

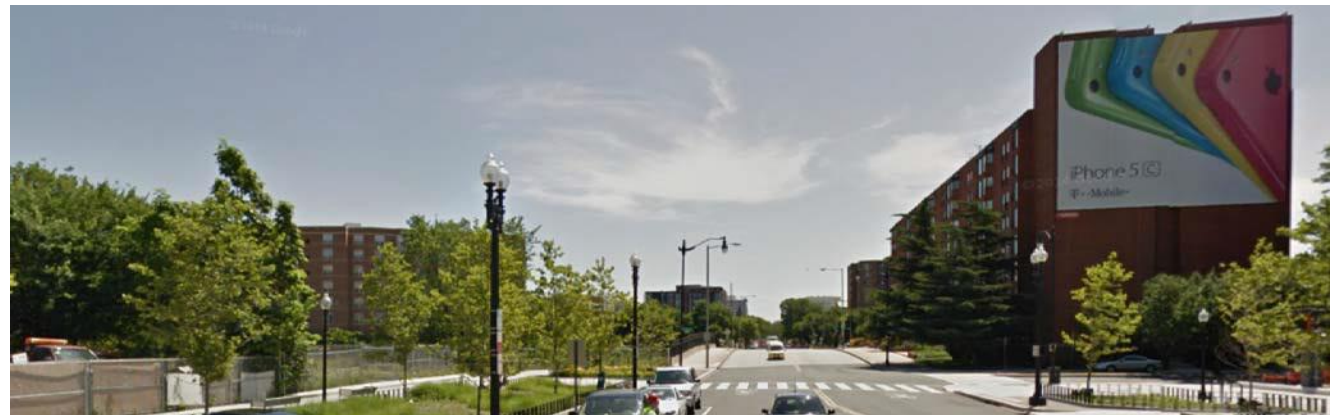
KEYPLAN



1



2



3

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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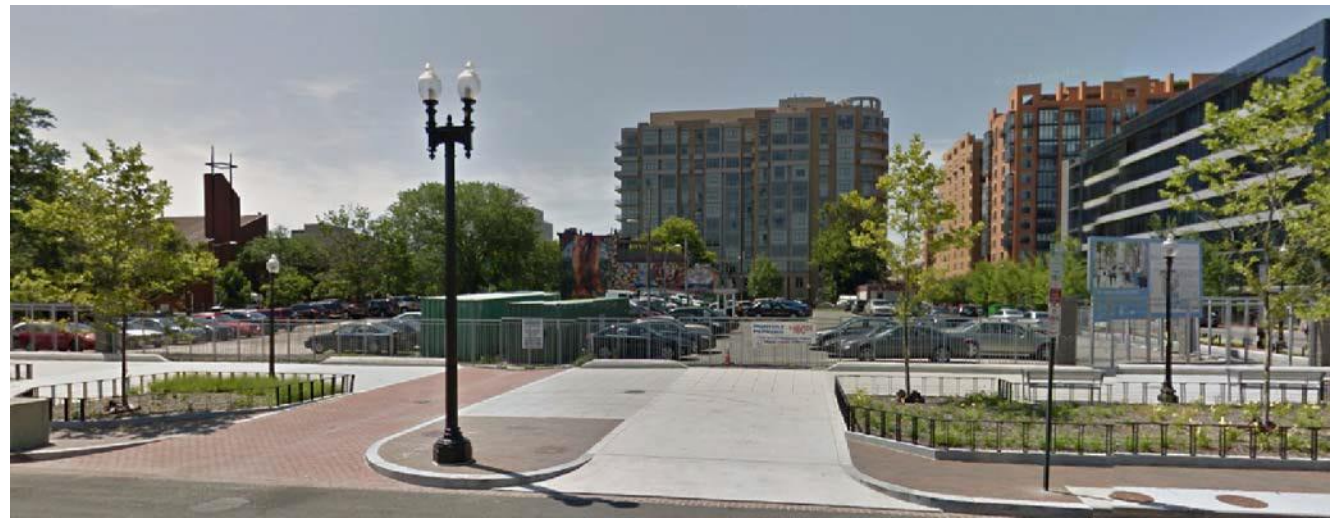
KEYPLAN



4



5



6

317 K STREET NW

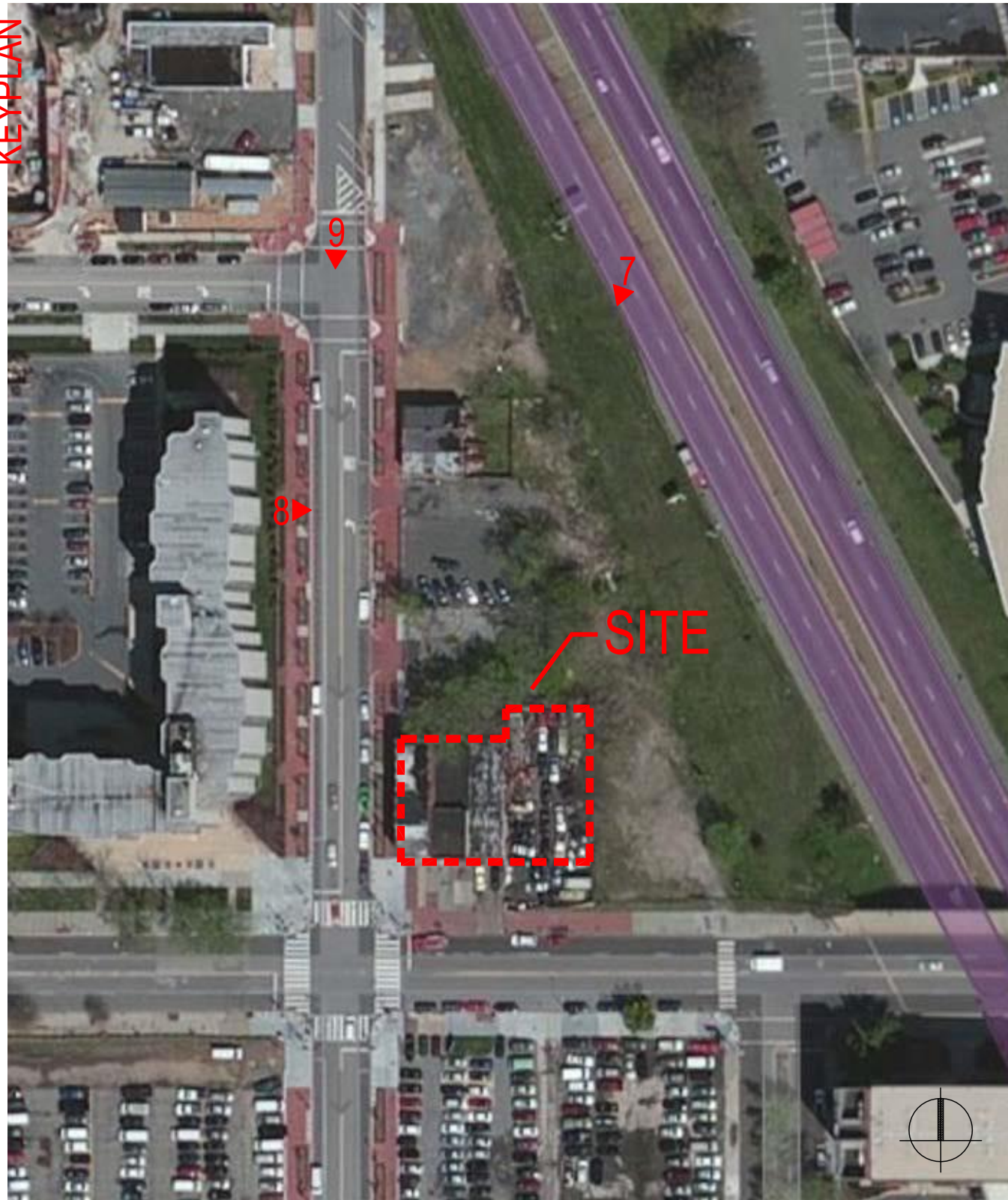
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KEYPLAN



