

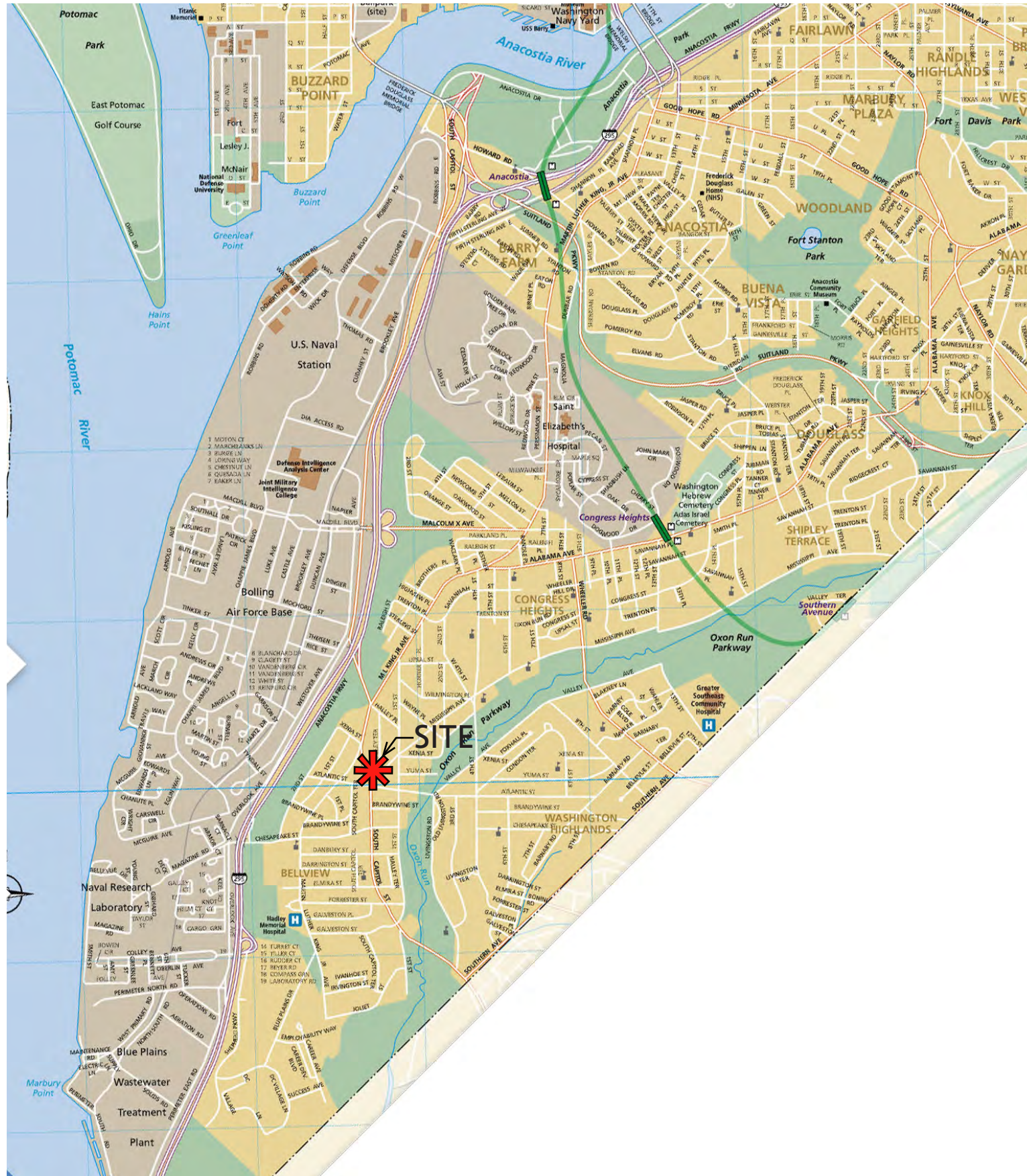


**TORTI  
GALLAS  
URBAN**

August 17, 2018

# 3836 - 3848 SOUTH CAPITOL STREET, SE





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ISSUED:  
APPLICATION ..... 8/17/18







**Legend**

- Points of Interest
- Site
- Primary
- Secondary
- Tertiary
- Bus Stop
- 5-minute Walk
- 10-minute Walk
- Green Areas/ Institution
- Anacostia River



