

# Sursum Corda PUD

Second Stage PUD Application for Phase 1  
November 13, 2018



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## LANDSCAPE

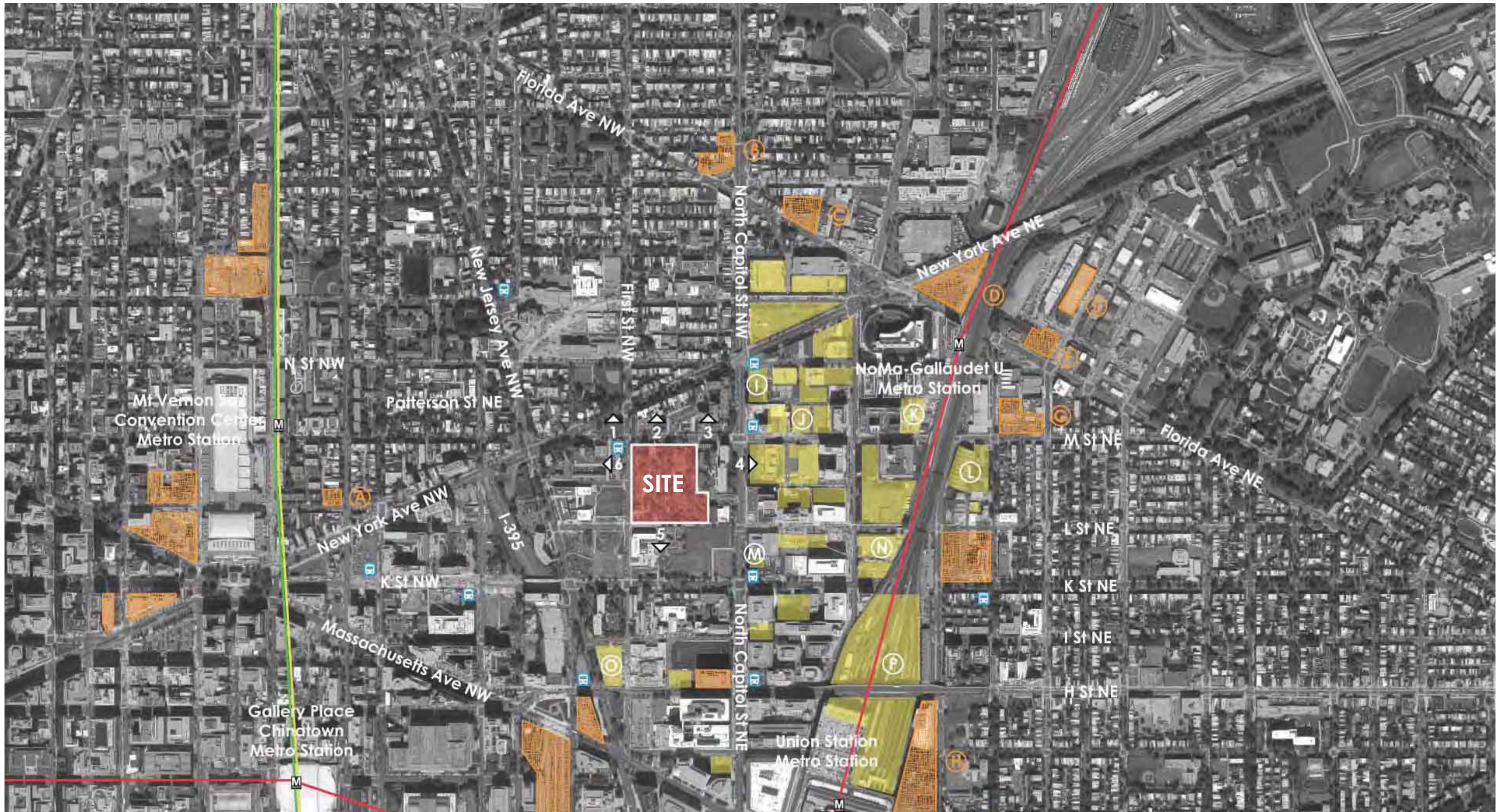
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- Site
- On The Boards
- DC Metro Stations (for Red, Green, Yellow lines)
- Bus Stop
- Planned Unit Developments
- Street Views



