



# Sursum Corda

Second Stage PUD Application for Phase 1  
Revised Submission  
January 07, 2019

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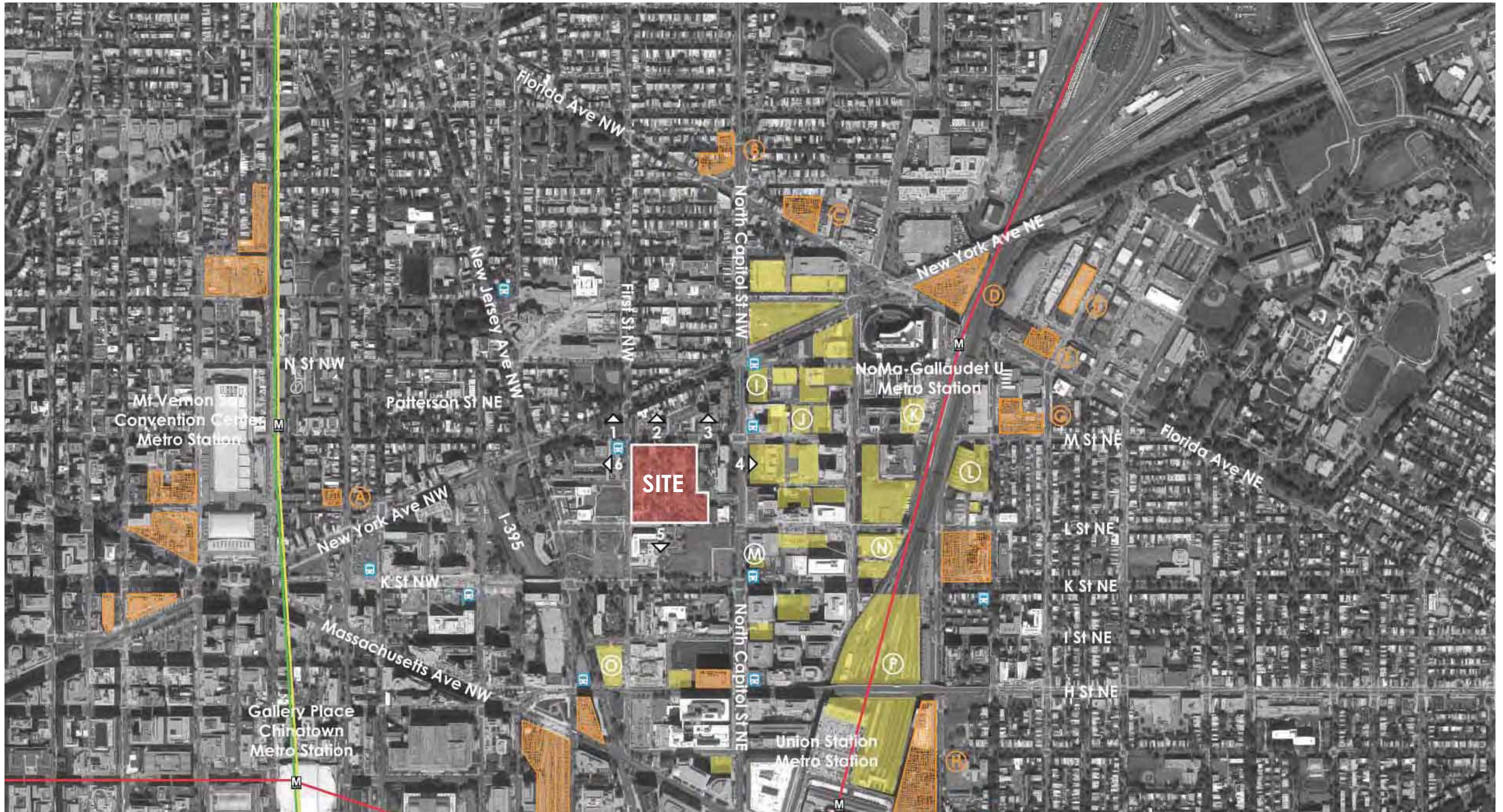
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- Site
- On The Boards
- Planned Unit Developments