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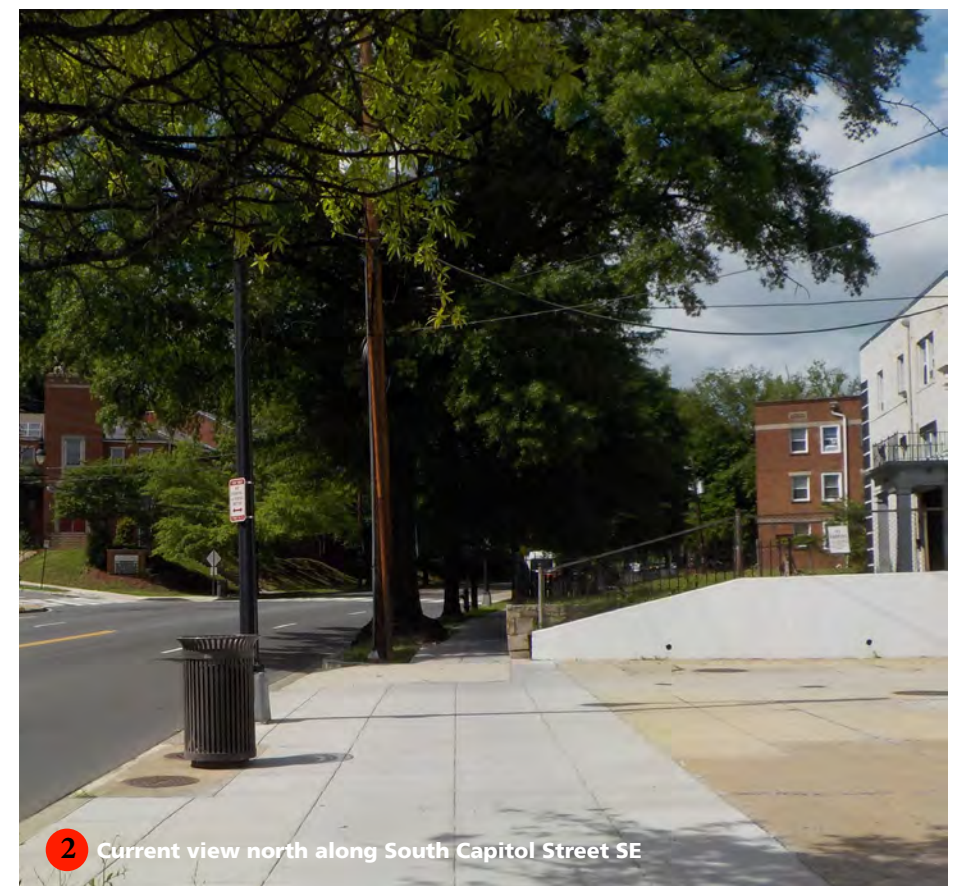
Regional Analysis  
3836 - 3848 SOUTH CAPITOL STREET, SE







1 View of Northwest corner of current drive aisle of 3836 South Capitol St. SE



2 Current view north along South Capitol Street SE



3 View of Northeast corner of site with existing retaining wall

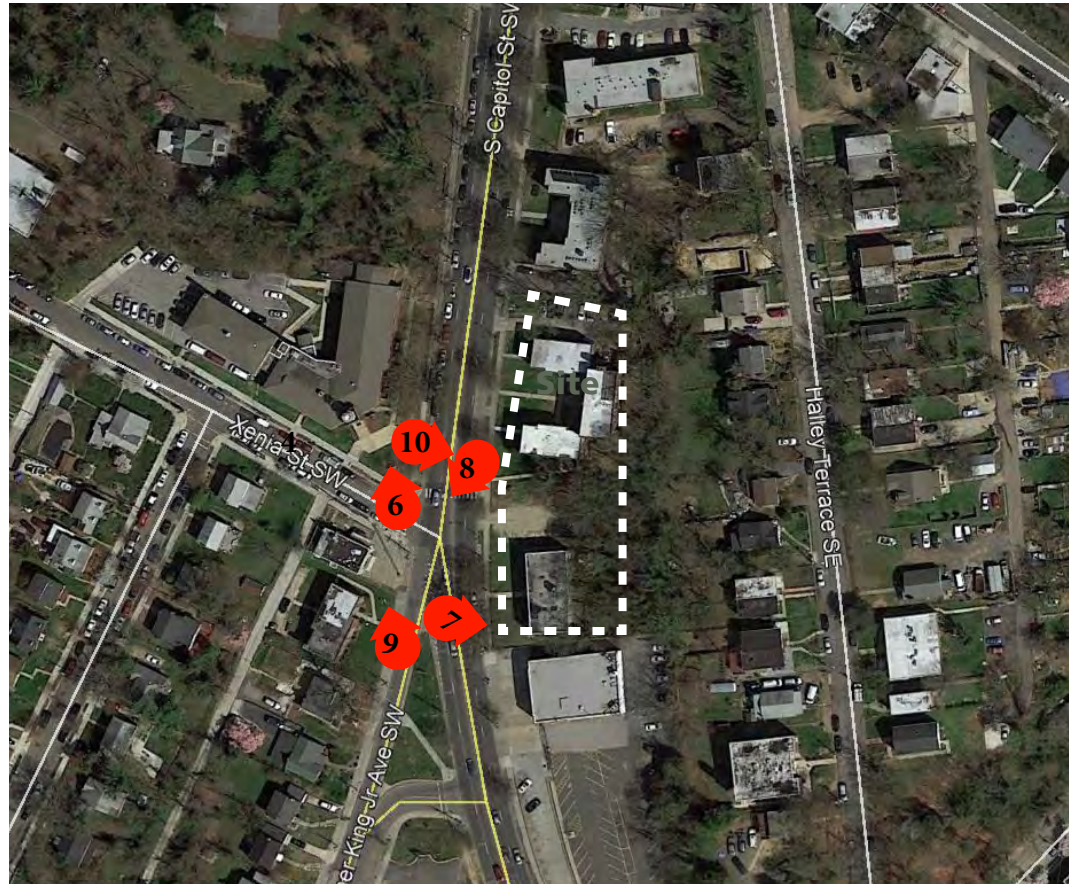


4 Current 3836 South Capitol Street SE, building entrance courtyard



5 View South of current 3848 South Capitol St. SE building





6 View of Xenia St & South Capitol St. intersection - Covenant Baptist Church



7 View of Southwest corner of the site with adjacent building and drive aisle



8 View south of Xenia St. and South Capitol Street SE intersection



9 View of existing building at Xenia St & South Capitol St intersection building



10 View of current site condition between 3836 and 3848 buildings



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Context Photos  
3836 - 3848 SOUTH CAPITOL STREET, SE G06



