

LEGEND

Residential Land Use Categories

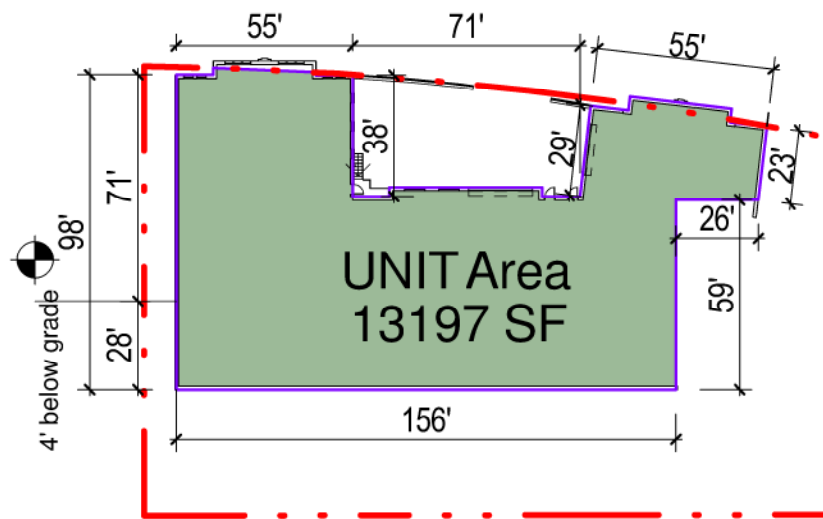
- Low Density Residential**
Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back, and side yards are the predominant uses.
- Moderate Density Residential**
Defines the District's row house neighborhoods as well as its low-rise garden apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.
- Medium Density Residential**
Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.
- High Density Residential**
Defines neighborhoods and corridors where high-rise (8 stories or more) apartment buildings are the predominant use. Pockets of less dense housing may exist within these areas.

Commercial Land Use Categories

- Low Density Commercial**
Defines shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings.
- Moderate Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height.
- Medium Density Commercial**
Defines shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.
- High Density Commercial**
Defines the central employment district of the city and other major office employment centers on the downtown perimeter. Characterized by office and mixed office/retail buildings greater than eight stories in height, although many lower scale buildings (including historic buildings) are interspersed.
- Production, Distribution, and Repair**
This category defines areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals.

