



(APPROVED)



(PROPOSED)

6TH & K STREET HOTEL

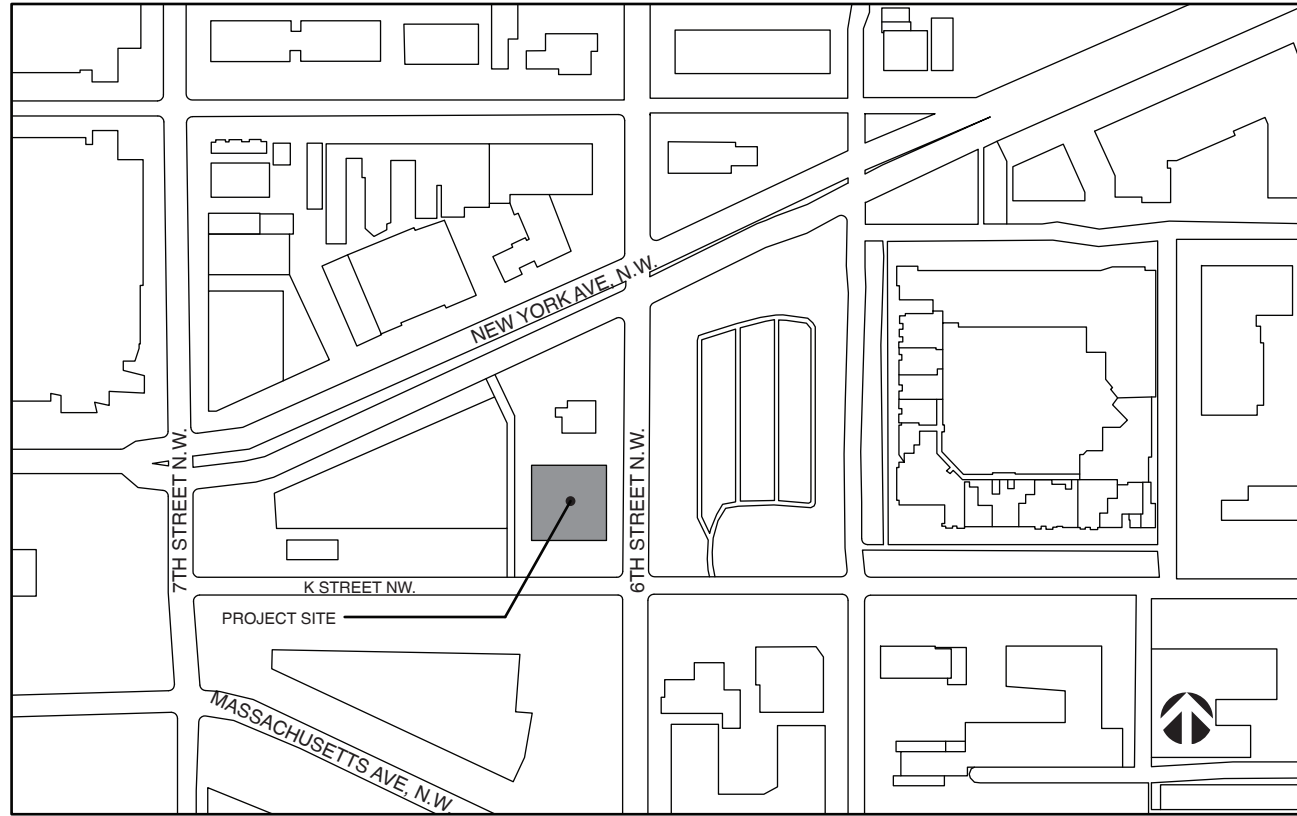
DC ZONING BOARD OF ADJUSTMENT DRAWING SET

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



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

Council Member
Charles Allen

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

ANC
6E

Zoning District
D-4-R

ANC Chairperson
Alex Padro

Ward
Ward 6

SMD
6E05

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

FAR Proposed : 10.50 FAR (105,115 sf)

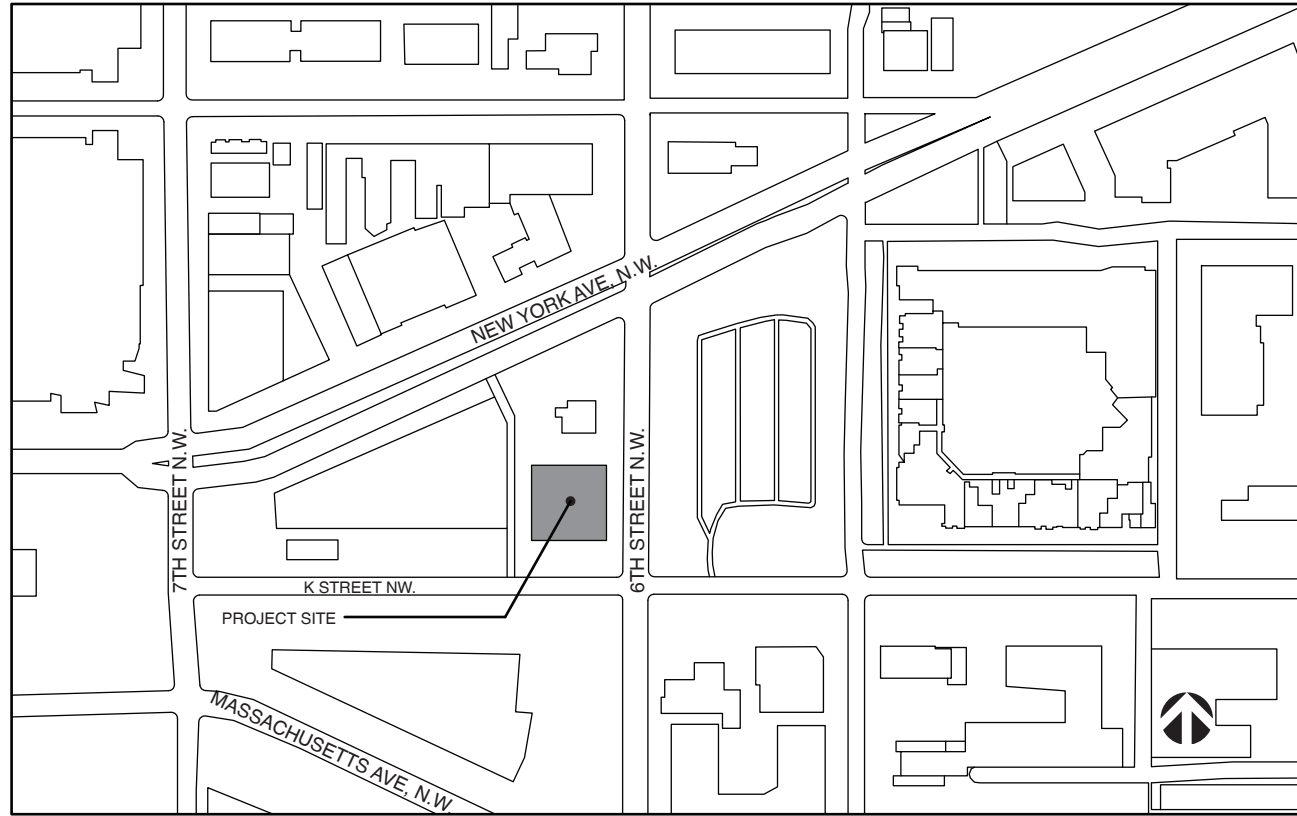
Proposed Gross Square Footage:

Ground Level	8,280 gsf – 0 rooms
Level 2	7,696 gsf – 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

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



VICINITY PLAN
1/256"=1'

SHEET LIST

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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		
SHEET A010	4TH FLOOR PLAN		
SHEET A011	5TH -13 TH FLOOR PLAN		
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SHEET A019	WEST ELEVATION		
SHEET A020	VIEW1		

Zoning Data Summary

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601 K STREET NW

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Charles Allen

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

ANC
6E

Zoning District
D-4-R

ANC Chairperson
Alex Padro

Ward
Ward 6

SMD
6E05

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

FAR Proposed : 10.80 FAR (108,004 sf)

Proposed Gross Square Footage:

Ground Level	9,234 gsf – 0 rooms
Level 2	6,964 gsf – 14 rooms
Level 3	8,401 gsf – 20 rooms
Level 4	8,300 gsf – 20 rooms
Level 5	8,345 gsf – 20 rooms
Level 6	8,345 gsf – 20 rooms
Level 7	8,345 gsf – 20 rooms
Level 8	8,345 gsf – 20 rooms
Level 9	8,345 gsf – 20 rooms
Level 10	8,345 gsf – 20 rooms
Level 11	8,345 gsf – 20 rooms
Level 12	8,345 gsf – 20 rooms
Level 13	8,345 gsf – 20 rooms

Total GSF 108,004 gsf - 234 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
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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 | APPROVED

DATE: 09.17.2018

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ARCHITECTURE



A002

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

DESIGN RENDERING · FROM SOUTHWEST VANTAGE | PROPOSED

DATE: 09.17.2018

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ARCHITECTURE



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

DESIGN RENDERING · FROM SOUTH VANTAGE | APPROVED

DATE: 09.17.2018

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A003

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

DESIGN RENDERING - FROM SOUTH VANTAGE | PROPOSED

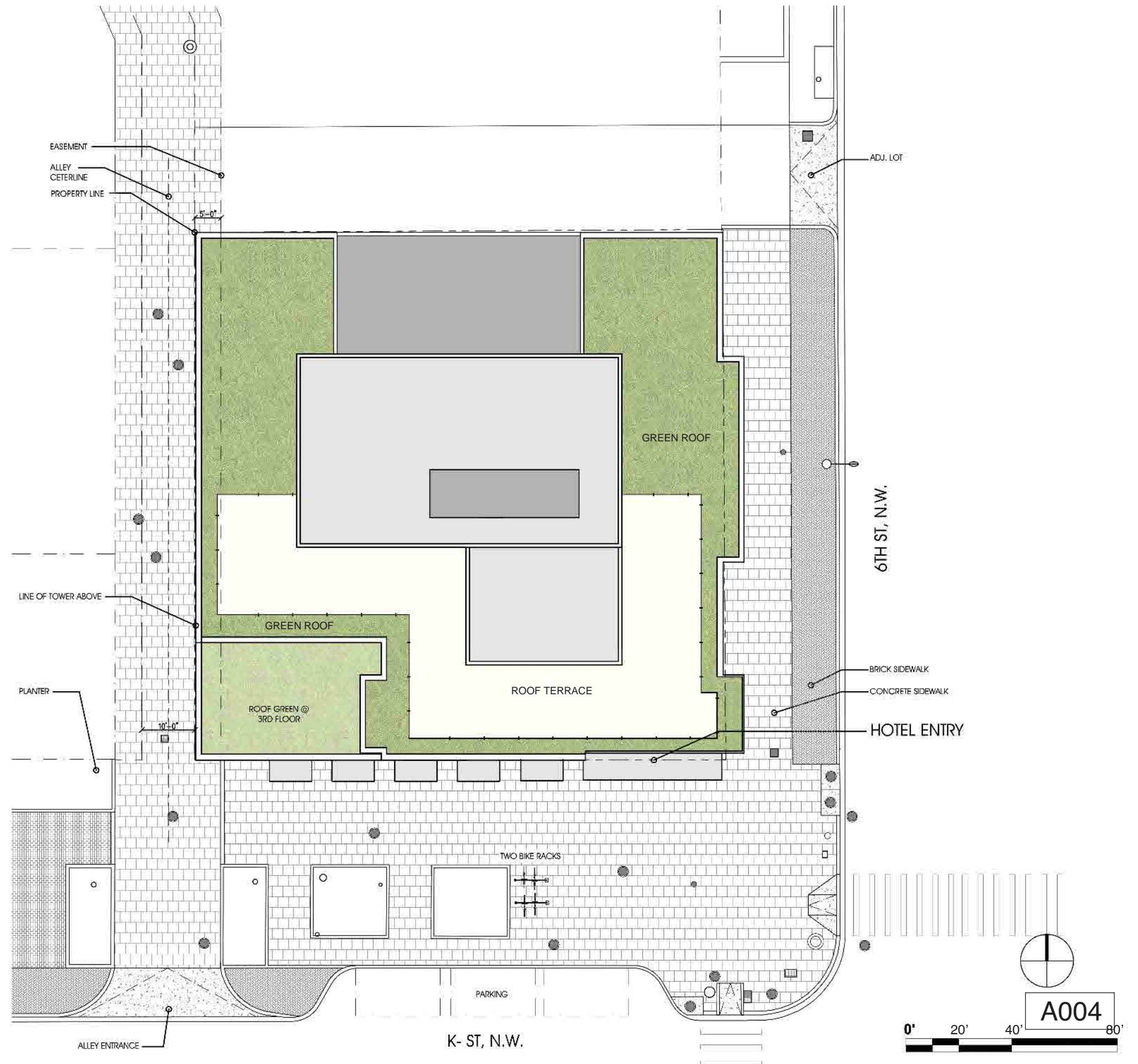
DATE: 09.17.2018

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ARCHITECTURE

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BUILDING PROGRAM ZONING AREA SUMMARY

