

AN APPLICATION TO THE BOARD OF ZONING ADJUSTMENT FOR:
1000 S. CAPITOL STREET, SE

11 AUGUST 2015

PROJECT LOCATION:

1000 S. CAPITOL ST, SE
WASHINGTON DC 20003
SQUARE: 697 LOT: 46

OWNER:

LERNER SOUTH CAPITOL STREET J.V.
2000 TOWER OAKS BLVD, 8TH FLOOR
ROCKVILLE, MD 20852

ARCHITECT:

SHALOM BARANES ASSOCIATES
1010 WISCONSIN AVE NW, SUITE 900
WASHINGTON, DC 20007

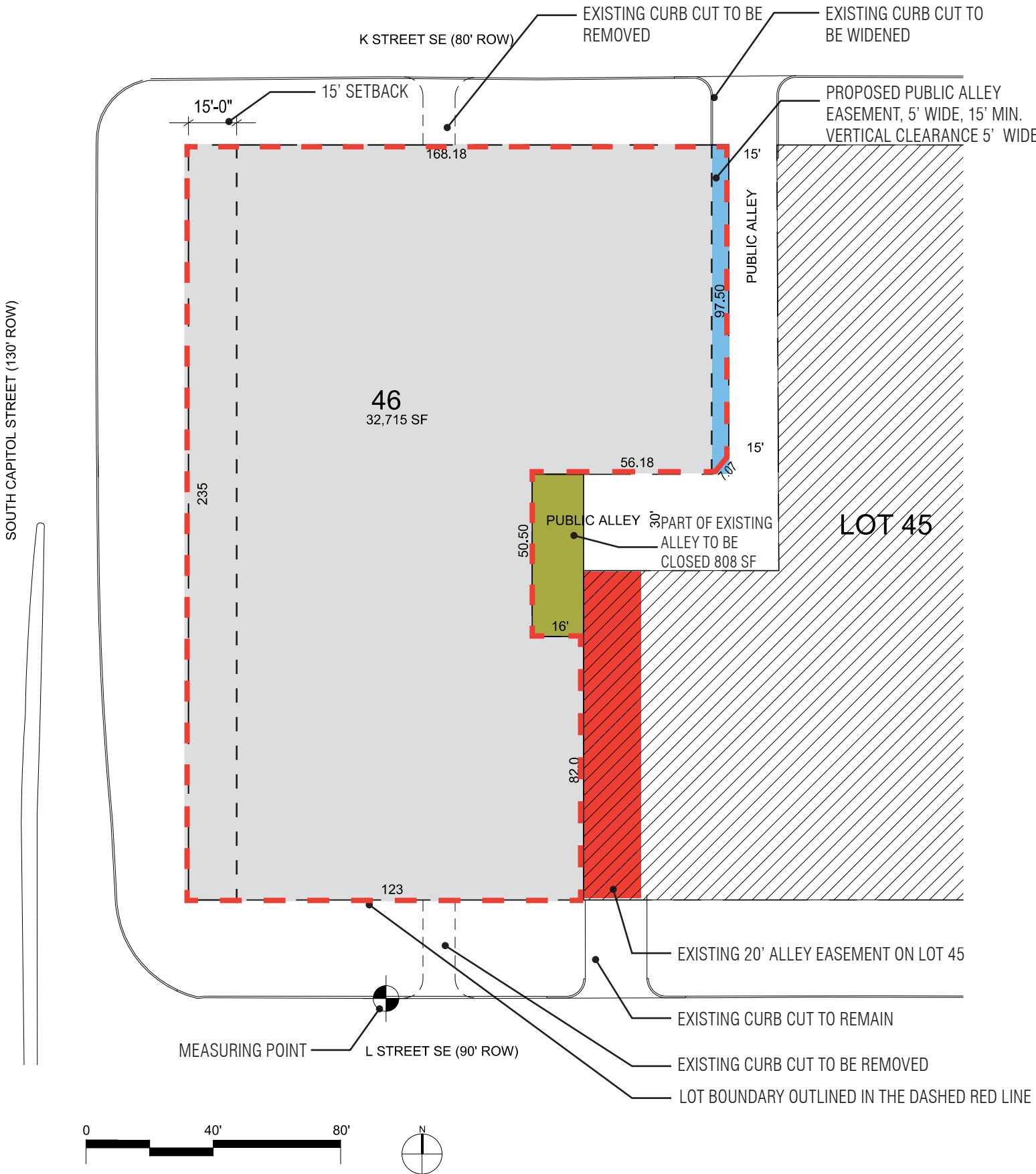
LAND USE COUNSEL:

HOLLAND + KNIGHT LLC
800 17TH ST NW, SUITE 1100
WASHINGTON DC 20006

LIST OF SHEETS:

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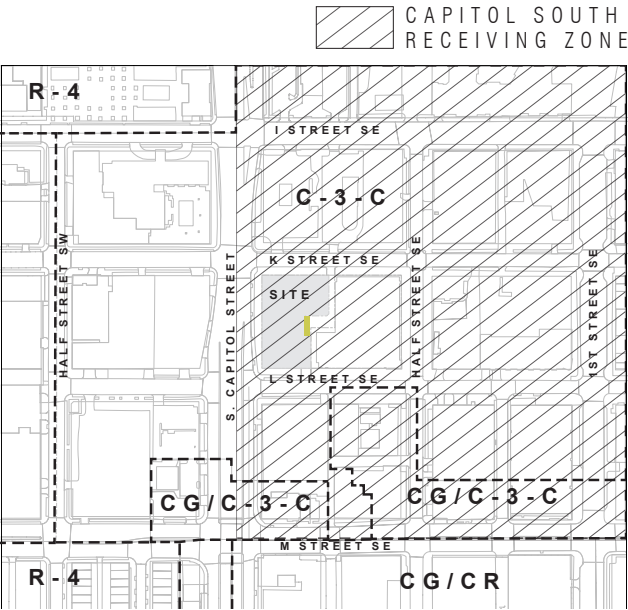
SQUARE:	697	
LOT:	46	
ZONE:	C-3-C / CAPITOL SOUTH RECEIVING ZONE	
	Lot 46	32,715
	Alley	808
SITE AREA:	33,523	
STREET WIDTHS:		
	SOUTH CAPITOL STREET	130'
	L STREET, SE	90'
	K STREET, SE	80'
		(USED FOR HEIGHT ACT COMPLIANCE)
		(USED FOR MEASURING POINT LOCATION)
		(USED FOR REAR YARD MEASUREMENT)
VERTICAL HEIGHTS:		
	MEASURING POINT:	23.5'
	MAIN ROOF PARAPET:	153.5'
	ROOF STRUCTURE PARAPET:	171.5'
		(ASSUME BASED ON DC GIS INFORMATION)
		(130' ABOVE THE MEASURING POINT)
		(18.5' ABOVE THE MAIN ROOF)

