

EXHIBIT A



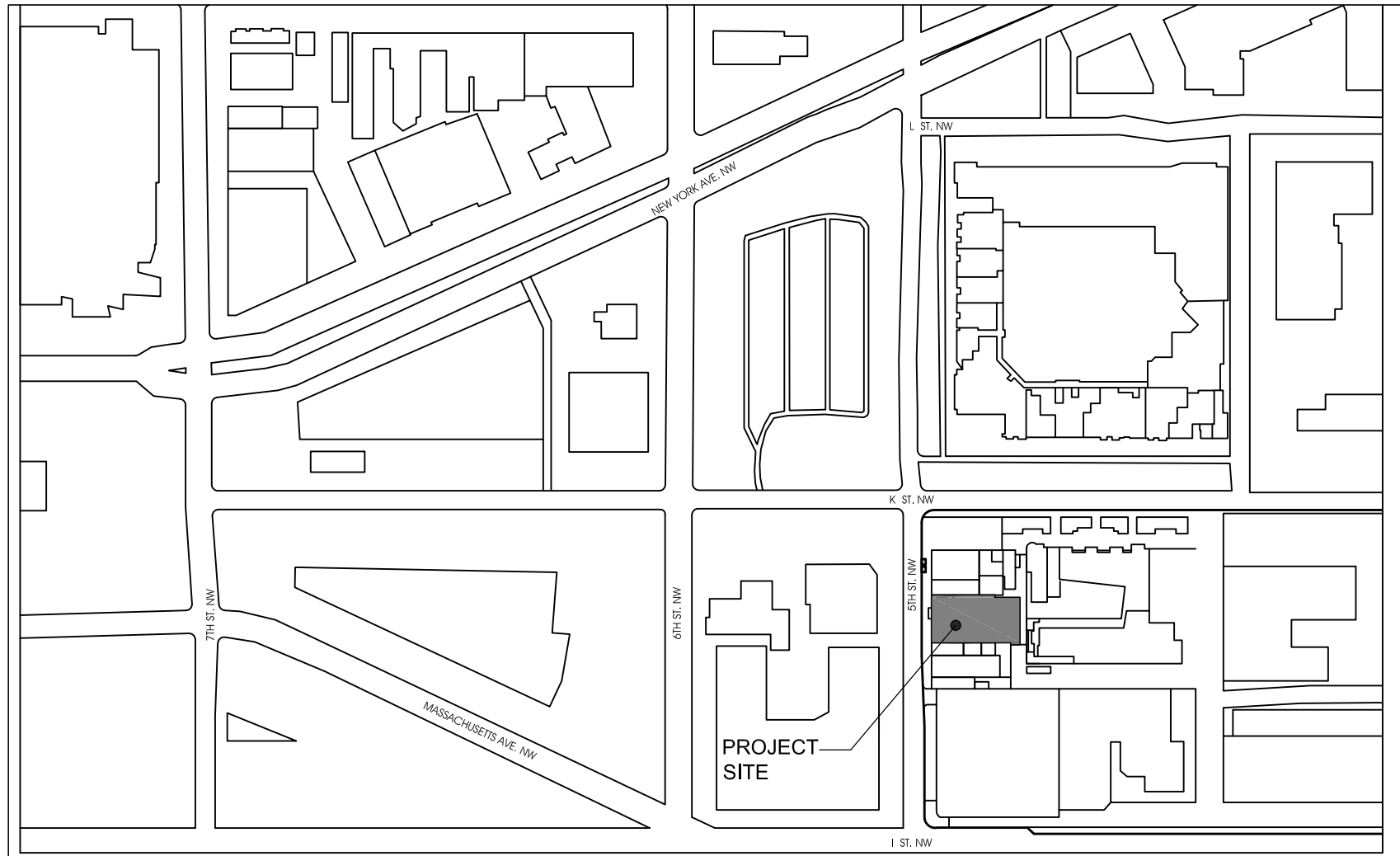
923-927 5TH STREET HOTEL

May 2, 2018 Updated Plan 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 A018	MECHANICAL MEZZANINE PENTHOUSE PLAN
SHEET A001	PROJECT INFORMATION	SHEET A019	BUILDING SECTION 1-1
SHEET A002	DESIGN MODEL FROM WEST VANTAGE	SHEET A020	BUILDING SECTION 2-2
SHEET A003	DESIGN MODEL FROM NORTH WEST VANTAGE	SHEET A021	WEST ELEVATION
SHEET A004	LOCATION PLAN	SHEET A022	EAST ELEVATION
SHEET A005	RESIDENTIAL MAP PLAN	SHEET A023	NORTH ELEVATION
SHEET A006	SITE PHOTOS	SHEET A024	SOUTH ELEVATION
SHEET A007	HISTORIC FACADE	SHEET A025	DESIGN MODEL VIEW 1
SHEET A008	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A026	DESIGN MODEL VIEW 2
SHEET A009	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A027	DESIGN MODEL VIEW 3
SHEET A010	HISTORIC FACADE & EXISTING CONDITIONS 1	SHEET A028	DESIGN MODEL VIEW 4
SHEET A011	SITE PLAN - LOT ONLY	SHEET A029	DESIGN MODEL VIEW 5
SHEET A012	SITE PLAN - PROPOSED	SHEET A030	DESIGN MODEL VIEW 6
SHEET A013	CELLAR PLAN		
SHEET A014	GROUND FLOOR PLAN		
SHEET A015	2ND FLOOR PLAN		
SHEET A016	3RD - 11TH FLOOR PLAN		
SHEET A017	PENTHOUSE 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: 6,638 SF (Per Civil Survey & City Record)
FAR Proposed: FAR 9.93 = 65,884 SF
Proposed Gross Square Footage:

Ground Floor	6,452 SF
2nd Floor	4,064 SF - 8 ROOMS
3rd Floor	6,152 SF - 16 ROOMS
4th Floor	6,152 SF - 16 ROOMS
5th Floor	6,152 SF - 16 ROOMS
6th Floor	6,152 SF - 16 ROOMS
7th Floor	6,152 SF - 16 ROOMS
8th Floor	6,152 SF - 16 ROOMS
9th Floor	6,152 SF - 16 ROOMS
10th Floor	6,152 SF - 16 ROOMS
11th Floor	6,152 SF - 16 ROOMS