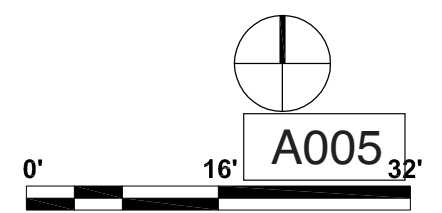
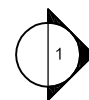
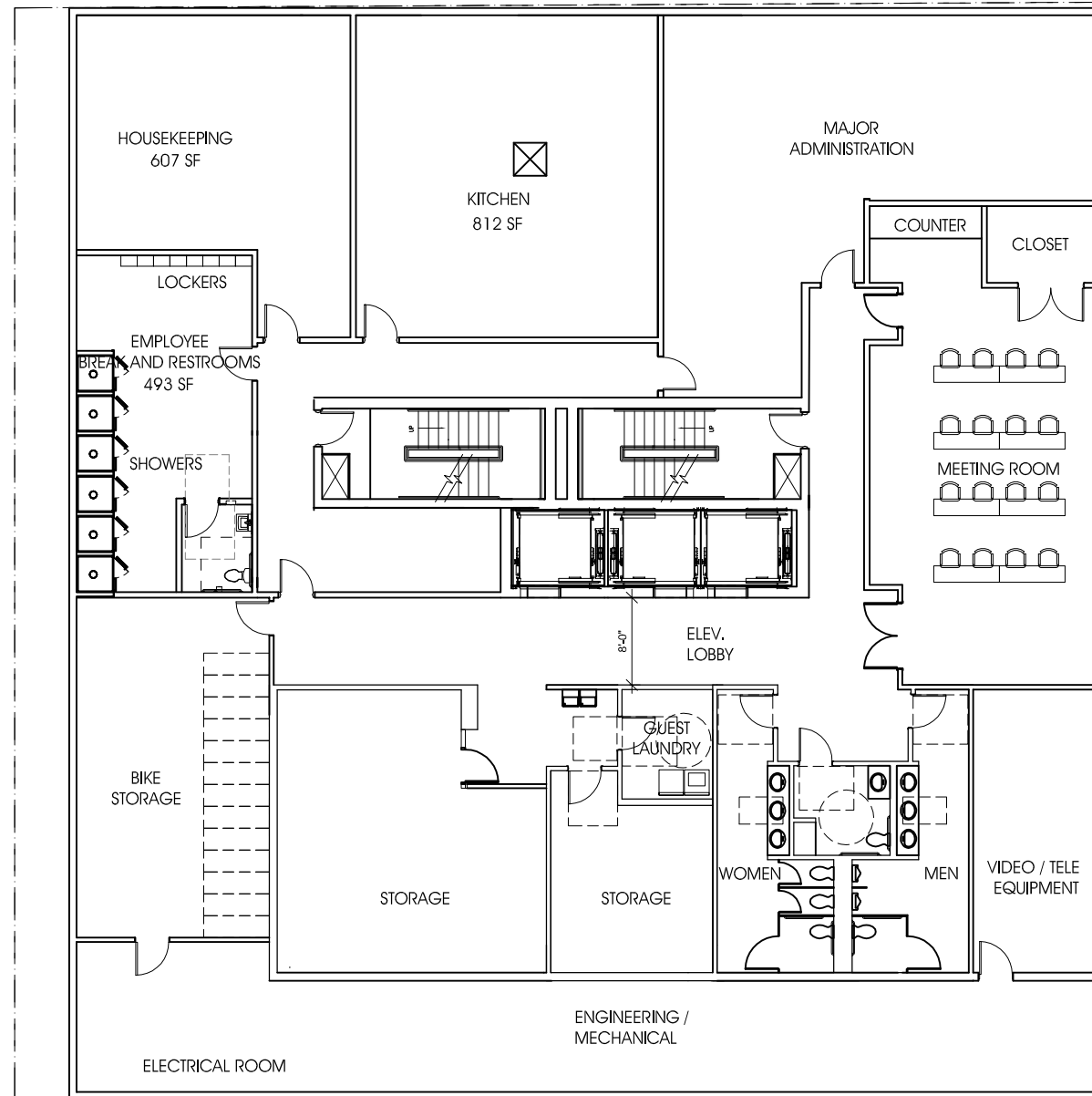
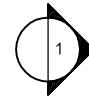
CELLAR	0
GROUND	8,280 SF
2ND FLOOR	7,696 SF 18KEYS
3RD FLOOR	8,369 SF 20KEYS
4TH FLOOR	8,077 SF (EXCLUDING 4' BAY PROJECTION) 17 KEYS
5TH FLOOR	8,077 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
6TH FLOOR	8,077 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
7TH FLOOR	8,077 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
8TH FLOOR	8,077 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
9TH FLOOR	8,077 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
10TH FLOOR	8,077 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
11TH FLOOR	8,077 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
12TH FLOOR	8,077 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
13TH FLOOR	8,077 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
PENTHOUSE	0
TOTAL AREA:	105,115 SF (EXCLUDING CELLAR, PENTHOUSE & 4' BAY PROJECTION)
FAR: 10.50 (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 :	122,014 SF (INCLUDING CELLAR, PENTHOUSE & 4' BAY PROJECTION)

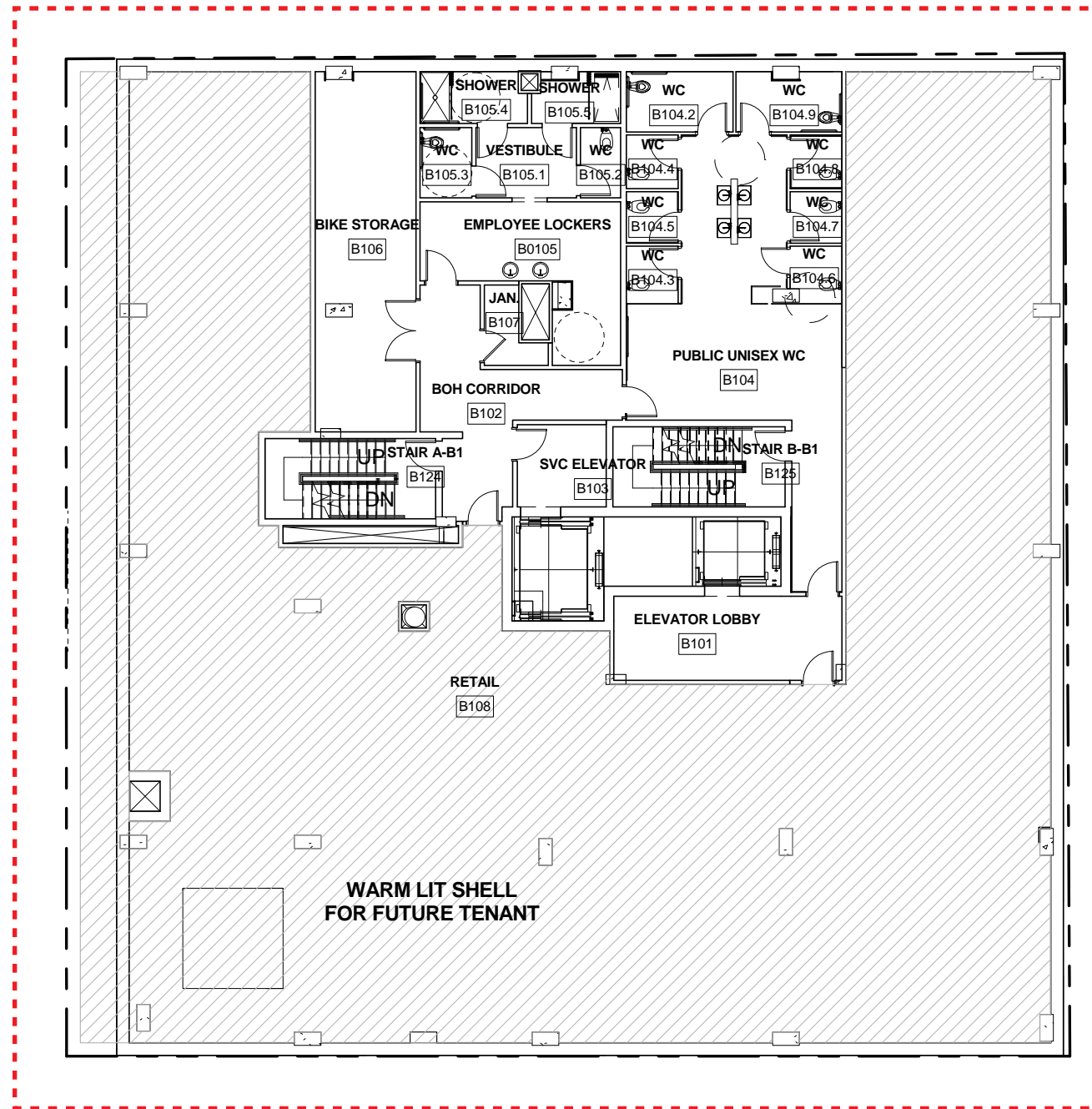


BUILDING PROGRAM ZONING AREA SUMMARY

<u>CELLAR</u>	0
<u>GROUND</u>	9,234 SF 0 KEYS
<u>2ND FLOOR</u>	6,964 SF 14 KEYS
<u>3RD FLOOR</u>	8,401 SF 20 KEYS
<u>4TH FLOOR</u>	8,300 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
<u>5TH FLOOR</u>	8,345 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
<u>6TH FLOOR</u>	8,345 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
<u>7TH FLOOR</u>	8,345 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
<u>8TH FLOOR</u>	8,345 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
<u>9TH FLOOR</u>	8,345 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
<u>10TH FLOOR</u>	8,345 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
<u>11TH FLOOR</u>	8,345 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
<u>12TH FLOOR</u>	8,345 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
<u>13TH FLOOR</u>	8,345 SF (EXCLUDING 4' BAY PROJECTION) 20 KEYS
<u>PENTHOUSE</u>	0
TOTAL AREA:	108,004 SF (EXCLUDING CELLAR, PENTHOUSE & 4' BAY PROJECTION)
FAR: 10.80 (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 :	134,642 SF (INCLUDING CELLAR, PENTHOUSE & 4' BAY PROJECTION)



