

5th & H STREET

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

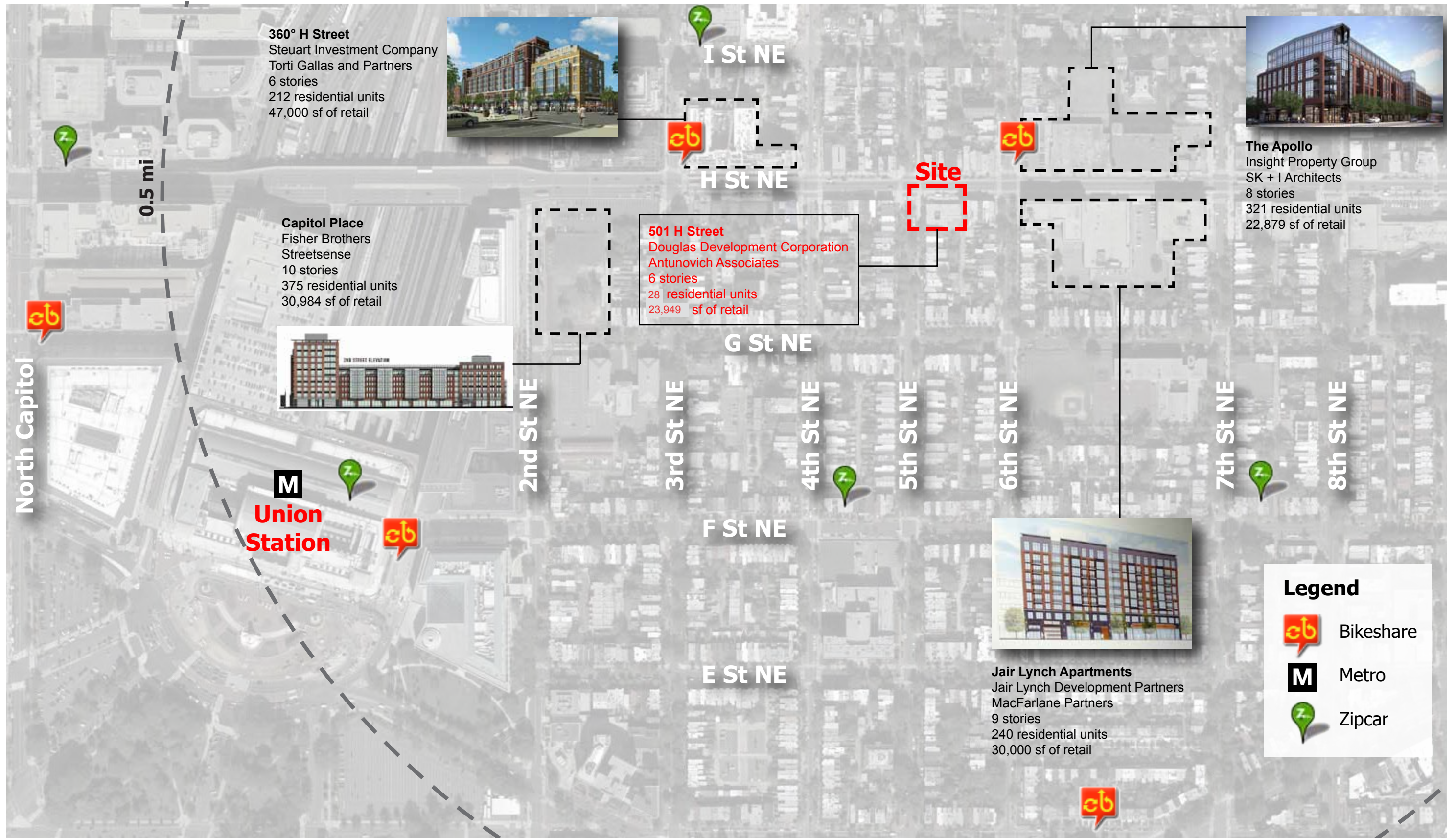
DC ZONING COMMISION HEARING



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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<br>(3.0 w/ I.Z.) (11 DCMR § 771.2)                                                                                                   | 0.6                 | 6.0 MAX (11DCMR § 2405),<br>.5 MAX non-resid.                                                                                                                | 4.89 Total<br>3.32 Residential,<br>1.57 Retail                                                                      |
| GROSS FLOOR AREA        |                                                                                                                                              | 5,777               |                                                                                                                                                              | 47,971                                                                                                              |
|                         |                                                                                                                                              |                     | RESIDENTIAL                                                                                                                                                  | COMMERCIAL                                                                                                          |
| FLOOR AREAS             |                                                                                                                                              | (SF)                | (SF)                                                                                                                                                         | (SF)                                                                                                                |
| CELLAR                  |                                                                                                                                              |                     | 1,199                                                                                                                                                        | 8,538                                                                                                               |
| FLOOR 1                 |                                                                                                                                              | 5,777               | 3,567                                                                                                                                                        | 5,984                                                                                                               |
| FLOOR 2                 |                                                                                                                                              |                     | 218                                                                                                                                                          | 9,427                                                                                                               |
| FLOOR 3                 |                                                                                                                                              |                     | 7,214                                                                                                                                                        | 0                                                                                                                   |
| FLOOR 4                 |                                                                                                                                              |                     | 7,187                                                                                                                                                        | 0                                                                                                                   |
| FLOOR 5                 |                                                                                                                                              |                     | 7,187                                                                                                                                                        | 0                                                                                                                   |
| FLOOR 6                 |                                                                                                                                              |                     | 7,187                                                                                                                                                        | 0                                                                                                                   |
| TOTAL FLOOR AREA        |                                                                                                                                              |                     | 33,759                                                                                                                                                       | 23,949                                                                                                              |
| TOTAL GROSS FLOOR AREA  |                                                                                                                                              |                     | 32,560                                                                                                                                                       | 15,411                                                                                                              |
| LOT OCCUPANCY           |                                                                                                                                              |                     |                                                                                                                                                              |                                                                                                                     |
| Retail                  | 100% (11 DCMR § 772.1)                                                                                                                       | 59%                 | 100%<br>(11 DCMR § 772.1)                                                                                                                                    | 63%                                                                                                                 |
| Residential             | 60% (11 DCMR § 772.1)                                                                                                                        | 0%                  | 80%<br>(11 DCMR § 1326.3)                                                                                                                                    | 37%                                                                                                                 |
| BUILDING HEIGHT         | 50' maximum (11 DCMR § 770.1                                                                                                                 | 13'                 | 90', (11 DCMR § 2405)                                                                                                                                        | 83'-5" to top of 6' parapet<br>(77'-5" to top of roof slab)                                                         |
| PENTHOUSE HEIGHT        | 18.5' maximum (11 DCMR § 770.6)                                                                                                              | N/A                 | 18.5' maximum<br>(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<br>and above;<br>(flexibility requested)                                                  |
| SIDE YARD               | no requirement (11 DCMR § 775.5)                                                                                                             | 16'                 | no requirement<br>(11 DCMR § 637.1)                                                                                                                          | none                                                                                                                |
| COURTS (OPEN)           | 12' min width (3in/ft height), where<br>provided (non-residential. Req.) 15'<br>min. Width (4in/ft height) (resid.<br>Req.)(11 DCMR § 776.1) | Internal Courts     | 15' min width (4in/ft height),<br>where provided (11 DCMR<br>§ 776.3)                                                                                        | Several open courts<br>provided; All comply                                                                         |
| PARKING REQUIREMENTS    |                                                                                                                                              |                     |                                                                                                                                                              |                                                                                                                     |
| Retail                  | In excess of 3000sf 1 for each 300<br>GFA + CFA (11 DCMR § 2101.1)                                                                           | 6 parking spaces    | In excess of 3000SF, 1 for<br>ea. 750SF of GFA<br>(15,411SF)-(3000) / 750=<br>16.5 = 17 Spaces (11<br>DCMR § 2101.1)                                         | 4 compact spaces, 1 ADA<br>space; flexibility requested<br>11 DCMR 2101.1 and<br>2115.2.                            |
| Residential             | 1 for 2 units                                                                                                                                |                     | 1 for ea. 3 dwelling units =<br>9 Spaces<br>(11 DCMR § 2101.1)                                                                                               |                                                                                                                     |
| LOADING BERTHS          |                                                                                                                                              |                     |                                                                                                                                                              |                                                                                                                     |
| Retail                  | --                                                                                                                                           | --                  | 1 @ 30' deep,<br>(11 DCMR § 2201.1)                                                                                                                          | One 24' on-site loading<br>berth, plus a loading zone<br>on 5th street for one 24'<br>truck; flexibility requested. |
| Residential             | --                                                                                                                                           | --                  | None req'd for <49units<br>(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<br>(11 DCMR § 2201.1)                                                                                                                             | None proposed                                                                                                       |
| Residential             | --                                                                                                                                           | --                  | None req'd for <49units                                                                                                                                      |                                                                                                                     |
| INCLUSIONARY ZONING     | C-2-A: Greater than 8% of<br>residential GFA with 50% low<br>income and 50% moderate income<br>(DCMR 2603.3)                                 | N/A                 | C-2-B: Greater than 8% of<br>residential GFA with 100%<br>moderate income. (24,704<br>Res. GFA) x (.08) =1,976<br>SF of IZ units<br>required(DCMR § 2603.2). | Over 1,976 sf of IZ, 3 units<br>at 50% AMI                                                                          |

| 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<br>R.O.W. Property Line to<br>a height of 25'<br>(DCMR 1324.2)          | Provided as required                                   |
| F.A.R.                                                                 | DCMR1321.2    |                |                     | 0.5 max non-residential<br>FAR<br>(11 DCMR § 1321.2)                                               | 1.57 max non residential<br>FAR, flexibility requested |
| LOT OCCUPANCY                                                          | DCMR 1324.4-6 | -              | -                   | 80% residential lot<br>occupancy permitted (11<br>DCMR § 1326.3)<br>(DCMR 1324.4-6)                | 74% provided                                           |
| DISPLAY WINDOW                                                         | DCMR 1324.8   |                |                     | 50% of ground level wall<br>surfaces devoted to<br>display windows &<br>entrances<br>(DCMR 1324.8) | Provided as required                                   |
| ENTRY LOCATION                                                         | DCMR 1324.10  |                |                     | Individual commercial<br>entries & residential<br>lobby entry on H Street<br>(DCMR 1324.10)        | Provided as required                                   |
| ENTRY SPACING                                                          | DCMR 1324.11  |                |                     | Provide Bldg entrances<br>every 40' on average for<br>linear frontage<br>(DCMR 1324.11)            | Provided as required<br>122' ÷ 40' = 3 entrances       |
| MIN. GROUND-FLOOR CEILING<br>HEIGHT                                    | DCMR 1324.12  | -              | -                   | Minimum 14' fir-ceilng if<br>building fronts H Street<br>(DCMR 1324.12)                            | Provided as required                                   |
| MIN. AREA FOR PUD                                                      | DCMR 1326.2   | -              | -                   | Minimum 10,000 SF area<br>included within PUD                                                      | Flexibility requested<br>9,813 SF site area            |



★ ★ ★

Address501 H Street NE

Other / BZA Order

Lot size (enter this value first) \*

Ward

Lot

Square

Zoning District

enter sq ft of lot

multiplier

9,813

SCORE

0.307

Landscape Elements

Square Feet

Factor

Total

A

Landscaped areas (select one of the following for each area)

