



WDG 5TH & I HOTEL | WASHINGTON, DC

01.07.2016 - BZA

 THE PEEBLES CORPORATION

Board of Zoning Adjustment
District of Columbia
CASE NO. 19103
EXHIBIT NO. 39

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	3.19 FAR Residential on-site
	1706.7	8.0 FAR	5.30 FAR Non Residential
		.5 FAR	8.49 Total FAR
		8.5 Total FAR	1.35 FAR Off site for affordable housing
Gross Floor Area	Residential	64,935 sf On-site	65,681 sf On-site
	Non Residential:	110,284 sf	109,157 sf
	Total:	175,219 sf	174,838 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	Total: 92 spaces with parking lift system
	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	
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 NA For Less Than 50 Res. Units
	Hotel	Service/Delivery 1 @ 20 feet deep	
		Loading Berth 1 @ 30 feet deep	
		Loading Platform 1 @ 100 ft. ²	
		Service/Delivery 1 @ 20 feet deep	Loading Berth 1 @ 30 feet deep Loading Platform 1 @ 100 ft. ² Service/Delivery 1 @ 20 feet deep

PENTHOUSE TABULATION

PARAMETER	SECTION	ALLOWED/REQUIRED	PROVIDED
Gross Floor Area (Habitable)			4,216 sf
Gross Floor Area (Habitable)			2084 sf
FAR*	411.13(c)	0.4	0.28

* Pursuant to Section 411.13(b), the calculation of penthouse FAR does not include the 575 sf of penthouse habitable space that is devoted to residential communal recreation space.

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		14,132	2,733		16,865
2nd		26	13,575	500		14,075
3rd		26	13,575	500		14,075
4th		26	13,575	500		14,075
5th		26	13,575	500		14,075
6th		25	13,575	500		14,075
7th		25	13,575	500		14,075
8th		21	13,575	500		14,075
9th				14,862	12	14,862
10th				14,862	12	14,862
11th				14,862	12	14,862
12th				14,862	12	14,862
	583	175	109,157	65,681	48	174,838





7th Street NW
Massachusetts Avenue
North Elevation



4th Street NW
Massachusetts Avenue
South Elevation



7th Street NW
K Street NW
North Elevation



4th 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
I 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

