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# CAPITAL SQUARE HYATT PLACE

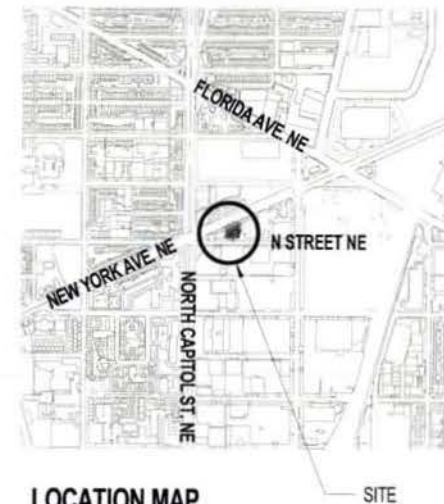
## WASHINGTON, D.C.

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18344  
EXHIBIT NO. 10

### LIST OF DRAWINGS

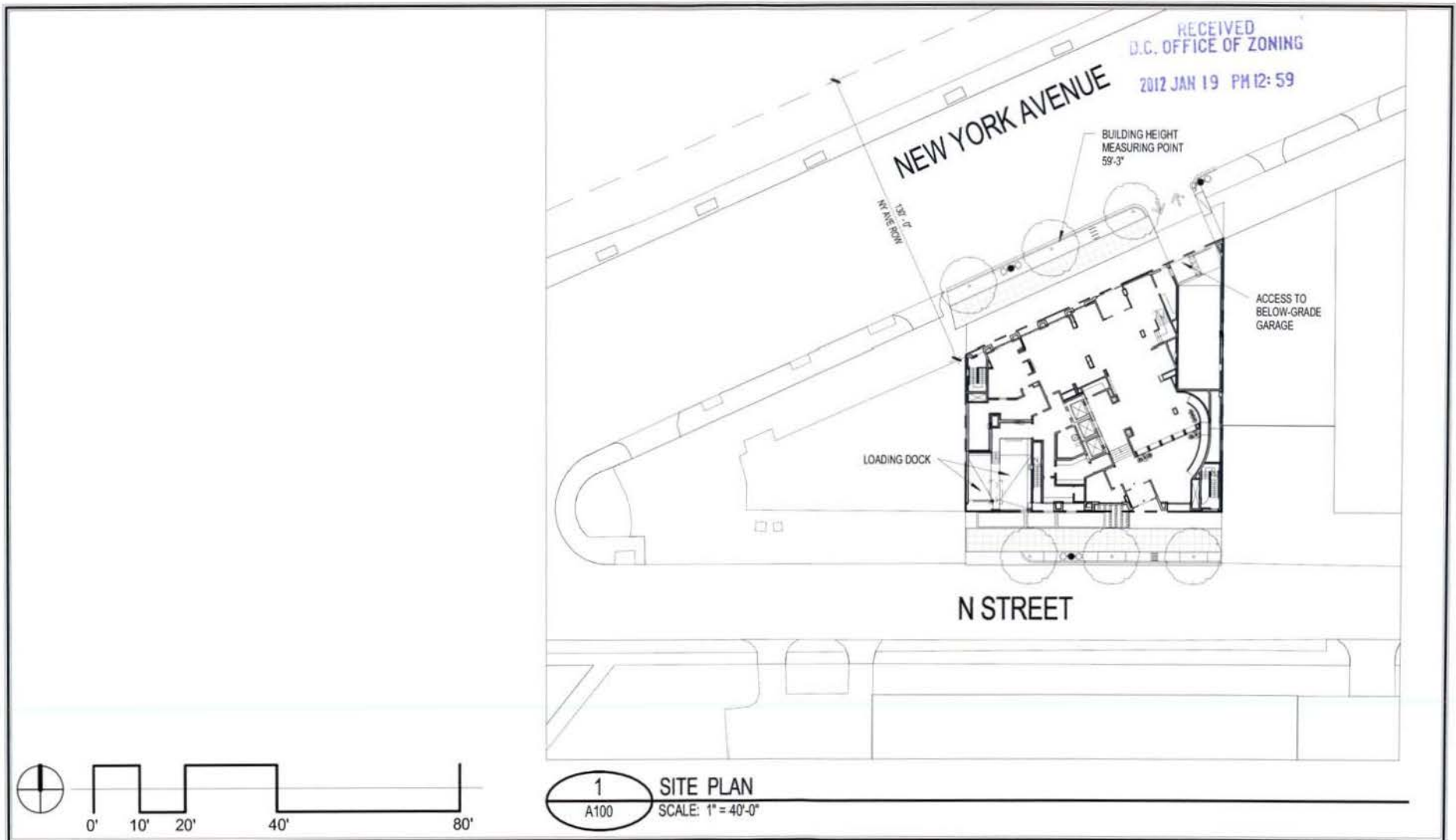
|       |                                   |
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| A000  | COVER SHEET                       |
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### LOCATION MAP