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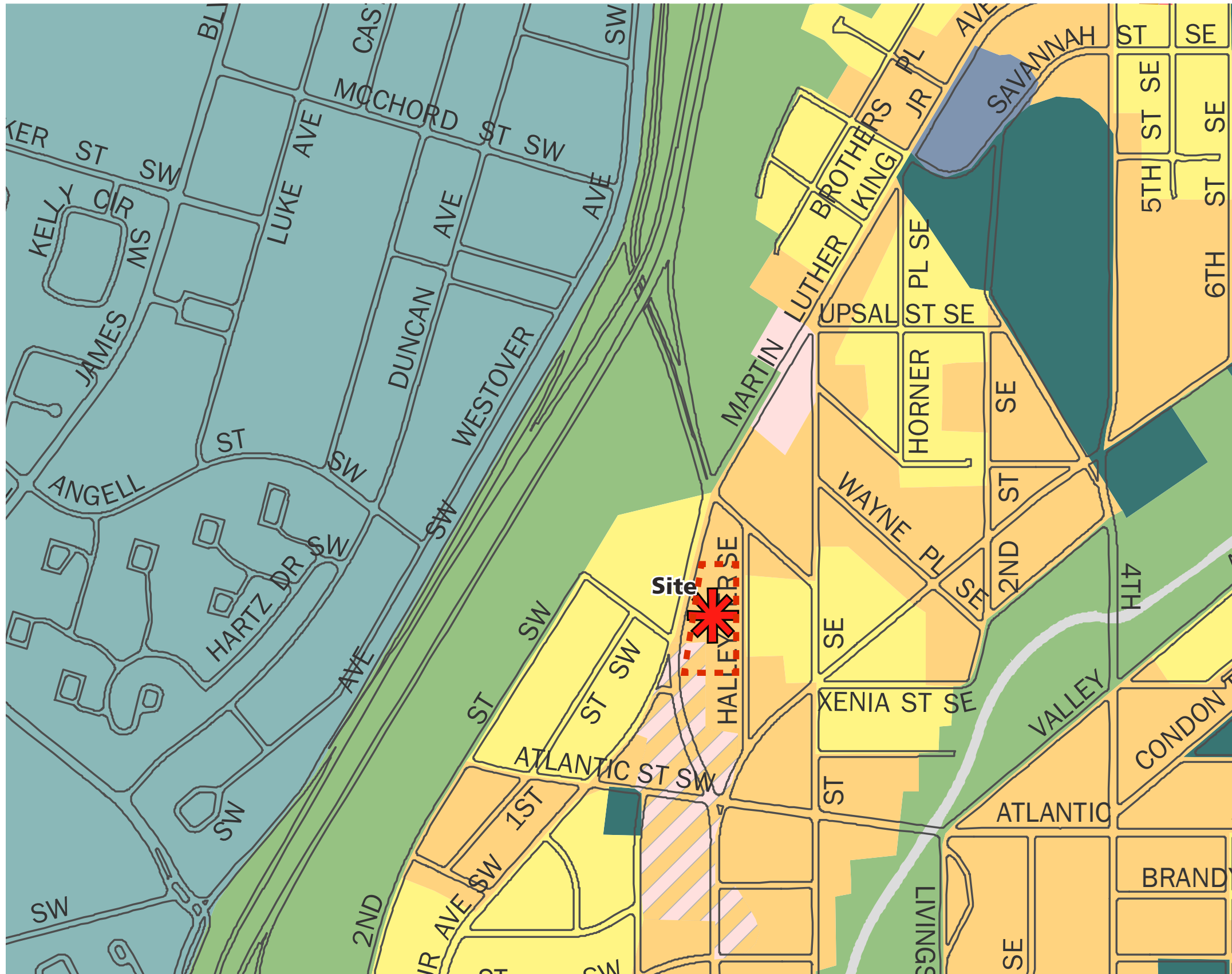
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Context Photos  
3836 - 3848 SOUTH CAPITOL STREET, SE

