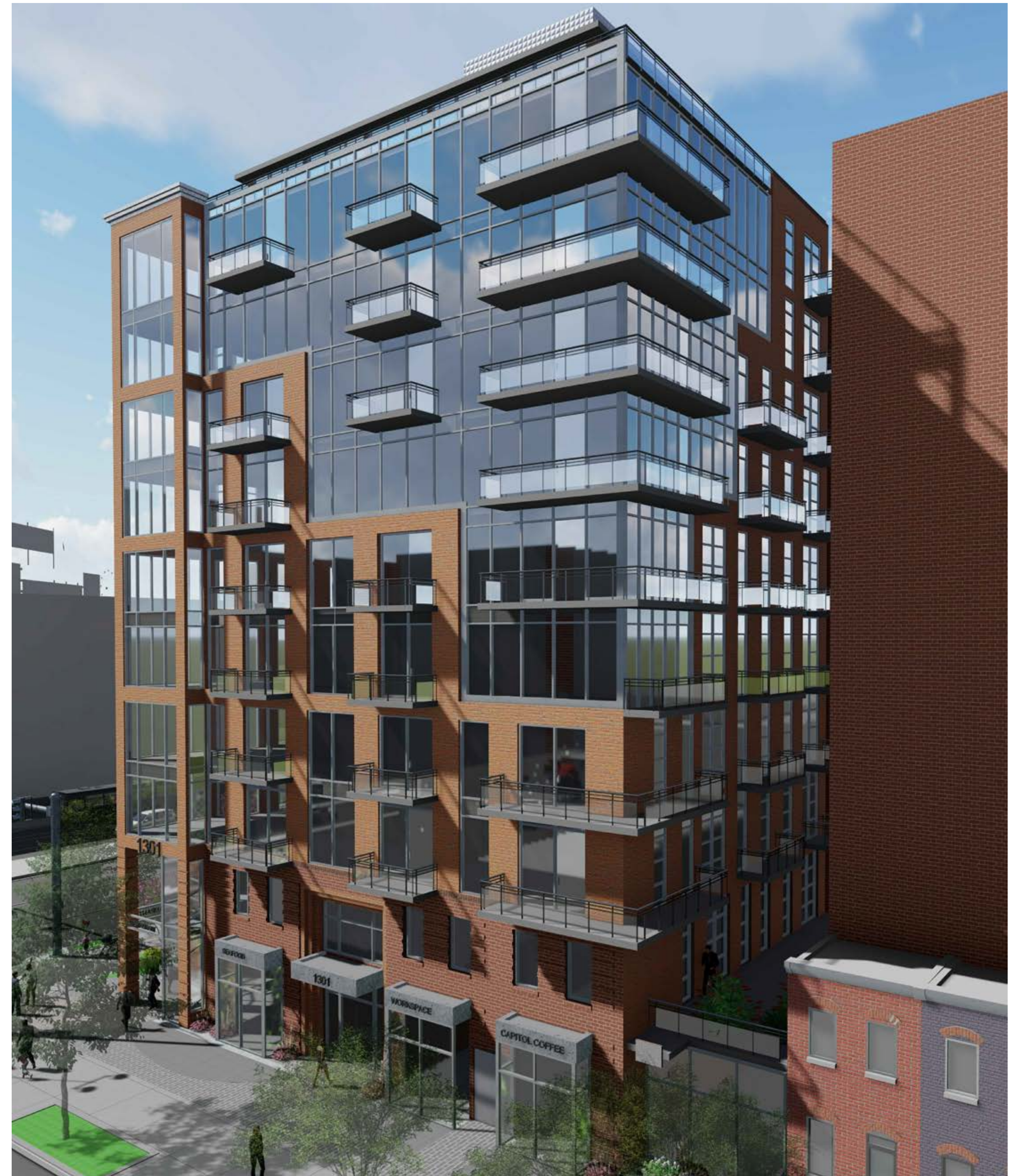


# 1301 SOUTH CAPITOL STREET PROJECT



RICH MARKUS  
ARCHITECTS  
2601 P STREET NW, 2ND FLR  
WASHINGTON DC 20007  
202.333.2877 V

SOUTH CAPITOL  
STREET SW,  
WASHINGTON D.C.

COVER PAGE

NO.	REVISIONS

NTS

09.19.2022

A000

ZONING COMMISSION  
DRAWING NUMBER

# SOUTH CAPITOL STREET, SW WASHINGTON, DC

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

ZC DESIGN SET 09/19/2022

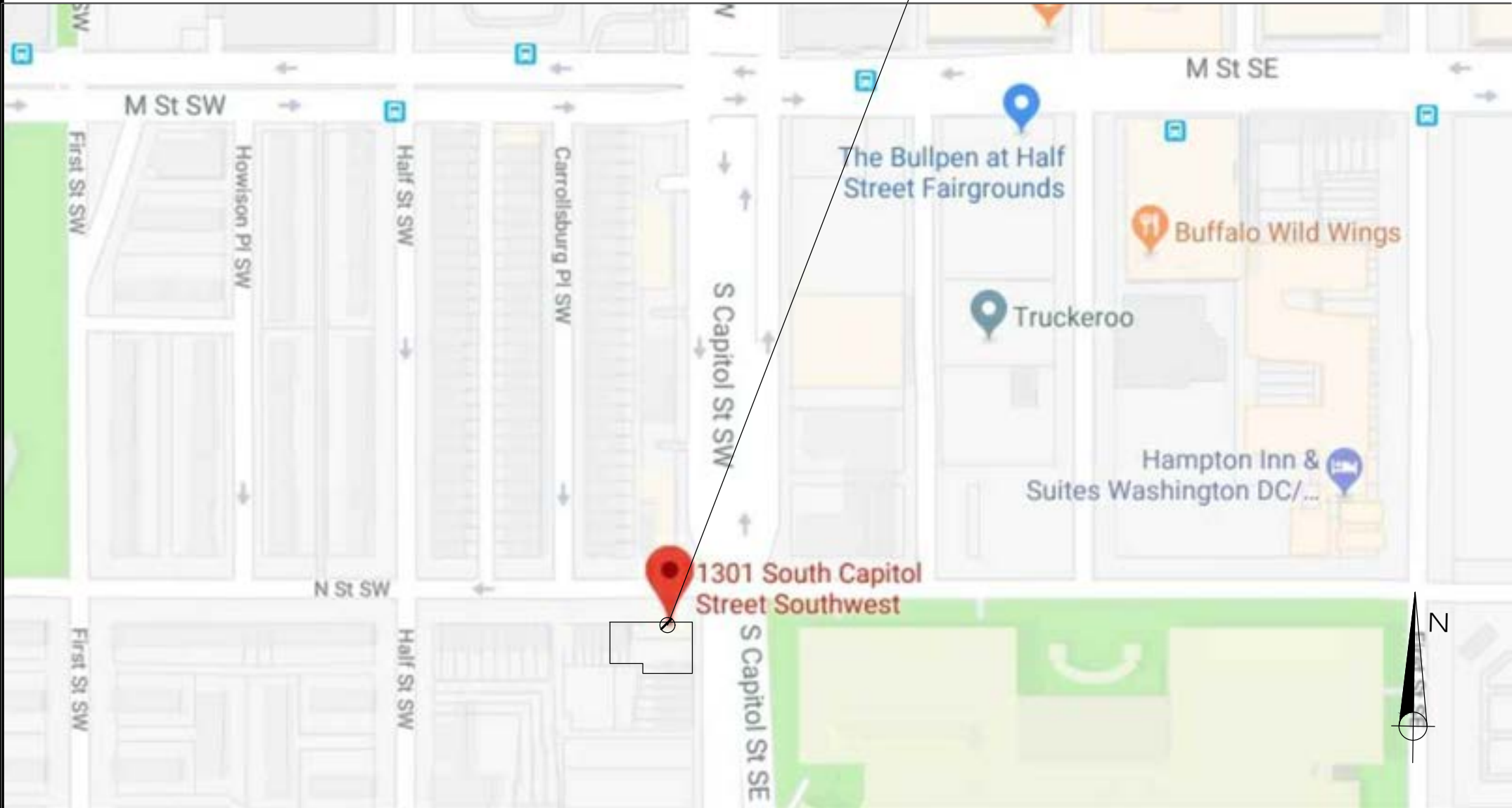
SCOPE OF WORK  
RAZE EXISTING STRUCTURES AND CONSTRUCT NEW MIXED USE BUILDING CONSISTING OF RESIDENTIAL, OFFICE AND RETAIL SPACE (CELLAR + 10 FLOORS + PENTHOUSE)

DRAWING INDEX

A000 COVER PAGE	A211 PROPOSED PENTHOUSE PLAN
A001 ZONING ANALYSIS & LOCATION	A212 PROPOSED ROOF PLAN
A002 EXISTING SURROUNDING PHOTO	A213 GAR SCORE-SHEET
A003 LOCAL BRICK PATTERN & COLOR	A300- A305 PROPOSED ELEVATIONS
A004 EASEMENT & SURROUNDING PLATS	A400 PROPOSED SECTION
A100 PROPOSED & EXISTING SITE PLAN	A401 BUILDING MATERIAL
A200 PROPOSED BASEMENT	A500-A509 PROPOSED 3D VIEWS
A201-210 PROPOSED FLOOR PLANS	A510-A512 SHADOW STUDY

RICH MARKUS  
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SITE LOCATION 1301 SOUTH CAPITOL ST SW



GENERAL NOTES / ZONING CODE ANALYSIS 1301 SOUTH CAPITOL ASSOCIATES, LLC, WASHINGTON, DC

ZONING DISTRICT CG-2 TOTAL LOT AREA 7131 SF

USE GROUP MEDIUM-DENSITY MIXED USE WITH FOCUS ON RESIDENTIAL TOTAL LOT WIDTH 69

LOT 65, 66, 827, 829, 830

SQUARE 0653

REQUIREMENT	EXISTING	ALLOWABLE / REQUIRED	PROPOSED
LOT OCCUPANCY	N/A	90% (max with IZ)	84% (6013 SF)
F.A.R	N/A	7.2 (INCLUDING IZ) 51,343 SF	7.195 51,313 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	Ground floor-Zero feet Upper floors- 15ft., except for balconies-11ft.
FRONT YARD	N/A	15 ft MIN ON SOUTH CAPITOL ST. SW.	15 ft MIN
CLOSED COURT	N/A	Width- 4in./ft. of height =36.2ft.* Area- (width^2)*2= 2,616 sq.ft.*	Ground floor-3ft by 45sf Upper floors- 15ft by 210sf.
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 + 3 COMMERCIAL SPACE AND OFFICE FLOOR
AFFORDABLE UNITS	N/A	-	THREE - TWO BEDROOM UNITS (303, 405, & 502) AND THREE-ONE BEDROOM UNITS (604, 701 & 806). TOTAL OF SIX UNITS, DISPERSED IN DIFFERENT FLOORS, STARTING 3RD FLOOR TO 8TH.

NOTE: ALL FIXTURE & FURNITURE IN THE IZ UNITES ARE TO BE SAME AS NON-IZ UNITES.

FLOOR AREA	1ST FLOOR AREA= 6013 SF *COMMERCIAL 1= 1398 SF *COMMERCIAL 2= 1580 SF *COMMERCIAL 2= 975 SF	2ND FLOOR AREA= 4947 SF *OFFICE FLOOR= 4245 SF 3RD-10TH FLOOR (Residential) = 5044 SFx8	PENTHOUSE AREA= 2775 SF PH-RESIDENTIAL UNIT= 795 SF COMMON AREA= 1347 SF
TOTAL COMMERCIAL + OFFICE AREA=	10,960SF	TOTAL RESIDENTIAL AREA =	40,352 SF
		GRAND TOTAL AREA = 51,313 SF	



THE SITE

SOUTH CAPITOL STREET SW,  
WASHINGTON D.C.

