



# APPLICATION FOR DESIGN REVIEW

1319 SOUTH CAPITOL STREET SW  
24 JULY 2020



**FORTIS**

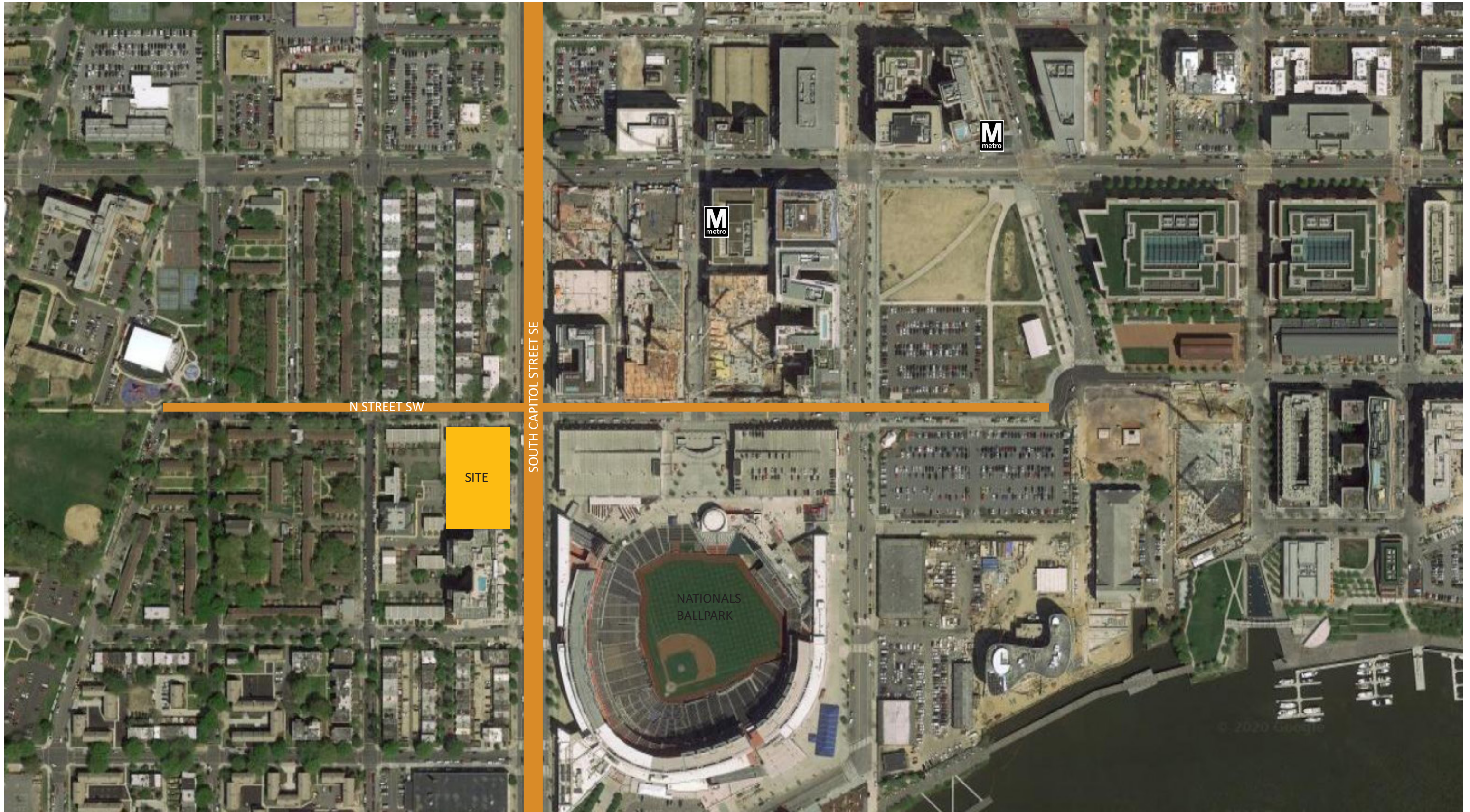
**BEYER  
BLINDER  
BELLE**

STUDIO39

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**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)

**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**

269,661 SF (7.2 FAR) 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)

Approx. 180 (up to 3 Levels)

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

100-107  
 15-16

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



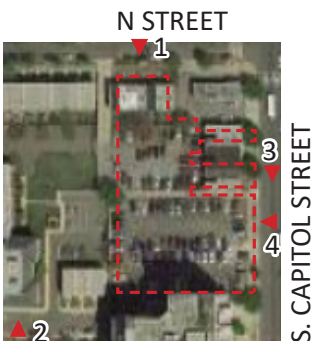
3. LOOKING SOUTH ON SOUTH CAPITOL STREET



