



Hall Partners PLC

H STREET HOTEL
Washington, DC

BZA APPLICATION

Board of Zoning Adjustment

District of Columbia

CASE NO. 18772

EXHIBIT NO. 20

3-14-262.00

262_A00 - Cover.dwg March 25, 2014, 9:50 am

Owner / Developer

MODUS HOTELS

Washington, DC

Land Use Counsel

Holland & Knight, LLP

Washington, DC

Architect

Davis Carter Scott Ltd

McLean, VA

Civil Engineer

VIKA Capitol, LLC

Washington, DC

Structural Engineers

Cagley & Associates

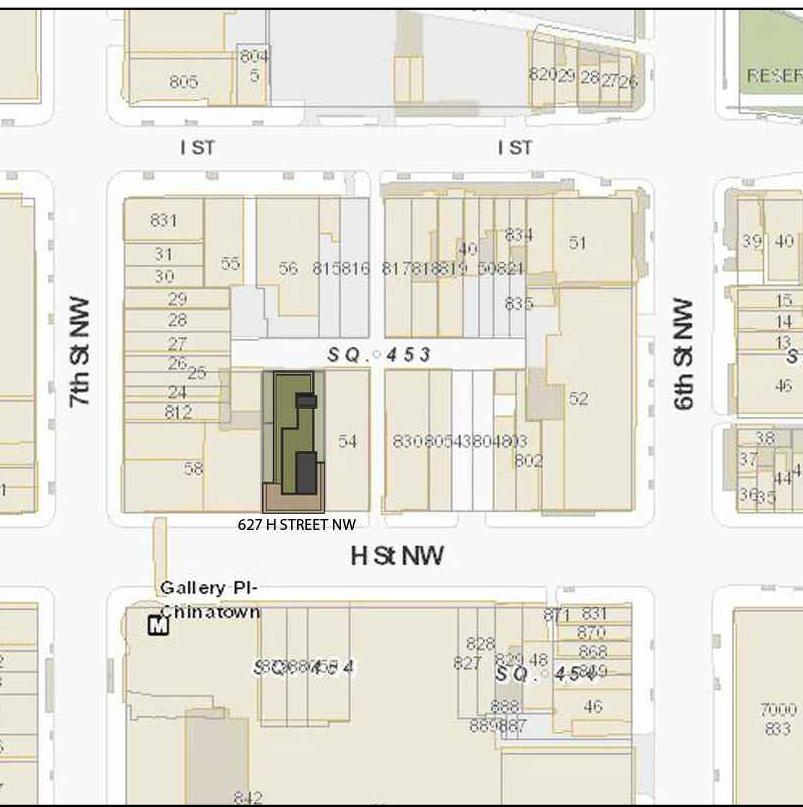
Rockville, MD

MEP Engineers

Schwartz, Sievers, Anoia Engineering, LLC

Bethesda, MD

VACINITY MAP



DRAWING INDEX

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BUILDING ZONING DATA

Project:

