



315 H Street, NE

Washington, DC

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Civil

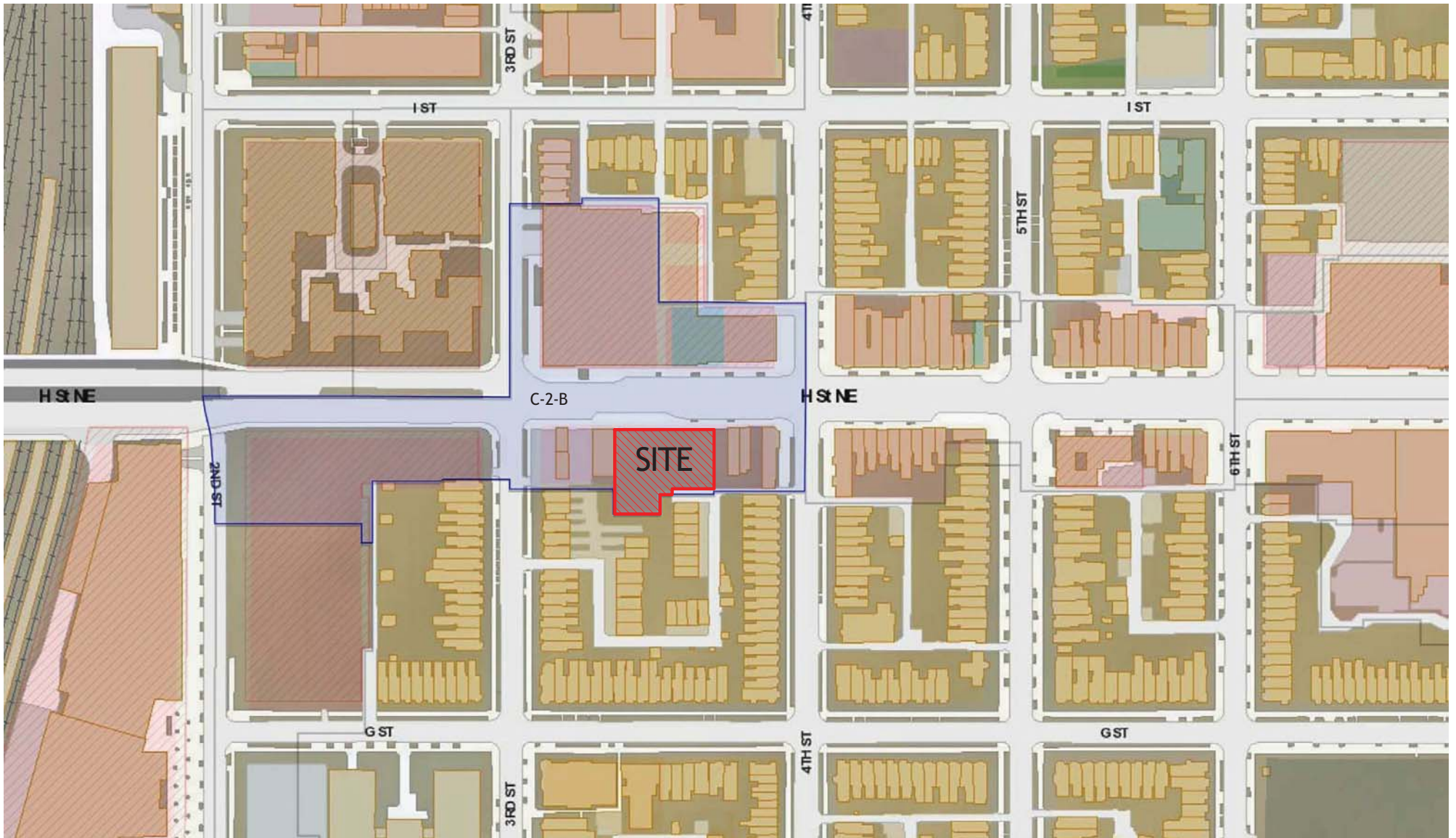
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Cover Sheet & Drawing Index

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1 : Vicinity and Zoning Map



1 : Contextual Site Plan



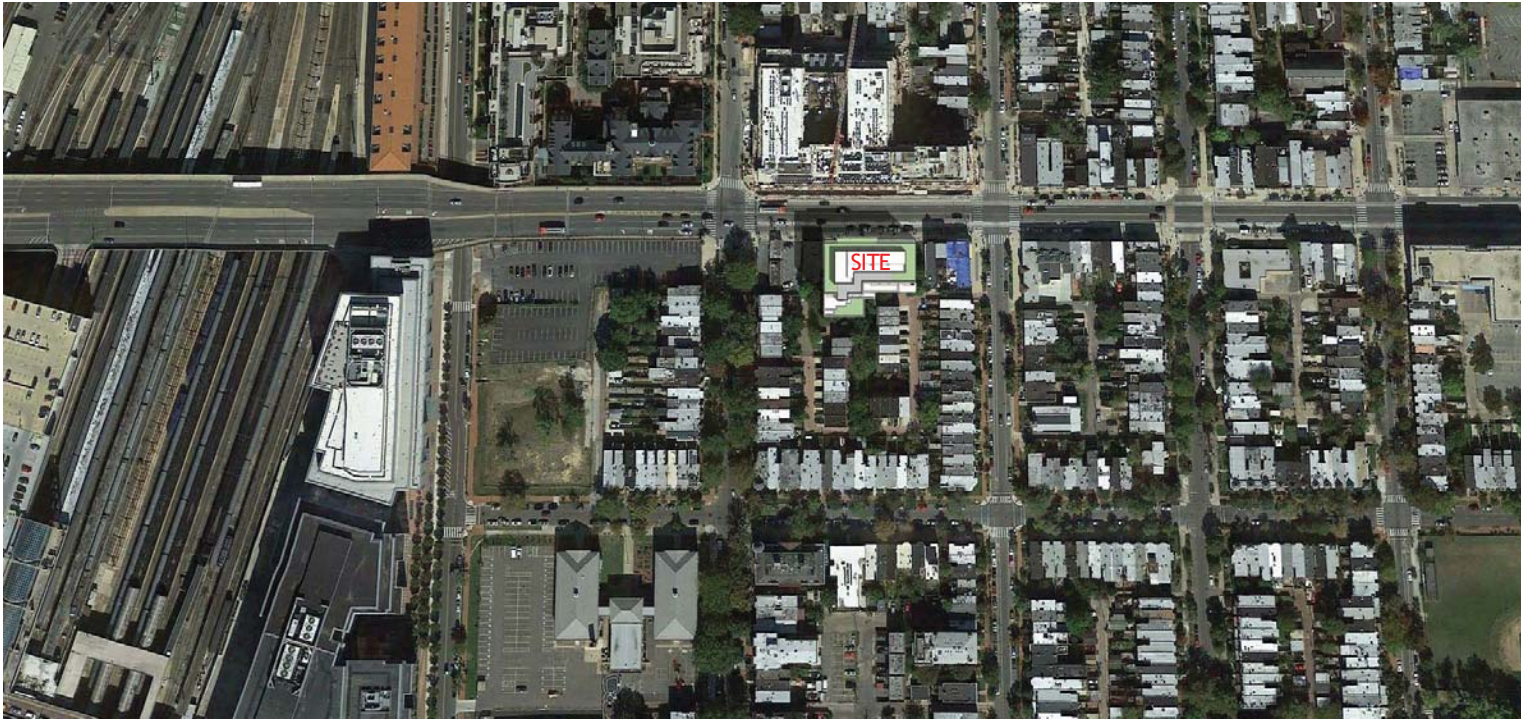
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Contextual Site Plan & Images
12" = 1'-0"

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1 : Contextual Aerial Photograph

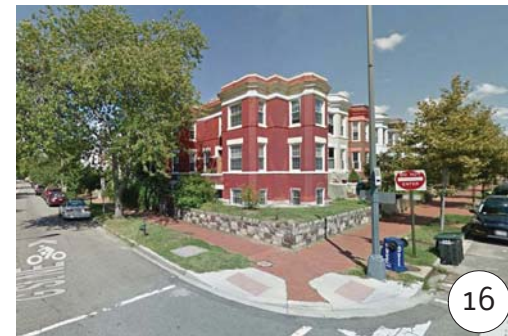
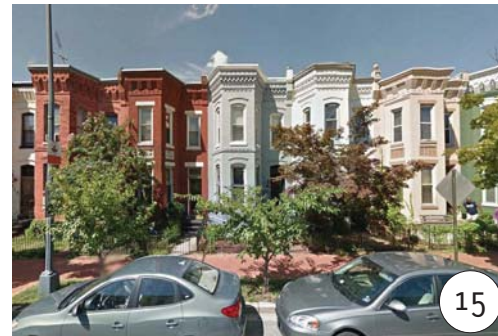


