

# TAB D

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"<br>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"<br>2,054 SF<br>(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"<br>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"<br>2,054 SF<br>(Irregular shape)                     |         |
| Rear Yard Setback   | 15'-0"  |         | None provided<br>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<br>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<br>Relief Needed                                       |         |
| Hotel Loading Platform  | 1 @ 100 SF  |         | None provided<br>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      |

## 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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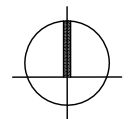
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| 1958 ZONING REGULATIONS   |   |         |   |         |
|---|---|---------|---|---------|
| ZONING REQUIREMENTS   | REQUIRED/ALLOWED  |         | PROVIDED  |         |
| Zoning District   | C-2-C / DD (Downtown Development) / DD-HPA (Housing Priority Area A)  |         | C-2-C / DD (Downtown Development) / DD-HPA (Housing Priority Area A)  |         |
| Lot Area  | 10,767  |         | 10,758  |         |
| 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 Residential (Hotel)  | 3.5   | 37,685  | 5.9   | 63,161  |
| Financial Contribution to Affordable Housing (Hotel)                                  | 1.0   | 10,767  | 1.0   | 10,758  |
| Subtotal (Hotel)  | 8.0   | 86,137  | 10.4  | 111,604 |
| Bonus Financial Contribution to Affordable Housing or TRDs (Hotel)                    | 0.5   | 5,384   | 0.0   |         |
|   | 8.5   | 91,520  | 10.4  | 111,604 |
| Residential FAR onsite  | 2.5   | 26,477  | 0.0   |         |
| TOTAL FAR   | 11.0  | 117,997 | 10.4  | 111,604 |
| <b>Lot Occupancy</b>  |   |         |   |         |
| 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   |
| <b>Height</b>   |   |         |   |         |
|   | 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<br>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"  |         | None Provided<br>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) | Current: 1 space per 2 rooms plus 1 for each 150 SF of floor area for largest function room. 100 + 14 = 114<br>Revised: Hotel use increased (Based on floors 2-13 hotel/247 rooms and 777 sf of hotel public space/bar). 124 + 5 = 129  |         | 44 spaces provided<br>Relief already granted for 76 spaces in BZA Case No. 19169. Additional relief only required for 9 spaces. |         |
| Residential Parking (Based on floors 12-14 as residential, 30 units total)            | 1 for each 4 dwelling units = 8 spaces  |         | Residential Use Removed   |         |
| Total Parking   | Current: 122 spaces<br>Revised: Hotel use increased & Residential use removed. 114 spaces   |         | 44 Spaces   |         |
| Hotel Loading Berth   | Current: 1 @ 30'-0" Deep<br>Revised: Hotel use increased = 1 @ 55'-0" Deep  |         | None Provided<br>Relief from 30' berth approved in BZA Case No. 19169. Additional relief required for the 55' loading berth.    |         |
| Hotel Loading Platform  | Current: 1 @ 100 SF<br>Revised: Hotel use increased = 2 @ 100 SF  |         | None Provided<br>Relief for 100' platform approved in BZA Case No. 19169. Additional relief needed for the 200' platform.       |         |
| Hotel Service/Delivery Loading Space  | 1 @ 20'-0" Deep   |         | 2 @ 20'-0" Deep   |         |
| Residential Loading Berth, Platform, Space  | None - Less than 50 units   |         | Residential Use Removed   |         |
| Hotel Bikes   | None required   |         | 14 Spaces Provided  |         |
| Residential Bikes   | 1 space per 3 units. Required 10  |         | None. Residential use removed.  |         |
| GAR   | Approx. 30% site area to be vegetated   |         | Approx. 30% site area to be vegetated   |         |