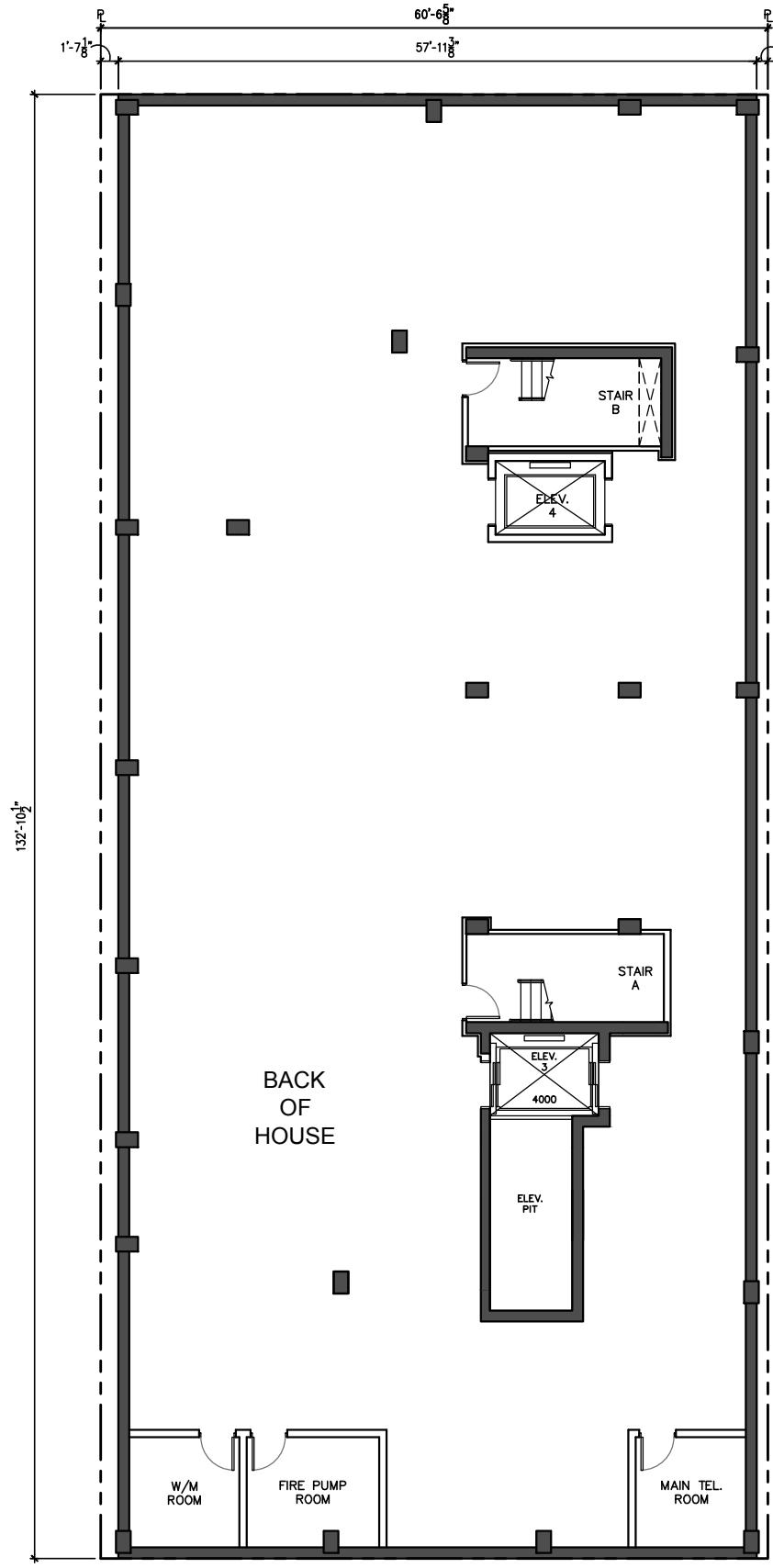
H Street Hotel

627 H Street, NW, Washington DC
11 - Story Hotel Building with 2-Below-grade Levels

Zoning Data: District of Columbia, DCMR Title 11 Zoning

Zone:	DD/C-3-C		
Square:	453		
Lots:	59		
Site Area:	8,039 sf (as shown on Vika's dwgs)		
Floor Area (FAR) Allowed:	80,389 sf		
	10.00 FAR as per DD/C-3-C (1706.7-a.1) (3.5 FAR for required Residential use will be provided off-site through combined lot development)		
Floor Area (FAR) Proposed:	1st Floor	4,600	Retail Area (0.57 FAR)
	1st Floor	3,277	Hotel Area
	2nd Floor	6,395	
	3rd Floor	5,995	
	4th Floor	5,995	
	5th Floor	5,995	
	6th Floor	5,995	
	7th Floor	5,995	
	8th Floor	5,995	
	9th Floor	5,995	
	10th Floor	5,995	
	11th Floor	5,995	
	Total FAR	68,227	8.49 FAR Proposed
Number of Sleeping Rooms	245		
Lot Occupancy Allowed:	100% (772.1)		
Lot Occupancy Proposed:	100%		
Rear Yard Requirement:	22ft (2.5" per foot of vertical height from 48.50' finish grade - 774.1)		
Rear Yard Proposed:	15 ft from centerline of Alley		(Special Exception Required)
Side Yard Requirement:	N/A (775.4)		
Side Yard Proposed:	N/A		
Courtyard Requirement:	23'-4" (776.1 - 3 inch per foot of vertical ht 93'-4")		
Courtyard Proposed:	10'-4" @ West side 8'-2" min. @ East side		(Variance Required)
Closed Courtyard Requirement:	250 ft min. and 12'-0" min. width		
Closed Courtyard Proposed:	691 ft and 10'-4" width		(Variance Required)
Bldg Height Permitted:	110 ft. Middle of Bldg at H Street to top of Parapet (770.8)		
Bldg Height Proposed:	110 ft. Top of Curb at Middle of Bldg at H Street to top of Parapet		
Penthouse Height Allowed:	1 : 1 setback from exterior walls, not to exceed 18'-6" ht (770.6)		
Penthouse Ht Proposed:	> 1 : 1 setback @ North & South sides < 1 : 1 setback @ East & West sides 18'-6" Top of Penthouse Parapet		(Special Exception Required)
Penthouse Area Allowed:	2,974 sf	Not more than 0.37 FAR (411.7 & 770.6)	
Penthouse Area Proposed:	2,468 sf		
Parking Required:	61	1 - spaces for each 4 Sleeping Rooms (2101.1)	
	3	1 - spaces per 750sf over 3,000sf of Retail (2101.1)	
	64	Total spaces required	
Parking Proposed:	None		(Variance Required)
Loading Berths Required:	1 - 12ft x 55ft x 14ft clear ht with 200sf loading platform (2201.1) 1 - 12ft x 30ft x 14ft clear ht with 100sf loading platform (2201.1) 1 - 10ft x 20ft x 10ft clear ht (2201.1)		
Loading Berths Proposed:	1 - 12ft x 30ft x 14ft clear ht with 100sf loading platform (2201.1)		
	1 - 10ft x 20ft x 10ft clear ht (2201.1)		(Variance Required)
GAR Required:	0.2		
GAR Proposed:	0.2 min.		





Cellar Plan
1/16" = 1'-0"

