

MRP | REALTY

List of Architectural Changes to 315 H Street

Basement (Parking) Level:

- Moved the ANC Storage closer to elevator lobby for ease of access.
- Moved Bike Storage to more visible location within garage, added storefront glazing, and added a bike maintenance stand to the work area.
- Shifted portion of foundation wall away from property line to lessen impact on closest neighboring townhomes and increase chance of existing tree's survival.
- Added Stair #3 in order to avoid a stair offset on the Ground Level and make room for a thru-lobby and the bike storage.

Ground (1st) Level:

- **Added bike storage that can accommodate up to 32 bikes to the ground floor, conveniently accessed from both the rear, alley, entrance—which may be more convenient for bicyclists—and the building's main lobby off H Street.**
- **Re-aligned the parking ramp entrance and truck maneuver zone with the end of the 16 foot wide alley to minimize blind spots and improve alley navigation—specifically turn into and from the 10 foot wide alley extending to 4th Street.**
- **Providing a 24-foot loading space on the property to the east of the garage entry.**
- Added a rear, alley entry to the building with direct access to the building lobby, bike racks, and mailboxes.
- Eliminated the offset of Stair #1 in order to create a thru-lobby with direct access to H Street, the Amenity Terrace, and the rear, alley, entrance.
- Created additional layers of depth and material to the Retail frontage and introduced bays that mimic the rhythm and scale of retail frontages on H Street.
- Changed the brick used at the base of the building to a heavily textured, tumbled earthy-red that is more in keeping with the H Street aesthetic.
- Designed a more subtle main building entry that matches—stylistically—the retail frontage while emphasizing the entry's verticality to distinguish it from the retail.
- Configured the Transformer and Bus Vaults to minimize their impact on the public alley.
- Added a dedicated Retail Trash Room.
- Reduced wall height by 8 feet for a portion of the alley-facing parking ramp wall closest to the Townhome Mews and added planting areas to the top of both the lower and higher portions of the wall in order to soften its impact on the neighboring mews and pedestrian-scale areas.
- Increased the planting area at the ground level terrace in order to improve the green buffer between the Townhome Mews and the Building's rear, alley, entrance.

- Agreed to collaborate with the Capitol Place HOA on the design of the new brick privacy wall built to replace their existing brick wall south of our project site.

Typical Residential (2nd thru 6th) Levels:

- Increased the amount of brick used on the south-facing façade, changed the brick on the 2nd through 6th floors to a lighter color, and introduced a more traditional design palette to transition the building to the more traditional, brick townhomes to the building's south. The increased brick also helps reduce glare that may impact the townhomes to the south.
- Shifted the south-facing bay plan-west in order to shift the balconies across from the Townhome Mews east, toward the alley, in an effort to improve townhome resident privacy.
- Refined the design of the balcony rails to include mostly solid panels that help provide privacy for both 315 H Street residents, Townhome residents, and reduces the amount of glare from the balcony doors.
- Increased the length of the Window Bay Projection on H Street in order to reduce the linear appearance of the longer building face.
- Aligned the north-facing fenestration within the light grey frame to create a more regular rhythm on the face of the building.
- Changed the light, highly reflective, fiber cement panels within the light-grey frame on the north face of the building to the charcoal grey color in order to simplify the design and reduce the amount of glare.

Upper Residential (7th thru 8th) Levels:

- Introduced a 7 to 8 foot building setback along the majority of the south-facing façade. This setback begins at 70 feet in order to respect the H Street Overlay maximum height of 70 feet.
- Aligned the north-facing fenestration within the light grey frame to create a more regular rhythm on the face of the building.
- Changed the light, highly reflective, fiber cement panels within the light-grey frame to the charcoal grey color in order to simplify the design and reduce the amount of glare.



315 H Street, NE

Washington, DC

Applicant

MRP Realty
3050 K Street, NW Suite 125
Washington DC 20007

Land Use Counsel

Goulston & Storrs
1999 K Street, NW, 5th Floor
Washington DC 20006

Architect

Hord | Coplan | Macht
2000 Duke Street, Suite 120
Alexandria VA 22314

Civil & Landscape

Bohler DC
1301 Pennsylvania Ave., NW, Suite 825
Washington DC 20004

Traffic Consultant

Grove Slade
1140 Connecticut Ave., NW, Suite 600
Washington DC 20036

Drawing Index

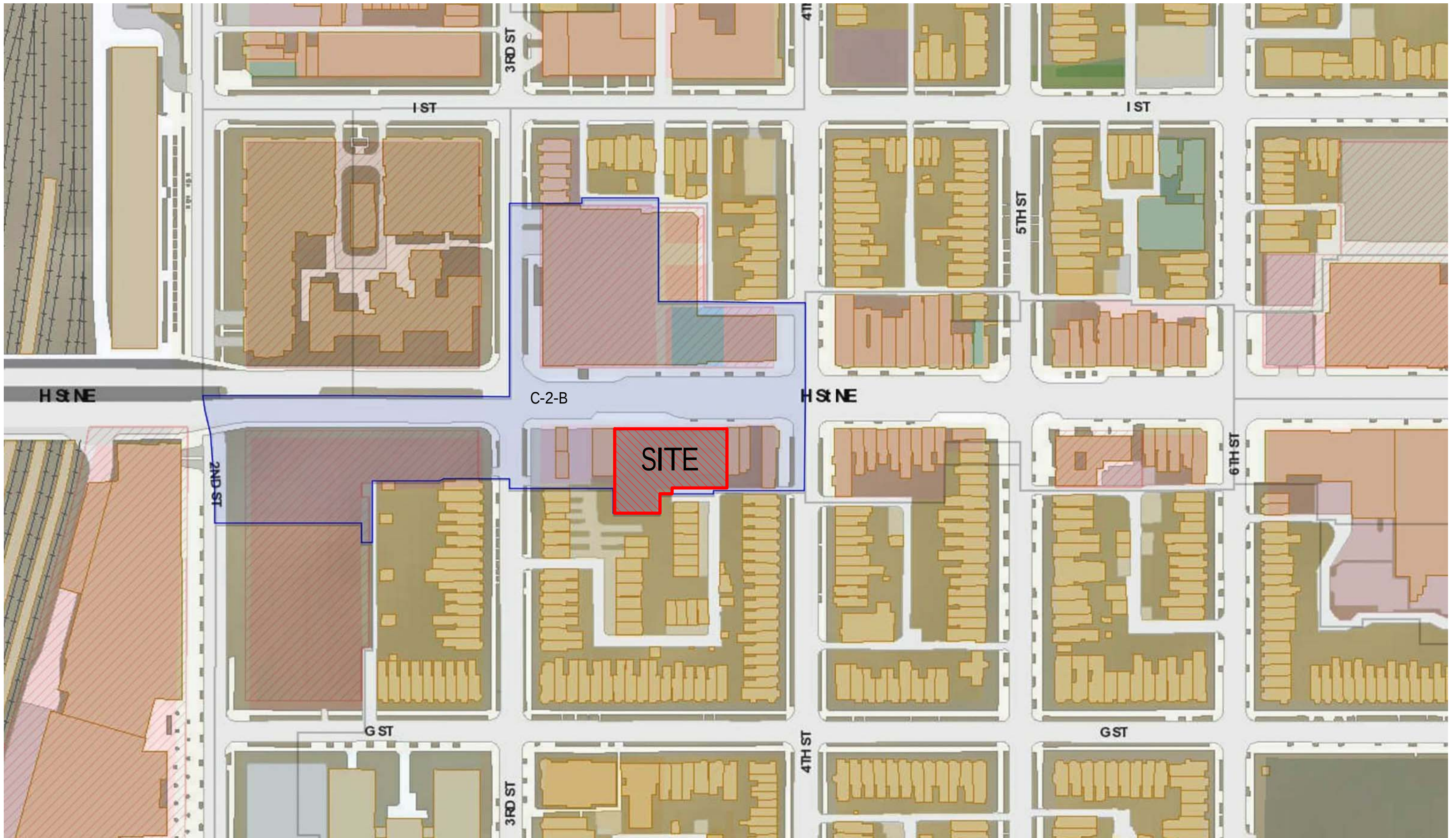
Architecture			Civil	Landscape
A0.1 Vicinity and Zoning Map	A1.4 First Residential Level Plan	A3.3 Site Sections & Elevations	C1 Cover Sheet	L1 Ground Level Planting Plan
A0.2 Contextual Site Plan & Images	A1.5 Typical Residential Level Plan	A3.4 Site Sections & Elevations	C2 Existing Conditions / Demolition Plan	L2 Green Roof Planting Plan
A0.3 Contextual Aerial Photograph & Images	A1.6 Upper Residential Level Plan	A4.1 Building & Contextual Perspectives	C3 Site / Grading Plan	L3 Ground Level Illustrative
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Cover Sheet & Drawing Index

