



ANC MEETING

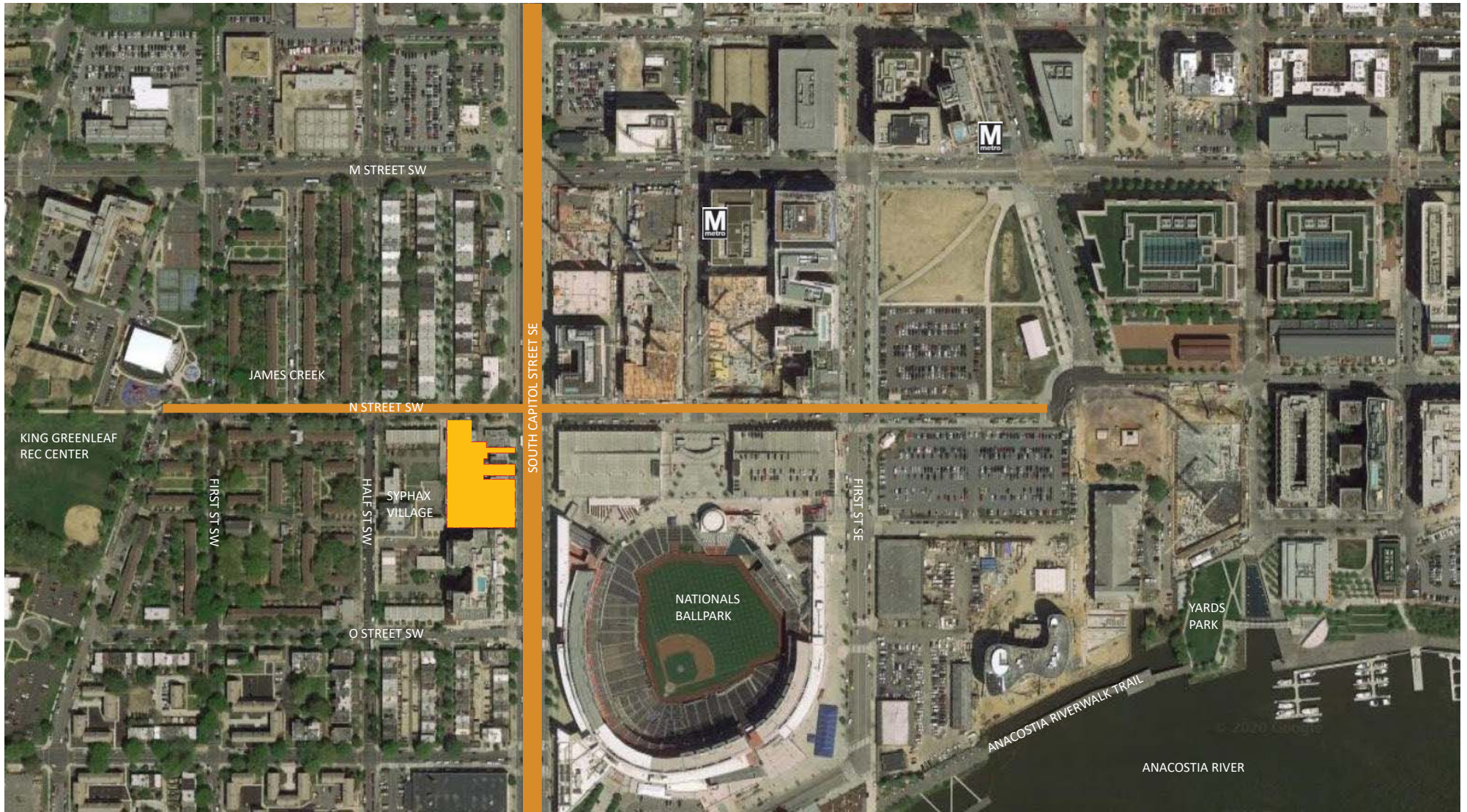
1319 SOUTH CAPITOL STREET SW
13 OCTOBER 2020



