



## ANC MEETING

1319 SOUTH CAPITOL STREET SW  
13 OCTOBER 2020



**FORTIS**

**BEYER  
BLINDER  
BELLE**

STUDIO39









1. SOUTH CAPITOL STREET LOOKING NORTH



3. N/S ALLEY LOOKING NORTH TOWARDS N STREET



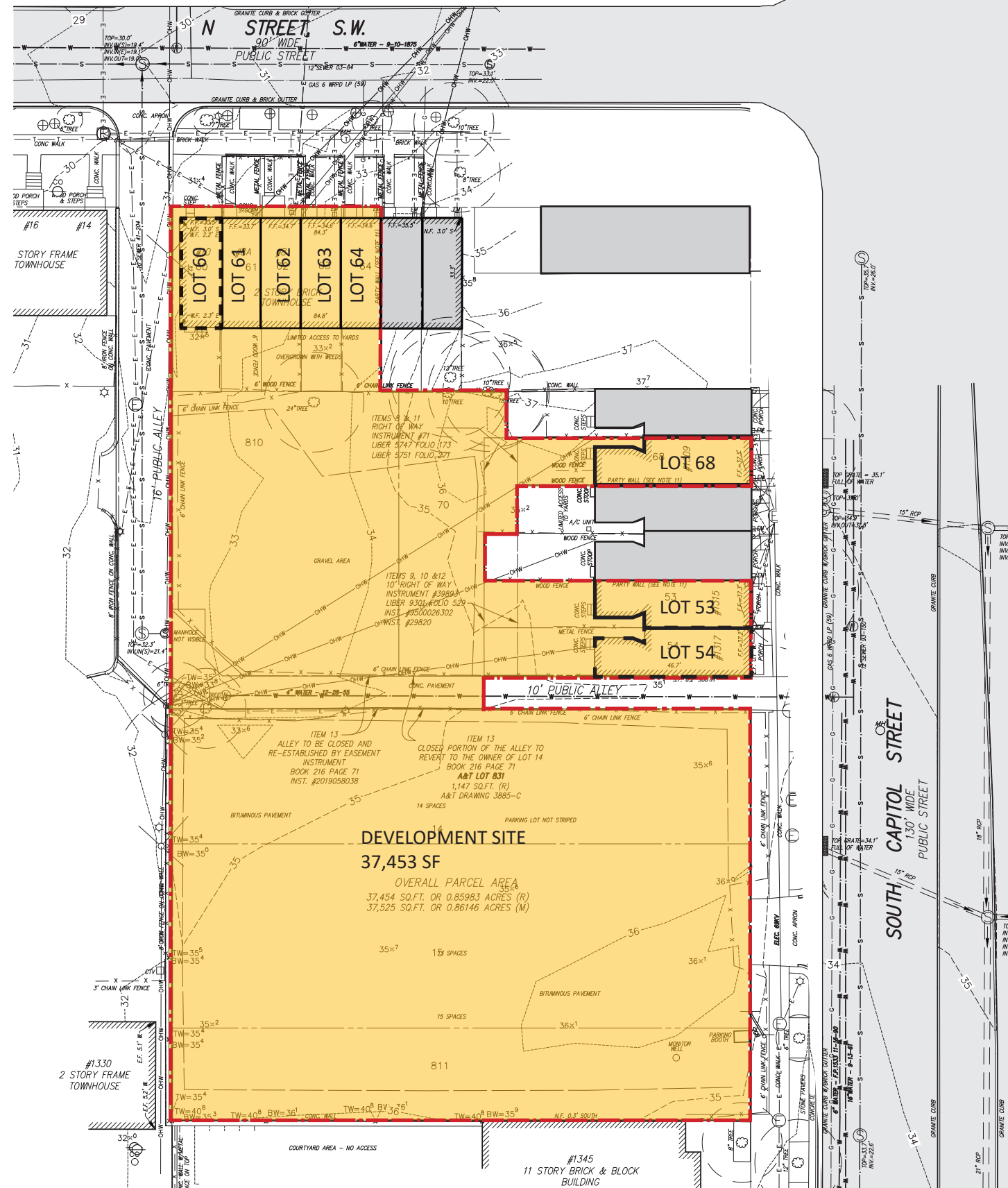
2. E/W ALLEY LOOKING EAST



4. N STREET LOOKING WEST

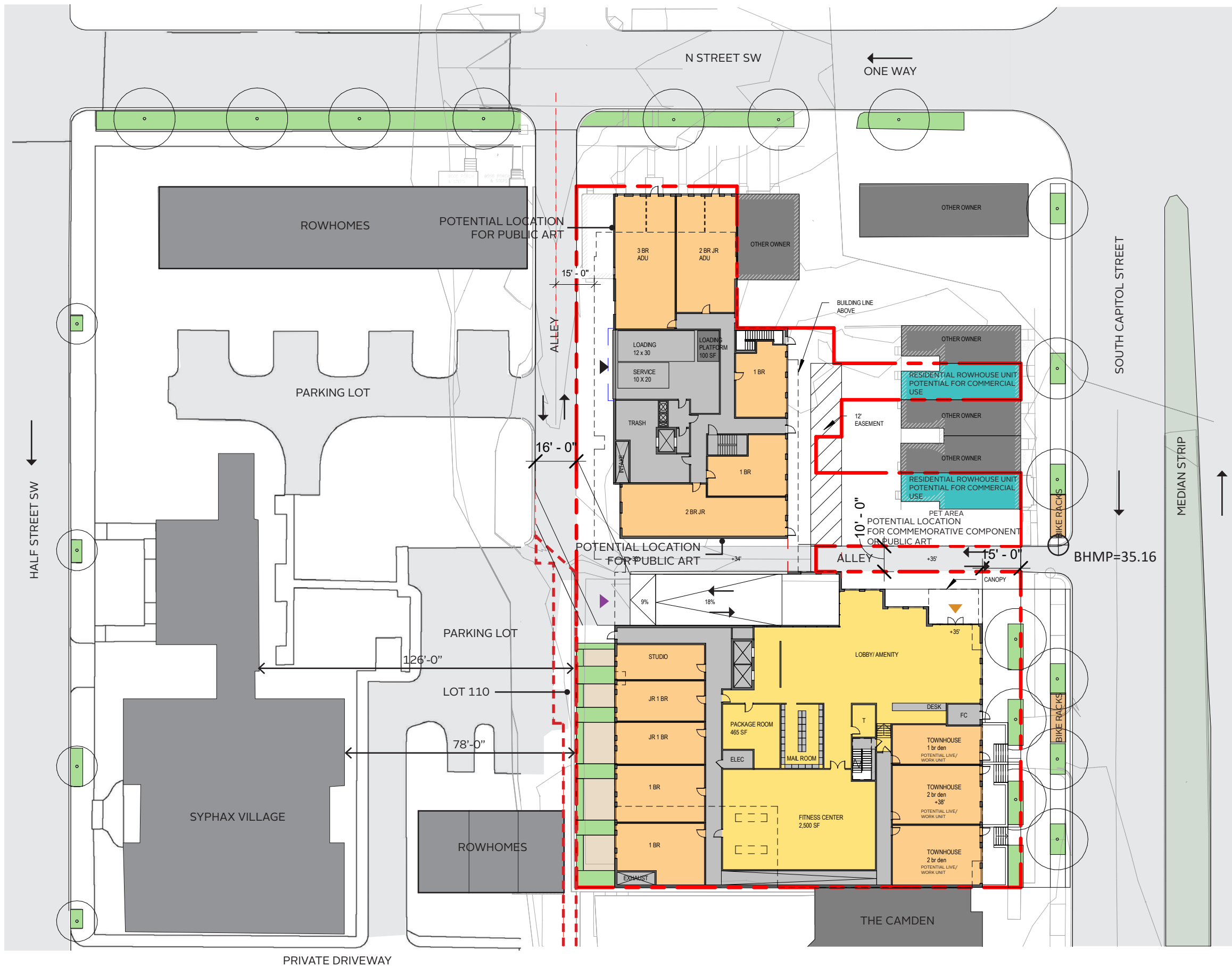






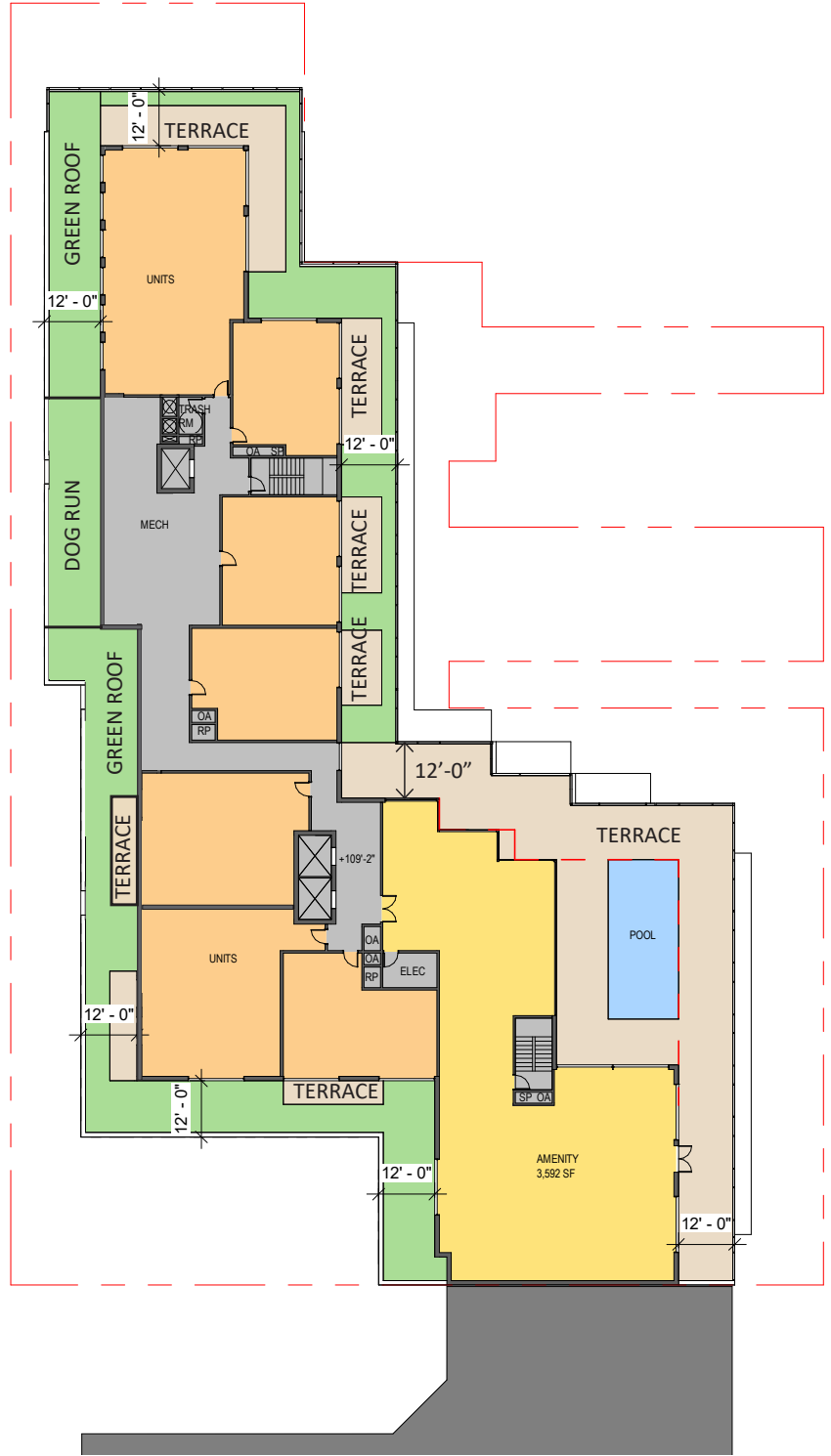
- DEVELOPMENT SITE
- TOWNHOUSES OWNED BY DEVELOPER TO BE PARTIALLY OR ENTIRELY RETAINED
- TOWNHOUSES TO BE RAZED





