

AREA CALCULATION

HOTEL	0
RETAIL	1,755
MU1	967
MU2	5,322
MU3	0
TOTAL	8,044 SF

- NOTES
- General - All updated calcs for inclusion of 507 & 503/505 H are estimates and subject to change once surveyed and designed
1. Measured to interior finish of dividing or exterior wall
 2. Measured to interior finish of dividing or exterior wall
 3. MU1 (Lobby, Mail, Office, Storage, Laundry, Bikes)
 4. MU2 (Circulation, Loading, Electrical, Water, Trash, Wall Space)
 5. MU3 (Outdoor balcony and terrace) not counted in the total GSF of the building

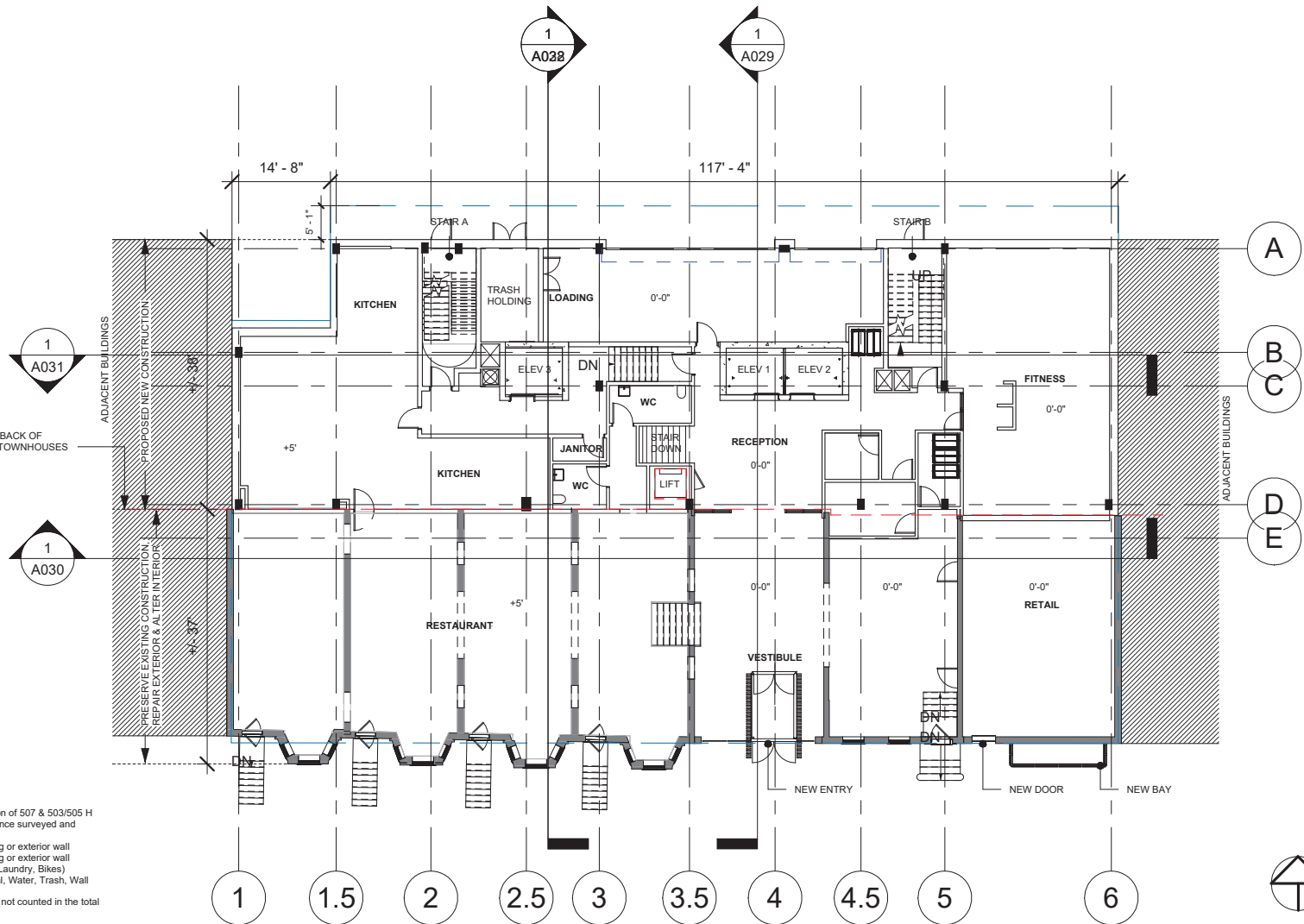
INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, ENTRANCES, HALLWAYS, COLUMNS, STAIRWELLS, MECHANICAL ROOMS, AMENITY SPACES, USES, AND NUMBER OF ROOMS (80-180) ARE SUBJECT TO CHANGE BASED ON TENANT/ OPERATOR REQUIREMENTS, SO LONG AS SUCH CHANGES DO NOT INCREASE OR CREATE ANY NEW AREAS OF ZONING RELIEF. THE NUMBER AND LOCATION OF DOORS ACCESSING THE G1 AND FIRST FLOORS MAY VARY.

H STREET HOTEL
24007

A015 G1 FLOOR

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026

FILLAT+
Board of Zoning Adjustment
District of Columbia
CASE NO. 20974B
EXHIBIT NO. 6A2



