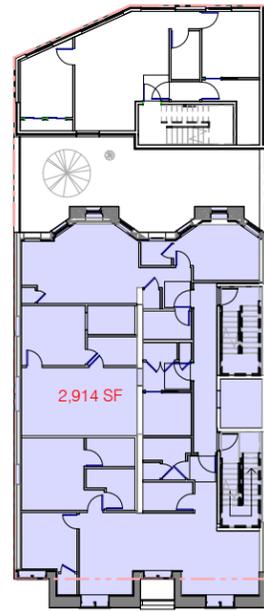


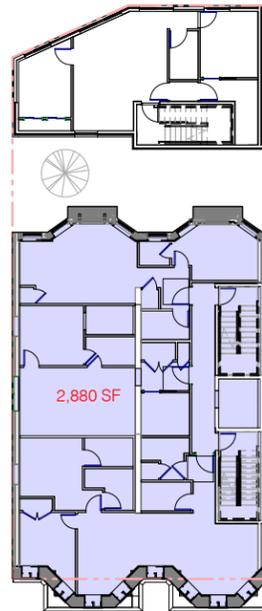
EXISTING AREA: 2,942 SF (INCLUDE BAY)
 LOT OCCUPANCY: 2,717SF / 4,308SF = 63%

6 EXISTING FIRST FLOOR
 1/32" = 1'-0"



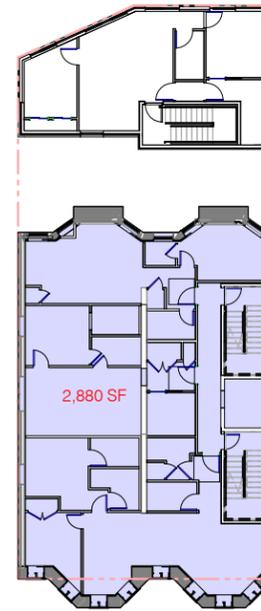
EXISTING AREA: 2,914 SF (INCLUDE BAY)
 LOT OCCUPANCY: 2,717SF / 4,308SF = 63%

7 EXISTING SECOND FLOOR
 1/32" = 1'-0"



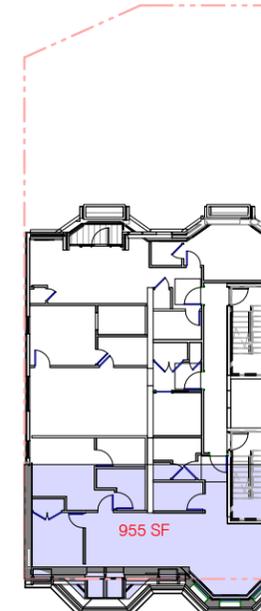
EXISTING AREA: 2,880 SF (INCLUDE BAY)
 LOT OCCUPANCY: 2,717SF / 4,308SF = 63%

8 EXISTING THIRD FLOOR
 1/32" = 1'-0"



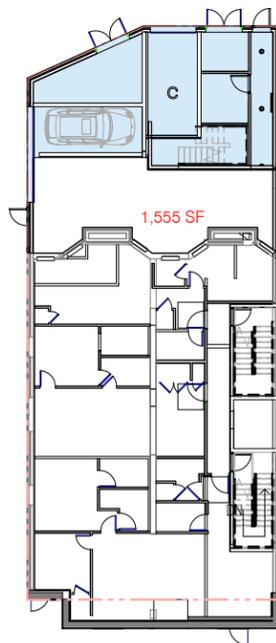
EXISTING AREA: 2,880 SF (INCLUDE BAY)
 LOT OCCUPANCY: 2,717SF / 4,308SF = 63%

9 EXISTING FOURTH FLOOR
 1/32" = 1'-0"



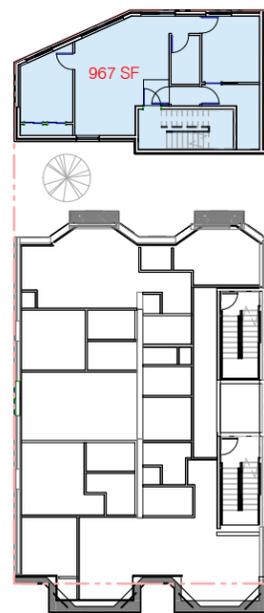
EXISTING AREA: 955 SF (INCLUDE BAY)
 LOT OCCUPANCY: 878SF / 4,308SF = 20%