7



8



9

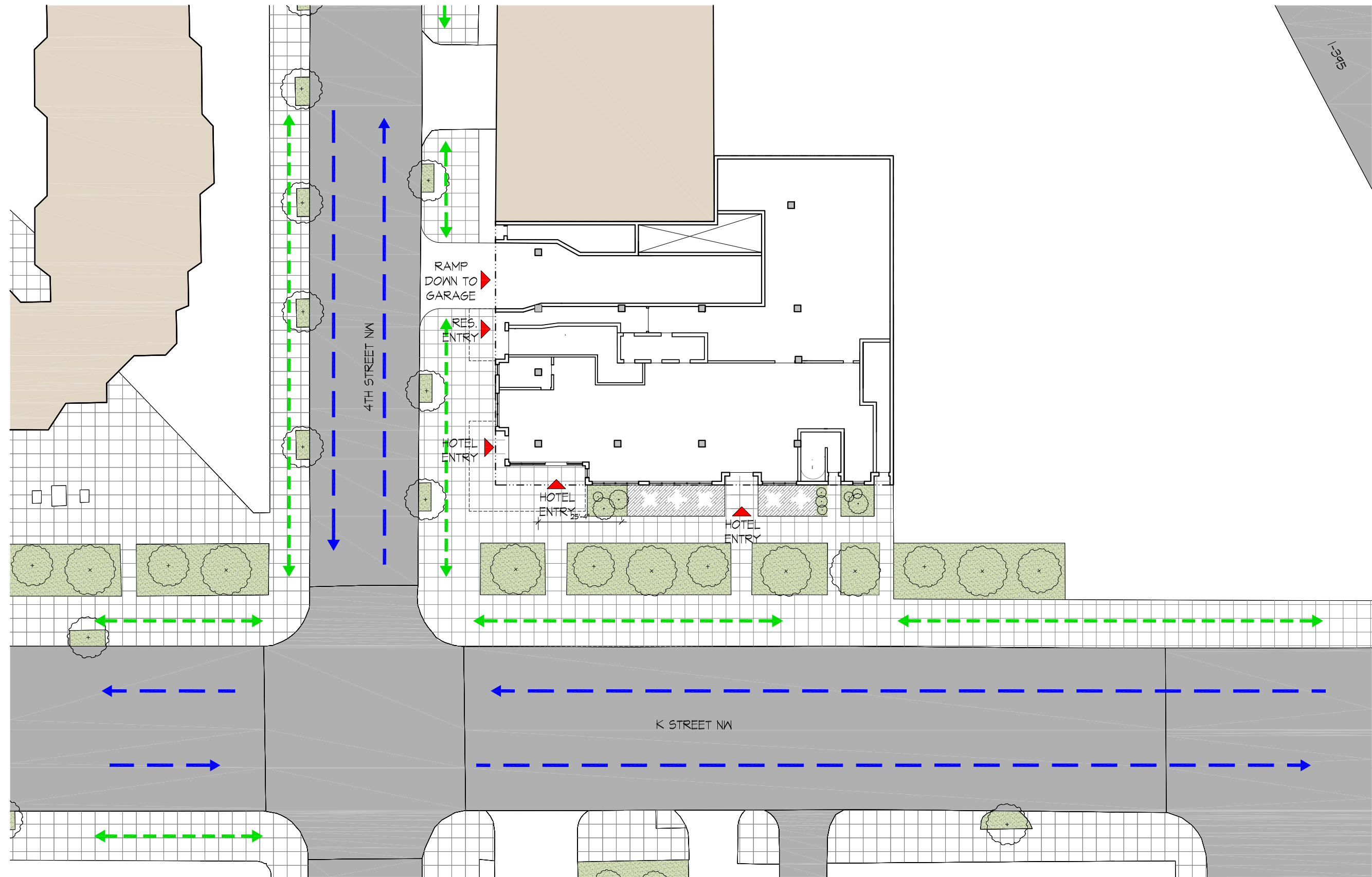
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1 SITE PLAN
SCALE: 1" = 30'-0"

← - - - - - → 2 WAY STREET
 ← - - - - - → 1 WAY STREET
 ← - - - - - → PEDESTRIAN CIRCULATION

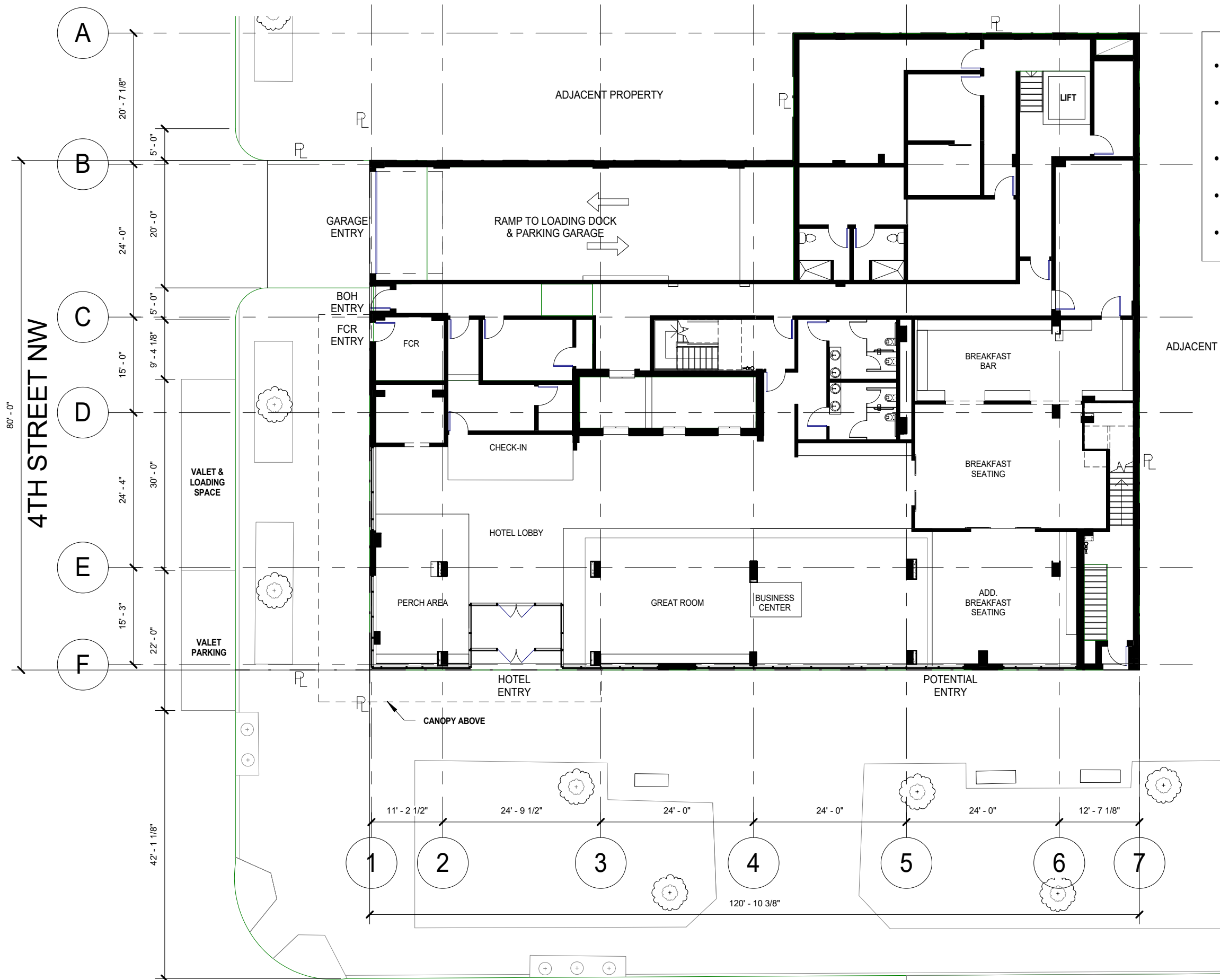
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- RESIDENTIAL LOBBY AND ENTRY REMOVED
- HOTEL ENTRY REVISED AND SW CORNER INFILLED
- GARAGE ENTRY RELOCATED
- CANOPY EXPANDED
- INTERIOR LAYOUT REVISED

80'-0"
4TH STREET NW

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

42'-1 1/8"

