



FILLAT+
ARCHITECTURE

SITE PROGRAM

ADDRESS: 1322 9TH ST NW, WASHINGTON DC, 20001

SQUARE: 367

LOT: #861

HISTORIC DISTRICT: SHAW

HOTEL SITE AREA: 8,063 SF

FAR: 3.8 = 31,075 SF

TOTAL HEIGHT: 5 LEVELS + PENTHOUSE + BASEMENT

BRIEF DESCRIPTION OF PROJECT

The project is proposed to be a 104 room lifestyle hotel with ground/+4' level lobby, and rooftop venue which will be built on a vacant lot along 9th Street in the Shaw neighborhood in North West Washington DC. The site is a through block with frontage on Naylor Court.

The project will incorporate existing 2 historic buildings facing Naylor Court into the redevelopment. The lower levels of both the new construction and historic structures will contain the public spaces and back of house service areas. The upper levels of the historic structures as well as the new tower will contain guestrooms.

The architecture of the 9th Street facades features a series of projecting bay windows which add scale and cadence to the streetscape. This is similar to the adjacent structures.

The historic buildings along Naylor court are 15'6" and 20' tall respectively. We propose a new series of garage doors set within a masonry garden wall which will create continuity in the street wall and hide surface parking and service bays. The new building is 55' tall with an additional 10'/15' tall penthouse structure.

The existing structures are brick with wood sash windows and will remain as such. The new structure will be charcoal colored brick masonry with struck horizontal and vertical mortar joints and the windows will be thermally broken aluminum sash windows painted black with low E clear insulated glazing.

1322 9TH STREET NW

HISTORIC PRESERVATION REVIEW BOARD 02/28/2020

1322 9TH ST NW
WASHINGTON, DC 20001

COVER

SCALE: NTS

DATE: 02.28.2020

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ZONING & DATA SUMMARY

Premises Address
1322 9th St. NW

Council Member
Jack Evans

Square/Suffix/Lot
0367 0861,0087

ANC
2F

Zoning District
MU-4

ANC Chairperson
John Fanning

PUDs
None

SMD
2F06

Ward
Ward 2

Commissioner
Ian D. Simon

<u>BUILDING CATEGORY</u>	<u>REQUIREMENT</u>	<u>PROVIDED</u>
FAR ALLOWED	2.5	3.8
BUILDING HEIGHT	50 ft	55 ft
LOT OCCUPANCY	100%	74%(Average upper levels)
REAR YARD - 1ST	None	None
REAR YARD - 2ND-5TH	20 ft	20 ft
SIDE YARD	None	None
CLOSED COURT	13'-6"	6'-0"
PARKING	6	3
SERVICE	1 Loading Bay	1 Service Bay

1322 9th Street NW Hotel - ROOM MATRIX

LEVEL	OCCUPANCY TYPE	GSF	ROOM TYPE		TOTAL
			KING	Q/Q	
BOUTIQUE HOTEL OPTION F					
LOT AREA		8,063			
C1 - CELLAR	BOH/ROOMS	7,554	8	2	10
L1 - GROUND	LOBBY/BOH/ROOMS	6,702	4	3	7
L2 - LEVEL 2	ROOMS	6,301	17	4	21
L3 - LEVEL 3	ROOMS	6,024	16	4	20
L4 - LEVEL 4	ROOMS	6,024	16	4	20
L5 - LEVEL 5	ROOMS	6,024	16	4	20
L6 - PENTHOUSE	ROOFTOP/ROOMS	3,711	6	0	6
TOTAL GSF		42,340	83	21	104
TOTAL FAR	3.8	31,075			

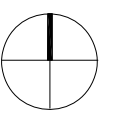
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WASHINGTON, DC 20001

PROJECT INFORMATION

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LOCATION PLAN

SCALE: 1/50"=1'-0"
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VIEW A



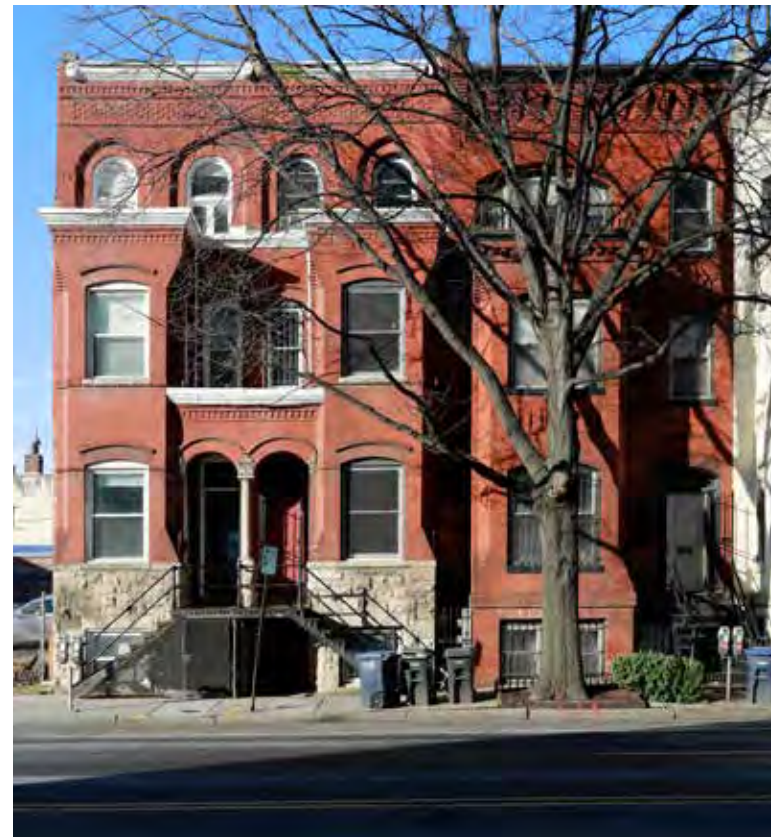
VIEW C



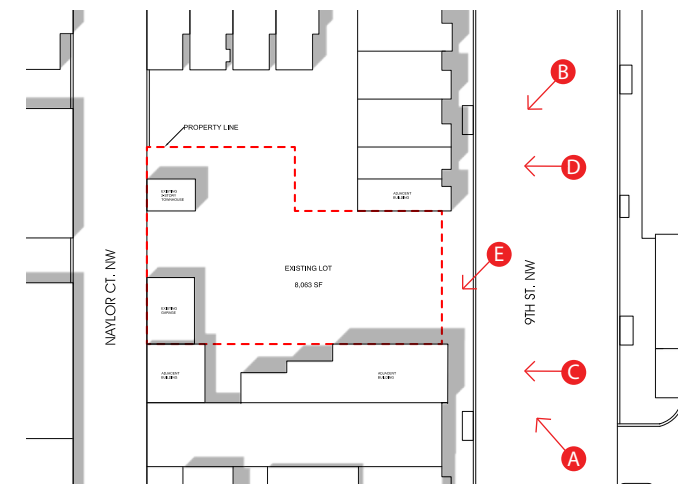
VIEW E



VIEW B



VIEW D



1322 9TH ST NW
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EXISTING CONTEXT PHOTOS

