





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



1 : Shadow Study - September 9AM



2 : Shadow Study - September 12PM



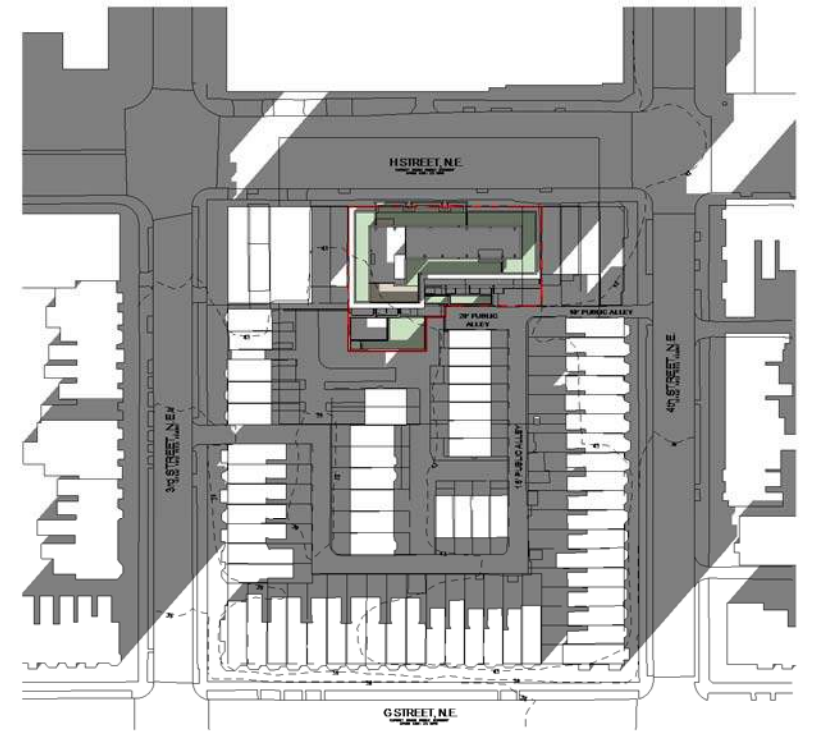
3 : Shadow Study - September 3PM



4 : Shadow Study - December 9AM

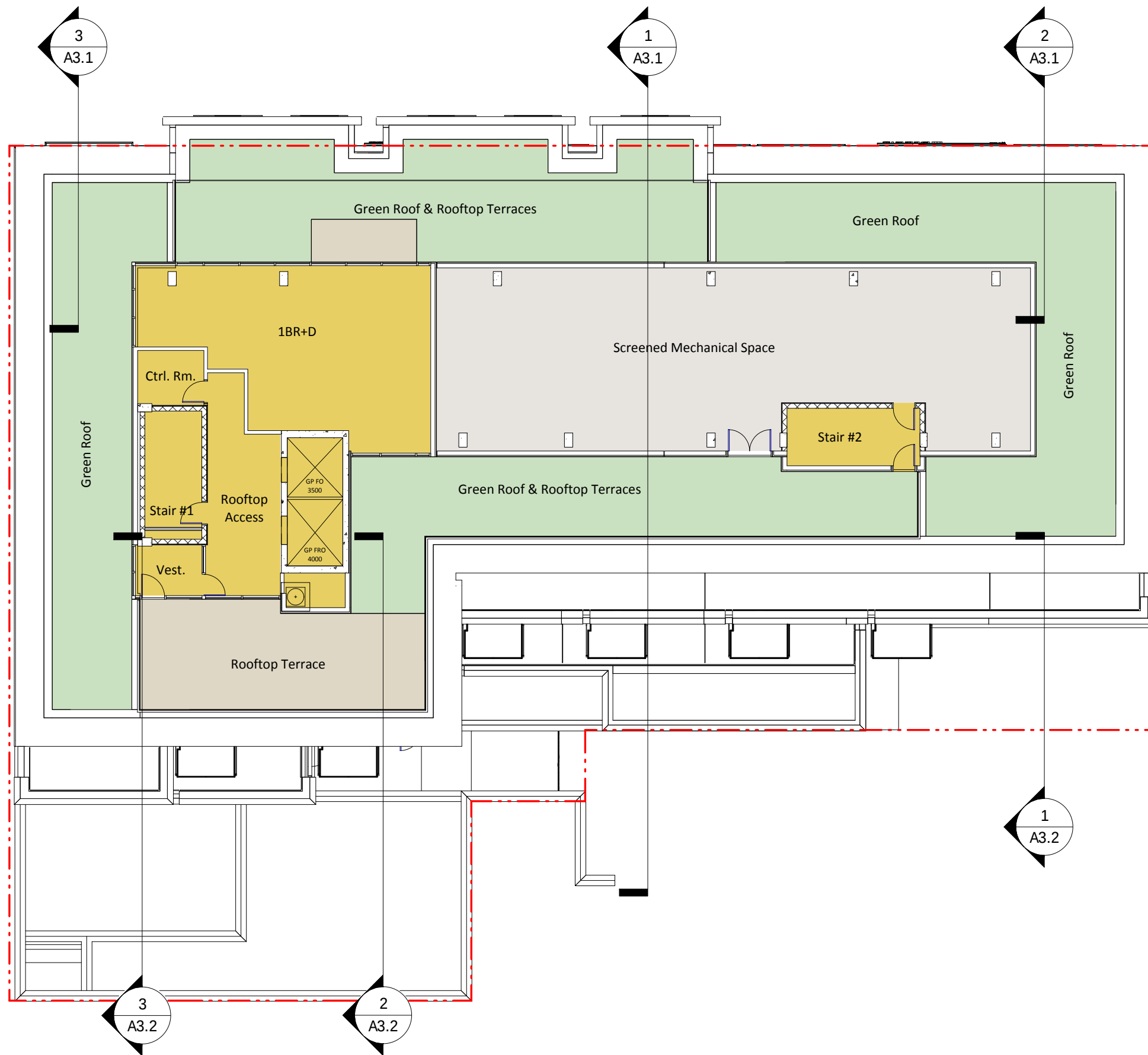


5 : Shadow Study - December 12PM



6 : Shadow Study - December 3PM





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 : Penthouse Level

315 H Street, NE
Washington, DC

10.08.2015 | Zoning Commission Hearing

Alternate Habitable Penthouse Plan

1/16" = 1'-0"

