



315 H Street, NE

Washington, DC

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Drawing Index

Architecture			Civil	Landscape
A0.1 Vicinity and Zoning Map	A1.3 Ground Level Plan	A3.2 Building Sections	C1 Cover Sheet	L1 Ground Level Planting Plan
A0.2 Contextual Site Plan & Images	A1.4 First Residential Level Plan	A3.3 Site Sections & Elevations	C2 Existing Conditions / Demolition Plan	L2 Green Roof Planting Plan
A0.3 Contextual Aerial Photograph & Images	A1.5 Typical Residential Level Plan	A3.4 Site Sections & Elevations	C3 Site / Grading Plan	L3 Ground Level Illustrative
A0.4 Contextual Townhome Plan & Images	A1.6 Upper Residential Level Plan	A4.1 Building & Contextual Perspectives	C4 Utility Plan	L4 Green Roof Illustrative
A0.5 Zoning Analysis and Tabulations	A2.1 North Building Elevation	A4.2 Building & Contextual Perspectives	C5 Stormwater Management / GAR Plan	L5 Landscape Palette
A0.6 Gross Floor Area Exhibit	A2.2 South Building Elevation	A4.3 Building & Contextual Perspectives	C6 Green Area Ratio Worksheet	
A0.7 Affordable Dwelling Unit Exhibit	A2.3 East Building Elevations	A4.4 Building & Contextual Perspectives	C7 Erosion and Sediment Control Plan	
A0.8 Zoning Relief Exhibits	A2.4 West Building Elevation	A4.5 Building & Contextual Perspectives	C8 SU-24 Entrance Exhibit	
A0.9 Contextual Massing From Street	A2.5 Detailed North Elevation and Materials	A4.6 Retail Frontage Rendering	C9 SU-24 Exit Exhibit	
A0.10 Contextual Massing From Street	A2.6 Detailed South Elevation and Materials	A5.1 Shadow Studies		
A1.1 Architectural Site Plan	A2.7 Partial Elevations	A5.2 Shadow Studies		
A1.2 Basement Level Plan	A3.1 Building Sections	A6.1 Alternate Habitable Penthouse Plan		

