



Above ground storage tank located in basement – proposed to be removed per Phase 1 Environmental Site Assessment Report



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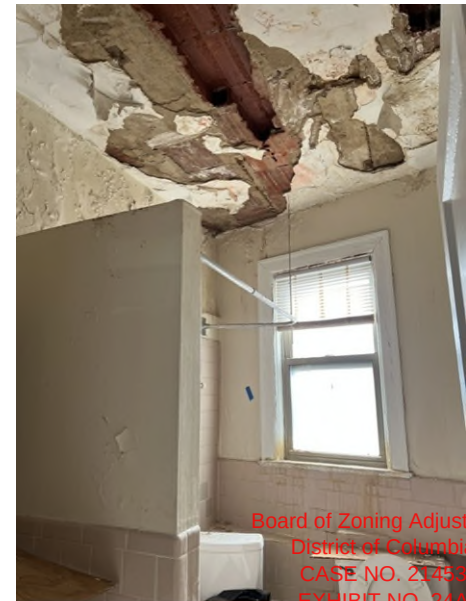
Interior water damage in unit



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Interior water damage in unit

Board of Zoning Adjustment
District of Columbia
CASE NO. 21453
EXHIBIT NO. 24A



Deteriorating roof system – proposed complete roof replacement to address current water intrusion into 5th floor



Severely rusted gutters – proposed to be replaced



Deteriorated skylight



Deteriorated skylight



Severely rusted downspouts



Poorly maintained and neglected exterior façade with significant overgrowth



Dated and uninviting entry – proposed updated entry with new awning



Poorly maintained historic façade with significant overgrowth



Poorly maintained historic façade with significant overgrowth



Poorly maintained historic façade with exposed and unsecure cable wires



Rusting resident mailbox



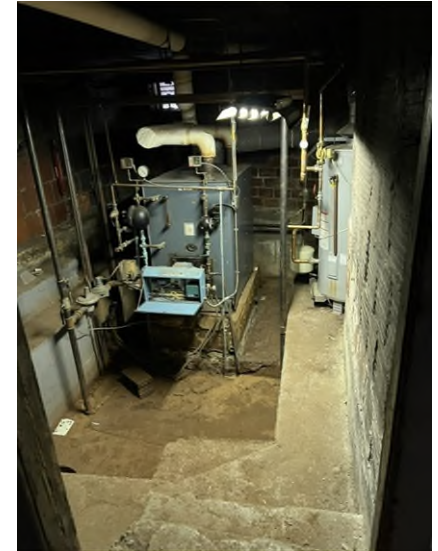
Deteriorated cellar condition



Dated and undersized electric/metering system – proposed full update and replacement with new, efficient and sustainable green electrical system



Dated and undersized electrical breaker panel – proposed full replacement with new, efficient and sustainable green electrical system



Dated gas furnace heating system – proposed replacement with modern, energy efficient HVAC system



Extremely dated elevator system – proposed full system update



Extremely dated elevator system – proposed full system update



Extremely dated elevator system – proposed full system update



Dated building entry



Dated interior corridors



Dated interiors with window unit AC and furnace radiator heat – proposed full replacement with modern, energy efficient HVAC system



Dated unit doors and security features



Dilapidated unit conditions with window unit AC and furnace radiator heat – proposed full replacement with modern, energy efficient HVAC system



Dated kitchen and finishes with gas range – proposed unit updates with all-new finishes and sustainable green appliances



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