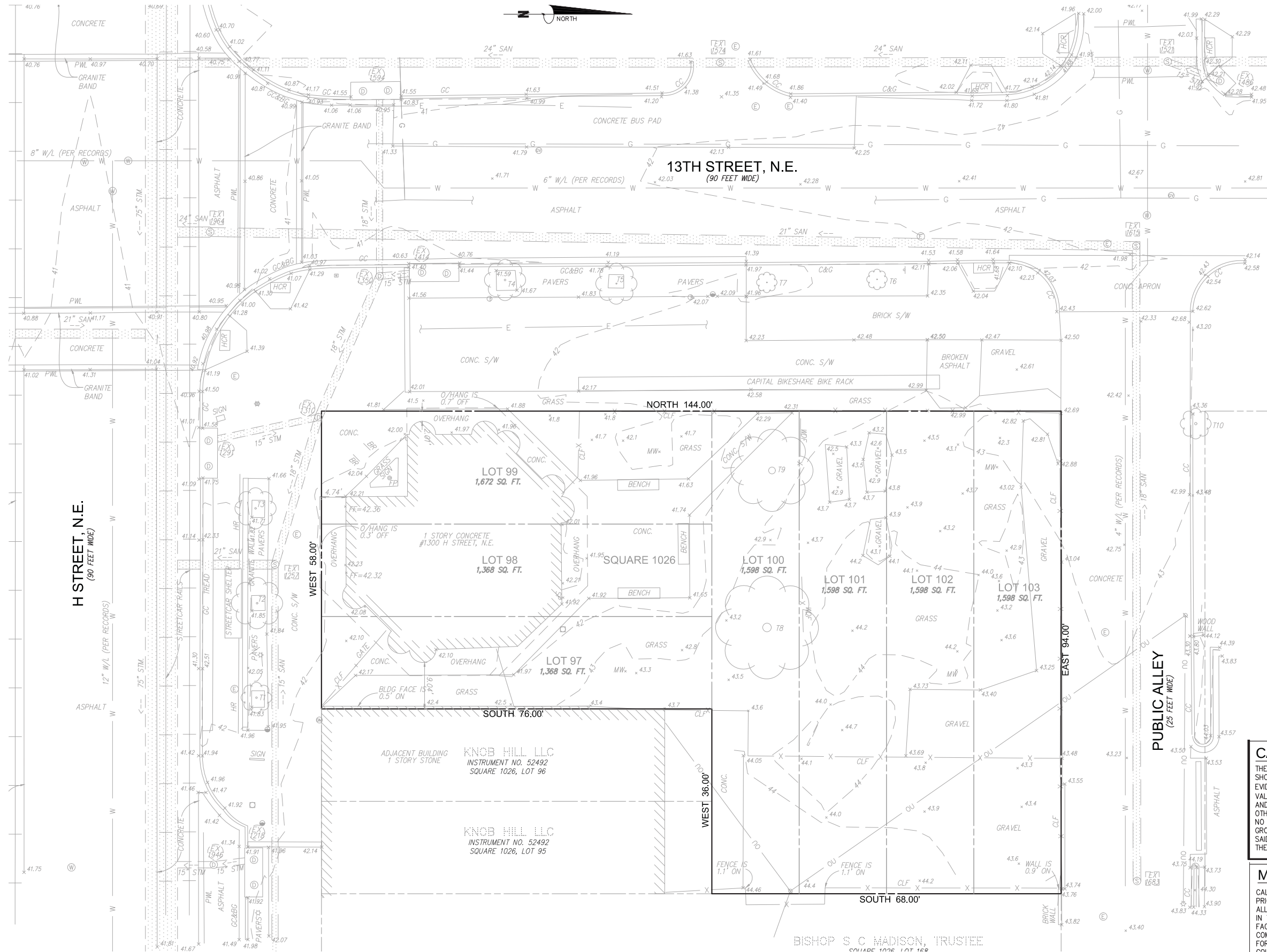


1300 H STREET NE

WASHINGTON, DC



TABLE OF CONTENTS	APPROVED	CURRENT
EXISTING SITE SURVEY	-	1
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TREE TABLE

- T1 4" MAPLE
- T2 4" MAPLE
- T3 4" MAPLE
- T4 4" TREE, BROAD LEAF
- T5 3" TREE, BROAD LEAF
- T6 2" TREE, BROAD LEAF
- T7 2" TREE, BROAD LEAF
- T8 20' DIAMETER BUSH
- T9 16' DIAMETER BUSH
- T10 6' DIAMETER BUSH

EXISTING SITE SURVEY



SANITARY SEWER TABULATION

EX 1254 TOP = 41.83
IN = 37.53 (8" CIP FR. SOUTH)
IN = 37.49 (8" CIP FR. SOUTH)
IN = 31.83 (18" RCP FR. 1310)
IN = 30.57 (15" SAN FR. EAST)
OUT = 29.13 (21" SAN To SOUTH)

EX 1521 TOP = 42.20
IN = 38.39 (15" CIP FR. 1486)
IN = 28.82 (24" RCP FR. NORTH)
OUT = 28.78 (24" RCP To 1574)

EX 1524 TOP = 41.57
IN = 36.16 (15" CIP FR. EAST)
IN = 27.53 (24" RCP FR. 1521)
OUT = 27.37 (24" RCP To SOUTH)

EX 1615 TOP = 42.08
IN = 31.42 (18" SAN FR. 1683) (PER RECORDS)
OUT = 30.27 (21" SAN To 1964)

EX 1683 TOP = 43.37
IN = 33.18 (18" SAN FR. EAST) (PER RECORDS)
OUT = 33.18 (18" SAN To 1615) (PER RECORDS)

EX 1964 TOP = 40.73
IN = 29.35 (21" SAN FR. 1615) (PER RECORDS)
OUT = 29.35 (24" SAN To SOUTH)

STORM SEWER TABULATION

EX 1218 TOP = 41.90
OUT = 38.04 (15" RCP To 1946)

EX 1291 TOP = 41.63
OUT = 37.35 (15" RCP To 1310)

EX 1310 TOP = 41.70
IN = 35.22 (15" RCP FR. 1291)
IN = 32.20 (18" RCP FR. 1350)
OUT = 22.18 (18" RCP To 1257)

EX 1350 TOP = 41.53
IN = 37.18 (15" CIP FR. 1409)
IN = 32.75 (18" RCP FR. 1594)
OUT = 32.49 (18" RCP To 1310)

EX 1409 TOP = 41.40
OUT = 37.61 (15" CIP To 1350)

EX 1496 TOP = 42.24
FULL OF DEBRIS, NO INVERTS VISIBLE

EX 1594 TOP = 41.57
OUT = 36.78 (18" RCP To 1350)

EX 1946 TOP = 41.49
CAR PARKED ON MANHOLE
NO INVERTS OBTAINED

CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

MISS UTILITY

CALL DC ONE CALL "DOC" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

1300 H Street NE
Insight Property Group

APPROVED BZA SUBMISSION

Square 1026, Lots 97 thru 103				
ZONING REQUIREMENTS	REQUIRED		PROPOSED	
District / Overlay	C-2-A / HS-A		Unchanged	
Lot Area	10,800		Unchanged	
Lot Occupancy - Ground Floor / Commercial	100%	10,800	83%	8,985
Lot Occupancy - Residential (w/ IZ Bonus)	75%	8,100	72%	7,805
FAR - Total (Bays Excluded)	3.0	32,400	3.0	32,400
<i>FAR - Commercial</i>	1.0	10,800	0.6	6,614
<i>FAR - Residential (3.0 less commercial proposed)</i>	3.0	32,400	2.4	25,786
FAR - Penthouse	0.37	3,996	0.32	3,488
Offstreet Parking - Total	30		8 (9' x 19')	
<i>Offstreet Parking - Commercial</i>	<i>If $\geq 3,000$ SF, 1 per 300 GSF (6,614-3,000 = 3,614/300) = 12</i>		0 (Variance of 12 Spaces)	
<i>Offstreet Parking - Residential</i>	<i>1 space per 2 dwelling units (36 / 2) = 18</i>		8 (Variance of 10 Spaces)	
Loading Berth - Commercial	1 @ 30' deep		1 @ 30' deep	
Loading Berth - Residential	Not Required if ≤ 50 units		None Proposed	
Loading Platform - Commercial	1 @ 100 SF		1 @ ≥ 100 SF	
Service/Delivery Loading Space	Not Required		None Proposed	
Yard - Front	Not Required		None Proposed	
Yard - Rear (faces alley)	15' (For 1st 20' of height, measure from alley centerline)		15'-0"	
Yard - Side	0'		0' West; 0' East	
Court Width	4" per foot of court height, but not less than 15' (35' high x 4" = 11.67' = 15')		$\geq 15'$ wide (17.3' for closed court, 15' for open court)	
Closed Court Area	Total area = 2x the square of the width based on height, but not less than 350 SF ((11.67') ² x2 = 272.4 SF) = 350 SF		≥ 350 SF (645 SF)	
Building Height (w/ Overlay Bonus)	55'-0"		$\leq 55'$ -0"	
Roof Structure Height	Equal height above roof level		Equal height above roof level	
Bicycle Parking - Commercial	5% of required automobile parking spaces x 12 SF (5% of 30) = 2 bikes and (31x12 SF) = 24 SF		3 bikes	
Bicycle Parking - Residential	1 per 3 dwelling units x 12 SF (36units/3) = 12 bikes and (12x12 SF) = 142 SF		24 bikes	
Green Area Ratio	0.30		3,780 SF Intensive 8" Vegetated Roof [(3,780x0.8)/10,080] = 0.30	
Ground floor program	$\geq 50\%$ SF (10,800/ 2 = 5,400 SF) needs to be Commercially programmed		6,614 SF	
Inclusionary Zoning	Per 2603.1 - Greater of 10% of Residential GFA or 75% of Bonus Density = .75 x 0.5 FAR = 4,050 SF		$\geq 4,050$ SF	

