

5th & H STREET

MIXED-USE BUILDING AT 501H STREET NE WASHINGTON, DC

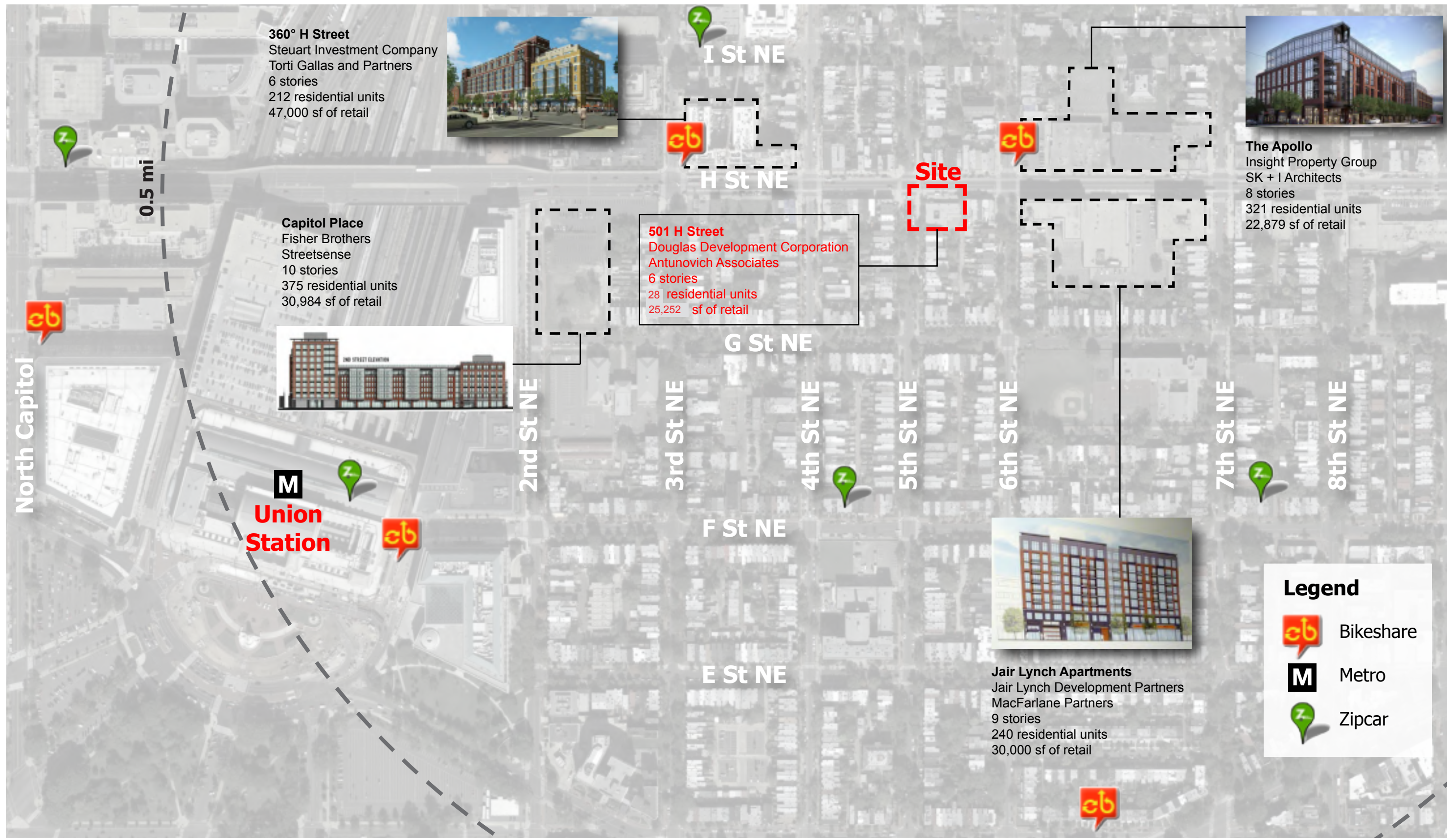
PLANNED UNIT DEVELOPMENT SUBMISSION



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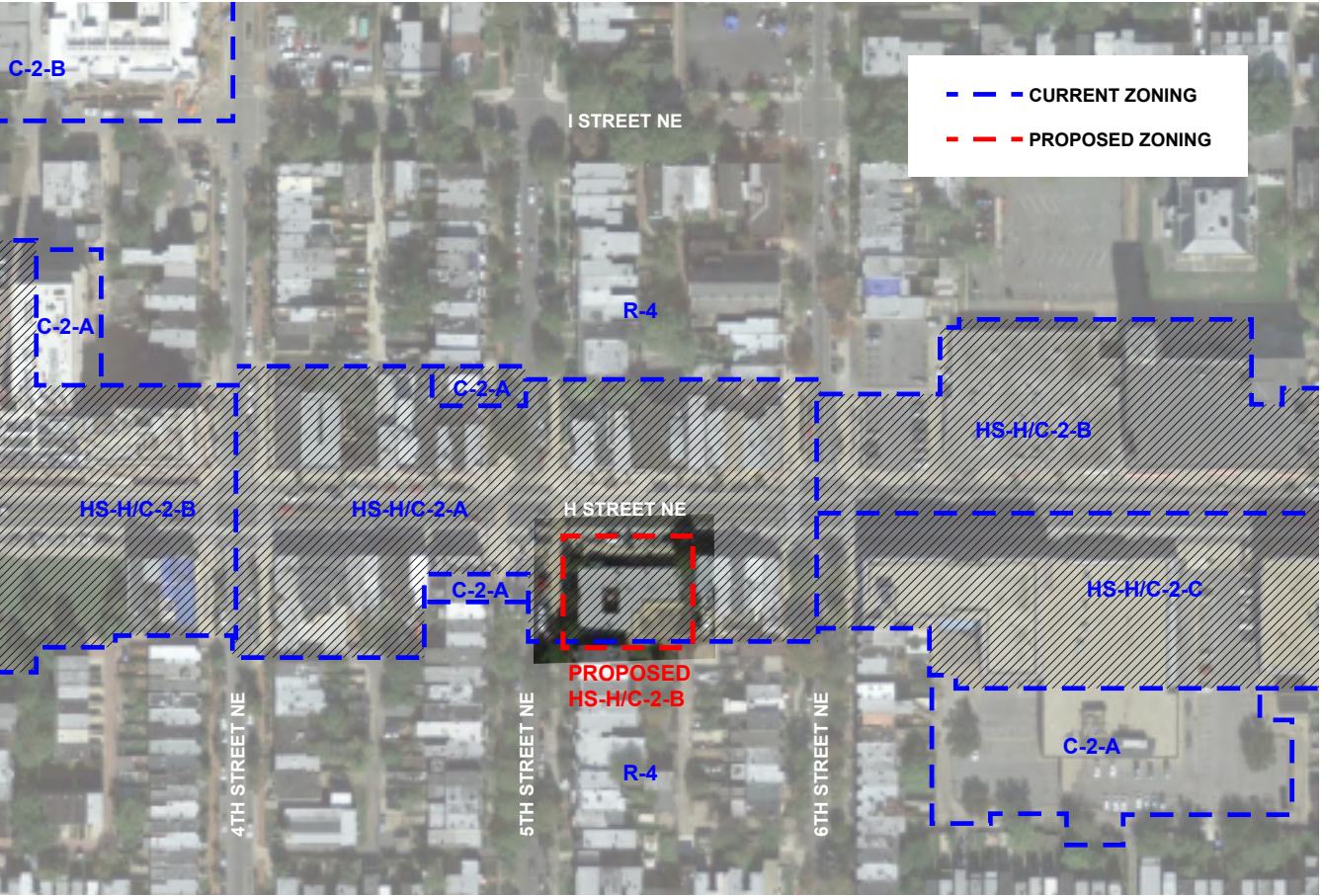
INTRODUCTION



ZONING DATA				
SQUARE:	0833			
LOTS:	0047			
DCRM, TITLE 11	EXISTING REQ'S	EXISTING CONDITIONS	PROPOSED REQ'S	PROPOSED CONDITIONS
ZONE	HS-H/C-2-A; COMMERCIAL OFFICE -SMALL, H STREET OVERLAY		HS-H / C-2-B; MIXED-USE COMMERCIAL & RESIDENTIAL	
SITE AREA (SF):		9,813		9,813
FAR	2.5 MAX (3.0 w/ I.Z.) (11 DCMR § 771.2)	0.6	6.0 MAX (11DCMR § 2405), .5 MAX non-resid.	4.90 Total 3.11 Residential, 1.79 Retail
GROSS FLOOR AREA		5,777		48,037.0
			RESIDENTIAL	COMMERCIAL
GROSS FLOOR AREAS		(SF)	(SF)	(SF)
FLOOR 1		5,777	1,439	8,179
FLOOR 2			261	9,383
FLOOR 3			7,214	0
FLOOR 4			7,187	0
FLOOR 5			7,187	0
FLOOR 6			7,187	0
TOTAL			30,475	17,562
LOT OCCUPANCY				
Retail	100% (11 DCMR § 772.1)	59%	100% (11 DCMR § 772.1)	98%
Residential	60% (11 DCMR § 772.1)	0%	80% (11 DCMR § 1326.3)	74%
BUILDING HEIGHT	50' maximum (11 DCMR § 770.1	13'	90', (11 DCMR § 2405)	77'-5"
PENTHOUSE HEIGHT	18.5' maximum (11 DCMR § 770.6)	N/A	18.5' maximum (11 DCMR § 770.6)	10'-6"
REAR YARD	15' (11 DCMR § 774.1)	34.5'	15' (11 DCMR § 774.1)	13'-10" deep at 3rd Floor and above; (flexibility requested)
SIDE YARD	no requirement (11 DCMR § 775.5)	16'	no requirement (11 DCMR § 637.1)	none
COURTS (OPEN)	12' min width (3in/ft height), where provided (non-residential. Req.) 15' min. Width (4in/ft height) (resid. Req.)(11 DCMR § 776.1)	Internal Courts	15' min width (4in/ft height), where provided (11 DCMR § 776.3)	Several open courts provided; All comply
PARKING REQUIREMENTS				
Retail	In excess of 3000sf 1 for each 300 GFA + CPA (11 DCMR § 2101.1)	6 parking spaces	In excess of 3000SF, 1 for ea. 750SF of GFA= 17 Spaces (11 DCMR § 2101.1)	6 compact spaces; flexibility requested 11 DCMR 2101.1 and 2115.2.
Residential	1 for 2 units		1 for ea. 3 dwelling units = 9 Spaces (11 DCMR § 2101.1)	
LOADING BERTHS				
Retail	--	--	1 @ 30' deep, (11 DCMR § 2201.1)	One 24' on-site loading berth, plus a loading zone on 5th street for one 30' truck; flexibility requested.
Residential	--	--	None req'd for <49units (11 DCMR § 2201.1)	
LOADING PLATFORMS				
Retail	--	--	1 @ 100SF	1 at 100 SF
Residential	--	--	None req'd for <49units	
SERVICE/DELIVERY SPACES				
Retail	--	--	None req'd (11 DCMR § 2201.1)	None proposed
Residential	--	--	None req'd for <49units	
INCLUSIONARY ZONING	C-2-A: Greater than 8% of residential GFA with 50% low income and 50% moderate income (DCMR 2603.3)	N/A	C-2-B: Greater than 8% of residential GFA with 100% moderate income. (DCMR § 2603.2) Greater than 2,438 SF.	Over 2,438 SF of IZ units provided with 50% low income and 50% moderate income.

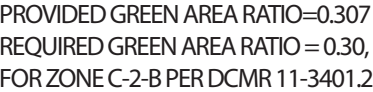
TOTAL
(SF)
9,618
9,644
7,214
7,187
7,187
7,187
48,037

H Street Overlay District (HS-H), Sub-district Residential Uses (HS-H)					
DCMR, TITLE 11	DCMR, SECTION	EXISTING REQ'S	EXISTING CONDITIONS	PROPOSED REQ'S	PROPOSED CONDITIONS
BUILD-TO REQUIREMENT	DCMR 1324.2	-	-	75% of streetwall build-to R.O.W. Property Line to a height of 25' (DCMR 1324.2)	Provided as required
F.A.R.	DCMR1321.2			0.5 max non-residential FAR (11 DCMR § 1321.2)	1.79 max non residential FAR, flexibility requested
LOT OCCUPANCY	DCMR 1324.4-6	-	-	80% residential lot occupancy permitted (11 DCMR § 1326.3) (DCMR 1324.4-6)	74% provided
DISPLAY WINDOW	DCMR 1324.8	-	-	50% of ground level wall surfaces devoted to display windows & entrances (DCMR 1324.8)	Provided as required
ENTRY LOCATION	DCMR 1324.10	-	-	Individual commercial entries & residential lobby entry on H Street (DCMR 1324.10)	Provided as required
ENTRY SPACING	DCMR 1324.11	-	-	Provide Bldg entrances every 40' on average for linear frontage (DCMR 1324.11)	Provided as required 122' ÷ 40' = 3 entrances
MIN. GROUND-FLOOR CEILING HEIGHT	DCMR 1324.12	-	-	Minimum 14' flr-ceiling if building fronts H Street (DCMR 1324.12)	Provided as required
MIN. AREA FOR PUD	DCMR 1326.2	-	-	Minimum 10,000 SF area included within PUD	Flexibility requested 9,813 SF site area



Scoresheet cont'd

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.