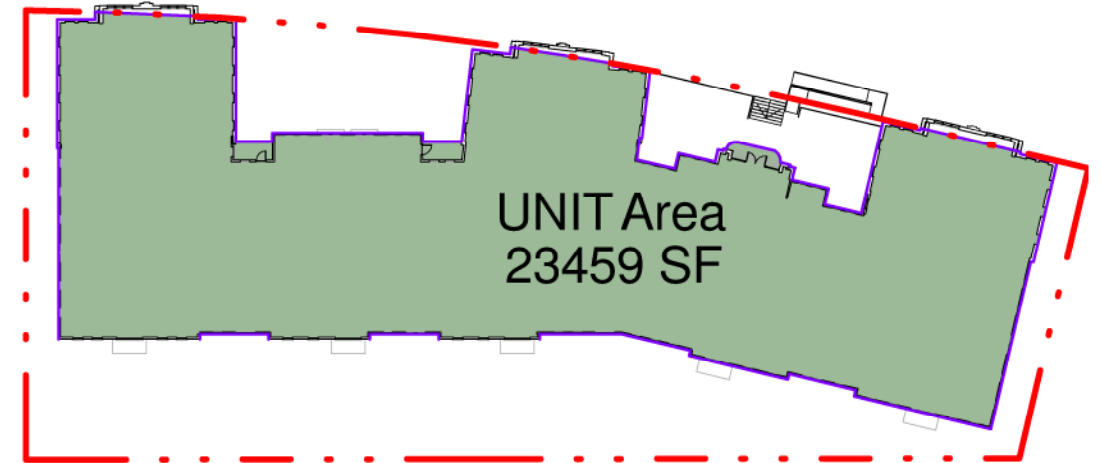




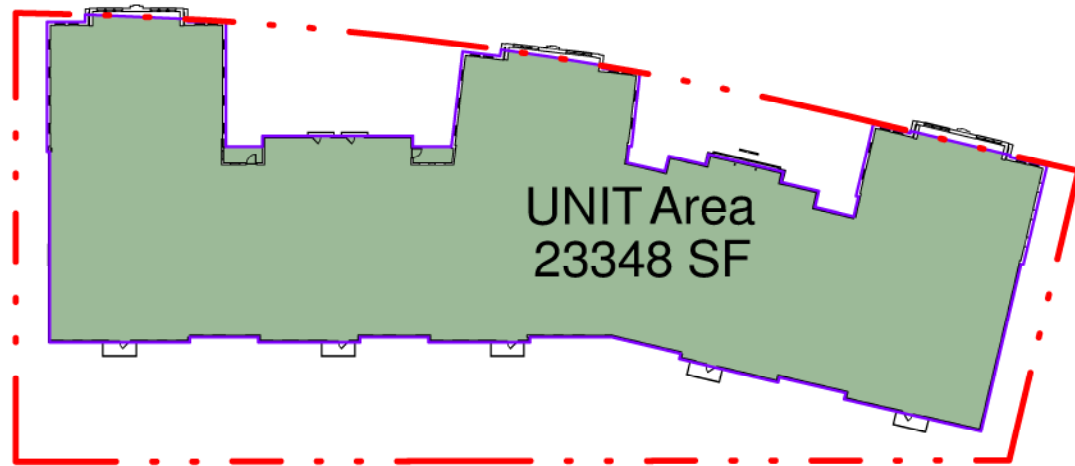


611 FT TOTAL PERIMTER
 319 FT BASEMENT
 292 FT CELLAR
 52% BASEMENT
 13197 SF X 52% = 6862 SF

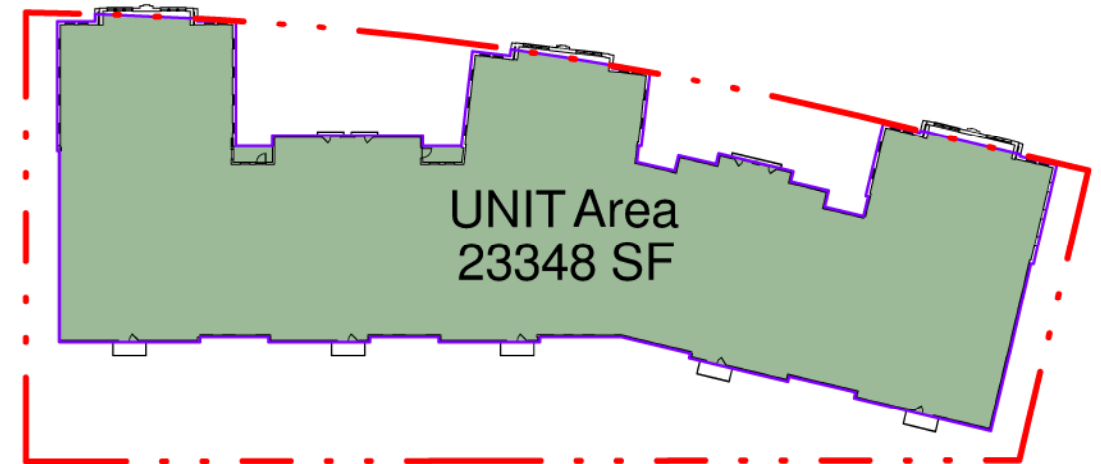
① CELLAR / BASEMENT LEVEL
 1" = 60'-0"



② 1ST FLOOR
 1" = 60'-0"



③ TYPICAL FLOOR
 1" = 60'-0"



④ 4TH FLOOR
 1" = 60'-0"

