

# East Capitol Street

1700 East Capitol Street, S.E.  
Washington, DC



North Elevation Rendering Looking Toward East Capitol Street

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ZONING COMMISSION  
District of Columbia

CASE NO. 06-34  
EXHIBIT NO. 11A



STREET PERSPECTIVE RENDERING

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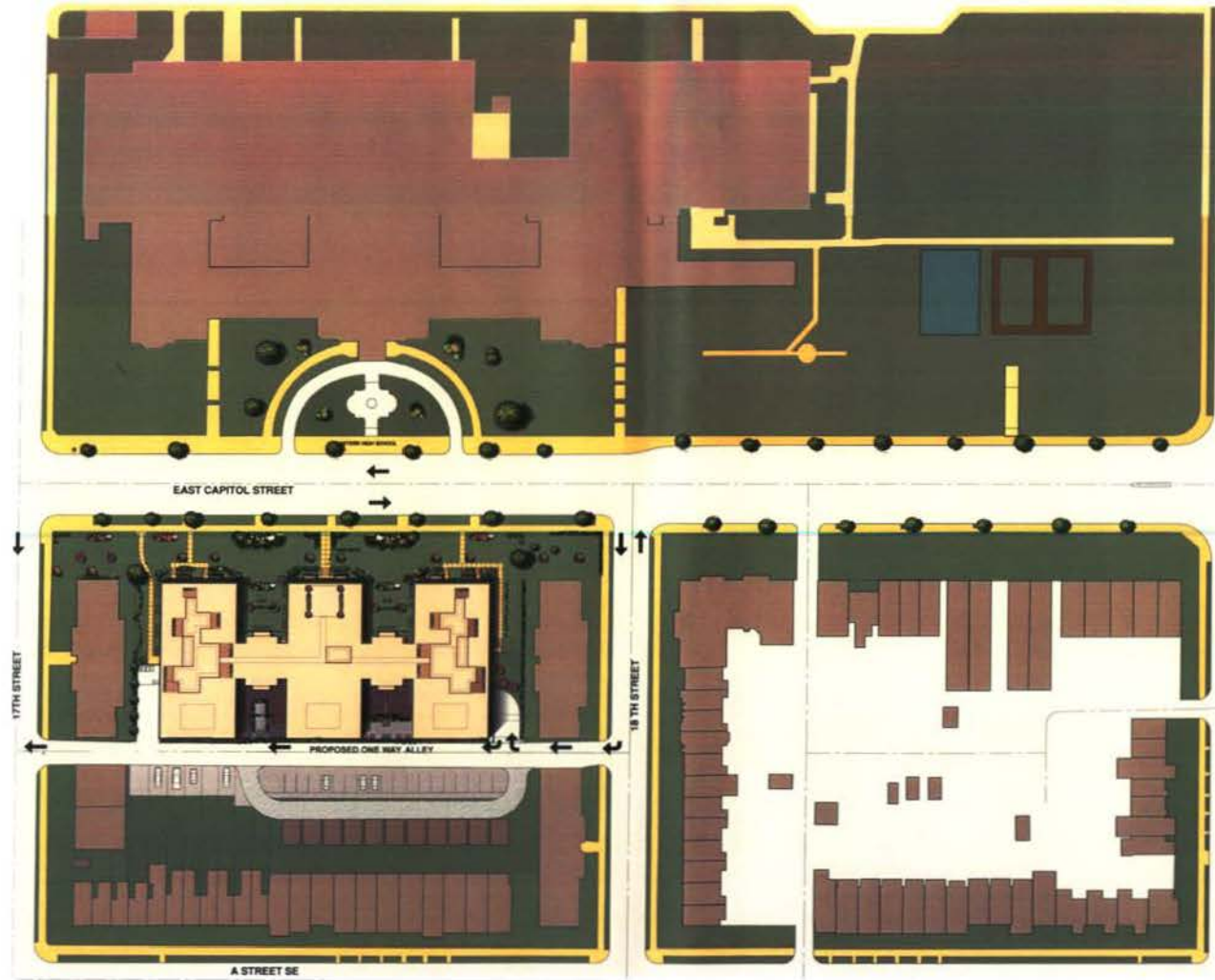
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A01



SITE PLAN RENDERING

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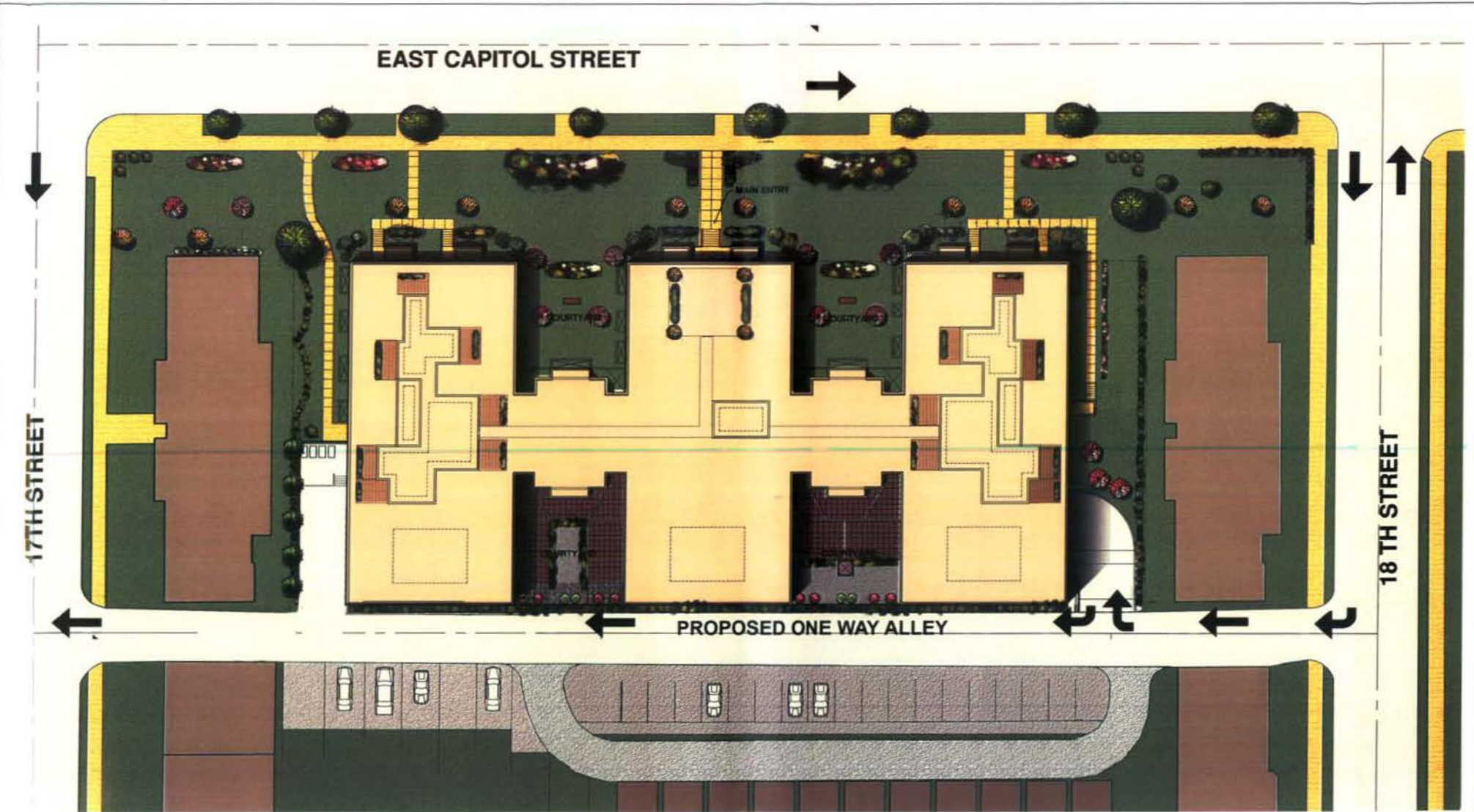
A1

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ENLARGED SITE PLAN RENDERING

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A1A

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NORTH ELEVATION RENDERING LOOKING FROM EAST CAPITOL STREET

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

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A2



WEST ELEVATION RENDERING

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

A3

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EAST ELEVATION RENDERING

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SOUTH ELEVATION RENDERING

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1700 East Capitol Street, SE



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A6

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1300 ...