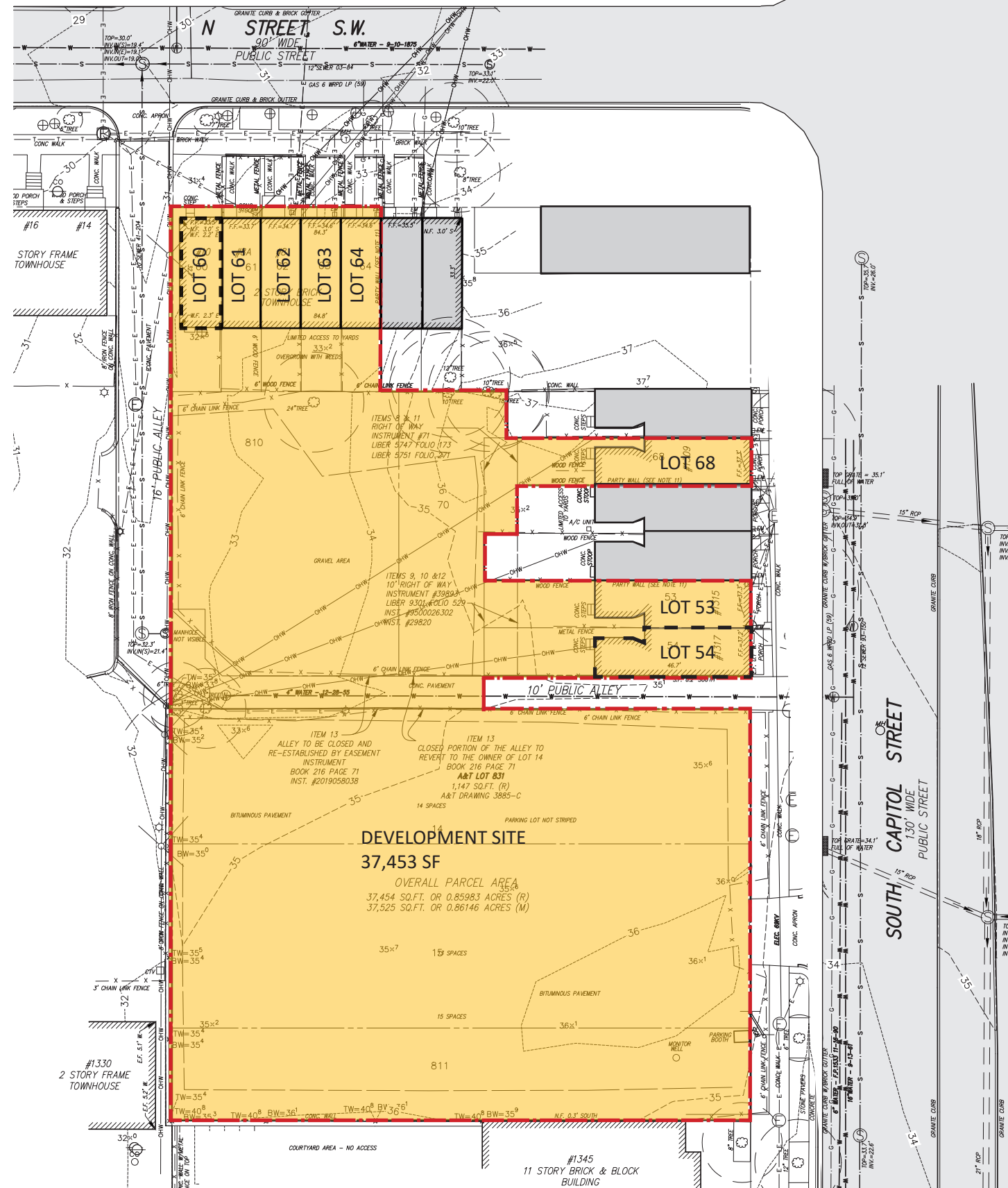
2. SYPHAX VILLAGE



4. CURRENT PARKING LOT





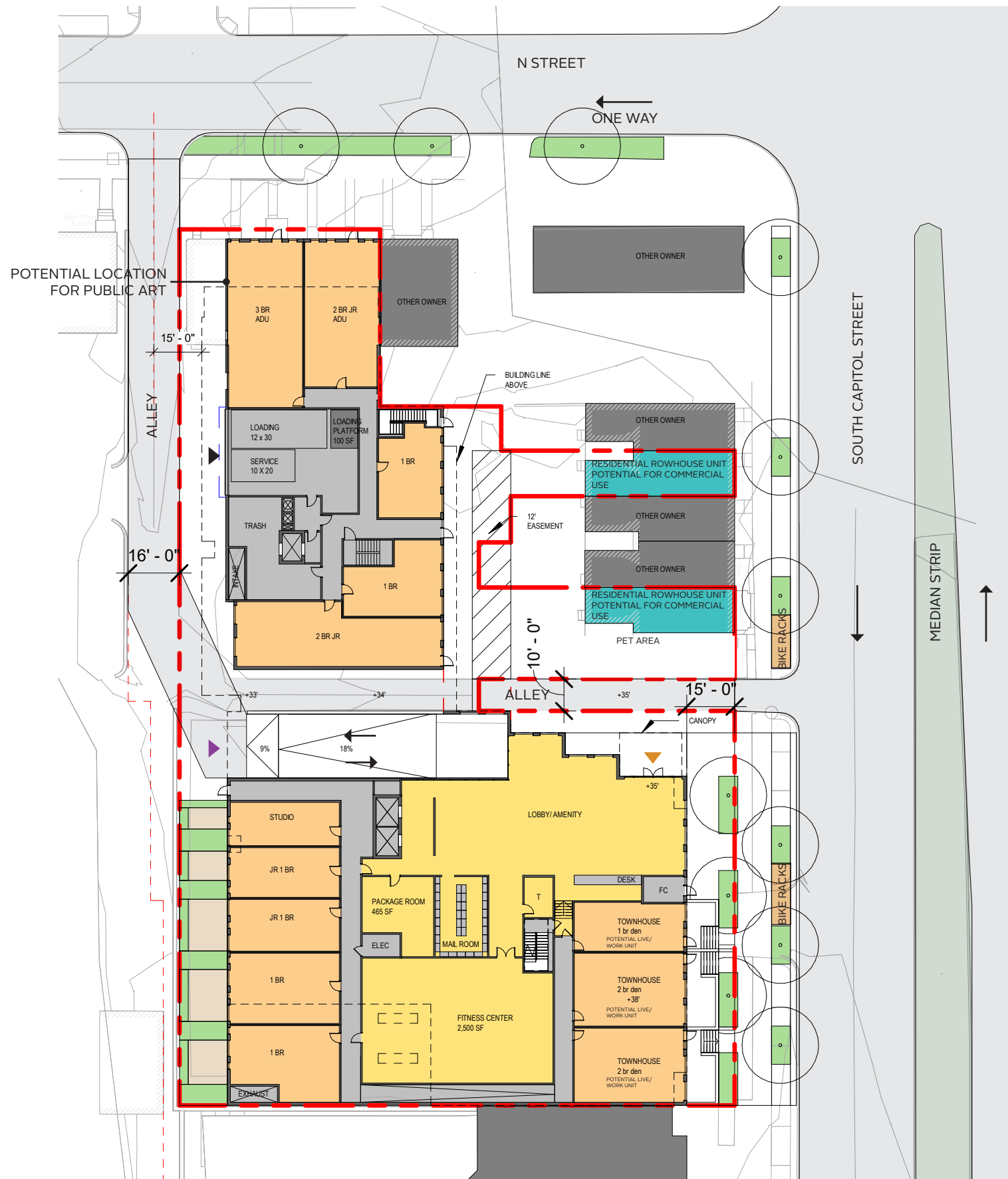


- DEVELOPMENT SITE
- TOWNHOUSES OWNED BY DEVELOPER TO BE PARTIALLY OR ENTIRELY RETAINED
- TOWNHOUSES TO BE RAZED



- 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"