12 EXISTING FIFTH FLOOR
 1/32" = 1'-0"



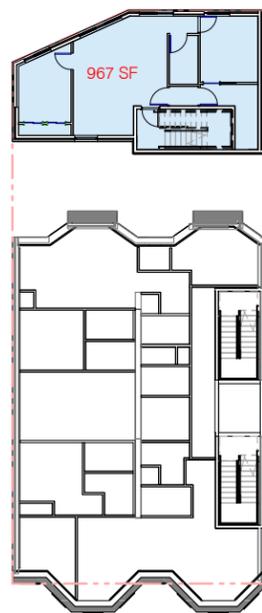
NEW AREA: 1,555 SF

1 CARRIAGE HOUSE GARAGE
 1/32" = 1'-0"



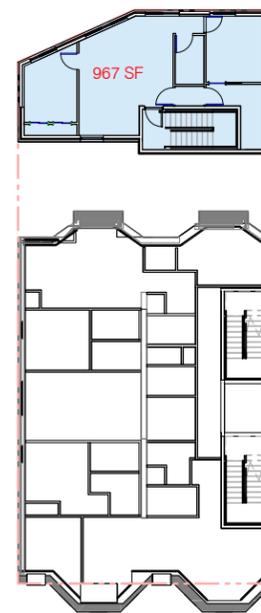
NEW AREA: 967 SF

2 CARRIAGE HOUSE SECOND
 1/32" = 1'-0"



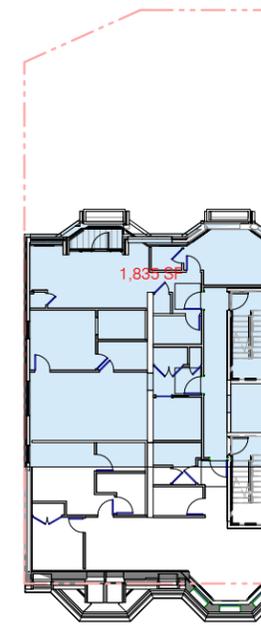
NEW AREA: 967 SF

3 CARRIAGE HOUSE THIRD
 1/32" = 1'-0"



NEW AREA: 967 SF

4 CARRIAGE HOUSE FOURTH
 1/32" = 1'-0"



NEW AREA: 1,835 SF

5 EXISTING FIFTH FLOOR
 1/32" = 1'-0"

LEVEL	EXISTING	NEW	TOTAL
FIRST	2,942 SF	1,555 SF	4,497 SF
SECOND	2,914 SF	967 SF	3,881 SF
THIRD	2,880 SF	967 SF	3,847SF
FOURTH	2,880 SF	967 SF	3,847 SF
FIFTH	955 SF	1,835 SF	2,790 SF
TOTAL	12,571 SF	6,291 SF	18,862 SF

NEW AREA / EXISTING AREA =
 6,291SF / 12,571SF = 50%
 NO NEED IZ UNITS.

2519-2525 PENNSYLVANIA
 AVE NW

2519-2525 Pennsylvania Ave
 COPYRIGHT © 2021 PGN ARCHITECTS, PLLC

AREA DIAGRAM A31

08/25/2021



2519-2525 PENNSYLVANIA
AVE NW

2519-2525 Pennsylvania Ave
COPYRIGHT © 2021 PGN ARCHITECTS, PLLC

AERIAL SHADOW MAP | A32

08/25/2021





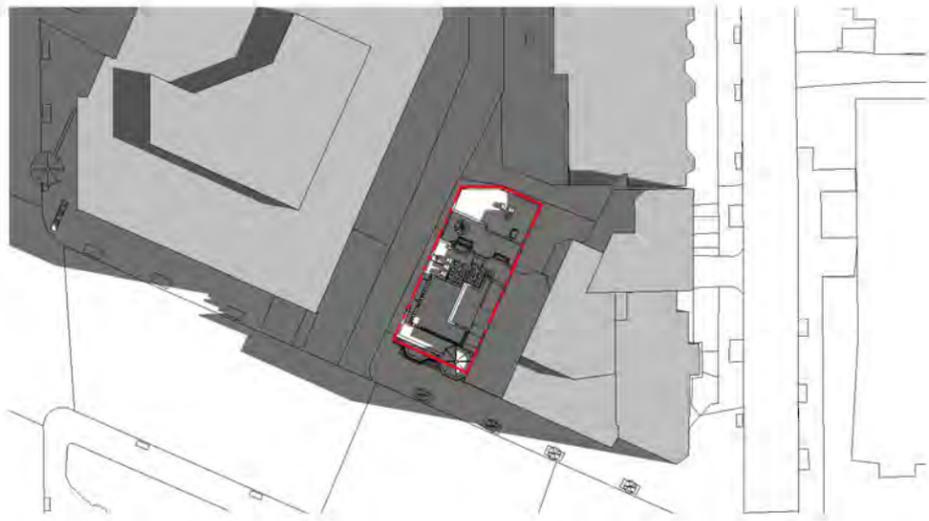
1 Shadow 1 JAN 8AM
A33 1" = 100'-0"



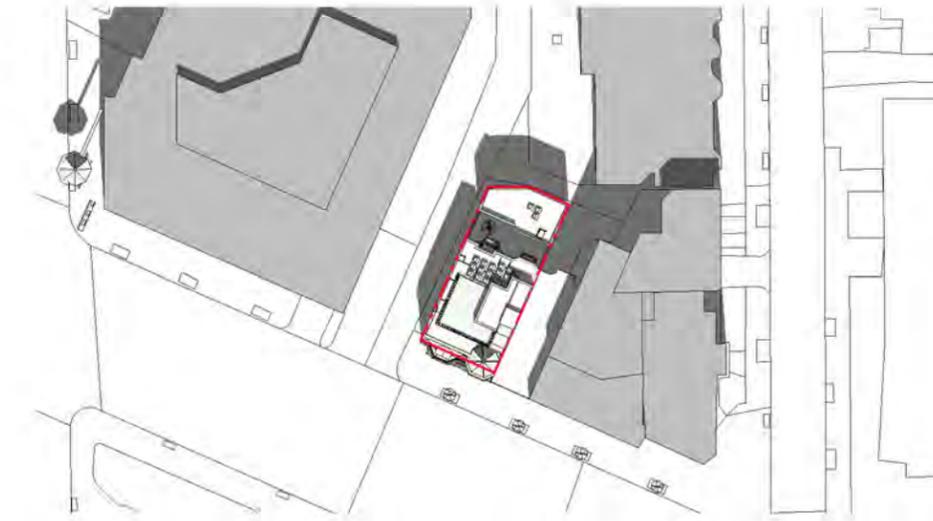
2 Shadow 1 JAN 12PM
A33 1" = 100'-0"