FORTIS

STUDIO39

ZONING COMMISSION
District of Columbia
CASE NO.20-18
EXHIBIT NO.24A10





1. SOUTH CAPITOL STREET LOOKING NORTH



3. N/S ALLEY LOOKING NORTH TOWARDS N STREET

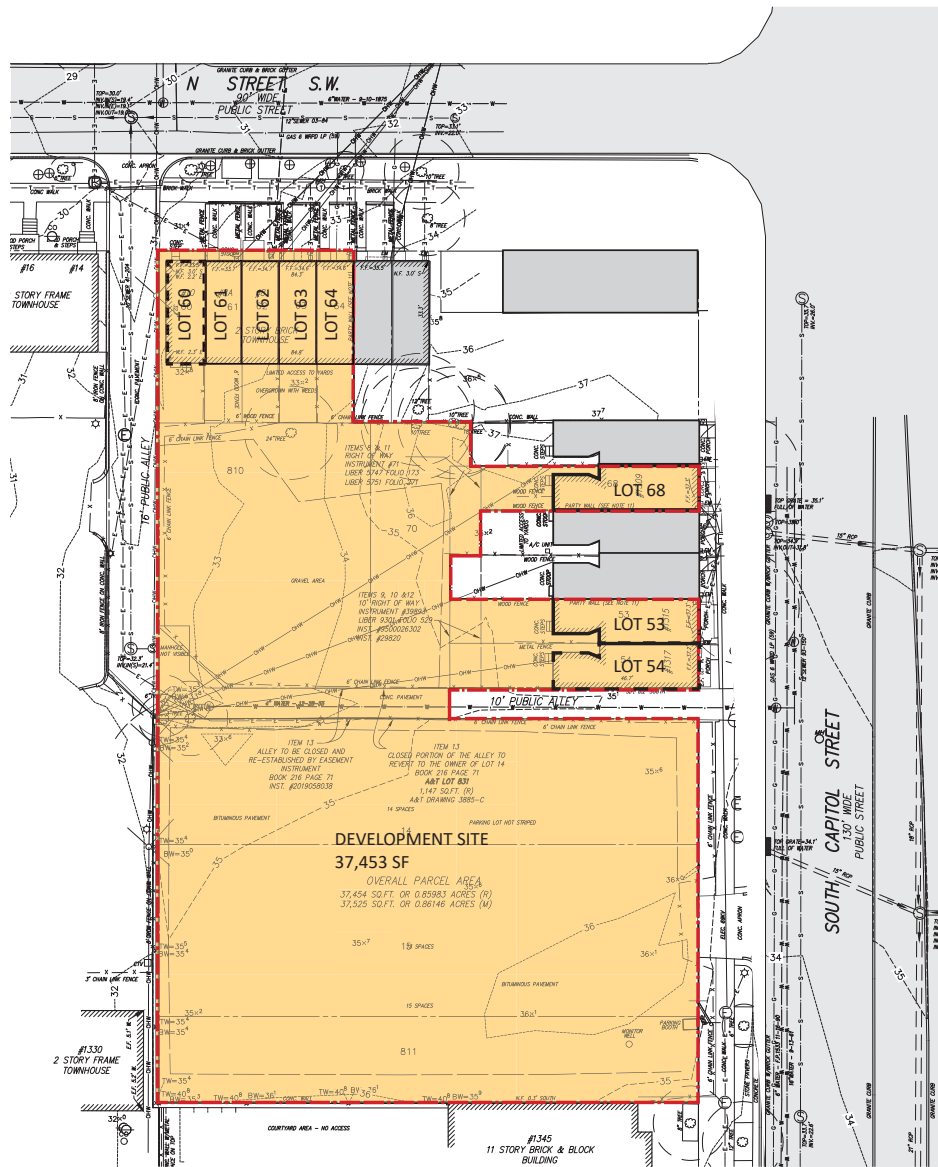


2. E/W ALLEY LOOKING EAST



4. N STREET LOOKING WEST

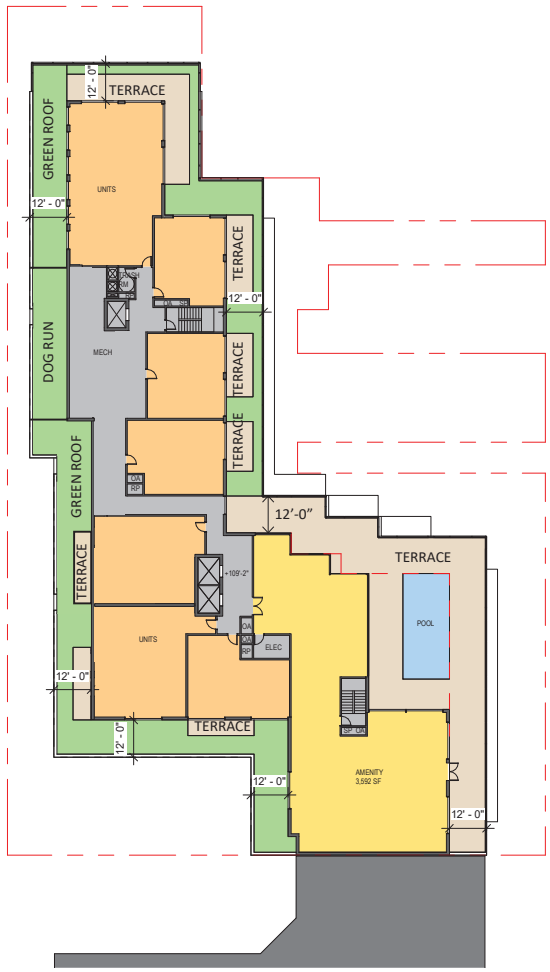




- DEVELOPMENT SITE
- TOWNHOUSES OWNED BY DEVELOPER TO BE PARTIALLY OR ENTIRELY RETAINED
- TOWNHOUSES TO BE RAZED

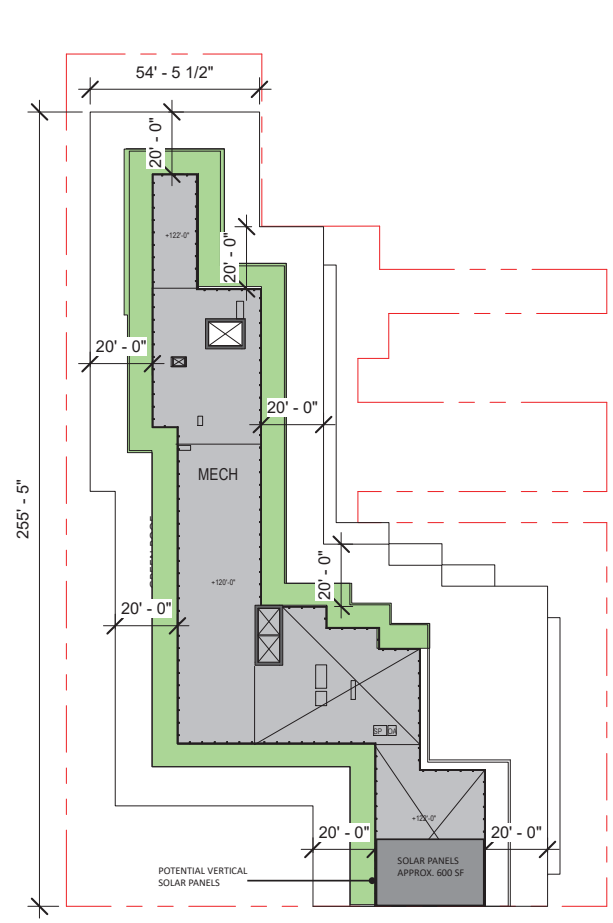


- LEGEND**
- ▶ RESIDENTIAL PARKING RAMP ENTRY/ EXIT
 - ▶ LOADING
 - ▶ RESIDENTIAL LOBBY ENTRY
 - AMENITY
 - RESIDENTIAL UNITS
 - RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
 - LOADING/ MECH/ CORE
 - PARKING



NOTE: ALL RAILINGS
WILL COMPLY WITH 1:1 SETBACK

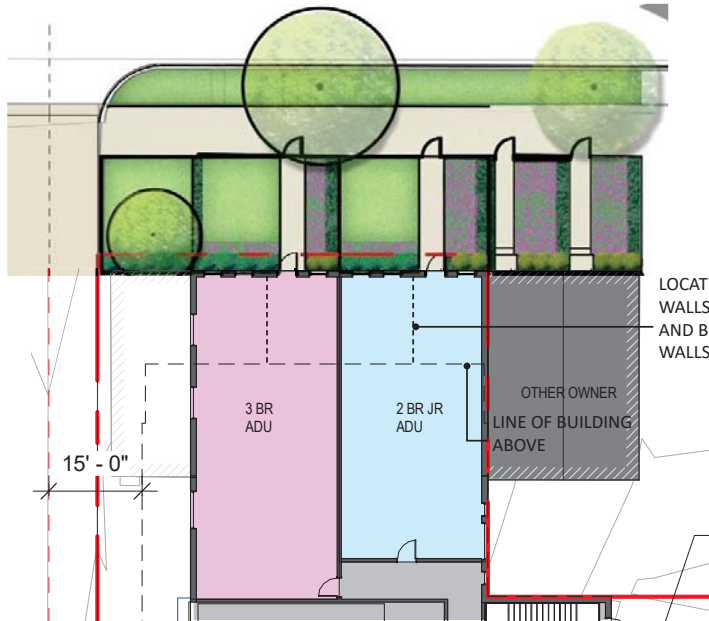
PH PLAN
1" = 40'-0"



HIGH ROOF PLAN
1" = 40'-0"

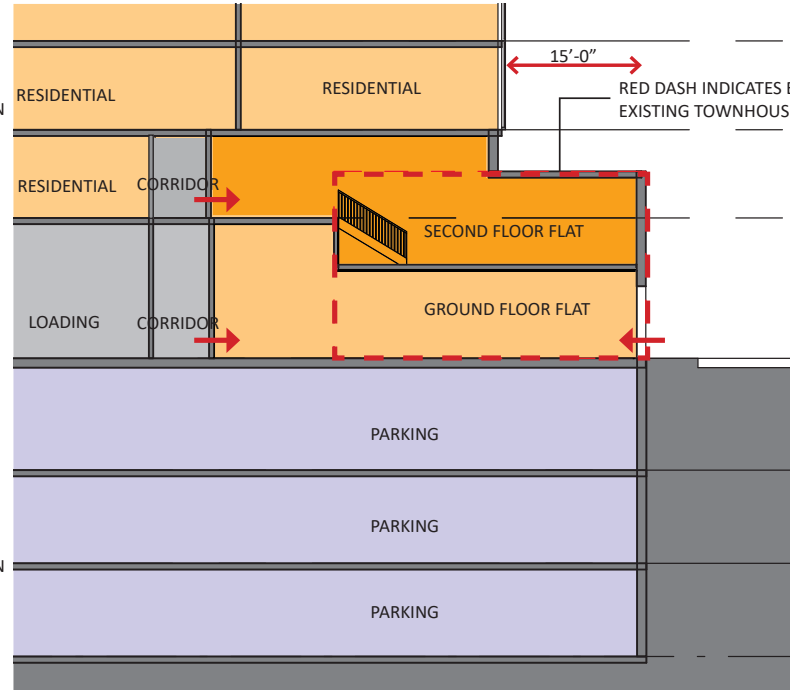
- LEGEND
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 - AMENITY
 - RESIDENTIAL UNITS
 - RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
 - LOADING/ MECH/ CORE
 - PARKING

- NOTES
1. THE DESIGN AND LAYOUT OF THE ROOF TOP GREEN ROOFS, SOLAR PANELS, PLANTERS, TERRACES, POOL, EQUIPMENT, AND OUTDOOR AMENITY AREAS 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.