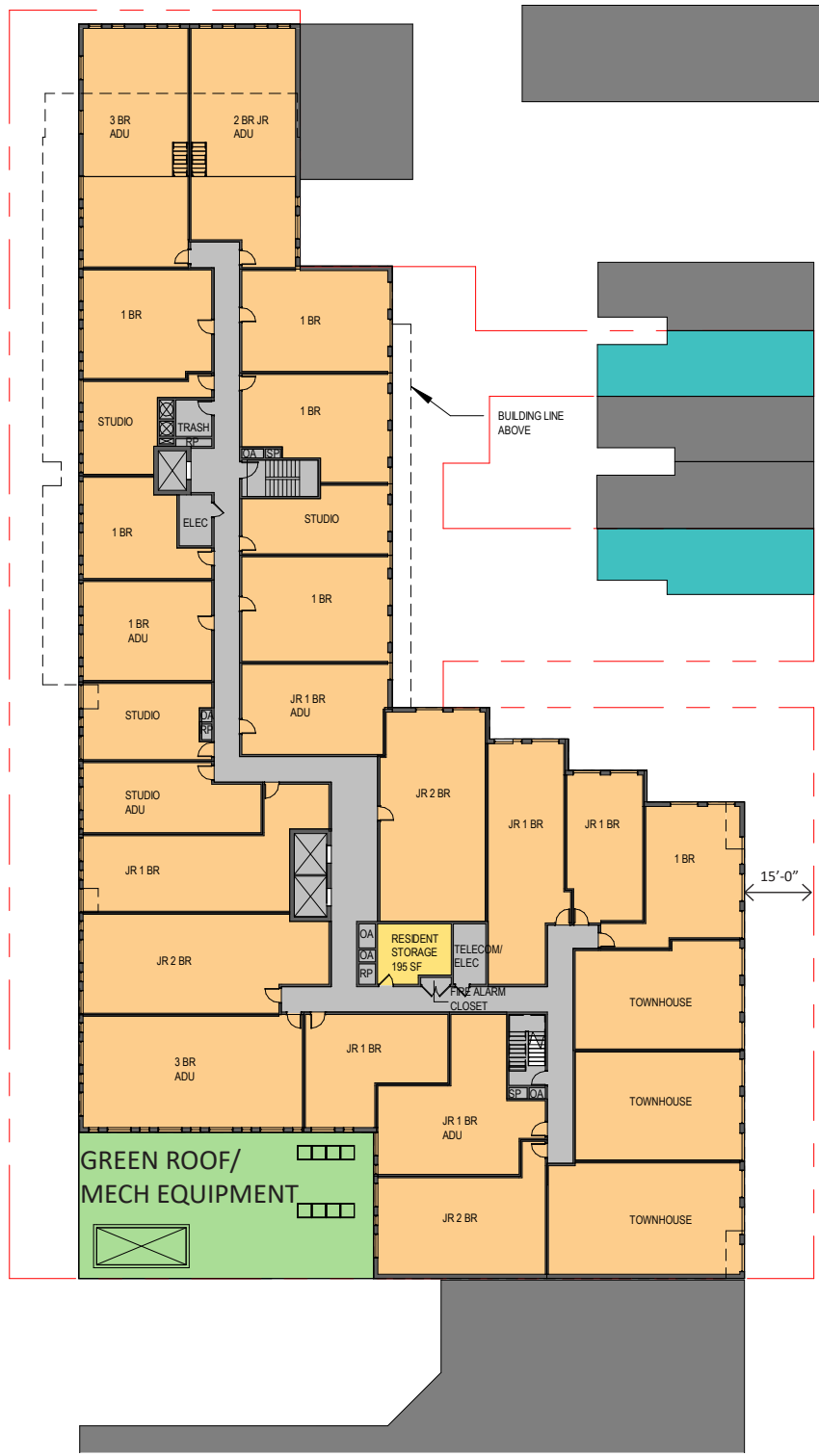
LEGEND

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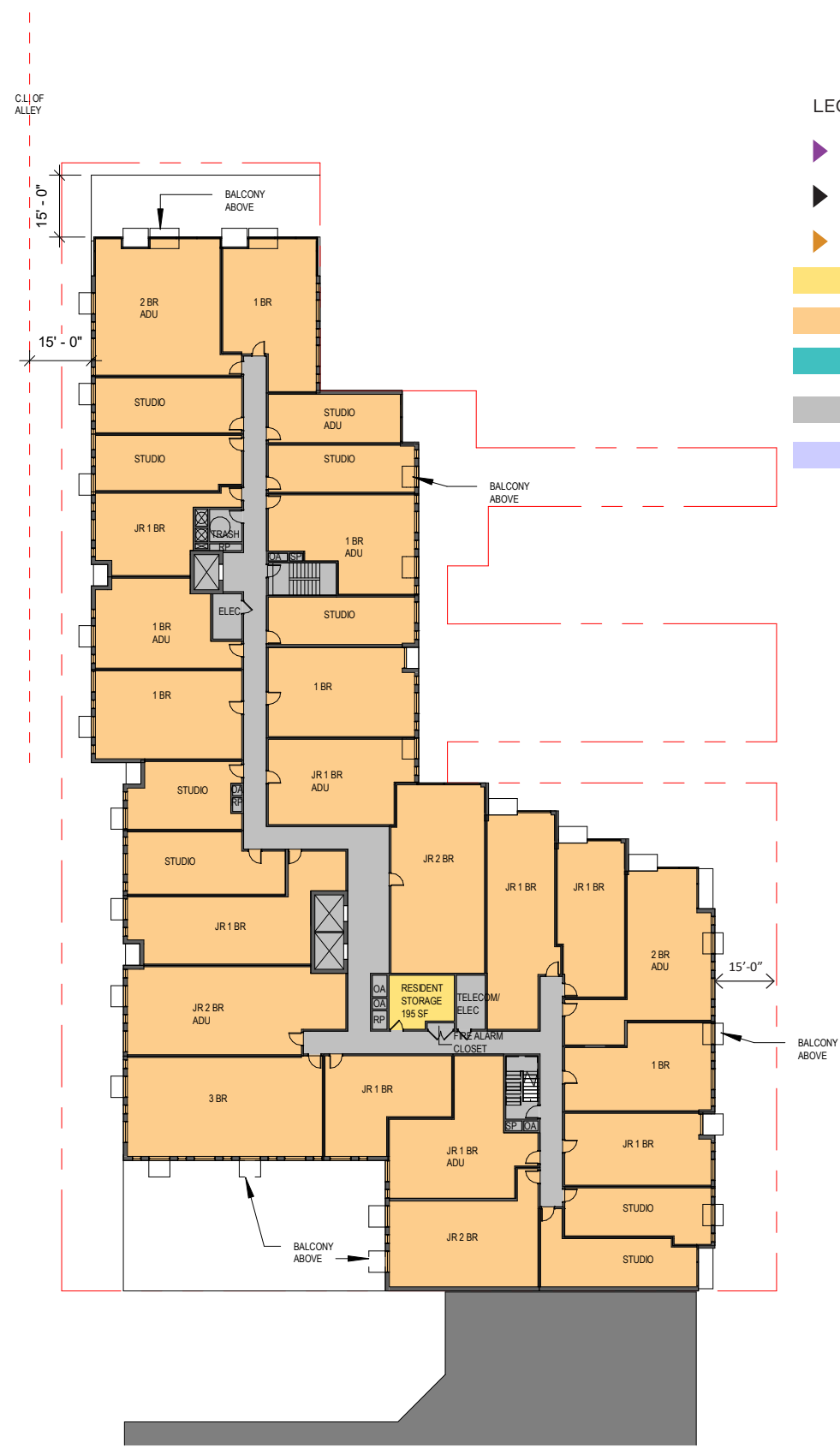
NOTES

