

TAB B

317 K STREET, NW
Square: 526 Lots: 20, 21, 804, 805, 824, 829

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317 K STREET NW

K St. NW
Washington, DC 20024
Square: 526 Lot No: 20-21, 804-805, 824-825, 829

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PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5995 (F) 202-822-0908

COVER SHEET

A-00

02-11-2016

| ZONING REQUIREMENTS | REQUIRED / ALLOWED | | PROVIDED | |
|---|---|---------|--|---------|
| Zoning District | C-2-C / DD (Downtown Development) / DD-HPA (Housing Priority Area A) | | C-2-C / DD (Downtown Development) / DD-HPA (Housing Priority Area A) | |
| Lot Area | 10,767 | | 10,767 | |
| FAR Total Hotel / Residential (Max. for Preferred uses 11) | 11.0 | 117,997 | 11.0 | |
| | Inclusive FAR Breakout* | | | |
| Non-Residential FAR (Hotel) | 3.5 | 37,685 | 3.5 | |
| Off Site CLD Residential (Hotel) | 3.5 | 37,685 | 3.5 | |
| Financial Contribution to Affordable Housing (Hotel) | 1.0 | 10,767 | 1.0 | |
| Subtotal (Hotel) | 8.0 | 86,136 | 8.0 | |
| Bonus Financial Contribution to Affordable Housing or TDRs (Hotel) | 0.5 | 5,384 | 0.5 | |
| | 8.5 | 91,520 | 8.5 | 91,368 |
| Residential FAR Onsite | 2.5 | 26,477 | 2.5 | 26,477 |
| TOTAL FAR | 11.0 | 117,997 | 11.0 | 117,845 |
| Lot Occupancy | | | | |
| Ground Floor | 100% | 10,767 | 100% | 10,767 |
| Typical Hotel Floor (2-11) | 100% | 10,767 | 78% | 8,407 |
| Typical Residential Floor (12-14) | 90% | 9,690 | 77% | 8,338 |
| Height | 130'-0" | | 130'-0" | |
| Closed Court at Hotel Floors 1-11 (Height of Court- 100'-0") | Hotel width 3" per foot but not less than 12'-0". Required width= 25'-0" Minimum area- Not less than 250 SF and not less than twice the square width of required court (25x25) x 2= 1,250 SF | | 35'-6" x 54'-4" 2,054 SF (Irregular shape) | |
| Closed Court at Residential Floors 12-14 (Height of Court- 30'-0") | Residential width 4" per foot but not less than 15'-0". Required width= 15'-0" Minimum area- Not less than 350 SF and not less than twice the square width of required court (15x15) x 2= 450 SF | | 35'-6" x 54'-4" 2,054 SF (Irregular shape) | |
| Rear Yard Setback | 15'-0" | | None provided Relief Needed | |
| Side Yard Setback | None required. | | None | |
| Penthouse Height | 18'-6" | | 18'-6" | |
| Hotel Parking (Based on floors 2-11 hotel / 200 rooms and 2,040 hotel public space/bar) | 1 space per 2 rooms plus 1 for each 150 SF of floor area for largest function room. 100 + 14= 114 | | 38 Provided Relief Needed for 76 | |
| Residential Parking (Based on floors 12-14 as residential, 30 units total) | 1 for each 4 dwelling units= 8 spaces | | 8 spaces | |
| Total Parking (Residential + Hotel) | 122 spaces | | 46 Spaces | |
| Hotel Loading Berth | 1 @ 30'-0" Deep | | None provided Relief Needed | |
| Hotel Loading Platform | 1 @ 100 SF | | None provided Relief Needed | |
| Hotel Service/Delivery Loading Space | 1 @ 20'-0" Deep | | 1 @ 20'-0" Deep | |
| Residential Loading Berth, Platform, Space | None- Less than 50 units | | None | |
| Hotel Bikes | None required. | | None | |
| Residential Bikes | 1 space per 3 units. Required 10 | | 34 | |
| GAR | Approx. 30% site area to be vegetated. | | Approx. 30% site area to be vegetated. | |

* Applicant requests flexibility. Breakdown is a preliminary option to illustrate how maximum FAR could be reached on the property.