G07



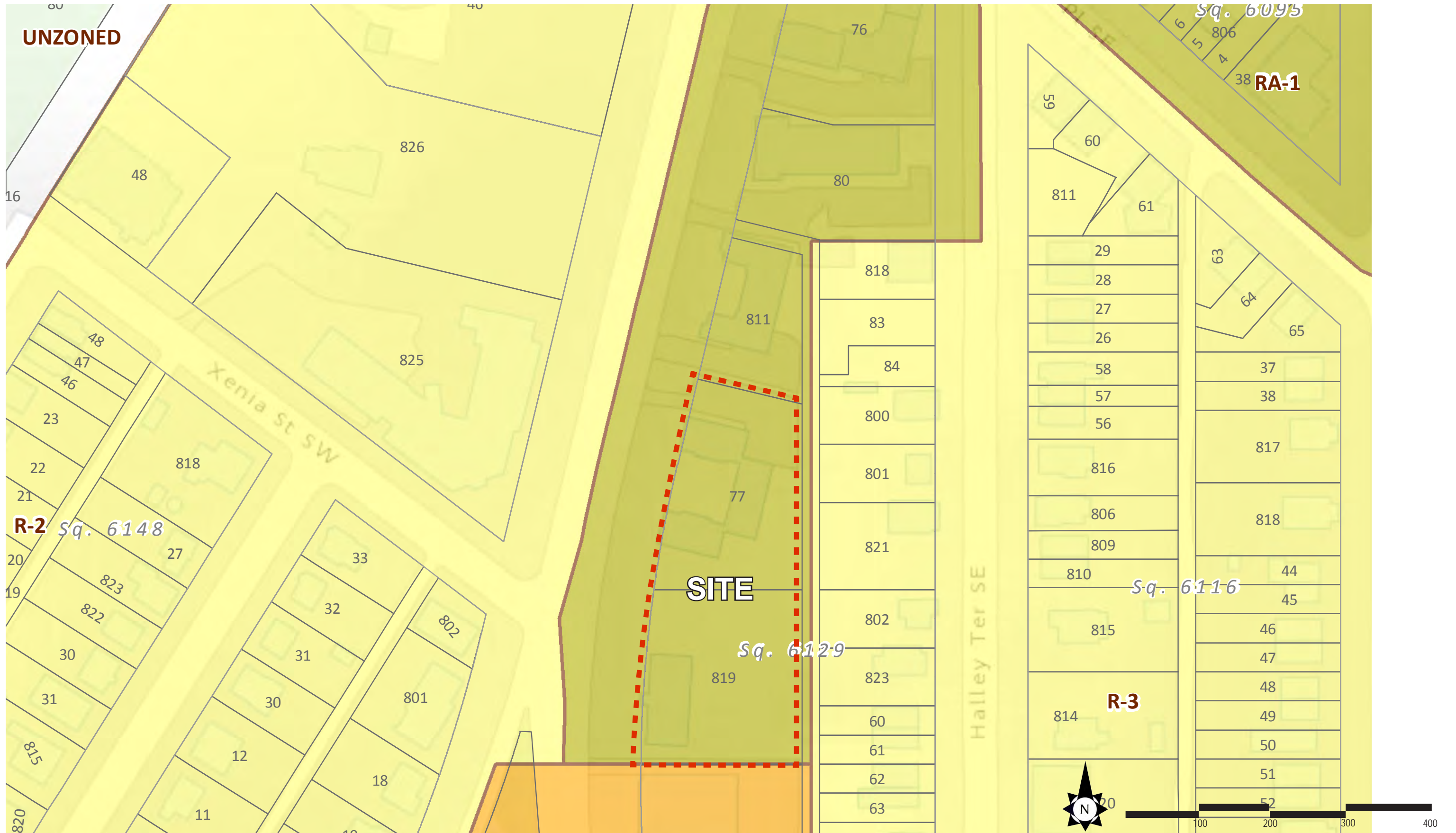
## LEGEND

### 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.





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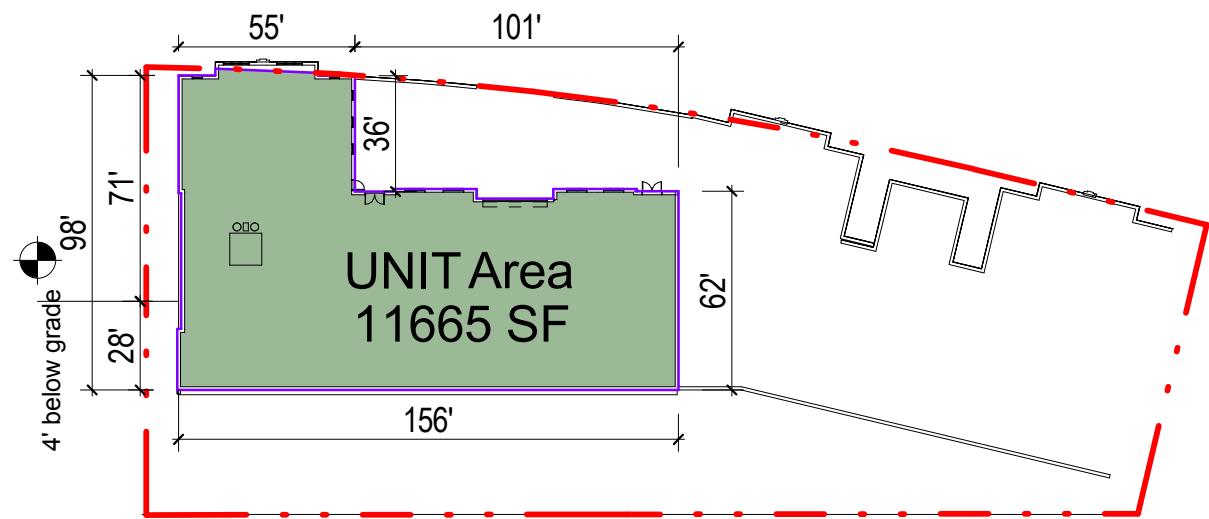
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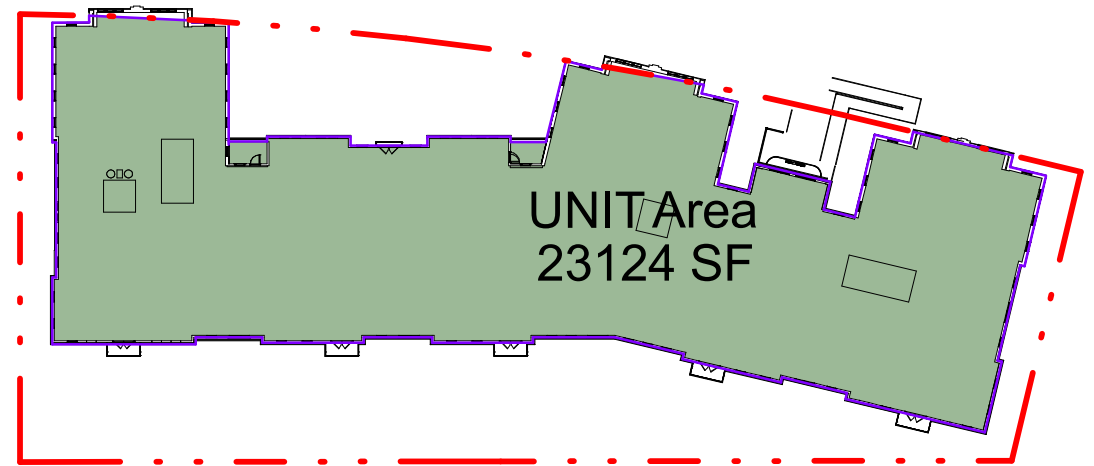
Site Plan with Context  
3836 - 3848 SOUTH CAPITOL STREET, SE