AREA CALCULATION

HOTEL	939
RETAIL	3,097
MU1	1,849
MU2	3,464
MU3	0
TOTAL	9,349 SF

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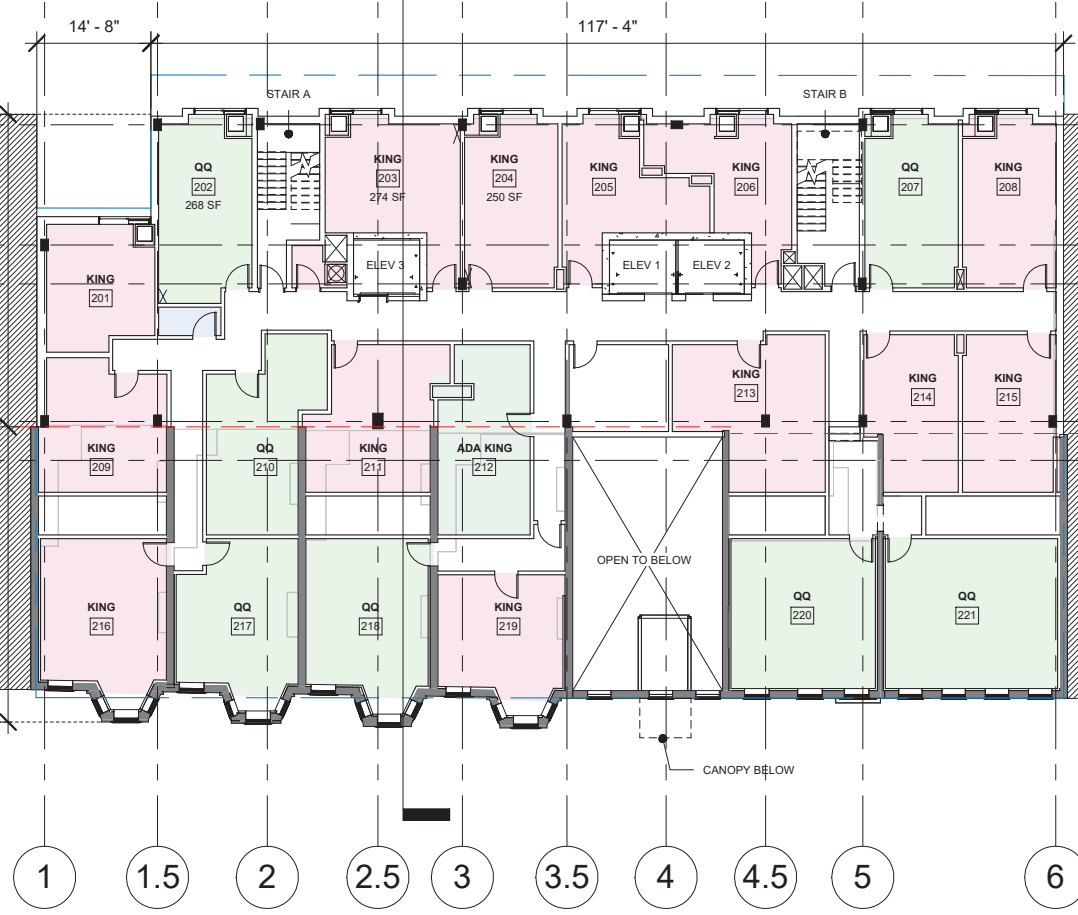
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H STREET HOTEL
24007

A016 1ST FLOOR

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026





RED LINE INDICATES BACK OF EXISTING WALLS OF TOWNHOUSES

ADJACENT BUILDINGS
PROPOSED NEW CONSTRUCTION
PRESERVE EXISTING CONSTRUCTION
REPAIR EXTERIOR & ALTER INTERIOR

ADJACENT BUILDINGS

AREA CALCULATION

HOTEL	6,762
RETAIL	0
MU1	0
MU2	1,950
MU3	0
TOTAL	8,712 SF

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H STREET HOTEL
24007

A017 2ND FLOOR

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026





RED LINE INDICATES BACK OF EXISTING WALLS OF TOWNHOUSES

ADJACENT BUILDINGS
 PROPOSED NEW CONSTRUCTION
 PRESERVE EXISTING CONSTRUCTION
 REPAIR EXTERIOR & ALTER INTERIOR

AREA CALCULATION

HOTEL	7,334
RETAIL	0
MU1	0
MU2	2,086
MU3	0
TOTAL	9,420 SF

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H STREET HOTEL
24007

A018 3RD FLOOR

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026





RED LINE INDICATES BACK OF EXISTING WALLS OF TOWNHOUSES

DASHED LINE INDICATES PROJECTING BAY ABOVE

EXISTING BUILDING DEMISING WALLS TO REMAIN, TYP.

AREA CALCULATION

HOTEL	4,122
RETAIL	0
MU1	0
MU2	1,441
MU3	0
TOTAL	5,563 SF

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H STREET HOTEL
24007

A019 4TH FLOOR

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026



1
A032

117' - 4 3/4"

STAIR A

STAIR B

A

B

C

D

E

1

1.5

2

2.5

3

3.5

4

4.5

5

6



SPANDREL GLASS WINDOW
RED LINE INDICATES BACK OF EXISTING WALLS OF TOWNHOUSES

12' - 0"
74' - 9 1/8"

AREA CALCULATION

HOTEL	4,649
RETAIL	0
MU1	0
MU2	1,478
MU3	0
TOTAL	6,127 SF

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H STREET HOTEL
24007

A020 5TH - 8TH FLOOR

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026





RED LINE INDICATES BACK OF EXISTING WALLS OF TOWNHOUSES

AREA CALCULATION

HOTEL	3,664
RETAIL	0
MU1	0
MU2	699
MU3	1,216
TOTAL	4,363 SF

NOTES

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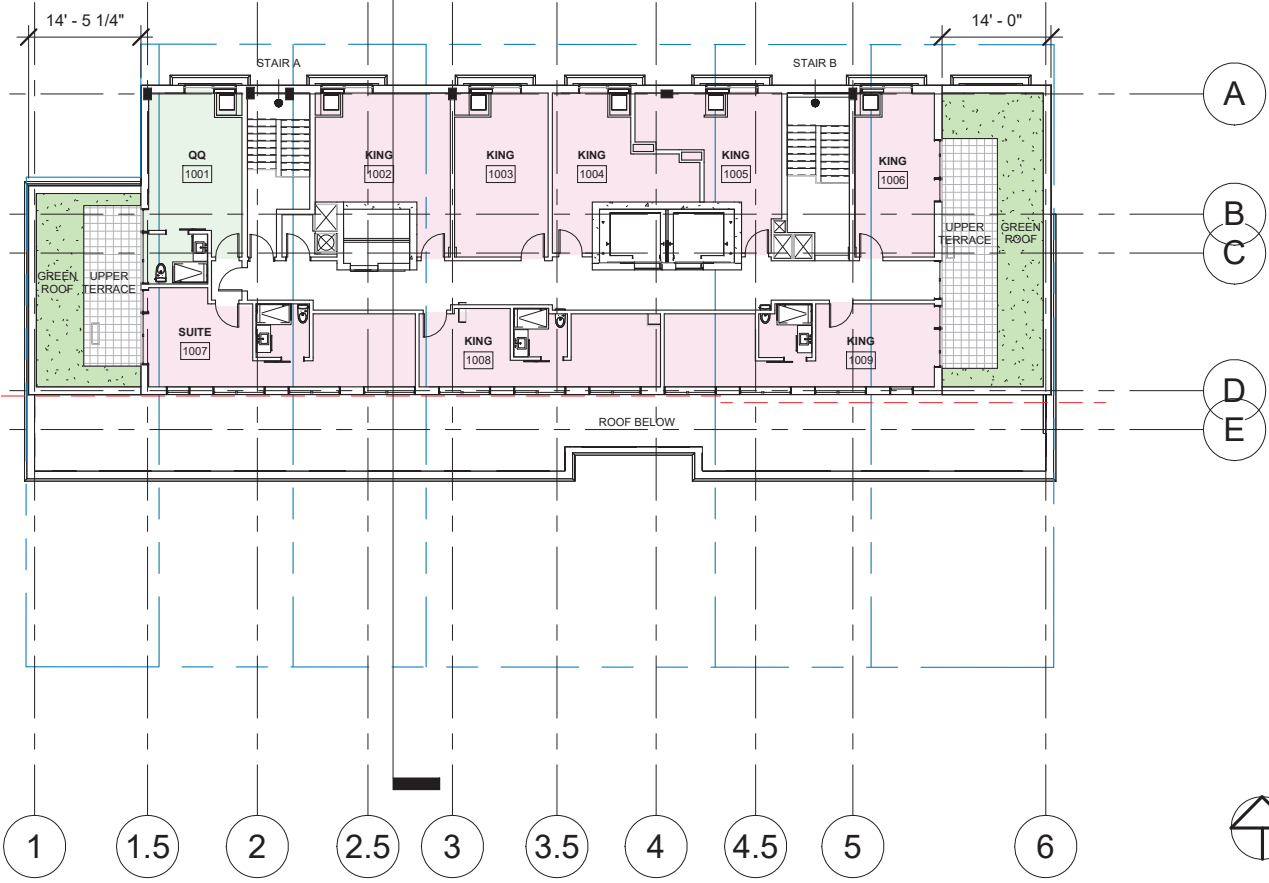
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H STREET HOTEL
24007