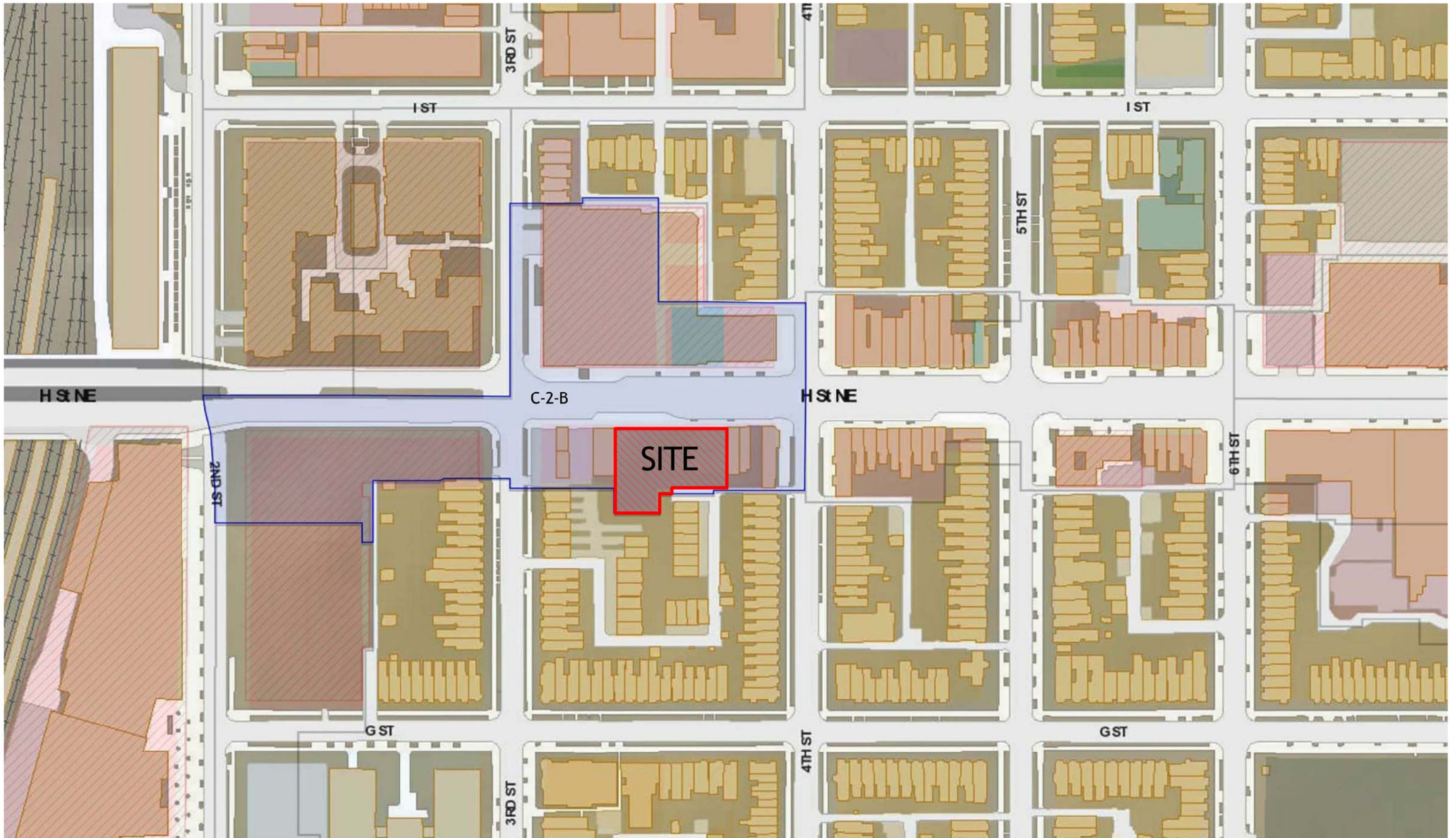
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10.29.2015 | Complete Set of Plans

Cover Sheet & Drawing Index

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ZONING COMMISSION
District of Columbia
CASE NO.15-07
EXHIBIT NO.46G1



