

# EXHIBIT D



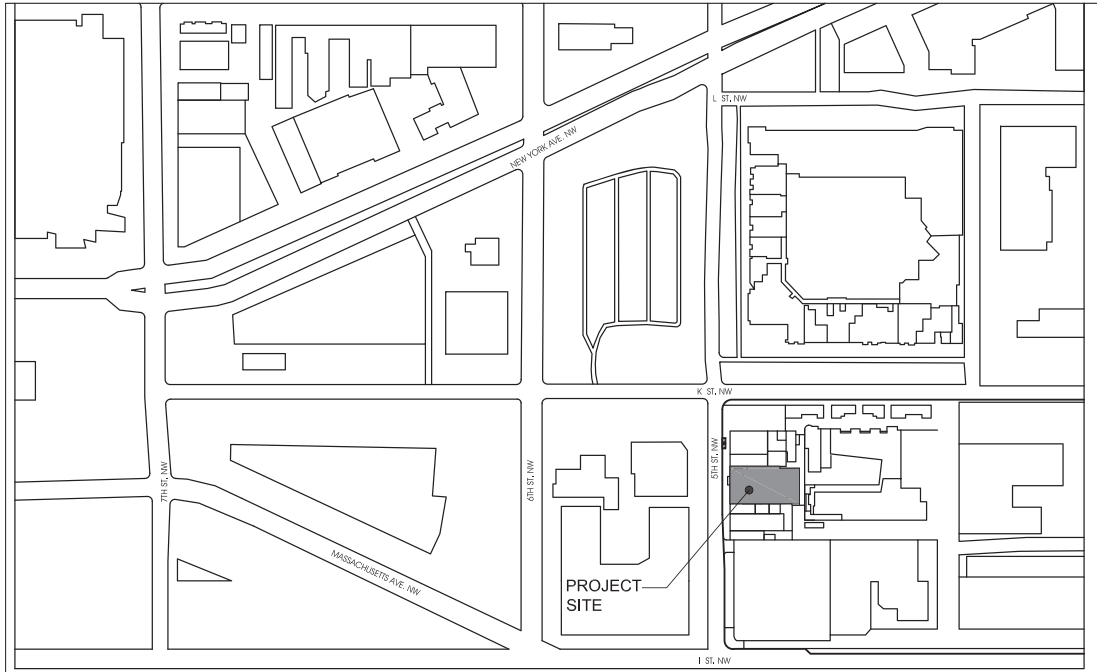
## 925 5TH STREET HOTEL


DC ZONING BOARD OF ADJUSTMENT DRAWING SET

ADDRESS | 925 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   A014	MECHANICAL MEZZANINE PENTHOUSE PLAN
SHEET   A001	PROJECT INFORMATION	SHEET   A015	BUILDING SECTION 1-1
SHEET   A002	DESIGN MODEL FROM NORTH WEST VANTAGE	SHEET   A016	BUILDING SECTION 2-2
SHEET   A003	DESIGN MODEL FROM SOUTH WEST VANTAGE	SHEET   A017	WEST ELEVATION
SHEET   A004	LOCATION PLAN	SHEET   A018	EAST ELEVATION
SHEET   A005	RESIDENTIAL MAP PLAN	SHEET   A019	NORTH ELEVATION
SHEET   A006	SITE PHOTOS	SHEET   A020	SOUTH ELEVATION
SHEET   A007	SITE PLAN - LOT ONLY	SHEET   A021	DESIGN MODEL VIEW 1
SHEET   A008	SITE PLAN - PROPOSED & DATA TABLE	SHEET   A022	DESIGN MODEL VIEW 2
SHEET   A009	CELLAR PLAN	SHEET   A023	DESIGN MODEL VIEW 3
SHEET   A010	GROUND FLOOR PLAN	SHEET   A024	DESIGN MODEL VIEW 4
SHEET   A011	2ND FLOOR PLAN	SHEET   A025	DESIGN MODEL VIEW 5
SHEET   A012	3RD - 11TH FLOOR PLAN	SHEET   A026	DESIGN MODEL VIEW 6
SHEET   A013	PENTHOUSE PLAN	SHEET   A027	DESIGN MODEL VIEW 7

## ZONING & DATA SUMMARY

Premises Address  
925 5th St. NW

Council Member  
Charles Allen

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

ANC  
6E

Zoning District  
D-4-R

ANC Chairperson  
Marge Maceda

Ward  
Ward 6

SMD  
6E05

Site Area: 6,639 SF (Per Civil Survey & City Record)  
FAR Proposed: FAR 9.8 = 65,125 SF  
Proposed Gross Square Footage:

Ground Floor	6,607 SF
2nd Floor	3,960 SF - 8 ROOMS
3rd Floor	6,062 SF - 16 ROOMS
4th Floor	6,062 SF - 16 ROOMS
5th Floor	6,062 SF - 16 ROOMS
6th Floor	6,062 SF - 16 ROOMS
7th Floor	6,062 SF - 16 ROOMS
8th Floor	6,062 SF - 16 ROOMS
9th Floor	6,062 SF - 16 ROOMS
10th Floor	6,062 SF - 16 ROOMS
11th Floor	6,062 SF - 16 ROOMS

TOTAL GSF 65,125 SF - 152 ROOMS

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)	See Subtitle   Chapter 210	0'
Court	2" per 1' height; 4' minimum	6'-2"
Maximum Floor Area Ratio	3.5 + 36,405 SF Purchased Credits	9.8 FAR
Green Area Ratio	0.2 = 1,655 SF	1,668 SF
Design Requirements	See Subtitle   Chapter 603	Complies
Loading	2 Berth	1 x 20' Wide Berth

925 5TH ST. HOTEL  
SHEET | A001

## PROJECT INFORMATION

SCALE:  
DATE: 01.26.2018

**FILLAT+**  
ARCHITECTURE



VIEW FROM 5TH STREET (60' HEIGHT)

