

2519-2525 PENNSYLVANIA AVE

Architectural Design Package

08/25/2021

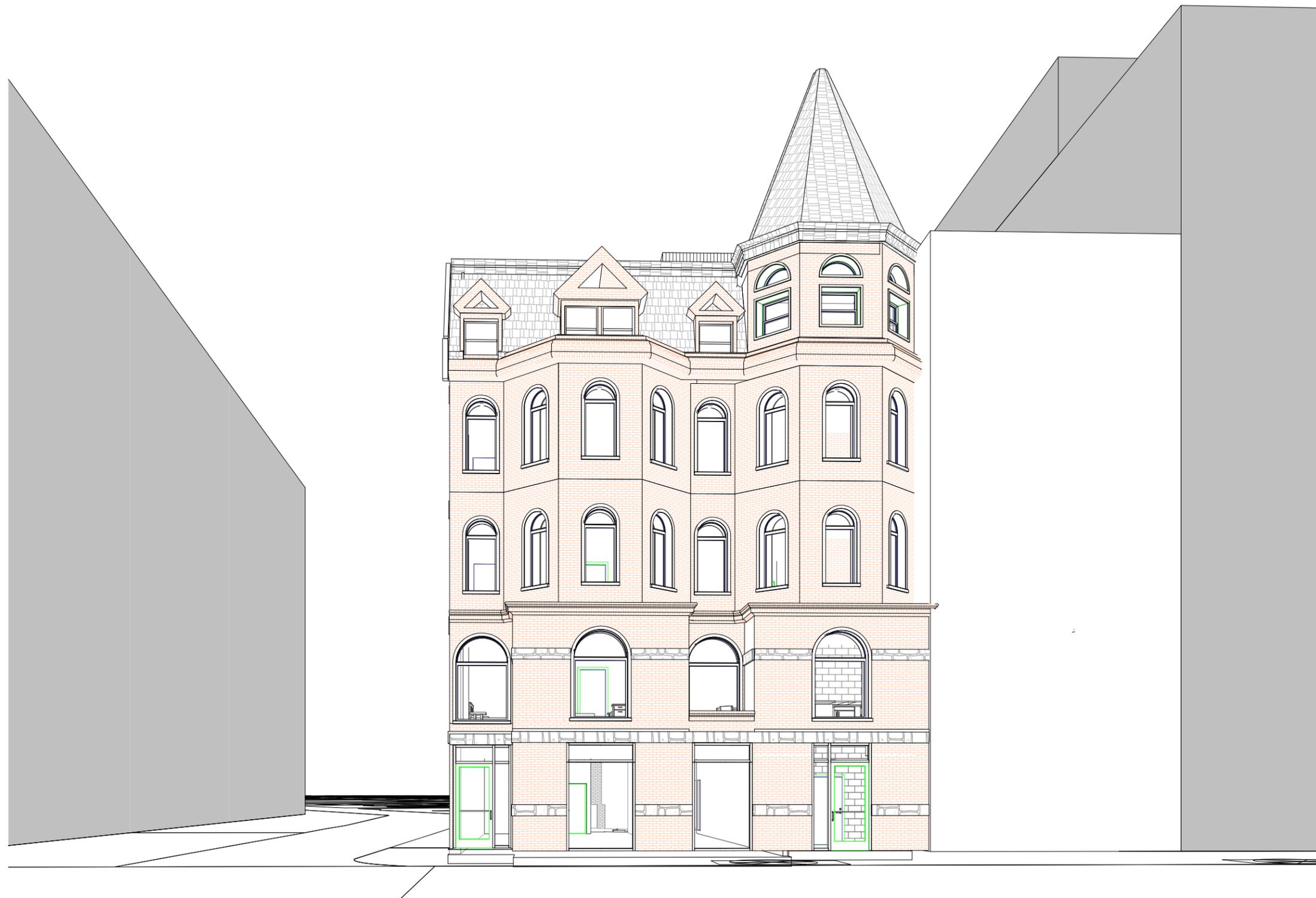


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AVE NW

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COVER SHEET | A00  
Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20500  
EXHIBIT NO. 37B1  
08/25/2021





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RENDERING | A01  
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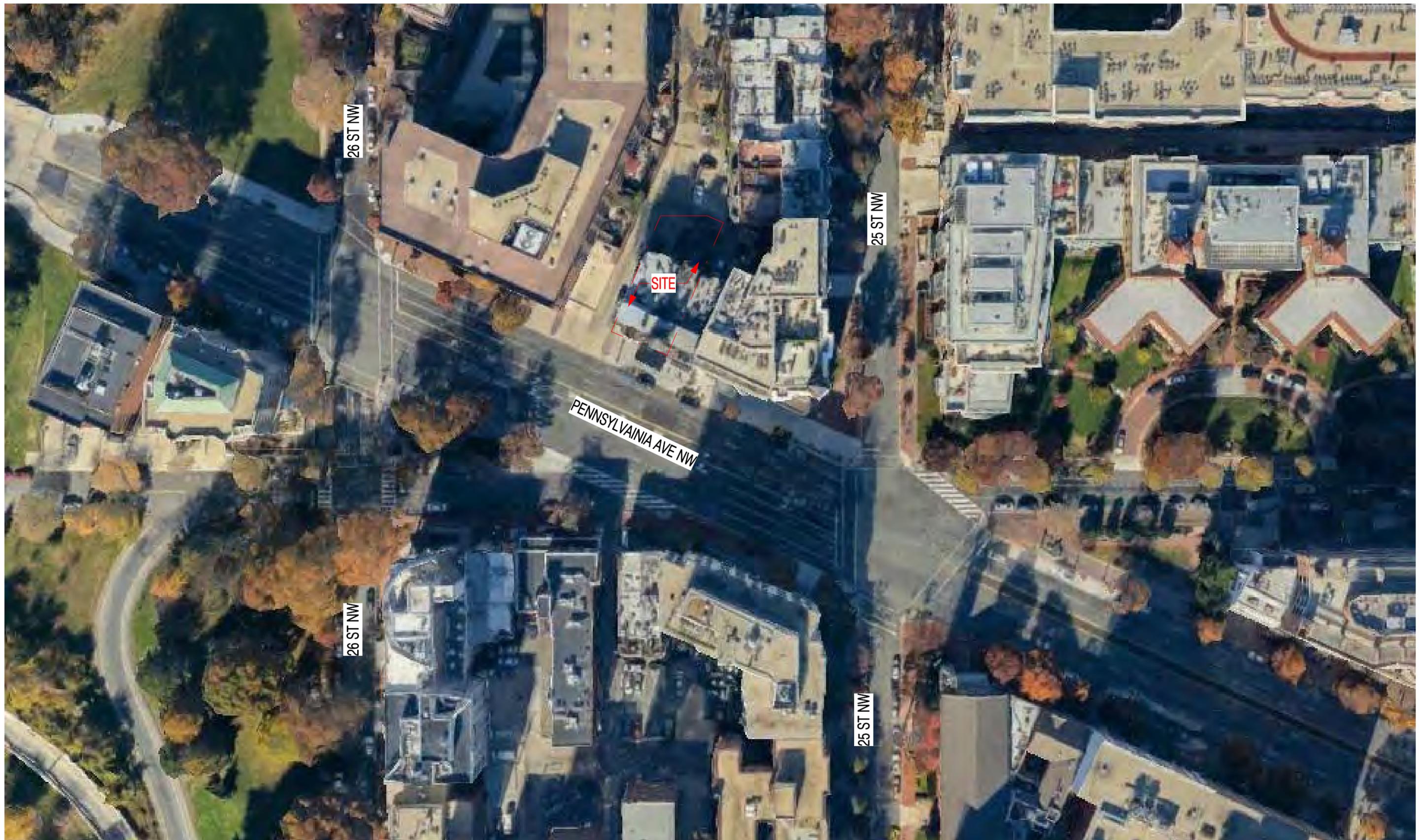


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RENDERING | A01A  
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VEGINITY AERIAL MAP | A02

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PERSPECTIVE AERIAL MAPS | A02A

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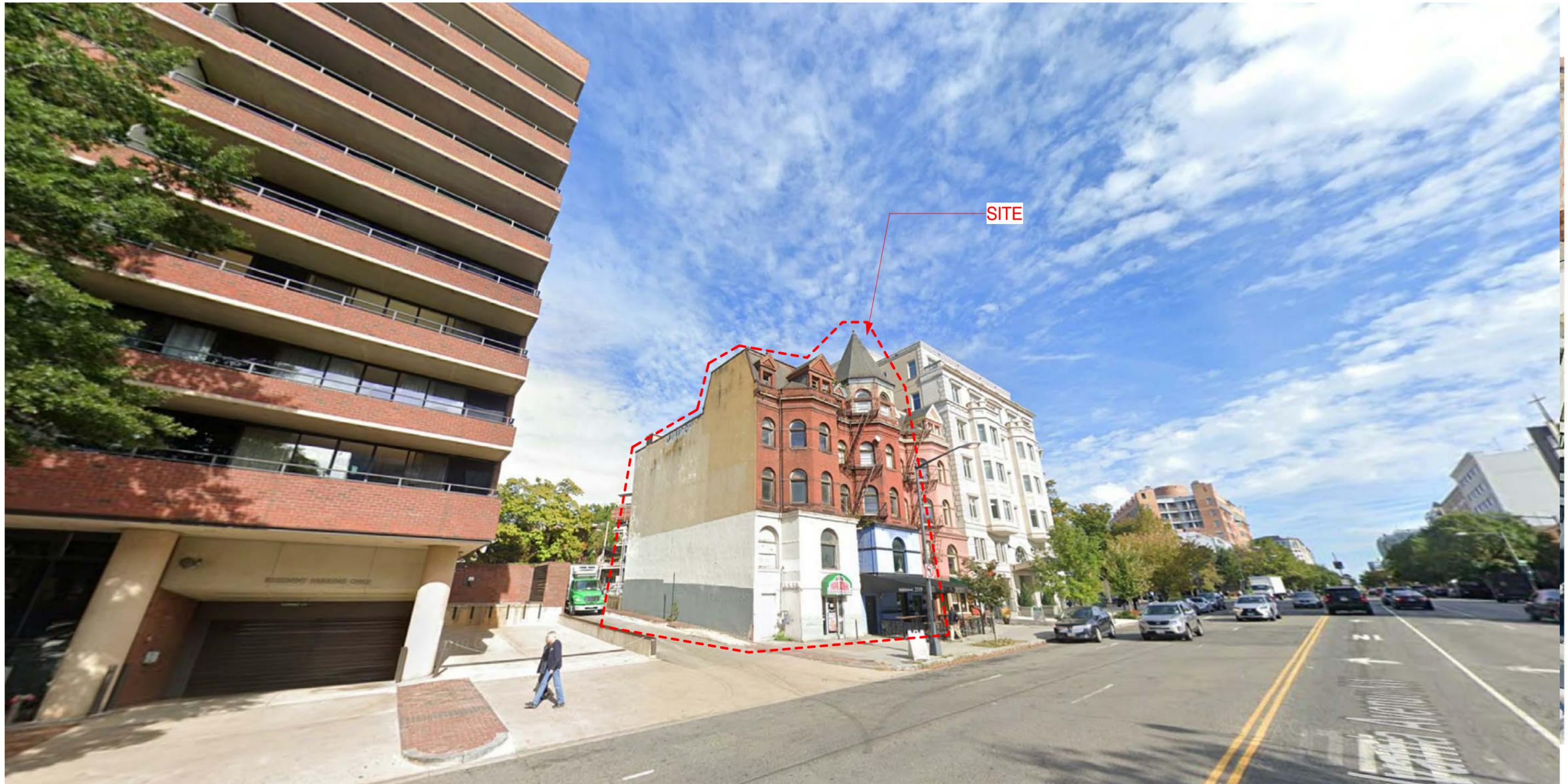
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ADJACENT SITE DEMO | A02B