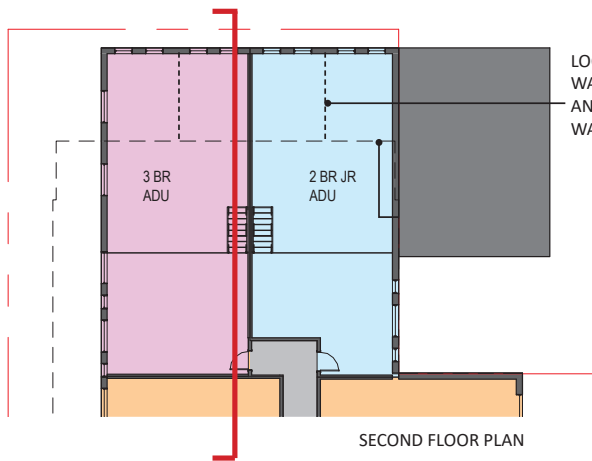
GROUND FLOOR PLAN

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



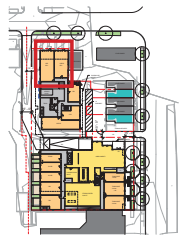
SECTION

RED DASH INDICATES EXTENT OF EXISTING TOWNHOUSES



SECOND FLOOR PLAN

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



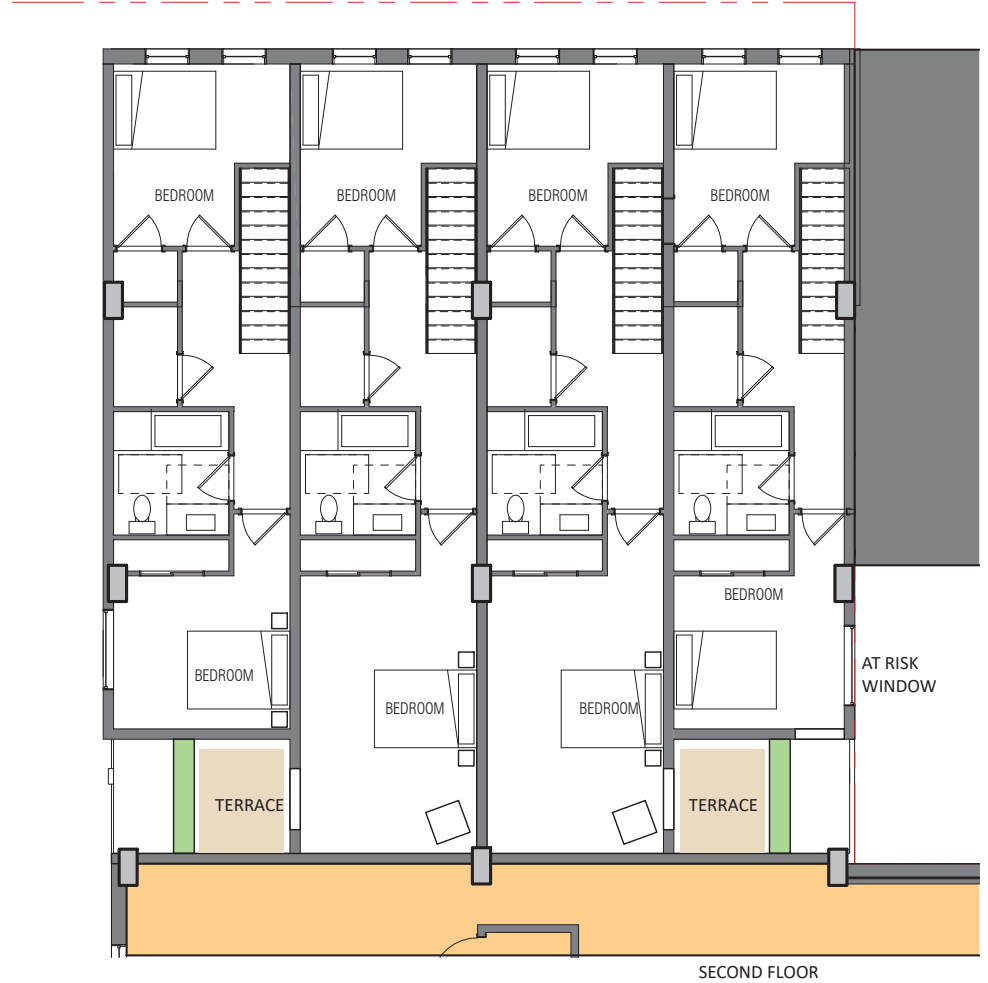
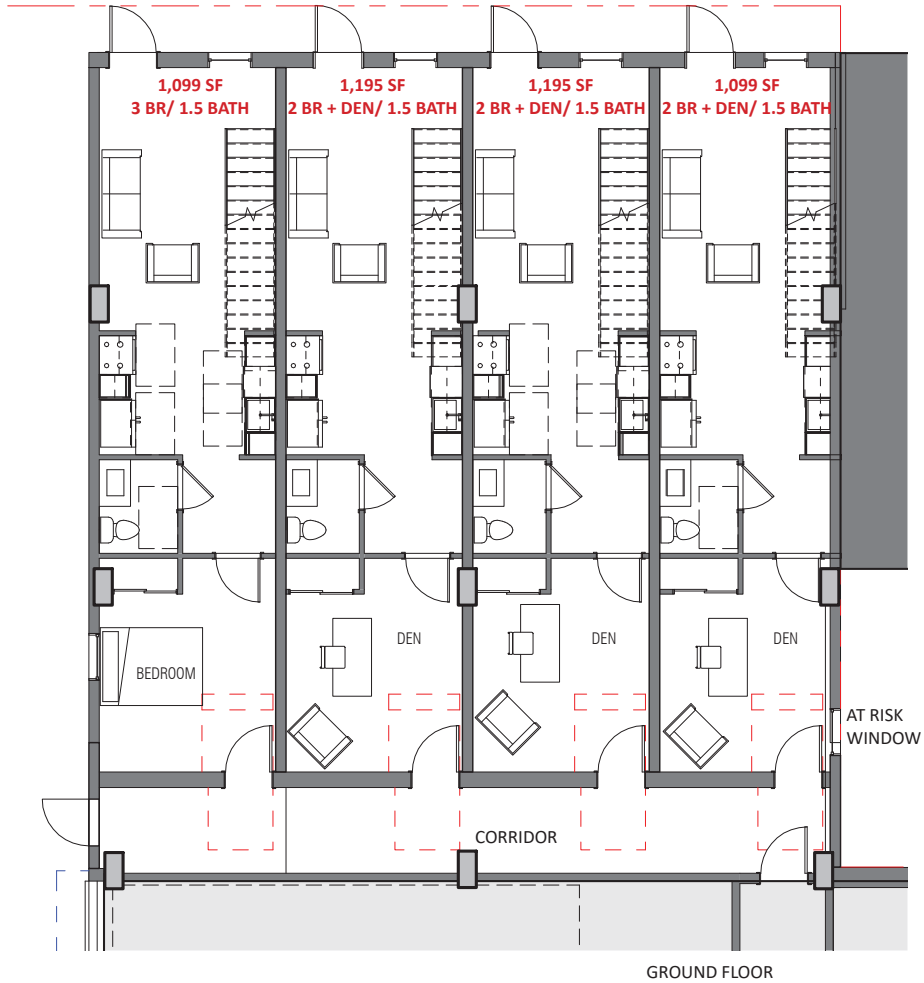
N STREET TOWNHOUSES COMPARISON

TOWNHOUSES (NEW)

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

FLATS:

5,144 SF
8 BRS, 3 DENS
8 BATHS



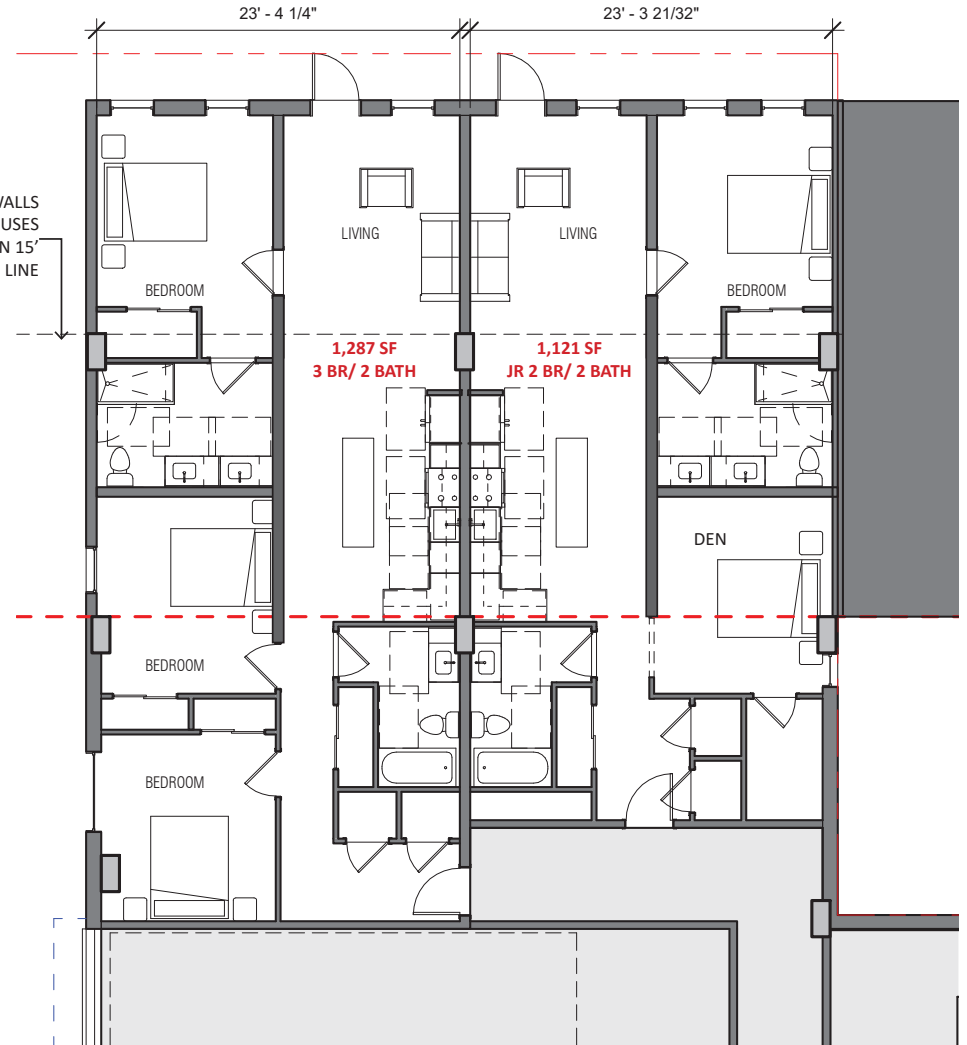
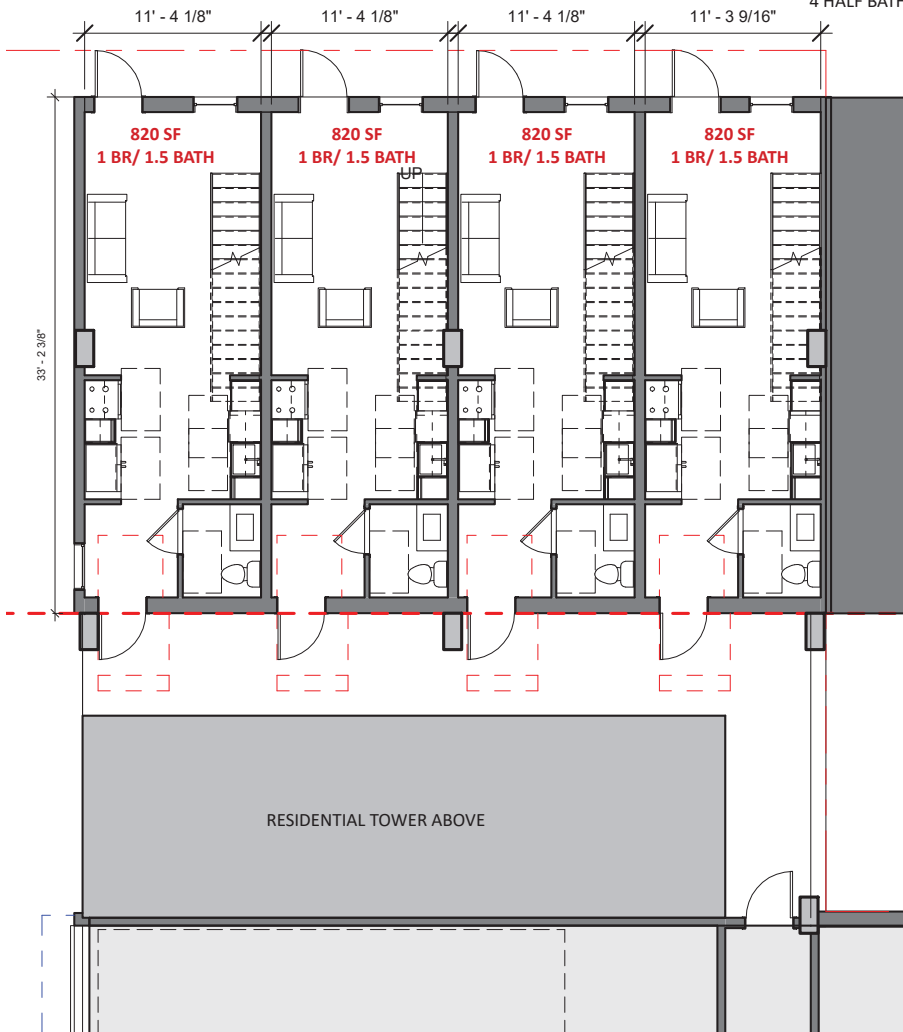
N STREET TOWNHOUSES COMPARISON

TOWNHOUSES

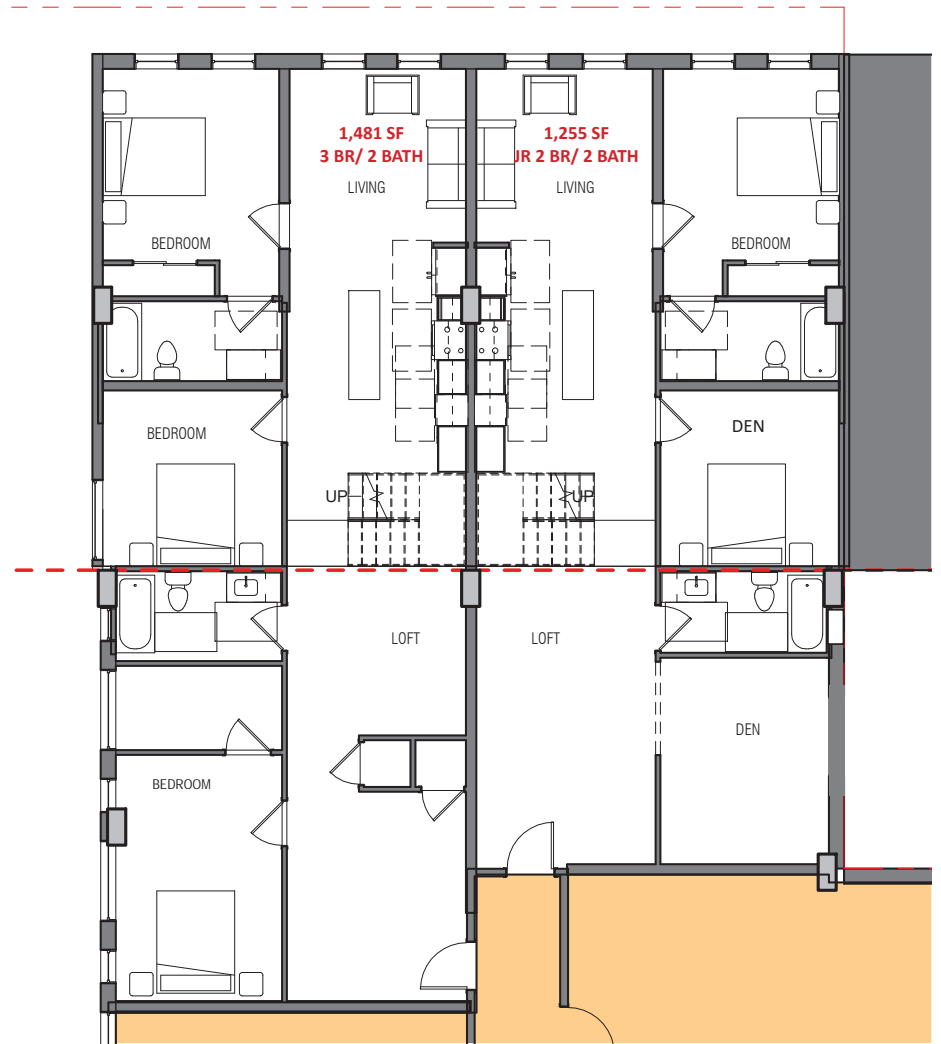
3,280 SF
4 BRS
4 BATHS
4 HALF BATHS

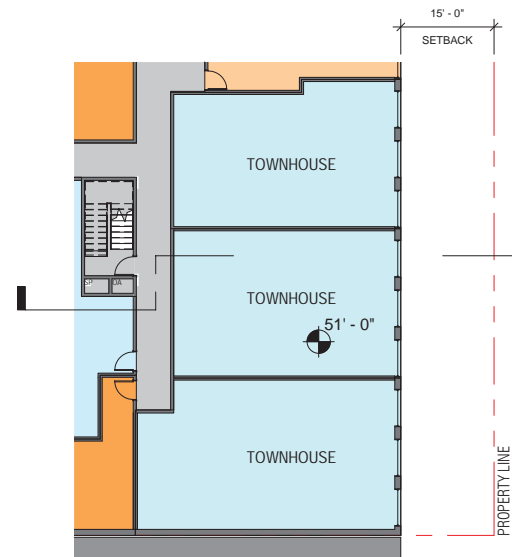
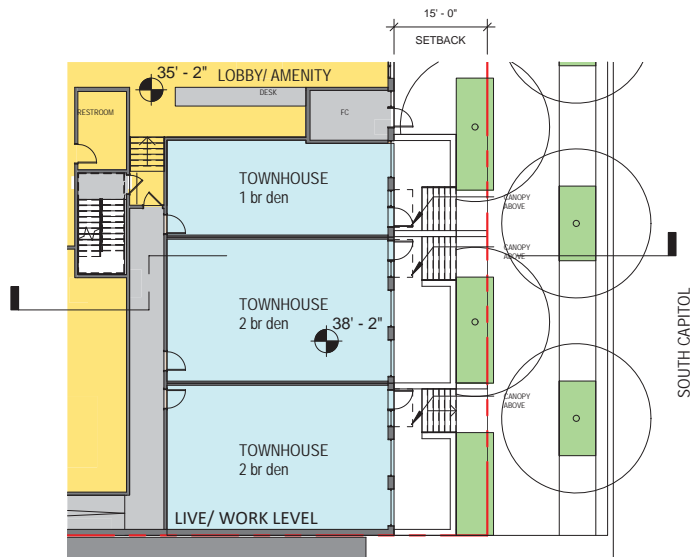
FLATS:

5,144 SF
8 BRS, 3 DENS
8 BATHS



CURRENT WALLS
OF TOWNHOUSES
TO REMAIN 15\"/>

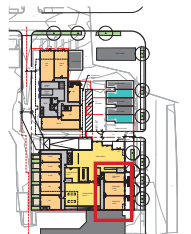
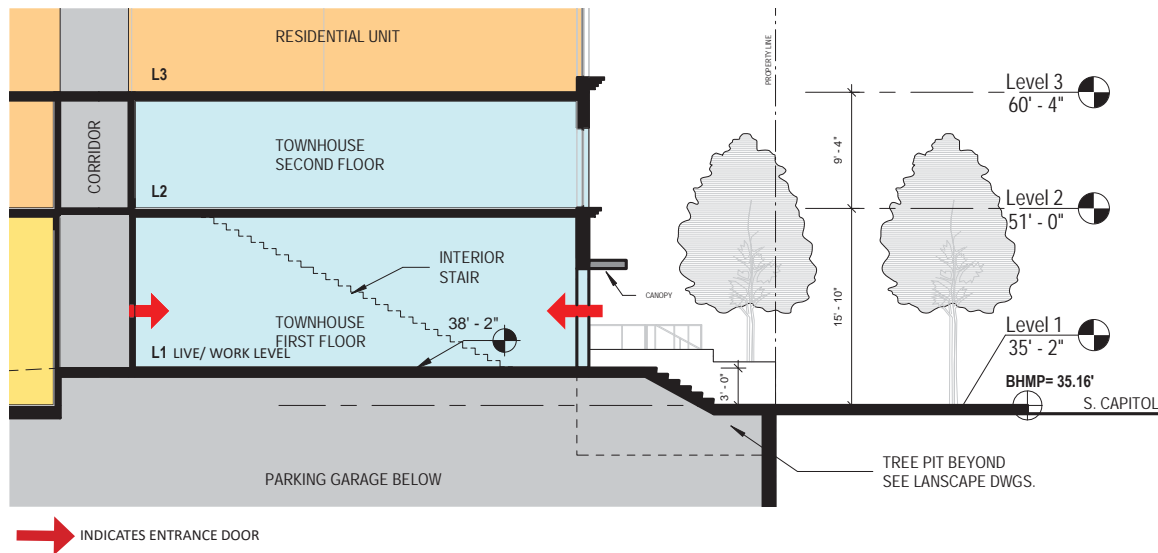




SECOND FLOOR PLAN

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.





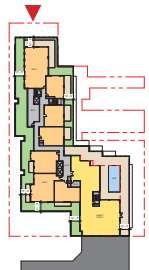
SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SEE PAGE 23 FOR GLASS BALCONY DETAIL.

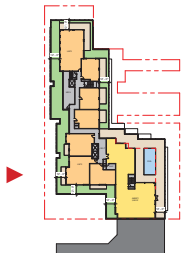


SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SEE PAGE 23 FOR GLASS BALCONY DETAIL.



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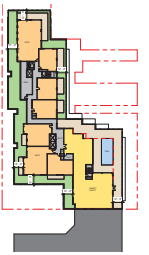




SEE PAGE 23 FOR GLASS BALCONY DETAIL.



DETAIL OF EXISTING SYPHAX VILLAGE BRICK



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

SEE PAGE 23 FOR GLASS BALCONY DETAIL.



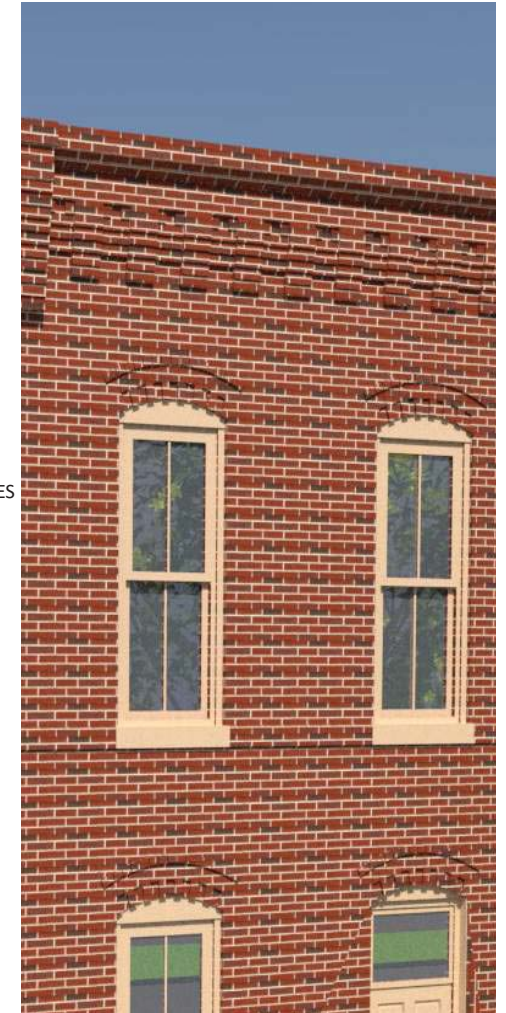
POTENTIAL BRONZE
PLAQUE SIGNAGE

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



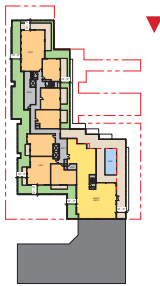
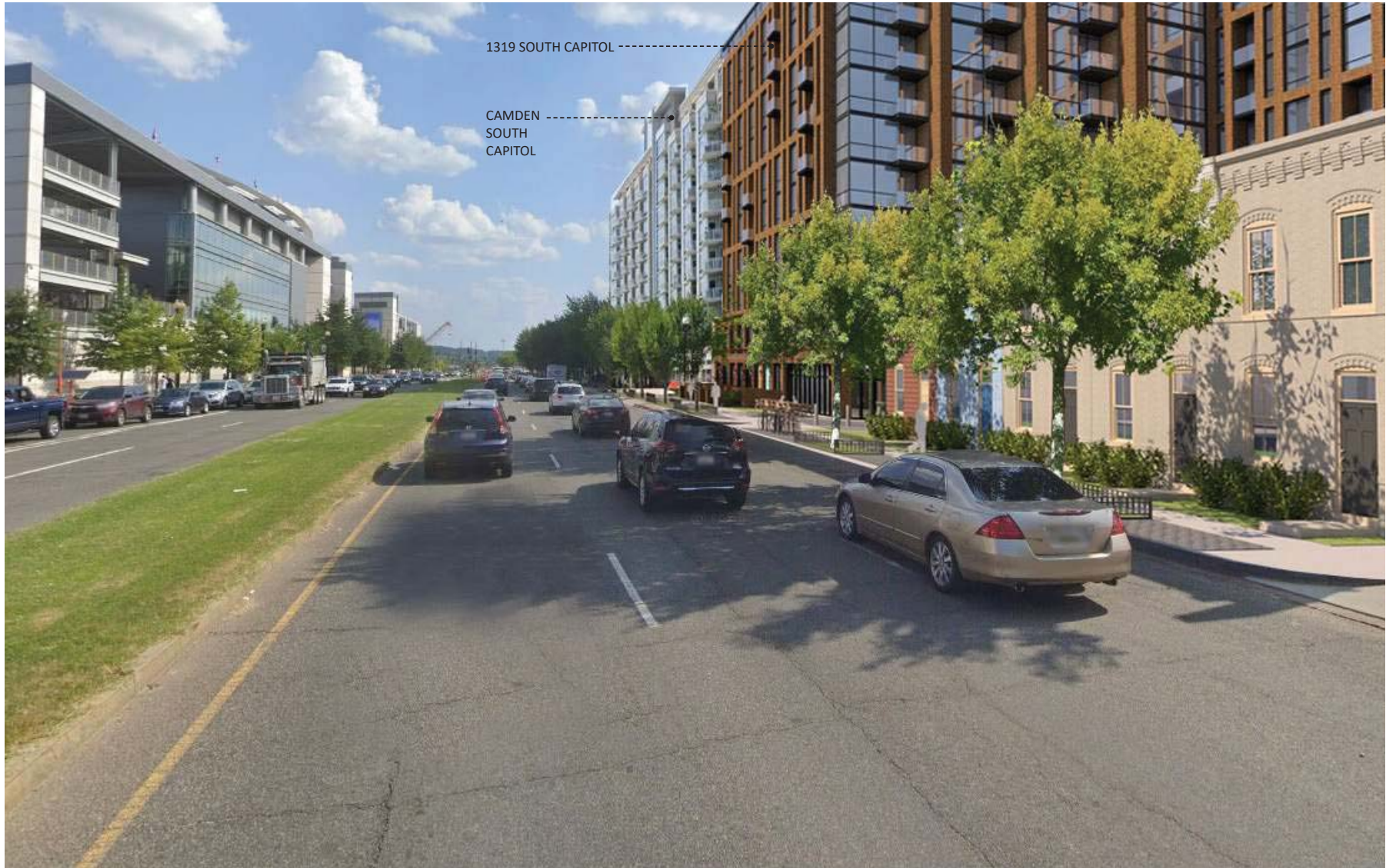
EXISTING TOWNHOUSE CORNICE DETAIL
1315 SOUTH CAPITOL

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 23 FOR GLASS BALCONY DETAIL.
SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION.