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

317 K Street

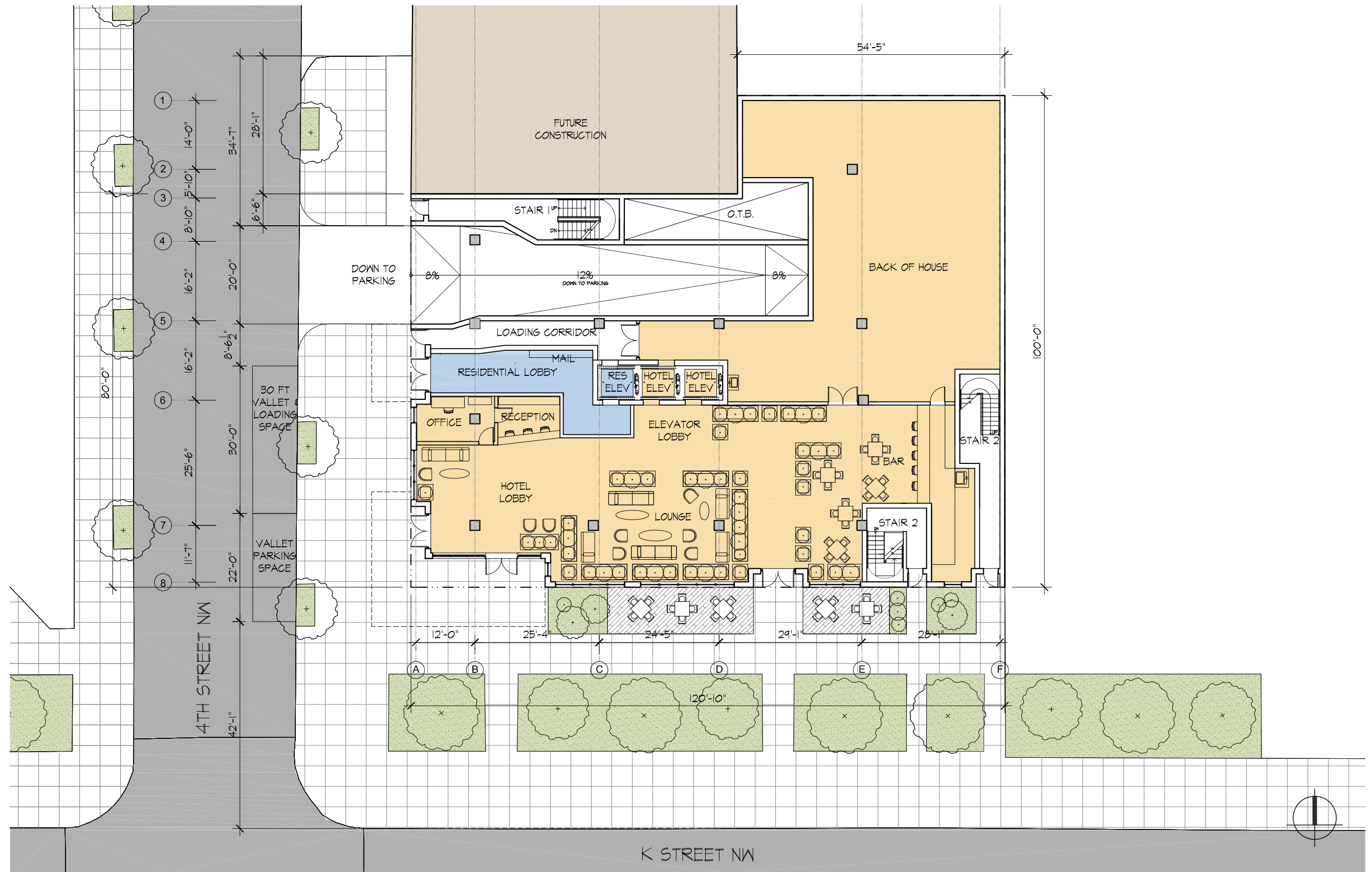
K STREET NW

SITE PLAN

A-08 REVISED

MAY 04, 2018





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

317 K STREET NW

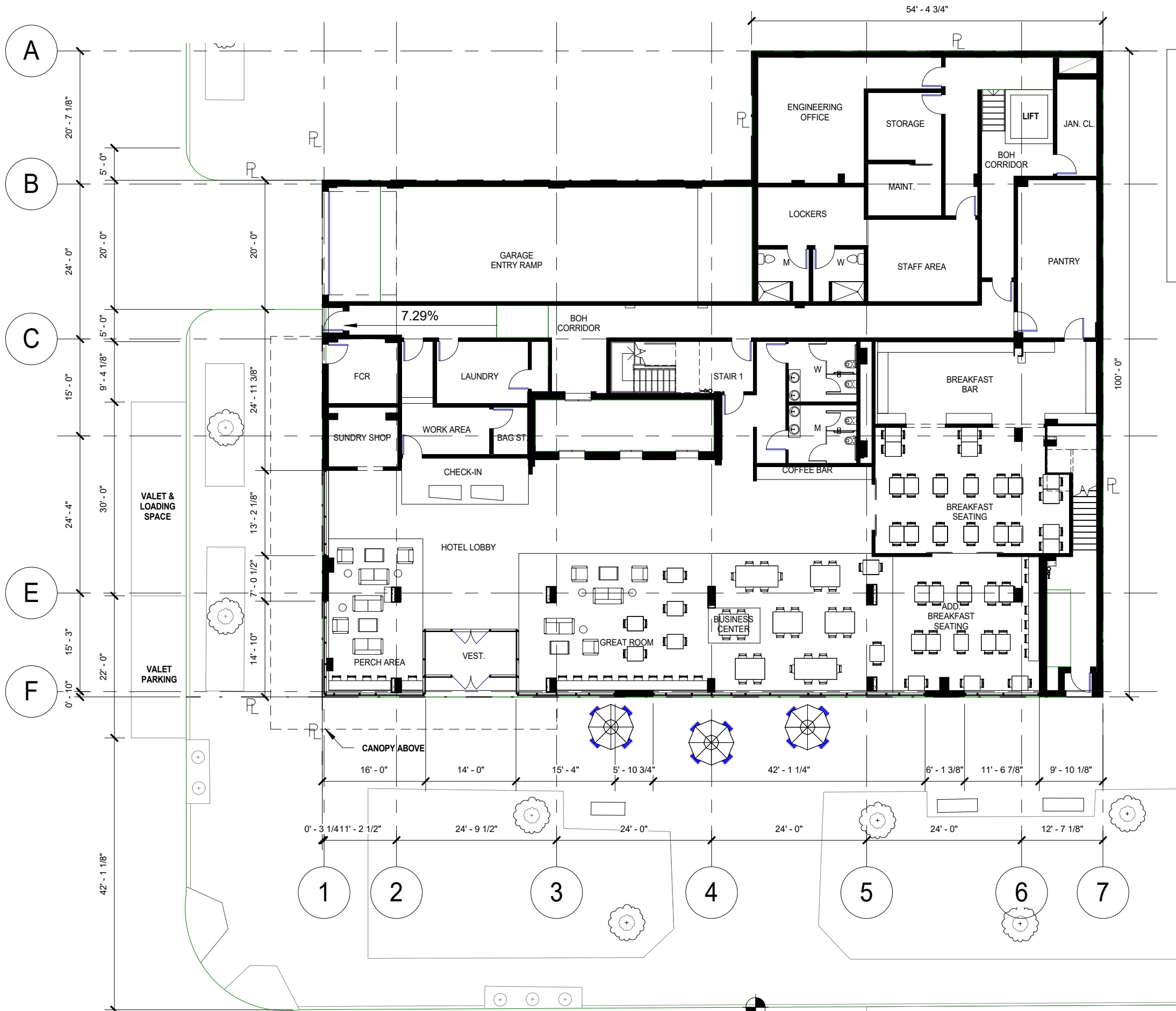
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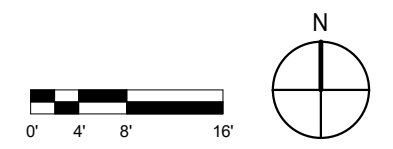


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4TH STREET NW



- 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



1 P1 FLOOR PLAN
1/8" = 1'-0"

OWNER

Birchington, LLC
400 North Capitol St NW
Suite 790
Washington, DC 20001
202.352.0381

DEVELOPER

Lima Hotels, LLC
400 North Capitol St NW,
Suite 790
Washington, DC 20001
202.352.0381

CONSULTANTS

Architect

BBGM
1825 K Street NW
Washington, DC 20006
202.452.1644
202.452.1647

Structural

Cagley & Associates
6141 Executive Boulevard
Rockville, Maryland 20852
301.881.9050
301.881.1125

MEP

SAH Design Group, Inc
22636 Glenn Drive
Sterling, Virginia 20164
571.267.7240
571.267.7190

Civil

AAH Consultants, LLC
4200 Forbes Boulevard
Lanham, Maryland 20706
301.429.1750
301.429.1757

