

SOUTH CAPITOL STREET , SW

WASHINGTON, DC

LOT 65,66,827,829 & 830 SQUARE 0653

BZA DESIGN SET 03/25/2022

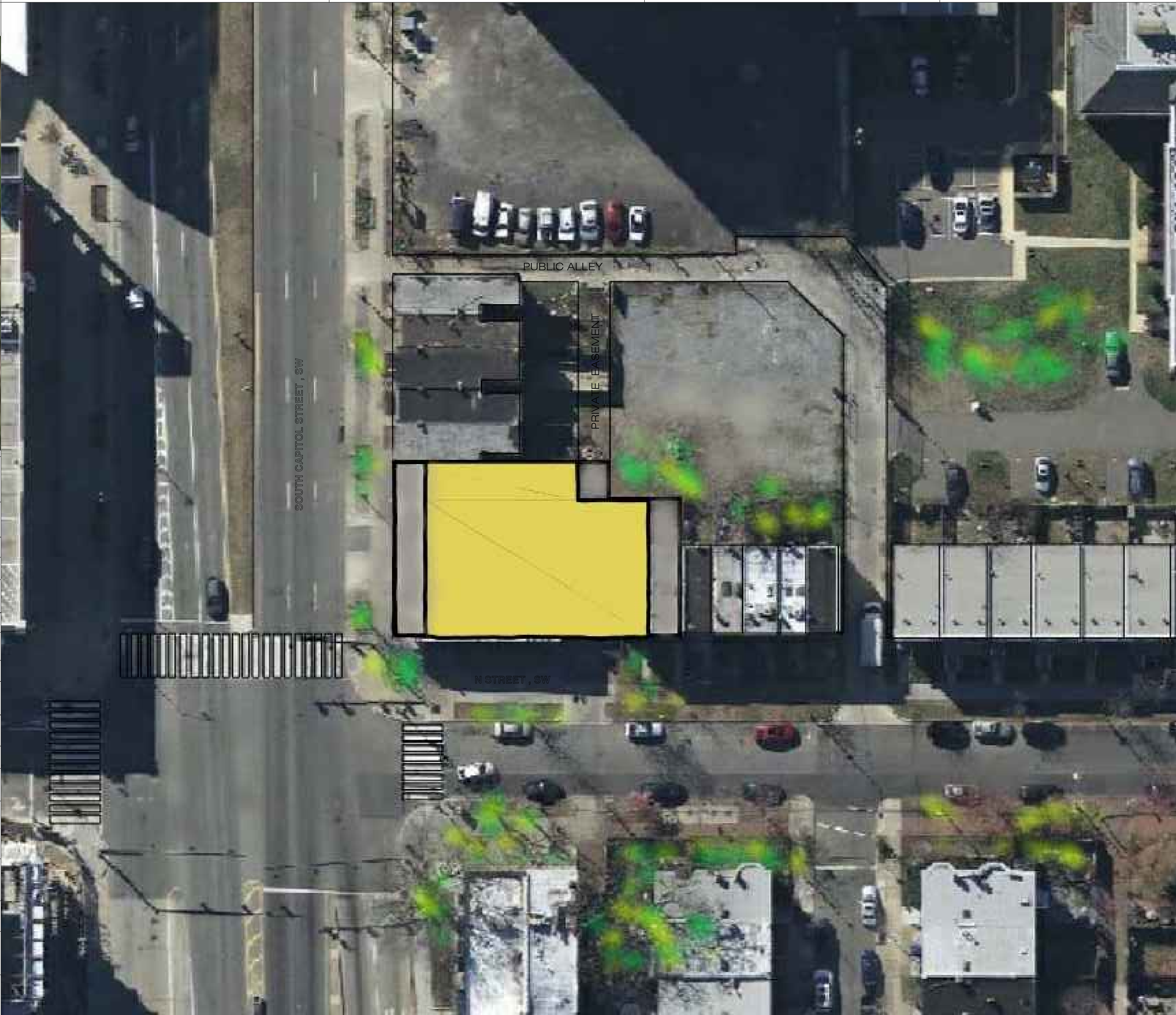
SITE LOCATION

1301 SOUTH CAPITOL ST SW



GENERAL NOTES / ZONING CODE ANALYSIS			
ZONING DISTRICT		CG-2	1301 SOUTH CAPITOL ASSOCIATES, LLC, WASHINGTON, DC
USE GROUP		MEDIUM-DENSITY MIXED USE WITH FOCUS ON RESIDENTIAL	TOTAL LOT AREA 7131 SF
LOT		65, 66, 827, 829, 830	TOTAL LOT WIDTH 69
SQUARE		0653	
REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	N/A	90% (max with IZ)	71.8% (5123 SF)
F.A.R	N/A	7.2 (INCLUDING IZ) 51,343 SF	7.07 50,425 SF
HEIGHT	N/A	90ft with IZ bonus 110ft	108.5 ft + PENTHOUSE
PENTHOUSE	N/A	20ft/ 1 STORY+MEZZ 0.4 FAR (2852 SF)	10 ft 0.39 FAR (2781 SF)
SIDEYARD WIDTH	N/A	NO REQUIREMENT	0'-0" (NO CHANGE)
REAR YARD SETBACK	N/A	15ft MIN	15 FT
FRONT YARD	N/A	15 ft MIN ON SOUTH CAPITOL ST. SW.	15 ft MIN
CLOSED COURT	N/A	4"/ft x112ft=37'-4"; therefor with sq. x 2 = (37'-4"x 37'-4") *2'x= 2,787.6 sq.ft	14ft x 15ft = 210 sq. ft
PARKING COMMERCIAL	N/A	N/A	NOT PROVIDED
PARKING RESIDENTIAL	N/A	N/A	
BIKE PARKING	N/A	18 LONG TERM AND 4 SHORT TERM	24 LONG TERM AND 4 SHORT TERM
DWELLING UNITS	3 RESIDENTIAL AND 2 COMMERCIAL	N/A	49 RESIDENTIAL UNITS + 2 COMMERCIAL SPACE AND OFFICE FLOOR
AFFORDABLE UNITS	N/A	-	FOUR - TWO BEDROOM UNITS (302,402, 502 & 505 @ 3RD-5TH) TWO-ONE BEDROOM UNITS (306 & 406 @ 3RD & 4TH FLOOR)
FLOOR AREA			
1ST FLOOR AREA= 5123 SF *COMMERCIAL 1= 2323 SF *COMMERCIAL 2= 1108 SF TOTAL COMMERCIAL AREA = 10,041 SF	2ND FLOOR AREA= 4918 SF *OFFICE FLOOR= 4447 SF 3RD-10TH FLOOR (Residential) = 5048 SFx8	PENTHOUSE AREA= 2781 SF PH-RESIDENTIAL UNIT= 797 SF COMMON AREA= 1408 SF	GRAND TOTAL AREA = 50,425 SF

SCOPE OF WORK	DRAWING INDEX					
RAZE EXISTING STRUCTURES AND CONSTRUCT NEW MIXED USE BUILDING CONSISTING OF RESIDENTIAL,OFFICE AND RETAIL SPACE (CELLAR + 10 FLOORS + PENTHOUSE)	A000	COVER PAGE	A205	PROPOSED FLOOR PLANS	A401	BUILDING MATERIAL
	A001	EXISTING SURROUNDING PHOTO	A206	PROPOSED FLOOR PLANS	A500-A505	PROPOSED 3D VIEWS
	A100	PROPOSED & EXISTING SITE PLAN	A207	PROPOSED PENTHOUSE PLAN	A506-A508	SHADOW STUDY
	A200	PROPOSED BASEMENT	A208	PROPOSED ROOF PLAN	L0.1	LANDSCAPE
	A201	PROPOSED FIRST FLOOR PLAN	A300	PROPOSED ELEVATION	PLAT	
	A202	PROPOSED SECOND FLOOR PLAN	A301	PROPOSED ELEVATION		
	A203	PROPOSED FLOOR PLANS	A301	PROPOSED ELEVATION		
	A204	PROPOSED FLOOR PLANS	A400	PROPOSED SECTION		



THE SITE

RICH MARKUS ARCHITECTS

2601 P STREET NW, 2ND FLR
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202.333.2877 V

SOUTH CAPITOL STREET SW,
WASHINGTON D.C.

