

2519-2525 PENNSYLVANIA AVE
 Architectural Design Package
 03/23/2021



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RENDERING | A01
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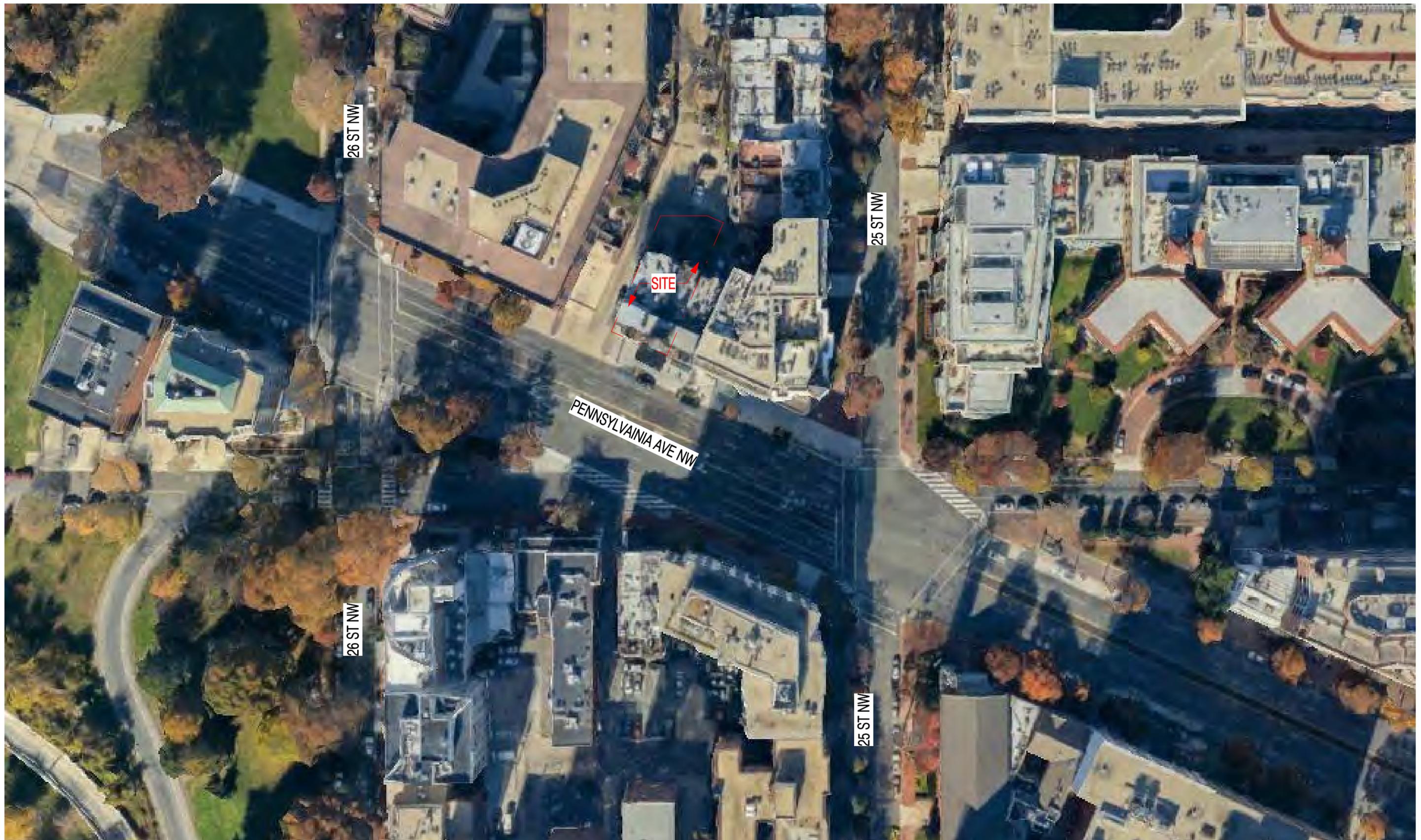


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VEGINITY AERIAL MAP | A02

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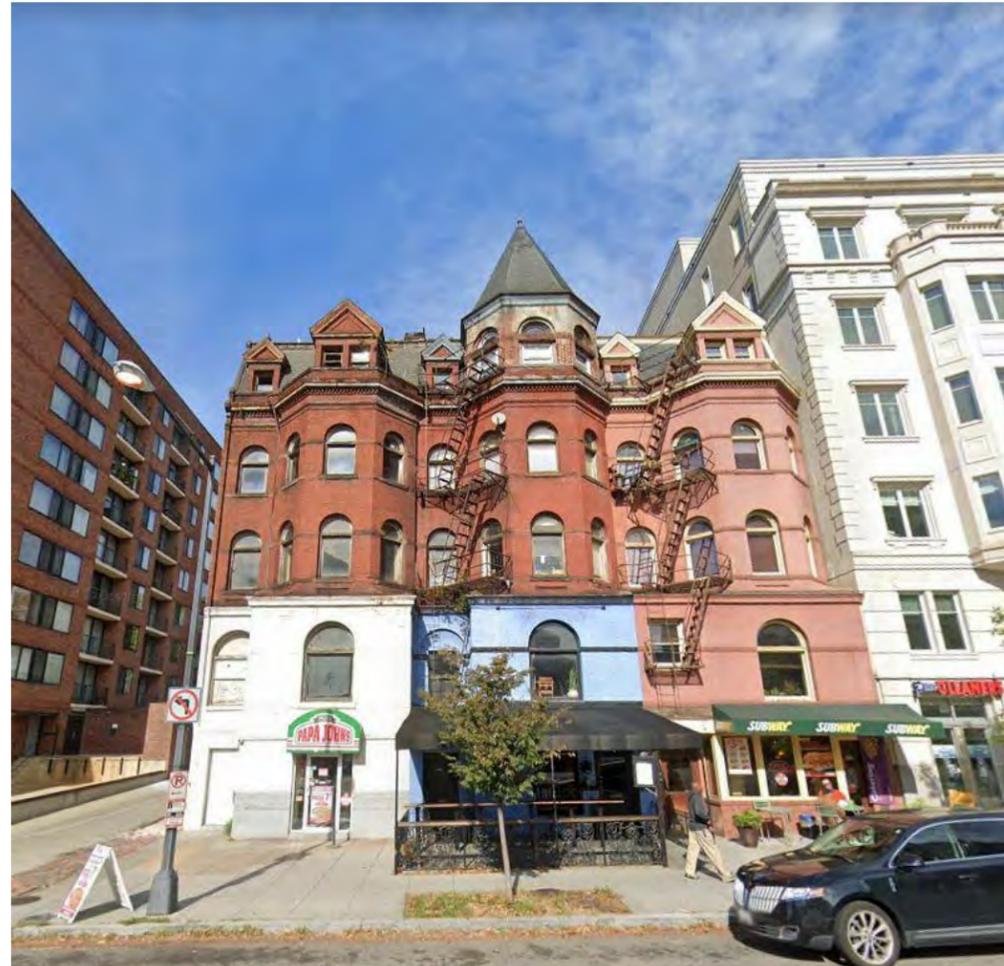
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PERSPECTIVE AERIAL MAPS | A02A

