

Mt.\\JF\314262\DWGS\PLOT\BZA Application 2014-03-14\262_A00 - Cover.dwg
Xrefs: 262_11X17 - BZA



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Washington, DC

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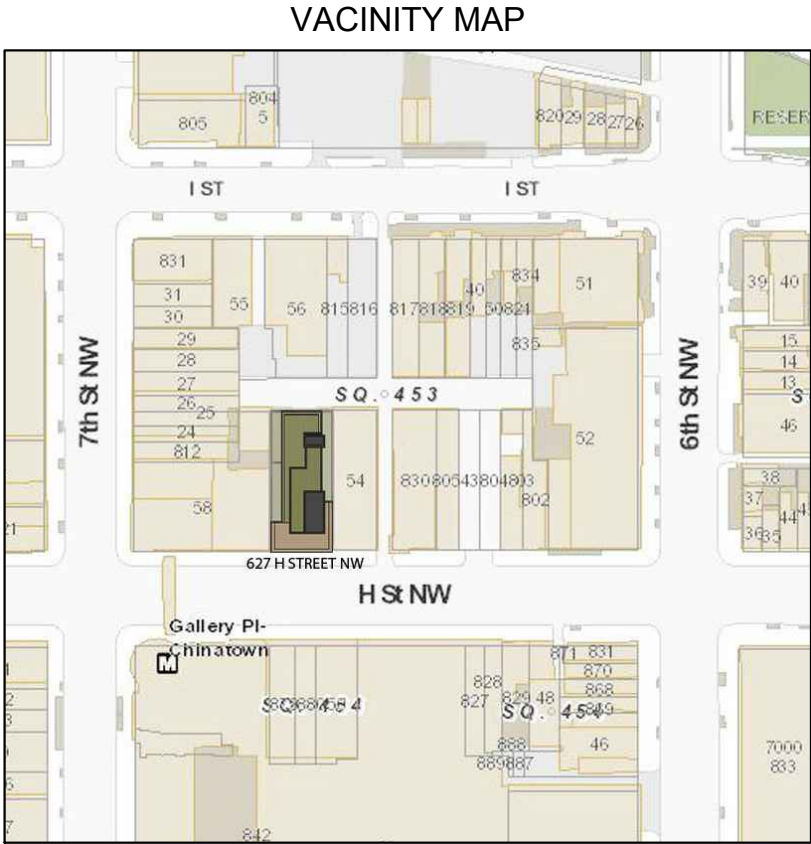


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H STREET HOTEL
Washington, DC

BZA APPLICATION Board of Zoning Adjustment
District of Columbia
05/22/2014
Case NO. 18772
EXHIBIT NO. 28C
3-14-262.00
262_A00 - Cover.dwg May 23, 2014, 9:39 am

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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

(Variance Required)

8'-2" min. @ East side

Closed Courtyard Requirement:

250 sf min. and 12' - 0" min. width

Closed Courtyard Proposed:

691 sf 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

(Special Exception Required)

18' - 6" Top of Penthouse Parapet

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)

(Variance Required)

1 - 10ft x 20ft x 10ft clear ht (2201.1)

GAR Required

0.2

GAR Proposed

0.2 min.