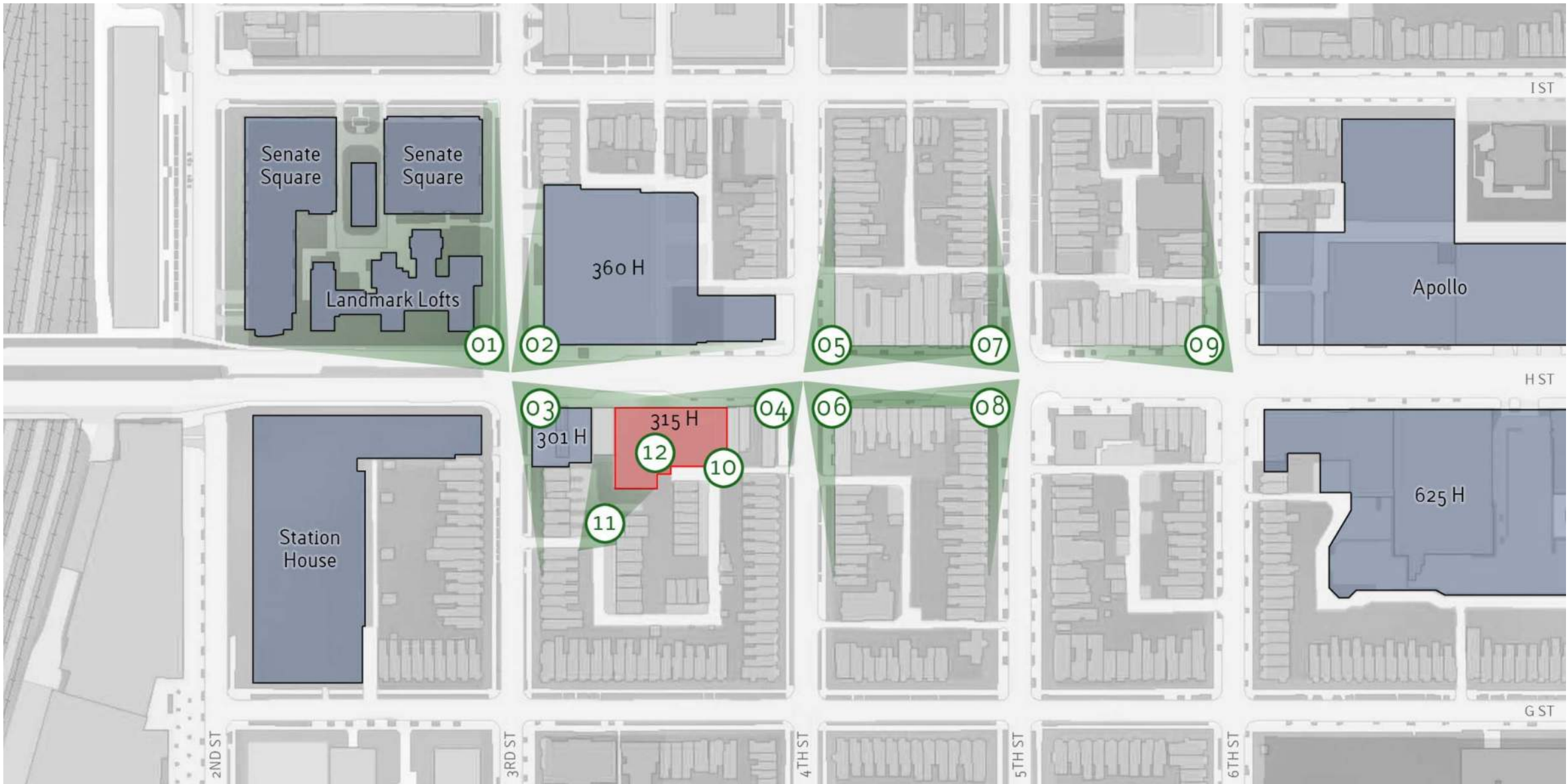
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1 : Vicinity and Zoning Map

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1 : Contextual Site Plan

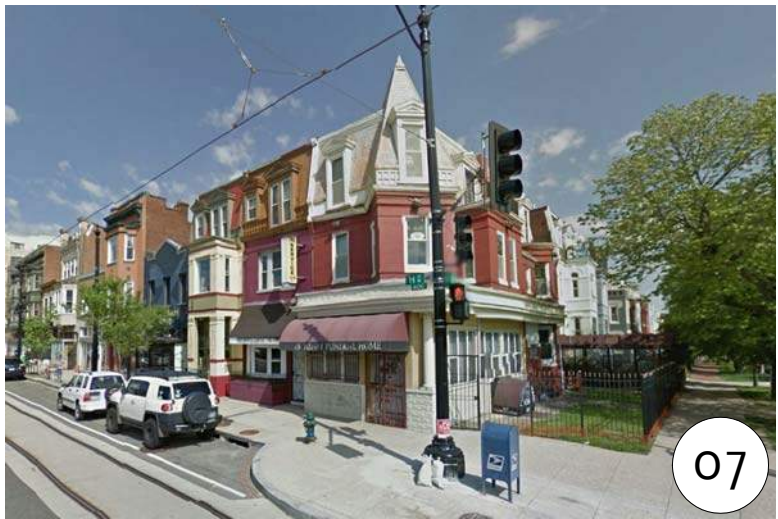
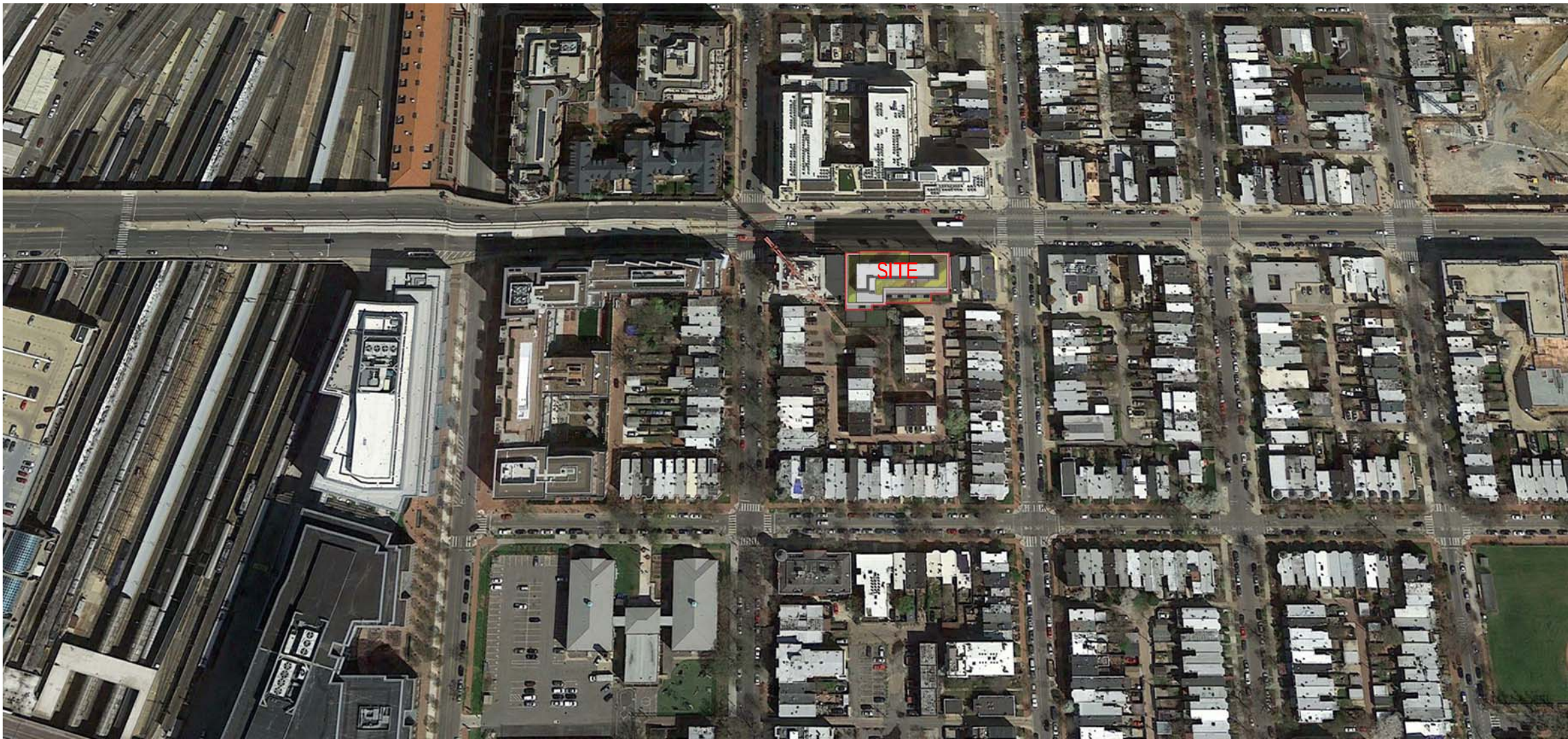