925 5TH ST. HOTEL  
SHEET | A002

DESIGN RENDERING - FROM WEST VANTAGE

SCALE: NTS  
DATE: 01.26.2018

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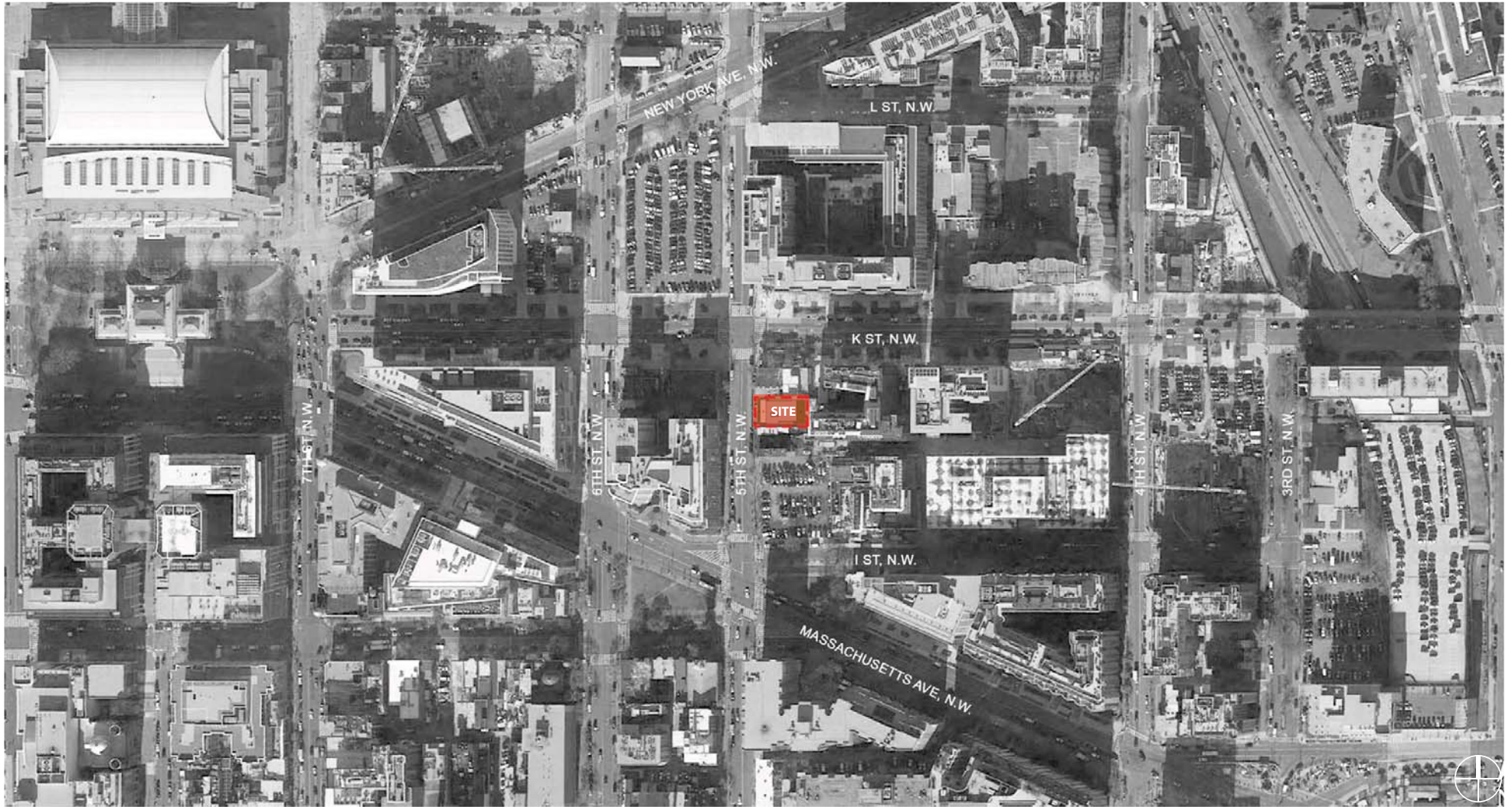
VIEW FROM K STREET (PEDESTRIAN HEIGHT)

925 5TH ST. HOTEL  
SHEET | A003

DESIGN RENDERING - FROM NORTHWEST VANTAGE

SCALE: NTS  
DATE: 01.26.2018

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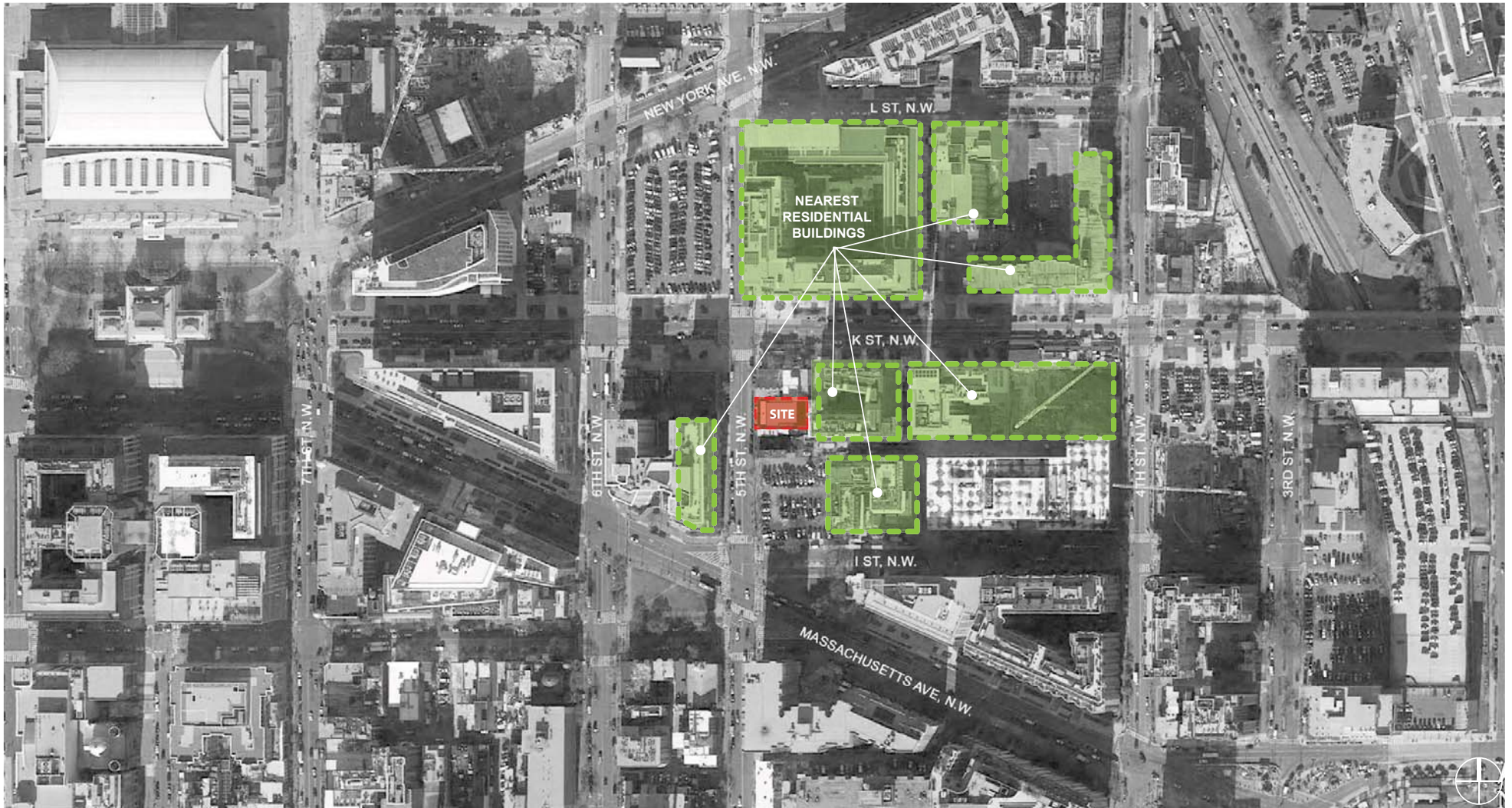