BUILDING (FAR) GSF - BAYS AND PENTHOUSE EXCLUDED		
FLOOR LEVEL	COMMERCIAL (FAR) GSF	RESIDENTIAL (FAR) GSF
Lower Level (Basement)	0	0
Lower Level (Celler)	0	0
First Level	6,614	2,400
Second Level	0	7,795
Third Level	0	7,795
Fourth Level	0	7,795
Penthouse	0	0
SUBTOTAL	6,614	25,786
TOTAL BUILDING	32,400	

H STREET OVERLAY		
ITEM	REQUIRED	PROPOSED
Build-To (§1324.2)	$\geq 75\%$ of streetwall @ 25'-0" high shall be constructed to property line at street R.O.W	Provided (180' street wall at property line / 195' total street wall = 92.3%)
Residential Lot Occupancy (§1324.4)	Increases from 60% to 70% in C-2 Districts	Inclusionary Zoning Permits increase to 75% (§1326.3). 72% Proposed
Display Window (§1324.8)	$\geq 50\%$ of Ground Level wall surface = display windows + entrances	Provided (141.5' display or entrance / 195' total street wall = 72.6%)
Entry Location (§1324.10)	Commercial Entries on both H and 13th Street faces. At least 1 primary entry for residential on H Street	Commercial entries on both 13th and H Street faces. Residential egress door fronts H Street and primary residential entrance fronts 13th Street (Relief Requested)
Entry Spacing (§1324.11)	Allow for building/commercial entrances every 40'-0" on average for linear frontage	7 total entrances proposed, including 5 potential commercial entrances (195' / 40' = 5 required)
Ground Level Ceiling Height (§1324.12)	$\geq 14'$ -0"	$\geq 14'$ -0"
Additional Building Height (§1324.13)	If Ground Level has $\geq 14'$ -0" Ceiling, Additional 5'-0" Building Height Permitted	Ground Level meets test and additional height limit is applied
Projection Signs (§1324.14)	$\geq 8'$ -0" clear above sidewalk and $\geq 14'$ -0" clear above driveway. Project $\leq 3'$ -6" from face of building and end $\geq 1'$ -0" behind curbline	Proposed signage will meet requirements
Façade Panel Signs (§1324.15)	May not interrupt windows or doors, nor project more than 12" from building face	Proposed signage will meet requirements
Non-residential F.A.R. (§1323.3)	≤ 1.0 for non-residential uses	0.6 Proposed (6,614 SF)

ZONING DATA - REVISED BY MWA ON 02.02.2016

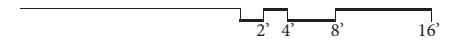
Square 1026, Lots 97 thru 103				
ZONING REQUIREMENTS	REQUIRED		PROPOSED	
District / Overlay	C-2-A / HS-A		Unchanged	
Lot Area	10,800		Unchanged	
Lot Occupancy - Ground Floor / Commercial	100%	10,800	83%	8,958
Lot Occupancy - Residential (w/ IZ Bonus)	75%	8,100	72%	7,787
FAR - Total (Bays Excluded)	3.0	32,400	3.0	32,399
FAR - Commercial	1.0	10,800	0.54	5,871
FAR - Residential (3.0 less commercial proposed)	3.0	32,400	2.46	26,528
FAR - Penthouse	0.37	3,996	0.31	3,333
Offstreet Parking - Total	30		8 (9' x 19')	
Offstreet Parking - Commercial	If $\geq 3,000$ SF, 1 per 300 GSF ($6,614 - 3,000 = 3,614 / 300$) =		0 (Variance of 12 Spaces)	
Offstreet Parking - Residential	1 space per 2 dwelling units ($36 / 2$) = 18		8 (Variance of 10 Spaces)	
Loading Berth - Commercial	1 @ 30' deep		1 @ 30' deep	
Loading Berth - Residential	Not Required if ≤ 50 units		None Proposed	
Loading Platform - Commercial	1 @ 100 SF		1 @ ≥ 100 SF	
Service/Delivery Loading Space	Not Required		None Proposed	
Yard - Front	Not Required		None Proposed	
Yard - Rear (faces alley)	15' (For 1st 20' of height, measure from alley centerline)		15'-0"	
Yard - Side	0'		0' West; 0' East	
Court Width	4" per foot of court height, but not less than 15' - Closed Court: ($44' - 8" \text{ high} \times 4" = 14.89$); Open Court: ($35' - 5" \times 4" = 12"$)		$\geq 15'$ wide (17'-8" for closed court, 15' for open court)	
Closed Court Area	Total area = 2x the square of the width based on height, but not less than 350 SF ($((14.89')^2 \times 2 = 443.42 \text{ SF})$)		> 350 SF (446 SF)	
Building Height (w/ Overlay Bonus)	55'-0"		< 55'-0"	
Roof Structure Height	Equal height above roof level		12' above roof, except 15' at mech penthouse	
Bicycle Parking - Commercial	5% of required automobile parking spaces x 12 SF (5% of 30) = 2 bikes and (31x12 SF) = 24 SF		3 bikes	
Bicycle Parking - Residential	1 per 3 dwelling units x 12 SF (35units/3) = 12 bikes and (12x12 SF) = 142 SF		24 bikes	
Green Area Ratio	0.30		4050 SF Intensive 8" Vegetated Roof $[(4050 \times 0.8) / 10,080] = 0.30$	
Ground floor program	≥ 50 % SF (10,800/ 2 = 5,400 SF) needs to be Commercially programmed		5,760sf	
Inclusionary Zoning	Per 2603.1 - Greater of 10% of Residential GFA or 75% of Bonus Density = .75 x 0.5 FAR = 4,050 SF		$\geq 4,050$ SF	

BUILDING (FAR) GSF - BAYS AND PENTHOUSE EXCLUDED		
FLOOR LEVEL	COMMERCIAL (FAR) GSF	RESIDENTIAL (FAR) GSF
Lower Level (Basement)	0	0
Lower Level (Celler)	0	0
First Level	5,871	3,087
Equipment Platform (1st Fl Mezz)	0	80
Second Level	0	7,787
Third Level	0	7,787
Fourth Level	0	7,787
Penthouse	0	0
SUBTOTAL	5,871	26,528
TOTAL BUILDING	32,399	

H STREET OVERLAY		
ITEM	REQUIRED	PROPOSED
Build-To (§1324.2)	$\geq 75\%$ of streetwall @ 25'-0" high shall be constructed to property line at street R.O.W	Provided (180' street wall at property line / 195' total street wall = 92.3%)
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Projection Signs (§1324.14)	> 8'-0" clear above sidewalk and $\geq 14'$ -0" clear above driveway. Project < 3'-6" from face of building and end > 1'-0" behind curbline	Proposed signage will meet requirements
Façade Panel Signs (§1324.15)	May not interrupt windows or doors, nor project more than 12" from building face	Proposed signage will meet requirements
Non-residential F.A.R. (§1323.3)	≤ 1.0 for non-residential uses	0.6 Proposed (6,219 SF)