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Contextual Site Plan & Images
12" = 1'-0"
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1 : Contextual Aerial Photograph



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

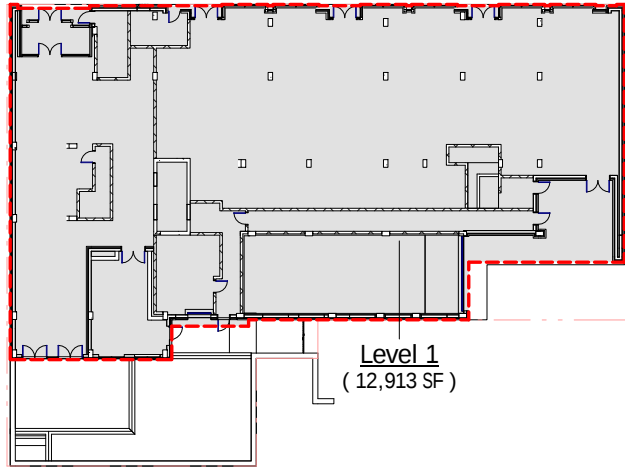


315 H Street, NE
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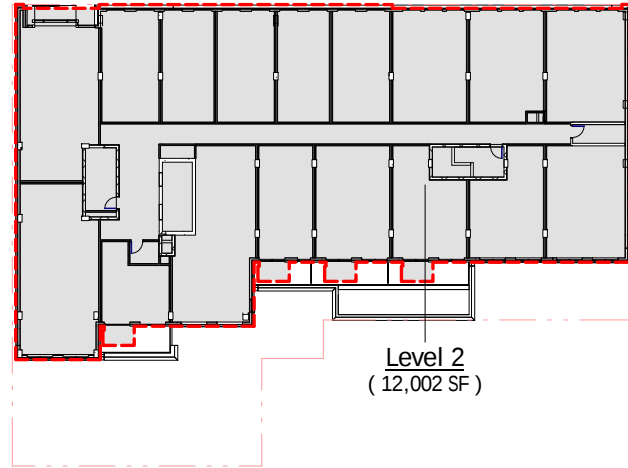
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Contextual Townhome Plan & Images
12" = 1'-0"

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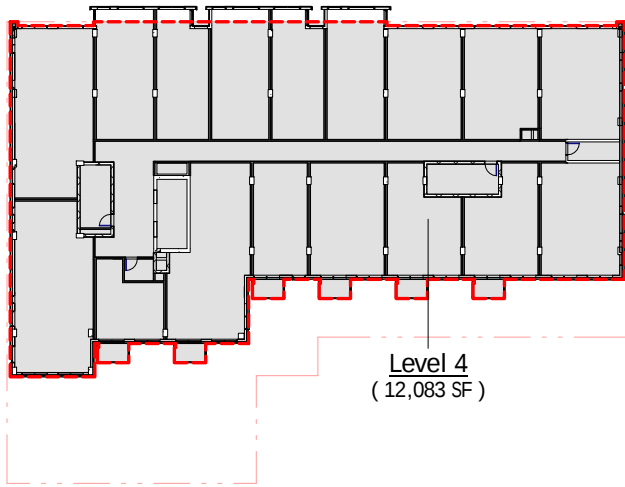
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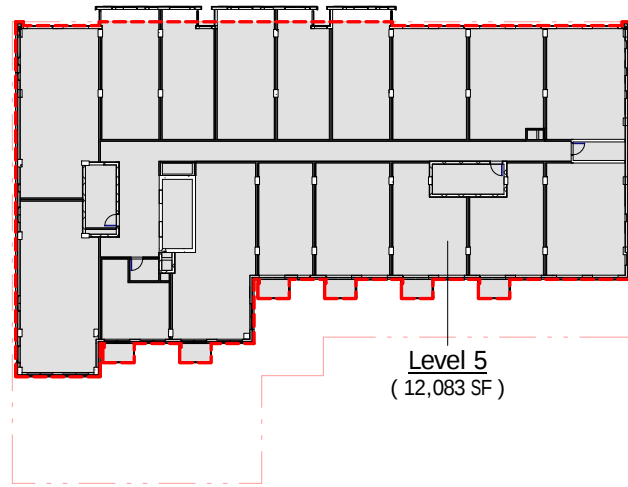
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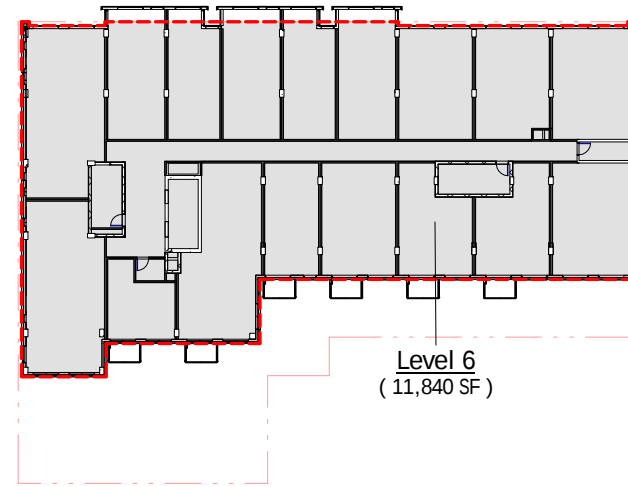
3 : Second Residential Level (3rd)