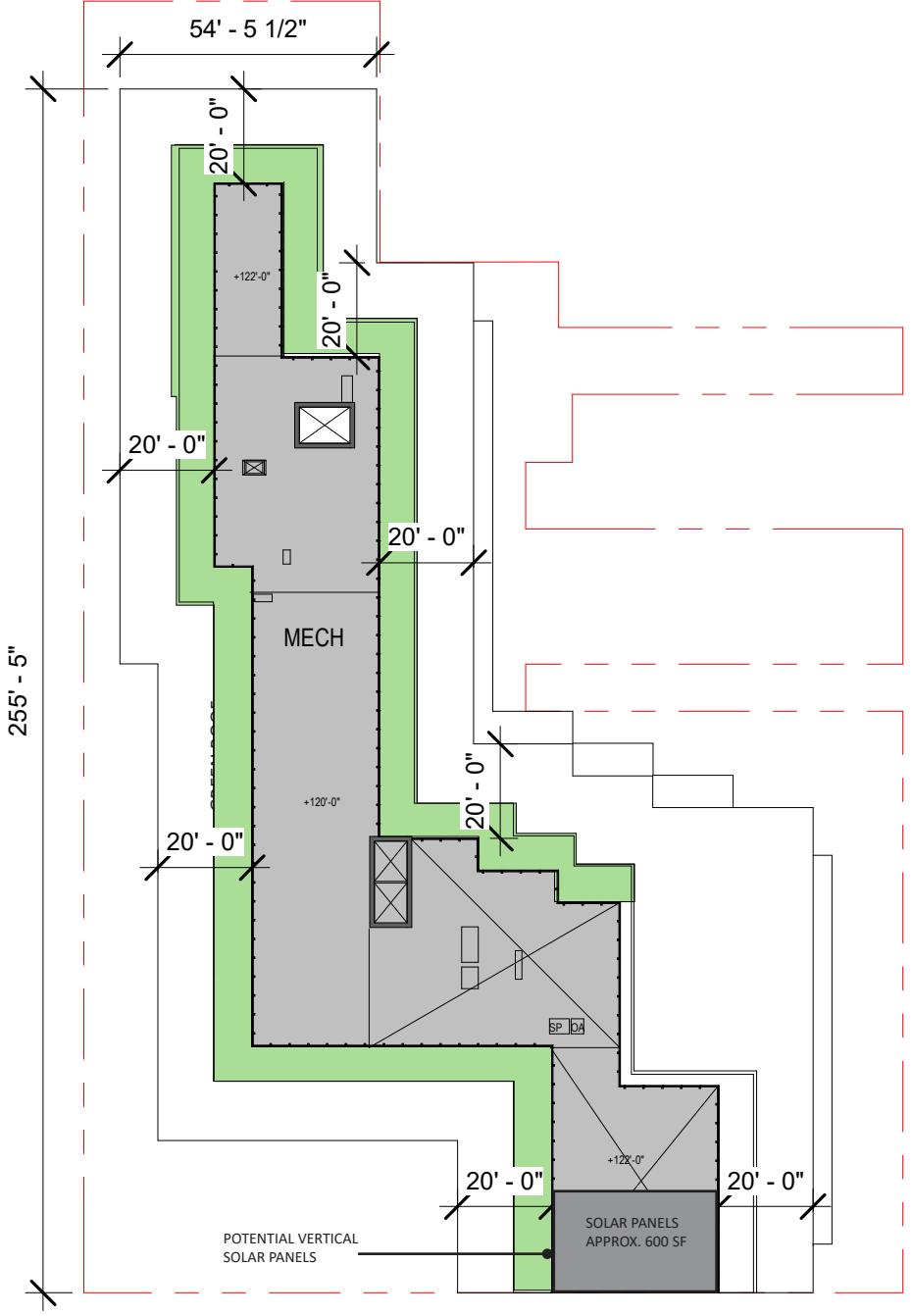
- LEGEND**
- ▶ RESIDENTIAL PARKING RAMP ENTRY/ EXIT
  - ▶ LOADING
  - ▶ RESIDENTIAL LOBBY ENTRY
  - AMENITY
  - RESIDENTIAL UNITS
  - RESTORED S. CAP TOWNHOUSE OWNED BY DEVELOPER
  - LOADING/ MECH/ CORE
  - PARKING





NOTE: ALL RAILINGS  
WILL COMPLY WITH 1:1 SETBACK

PH PLAN  
1" = 40'-0"



HIGH ROOF PLAN  
1" = 40'-0"

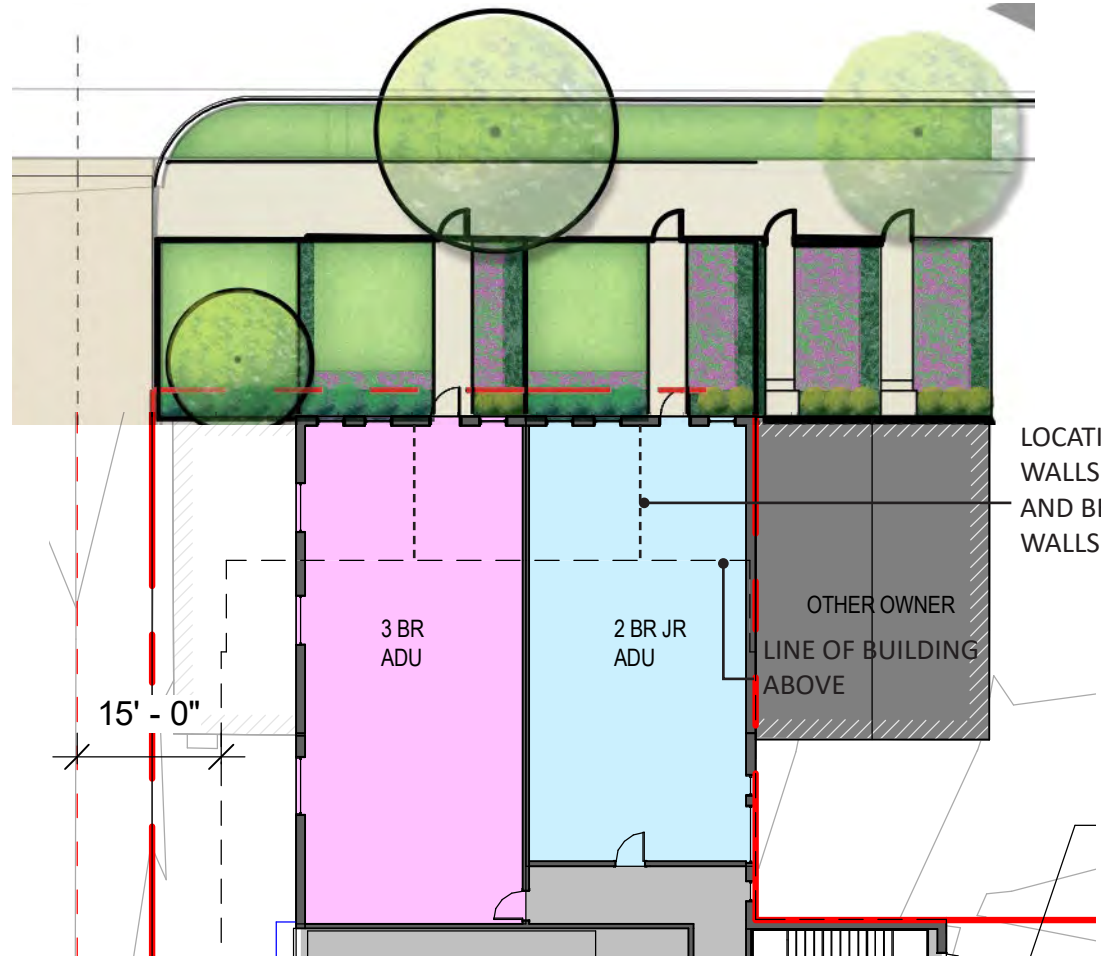
LEGEND

- 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. 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