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A2



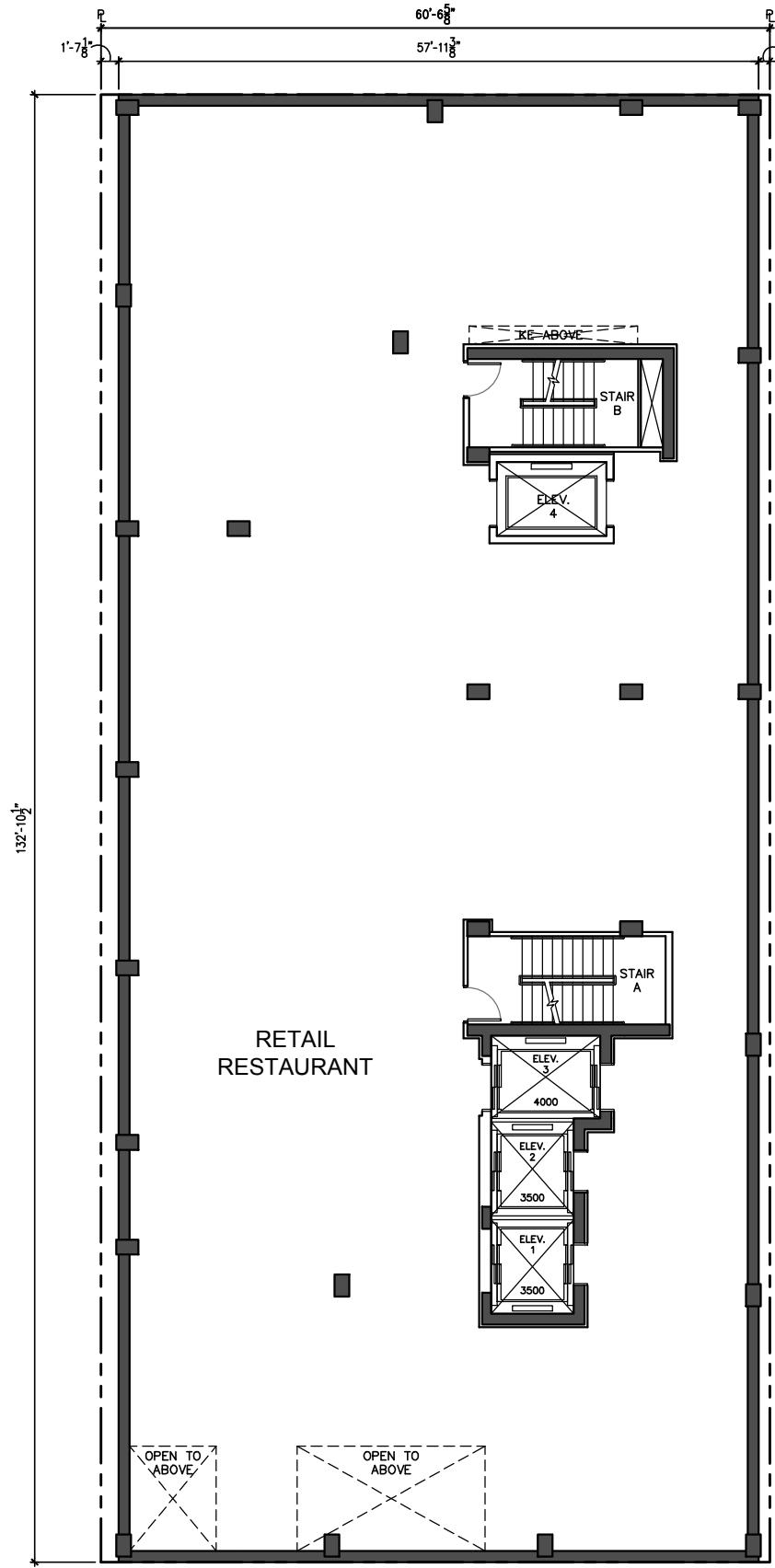
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Lower Level Plan

1/16" = 1'-0"

