



315 H Street, NE

Washington, DC

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PLANNING COMMISSION
District of Columbia
CASE NO.15-07
EXHIBIT NO.25A

Zoning Analysis and Tabulation

315 H Street NE			
Zoning:	C-2-B / HS-H PUD		
Lot Area:	15,813 sf		
	C-2-B / HS-H Zoning Requirements	C-2-B / HS-H PUD Req's	Proposed
F.A.R.	4.2 (771.2) 1.5 Other Permitted Uses	6.0 2.0	5.944 0.417
Lot Occupancy	80% (772.1)	80%	83% at 1st Floor 75% at 2nd-6th Floors 69% at 7th-8th Floors
Allowable Development Footprint	15,813 x 80% = 12,650 sf	12,650 sf	13,105 at 1st Floor 11,840 at 2nd Floor 10,843 at 7th Floor
Allowable Building Area	66,414 gfa Incl. Other Permitted Uses 23,719 sf	94,878 gfa Incl. O.P.U. 31,626 sf	93,992 gfa Incl. O.P.U. 6,597 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 35 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. Balconies project into required rear yard.
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 135 units up to 122 1BR up to 33 2BR
Affordable Housing	4,427.64 sf at 80% AMI	7,519.36 sf at 80% AMI	5,639.52 sf at 80% AMI 939.92 sf at 60% AMI 939.92 sf at 50% AMI

	C-2-B / HS-H Zoning Requirements	C-2-B / HS-H PUD Req's	Proposed
Parking Requirements	per 11 DCMR (2101.1) 45 Residential Spaces 5 Retail Spaces	45 Residential 5 Retail	30 Residential Spaces 0 Retail Spaces
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 Retail 1 berth at 30 ft deep 1 platform at 100 sf 1 service space at 20 ft deep	Same Same	1 berth at 30 ft* 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 15,813 x 6.0 = 94,878 sf		
	First Floor Second Floor Third Floor Fourth Floor Fifth Floor Sixth Floor Seventh Floor Eighth Floor Total Building Area F.A.R. Provided	13,105 gfa 11,840 gfa 11,840 gfa 11,840 gfa 11,840 gfa 11,840 gfa 10,843 gfa 10,843 gfa 93,992 gfa 5.944	
	Retail Allowable Area 15,813 x 2.0 = 31,626 sf		
	Retail Other Retail* Total Retail F.A.R. Provided * Includes Service Areas	5,765 gsf 832 gsf 6,597 gsf 0.417	

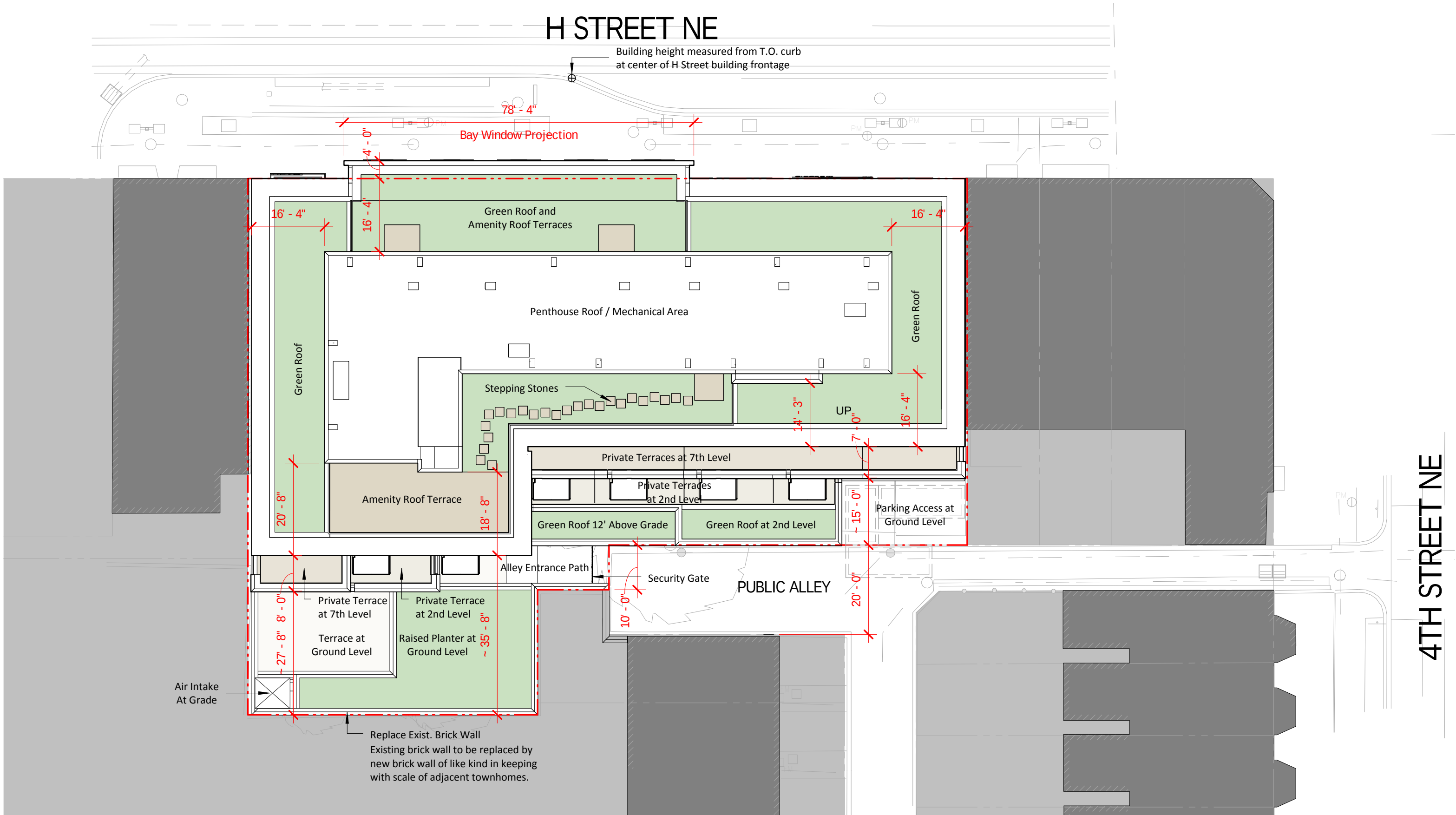
H Street NE Neighborhood Commercial Overlay District (HS), Sub-district Residential Uses (HS-H) HS Design Requirements per 11 DCMR 1324		
Build-to Requirements	75% of Streetwall built-to R.O.W. Property Line, to a Height of 25 ft per 11 DCMR 1324.2	Provided as required
Lot Occupancy	Calculated at Lowest 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 159.67 / 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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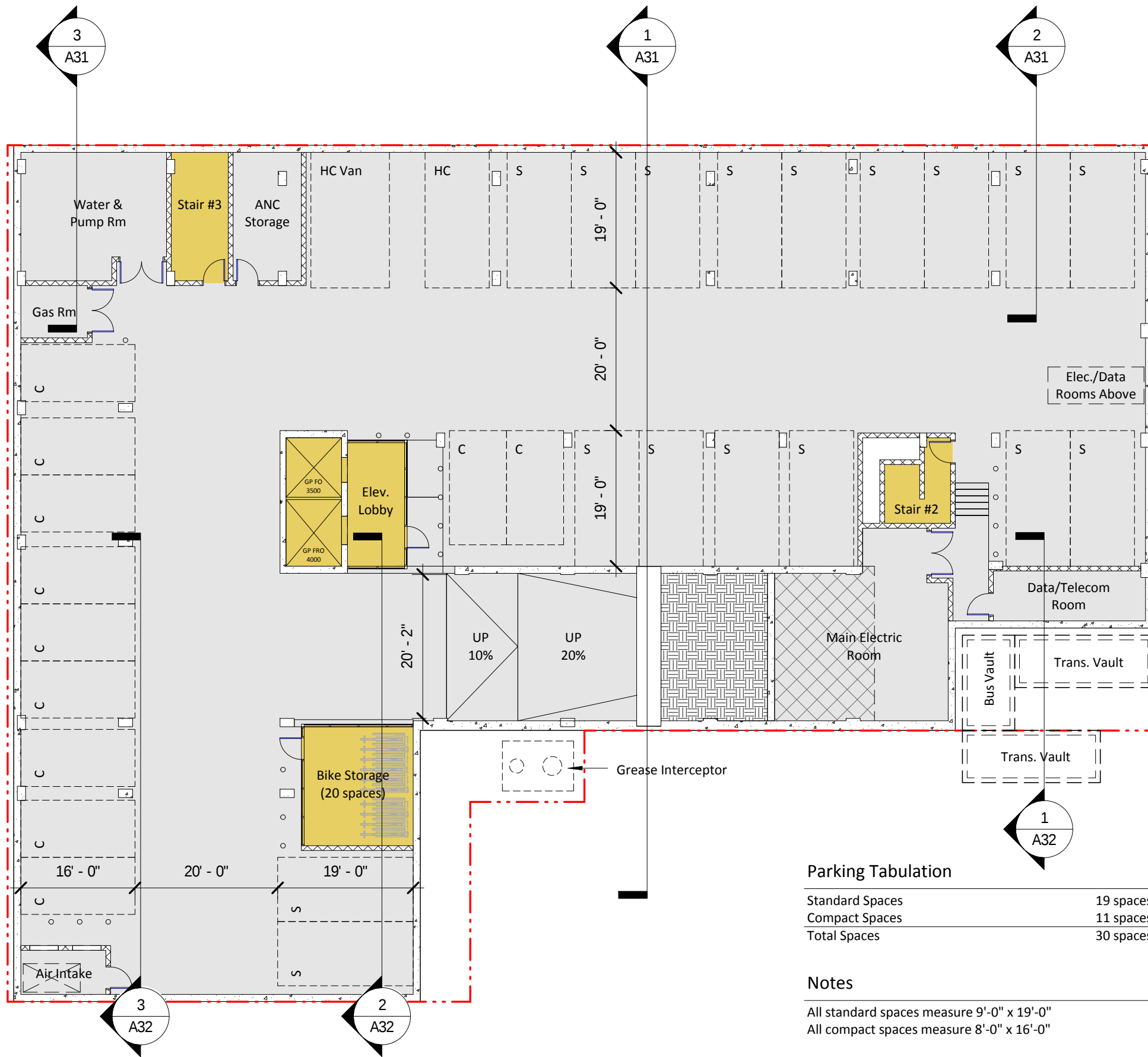
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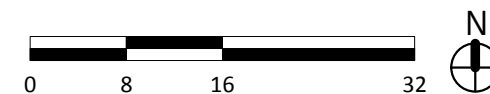
1 : Architectural Site Plan