PROPOSED ELEVATIONS

1/16" = 1'-0"



South



West

1300 H Street NE

Insight Property Group

APPROVED BZA SUBMISSION



SOUTH & WEST ELEVATIONS



WEST

LOADING
43.94'

RES LOBBY

PROPOSED

1300 H Street NE
Insight Property Group

mauricewalters | architect

FEBRUARY 17, 2016





NORTH

NORTH & EAST
ELEVATIONS



EAST

1. BRICK COLOR #1
2. BRICK COLOR #2
3. FIBER CEMENT PANEL, LAP SIDING
4. STOREFRONT PILASTER, PAINTED METAL
5. ALUMINUM STOREFRONT
6. ALUMINUM WINDOW
7. ALUMINUM SLIDING GLASS DOOR
8. STOREFRONT ENTABLATURE
9. ALUMINUM RAILING
10. METAL COPING
11. METAL PANEL
12. GRANITE BASE
13. FIBERGLASS CORNICE
14. SIGNAGE
15. STOREFRONT LOUVER
16. DECORATIVE CAST IRON INTAKE VENT
17. CMU
18. METAL CHANNEL
19. SCREEN WALL
20. TERRACE DOOR
21. DOWNSPOUT
22. SOLDIER COURSE HEADER
23. STRETCHER STACK BOND

1300 H Street NE
Insight Property Group

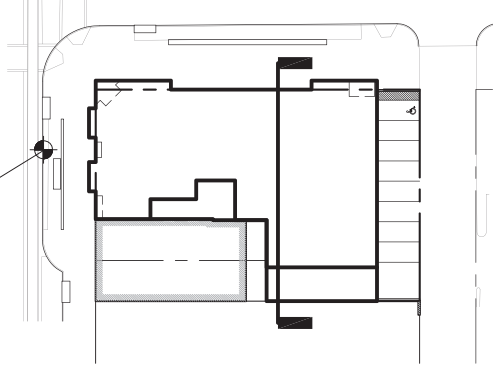
PROPOSED

SITE SECTIONS

1/16" = 1'-0"



MEASUREMENT
POINT (+42'-0")



TOP OF PARAPET
(+110'-9")

55' HEIGHT LIMIT =
TOP OF PARAPET
(+97'-0")

ROOF LEVEL
(+95'-9")

FOURTH LEVEL
(+84'-6")

THIRD LEVEL
(+73'-3")

SECOND LEVEL
(+62'-0")

GROUND LEVEL
(+42'-2")

MEASUREMENT
POINT (+42'-0")

TOP OF PARAPET
(+110'-9")

55' HEIGHT LIMIT =
TOP OF PARAPET
(+97'-0")

ROOF LEVEL
(+95'-9")

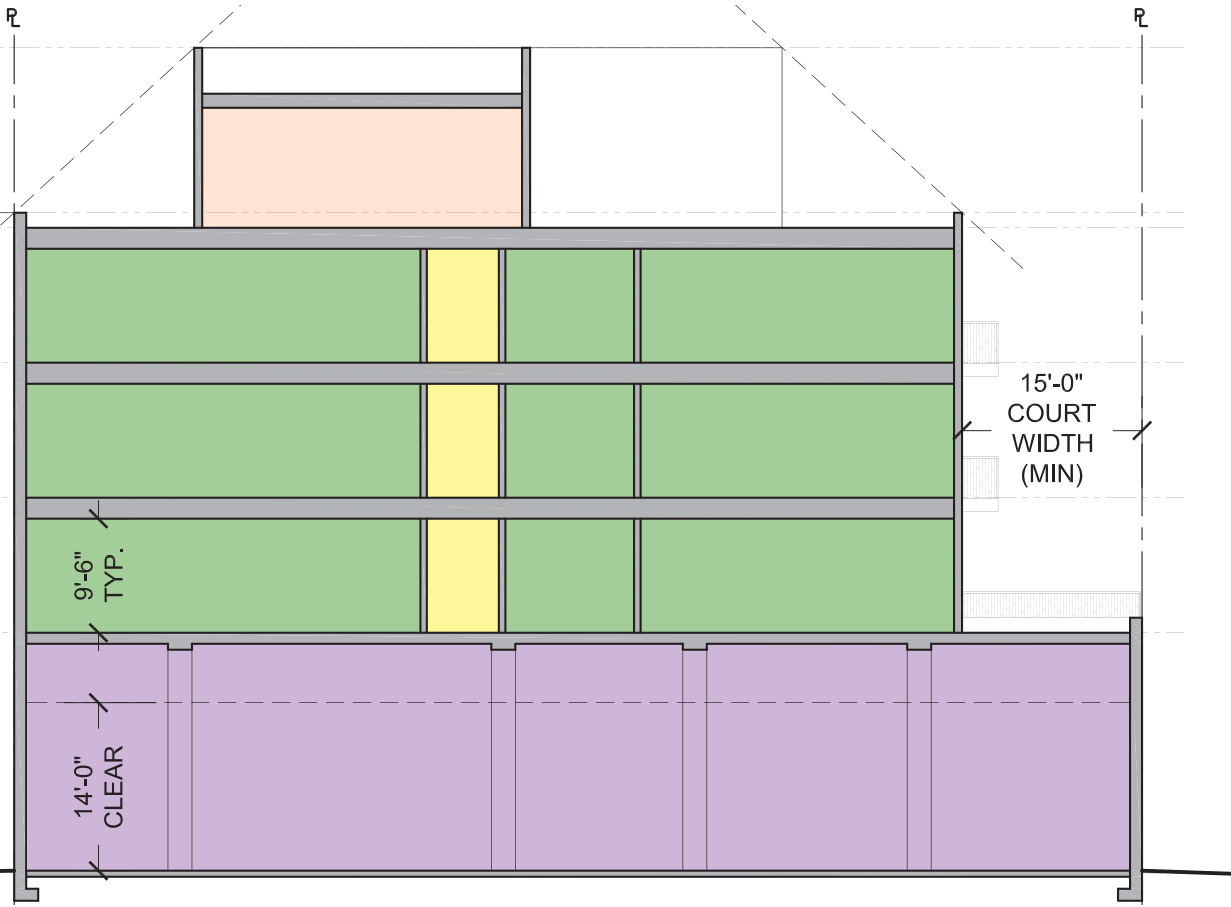
FOURTH LEVEL
(+84'-6")

THIRD LEVEL
(+73'-3")

SECOND LEVEL
(+62'-0")

GROUND LEVEL
(+42'-2")

MEASUREMENT
POINT (+42'-0")

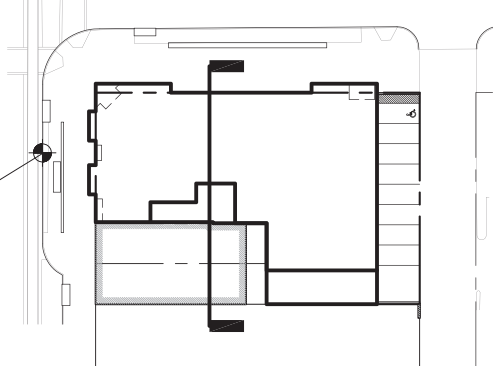


15'-0"
COURT
WIDTH
(MIN)

9'-6"
TYP.

