

5th & H STREET

MIXED-USE BUILDING AT 501H STREET NE WASHINGTON, DC

PLANNED UNIT DEVELOPMENT SUBMISSION

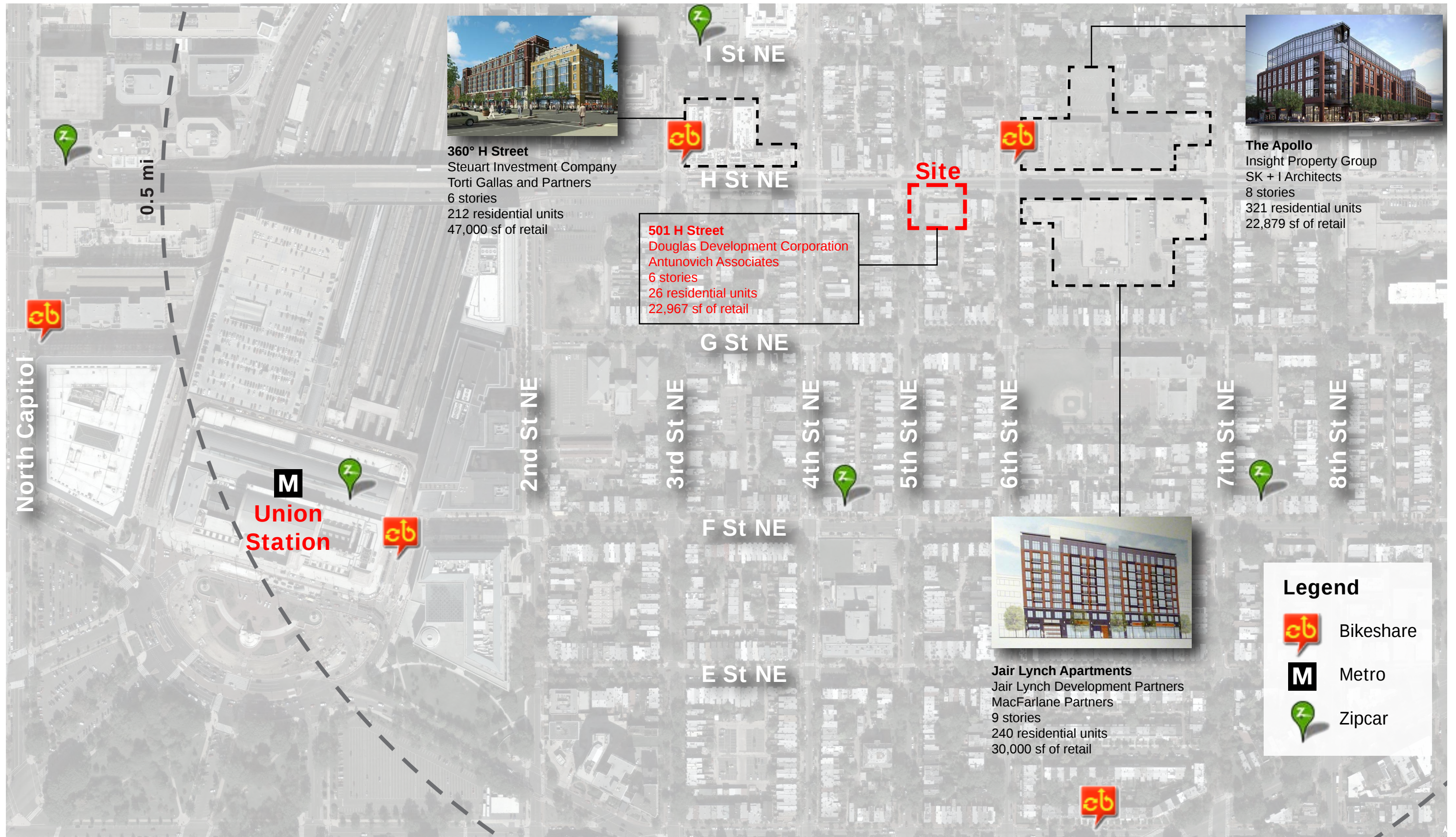
JULY 31, 2014