COVER PAGE
LOCATION & SITE
CONDITIONS

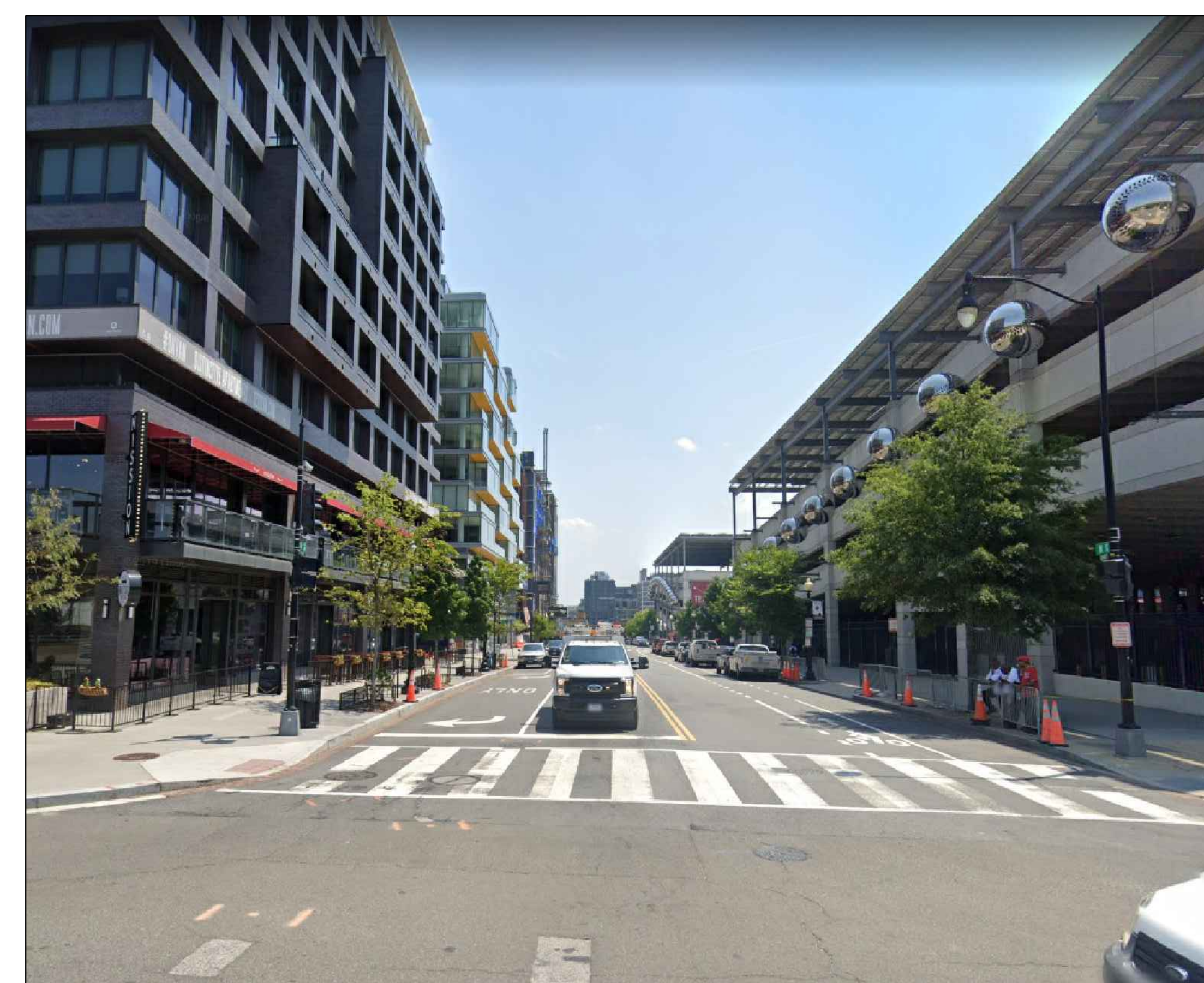
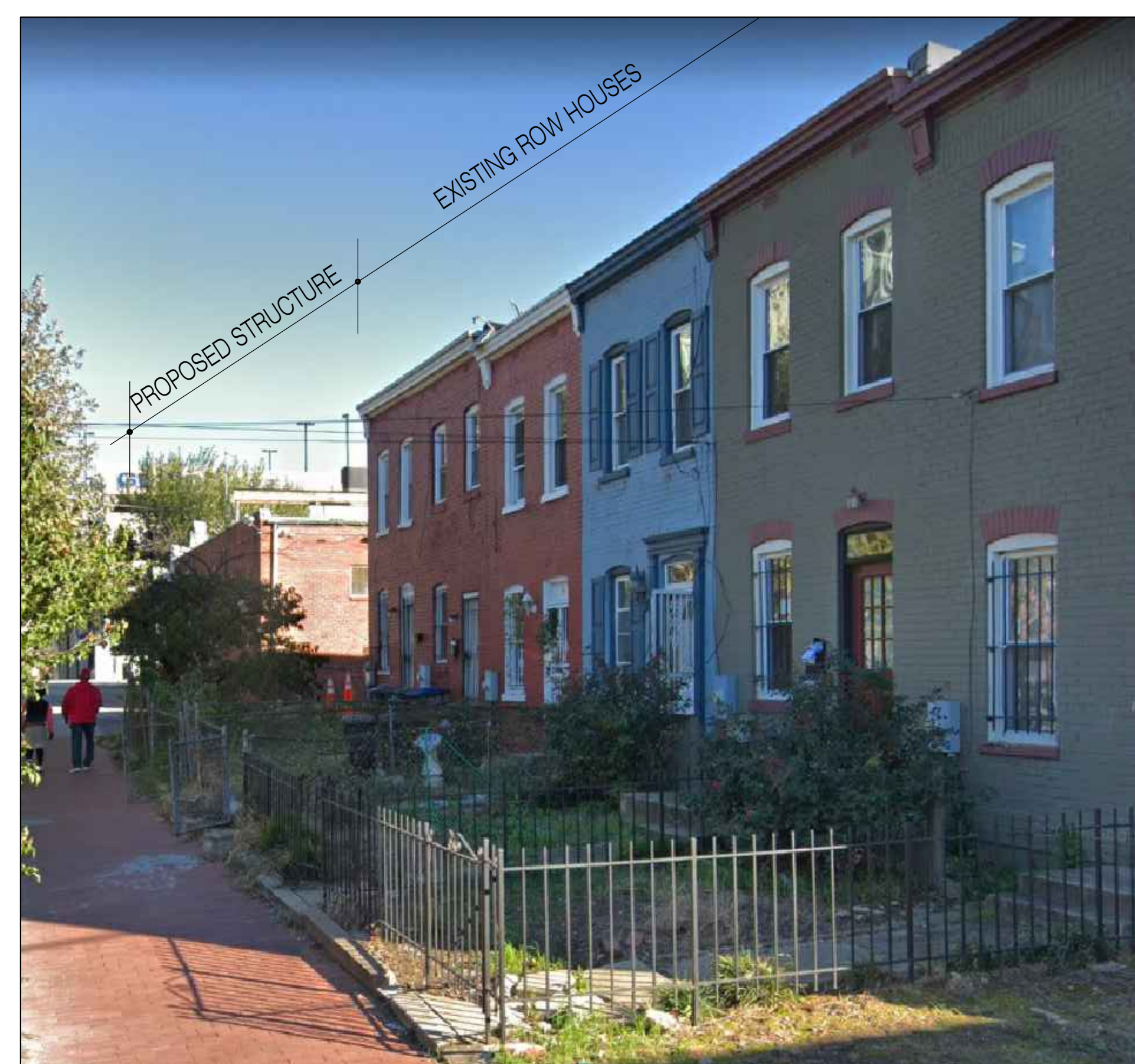
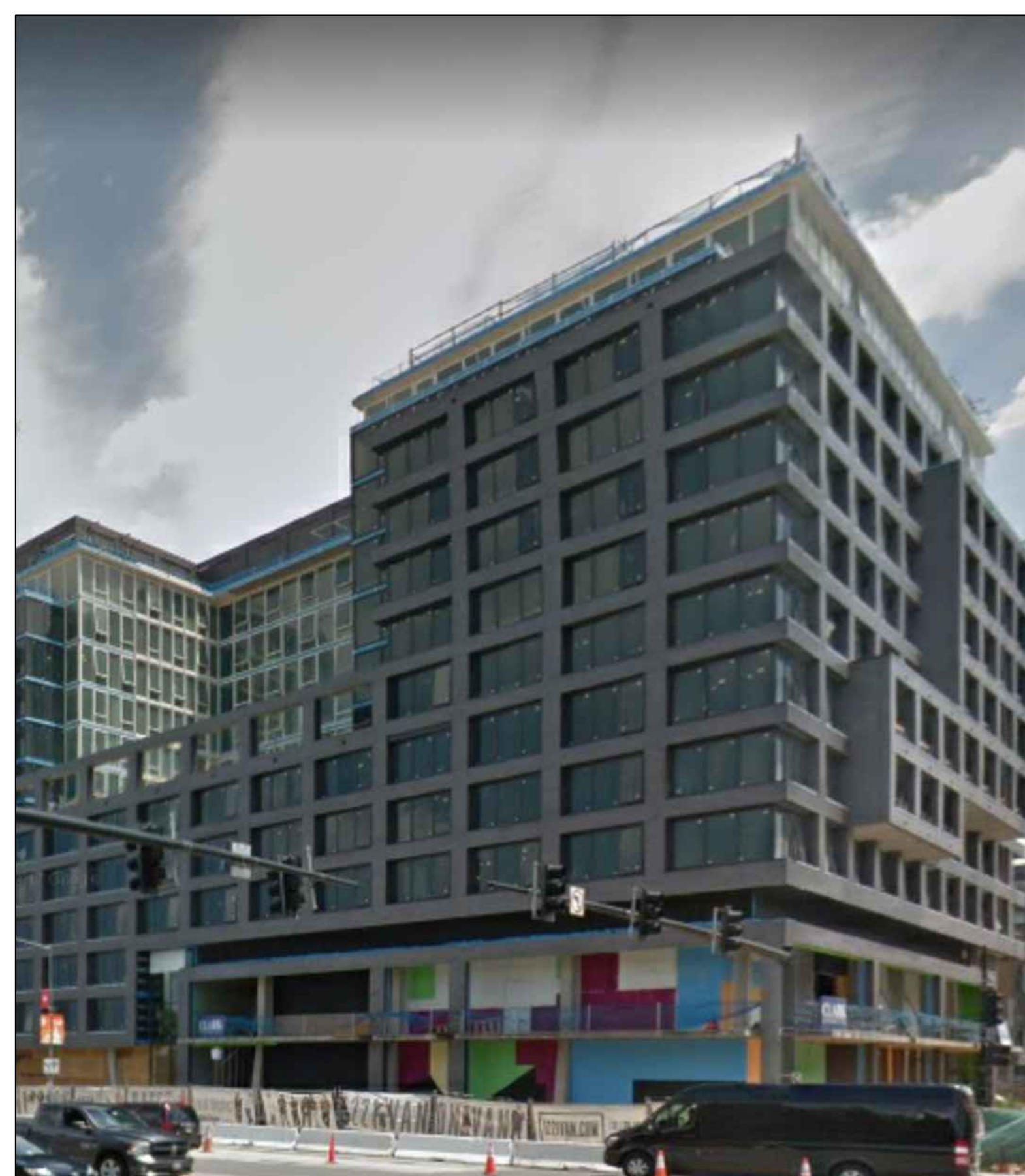
REVISIONS

