



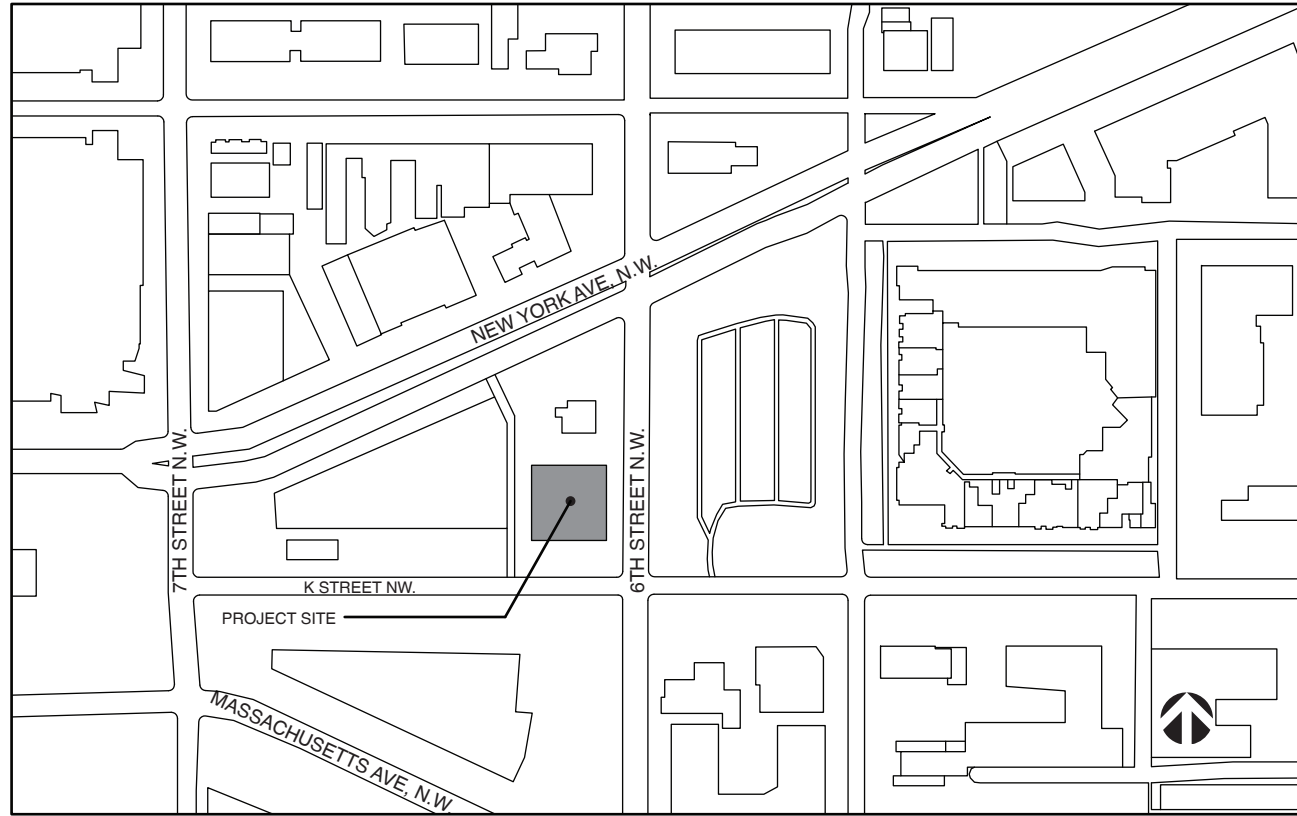
6TH & K STREET HOTEL

DC ZONING BOARD OF ADJUSTMENT DRAWING SET

ADDRESS | 601 K STREET, N.W., WASHINGTON D.C. 20001

OWNER | JEMAL'S EAST 451 L.L.C.

ARCHITECT | FILLAT + ARCHITECTURE



VICINITY PLAN
1/256"=1'

SHEET LIST	
SHEET NUMBER	SHEET NAME

SHEET A000	COVER SHEET	SHEET A021	VIEW1
SHEET A001	PROJECT INFORMATION	SHEET A022	VIEW2
SHEET A002	DESIGN RENDERING · FROM SOUTH VANTAGE	SHEET A023	VIEW3
SHEET A003	DESIGN RENDERING · FROM SOUTHEAST VANTAGE	SHEET A024	VIEW4
SHEET A004	LOCATION PLAN	SHEET A025	VIEW5
SHEET A005	RESIDENTIAL MAP PLAN		
SHEET A006	SITE PHOTOS		
SHEET A007	SITE PLAN AND DATA TABLE		
SHEET A008	CELLAR PLAN		
SHEET A009	GROUND FLOOR PLAN		
SHEET A010	2ND FLOOR PLAN		
SHEET A011	3RD FLOOR PLAN		
SHEET A012	4TH FLOOR PLAN		
SHEET A013	5TH -13 TH FLOOR PLAN		
SHEET A014	PENTHOUSE PLAN		
SHEET A015	MECHANICAL PENTHOUSE MEZZANINE PLAN		
SHEET A016	SECTION 1-1		
SHEET A017	SOUTH ELEVATION		
SHEET A018	NORTH ELEVATION		
SHEET A019	EAST ELEVATION		
SHEET A020	WEST ELEVATION		

Zoning Data Summary

Premises Address
601 K STREET NW

Square/Suffix/Lot
0451 23,24,25,822,823

Zoning District
D-4-R

Ward
Ward 6

Council Member
Charles Allen

ANC
6E

ANC Chairperson
Alex Padro

SMD
6E05

Site Area : 10,011 sf (per Site Survey)