1

Landscaped areas with a soil depth of less than 24"

enter sq ft

0

0.3

-

2

Landscaped areas with a soil depth of 24" or greater

enter sq ft

0

0.6

-

3

Bioretention facilities

enter sq ft

1044

0.4

417.6

B

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants less than 2' tall at maturity

enter sq ft

0

0.2

-

2

Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)

enter number of plants

76

684

0.3

205

3

Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree

enter number of trees

0

0

0.5

-

4

Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.6

-

5

Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.7

-

6

Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree

enter number of trees

0

0

0.7

-

7

Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree

enter number of trees

0

0

0.7

-

8

Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree

enter number of trees

0

0

0.8

-

9

Vegetated wall, plantings on a vertical surface

enter sq ft

0

0.6

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

enter sq ft

3,813

0.6

2,287.8

2

Over at least 8" of growth medium

enter sq ft

0

0.8

-

Scoresheet cont'd

D

Permeable Paving\*\*\*

1

Permeable paving over at least 6" and less than 24" of soil or gravel

enter sq ft

0

0.4

-

2

Permeable paving over at least 24" of soil or gravel

enter sq ft

0

0.5

-

E

Other

1

Enhanced tree growth systems\*\*\*

enter sq ft

0

0.4

-

2

Renewable energy generation

enter sq ft

0

0.5

-

3

Approved water features

enter sq ft

0

0.2