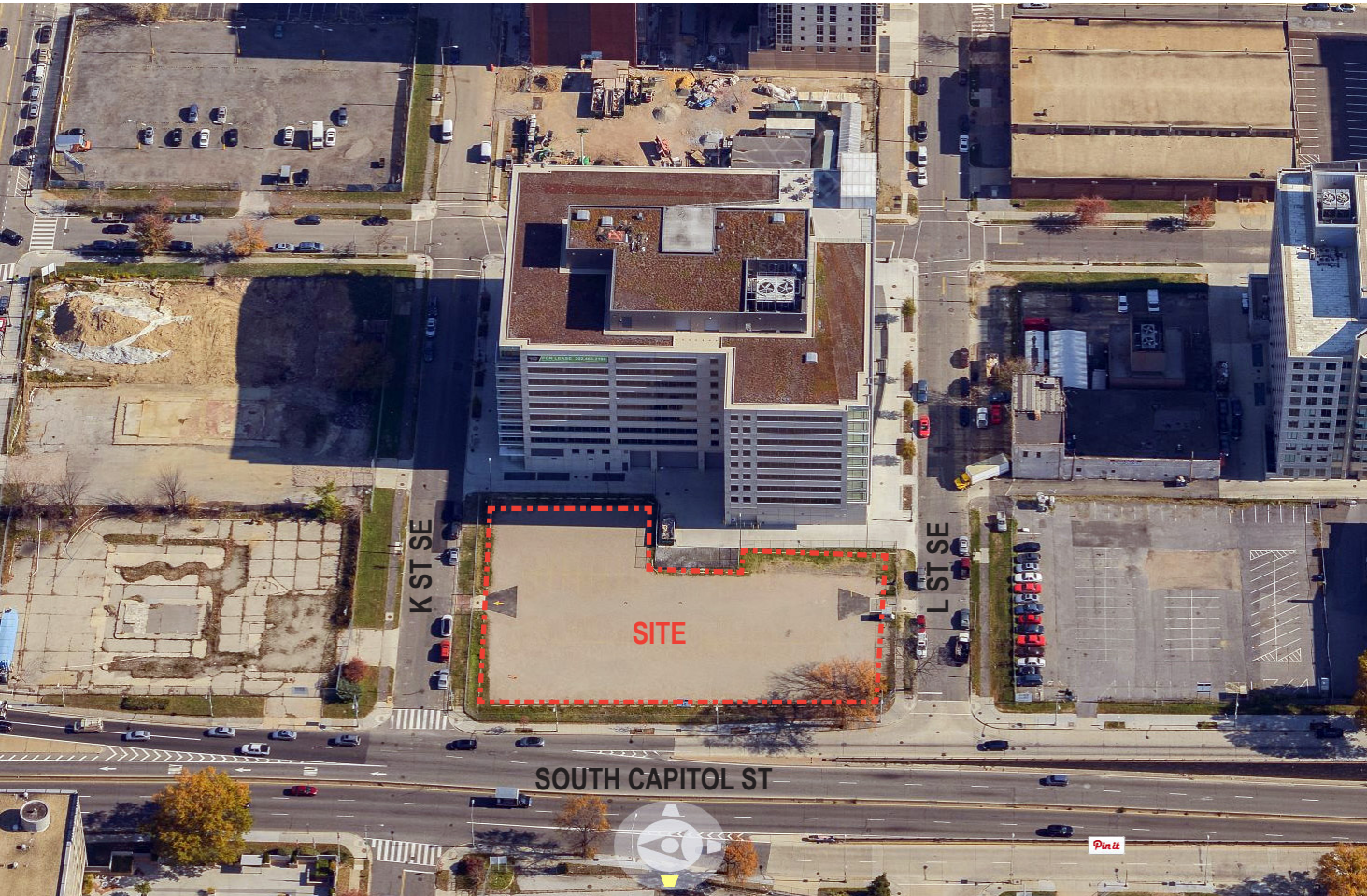
	C-3-C ALLOWABLE		PROVIDED
	MATTER OF RIGHT	WITH TRANSFER DEVELOPMENT RIGHTS (TDR's)	
FAR:	6.5	10.0	9.55
GROSS FLOOR AREA:	217,900	335,230	320,000 Max
LOT OCCUPANCY %	100%	100%	90%
BUILDING HEIGHT:	90'	130'	130'
REQUIRED SETBACKS:*	REAR YARD= 2.5"/FT OF BUILDING HEIGHT	REAR YARD= 2.5"/FT OF BUILDING HEIGHT	REAR YARD MEASURED OFF OF THE CENTER OF K STREET, SE = 40'
ROOF STRUCTURE HEIGHT:	18.5'	18.5'	18.5'
ROOF STRUCTURE NUMBER:	1 PER ELEVATOR CORE	1 PER ELEVATOR CORE	2 WITH 1 ELEVATOR CORE (BZA RELIEF REQUESTED)
ROOF STRUCTURE SETBACK:	1:1	1:1	LESS THAN 1:1 NOT FRONTING A PUBLIC WAY (BZA RELIEF REQUESTED)
PARKING**:	RESIDENTIAL: 1 FOR EACH 4 DWELLING UNITS RETAIL: LESS 3,000 SF, 1 PER 750 SF	RESIDENTIAL: 1 FOR EACH 4 DWELLING UNITS RETAIL: LESS 3,000 SF, 1 PER 750 SF	RESIDENTIAL: 225 Max
RESIDENTIAL LOADING:	1 BERTHS @ 55' 1 SERVICE @ 20'	1 BERTHS @ 55' 1 SERVICE @ 20'	1 BERTHS @ 30' IN LIEU OF 55' (REQUIRES BZA APPROVAL) 1 SERVICE @ 20'
COURTS:	39'-8" WIDTH REQUIRED	39'-8" WIDTH REQUIRED	91'
UNITS:			330 Units +/- 10%

* WHILE NOT CURRENTLY A ZONING REQUIREMENT, SETBACKS ALONG SOUTH CAPITOL STREET, CONSISTENT WITH CAPITOL GATEWAY OVERLAY REQUIREMENTS ARE ASSUMED. THE BUILDING IS SETBACK 15' FROM THE SOUTH CAPITOL STREET PROPERTY LINE, AND AN ADDITIONAL 1:1 SETBACK OCCURS ABOVE 110' IN BUILDING HEIGHT

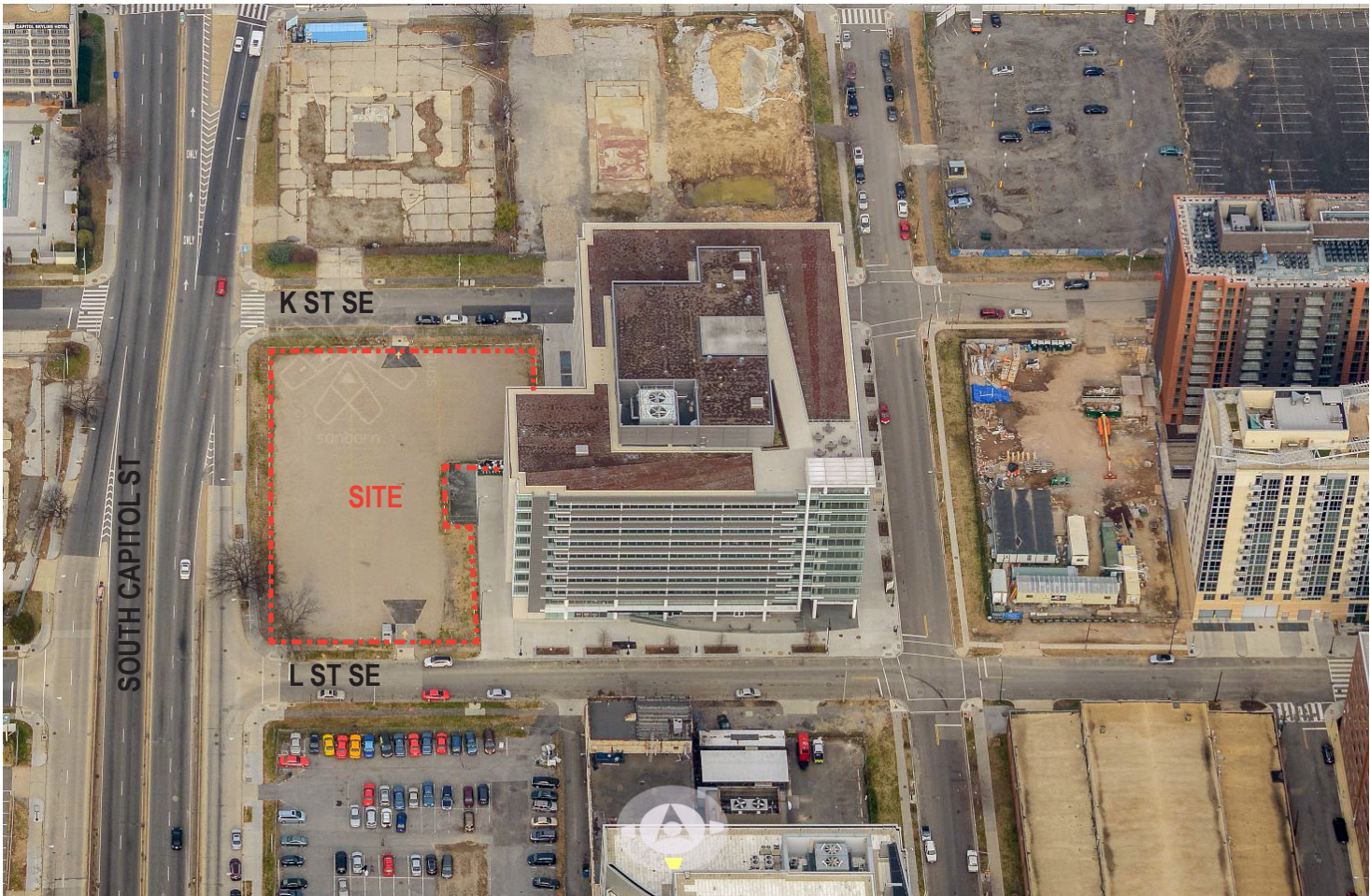
** PARKING MAY BE REDUCED TO NO LESS THAN THE ZONING REQUIREMENT.