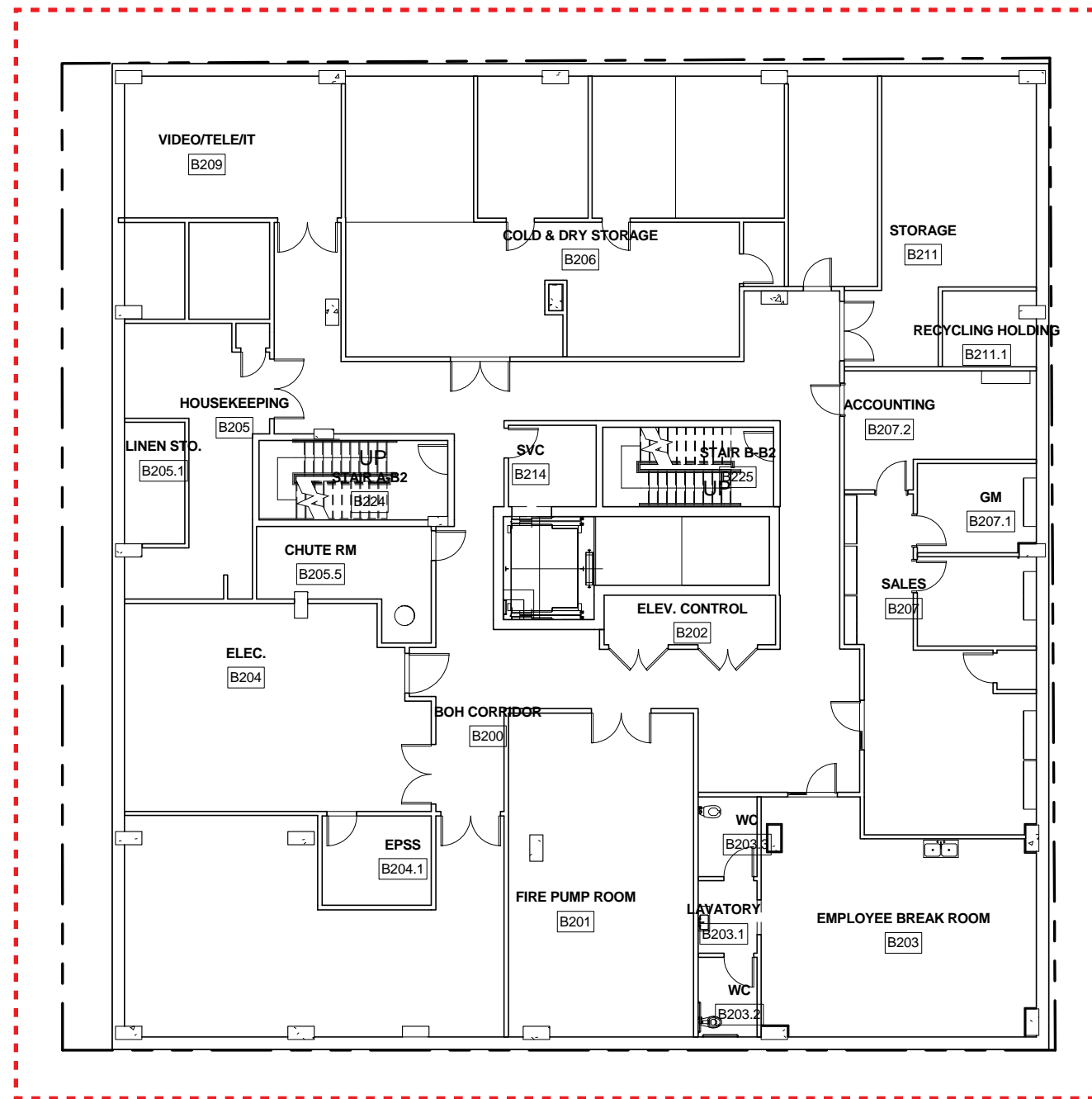




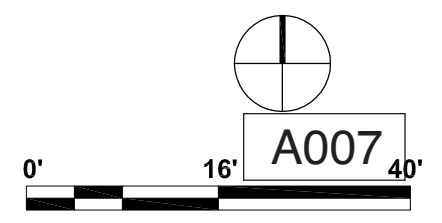
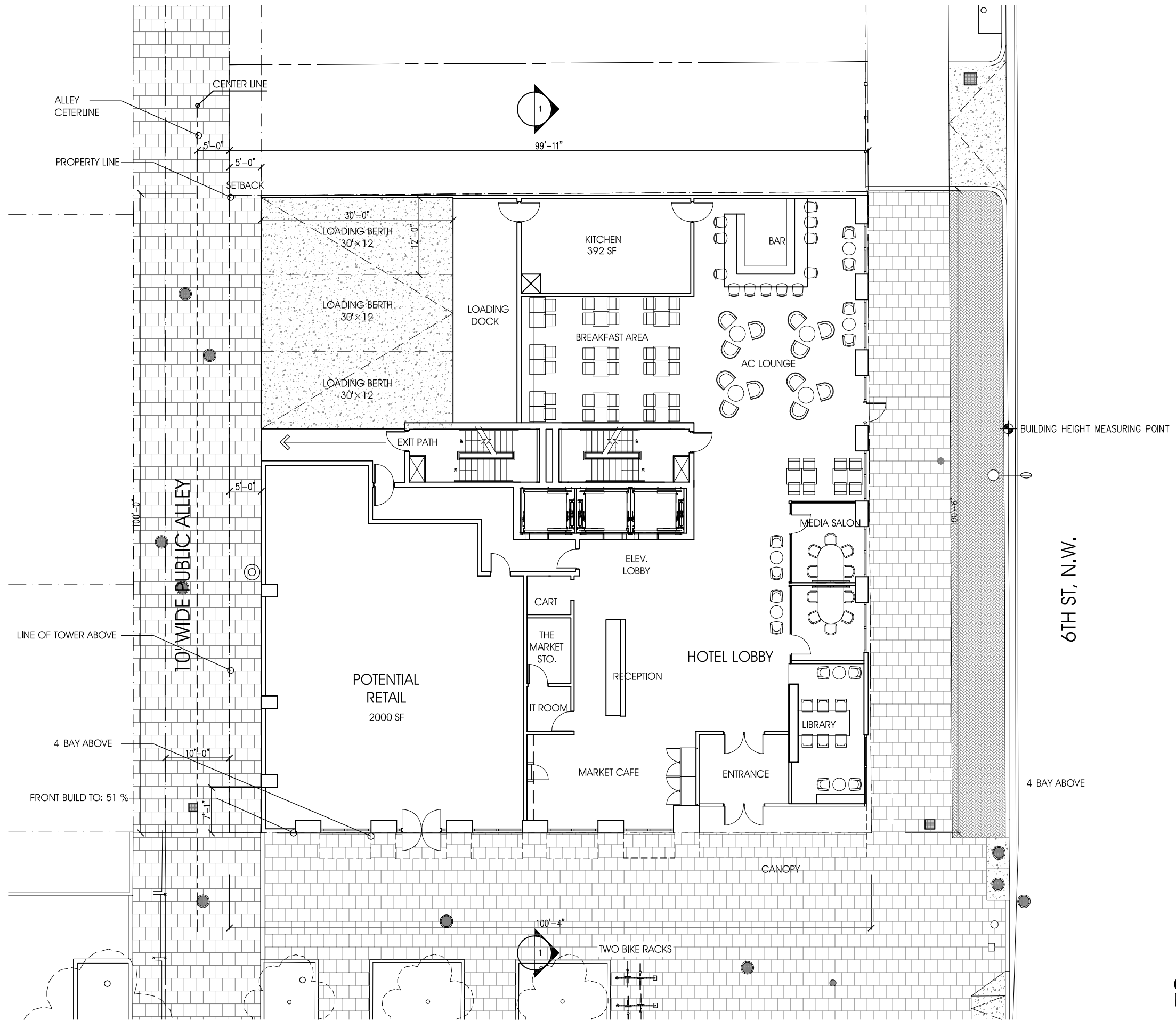
A005

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A006



A006



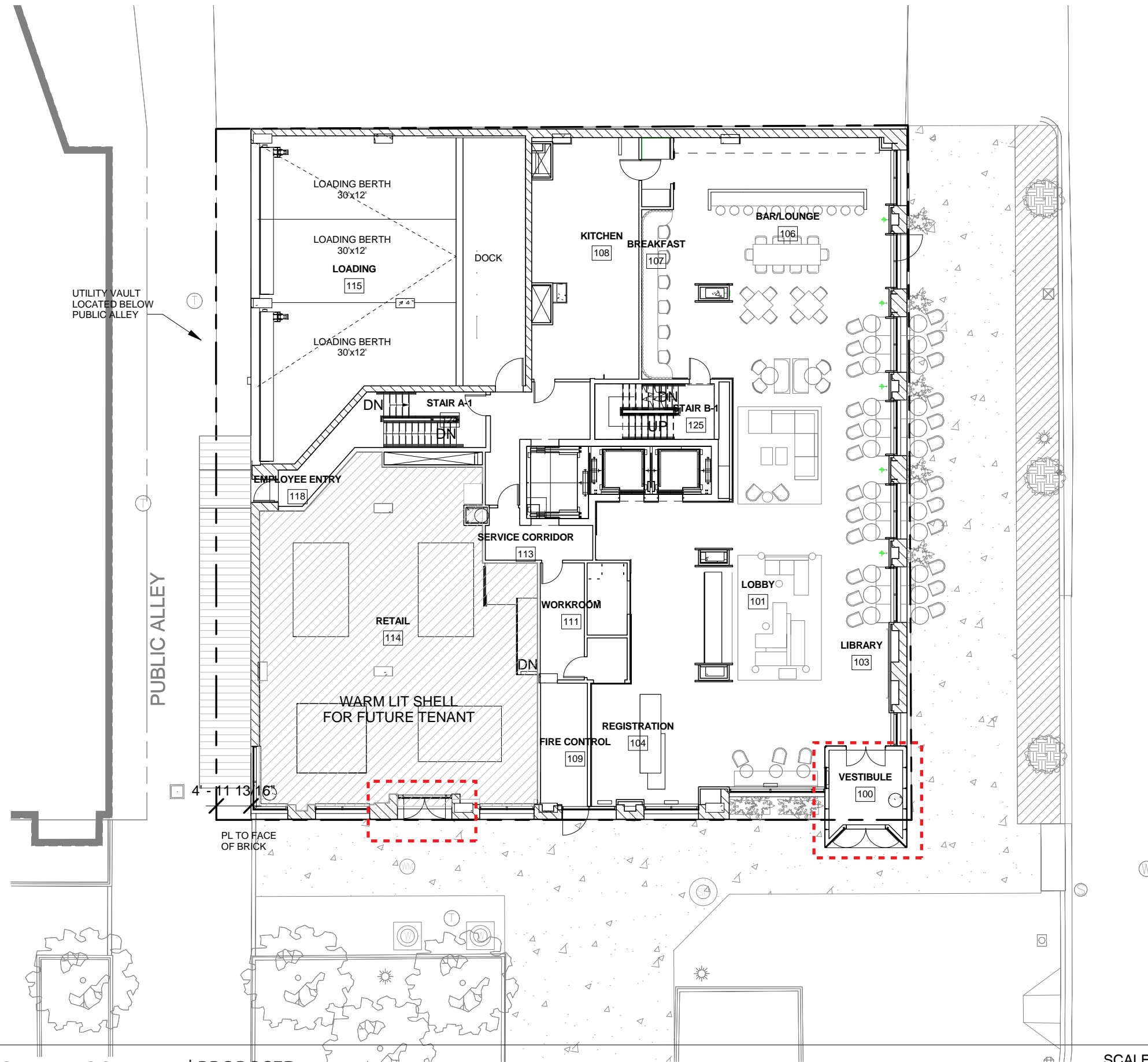
6TH & K HOTEL N.W., WASH. DC
 SHEET | A006