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VIEW A



VIEW C



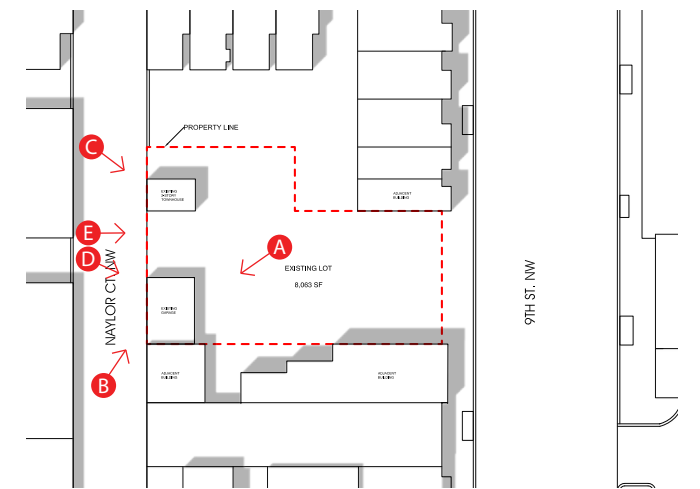
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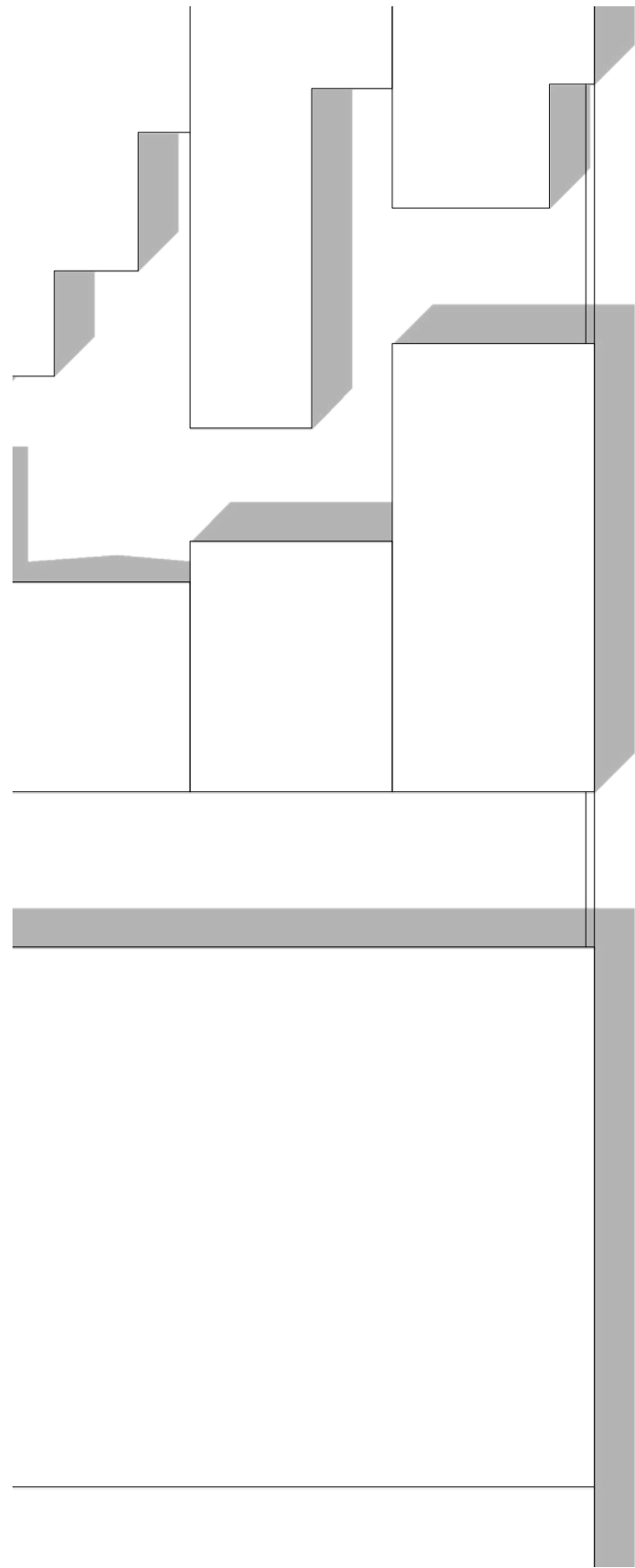