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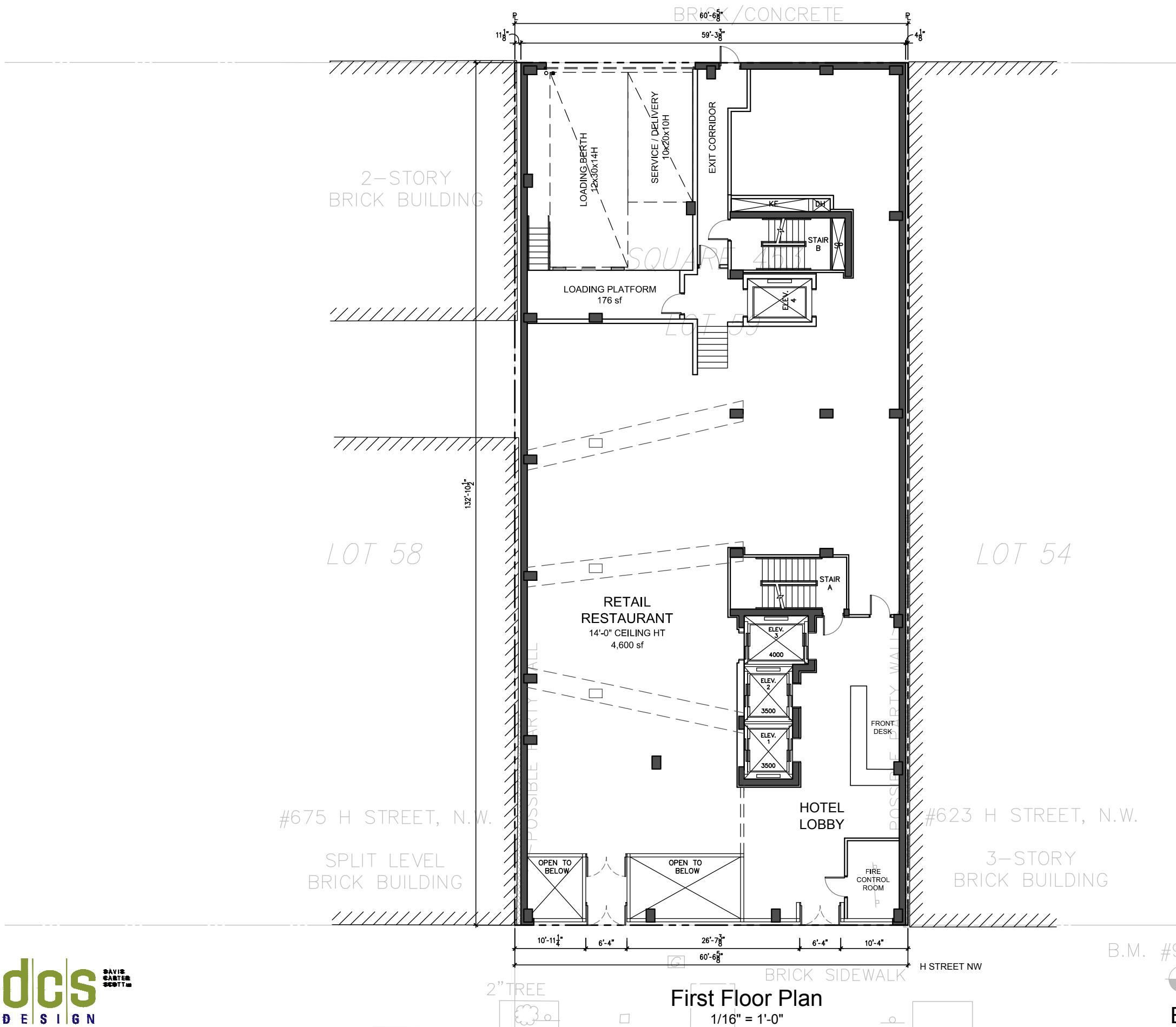
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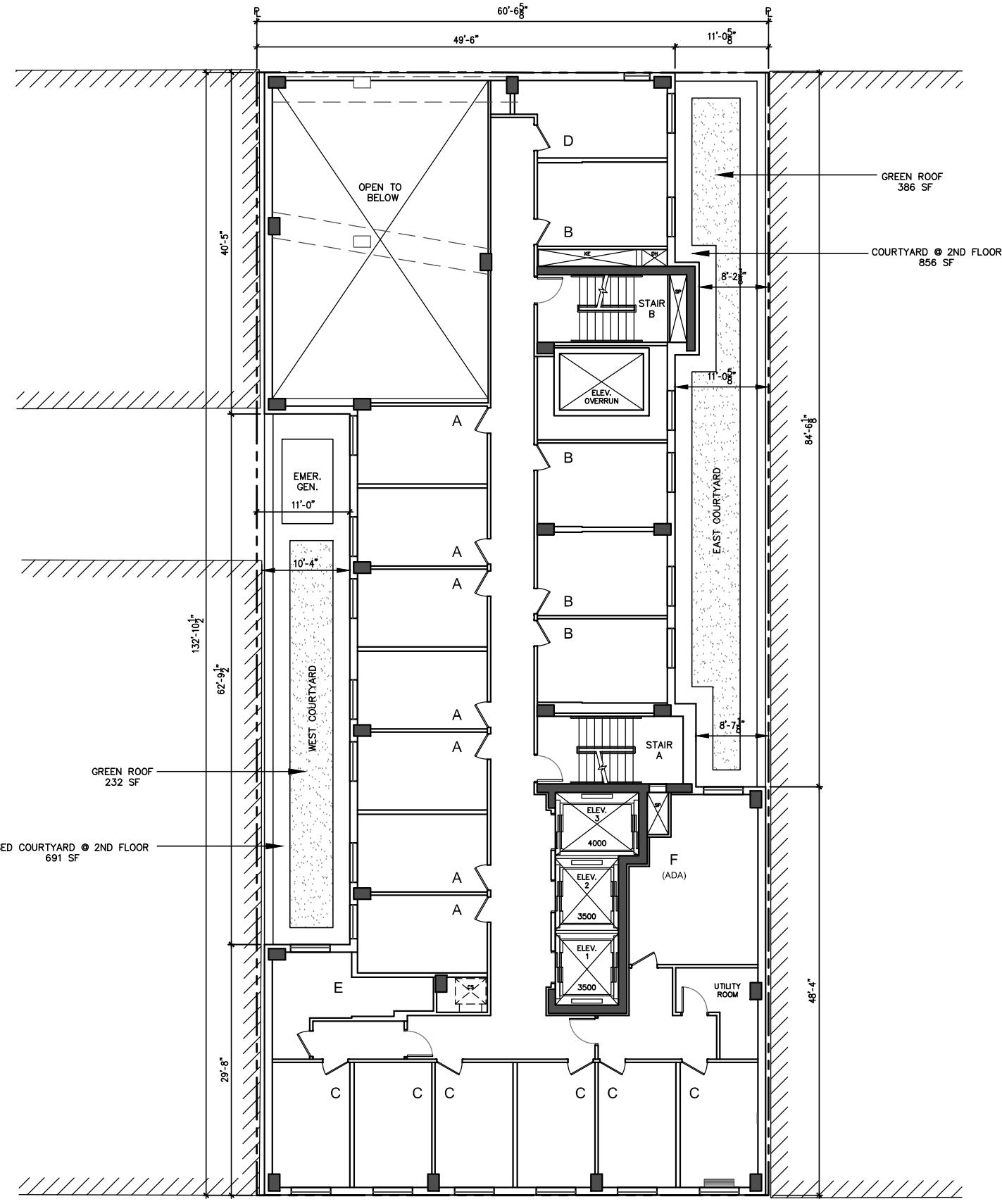
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Second Floor Plan
1/16" = 1'-0"