TOTAL GSF 65,884 SF - 152 ROOMS *
*SUBJECT TO FLEXIBILITY OF FINAL DESIGN (EXCLUDING CELLAR, PENTHOUSE)

BUILDING CATEGORY	REQUIREMENT	PROVIDED
Maximum Height	100 ft (no taller than the width of the street right of way, plus 20 ft)	99' + 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 Feet
Court	2" per 1' height; 4' minimum	5'-0"
Maximum Floor Area Ratio	3.5 + 36,405 SF Credits	9.93 FAR
Green Area Ratio	0.2 = 1,655 SF	2,137 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: 05.02.2018

FILLAT+
ARCHITECTURE



VIEW FROM 5TH STREET (60' HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A002

DESIGN RENDERING - FROM WEST VANTAGE

SCALE: NTS
DATE: 05.02.2018

FILLAT+
ARCHITECTURE



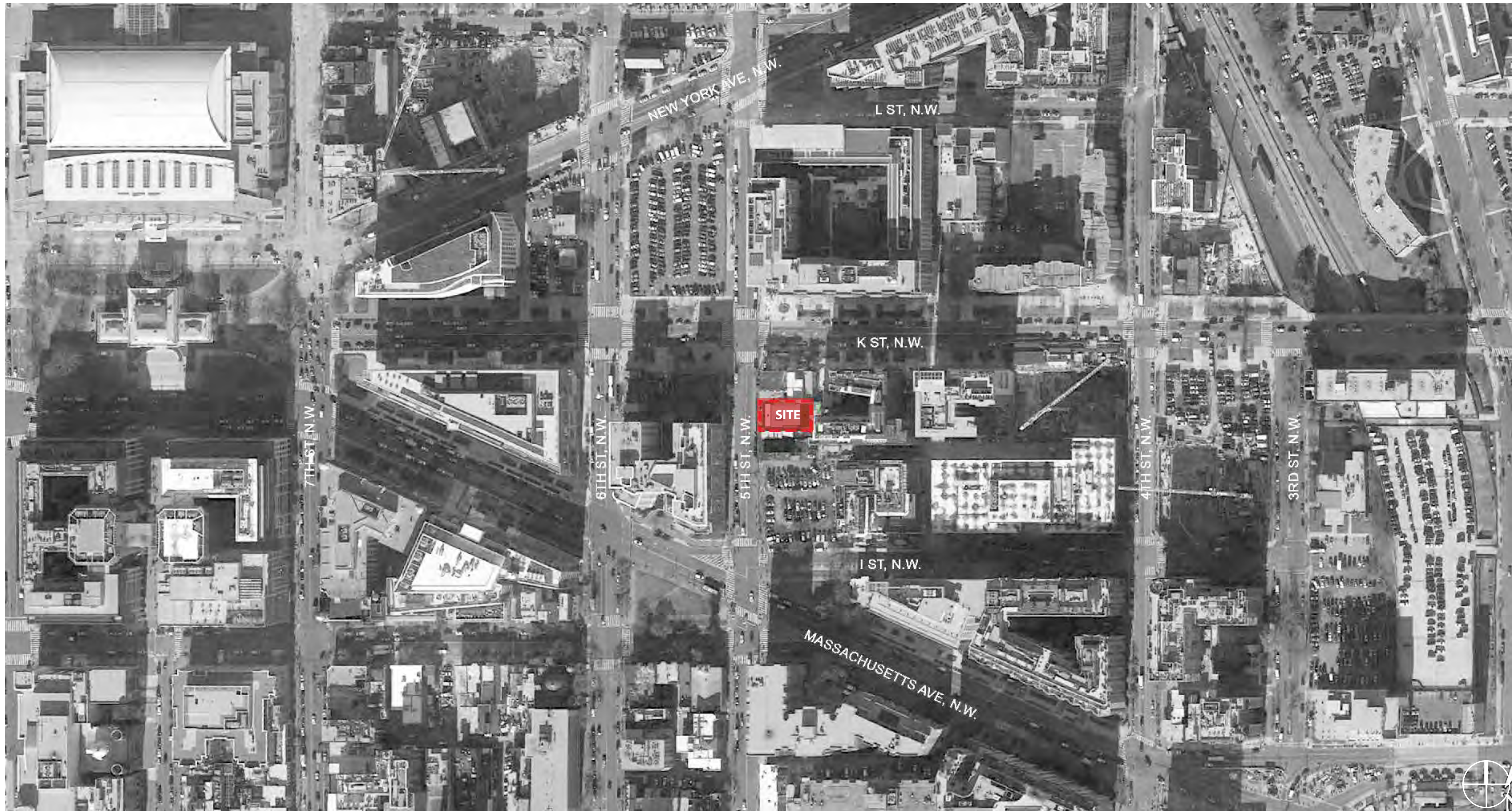
VIEW FROM K STREET (15' HEIGHT)