N.T.S

03.26.2022

A000

ZONING COMMISSION
PROJECT NUMBER
DRAWING NUMBER



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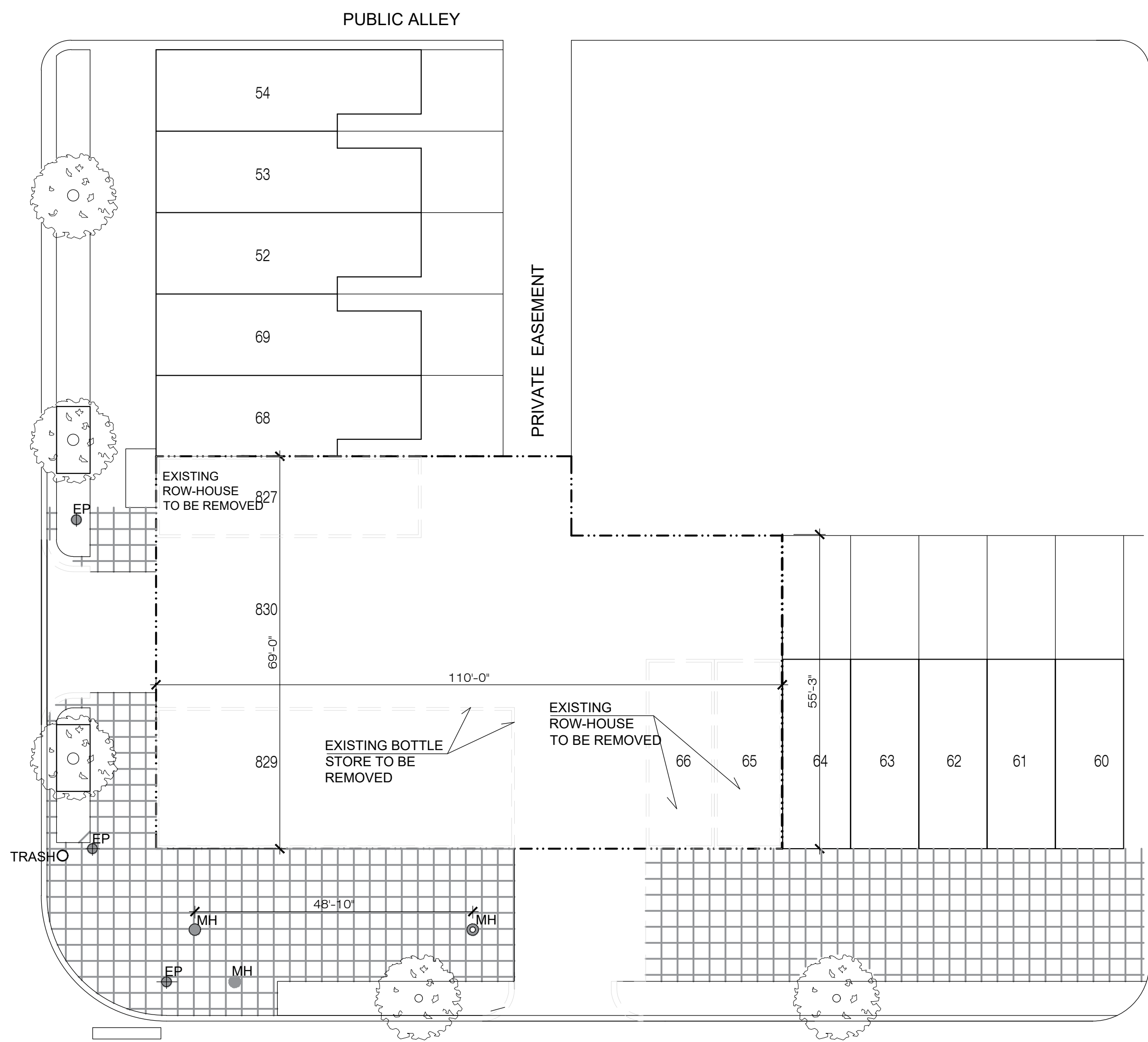
EXISTING BUILDINGS

