

# TAB F

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

LIST OF DRAWINGS:

- A-00 COVER SHEET
- A-01 ZONING ANALYSIS
- A-02 AERIAL VIEW
- A-03 ZONING MAP
- A-04 COMPREHENSIVE PLAN
- A-05 CONTEXT PHOTOS
- A-06 CONTEXT PHOTOS
- A-07 CONTEXT PHOTOS
- A-08 SITE PLAN
- A-09 GROUND FLOOR PLAN
- A-10 TYPICAL HOTEL FLOOR PLAN (FLOORS 2-11)
- A-11 TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 12-14)
- A-12 ROOF PLAN
- A-13 GARAGE PLAN- G1
- A-14 GARAGE PLAN- G2
- A-15 BUILDING SECTION
- A-16 BUILDING SECTION
- A-17 RENDERED BUILDING PERSPECTIVE



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 <b>Revised: Hotel use increased. Hotel Floors 1-13 (Height of Court - 110'-0" = 27'-5" min area 1513 sf)</b>		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		44 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		44 Spaces	
Hotel Loading Berth	Current: 1 @ 30'-0" Deep <b>Revised: Hotel use increased = 2 @ 30'-0" Deep</b>		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

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>

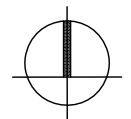


317 K Street

MAY 04, 2018

ZONING DATA

A-01 REVISED



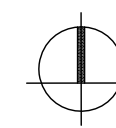
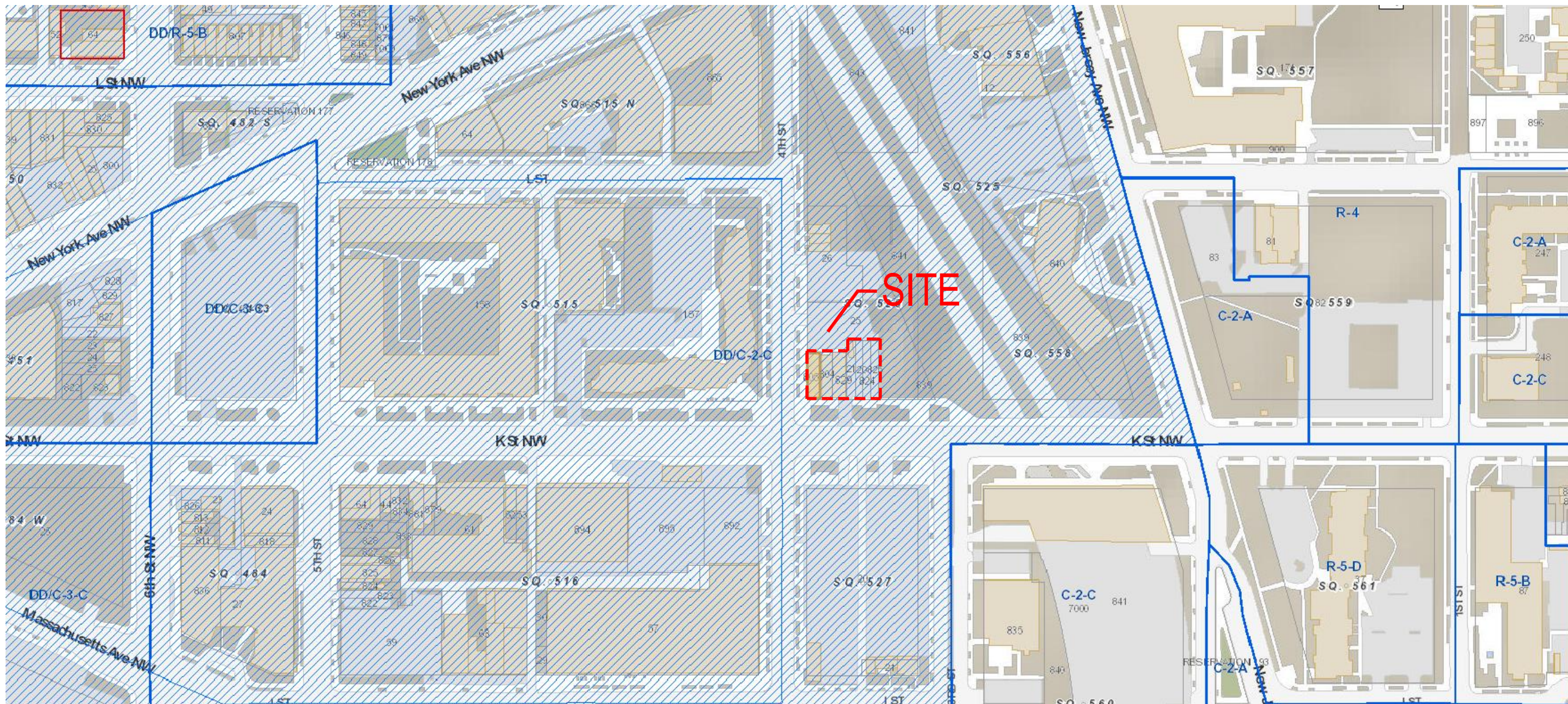
# 317 K STREET NW