A021 9TH FLOOR

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026





RED LINE INDICATES BACK OF EXISTING WALLS OF TOWNHOUSES

AREA CALCULATION

HOTEL	2,886
RETAIL	0
MU1	0
MU2	572
MU3	824
TOTAL	3,458 SF

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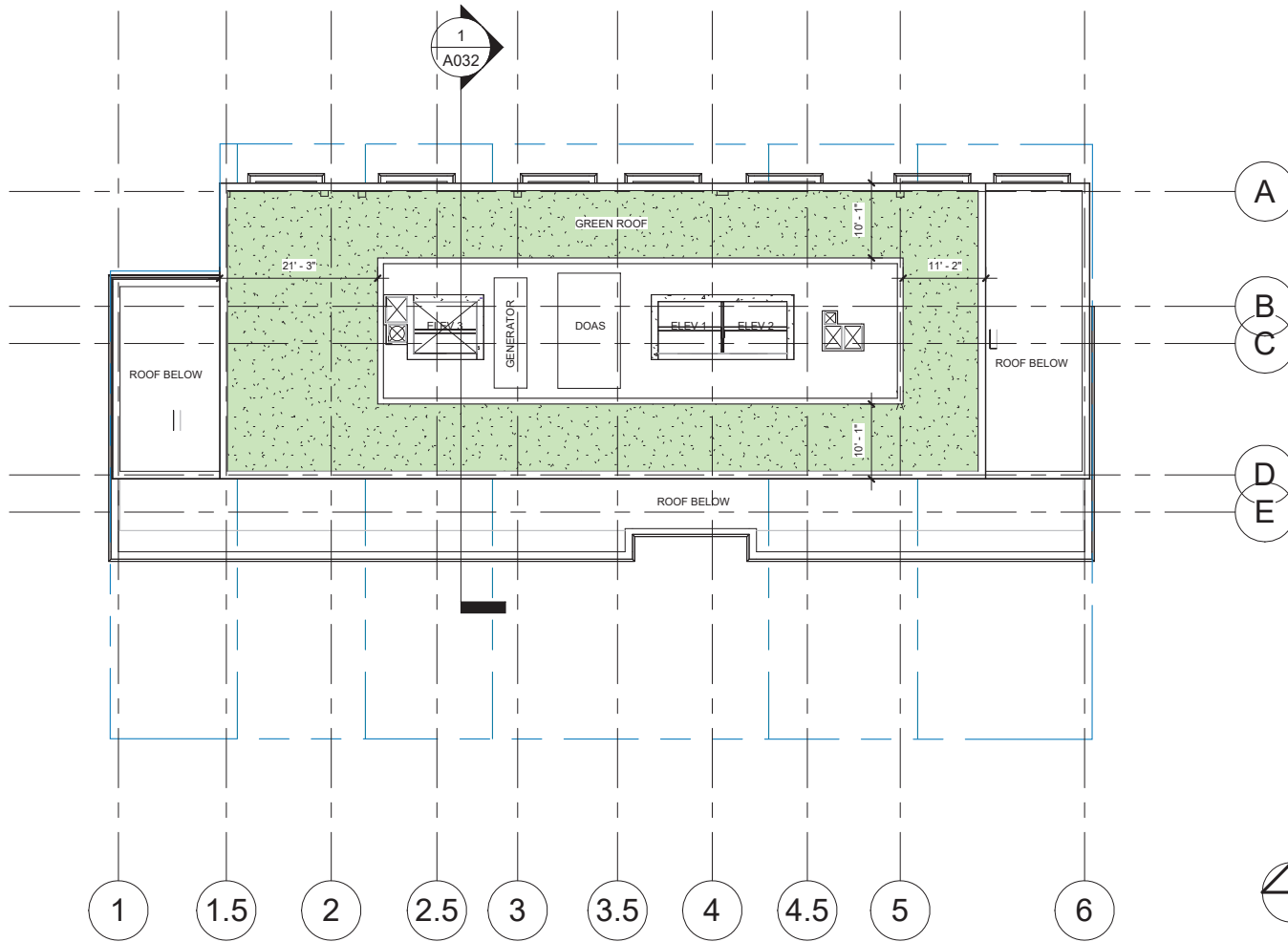
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H STREET HOTEL
24007