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

| FAR and GSF  |                 |                 |                   |                   |
|--------------|-----------------|-----------------|-------------------|-------------------|
| FLOORS       | KEYS            | NON-FAR         | FAR               | GSF               |
| Garage 2     |                 | 10757 SF        |                   | 10,757 SF         |
| Garage 1     |                 | 10,757 SF       |                   | 10,757 SF         |
| Ground       |                 |                 | 9,629 SF          | 9,629 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      |                 | 8,588 SF        |                   | 8,588 SF          |
| PH Mezzanine |                 | 224 SF          |                   | 224 SF            |
| <b>TOTAL</b> | <b>247 KEYS</b> | <b>32841 SF</b> | <b>111,603 SF</b> | <b>144,444 SF</b> |





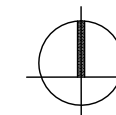
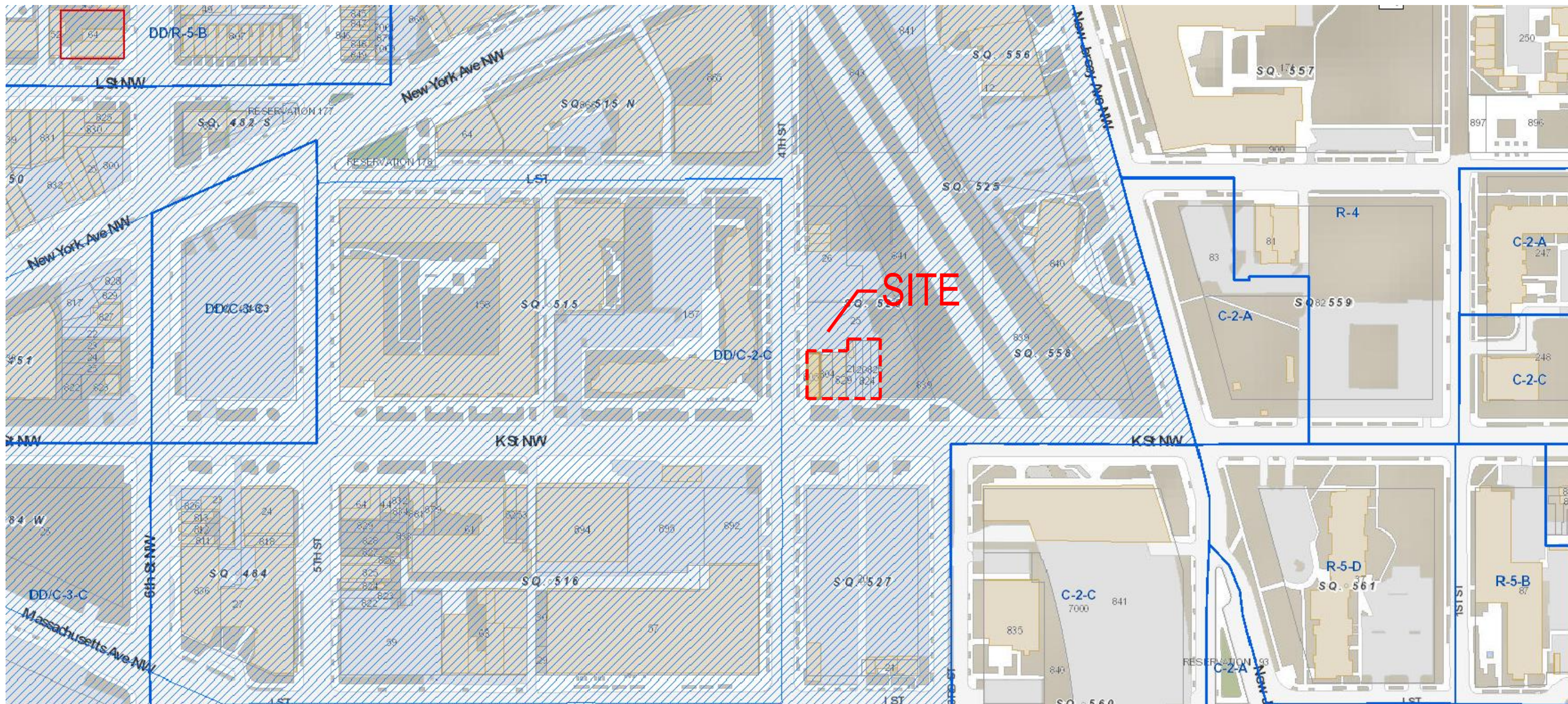
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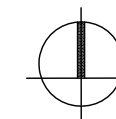
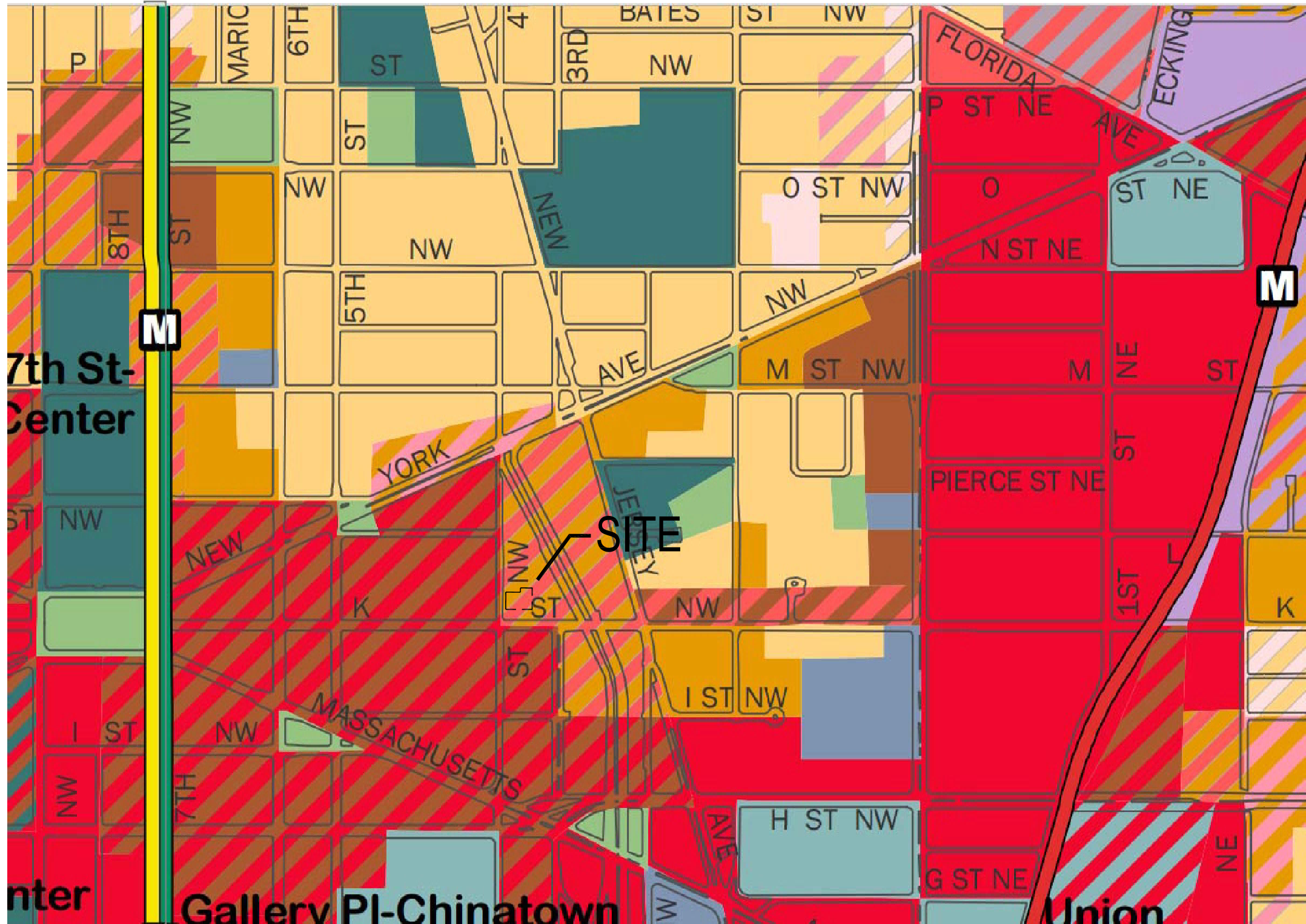
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