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SITE CONTEXT PHOTOS | A03

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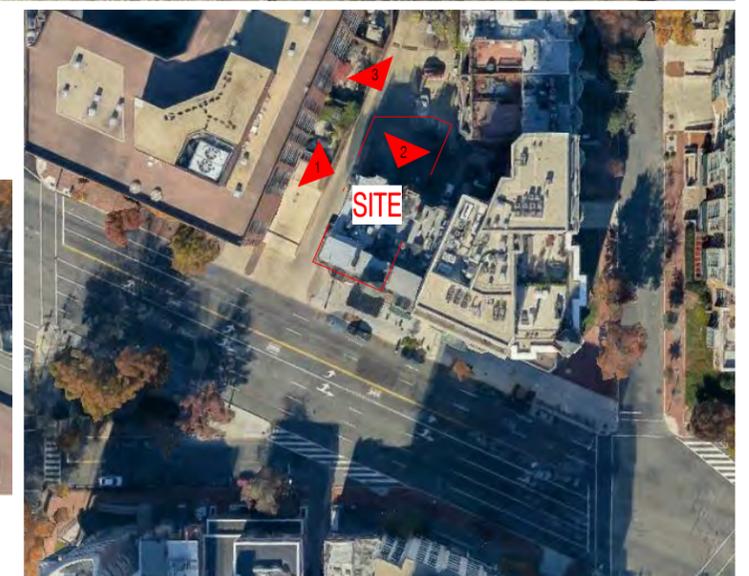
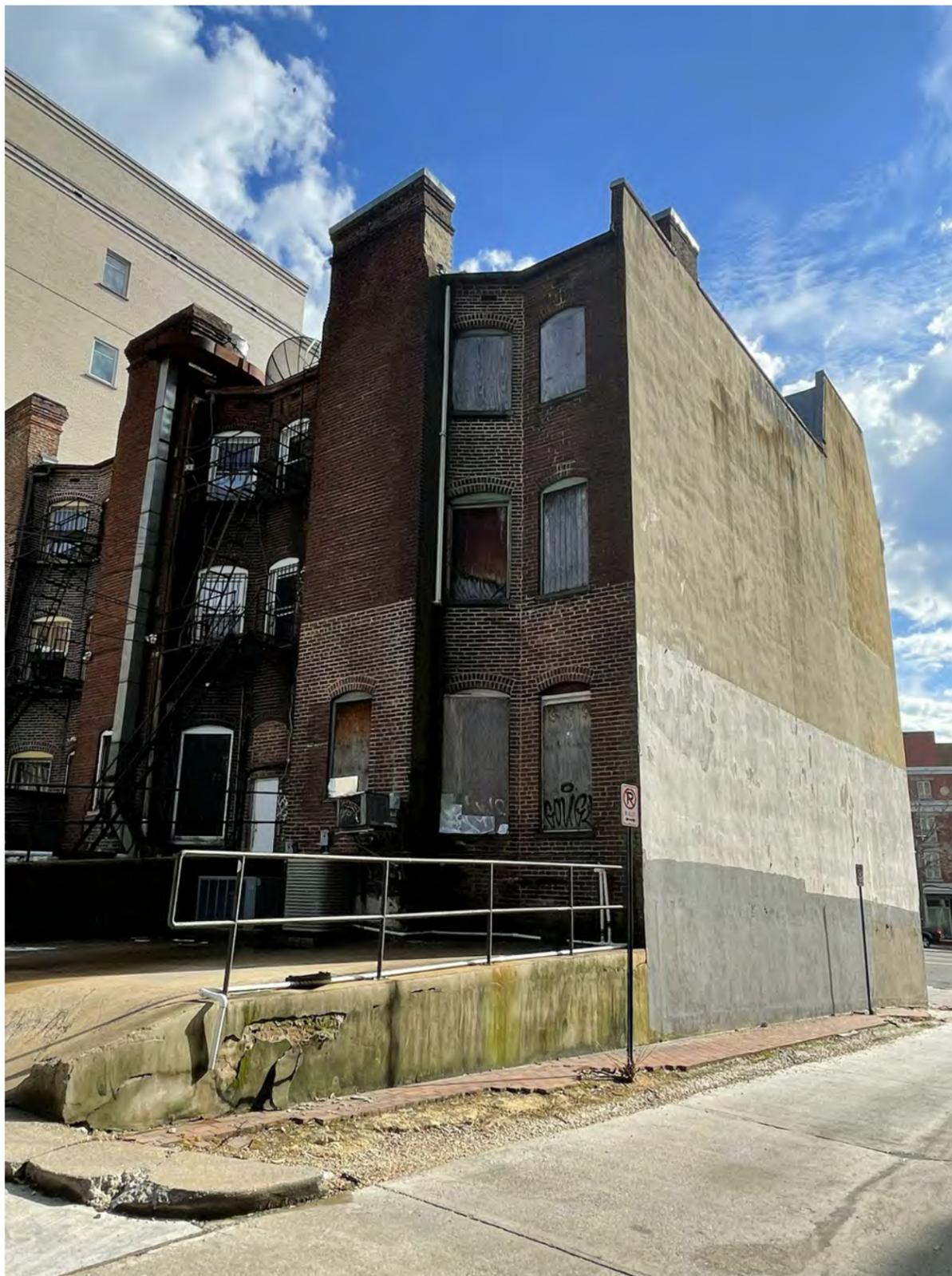
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SITE CONTEXT PHOTOS | A03A

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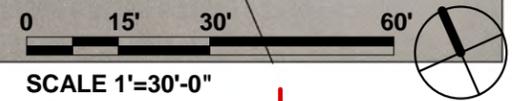
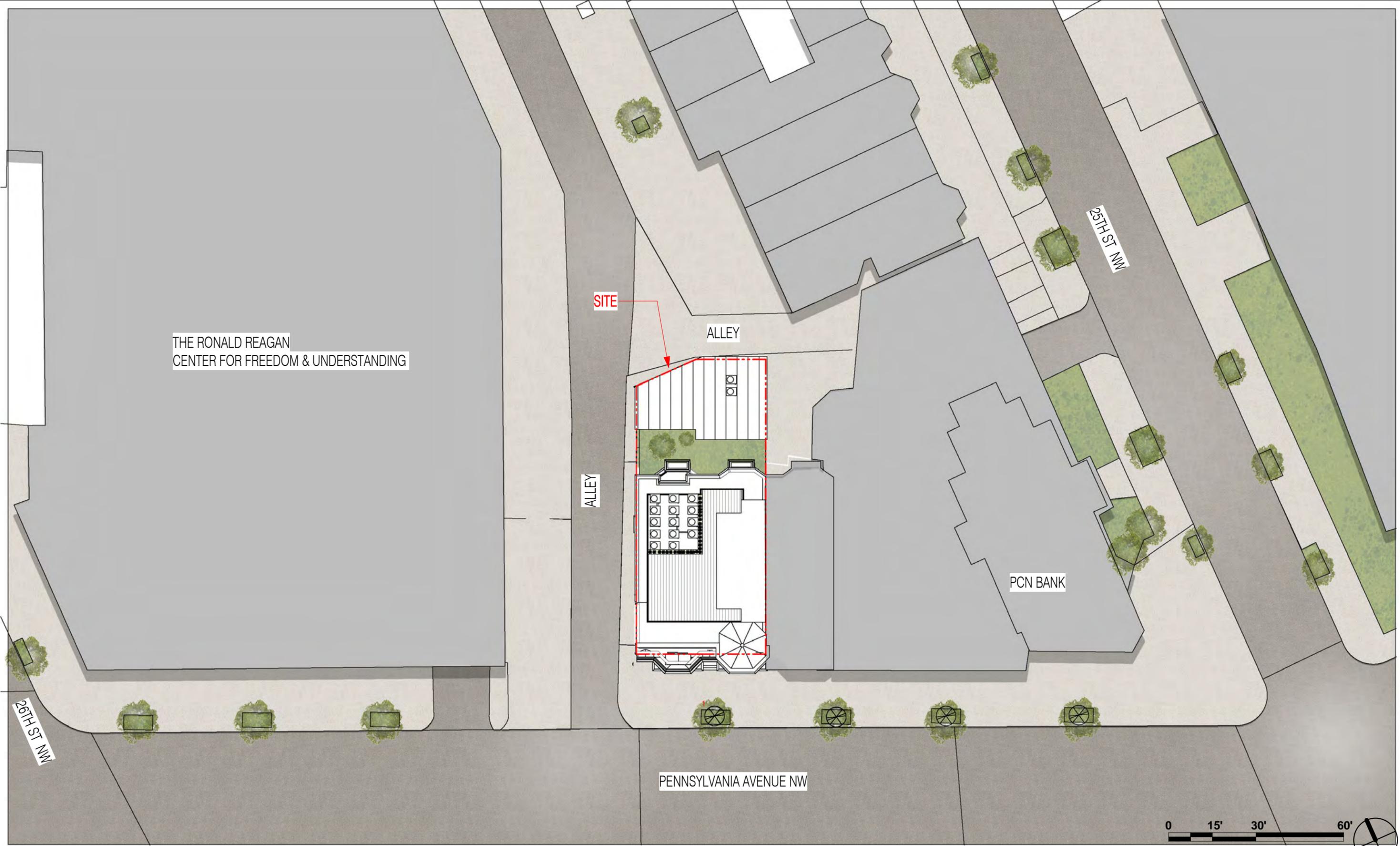
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SITE CONTEXT PHOTOS | A03B

