



11TH & K STREET HOTEL

1011 K STREET N.W., WASHINGTON D.C. 20001
BOARD OF ZONING ADJUSTMENT DRAWINGS SET

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

1156 15TH STREET NW, STE 1000 | WASHINGTON DC | 20005
PH: 202.323.1155 | PFA@PFA.COM

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER

BOHLER ENGINEERING
1301 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
PH: 202.524.5700

INTERIOR DESIGNER

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BZA DRAWING SET

COVER SHEET

PROJECT NO.: 13018
SCALE: AS NOTED
DATE: 04.01.2015

REVISIONS:

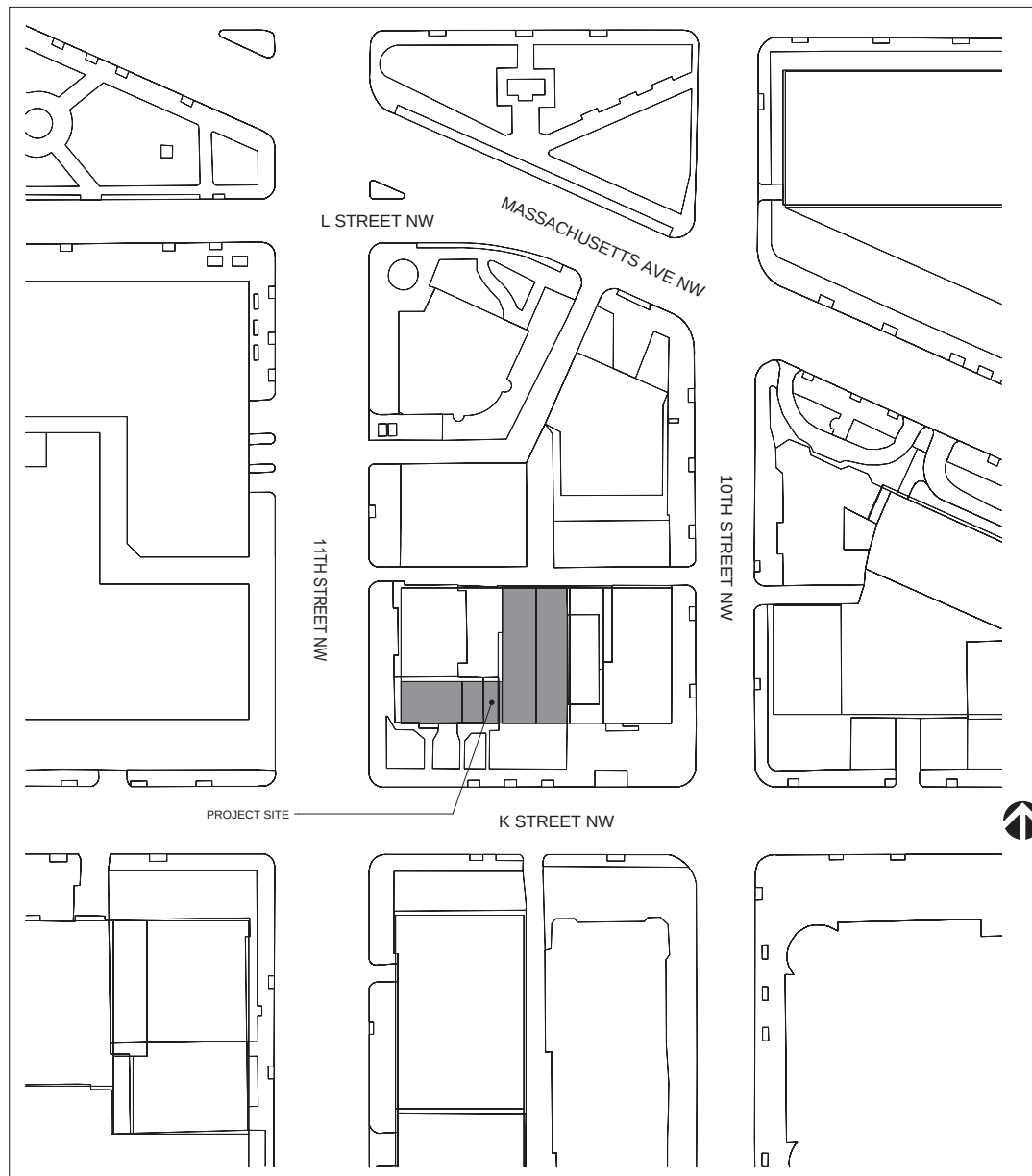
Board of Zoning Adjustment

District of Columbia

CASE NO.19020

EXHIBIT NO.37C

A000



① VICINITY PLAN
1" = 50'-0"

Sheet List	
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PROJECT ZONING SUMMARY

Zoning Data : District of Columbia DCMR Title 11 - Zoning Regulations

Zone : DD/C-3-C
Square : 342
Lots : 4, 5, 53, 809; * Project site includes portion of public alley to be closed between lots #53 & #5.

Site Area : 7,311 sf (per Site Survey, DC Office of the Surveyor); includes closed alley square footage

FAR DD Overlay/C-3-C District: DCMR 11 1706.5a - Maximum 9.5 FAR for DD/C-3-C ; 69,454 gsf allowable

FAR Proposed : 9.48 FAR, 69,330 gsf

Proposed Gross Square Footage :

Ground Level	7,311 gsf – 0 rooms
Level 2	4,587 gsf – 0 rooms
Level 3	6,848 gsf – 24 rooms
Level 4	6,848 gsf – 24 rooms
Level 5	5,080 gsf – 16 rooms
Level 6	4,832 gsf – 17 rooms
Level 7	4,832 gsf – 17 rooms
Level 8	4,832 gsf – 17 rooms
Level 9	4,832 gsf – 17 rooms
Level 10	4,832 gsf – 17 rooms
Level 11	4,832 gsf – 17 rooms
Level 12	4,832 gsf – 17 rooms
<u>Level 13</u>	<u>4,832 gsf – 17 rooms</u>

Total GSF	69,330 gsf - 200 sleeping rooms
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Lot Occupancy Requirement : DCMR 11 772.1 – Maximum 100% Lot Occupancy for DD/C-3-C ;
 Lot Occupancy Proposed : 100%

Rear Yard Requirement : DCMR 11 774.1 – 2.5" per ft of vertical distance from mean finished grade at middle of rear of structure to highest point of main roof or parapet wall, but not less than 12 ft
DCMR 11 774.2 – BZA may waive the requirements for rear yard pertaining to C-3-C in accord with DCMR 11 3104.1. *Waiver required*
DCMR 11 774.9 – For C-3-C, where a lot abuts an alley, the depth of the rear yard may be measured from centerline of alley to the rear wall of the building

Rear Yard Proposed : 6'

Side Yard Requirement : DCMR 11 775.4 – No side yard shall be required for a hotel
Side Yard Proposed: None

Building Height Requirement : Height of Buildings Act of 1910 - Maximum height determined by distance between lot lines across street plus twenty feet; 130'-0" max. height for business streets; DCMR 11 1701.7 - For DD district, the max. permitted building height shall be that permitted by the Height of Buildings Act of 1910

Building Height Proposed : 130'-0" from top of curb to top of roof parapet, measured at the centerline of the building's front façade

Roof Structure Height Requirement : DCMR 11 770.6d - It shall not exceed 18'-6" in height from the roof upon which it is located

Roof Structure Height Proposed : 18'-6" parapet height from Roof Level

Roof Structure Setback Requirement : DCMR 11 770.6b – It shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located;

Roof Structure Setback Proposed : North Setback at 18'-6", South Setback at 18'-6"

Court Dimensions Requirement : DCMR 11 776.1 – In no case shall the width of court be less than 12'-0".

