

EXHIBIT A



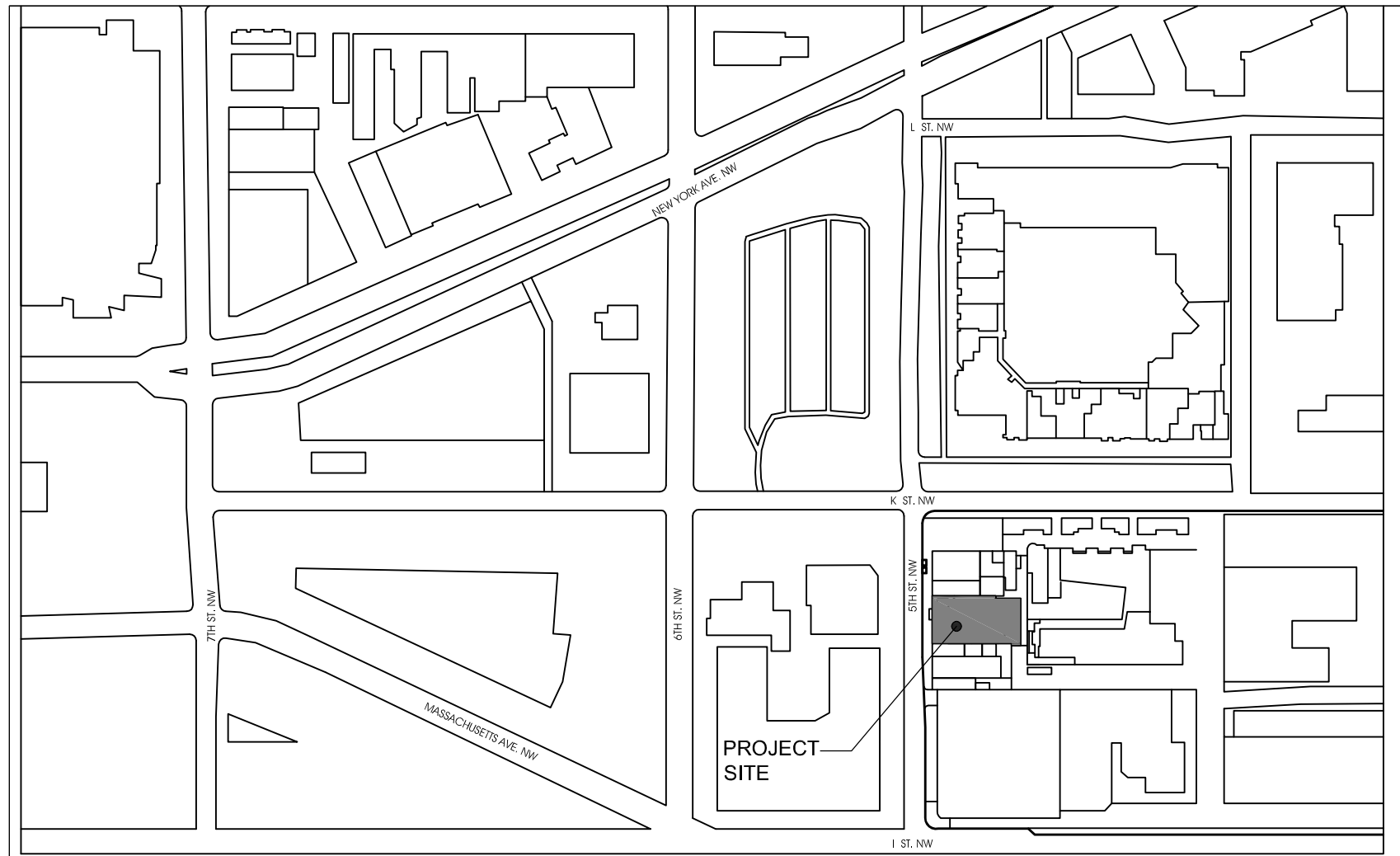
923-927 5TH STREET HOTEL

BZA DRAWING SET

ADDRESS | 923-927 5TH STREET, N.W., WASHINGTON D.C. 20001

OWNER | KLINE OPERATIONS

ARCHITECT | FILLAT + ARCHITECTURE



VICINITY PLAN
1" = 200'-0"