Y	M	N	Sustainable Sites		Notes:
Y			Prerequisite 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	
5			Credit 2	Development Density & Community Connectivity	
		1	Credit 3	Brownfield Redevelopment	
6			Credit 4.1	Alternative Transportation, Public Transportation Access	
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	
3			Credit 4.3	Alternative Transportation, Low-Emitting & Fuel Efficient Vehicles	
2			Credit 4.4	Alternative Transportation, Parking Capacity	
1			Credit 5.1	Site Development, Protect or Restore Habitat	
1			Credit 5.2	Site Development, Maximize Open Space	
1			Credit 6.1	Stormwater Design, Quantity Control	
		1	Credit 6.2	Stormwater Design, Quality Control	
1			Credit 7.1	Heat Island Effect, Non-Roof	
1			Credit 7.2	Heat Island Effect, Roof	
1			Credit 8	Light Pollution Reduction	
24	0	2	26 Possible		

Y	M	N	Water Efficiency		Notes:
Y			Prerequisite 1	Water Use Reduction, 20% Reduction	
2			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	
2			Credit 1.2	Water Efficient Landscaping, No Potable Water or No Irrigation	
		2	Credit 2	Innovative Wastewater Technologies	
2			Credit 3.1	Water Use Reduction, 30% Reduction	
1			Credit 3.2	Water Use Reduction, 35% Reduction	
		1	Credit 3.3	Water Use Reduction, 40% Reduction	
7	0	3	10 Possible		

Y	M	N	Energy and Atmosphere		Notes:
Y			Prerequisite 1	Fundamental Commissioning of the Building Energy Systems	
Y			Prerequisite 2	Minimum Energy Performance, 10% new, 5% existing	
Y			Prerequisite 3	Fundamental Refrigerant Management	
1			Credit 1.1	Optimize Energy Performance, 12% new, 8% existing	
1			Credit 1.2	Optimize Energy Performance, 14% new, 10% existing	
1			Credit 1.3	Optimize Energy Performance, 16% new, 12% existing	
1			Credit 1.4	Optimize Energy Performance, 18% new, 14% existing	
		1	Credit 1.5	Optimize Energy Performance, 20% new, 16% existing	
		1	Credit 1.6	Optimize Energy Performance, 22% new, 18% existing	
		1	Credit 1.7	Optimize Energy Performance, 24% new, 20% existing	
		1	Credit 1.8	Optimize Energy Performance, 26% new, 22% existing	
		1	Credit 1.9	Optimize Energy Performance, 28% new, 24% existing	
		1	Credit 1.10	Optimize Energy Performance, 30% new, 26% existing	
		1	Credit 1.11	Optimize Energy Performance, 32% new, 28% existing	
		1	Credit 1.12	Optimize Energy Performance, 34% new, 30% existing	
		1	Credit 1.13	Optimize Energy Performance, 36% new, 32% existing	
		1	Credit 1.14	Optimize Energy Performance, 38% new, 34% existing	
		1	Credit 1.15	Optimize Energy Performance, 40% new, 36% existing	
		1	Credit 1.16	Optimize Energy Performance, 42% new, 38% existing	
		1	Credit 1.17	Optimize Energy Performance, 44% new, 40% existing	
		1	Credit 1.18	Optimize Energy Performance, 46% new, 42% existing	
		1	Credit 1.19	Optimize Energy Performance, 48% new, 44% existing	
		1	Credit 2.1	On-Site Renewable Energy, 1%	
		1	Credit 2.2	On-Site Renewable Energy, 3%	
		1	Credit 2.3	On-Site Renewable Energy, 5%	
		1	Credit 2.4	On-Site Renewable Energy, 7%	
		1	Credit 2.5	On-Site Renewable Energy, 9%	
		1	Credit 2.6	On-Site Renewable Energy, 11%	
		1	Credit 2.7	On-Site Renewable Energy, 13%	
2			Credit 3	Enhanced Commissioning	
		2	Credit 4	Enhanced Refrigerant Management	
1		2	Credit 5	Measurement & Verification	
2			Credit 6	Green Power, 35%	
9	0	26	35 Possible		

Y	M	N	Materials and Resources		Notes:
Y			Prerequisite 1	Storage & Collection of Recyclables	
		1	Credit 1.1 (55%)	Building Reuse, Maintain 55% of Existing Walls, Floors & Roof	
		1	Credit 1.1 (75%)	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	
		1	Credit 1.1 (95%)	Building Reuse, Maintain 95% of Existing Walls, Floors & Roof	
		1	Credit 1.2	Building Reuse, Maintain 50% of Interior Non-Structural Elements	
1			Credit 2.1	Construction Waste Management, Divert 50% From Disposal	
1			Credit 2.2	Construction Waste Management, Divert 75% From Disposal	
		1	Credit 3.1	Materials Reuse, 5%	
		1	Credit 3.2	Materials Reuse, 10%	
1			Credit 4.1	Recycled Content, 10% (post-consumer + 1/2 pre-consumer)	
		1	Credit 4.2	Recycled Content, 20% (post-consumer + 1/2 pre-consumer)	
1			Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured	
1			Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured	
		1	Credit 6	Rapidly Renewable Materials, 2.5%	
1			Credit 7	Certified Wood	
6	0	8	14 Possible		

Y	M	N	Indoor Environmental Quality		Notes:
Y			Prerequisite 1	Minimum IAQ Performance	
Y			Prerequisite 2	Environmental Tobacco Smoke (ETS) Control	
		1	Credit 1	Outside Air Delivery Monitoring	
		1	Credit 2	Increased Ventilation	
1			Credit 3.1	Construction IAQ Management Plan, During Construction	
		1	Credit 3.2	Construction IAQ Management Plan, Before Occupancy	
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	
1			Credit 4.2	Low-Emitting Materials, Paints & Coatings	
1			Credit 4.3	Low-Emitting Materials, Flooring Systems	
1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	
		1	Credit 5	Indoor Chemical & Pollutant Source Control	
1			Credit 6.1	Controllability of Systems, Lighting	
1			Credit 6.2	Controllability of Systems, Thermal Comfort	
1			Credit 7.1	Thermal Comfort, Design	
		1	Credit 7.2	Thermal Comfort, Verification	
		1	Credit 8.1	Daylight and Views, Daylight 75% of spaces	
		1	Credit 8.2	Daylight and Views, Views for 90% of Spaces	
8	0	7	15 Possible		

Y	M	N	Innovation & Design Process		Notes:
1			Credit 1.1	Innovation in Design, Transportation Management Plan	
1			Credit 1.2	Innovation in Design, Building Education	
1			Credit 1.3	Innovation in Design, Exemplary Performance, EAc6, Green Power	
1			Credit 1.4	Innovation in Design, Exemplary Performance, MRc7, Certified Wood	
		1	Credit 1.5	Innovation in Design	
1			Credit 2	LEED® Accredited Professional	
5	0	1	6 Possible		

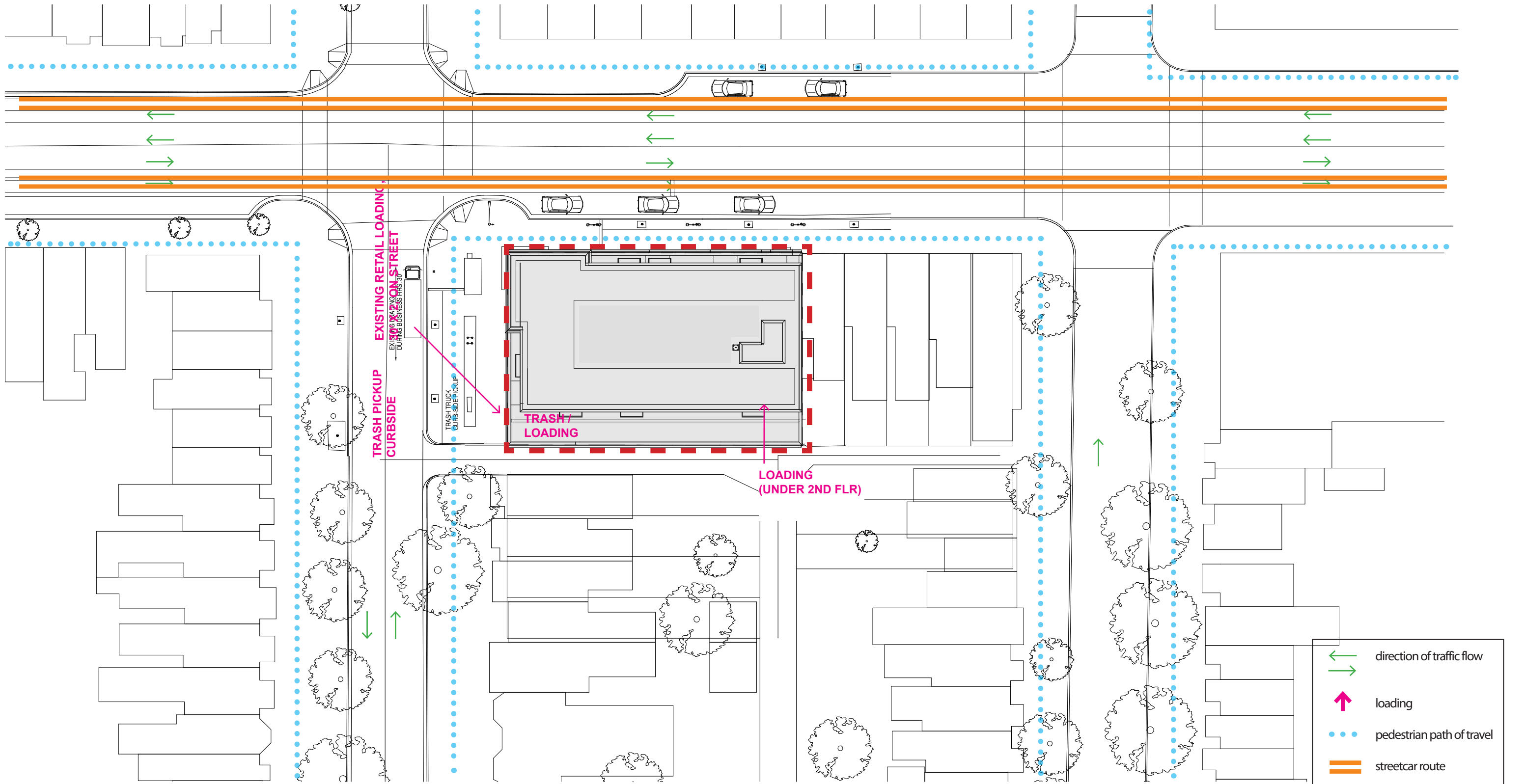
Y	M	N	Regional Priority Credits		Notes:
1			Credit 1.1	Regional Priority Credit, SSc5.1, Protect and Restore Habitat	
1			Credit 1.2	Regional Priority Credit, SSc6.1, Stormwater Design, Quantity Control	
		1	Credit 1.3	Regional Priority Credit, WEc2, Innovative Wastewater Technologies	
		1	Credit 1.4	Regional Priority Credit, EAc2, Onsite Renewable Energy	
2	0	2	4 Possible		

