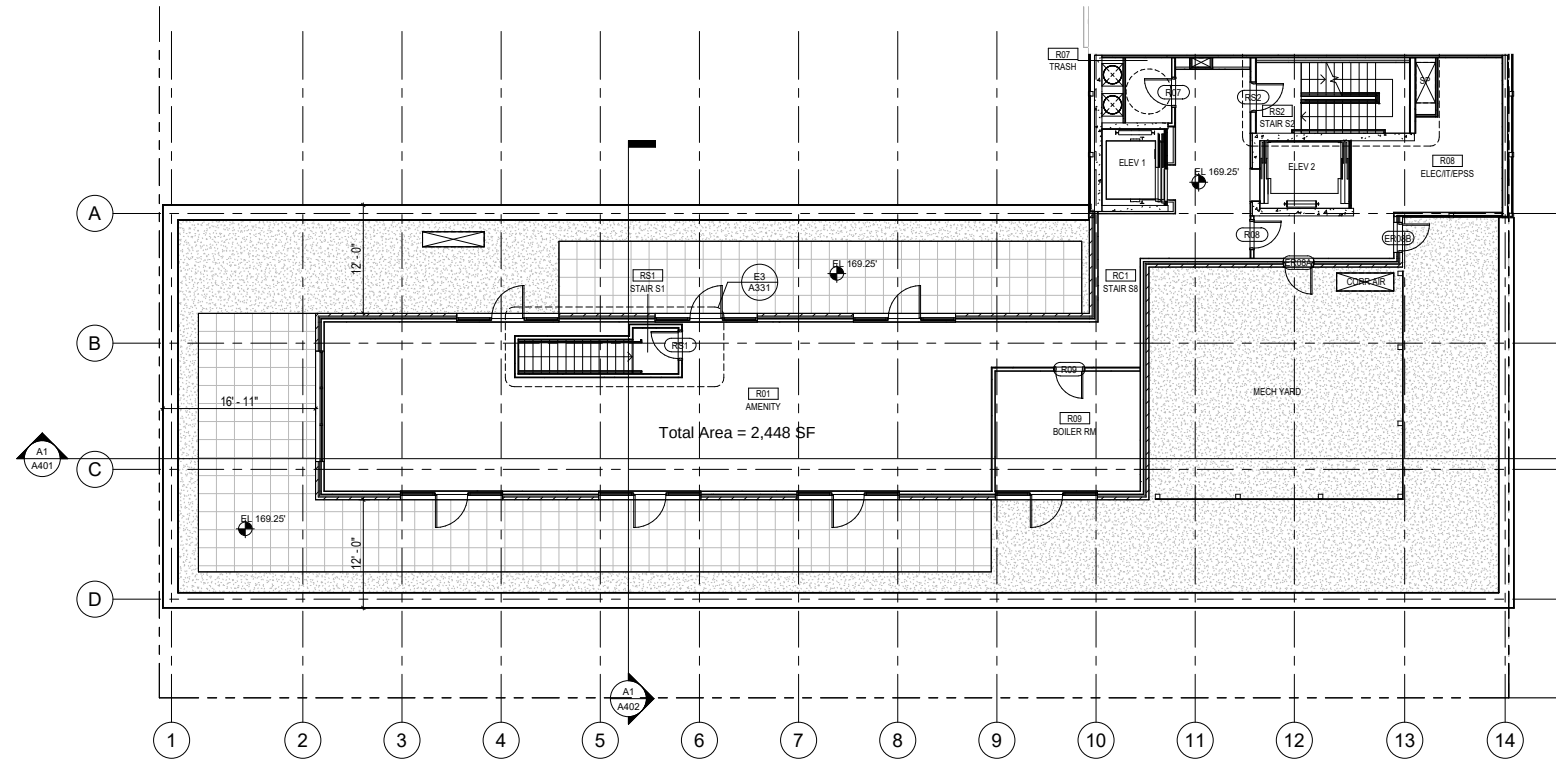
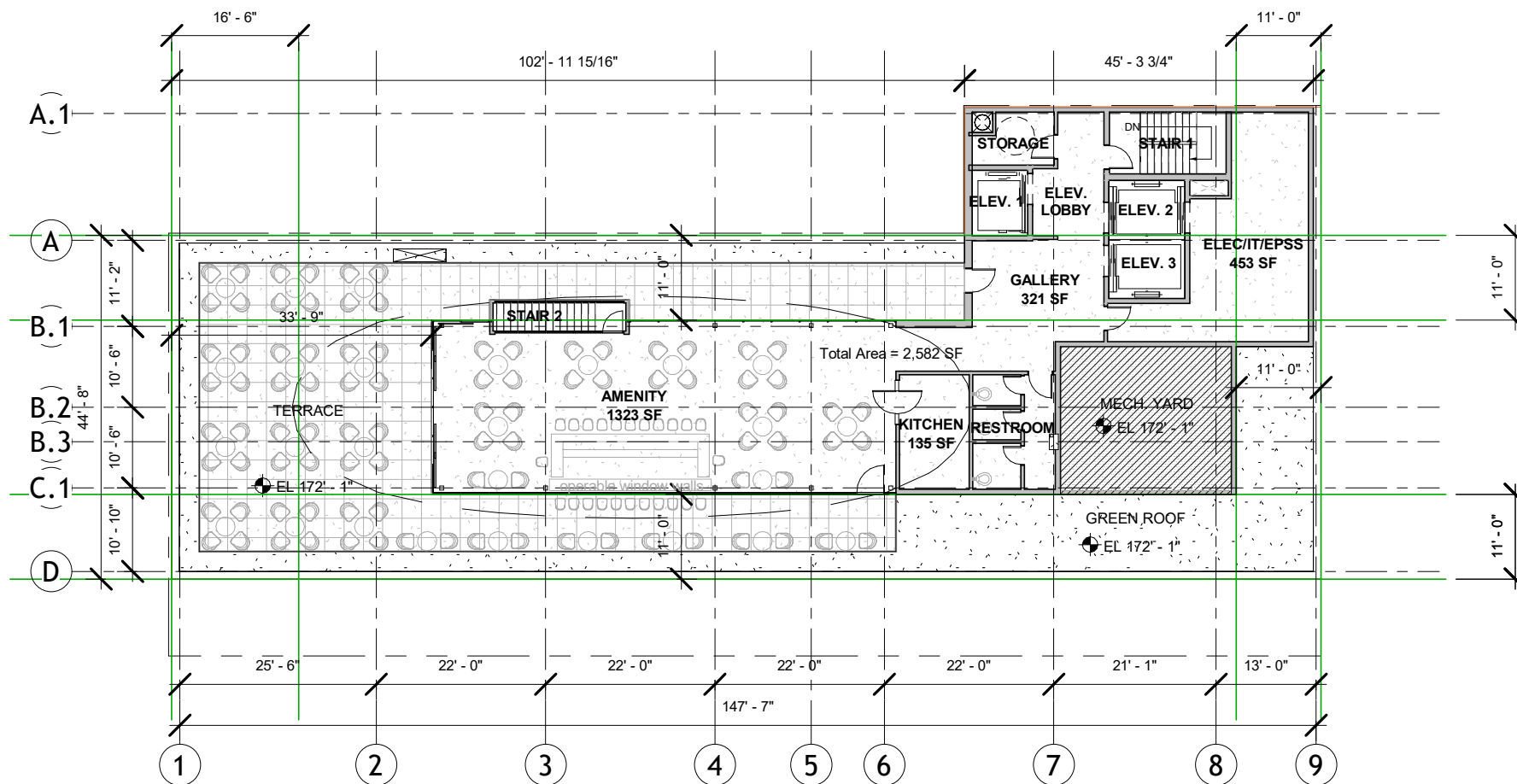
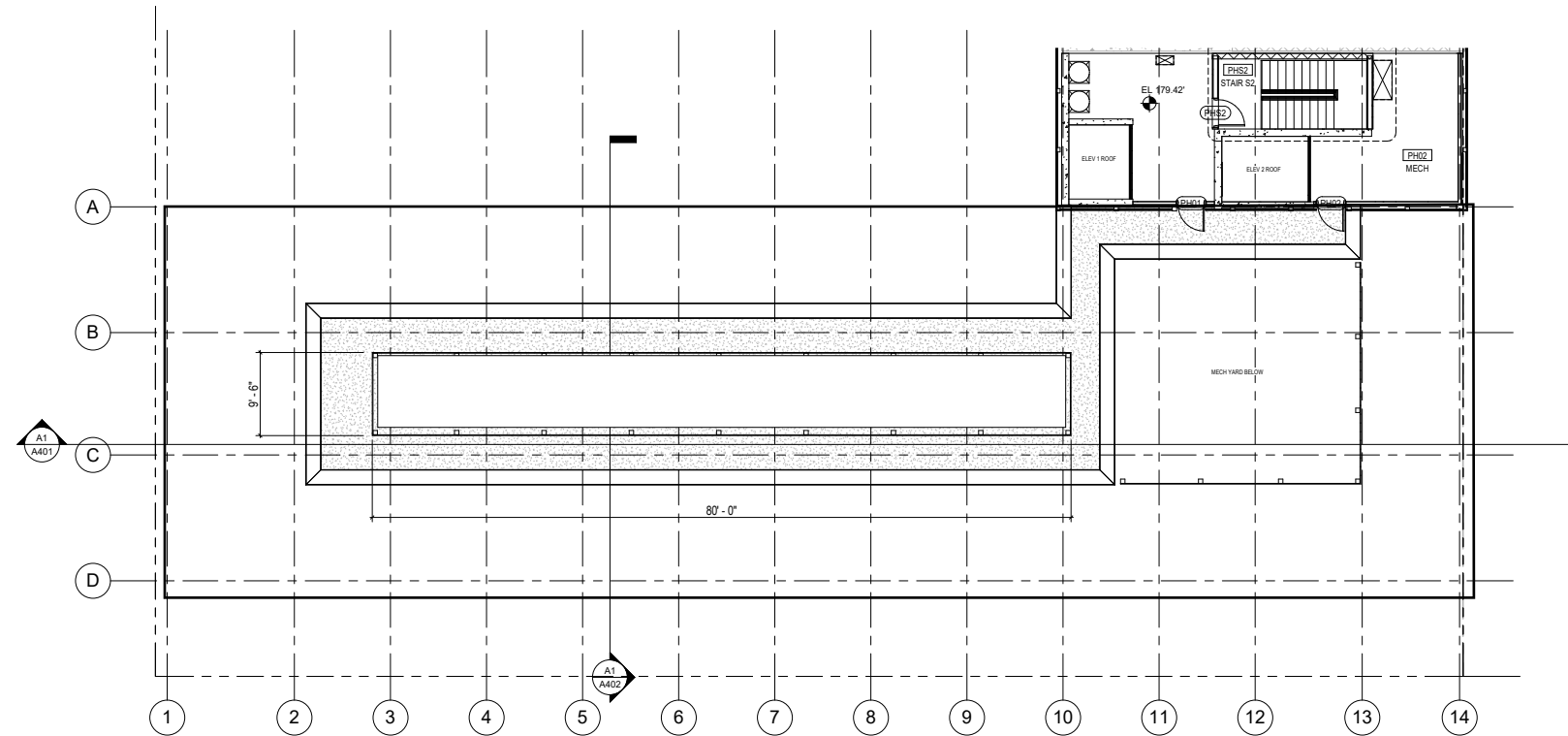