South Capital: 3836 - 3848 South Capital St. SE		Current Zoning: RA-1	11/13/2018
Square: 6129	Lot: 819, 77	Lot Area: 39,318 sf	(0.9Acres)
Allowable	Allowable/Required by Zoning (RA-2)	Provided	
FAR	1.8 by right plus 20% IZ bonus 1.8*(1+.2)=2.18 plus 20% PUD bonus 2.18*(1+.2)=2.59 Total 2.59	2.55 Total	
		Gross Floor Area by Level	Res GSF
		Basement	6,862 2,241
		1st	23,459 23,665
		2nd	23,348 23,525
		3rd	23,348 23,525
		4th	23,348 23,525
		Total Building Area	100,365 gsf 96,481
Roof Structures	.39 increase in FAR per C-1501.3(c)	Will comply	
Penthouse	One continuous structure 1:1 Setback	Provided as required, see A04	
Lot Occupancy	60% at lowest residential uses 39,318X0.6=23,590.8	60% 23,459 sf	
Building Height	50 feet (60 feet PUD) stories-no limit	50'-7" measured at existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line	
Dwelling Units	NA	4 stories plus partial Basement 106 units	
Rear Yard	15 ft minimum; 4in/ft of principal building height	17' required (51' x 4" =17' required) 30'-7" average depth provided	
Side Yard	None required; If provided no less than 4 ft	9'-9" min provided	
Courtyards	Open Closed	Min. Width: 4" per ft of height not < 10' Area: Twice square of req'd width not < 350 sf (res) Min. Width: 4" per ft of height not < 15'	Provided as required, see G13 N/A
Green Area Ratio (GAR)	Required GAR score: 0.40	0.4 Provided	
Parking Requirement			
Residential	1 per 3 dwelling units in excess of 4 units and 50% reduction due to within 0.25 mile of one of the priority corridor network metrobus routes 102 units / 6= 17.0 Min. 50% of parking spaces must be full size 17 x .5= 8.5	17 Residential Spaces Provided Min 9 full size provided	
Bicycles	Long-term parking: 1 space per 3 residential units Short-term parking: 1 space per 20 dwelling units	36 long term bicycle parking provided 5 short term bicycle parking provided	
Loading			
Residential	1 loading berth @ 12' x 30' 1 platform @ 100 sf 1 service space @ 20' deep	1 loading berth @ 12' x 30' 1 platform @ 100 sf 1 service space @ 20' deep, provided as required	

Residential Unit Type	Floor Area/ % of Total*	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	96,481/ 100%	106	Mixed		
Affordable Non-IZ	20,261 / 21%	22	Up to 30% of MFI	40 years	Rental
Affordable Non-IZ	65,607 / 68%	72	Up to 50% of MFI	40 years	Rental
Long Term IZ**	10,613/ 11%	12	Up to 60% of MFI	Life of the Project	Rental

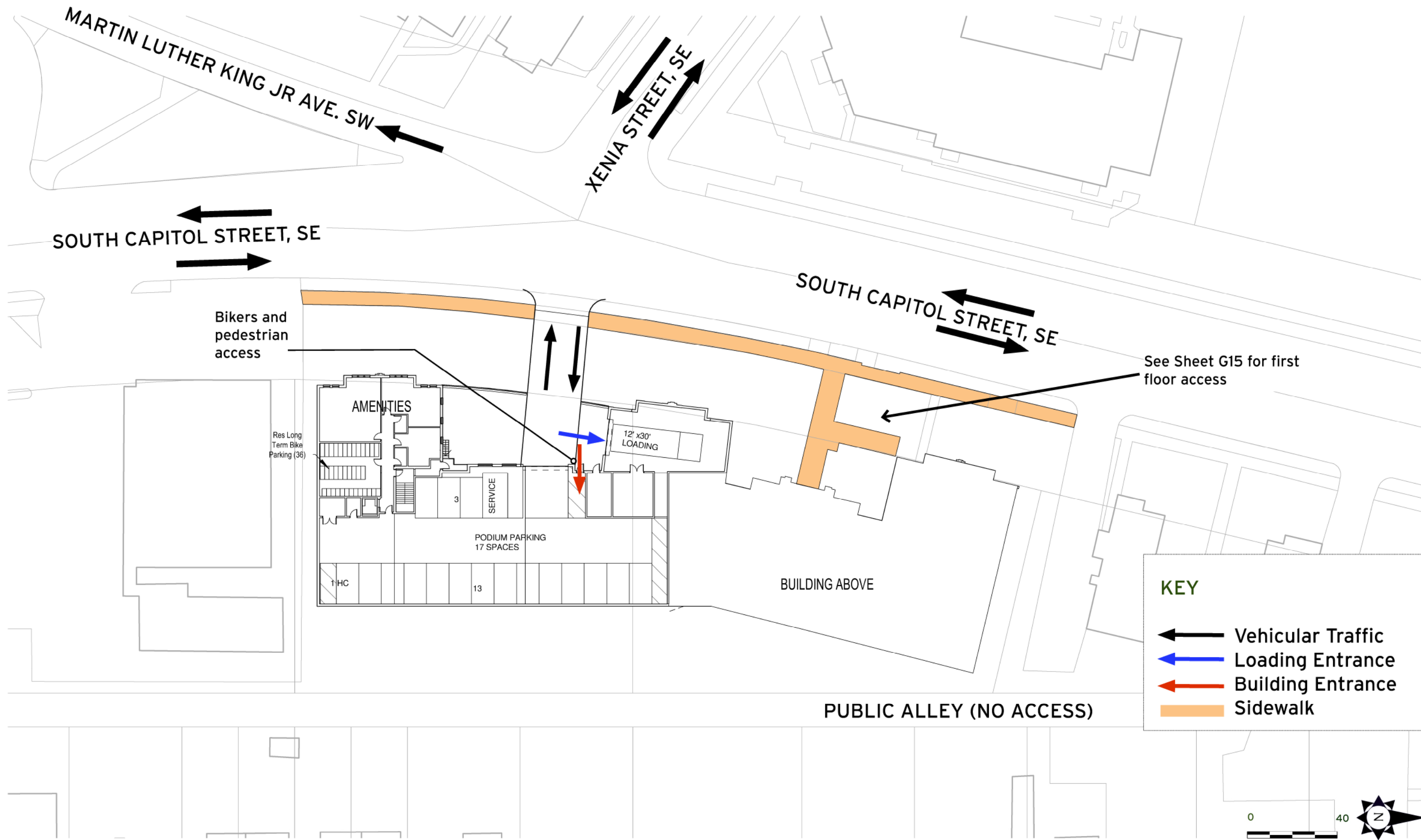
* Refers to the residential gross square footage, but the square footage may be adjusted to subtract the building core factor.
 ** Once the affordability period has expired, these units will be Inclusionary Zoning units instead of Affordable Non-IZ units.

