

EXHIBIT A

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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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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ZR-16 REGULATIONS

ZONING REQUIREMENTS	REQUIRED/ALLOWED		PROVIDED	
Zoning District	D-4-R		D-4-R	
Lot Area	10,758		10,758	
FAR Total Hotel (Max for Preferred uses 11)	11	117,997	10.4	111,604
<u>Inclusive FAR Breakout</u>				
Non-Residential FAR (Hotel)	3.5	37,685	3.5	37,685
Off Site CLD/ TDR/ Credits	7.5	80,312	6.9	73,919
Financial Contribution to Affordable Housing (Hotel)	N/A		N/A	0
Subtotal (Hotel)	11.0	117,997	10.4	111,604
Bonus Financial Contribution to Affordable Housing or TRDs (Hotel)			0.0	
	11.0	117,997	10.4	111,604
Residential FAR onsite			0.0	
TOTAL FAR	11.0	117,997	10.4	111,604
Lot Occupancy				
Ground Floor	100%	10,767	100%	10,758
Second Floor	100%	10,767	80%	8,582
Typical Hotel Floor (3-12)	100%	10,767	79%	8,492
Thirteenth Floor			79%	8,472
Height	130'-0"		130'-0"	
Closed Court at Hotel Floors 1-11 (Height of Court - 100')	Current: Hotel width 3" per foot but not less than 12'-0". Required width=25'0" Minimum area - Note less than 250 SF and not less than twice the square width of required court (25x25) x 2 = 1,250 SF Revised: Hotel use increased. Hotel Floors 1-13 (Height of Court - 110'-0" = 27'-5" min area 1513 sf)		Approx. 35'-4" X 54'-4" (Irregular shape) = 2,166 SF	
Closed Court at Residential Floors 12-14 (Height of Court - 30')	Residential width 4" per foot but not less than 15'-0". Required width=15'0" Minimum area - Note less than 350 SF and not less than twice the square width of required court (15x15) x 2 = 450 SF		Residential Use Removed	
Rear Yard Setback	15'-0" - Not required if closed court is provided		None Provided Rearyard relief approved in BZA Case No. 19169	
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)	No parking spaces required under ZR-16		42 spaces provided Relief already granted for 76 spaces in BZA Case No. 19169. No additional relief required	
Residential Parking (Based on floors 12-14 as residential, 30 units total)	N/A		Residential Use Removed	
Total Parking	No parking spaces required under ZR-16		42 Spaces	
Hotel Loading Berth	Current: 1 @ 30'-0" Deep Revised: Hotel use increased = 2 @ 30'-0" Deep		None Provided Relief from 30' berth approved in BZA Case No. 19169. Additional relief required for two 30' loading berth.	
Hotel Service/Delivery Loading Space	1 @ 20'-0" Deep		2 @ 20'-0" Deep	
Hotel Bikes	Long Term: 1/10,000sf = 11 bike spaces Short Term: 1/40,000sf = 3 bike spaces		14 Bike Spaces Provided	
GAR	Approx. 30% site area to be vegetated		Approx. 30% site area to be vegetated	
Driveway Grade	12% grade required		14% grade proposed - Relief Requested	

- RESIDENTIAL USE REMOVED
- HOTEL USE INCREASED
- FAR REDUCED
- 1 FLOOR REMOVED

FLOORS	KEYS	FAR and GSF		
		NON-FAR	FAR	GSF
Garage 2		10,757 SF		10,757 SF
Garage 1		10,757 SF		10,757 SF
Ground			9,456 SF	9,456 SF
Second	16 KEYS	218 SF	8,582 SF	8,800 SF
Third	21 KEYS	218 SF	8,492 SF	8,710 SF
Fourth	21 KEYS	218 SF	8,492 SF	8,710 SF
Fifth	21 KEYS	218 SF	8,492 SF	8,710 SF
Sixth	21 KEYS	218 SF	8,492 SF	8,710 SF
Seventh	21 KEYS	218 SF	8,492 SF	8,710 SF
Eighth	21 KEYS	218 SF	8,492 SF	8,710 SF
Ninth	21 KEYS	218 SF	8,492 SF	8,710 SF
Tenth	21 KEYS	218 SF	8,492 SF	8,710 SF
Eleventh	21 KEYS	218 SF	8,492 SF	8,710 SF
Twelfth	21 KEYS	218 SF	8,492 SF	8,710 SF
Thirteenth	21 KEYS	117 SF	8,472 SF	8,589 SF
PH Roof		2,862 SF		2,862 SF
PH Mezzanine		223 SF		223 SF
TOTAL	247 KEYS	27114 SF	111,430 SF	138,544 SF

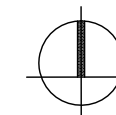
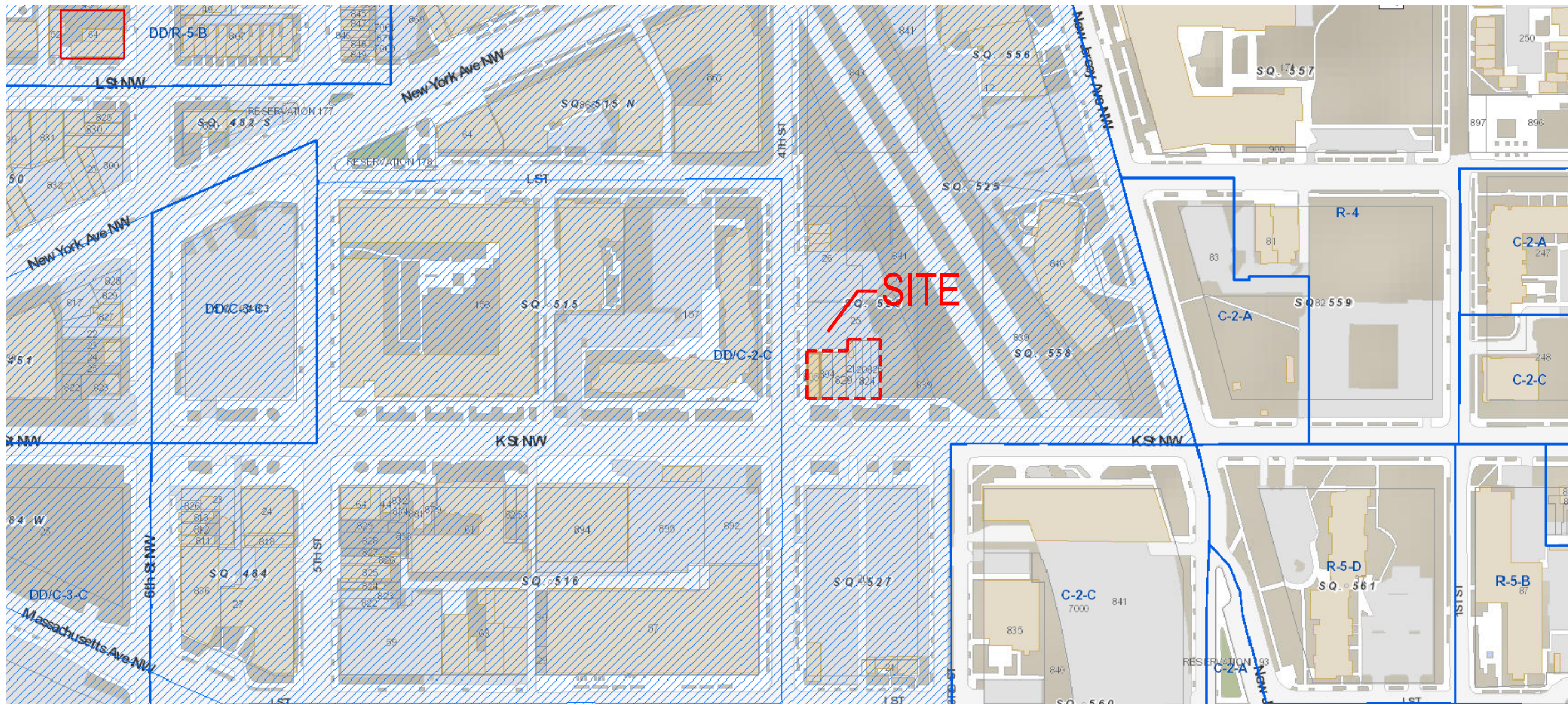