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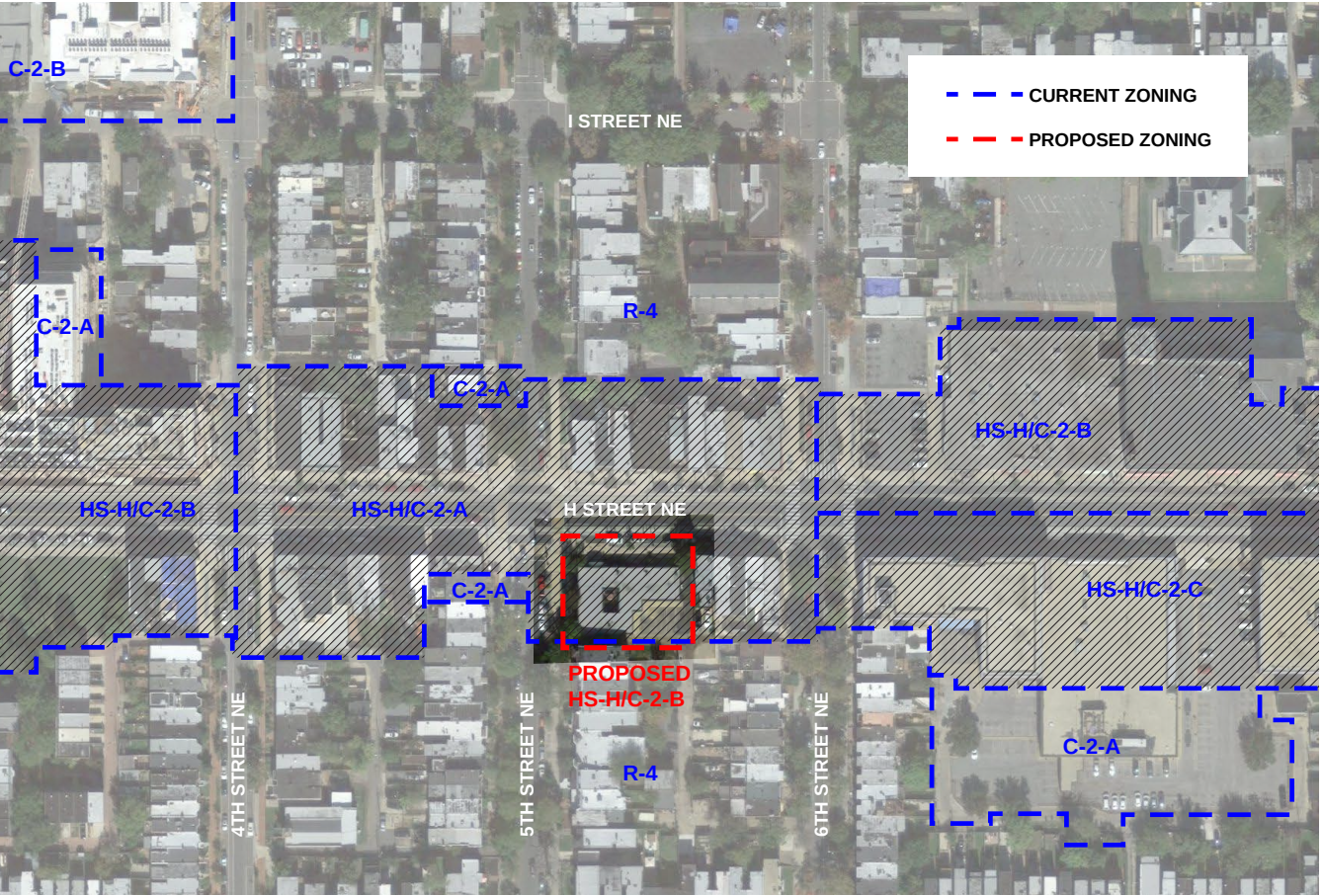
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INTRODUCTION