hord | coplan | macht

A6.1

STANDARD DRAWING LEGEND

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	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			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 FOR ON-SITE AND PERMEABLE PAVEMENT FOR THE SWRV REQUIREMENTS FOR THE PUBLIC RIGHT-OF-WAY.

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-ARCHITECTURALSITEPLAN.DWG," "FLOORPLAN-EXPORT-0-BASEMENT.DWG," "FLOORPLAN-EXPORT-1-GROUND.DWG," "FLOORPLAN-2-EXPORT-2-2NDLEVEL.DWG," "FLOORPLAN-3-EXPORT-3-3RDLEVEL.DWG," "FLOORPLAN-4-EXPORT-4-4THLEVEL.DWG," "FLOORPLAN-5-EXPORT-5-5THLEVEL.DWG," "FLOORPLAN-6-EXPORT-6-6THLEVEL.DWG," "FLOORPLAN-7-EXPORT-7-7THLEVEL.DWG," "FLOORPLAN-8-EXPORT-8-8THLEVEL.DWG," AND "FLOORPLAN-EXPORT-10-PENTHOUSEROOF.DWG" PREPARED BY: HORD COPLAN MACHT, INC., DATED: 09/17/15
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 ENTRANCE EXHIBIT	C8
SU-24 EXIT EXHIBIT	C9

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:

DATE:

CAD ID:

PROJECT NUMBER:

N/A

09/18/15

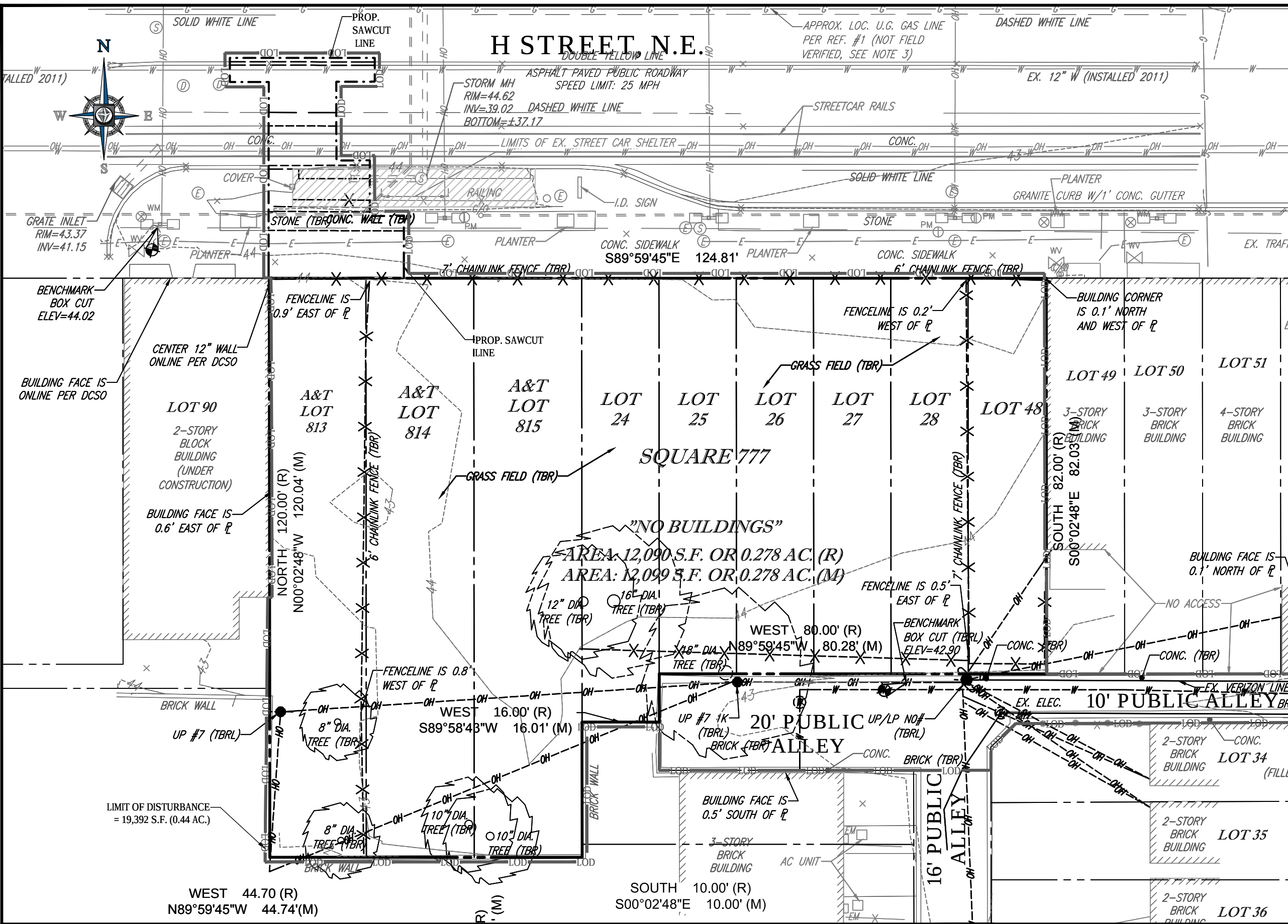
SD4

DC142164



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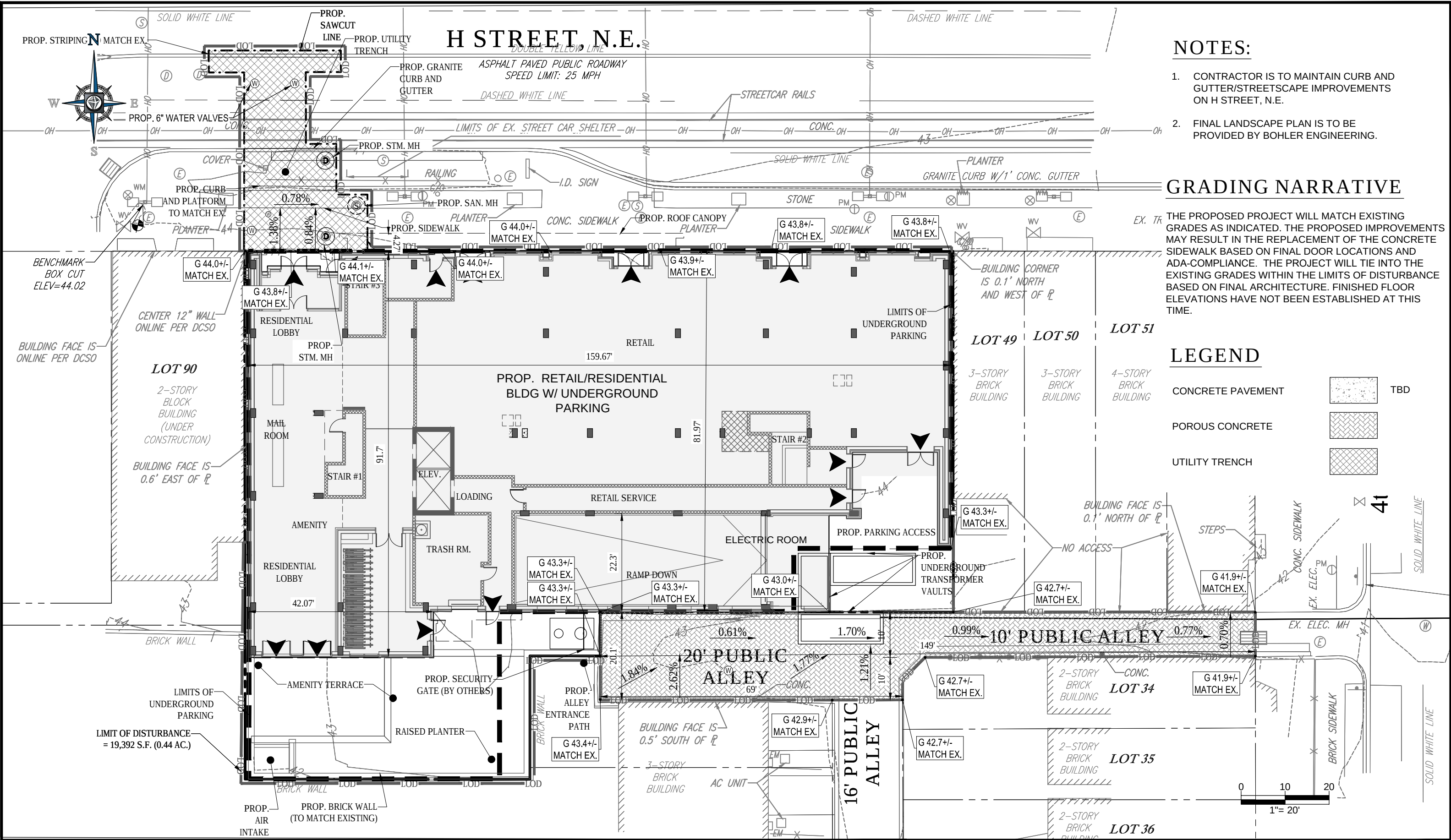
DEMOLITION NARRATIVE

THE EXISTING SITE IS MADE UP OF NINE (9) 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.