925 5TH ST. HOTEL  
SHEET A004

LOCATION PLAN

SCALE: NTS  
DATE: 01.26.2018

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VIEW SOUTH DOWN 5TH STREET



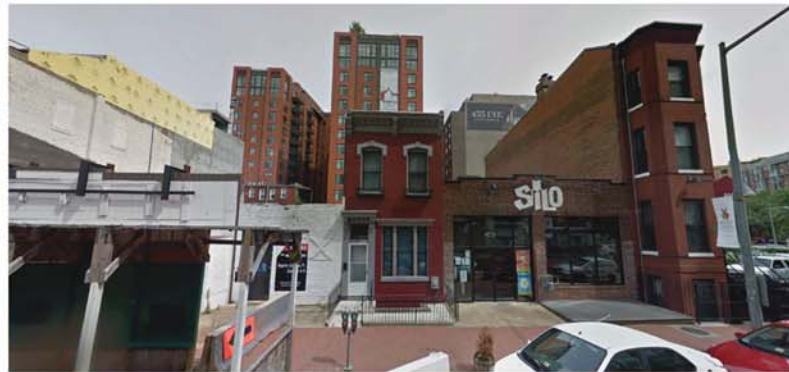
VIEW FROM 501 K STREET



VIEW NORTH DOWN 5TH STREET



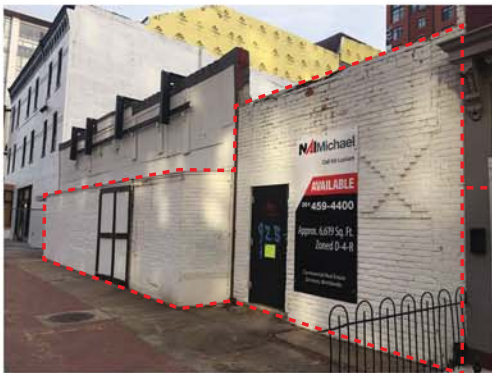
ADJACENT HISTORIC BUILDING



VIEW FROM 5TH STREET



EXISTING BRICK FACADE

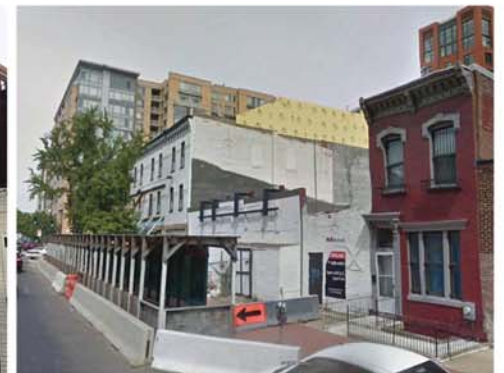


EXISTING BRICK FACADE

REMOVAL OF EXISTING BRICK WALL & BAY PROJECTION  
DUE TO LACK OF HISTORIC INTEGRITY  
REMAINDER OF HISTORIC FACADE TO  
BE REFURBISHED TO RESTORE  
ORIGINAL CHARACTER



EXISTING BRICK FACADE



VIEW DOWN 5TH STREET



**BUILDING PROGRAM      ZONING AREA SUMMARY**

CELLAR	6,607
GROUND	6,607 SF
2ND FLOOR	3,960 SF - 9 KEYS
3RD FLOOR	6,062 SF - 16 KEYS
4TH FLOOR	6,062 SF - 16 KEYS
5TH FLOOR	6,062 SF - 16 KEYS
6TH FLOOR	6,062 SF - 16 KEYS
7TH FLOOR	6,062 SF - 16 KEYS
8TH FLOOR	6,062 SF - 16 KEYS
9TH FLOOR	6,062 SF - 16 KEYS
10TH FLOOR	6,062 SF - 16 KEYS
11TH FLOOR	6,062 SF - 16 KEYS
PENTHOUSE	3,628 SF

TOTAL AREA: 65,125 SF (EXCLUDING CELLAR, PENTHOUSE)

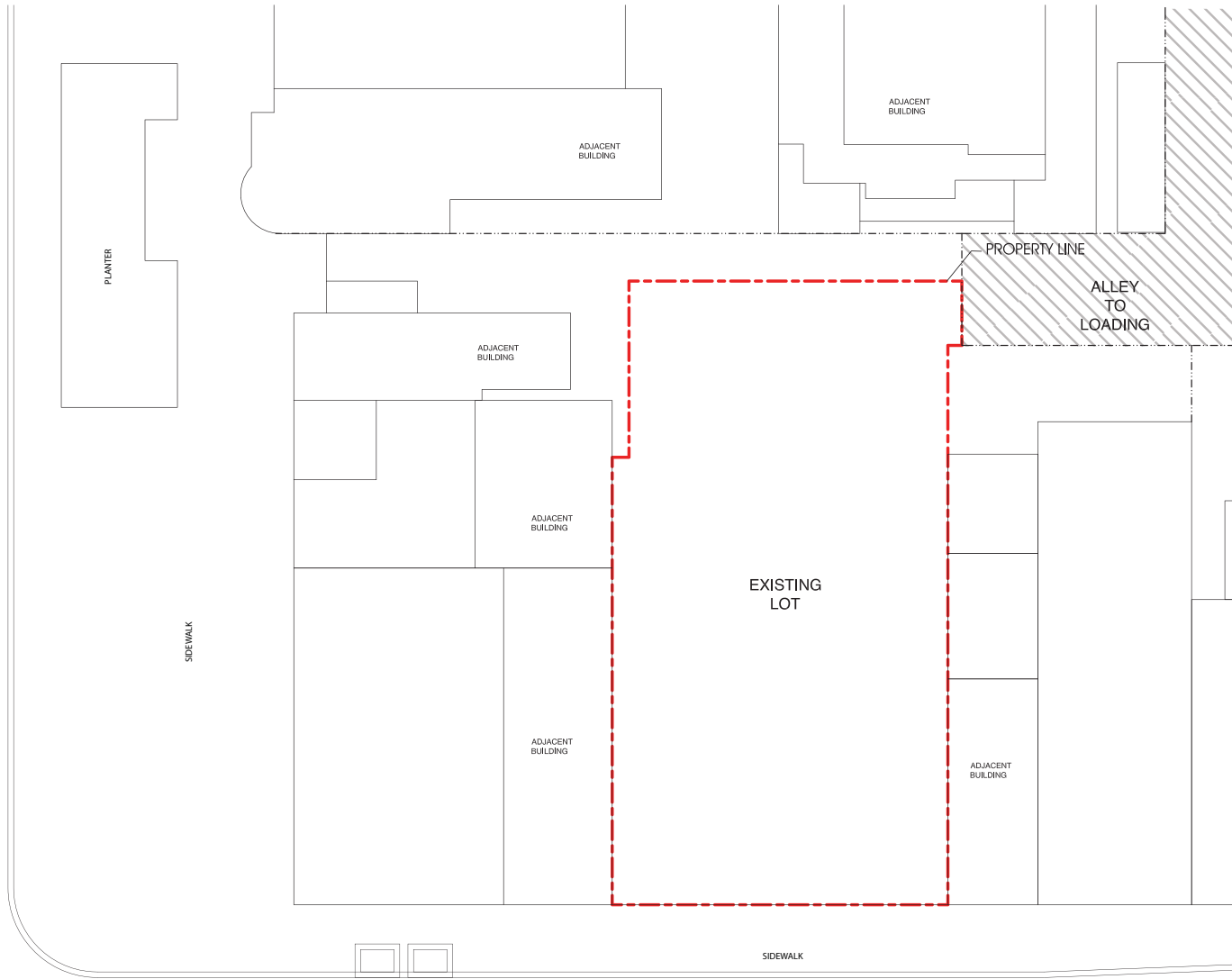
FAR: 9.8

SITE AREA 6,639 SF (BASED ON THE CIVIL SURVEY & CITY RECORD)

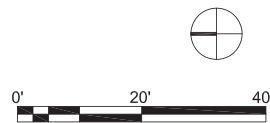
TOTAL GUEST ROOMS : 152 ROOMS

GROSS BUILDING AREA : 75,360 SF (INCLUDING CELLAR, PENTHOUSE )

K ST. NW



5TH ST. NW



**BUILDING PROGRAM      ZONING AREA SUMMARY**

<b>CELLAR</b>	6,607
<b>GROUND</b>	6,607 SF
<b>2ND FLOOR</b>	3,960 SF - 9 KEYS
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<b>PENTHOUSE</b>	3,628 SF