ZONING ANALYSIS  
LOCATION & SITE  
CONDITIONS

REVISIONS
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SCALE
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N.T.S

09.19.2022

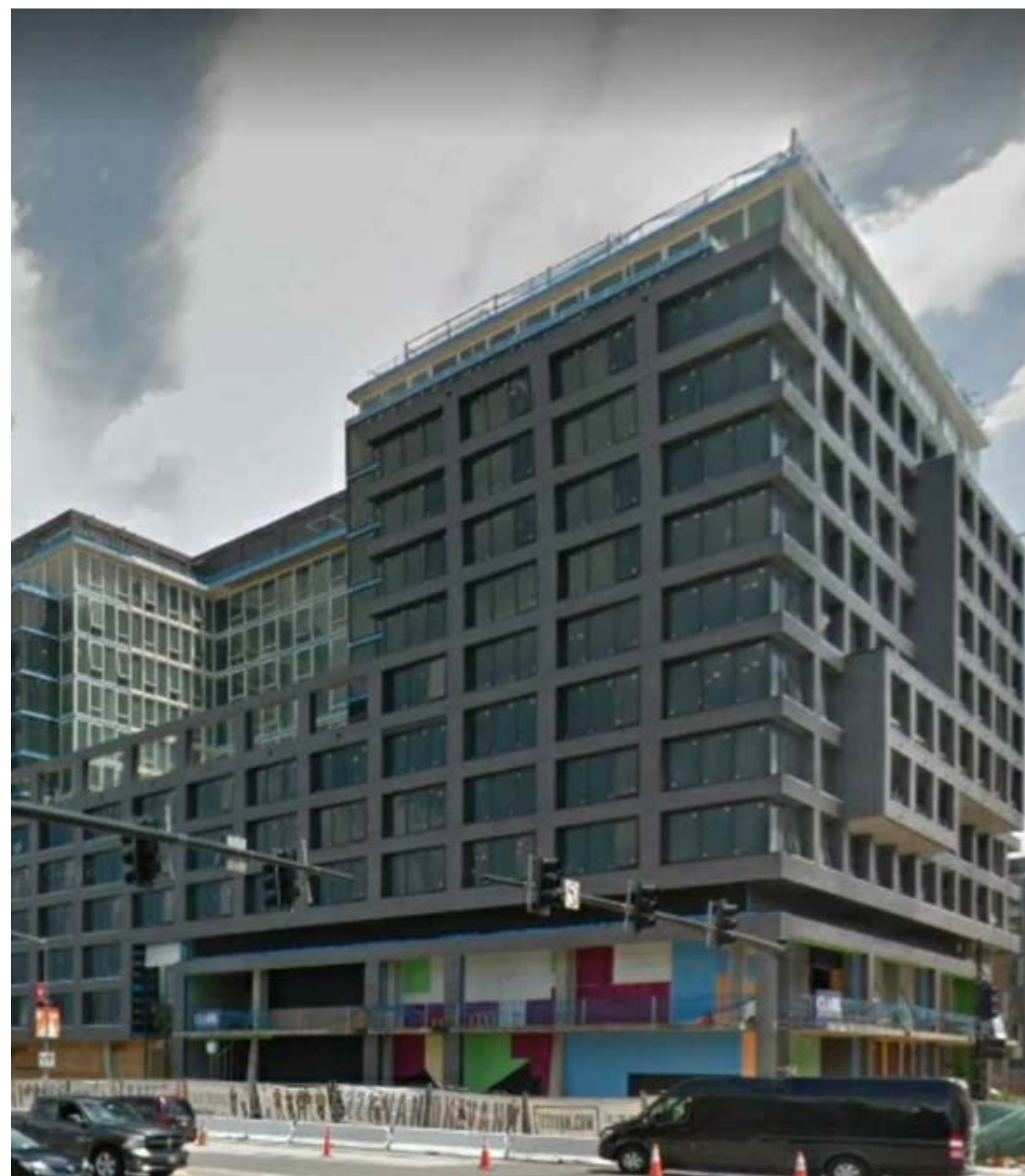
A001  
DRAWING NUMBER



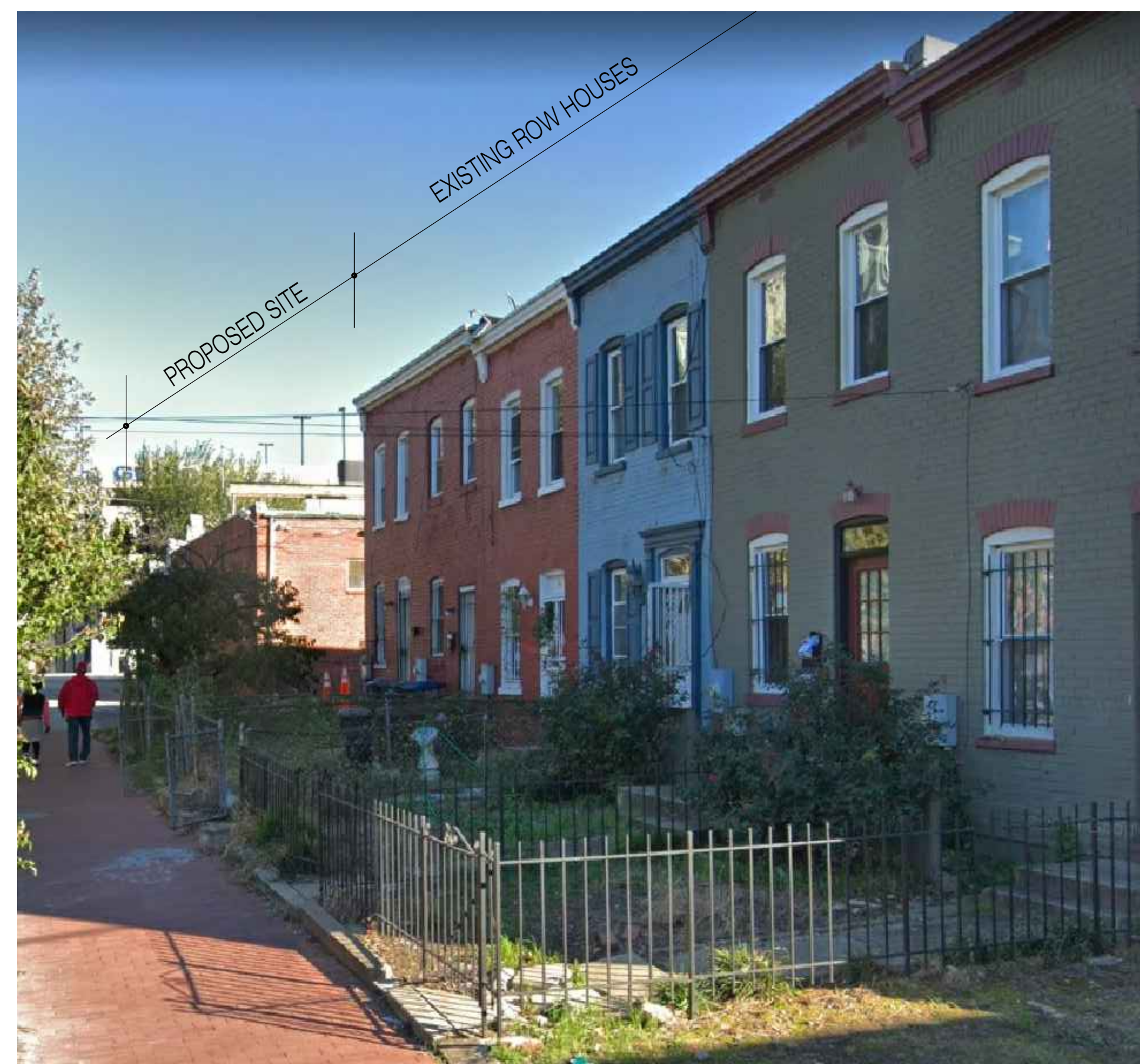
EXISTING ADJACENT BUILDINGS



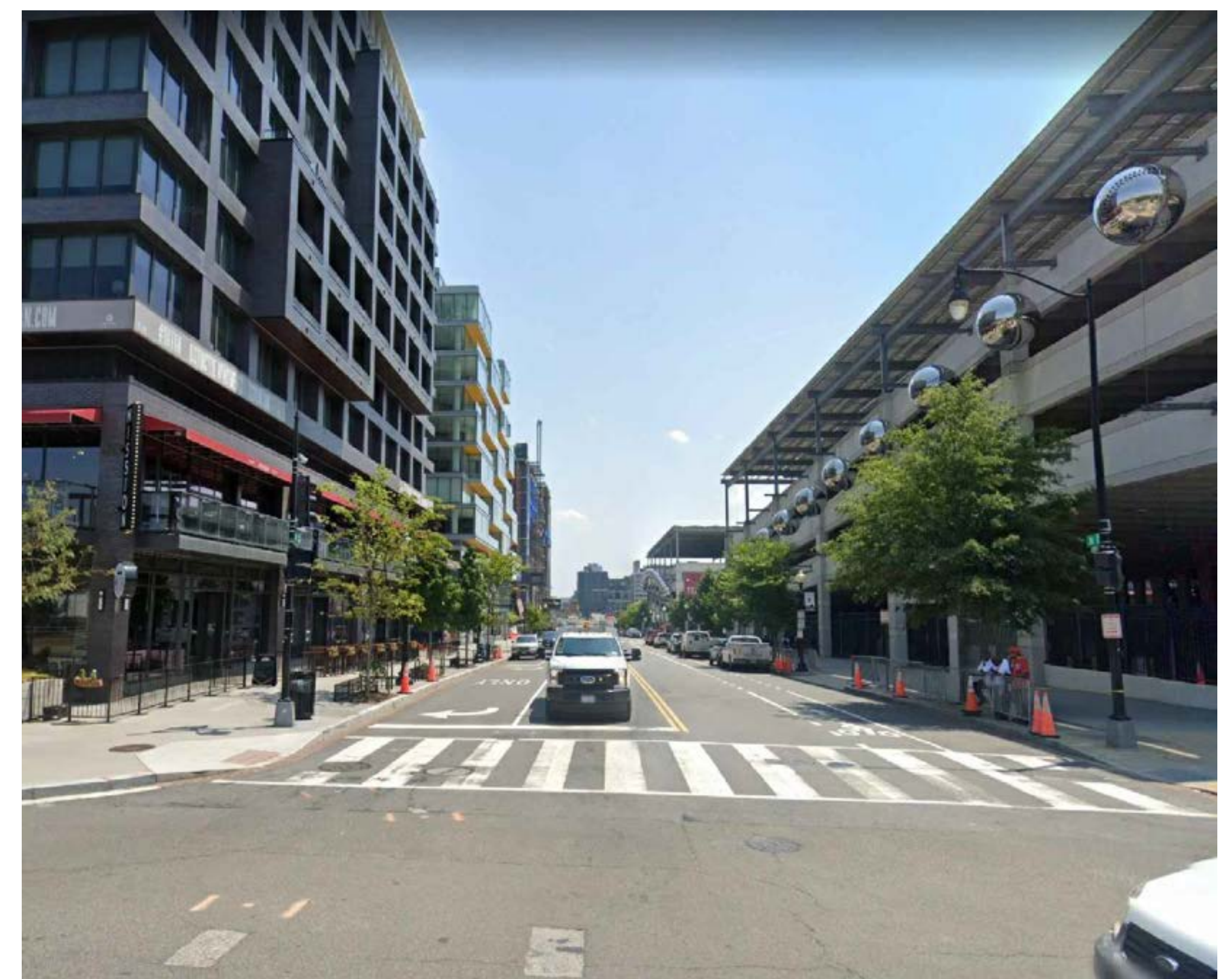
NATIONALS PARK BASEBALL STADIUM



EXISTING BUILDINGS



EXISTING ROW HOUSES (N-ST-SW)



EXISTING BUILDINGS

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STREET SW,  
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EXISTING BUILDINGS