Court Dimensions Proposed : Court 1 @ 6'-0" x 12'-0", Variance required
Court 2 @ 6'-0" x 64'-9", Variance required

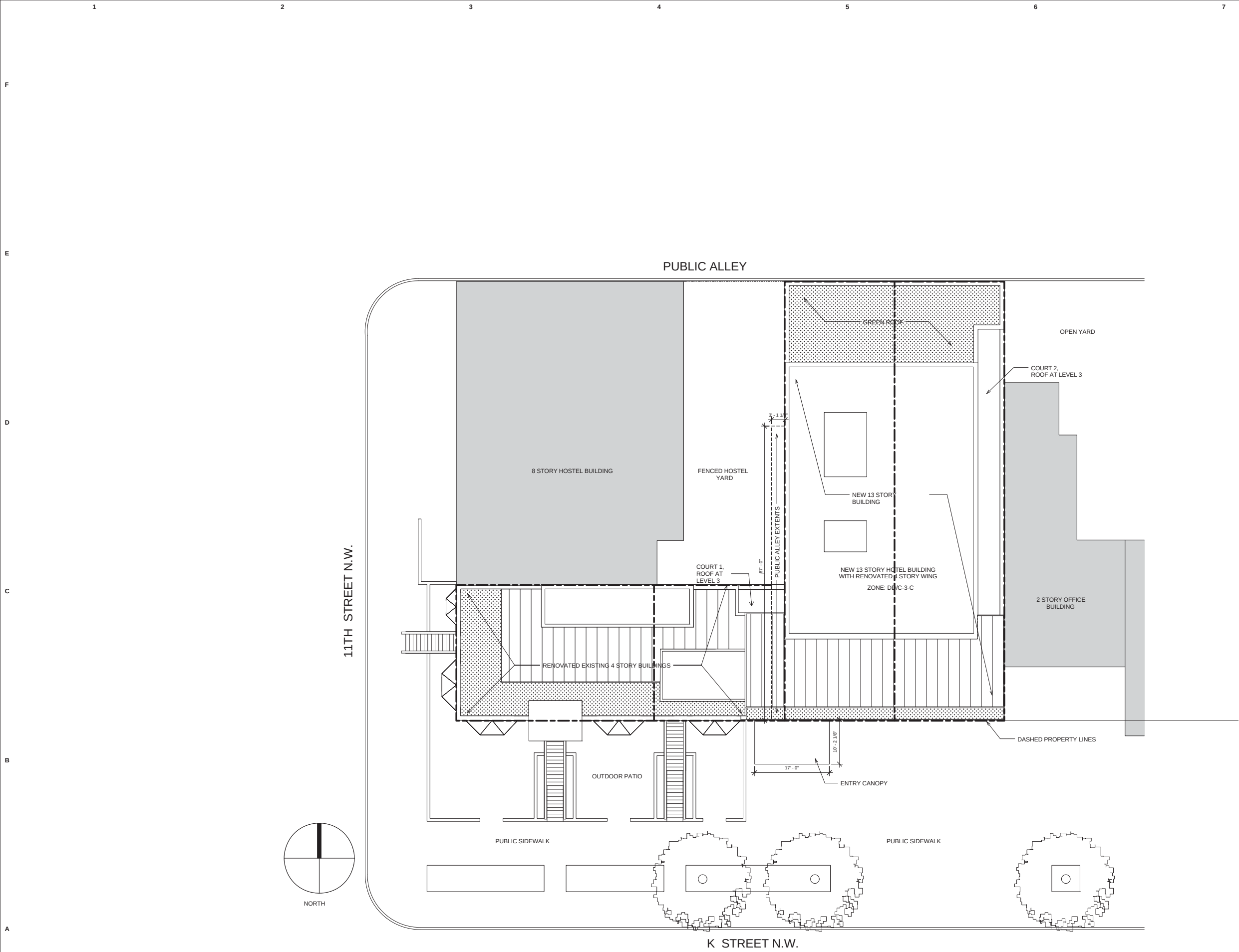
Parking Requirement : DCMR 11 2101.1 – 1 for each 4 rooms usable for sleeping plus 1 for each 300 sf of floor area in either the largest function room or the largest exhibit space, whichever is greater; 60 parking spaces required (200 rooms and 2770 sf of hotel lobby and bar)
Retail/Service - first 3000 sf is free then 1 for every 750 gsf. Restaurant is 6450 gsf, 5 parking spaces required.
Total parking spaces required is 60 + 5 = 65 Parking Spaces

Parking Proposed : None, Variance required

Loading Requirement : DCMR 11 2201.1 - Hotel, up to 200 sleeping rooms :

Loading Requirements: Loading Berths - Minimum Number and Size 1 @ 30 feet deep Loading Platforms - Minimum Number and Size 1 @ 100 sf Service/Delivery Loading Spaces - Minimum Number and Size 1 @ 20 feet deep	Loading Rooms: Loading Berths - Minimum Number and Size 1 @ 30 feet deep Loading Platforms - Minimum Number and Size 1 @ 100 sf Service/Delivery Loading Spaces - Minimum Number and Size 1 @ 20 feet deep
Loading Provided : Loading Berths - Minimum Number and Size 1 @ 30 feet deep Loading Platforms - Minimum Number and Size 1 @ 100 sf Service/Delivery Loading Spaces - Minimum Number and Size Not provided, Variance required	

Green Area Ratio Requirement : DCMR 11 3401.2 – Minimum GAR .20 for C-3-C, 1,462.2 sf required
Green Area Ratio Provided : GAR .204 - Total Green Area 1,490 sf



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

1556 15TH STREET NW, STE 1000 | WASHINGTON DC | 20005
PH: 202.323.1555 | PFA@PFA.COM

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER

BOHLER ENGINEERING
1323 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
PH: 202.324.5700

INTERIOR DESIGNER

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Washington, D.C. 20001

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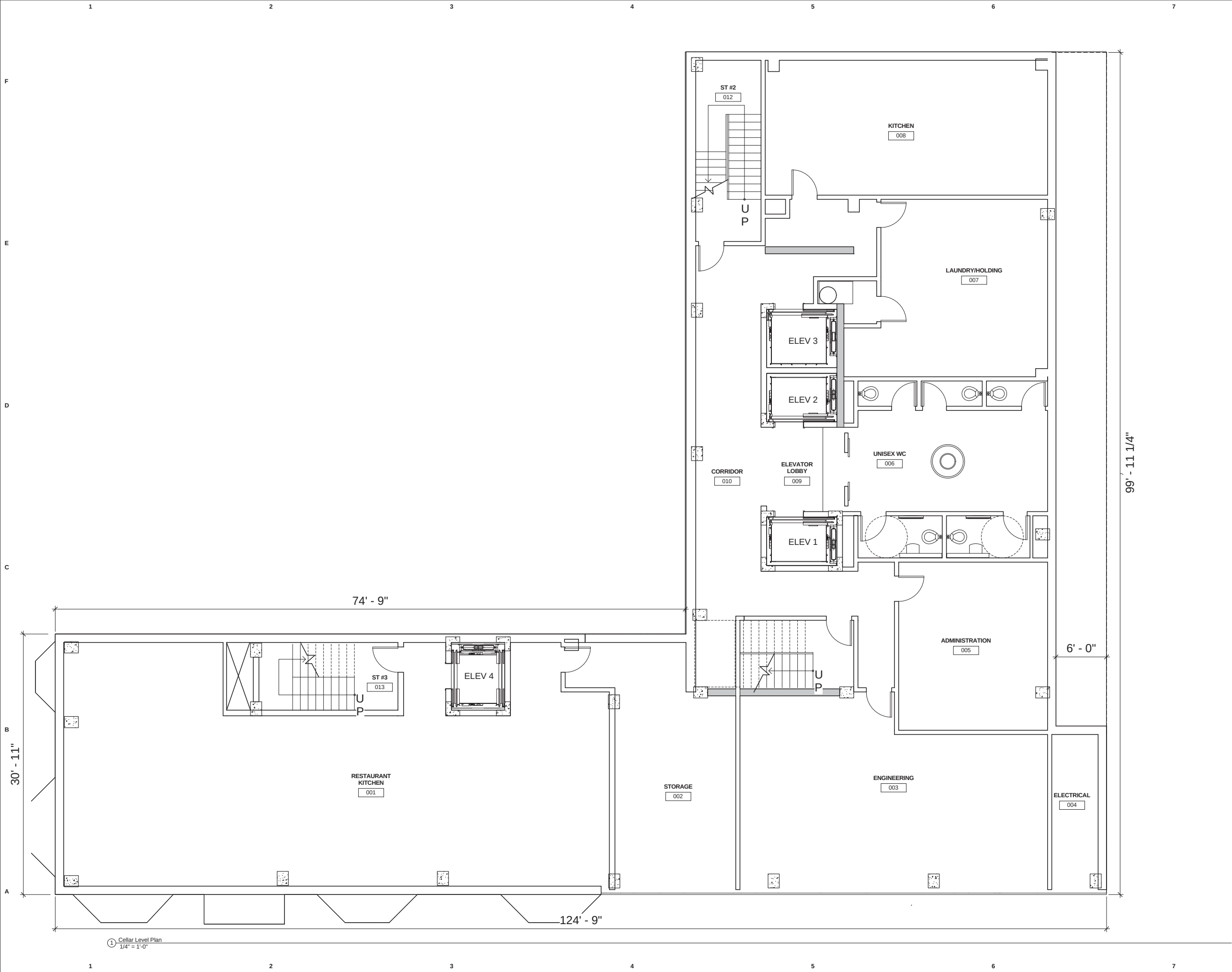
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ARCHITECTURAL
SITE PLAN