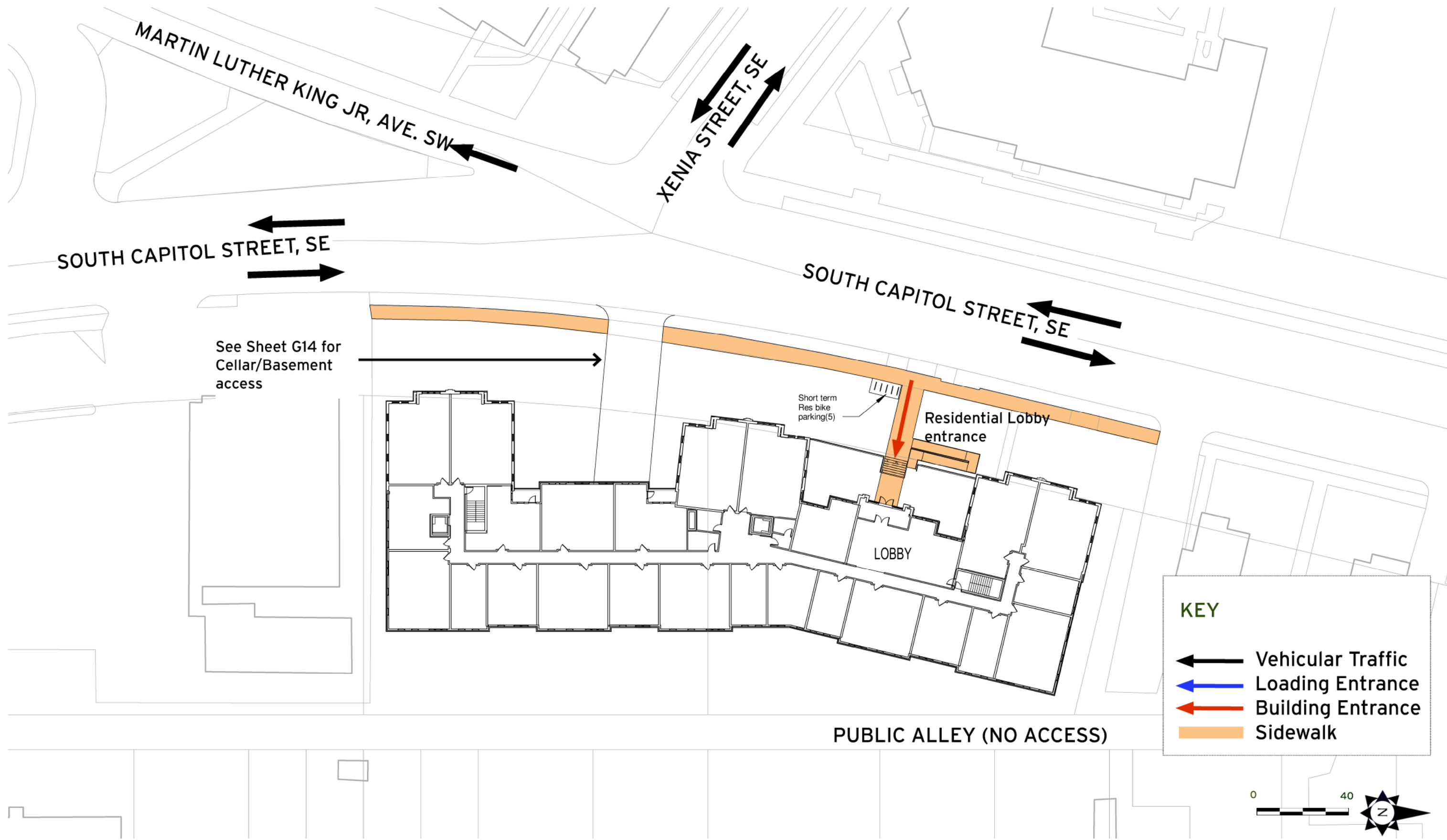
UNIT MIX
Room Name

0 BD	
0 BD	
0 BD: 20	19%
1 BD	
1 BD	
1 BD: 34	32%
2 BD	
2 BD	
2 BD: 20	19%
3 BD	
3 BD	
3 BD: 32	30%
Grand total: 106	

Note: The final number of units and the unit mix may vary within 10% of the numbers indicated on the plans.







3836-3848 S. Capitol Street, SE - Green Communities Checklist

Optional Criteria

Green Communities Criteria				Project Implementation			
Max Pts.	Exp. Pts.	May be. Pts.	Criteria	N/A	Yes	May be	No
1. Integrated Design Process							
9	0		1.1c Designing for Project Performance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		1.2b Resident Health and Well-Being: Health Action Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	0		1.3b Resilient Communities: Multi-Hazard Risk / Vulnerability Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Location and Neighborhood Fabric							
7	7		2.4 Compact Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	0		2.7 Preservation of and Access to Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	0	10	2.8 Access to Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	0	8	2.9 Improving Connectivity to the Community	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	0		2.10 Passive Solar Heating / Cooling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	0		2.11 Brownfield site or Adaptive Reuse Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		2.12 Access to Fresh, Local Foods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	0		2.13 LEED for Neighborhood Development Certification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		2.14 Local Economic Development and Community Wealth Creation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Improvements							
8		4	3.5b Efficient Irrigation and Water Reuse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	4		3.6 Surface Water Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1	0	1	3.7 Reducing Heat-Island Effect: Paving	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Water Conservation							
6	4	2	4.2 Advanced Water Conservation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4		4	4.3 Leaks and Water Metering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	0		4.4 Efficient Plumbing Layout and Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		4.5 Water Reuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		4.6 Access to Potable Water During Emergencies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Energy Efficiency							