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AS SHOWN

07.18.2022

A002

DRAWING NUMBER

LOCAL BRICK PATTERN &  
COLOR INSPIRATION



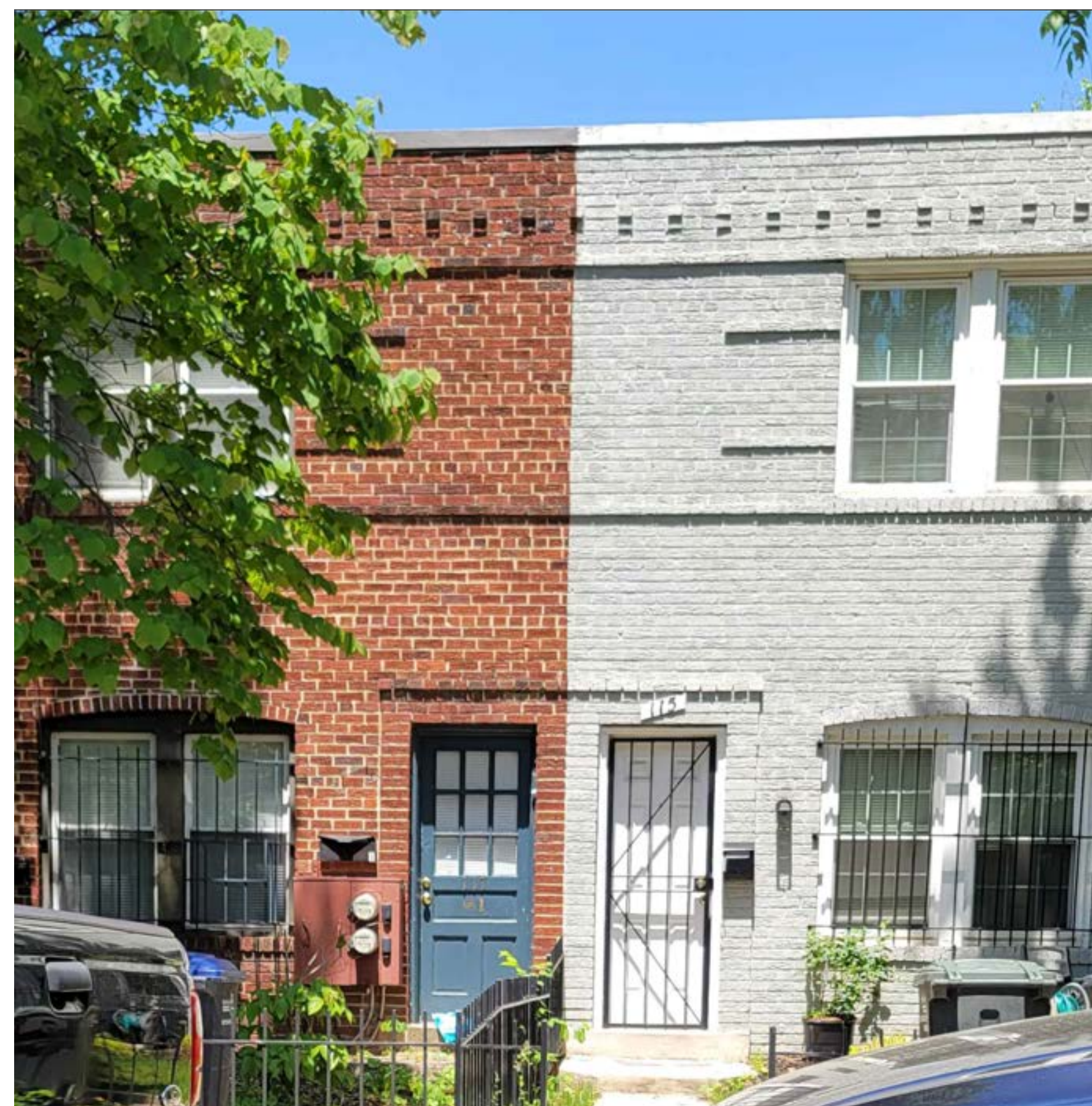
1322 WILLIAM SYPHAX- SCHOOL HALF ST SW



1322 WILLIAM SYPHAX- SCHOOL HALF ST SW



1420 CANAL ST SW



115 P- ST SW



111 O- ST SW

RICH MARKUS  
ARCHITECTS

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LOCAL BRICK  
PATTERN & COLOR  
INSPIRATION


REVISIONS

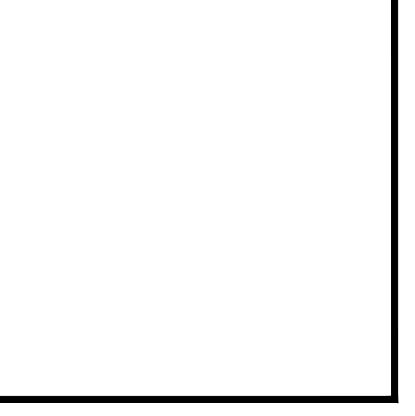
AS SHOWN

07.18.2022

A003

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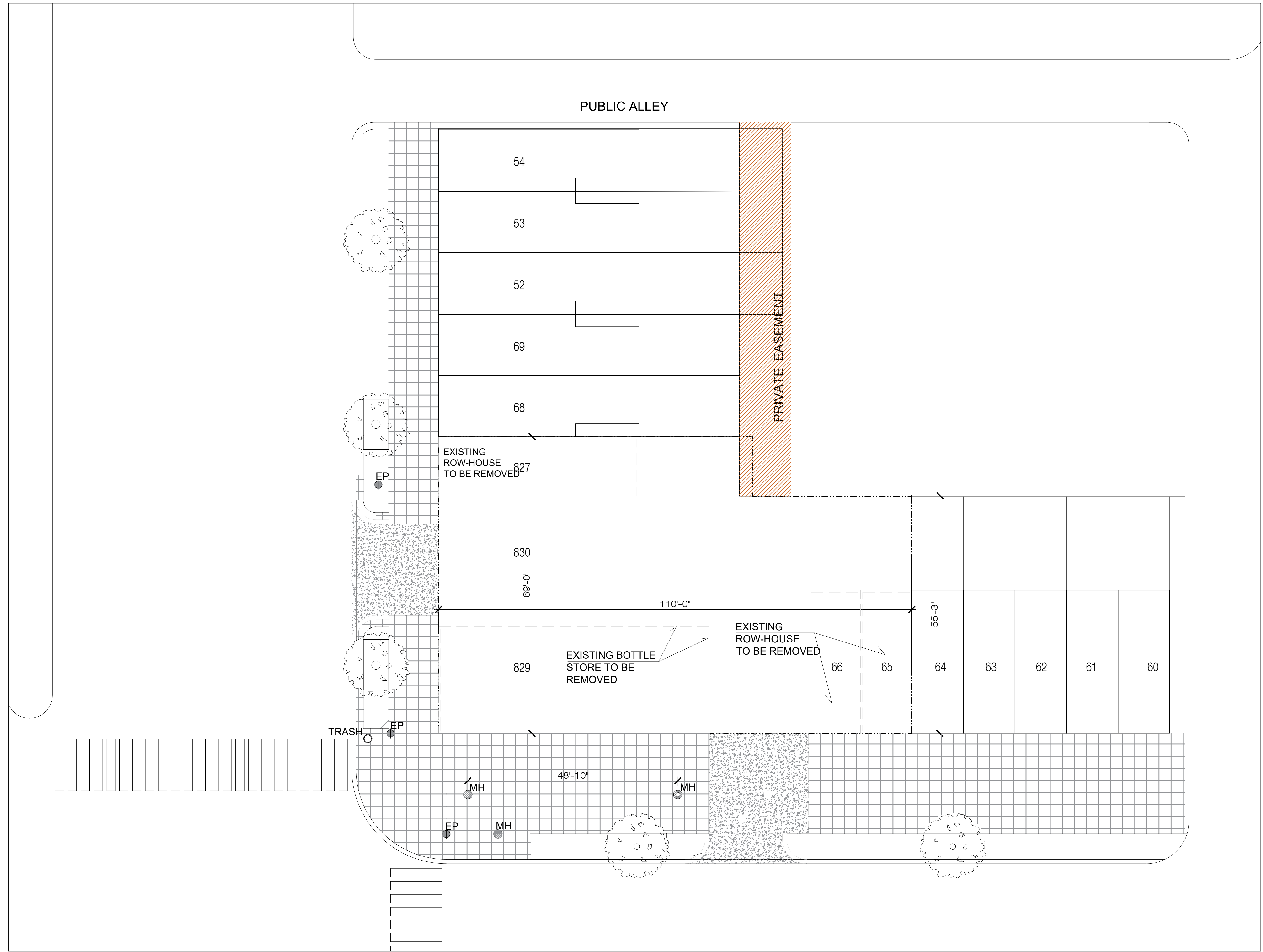
NO.	REVISIONS



3/32" = 1'-0" SCALE

07.18.2022 ISSUE

A004 DRAWING NUMBER



EXISTING CONDITION, EASEMENT AND DEMO

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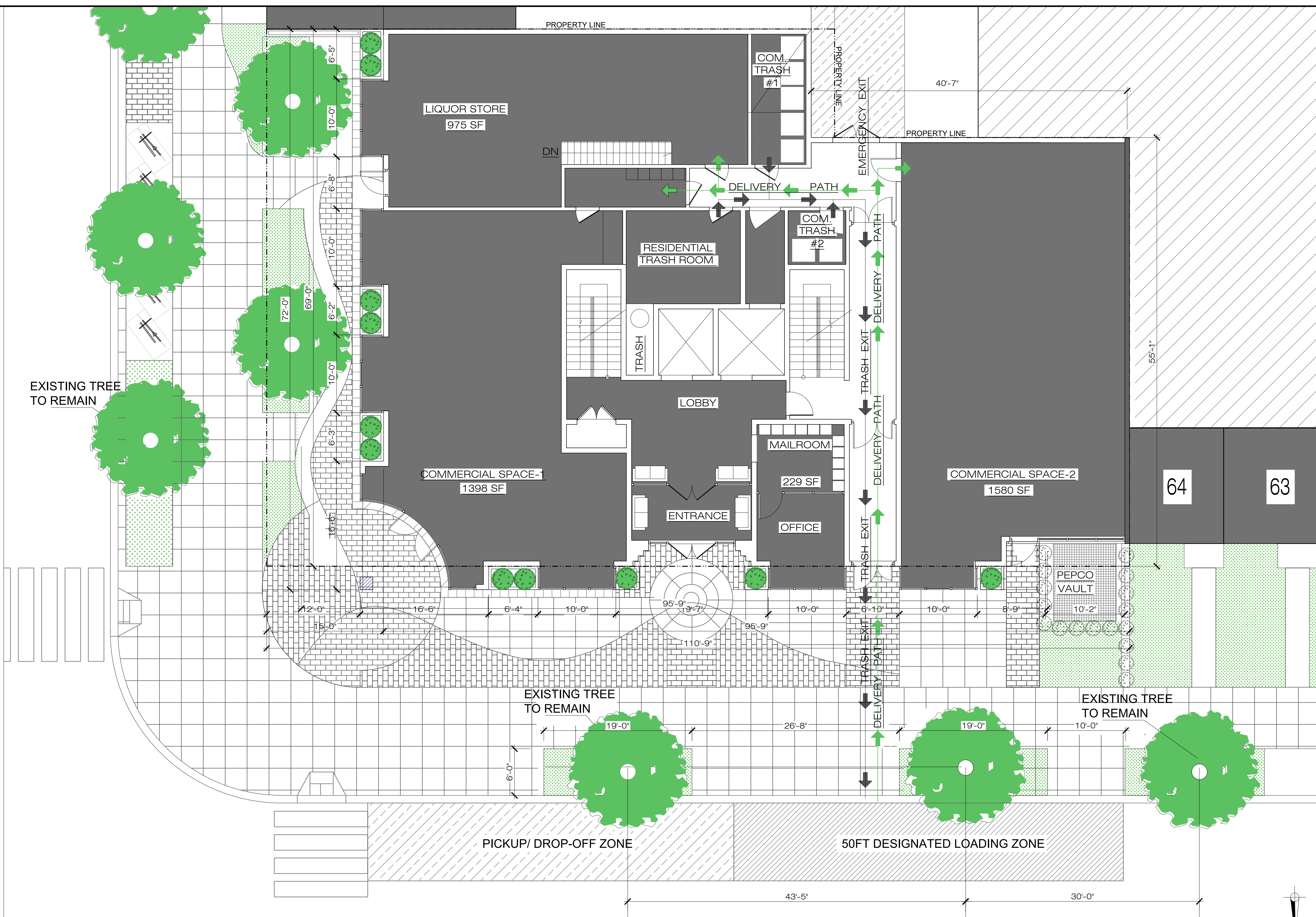
DELIVERY PATH &  
TRASH EXIT

NO.	DESCRIPTION

3/16" = 1'-0"  
SCALE

09.19.2022  
ISSUE

A005  
DRAWING NUMBER



EXISTING CONDITION, EASEMENT AND DEMO

NATIONALS PARK BASEBALL STADIUM

SOUTH CAPITOL STREET, SW

PUBLIC ALLEY

PRIVATE ALLEY EASEMENT

1319

N STREET, SW

# PROPOSED SITE PLAN



RICH MARKUS  
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SOUTH CAPITOL  
STREET SW,  
WASHINGTON D.C.

