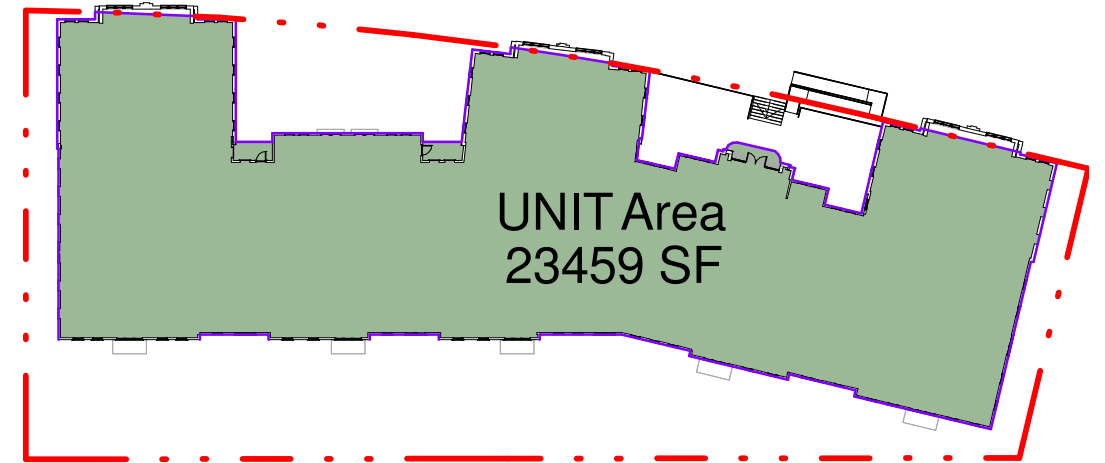


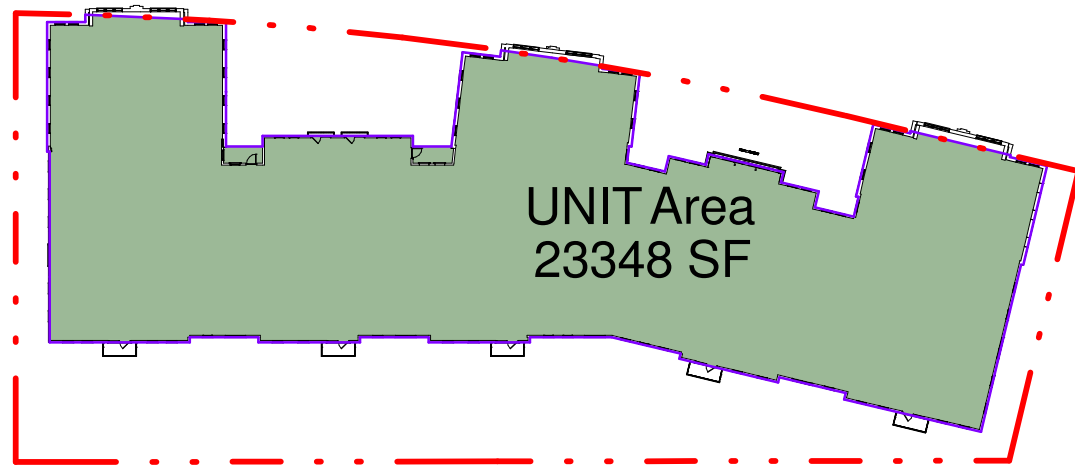
611 FT TOTAL PERIMTER
 319 FT BASEMENT
 292 FT CELLAR
 52% BASEMENT

 13197 SF X 52% = 6862 SF

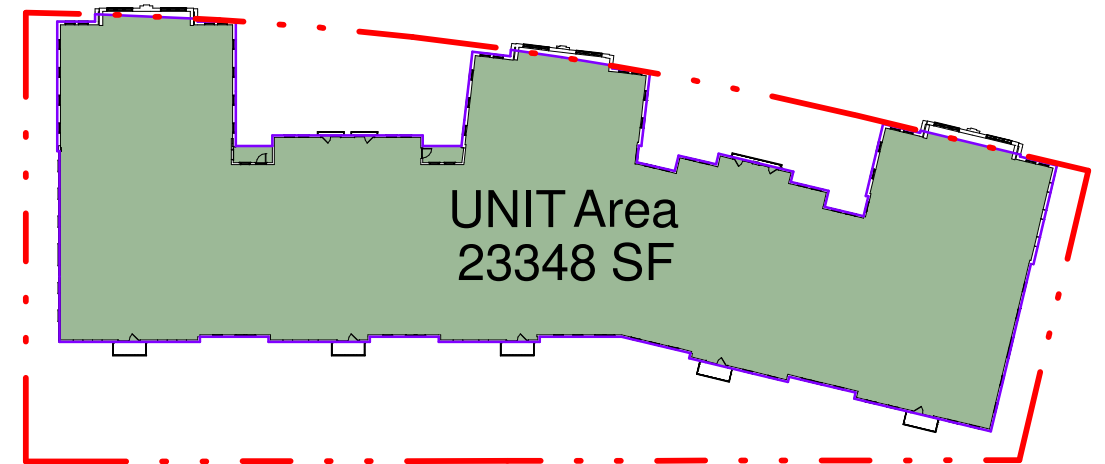
① CELLAR / BASEMENT LEVEL
 1" = 60'-0"



② 1ST FLOOR
 1" = 60'-0"



③ TYPICAL FLOOR
 1" = 60'-0"



④ 4TH FLOOR
 1" = 60'-0"

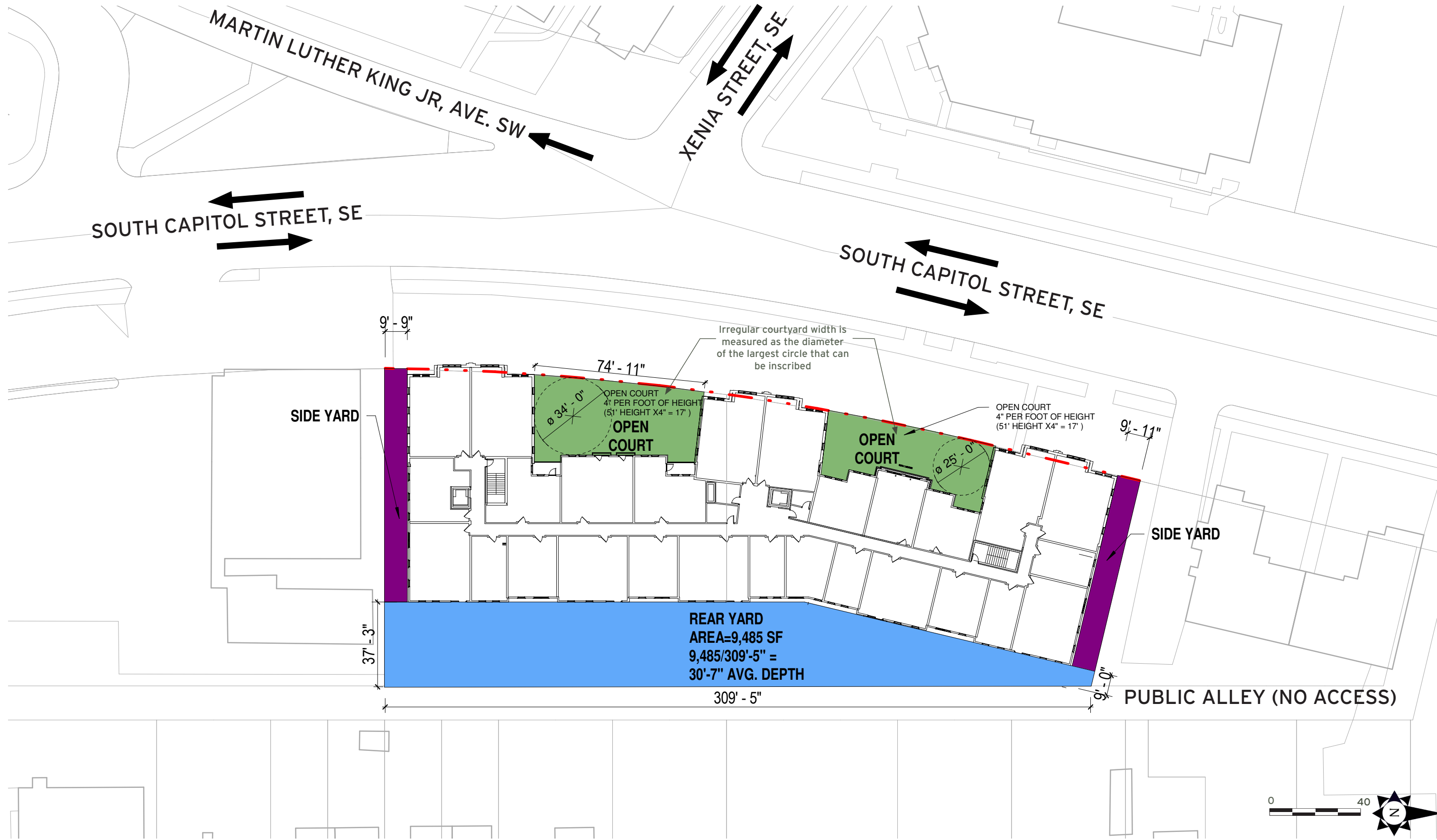
South Capital: 3836 - 3848 South Capital St. SE		Current Zoning: RA-1	11/13/2018
Square: 6129	Lot: 819, 77	Lot Area: 39,318 sf (0.9Acres)	
Allowable	Allowable/Required by Zoning (RA-2)	Provided	
FAR	1.8 by right plus 20% IZ bonus 1.8*(1+.2)=2.18 plus 20% PUD bonus 2.18*(1+.2)=2.59 Total 2.59	2.55 Total Gross Floor Area by Level Basement 6,862 1st 23,459 2nd 23,348 3rd 23,348 4th 23,348 Total Building Area 100,365 gsf	Res GSF 2,241 23,665 23,525 23,525 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 4 stories plus partial Basement	
Dwelling Units	NA	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 Min. Width: 4" per ft of height not < 10'	Provided as required, see G13	
	Closed Area: Twice square of req'd width not < 350 sf (res) Min. Width: 4" per ft of height not < 15'	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	