1 : Basement Level

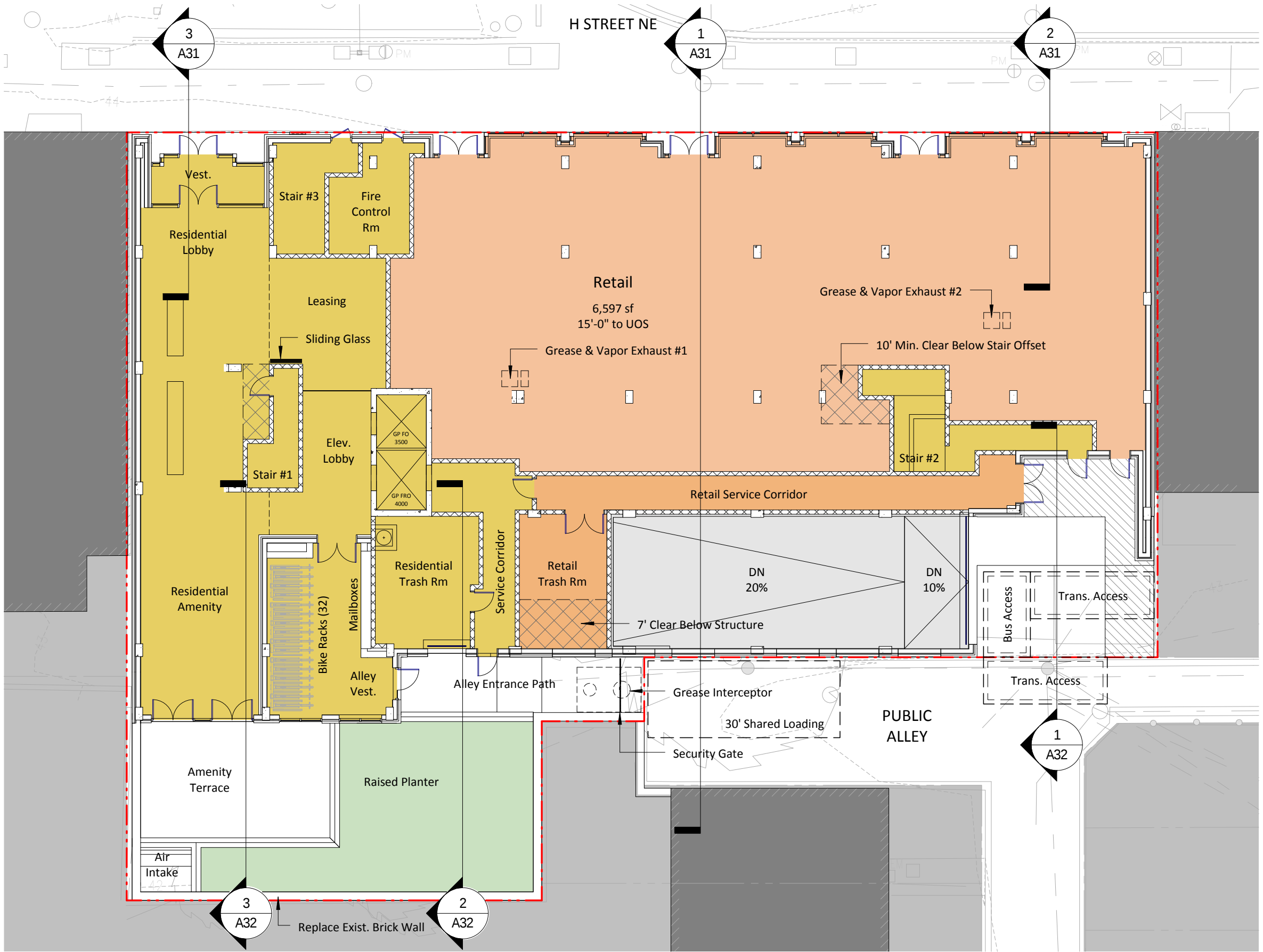
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Basement Level Plan
1/16" = 1'-0"

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1 : Ground Level (1st)