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Contextual Aerial Photograph & Images
12" = 1'-0"
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1 : Contextual Townhomes Plan



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Contextual Townhome Plan & Images
12" = 1'-0"

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Zoning Analysis and Tabulation

315 H Street NE			
Zoning:	C-2-B / HS-H PUD		
Surveyed Lot Area:	14,485 sf		
	C-2-B / HS-H Zoning Requirements	C-2-B / HS-H PUD Req's	Proposed
F.A.R.	3.5 (771.2) 1.5 Other Permitted Uses	6.0 2.0	5.6 0.4
Lot Occupancy	80% (772.1)	80%	81% at 1st Floor 75% at 2nd Floor 74% at 3rd Floor
Allowable Development Footprint	14,485 x 80% = 11,588 sf	11,588 sf	11,700 at 1st Floor 10,776 at 2nd Floor 10,700 at 3rd Floor
Allowable Building Area	50,698 gfa Incl. Other Permitted Uses 21,728 sf	86,910 gfa Incl. O.P.U. 28,970 sf	86,676 gfa Incl. O.P.U. 6,163 sf (Retail)
Building Height	75 ft (1324.13) Stories, no limit	90 ft.	90 ft. 8 Stories (7 over 1)
Rear Yard	15 ft per 11 DCMR (774.1) 11 DCMR 774.7 permits Rear Yard to be measured from centerline of Alley below an elevation of 20 ft. Above 20 ft, Rear Yard to be measured from rear lot line.	15 ft	10 ft to 34 ft 8 in* * 10 ft provided below 20 ft elevation at Parking Ramp measured from centerline of alley. Above 20 ft elevation 15 ft provided measured from rear lot line.
Side Yard	None required per 11 DCMR (775.5)	None	None Provided
Courtyards	Min. Width: 4" per ft of height per 11 DCMR (774.1) measured from base of court to parapet of court. Min. Area Twice Square of Min. Width Req'd per 11 DCMR (776.2)	Same Same	Provided as required Provided as required
Dwelling Units	NA	NA	95 to 125 units up to 102 1BR up to 23 2BR
Affordable Housing	2,318 st at 80% AMI	6,440 sf at 80%	4,830 sf at 80% AMI 805 sf at 60% AMI 805 sf at 50% AMI
Parking Requirements	per 11 DCMR (2101.1) 40 Residential Spaces 4 Retail Spaces	42 Residential 4 Retail	29 Residential Spaces 0 Retail Spaces

	C-2-B / HS-H Zoning Requirements	C-2-B / HS-H PUD Req's	Proposed
Loading	per 11 DCMR (2201.1) Residential 1 berth at 55 ft deep 1 platform at 200 ssf 1 service space at 20 ft deep	Same	1 berth at 30 ft*
	Retail 1 bert at 30 ft deep 1 platform at 100 sf 1 service space at 20 ft deep	Same	1 berth at 30 ft* * Within Public Alley
Penthouse	One continuous structure 1:1 setback 0.37 F.A.R.	Same	Provided as required 0.31
Green Area Ratio	0.30 (30%)	0.30 (30%)	0.30 (30%) 5,408 sf of intensive roof, 160 sf of native plant species, and 160 sf of landscaping in food cultivation
Building Area Tabulation	Building Allowable Area 14,485 x 6.0 = 86,910 sf		
	First Floor Second Floor Third Floor Fourth Floor Fifth Floor Sixth Floor Seventh Floor Eighth Floor Total Building Area F.A.R. Provided	11,709 gfa 10,773 gfa 10,732 gfa 10,732 gfa 10,682 gfa 10,682 gfa 10,682 gfa 10,682 gfa 86,676 gfa 6.0	
	Retail Allowable Area 14,485 x 2.0 = 28,970 sf		
	Retail Other Retail* Total Retail F.A.R. Provided * Includes Service Areas	5,485 gsf 678 gsf 6,163 gsf 0.425	

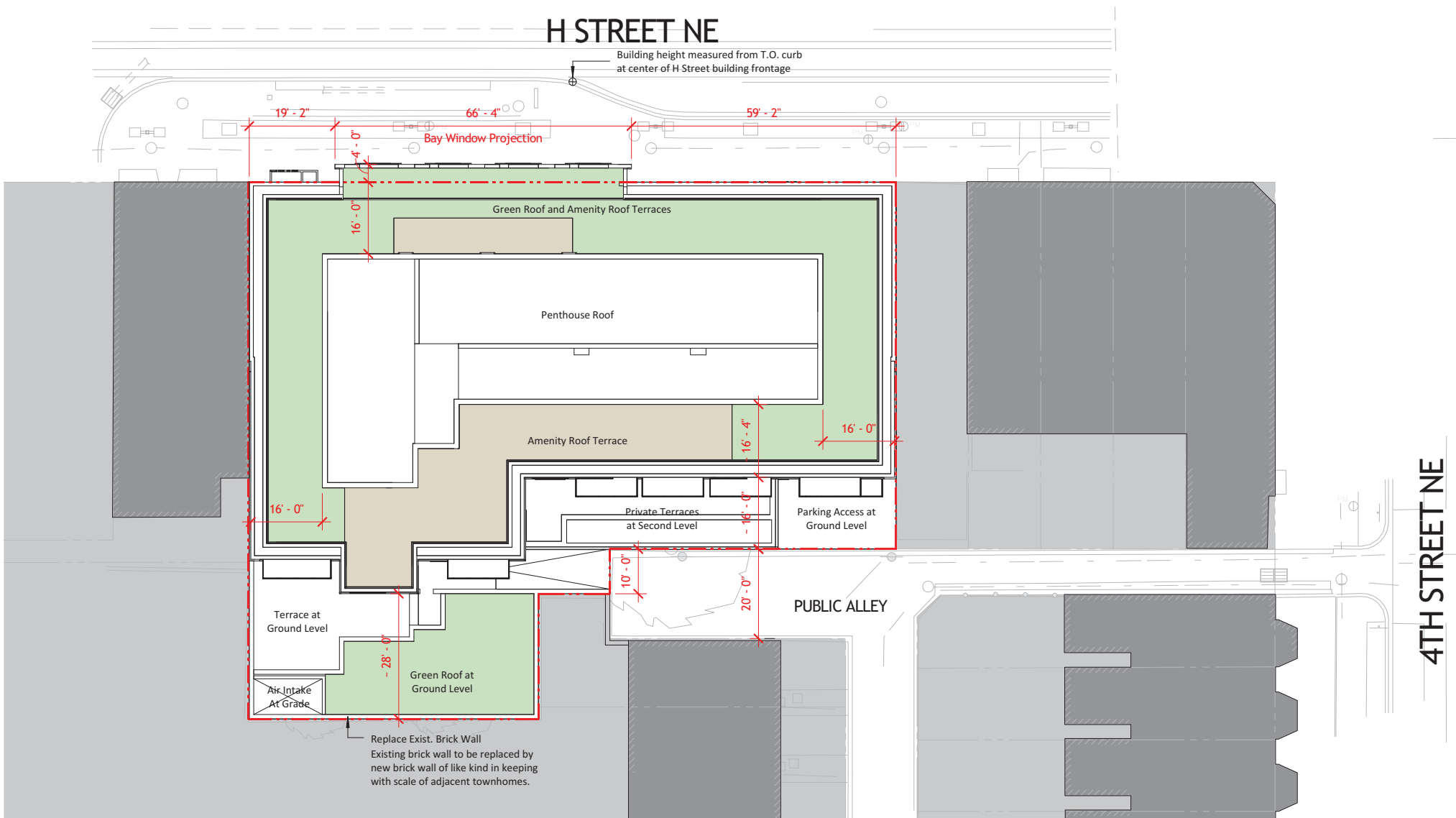
H Street NE Neighborhood Commercial Overlay District (HS), Sub-district Residential Uses (HS-H) HS Design Requirements per 11 DCMR 1324		
Build-to Requirements	75% of Streetwall built-to R.O.W. Property Line, to a Height of 25 ft per 11 DCMR 1324.2	Provided as required
Lot Occupancy	Calculated at Lowest Level of Residential Use per 11 DCMR 1324.5-8	Provided as required
Display Window Requirement	50% of Ground Level Wall Surface devoted to display windows and entrances per 11 DCMR 1324.8	Provided as required
Entry Locations	Individual Commercial Entries and Residential Lobby Entry located on H Street NE per 11 DCMR 1324.10	Provided as required
Entry Spacing	Provide Building/Commercial Entrances every 40 ft on an average for Linear Frontage per 11 DCMR 1324.11	Provided as required 144.67 / 40 = 4 Entrances
Min. Ground Floor Ceiling Height	Min. floor-to-floor height of 14 ft per 11 DCMR 1324.12	Provided as required
Non-residential Uses	The F.A.R. for New Construction in HS-H subdistrict cannot exceed 0.5 F.A.R. for non-residential uses per §1321.2 Designated Uses must occupy at least 50% of the ground level Gross Floor Area per §1302.4	Provided as required
Security Grilles	Security grilles shall have no less than 70% transparency	Provided as required
Signage	Projection signs shall have a min. clearance of 8 ft above sidewalk and 14 ft above driveway, project no more than 3 ft - 6 in from face of building, and end a min. of 1 ft behind curbline Facade panel signs shall not be placed so as to interrupt windows or doors and shall project no more than 1 ft from the face of building Roof signs are prohibited	Provided as required