1 : Vicinity and Zoning Map

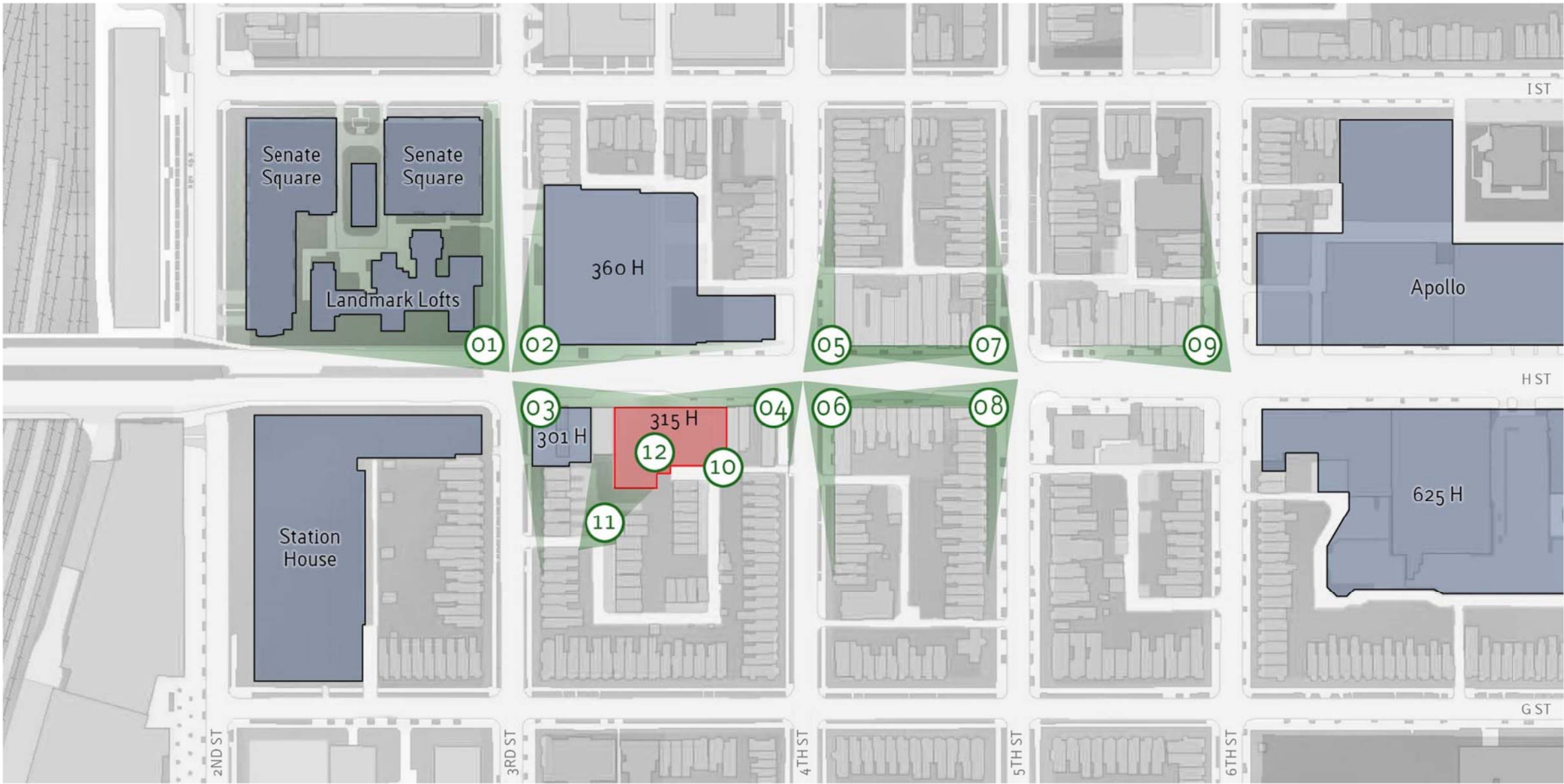
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Vicinity and Zoning Map