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Zoning Data

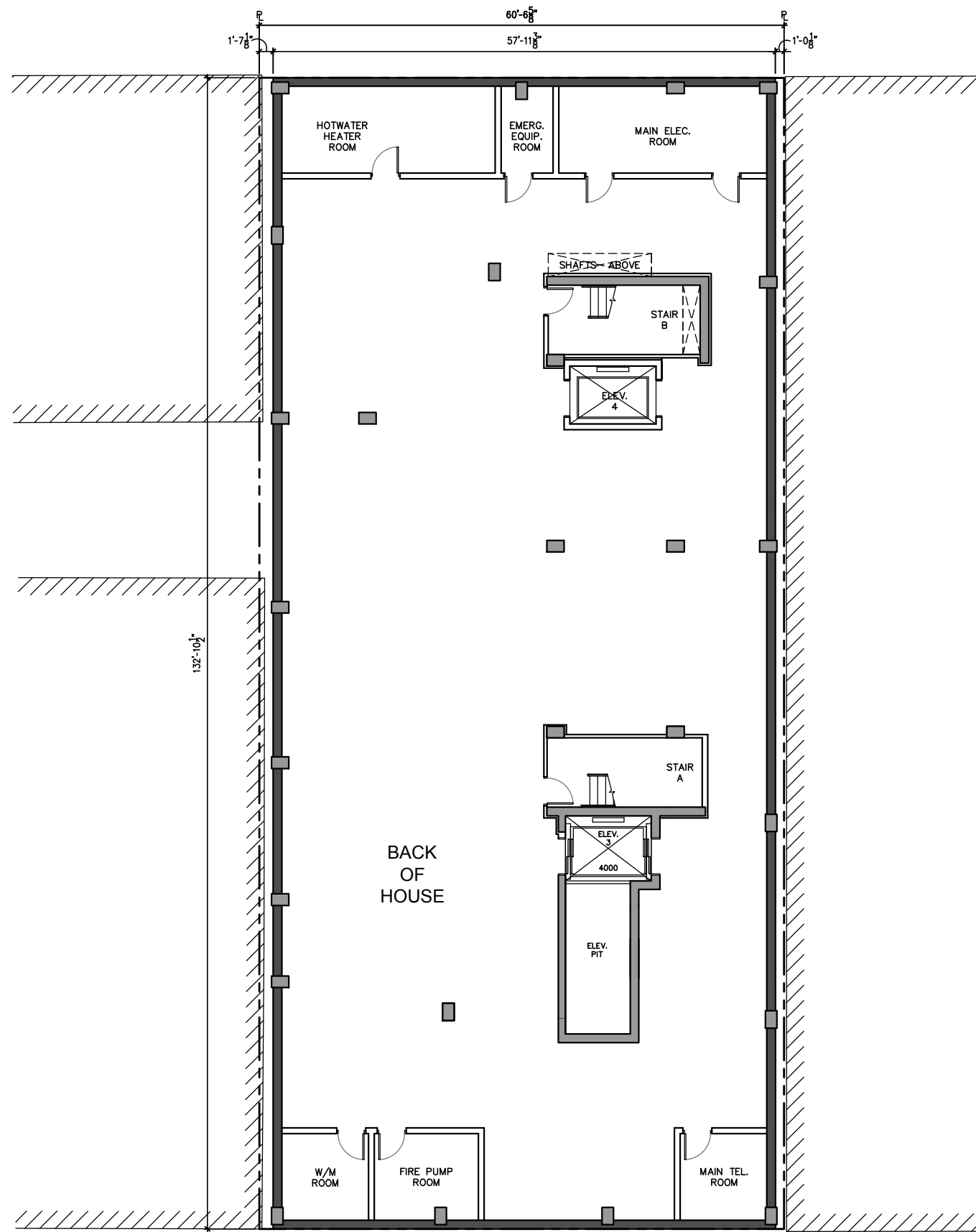
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262_A01.dwg May 22, 2014, 12:25 pm

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Xrefs: 262_11x17 - BZA; 262_BASEMENT; 262_Property Line