SOUTH CAPITOL BALCONY DETAIL



STEPPED FACADE BALCONY DETAIL



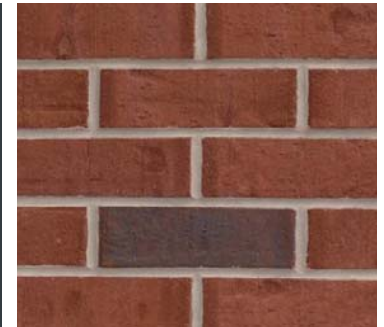
GL-1
GLASS SYSTEM WITH
METAL SLAB EDGE COVER



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 (LSC)
			Visible Light %	Ultra-violet %	Solar Energy %	Visible Light Out %	Visible Light In %	Solar Energy Out %	Air	Argon			
SunGuard SuperNeutral			Coating #2 Surface									6 mm/12.7 mm a.s./6 mm	
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
	CrystalBlue - Clear	Blue	35	10	16	8	17	22	0.29	0.24	54	0.22	1.57

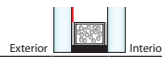
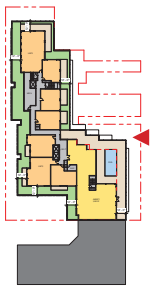
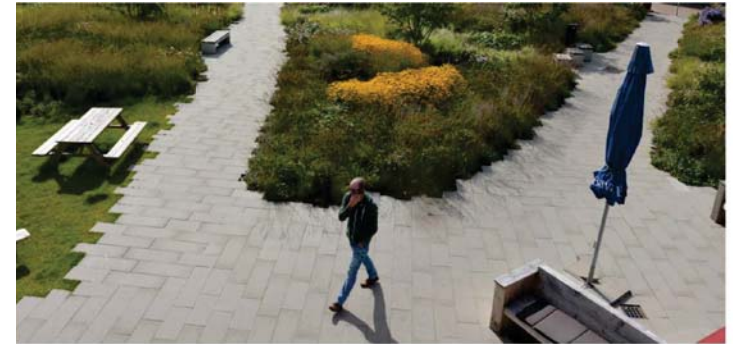


IMAGE OF J SOL RESIDENTIAL BUILDING, JAG PROJECT
A GLASS SIMILAR TO THIS WILL BE UTILIZED



LANDSCAPE



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NOTE: LANDSCAPING AND PUBLIC SPACE DESIGN MAY BE MODIFIED DURING DETAILED DESIGN PHASES OF WORK IN ORDER TO CONFORM TO APPLICABLE DESIGN AND PERMITTING STANDARDS AND, WHERE APPLICABLE, DUE TO THE PUBLIC SPACE APPROVAL PROCESS

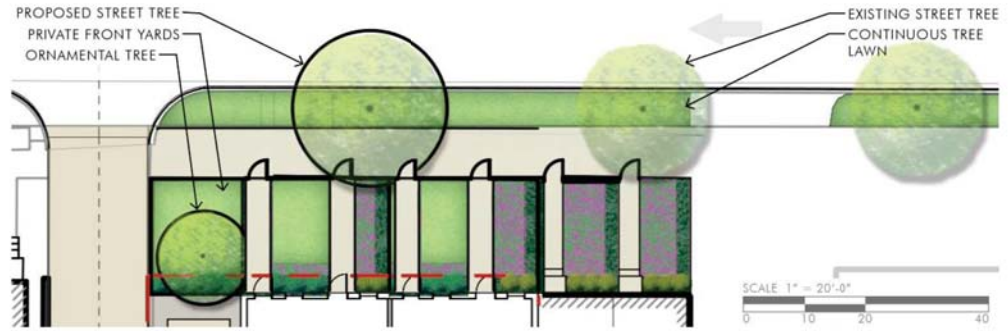
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BELLE**