317 K Street

MAY 04, 2018

ZONING DATA

A-01 REVISED



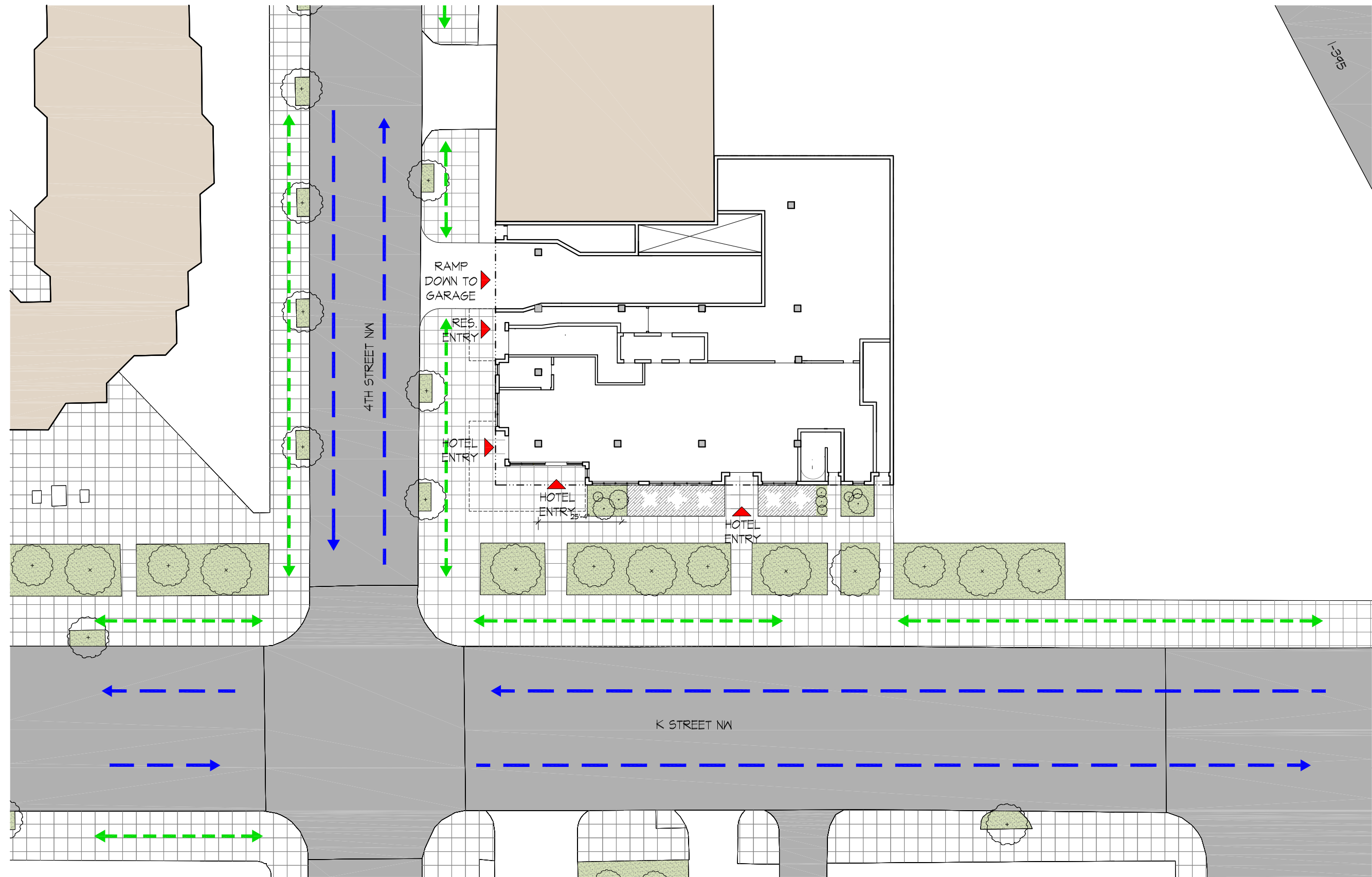
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1 SITE PLAN
SCALE: 1" = 30'-0"

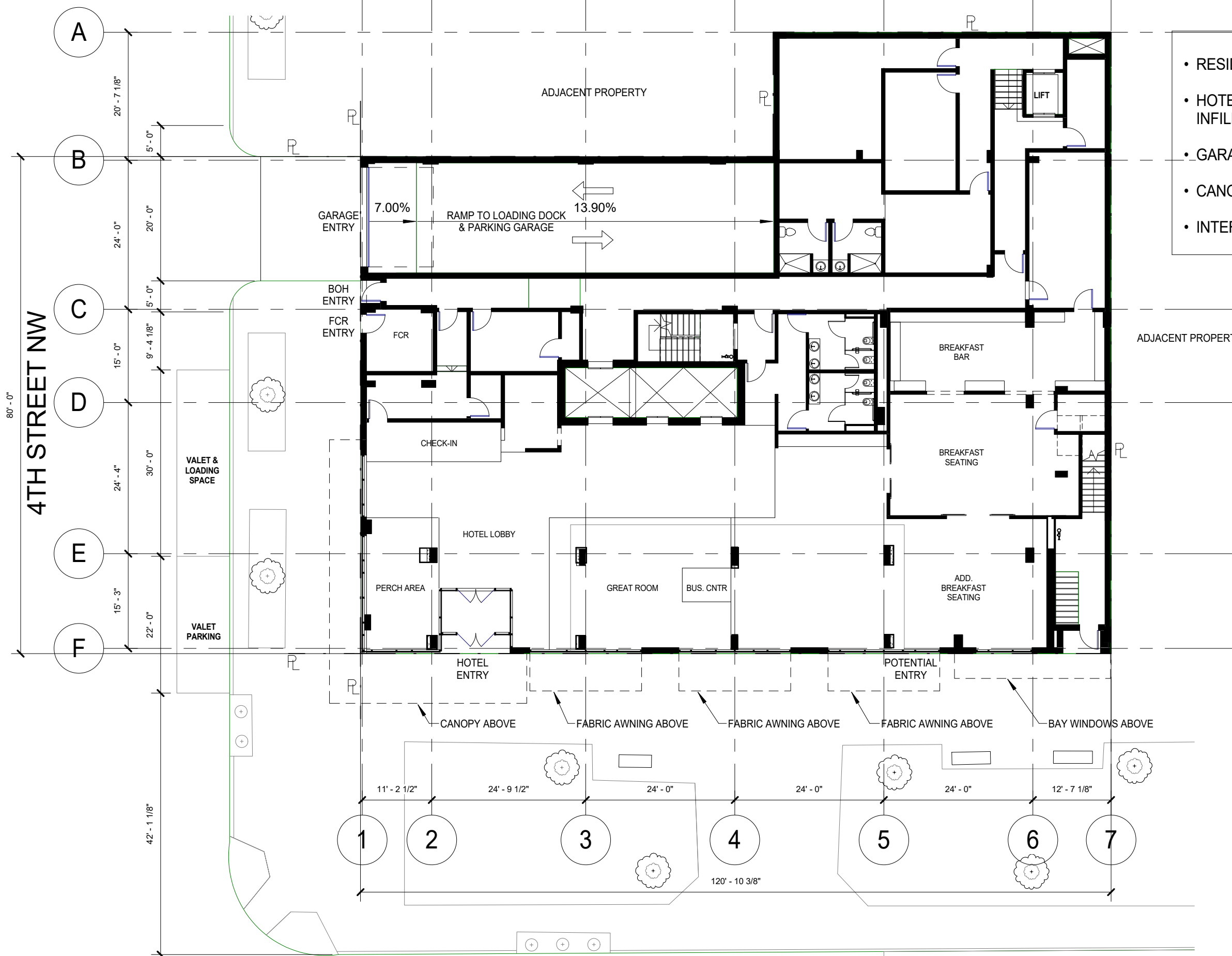
2 WAY STREET
 1 WAY STREET
 PEDESTRIAN CIRCULATION

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- RESIDENTIAL LOBBY AND ENTRY REMOVED
- HOTEL ENTRY REVISED AND SW CORNER INFILLED
- GARAGE ENTRY RELOCATED
- CANOPY EXPANDED
- INTERIOR LAYOUT REVISED

