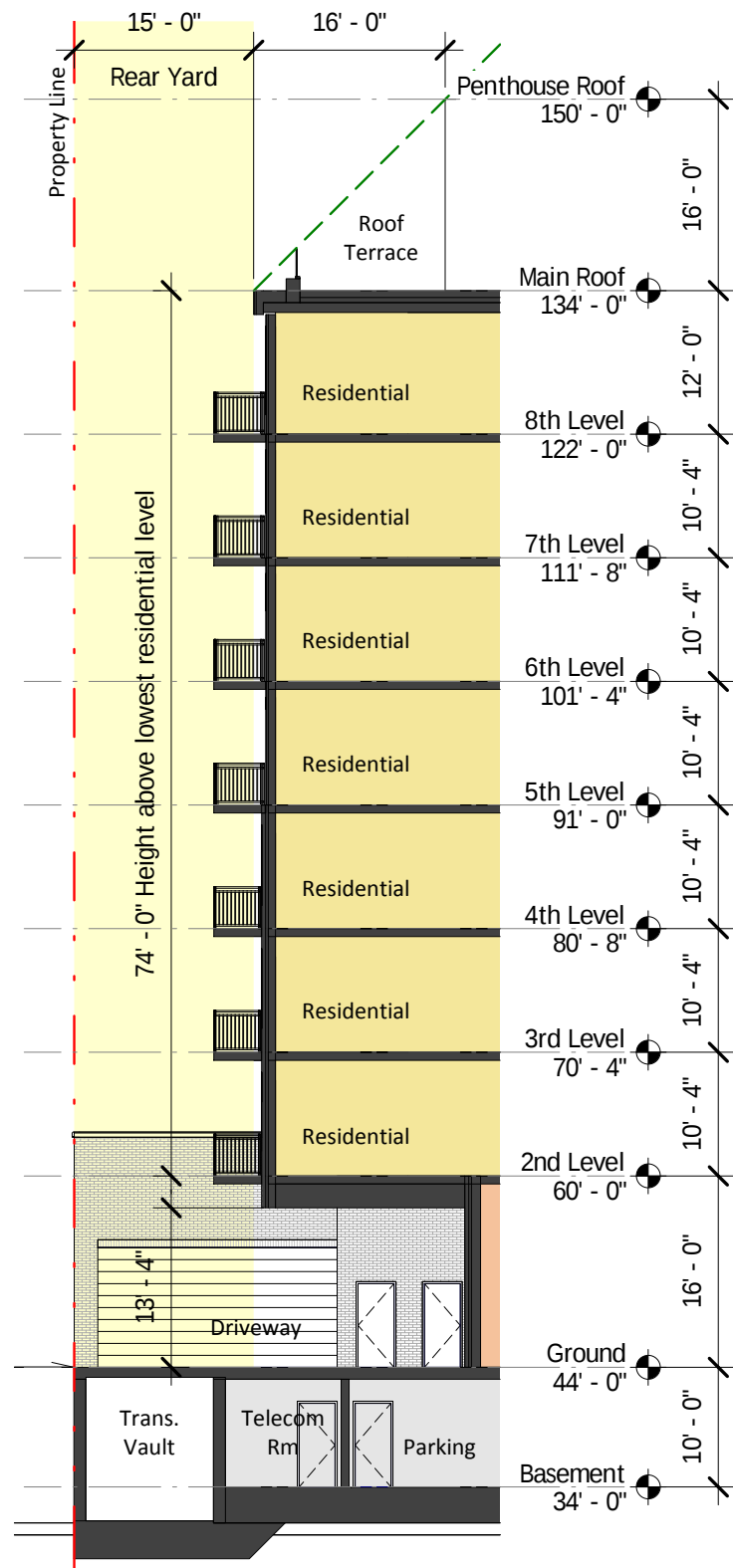
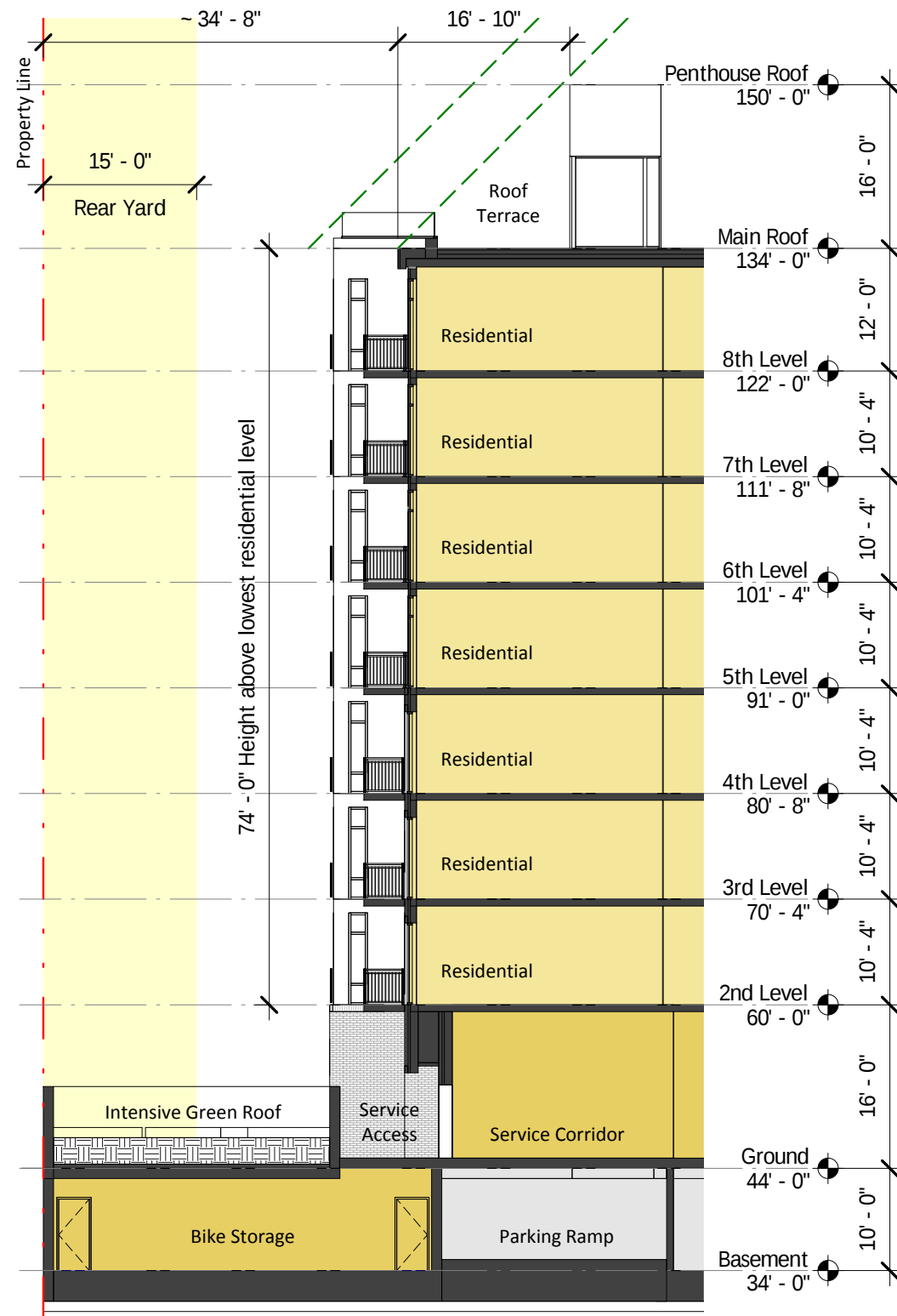