1. CANOPY 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.





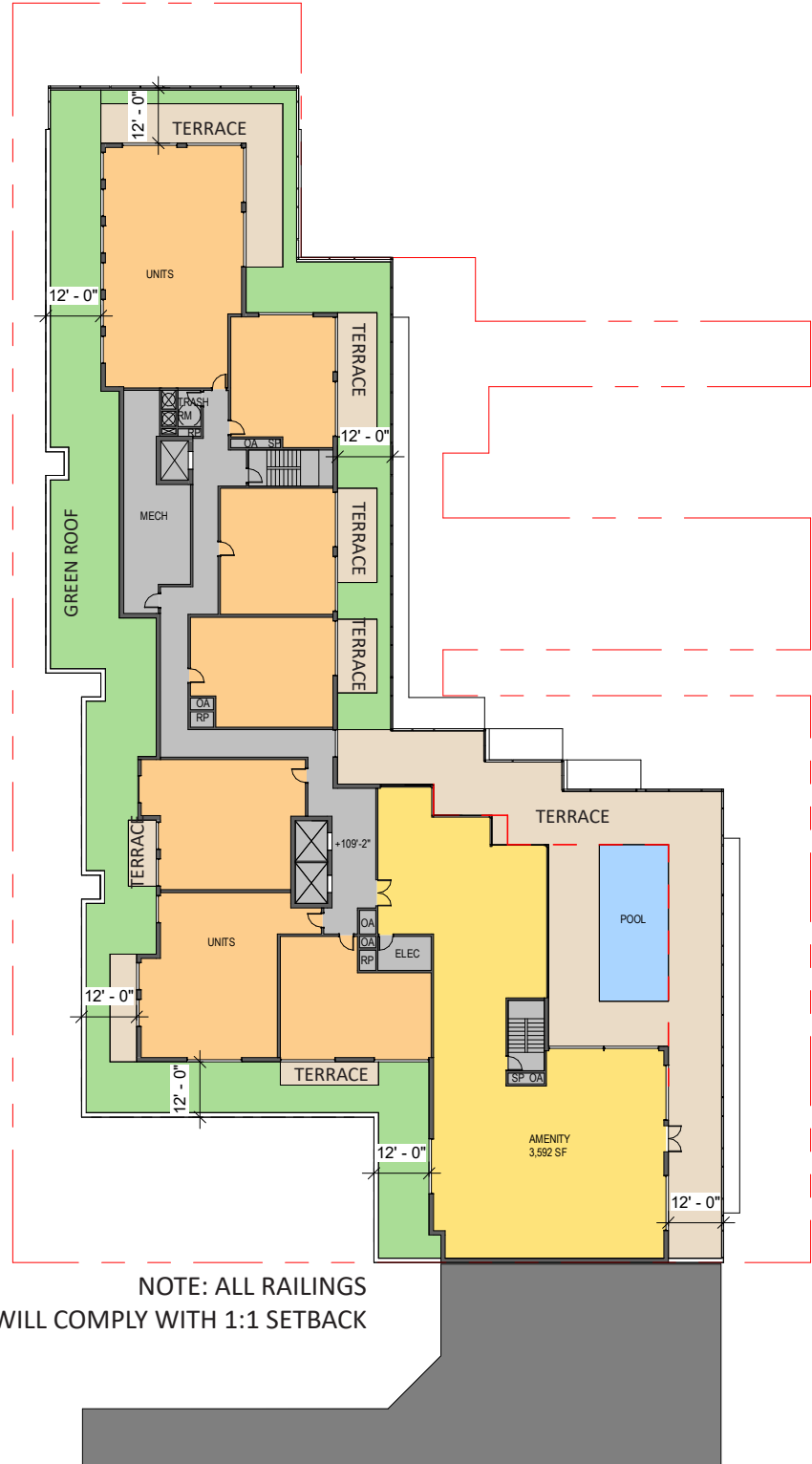
SECOND FLOOR PLAN  
1" = 40'-0"



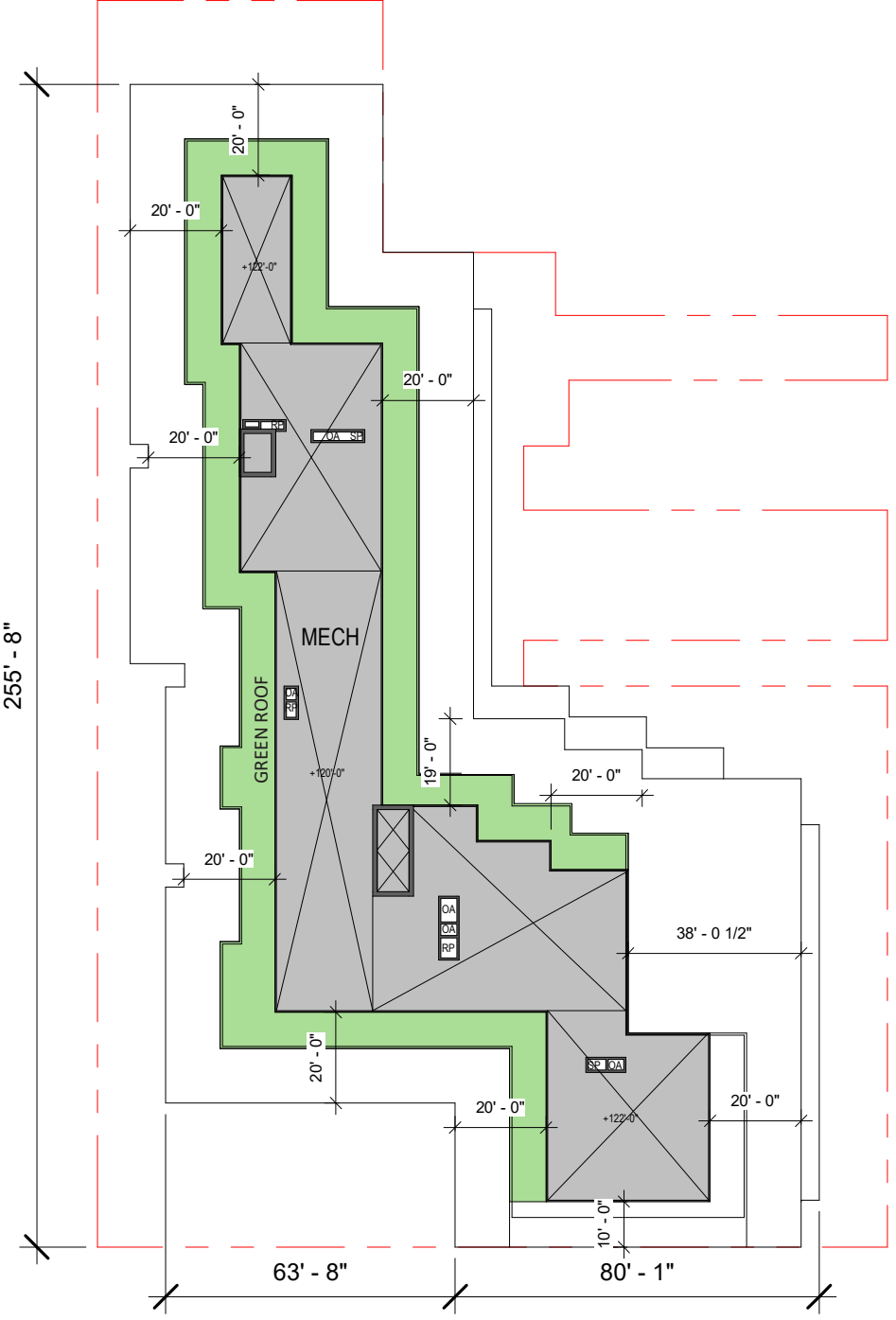
TYPICAL FLOOR PLAN (FLOORS 3-11)  
1" = 40'-0"