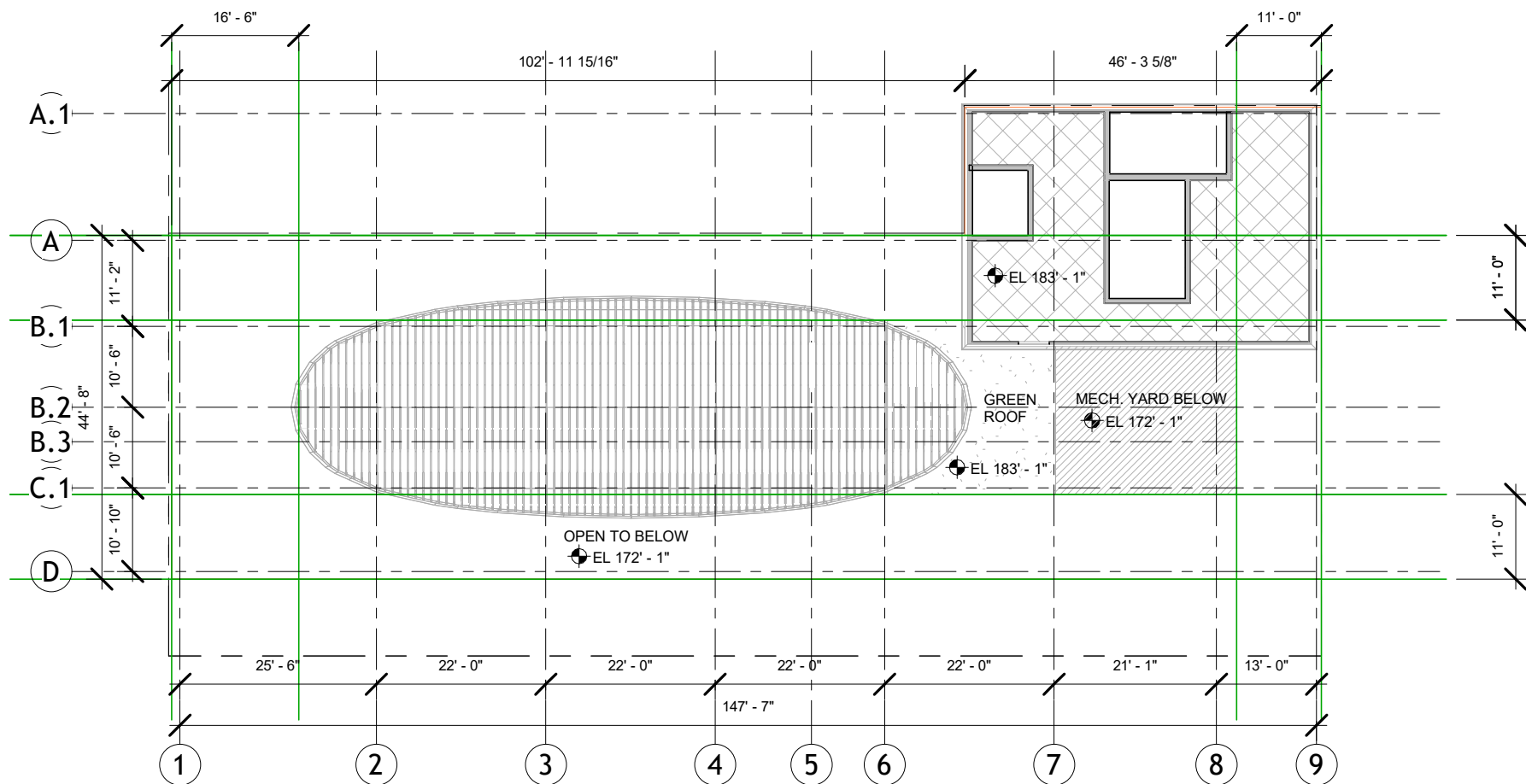
BASED ON APPROVED FLOOR PLAN - ROOF



PROPOSED FLOOR PLAN - ROOF

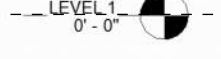
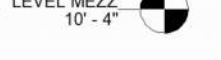
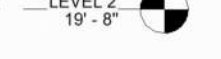
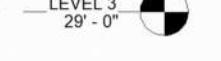
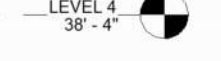
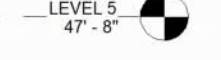
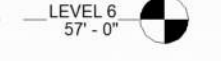
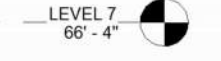
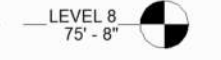
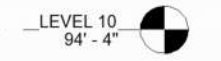
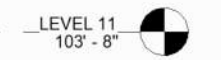
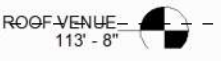
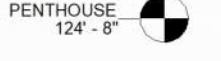
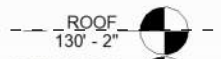
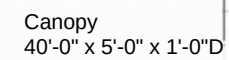
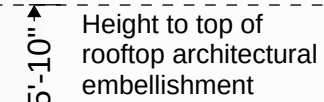
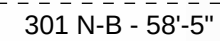
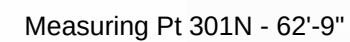
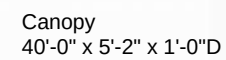
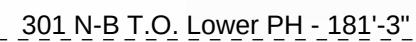


BASED ON APPROVED FLOOR PLAN - PENTHOUSE ROOF



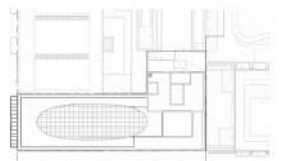
PROPOSED FLOOR PLAN - ROOF

*GAR=Same area as on the approved Floor Plan



BASED ON APPROVED ELEVATION - WEST ELEVATION

PROPOSED ELEVATION - WEST ELEVATION



301 N-B T.O. Upper PH - 188'-7"

301 N-B T.O. Lower PH - 181'-3"

301 N-B Parapet - 172'-9"

Measuring Pt 301N - 62'-9"

301 N-B - 58'-5"

FINISHED GRADE TO BE 8" MINIMUM BELOW SILLS, TYP

BASED ON APPROVED ELEVATION - SOUTH ELEVATION

16'-6"

11'-0"

Height to top
of rooftop
architectural
embellishment

15'-10"

From roof
slab

11'-0"

10'-0"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

9'-4"

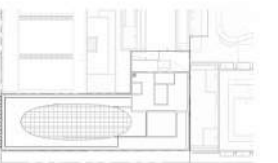
9'-4"

10'-4"

4'-4"

110'-0"

PROPOSED ELEVATION - SOUTH ELEVATION



PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G16

SOUTH ELEVATION COMPARE

SCALE: 3/64" = 1'-0"
DATE: 09/05/2025

FILLAT+
ARCHITECTURE

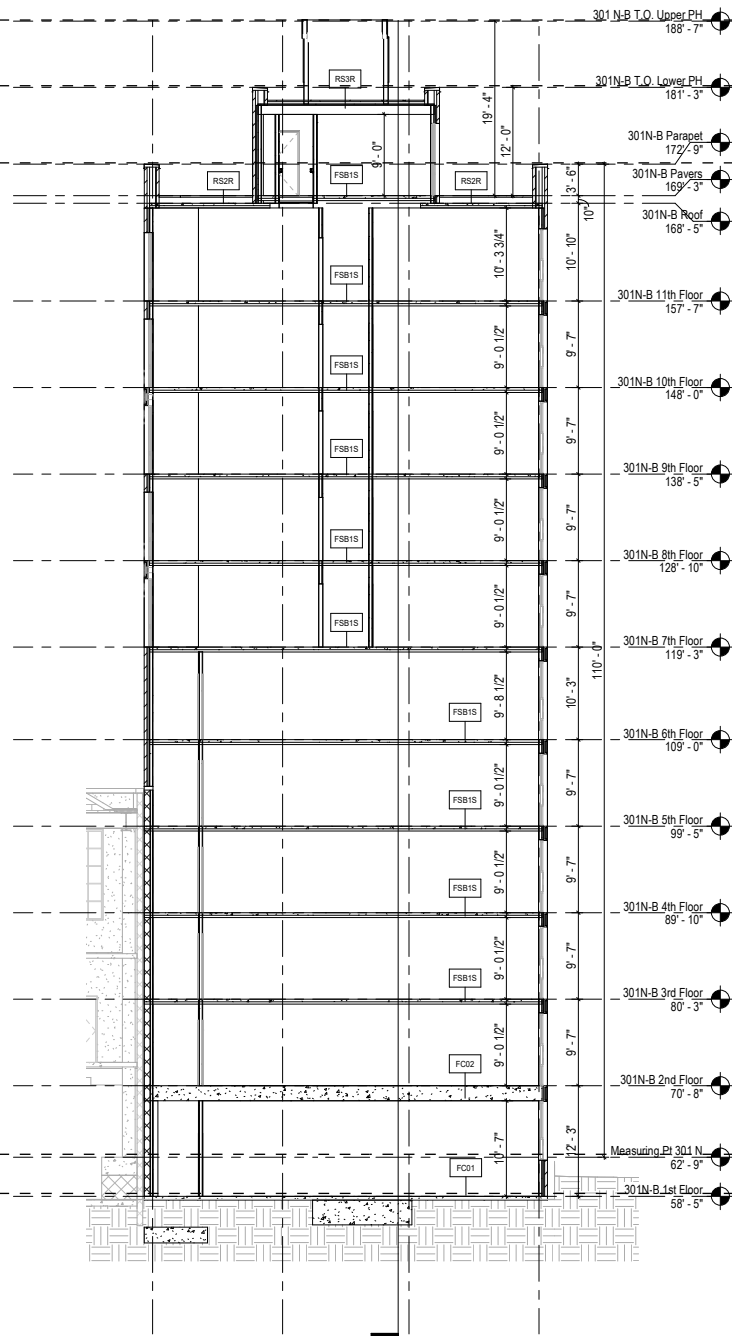
301 N-B T.O. Upper PH - 188'-7"