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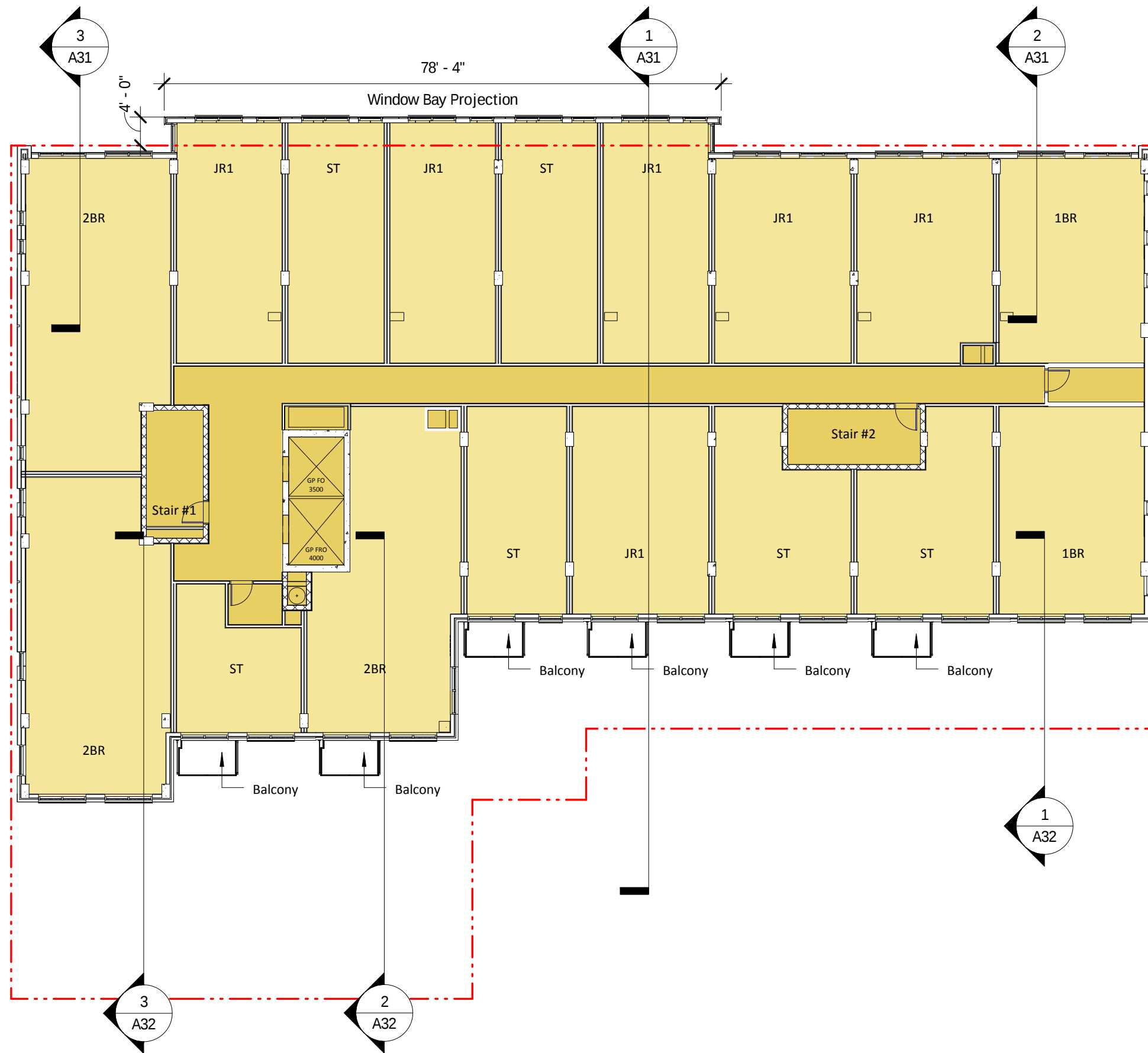


Ground Level Plan
1/16" = 1'-0"

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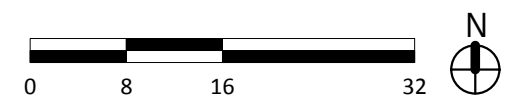
1 : First Residential Level (2nd)



H Street Bay Window Calculation (permitted by DC Code 3202.10.3):
 Width:
 For the first 24 ft. of the building width, the projection width may be up to 13 ft. For every additional foot of width, the bay width may increase by 6 in.

H Street building width: 159.67' (159'-8")
 A. First 24' of Width: 13'-0"
 B. Remaining Width: 159.67' - 24' = 135.67', 135.67' x 0.5' = 67.83'
 C. Total Permitted Width: 13.0' + 67.83' = 80.83' (80'-10")

Depth:
 H Street R.O.W. is greater than 70 feet, therefore a window bay depth of 4 feet is permitted.

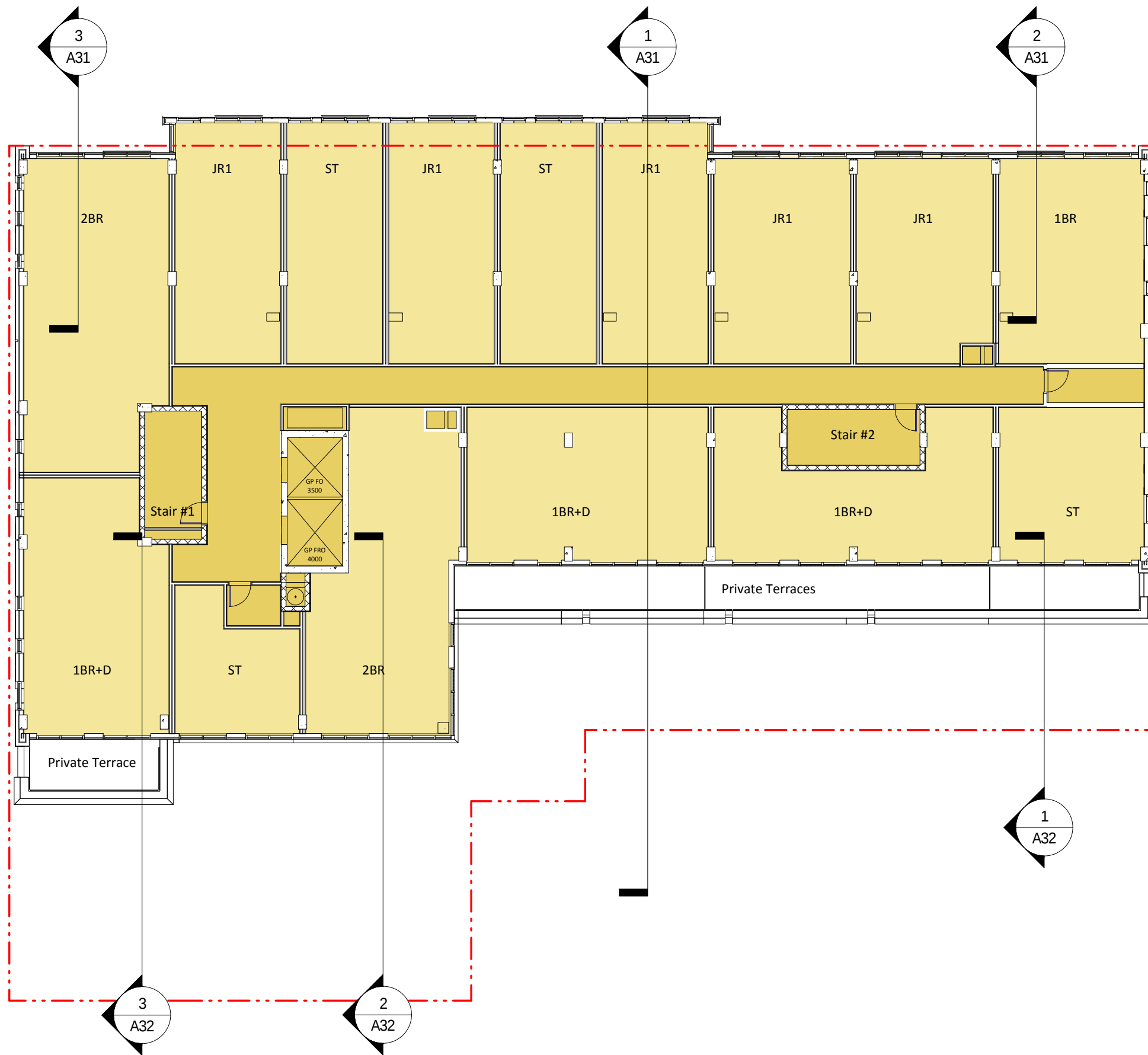


Typical Residential Level Plan
 1/16" = 1'-0"
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1 : Typical Residential Levels (3rd - 6th)

