

Hotel Rouge

ADDRESS: 1315 16TH STREET NW, WASHINGTON DC 20036

BOARD OF ZONING ADJUSTMENT SUBMISSION
DECEMBER 20, 2017

INTERIOR DESIGN:



3333 K STREET NW SUITE 60 | WASHINGTON, DC 20007
[T] 202.350.4244 [F] 202.350.4245 [W] www.3877

ARCHITECT:



OWNERS REPRESENTATIVE:



ZONING SUMMARY

Hotel Rouge
 1315 16th St NW, Washington, DC 20036

Zoning Summary

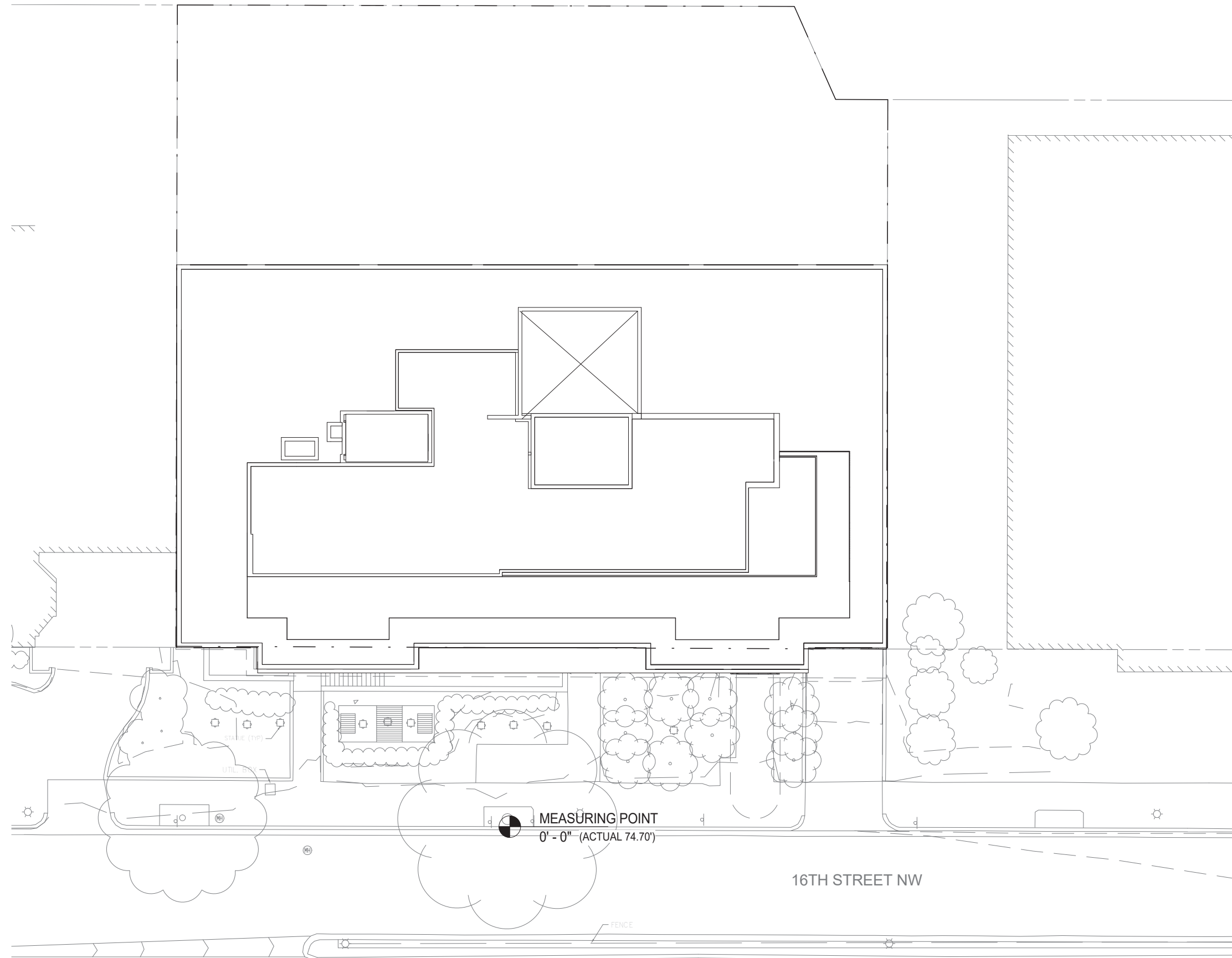
Square	195
Lot	846
Site Area	14,918
Zoning District	MU-15
Measuring Point	74.70' on 16th Street NW
ANC	ANC-2B/ SMD-2B05

	Existing	Proposed
Gross floor area	89,544	89,544
FAR	6.0	6.0
Height	89'-8"	89'-8"
Lot Occupancy	60%	60%
Penthouses		
o Use	Mechanical	Mechanical/Restaurant
o Penthouse Habitable Space (sf)	0	2,235SF (0.15 FAR)
o Heights	18'-6" for mech permitted Exist Mech Penthouse - 17'-0" Exist Screen Wall - 12'-6" Exist Stair Tower - 9'-6" Exist Covered Area - 9'-6"	Habitable Penthouse - 12'-0" Outdoor Covered Area Canopy - 11'-4" Exist Mech Penthouse - 17'-0" Exist Screen Wall - 12'-6" Exist Stair Tower - 9'-6" Exist Covered Area - Removed
o Setbacks	1:1 at Front, Back & Side	1:1 at Front, Back & Side
o Number of Penthouses	1	1
Parking		
	35	35
Loading		
	No Existing Berths	No Berths Proposed

