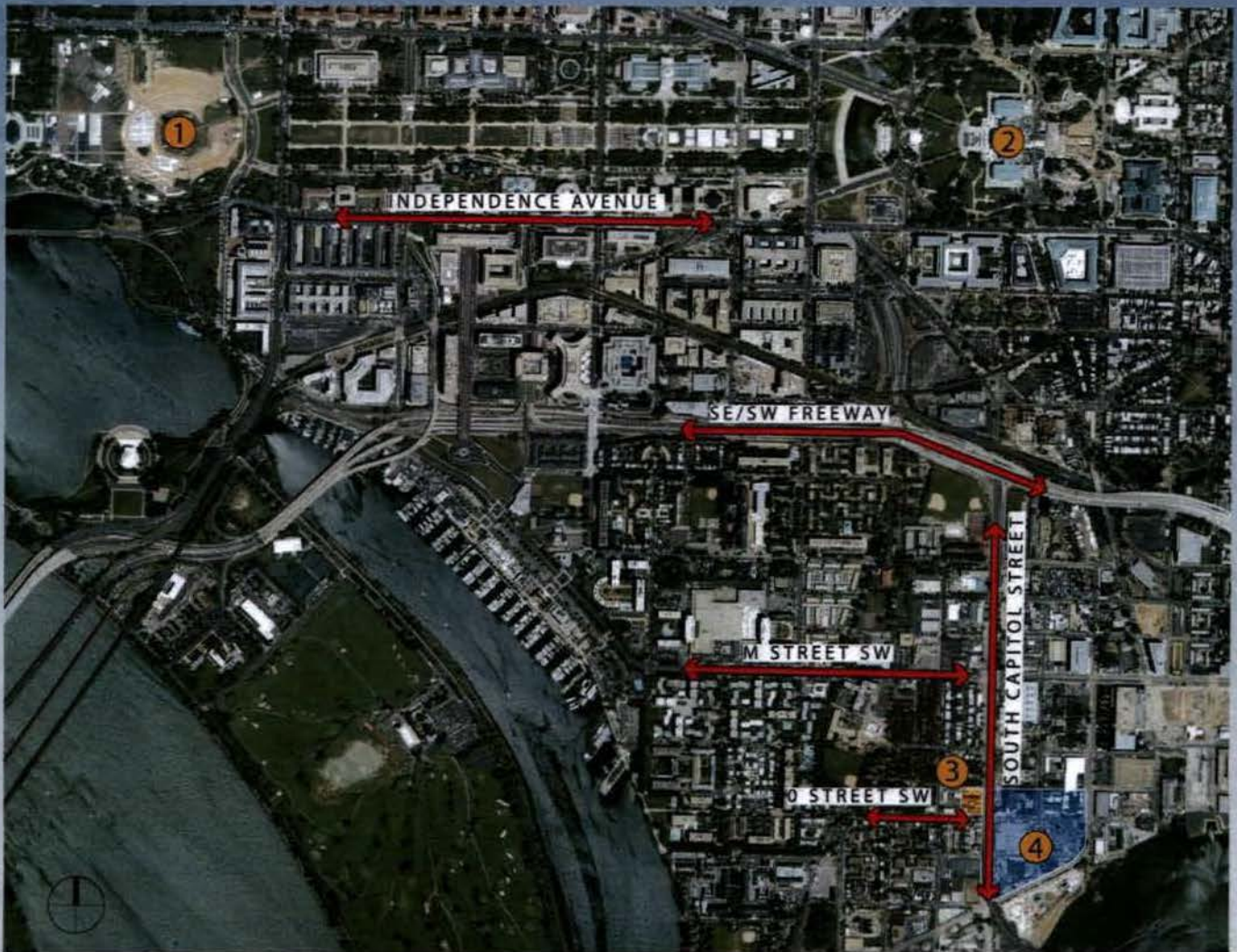




OVERALL SITE PLAN
SCALE: 1:400

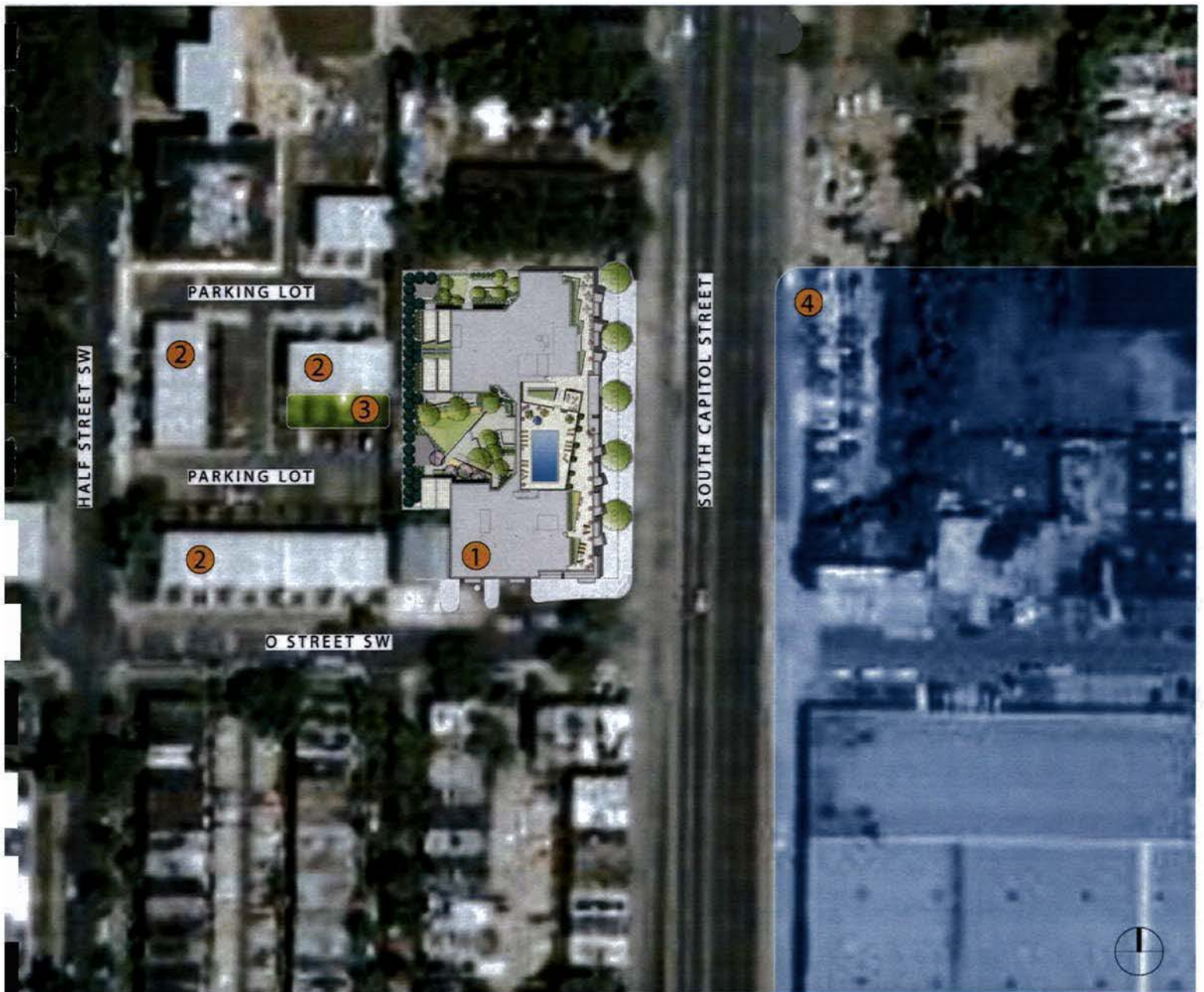


- 1 WASHINGTON MONUMENT
- 2 US CAPITOL
- 3 PROJECT SITE
- 4 BASEBALL STADIUM SITE

1325 South Capitol Street SW

Washington, DC

ZONING COMMISSION
District of Columbia
CASE NO.06-41
EXHIBIT NO.24E



SITE PLAN
SCALE: 1/64" = 1'-0"