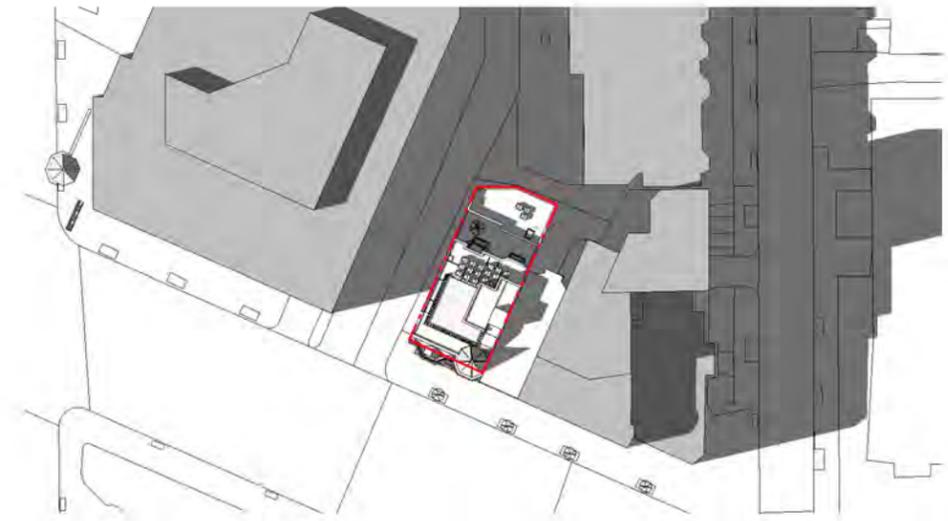
3 Shadow 1 JAN 4PM
A33 1" = 100'-0"