14'-0"
CLEAR

MEASUREMENT
POINT (+42'-0")



TOP OF PARAPET
(+110'-9")

55' HEIGHT LIMIT =
TOP OF PARAPET
(+97'-0")

ROOF LEVEL
(+95'-9")

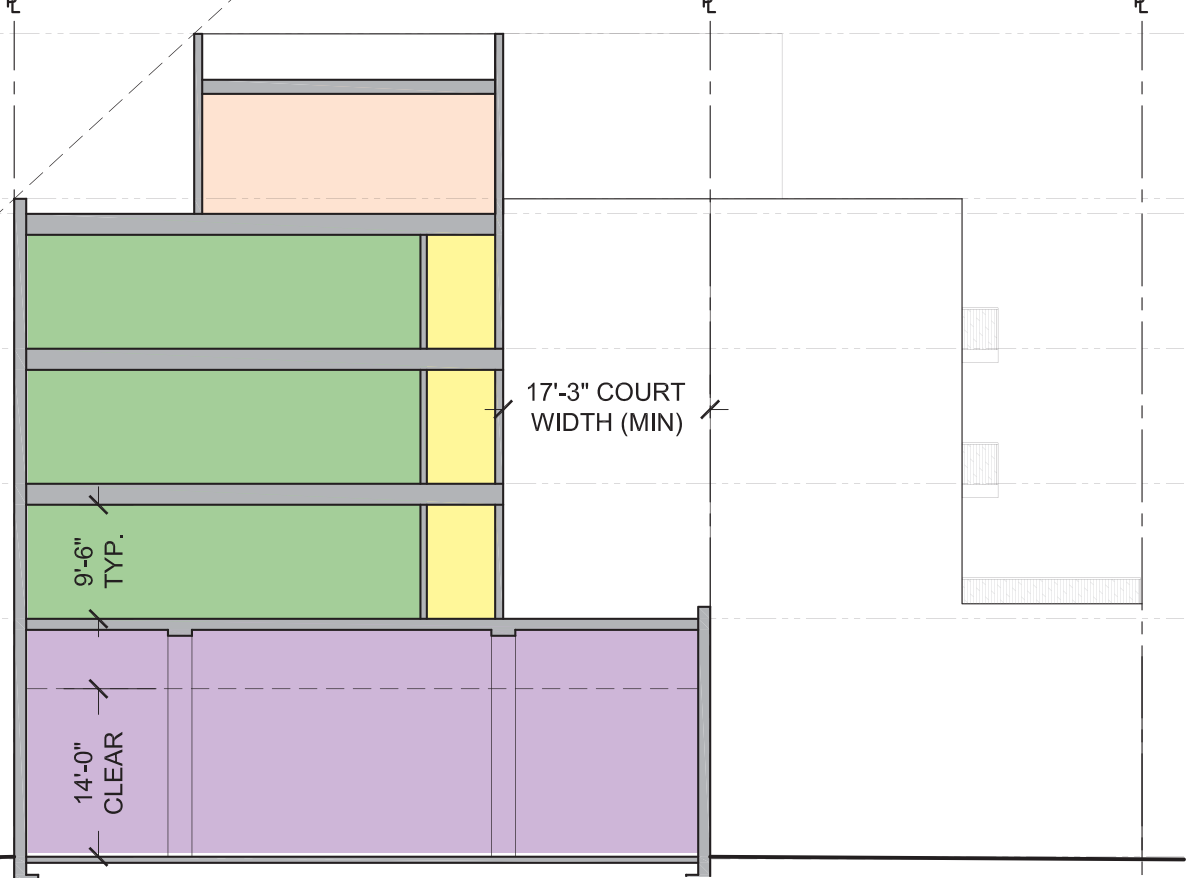
FOURTH LEVEL
(+84'-6")

THIRD LEVEL
(+73'-3")

SECOND LEVEL
(+62'-0")

GROUND LEVEL
(+42'-2")

MEASUREMENT
POINT (+42'-0")



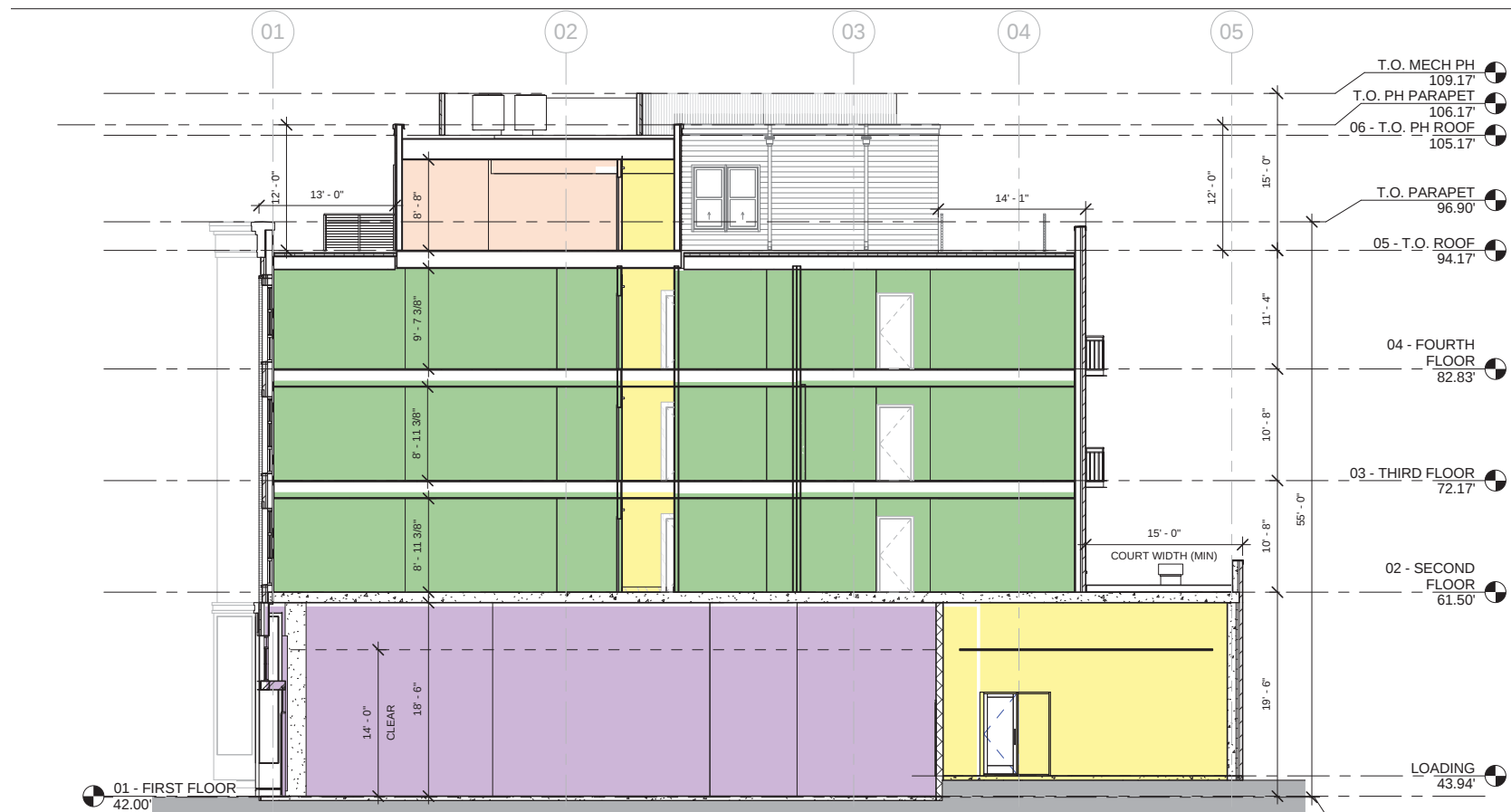
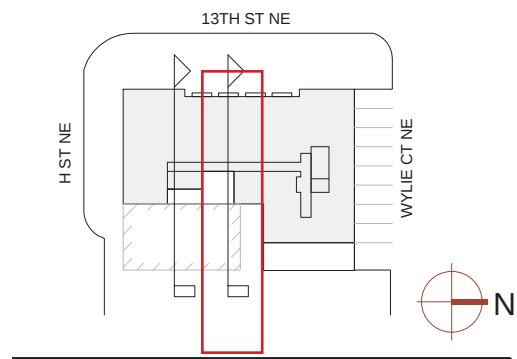
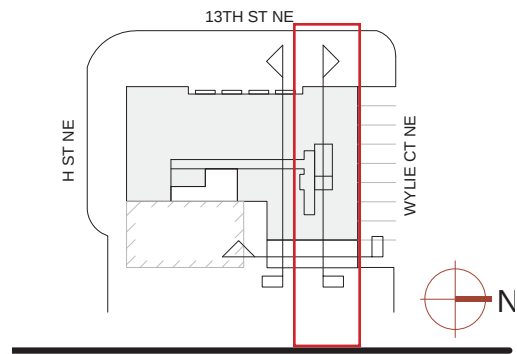
17'-3"
COURT
WIDTH (MIN)

9'-6"
TYP.