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





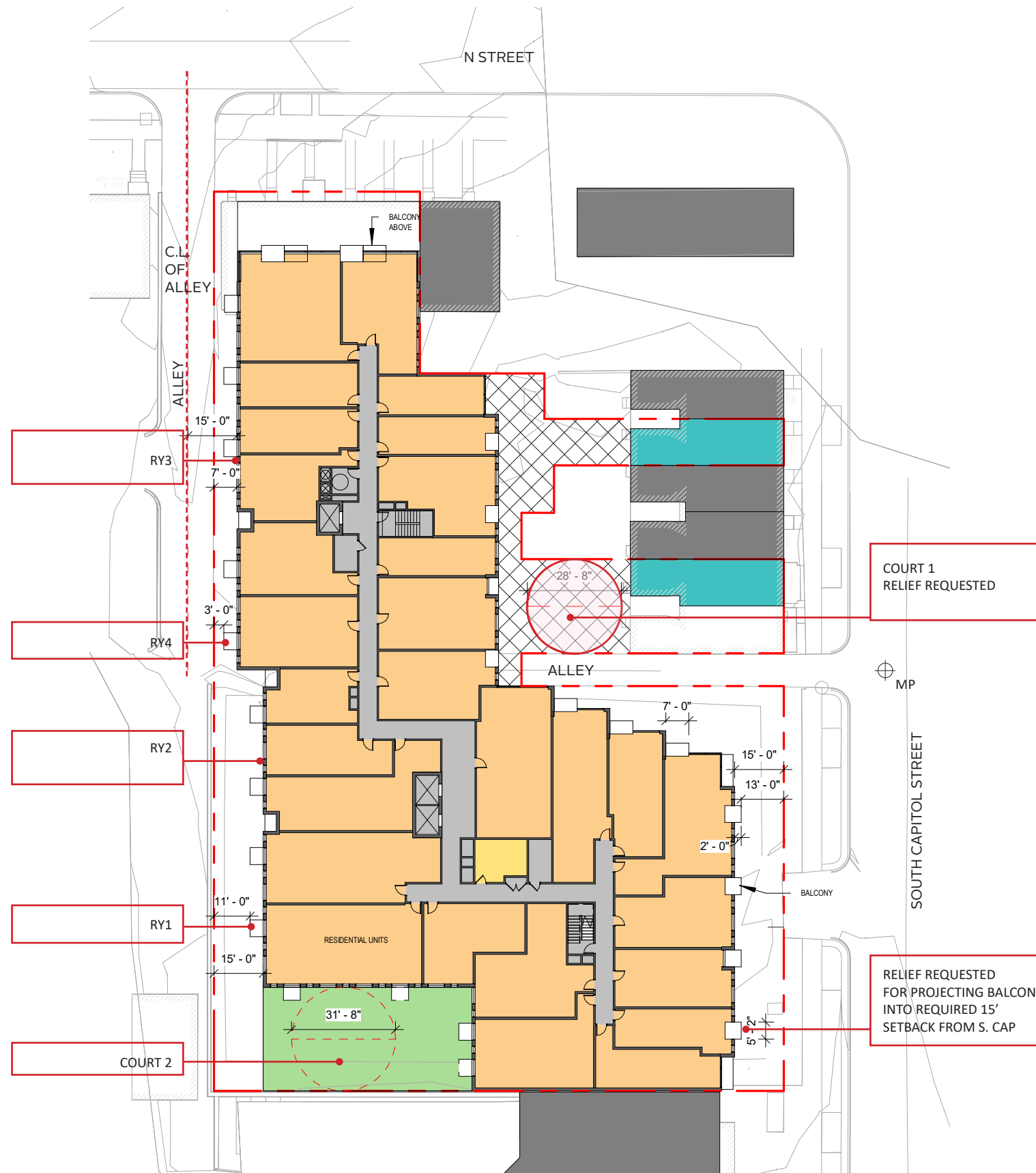
PH PLAN  
1" = 40'-0"



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. FINAL ROOF MECHANICAL SYSTEM SELECTION AND LOCATION SUBJECT TO REVISION DURING FURTHER DESIGN OF BUILDING.
  2. LOCATION OF GREEN ROOF AND PLANTERS ARE SUBJECT TO CHANGE ON FINAL PLAN PROVIDED THAT TOTAL GAR IS NOT REDUCED BELOW THAT SHOWN ON THE GAR SCORECARD.
  3. PV SPACE TBD. TEAM CONSULTING WITH PV VENDOR FOR SOLAR PANEL SPACE REQUIREMENT.