**TOTAL AREA:** 65,125 SF (EXCLUDING CELLAR, PENTHOUSE)

**FAR:** 9.8

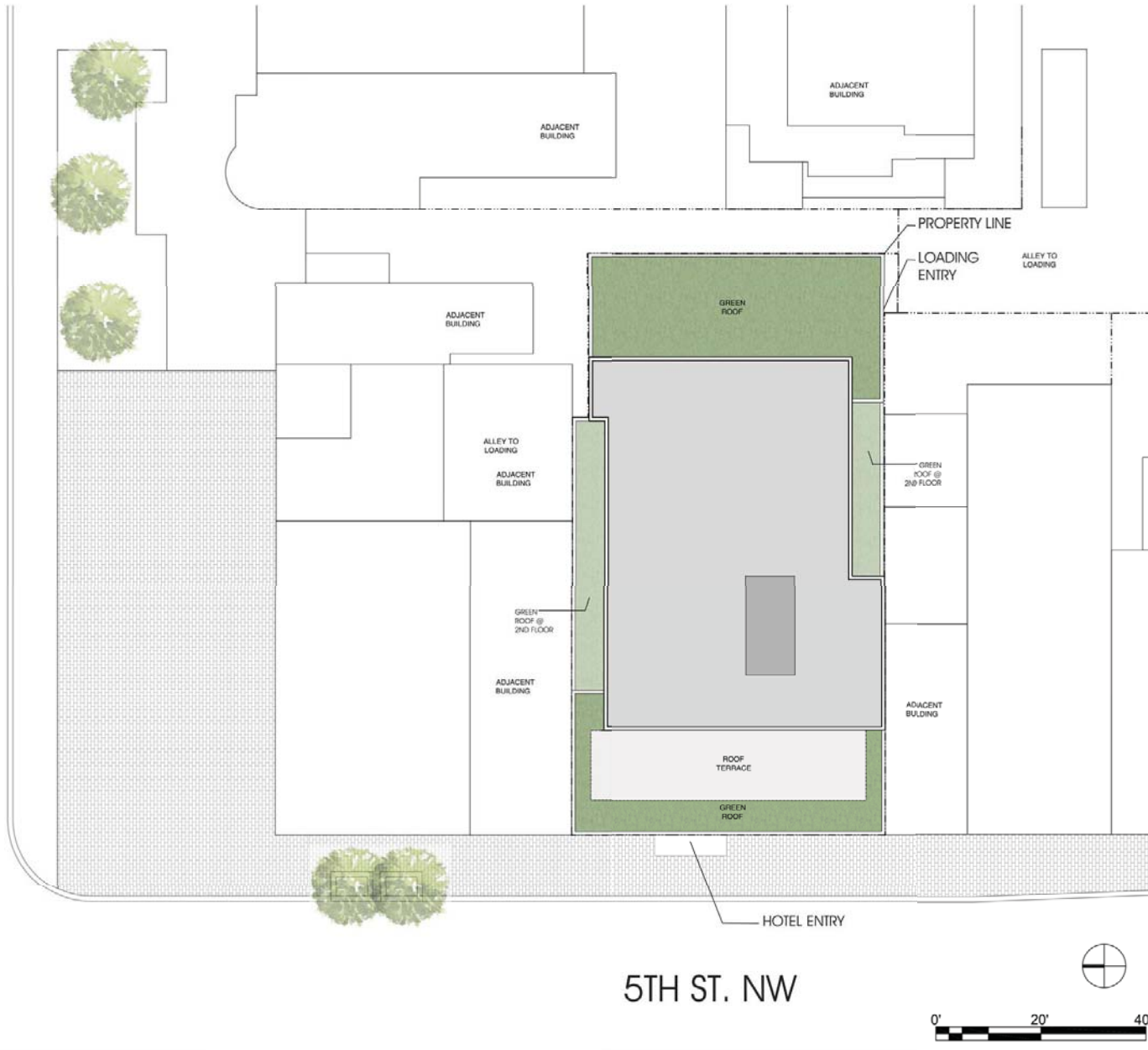
**SITE AREA** 6,639 SF (BASED ON THE CIVIL SURVEY & CITY RECORD)

**TOTAL GUEST ROOMS :** 152\*ROOMS

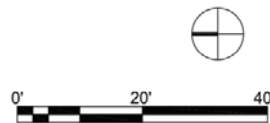
**GROSS BUILDING AREA :** 75,360 SF\* (INCLUDING CELLAR, PENTHOUSE )

\*SUBJECT TO FLEXIBILITY OF FINAL DESIGN

K ST. NW



5TH ST. NW



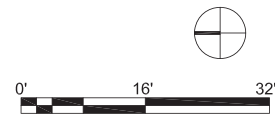
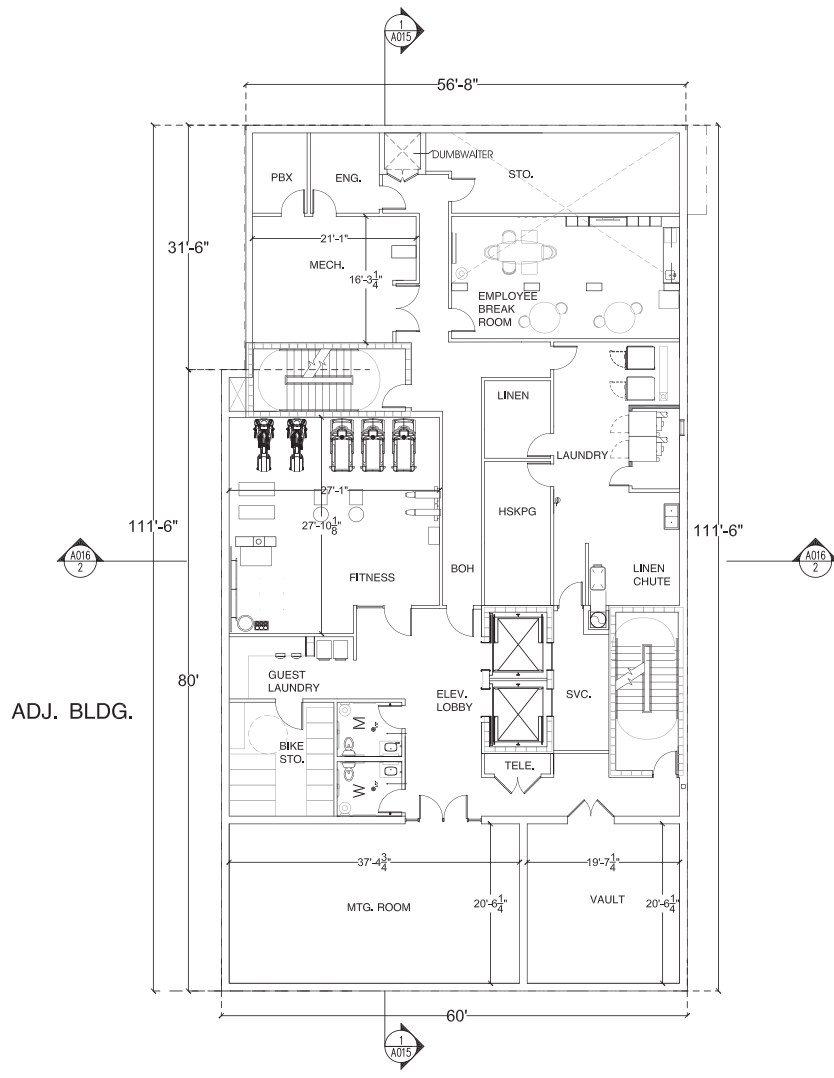
925 5TH ST. HOTEL  
SHEET | A008