4 Shadow 2 APRIL 8AM
A33 1" = 100'-0"

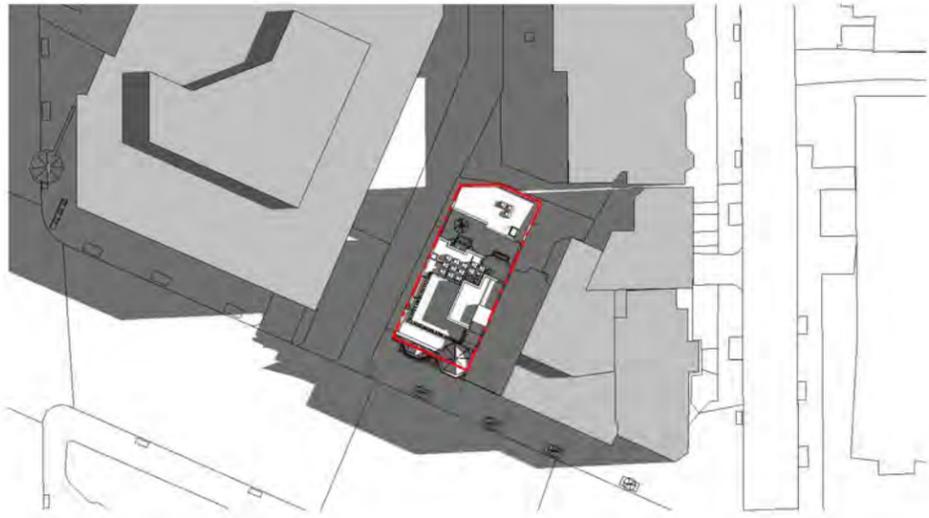


5 Shadow 2 APRIL 12PM
A33 1" = 100'-0"

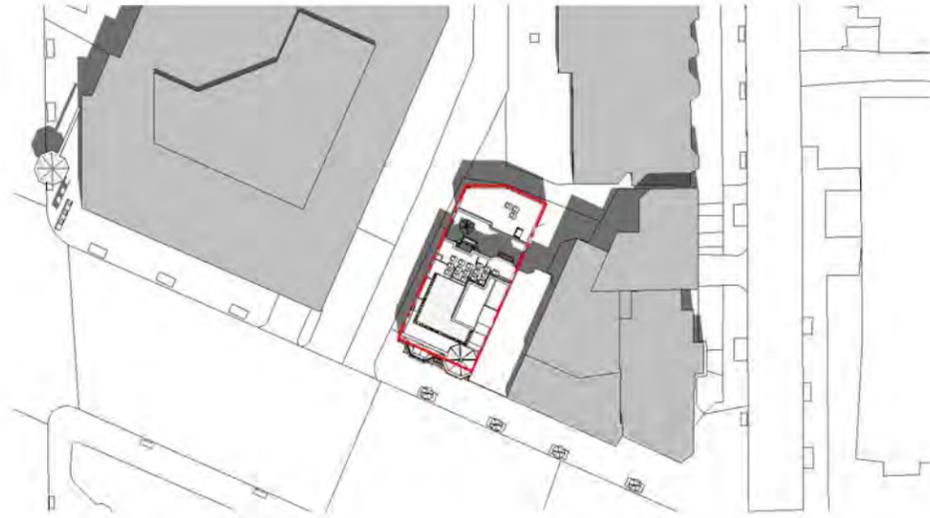


6 Shadow 2 APRIL 4PM
A33 1" = 100'-0"

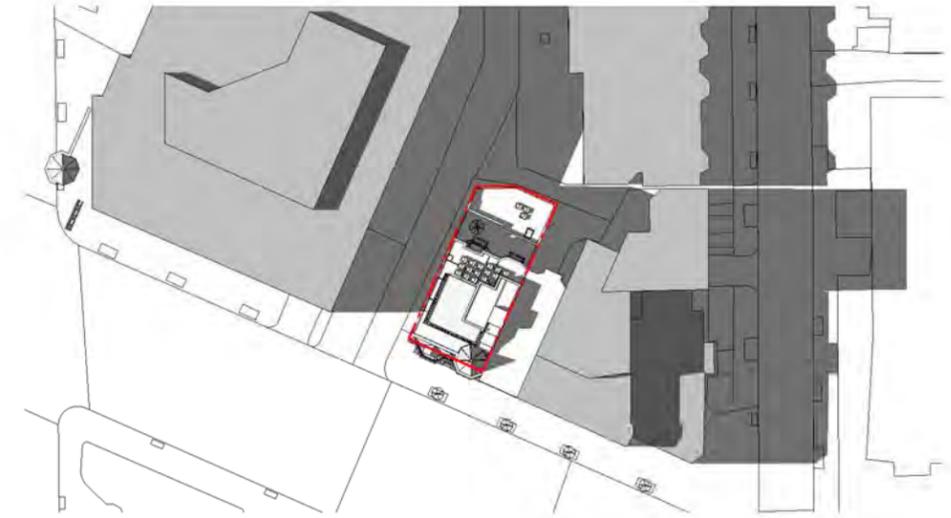




1 Shadow 3 JUNE 8AM
A34 1" = 100'-0"



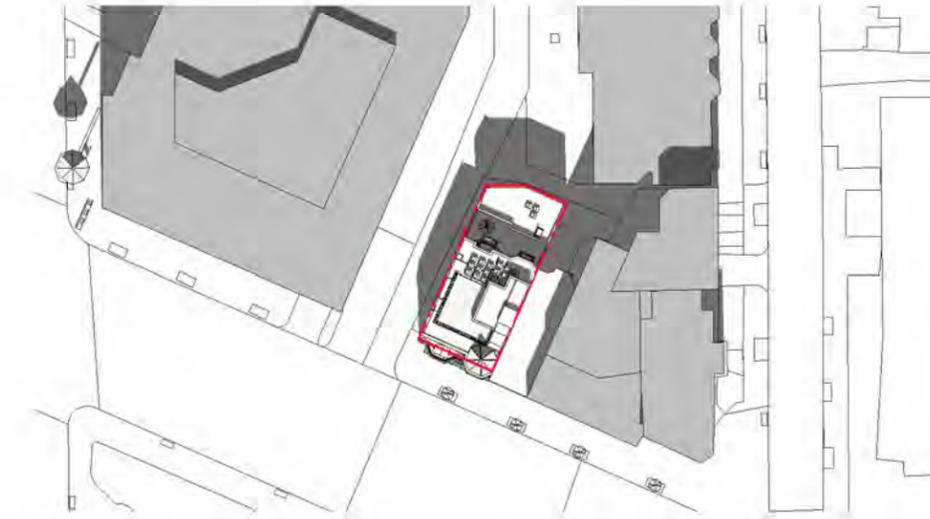
2 Shadow 3 JUNE 12PM
A34 1" = 100'-0"



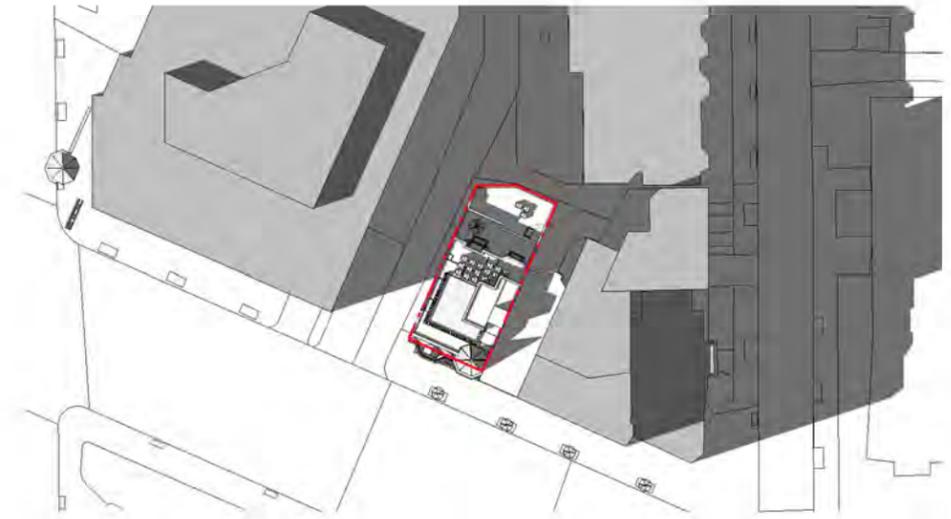
3 Shadow 3 JUNE 4PM
A34 1" = 100'-0"



4 Shadow 4 SEPTEMBER 8AM
A34 1" = 100'-0"



5 Shadow 4 SEPTEMBER 12PM
A34 1" = 100'-0"



6 Shadow 4 SEPTEMBER 4PM
A34 1" = 100'-0"





1
A35

MAY 15th 9AM SHADOW
1" = 80'-0"

