



APPLICATION FOR DESIGN REVIEW

1319 SOUTH CAPITOL STREET SW
6 OCTOBER 2020



FORTIS

**BEYER
BLINDER
BELLE**

STUDIO39

DRAWING INDEX

RED PAGES INDICATE NEW PAGES SINCE INITIAL FILING

01	TITLE PAGE	29	VIEW OF PLAZA FROM SOUTH CAPITOL
02	DRAWING INDEX	30	PHOTO MONTAGE LOOKING NORTH ON SOUTH CAPITOL
03	VICINITY MAP	31	PHOTO MONTAGE LOOKING SOUTH ON SOUTH CAPITOL
04	ZONING INFORMATION	32	BUILDING MATERIALS/ BALCONY DETAILS
05	SITE PHOTOS	33	GLASS STUDY FOR GLASS EMPLOYED
06	SITE PHOTOS	34	LOBBY BASE STUDY
07	LOT INFORMATION	35	
08	SITE PLAN/ SITE CIRCULATION	36	LANDSCAPE CONCEPT
09	BUILDING PLANS	37	LANDSCAPE CONCEPT
10	BUILDING PLANS	38	LANDSCAPE: S CAPITOL STREETScape SECTION
11	BUILDING PLANS	39	TRUCK TURNS
12	REAR YARD/ COURT RELIEF REQUESTED	40	
13	INCLUSIONARY ZONING INFORMATION	41	CIVIL: EXISTING CONDITIONS PLAN
14	EAST ELEVATION	42	CIVIL: SITE UTILITIES
14.A	EAST ELEVATION (WITH S. CAP TOWNHOUSES)	43	CIVIL: GRADING PLAN
15	VIEW LOOKING SOUTH OF 16' ALLEY	44	CIVIL: GRADING PLAN ENLARGED
16	NORTH ELEVATION	45	CIVIL: GRADING PLAN ENLARGED
17	WEST ELEVATION	46	GAR SCORECARD
18	BUILDING SECTION	47	LEED SCORECARD
19	BUILDING SECTION		
20	N STREET FLATS		
20.A	N STREET TOWNHOUSES: NEW VERTICAL TOWNHOUSES		
20.B	N STREET TOWNHOUSES: CURRENT VS. FLATS (1ST FLOOR)		
20.C	N STREET TOWNHOUSES: CURRENT VS. FLATS (2ND FLOOR)		
21	SOUTH CAPITOL NEW TOWNHOUSES		
22	VIEW FROM SOUTH CAPITOL STREET		
23	CORNER OF S. CAP AND N STREET		
24	VIEW FROM N STREET		
25	WEST FACADE		
26	VIEW OF WEST FACADE FROM SYPHAX VILLAGE		
26.A	CONTEXT PHOTOS		
27	VIEW OF NEW TOWNHOUSES ON SOUTH CAPITOL		
28	VIEW OF NEW TOWNHOUSES ON SOUTH CAPITOL		





ZONE CG-2

REQUIRED/PERMITTED

SITE AREA: 37,453 SF

FAR ALLOWED

7.2 X 37,453 SF (269,661 SF)

BUILDING HEIGHT

110'

LOT OCCUPANCY

90% maximum with IZ

REAR YARD

15' minimum required

SIDE YARD

None Required

COURTS

Residential Width: 4" per 1' of height with a minimum of 10 ft for an open court and 15 ft for a closed court.

GAR

0.3

DESIGNATED STREET DESIGN REQUIREMENT

Building must be set back 15' along S. Capitol Street
 At least 60% of the street-wall shall be constructed at this setback line
 No vehicular garage or loading entrance or exit may be located on S. Capitol

PARKING

None required (K-513.2(a)).

LOADING

1 30' berth, 1 20' space, and 1 100 SF platform

BIKE PARKING

1 long term space for each 3 units (300-320 units/3 = 100-107)
 1 short term space for each 20 units (300-320 units/20=15-16)
 1 long term space per 10,000 sf retail (0 spaces)
 1 short term space per 3,500 sf retail (0 spaces)

PENTHOUSE

Up to 0.4 FAR of additional FAR allowed for penthouse
 37,453 X .4 = 14,981 SF
 1:1 or 0.5:1 setbacks from exterior walls required.
 Uniform height requirements (up to 3 heights permitted).

PROVIDED

Up to 269,661 SF (7.2 FAR) Residential Use OR
 2,480 SF Retail Use and 267,181 SF Residential Use

110'

70%

Relief Requested - see page 12

None Provided

Relief Requested - see page 12

0.3

Relief Requested - see page 12
 Complies

Complies (public alley access only)

Up to Approx. 180 (up to 3 Levels)

1 30' berth, 1 20' space, 1 100 sf Platform

100-107
 15-16
 None Required
 None Required

6,800 SF (0.18 FAR) Residential units (Complies)

Complies
 Complies



1. SOUTH CAPITOL STREET LOOKING NORTH



3. N/S ALLEY LOOKING NORTH TOWARDS N STREET



2. E/W ALLEY LOOKING EAST



4. N STREET LOOKING WEST





1. N STREET TOWNHOUSES



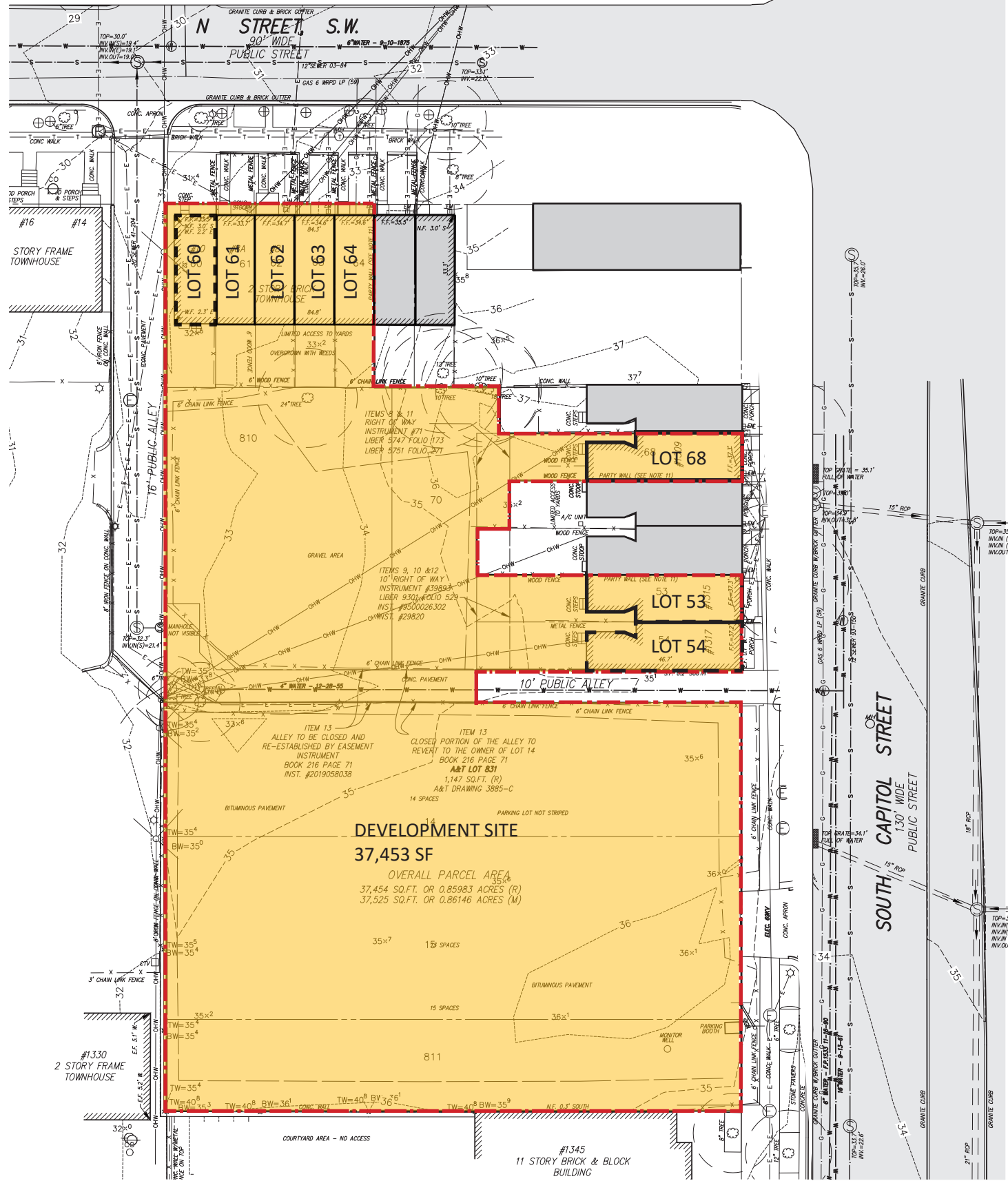
3. LOOKING SOUTH ON SOUTH CAPITOL STREET



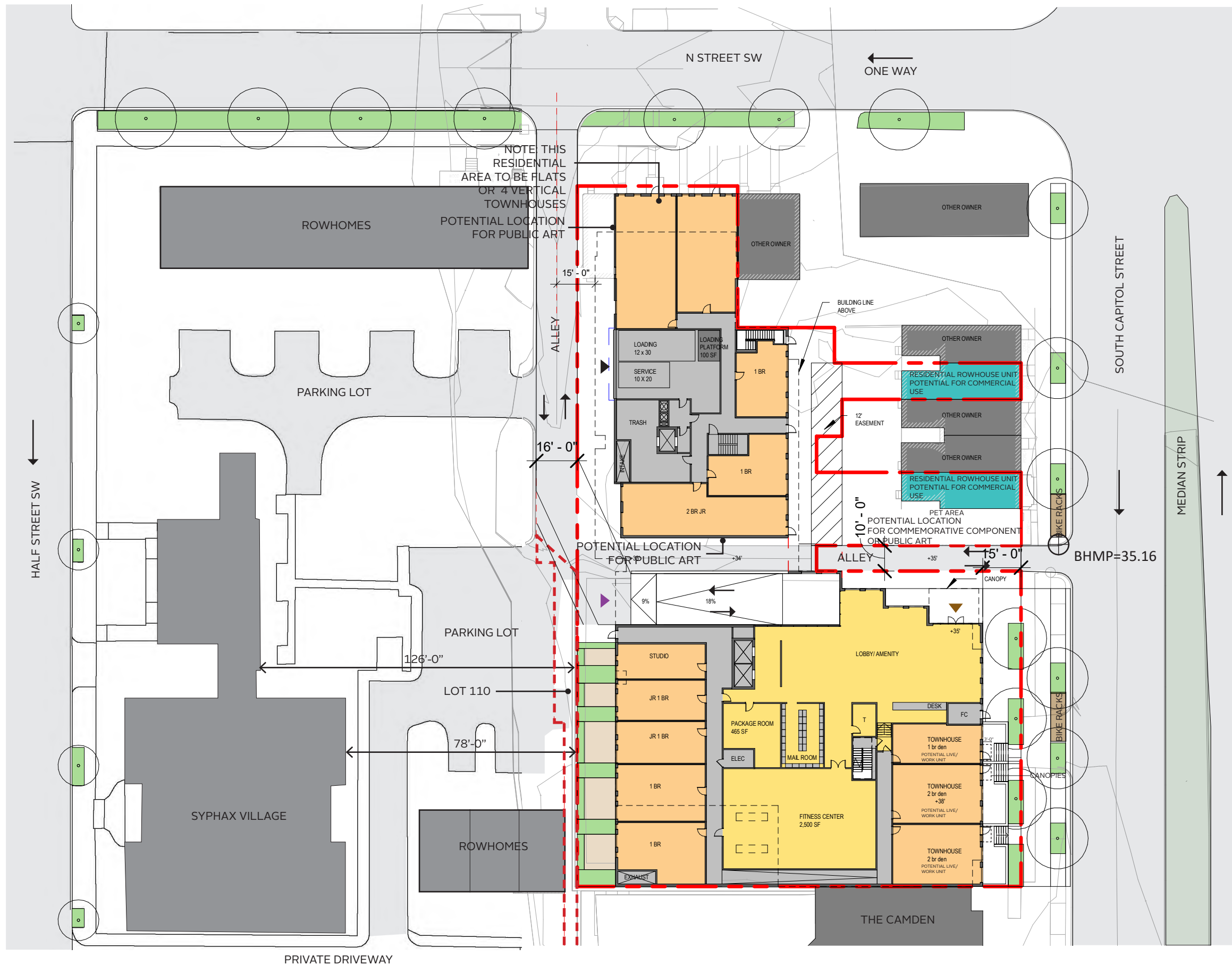
2. SYPHAX VILLAGE



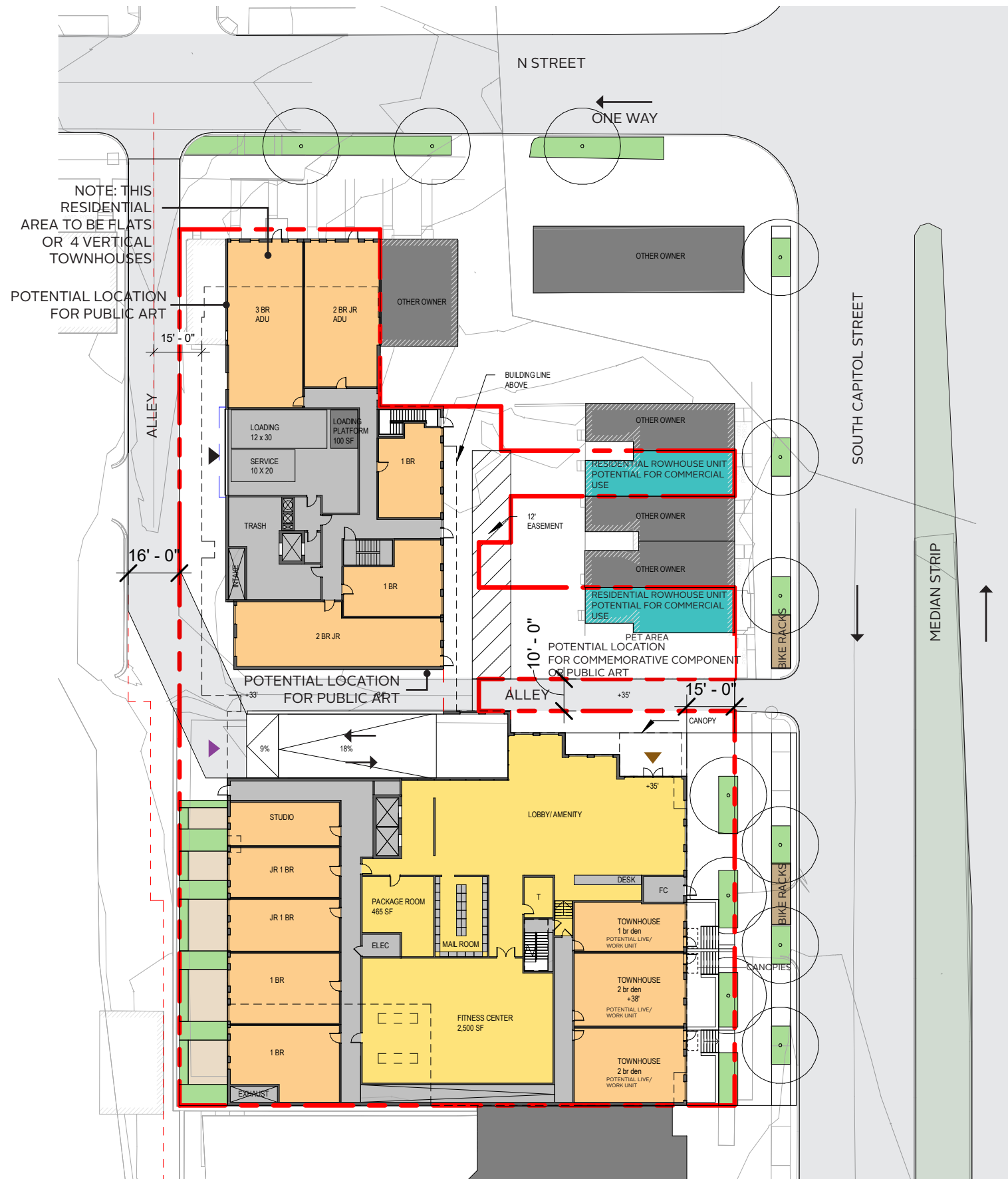
4. CURRENT PARKING LOT



- DEVELOPMENT SITE
- TOWNHOUSES OWNED BY DEVELOPER TO BE PARTIALLY OR ENTIRELY RETAINED
- TOWNHOUSES TO BE RAZED



- LEGEND**
- ▶ RESIDENTIAL PARKING RAMP ENTRY/ EXIT
 - ▶ LOADING
 - ▶ RESIDENTIAL LOBBY ENTRY
 - AMENITY
 - RESIDENTIAL UNITS
 - RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
 - LOADING/ MECH/ CORE
 - PARKING



