

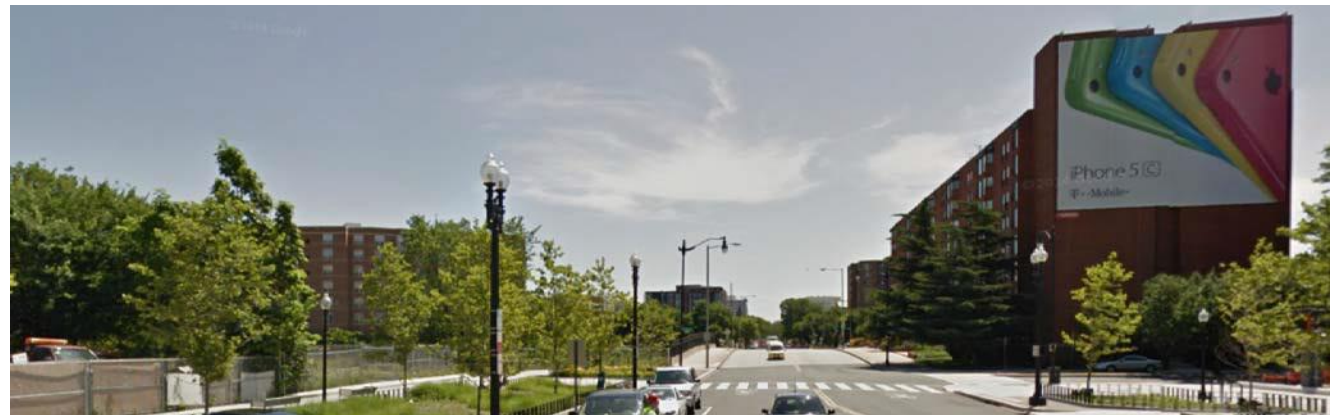
KEYPLAN



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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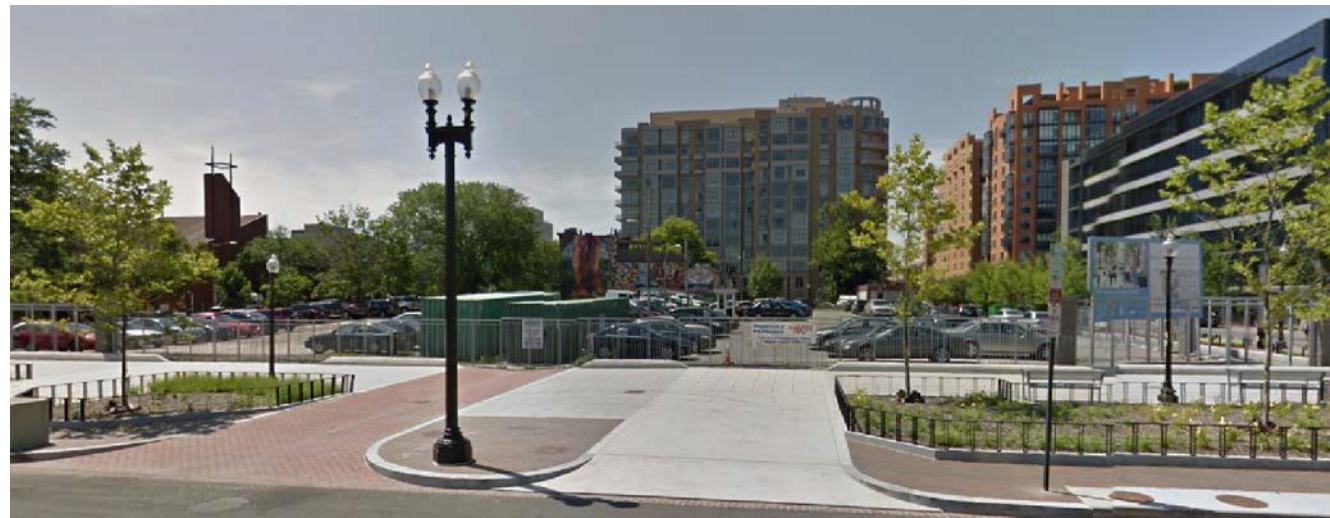
KEYPLAN



4



5



6

### 317 K STREET NW

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 Washington, DC 20024  
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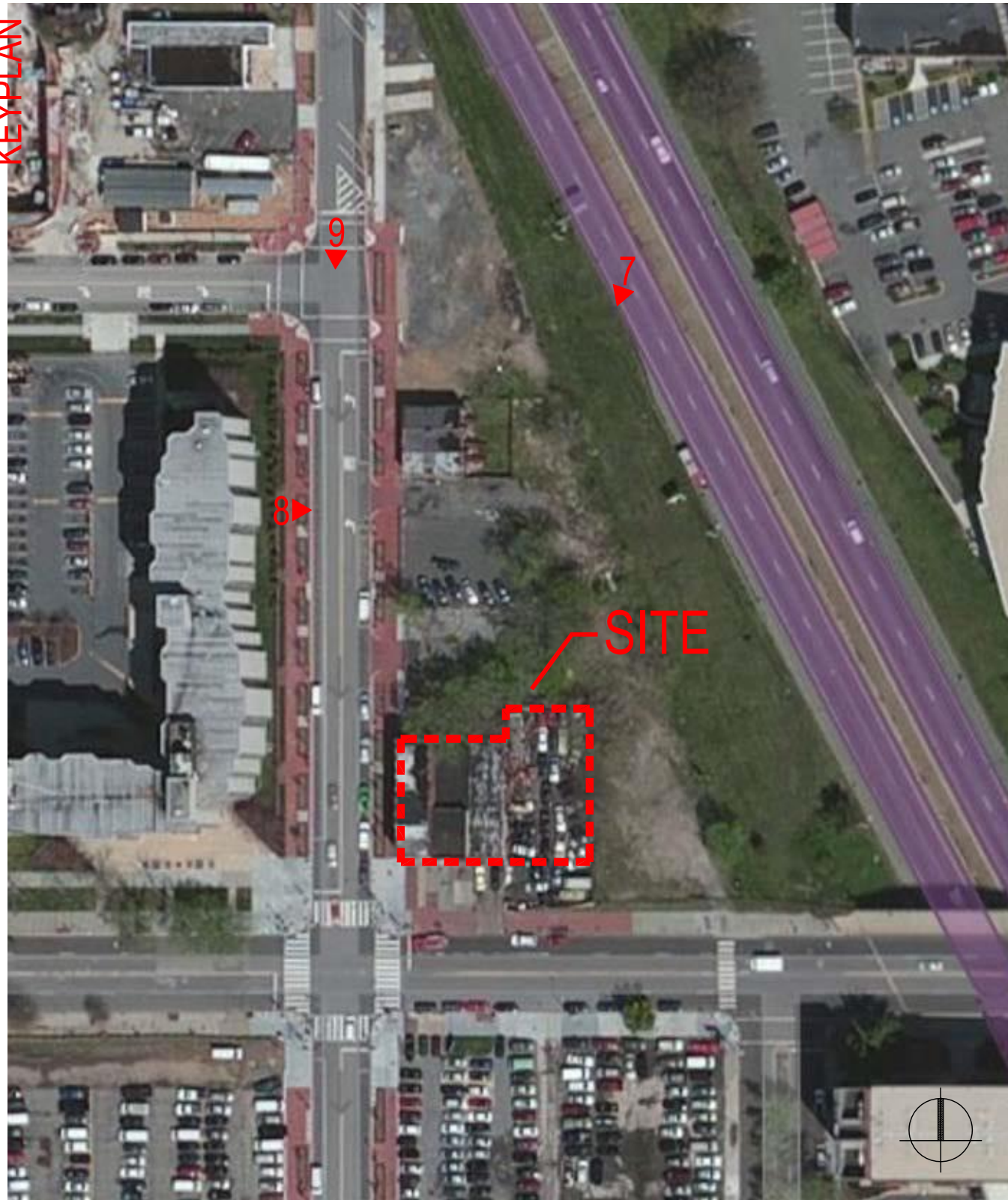
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KEYPLAN



