

CITY CENTER DC HOTEL / RETAIL

HKS



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R J 0

Zone District: DD/C-3-C

Allowable FAR per Zoning: 6.5

Lot Area 53,710 SF

Total allowable FAR area 349,115 SF

| | |
|------------------------|-------------|
| Hotel | 346,217 SF |
| Retail | 75,309 SF |
| Parking | 119,500 SF |
| Mechanical Electrical | 17,789 SF |
| Total Building SF area | 558, 815 SF |

| Schematic Design Phase Gross areas | Location | FAR GSF Area | Building SF Area (non FAR) | Hotel | Retail | Parking | Mechanical Electrical |
|---|---------------------|--|--|-------------|-----------|------------|-----------------------|
| FAR GSF Notes: 1) Vent shafts and pipe chase shaft counted on level 01 only 2) Roof enclosure does not exceed .37 of allowable FAR and is not required to be counted. | Parking Level P2 | 0 | 59,750 | | | 59,750 | |
| | Parking Level P1 | 0 | 59,750 | | | 59,750 | |
| | Concourse | 0 | 62,927 | 62,927 | | | |
| | Concourse Mezzanine | 0 | 21,841 | 11,885 | | | 9,956 |
| | Ground Level | 41,563 | 41,563 | 9,250 | 32,313 | | |
| | Second | 45,783 | 46,125 | 3,129 | 42,996 | | |
| | Third | 33,439 | 33,518 | 33,518 | | | |
| | Fourth | 10,683 | 10,772 | 10,772 | | | |
| | Fifth | 31,242 | 31,370 | 31,370 | | | |
| | Sixth | 30,433 | 30,561 | 30,561 | | | |
| | Seventh | 30,433 | 30,561 | 30,561 | | | |
| | Eighth | 30,433 | 30,561 | 30,561 | | | |
| | Ninth | 30,433 | 30,561 | 30,561 | | | |
| | Tenth | 30,433 | 30,561 | 30,561 | | | |
| | Eleventh | 30,433 | 30,561 | 30,561 | | | |
| | Roof | 0 | 7,833 | | | | 7,833 |
| | Totals | 345,308 FAR GSF (Building Coverage) | 558,815 SF (Total Building SF Area) | 346,217 GSF | 75,309 SF | 119,500 SF | 17,789SF |

| | |
|---|--------------------|
| Hotel Rooms | 374 keys |
| Parking Provided | 225 spaces (valet) |
| Parking Required | 218 spaces |
| 94 (1 per 4 rooms) + 28 (largest assembly space / 300) + 96 for retail (1 for each after 750 after 3000sf) | |
| Vans - 11 van spaces to be provided - 5% of required spaces with min 7' 2" clearance | |
| Bikes- not required under section 2119 but a number will be determined | |

Lot Coverage - allowed 100% = 53, 710sf provided = 41,563sf (77.3%)

Rear Yard - required 27 foot (2.5" per foot height)
- provided 45 foot using Eye Street

Side Yard - not required if provided (2" per foot height) = 21.67 foot
- provided 24 foot using private alley east side

Courts - Requirement 3" of width taken per highest adjacent wall (89' 9 x3" = 22.44 feet min width required)
- North Courtyard - 41'11" width provided
- South Courtyard - 41'11" width provided
- East Courtyard - 55' 6 " width provided

| Loading Docks (per Zoning) | Required | Provided |
|--------------------------------|----------|----------|
| Retail | | |
| 1 - 55 foot berth | 1 | 1 |
| 1 - 30 foot berth | 1 | 1 |
| 1- 20 foot deep loading space | 1 | 1 |
| 100 sf platform | 1 | 1 |
| 200 sf platform | 1 | 1 |
| Hotel | | |
| 1 - 55 foot berth | 1 | 1 |
| 1 - 30 foot berth | 2 | 2 |
| 1 - 20 foot deep loading space | 1 | 1 |
| 100 sf platform | 2 | 2 |
| 200 sf platform | 1 | 1 |

