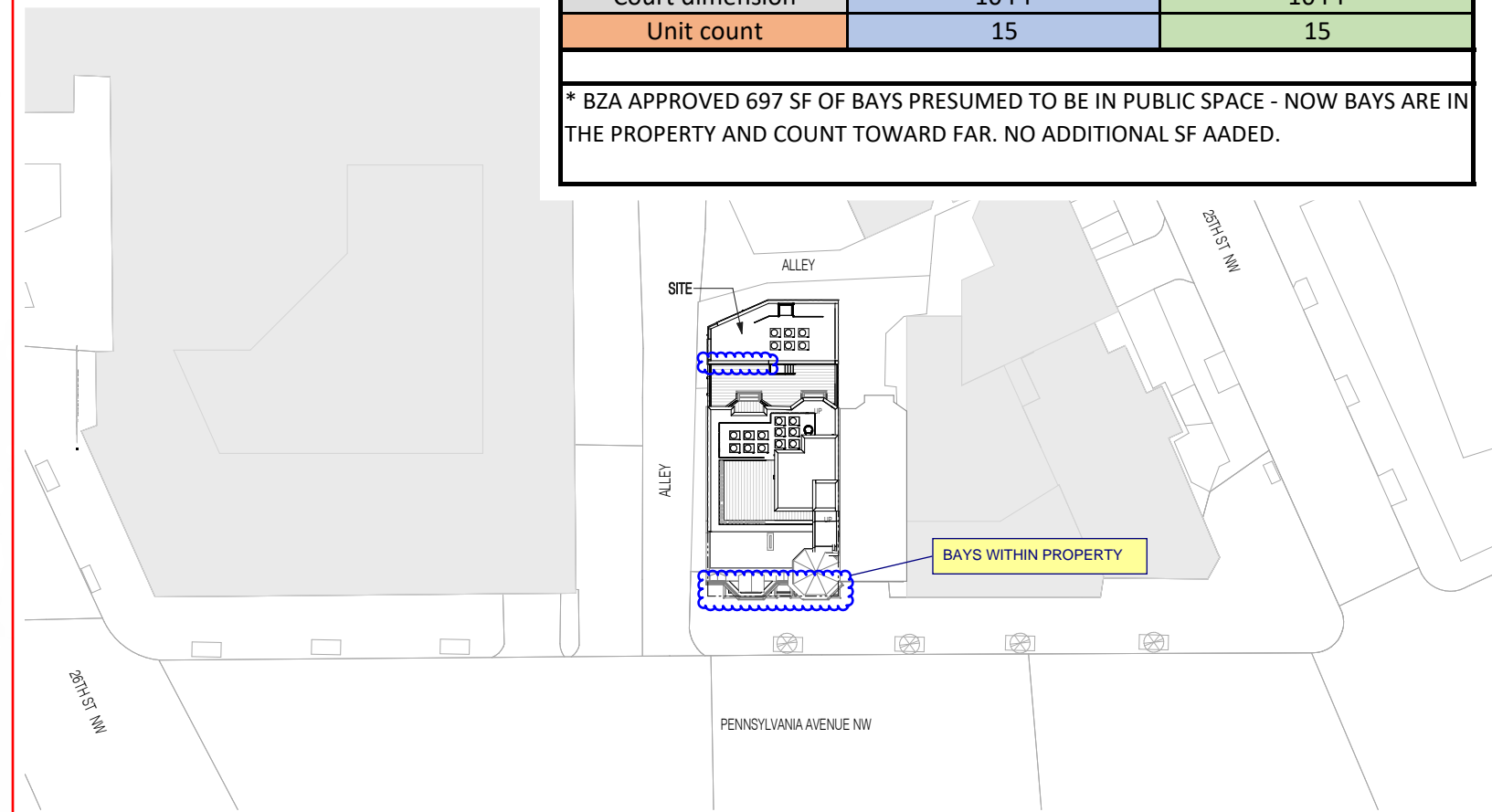


2519-2525 PENNSYLVANIA 2519-2525 Pennsylvania Ave
 AVE NW

SCALE 1"=30'-0"
 SITE PLAN | A04
 03/17/2021
 PGN ARCHITECTS

Architectural Plans and Elevations - SUPERSEDED - SEE EXHIBITS #37B1 & 37B2



2519-2525 PENNSYLVANIA 2519-2525 Pennsylvania Ave
 AVE NW

SCALE 1"=30'-0"
 SITE PLAN | A04
 02/25/2022
 PGN ARCHITECTS

Architectural Plans and Elevations - REVISED

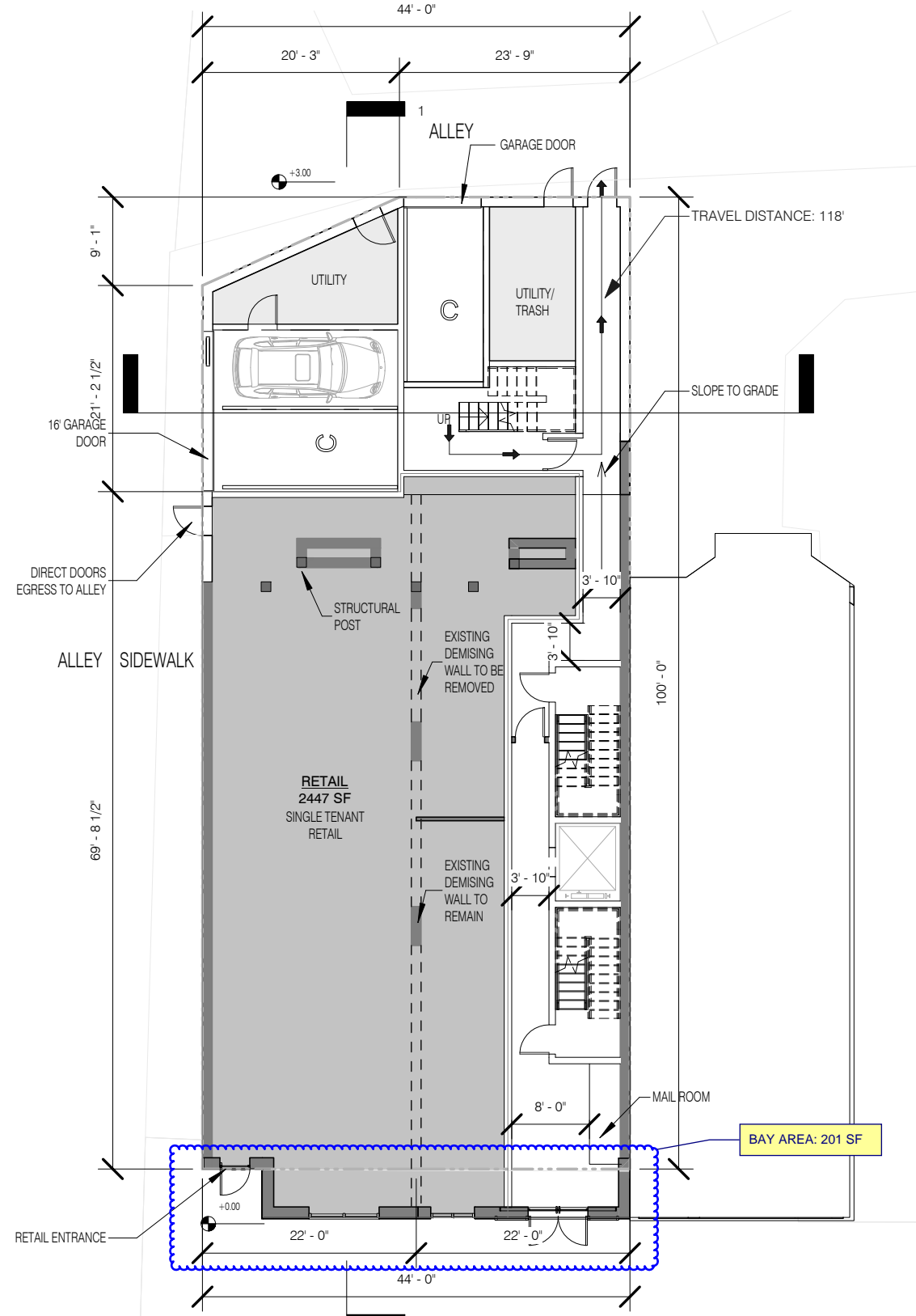
Total FAR	As designed /approved		Updated with site plan	
	Total	4.24		4.23
1ST	4,503	100.0%	4,291	99.6%
