



315 H Street, NE

Washington, DC

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Architecture

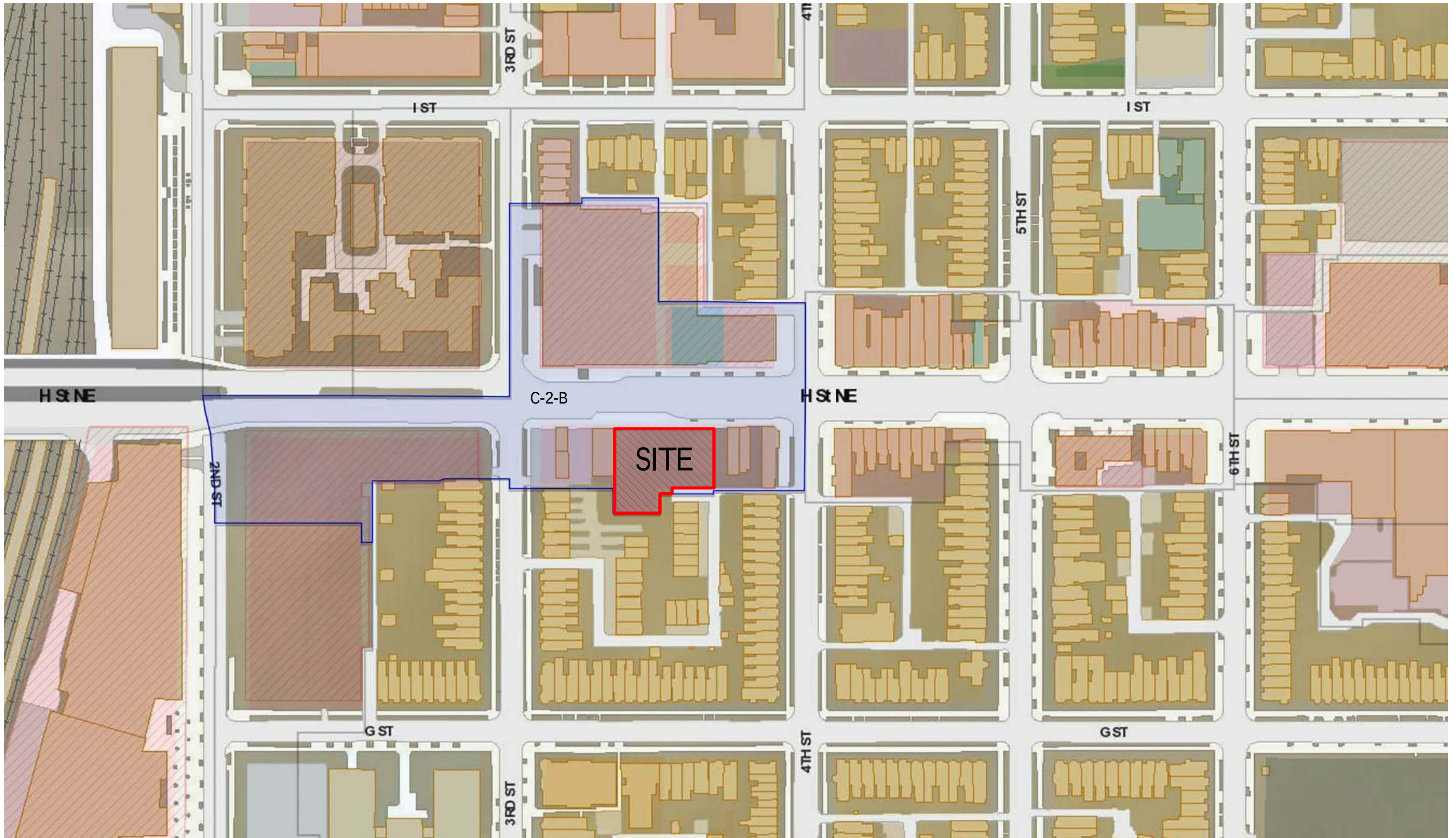
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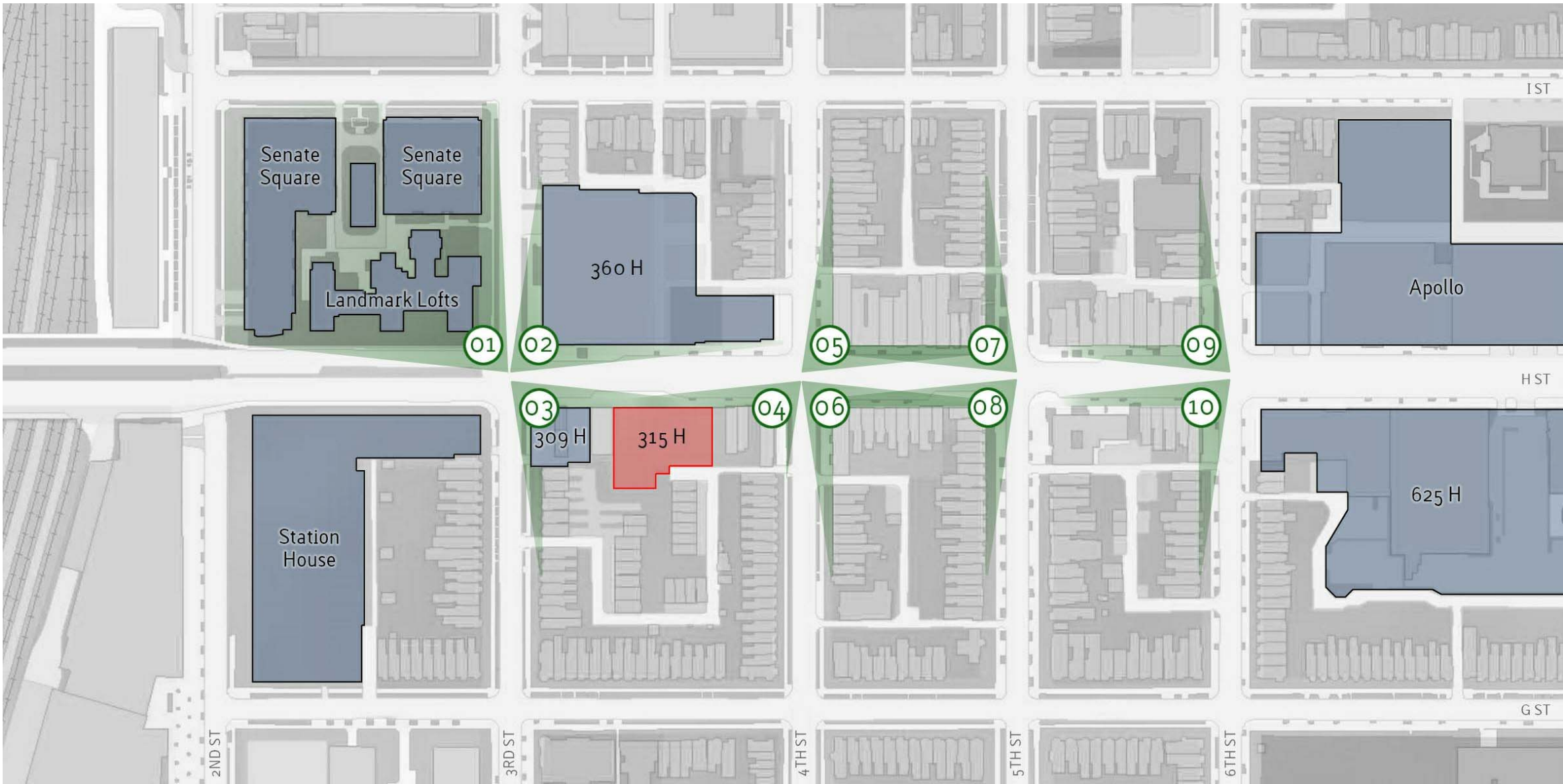
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1 : Vicinity and Zoning Map