14'-0"
CLEAR

KEY

- RESIDENTIAL
- RETAIL/COMMERCIAL
- CIRCULATION/CORE
- PENTHOUSE



SECTIONS

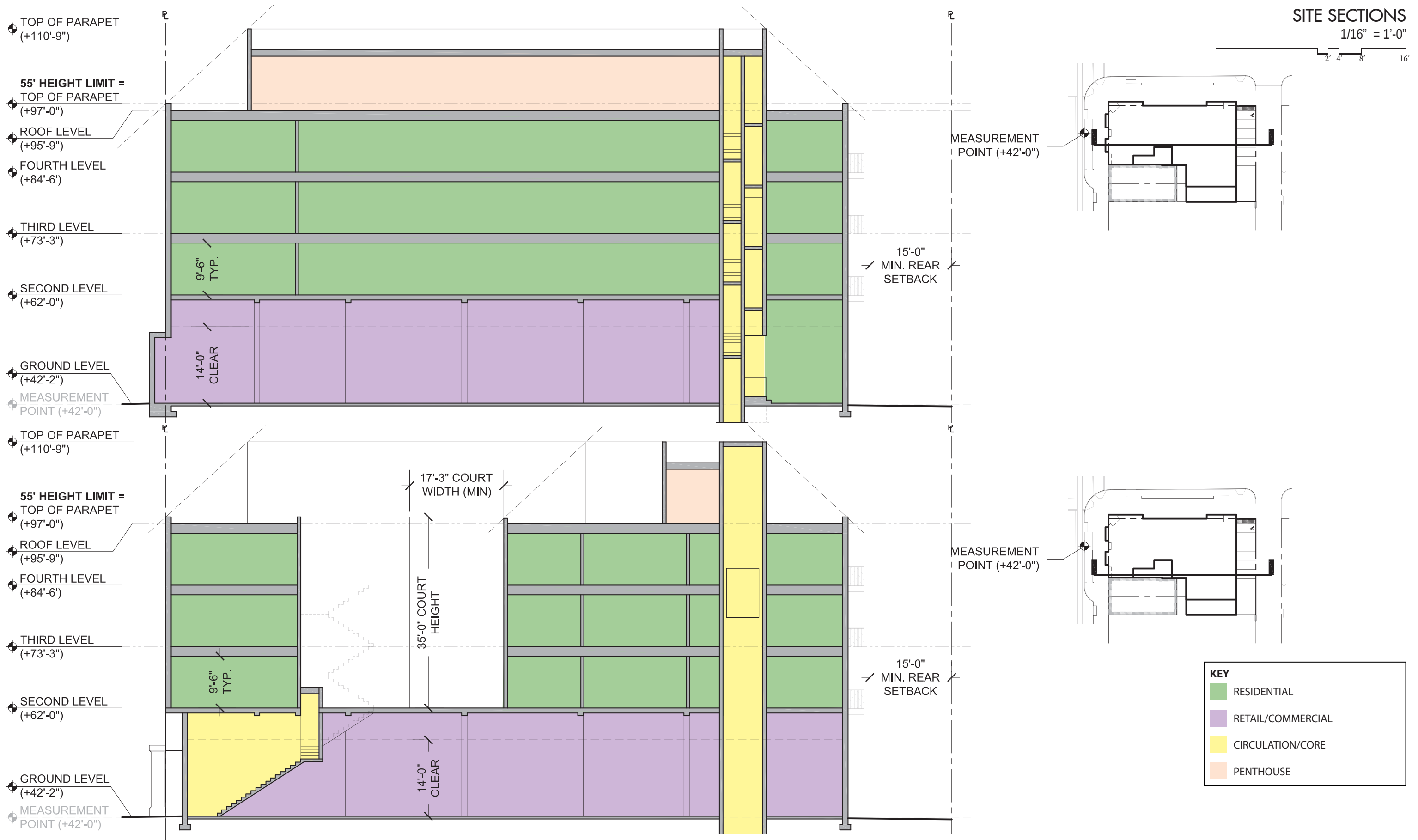


KEY

- RESIDENTIAL
- RETAIL/COMMERCIAL
- CIRCULATION/CORE
- PENTHOUSE

SITE SECTIONS

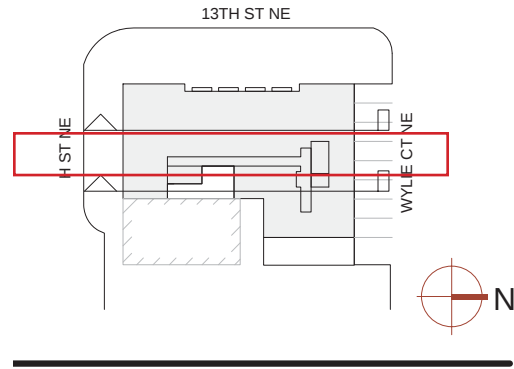
1/16" = 1'-0"



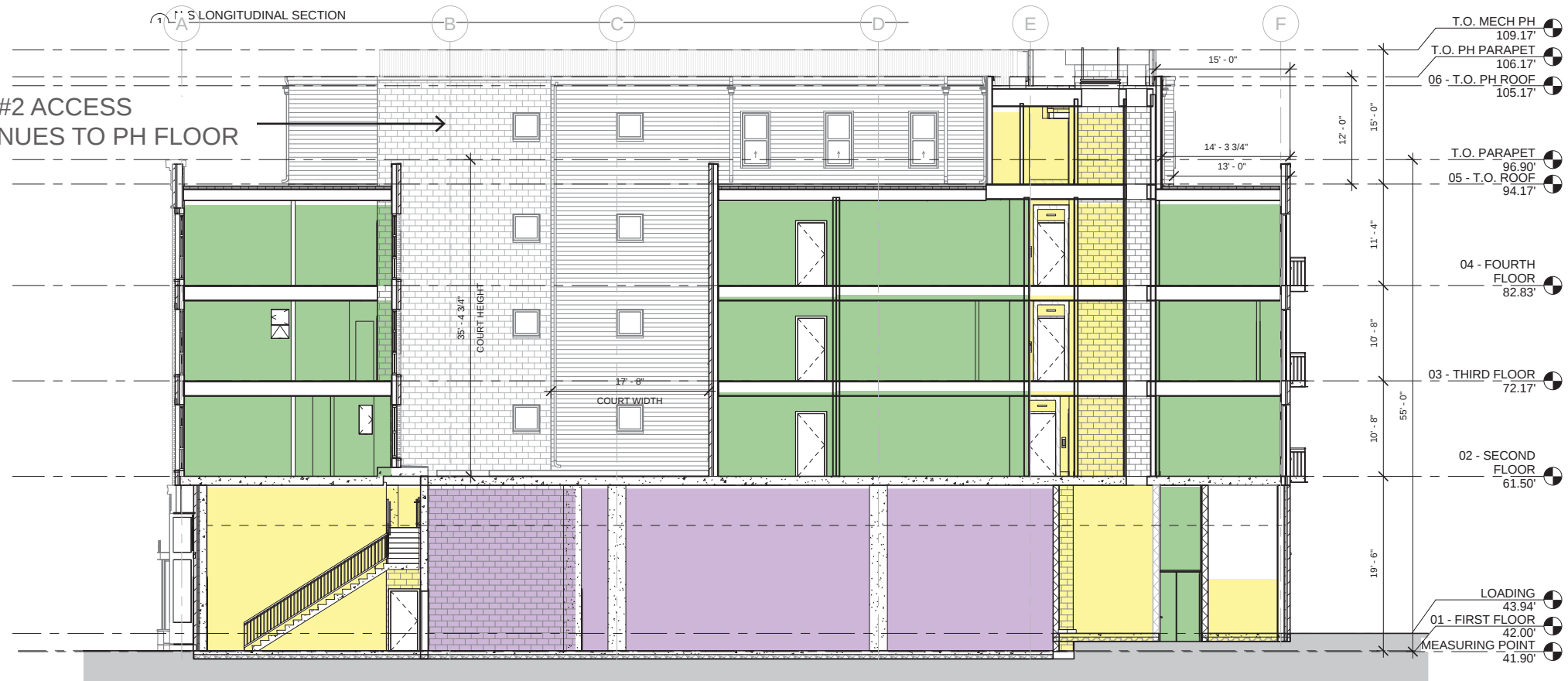
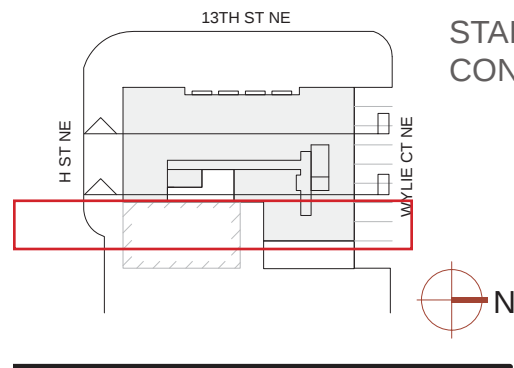
1300 H Street NE