G10

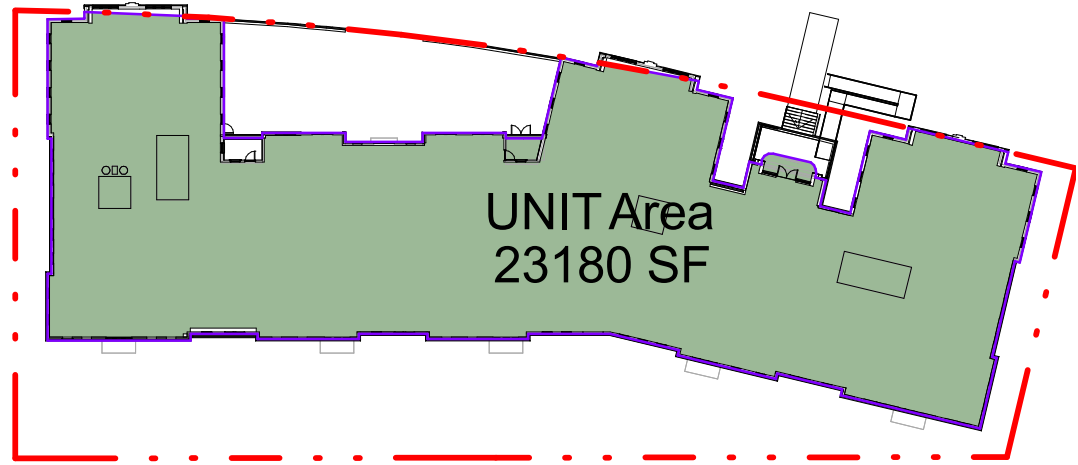


513 FT TOTAL PERIMTER  
 263 FT BASEMENT  
 250 FT CELLAR  
 52% BASEMENT  
  
 11,665 SF X 52% = 6,066 SF

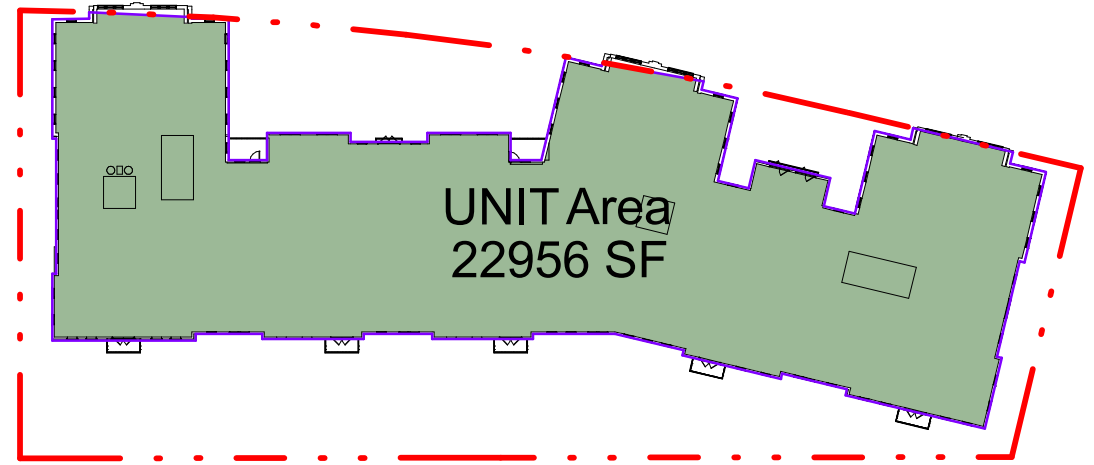
① CELLAR / BASEMENT LEVEL  
 1" = 60'-0"



③ TYPICAL FLOOR (2ND-3RD)  
 1" = 60'-0"



② 1ST FLOOR  
 1" = 60'-0"



④ 4TH FLOOR  
 1" = 60'-0"

| South Capital: 3836 - 3848 South Capital St. SE |  | Current Zoning: RA-1   | 8/10/2018  |
|---|--|--|--|
| 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<br>plus 20% IZ bonus 1.8*(1+.2)=2.18<br>plus 20% PUD bonus 2.18*(1+.2)=2.59<br><br>Total 2.59   | 2.50 Total<br><br>Gross Floor Area by Level<br>Basement 6,066<br>1st 23,180<br>2nd 23,124<br>3rd 23,124<br>4th 22,956<br>Total Building Area 98,450 gsf                                | Res GSF<br>2,212<br>23,114<br>23,148<br>23,148<br>23,148<br>94,770 |
| Roof Structures                                 | .39 increase in FAR per C-1501.3( c )  | Will comply  |  |
| Penthouse                                       | One continuous structure<br>1:1 Setback  | Provided as required, see A04  |  |
| Lot Occupancy                                   | 60% at lowest residential uses<br>39,318X0.6=23,590.8  | 59%<br>23,180 sf   |  |
| Building Height                                 | 50 feet (60 feet PUD)<br>stories-no limit  | 50'-7"<br><br>measured at existing grade at the mid-point of the building façade of the principal building that is closest to a street lot line<br><br>4 stories plus partial Basement |  |
| Dwelling Units                                  | NA   | 106 units  |  |
| Rear Yard                                       | 15 ft minimum;<br>4in/ft of principal building height  | 17' required<br>(51' x 4" =17' required)<br>30'-7" average depth provided  |  |
| Side Yard                                       | None required; If provided<br>no less than 4 ft  | 10'-1" provided  |  |
| Courtyards Open                                 | Min. Width: 4" per ft of height not < 10'  | Provided as required, see G13  |  |
| Courtyards Closed                               | Area: Twice square of req'd width not < 350 sf (res)<br>Min. Width: 4" per ft of height not < 15'  | N/A  |  |
| Green Area Ratio (GAR)                          | Required GAR score: 0.40   | 0.4 Provided   |  |
| <b>Parking Requirement</b>                      |  |  |  |
| 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<br>102 units / 6= 17.0<br><br>Min. 50% of parking spaces must be full size<br>17 x .5= 8.5 | 17 Residential Spaces Provided<br><br>Min 9 full size provided   |  |
| Bicycles  | Long-term parking: 1 space per 3 residential units<br>Short-term parking: 1 space per 20 dwelling units  | 36 long term bicycle parking provided<br>5 short term bicycle parking provided   |  |
| <b>Loading</b>                                  |  |  |  |
| Residential                                     | 1 loading berth @ 12' x 30'<br>1 platform @ 100 sf<br>1 service space @ 20' deep   | 1 loading berth @ 12' x 30'<br>1 platform @ 100 sf<br>1 service space @ 20' deep, provided as required   |  |