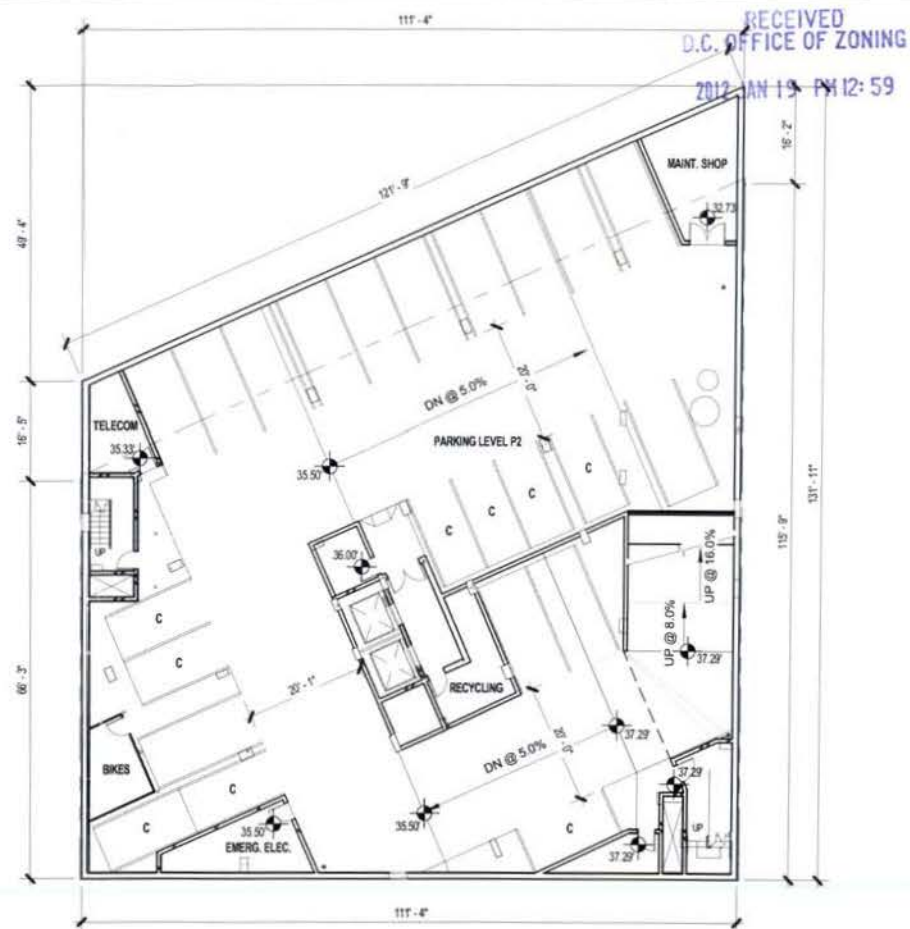
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|                        | ZONING ORDINANCE                                                                                                                                                                                                                                                                                                                                                                                                                                    | CALCULATED REQUIREMENT                          |                               | AMOUNT PROVIDED                                                             |            |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------|-----------------------------------------------------------------------------|------------|
| LOT AREA               | NOT APPLICABLE                                                                                                                                                                                                                                                                                                                                                                                                                                      | EXISTING LOT AREA                               | 10,280 SF                     | PROPOSED LOT AREA                                                           | 10,280 SF  |
| FLOOR AREA RATIO (FAR) | C-3-C: MAXIMUM PERMITTED (FAR) = 6.5<br>(and)<br>ELIGIBLE PROJECTS LOCATED IN THE NEW DOWNTOWN, NORTH CAPITOL, CAPITOL SOUTH, AND SOUTHWEST RECEIVING ZONES MAY BE CONSTRUCTED TO A MAXIMUM FAR OF 10.0 FOR BUILDINGS PERMITTED A HEIGHT OF ONE HUNDRED THIRTY FEET (130 FT.) PURSUANT TO § 770.9, AND 9.0 FOR BUILDINGS PERMITTED A LESSER HEIGHT;                                                                                                 | FLOOR AREA RATIO, MAX. $(6.5 + 3.5) =$          | 10.0                          | TOTAL FLOOR AREA                                                            | 102,745 SF |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | LOT AREA                                        | 10,280 SF                     | LOT AREA                                                                    | 10,280 SF  |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | FLOOR AREA ALLOWED, MAX. $(10,280 \times 10) =$ | 102,800 SF                    | PROPOSED FAR $(102,745 / 10,280) =$                                         | 9.99       |
| HEIGHT                 | C-3-C: MAXIMUM HEIGHT (FEET) = 90<br>(and)<br>ELIGIBLE PROJECTS LOCATED IN THE NEW DOWNTOWN, NORTH CAPITOL, CAPITOL SOUTH, AND SOUTHWEST RECEIVING ZONES MAY BE CONSTRUCTED TO A MAXIMUM FAR OF 10.0 FOR BUILDINGS PERMITTED A HEIGHT OF ONE HUNDRED THIRTY FEET (130 FT.) PURSUANT TO § 770.9, AND 9.0 FOR BUILDINGS PERMITTED A LESSER HEIGHT;                                                                                                    | BUILDING HEIGHT, MAX. $(90' + 30') =$           | 130.0'                        | PROPOSED HEIGHT                                                             | 130.0'     |
| REAR YARD              | C-3-C: 2-1/2 INCHES PER FOOT OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12 FEET.<br>(and)<br>IN THE CASE OF A THROUGH LOT OR A CORNER LOT ABUTTING THREE (3) OR MORE STREETS, THE DEPTH OF REAR YARD MAY BE MEASURED FROM THE CENTER LINE OF THE STREET ABUTTING THE LOT AT THE REAR OF THE BUILDING OR OTHER STRUCTURE. | FINISHED GRADE AT REAR                          | 57.32'                        | REAR YARD PROVIDED                                                          | 38.5'      |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | HEIGHT OF MAIN ROOF                             | 189.25'                       | (*AS MEASURED FROM THE REAR FACE OF THE BUILDING TO THE CENTERLINE OF N ST) |            |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | VERTICAL DISTANCE $(189.25' - 57.32') =$        | 131.93'                       |                                                                             |            |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | $131.93' \times 2.5' / 12' =$                   | 27.49'                        |                                                                             |            |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | REAR YARD, MIN.                                 | 27.5'                         |                                                                             |            |
| SIDE YARD              | NO SIDE YARD SHALL BE REQUIRED FOR A HOTEL.                                                                                                                                                                                                                                                                                                                                                                                                         | NONE REQUIRED                                   |                               | NONE PROVIDED                                                               |            |
| COURT, OPEN            | WHERE A COURT IS PROVIDED FOR A BUILDING OR PORTION OF A BUILDING DEVOTED TO NONRESIDENTIAL USES, AT ANY ELEVATION IN THE COURT, THE WIDTH OF COURT SHALL BE A MINIMUM OF THREE INCHES PER FOOT (3 IN/FT.) OF HEIGHT, MEASURED FROM THE LOWEST LEVEL OF THE COURT TO THAT ELEVATION; PROVIDED, THAT IN NO CASE SHALL THE WIDTH OF COURT BE LESS THAN TWELVE FEET (12 FT.).                                                                          | HEIGHT OF COURT $(200.75' - 73.33') =$          | 127.42'                       | WIDTH OF COURT PROVIDED                                                     | 32'        |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | $127.42' \times 3' / 12' =$                     | 31.85'                        |                                                                             |            |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | WIDTH OF COURT, MIN.                            | 32'                           |                                                                             |            |
| PARKING SPACES         | HOTEL OR INN: C-3-C: 1 FOR EACH 4 ROOMS USABLE FOR SLEEPING PLUS 1 FOR EACH 300 SF OF FLOOR AREA IN EITHER THE LARGEST FUNCTION ROOM OR THE LARGEST EXHIBIT SPACE, WHICHEVER IS GREATER.                                                                                                                                                                                                                                                            | 192 ROOMS / 4 =                                 | 48                            | TOTAL SPACES PROVIDED*                                                      | 19         |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,173 SF FUNCTION ROOM / 300 =                  | 4                             | (*SEE ALSO PARKING SPACE TABULATIONS ON SHEET AP101)                        |            |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TOTAL SPACES REQUIRED                           | 52                            |                                                                             |            |
| LOADING BERTHS         | HOTEL FOR GUEST ROOM AREAS, IN ALL DISTRICTS, WITH 30 TO 200 ROOMS USABLE FOR SLEEPING                                                                                                                                                                                                                                                                                                                                                              | # TYPE SIZE                                     | # TYPE SIZE                   |                                                                             |            |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1 LOADING BAY 30'-0" x 12'-0"                   | 1 LOADING BAY 30'-2" x 12'-0" |                                                                             |            |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1 SERVICE BAY 20'-0" x 10'-0"                   | 1 SERVICE BAY 20'-1" x 10'-0" |                                                                             |            |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1 LOADING DOCK 100 SF                           | 1 LOADING DOCK 135 SF         |                                                                             |            |