A022 10TH FLOOR

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026





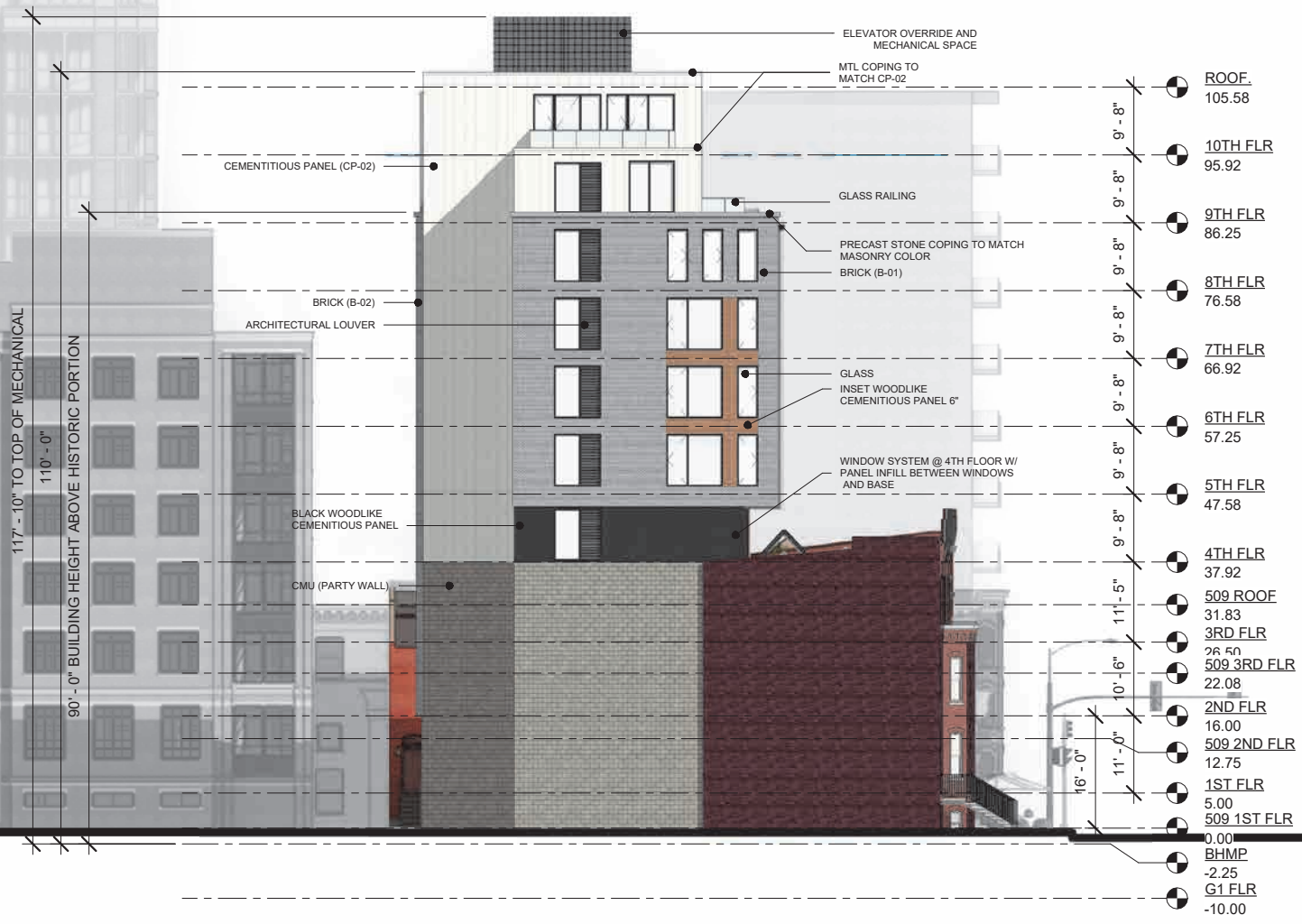
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H STREET HOTEL
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A023 ROOF PLAN

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026

FILLAT+
ARCHITECTURE



H STREET HOTEL
24007

A026 WEST ELEVATION

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026





117' - 10" TO TOP OF MECHANICAL
110' - 0"

90' - 0" BUILDING HEIGHT ABOVE HISTORIC PORTION

METAL PANEL
ELEVATOR OVERRIDE AND
MECHANICAL SPACE

PRECAST STONE COPING TO MATCH
MASONRY COLOR

ARCHITECTURAL LOUVERS
GLASS

WINDOW SYSTEM OPERABLE
(OPTION)

LOADING DOCK ENTRY
W/AUTOMATIC ROLL-UP DOOR
CMU

COPING TO
MATCH CP-02

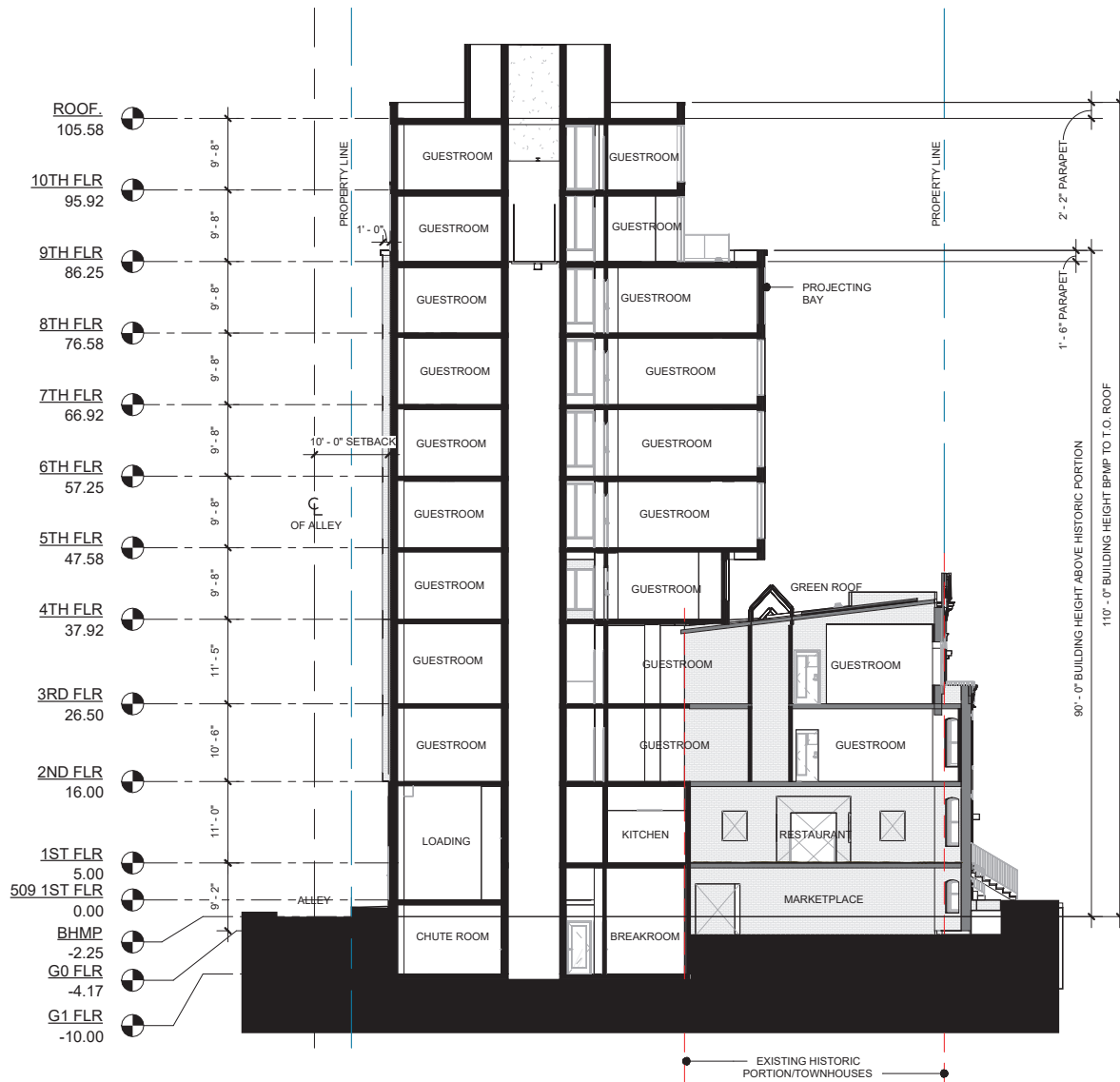
CEMENTITIOUS PANEL (CP-02)