PROJECT NO.: 13018
SCALE: AS NOTED
DATE: 04.01.2015

REVISIONS:	

A100



① Cellar Level Plan
1/4" = 1'-0"

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1156 15TH STREET NW, STE 1000 | WASHINGTON DC | 20005
PH: 202.323.1155 | PFA@PFA.COM

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER

BOHLER ENGINEERING
1323 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
PH: 202.324.5700

INTERIOR DESIGNER

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Washington, D.C. 20001

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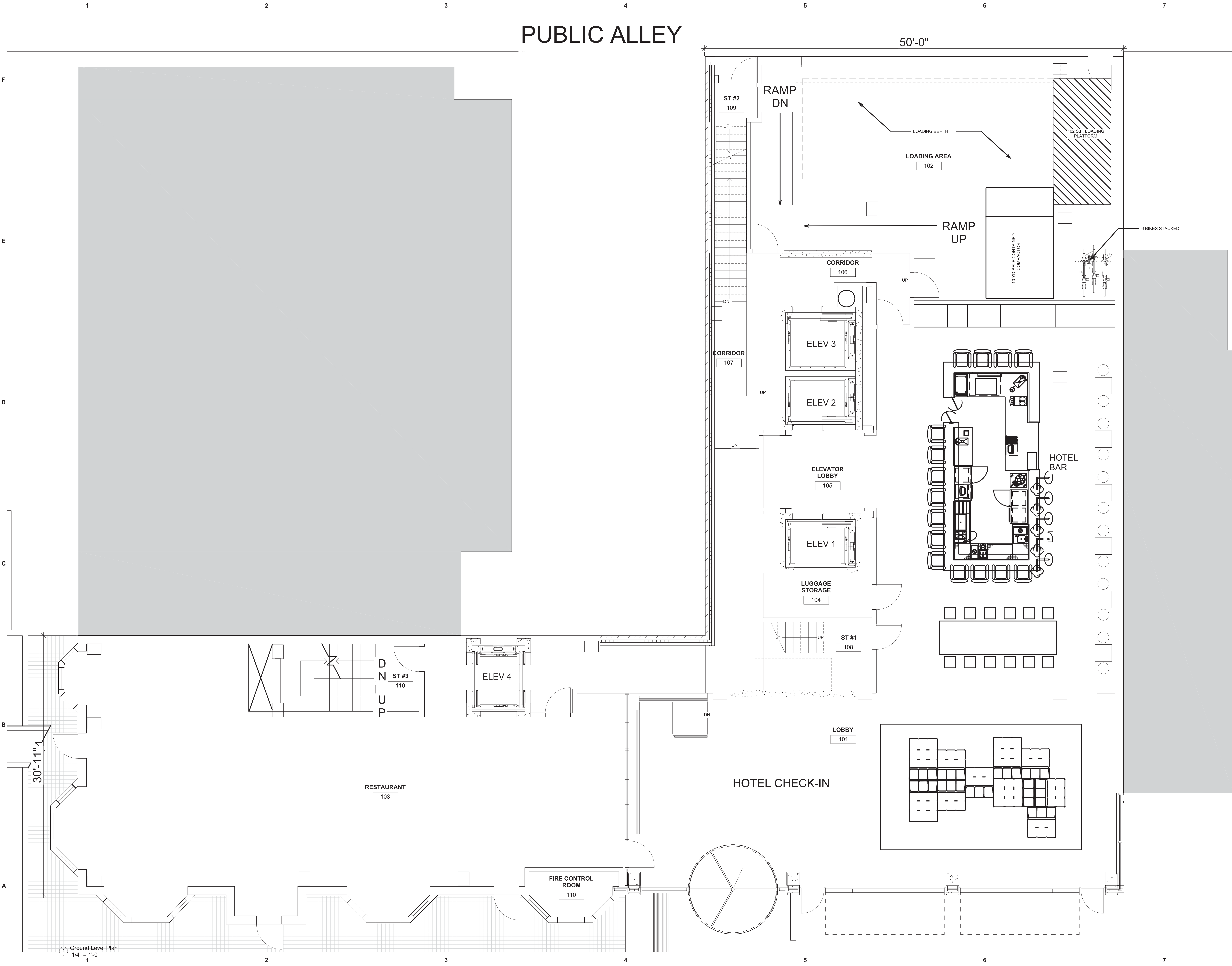
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CELLAR LEVEL PLAN

PROJECT NO.: 13018
SCALE: AS NOTED
DATE: 04.01.2015

REVISIONS:	

A101



① Ground Level Plan
1/4" = 1'-0"

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ARCHITECTURE | INTERIORS | URBAN DESIGN
1156 15TH STREET NW, STE 1000 | WASHINGTON DC | 20005
Ph: 202.373.1535 | PFA@G.COM
STRUCTURAL ENGINEER
MEP ENGINEER
CIVIL ENGINEER
1301 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
Ph: 202.524.5700
INTERIOR DESIGNER