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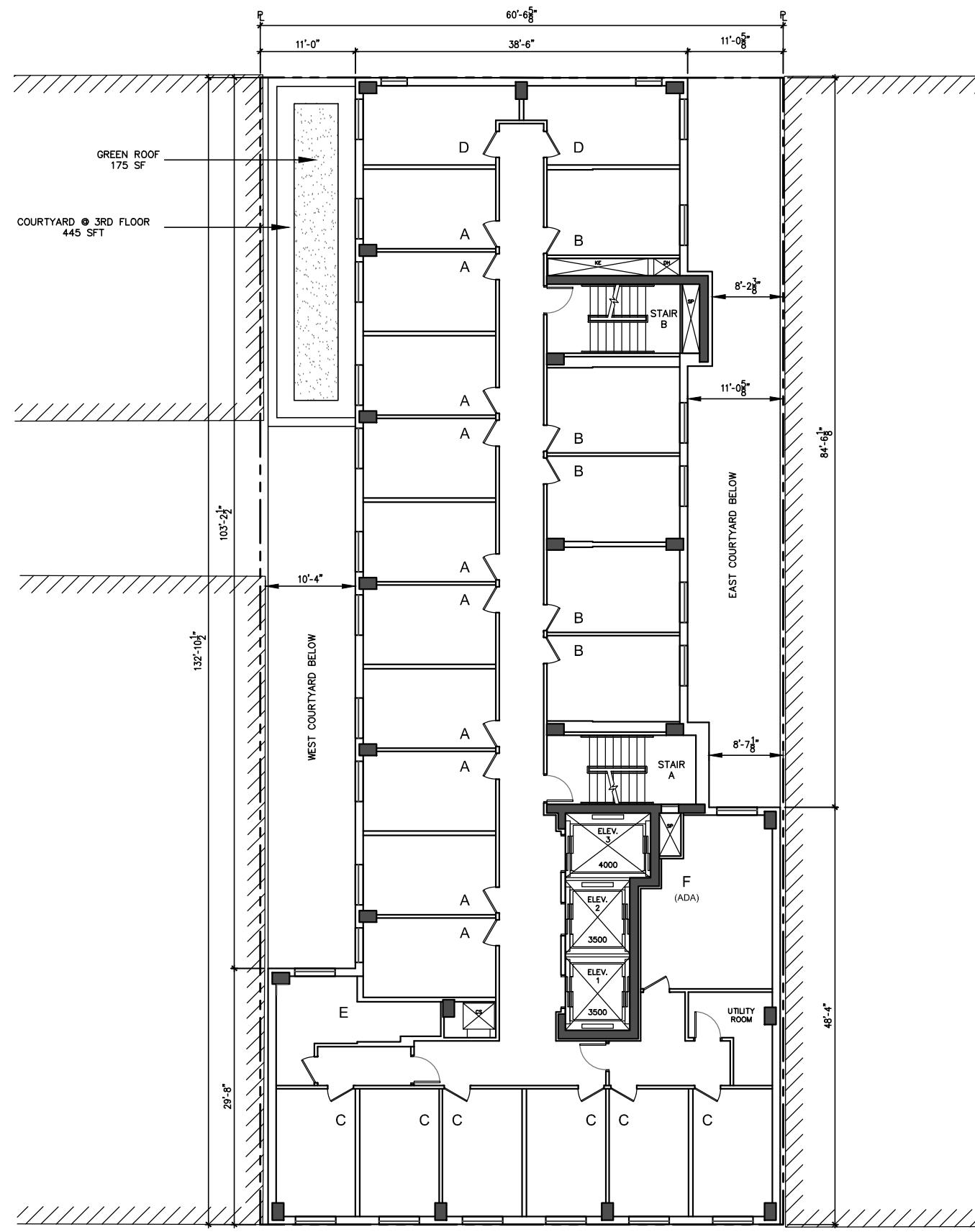
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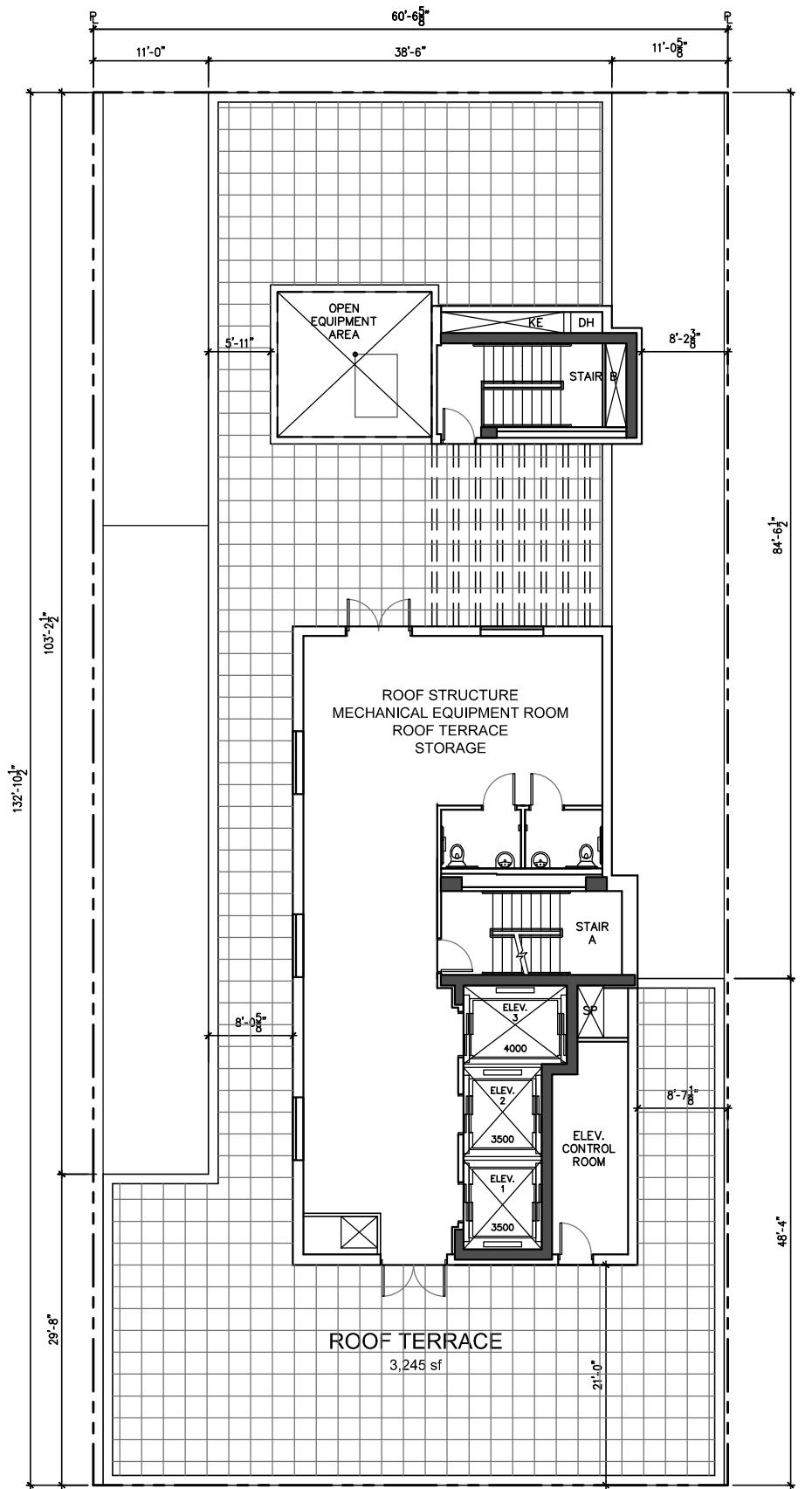
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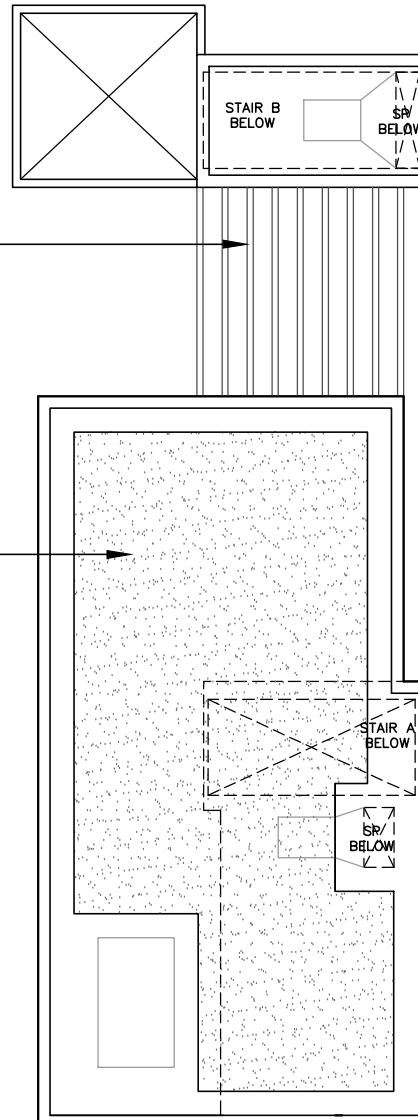