923-927 5TH ST. HOTEL
SHEET | A003

DESIGN RENDERING - FROM NORTHWEST VANTAGE

SCALE: NTS
DATE: 05.02.2018

FILLAT+
ARCHITECTURE

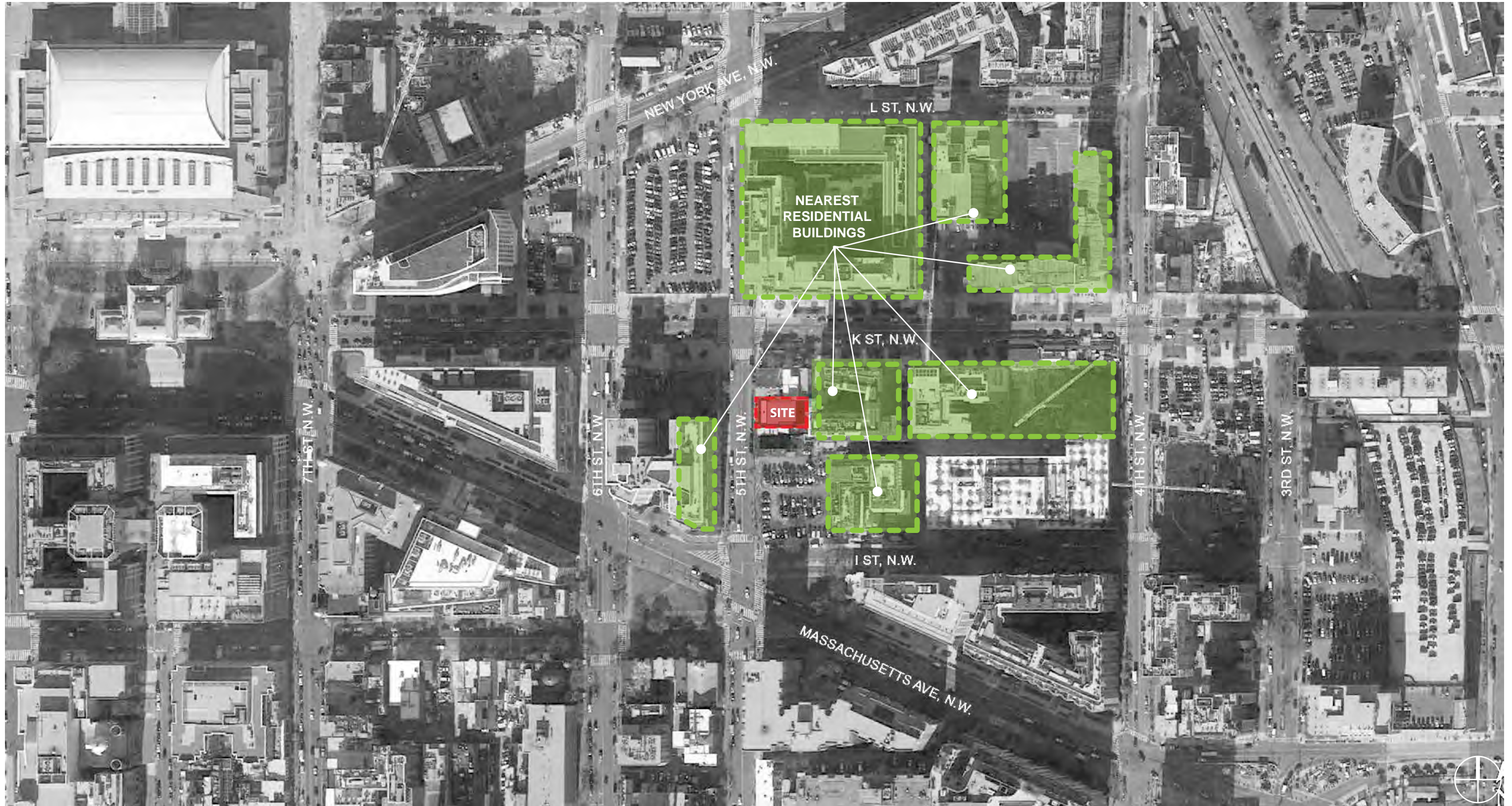


923-927 5TH ST. HOTEL
SHEET | A004

LOCATION PLAN

SCALE: NTS
DATE: 05.02.2018







VIEW SOUTH DOWN 5TH STREET



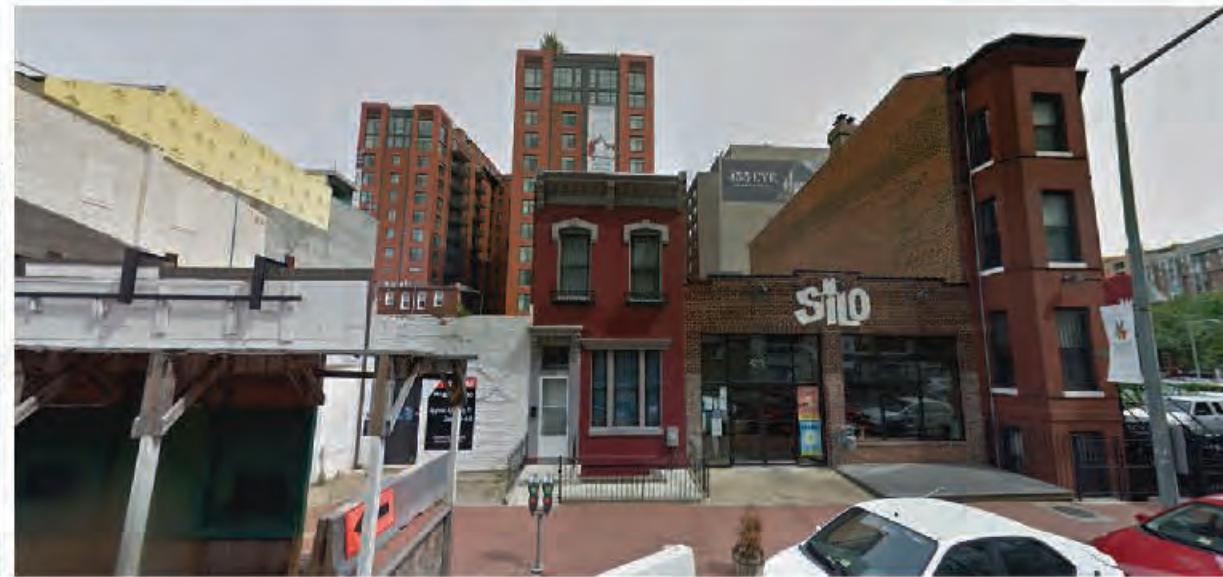
VIEW FROM 501 K STREET



VIEW NORTH UP 5TH STREET



ADJACENT HISTORIC BUILDINGS VIEW FROM 5TH STREET



EXISTING BRICK FACADES



EXISTING BRICK FACADES

REMAINDER OF HISTORIC FACADE TO BE REFURBISHED TO RESTORE ORIGINAL CHARACTER. BAY WINDOW TO BE RESTORED AS NEW STOREFRONT.