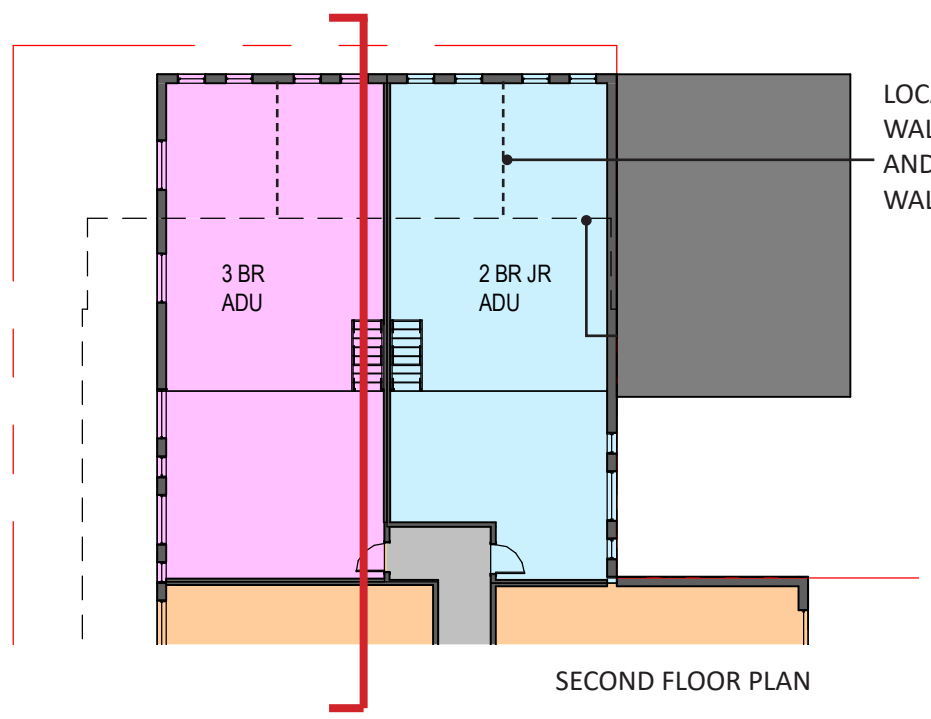
LOCATION OF EXISTING PARTY WALLS WILL BE MATCHED AND BECOME INTERIOR PARTITION WALLS OF THE NEW FLATS

OTHER OWNER  
LINE OF BUILDING ABOVE

3 BR ADU

2 BR JR ADU

15' - 0"



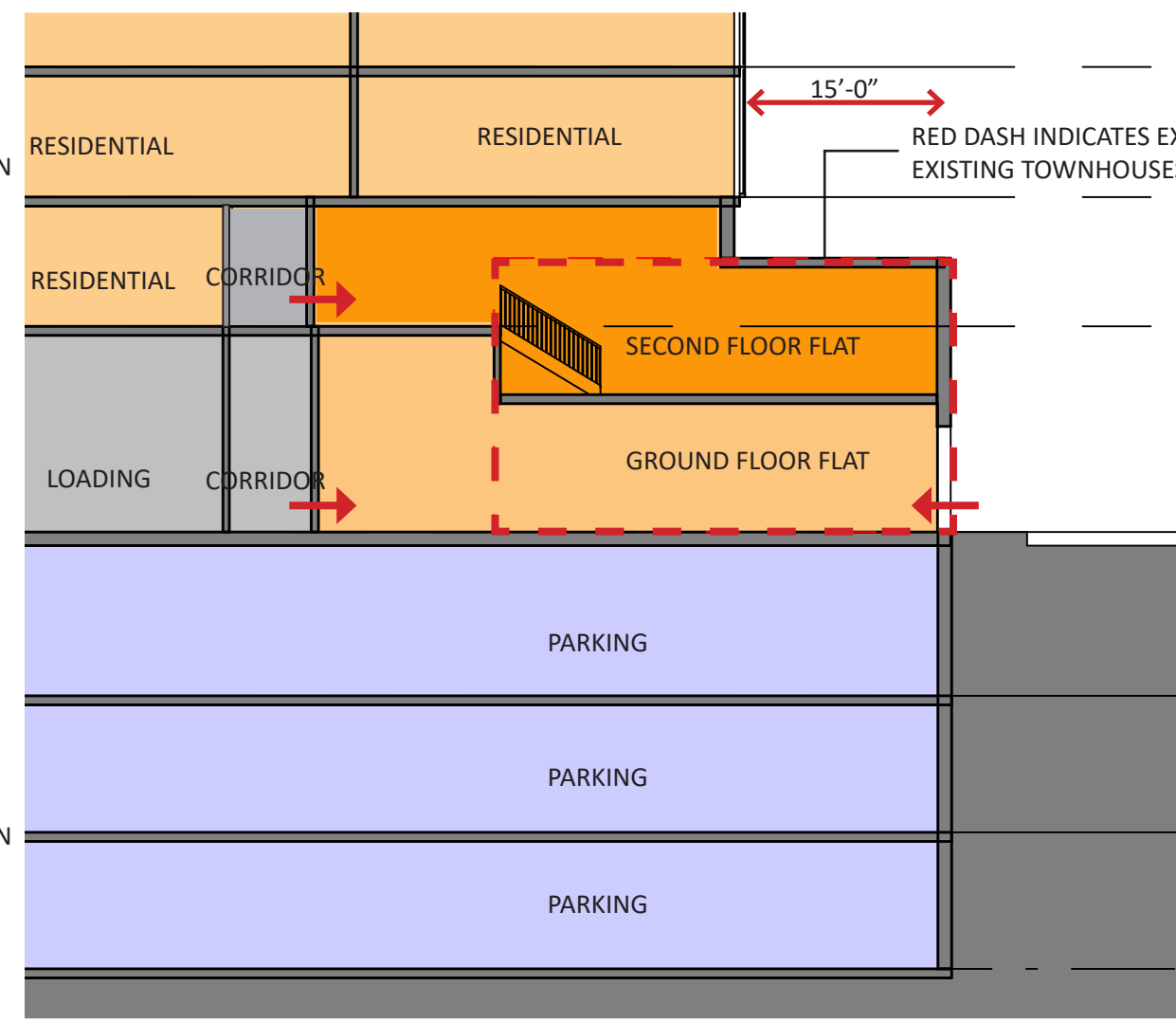
SECOND FLOOR PLAN

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

3 BR ADU

2 BR JR ADU

15' - 0"



SECTION

RED DASH INDICATES EXTENT OF EXISTING TOWNHOUSES

15'-0"