2ND	3,684	85.0%	3,752	87.0%
3RD	3,684	85.0%	3,752	87.0%
4TH	3,685	85.0%	3,752	87.0%
5TH	2,711	64.7%	2,690	62.4%

Lot occupancy	As designed /approved		Updated with site plan	
	1ST	4,503	100.0%	4,291
2ND	3,684	85.0%	3,752	87.0%
3RD	3,684	85.0%	3,752	87.0%
4TH	3,685	85.0%	3,752	87.0%
5TH	2,711	64.7%	2,690	62.4%

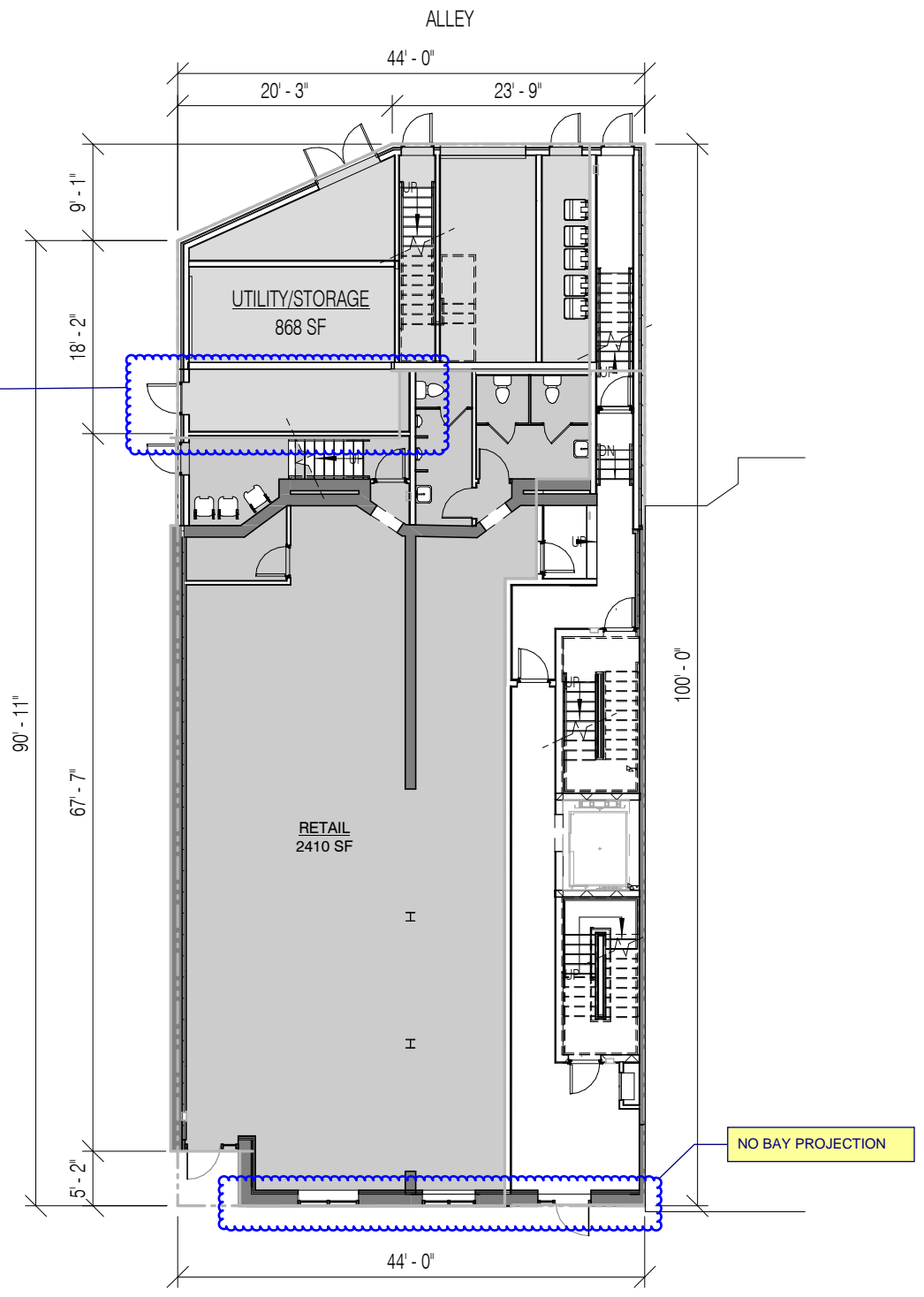
Court dimension	10 FT	10 FT
Unit count	15	15

* BZA APPROVED 697 SF OF BAYS PRESUMED TO BE IN PUBLIC SPACE - NOW BAYS ARE IN THE PROPERTY AND COUNT TOWARD FAR. NO ADDITIONAL SF ADDED.

