



Sursum Corda PUD

Second Stage PUD Application for Phase 1
JULY 05, 2019

Applicant:

TBSC Owner I LLC
250 Gibraltar Road, Horsham, PA 19044

Land Use Counsel:

Holland + Knight, LLP
800 17th Street, NW, Suite 1100, Washington DC 20006

Architect:

WDG Architecture, PLLC
1025 Connecticut Ave NW, Suite 300, Washington DC 20036

Civil:

Bohler DC
1301 Pennsylvania Ave., NW Ste 825, Washington Dc, 20004

Landscape:

Parker Rodriguez
101 N. Union St., Ste. 320, Alexandria, VA 22314

Traffic:

Gorove / Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600, Washington, DC 20036

Table of Contents

Architecture

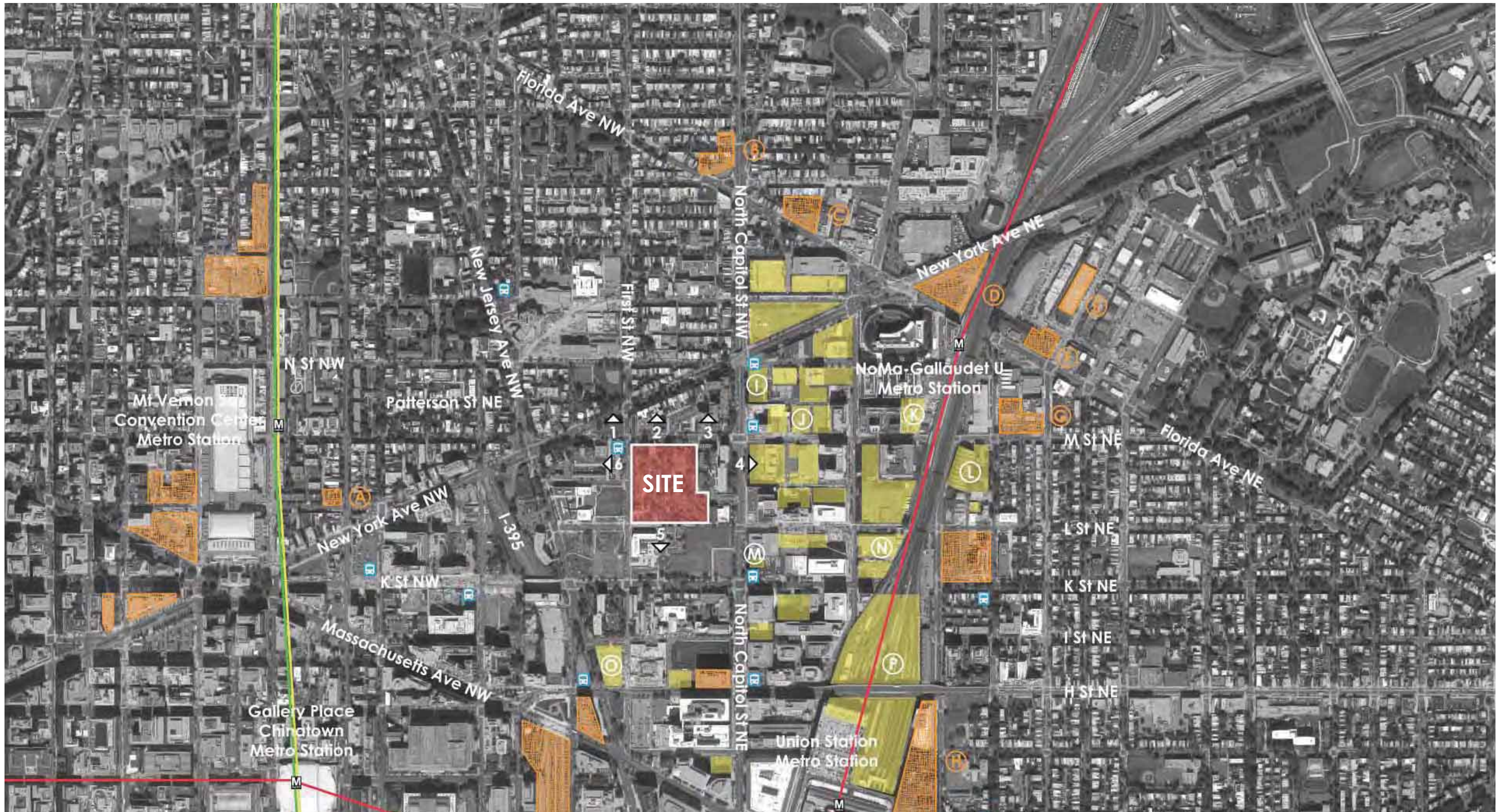
SITE LOCATION PLAN	S-04
VICINITY MAP	S-05
SITE PHOTOS	S-06
SITE PHOTOS	S-07
PROPOSED SITE AREAS & ZONING	S-08
INTENTIONALLY LEFT BLANK	S-09
ZONING TABULATIONS	A-01
SOUTH PARCEL COURT & YARD DIAGRAM	A-02