7



8



9

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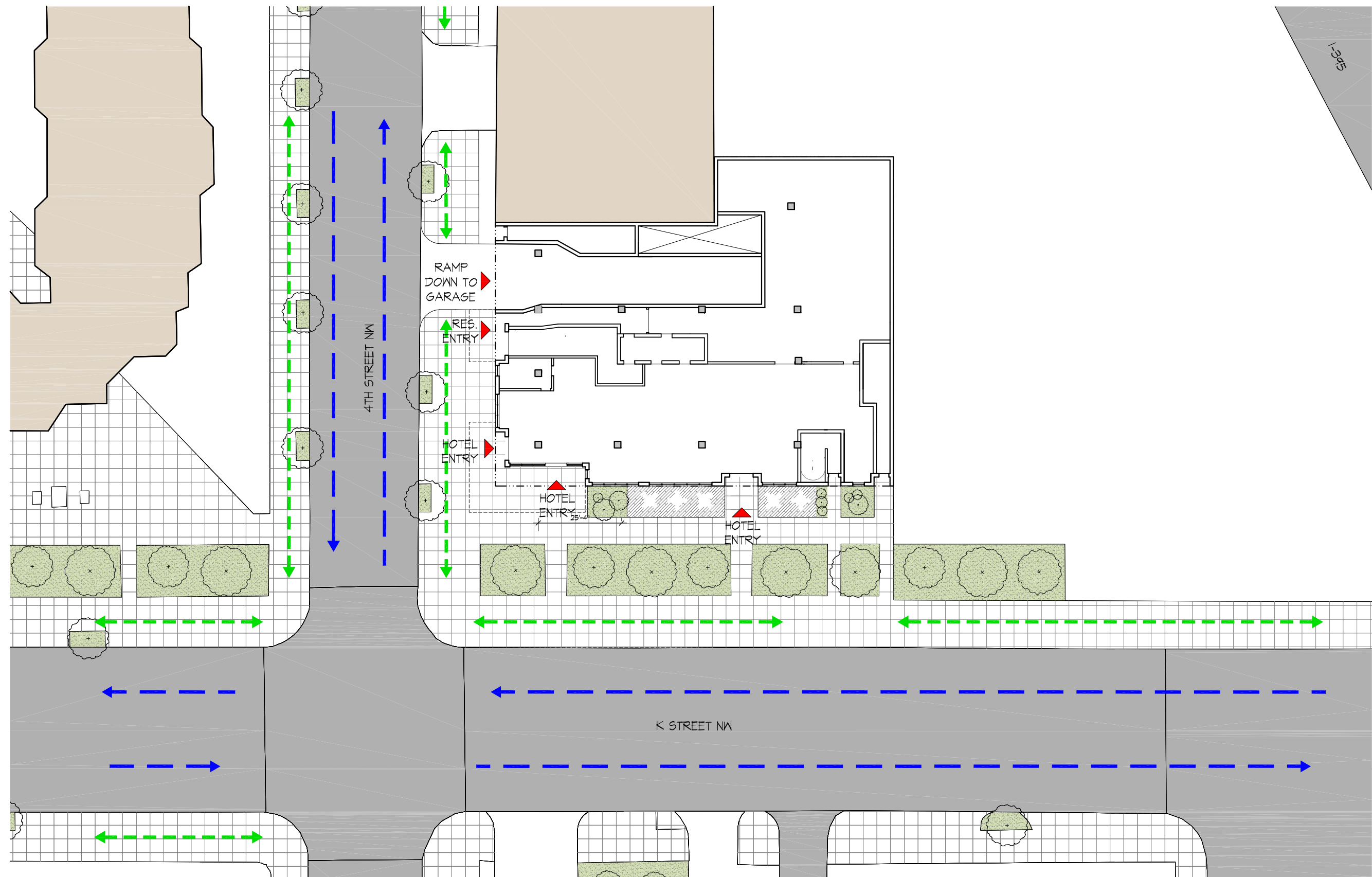


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CONTEXT PHOTOS

A-07

02-11-2016



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

2 WAY STREET  
 1 WAY STREET  
 PEDESTRIAN CIRCULATION

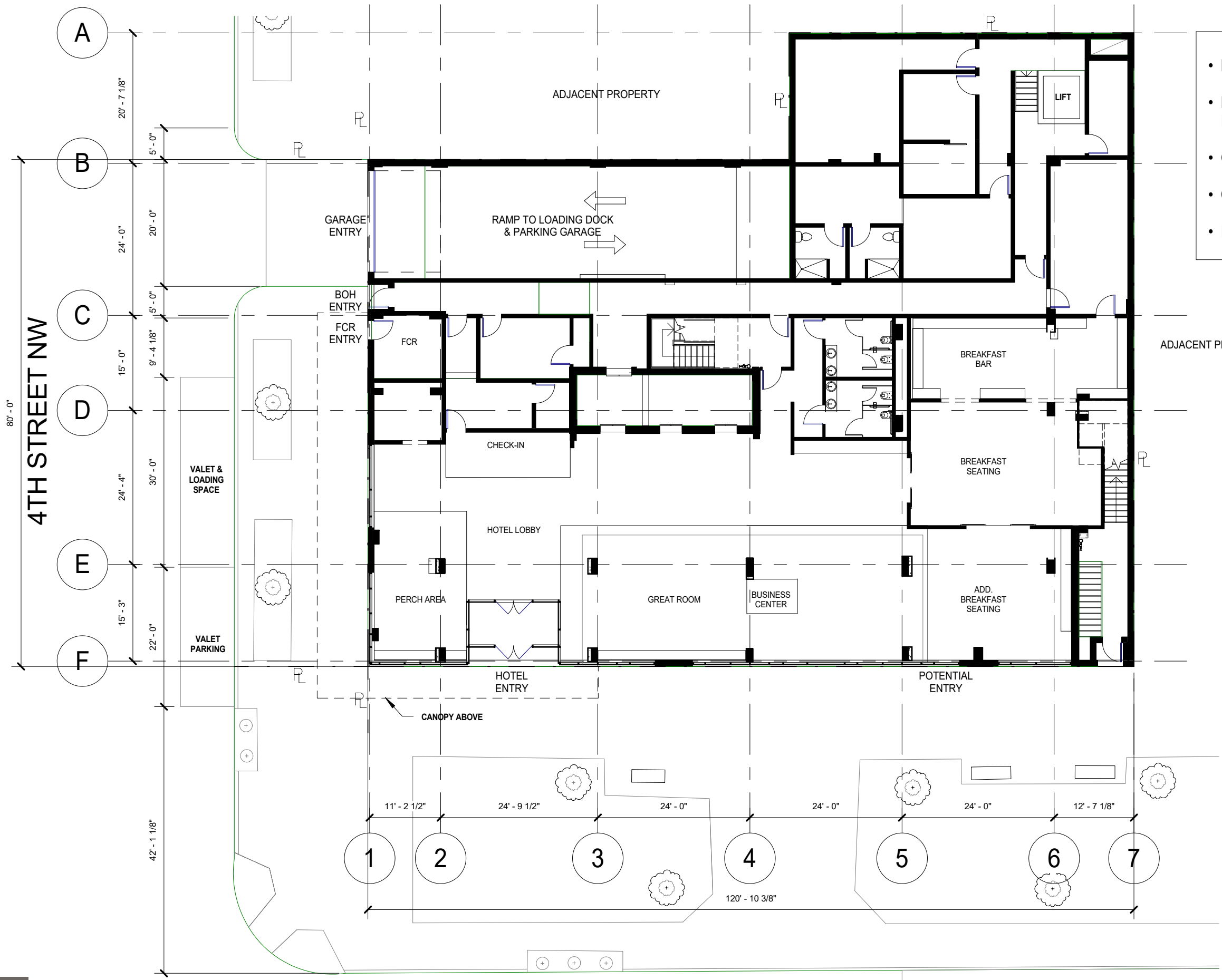
# 317 K STREET NW

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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

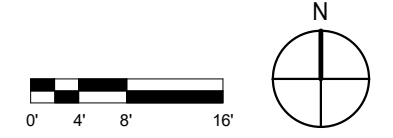
A 20'-7 1/8"  
B 24'-0"  
C 15'-0"  
D 24'-4"  
E 15'-3"  
F 22'-0"