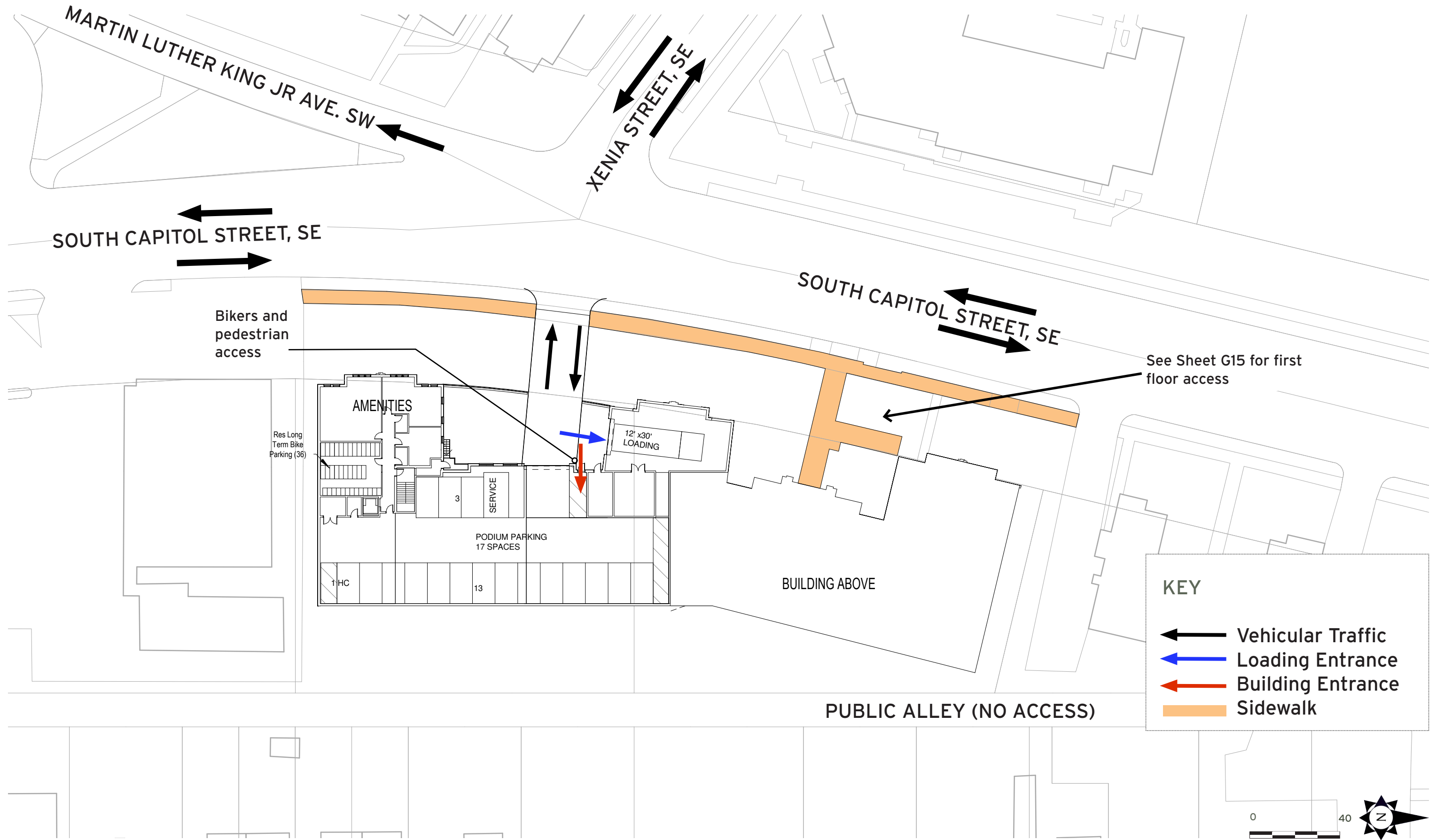
Residential Unit Type	Floor Area/ % of Total*	Units	Income Type	Affordable Control Period	Affordable Unit Type
Total	96,481/ 100%	106	Mixed		
Affordable Non-IZ	20,261 / 21%	22	Up to 30% of MFI	60 years	Rental
Affordable Non-IZ	65,607 / 68%	72	Up to 50% of MFI	60 years	Rental
Long Term IZ**	10,613/ 11%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

