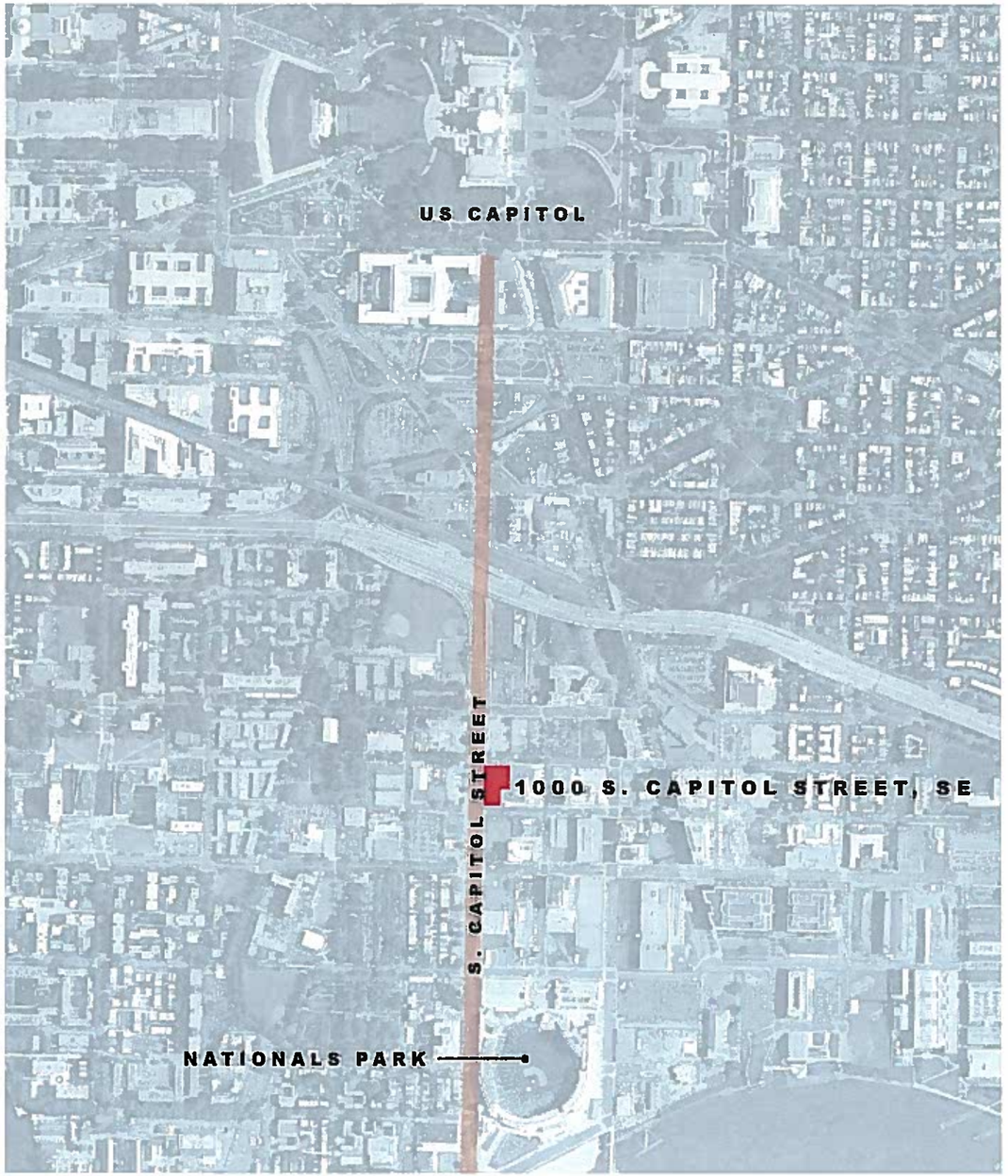


AN APPLICATION FOR ALLEY CLOSING:

1000 S. CAPITOL STREET, SE

10 AUGUST 2015

PROJECT LOCATION:

1000 S. CAPITOL ST, SE
WASHINGTON DC 20003
SQUARE: 697 LOT: 46

OWNER:

LERNER SOUTH CAPITOL ST J.V.
2000 TOWER OAKS BLVD, 8TH FLOOR
ROCKVILLE, MD 20852

ARCHITECT:

SHALOM BARANES ASSOCIATES
1010 WISCONSIN AVE NW, SUITE 900
WASHINGTON, DC 20007

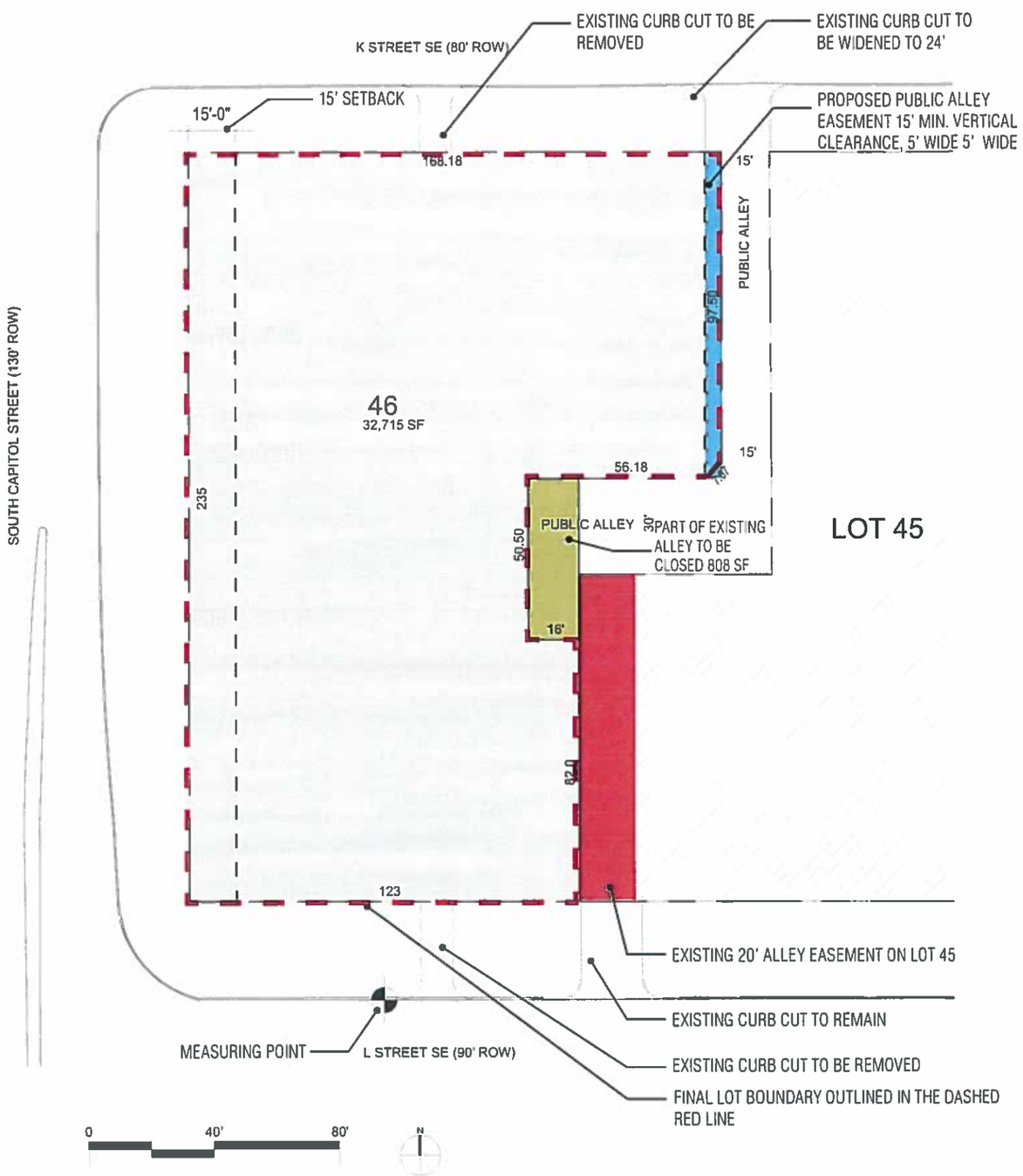
LAND USE COUNSEL:

HOLLAND + KNIGHT LLC
800 17TH ST NW, SUITE 1100
WASHINGTON DC 20006

LIST OF SHEETS:

ZONING SUMMARY	A.2
SITE MAP	A.3
GROUND FLOOR PLAN	A.4
BELOW GRADE PARKING	A.5
RESIDNETIAL FLOORS	A.6
ROOF PLAN	A.7
ELEVATIONS	A.8

ZONING SUMMARY



SQUARE:	697	
LOT:	46	
ZONE:	C-3-C / CAPITOL SOUTH RECEIVING ZONE	
Lot 46	32,715	
Alley	808	
SITE AREA:	33,523	
STREET WIDTHS:		
SOUTH CAPITOL STREET	130'	(USED FOR HEIGHT ACT COMPLIANCE)
L STREET, SE	90'	(USED FOR MEASURING POINT LOCATION)
K STREET, SE	80'	(USED FOR REAR YARD MEASUREMENT)
VERTICAL HEIGHTS:		
MEASURING POINT:	23.5'	(ASSUME BASED ON DC GIS INFORMATION)
MAIN ROOF PARAPET:	153.5'	(130' ABOVE THE MEASURING POINT)
ROOF STRUCTURE PARAPET:	171.5'	(18.5' ABOVE THE MAIN ROOF)

	C-3-C ALLOWABLE			
	MATTER OF RIGHT	WITH TRANSFER DEVELOPMENT RIGHTS (TDR's)		PROVIDED
FAR:	6.5	10.0		9.55
GROSS FLOOR AREA:	217,900	335,230		320,000 Max
LOT OCCUPANCY %	100%	100%		90%
BUILDING HEIGHT:	90'	130'		130'
REQUIRED SETBACKS:*	REAR YARD= 2.5"/FT OF BUILDING HEIGHT	REAR YARD= 2.5"/FT OF BUILDING HEIGHT		REAR YARD MEASURED OFF OF THE CENTER OF K STREET, SE = 40'
ROOF STRUCTURE HEIGHT:	18.5'	18.5'		18.5'
ROOF STRUCTURE NUMBER:	1 PER ELEVATOR CORE	1 PER ELEVATOR CORE		2 WITH 1 ELEVATOR CORE (BZA RELIEF REQUESTED)
ROOF STRUCTURE SETBACK:	1:1	1:1		LESS THAN 1:1 NOT FRONTING A PUBLIC WAY (BZA RELIEF REQUESTED)
PARKING**:	RESIDENTIAL: 1 FOR EACH 4 DWELLING UNITS RETAIL: LESS 3,000 SF, 1 PER 750 SF	RESIDENTIAL: 1 FOR EACH 4 DWELLING UNITS RETAIL: LESS 3,000 SF, 1 PER 750 SF		RESIDENTIAL: 225 Max
RESIDENTIAL LOADING:	1 BERTHS @ 55' 1 SERVICE @ 20'	1 BERTHS @ 55' 1 SERVICE @ 20'		1 BERTHS @ 30' IN LIEU OF 55' (REQUIRES BZA APPROVAL) 1 SERVICE @ 20'
COURTS:	39'-8" WIDTH REQUIRED	39'-8" WIDTH REQUIRED		91'
UNITS:				*330 Units +/- 10%*

* WHILE NOT CURRENTLY A ZONING REQUIREMENT, SETBACKS ALONG SOUTH CAPITOL STREET, CONSISTENT WITH CAPITOL GATEWAY OVERLAY REQUIREMENTS ARE ASSUMED. THE BUILDING IS SETBACK 15' FROM THE SOUTH CAPITOL STREET PROPERTY LINE, AND AN ADDITIONAL 1:1 SETBACK OCCURS ABOVE 110' IN BUILDING HEIGHT

