

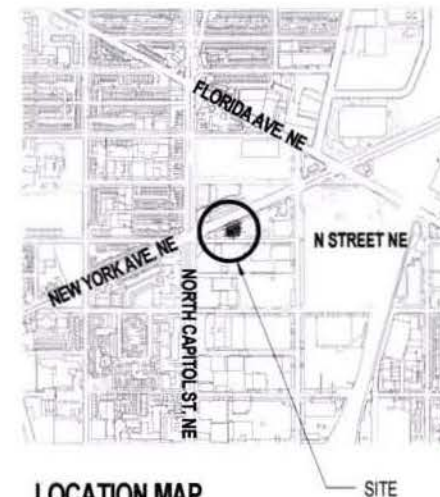


CAPITAL SQUARE HYATT PLACE

WASHINGTON, D.C.

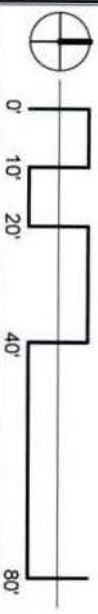
LIST OF DRAWINGS

A000	COVER SHEET
A001	GENERAL INFORMATION
A100	SITE PLAN
AB101	BASEMENT LEVEL 01 FLOOR PLAN
A101	LEVEL 01 FLOOR PLAN
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A103	LEVELS 03-14 FLOOR PLAN (TYPICAL)
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A204	SOUTHEAST BUILDING ELEVATION
A205	EAST BUILDING ELEVATION
A206	BUILDING CROSS SECTION
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A208	BUILDING RENDERINGS