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

CORRIDOR

SECOND FLOOR FLAT

GROUND FLOOR FLAT

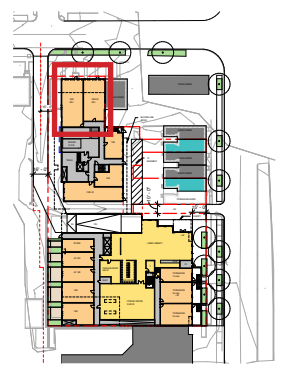
LOADING

CORRIDOR

PARKING

PARKING

PARKING





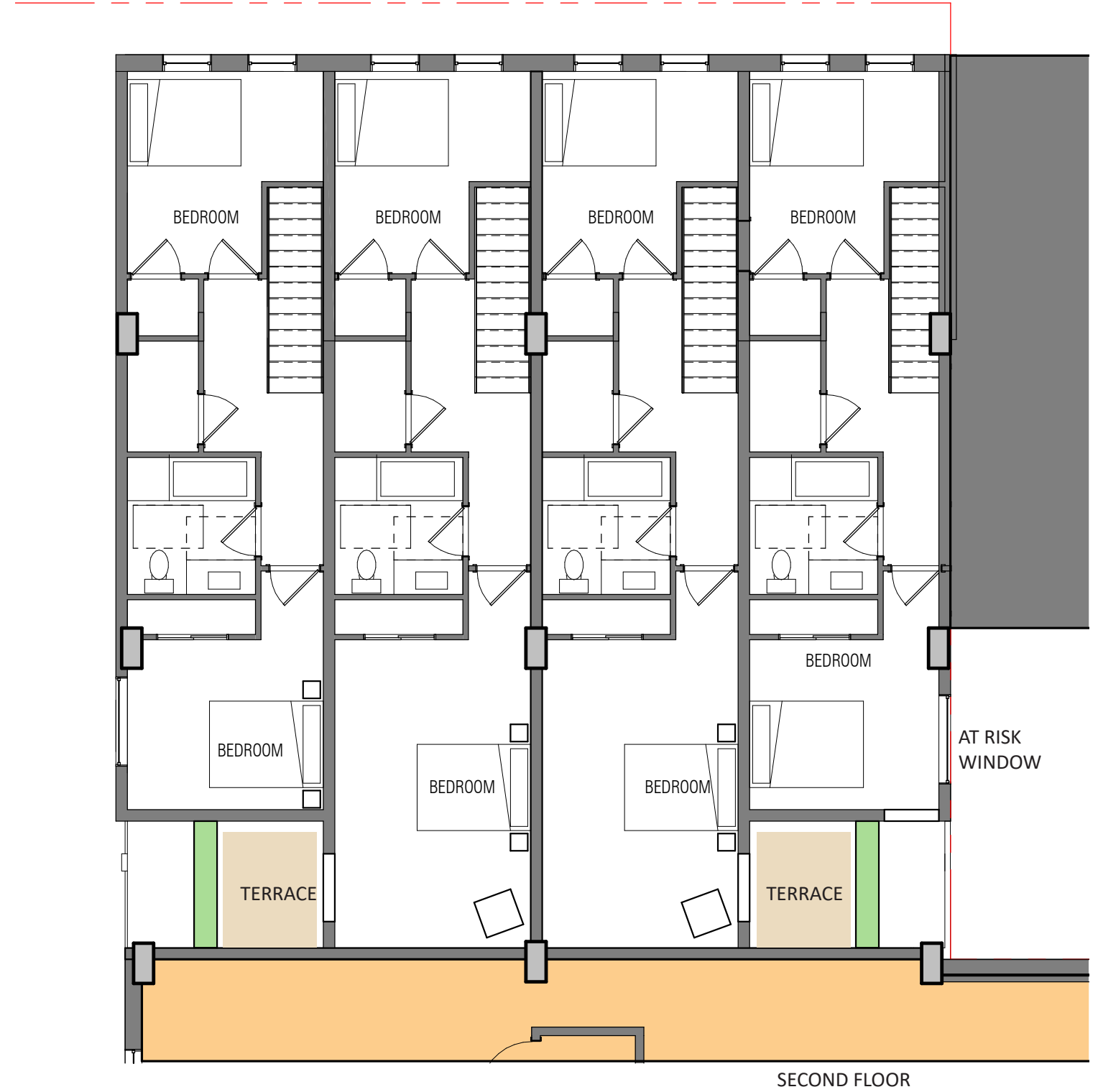
**N STREET TOWNHOUSES COMPARISON**

**TOWNHOUSES (NEW)**

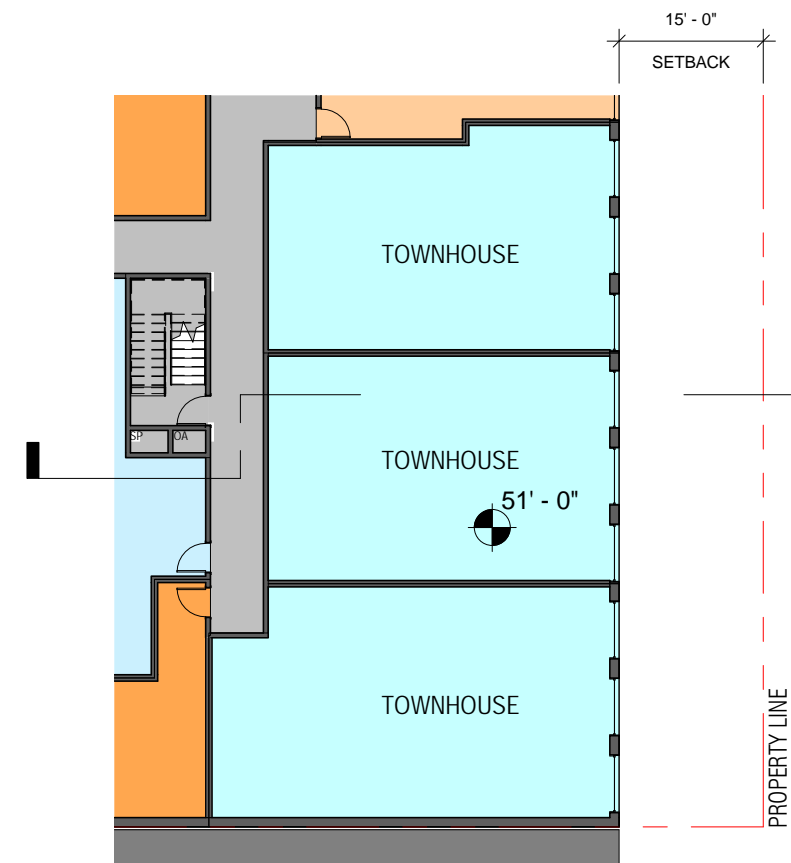
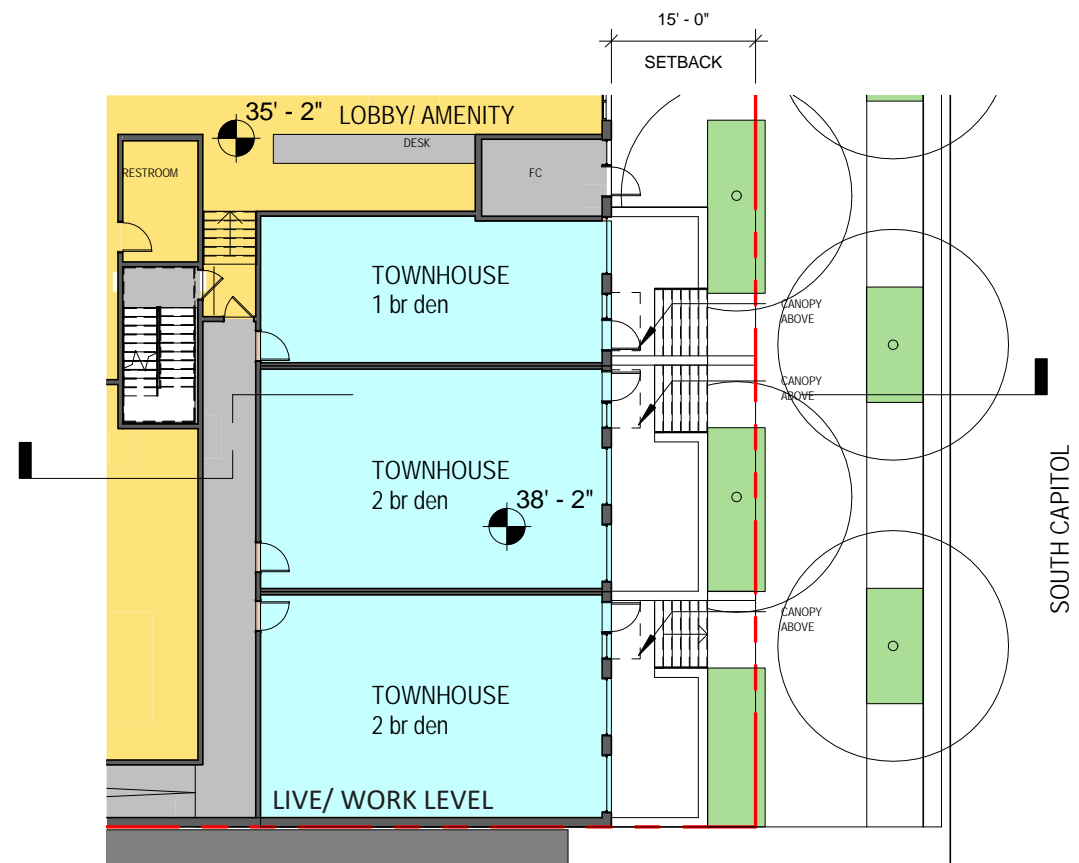
4,588 SF  
 7 BR, 5 DENS  
 4 BATHS  
 4 HALF BATHS