VIEW B

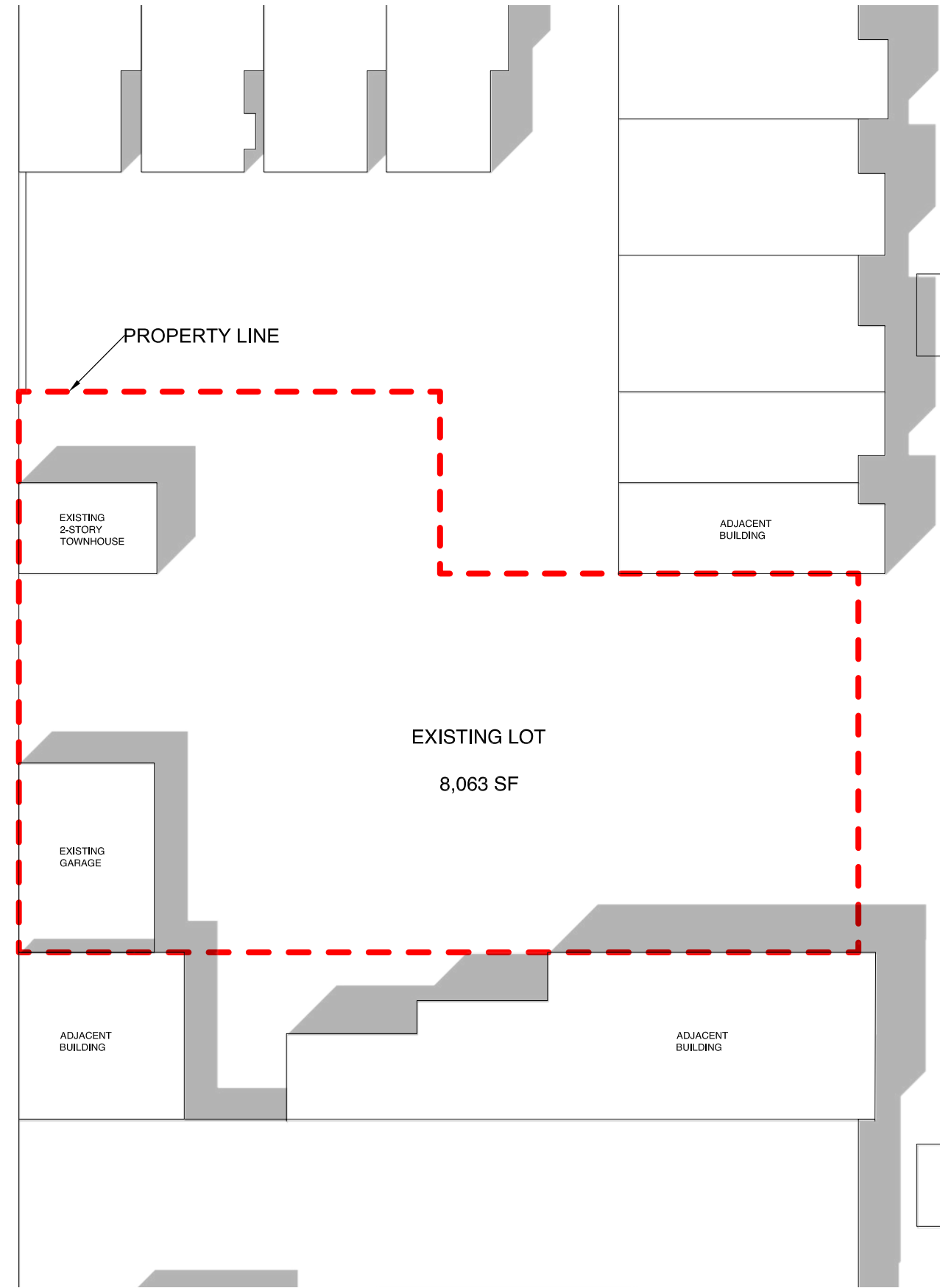


VIEW D





NAYLOR CT. NW



PROPERTY LINE

EXISTING
2-STORY
TOWNHOUSE

ADJACENT
BUILDING

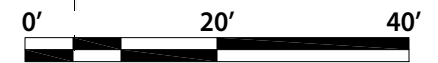
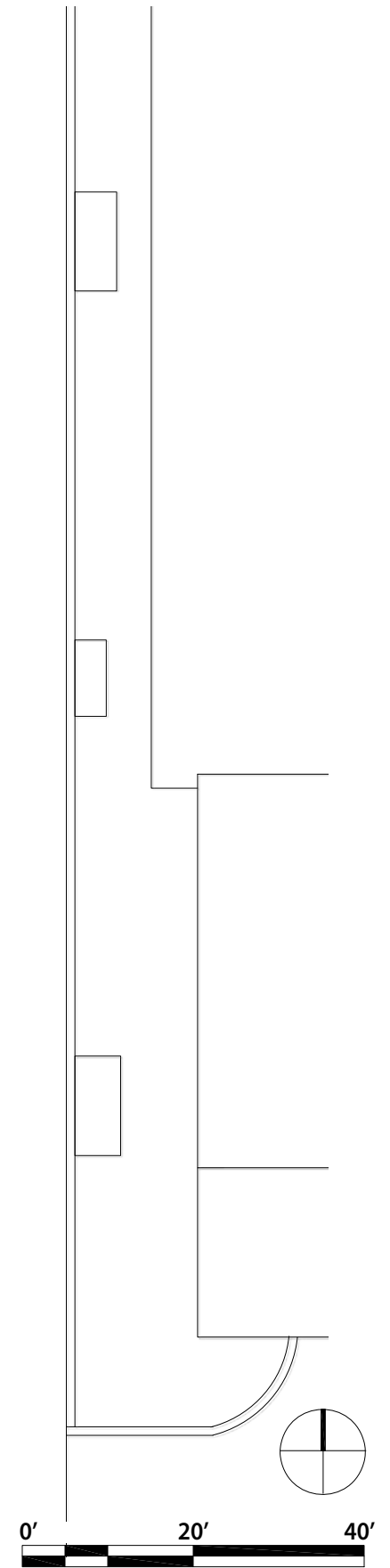
EXISTING LOT
8,063 SF