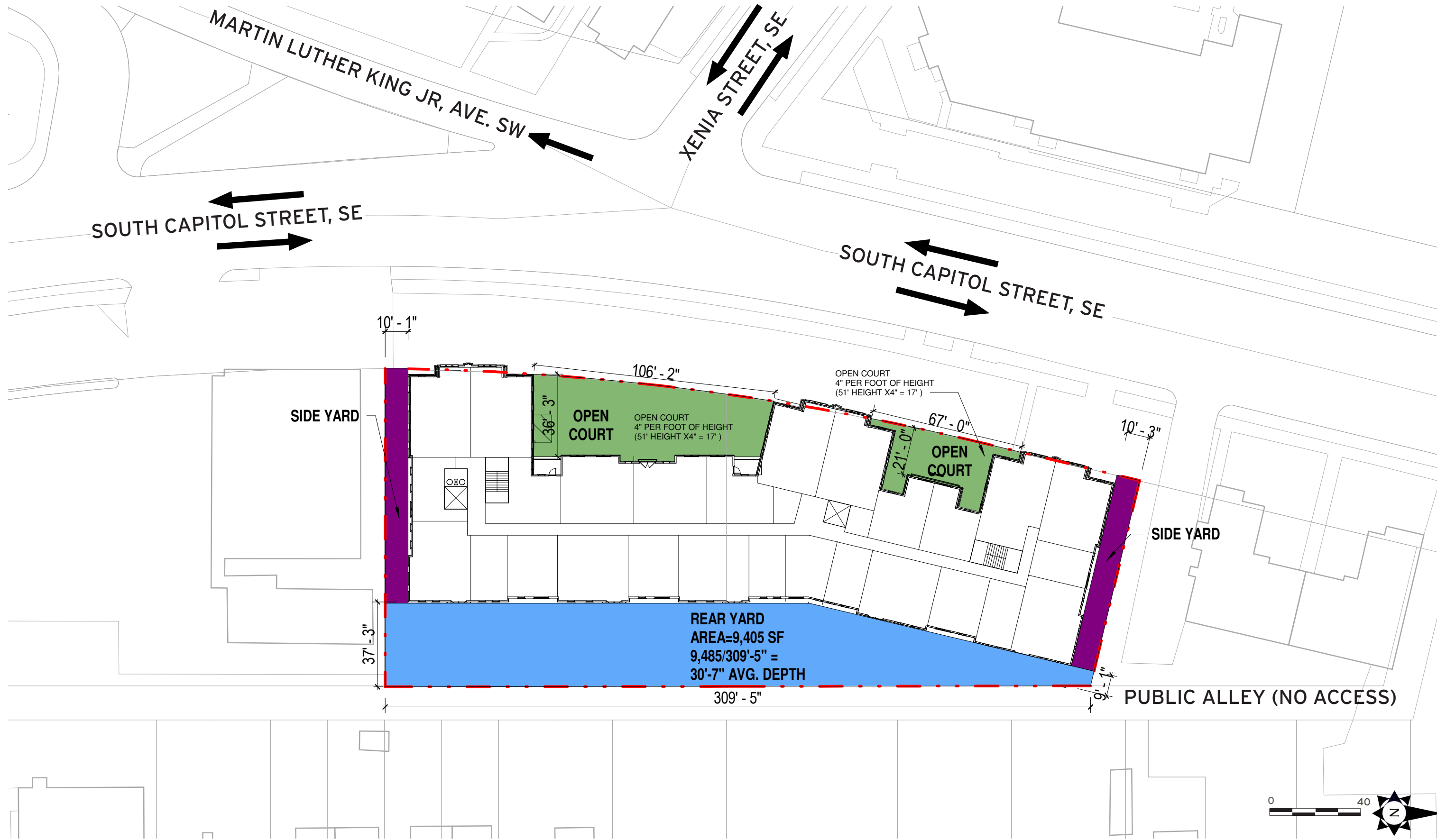
| Residential Unit Type | Floor Area/ % of Total* | Units | Income Type      | Affordable Control Period | Affordable Unit Type |
|-----------------------|-------------------------|-------|------------------|---------------------------|----------------------|
| Total                 | 94,770/ 100%            | 106   | Mixed            |                           |                      |
| Affordable Non-IZ     | 18,954 / 20%            | 21    | Up to 30% of MFI | 40 years                  | Rental               |
| Affordable Non-IZ     | 75,816 / 80%            | 85    | Up to 50% of MFI | 40 years                  | Rental               |
| Long Term IZ**        | 9,477/ 10%              | 11    | Up to 60% of MFI | Life of the Project       | Rental               |