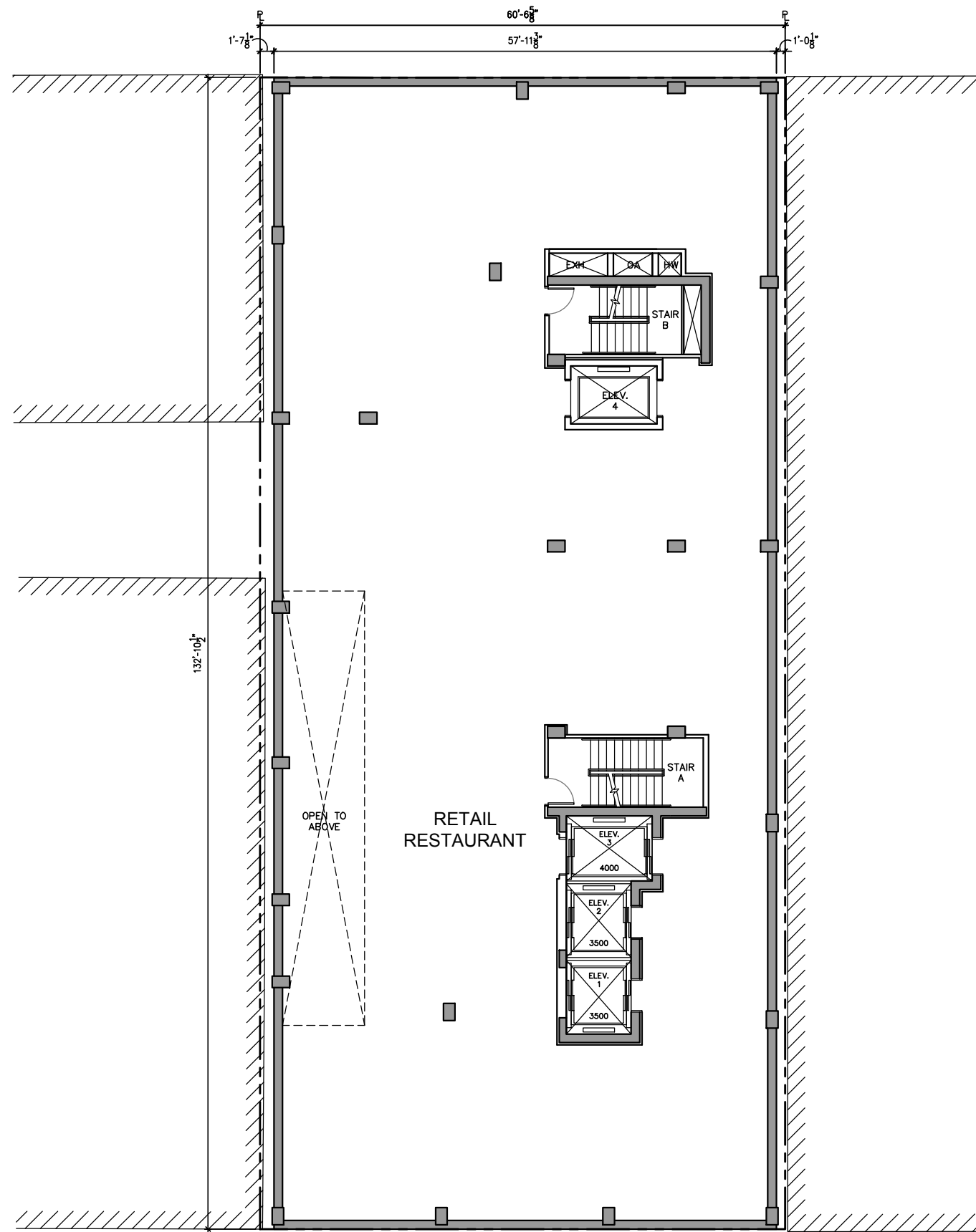


Cellar Plan
1/16" = 1'-0"

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A2

Mt. \\JF\314262\DWGS\PLT\BZA Application 2014-03-14\262_A03.dwg
Xrefs: 262_11x17 - BZA; 262_LOWER LEVEL; 262_Property Line

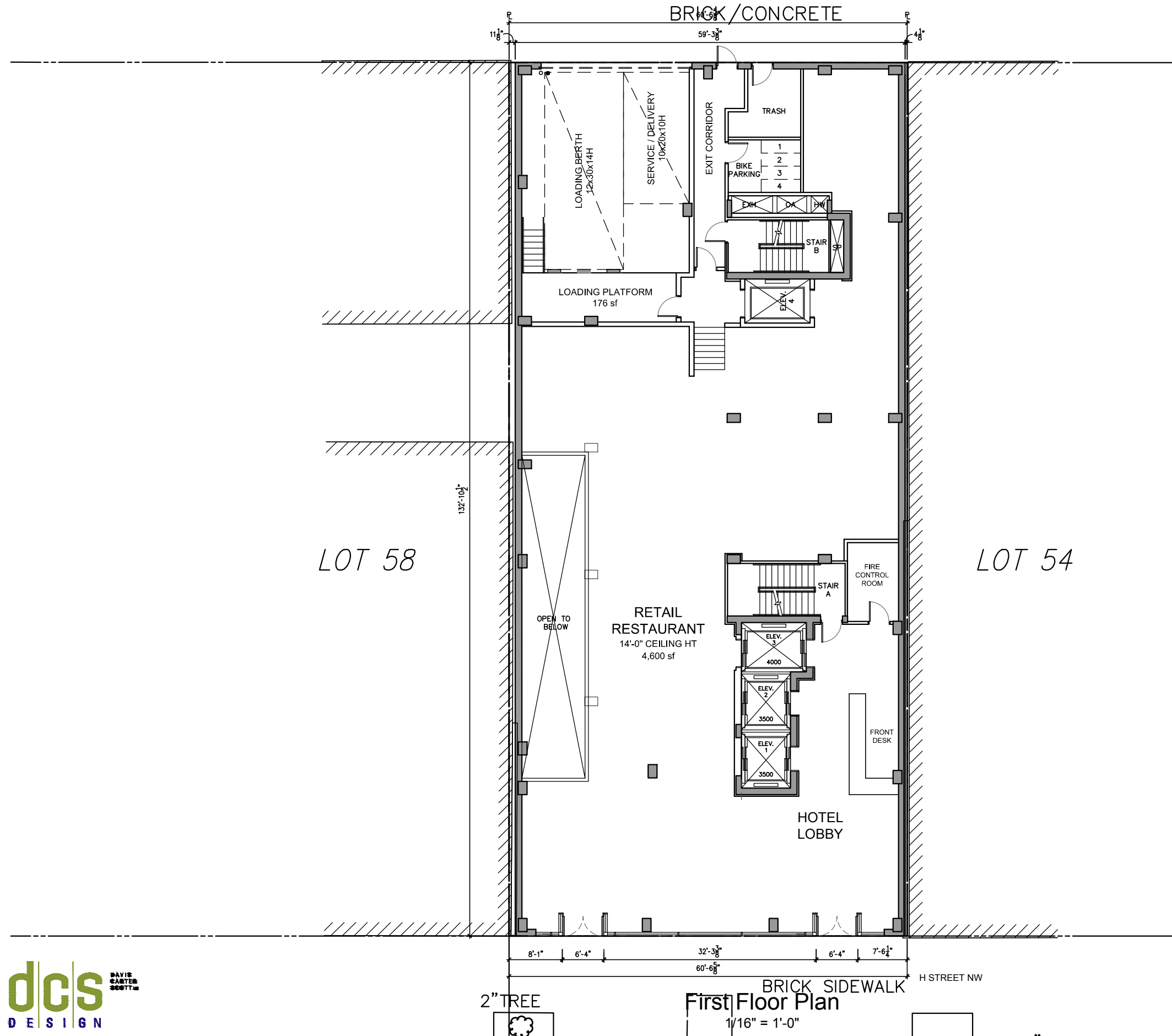


Lower Level Plan
1/16" = 1'-0"