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1 : Contextual Site Plan



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1 : Contextual Aerial Photograph



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

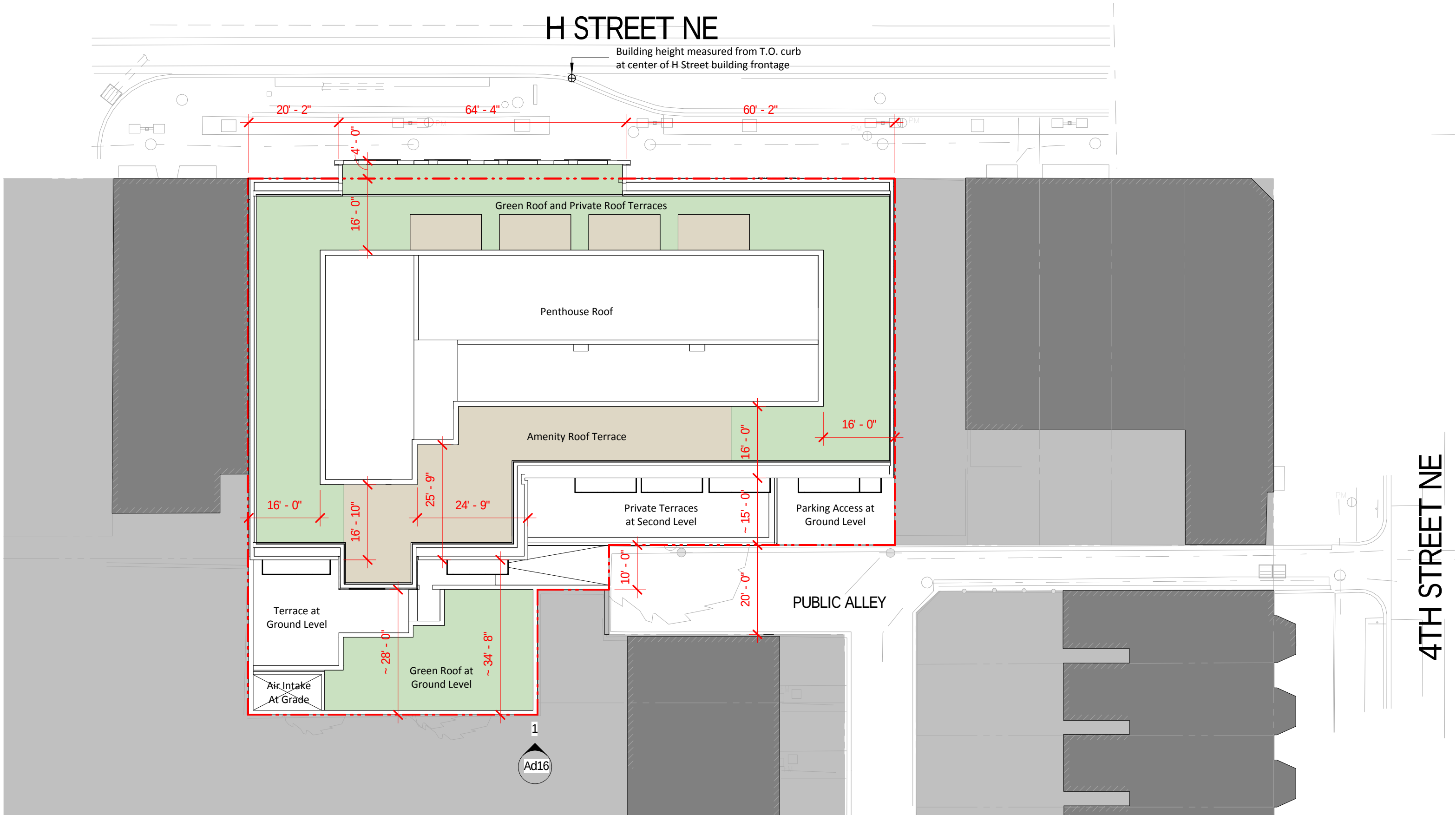
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Zoning Analysis and Tabulation