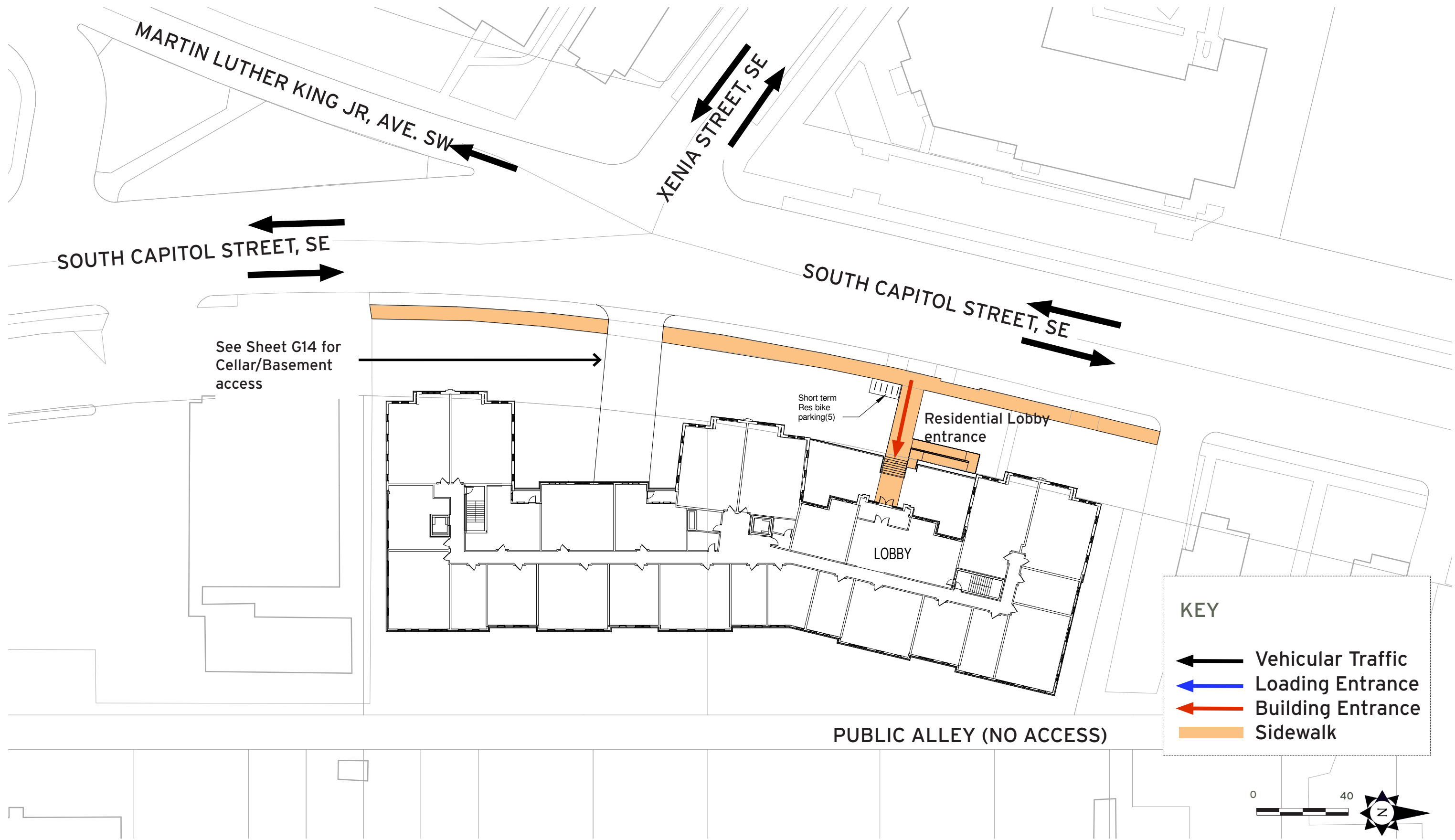
* Refers to the residential gross square footage, but the square footage may be adjusted to subtract the building core factor.
 ** Once the affordability period has expired, these units will be Inclusionary Zoning units instead of Affordable Non-IZ units.