Board of Zoning Adjustment
 District of Columbia
 CASE NO.20500A



STORAGE SPACE GOT ELIMINATED



LOT OCCUPANCY: 100%
 FAR: (4,503SF + 3,684SF + 3,684SF + 3,684SF + 2,711SF) / 4,308SF = 4.24

PENNSYLVANIA AVE NW
 LOT OCCUPANCY : 4,291 / 4,308 = 99.6%

1 FIRST FLOOR
 1/16" = 1'-0"

1 FIRST FLOOR
 1/16" = 1'-0"

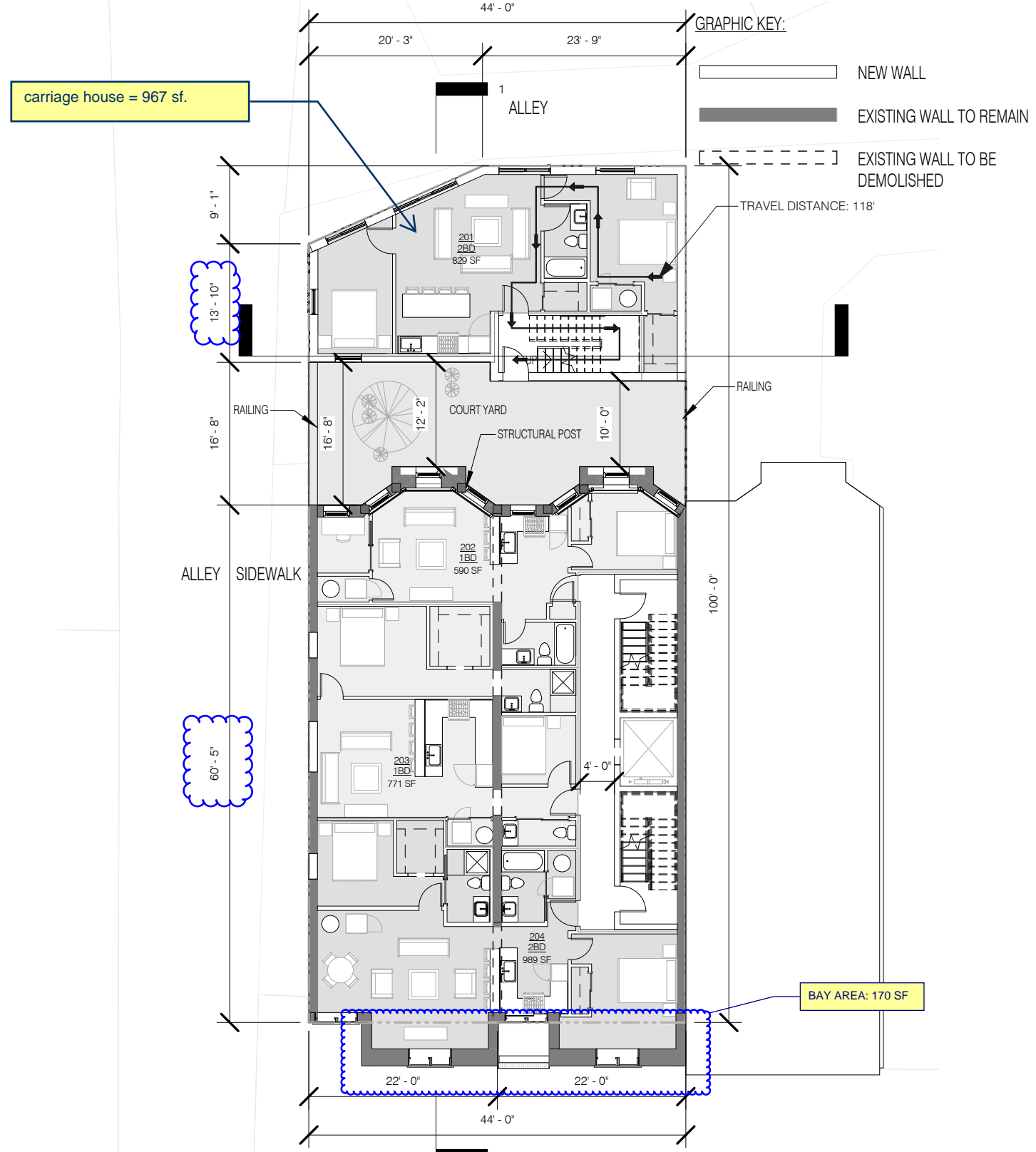
FAR: (4,291SF + 3,752SF + 3,752SF + 3,752SF + 2,690SF) / 4,308SF = 4.23

2519-2525 PENNSYLVANIA AVE NW
 2519-2525 Pennsylvania Ave
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 2519-2525 Pennsylvania Ave
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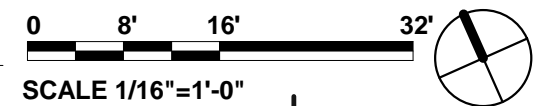
Architectural Plans and Elevations - SUPERSEDED - SEE EXHIBITS #37B1 & 37B2

Architectural Plans and Elevations - REVISED



LOT OCCUPANCY: 3684SF / 4308SF = 85%

② SECOND FLOOR
1/16" = 1'-0"