11TH & K STREET HOTEL

Washington, D.C. 20001

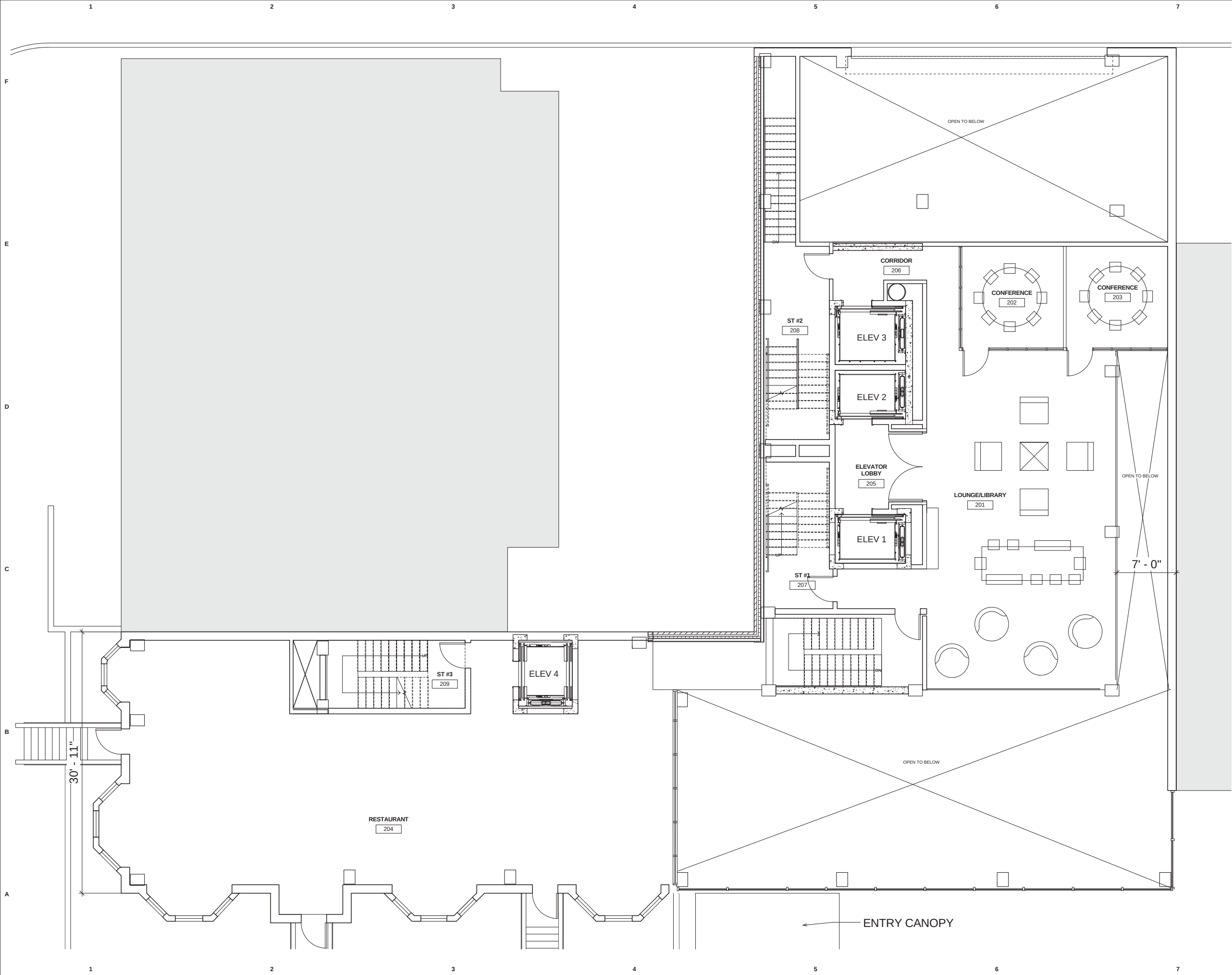
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GROUND LEVEL PLAN

PROJECT NO.: 13018
SCALE: AS NOTED
DATE: 04.01.2015

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MEP ENGINEER

CIVIL ENGINEER

BOHLER ENGINEERING
1301 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
PH: 202.324.5700

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LEVEL 2 PLAN

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CIVIL ENGINEER

BOHLER ENGINEERING
13231 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
PH: 202.324.5700

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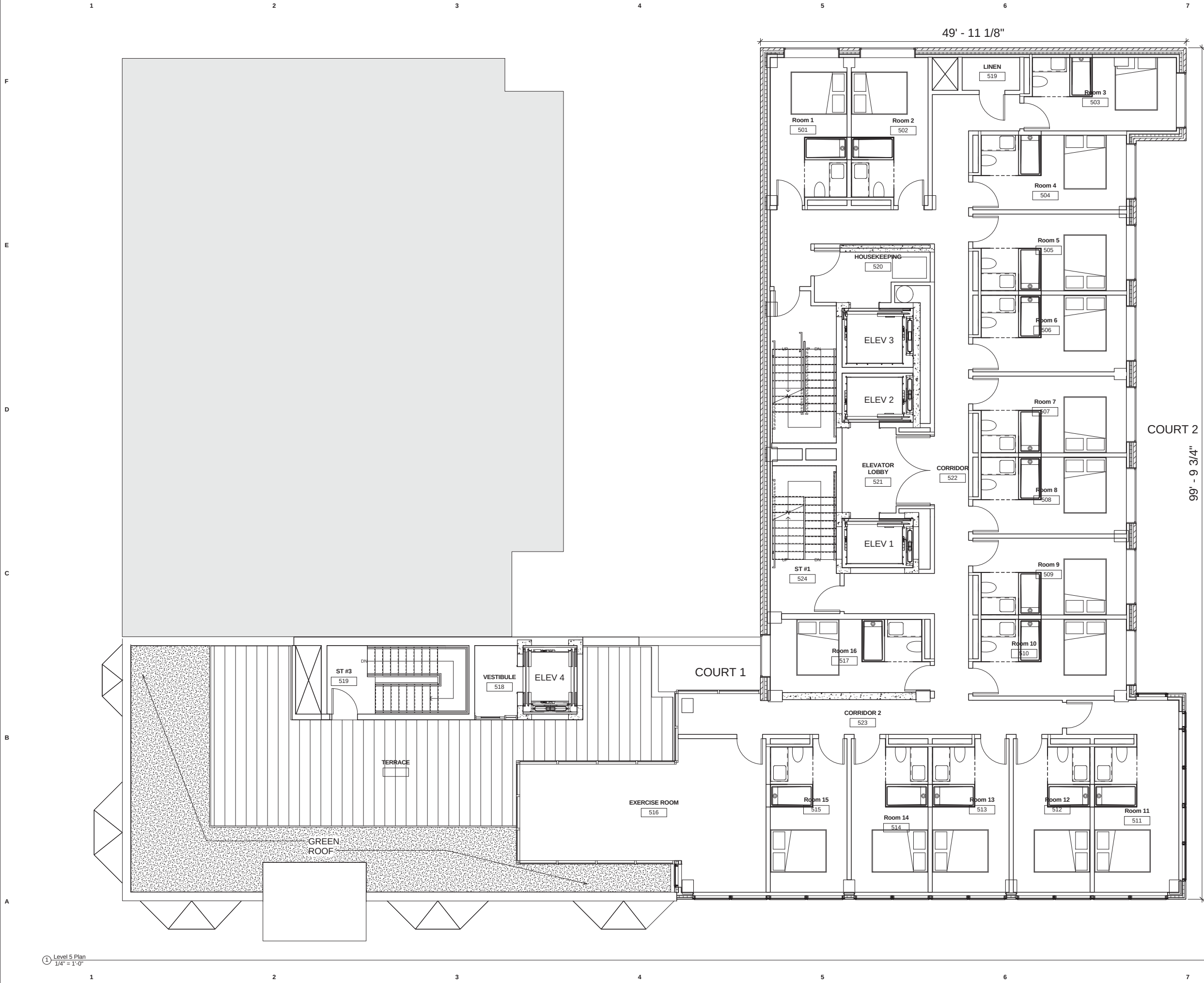
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LEVELS 3 & 4
TYPICAL PLAN

PROJECT NO.: 13018
SCALE: AS NOTED
DATE: 04.01.2015

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A104



① Level 5 Plan
1/4" = 1'-0"

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155 15TH STREET NW, STE 1000 | WASHINGTON DC | 20005
PH: 202.323.1155 | PFA@PFA.COM

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER

BOHLER ENGINEERING
1323 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
PH: 202.324.5700