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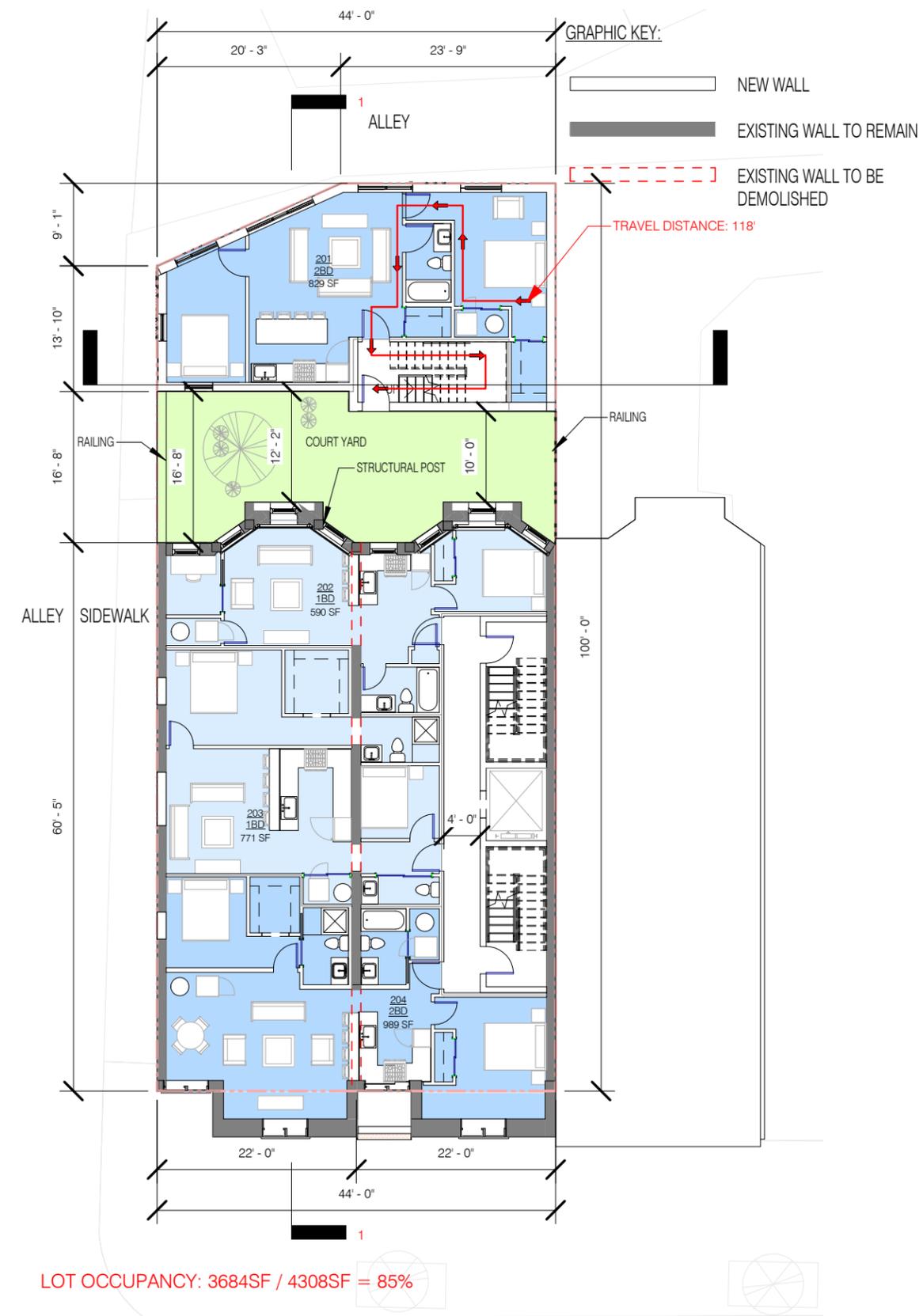
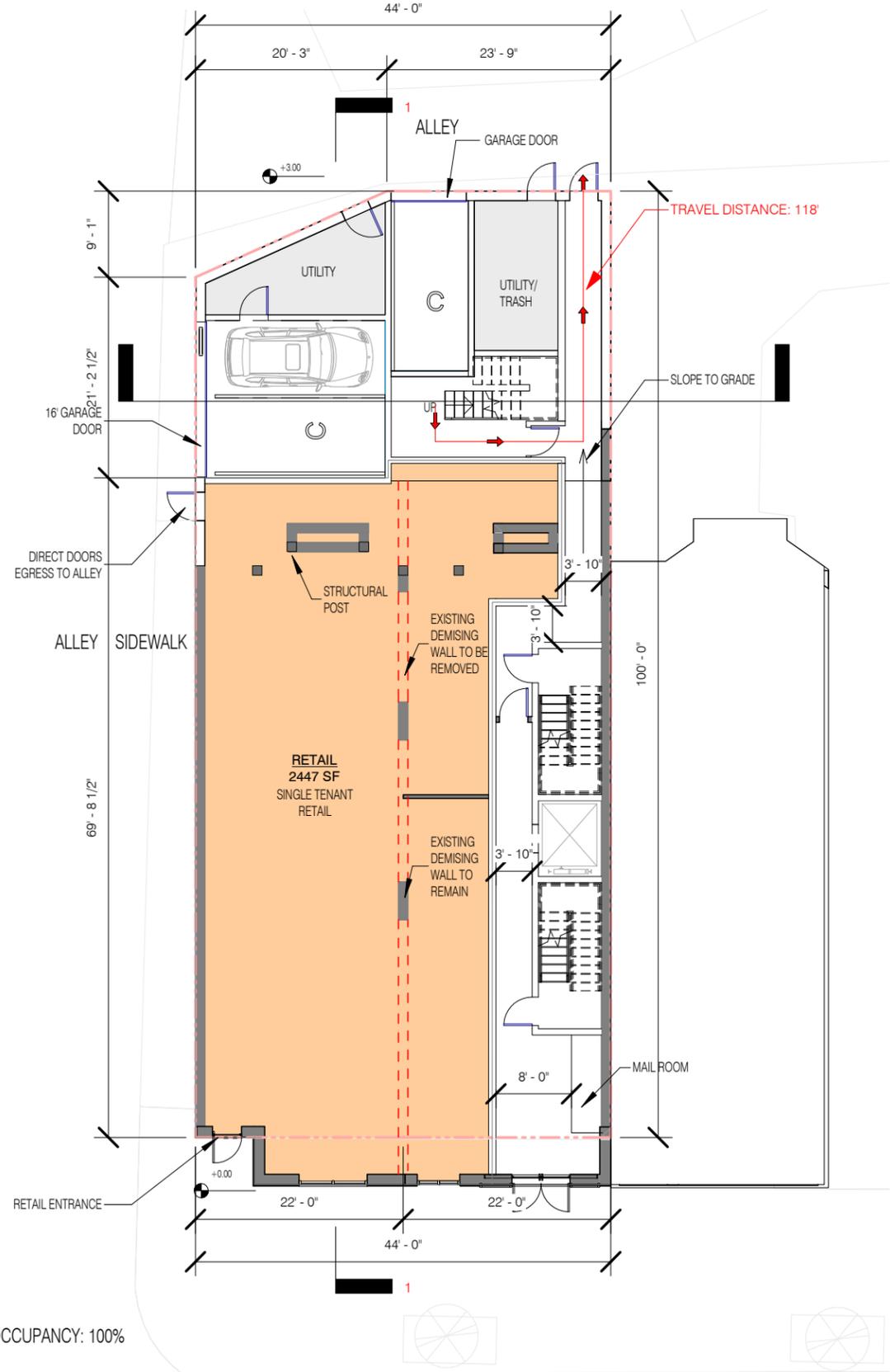
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SCALE 1"=30'-0"
SITE PLAN | A04

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GRAPHIC KEY:

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

① **FIRST FLOOR**
1/16" = 1'-0"