SITE PLAN PHASE 1 - DEVELOPMENT SUMMARY	A-03
FLOOR PLANS - LEVEL P2	A-04
FLOOR PLANS - LEVEL P1	A-05
INTENTIONALLY LEFT BLANK	A-05a
LEVEL P1 ALTERNATE - RETAIL EXHIBIT	A-05b
FLOOR PLANS - LEVEL 1	A-06
FLOOR PLANS - LEVEL 2	A-07
FLOOR PLANS - LEVELS 3 (WEST), LEVEL 3-4 (EAST)	A-08
FLOOR PLANS - LEVELS 4-8 (WEST), LEVEL 5-6 (EAST)	A-09
FLOOR PLANS - LEVELS 4-8 (WEST), LEVEL 7 (EAST)	A-10
FLOOR PLANS - LEVELS 9 (WEST), LEVELS 8-9 (EAST)	A-11
FLOOR PLANS - PH ROOF (WEST), LEVEL 10 (EAST)	A-12
FLOOR PLANS - PH ROOF (WEST), MAIN ROOF (EAST)	A-13
PENTHOUSE ROOF	A-14
ELEVATIONS	A-15
ELEVATIONS	A-16
ELEVATIONS	A-17
ELEVATIONS	A-18
ELEVATIONS	A-19
ELEVATIONS	A-20
ELEVATIONS	A-21
ELEVATIONS	A-22
EXTERIOR MATERIALS	A-23
BUILDING SECTION	A-24
BUILDING SECTION	A-25
PERSPECTIVE	A-26
PERSPECTIVE	A-27
PERSPECTIVE	A-28
PERSPECTIVE	A-29
PERSPECTIVE	A-30
INTENTIONALLY LEFT BLANK	A-31