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A0.1



1 : Contextual Site Plan

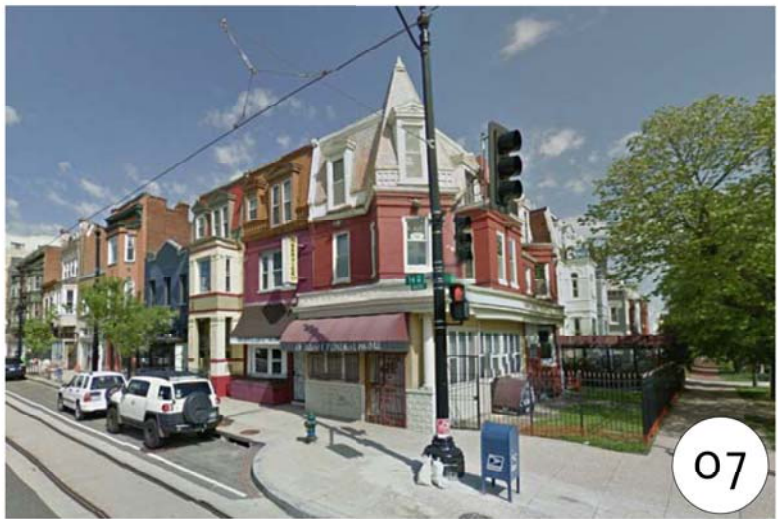
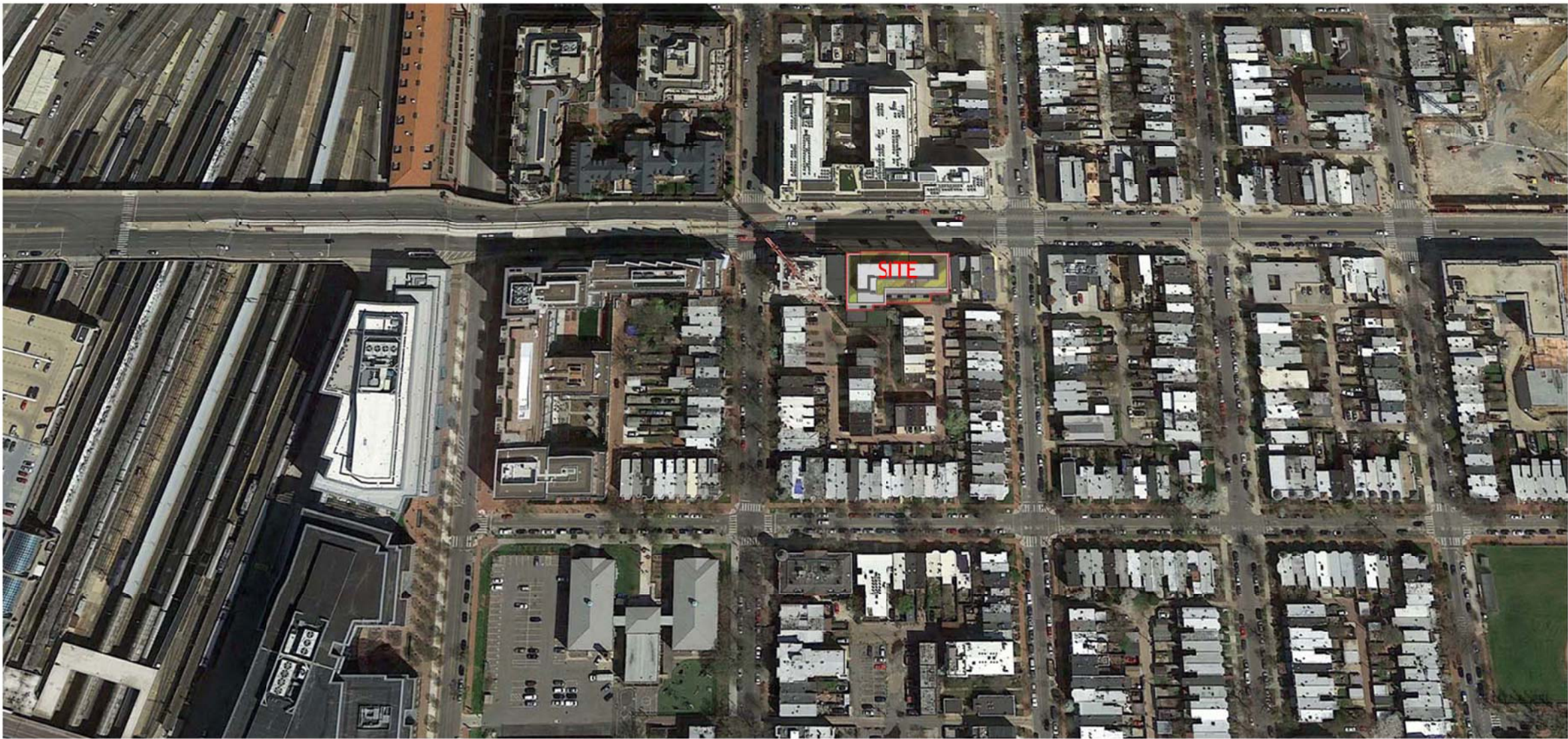


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Contextual Site Plan & Images
12" = 1'-0"
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A0.2