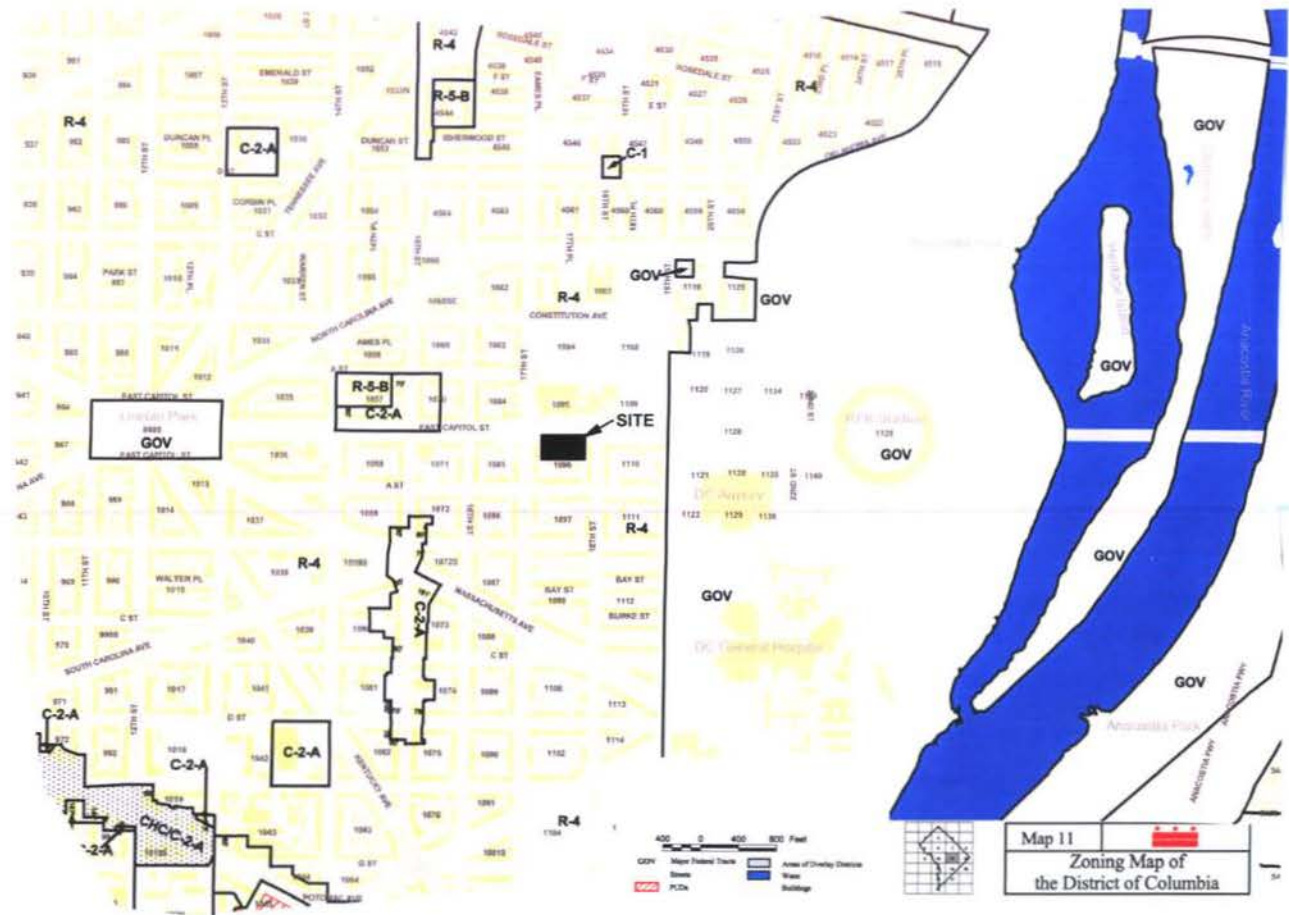
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**Existing Zoning**

**R4**—Permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools with a minimum lot width of 18 feet, a minimum lot area of 1,800 square feet and a maximum lot occupancy of 60% for row dwellings, churches and Flats, a minimum lot width of 30 feet and a minimum lot area of 3000 square feet for semi-detached structures, a minimum lot width of 40 feet and a minimum lot area of 4000 square feet and 40% lot occupancy for all other structures; and a maximum height of three (3) stories/forty (40) feet. Conversions of existing buildings to apartments are permitted for lots with a minimum lot area of 900 square feet per dwelling unit.



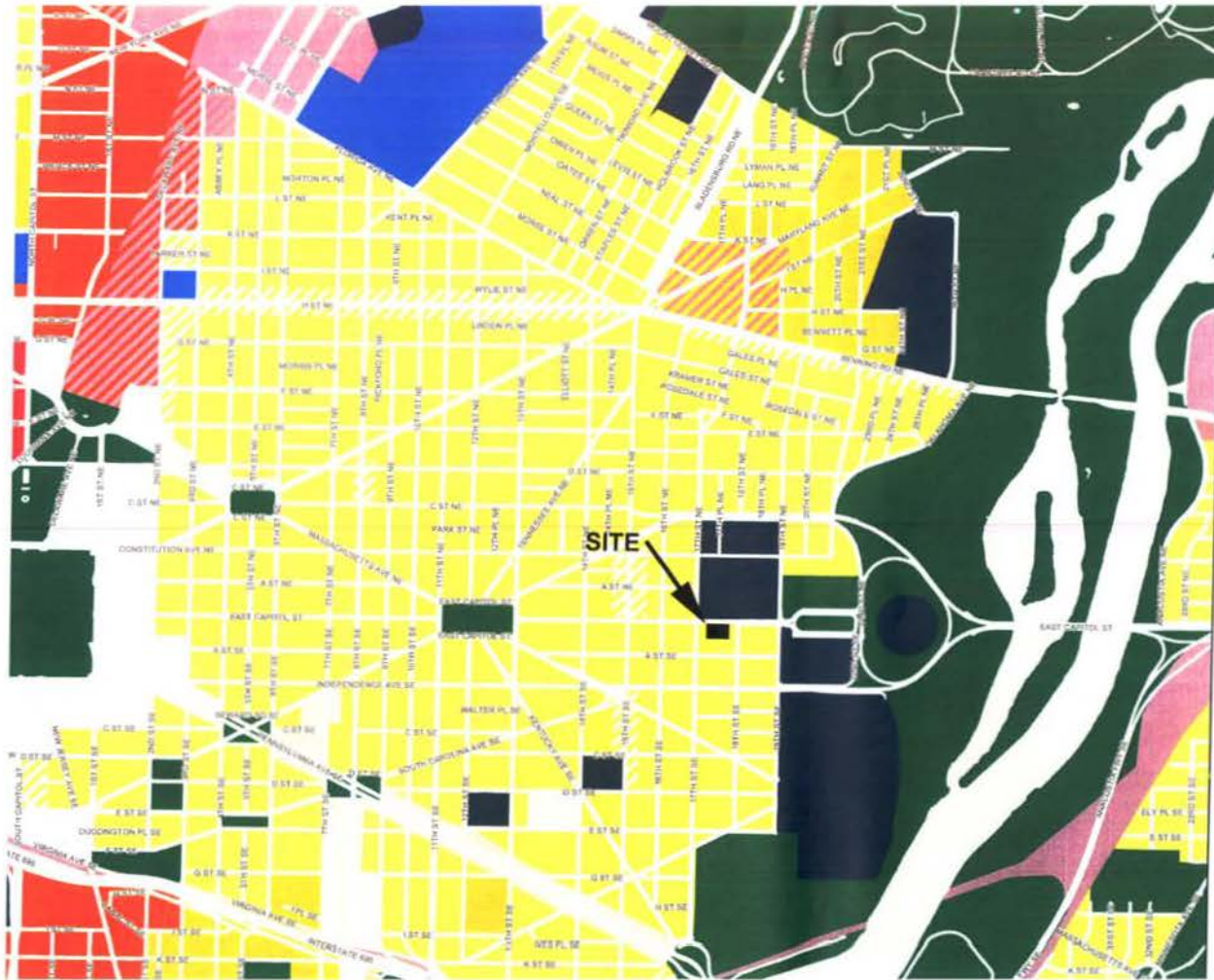
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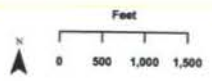
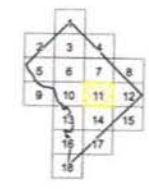
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**District of Columbia  
Generalized  
Land Use**

Map 11

- Residential-Low Density
- Residential-Moderate Density
- Residential-Medium Density
- Residential-High Density
- Commercial-Low Density
- Commercial-Moderate Density
- Commercial-Medium Density
- Commercial-Medium-High Density
- Commercial-High Density
- Institutional
- Federal
- Local Public Facilities
- Parks, Recreation, and Open Space
- Production and Technical Employment
- Mixed Use
- Water
- NO DATA



\*\*\* Government of the  
District of Columbia  
Anthony A. Williams, Mayor  
Office of Planning - March 7, 2005  
801 North Capitol St NE Suite 4000  
Washington DC 20002  
<http://planning.dc.gov>

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

A8

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**East Capitol Street -- PUD -**

	Lot Size	Zone	Maximum stories	Max Height	Minimum Lot area	Minimum lot width-feet	Max- FAR	Lot occupancy	Parking
Allowed	43,560	RSB	none prescribed	60'	N/A	N/A	3 127,887	60% 25,577	1 for each 2 units
Proposed	42,629		4	49.9			2.7 28,301	66% 28,301	