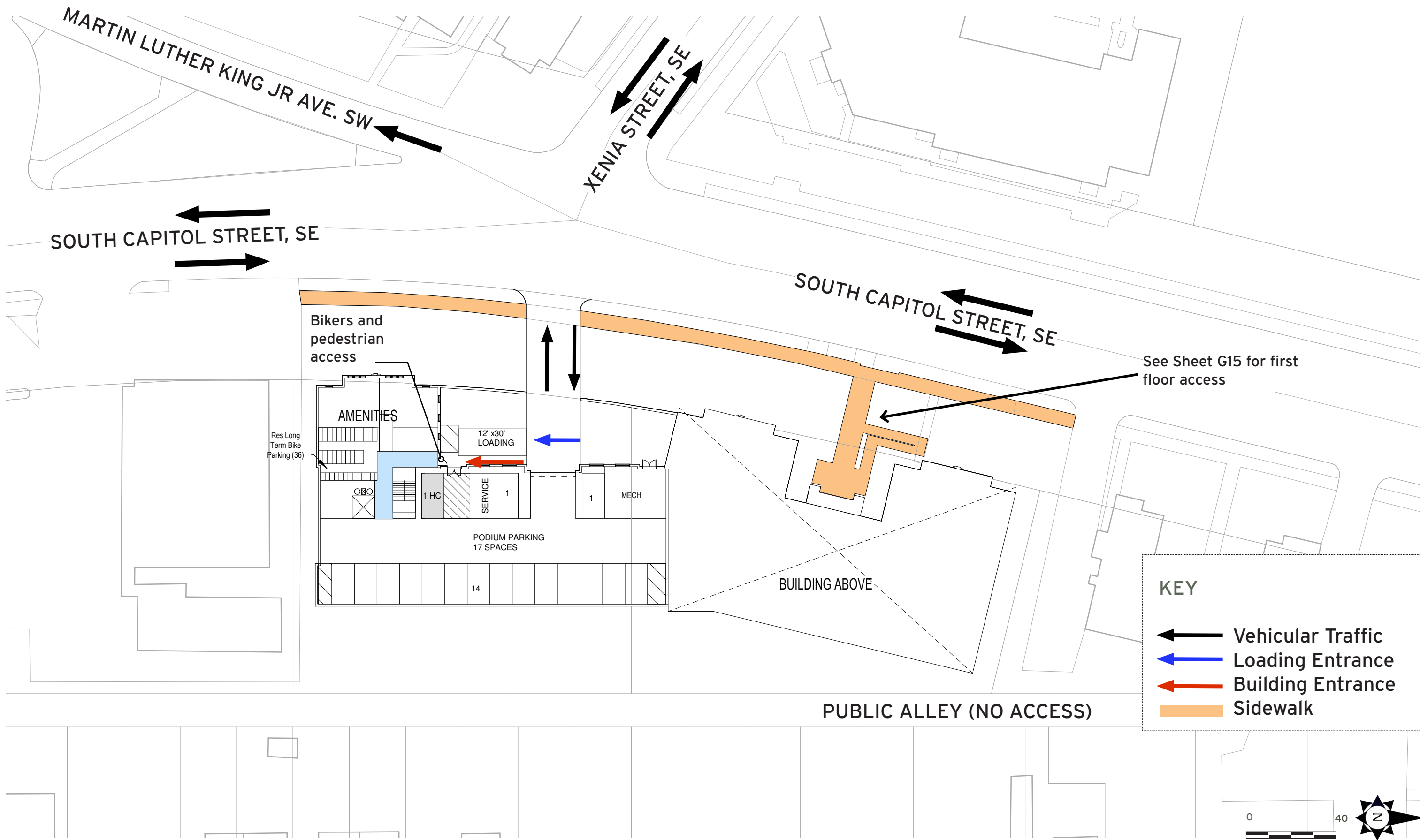
\* Refers to the residential gross square footage, but the square footage may be adjusted to subtract the building core factor.  
 \*\* Once the affordability period has expired, these units will be Inclusionary Zoning units instead of Affordable Non-IZ units.