INTERIOR DESIGNER

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Washington, D.C. 20001

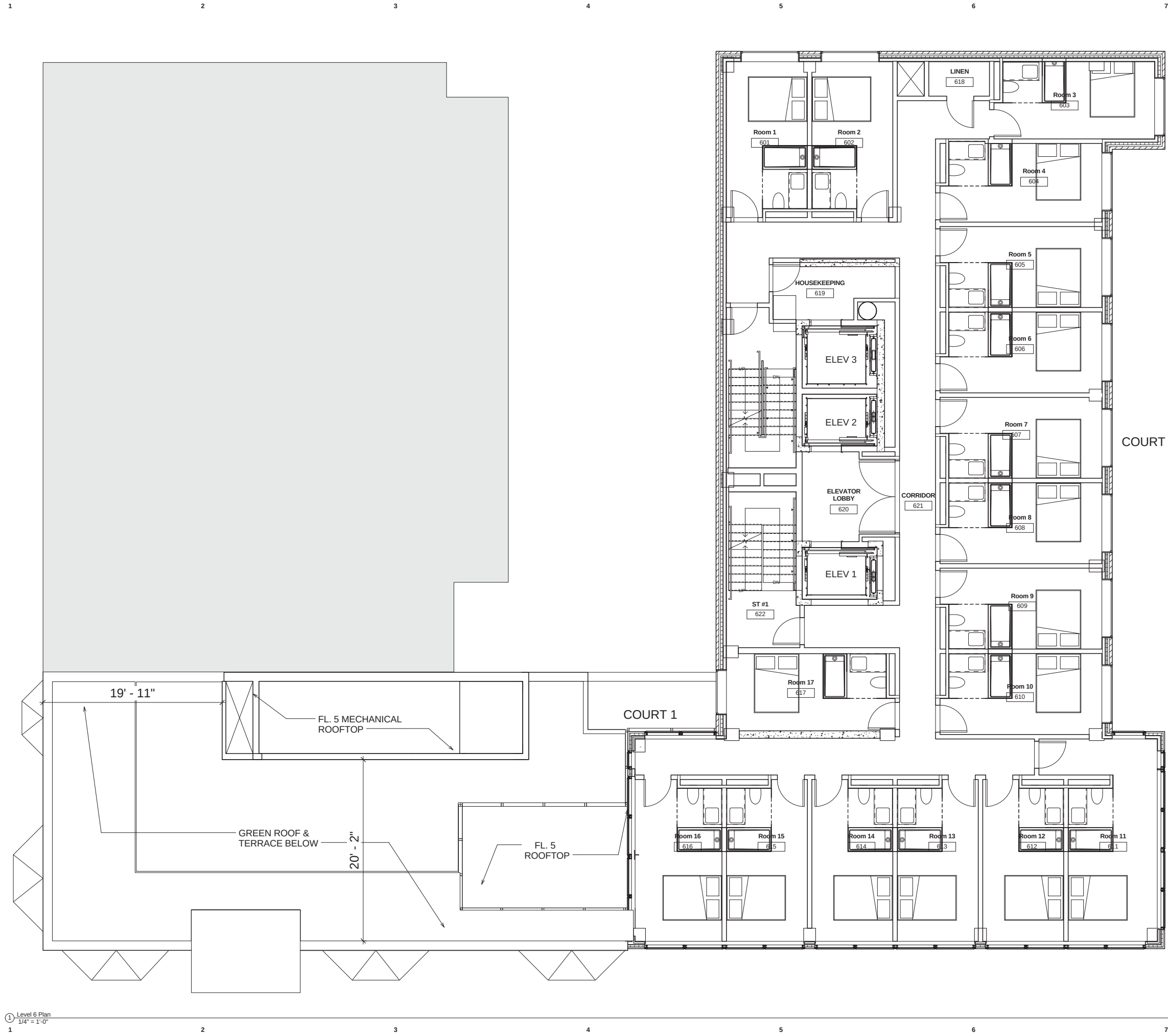
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LEVEL 5 PLAN

PROJECT NO.: 13018
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A105



① Level 6 Plan
1/4" = 1'-0"

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PH: 202.323.1155 | PFA@PFA.COM

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER

BOHLER ENGINEERING
1323 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
PH: 202.324.5700

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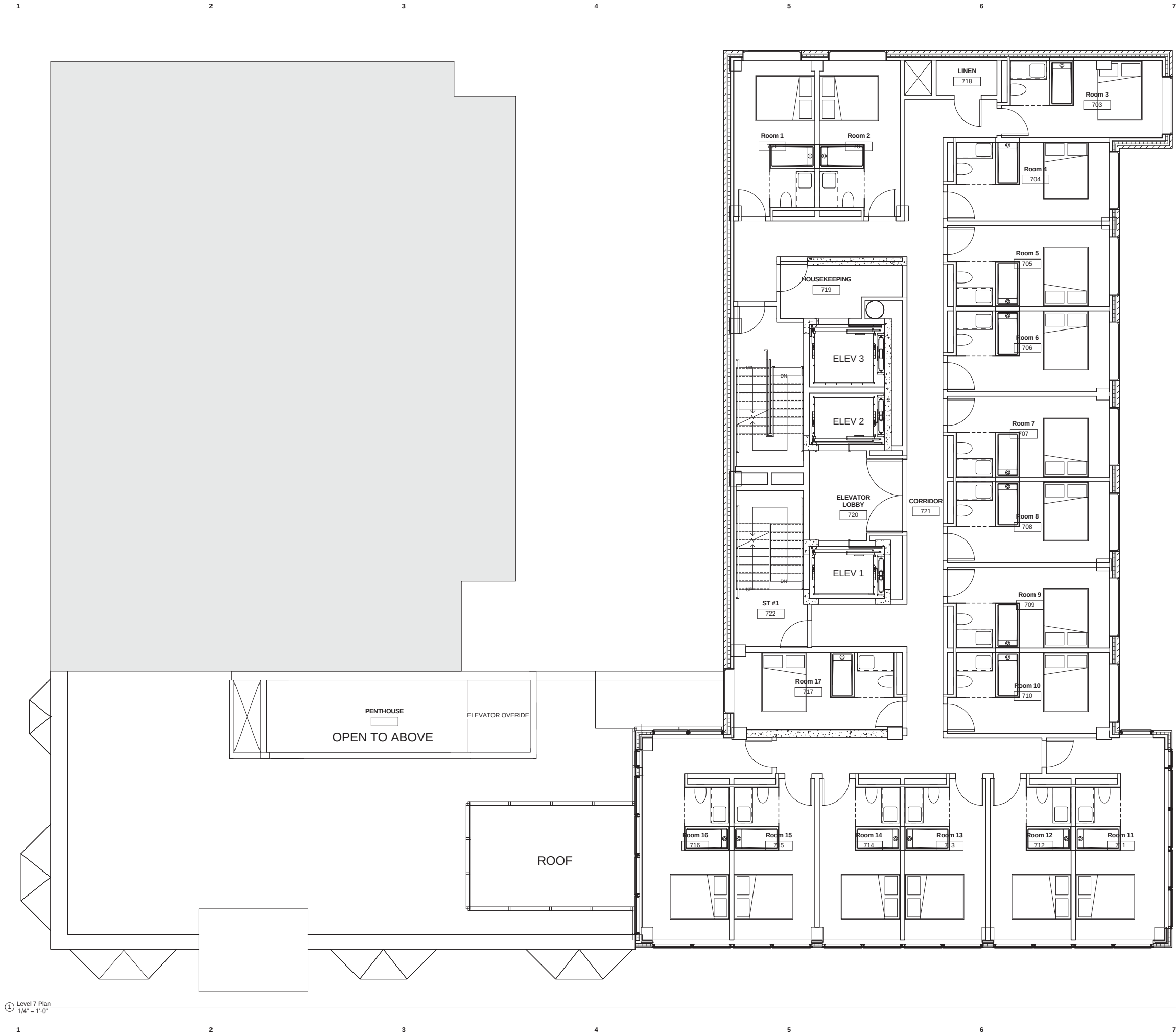
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LEVEL 6 PLAN

