



( APPROVED )



( PROPOSED )

## 6TH & K STREET HOTEL

### DC ZONING BOARD OF ADJUSTMENT DRAWING SET

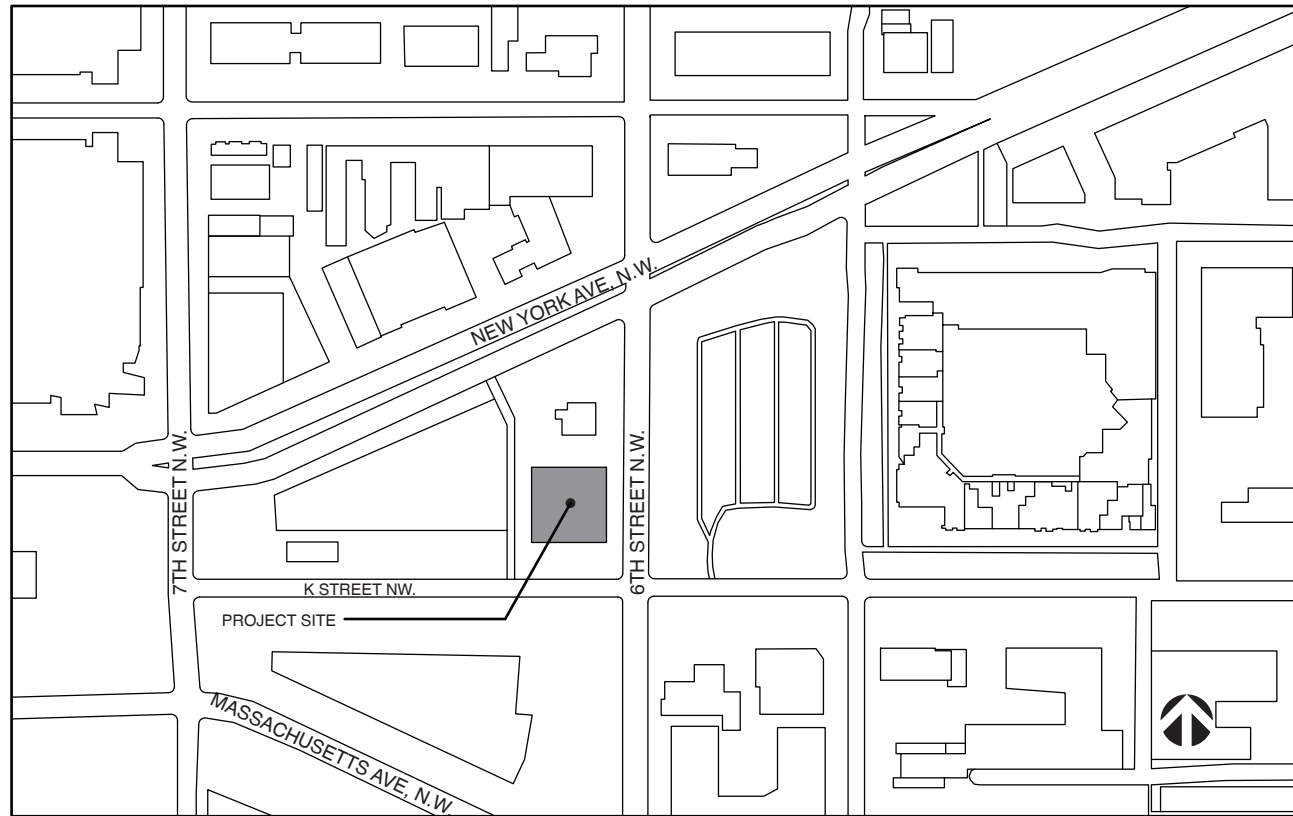
ADDRESS | 601 K STREET, N.W., WASHINGTON D.C. 20001

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

ARCHITECT | FILLAT + ARCHITECTURE

MODIFICATION TO BZA ORDER 19583

A000



VICINITY PLAN  
1/256"=1'

SHEET LIST	
SHEET NUMBER	SHEET NAME

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

### 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: 10.66 FAR

Ground Level	8,280 gsf – 0 rooms
Level 2	7,696 gsf – 18 rooms
Level 3	8,369 gsf – 20 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

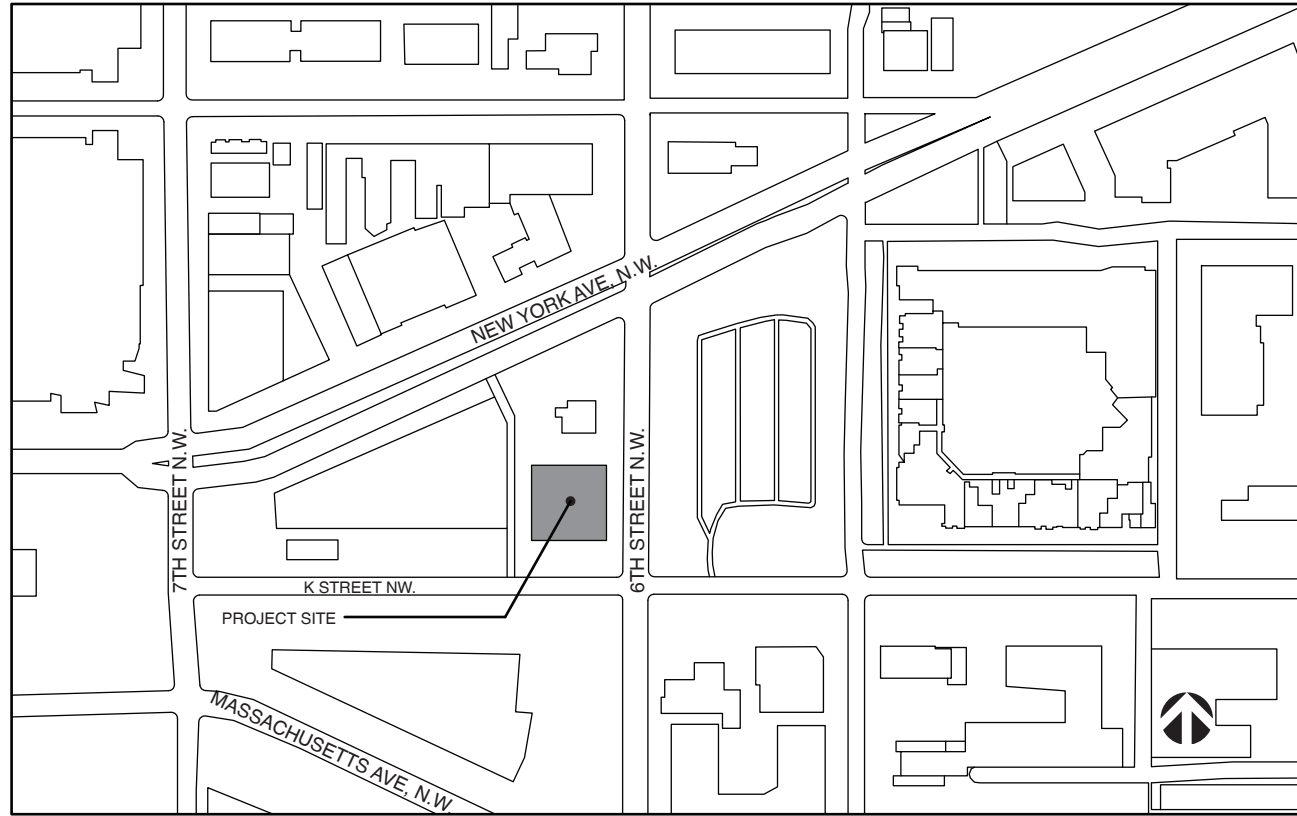
Total GSF 105,115 gsf - 235 sleeping rooms\*  
\* Subject to flexibility of final design

**NOTE: INITIAL FAR SUMMARY DID NOT INCLUDE LOADING BERTHS OR BAY PROJECTION AT FRONT COURT. THE BAY PROJECTION AT THE FRONT COURT IS WITHIN THE PROPERTY LINES AND IS INCLUDED IN THE AREA SUMMARY BELOW. THE LOADING BERTH ARE INCLUDED IN THE AREA SUMMARY BELOW.**

GROUND LEVEL	9,378 GSF - 0 ROOMS
LEVEL 2	7,696 GSF - 18 ROOMS
LEVEL 3	8,369 GSF - 20 ROOMS
LEVEL 4	8,077 GSF - 17 ROOMS
LEVEL 5	8,135 GSF - 20 ROOMS
LEVEL 6	8,135 GSF - 20 ROOMS
LEVEL 7	8,135 GSF - 20 ROOMS
LEVEL 8	8,135 GSF - 20 ROOMS
LEVEL 9	8,135 GSF - 20 ROOMS
LEVEL 10	8,135 GSF - 20 ROOMS
LEVEL 11	8,135 GSF - 20 ROOMS
LEVEL 12	8,135 GSF - 20 ROOMS
LEVEL 13	8,135 GSF - 20 ROOMS

TOTAL GSF 106,735 GSF - 235 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	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 10.66 FAR
Green Area Ratio	0.20 SITE AREA = 2002.2 SF	Complies
Design Requirements	See Subtitle I Chapter 611	Complies
Loading	3 Berths	Complies