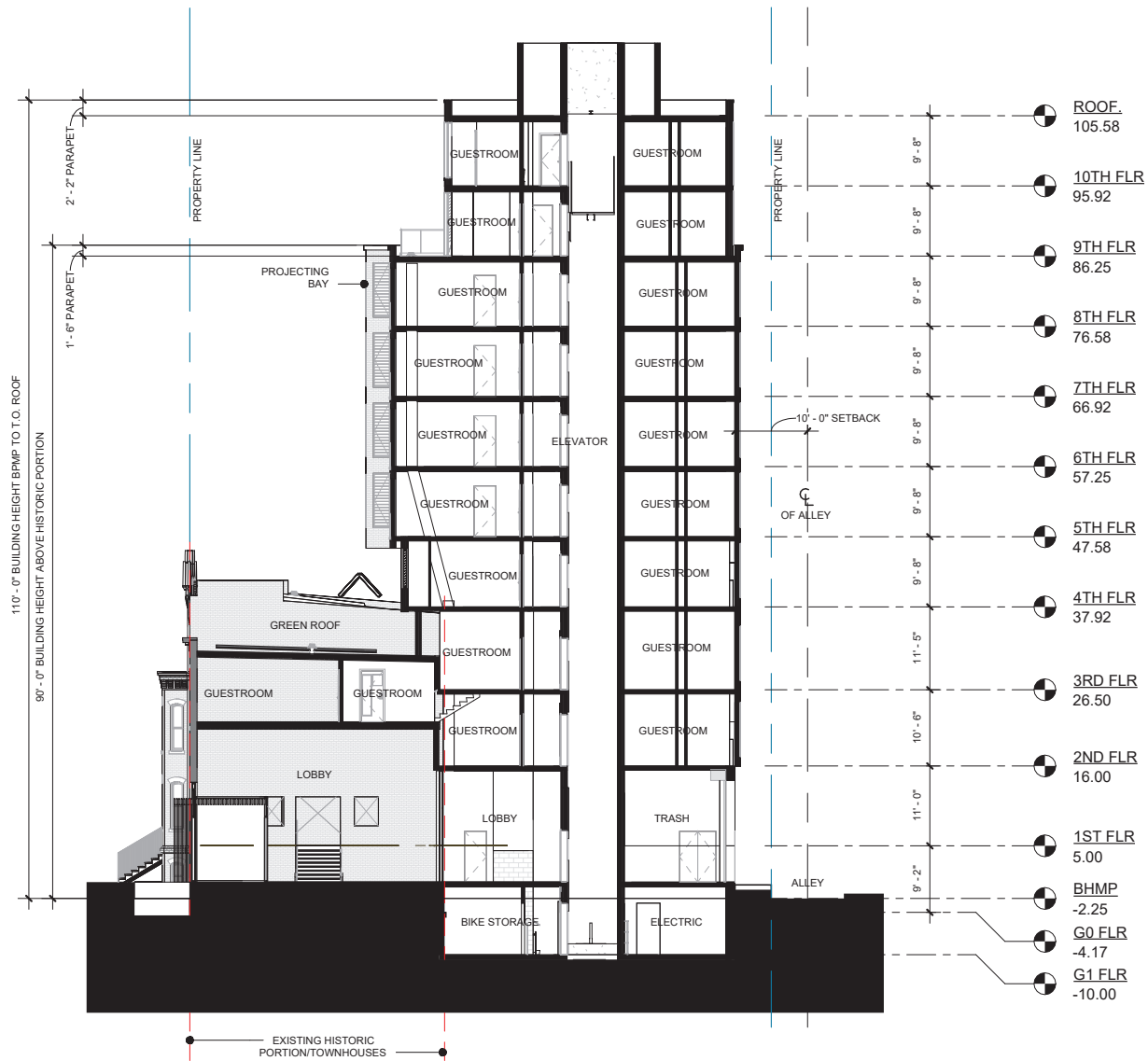
BRICK (B-01)

BRICK (B-02)

BLACK WOODLIKE
CEMENTITIOUS PANEL

- ROOF 105.58
- 10TH FLR 95.92
- 9TH FLR 86.25
- 8TH FLR 76.58
- 7TH FLR 66.92
- 6TH FLR 57.25
- 5TH FLR 47.58
- 4TH FLR 37.92
- 509 ROOF 31.83
- 3RD FLR 26.50
- 509 3RD FLR 22.08
- 2ND FLR 16.00
- 509 2ND FLR 12.75
- 1ST FLR 5.00
- 509 1ST FLR 0.00
- BHMP -2.25
- GL FLR -10.00