**Total Units 134**

	Number of spaces
Cellar Level Parking	16,565.00
Parking Level B1	35,101.00
Totals	113

**Parking spaces = 113 / 134 units = .843 spaces/unit**

Total Gross Floor Area	FAR	Bays per floor
Floors 1-3	28,301	324 sf per floor*
4th Floor	27,066	
Penthouse	3,875.00	
Total FAR	115,844.00	
Percentage of FAR used	115,844 / 42,629	<b>2.7</b>

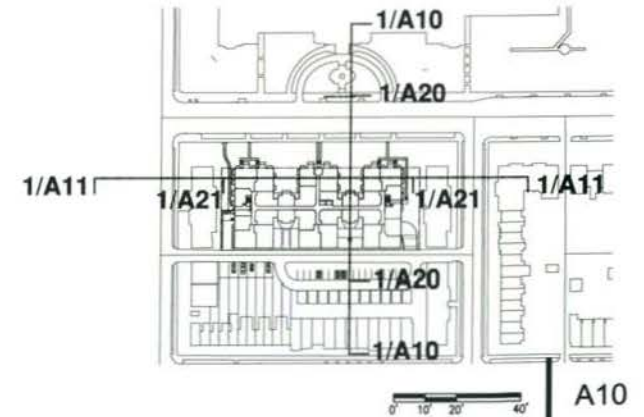
\* Projections into public space

**EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC**

**A9**



1 STREET SECTION - EAST CAPITOL STREET



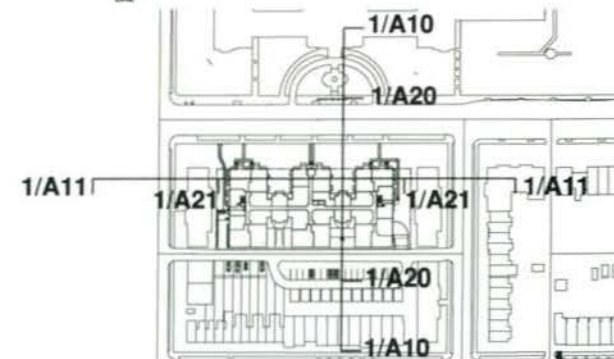
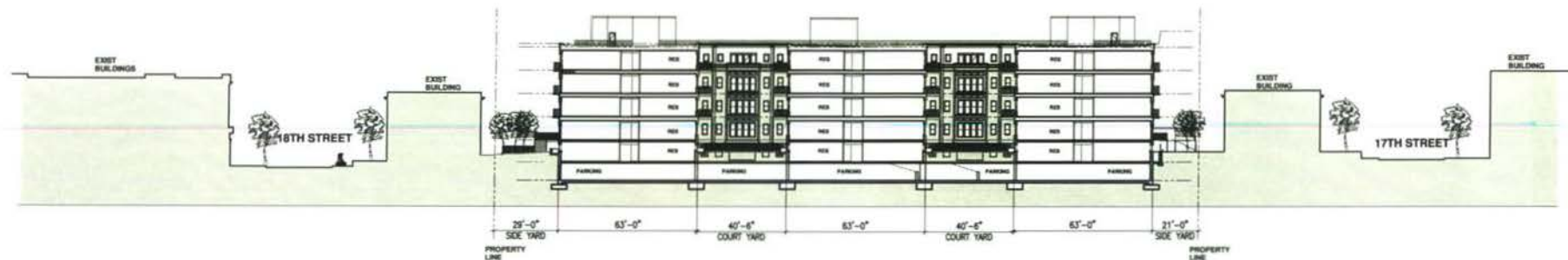
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1 STREET SECTION - 18TH 17TH STREETS

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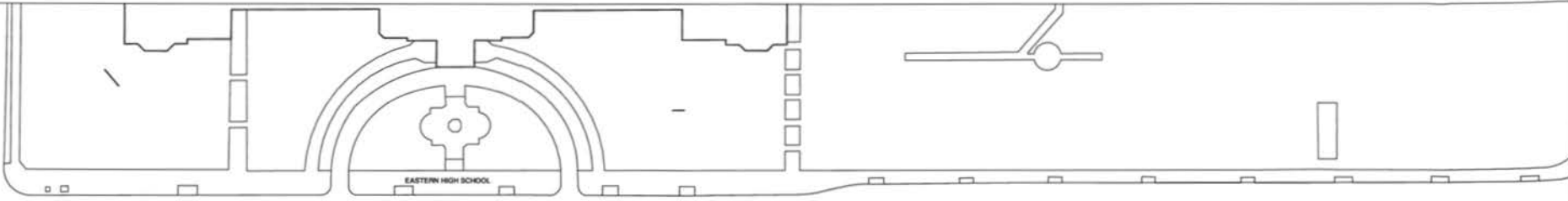
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114011 Clarendon Hills Rd. Reston, Virginia, 20190

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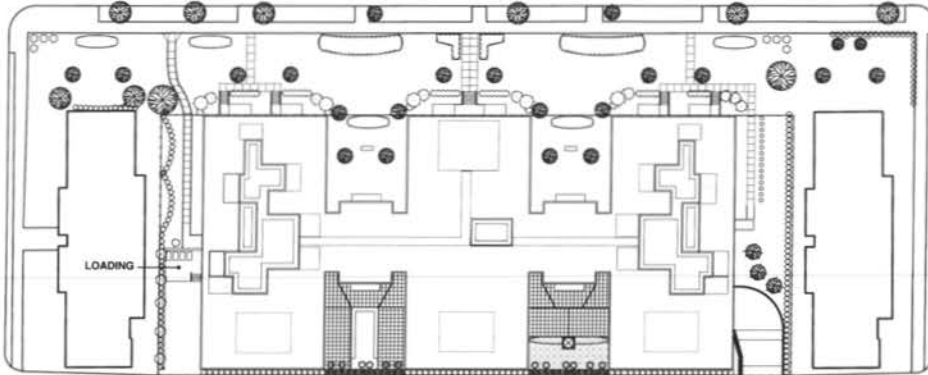
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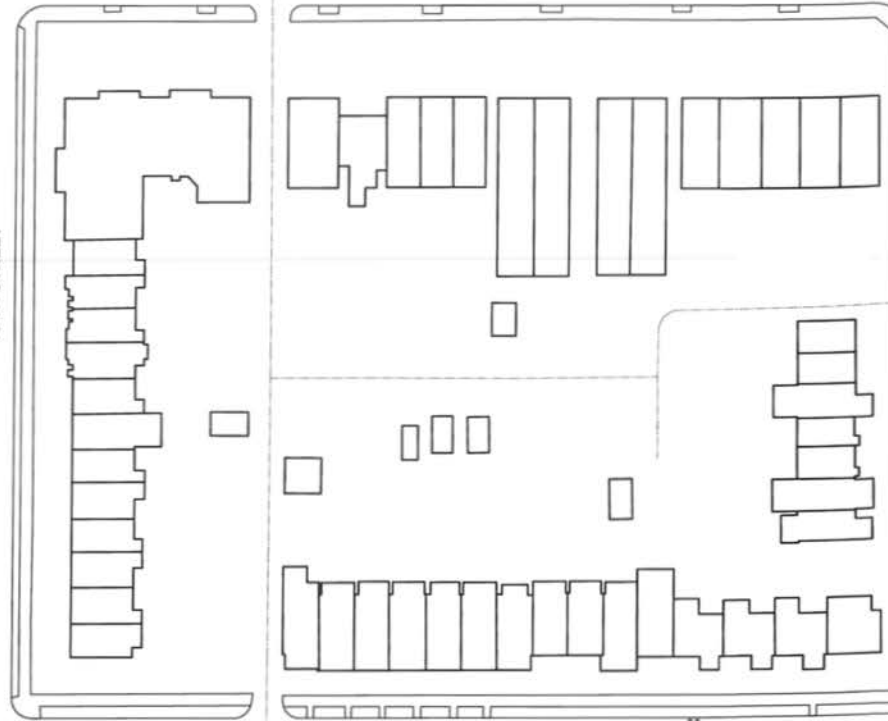