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1 : Upper Residential Levels (7th - 8th)





- Material Legend**
- ① Brick #1 : Boral Old Madison Modular
 - ② Brick #2 : Boral Spanish Moss Modular
 - ③ Fiber Cement Panels #1 : Minerate HD
 - ④ Fiber Cement Panels #2 : Nichiha Illuminations Series
 - ⑤ High-Pressure Laminate Panel #1 : Trespa Rusted Brown
 - ⑥ High-Pressure Laminate Panel #2 : Trespa Graphite Grey
 - ⑦ Metal Panel : Custom Color
 - ⑧ Aluminum Storefront
 - ⑨ Aluminum Doors and Windows
 - ⑩ Aluminum Balcony and Rail
 - ⑪ Metal Framed Glass Rail
 - ⑫ Steel Channel : Custom Color
 - ⑬ Steel Signage Support : Custom Color
 - ⑭ Coiling Door
 - ⑮ Hollow Metal Door
 - ⑯ Aluminum Louver
 - ⑰ Brick Privacy Wall
 - ⑱ Soil

1 : North Elevation - H Street

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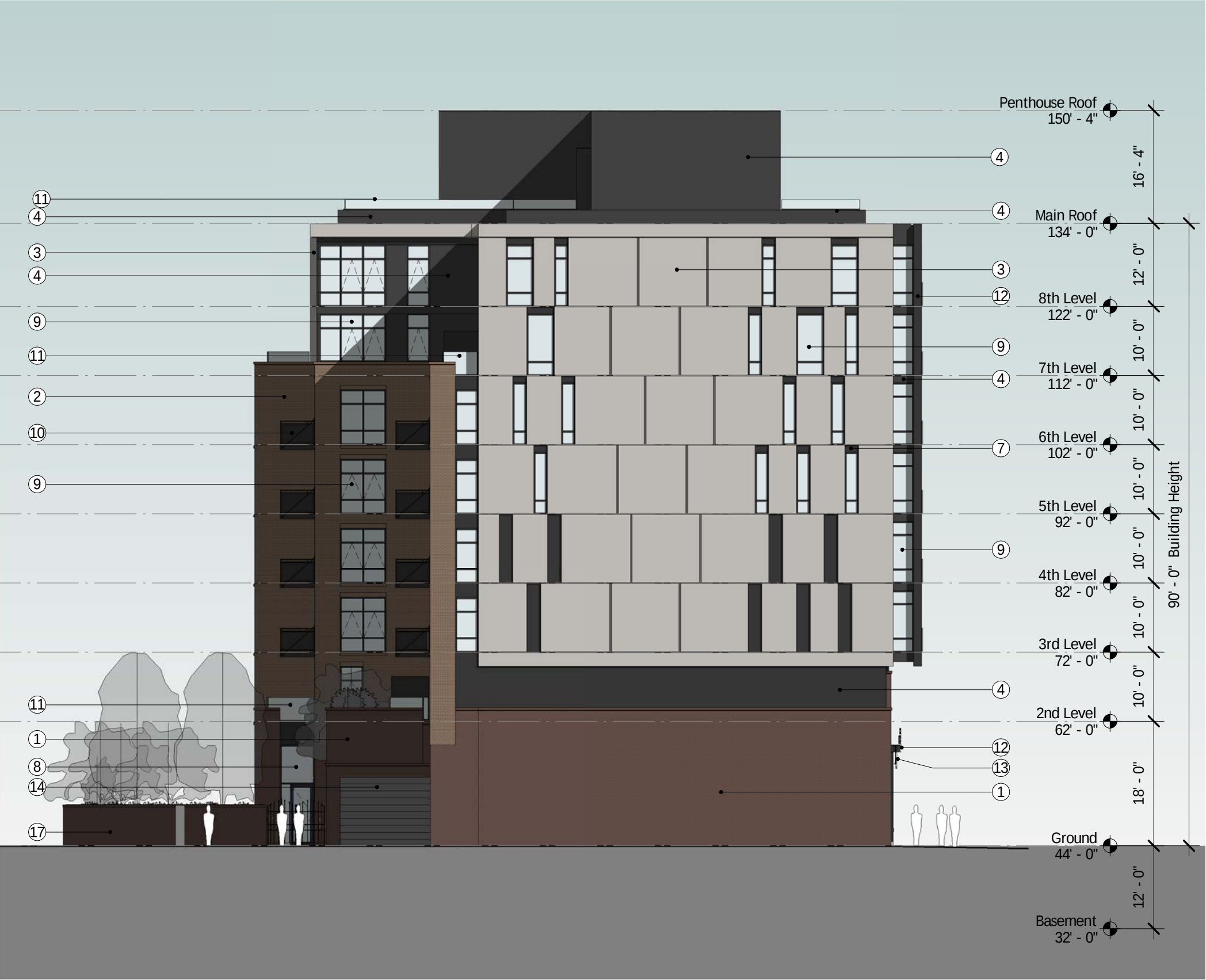
North Building Elevation
As indicated
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 - ⑨ Aluminum Doors and Windows
 - ⑩ Aluminum Balcony and Rail
 - ⑪ Metal Framed Glass Rail
 - ⑫ Steel Channel : Custom Color
 - ⑬ Steel Signage Support : Custom Color
 - ⑭ Coiling Door
 - ⑮ Hollow Metal Door
 - ⑯ Aluminum Louver
 - ⑰ Brick Privacy Wall
 - ⑱ Soil



1 : South Elevation



- Material Legend
- ① Brick #1 : Boral Old Madison Modular
 - ② Brick #2 : Boral Spanish Moss Modular
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 - ⑭ Coiling Door
 - ⑮ Hollow Metal Door
 - ⑯ Aluminum Louver
 - ⑰ Brick Privacy Wall
 - ⑱ Soil