315 H Street NE			
Zoning:	C-2-B / HS-H PUD		
Surveyed Lot Area:	14,485 sf		
	C-2-B / HS-H Zoning Requirements	C-2-B / HS-H PUD Req's	Proposed
F.A.R.	3.5 (771.2) 1.5 Other Permitted Uses	6.0 2.0	5.6 0.4
Lot Occupancy	80% (772.1)	80%	81% at 1st Floor 75% at 2nd Floor 74% at 3rd Floor
Allowable Development Footprint	14,485 x 80% = 11,588 sf	11,588 sf	11,700 at 1st Floor 10,776 at 2nd Floor 10,700 at 3rd Floor
Allowable Building Area	50,698 sf	86,910 sf	86,676 sf
	Incl. Other Permitted Uses 21,728 sf	Incl. O.P.U. 28,970 sf	Incl. O.P.U. 6,163 sf (Retail)
Building Height	75 ft (1324.13)	90 ft.	90 ft.
	Stories, no limit		8 Stories (7 over 1)
Rear Yard	15 ft per 11 DCMR (774.1)	15 ft	10 ft to 34 ft 8 in*
	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.		* 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.
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.	Same	Provided as required
	Min. Area Twice Square of Min. Width Req'd per 11 DCMR (776.2)	Same	Provided as required
Dwelling Units	NA	NA	114 to 125 units 91 to 102 1BR 23 2BR
Affordable Housing	2,318 st at 80% AMI	6,934 sf at 80%	5,720 sf at 80% AMI 1,430 sf at 60% AMI
Parking Requirements	per 11 DCMR (2101.1) 40 Residential Spaces 4 Retail Spaces	42 Residential 4 Retail	29 Residential Spaces 0 Retail Spaces

	C-2-B / HS-H Zoning Requirements	C-2-B / HS-H PUD Req's	Proposed
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	Same	1 berth at 30 ft*
	Retail 1 bert at 30 ft deep 1 platform at 100 sf 1 service space at 20 ft deep	Same	1 berth at 30 ft* * Within Public Alley
Penthouse	One continuous structure 1:1 setback 0.37 F.A.R.	Same	Provided as required 3.1
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 14,485 x 6.0 = 86,910 sf		
	First Floor	11,706 gsf	
	Second Floor	10,771 gsf	
	Third Floor	10,730 gsf	
	Fourth Floor	10,730 gsf	
	Fifth Floor	10,681 gsf	
	Sixth Floor	10,681 gsf	
	Seventh Floor	10,681 gsf	
	Eighth Floor	10,681 gsf	
	Total Building Area	86,663 gsf	
	F.A.R. Provided	6.0	
	Retail Allowable Area 14,485 x 2.0 = 28,970 sf		
	Retail	5,485 gsf	
	Other Retail*	678 gsf	
	Total Retail	6,163 gsf	
	F.A.R. Provided	0.425	
	* Includes Service Areas		
	Roof Structure Allowable Area		
	F.A.R. Bonus	4,440 gsf	
	per 11 DCMR (411.7)		
	.37 x 14,485 = 5,359 sf		

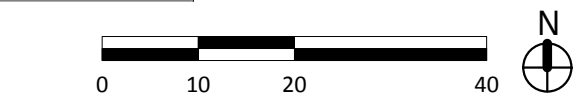
H Street NE Neighborhood Commercial Overlay District (HS), Sub-district Residential Uses (HS-H) HS Design Requirements per 11 DCMR 1324		
Build-to Requirements	75% of Streetwall built-to R.O.W. Property Line, to a Height of 25 ft per 11 DCMR 1324.2	Provided as required
Lot Occupancy	Calculated at Lowest 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 144.67 / 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	Provided as required
	Designated Uses must occupy at least 50% of the ground level Gross Floor Area per §1302.4	
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	Provided as required
	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	



1 : Architectural Site Plan

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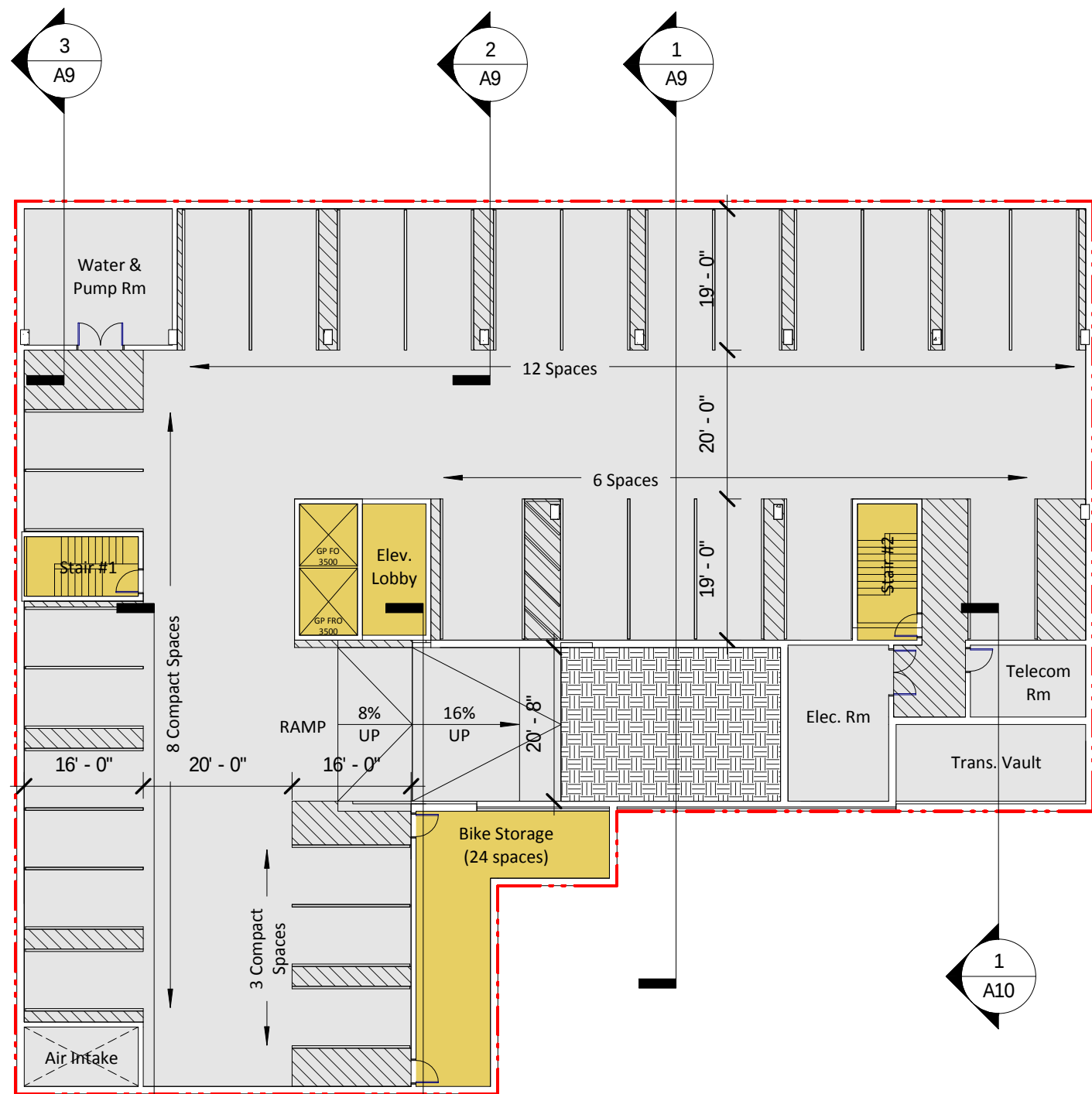