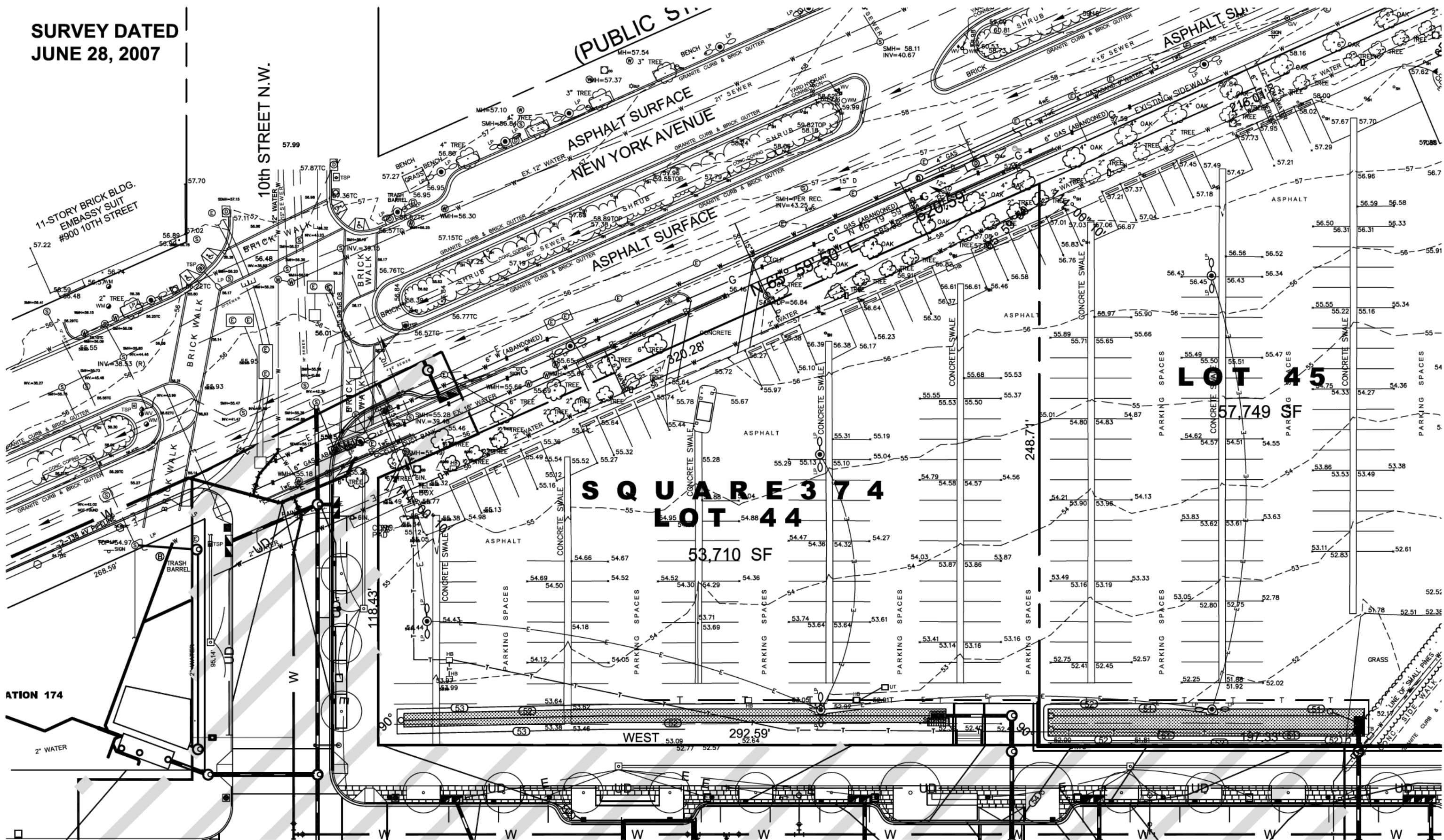
Building height to parapet (130' allowable per Zoning) 130' provided
(Measuring for Height: New York Avenue)