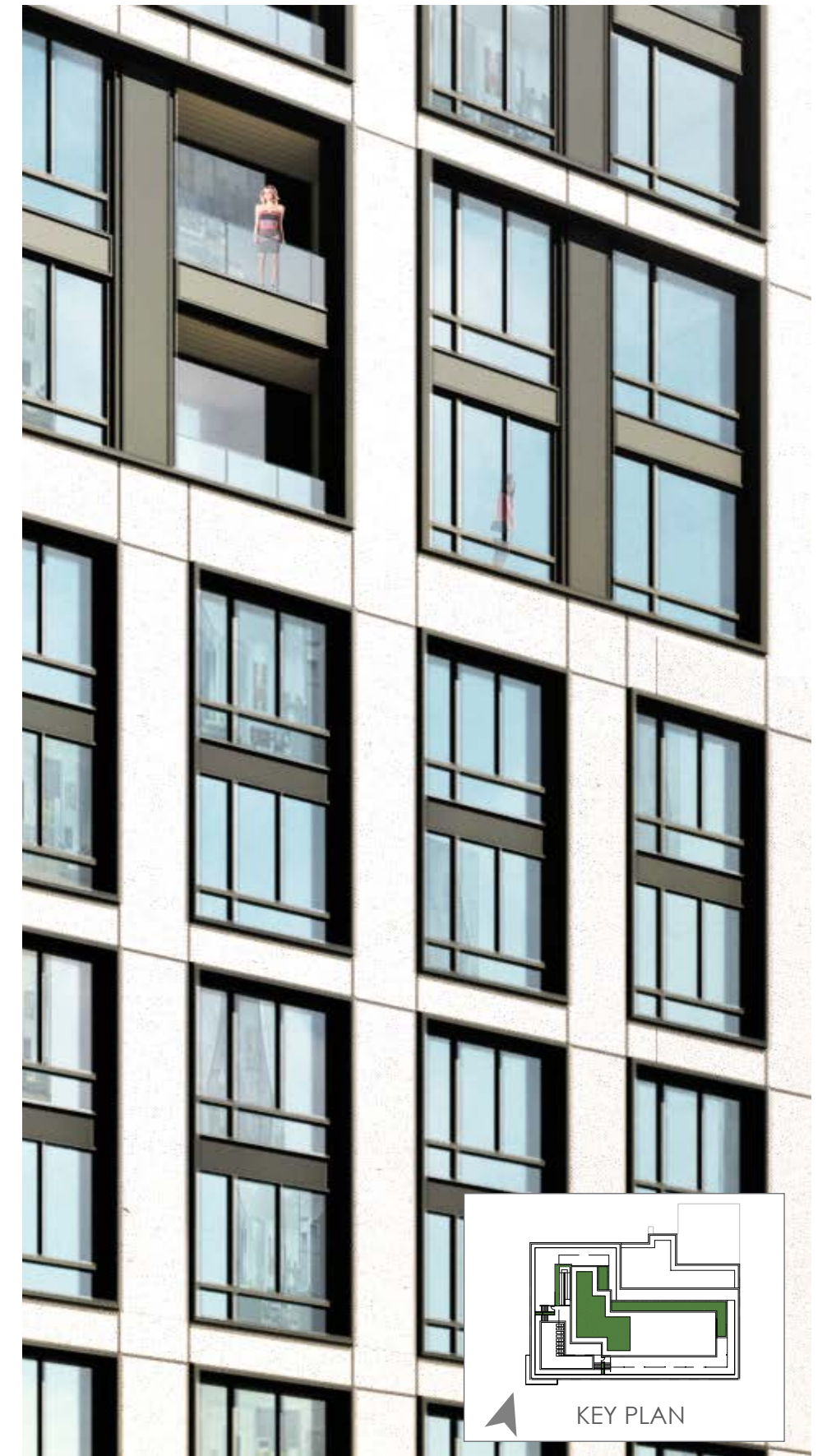
PROPOSED HOTEL
South-Facing Elevation

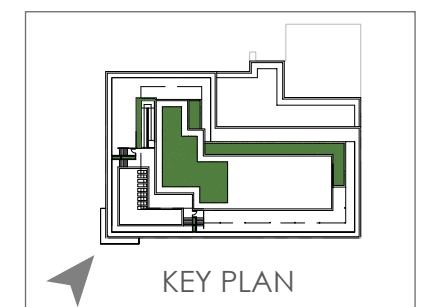