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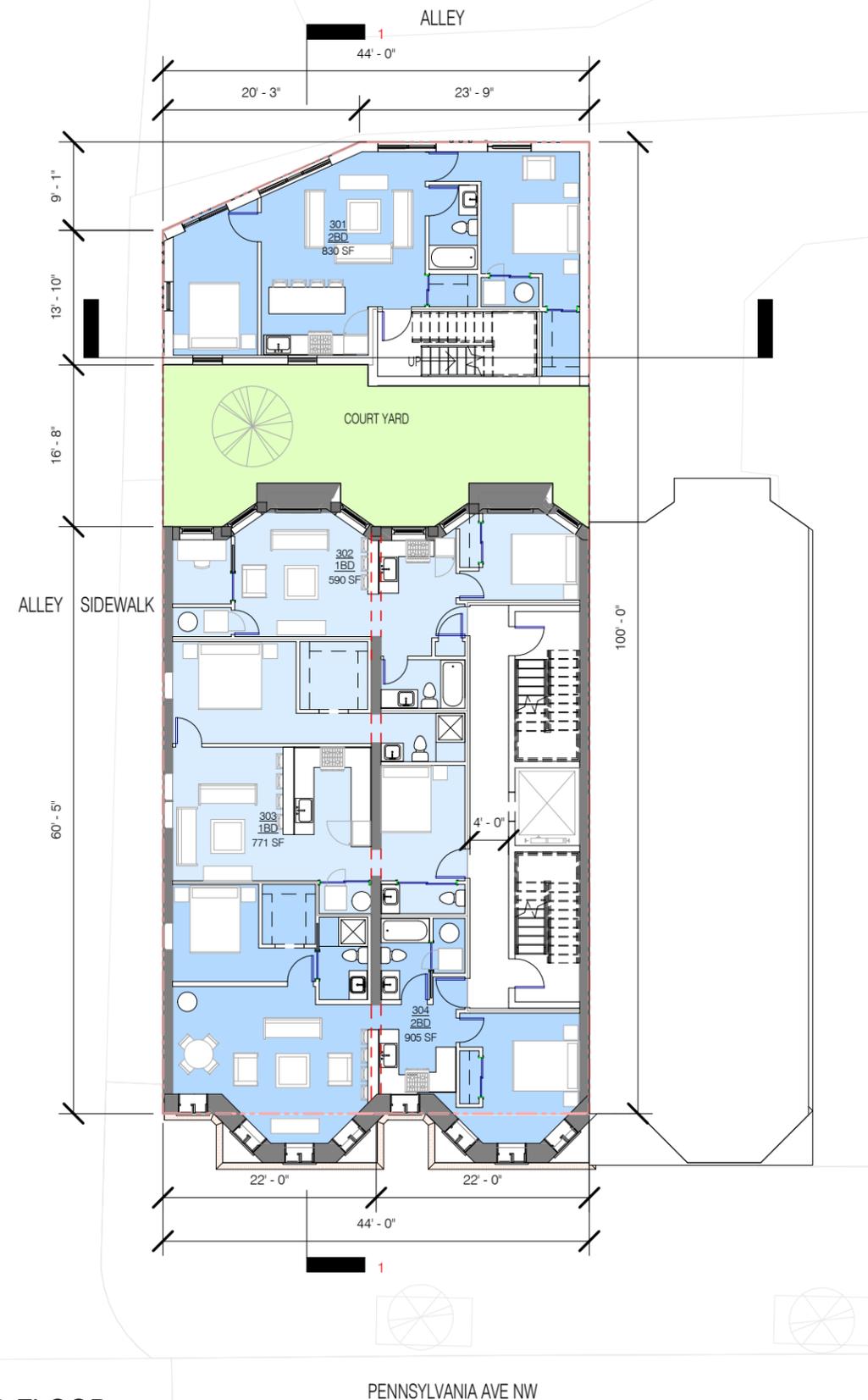
② **SECOND FLOOR**
1/16" = 1'-0"



FLOOR PLAN A04A

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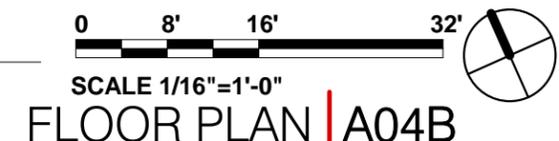
① THIRD FLOOR
1/16" = 1'-0"

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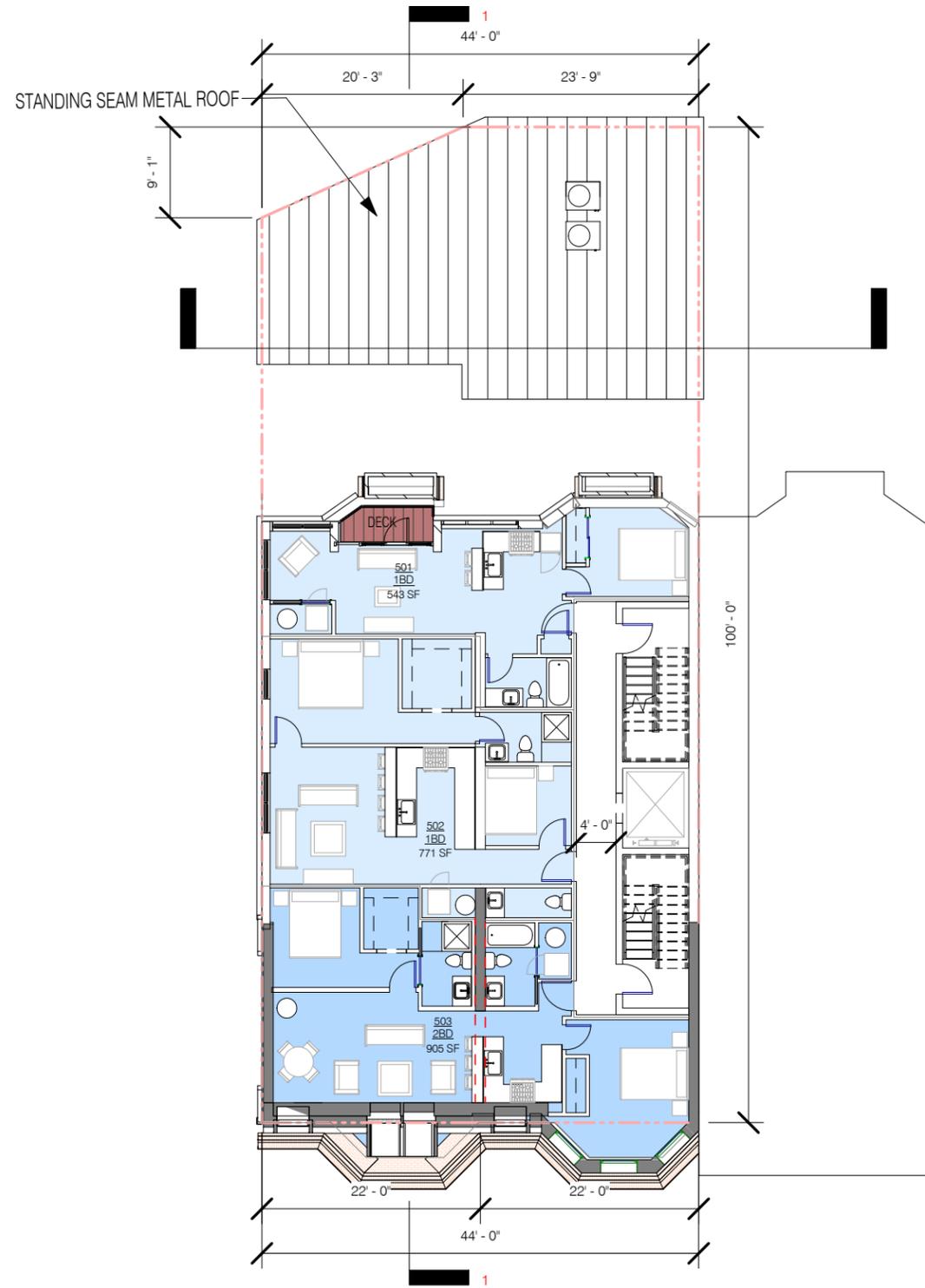
② FOURTH FLOOR
1/16" = 1'-0"