- 1 PROJECT SITE
- 2 TOWNHOUSES
- 3 TOWNHOUSE BACKYARD
- 4 BASEBALL STADIUM SITE

1325 South Capitol Street SW

Washington, DC

CAMDEN 



1325 South Capitol Street SW *Washington, DC*



2

3

1



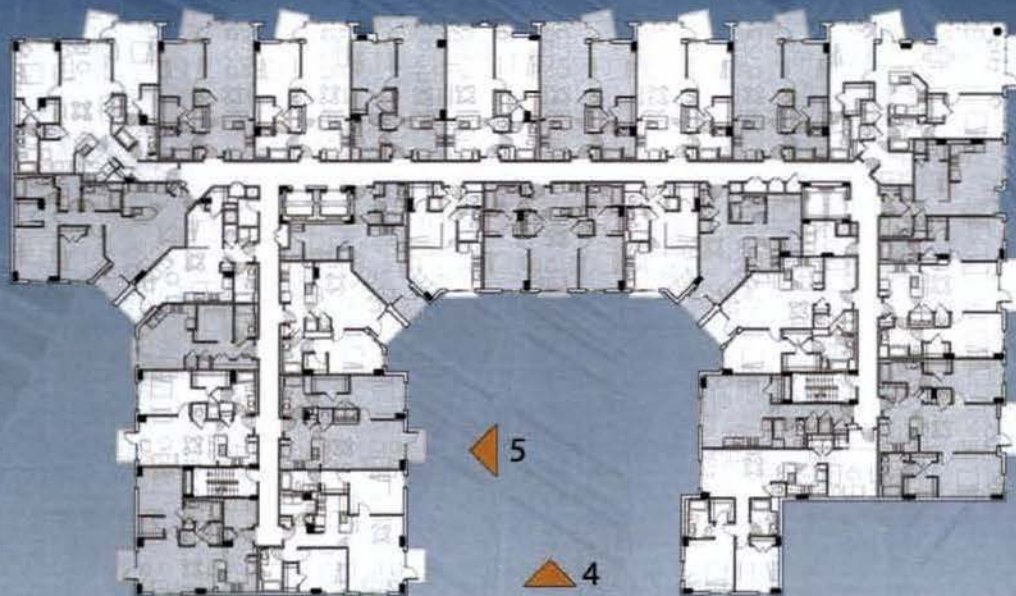
- 1 EAST ELEVATION
- 2 COURTYARD ELEVATION
- 3 NORTH ELEVATION



1325 South Capitol Street SW

Washington, DC

CAMDEN



TYPICAL FLOOR
PLAN



4 WEST ELEVATION
5 COURTYARD ELEVATION
6 SOUTH ELEVATION



PRECAST

MAS-03

MAS-04

PRECAST

MAS-02

MAS-01

MAS-02

MAS-02

PRECAST

MAS-01

MAS-04

MAS-03

MAS-02

MAS-07

METAL



MAS-01

CMU

Ground face

East & south
elevations



MAS-02

CMU

Decro face

East & south
elevations



MAS-03

Utility size
brick

Wire-cut finish

East & south
elevations

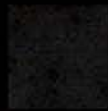


MAS-04

Utility size
brick

Smooth finish

East & south
elevations

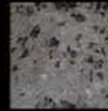


MAS-07

Modular size
brick

Smooth finish

East & south
elevations



MAS-08

CMU

Split face

West & court-
yard elevations



MAS-09

CMU

Ground face

West & court-
yard elevations



EIFS

Fine sand

Stair towers &
penthouse

1325 South Capitol Street SW

Washington, DC



1325 South Capitol Street SW
View across South Capitol Street at SE corner
10/09/06

WDG
ARCHITECTURE

CAMDEN. 



1325 South Capitol Street SW
View along South Capitol Street looking north
10/09/06



1325 South Capitol Street SW
View along South Capitol Street looking north
10/09/06



1325 South Capitol Street SW
View along South Capitol Street looking north
10/09/06



1325 South Capitol Street SW
View along South Capitol Street toward the Capitol Building
10/09/06



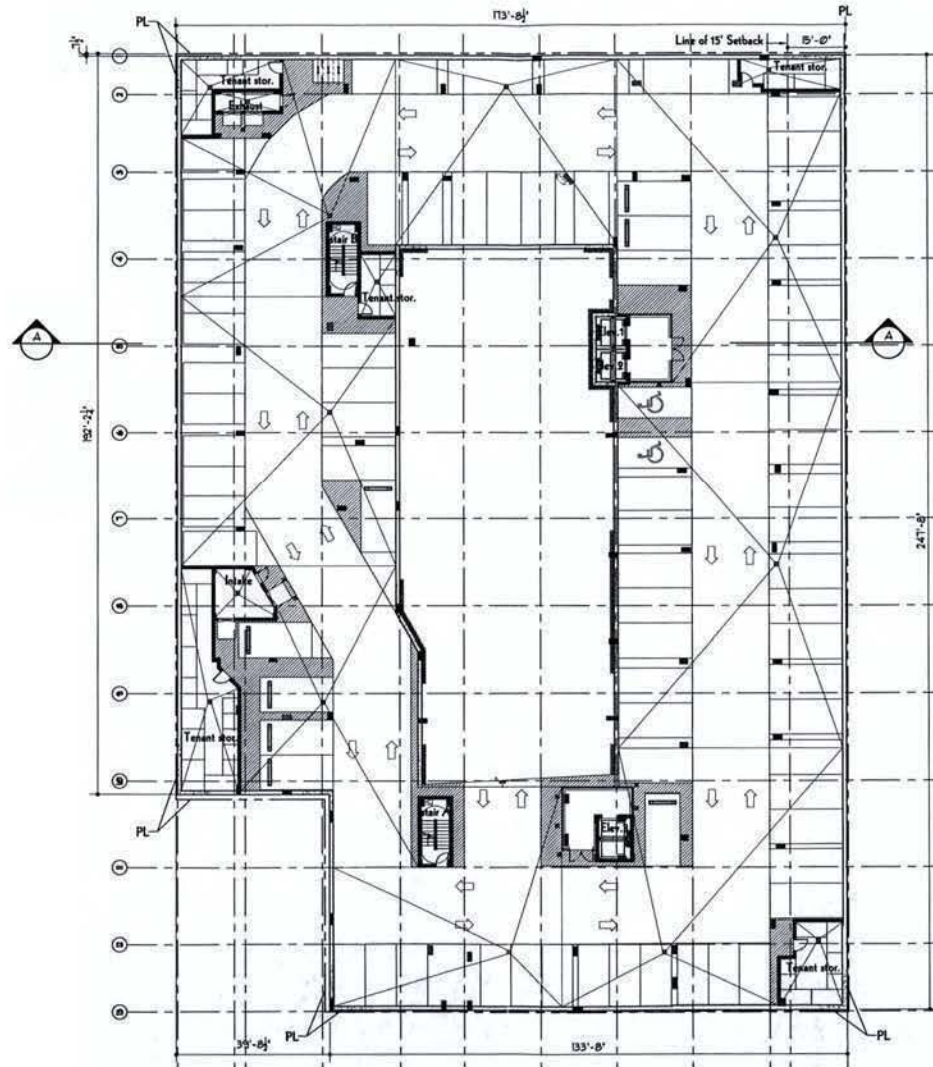
**1325 SOUTH CAPITOL STREET, SW
WASHINGTON, DC**

RESIDENTIAL BUILDING

DRAWING LIST

CVR	Cover Sheet
A0.01	B3 Garage level
A0.02	B2 Garage level
A0.03	B1 Garage level
A1.01	Ground Floor
A1.02	Second Floor Plan
A1.03	Typical Floor Plan 3rd. to 7th. Floors
A1.04	8th. Floor Plan
A1.05	9th. Floor Plan
A1.06	10th. Floor Plan
A1.07	11th. Floor Plan
A1.08	Penthouse Plan
A1.09	Roof Plan
A2.01	S. Capitol Street Elevation
A2.02	O Street Elevation
A2.03	West Elevation
A2.04	North Elevation
A3.01	Building Section A-A
A4.01	Surveyor's Plat
A4.02	Building Area Calc. & Garage Tabulation
A4.03	Ground Floor Recreation Spaces
A4.04	PH Roof Recreation Spaces
C1.01	Existing Conditions Survey
L1.01	Ground Floor Landscape
L1.02	PH Roof Landscape





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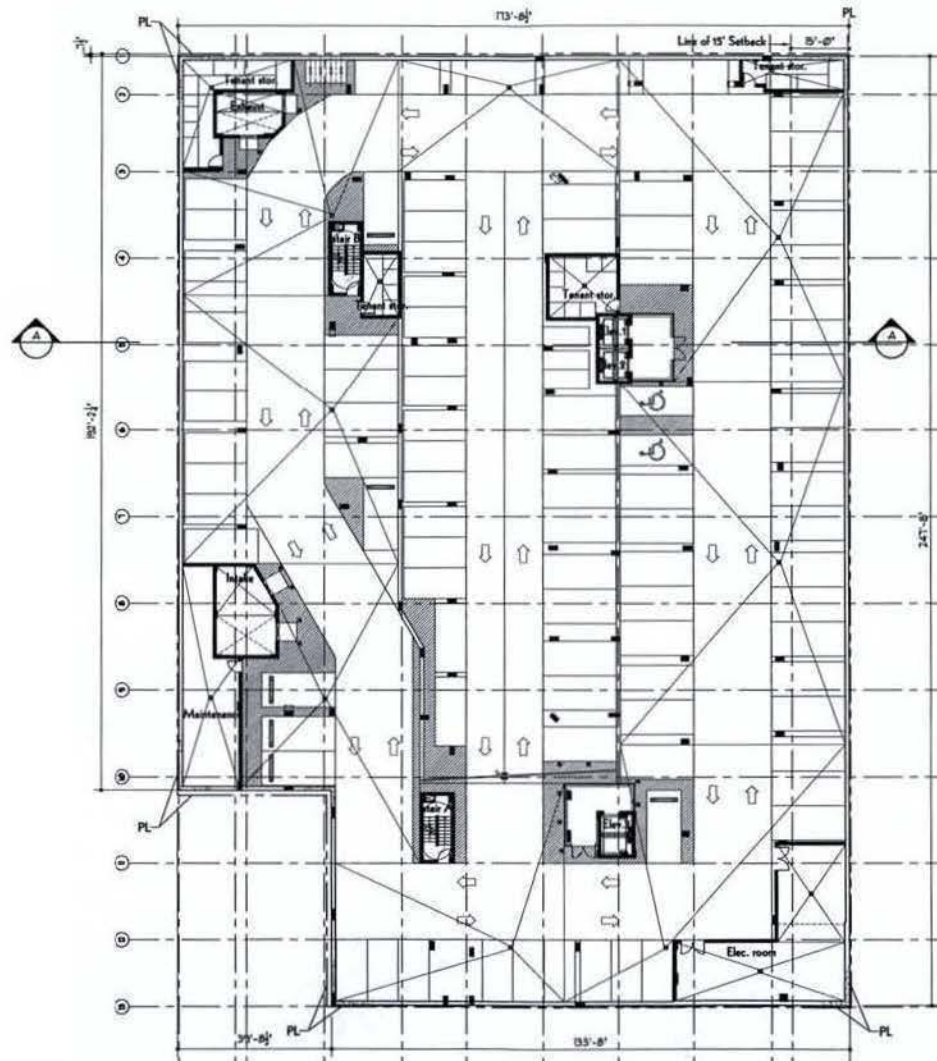
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WDG PROJECT NO.: WA05078

B3 Garage Level

JAN. 30, 2007 Scale: 1/32" = 1'-0"

