



Townhome Muse View A - from South West

2 : Public Alley View A - from South East



315 H Street, NE
Washington, DC

Building & Contextual Perspectives

hord | coplan | macht



1 : Public Alley View C - from South East



2 : Townhome Muse View C - from South

315 H Street, NE
Washington, DC

Building & Contextual Perspectives

hord | coplan | macht

A24



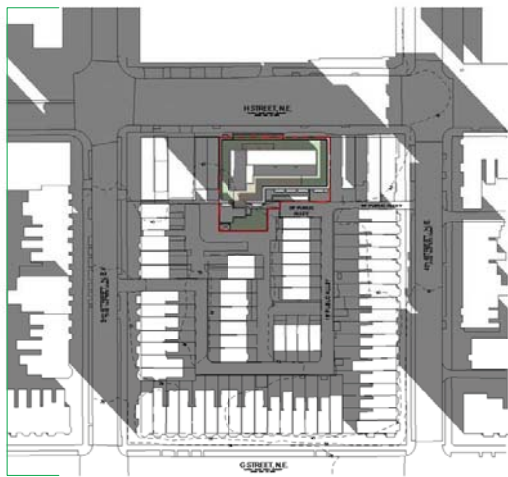
1 : Shadow Study - September 9AM



2 : Shadow Study - September 12PM



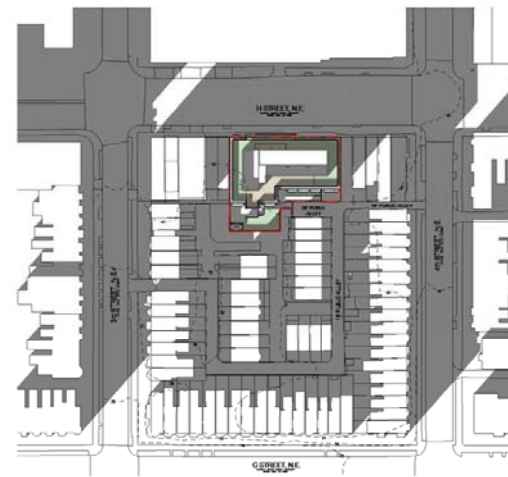
3 : Shadow Study - September 3PM



4 : Shadow Study - December 9AM



5 : Shadow Study - December 12PM



6 : Shadow Study - December 3PM



Shadow Studies

1" = 160'-0"

hord | coplan | macht

A30



1 : Shadow Study - March 9AM



2 : Shadow Study - March 12PM



3 : Shadow Study - March 3PM



4 : Shadow Study - June 9AM



5 : Shadow Study - June 12PM



6 : Shadow Study - June 3PM



Shadow Studies

1" = 160'-0"

hord | coplan | macht

A31

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
	UTILITY POLE WITH LIGHT			SANITARY MANHOLE	
	POLE LIGHT			STORM MANHOLE	
	TRAFFIC LIGHT			WATER METER	
	UTILITY POLE			WATER VALVE	
	TYPICAL LIGHT			GAS VALVE	
	ACORN LIGHT			GAS METER	
	TYPICAL SIGN			TYPICAL END SECTION	
	PARKING COUNTS			HEADWALL OR ENDWALL	
	CONTOUR LINE			YARD INLET	
	SPOT ELEVATIONS			CURB INLET	
				CLEAN OUT	
				ELECTRIC MANHOLE	
				TELEPHONE MANHOLE	
				ELECTRIC BOX	
	SANITARY LABEL			ELECTRIC PEDESTAL	
	STORM LABEL			MONITORING WELL	
	SANITARY SEWER LATERAL			TEST PIT	
	UNDERGROUND WATER LINE			BENCHMARK	
	UNDERGROUND ELECTRIC LINE			BORING	
	UNDERGROUND GAS LINE				

PROJECT NARRATIVE:

THE SITE IS AN EXISTING VACANT LOT LOCATED ON H STREET, NE BETWEEN 3RD STREET, NE AND 4TH STREET, NE. THE PROPOSED PROJECT INCLUDES THE DEMOLITION OF EXISTING SITE-RELATED FEATURES AND UTILITIES AND THE CONSTRUCTION OF A RETAIL/RESIDENTIAL BUILDING WITH UNDERGROUND PARKING AND SITE AMENITIES. THE UTILITY IMPROVEMENTS INCLUDE DOMESTIC WATER, FIRE WATER, SANITARY SEWER, AND STORM DRAIN CONNECTIONS TO EXISTING UTILITY MAINS LOCATED WITHIN THE H STREET, NE PUBLIC RIGHT-OF-WAY. THE PROJECT PROPOSES THE USE OF VARIABLE DEPTH GREEN ROOFS TO MEET BOTH THE STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS AND THE GREEN AREA RATIO (GAR) REQUIREMENTS.