FLOOR PLAN | A04B

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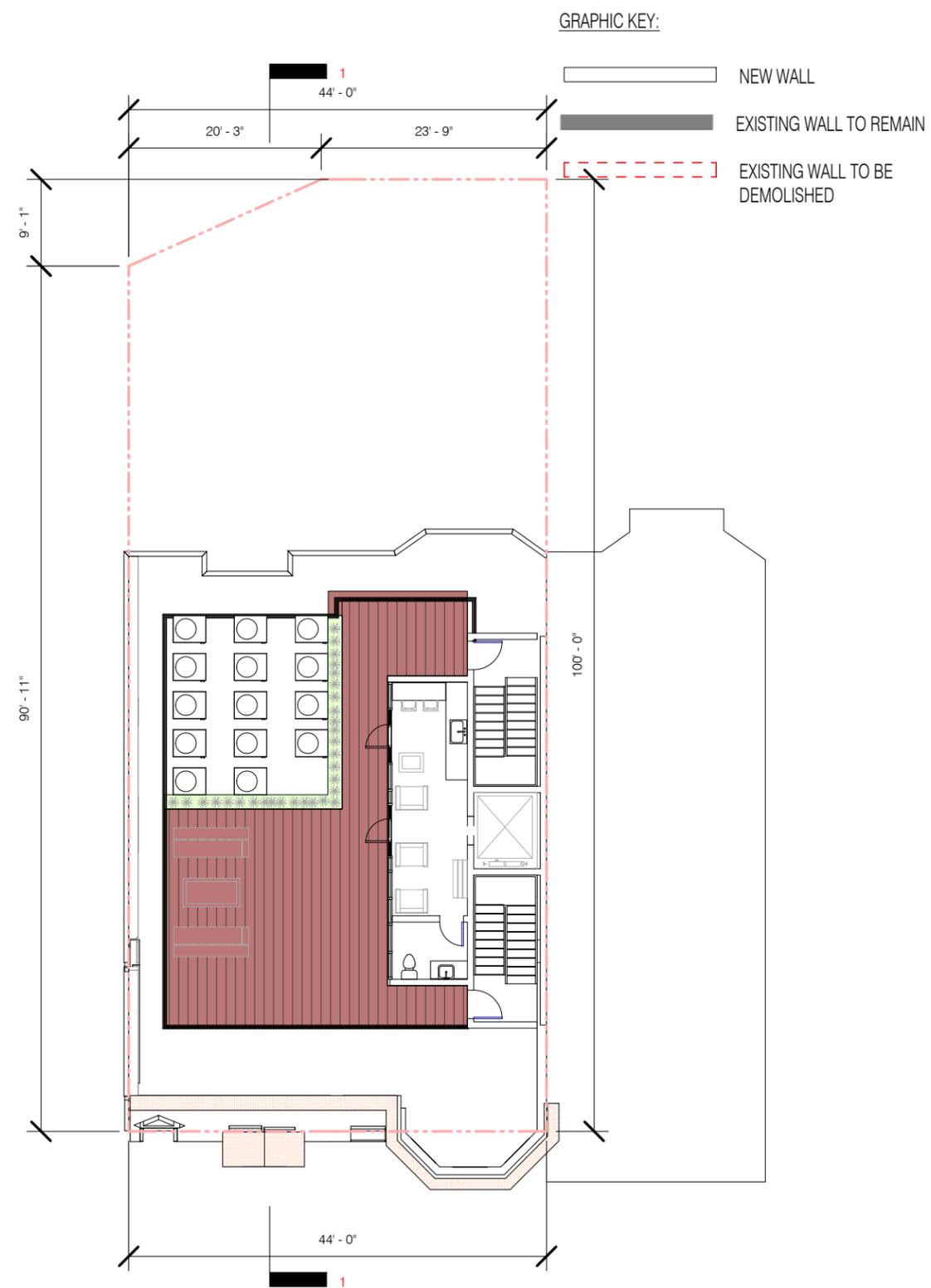




① FIFTH FLOOR
1/16" = 1'-0"

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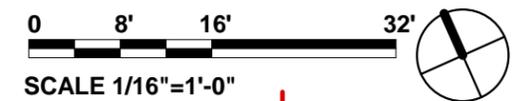
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GRAPHIC KEY:

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

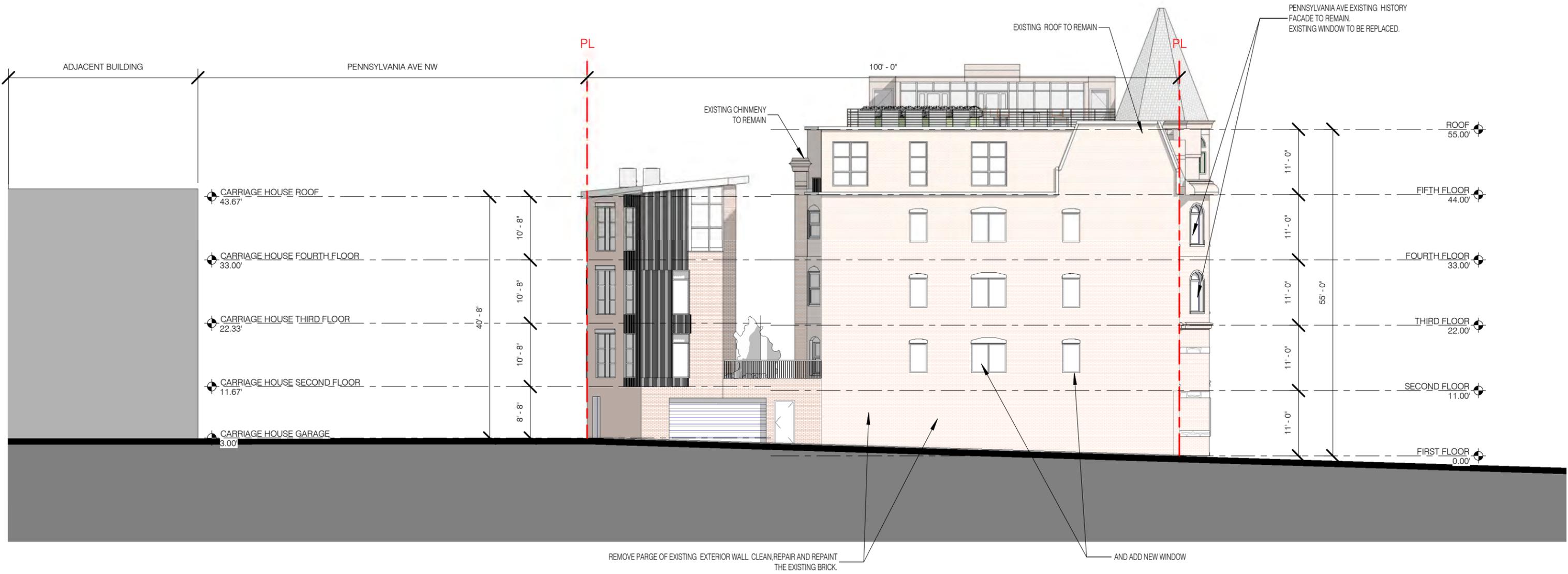
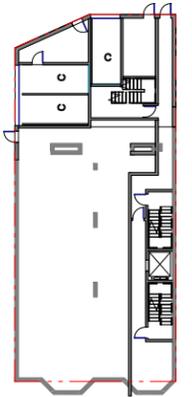
② ROOF
1/16" = 1'-0"



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

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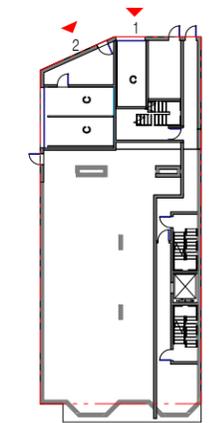
1 WEST ELEVATION
1/16" = 1'-0"

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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"