ZONING DATA				
SQUARE:	0833			
LOTS:	0047			
DCRM, TITLE 11	EXISTING REQ'S	EXISTING CONDITIONS	PROPOSED REQ'S	PROPOSED CONDITIONS
ZONE	HS-H/C-2-A; COMMERCIAL OFFICE -SMALL, H STREET OVERLAY		HS-H / C-2-B; MIXED-USE COMMERCIAL & RESIDENTIAL	
SITE AREA (SF):		9,813		9,813
FAR	2.5 MAX (3.0 w/ I.Z.)	0.6	6.0 MAX (DCMR 2405),	4.40 Total 3.03 Residential, 1.37 Commercial
GROSS FLOOR AREA		5,777		43,206.0
		RESIDENTIAL	COMMERCIAL	TOTAL
GROSS FLOOR AREAS		(SF)	(SF)	(SF)
FLOOR 1		5,777	2,208	8,367
FLOOR 2			237	7,559
FLOOR 3			7,254	7,254
FLOOR 4			7,254	7,254
FLOOR 5			7,254	7,254
FLOOR 6			5,518	5,518
TOTAL			29,725	43,206
LOT OCCUPANCY				
Retail	100%	59%	100% (11 DCMR § 772.1)	85%
Residential	60%	0%	80% (11 DCMR § 1326.3)	74%
BUILDING HEIGHT	50' maximum	13'	90', DCMR 2405	75'
PENTHOUSE HEIGHT	18.5' maximum	N/A	18.5' maximum	10'-6"
REAR YARD	15'	34.5'	15'	6' wide for first 20'-4" in height of building, measured to center of alley (flexibility requested); 18' for building above 20'-4"
SIDE YARD	no requirement	16'	no requirement	none
COURTS	12' min width (3in/ft height), where provided	Internal courts	15' min width (4in/ft height), where provided	3 compliant courts provided
PARKING REQUIREMENTS				
Retail	n/a	6 parking spaces (1 for ea. 300SF over 3000SF), DCMR 2101.1	In excess of 3000SF, 1 for ea. 750SF = 14 Spaces	6 compact and 2 standard spaces; flexibility requested 11 DCMR 2101.1 and 2115.2.
Residential	n/a		1 for ea. 3 dwelling units = 9 Spaces	
LOADING BERTHS				
Retail	--	--	1 @ 30' deep, DCMR 2201.1	One 24' on-site loading berth for residential use, plus a loading zone on 5th Street for two 30' trucks for retail use; flexibility requested.
Residential	--	--	None req'd for <49units	
LOADING PLATFORMS				
Retail	--	--	1 @ 100SF	0
Residential	--	--	None req'd for <49units	0
SERVICE/DELIVERY SPACES				
Retail	--	--	None req'd	None proposed
Residential	--	--	None req'd for <49units	0

DCRM, TITLE 11	EXISTING REQ'S	EXISTING CONDITIONS	PROPOSED REQ'S	PROPOSED CONDITIONS
BUILD-TO REQUIREMENT	-	-	75% of streetwall build-to R.O.W. Property Line to a height of 25' (DCMR 1324.2)	Provided as required
F.A.R.			0.5 max non-residential FAR (11 DCMR § 1321.2)	1.37 max non residential FAR, flexibility requested
LOT OCCUPANCY	-	-	80% residential lot occupancy permitted (11 DCMR § 1326.3) (DCMR 1324.4-6)	74% provided
DISPLAY WINDOW	-	-	50% of ground level wall surfaces devoted to display windows & entrances (DCMR 1324.8)	Provided as required
ENTRY LOCATION	-	-	Individual commercial entries & residential lobby entry on H Street (DCMR 1324.10)	Provided as required
ENTRY SPACING	-	-	Provide Bldg entrances every 40' on average for linear frontage (DCMR 1324.11)	Provided as required 122' ÷ 40' = 3 entrances
MIN. GROUND-FLOOR CEILING HEIGHT	-	-	Minimum 14' flr-ceiling if building fronts H Street (DCMR 1324.12)	Provided as required