** PARKING MAY BE REDUCED TO NO LESS THAN THE ZONING REQUIREMENT.

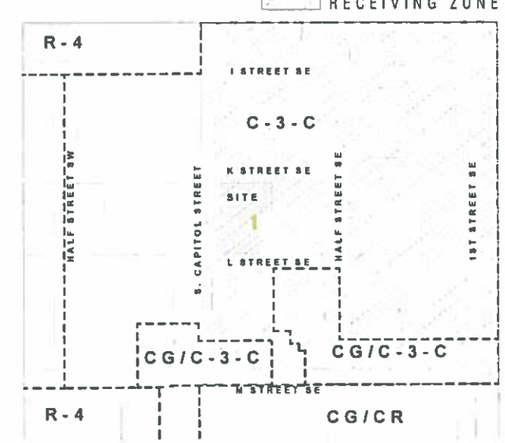
PROPOSED BUILDING SITE ON LOT 46

PROPOSED ALLEY EASEMENT

PROPOSED ALLEY CLOSING

EXISTING ALLEY EASEMENT ON LOT 45

CAPITOL SOUTH RECEIVING ZONE



LERNER

1000 S. CAPITOL STREET, SE

WASHINGTON, DC

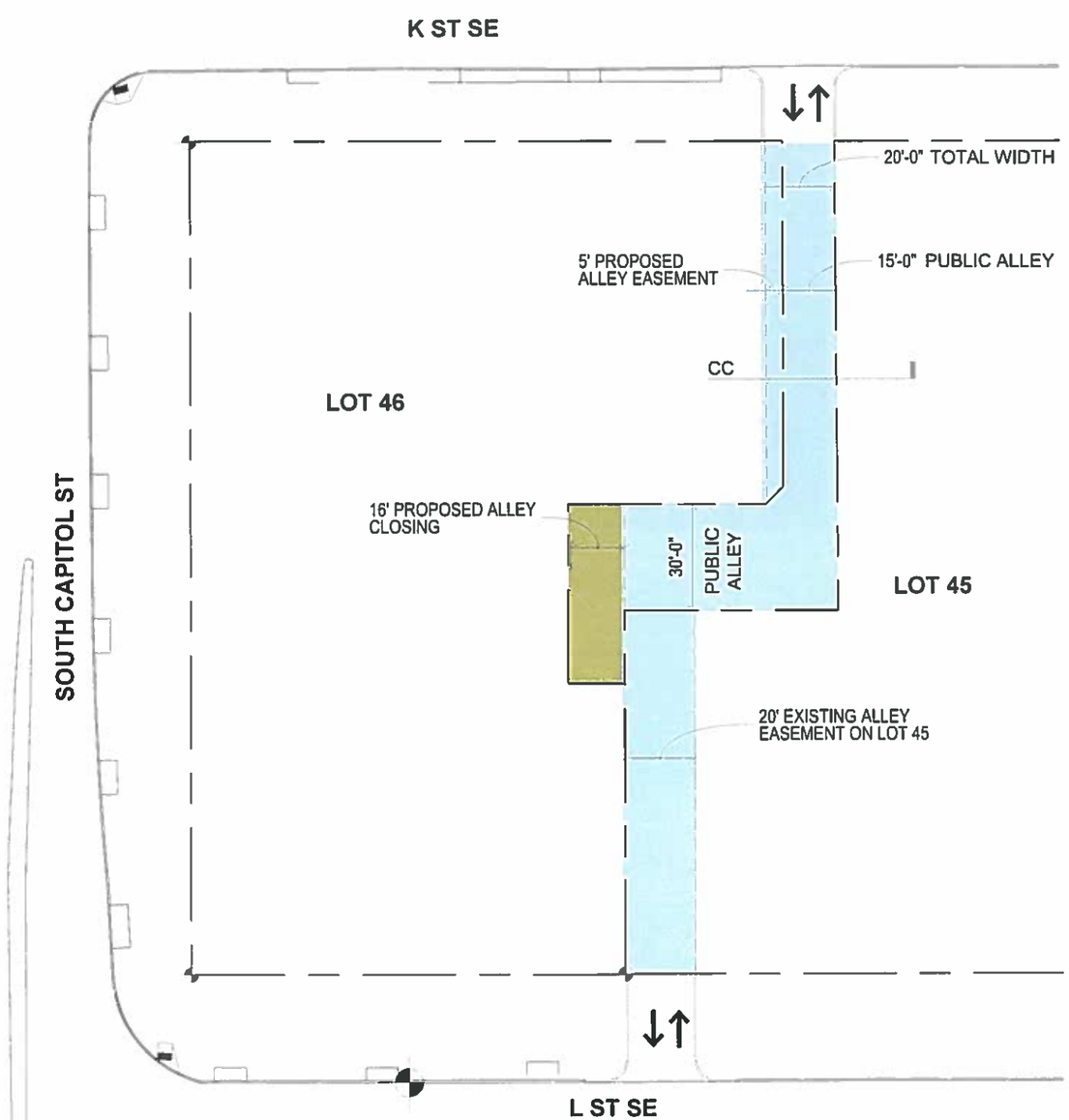
AUGUST 10, 2015

©2015 Shalom Baranes Associates, PC

A-2

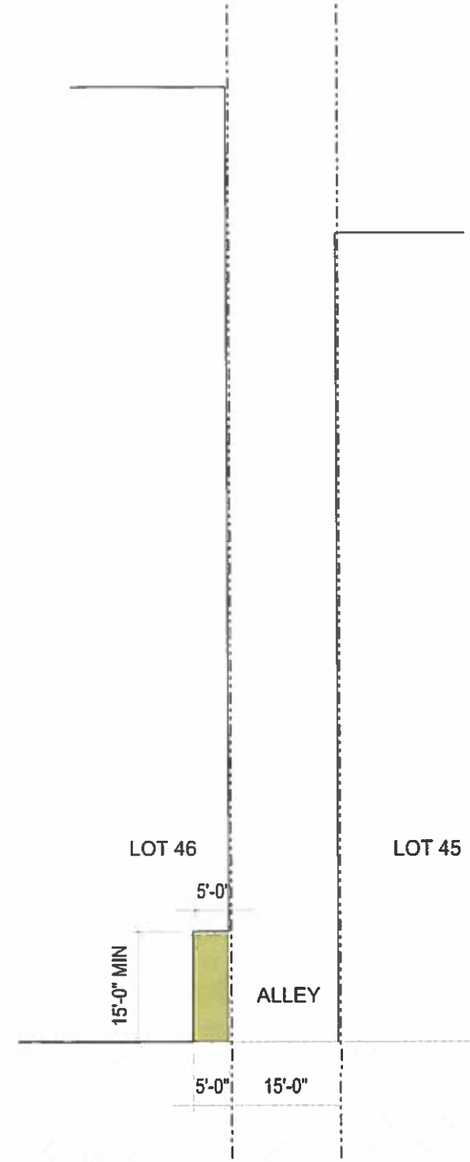
shalom baranes associates | architects

ALLEY DIAGRAM & SITE MAP



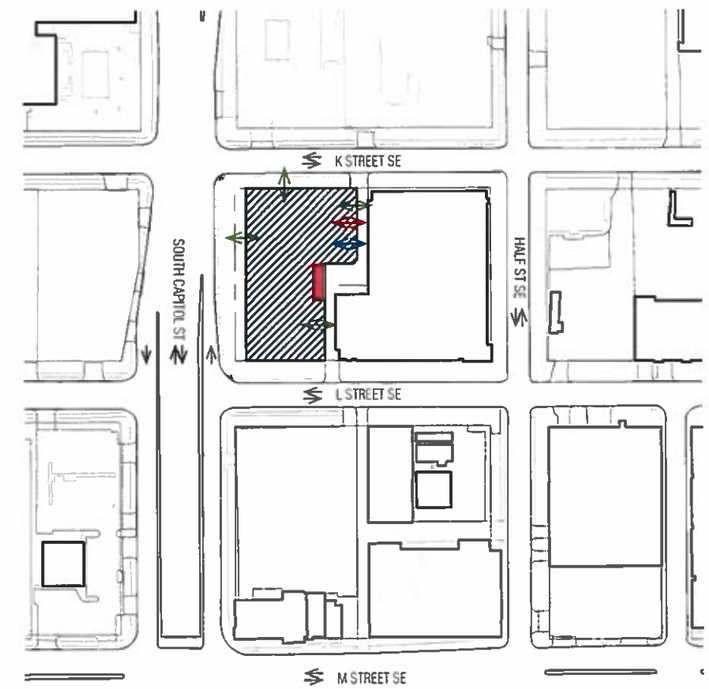
ALLEY DIAGRAM

0 40' 80'



CC. SECTION

0' 20' 40'



SITE MAP

0' 100' 200'