PROPOSED  
SITE PLAN

NO.	DESCRIPTION	DATE

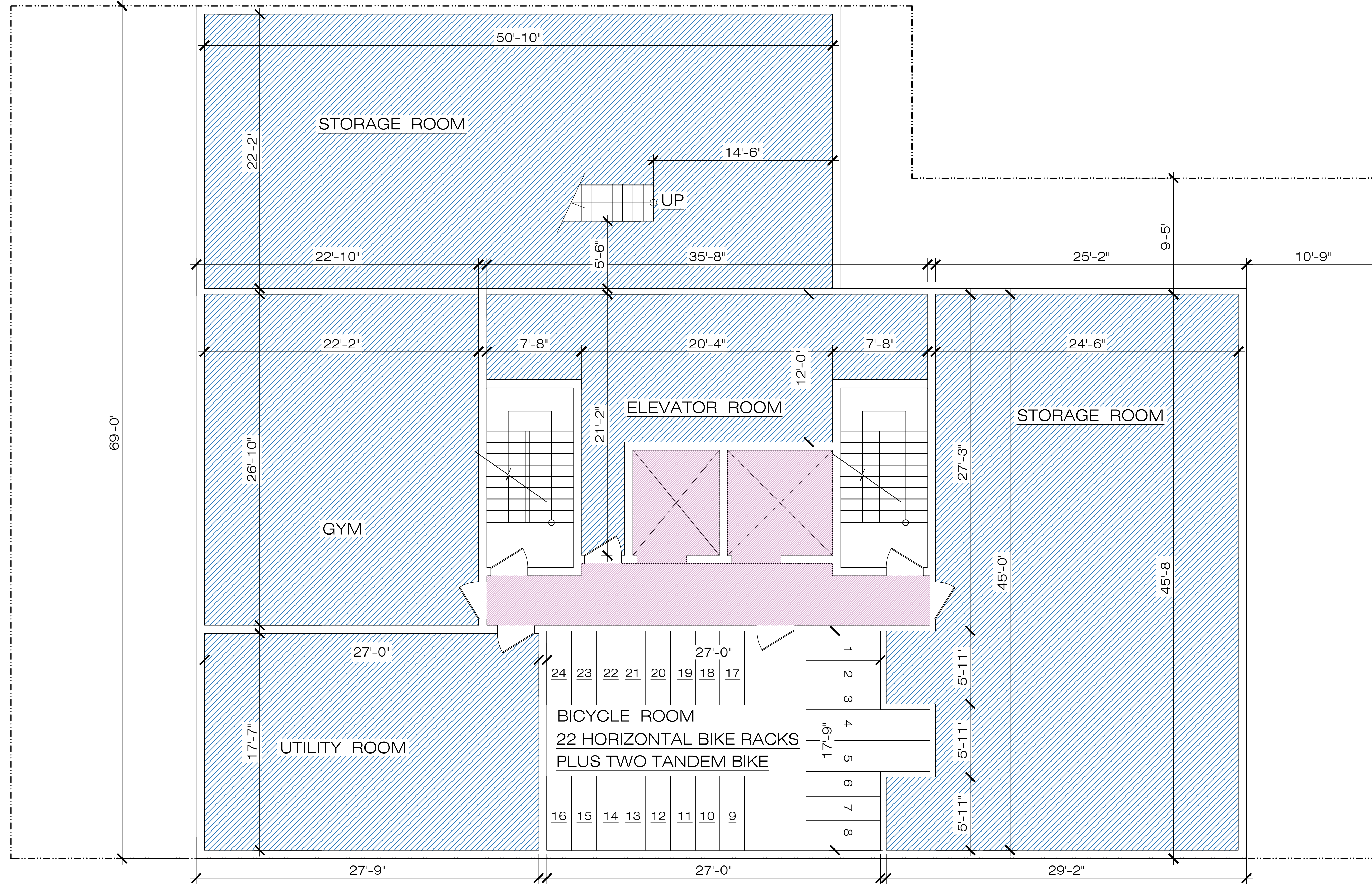
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09.19.2022 ISSUE

A100 DRAWING NUMBER



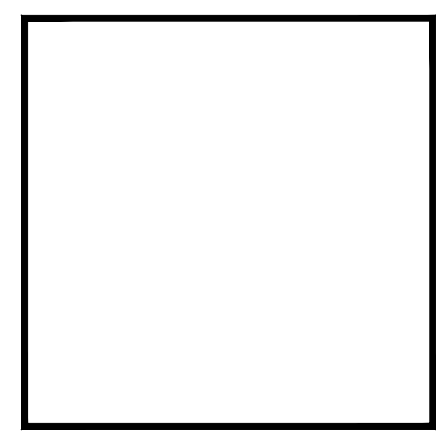
PROPOSED  
BASEMENT



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1301 S. CAPITOL ST., SW  
WASHINGTON D.C.

PROPOSED  
BASEMENT PLAN



1/4" = 1'-0"  
SCALE

08.20.2022  
ISSUE

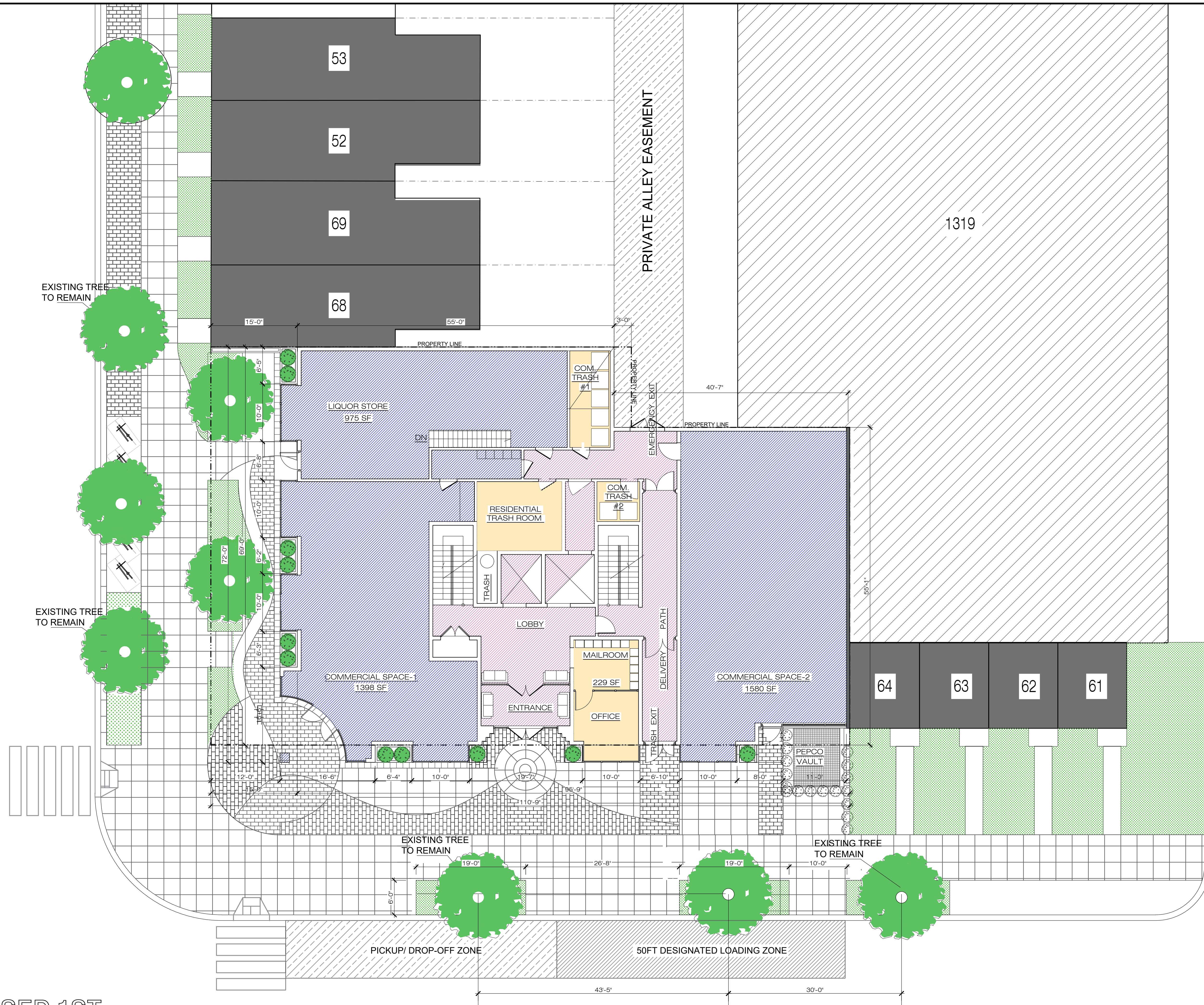
A200

DRAWING NUMBER

FILE NAME: -.dwg



SOUTH CAPITOL STREET, SW



PROPOSED 1ST FLOOR PLAN

N STREET, SW

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2601 P STREET NW, 2ND FLR  
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SOUTH CAPITOL STREET SW,  
WASHINGTON D.C.

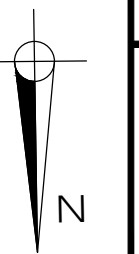
PROPOSED 1ST FLOOR PLAN

NO.	REVISIONS

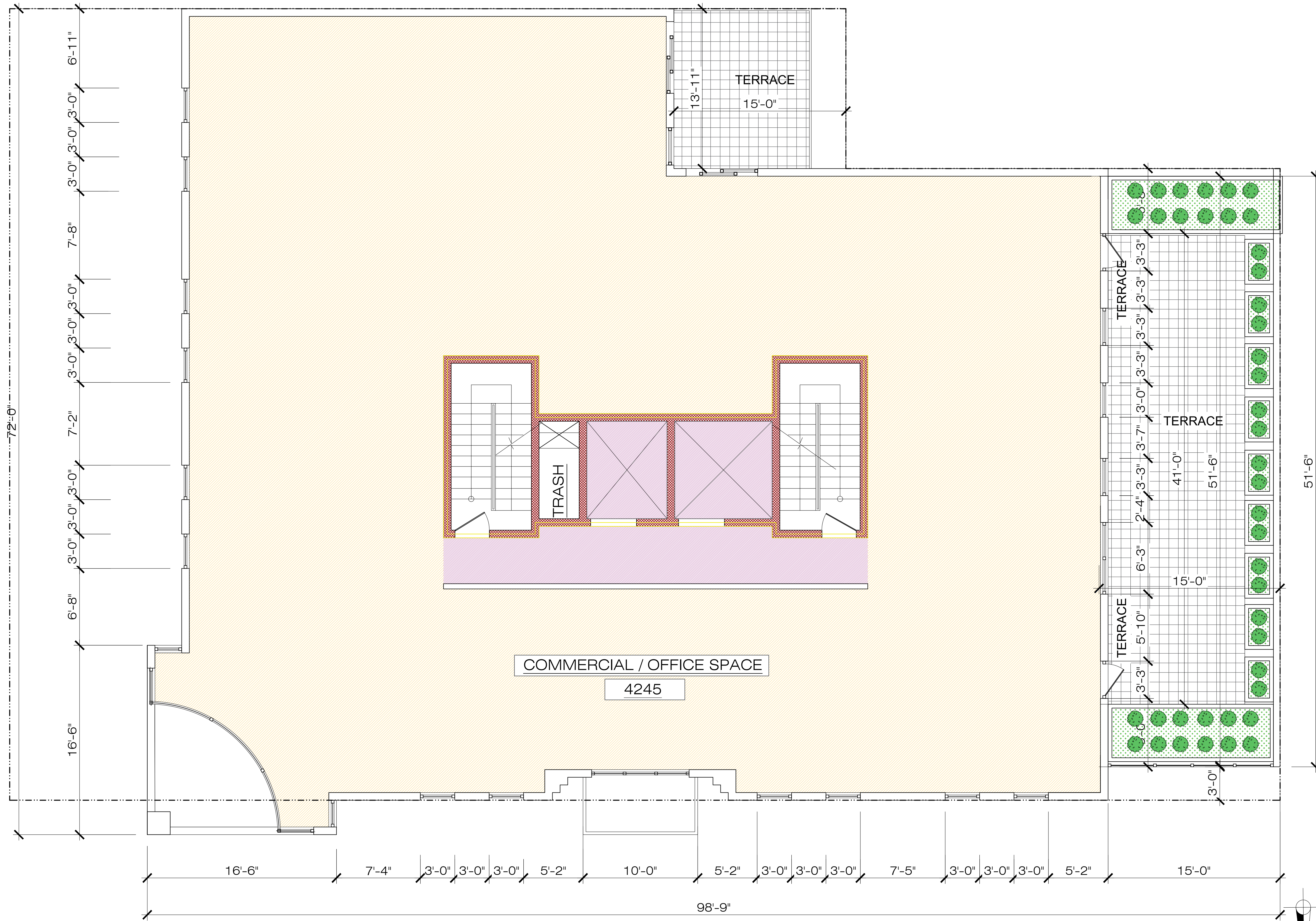
1/8" = 1'-0" SCALE

09.19.2022 ISSUE

A201 DRAWING NUMBER



PROPOSED 2ND  
FLOOR PLAN



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STREET SW,  
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PROPOSED 2ND  
FLOOR PLAN