EXISTING
GARAGE

ADJACENT
BUILDING

ADJACENT
BUILDING

9TH ST. NW

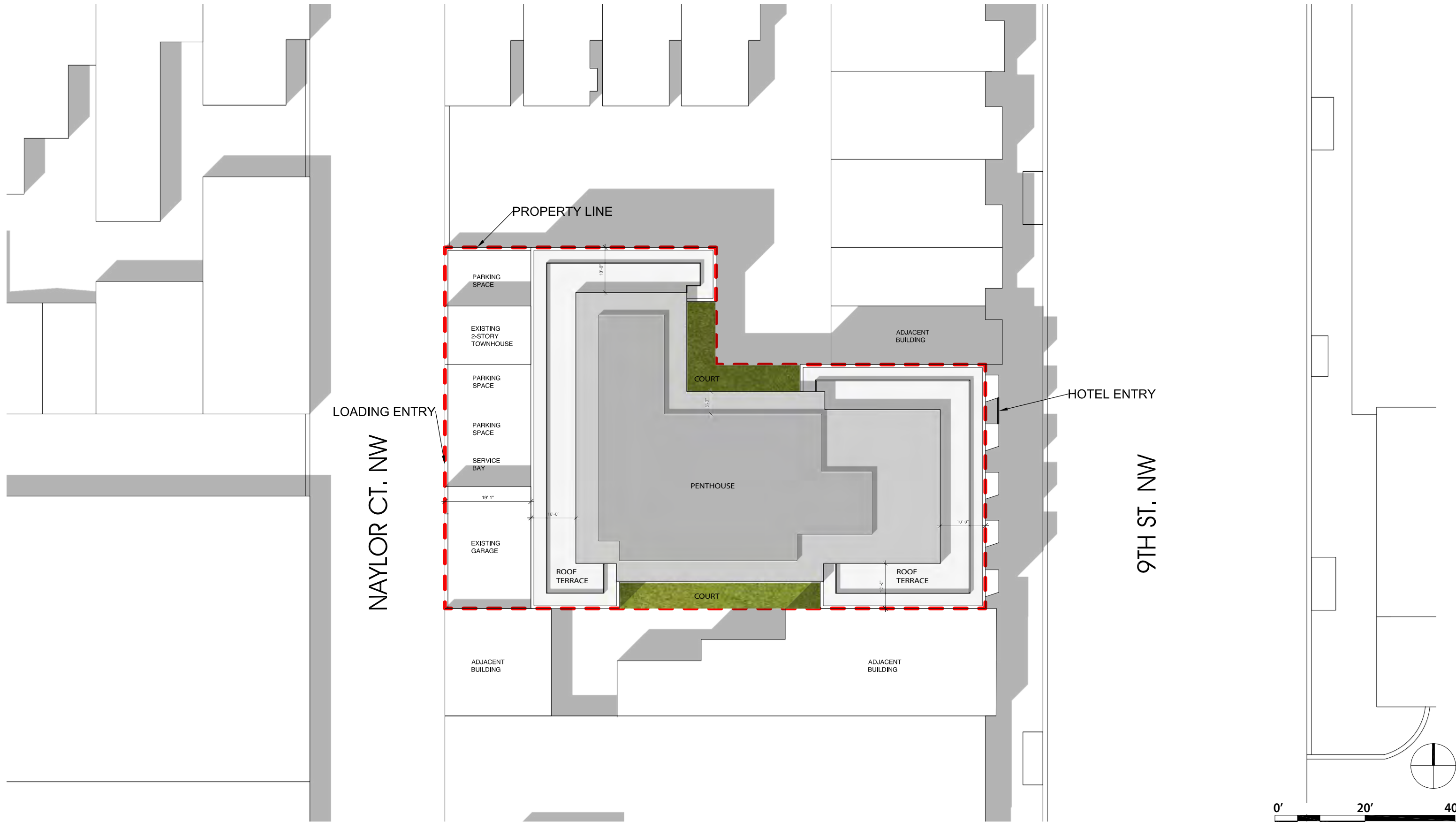


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SITE PLAN | EXISTING LOT

SCALE: 1/20"=1'-0"
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SITE PLAN | PROPOSED BUILDING

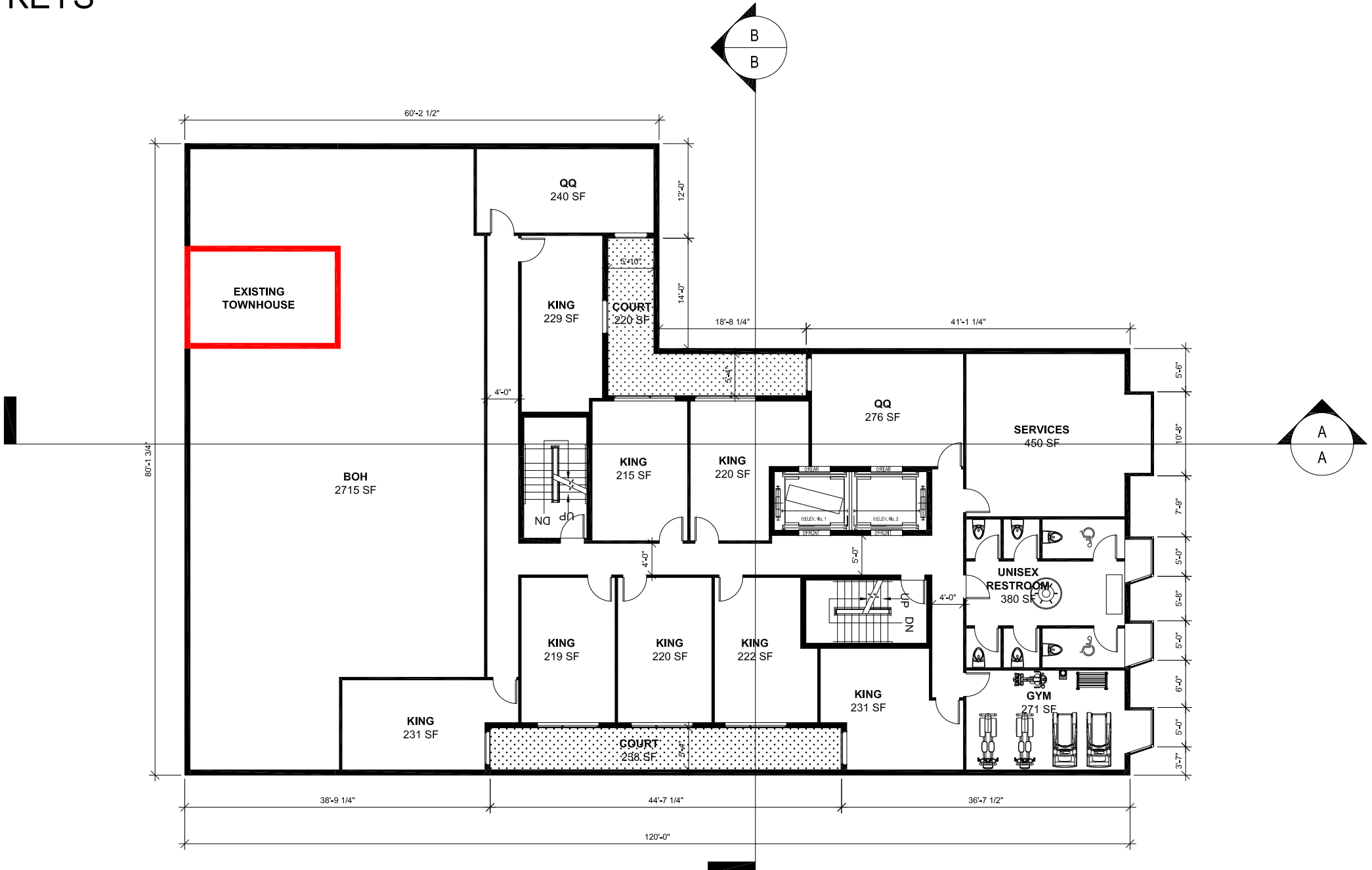
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DATE: 02.28.2020



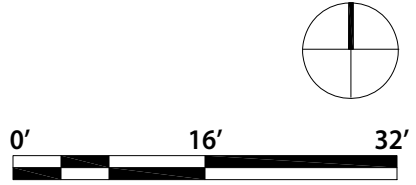
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CELLAR
7,554 GSF

TOTAL KEYS : 10 KEYS
8 KING
2 QQ



■ EXISTING TO REMAIN
⋯ EXISTING TO DEMO



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PROPOSED FLOOR PLAN | CELLAR