LERNER

1000 S. CAPITOL STREET, SE

WASHINGTON, DC

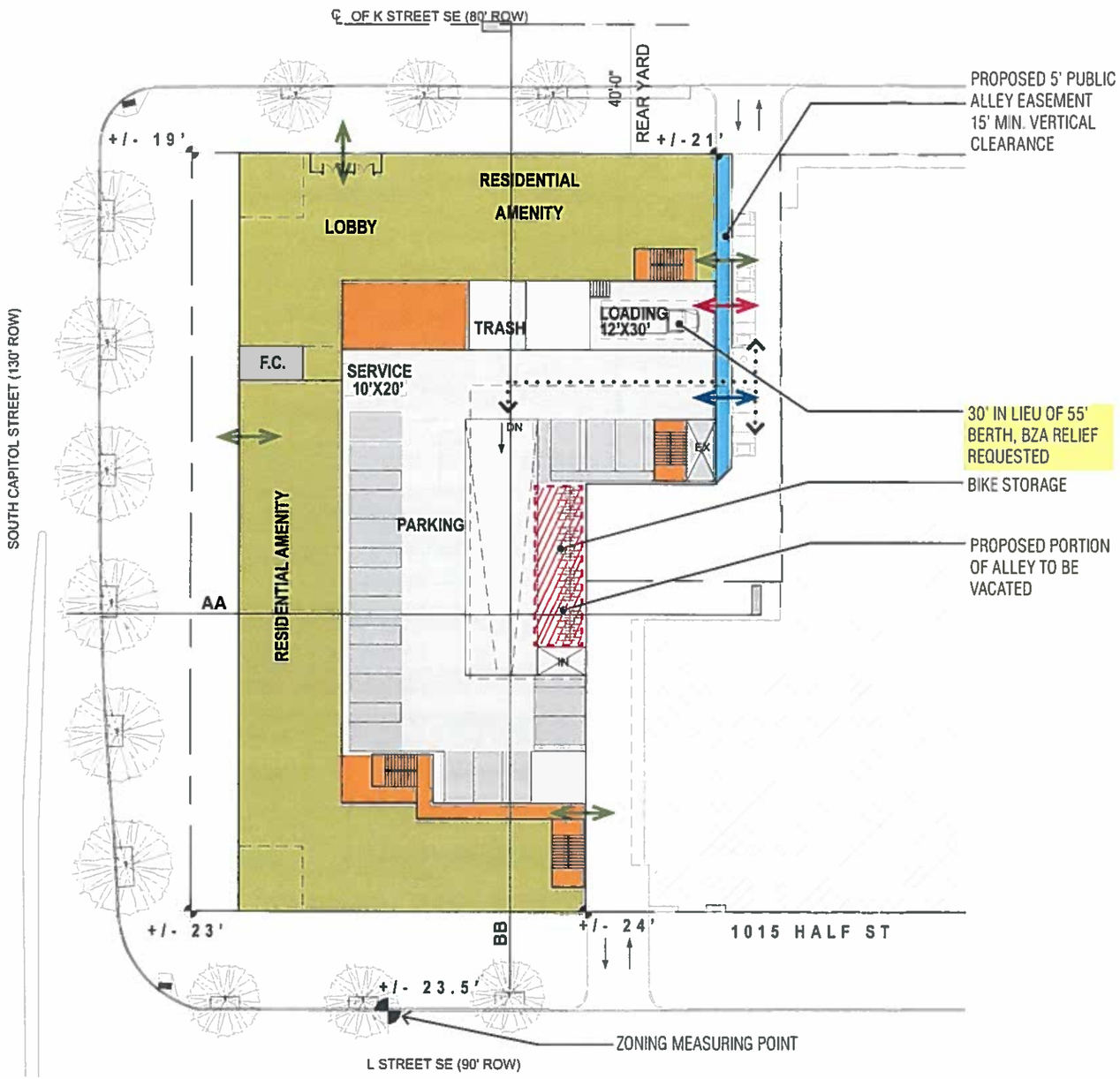
AUGUST 10, 2015

©2015 Shalom Baranes Associates, PC

A-3

shalom baranes associates | architects

GROUND FLOOR PLAN



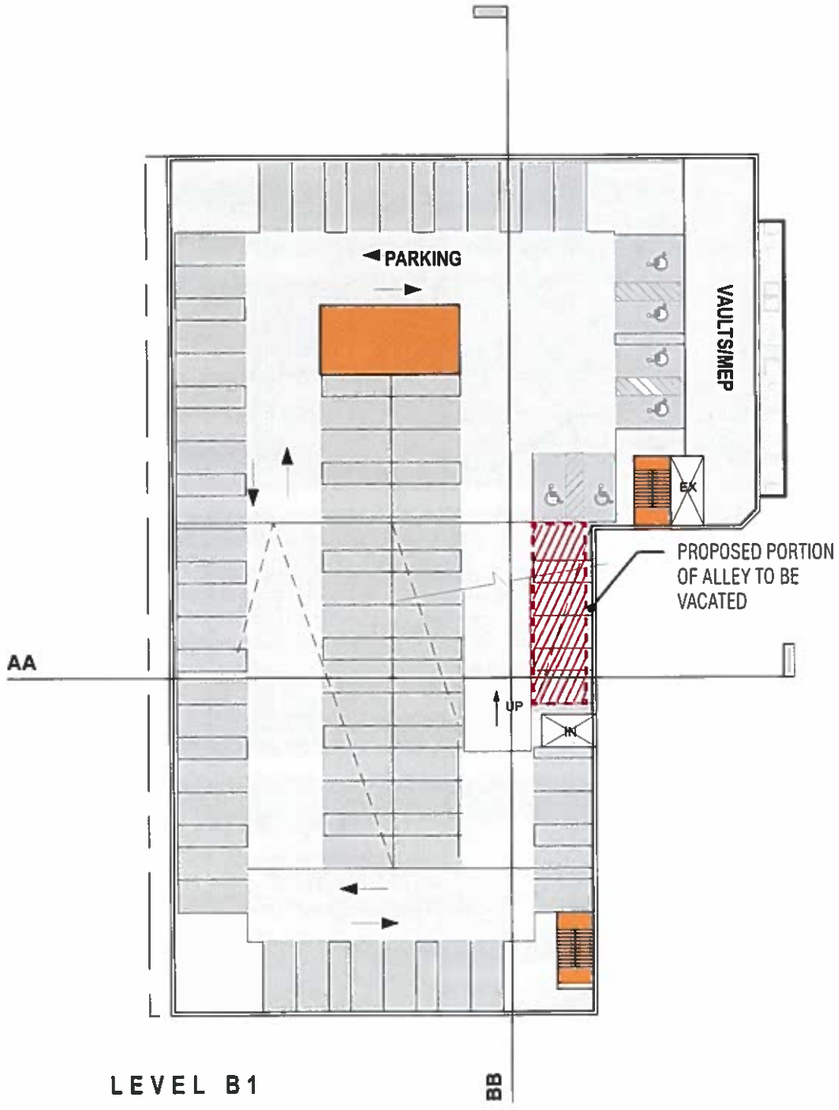
GROUND FLOOR

0 40' 80'

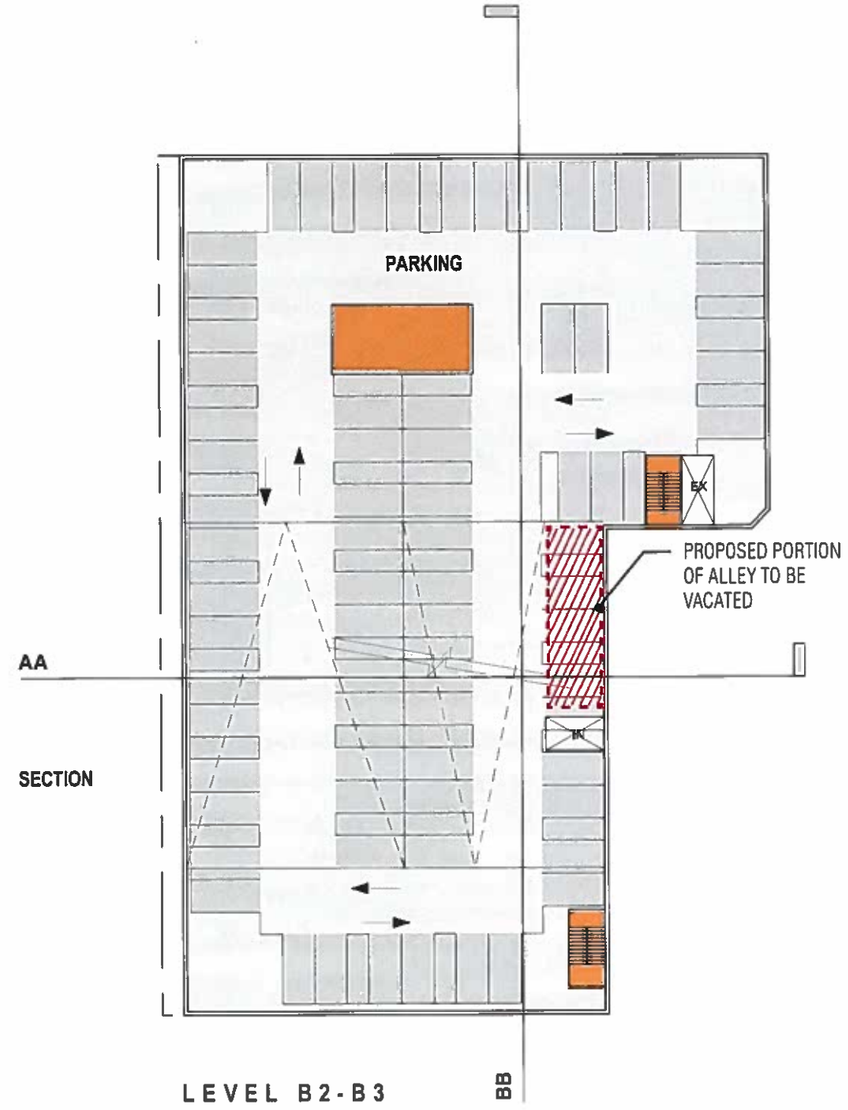
NOTES:
SIZES AND LOCATIONS OF DOORS, WINDOWS, INTERIOR PARTITIONS, INTERIOR STAIRS, ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

STREETSCAPE DESIGN TO COMPLY WITH SOUTH CAPITOL STREET PLAN AND DDOT STANDARDS.

©2015 Shalom Baranes Associates, PC



LEVEL B1



LEVEL B2-B3

NOTES:
SIZES AND LOCATIONS OF DOORS, WINDOWS, INTERIOR PARTITIONS, INTERIOR STAIRS, ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

