



WDG 5TH & I HOTEL | WASHINGTON, DC
10.27.2015 BZA

 THE PEEBLES CORPORATION

Board of Zoning Adjustment
District of Columbia
CASE NO. 19103
EXHIBIT NO. 29G

ZONING TABULATION

Property: Square 0516, Lot 0059
Lot Area: 20,614 square feet
Zoning: C-2-C/DD/MVT

PARAMETER	SECTION	ALLOWED/REQUIRED	PROVIDED
Height	770		
	1701.7	130 feet	130 feet
FAR	1706.4	3.15 FAR Residential on-site	3.16 FAR Residential on-site
	1706.7	8.0 FAR	5.28 FAR Non Residential
		.5 FAR	8.44 Total FAR
		8.5 Total FAR	1.35 FAR Off site for affordable housing
Gross Floor Area	Residential	64,935 sf On-site	65,093 sf On-site
	Non Residential:	110,284 sf	108,810 sf
	Total:	175,219 sf	173,903 sf
	Residential	27,865 sf Off-site	27,865 sf Off-Site
Lot Occupancy	772.1	80%	80%
Rear Yard	774.1	15'-0"	None
Side Yard	775	NA	NA
Court (Open)	776.5	Width (Non Residential): 3'/ft = (83'-9" x 3") = 21'-0" Width (Residential): 4'/ft = (46'-3" x 4") = 15'- 5"	52'- 0"
Court (Closed)		Width (Non Residential): 3'/ft = (83'-9" x 3") = 21'-0" Area (Non Residential): 250 sf (min)	24.3 sf
Parking*	2101.1 Residential	1 for each 4 dwelling units 48 units/ 4 = 12 spaces	
	Hotel	1 for each 2 rooms usable for sleeping = 77 spaces 175 sleeping rooms/2 = 88 spaces	
		1 for each 150 ft. ² of floor area in either the largest function room or the largest exhibit 5500 sf/150 sf = 37 spaces	
		Total required : 137 spaces	Total: 92 spaces with parking lift system
Loading	2201.1 Residential	Loading Berth 1 @ 55 feet deep Loading Platform 1 @ 200 ft. ²	Loading Berth NA For Less Than 50 Res. Units Loading Platform NA For Less Than 50 Res. Units
		Service/Delivery 1 @ 20 feet deep	Service/Delivery NA For Less Than 50 Res. Units
	Hotel	Loading Berth 1 @ 30 feet deep Loading Platform 1 @ 100 ft. ²	Loading Berth 1 @ 30 feet deep Loading Platform 1 @ 100 ft. ²
		Service/Delivery 1 @ 20 feet deep	Service/Delivery 1 @ 20 feet deep

FIFTH AND EYE STREET HOTEL & RESIDENCES

Prepared by WDG ARCHITECTURE

	HOTEL			RESIDENCES		GFA
FLOORS	PARKING *not GFA	Total Sleeping Room	Total Area Hotel (GFA)	Total Area Residential (GFA)	Total Units	GRAND TOTAL
GF	583		13,554	2,733		16,287
2nd		26	13,608	500		14,108
3rd		26	13,608	500		14,108
4th		26	13,608	500		14,108
5th		26	13,608	500		14,108
6th		25	13,608	500		14,108
7th		25	13,608	500		14,108
8th		21	13,608	500		14,108
9th				14,651	12	14,651
10th				14,651	12	14,651
11th				14,779	12	14,779
12th				14,779	12	14,779
	583	175	108,810	65,093	48	173,903

PH

6,464 = .314 FAR





7th Street NW 6th Street NW 5th Street NW 4th Street NW

Massachusetts Avenue
North Elevation



4th Street NW 5th Street NW 6th Street NW 7th Street NW

Massachusetts Avenue
South Elevation



7th Street NW 6th Street NW 5th Street NW 4th Street NW

K Street NW
North Elevation



4th Street NW 5th Street NW 6th Street NW 7th Street NW

K Street NW
South Elevation



New York Avenue NW L Street NW K Street NW I Street NW Massachusetts Avenue NW

4th Street NW

East Elevation



Massachusetts Avenue NW I Street NW K Street NW L Street NW New York Avenue NW

4th Street NW

West Elevation



H Street NW I Street NW Massachusetts Avenue NW K Street NW New York Avenue NW

5th Street NW

West Elevation



4th Street NW 5th Street NW

I Street NW

South Elevation

PROPOSED HOTEL
West-Facing Elevation



New York Avenue NW L Street NW K Street NW I Street NW Massachusetts Avenue NW H Street NW