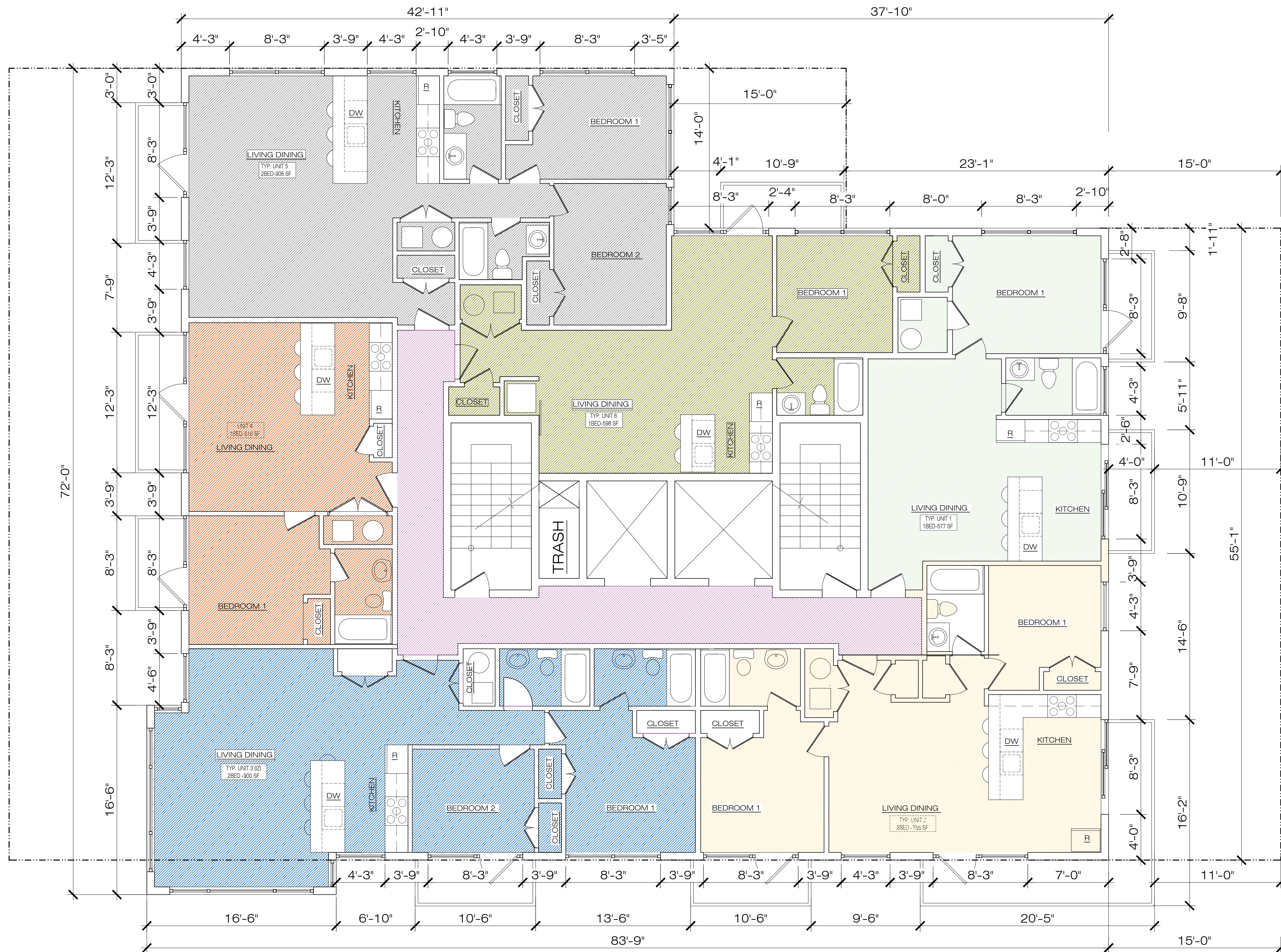
NO.	REVISIONS

1/4" = 1'-0" SCALE

09.19.2022 ISSUE

A202  
DRAWING NUMBER

PROPOSED 3RD FLOOR PLAN



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STREET SW,  
WASHINGTON D.C.

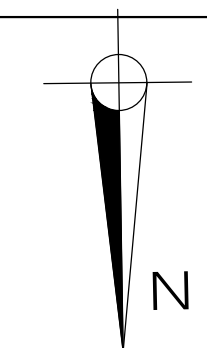
PROPOSED  
3RD FLOOR PLAN

NO.	REVISIONS

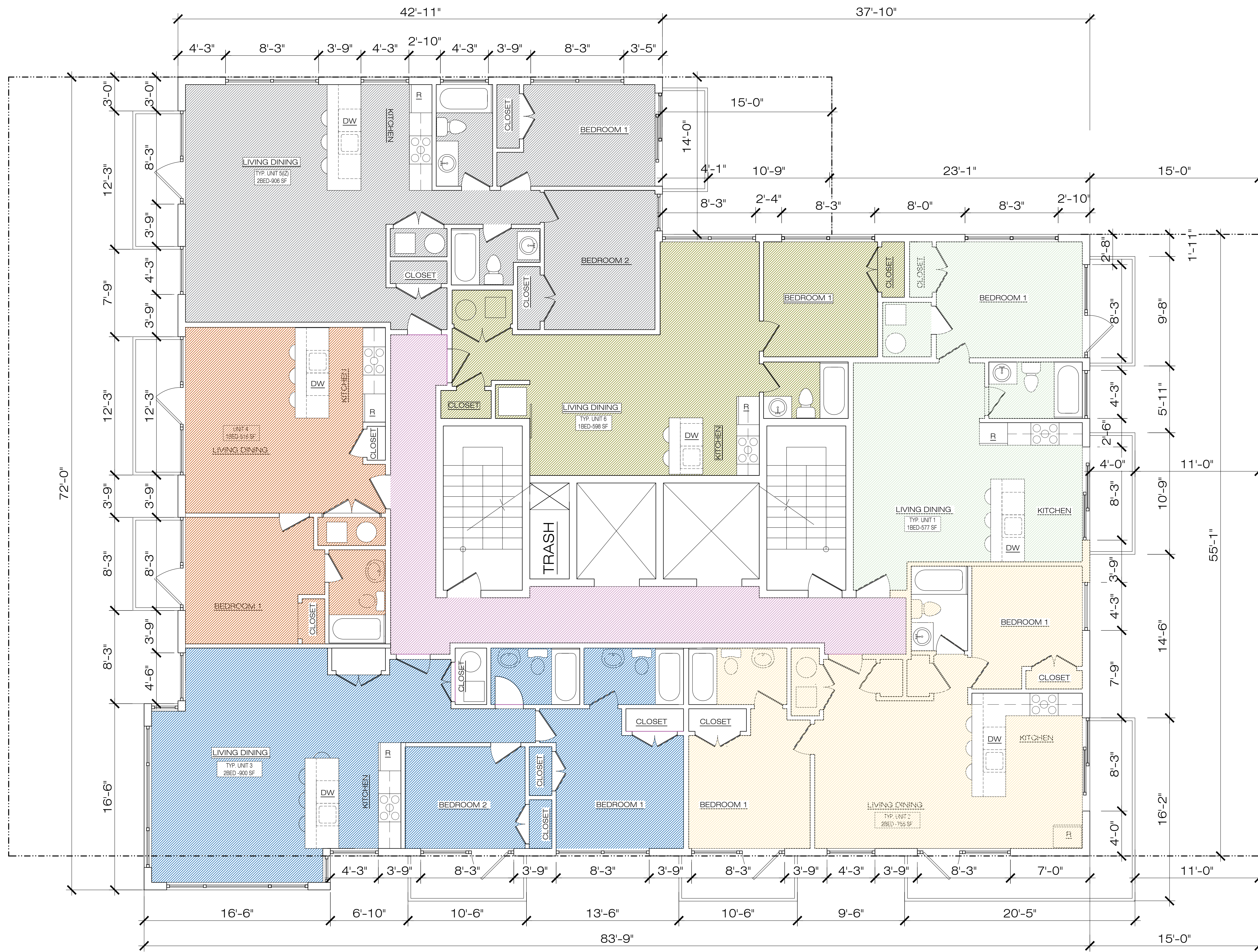
1/4" = 1'-0"  
SCALE

09.19.2022  
ISSUE

A203  
DRAWING NUMBER



PROPOSED 4TH FLOOR PLAN



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PROPOSED 4TH  
FLOOR PLANS

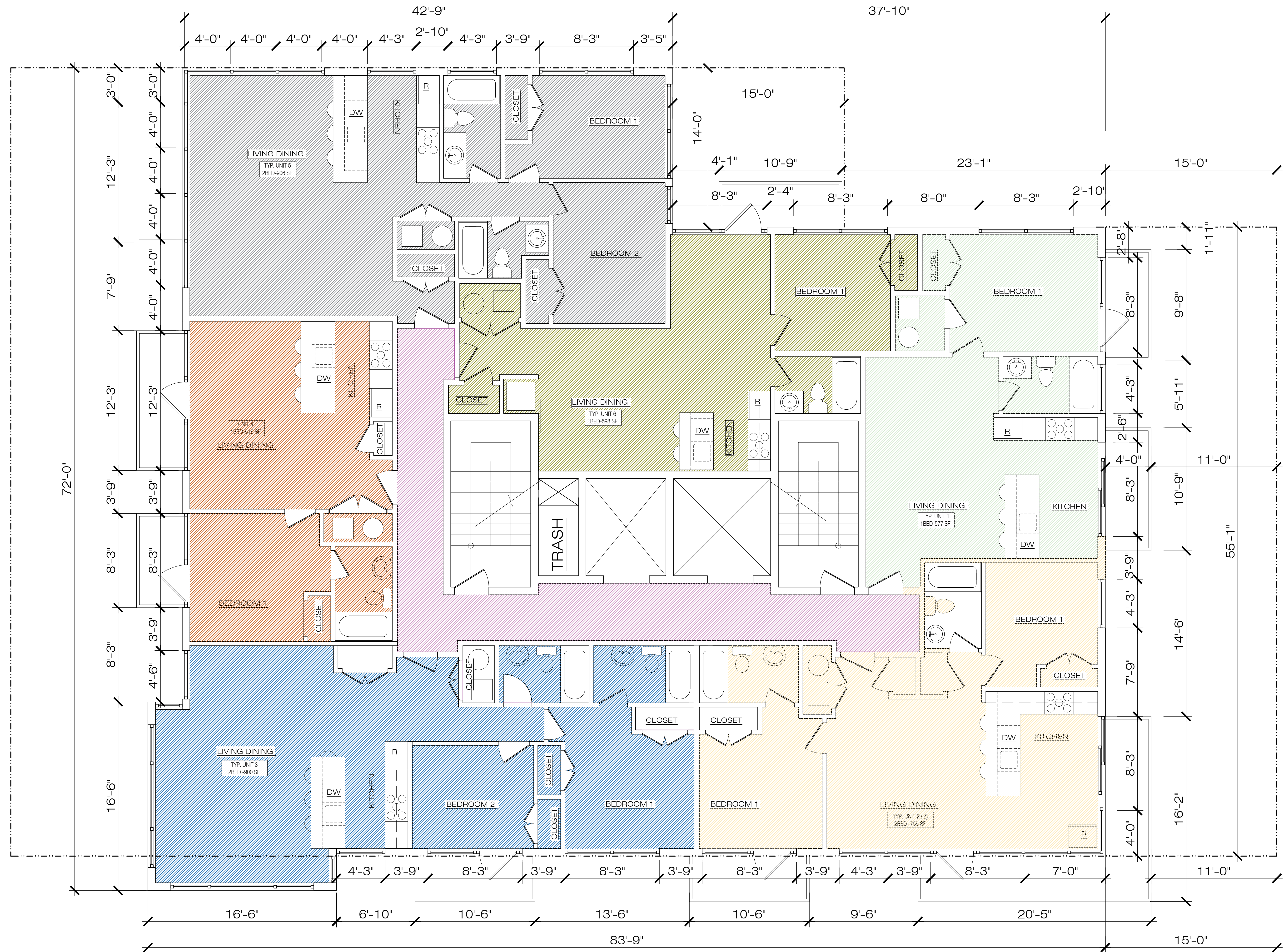
NO.	REVISIONS

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1/4" = 1'-0" SCALE

09.19.2022 ISSUE

A204  
DRAWING NUMBER



PROPOSED 5TH FLOOR PLAN

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ARCHITECTS

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STREET SW,  
WASHINGTON D.C.

PROPOSED 5TH  
FLOOR PLANS

NO.	DESCRIPTION	DATE

1/4" = 1'-0" SCALE

09.19.2022 ISSUE

A205

DRAWING NUMBER



PROPOSED 6TH FLOOR PLAN

RICH MARKUS  
ARCHITECTS  
2601 P STREET NW, 2ND FLR  
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STREET SW,  
WASHINGTON D.C.