VICINITY PLAN  
1/256"=1'

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SHEET   A004	SITE PLAN AND DATA TABLE		
SHEET   A005	CELLAR B1 PLAN		
SHEET   A006	CELLAR B2 PLAN		
SHEET   A007	GROUND FLOOR PLAN		
SHEET   A008	2ND FLOOR PLAN		
SHEET   A009	3RD FLOOR PLAN		
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D-4-R

Ward  
Ward 6

Council Member  
Charles Allen

ANC  
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ANC Chairperson  
Alex Padro

SMD  
6E05

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

FAR Proposed : 10.66 FAR (106,691 GSF)

Proposed Gross Square Footage:

Ground Level	9,184 gsf – 0 rooms
Level 2	7,231 gsf – 14 rooms
Level 3	8,242 gsf – 20 rooms
Level 4	8,153 gsf – 20 rooms
Level 5	8,209 gsf – 20 rooms
Level 6	8,209 gsf – 20 rooms
Level 7	8,209 gsf – 20 rooms
Level 8	8,209 gsf – 20 rooms
Level 9	8,209 gsf – 20 rooms
Level 10	8,209 gsf – 20 rooms
Level 11	8,209 gsf – 20 rooms
Level 12	8,209 gsf – 20 rooms
Level 13	8,209 gsf – 20 rooms

Total GSF 106,691 gsf - 234 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	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	10.66 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

DESIGN RENDERING · FROM SOUTHWEST VANTAGE | APPROVED

DATE: 09.17.2018

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ARCHITECTURE





A002

6TH & K HOTEL N.W., WASH. DC

DESIGN RENDERING · FROM SOUTHWEST VANTAGE | PROPOSED

DATE: 09.17.2018

**FILLAT+**  
ARCHITECTURE





6TH & K HOTEL N.W, WASH. DC

DESIGN RENDERING · FROM SOUTH VANTAGE | APPROVED

DATE: 09.17.2018

**FILLAT+**  
ARCHITECTURE





A003

6TH & K HOTEL N.W., WASH. DC

DESIGN RENDERING · FROM SOUTH VANTAGE | PROPOSED

DATE: 09.17.2018

**FILLAT+**  
ARCHITECTURE

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**BUILDING PROGRAM**      **ZONING AREA SUMMARY**

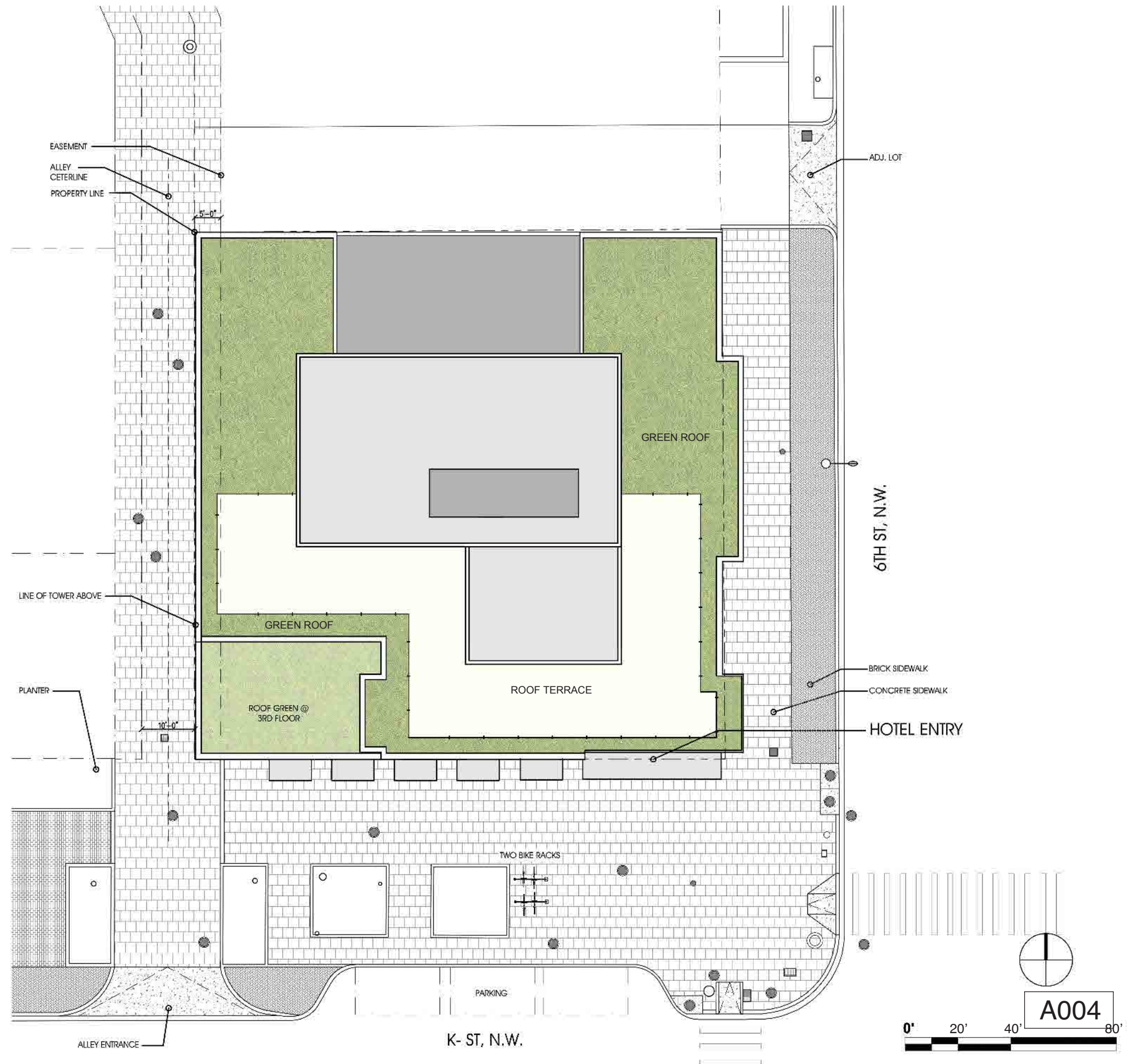
CELLAR	0
GROUND	9,378 GSF - 0 ROOMS
2ND FLOOR	7,696 GSF - 18 ROOMS
3RD FLOOR	8,369 GSF - 20 ROOMS
4TH FLOOR	8,077 GSF - 17 ROOMS
5TH FLOOR	8,135 GSF - 20 ROOMS
6TH FLOOR	8,135 GSF - 20 ROOMS
7TH FLOOR	8,135 GSF - 20 ROOMS
8TH FLOOR	8,135 GSF - 20 ROOMS
9TH FLOOR	8,135 GSF - 20 ROOMS
10TH FLOOR	8,135 GSF - 20 ROOMS
11TH FLOOR	8,135 GSF - 20 ROOMS
12TH FLOOR	8,135 GSF - 20 ROOMS
13TH FLOOR	8,135 GSF - 20 ROOMS
PENTHOUSE	0
<b>TOTAL AREA:</b>	<b>106,735 GSF - 235 SLEEPING ROOMS</b>

**FAR: 10.66** (EXCLUDING CELLAR, PENTHOUSE & 4' BAY PROJECTION)

**SITE AREA**      10,011 SF (BASED ON THE ALTA SURVEY CAD FILE)

**TOTAL GUEST ROOMS : 235\***      (\* Total number of keys subject to flexibility of final design)

**GROSS BUILDING AREA: 128,594 SF** (INCLUDING CELLAR, PENTHOUSE & 4' BAY PROJECTION)





**BUILDING PROGRAM**      **ZONING AREA SUMMARY**

CELLAR	0
GROUND	9,184 GSF - 0 ROOMS
2ND FLOOR	7,231 GSF - 0 ROOMS
3RD FLOOR	8,242 GSF - 20 ROOMS
4TH FLOOR	8,153 GSF - 20 ROOMS
5TH FLOOR	8,209 GSF - 20 ROOMS
6TH FLOOR	8,209 GSF - 20 ROOMS
7TH FLOOR	8,209 GSF - 20 ROOMS
8TH FLOOR	8,209 GSF - 20 ROOMS
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10TH FLOOR	8,209 GSF - 20 ROOMS
11TH FLOOR	8,209 GSF - 20 ROOMS
12TH FLOOR	8,209 GSF - 20 ROOMS
13TH FLOOR	8,209 GSF - 20 ROOMS
PENTHOUSE	0
<b>TOTAL AREA:</b>	<b>106,691 GSF - 234 SLEEPING ROOMS</b>