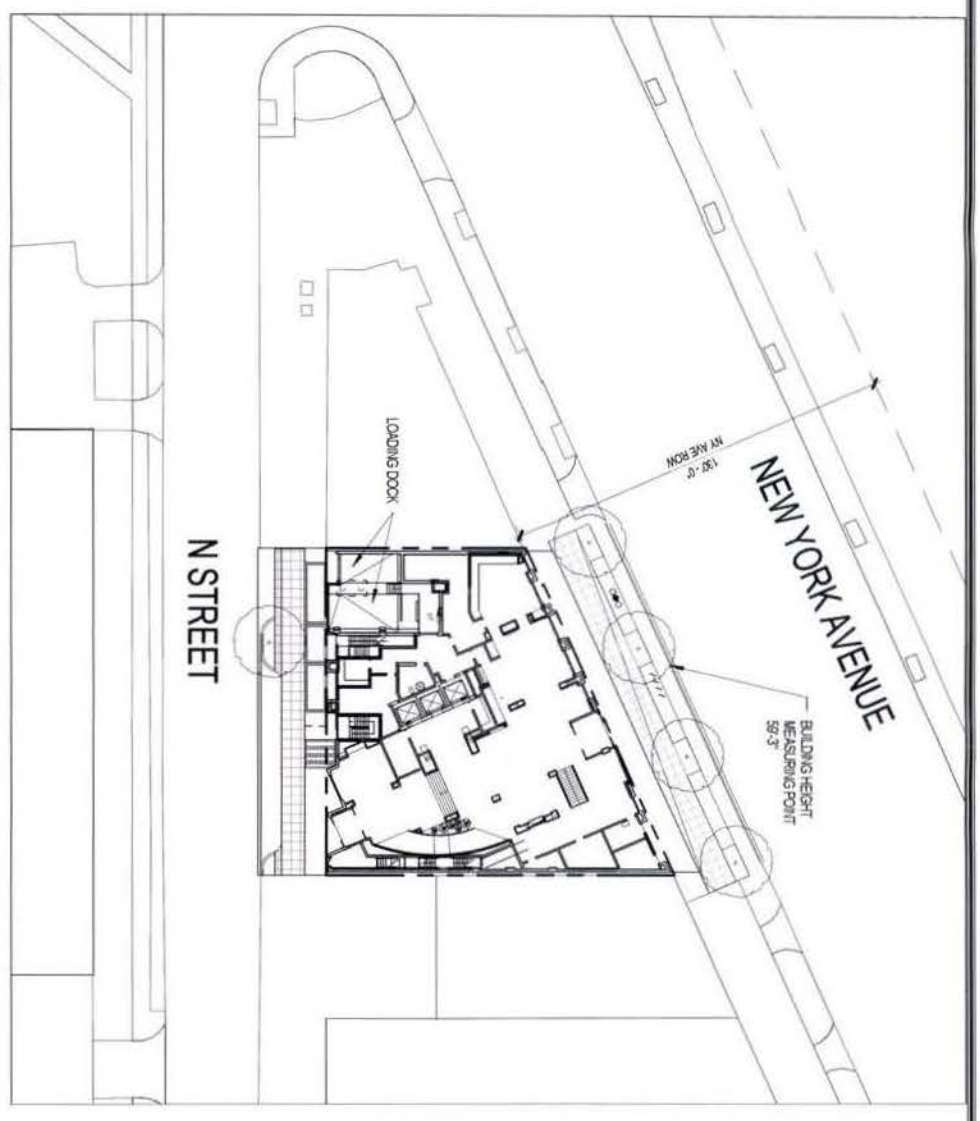


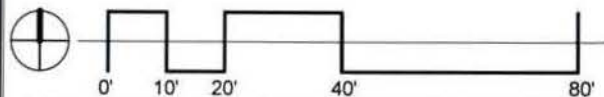
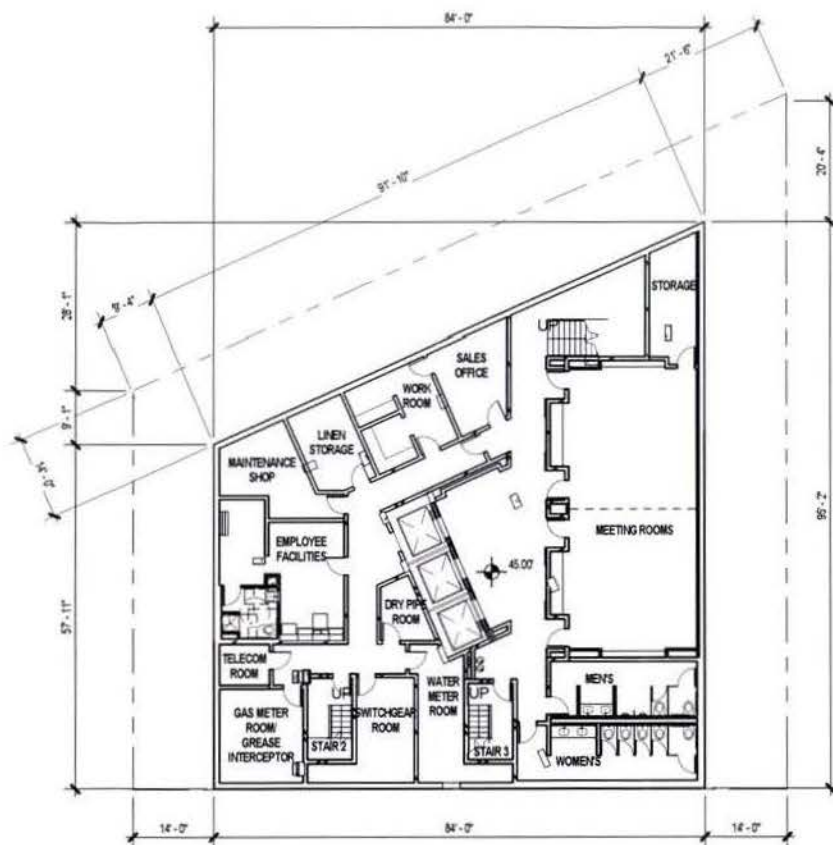
LOCATION MAP

	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 (and) 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	102,788 SF
		LOT AREA	10,280 SF	LOT AREA	10,280 SF
		FLOOR AREA ALLOWED, MAX. $(10,280 \times 10) =$	102,800 SF	PROPOSED FAR $(102,788 / 10,280) =$	9.99
HEIGHT	C-3-C: MAXIMUM HEIGHT (FEET) = 90 (and) 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. (and) 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	35'