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

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



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



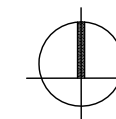
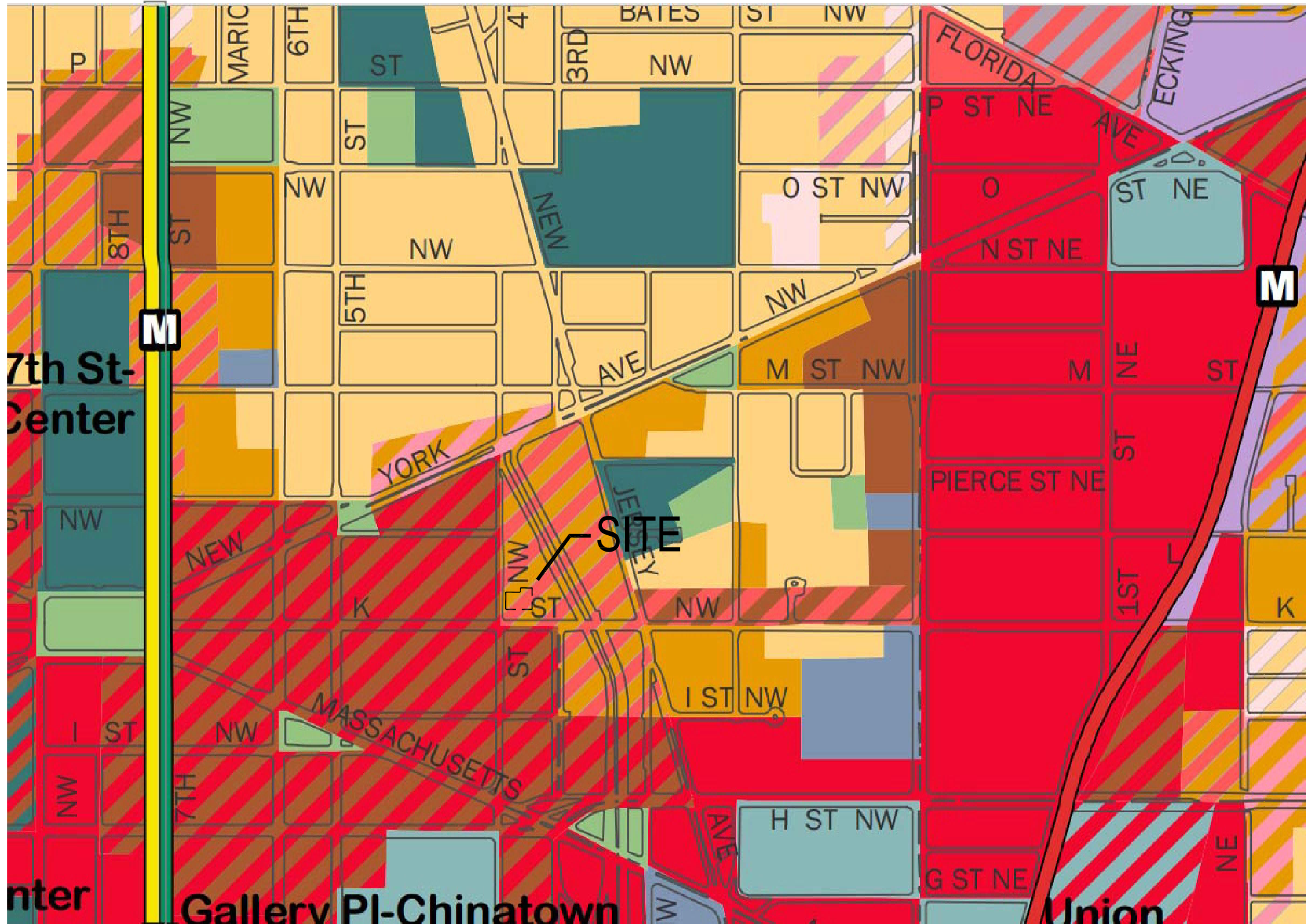
317 K STREET NW

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

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



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



317 K STREET NW

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

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



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