301 N-B T.O. Lower PH - 181'-3"

301 N-B Parapet - 172'-9"

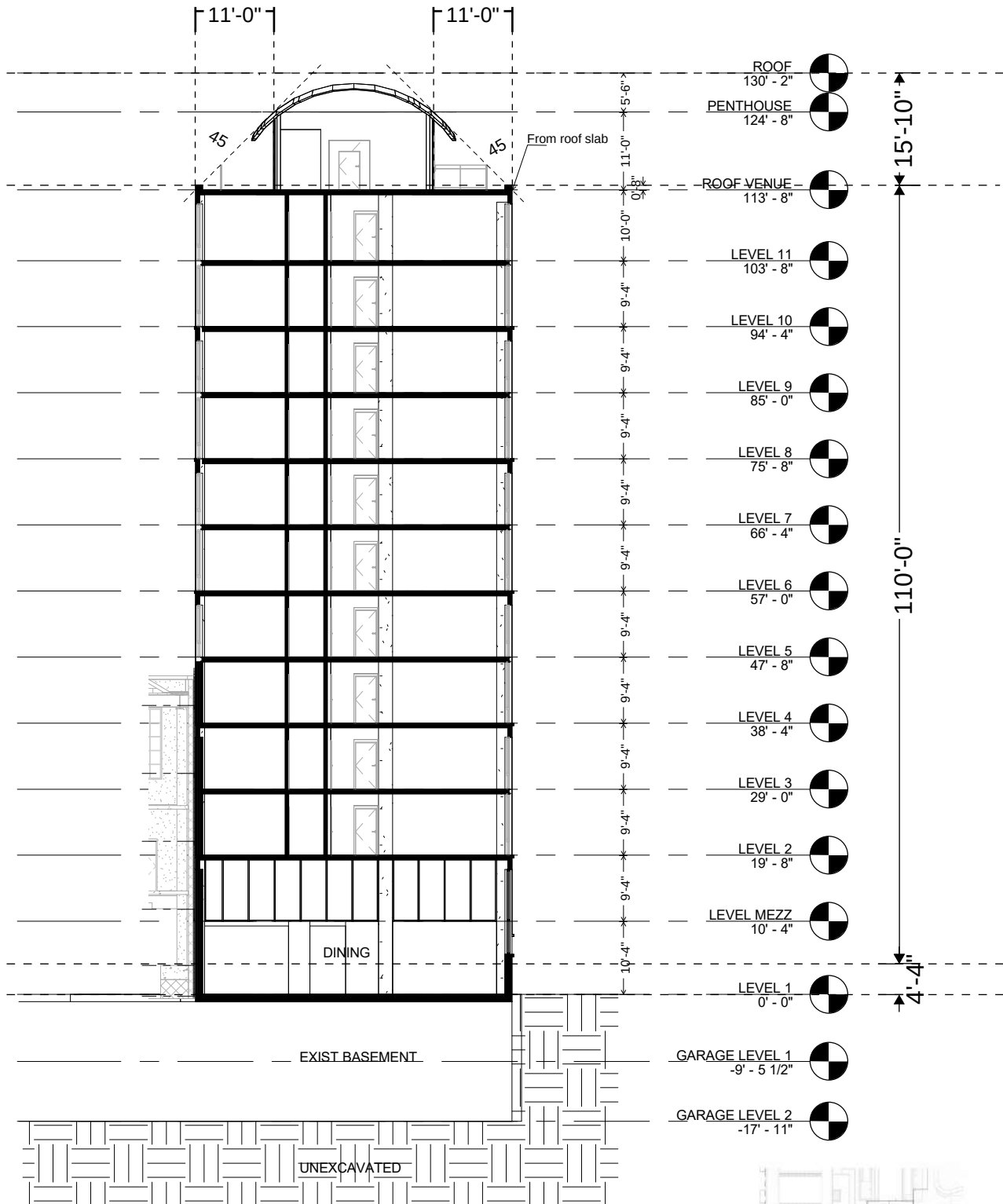
Measuring Pt 301N - 62'-9"