**S-4** Site Location Plan





1 | View Northwest from proposed site



2 | View North from proposed site



3 | View North from proposed site



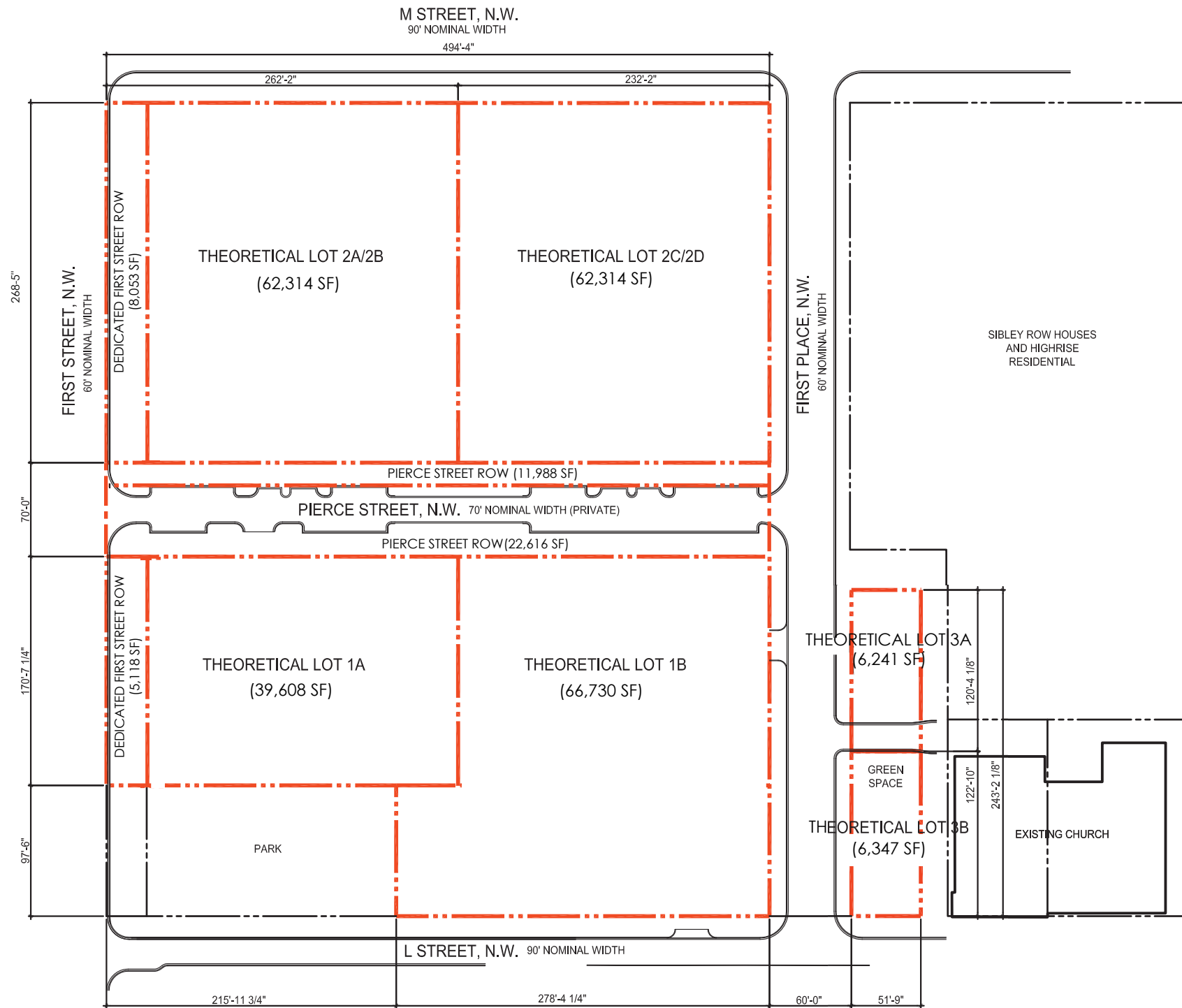
4 | View East across North Capitol Street NW