- 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

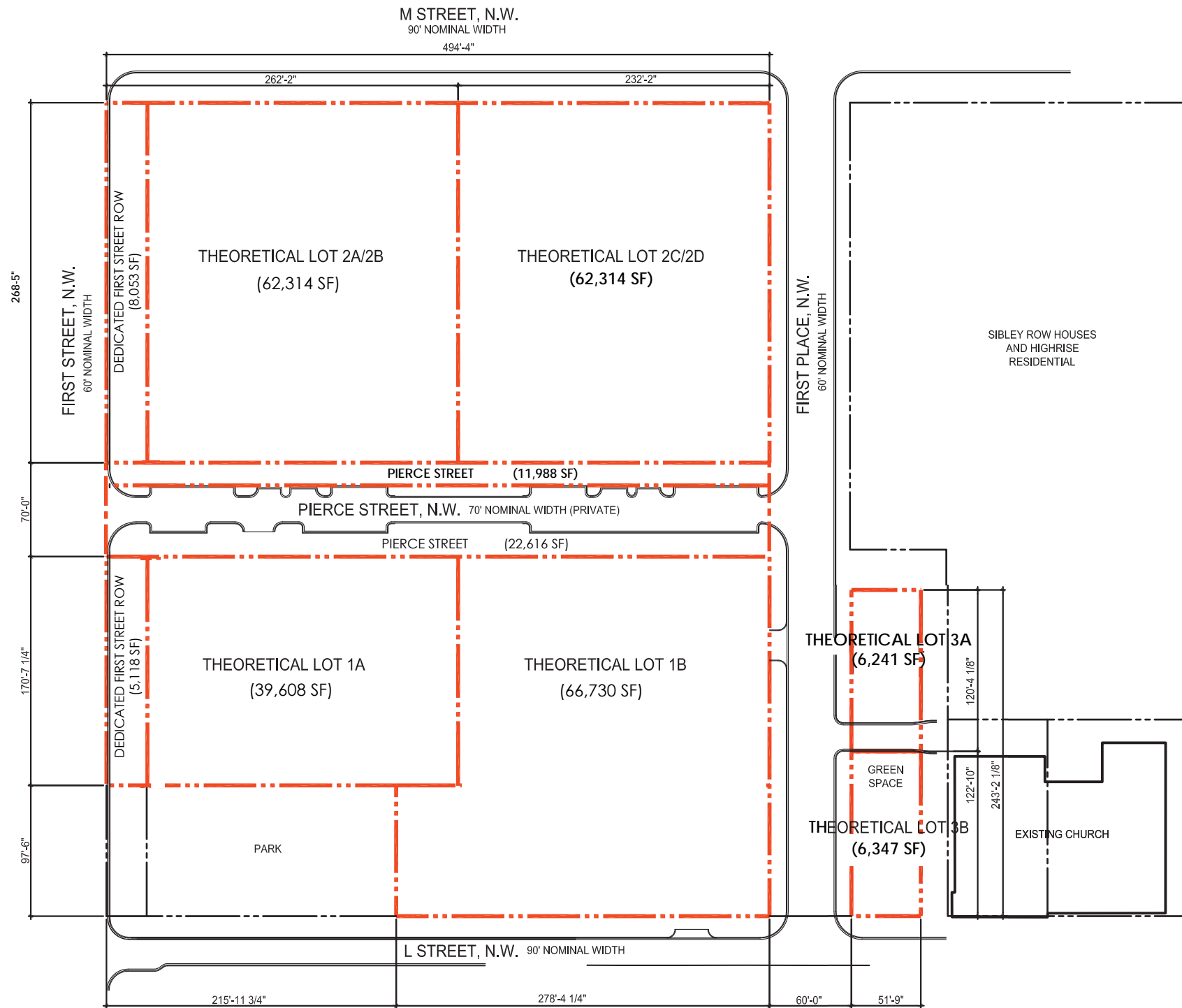


5 | View South from proposed site