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Zoning Analysis and Tabulations

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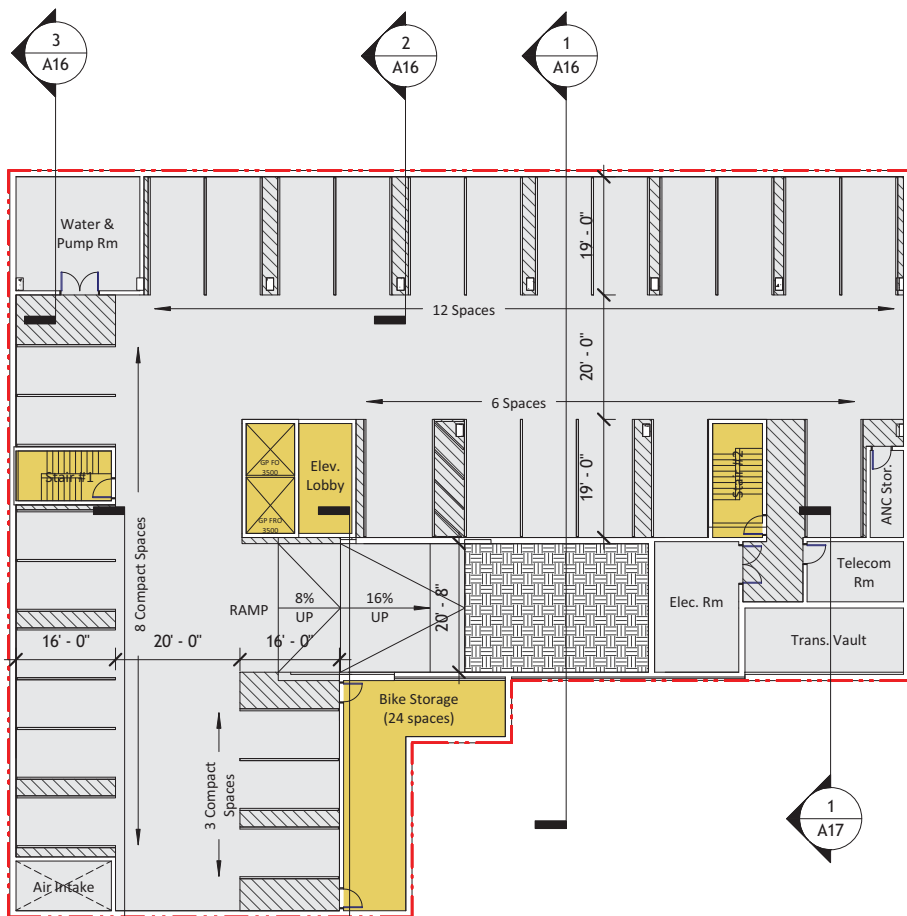
1 : Architectural Site Plan

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Architectural Site Plan
1" = 20'-0"
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A6

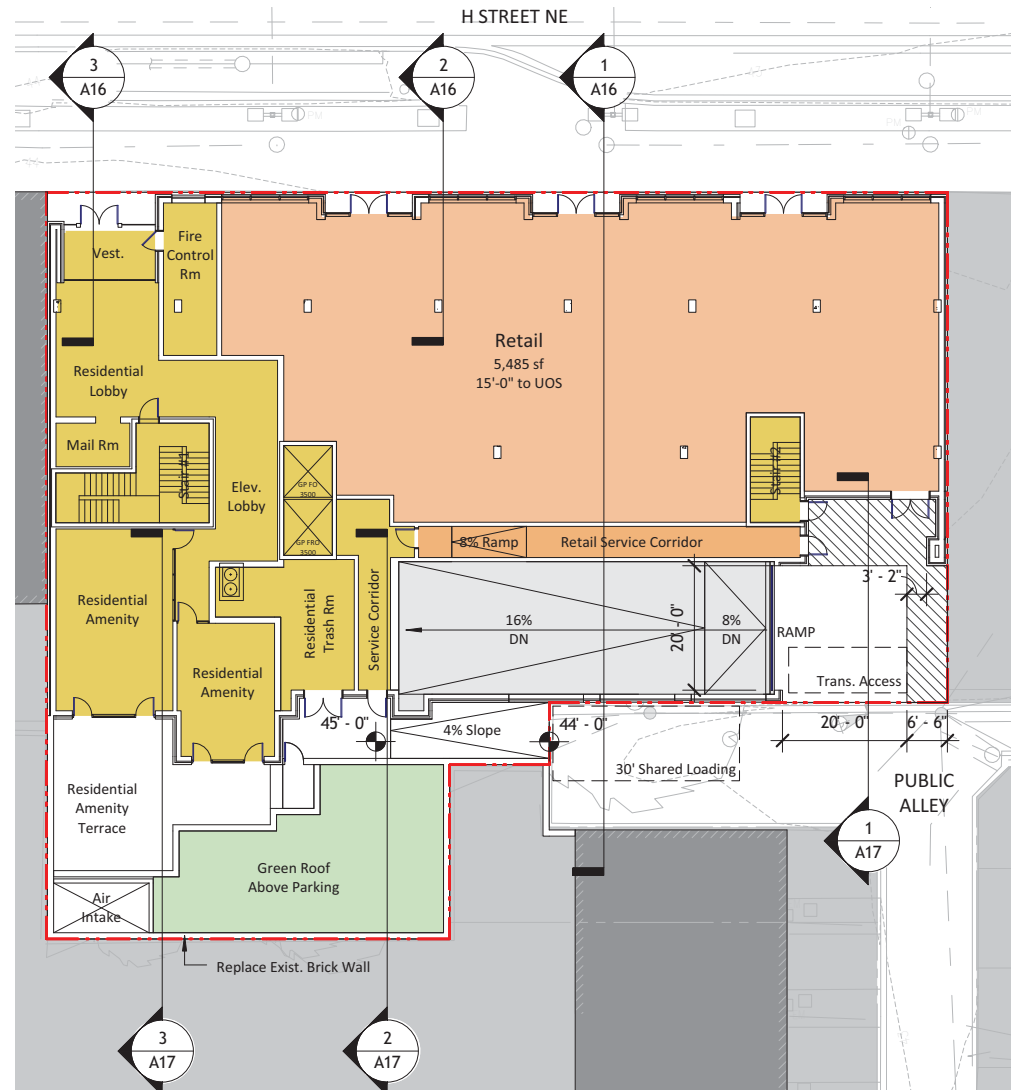
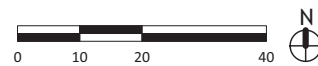


Parking Tabulation

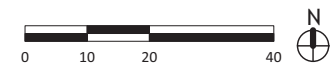
Standard Spaces	18 spaces
Compact Spaces	11 spaces
Total Spaces	29 spaces

Notes
 All standard spaces measure 9'-0" x 19'-0"
 All compact spaces measure 8'-0" x 16'-0"

1 : Basement Level



2 : Ground Level (1st)