SOUTHWEST CORNER



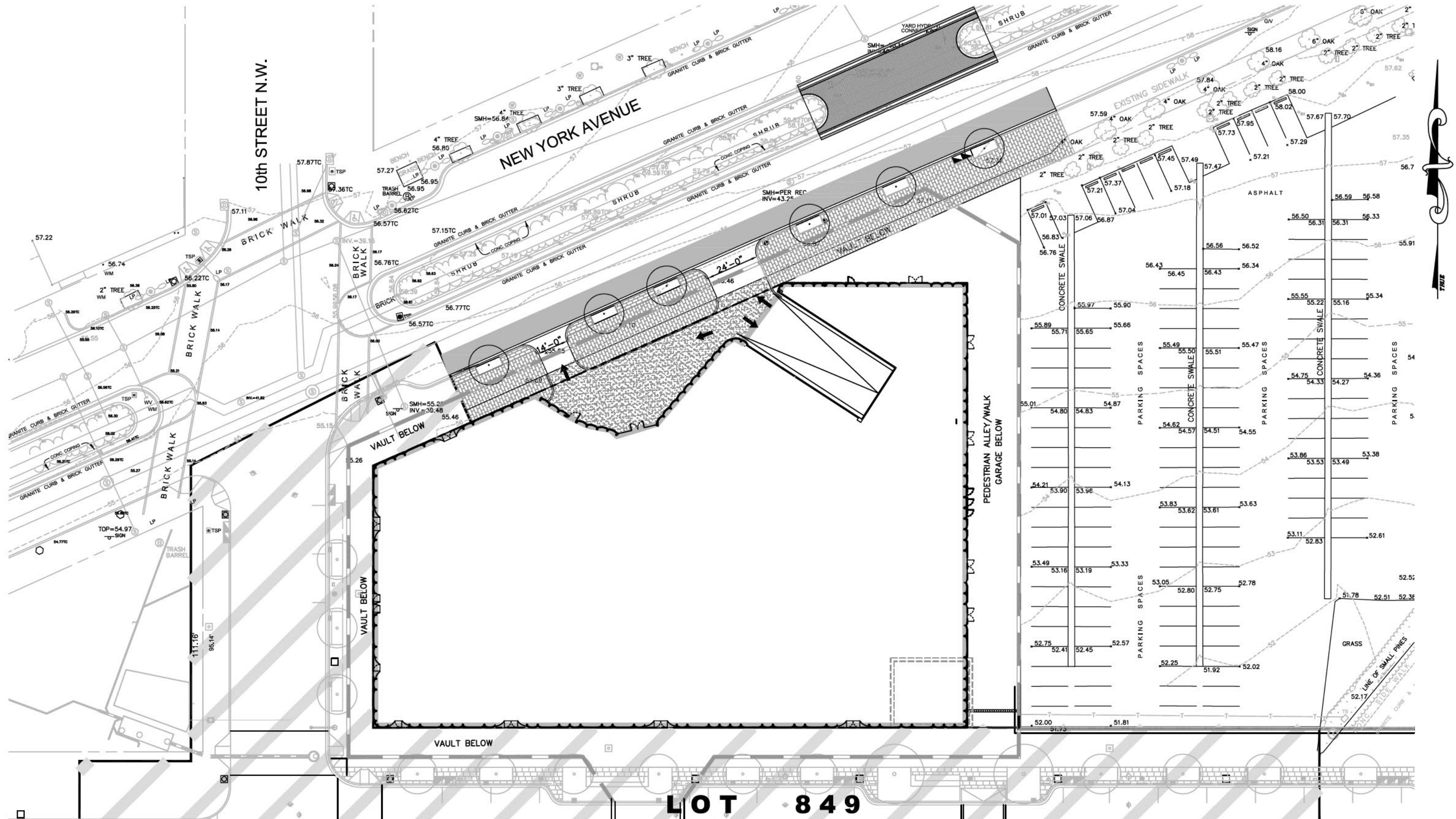
SURVEY DATED
JUNE 28, 2007



GRAPHIC SCALE

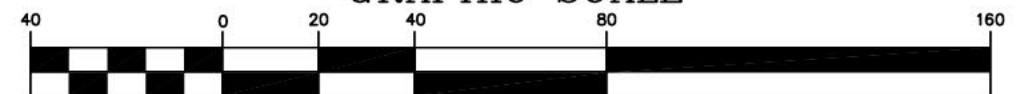


(IN FEET)
1 inch = 40 ft.