GROUND FLOOR PLAN | APPROVED

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

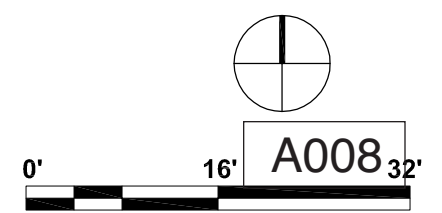
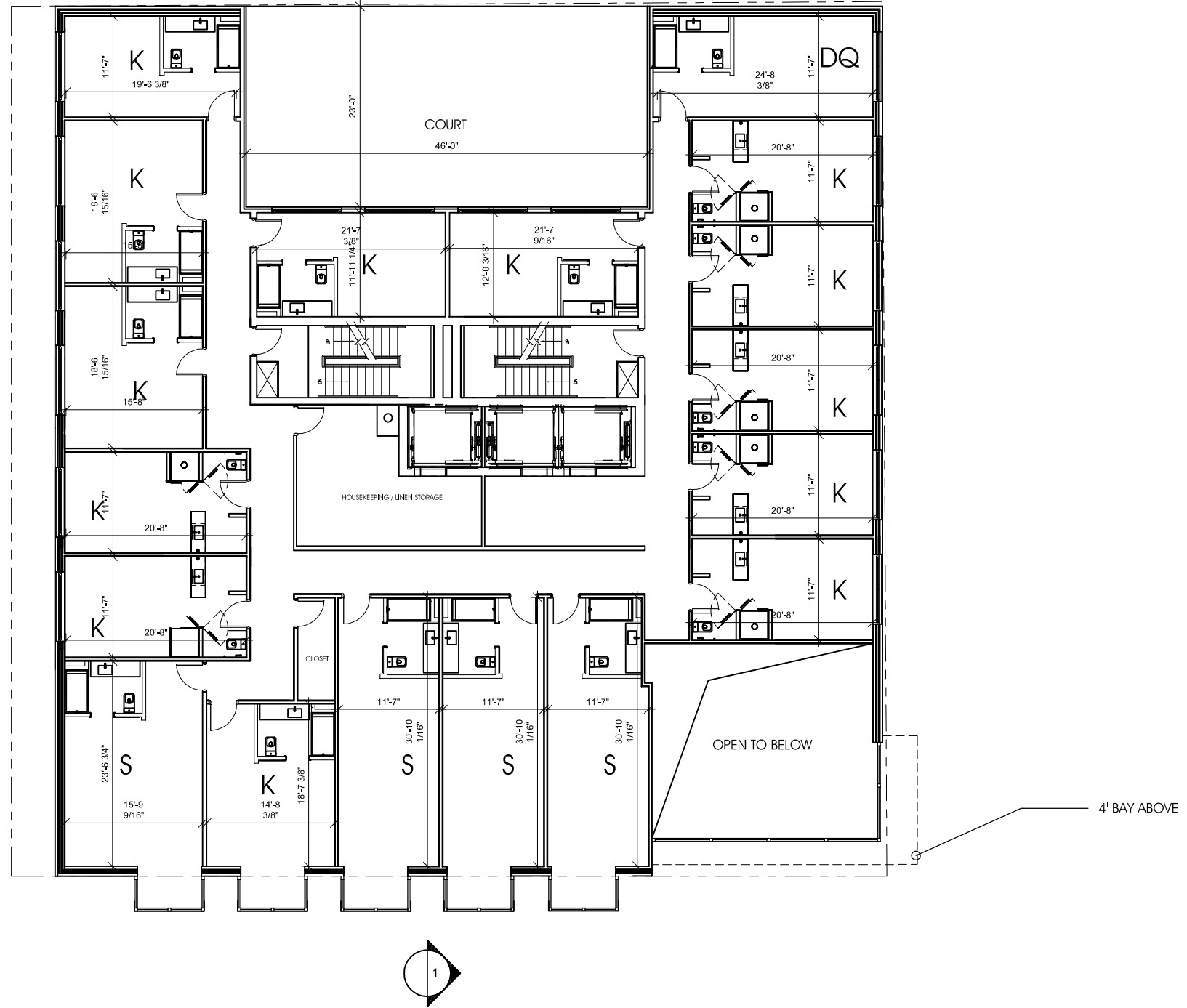
FILLAT+
 ARCHITECTURE

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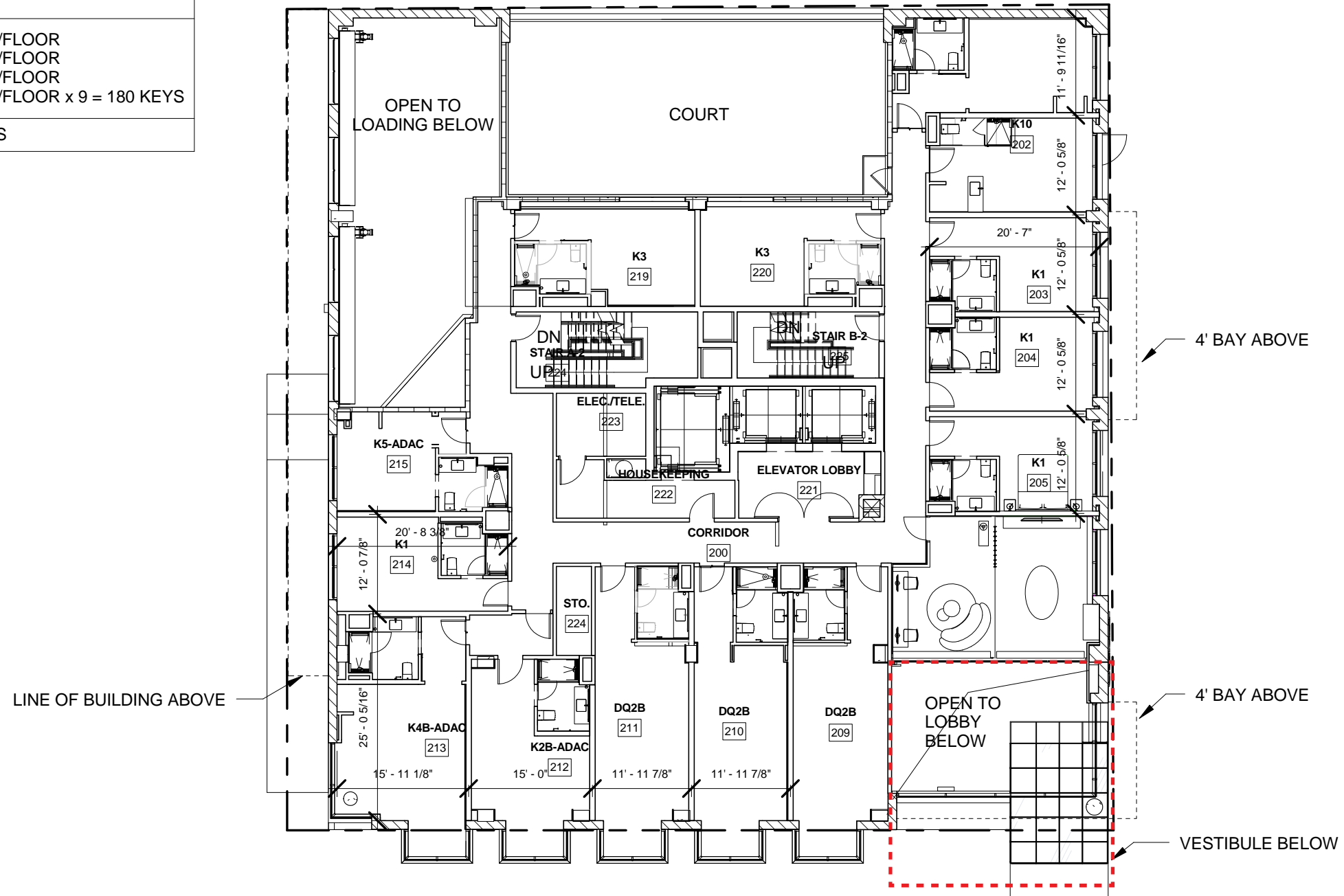
ROOM MIX

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



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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
TOTAL	234 KEYS

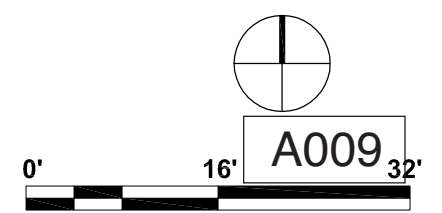
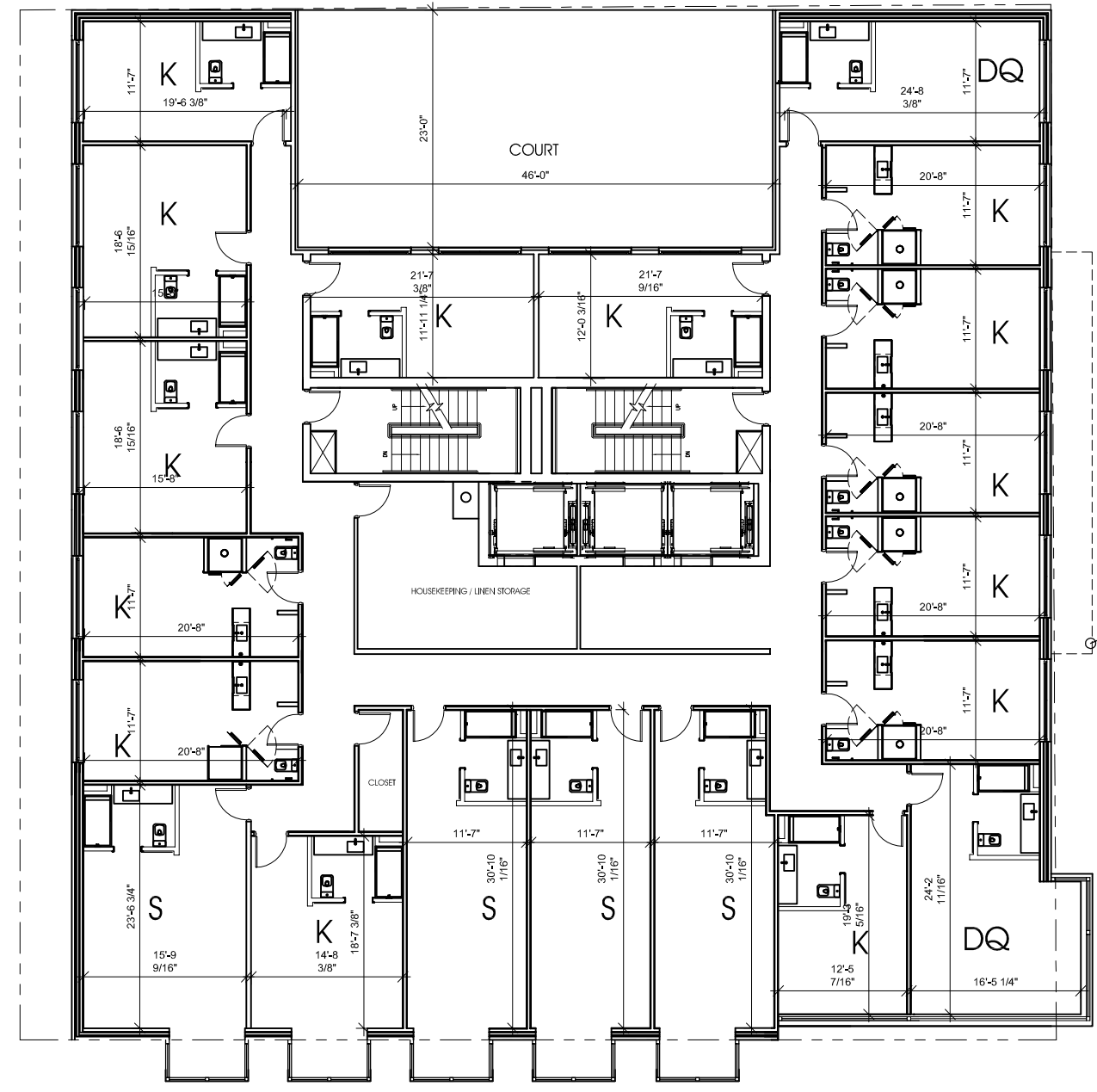


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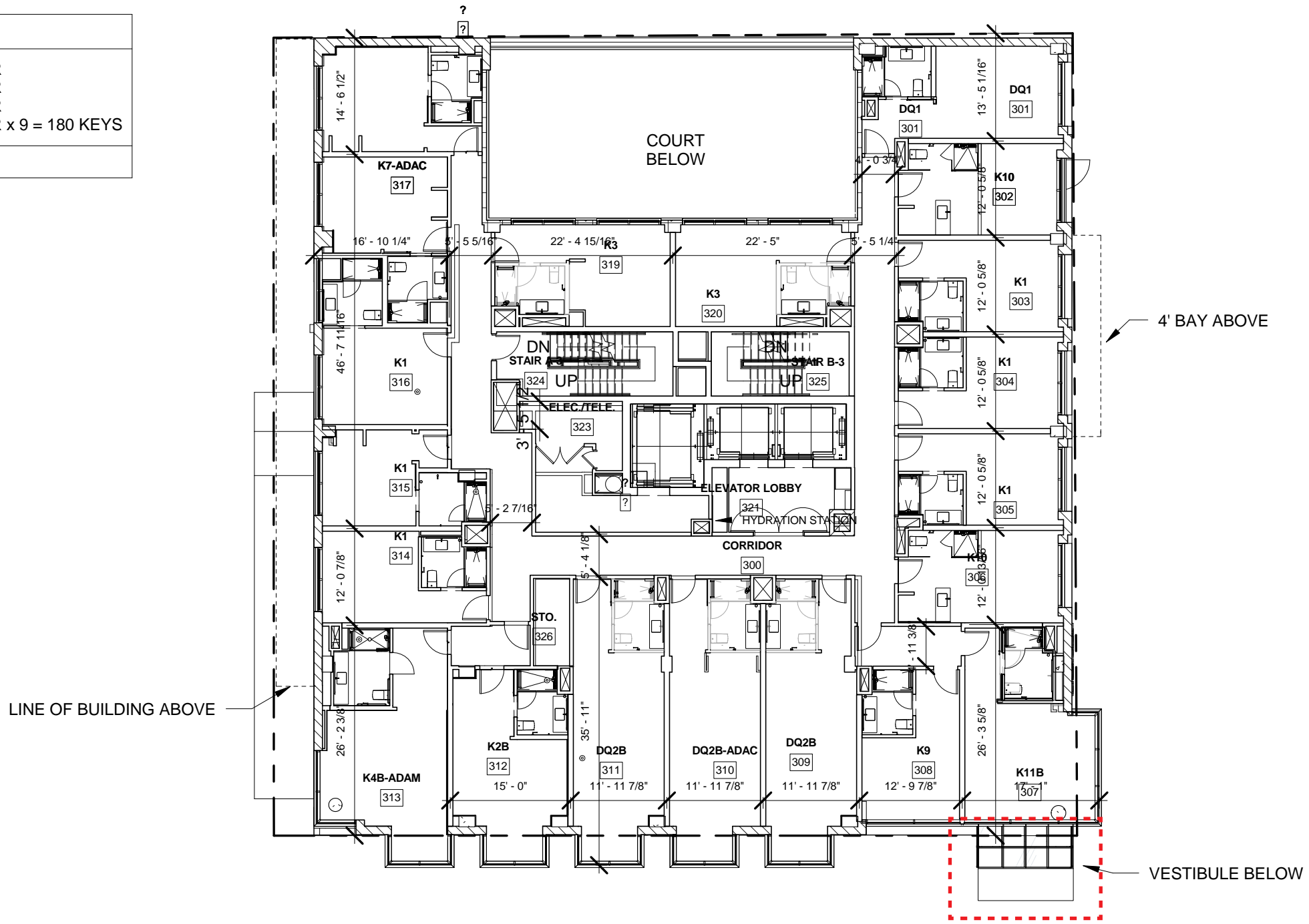
ROOM MIX