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

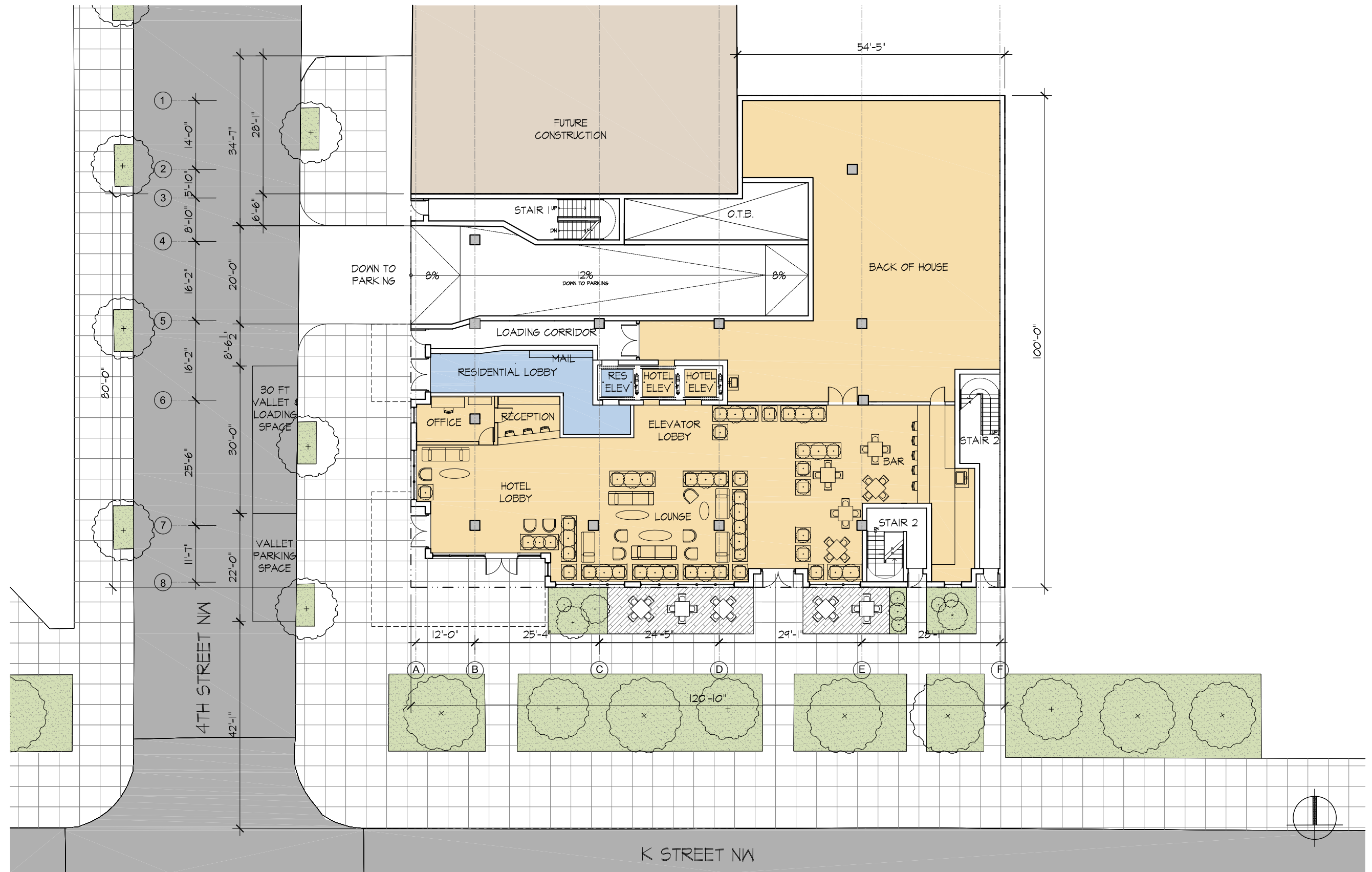
K STREET NW



MAY 04, 2018

SITE PLAN

A-08 REVISED



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

317 K STREET NW

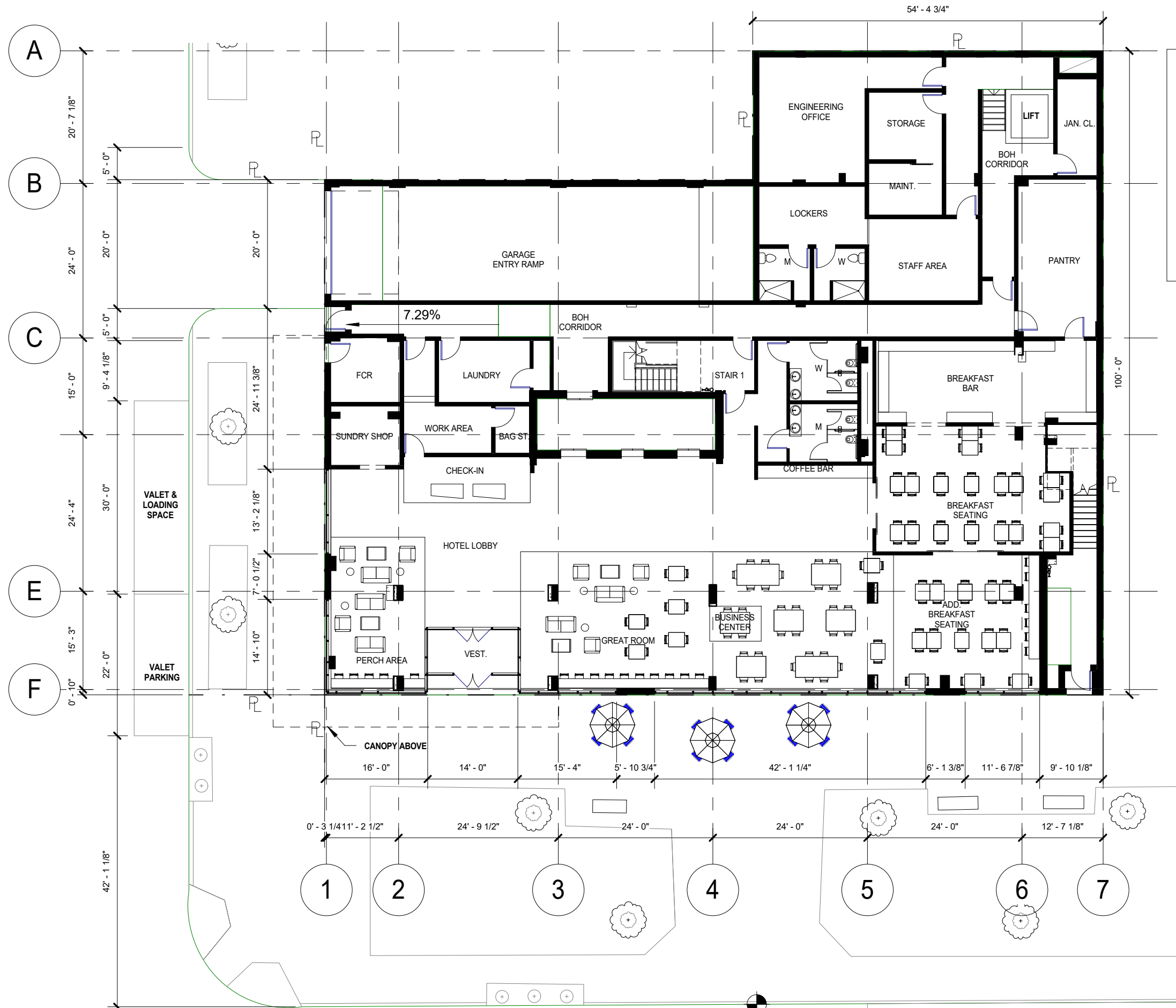
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4TH STREET NW