SITE PLAN & AREA SUMMARY

SCALE: 1" = 20'-0"  
DATE: 01.26.2018



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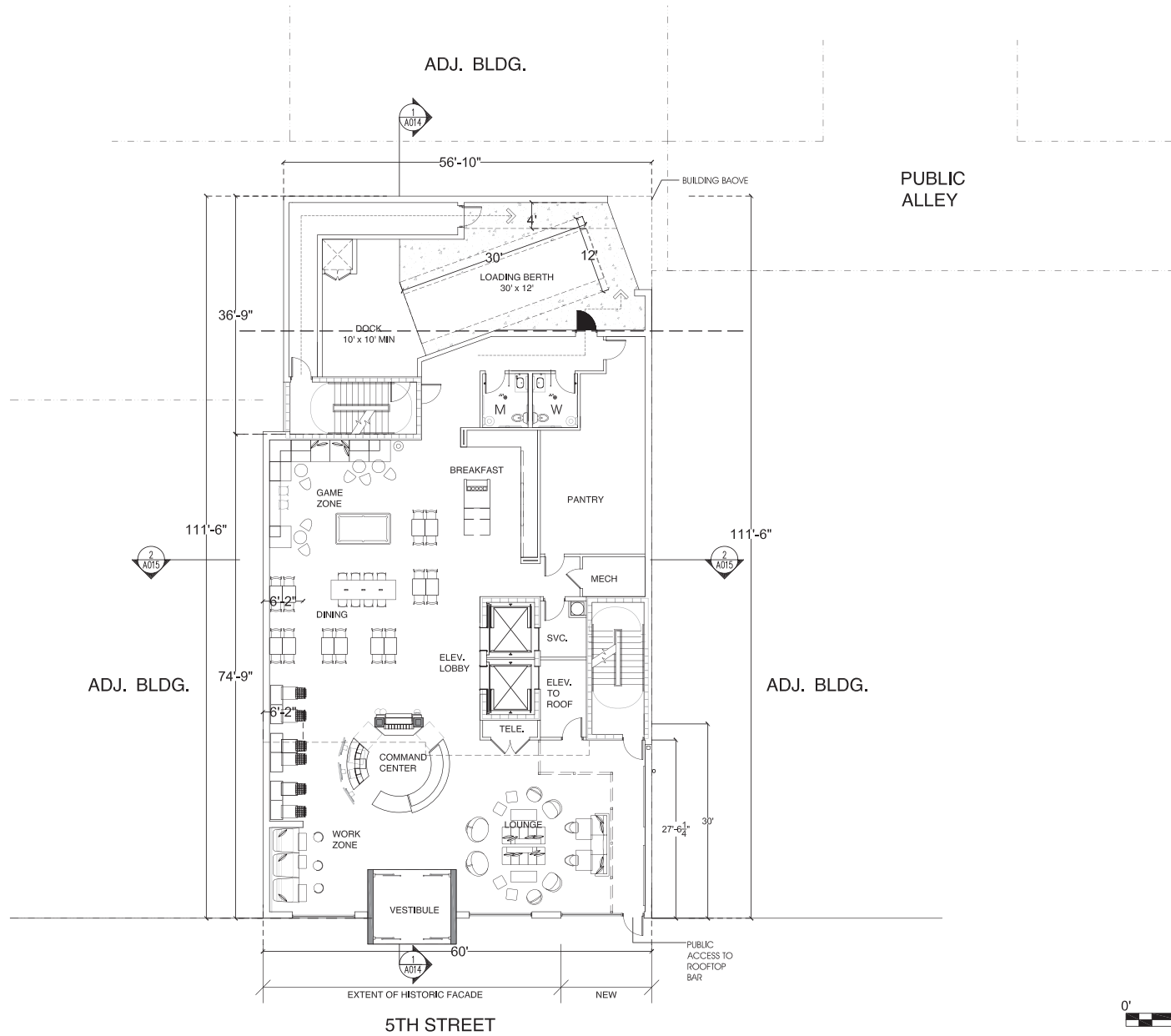
925 5TH ST. HOTEL  
SHEET | A009

CELLAR PLAN

SCALE: 1/16" = 1'-0"  
DATE: 01.26.2018



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925 5TH ST. HOTEL  
SHEET | A010

GROUND FLOOR PLAN

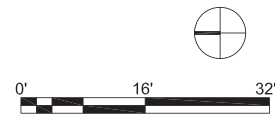
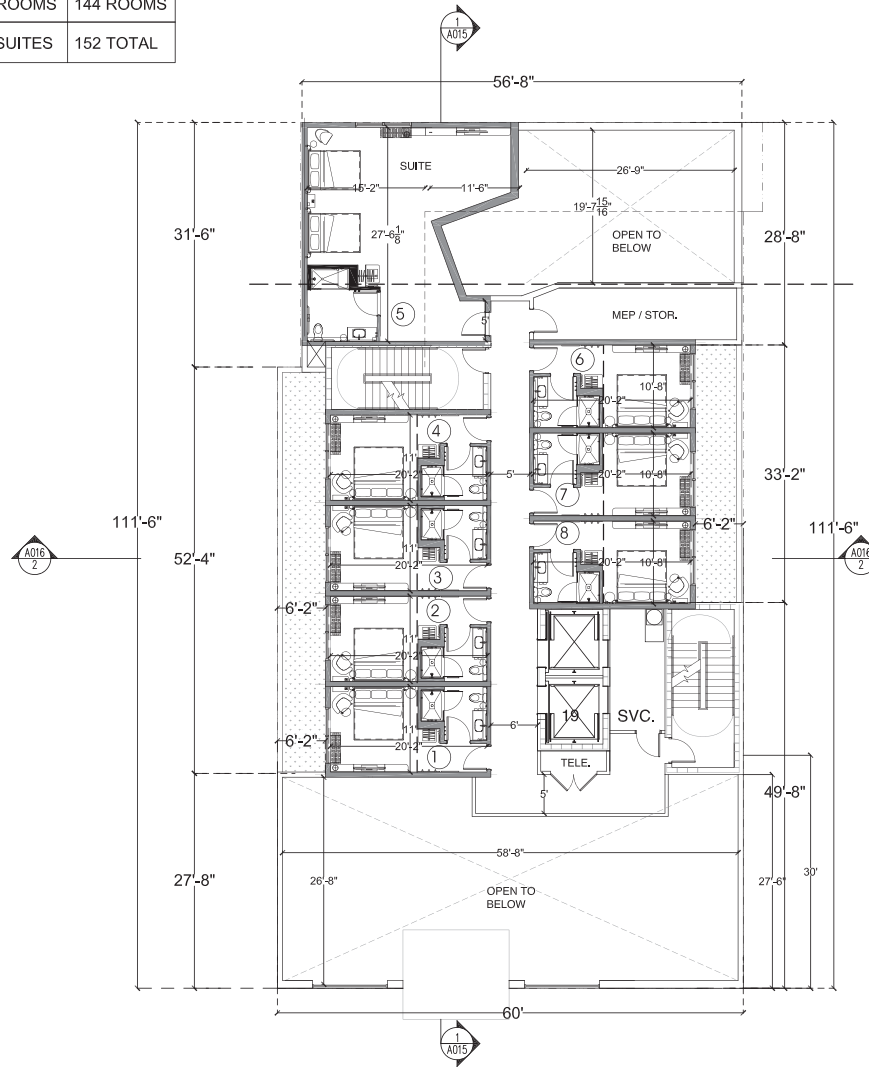
SCALE: 1/16" = 1'-0"  
DATE: 01.26.2018



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ROOM MIX SUMMARY

LEVEL	KING	DQ	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 ROOMS	18 ROOMS	18 ADA	1 SUITES	152 TOTAL



5TH & K HOTEL  
SHEET I A011

2ND FLOOR PLAN (9 KEYS/FLOOR)