Insight Property Group

APPROVED BZA SUBMISSION



SECTIONS

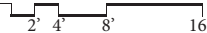


KEY

- RESIDENTIAL
- RETAIL/COMMERCIAL
- CIRCULATION/CORE
- PENTHOUSE

GROUND FLOOR PLAN

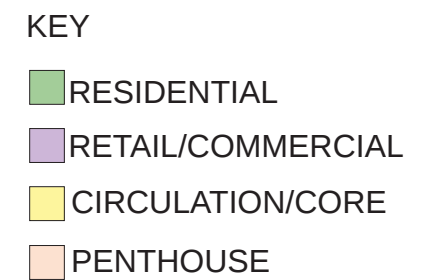
1/16" = 1'-0"



KEY	
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	RETAIL/COMMERCIAL
	CIRCULATION/CORE
	PENTHOUSE

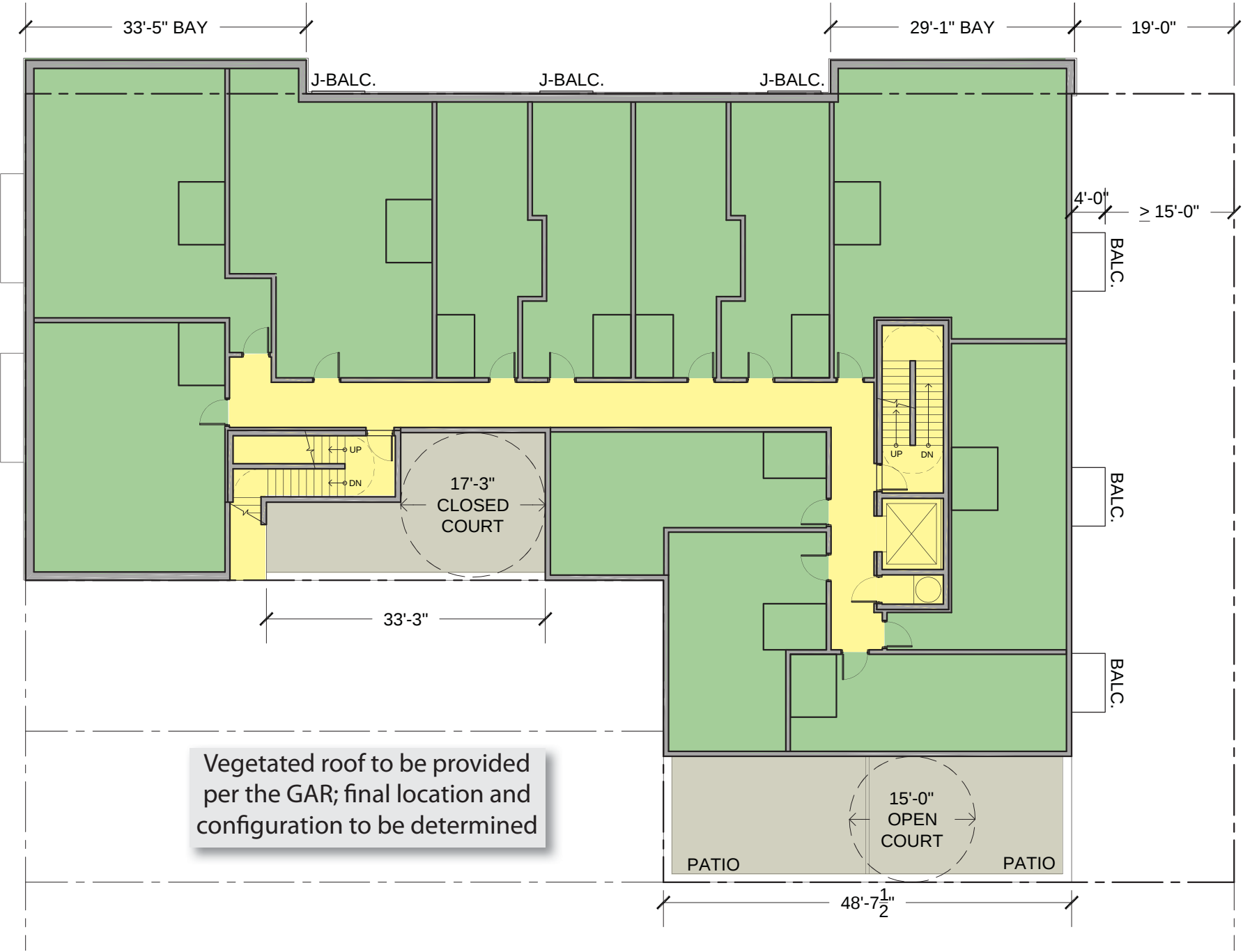
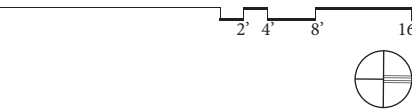
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Shee



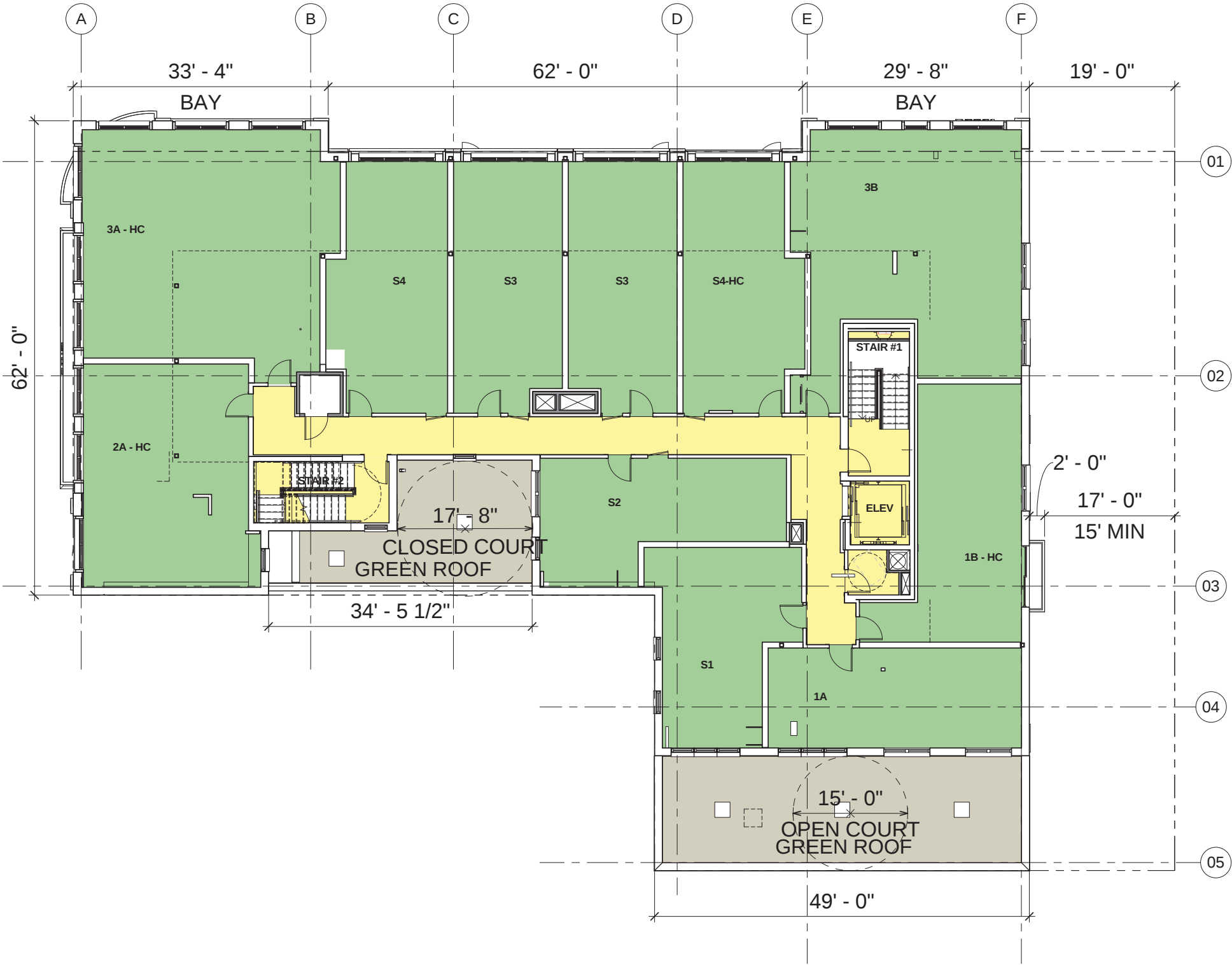
SECOND FLOOR PLAN

1/16" = 1'-0"