6 | View West from proposed site







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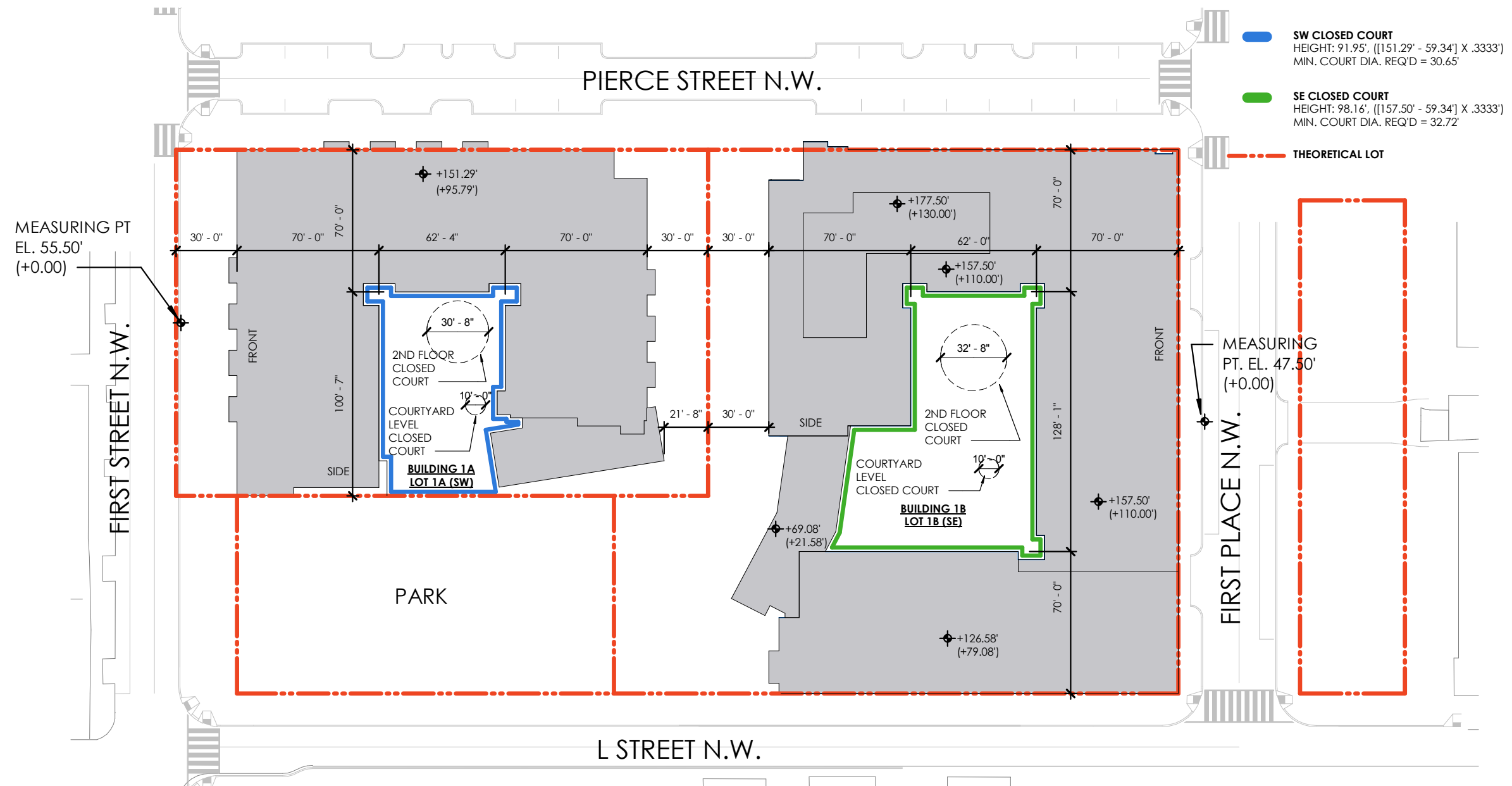
# PHASE 1 ZONING SUMMARY