		$127.42' \times 3' / 12' =$	31.85'	TOTAL SPACES PROVIDED*	
		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.	200 ROOMS / 4 =	50		
		1,124 SF FUNCTION ROOM / 300 =	4	TOTAL SPACES REQUIRED	
		TOTAL SPACES REQUIRED	54		
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		



1 SITE PLAN
A100
SCALE: 1" = 40'-0"





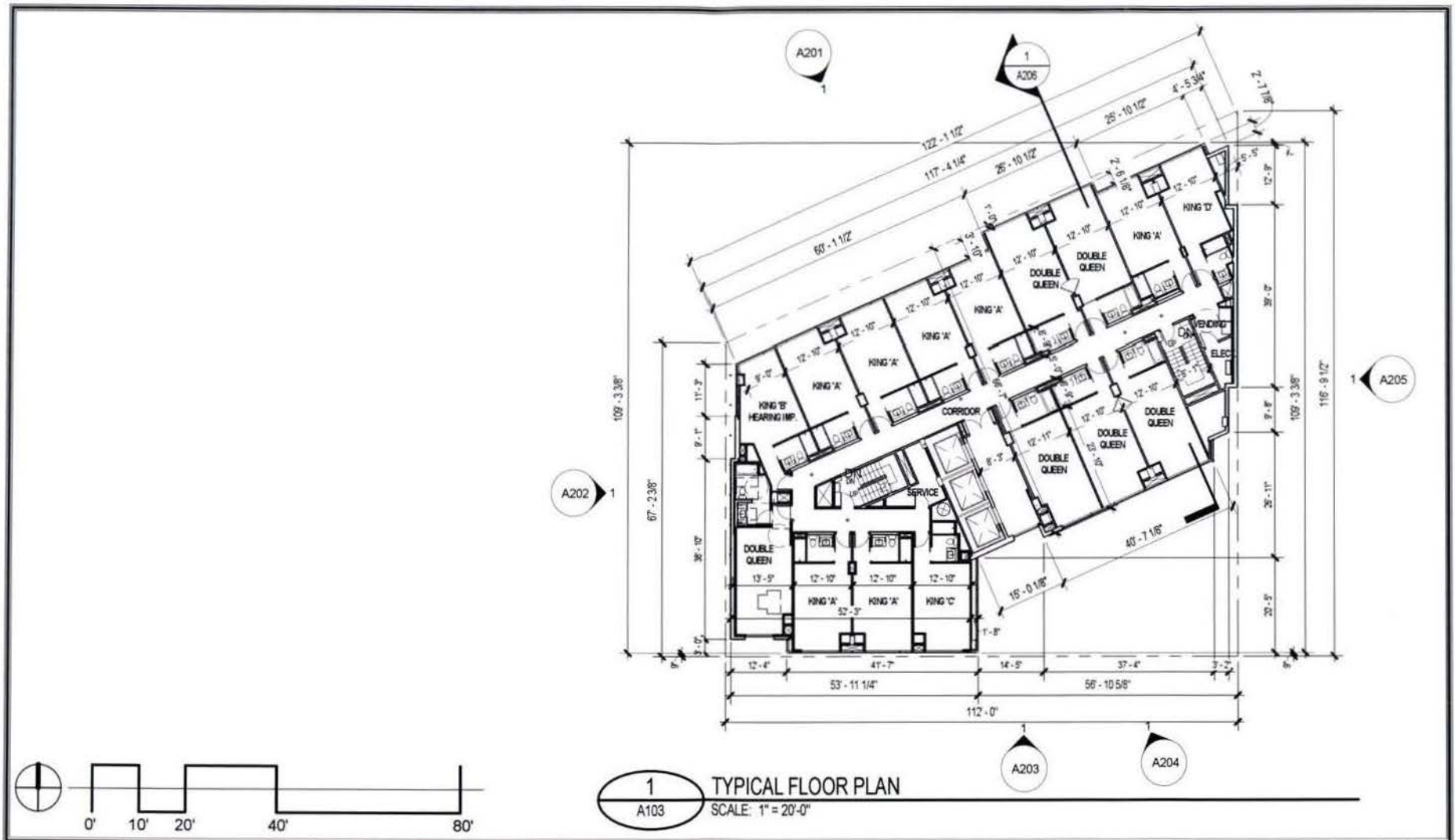
1 BASEMENT LEVEL 01 FLOOR PLAN
AB101 SCALE: 1" = 20'-0"