GROUND PLAN
1" = 40'-0"



P1 PARKING PLAN (TYPICAL)
1" = 40'-0"

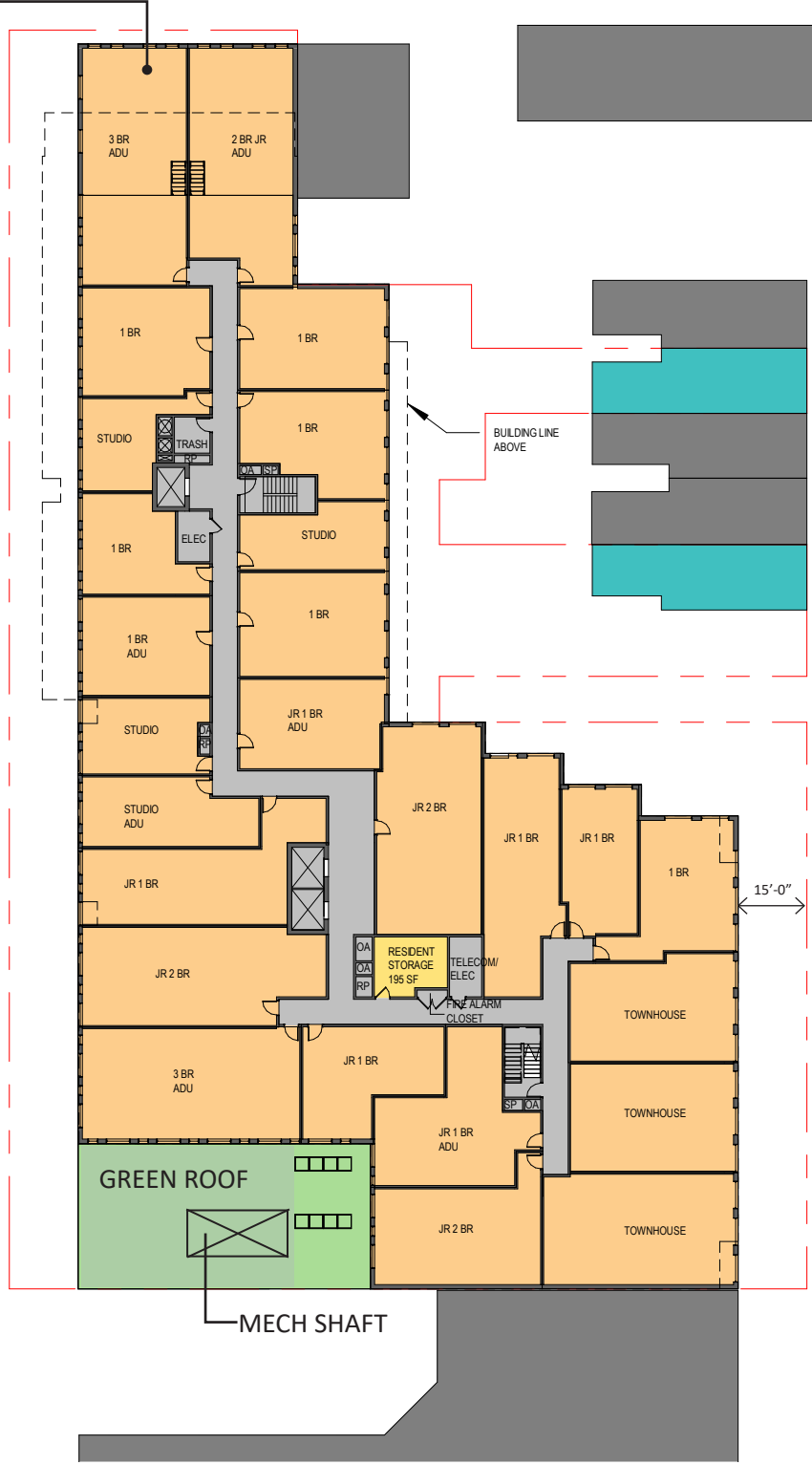
LEGEND

- RESIDENTIAL PARKING RAMP ENTRY/ EXIT
- LOADING
- RESIDENTIAL LOBBY ENTRY
- AMENITY
- RESIDENTIAL UNITS
- RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
- LOADING/ MECH/ CORE
- PARKING

NOTES

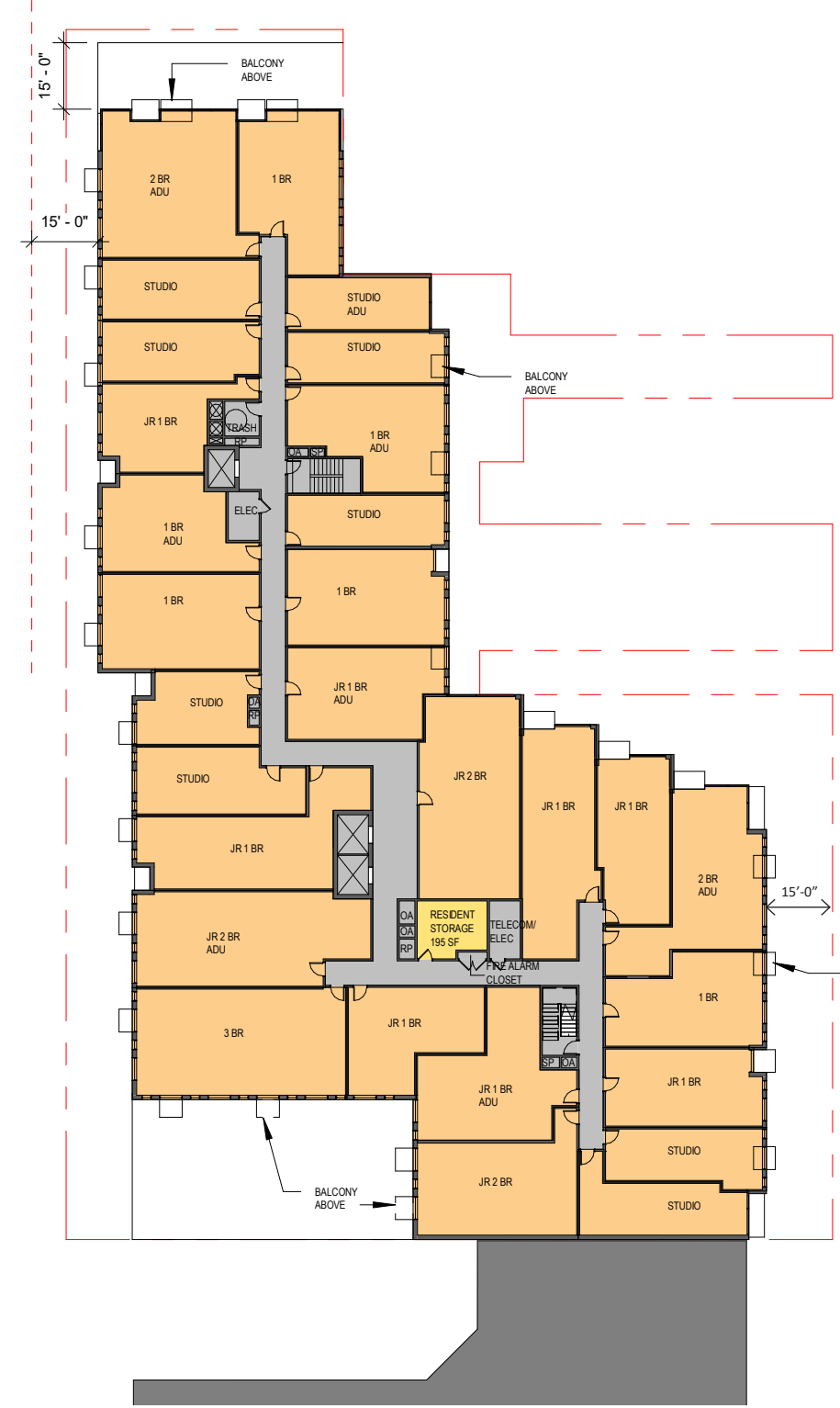
1. CANOPIES SHOWN MAY BE MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS, SUBJECT TO D.C. CONSTRUCTION CODE REQUIREMENTS.
2. THE PARKING GARAGE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. APPLICANT REQUESTS FLEXIBILITY IN THE CONFIGURATION AND ARRANGEMENT OF THE GARAGE, INCLUDING THE GROUPING OF PARKING SPACES, PROVIDED NO RELIEF IS REQUIRED. THE PROJECT MIGHT HAVE AN ADDITIONAL THIRD LEVEL OF PARKING.
3. APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF INTERIOR COMPONENTS INCLUDING PARTITIONS, WALLS, STRUCTURAL SLABS, DOORS, ENTRANCES, HALLWAYS, STAIRWAYS, COLUMNS AND SUPPORTS, AND MECHANICAL ROOMS PROVIDED THAT SUCH VARIATIONS DO NOT ALTER THE EXTERIOR CONFIGURATION OF THE BUILDING.

NOTE: THIS RESIDENTIAL AREA TO BE FLATS OR 4 VERTICAL TOWNHOUSES



SECOND FLOOR PLAN
1" = 40'-0"

CLIFF ALLEY



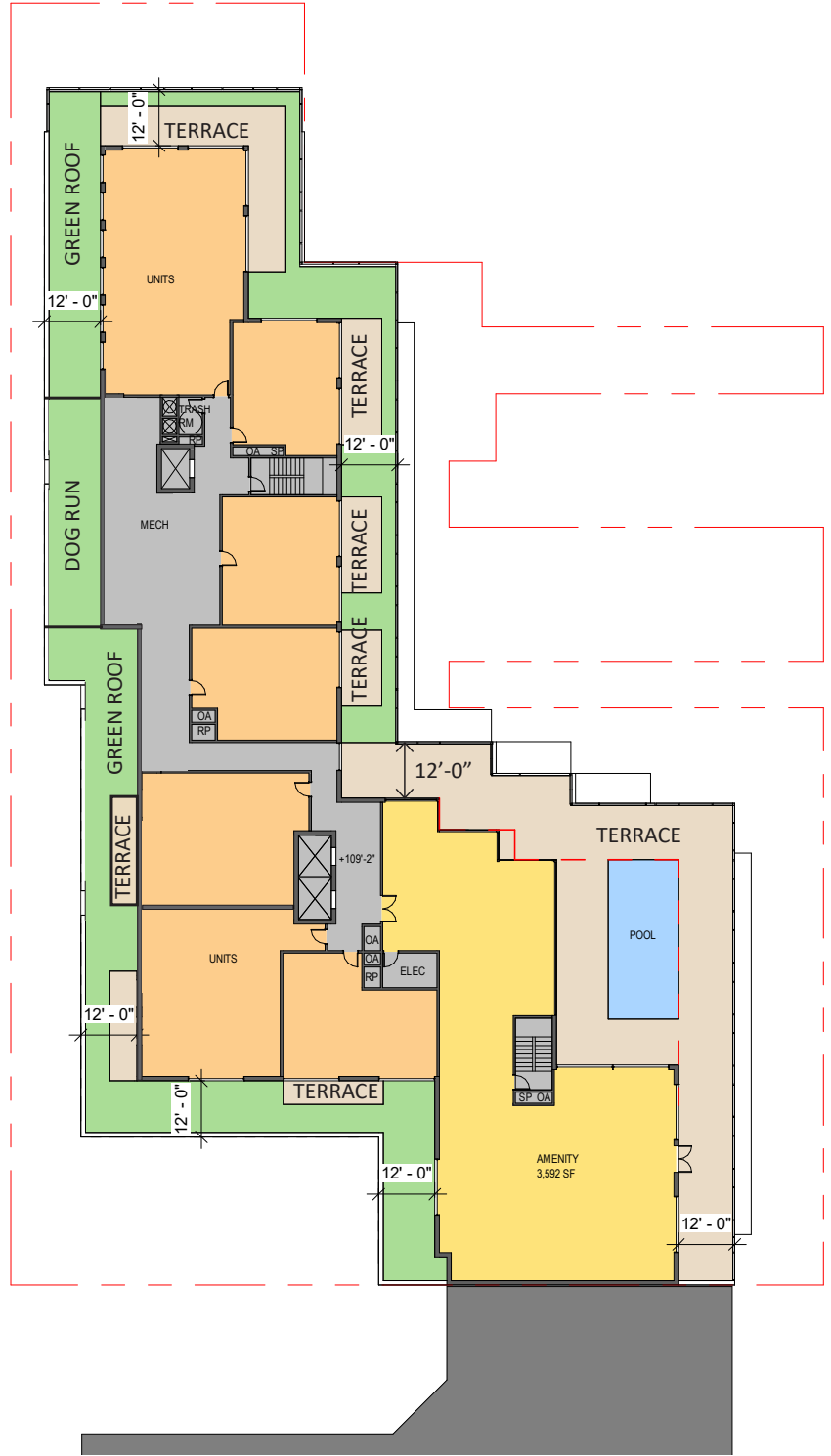
TYPICAL FLOOR PLAN (FLOORS 3-11)
1" = 40'-0"

LEGEND

- RESIDENTIAL PARKING RAMP ENTRY/ EXIT
- LOADING
- RESIDENTIAL LOBBY ENTRY
- AMENITY
- RESIDENTIAL UNITS
- RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
- LOADING/ MECH/ CORE
- PARKING

