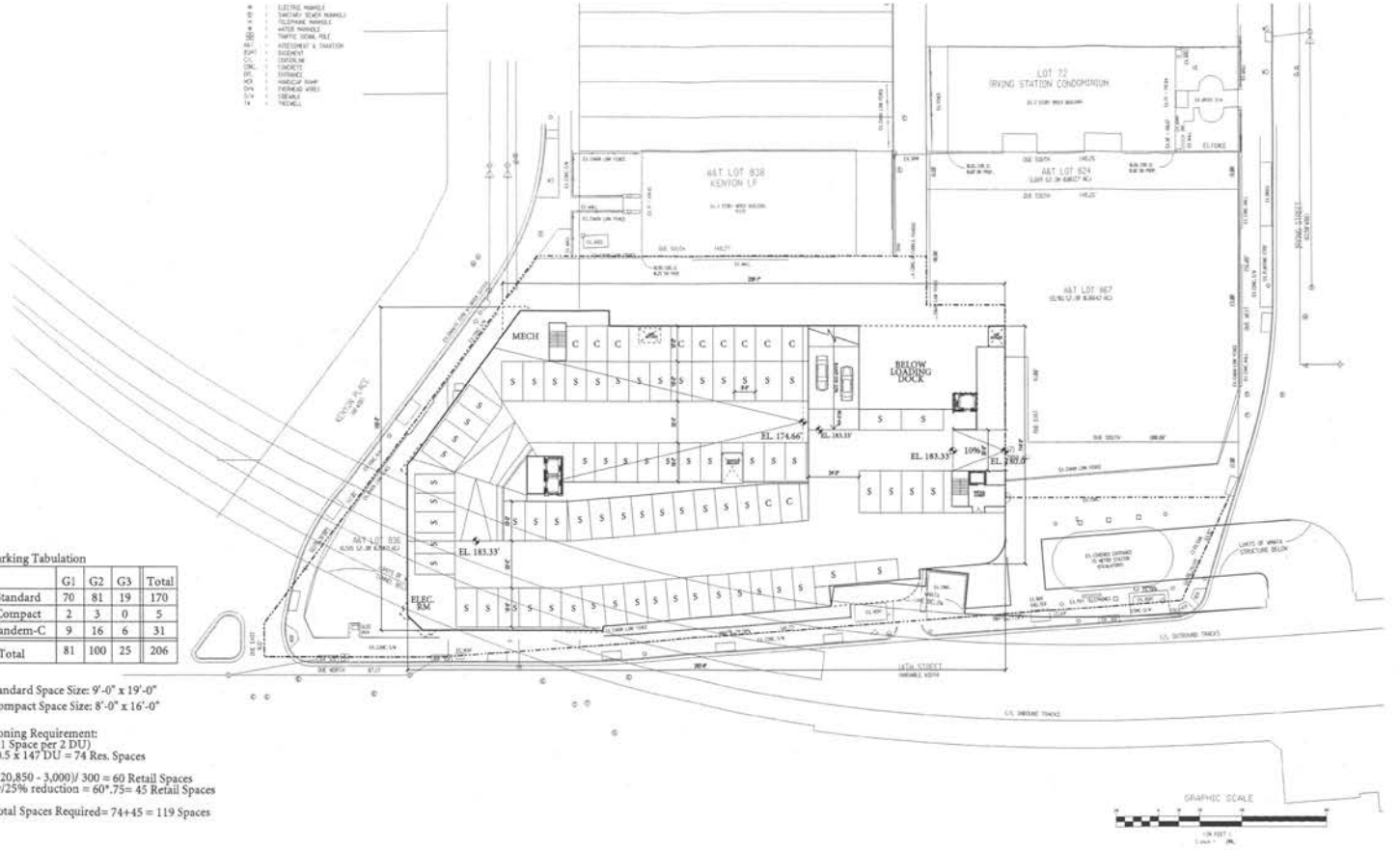
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COLUMBIA HEIGHTS PLAZA



Parking Tabulation

	G1	G2	G3	Total
Standard	70	81	19	170
Compact	2	3	0	5
Tandem-C	9	16	6	31
Total	81	100	25	206