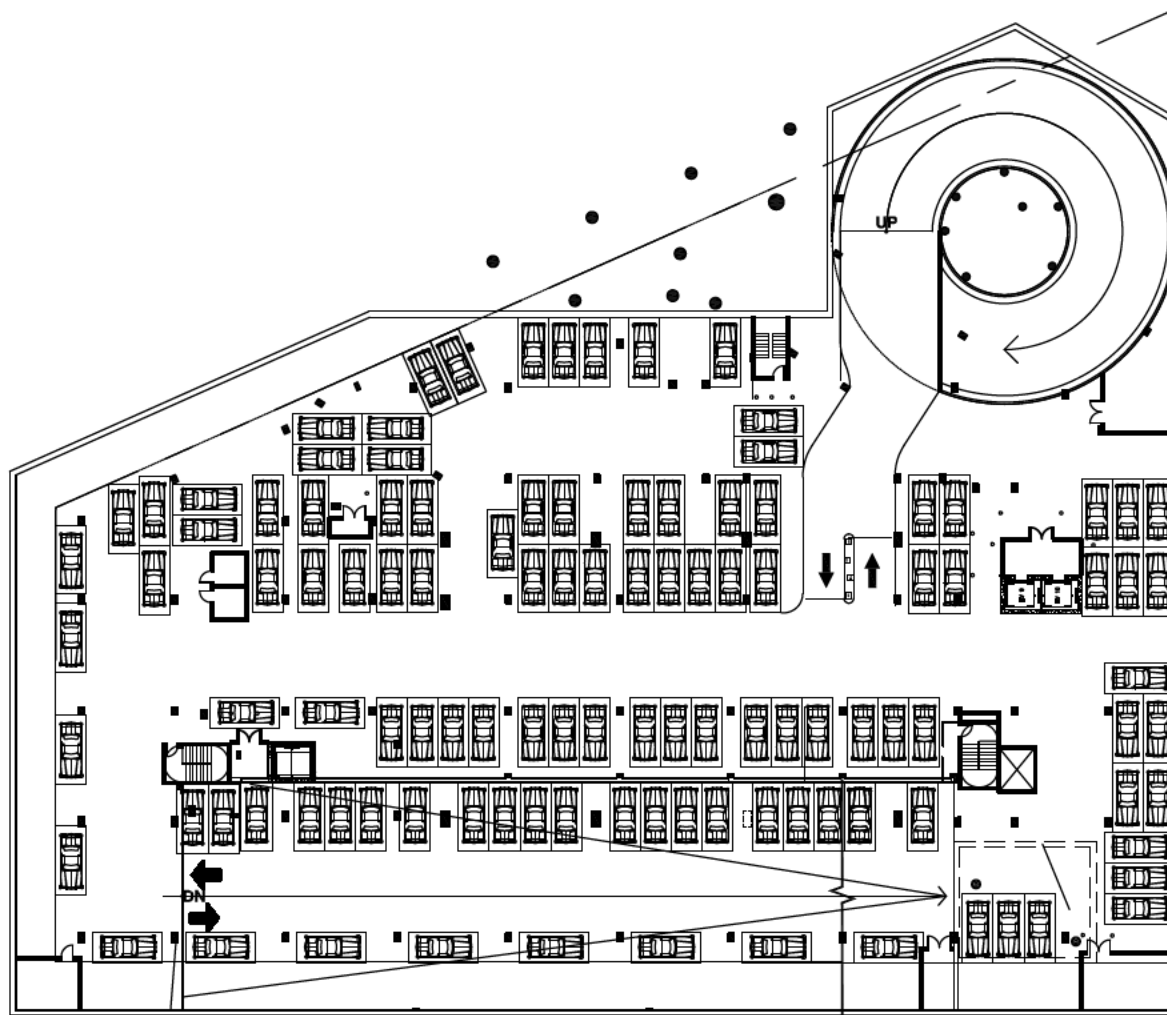


LOT 849

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

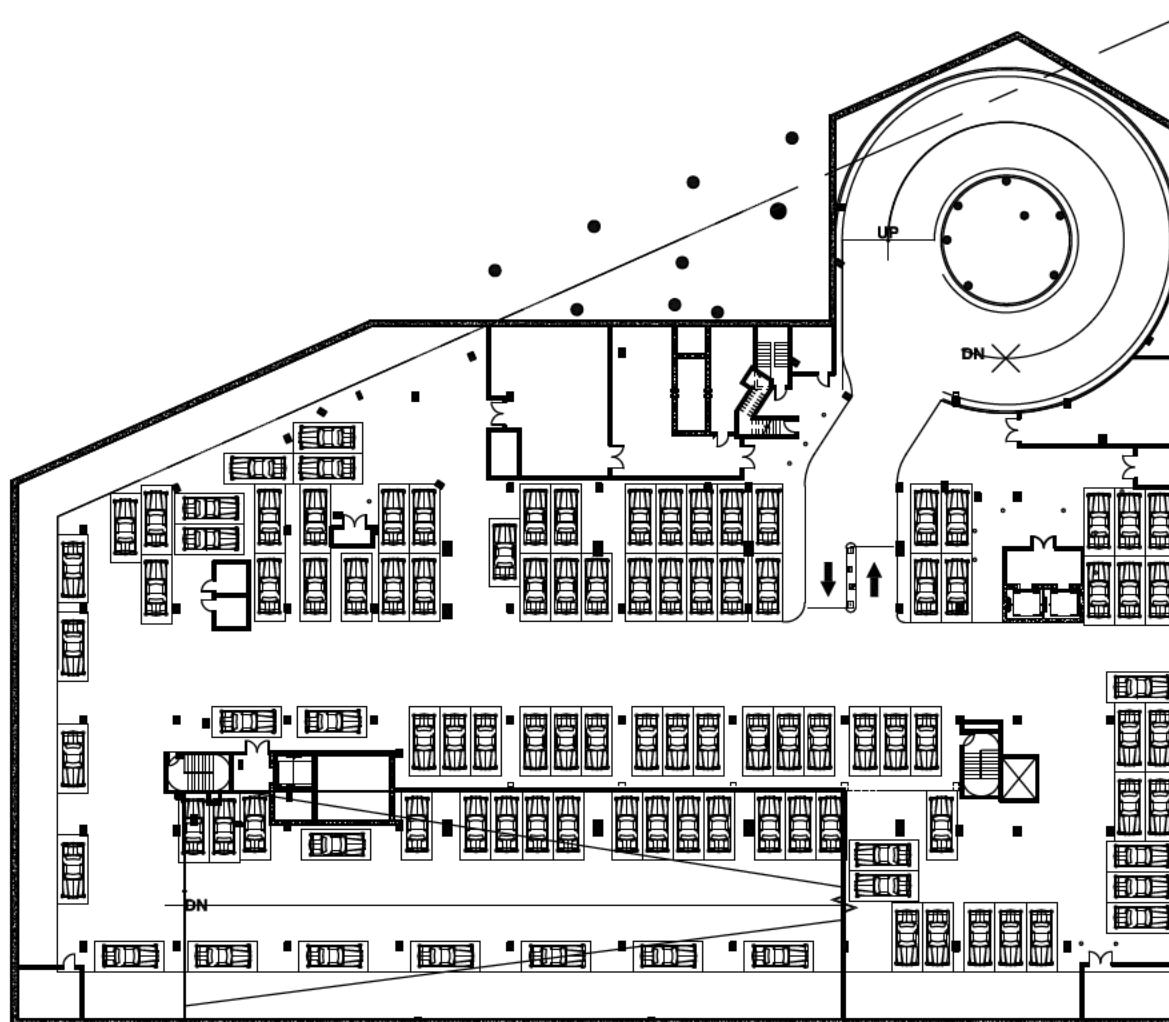


120 VALET CARS



| Code Required Parking & Loading Calculations - DCMR 11 - Zoning District C-3-C | | | | | | |
|--|---------------|----------------|---------------|---|-------------|--|
| Land Use | Units | DCMR Reduction | Revised Units | | Code Ratio | Code Required Parking |
| Hotel Beds | 374 Rooms | n/a | n/a | x | 0.25 /Room | = 94 spaces |
| Hotel Grand Ball Room | 8,290 SF GFA | 0 SF GFA | 8,290 SF GFA | / | 300 /SF GFA | = 28 spaces |
| Retail | 75,309 SF GFA | -3000 SF GFA | 72,309 SF GFA | / | 750 /SF GFA | = 96 spaces |
| Totals | | -3000 | | | | 218 SP Required 223 SP Provided 5 SP Surplus |