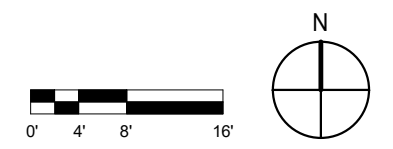
80'-0"
4TH STREET NW

A
20'-7 1/8"
B
24'-0"
20'-0"
5'-0"
C
15'-0"
9'-4 1/8"
5'-0"
D
24'-4"
30'-0"
E
15'-3"
22'-0"
F

1
2
3
4
5
6
7
11'-2 1/2"
24'-9 1/2"
24'-0"
24'-0"
24'-0"
24'-0"
12'-7 1/8"
120'-10 3/8"

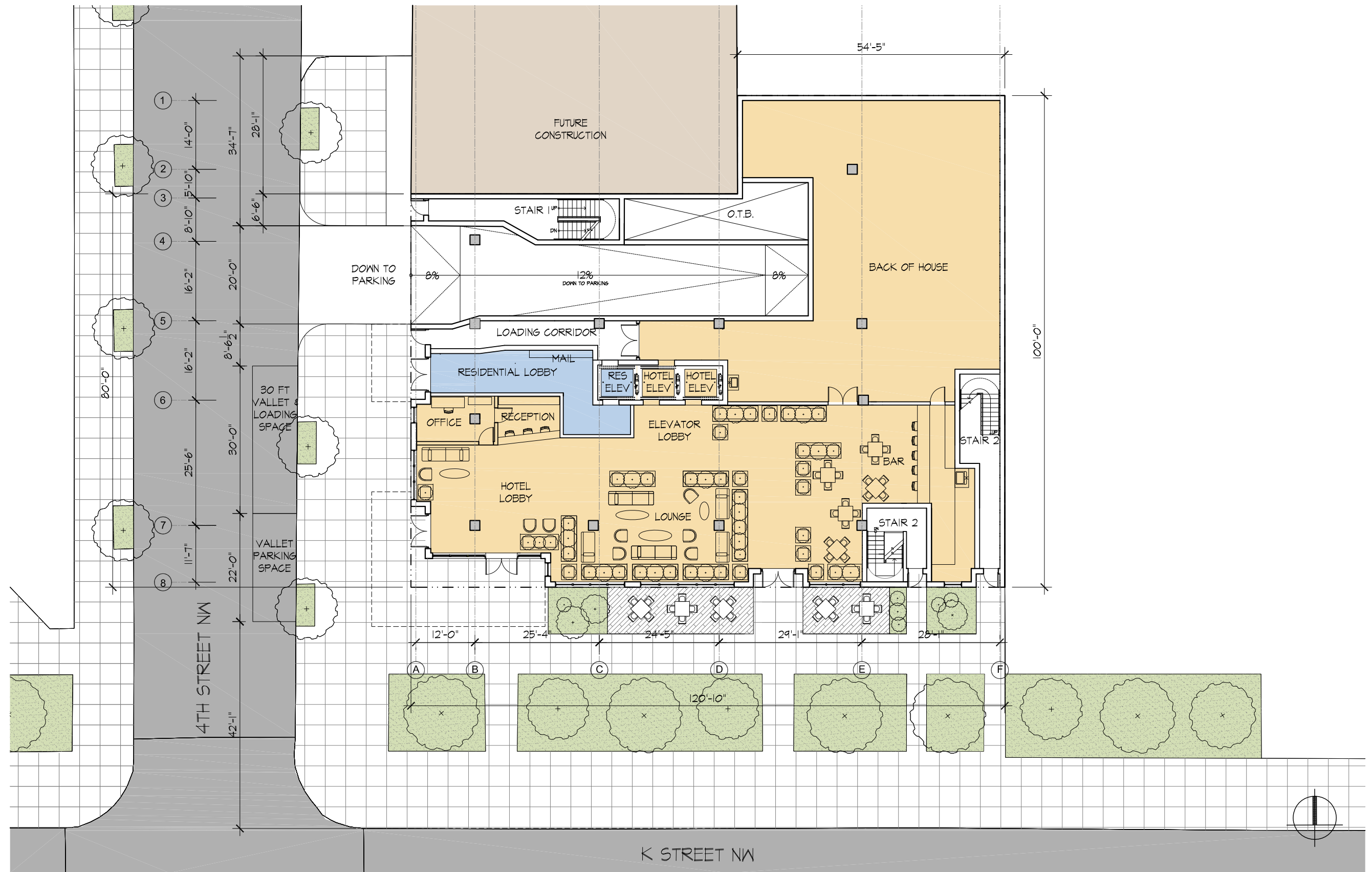
317 K Street
MAY 04, 2018

K STREET NW



SITE PLAN A-08 REVISED





1 GROUND FLOOR PLAN
SCALE: 1" = 20'-0"

317 K STREET NW

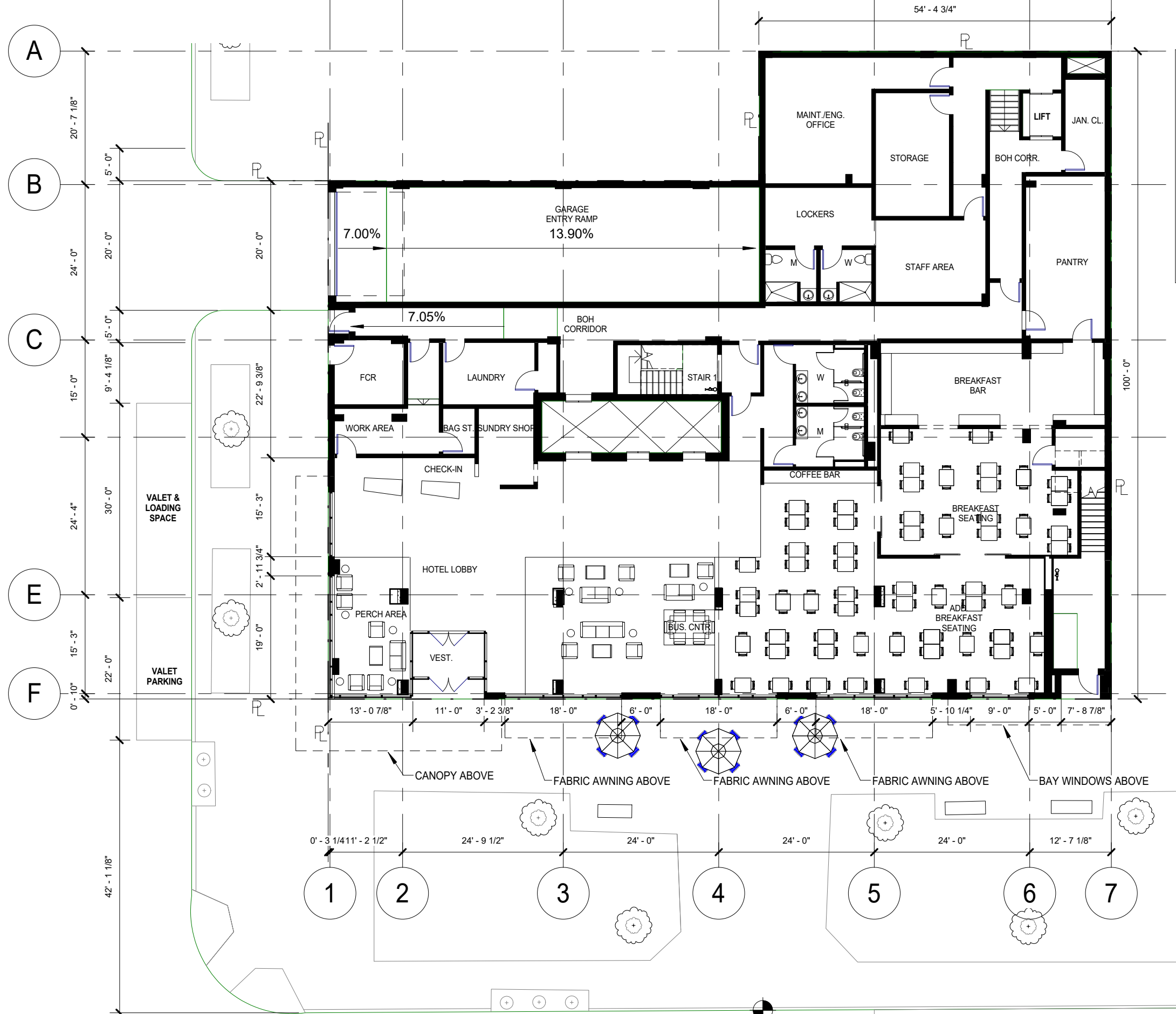
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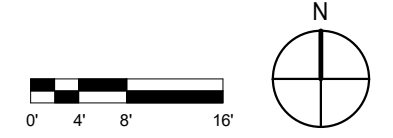