2
A35

MAY 9AM 15th SHADOW ONLY WITH ADJACENT BUILDING
1" = 80'-0"

3
A35

MAY 9AM 15th SHADOW ONLY WITH CARRIAGE HOUSE
1" = 80'-0"

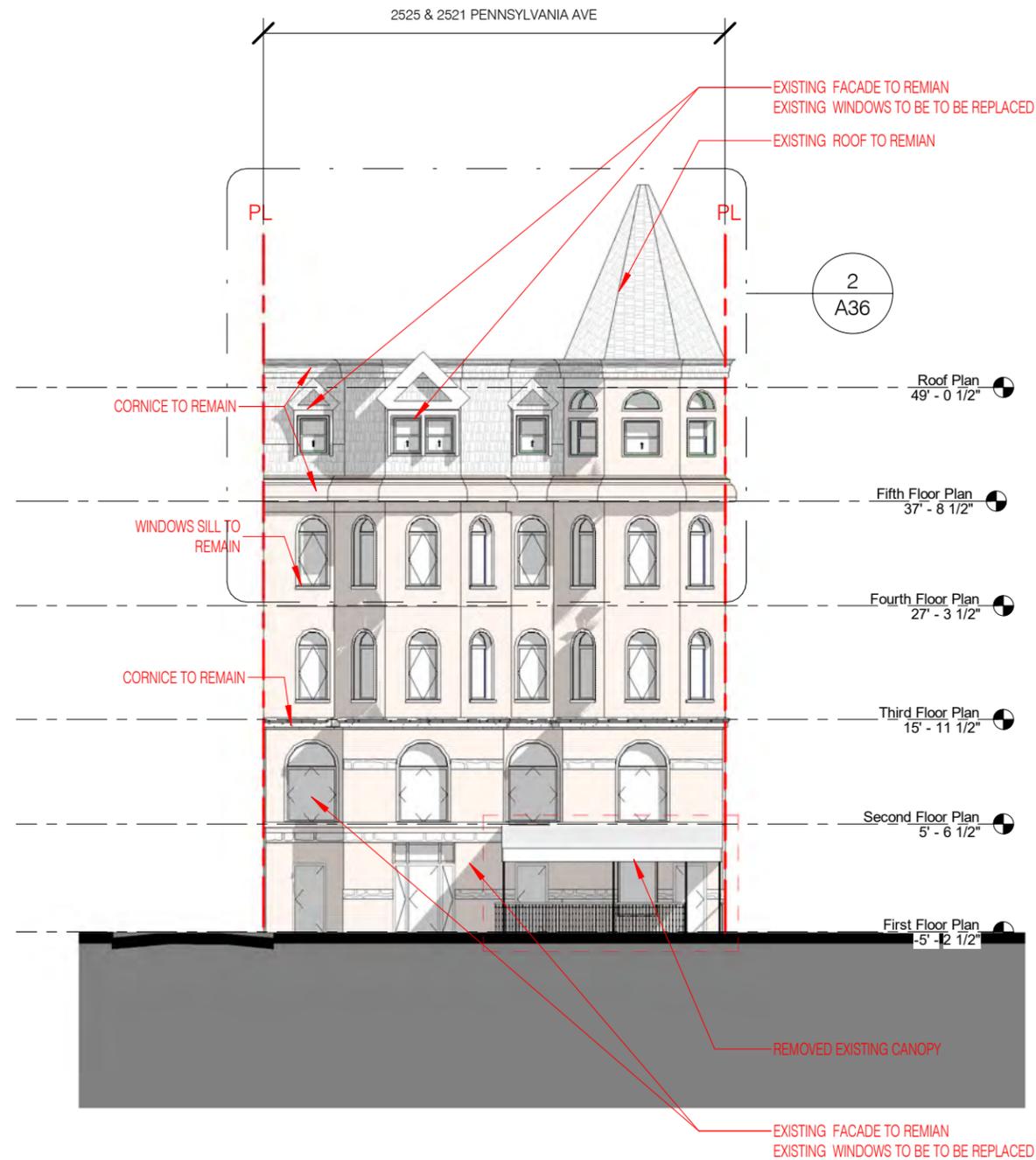
2519-2525 PENNSYLVANIA
AVE NW

2519-2525 Pennsylvania Ave