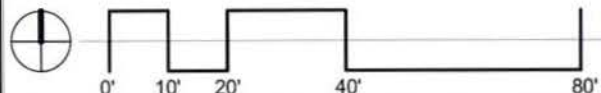


| PARKING TABULATIONS    |                    |                        |           |
|------------------------|--------------------|------------------------|-----------|
| LEVEL P1               | COUNTED FOR ZONING | NOT COUNTED FOR ZONING | PROVIDED  |
| ACCESSIBLE SPACE       | 0                  | 1                      | 1         |
| ACCESSIBLE VAN SPACE   | 0                  | 1                      | 1         |
| COMPACT SPACE          | 6                  | 0                      | 6         |
| STANDARD SPACE         | 1                  | 7                      | 8         |
| <b>LEVEL P1 TOTAL</b>  | <b>7</b>           | <b>9</b>               | <b>16</b> |
| P1 VAULTED SPACE       | 0                  | 9                      | 9         |
| LEVEL P2               |                    |                        |           |
| COMPACT SPACE          | 7                  | 0                      | 7         |
| COMPACT TANDEM SPACE   | 0                  | 1                      | 1         |
| PARALLEL COMPACT SPACE | 1                  | 0                      | 1         |
| STANDARD SPACE         | 4                  | 10                     | 14        |
| <b>LEVEL P2 TOTAL</b>  | <b>12</b>          | <b>11</b>              | <b>23</b> |
| P2 VAULTED SPACE       | 0                  | 10                     | 10        |
| <b>GRAND TOTAL</b>     | <b>19</b>          | <b>20</b>              | <b>39</b> |

COMPACT SPACE MINIMUM SIZE: 8' X 16'  
STANDARD SPACE MINIMUM SIZE: 9' X 19'



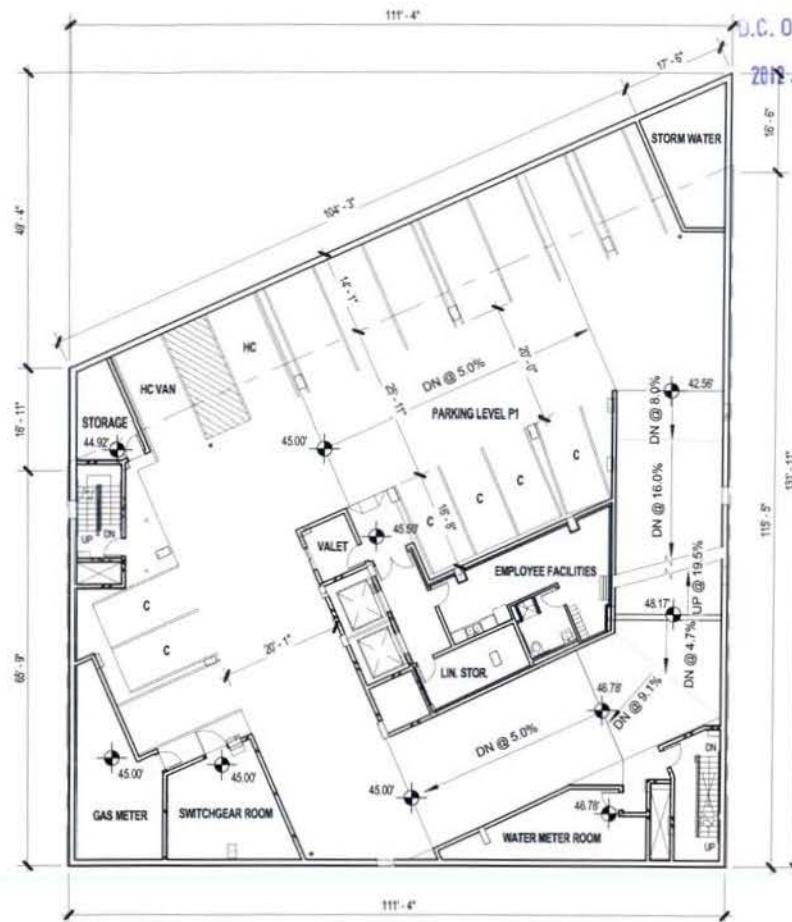
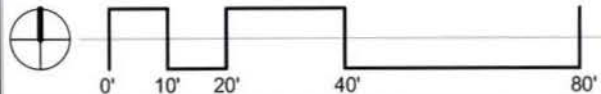
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**1** PARKING LEVEL 02 FLOOR PLAN  
AP101 SCALE: 1" = 20'-0"

| PARKING TABULATIONS    |                    |                        |           |
|------------------------|--------------------|------------------------|-----------|
| LEVEL P1               | COUNTED FOR ZONING | NOT COUNTED FOR ZONING | PROVIDED  |
| ACCESSIBLE SPACE       | 0                  | 1                      | 1         |
| ACCESSIBLE VAN SPACE   | 0                  | 1                      | 1         |
| COMPACT SPACE          | 6                  | 0                      | 6         |
| STANDARD SPACE         | 1                  | 7                      | 8         |
| <b>LEVEL P1 TOTAL</b>  | <b>7</b>           | <b>9</b>               | <b>16</b> |
| P1 VAULTED SPACE       | 0                  | 9                      | 9         |
|                        |                    |                        |           |
| LEVEL P2               |                    |                        |           |
| COMPACT SPACE          | 7                  | 0                      | 7         |
| COMPACT TANDEM SPACE   | 0                  | 1                      | 1         |
| PARALLEL COMPACT SPACE | 1                  | 0                      | 1         |
| STANDARD SPACE         | 4                  | 10                     | 14        |
| <b>LEVEL P2 TOTAL</b>  | <b>12</b>          | <b>11</b>              | <b>23</b> |
| P2 VAULTED SPACE       | 0                  | 10                     | 10        |
| <b>GRAND TOTAL</b>     | <b>19</b>          | <b>20</b>              | <b>39</b> |