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A3

Mt: \\JF\314262\DWGS\LOT\BZA Application 2014-03-14\262_A04.dwg
Xrefs: 262_11x17 - BZA; 262_FIRST FL; 262_ARCH_CML; 262_Property Line; VC0120A_SURVEY BASE



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First Floor Plan

1/16" = 1'-0"

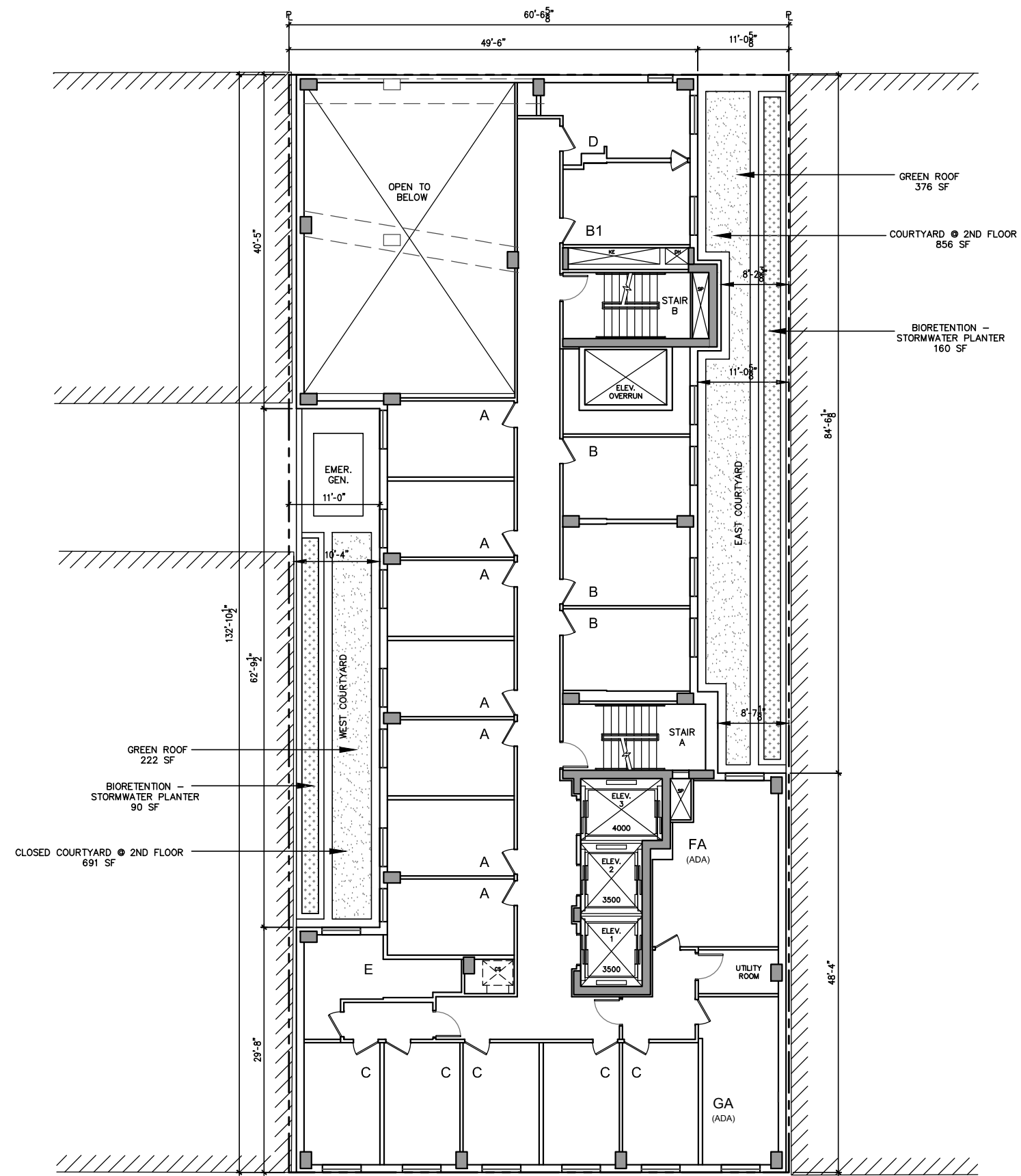
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A4

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262_A04.dwg May 23, 2014, 9:38 am

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Xrefs: 262_11X17 - BZA; 262_SECOND FL