Architectural Site Plan

1" = 20'-0"

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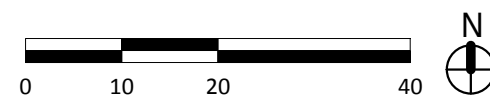


Parking Tabulation

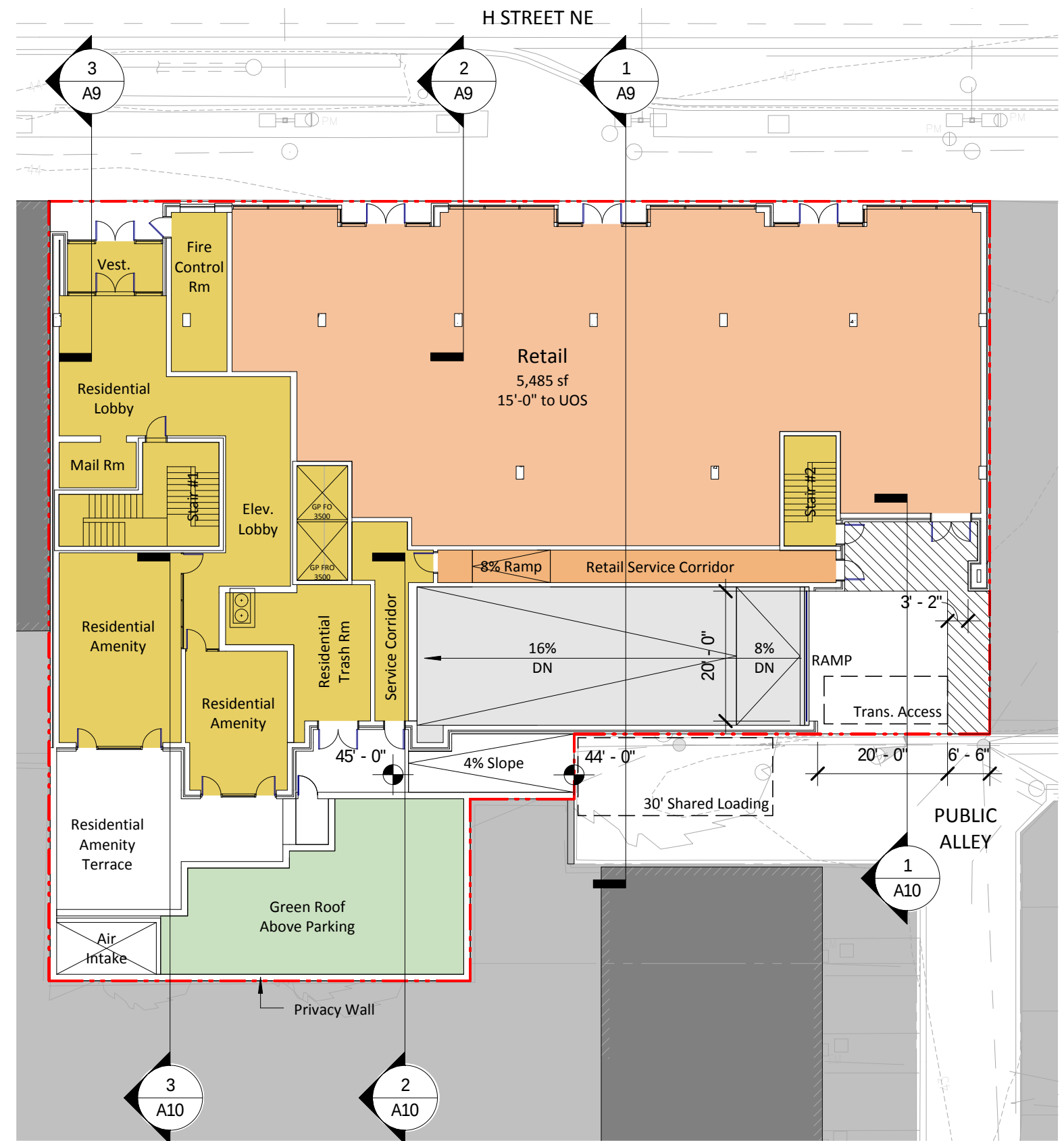
Standard Spaces	18 spaces
Compact Spaces	11 spaces
Total Spaces	29 spaces