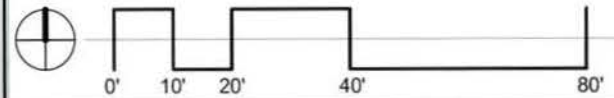
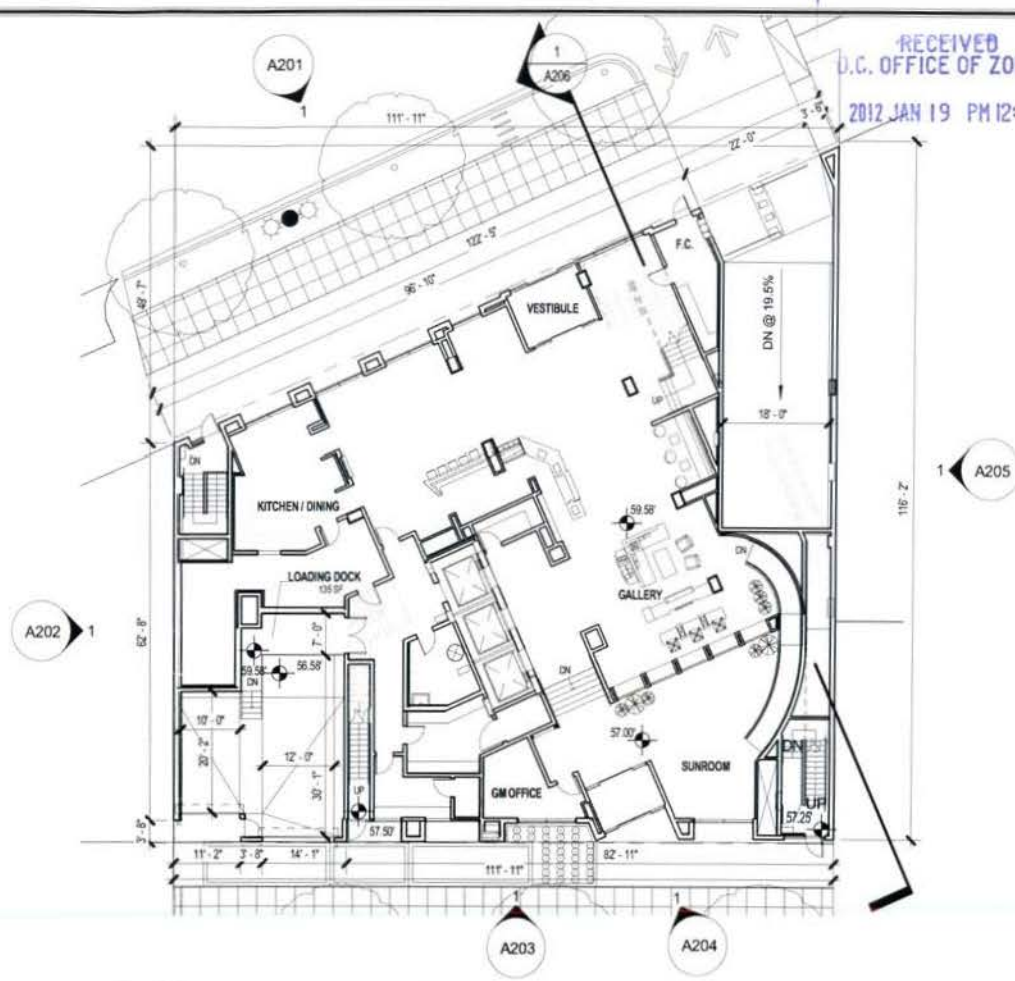
COMPACT SPACE MINIMUM SIZE: 8' X 16'  
STANDARD SPACE MINIMUM SIZE: 9' X 19'