Landscape

ILLUSTRATIVE LANDSCAPE PLAN	L-01
PROPOSED INTERNAL GRADING PLAN	L-02
STREETSCAPE SECTIONS	L-03
PUBLIC PARK	L-04a
PROMENADE	L-04b
AMENITY AREAS	L-04c
PLAYGROUND	L-04d
PLANT MATERIAL AND PLANTING DETAILS	L-05
PELIMINARY GRA CALCULATIONS	L-06a
PELIMINARY GAR CALCULATIONS	L-06b

Civil

COVER SHEET	C-100
DEMOLITION PLAN	C-200
SITE PLAN	C-300
L STREET, NW RIGHT-OF-WAY PLAN	C-301
GRADING PLAN	C-400
UTILITY PLAN	C-500
STORMWATER MANAGEMENT PLAN	C-600
EROSION AND SEDIMENT CONTROL PLAN	C-700
CIRCULATION PLAN	C-800



- Site
- On The Boards
- Planned Unit Developments

- M DC Metro Stations (for Red, Green, Yellow lines)
- Bus Stop
- Street Views







1 | View Northwest from proposed site



2 | View North from proposed site



3 | View North from proposed site



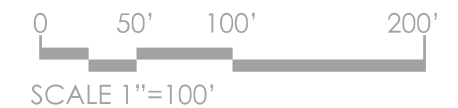
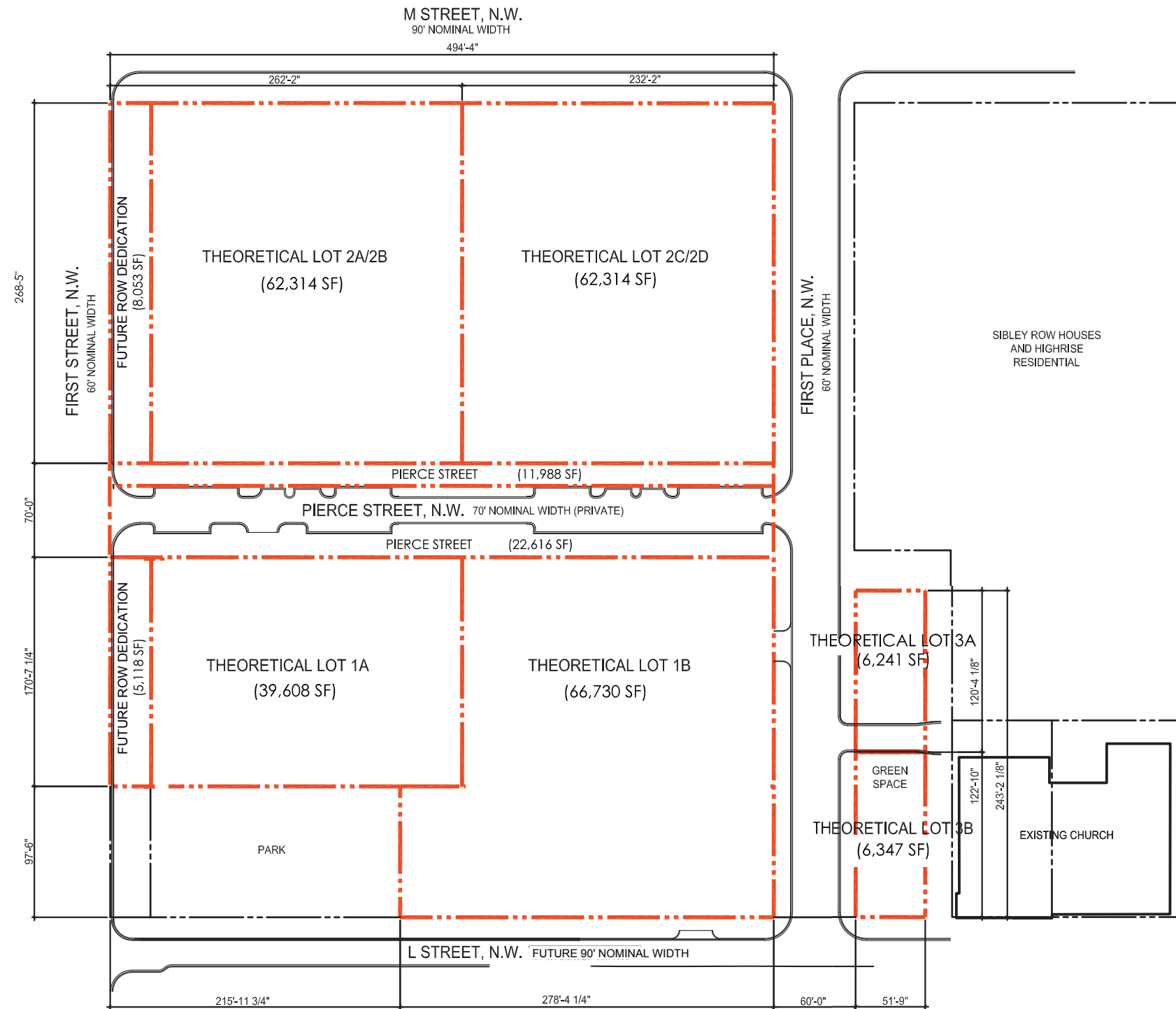
4 | View East across North Capitol Street NW