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ADJACENT SITE DEMO | A02C

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SITE CONTEXT PHOTOS | A03

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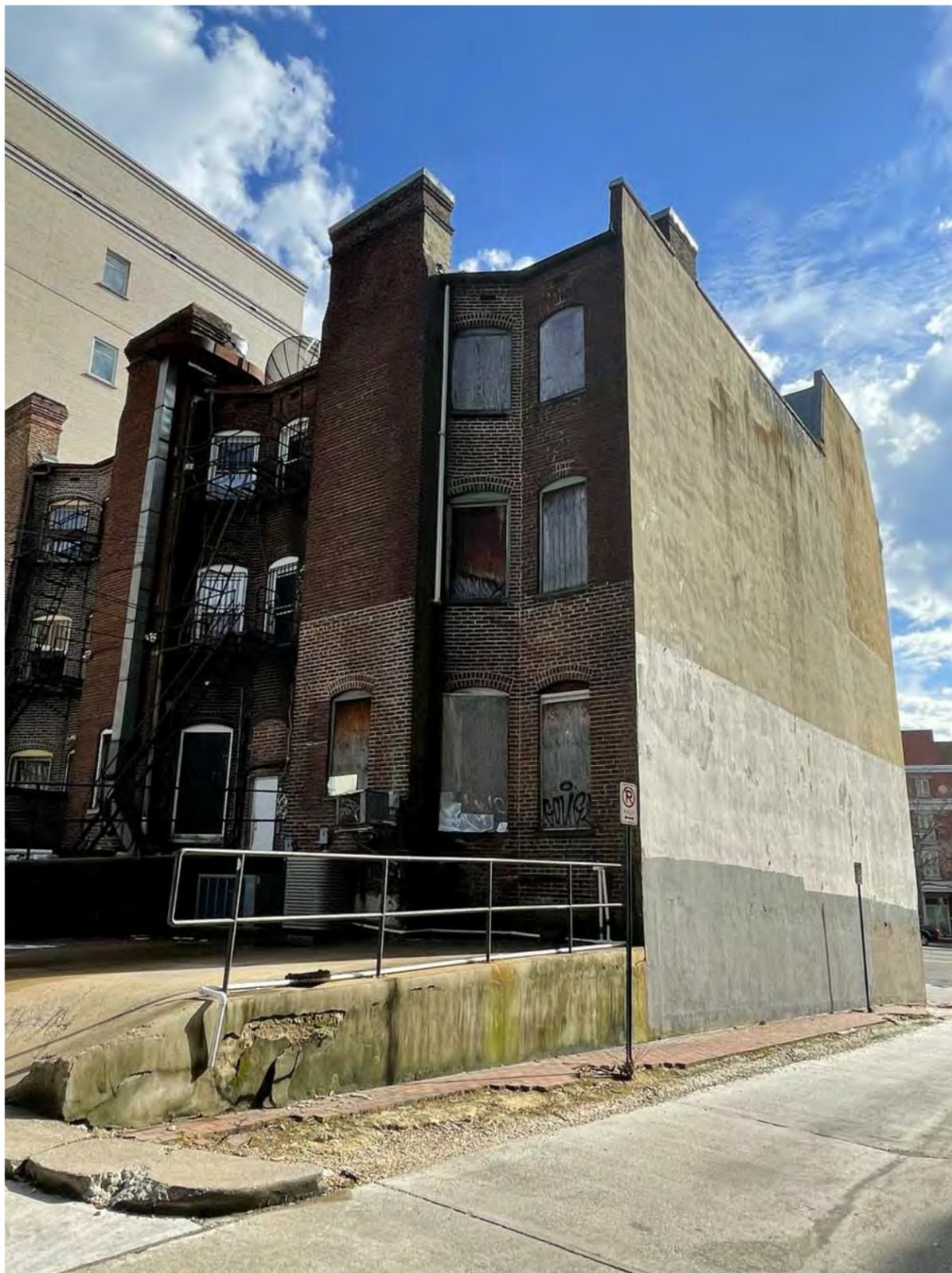
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SITE CONTEXT PHOTOS | A03A

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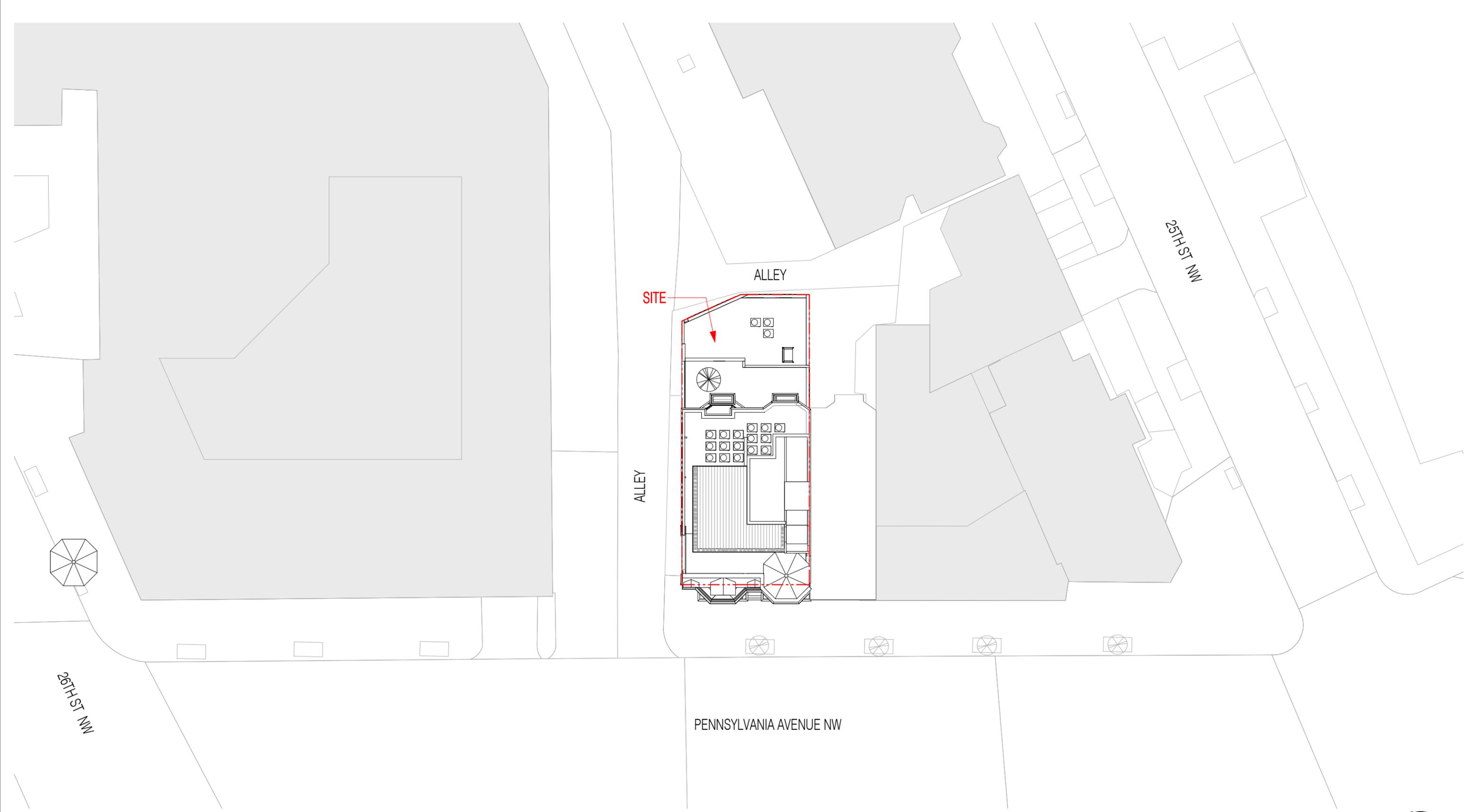
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SITE CONTEXT PHOTOS | A03B

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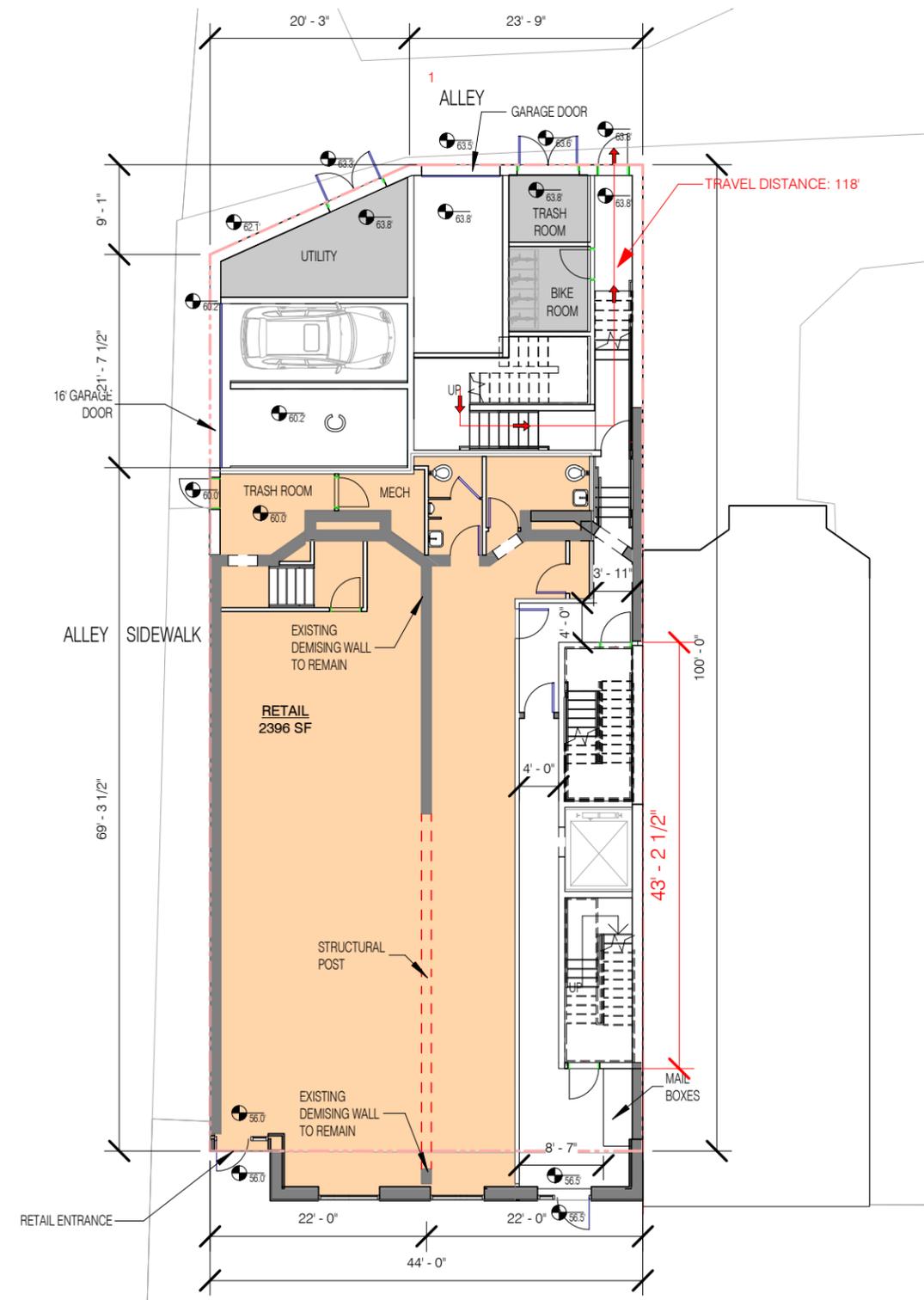
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SCALE 1"=30'-0"  
SITE PLAN | A04