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



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

1825 K Street NW Suite 300 Washington DC 20006  
Tel 202 452 1644 Fax 202 452 1647 www.bbgm.com

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**PROJECT**

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

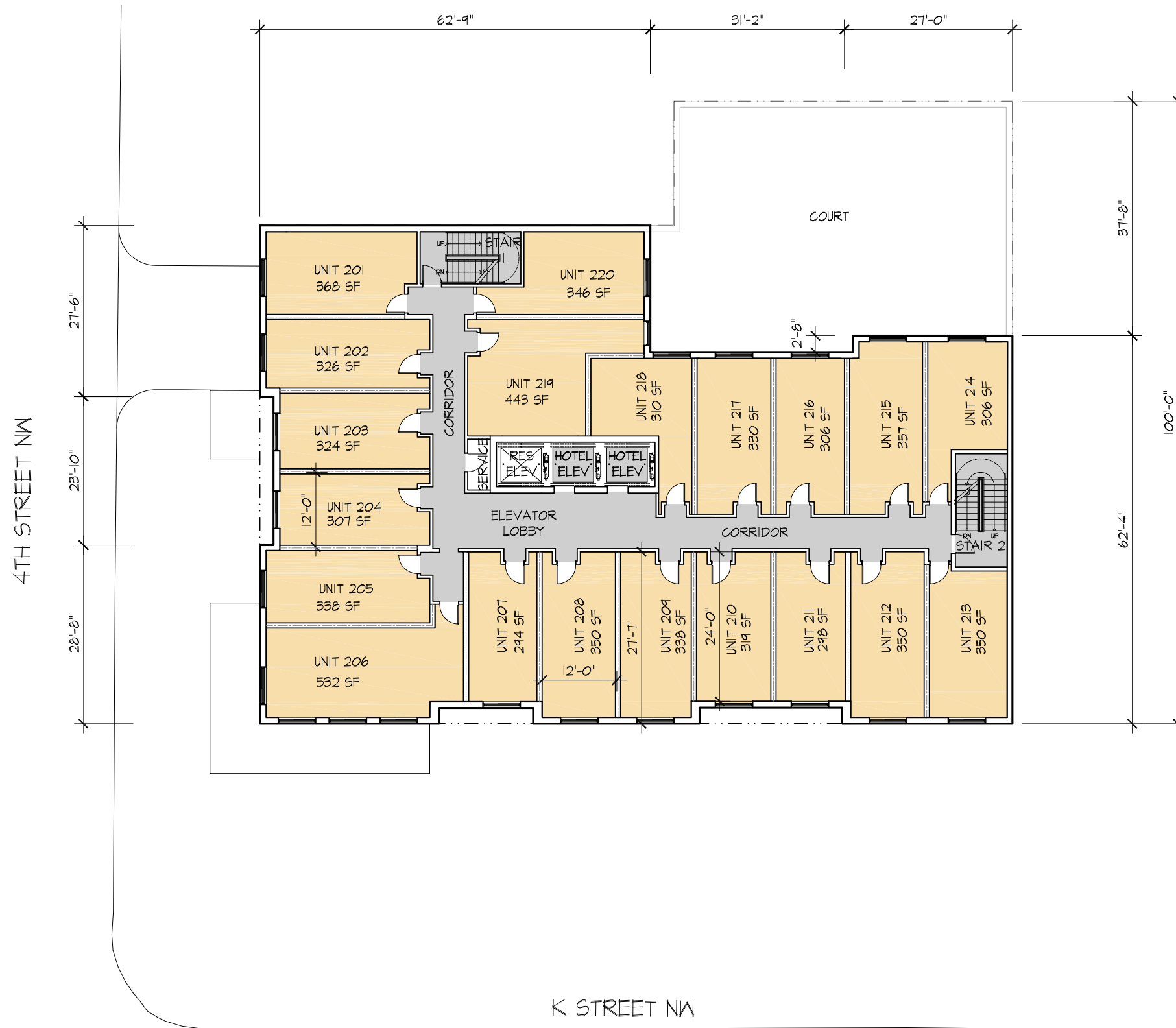
**P1 FLOOR PLAN**

**SEAL & SIGNATURE**

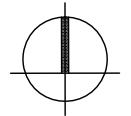
PROJECT No.: 1091.00  
DWG No.:

**A102**





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



317 K STREET NW

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

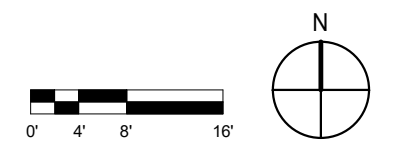
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- INTERIOR LAYOUT REVISED
- BAY PROJECTIONS ADDED AT SE CORNER AND SW CORNER
- FACADE RECESS REMOVED



317 K Street  
MAY 04, 2018

SECOND FLOOR PLAN

A-10 ADDED





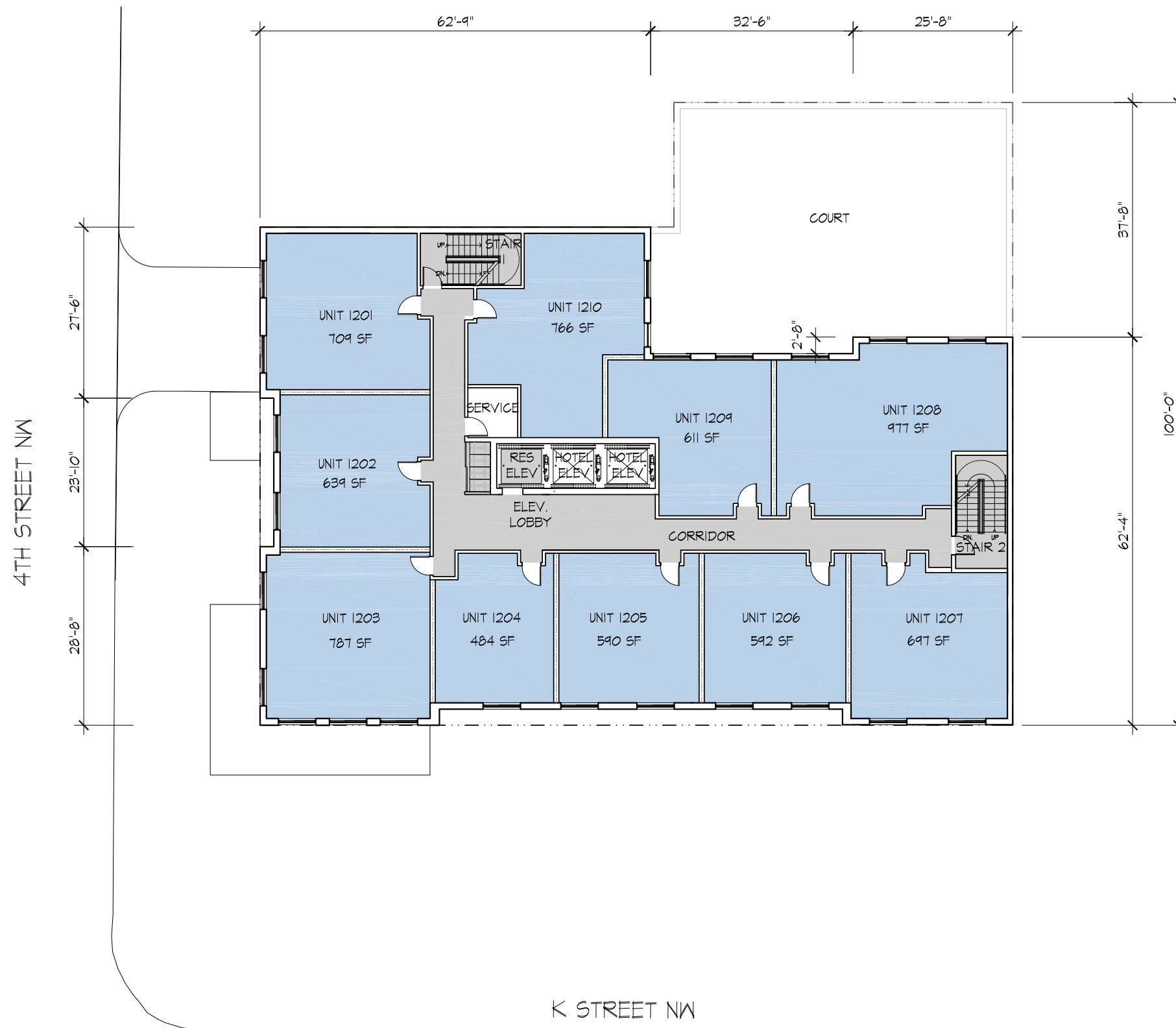
- INTERIOR LAYOUT REVISED
- BAY PROJECTIONS ADDED AT SE CORNER AND SW CORNER
- FACADE RECESSES REMOVED



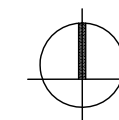
317 K Street  
MAY 04, 2018

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)