5 | View South from proposed site



6 | View West from proposed site



S-08 PROPOSED SITE AREAS & ZONING

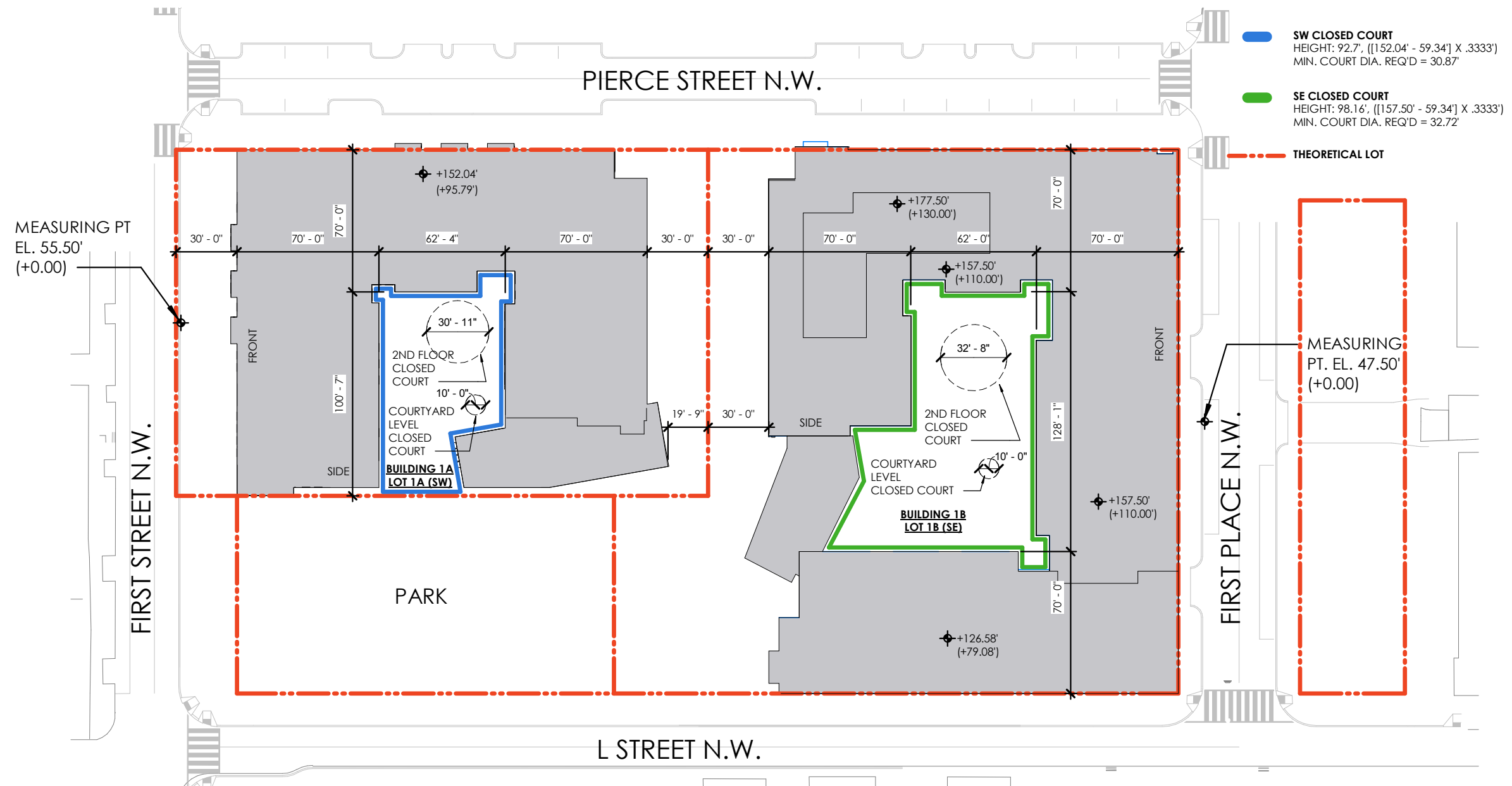
THIS SHEET INTENTIONALLY LEFT BLANK

STAGE TWO ZONING SUMMARY

SOUTH PARCEL, PHASE 1

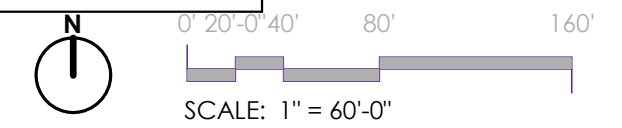
SITE INFORMATION:
 SQUARE, LOT NO.: SQUARE 620, PROPOSED LOT B, LOTS 904 & 905 (THEORETICAL LOTS 1A, 1B (1B + 1C), 3A, 3B)
 LOT AREA: 146,680 SF (INCLUDING PIERCE ST AND 1ST DEDICATED ROW)
 ZONING DISTRICT: C-3-C, Z58 REGULATIONS