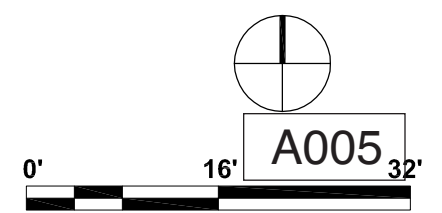
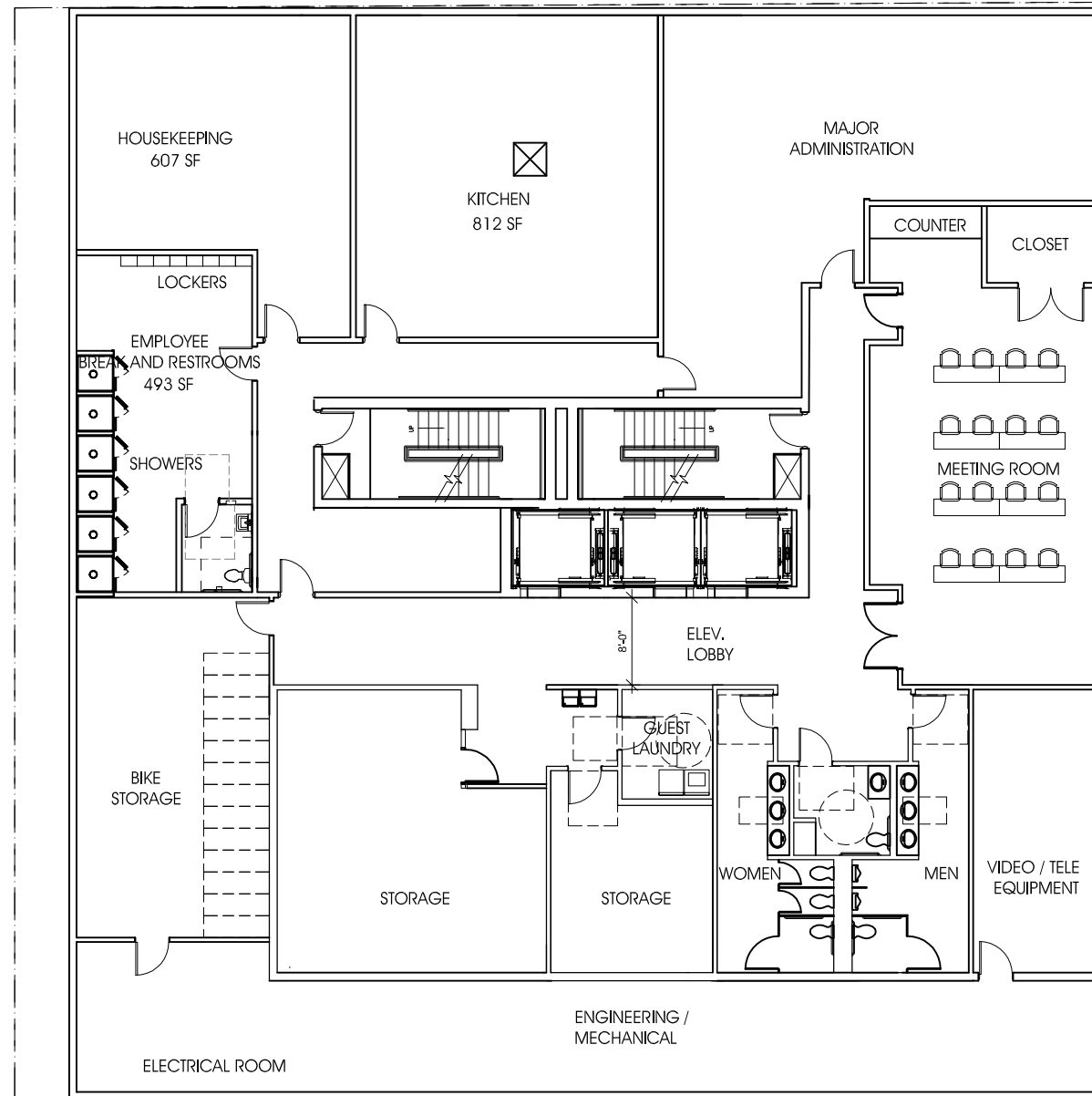
FAR: 10.66 (EXCLUDING CELLAR, PENTHOUSE & 4' BAY PROJECTION)  
 SITE AREA: 10,011 SF (BASED ON THE ALTA SURVEY CAD FILE)

TOTAL GUEST ROOMS : 234

GROSS BUILDING AREA: 133,838 SF (INCLUDING CELLAR, PENTHOUSE & 4' BAY PROJECTION)