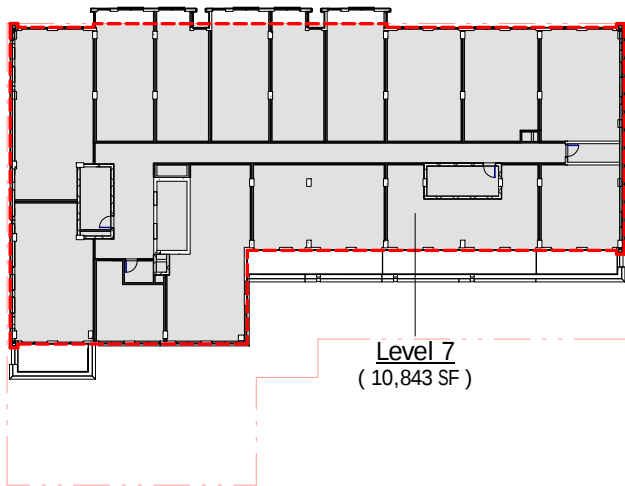
4 : Third Residential Level (4th)



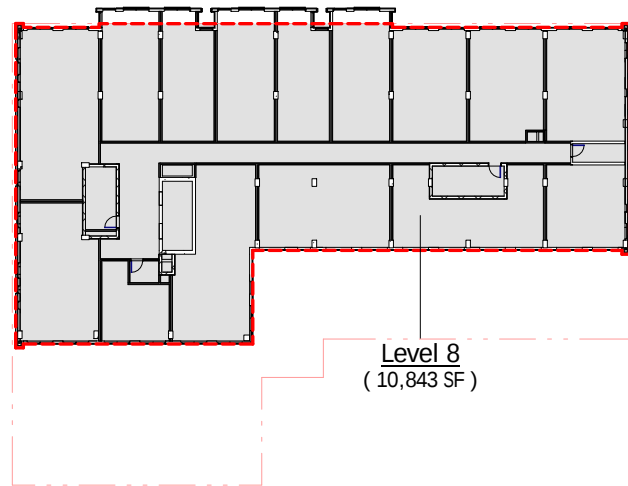
5 : Fourth Residential Level (5th)



6 : Fifth Residential Level (6th)



7 : Sixth Residential Level (7th)



8 : Seventh Residential Level (8th)

Building Area Tabulation

Building Allowable Area
15,813 x 6.0 = 94,878 sf

First Floor	12,913 gfa
Second Floor	12,002 gfa
Third Floor	12,083 gfa
Fourth Floor	12,083 gfa
Fifth Floor	12,083 gfa
Sixth Floor	11,840 gfa
Seventh Floor	10,843 gfa
Eighth Floor	10,843 gfa
Total Building Area	94,690 gfa
F.A.R. Provided	5.988

Retail Allowable Area
15,813 x 2.0 = 31,626 sf

Retail	5,810 gsf
Other Retail*	487 gsf
Total Retail	6,297 gsf
F.A.R. Provided	0.398
* Includes Service Areas	

Calculated Gross Floor Area

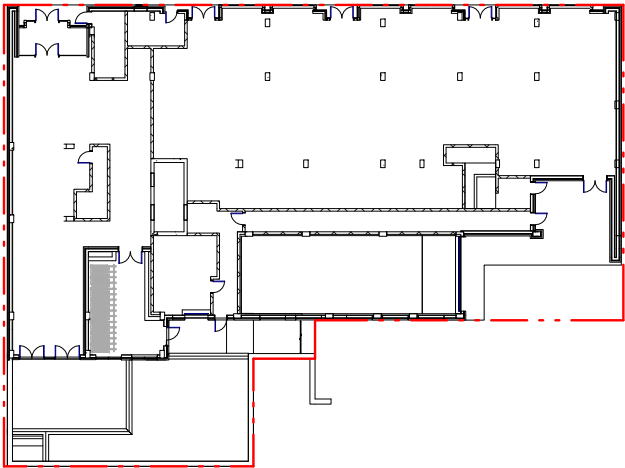


Gross Floor Area Exhibit

As indicated

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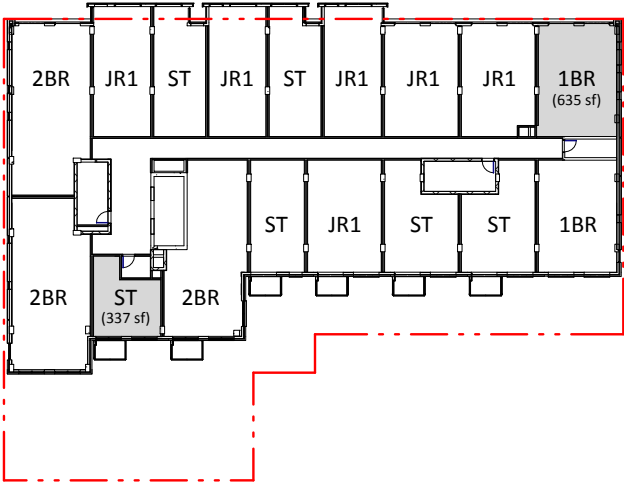
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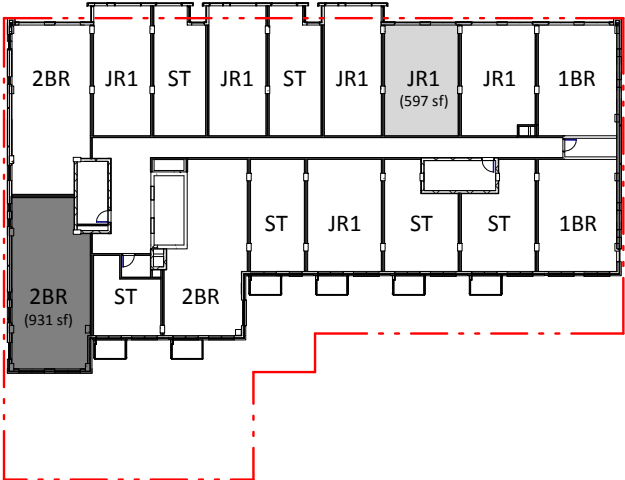
1 : Ground Level (1st)



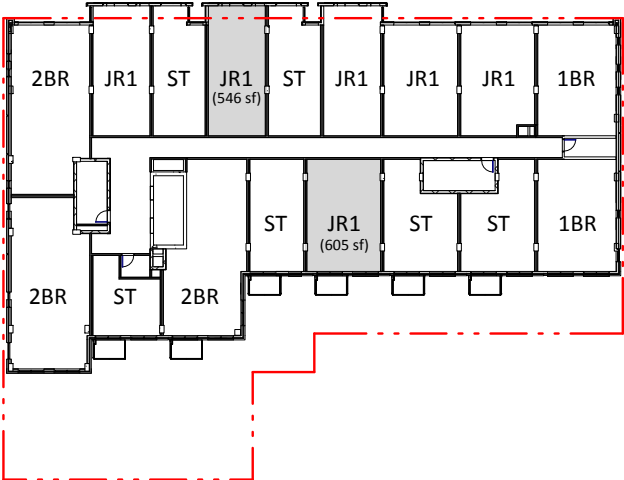
2 : First Residential Level (2nd)



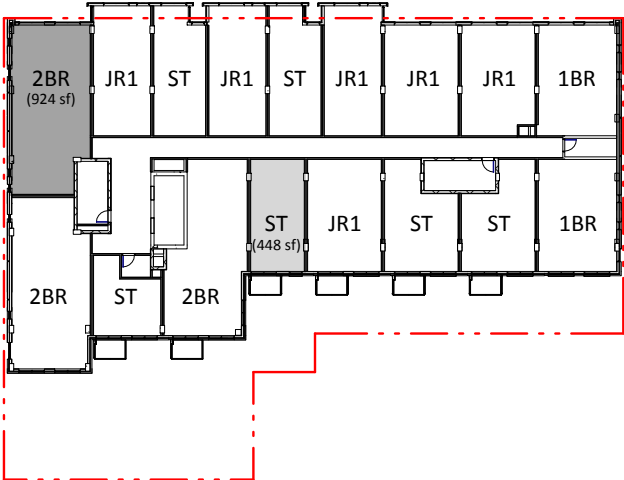
3 : Second Residential Level (3rd)