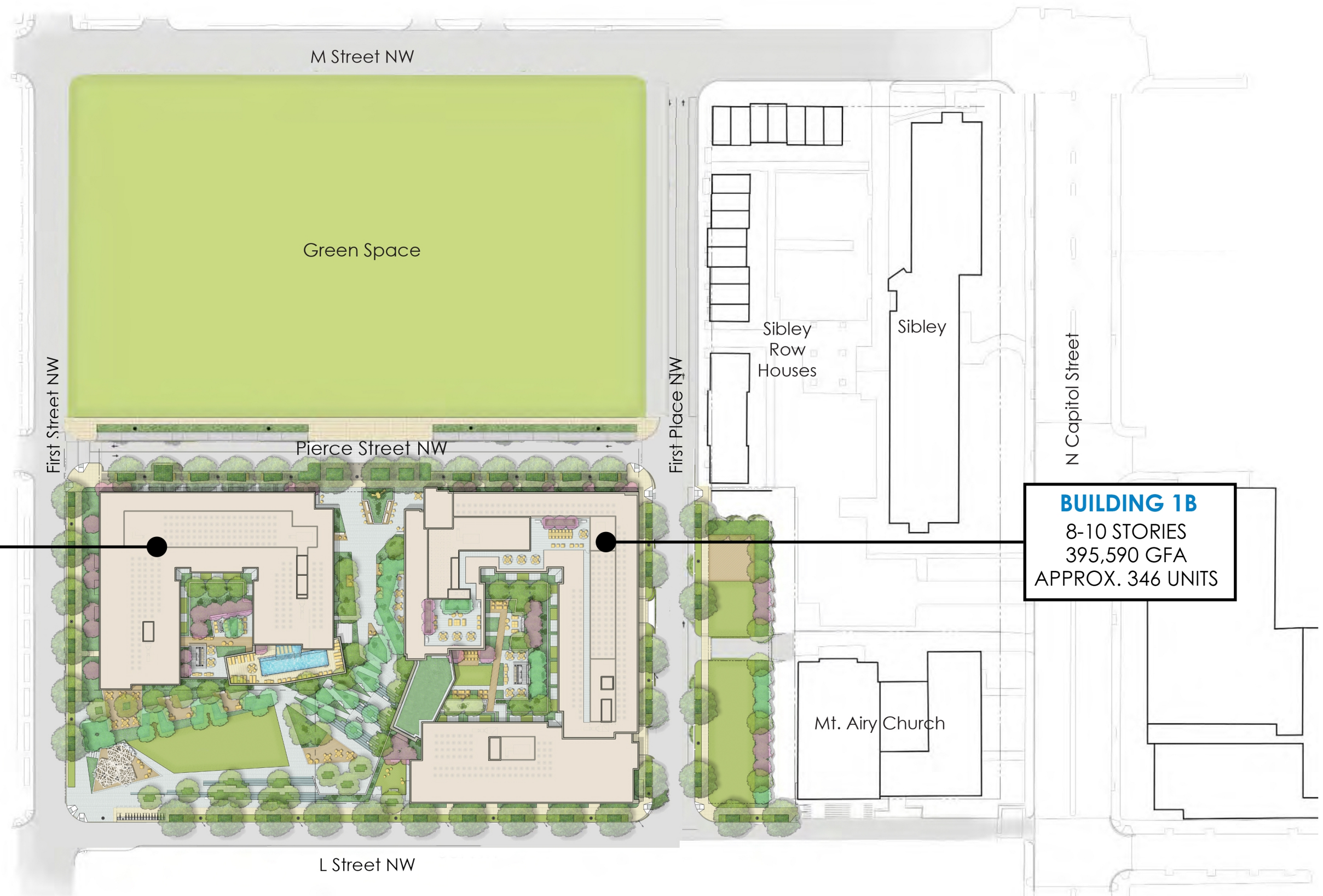
ITEM	ZONING SECTION	ZONING REQUIREMENT PER ZC ORDER 15-20 / 1958 ZONING REGULATIONS	PROPOSED	COMMENTS	ITEM	ZONING SECTION	ZONING REQUIREMENT PER ZC ORDER 15-20 / 1958 ZONING REGULATIONS	PROPOSED	COMMENTS																																				
I. USE REGULATIONS	APPROVED STAGE 1 ZC ORDER 15-20	• RESIDENTIAL, COMMUNITY, AMENITY	• RESIDENTIAL, AMENITY • PROPOSED ALTERNATE RETAIL (1,850 SF)	PROPOSED MODIFICATION	VI. GREEN AREA RATIO & STORM WATER	APPROVED STAGE 1 ZC ORDER 15-20	• GAR: 0.200 • SWRV 22,500 CF	• GAR: 0.200 • SWRV 22,500 CF	COMPLIES																																				
II. HEIGHT REGULATIONS	APPROVED STAGE 1 ZC ORDER 15-20	• LOT 1A 72.45' • LOT 1B 78.00' • LOT 1C 65.75'	• LOT 1A 95.8' • LOT 1B (1B+1C) 110.0' / 79.1'	PROPOSED MODIFICATION	VII. YARDS / SETBACKS	APPROVED STAGE 1 ZC ORDER 15-20	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	BUILDING 1A (SW) FRONT YARD SETBACK: 0' REAR YARD SETBACK: 19'-9" SIDE YARD: 0' BUILDING 1B (SE) FRONT YARD SETBACK: 0' REAR YARD SETBACK: 30'-0" SIDE YARD: 0'	COMPLIES																																				
III. ROOF STRUCTURES/ PENTHOUSE	1500.2 1500.6 1500.7 1501.3 1502.1	<ul style="list-style-type: none"> • 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 	<p>LOT 1A, MAIN ROOF A. STAIR PH, ELEV OVERRIDES, MECH SCREEN: • 10' HIGH • SET BACK 1:1 B. MECH EQUIPMENT • 4' HIGH • SET BACK 1:1</p> <p>LOT 1B (1B+1C), HIGH ROOF A. PENTHOUSE: • 20' HIGH • SET BACK 1:1 • SET BACK 1:2 FROM WALLS THAT DO NOT ADJOIN ANOTHER BUILDING B. MECH SCREEN, STAIR PENTHOUSE: • 10' HIGH • SET BACK 1:1 C. MECH EQUIPMENT • 4' HIGH • SET BACK 1:1</p> <p>LOT 1B (1B+1C), LOW ROOF A. STAIR PH, ELEV OVERRIDE, MECH SCREEN: • 10' HIGH • SET BACK 1:1 B. MECH EQUIPMENT • 4' HIGH • SET BACK 1:1</p>	COMPLIES	VIII. COURTS	APPROVED STAGE 1 ZC ORDER 15-20	CLOSED COURT: • 4" PER FT OF HEIGHT	SW OPEN COURT HEIGHT: 92.7', ([152.04' - 59.34'] X .3333') MIN. COURT DIA. REQ'D = 30.87' SE OPEN COURT HEIGHT: 98.16', ([157.50' - 59.34'] X .3333') MIN. COURT DIA. REQ'D = 32.72'	COMPLIES																																				