5th Street NW
East Elevation

PROPOSED HOTEL
South-Facing Elevation



5th Street NW 4th Street NW

I Street NW
North Elevation





VIEW OF I STREET N.W. FACADE



VIEW OF 5TH STREET N.W. FACADE





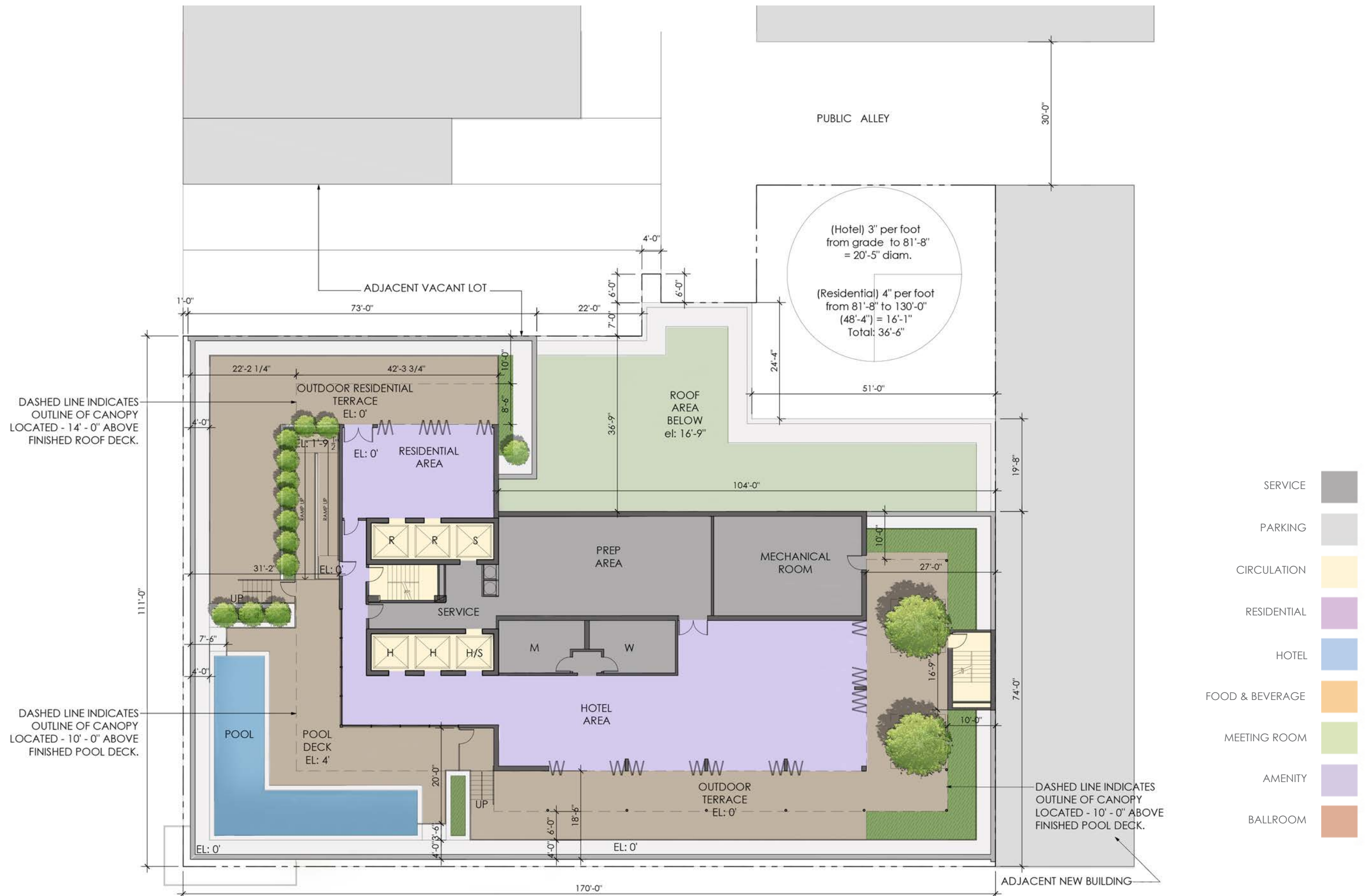


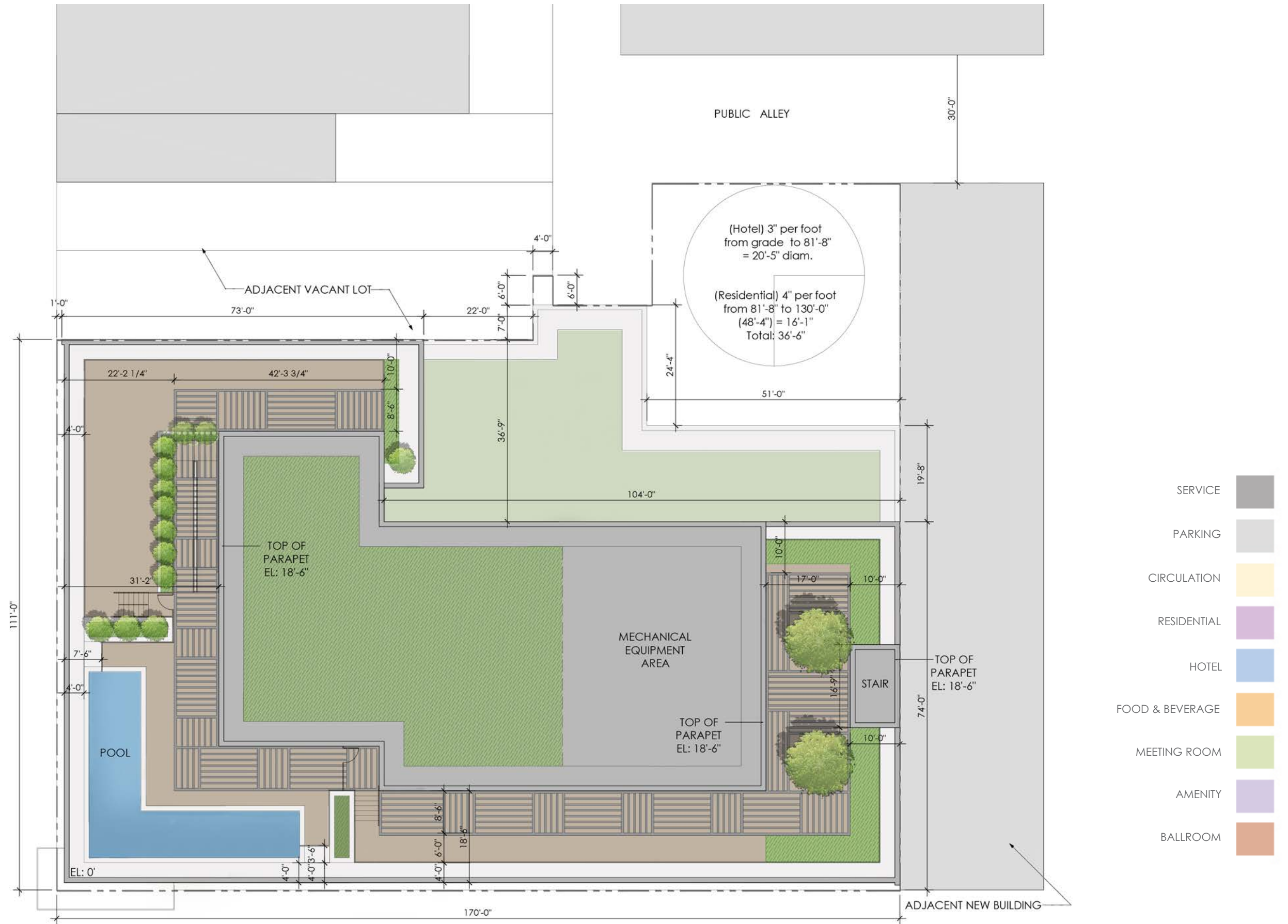