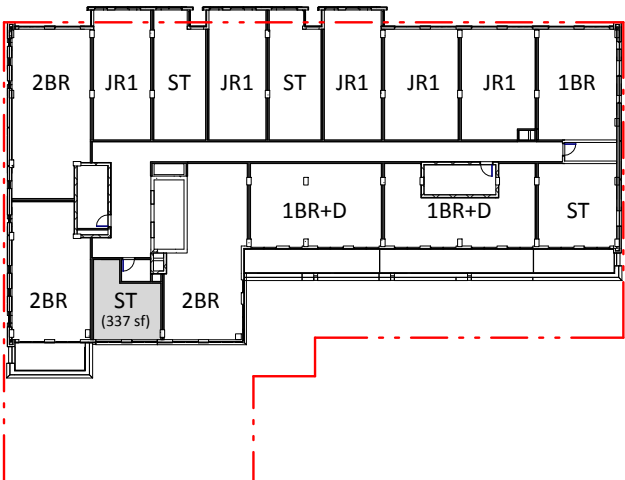
4 : Third Residential Level (4th)



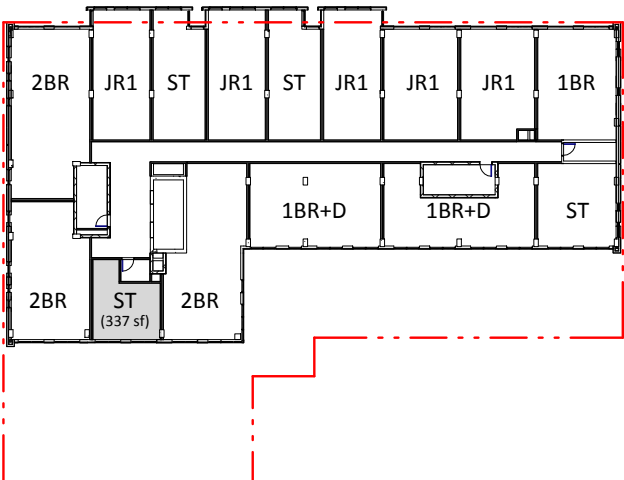
5 : Fourth Residential Level (5th)



6 : Fifth Residential Level (6th)



7 : Sixth Residential Level (7th)



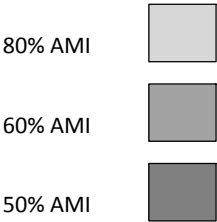
8 : Seventh Residential Level (8th)