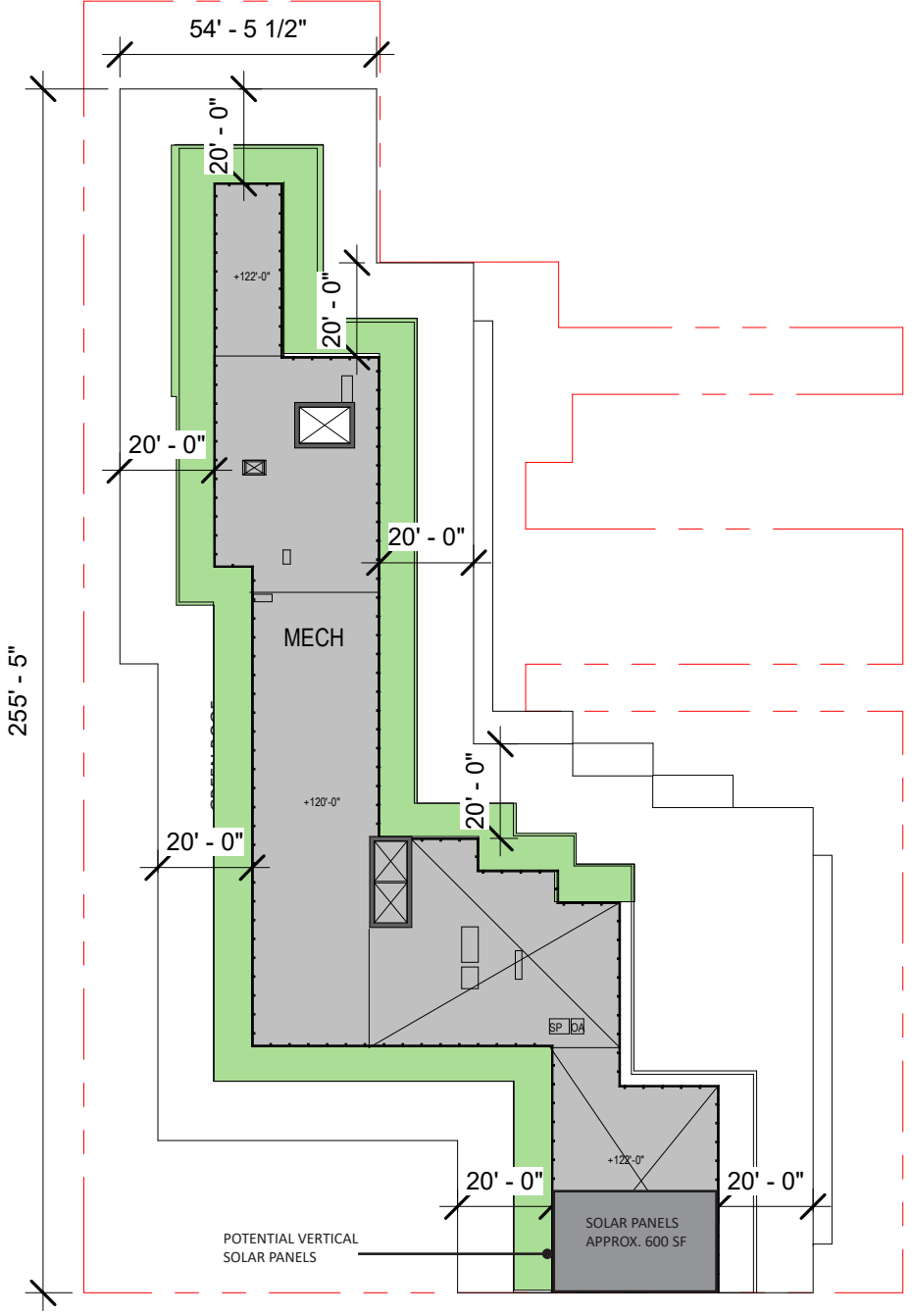
NOTES

1. APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF INTERIOR COMPONENTS INCLUDING PARTITIONS, WALLS, STRUCTURAL SLABS, DOORS, ENTRANCES, HALLWAYS, STAIRWAYS, COLUMNS AND SUPPORTS, AND MECHANICAL ROOMS PROVIDED THAT SUCH VARIATIONS DO NOT ALTER THE EXTERIOR CONFIGURATION OF THE BUILDING.



NOTE: ALL RAILINGS
WILL COMPLY WITH 1:1 SETBACK

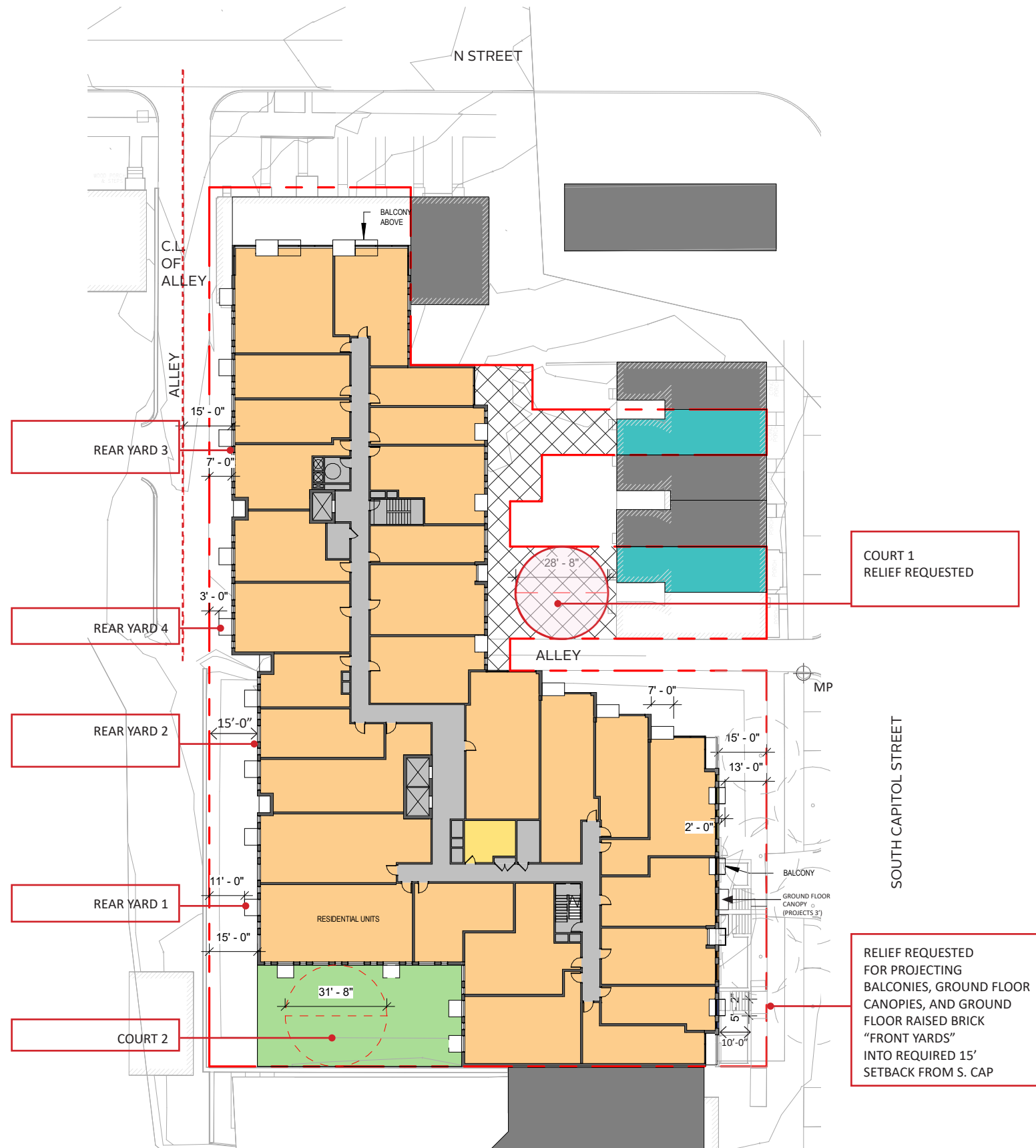
PH PLAN
1" = 40'-0"



HIGH ROOF PLAN
1" = 40'-0"

- LEGEND
- RESIDENTIAL PARKING RAMP ENTRY/ EXIT
 - LOADING
 - RESIDENTIAL LOBBY ENTRY
 - AMENITY
 - RESIDENTIAL UNITS
 - RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
 - LOADING/ MECH/ CORE
 - PARKING

- NOTES
1. THE DESIGN AND LAYOUT OF THE ROOF TOP GREEN ROOFS, SOLAR PANELS, PLANTERS, TERRACES, POOL, EQUIPMENT, AND OUTDOOR AMENITY ARE PRELIMINARY AND SUBJECT TO REVISION DURING FURTHER DESIGN OF BUILDING, PROVIDED THAT THE TOTAL GAR IS NOT REDUCED BELOW THAT SHOWN ON THE GAR SCORECARD AND THE MINIMUM SOLAR PANEL SQUARE FOOTAGE IS PROVIDED.
 2. APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF INTERIOR COMPONENTS INCLUDING PARTITIONS, WALLS, STRUCTURAL SLABS, DOORS, ENTRANCES, HALLWAYS, STAIRWAYS, COLUMNS AND SUPPORTS, AND MECHANICAL ROOMS PROVIDED THAT SUCH VARIATIONS DO NOT ALTER THE EXTERIOR CONFIGURATION OF THE BUILDING.



REAR YARD Requirement: 15'-0"		
	Width	
REAR YARD 1:	11'-0"	Relief Requested
REAR YARD 2:	15'-0"	Complies
REAR YARD 3:	7'-0"	Relief Requested
REAR YARD 4:	3'-0"	Relief Requested

COURT CALCULATIONS			
Open Court: 4" per 1' of height			
	Height	Required	Provided
Court 1:	110'	36'-8"	28'-8" Relief Requested
Court 2:	95'	31'-8"	31'-8" Complies

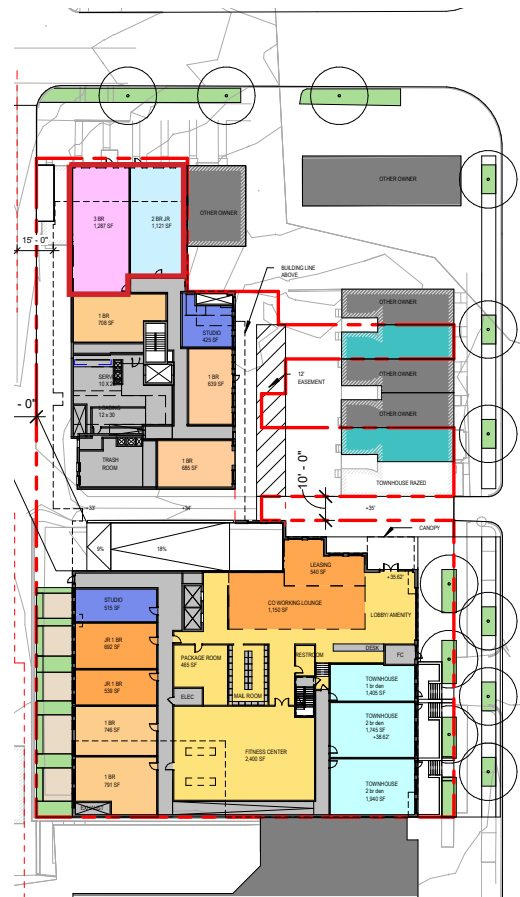
INCLUSIONARY ZONING

Greater of 8% of residential GFA or 50% of the bonus used above 6.0 FAR must be IZ; rental = 60% MFI; condo = 80% MFI

22,472 GFA SF REQUIRED/ 17,528 NET SF REQUIRED

FLOOR	STUDIO	JR 1	1 BR	JR 2 BR	2 BR 2 BTH	3 BR 2 BTH	NEW TOWNHOUSE	TOTAL
PH	0	0	2	1	3	1	0	7
11	2	9	6	5	3	1	0	26
10	8	10	6	3	3	0	0	30
9	8	10	6	3	3	0	0	30
8	8	10	6	3	3	0	0	30
7	8	10	6	3	3	0	0	30
6	8	10	6	3	3	0	0	30
5	8	10	6	3	3	0	0	30
4	8	10	6	3	3	0	0	30
3	8	10	6	3	3	0	0	30
2	3	9	5	4	1	1	0	23
1	2	2	5	1	0	1	3	14
TOTALS	71	100	66	35	31	4	3	310
AVG SIZE	477	663	735	1019	1011	1275	1697	
CURRENT MIX	23%	32%	21%	11%	10%	1%	1%	

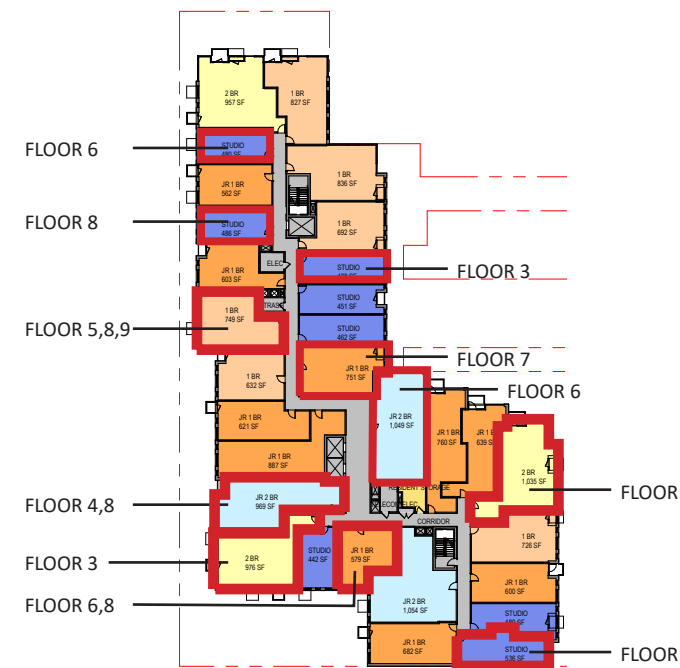
IZ	10 42% STUDIO/ JR 1	9 38% 1 BR/ JR 2 BR	2 8% 2 BR	3 13% 3 BR	0	24 22,472 17,528	TOTAL IZ UNITS IZ GFA IZ NET SF