PARKING LEVEL P2

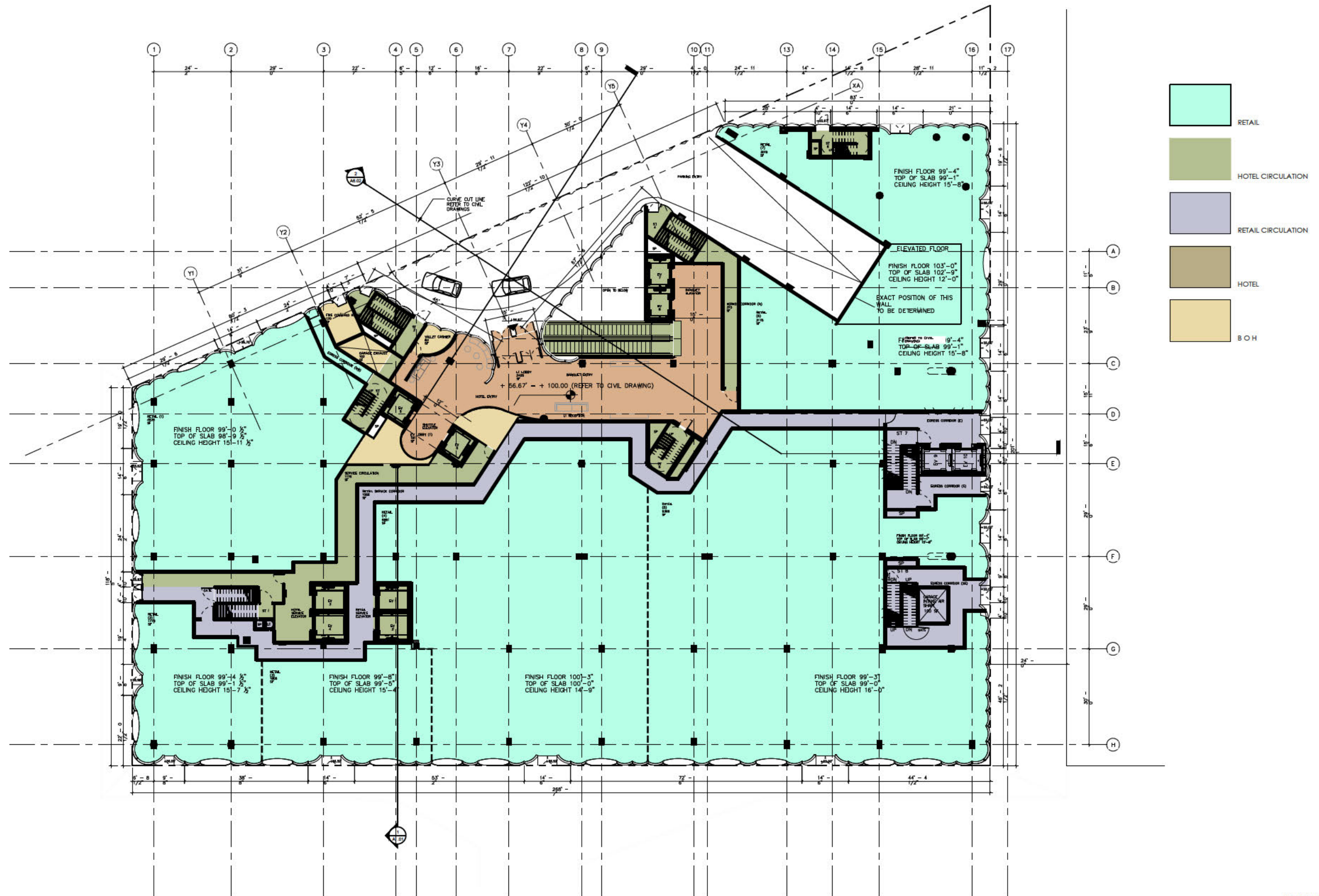


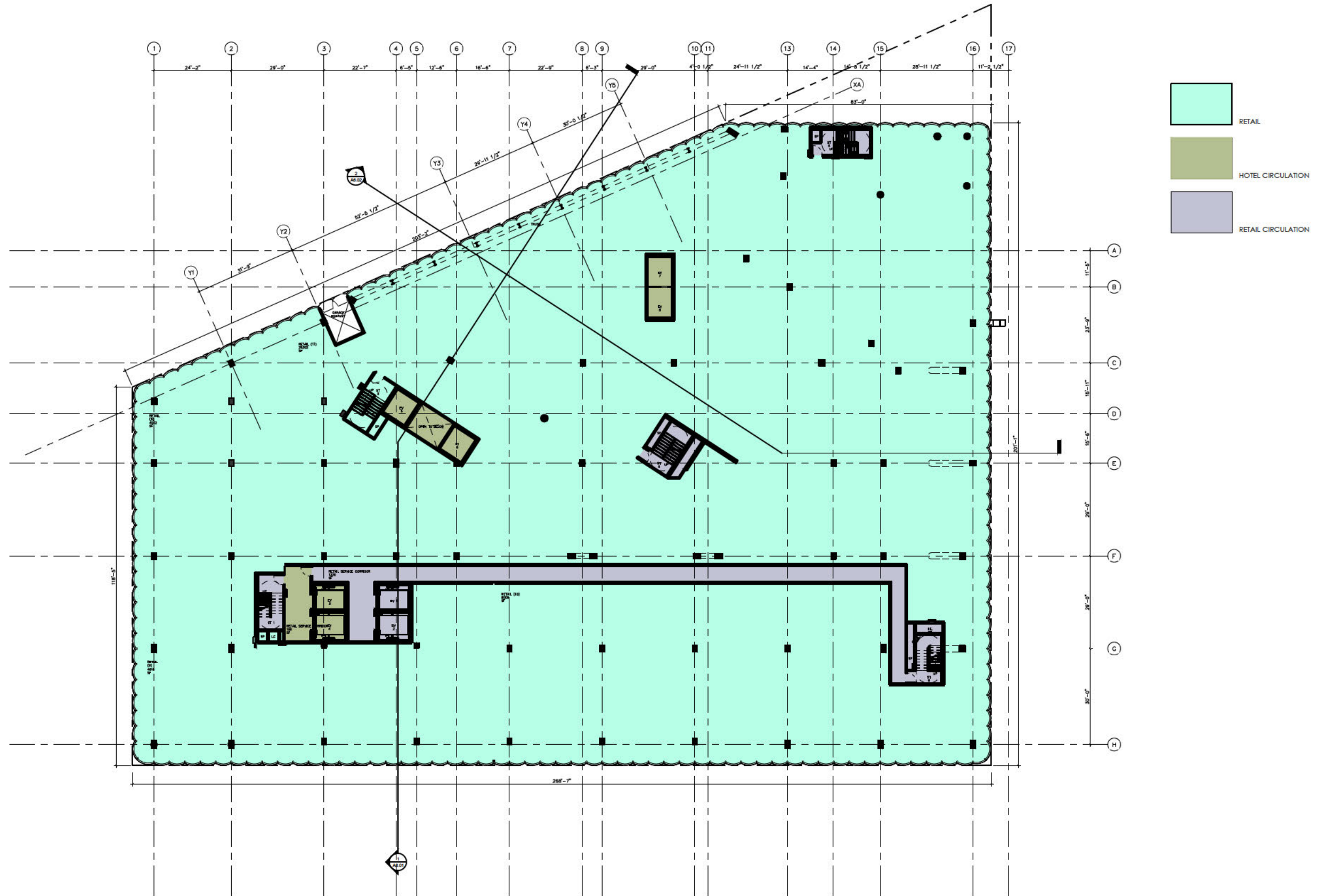
103 VALET CARS

| Code Required Parking & Loading Calculations - DCMR 11 - Zoning District C-3-C | | | | | | |
|--|---------------|----------------|---------------|---|-------------|--|
| Land Use | Units | DCMR Reduction | Revised Units | | Code Ratio | Code Required Parking |
| Hotel Beds | 374 Rooms | n/a | n/a | x | 0.25 /Room | = 94 spaces |
| Hotel Kitchen & Pantry Room | 8,290 SF GFA | 0 SF GFA | 8,290 SF GFA | / | 300 /SF GFA | = 28 spaces |
| Retail | 75,309 SF GFA | -3000 SF GFA | 72,309 SF GFA | / | 750 /SF GFA | = 96 spaces |
| Totals | | -3000 | | | | 218 SP Required 223 SP Provided 5 SP Surplus |