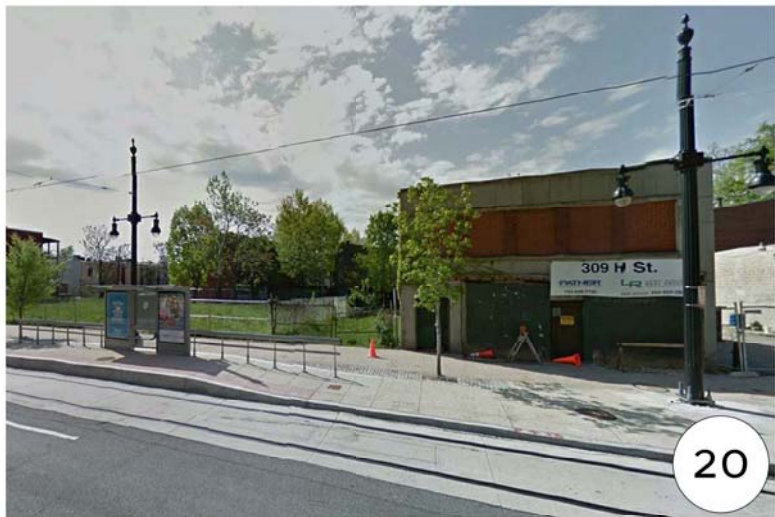
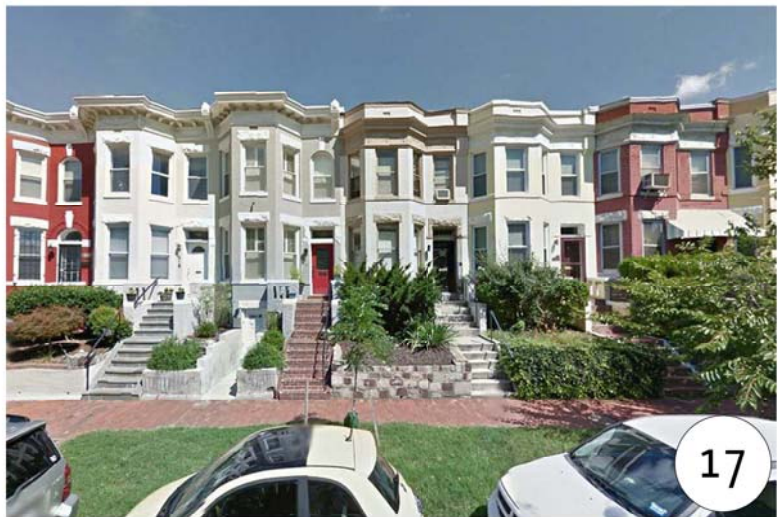


1 : Contextual Aerial Photograph





1 : Contextual Townhomes Plan



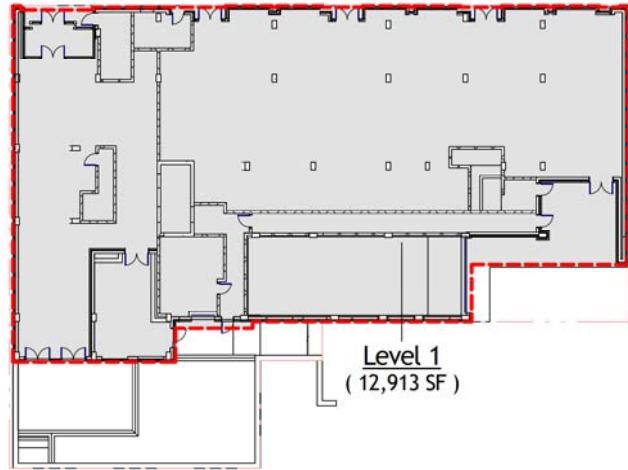
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Contextual Townhome Plan & Images

12" = 1'-0"

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1 : Ground Level (1st)



2 : First Residential Level (2nd)



3 : Second Residential Level (3rd)