6TH & K HOTEL N.W, WASH. DC

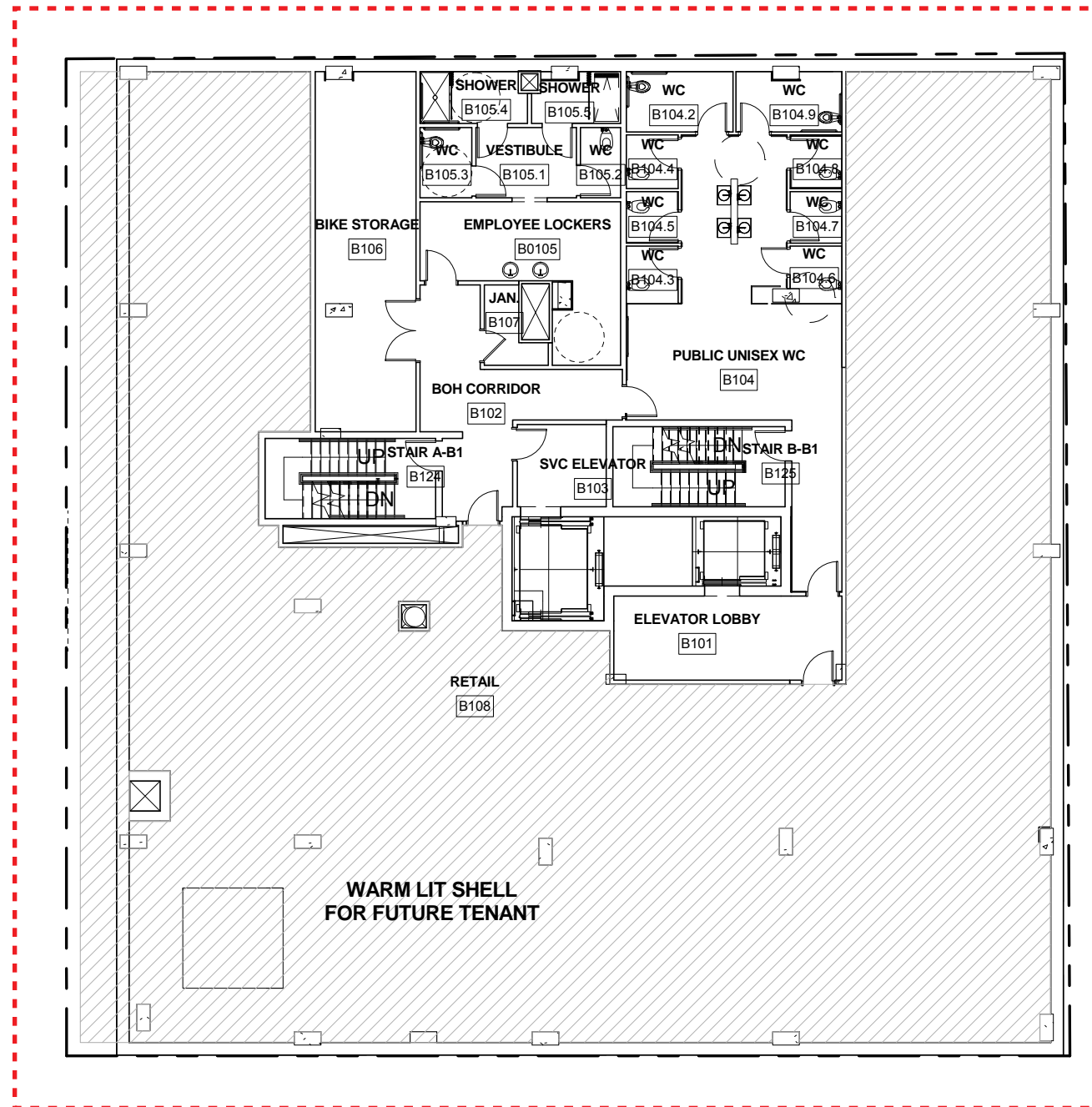
CELLAR PLAN | APPROVED

SCALE: 1/16"=1'-0"  
DATE: 09.17.2018



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A005



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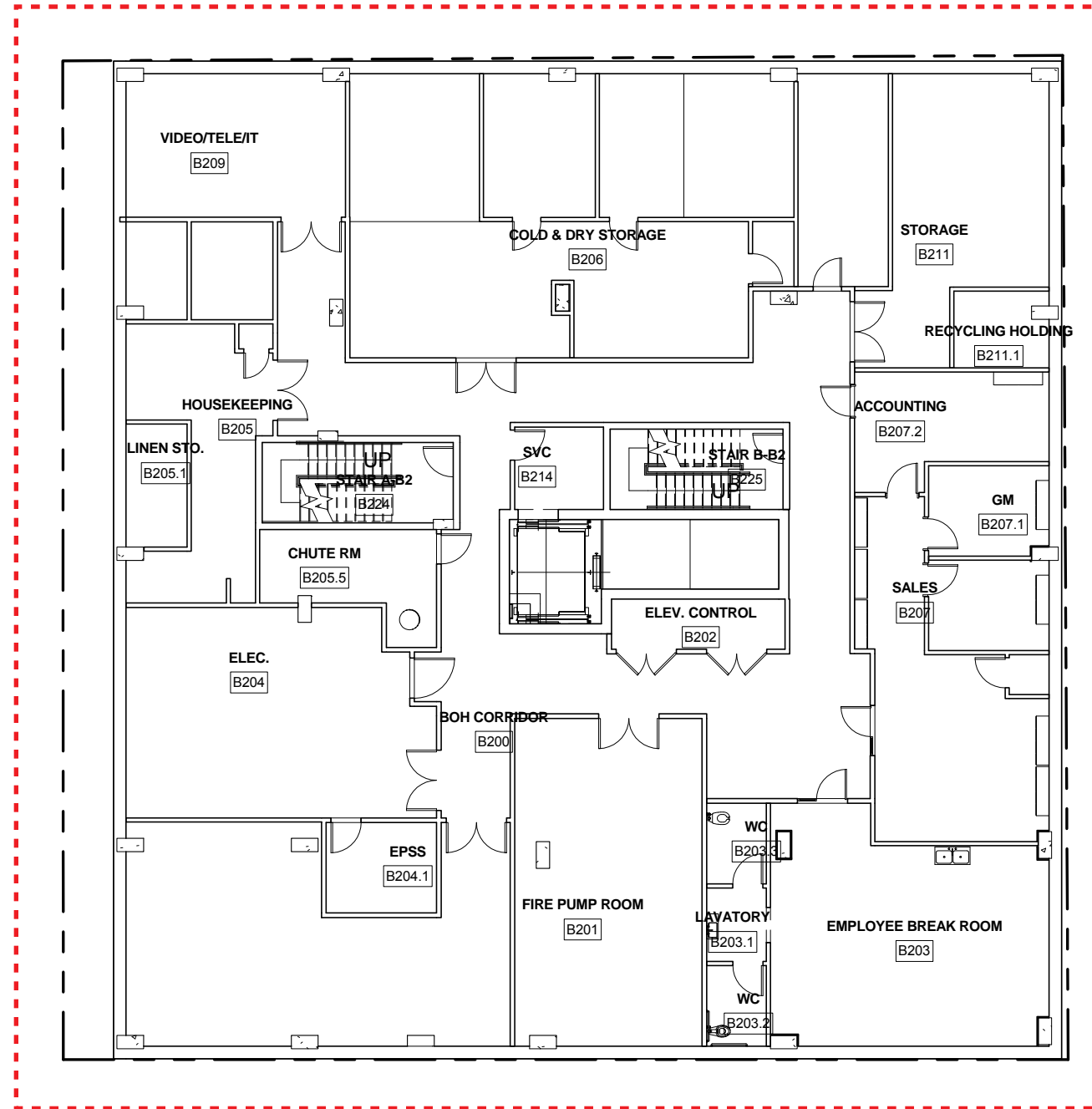
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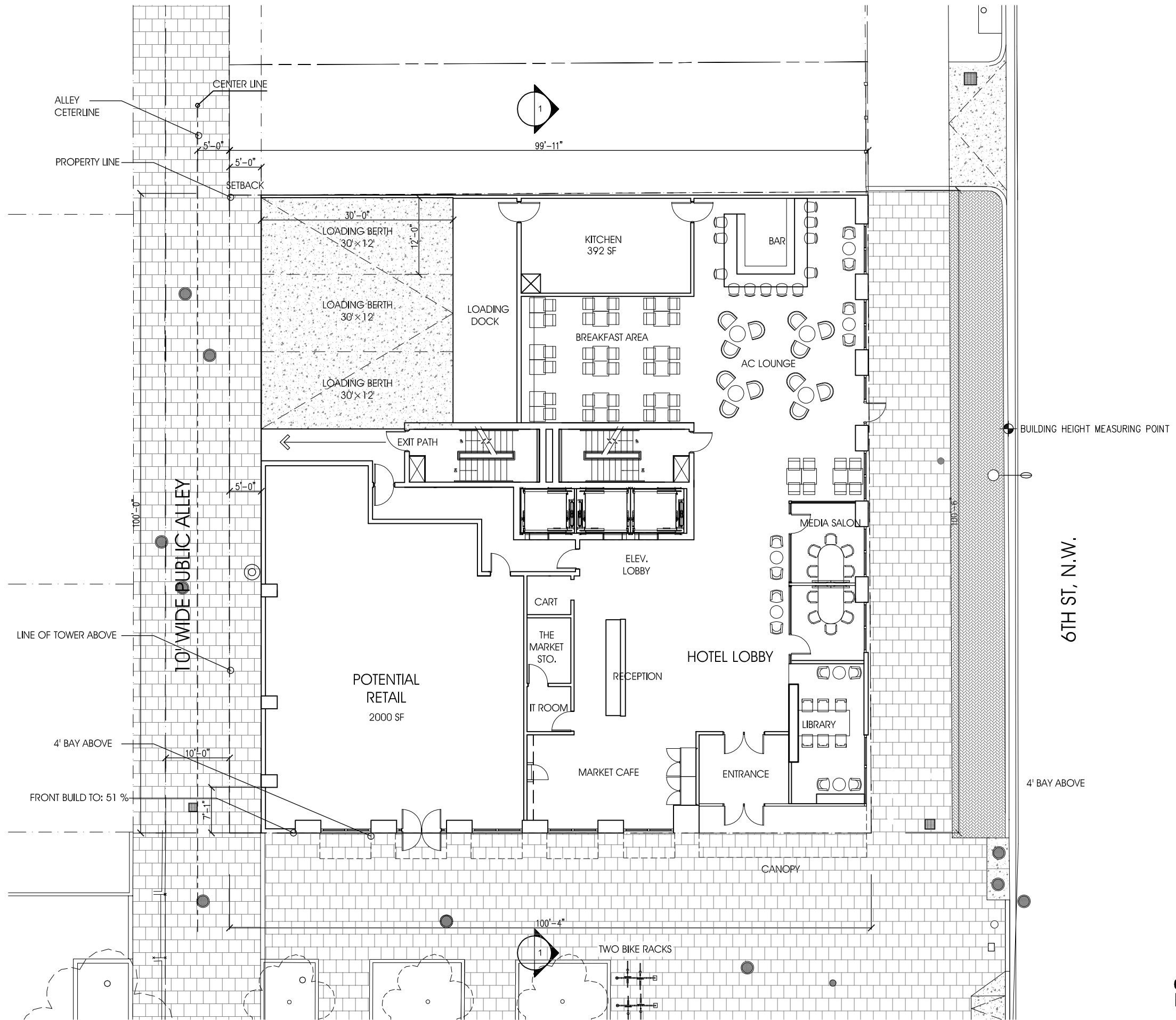
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DATE: 09.17.2018