AS SHOWN

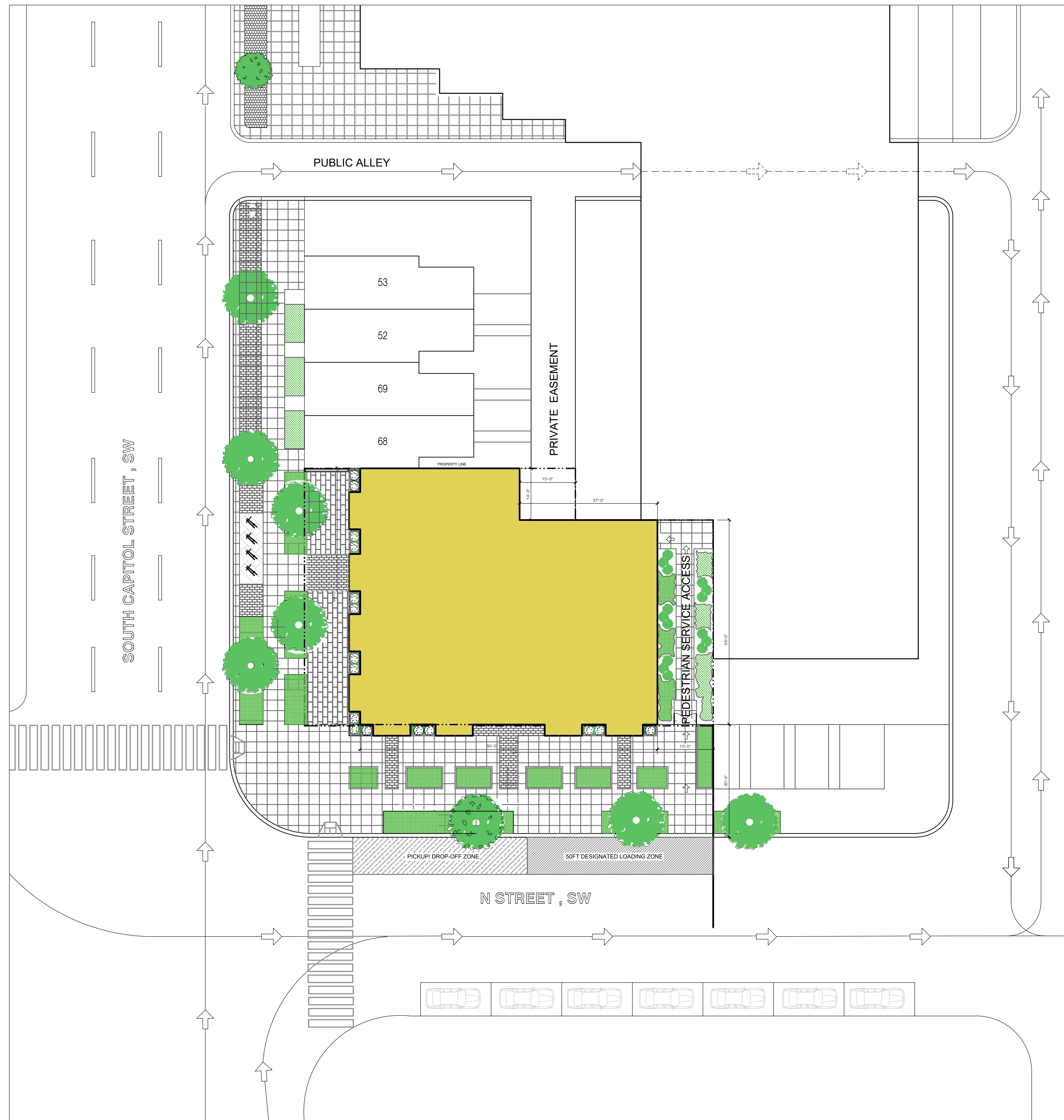
03.26.2022

A001

DRAWING NUMBER



EXISTING CONDITION AND DEMO



PROPOSED SITE PLAN

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PROPOSED
SITE PLAN

REVISIONS

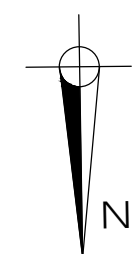
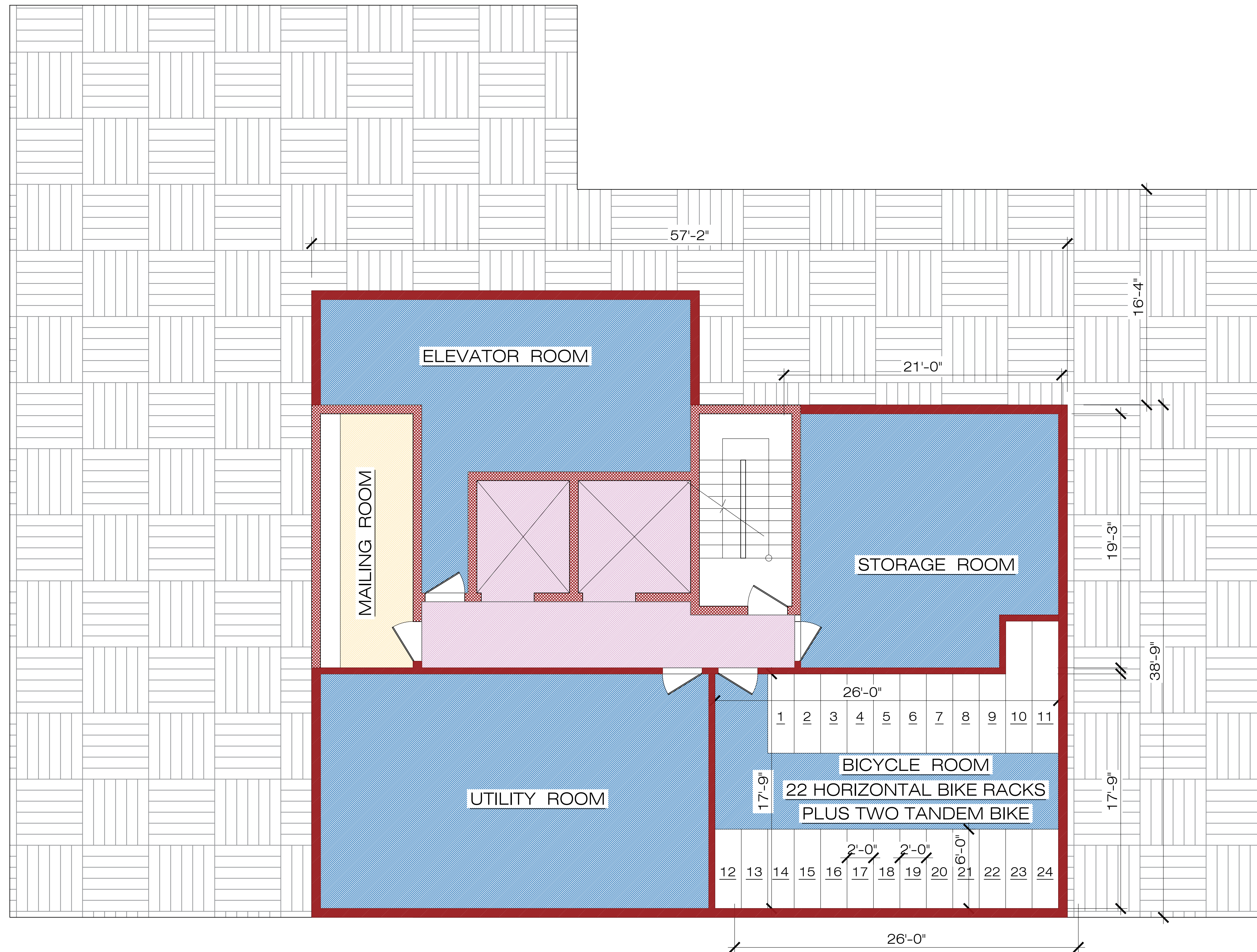
1/16" = 1'-0"

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A100

DRAWING NUMBER

PROPOSED
BASEMENT



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PROPOSED
BASEMENT PLAN

REVISIONS

11

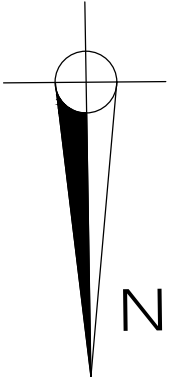
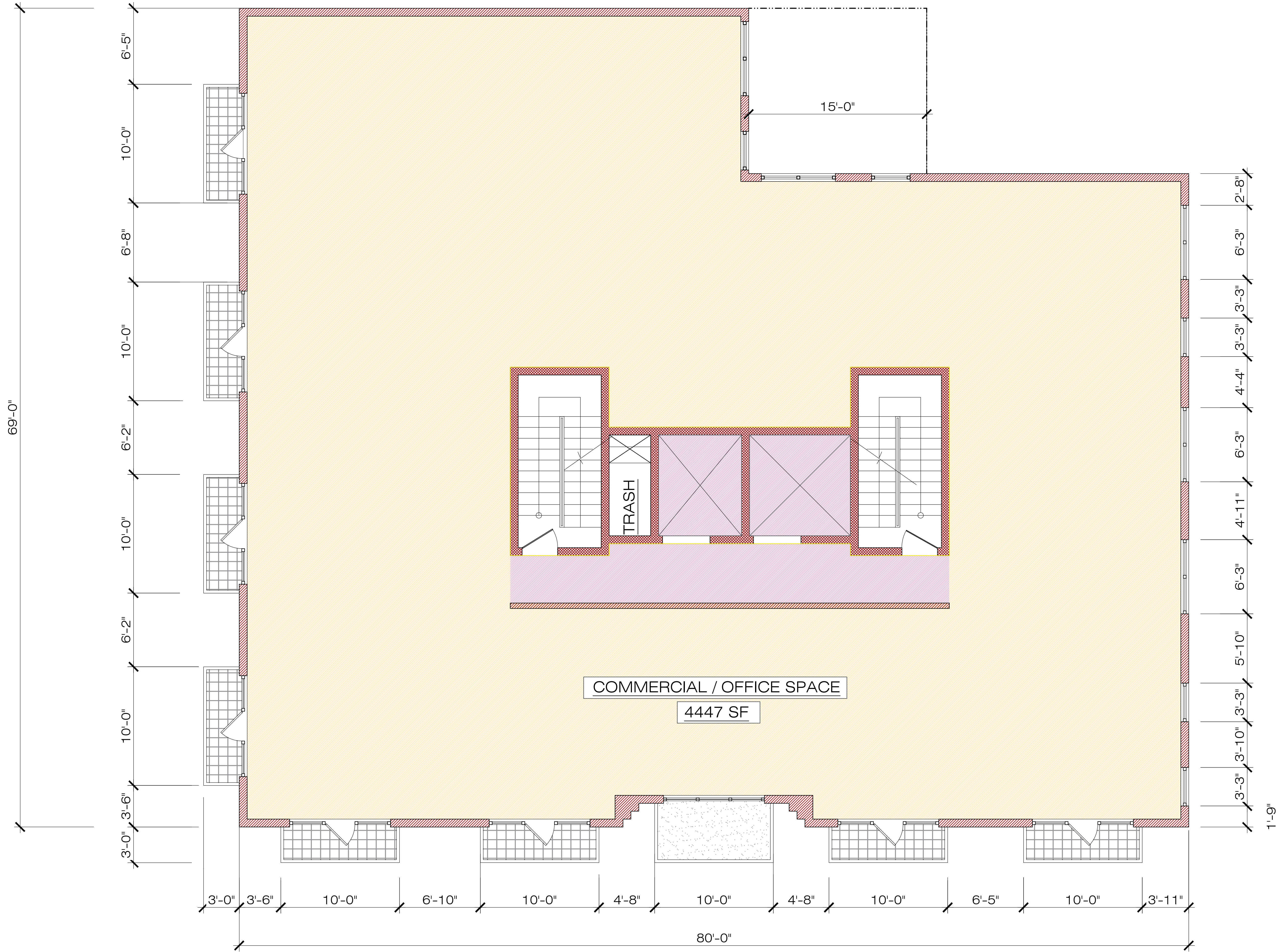
$$\frac{1}{4}'' = 1'' - 0''$$