**FLATS:**

5,144 SF  
 8 BR, 3 DENS  
 8 BATHS



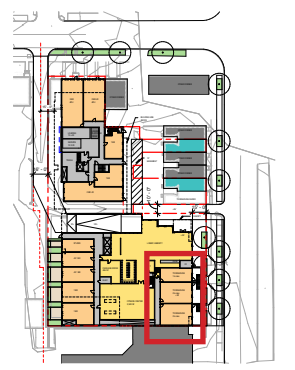
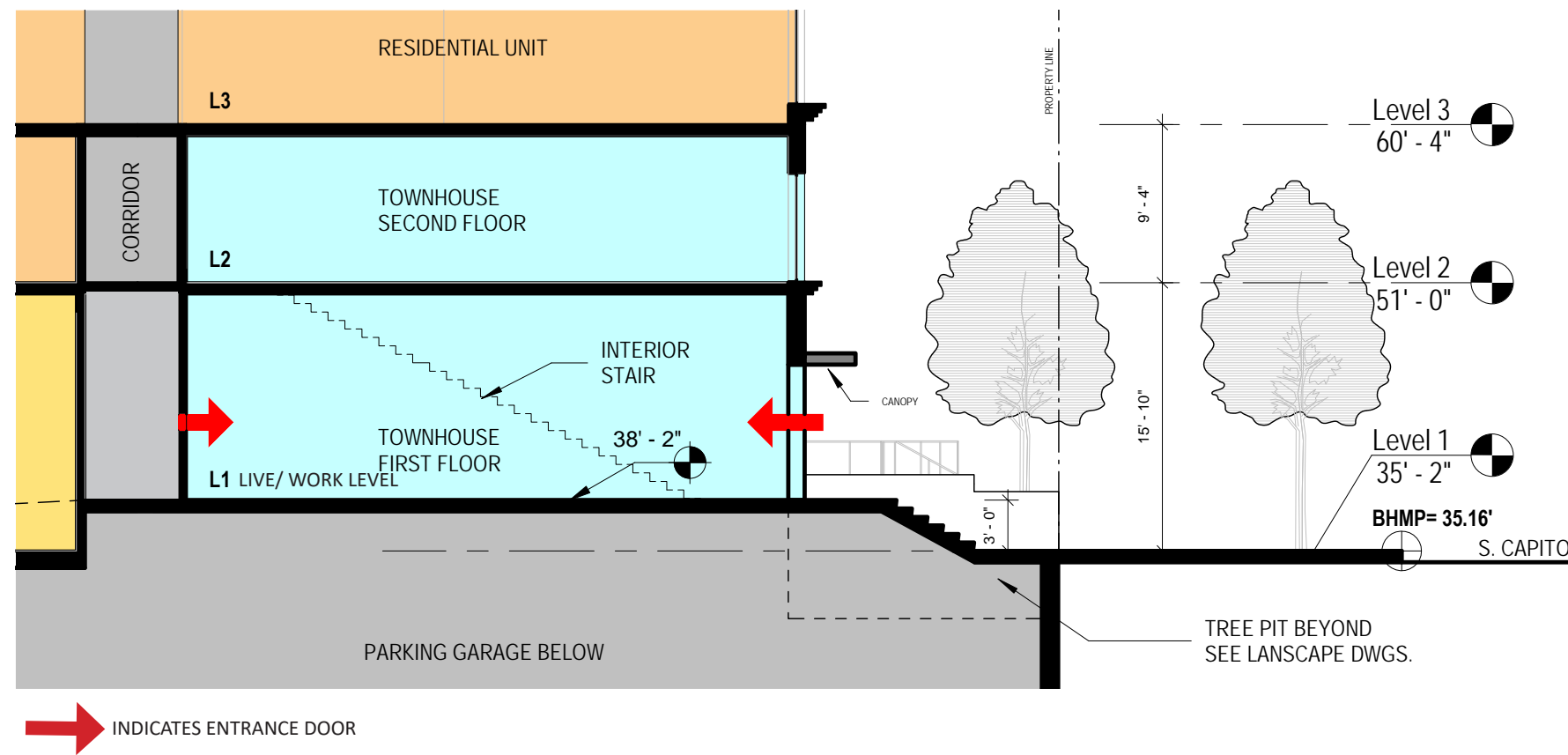




SECOND FLOOR PLAN

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.







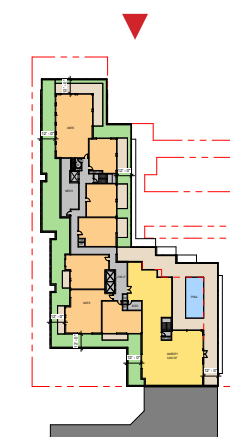
SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SEE PAGE 23 FOR GLASS BALCONY DETAIL.





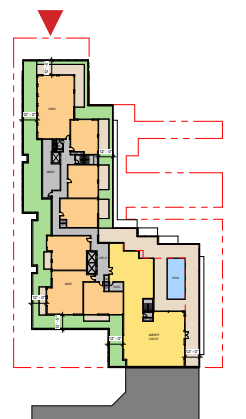
SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SEE PAGE 23 FOR GLASS BALCONY DETAIL.



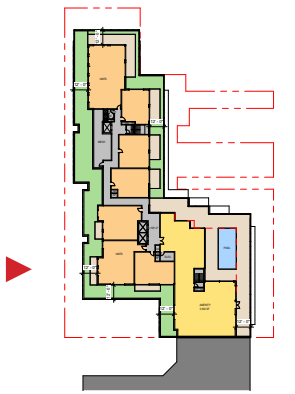


SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SEE PAGE 23 FOR GLASS BALCONY DETAIL.



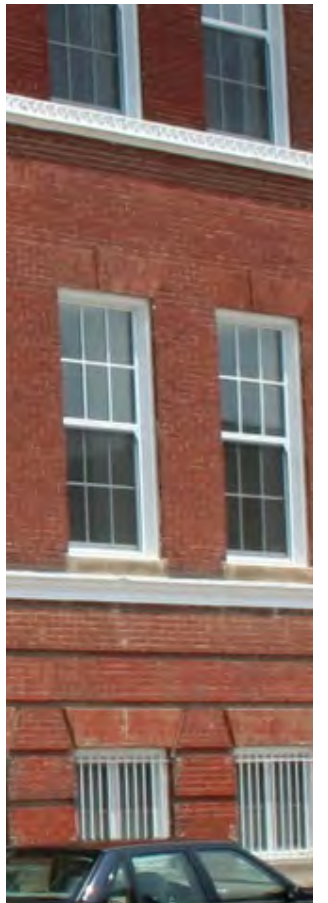




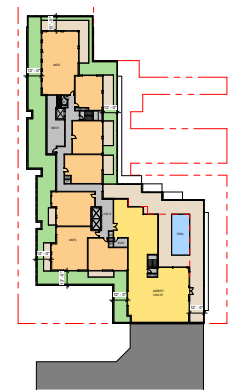


SEE PAGE 23 FOR GLASS BALCONY DETAIL.





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

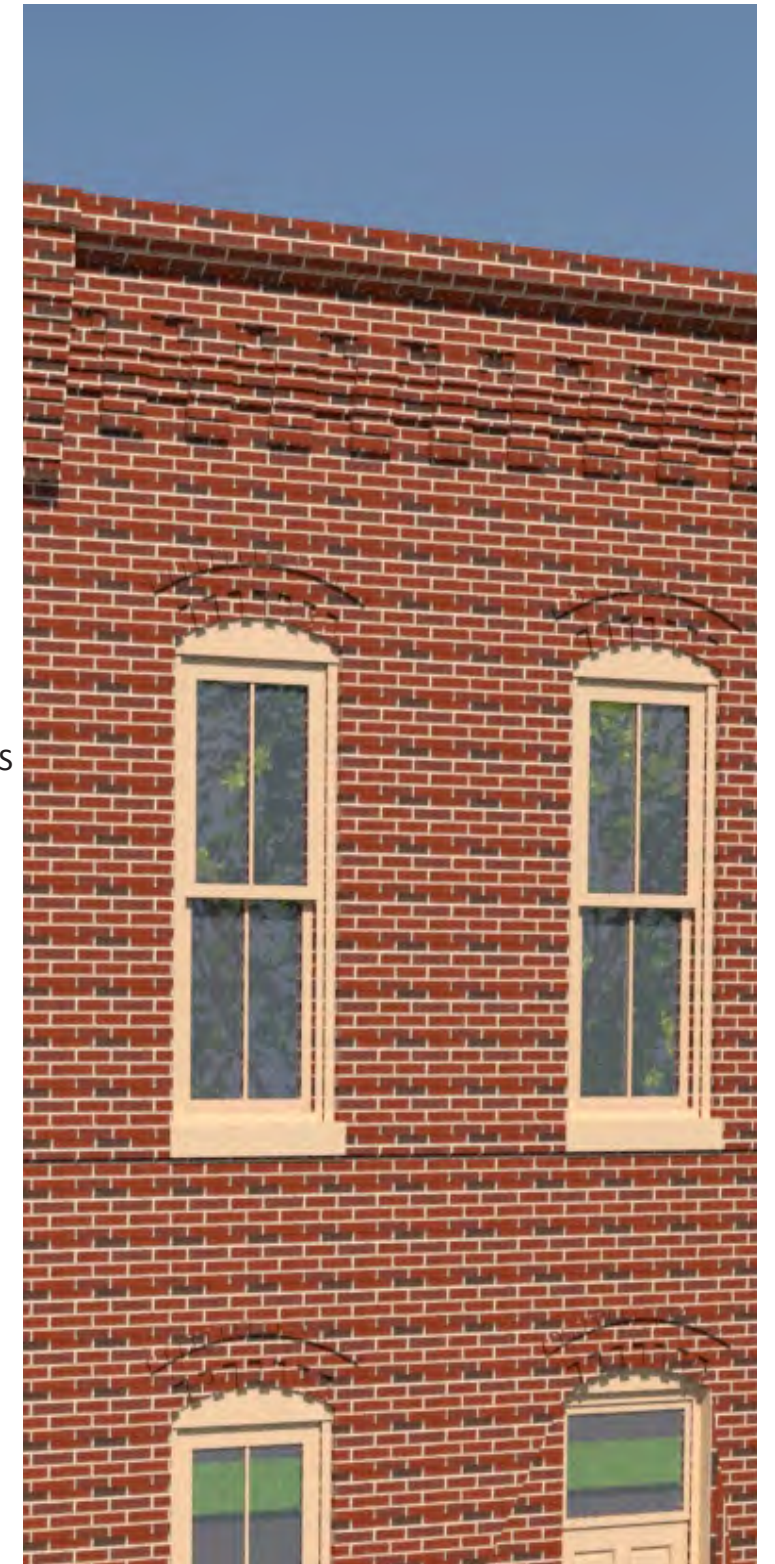
SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION. SIGNAGE SHOWN MAY BE MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS, SUBJECT TO D.C. SIGNAGE REGULATIONS.





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.





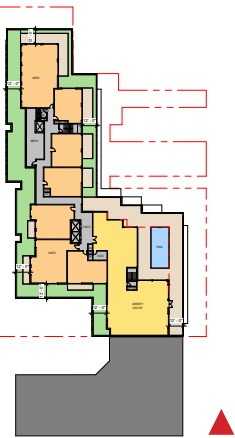
SEE PAGE 23 FOR GLASS BALCONY DETAIL.  
SOME PROPOSED STREET TREES HAVE BEEN REMOVED FOR ILLUSTRATION.