COPYRIGHT © 2021 PGN ARCHITECTS, PLLC

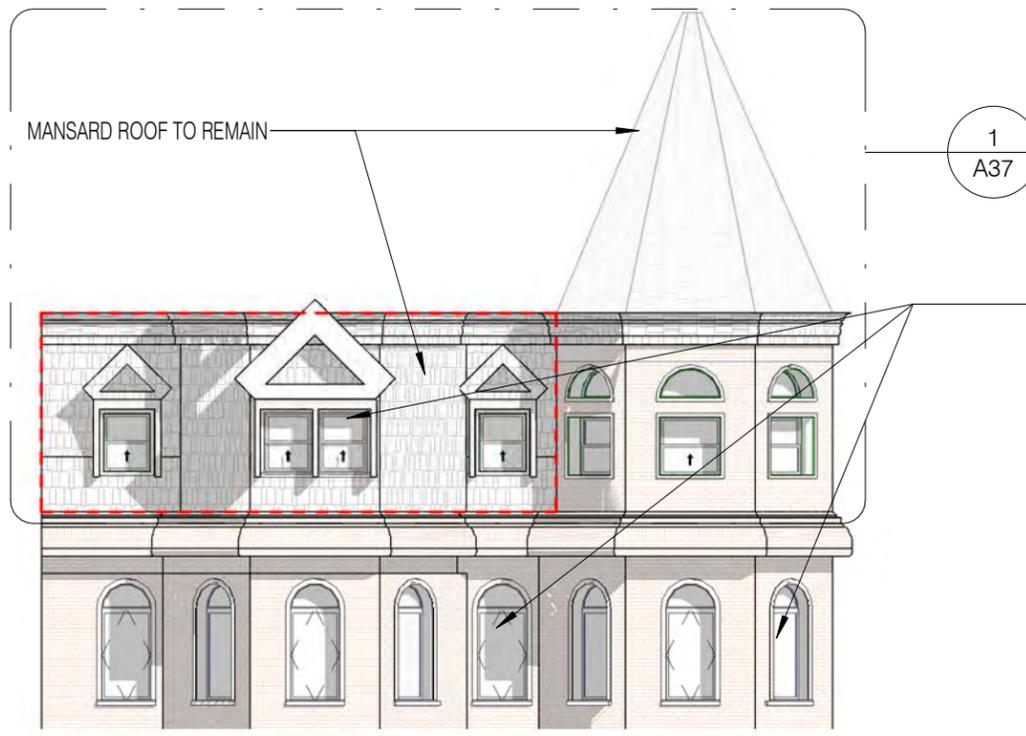
SUN SHADOW STUDY | A35

08/25/2021





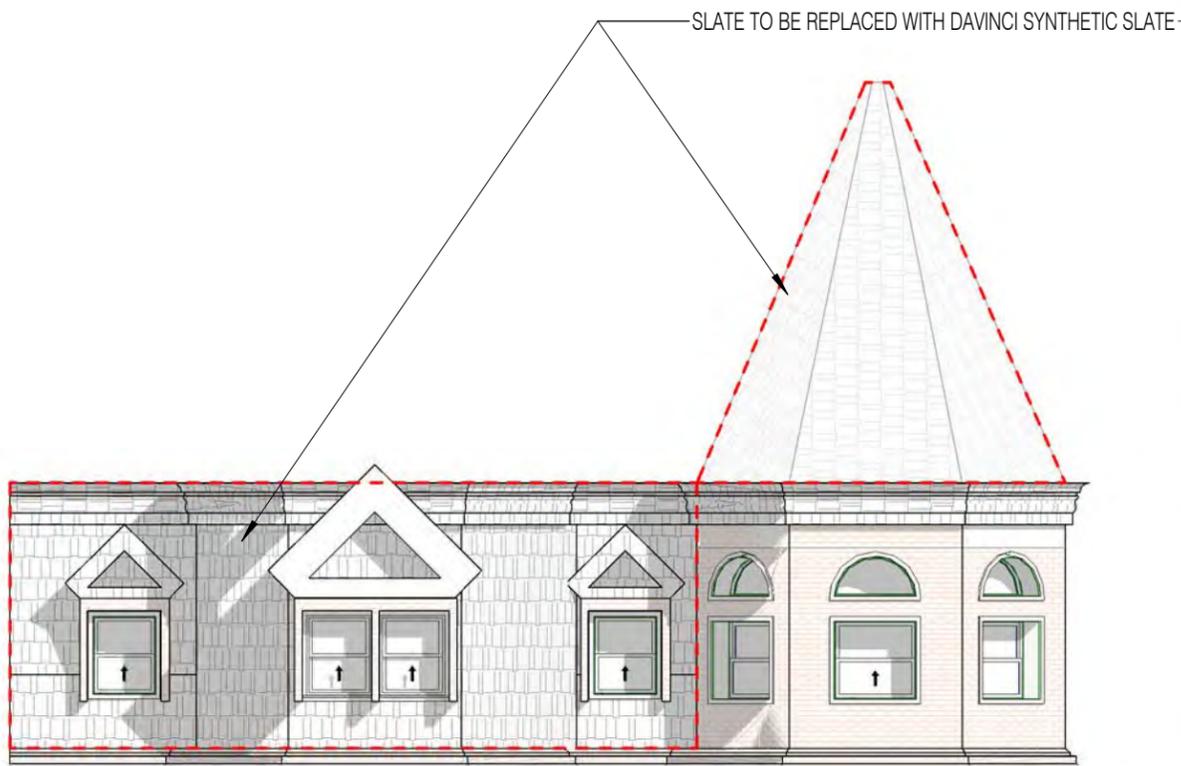
1
A36
PROPOSED NEW ELEVATION PERSERVATION ELEVATION
1/16" = 1'-0"