Notes

All standard spaces measure 9'-0" x 19'-0"
All compact spaces measure 8'-0" x 16'-0"



1 : Basement Level



2 : Ground Level (1st)



Basement & Ground Level Plans

1" = 20'-0"

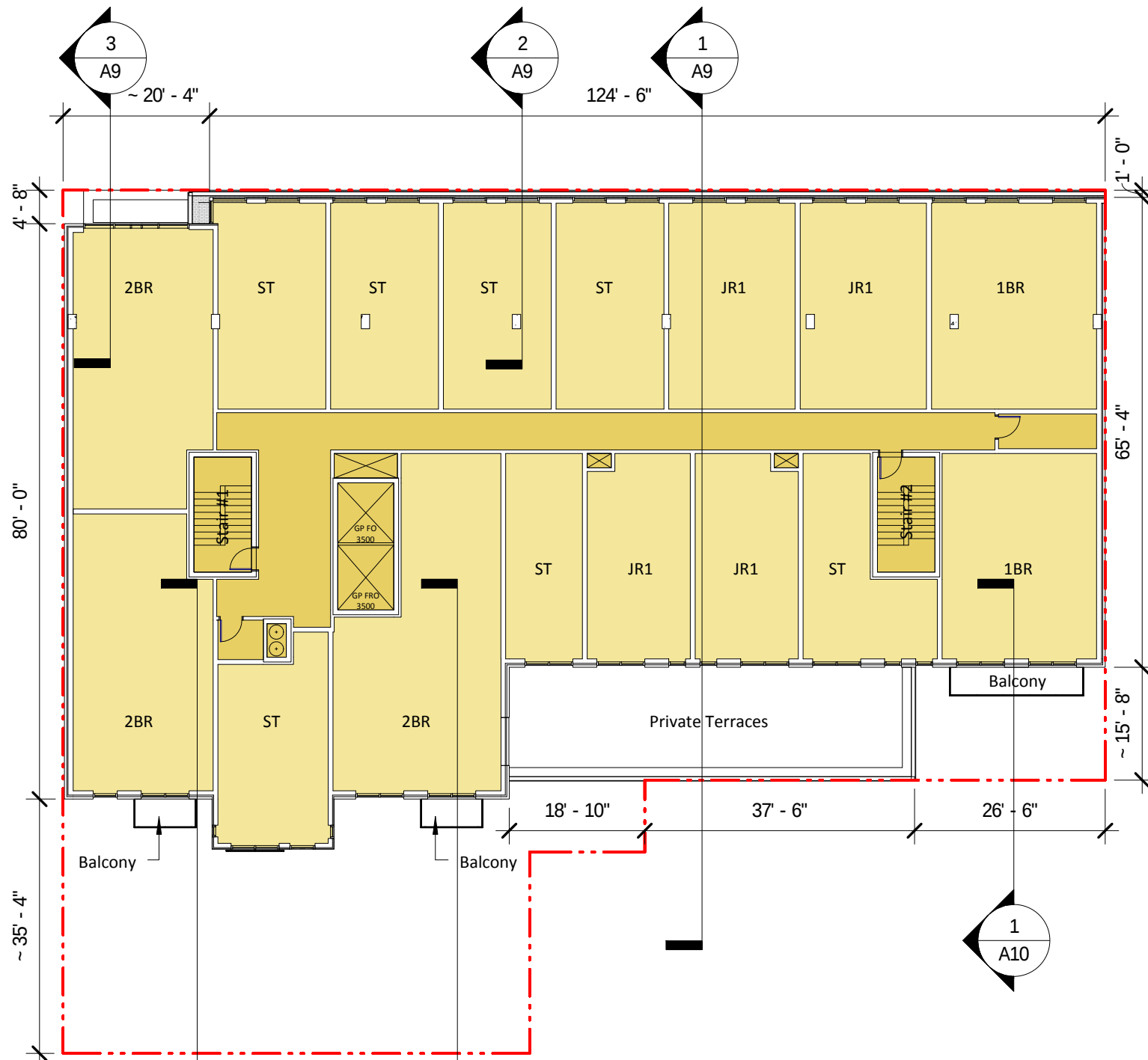
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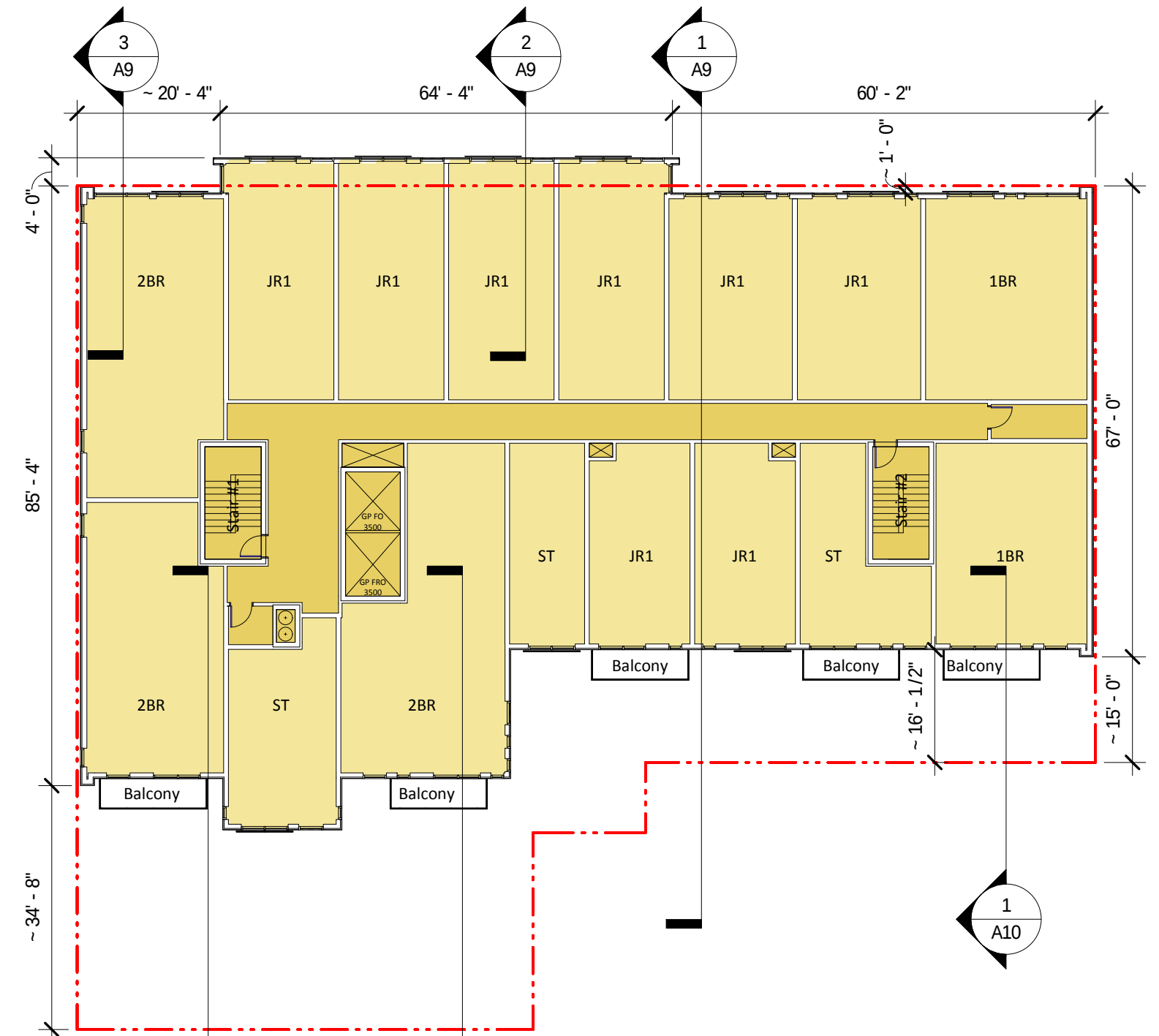