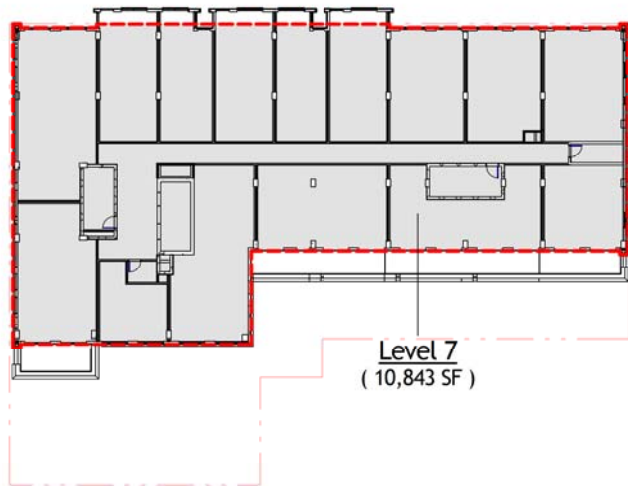
4 : Third Residential Level (4th)



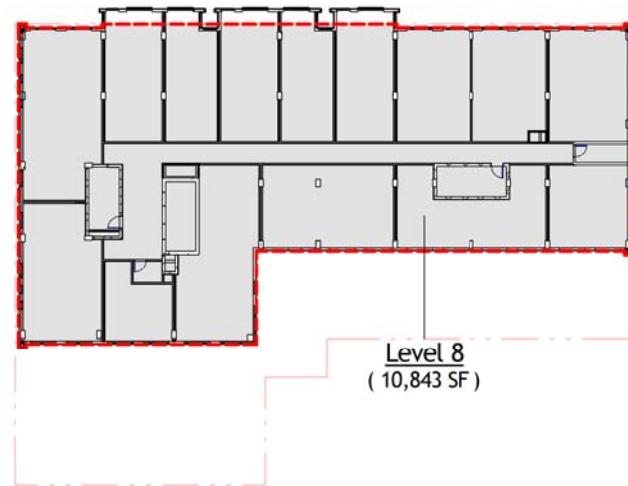
5 : Fourth Residential Level (5th)



6 : Fifth Residential Level (6th)



7 : Sixth Residential Level (7th)



8 : Seventh Residential Level (8th)