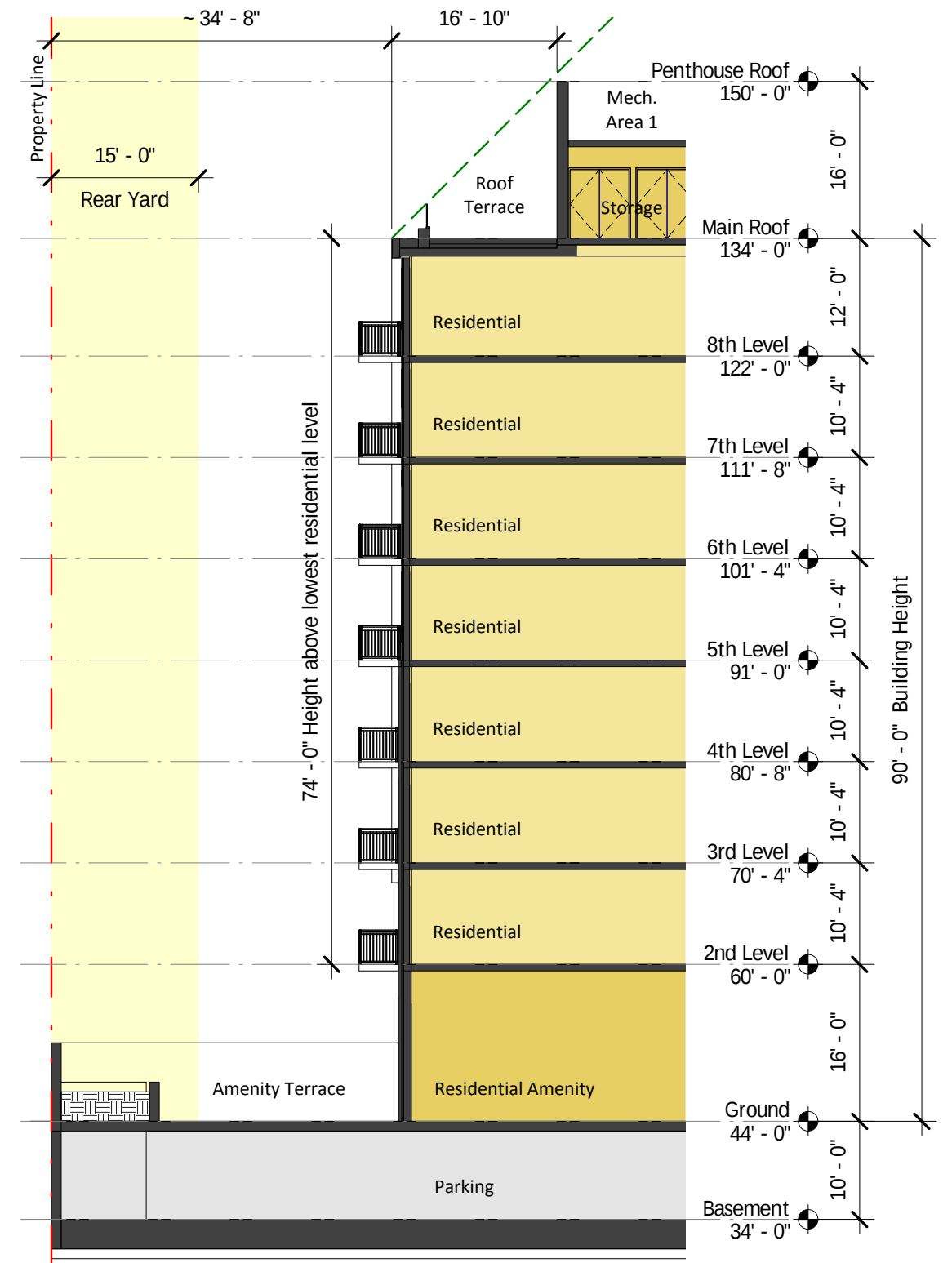




