

WDG 5TH & I STREET HOTEL | WASHINGTON, DC

07.28.2015 BZA SUBMISSION

 **THE PEEBLES CORPORATION**

Board of Zoning Adjustment
District of Columbia
CASE NO.19103
EXHIBIT NO.6A

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
F.A.R	1706.4	8.0 F.A.R	8.4 Total F.A.R
	1706.7	0.5 FAR	3.19 F.A.R Residential on-site and
		Total 8.5 FAR	1.35 F.A.R Off site for affordable
		4.5 Required residential FAR	housing.
		on site and/or off site	
Gross Floor Area	Residential	65,020 sf On-site	65,932 sf On-site
14,883 sf Typ. Floor		27,865 sf Off-site	27,865 sf Off-Site
	Hotel:	110,199 sf	108,346 sf
	Total:	175,219 sf	174,278 sf
Lot Occupancy	772.1	80%	80%
Rear Yard	774.1	15'-0"	None
Side Yard	775	NA	NA
Court (Width)	776.5	Non Residential : 3"/ft = (83'-9" x 3") = 21 feet 0 inches	52 feet 0 inches
		Residential: 4"/ft = (46'-3" x 4") = 15 feet 5 inches	
Court (Area)		Minimum 250 square feet	24.3 square feet
Parking*	2101.1 Residential	1 for each 4 dwelling units	
	Hotel	1 for each 2 rooms usable for sleeping = 77 spaces	
		153 sleeping rooms/2 = 77 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 : 127 spaces	Total: 86 spaces with parking
			lift system
Loading	2201.1 Residential	Loading Berth	Loading Berth
		1 @ 55 feet deep	1 @ 55 feet deep
		Loading Platform	Loading Platform
		1 @ 200 ft. ²	1 @ 200 ft. ²
		Service/Delivery	Service/Delivery
		1 @ 20 feet deep	1 @ 20 feet deep
	Hotel	Loading Berth	Loading Berth
		1 @ 30 feet deep	1 @ 30 feet deep
		Loading Platform	Loading Platform
		1 @ 100 ft. ²	1 @ 100 ft. ²
		Service/Delivery	Service/Delivery
		1 @ 20 feet deep	1 @ 20 feet deep

FIFTH AND EYE STREET HOTEL & RESIDENCES

Prepared by WDG ARCHITECTURE

	HOTEL				RESIDENCES			MECH	FAR	TOTAL
										CONSTRUCTION
FLOORS	PARKING	Total	Total Area	Total Area	Total Area	Total Area	Total	Total Area	GRAND	GRAND
	*not FAR	Sleeping Room	Hotel (not FAR)	Hotel (FAR)	Res. (not FAR)	Residential (FAR)	Units	Mech(not FAR)	TOTAL	TOTAL
PARKING LEVEL B1	20,449									20,449
LOWER LEVEL			18,599							18,599
MEZZANINE LEVEL			9,470		1,850					9,470
GF	585		13,090	13,090	2,900	2,900			15,990	16,575
2nd		22	13,608	13,608	500	500			14,108	14,108
3rd		22	13,608	13,608	500	500			14,108	14,108
4th		22	13,608	13,608	500	500			14,108	14,108
5th		22	13,608	13,608	500	500			14,108	14,108
6th		22	13,608	13,608	500	500			14,108	14,108
7th		22	13,608	13,608	500	500			14,108	14,108
8th		21	13,608	13,608	500	500			14,108	14,108
9th					14,883	14,883	13		14,883	14,883
10th					14,883	14,883	13		14,883	14,883
11th					14,883	14,883	13		14,883	14,883
12th					14,883	14,883	13		14,883	14,883
PH			1,535		720			955		3,210
	21,034	153	137,950	108,346	68,502	65,932	52	955	174,278	226,591

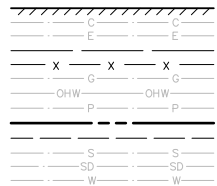
Square: 516
Lot 59
Site area 20,641 sf
Total FAR SF 174,278 sf
FAR 8.4
Hotel 108,346 sf
Hotel FAR 5.25
Residential at 5th & I 65,932 sf
Residential FAR 3.19
Residential SF required 92,885 sf
Residential FAR required 4.5
Residential SF provided 93,797 sf
Residential FAR provided 4.54