-

sub-total of sq ft =

5,541

H

Bonuses

1

Native plant species

enter sq ft

1044

0.1

104.4

2

Landscaping in food cultivation

enter sq ft

0

0.1

-

3

Harvested stormwater irrigation

enter sq ft

0

0.1

-

Green Area Ratio numerator =

3,015

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

5th & H STREET

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

INTRODUCTION

Douglas Development Corp

Antunovich Associates ©

green area ratio

PROVIDED GREEN AREA RATIO=0.307  
REQUIRED GREEN AREA RATIO = 0.30,  
FOR ZONE C-2-B PER DCMR 11-3401.2

MAY 14. 2015

5

| 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*





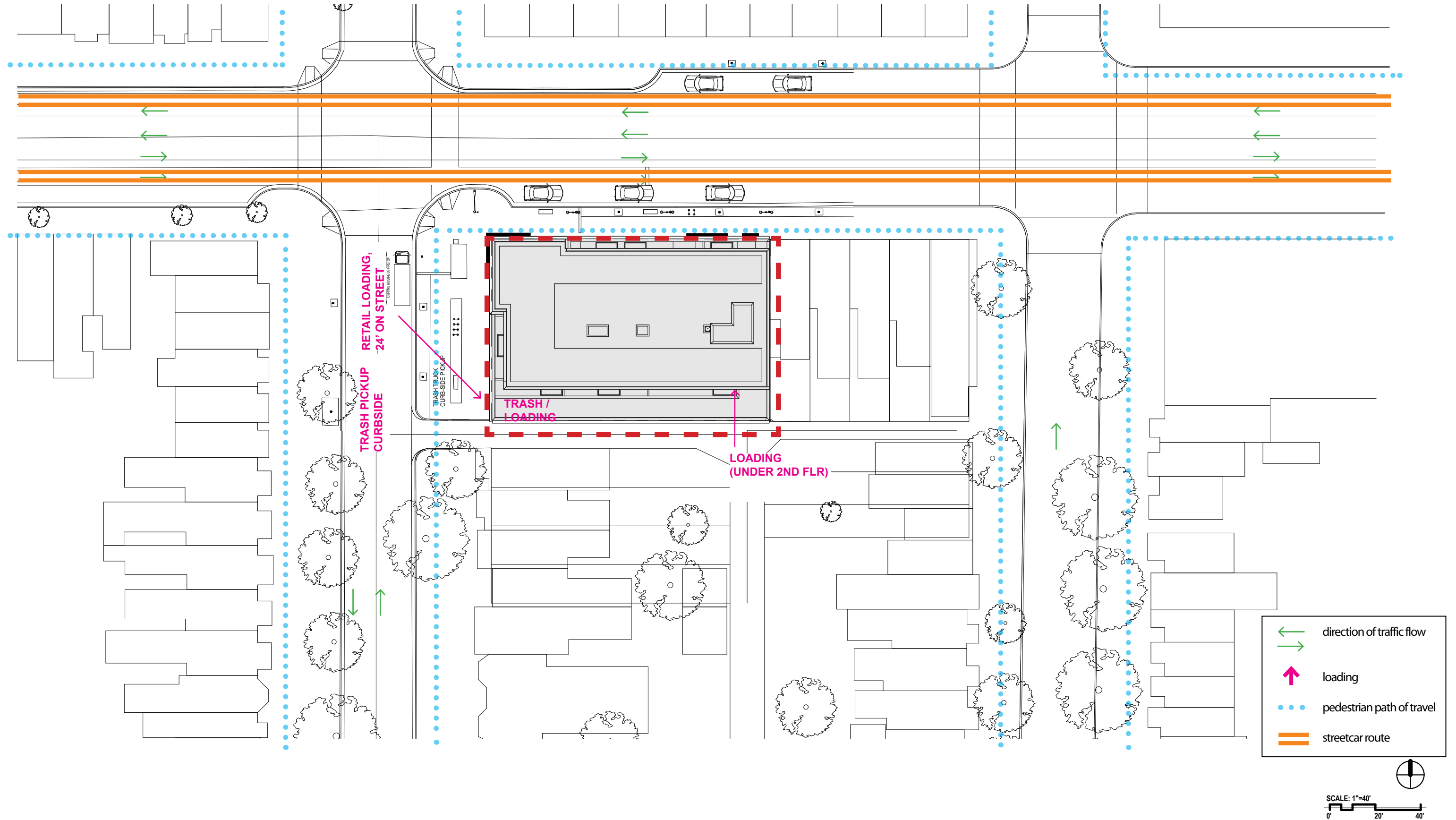


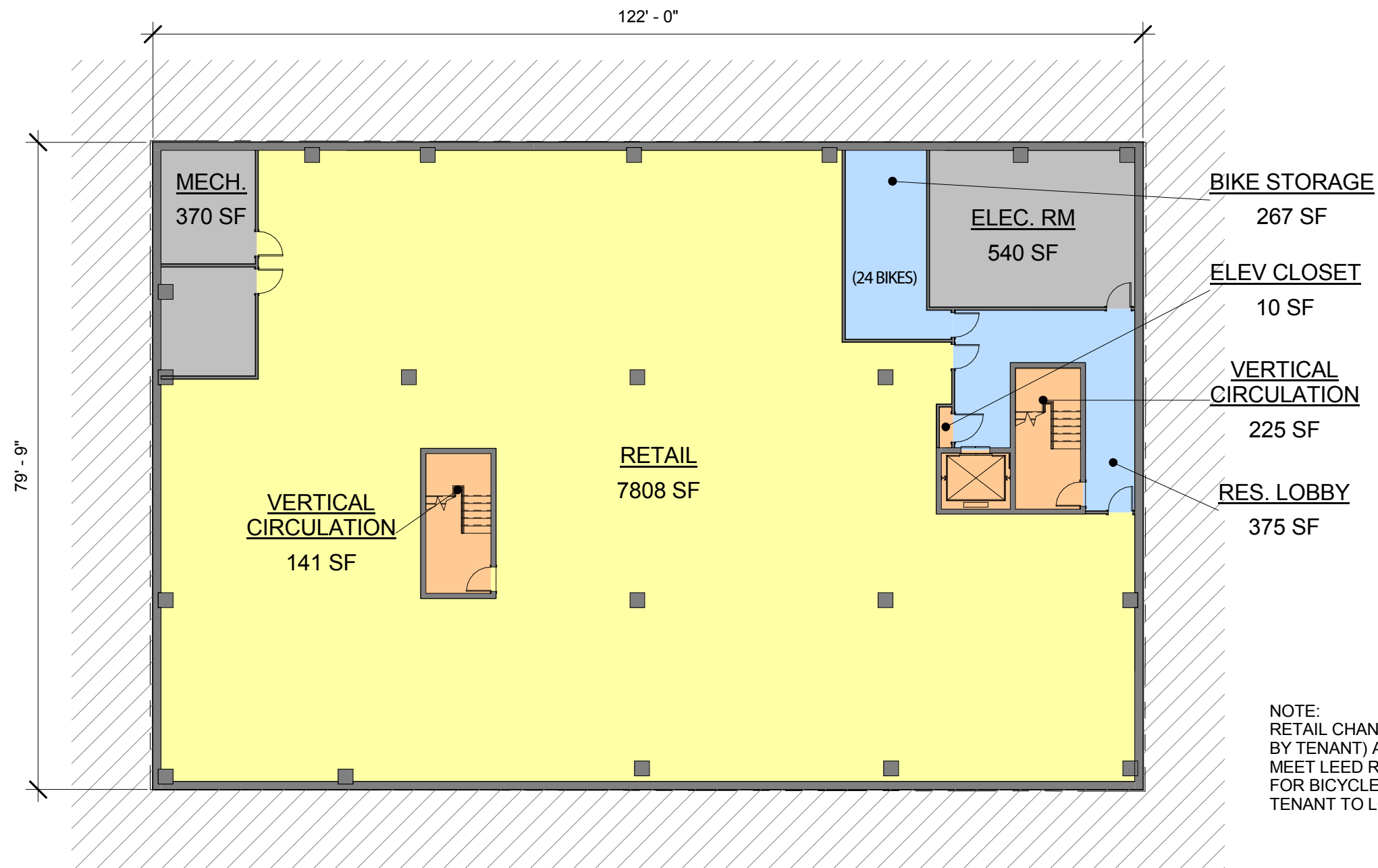


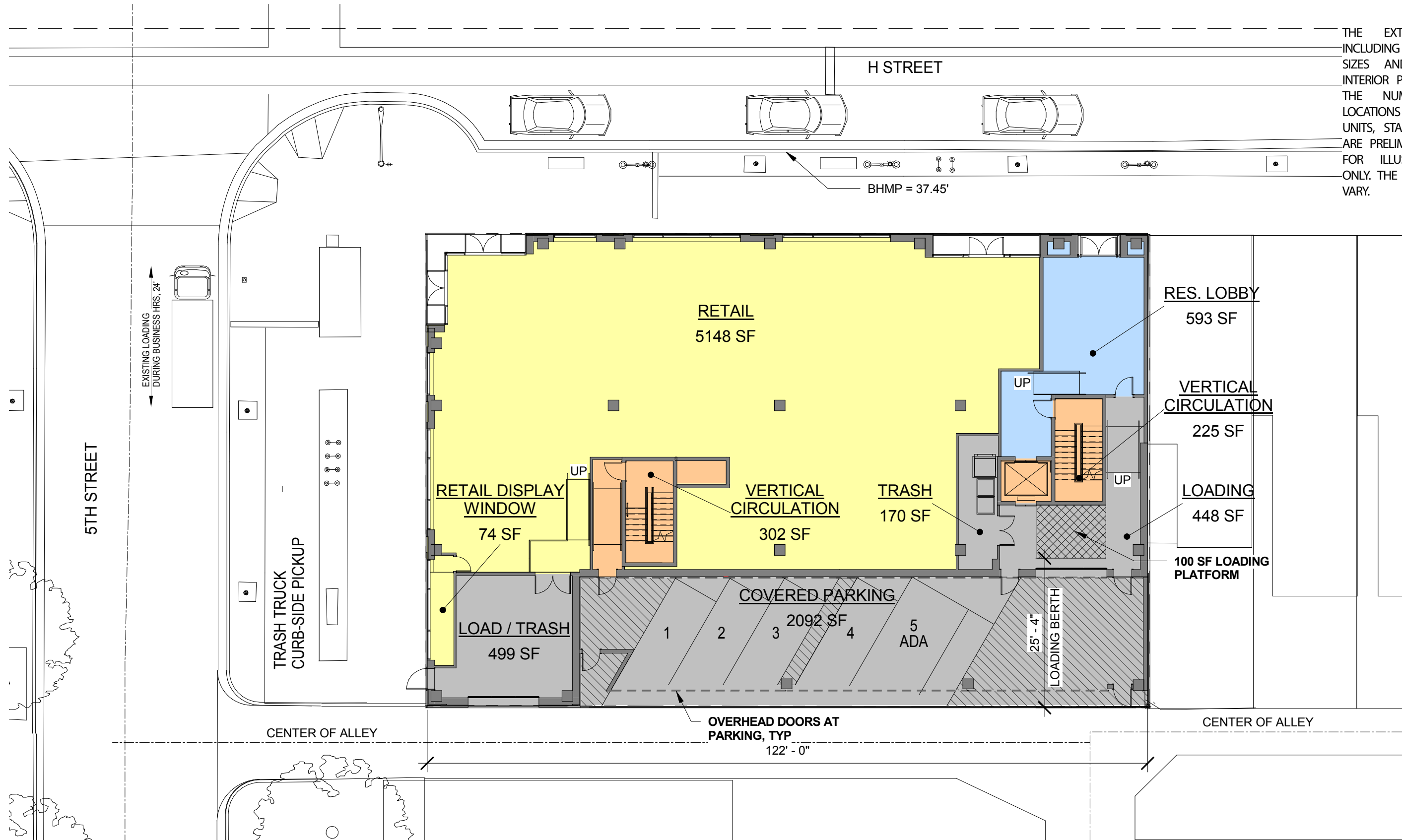
REAR ALLEY STONE FACADE

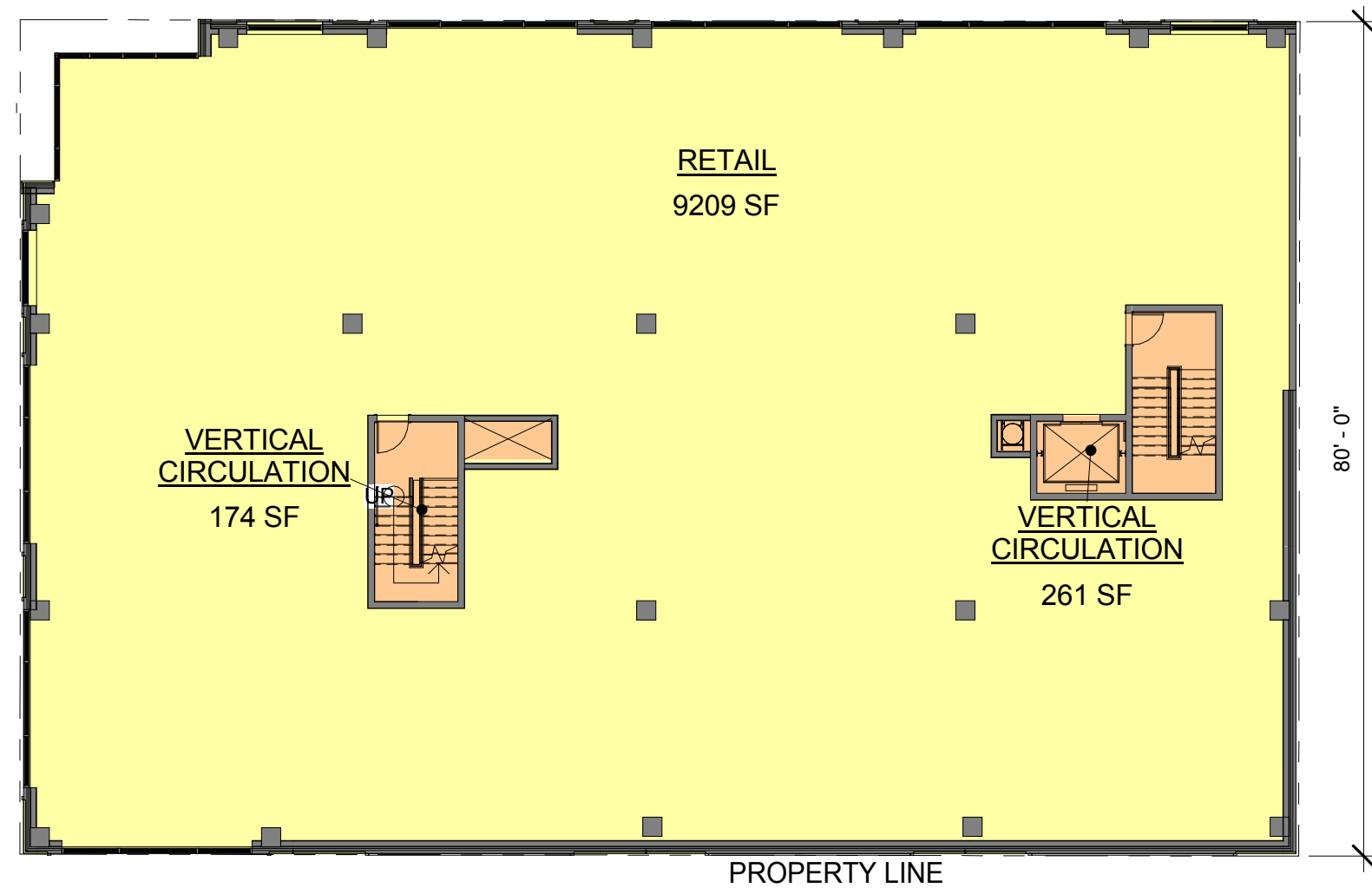


METAL MESH ROLL-UP PARKING DOOR



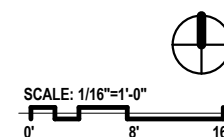
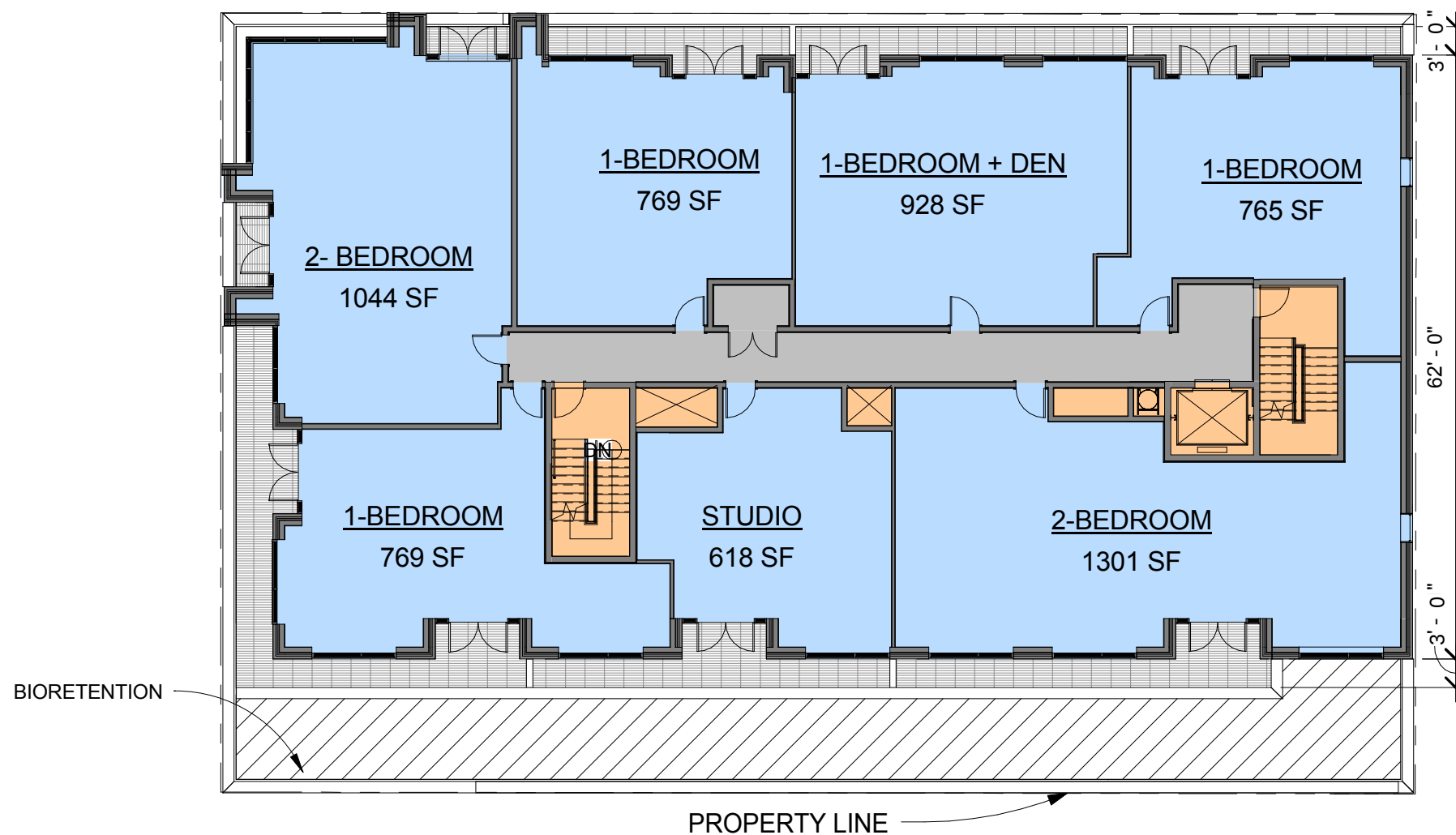






THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

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.

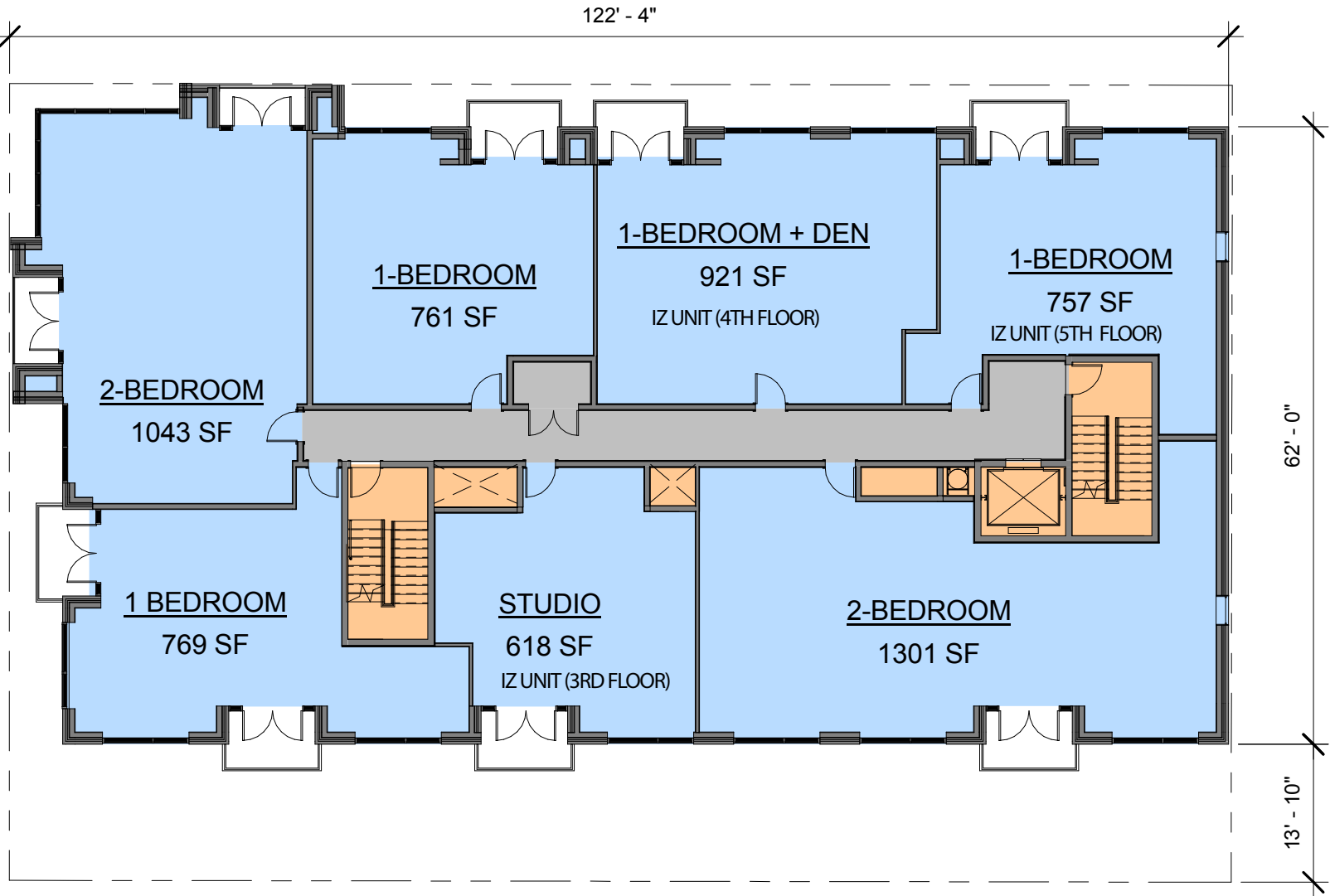


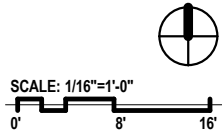
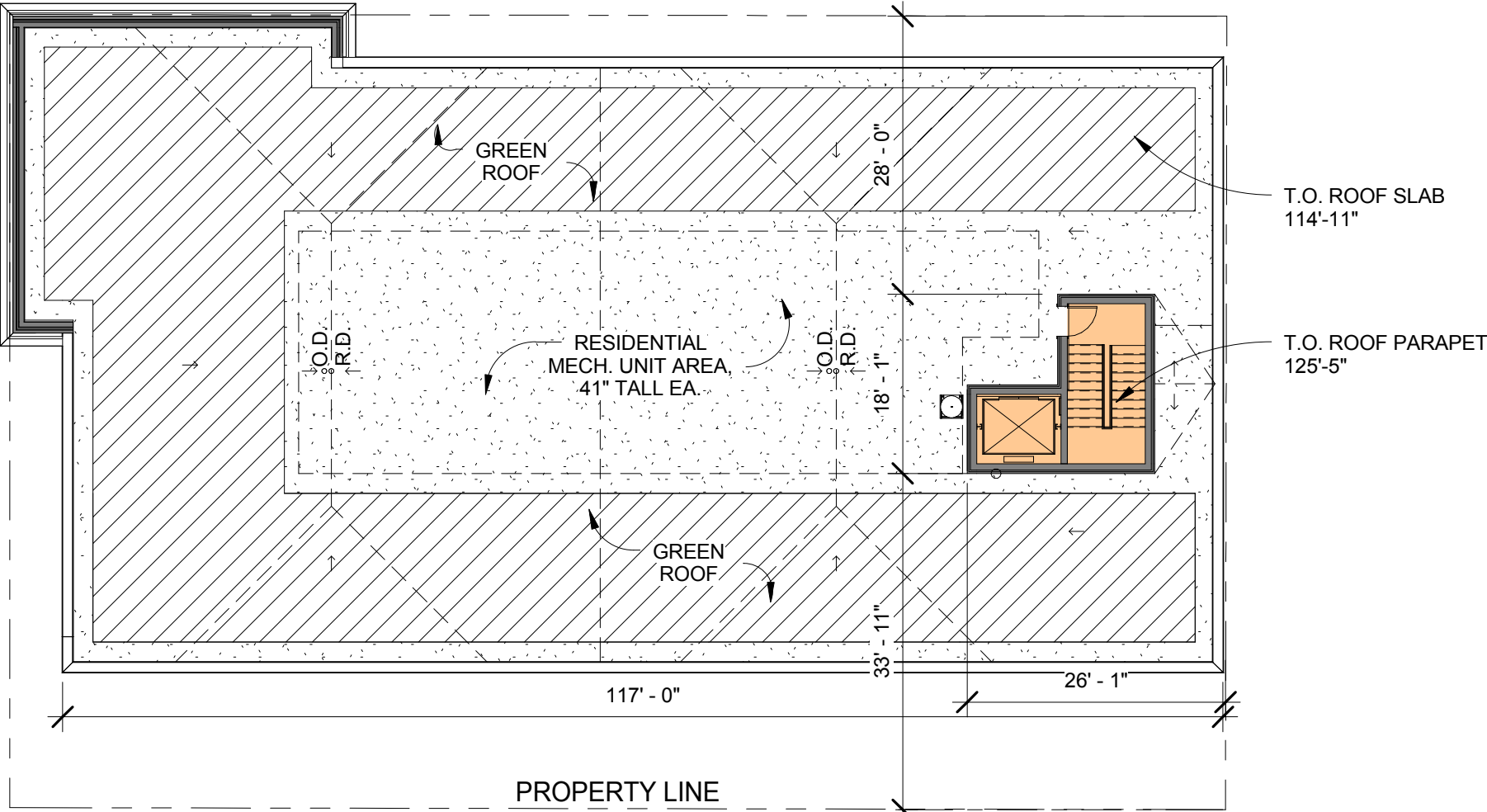
| 501 H STREET - Apartment Mix |           |     |         |     |             |
|------------------------------|-----------|-----|---------|-----|-------------|
|                              | UNIT TYPE |     |         |     |             |
| FLOOR                        | STUDIO    | 1BR | 1BR+DEN | 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% |             |