301 N-B - 58'-5"

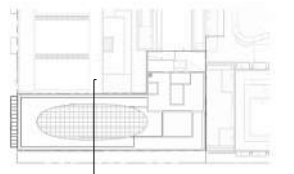


BASED ON APPROVED BUILDING SECTION - NORTH-SOUTH

Height to top of
rooftop architectural
embellishment



PROPOSED BUILDING SECTION - NORTH-SOUTH

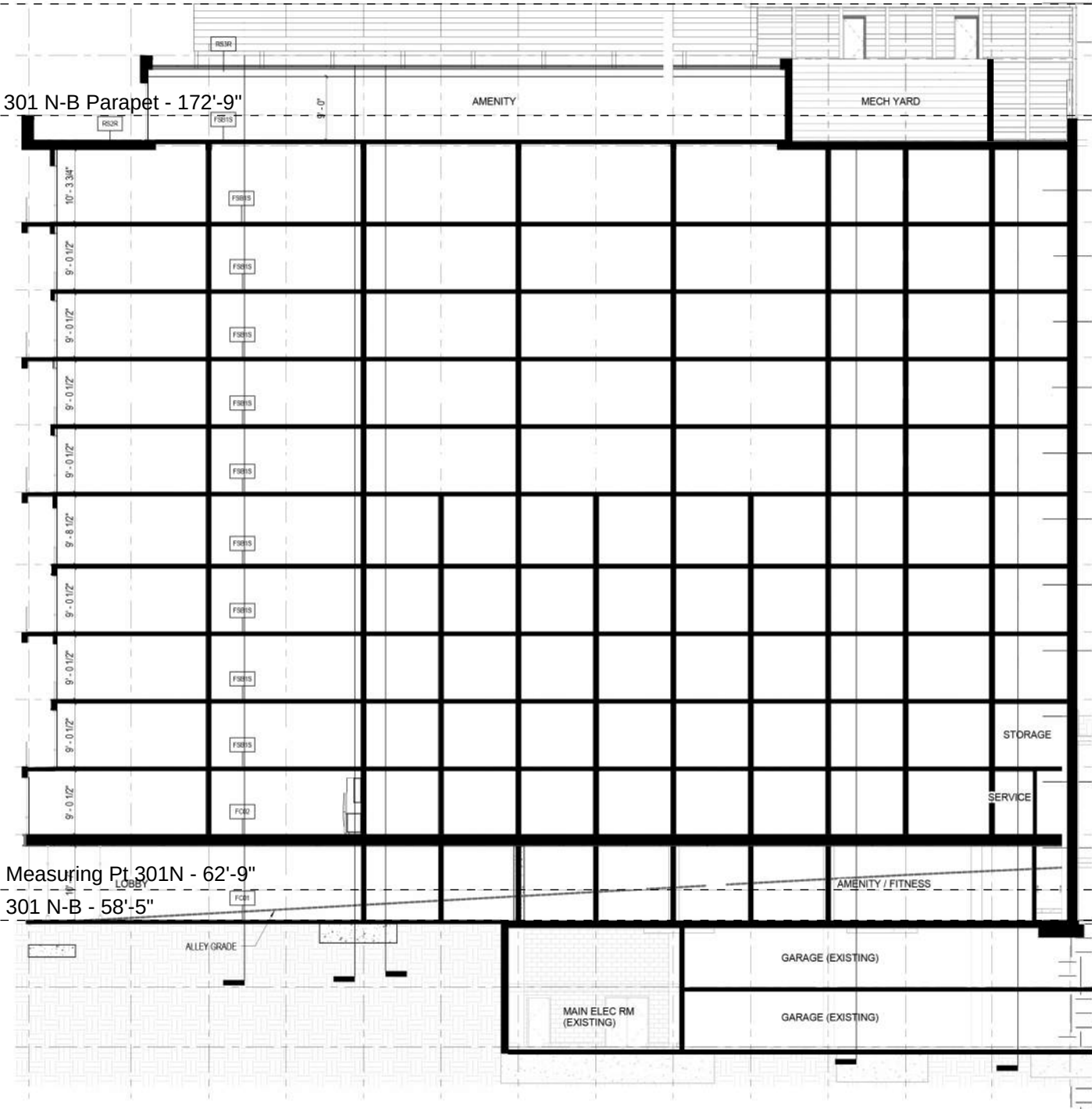


301 N-B T.O. Upper PH - 188'-7"

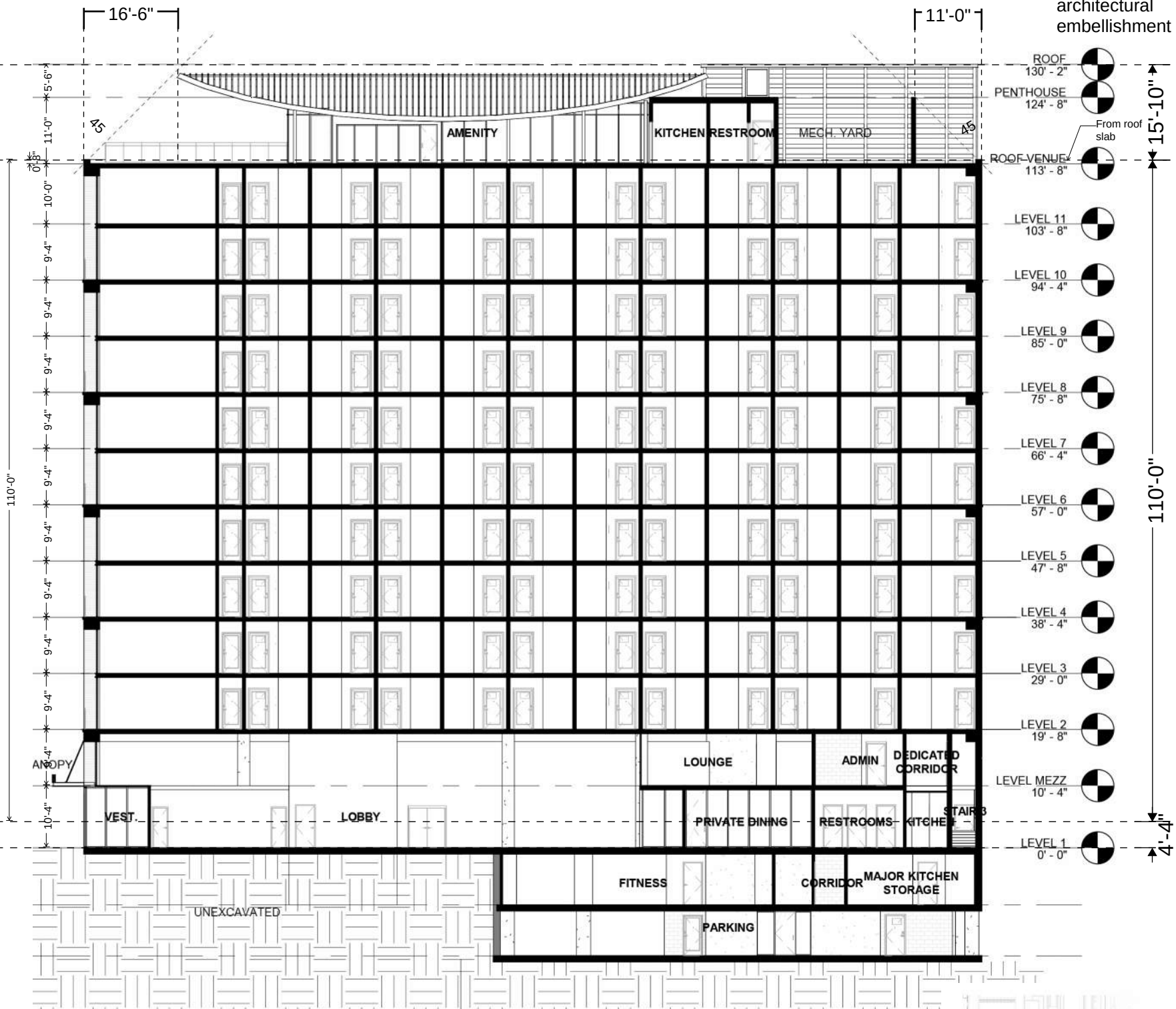
301 N-B Parapet - 172'-9"

Measuring Pt 301N - 62'-9"