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4TH STREET NW



- RESIDENTIAL LOBBY AND ENTRY REMOVED
- HOTEL ENTRY REVISED AND SW CORNER INFILLED
- GARAGE ENTRY RELOCATED
- CANOPY EXPANDED
- INTERIOR LAYOUT REVISED



317 K Street

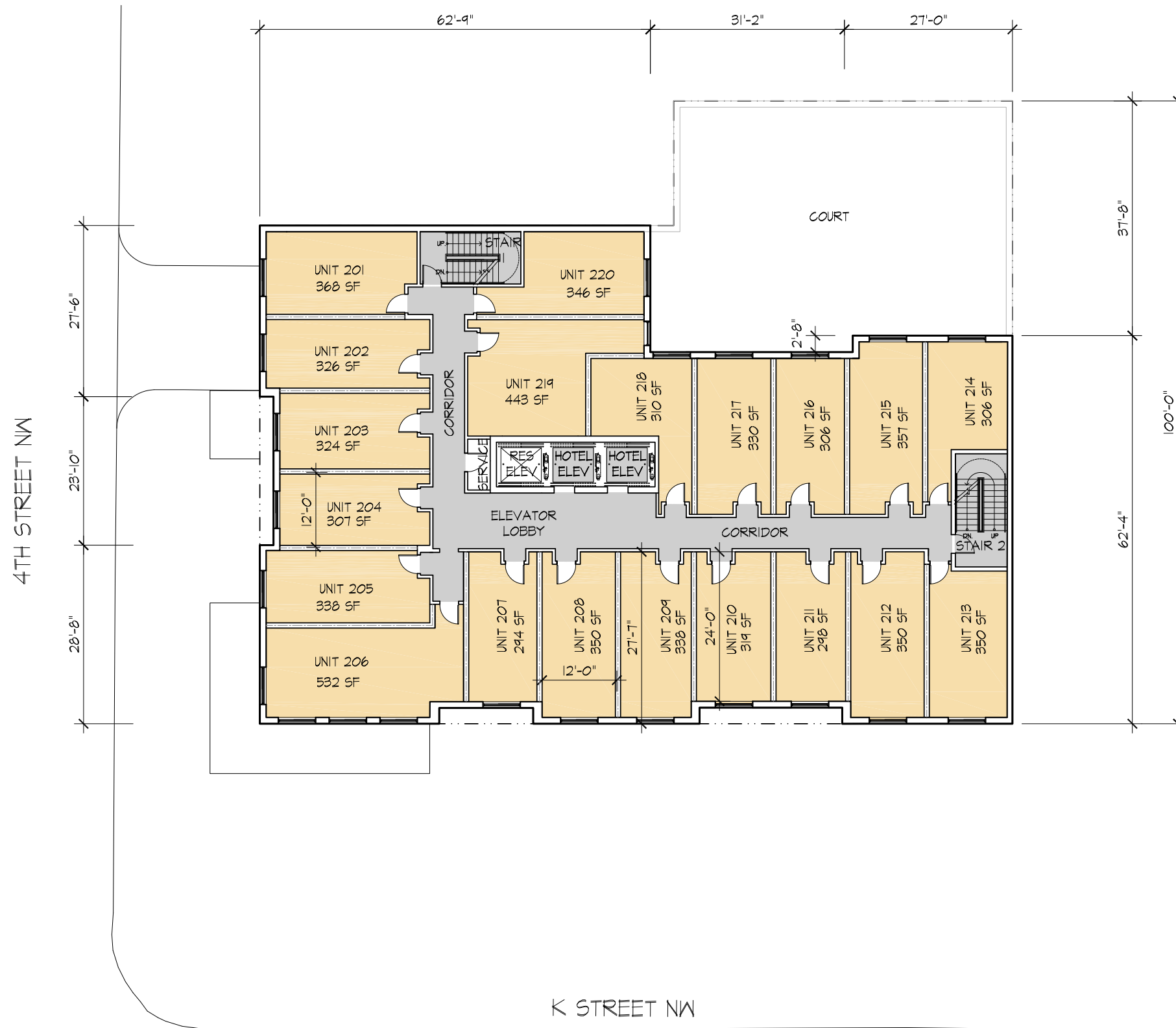
K STREET NW

GROUND FLOOR PLAN

A-09 REVISED

MAY 04, 2018

MEASURING POINT 49' - 6"



1 TYPICAL HOTEL PLAN (2-11)
SCALE: 1" = 20'-0"

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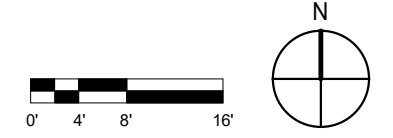
TYPICAL HOTEL FLOOR PLAN (2-11)

A-10

02-11-2016

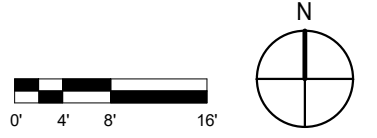


- INTERIOR LAYOUT REVISED
- BAY PROJECTIONS ADDED AT SE CORNER AND SW CORNER
- FACADE RECESS REMOVED





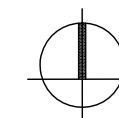
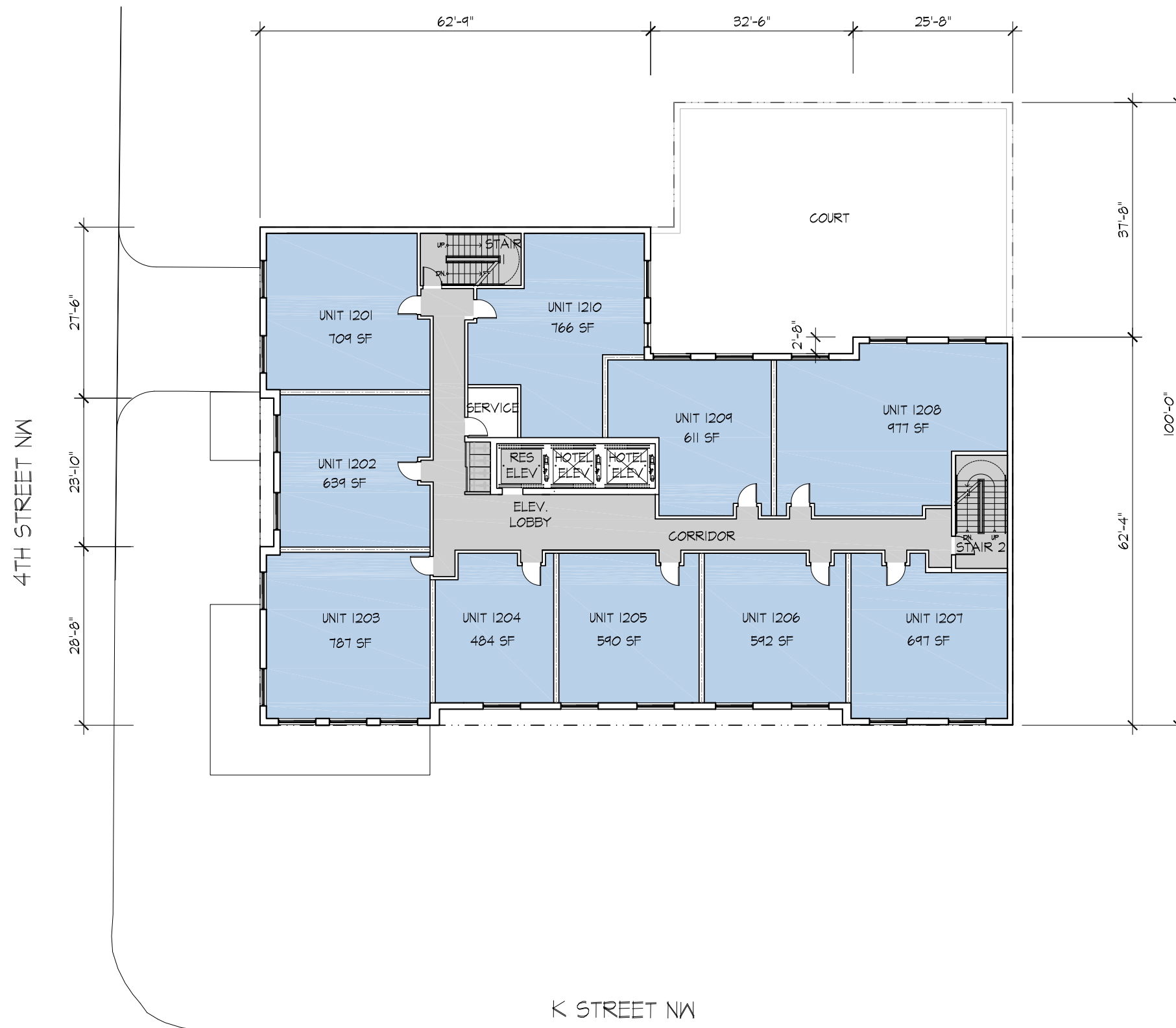
- INTERIOR LAYOUT REVISED
- BAY PROJECTIONS ADDED AT SE CORNER AND SW CORNER
- FACADE RECESSES REMOVED