★ ★ ★

Address

501 H Street NE

Other / BZA Order

Lot size (enter this value first) *

Green Area Ratio Scoresheet

Ward

Lot

Square

Zoning District

47

833

C-2-B

enter sq ft of lot

9,813

multiplier

SCORE

0.307

Landscape Elements

Square Feet

Factor

Total

A

Landscaped areas (select one of the following for each area)

1

Landscaped areas with a soil depth of less than 24"

enter sq ft

0

0.3

-

2

Landscaped areas with a soil depth of 24" or greater

enter sq ft

104

0.6

62.4

3

Bioretention facilities

enter sq ft

0

0.4

-

B

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants less than 2' tall at maturity

enter sq ft

0

0.2

-

2

Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)

enter number of plants

0

0

0.3

-

3

Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree

enter number of trees

0

0

0.5

-

4

Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.6

-

5

Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree

enter number of trees

0

0

0.7

-

6

Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree

enter number of trees

0

0

0.7

-

7

Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree

enter number of trees

0

0

0.7

-

8

Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree

enter number of trees

0

0

0.8

-

9

Vegetated wall, plantings on a vertical surface

enter sq ft

96

0.6

57.6

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

enter sq ft

0

0.6

-

2

Over at least 8" of growth medium

enter sq ft

3614

0.8

2,891.2

Scoresheet cont'd

D

Permeable Paving***

1

Permeable paving over at least 6" and less than 24" of soil or gravel

enter sq ft

0

0.4

-

2

Permeable paving over at least 24" of soil or gravel

enter sq ft

0

0.5

-

E

Other

1

Enhanced tree growth systems***

enter sq ft

0

0.4

-

2

Renewable energy generation

enter sq ft

0

0.5

-

3

Approved water features

enter sq ft

0

0.2

-

sub-total of sq ft =

3,814

H

Bonuses

1

Native plant species

enter sq ft

0

0.1

-

2

Landscaping in food cultivation

enter sq ft

0

0.1

-

3

Harvested stormwater irrigation

enter sq ft

0

0.1

-

Green Area Ratio numerator =

3,011

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

REQUIRED GREEN AREA RATIO = 0.30,
FOR ZONE C-2-B PER DCMR 11-3401.2

5th & H STREET

501H STREET N.E, Washington, D.C.

INTRODUCTION

Douglas Development Corp

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green area ratio

JULY 31, 2014

5

Y	M	N	Sustainable Sites			Notes:
Y			Prerequisite 1	Construction Activity Pollution Prevention		
1			Credit 1	Site Selection		
5			Credit 2	Development Density & Community Connectivity		
		1	Credit 3	Brownfield Redevelopment		
6			Credit 4.1	Alternative Transportation, Public Transportation Access		
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms		
3			Credit 4.3	Alternative Transportation, Low-Emitting & Fuel Efficient Vehicles		
2			Credit 4.4	Alternative Transportation, Parking Capacity		
1			Credit 5.1	Site Development, Protect or Restore Habitat		
1			Credit 5.2	Site Development, Maximize Open Space		
1			Credit 6.1	Stormwater Design, Quantity Control		
		1	Credit 6.2	Stormwater Design, Quality Control		
		1	Credit 7.1	Heat Island Effect, Non-Roof		
1			Credit 7.2	Heat Island Effect, Roof		
		1	Credit 8	Light Pollution Reduction		
22	0	4	26 Possible			

Y	M	N	Water Efficiency			Notes:
Y			Prerequisite 1	Water Use Reduction, 20% Reduction		
2			Credit 1.1	Water Efficient Landscaping, Reduce by 50%		
2			Credit 1.2	Water Efficient Landscaping, No Potable Water or No Irrigation		
		2	Credit 2	Innovative Wastewater Technologies		
2			Credit 3.1	Water Use Reduction, 30% Reduction		
		1	Credit 3.2	Water Use Reduction, 35% Reduction		
		1	Credit 3.3	Water Use Reduction, 40% Reduction		
6	0	4	10 Possible			