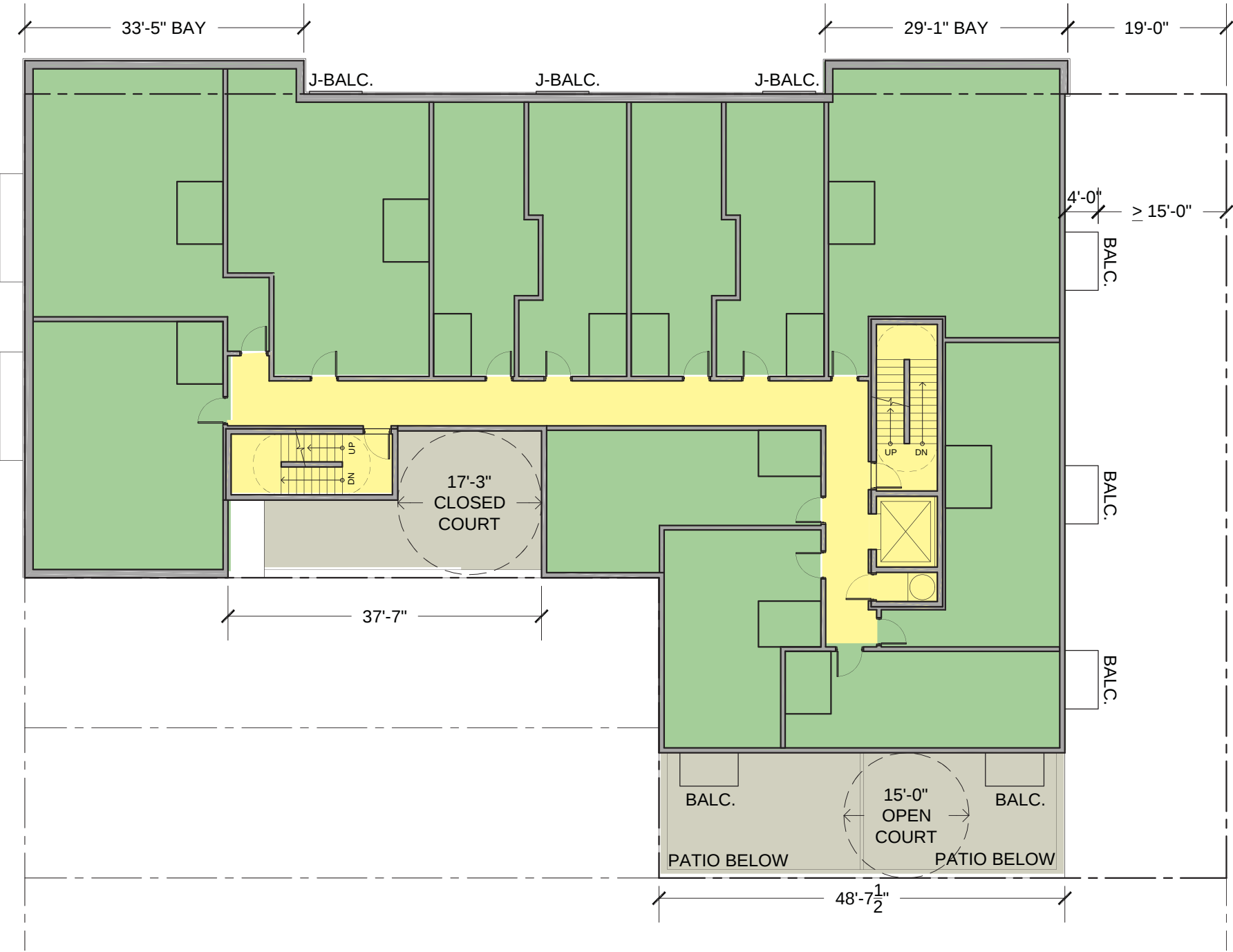
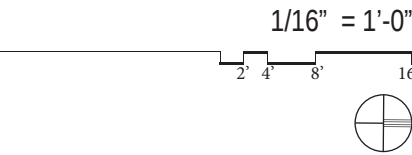
KEY	
	RESIDENTIAL
	RETAIL/COMMERCIAL
	CIRCULATION/CORE
	COURT