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

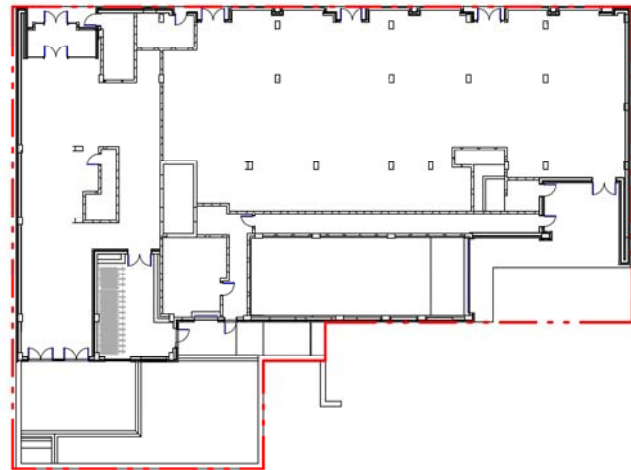


Gross Floor Area Exhibit

As indicated

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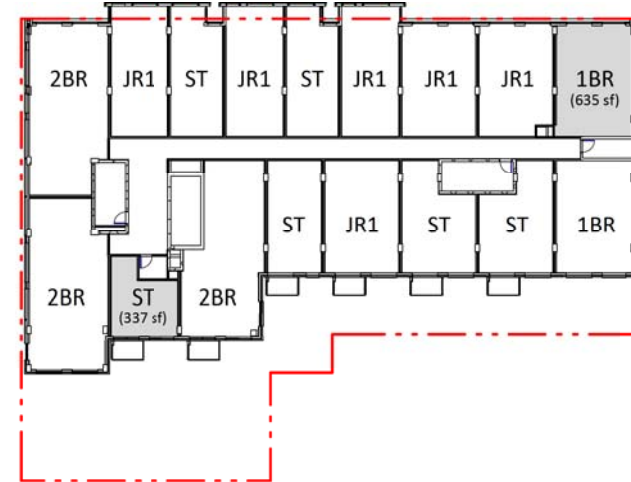
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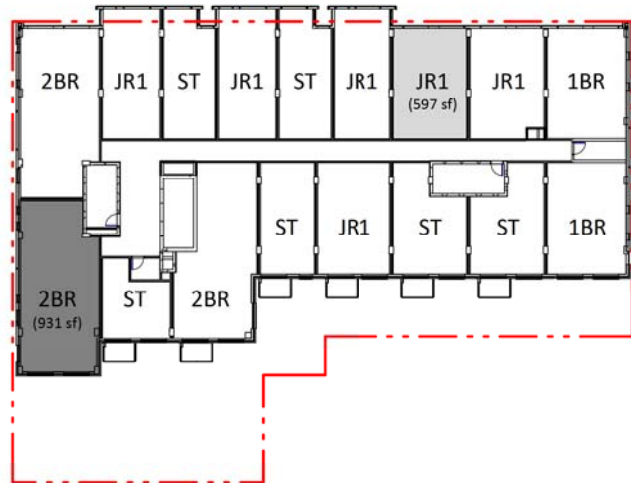
1 : Ground Level (1st)



2 : First Residential Level (2nd)



3 : Second Residential Level (3rd)



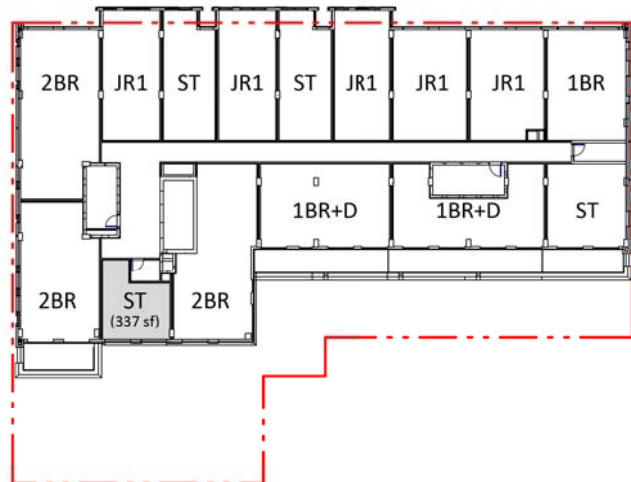
4 : Third Residential Level (4th)



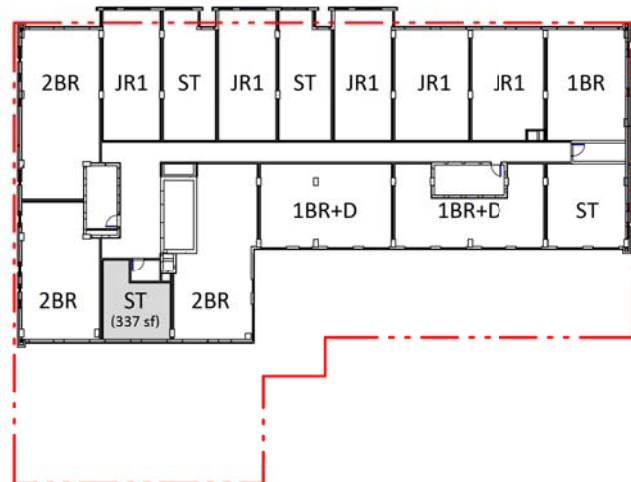
5 : Fourth Residential Level (5th)



6 : Fifth Residential Level (6th)



7 : Sixth Residential Level (7th)



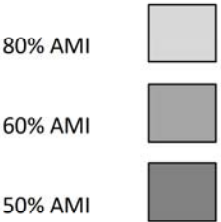
8 : Seventh Residential Level (8th)

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.