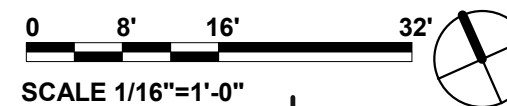


SCALE 1/16"=1'-0"
FLOOR PLAN | A04A

03/17/2021

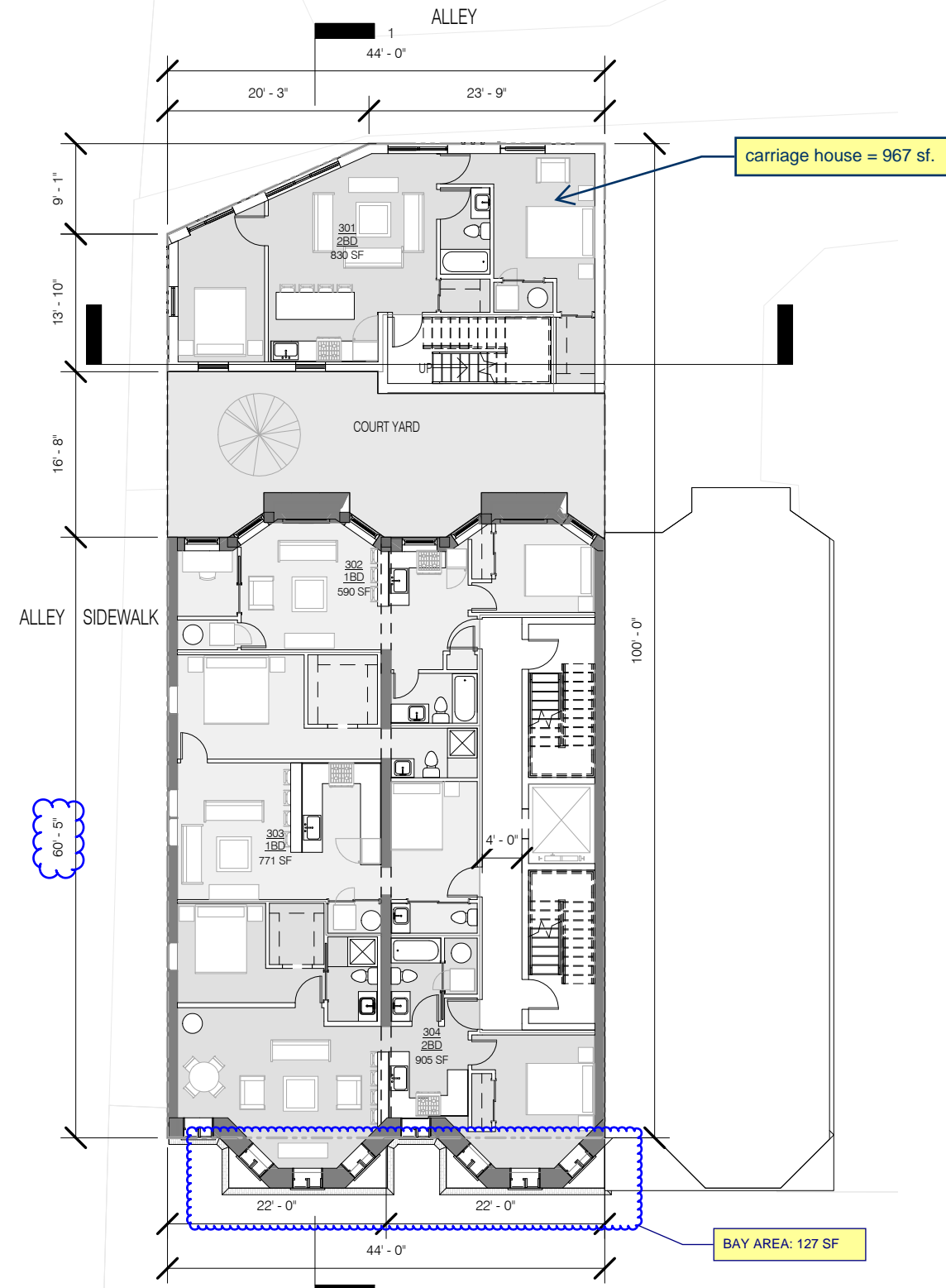
② SECOND FLOOR
1/16" = 1'-0"

LOT OCCUPANCY :3,752 /4,308 = 87%



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

02/25/2022



carriage house = 967 sf.

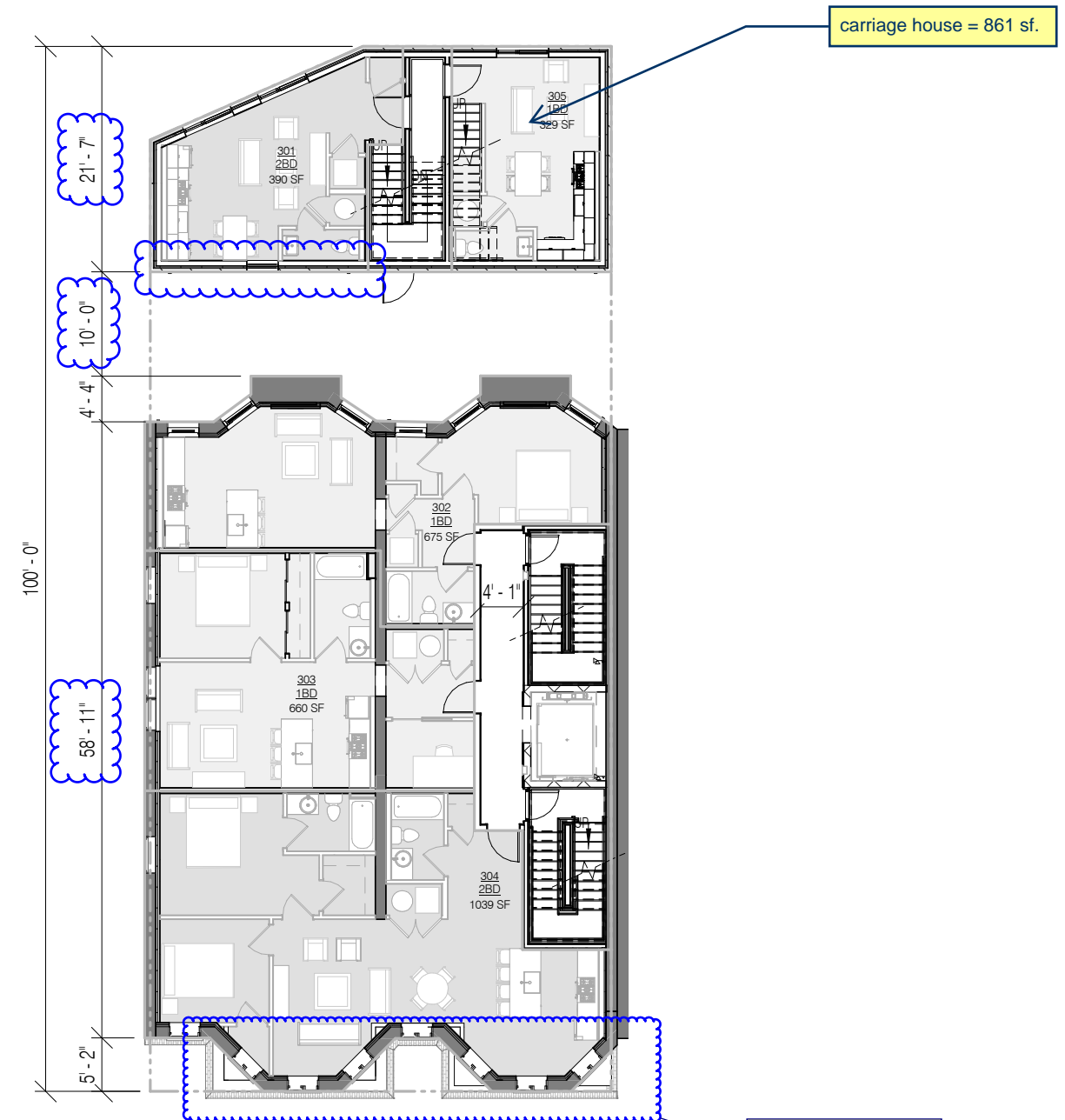
BAY AREA: 127 SF

LOT OCCUPANCY: 3,684SF / 4,308SF = 85%

① THIRD FLOOR
1/16" = 1'-0"

2519-2525 PENNSYLVANIA AVE NW
2519-2525 Pennsylvania Ave
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carriage house = 861 sf.