B1 LEVEL PARKING 86 SPACES
TOTAL PARKING 86 SPACES

1.35 FAR need to be affordable housing (2100 MLK) 27,865 SF



LEGEND



BUILDING LINE
CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
CURB INLET

CNC CONCRETE
C&G CURB AND GUTTER
BLDG BUILDING
STY STORY
TRV ELECTRICAL TRANSFORMER
ASPH ASPHALT
ESMT EASEMENT
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
BRL BUILDING RESTRICTION LINE
R/W RIGHT-OF-WAY
(REC.) RECORD INFORMATION
H.C. HANDICAP RAMP
BDC BACK OF CURB
PL PROPERTY LINE

AREA TABULATION:

LOT #	S. F. (REC.)	S. F. (MST.)
822	1,848	1,853
823	1,379	1,383
59	20,641	20,694
TOTAL	23,868	23,930

TITLE REPORT NOTE (A&T LOTS 822 & 823)

TITLE REPORT FURNISHED BY **PARAMOUNT TITLE AND ESCROW, L.L.C.** FOR **SQUARE 516, LOTS 822 AND 823** WITH A GOOD THROUGH DATE OF **JANUARY 11, 2007.**

THE FOLLOWING ITEMS SHOWN IN SCHEDULE "B" - PART 1 OF THE TITLE REPORT APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, SKETCH AND/OR PLAT ATTACHED:

DOWNTOWN URBAN RENEWAL AREA-- INSTRUMENT NO. 1107 1-11-79 AND AS AMENDED

TITLE REPORT NOTE (LOT 59)

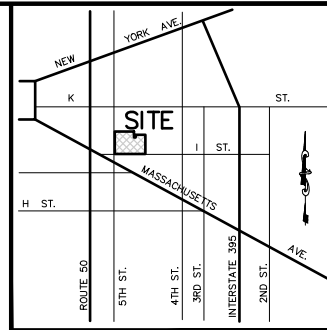
TITLE REPORT FURNISHED BY **PARAMOUNT TITLE AND ESCROW, L.L.C.** FOR **SQUARE 516, LOT 59** WITH A GOOD THROUGH DATE OF **JANUARY 11, 2007.**

THE FOLLOWING ITEMS SHOWN IN THE TITLE REPORT APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, SKETCH AND/OR PLAT ATTACHED:

COVENANT CONTAINED IN INSTRUMENT RECORDED JUNE 1, 1988 AS INSTRUMENT NO. 29619, LIBER 351, FOLIO 619; ALSO CONTAINED IN INSTRUMENT RECORDED NOVEMBER 3, 1989 AS INSTRUMENT NO. 63447

LINE TABLE (OBSERVED & MEASURED)		
LINE	BEARING	LENGTH
L1	S00°01'30"E	13.82'
L2	S00°01'30"E	6.05'
L3	S89°58'30"W	4.00'
L4	S00°01'30"E	13.00'
L5	N89°58'30"E	100.00'

LINE TABLE (RECORD)		
LINE	BEARING	LENGTH
L1	DUE SOUTH	13.79'
L2	DUE SOUTH	6.00'
L3	DUE WEST	4.00'
L4	DUE SOUTH	13.00'
L5	DUE WEST	100.00'



VICINITY MAP
SCALE: 1" = 1000'

NOTES:

- THE SUBJECT PROPERTIES ARE IDENTIFIED IN THE RECORDS OF THE ASSESSMENT AND TAXATION OFFICE OF THE DISTRICT OF COLUMBIA AS:
(0516 0822) 5TH STREET, NW
(0516 0823) 5TH STREET, NW
(0516 0059) I STREET, N.W.
- THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 110001 0020 B, FOR DISTRICT OF COLUMBIA, WASHINGTON, DC., DATED NOVEMBER 15, 1985.
- THE SUBJECT PROPERTIES ARE ZONED DD/C-2-C. (DOWNTOWN DEVELOPMENT DISTRICT / COMMUNITY BUSINESS DISTRICT HIGH DENSITY). PER THE DC. OFFICE OF ZONING (WWW.DCOZ.DC.GOV.ORG) ON LINE.
- THE SUBJECT PROPERTIES (A&T LOTS 822 AND 823) ARE CURRENTLY IN THE NAME OF 9TH STREET RESTAURANTS, INC. (A&T RECORDED IN INSTRUMENT NUMBER 1475 IN DEED BOOK 1071 AT PAGE 1627 AND (LOT 59) IS CURRENTLY IN THE NAME OF THE DISTRICT OF COLUMBIA RECORDED IN INSTRUMENT NO. 29620 IN DEED BOOK 351 AT PAGE 620 AND INSTRUMENT NO. 153542 ALL AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO RECORD AS SHOWN ON SURVEY PAPERS RECORDED AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
- VERTICAL DATUM IS BASED ON BENCHMARKS PROVIDED BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
- CONTOUR INTERVAL SHOWN HEREON IS 1.0'.