EAST CAPITOL STREET



← PROPOSED ONE-WAY ALLEY

18 TH STREET

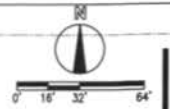


17TH STREET

A STREET SE

1 SITE/ROOF PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC



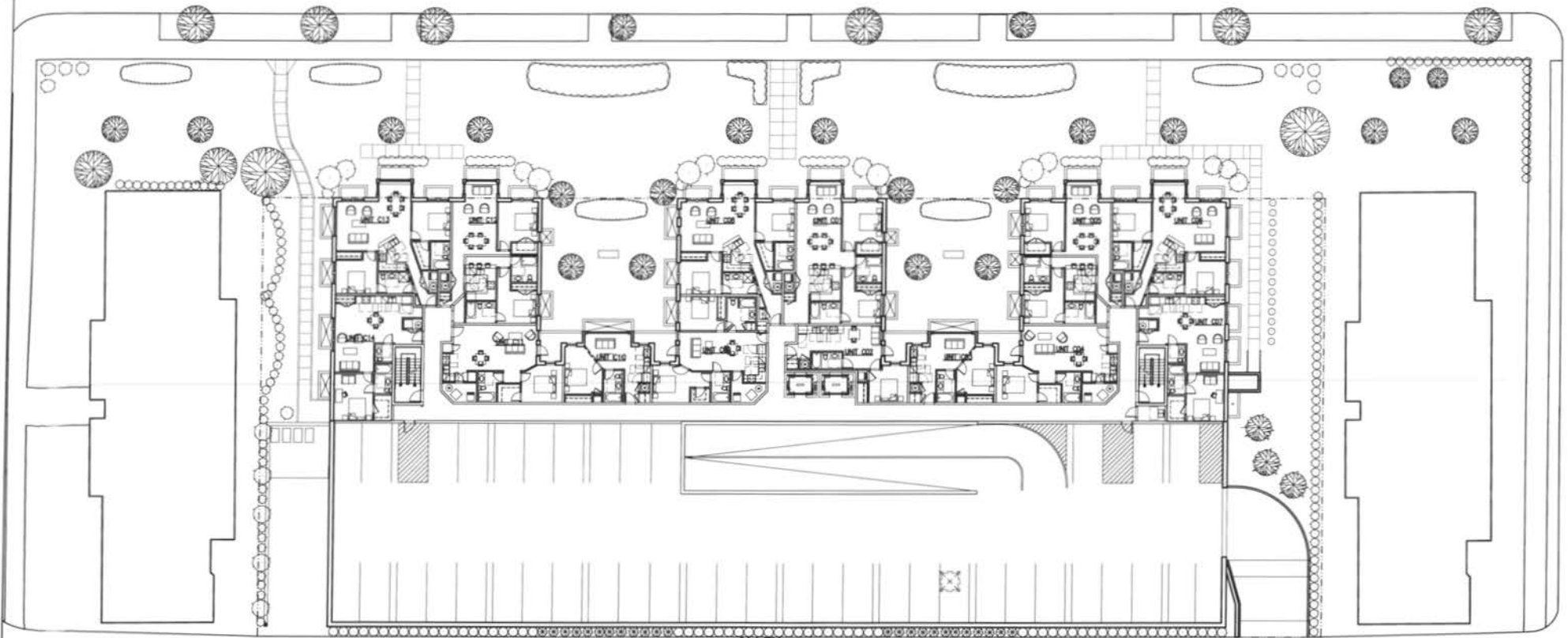
A12

C-CMST COR EAST CAPITOL, L.L.C.  
114400 Corner 6th Rd. Reston, Virginia, 20190



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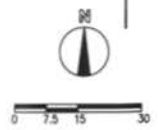
EAST CAPITOL STREET



ALLEY

1 CELLAR FLOOR PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC



A13

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EAST CAPITOL STREET

TRASH

MAIN ENTRY

COURTYARD

COURTYARD

ALLEY

EXHAUST SHAFT

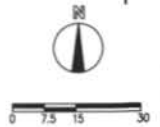
1 FIRST FLOOR PLAN

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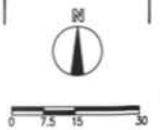
EAST CAPITOL STREET



ALLEY

1 SECOND FLOOR PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC



A15

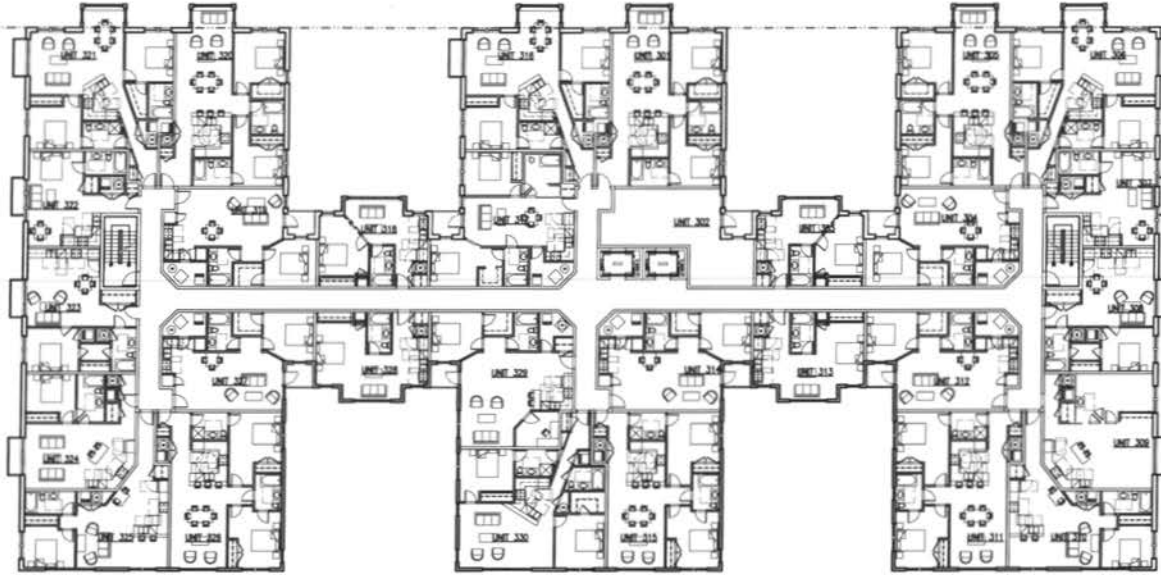
COMSTOCK EAST CAPITOL, L.L.C.  
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EAST CAPITOL STREET



ALLEY

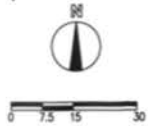
1 THIRD FLOOR PLAN

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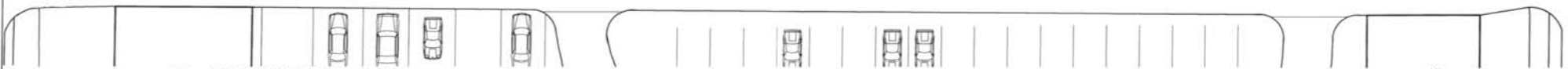
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EAST CAPITOL STREET

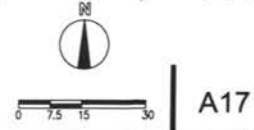


ALLEY

1 FOURTH FLOOR PLAN



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A17

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EAST CAPITOL STREET



1 PENTHOUSE FLOOR PLAN

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0 7.5 15 30

A18

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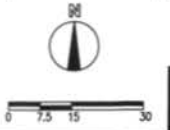
EAST CAPITOL STREET



ALLEY

① PENTHOUSE ROOF PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC



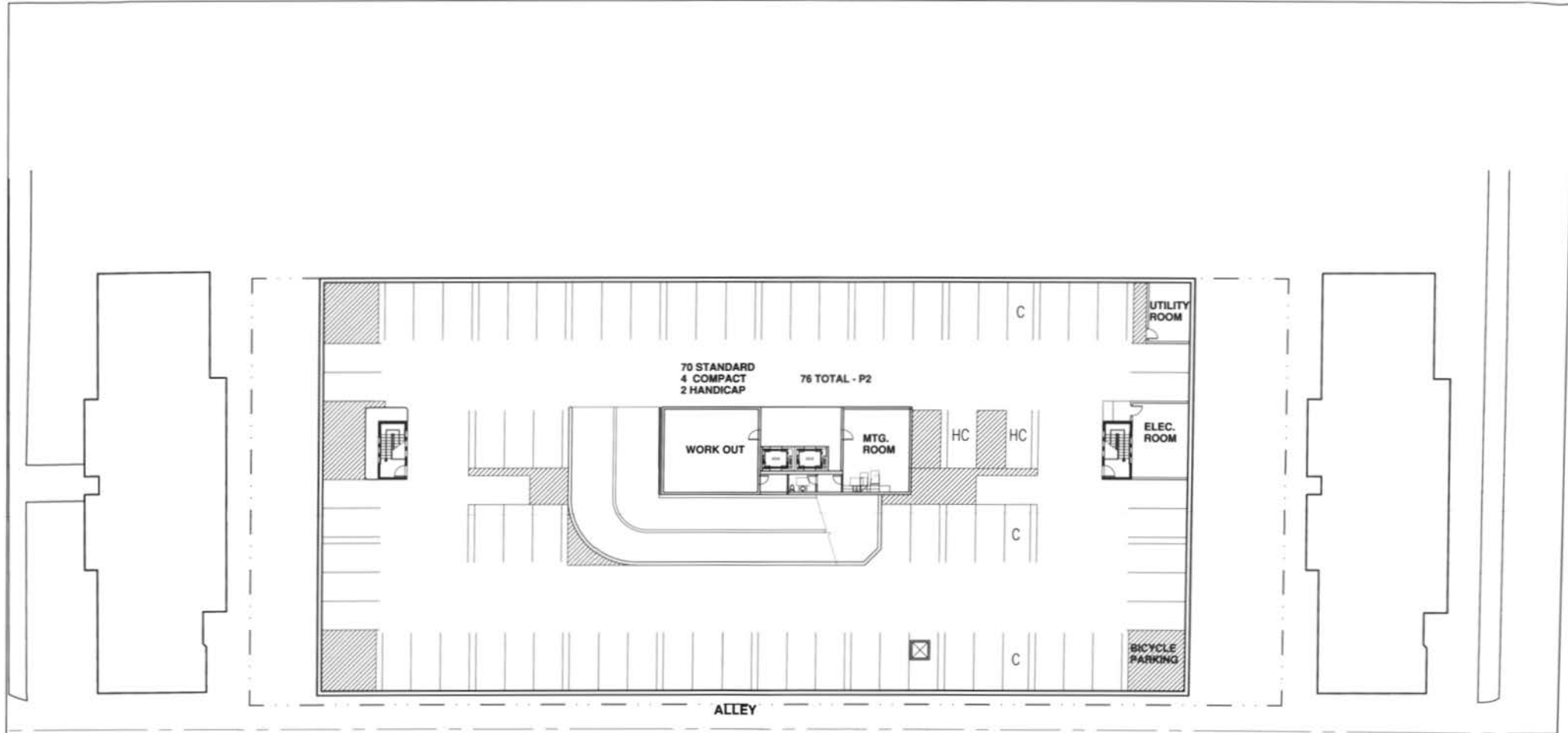
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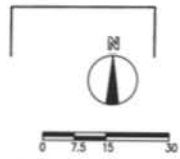
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1 PARKING LEVEL PLAN