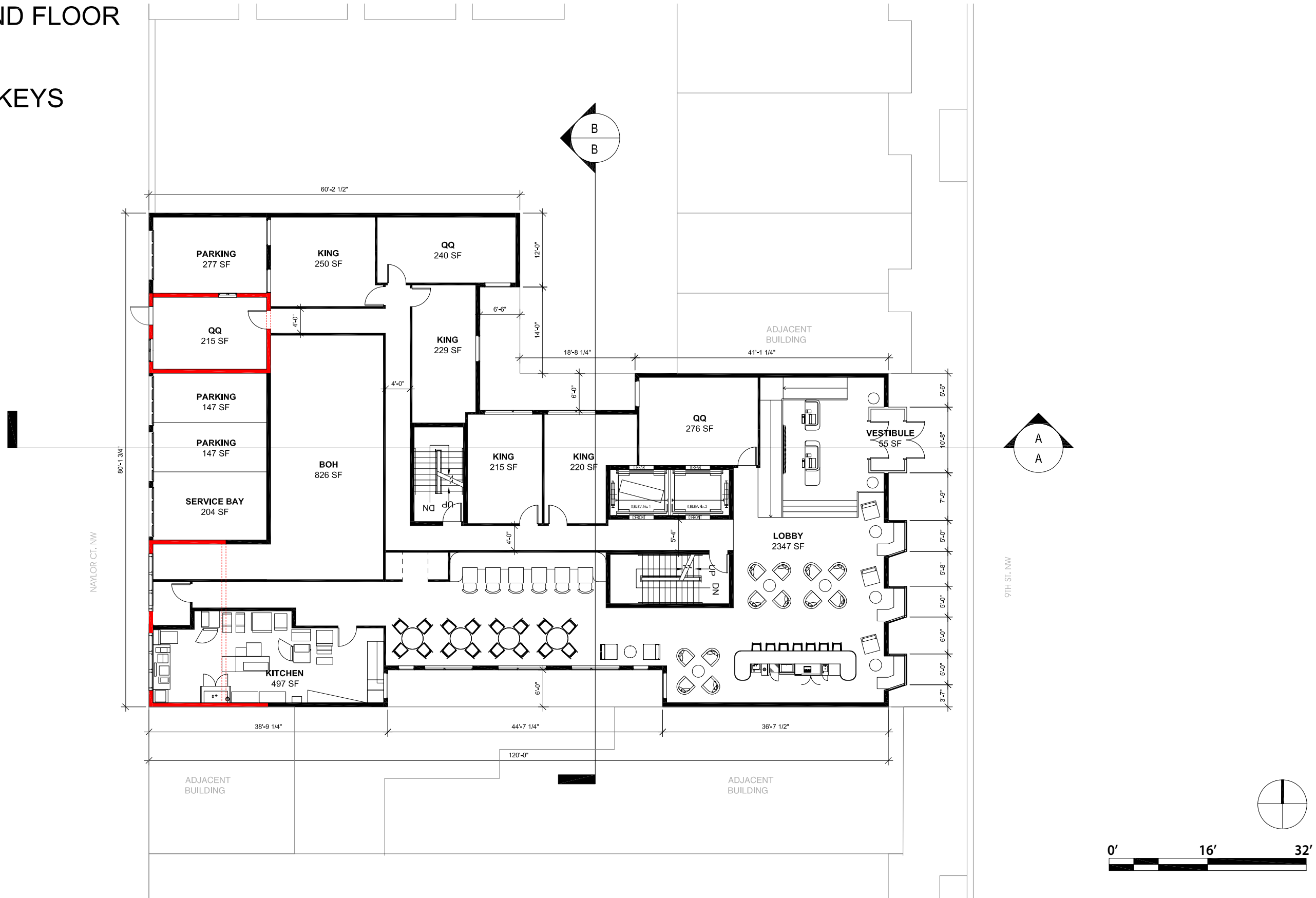
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LEVEL 1 | GROUND FLOOR
6,702 GSF

TOTAL KEYS : 7 KEYS
4 KING
3 QQ



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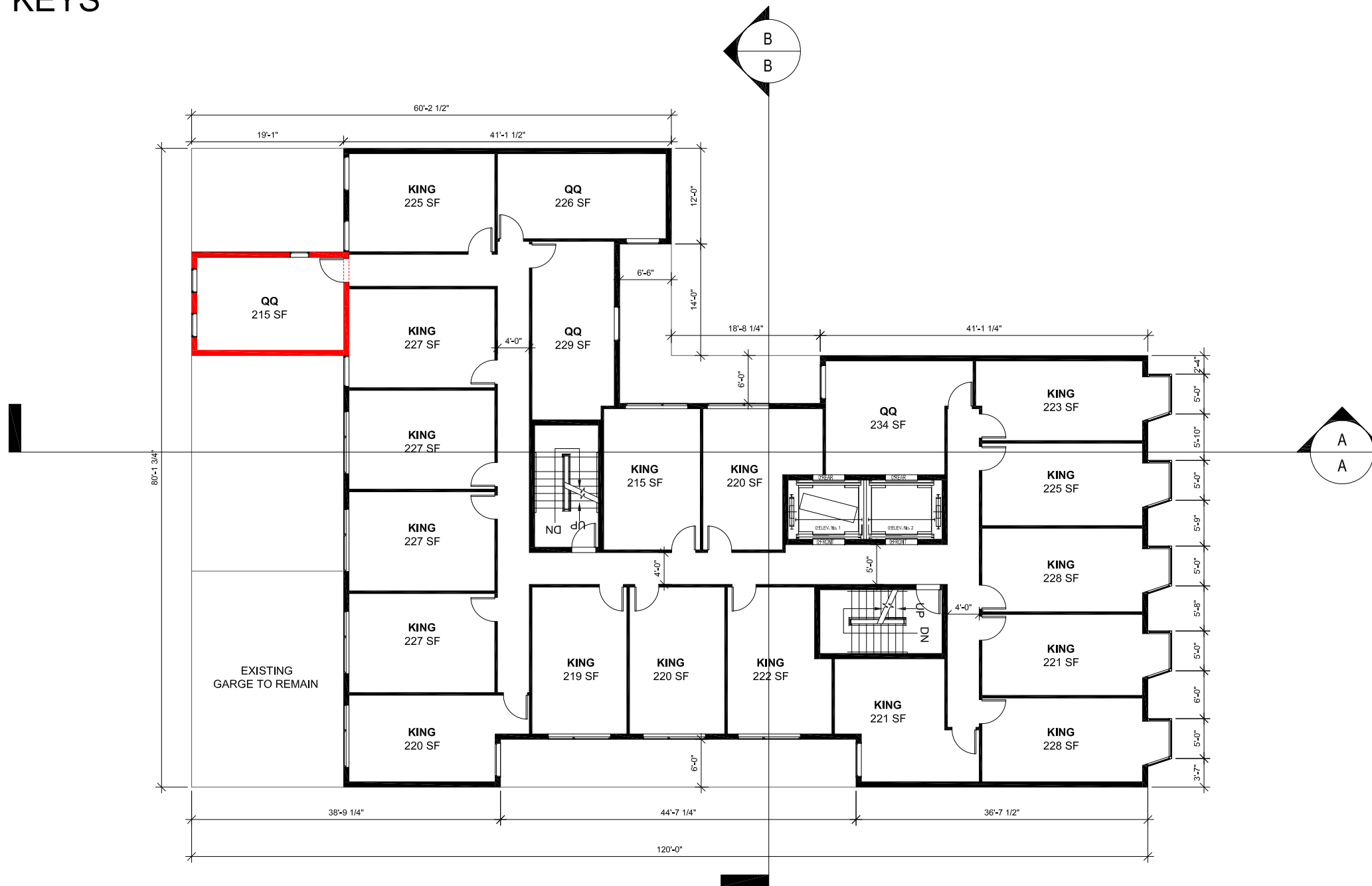
PROPOSED FLOOR PLAN | 1ST LEVEL - GROUND FLOOR