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A006





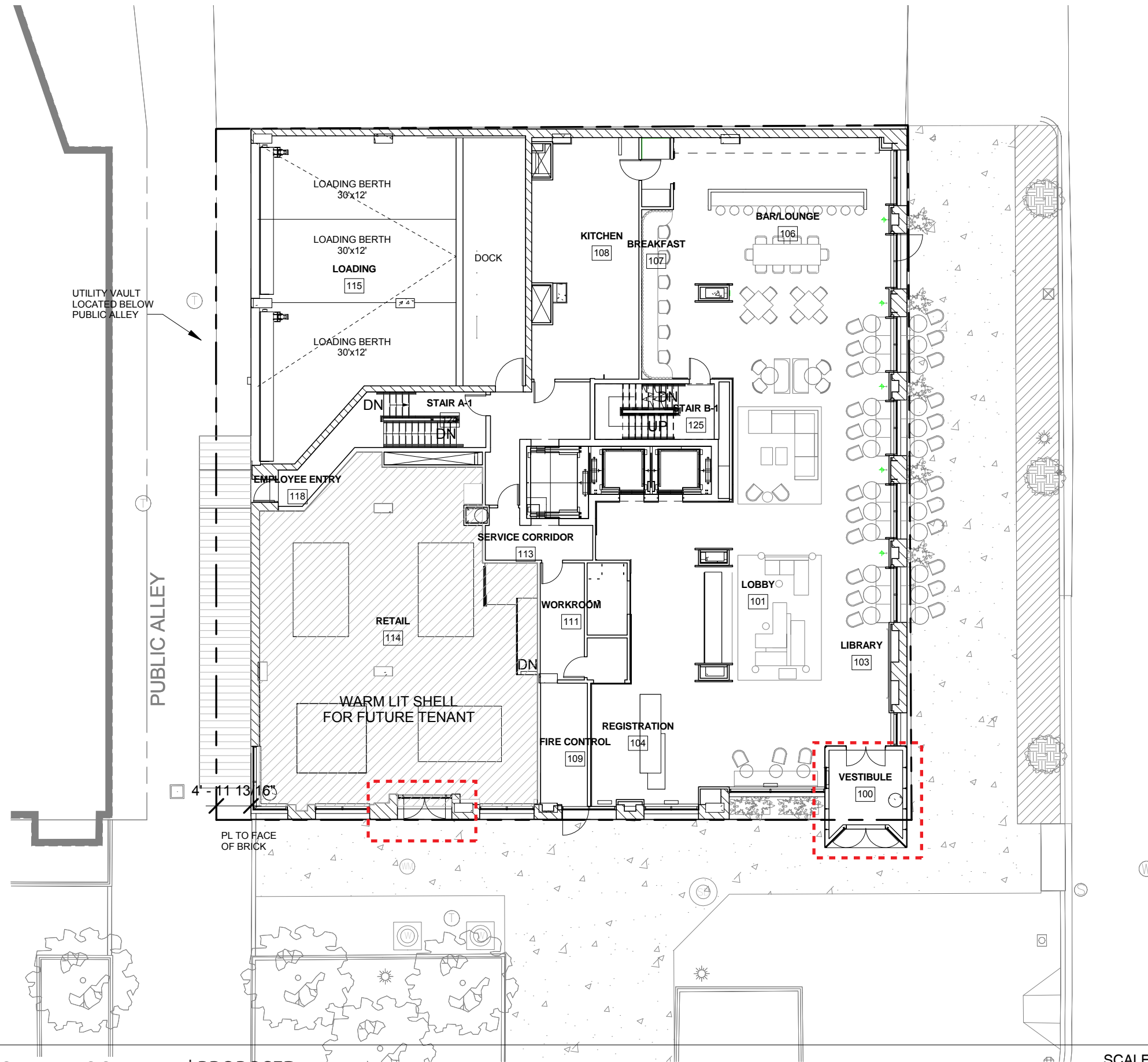
6TH & K HOTEL N.W., WASH. DC

GROUND FLOOR PLAN | APPROVED

SCALE: 1/16"=1'-0"  
DATE: 09.17.2018

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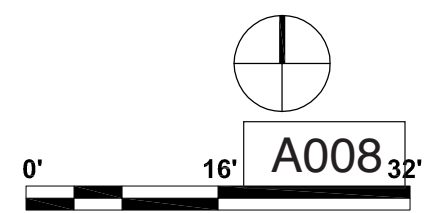
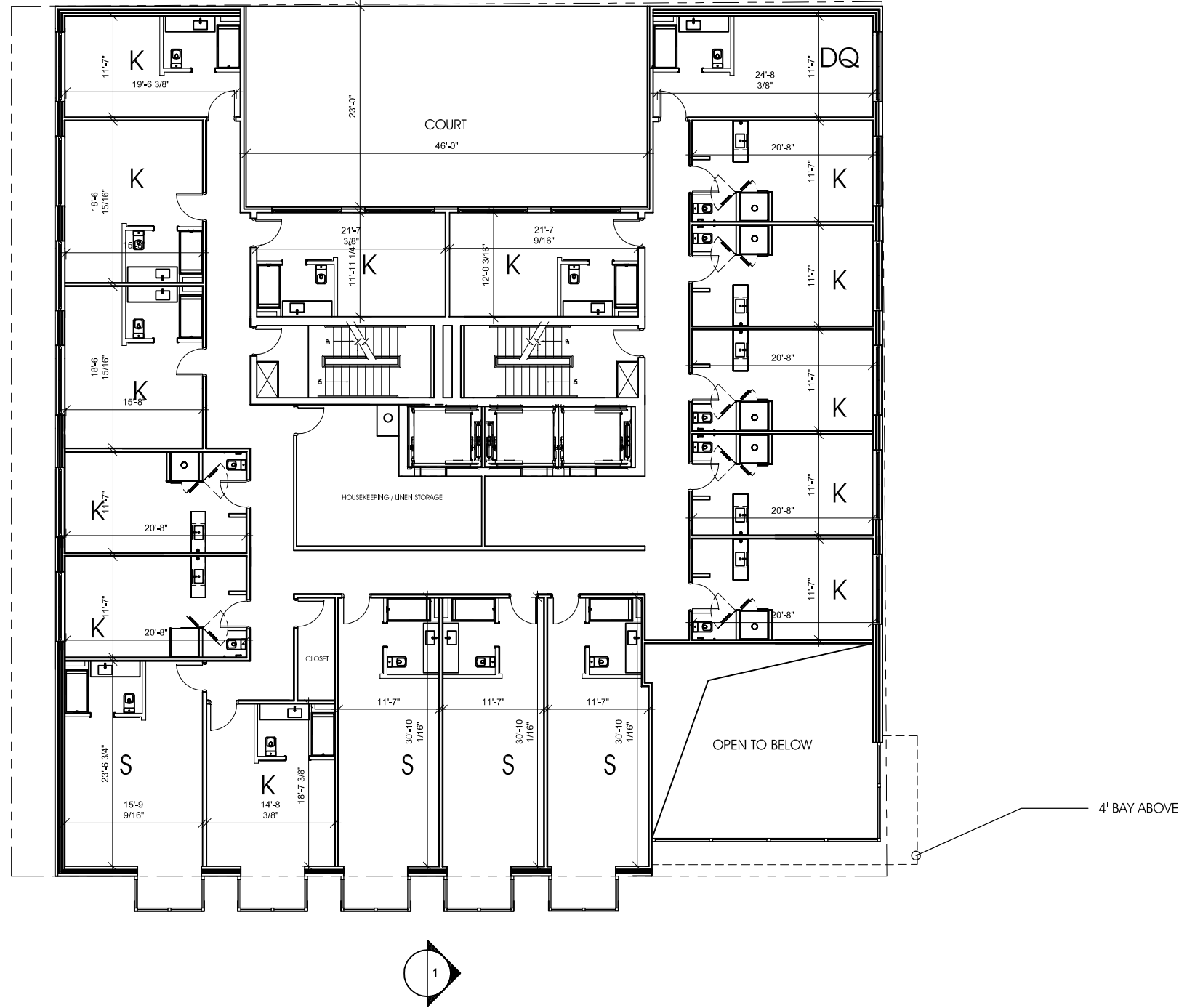
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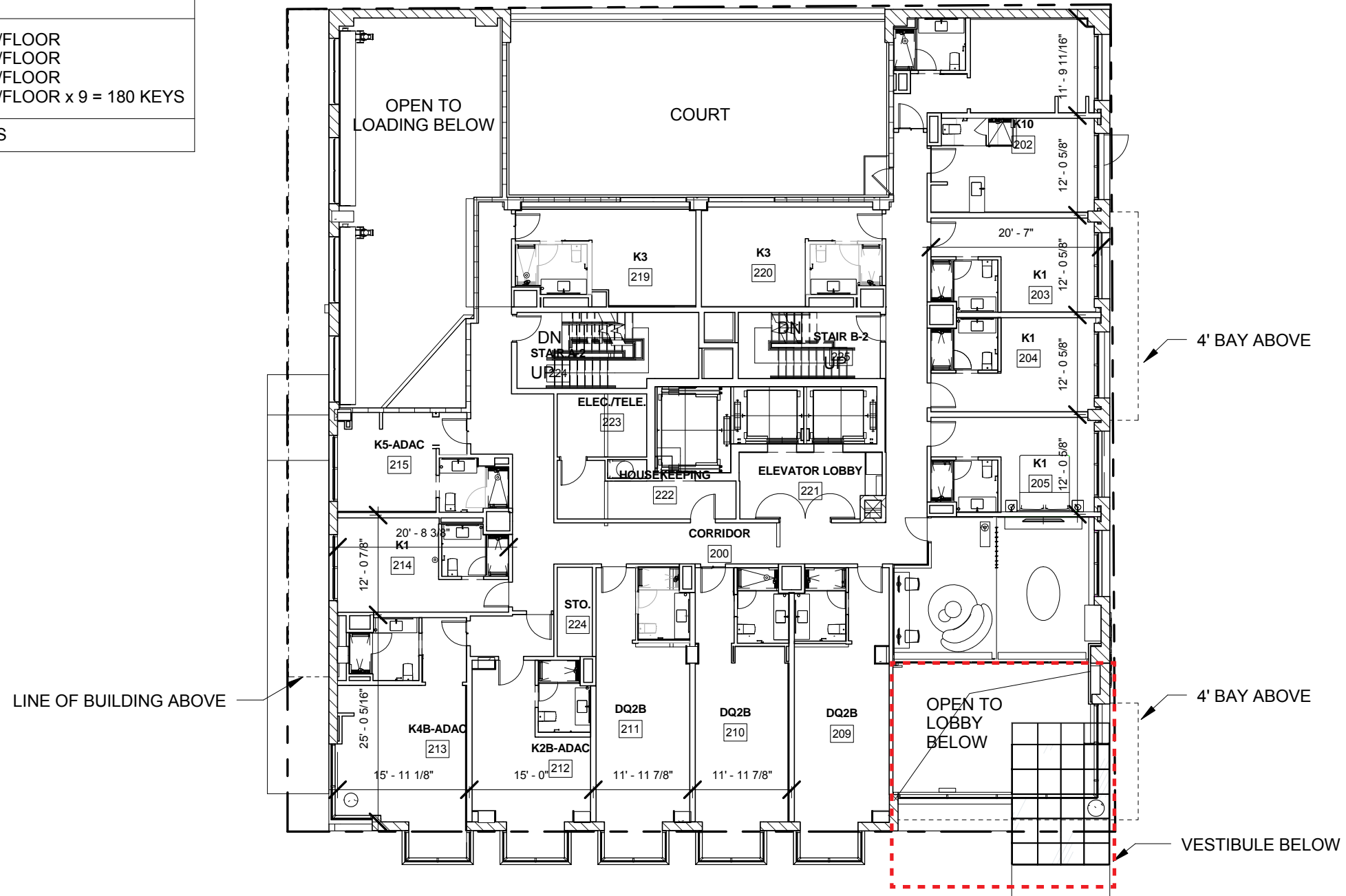
ROOM MIX