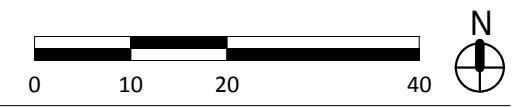
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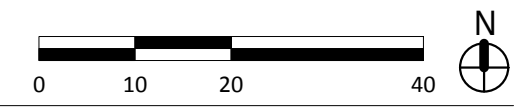
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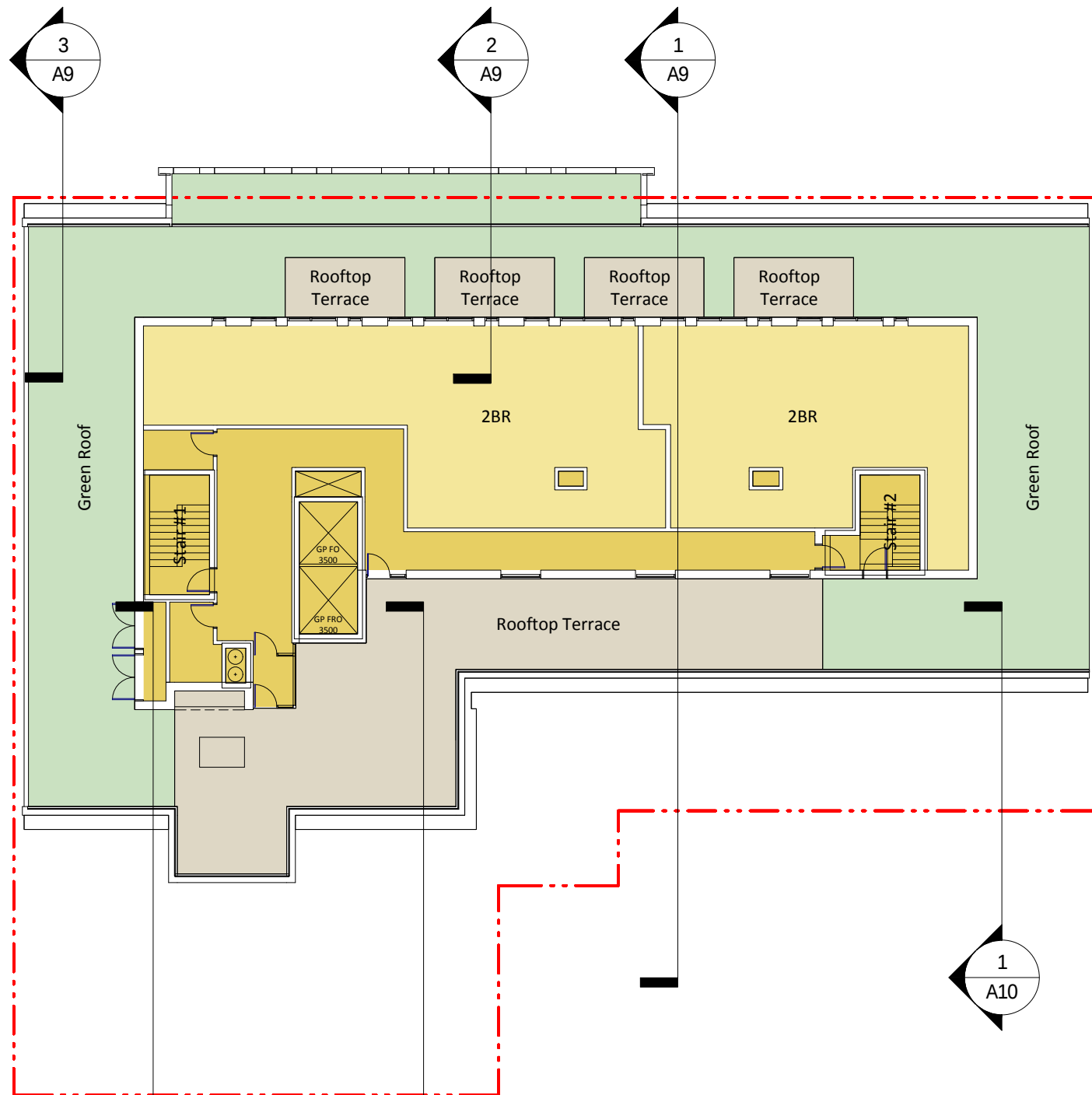
1 : First Residential Level (2nd)