PARKING LEVEL P1

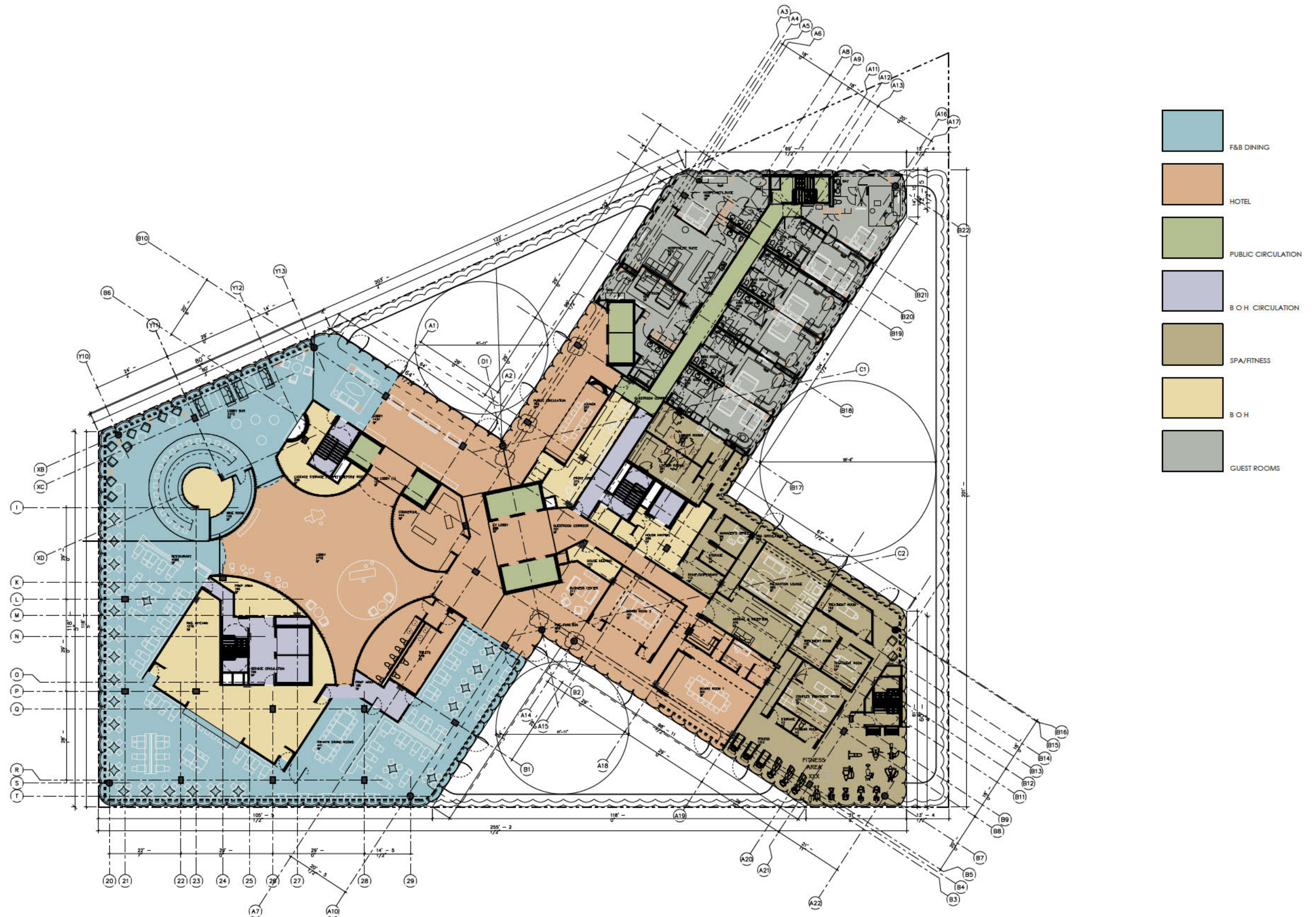
CONCOURSE LEVEL FLOOR PLAN





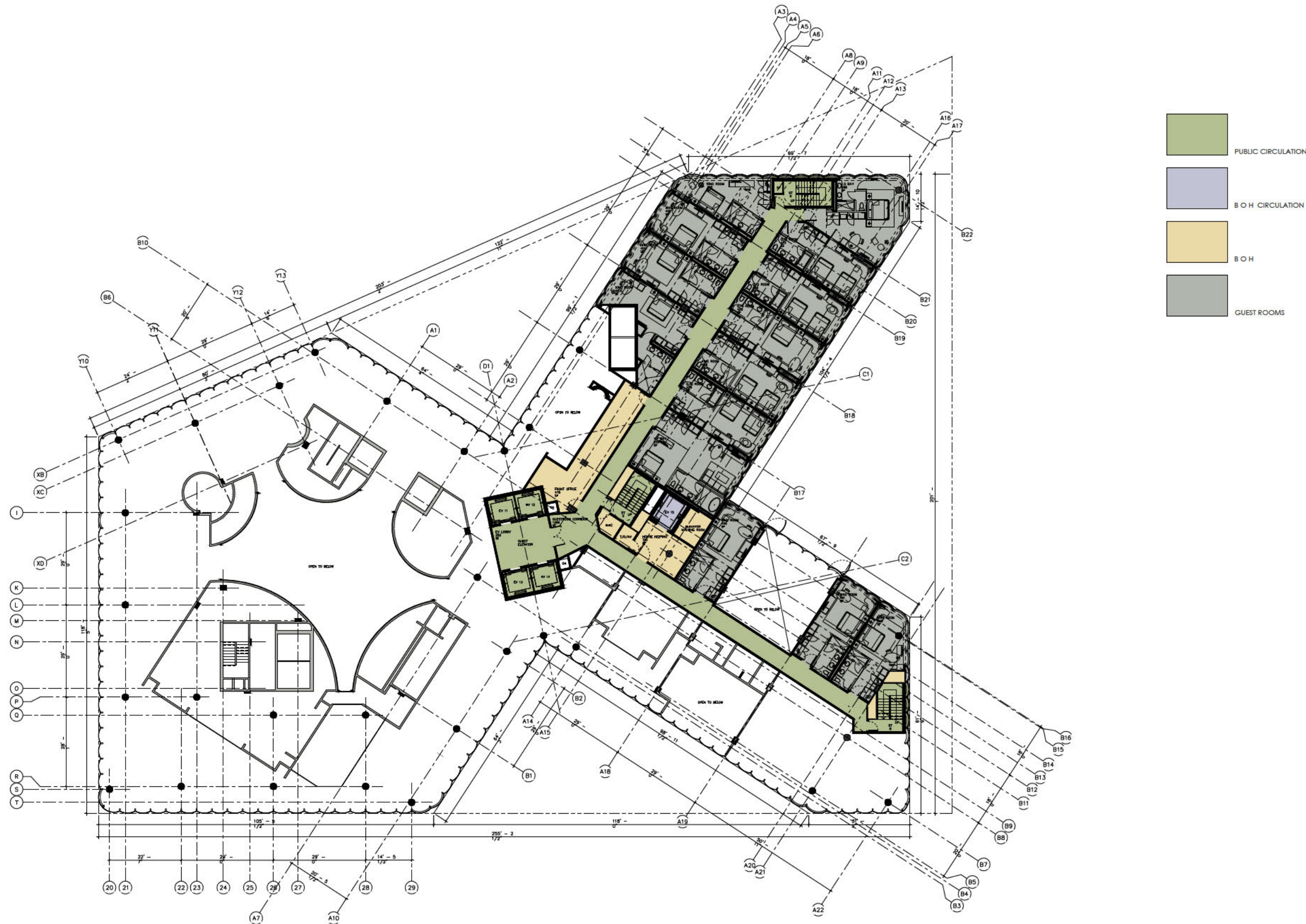
LEVEL 2 FLOOR PLAN

16 JULY, 2013



LEVEL 3 FLOOR PLAN

21 AUGUST, 2013



LEVEL 4 FLOOR PLAN

JULY 16, 2013



TYPICAL GUEST LEVEL FLOOR PLAN