5 | View South from proposed site



6 | View West from proposed site





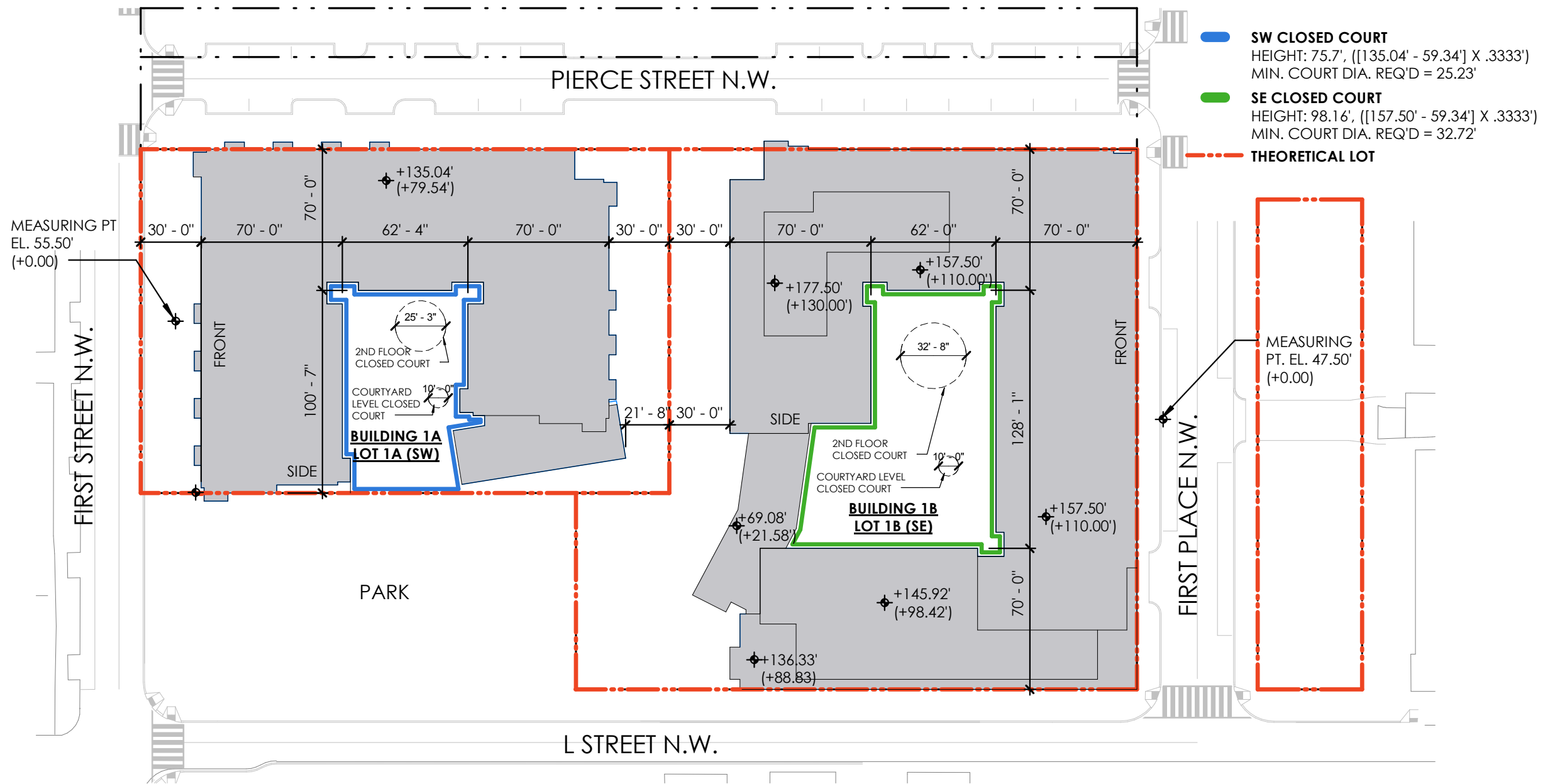
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# PHASE 1 ZONING SUMMARY