CAMDEN SOUTH CAPITOL

1319 SOUTH CAPITOL

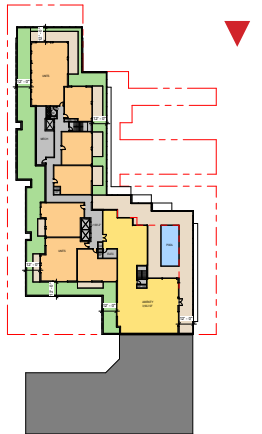






1319 SOUTH CAPITOL -----

CAMDEN -----  
SOUTH  
CAPITOL







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



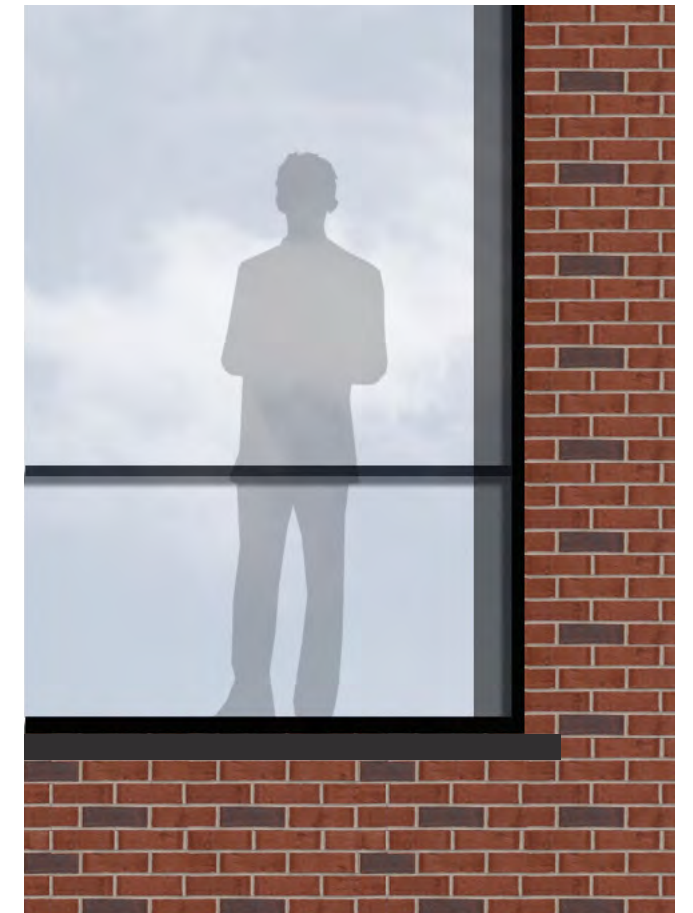
MP-1  
METAL PANEL



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

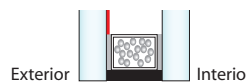
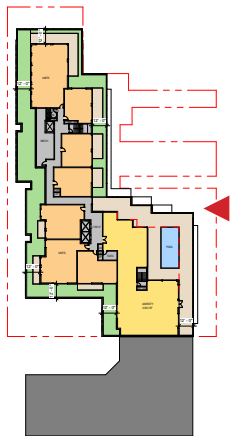