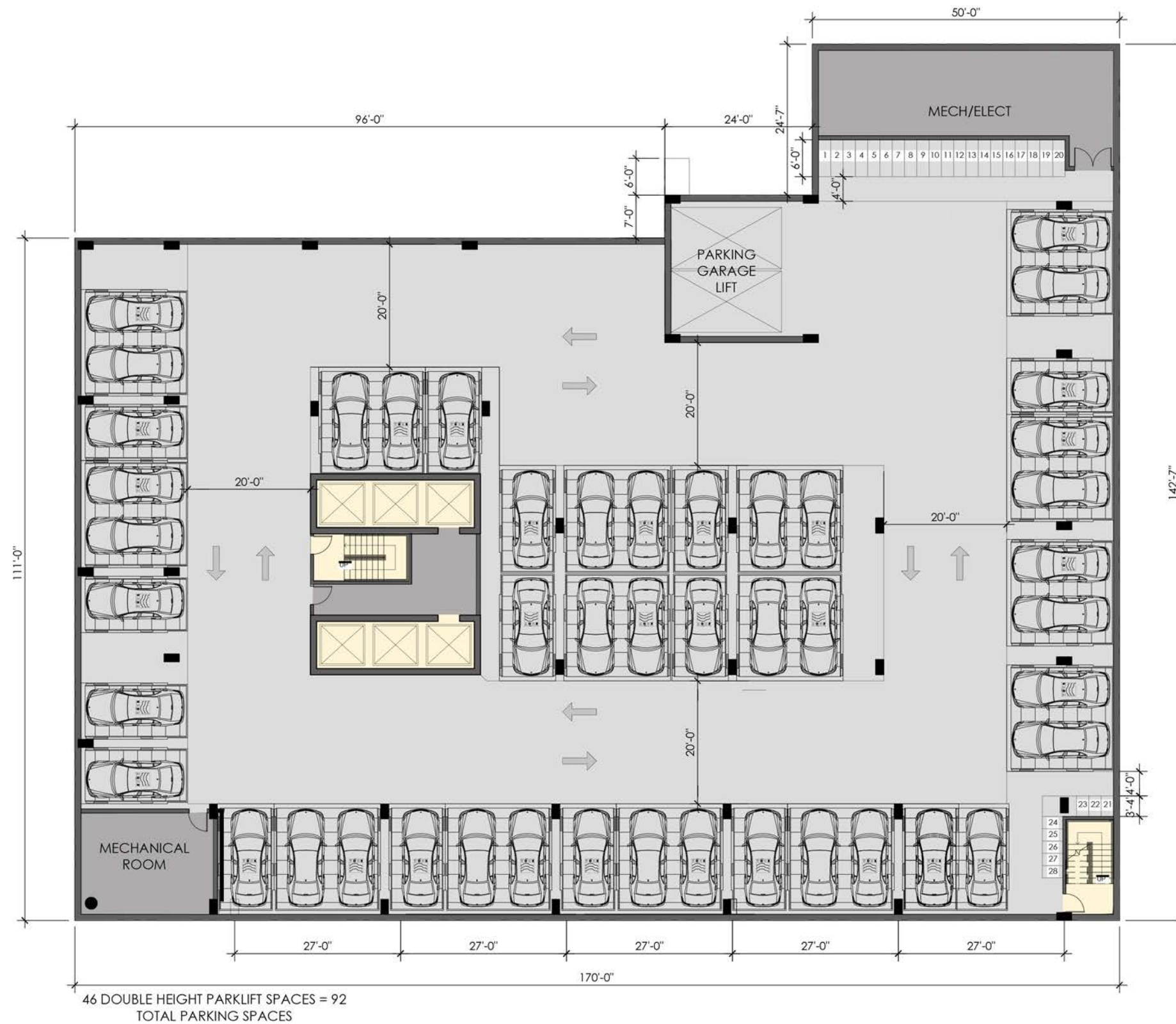




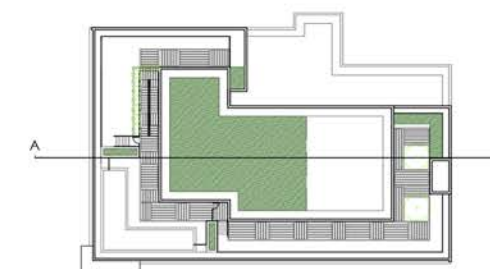
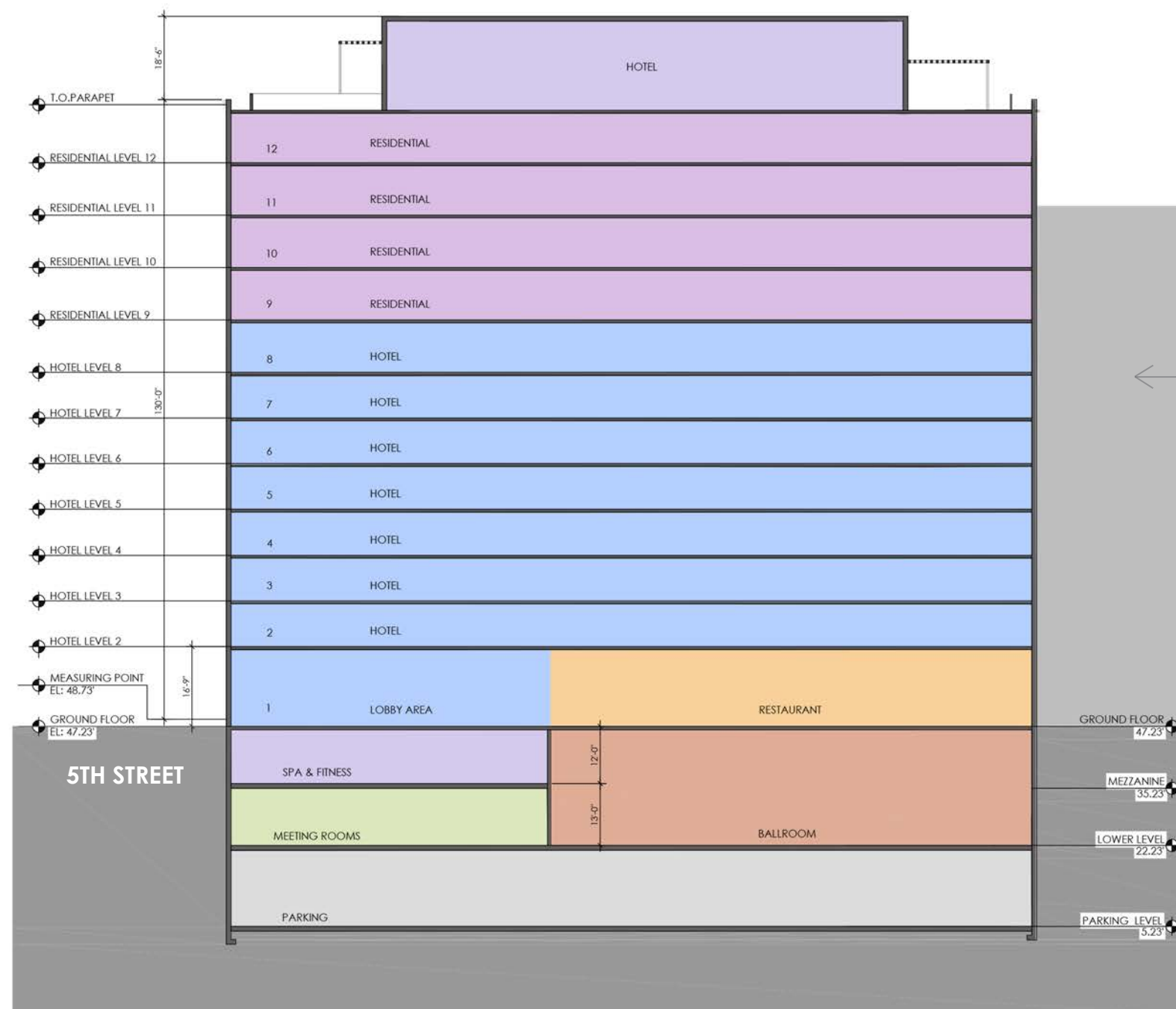








- SERVICE
- PARKING
- CIRCULATION
- RESIDENTIAL
- HOTEL
- FOOD & BEVERAGE
- MEETING ROOM
- AMENITY
- BALLROOM



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