1 : East Elevation

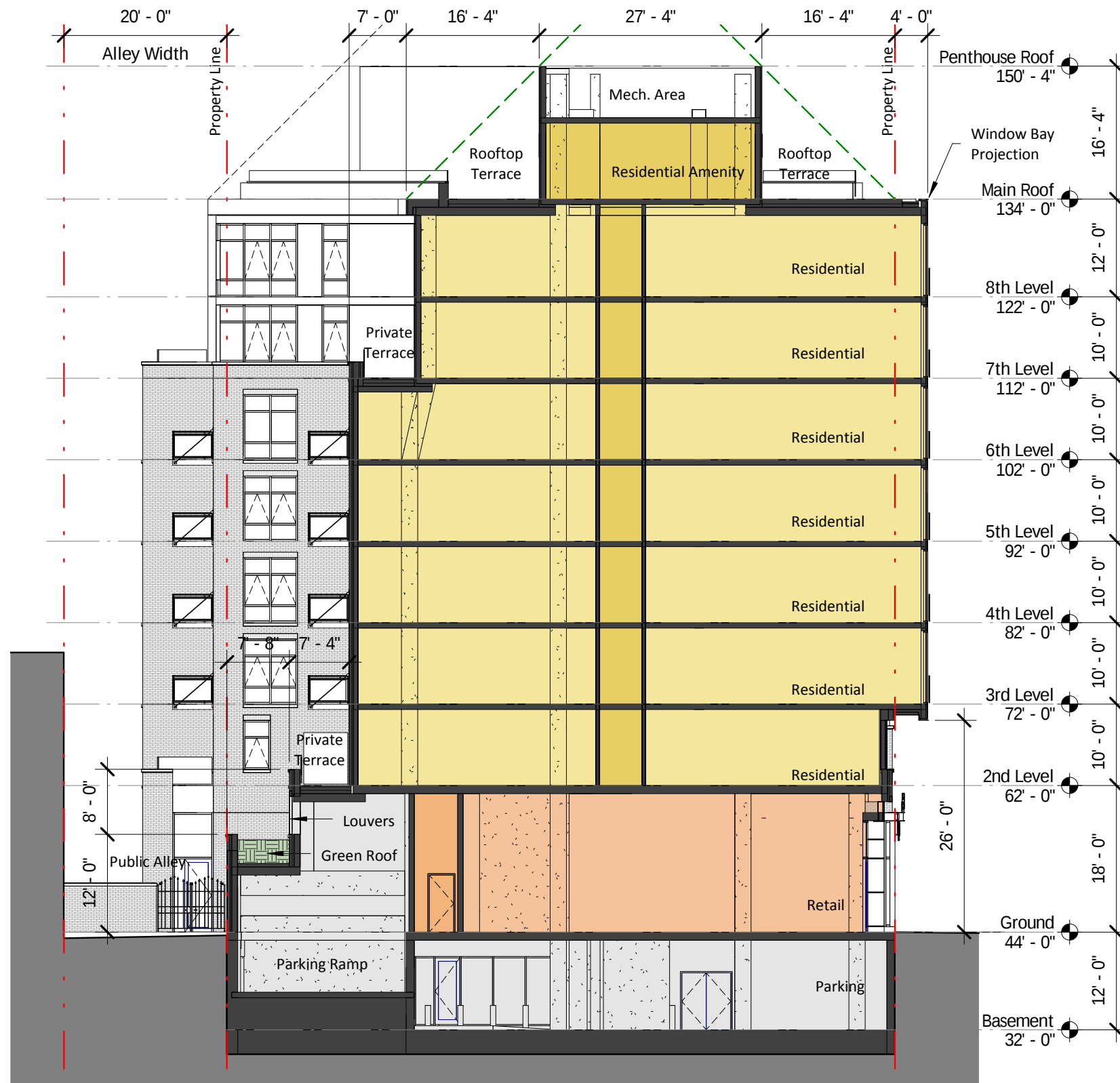
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Material Legend

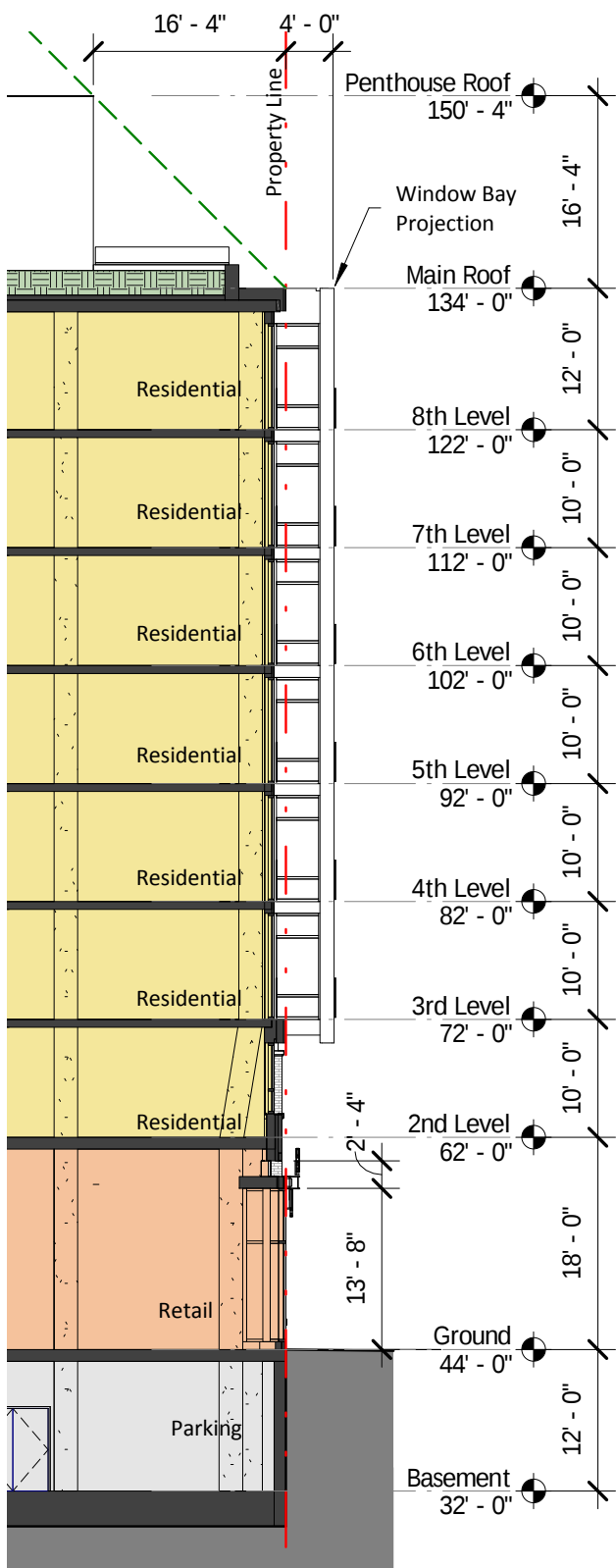
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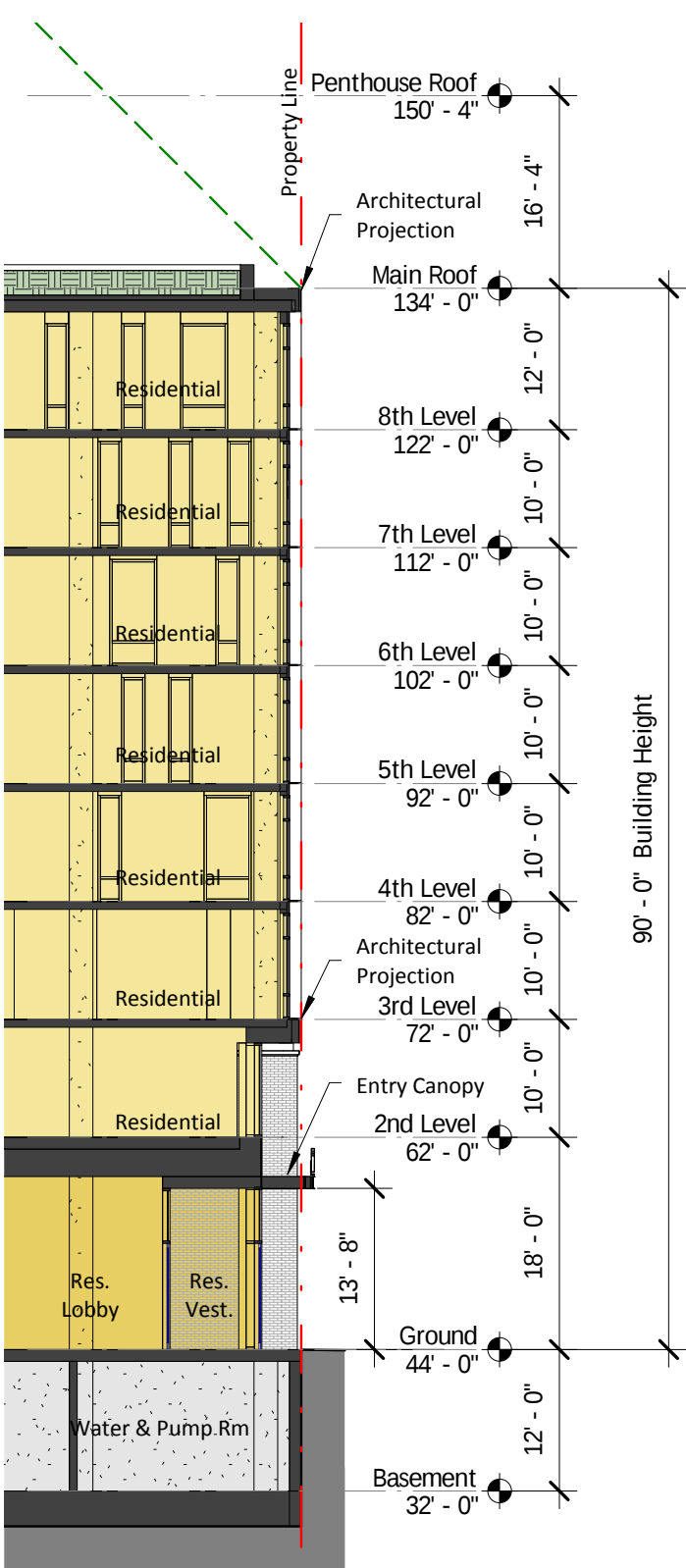
1 : Building Section 1