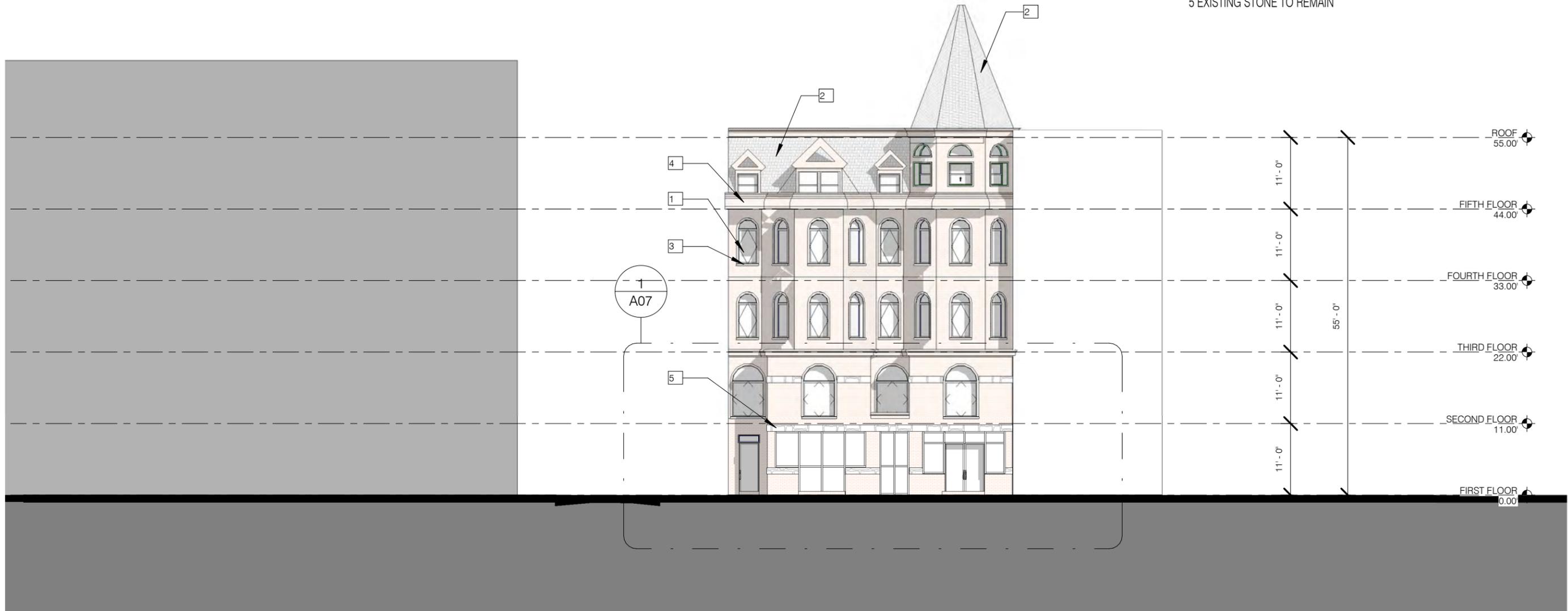
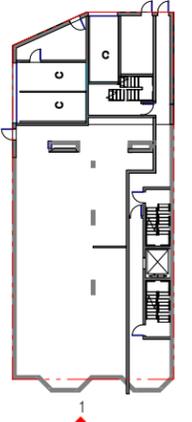
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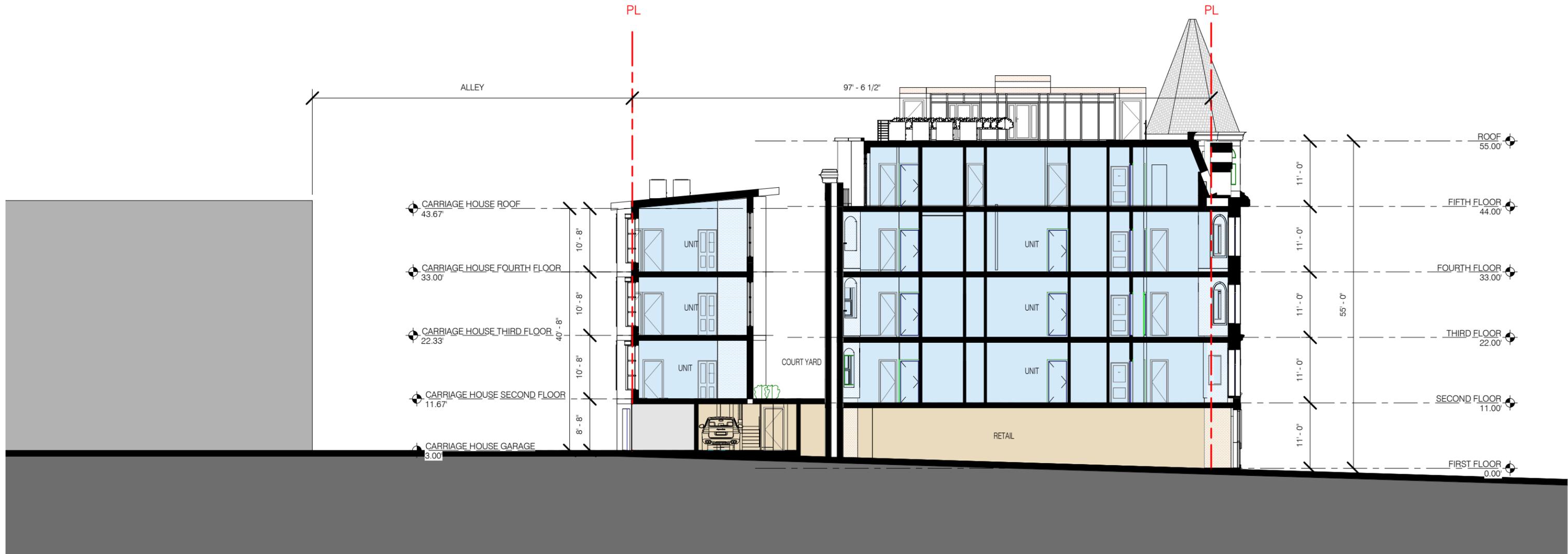
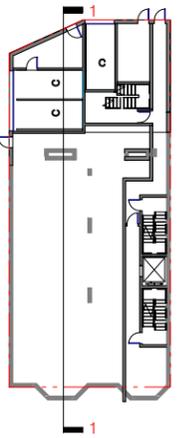
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ELEVATION | A05B
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- NOTES:
 1 NEW WINDOWS TO MATCH EXISTING OPENING.
 2 SHINGLE ROOF TO REMAIN
 3 EXISTING WINDOW SILL TO REMAIN
 4 EXISTING CORNICE TO REMAIN
 5 EXISTING STONE TO REMAIN





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BUILDING SECTION | A06

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1 PENNSYLVANIA AVE PROPOSED
ELEVATION
3/16" = 1'-0"

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ENLARGED ELEVATION | A07

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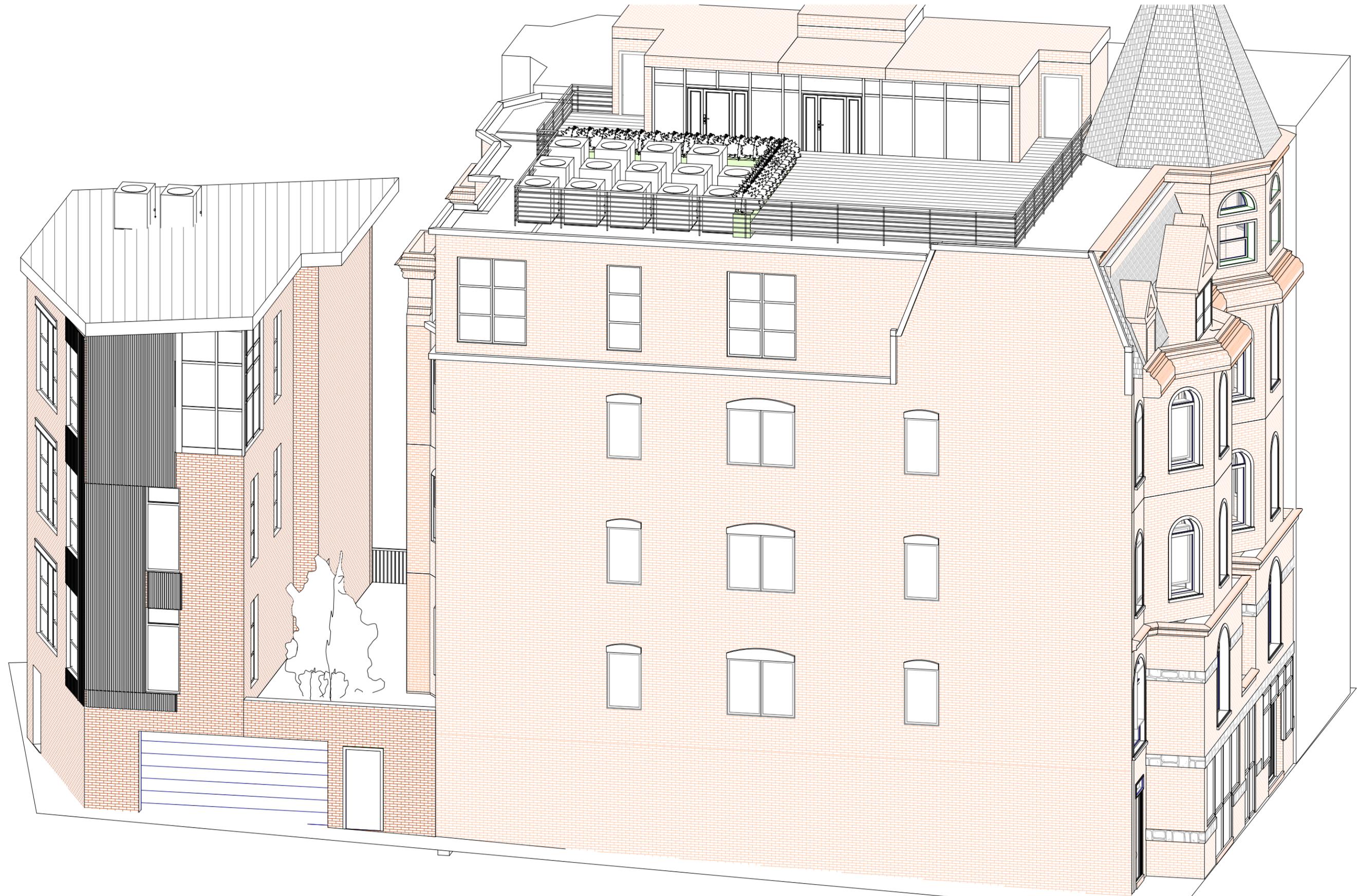
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AXON VIEW | A09