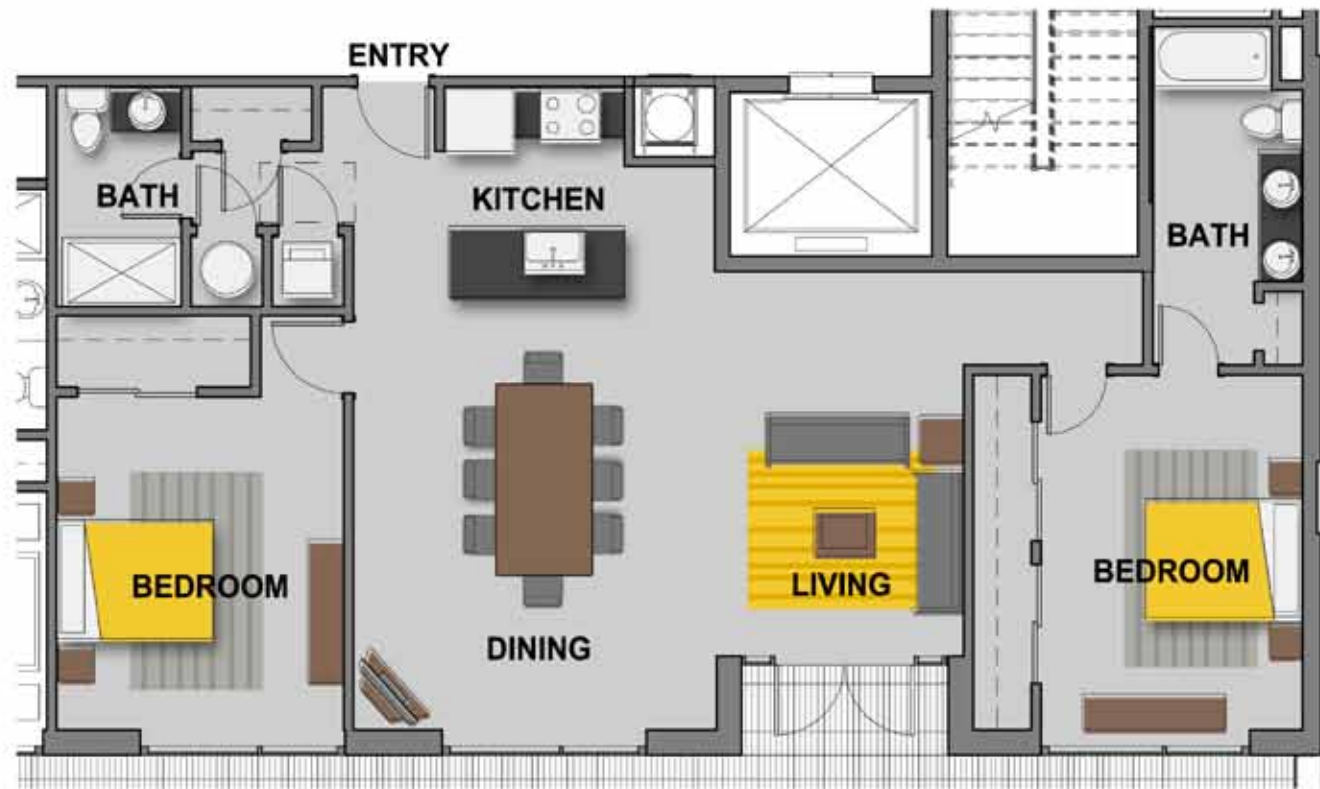
Inclusionary Zoning C-2-B  
8% of Residential GFA  
Residential GFA = 24,704 SF  
8% = 1,976 SF required for IZ development

3 IZ Units Provided at 50% AMI w/ total of 2,296 SF:  
(1) Studio - 618 SF  
(1) 1 Bedroom + Den - 921 SF  
(1) 1 Bedroom - 757 SF

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.







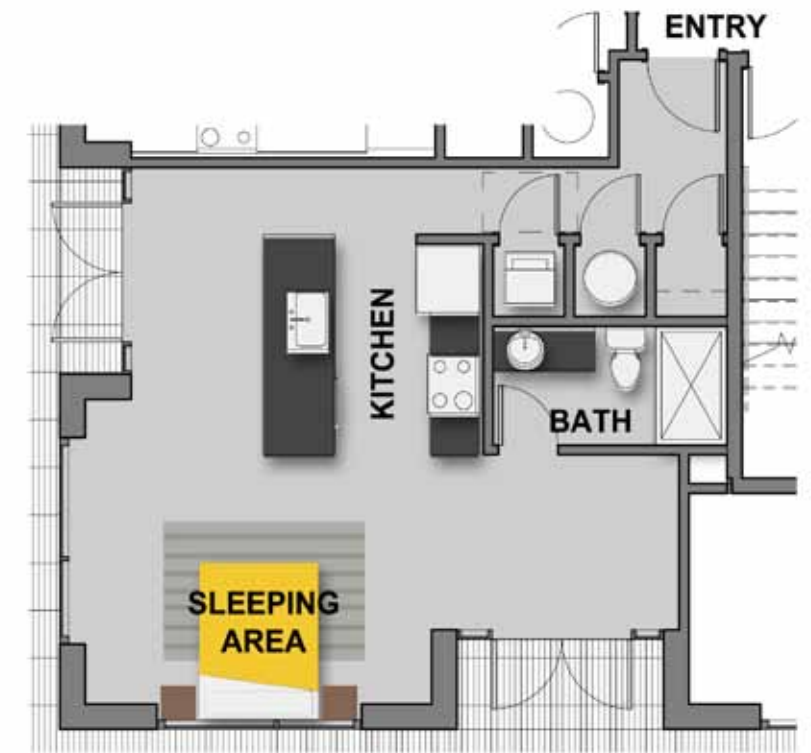
**2 BEDROOM**



**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.

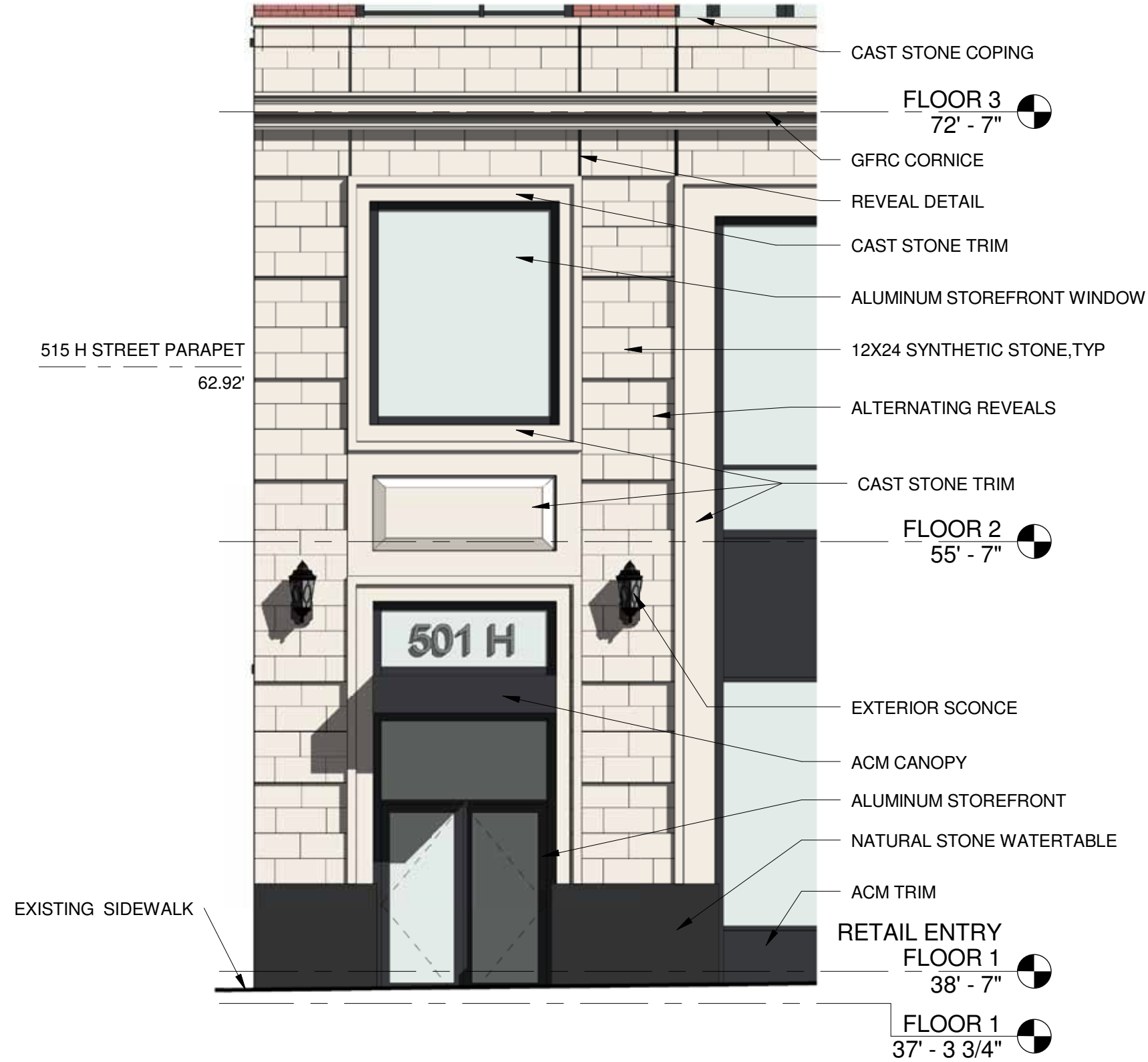




SCALE: 1"=20'

0' 10' 20'