SCALE: 1/16"=1'-0"
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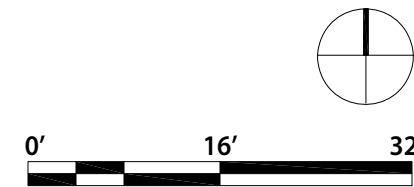
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LEVEL 2
6,301 GSF

TOTAL KEYS : 21 KEYS
17 KING
4 QQ



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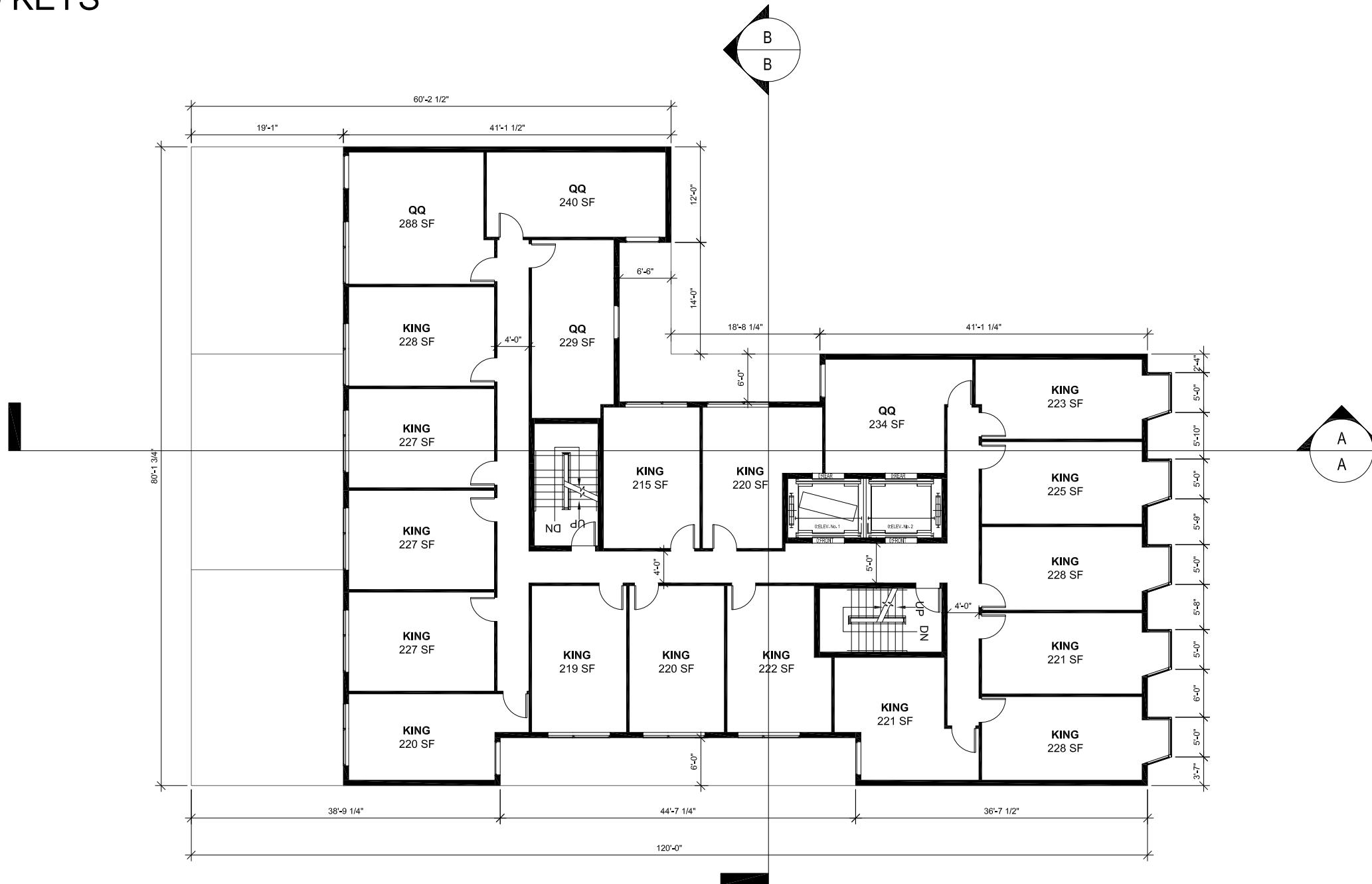
PROPOSED FLOOR PLAN | 2ND LEVEL

SCALE: 1/16"=1'-0"
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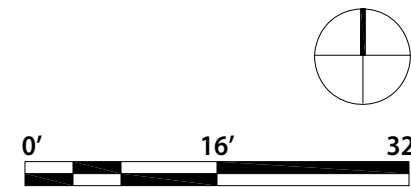
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LEVEL 3-5 | TYPICAL FLOOR
6,024 GSF