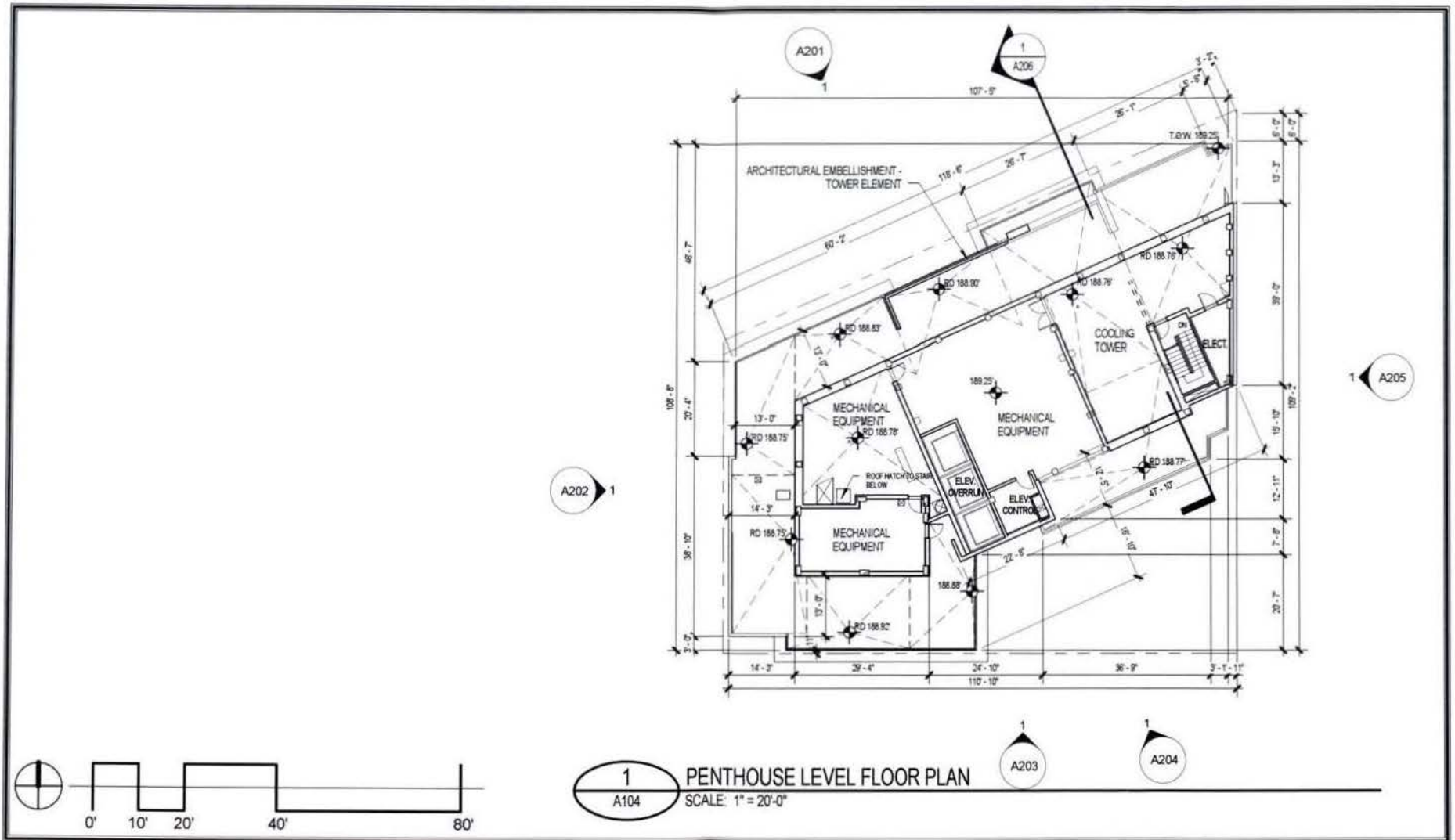


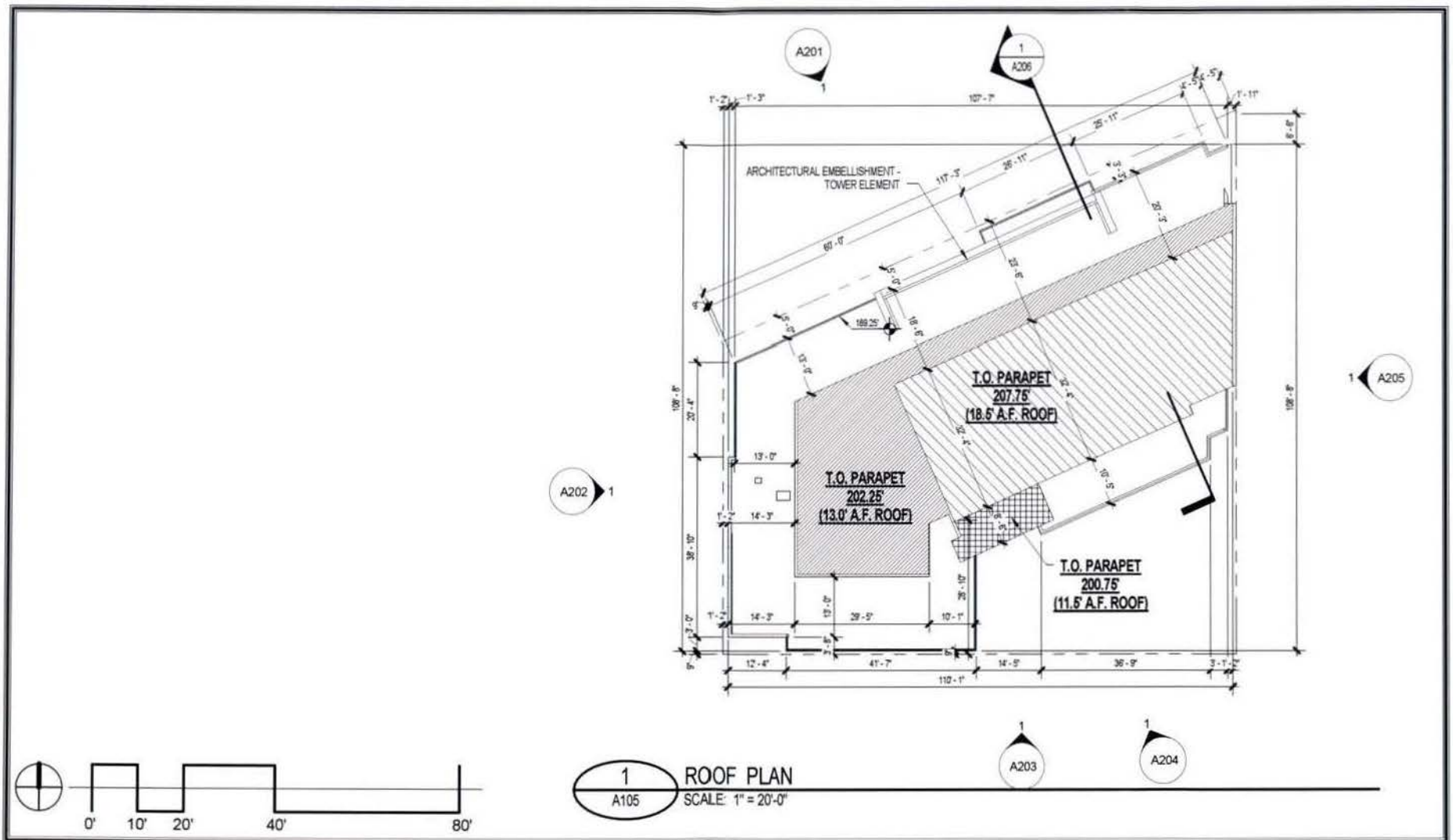
LEVEL 01 FLOOR PLAN		20110133	Drawing No.
Project No.		--	A101
CAPITAL SQUARE HYATT PLACE		--	
Project Name	Ref. Doc.	Date	03/29/14



LEVEL 02 FLOOR PLAN	20110133	Drawing No.
	Project No.	A102
CAPITAL SQUARE HYATT PLACE	--	
Project Name	Ref. Doc.	Date 03/29/12







FIBER REINFORCED CEMENTITIOUS
RAINSCREEN PANEL

EXTRUDED ALUMINUM BAGUETTES

FIBER REINFORCED CEMENTITIOUS
RAINSCREEN PANEL BANDING

ALUMINUM WINDOW WALL SYSTEM

FIBER REINFORCED CEMENTITIOUS
RAINSCREEN PANEL BANDING

LIMESTONE CLADDING ON
PILASTERS AT BASE

ALUMINUM STOREFRONT SYSTEM

ARCHITECTURAL EMBELLISHMENT -
TOWER ELEMENT

EL. 207'-9"
T.O. PENTHOUSE

EL. 189'-3"
PENTHOUSE LEVEL

EL. 178'-4"
LEVEL 14

EL. 169'-9"
LEVEL 13 (ATTIC)