317 K Street
MAY 04, 2018

TYPICAL FLOOR PLAN (3-12)

A-10 REVISED



1 TYPICAL RESIDENTIAL PLAN (12-14)
SCALE: 1" = 20'-0"

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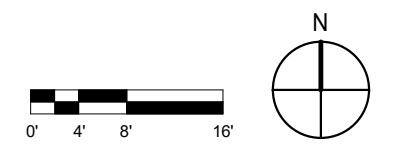
TYPICAL APARTMENT FLOOR PLAN (12-14)

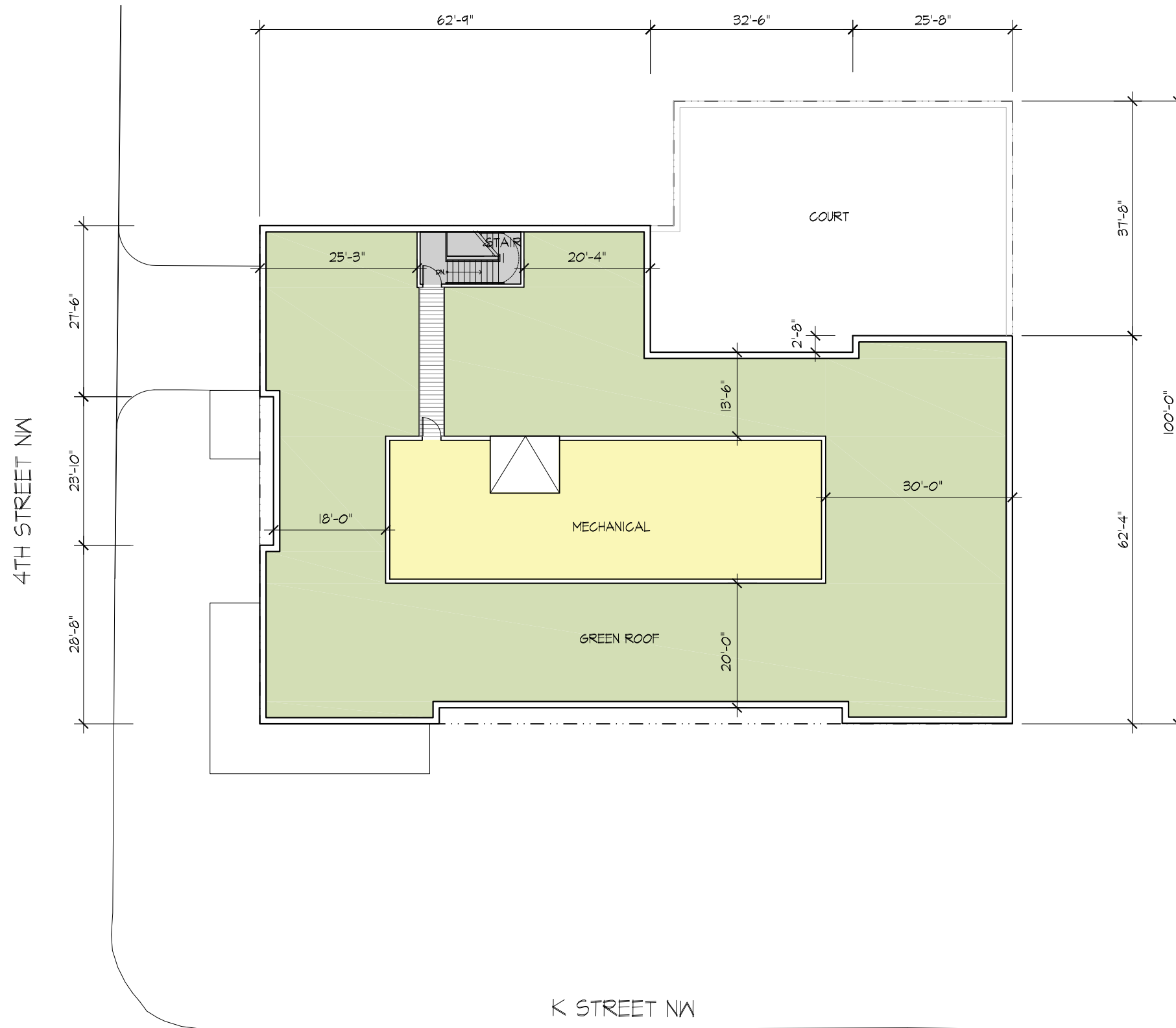
A-11

02-11-2016

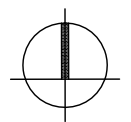


- RESIDENTIAL REMOVED
- HOTEL USE ADDED
- BAY PROJECTION ADDED AT SW CORNER





1 ROOF PLAN
SCALE: 1" = 20'-0"