5th Street NW 4th Street NW

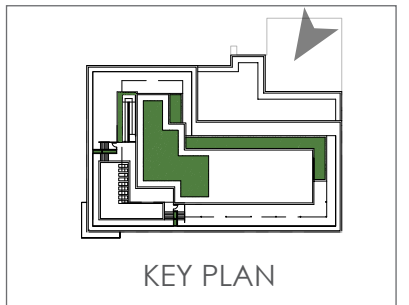
I Street NW
North Elevation



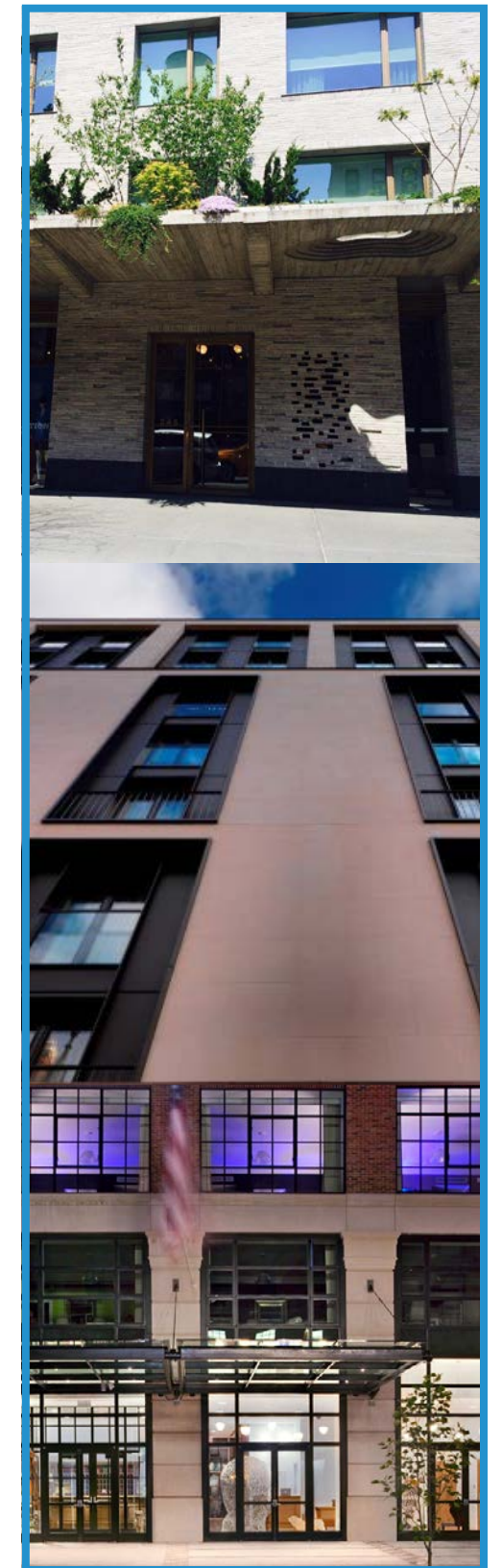


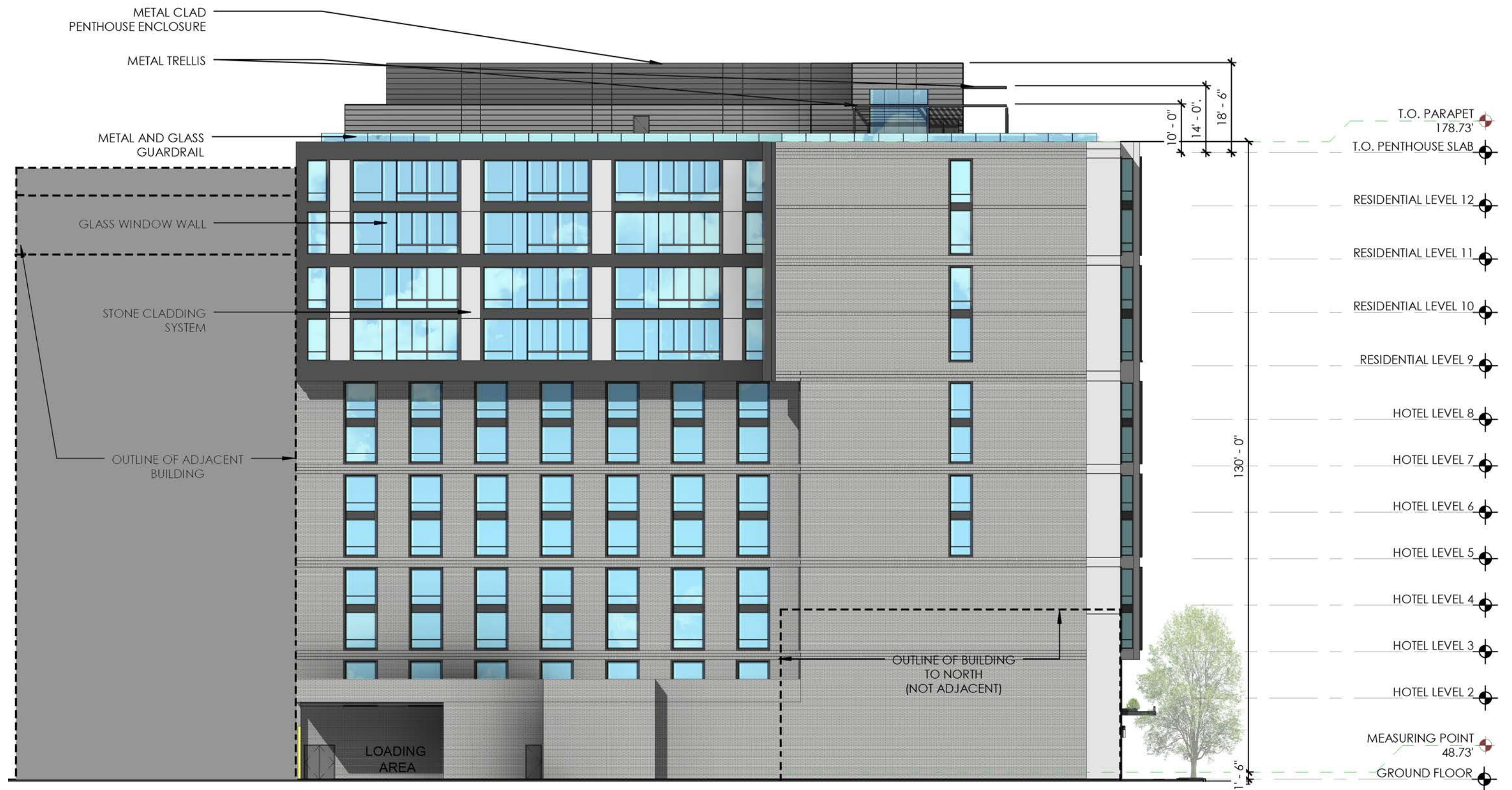


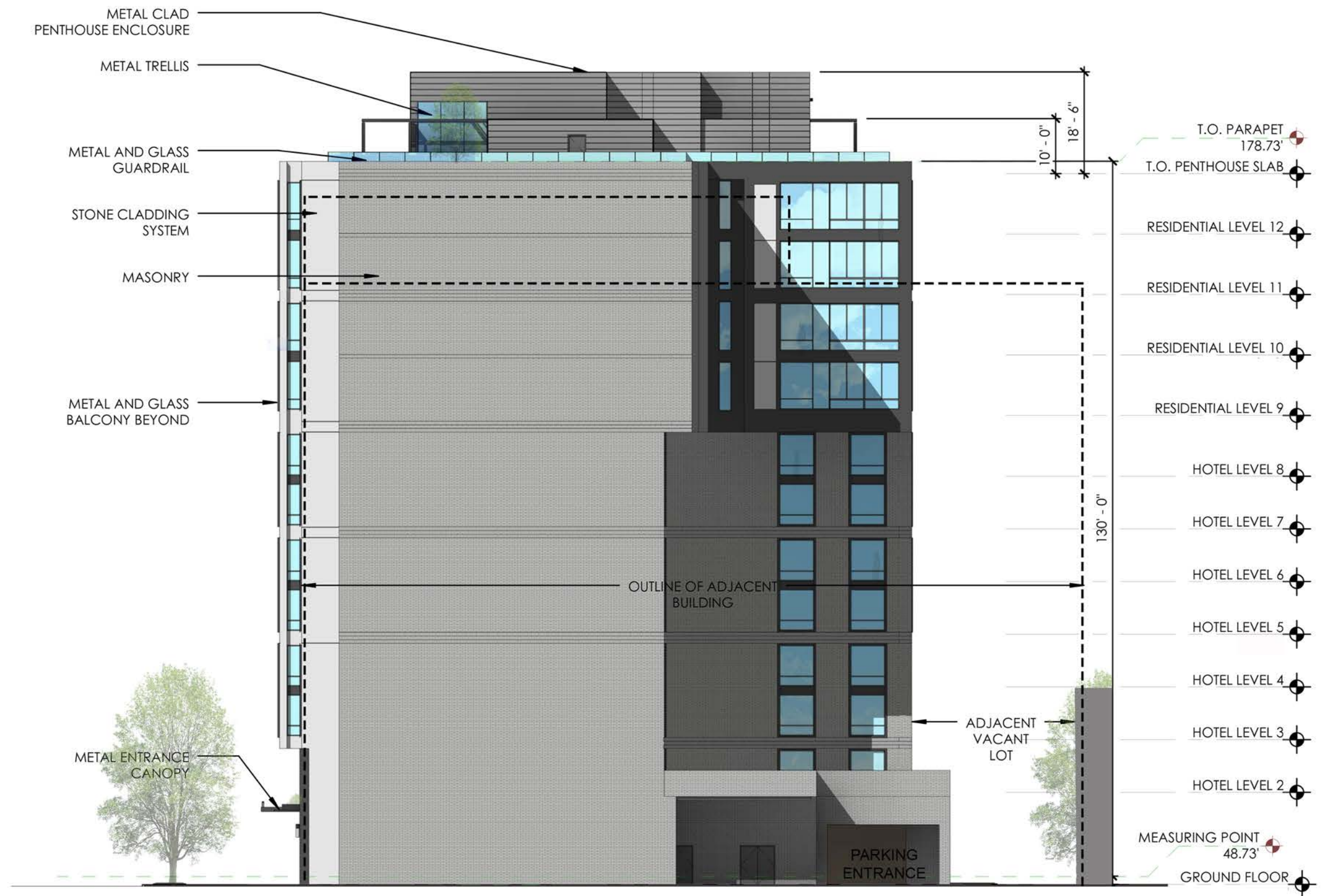