SUBMISSIONS

Date	Description
02-28-2018	SCHEMATIC DESIGN
03-31-2018	DESIGN DEVELOPMENT

REVISIONS

No.	Date	Description

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PROJECT

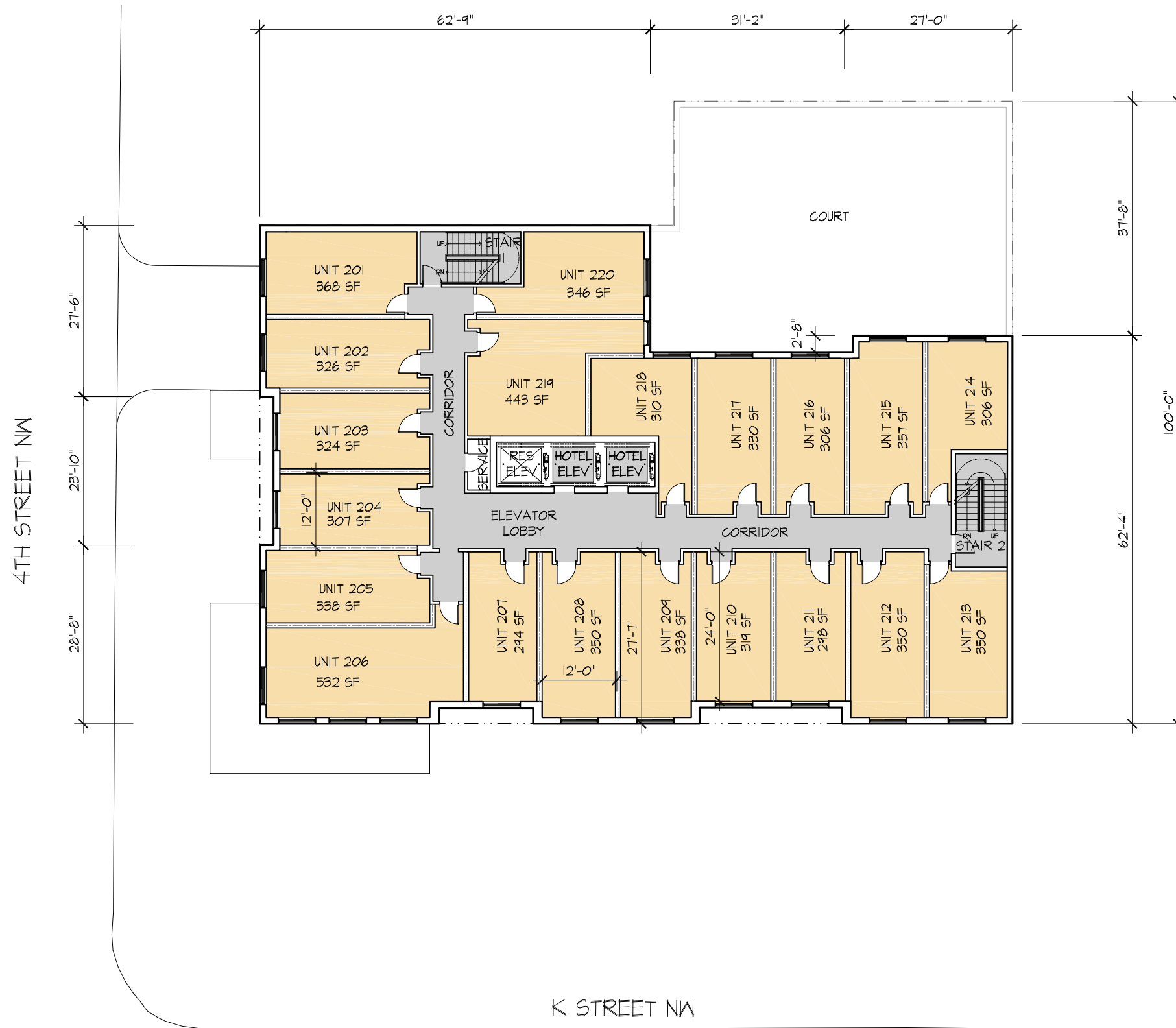
317 K Street
317 K Street NW, Washington,
DC 20001

P1 FLOOR PLAN

SEAL & SIGNATURE

PROJECT No.: 1091.00
DWG No.:

A102



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

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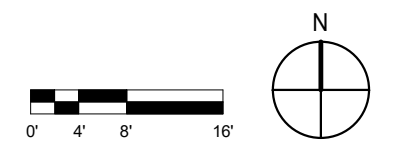
TYPICAL HOTEL FLOOR PLAN (2-11)

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

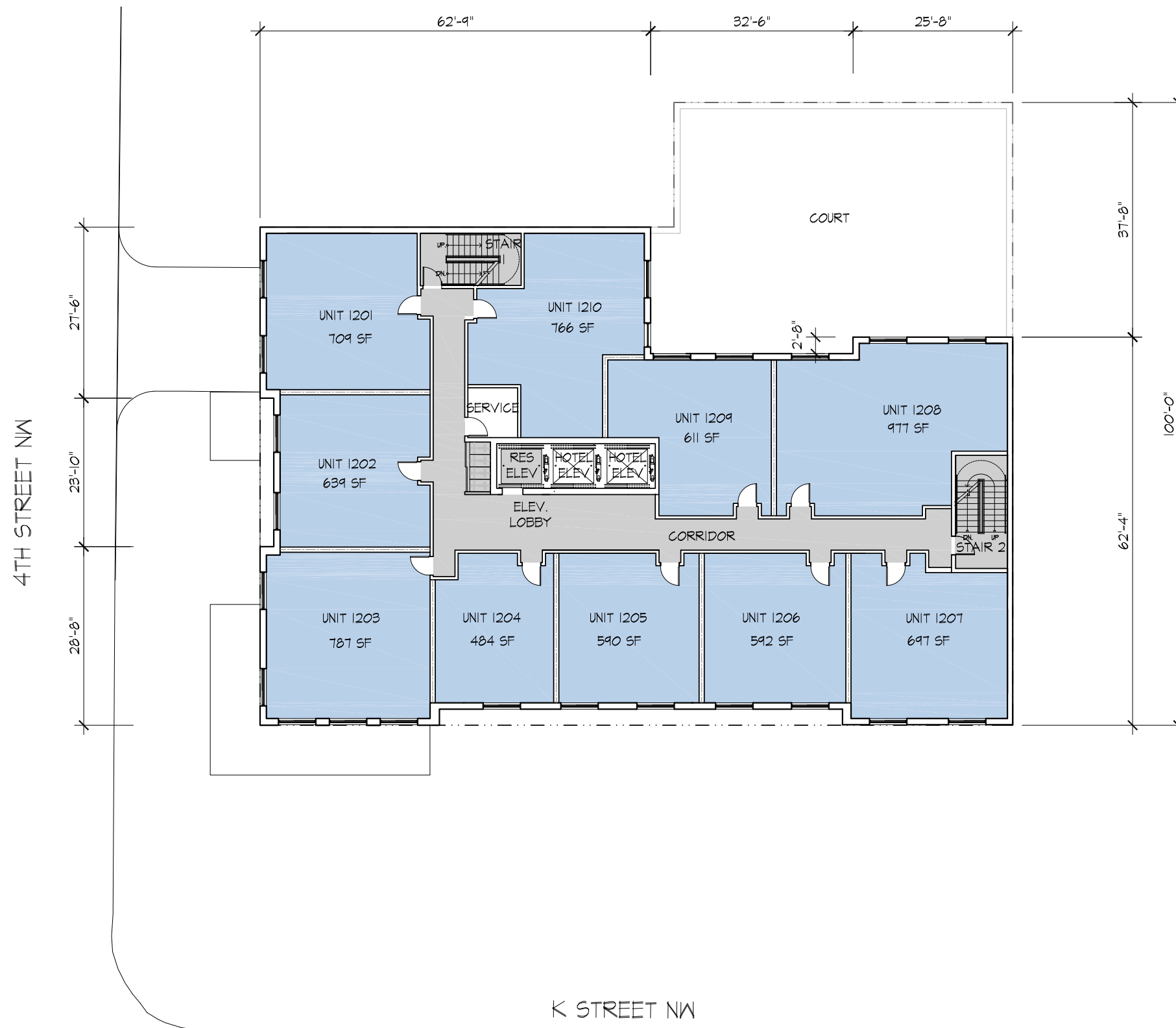


317 K Street

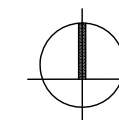
MAY 04, 2018

TYPICAL FLOOR PLAN (3-12)

A-10 REVISED



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



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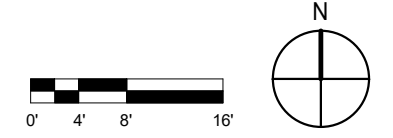
TYPICAL APARTMENT FLOOR PLAN (12-14)