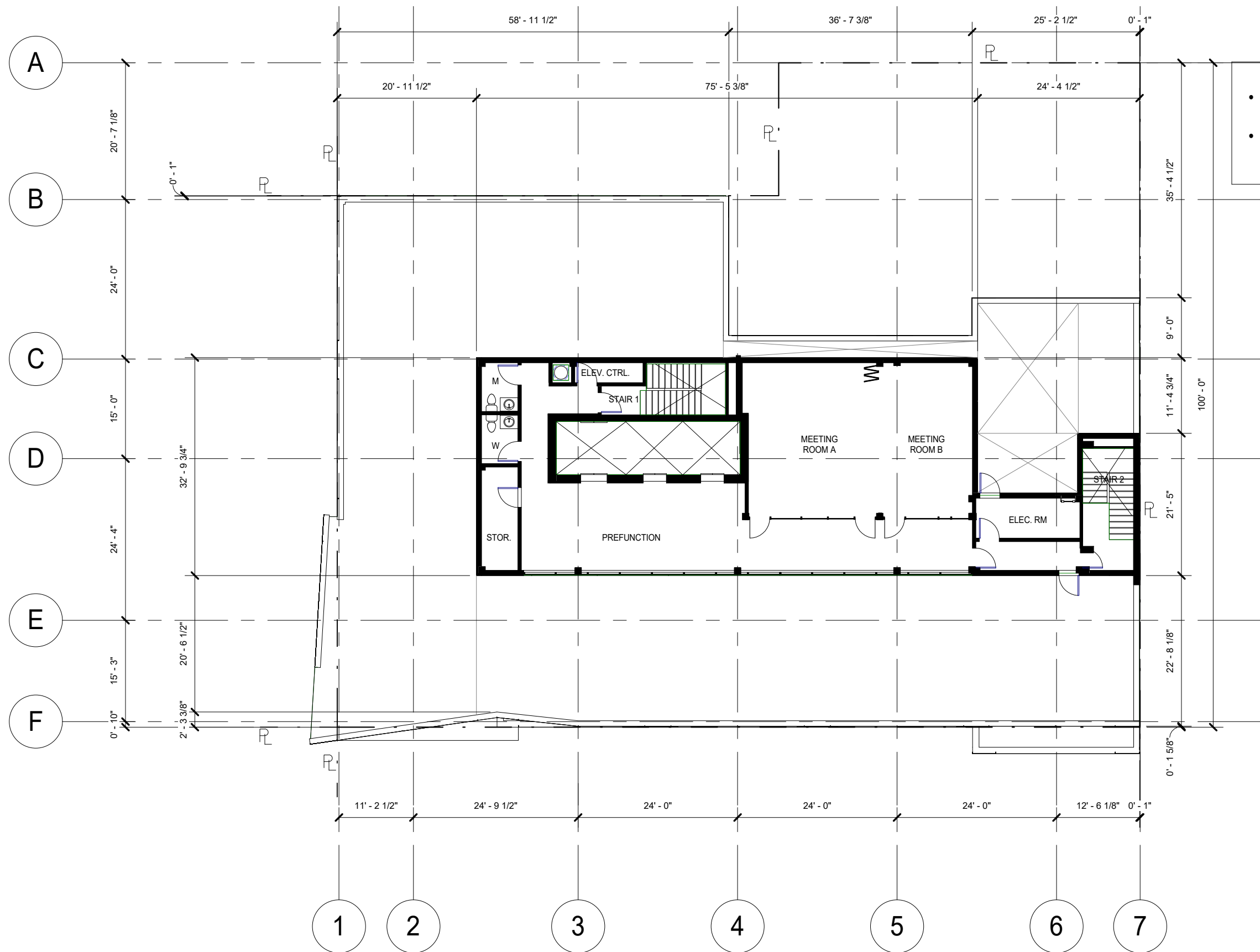
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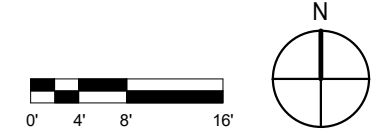
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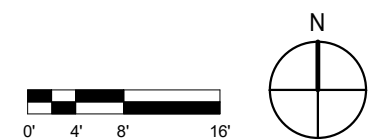
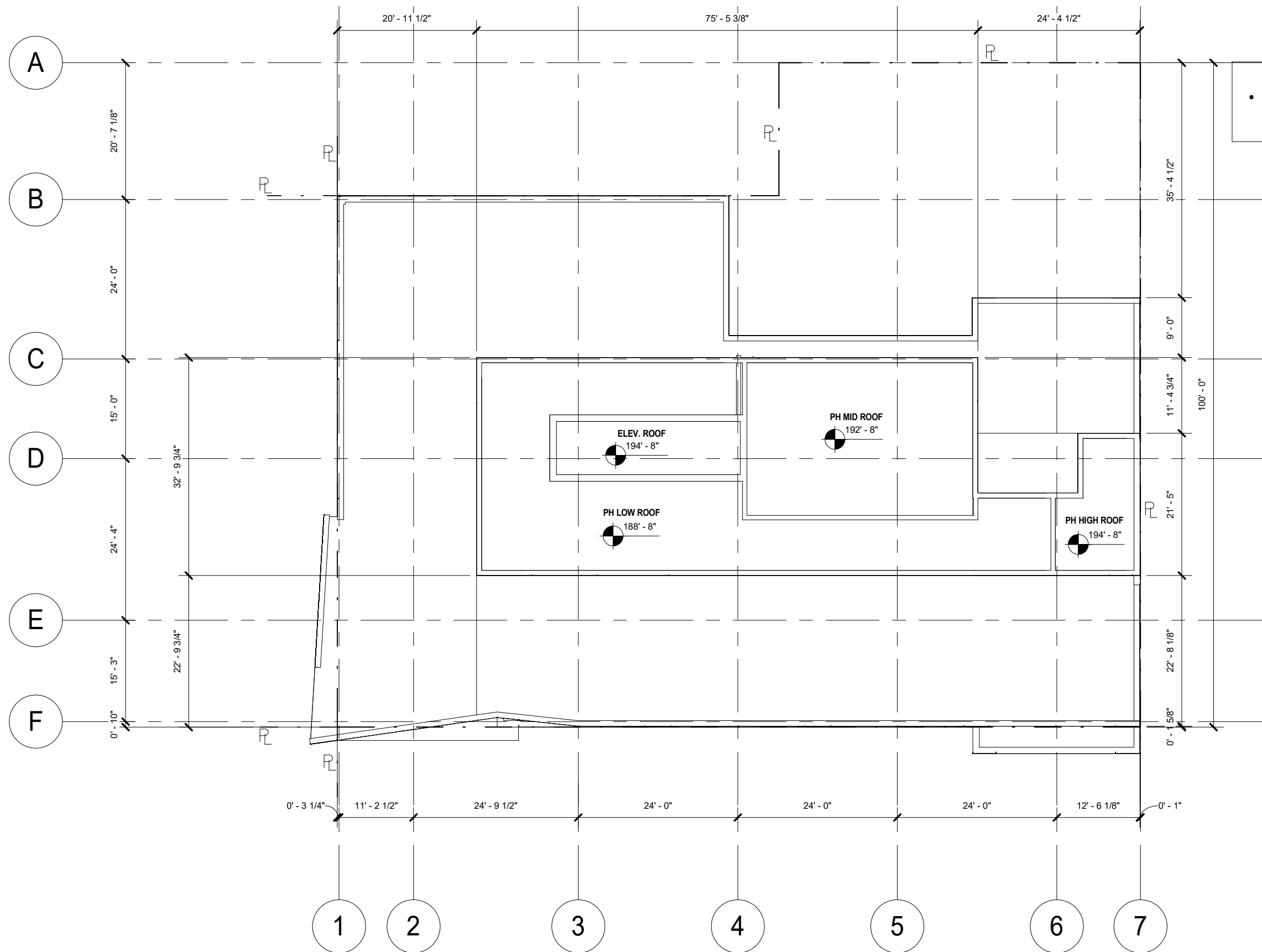


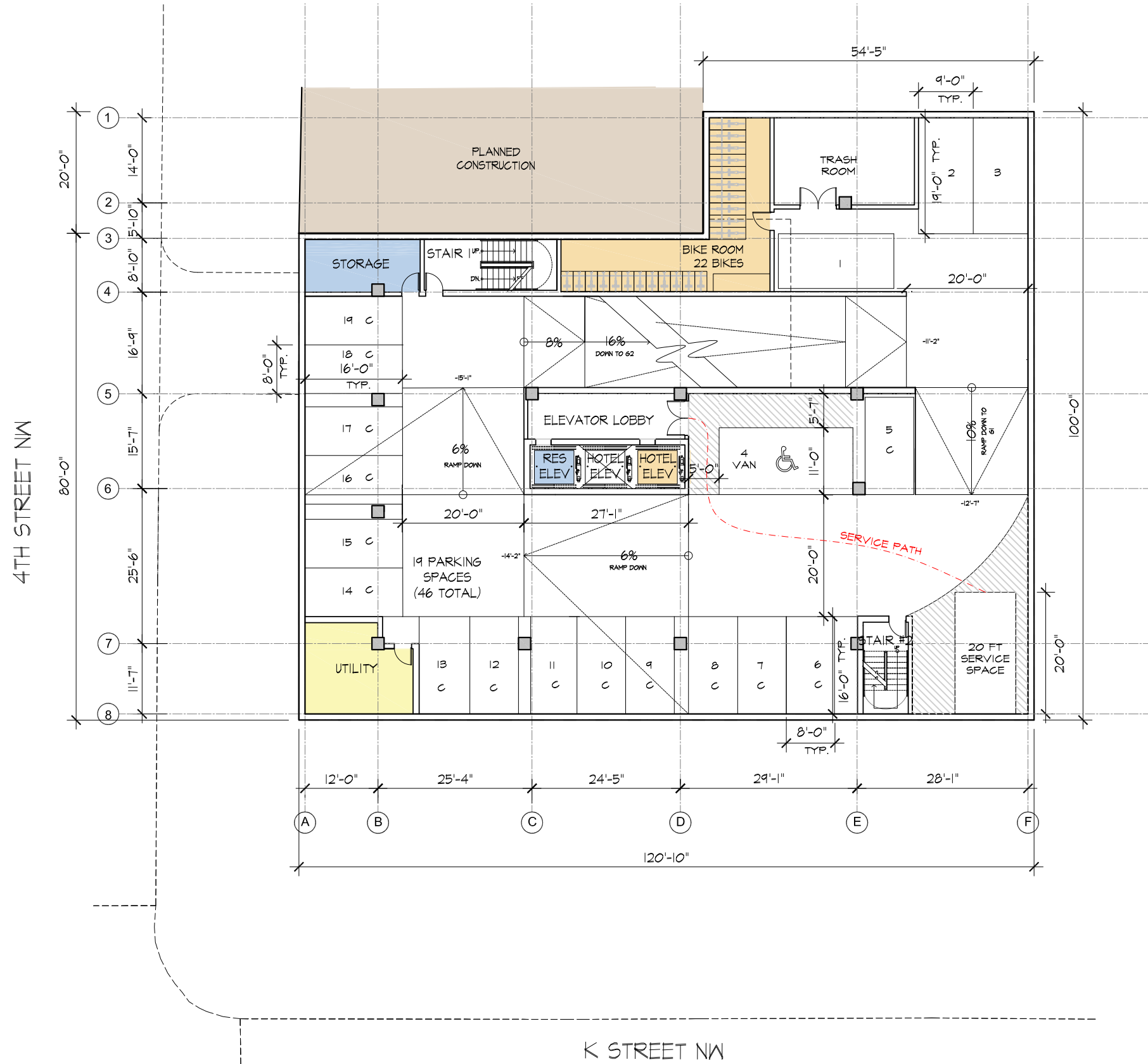
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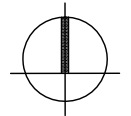
- PENTHOUSE CONFIGURATION REVISED
- MEETING SPACES AND RESTROOMS ADDED