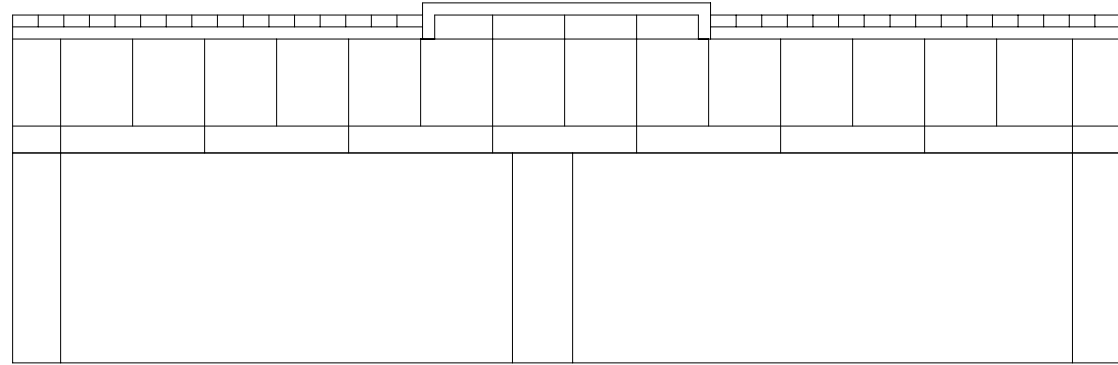
REMOVAL OF EXISTING BRICK WALL DUE TO LACK OF HISTORIC INTEGRITY



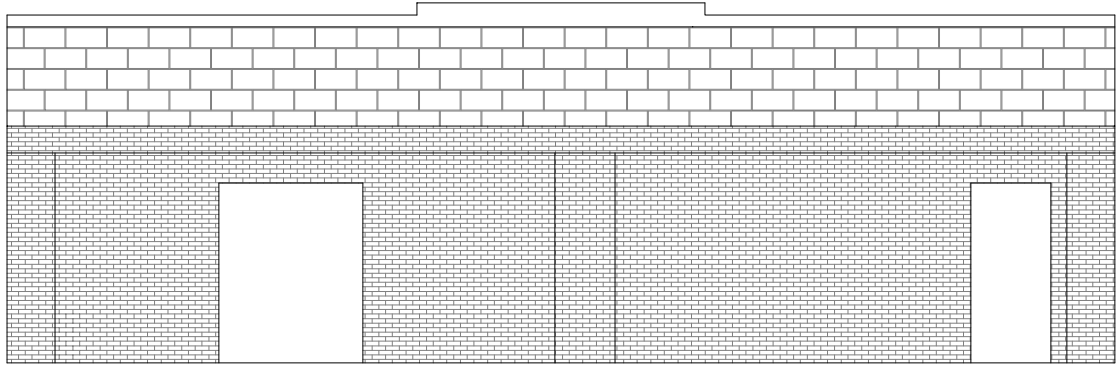
EXISTING BRICK FACADES



VIEW UP 5TH STREET

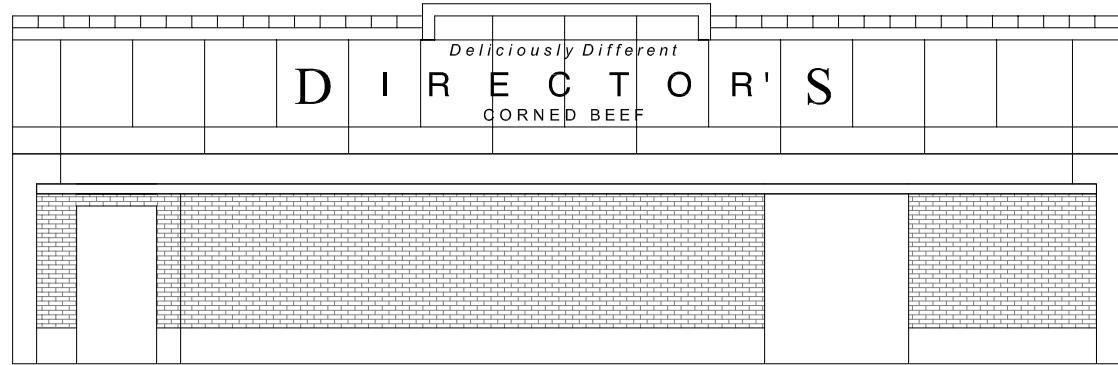


STRUCTURE ELEVATION