Basement & Ground Level Plans

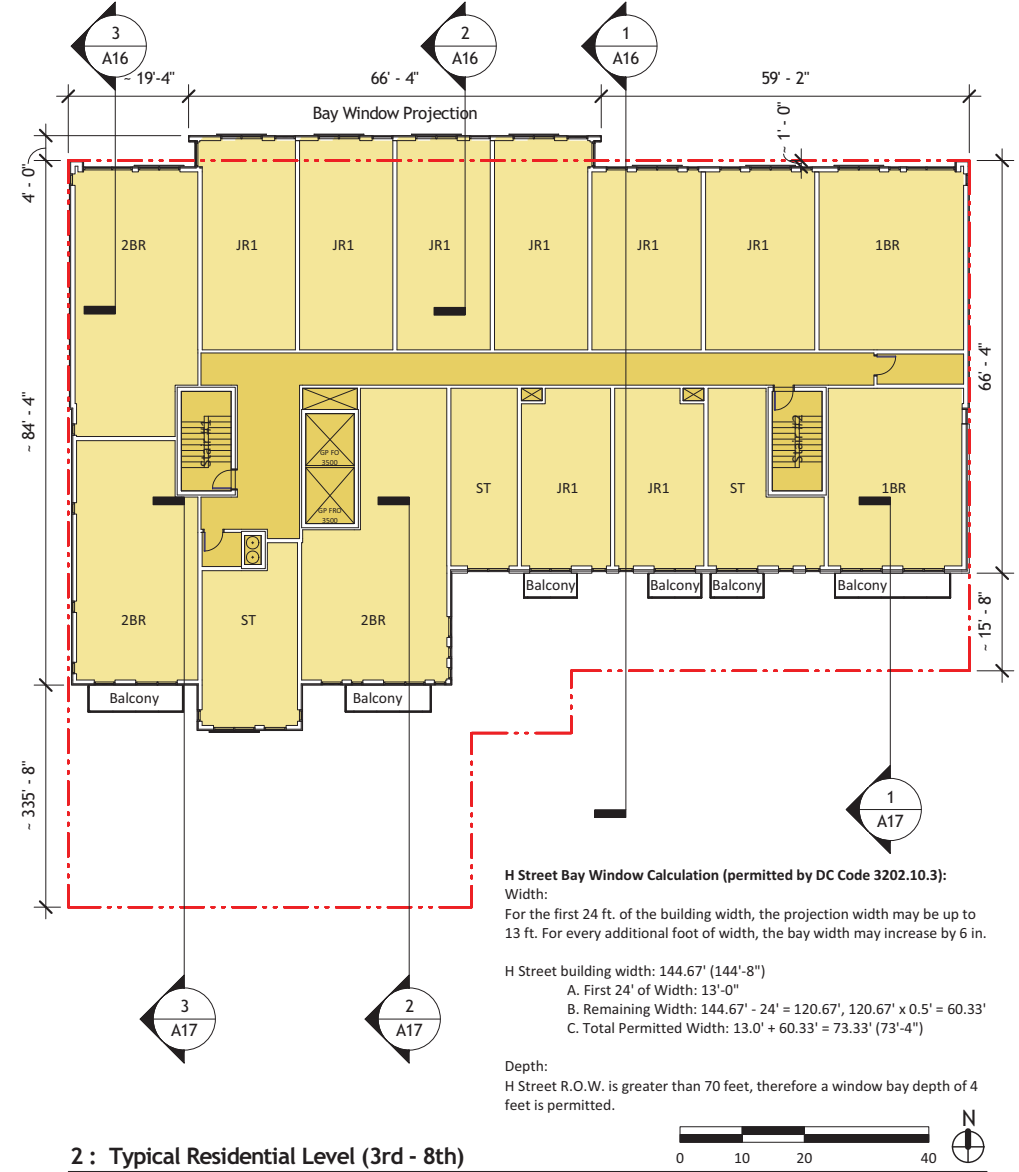
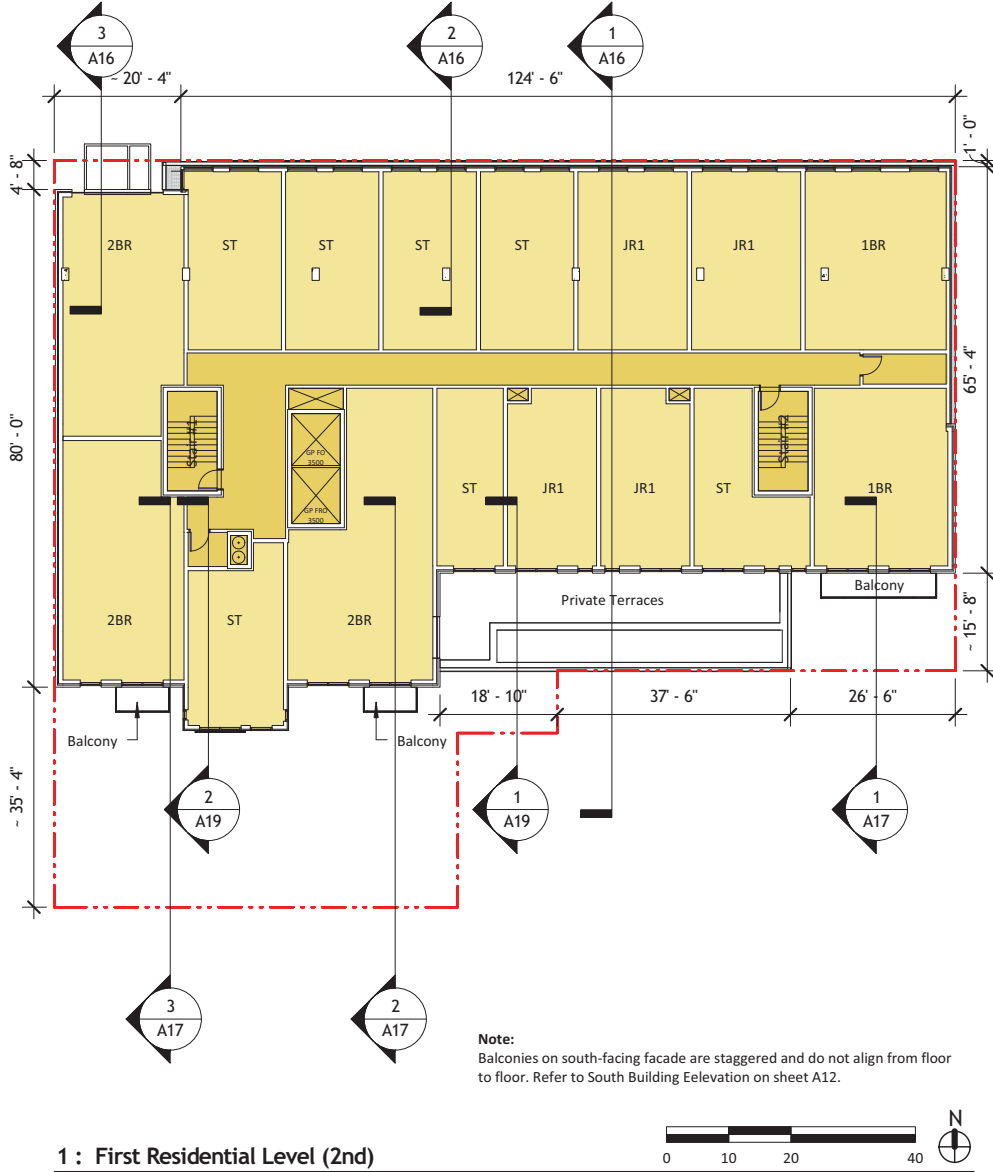
1" = 20'-0"