FLOOR 1



FLOOR 2



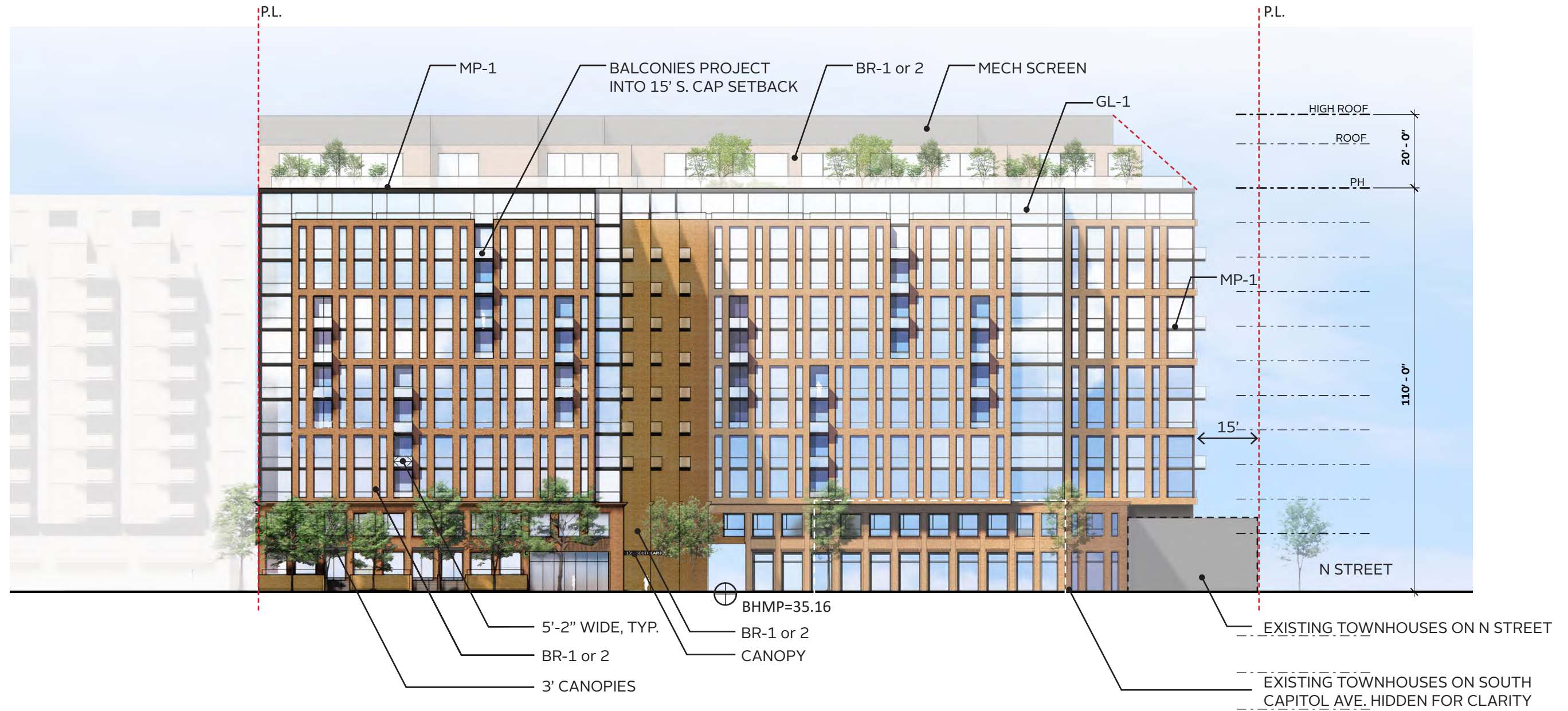
TYPICAL FLOORS
3-10

NOTES:

1. FINAL LOCATION OF AFFORDABLE HOUSING UNITS MAY BE ADJUSTED TO REFLECT THE FINAL UNIT LAYOUT AND COUNT, PROVIDED THAT THE DISTRIBUTION OF AFFORDABLE UNITS BY FLOOR WILL REMAIN CONSISTENT WITH THE PLANS AND UNIT TABULATIONS. UNIT MIX PERCENTAGES FOR TOTAL AND IZ UNITS WOULD SHIFT IF N STREET ROWHOUSES ARE VERTICAL/ NON-FLAT UNITS.

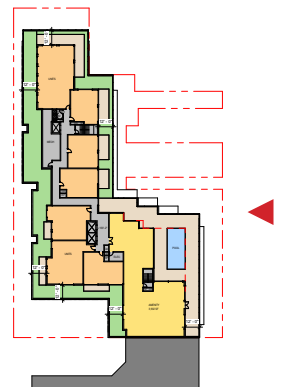
LEGEND

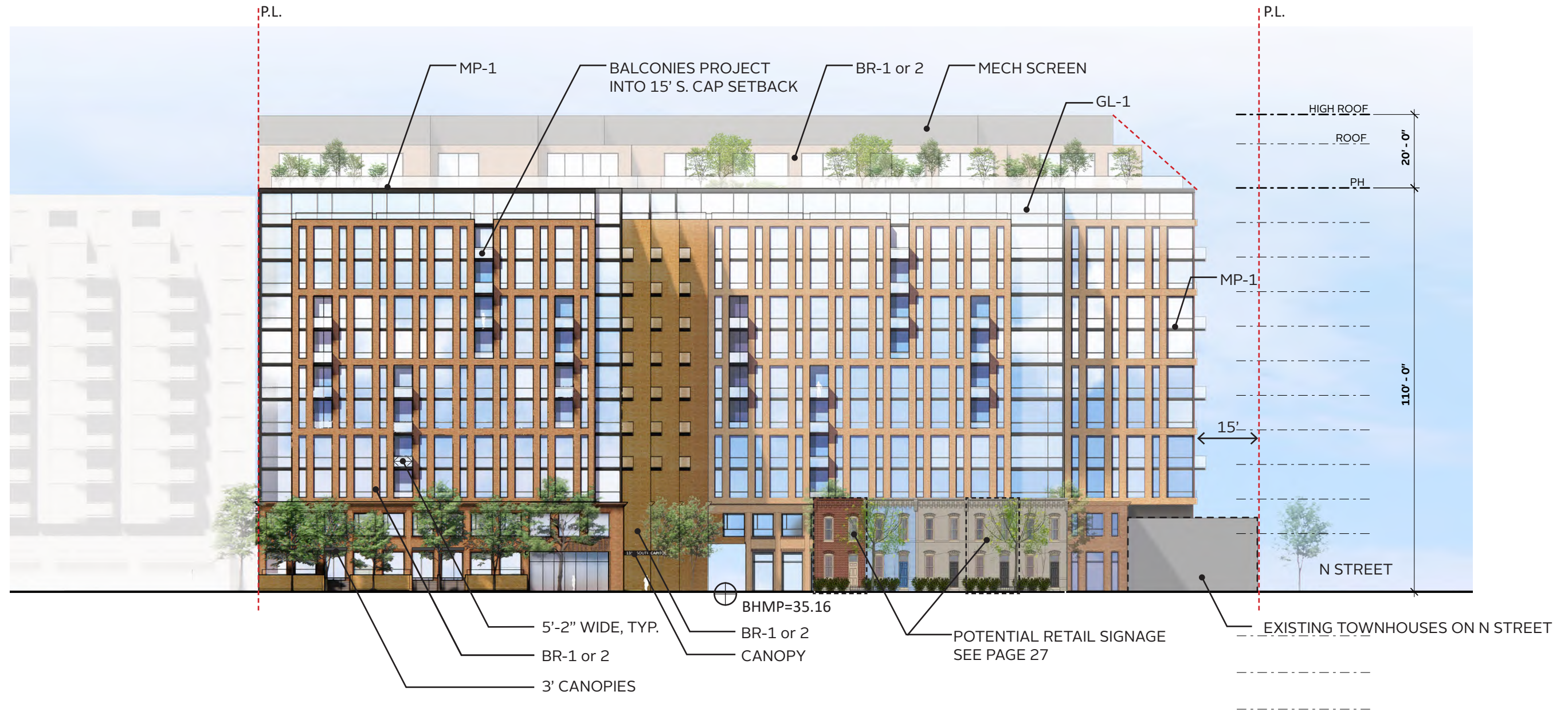
— PROPOSED IZ UNIT LOCATION



NOTES

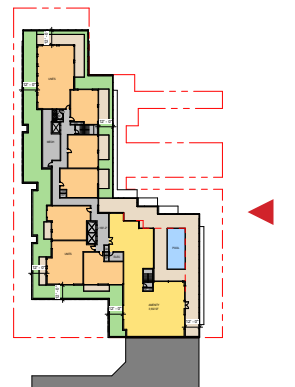
1. REFERENCES TO MATERIALS ARE FURTHER ILLUSTRATED ON PAGE 32

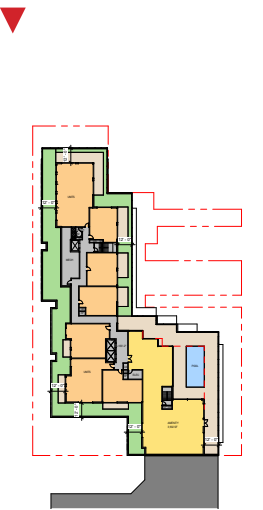




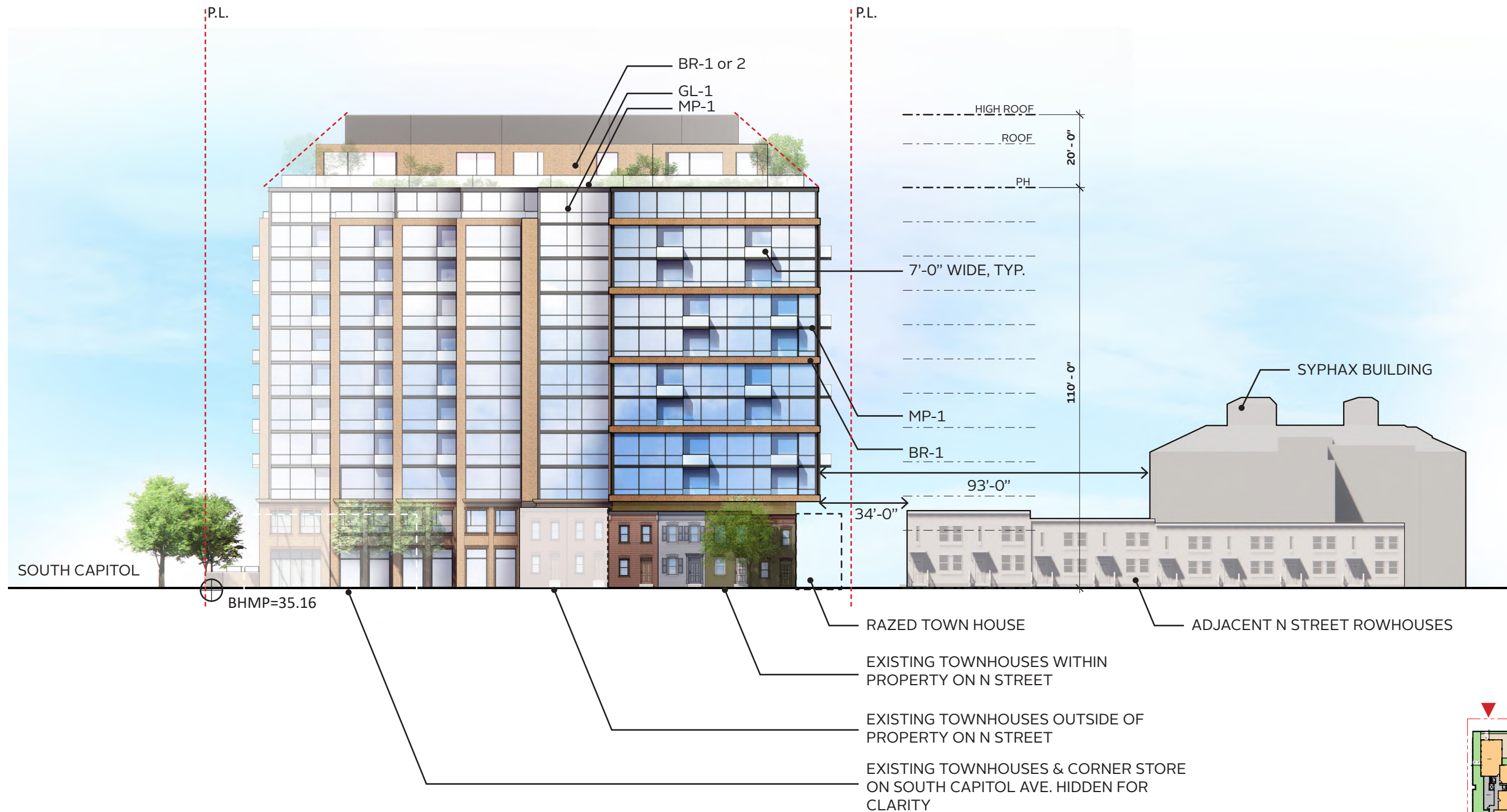
NOTES

1. REFERENCES TO MATERIALS ARE FURTHER ILLUSTRATED ON PAGE 32



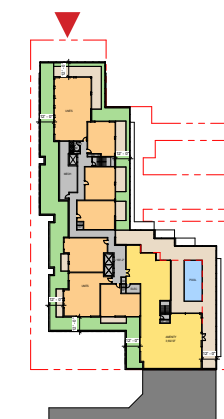


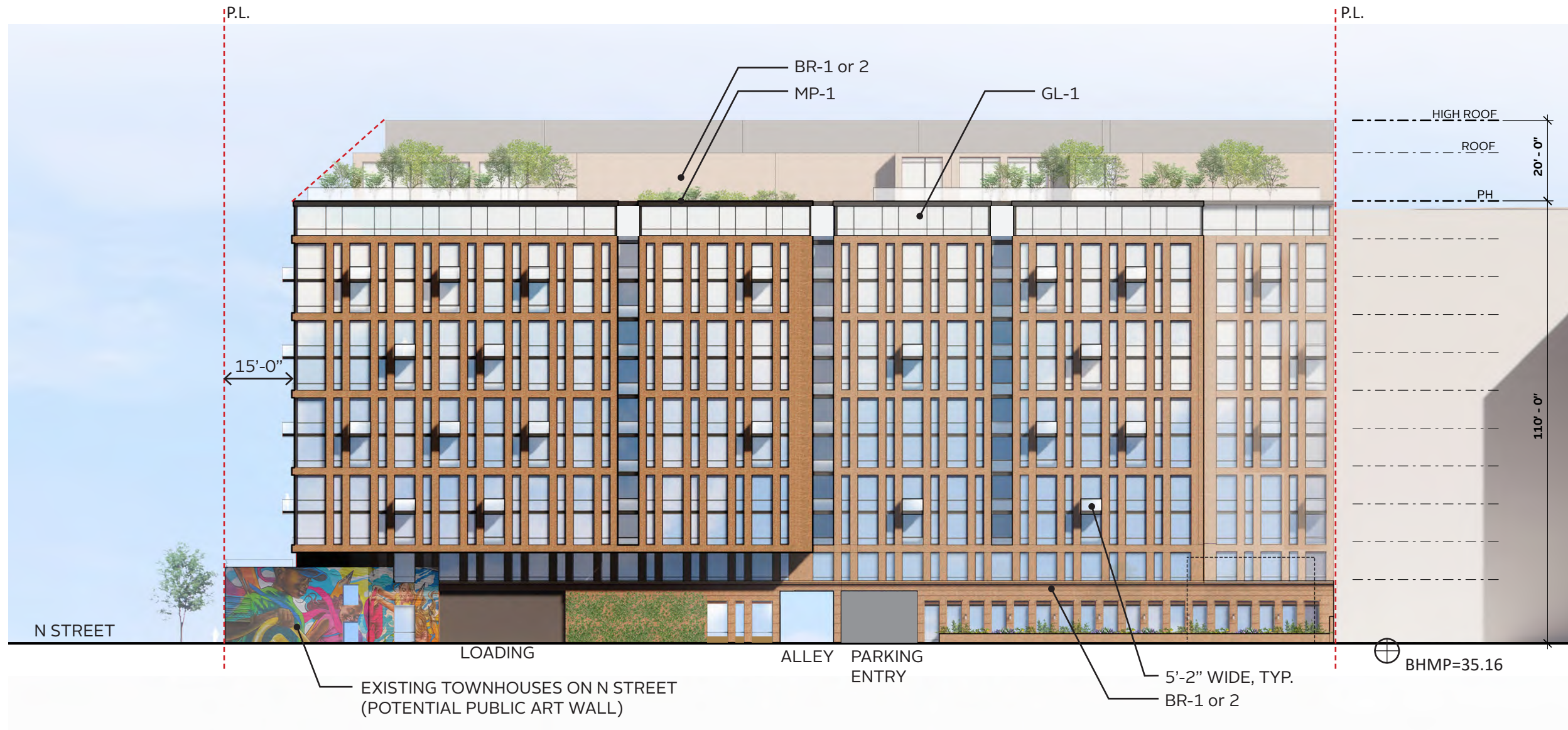
SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. PERSPECTIVE POINT SELECTED TO HIGHLIGHT LOCATION OF SYPHAX VILLAGE BUILDING.