Standard Space Size: 9'-0" x 19'-0"
Compact Space Size: 8'-0" x 16'-0"

Zoning Requirement:
(1 Space per 2 DU)
0.5 x 147 DU = 74 Res. Spaces

(20,850 - 3,000)/ 300 = 60 Retail Spaces
w/25% reduction = 60*.75= 45 Retail Spaces

Total Spaces Required= 74+45 = 119 Spaces

GARAGE PLAN: LEVEL 1

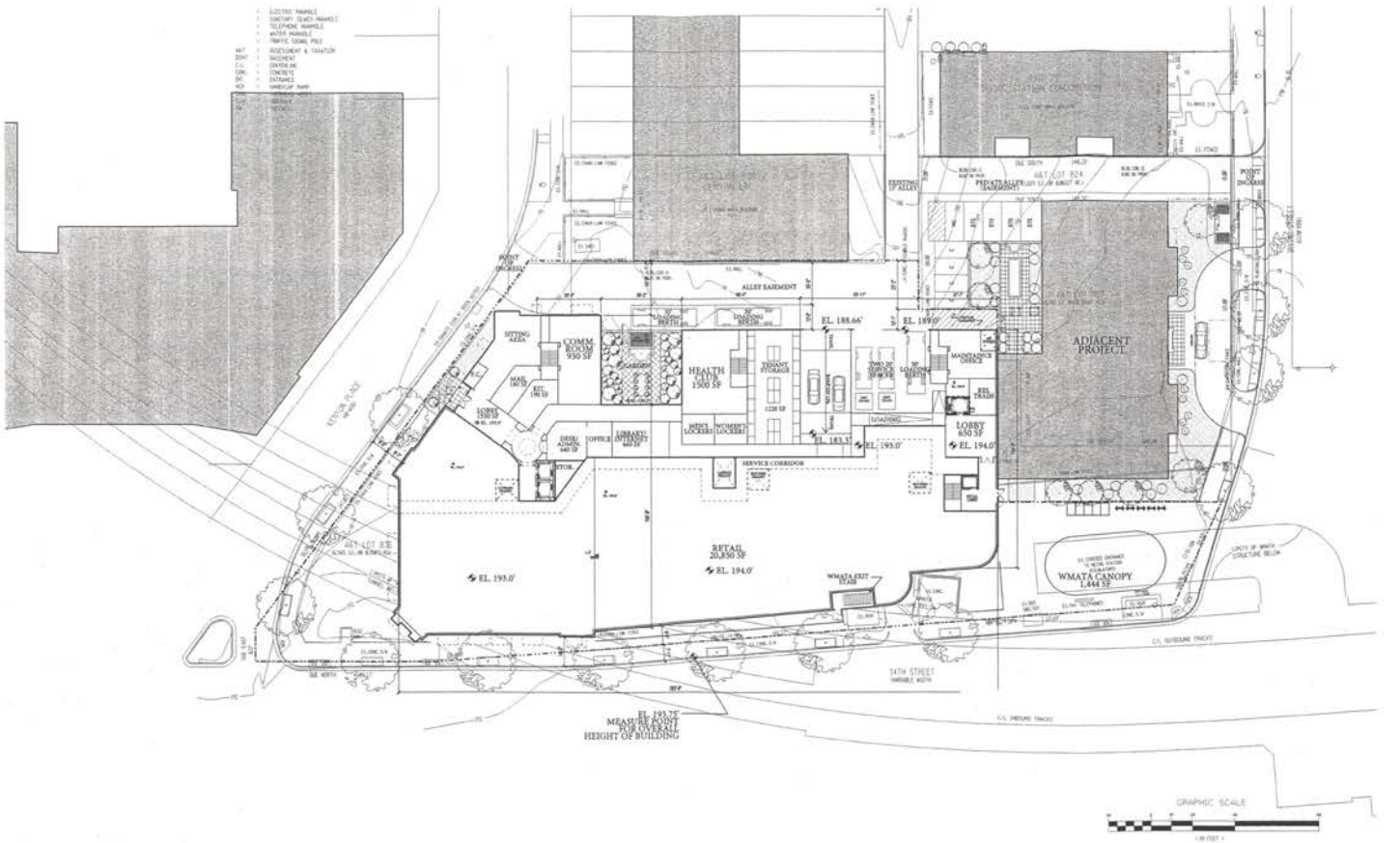
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COLUMBIA HEIGHTS PLAZA