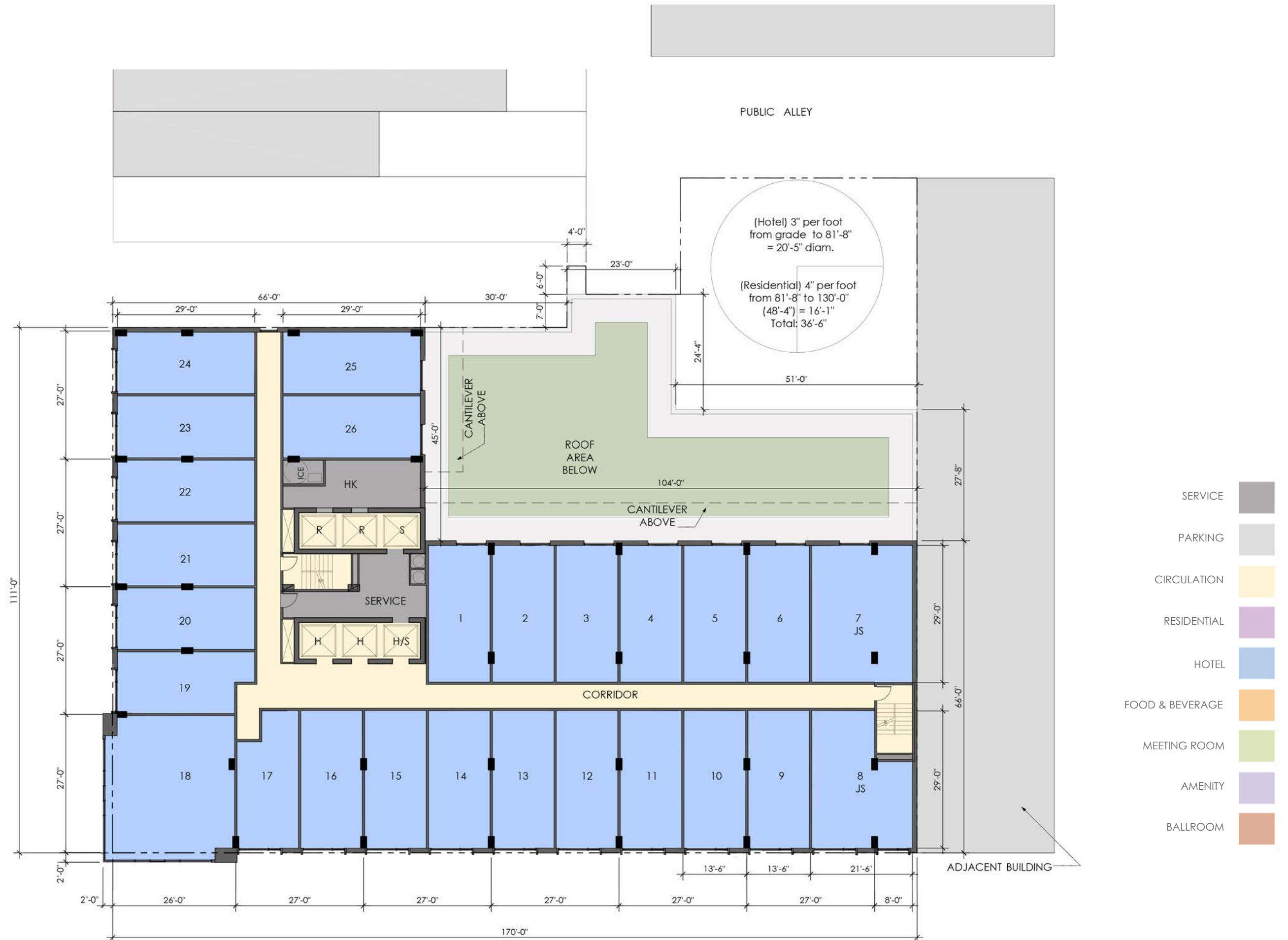


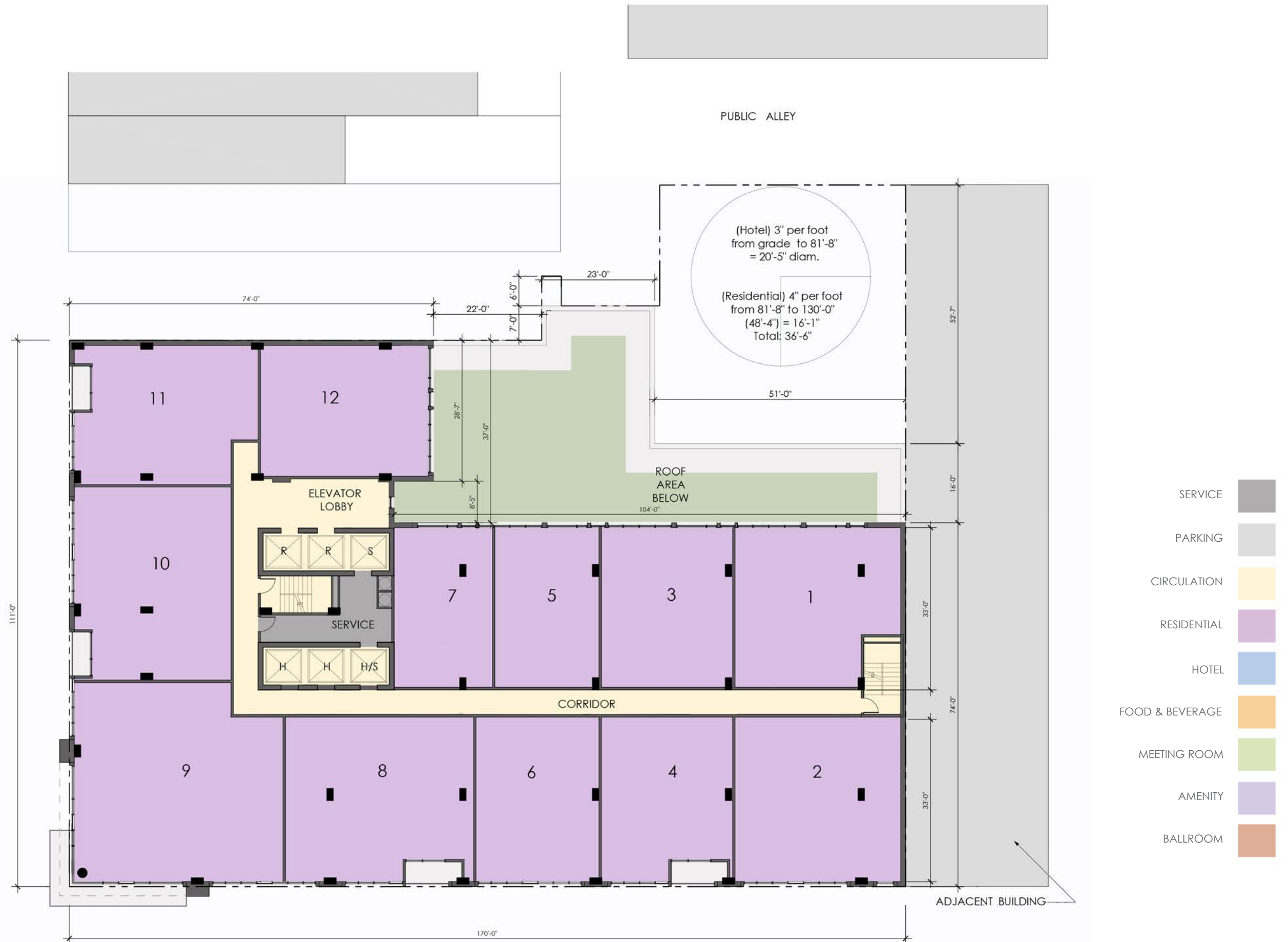