SHEET LIST			
SHEET #	SHEET NAME	SHEET #	SHEET NAME
SHEET A000	COVER SHEET	SHEET A016	3RD - 11 TH FLOOR PLAN
SHEET A001	PROJECT INFORMATION	SHEET A017	PENTHOUSE PLAN
SHEET A002	DESIGN MODEL FROM WEST VANTAGE	SHEET A018	MECHANICAL MEZZANINE PENTHOUSE PLAN
SHEET A003	DESIGN MODEL FROM NORTH WEST VANTAGE	SHEET A019	BUILDING SECTION 1-1
SHEET A004	LOCATION PLAN	SHEET A020	BUILDING SECTION 2-2
SHEET A005	RESIDENTIAL MAP PLAN	SHEET A021	WEST ELEVATION
SHEET A006	SITE PHOTOS	SHEET A022	EAST ELEVATION
SHEET A007	HISTORIC FACADE	SHEET A023	NORTH ELEVATION
SHEET A008	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A024	SOUTH ELEVATION
SHEET A009	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A025	DESIGN MODEL VIEW 1
SHEET A010	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A026	DESIGN MODEL VIEW 2
SHEET A011	SITE PLAN - LOT ONLY	SHEET A027	DESIGN MODEL VIEW 3
SHEET A012	SITE PLAN - PROPOSED	SHEET A028	DESIGN MODEL VIEW 4
SHEET A013	CELLAR PLAN	SHEET A029	DESIGN MODEL VIEW 5
SHEET A014	GROUND FLOOR PLAN	SHEET A030	DESIGN MODEL VIEW 6
SHEET A015	2ND FLOOR PLAN		

ZONING & DATA SUMMARY

Premises Address
923-927 5th St. NW

Council Member
Charles Allen

Square/Suffix/Lot
0516 827, 828, 829, 833

ANC
6E

Zoning District
D-4-R

ANC Chairperson
Alex Marriot

Ward
Ward 6

SMD
6E05

Site Area: 6,639 SF (Per Civil Survey & City Record)
FAR Proposed: FAR 9.94 = 65,957 SF
Proposed Gross Square Footage:

Ground Floor	6,452 SF
2nd Floor	4,011 SF - 8 ROOMS
3rd Floor	6,168 SF - 16 ROOMS
4th Floor	6,168 SF - 16 ROOMS
5th Floor	6,168 SF - 16 ROOMS
6th Floor	6,168 SF - 16 ROOMS
7th Floor	6,168 SF - 16 ROOMS
8th Floor	6,168 SF - 16 ROOMS
9th Floor	6,168 SF - 16 ROOMS
10th Floor	6,168 SF - 16 ROOMS
11th Floor	6,168 SF - 16 ROOMS

TOTAL GSF 65,957 SF - 152 ROOMS* (EXCLUDING CELLAR, PENTHOUSE)
*SUBJECT TO FLEXIBILITY OF FINAL DESIGN

BUILDING CATEGORY	REQUIREMENT	PROVIDED
Maximum Height	100 ft (no taller than the width of the street right of way, plus 20 ft)	100' + 20' Penthouse
Front Build To (ft)	75% within 4 feet of build-to line, to a height of 15 ft	Complies
Rear Yard Setback (ft)	20 feet	1.5'
Court	2" per 1' height; 4' minimum	5'-0"
Maximum Floor Area Ratio	3.5 + 36,405 SF Credits	9.94 FAR
Green Area Ratio	0.2 = 1,655 SF	1,789 SF
Design Requirements	See Subtitle Chapter 603	Complies
Loading	2 Berths	1 Compliant Berth

923-927 5TH ST. HOTEL
SHEET | A001

PROJECT INFORMATION

SCALE:
DATE: 03.07.2018

FILLAT+
ARCHITECTURE



VIEW FROM 5TH STREET (60' HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A002

DESIGN RENDERING - FROM WEST VANTAGE

SCALE: NTS
DATE: 03.07.2018

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