NO BAY PROJECTION

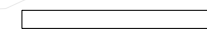

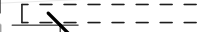
LOT OCCUPANCY :3,752 /4,308 = 87%

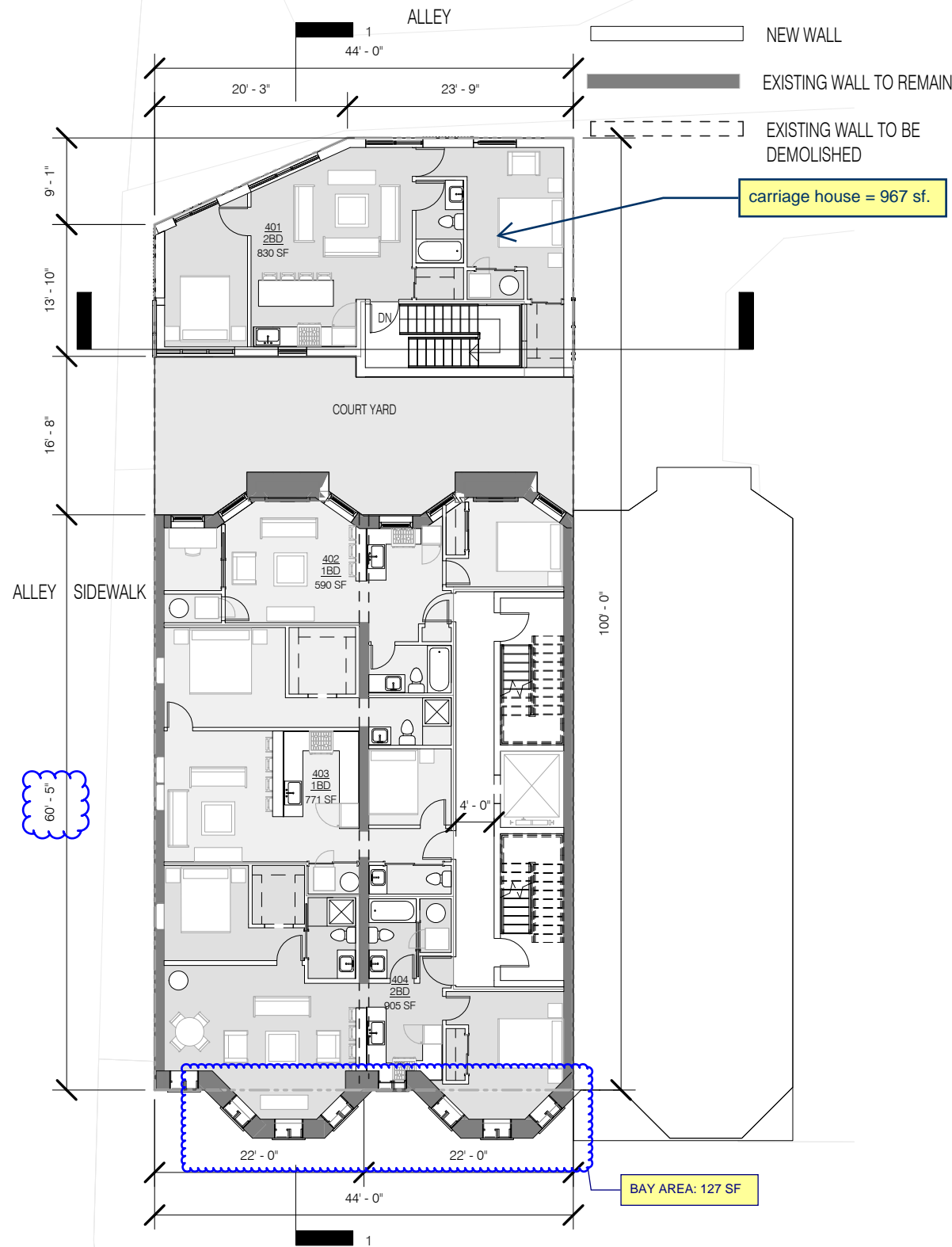
① THIRD FLOOR
1/16" = 1'-0"

2519-2525 PENNSYLVANIA AVE NW
2519-2525 Pennsylvania Ave
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Architectural Plans and Elevations - REVISED

GRAPHIC KEY:

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



LOT OCCUPANCY: 3,684SF / 4,308SF = 85%

PENNSYLVANIA AVE NW

② FOURTH FLOOR
1/16" = 1'-0"