EL. 161'-2"
LEVEL 12

EL. 152'-7"
LEVEL 11

EL. 144'-0"
LEVEL 10

EL. 135'-5"
LEVEL 9

EL. 126'-10"
LEVEL 8

EL. 118'-3"
LEVEL 7

EL. 109'-8"
LEVEL 6

EL. 101'-1"
LEVEL 5

EL. 92'-6"
LEVEL 4 (TYPICAL)

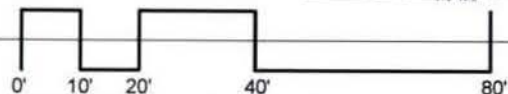
EL. 83'-11"
LEVEL 3

EL. 75'-4"
LEVEL 2 (AMENITY)

EL. 59'-7"
LEVEL 1 (LOBBY-NY AVE)

EL. 57'-0"
LEVEL 1 (LOBBY-N STREET)

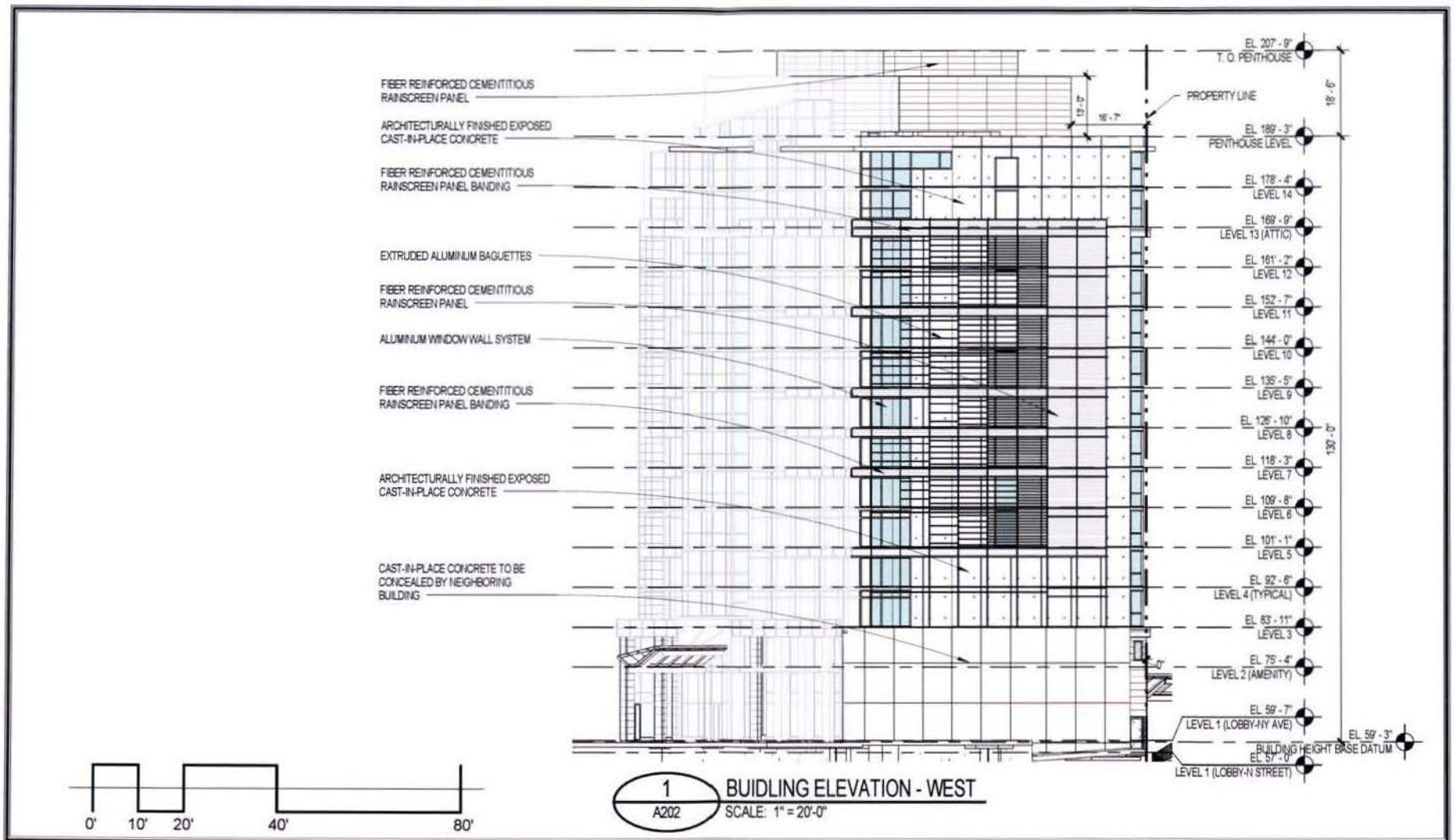
EL. 59'-3"
BUILDING HEIGHT BASE DATUM

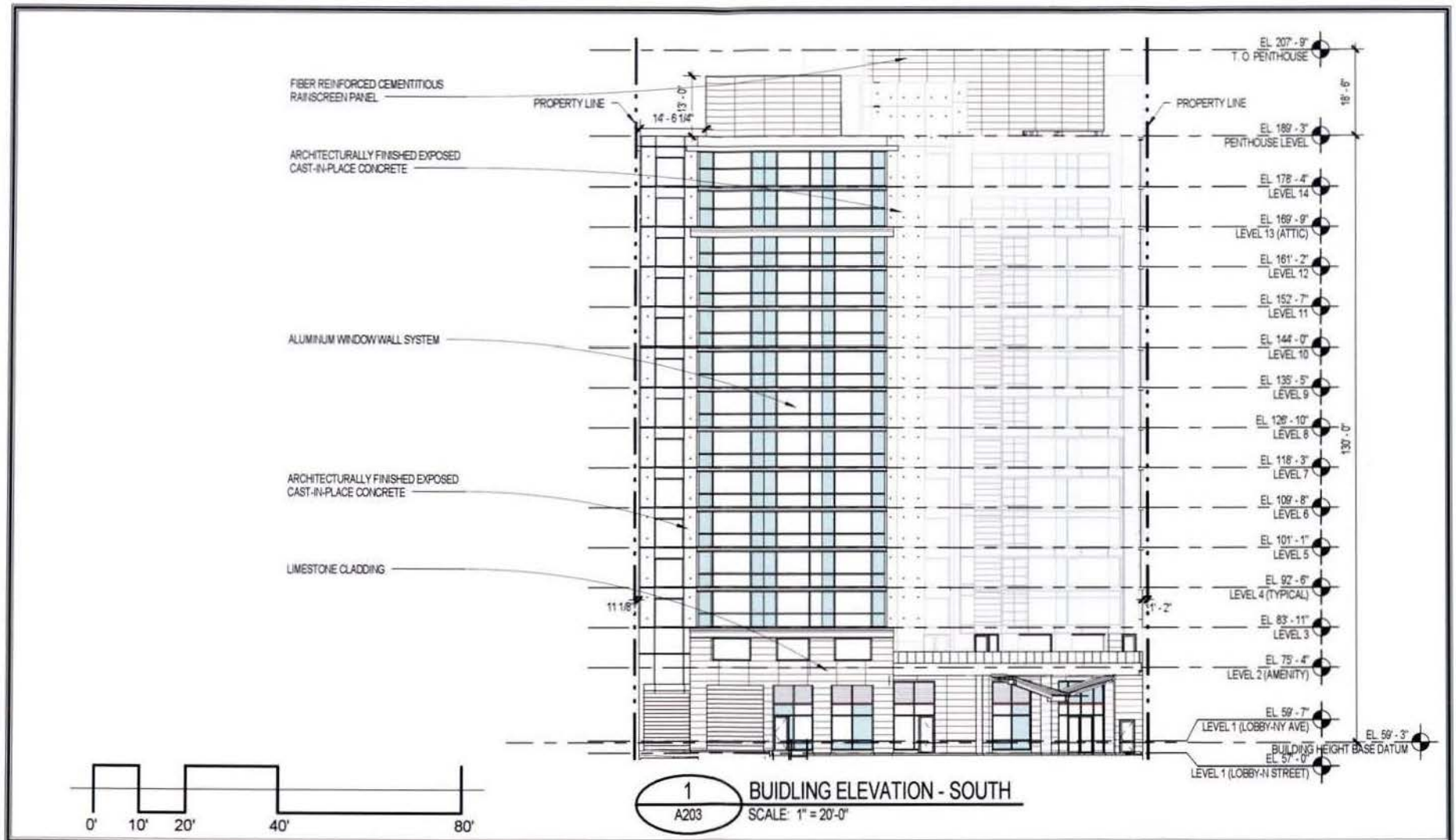