REFERENCES:

1. THE PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION
- A. SURVEY ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, MRP REALTY, 315 H STREET, N.E., SQUARE 777, DISTRICT OF COLUMBIA", PREPARED BY: BOHLER ENGINEERING, PROJECT NUMBER: DC142164, DATED: 12/02/14.
- B. DIGITAL ARCHITECTURAL PLANS: ENTITLED: "FloorPlan-Export-Ground.DWG, FloorPlan-Export-MainRoof.DWG, AND FloorPlan-Export-PenthouseRoof.DWG" PREPARED BY: HORD COPLAN MACHT, INC., DATED: 4/08/15.
2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AND INFORMATION FROM DC WATER COUNTERMAPS. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C1
DEMOLITION PLAN	C2
SITE/GRADING PLAN	C3
UTILITY PLAN	C4
STORMWATER MANAGEMENT/GAR PLAN	C5
GREEN AREA RATIO WORKSHEET	C6
EROSION AND SEDIMENT CONTROL PLAN	C7
SU-24 CIRCULATION EXHIBIT	C8

DEVELOPER

MRP RESIDENTIAL
3050 K STREET, NW, SUITE 125
WASHINGTON, DC 20007

315 H STREET - MRP REALTY
315 H STREET, N.E. - SQUARE 777
DISTRICT OF COLUMBIA

COVER SHEET

C1

SCALE:

SCALE: N/A

DATE: 05/29/15

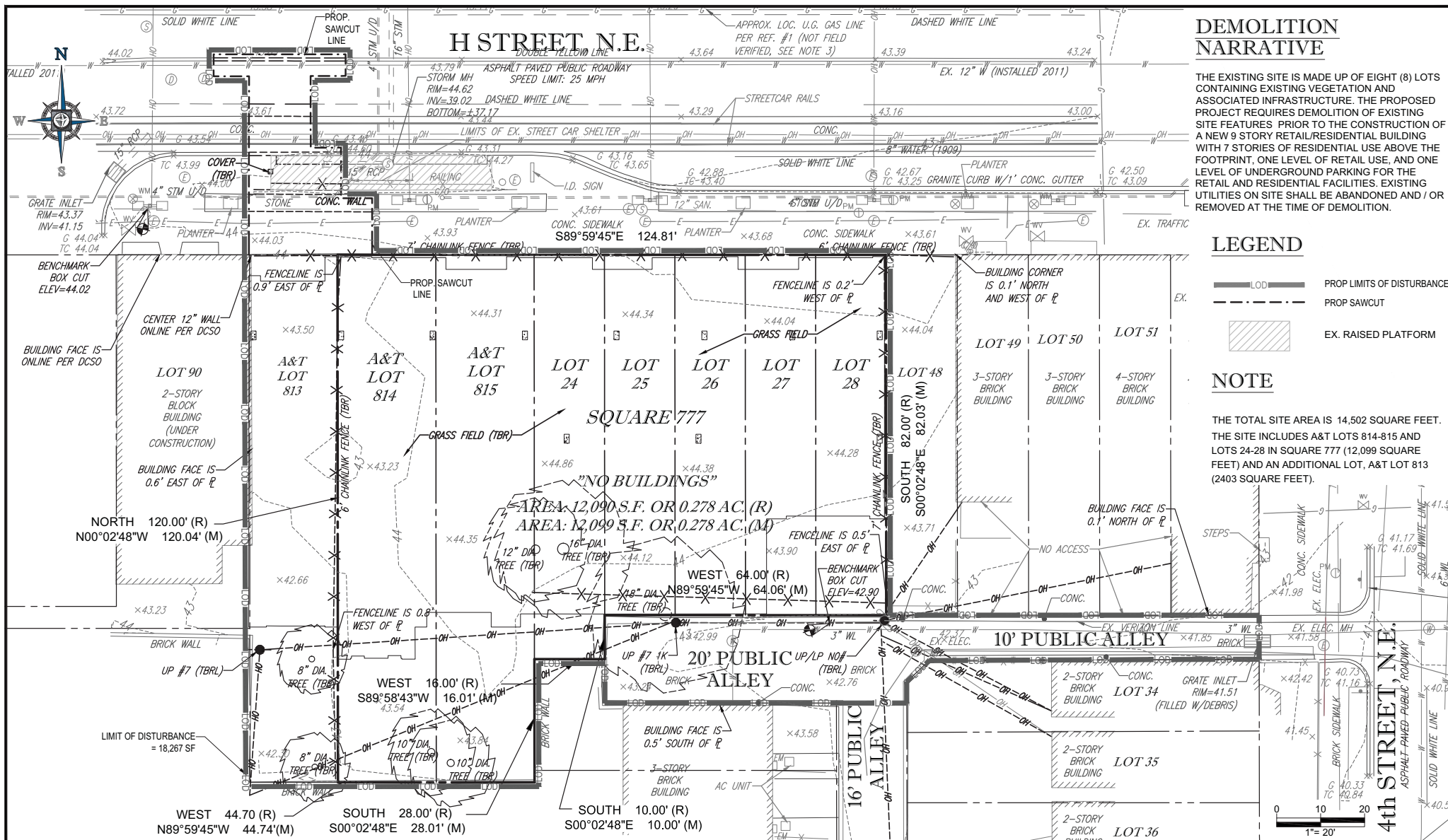
CAD ID:

SD3

PROJECT NUMBER:
DC142164

BOHLER
DO

1301 PENNSYLVANIA AVE., NW, STE. 825 WASHINGTON, DC 20004
PHONE: (202) 524-5700 FAX: (202) 524-5701



DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF EIGHT (8) LOTS CONTAINING EXISTING VEGETATION AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE FEATURES PRIOR TO THE CONSTRUCTION OF A NEW 9 STORY RETAIL/RESIDENTIAL BUILDING WITH 7 STORIES OF RESIDENTIAL USE ABOVE THE FOOTPRINT, ONE LEVEL OF RETAIL USE, AND ONE LEVEL OF UNDERGROUND PARKING FOR THE RETAIL AND RESIDENTIAL FACILITIES. EXISTING UTILITIES ON SITE SHALL BE ABANDONED AND / OR REMOVED AT THE TIME OF DEMOLITION.

LEGEND

- LOD PROP LIMITS OF DISTURBANCE
- PROP SAWCUT
- EX. RAISED PLATFORM

NOTE

THE TOTAL SITE AREA IS 14,502 SQUARE FEET. THE SITE INCLUDES A&T LOTS 814-815 AND LOTS 24-28 IN SQUARE 777 (12,099 SQUARE FEET) AND AN ADDITIONAL LOT, A&T LOT 813 (2403 SQUARE FEET).

315 H STREET - MRP REALTY
315 H STREET, N.E. - SQUARE 777
DISTRICT OF COLUMBIA

EX. CONDITIONS/DEMOLITION PLAN

C2

SCALE:

1"=20'

DATE:

05/29/15

CAD ID:

SS3

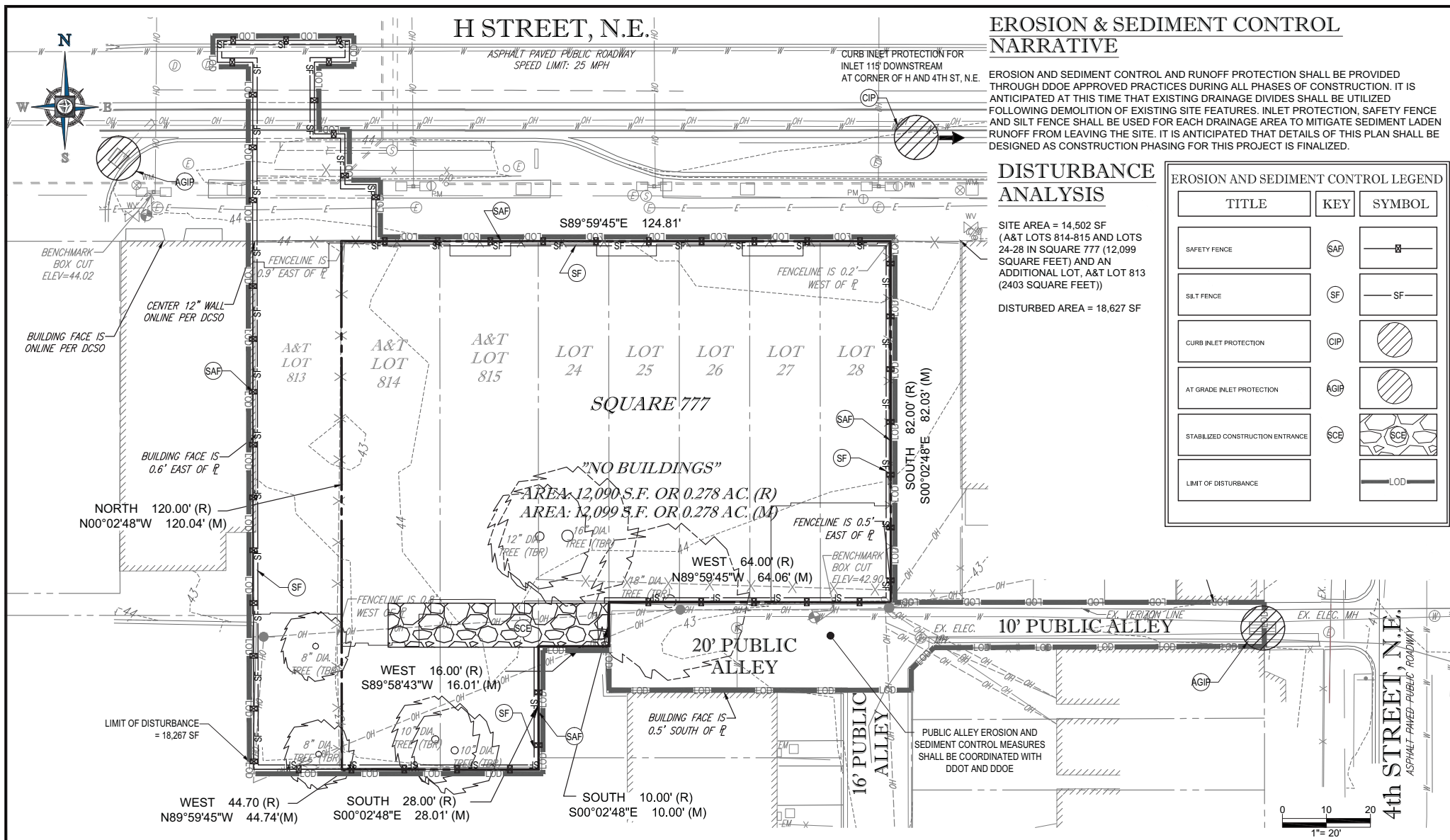
PROJECT NUMBER:

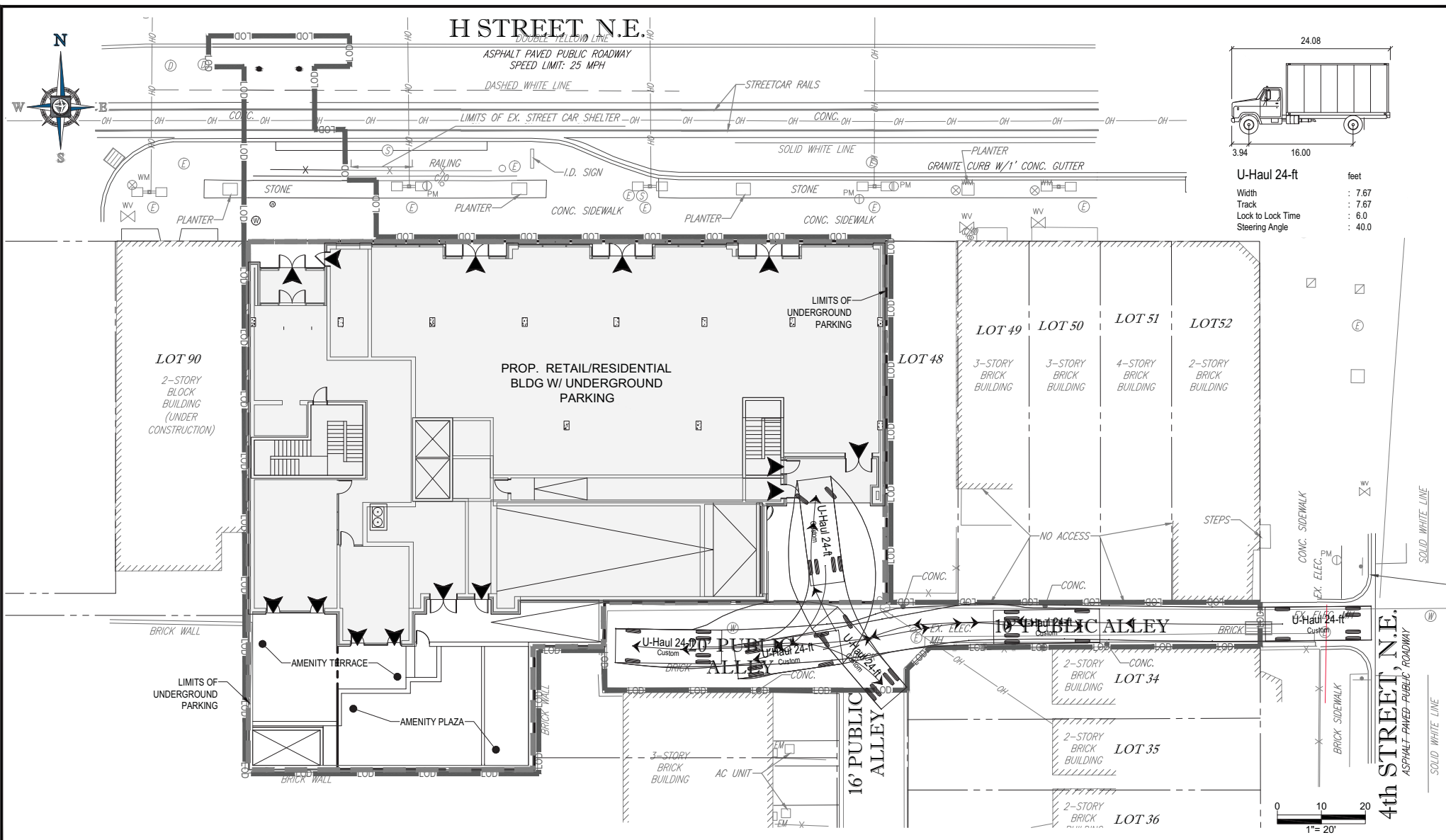
DC142164



BOHLER
DC

1301 PENNSYLVANIA AVE., NW, STE. 625 WASHINGTON, DC 20004
PHONE: (202) 504-5700 FAX: (202) 504-5701





315 H STREET - MRP REALTY
315 H STREET, N.E. - SQUARE 777
DISTRICT OF COLUMBIA

SU-24 CIRCULATION EXHIBIT

C8

SCALE: 1"=20' DATE: 05/29/15 CAD ID: SS3 PROJECT NUMBER: DC142164



BOHLER
DC

1301 PENNSYLVANIA AVE., NW, STE. 625 WASHINGTON, DC 20004
PHONE: (202) 504-5700 FAX: (202) 504-5701



Illustrative Plan

hord | coplan | macht

L1

315 H Street, NE
Washington, DC

May 29, 2015 | Pre-hearing Submission



0 10' 20' 40'