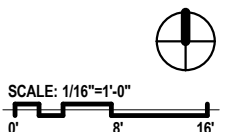
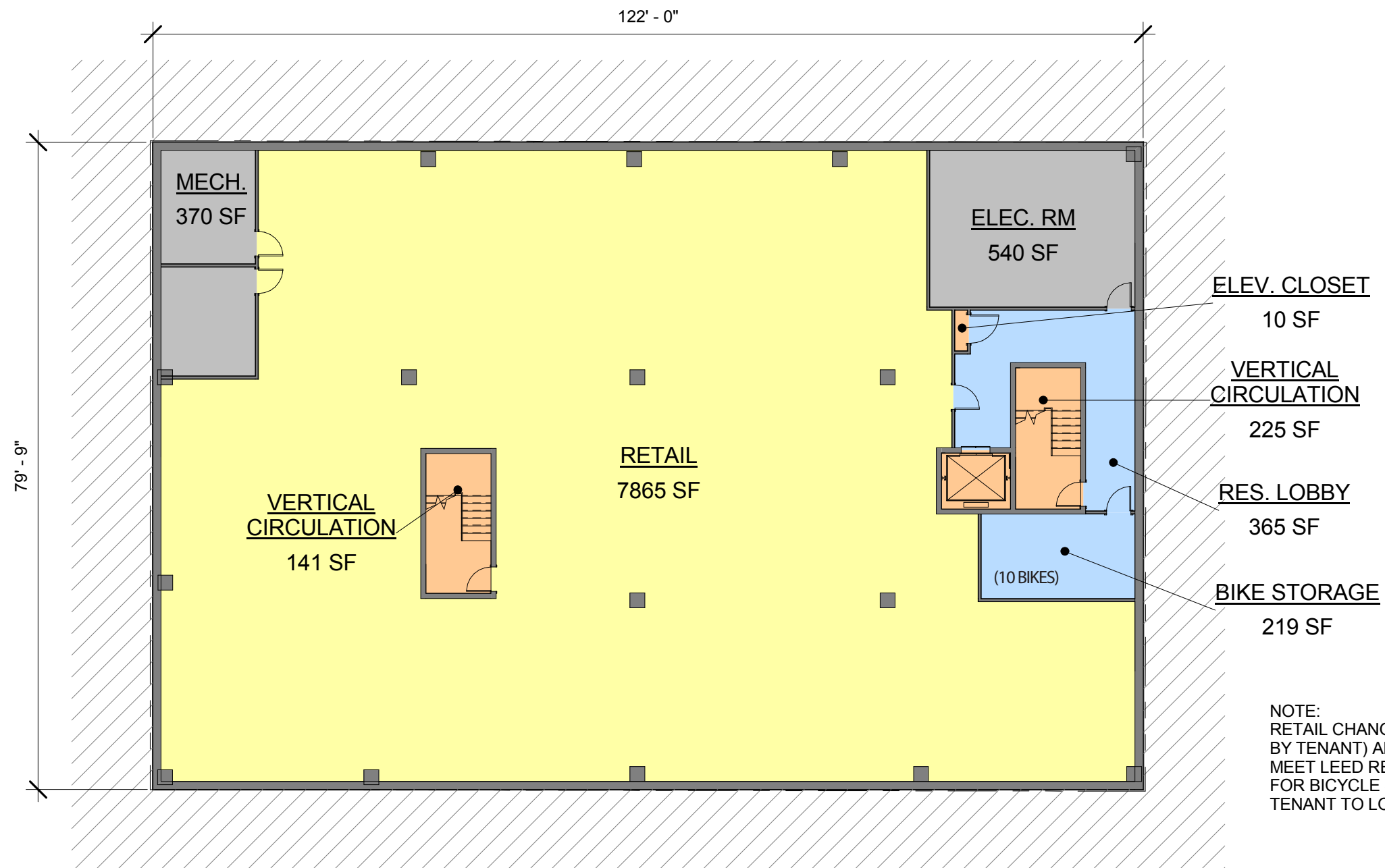
	0 - 39	Insufficient
	40 - 49	Certified
	50 - 59	Silver
	60 - 79	Gold
	80 - 110	Platinum