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



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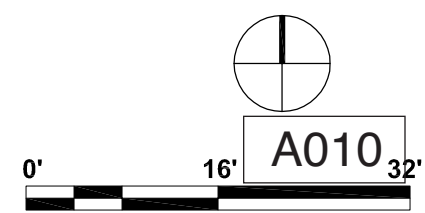
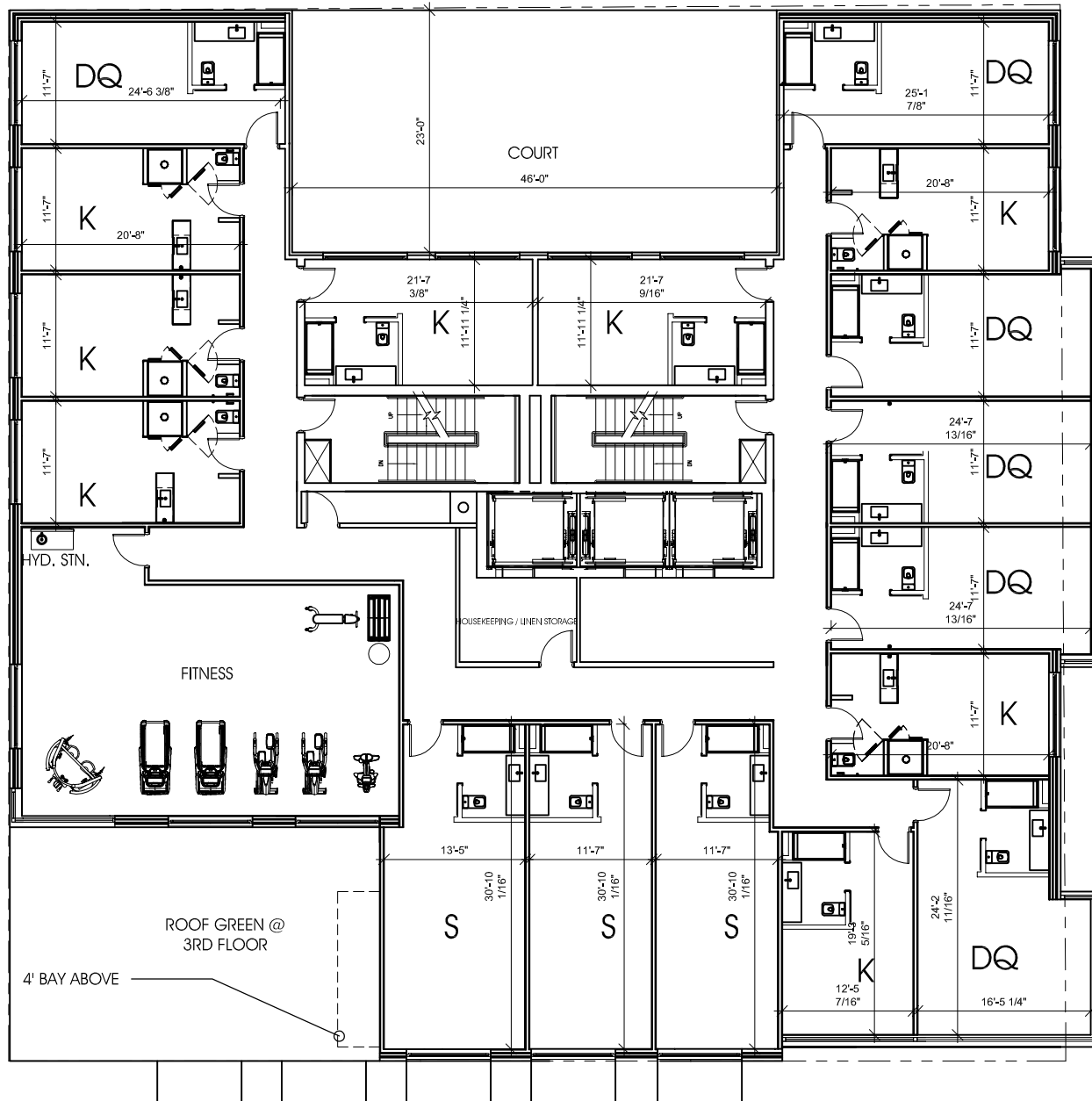


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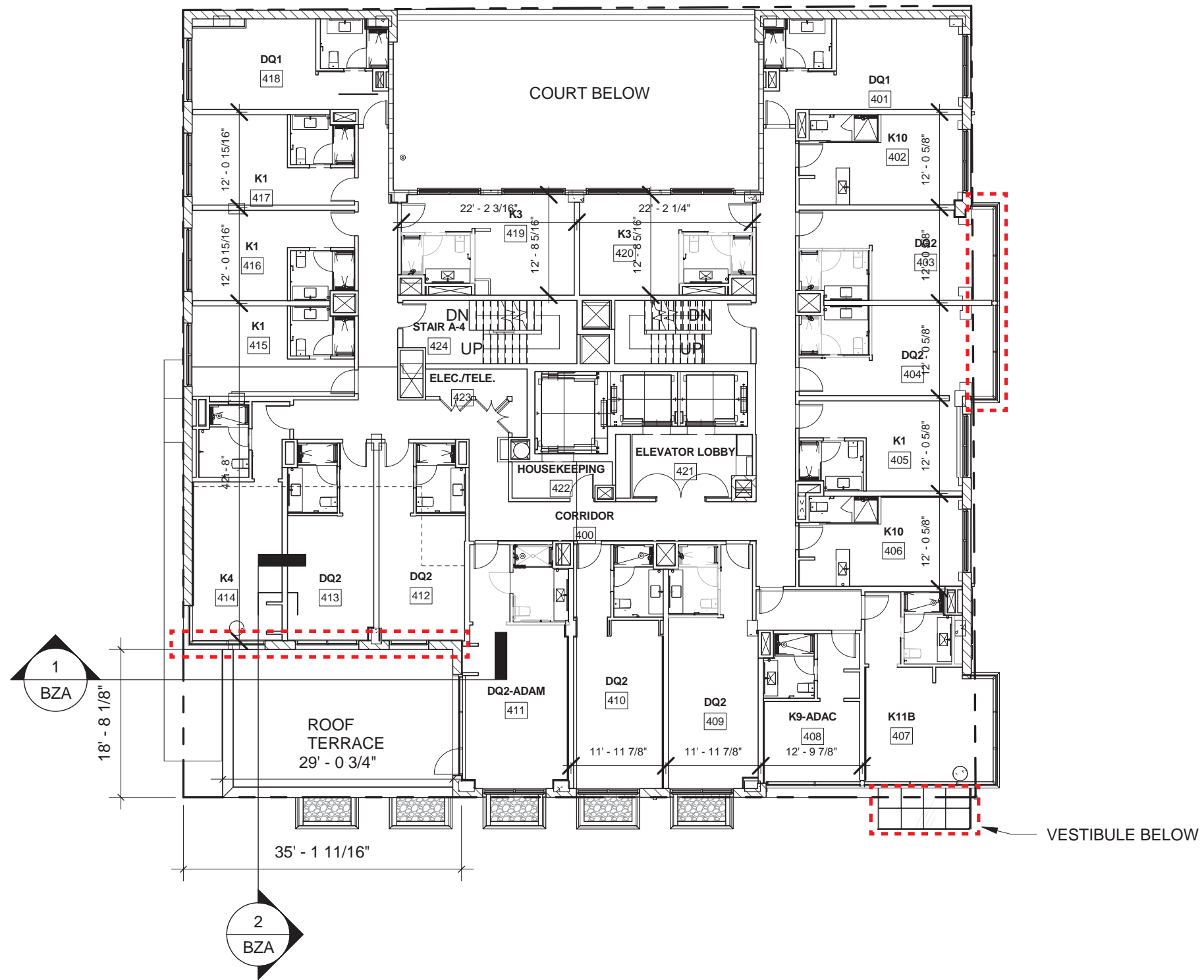


ROOM MIX

2ND FLOOR 18/FLOOR
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 TOTAL 235 KEYS



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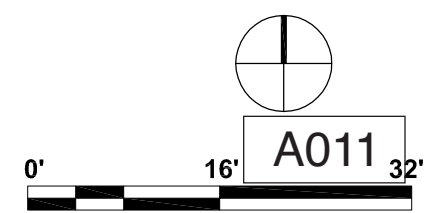
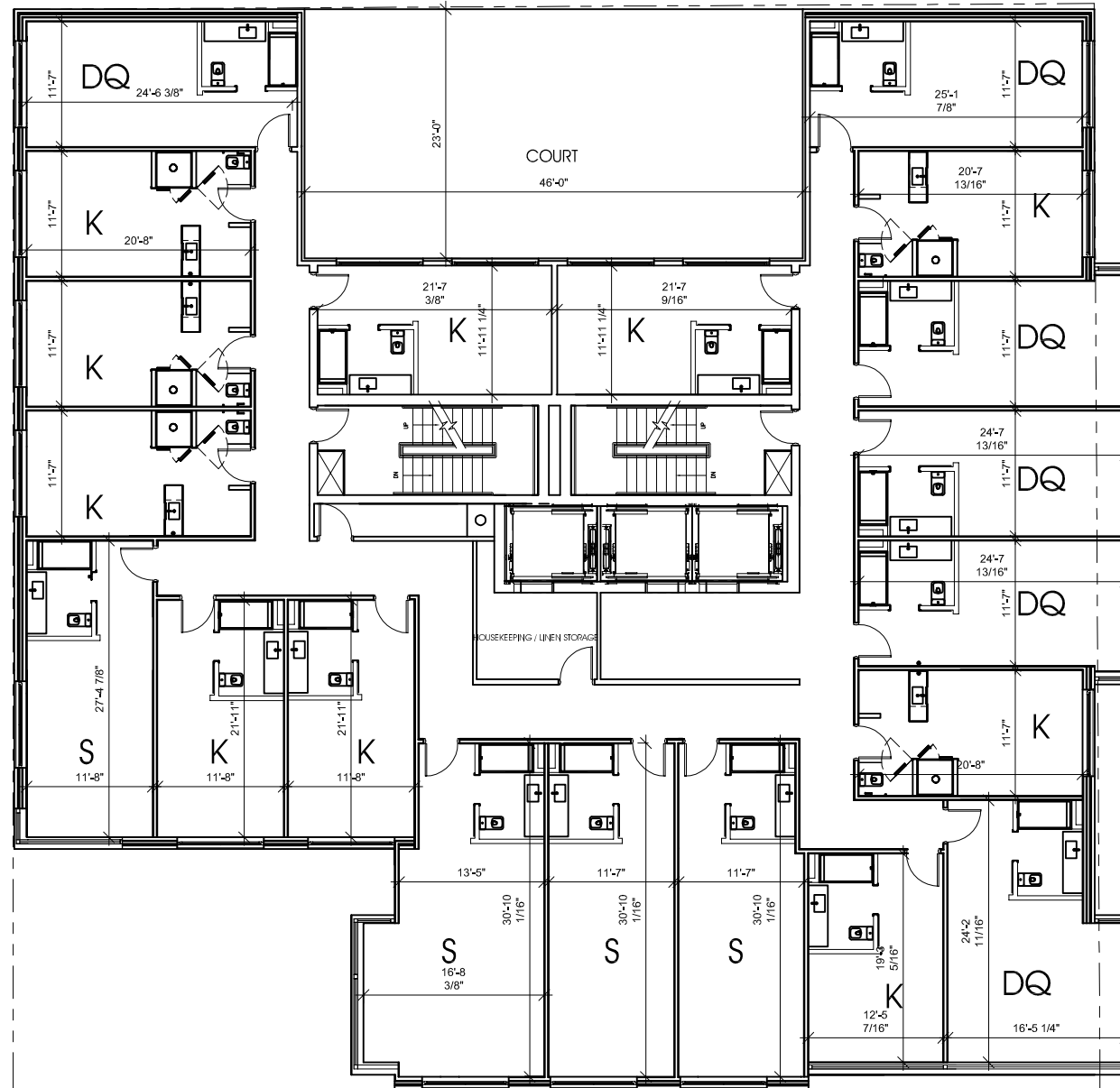