| FAR and GSF | | HOTEL | | RESIDENTIAL | | FAR | CONSTRUCTION |
|-------------|-----------------|----------------------|----------------------|-------------------------|----------------------------|---------|--------------|
| Floors | Parking Not FAR | Total Sleeping Rooms | Total Area Hotel FAR | Total Residential Units | Total Area Residential FAR | TOTAL | TOTAL |
| Penthouse | | | | | | | |
| Fourteen | | | | 10 | 8,338 | 8,338 | 8,338 |
| Thirteen | | | | 10 | 8,338 | 8,338 | 8,338 |
| Twelve | | | | 10 | 8,338 | 8,338 | 8,338 |
| Eleventh | | 20 | 8,325 | | 82 | 8,407 | 8,407 |
| Tenth | | 20 | 8,325 | | 82 | 8,407 | 8,407 |
| Ninth | | 20 | 8,325 | | 82 | 8,407 | 8,407 |
| Eighth | | 20 | 8,325 | | 82 | 8,407 | 8,407 |
| Seventh | | 20 | 8,325 | | 82 | 8,407 | 8,407 |
| Sixth | | 20 | 8,325 | | 82 | 8,407 | 8,407 |
| Fifth | | 20 | 8,325 | | 82 | 8,407 | 8,407 |
| Fourth | | 20 | 8,325 | | 82 | 8,407 | 8,407 |
| Third | | 20 | 8,325 | | 82 | 8,407 | 8,407 |
| Second | | 20 | 8,325 | | 82 | 8,407 | 8,407 |
| First | | | 8,118 | | 643 | 8,761 | 8,761 |
| Garage 1 | 10,767 | | | | | | 10,767 |
| Garage 2 | 10,767 | | | | | | 10,767 |
| Total | 21,534 | 200 | 91,368 | 30 | 26,477 | 117,845 | 139,379 |

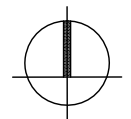
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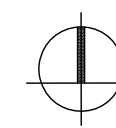
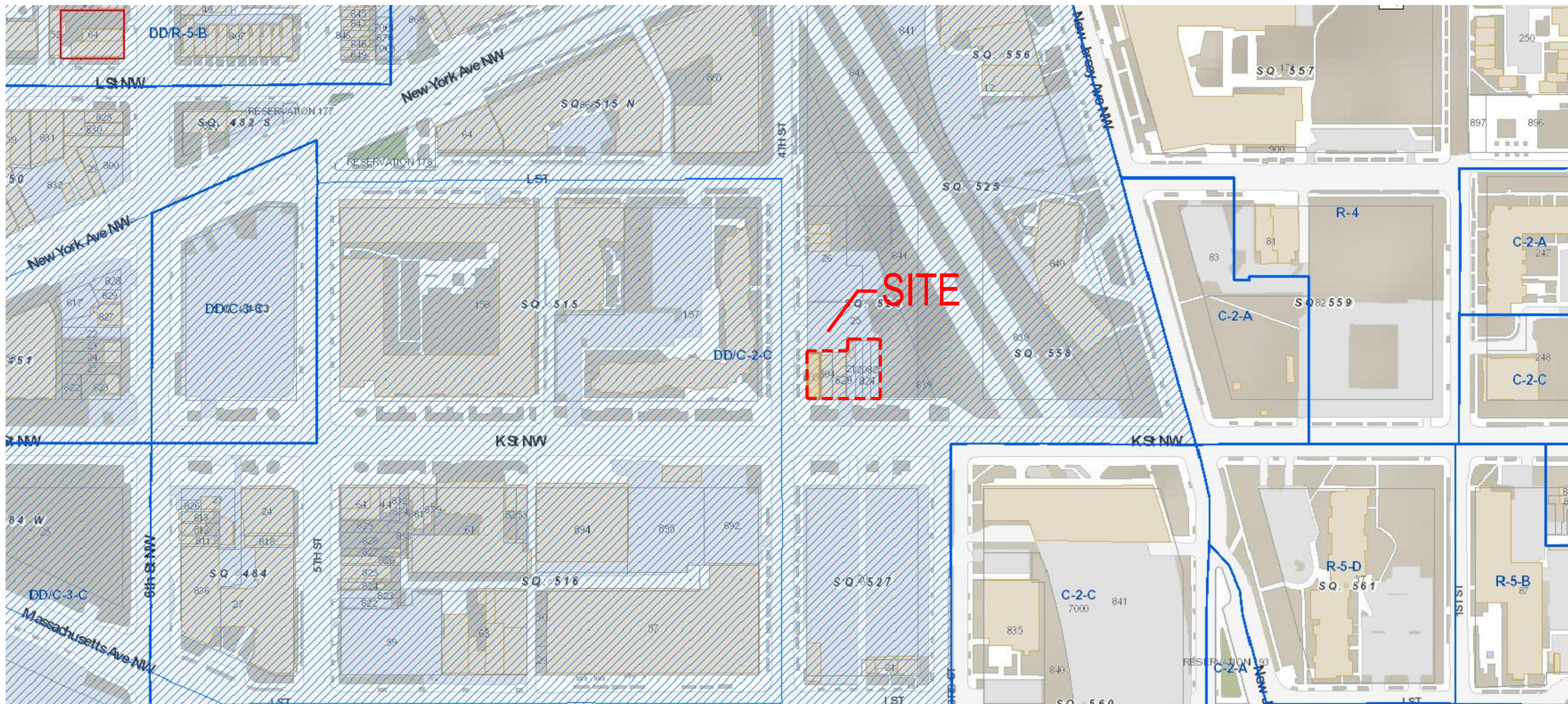
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