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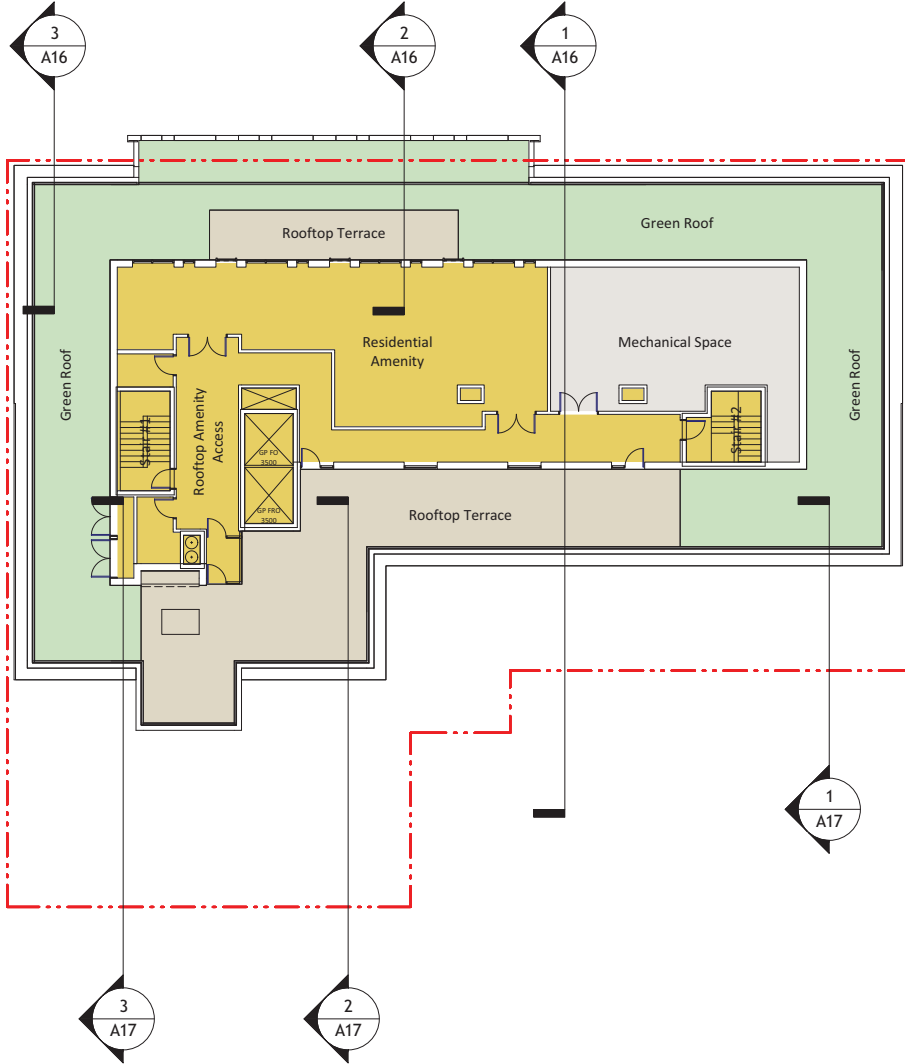
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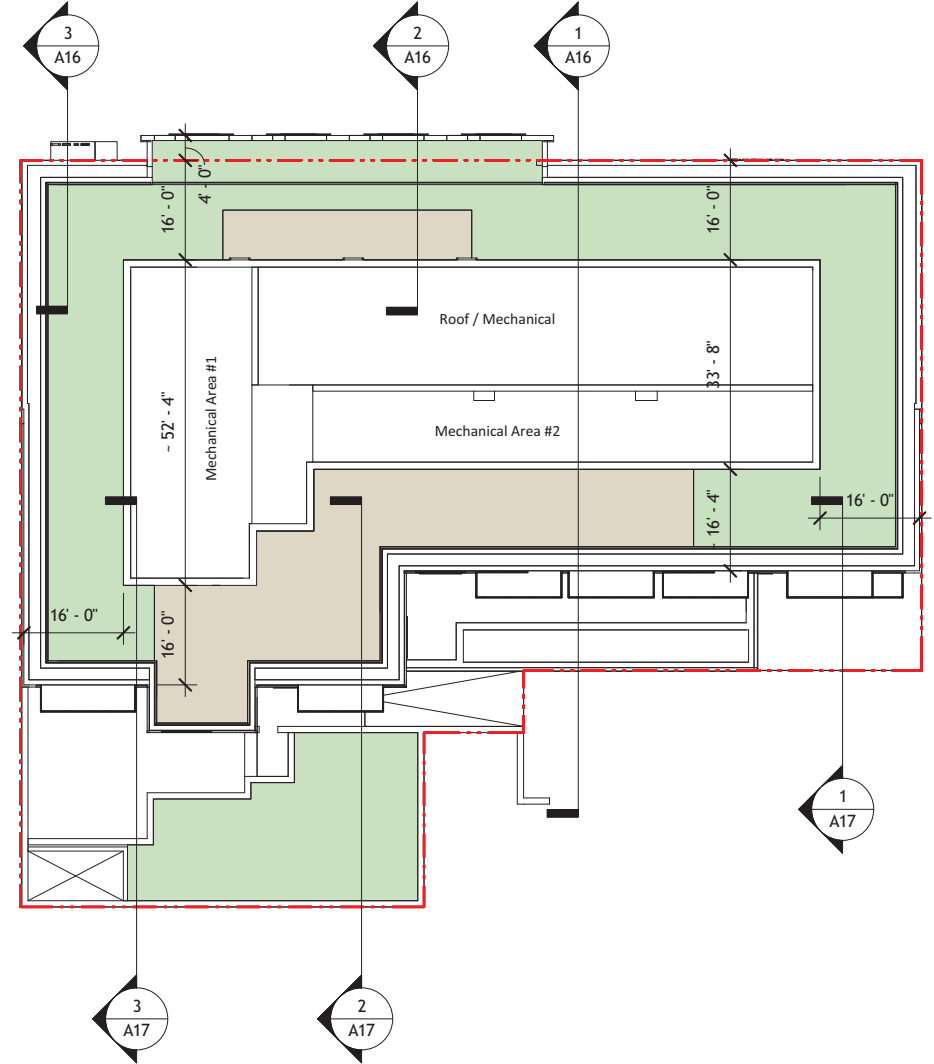
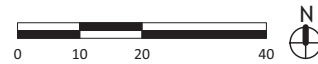
First & Typical Residential Level Plans

1" = 20'-0"

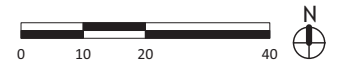
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1 : Main Roof Level