1 GARAGE PLAN- G1
SCALE: 1" = 20'-0"

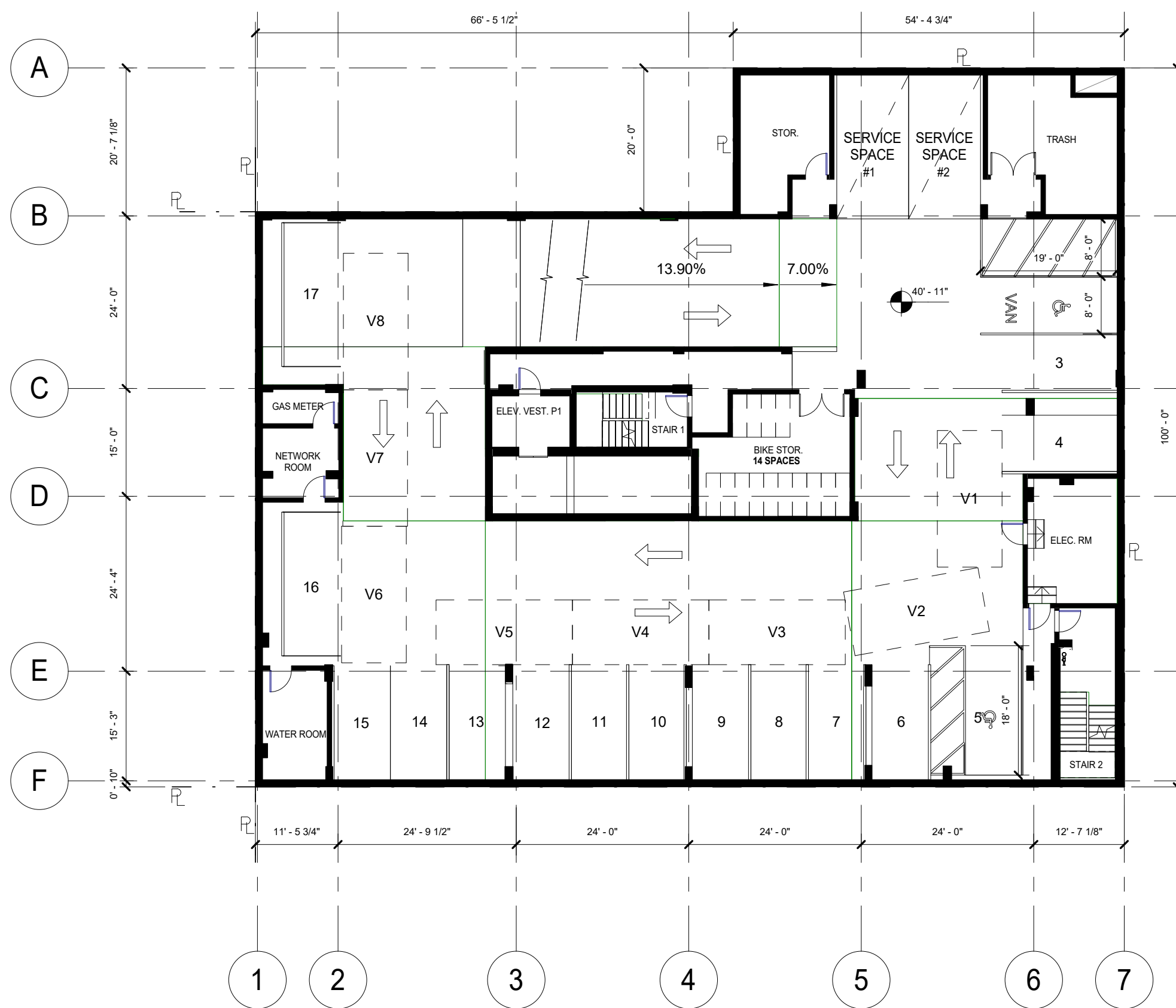


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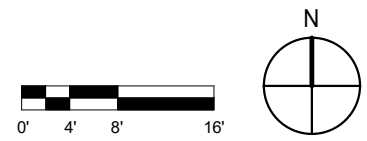
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- CONFIGURATION REVISED
- SERVICE SPACE RELOCATED
- VAN ACCESSIBLE SPACE RELOCATED
- ADDITIONAL HANDICAP SPACE PROVIDED
- VALET SPACES ADDED
- BIKE STORAGE REDUCED FOR HOTEL USE ONLY





1 GARAGE PLAN- G2
SCALE: 1" = 20'-0"

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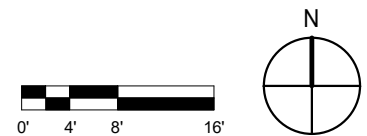
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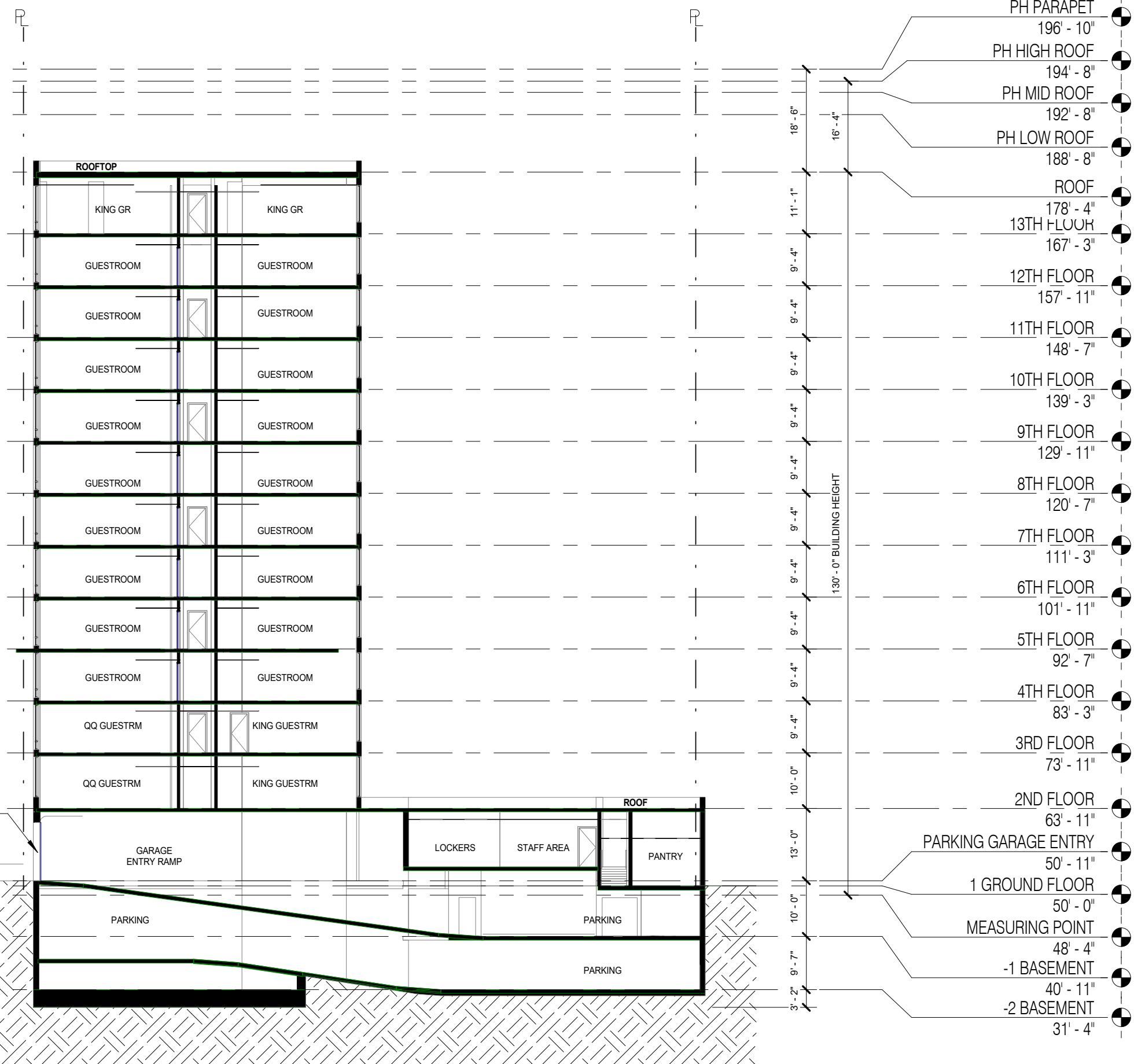