301 N-B - 58'-5"



BASED ON APPROVED BUILDING SECTION - EAST-WEST



PROPOSED BUILDING SECTION - EAST-WEST



PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G19

RENDERING - APPPROVED

SCALE:
DATE: 09/05/2025

FILLAT+
ARCHITECTURE



PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G20
RENDERING - PROPOSED

SCALE:
DATE: 09/05/2025





PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G21

RENDERING - APPROVED

SCALE:
DATE: 09/05/2025

FILLAT+
ARCHITECTURE



PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G22

RENDERING - PROPOSED

SCALE:
DATE: 09/05/2025

FILLAT+
ARCHITECTURE



PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G23

RENDERING - APPPROVED

SCALE:
DATE: 09/05/2025

FILLAT+
ARCHITECTURE



PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

G24

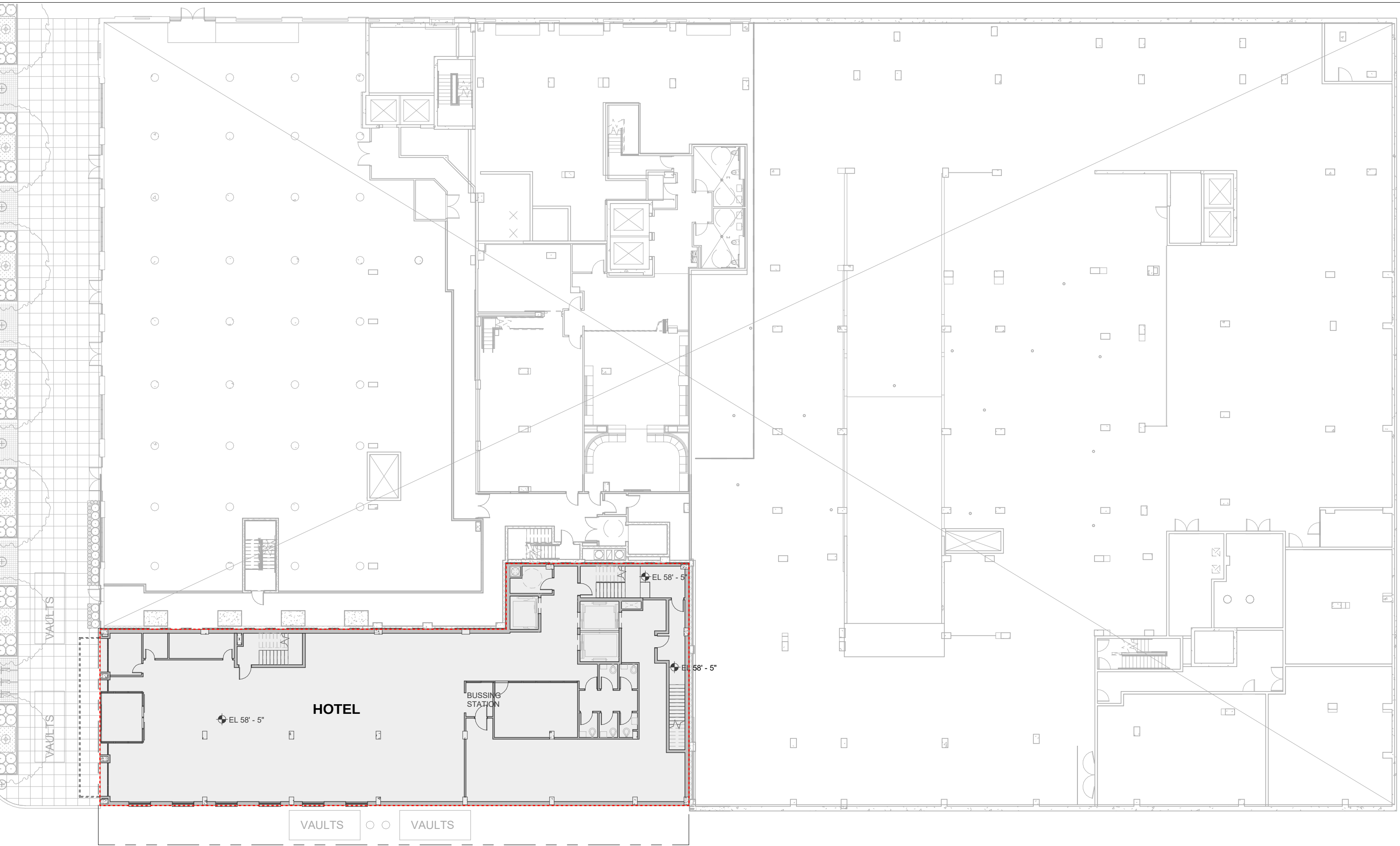
RENDERING - PROPOSED

SCALE:
DATE: 09/05/2025

FILLAT+
ARCHITECTURE

HOTEL AREA SUMMARY						
LEVEL	GSF	GSF(FAR)	NSF			UNIT KEYS
			GARAGE	GUESTROOM	OTHERS	
P2	4,648	0	4,036			
P1	4,648	0	3,711			
LEVEL 1	7,395	7,395			6,033	
LEVEL MEZZ	3,309	0			2,443	
LEVEL 2	7,369	7,369		4,582	1,470	17
LEVEL 3	7,369	7,369		4,883	1,173	18
LEVEL 4	7,369	7,369		4,883	1,173	18
LEVEL 5	7,369	7,369		4,883	1,173	18
LEVEL 6	7,369	7,369		4,883	1,173	18
LEVEL 7	7,369	7,369		4,883	1,173	18
LEVEL 8	7,369	7,369		4,886	1,170	18
LEVEL 9	7,369	7,369		4,886	1,170	18
LEVEL 10	7,369	7,369		4,886	1,170	18
LEVEL 11	7,369	7,369		4,887	1,118	18
ROOF VENUE	3,265	0			2,582	
PENTHOUSE	1,409	0				
			7,747	48,542	23,021	179
TOTAL GSF	92,307		79,310			
TOTAL GSF In FAR		81,085				
TOTAL NSF						

ROOM MIX				
KING	K-1	60	89	49.7%
	K-2	20		
	K-3	4		
	ADA	5		
QQ	QQ-1	10	66	36.9%
	QQ-2	40		
	QQ-3	1		
	QQ-4	10		
	QQ-5	2		
	ADA	3		
SUITE	S-1	10	24	13.4%
	S-2	2		
	S-3	11		
	S-ADA	1		
TOTAL		179		



PRESS HOUSE HOTEL
24006 - 301 N St NE Washington, DC 20002

A02

FIRST FLOOR OVERALL PLAN (LOWER LEVEL WAREHOUSE)

SCALE: 3/64" = 1'-0"
DATE: 09/05/2025

FILLAT+
ARCHITECTURE

BOH SUMMARY - LEVEL P2		
Name	Number	Area

GARAGE LEVEL 2

STOR.	B205	191 SF
PARKING	B206	3199 SF
AV/IT	B207	141 SF
HSKPG STORAGE	B208	103 SF
UTILITY (TBD)	B209	402 SF
Grand total: 5		4036 SF