1 PARKING LEVEL 01 FLOOR PLAN  
AP102 SCALE: 1" = 20'-0"

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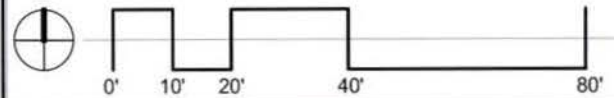
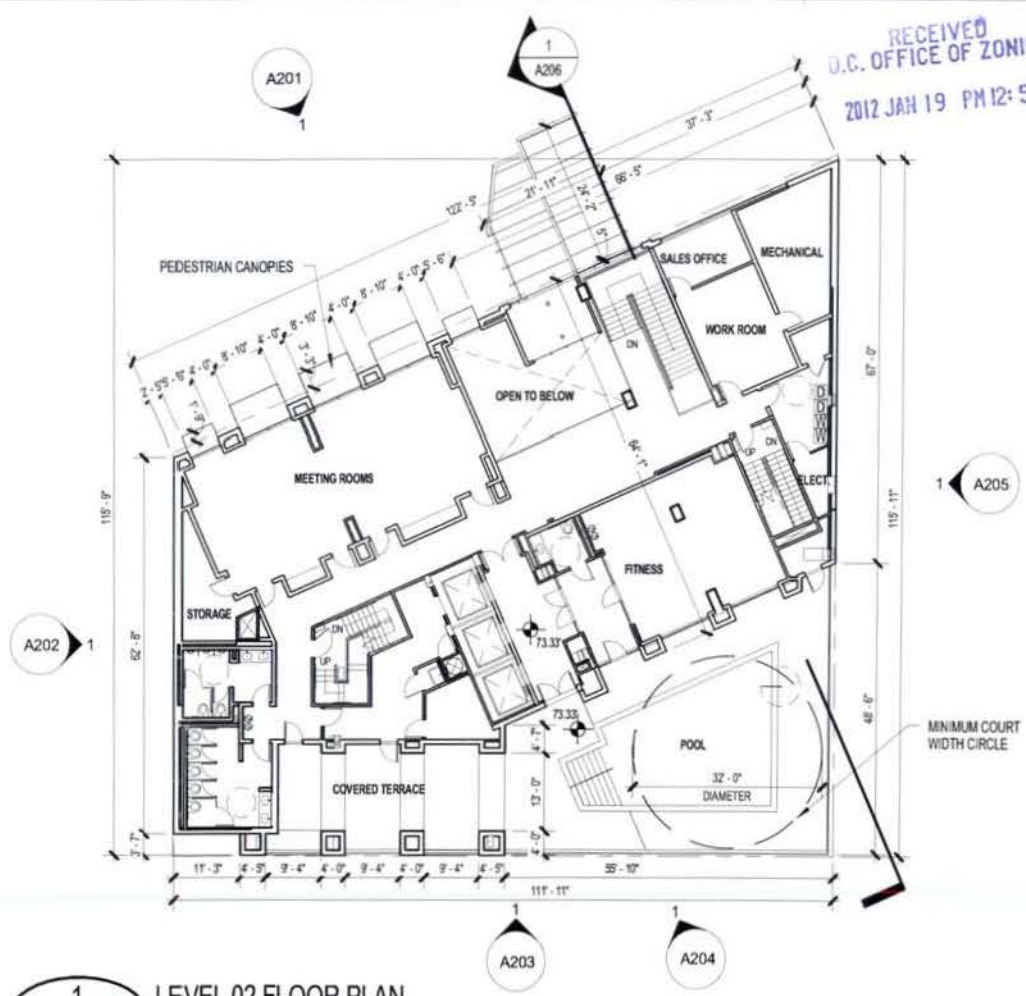
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1  
A101  
LEVEL 01 FLOOR PLAN  
SCALE: 1" = 20'-0"

|                            |           |          |             |
|----------------------------|-----------|----------|-------------|
| LEVEL 01 FLOOR PLAN        |           | 20110133 | Drawing No. |
| CAPITAL SQUARE HYATT PLACE |           | —        | <b>A101</b> |
| Project Name               | Ref. Doc. | Date     | 01/17/12    |

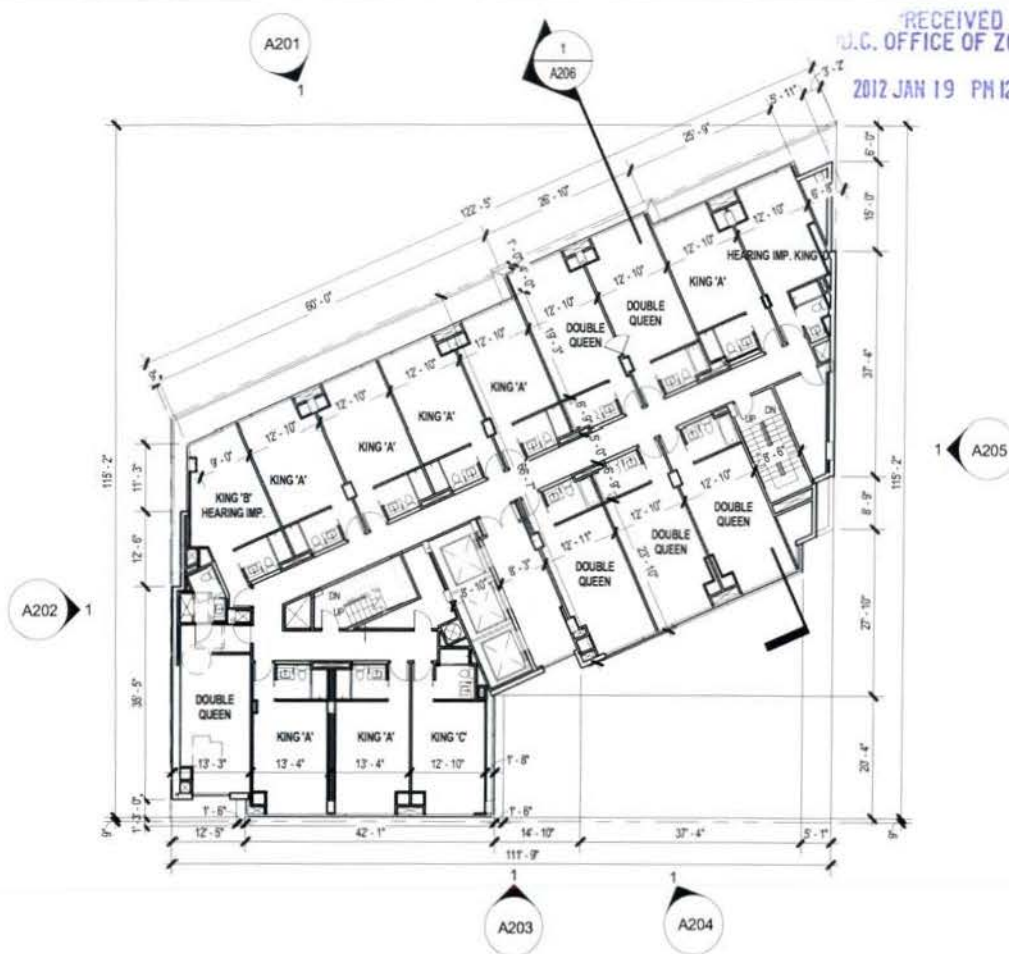
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**1**  
A102 **LEVEL 02 FLOOR PLAN**  
SCALE: 1" = 20'-0"