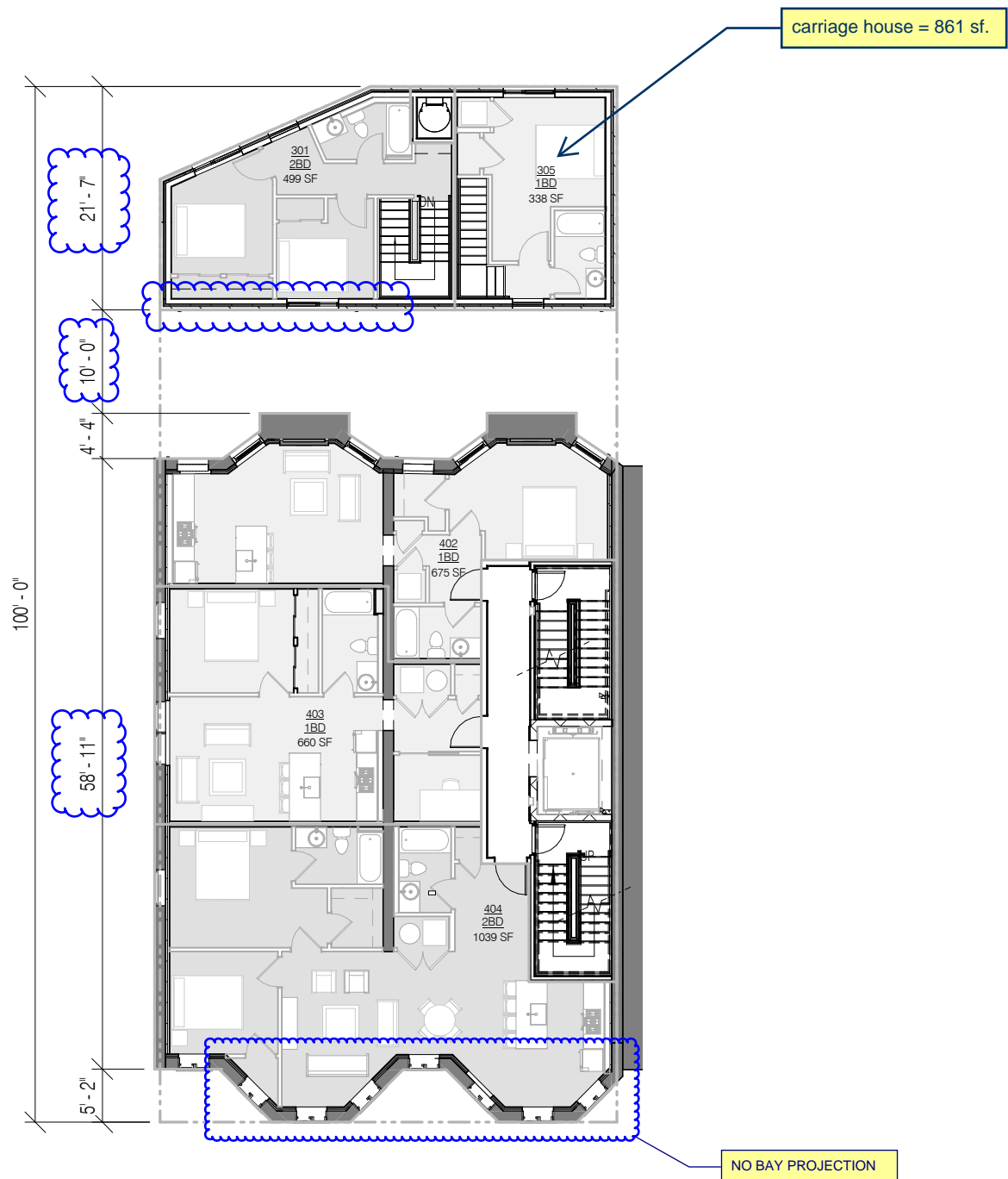
0 8' 16' 32'

SCALE 1/16"=1'-0"

FLOOR PLAN | A04B

03/17/2021

Architectural Plans and Elevations - SUPERSEDED - SEE EXHIBITS #37B1 & 37B2



LOT OCCUPANCY :3,752 /4,308 = 87%

② FOURTH FLOOR
1/16" = 1'-0"