1 : Building Section D



2 : Building Section E

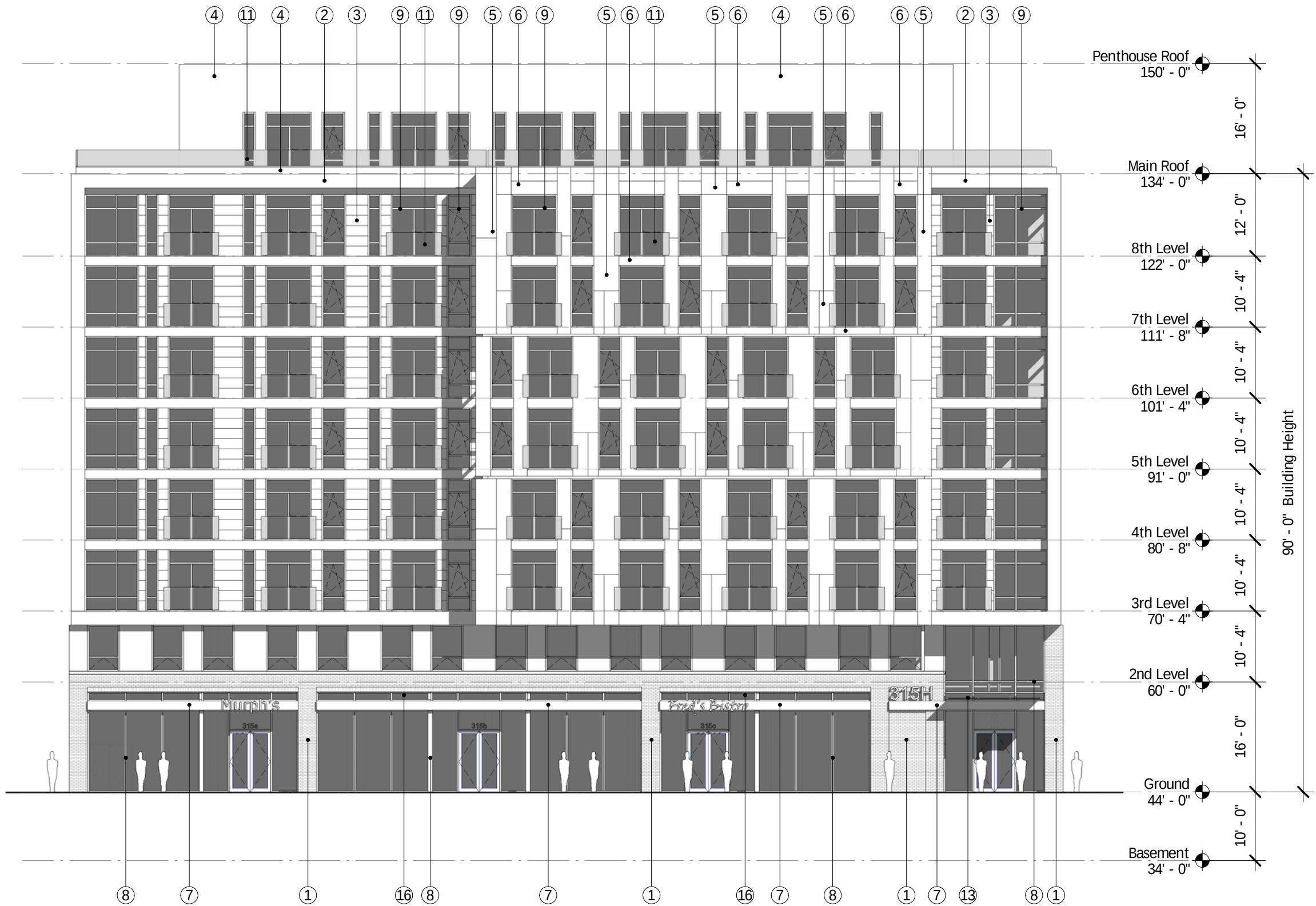


3 : Building Section F

315 H Street, NE
Washington, DC

March 19, 2015

Building Sections
1/16" = 1' - 0"
hord | coplan | machi
A10



Material Legend

- ① Brick
- ② Fiber Cement Panels A - Soft Grey
- ③ Fiber Cement Panels B - High Gloss White
- ④ Fiber Cement Panels C - Dark Grey
- ⑤ High-Pressure Laminate Panel A - Feature
- ⑥ High-Pressure Laminate Panel B - Dark Grey
- ⑦ Metal Panel - Dark Grey
- ⑧ Aluminum Storefront
- ⑨ Aluminum Doors and Windows
- ⑩ Metal Balcony
- ⑪ Metal Framed Glass Rail
- ⑫ Metal Rail
- ⑬ Glass Canopy
- ⑭ Coiling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil

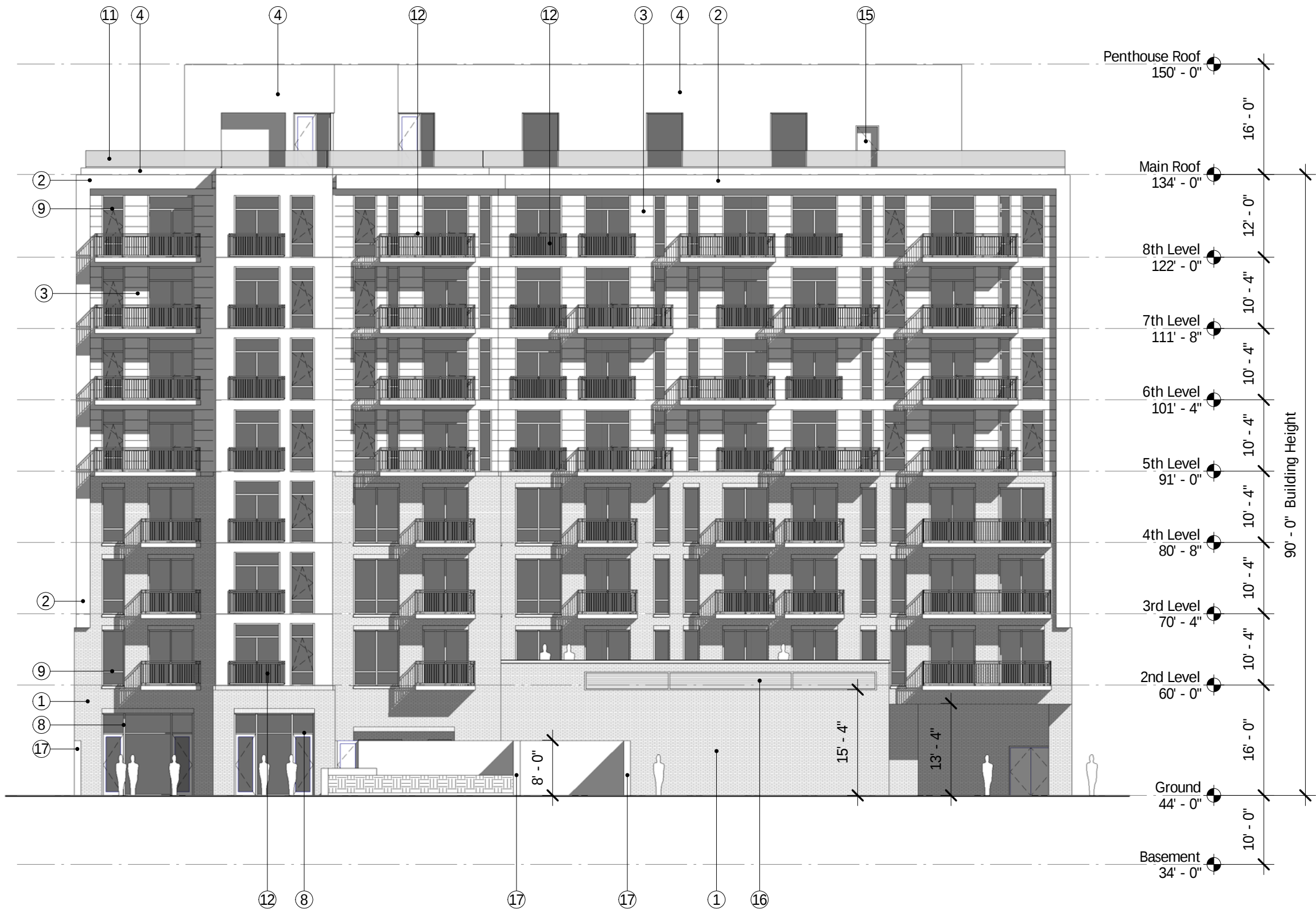


1 : North Elevation - H Street

315 H Street, NE
Washington, DC

March 19, 2015

North Building Elevation
As indicated
hord | coplan | macht



Material Legend

- ① Brick
- ② Fiber Cement Panels A - Soft Grey
- ③ Fiber Cement Panels B - High Gloss White
- ④ Fiber Cement Panels C - Dark Grey
- ⑤ High-Pressure Laminate Panel A - Feature
- ⑥ High-Pressure Laminate Panel B - Dark Grey
- ⑦ Metal Panel - Dark Grey
- ⑧ Aluminum Storefront
- ⑨ Aluminum Doors and Windows
- ⑩ Metal Balcony
- ⑪ Metal Framed Glass Rail
- ⑫ Metal Rail
- ⑬ Glass Canopy
- ⑭ Coiling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil

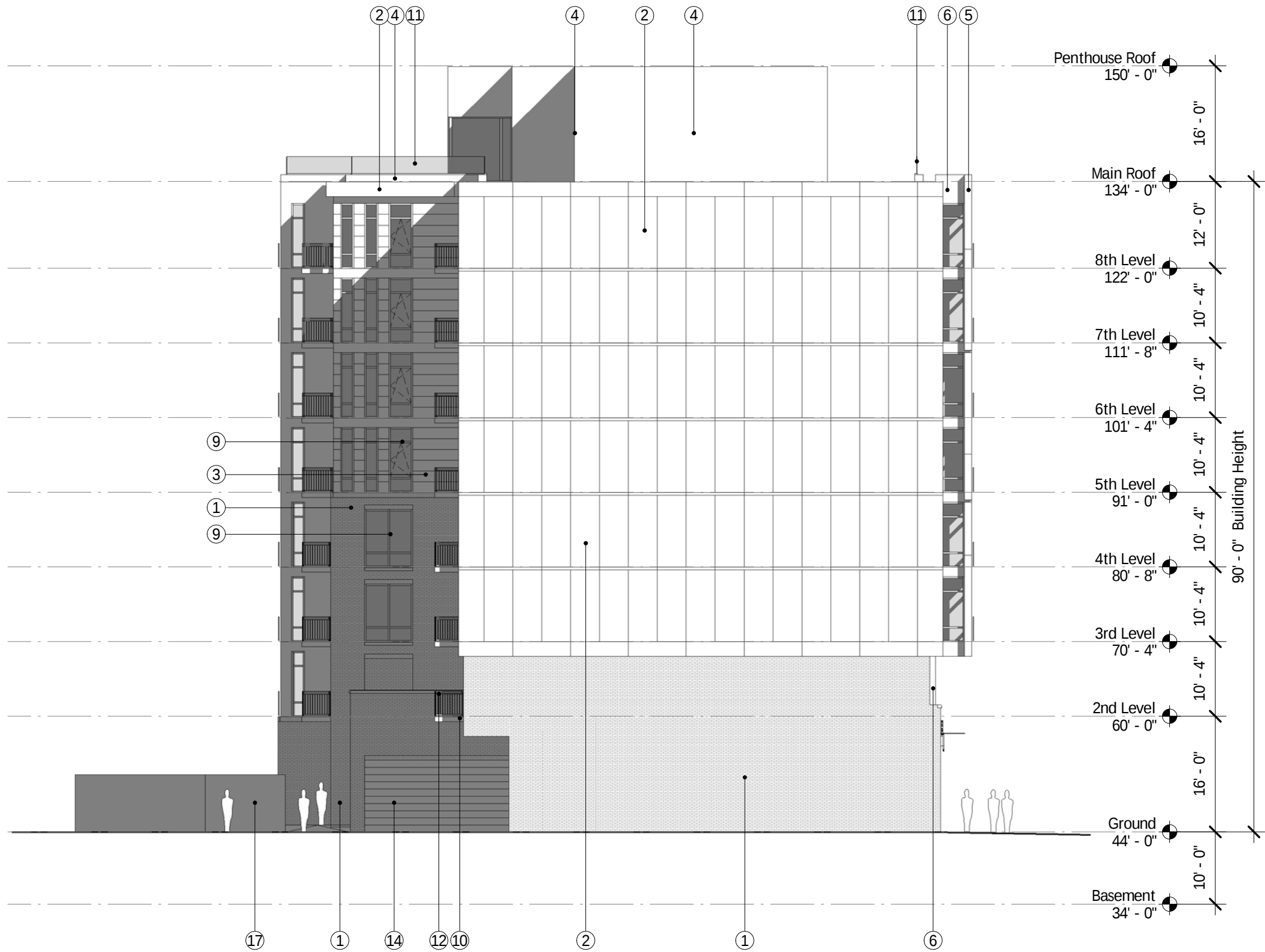


1 : South Elevation

315 H Street, NE
Washington, DC

March 19, 2015

South Building Elevation
As indicated
hord | coplan | macht



Material Legend

- ① Brick
- ② Fiber Cement Panels A - Soft Grey
- ③ Fiber Cement Panels B - High Gloss White
- ④ Fiber Cement Panels C - Dark Grey
- ⑤ High-Pressure Laminate Panel A - Feature
- ⑥ High-Pressure Laminate Panel B - Dark Grey
- ⑦ Metal Panel - Dark Grey
- ⑧ Aluminum Storefront
- ⑨ Aluminum Doors and Windows
- ⑩ Metal Balcony
- ⑪ Metal Framed Glass Rail
- ⑫ Metal Rail
- ⑬ Glass Canopy
- ⑭ Coiling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil



1 : East Elevation

315 H Street, NE
Washington, DC

March 19, 2015

East Building Elevations
As indicated
hord | coplan | macht



Material Legend

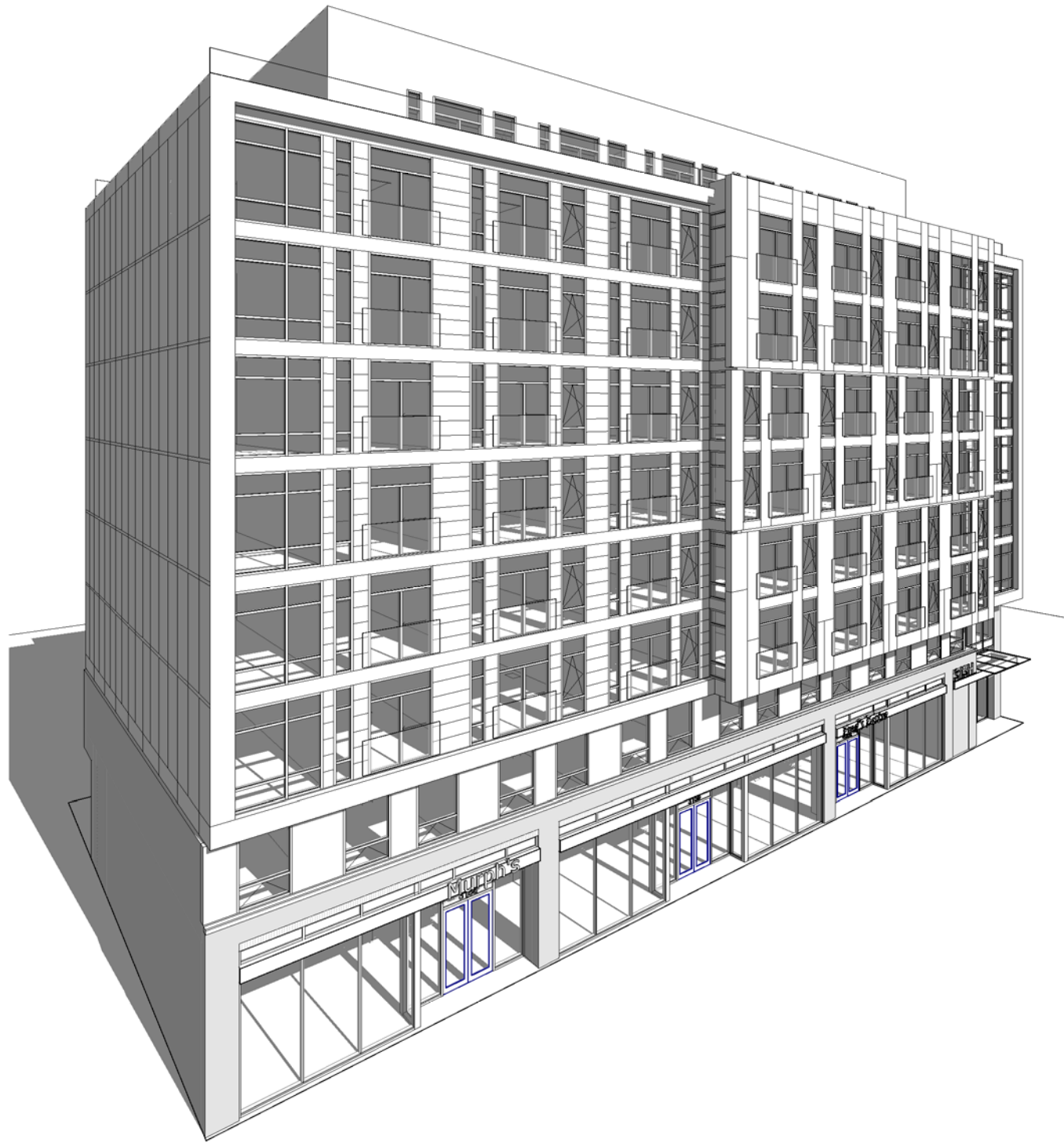
- ① Brick
- ② Fiber Cement Panels A - Soft Grey
- ③ Fiber Cement Panels B - High Gloss White
- ④ Fiber Cement Panels C - Dark Grey
- ⑤ High-Pressure Laminate Panel A - Feature
- ⑥ High-Pressure Laminate Panel B - Dark Grey
- ⑦ Metal Panel - Dark Grey
- ⑧ Aluminum Storefront
- ⑨ Aluminum Doors and Windows
- ⑩ Metal Balcony
- ⑪ Metal Framed Glass Rail
- ⑫ Metal Rail
- ⑬ Glass Canopy
- ⑭ Coiling Door
- ⑮ Hollow Metal Door
- ⑯ Aluminum Louver
- ⑰ Brick Privacy Wall
- ⑱ Soil



1 : West Elevation

315 H Street, NE
Washington, DC

March 19, 2015



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.