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SCALE: AS NOTED
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① Level 7 Plan
1/4" = 1'-0"

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1156 15TH STREET NW, STE 1000 | WASHINGTON DC | 20005
PH: 202.323.1155 | PFA@PFA.COM

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER

BOHLER ENGINEERING
1301 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
PH: 202.324.5700

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LEVEL 7 PLAN

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PH: 202.323.1155 | PFA@PFA.COM

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER

BOHLER ENGINEERING
1321 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
PH: 202.324.5700

INTERIOR DESIGNER

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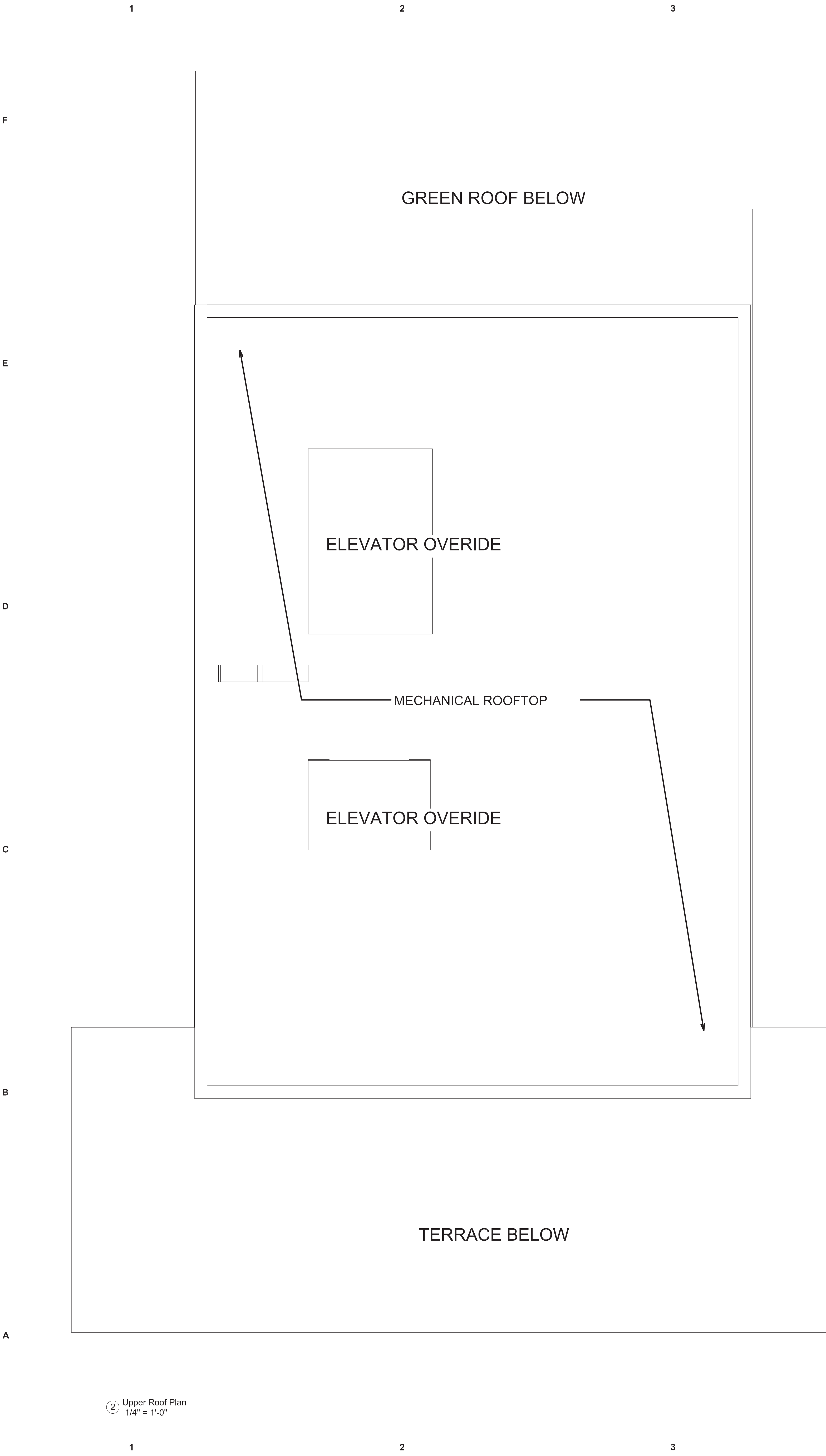
LEVELS 8-13 TYPICAL
PLAN

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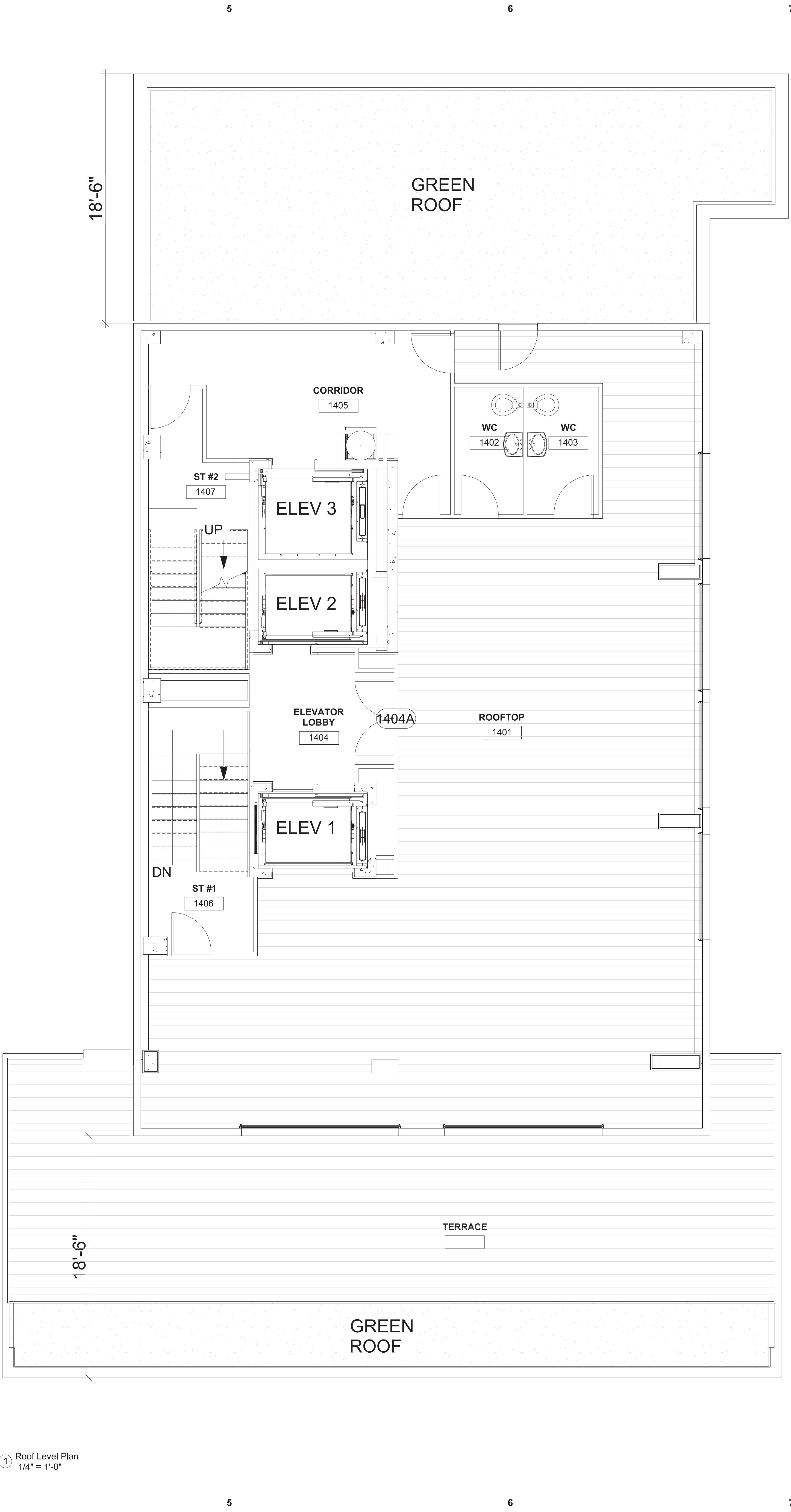
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A108