A-11

02-11-2016



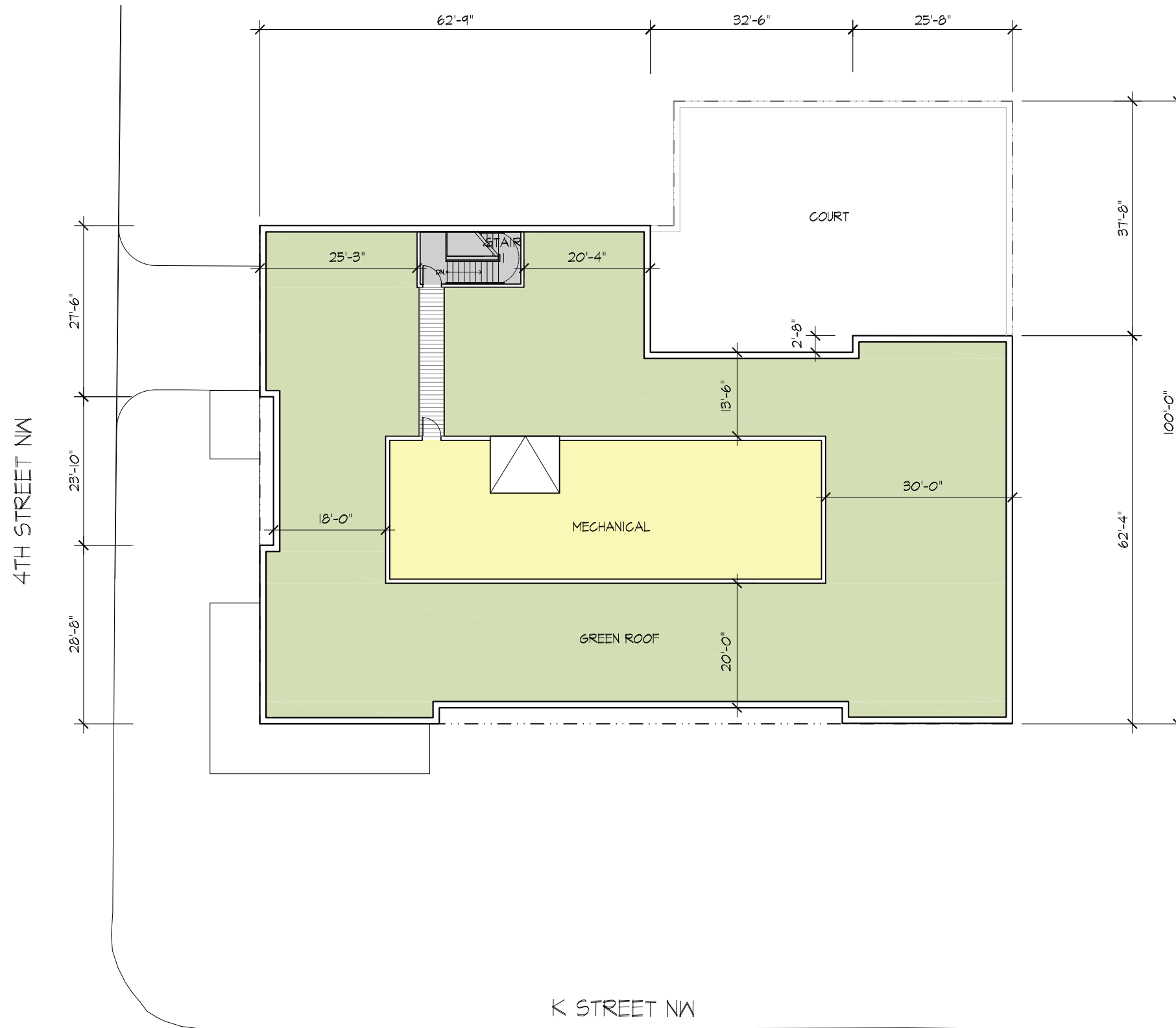
- RESIDENTIAL REMOVED
- HOTEL USE ADDED
- BAY PROJECTION ADDED AT SW CORNER



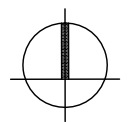
317 K Street
MAY 04, 2018

THIRTEENTH FLOOR PLAN

A-11 REVISED



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



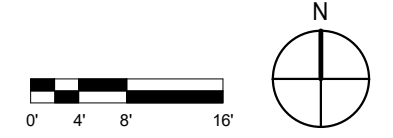
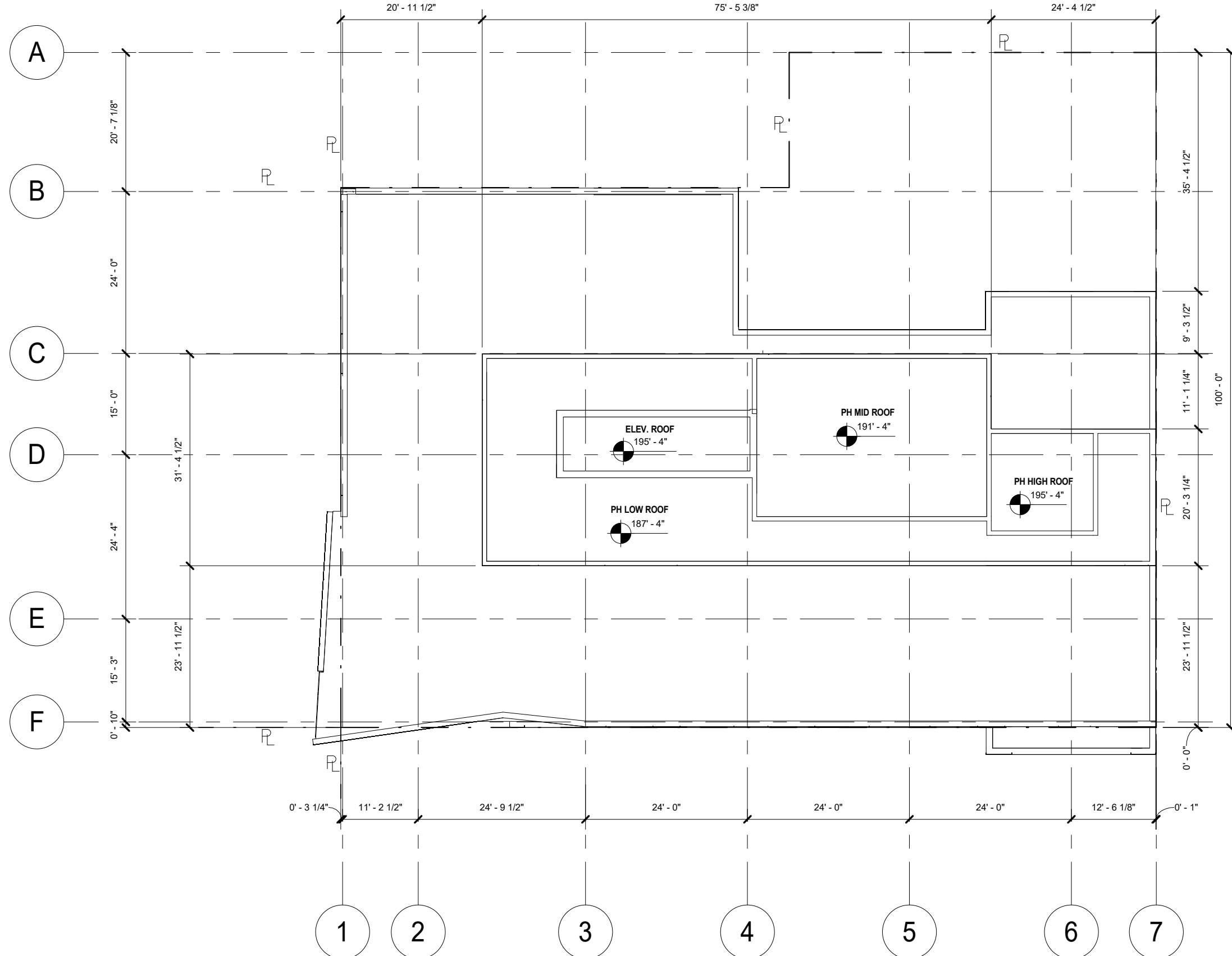
317 K STREET NW