2 : Upper Roof

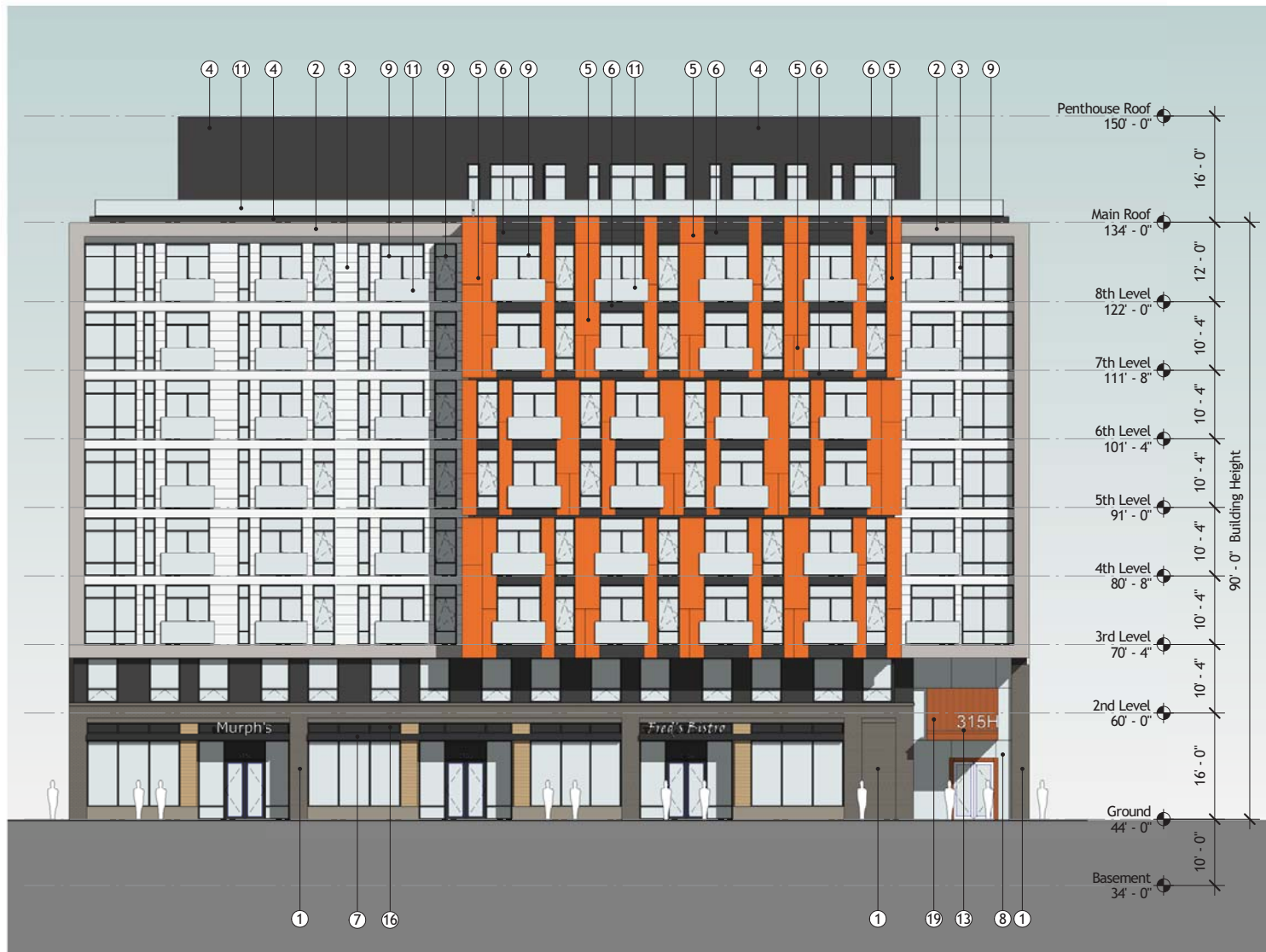


Main & Upper Roof Plans

1" = 20'-0"

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A9



1 : North Elevation - H Street

Material Legend

- ① Brick
- ② Fiber Cement Panels A - Soft Grey
- ③ Fiber Cement Panels B - High Gloss White
- ④ Fiber Cement Panels C - Dark Grey
- ⑤ High-Pressure Laminate Panel A - Accent Color
- ⑥ High-Pressure Laminate Panel B - Dark Grey
- ⑦ Metal Panel - Dark Grey
- ⑧ Aluminum Storefront
- ⑨ Aluminum Doors and Windows
- ⑩ Metal Balcony
- ⑪ Metal Framed Glass Rail
- ⑫ Metal Rail
- ⑬ Glass Canopy
- ⑭ Coiling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil
- ⑲ Accent Steel Plate Wall & Canopy

North Building Elevation

As indicated

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A10

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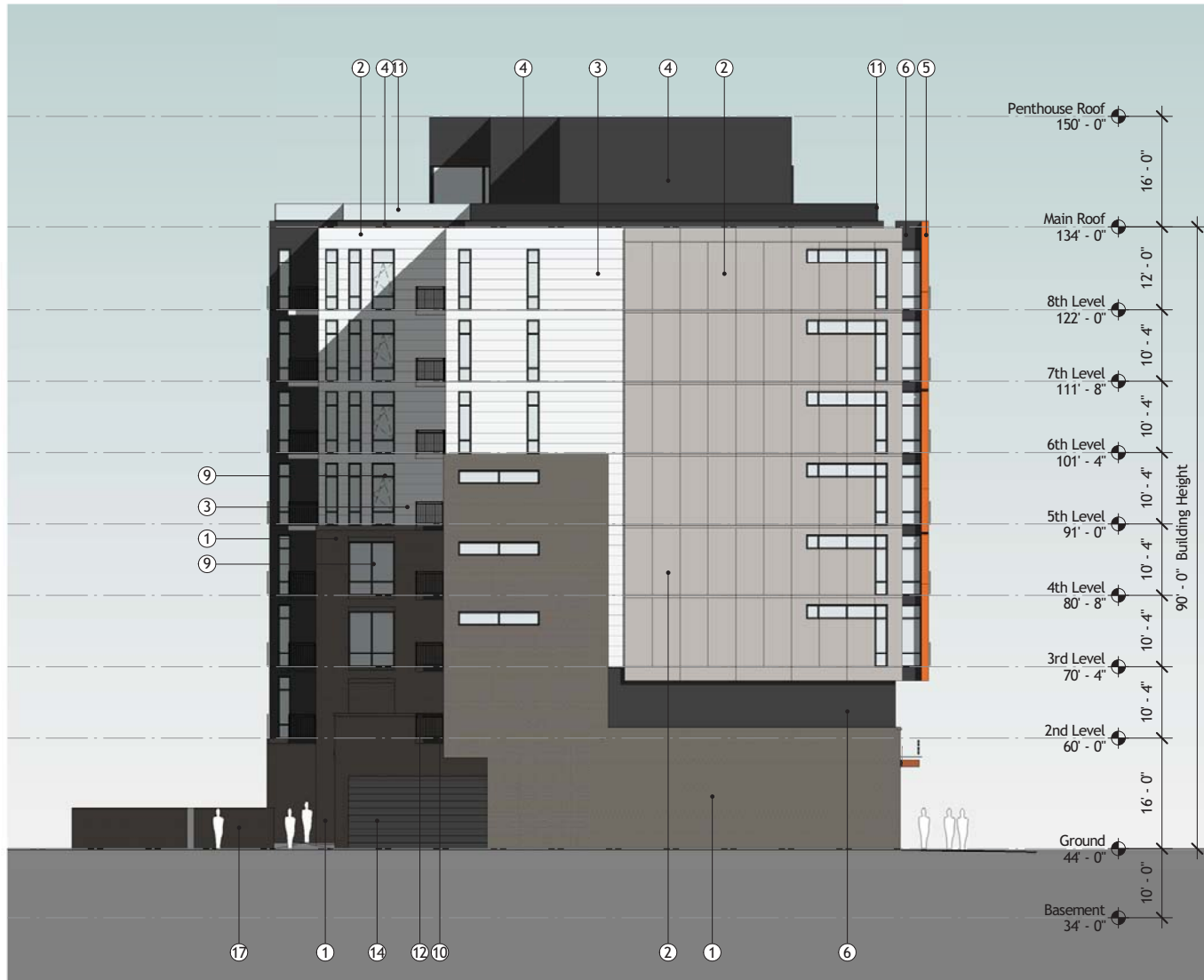
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1 : South Elevation

South Building Elevation
As indicated
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A11



Material Legend

- ① Brick
- ② Fiber Cement Panels A - Soft Grey
- ③ Fiber Cement Panels B - High Gloss White
- ④ Fiber Cement Panels C - Dark Grey
- ⑤ High-Pressure Laminate Panel A - Accent Color
- ⑥ High-Pressure Laminate Panel B - Dark Grey
- ⑦ Metal Panel - Dark Grey
- ⑧ Aluminum Storefront
- ⑨ Aluminum Doors and Windows
- ⑩ Metal Balcony
- ⑪ Metal Framed Glass Rail
- ⑫ Metal Rail
- ⑬ Glass Canopy
- ⑭ Coiling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil
- ⑲ Accent Steel Plate Wall & Canopy