Affordable Housing Tabulation

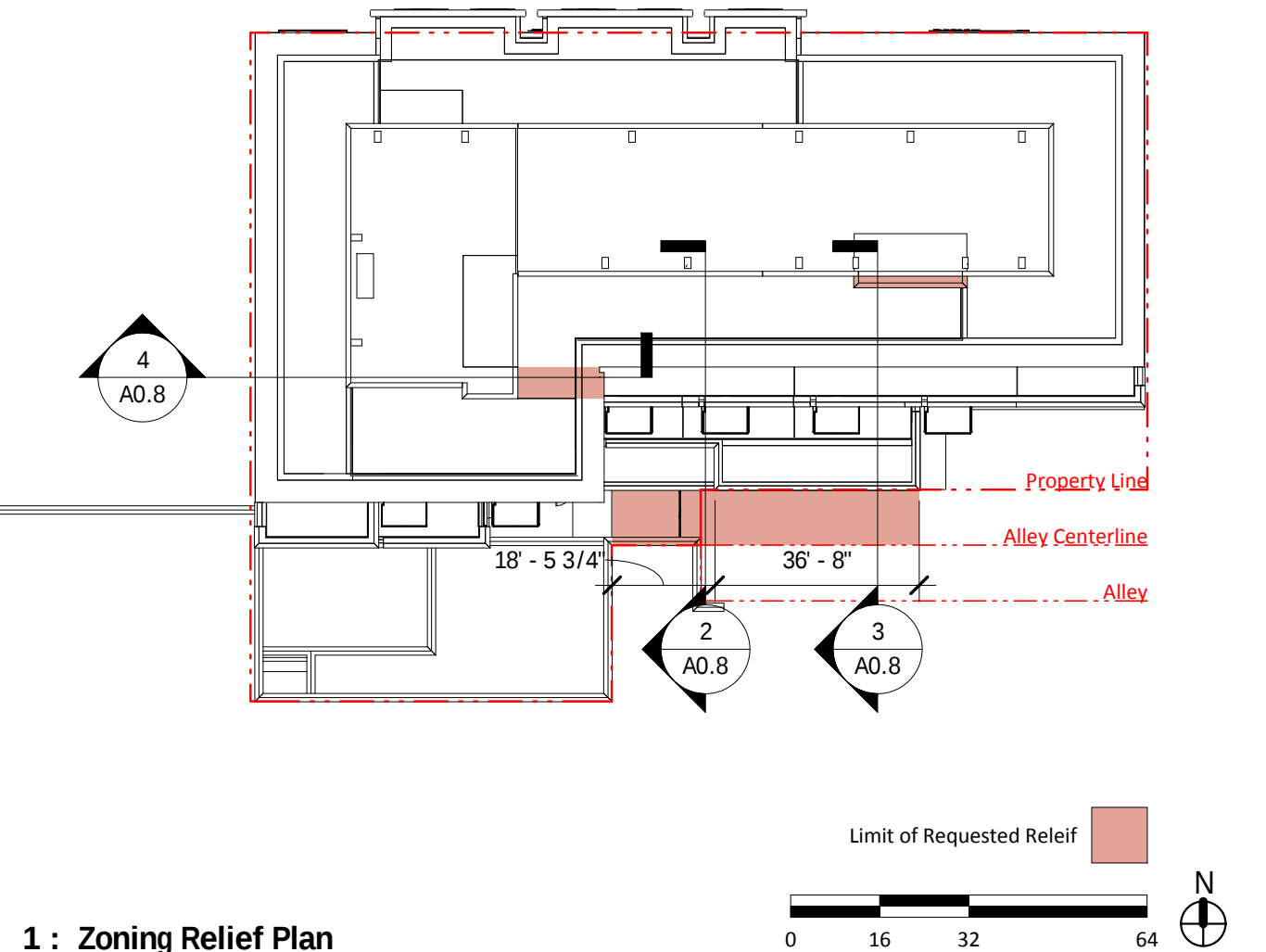
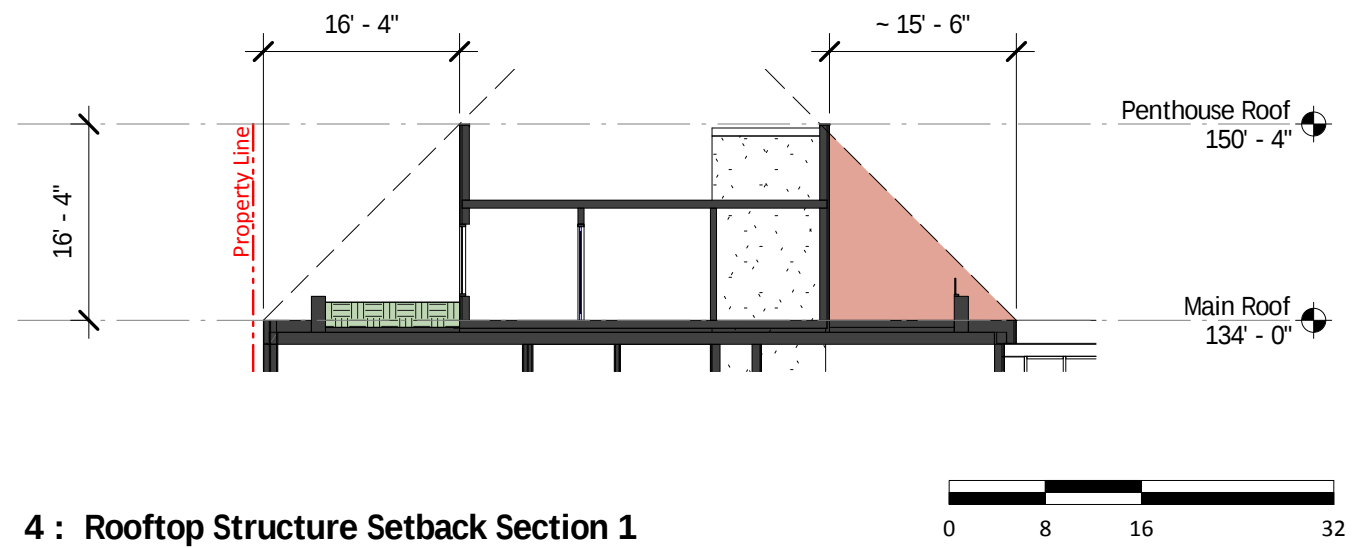
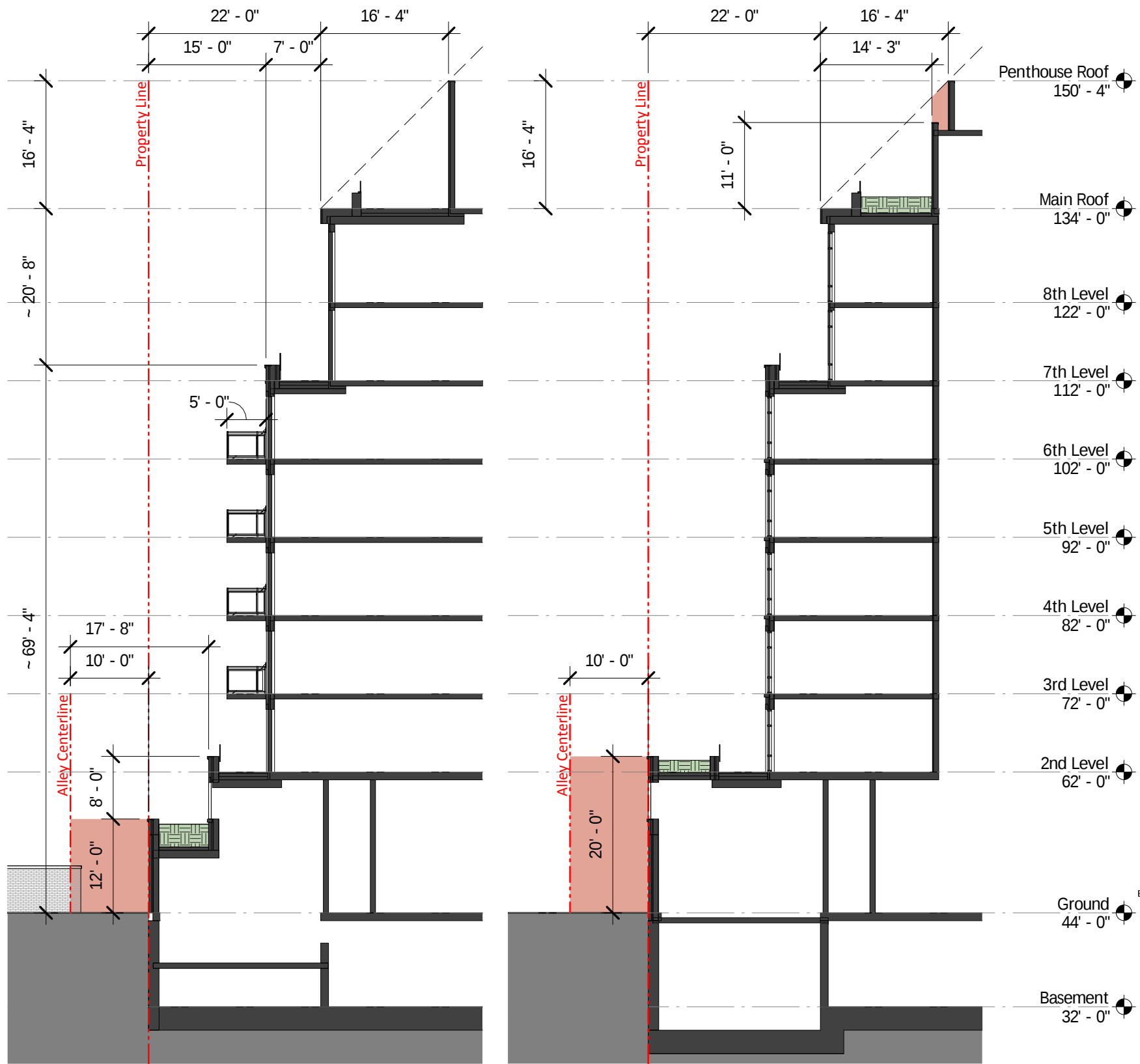
80% AMI Units		
1BR+D	on 2nd Level	850 sf
1BR	on 2nd Level	643 sf
1BR	on 3rd Level	635 sf
ST	on 3rd Level	337 sf
JR1	on 4th Level	597 sf
JR1	on 5th Level	546 sf
JR1	on 5th Level	605 sf
ST	on 6th Level	448 sf
ST	on 7th Level	337 sf
ST	on 8th Level	337 sf
Total		5,335 sf