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

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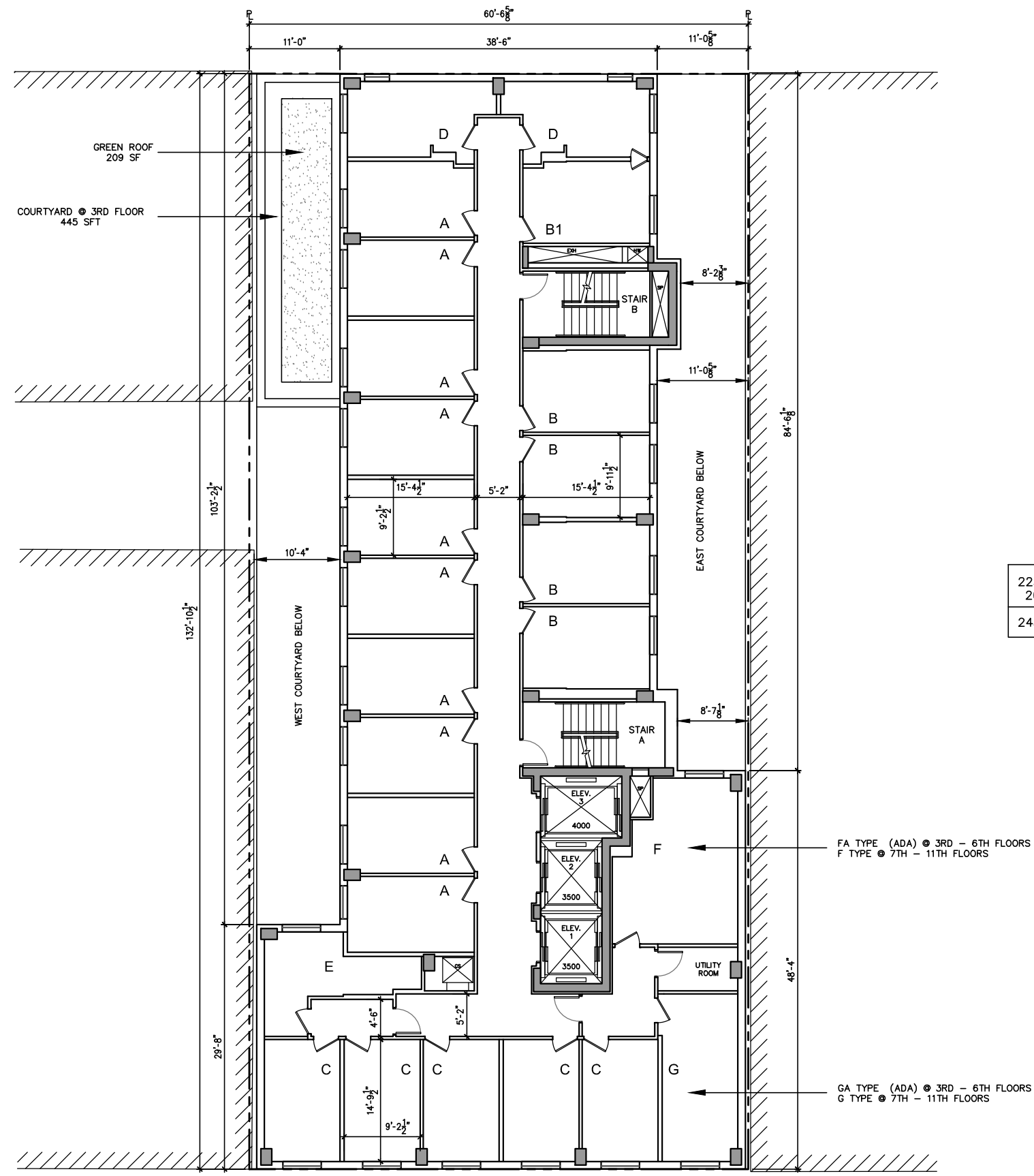
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A5

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262_A05.dwg May 22, 2014, 12:25 pm

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Xrefs: 262_11X17 - BZA; 262_TYP FL



Typical Floor Plan (3rd-11th)
1/16" = 1'-0"