PROPOSED 6TH.  
FLOOR PLANS

NO.	REVISIONS

DATE	ISSUE

1/4" = 1'-0" SCALE

09.19.2022

A206  
DRAWING NUMBER

NO.	REVISIONS

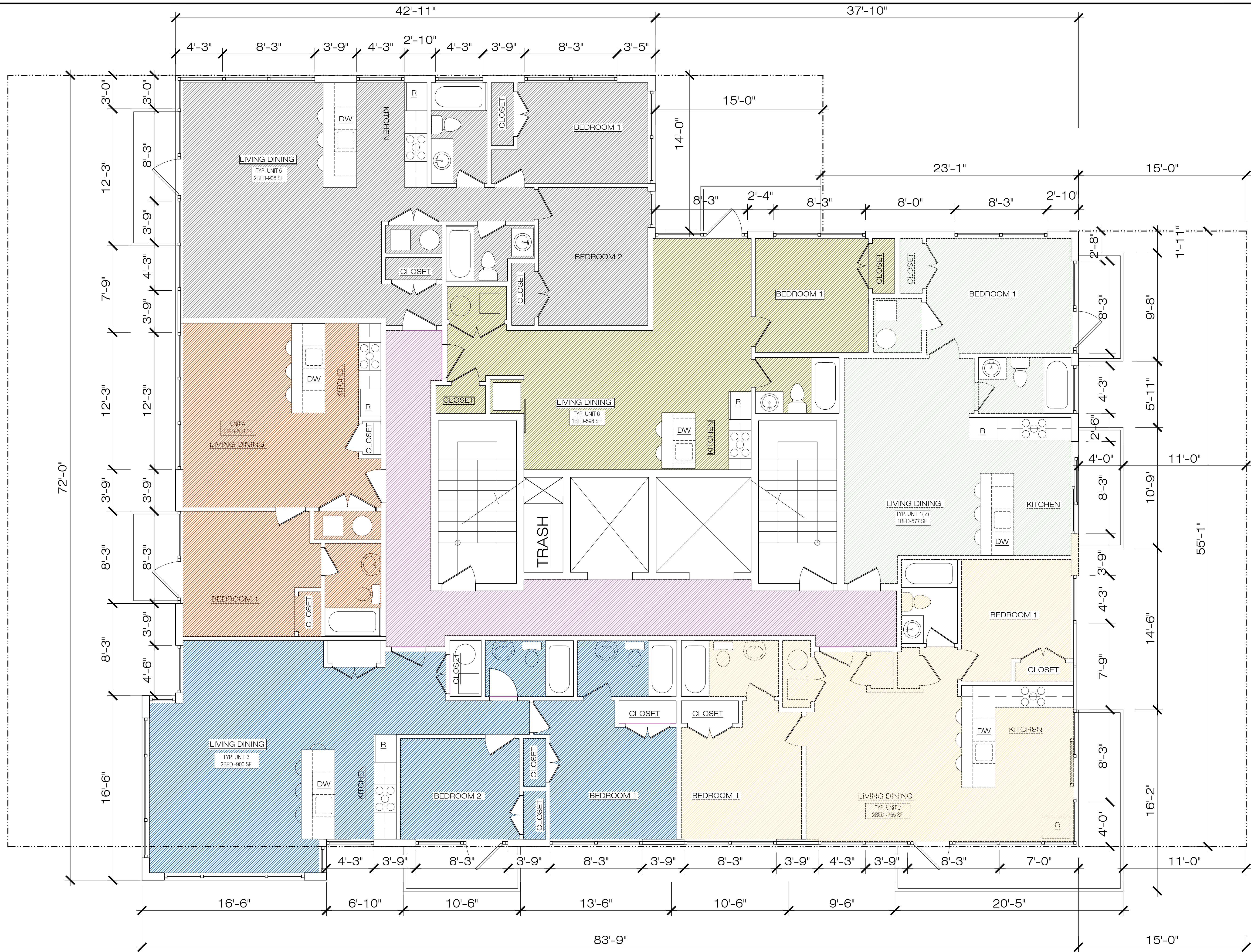
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1/4" = 1'-0" SCALE

09.19.2022 ISSUE

A207 DRAWING NUMBER

FILE NAME: SOUTH CAPITOL STREET.dwg



PROPOSED 7TH FLOOR PLAN

NO.	REVISIONS

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1/4" = 1'-0" SCALE

09.19.2022 ISSUE

A208  
DRAWING NUMBER



PROPOSED 8TH FLOOR PLAN



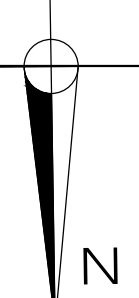
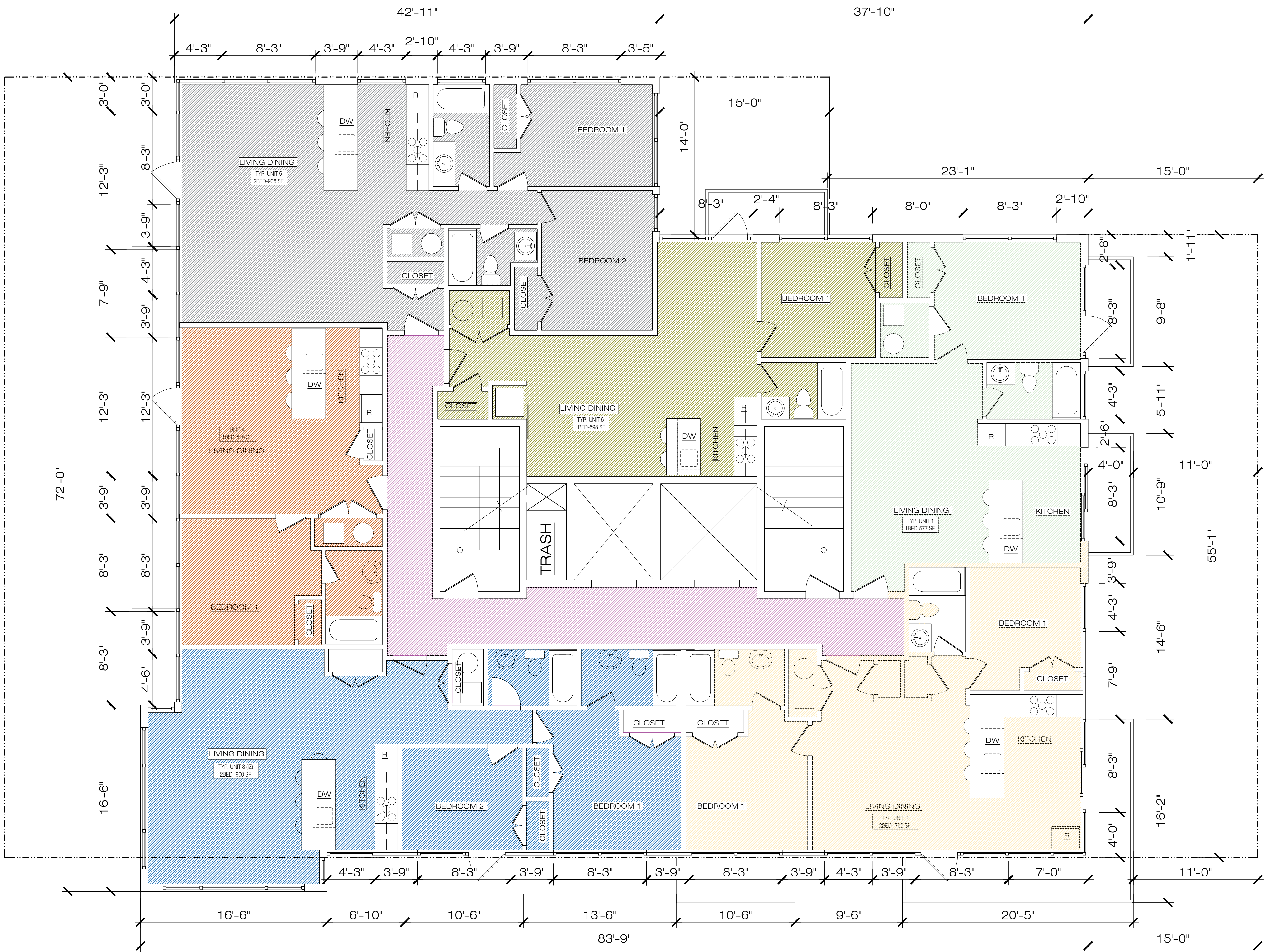
NO.	REVISIONS

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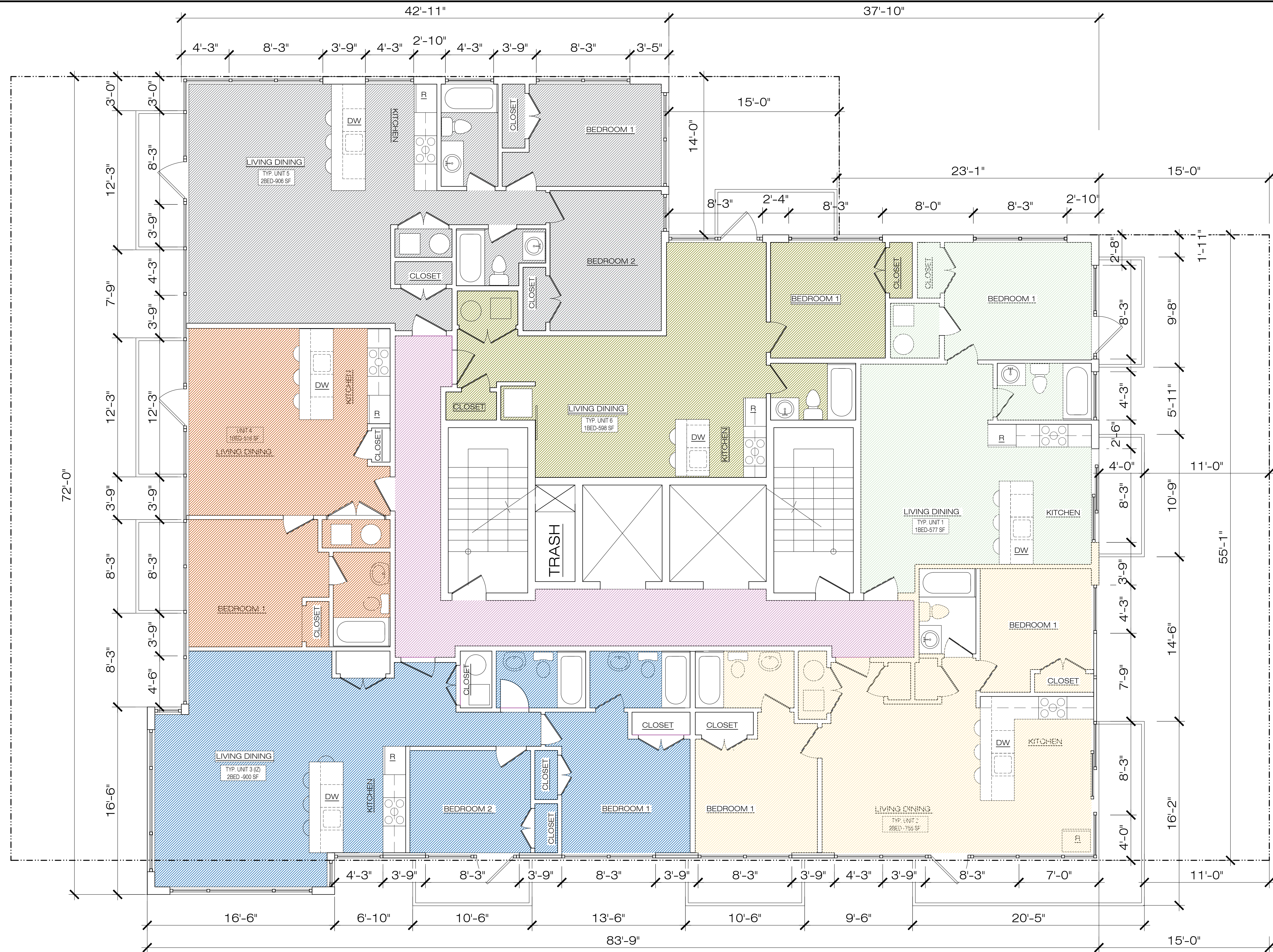
1/4" = 1'-0" SCALE