NOTES

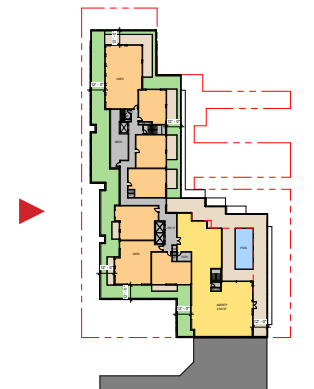
1. REFERENCES TO MATERIALS ARE FURTHER ILLUSTRATED ON PAGE 32

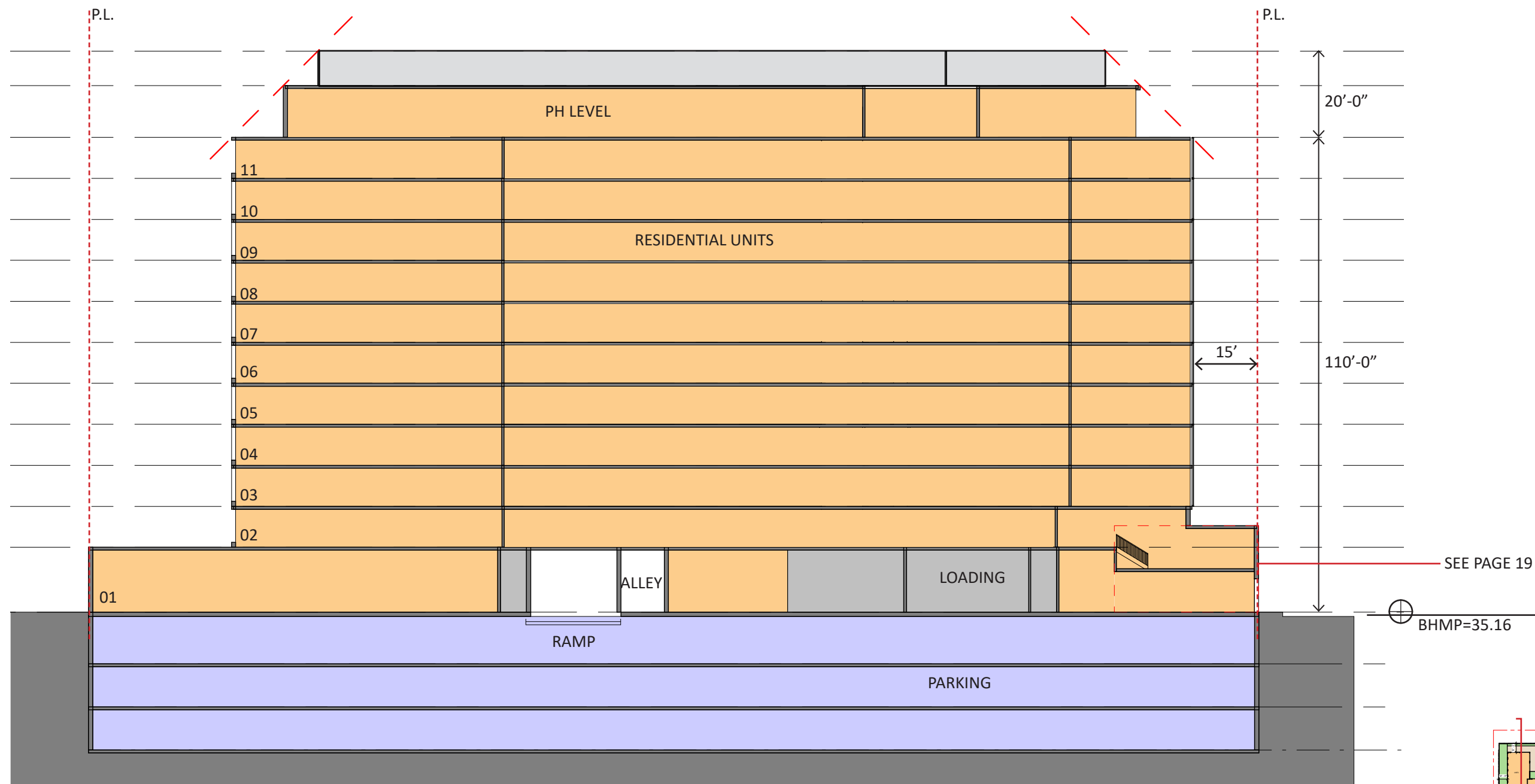




NOTES

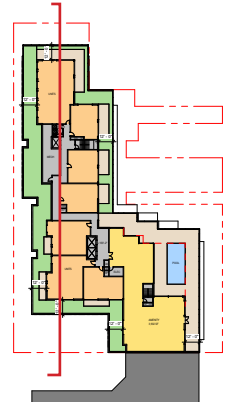
- 1. REFERENCES TO MATERIALS ARE FURTHER ILLUSTRATED ON PAGE 32
- 2. PARKING AND OR LOADING SIGNAGE TO BE ADDED LATER.

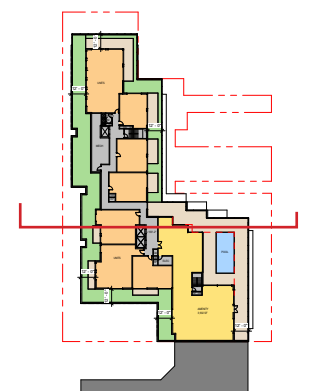
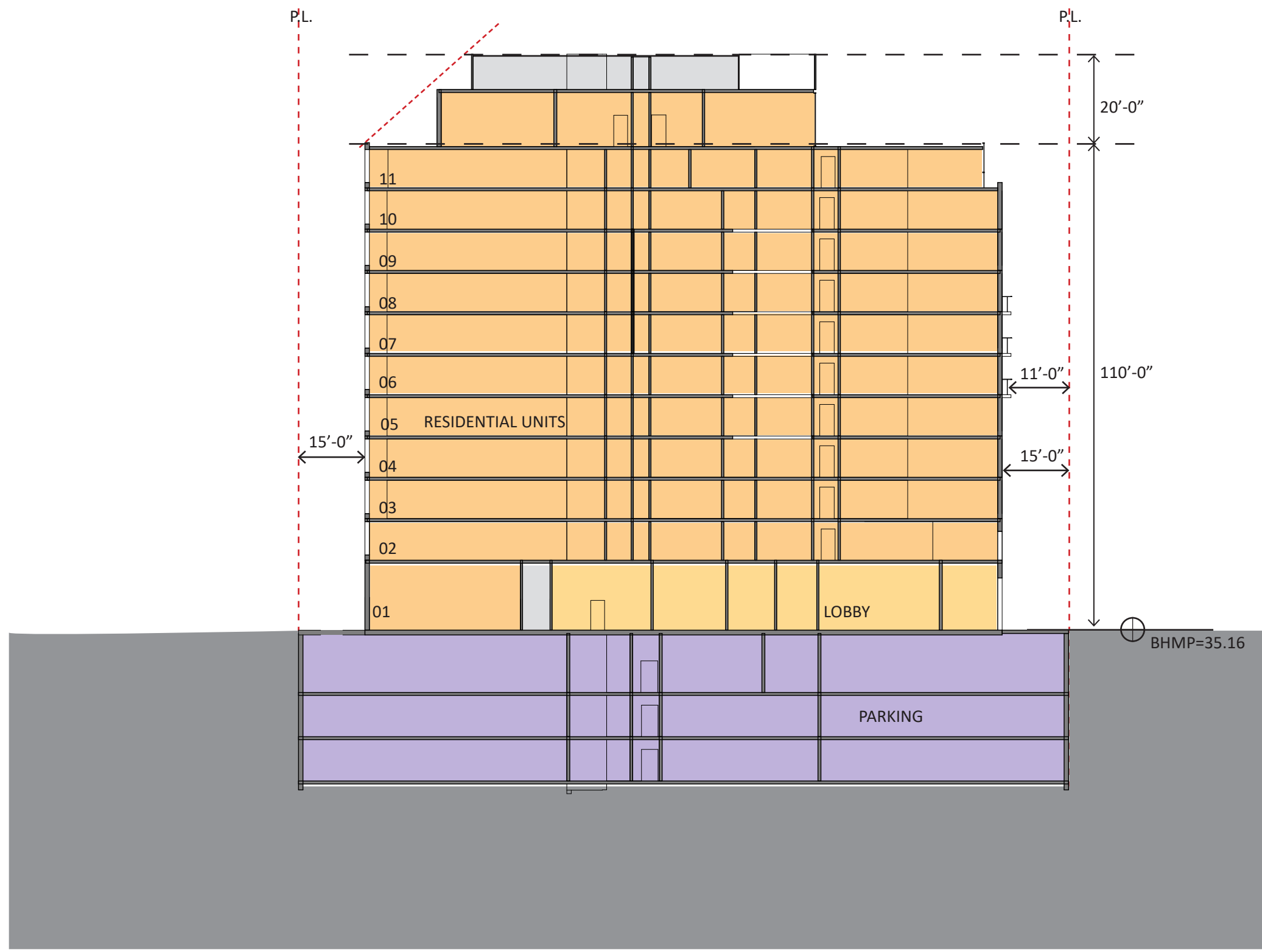