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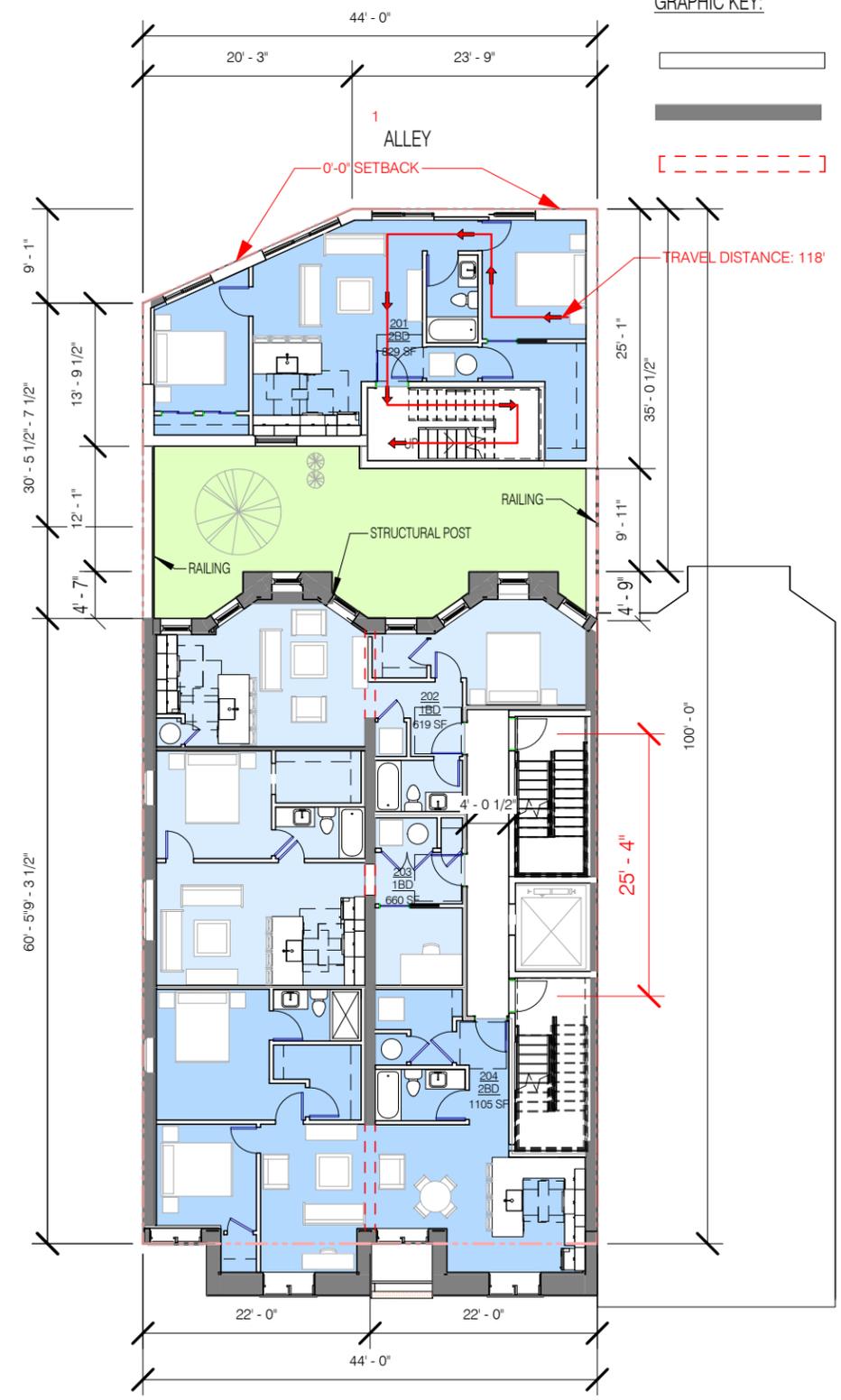
LOT OCCUPANCY: 100%

FAR:  $(4,503\text{SF} + 3,684\text{SF} + 3,684\text{SF} + 3,684\text{SF} + 2,711\text{SF}) / 4,308\text{SF} = 4.24$

④ FIRST FLOOR  
1/16" = 1'-0"

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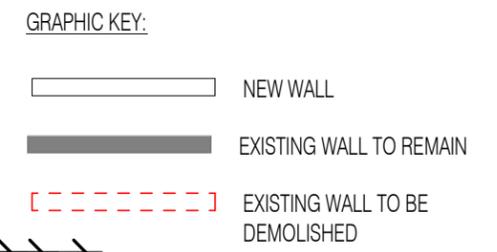
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LOT OCCUPANCY:  $3,684\text{SF} / 4,308\text{SF} = 85\%$

FAR:  $(4,503\text{SF} + 3,684\text{SF} + 3,684\text{SF} + 3,684\text{SF} + 2,711\text{SF}) / 4,308\text{SF} = 4.24$

⑤ SECOND FLOOR  
1/16" = 1'-0"



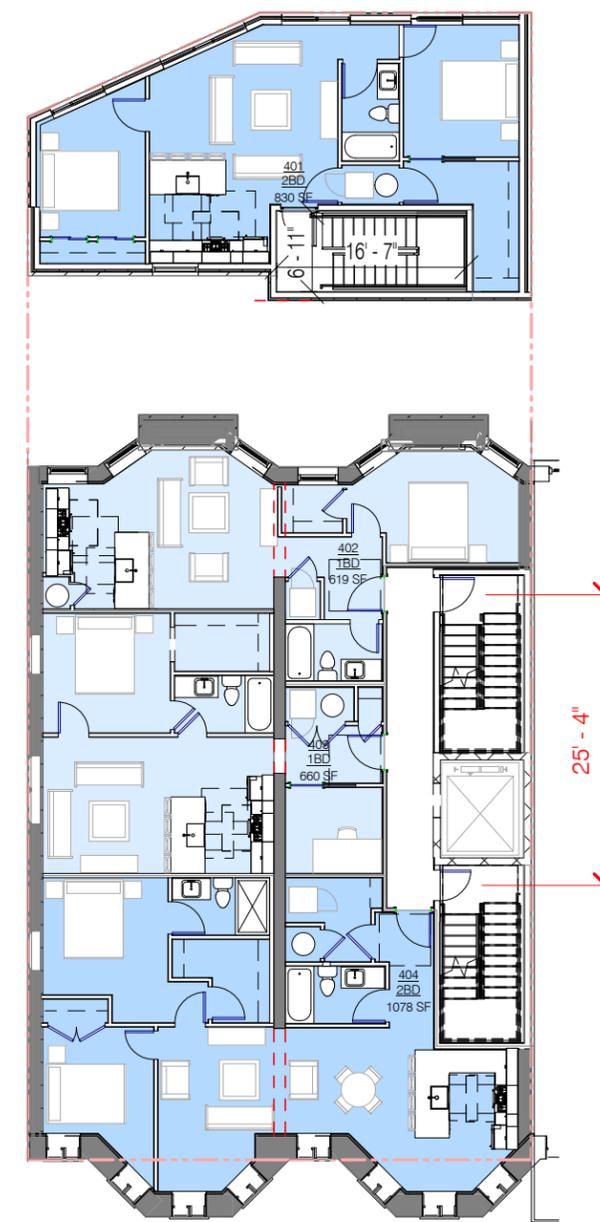
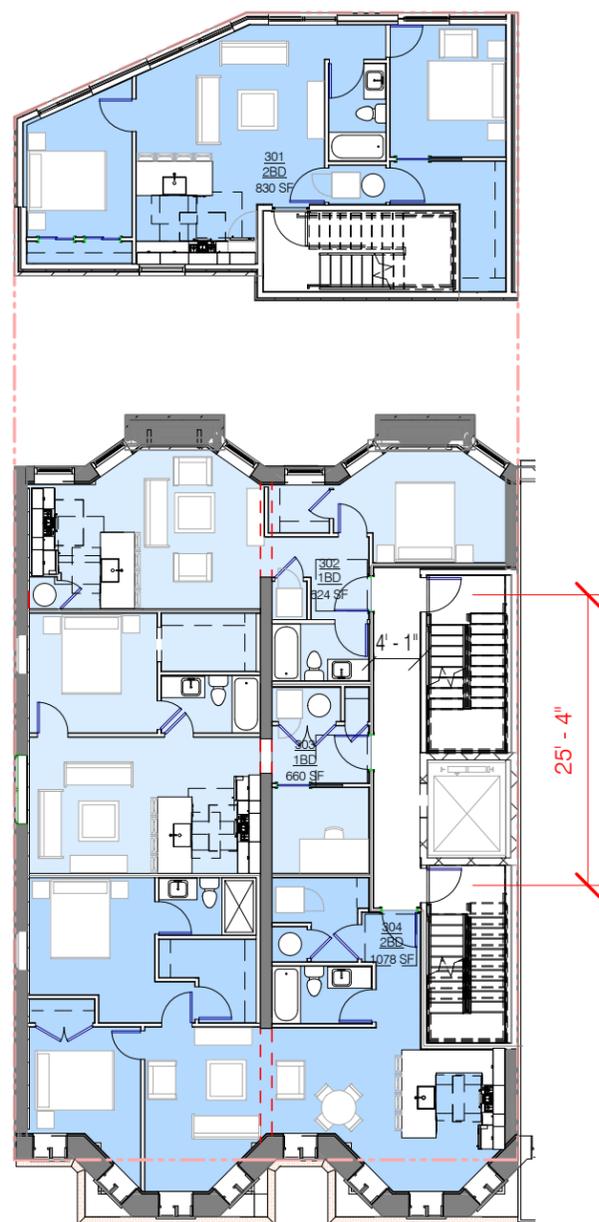
SCALE 1/16"=1'-0"  
FLOOR PLAN | A04A