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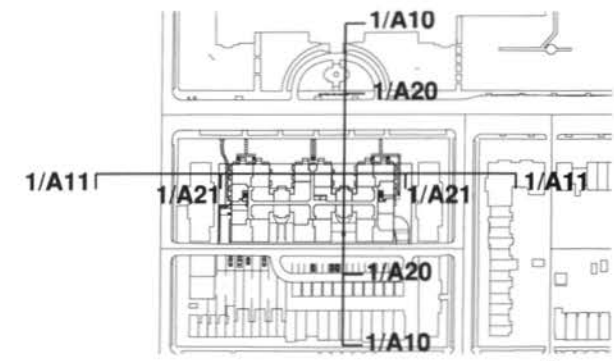
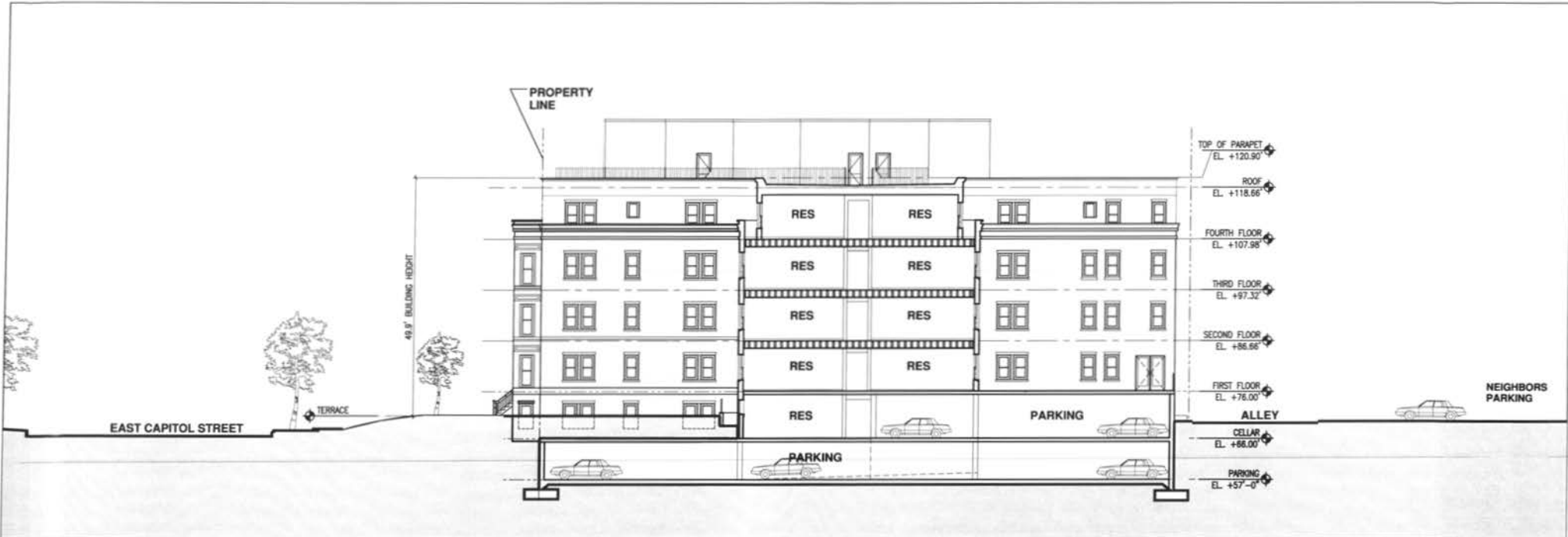


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1 TRANSVERSE SECTION

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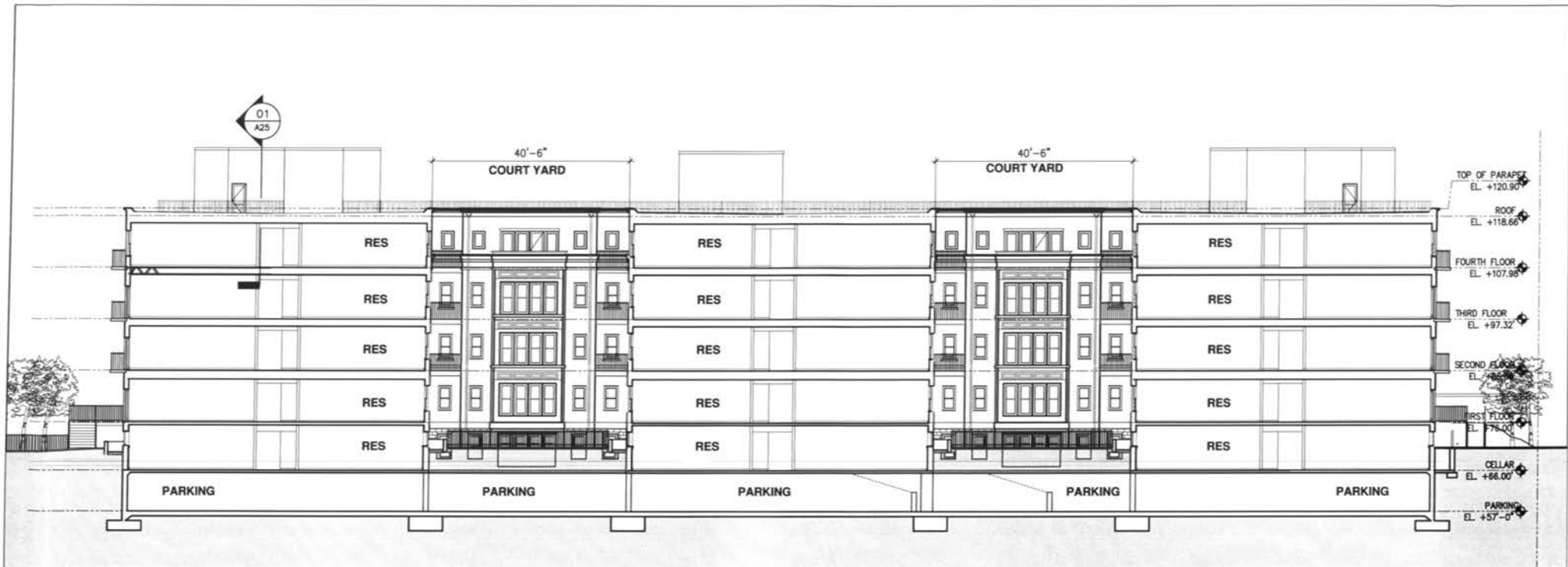
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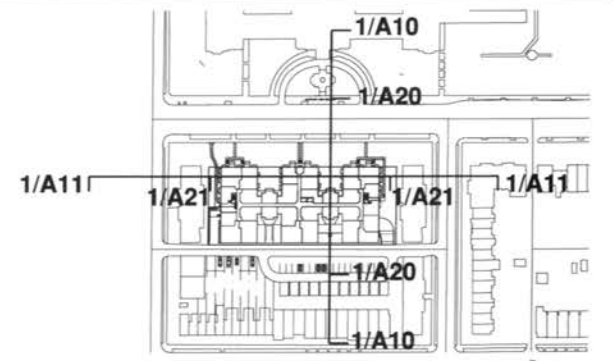
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1 LONGITUDINAL SECTION LOOKING SOUTH THROUGH EAST CAPITOL STREET COURTYARDS



EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

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A21



NORTH BUILDING ELEVATION  
0 5' 10' 20'