D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A "SURVEY TO MARK" PREPARED BY **MARWAN F. MUSTAFA** DATED **APRIL 27, 2007** AND RECORDED **MAY 11, 2007** IN SURVEY BOOK **1002** AT PAGE **141** AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA. FIELD VERIFICATION OF SURVEY TO MARK WAS PERFORMED BY **VKA, INC.** INsofar AS POSSIBLE PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL FIELD MEASURED DIMENSIONS.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM THE ZONING MAP OF THE DISTRICT OF COLUMBIA (MAP #10)

TAX LOTS 822 & 823 IN SQUARE 416; ZONED DD/C-2-C

"DD" DOWNTOWN DEVELOPMENT DISTRICT (OVERLAY DISTRICT)

"C-2-C" COMMUNITY BUSINESS CENTER DISTRICT

INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION.

UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.

THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
DISTRICT CABLE VISION 900 Michigan Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
MCI WORLDWIDE 2250 Lakeside Road Richardson, TX 75082	MCI ID 731-2007 ASBUILT PROJECT NO. 029718 SHEET 63 AND 64
VERIZON 3901 Calverton Blvd., 3rd Floor Beltsville, MD 20705	NO FACILITIES ON SITE
PERCO 1900 Pennsylvania Ave. Washington, DC 20088	PLAT NO. 800388 AND 800389
WASHINGTON GAS/DC 6801 Industrial Road Springfield, VA 22151	MAP B-002-NW2 PROVIDED
ONE POINT COMMUNICATIONS 1200 Mercantile Lane Largo, MD 20774	NO REPLY AT THIS TIME
AT&T 11026 Fingerboard Road Monrovia, MD 21770	NO FACILITIES ON SITE
WATER & SEWER..... W.A.S.A.	B-4-NW (WATER & SEWER)

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

TO: PARAMOUNT TITLE AND NCRC

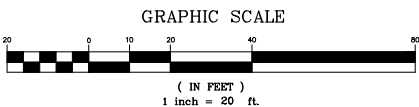
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 7(A), 8, 9, 10, 11a, 13 AND 14 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LICENSED LAND SURVEYOR IN THE DISTRICT OF COLUMBIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FEBRUARY 9, 2007

DATE

FOR REVIEW ONLY

HARRY L. JENKINS
LICENSED LAND SURVEYOR
DC# LS900405



VKA REVISIONS

SURVEY TO MARK INCORPORATED INTO SURVEY MAY 23, 2007
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DATE: MARCH 21, 2007

DES. MCH DWN. AFW

SCALE: 1"=20'

PROJECT/FILE NO.
7042-SV

SHEET NO.
1 OF 1



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

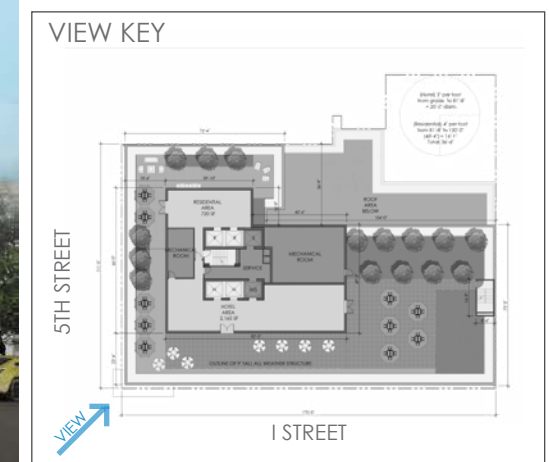
PROPOSED HOTEL
South-Facing Elevation

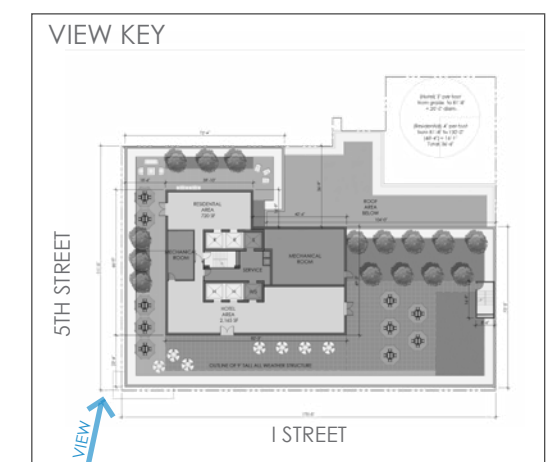


5th Street NW 4th Street NW

I Street NW
North Elevation







VIEW FROM I STREET LOOKING NORTHEAST