EXISTING VICINITY PLAN



SITE PLAN



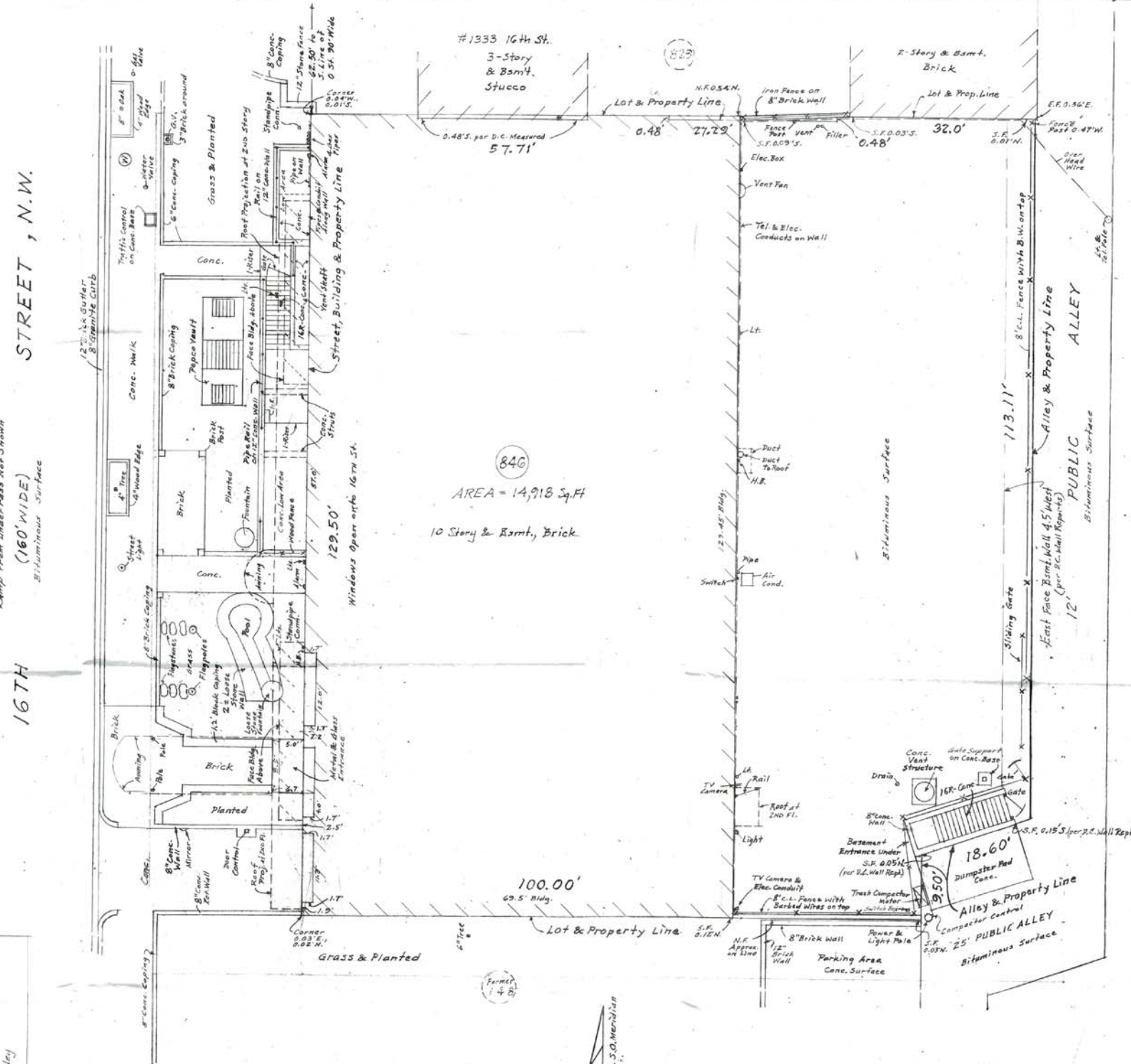
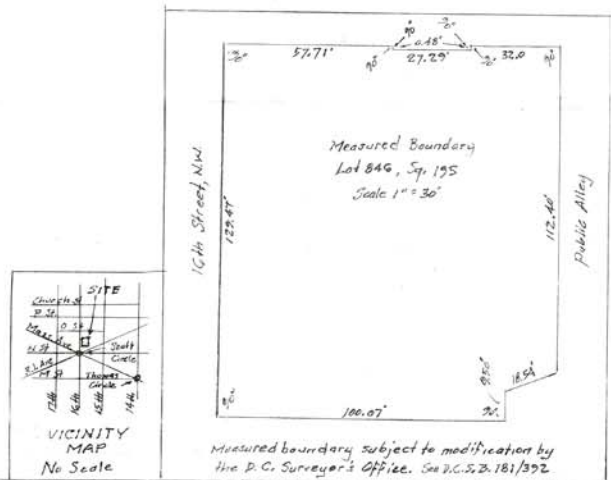
BUILDING PLAT