SOUTH BUILDING ELEVATION  
0 5' 10' 20'

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

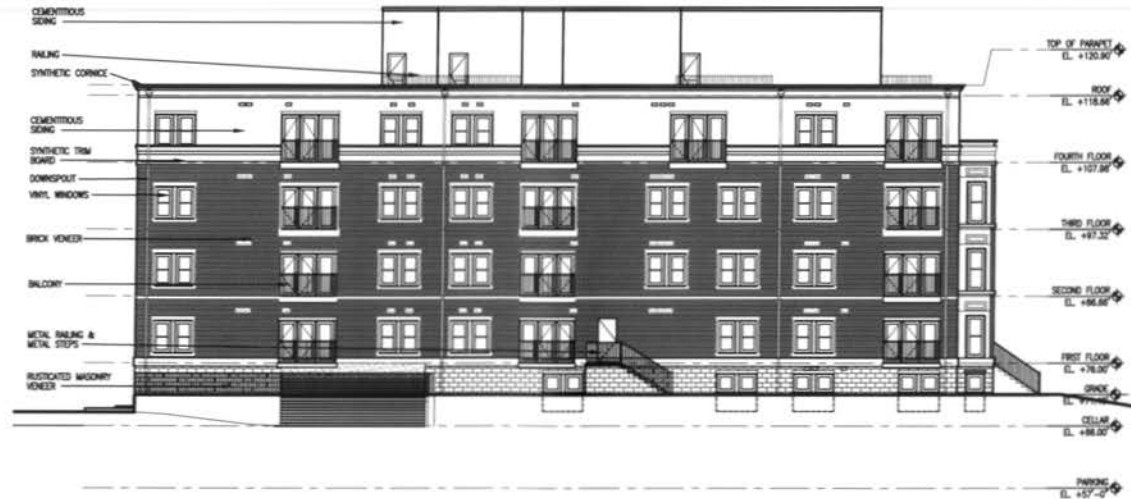
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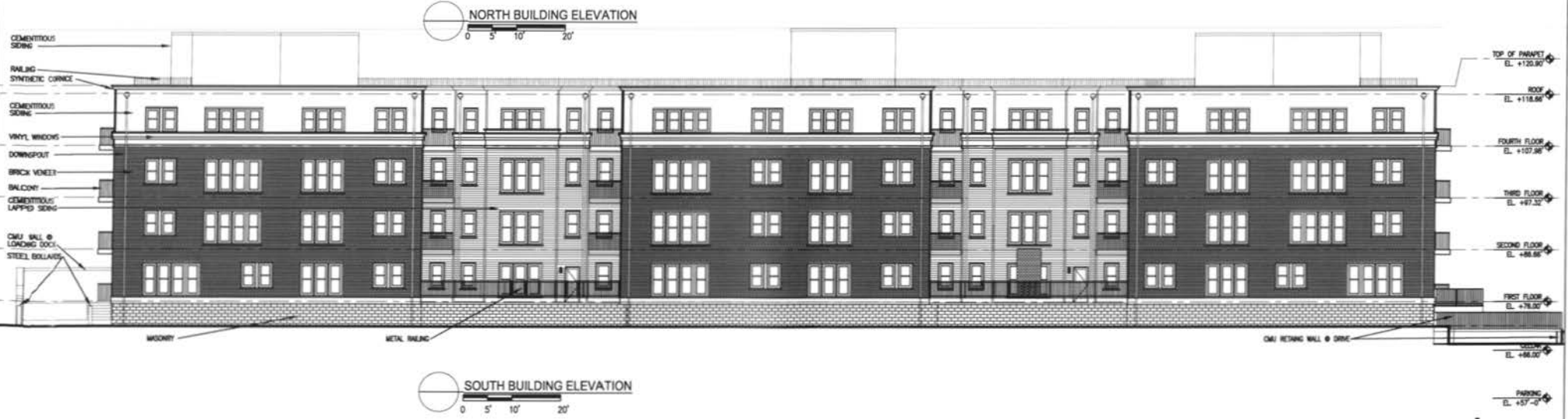
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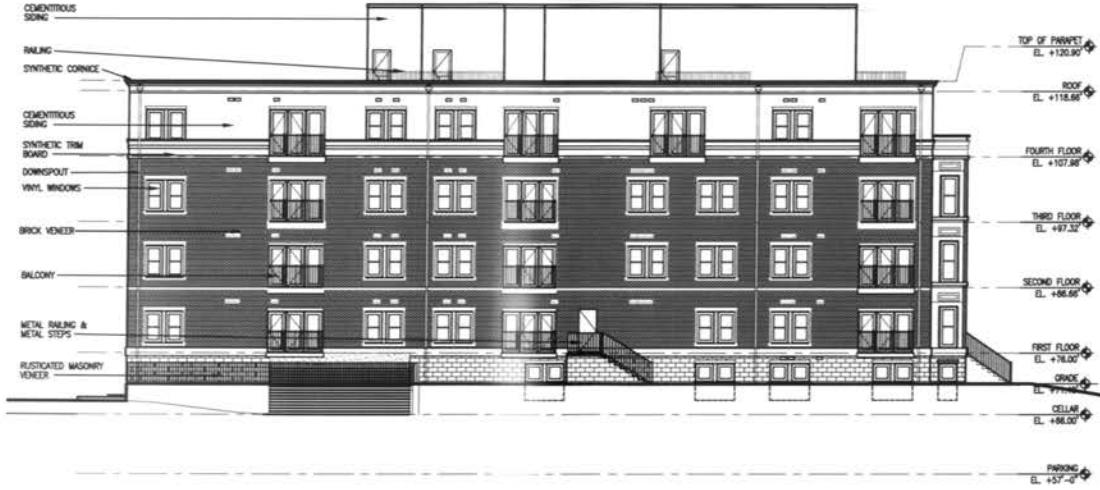
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BUILDING CORNER ELEVATION  
0 5 10' 20'



BUILDING INSET ELEVATION  
0 5 10' 20'



BUILDING ENTRY ELEVATION  
0 5 10' 20'

- TOP OF PARAPET EL. +120.90'
- ROOF EL. +118.66'
- FOURTH FLOOR EL. +107.98'
- THIRD FLOOR EL. +87.32'
- SECOND FLOOR EL. +76.66'
- FIRST FLOOR EL. +76.00'
- CELLAR EL. +66.00'
- PARKING EL. +57'-0"



BUILDING ELEVATION  
0 7.5 15' 30'

- TOP OF PARAPET EL. +120.90'
- ROOF EL. +118.66'
- FOURTH FLOOR EL. +107.98'
- THIRD FLOOR EL. +87.32'
- SECOND FLOOR EL. +76.66'
- FIRST FLOOR EL. +76.00'
- CELLAR EL. +66.00'
- PARKING EL. +57'-0"

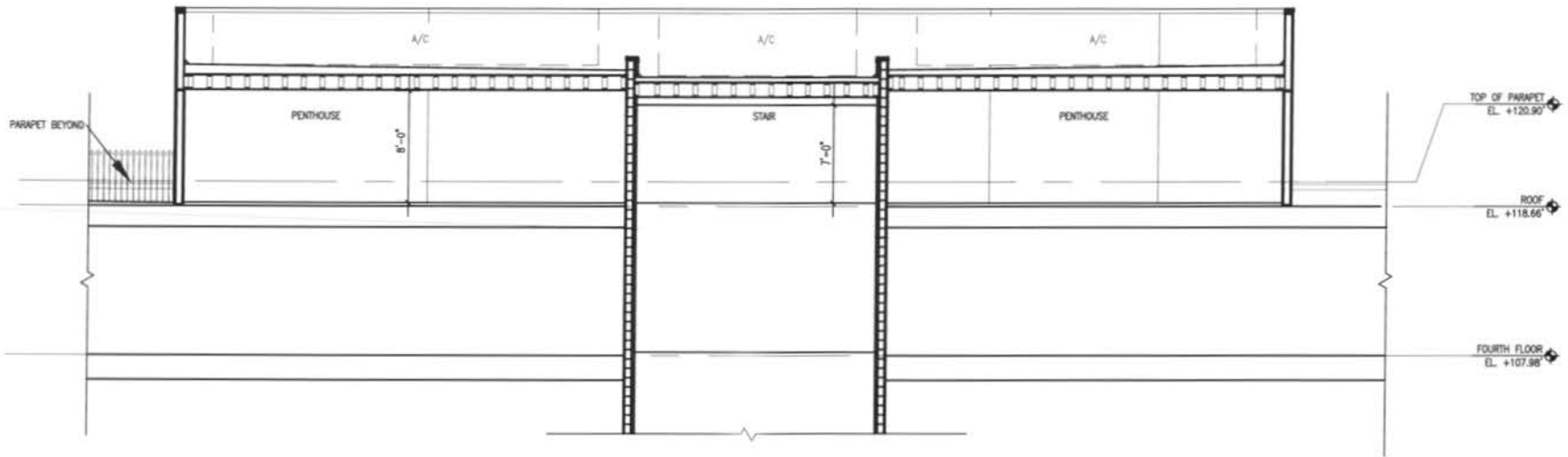
EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITOL, L.L.C.  
11485 C. Easton Hills Rd., Reston, Virginia, 20190