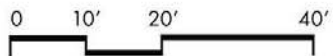
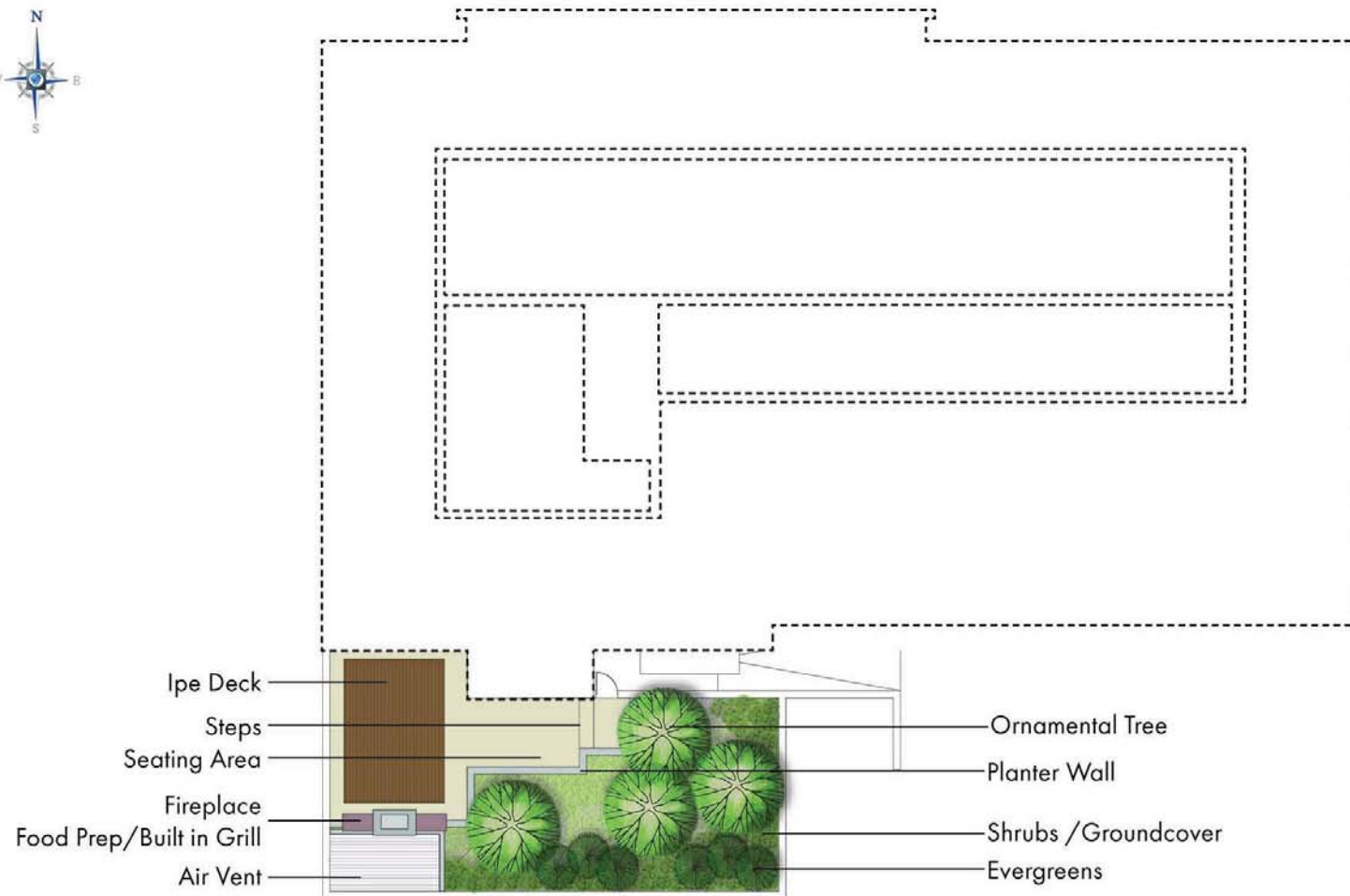
Green Roof Area Concept