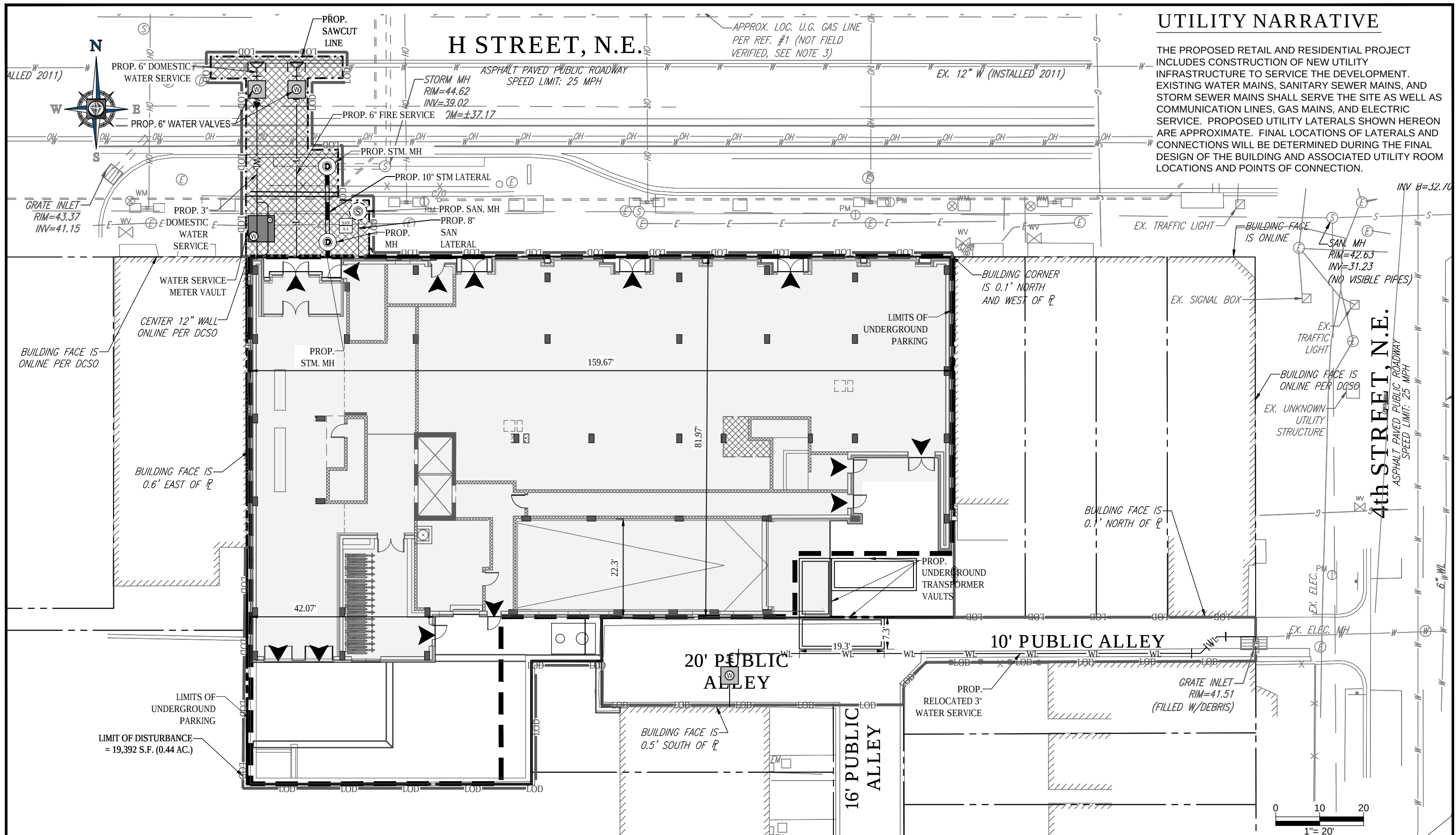
- LEGEND**
- LOD — PROP LIMITS OF DISTURBANCE
 - - - - - PROP SAWCUT
 - [Hatched Box] EX. RAISED PLATFORM

NOTE

THE TOTAL SITE AREA IS 15,832 SQUARE FEET. THE SITE INCLUDES A&T LOTS 814-815 AND LOTS 24-28 & 48 IN SQUARE 777 (13,429 SQUARE FEET) AND AN ADDITIONAL LOT, A&T LOT 813 (2403 SQUARE FEET).



THE PROPOSED RETAIL AND RESIDENTIAL PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. EXISTING WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS SHALL SERVE THE SITE AS WELL AS COMMUNICATION LINES, GAS MAINS, AND ELECTRIC SERVICE. PROPOSED UTILITY LATERALS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS OF LATERALS AND CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS AND POINTS OF CONNECTION.



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

UTILITY PLAN

C4

SCALE:

 $1'' - 20''$

DATE: _____

09/18/15

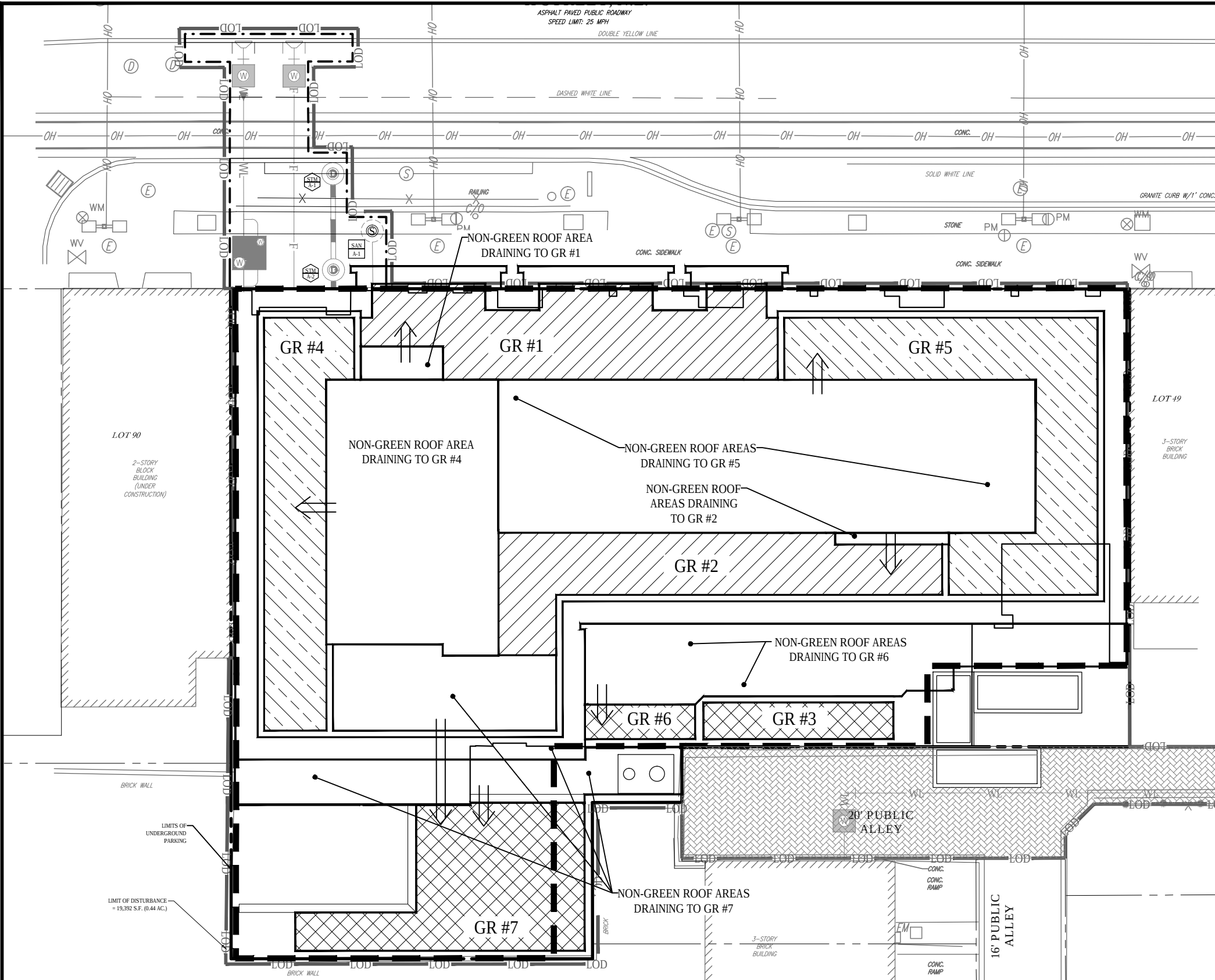
CAD ID:

SS4

PROJECT NUMBER: DC142164

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STORMWATER MANAGEMENT SUMMARY

THERE ARE TWO REQUIREMENTS TO SATISFY THE CURRENT STORMWATER REGULATIONS - THE ON-SITE RETENTION VOLUME AND THE PUBLIC RIGHT-OF-WAY (PROW) RETENTION VOLUME. THE VOLUME REQUIRED TO BE RETAINED ON-SITE (SWRV) IS EQUAL TO APPROXIMATELY 1,504 CUBIC FEET. THE VOLUME REQUIREMENT FOR THE PROW IS EQUAL TO APPROXIMATELY 209 CF.

TO SATISFY THE ON-SITE RETENTION VOLUME, THE CURRENT DESIGN INCLUDES MULTIPLE INTENSIVE GREEN ROOFS WITH DRAINAGE LAYERS. PROPOSED GREEN ROOF AREAS TO MEET RETENTION REQUIREMENTS ARE AN INTENSIVE ROOF WITH APPROXIMATE FOOTPRINT OF 2,037 SF AND 8" MEDIA DEPTH, AN INTENSIVE ROOF WITH APPROXIMATE FOOTPRINT OF 2,105 SF AND 13" MEDIA DEPTH, AND AN INTENSIVE ROOF WITH APPROXIMATE FOOTPRINT OF 1,290 SF AND 36" MEDIA DEPTH.

THE SIZE AND DEPTH OF THE GREEN ROOF AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED STORMWATER RETENTION VOLUME (1,504 CF).

STORMWATER MANAGEMENT WITHIN THE PUBLIC ALLEY WILL BE TREATED TO THE MAXIMUM EXTENT PRACTICABLE THROUGH THE IMPLEMENTATION OF POROUS CONCRETE PAVEMENT. COMMON BMP'S ARE NOT PRACTICABLE WITHIN THE EXISTING ALLEY AND THE PROPOSED BMP IMPROVES THE EXISTING CONDITION.

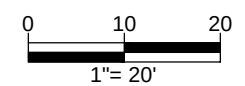
GREEN AREA RATIO SUMMARY

THE GAR FOR A SITE WITHIN THE C-2-B ZONE IS 0.30. TO SATISFY THE GAR REQUIREMENT, THE CURRENT DESIGN INCLUDES APPROXIMATELY 5,432 SF OF INTENSIVE GREEN ROOF (8" AND GREATER) WITH 100% NATIVE PLANT SPECIES.

THE SIZE AND DEPTH OF THE GREEN ROOF AREAS ALONG WITH PLANT SPECIES WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS, HOWEVER THE FINAL DESIGN WILL MEET THE REQUIRED GREEN AREA RATIO (0.309).