1319 SOUTH CAPITOL STREET SW

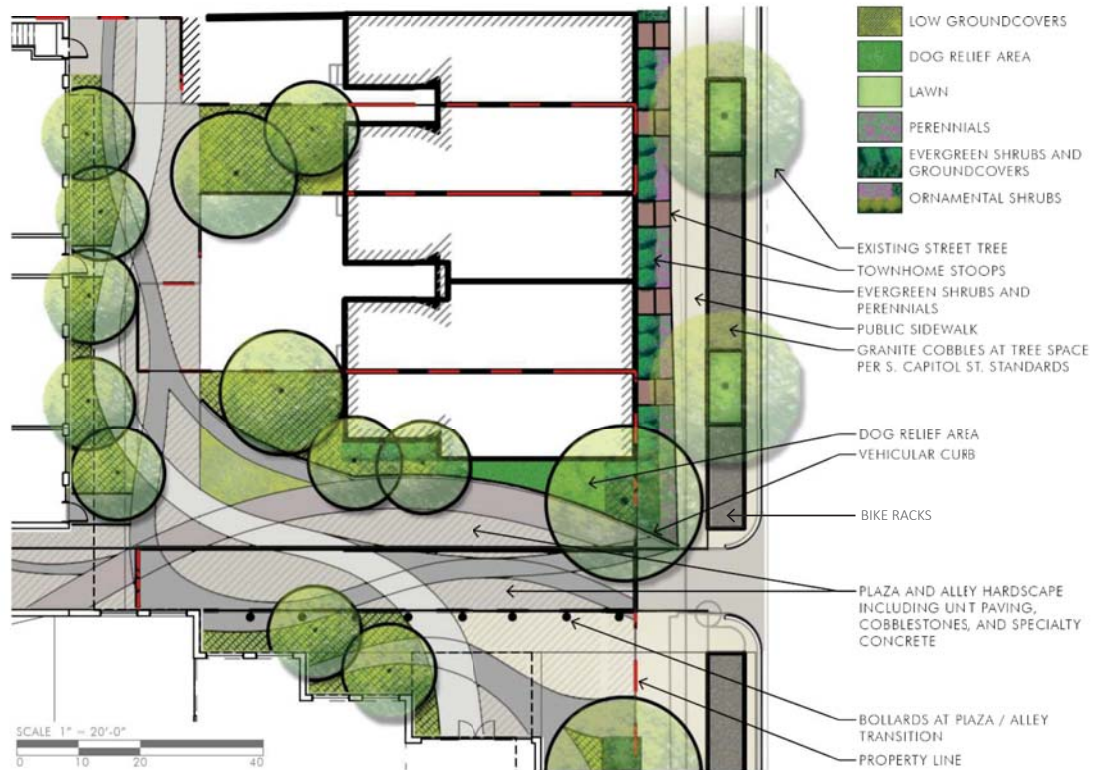
13 OCTOBER 2020

LANDSCAPE CONCEPT

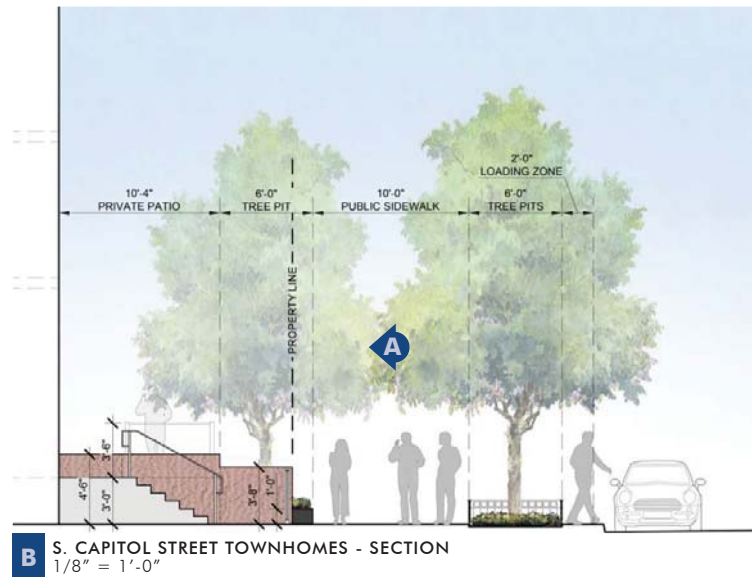
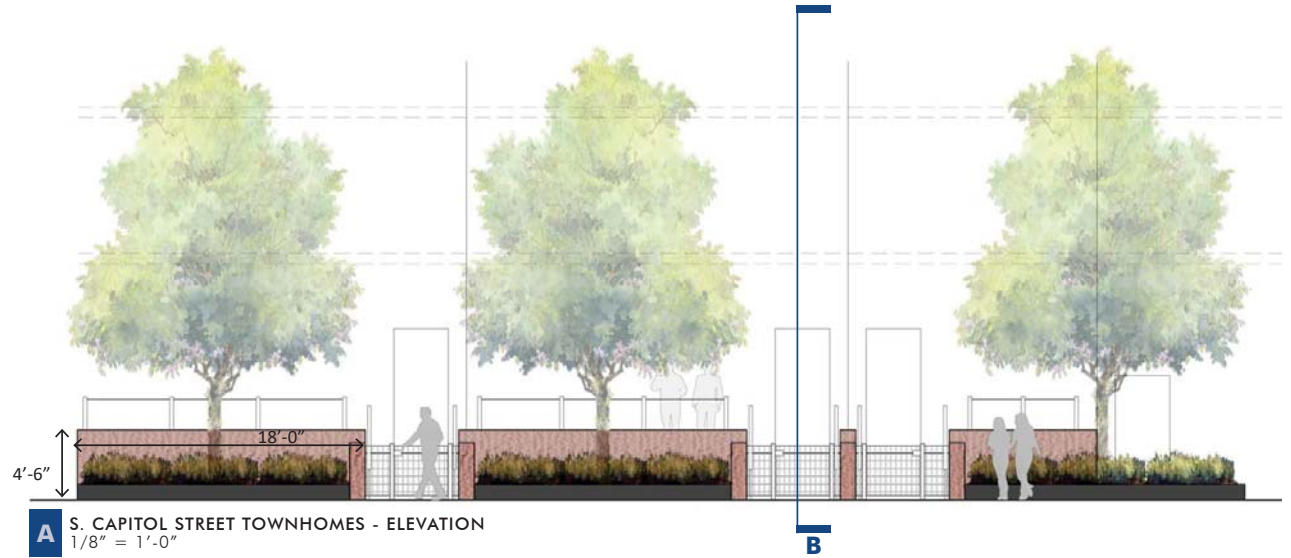
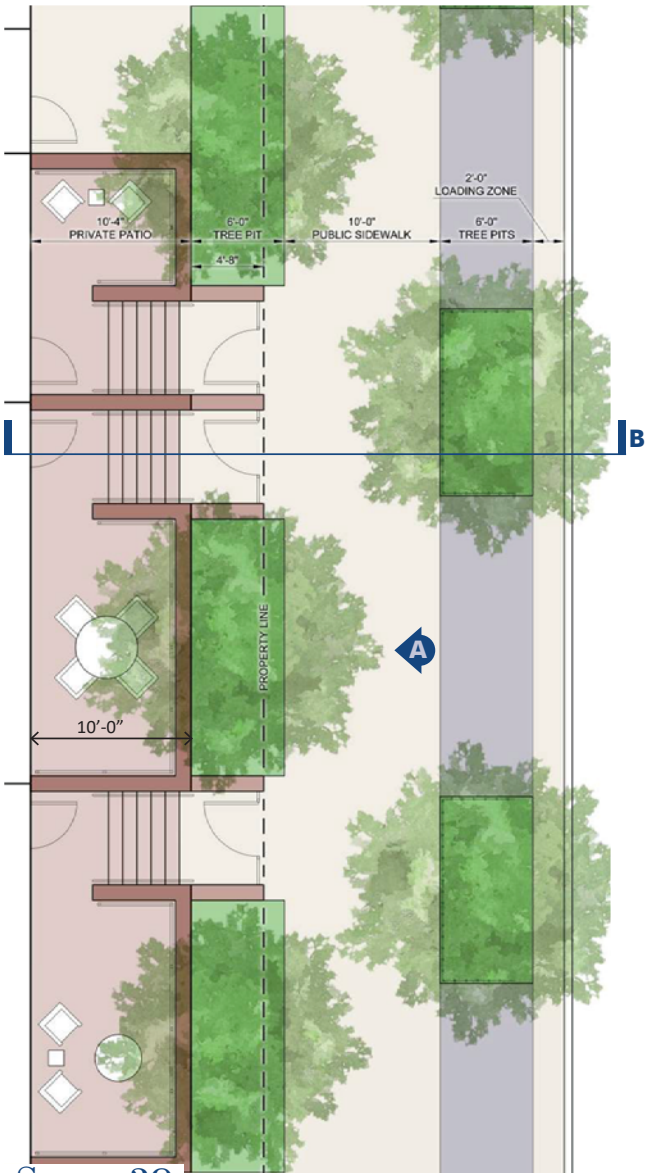
27



LANDSCAPE IMPROVEMENTS ALONG N STREET TOWNHOUSES



LANDSCAPE IMPROVEMENTS ALONG SOUTH CAPITOL TOWNHOUSES AND NEW PLAZA



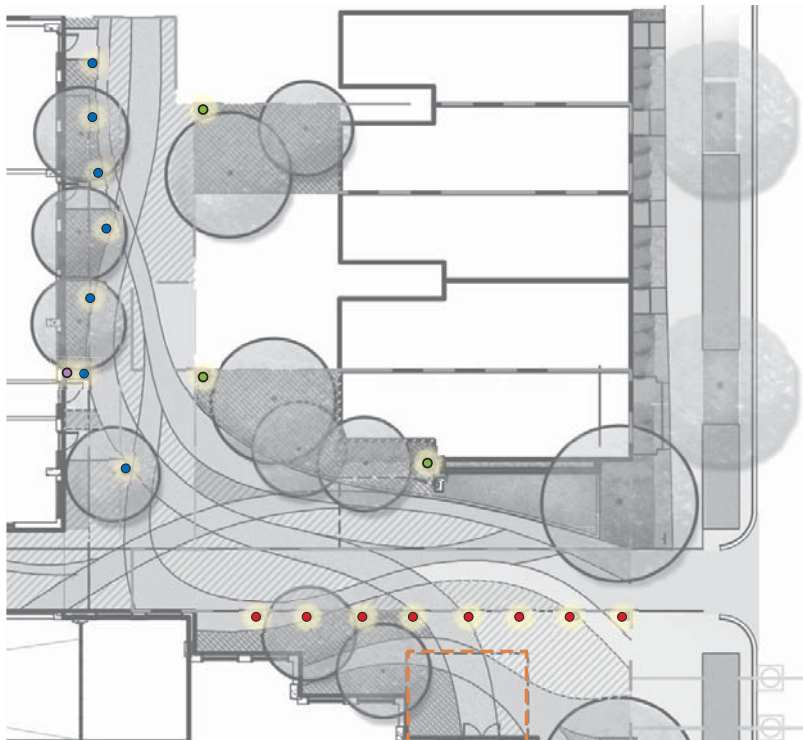
STUDIO39

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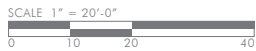
S. CAPITOL STREETSCAPE DESIGN



Capitol Street SW

LEGEND:

- LIGHT POLES
- ILLUMINATED BOLLARDS
- MINI BOLLARDS
- EGRESS LIGHT
- CANOPY LIGHT



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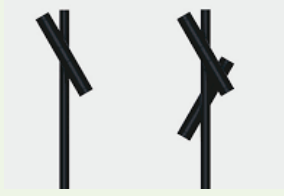
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1319 SOUTH CAPITOL STREET SW
13 OCTOBER 2020

LIGHT POLE OPTIONS:



OLIVIO CANDELABRA
BY SELUX



NEBULA COLLECTION
BY NERI



ARINI
BY HESS AMERICA



ARNE S LIGHTING
BY LANDSCAPE FORMS

EGRESS LIGHT:



NOVARA ML450 LVC
BY HESS AMERICA

MINI BOLLARDS:



LIGHT COLUMN PATHWAY BOLLARD
BY FORMS AND SURFACES

ILLUMINATED BOLLARDS OPTIONS:
MAX HEIGHT 3'6"