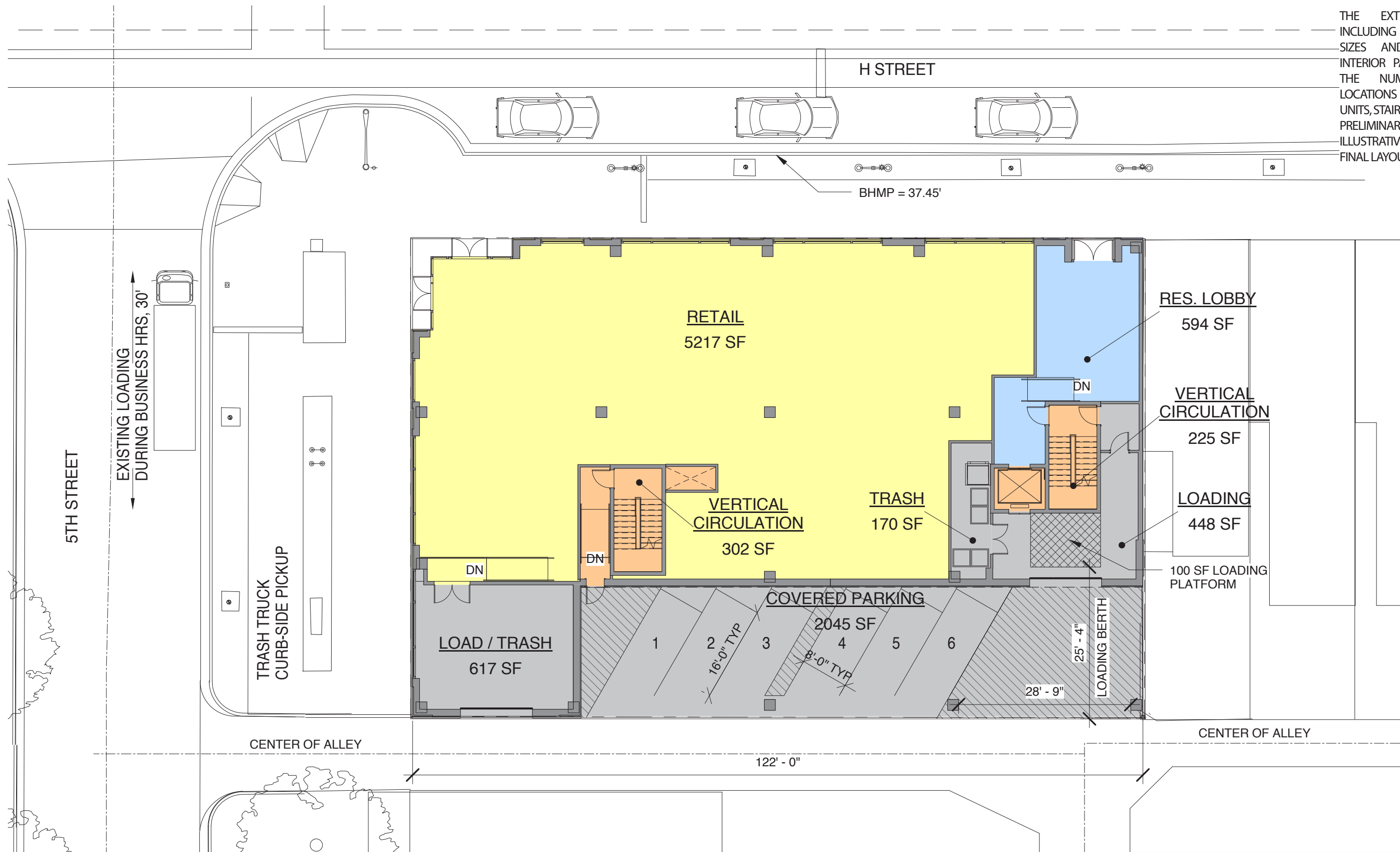
Project Points	Maybe
61	0
Gold	

ARCHITECTURE

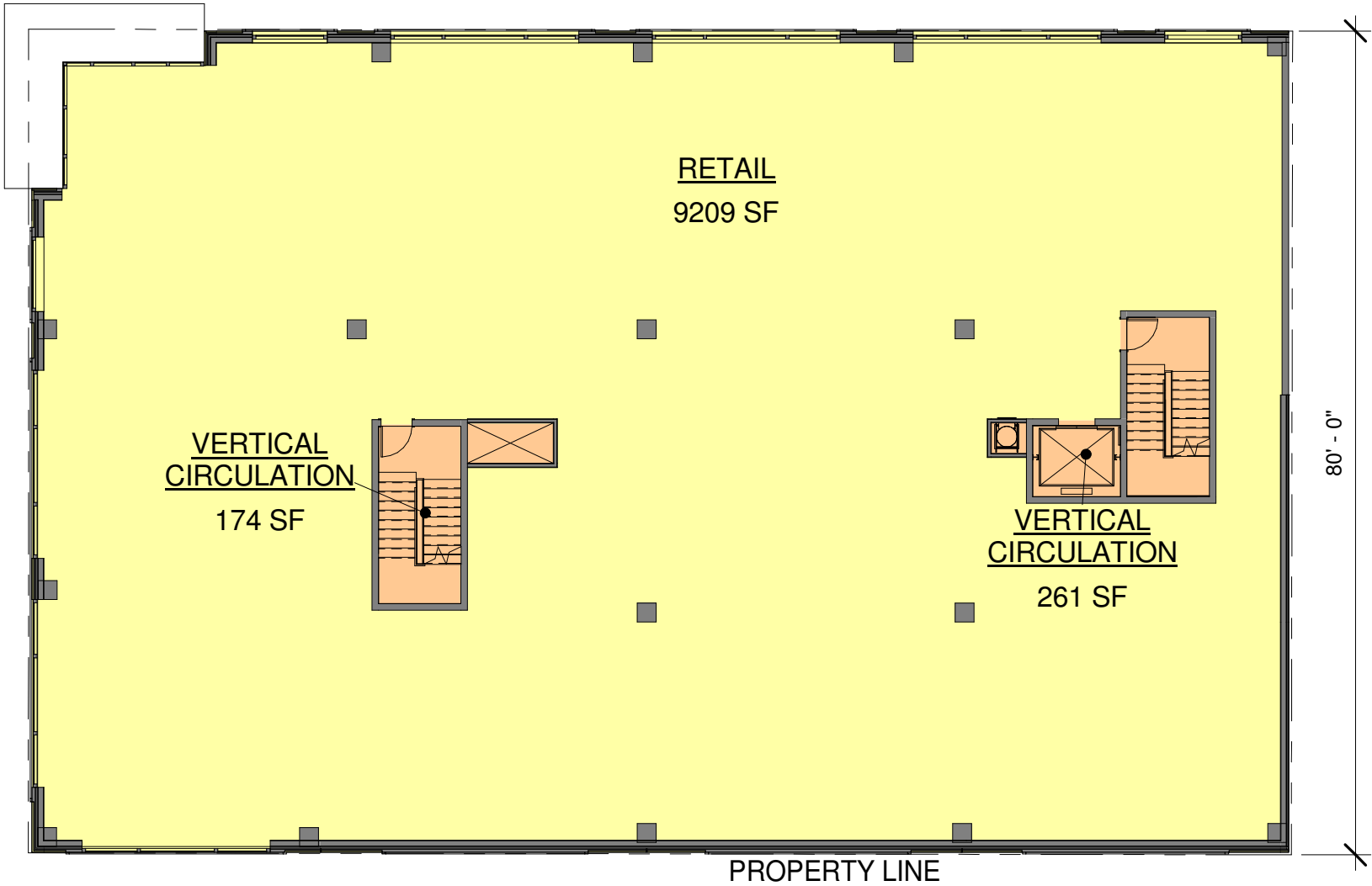




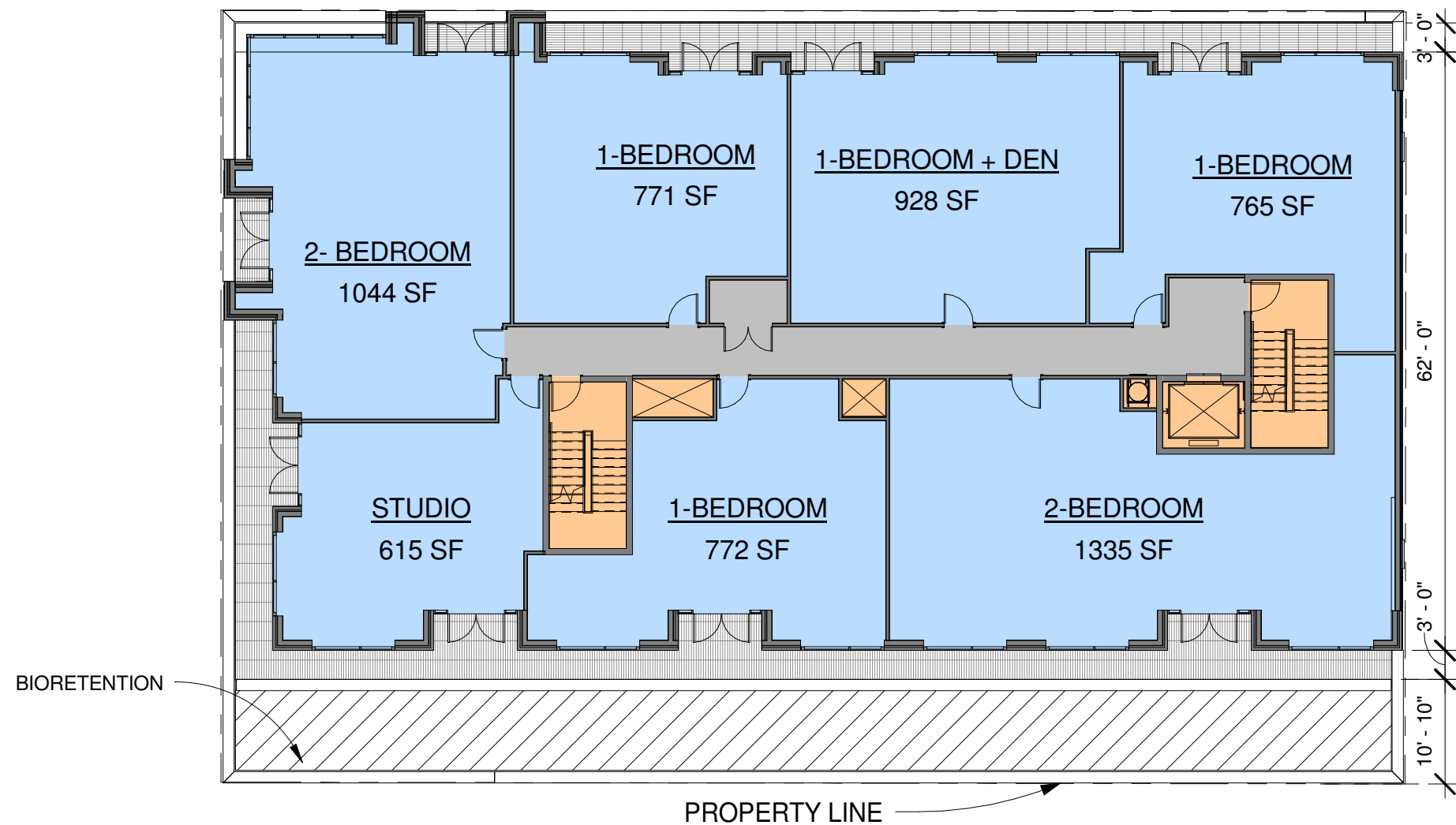




THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



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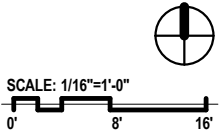
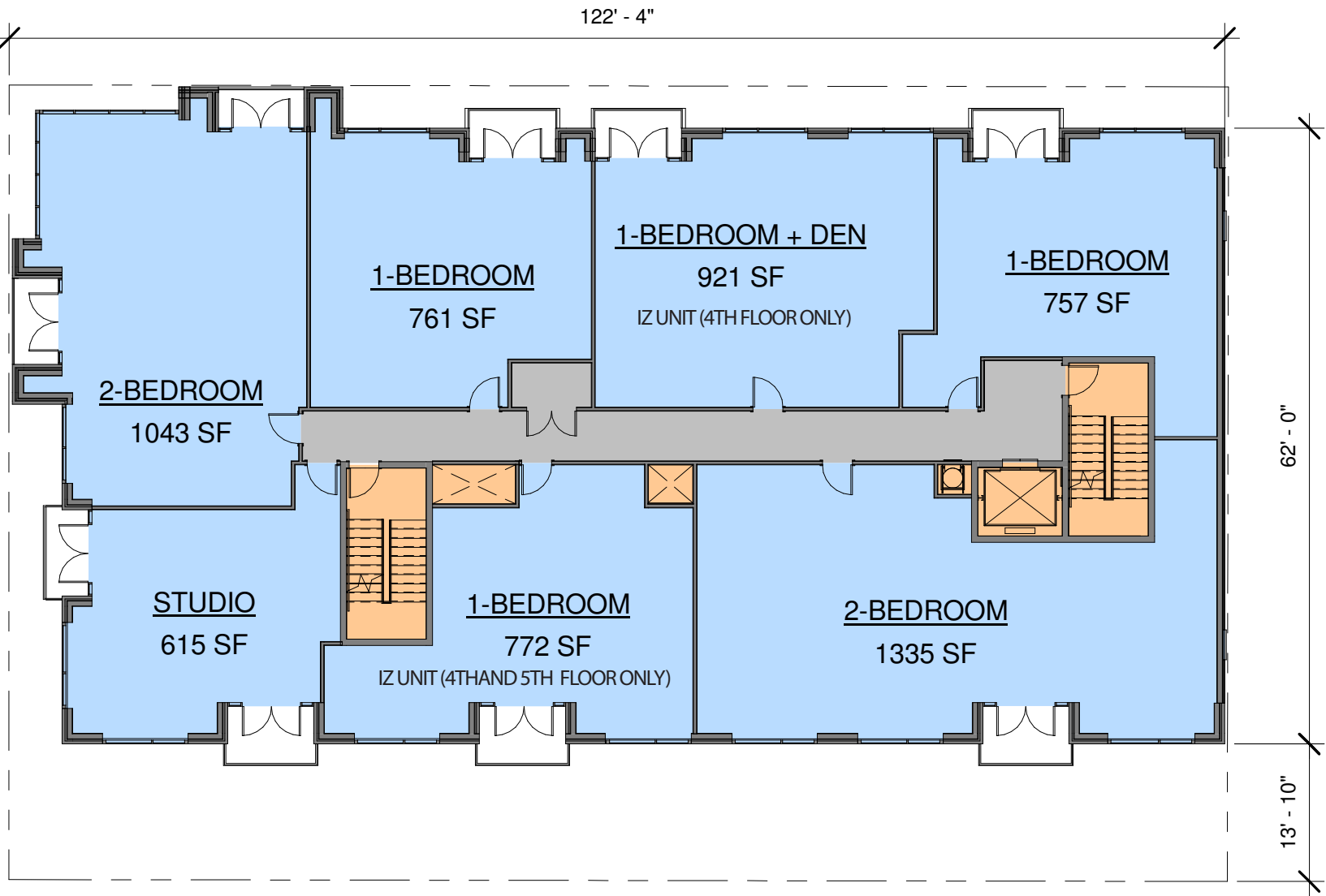


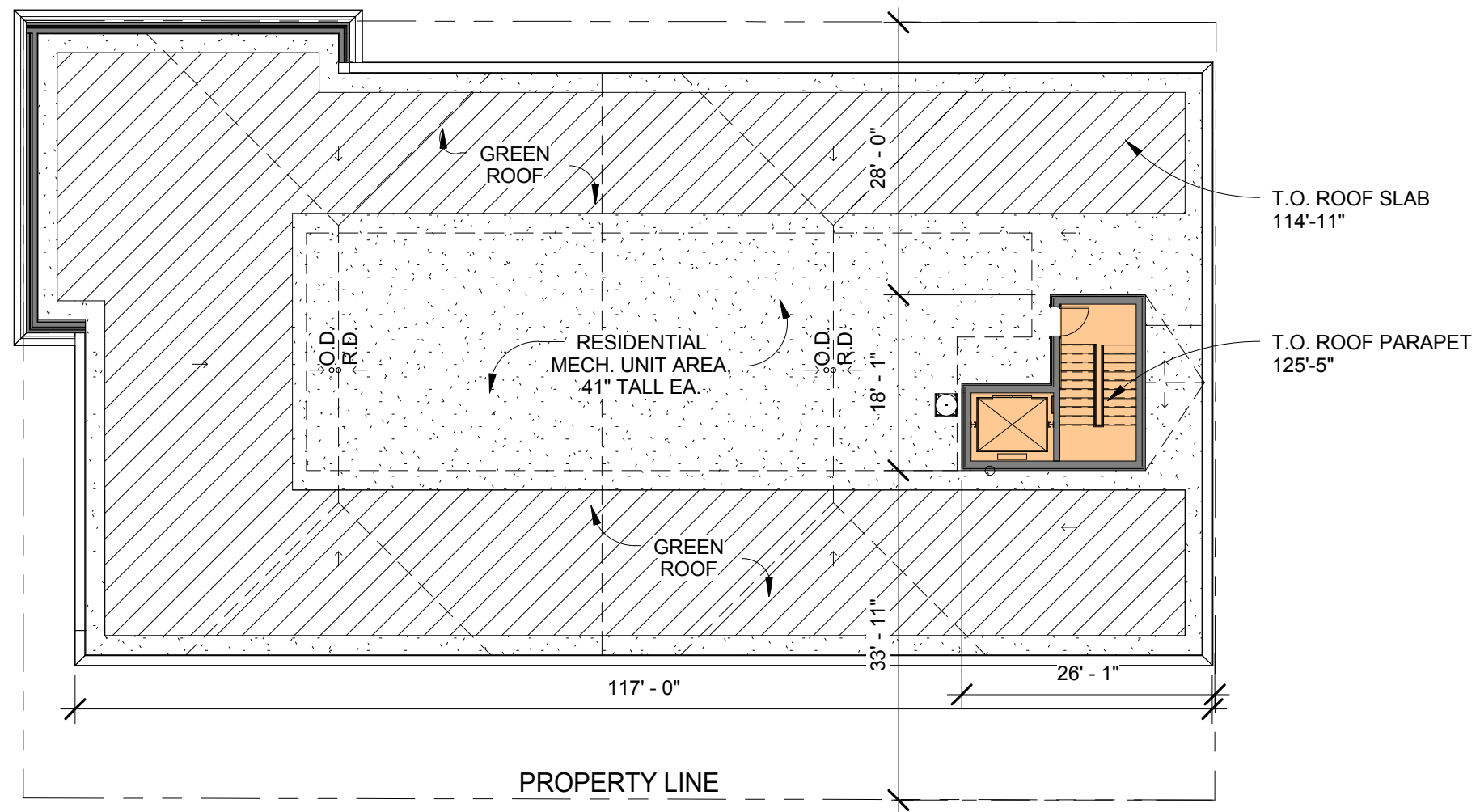
501 H STREET - Apartment Mix					
	UNIT TYPE				
FLOOR	STUDIO	1BR	1BR+DEN	2BR	TOTAL / FLR
3	1	3	1	2	7
4	1	3	1	2	7
5	1	3	1	2	7
6	1	3	1	2	7
TOTAL / FLR	4	12	4	8	28
Percentage	14%	43%	14%	29%	

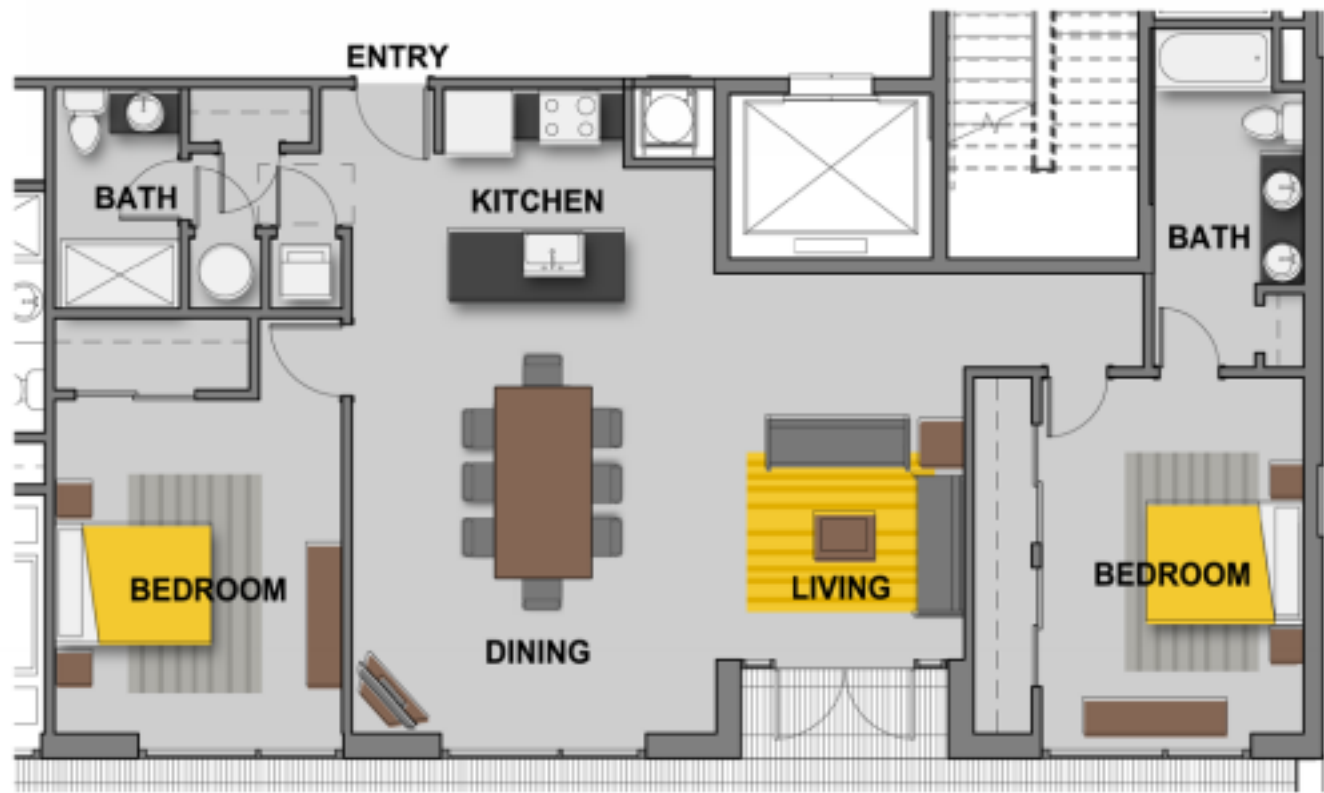
Inclusionary Zoning C-2-B
8% of Residential GFA
Residential GFA = 30,475 SF
8% = 2,438 SF required for IZ development