H STREET HOTEL
24007

A029

CROSS SECTION @ 509

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026



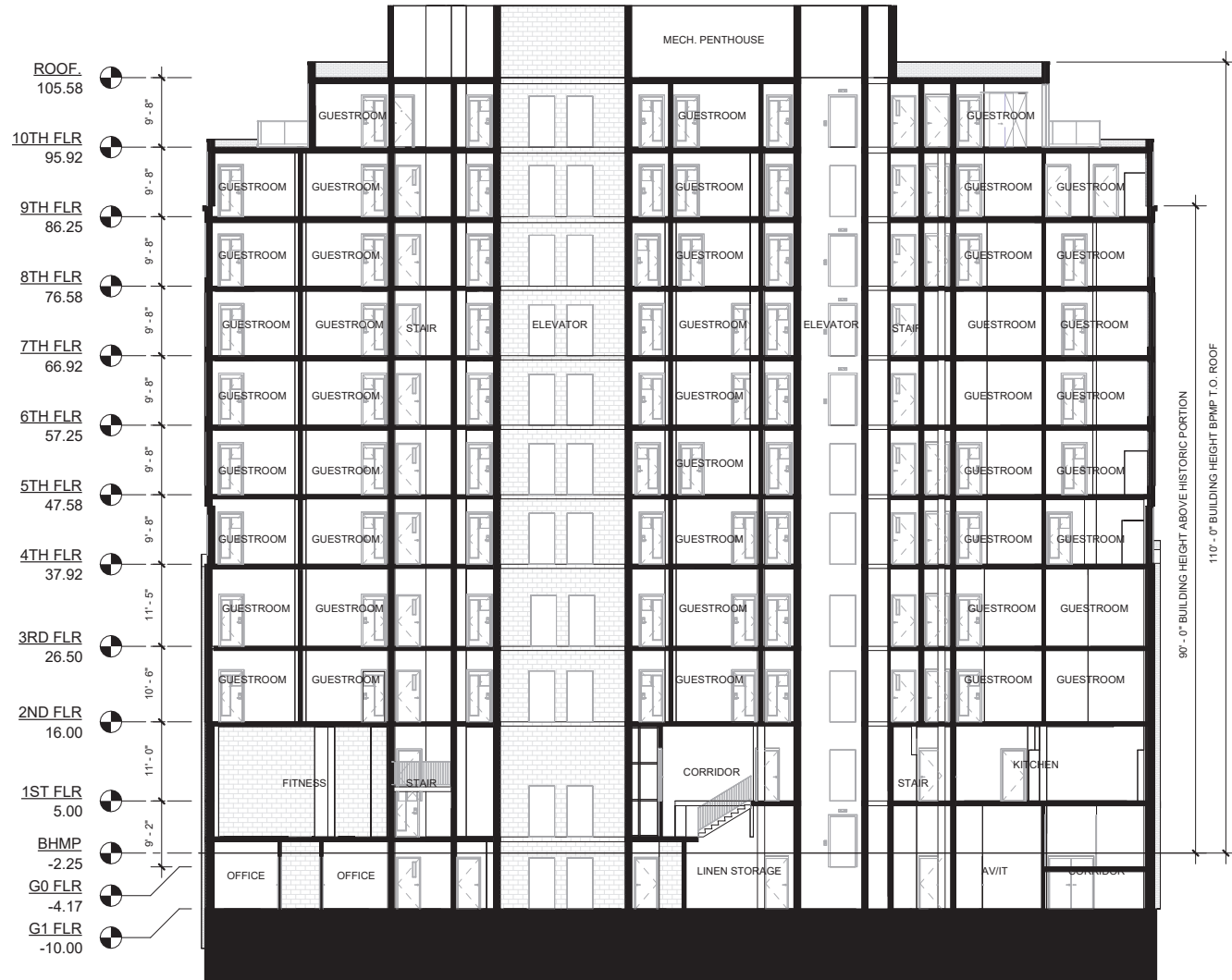


H STREET HOTEL
24007

A030 LONG SECTION THROUGH HISTORIC

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026



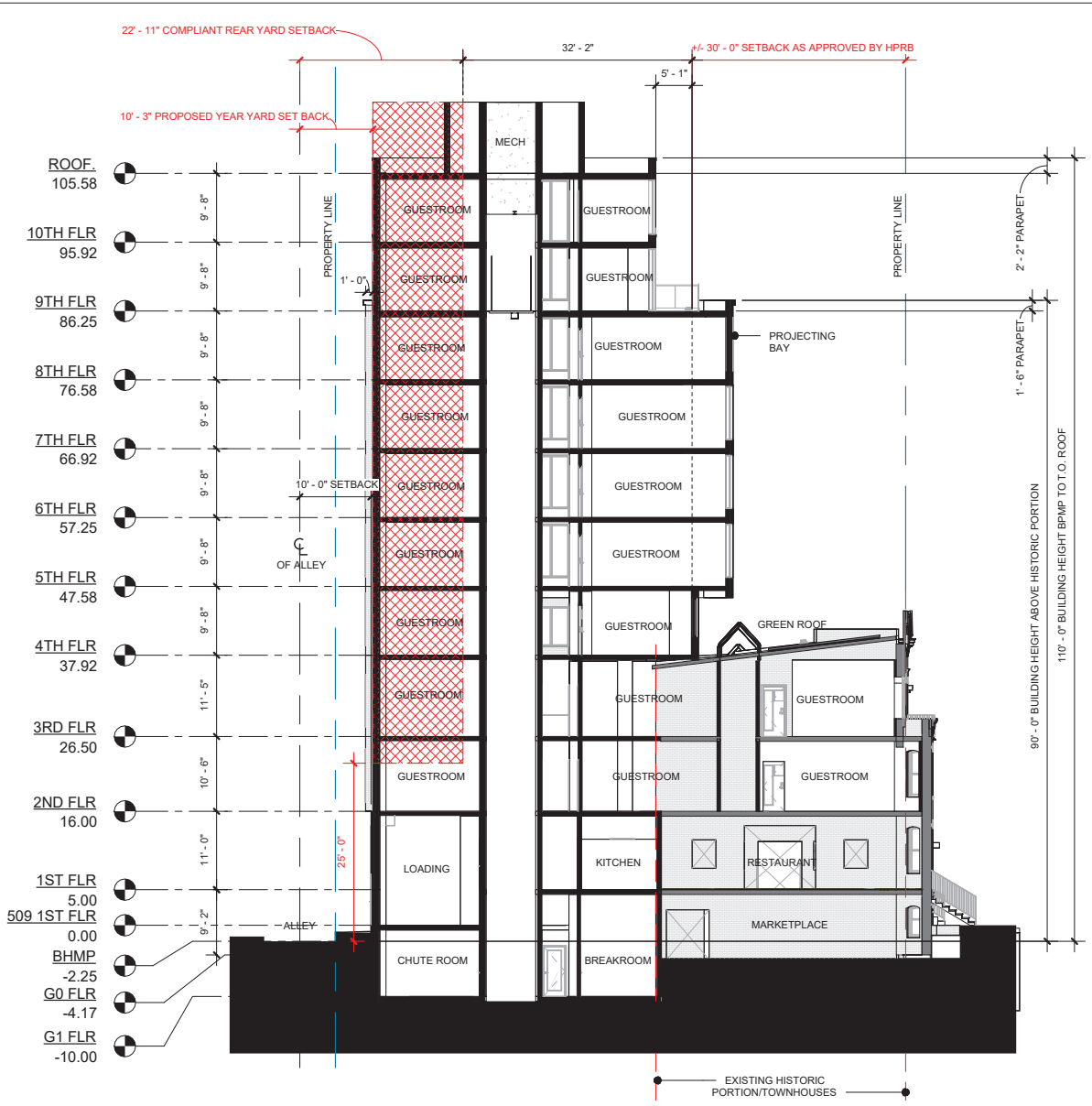


H STREET HOTEL
24007

A031 LONG SECTION THRU ADDITION

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026



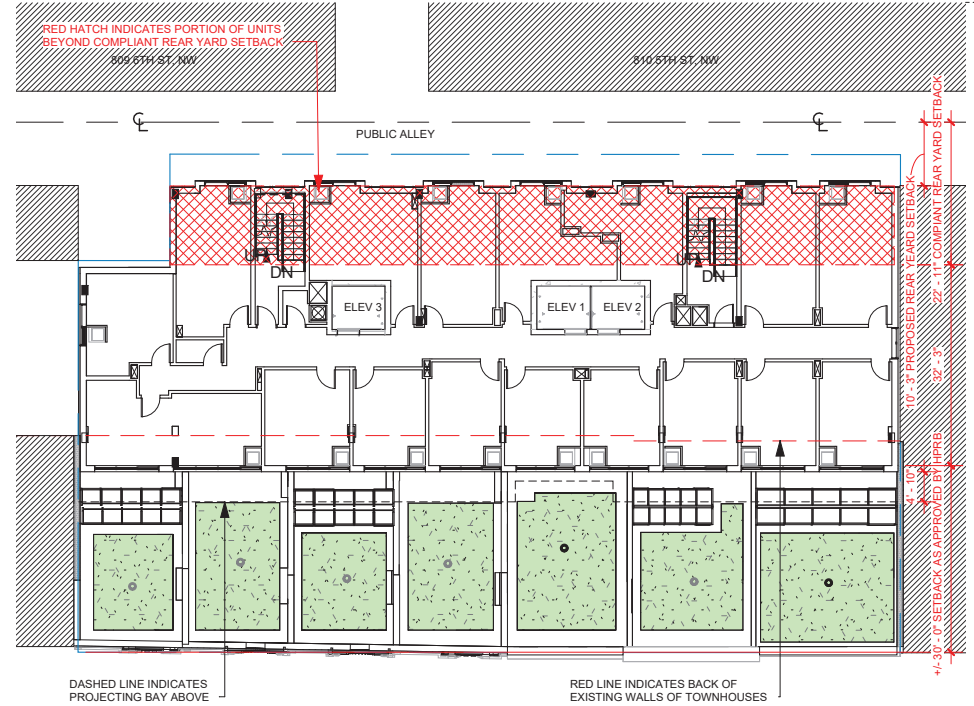
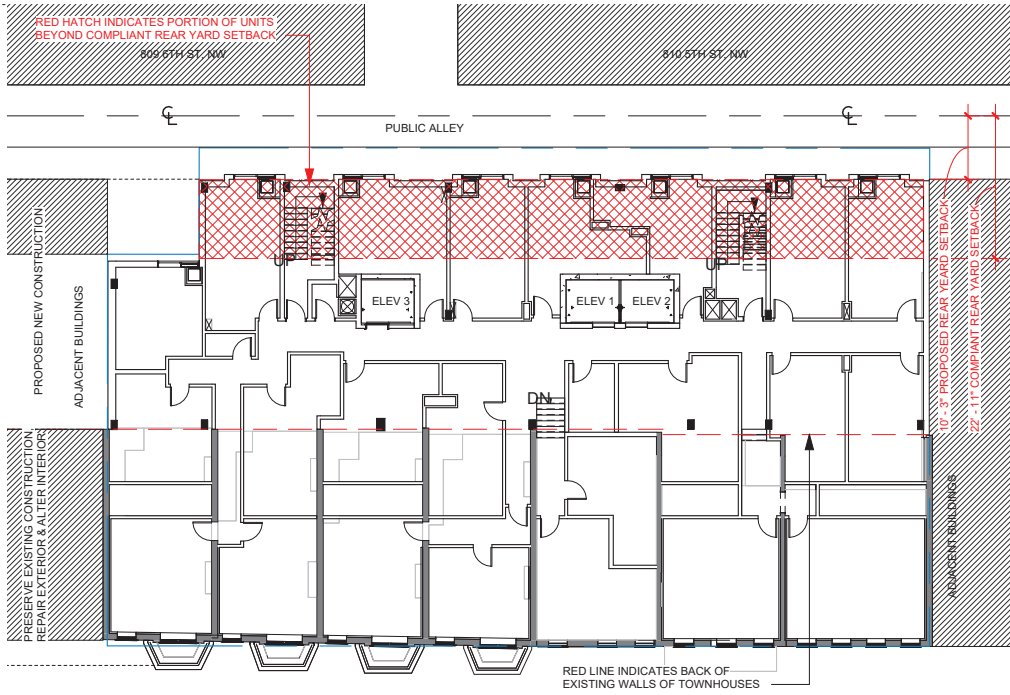


PRACTICAL DIFFICULTY:

FOR COMPLIANT REAR YARD SET BACK:

- A total of approximately ~13,266 GSF would need to be removed from the overall proposed building size to accommodate a compliant rear yard set back. That is roughly 18% of the proposed square footage of the building.
- A total of 62 units (approximately 40% of the units) would be dramatically affected to accommodate a compliant rear yard set back, and would result in a large reduction of units and shallow, inefficient floorplans.
- Due to the 30' front set back for the new massing behind the existing townhouses, to adhere to HPRB's approved direction, the resulting depth of the floorplates above the 3rd floor are shallow and inefficient. Typical double loaded corridor residential/lodging buildings have floor plate depths that exceed 60'. In a compliant rear yard set back scenario, the floor plate depth from the 4th-8th floors would be 32'-2" which would produce a typical lodging unit depth of roughly less than 15' - which is inefficient and would result in unit layouts that have to become wider to accommodate the shallow single-room depth. This limits design flexibility and would greatly affect the total lodging unit count.