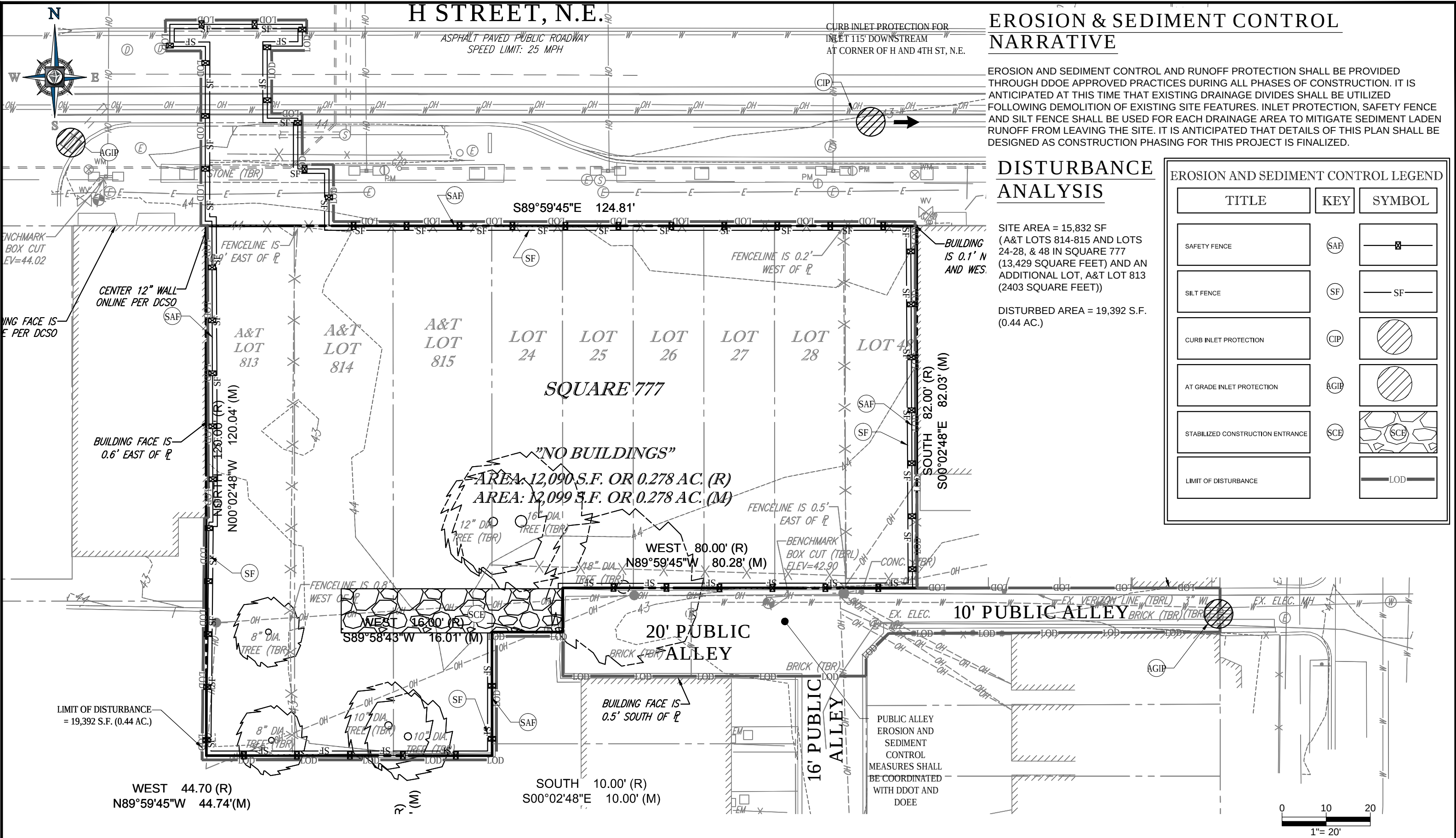
LEGEND

GREEN ROOF TYPE #1 (8" SOIL DEPTH)		LIMITS OF UNDERGROUND PARKING
GREEN ROOF TYPE #2 (13" SOIL DEPTH)		
GREEN ROOF TYPE#3 (36" SOIL DEPTH)		
POROUS CONCRETE		



		enter sq ft		
C	Vegetated or "green" roofs			
1	Over at least 2" and less than 8" of growth medium	0	0.6	-
2	Over at least 8" of growth medium	5,432	0.8	4,345.6
D	Permeable Paving***			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	0	0.4	-
2	Permeable paving over at least 24" of soil or gravel	0	0.5	-
E	Other			
1	Enhanced tree growth systems***	0	0.4	-
2	Renewable energy generation	0	0.5	-
3	Approved water features	0	0.2	-
		sub-total of sq ft =	5,432	
H	Bonuses			
1	Native plant species	5,432	0.1	543.2
2	Landscaping in food cultivation	0	0.1	-
3	Harvested stormwater irrigation	0	0.1	-
		Green Area Factor numerator =		4,889

*** Permeable paving and structural soil together may not qualify for more than one third of the Total square footage of all permeable paving and enhanced tree growth



EROSION & SEDIMENT CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DDOE APPROVED PRACTICES DURING ALL PHASES OF CONSTRUCTION. IT IS ANTICIPATED AT THIS TIME THAT EXISTING DRAINAGE DIVIDES SHALL BE UTILIZED FOLLOWING DEMOLITION OF EXISTING SITE FEATURES. INLET PROTECTION, SAFETY FENCE AND SILT FENCE SHALL BE USED FOR EACH DRAINAGE AREA TO MITIGATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. IT IS ANTICIPATED THAT DETAILS OF THIS PLAN SHALL BE DESIGNED AS CONSTRUCTION PHASING FOR THIS PROJECT IS FINALIZED.

DISTURBANCE ANALYSIS

SITE AREA = 15,832 SF
(A&T LOTS 814-815 AND LOTS 24-28, & 48 IN SQUARE 777 (13,429 SQUARE FEET) AND AN ADDITIONAL LOT, A&T LOT 813 (2403 SQUARE FEET))

DISTURBED AREA = 19,392 S.F. (0.44 AC.)