① Level 8 Plan
1/4" = 1'-0"



② Upper Roof Plan
1/4" = 1'-0"



① Roof Level Plan
1/4" = 1'-0"

peter fillat architects
ARCHITECTURE | INTERIORS | URBAN DESIGN

1156 15TH STREET NW, STE 1000 | WASHINGTON DC | 20005
Ph: 202.373.1535 | PFA@G.COM

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER

1301 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
Ph: 202.524.5700

INTERIOR DESIGNER

11TH & K STREET HOTEL

Washington, D.C. 20001

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ROOF LEVEL PLAN
UPPER ROOF LEVEL
PLAN

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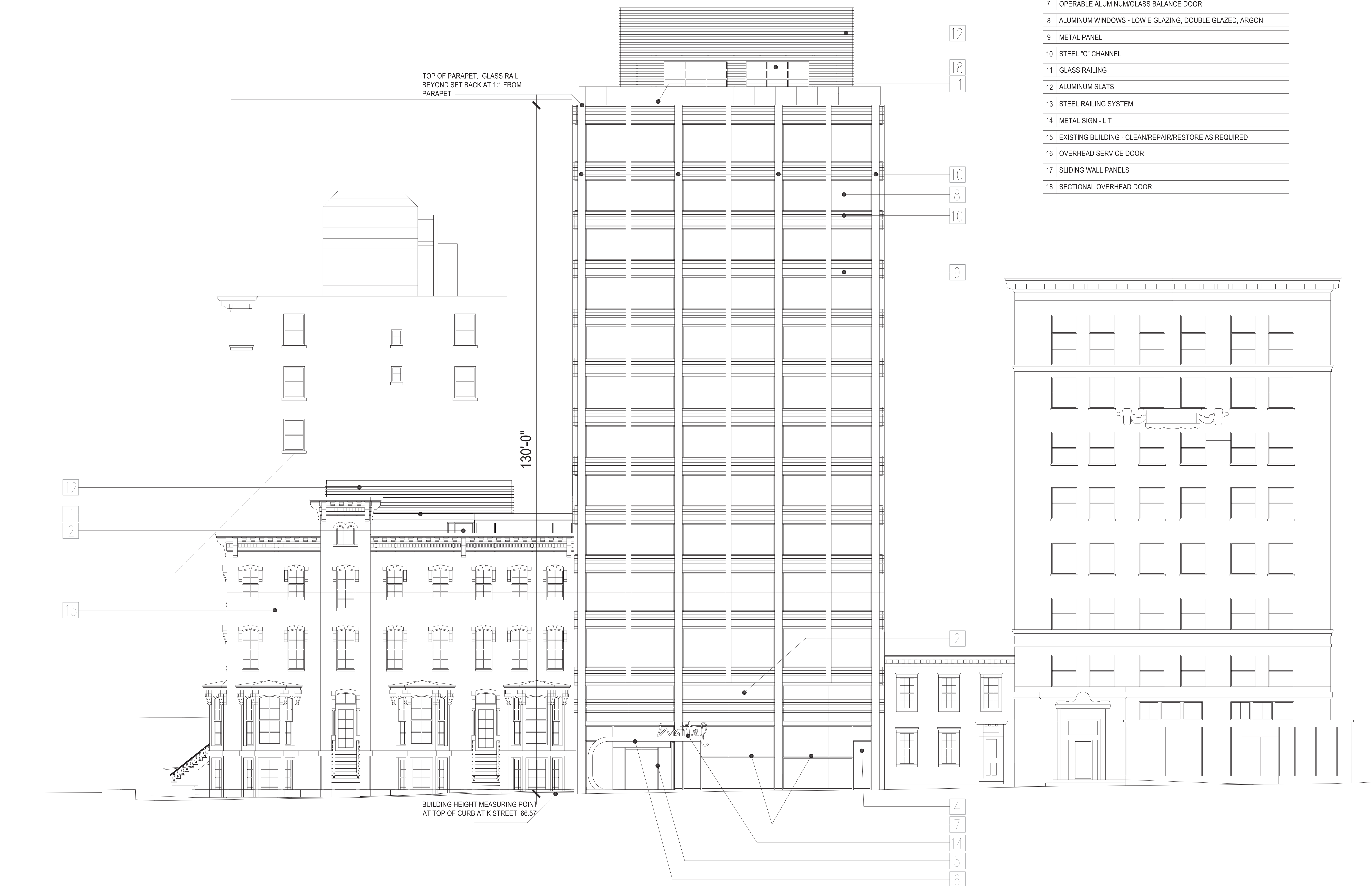
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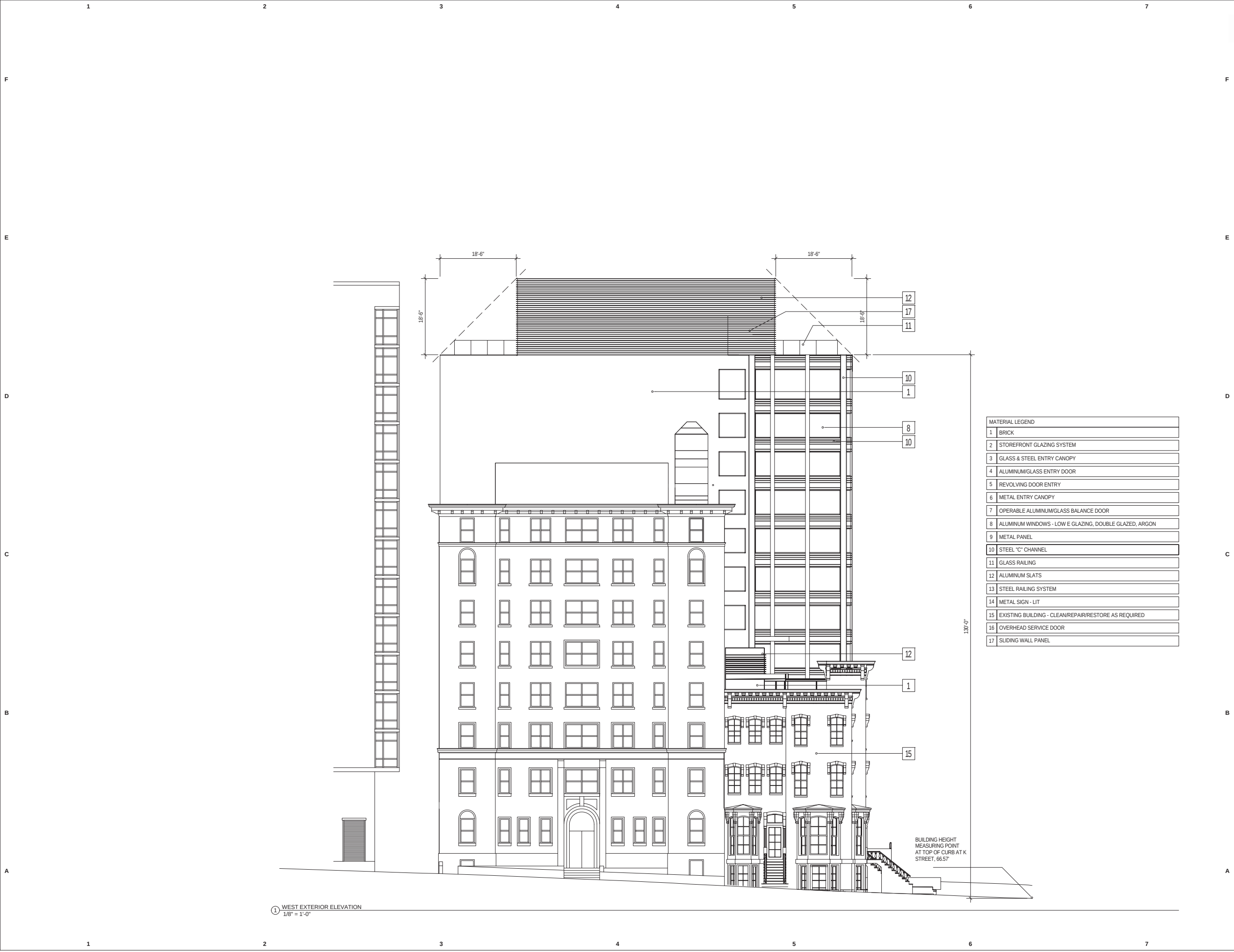
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MATERIAL LEGEND	
1	BRICK
2	STOREFRONT GLAZING SYSTEM
3	GLASS & STEEL ENTRY CANOPY
4	ALUMINUM/GLASS ENTRY DOOR
5	REVOLVING DOOR ENTRY
6	METAL ENTRY CANOPY
7	OPERABLE ALUMINUM/GLASS BALANCE DOOR
8	ALUMINUM WINDOWS - LOW E GLAZING, DOUBLE GLAZED, ARGON
9	METAL PANEL
10	STEEL "C" CHANNEL
11	GLASS RAILING
12	ALUMINUM SLATS
13	STEEL RAILING SYSTEM
14	METAL SIGN - LIT
15	EXISTING BUILDING - CLEAN/REPAIR/RESTORE AS REQUIRED
16	OVERHEAD SERVICE DOOR
17	SLIDING WALL PANELS
18	SECTIONAL OVERHEAD DOOR