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GRAPHIC KEY:

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

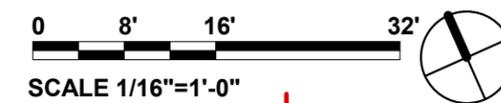


5 THIRD FLOOR  
1/16" = 1'-0"

4 FOURTH FLOOR  
1/16" = 1'-0"

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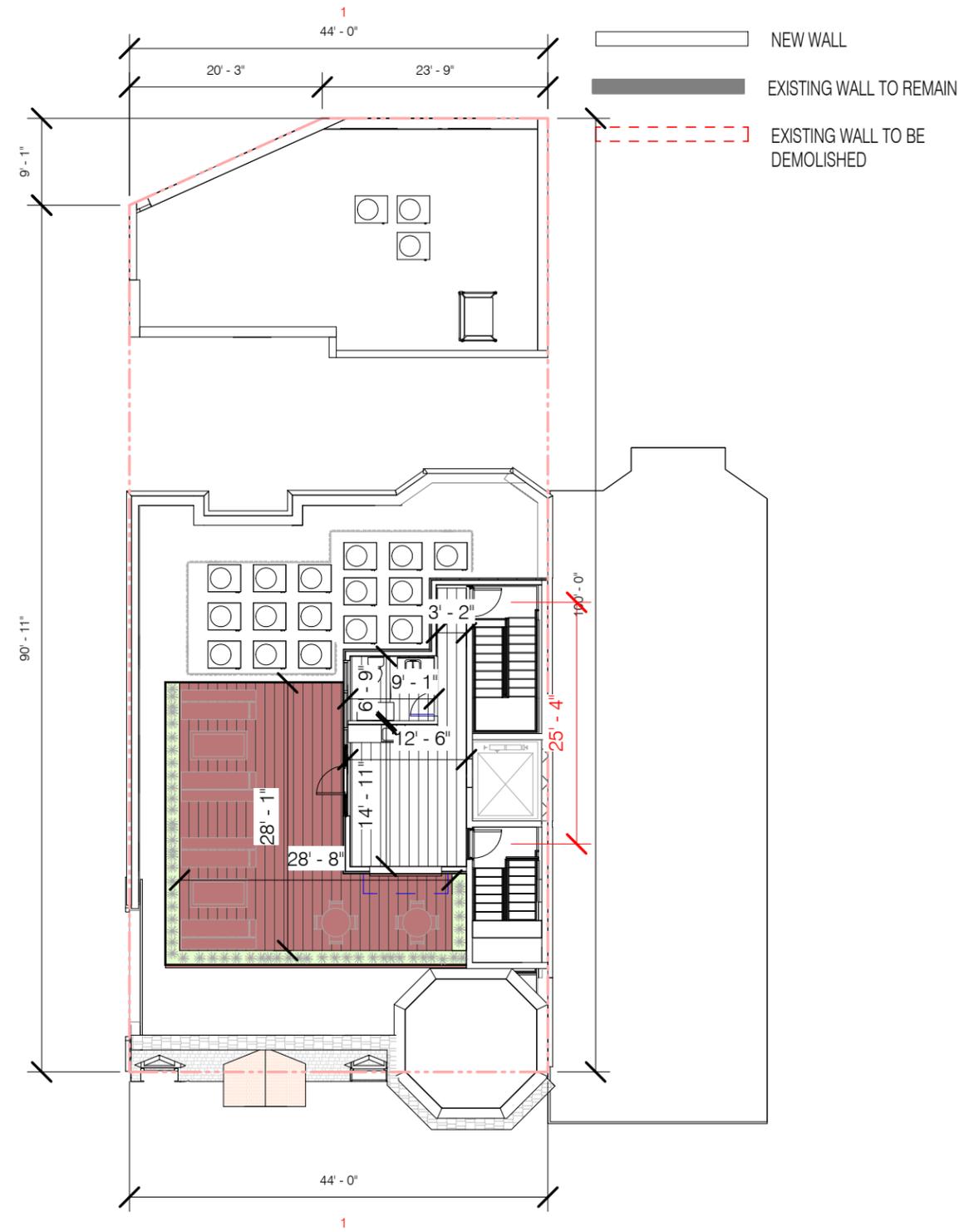
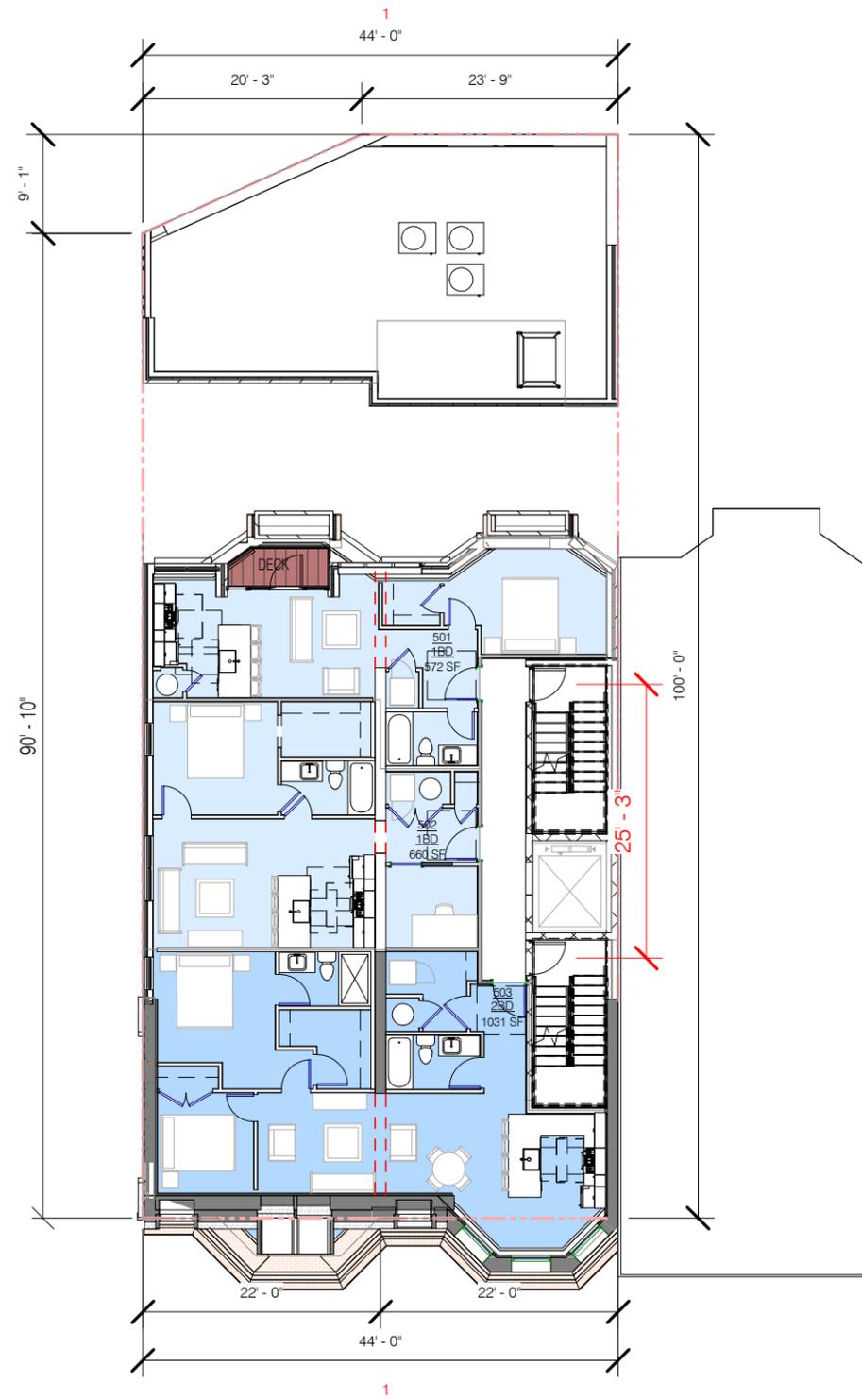
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SCALE 1/16"=1'-0"  
FLOOR PLAN A04B

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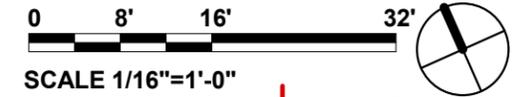


LOT OCCUPANCY: 2,709 SF / 4,308SF = 63%

FAR: (4,503SF + 3,684SF + 3,684SF + 3,684SF + 2,711SF) / 4,308SF = 4.24

④ FIFTH FLOOR  
1/16" = 1'-0"

⑤ ROOF  
1/16" = 1'-0"