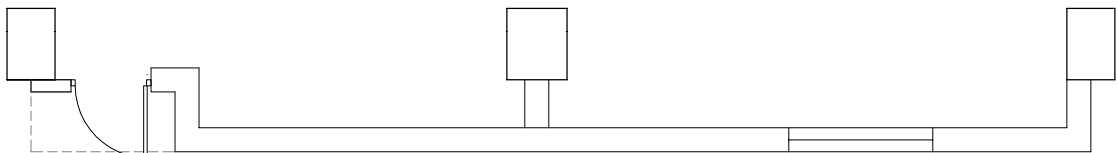


INSIDE ELEVATION

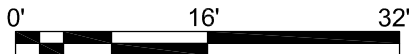
STRUCTURE ELEVATION

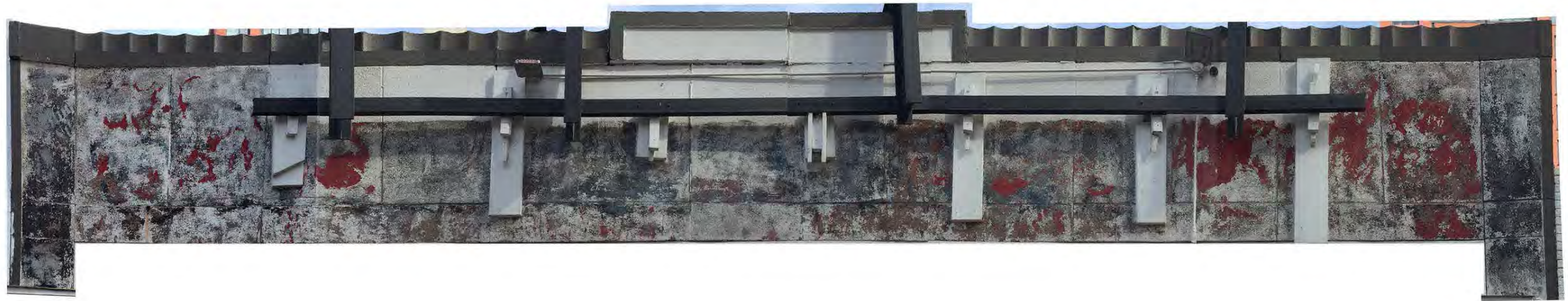


WEST ELEVATION



PLAN







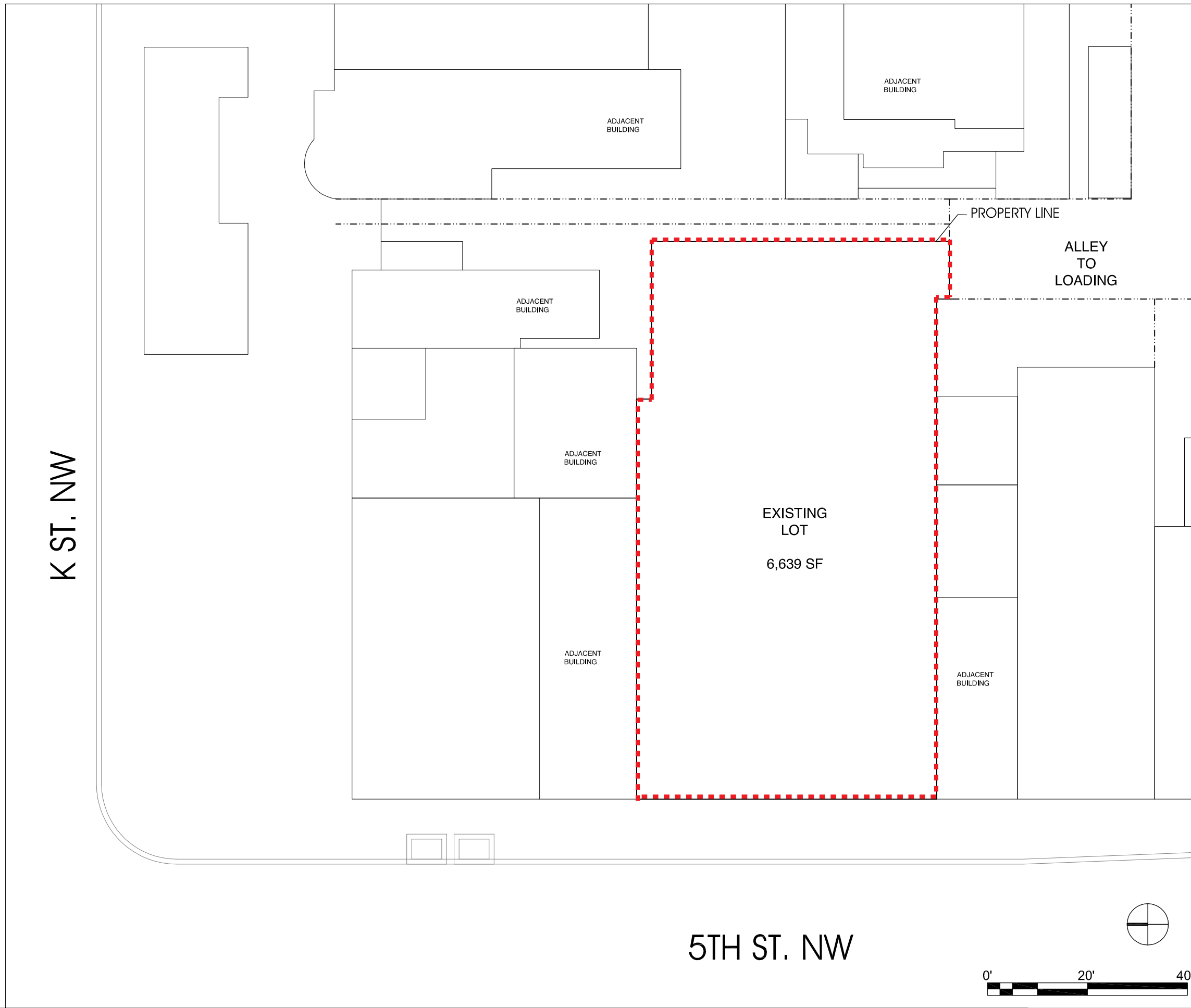
HISTORIC FACADE WITH CONCRETE PANELS ON EXTERIOR