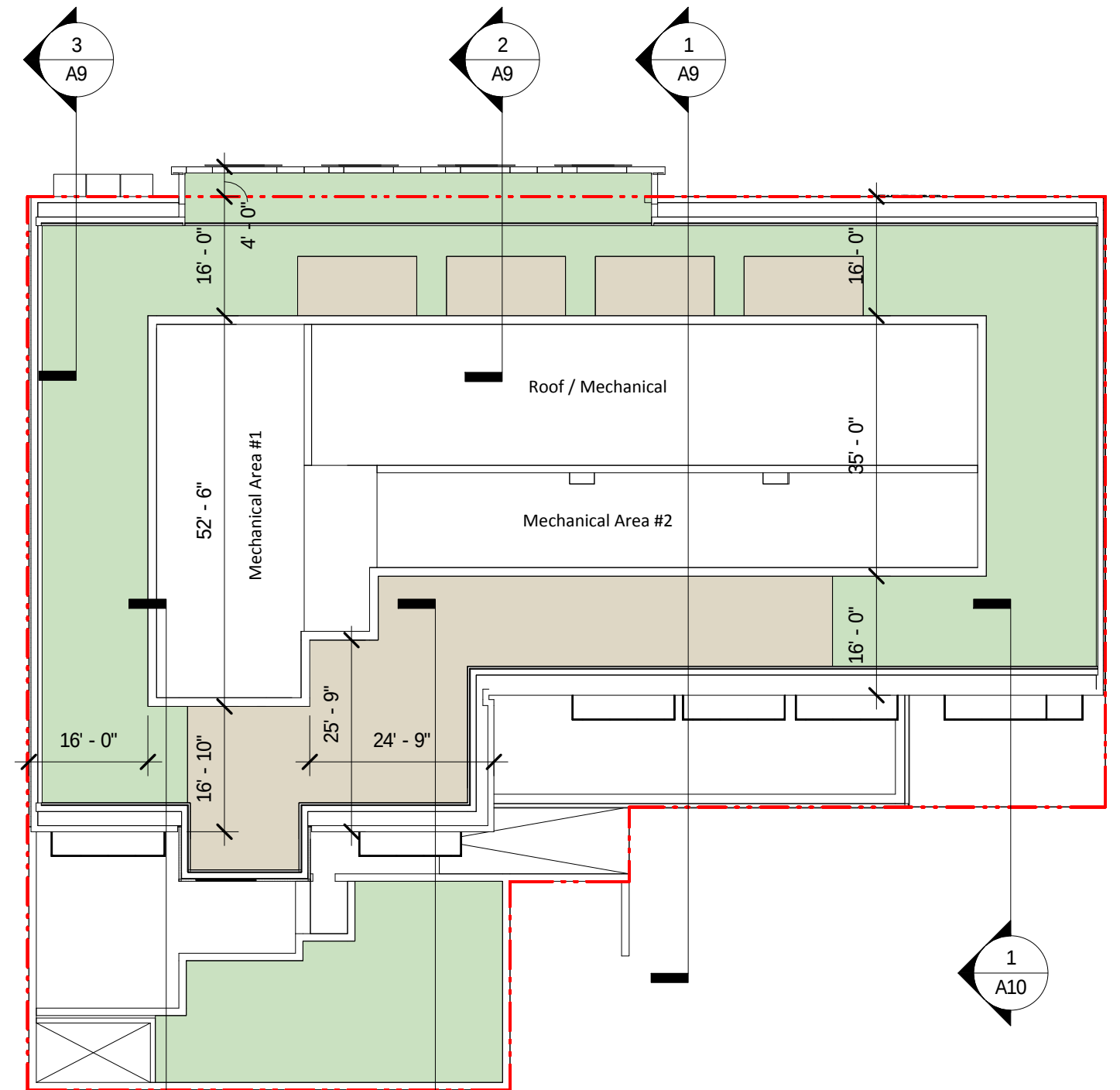
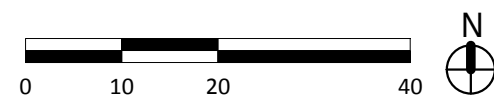
2 : Typical Residential Level (3rd - 8th)



Note:
Balconies on south-facing facade are staggered and do not align from floor to floor. Refer to South Building Elevation on sheet A12.