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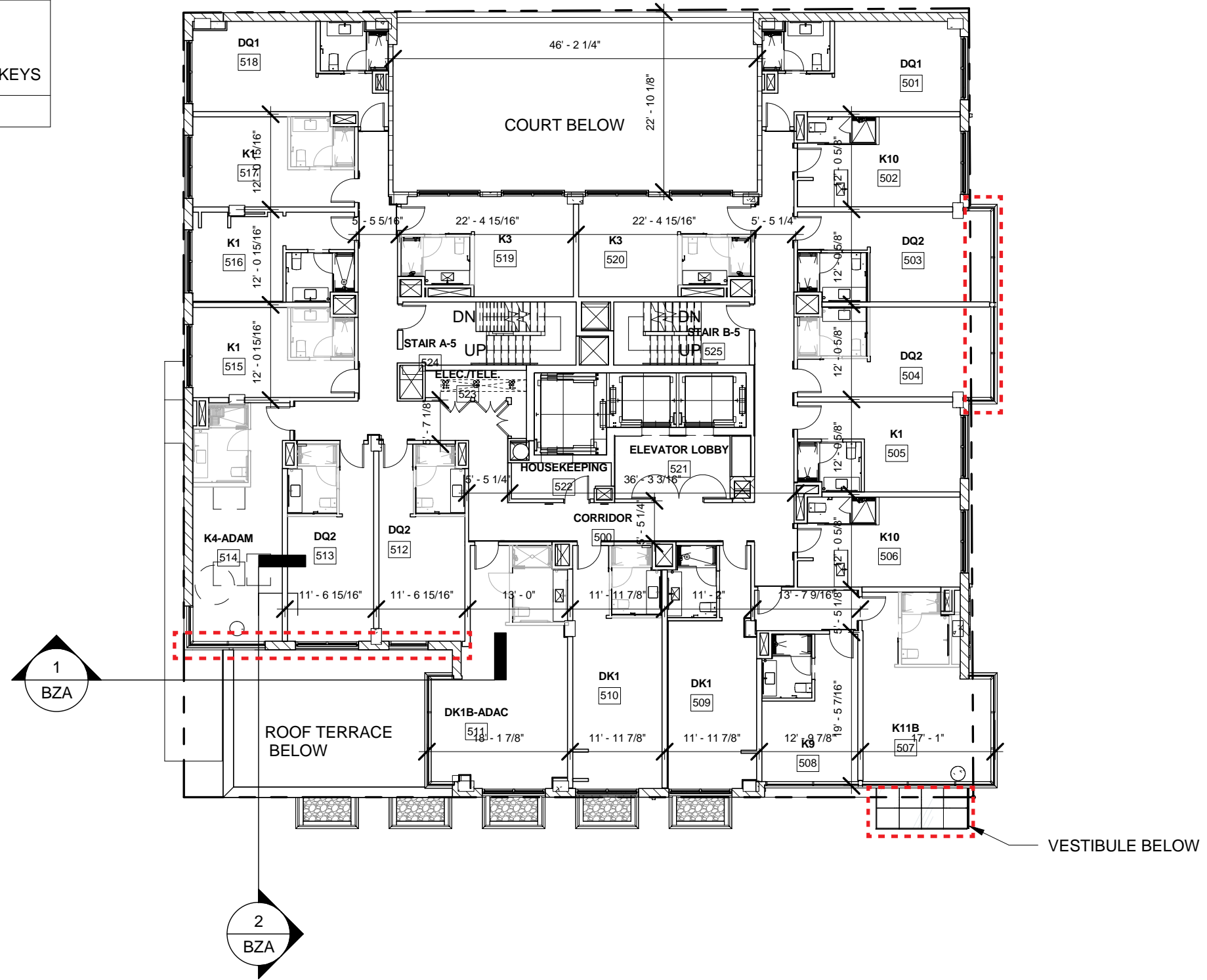
ROOM MIX

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



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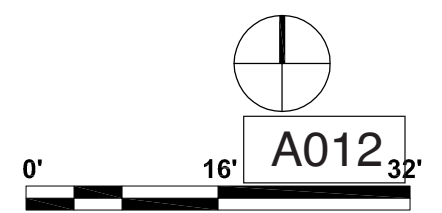
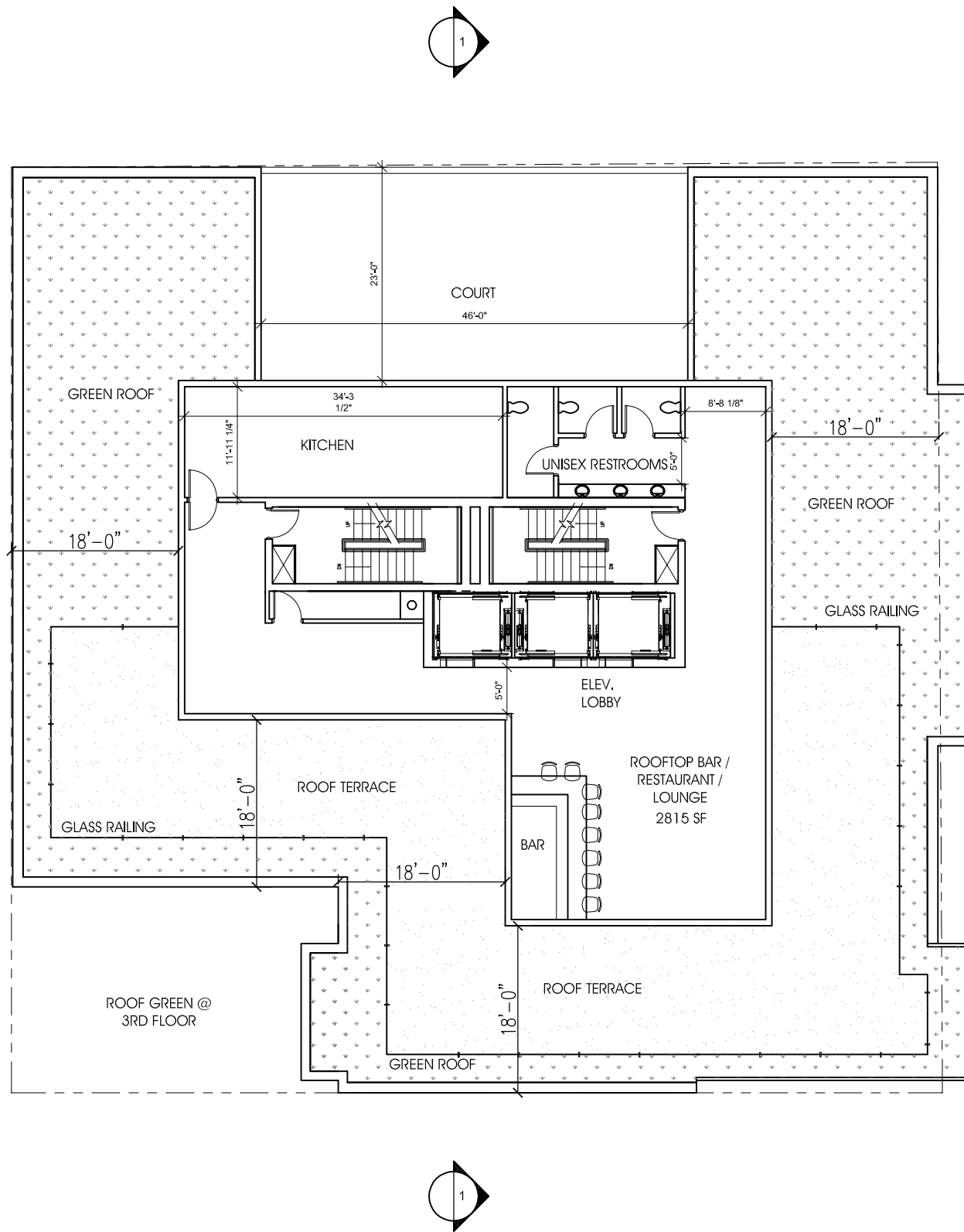
A011