0 8 16 32

1 : East Elevation

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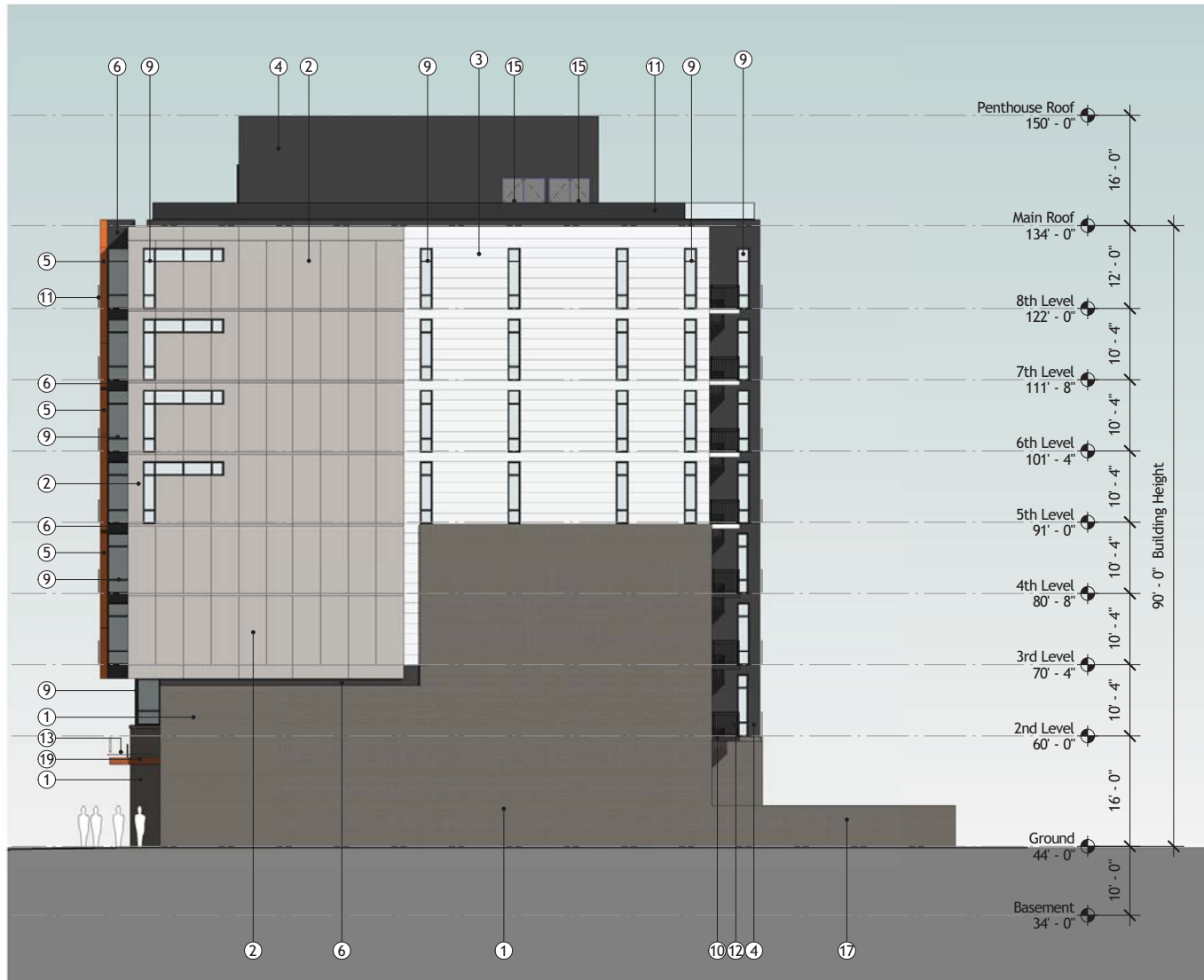
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East Building Elevations

As indicated

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A12



1 : West Elevation

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West Building Elevation

As indicated

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A13



Material Legend

- ① Brick
- ② Fiber Cement Panels A - Soft Grey
- ③ Fiber Cement Panels B - High Gloss White
- ④ Fiber Cement Panels C - Dark Grey
- ⑤ High-Pressure Laminate Panel A - Accent Color
- ⑥ High-Pressure Laminate Panel B - Dark Grey
- ⑦ Metal Panel - Dark Grey
- ⑧ Aluminum Storefront
- ⑨ Aluminum Doors and Windows
- ⑩ Metal Balcony
- ⑪ Metal Framed Glass Rail
- ⑫ Metal Rail
- ⑬ Glass Canopy
- ⑭ Coiling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil
- ⑲ Accent Steel Plate Wall & Canopy



1 : Detailed North Elevation - H Street

Detailed North Elevation and Materials

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A14



Material Legend

- ① Brick
- ② Fiber Cement Panels A - Soft Grey
- ③ Fiber Cement Panels B - High Gloss White
- ④ Fiber Cement Panels C - Dark Grey
- ⑤ High-Pressure Laminate Panel A - Accent Color
- ⑥ High-Pressure Laminate Panel B - Dark Grey
- ⑦ Metal Panel - Dark Grey
- ⑧ Aluminum Storefront
- ⑨ Aluminum Doors and Windows
- ⑩ Metal Balcony
- ⑪ Metal Framed Glass Rail
- ⑫ Metal Rail
- ⑬ Glass Canopy
- ⑭ Colling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil
- ⑲ Accent Steel Plate Wall & Canopy



0 4 8 16

1 : Detailed South Elevation

Detailed South Elevation and Materials

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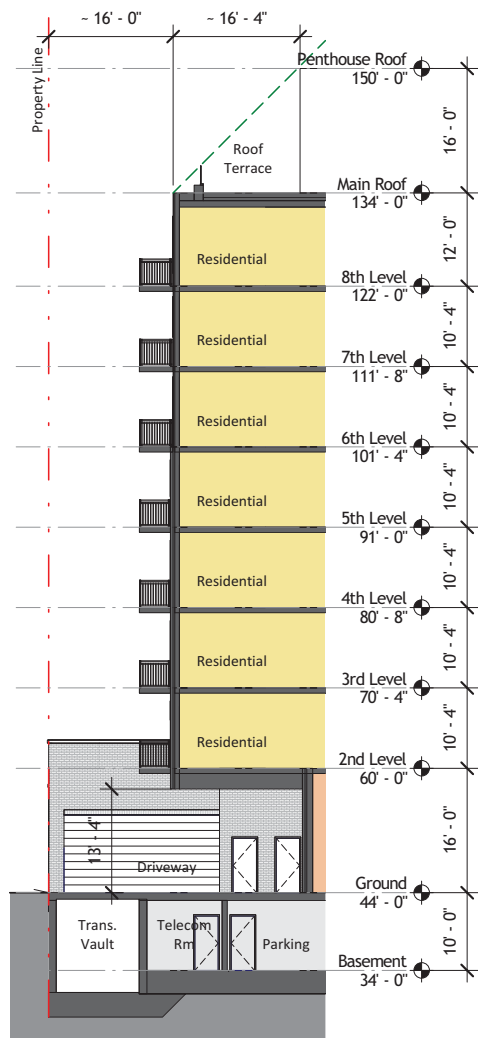
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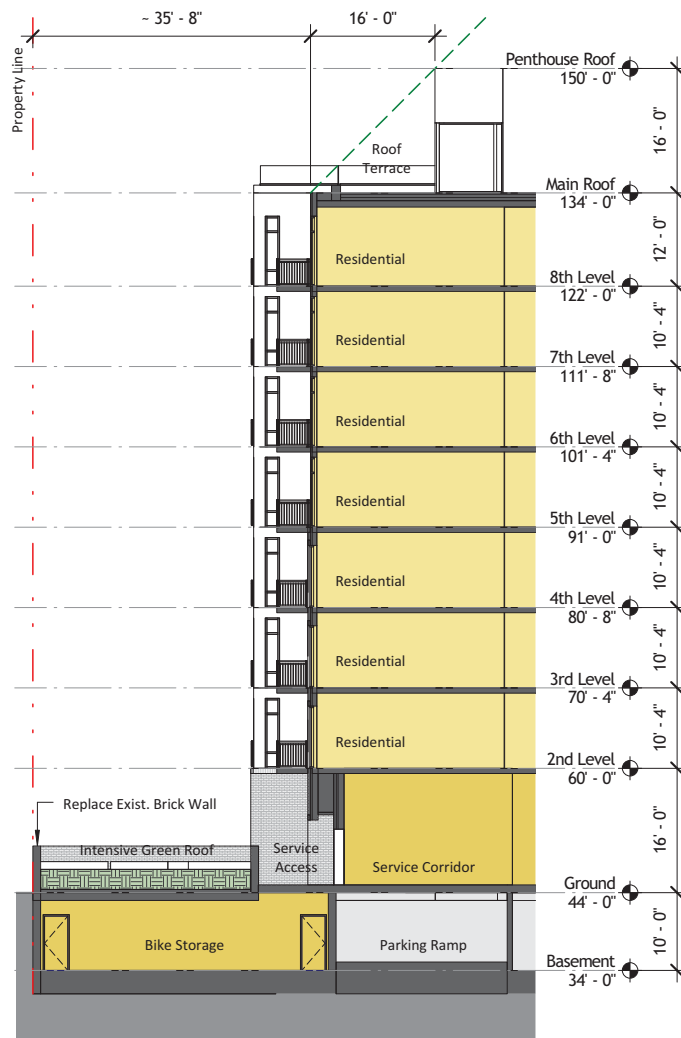
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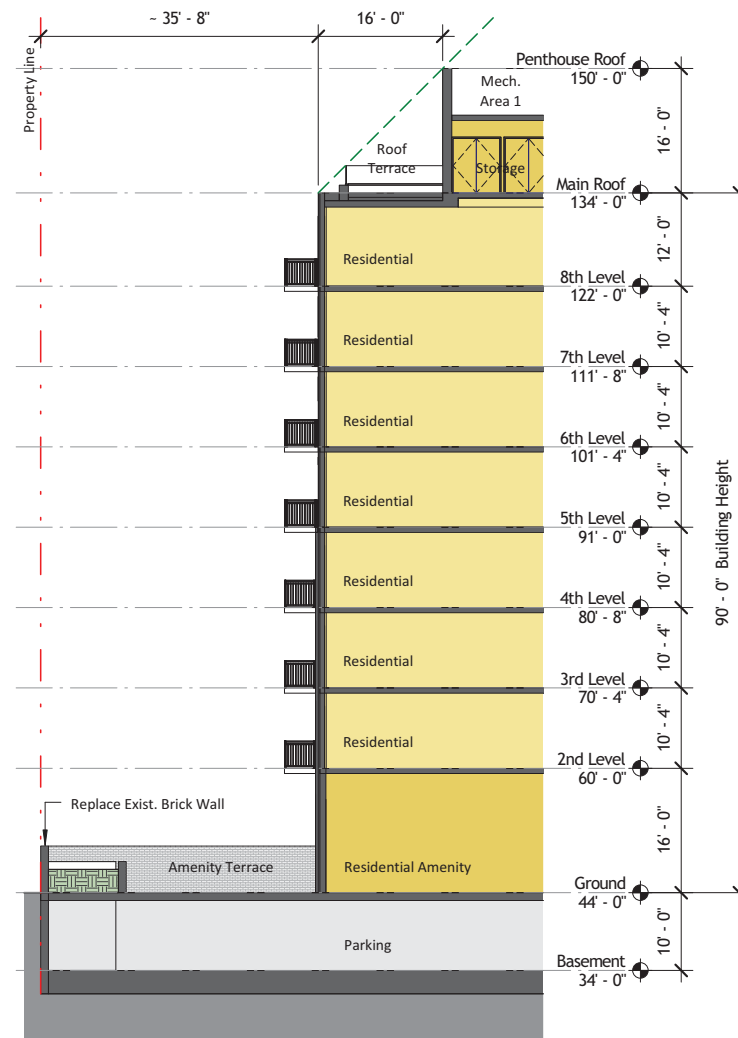
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1 : Building Section 4