A0.01



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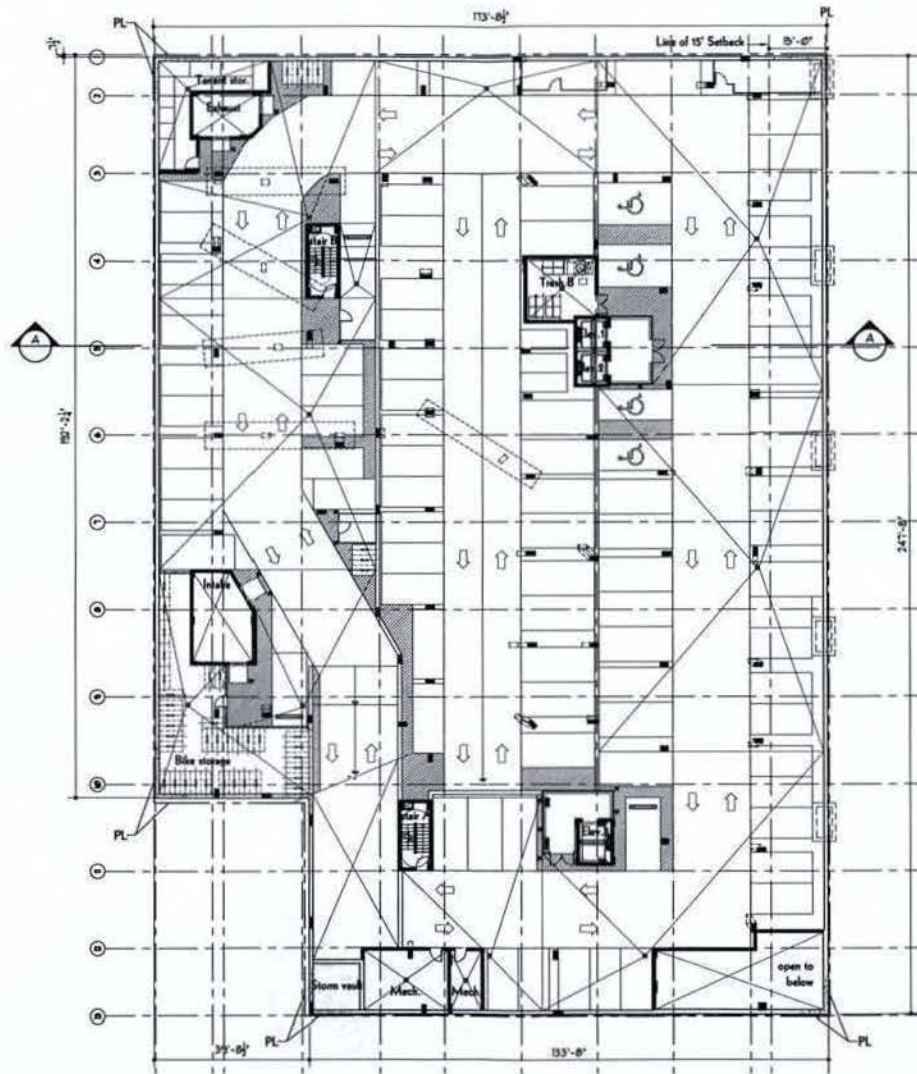
WDG PROJECT NO.: WA05078

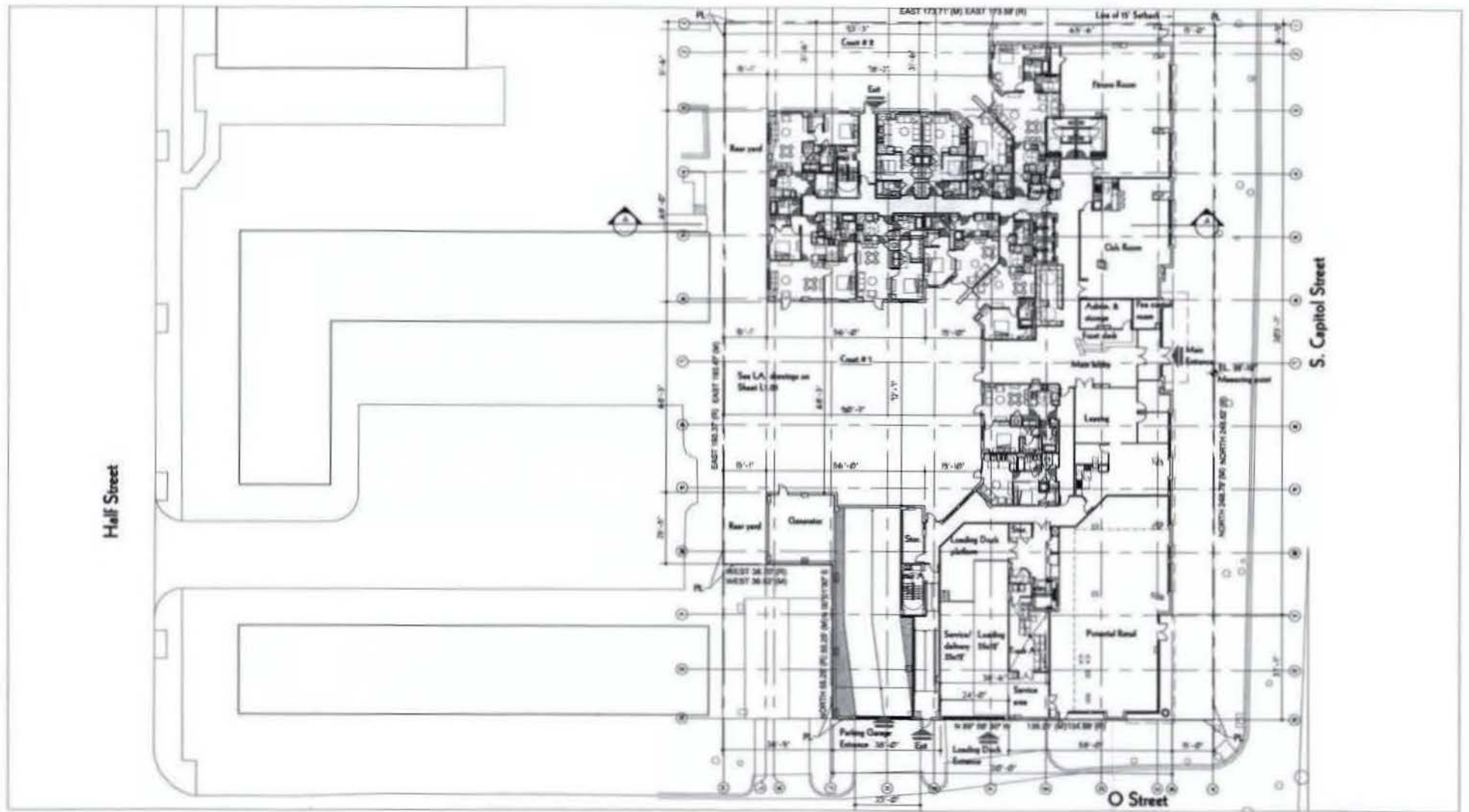


B2 Garage Level

JAN. 30, 2007 Scale: 1/32" = 1'-0"

A0.02





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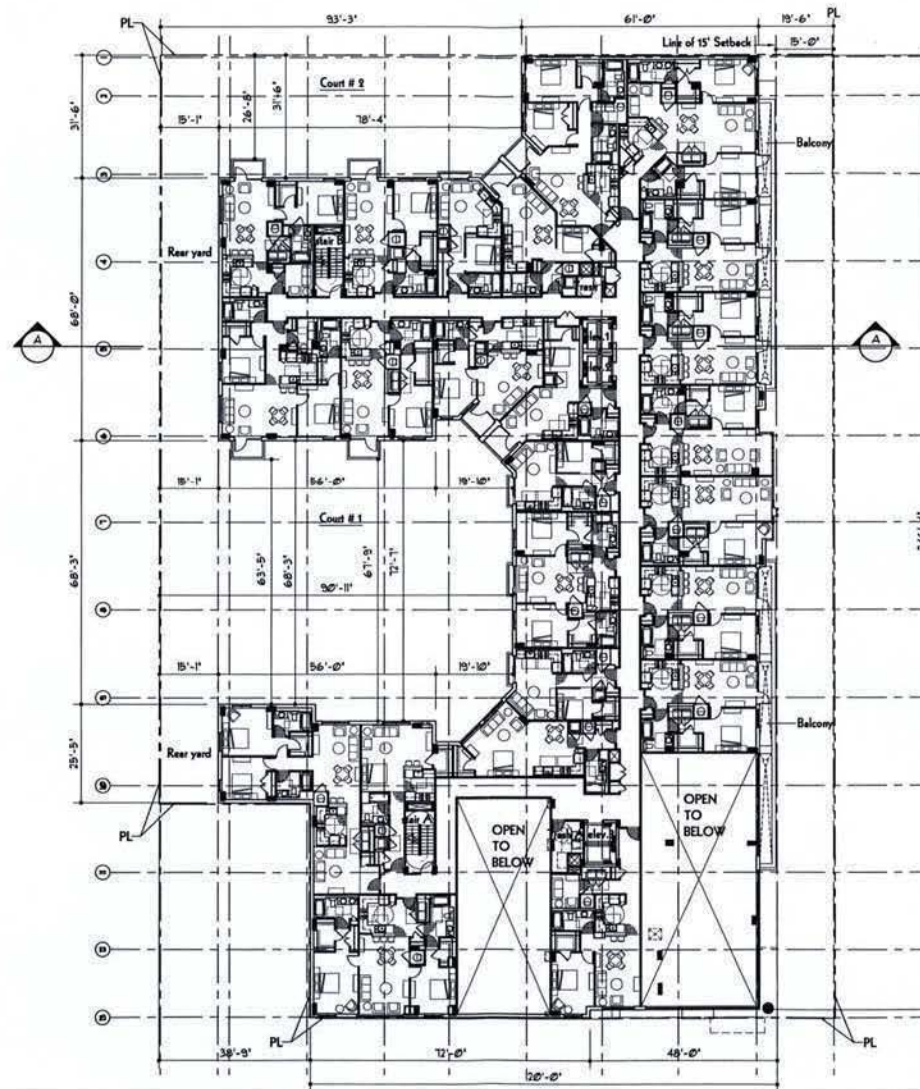
WASHINGTON, DC

WDG PROJECT NO: WA0078

Site Plan Ground Floor

JAN 30, 2007 Scale: 1/32" = 1'-0"