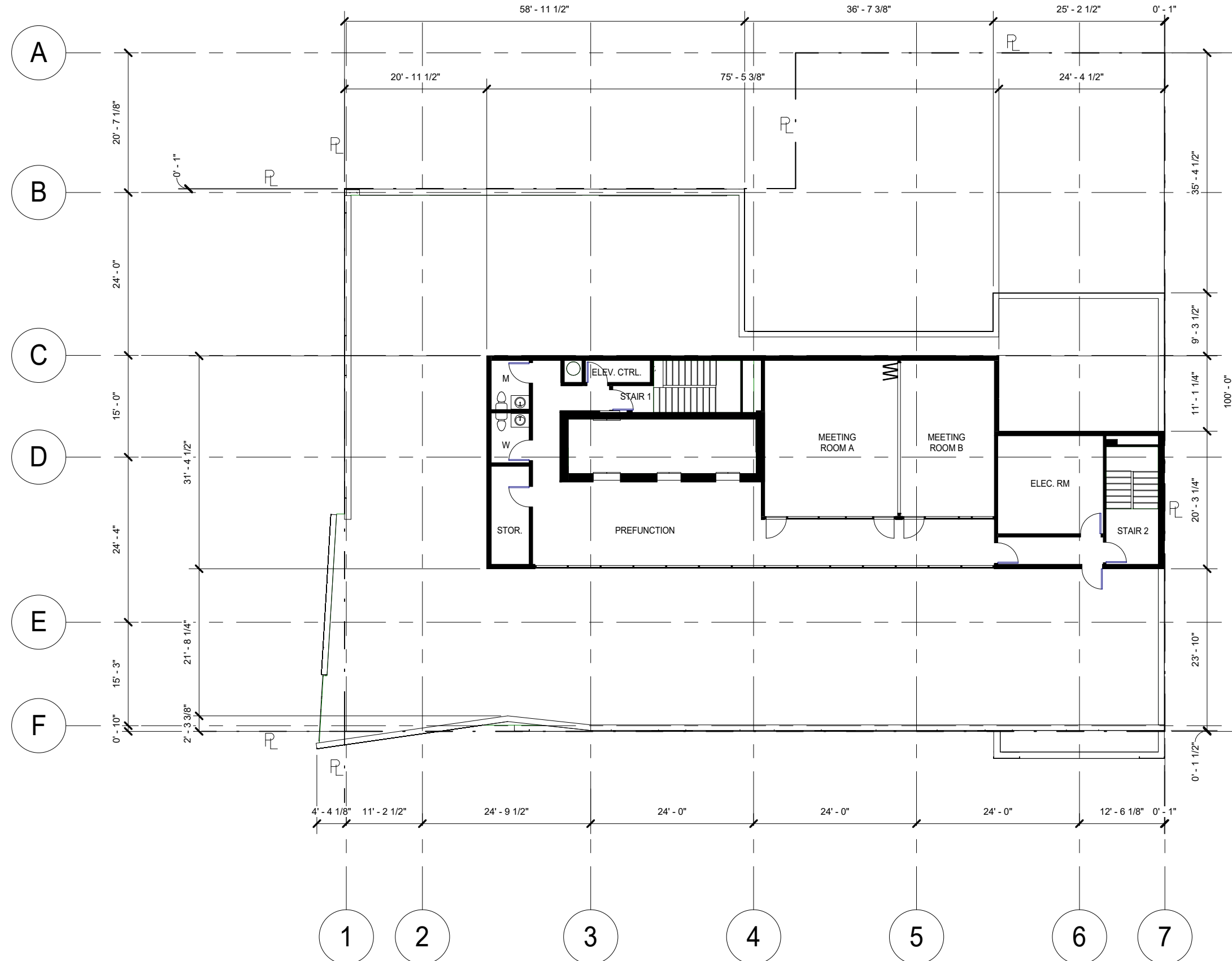
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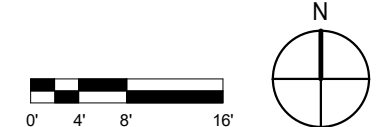


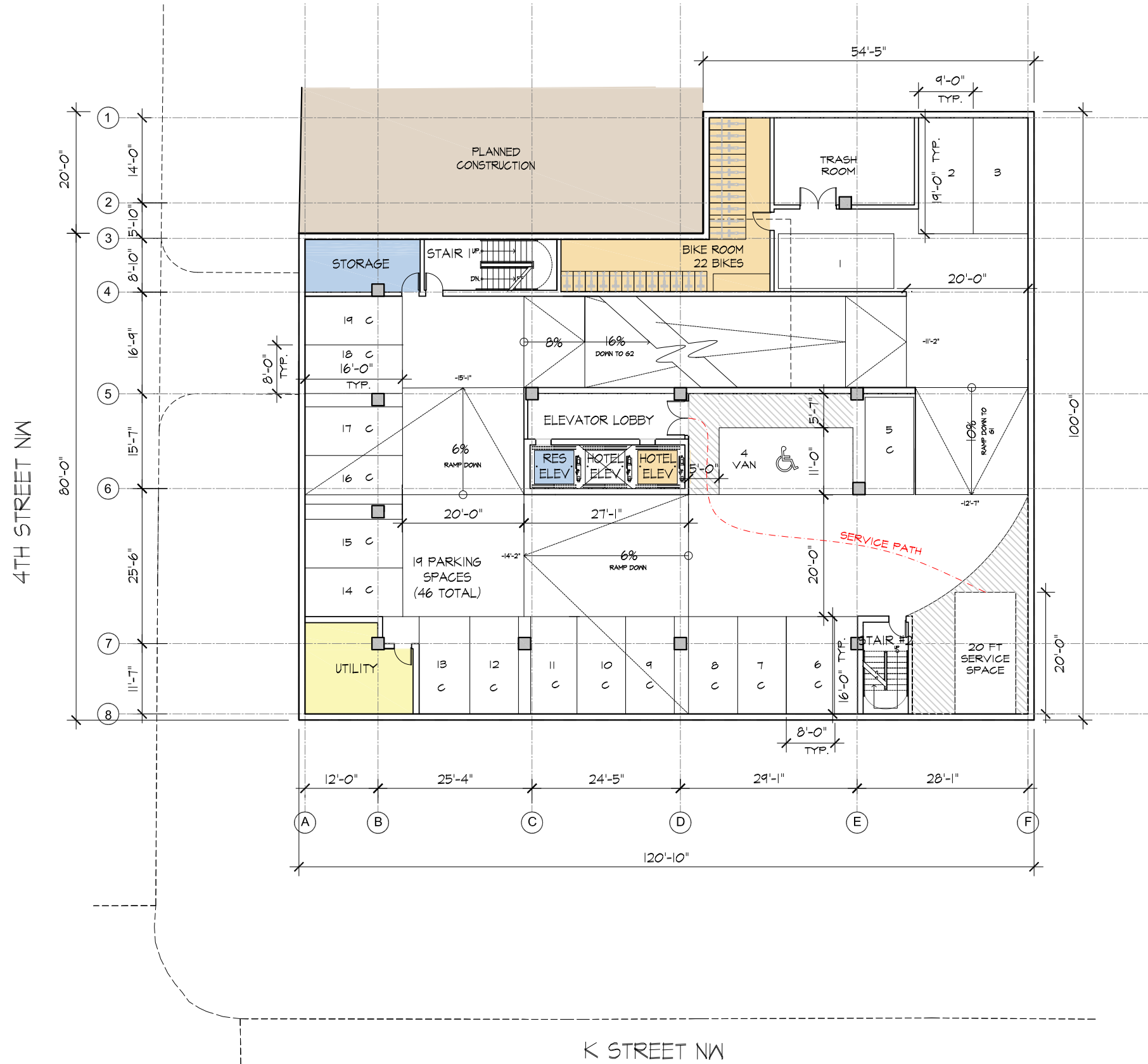
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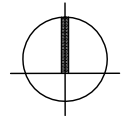


- PENTHOUSE CONFIGURATION REVISED
- MEETING SPACES AND RESTROOMS ADDED





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



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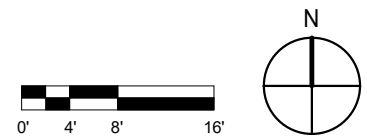
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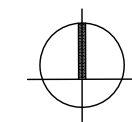


- CONFIGURATION REVISED
- SERVICE SPACE RELOCATED
- VAN ACCESSIBLE SPACE RELOCATED
- ADDITIONAL HANDICAP SPACE PROVIDED
- VALET SPACES ADDED
- BIKE STORAGE REDUCED FOR HOTEL USE ONLY





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



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Square: 526 Lot No: 20-21, 804-805, 824-825, 829