3 IZ Units Provided w/ total of 2,472 SF:
(1) 1 Bedroom - 772 SF
(1) 1 Bedroom - 772 SF
(1) 1 Bedroom + Den - 928 SF

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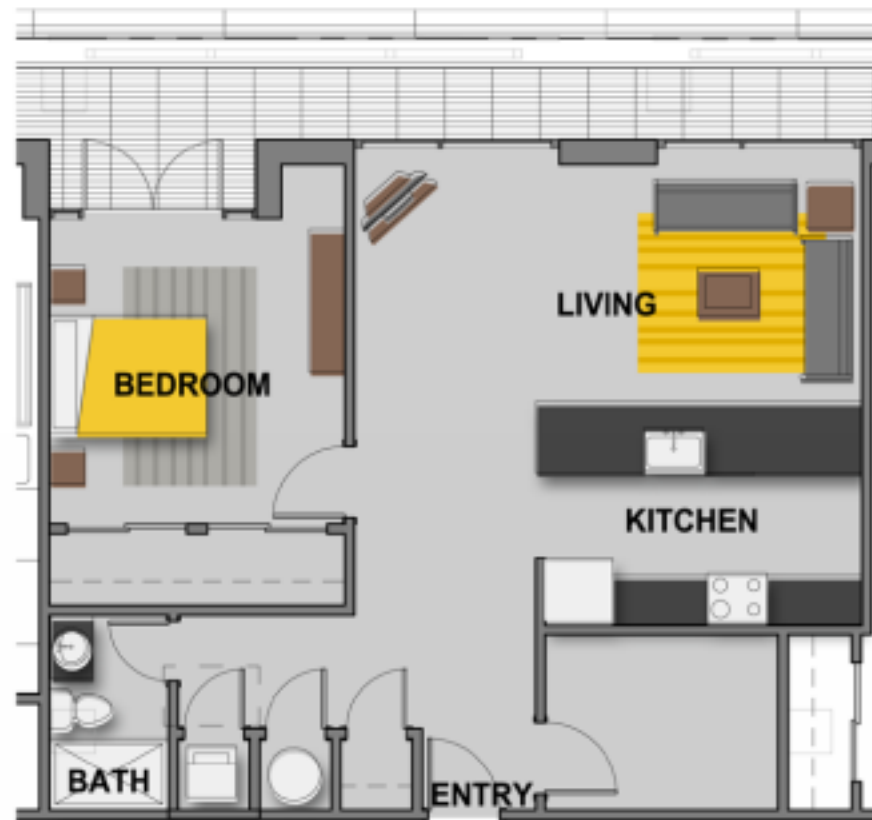




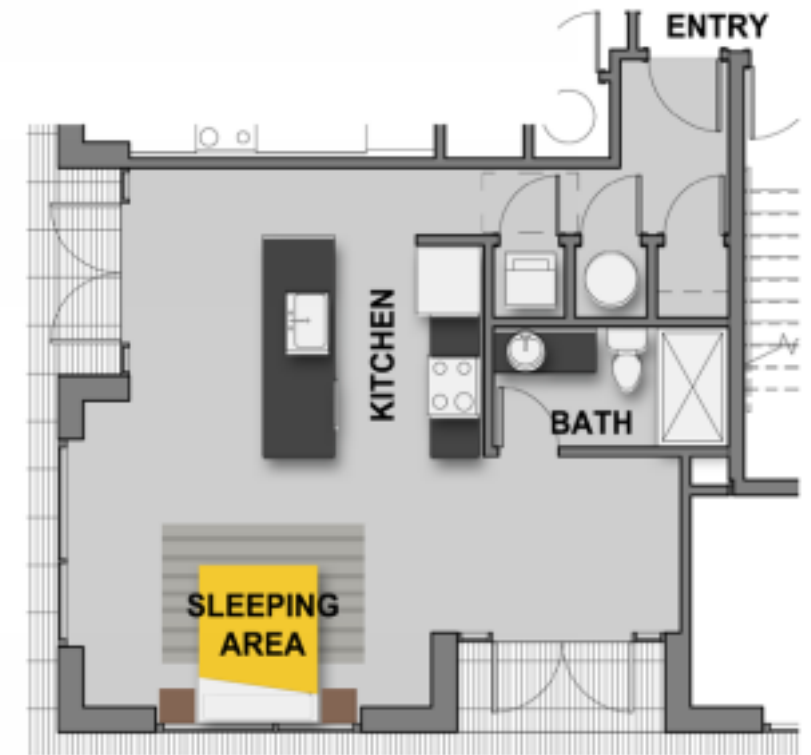
2 BEDROOM



1 BEDROOM



1 BEDROOM + DEN



STUDIO

THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



SCALE: 1"=20'

0' 10' 20'

5th & H STREET

501H STREET N.E, Washington, D.C.

ARCHITECTURE

Douglas Development Corp

Antunovich Associates ©

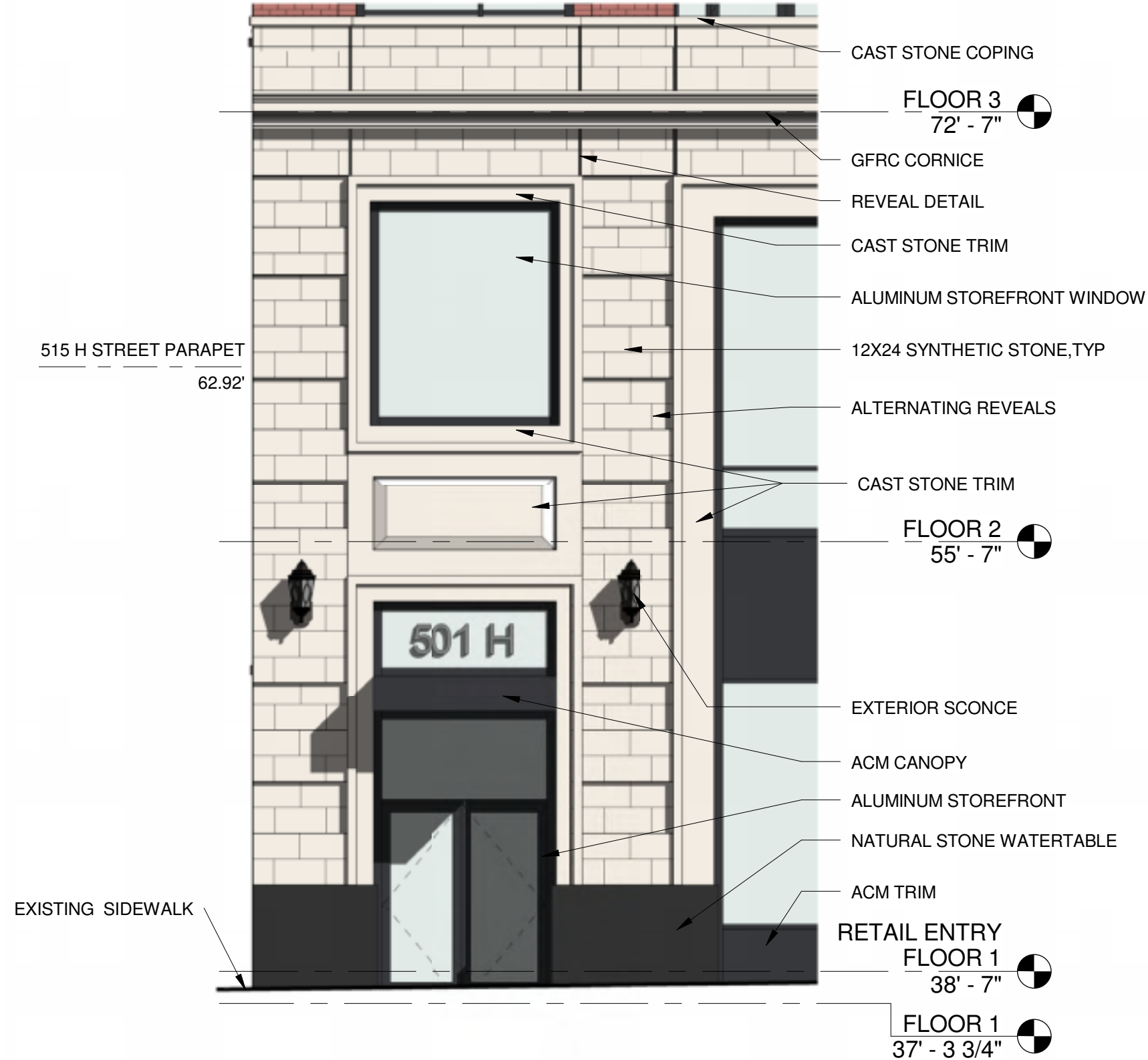
building elevations

FEBRUARY 23, 2015

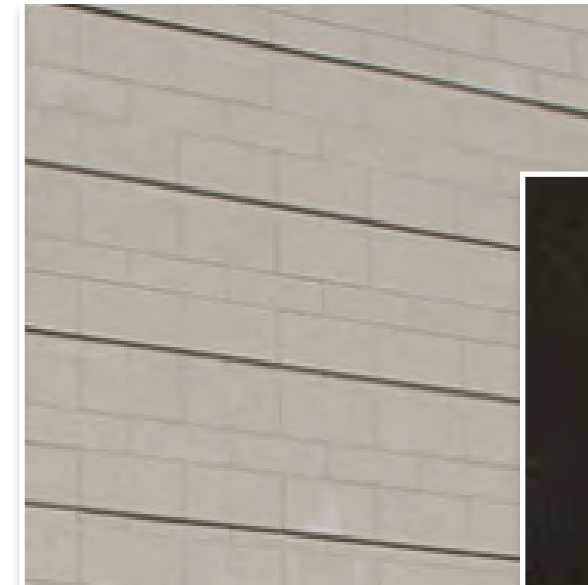


SCALE: 1"=20'

0' 10' 20'