60% AMI Unit		
2BR	on 6th Level	924 sf
Total		924 sf

50% AMU Unit		
2BR	on 4th Level	931 sf
Total		931 sf

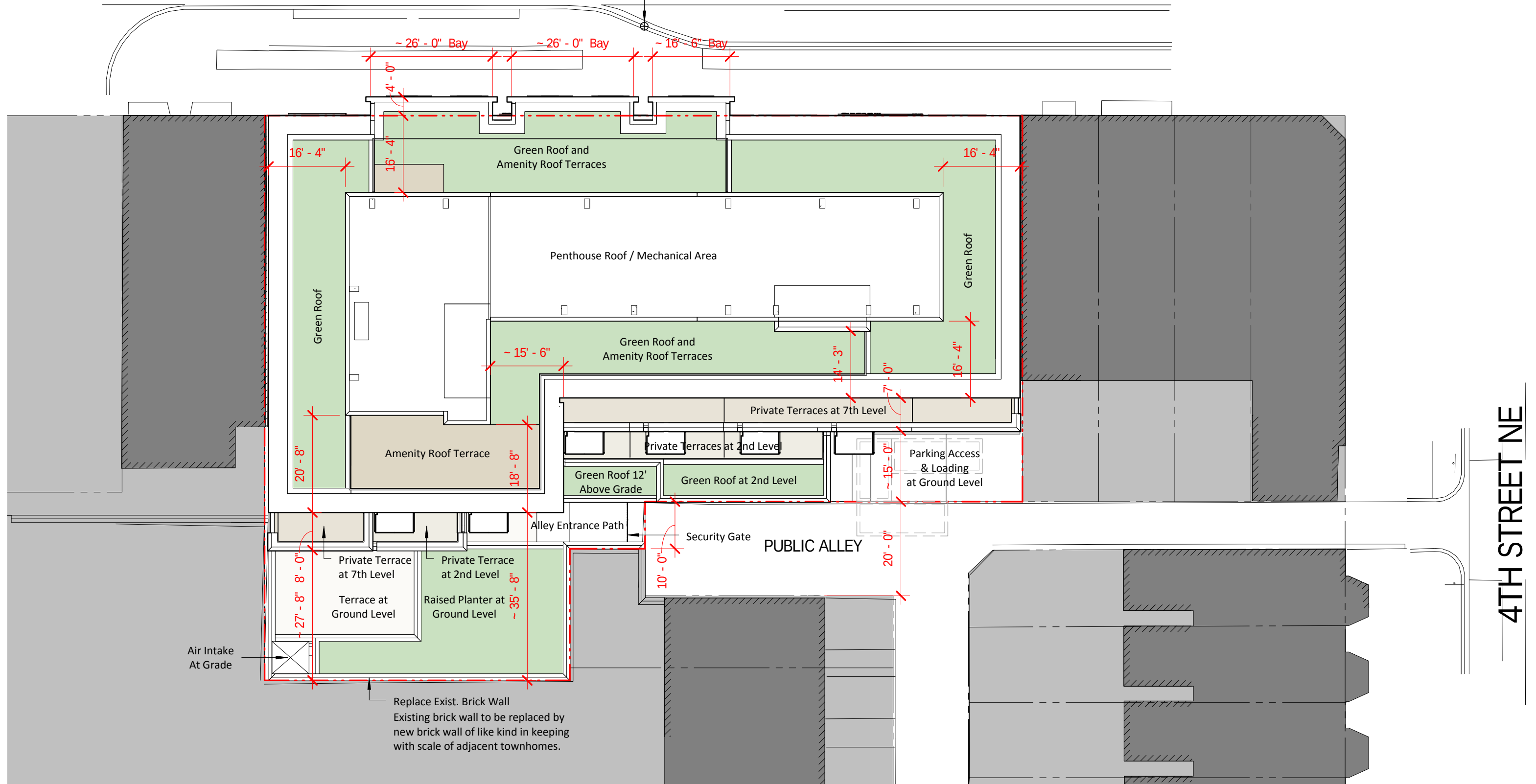


This is for illustrative purposes and is not intended to reflect the exact location of each affordable unit due to the fact that the total number of residential units has not yet been determined. The final affordable floor plan will reflect a similar proportion of unit types and locations.



H STREET NE

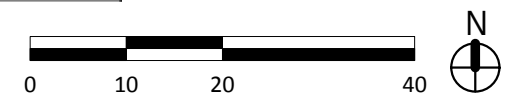
Building height measured from T.O. curb
at center of H Street building frontage



1 : Architectural Site Plan

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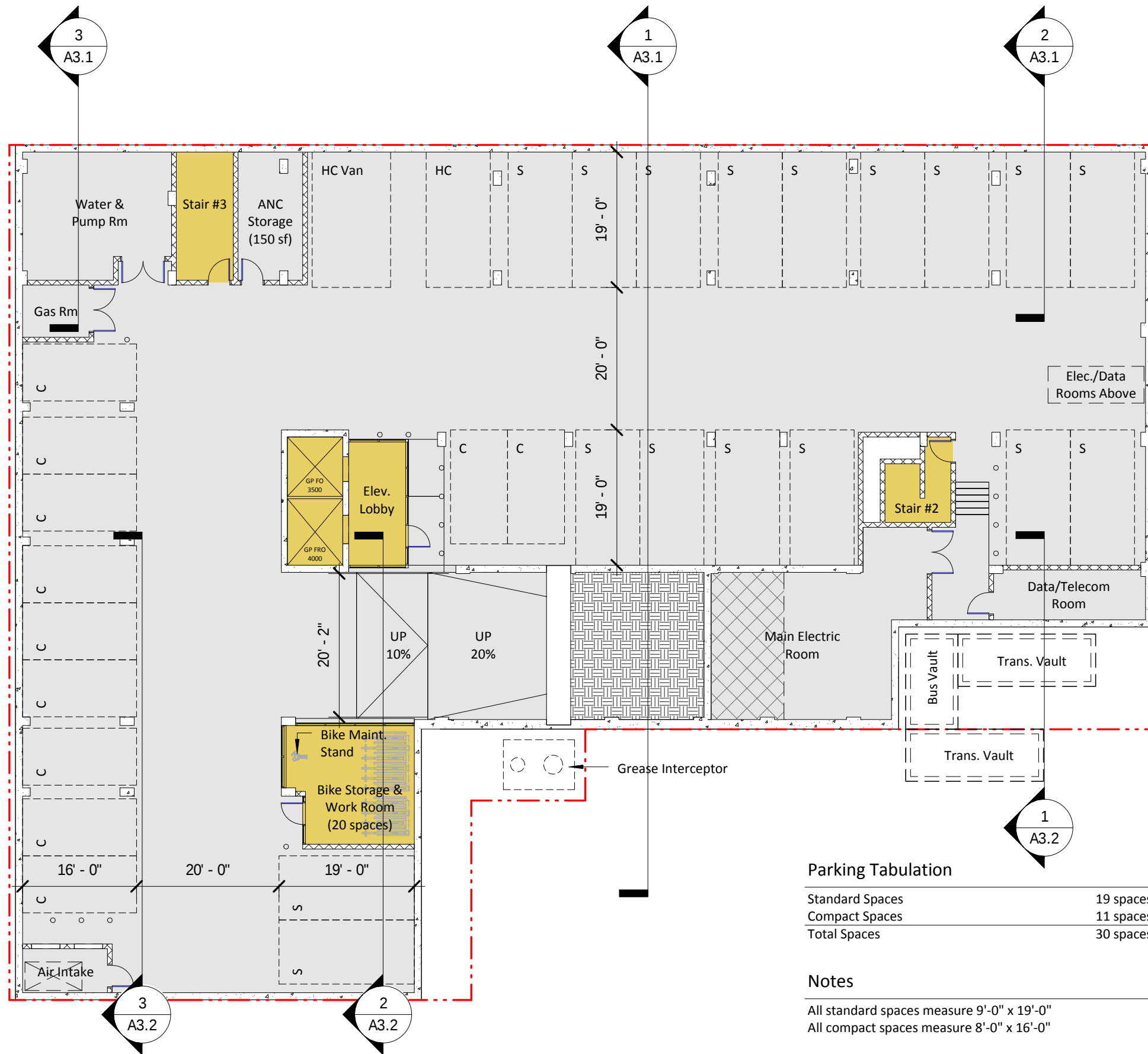


Architectural Site Plan

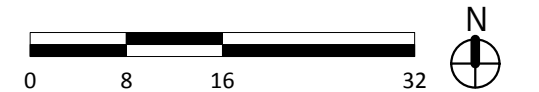
$$1'' = 20'-0''$$

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A1.1



Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.