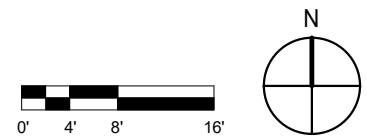
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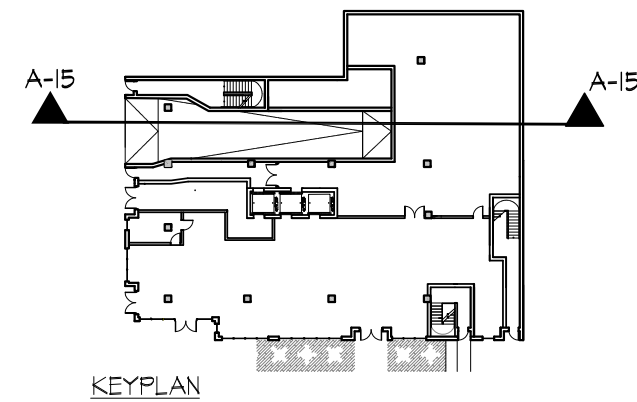
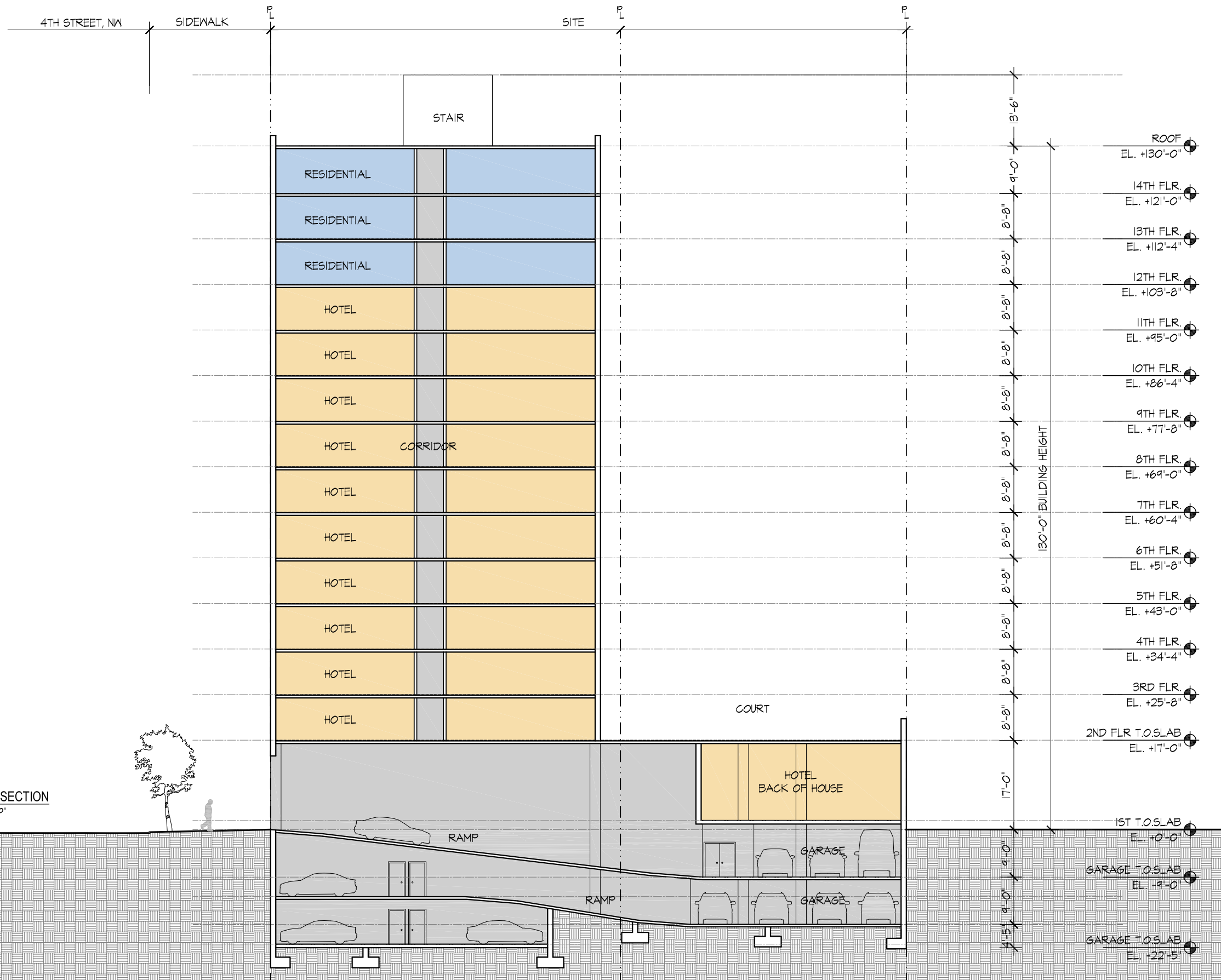


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- CONFIGURATION REVISED
- 1 PARKING SPACE REMOVED
- VALET SPACES ADDED





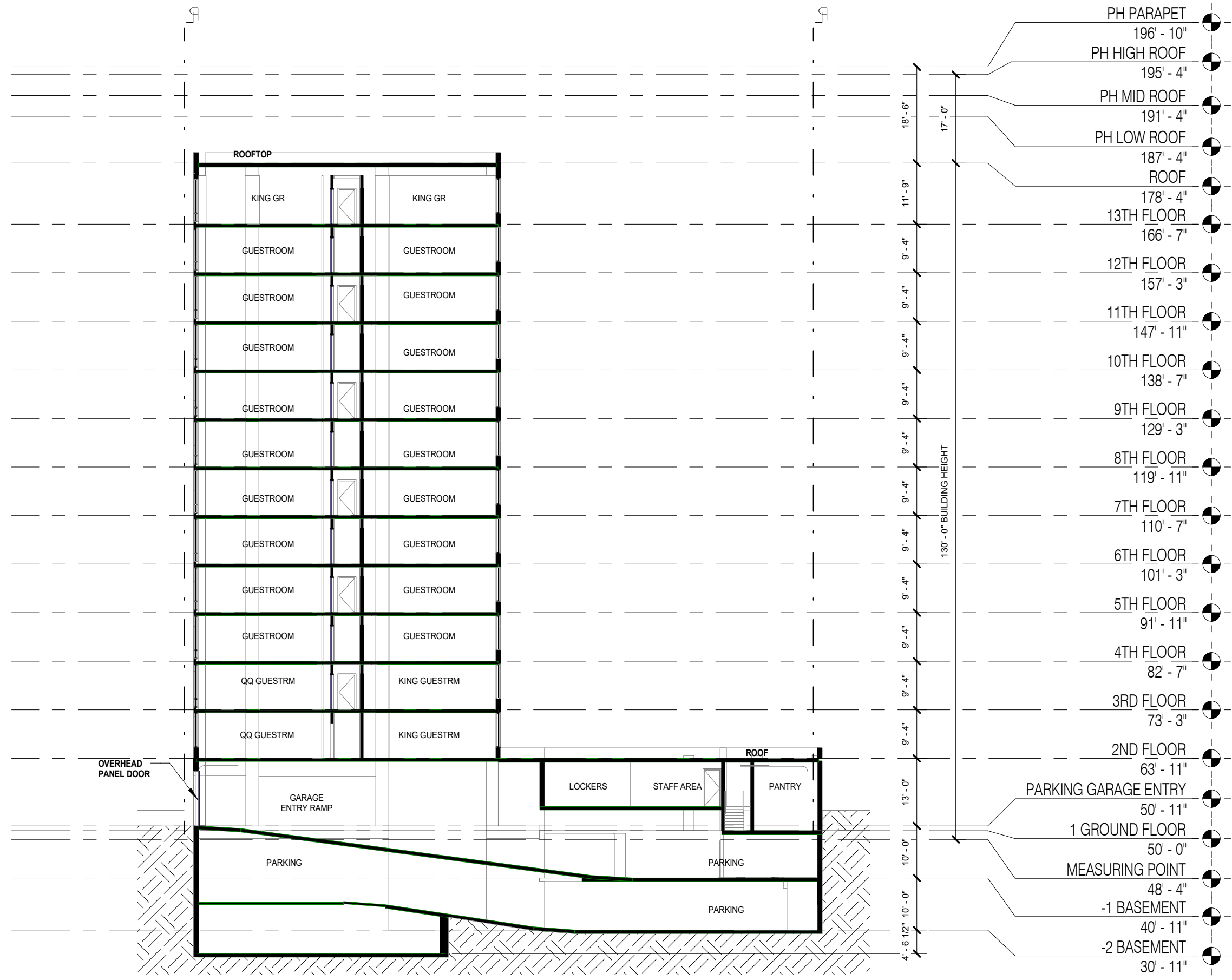
1 BUILDING SECTION
 SCALE: 1" = 20'-0"

317 K STREET NW

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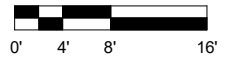
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- ONE FLOOR REMOVED
- FLOOR TO FLOOR HEIGHT REVISED
- MEASURING POINT IDENTIFIED

PH PARAPET	196' - 10"
PH HIGH ROOF	195' - 4"
PH MID ROOF	191' - 4"
PH LOW ROOF	187' - 4"
ROOF	178' - 4"
13TH FLOOR	166' - 7"
12TH FLOOR	157' - 3"
11TH FLOOR	147' - 11"
10TH FLOOR	138' - 7"
9TH FLOOR	129' - 3"
8TH FLOOR	119' - 11"
7TH FLOOR	110' - 7"
6TH FLOOR	101' - 3"
5TH FLOOR	91' - 11"
4TH FLOOR	82' - 7"
3RD FLOOR	73' - 3"
2ND FLOOR	63' - 11"
PARKING GARAGE ENTRY	50' - 11"
1 GROUND FLOOR	50' - 0"
MEASURING POINT	48' - 4"
-1 BASEMENT	40' - 11"
-2 BASEMENT	30' - 11"