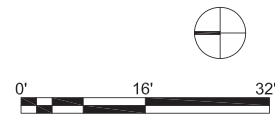
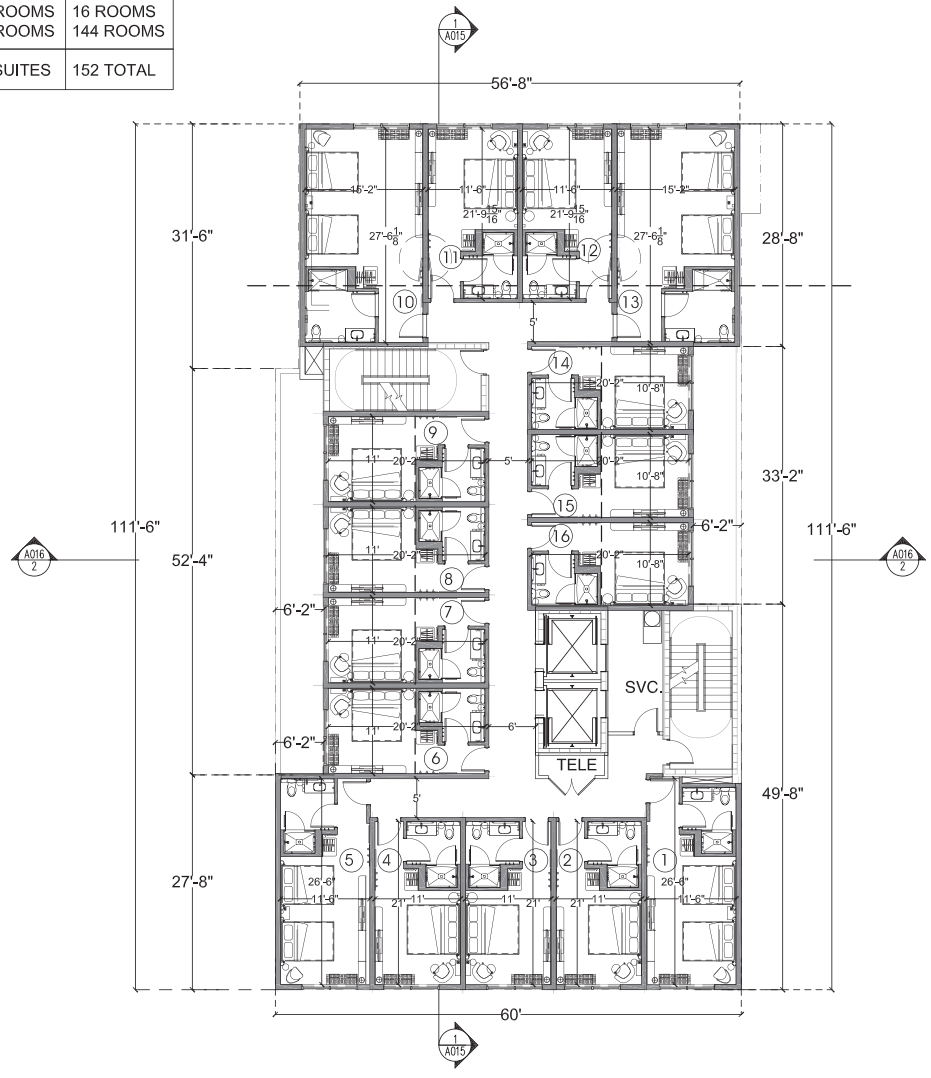
SCALE: 1/16" = 1'-0"  
DATE: 01.26.2018



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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 ROOMS	18 ROOMS	18 ADA	1 SUITES	152 TOTAL



925 5TH ST. HOTEL  
SHEET | A012

3RD - 11TH FLOOR PLAN (16 KEYS/FLOOR)

SCALE: 1/16" = 1'-0"  
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**PENTHOUSE AREA SUMMARY**

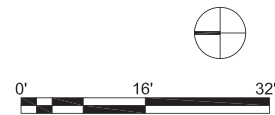
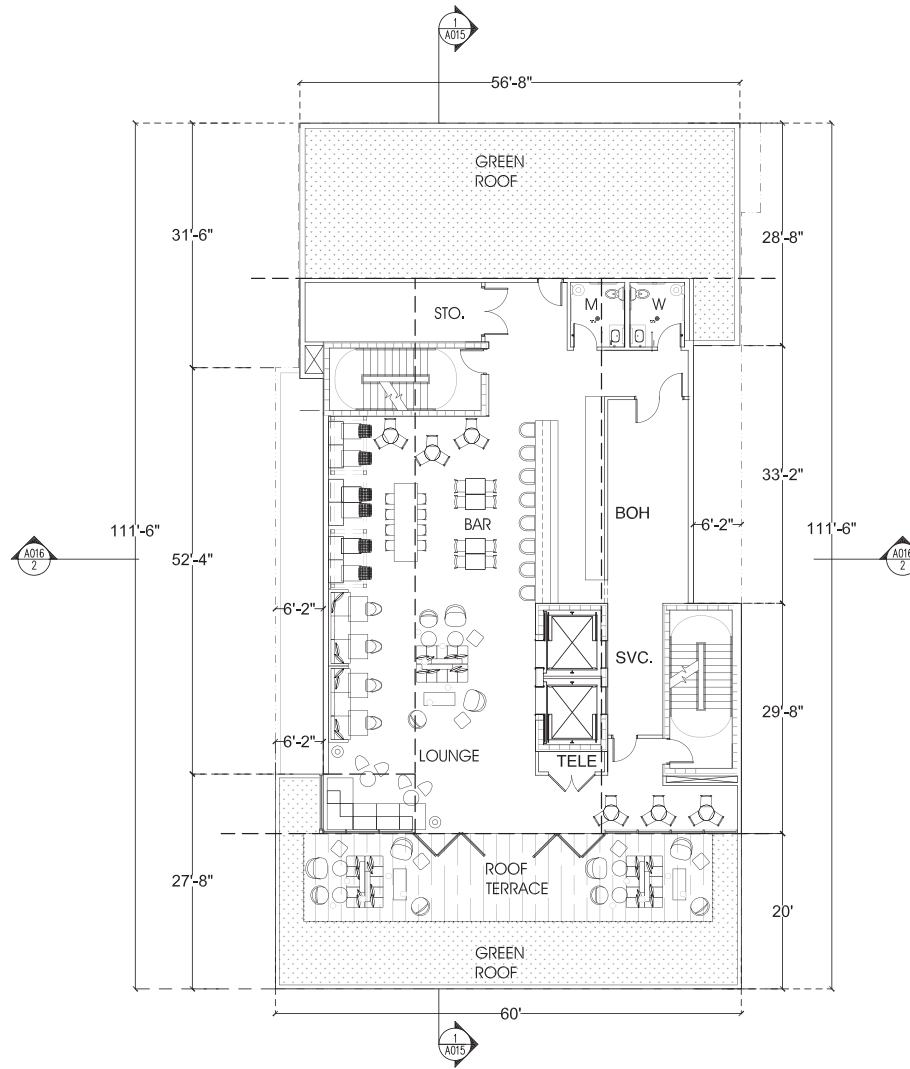
HABITABLE SPACE: 3,048 SF