STONE, SYNTHETIC



BLACK ALUMINUM COMPOSITE TRIM



WATER-TABLE, NATURAL STONE



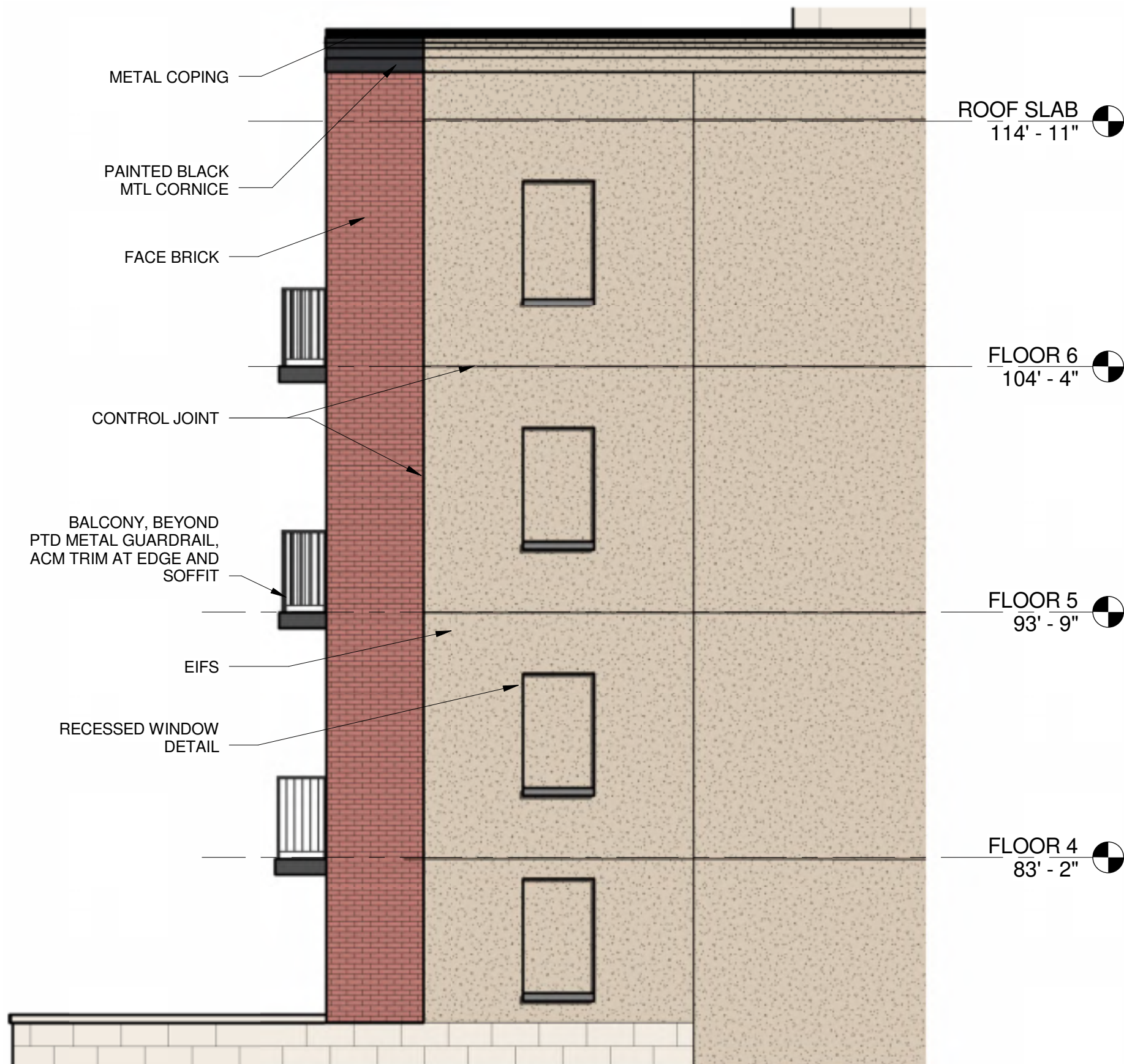
FACE BRICK



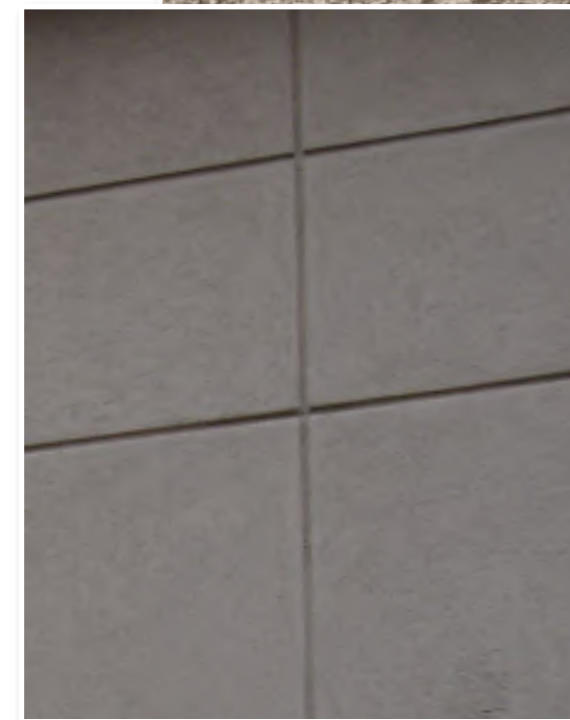
ALUMINUM COMPOSITE MATERIAL (ACM) TRIM AT BALCONIES



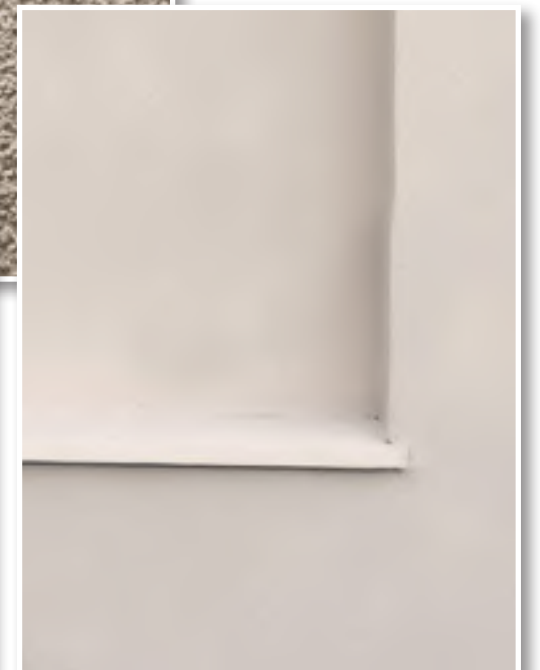
ALUMINUM STOREFRONT



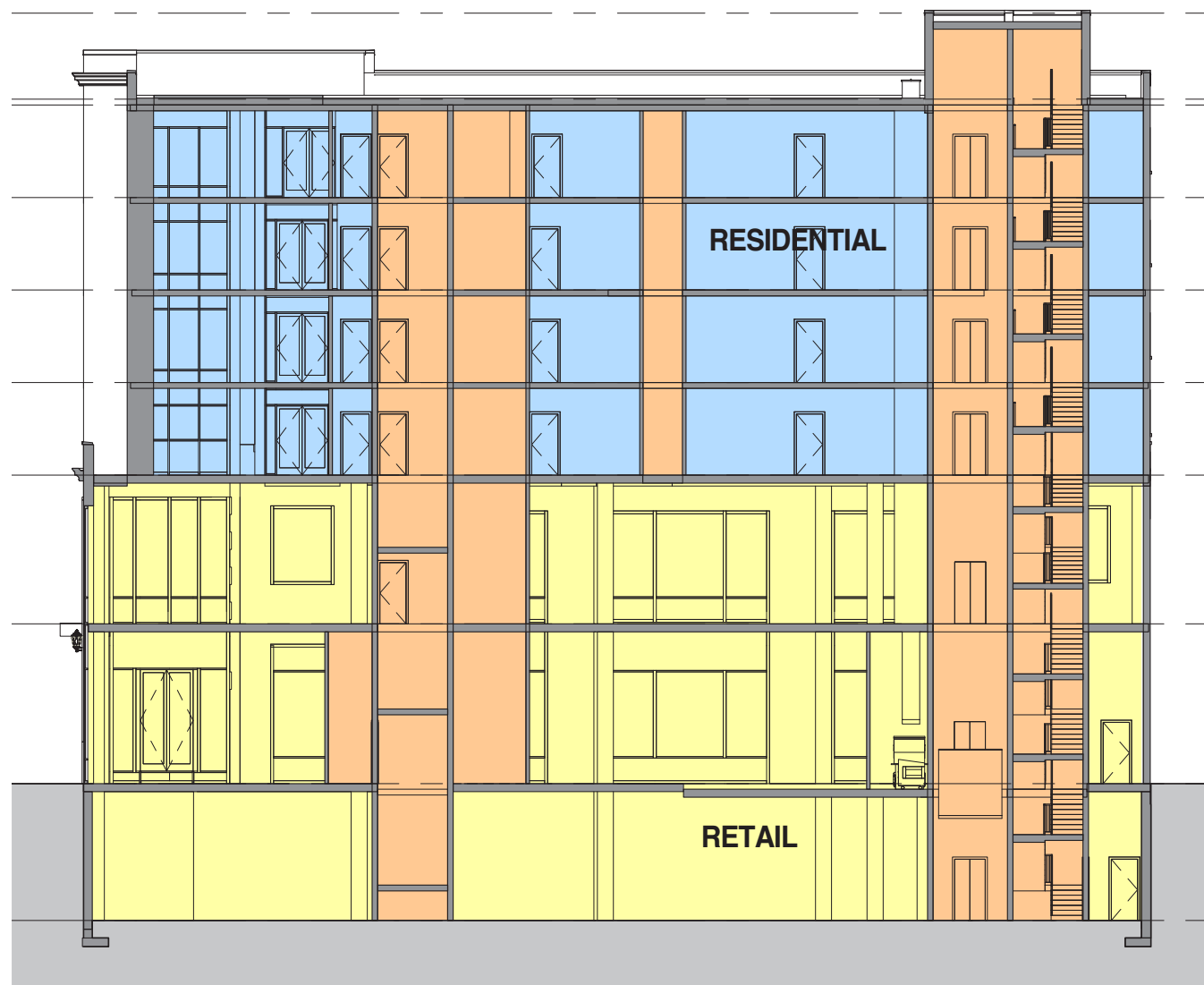
EIFS



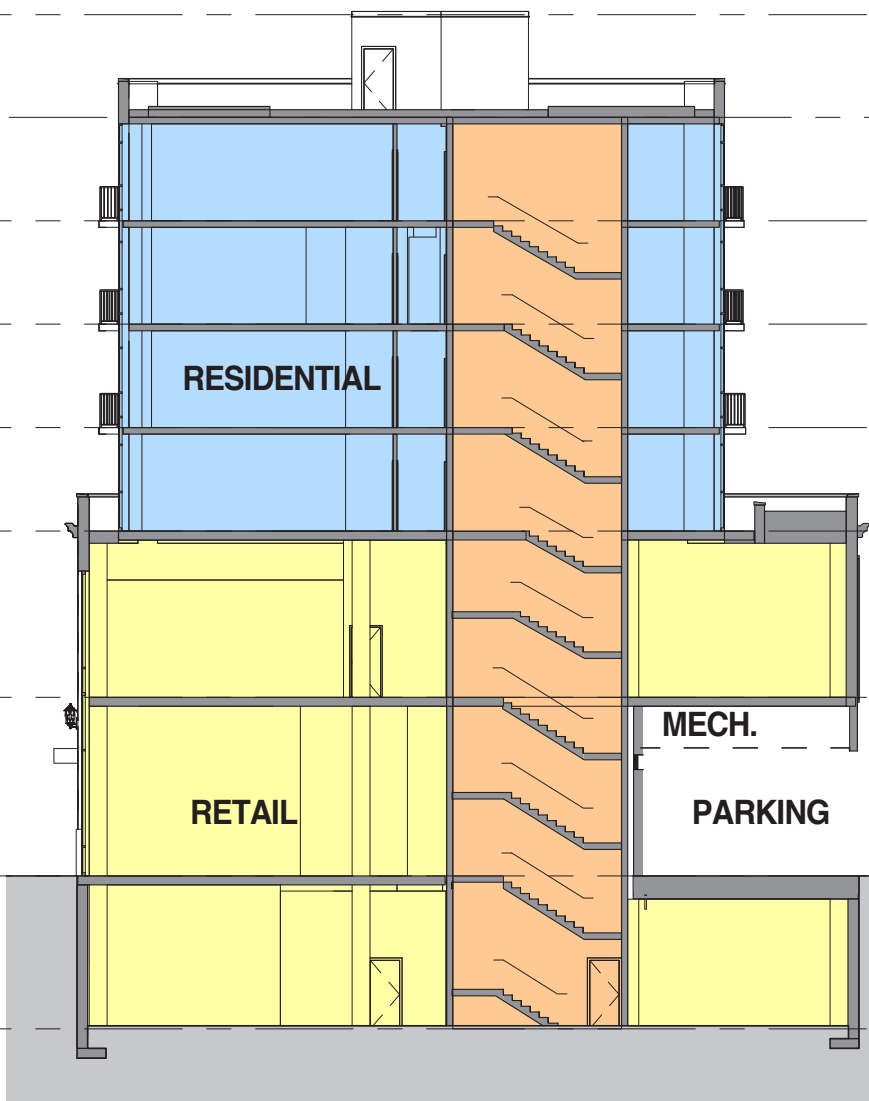
EIFS CONTROL JOINTS



WINDOW REVEAL



E-W BUILDING SECTION

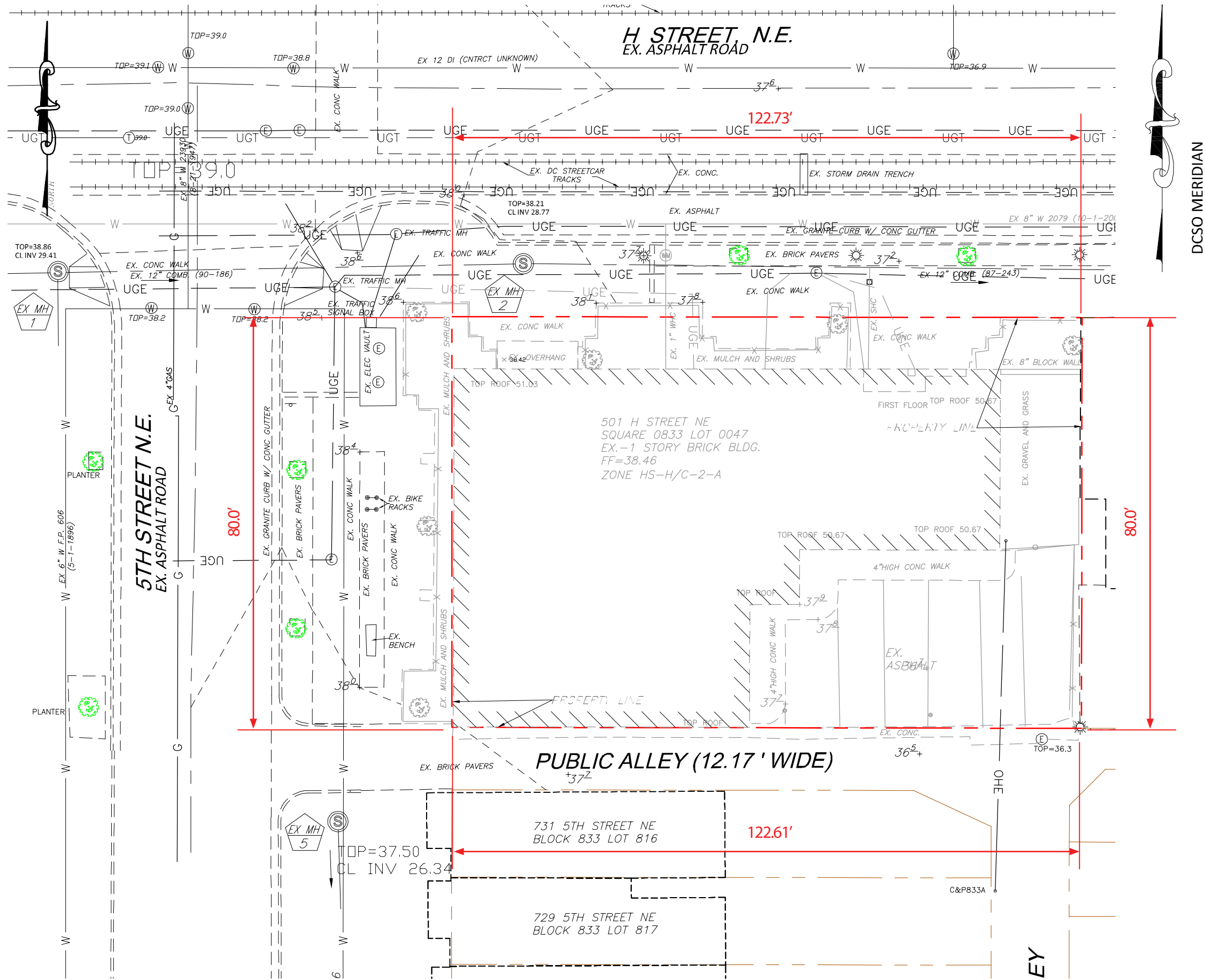


N-S BUILDING SECTION

- STAIR PARAPET
125' - 5" 
- ROOF SLAB
114' - 11" 
- FLOOR 6
104' - 4" 
- FLOOR 5
93' - 9" 
- FLOOR 4
83' - 2" 
- FLOOR 3
72' - 7" 
- FLOOR 2