NOTE: 1. This plat is intended for real property title purposes only.
 2. Measured boundary shown subject to modification by the D.C. Surveyor's Office and/or private land surveyors, registered to practice in the District of Columbia, performing wall tests and/or surveys on behalf of the D.C. Surveyor.
 3. The land shown hereon is the same land described as Parcel 3 in Chicago Title Insurance Company Commitment for Title Insurance No. 2084-12695, effective date: December 12, 2000. The boundary of Lot 846, Square 195, as described in this title commitment, fails to close. The records of the Maps & Title Section of the D.C. Office of Tax and Revenue show that one of the north lines of Lot 846, Square 195, has a length of 32.0', versus the described length of this line, which is given as 32.10'. Both the records of the Maps & Title Section of the D.C. Office of Tax and Revenue and the D.C. Surveyor's Office, and the description in the title commitment referred to above, give the length of one of the south lines of Lot 846, Square 195 (i.e., the line which abuts the 25 foot wide public alley) as 18.60 feet; this office computes the length of this line as 18.34 feet, to force closure.
 4. Ownership of adjacent lots per the records of the Telephone Information Center of the D.C. Office of Tax and Revenue as of February 8, 2001, as to the correctness and/or completeness of which there is no certification: Lot 829 = Federation of Nigeria; Former Lot 148, Presently Lots 2041-2221 (Condominium) = Multiple Owners.
 5. At 3:30 P.M. on February 7, 2001, there were 45 paint striped spaces for parking cars on Lot 846, Square 195, of which 23 were within the basement level of premises 1315 16th Street, N.W., and 22 were in the portion of the lot to the east of the building.
 6. Approximate area of building footprint at grade = 9,008 square feet.
 7. Lot 846, Square 195, premises 1315 16th Street, N.W., Washington, D.C., lies in Zone "C" (defined as "Areas of Minimal Flooding") as defined by the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the District of Columbia, Community Panel Number 110001 0020 B, effective date: November 15, 1985.

ENGINEER'S CERTIFICATE

To LHO Washington Hotel Three, L.L.C., and Chicago Title Insurance Company.
 This is to certify that this plat and the survey of which it is based were made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors in 1999 and includes Items 2, 3, 4 (as to land area of Lot 846, Square 195, only), 7 (a), 7 (b) (1) (as to approximate area of building footprint at grade, only), 8 (as to those improvements which are observable from ground surface level, only), 10, 11 (a) (as to surface manifestations of underground utilities, only), 13 (per the records of the Telephone Information Center of the D.C. Office of Tax and Revenue as of February 8, 2001, as to the correctness and/or completeness there is no certification), 14 (as to evidence of earth moving work, building construction or building additions which is observable from a careful physical inspection of the exterior of the site, only), 15, and 16 (as to evidence of site use as a solid waste dump, sump or sanitary landfill which is observable from a careful physical inspection of the exterior of the site, only) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM in 1999, the undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

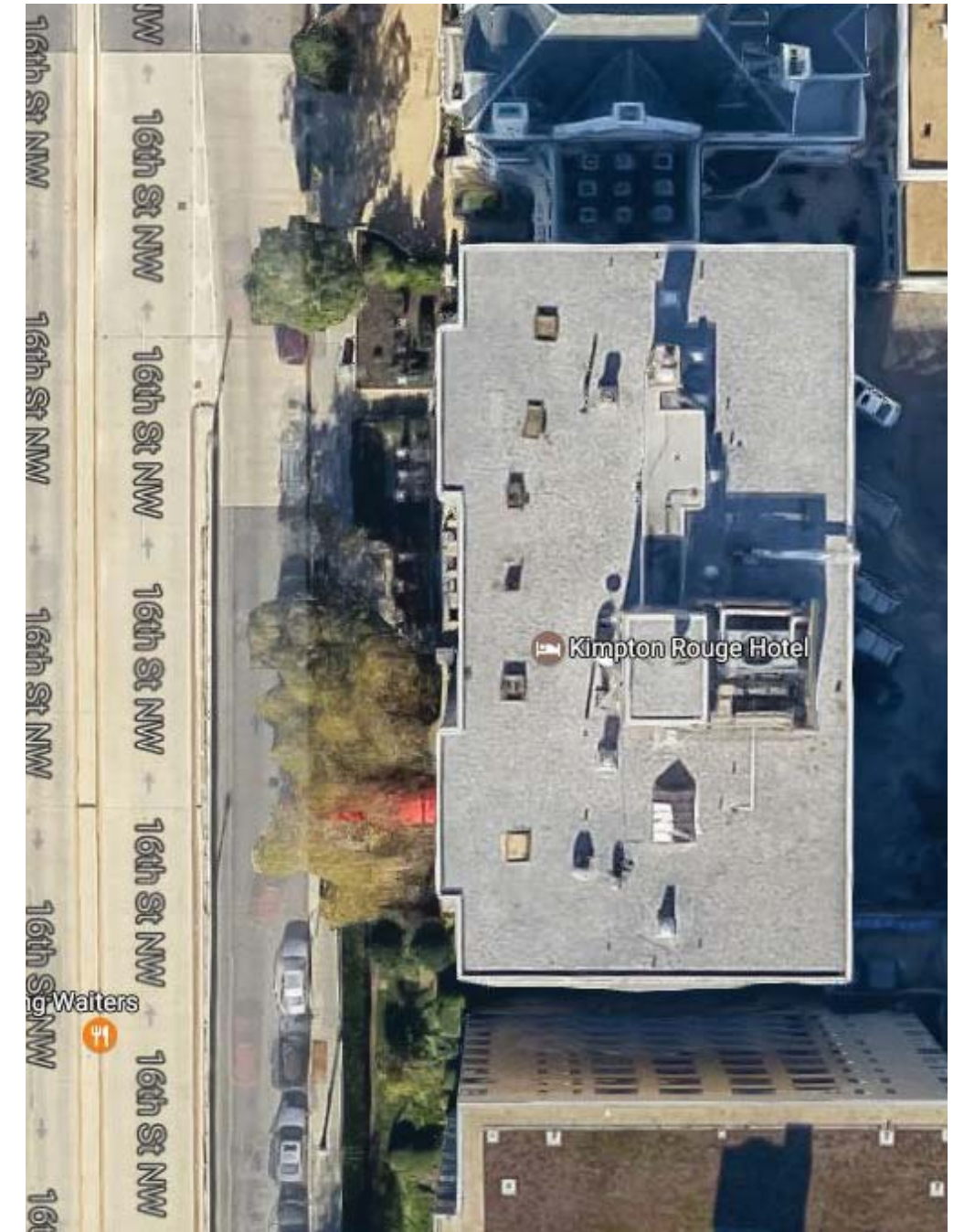
L. Gerald S. McKenna
 Civil Engineer D.C. Reg. No. 4797