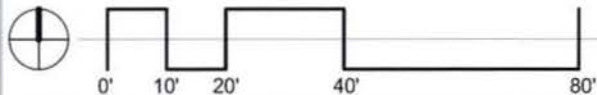
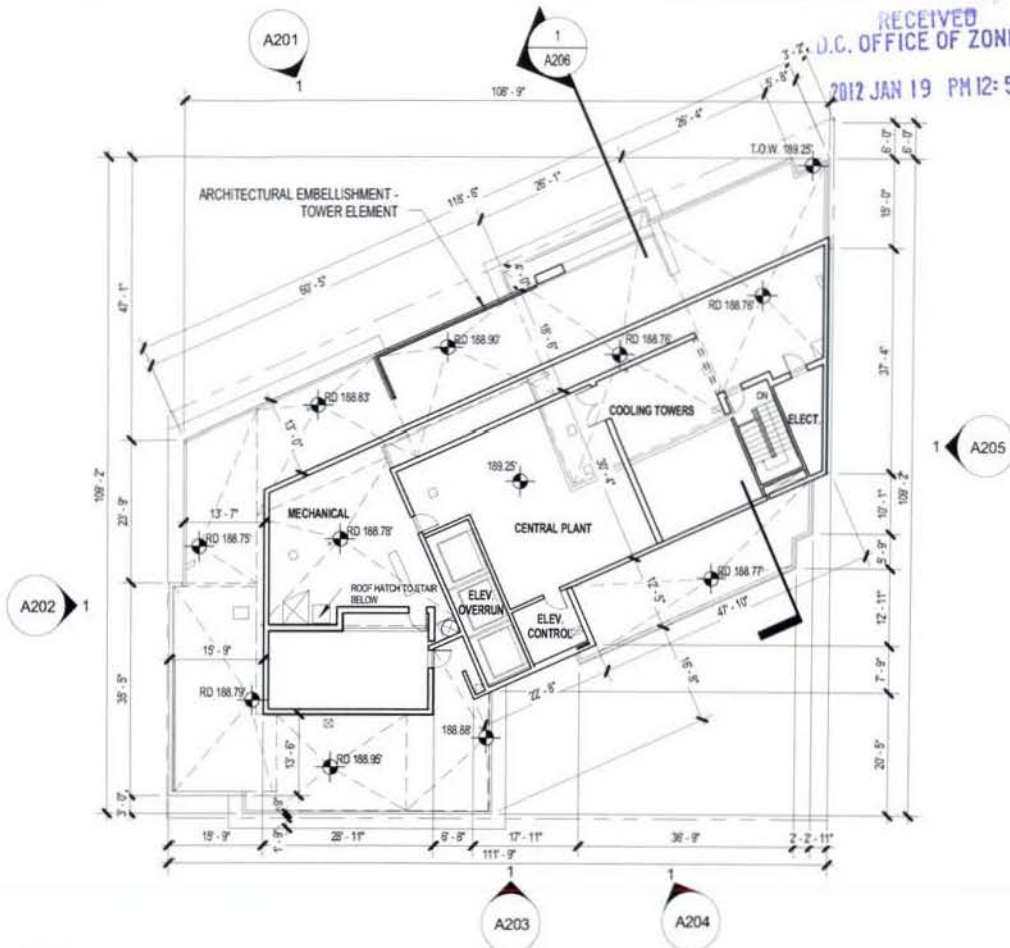
|                            |           |             |             |
|----------------------------|-----------|-------------|-------------|
| LEVEL 02 FLOOR PLAN        |           | 20110133    | Drawing No. |
| CAPITAL SQUARE HYATT PLACE |           | Project No. | <b>A102</b> |
| Project Name               | Ref. Doc. | Date        | 01/17/12    |

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1  
A103  
TYPICAL FLOOR PLAN  
SCALE: 1" = 20'-0"