- PROPOSED BUILDING SITE ON LOT 46
- PROPOSED PUBLIC ALLEY EASEMENT
- PROPOSED ALLEY CLOSING
- EXISTING ALLEY EASEMENT ON LOT 45





BIRDS EYE LOOKING EAST



BIRDS EYE LOOKING NORTH



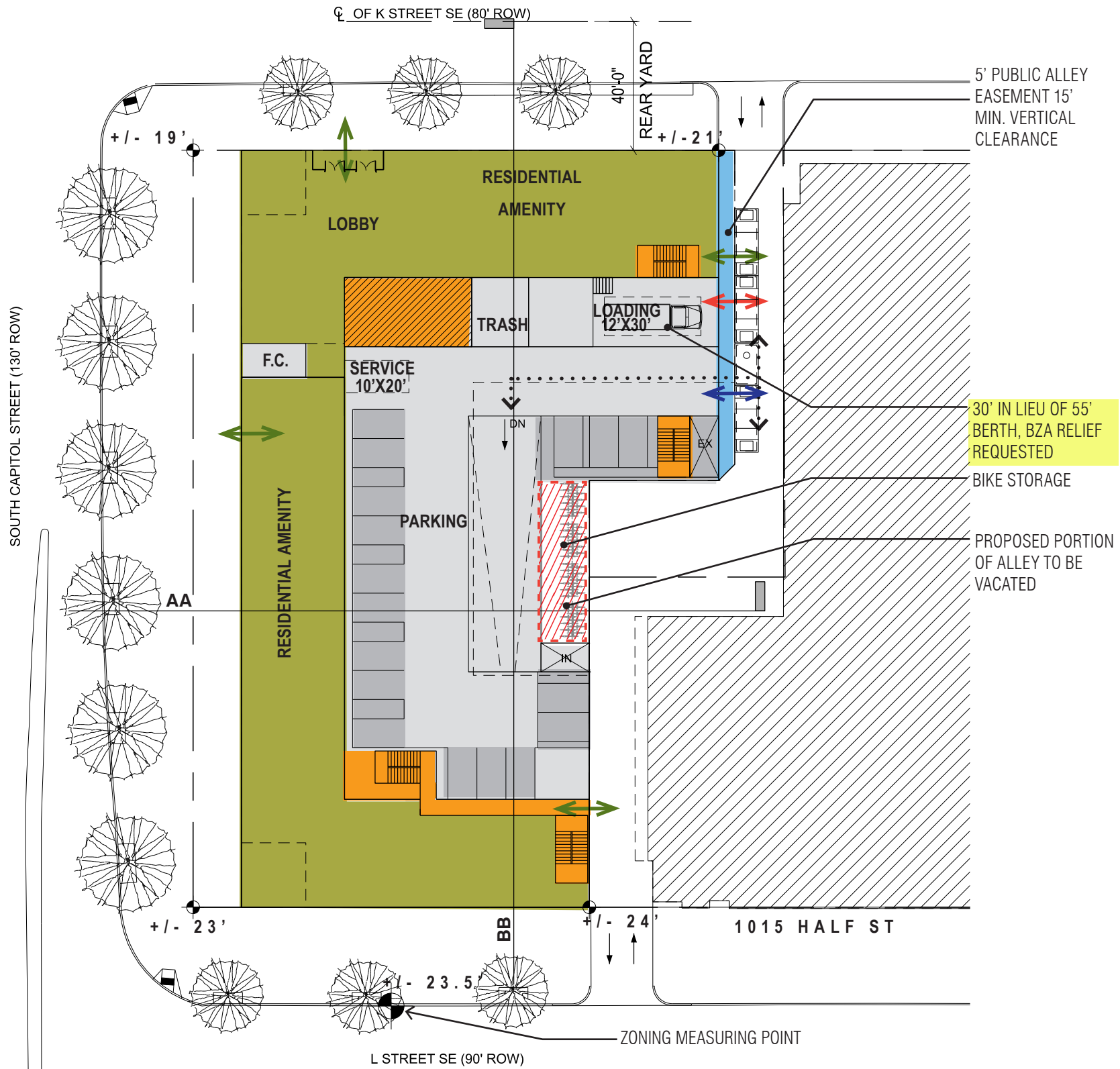
STREET VIEW LOOKING NORTH



STREET VIEW LOOKING SOUTH



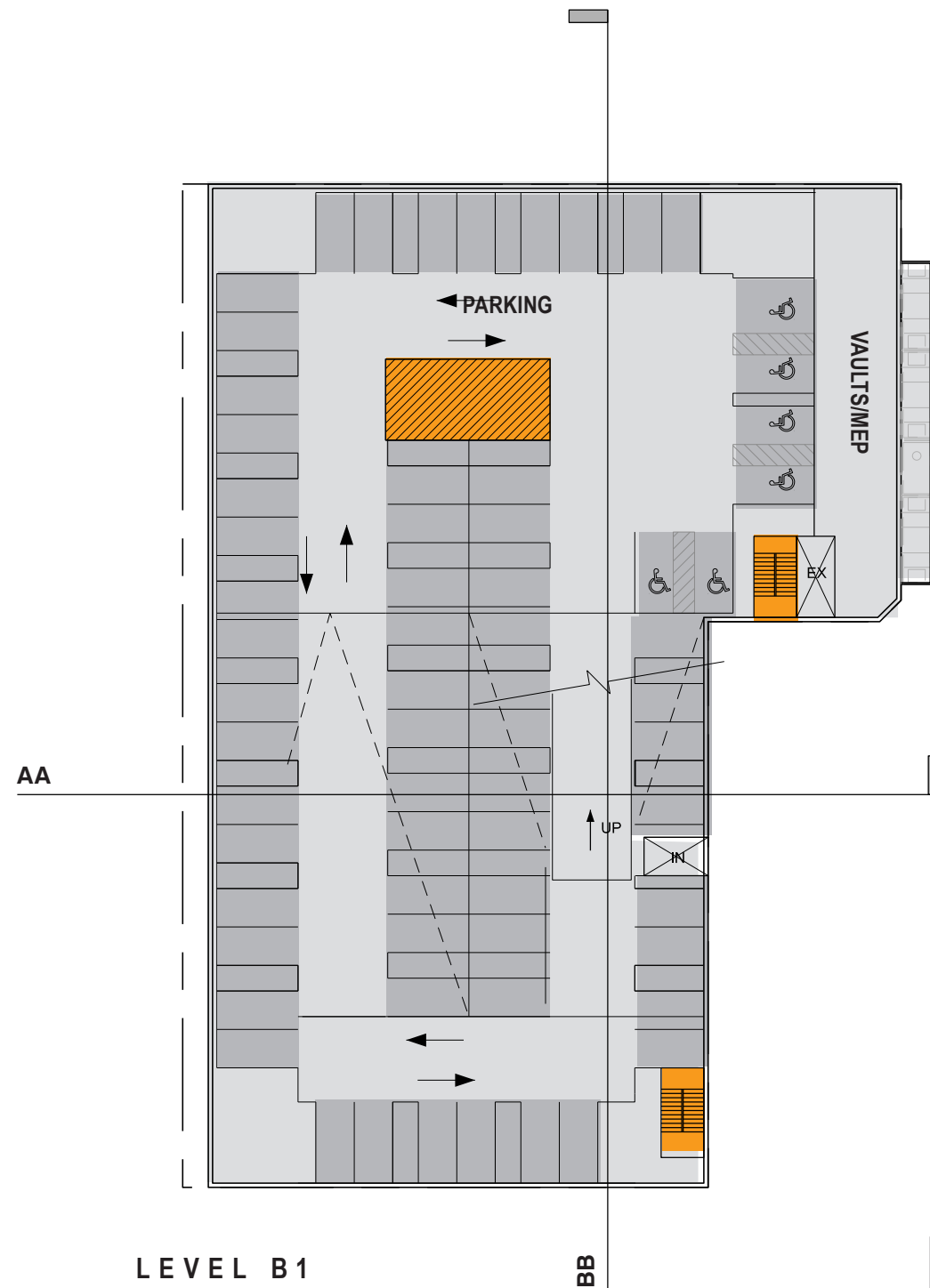
STREET VIEW LOOKING NORTHWEST



	GROSS FLOOR AREA	CELLAR FLOOR AREA
13	20,600	0
12	20,600	0
11	25,200	0
10	25,200	0
9	25,200	0
8	25,200	0
7	25,200	0
6	25,200	0
5	25,200	0
4	25,200	0
3	25,200	0
2	24,200	0
1	27,800	0
B1	0	32,100
B2	0	32,100
B3	0	32,100
TOTAL	320,000 (MAX)	96,300

NOTES:
SIZES AND LOCATIONS OF DOORS, WINDOWS, INTERIOR PARTITIONS, INTERIOR STAIRS, ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

STREETSCAPE DESIGN TO COMPLY WITH SOUTH CAPITOL STREET PLAN AND DDOT STANDARDS.