PLAT OF SURVEY
 LOT 846 SQUARE 195
 1315 16TH STREET, N.W., WASHINGTON, D.C.
 HAGAN & ASSOCIATES
 SCALE: 1" = 10' FEB. 8, 2001
 BERNARD F. LOCRAFT
 CIVIL ENGINEERS
 WASHINGTON, D.C.
 F.B. 1248/91

7679

BIRDS EYE VIEW- SCOTT CIRCLE AND HOTEL ROUGE



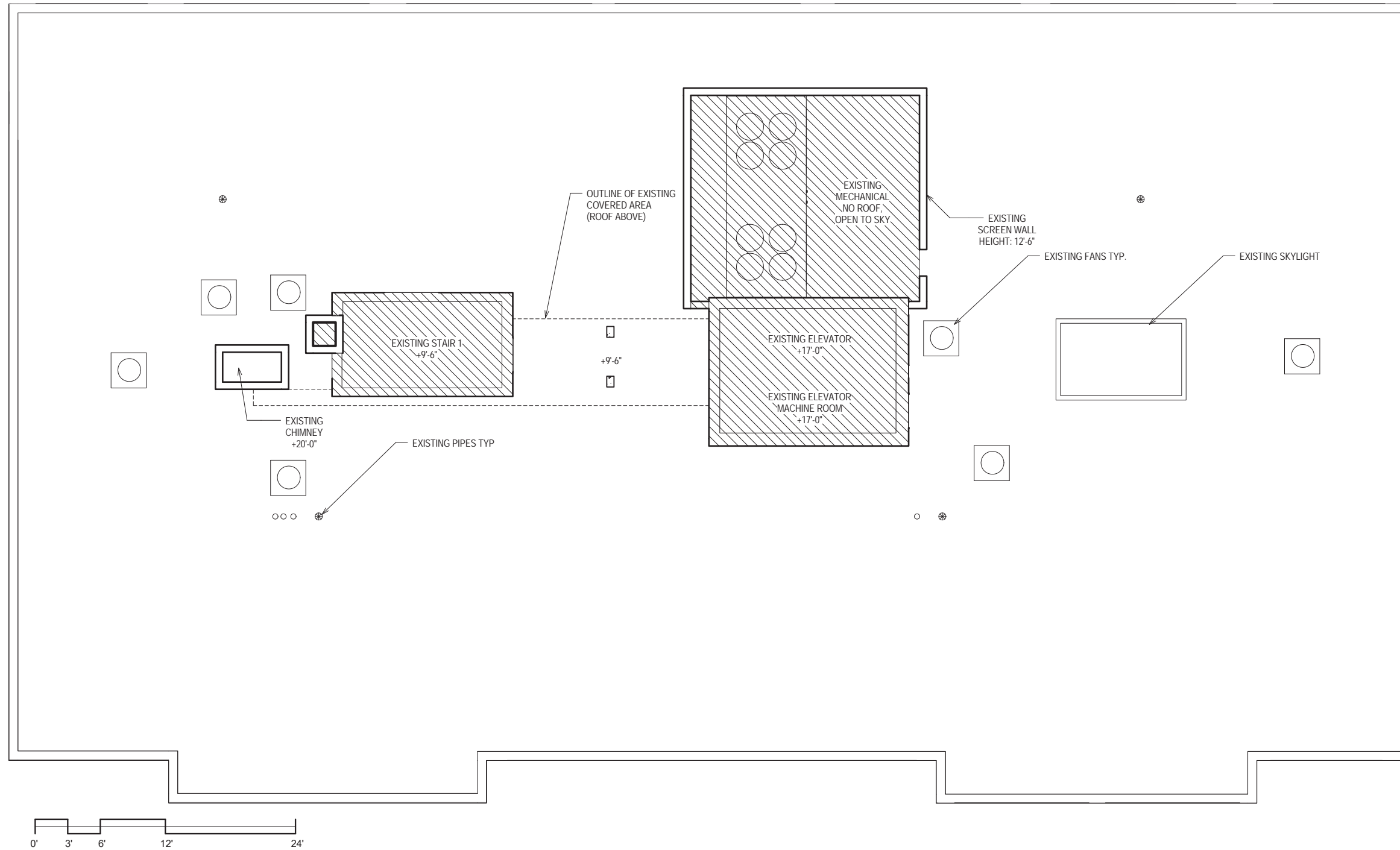
EXISTING CONDITIONS:

- PENTHOUSE MECHANICAL SPACE: 418 SF
- PENTHOUSE COVERED AREA: 181 SF
- MECHANICAL SCREEN (OPEN TO SKY): 433 SF

HATCH PATTERN KEY:

 PENTHOUSE MECHANICAL SPACE - EXISTING

EXISTING ROOF PLAN



PROPOSED ROOF PLAN




EXISTING CONDITIONS:

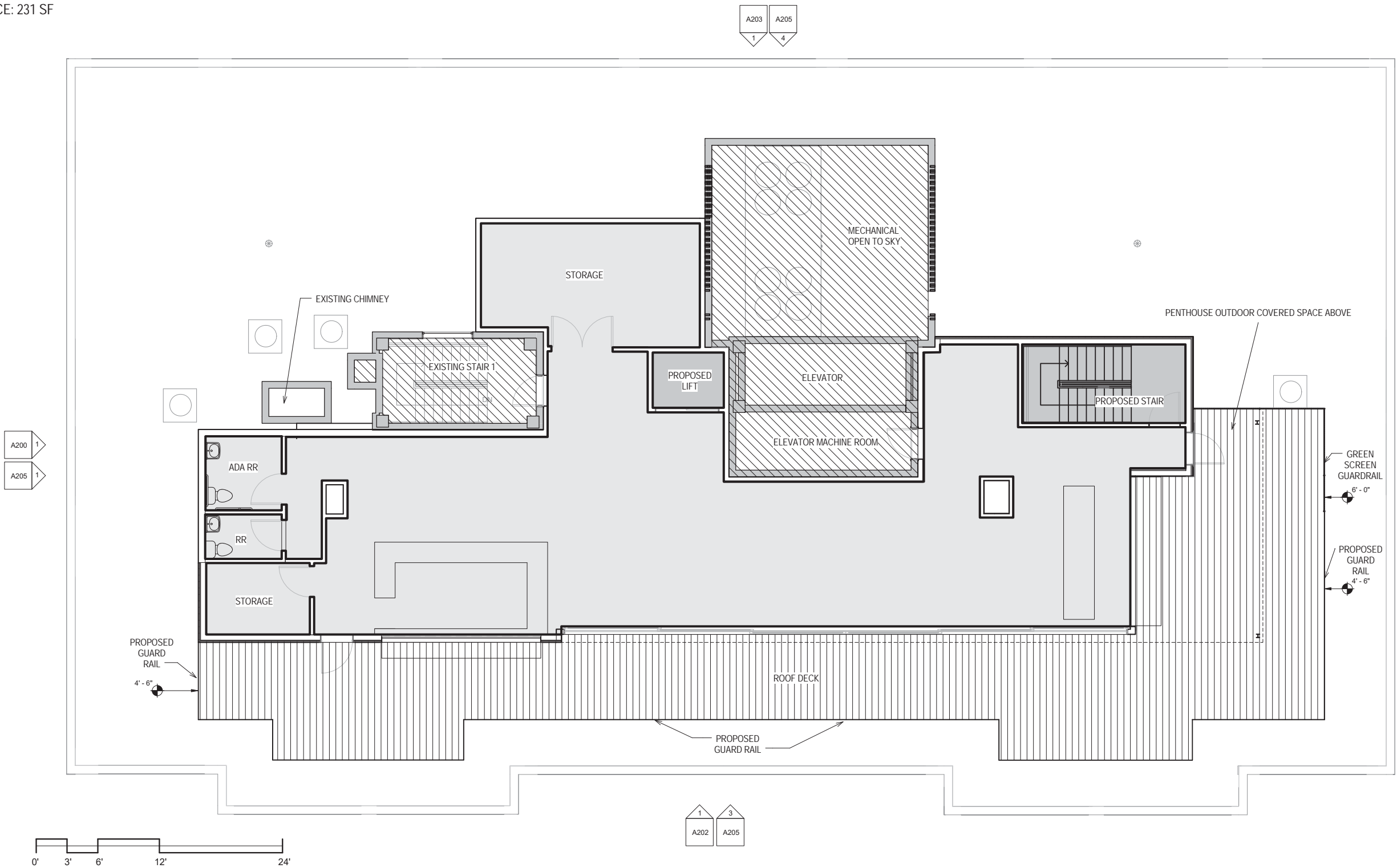
- PENTHOUSE MECHANICAL SPACE: 418 SF
- PENTHOUSE COVERED AREA: 181 SF
- MECHANICAL SCREEN (OPEN TO SKY): 433 SF

PROPOSED:

- PENTHOUSE MECHANICAL SPACE:
 - STAIR EXTENSION 131 SF
 - LIFT 60 SF
- PENTHOUSE HABITABLE SPACE: 2235 SF
- PENTHOUSE OUTDOOR COVERED SPACE: 231 SF