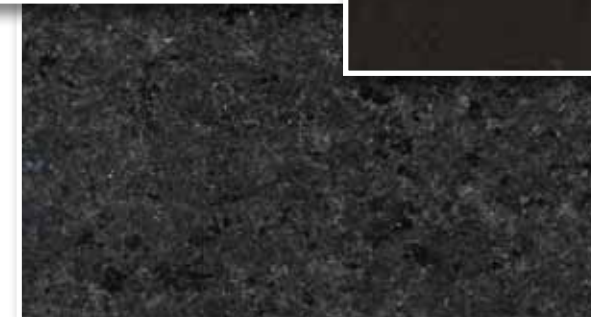




STONE, SYNTHETIC



BLACK ALUMINUM COMPOSITE



WATER-TABLE, NATURAL STONE



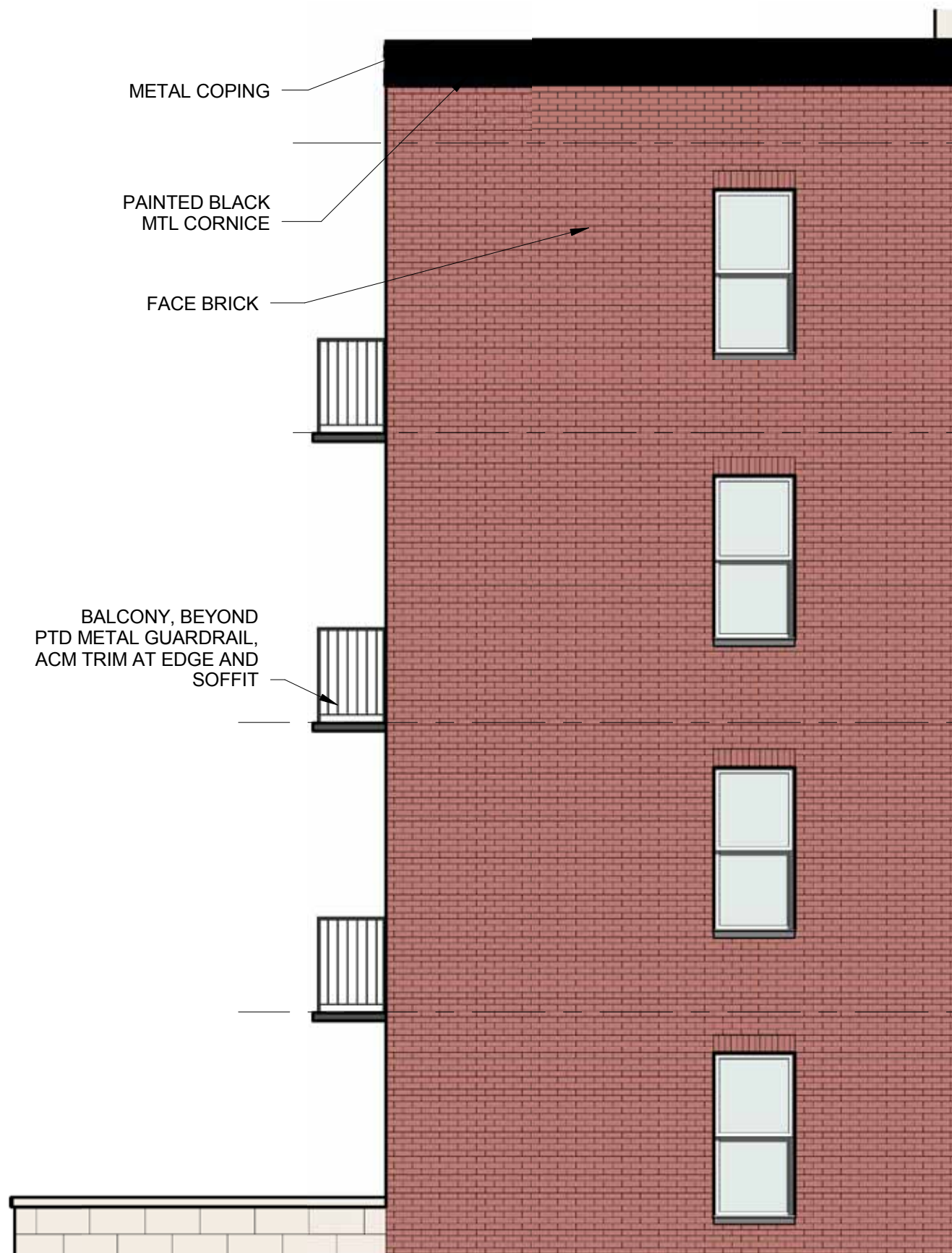
FACE BRICK



ALUMINUM COMPOSITE MATERIAL (ACM) TRIM AT BALCONIES

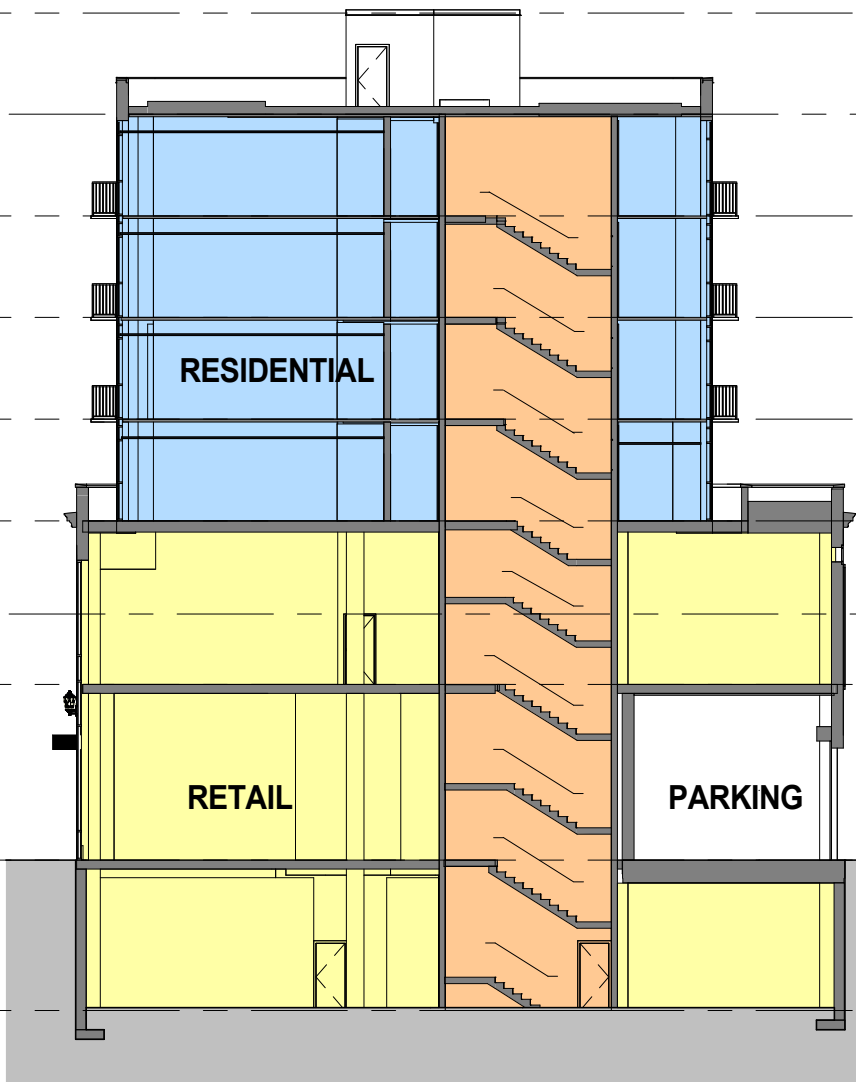


ALUMINUM STOREFRONT





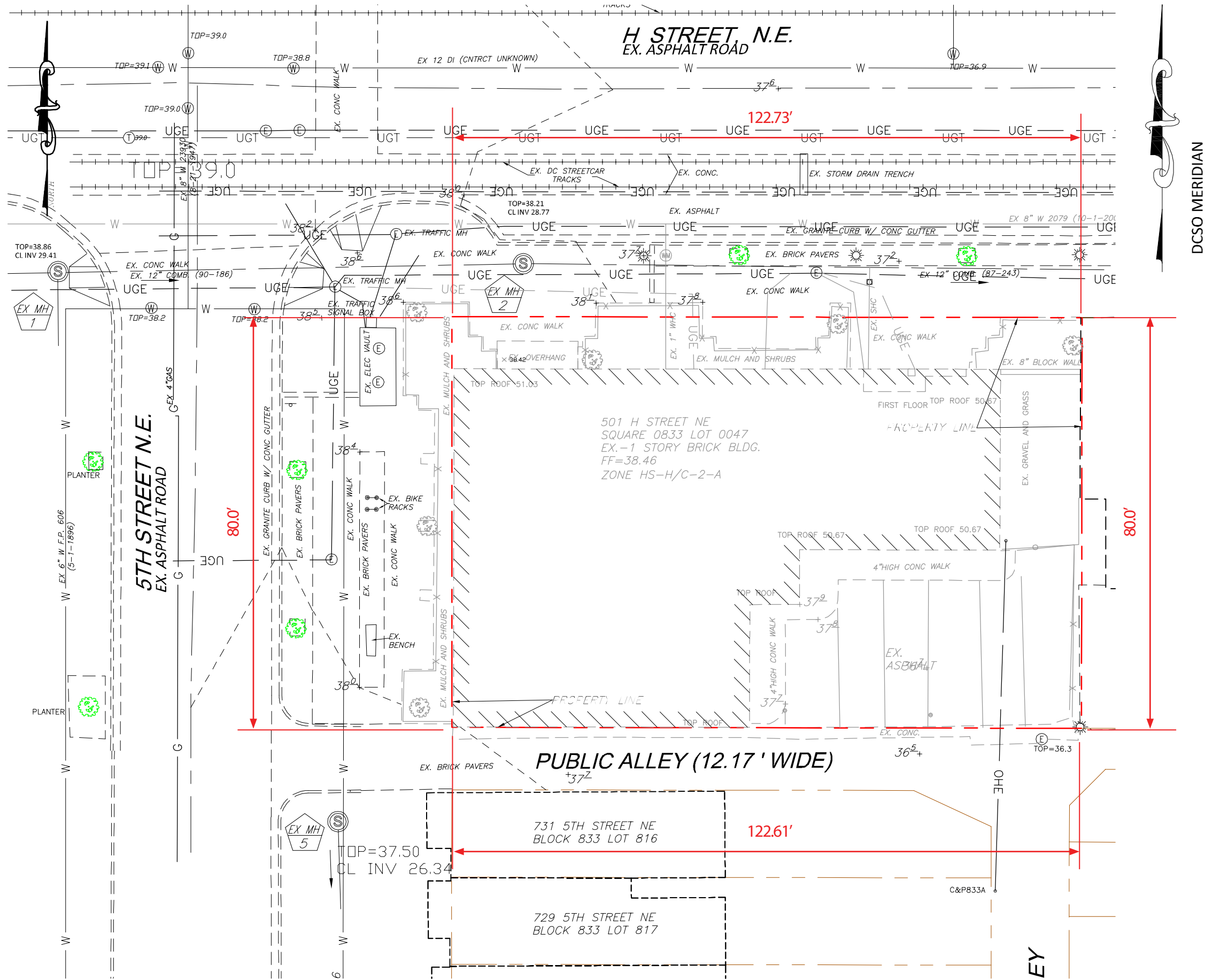
**E-W BUILDING SECTION**



**N-S BUILDING SECTION**

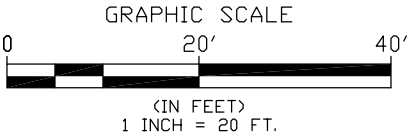
- STAIR PARAPET 125' - 5" 
- ROOF SLAB 114' - 11" 
- FLOOR 6 104' - 4" 
- FLOOR 5 93' - 9" 
- FLOOR 4 83' - 2" 
- FLOOR 3 72' - 7" 
- 515 H Street 62' - 11 1/16" 
- FLOOR 2 55' - 7" 
- FLOOR 1 37' - 3 3/4" 
- CELLAR 21' - 8" 