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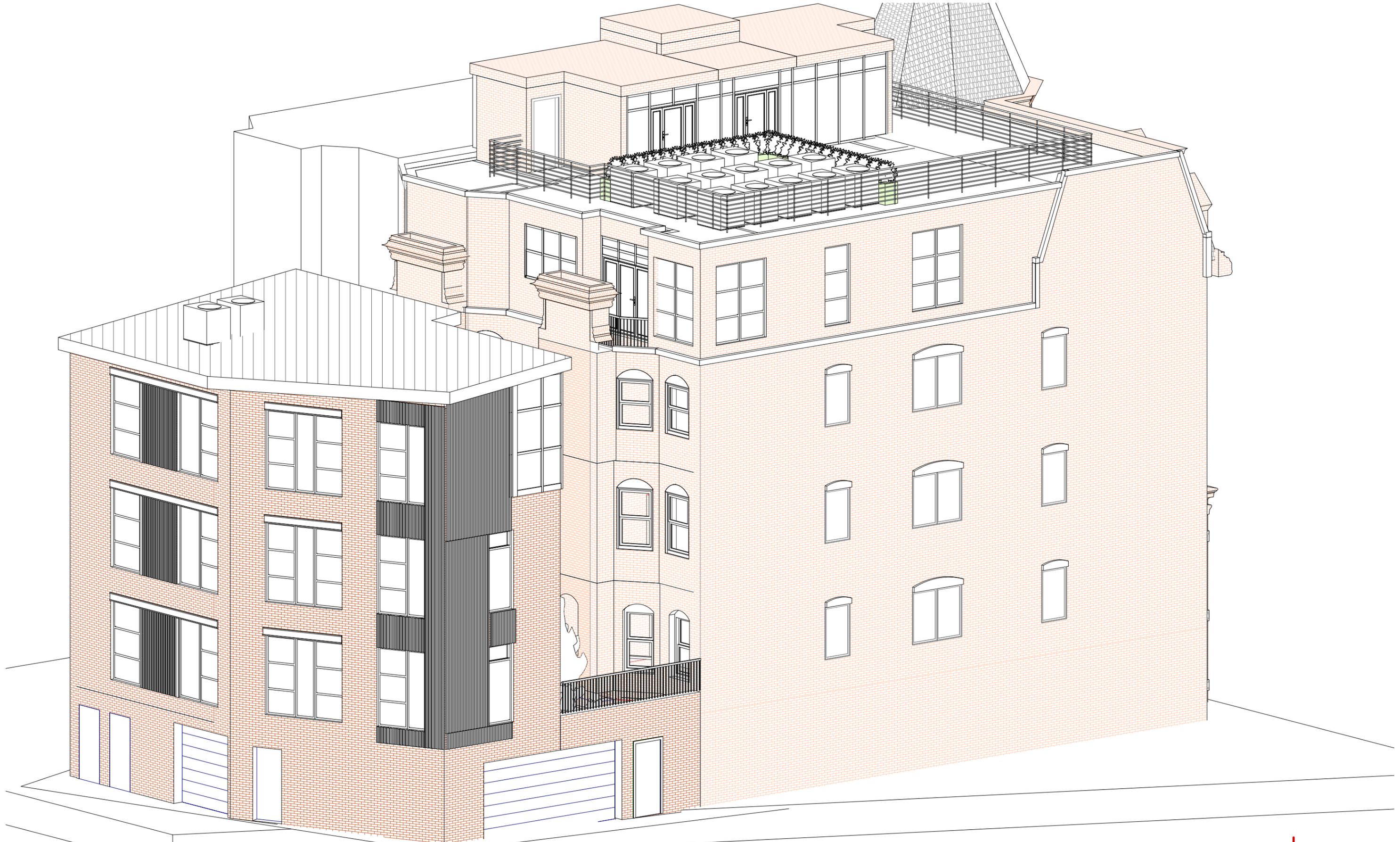
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AXON VIEW COURTYARD | A10

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AXON VIEW | A11
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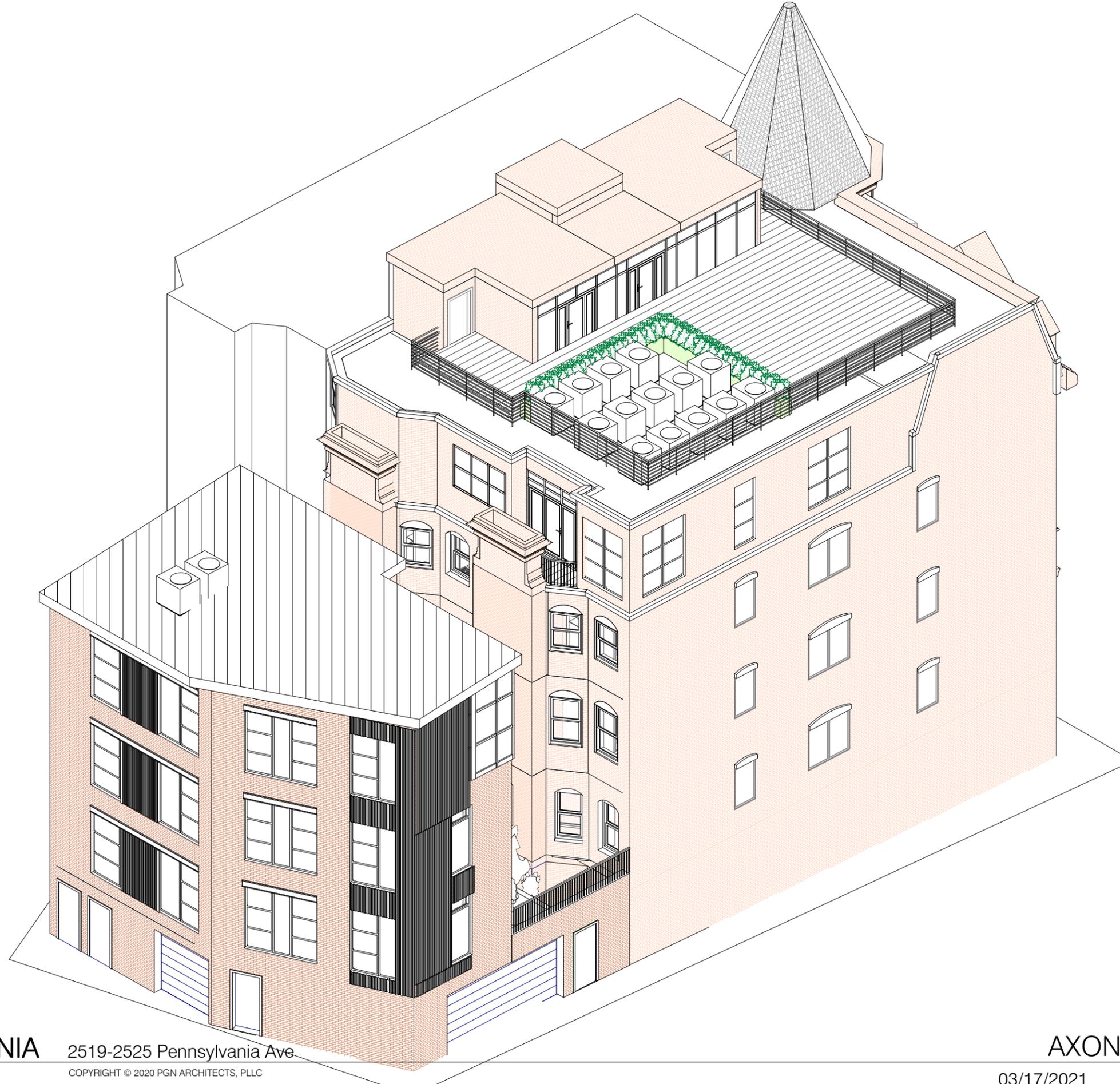
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AXON VIEW | A12