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

SITE INFORMATION:  
 SQUARE, LOT NO.: SQUARE 620, PROPOSED LOT B, LOTS 904 & 905 (THEORETICAL LOTS 1A (SW), 1B (SE), 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 REGULATION REQUIREMENT	PROPOSED	COMMENTS	ITEM	ZONING SECTION	ZONING REGULATION REQUIREMENT	PROPOSED	COMMENTS
<b>I. USE REGULATIONS</b>	APPROVED STAGE 1 ZC ORDER 15-20	• RESIDENTIAL, COMMUNITY, AMENITY	• RESIDENTIAL		<b>VIII. COURTS</b>	APPROVED STAGE 1 ZC ORDER 15-20	CLOSED COURT: • 4" PER FT OF HEIGHT	<b>SW OPEN COURT</b> HEIGHT: 91.95', ([151.29' - 59.34'] X .3333') MIN. COURT DIA. REQ'D = 30.65' <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>	APPROVED STAGE 1 ZC ORDER 15-20	• LOT 1A (SW) 110' • LOT 1B (SE) 110'	SEE ELEVATIONS AND SITE SECTIONS	COMPLIES	<b>IX. PARKING &amp; BICYCLE REGULATIONS</b>	APPROVED STAGE 1 ZC ORDER 15-20	• VEHICLE PARKING 300 SPACES • BICYCLE PARKING 210 SPACES	<b>VEHICLE PARKING PROVIDED</b> USE RESIDENTIAL 300 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	<ul style="list-style-type: none"> <li>• A PENTHOUSE LESS THAN 4' ABOVE A ROOF OR PARAPET WALL IS NOT SUBJECT TO THE PENTHOUSE REQUIREMENTS</li> <li>• A PENTHOUSE SHALL BE PLACED IN ONE ENCLOSURE EXCEPT FOR A ROOFTOP EGRESS STAIRWELL WHICH MAY BE CONTAINED IN A SEPARATE ENCLOSURE</li> <li>• WHEN ROOF LEVELS VARY, THERE MAY BE A SEPARATE ELEVATOR CORE AT EACH ROOF LEVEL</li> <li>• 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</li> <li>• 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</li> </ul>	SEE PLANS AND DETAILS	COMPLIES	<b>X. OFF - STREET LOADING REGULATIONS</b>	APPROVED STAGE 1 ZC ORDER 15-20	<ul style="list-style-type: none"> <li>• LOADING BERTHS (2) 12'X30'</li> <li>• LOADING PLATFORMS (2) 200 SF</li> <li>• SERVICE SPACES (2) 10'X20'</li> </ul>	<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 15-20	LOT 1A (SW): 222,800 SF LOT 1B (SE): 411,708 SF LOTS 3A, 3B: NA GFA: 5.97	LOT GFA FAR APPROX DU • LOT 1A (SW) 222,800 SF 5.63 FAR 214 DU • LOT 1B (SE) 411,708 SF 6.17 FAR 339 DU • <b>TOTAL 634,508 SF 5.97 FAR 553 DU</b>	COMPLIES					
<b>V. LOT OCCUPANCY</b>	APPROVED STAGE 1 ZC ORDER 15-20	• 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 15-20	<ul style="list-style-type: none"> <li>• GAR:0.200</li> <li>• SWRv 22,500 CF</li> </ul>	SEE CIVIL AND LANDSCAPE CALCULATIONS	COMPLIES					
<b>VII. YARDS / SETBACKS</b>	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	<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	COMPLIES					





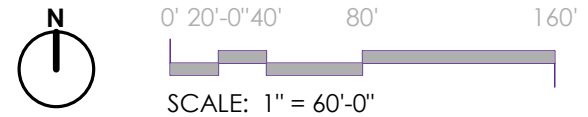
- **SW CLOSED COURT**  
HEIGHT: 91.95', ([151.29' - 59.34'] X .3333')  
MIN. COURT DIA. REQ'D = 30.65'
- **SE CLOSED COURT**  
HEIGHT: 98.16', ([157.50' - 59.34'] X .3333')  
MIN. COURT DIA. REQ'D = 32.72'
- - - **THEORETICAL LOT**

MEASURING PT.  
EL. 55.50'  
(+0.00)