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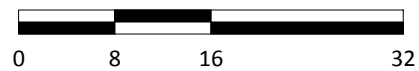
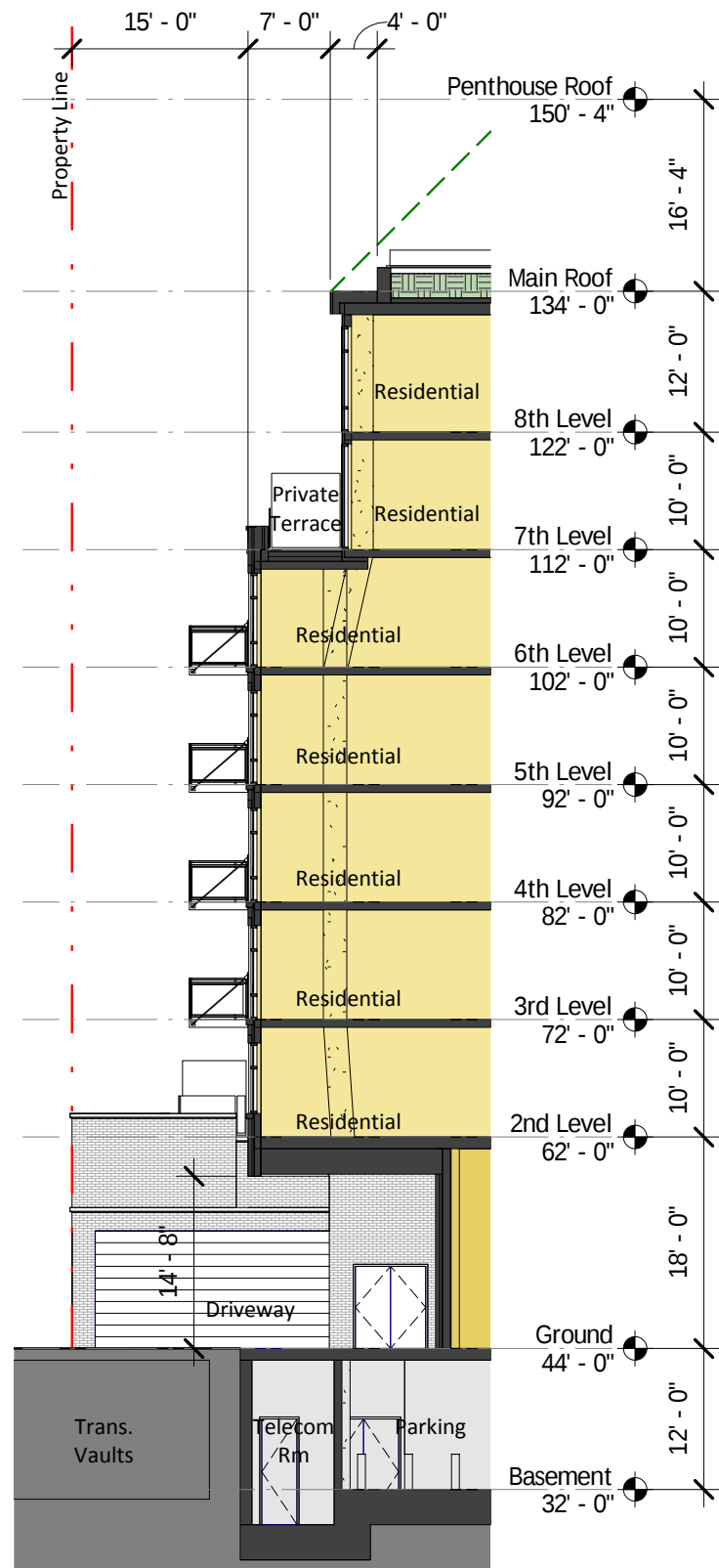
2 : Building Section 2