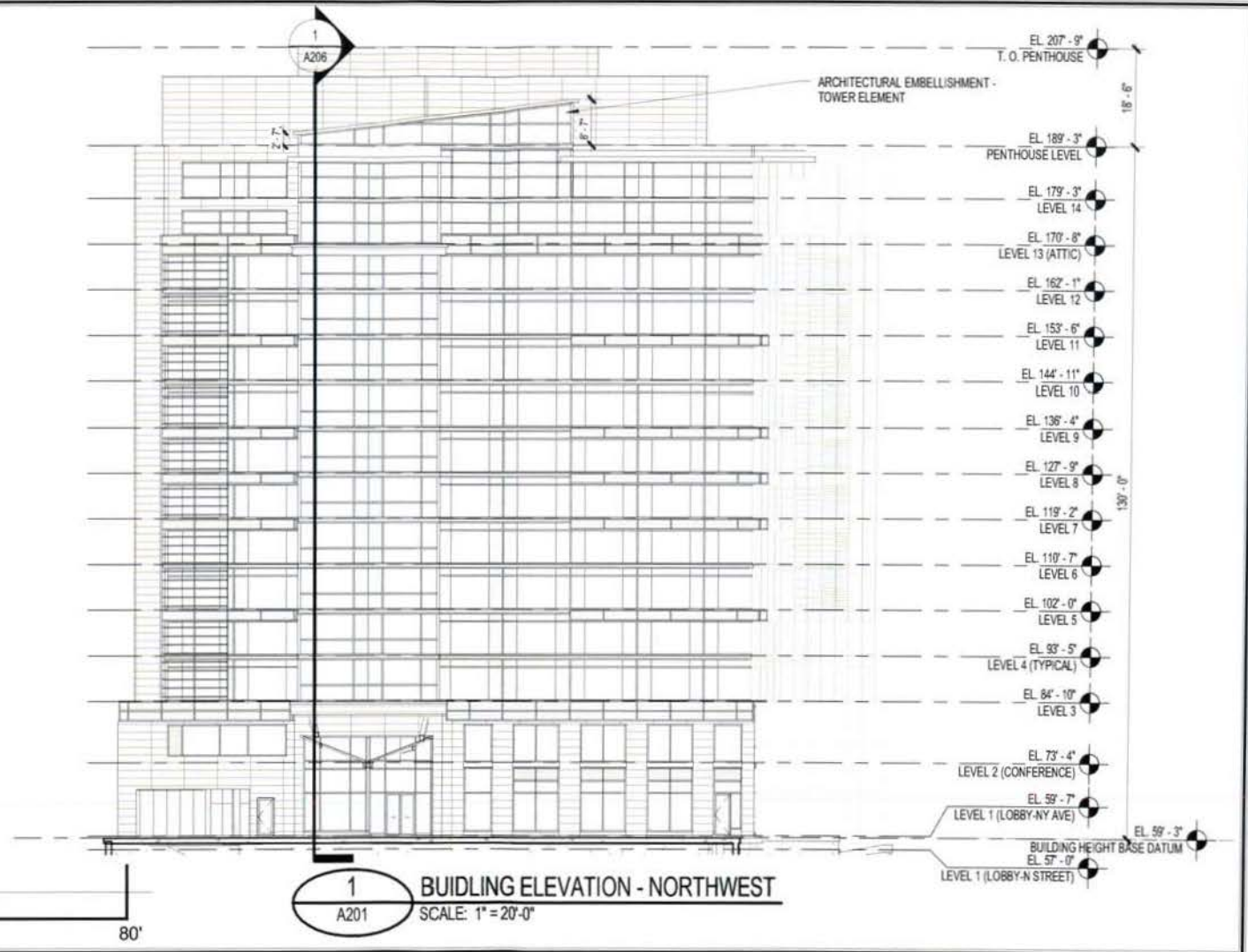
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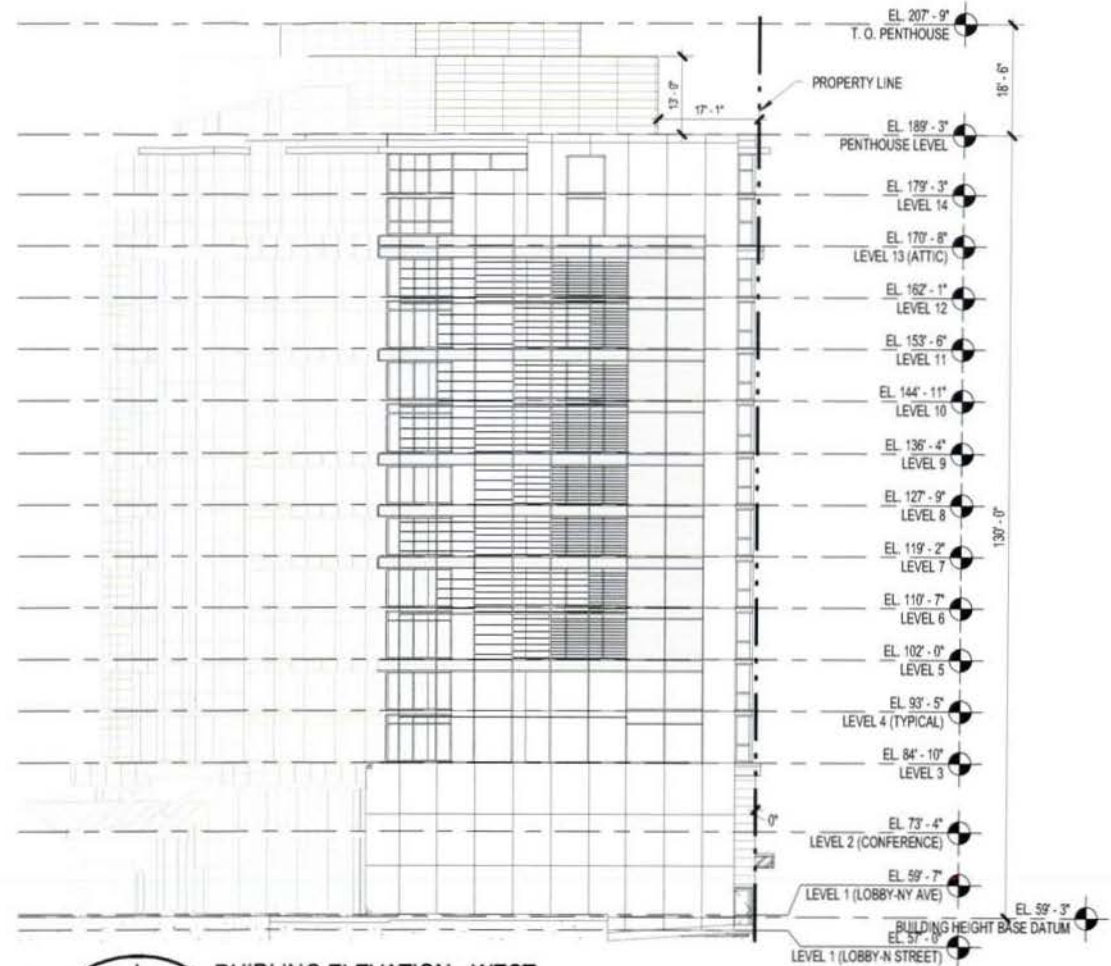
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A104  
**PENTHOUSE LEVEL FLOOR PLAN**  
SCALE: 1" = 20'-0"



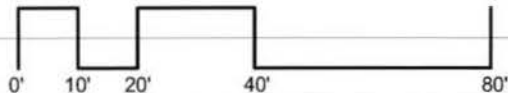
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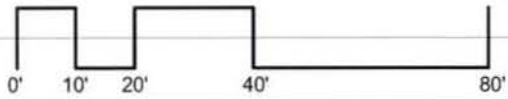