COMSTOCK HOMES  
BROTHERS OF THE INVESTMENT

PGN ARCHITECTS, PLLC  
1817 M Street, NW Washington, DC 20036  
PG Architects, PLLC

ISSUED JUNE 21, 2006  
REVISED OCTOBER 23, 2006



01 SECTION @ PENTHOUSE ROOF

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

A25

COMSTOCK EAST CAPITOL, L.L.C.  
11480 Sunset Hills Rd. Reston, Virginia, 20190

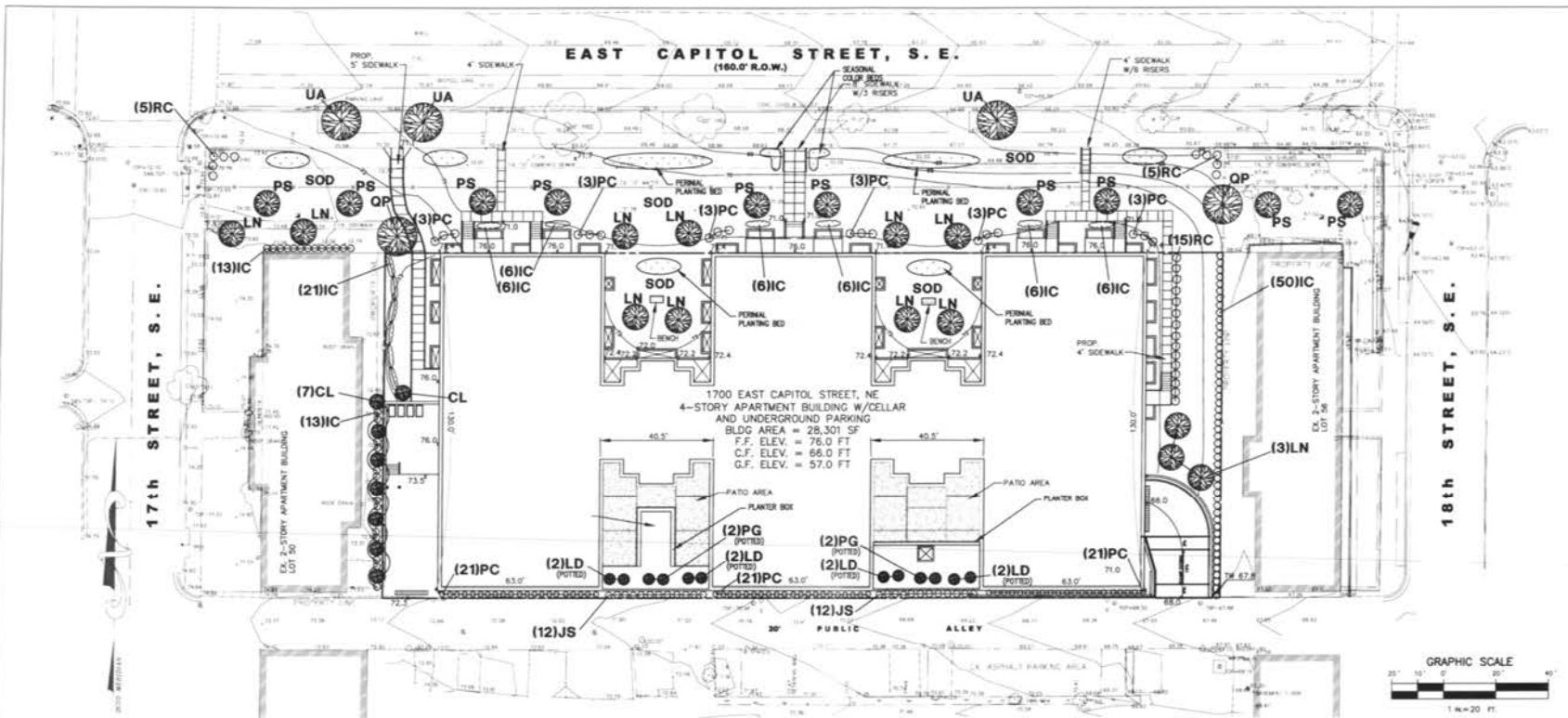
COMSTOCK HOMES  
SOUTH OF THE INVESTMENT

PGN ARCHITECTS, PLLC  
1817 M Street, NW Washington, DC 20036  
Architects, Pllc

ISSUED JUNE 21, 2006  
REVISED OCTOBER 23, 2006



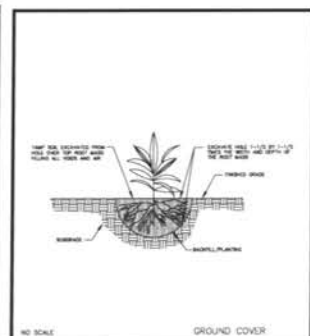
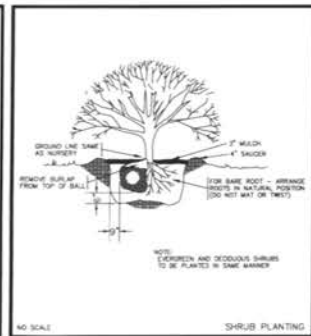
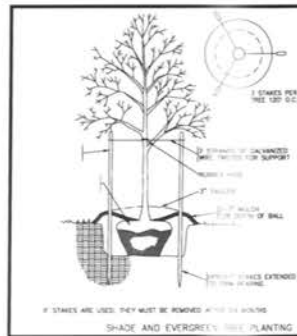




PROPOSED SITE LANDSCAPE PLANT MATERIALS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	TOTAL	COMMENTS
IC	ILEX ORNATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24"-30"	SMB	2' O.C.	108	
LN	LIGULARIA STRATA 'MAYHEW'	WHITE DRAPES W/WHITE 'MAYHEW'	8"-10"	SMB	---	12	
PC	PYRACANTHA DOGANA	FIRETHORN	24"-30"	#3 CONT.	3' O.C.	87	
QP	QUERCUS THELIS	WILLOW OAK	3" CAL.	SMB	---	2	
CL	CUPRESSUS 'NANA'	LEWISLAND CYPRESS	8"-7"	SMB	6'-8"	8	
PS	PRUNUS SEROTINA	KWANAN CHERRY	7"-11"	SMB	6'-8"	8	
JA	JUNIPERUS SCOPULORUM	SKYROCKET JUNIPER	24"-30"	SMB	6'-8"	24	
LR	LARIX AMERICANA	ELM	3.5"-3.5"	SMB	---	3	
DB	DRACOPANEMA DWARF	DRAPES W/WHITE DWARF	3'-4"	SMB	6'-8"	12	A-4 AT ROOF TOP
PS	POCKA GLAYVA 'UNICA'	DWARF ALBERTA SPRUCE	3'-4"	SMB	---	4	
IC	HOCCODENDRA PUM COMPACT	HOCCODENDRON PUM COMPACT	24"-30"	SMB	6'-8"	23	

NOTE:  
 1. PLANTER BOXES WITH 1/2" SAND FLOWING SAGE, CORONADO DWARF LILAC AND WINE WIGGLER  
 FINAL PLANT SPECIES TO BE SPECIFIED IN CONSTRUCTION DOCUMENTS.  
 2. PERENNIAL BEDS WITH DAFFODILS, BROWN EYED SUSAN, ORNAMENTAL GRASSES AND PERENNIALS  
 FINAL PLANT SPECIES TO BE SPECIFIED IN CONSTRUCTION DOCUMENTS.



