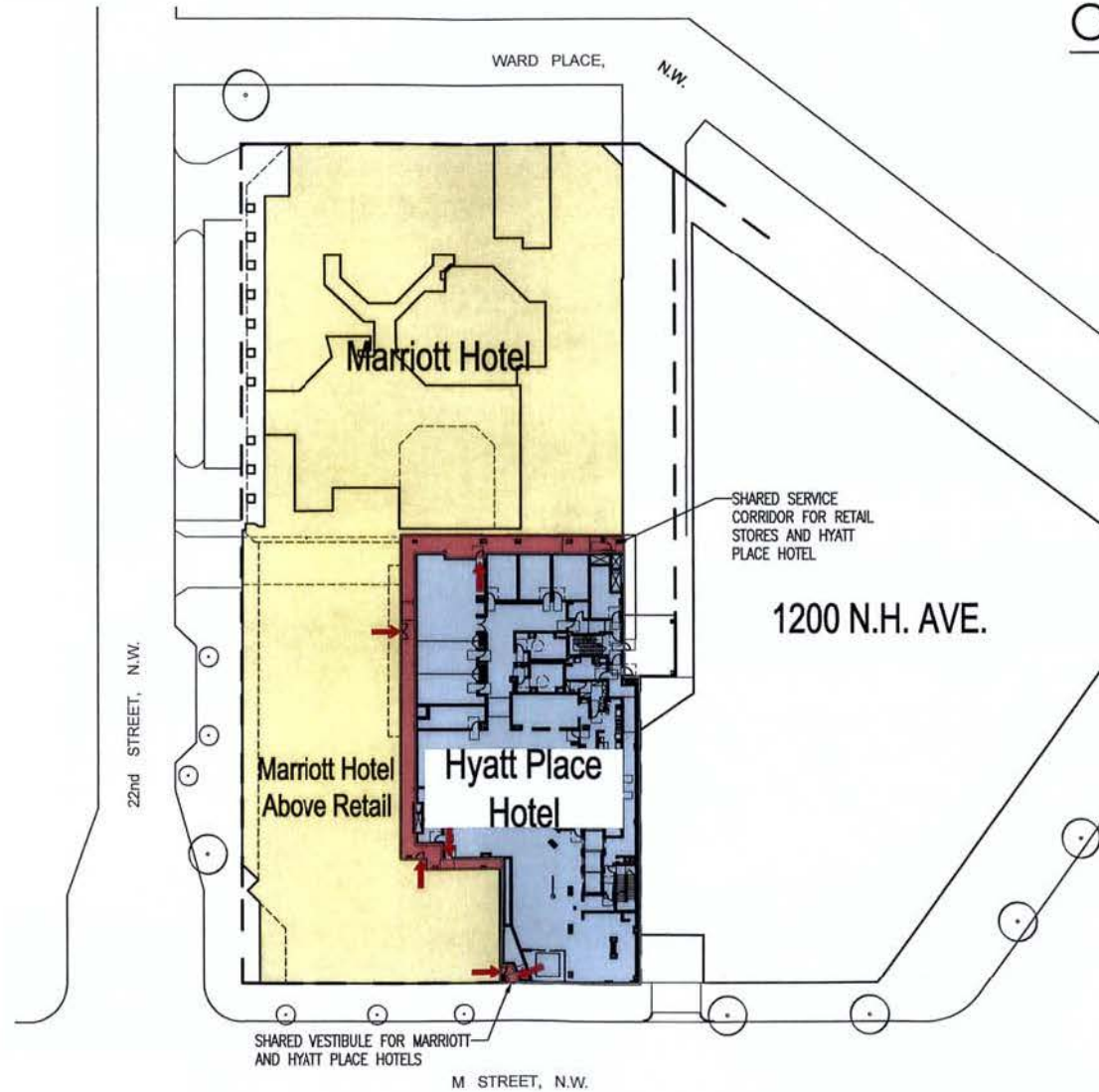


Connection Plan



2121 M Street, NW

March 24, 2014



JONATHAN NICHOLS ASSOCIATES, INC.
5800 15th Avenue NW
Suite 1000
Seattle, WA 98107