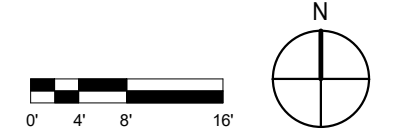
A-11

02-11-2016





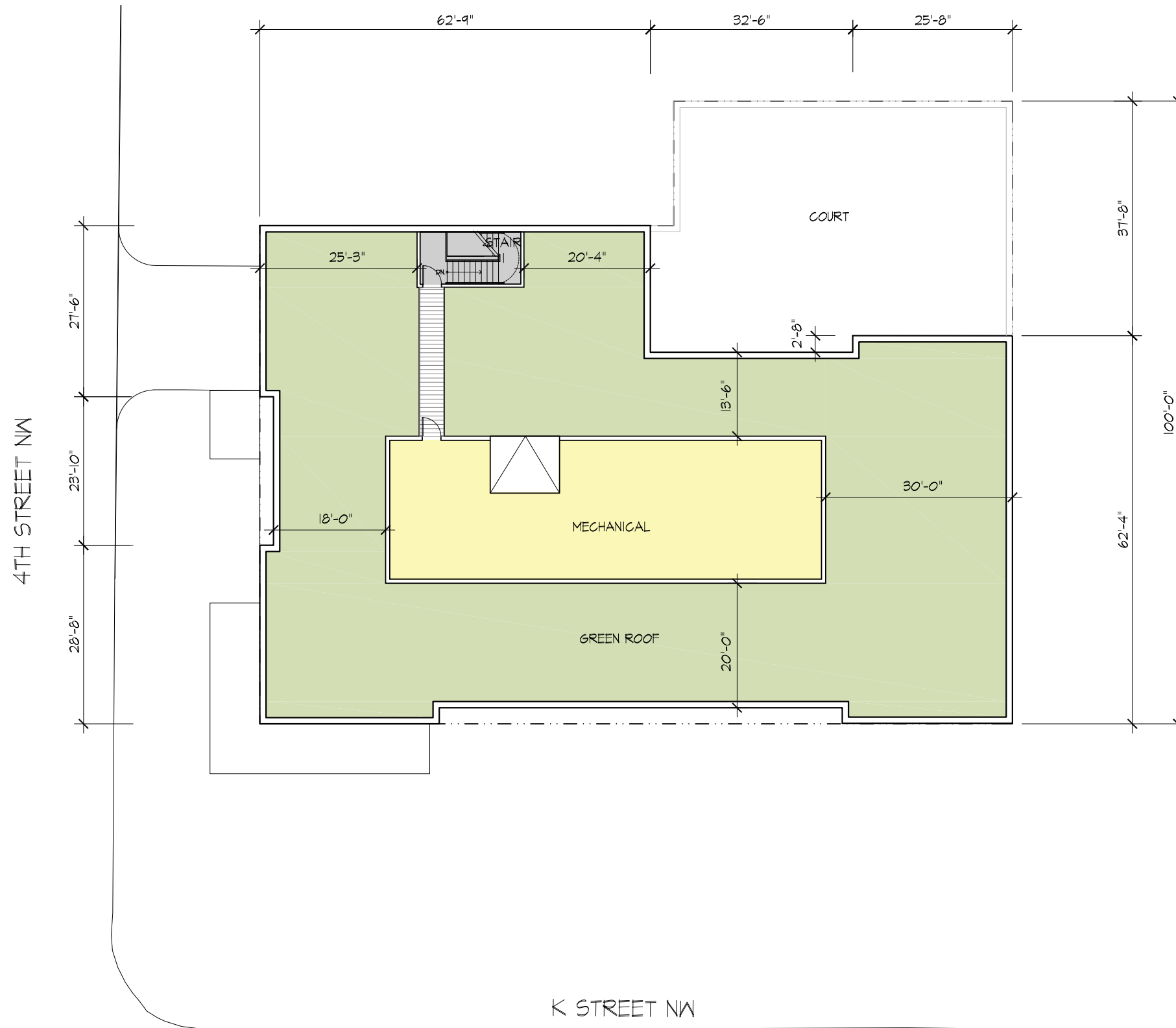
- RESIDENTIAL REMOVED
- HOTEL USE ADDED
- BAY PROJECTION ADDED AT SW CORNER



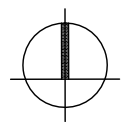
317 K Street  
MAY 04, 2018

THIRTEENTH FLOOR PLAN

A-11 REVISED



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



317 K STREET NW

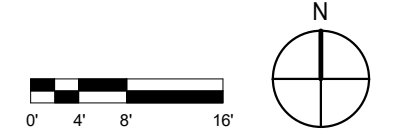
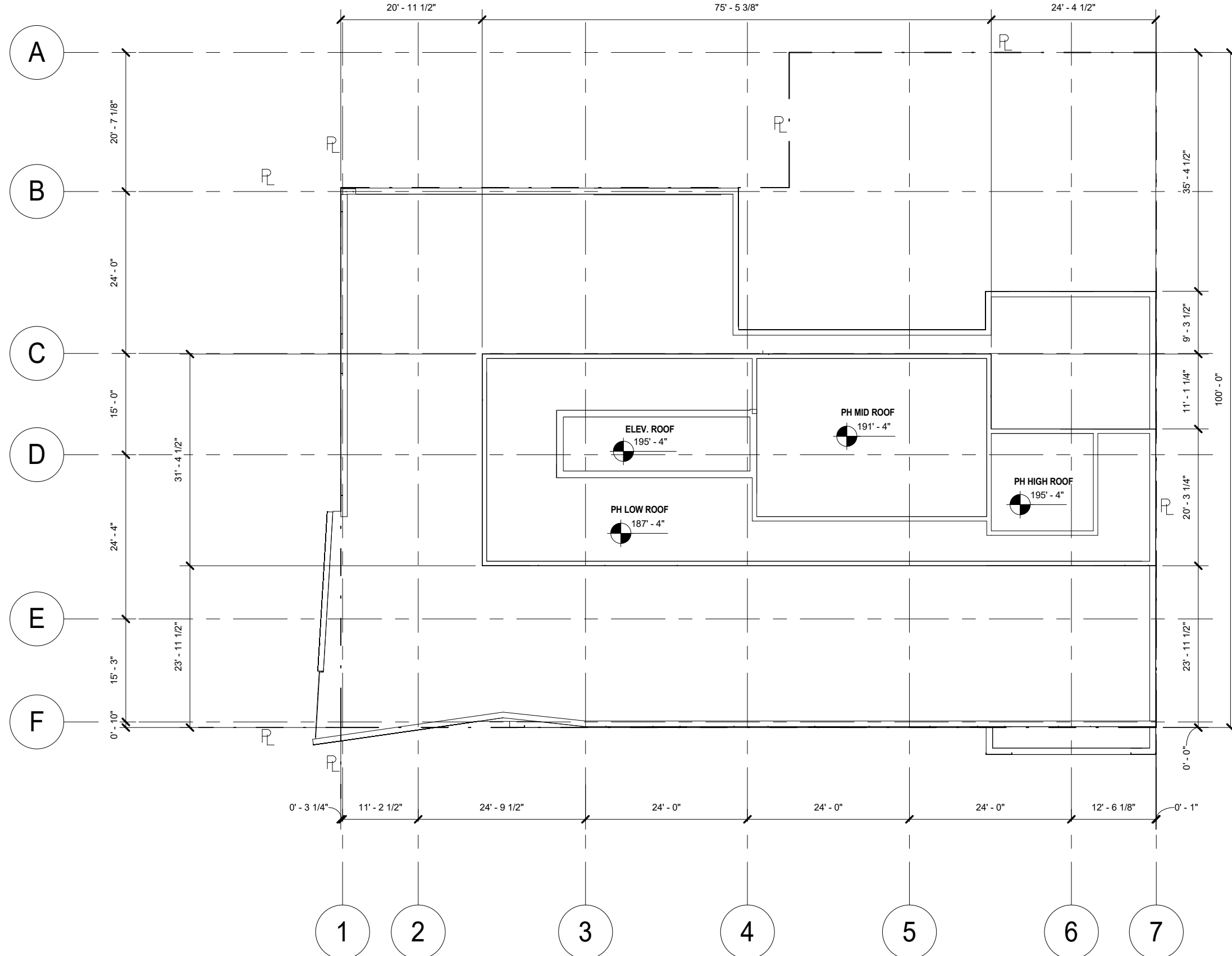
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Square: 526 Lot No: 20-21, 804-805, 824-825, 829