**Architect, P.C.**  
 1817 M Street, NW  
 WASHINGTON, DC 20036  
 202.822.5995 (P); 202.822.0908 (F)

CONSULTANTS

**East Capitol**  
 1701 East Capitol Street, SE  
 Washington DC 20003

SCALE: DRAWN BY: CHECKED BY:

ISSUED: DATE:

REVISIONS: 10-23-06

SITE LANDSCAPE CONCEPT PLAN










L-1.0

NOT FOR CONSTRUCTION  
 23 OCTOBER 2006

OWNER/DEVELOPER  
 COMSTOCK EAST CAPITOL, L.L.C.  
 BY: COMSTOCK HOMEBUILDING COMPANIES, INC.  
 11465 SUNSET HILLS ROAD, SUITE 510  
 RESTON, VIRGINIA 20190  
 ATTN: MARK BECKETT  
 Phone: (703) 883-1700  
 Fax: (703) 792-1300

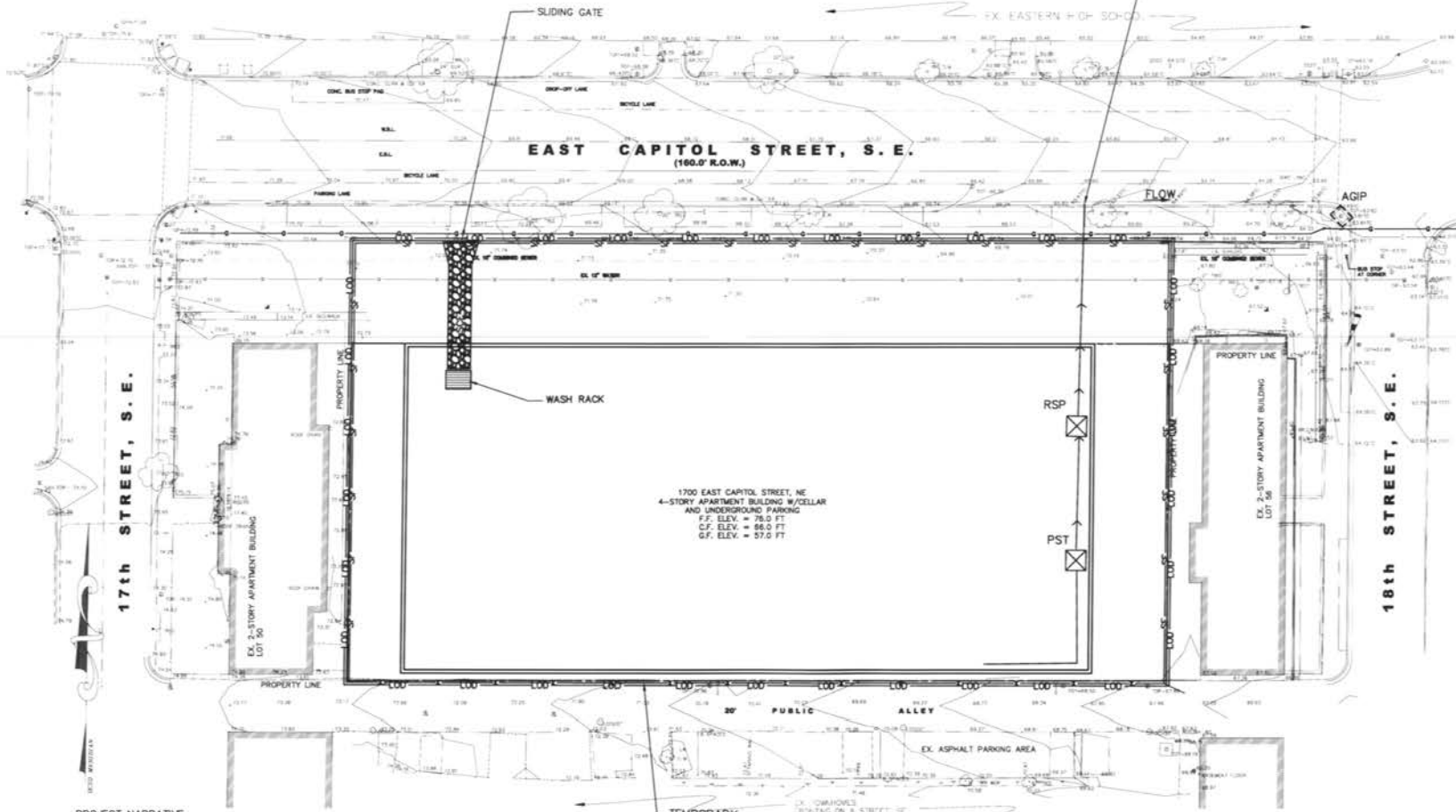
**AMT**  
 A. MORTON THOMAS AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 10 G STREET, NE WASHINGTON, DC 20002  
 (202) 288-4543 FAX: (202) 288-5031  
 EMAIL: PMT@MORTONTHOMAS.COM

**E&S LEGEND**

-  STABILIZED CONSTRUCTION ENTRANCE (SCE)
-  VEHICLE WASH RACK
-  LOD - LIMIT OF DISTURBANCE
-  SF - SILT FENCE
-  8' TEMPORARY CHAIN LINK CONSTRUCTION FENCE
-  PROPOSED BUILDING OUTLINE
-  PST  $\boxtimes$  PORTABLE SEDIMENT TANK
-  RSP  $\boxtimes$  REMOVABLE SUMP PIT
-  FLEXIBLE HDPE PIPE



USE REMOVABLE SUMP PIT TO DEWATER EXCAVATION. DISCHARGE FROM WASH RACK AND EXCAVATION DEWATERING CONVEYED VIA ABOVEGROUND FLEXIBLE HOPE PIPE TO NEAREST DOWNSTREAM INLET.



1700 EAST CAPITOL STREET, NE  
4-STORY APARTMENT BUILDING w/CELLAR AND UNDERGROUND PARKING  
F.F. ELEV. = 75.0 FT  
G.F. ELEV. = 46.0 FT  
G.F. ELEV. = 57.0 FT

**PROJECT NARRATIVE**

THIS PROJECT IS LOCATED AT 1705-1729 EAST CAPITOL STREET, NE THE PROPERTY IS ZONED "R-5-B". THIS PROJECT IS TO DEMOLISH THE EXISTING APARTMENT BUILDINGS AND CONSTRUCT NEW 4-STORY MULTIFAMILY APARTMENT BUILDING WITH A CELLAR AND UNDERGROUND PARKING. THE EXISTING APARTMENT BUILDINGS ARE VACANT. THE NEW CONSTRUCTION OF THE 4-STORY BUILDING AND THE UTILITY INSTALLATION WILL DISTURB 45,805 SQUARE FEET OF AREA.

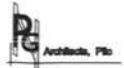
THIS PLAN IS FOR EROSION & SEDIMENT CONTROL PURPOSES ONLY. EROSION & SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

NOT FOR CONSTRUCTION  
23 OCTOBER 2006

**OWNER/DEVELOPER**

COMSTOCK EAST CAPITOL, L.L.C.  
BY COMSTOCK HOMEBUILDING COMPANIES, INC.  
11465 SUNSET HILLS ROAD, SUITE 510  
RESTON, VIRGINIA 20190  
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**AMT**  
A. MARTIN THOMAS AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
10 G STREET, NE WASHINGTON, DC 20002  
(202) 399-4545 FAX (202) 399-1051  
EMAIL: AMPTERSEN@AMTENGINEERING.COM



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**CONSULTANTS**



**East Capitol**  
1701 East Capitol Street, SE  
Washington DC 20003

SA

SCALE: DRAWN BY: CHECKED BY:

ISSUED: DATE:

REVISIONS: 10-23-06

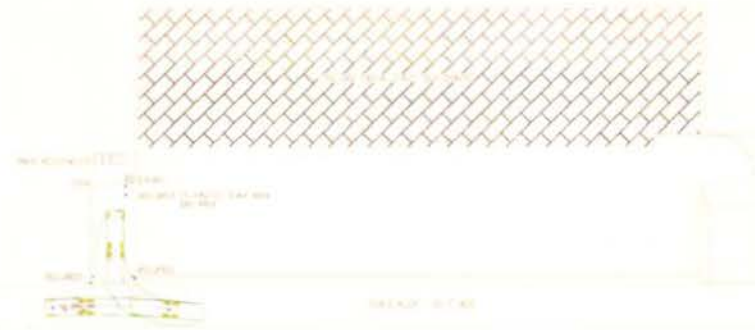
**EROSION AND SEDIMENT CONTROL PLAN**

C-2.0

# 34' Garbage Truck Access (Front-Load)

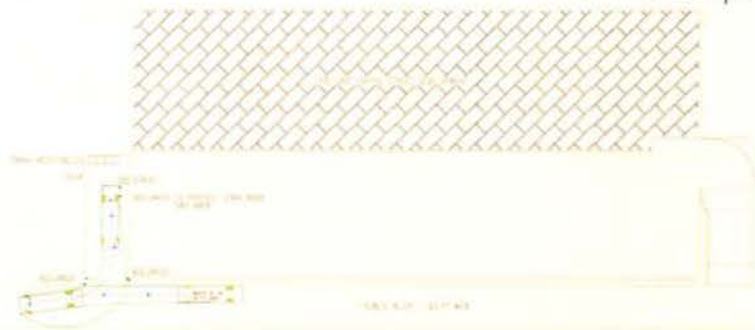


PULLING INTO LOADING DOCK



BACKING OUT OF LOADING DOCK

# 30' Single-Unit Truck Access



BACKING INTO LOADING DOCK



PULLING OUT OF LOADING DOCK

SCALE: 1" = 60'

## COMSTOCK - 1700 EAST CAPITOL STREET DEVELOPMENT

### Loading Dock Accessibility by Truck Type

 GOROVE / SLADE ASSOCIATES, Inc.  
TRANSPORTATION, TRAFFIC, and PARKING CONSULTANTS

1140 Connecticut Avenue NW | Suite 700 | Washington, DC 20004 | (202) 298-6800  
2014 Connecticut Road | Suite 200 | Chantilly, VA 20151 | (703) 767-8500

ISSUED OCTOBER 23, 2006 T-1.0