A1.01



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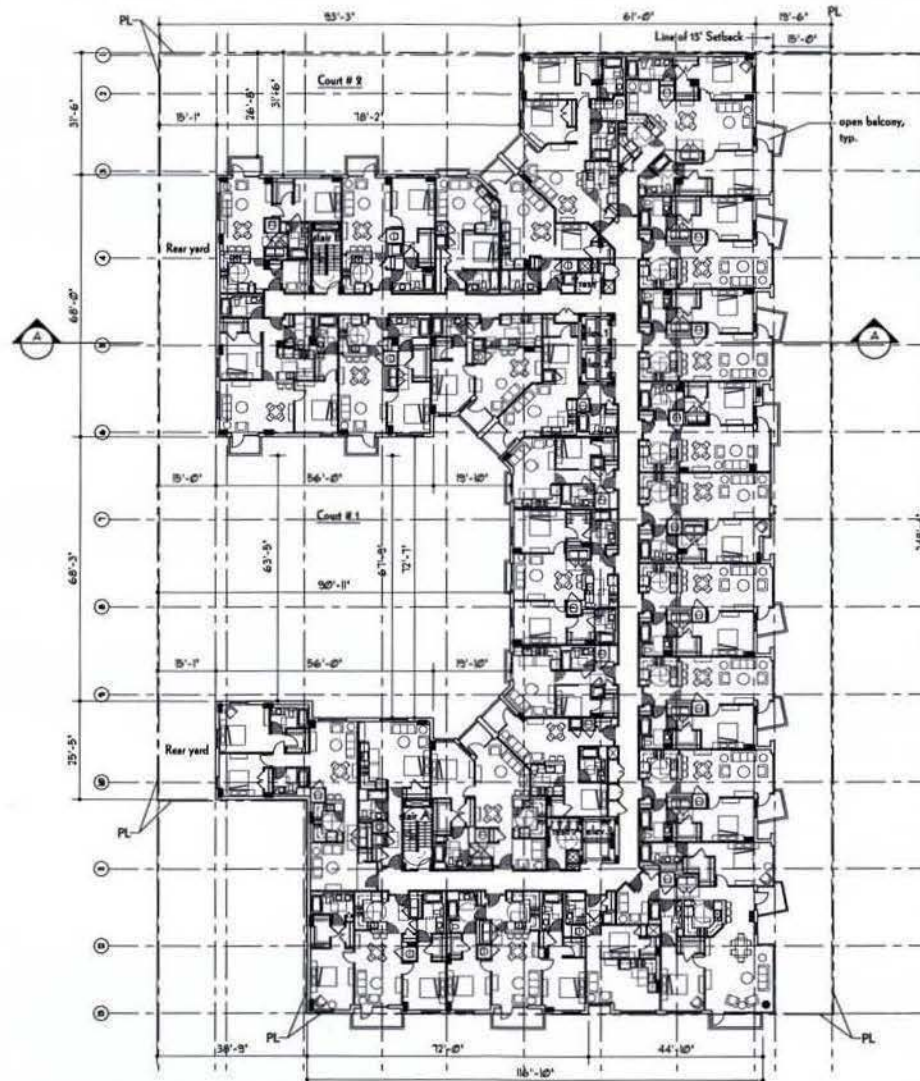
WDG PROJECT NO.: WA05078

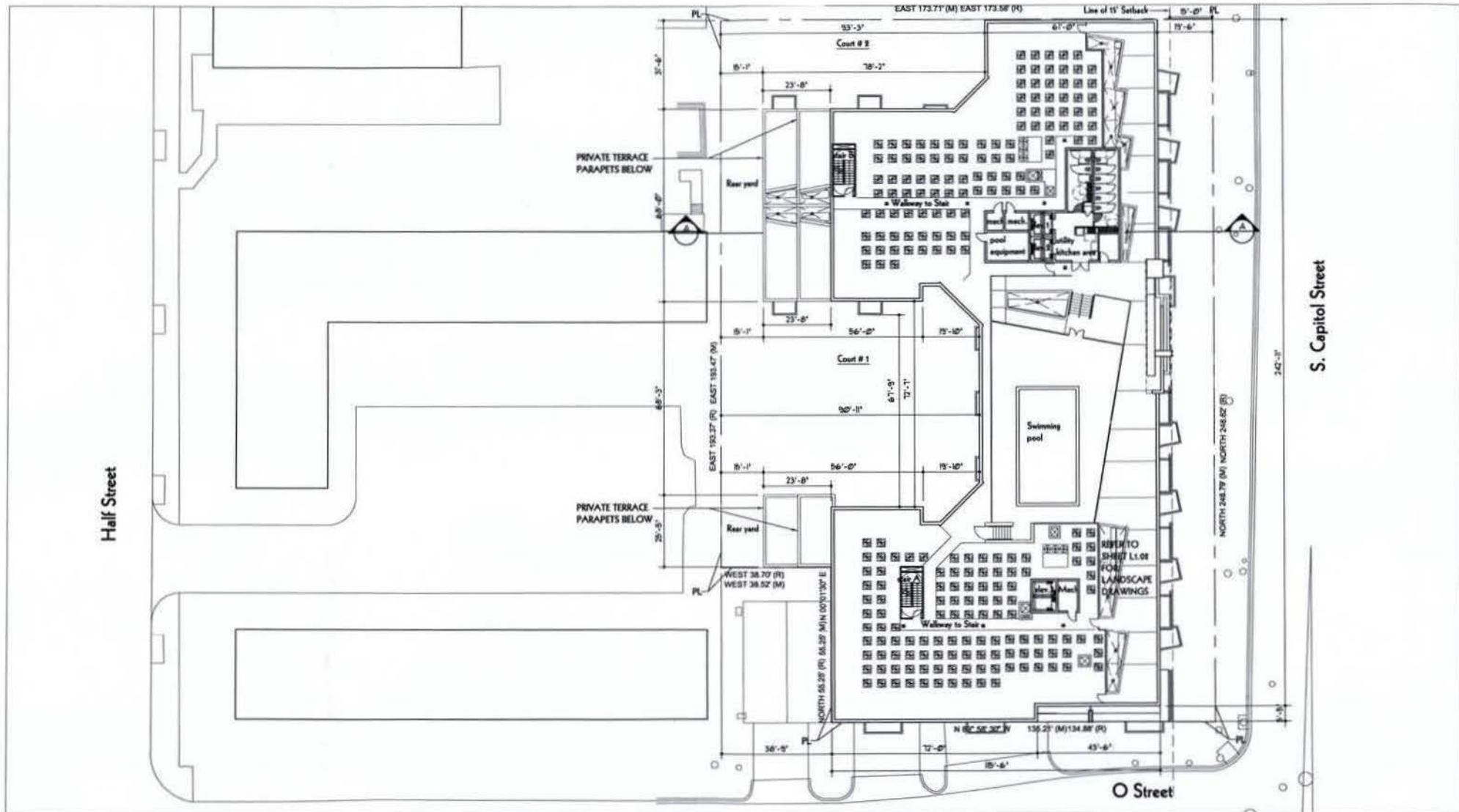


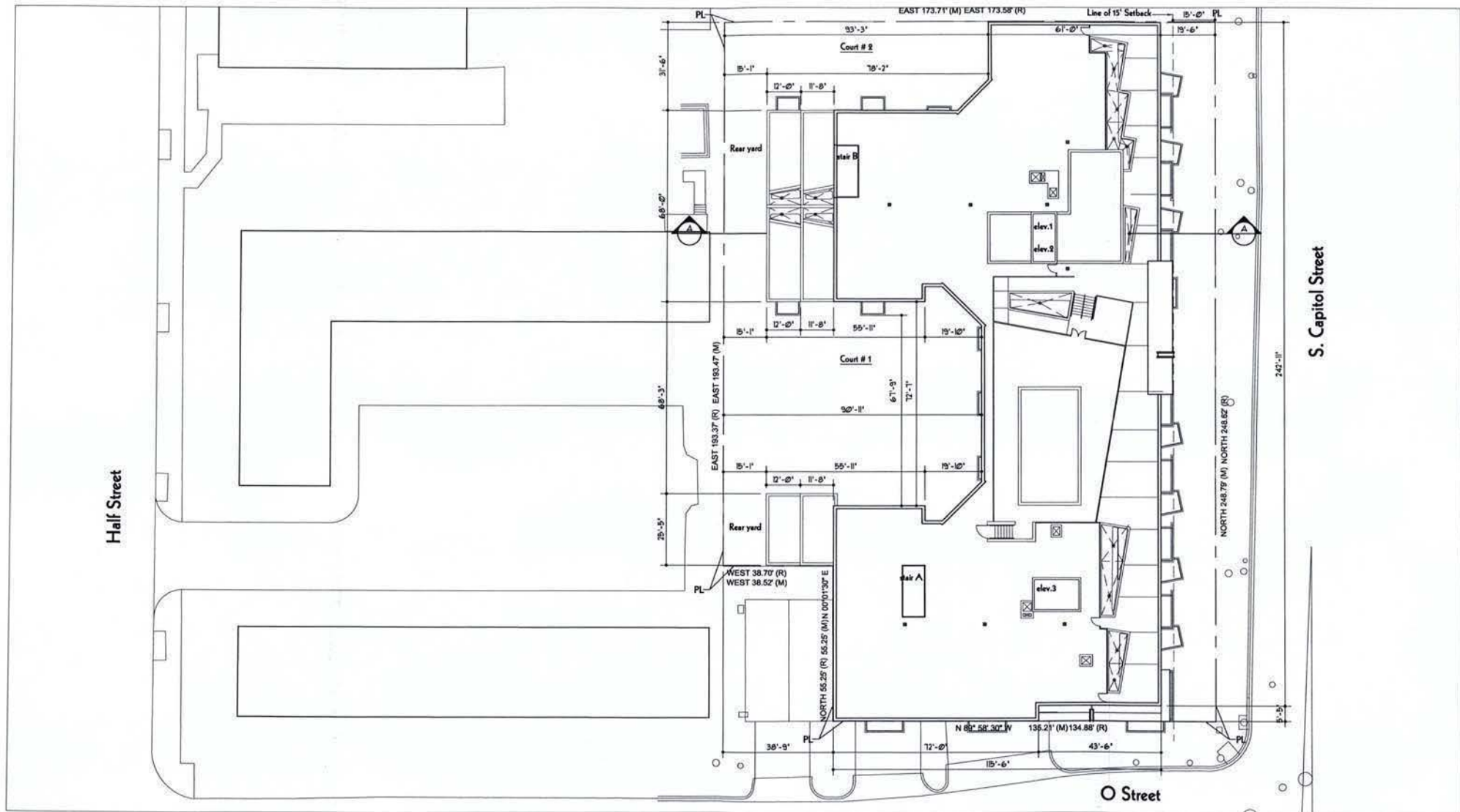
Second Floor Plan

JAN. 30, 2007 Scale: 1/32" = 1'-0"