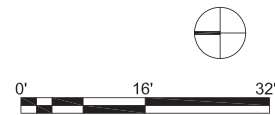
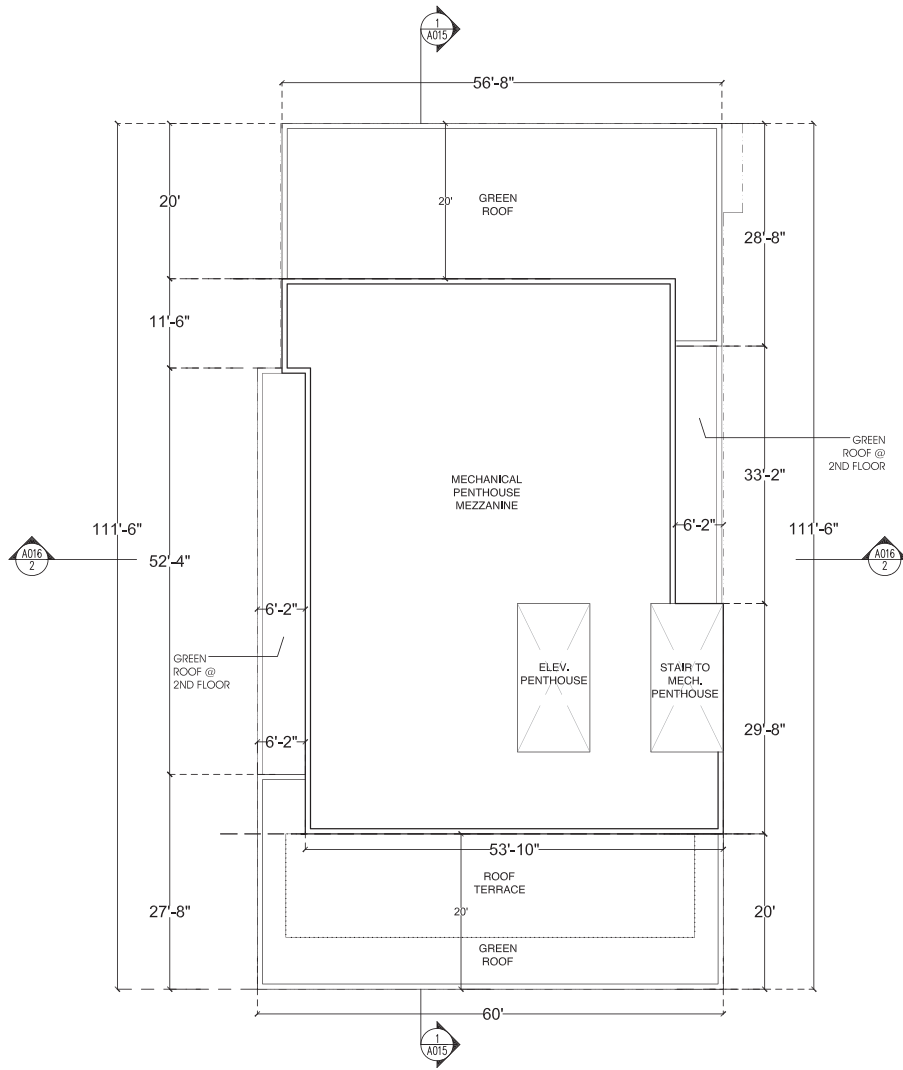
MECHANICAL: 55 SF

CIRCULATION/EGRESS: 588 SF

GREEN ROOF: 1,668 SF

NOTE: PENTHOUSE INTENDED FOR PUBLIC ASSEMBLY USE





925 5TH ST. HOTEL  
SHEET | A014

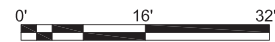
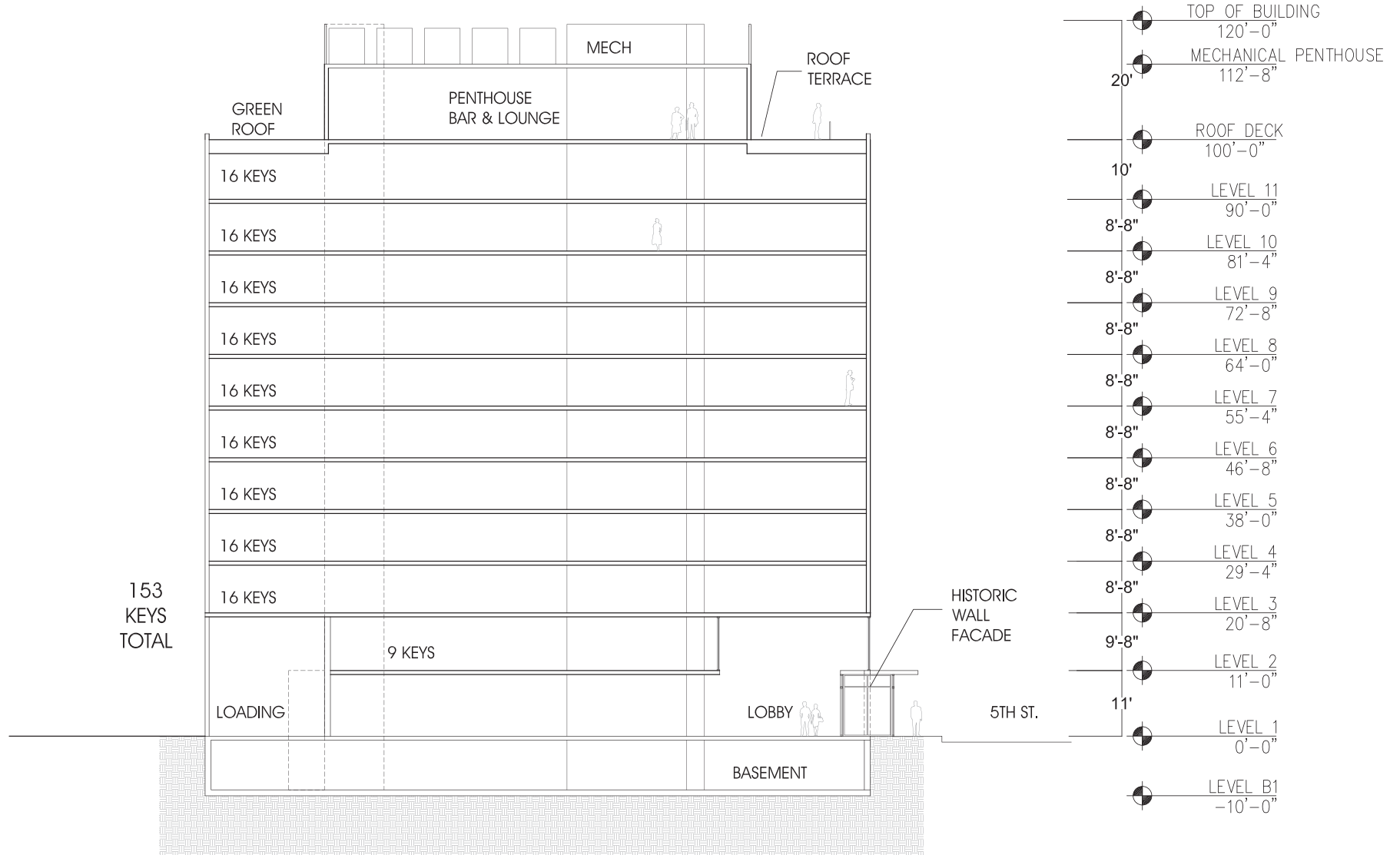
MECHANICAL MEZZANINE PENTHOUSE PLAN

SCALE: 1/16" = 1'-0"  
DATE: 01.26.2018



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925 5TH ST. HOTEL  
SHEET | A015