HATCH PATTERN KEY:

-  PENTHOUSE MECHANICAL SPACE - EXISTING
-  PENTHOUSE MECHANICAL SPACE - PROPOSED
-  PENTHOUSE HABITABLE SPACE - PROPOSED



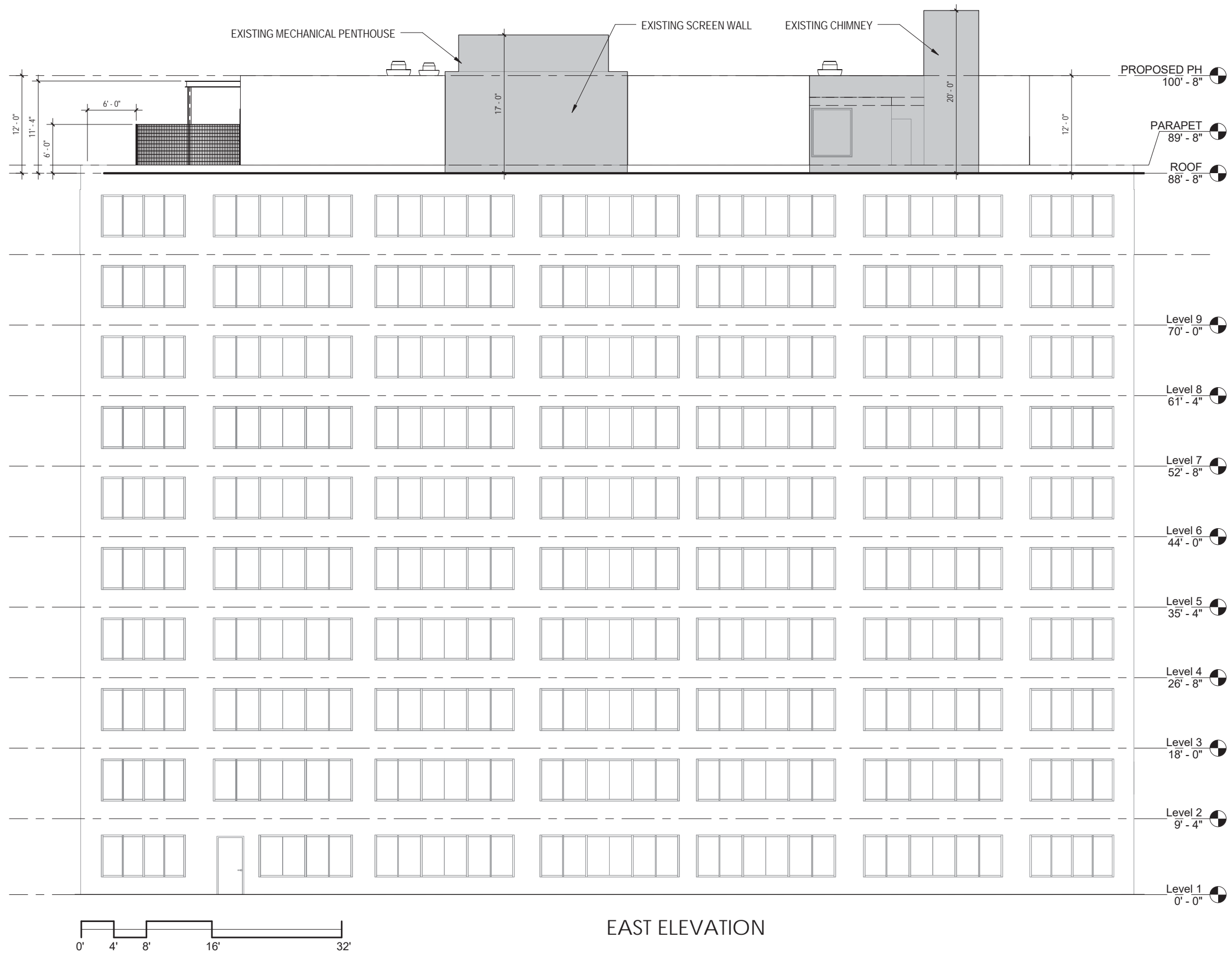
*EXISTING
MECHANICAL
PENTHOUSE
SHOWN IN GREY