225 - TYP FLOOR (25x9)
20 - 2nd FLOOR
245 - TOTAL ROOMS





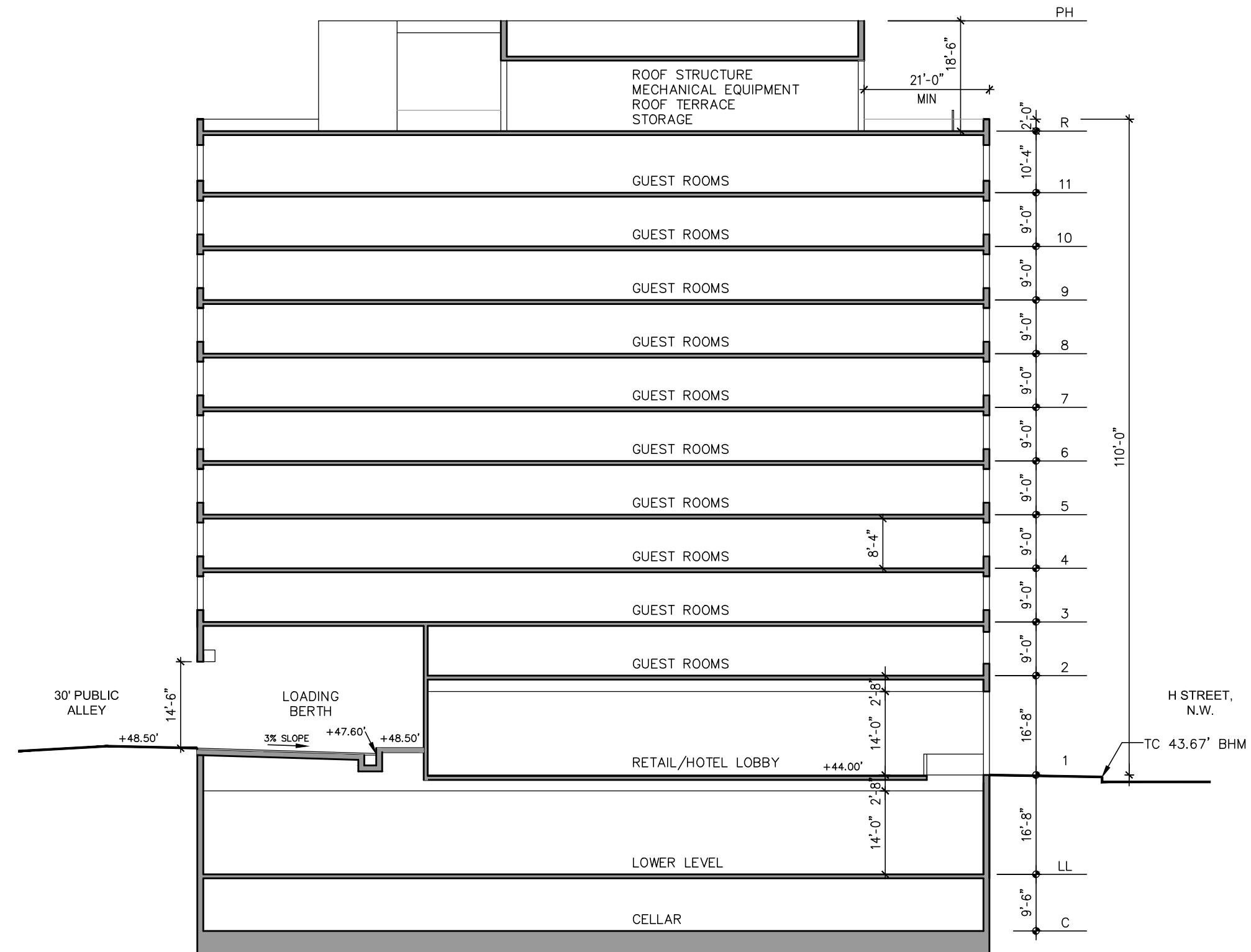
Main Roof Plan
1/16" = 1'-0"