03.26.2022
ISSUE

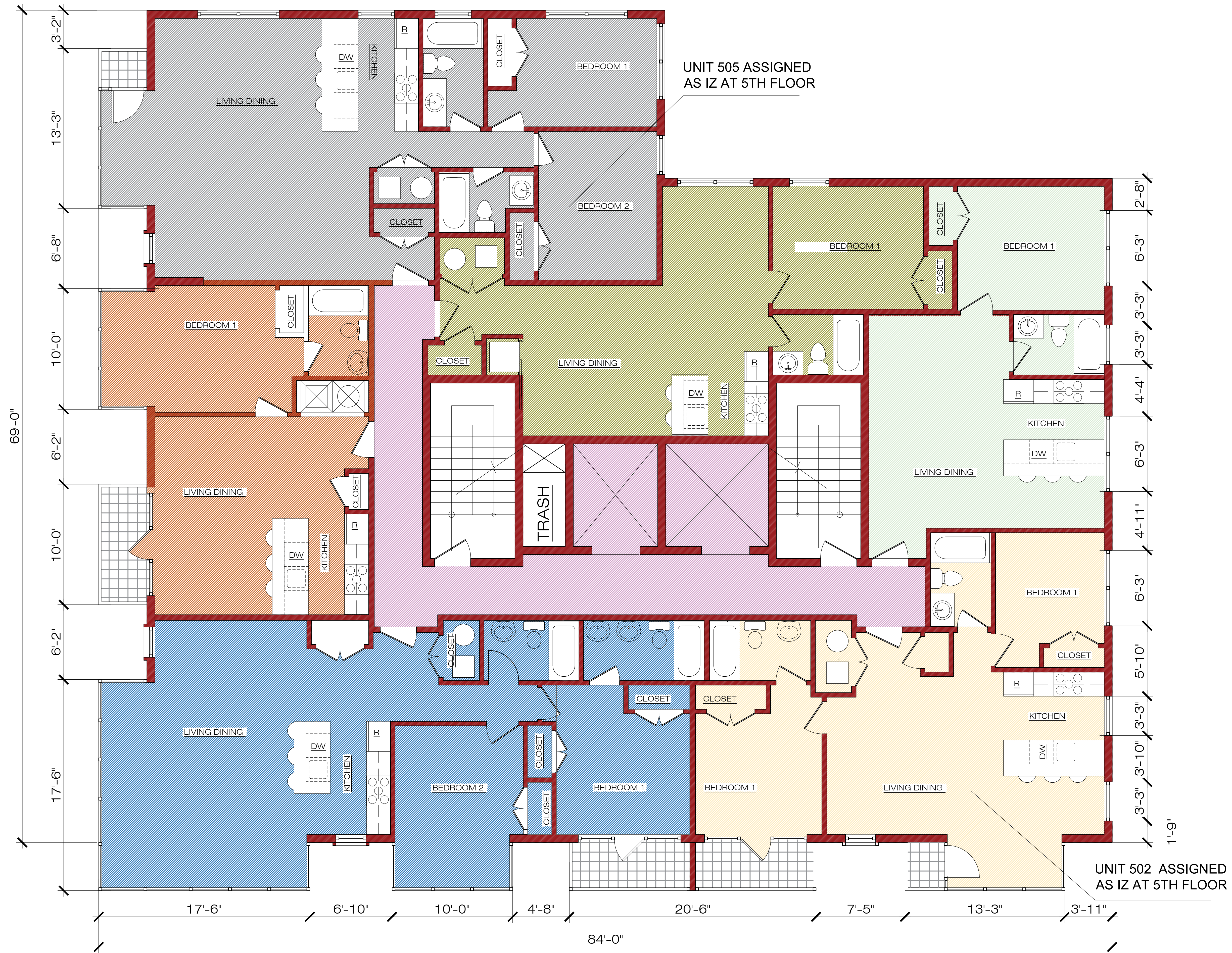
A200

DRAWING NUMBER

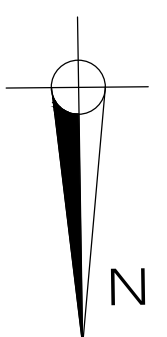
PROPOSED 2ND
FLOOR PLAN



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SOUTH CAPITOL STREET SW, WASHINGTON D.C.	
PROPOSED FLOOR PLAN	
REVISIONS	
1/4" = 1'-0" SCALE	
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A202 DRAWING NUMBER	



PROPOSED 5TH &
9TH FLOOR PLAN



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PROPOSED TYP.
FLOOR PLANS

REVISIONS

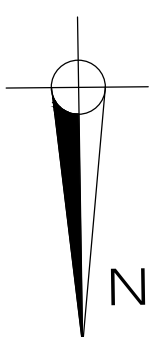
1/4" = 1'-0"
SCALE

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A204
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PROPOSED 6TH & 10TH
FLOOR PLAN



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PROPOSED TYP.
FLOOR PLANS

REVISIONS

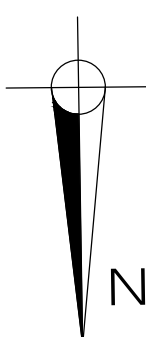
1" = 1'-0"

03.26.2022

A205

DRAWING NUMBER

PROPOSED 7TH
FLOOR PLAN



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PROPOSED TYP.
FLOOR PLANS

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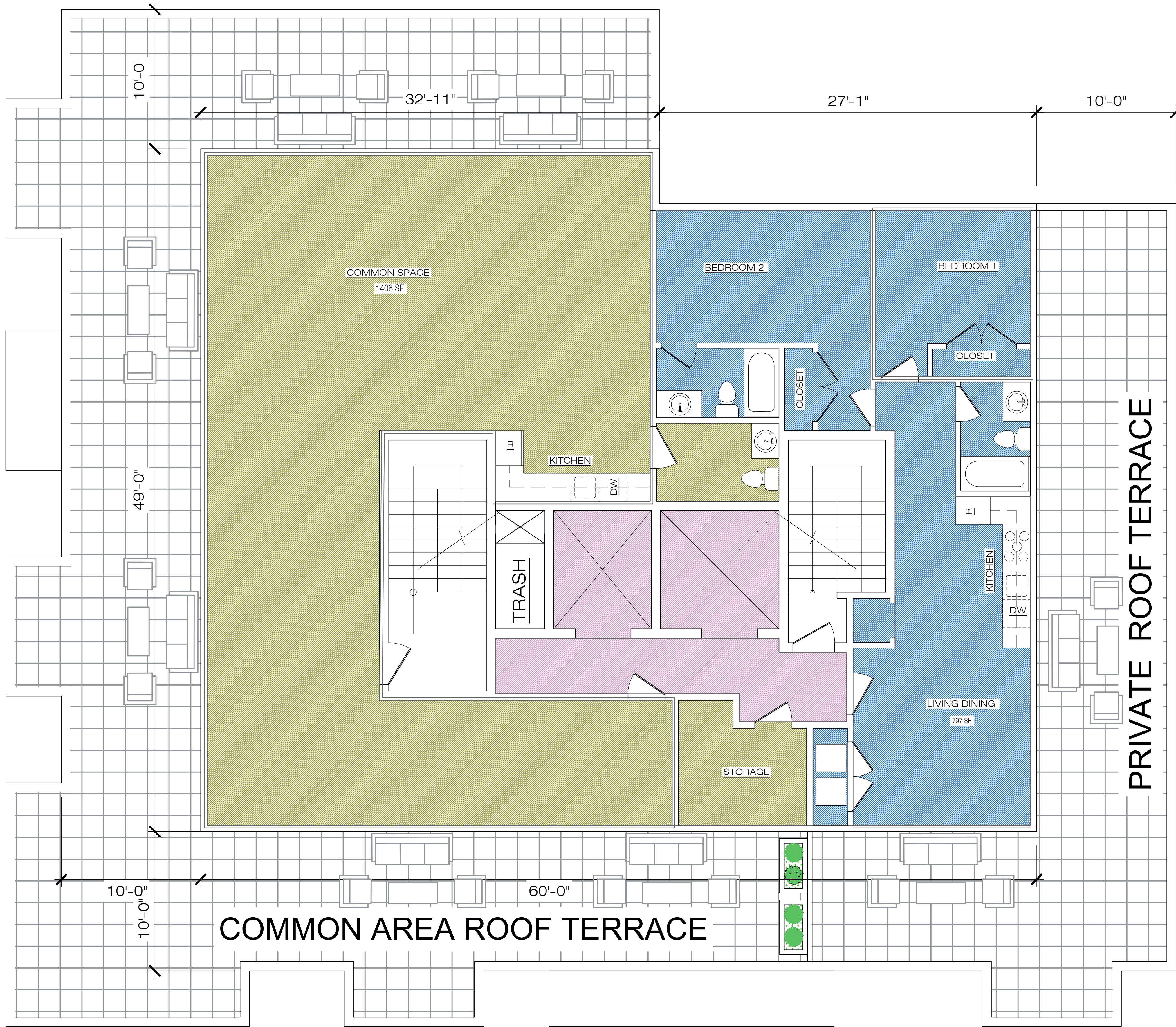
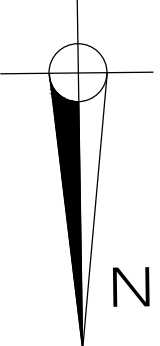
1/4" = 1'-0"