PARKING SPACE LAYOUT IS ALSO SHOWN FOR ILLUSTRATIVE PURPOSES

ALL STANDARD SPACES (S) ARE SHOWN AS A MINIMUM SIZE OF 9' WIDE BY 19' DEEP

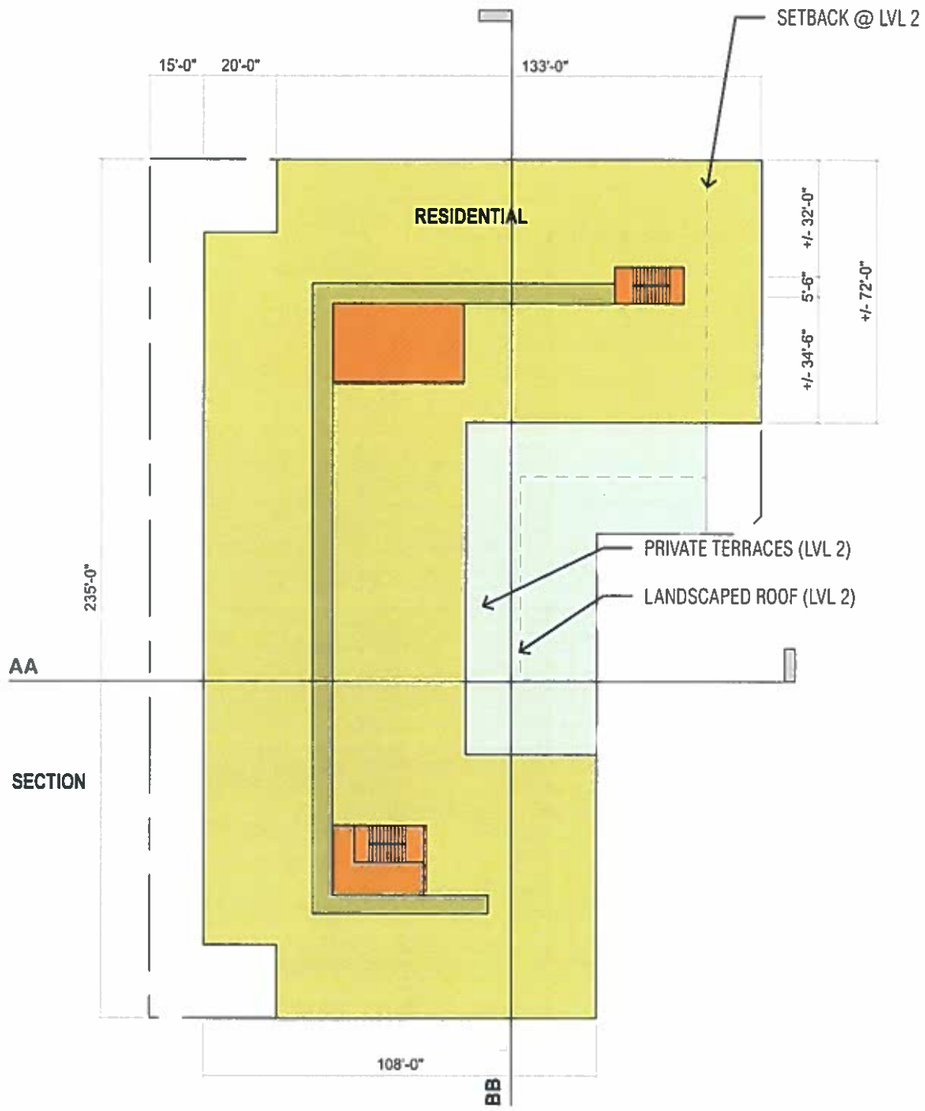
ALL DRIVE AISLES ARE SHOWN AS A MINIMUM OF 20' WIDE

FLEXIBILITY IS REQUESTED TO PROVIDE UP TO 40% COMPACT SPACES

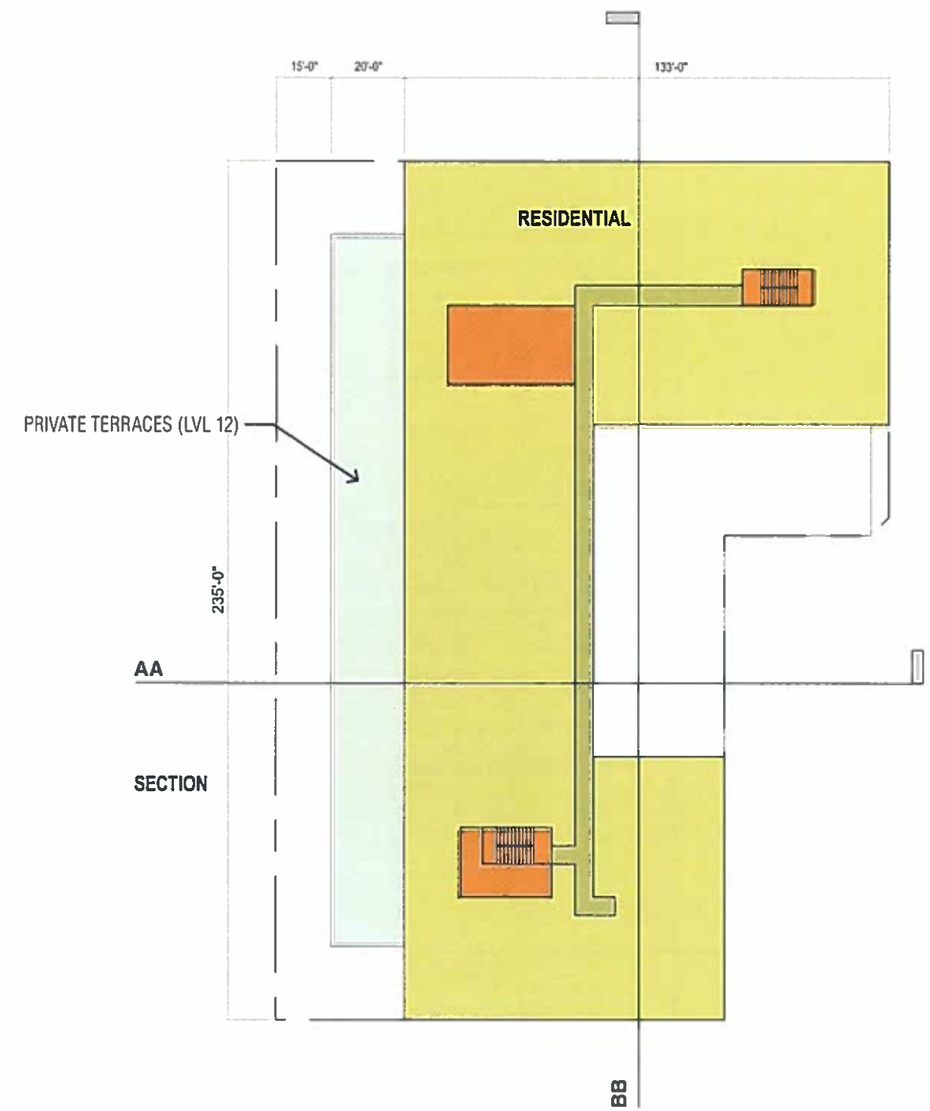
0 40' 80'