55' - 7" 
- FLOOR 1
37' - 3 3/4" 
- CELLAR
21' - 8" 

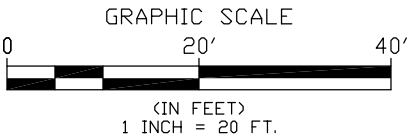
SCALE: 1"=20'

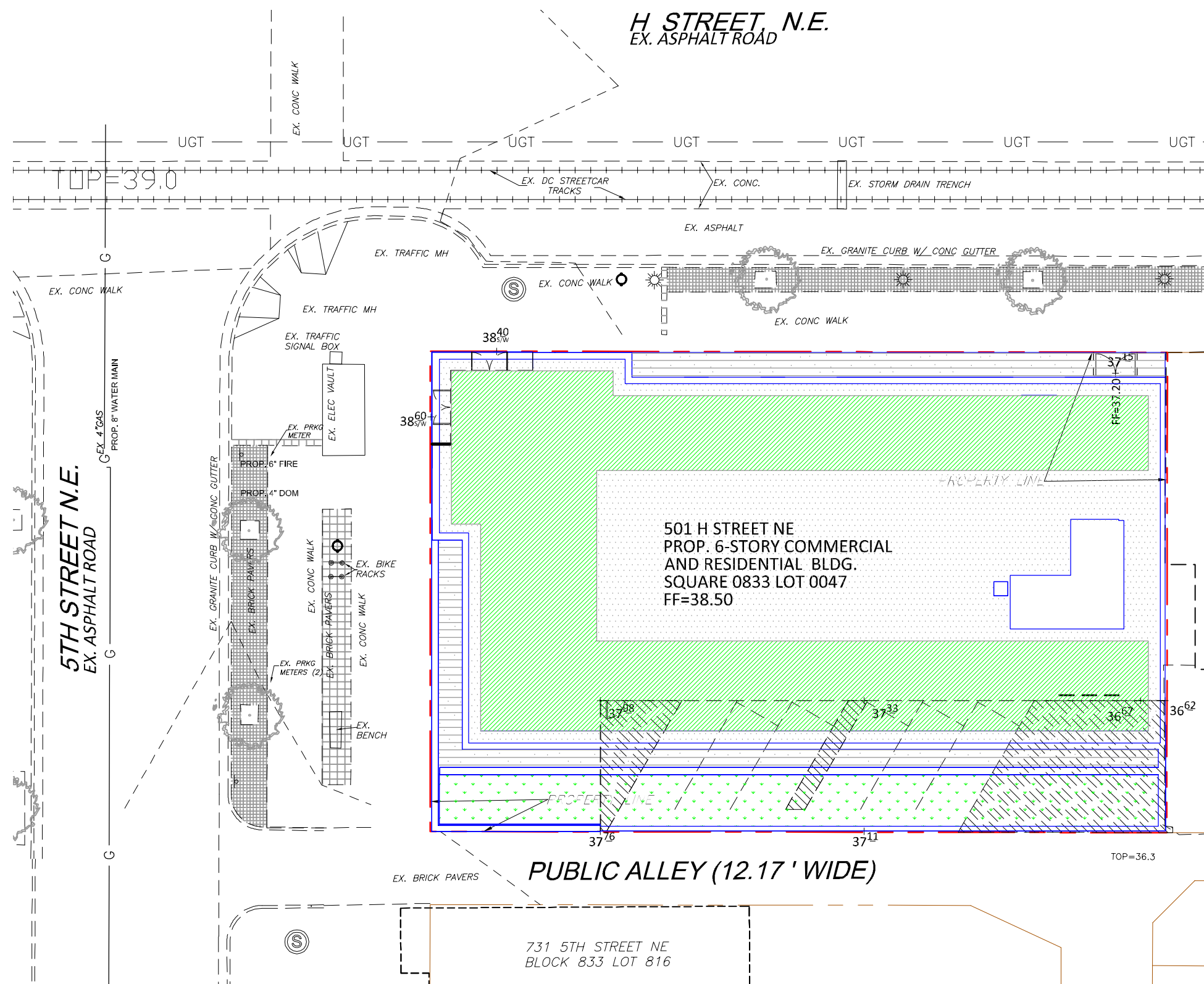
CIVIL



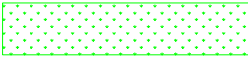
EX. LEGEND

- PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- TREE AND PLANTER TO REMAIN

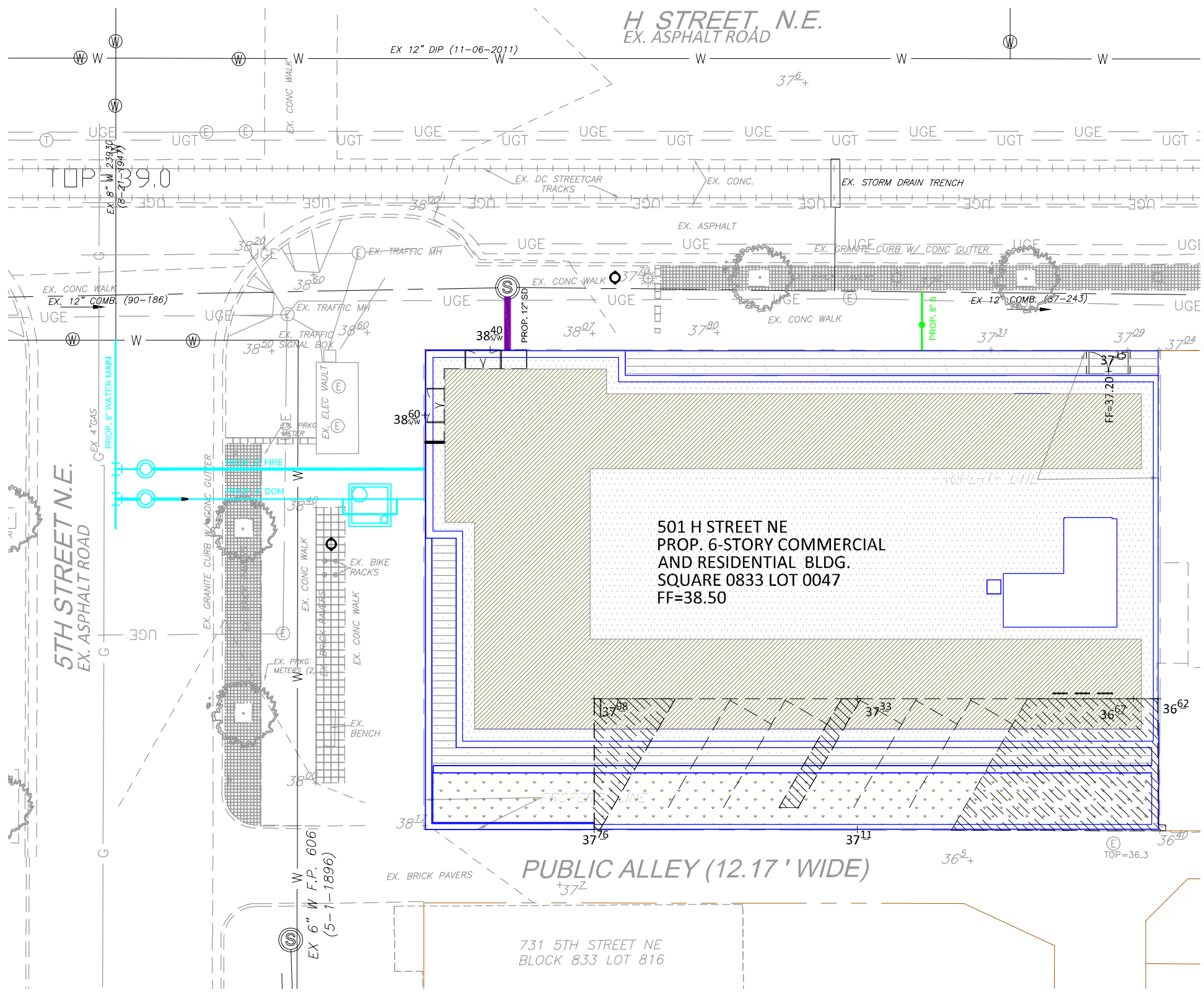




LEGEND

- | | |
|---|--------------------------------|
|  | EX. PROPERTY LINE |
|  | EX. PROPERTY LINE (ADJACENT) |
|  | EX. TREE AND PLANTER TO REMAIN |
|  | PROP. BUILDING |
|  | PROP. BUILDING CANOPY |
|  | PROP. GREEN ROOF |
|  | PROP. BIORENTENCION |
|  | PROP. GREEN FACADE |
|  | PROP. ROAD MARKING |