hord | coplan | macht

L2

315 H Street, NE
Washington, DC

May 29, 2015 | Pre-hearing Submission



Ground Level Amenity Area Concept

hord | coplan | macht

L3

315 H Street, NE
Washington, DC

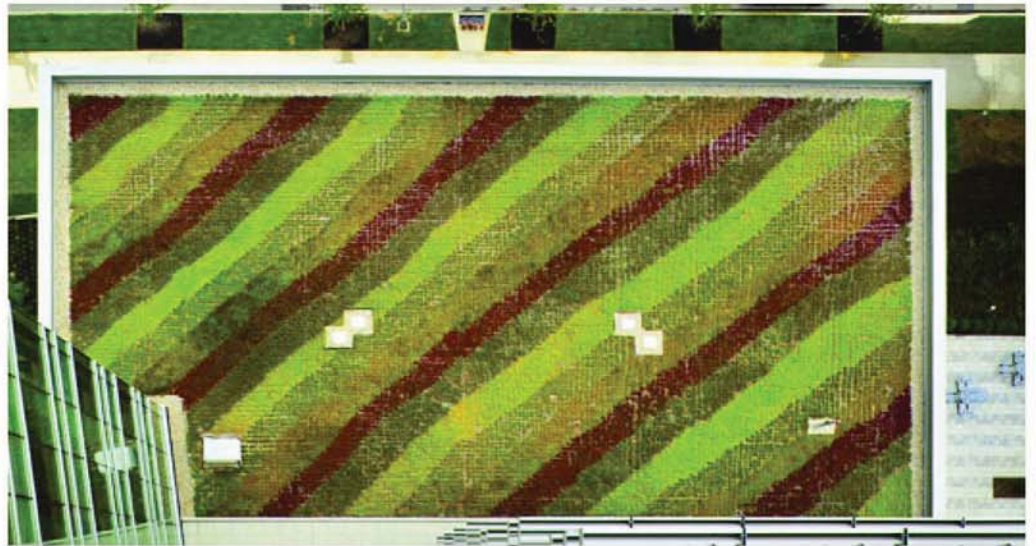
May 29, 2015 | Pre-hearing Submission



Outdoor Amenity Precedents

hord | coplan | macht

L4





Sedum



Blue Fescue



Liriope



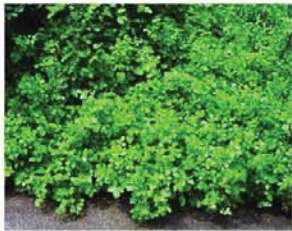
Switchgrass



Catmint



Ipe Decking



Fragrant sumac



Virginia Sweetspire



Rhododendron



Spreading English Yew



Precast Concrete Pavers



Pavers and Decking



Sweetbay Magnolia



Redbud



Service Berry



Rooftop Pavers and Landscape Example