EROSION AND SEDIMENT CONTROL LEGEND

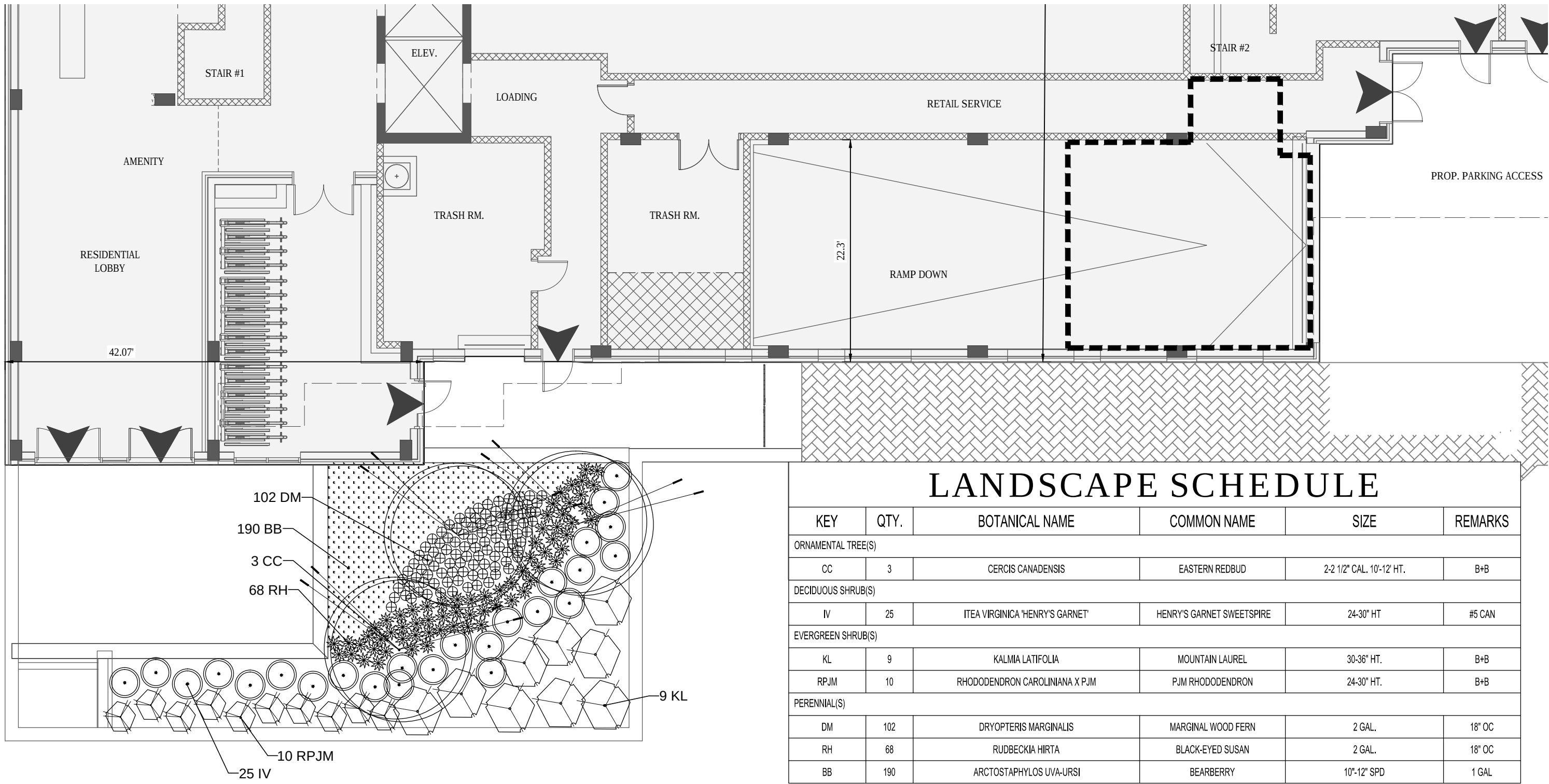
TITLE	KEY	SYMBOL
SAFETY FENCE	SAF	
SILT FENCE	SF	
CURB INLET PROTECTION	CIP	
AT GRADE INLET PROTECTION	AGIP	
STABILIZED CONSTRUCTION ENTRANCE	SCE	
LIMIT OF DISTURBANCE	LOD	