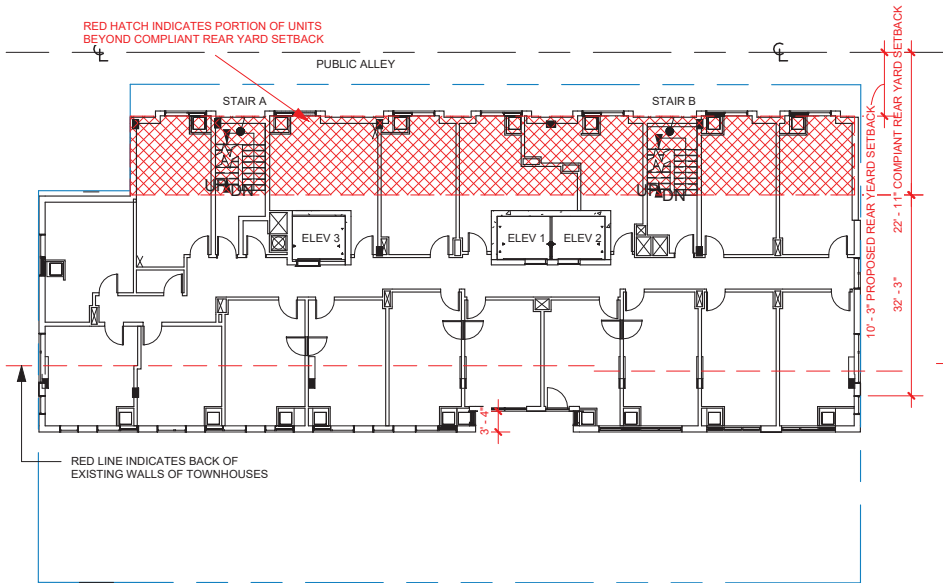
*NOTE: FLOORS G1-2ND FLR ARE NOT SHOWN AS NO REAR YARD SETBACK IS REQUIRED FOR FIRST 25' OF HEIGHT ABOVE BHMP. PROPOSED BUILDING SETBACK FLOORS G1 THROUGH 2ND FLOOR SAME 10' AS INDICATED ON FLOORS ABOVE.



1 Practical Difficulty Diagram - 3RD FLR
1" = 20'-0"

2 Practical Difficulty Diagram - 4TH FLR
1" = 20'-0"

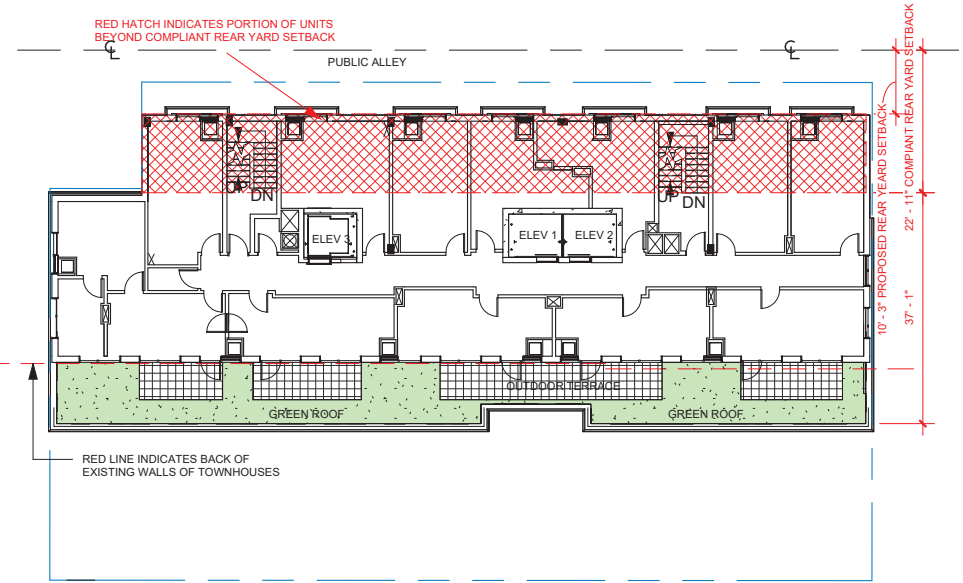




1

Practical Difficulty Diagram - 5TH FLR
1" = 20'-0"

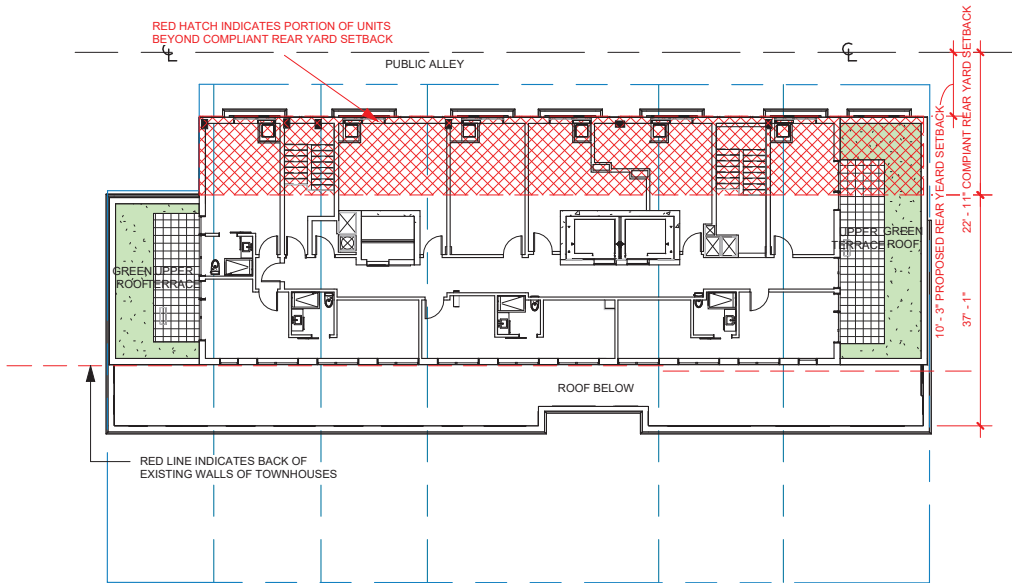
REF.
1/ A024



2

Practical Difficulty Diagram - 9TH FLR
1" = 20'-0"

REF.
1/ A024



1

Practical Difficulty Diagram - 10TH FLR
1" = 20'-0"

REF.
1/ A024

H STREET HOTEL
24007

A035

REAR YARD SETBACK - PRACTICAL DIFFICULTY

SCALE: 1" = 20'-0"
DATE: 04.10.2026

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H STREET HOTEL
24007

A036

VIEW FROM SOUTH

SCALE:
DATE: 04.10.2026

FILLAT+
ARCHITECTURE



H STREET HOTEL
24007

A037

VIEW FROM SE

SCALE:
DATE: 04.10.2026

FILLAT+
ARCHITECTURE



H STREET HOTEL
24007

A038

VIEW FROM SW

SCALE:
DATE: 04.10.2026

FILLAT+
ARCHITECTURE



H STREET HOTEL
24007

A039

VIEW FROM SE AT NIGHT

SCALE:
DATE: 04.10.2026

FILLAT+
ARCHITECTURE