Architecture
2121 M Street, NW
Suite 1000
Seattle, WA 98107

Interior Design
Renaissance Hotel
2121 M Street, NW
Seattle, WA 98107

Project Management
Renaissance Hotel
2121 M Street, NW
Seattle, WA 98107

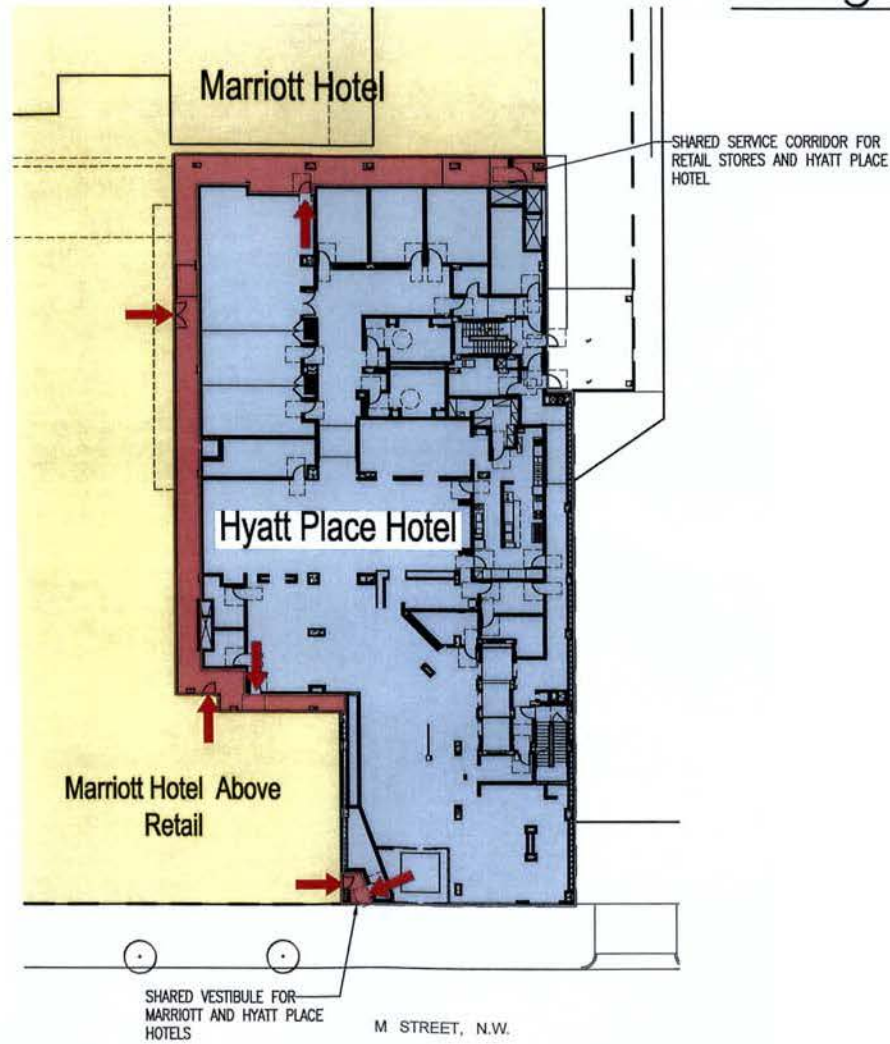


CASE NO. 18735

EXHIBIT NO. 31

Enlarged Connection Plan

0 30' 60'



JN+A

JONATHAN NEUFER ASSOCIATES INC.
ARCHITECT

ARCHITECTURE
700 MICHIGAN AVE. S.W. 10TH FL.
WASHINGTON, D.C. 20004

2121 M Street, NW

INTERIOR DESIGN
RANKIN/JOHN ASSOCIATES
WASHINGTON, D.C. 20004

March 24, 2014

PROJECT MANAGEMENT
RANKIN/JOHN ASSOCIATES
WASHINGTON, D.C. 20004

RENAISSANCE
CENTRO

HOTEL ADDITION PARKING COMPUTATIONS

Project	Total Rooms (Addition)	Required	Provided	Variance
Original Marriott (1970's)	354	89	89	---
Marriott Addition (1988)	421 (plus 71 rooms)	18	18	---
Marriott Addition (2006)	477 (plus 56 rooms)	14	33*	---
"Hyatt Addition"	645 (plus 168 rooms)	48	5**	---
TOTAL	645	169	145	(24)

* Claimed by Intervenor without documentation.

** Parking spaces that may meet the minimum dimensional requirements.

LI-2-3
5/2/78

DISTRICT OF COLUMBIA-GOVERNMENT
DEPARTMENT OF LICENSES AND INSPECTIONS
ZONING DIVISION

ZA-78-
FILE NO. 6463....