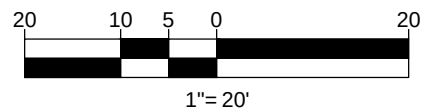
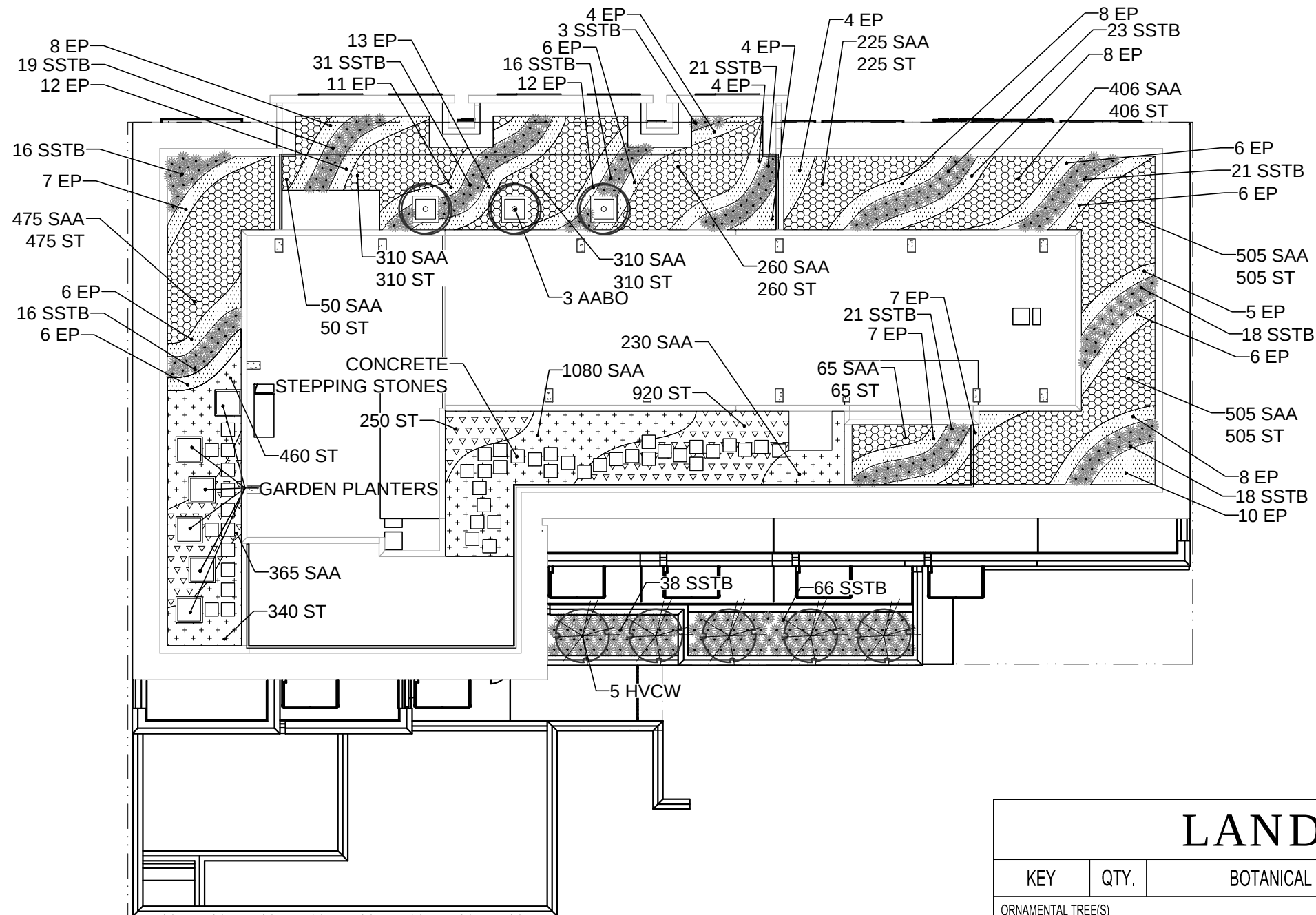
315 H STREET - MRP REALTY
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LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ORNAMENTAL TREE(S)					
AABO	3	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	6-8' HT	B+B
HVCW	5	HAMAMELIS VERNALIS	COMMON WITCHHAZEL	6-8' HT	B+B
PERENNIAL(S)					
EP	168	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER - 18" OC
ST	5081	SEDUM TELEPHIOIDES	ALLEGHENY STONECROP	4" PLUG	6" OC
SAA	4786	SEDUM ACRE 'AUREUM'	AUREUM SEDUM	4" PLUG	6" OC
ORNAMENTAL GRASS(ES)					
SSTB	325	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE STEM	2 GAL.	CONTAINER

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

GREEN ROOF PLANTING PLAN

L2

SCALE:

1"=20'

DATE:

09/16/15

CAD ID:

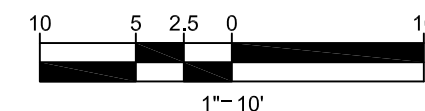
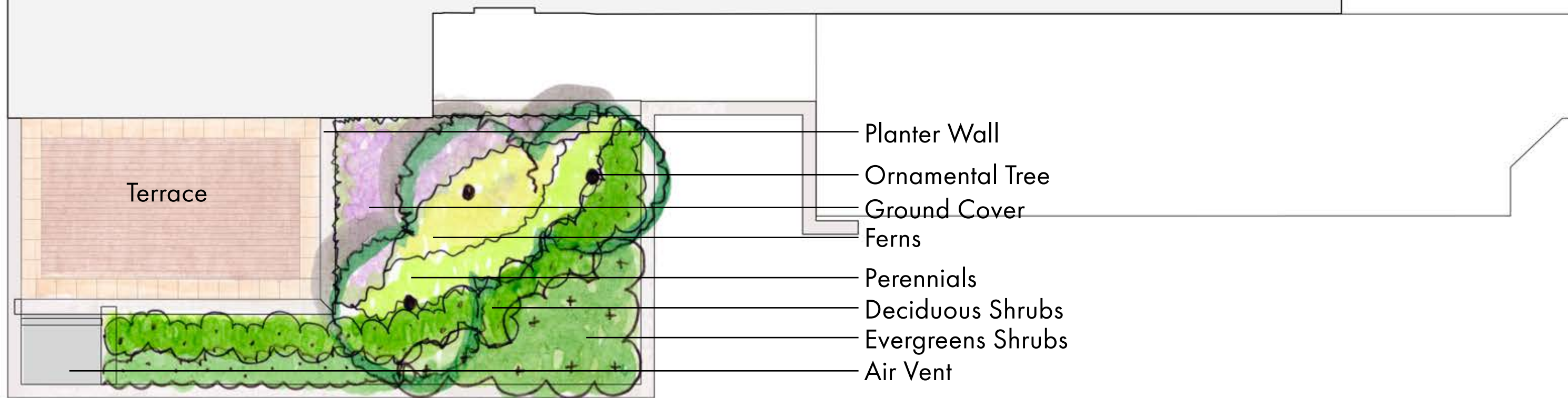
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315 H STREET - MRP REALTY
315 H STREET, N.E. - SQUARE 777
DISTRICT OF COLUMBIA

GROUND LEVEL ILLUSTRATIVE

L3

SCALE:

1"=10'

DATE:

09/16/15

CAD ID:

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