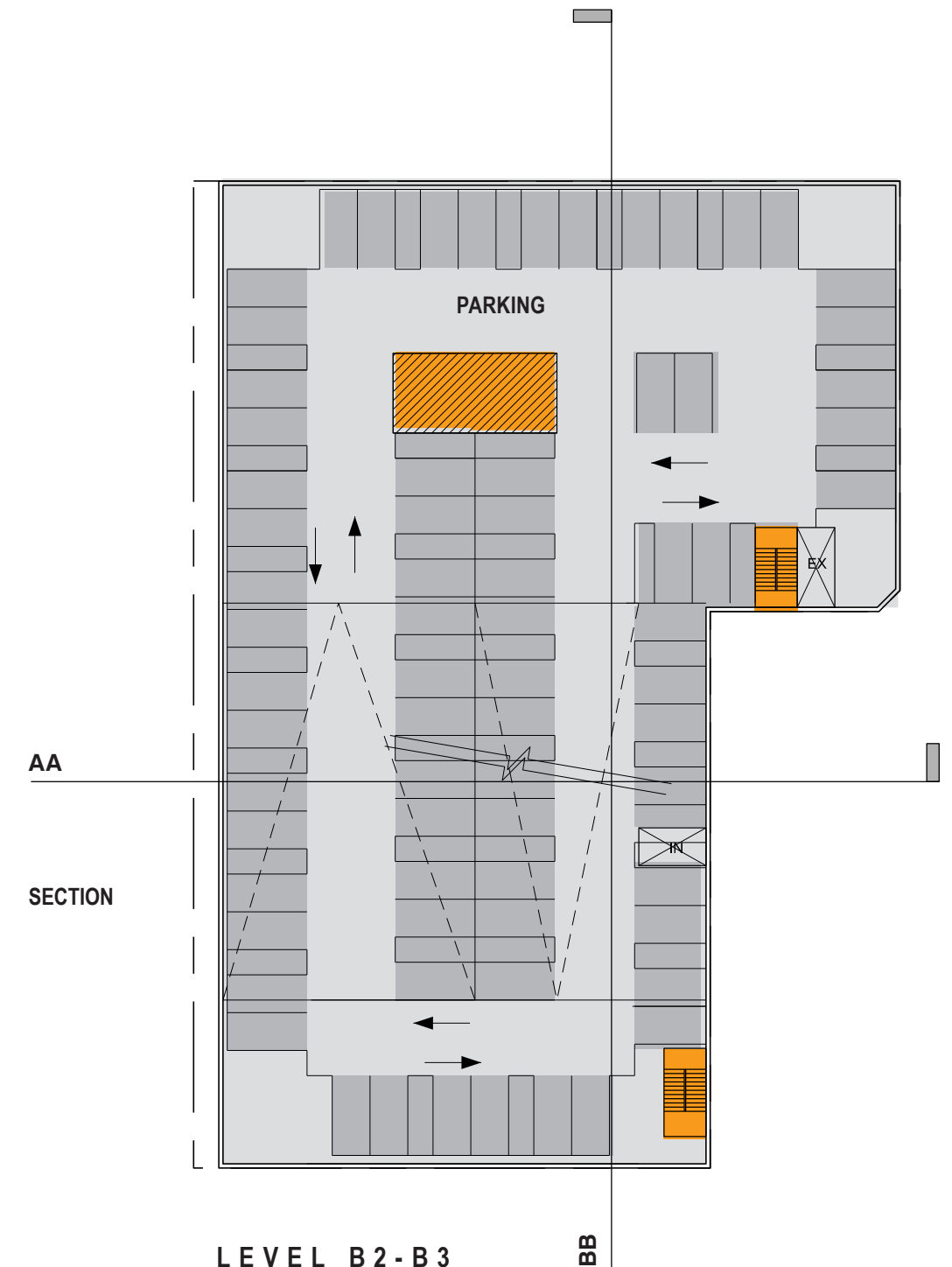
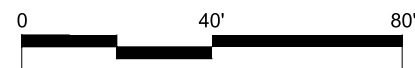


PARKING SPACES

GROUND	17
B1	66
B2	71
B3	71
TOTAL	225

MAX

NOTES:
PARKING COUNT BASED ON .6 SPACES/
UNIT



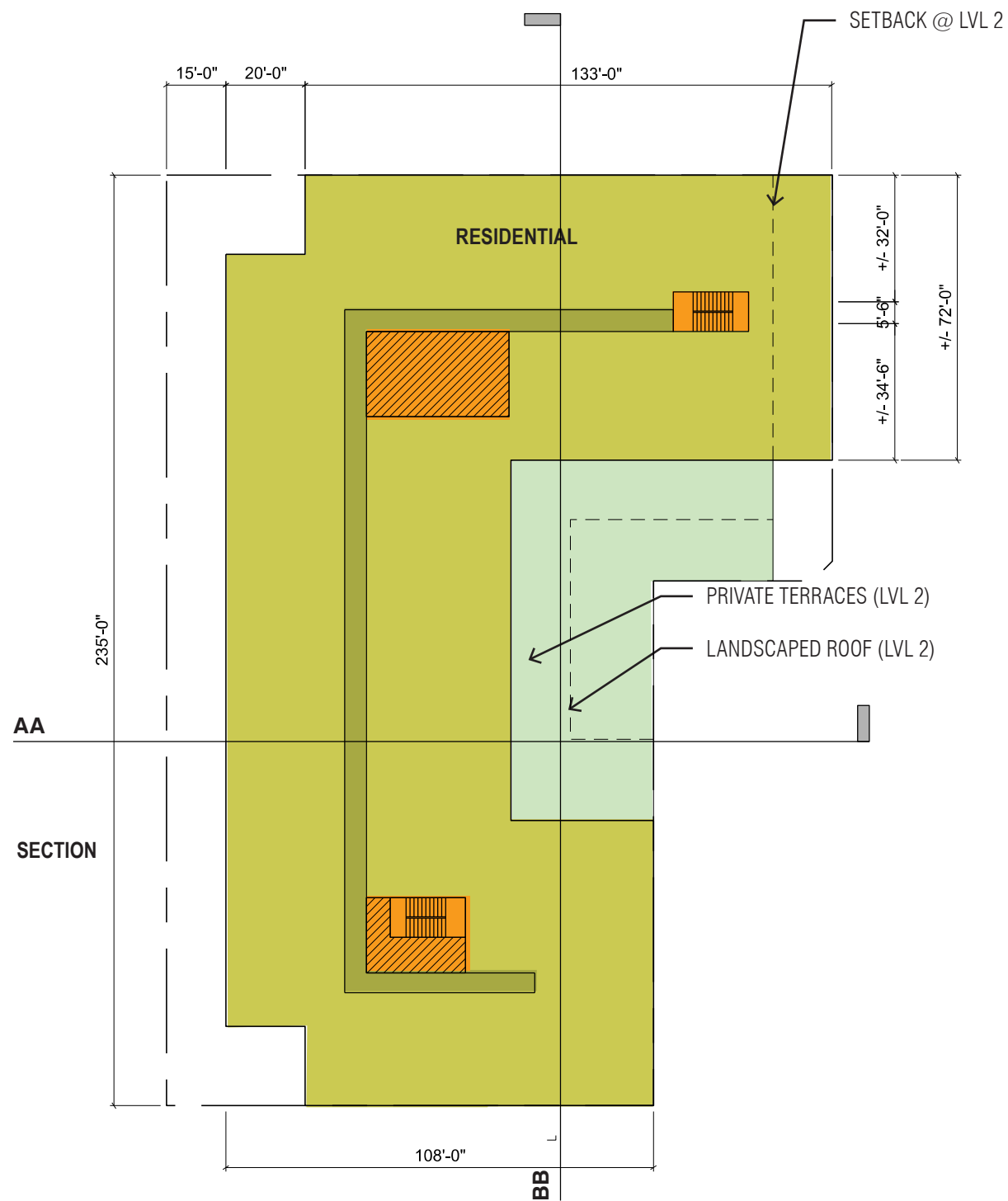
NOTES:
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PARKING SPACE LAYOUT IS ALSO SHOWN FOR ILLUSTRATIVE PURPOSES