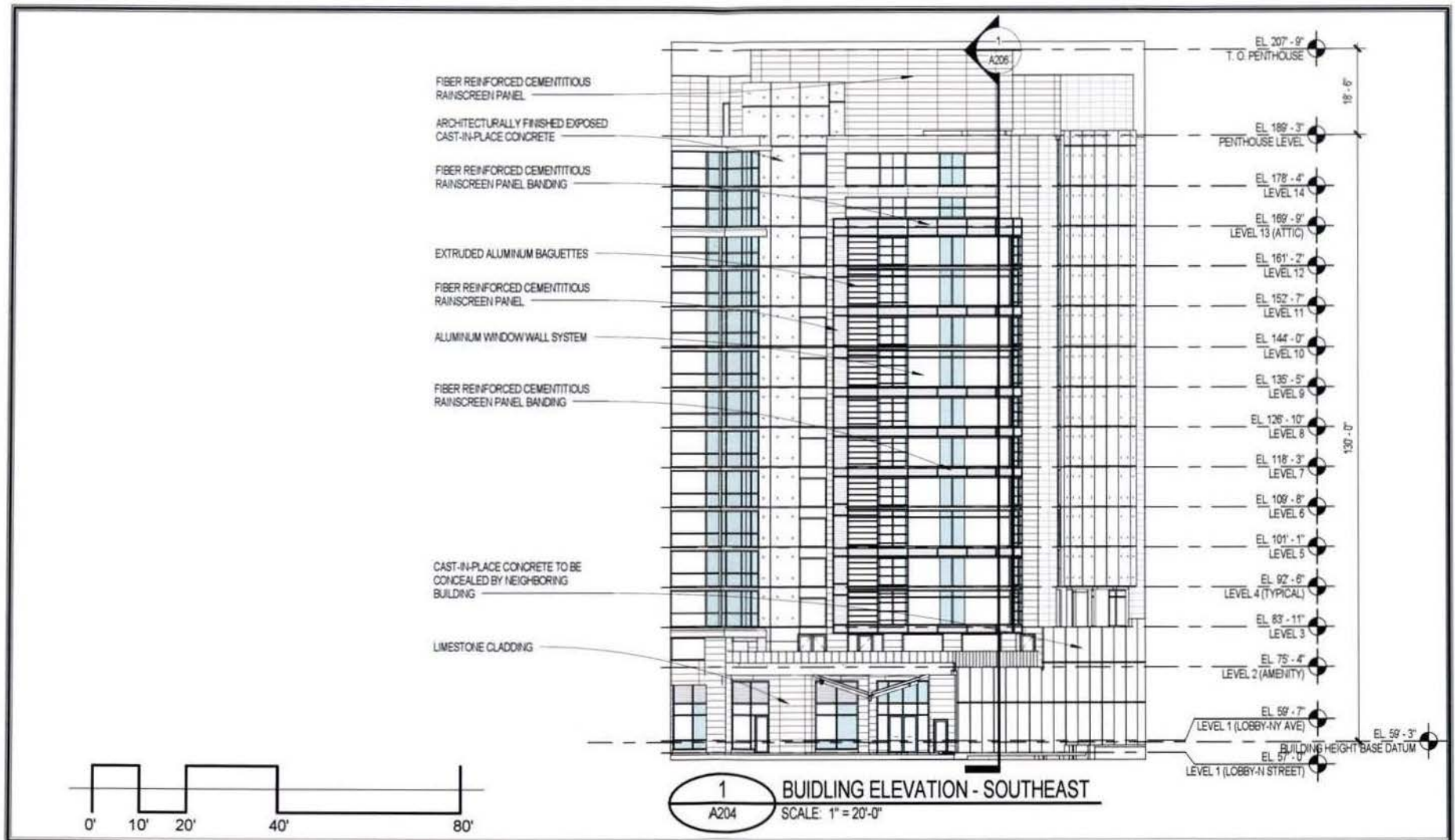
1
A201

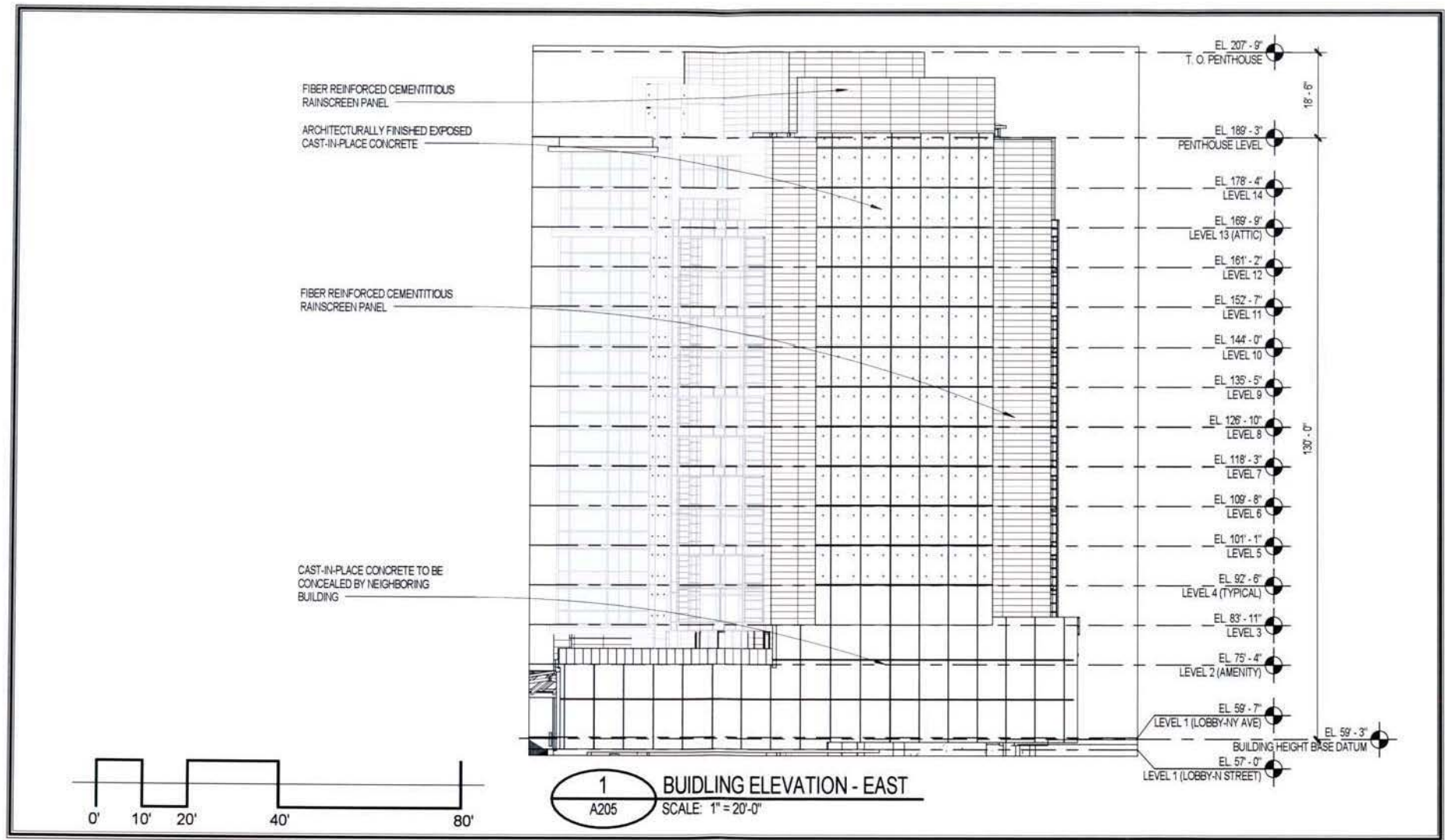
BUILDING ELEVATION - NORTHWEST

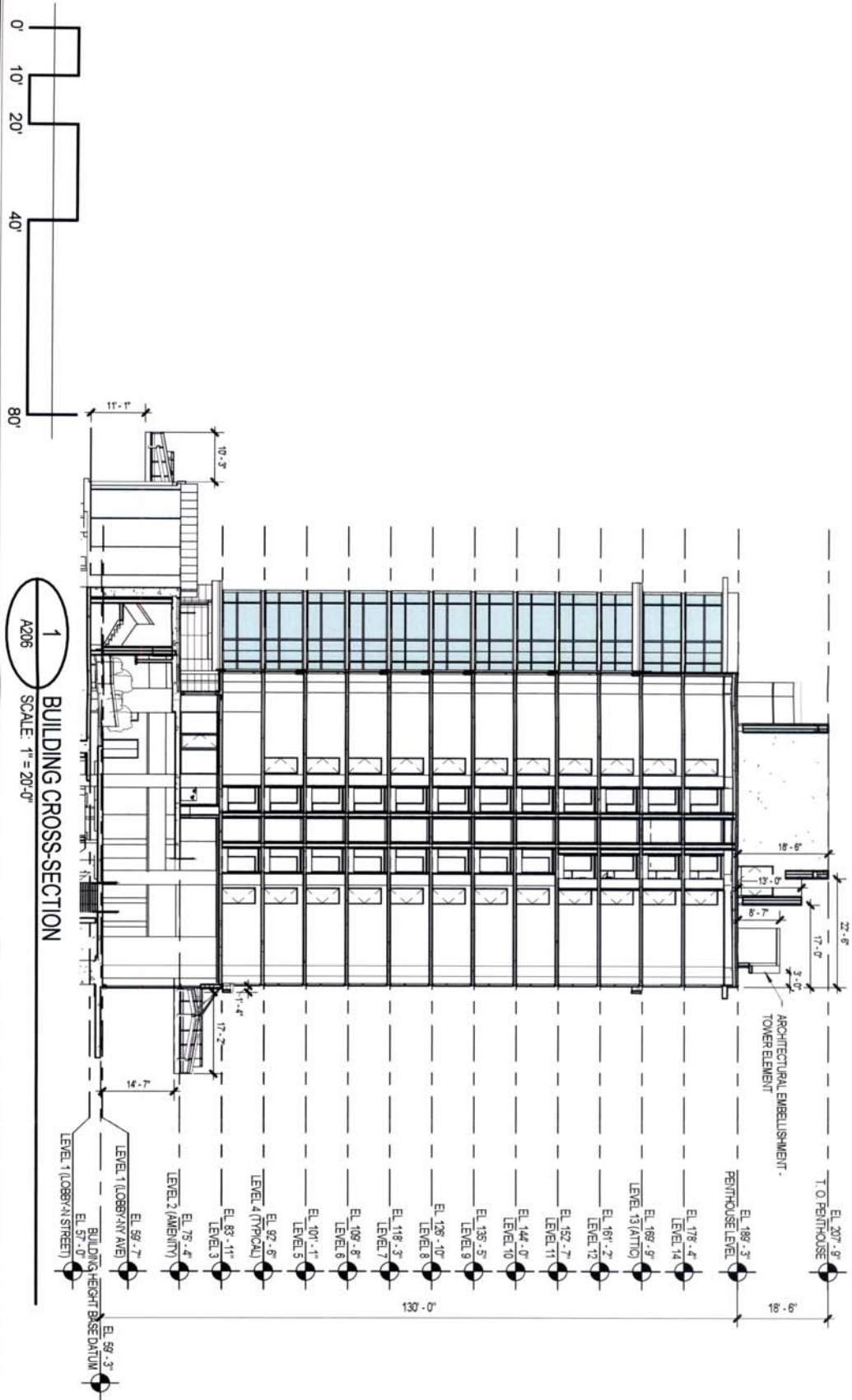
SCALE: 1" = 20'-0"











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



NORTHWEST CORNER



SOUTHWEST CORNER



SOUTHEAST CORNER



NORTHEAST CORNER

BUILDING RESIDENCIES		20110133	Drawing No.
CAPITAL SQUARE HYATT PLACE		—	Project No.
Project Name	Rev. Desc.	Date	
			A208
			03/29/12