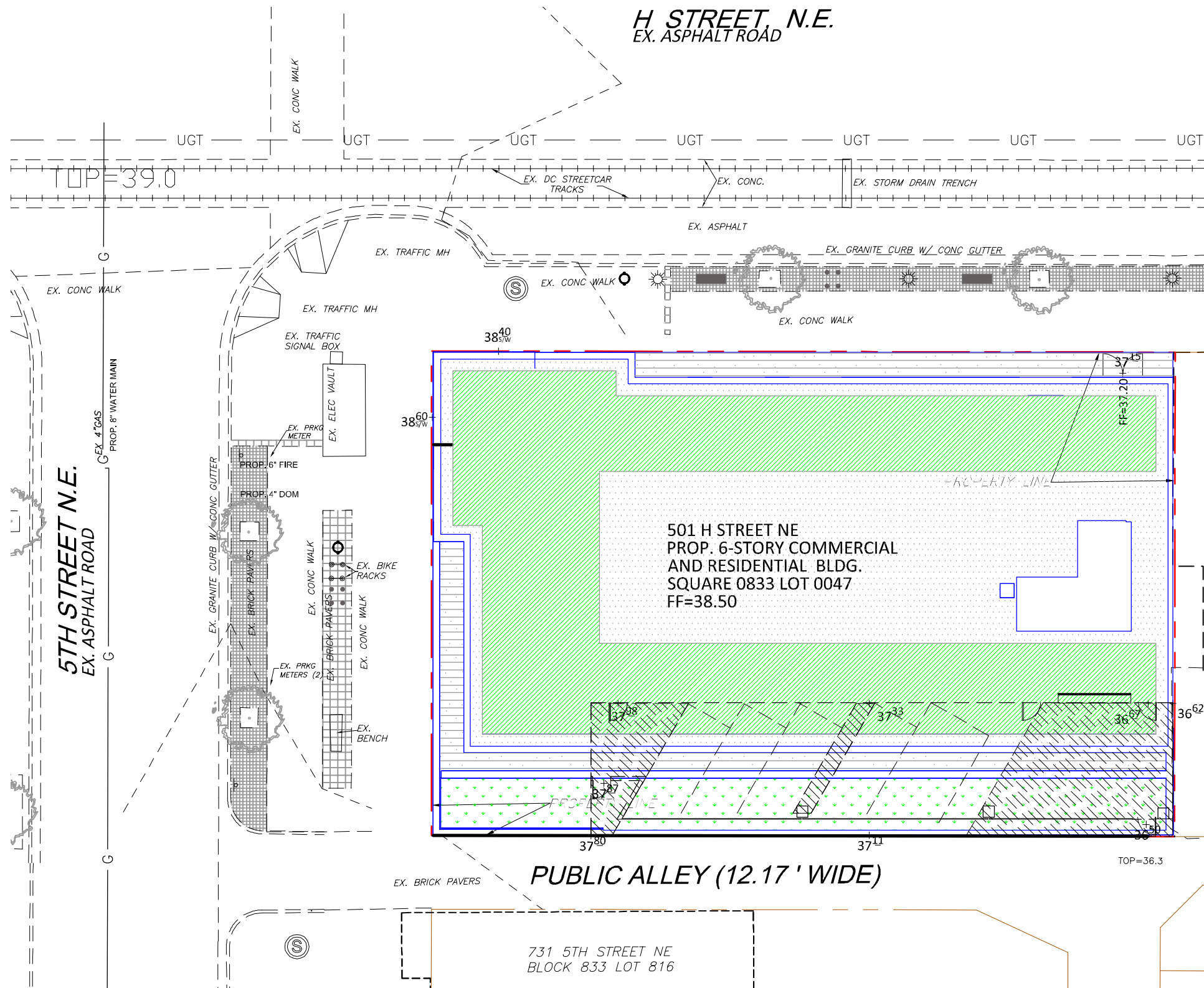
***CIVIL***



# EX. LEGEND

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

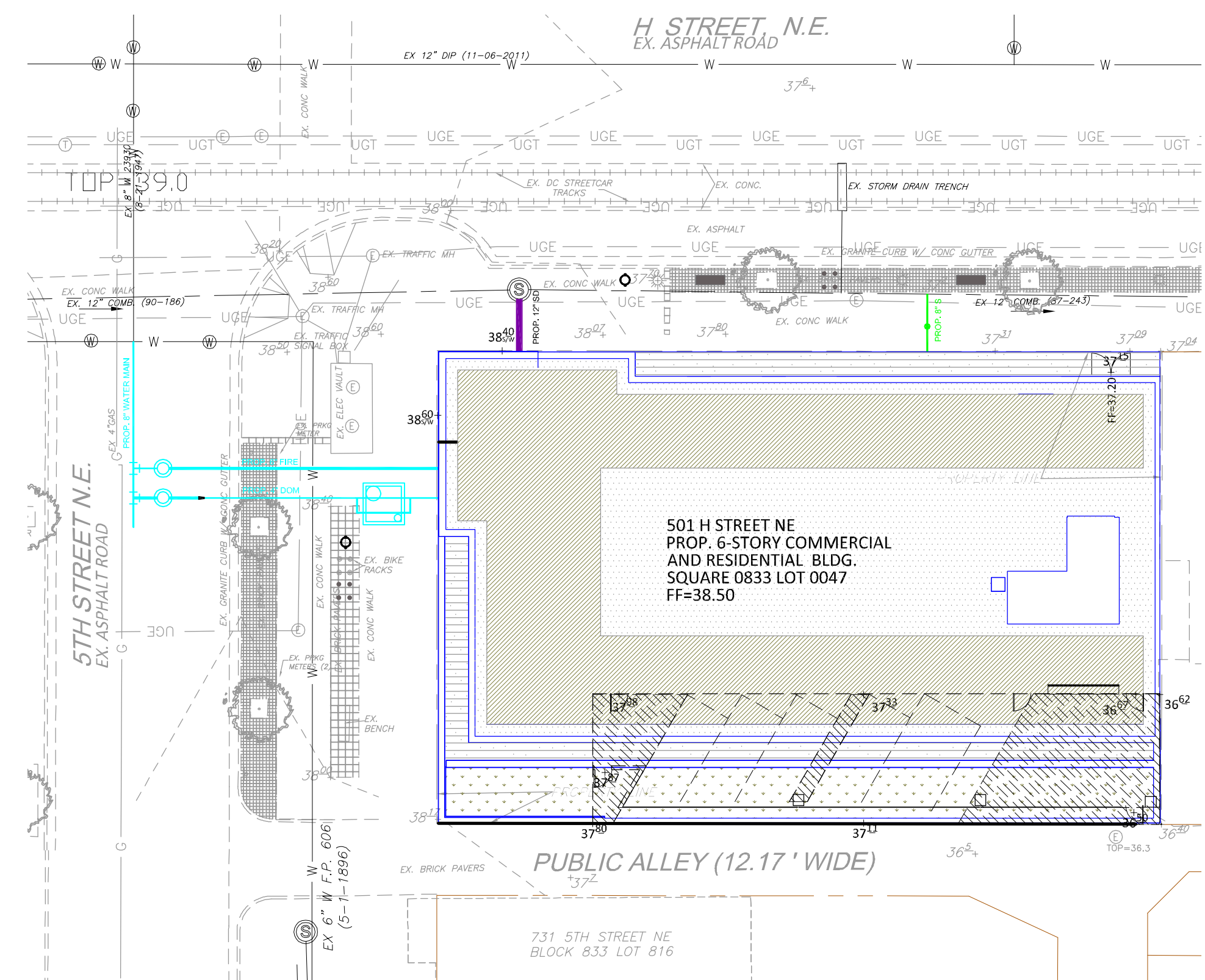




## LEGEND

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

## SITE PLAN

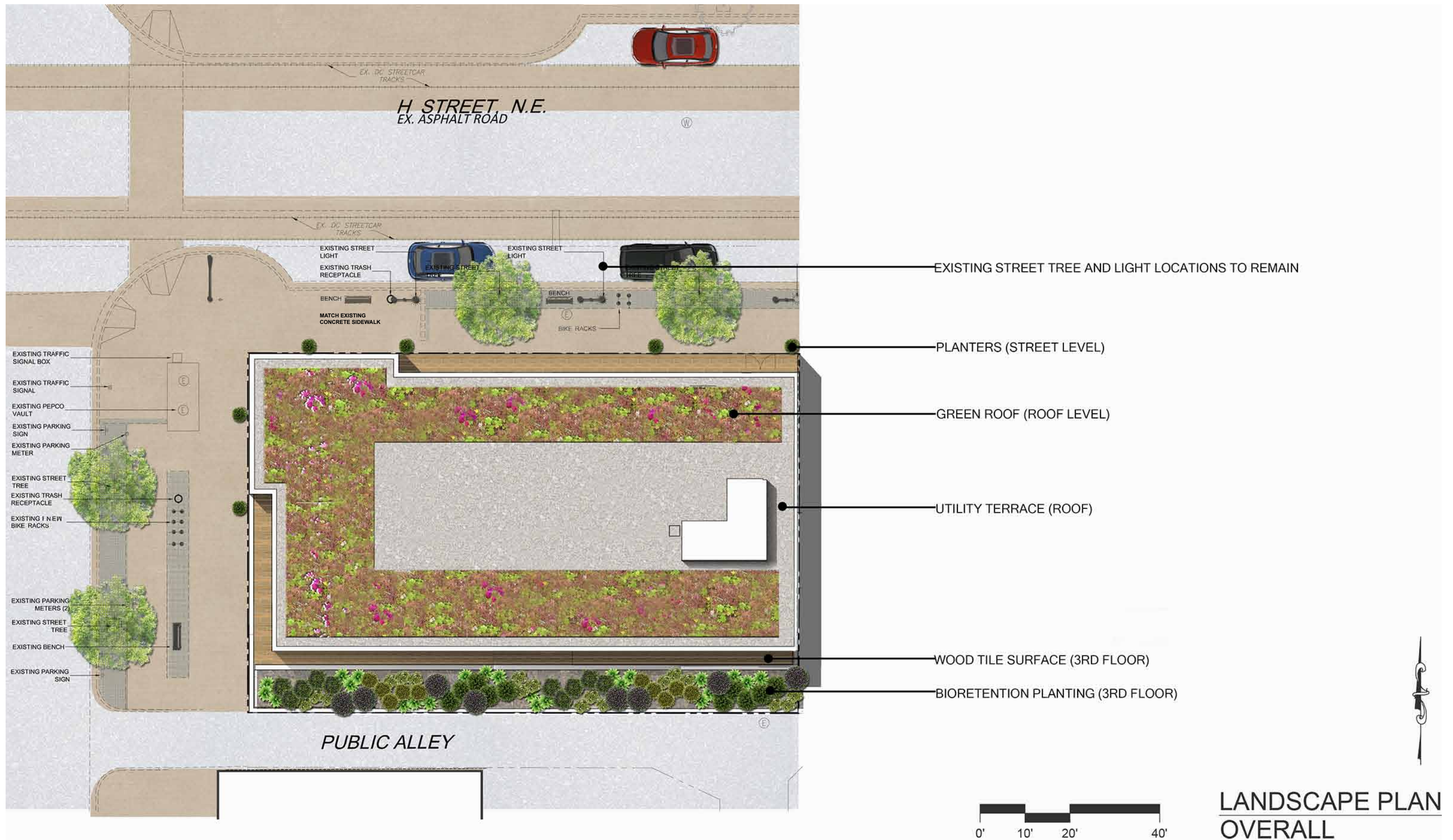


LEGEND

- 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*





WOOD OR COMPOSITE TILES



WOOD OR COMPOSITE DECKING



MANUFACTURER: Bohlmann Quality Products  
PRODUCT: 26" Round Concrete Planter 26" x 17"  
PRODUCT NUMBER: SKU: P2617R  
COLOR: Tan River Rock  
QUANTITY: 6

STREET LEVEL PLANTERS



MANUFACTURER: DuMAR, INC  
PRODUCT: 194-60 STEEL BENCH 73-1/4" x 36-3/4"  
COLOR: BLACK POLYESTER POWDER COATED  
QUANTITY: 2

PUBLIC BENCH



DDOT PREFERRED STANDARD "U RACK"



EXTENSIVE GREEN ROOF



ROOFTOP BIORETENTION

LANDSCAPE PLAN  
PRECEDENTS



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**

| JAN | FEB | MAR | APRIL                | MAY | JUNE | JULY | AUG | SEPT                                                           | OCT | NOV | DEC |
|-----|-----|-----|----------------------|-----|------|------|-----|----------------------------------------------------------------|-----|-----|-----|
|     |     |     | Whitish-pink flowers |     |      |      |     | Fall color; Glossy, bluish-black fruit persist through January |     |     |     |



***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**

| JAN | FEB | MAR | APRIL | MAY | JUNE                       | JULY | AUG | SEPT | OCT | NOV | DEC |
|-----|-----|-----|-------|-----|----------------------------|------|-----|------|-----|-----|-----|
|     |     |     |       |     | Yellow clusters of flowers |      |     |      |     |     |     |



***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**

| JAN | FEB | MAR | APRIL              | MAY | JUNE           | JULY | AUG | SEPT       | OCT | NOV | DEC |
|-----|-----|-----|--------------------|-----|----------------|------|-----|------------|-----|-----|-----|
|     |     |     | White/pink flowers |     | Edible berries |      |     | Fall color |     |     |     |



***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**

| JAN | FEB | MAR | APRIL | MAY | JUNE               | JULY | AUG | SEPT                                  | OCT | NOV | DEC |
|-----|-----|-----|-------|-----|--------------------|------|-----|---------------------------------------|-----|-----|-----|
|     |     |     |       |     | Light pink flowers |      |     | Berries persist through winter months |     |     |     |



***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**

| JAN | FEB | MAR | APRIL | MAY | JUNE                      | JULY | AUG | SEPT | OCT | NOV | DEC |
|-----|-----|-----|-------|-----|---------------------------|------|-----|------|-----|-----|-----|
|     |     |     |       |     | White cone-shaped flowers |      |     |      |     |     |     |