N

©2015 Shalom Baranes Associates, PC



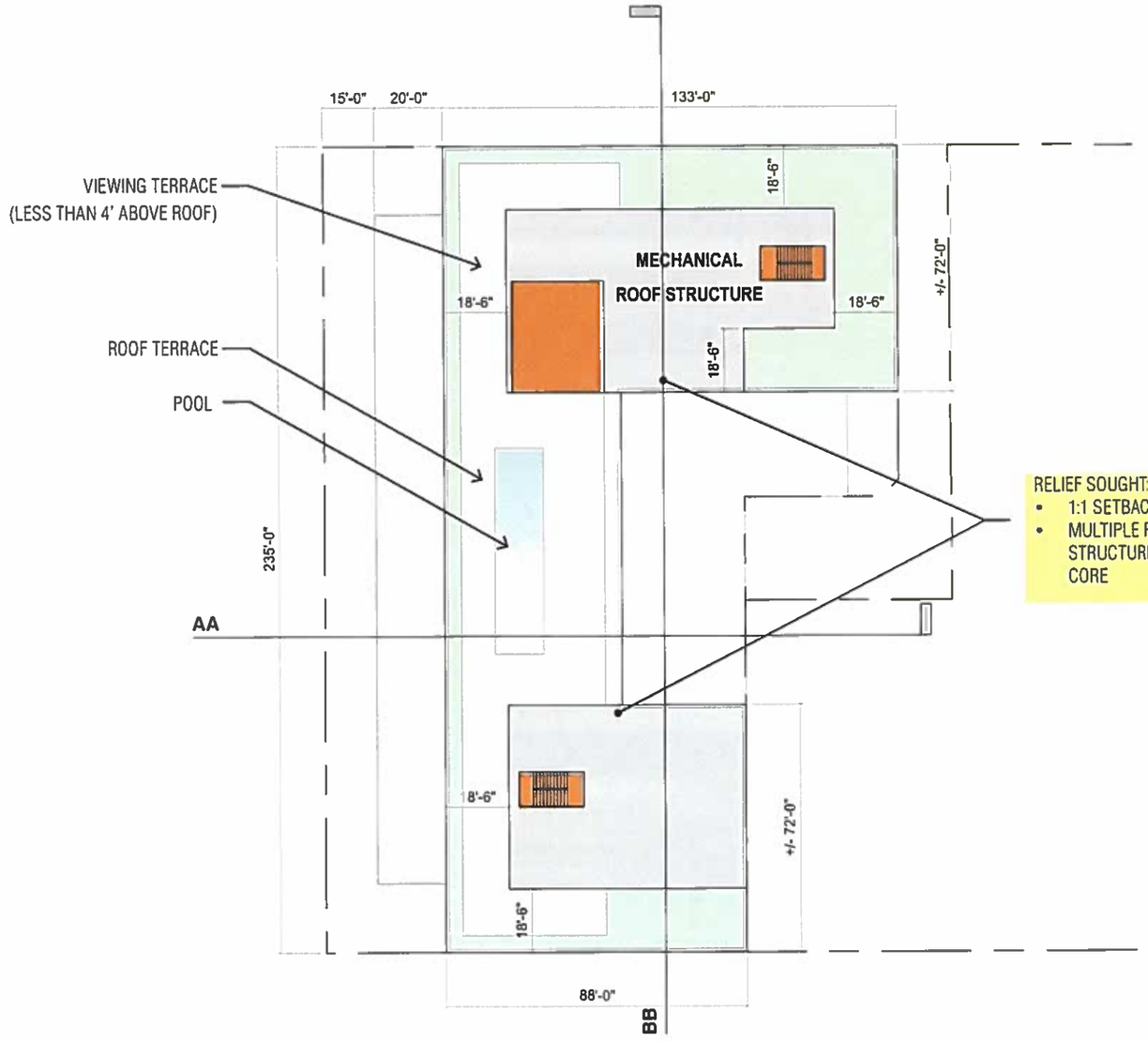
LEVEL 2-11



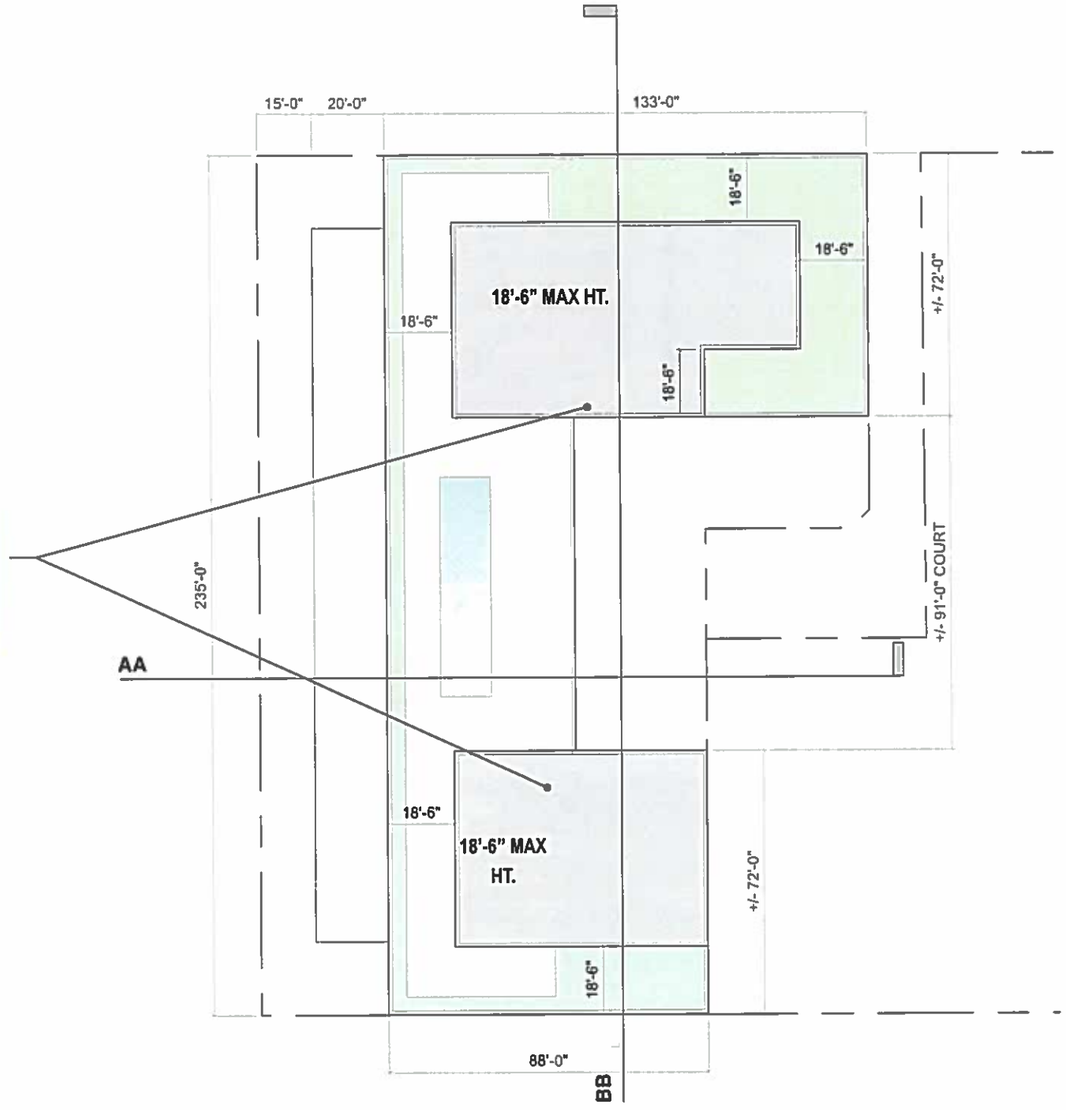
LEVELS 12-13

NOTES:
SIZES AND LOCATIONS OF DOORS, WINDOWS, INTERIOR PARTITIONS, INTERIOR STAIRS, ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

©2015 Shalom Baranes Associates, PC



PENTHOUSE LEVEL



RELIEF SOUGHT:
- 1:1 SETBACK
- MULTIPLE ROOF STRUCTURES/1 ELEVATOR CORE

ROOF LEVEL

NOTES:
HOUSING FOR MECHANICAL EQUIPMENT SHALL BE SET BACK FROM ALL EXTERIOR WALLS A DISTANCE AT LEAST EQUAL TO ITS HEIGHT ABOVE THE ROOF UPON WHICH IT IS LOCATED (§770.6). ALL ROOF STRUCTURES WILL BE SET BACK A MINIMUM OF 1:1, FINAL DIMENSIONS MAY VARY.

0 40' 80'