A1.02







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1325 SOUTH CAPITOL STREET, SW

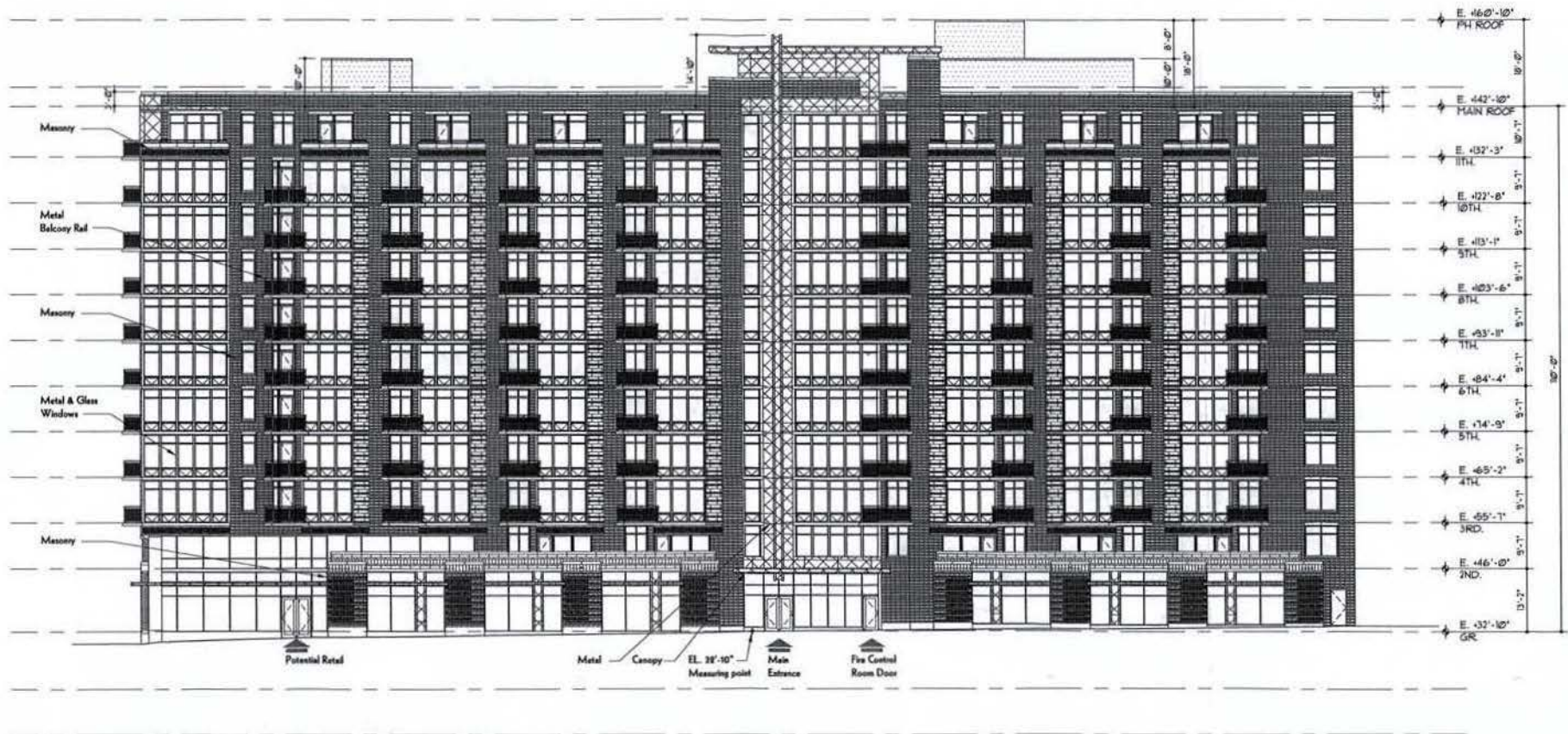
WASHINGTON, DC

WDG PROJECT NO.: WA05078

Roof Plan

JAN. 30, 2007 Scale: 1/32" = 1'-0"

A1.09



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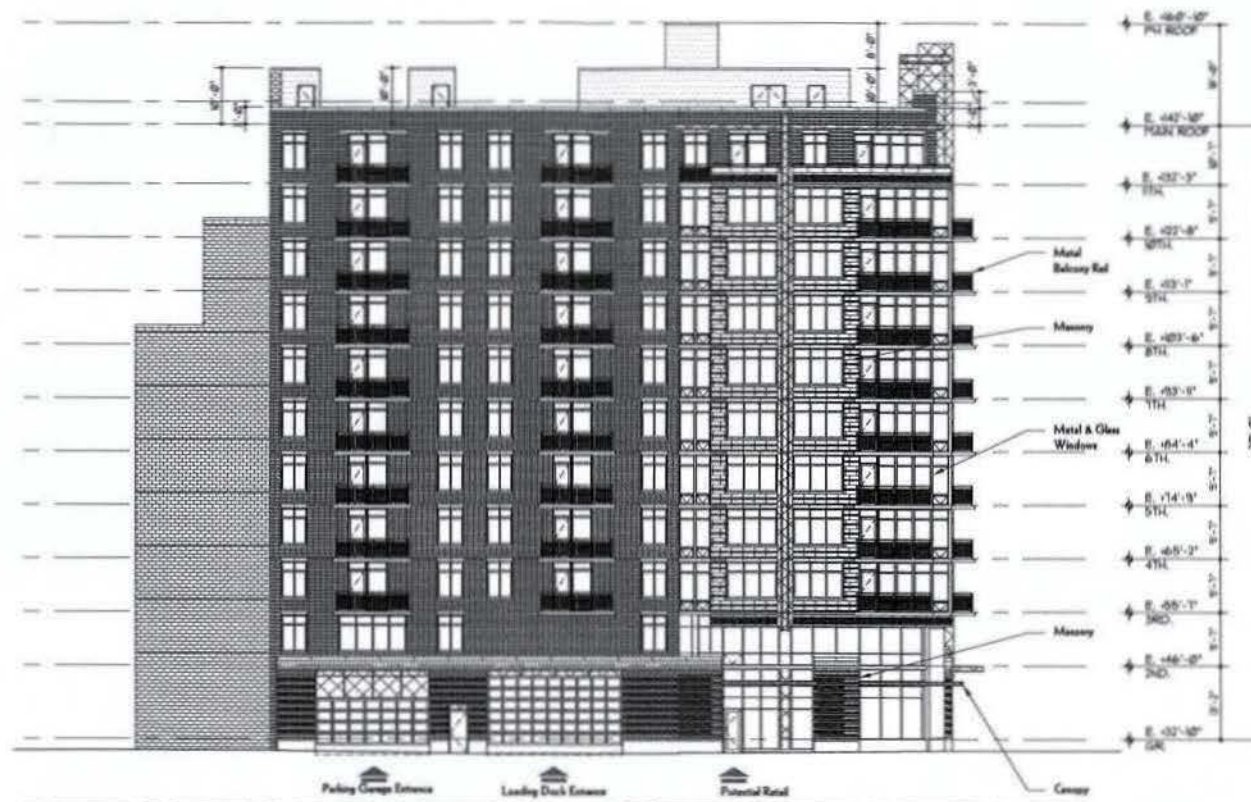
WASHINGTON, DC

WDG PROJECT NO.: WA05078

S Capitol St Elevation

JAN. 30, 2007 Scale: 3/64" = 1'-0"

A2.01



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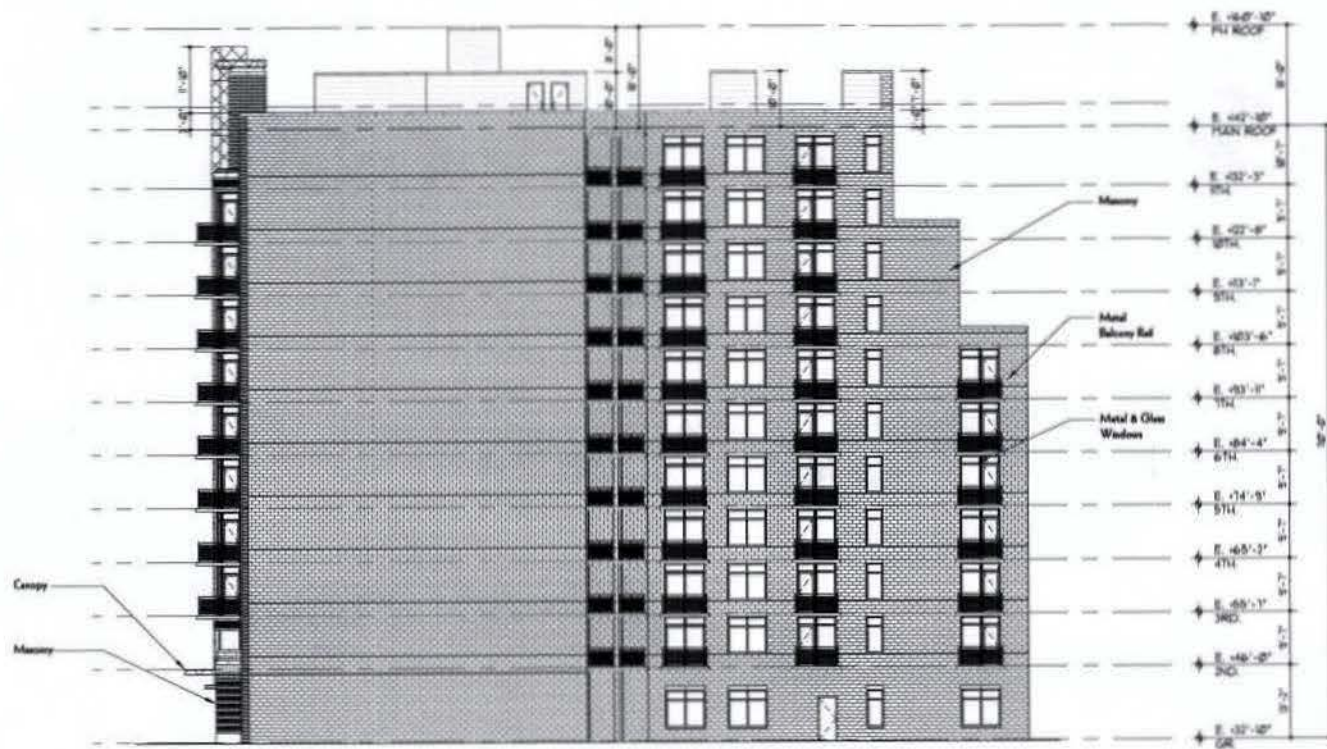
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WDG PROJECT NO.: WA00078