12	0		5.2a Additional Reductions in Energy Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		5.2b Advanced Certification: Nearing Net Zero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	4		5.7a Photovoltaic / Solar Hot Water Ready	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	0		5.7b Renewable Energy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		5.8a Resilient Energy Systems: Floodproofing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8	0		5.8b Resilient Energy Systems: Islandable Power	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Materials							
3		1	6.3 Recycled Content Material	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4		1	6.4 Regional Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	0		6.5 Certified, Salvaged and Engineered Wood Products	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	0		6.7b Environmentally Preferable Flooring: Throughout Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	0		6.10 Asthmagen-Free materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5		5	6.11 Reduced Heat-Island Effect: Roofing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	3		6.13 Recycling Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Healthy Living Environment							
11	9		7.4 Elimination of Combustion Within the Conditioned Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	9		7.11a Beyond ADA: Universal Design (New Construction)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9			7.11b Beyond ADA: Universal Design (Substantial and Moderate Rehab)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	10		7.13 Active Design: Staircases and Building Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	0	9	7.14 Interior and Outdoor Activity Spaces for Children and Adults	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	10		7.16 Smoke-Free Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Operations and Maintenance (all mandatory criteria)							
11	0		8.6 Project Data Collection and Monitoring System: Greater than 15% Tenant-Paid Utility Accounts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
294	60	45	total	35 Points Minimum Required for Certification			

Note: The Applicant will satisfy the point total necessary to be built in compliance with the 2015 Enterprise Green Communities Criteria for New Construction, but the distribution and total number of points attained may ultimately differ from the proposal shown here.

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November 19th, 2018

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KAYE STERN PROPERTIES

Note: Interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or square footage, may occur.

First Floor Plan
3836 - 3848 SOUTH CAPITOL STREET, SE

A02



Note: Interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or square footage, may occur.