TOTAL KEYS : 20 KEYS
16 KING
4 QQ



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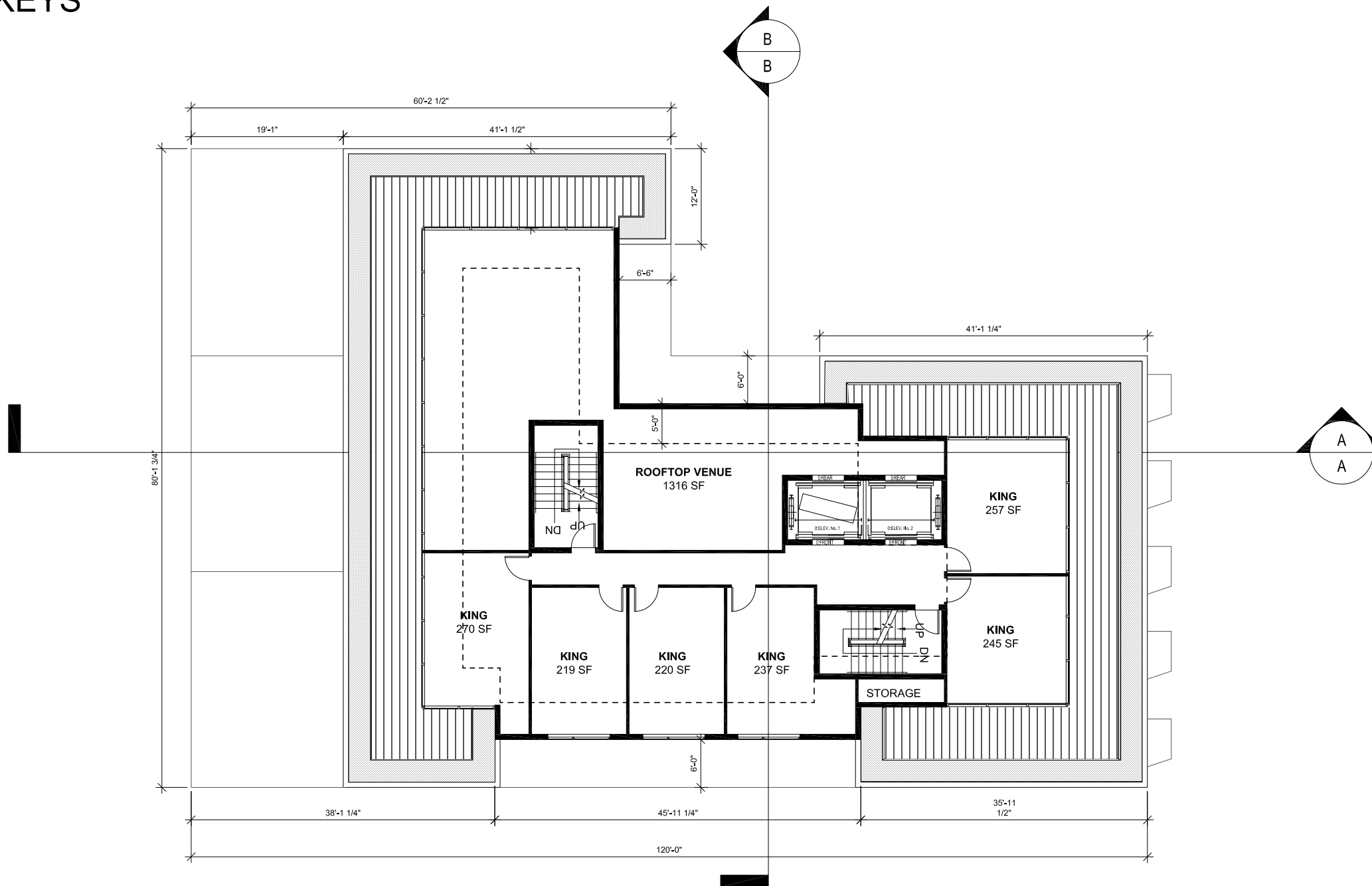
PROPOSED FLOOR PLAN | 3RD LEVEL - 5TH LEVEL_TYPICAL FLOOR

SCALE: 1/16"=1'-0"
DATE: 02.28.2020

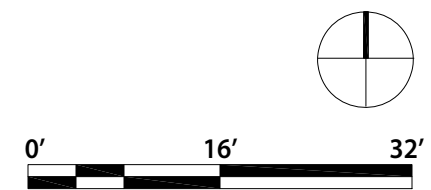
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LEVEL 6 | PENTHOUSE
3,711 GSF

TOTAL KEYS : 6 KEYS
6 KING



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EXISTING TO DEMO

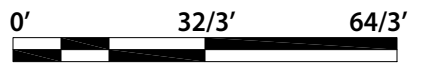
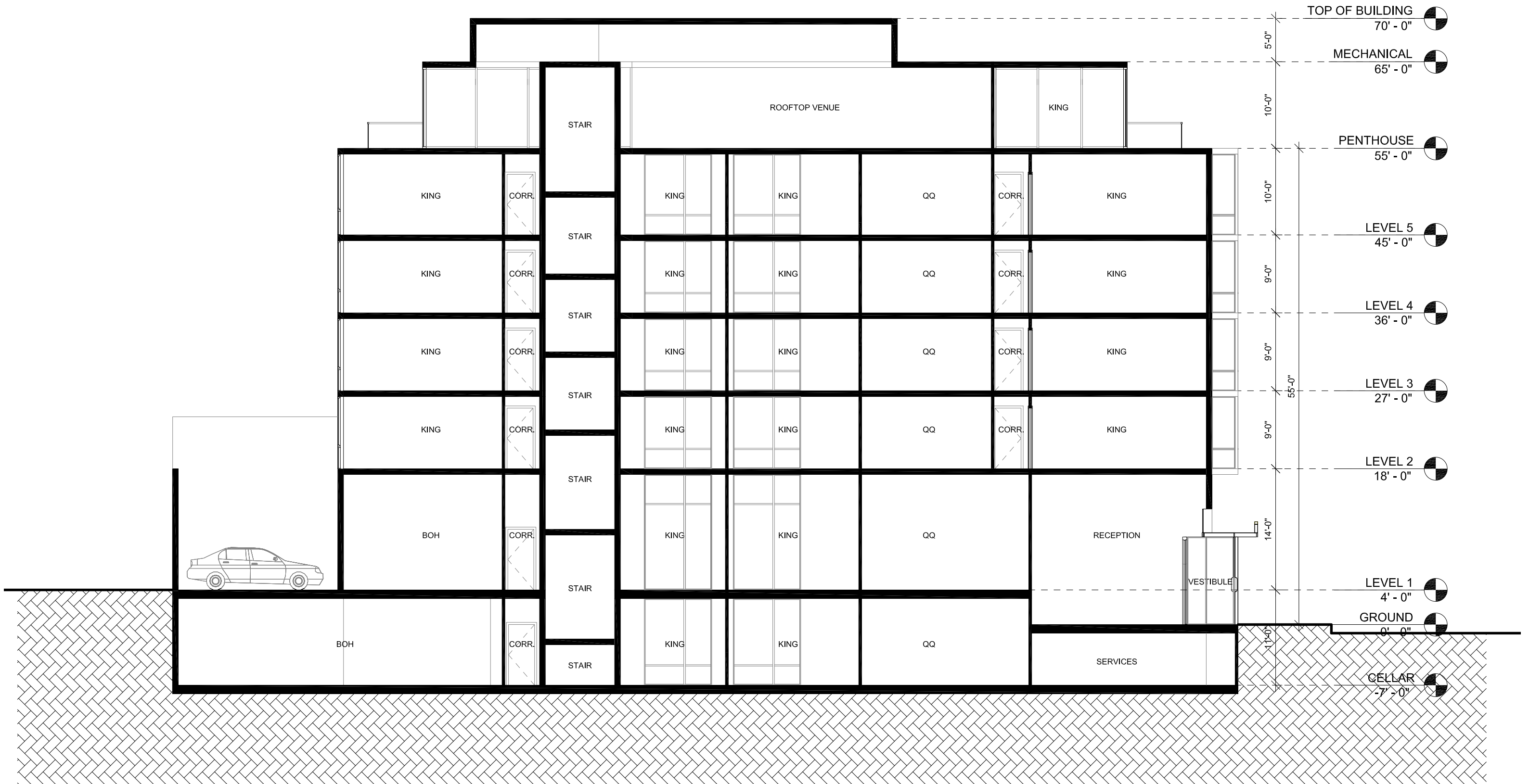