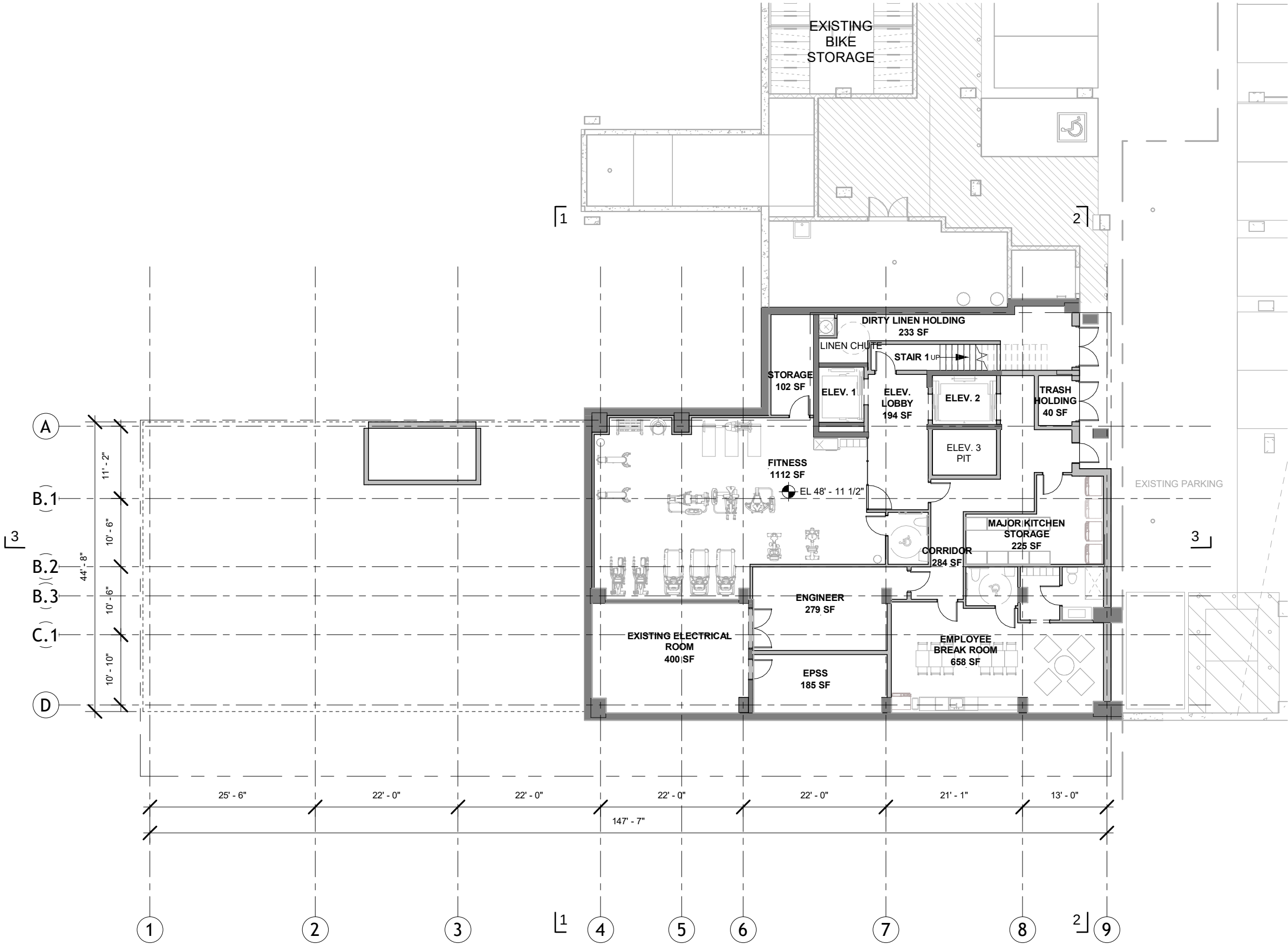


BOH SUMMARY - LEVEL P1		
Name	Number	Area

GARAGE LEVEL 1

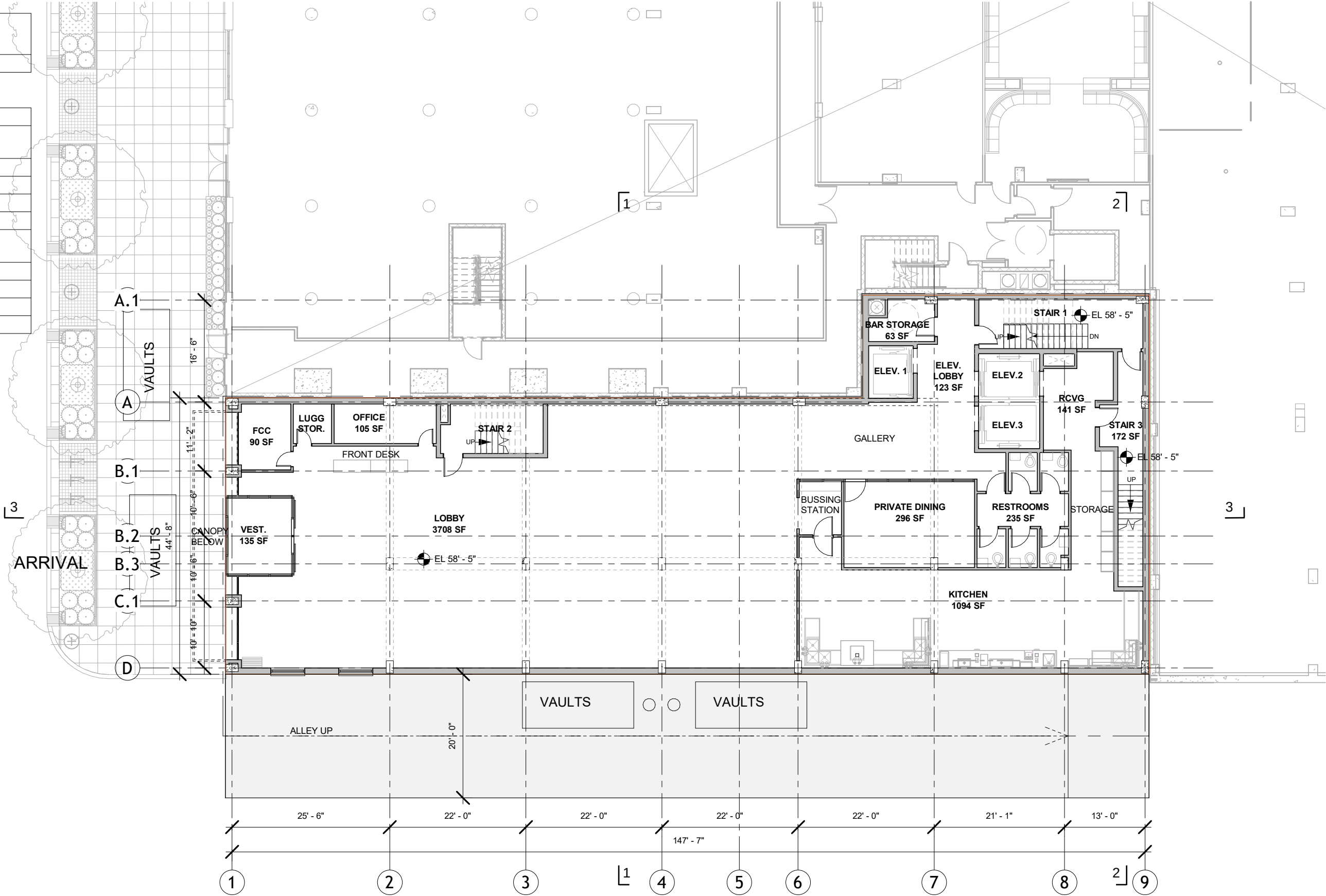
ELEV. LOBBY	B106	194 SF
DIRTY LINEN HOLDING	B108	233 SF
CORRIDOR	B109	284 SF
STORAGE	B110	102 SF
EMPLOYEE BREAK ROOM	B111	658 SF