○ St Elevation

JAN. 30, 2007 Scale: 3/64" = 1'-0"

A2.02



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1325 SOUTH CAPITOL STREET, SW



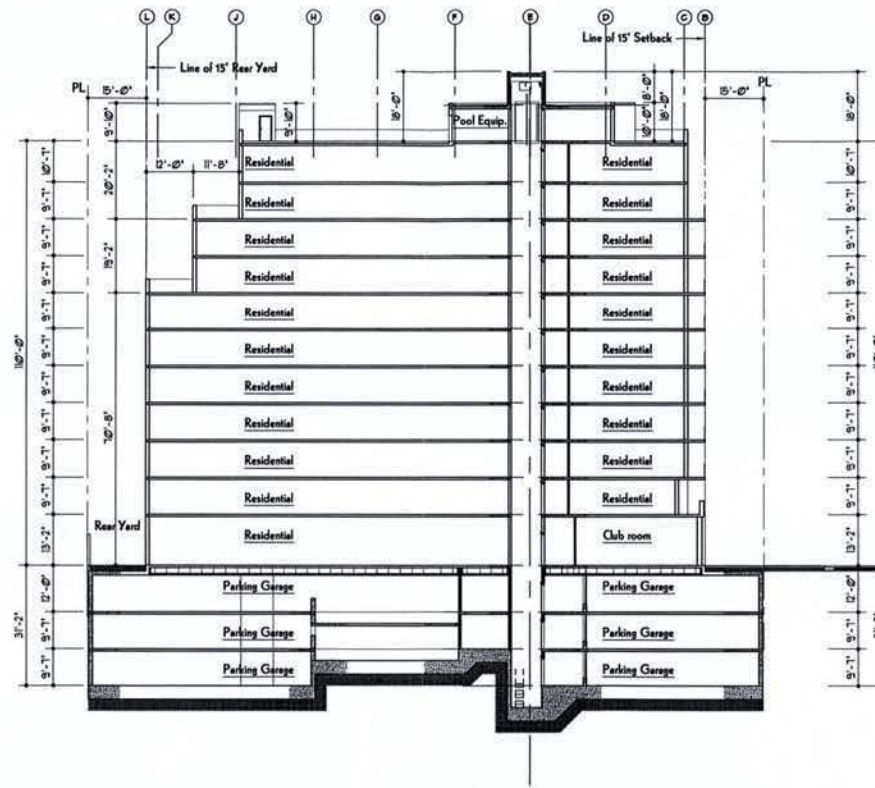
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WDG PROJECT NO: WA08078

North Elevation

JAN 30, 2007 Scale: 3/64" = 1'-0"

A2.04



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1325 SOUTH CAPITOL STREET, SW

WASHINGTON, DC

WDG PROJECT NO.: WA05078



Building Section A-A

JAN. 30, 2007 Scale: 1/32" = 1'-0"

A3.01

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful possession thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereto indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby combine Lots 71 thru 73 (Book 128 Page 182) and Lot 74 (Book 188 Page 188), all Lots in Square 653, into one Lot and request that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

Walter M. Jacobus
Walter M. Jacobus

OWNERS
SOUTH CAPITOL
ACQUISITION, L.L.C.
TODD JACOBUS, VICE-PRESIDENT

Subscribed and sworn before me this 25th day of JULY, 2008

Mary Joanne Salas
Notary Public

08/20/08
My Commission Expires

NUMBER OF TRUSTS: 0
ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made for: PWBSP

Drawn by: L.E.S. Checked by: *ES* *AD*

Record and computations by: B. MYERS

Recorded at: 9:30 AM AUGUST 25, 2008

Recorded in Book 201, Page 29, S.O. 00422

Scale: 1 inch = 30 feet

File No. 06-1547

2008/08/20/00-00422-00.653

OFFICE OF TAX AND REVENUE

8/11, 2008

I certify that the following statements relating to this subdivision are correct.

1. Ownership agrees with our records: 8/11/06 00

2. Real estate taxes are paid to: 9/30/06 00

3. There are no unpaid assessments: 8/1/06 00

William Morris Branch
Chief Assessor, Assessment Division

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

08.20, 2008

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: C-2-C

Bruce Brown
Zoning Administrator

8/15, 2008

William Morris Branch
HISTORIC PRESERVATION

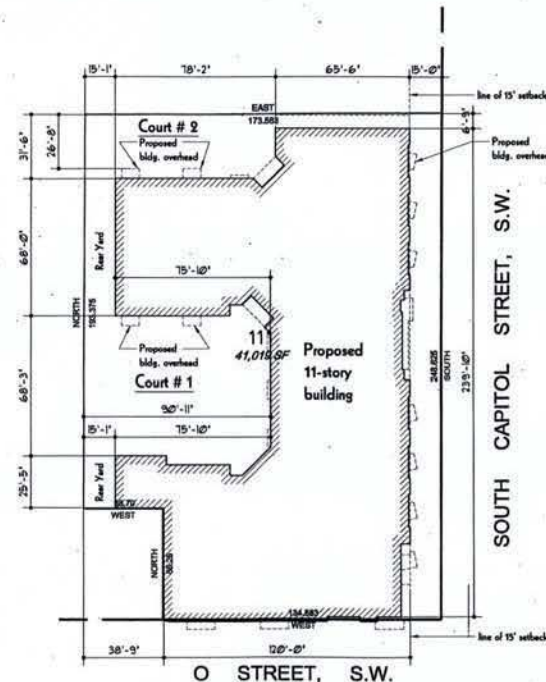
OFFICE OF THE SURVEYOR

August 20, 2008

I certify that this plat is correct and is hereby recorded.

Robert D. Davis
Surveyor, D.C.

SUBDIVISION SQUARE 653



Rear yard:
Required: 15' minimum depth
Provided: 15' depth

Court #1:
Required: 38' minimum width x 76' length
Provided: 63' minimum width x 76' minimum length

Court #2:
Required: 38' minimum width x 76' length
Provided: 26' minimum width x 76' minimum length

Total parking required 1 per 4 units = $276/4 = 69$ spaces
Total parking Provided = 261 parking spaces

Accessible parking						
Floor	Standard	Compact	HC	HC Van	Van	Total
Ground	0.0	0.0	0.0	0.0	0.0	0.0
B1 level	23	48	2	2	14	89
B2 level	57	34	2	0.0	0.0	93
B3 level	54	23	2	0.0	0.0	79
Total	134	105	6	2	14	261

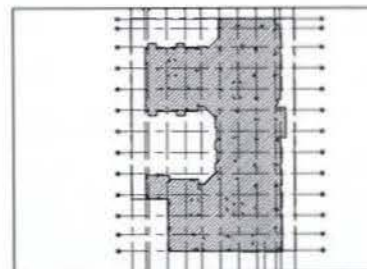
Loading Dock / Service Delivery

Floor	1 @ 55'	1 @ 20'
Required	1	1
Provided	1	1

Lot Occupancy: max. 80% (IZ - 90%)

Total Lot Area	41,019 sq. ft.
*Ground Gross Area	27,101 sq. ft.
Percentage of Lot Occupancy Provided	66.07%

*Ground Gross Area is including overhead areas above



Ground floor and overhead above

*Gross Floor Areas (sq. ft.)