PROPOSED BUILDING ELEVATIONS



*EXISTING
MECHANICAL
PENTHOUSE
SHOWN IN GREY

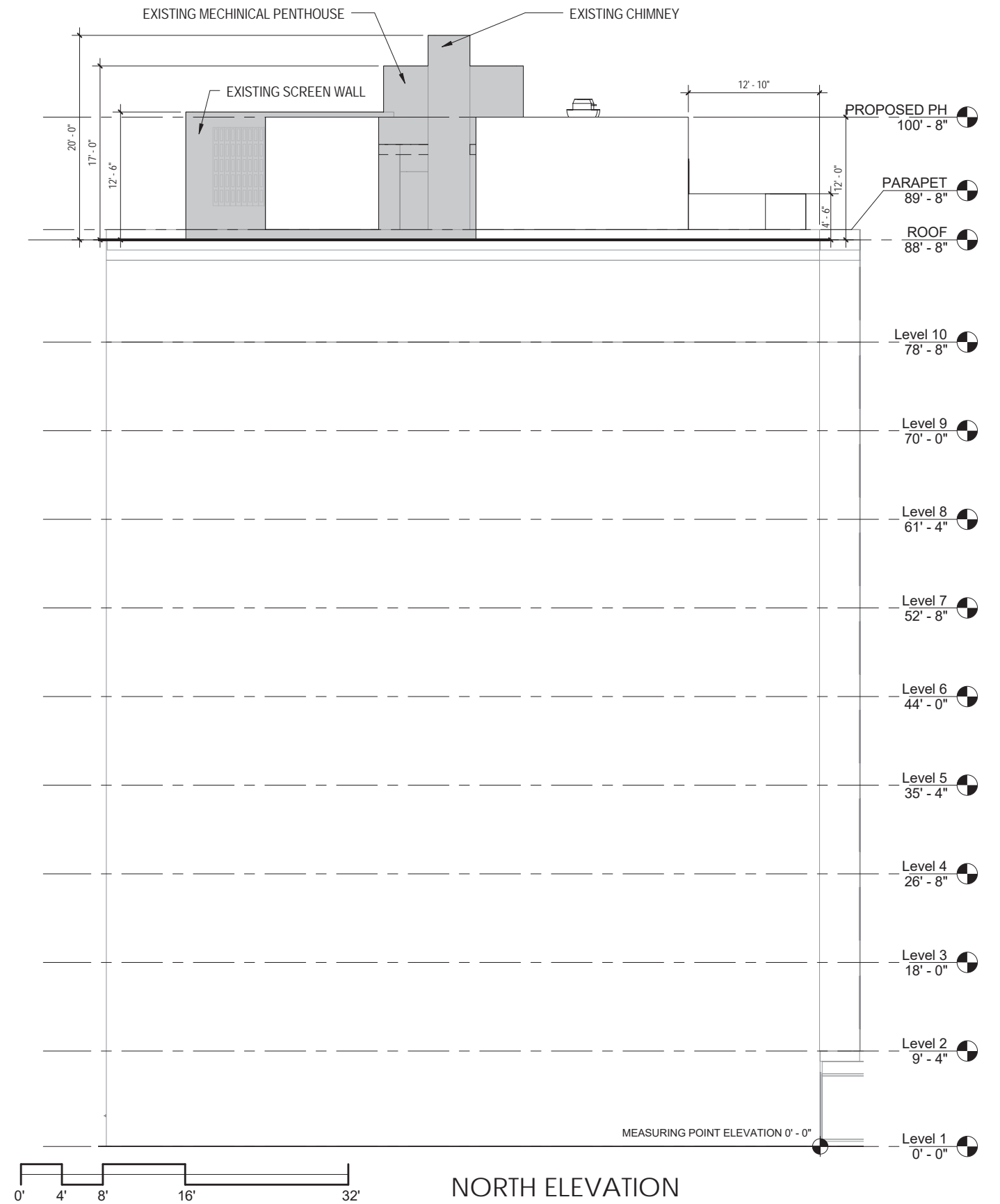
PROPOSED BUILDING ELEVATIONS



EAST ELEVATION

*EXISTING MECHANICAL PENTHOUSE SHOWN IN GREY

PROPOSED BUILDING ELEVATIONS



PROPOSED PENTHOUSE MATERIAL / INSPIRATION



CLEAN SIMPLE FORM



BLACK METAL STRUCTURE



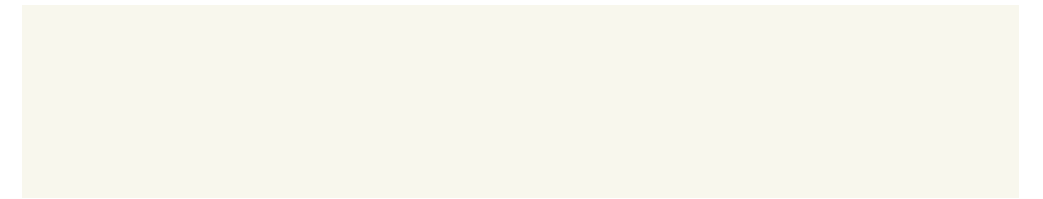