EPSS	B112	185 SF
MAJOR KITCHEN STORAGE	B114	225 SF
ENGINEER	B115	279 SF
FITNESS	B117	1112 SF
TRASH HOLDING	B118	40 SF
EXISTING ELECTRICAL ROOM	B119	400 SF

Grand total: 11 3711 SF



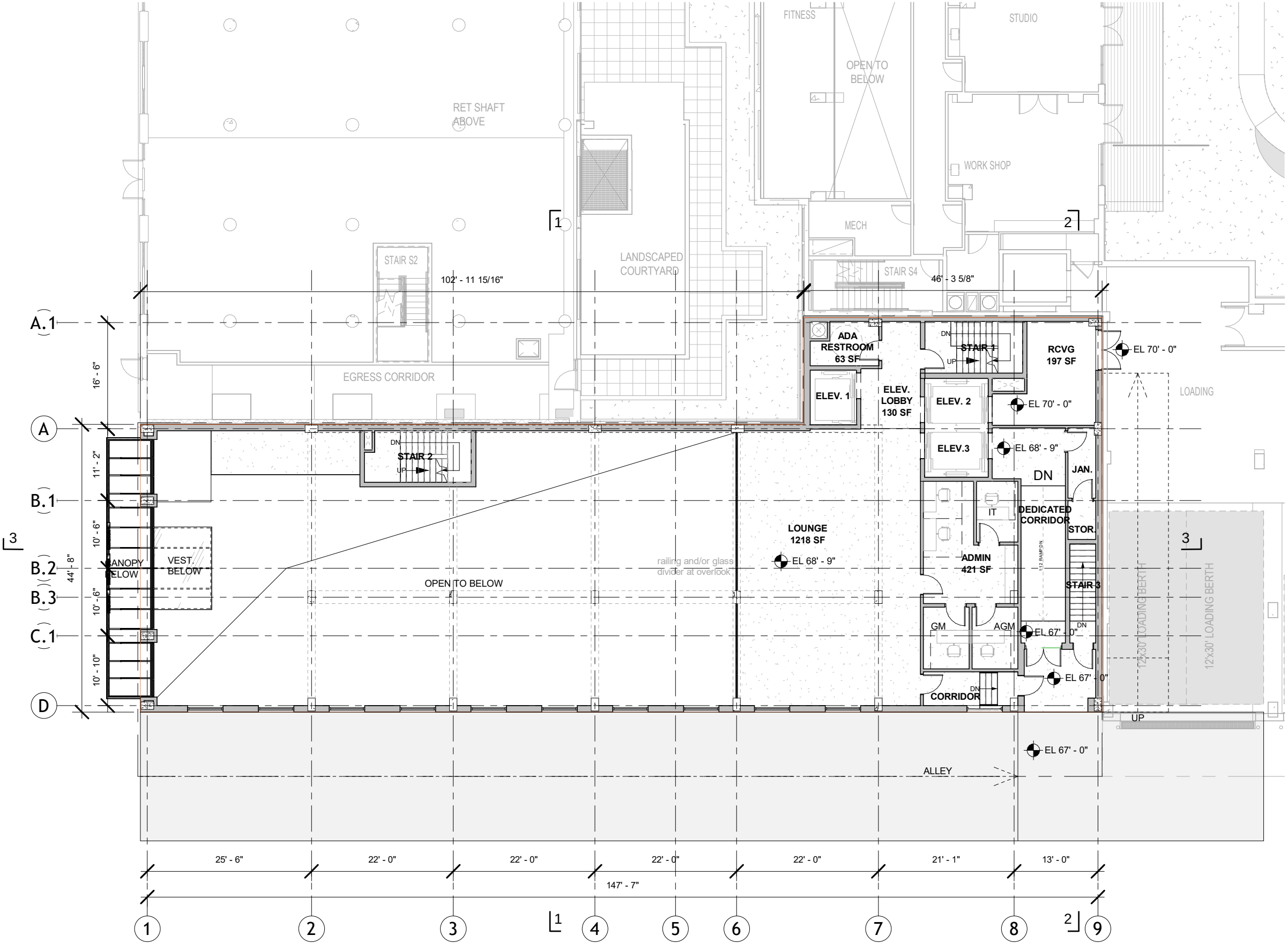
ROOM MATRIX - LEVEL 1		
Name	Number	Area