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AXON VIEW | A13
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PERSPECTIVE | A14
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PERSPECTIVE | A15
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PERSPECTIVE | A16
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PERSPECTIVE | A17
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PERSPECTIVE | A18
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PERSPECTIVE | A19
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PERSPECTIVE | A24
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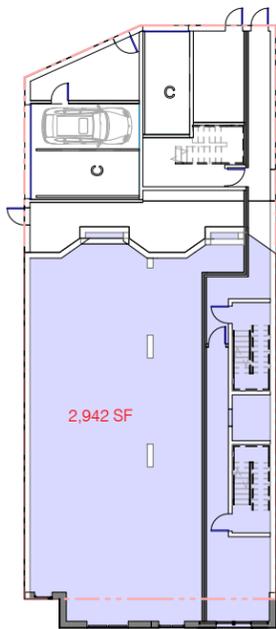
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PERSPECTIVE | A25
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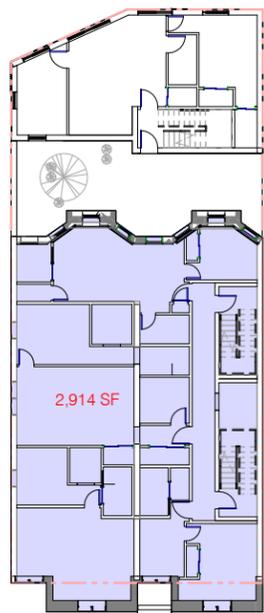
1. Unit Matrix										
2519-2525 Pennsylvania Ave EXISTING HOUSE										
LEVEL	UNIT 201-401	UNIT 202-502	UNIT 203-503	UNIT 204-504	Unit Net SF (Area)	# of units	Retail	Total Net SF (Area)	Floor Area (Gross SF)	Efficiency %
1st Floor(EXISTING+CARRIAGE)					351		2,447	2,798	4,497	62%
2nd Floor		590	771	989	2350	3		2,350	2,914	81%
3rd Floor		590	771	905	2266	3		2,266	2,880	79%
4th Floor		590	771	905	2266	3		2,266	2,880	79%
5th Floor		543	771	905	2219	3		2,219	2,790	80%
Total Unit SF		2313	3084	3704	9101	12		11,899	15,961	75%
Average SF					758					

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										
Total Unit SF	2489				2489	3		2,489	2,901	86%
Average SF					830					



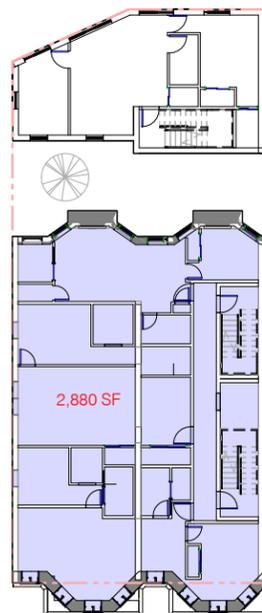
EXISTING AREA: 2,942 SF

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



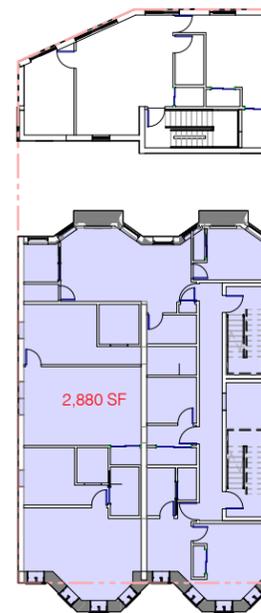
EXISTING AREA: 2,914 SF

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



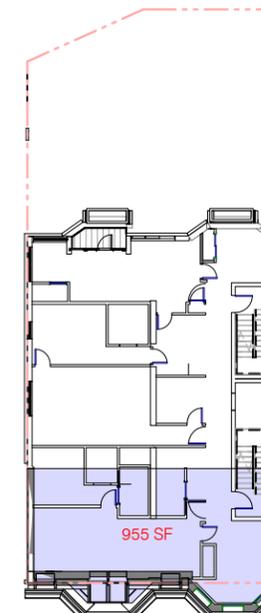
EXISTING AREA: 2,880 SF

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



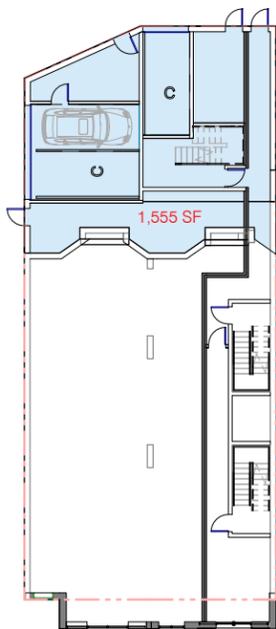
EXISTING AREA: 2,880 SF

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



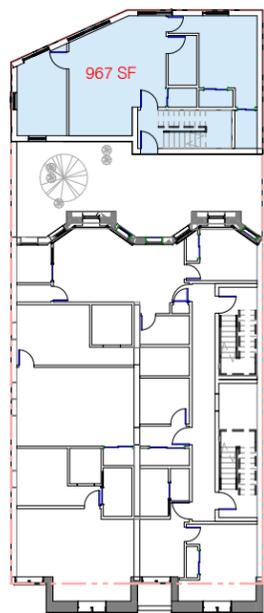
EXISTING AREA: 955 SF

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



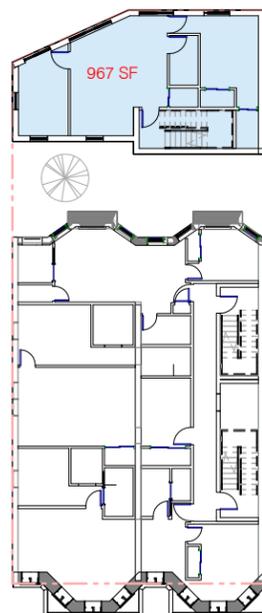
NEW AREA: 1,555 SF

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



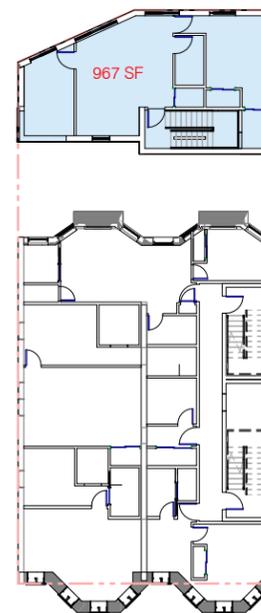
NEW AREA: 967 SF

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



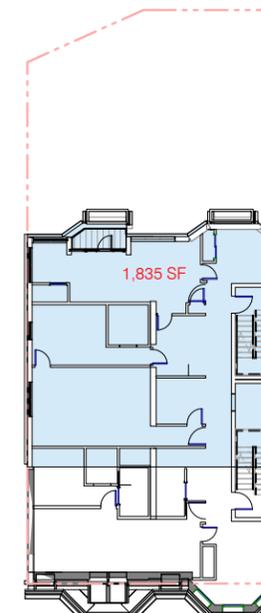
NEW AREA: 967 SF

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	3,847 SF
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 =
6,291 SF / 12,571 SF = 50%
NO NEED IZ UNITS.