| 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         |



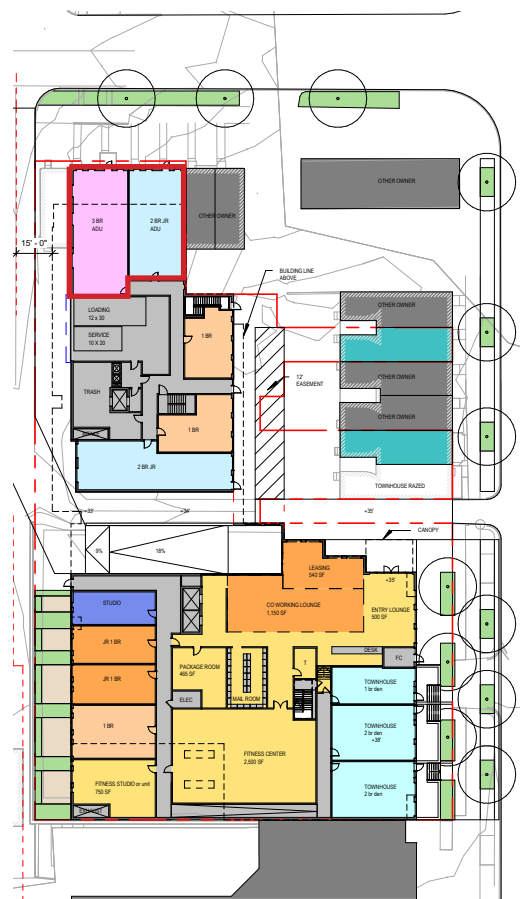
**INCLUSIONARY ZONING**

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

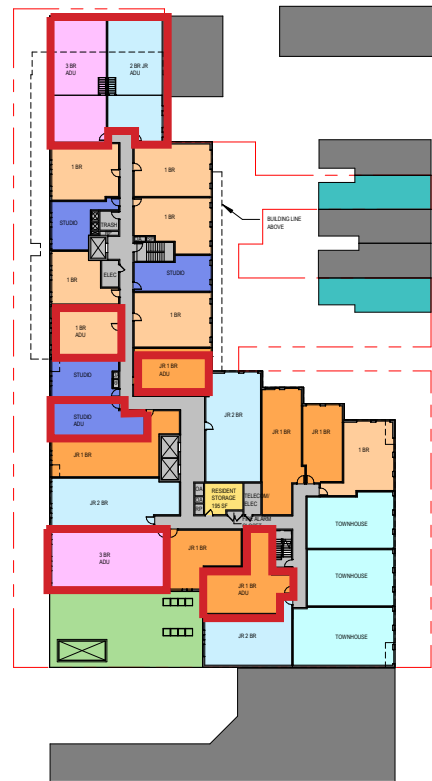
**22,472 GFA SF REQUIRED/ 17,528 NET SF REQUIRED**

| FLOOR         | STUDIO    | JR 1      | 1 BR      | JR 2 BR   | 2 BR 2 BTH | 3 BR 2 BTH | NEW TOWNHOUSE | TOTAL      |
|---------------|-----------|-----------|-----------|-----------|------------|------------|---------------|------------|
| PH            | 0         | 0         | 4         | 1         | 1          | 1          | 0             | 7          |
| 11            | 6         | 7         | 8         | 3         | 2          | 1          | 0             | 27         |
| 10            | 10        | 7         | 6         | 3         | 2          | 1          | 0             | 29         |
| 9             | 10        | 7         | 6         | 3         | 2          | 1          | 0             | 29         |
| 8             | 10        | 7         | 6         | 3         | 2          | 1          | 0             | 29         |
| 7             | 10        | 7         | 6         | 3         | 2          | 1          | 0             | 29         |
| 6             | 10        | 7         | 6         | 3         | 2          | 1          | 0             | 29         |
| 5             | 10        | 7         | 6         | 3         | 2          | 1          | 0             | 29         |
| 4             | 10        | 7         | 6         | 3         | 2          | 1          | 0             | 29         |
| 3             | 10        | 7         | 6         | 3         | 2          | 1          | 0             | 29         |
| 2             | 4         | 6         | 7         | 4         | 1          | 1          | 0             | 23         |
| 1             | 1         | 2         | 4         | 2         | 0          | 1          | 3             | 13         |
| <b>TOTALS</b> | <b>91</b> | <b>71</b> | <b>71</b> | <b>34</b> | <b>20</b>  | <b>12</b>  | <b>3</b>      | <b>302</b> |

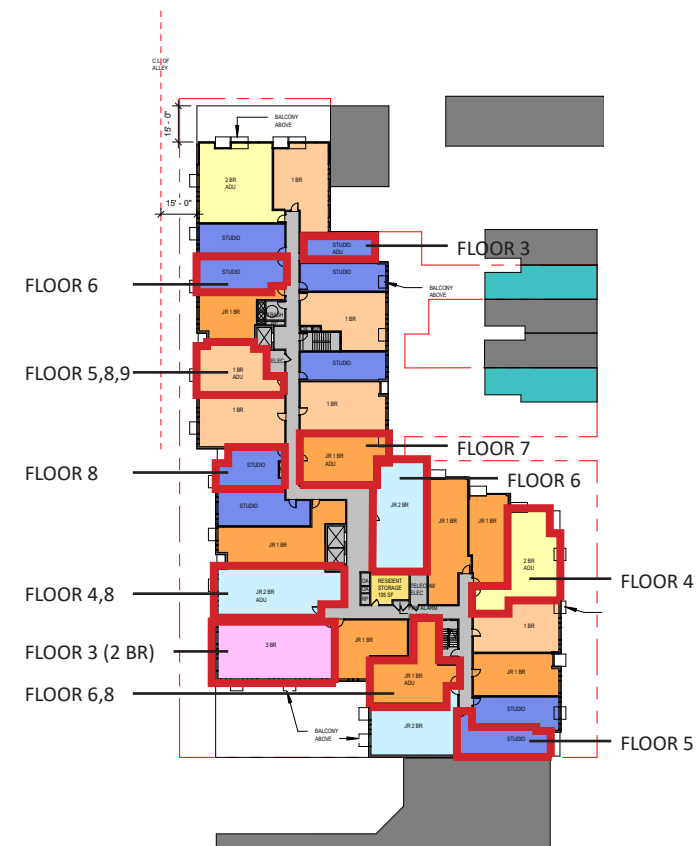
|          |                                  |                                  |                        |                         |           |                      |                  |                     |
|----------|----------------------------------|----------------------------------|------------------------|-------------------------|-----------|----------------------|------------------|---------------------|
| AVG SIZE | 446 SF                           | 806 SF                           | 733 SF                 | 1,007 SF                | 966 SF    | 1,374 SF             | 1,674 SF         |                     |
| MIX      | <b>30%</b>                       | <b>24%</b>                       | <b>24%</b>             | <b>11%</b>              | <b>7%</b> | <b>4%</b>            | <b>1%</b>        |                     |
| IZ       | 10<br><b>42%</b><br>STUDIO/ JR 1 | 9<br><b>38%</b><br>1 BR/ JR 2 BR | 2<br><b>8%</b><br>2 BR | 3<br><b>13%</b><br>3 BR | 0         | 24<br>TOTAL IZ UNITS | 22,472<br>IZ GFA | 17,528<br>IZ NET SF |