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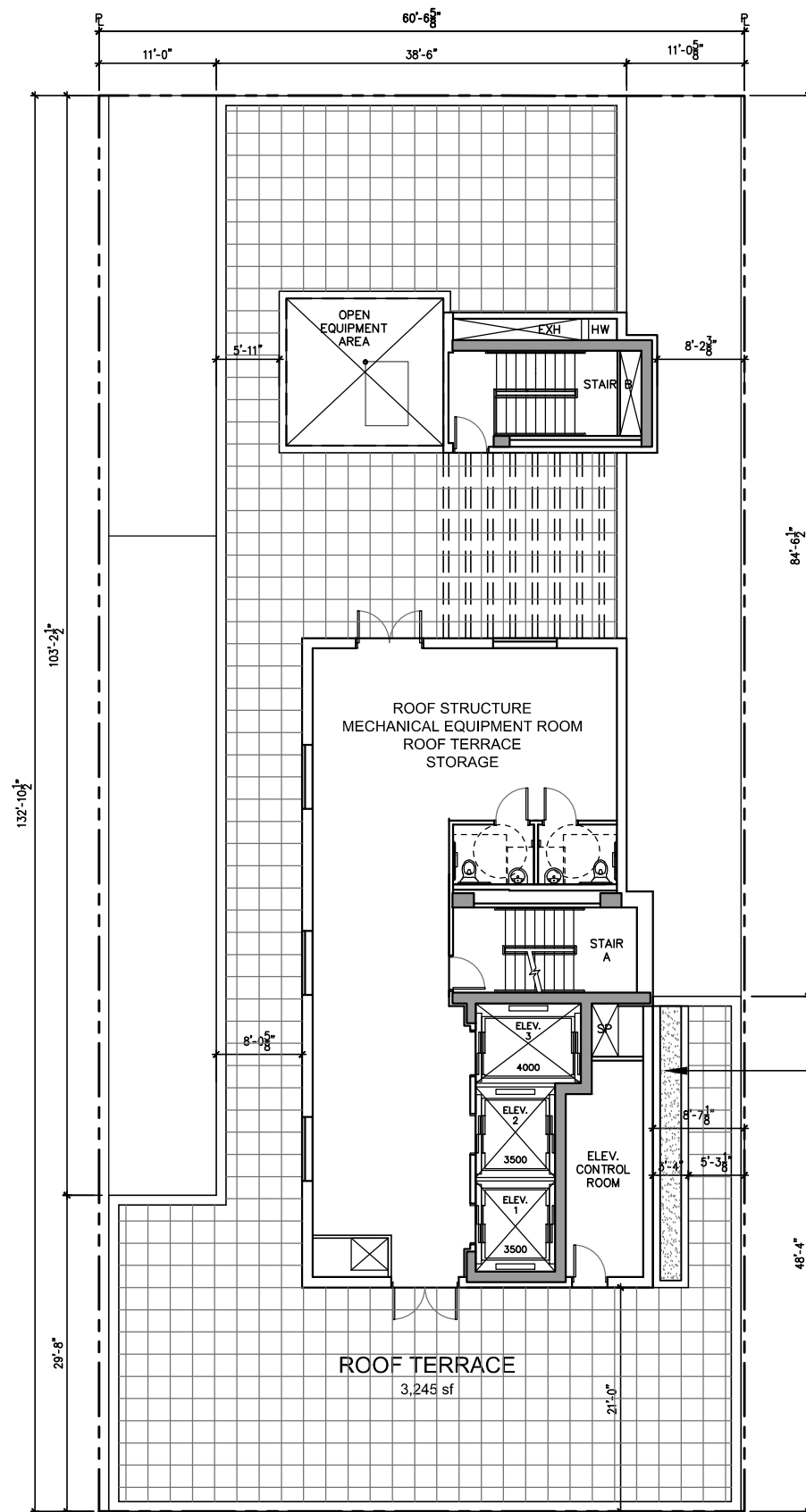
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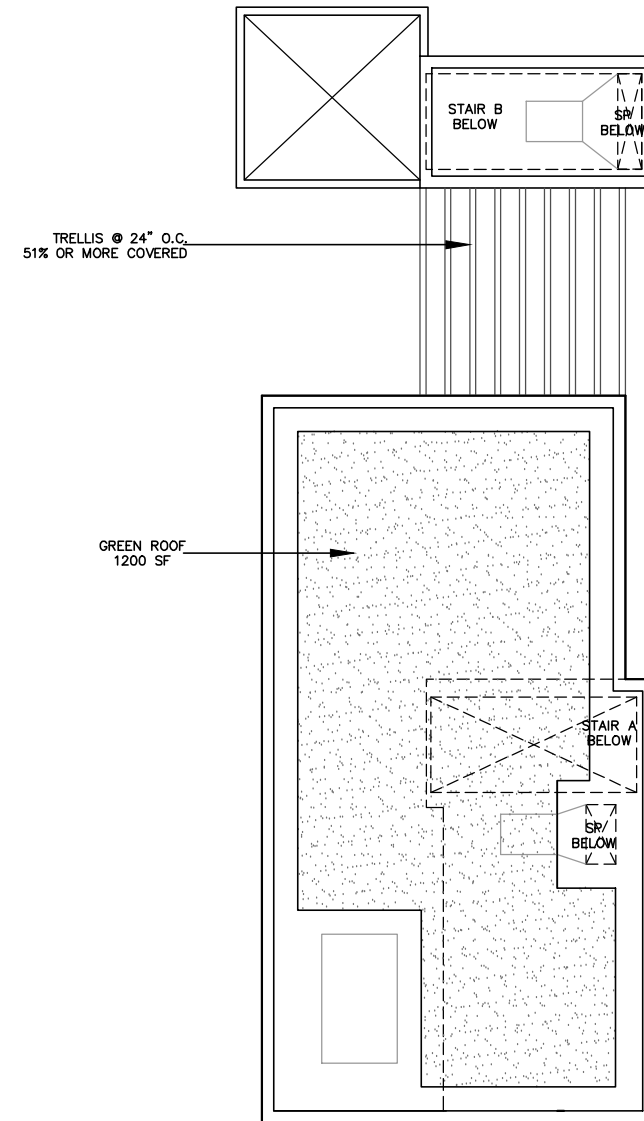
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262_A06.dwg May 22, 2014, 12:24 pm