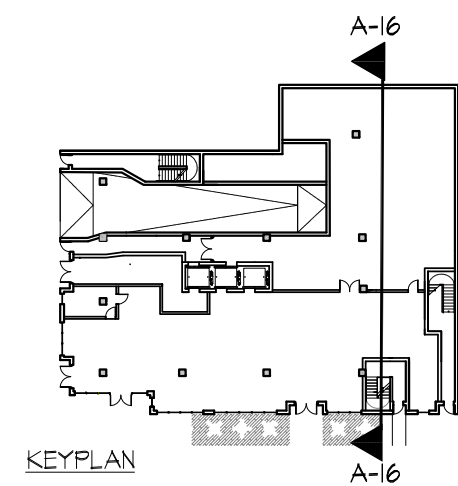
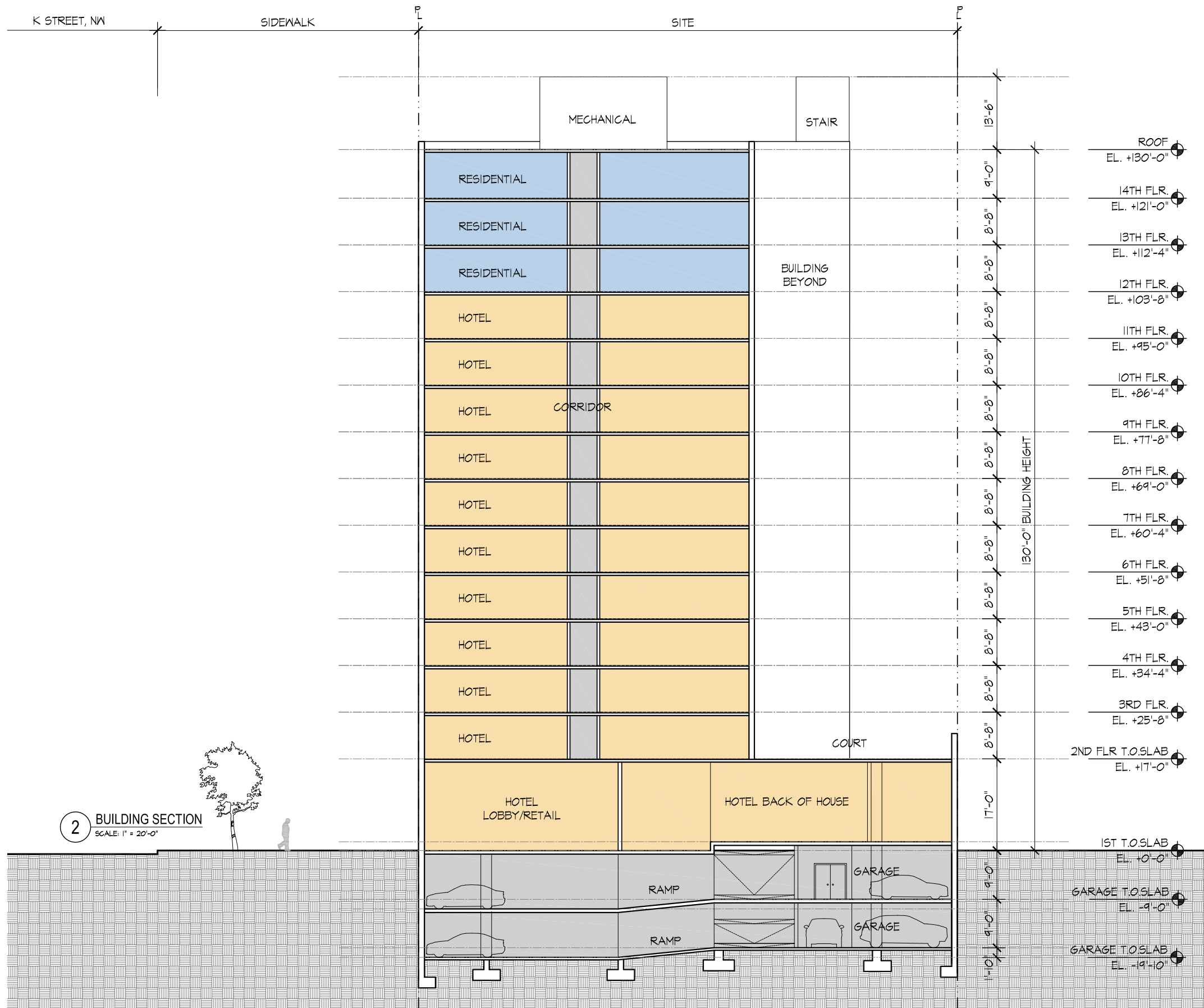
130' - 0" BUILDING HEIGHT



317 K Street
MAY 04, 2018

BUILDING SECTION - EAST/WEST

A-15 REVISED

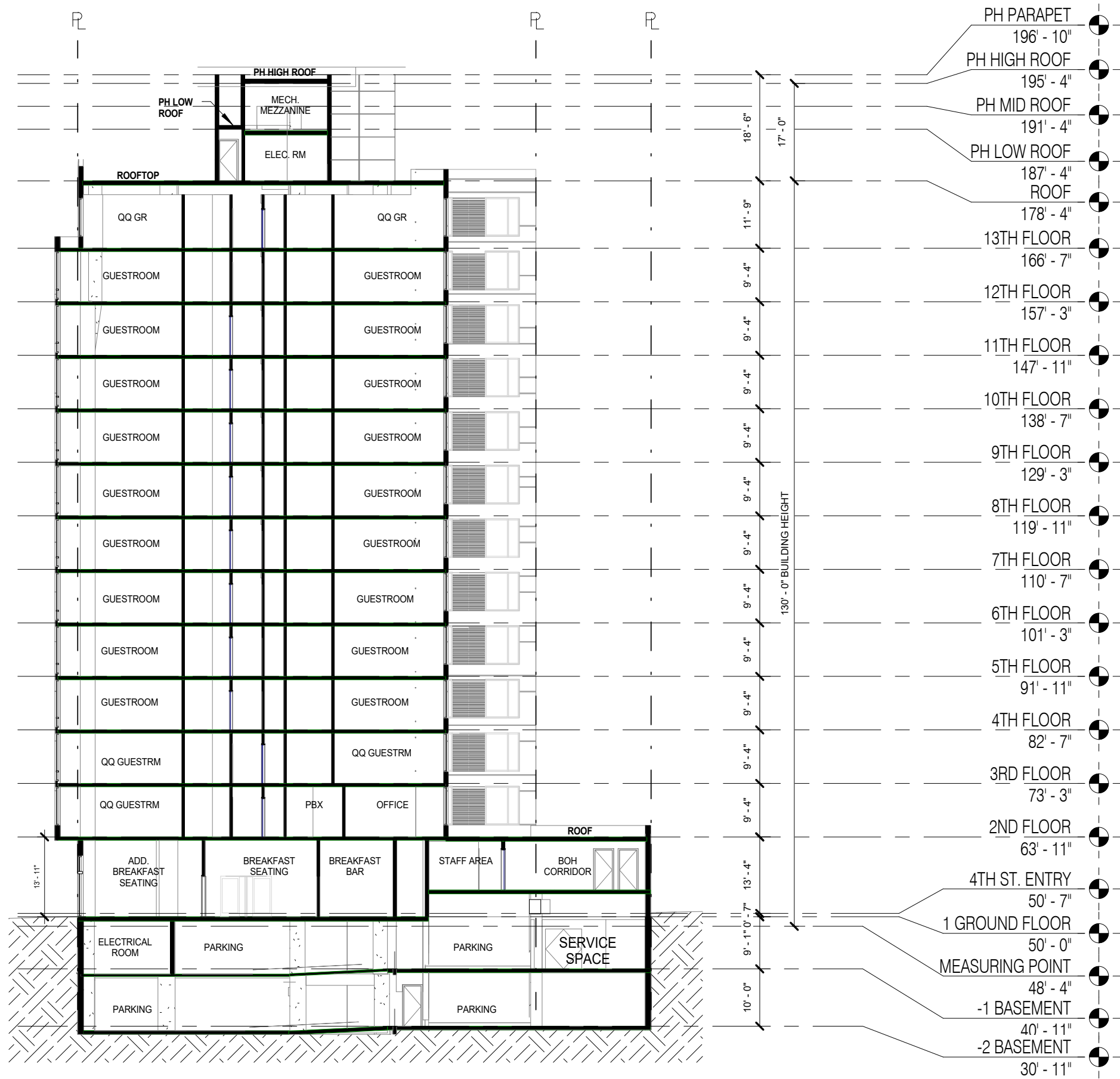


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- ONE FLOOR REMOVED
- FLOOR TO FLOOR HEIGHT REVISED
- MEASURING POINT IDENTIFIED