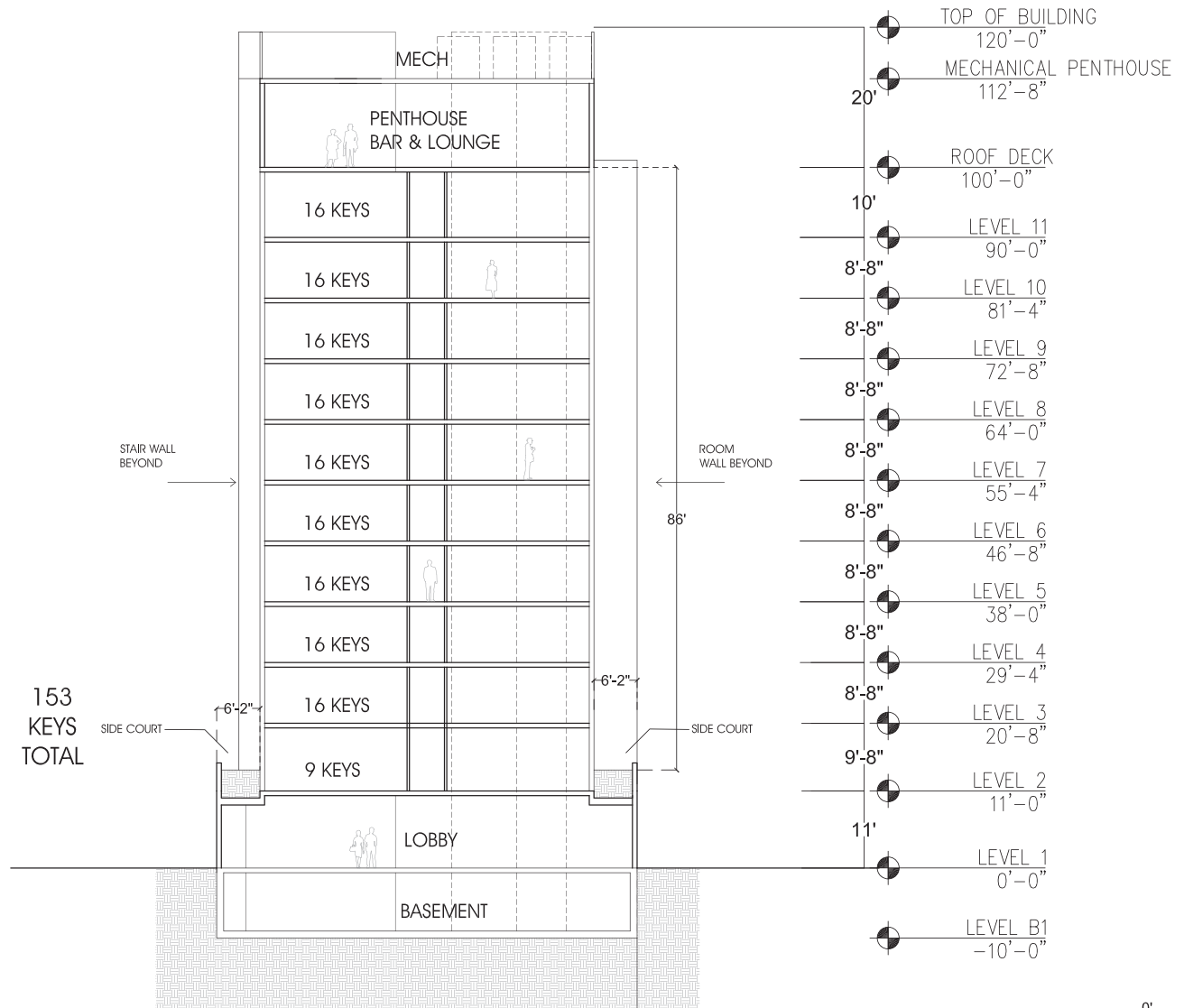
BUILDING SECTION 1-1

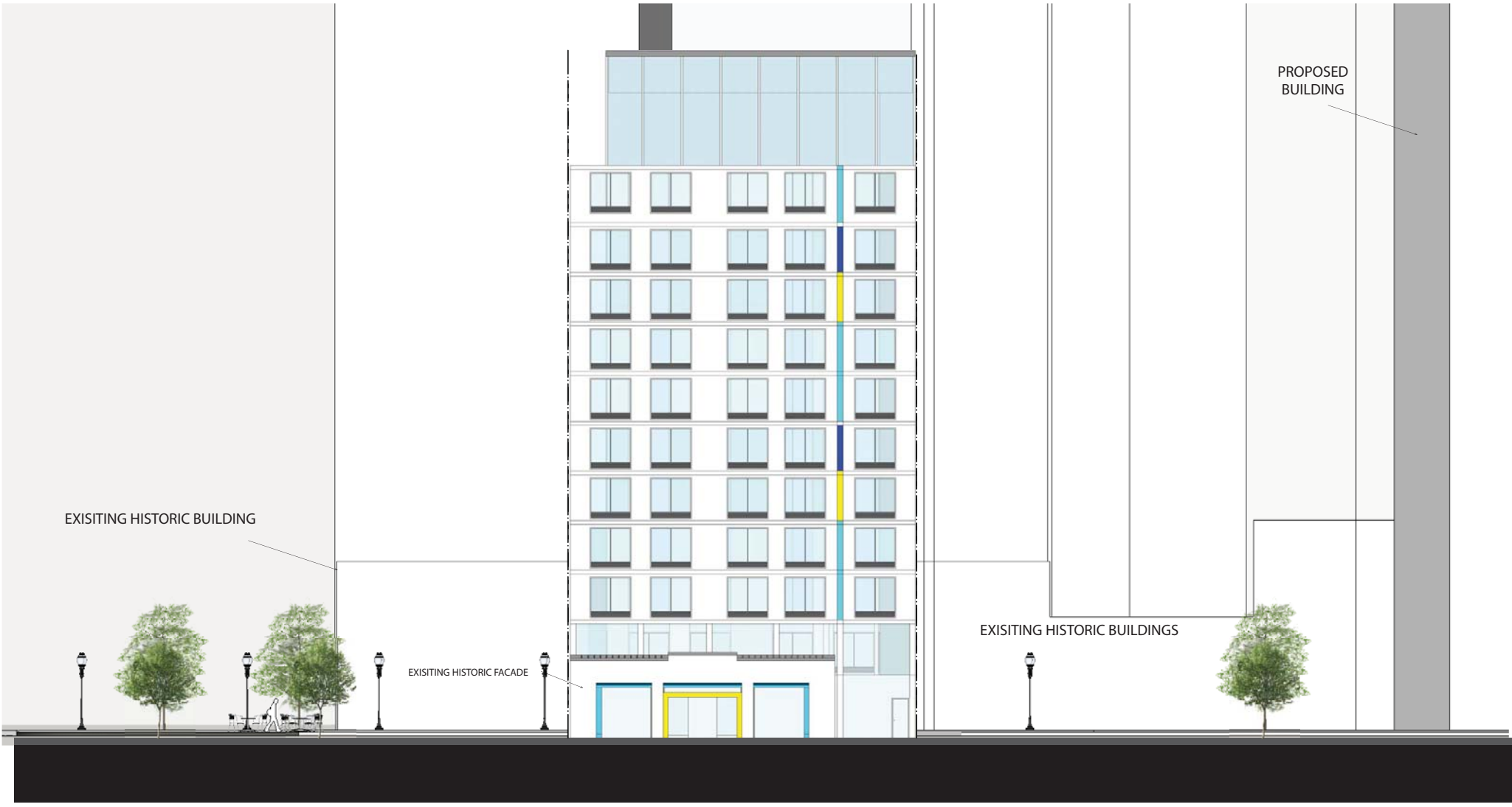
SCALE: 1/16" = 1'-0"

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EXISTING HISTORIC BUILDING

PROPOSED BUILDING

EXISTING HISTORIC FACADE

EXISTING HISTORIC BUILDINGS

925 5TH ST. HOTEL  
SHEET | A017

WEST ELEVATION

SCALE: 1/16" = 1'-0"  
DATE: 01.26.2018

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PROPOSED BUILDING

EXISTING HISTORIC BUILDINGS

EXISTING HISTORIC BUILDING

925 5TH ST. HOTEL  
SHEET | A018

EAST ELEVATION

SCALE: 1/16" = 1'-0"  
DATE: 01.26.2018

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