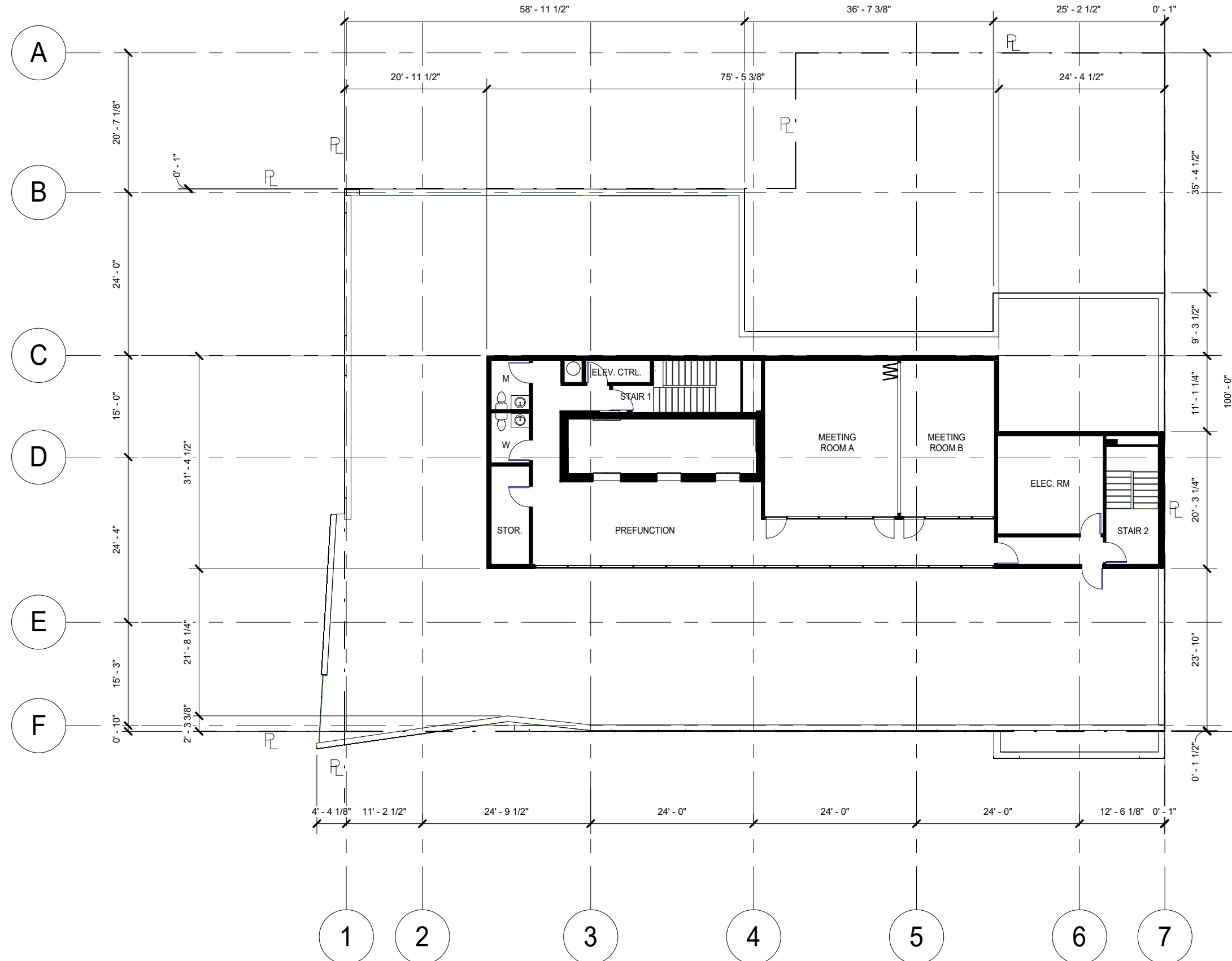
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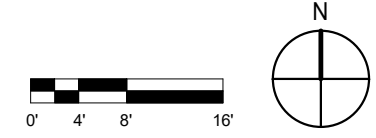
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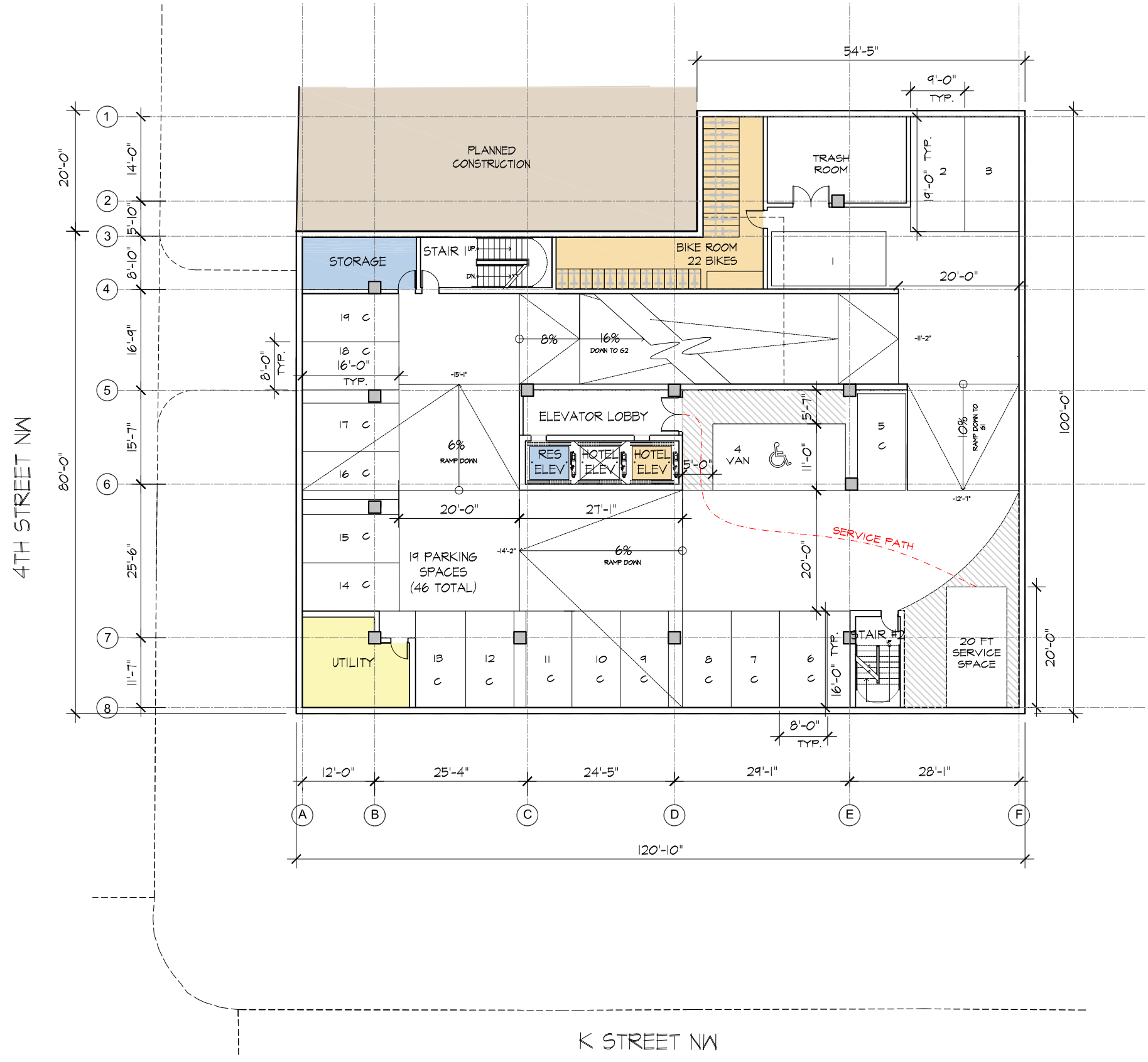




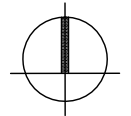


- PENTHOUSE CONFIGURATION REVISED
- MEETING SPACES AND RESTROOMS ADDED





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



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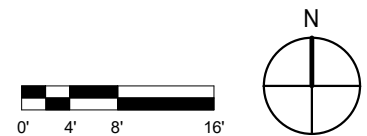


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- CONFIGURATION REVISED
- SERVICE SPACE RELOCATED
- VAN ACCESSIBLE SPACE RELOCATED
- ADDITIONAL HANDICAP SPACE PROVIDED
- VALET SPACES ADDED
- BIKE STORAGE REDUCED FOR HOTEL USE ONLY





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

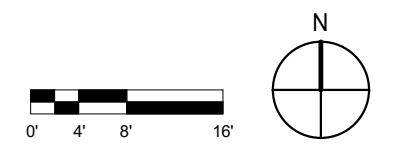
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Square: 526 Lot No: 20-21, 804-805, 824-825, 829