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Xrefs: 262_11x17 - BZA; 262_Roof; 262_Property Line

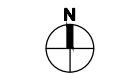


Main Roof Plan
1/16" = 1'-0"



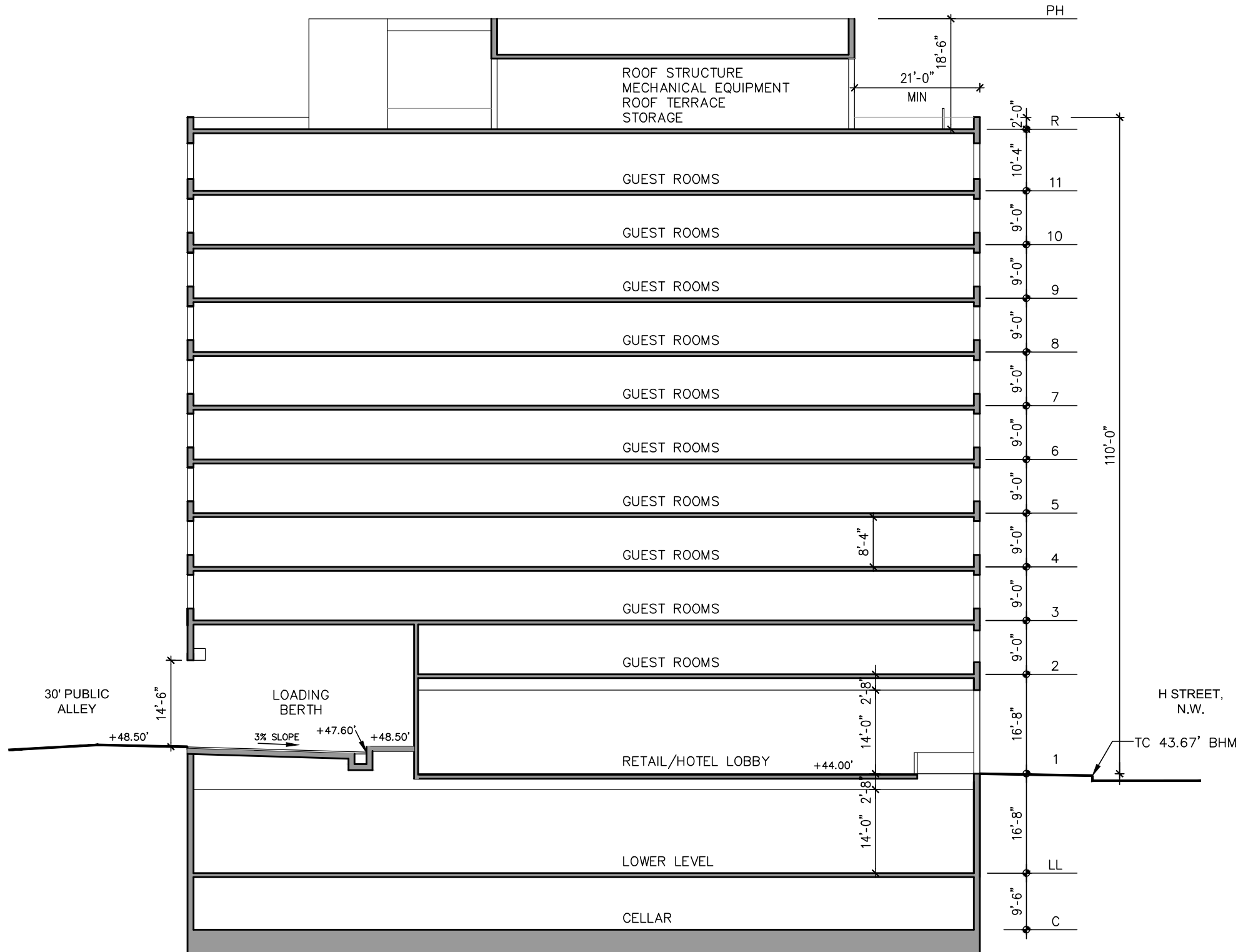
Penthouse Roof Plan
1/16" = 1'-0"

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Xrefs: 262_BLDG_SECTIONS; 262_SECOND FL; 262_11X17 - BZA 314262-GRID



Building Section

1" = 20'