2ND FLOOR	18/FLOOR
3RD FLOOR	20/FLOOR
4TH FLOOR	17/FLOOR
5TH -13TH FLOOR	20/FLOOR×19=180 Keys
<b>TOTAL</b>	<b>235 KEYS</b>



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ROOM MIX SUMMARY	
2ND FLOOR	14 KEYS/FLOOR
3RD FLOOR	20 KEYS/FLOOR
4TH FLOOR	20 KEYS/FLOOR
5TH-13TH FLOORS	20 KEYS/FLOOR x 9 = 180 KEYS
<b>TOTAL</b>	<b>234 KEYS</b>



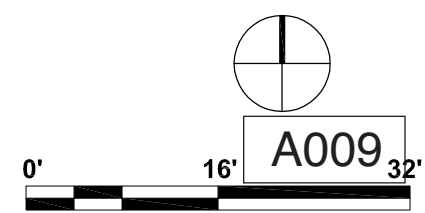
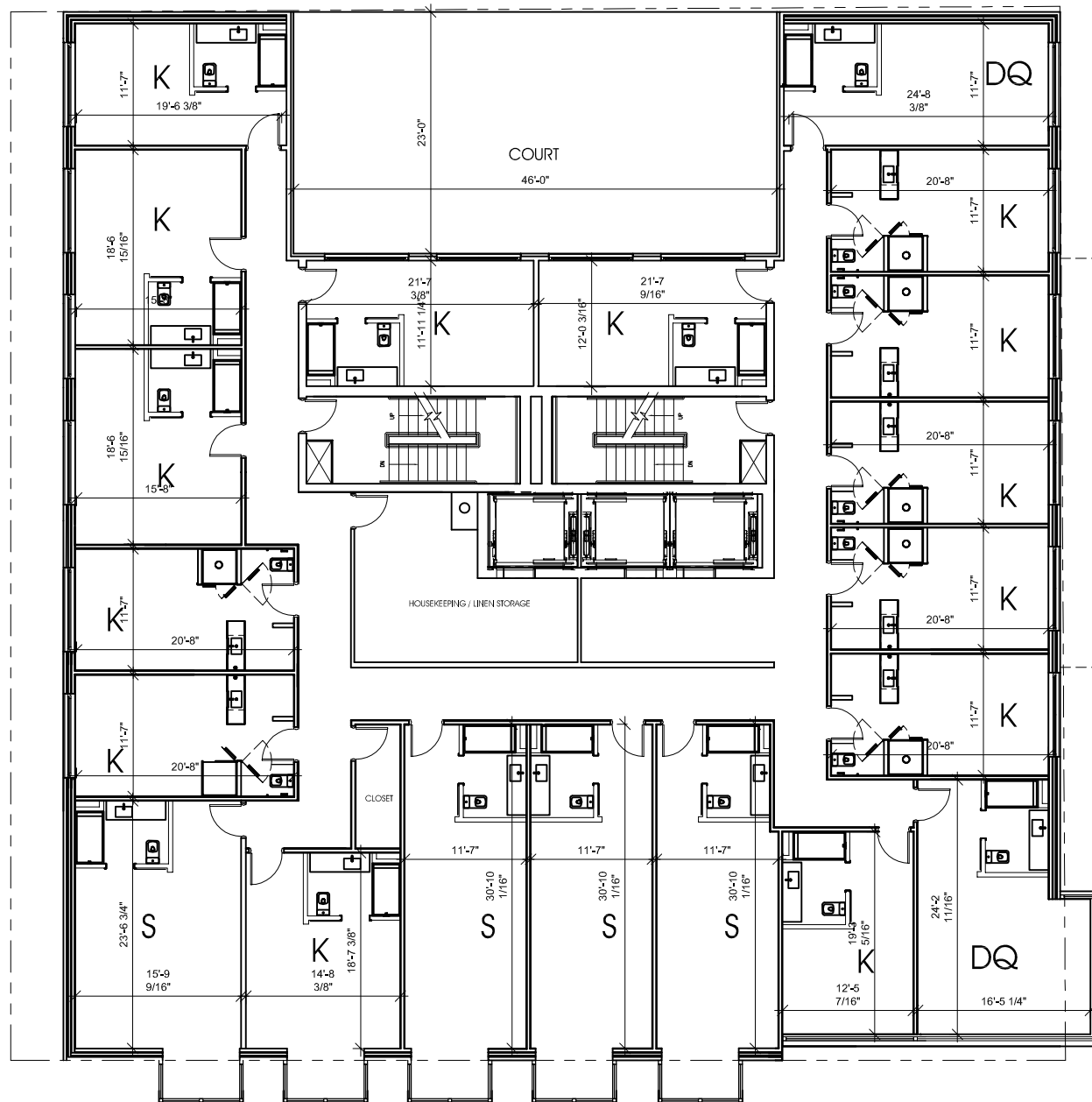
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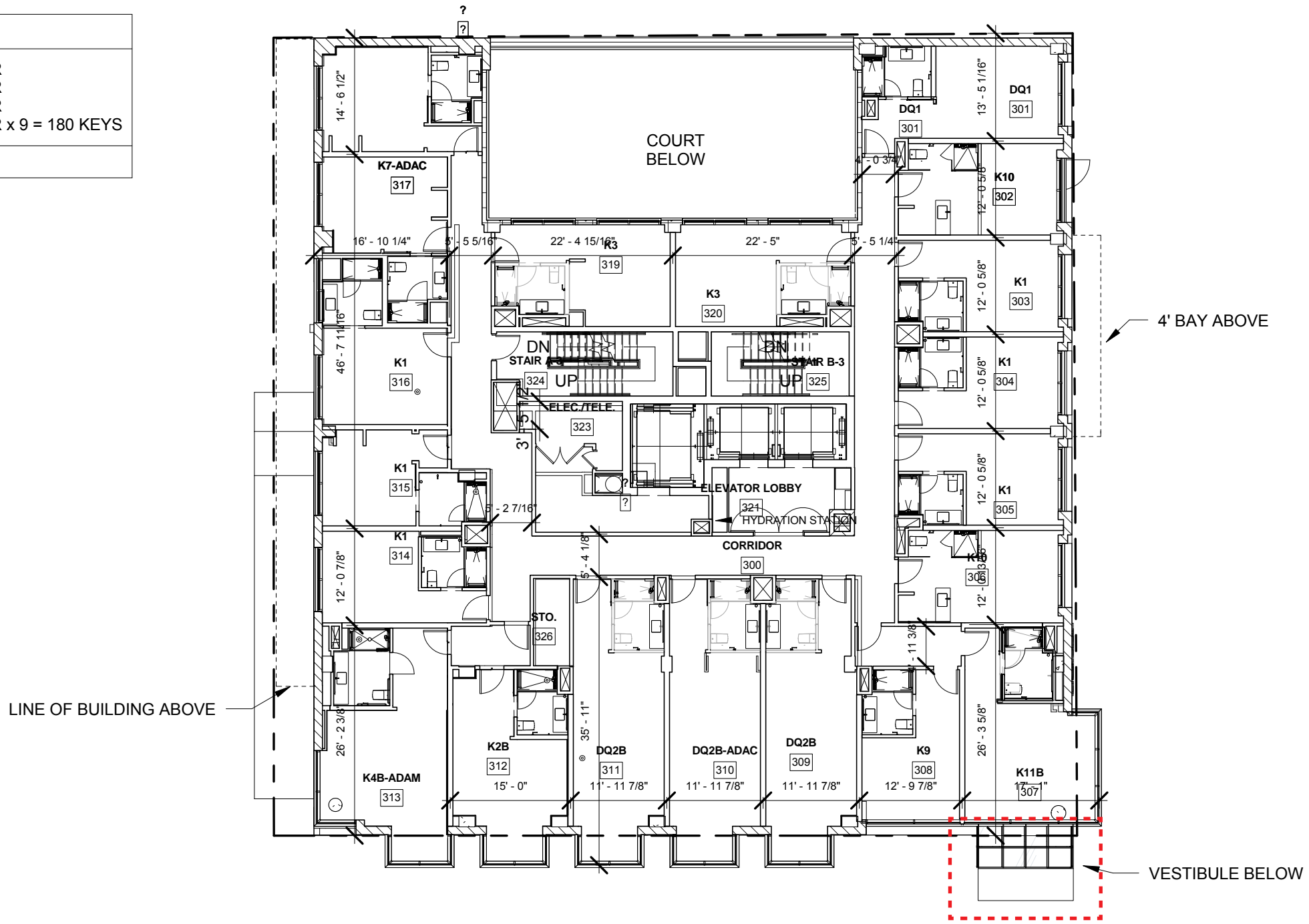