## SOUTH PARCEL, LOTS 1A, 1B & 1C

**SITE INFORMATION:**  
 SQUARE, LOT NO.: SQUARE 620, PROPOSED LOT B, LOTS 904 & 905 (THEORETICAL LOTS 1A, 1B, 3)  
 LOT AREA: 146,680 SF (INCLUDING PIERCE ST AND 1ST DEDICATED ROW)  
 ZONING DISTRICT: R-4 (CURRENT), MU-9 (PROPOSED)

ITEM	ZONING SECTION	ZONING REGULATION REQUIREMENT	PROPOSED	COMMENTS	ITEM	ZONING SECTION	ZONING REGULATION REQUIREMENT	PROPOSED	COMMENTS
<b>I. USE REGULATIONS</b>	APPROVED STAGE 1/ ZC ORDER 5-20	• RESIDENTIAL, COMMUNITY, AMENITY	• RESIDENTIAL		<b>VIII. COURTS</b>	APPROVED STAGE 1/ ZC ORDER 5-20	CLOSED COURT: • 4" PER FT OF HEIGHT	<b>SW OPEN COURT</b> HEIGHT: 75.7', ([135.04' - 59.34'] X .3333') MIN. COURT DIA. REQ'D = 25.23' <b>SE OPEN COURT</b> HEIGHT: 98.16', ([157.50' - 59.34'] X .3333') MIN. COURT DIA. REQ'D = 32.72' • SEE SOUTH PARCEL COURT & YARD DIAGRAM	COMPLIES
<b>II. HEIGHT REGULATIONS</b>	HEIGHT OF BUILDINGS ACT 1910, CH 263, SEC 5	• MAXIMUM HEIGHT LIMITED TO WIDTH OF STREET, INCREASED BY 20'-0" 1ST STREET: 60' ROW + 20' = 80' MAX L ST: 90' ROW* + 20' = 110' MAX  *THE EXISTING ROW FOR L STREET IS 40' WIDE; DDOT PROPOSES A ROW OF 90'	• SW BUILDING 1ST STREET, 80' MAX BUILDING HEIGHT MEASURING PT EL 55.50' • SE BUILDING L STREET, 110' MAX BUILDING HEIGHT MEASURING PT EL 47.50'	COMPLIES	<b>IX. PARKING &amp; BICYCLE REGULATIONS</b>	APPROVED STAGE 1/ ZC ORDER 5-20	<b>VEHICLE PARKING REQUIREMENTS</b> USE REQUIRED RATIO RESIDENTIAL 1 PER 4 DU = 131 REQUIRED  <b>BICYCLE PARKING REQUIREMENTS</b> USE REQUIRED RATIO RESIDENTIAL 1 PER 3 DU	<b>VEHICLE PARKING PROVIDED</b> USE RESIDENTIAL 346 SPACES  <b>BICYCLE PARKING PROVIDED</b> USE RESIDENTIAL 210 SPACES • SEE PLANS	COMPLIES
<b>III. ROOF STRUCTURES/ PENTHOUSE</b>	1500.2 1500.6 1500.7 1501.3 1502.1	• A PENTHOUSE LESS THAN 4' ABOVE A ROOF OR PARAPET WALL IS NOT SUBJECT TO THE PENTHOUSE REQUIREMENTS • A PENTHOUSE SHALL BE PLACED IN ONE ENCLOSURE EXCEPT FOR A ROOFTOP EGRESS STAIRWELL WHICH MAY BE CONTAINED IN A SEPARATE ENCLOSURE • WHEN ROOF LEVELS VARY, THERE MAY BE A SEPARATE ELEVATOR CORE AT EACH ROOF LEVEL • ARCHITECTURAL EMBELLISHMENTS MAY BE ERECTED, PROVIDED THE ARCHITECTURAL EMBELLISHMENT DOES NOT RESULT IN THE APPEARANCE OF A RAISED BUILDING HEIGHT FOR MORE THAN 30% OF THE WALL ON WHICH IT IS LOCATED • PENTHOUSES, SCREENING, PLATFORMS, ROOF DECKS, AND