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-Export-Ground.DWG, FloorPlan-Export-MainRoof.DWG, AND FloorPlan-Export-PenthouseRoof.DWG" PREPARED BY: HORD COPLAN MACHT, INC., DATED: 3/17/15.
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 CIRCULATION EXHIBIT	C8

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:

N/A

DATE:

03/19/15

CAD ID:

SD2

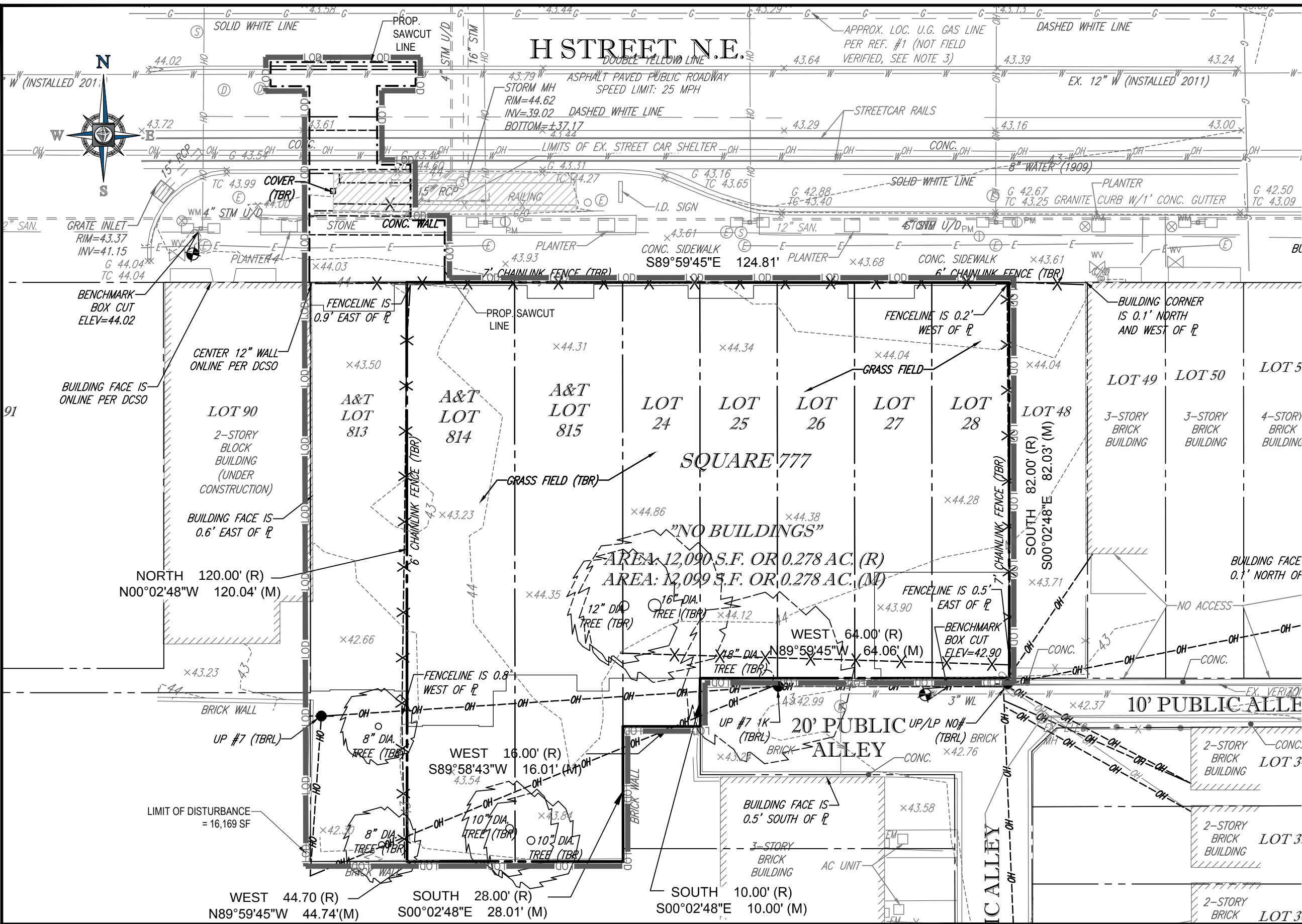
PROJECT NUMBER:

DC142164



BOHLER
DC

1301 PENNSYLVANIA AVE., NW, STE. 825 WASHINGTON, DC 20004
PHONE: (202) 524-5700 FAX: (202) 524-5701



DEMOLITION NARRATIVE

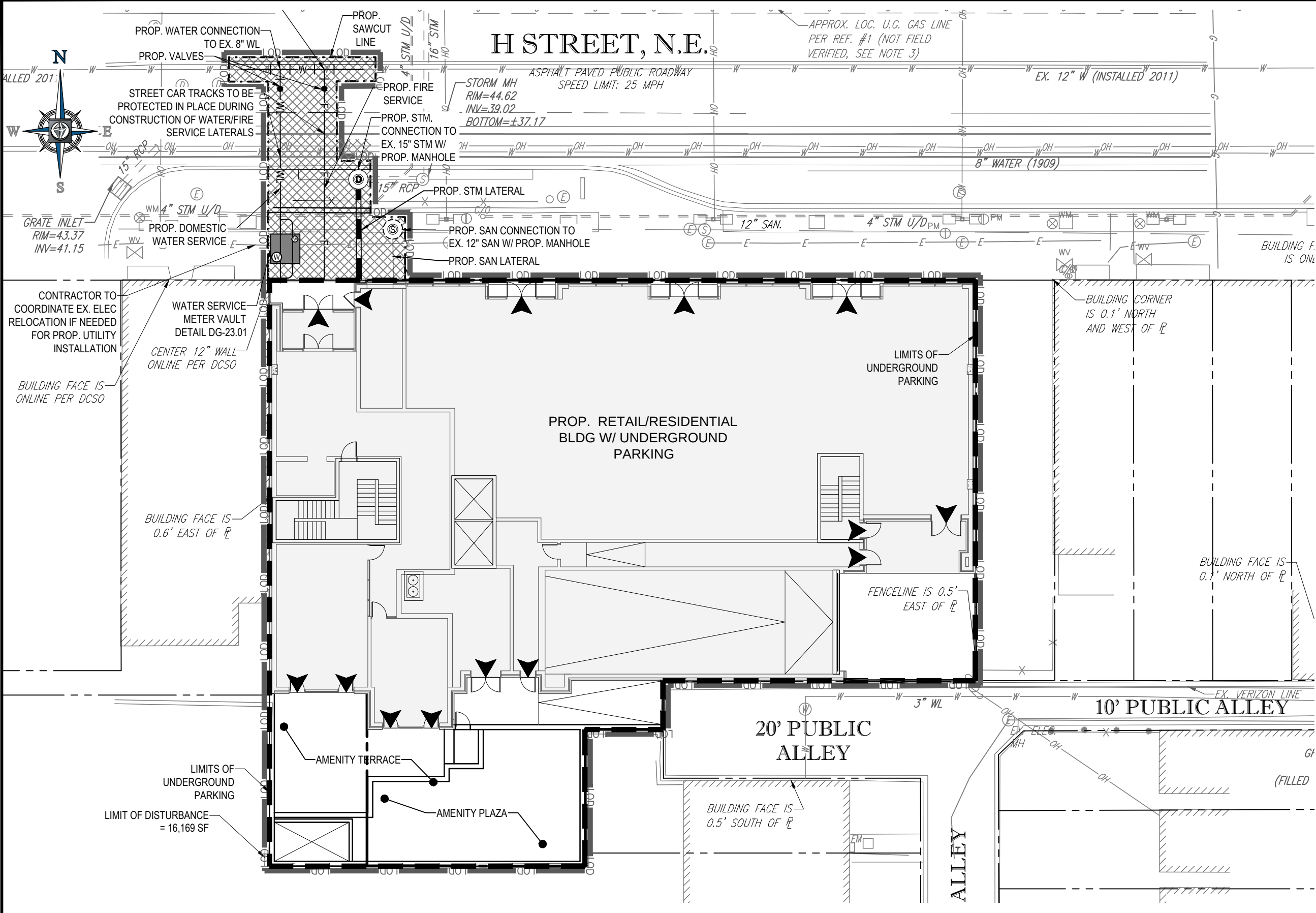
THE EXISTING SITE IS MADE UP OF EIGHT (8) LOTS CONTAINING EXISTING VEGETATION AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED PROJECT REQUIRES DEMOLITION OF EXISTING SITE FEATURES PRIOR TO THE CONSTRUCTION OF A NEW 9 STORY RETAIL/RESIDENTIAL BUILDING WITH 7 STORIES OF RESIDENTIAL USE ABOVE THE FOOTPRINT, 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
- ▨ EX. RAISED PLATFORM

NOTE

THE TOTAL SITE AREA IS 14,502 SQUARE FEET. THE SITE INCLUDES A&T LOTS 814-815 AND LOTS 24-28 IN SQUARE 777 (12,099 SQUARE FEET) AND AN ADDITIONAL LOT, A&T LOT 813 (2403 SQUARE FEET).



UTILITY NARRATIVE

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:

03/19/15

CAD ID:

SS2

PROJECT NUMBER:

DC142164



BOHLERTM
DC

1301 PENNSYLVANIA AVE., NW, STE. 825 WASHINGTON, DC 20004
PHONE: (202) 524-5700 FAX: (202) 524-5701