FLOOR 1



FLOOR 2



TYPICAL FLOORS  
3-10

**NOTES:**

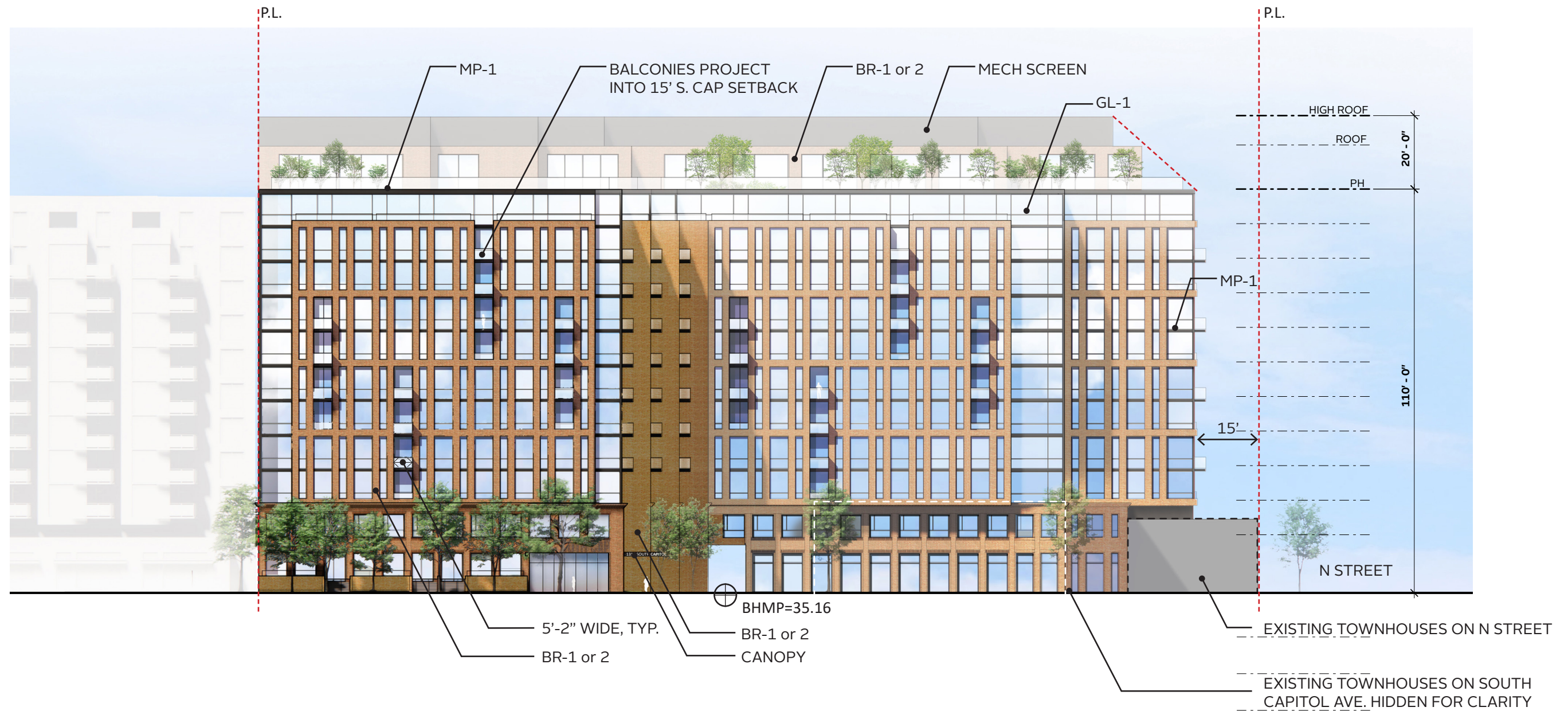
1. FINAL LOCATION OF AFFORDABLE HOUSING UNITS MAY BE ADJUSTED TO REFLECT THE FINAL UNIT LAYOUT AND COUNT, PROVIDED THAT THE DISTRIBUTION OF AFFORDABLE UNITS BY FLOOR WILL REMAIN CONSISTENT WITH THE PLANS AND UNIT TABULATIONS.

2. FLOOR 11 AND PH LEVELS NOT SHOWN.

**LEGEND**

— PROPOSED IZ UNIT LOCATION





NOTES

1. REFERENCES TO MATERIALS ARE FURTHER ILLUSTRATED ON PAGE 28
2. SIGNAGE SHOWN MAY BE MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS, SUBJECT TO D.C. SIGNAGE REGULATIONS