IMAGE OF J SOL RESIDENTIAL BUILDING, JAG PROJECT  
A GLASS SIMILAR TO THIS WILL BE UTILIZED







LANDSCAPE





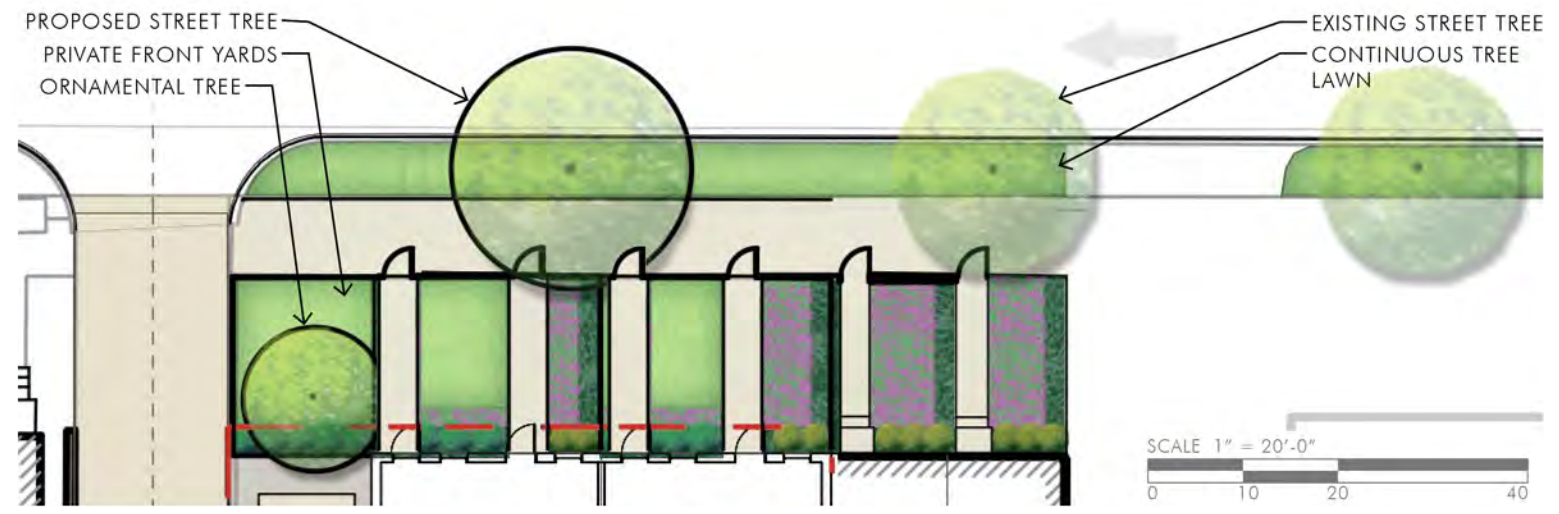
**STUDIO39**

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

**BEYER  
BLINDER  
BELLE**

1319 SOUTH CAPITOL STREET SW  
13 OCTOBER 2020



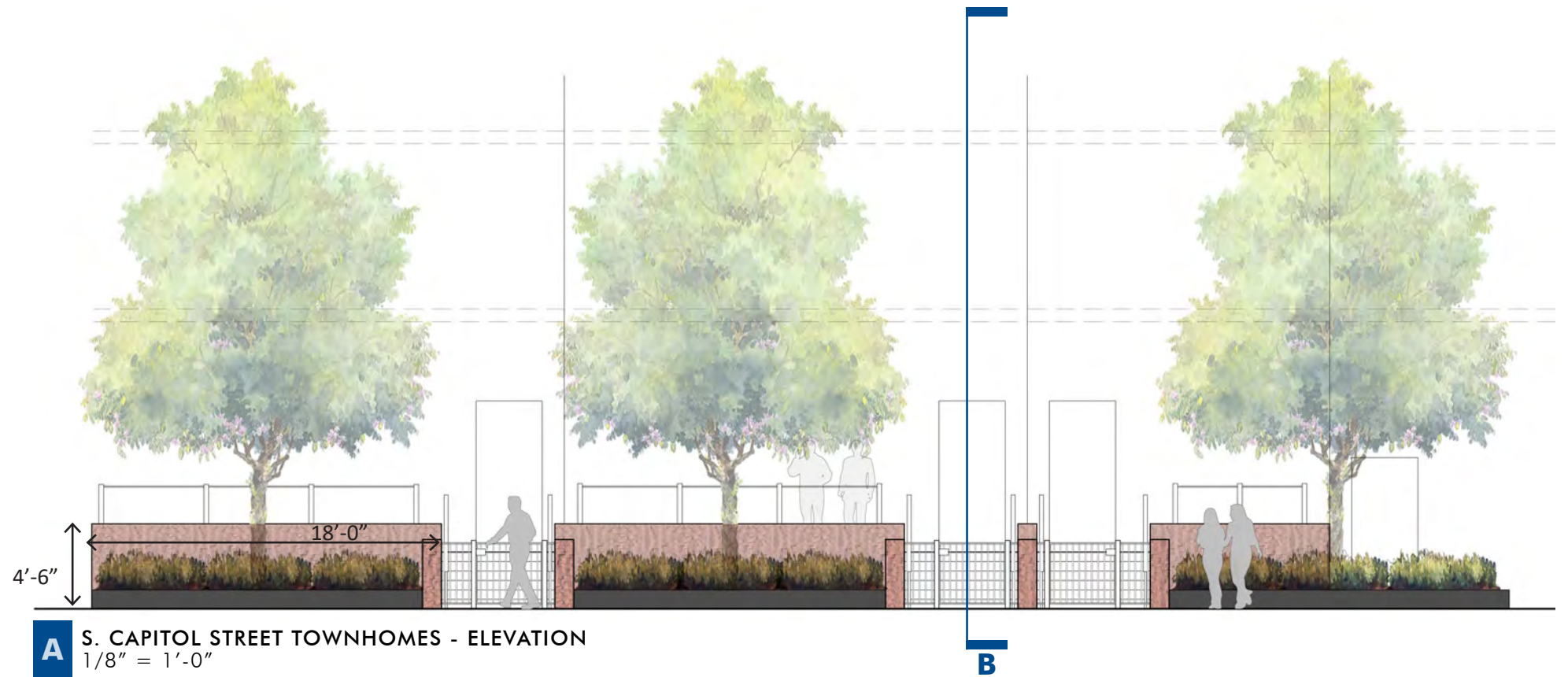
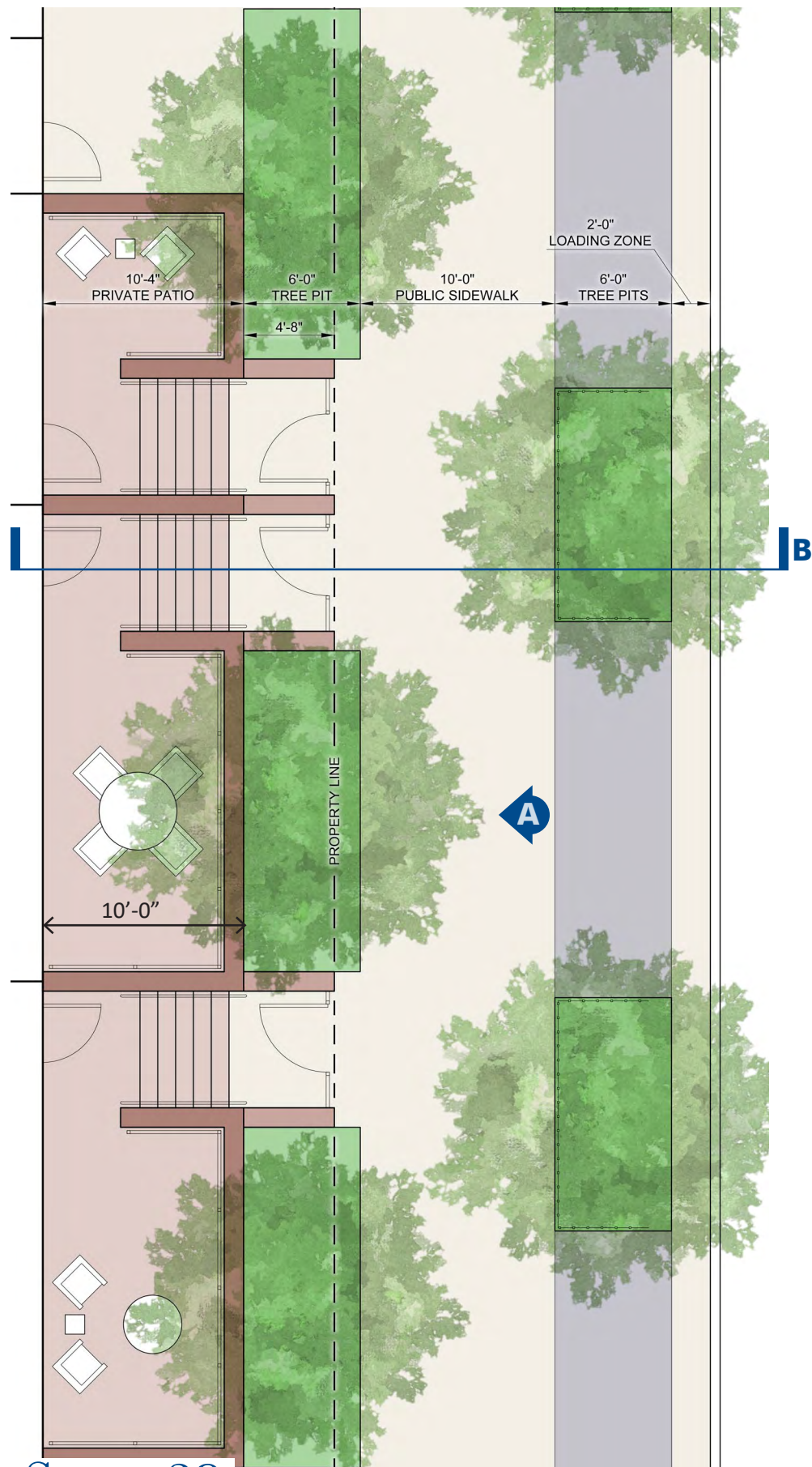