1 : Main Roof Level



2 : Upper Roof



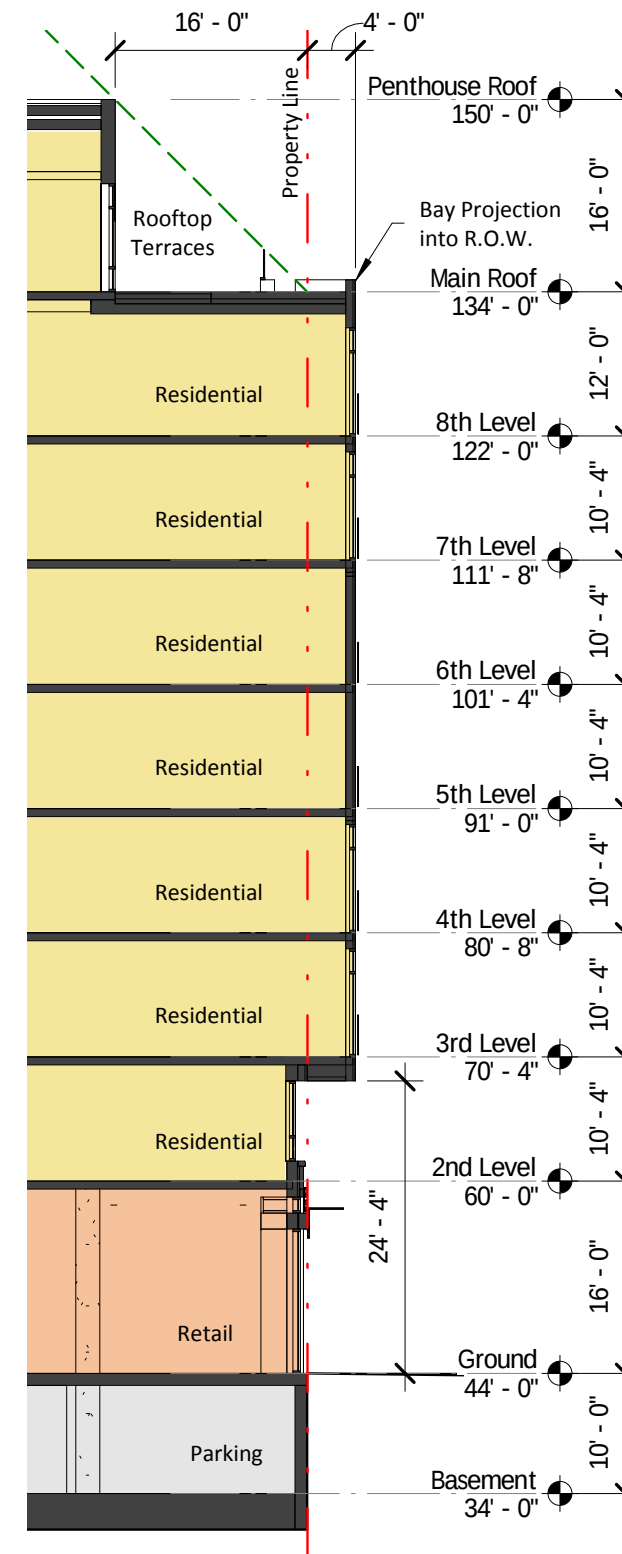
Main & Upper Roof Plans
1" = 20'-0"

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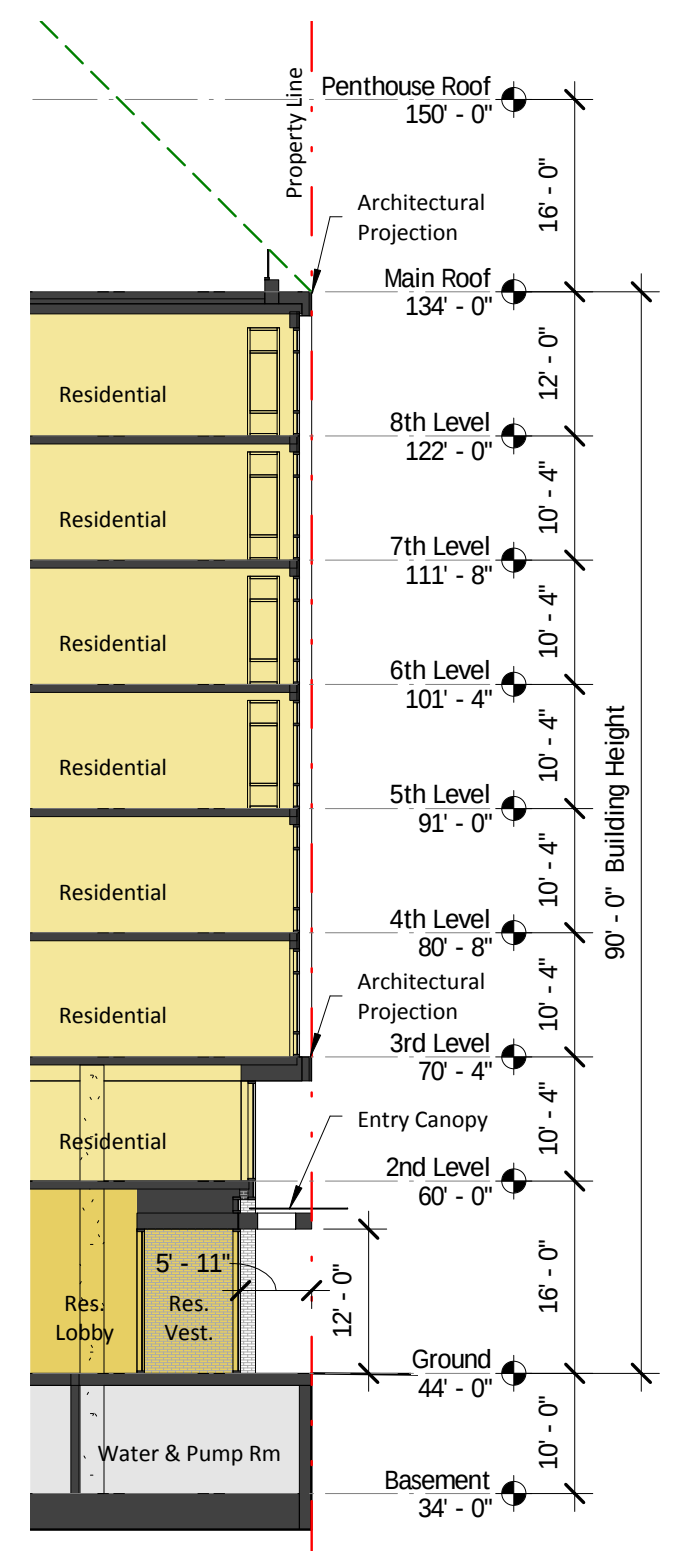
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1 : Building Section A



2 : Building Section B



3 : Building Section C

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

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