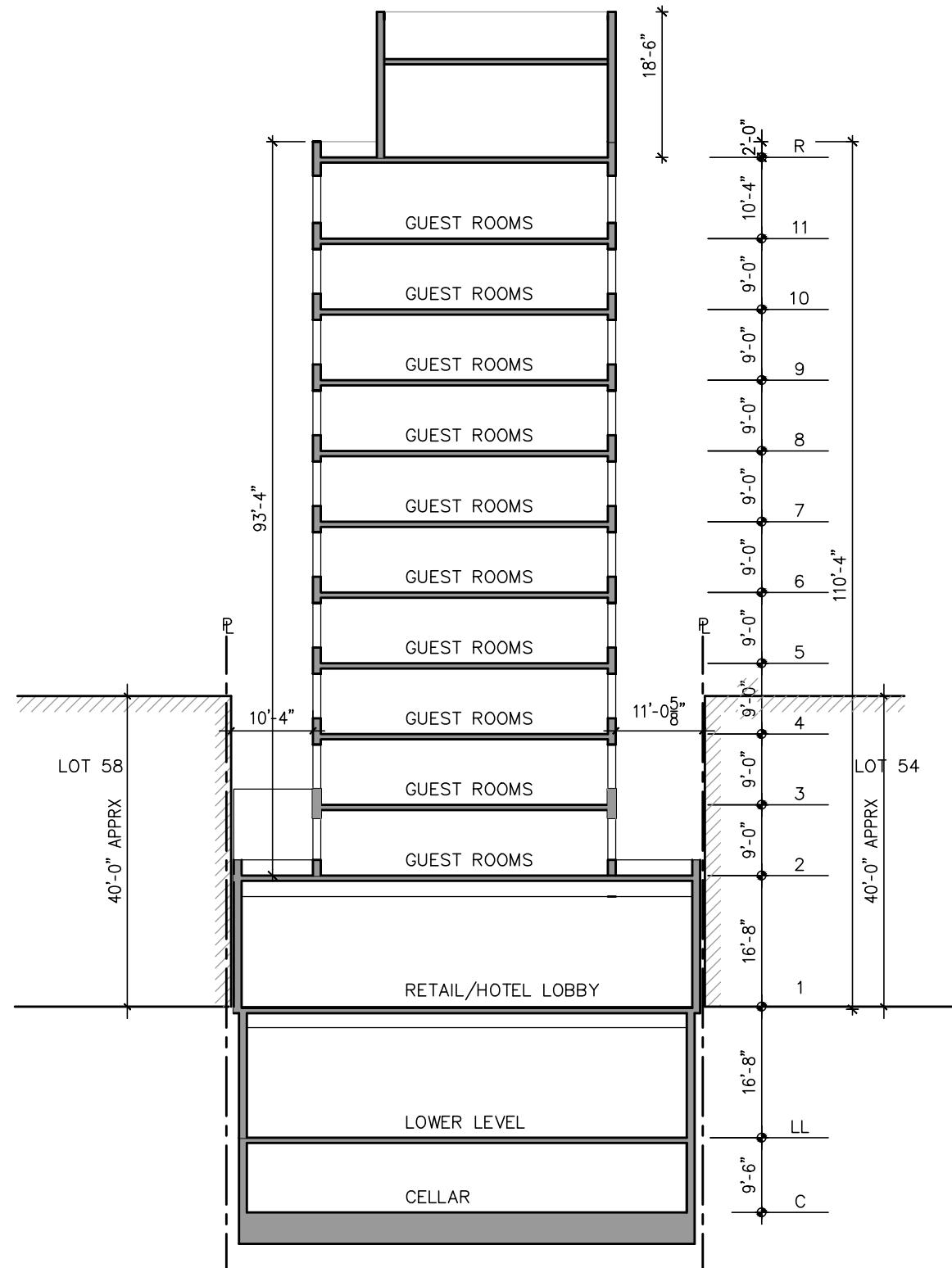


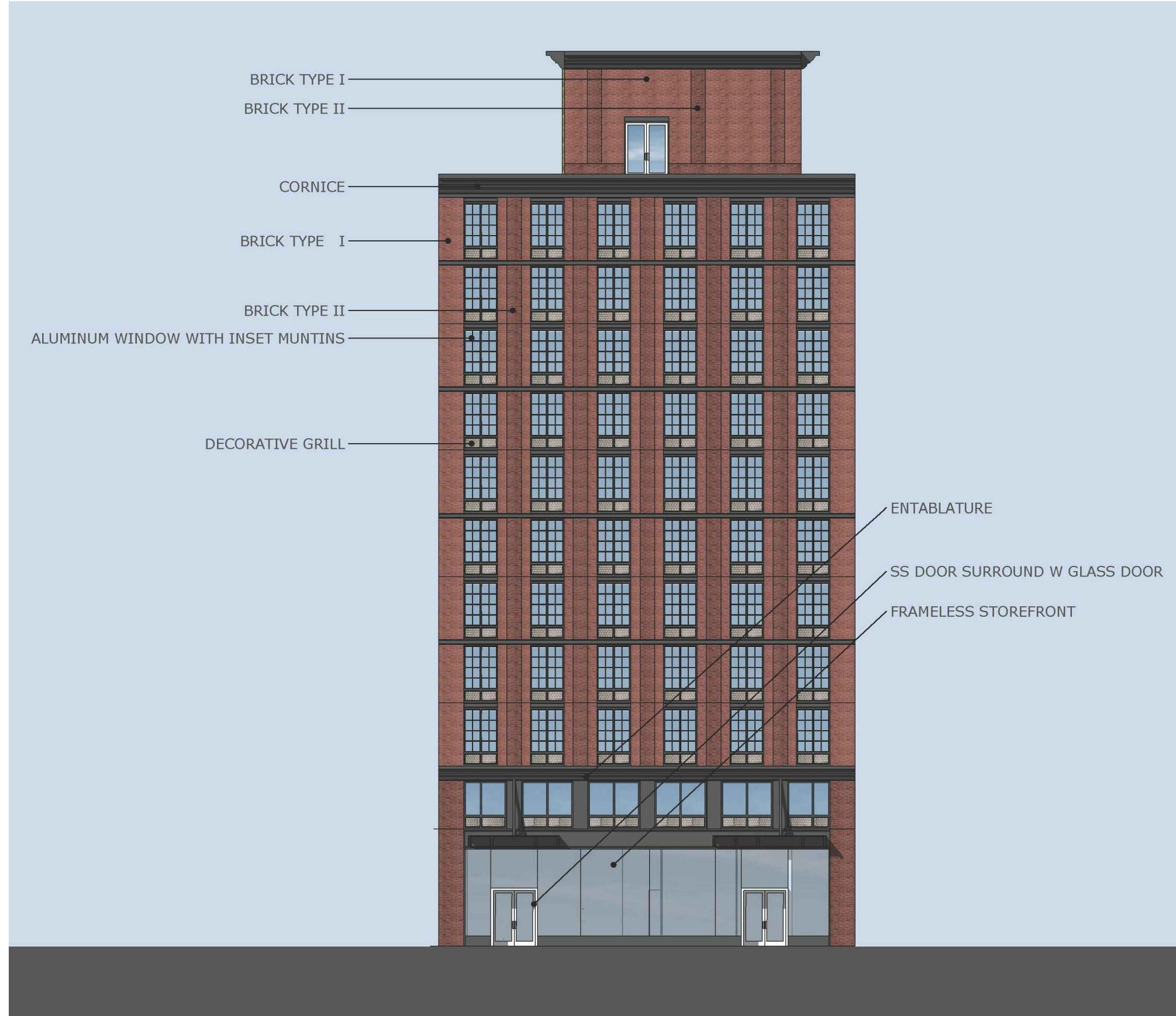
Penthouse Roof Plan
1/16" = 1'-0"