1 : Basement Level

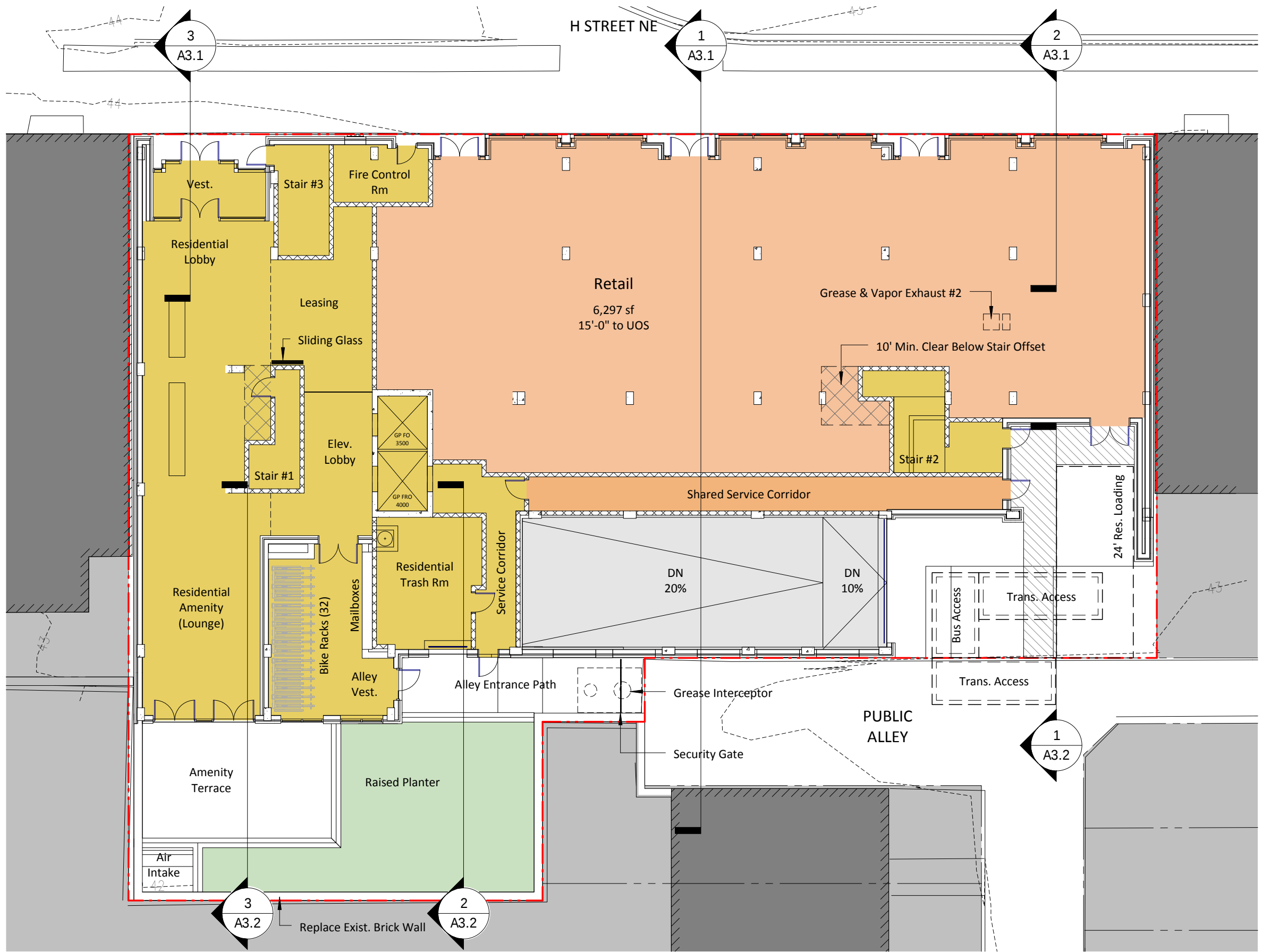
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Basement Level Plan
1/16" = 1'-0"

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A1.2



Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.



1 : Ground Level (1st)

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Ground Level Plan
1/16" = 1'-0"
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A1.3



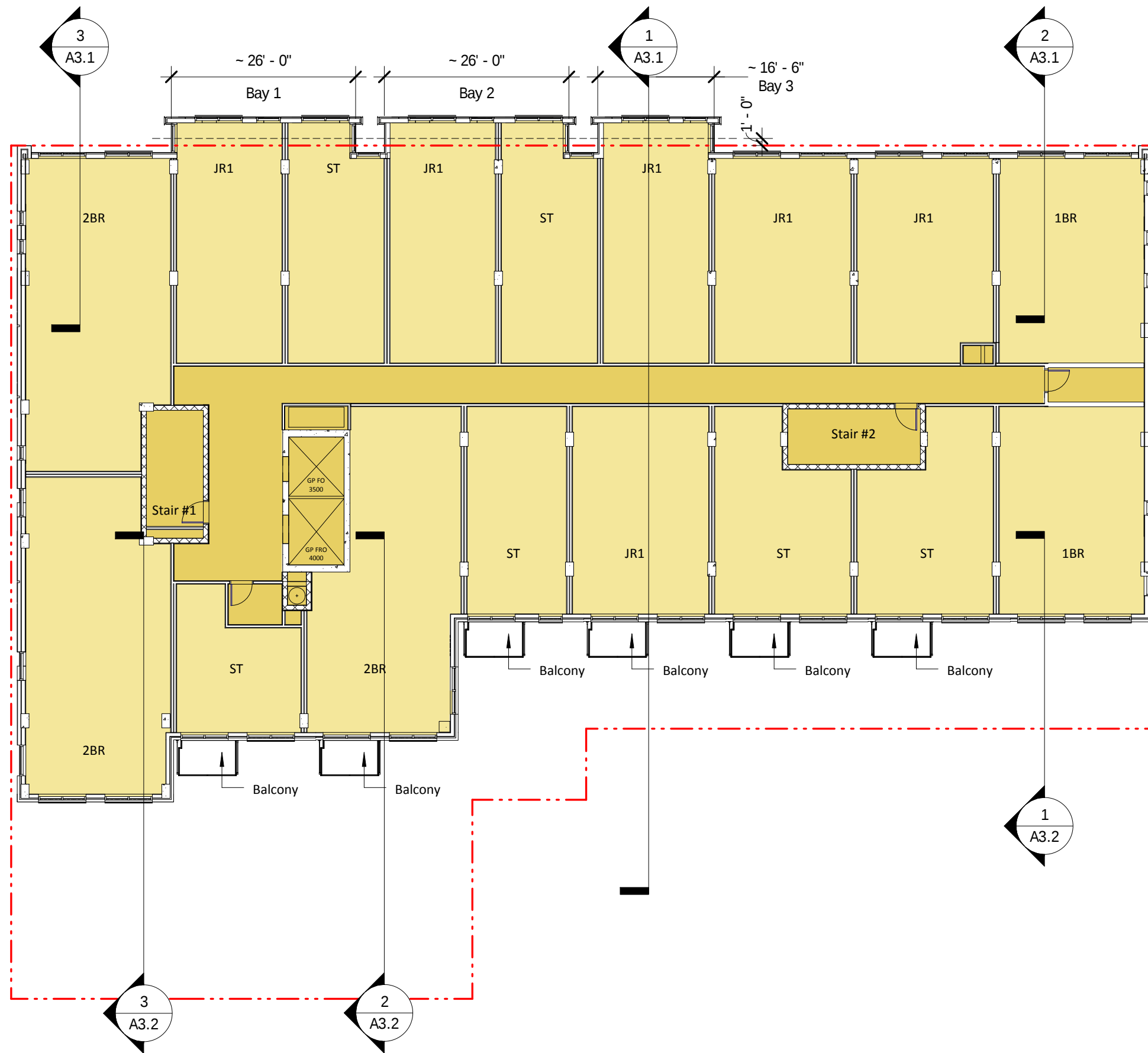
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1 : First Residential Level (2nd)

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H Street Bay Window Calculation (permitted by DC Code 3202.10.3):
 Multiply Bay 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")

Single Bay Width:
 or 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 2 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 0.166' = 22.61'
 C. Total Permitted Width: 13.0' + 22.61' = 35.61' (35' - 7")

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

Proposed Bays:
 Bay 1 (26' - 0") + Bay 2 (26' - 0") + Bay 3 (16' - 6") = 68' - 6"

Interior plan layouts are conceptual and shown for illustrative purposes. Final layouts may vary. Retail layouts and entrance locations will depend on retail leasing.



1 : Typical Residential Levels (3rd - 6th)

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Typical Residential Level Plan

1/16" = 1'-0"

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A1.5