Y	M	N	Energy and Atmosphere			Notes:
Y			Prerequisite 1	Fundamental Commissioning of the Building Energy Systems		
Y			Prerequisite 2	Minimum Energy Performance, 10% new, 5% existing		
Y			Prerequisite 3	Fundamental Refrigerant Management		
1			Credit 1.1	Optimize Energy Performance, 12% new, 8% existing		
1			Credit 1.2	Optimize Energy Performance, 14% new, 10% existing		
		1	Credit 1.3	Optimize Energy Performance, 16% new, 12% existing		
		1	Credit 1.4	Optimize Energy Performance, 18% new, 14% existing		
		1	Credit 1.5	Optimize Energy Performance, 20% new, 16% existing		
		1	Credit 1.6	Optimize Energy Performance, 22% new, 18% existing		
		1	Credit 1.7	Optimize Energy Performance, 24% new, 20% existing		
		1	Credit 1.8	Optimize Energy Performance, 26% new, 22% existing		
		1	Credit 1.9	Optimize Energy Performance, 28% new, 24% existing		
		1	Credit 1.10	Optimize Energy Performance, 30% new, 26% existing		
		1	Credit 1.11	Optimize Energy Performance, 32% new, 28% existing		
		1	Credit 1.12	Optimize Energy Performance, 34% new, 30% existing		
		1	Credit 1.13	Optimize Energy Performance, 36% new, 32% existing		
		1	Credit 1.14	Optimize Energy Performance, 38% new, 34% existing		
		1	Credit 1.15	Optimize Energy Performance, 40% new, 36% existing		
		1	Credit 1.16	Optimize Energy Performance, 42% new, 38% existing		
		1	Credit 1.17	Optimize Energy Performance, 44% new, 40% existing		
		1	Credit 1.18	Optimize Energy Performance, 46% new, 42% existing		
		1	Credit 1.19	Optimize Energy Performance, 48% new, 44% existing		
		1	Credit 2.1	On-Site Renewable Energy, 1%		
		1	Credit 2.2	On-Site Renewable Energy, 3%		
		1	Credit 2.3	On-Site Renewable Energy, 5%		
		1	Credit 2.4	On-Site Renewable Energy, 7%		
		1	Credit 2.5	On-Site Renewable Energy, 9%		
		1	Credit 2.6	On-Site Renewable Energy, 11%		
		1	Credit 2.7	On-Site Renewable Energy, 13%		
		2	Credit 3	Enhanced Commissioning		
		2	Credit 4	Enhanced Refrigerant Management		
		3	Credit 5	Measurement & Verification		
		2	Credit 6	Green Power, 35%		
2	0	33	35 Possible			

Y	M	N	Materials and Resources			Notes:
Y			Prerequisite 1	Storage & Collection of Recyclables		
		1	Credit 1.1 (55%)	Building Reuse, Maintain 55% of Existing Walls, Floors & Roof		
		1	Credit 1.1 (75%)	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof		
		1	Credit 1.1 (95%)	Building Reuse, Maintain 95% of Existing Walls, Floors & Roof		
		1	Credit 1.2	Building Reuse, Maintain 50% of Interior Non-Structural Elements		
1			Credit 2.1	Construction Waste Management, Divert 50% From Disposal		
1			Credit 2.2	Construction Waste Management, Divert 75% From Disposal		
		1	Credit 3.1	Materials Reuse, 5%		
		1	Credit 3.2	Materials Reuse, 10%		
1			Credit 4.1	Recycled Content, 10% (post-consumer + 1/2 pre-consumer)		
		1	Credit 4.2	Recycled Content, 20% (post-consumer + 1/2 pre-consumer)		
1			Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured		
		1	Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured		
		1	Credit 6	Rapidly Renewable Materials, 2.5%		
		1	Credit 7	Certified Wood		
4	0	10	14 Possible			