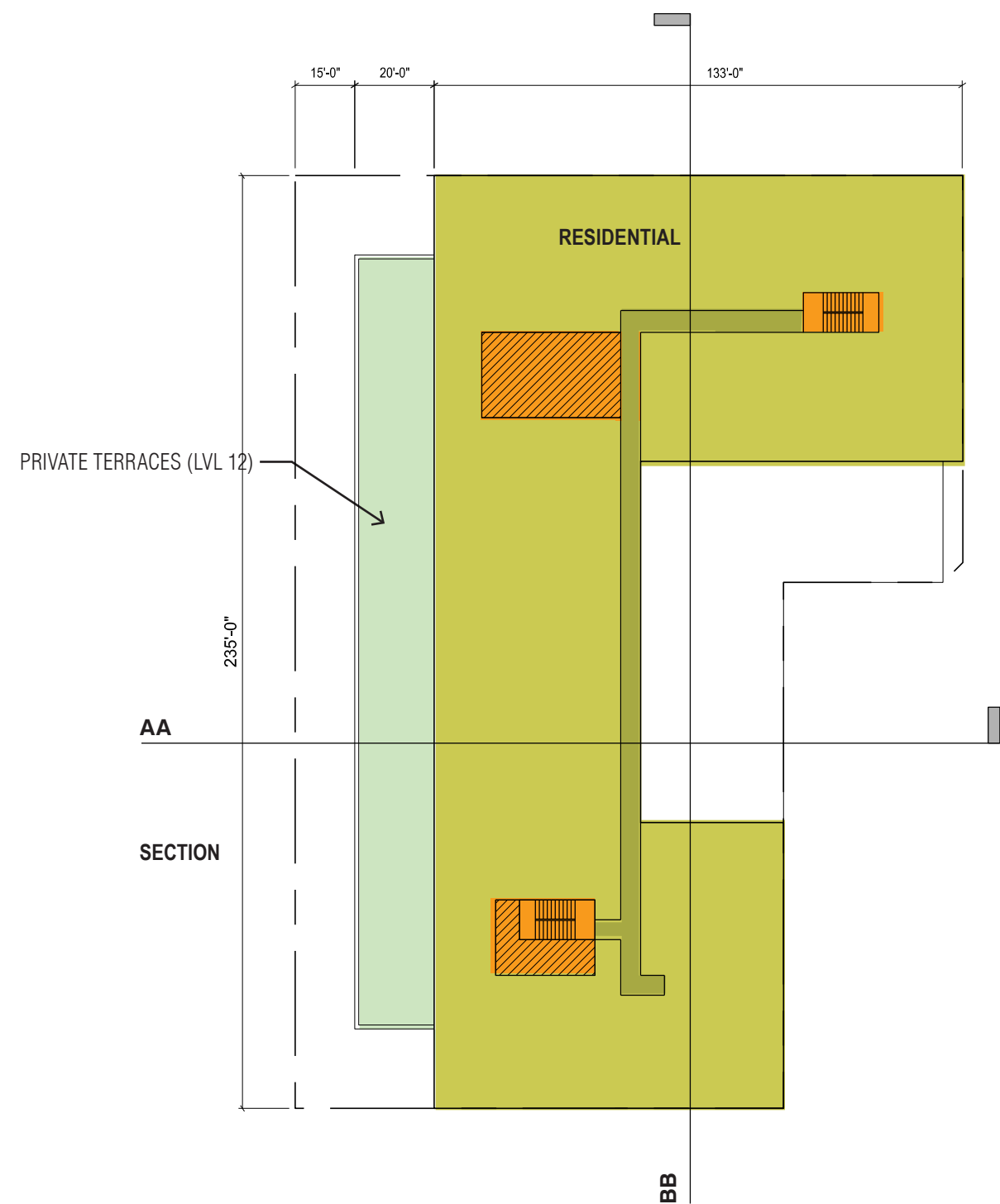
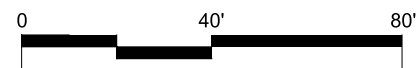
ALL STANDARD SPACES (S) ARE SHOWN AS A MINIMUM SIZE OF 9' WIDE BY 19' DEEP