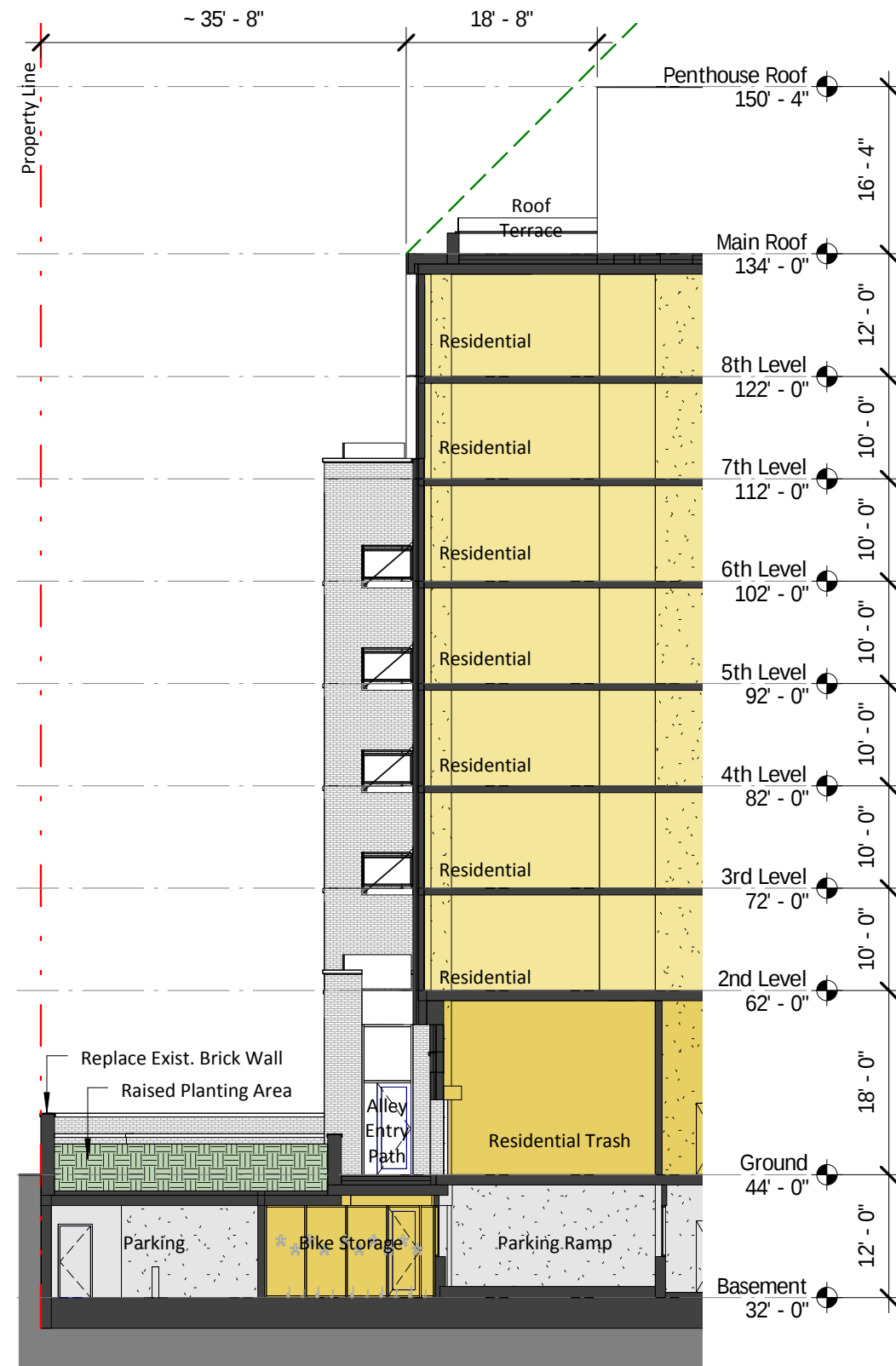
3 : Building Section 3

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

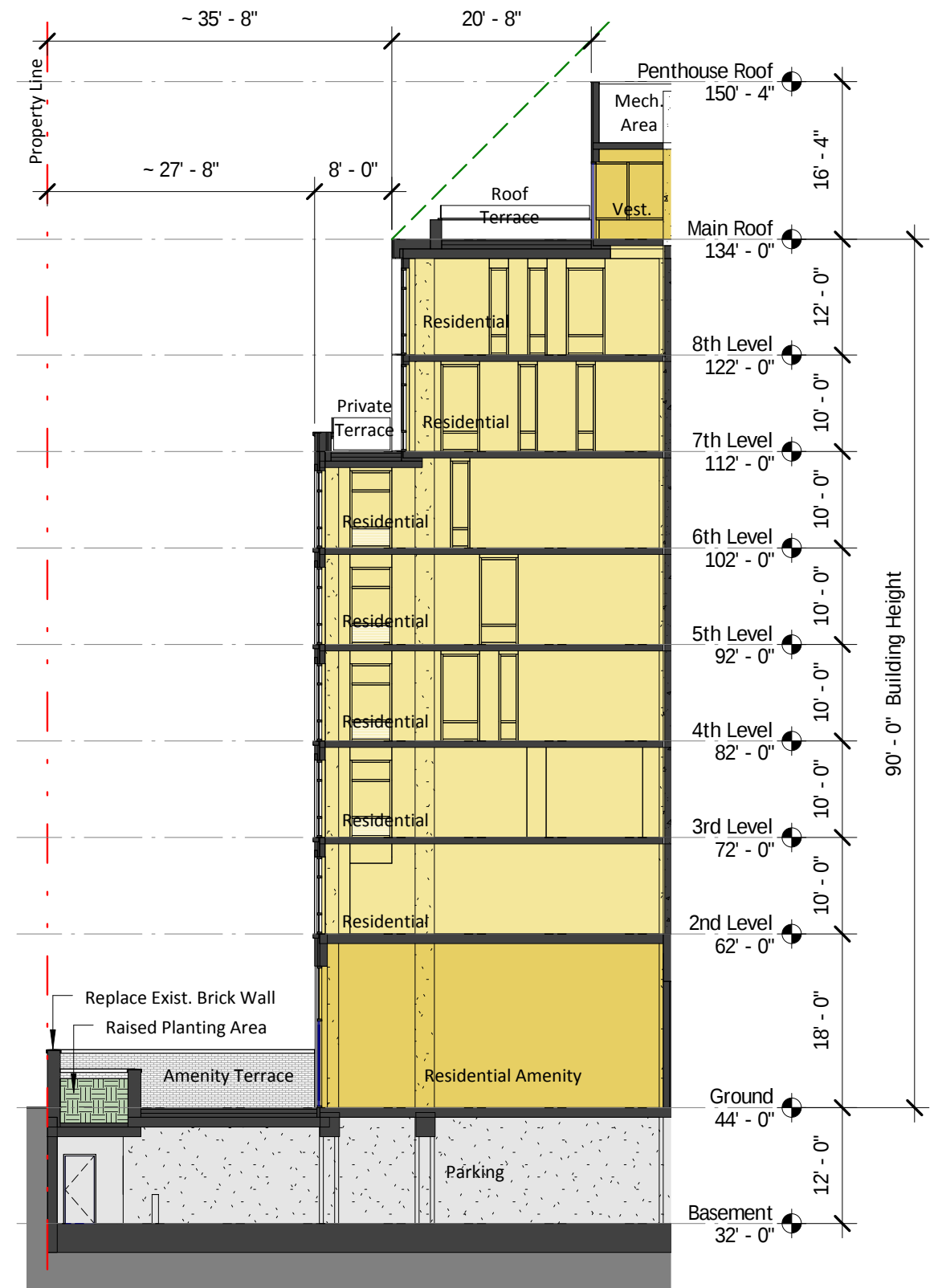
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1 : Building Section 4



2 : Building Section 5



3 : Building Section 6

Building Sections

1/16" = 1'-0"