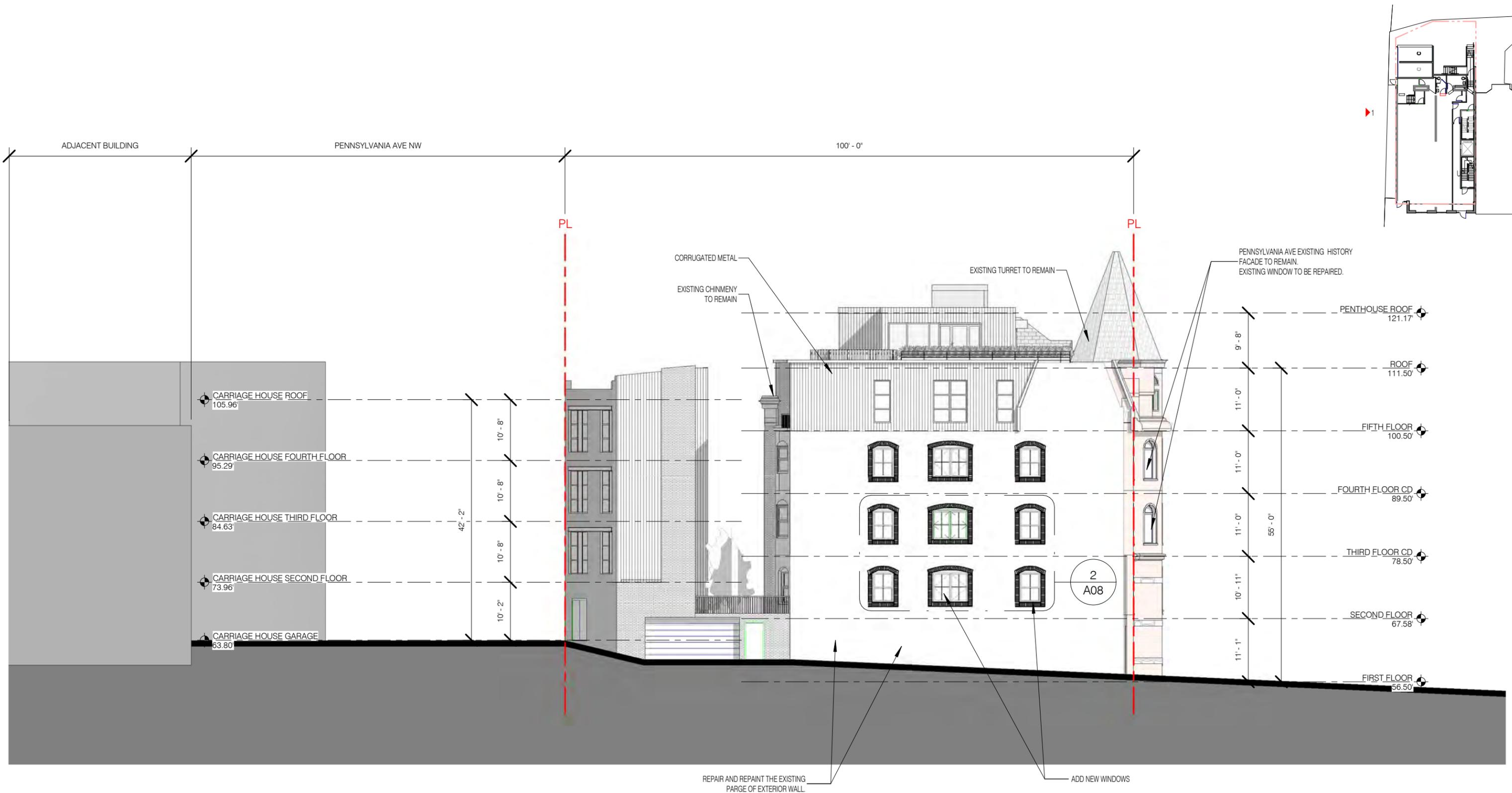


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SCALE 1/16"=1'-0"  
FLOOR PLAN | A04C  
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1 WEST ELEVATION  
1/16" = 1'-0"

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ALLEY PROPOSED ELEVATION | A05

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① NORTH ELEVATION  
1/16" = 1'-0"



② NORTHWEST ELEVATION  
1/16" = 1'-0"

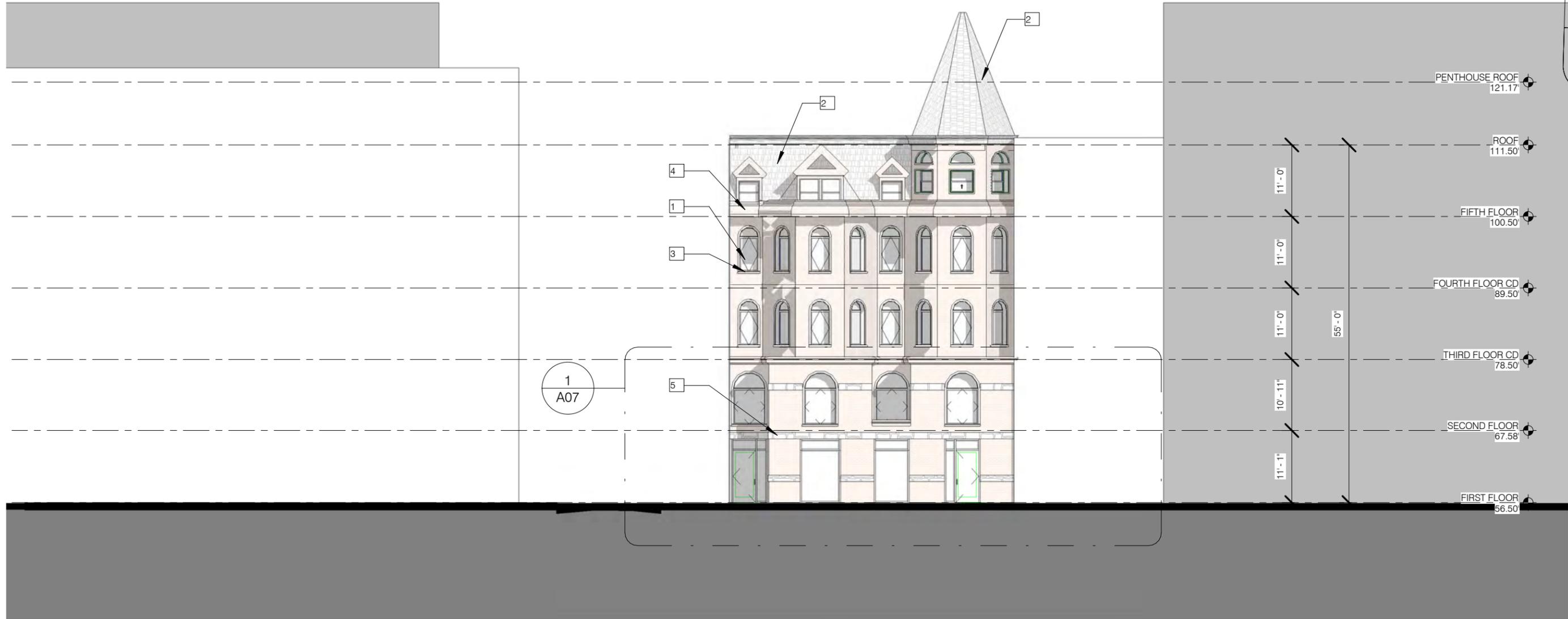
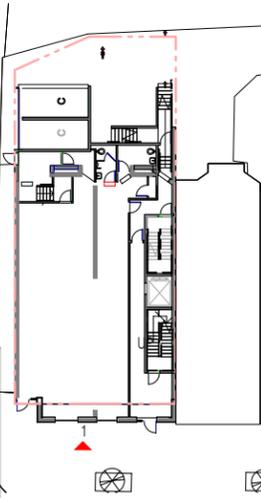
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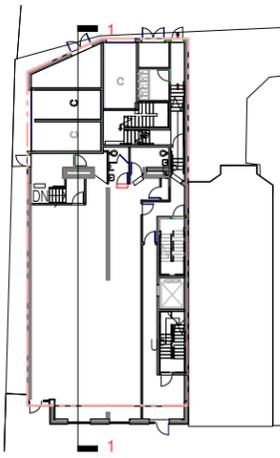
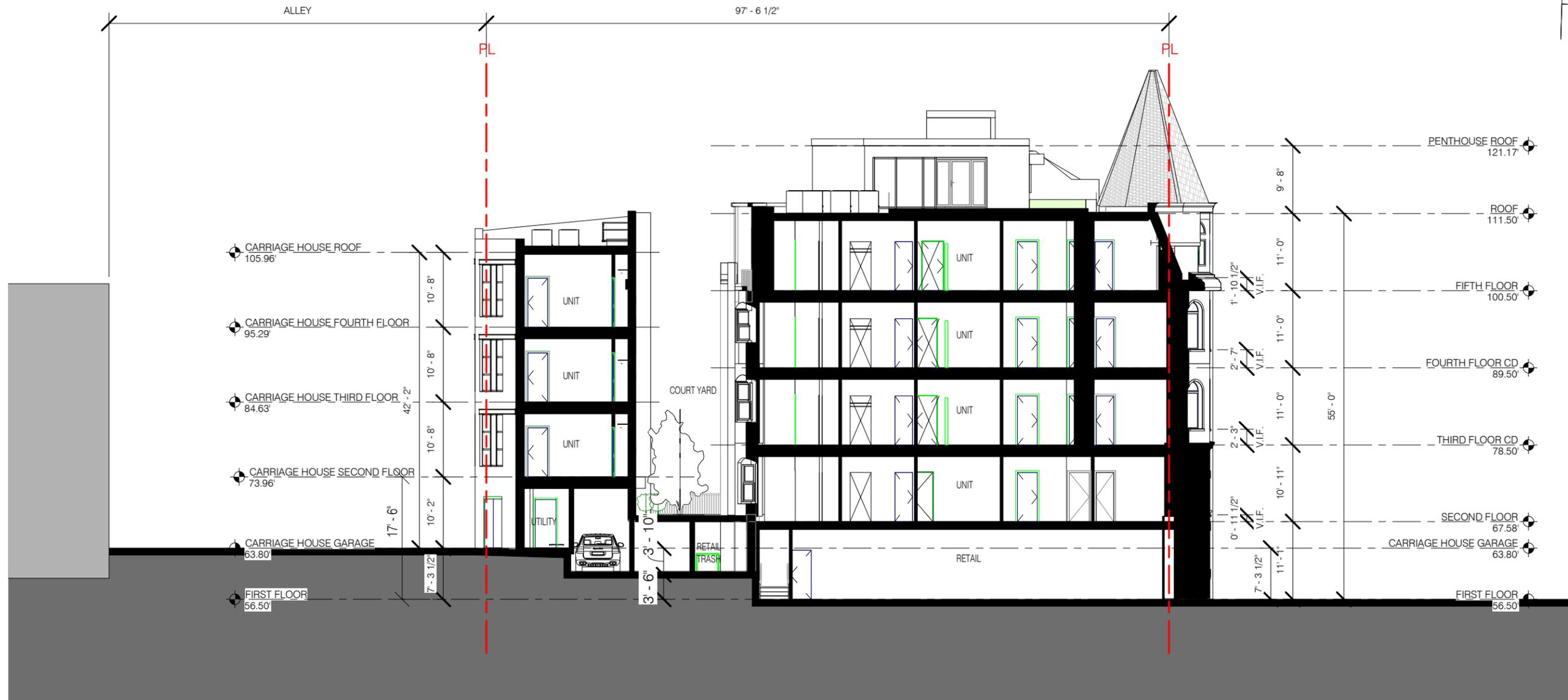
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ELEVATION | A05B  
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- NOTES:  
 1 EXISTING WINDOW TO BE REPAIRED  
 2 SHINGLE ROOF TO REMAIN  
 3 EXISTING WINDOW SILL TO REMAIN  
 4 EXISTING CORNICE TO REMAIN  
 5 EXISTING STONE TO REMAIN