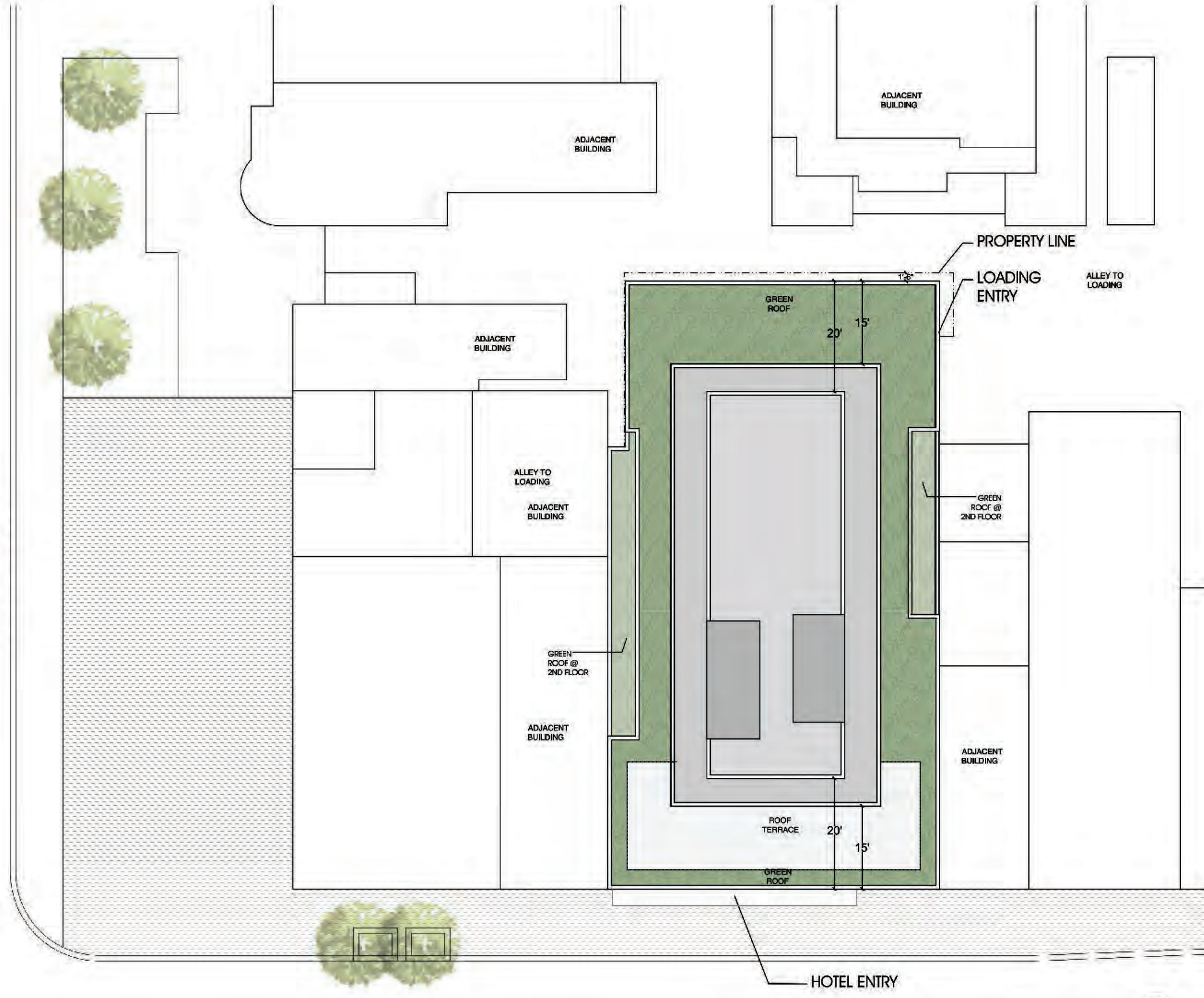
NEW BRICK INFILL

NEW BRICK INFILL

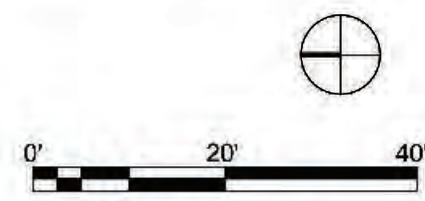
NEW BRICK INFILL

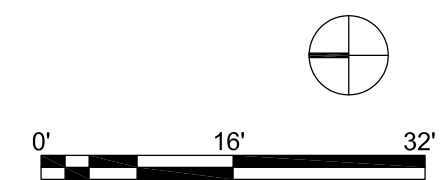
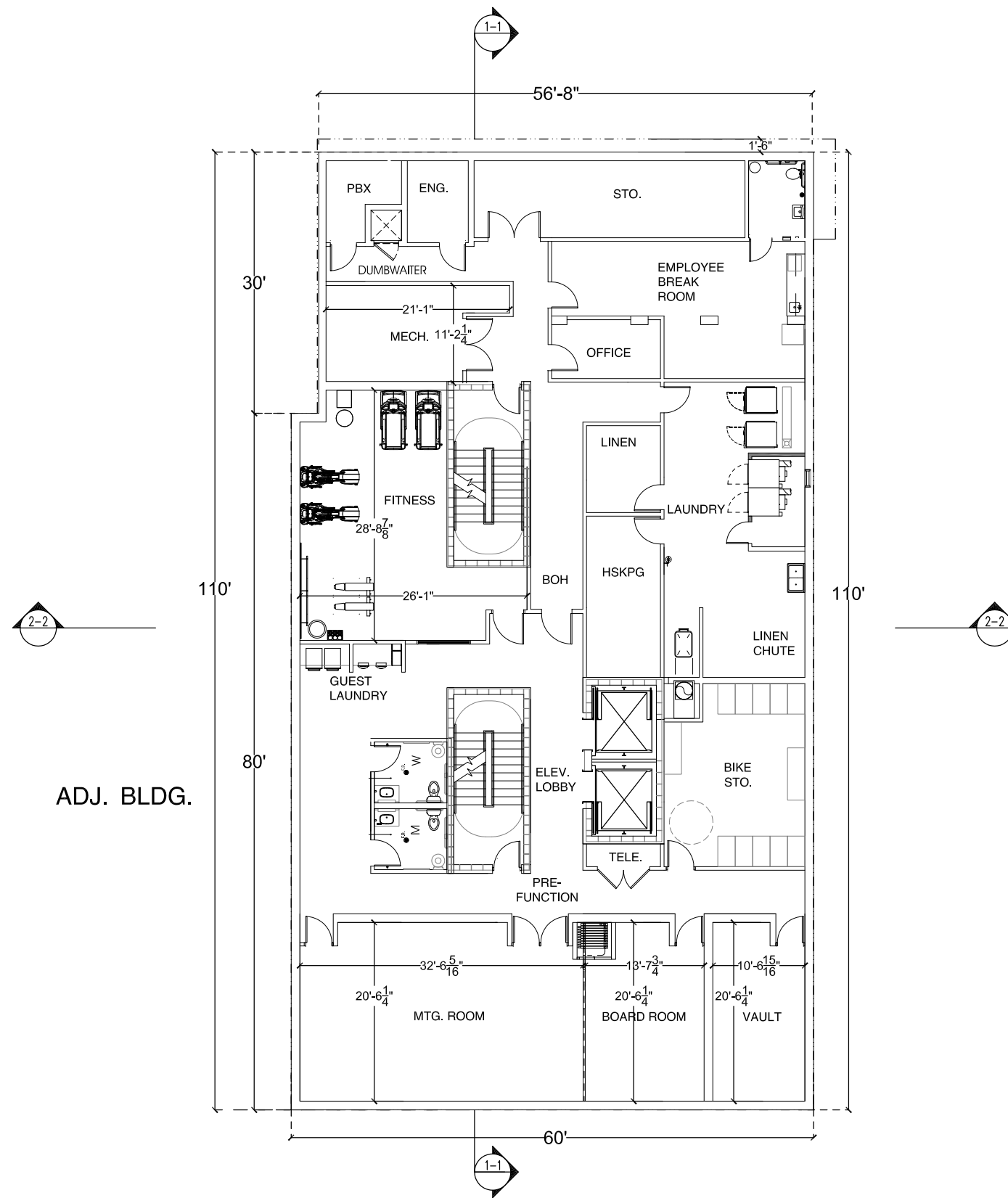