IV. FLOOR AREA	APPROVED STAGE 1 ZC ORDER 15-20	<table border="1"> <thead> <tr> <th>LOT</th> <th>GFA</th> <th>FAR</th> <th>DU</th> </tr> </thead> <tbody> <tr> <td>• LOT 1A:</td> <td>184,775 SF</td> <td>4.13 FAR</td> <td>176 DU</td> </tr> <tr> <td>• LOT 1B:</td> <td>194,900 SF</td> <td>4.92 FAR</td> <td>182 DU</td> </tr> <tr> <td>• LOT 1C:</td> <td>101,225 SF</td> <td>3.73 FAR</td> <td>63 DU</td> </tr> <tr> <td>• TOTAL:</td> <td>480,900 SF</td> <td>4.31 FAR</td> <td>421 DU</td> </tr> </tbody> </table>	LOT	GFA	FAR	DU	• LOT 1A:	184,775 SF	4.13 FAR	176 DU	• LOT 1B:	194,900 SF	4.92 FAR	182 DU	• LOT 1C:	101,225 SF	3.73 FAR	63 DU	• TOTAL:	480,900 SF	4.31 FAR	421 DU	<table border="1"> <thead> <tr> <th>LOT</th> <th>GFA</th> <th>FAR</th> <th>DU</th> </tr> </thead> <tbody> <tr> <td>• LOT 1A</td> <td>239,082 SF</td> <td>6.04 FAR</td> <td>216 DU</td> </tr> <tr> <td>• LOT 1B (1B+1C)</td> <td>395,590 SF</td> <td>5.93 FAR</td> <td>346 DU</td> </tr> <tr> <td>• TOTAL</td> <td>634,672 SF</td> <td>5.97 FAR</td> <td>562 DU</td> </tr> </tbody> </table>	LOT	GFA	FAR	DU	• LOT 1A	239,082 SF	6.04 FAR	216 DU	• LOT 1B (1B+1C)	395,590 SF	5.93 FAR	346 DU	• TOTAL	634,672 SF	5.97 FAR	562 DU	PROPOSED MODIFICATION	IX. PARKING & BICYCLE REGULATIONS	APPROVED STAGE 1 ZC ORDER 15-20	<ul style="list-style-type: none"> • VEHICLE PARKING 272 SPACES • BICYCLE PARKING 183 SPACES 	<p>VEHICLE PARKING PROVIDED USE RESIDENTIAL 304 SPACES + 26 TANDEM POTENTIAL ALT RETAIL NO ADDITIONAL SPACES REQ'D</p> <p>NOTE: TANDEM SPACES DO NOT COUNT TOWARD REQUIRED PARKING</p> <p>BICYCLE PARKING PROVIDED USE RESIDENTIAL 188 SPACES + 29 SHORT TERM POTENTIAL ALT RETAIL 1 SPACE + 1 SHORT TERM</p>	PROPOSED MODIFICATION