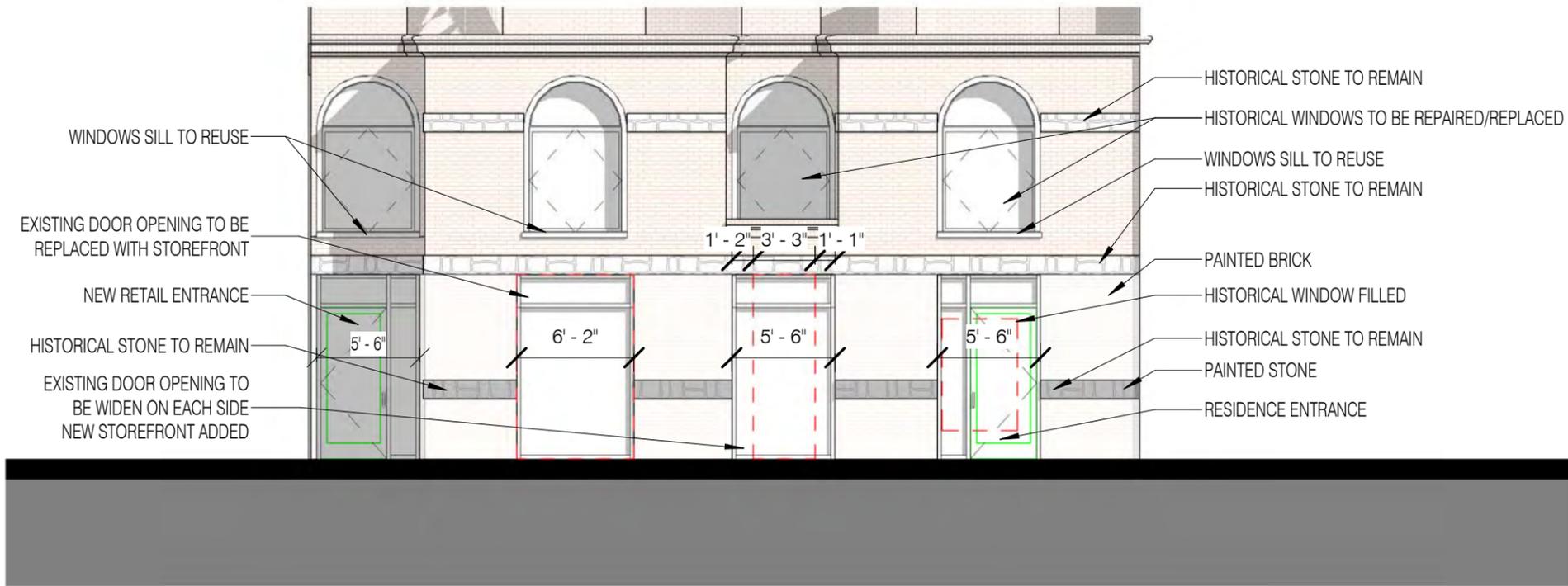
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BUILDING SECTION | A06

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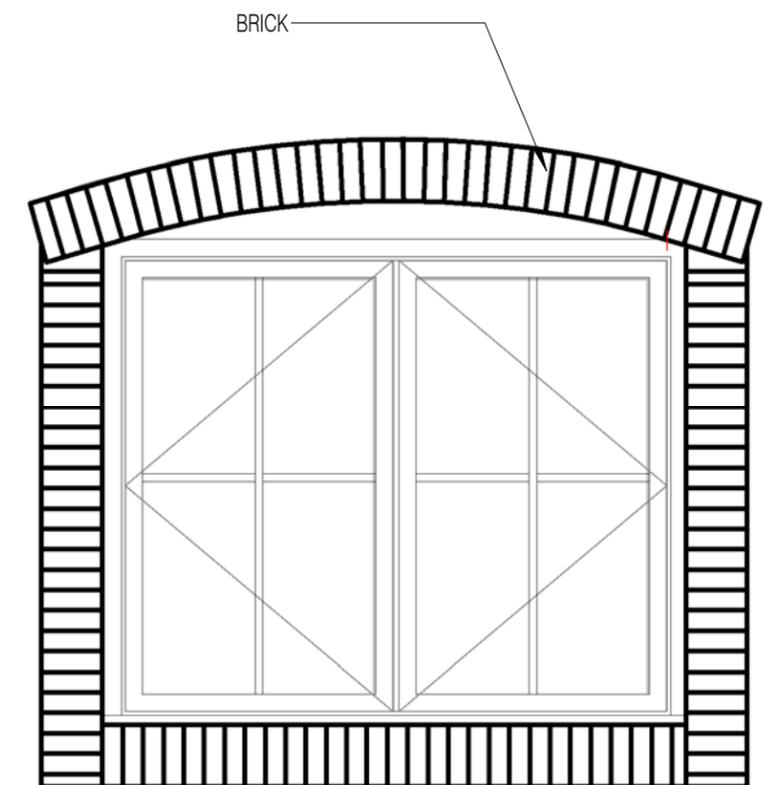
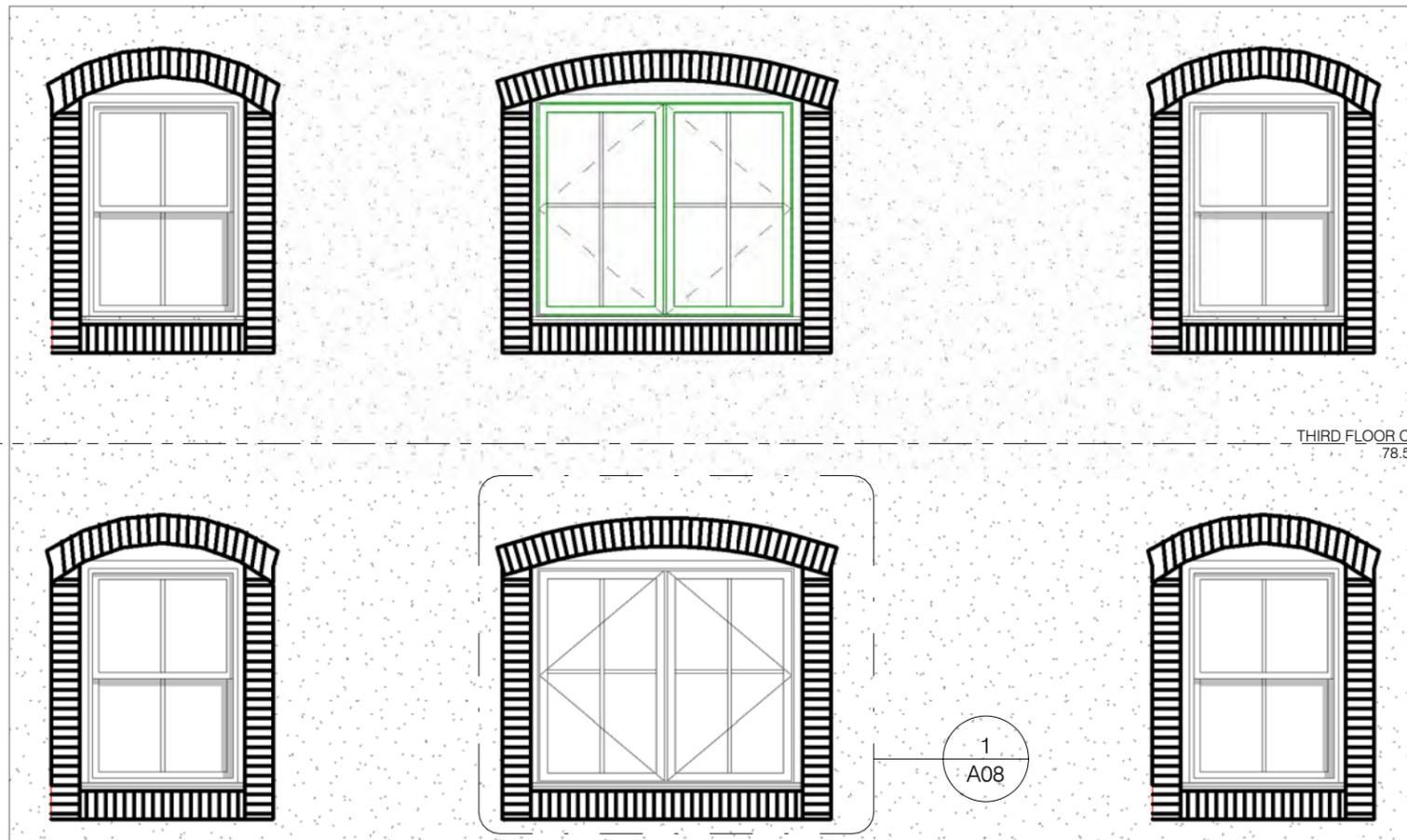




1 PENNSYLVANIA AVE PROPOSED ELEVATION  
A07 1/8" = 1'-0"



2 EXISTING FRONT ELEVATION  
A07 1/8" = 1'-0"



2  
A08

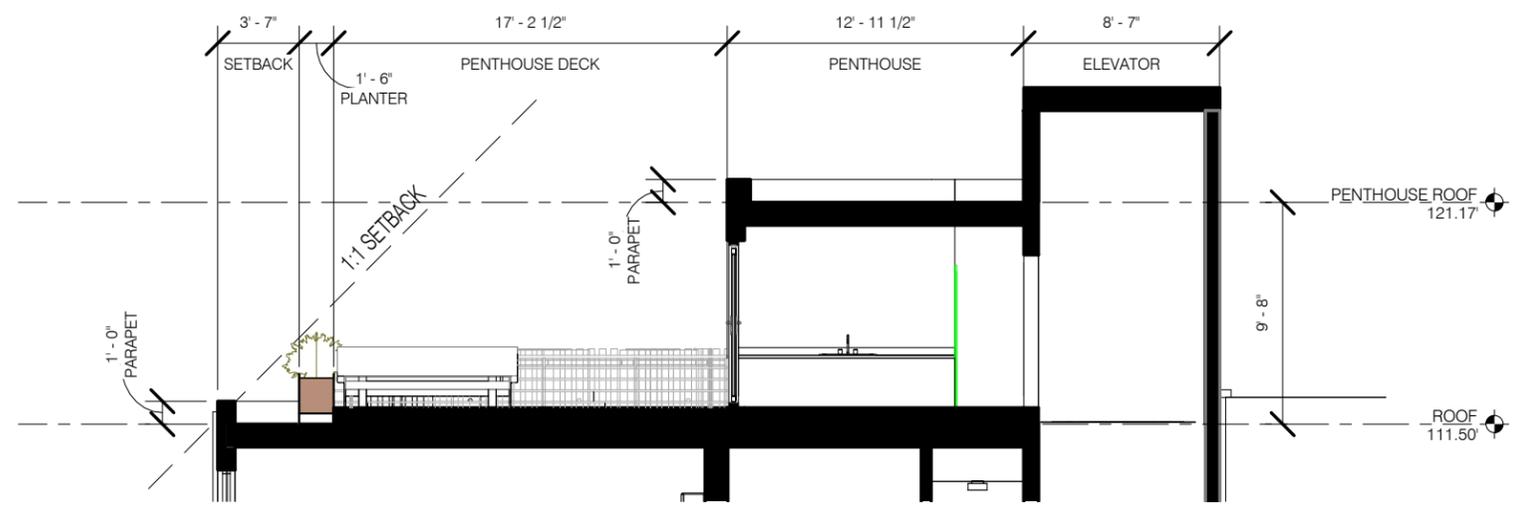
NEW WINDOW PROPOSED  
1/4" = 1'-0"