N

LERNER

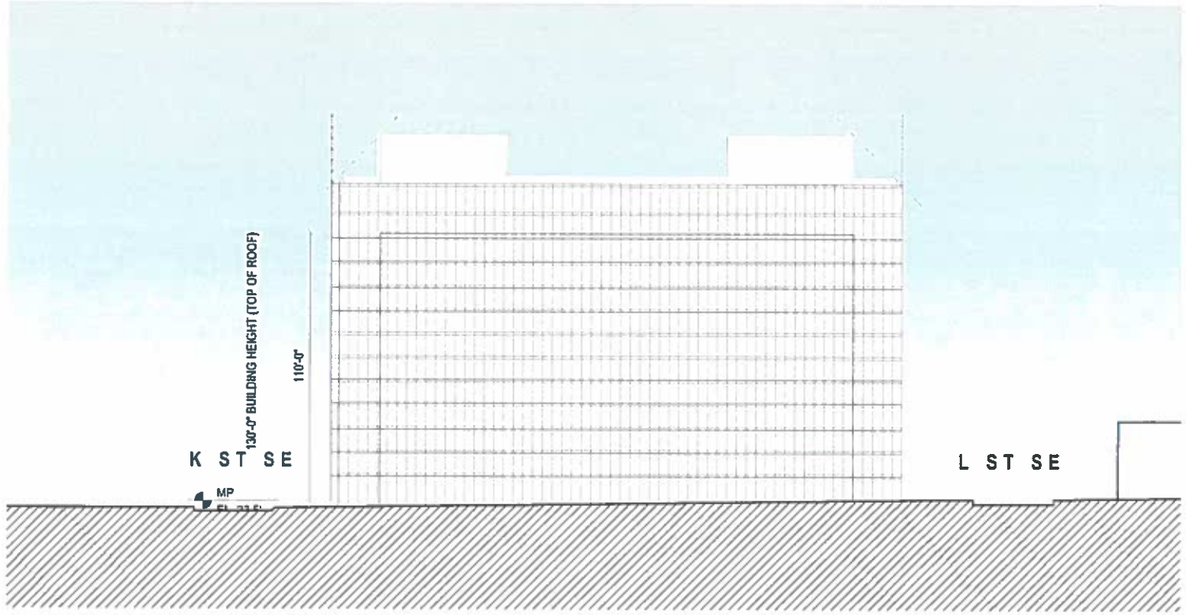
1000 S. CAPITOL STREET, SE

WASHINGTON, DC

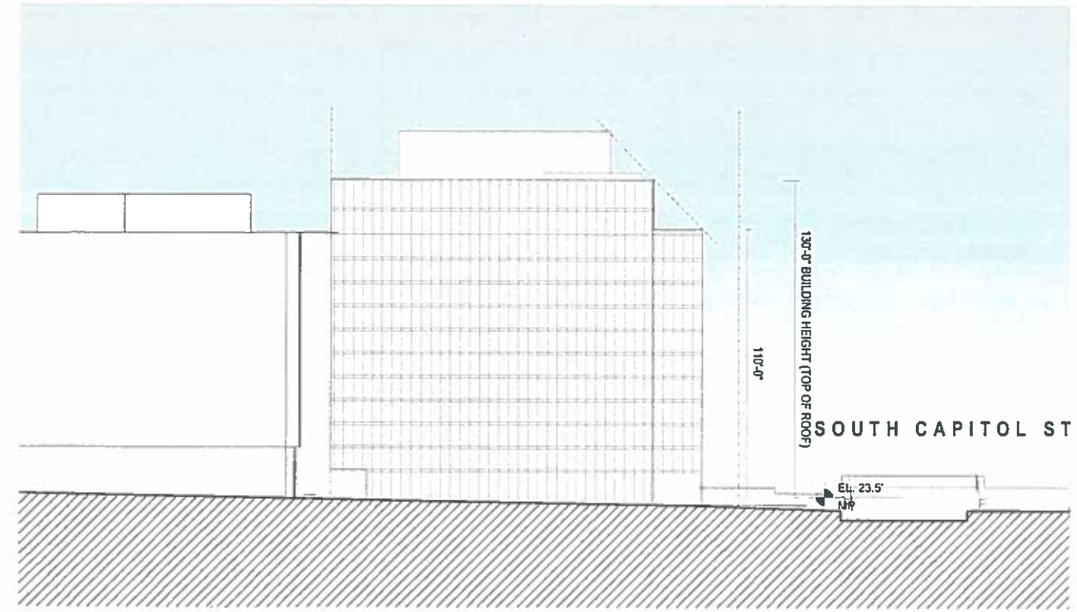
AUGUST 10, 2015

©2015 Shalom Baranes Associates, PC

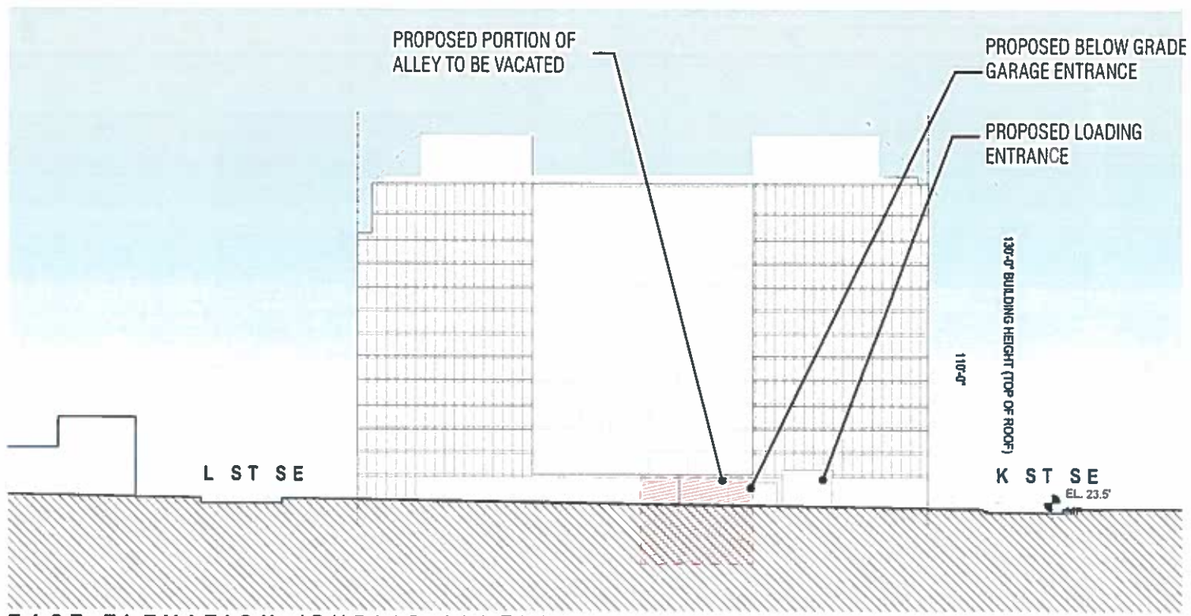
shalom baranes associates | architects



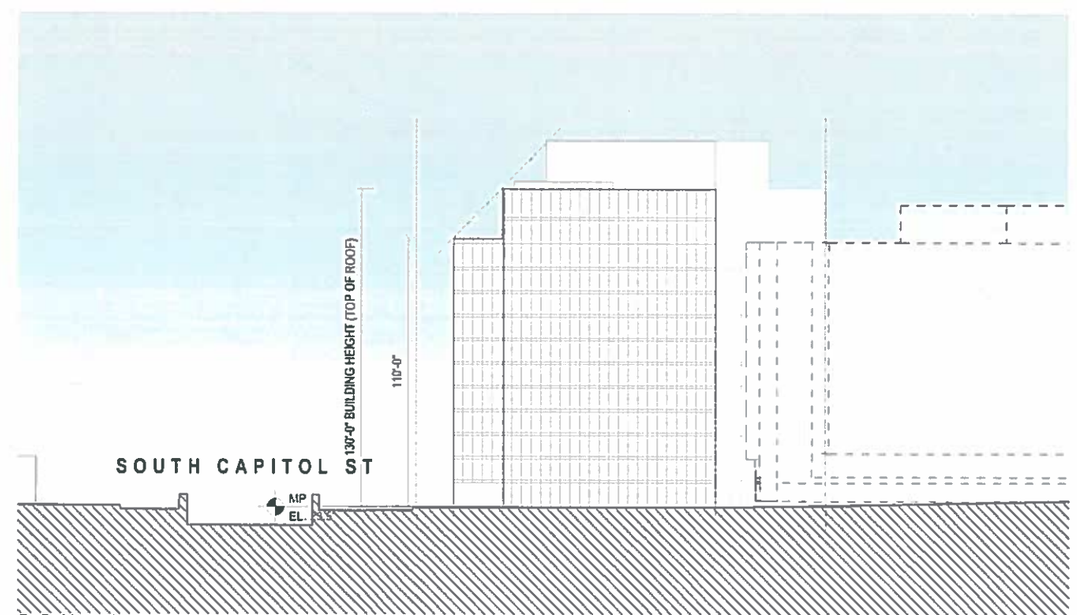
WEST ELEVATION *(SOUTH CAPITOL ST)*



NORTH ELEVATION *(K ST SE)*



EAST ELEVATION *(PUBLIC ALLEY)*



SOUTH ELEVATION *(L ST SE)*

0' 60' 120'

