



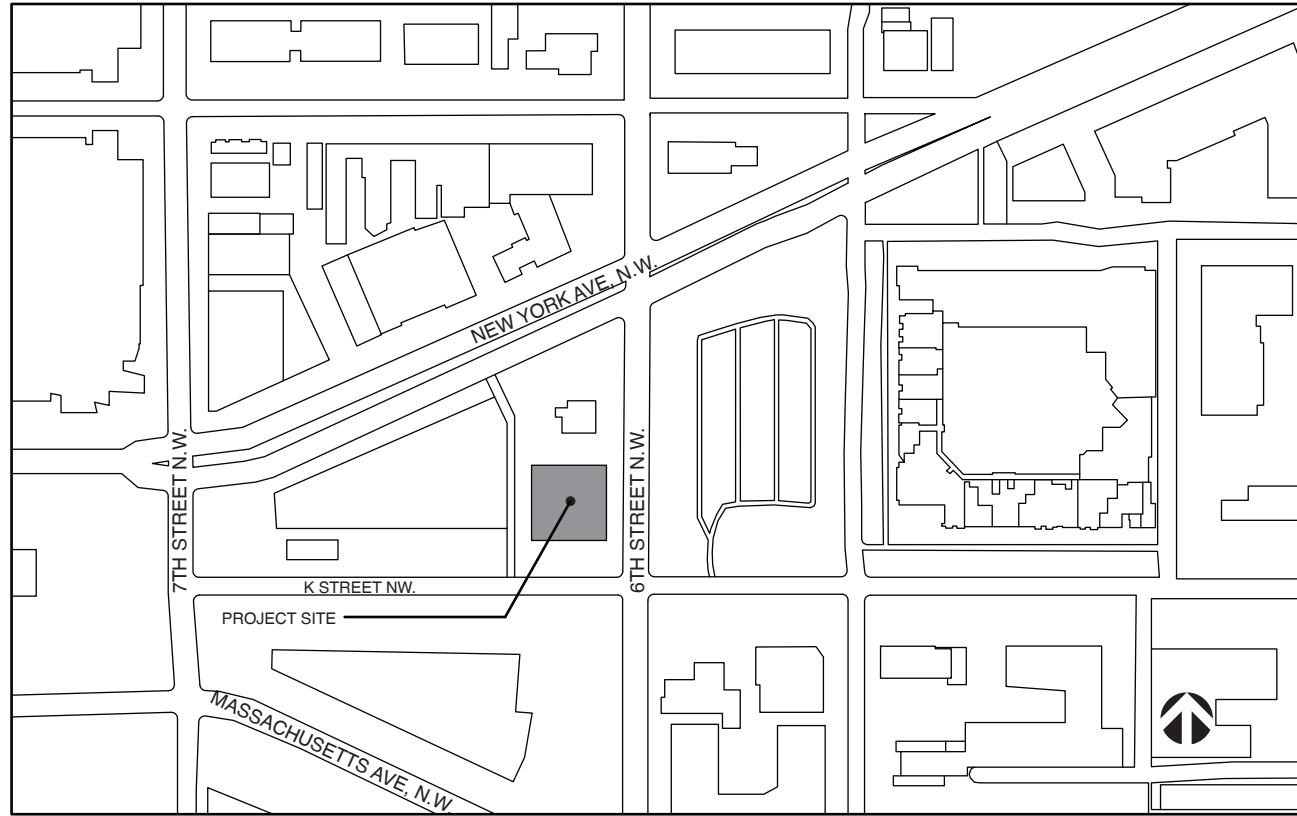
6TH & K STREET HOTEL

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 A001	PROJECT INFORMATION
SHEET A002	DESIGN RENDERING · FROM SOUTHWEST VANTAGE
SHEET A003	DESIGN RENDERING · FROM SOUTHEAST VANTAGE
SHEET A004	LOCATION PLAN
SHEET A005	SITE PHOTOS
SHEET A006	SITE PLAN AND DATA TABLE
SHEET A007	CELLAR PLAN
SHEET A008	GROUND FLOOR PLAN
SHEET A009	SECOND AND THIRD FLOOR PLAN
SHEET A010	TYPICAL FLOOR PLAN
SHEET A011	PENTHOUSE PLAN
SHEET A012	ROOF PLAN
SHEET A013	SECTION1-1
SHEET A014	SOUTH ELEVATION
SHEET A015	NORTH ELEVATION
SHEET A016	EAST ELEVATION
SHEET A017	WEST ELEVATION
SHEET A018	VIEW1
SHEET A019	VIEW2
SHEET A020	VIEW3

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
Marge Maceda

SMD
6E05

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

FAR Proposed : 10.20 FAR (102,598 sf)

Proposed Gross Square Footage:

Ground Level	6,648 gsf – 0 rooms
Level 2	6,885 gsf – 15 rooms
Level 3	6,885 gsf – 15 rooms
Level 4	8,218 gsf – 19 rooms
Level 5	8,218 gsf – 19 rooms
Level 6	8,218 gsf – 19 rooms
Level 7	8,218 gsf – 19 rooms
Level 8	8,218 gsf – 19 rooms
Level 9	8,218 gsf – 19 rooms
Level 10	8,218 gsf – 19 rooms
Level 11	8,218 gsf – 19 rooms
Level 12	8,218 gsf – 19 rooms
Level 13	8,218 gsf – 19 rooms

Total GSF 102,598 gsf - 220 sleeping rooms

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	20% - Special Exception Variance
Rear Yard Setback (ft)	See Subtitle I Chapter 205	Special Exception Needed
Court	Width: 2 1/2" / 12" Of Court - 24' Area: 2 x The Square Of The Required Width - 1,115 SF	12' Provided 552 SF Provided Area Variance Needed
Maximum Floor Area Ratio	As Achievable By Permitted Height And Bulk	10.20 FAR
Green Area Ratio	0.20	0.20 FAR
Design Requirements	See Subtitle I Chapter 611	Complies
Loading	3 Berths	2 Provided Area Variance Needed



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

DESIGN RENDERING · FROM SOUTHWEST VANTAGE

DATE: 07.12.2017

FILLAT+
ARCHITECTURE