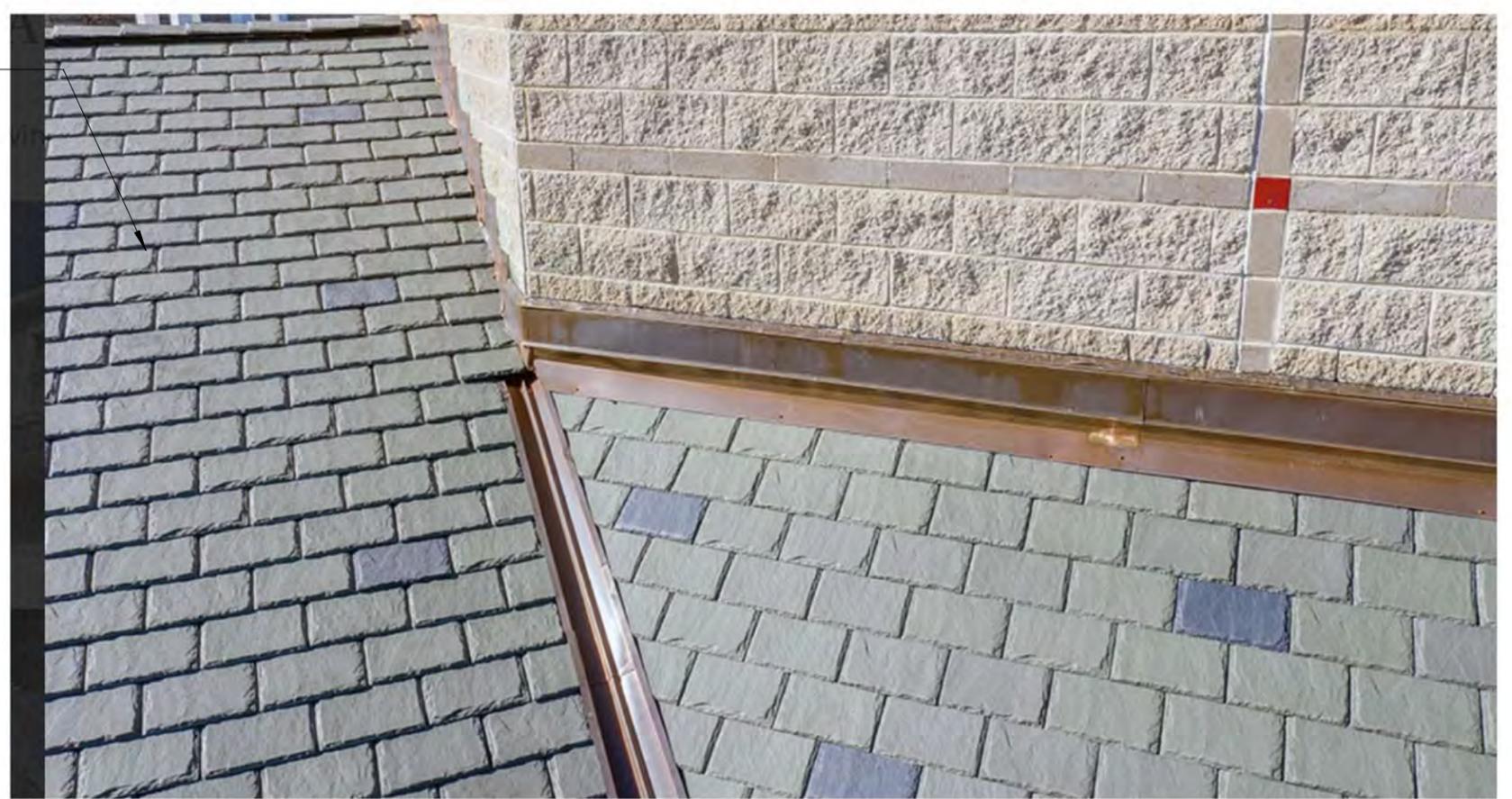
ALL WINDOWS TO BE REPLACED PER EXISTING CONDITIONS WITH SOLID WOOD HISTORICAL AUTHENTIC "TRADITIONAL" PELLA WINDOWS, EXISTING SASH AND BRICK MOLD TO BE REPLICATED WITH WOOD PROFILES TO MATCH