① SOUTH ELEVATION
1/8" = 1'-0"



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1156 15TH STREET NW, STE 1000 | WASHINGTON DC | 20005
PH: 202.323.1155 | PFA@PFA.COM

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BOHLER ENGINEERING
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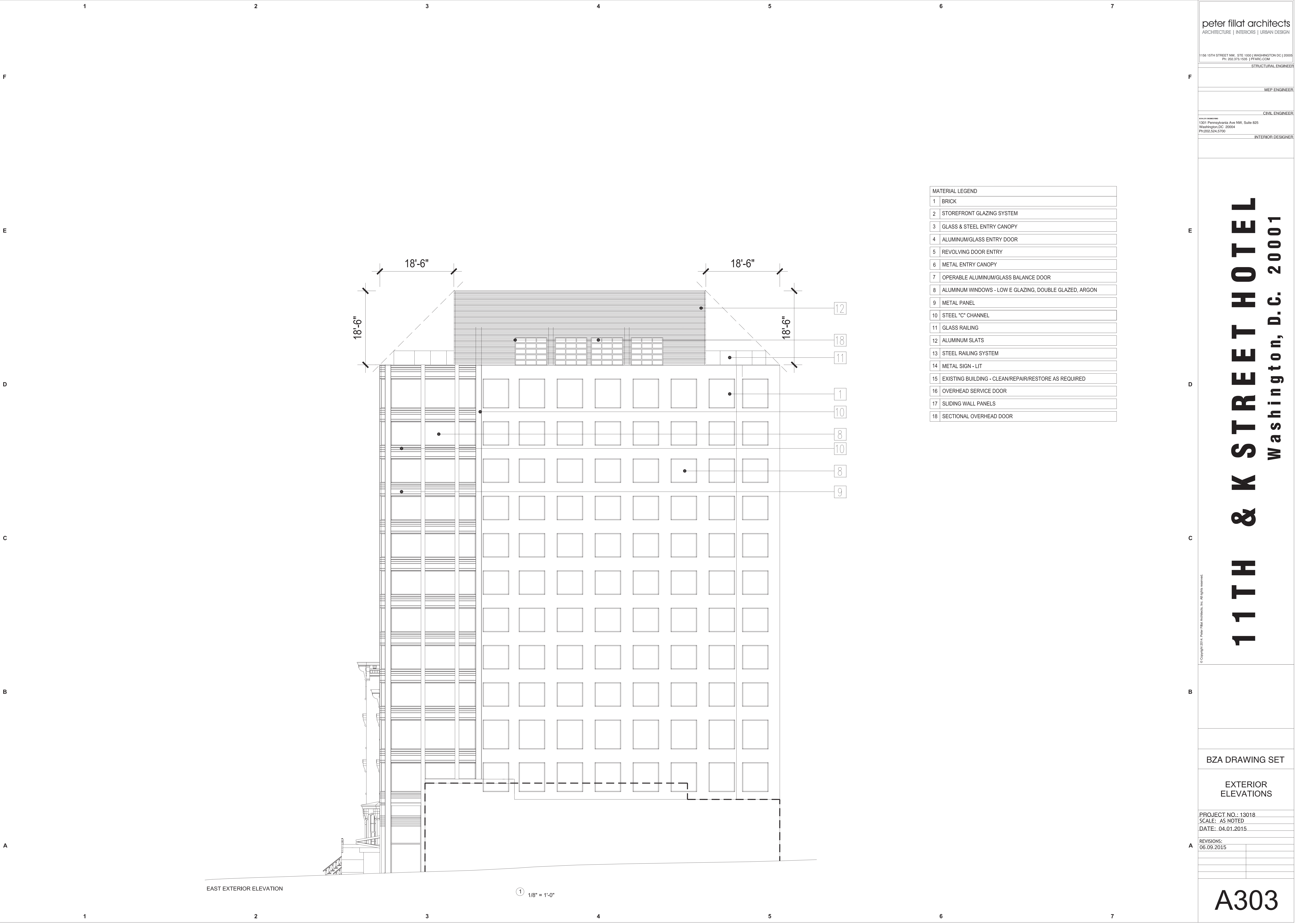
EXTERIOR
ELEVATIONS

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A302



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ARCHITECTURE | INTERIORS | URBAN DESIGN

1156 15TH STREET NW, STE 1000 | WASHINGTON DC | 20005
Ph: 202.373.1535 | PFIARC.COM

STRUCTURAL ENGINEER

MEP ENGINEER

CIVIL ENGINEER

1301 Pennsylvania Ave NW, Suite 825
Washington, DC 20004
Ph: 202.524.5700

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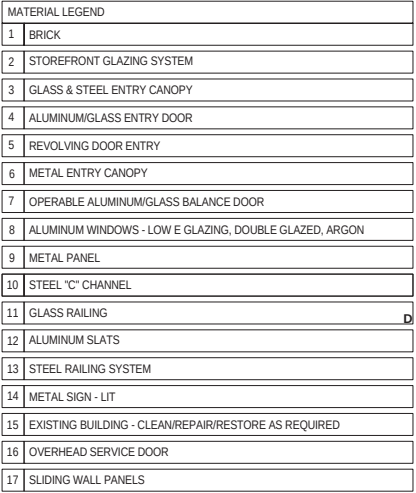
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EXTERIOR
ELEVATIONS

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06.09.2015

A303



① NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



















06.09.2015