GROUND FLOOR

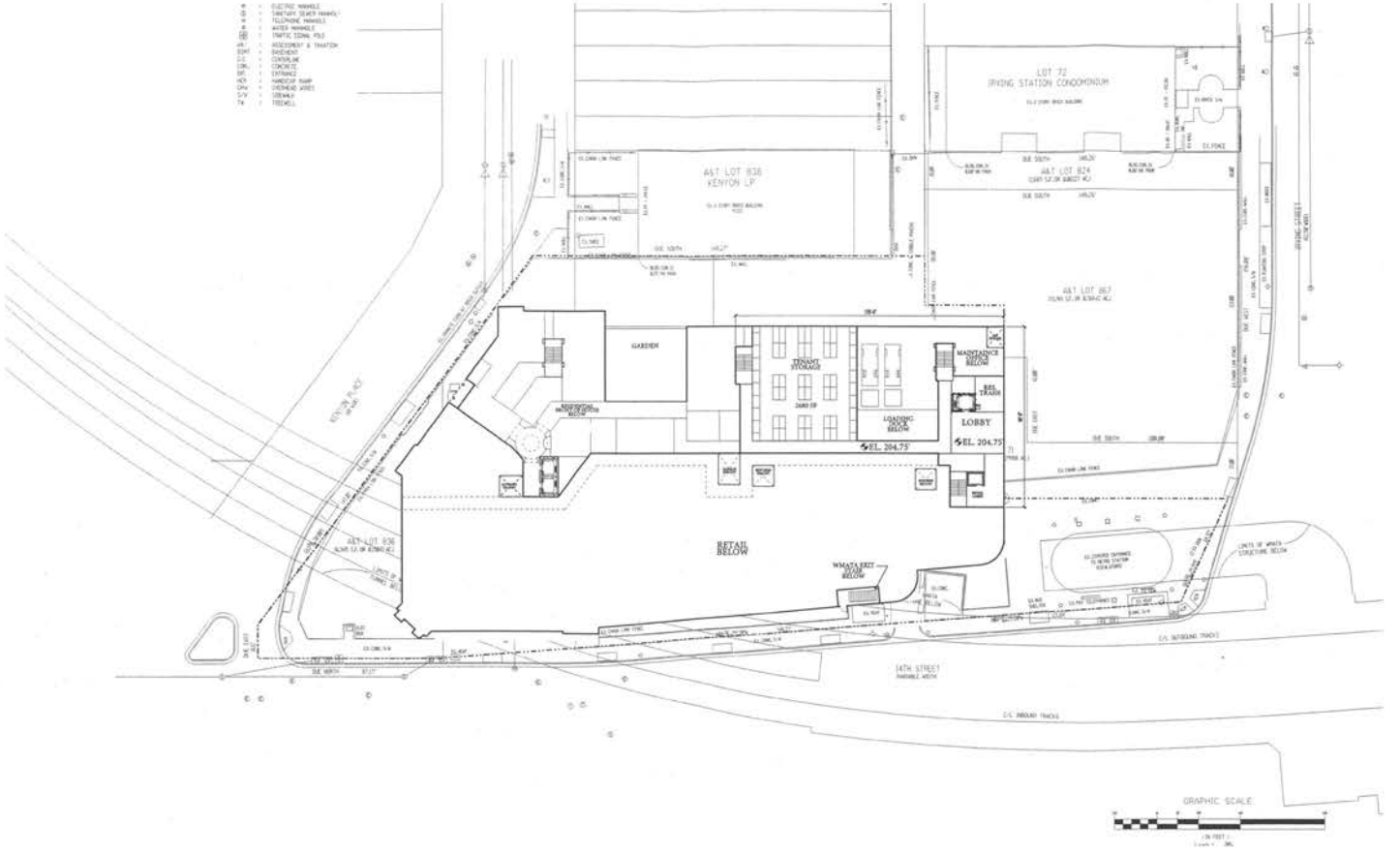
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GROUND FLOOR MEZZANINE