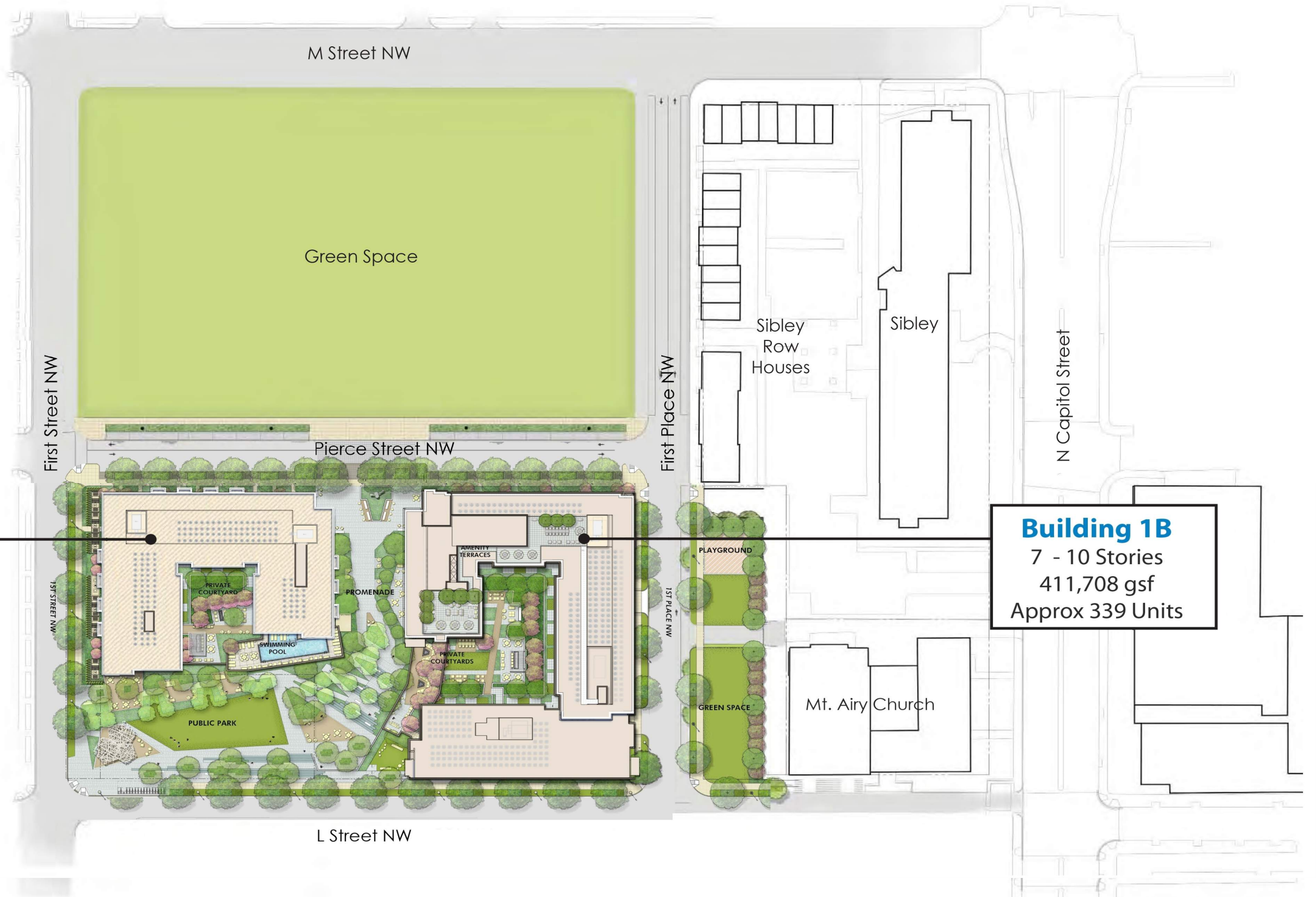
MEASURING  
PT. EL. 47.50'  
(+0.00)

PHASE 1 South Parcel	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'
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 91.95' = 30.65'	62' - 0"