LERNER

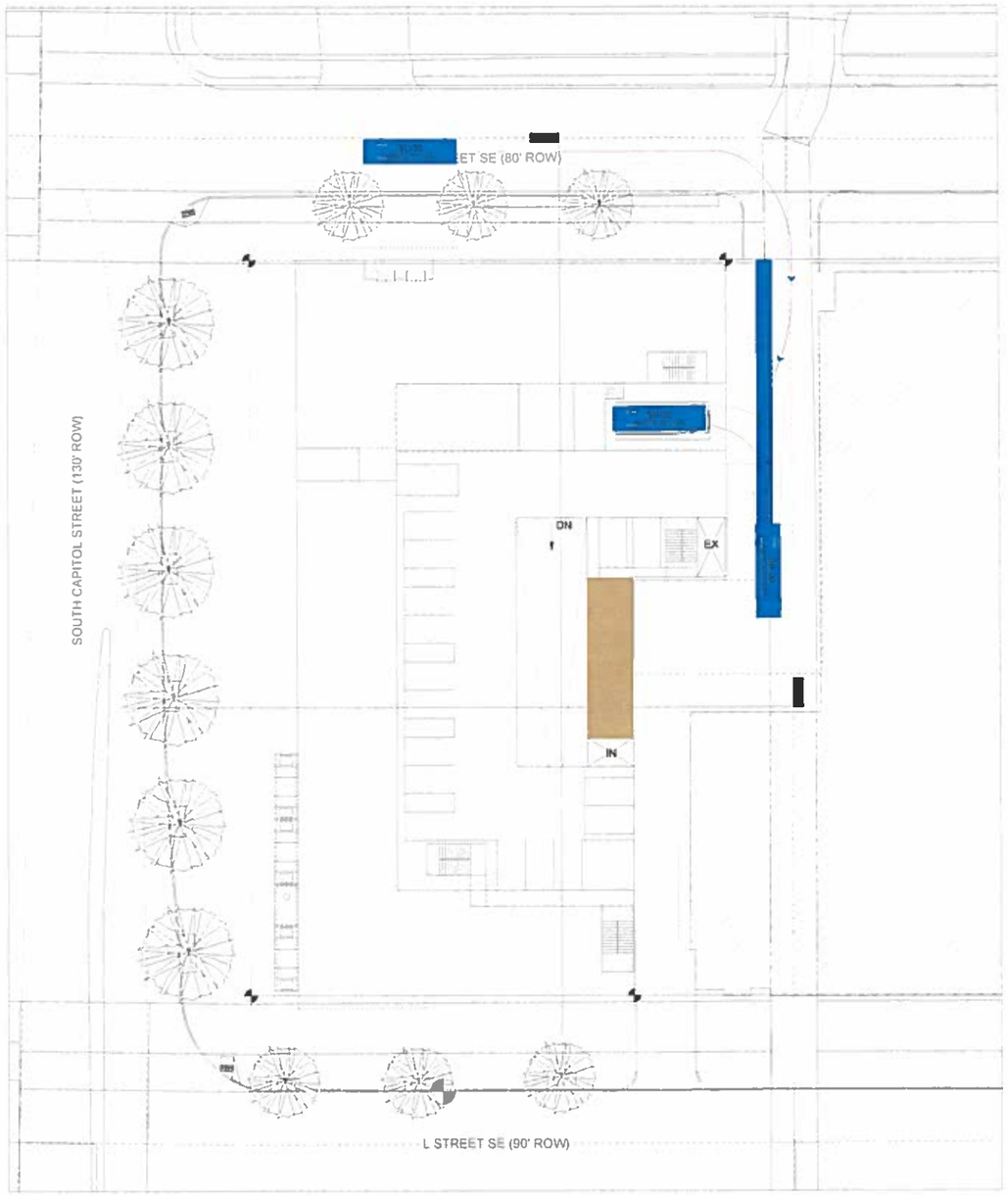
1000 S. CAPITOL STREET, SE

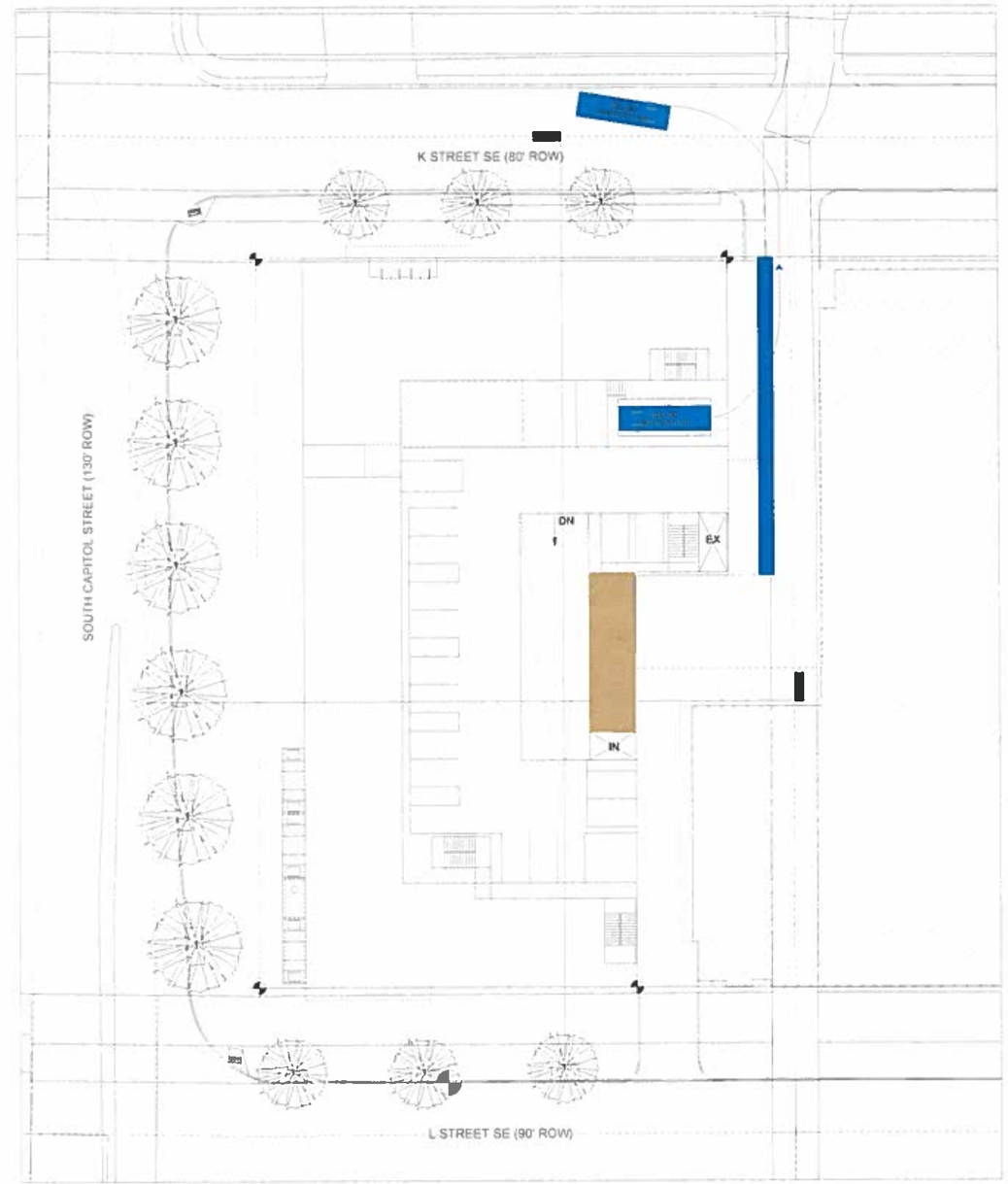
WASHINGTON, DC

AUGUST 10, 2015

©2015 Shalom Baranes Associates, PC

shalom baranes associates | architects





LEGEND

PUBLIC ALLEY EASEMENT, 15' MIN. VERTICAL CLEARANCE 5' WIDE

PART OF EXISTING ALLEY TO BE CLOSED, 808 SF

1000 S Capitol Street

Truck Turn Diagrams

SU-30 Enter and Exit Maneuvers

P:\2143-007 1000 S. Capitol Street\Plans\GroundFloor_MaxResi.dwg / 7/10/2015 1:00 PM