1  
A08

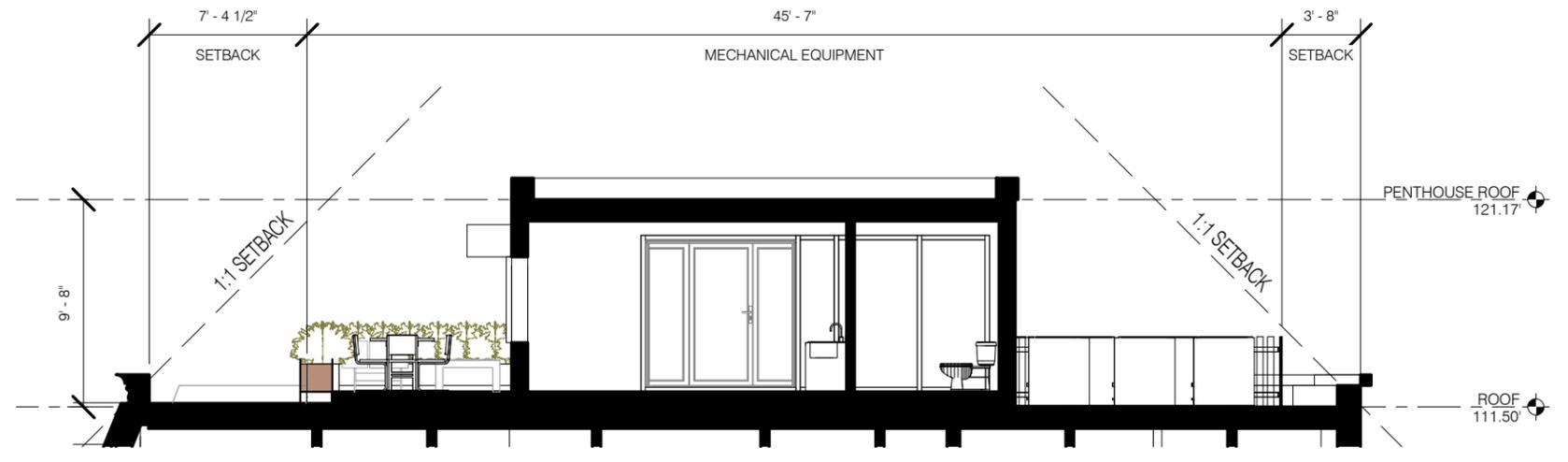
ENLARGED CAST STONE WINDOW DETAIL  
1/2" = 1'-0"



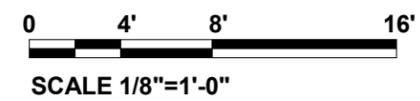
1. ENLARGED PLAN



2. ENLARGED SECTION



3. ENLARGED SECTION



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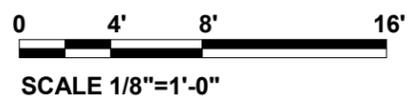
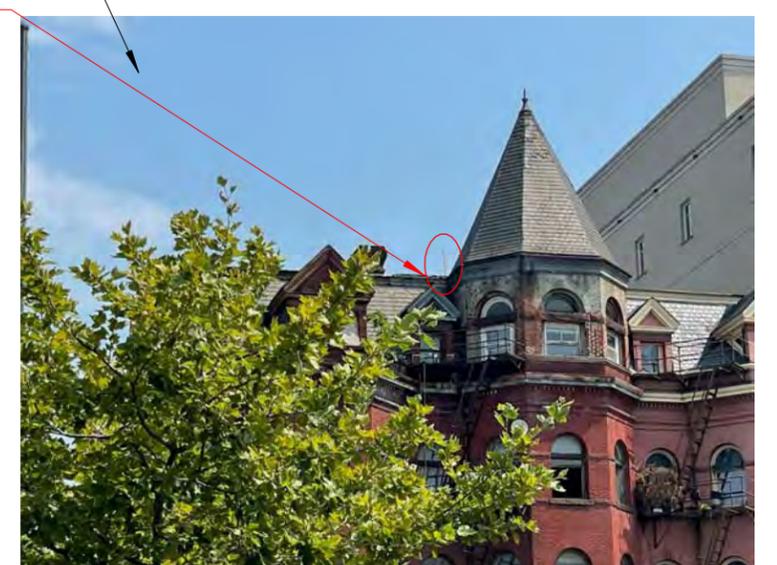
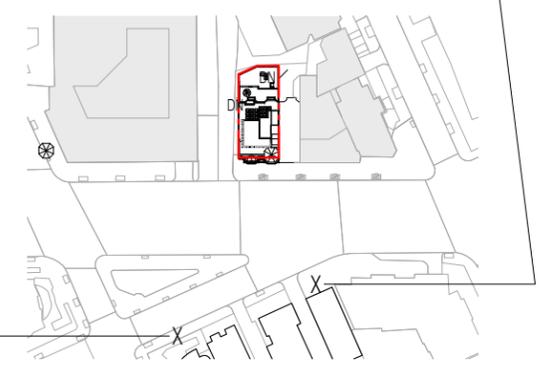
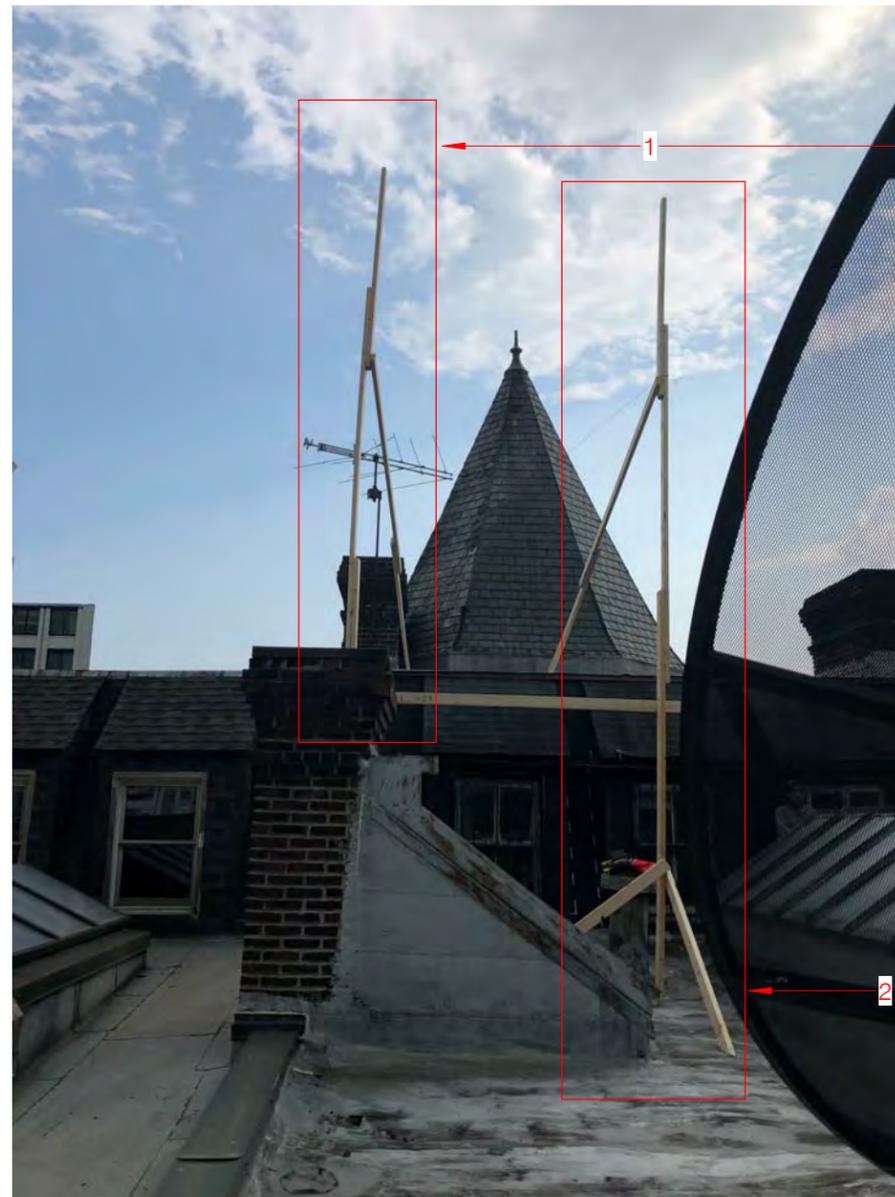
ENLARGED PENTHOUSE PLAN AND SECTION A09

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1. ENLARGED PLAN



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PENTHOUSE FLAG TEST | A09A

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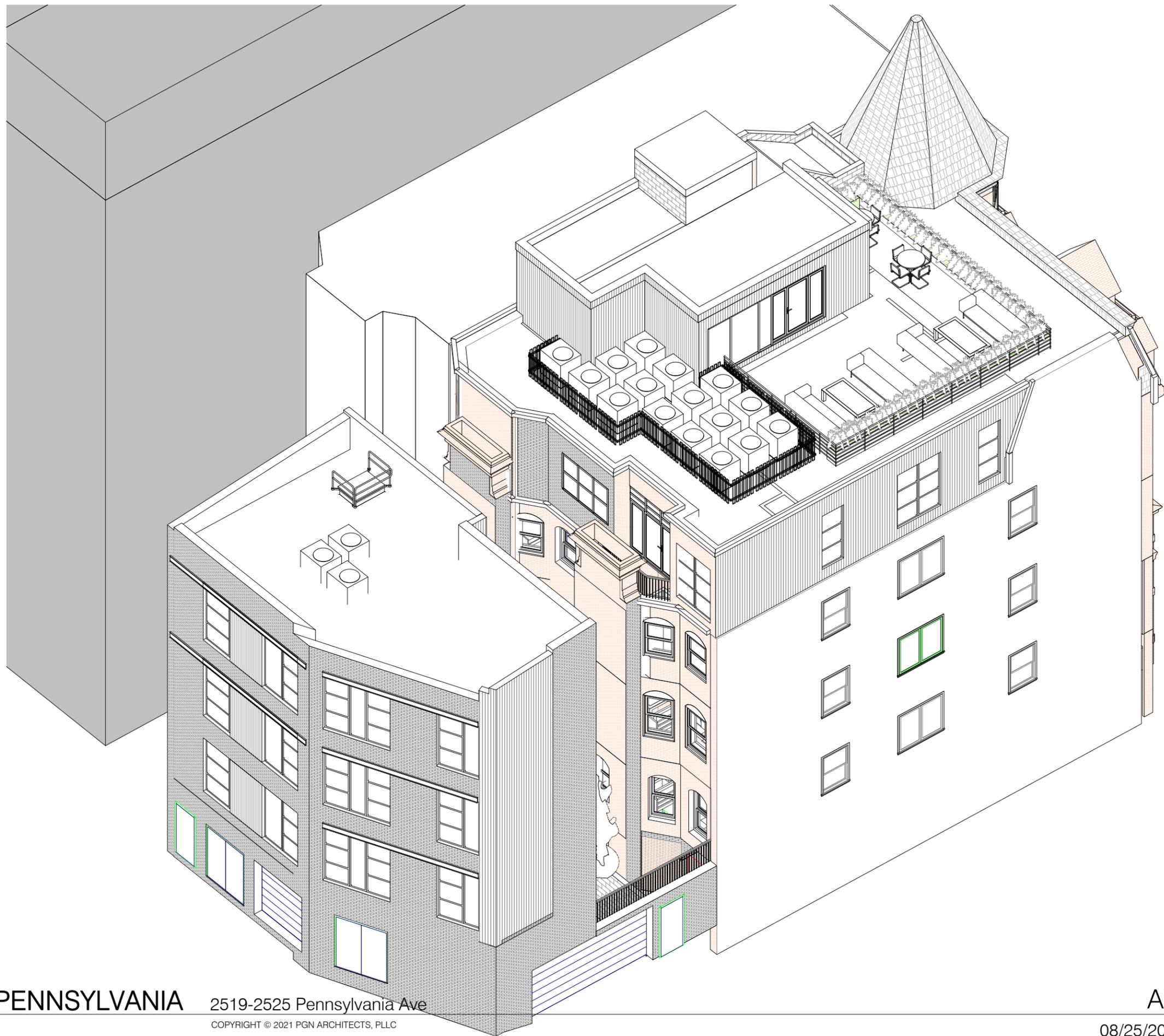