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A206

DRAWING NUMBER

PROPOSED
PENTHOUSE



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PROPOSED
PENTHOUSE
PLAN

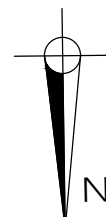
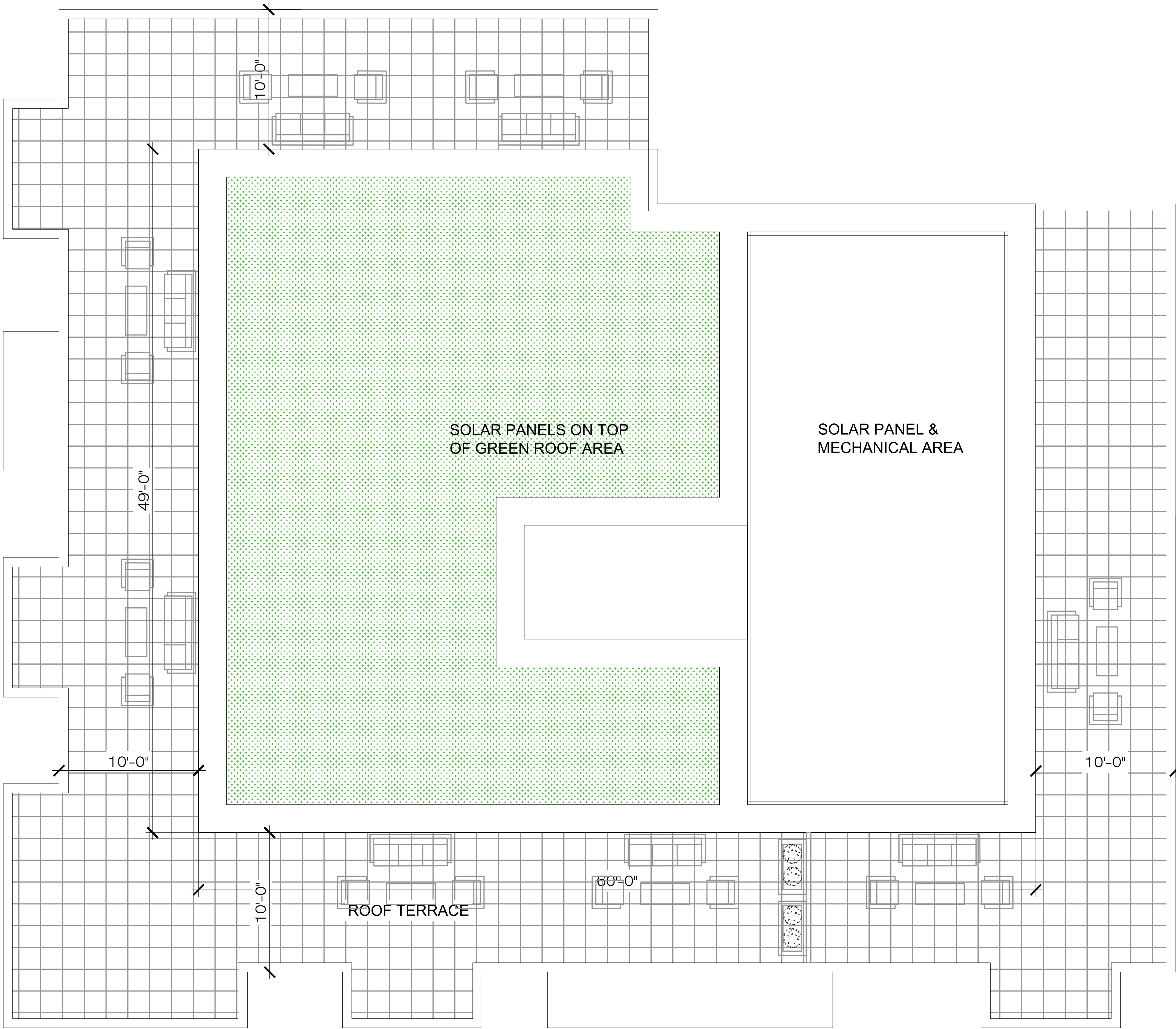
REVISIONS

$\frac{1}{4}'' = 1'-0''$
SCALE

03.26.2022
ISSUE

A207
DRAWING NUMBER

PROPOSED ROOF PLAN



03.26.2022	ISSUE
A208	DRAWING NUMBER

AS SHOWN
SCALE

REVISIONS

PROPOSED
ROOF PLAN &
LANDSCAPE ELEMENTS

SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.

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1319 SOUTH CAPITOL ST

1301 SOUTH CAPITOL ST

N STREET ELETATION

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SOUTH CAPITOL
STREET SW,
WASHINGTON D.C.

PROPOSED
ELEVATION

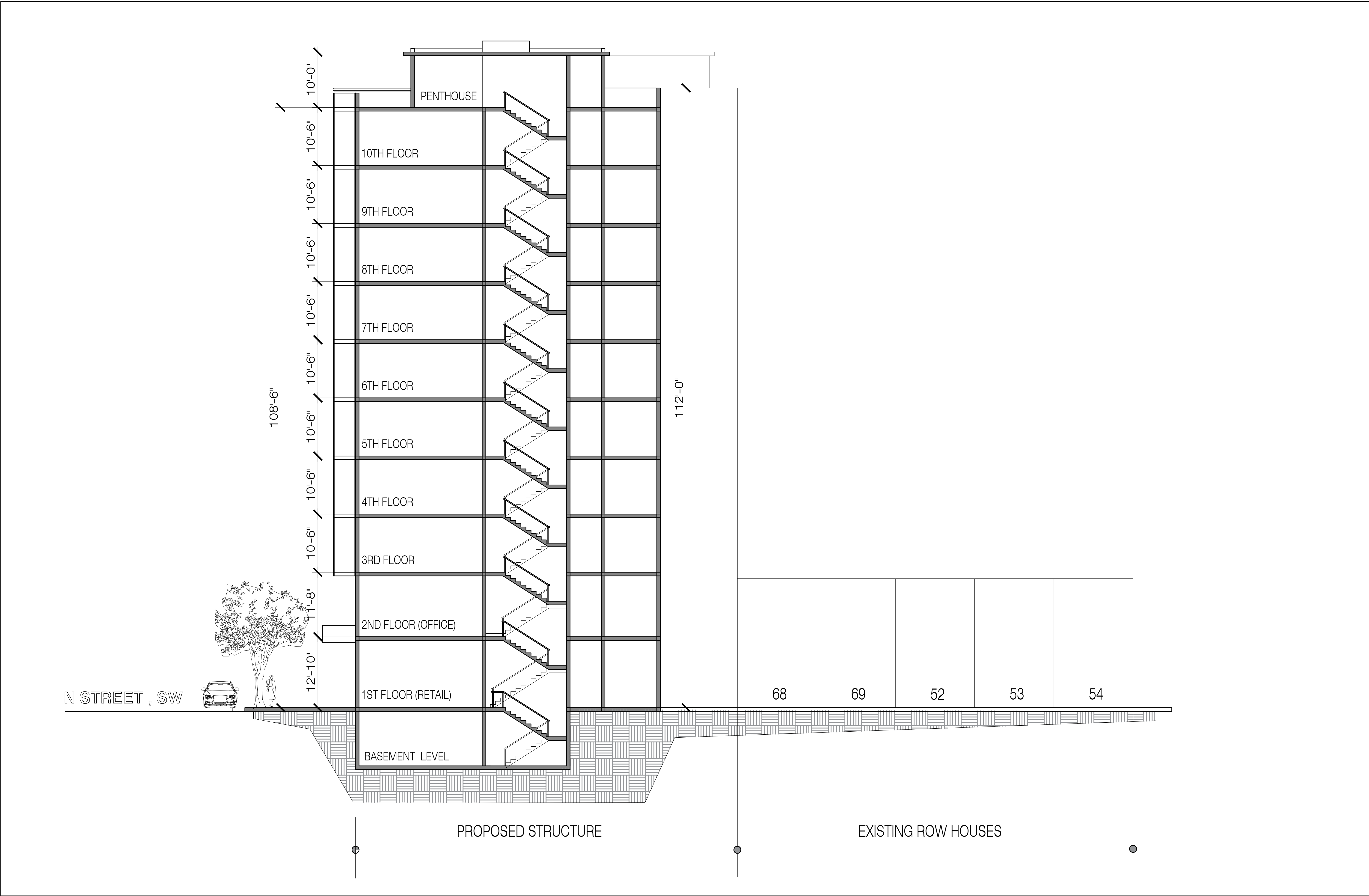
REVISIONS

AS SHOW

03.10.2022

A300

DRAWING NUMBER



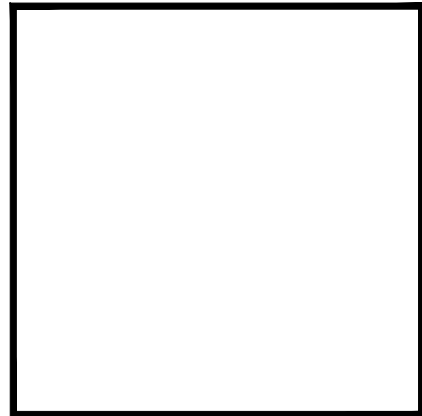
PROPOSED SECTION

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SOUTH CAPITOL
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PROPOSED
SECTION