Floor	Residential	Potential Retail	Generator	Proposed Vent Shafts	Total
Ground	19,927	2,988	627		23,542
2nd.	22,018			85	21,933
3rd.	25,735			100	25,635
4th.	25,735			100	25,635
5th.	25,735			100	25,635
6th.	25,735			100	25,635
7th.	25,735			100	25,635
8th.	24,614			100	24,514
9th.	24,614			100	24,514
10th.	23,518			100	23,418
11th.	22,632			100	22,532
Total	265,998	2,988	627	985	268,628

*Gross Floor Areas:

- Balconies are not included
- Stairs, elevators and mech. are not deducted
- Proposed Vent Shafts are deducted

FAR calculations:

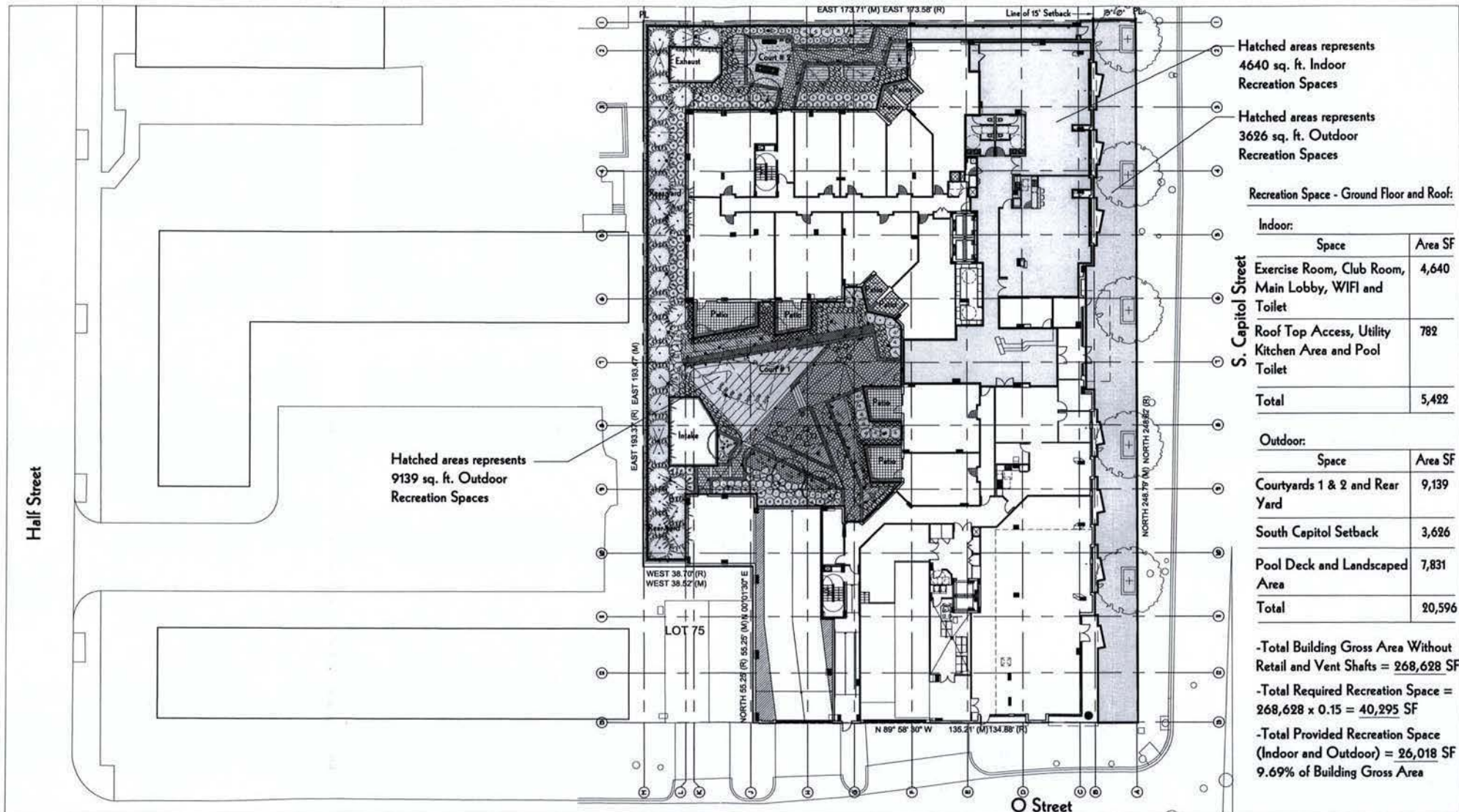
Per DCMR 12 - Feb. 2003, per section 771.2, allowable FAR factor for C-2-C zone is 6

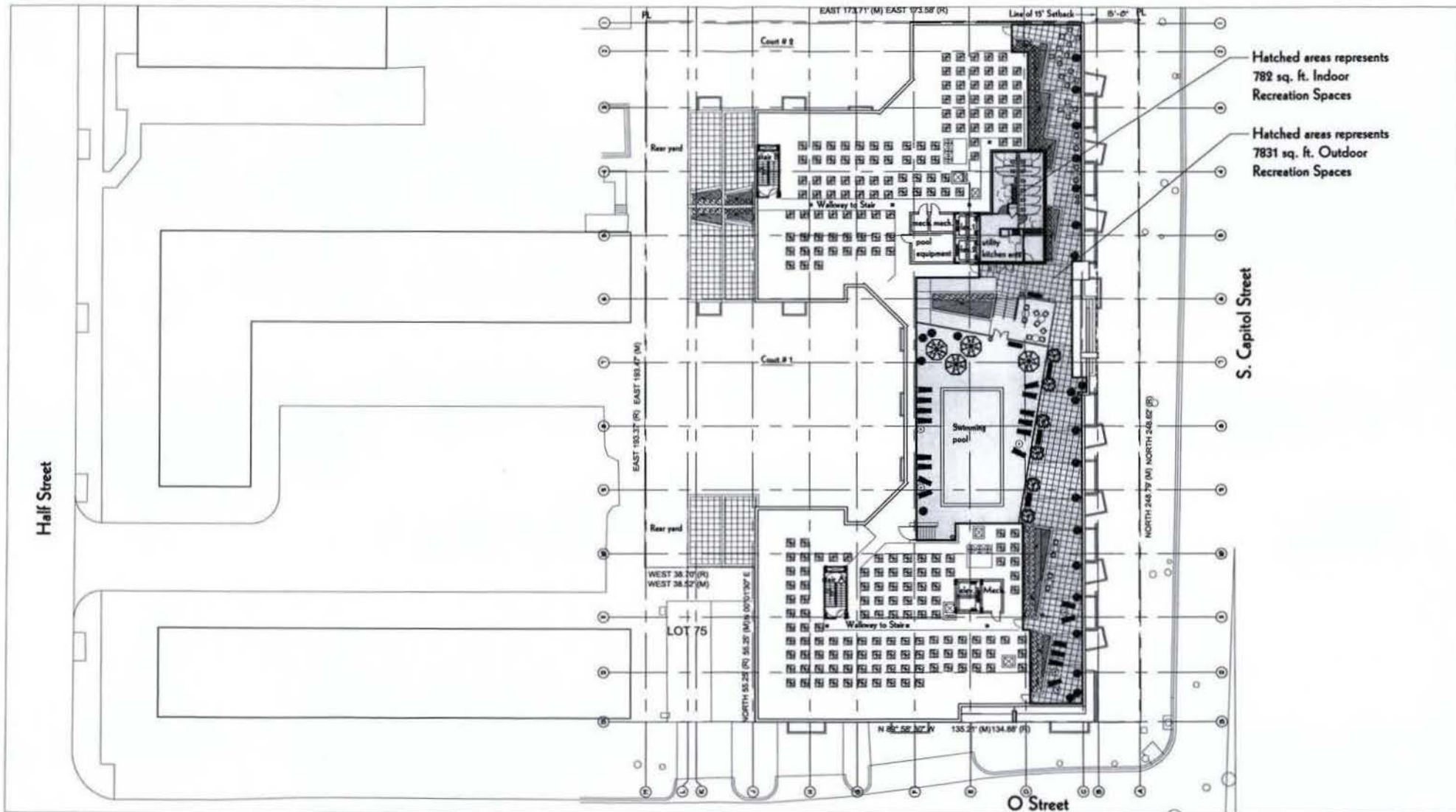
a- Gross floor area allowed = $6 \times \text{site area} = 6 \times 41,019 = 246,114$ SF

b- IZ permits additional 20% of FAR gross area = 49,222 SF

c- Provided gross floor area = 268,628 SF

d- bonus used = $268,628 - 246,114 = 22,514$ SF





Hatched areas represents
782 sq. ft. Indoor
Recreation Spaces

Hatched areas represents
7831 sq. ft. Outdoor
Recreation Spaces

S. Capitol Street

O Street



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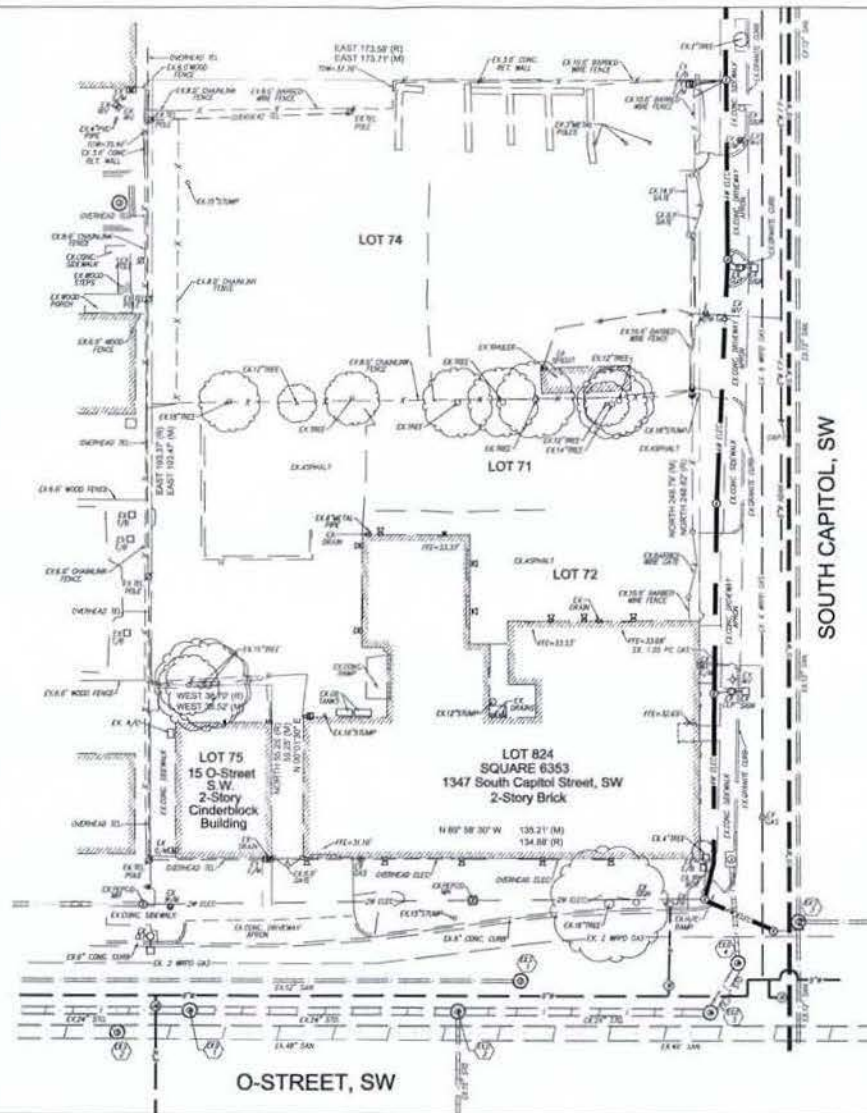
1325 SOUTH CAPITOL STREET, SW