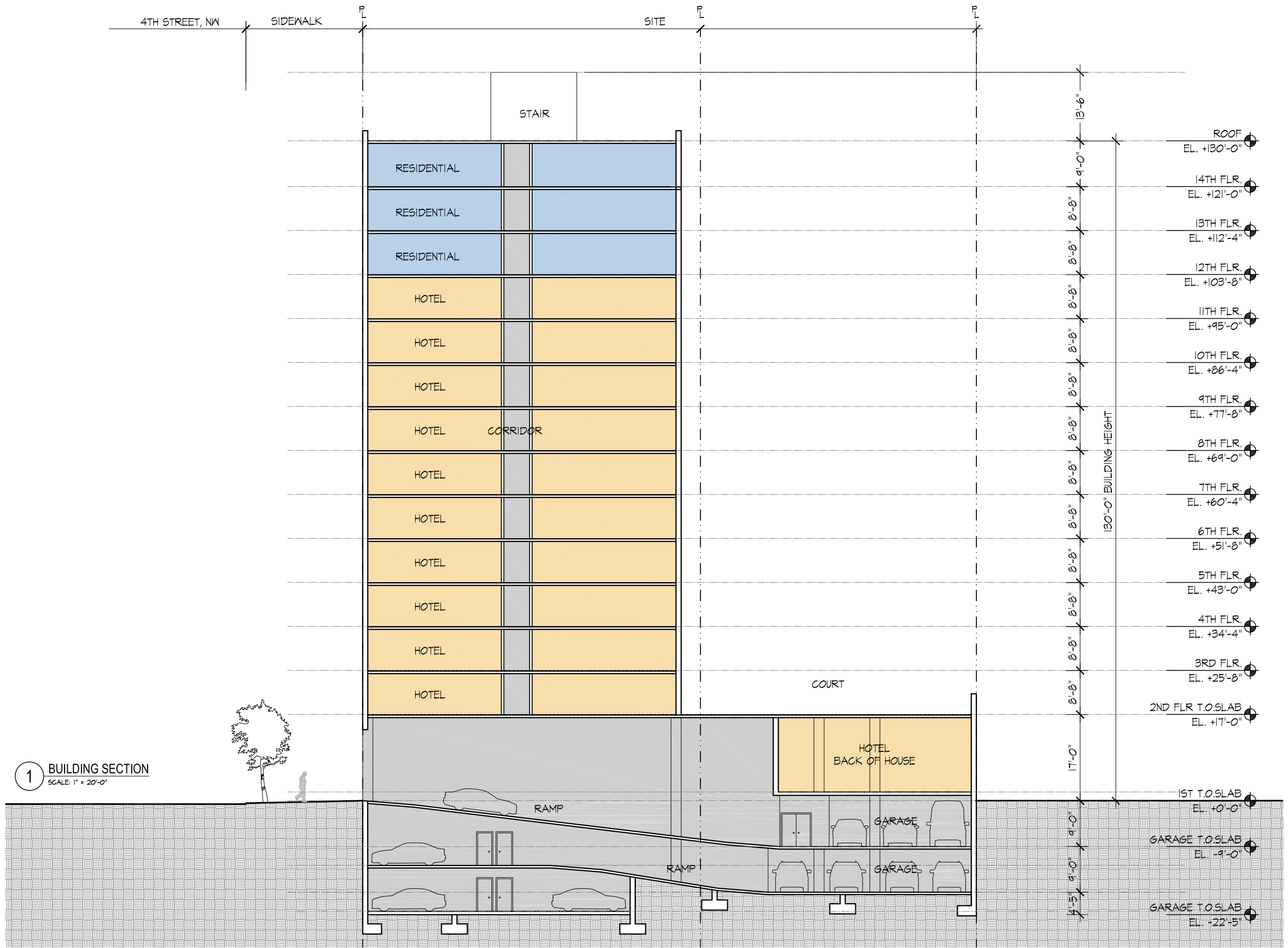
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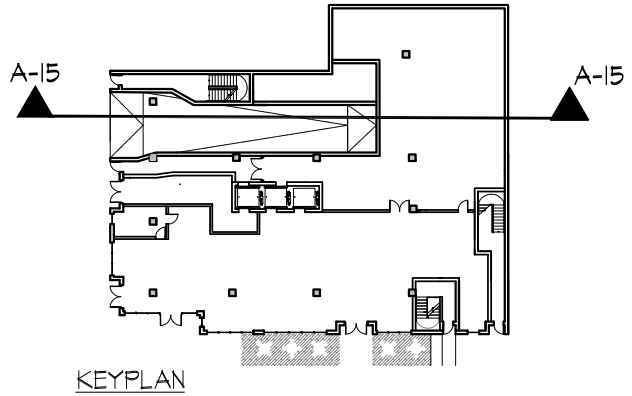
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1 BUILDING SECTION  
SCALE: 1" = 20'-0"

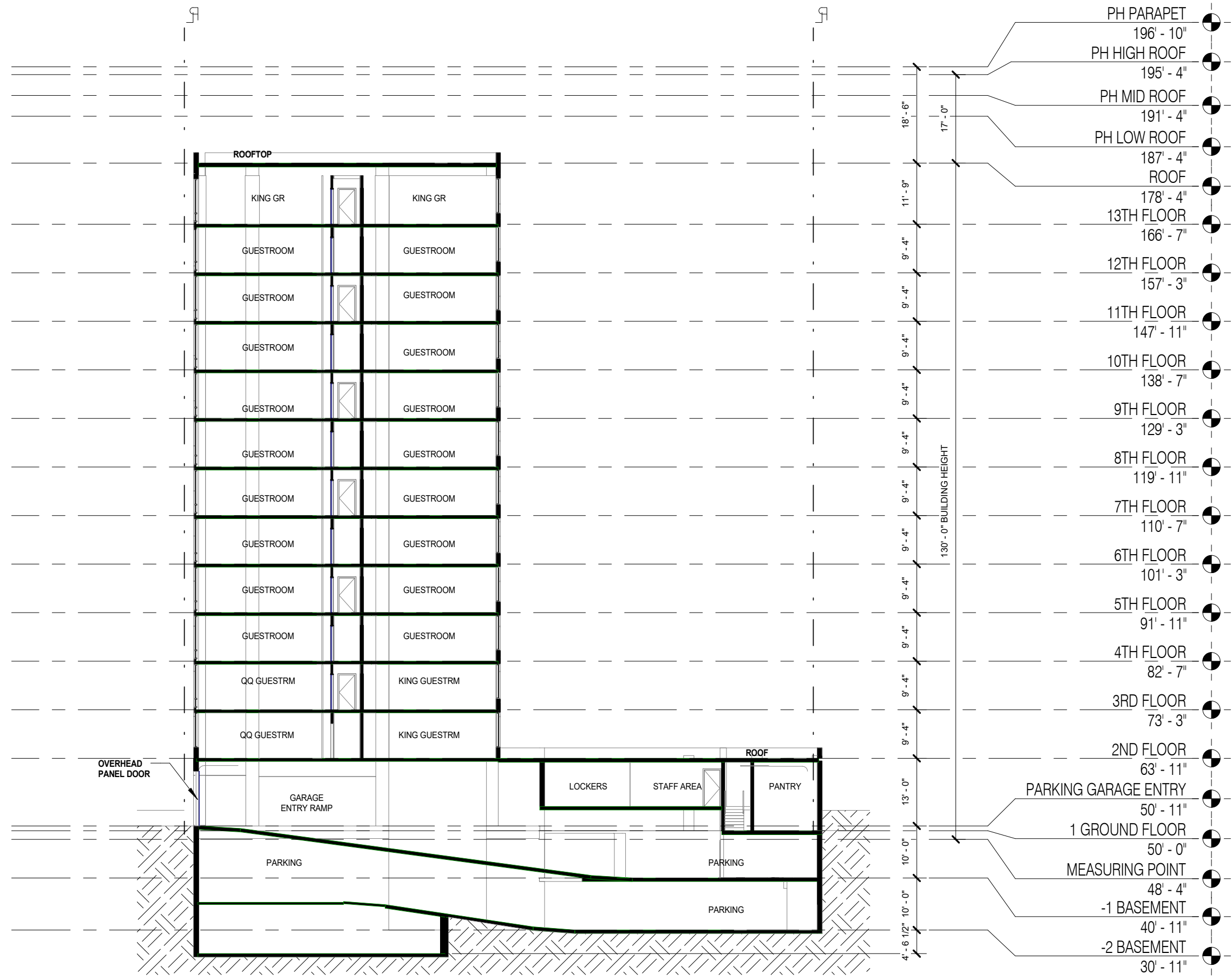


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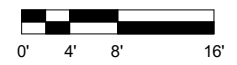