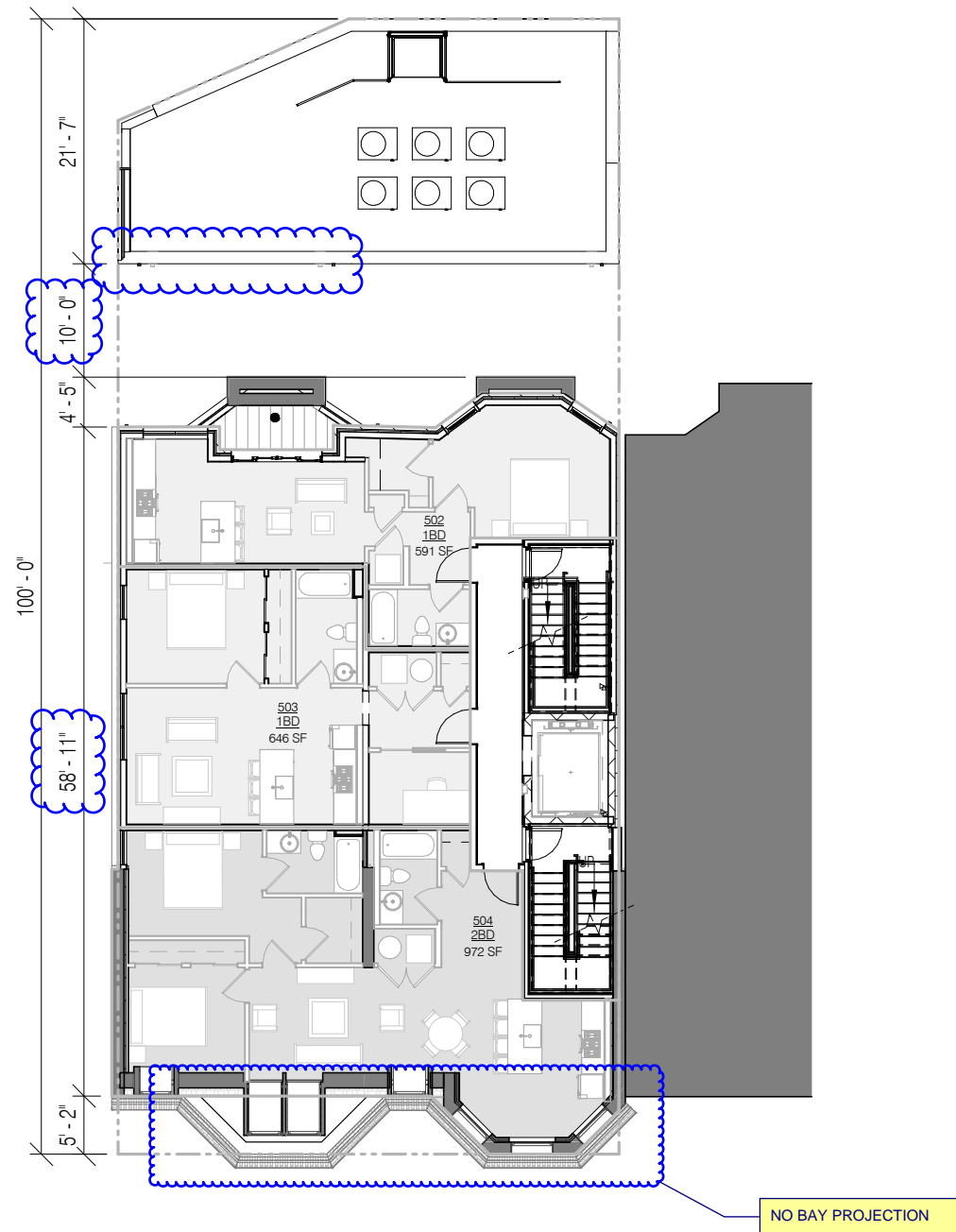
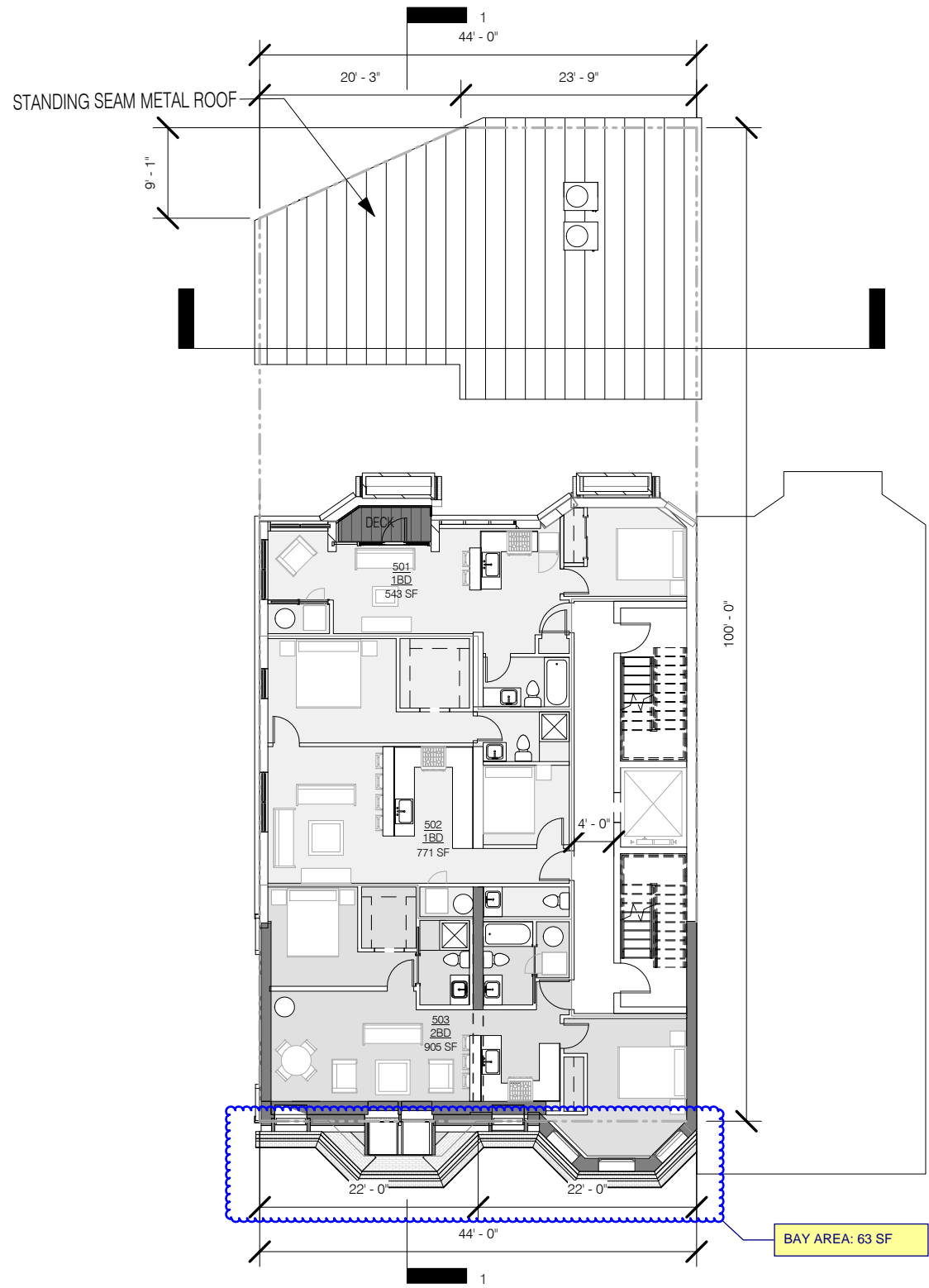
0 8' 16' 32'

SCALE 1/16"=1'-0"

FLOOR PLAN | A04B

02/25/2022

Architectural Plans and Elevations - REVISED



LOT OCCUPANCY: 2,790 SF / 4,308SF = 64.7%

LOT OCCUPANCY :2,690 /4,308 = 62.4%

① FIFTH FLOOR
1/16" = 1'-0"

① FIFTH FLOOR
1/16" = 1'-0"