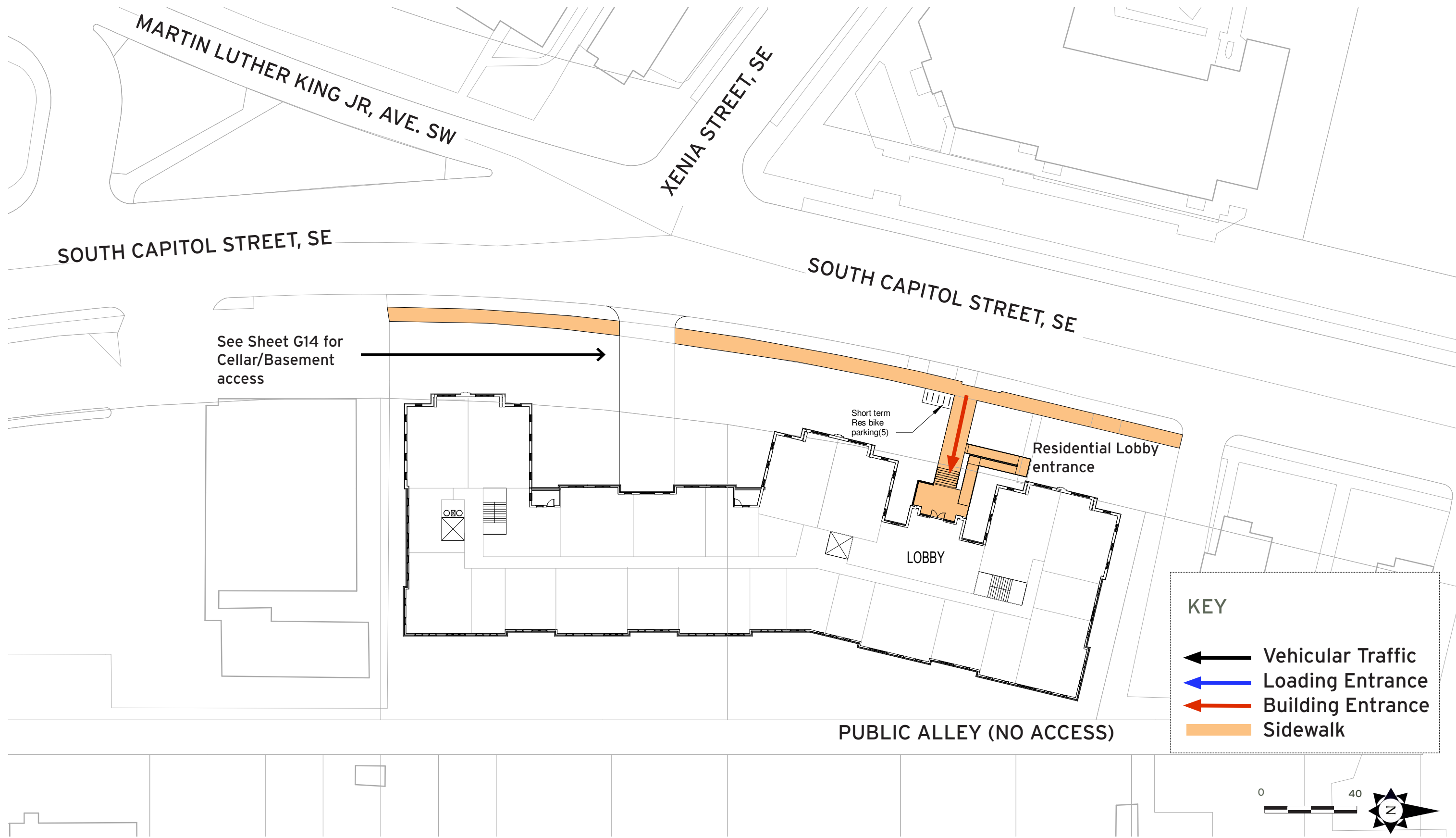
| UNIT MIX  |
|-----------|
| Room Name |

|                  |     |
|------------------|-----|
| 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 |     |









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                                  |
| <b>1. Integrated Design Process</b>        |           |              |  |                          |                                     |                                     |                                     |
| 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"/> |
| <b>2. Location and Neighborhood Fabric</b> |           |              |  |                          |                                     |                                     |                                     |
| 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"/> |
| <b>3. Site Improvements</b>                |           |              |  |                          |                                     |                                     |                                     |
| 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"/>            |
| <b>4. Water Conservation</b>               |           |              |  |                          |                                     |                                     |                                     |
| 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"/> |

| <b>5. Energy Efficiency</b>                                   |           |           |  |   |                                     |                                     |                                     |
|---|-----------|-----------|--|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 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"/> |
| <b>6. Materials</b>   |           |           |  |   |                                     |                                     |                                     |
| 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"/>            |
| <b>7. Healthy Living Environment</b>                          |           |           |  |   |                                     |                                     |                                     |
| 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"/>            |
| <b>8. Operations and Maintenance (all mandatory criteria)</b> |           |           |  |   |                                     |                                     |                                     |
| 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"/> |
| <b>294</b>  | <b>60</b> | <b>45</b> | <b>total</b>   | <b>35 Points Minimum Required for Certification</b> |                                     |                                     |                                     |

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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August 17, 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



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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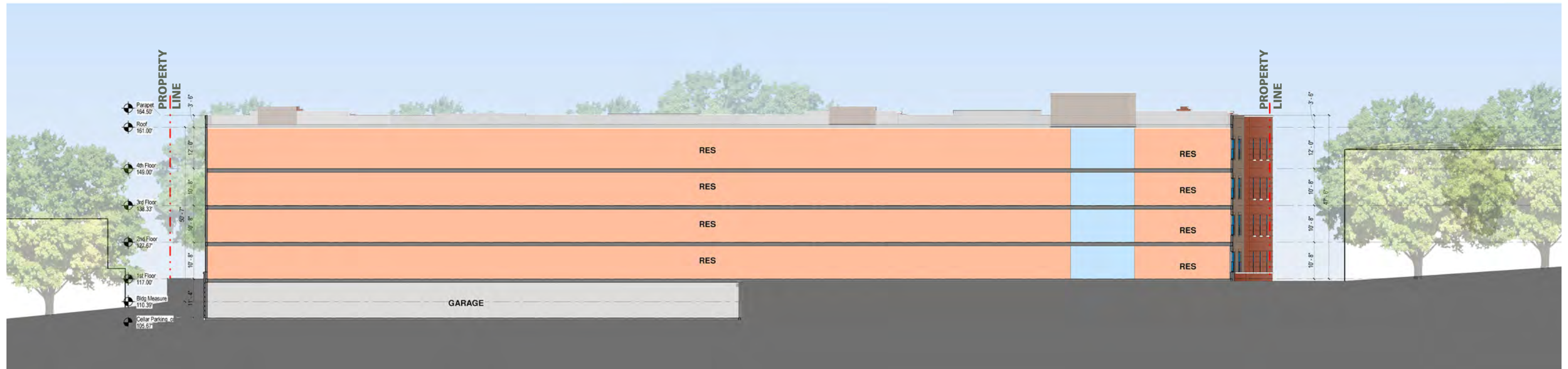
KAYE STERN PROPERTIES

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

A03







NORTH / SOUTH SECTION A-A