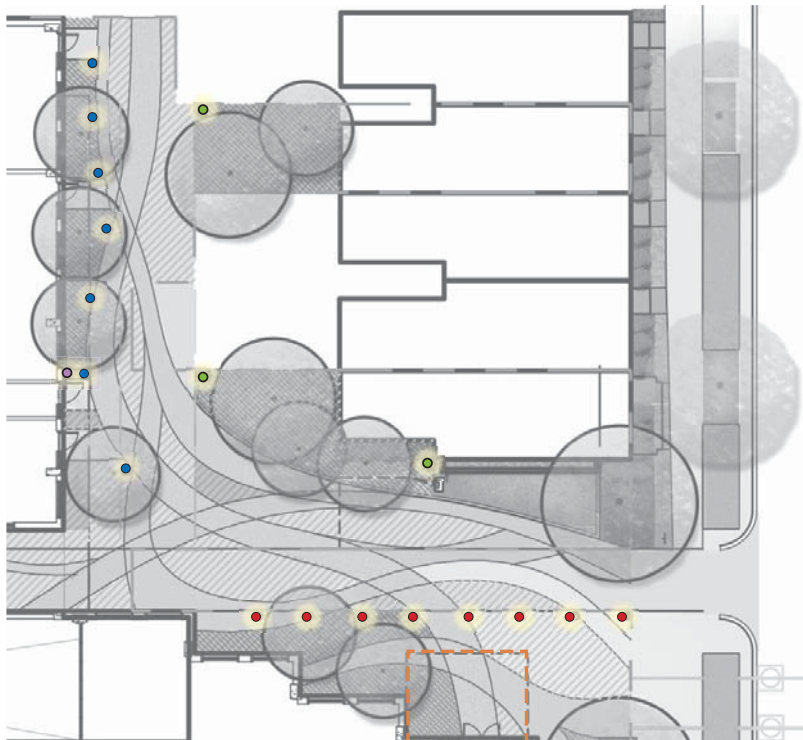


STAINLESS STEEL BOLLARD
BY BEGA



HELLIO BOLLARD
BY FORMS AND SURFACES

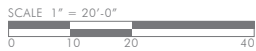
NOTE: ALL SIGHT LIGHTING DIRECTED TOWARDS GROUND.



Capitol Street SW

LEGEND:

- LIGHT POLES
- ILLUMINATED BOLLARDS
- MINI BOLLARDS
- EGRESS LIGHT
- CANOPY LIGHT



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1319 SOUTH CAPITOL STREET SW
13 OCTOBER 2020

LIGHT POLE OPTIONS:



BETA LANTERN
BY SELUX



AAL PROVIDENCE
BY HUBBELL



ASHBERY AREA LIGHT
BY LANDSCAPE FORMS



ALCOTT AREA LIGHT
BY LANDSCAPE FORMS



HADCO REFRACTIVE
BY SIGNIFY

EGRESS LIGHT:



NOVARA ML450 LVC
BY HESSAMERICA

MINI BOLLARDS:



LIGHT COLUMN PATHWAY BOLLARD
BY FORMS AND SURFACES

ILLUMINATED BOLLARDS OPTIONS:
MAX HEIGHT 3'6"



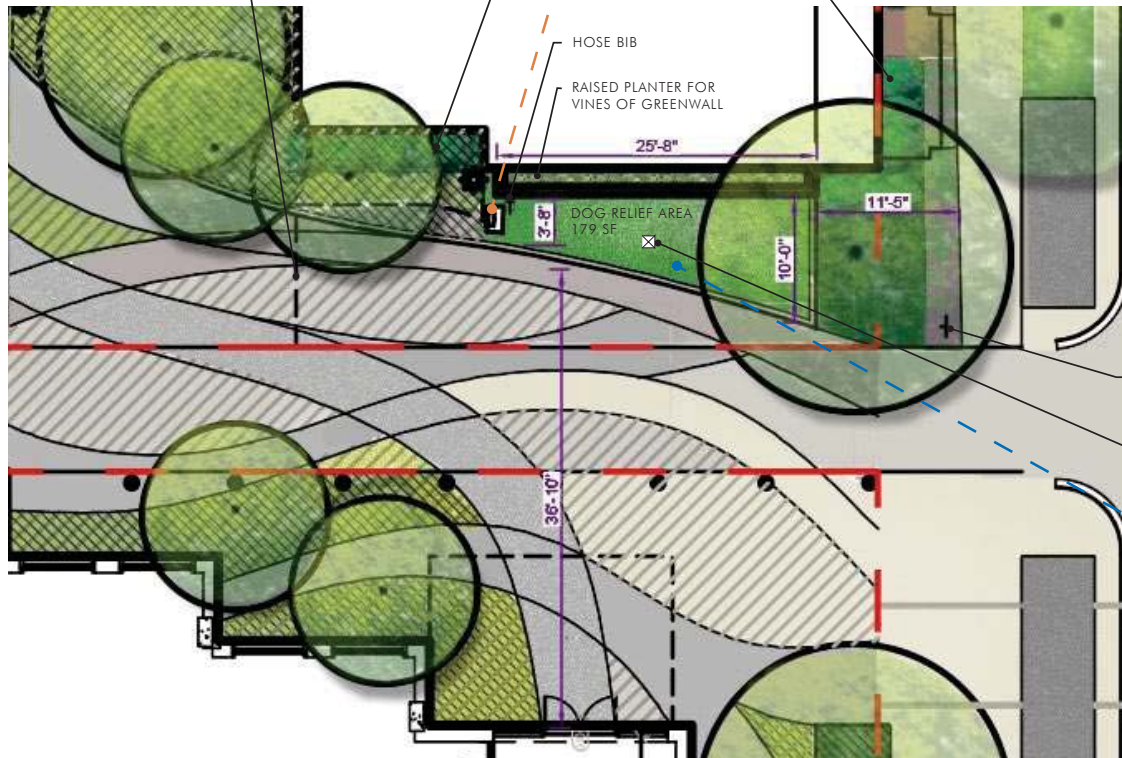
STAINLESS STEEL BOLLARD
BY BEGA



HELLIO BOLLARD
BY FORMS AND SURFACES

NOTE: ALL SIGHT LIGHTING DIRECTED TOWARDS GROUND.

POTENTIAL FOOTPRINT OF TOWNHOUSE MEMORIALIZED IN THE PAVING DESIGN WITH CHANGE IN PATTERN.



MIX PLANTINGS CONSISTED OF SHRUBS, ORNAMENTALS AND GRASSES, TYP.

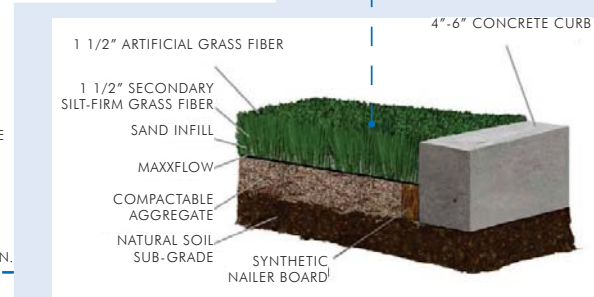
HOSE BIB

RAISED PLANTER FOR VINES OF GREENWALL

DOG RELIEF AREA
179 SF

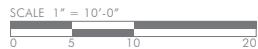
POTENTIAL COMMEMORATIVE SINGAGE AREA

SURFACE DRAIN TO SUPPLEMENT PERMEABLE & ARTIFICIAL TURF AND UNDER DRAIN.



ARTIFICIAL TURF MAINTENANCE:

- SOLID WASTE TO BE REMOVED BY PET OWNERS USING INSTALLED PET WASTE BAGS AND BASKET. WASTE RESIDUE TO BE WASHED OFF WITH A HOSE. FULL RELIEF AREA WASHES WILL OCCUR BY BUILDING MANAGEMENT STAFF NO LESS THAN 2-3 TIMES PER DAY AND AS NEEDED.
- TO CLEAN WASTE AND ELIMINATE ODORS DURING DRY WEATHER, SIGNAGE WILL REQUEST THAT PET OWNERS DAMPEN THE AREA THAT PETS USE WITH WATER (OR A COMBINATION OF WATER AND ENZYME BASED CLEANERS LIKE EASYTURF'S PET URINE NEUTRALIZER).



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Greg,

Are you still willing to sit down and discuss your concerns with the proposed project? I apologize for not making a greater effort to do so earlier. We obviously spent a lot of time discussing the project with SWNA and the ANC as required by the Development Agreement negotiated by the previous developer but that should not have been to the exclusion of your participation or concerns. Please let me know a date and time that works with your schedule and I will make myself available.

In the meantime, attached please find a copy of the presentation we provided during the ANC meeting last week for your reference. We have asked our architect to provide the expanded shadow study as requested and they are working on it – I will forward upon receipt.

Lastly, I'm waiting on the exact date but the comprehensive cleanup effort should get