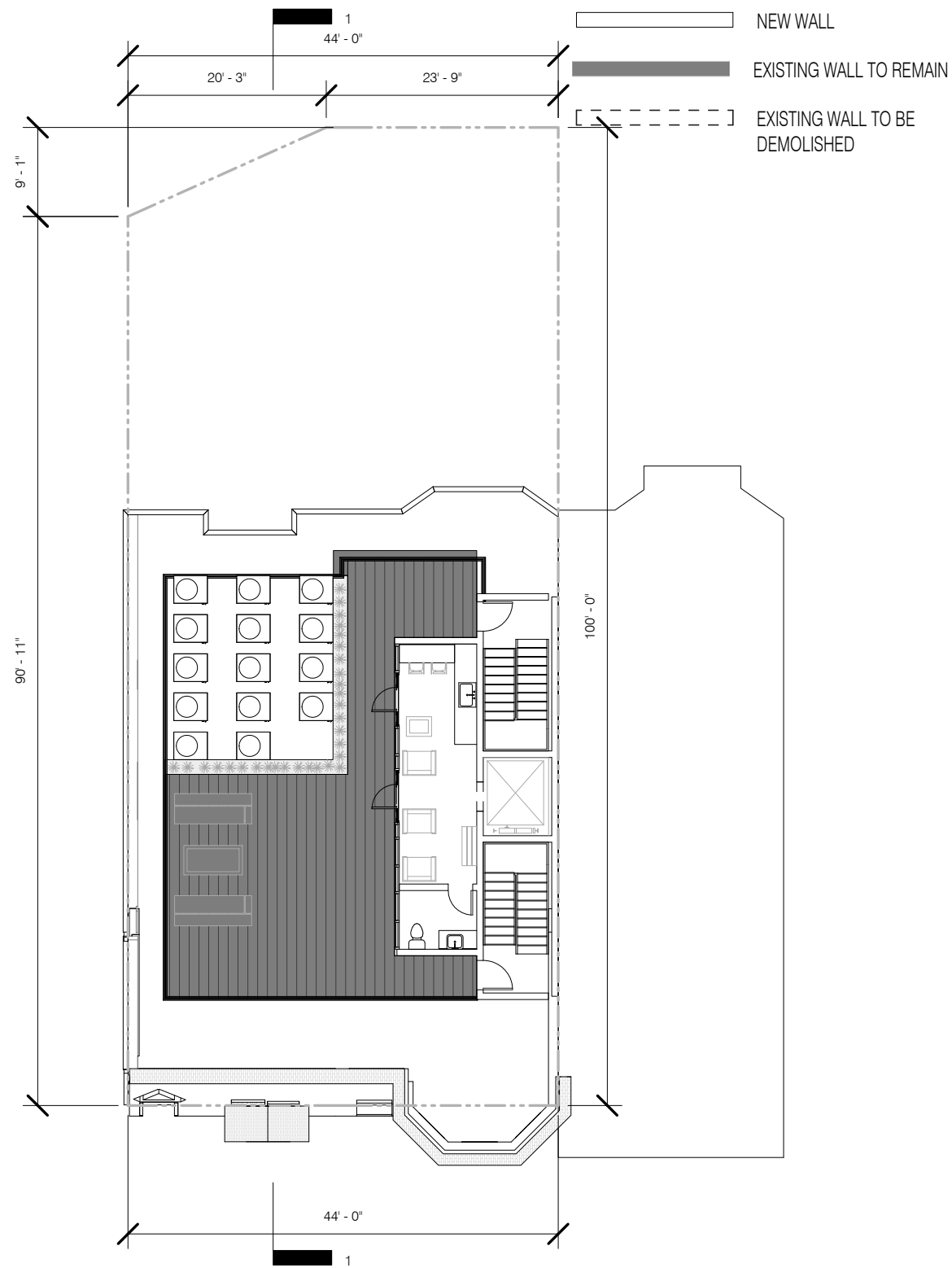
2519-2525 PENNSYLVANIA AVE NW
2519-2525 Pennsylvania Ave
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2519-2525 Pennsylvania Ave
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Architectural Plans and Elevations - SUPERSEDED - SEE EXHIBITS #37B1 & 37B2

Architectural Plans and Elevations - REVISED

GRAPHIC KEY:



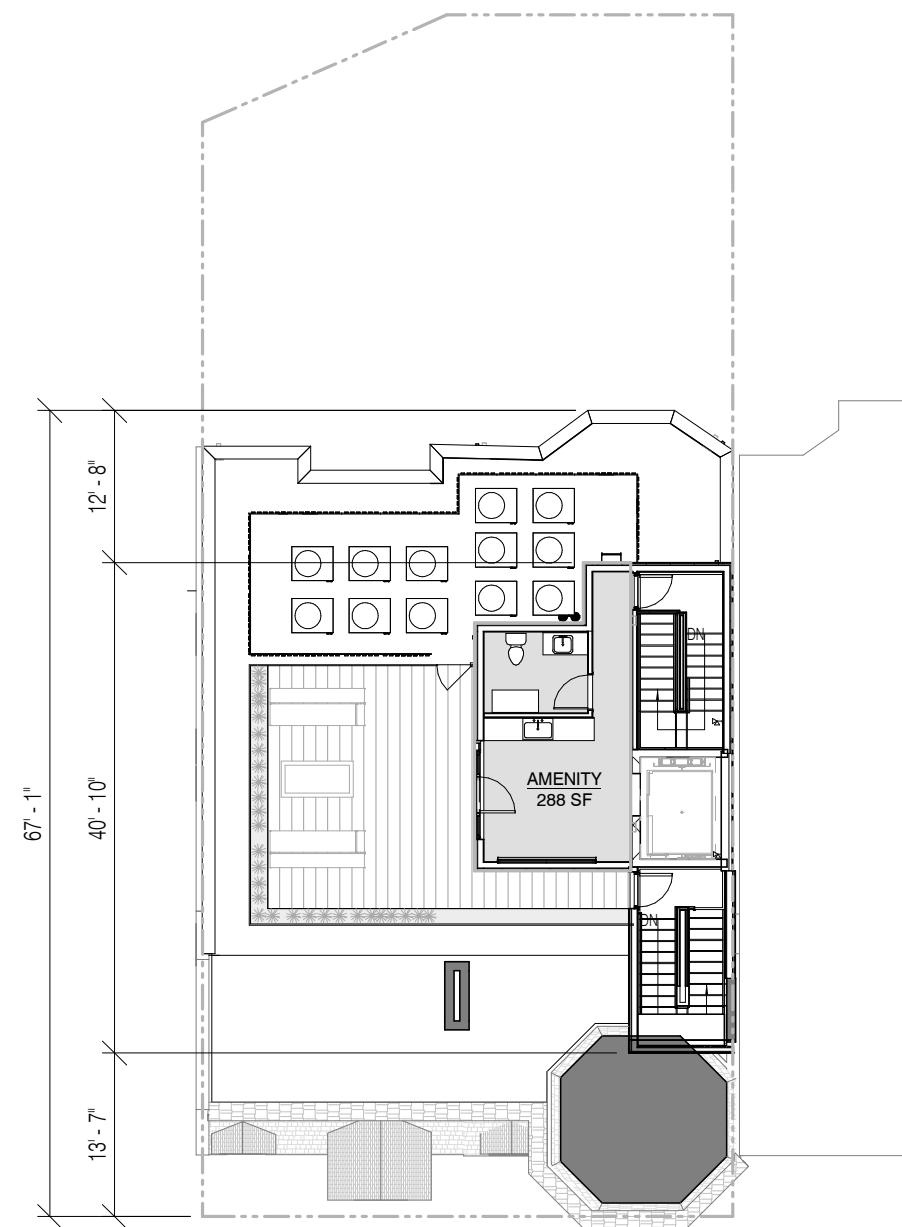
② ROOF
1/16" = 1'-0"

0 8' 16' 32'
SCALE 1/16"=1'-0"
FLOOR PLAN | A04C

03/17/2021

Architectural Plans and Elevations - SUPERSEDED - SEE EXHIBITS #37B1 & 37B2

1



② SIXTH FLOOR
1/16" = 1'-0"

0 8' 16' 32'
SCALE 1/16"=1'-0"
FLOOR PLAN | A04C

02/25/2022

Architectural Plans and Elevations - REVISED