SITE PLAN

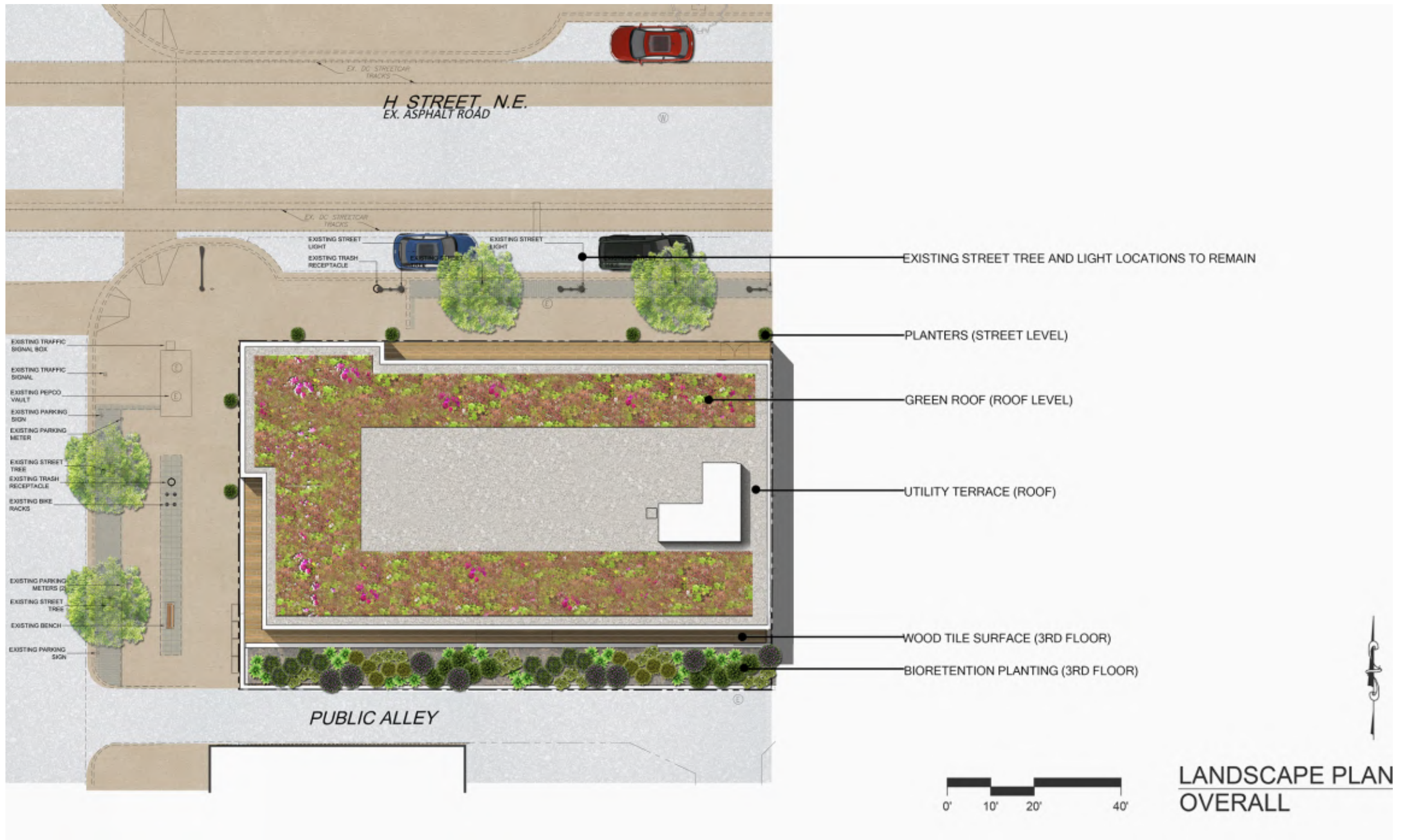


LEGEND

- EX. PROPERTY LINE
- EX. COMBINED SEWER LINE
- EX. WATER LINE
- PROP. WATER CONNECTION
- PROP. SEWER CONNECTION
- PROP. STORM CONNECTION
- PROP. GREEN ROOF
- PROP. BIORETENTION

UTILITY PLAN

LANDSCAPE





SWITCHGRASS - Native



LAVENDER



CREEPING JENNY



VIRGINIA CREEPER (Fall color) - Native



FOUNTAIN GRASS



LITTLE HENRY SWEETSPIRE



ICE PLANT



BLUE FESCUE



SEDUM MIX



VIRGINIA CREEPER - Native



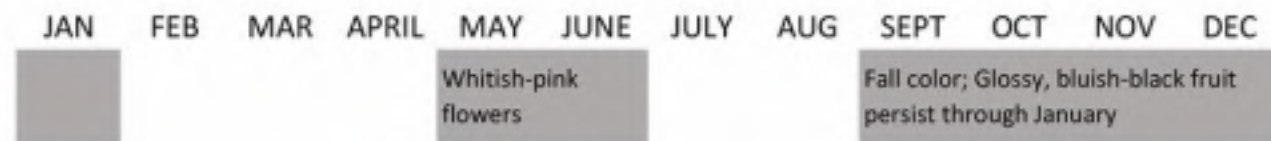
Aronia melanocarpa
BLACK CHOKEBERRY

MATURE SIZE 3-6'H x 3-6' W

EXPOSURE Full sun to part shade

ADDITIONAL INFO Attracts birds; edible fruit; bank stabilizer

SEASON OF INTEREST



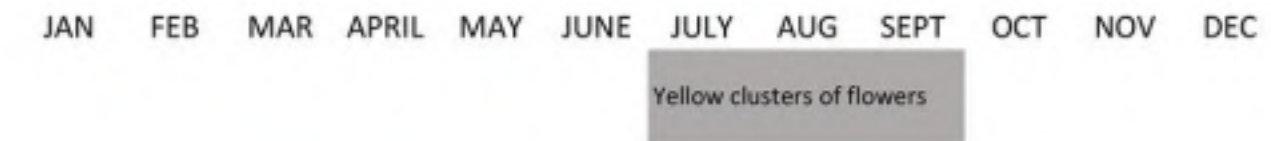
Hypericum densiflorum
ST. JOHN'S WORT

MATURE SIZE 4-6'H x 3-4' W

EXPOSURE Full sun to part shade; tolerates range of soil types

ADDITIONAL INFO Medium wildlife value; yellow flowers

SEASON OF INTEREST



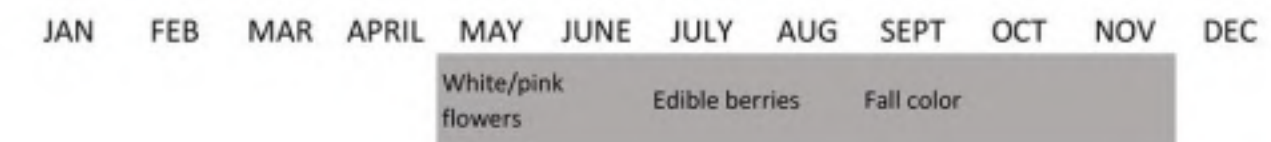
Vaccinium angustifolia
LOWBUSH BLUEBERRY

MATURE SIZE 1-2'H x 2-3' W

EXPOSURE Full sun to part shade; dry to wet soil

ADDITIONAL INFO White flowers; edible fruit; scarlet fall color, wildlife value

SEASON OF INTEREST



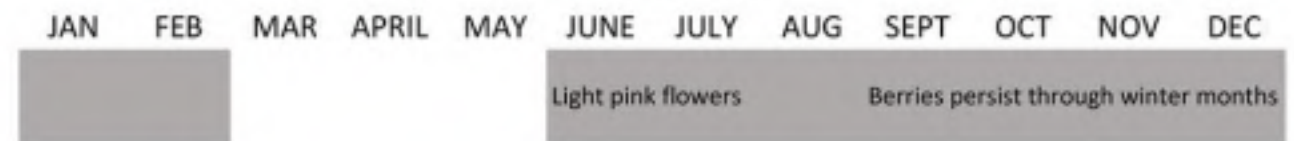
Callicarpa americana
BEAUTYBERRY

MATURE SIZE 3-6'H x 3-6' W

EXPOSURE Sun to part shade; dry to moist soil

ADDITIONAL INFO Yellow Fall color; purple berries through winter

SEASON OF INTEREST



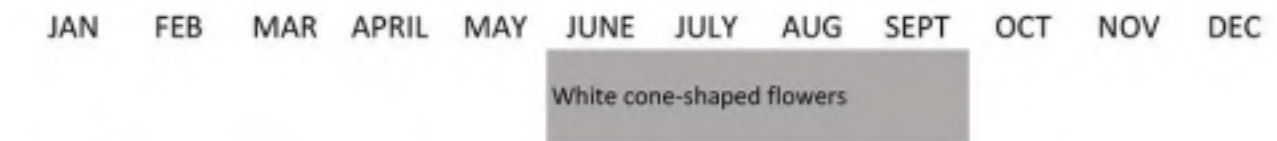
Spirea latifolia
NARROW-LEAVED MEADOWSWEET

MATURE SIZE 3-4'H x 3-4' W

EXPOSURE Full sun to part shade; needs moist soil

ADDITIONAL INFO Attracts butterflies; White flowers

SEASON OF INTEREST



Viburnum acerfolium
MAPLELEAF VIBURNUM

MATURE SIZE 3-6'H x 3-4' W

EXPOSURE Full sun to full shade

ADDITIONAL INFO White flowers; blue berries; orange/crimson/purple fall color; wildlife value

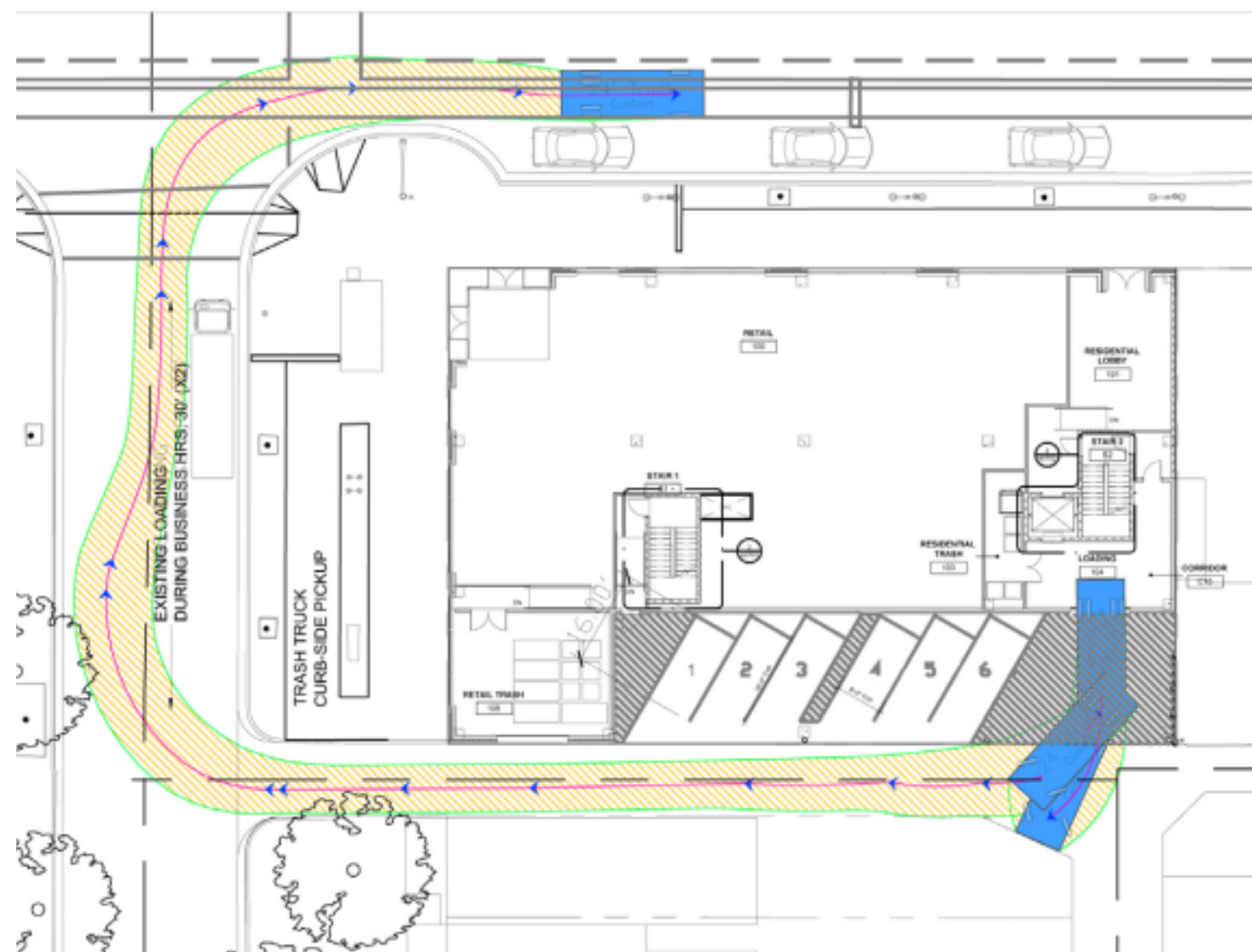
SEASON OF INTEREST



TRANSPORTATION



RESIDENTIAL TRUCK ENTRY



RESIDENTIAL TRUCK EXIT

RETAIL LOADING:
EXISTING ON 5TH STREET, 30' DURING BUSINESS HRS. THROUGH LOADING ROOM

RESIDENTIAL LOADING:
24' TRUCK THROUGH ALLEY

TRASH PICKUP:
CURBSIDE ON 5TH STREET FROM SW TRASH ROOM