LANDSCAPE IMPROVEMENTS ALONG N STREET TOWNHOUSES

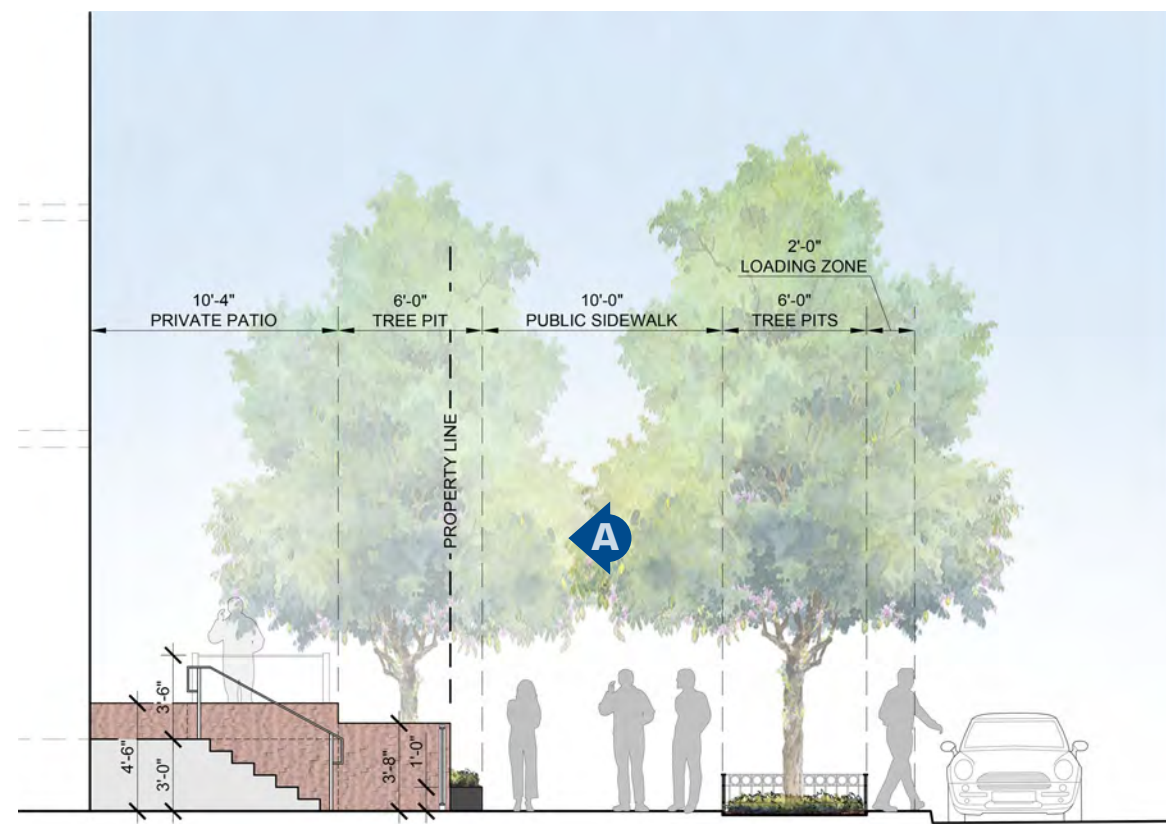


LANDSCAPE IMPROVEMENTS ALONG SOUTH CAPITOL TOWNHOUSES AND NEW PLAZA





**A** S. CAPITOL STREET TOWNHOMES - ELEVATION  
 1/8" = 1'-0"



**B** S. CAPITOL STREET TOWNHOMES - SECTION  
 1/8" = 1'-0"

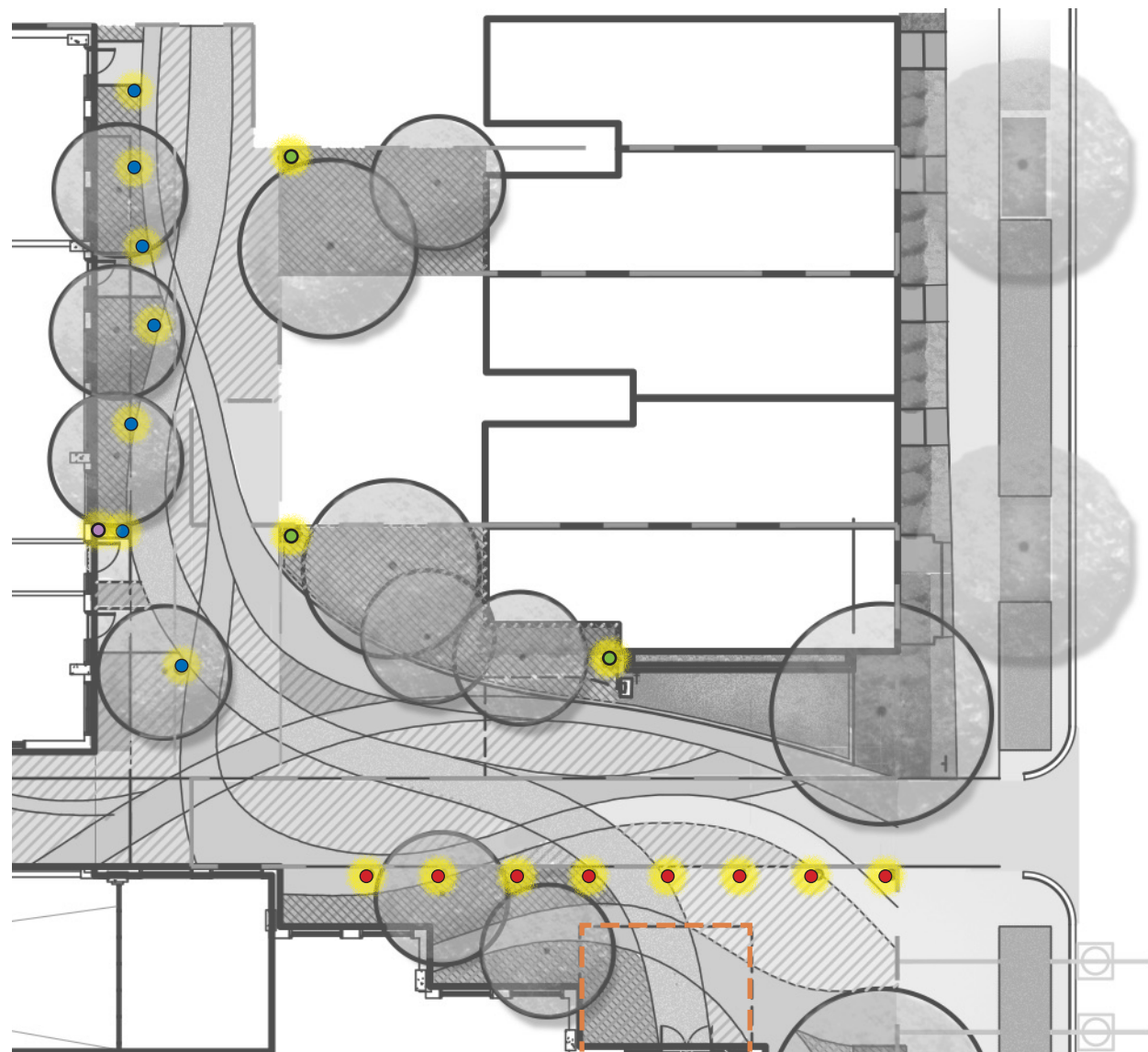
**STUDIO39**

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

**BEYER  
BLINDER  
BELLE**

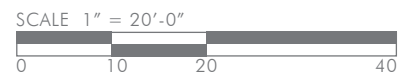
1319 SOUTH CAPITOL STREET SW  
 13 OCTOBER 2020





**LEGEND:**

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



Capitol Street SW

**LIGHT POLE OPTIONS:**



OLIVIO CANDELABRA  
BY SELUX



ARINI  
BY HESS AMERICA



ASHBERY AREA LIGHT  
BY LANDSCAPE FORMS

ALCOTT AREA LIGHT  
BY LANDSCAPE FORMS

**EGRESS LIGHT:**



NOVARA ML450 LVC  
BY HESS AMERICA

**ILLUMINATED BOLLARDS OPTIONS:  
MAX HEIGHT 3'6"**



STAINLESS STEEL BOLLARD  
BY BEGA



HELLIO BOLLARD  
BY FORMS AND SURFACES

**MINI BOLLARDS:**

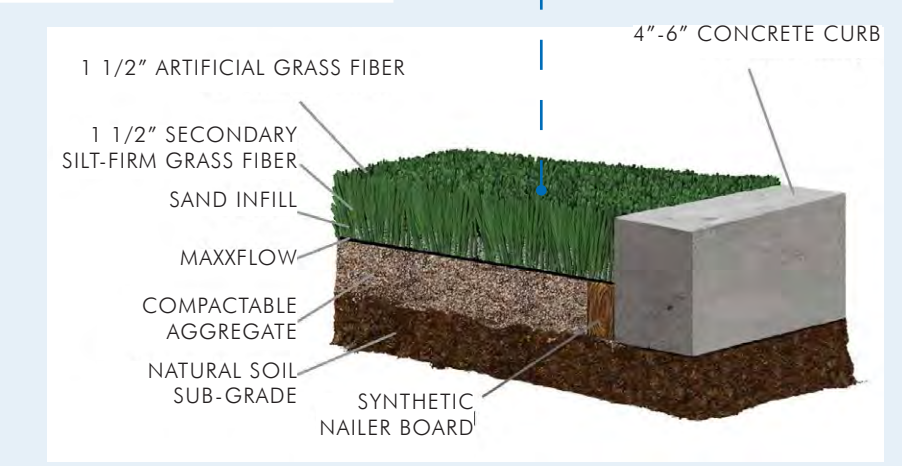
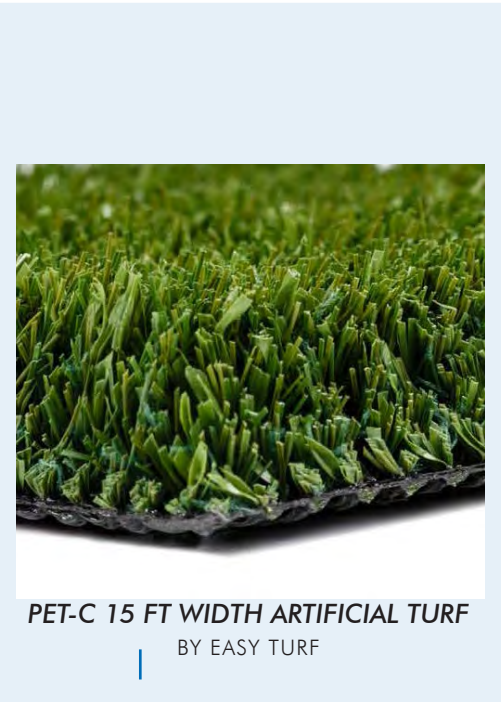
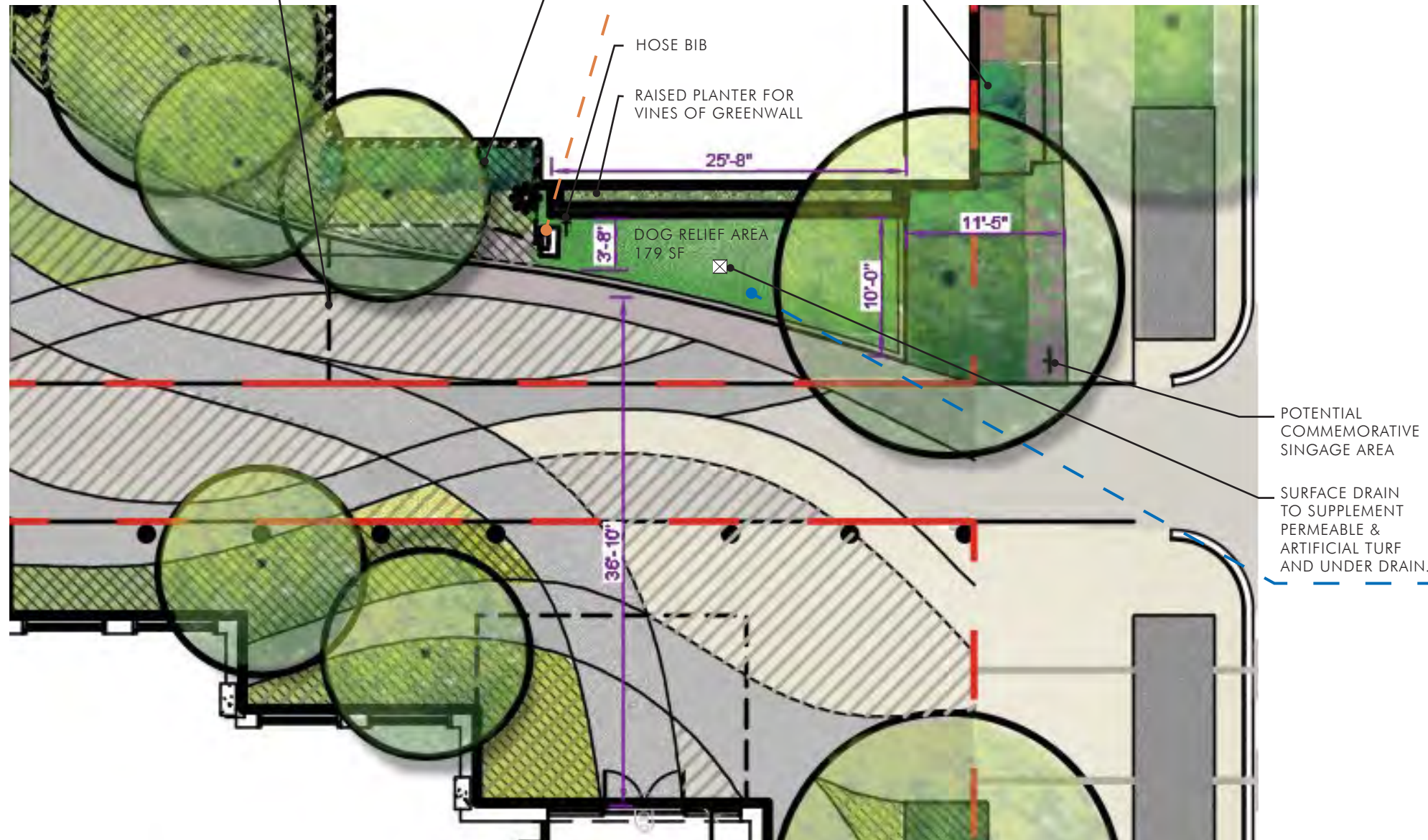


LIGHT COLUMN PATHWAY BOLLARD  
BY FORMS AND SURFACES

NOTE: ALL SIGHT LIGHTING DIRECTED TOWARDS GROUND.

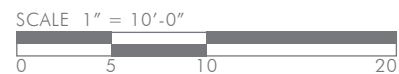


POTENTIAL FOOTPRINT OF TOWNHOUSE MEMORIALIZED IN THE PAVING DESIGN WITH CHANGE IN PATTERN.



**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).



**STUDIO39**

**BEYER  
BLINDER  
BELLE**

1319 SOUTH CAPITOL STREET SW  
13 OCTOBER 2020



# APPENDIX