ALL DRIVE AISLES ARE SHOWN AS A MINIMUM OF 20' WIDE

FLEXIBILITY IS REQUESTED TO PROVIDE UP TO 40% COMPACT SPACES

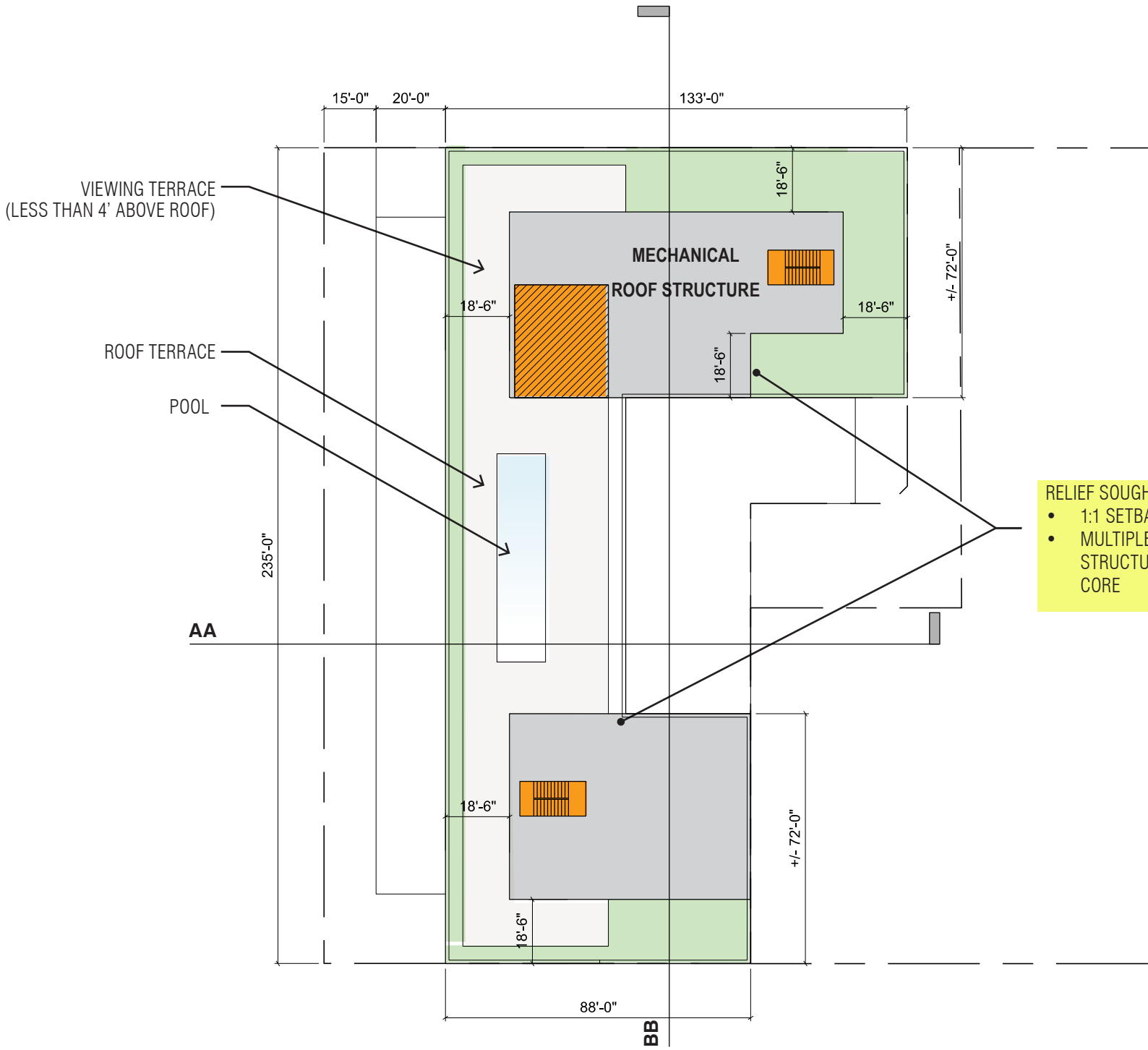


LEVEL 2-11



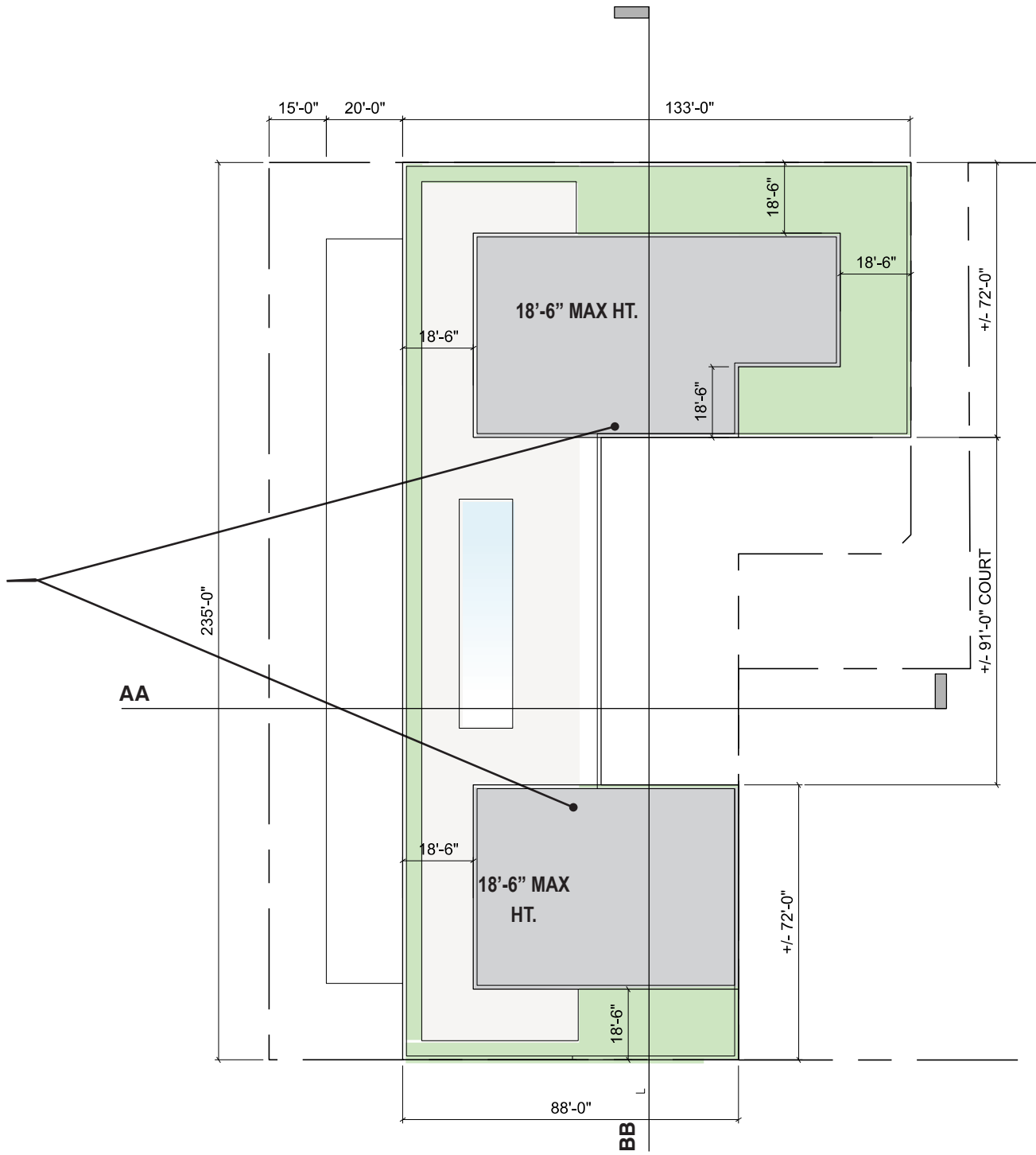
LEVELS 12-13

NOTES:
SIZES AND LOCATIONS OF DOORS, WINDOWS, INTERIOR PARTITIONS, INTERIOR STAIRS,
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RELIEF SOUGHT:

- 1:1 SETBACK
- MULTIPLE ROOF STRUCTURES/1 ELEVATOR CORE

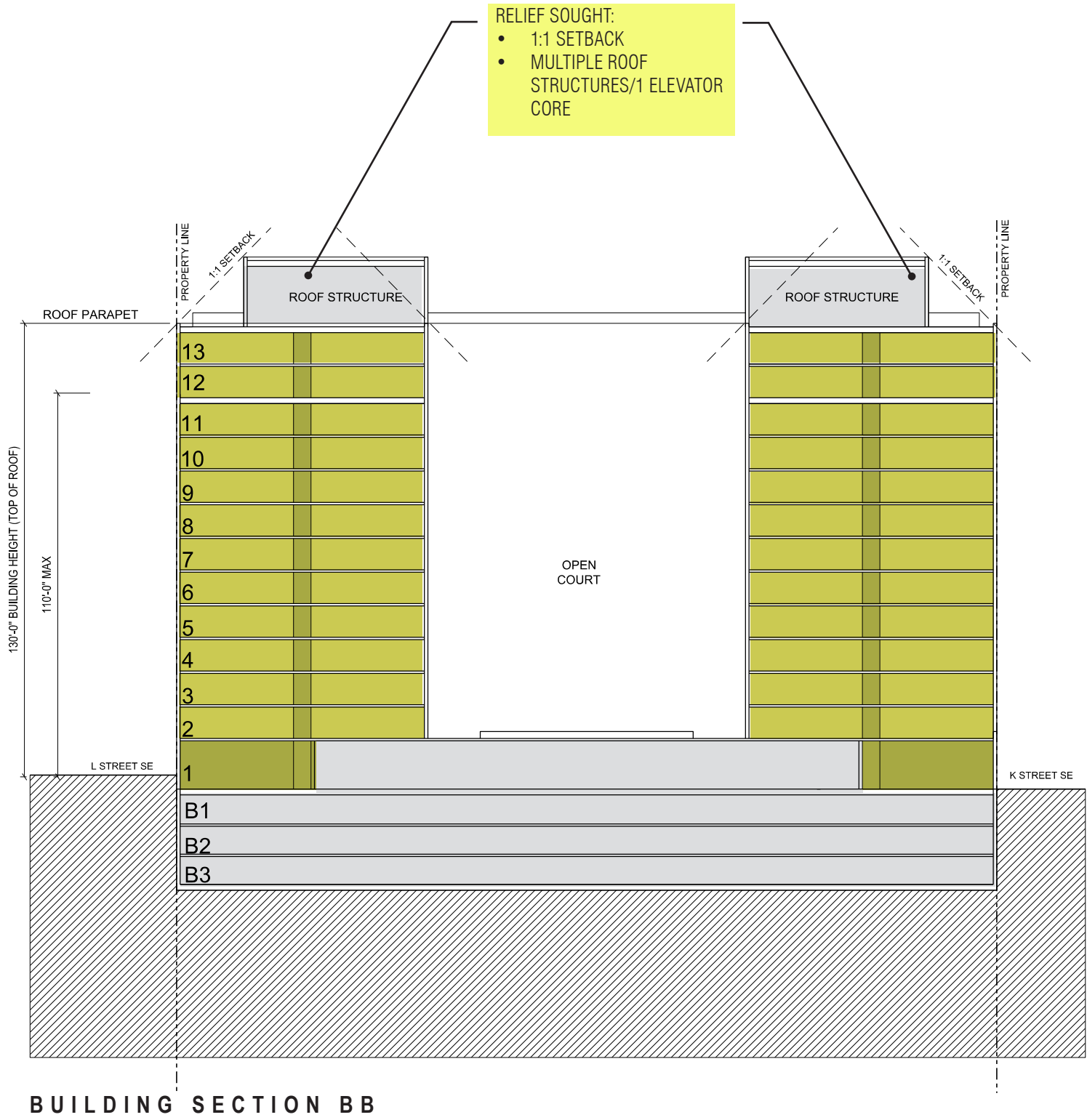
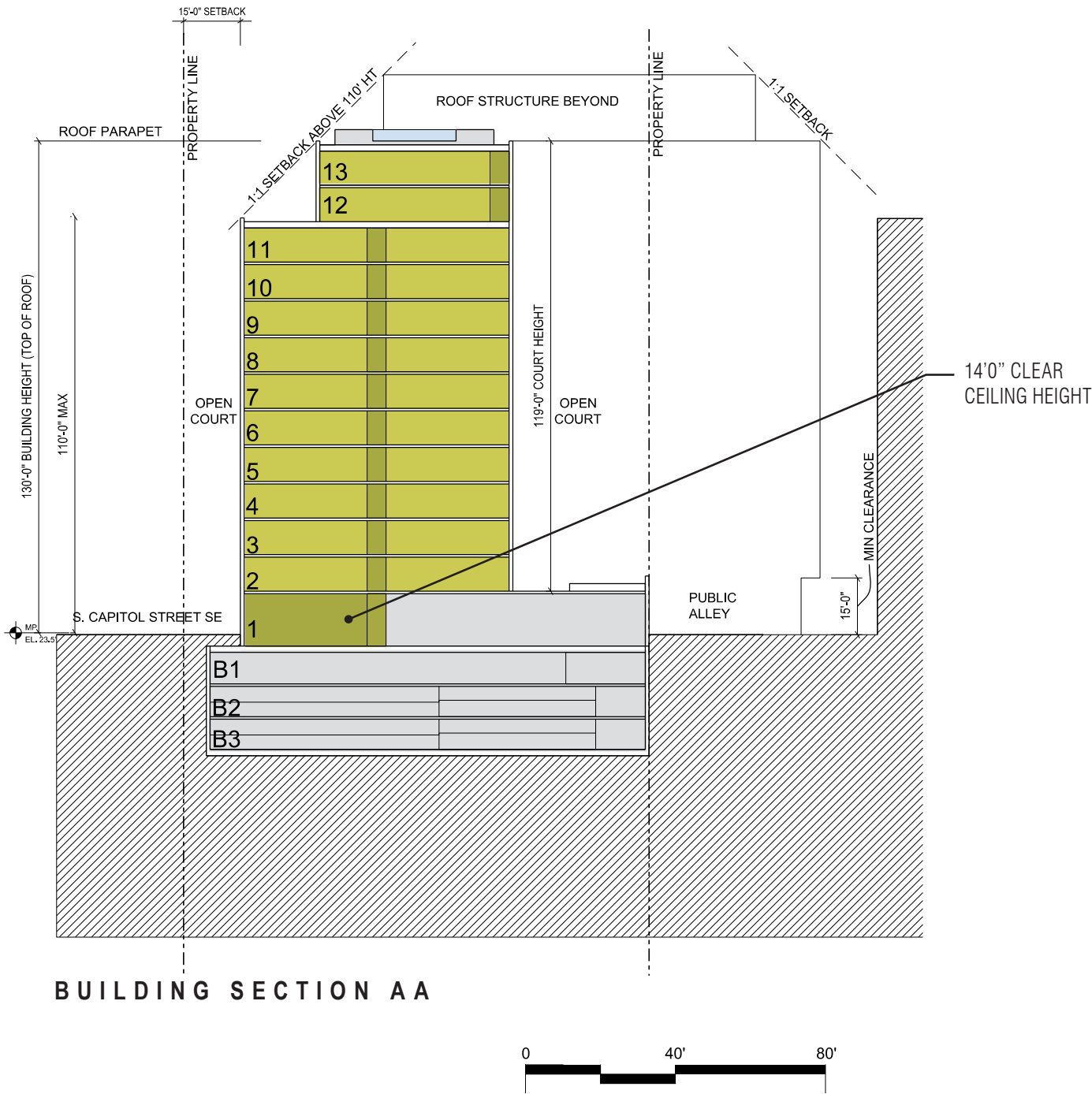