2 : Building Section 5



3 : Building Section 6

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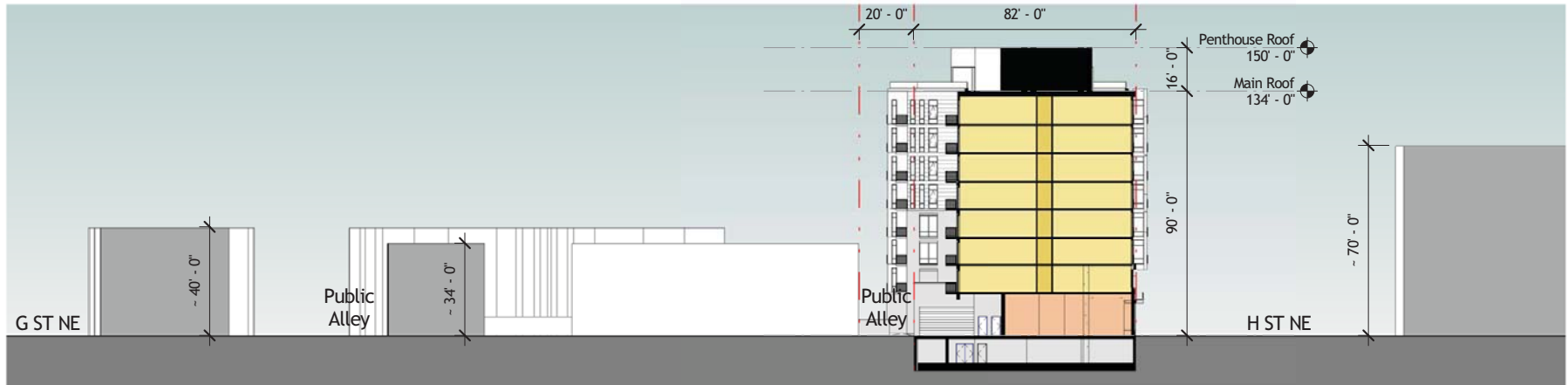
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Building Sections
1/16" = 1'-0"
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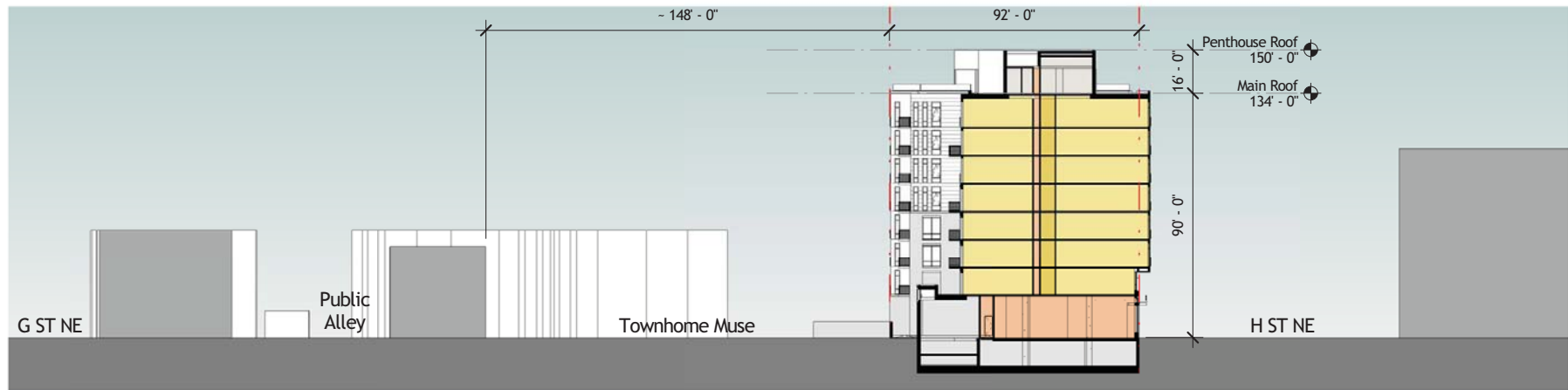
A17



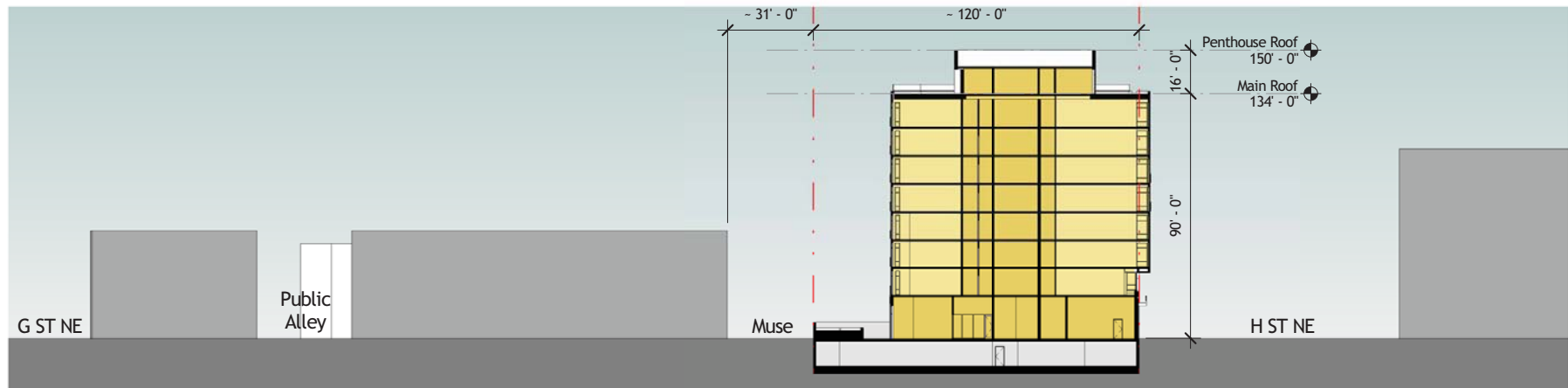
1 : Site Elevation A (North Facade)



2 : Site Section A (North-South)



1 : Site Section B (North-South)



2 : Site Section C (North-South)



1 : H Street View A - from North East

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1 : H Street View B - from North East



2 : H Street View C - from North West

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