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.

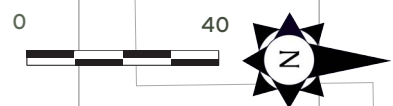






KEY

- Vehicular Traffic
- Loading Entrance
- Building Entrance
- Sidewalk



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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February 15th, 2019

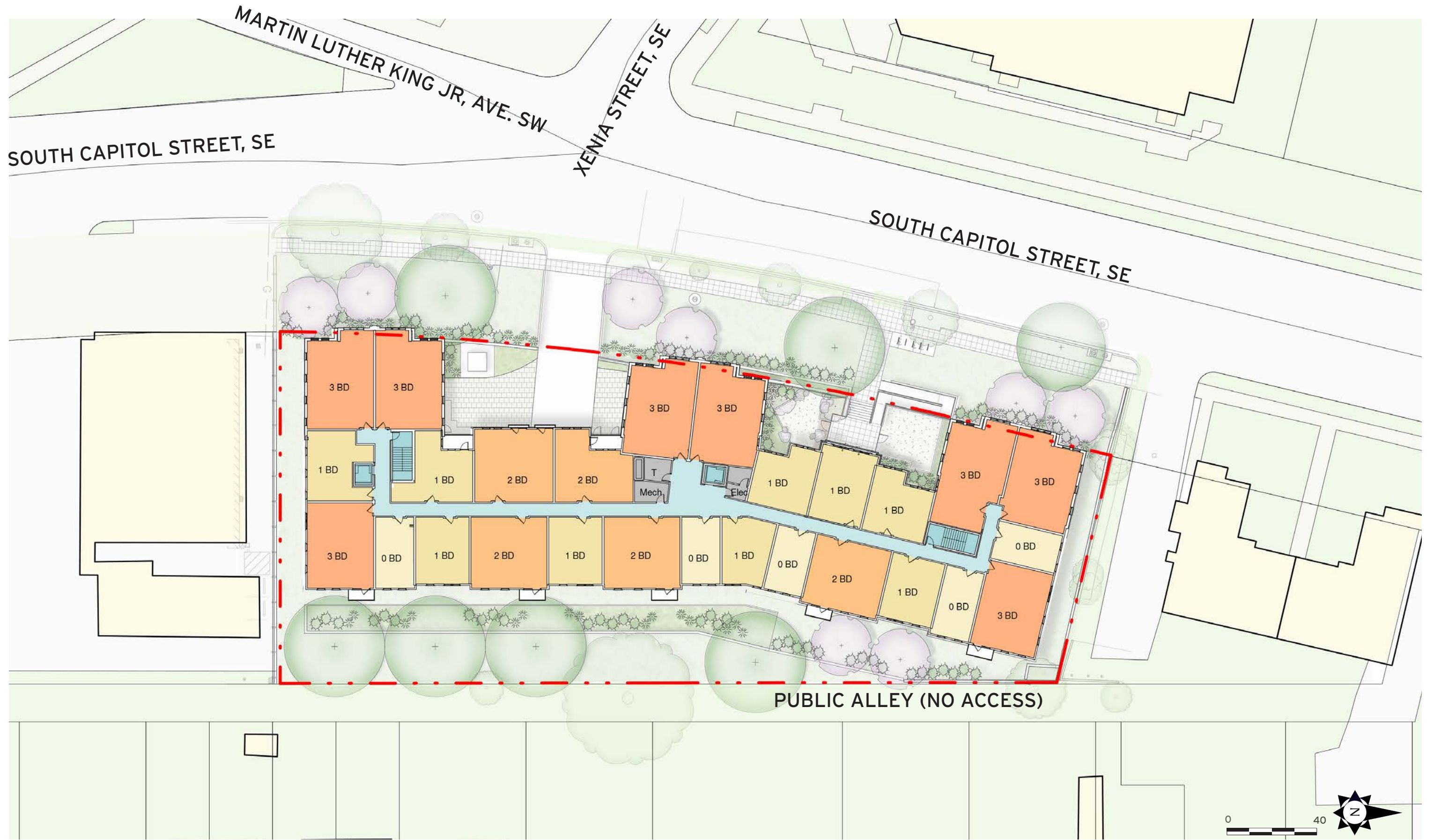
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KAYE STERN PROPERTIES

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



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

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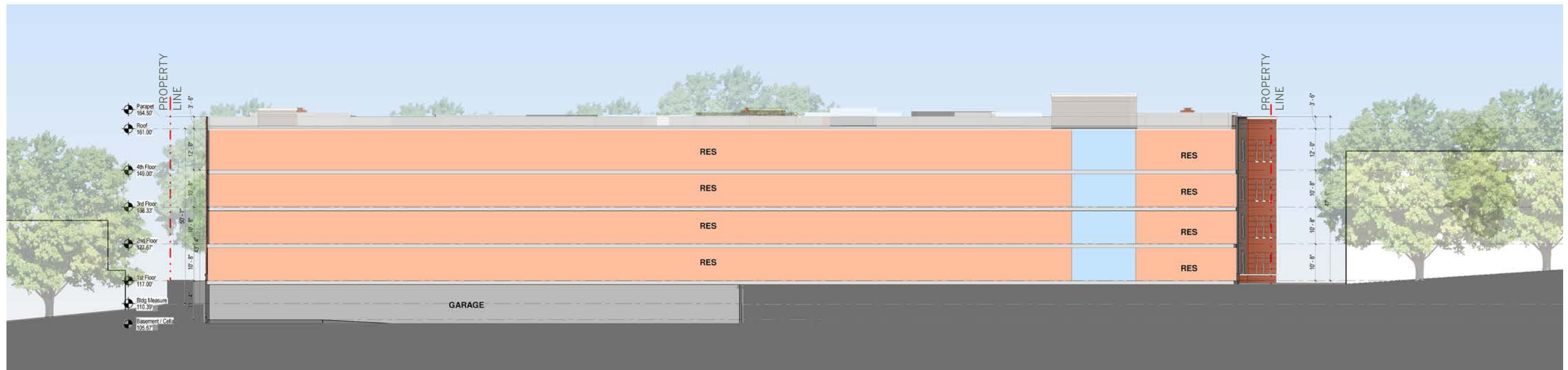
TORTI
GALLAS
URBAN