REVISIONS

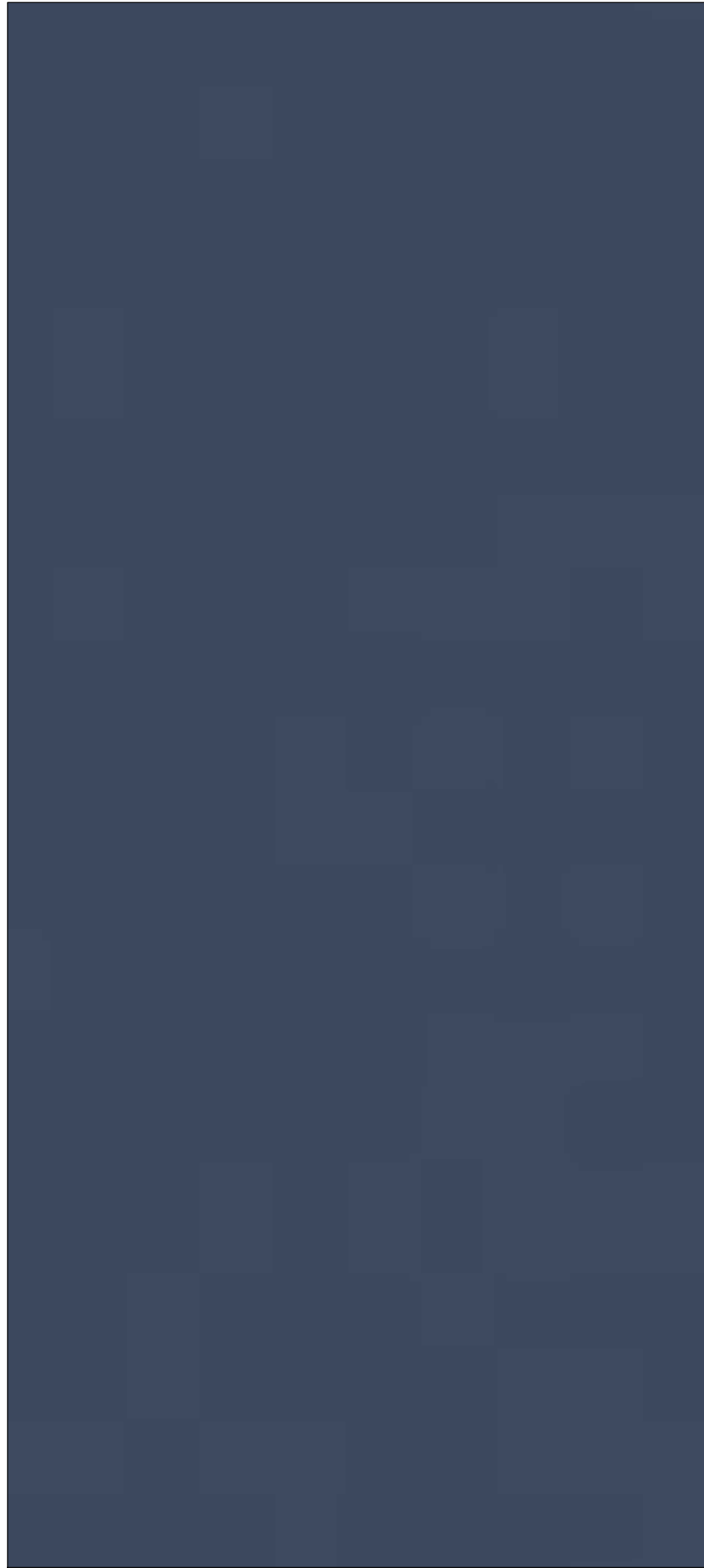


1/8" = 1'-0"
SCALE
03.26.2022
ISSUE

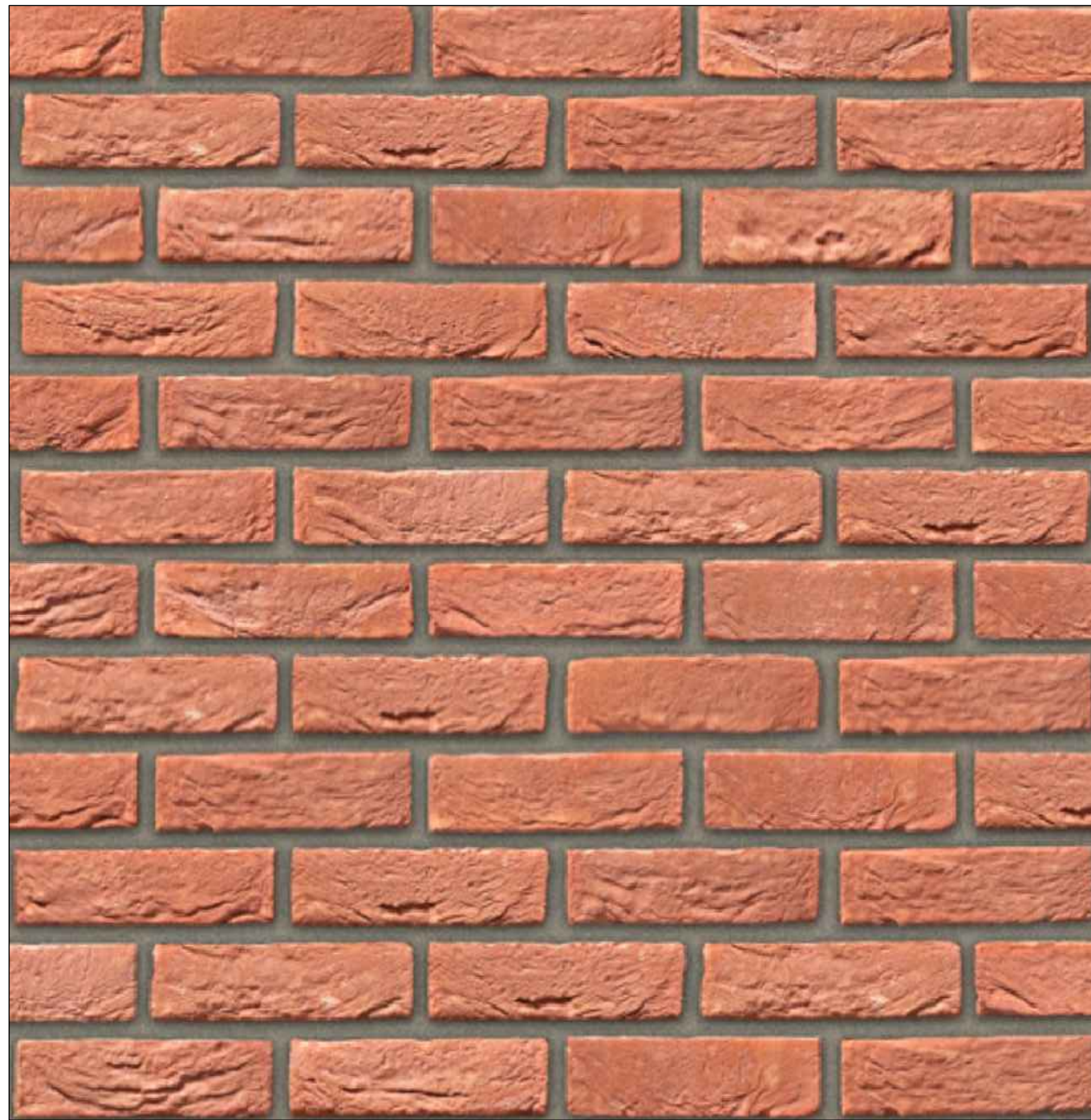
A400
DRAWING NUMBER



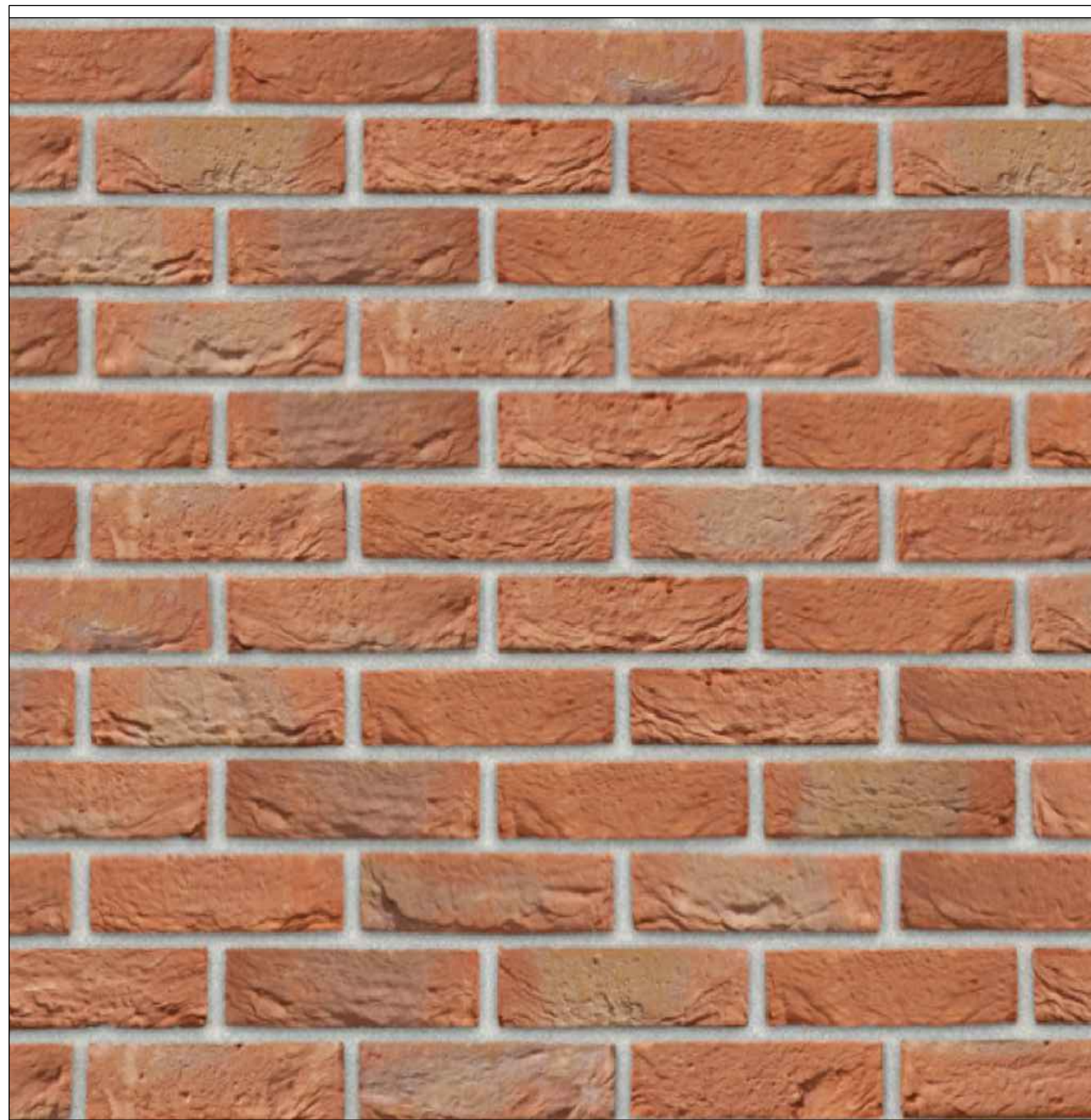
CORNER BAY & BALCONY DETAIL



MP-1



BR-1



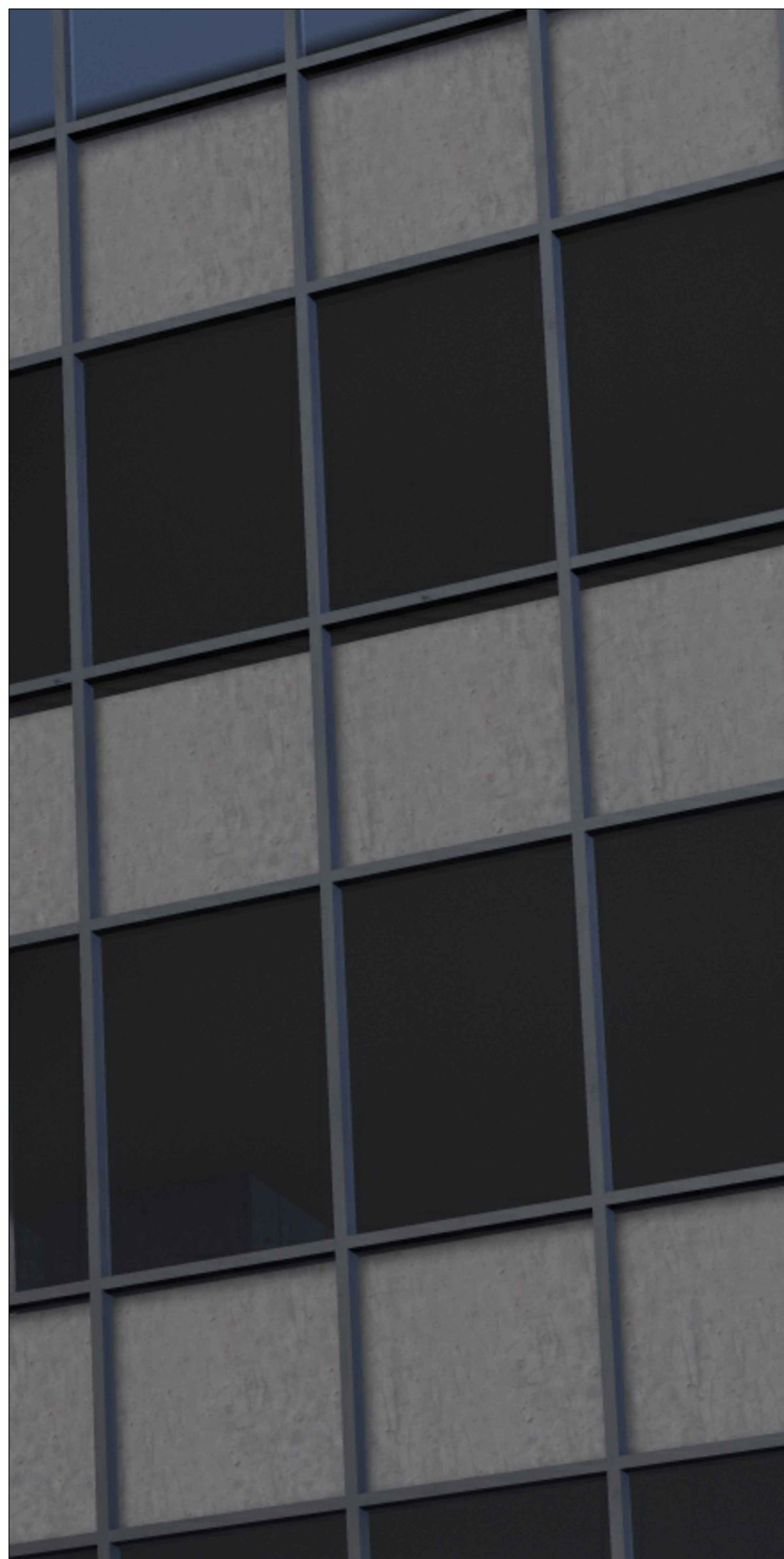
BR-2



1ST FLOOR CORNER & PEDESTRIAN PAVERS



ENLARGED ELEVATION

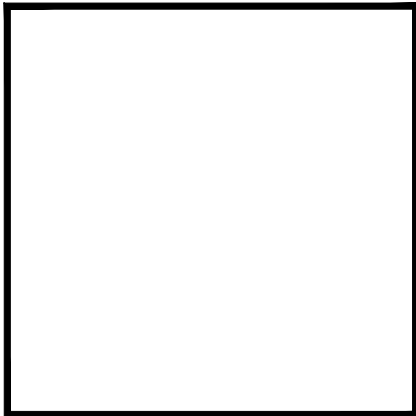


ENLARGED ELEVATION

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SOUTH CAPITOL
STREET SW,
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BUILDING MATERIALS
& DETAIL VIEWS



N.T.S

03.26.2022

A401



SOUTH CAPITOL ST. SW VIEW



N STREET, SW VIEW



MASSING IN COMPARISON TO NEIGHBORING PROJECT

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SOUTH CAPITOL
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PROPOSED VIEW

REVISIONS

AS SHOWN SCALE

03.26.2022 ISSUE

A501

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STREET SW,
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PROPOSED VIEW

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13.26.2022

A502

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SOUTH CAPITOL ST & N STREET, SW BIRDS EYE VIEW



MASSING IN COMPARISON TO NEIGHBORING PROJECT

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SOUTH CAPITOL
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PROPOSED VIEW

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