Hardscape and Landscape Design Elements



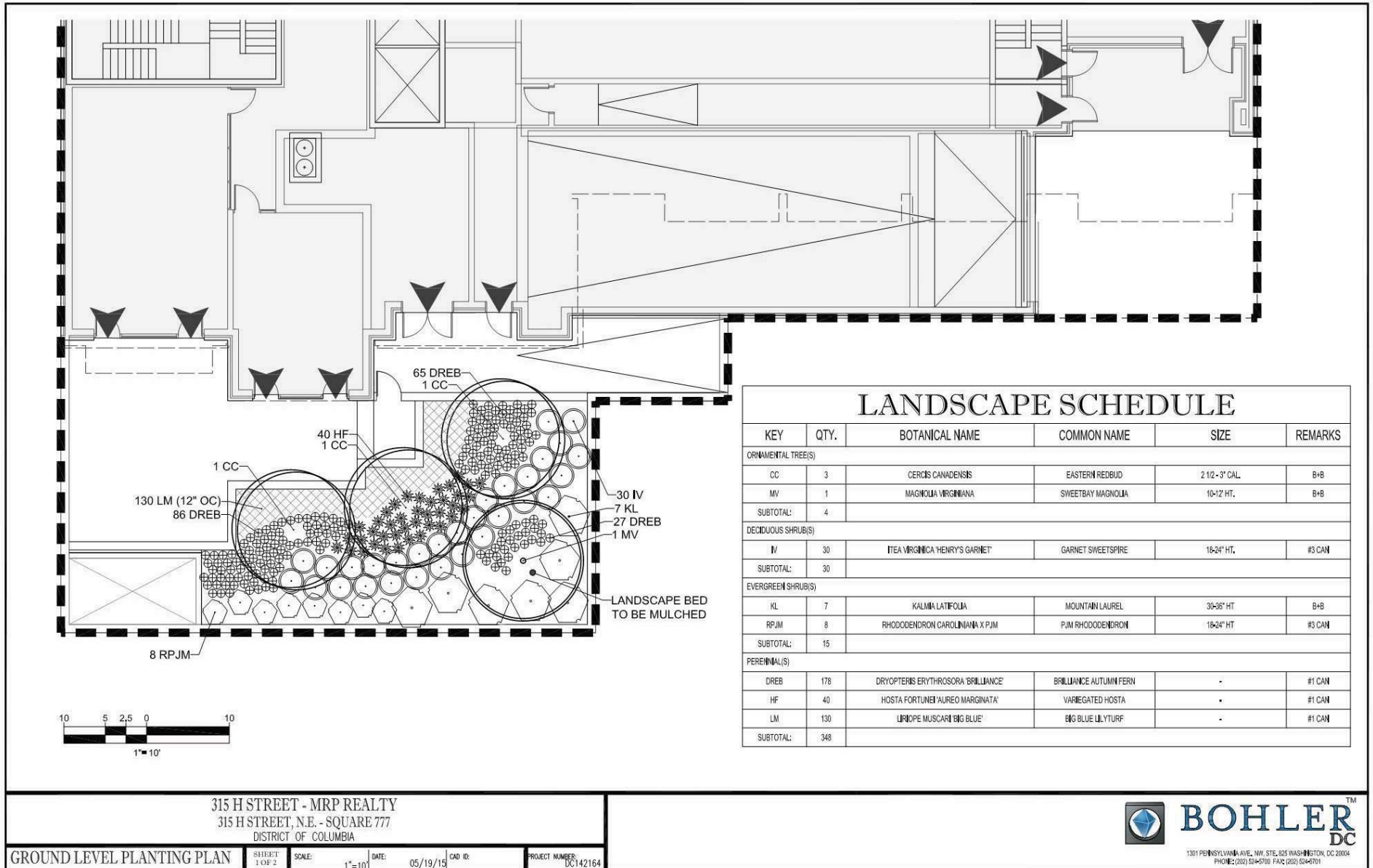
Hardscape and Landscape Design Elements

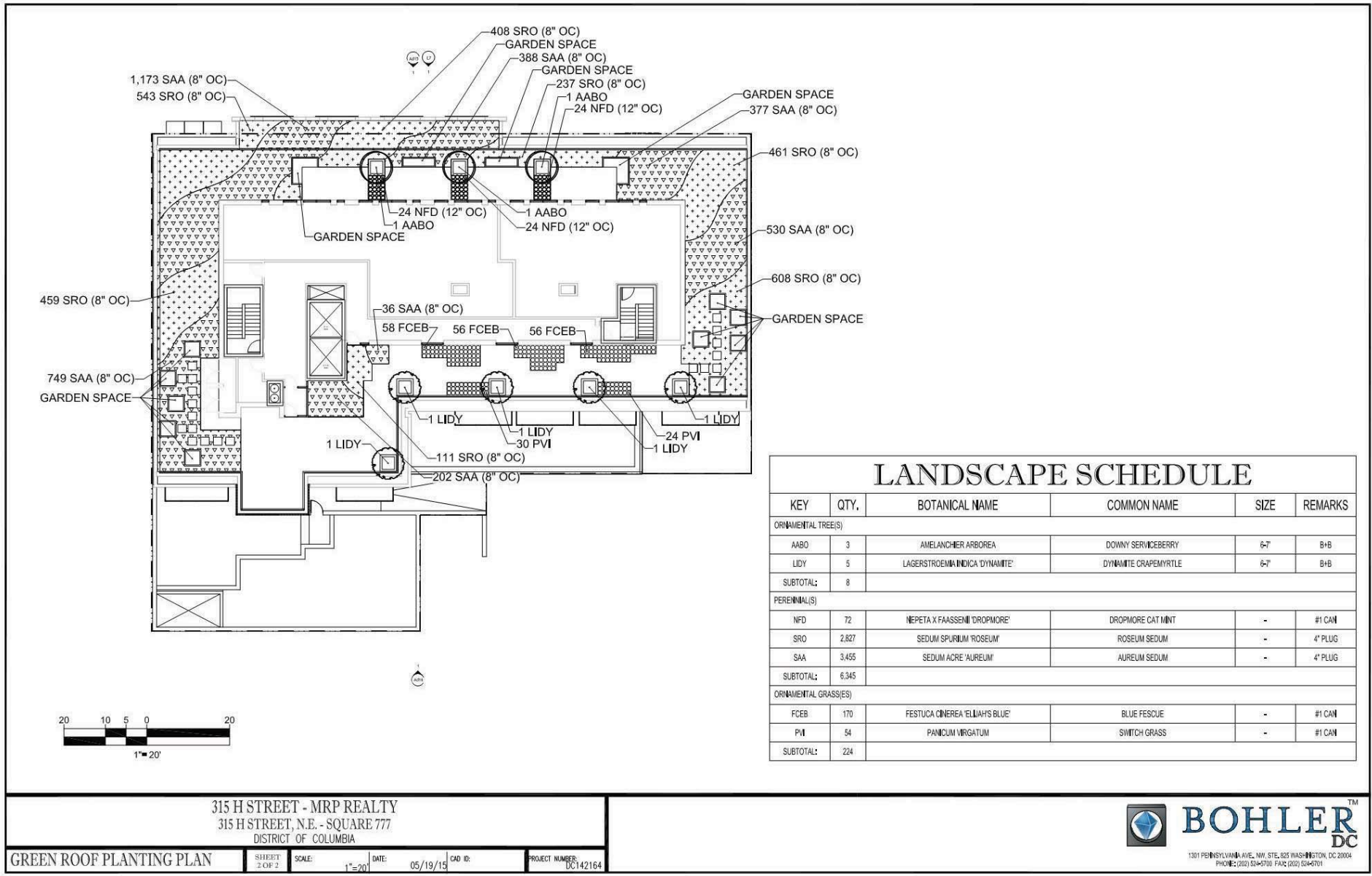
hord | coplan | macht

L6

315 H Street, NE
Washington, DC

May 29, 2015 | Pre-hearing Submission





DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 8, 2015

Plat for Building Permit of: SQUARE 777 LOTS 24 -28 & 813 - 815

Scale: 1 inch = 20 feet Recorded in Book 16 Page 100 (Lots 24 -28)
Book A & T Tracing Tracing 777 (Lots 813 - 815)

Receipt No. 15-01882

Furnished to: DIANA HERNDON

Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

H STREET, N.E.