09.19.2022 ISSUE

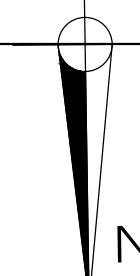
A209 DRAWING NUMBER



PROPOSED 9TH FLOOR PLAN



PROPOSED 10TH FLOOR PLAN



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SOUTH CAPITOL STREET SW,  
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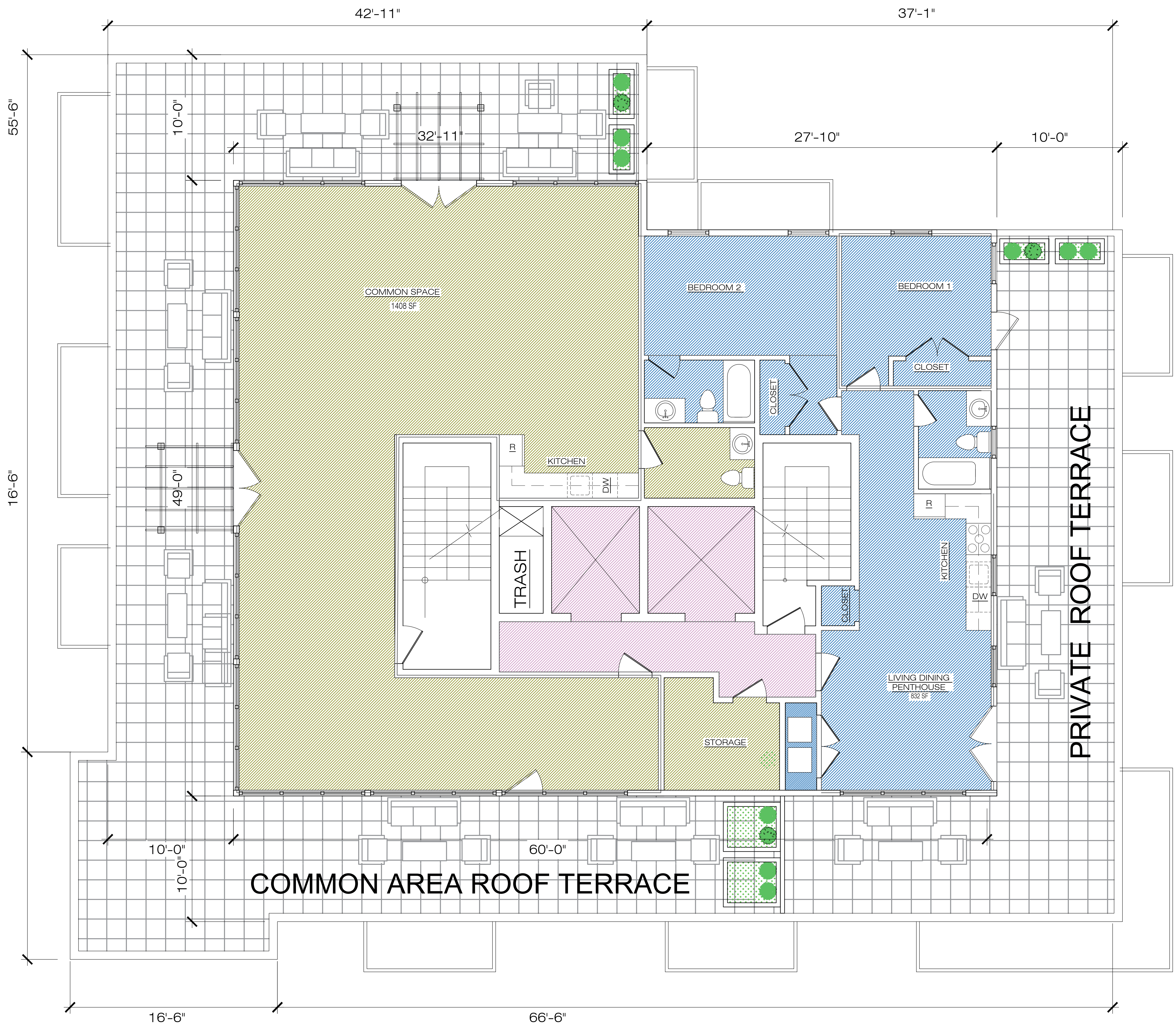
PROPOSED 10TH FLOOR PLANS

NO.	REVISIONS

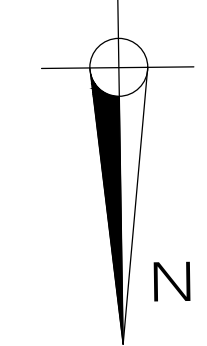
1" = 1'-0" SCALE

09.19.2022 ISSUE

A210 DRAWING NUMBER



PROPOSED PENTHOUSE



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STREET SW,  
WASHINGTON D.C.

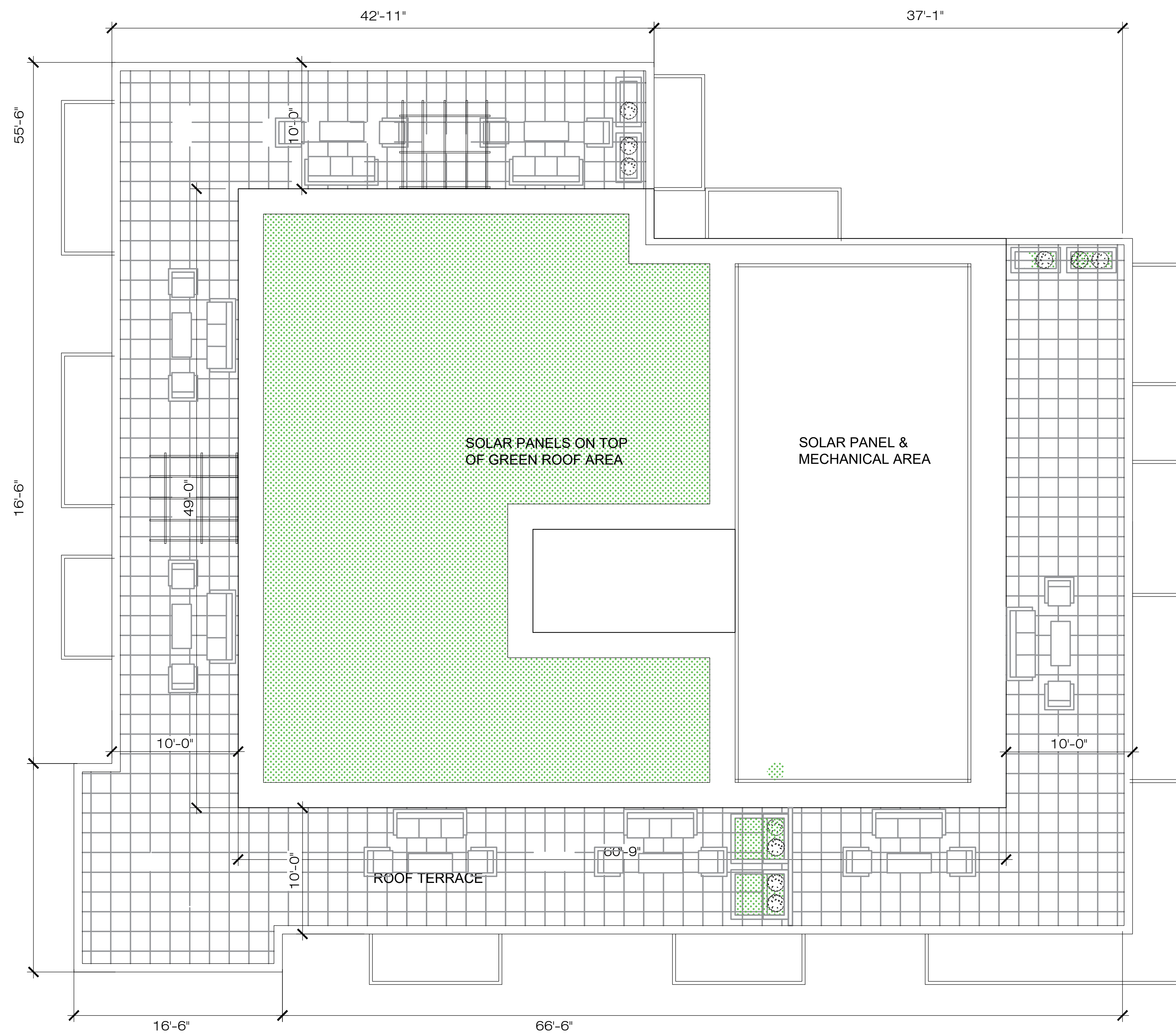
PROPOSED  
PENTHOUSE  
PLAN

NO.	REVISIONS


1/4" = 1'-0"  
SCALE

09.19.2022  
ISSUE

A211  
DRAWING NUMBER



PROPOSED ROOF PLAN

PRELIMINARY SOLAR ENERGY CALCULATION	
ROOF AREA	1,400 sf + 900sf = 2300 sf
ROOF AREA COVERED WITH SOLAR PANELS	80% x 2300 sf = 1,840 sf
SOLAR CAPACITY @ 18 WATTS/sf	1,840 sf x 18 W= 33,120 WATTS OR 33kw
ANNUAL PRODUCTION FOR 33kw SOLAR ARRAY IN WASHINGTON DC WILL AVERAGE 42,000 kwh/yr	
DESCRIPTION	ASSUMPTION
ANNUAL ELECTRICITY GENERATION ESTIMATE	60,000 sf WILL CONSUME 25 kbtu/sf/yr= 440,000 kwh/yr
THEREFORE, THE SOLAR PANELS WOULD BE OFFSETTING JUST UNDER 10% OF TOTAL BUILDING ENERGY USE.	

SOLAR CALCULATION.



GREEN ROOF & SOLAR PANELS



SOLAR PANEL SUPPORT SYS.

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PROPOSED ROOF PLAN

NO.	REVISIONS

AS SHOWN SCALE

09.19.2022 ISSUE

A212

DRAWING NUMBER



A. GREEN ROOF



B. VEGETATED WALL



C. STONE / CONCRETE PAVEMENT

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SOUTH CAPITOL  
STREET SW,  
WASHINGTON D.C.

GAR

*** Address 5 Capitol St SW		Square	Lot	Zone District
		653	827,829,830	CG-2
Other				
Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiglier
		7,079	.3	SCORE: 0.305
Landscape Elements		Square Feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth < 24"	square feet 190	0.30	57.0
2	Landscaped areas with a soil depth ≥ 24"	square feet	0.60	-
3	Bioretention facilities	square feet	0.40	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants < 2' height	square feet	0.20	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants 15	135 0.30	40.5
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0.80	-
9	Vegetated wall, plantings on a vertical surface	square feet 140	0.60	84.0
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	square feet 70	0.60	42.0
2	Over at least 8" of growth medium	square feet 1,762	0.80	1,409.6
<b>D Permeable Paving***</b>				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet 631	0.50	315.5
<b>E Other</b>				
1	Enhanced tree growth systems***	square feet	0.40	-
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
<b>F Bonuses</b>				
1	Native plant species	square feet 2,107	0.10	210.7
2	Landscaping in food cultivation	square feet	0.10	-
3	Harvested stormwater irrigation	square feet	0.10	-
sub-total of sq ft =				2,928
Green Area Ratio numerator =				2,159
Total square footage of all permeable paving and enhanced tree growth.				316

GAR SCORDHEET



PROPOSED EAST ELEVATION

RICH MARKUS  
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SOUTH CAPITOL  
STREET SW,  
WASHINGTON D.C.

PROPOSED  
ELEVATION

NO.	DESCRIPTION	DATE

--

$\frac{3}{32}'' = 1'-0''$  SCALE

09.19.2022 ISSUE

A300  
DRAWING NUMBER



PROPOSED NORTH ELEVATION

RICH MARKUS  
ARCHITECTS

2601 P STREET NW, 2ND FLR  
WASHINGTON DC 20007  
202.333.2877 V

SOUTH CAPITOL  
STREET SW,  
WASHINGTON D.C.

PROPOSED  
ELEVATION

NO.	DESCRIPTION	DATE

--

1/8" = 1'-0" SCALE

09.19.2022 ISSUE

A301  
DRAWING NUMBER



PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

RICH MARKUS  
ARCHITECTS  
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WASHINGTON DC 20007  
202.333.2877 V

SOUTH CAPITOL  
STREET SW,  
WASHINGTON D.C.