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AXON VIEW | A10  
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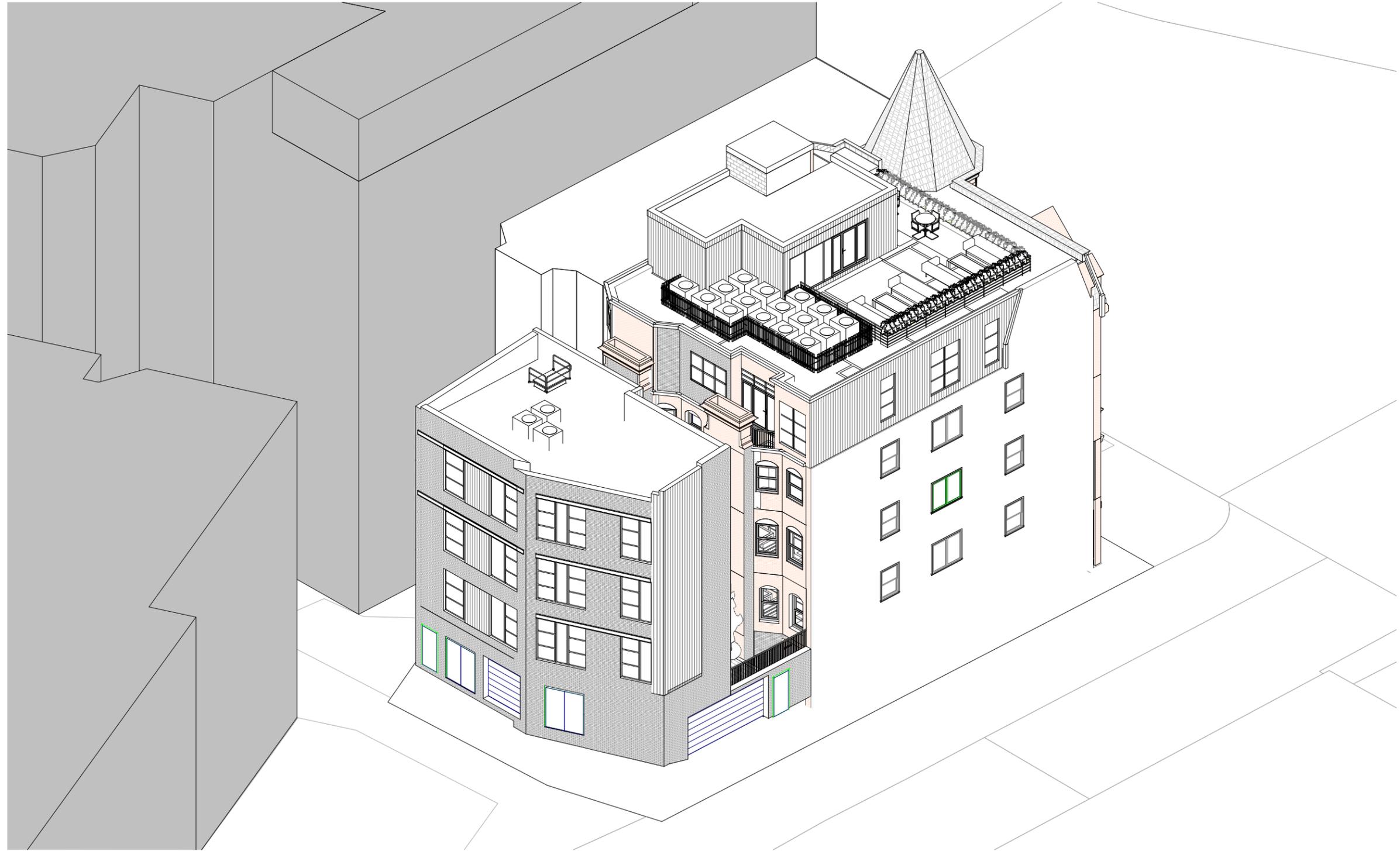


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AXON VIEW | A11  
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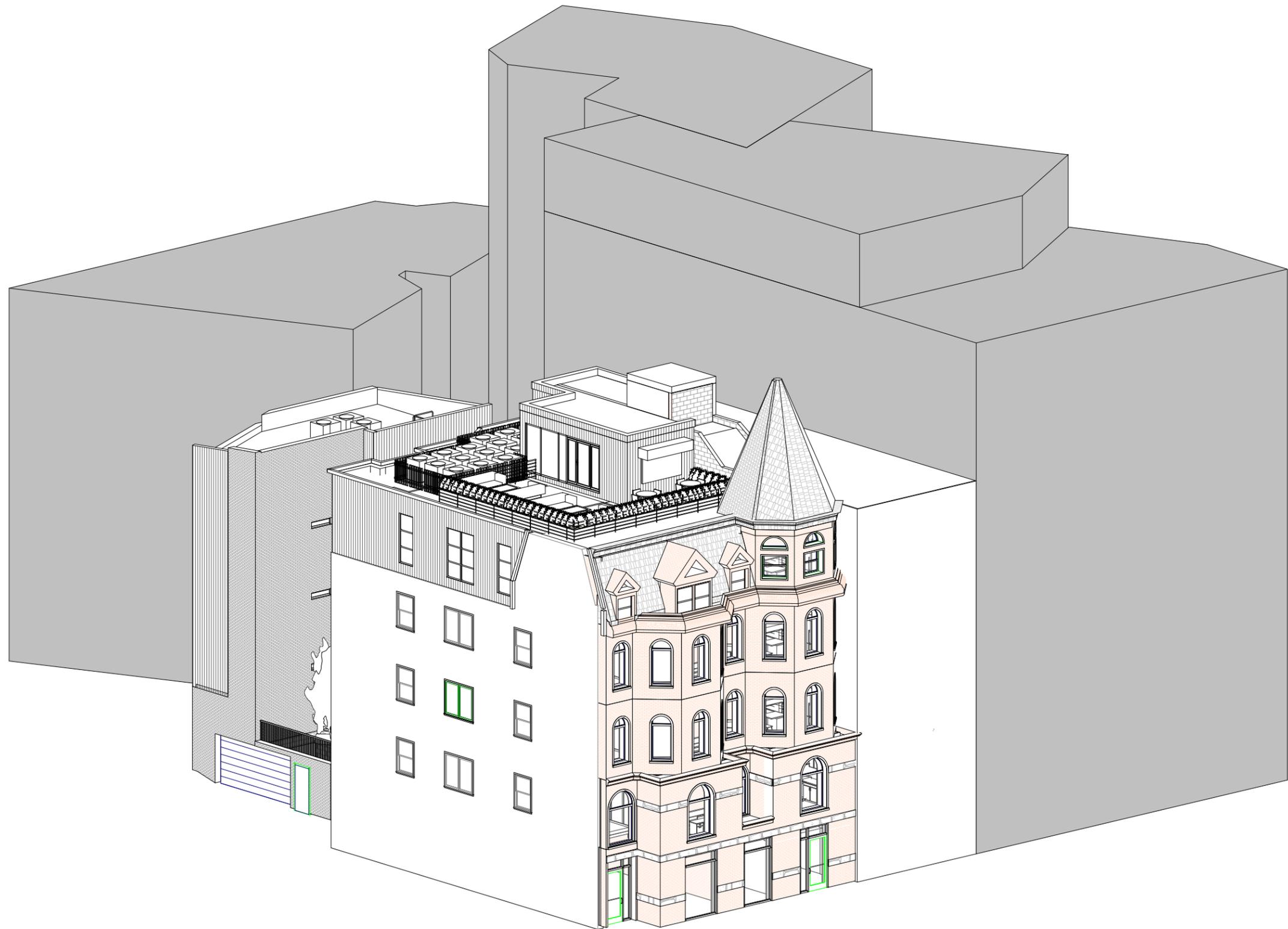


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AXON VIEW | A12  
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AXON VIEW | A13  
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AXON VIEW | A14  
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PERSPECTIVE | A15  
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1. Unit Matrix										
2519-2525 Pennsylvania Ave EXISTING HOUSE										
LEVEL	UNIT 201-401	UNIT 202-502	UNIT 203-503	UNIT 204-504	Unit Net SF (Area)	# of units	Retail	Total Net SF (Area)	Floor Area (Gross SF)	Efficiency %
1st Floor(EXISTING+CARRIAGE)					351		2,447	2,798	4,497	62%
2nd Floor		619	660	1105	2384	3		2,384	2,914	82%
3rd Floor		624	660	1078	2362	3		2,362	2,880	82%
4th Floor		619	660	1078	2357	3		2,357	2,880	82%
5th Floor		572	660	1031	2263	3		2,263	2,790	81%
<b>Total Unit SF</b>		<b>2434</b>	<b>2640</b>	<b>4292</b>	<b>9366</b>	<b>12</b>		<b>12,164</b>	<b>15,961</b>	<b>76%</b>
<b>Average SF</b>					<b>781</b>					

1. Unit Matrix										
2519-2525 Pennsylvania Ave CARRIAGE HOUSE										
LEVEL	UNIT 201-401	UNIT 202-502	UNIT 203-503	UNIT 204-504	Unit Net SF (Area)	# of units	Retail	Total Net SF (Area)	Floor Area (Gross SF)	Efficiency %
1st Floor										
2nd Floor	829				829	1		829	967	86%
3rd Floor	830				830	1		830	967	86%
4th Floor	830				830	1		830	967	86%
5th Floor										
<b>Total Unit SF</b>	<b>2489</b>				<b>2489</b>	<b>3</b>		<b>2,489</b>	<b>2,901</b>	<b>86%</b>
<b>Average SF</b>					<b>830</b>					