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







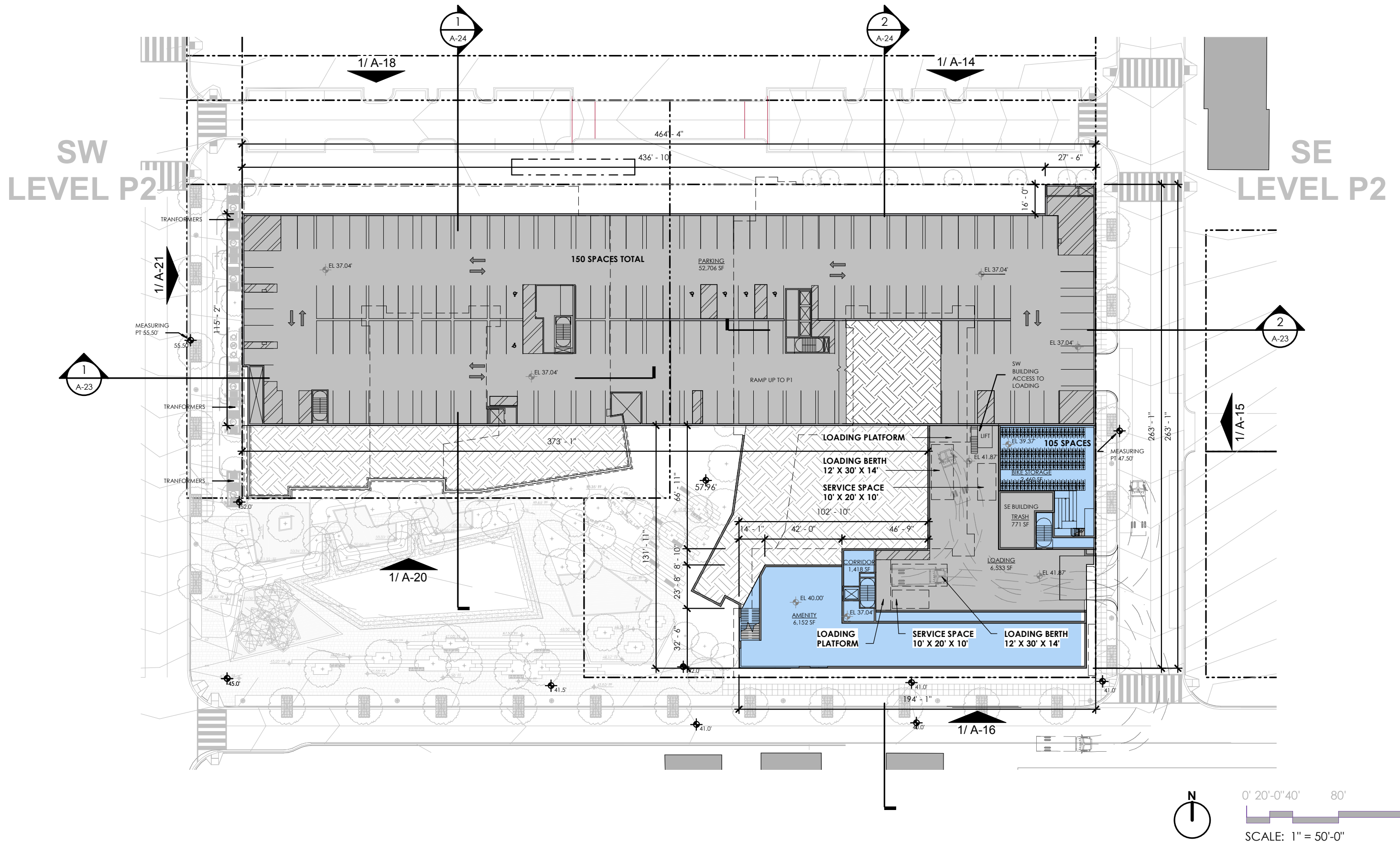
**Building 1A**  
 9 Stories  
 222,800 gsf  
 Approx 214 Units

**Building 1B**  
 7 - 10 Stories  
 411,708 gsf  
 Approx 339 Units

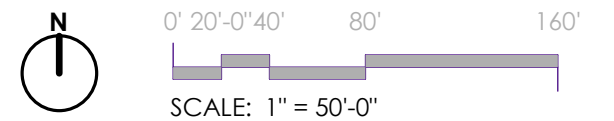


\*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.