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South Elevation

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East Elevation
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North Elevation

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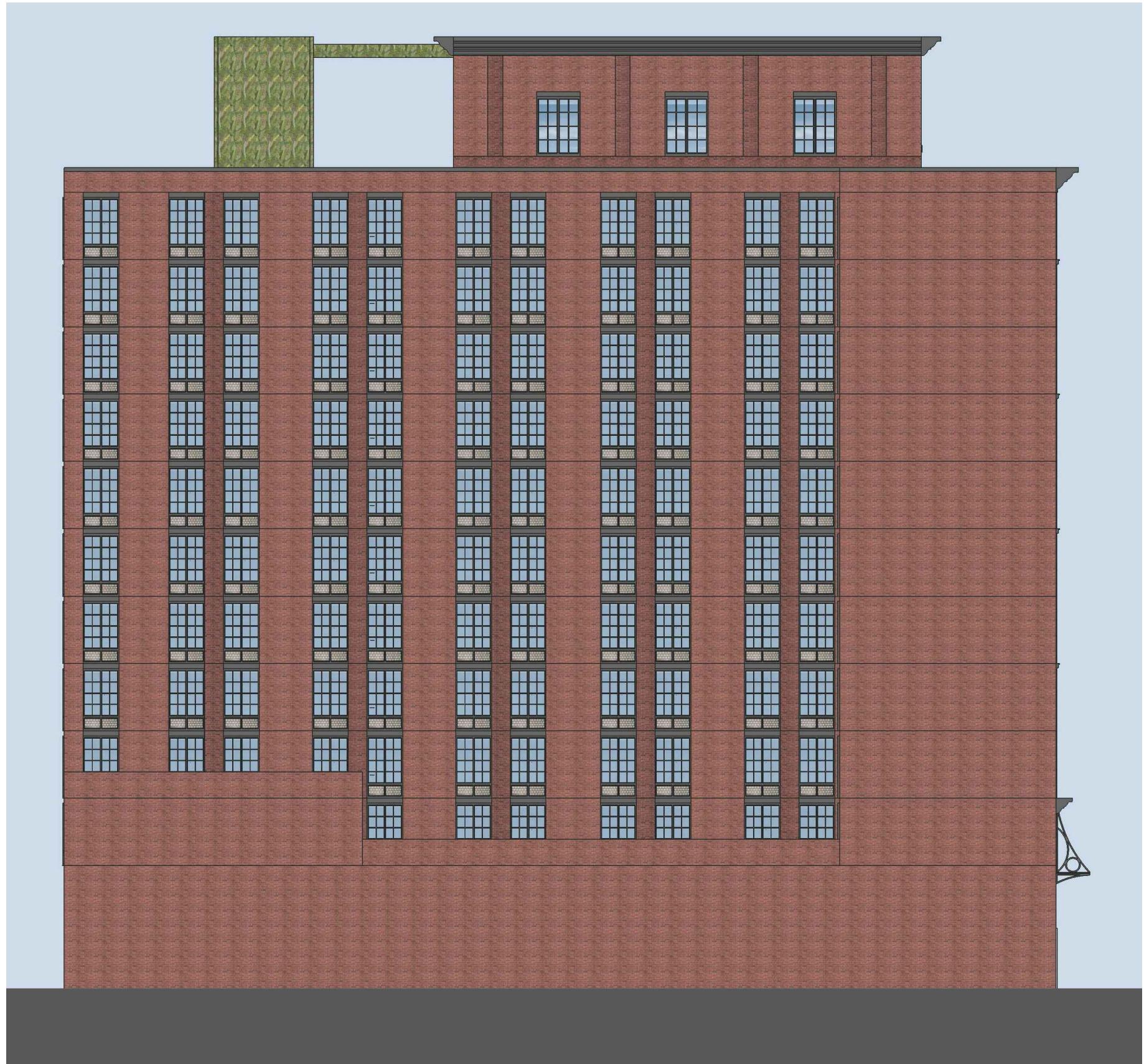
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West Elevation

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