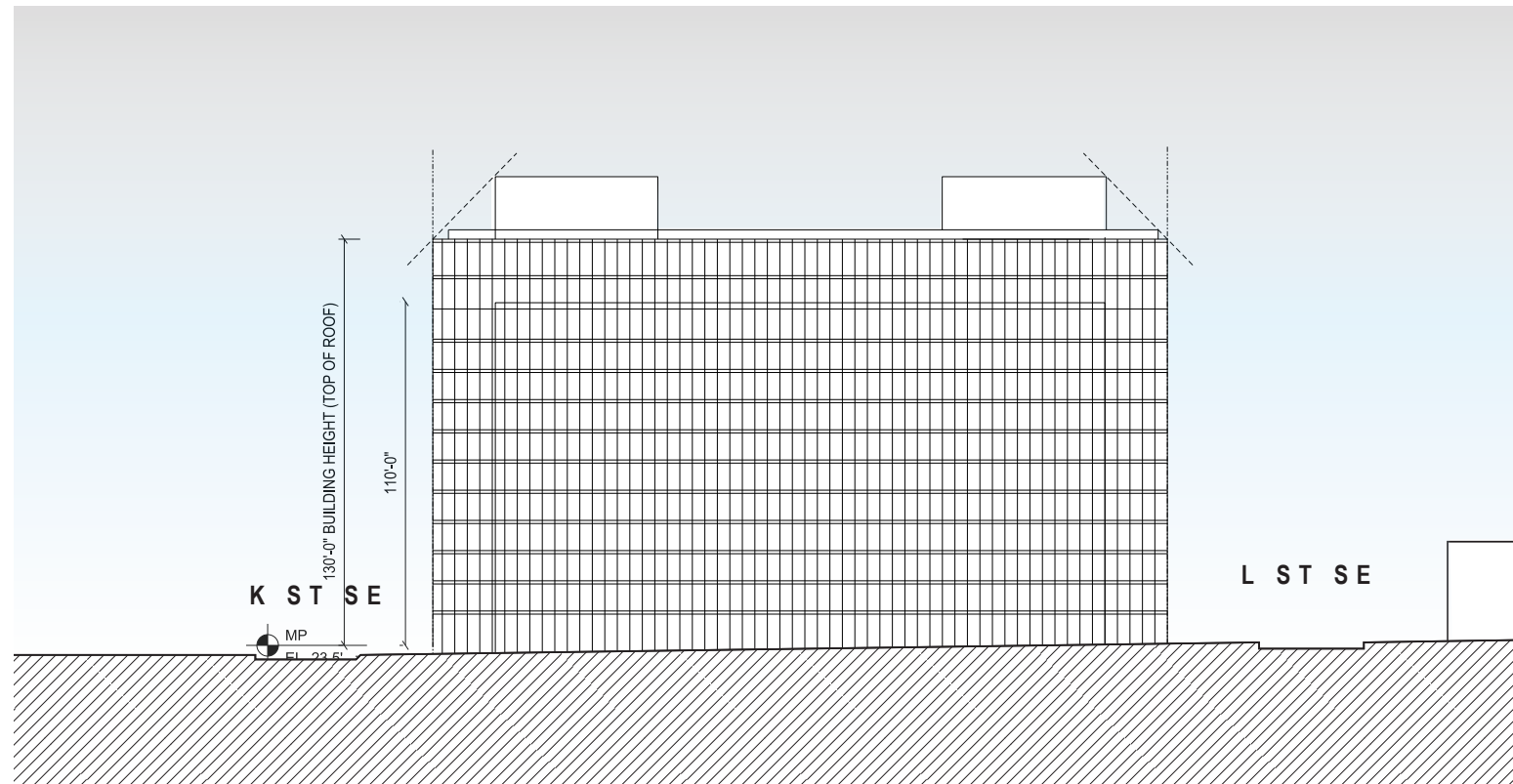
PENTHOUSE LEVEL

ROOF LEVEL

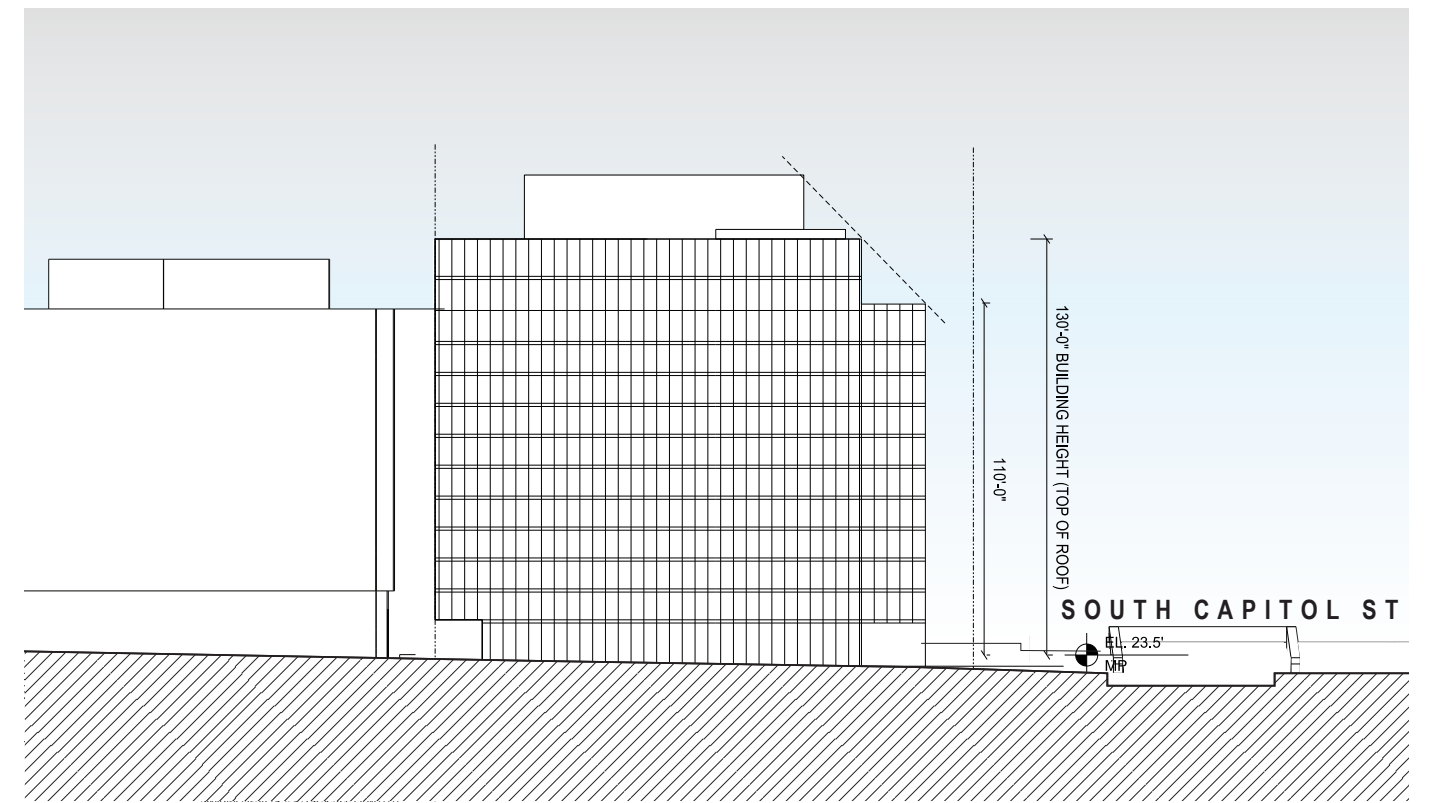
NOTES:
HOUSING FOR MECHANICAL EQUIPMENT SHALL BE SET BACK FROM ALL EXTERIOR WALLS
A DISTANCE AT LEAST EQUAL TO ITS HEIGHT ABOVE THE ROOF UPON WHICH IT IS LOCATED
(\$770.6). ALL ROOF STRUCTURES WILL BE SET BACK A MINIMUM OF 1:1, FINAL DIMENSIONS
MAY VARY.