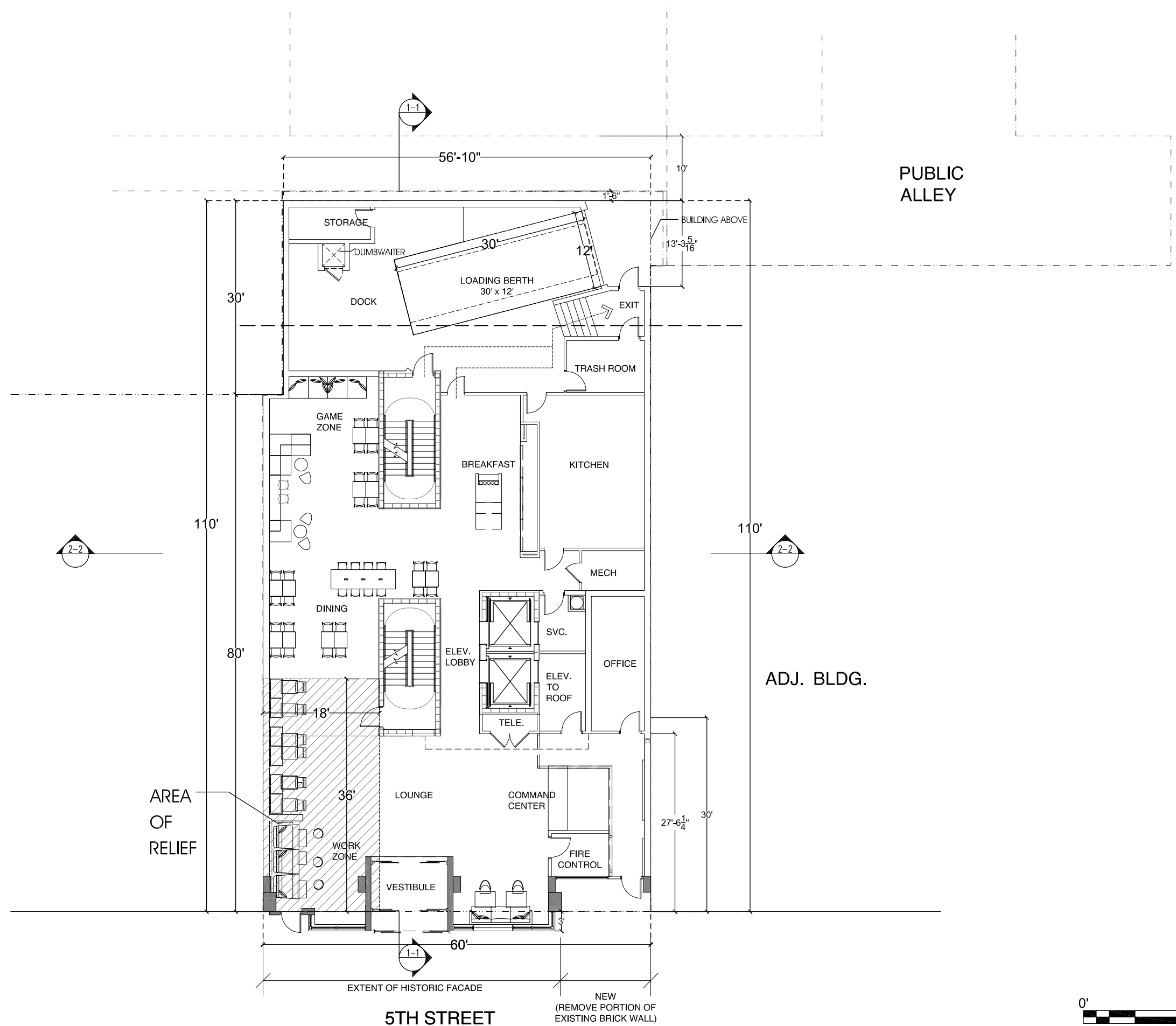
K ST. NW



5TH ST. NW







923-927 5TH ST. HOTEL
SHEET | A014

GROUND FLOOR PLAN

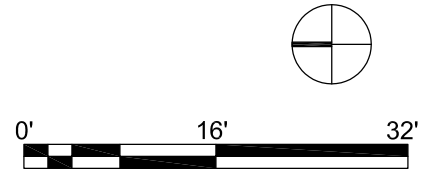
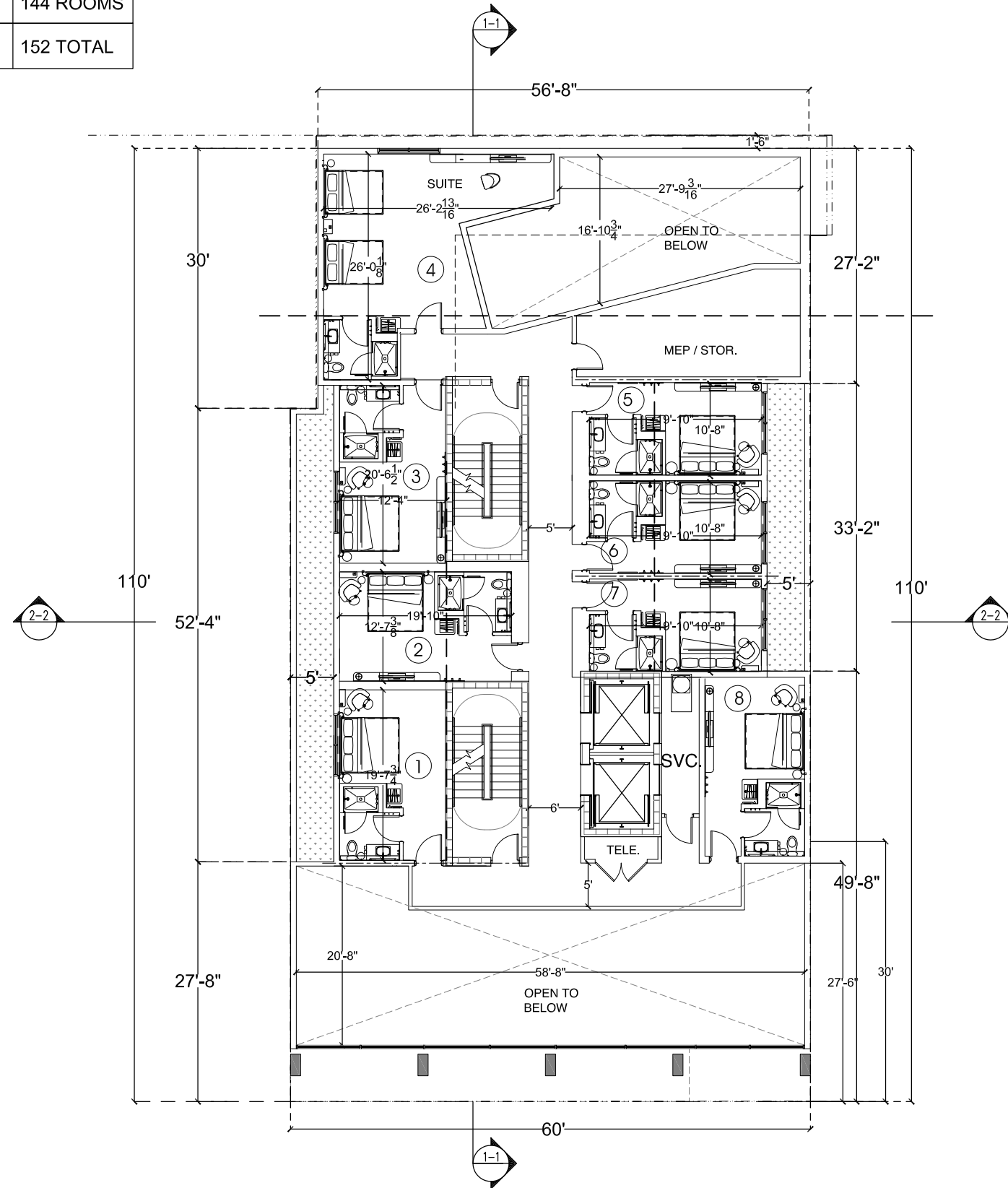
SCALE: 1/16" = 1'-0"
DATE: 05.02.2018