SECOND FLOOR PLAN



- KEY
- RESIDENTIAL
 - RETAIL/COMMERCIAL
 - CIRCULATION/CORE
 - COURT

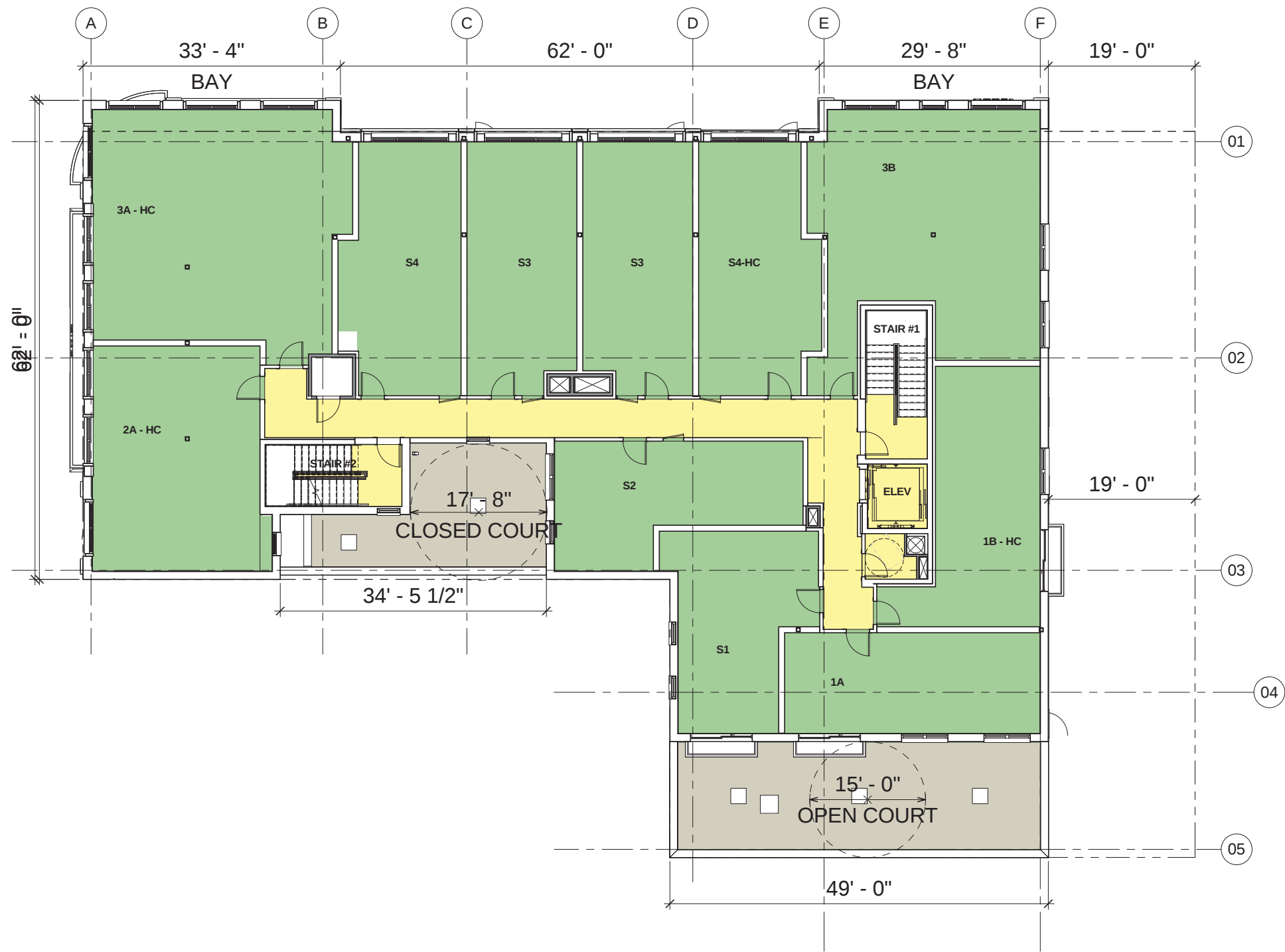
THIRD-FOURTH FLOOR PLAN



KEY

- RESIDENTIAL
- RETAIL/COMMERCIAL
- CIRCULATION/CORE
- COURT

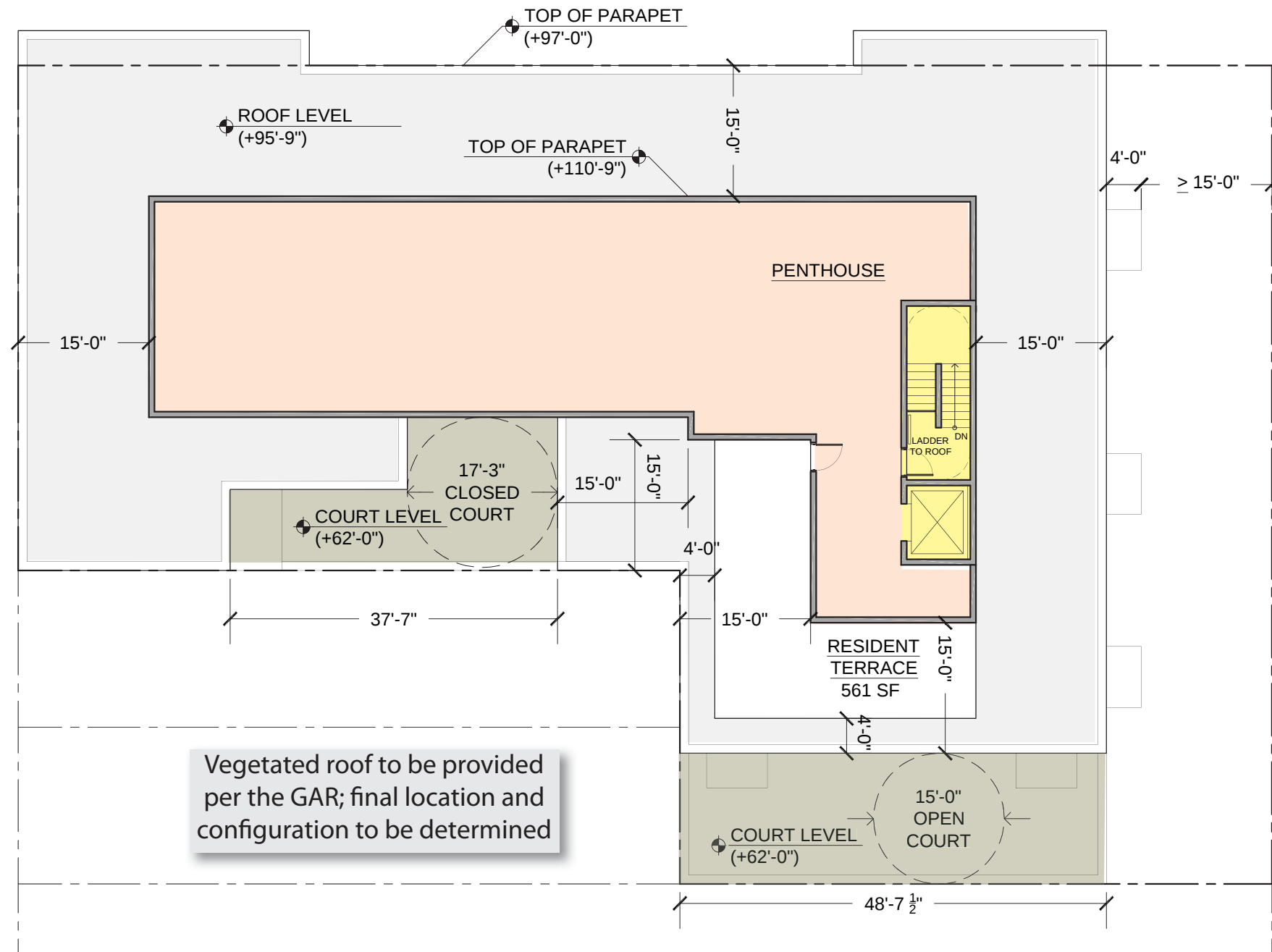
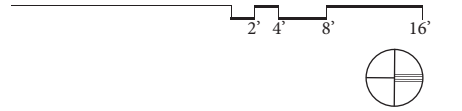
3RD-4TH FLOOR PLAN



- KEY
- RESIDENTIAL
 - RETAIL/COMMERCIAL
 - CIRCULATION/CORE
 - COURT

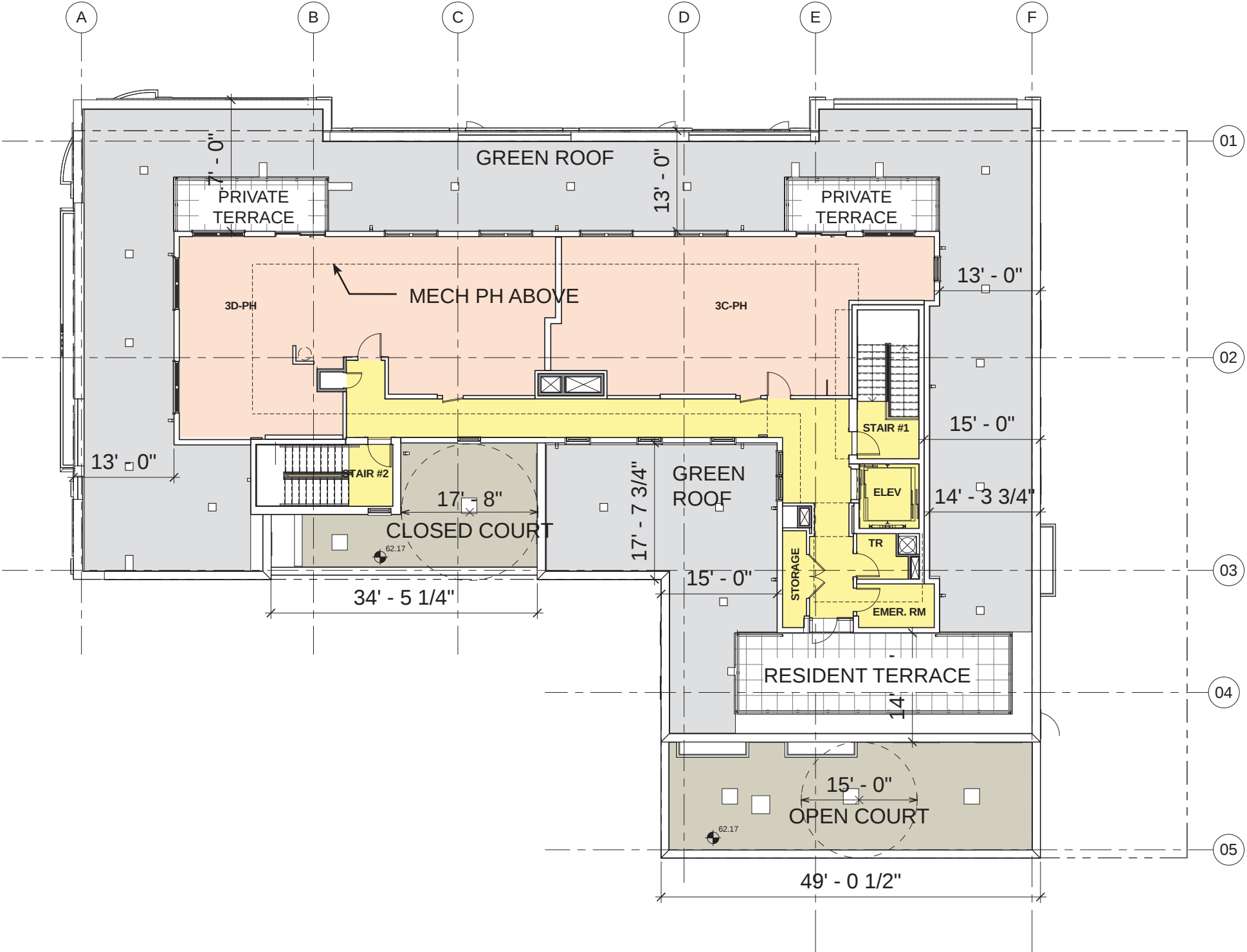
PH FLOOR PLAN

1/16" = 1'-0"



KEY	
	RESIDENTIAL
	RETAIL/COMMERCIAL
	CIRCULATION/CORE
	COURT
	PENTHOUSE

PENTHOUSE PLAN



- KEY
- RESIDENTIAL
 - RETAIL/COMMERCIAL
 - CIRCULATION/CORE
 - COURT
 - PENTHOUSE