ELEVATIONS

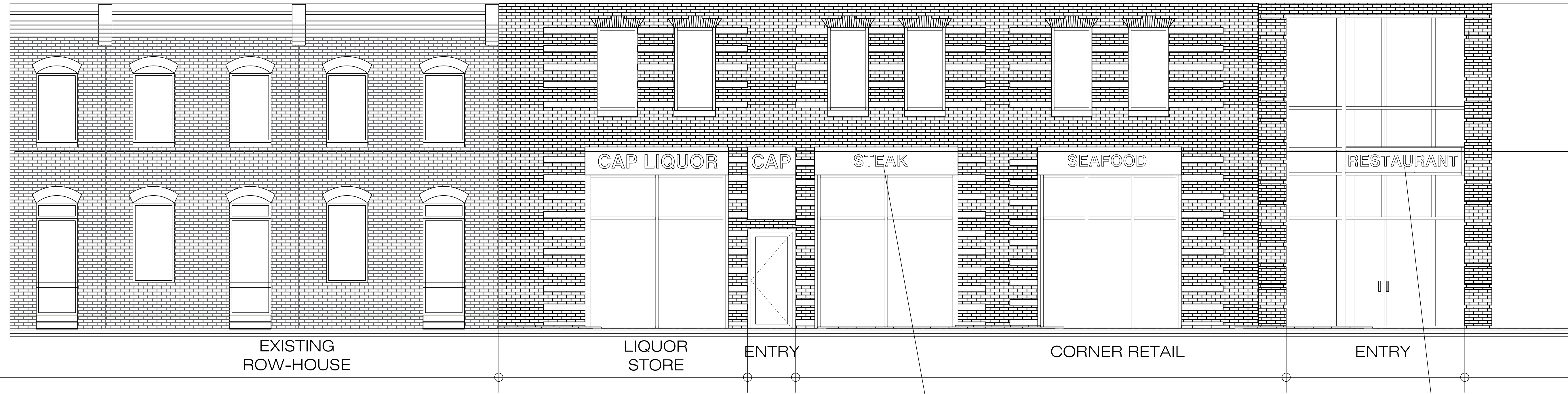
NO.	DATE	REVISIONS

1/8" = 1'-0" SCALE

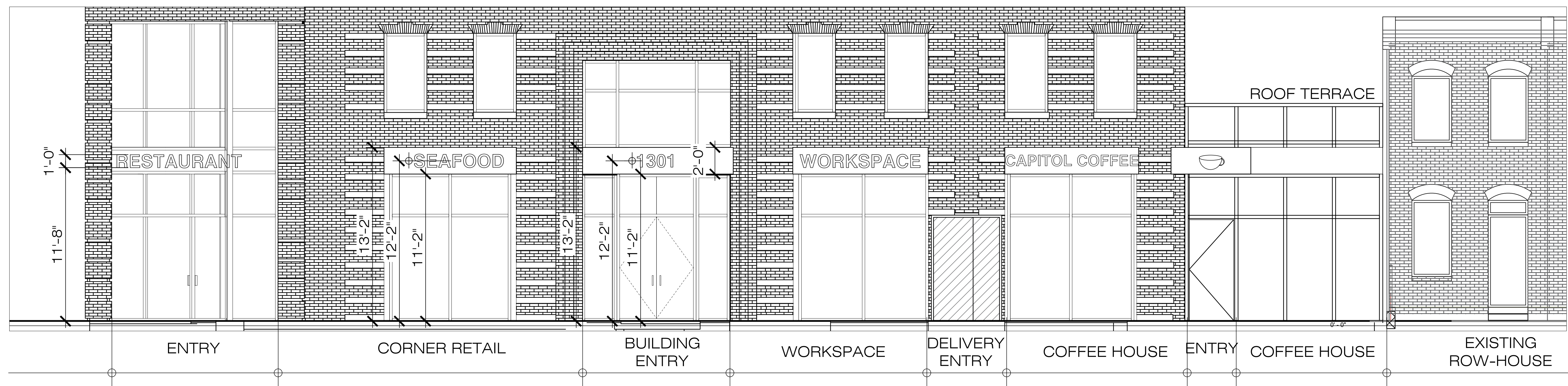
09.19.2022 ISSUE

A302  
DRAWING NUMBER

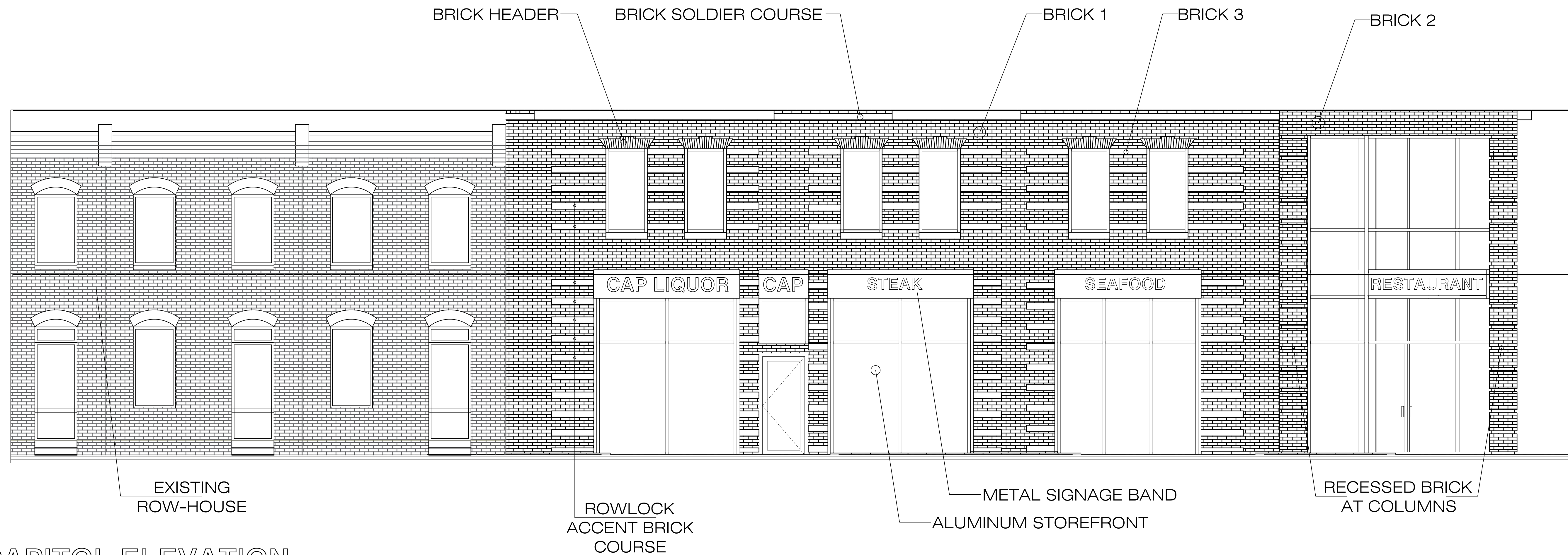




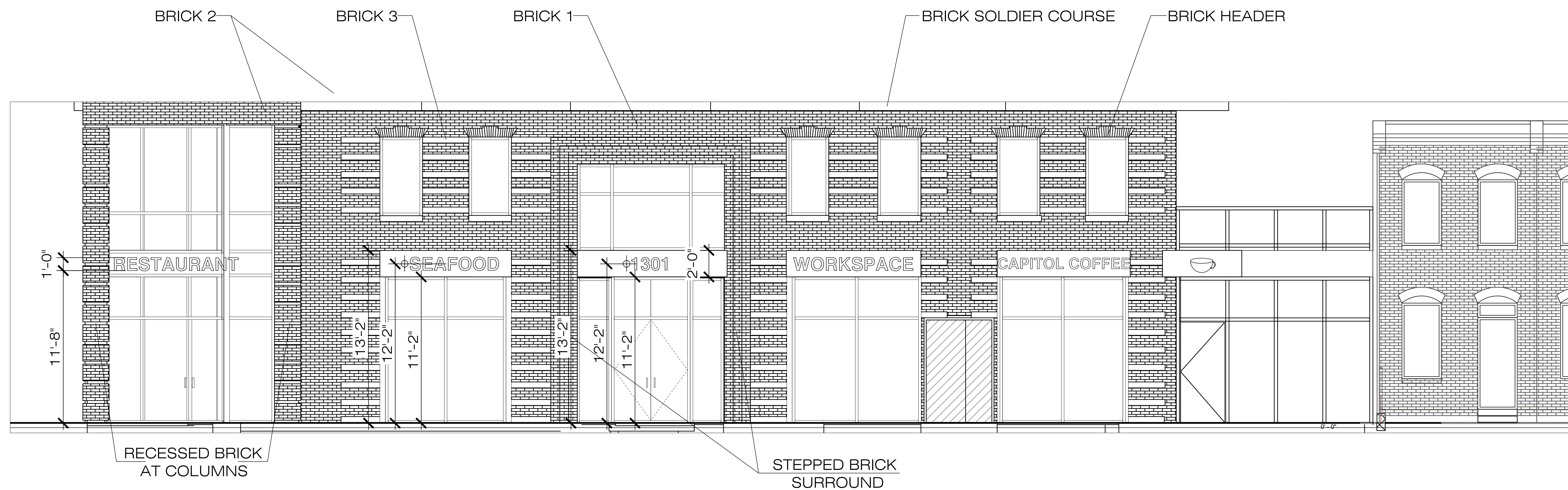
S. CAPITOL ELEVATION



N ST. ELEVATION



S. CAPITOL ELEVATION



N ST. ELEVATION

RICH MARKUS  
ARCHITECTS  
2601 P STREET NW, 2ND FLR  
WASHINGTON DC 20007  
202.333.2877 V

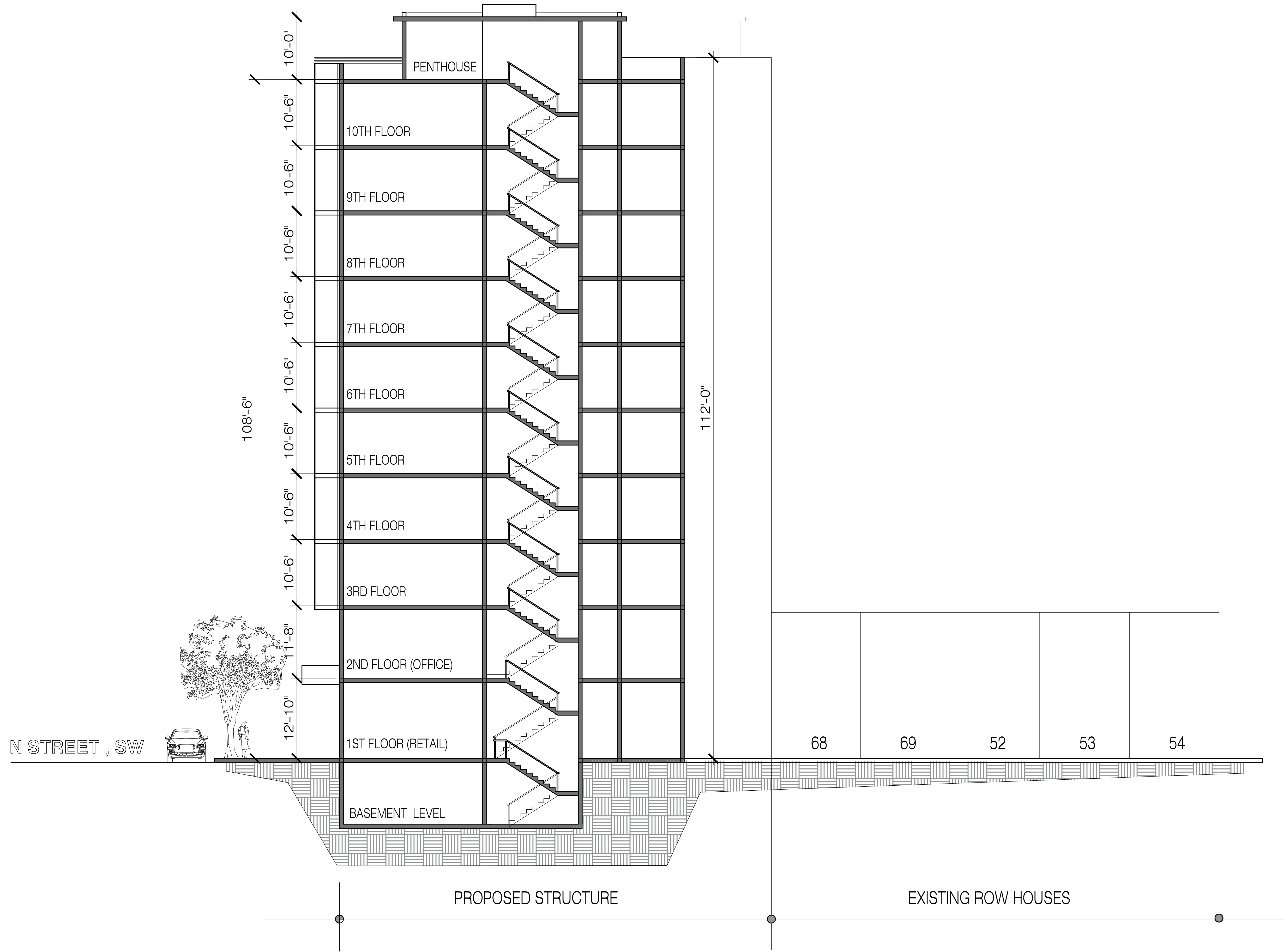
SOUTH CAPITOL  
STREET SW,  
WASHINGTON D.C.

COMMERCIAL  
FACADE DESIGN

NO.	DESCRIPTION	DATE


1/4" = 1'-0" SCALE  
09.02.2022 ISSUE

A304  
DRAWING NUMBER



PROPOSED SECTION

RICH MARKUS  
ARCHITECTS

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WASHINGTON DC 20007  
202.333.2877 V

SOUTH CAPITOL  
STREET SW,  
WASHINGTON D.C.

PROPOSED  
SECTION

NO.	DATE	REVISIONS

1" = 1'-0" SCALE

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