Y	M	N	Indoor Environmental Quality			Notes:
Y			Prerequisite 1	Minimum IAQ Performance		
Y			Prerequisite 2	Environmental Tobacco Smoke (ETS) Control		
		1	Credit 1	Outside Air Delivery Monitoring		
		1	Credit 2	Increased Ventilation		
1			Credit 3.1	Construction IAQ Management Plan, During Construction		
		1	Credit 3.2	Construction IAQ Management Plan, Before Occupancy		
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants		
1			Credit 4.2	Low-Emitting Materials, Paints & Coatings		
1			Credit 4.3	Low-Emitting Materials, Flooring Systems		
		1	Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products		
		1	Credit 5	Indoor Chemical & Pollutant Source Control		
1			Credit 6.1	Controllability of Systems, Lighting		
1			Credit 6.2	Controllability of Systems, Thermal Comfort		
1			Credit 7.1	Thermal Comfort, Design		
		1	Credit 7.2	Thermal Comfort, Verification		
		1	Credit 8.1	Daylight and Views, Daylight 75% of spaces		
		1	Credit 8.2	Daylight and Views, Views for 90% of Spaces		
7	0	8	15 Possible			

Y	M	N	Innovation & Design Process			Notes:
1			Credit 1.1	Innovation in Design, Low Mercury Lighting		
		1	Credit 1.2	Innovation in Design		
		1	Credit 1.3	Innovation in Design		
		1	Credit 1.4	Innovation in Design		
		1	Credit 1.5	Innovation in Design		
1			Credit 2	LEED® Accredited Professional		
2	0	4	6 Possible			

Y	M	N	Regional Priority Credits			Notes:
1			Credit 1.1	Regional Priority Credit, SSc5.1, Protect and Restore Habitat		
1			Credit 1.2	Regional Priority Credit, SSc6.1, Stormwater Design, Quantity Control		
		1	Credit 1.3	Regional Priority Credit, WEc2, Innovative Wastewater Technologies		
		1	Credit 1.4	Regional Priority Credit, EAc2, Onsite Renewable Energy		
2	0	2	4 Possible			