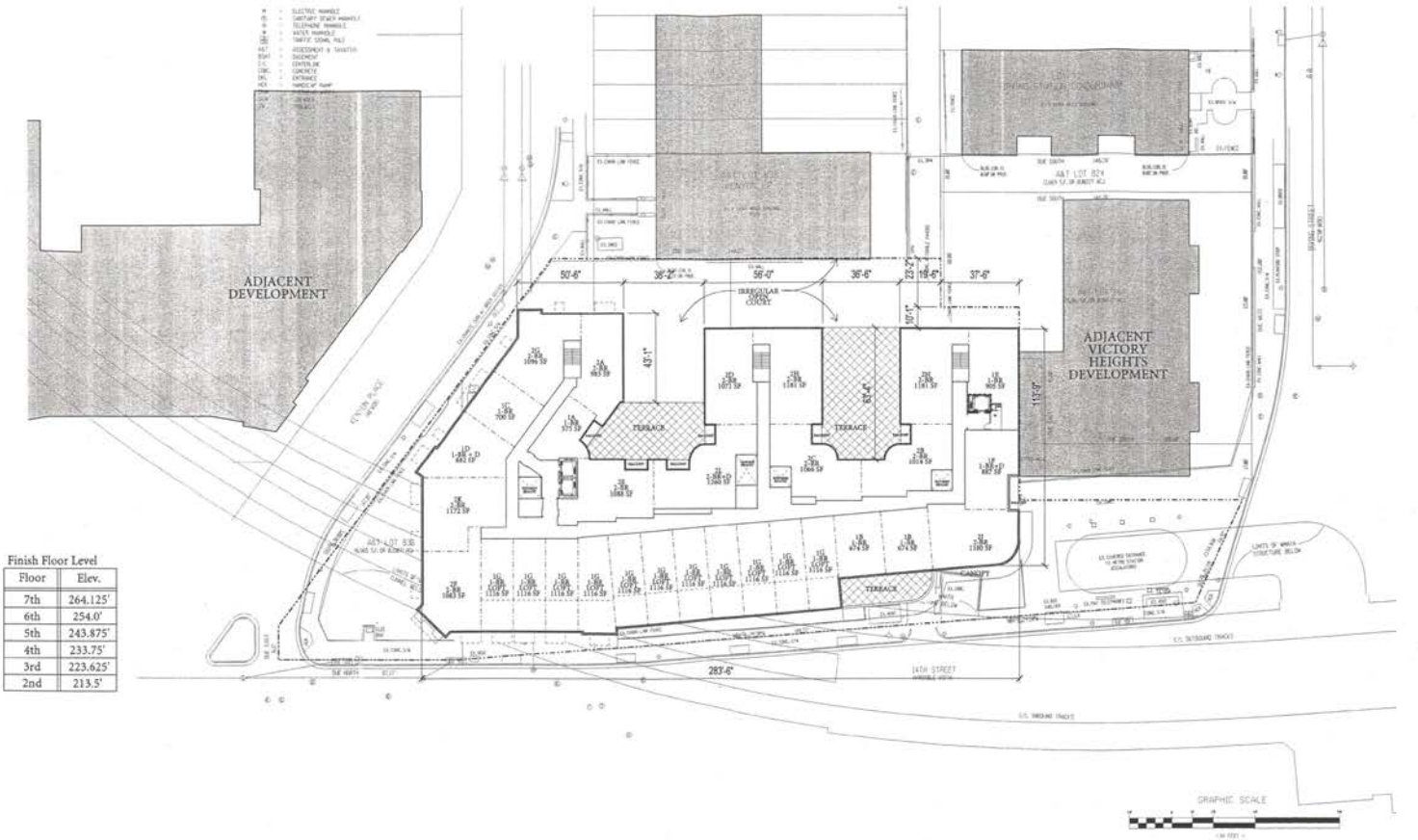
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A-09

APRIL 25, 2003

COLUMBIA HEIGHTS PLAZA



Finish Floor Level

Floor	Elev.
7th	264.125'
6th	254.0'
5th	243.875'
4th	233.75'
3rd	223.625'
2nd	213.5'