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PROPOSED FLOOR PLAN | 6TH LEVEL - PENTHOUSE

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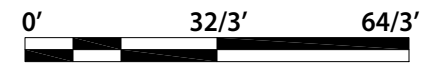
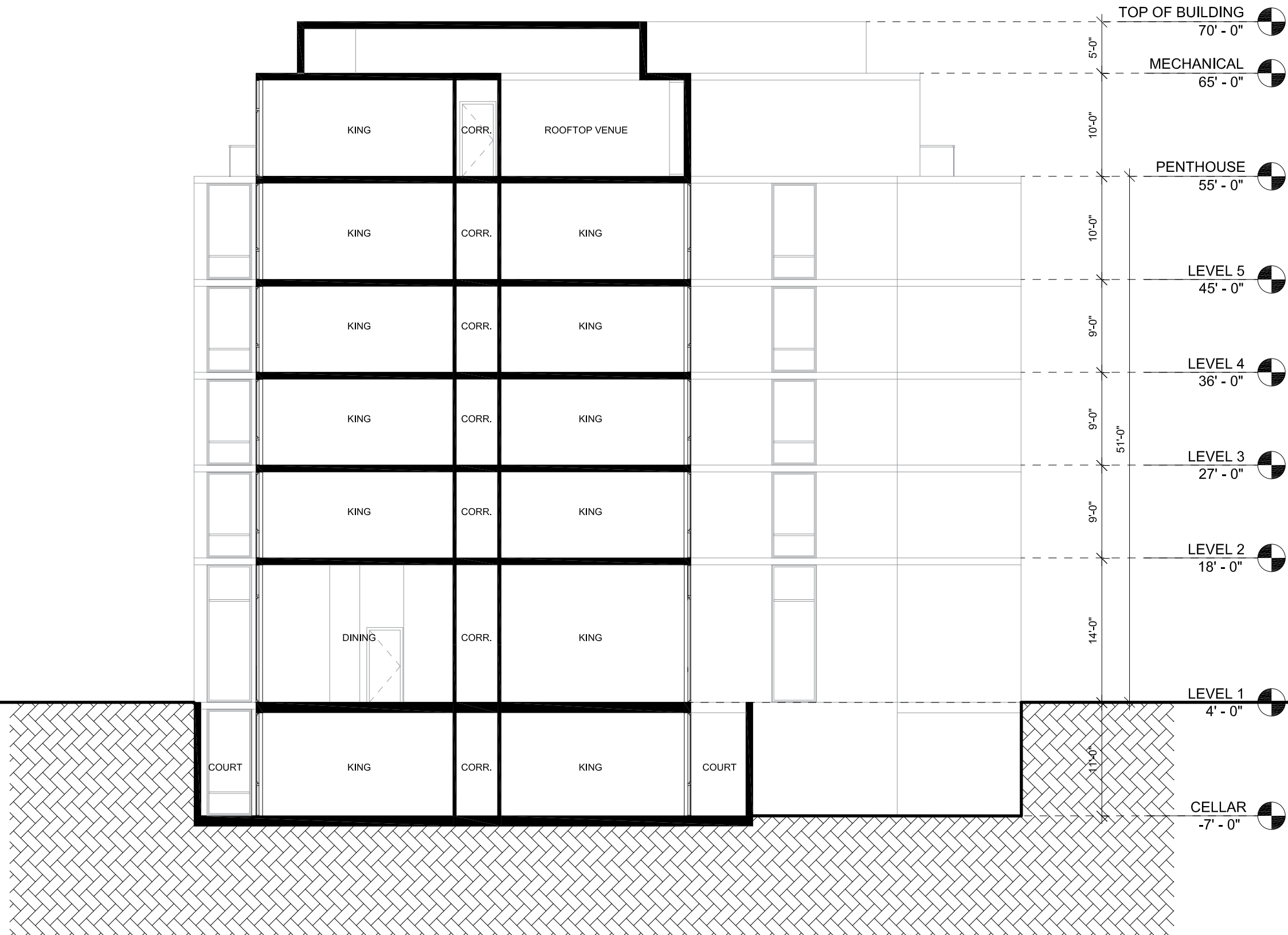
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BUILDING SECTION A-A

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BUILDING SECTION B-B

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EAST ELEVATION

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WEST ELEVATION

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NORTH ELEVATION

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SOUTH ELEVATION

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MODEL VIEW | VIEW OF THE MAIN FACADE ON 9TH STREET

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MODEL VIEW | VIEW FROM 9TH STREET | SOUTH SIDE

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MODEL VIEW | VIEW FROM 9TH STREET | NORTH SIDE

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MODEL VIEW | VIEW FROM 9TH STREET | NORTH SIDE

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MODEL VIEW | ENTRANCE VIEW FROM 9TH STREET | NORTH SIDE

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MODEL VIEW | VIEW OF THE FACADE ON NAYLOR CT

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MODEL VIEW | VIEW FROM NAYLOR CT | SOUTH SIDE

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MODEL VIEW | BIRD'S EYE VIEW

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