GREEN SCREEN FENCE



CREAM STUCCO



PRE-FINISHED ALUMINUM MULLIONS



PRE-FINISHED METAL PANELS

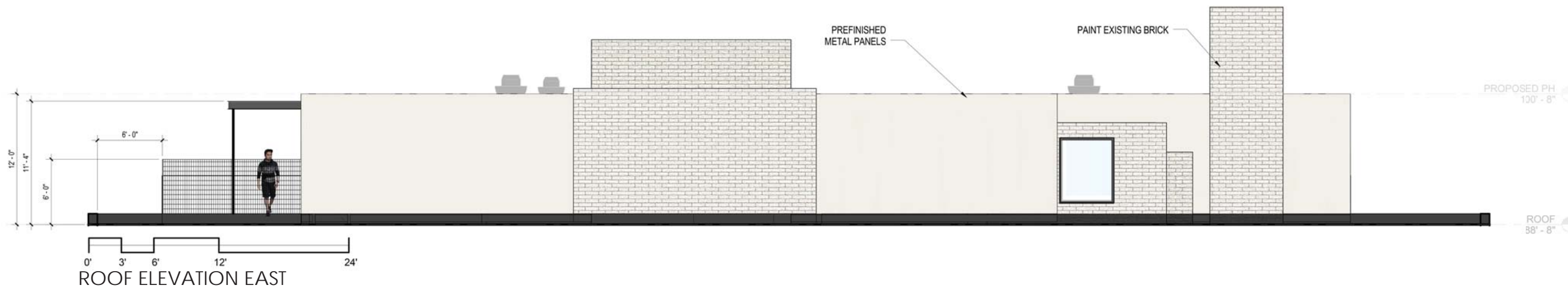
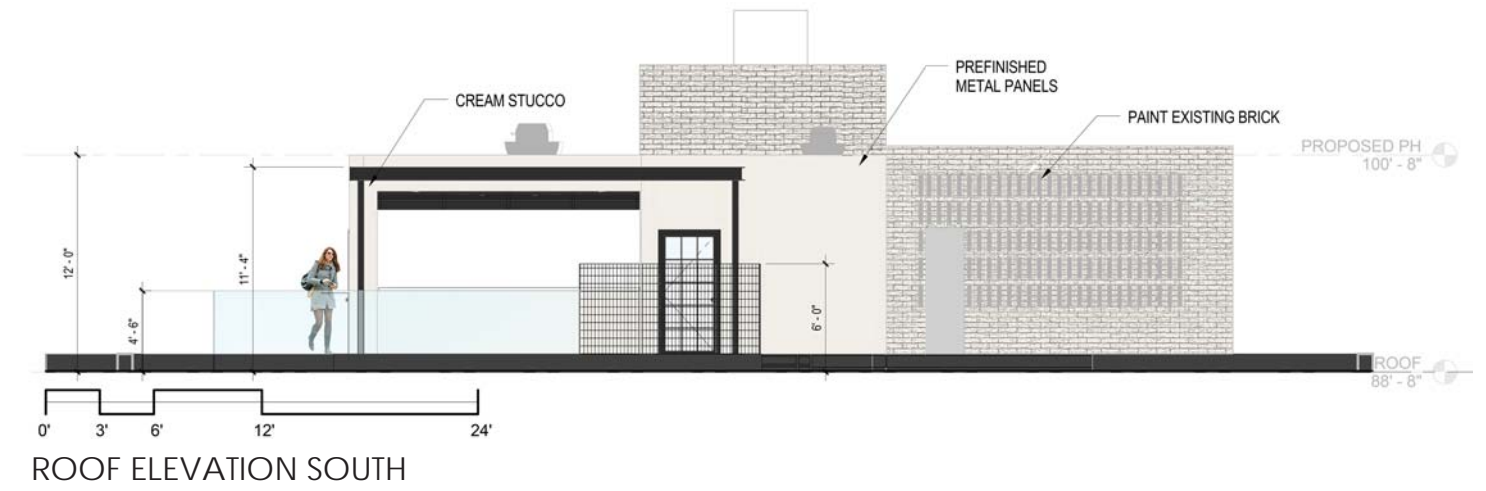
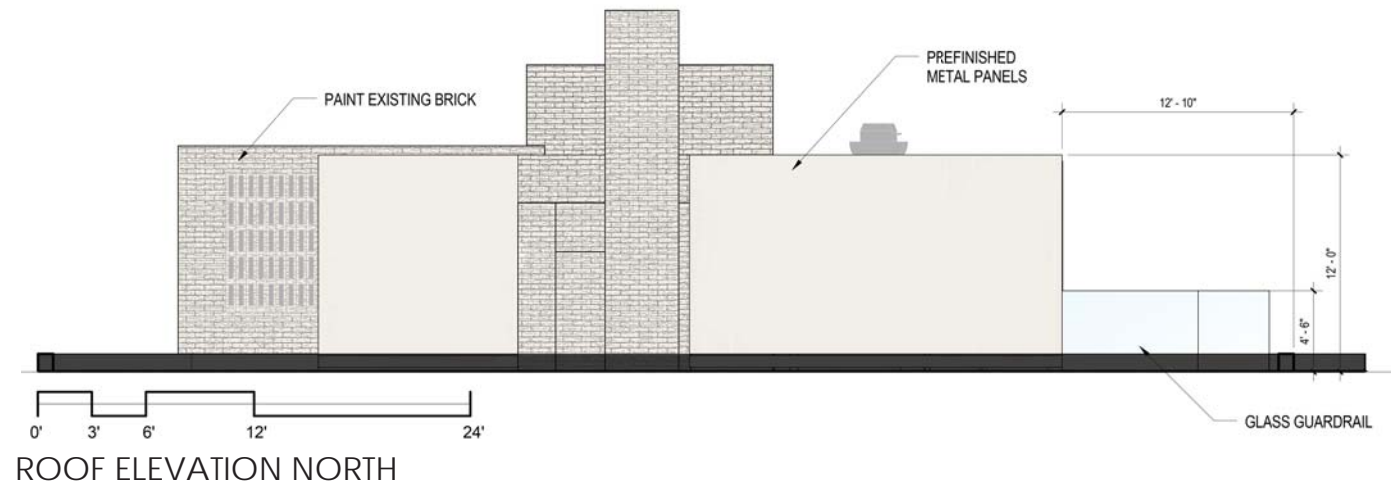


PAINT EXISTING BRICK CREAM



WARM WOOD COMPOSITE DECKING

PROPOSED ROOF STRUCTURE ELEVATIONS



PROPOSED ROOF PENTHOUSE AXON