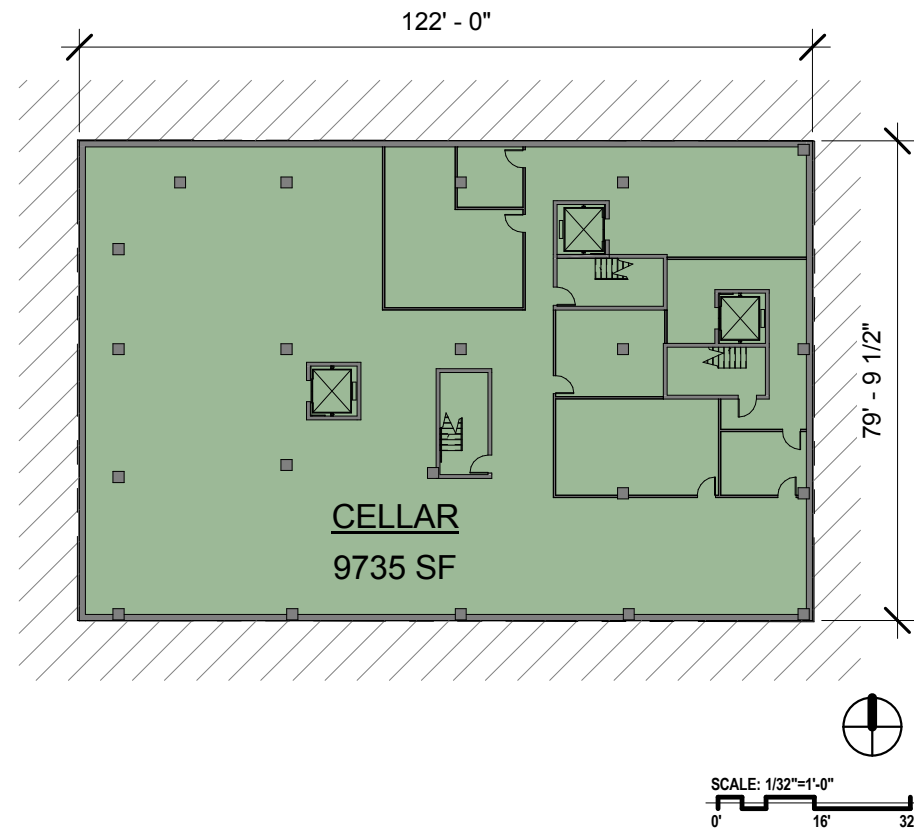
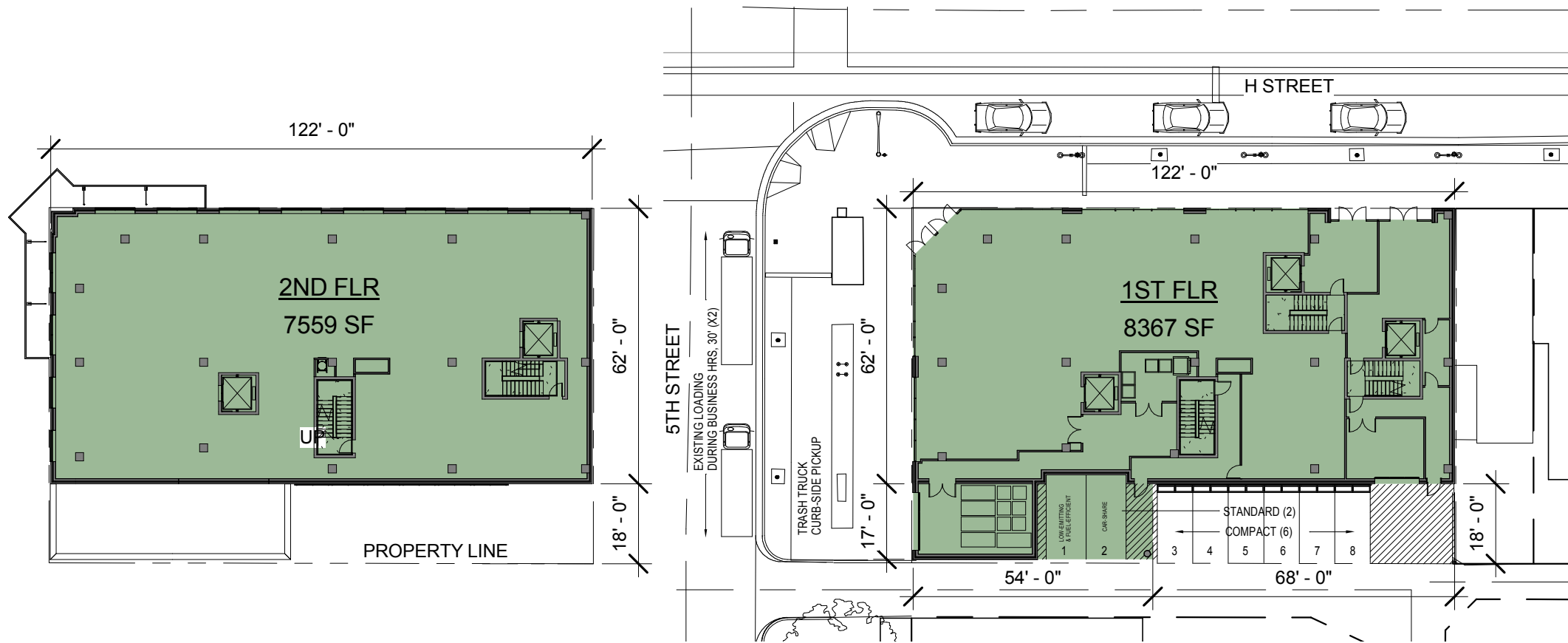
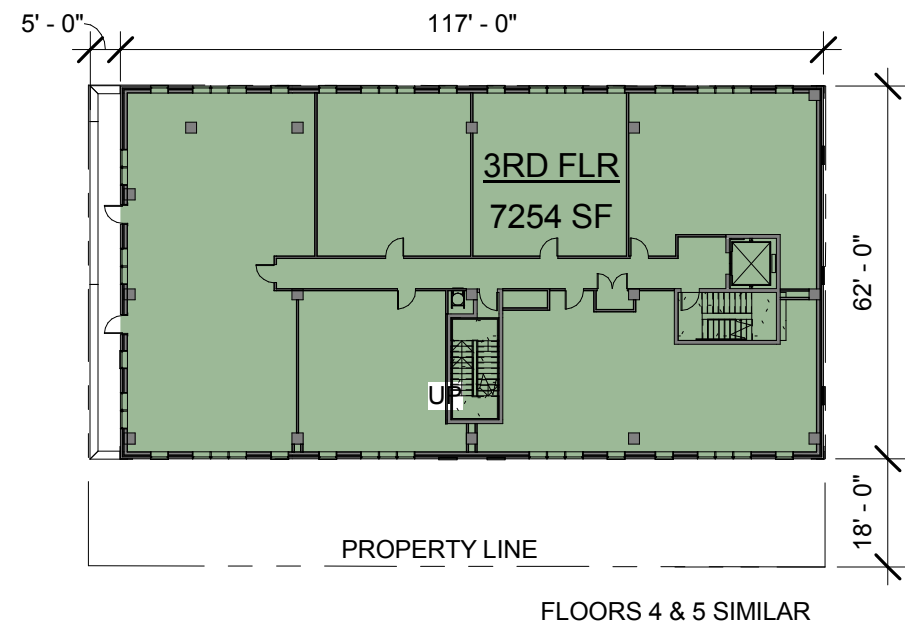
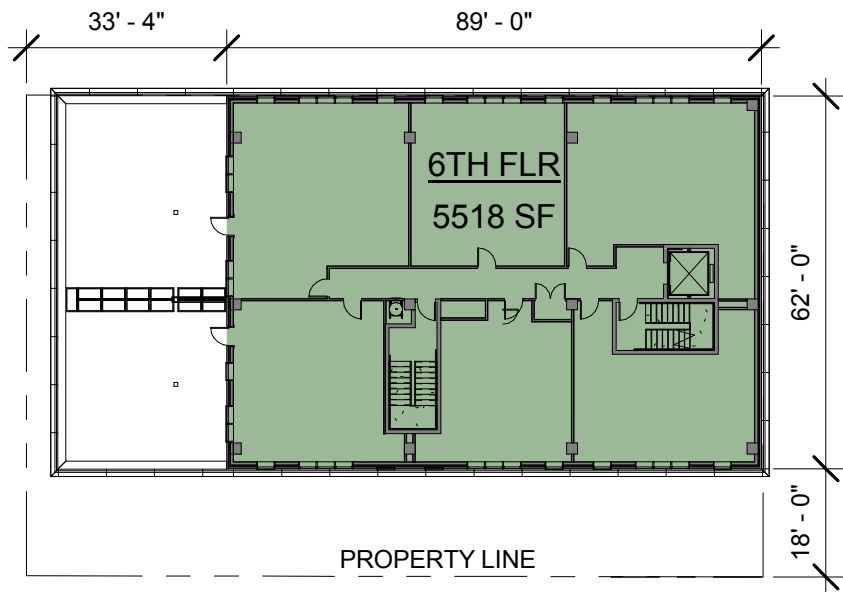
	0 - 39	Insufficient
	40 - 49	Certified
	50 - 59	Silver
	60 - 79	Gold
	80 - 110	Platinum

Project Points	Maybe
45	0
Certified	

Note: While the specific targeted credits may vary over the course of the project, the project will meet criteria for at least 40 LEED points.

Area Schedule (Gross Building)	
Area	Level
5,518 SF	FLOOR 6
7,254 SF	FLOOR 5
7,254 SF	FLOOR 4
7,254 SF	FLOOR 3
7,559 SF	FLOOR 2
8,367 SF	FLOOR 1
9,735 SF	CELLAR
52,941 SF	

Lot Area = 9,813 SF
 Gross Area = 43,206 SF (52,941 - 9,735)
 F.A.R. = 4.40



ARCHITECTURE



5th & H STREET

501H STREET N.E, Washington, D.C.

ARCHITECTURE

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proposed view from H Street

JULY 31, 2014