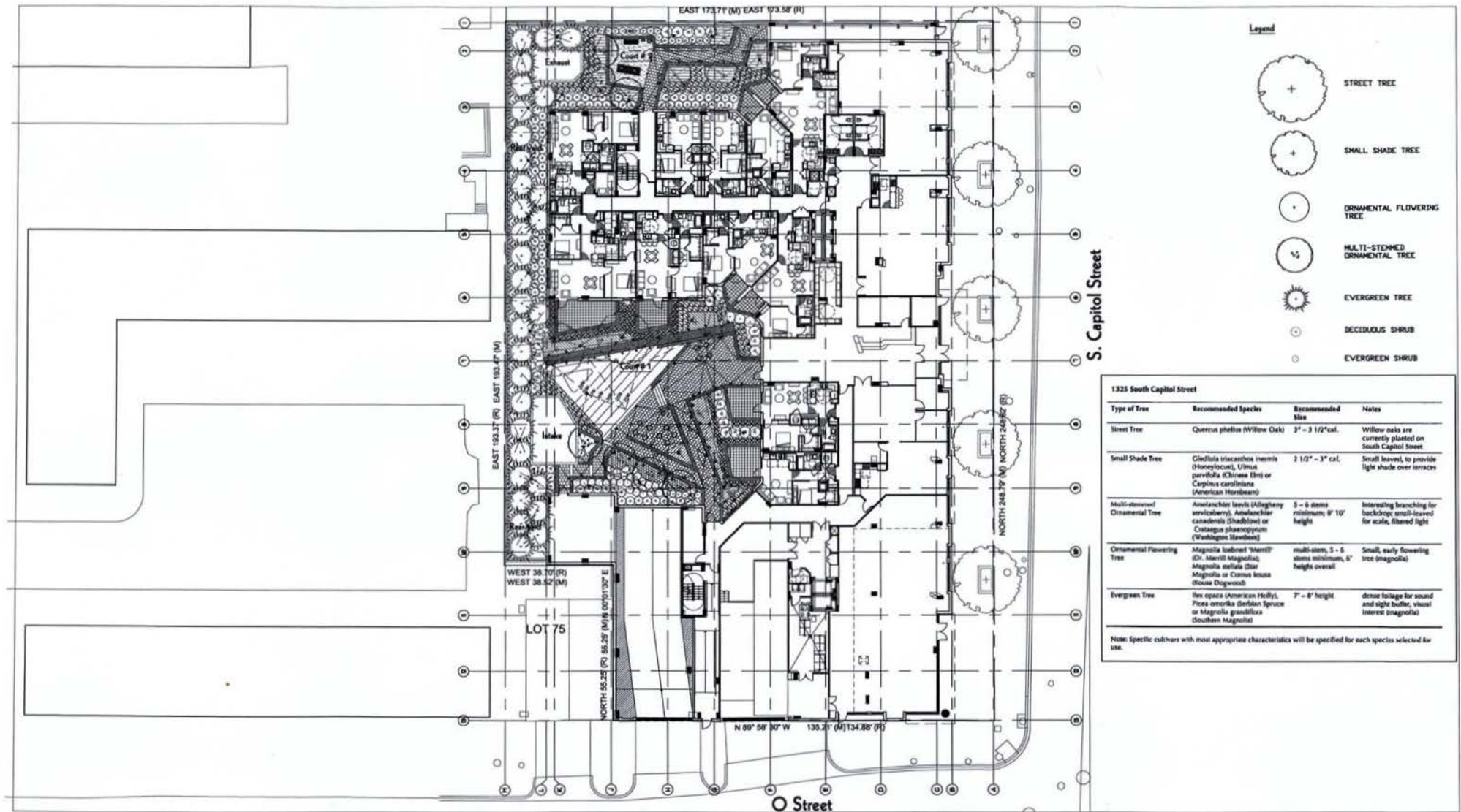
WASHINGTON, DC

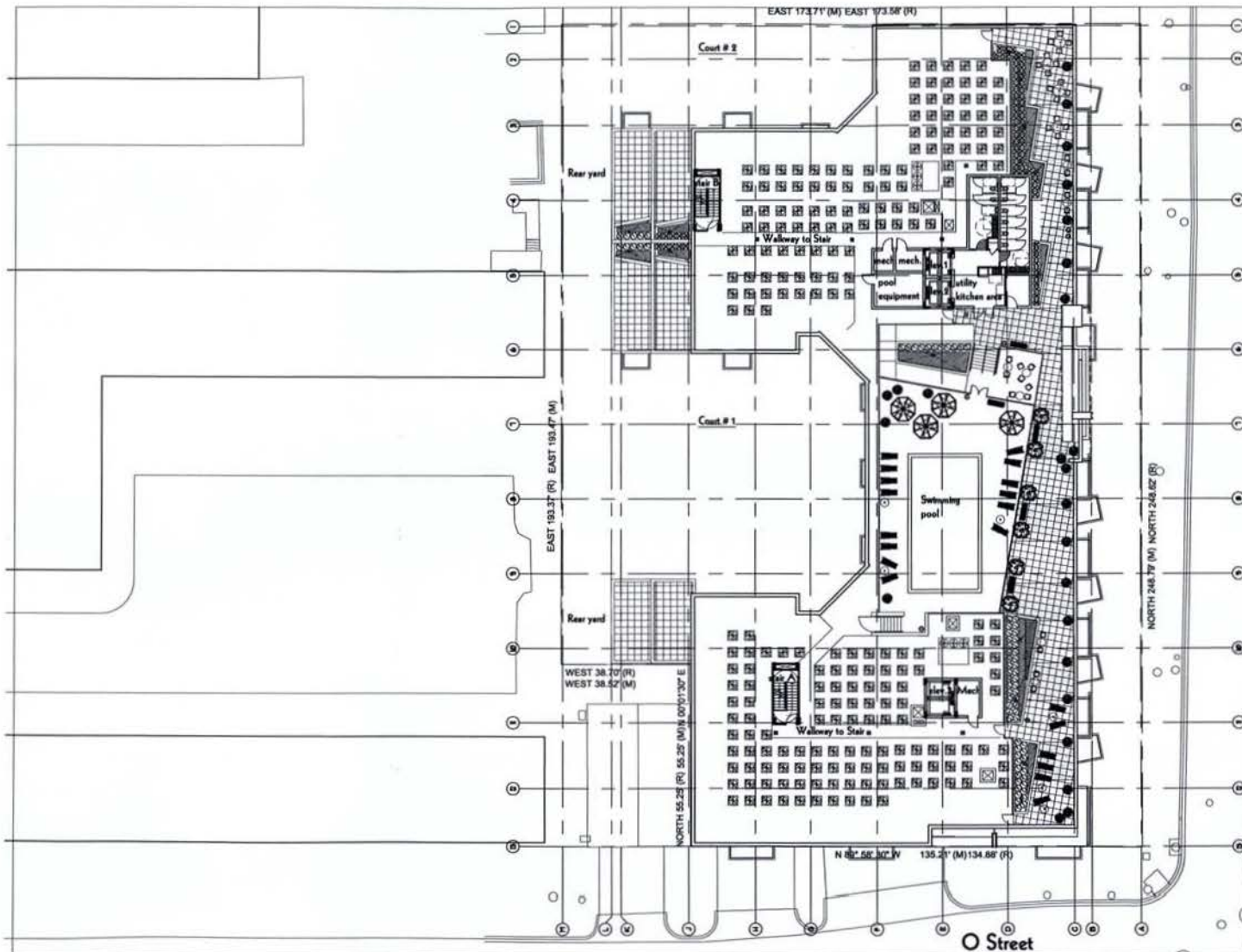
WDG PROJECT NO.: WA05078

PH Roof
Recreation Spaces
JAN. 30, 2007 Scale: 1/32" = 1'-0"

A4.04







Legend



S. Capitol Street

1325 South Capitol Street

Type of Tree	Recommended Species	Recommended Size	Notes
Street Tree	<i>Quercus phellos</i> (Willow Oak)	3" - 3 1/2" cal.	Willow oaks are currently planted on South Capitol Street
Small Shade Tree	<i>Gleditsia triacanthos inermis</i> (Honeylocust), <i>Ulmus parvifolia</i> (Chinese Elm) or <i>Carpinus caroliniana</i> (American Hornbeam)	2 1/2" - 3" cal.	Small leaved, to provide light shade over terraces
Multi-stemmed Ornamental Tree	<i>Amelanchier laevis</i> (Allegheny serviceberry), <i>Amelanchier canadensis</i> (Shadblow) or <i>Cotinus cognygryum</i> (Washingon Hawthorn)	5 - 6 stems minimum; 8' 10" height	Interesting branching for backdrop; small-leaved for scale, filtered light
Ornamental Flowering Tree	<i>Magnolia isolaneri</i> (Hemlock), <i>Dr. Merrill Magnolia</i> , <i>Magnolia salicifolia</i> (Star Magnolia) or <i>Cornus kousa</i> (Kousa Dogwood)	multi stem, 5 - 6 stems minimum, 6' height overall	Small, early flowering tree (magnolia)
Evergreen Tree	<i>Ilex opaca</i> (American Holly), <i>Pinus strobus</i> (Scotch Spruce) or <i>Magnolia grandiflora</i> (Southern Magnolia)	7' - 8' height	dense foliage for sound and sight buffer, visual interest (magnolia)

Note: Specific cultivars with most appropriate characteristics will be specified for each species selected for use.

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1325 SOUTH CAPITOL STREET, SW

WASHINGTON, DC

WDG PROJECT NO.: WA05078

PH Roof
Landscape
JAN. 30, 2007 Scale: 1/32" = 1'-0"

L1.02