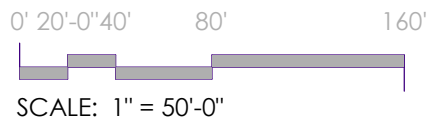
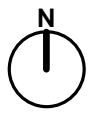
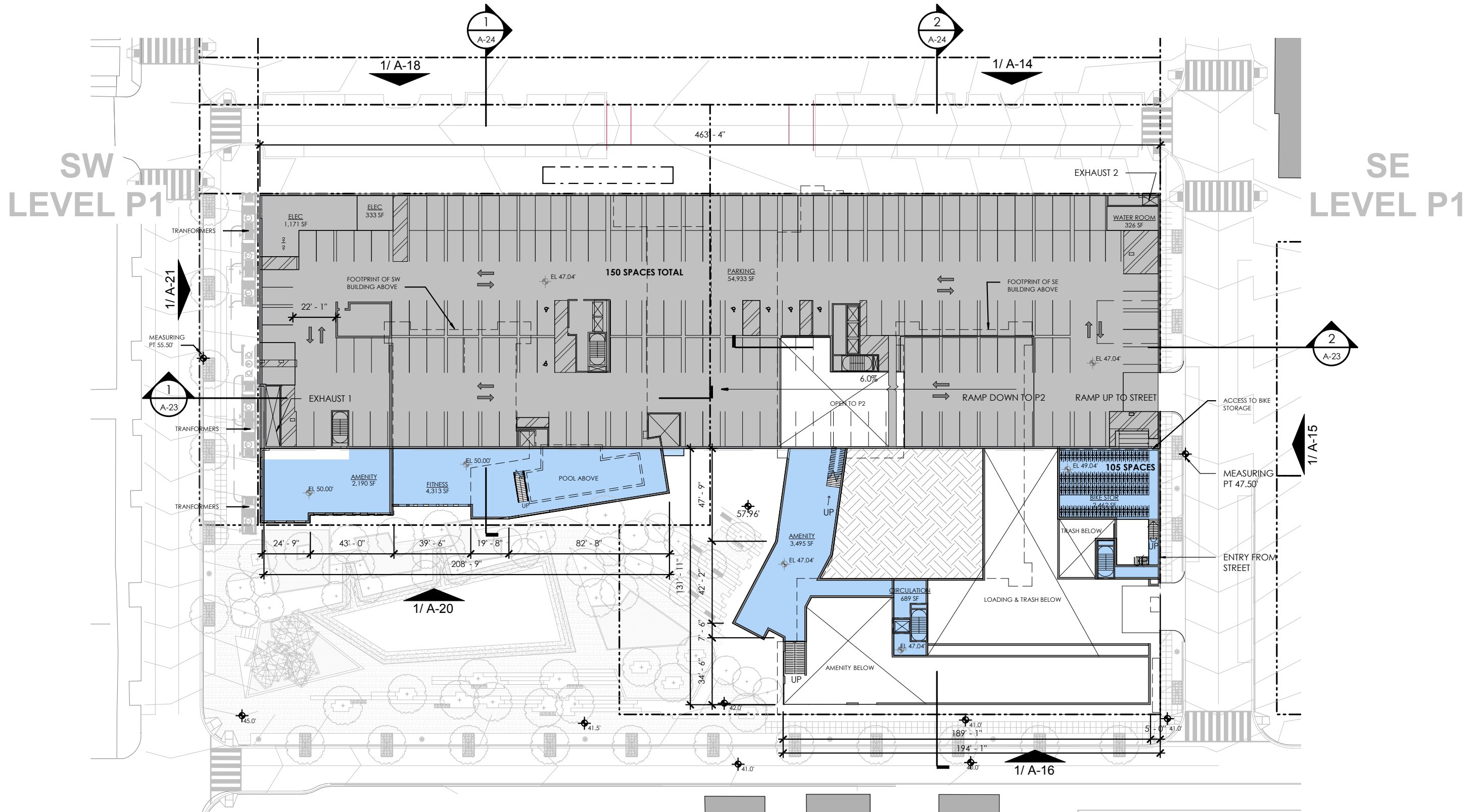




NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.