PENTHOUSE AREA SUMMARY

HABITABLE SPACE: 2,815 SF
MECHANICAL: 228 SF
CIRCULATION/EGRESS: 461 SF

GREEN ROOF: 2,719 SF
EXCEEDS GAR BY 7.2 %

NOTE: PENTHOUSE INTENDED
FOR PUBLIC ASSEMBLY USE

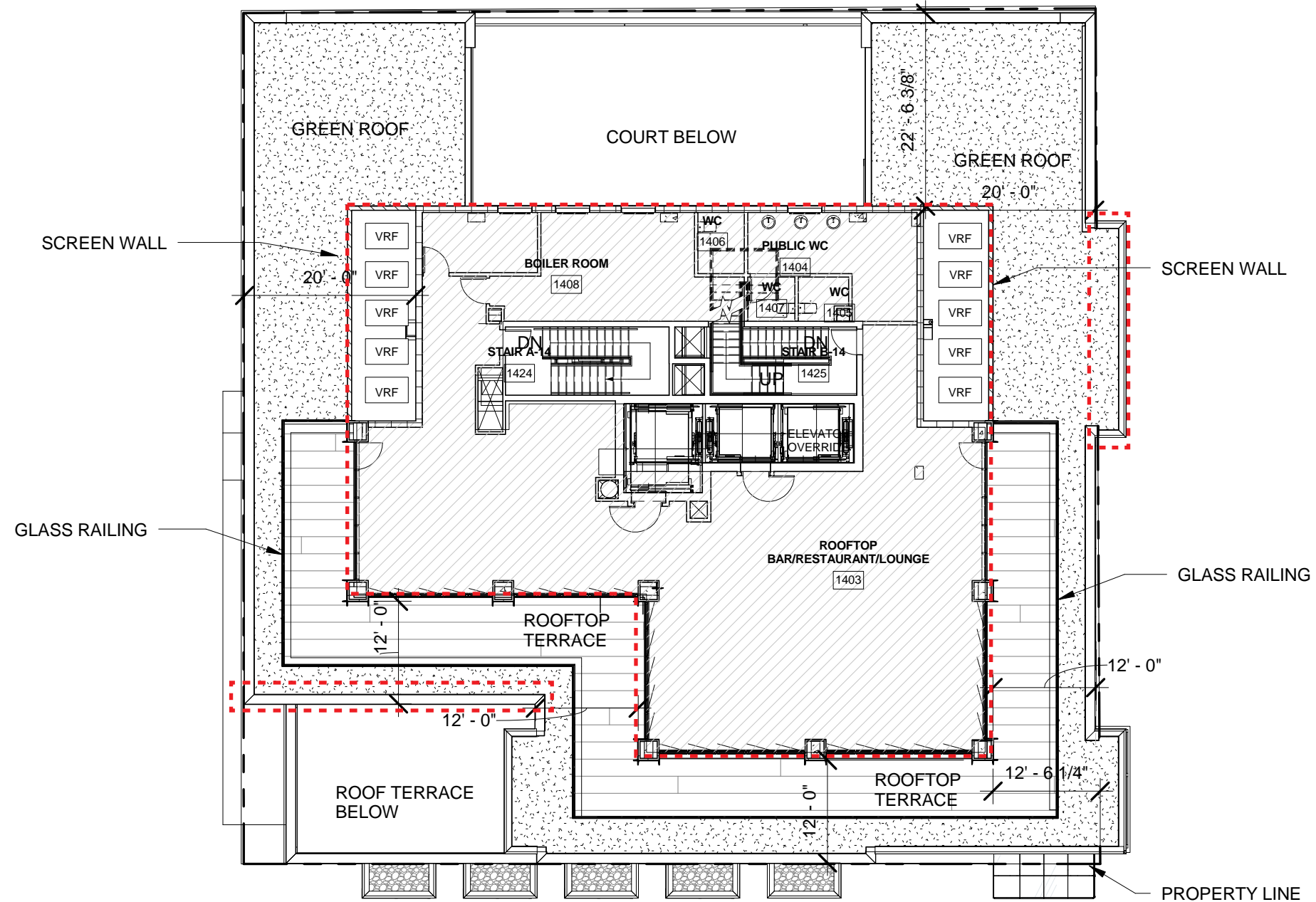


PENTHOUSE AREA SUMMARY

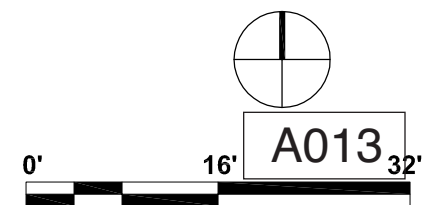
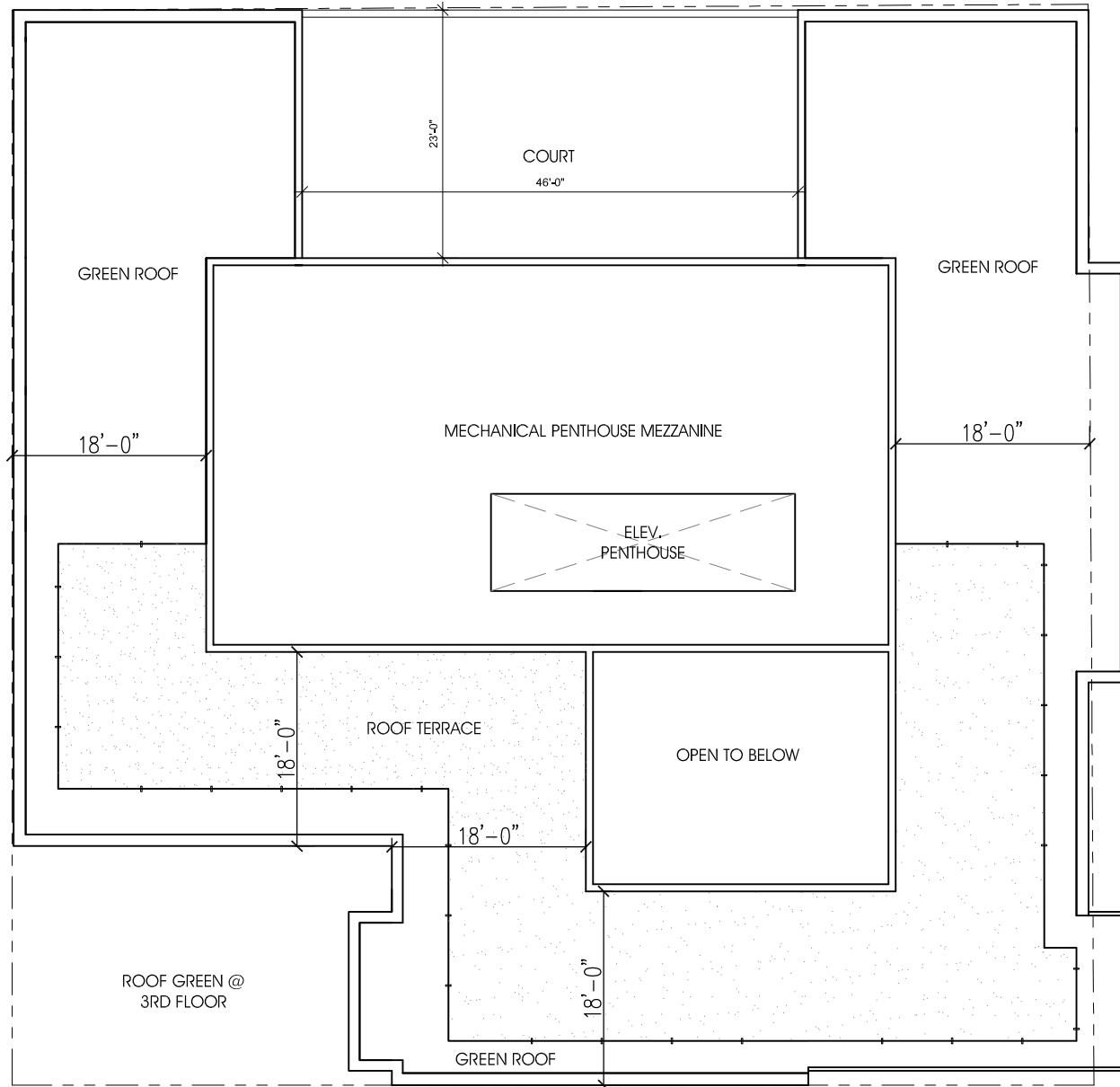
TOTAL ENCLOSED AREA: 3,766 SF
HABITABLE SPACE*: 2,961 SF