FAR Proposed : 10.50 FAR (105,115 sf)

Proposed Gross Square Footage:

Ground Level	8,280 gsf – 0 rooms
Level 2	7,696 gsf – 16 rooms
Level 3	8,369 gsf – 18 rooms
Level 4	8,077 gsf – 17 rooms
Level 5	8,077 gsf – 20 rooms
Level 6	8,077 gsf – 20 rooms
Level 7	8,077 gsf – 20 rooms
Level 8	8,077 gsf – 20 rooms
Level 9	8,077 gsf – 20 rooms
Level 10	8,077 gsf – 20 rooms
Level 11	8,077 gsf – 20 rooms
Level 12	8,077 gsf – 20 rooms
Level 13	8,077 gsf – 20 rooms

Total GSF 105,115 gsf - 231 sleeping rooms*
* Subject to flexibility of final design

Building Category	Requirement	Provided
Maximum Height	110 ft If R.O.W. Determining Height Is <110 ft. Wide; 130 ft If > 110 ft. Wide	130'
Front Build To (ft)	75% Within 4 Feet Of Build-to Line, To a Height Of 15 ft	Complies
Rear Yard Setback (ft)	See Subtitle I Chapter 205	Complies
Court	Width: 23' Area: 23' x 46' = 1058 SF	Complies
Maximum Floor Area Ratio	As Achievable By Permitted Height And Bulk	10.50 FAR
Green Area Ratio	0.20 SITE AREA = 2002.2 SF	Complies
Design Requirements	See Subtitle I Chapter 611	Complies
Loading	3 Berths	Complies

A001



A002

6TH & K HOTEL N.W, WASH. DC
SHEET | A002

DESIGN RENDERING · FROM SOUTHWEST VANTAGE

DATE: 11.06.2017

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6TH & K HOTEL N.W., WASH. DC
SHEET | A003

DESIGN RENDERING · FROM SOUTH VANTAGE

DATE: 11.06.2017

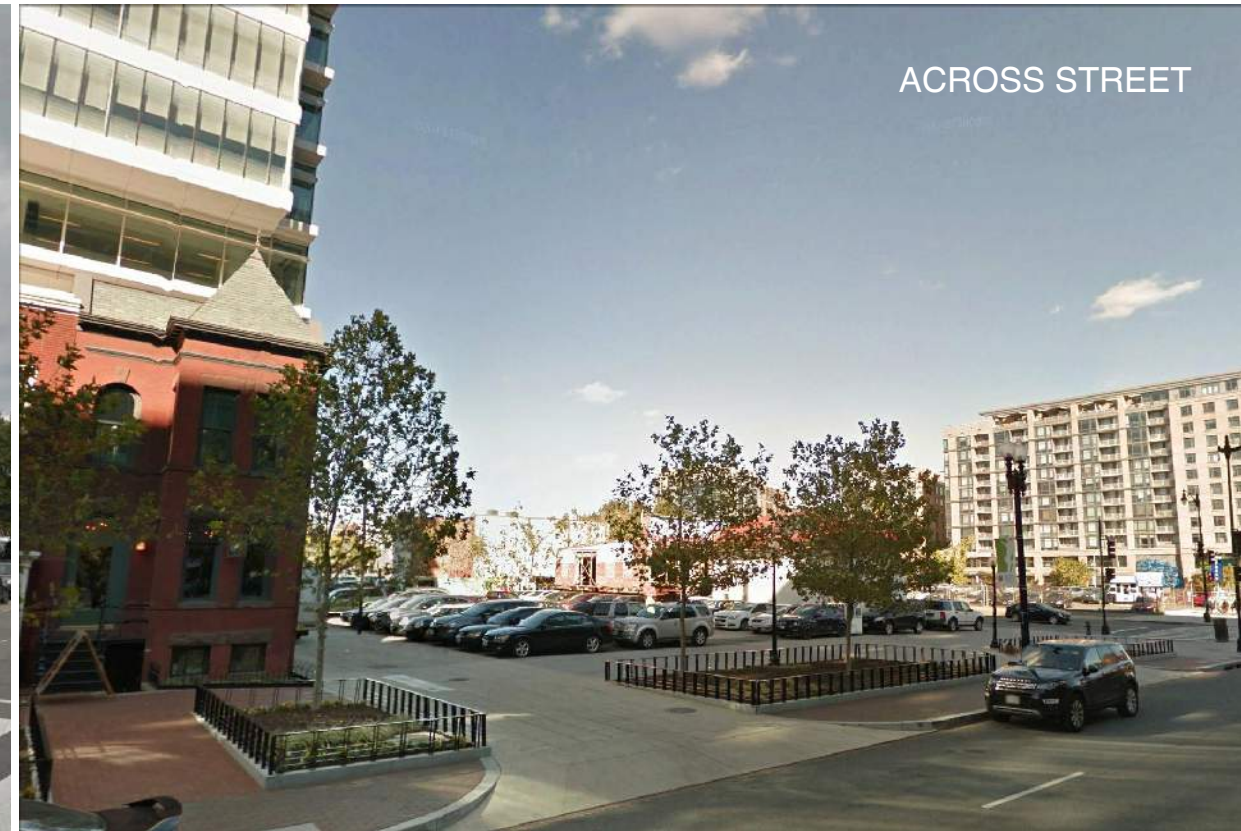
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DIAGONAL CORNER



ACROSS STREET



GAS STATION



GAS STATION



GAS STATION



SITE

A006