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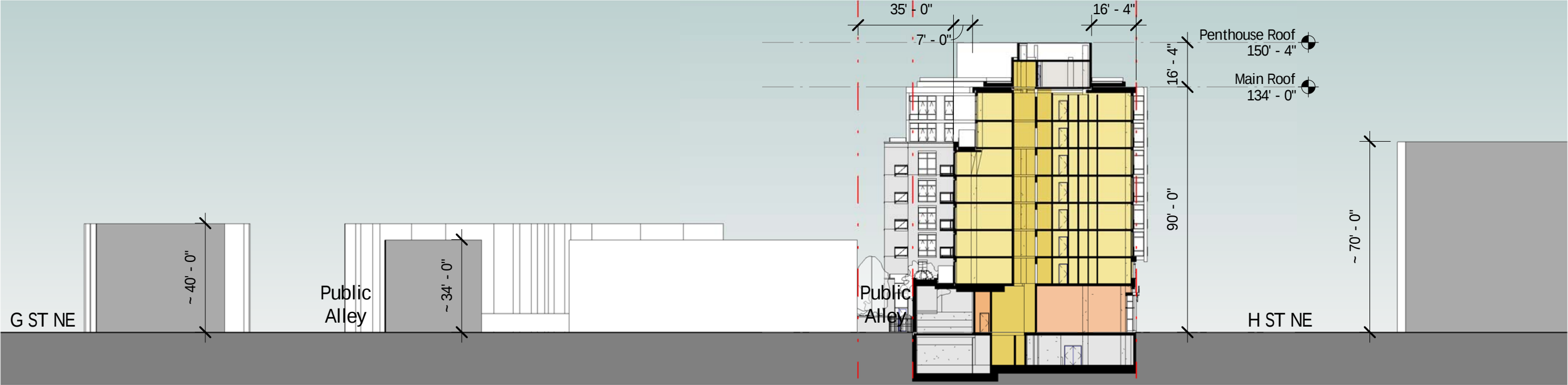
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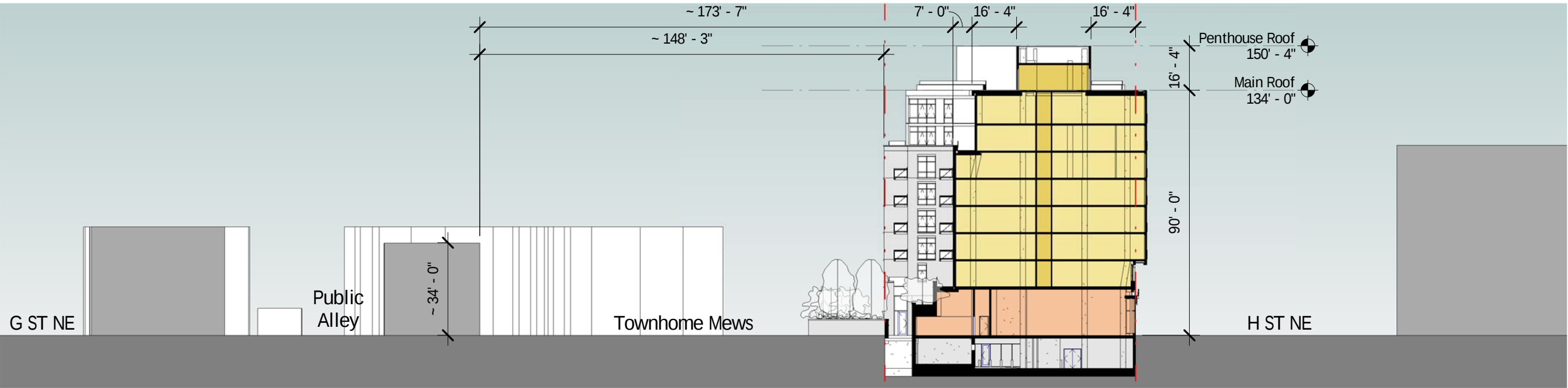
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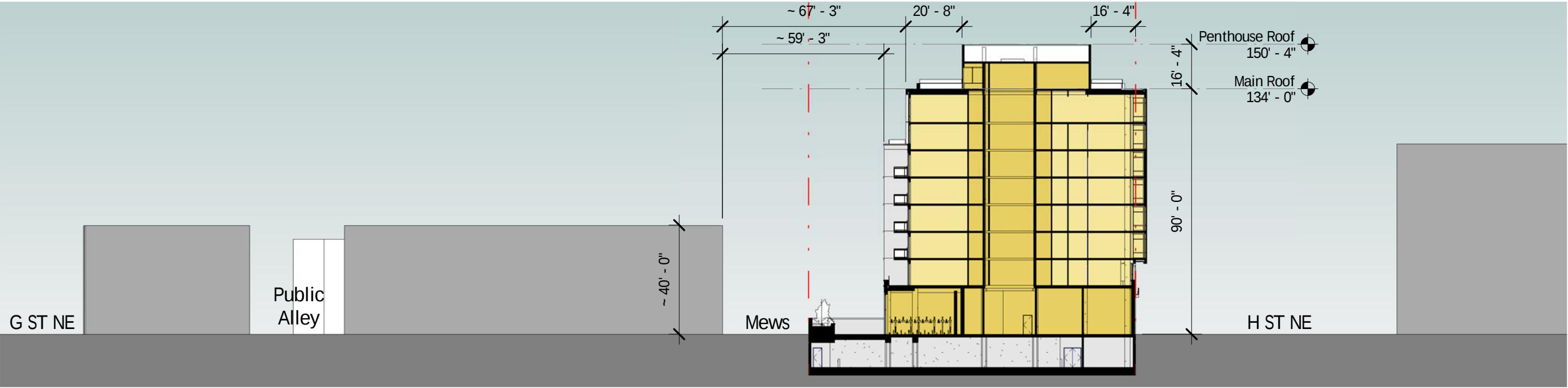
1 : Site Elevation A (North Facade)



2 : Site Section A (North-South)



1 : Site Section B (North-South)



2 : Site Section C (North-South)





1 : H Street View B - from North East

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2 : H Street View C - from North West

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1 : Townhome Muse View A - from South West

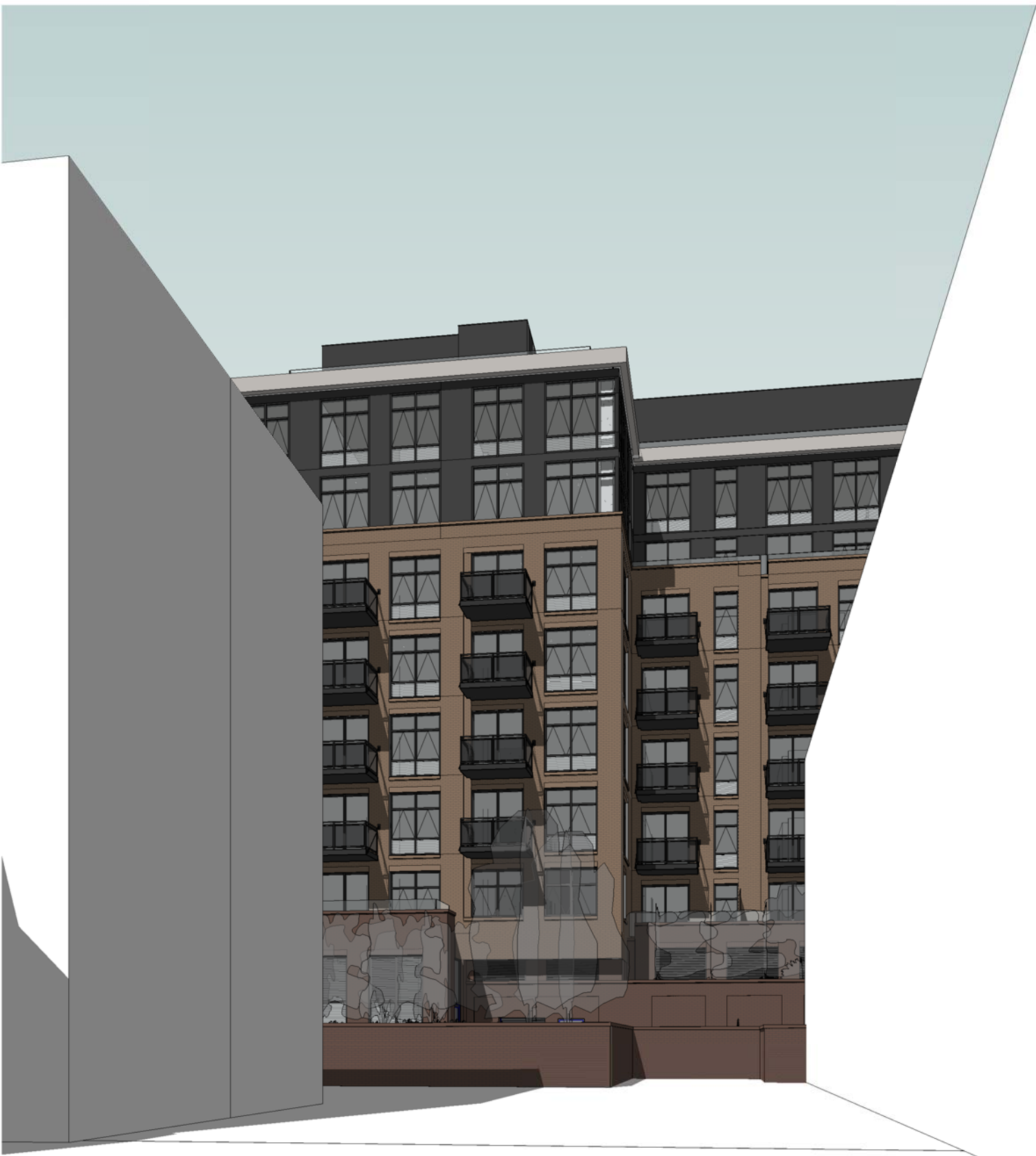


2 : Public Alley View A - from South East





1 : Public Alley View C - from South East



2 : Townhome Muse View C - from South



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Retail Frontage Rendering
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