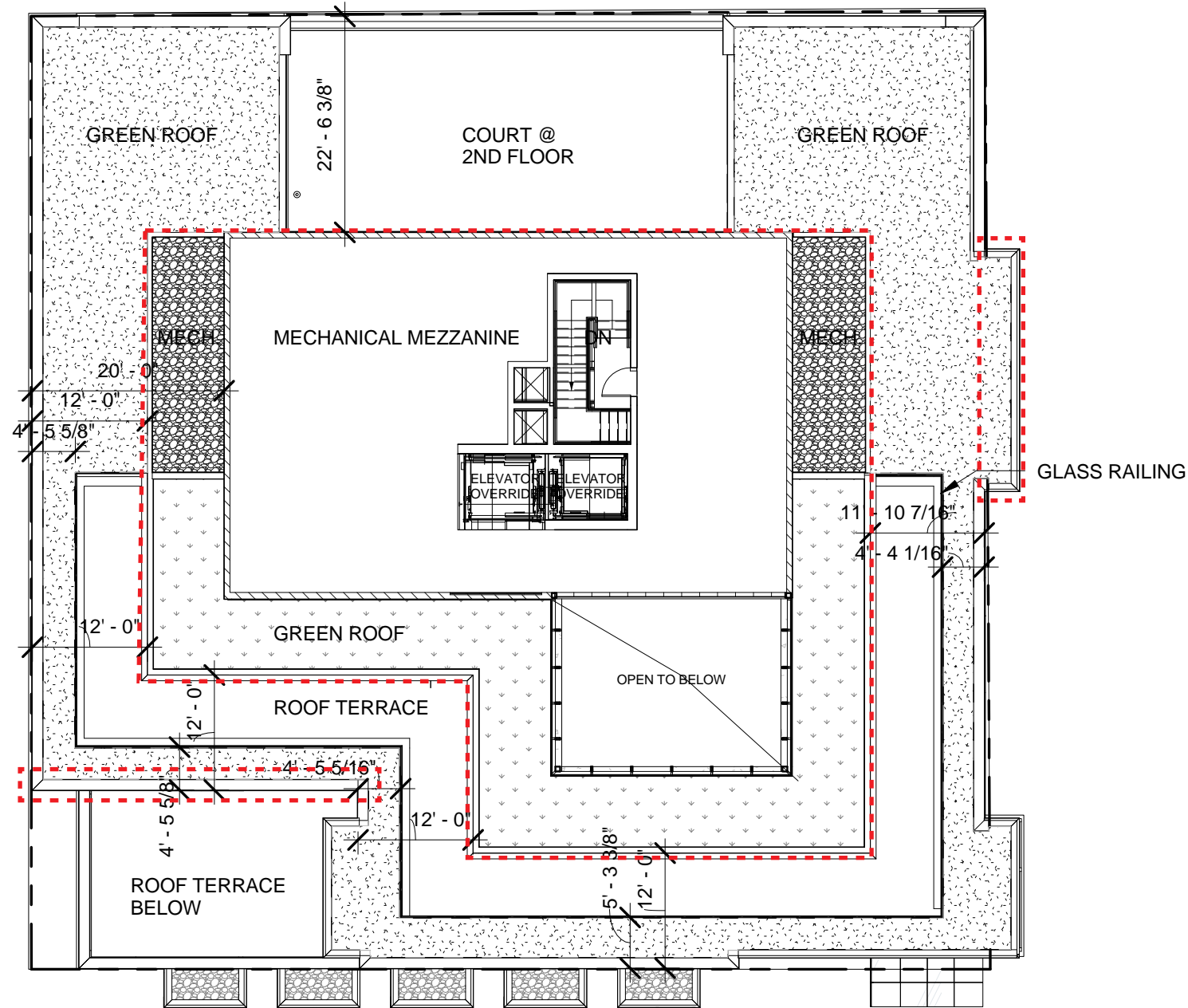
*HABITABLE SPACE DOES NOT INCLUDE
VERTICAL CIRCULATION & SHAFT SPACE

GREEN ROOF: 2,927 SF
ROOF TERRACE: 1,350 SF

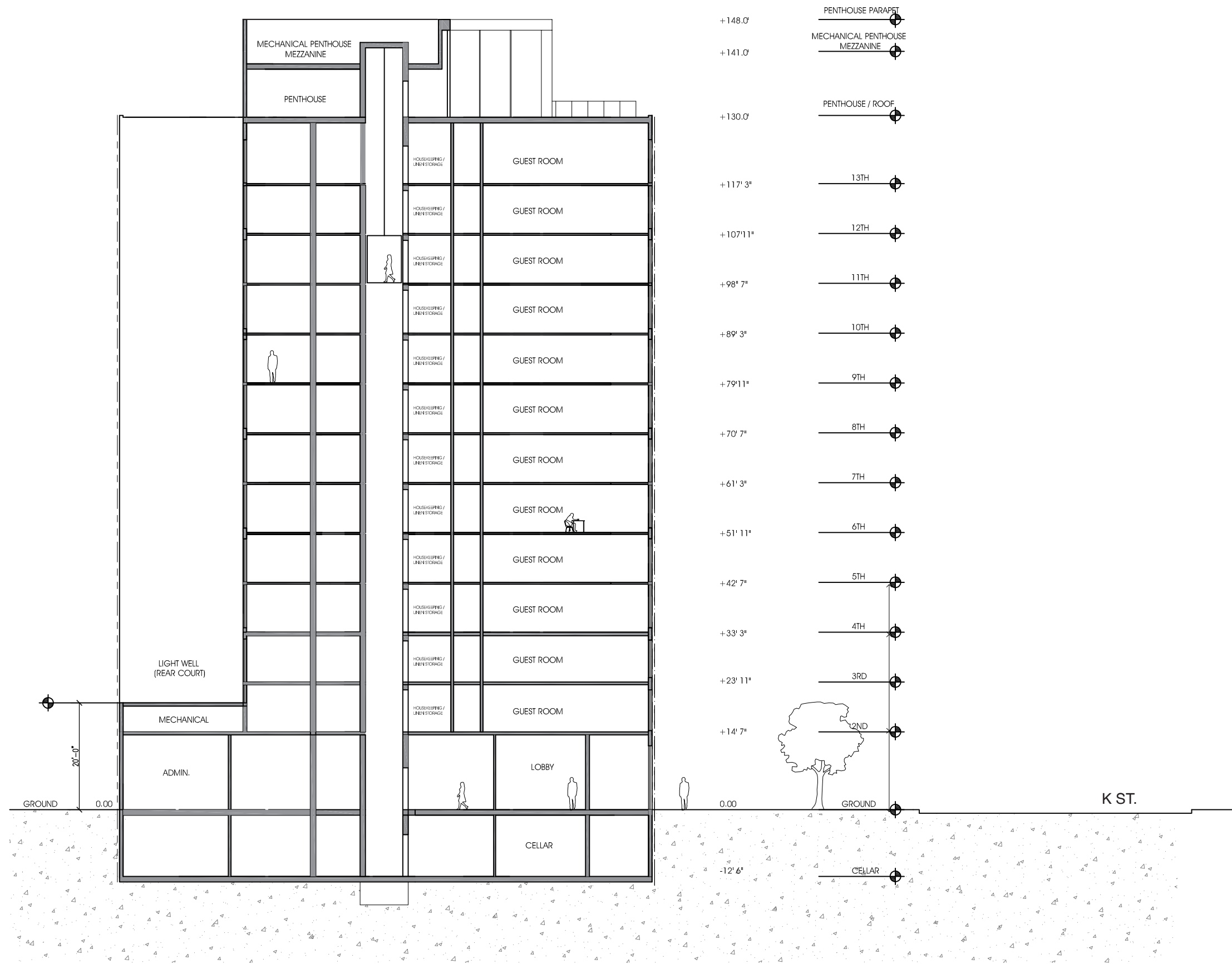


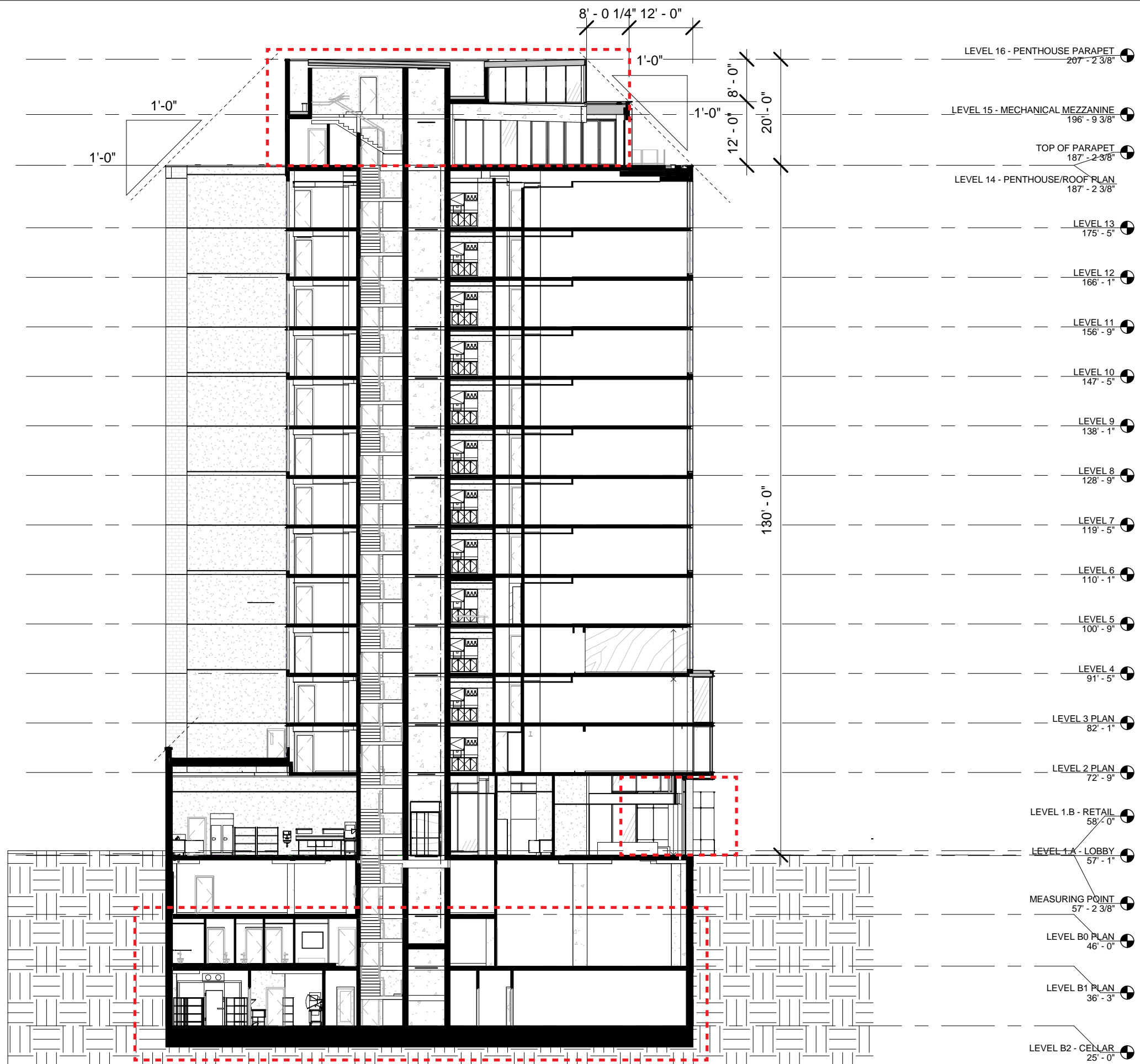
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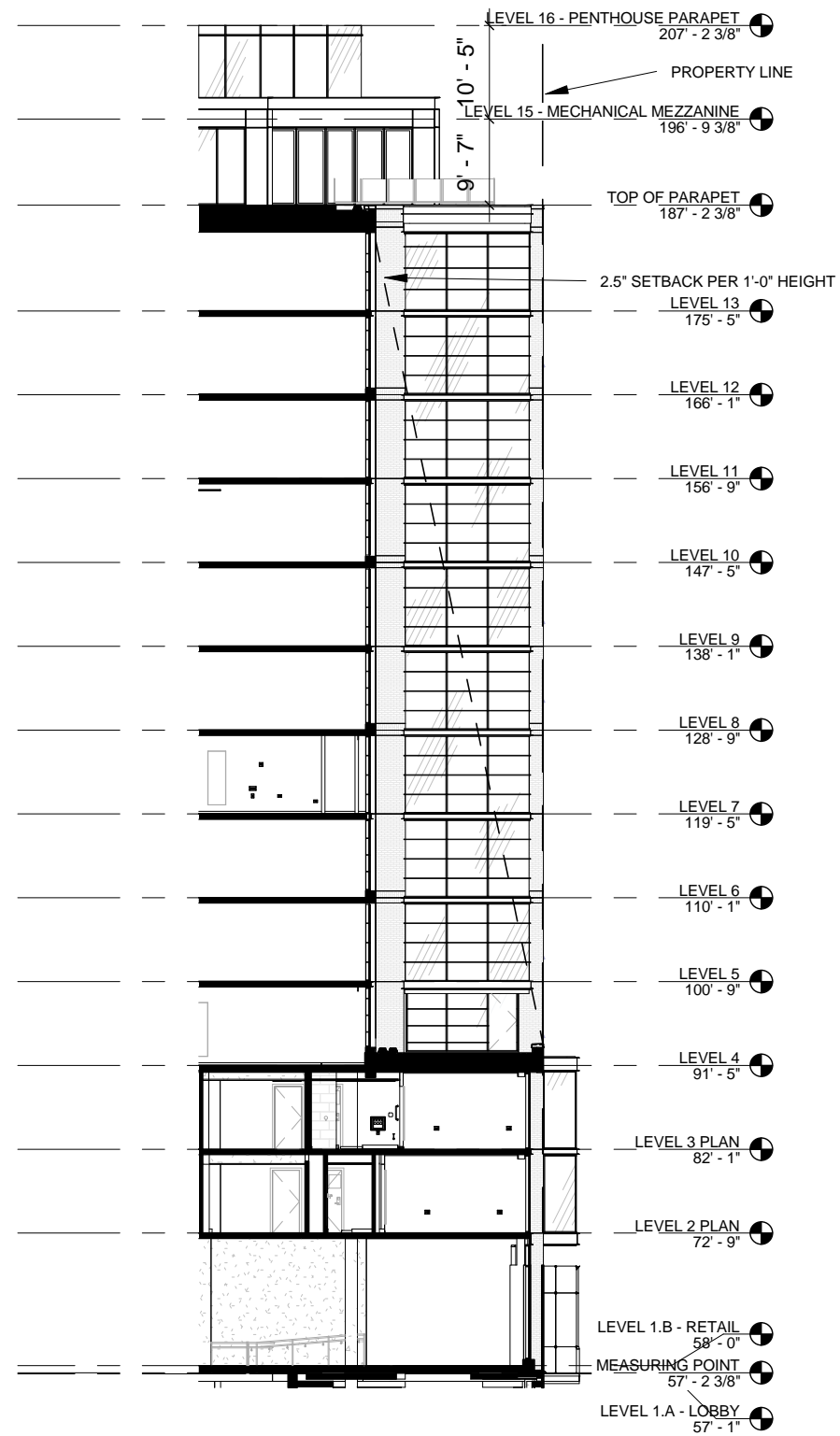
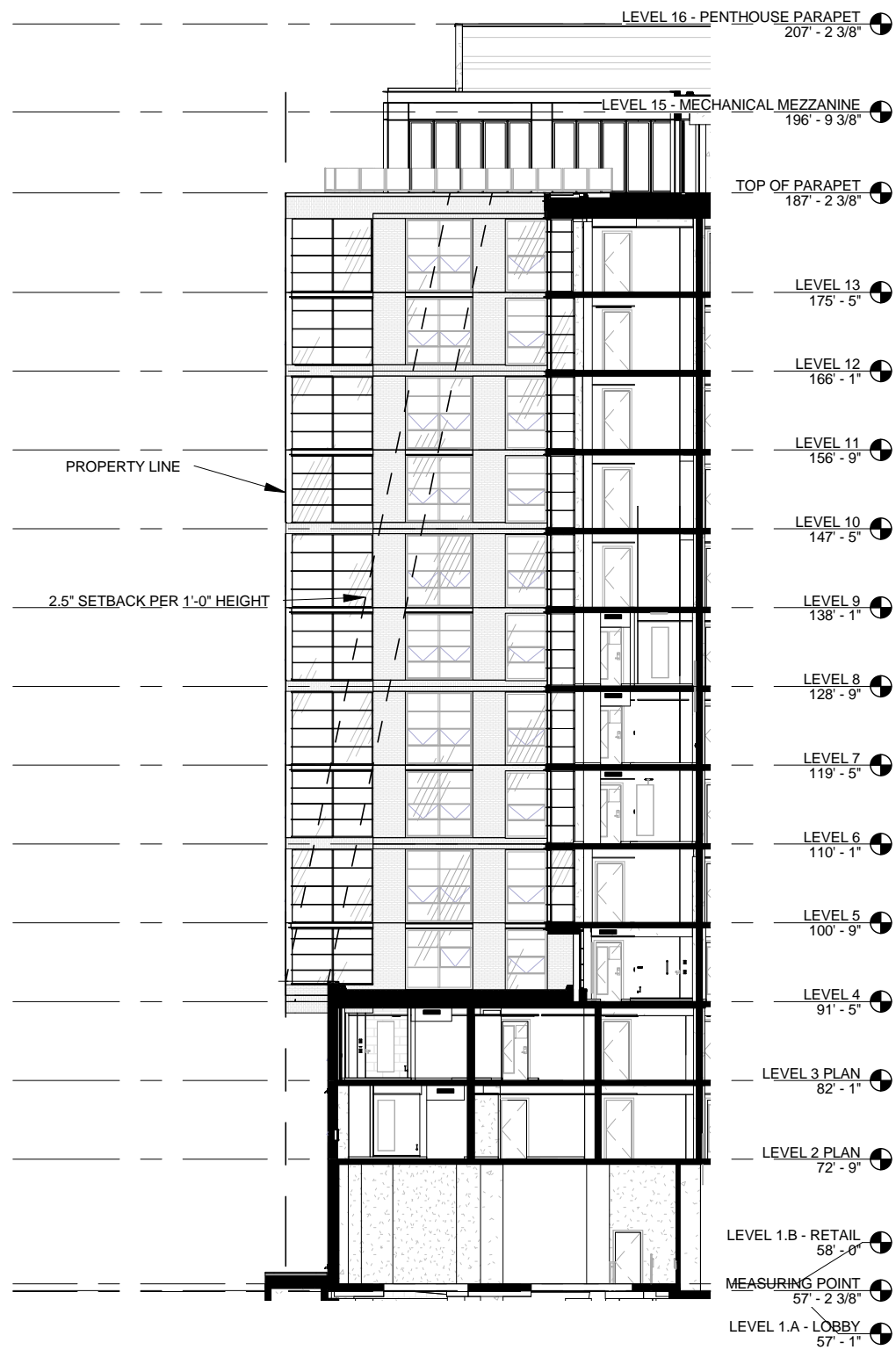
A013





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A015



A015