2
A36
ENLARGED WINDOWS ELEVATION
3/32" = 1'-0"

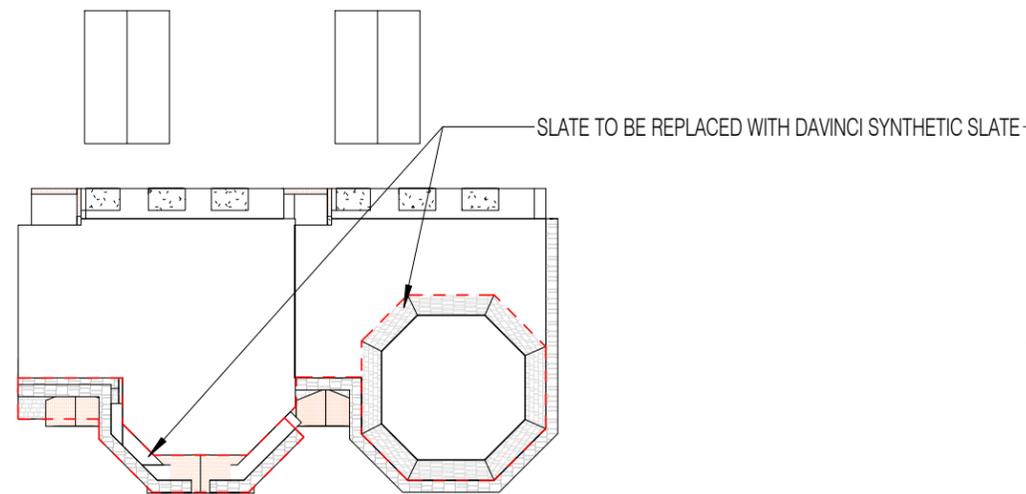
Window Schedule		
Family and Type	Height	Width
PIS_Exterior Window: PIS_36"X60"	5' - 0"	3' - 0"
PIS_Exterior Window: PIS_36"X60": 1		
PIS_Exterior Window: PIS_36"X72"	6' - 0"	3' - 0"
PIS_Exterior Window: PIS_36"X72": 1		
PIS_Exterior Window: PIS_36"X72": 2		
PIS_Exterior Window: PIS_42"X60"	5' - 0"	3' - 6"
PIS_Exterior Window: PIS_42"X60": 1		
PIS_Exterior Window: PIS_42"X60": 2		
PIS_Exterior Window: PIS_42"X60": 3		
PIS_Exterior Window: PIS_42"X72"	6' - 0"	3' - 6"
PIS_Exterior Window: PIS_42"X72": 1		
PIS_Exterior Window: PIS_42"X72": 2		
PIS_Exterior Window: PIS_42"X72": 3		
PIS_M_Window-Awning-Single: PIS_42"X54"	4' - 2"	2' - 10"
PIS_M_Window-Awning-Single: PIS_42"X54": 1		
PIS_M_Window-Awning-Single: PIS_42"X54": 2		
PIS_M_Window-Awning-Single: PIS_42"X54": 3		
PIS_M_Window-Casement-Double-Roundtop: PIS_36"X84"	5' - 4"	3' - 0"
PIS_M_Window-Casement-Double-Roundtop: PIS_36"X84": 1		
PIS_M_Window-Casement-Double-Roundtop: PIS_36"X84": 2		
PIS_M_Window-Casement-Double-Roundtop: PIS_36"X84": 3		
PIS_M_Window-Casement-Double-Roundtop: PIS_36"X84": 4		
PIS_M_Window-Casement-Double-Roundtop: PIS_36"X84": 5		
PIS_M_Window-Casement-Double-Roundtop: PIS_36"X84": 6		
PIS_M_Window-Casement-Double-Roundtop: PIS_36"X84": 7		
PIS_M_Window-Casement-Double-Roundtop: PIS_36"X84": 8		
PIS_M_Window-Casement-Double-Roundtop: PIS_66"X60"	5' - 6"	5' - 0"
PIS_M_Window-Casement-Double-Roundtop: PIS_66"X60": 1		
PIS_M_Window-Casement-Double-Roundtop: PIS_66"X60": 2		
PIS_M_Window-Fixed-Half-Round: PIS_44"X44"	1' - 10"	3' - 8"
PIS_M_Window-Fixed-Half-Round: PIS_44"X44": 1		
PIS_M_Window-Fixed-Half-Round: PIS_44"X44": 2		
PIS_M_Window-Fixed-Half-Round: PIS_44"X44": 3		
PIS_M_Window-Single-Hung: PIS_34"X42"	3' - 6"	2' - 10"
PIS_M_Window-Single-Hung: PIS_34"X42": 1		
PIS_M_Window-Single-Hung: PIS_44"X42"	3' - 6"	3' - 8"
PIS_M_Window-Single-Hung: PIS_44"X42": 1		
PIS_M_Window-Single-Hung: PIS_44"X42": 2		
PIS_M_Window-Single-Hung: PIS_44"X42": 3		
PIS_Win_Fixed: PIS_Window_Fixed 33X52	2' - 9"	4' - 4"
PIS_Win_Fixed: PIS_Window_Fixed 33X52: 1		
PIS_Win_Fixed: PIS_Window_Fixed 74X48	6' - 2"	4' - 0"
PIS_Win_Fixed: PIS_Window_Fixed 74X48: 1		
Grand total: 31		



1 ENLARGED PRESERVATION ROOF ELEVATION
A37 1/8" = 1'-0"



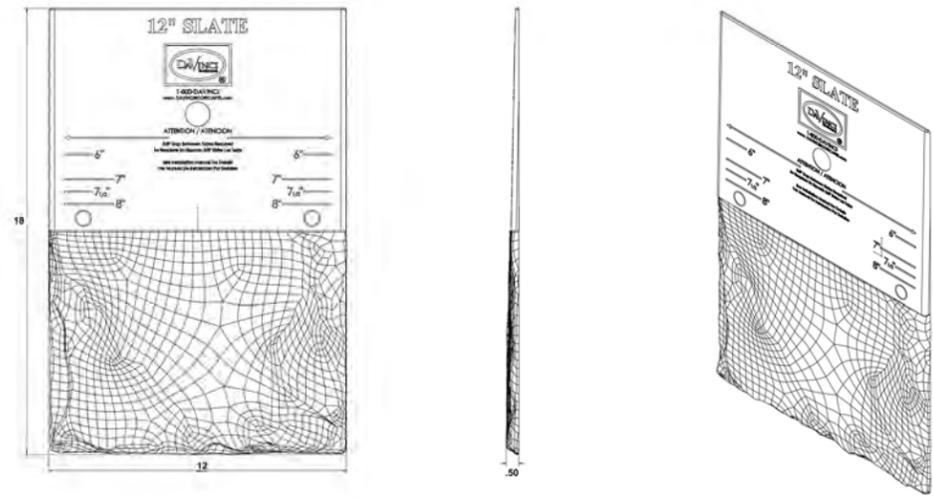
3. DAVINCI SYNTHETIC SLATE



2 ROOF EXISTING PLAN
A37 1/16" = 1'-0"



4. DAVINCI SYNTHETIC SLATE ENLARGED



MULTI WIDTH SLATE 12" FIELD TILE
SCALE: NTS
1-800-328-4624
www.davinciroofscapes.com

5. DAVINCI SYNTHETIC SLATE DETAIL INFORMATION