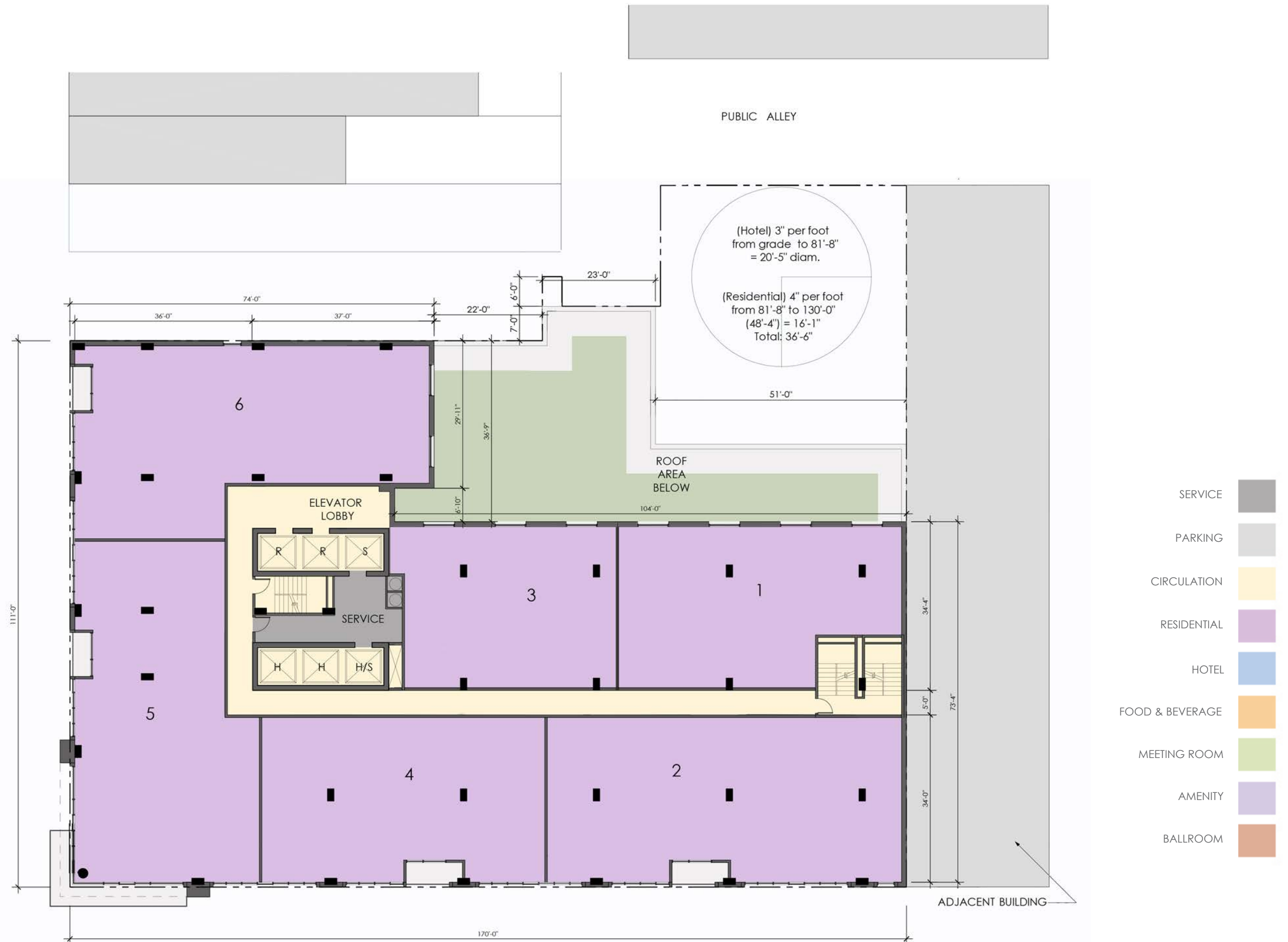


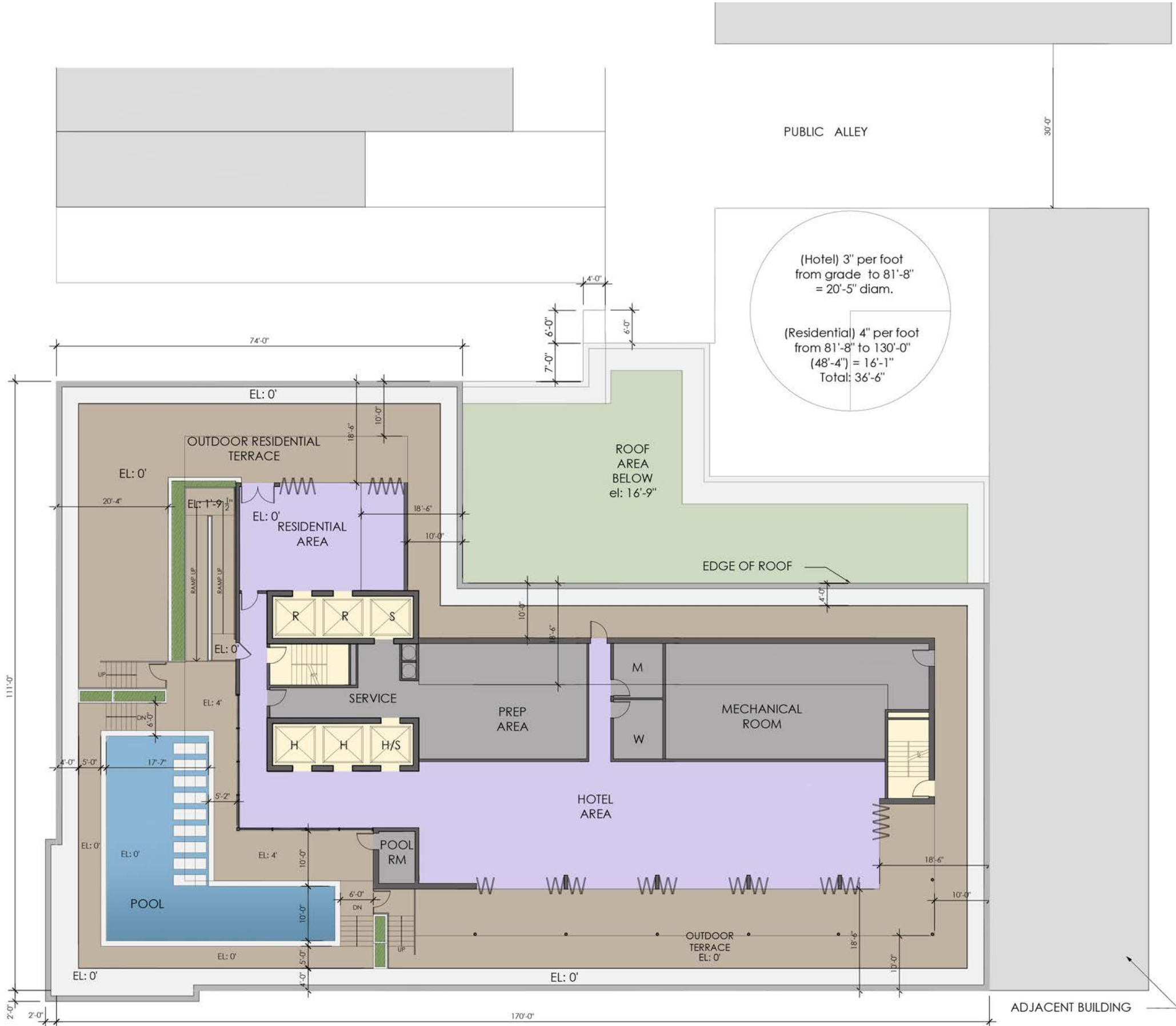






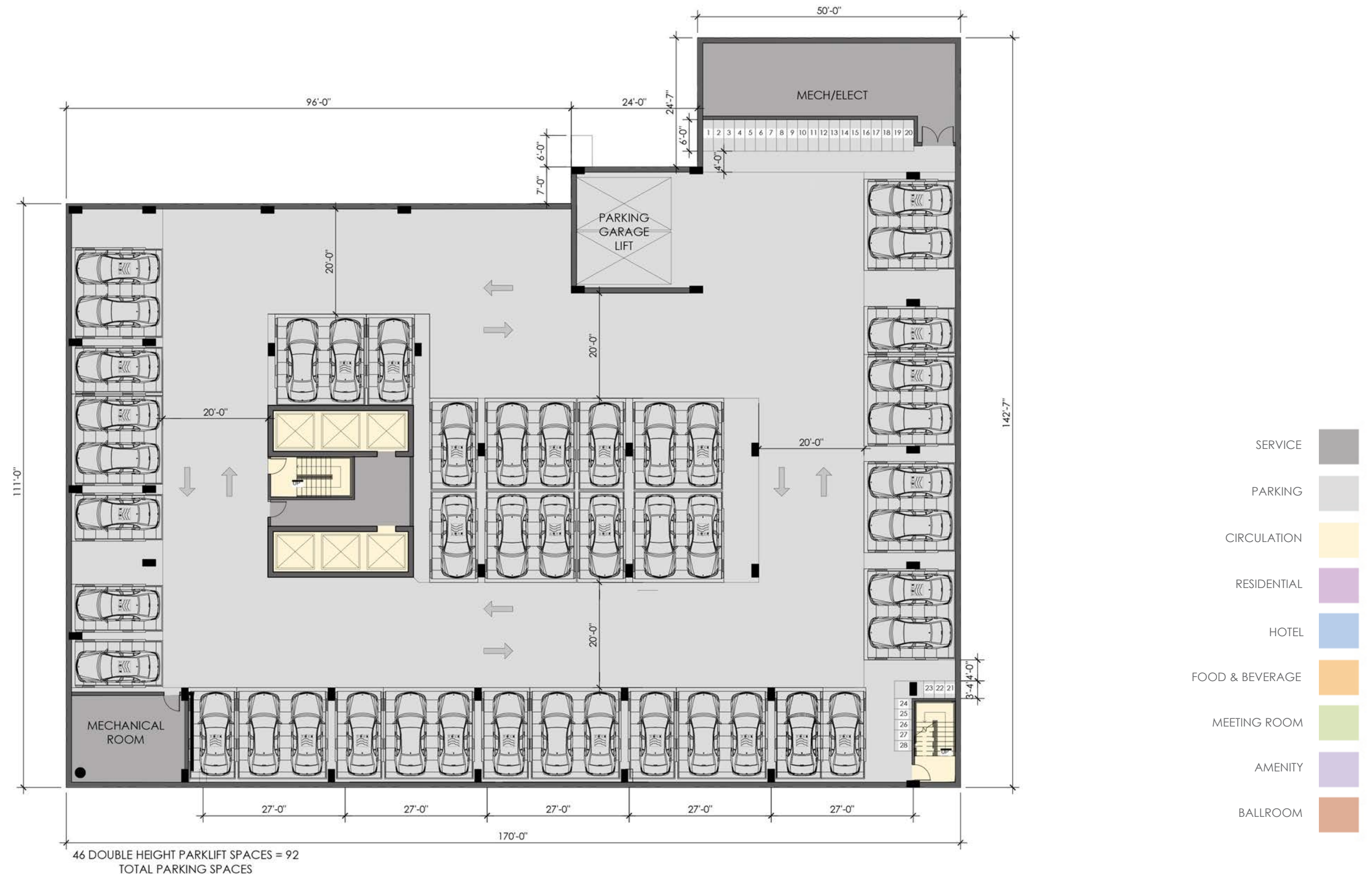