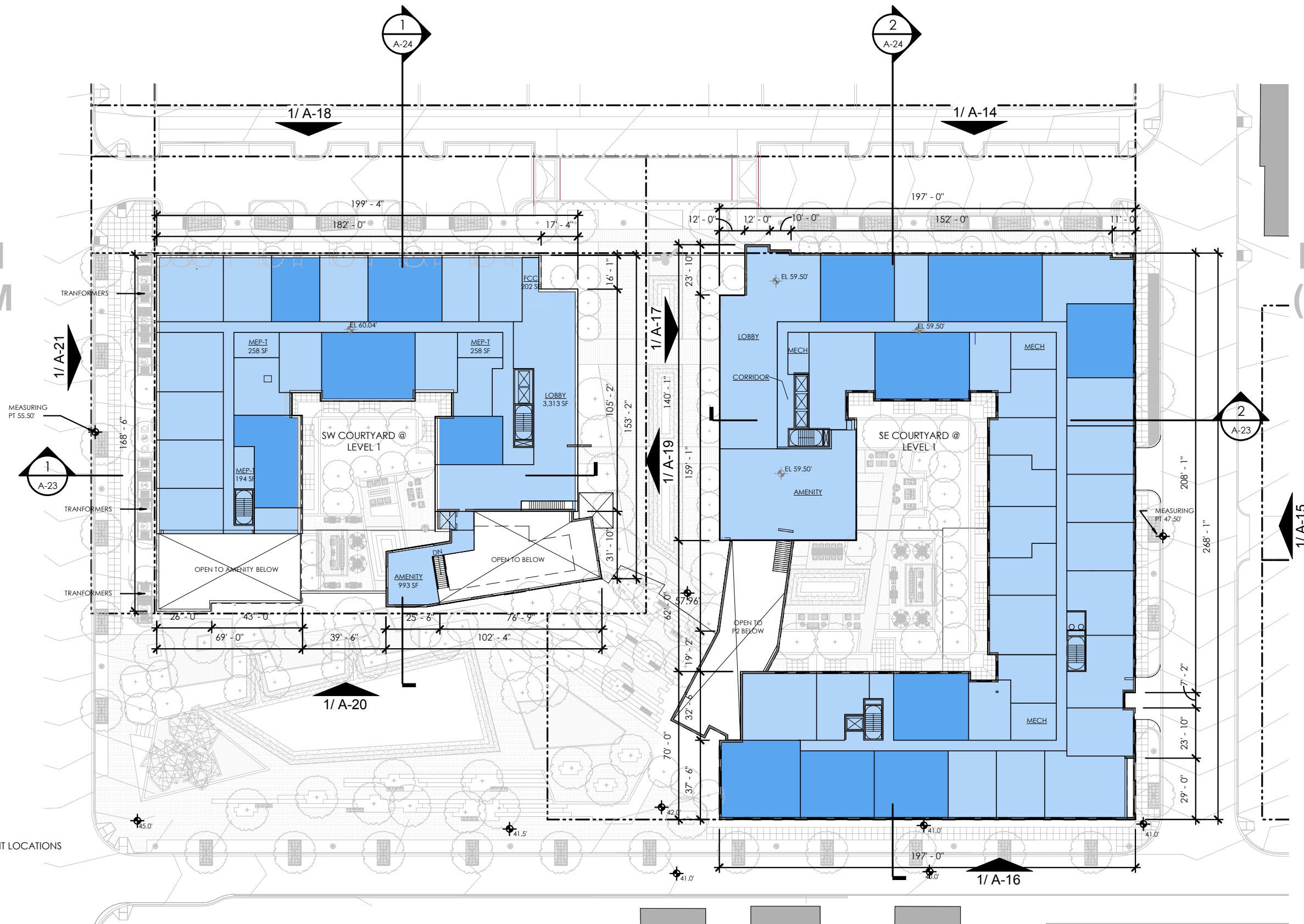
**A-05 FLOOR PLANS - LEVEL P1**

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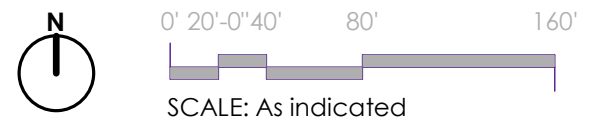


SW  
LEVEL 1  
(PODIUM  
LEVEL)

SE  
LEVEL 1  
(PODIUM  
LEVEL)



LEGEND  
 RESERVED UNIT LOCATIONS



NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.