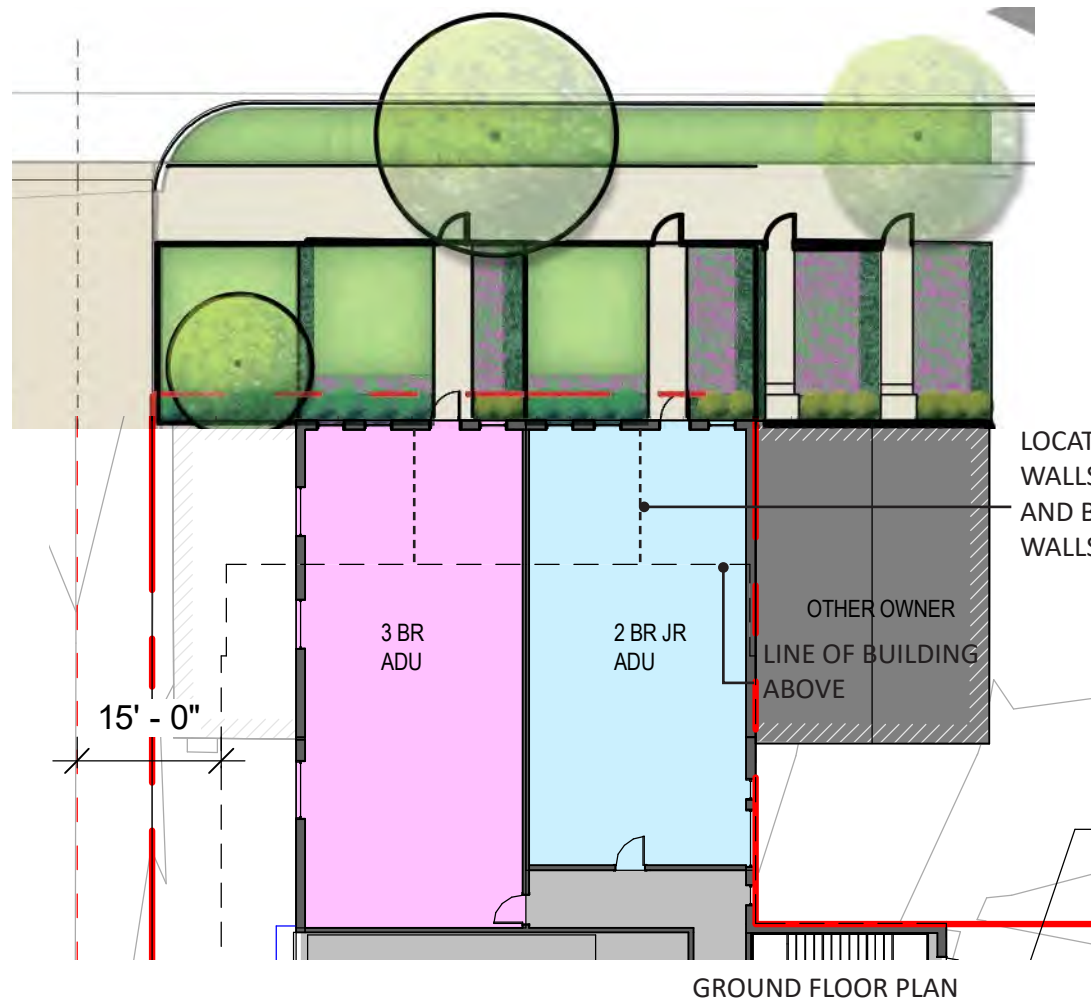


SEE PAGE 19

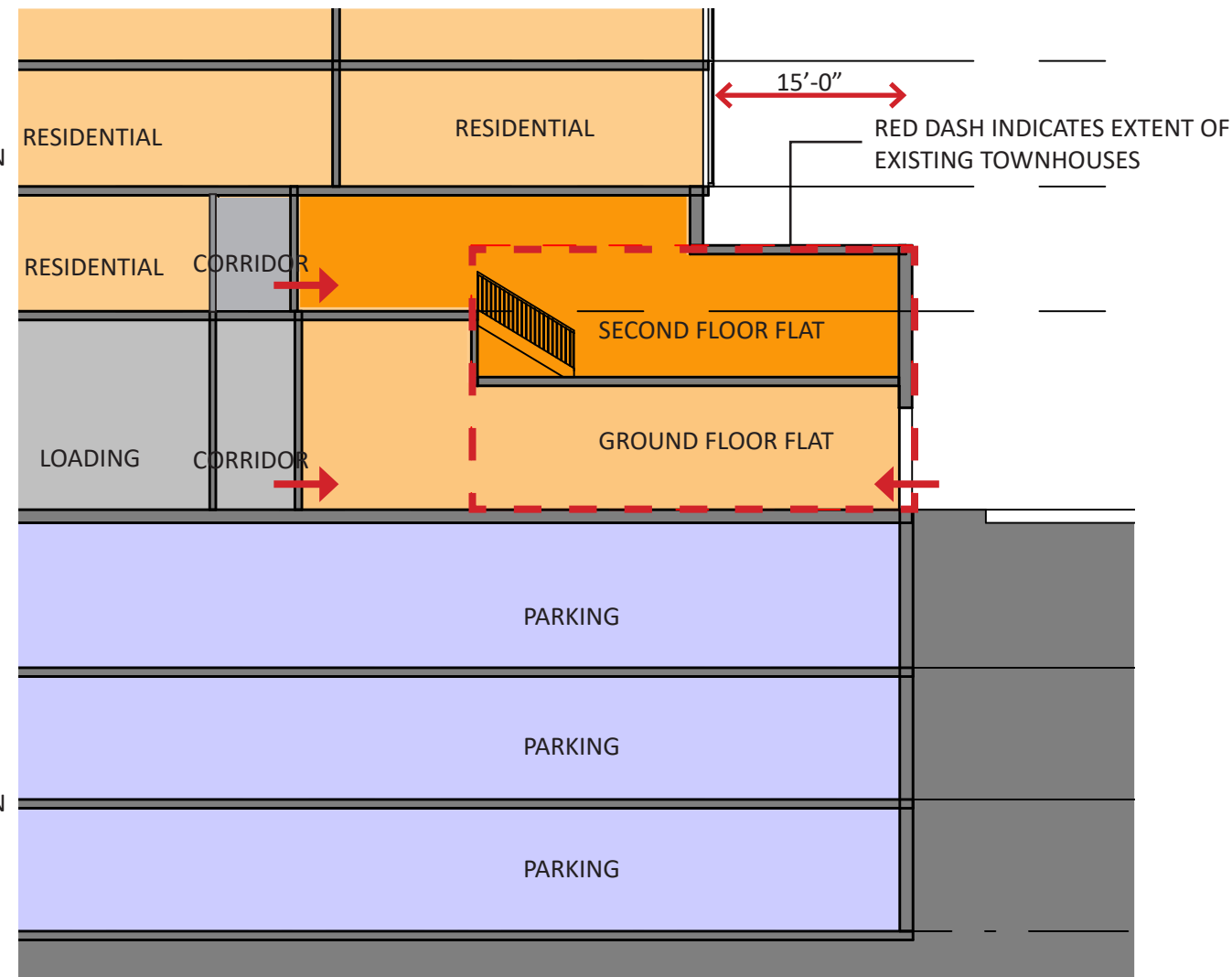
BHMP=35.16



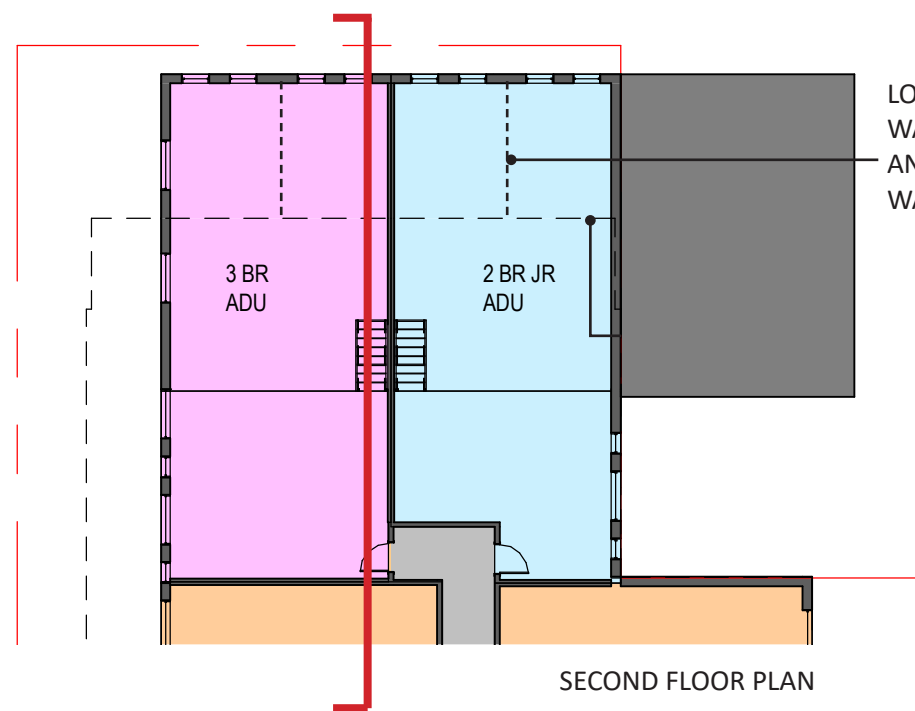




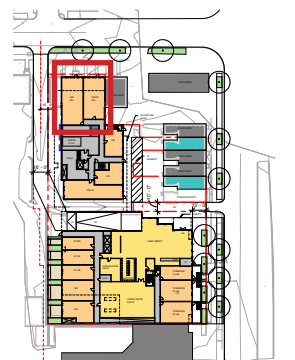
LOCATION OF EXISTING PARTY WALLS WILL BE MATCHED AND BECOME INTERIOR PARTITION WALLS OF THE NEW FLATS



RED DASH INDICATES EXTENT OF EXISTING TOWNHOUSES



LOCATION OF EXISTING PARTY WALLS WILL BE MATCHED AND BECOME INTERIOR PARTITION WALLS OF THE NEW FLATS



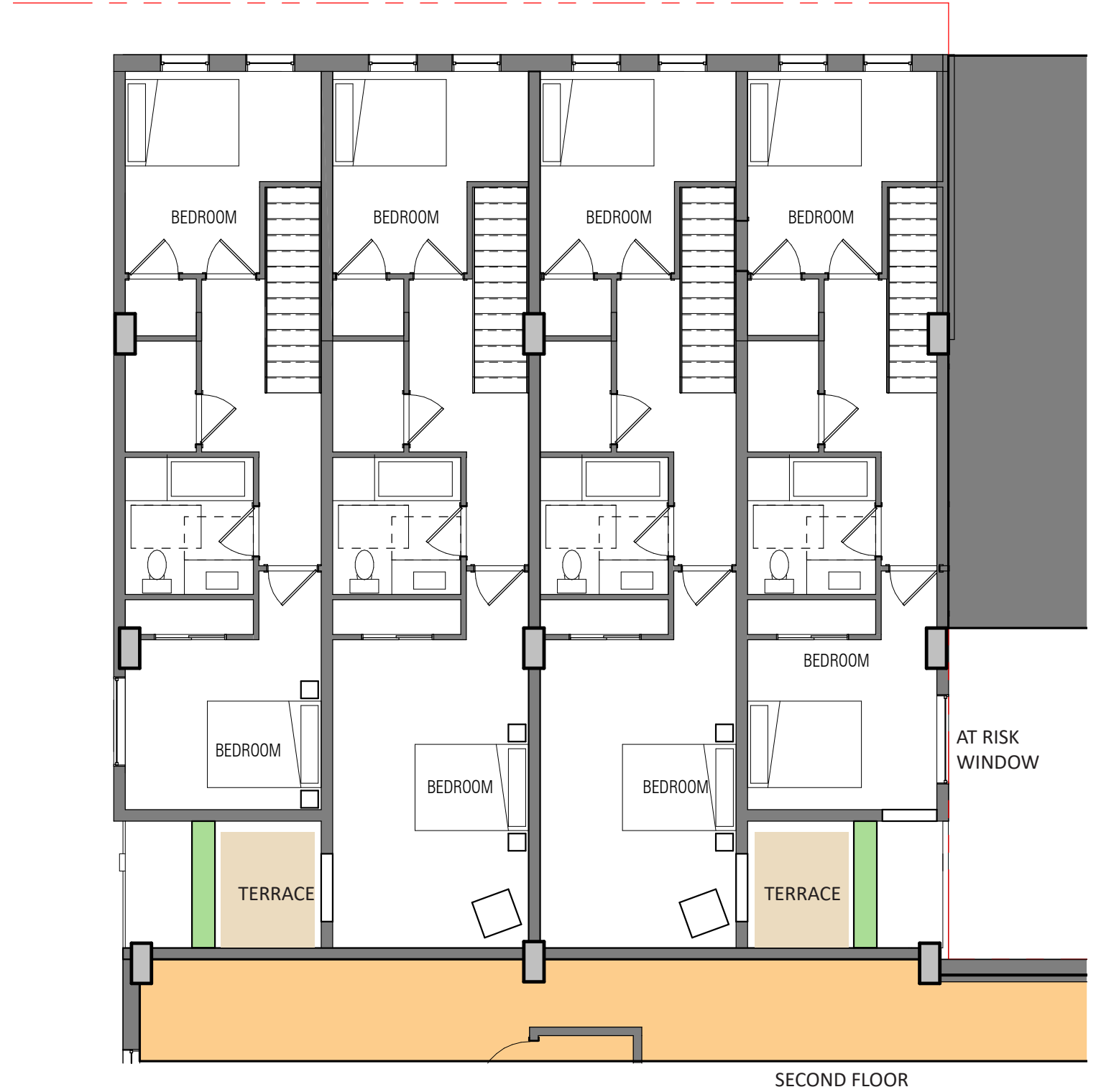
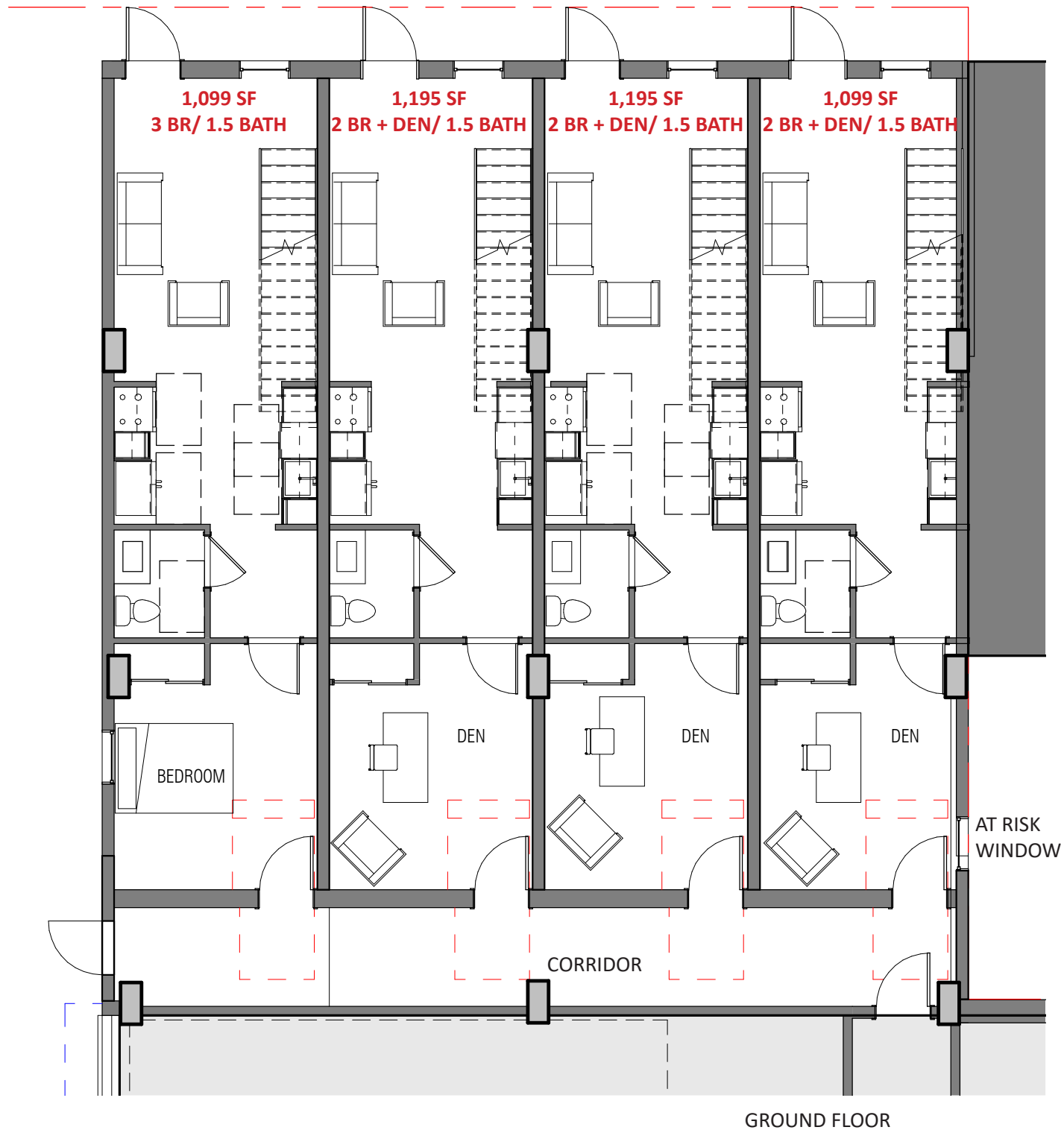
N STREET TOWNHOUSES COMPARISON

TOWNHOUSES (NEW)

4,588 SF
7 BRS, 5 DENS
4 BATHS
4 HALF BATHS

FLATS:

5,144 SF
8 BRS, 3 DENS
8 BATHS



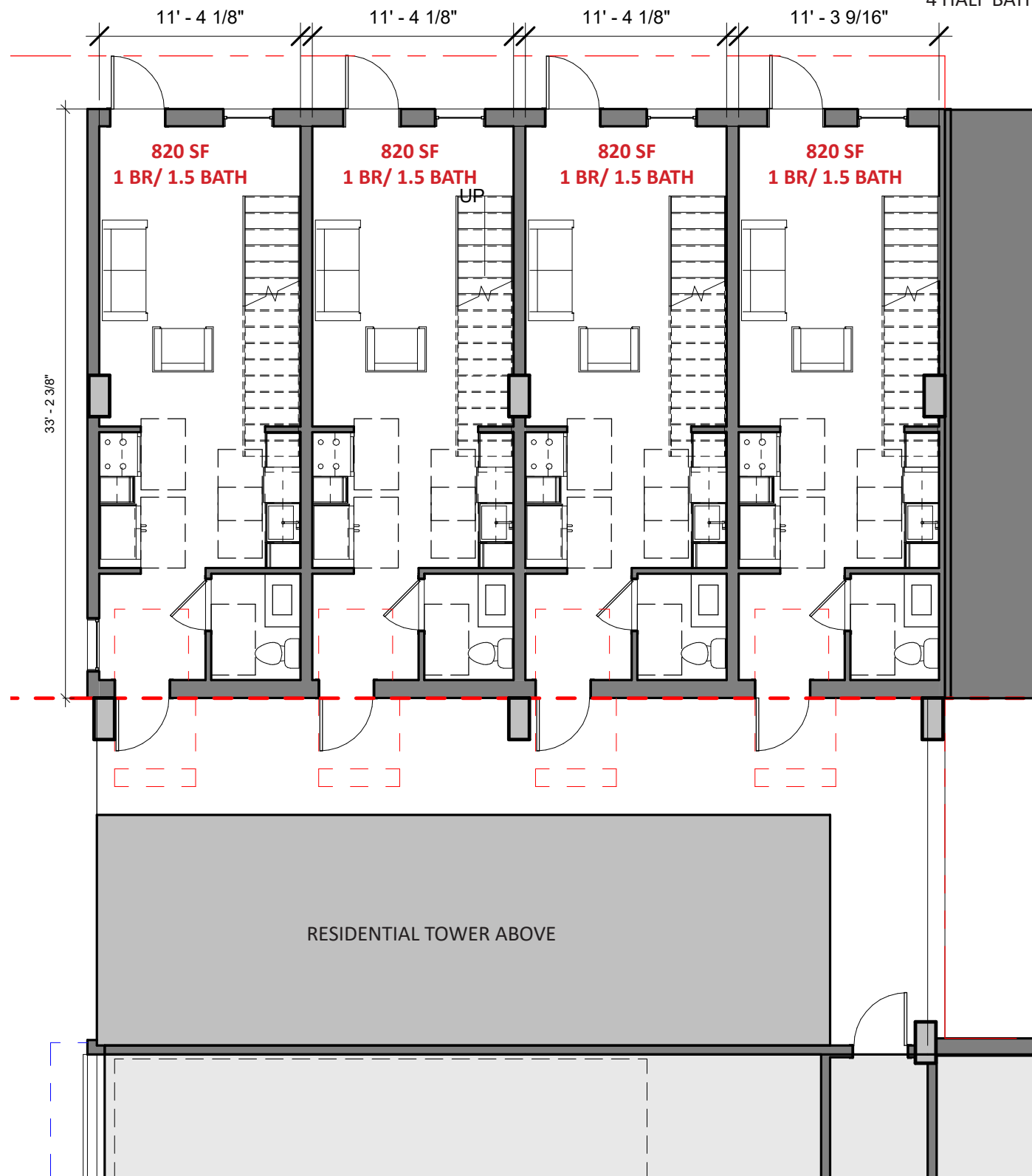
N STREET TOWNHOUSES COMPARISON

TOWNHOUSES

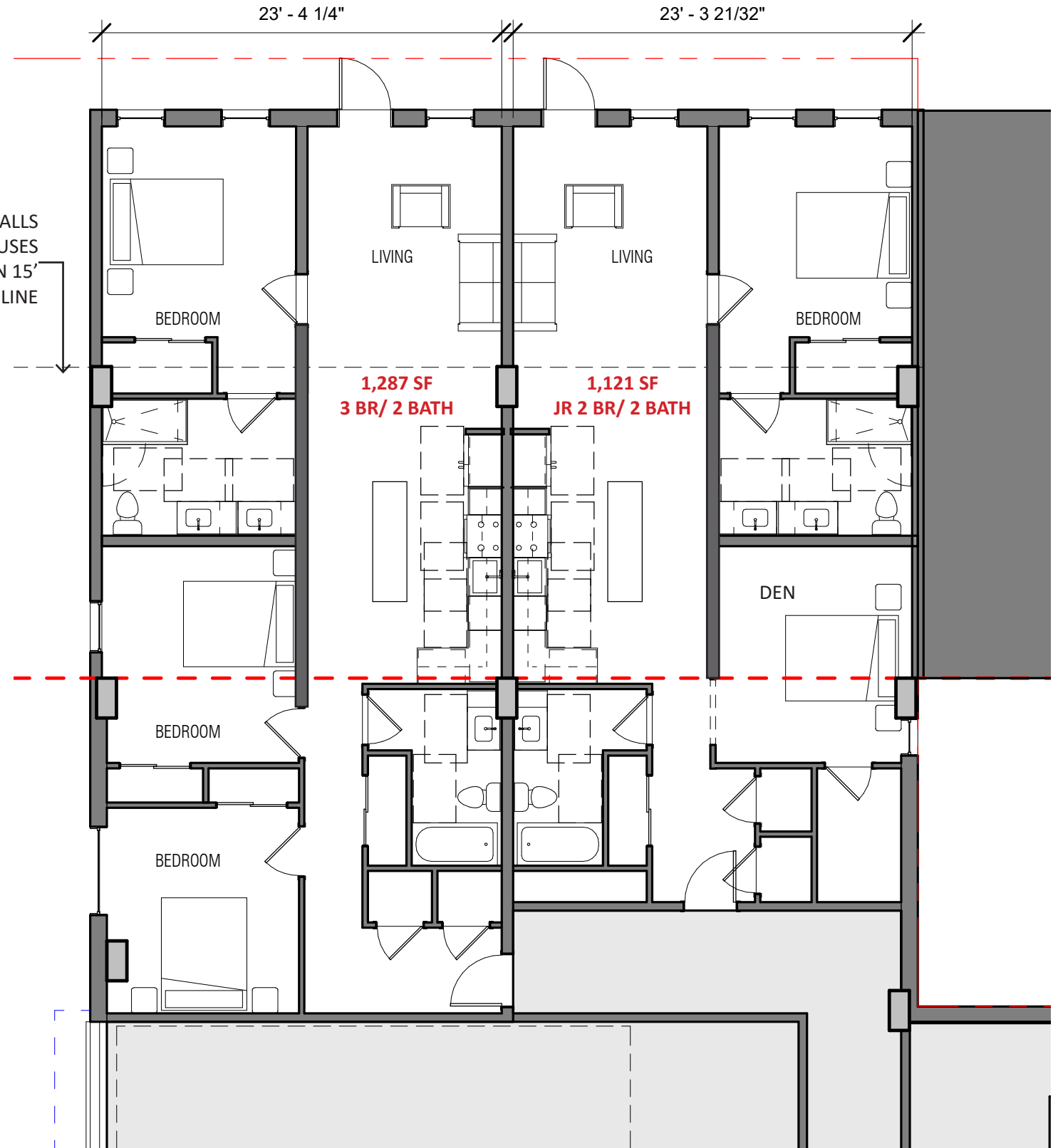
3,280 ST
4 BRS
4 BATHS
4 HALF BATHS

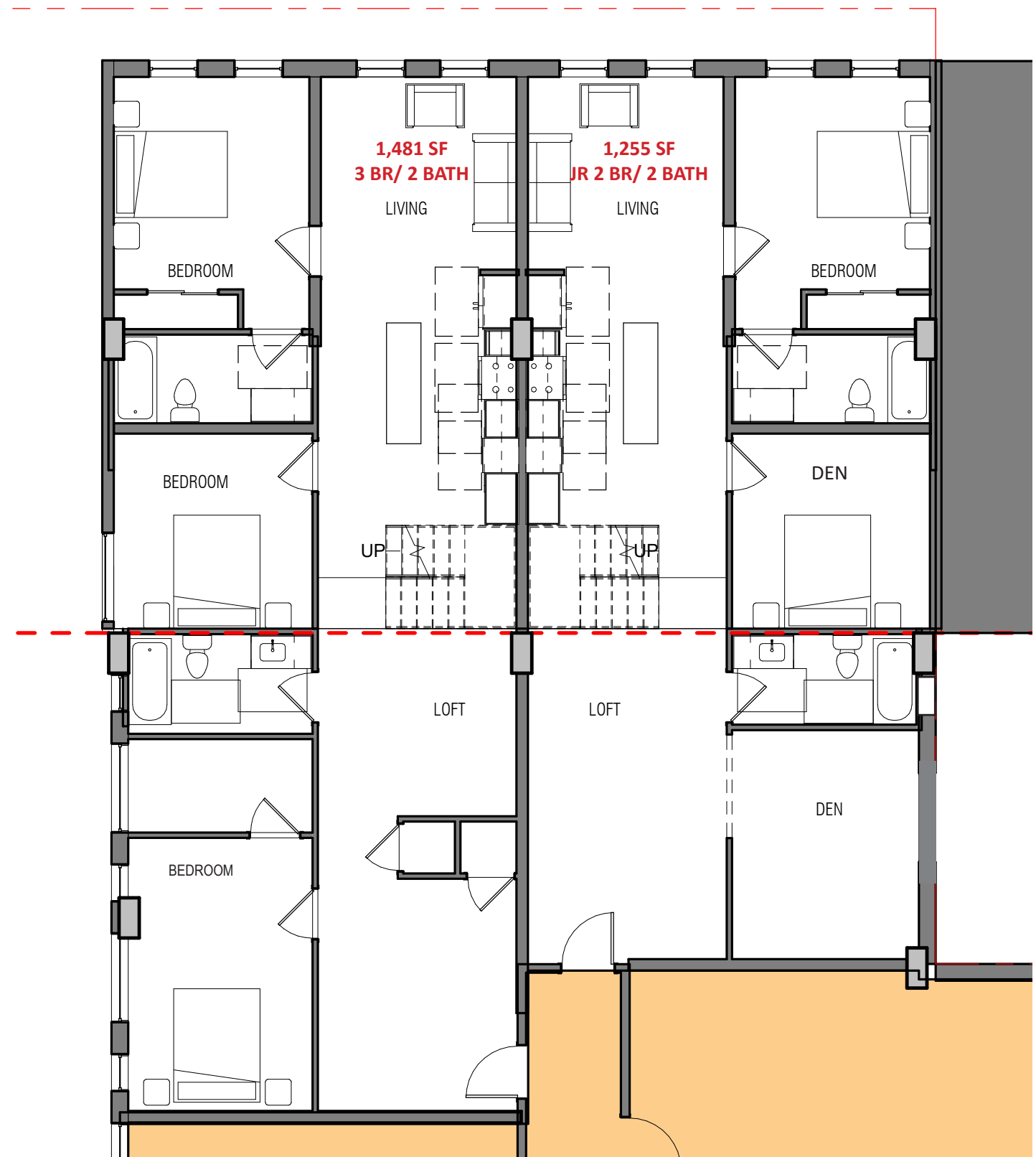
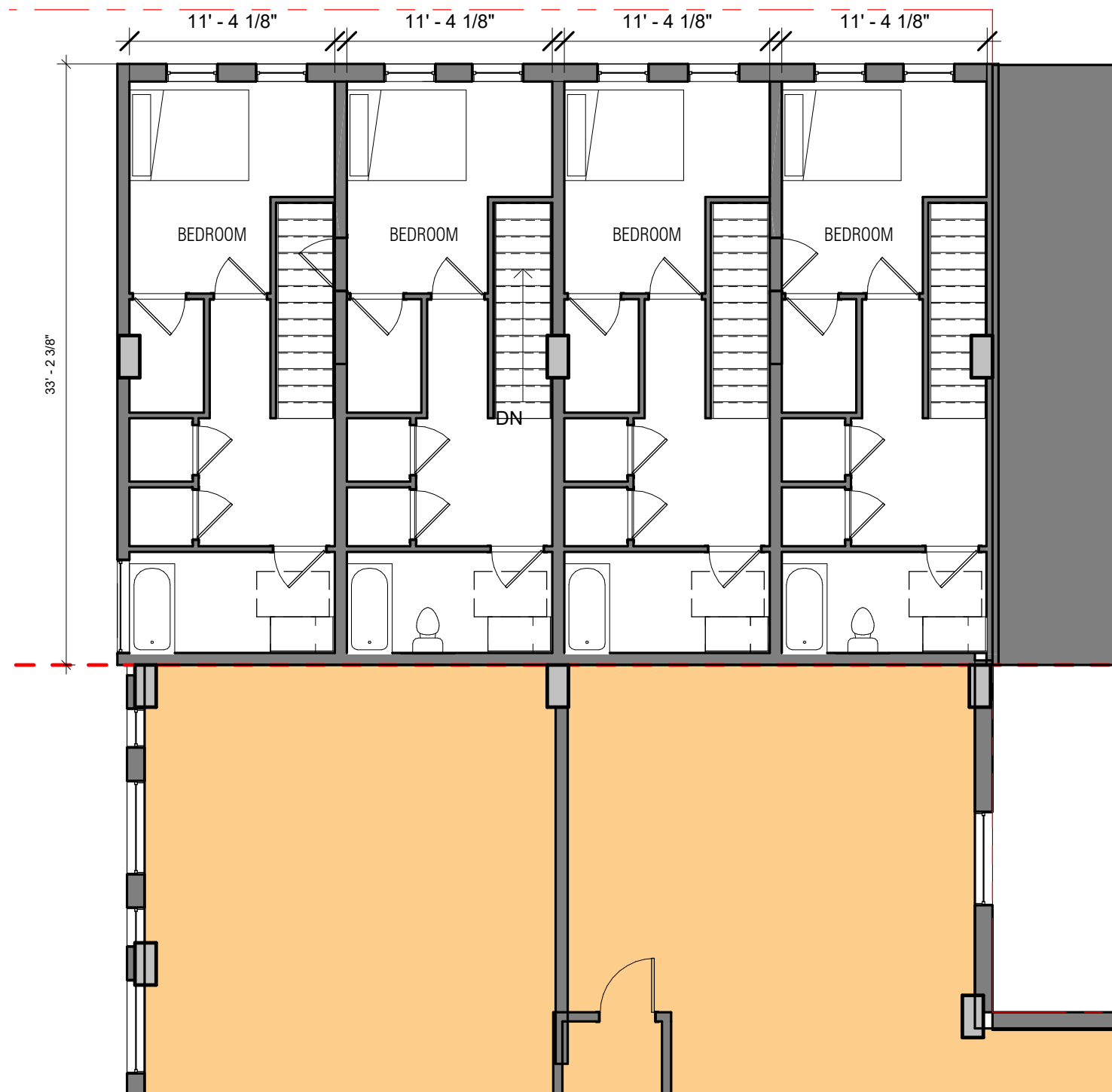
FLATS:

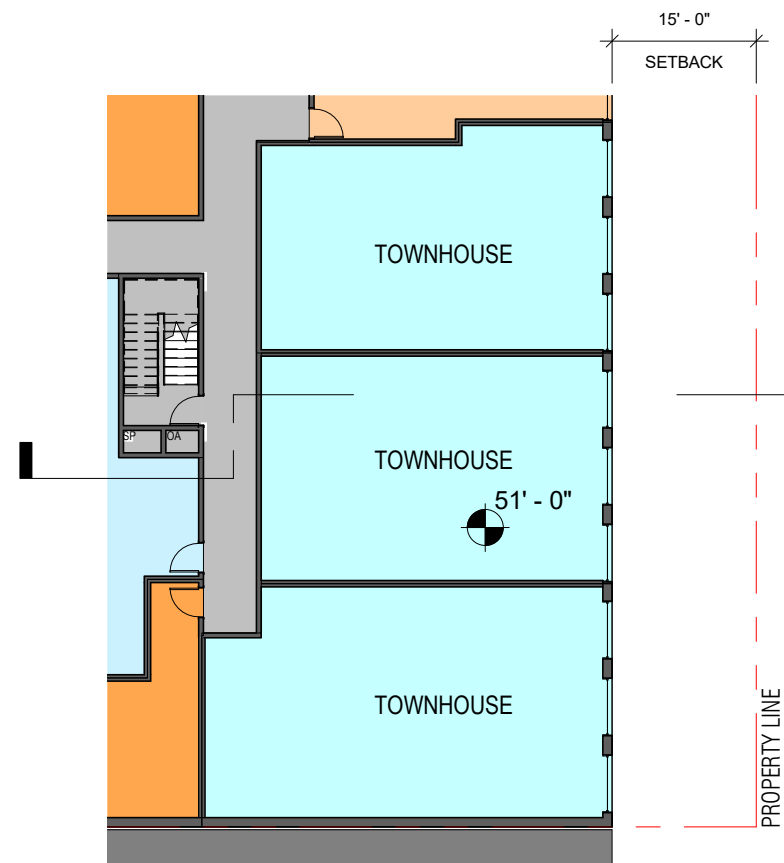
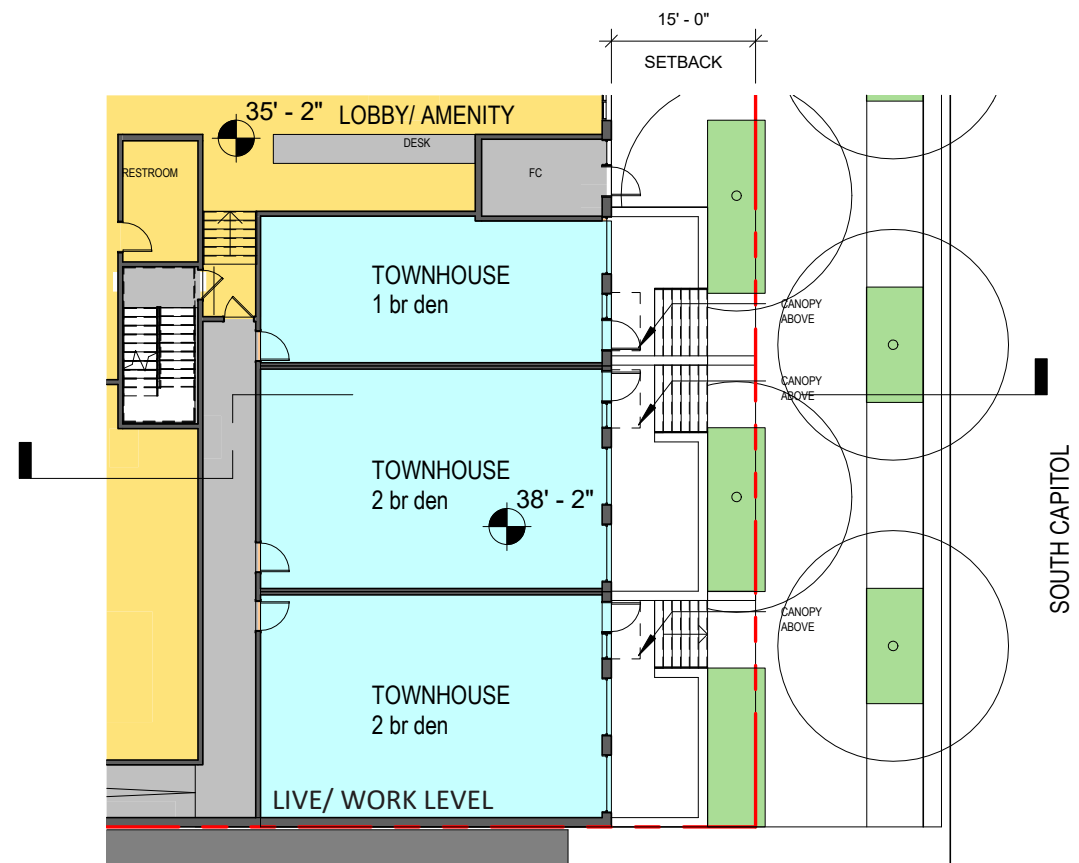
5,144 SF
8 BRS, 3 DENS
8 BATHS



CURRENT WALLS
OF TOWNHOUSES
TO REMAIN 15'
PAST FACADE LINE



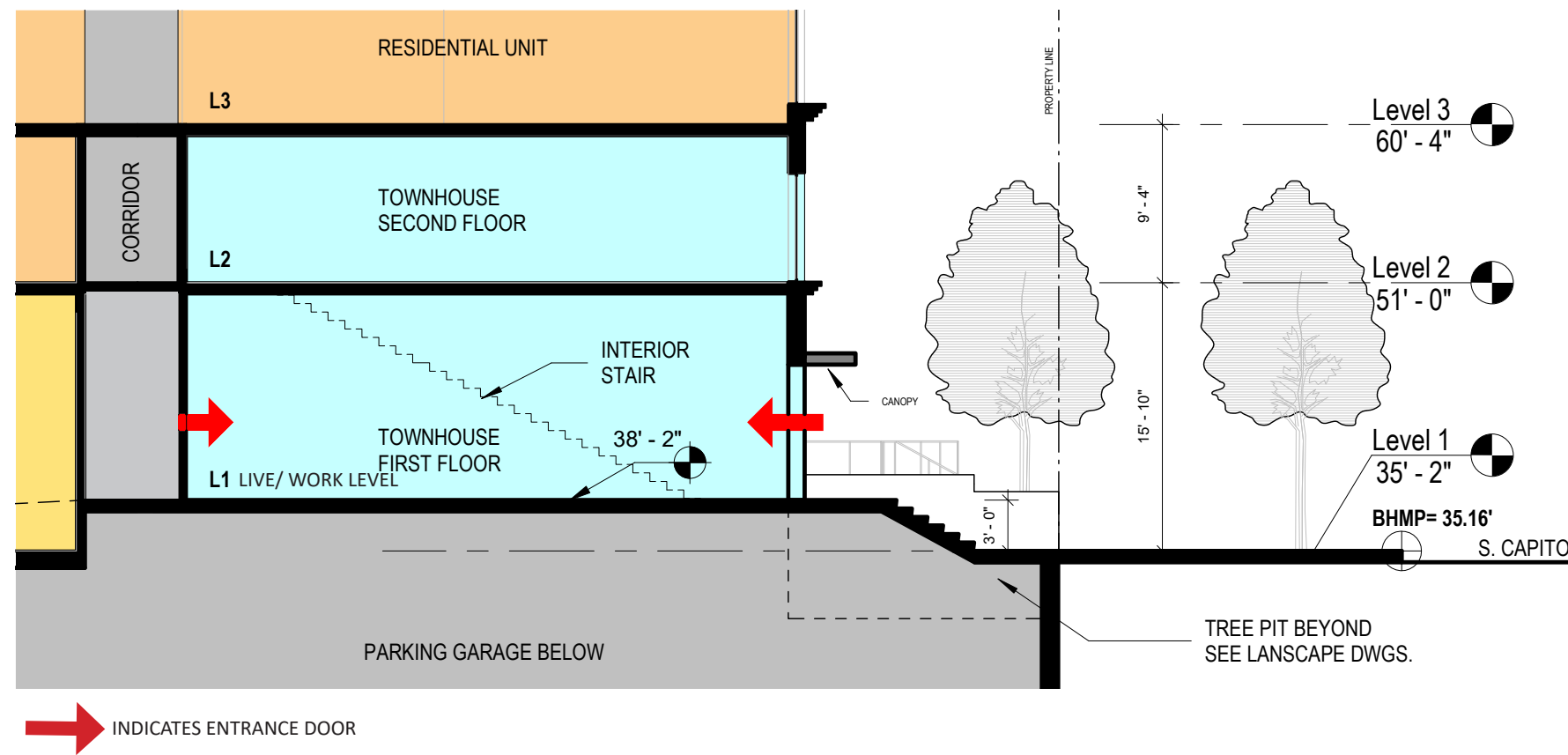




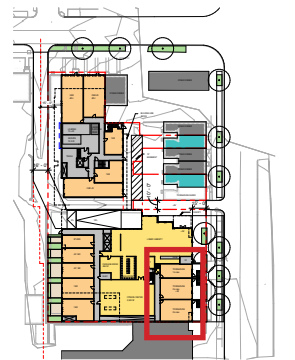
SECOND FLOOR PLAN

NOTES

1. APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF INTERIOR COMPONENTS INCLUDING PARTITIONS, WALLS, STRUCTURAL SLABS, DOORS, ENTRANCES, HALLWAYS, STAIRWAYS, COLUMNS AND SUPPORTS, AND MECHANICAL ROOMS PROVIDED THAT SUCH VARIATIONS DO NOT ALTER THE EXTERIOR CONFIGURATION OF THE BUILDING.



➔ INDICATES ENTRANCE DOOR





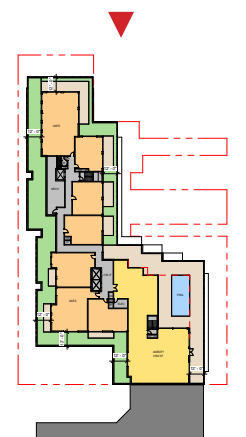
SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SEE PAGE 32 FOR GLASS BALCONY DETAIL.

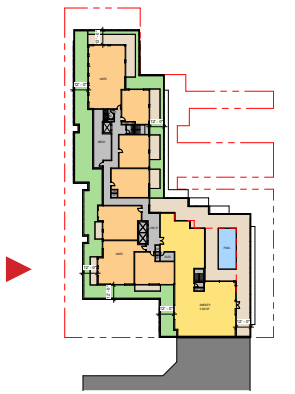


SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SEE PAGE 32 FOR GLASS BALCONY DETAIL.

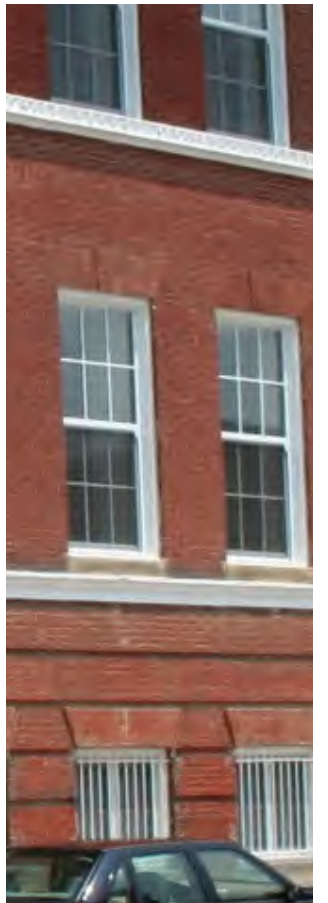


SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SEE PAGE 32 FOR GLASS BALCONY DETAIL.

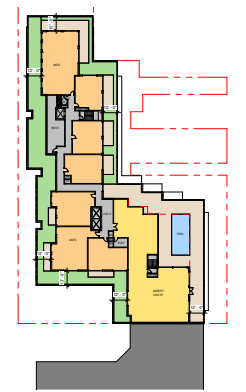




SEE PAGE 32 FOR GLASS BALCONY DETAIL.



DETAIL OF EXISTING SYPHAX VILLAGE BRICK



SOLDIER COURSING/ HORIZONTAL BRICK DETAIL INTENDED TO PLAY TRIBUTE TO SYPHAX VILLAGE DETAILS

SEE PAGE 32 FOR GLASS BALCONY DETAIL.



JAMES CREEK



SYPHAX VILLAGE



POTENTIAL BRONZE
PLAQUE SIGNAGE

SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SIGNAGE SHOWN MAY BE MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS, SUBJECT TO D.C. SIGNAGE REGULATIONS.



NEW PROPOSED SOUTH CAPITOL TOWNHOUSES

CORNICE
AND BRICK
DETAIL TO
MATCH
EXISTING
ROWHOUSES
TO THE
NORTH

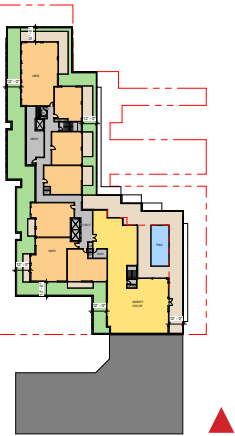


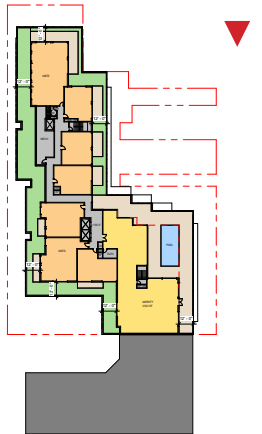
EXISTING TOWNHOUSE CORNICE DETAIL
1315 SOUTH CAPITOL

SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SIGNAGE SHOWN MAY BE MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS, SUBJECT TO D.C. SIGNAGE REGULATIONS.



SEE PAGE 32 FOR GLASS BALCONY DETAIL.
SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION.







SOUTH CAPITOL BALCONY DETAIL



STEPPED FACADE BALCONY DETAIL



GL-1
GLASS SYSTEM WITH
METAL SLAB EDGE COVER



BR-1 BRICK
MONARCH VELOUR
GLEN GERY BRICK



MP-1
METAL PANEL



BR-2 BRICK (ALTERNATE)
KINGS MILL
GENERAL SHALE



ENLARGED ELEVATION



ENLARGED ELEVATION

Insulating Glass Data

Product	Outboard - Inboard Substrate	Appearance	Transmittance			Reflectance			U-Value Winter Nighttime		Relative Heat Gain	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
			Visible Light %	Ultra-violet %	Solar Energy %	Visible Light Out %	Visible Light In %	Solar Energy Out %	Air	Argon			
			Coating #2 Surface										
SunGuard SuperNeutral													
SN 54	UltraClear - UltraClear	Ultra Clear	56	22	26	13	19	44	0.29	0.24	69	0.29	1.96
	Clear - Clear	Clear	54	16	24	13	18	35	0.29	0.24	68	0.28	1.92
	Green - Clear	Green	45	7	17	11	18	10	0.29	0.24	58	0.24	1.89
	CrystalGray - Clear	Light Gray	38	9	17	9	18	17	0.29	0.24	56	0.23	1.67
	Gray - Clear	Gray	27	7	13	7	17	16	0.29	0.24	48	0.19	1.40
	CrvtalBlue - Clear	Blue	35	10	16	8	17	22	0.29	0.24	54	0.22	1.57

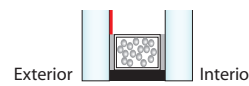
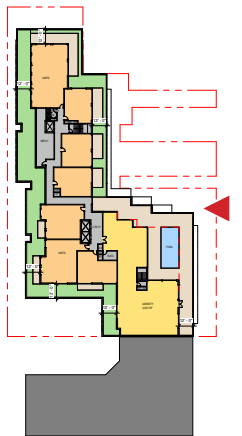


IMAGE OF J SOL RESIDENTIAL BUILDING, JAG PROJECT
A GLASS SIMILAR TO THIS WILL BE UTILIZED



LANDSCAPE