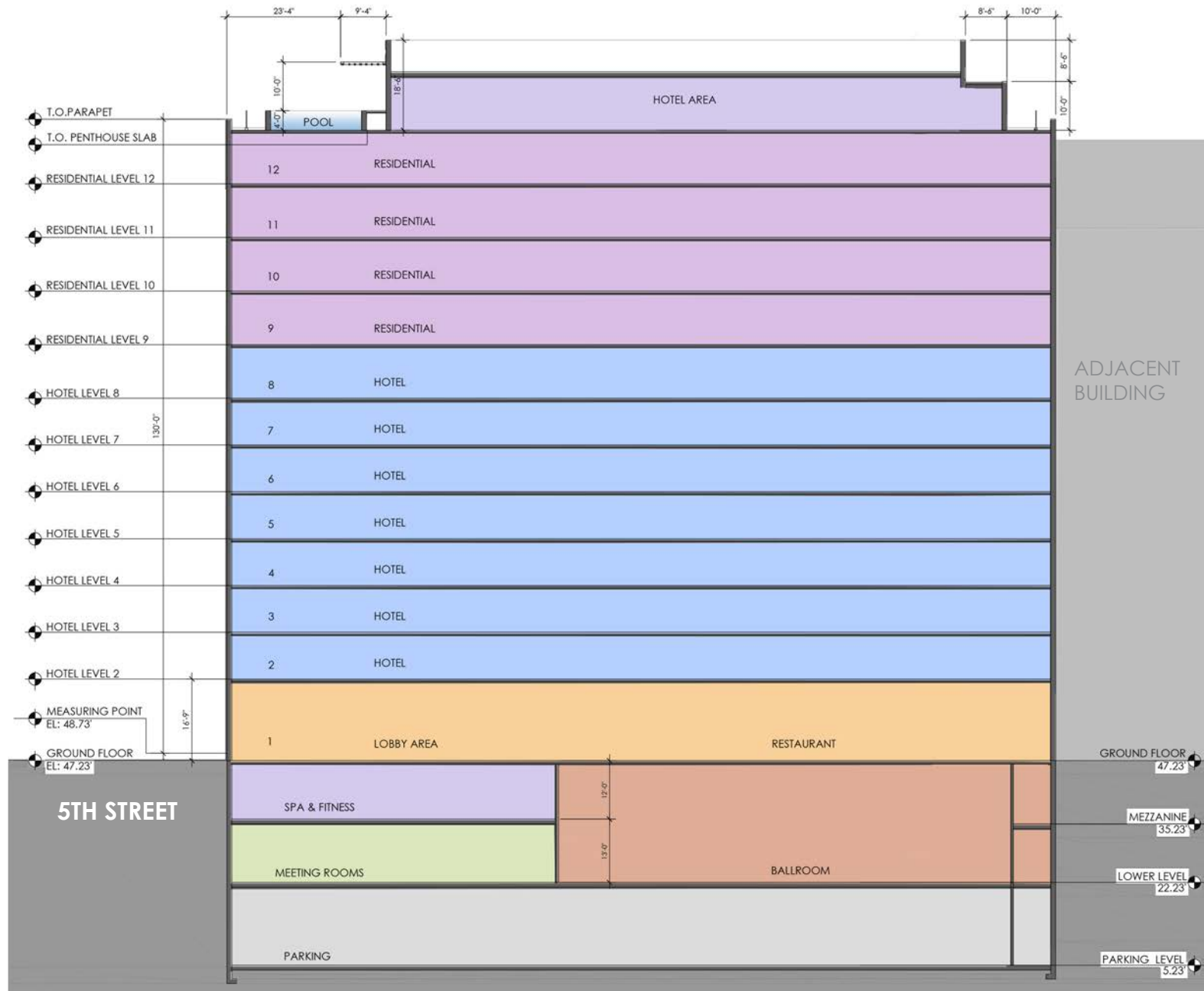




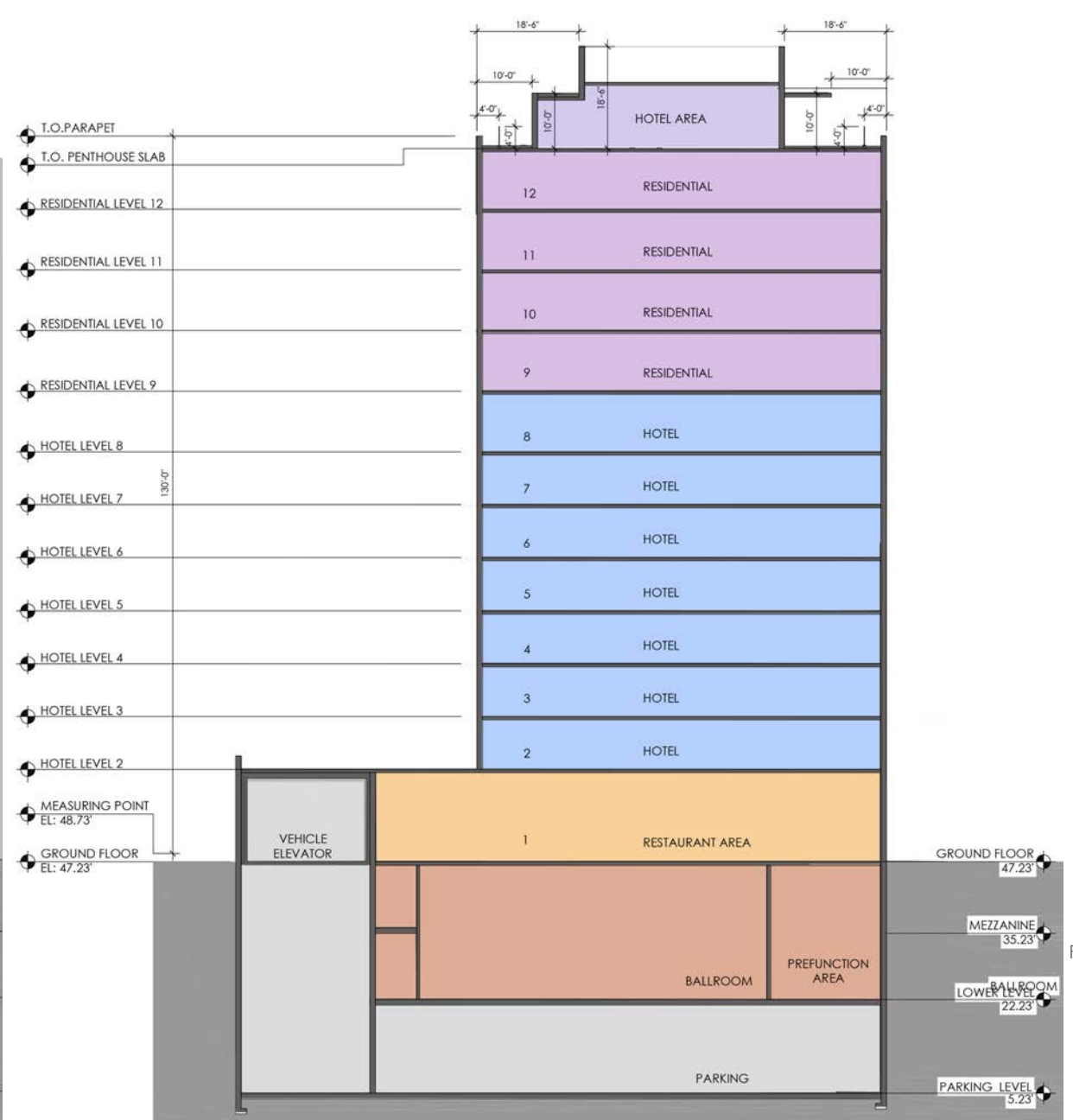




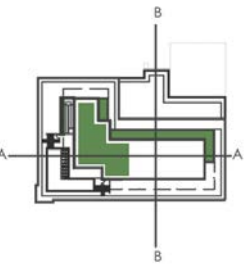




SECTION A



SECTION B



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