ROOM MIX

2ND FLOOR 18/FLOOR  
 3RD FLOOR 20/FLOOR  
 4TH FLOOR 17/FLOOR  
 5TH -13TH FLOOR 20/FLOOR×19=180 Keys  
 TOTAL 235 KEYS



ROOM MIX SUMMARY	
2ND FLOOR	14 KEYS/FLOOR
3RD FLOOR	20 KEYS/FLOOR
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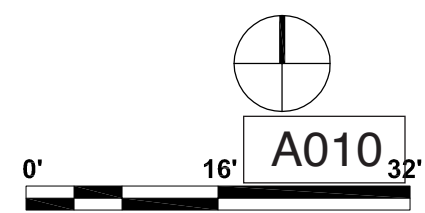
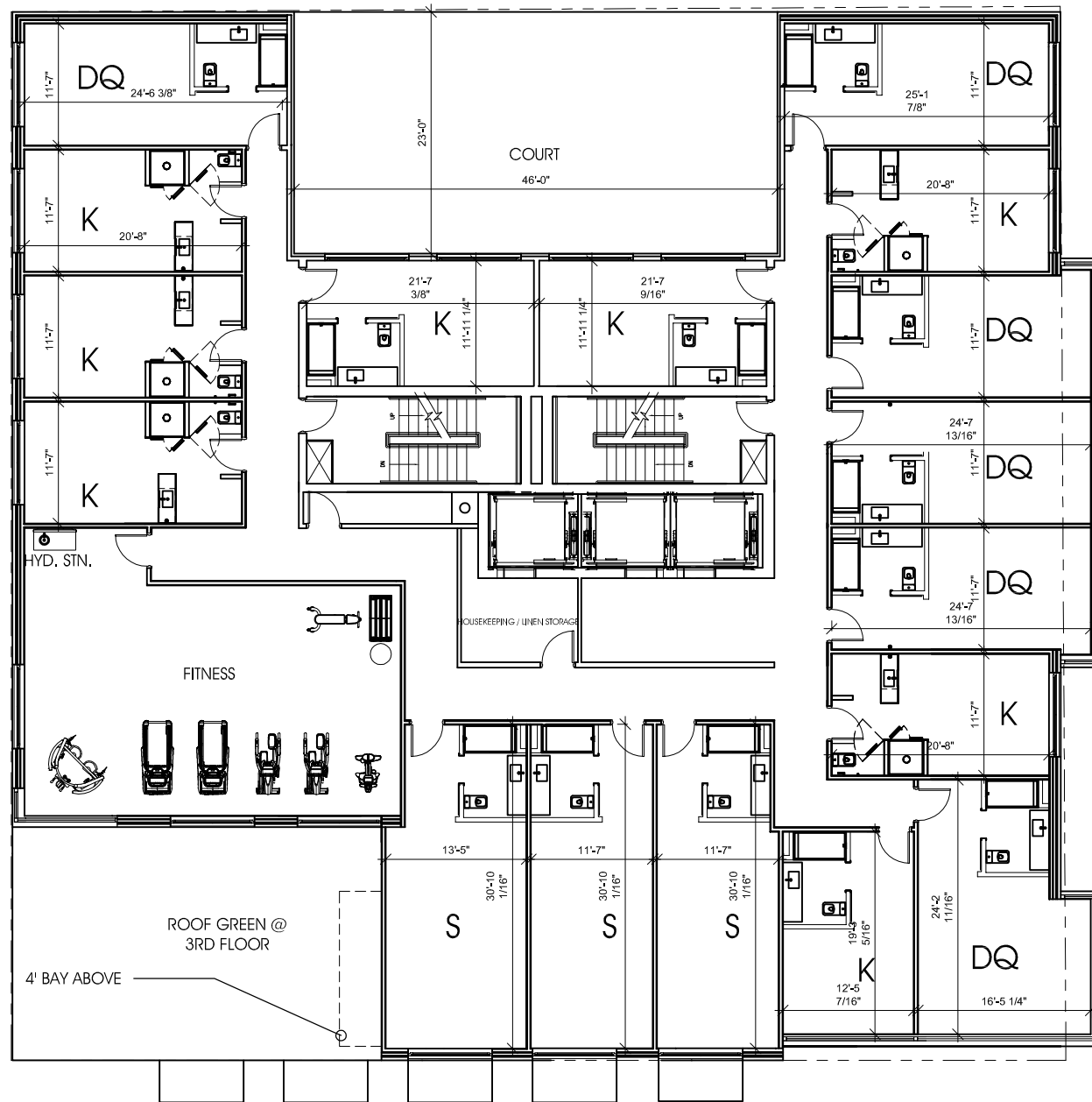
A009