***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

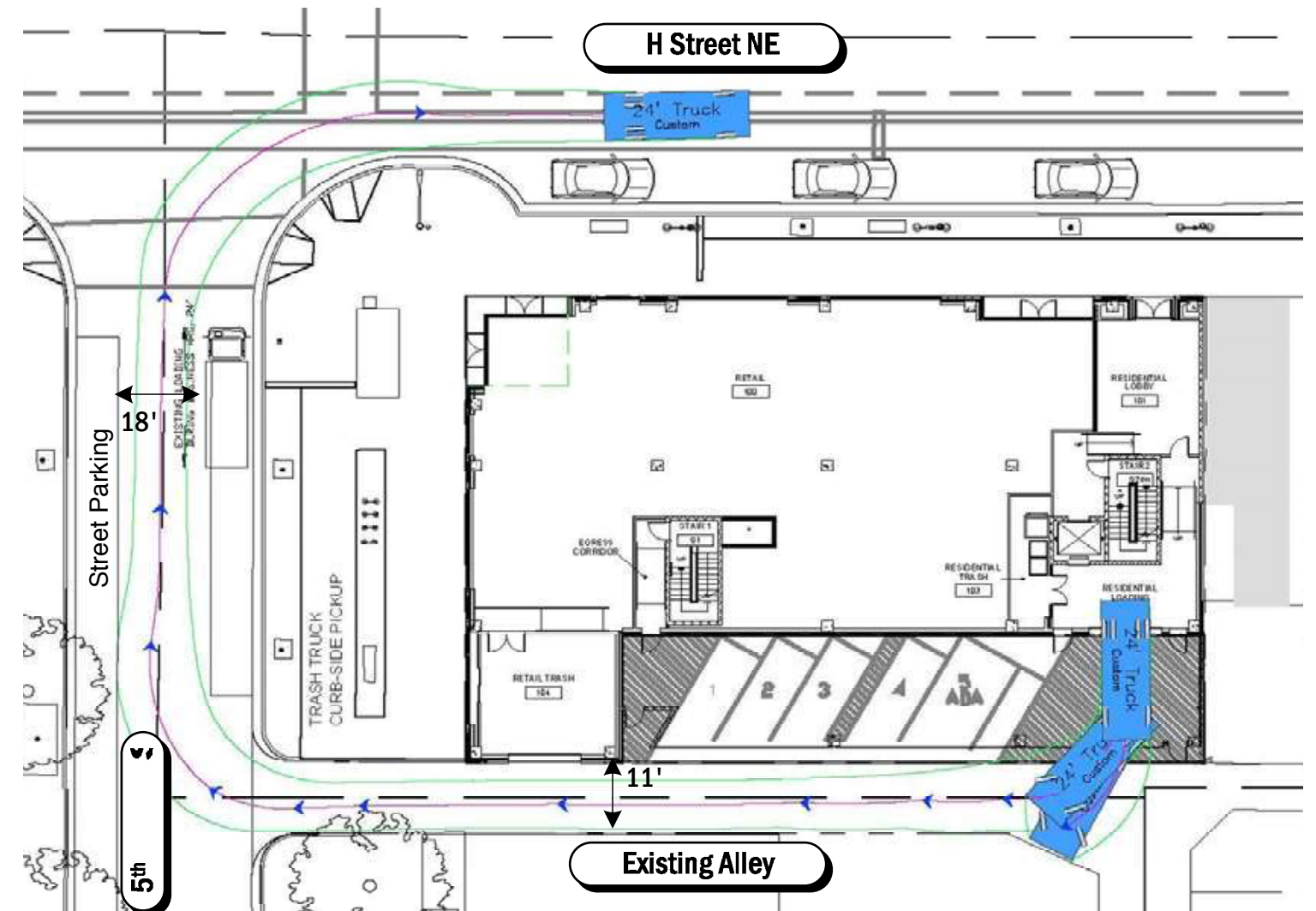
**SEASON OF INTEREST**

| JAN | FEB | MAR | APRIL                | MAY | JUNE | JULY | AUG                                                         | SEPT | OCT | NOV | DEC |
|-----|-----|-----|----------------------|-----|------|------|-------------------------------------------------------------|------|-----|-----|-----|
|     |     |     | Creamy white flowers |     |      |      | Blue/black berries through winter; orange-purple fall color |      |     |     |     |

# ***TRANSPORTATION***



RESIDENTIAL TRUCK ENTRY



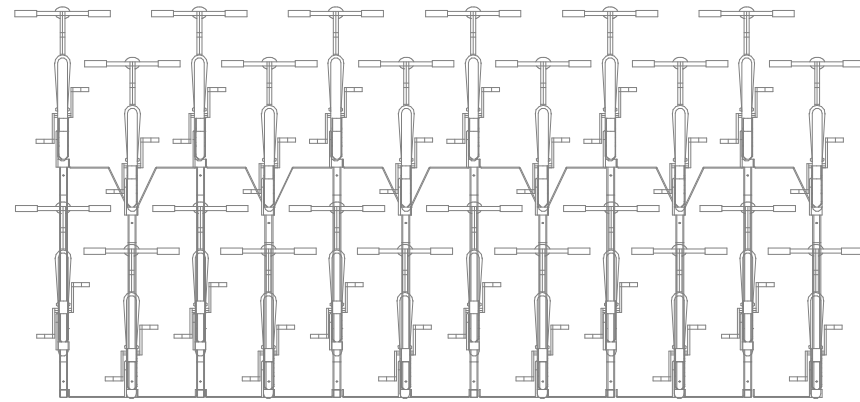
RESIDENTIAL TRUCK EXIT

RETAIL LOADING:  
EXISTING ON 5TH STREET, 24' DURING BUSINESS HRS. THROUGH LOADING ROOM

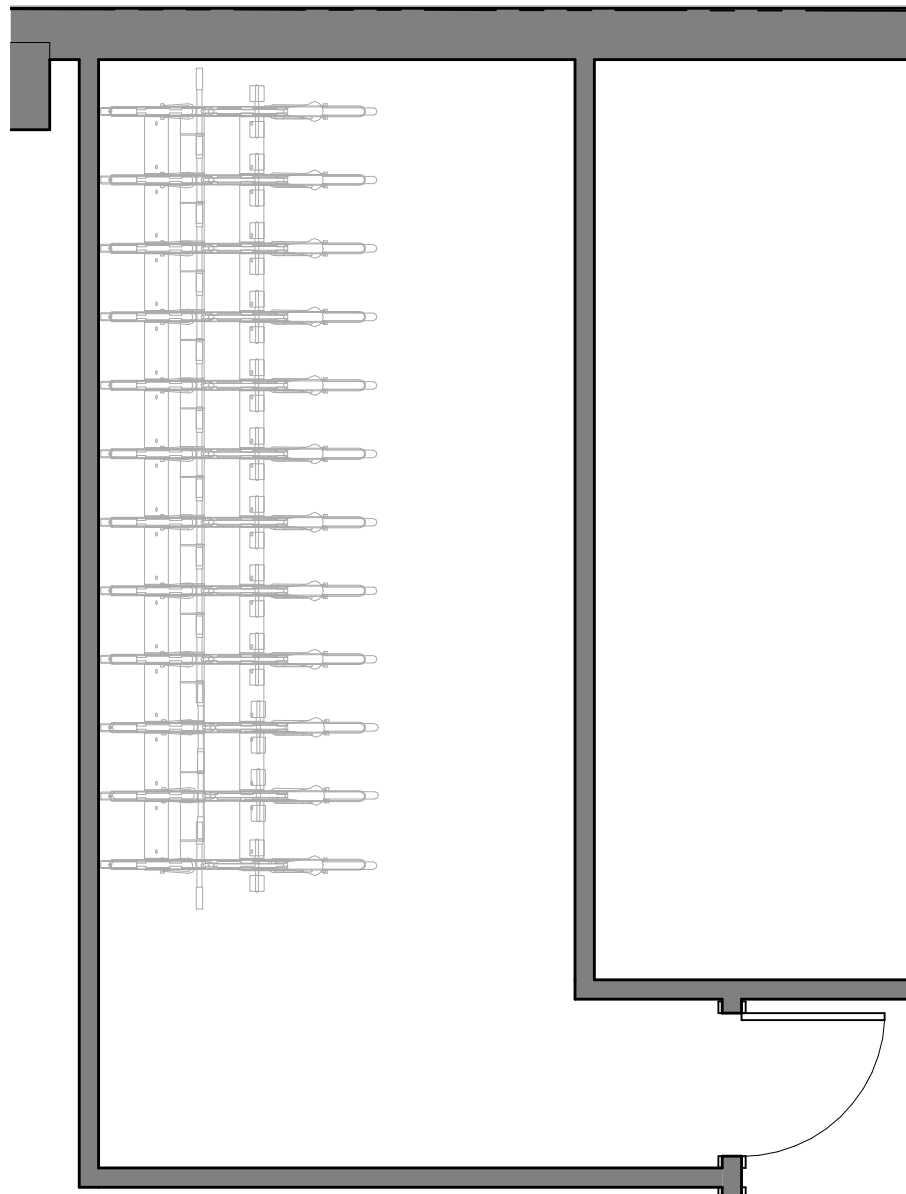
RESIDENTIAL LOADING:  
24' TRUCK THROUGH ALLEY

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





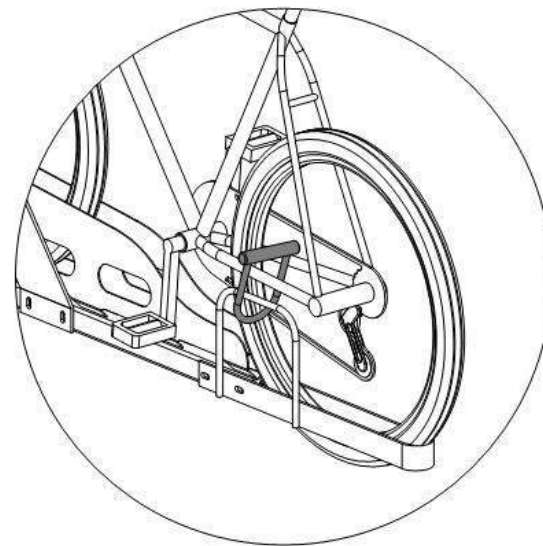
BIKE STORAGE ELEVATION  
24 BIKE CAPACITY