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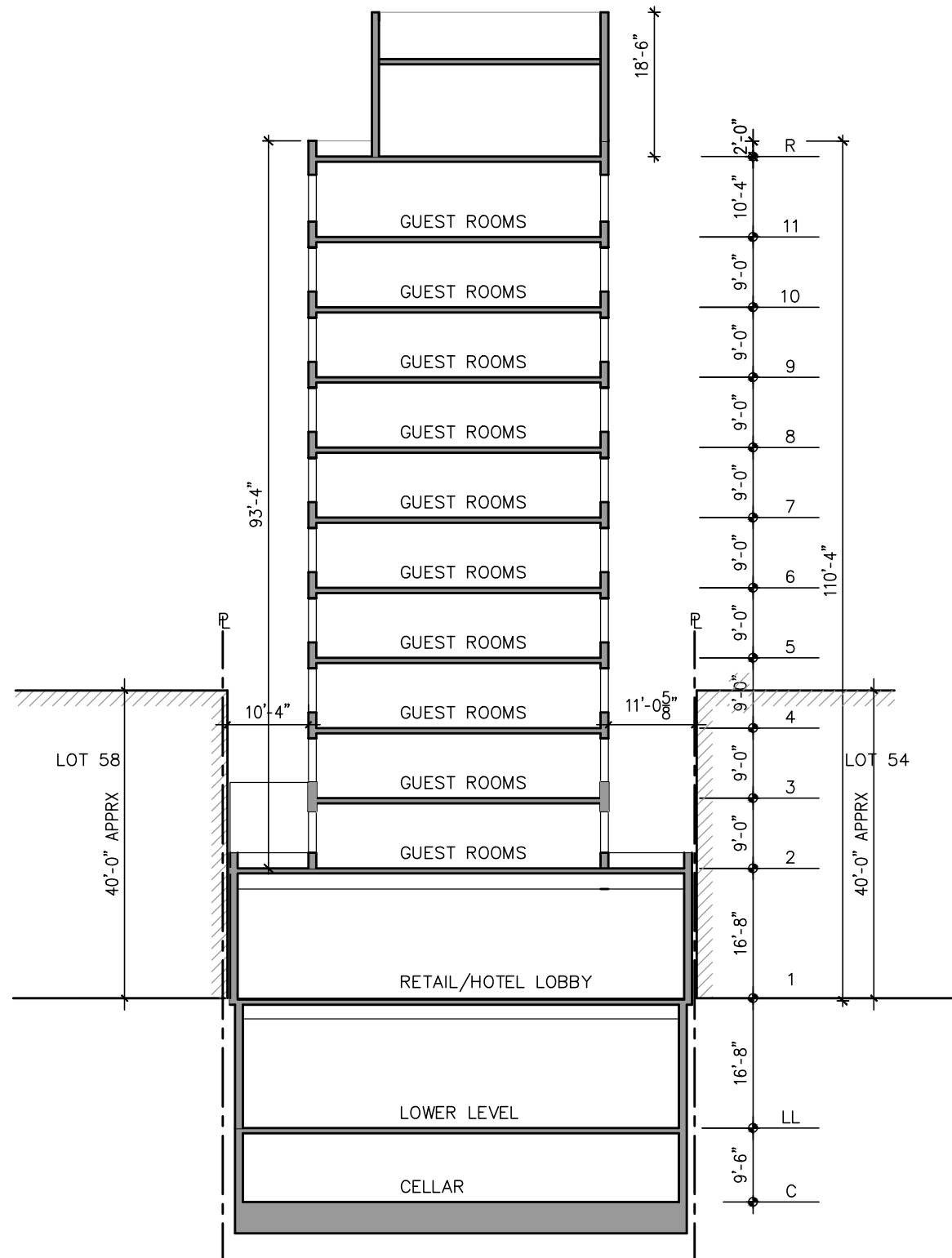
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Xrefs: 262_BLDG_SECTIONS; 262_SECOND FL; 262_11X17 - BZA; 314262-GRID

1



Building Section
1" = 20'

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A9

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Xrefs: 262_11X17 - BZA



South Elevation

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262_A10.dwg May 22, 2014, 12:24 pm

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Xrefs: 262_11X17 - BZA



East Elevation

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262_A11.dwg May 22, 2014, 12:24 pm

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Xrefs: 262_11X17 - BZA



North Elevation

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262_A12.dwg May 22, 2014, 12:24 pm

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Xrefs: 262_11X17 - BZA



West Elevation

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262_A13.dwg May 22, 2014, 12:23 pm

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Xrefs: 262_11X17 - BZA



CHINESE ELEMENTS ARE SUBJECT TO
CHINATOWN DESIGN REVIEW AND MAY
CHANGE AS A RESULT OF THE PROCESS



Perspective

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262_A14.dwg May 22, 2014, 12:23 pm

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Xrefs: 262_11X17 - BZA



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Perspective

BZA APPLICATION *A15*

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3-14-262.00
262_A15.dwg May 22, 2014, 12:26 pm