SECOND/TYPICAL FLOOR

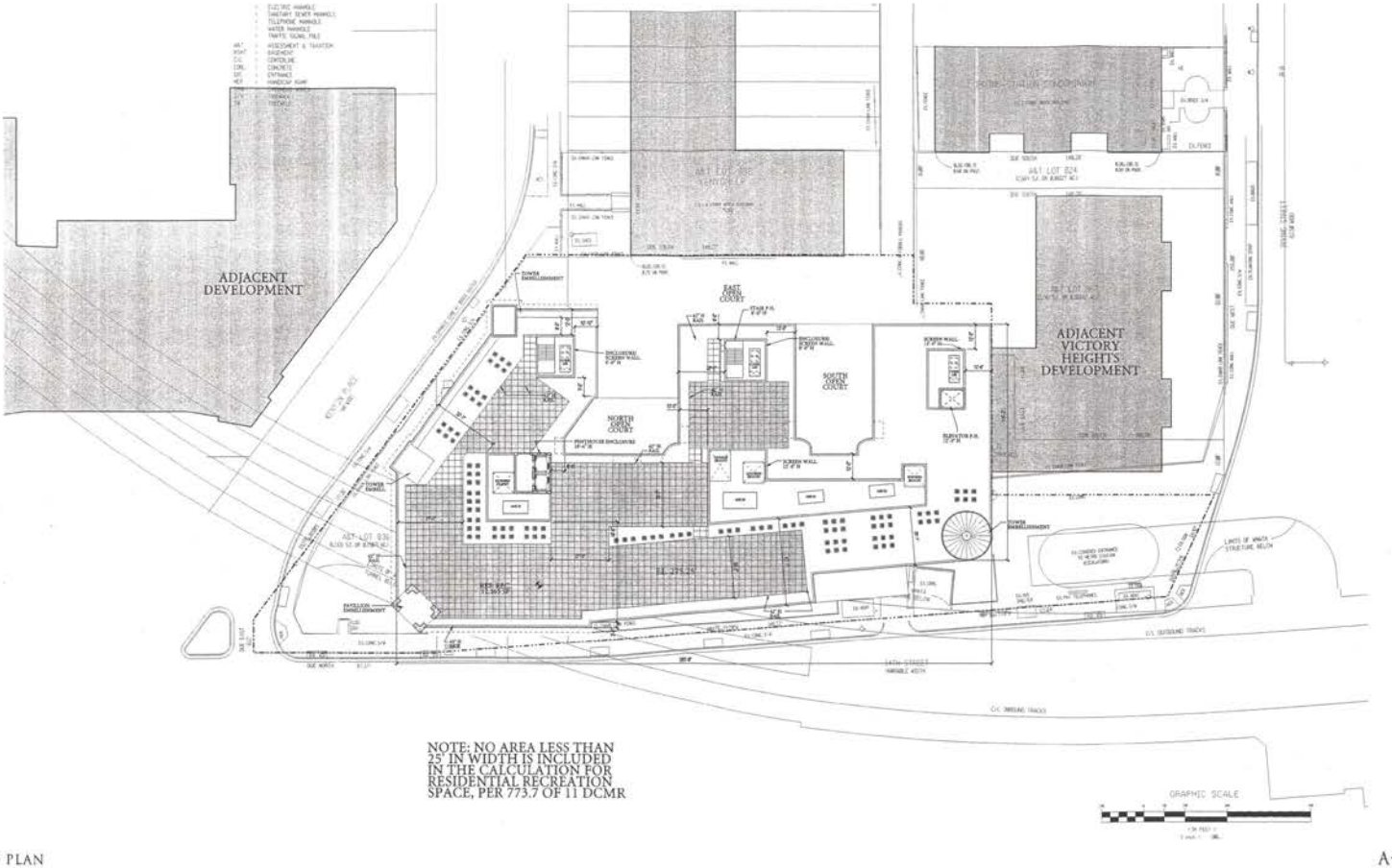
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COLUMBIA HEIGHTS PLAZA



NOTE: NO AREA LESS THAN 25' IN WIDTH IS INCLUDED IN THE CALCULATION FOR RESIDENTIAL RECREATION SPACE, PER 773.7 OF 11 DCMR