BIKE STORAGE PLAN  
24 BIKE CAPACITY



**DERO**  
A PLAYCORE Company



U-LOCK COMPATIBLE



DERO-DUPLEX® BIKE RACK SYSTEM

# 501 H Street NE

## Transportation Overview

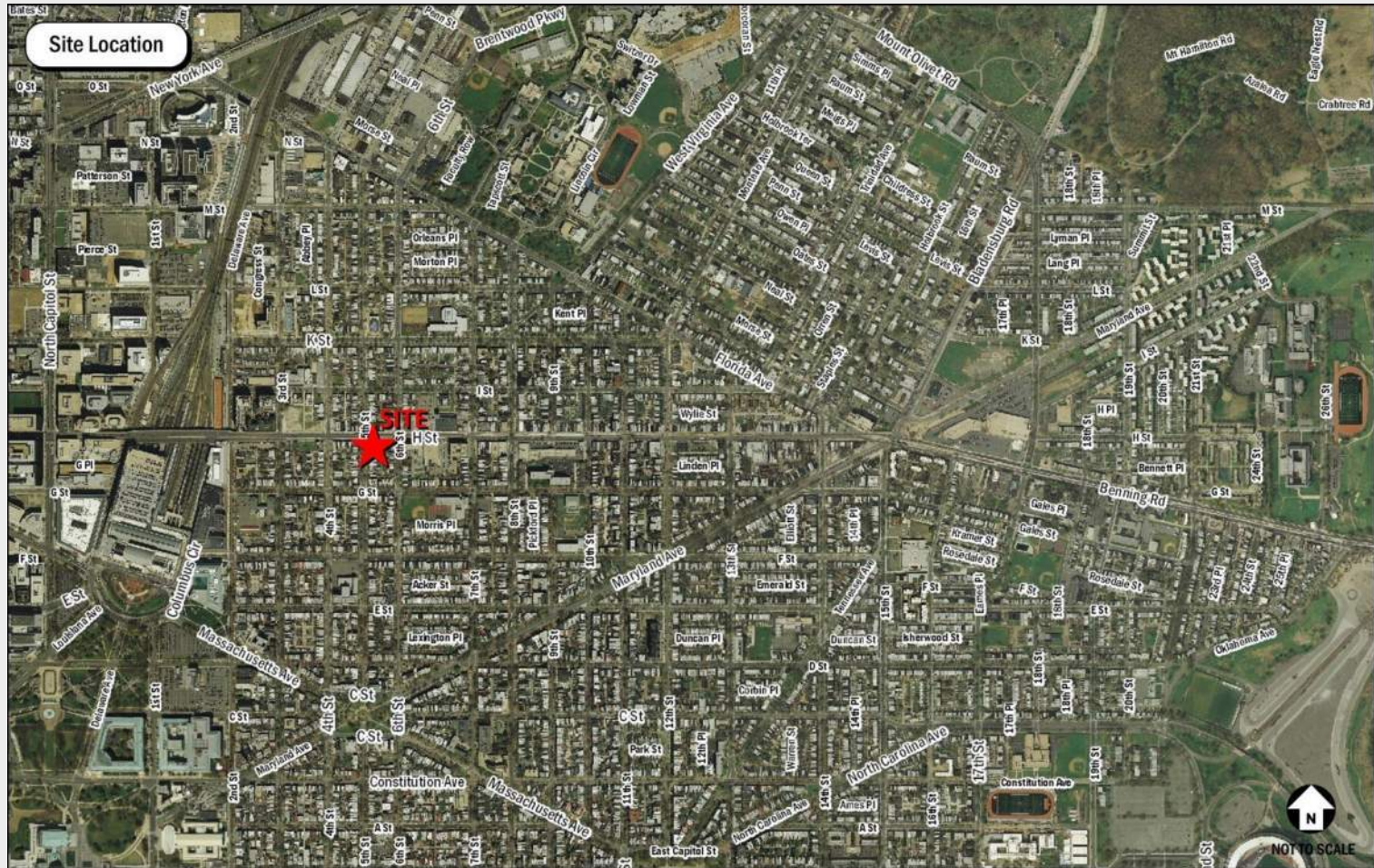


**GOROVE / SLADE**

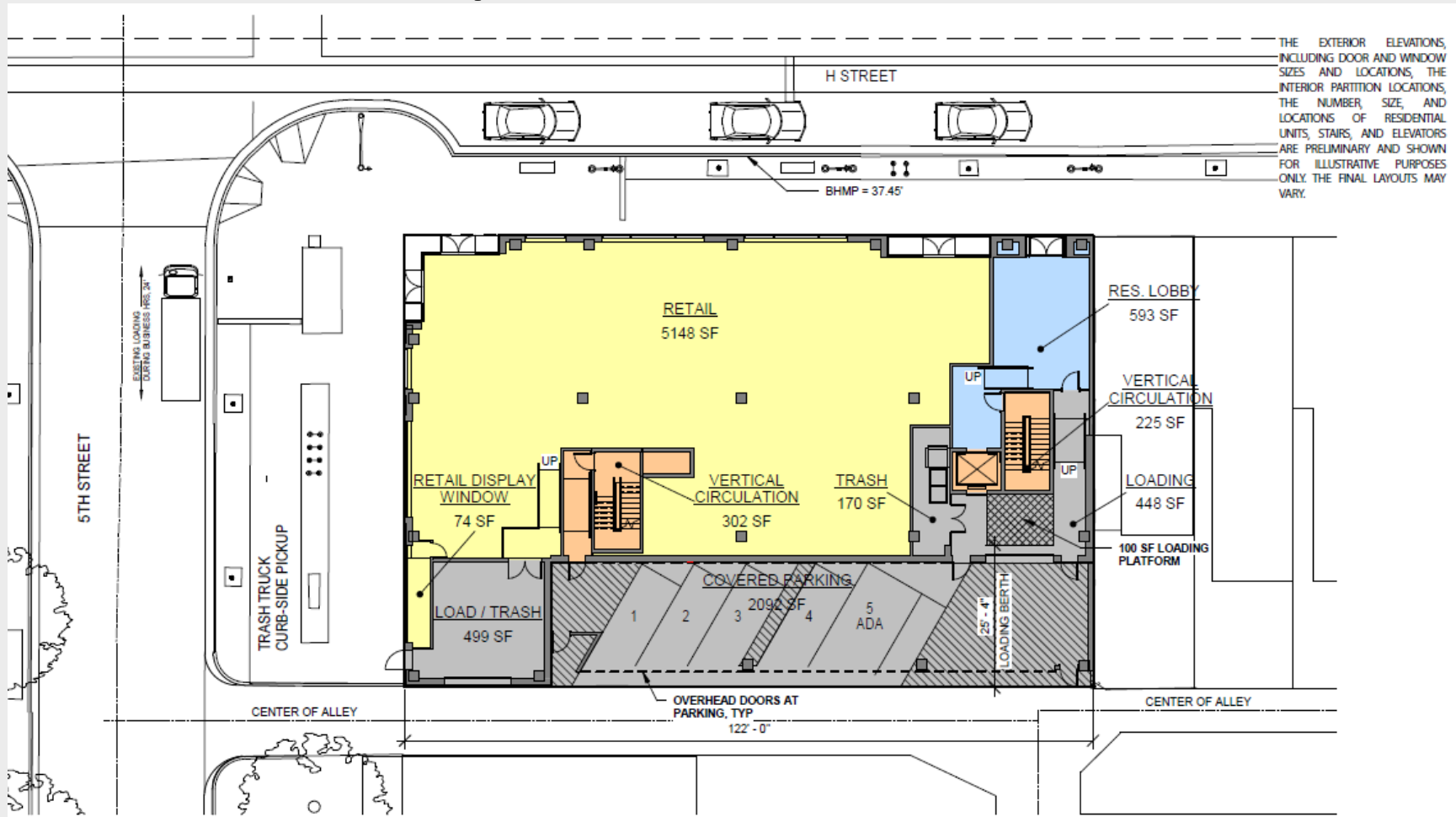
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Transportation Planners and Engineers

# Site Location



# Proposed Site Plan

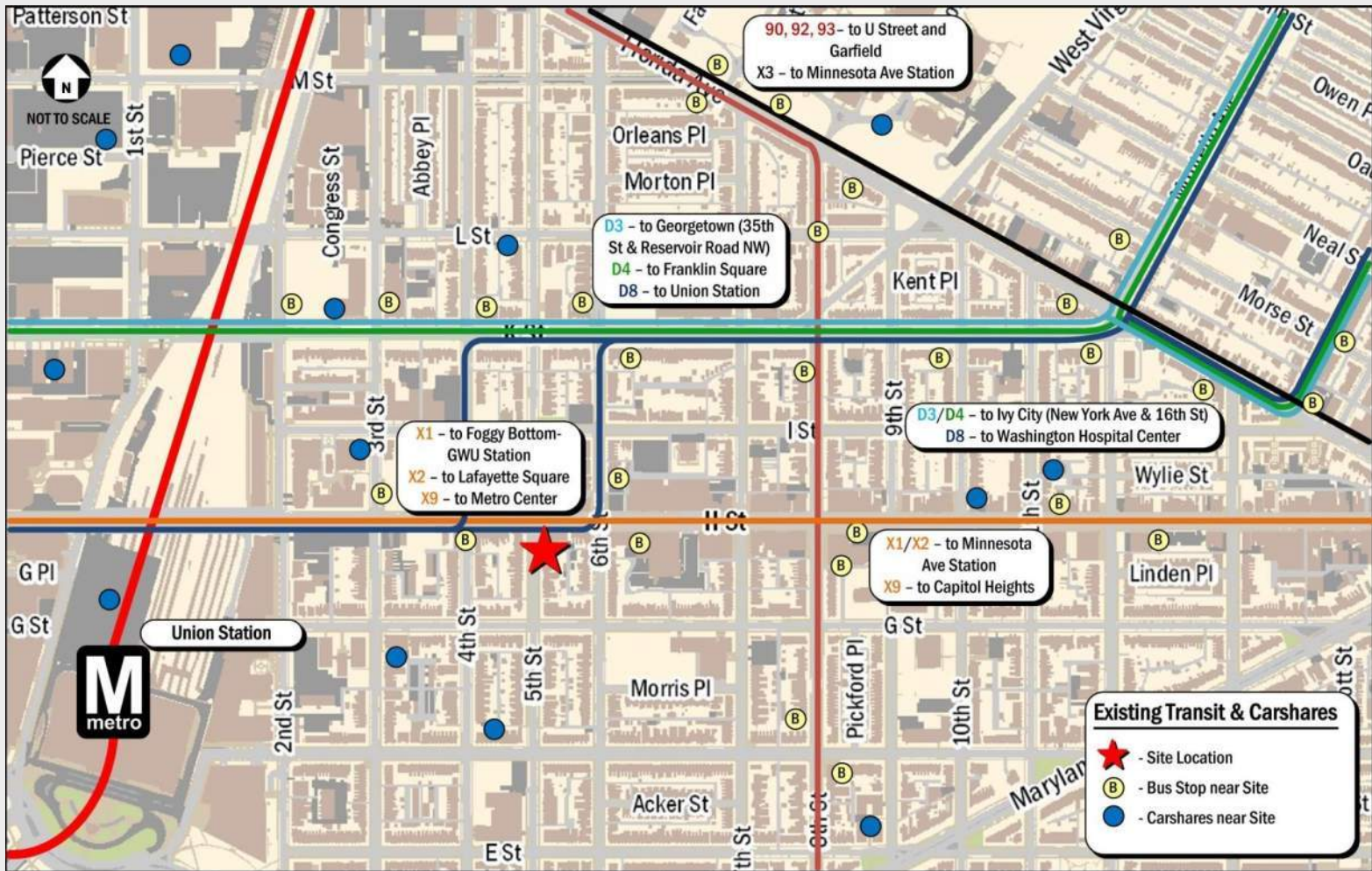


# Parking & Loading

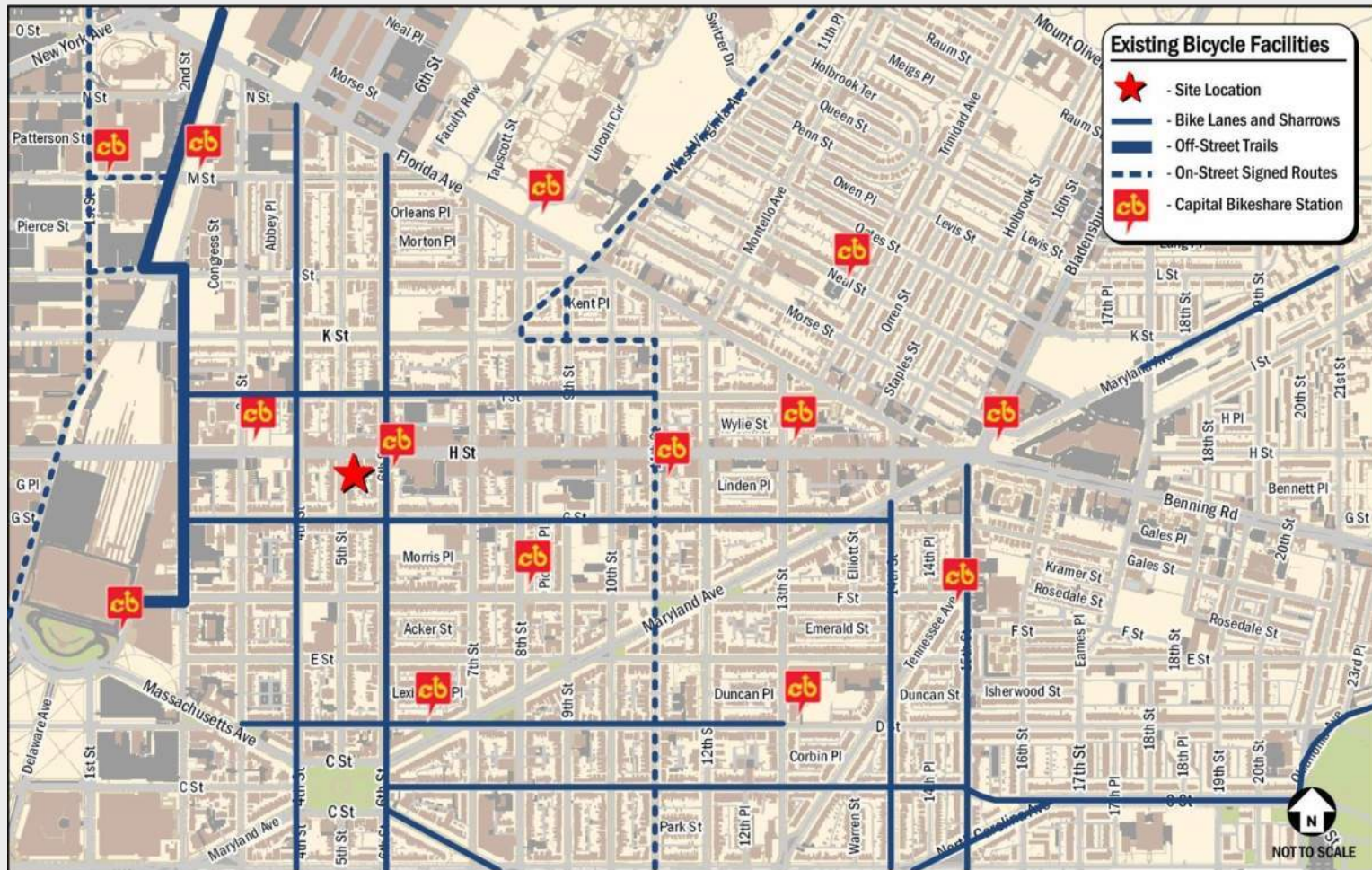
- Parking:
  - Zoning requirement: 26 spaces
  - Parking proposed: 5 spaces
  - Parking variance requested: 21 spaces
- Loading:
  - Zoning requirement: 1 – 30' loading berth
  - Loading proposed: Loading area along 5<sup>th</sup> Street/1 – 24' loading berth in rear of building
  - Loading variance requested: 1 – 30' loading



# Existing Transit & Carshare Service



# Existing Bicycle Facilities



# Parking Relief Justification

- Proximity to transit and alternative travel modes:
  - 10 Nearby Metrobus routes & H Street Streetcar adjacent to site
  - 3 Nearby Capital Bikeshare stations & 11 nearby Carshare locations
  - Site has Walkscore of 94 or “Walker’s Paradise”
- Marketing project to large market of non-driving residents with great access to transit and other modes:
  - 38% of Households do not own a car
  - 74% of Households do not commute to work by car
- Site not eligible for Residential Permit Parking (RPP) stickers



# TDM Elements

- TDM plan includes the following. We agree to implement all of DDOT's recommended TDM elements:
  - Transportation Coordinator
  - Indoor secure and outdoor temporary bicycle spaces
  - TransitScreen
  - Transportation Marketing Program
  - SmartTrip Card & Bikeshare/Carshare Memberships
  - Provide referral to ridesharing/ridematching resources
  - RPP Restrictions



# Inbound 24' Truck Turning Maneuver



# Outbound 24' Truck Turning Maneuver