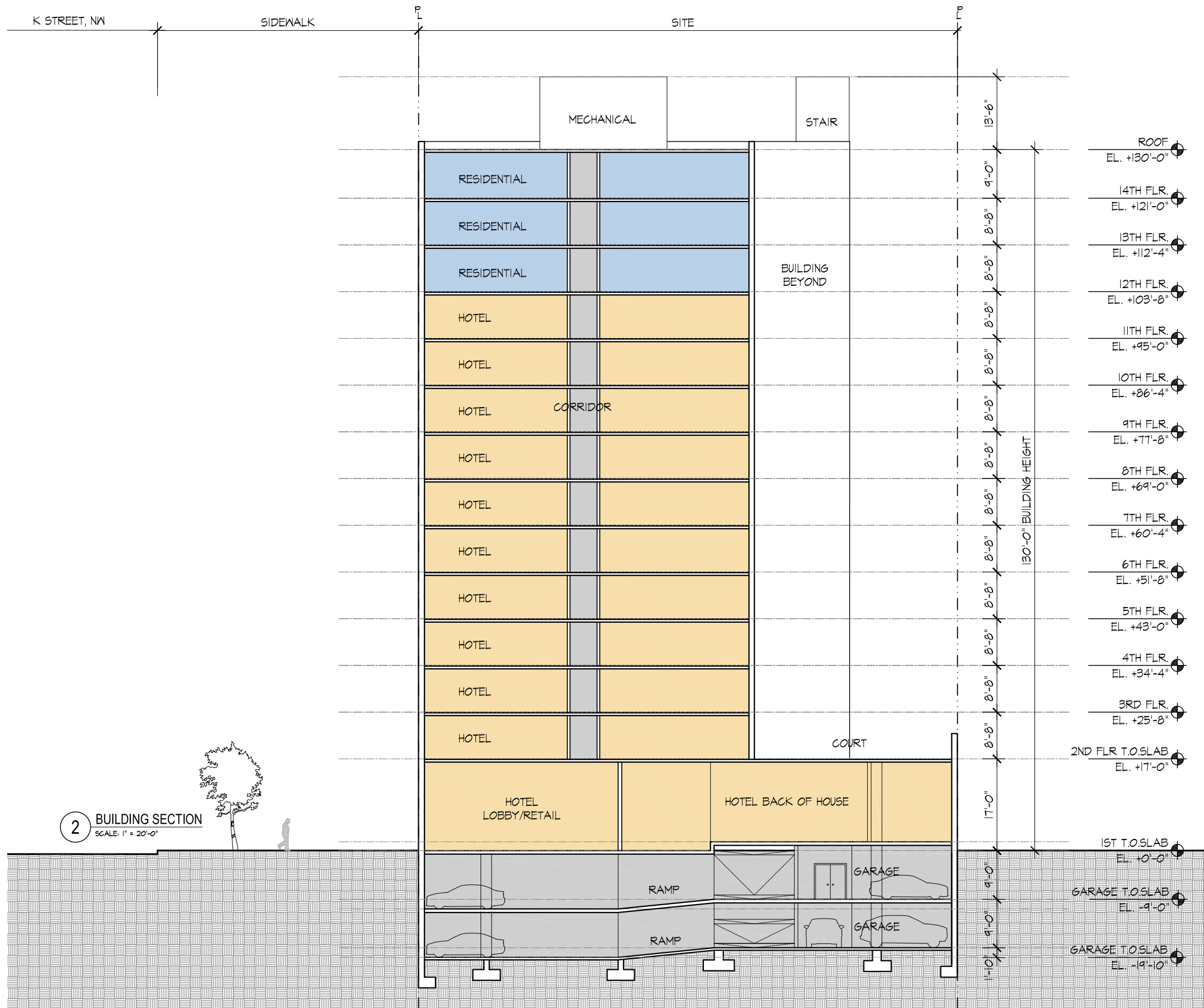
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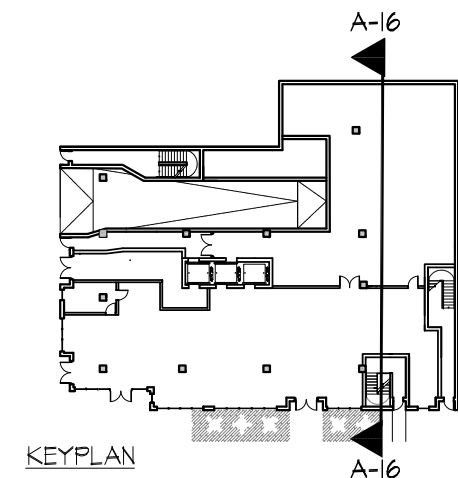
- ONE FLOOR REMOVED
- FLOOR TO FLOOR HEIGHT REVISED
- MEASURING POINT IDENTIFIED

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"





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



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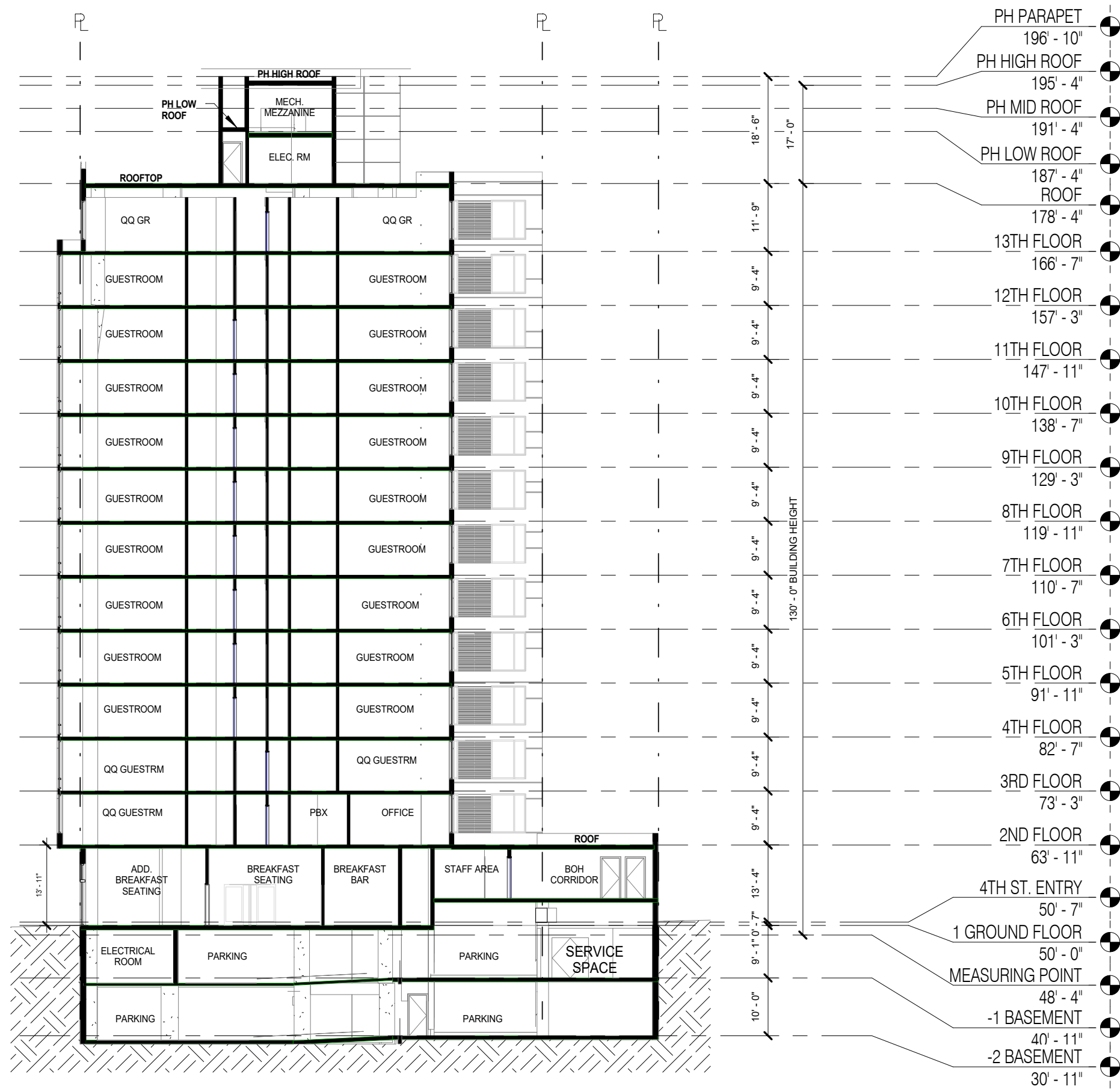


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BUILDING SECTION | A-16

02-11-2016





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