1  
A203

BUILDING ELEVATION - SOUTH

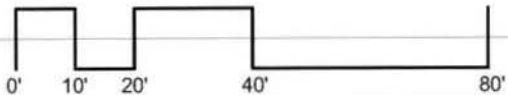
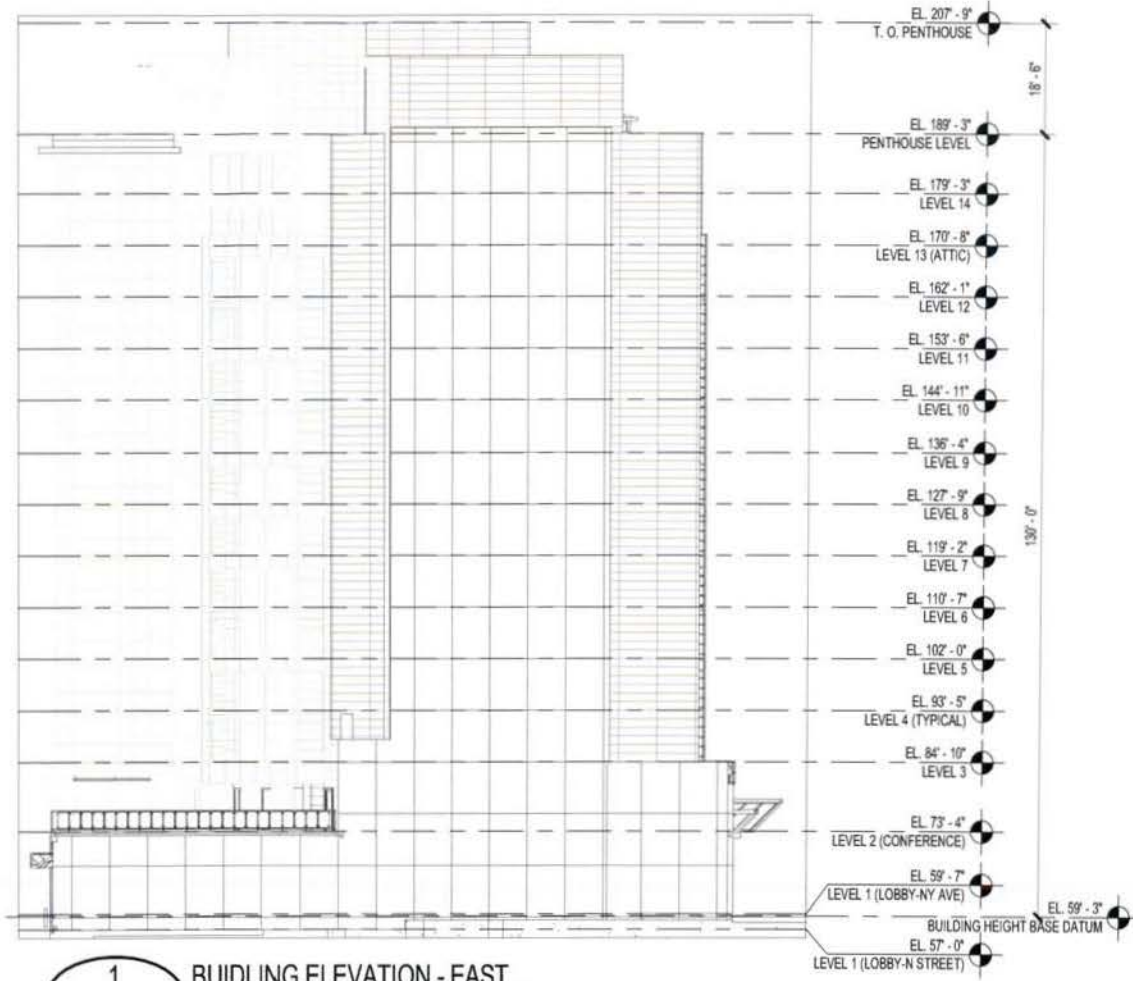
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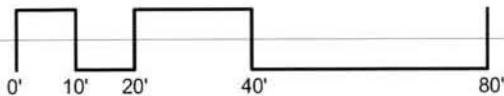
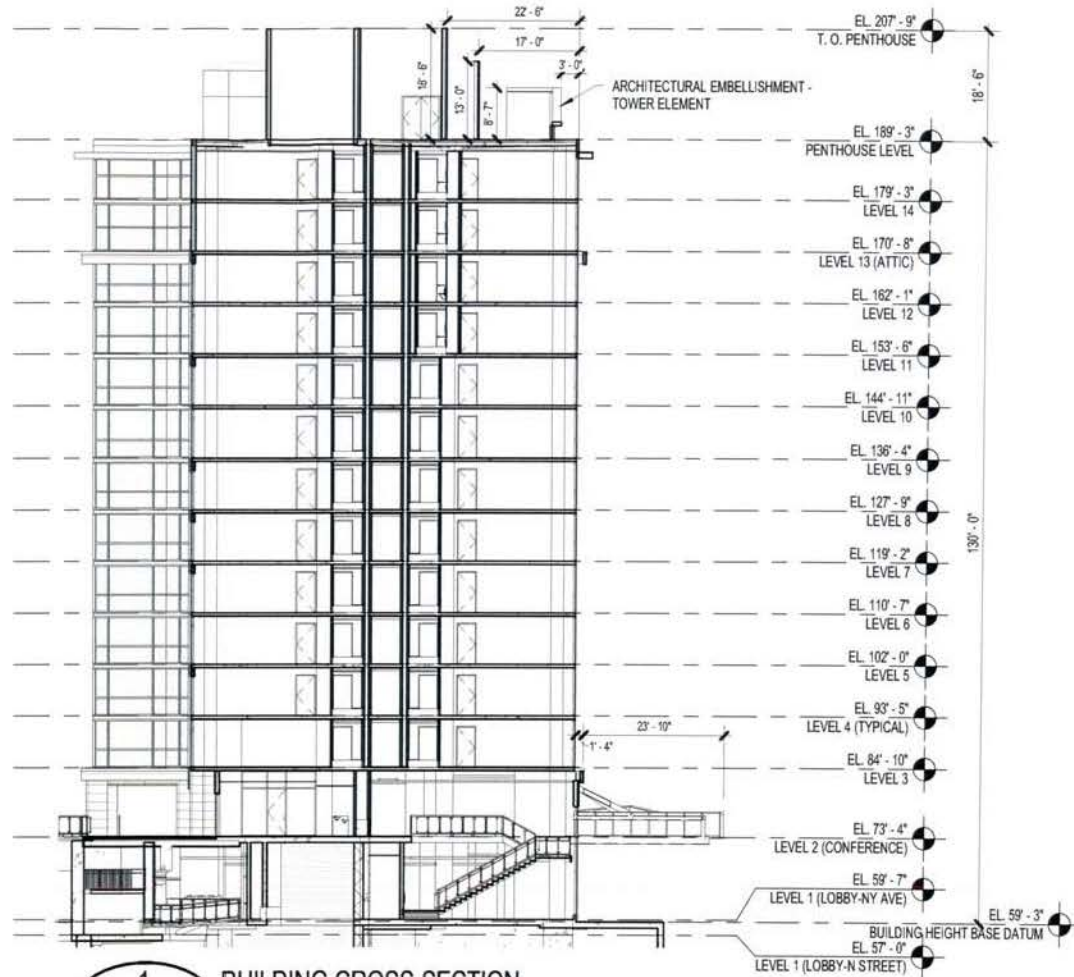
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A204  
BUILDING ELEVATION - SOUTHEAST  
SCALE: 1" = 20'-0"

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1  
A205  
BUILDING ELEVATION - EAST  
SCALE: 1" = 20'-0"

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2012 JAN 19 PM 1:00



1  
A206 BUILDING CROSS-SECTION  
SCALE: 1" = 20'-0"

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2012 JAN 19 PM 1:00



NORTHWEST CORNER



SOUTH TOWER ROOF LEVEL

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SOUTHWEST CORNER



NORTHEAST CORNER