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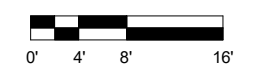
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- 1 PARKING SPACE REMOVED
- VALET SPACES ADDED

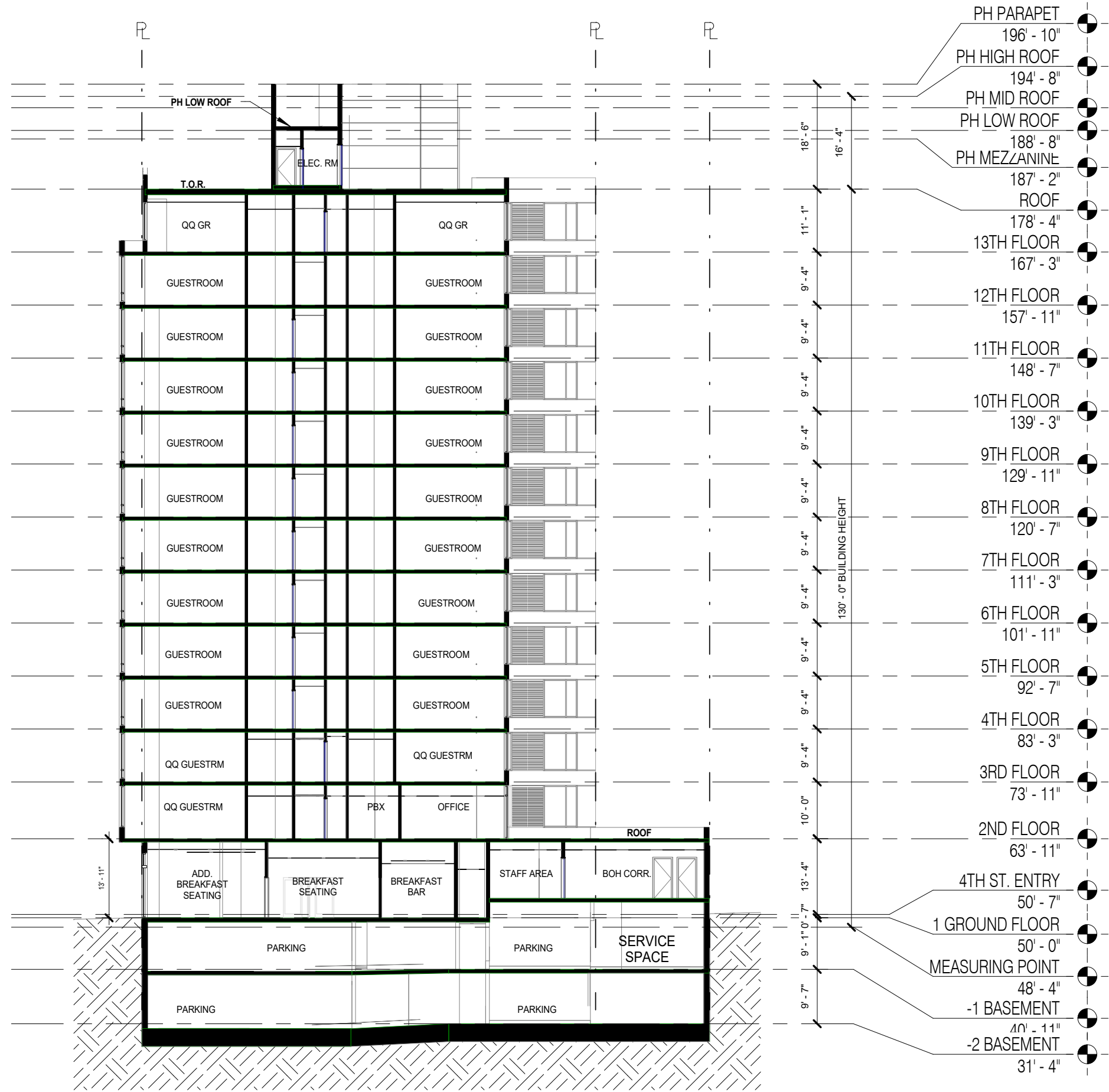




- PH PARAPET 196' - 10"
- PH HIGH ROOF 194' - 8"
- PH MID ROOF 192' - 8"
- PH LOW ROOF 188' - 8"
- ROOF 178' - 4"
- 13TH FLOOR 167' - 3"
- 12TH FLOOR 157' - 11"
- 11TH FLOOR 148' - 7"
- 10TH FLOOR 139' - 3"
- 9TH FLOOR 129' - 11"
- 8TH FLOOR 120' - 7"
- 7TH FLOOR 111' - 3"
- 6TH FLOOR 101' - 11"
- 5TH FLOOR 92' - 7"
- 4TH FLOOR 83' - 3"
- 3RD FLOOR 73' - 11"
- 2ND FLOOR 63' - 11"
- PARKING GARAGE ENTRY 50' - 11"
- 1 GROUND FLOOR 50' - 0"
- MEASURING POINT 48' - 4"
- 1 BASEMENT 40' - 11"
- 2 BASEMENT 31' - 4"

- ONE FLOOR REMOVED
- FLOOR TO FLOOR HEIGHT REVISED
- MEASURING POINT IDENTIFIED





- ONE FLOOR REMOVED
- FLOOR TO FLOOR HEIGHT REVISED
- MEASURING POINT IDENTIFIED

PH PARAPET 196' - 10"

PH HIGH ROOF 194' - 8"

PH MID ROOF 188' - 8"

PH LOW ROOF 187' - 2"

PH MEZZANINE 178' - 4"

ROOF 167' - 3"

13TH FLOOR 157' - 11"

12TH FLOOR 148' - 7"

11TH FLOOR 139' - 3"

10TH FLOOR 129' - 11"

9TH FLOOR 120' - 7"

8TH FLOOR 111' - 3"

7TH FLOOR 101' - 11"

6TH FLOOR 92' - 7"

5TH FLOOR 83' - 3"

4TH FLOOR 73' - 11"

3RD FLOOR 63' - 11"

2ND FLOOR 50' - 7"

4TH ST. ENTRY 50' - 0"

1 GROUND FLOOR 48' - 4"

MEASURING POINT 40' - 11"

-1 BASEMENT 31' - 4"

-2 BASEMENT