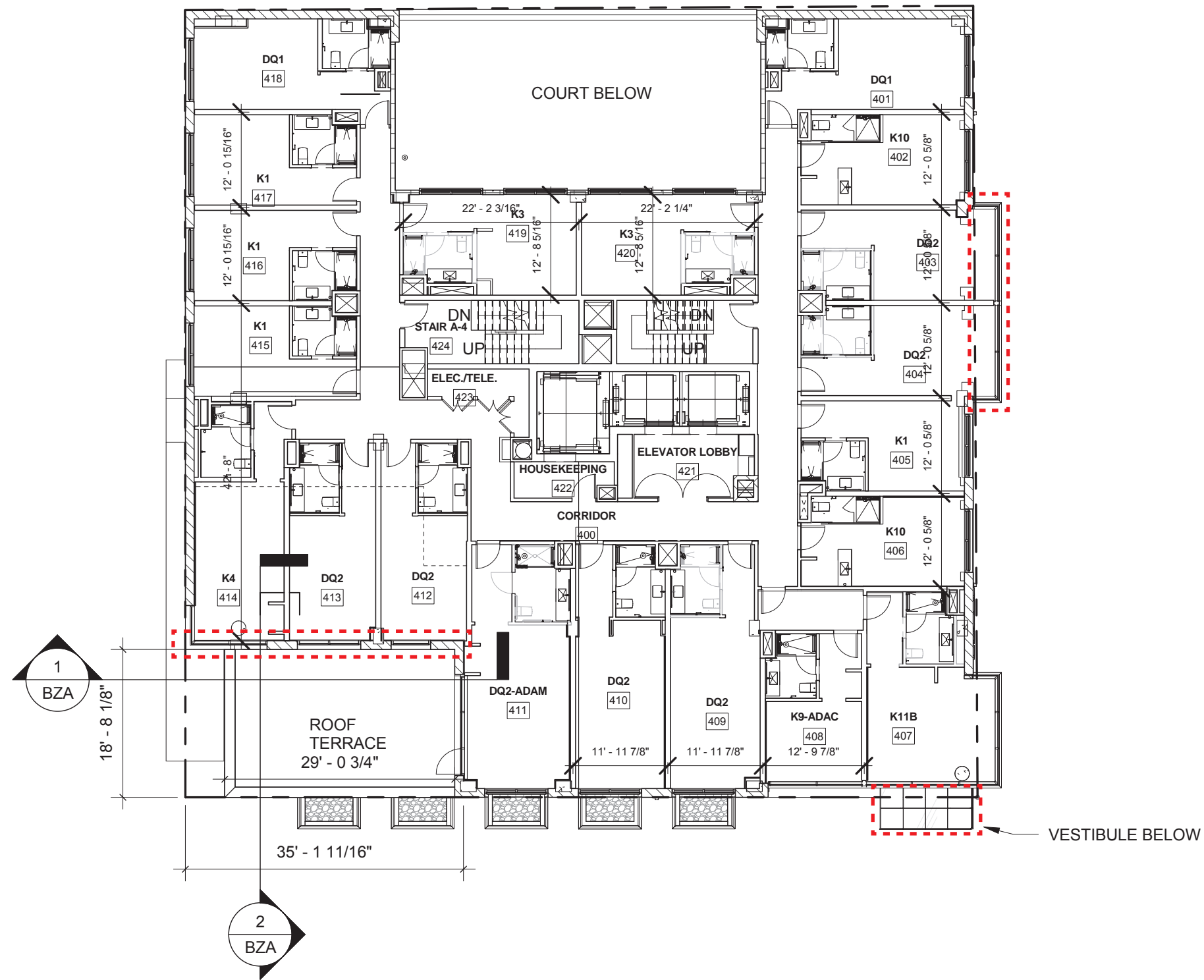


ROOM MIX

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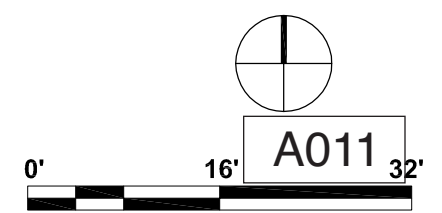
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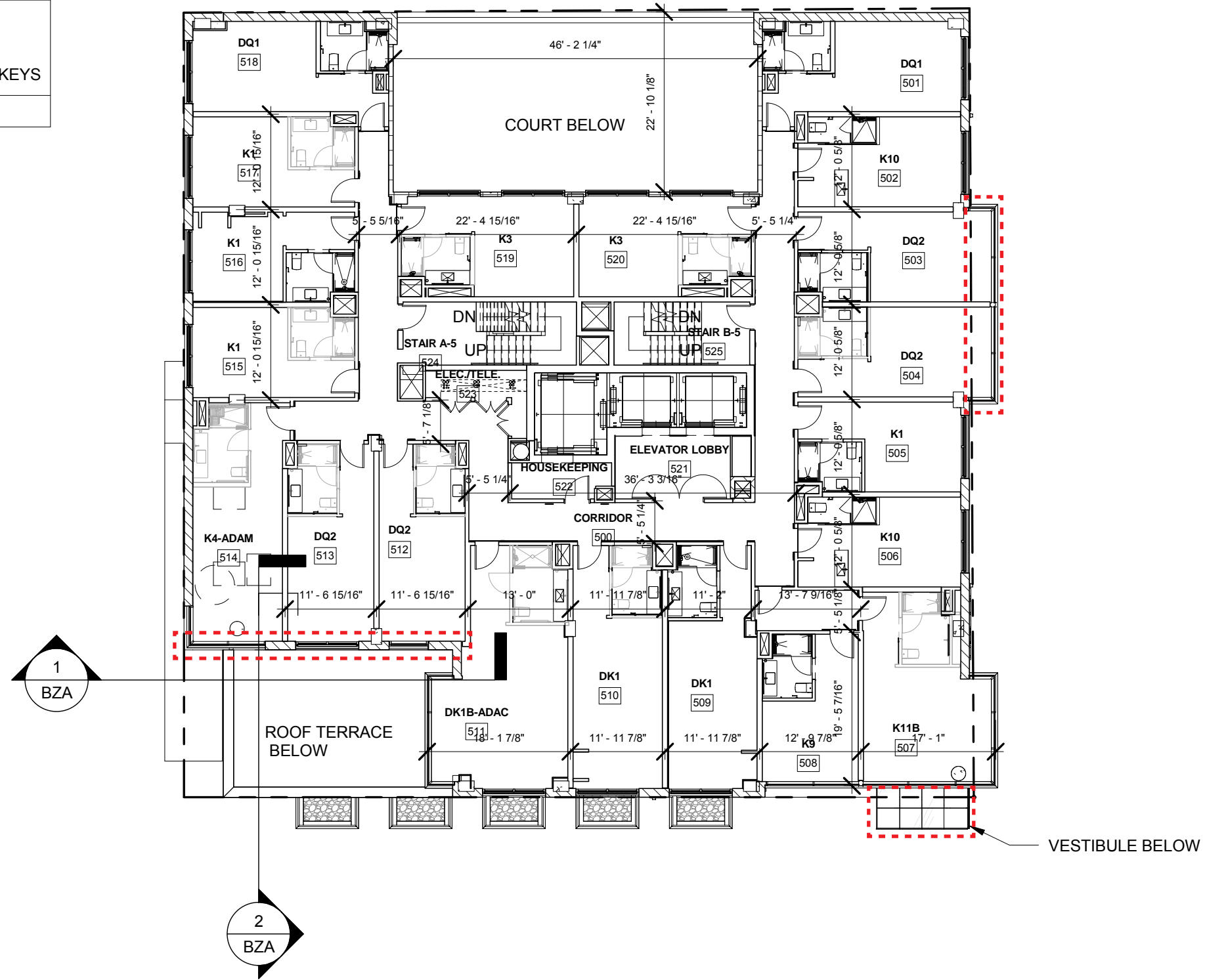


ROOM MIX

2ND FLOOR	18/FLOOR
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TOTAL	235 KEYS



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5TH-13TH FLOORS	20 KEYS/FLOOR x 9 = 180 KEYS
<b>TOTAL</b>	<b>234 KEYS</b>



**PENTHOUSE AREA SUMMARY**

TOTAL GROSS FLOOR AREA : 2,978 GSF

HABITABLE SPACE\* : 2,231GSF




MECHANICAL SPACE : 59 GSF

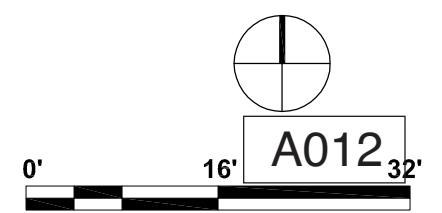
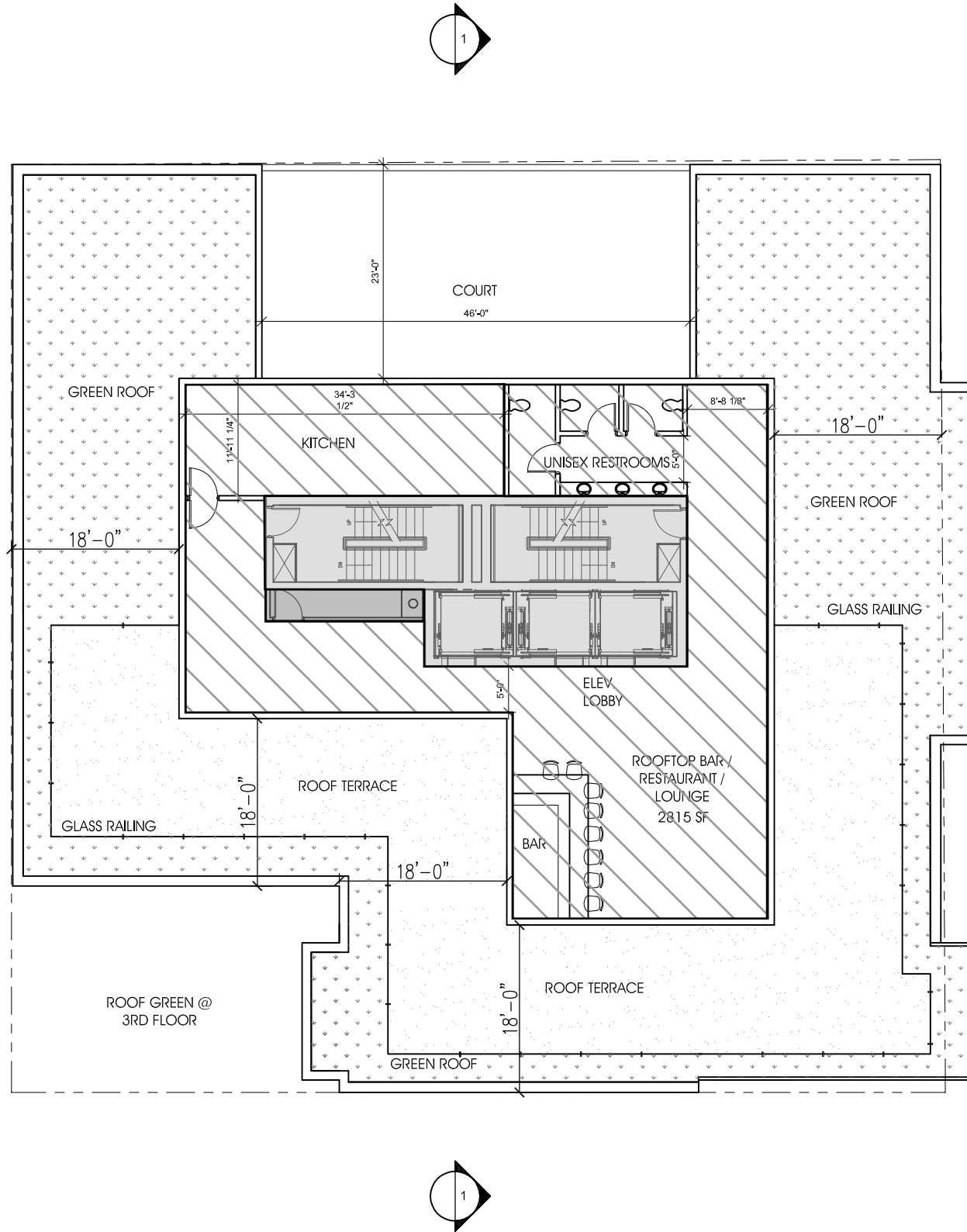
CIRCULATION: 688 GSF

\*HABITABLE SPACE DOES NOT INCLUDE VERTICAL CIRCULATION & SHAFT SPACE

GREEN ROOF : 2,858 SF

ROOF TERRACE : 2,115 SF

-  HABITABLE
-  CIRCULATION
-  MECHANICAL





**PENTHOUSE AREA SUMMARY**

TOTAL GROSS FLOOR AREA: 3,732 SF

HABITABLE SPACE\* : 2,707 GSF




MECHANICAL SPACE : 393 GSF

CIRCULATION: 632 GSF

\*HABITABLE SPACE DOES NOT INCLUDE VERTICAL CIRCULATION & SHAFT SPACE

GREEN ROOF: 2,431SF

ROOF TERRACE: 1,361 SF

-  HABITABLE
-  CIRCULATION
-  MECHANICAL

**NOTE: ADDITIONAL GREEN ROOF LOCATED ON THE MECHANICAL MEZZANINE LEVEL. SEE SHEET A013**