ROOF PLAN

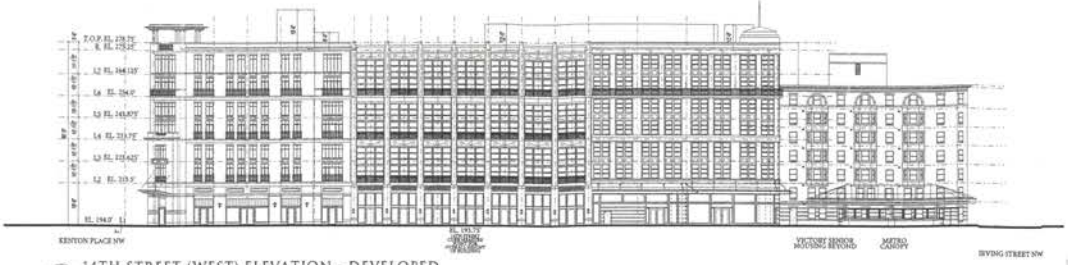
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COLUMBIA HEIGHTS PLAZA

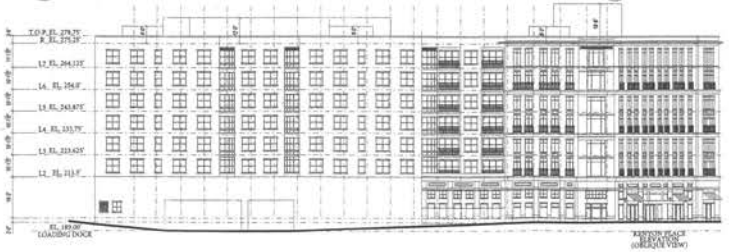


1 14TH STREET (WEST) ELEVATION - DEVELOPED

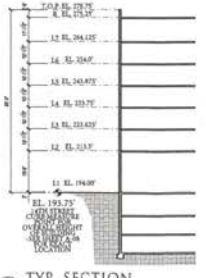


2 KENYON PL (NORTH) ELEVATION - DEVELOPED

4 IRVING STREET (SOUTH) ELEVATION



3 ALLEY (EAST) ELEVATION



5 TYP. SECTION

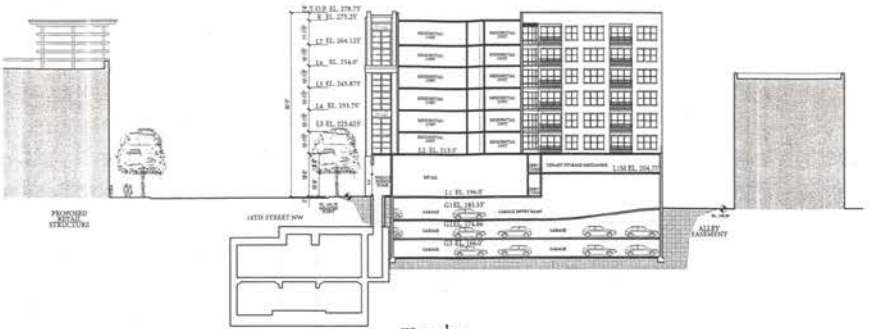
GRAPHIC SCALE

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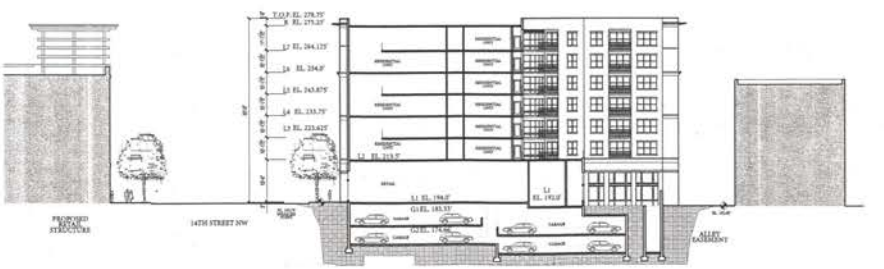
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COLUMBIA HEIGHTS PLAZA

A-12
APRIL 25, 2003



1 W-E TRANSVERSE SECTION AT SOUTH COURT



2 W-E TRANSVERSE SECTION AT NORTH COURT

GRAPHIC SCALE

A-13

APRIL 25, 2003

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