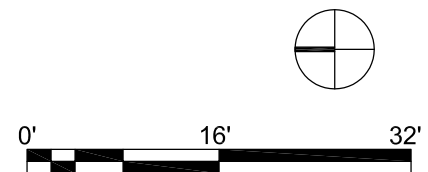
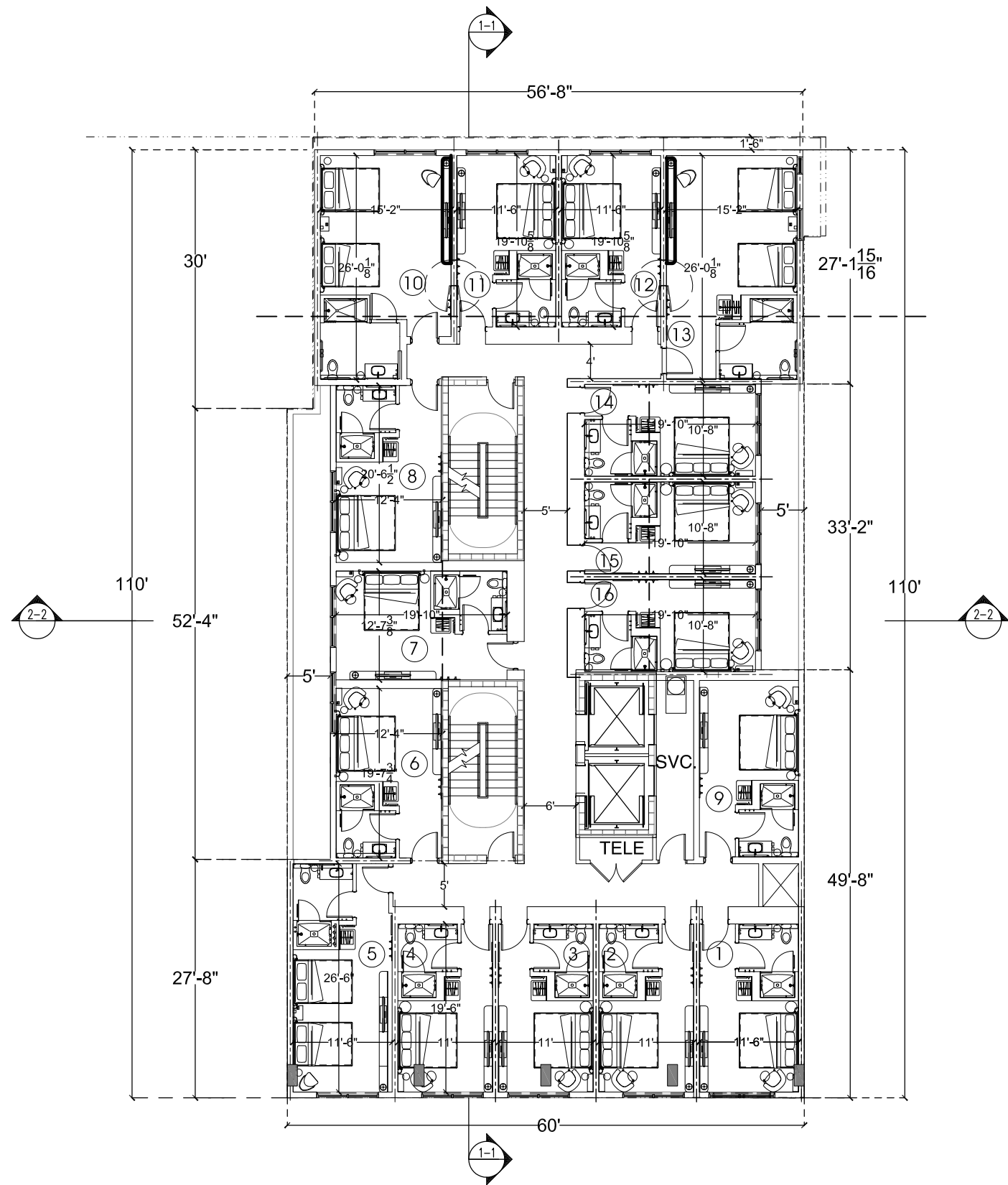


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ROOM MIX SUMMARY

LEVEL	KING	QQ	ADA	SUITE	TOTAL
LEVEL 2	7 ROOMS	0 ROOMS	0 ROOMS	1 ROOMS	8 ROOMS
TYPICAL x 9 FLOORS	14 ROOMS 108 ROOMS	2 ROOMS 18 ROOMS	2 ROOMS 18 ROOMS	0 ROOMS 0 ROOMS	16 ROOMS 144 ROOMS
TOTAL	116 KING	18 QQ	18 ADA	1 SUITES	152 TOTAL





PENTHOUSE AREA SUMMARY

HABITABLE SPACE: 2,447 SF
 MECHANICAL: 55 SF
 CIRCULATION/EGRESS: 588 SF

GREEN ROOF: 2,137 SF

NOTE: PENTHOUSE INTENDED FOR PUBLIC ASSEMBLY USE

FRIDAY - SATURDAY: 2AM CLOSING
 SUNDAY - THURSDAY: 1AM CLOSING

BAR / RESTAURANT
 USE RELIEF SUPPORTED BY ANC + OP