LOT	GFA	FAR	DU																																										
• LOT 1A:	184,775 SF	4.13 FAR	176 DU																																										
• LOT 1B:	194,900 SF	4.92 FAR	182 DU																																										
• LOT 1C:	101,225 SF	3.73 FAR	63 DU																																										
• TOTAL:	480,900 SF	4.31 FAR	421 DU																																										
LOT	GFA	FAR	DU																																										
• LOT 1A	239,082 SF	6.04 FAR	216 DU																																										
• LOT 1B (1B+1C)	395,590 SF	5.93 FAR	346 DU																																										
• TOTAL	634,672 SF	5.97 FAR	562 DU																																										
V. LOT OCCUPANCY	APPROVED STAGE 1 ZC ORDER 15-20	• MAXIMUM PERCENTAGE OF LOT OCCUPANCY = 100%	• LOT OCCUPANCY N/A	N/A	X. OFF - STREET LOADING REGULATIONS	APPROVED STAGE 1 ZC ORDER 15-20	<ul style="list-style-type: none"> • LOADING BERTHS (2) 12'X30' • LOADING PLATFORMS (2) 200 SF • SERVICE SPACES (2) 10'X20' 	<p>LOADING PROVIDED USE RESIDENTIAL LOADING BERTH (1) 12'X30' IN GARAGE (1) 8'X30' ON PIERCE ST LOADING PLATFORM (2) 200 SF 1 SERVICE SPACE (1) 10'X20' IN GARAGE (1) 8'X30' ON PIERCE ST</p> <p>NOTE: FLEXIBILITY IN LOADING BERTH SIZE GRANTED PURSUANT TO ZC ORDER 15-20; THE NUMBER OF BUILDINGS IN PHASE 1 HAS BEEN REDUCED FROM 3 BUILDING TO 2 BUILDING, THEREFORE THE NUMBER OF LOADING BERTHS AND DELIVERY SPACES HAS BEEN REDUCED FROM 3 TO 2</p>	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 92.7' = 19.31'	19' - 9"	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'	Court SW Min Width 4" per 92.70' = 30.87'	62' - 0"

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





BUILDING 1A
 9 STORIES
 239,082 GFA
 APPROX. 216 UNITS

BUILDING 1B
 8-10 STORIES
 395,590 GFA
 APPROX. 346 UNITS

*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.