KAYE STERN PROPERTIES

Typical Floor Plan (2nd - 4th floor)
3836 - 3848 SOUTH CAPITOL STREET, SE

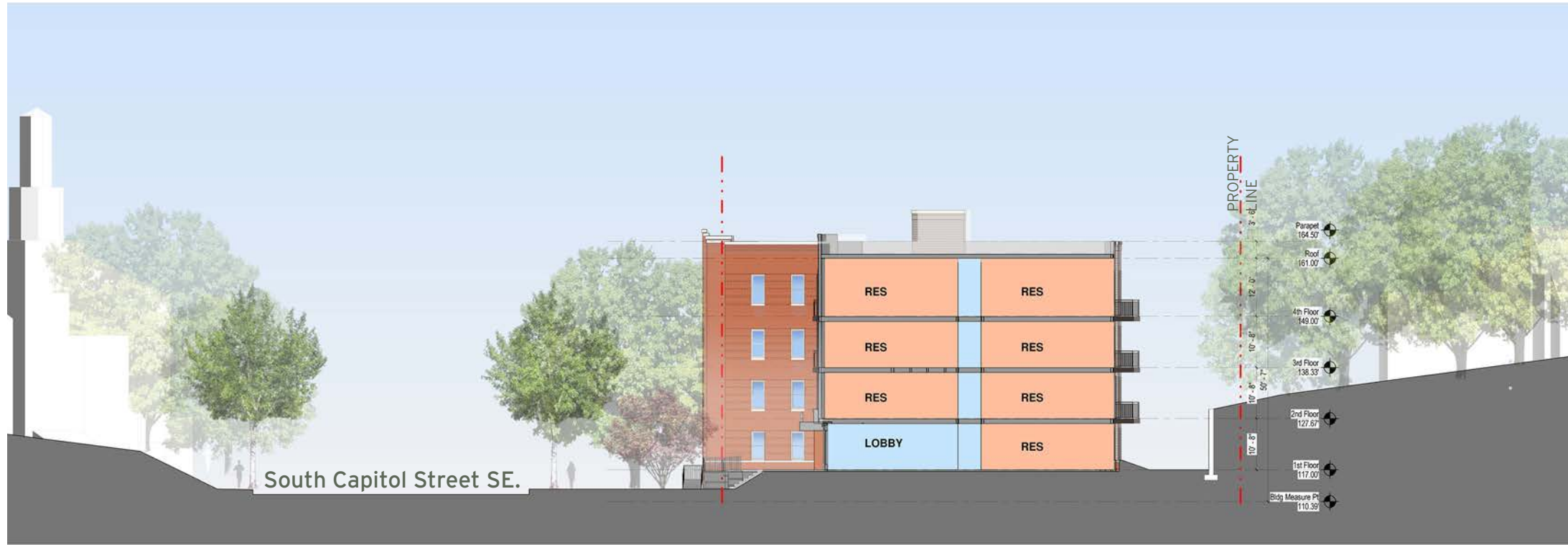
A03





NORTH / SOUTH SECTION A-A





EAST / WEST SECTION B-B



EAST / WEST SECTION C-C



KEY PLAN





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KAYE STERN PROPERTIES

Architectural Precedents
3836 - 3848 SOUTH CAPITOL STREET, SE

A07



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KAYE STERN PROPERTIES

Architectural Precedents
3836 - 3848 SOUTH CAPITOL STREET, SE



A - West Elevation



B - North Elevation





A - East Elevation





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KAYE STERN PROPERTIES

Perspective Rendering - Main Entrance
3836 - 3848 SOUTH CAPITOL STREET, SE



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KAYE STERN PROPERTIES

Perspective Rendering - View North along South Capitol Street, SE
3836 - 3848 SOUTH CAPITOL STREET, SE



West Elevation - Perspective View



Enlarged West Elevation



KEY PLAN

MATERIAL LEGEND

- 1 BRICK
- 2 WINDOWS & DOORS
- 3 CAST STONE
- 4 FIBER CEMENT SIDING COLOR #1
- 5 FIBER CEMENT SIDING COLOR #2
- 6 BALCONY, RAILING AND CANOPY

3

4

1

2

3

3