GUARD RAILS SHALL BE SETBACK FROM ROOFS: FRONT - DISTANCE EQUAL TO HEIGHT BACK - DISTANCE EQUAL TO HEIGHT SIDE - DISTANCE EQUAL TO HEIGHT UNLESS ADJACENT PROPERTY HAS A HIGHER MATTER OF RIGHT SIDE BUILDING WALL THAT DOES NOT ADJOIN ANOTHER BUILDING WALL - DISTANCE 1/2 HEIGHT	SEE PLANS AND DETAILS	COMPLIES	<b>X. OFF - STREET LOADING REGULATIONS</b>	APPROVED STAGE 1/ ZC ORDER 5-20	<b>LOADING REQUIREMENTS</b> USE REQUIRED RESIDENTIAL LOADING BERTH (2) 12'X30' LOADING PLATFORM (2) 200 SF 1 SERVICE SPACE (2) 10'X20'	<b>LOADING PROVIDED</b> USE RESIDENTIAL LOADING BERTH (2) 12'X30' LOADING PLATFORM (2) 200 SF 1 SERVICE SPACE (2) 10'X20' • SEE PLANS	COMPLIES
<b>IV. FLOOR AREA</b>	APPROVED STAGE 1/ ZC ORDER 5-20	<b>8.0 MAXIMUM ALLOWABLE FAR</b> LOT 1A (SW BUILDING): 39,608 SF LOT 1B (SE BUILDING): 66,730 SF LOT 3: 12,608 SF <b>TOTAL LOT AREA : 124,064 SF</b> <b>TOTAL MAX FAR : 992,512 SF</b>	LOT GFA FAR APPROX DU • LOT 1A 167,047 SF 4.22 FAR 160 DU • LOT 1B 388,096 SF 5.82 FAR 365 DU • TOTAL 555,143 SF 5.22 FAR 525 DU	COMPLIES					
<b>V. LOT OCCUPANCY</b>	APPROVED STAGE 1/ ZC ORDER 5-20	• MAXIMUM PERCENTAGE OF LOT OCCUPANCY = 100%	SEE PLANS AND DETAILS	COMPLIES					
<b>VI. GREEN AREA RATIO &amp; STORM WATER</b>	APPROVED STAGE 1/ ZC ORDER 5-20	• GAR: 0.200 • SWRv: 22,500 CF	SEE CIVIL AND LANDSCAPE CALCULATIONS	COMPLIES					
<b>VII. YARDS / SETBACKS</b>	APPROVED STAGE 1/ ZC ORDER 5-20	REAR YARD: MIN DEPTH IS 12' OR 2-1/2" PER FT OF HEIGHT  SIDE YARD: NONE REQUIRED; IF PROVIDED MIN 6' OR 2" PER FT OF HEIGHT	<b>BUILDING 1A (SW)</b> FRONT YARD SETBACK: 0' REAR YARD SETBACK: 21'-8" SIDE YARD: 0'  <b>BUILDING 1B (SE)</b> FRONT YARD SETBACK: 0' REAR YARD SETBACK: 30'-0" SIDE YARD: 0'  • SEE SOUTH PARCEL COURT & YARD DIAGRAM • SIDE YARD REQUESTED FLEXIBILITY (12'-1") NOT USED	COMPLIES					



PHASE 1 South Parcel	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 1A "SW Building"	Min. 2 1/2"/ft not less than 12' 2 1/2" per 75.7' = 15.77"	21' - 8"	None; If provided not < 5'	0'	Court SE Min Width 4" per 98.16' = 32.72'	51' - 0"
Building 1B "SE Building"	Min. 2 1/2"/ft not less than 12' 2 1/2" per 98.16' = 20.45"	30' - 0"	None; If provided not < 5'	0' (12'-0" flexibility not used)	Court SW Min Width 4" per 75.7' = 25.23'	62' - 0"

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