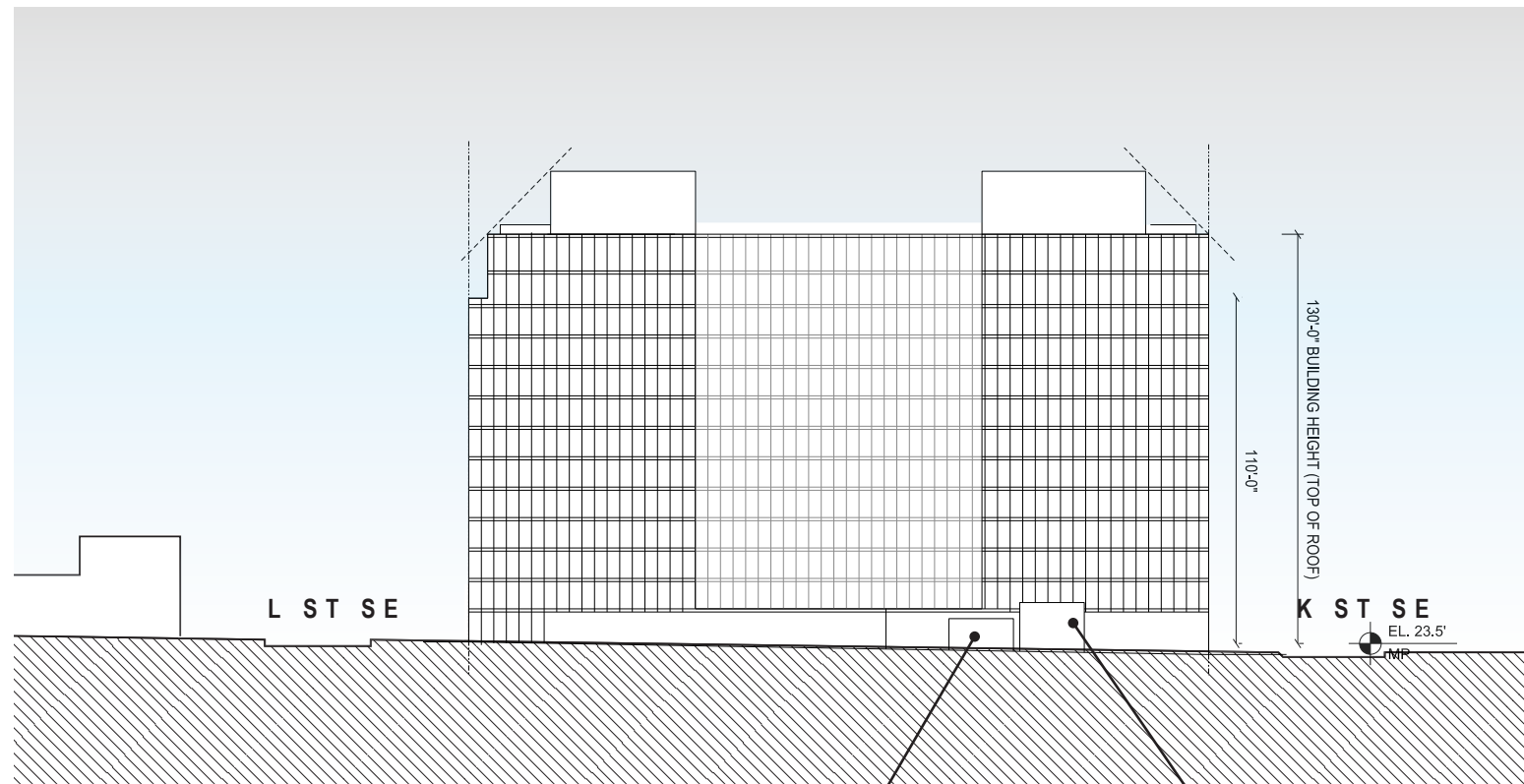




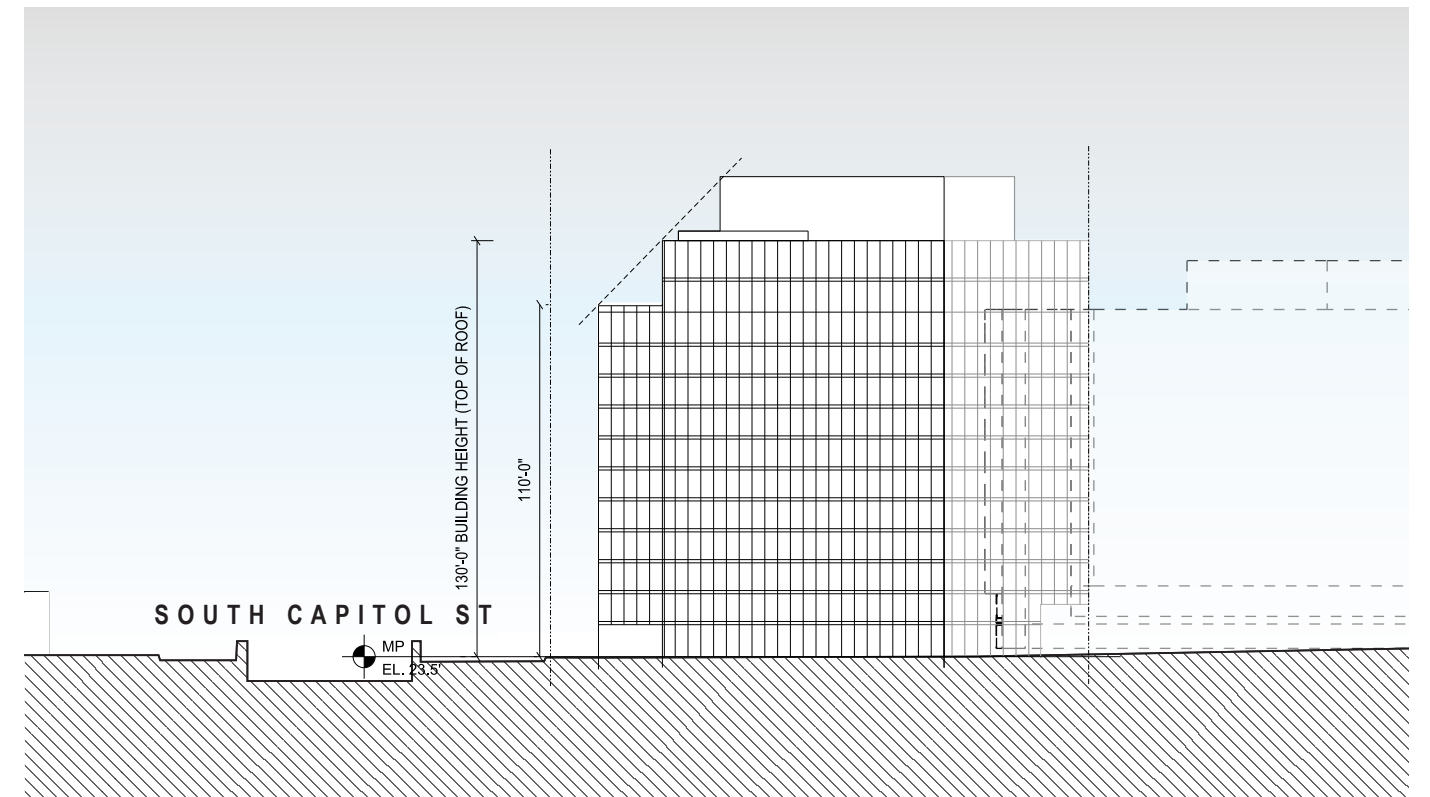
WEST ELEVATION (SOUTH CAPITOL ST)



NORTH ELEVATION (K ST SE)



EAST ELEVATION (PUBLIC ALLEY)



SOUTH ELEVATION (L ST SE)

PROPOSED BELOW GRADE
GARAGE ENTRANCE

PROPOSED LOADING
ENTRANCE

0' 60' 120'