ZONING COMPUTATION SHEET - COMMERCIAL USE

1. Owner MR. U.G. AUGER		2. Location 1221-22 ND St, N.W.		3. Square 70	
4. Lot 187	5. Zone CR	6. Use of Building or Structure HOTEL		7. New ☒ Addition to Alter existing	
8. Type of Structure Conforming		9. Use of Structure Conforming ☒		10. Width of Adjacent Streets, 22 ND St. - 90' M St. - 90' WARD PL. - 50'	
11. Width of Adjacent Alleys PUBLIC ALLEY-30'		12. Width of Restriction Lines None		13. Application of Act of June 1, 1910 Height of Bldg. - 110' Excess Height - None	
14. Type of Lot Corner ☒ Through ☒ Triangular ☐ Alley ☐ Interior ☐		15. Number of Dwelling Units HOTEL ROOMS 354		16. Lot Area Required - NP 59,291.95 ^{sq ft} Provided -	
17. Lot Occupancy Allowed - LIMIT Provided - 54,918.26 ^{sq ft}		18. Gross Floor Area Total 213,864.42 ^{sq ft} 204,160.77 ^{sq ft} PA = 4,703.65 ^{sq ft}		19. Cellar Area Total 81,616.05 ^{sq ft}	
20. Floor Area Ratio G.O. = 355.751:7 ^{ft} Allowed - 213,864.42 ^{sq ft} Provided - 204,160.77 ^{sq ft}		21. Number of Residential Parking Spaces MAX HOTEL SPACES = 89 Required - None Provided - 89 Open Area - None Within Bldg. -		22. Number of Commercial Parking Spaces Required - Provided - Open Area - Within Bldg. -	
23. Number of Loading Berths Required - 2 MAX = 4 SERVICE SPACE REQ = 6 Provided - 2 LOAD BERTHS 6 SERVICE SPACES		24. Height of Bldg. Curb, to first floor - 90' to high point of roof - 1.7' Grade, to first floor - .85' to ceiling top story - 90.85' to high point of roof - 107.52'		25. Number of Stories Allowed - NP Provided - 9 Basement - None Cellar - 3 PENTHOUSE - ☒	
26. Rear Yard Depth - None		27. Side Yard Width - None		28. Open Court Width - 16.3'	
29. Closed Court Width - None		30. Closed Court Area - None		31. Height of Bldg. PENTHOUSE - 37' - 21,938.02 ^{sq ft} F.A.R. PROVIDED - 9,703.65 ^{sq ft} HEIGHT - 17.52'	

REMARKS:

(PENTHOUSE)

REFERENCE ELEVATION -
T.C. = 57.2' 1ST FL. = 55.5'
MIDDLE OF LOT ON 'M' ST.

~~BECAUSE OF EXCESS PARKING~~

COMPLIES WITH REQUIREMENT
OF ZONING REGULATIONS

FEB 2 1979

~~TOP FROM HIGHWAY~~

(SUBMITTED 11/18/78)

~~PLANS TO IMPROVE ON POOR STRUCTURES - Will submit on 12-14-78 to Zoning~~

TRIED TO REACH MR. GITLIN ON ^{EXCESS} PARKING 9/14/78. ARCHITECT CONTACTED -
(840-9700) Changes made 9/15/78 - R. Smith 9/15/78

ZONING COMPUTATION SHEET - COMMERCIAL USE

1. Owner Ulysses E. & Lulu H. Anger		2. Location 1221, 22 nd St NW		3. Square 70	
4. Lot 190		5. Zone CR		6. Use of Building or Structure Hotel	
7. New Addition to ☒		8. Type of Structure Conforming ☒ Nonconforming		9. Use of Structure Conforming ☒ Nonconforming	
10. Width of Adjacent Streets 22 nd St 90' Hard pl 50' M St 90'		11. Width of Adjacent Alleys None		12. Width of Restriction Lines None	
13. Application of Act of June 1, 1910 Height of Bldg. 110' Kness Height -		14. Type of Lot Corner ☒ Triangular Interior		15. Number of Dwelling Units Existing 350 Allowed 71	
16. Lot Area Required NP Provided 64445.98 sq ft		17. Lot Occupancy Allowed NP Provided -		18. Gross Floor Area Total Exist 222074.30 Add 37985.57 260059.87	
19. Cellar Area Total 81616.05 sq ft (Existing)		20. Floor Area Rat (6.0) 362487.78 Allowed - 260059.87 Provided -		21. Number of Residential Parking Spaces Required 18 Provided - Open Area - Within Bldg. -	
22. Number of Commercial Parking Spaces Additional Required 18 Provided 18 Open Area - Within Bldg. -		23. Number of Loading Berths Required - Provided -		24. Height of Bldg. Allowed 90' Curb, to first floor 0.8' to high point of roof 90' Grade, to first floor 91.65' to ceiling top story - to high point of roof -	
25. Number of Stories Allowed 4 Provided 4 Basement - Cellar 3 (Existing)		26. Rear Yard Depth - Side Yard Width - Open Court Width - Closed Court Width - Closed Court Area -		27. Required - Provided -	

REMARKS: X M St. ref. for ht to 57.2'

Subst. he arrived in street at 9:15 AM. Mr. Lee had the job ready for signing of the early office.

COMPLIES WITH REQUIREMENTS OF ZONING REGULATIONS

AVAILABLE FAR
(6.0) → 386675.88 ft
(1) Appointed to 18 ft → 24188.10
362487.78 ft

Architect
GTR Silvia Maynard
229-9300