LEVEL 1		
LOBBY	0100	3708 SF
ELEV. LOBBY	0106	123 SF
BAR STORAGE	0108	63 SF
OFFICE	0109	108 SF
VEST.	0110	135 SF
FCC	0111	90 SF
LUGG STOR.	0112	40 SF
PRIVATE DINING	0114	296 SF
KITCHEN	0115	1094 SF
RESTROOMS	0116	235 SF
RCVG	0117	141 SF
Grand total: 11		6033 SF



BOH SUMMARY - LEVEL MEZZ		
Name	Number	Area

LEVEL MEZZ		
ELEV. LOBBY	M006	130 SF
STOR.	M007	26 SF
ADA RESTROOM	M008	63 SF
RCVG	M009	197 SF
ADMIN	M010	421 SF
LOUNGE	M011	1218 SF
CORRIDOR	M012	76 SF
DEDICATED CORRIDOR	M013	266 SF
JAN.	M014	47 SF
Grand total: 9		2443 SF

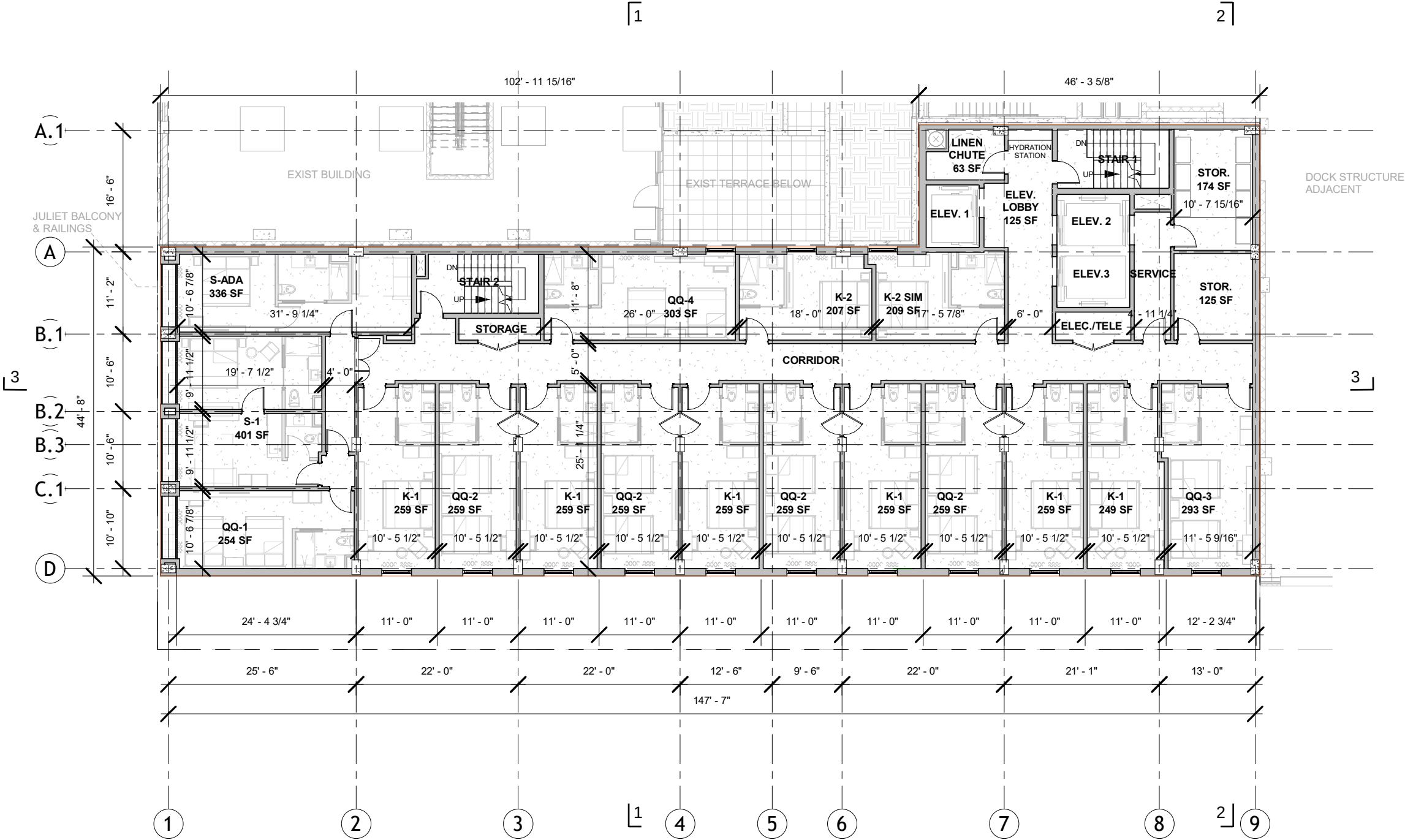


ROOM MATRIX - LEVEL 2		
Name	Number	Area

LEVEL 2		
S-ADA	0211	336 SF
S-1	0212	401 SF
QQ-1	0213	254 SF
K-1	0214	259 SF
QQ-2	0215	259 SF
K-1	0216	259 SF
QQ-2	0217	259 SF
K-1	0218	259 SF
QQ-2	0219	259 SF
K-1	0220	259 SF
QQ-2	0221	259 SF
K-1	0222	259 SF
K-1	0223	249 SF
QQ-3	0224	293 SF
QQ-4	0225	303 SF
K-2	0226	207 SF
K-2 SIM	0227	209 SF
Grand total: 17		4582 SF

BOH SUMMARY - LEVEL 2		
Name	Number	Area

LEVEL 2		
CORRIDOR	0200	825 SF
ELEV. LOBBY	0206	125 SF
ELEC./TELE	0207	39 SF
LINEN CHUTE	0208	63 SF
STORAGE	0209	33 SF
STOR.	0210	125 SF
STOR.	0230	174 SF
SERVICE	0231	86 SF
Grand total: 8		1470 SF



ROOM MATRIX - L3 & L4		
Name	Number	NSF

Name	Number	NSF
------	--------	-----

LEVEL 3

S-2	0311	336 SF
S-1	0312	401 SF
QQ-1	0313	254 SF
K-1	0314	259 SF
QQ-2	0315	259 SF
K-1	0316	259 SF
QQ-2	0317	259 SF
K-1	0318	259 SF
QQ-2	0319	259 SF
K-1	0320	259 SF
QQ-2	0321	259 SF
K-1	0322	259 SF
K-1	0323	249 SF
K-3	0324	293 SF
QQ-4	0325	303 SF
K-2	0326	207 SF
K-2 SIM	0327	209 SF
QQ-ADA	0328	302 SF

Grand total: 18 4884 SF

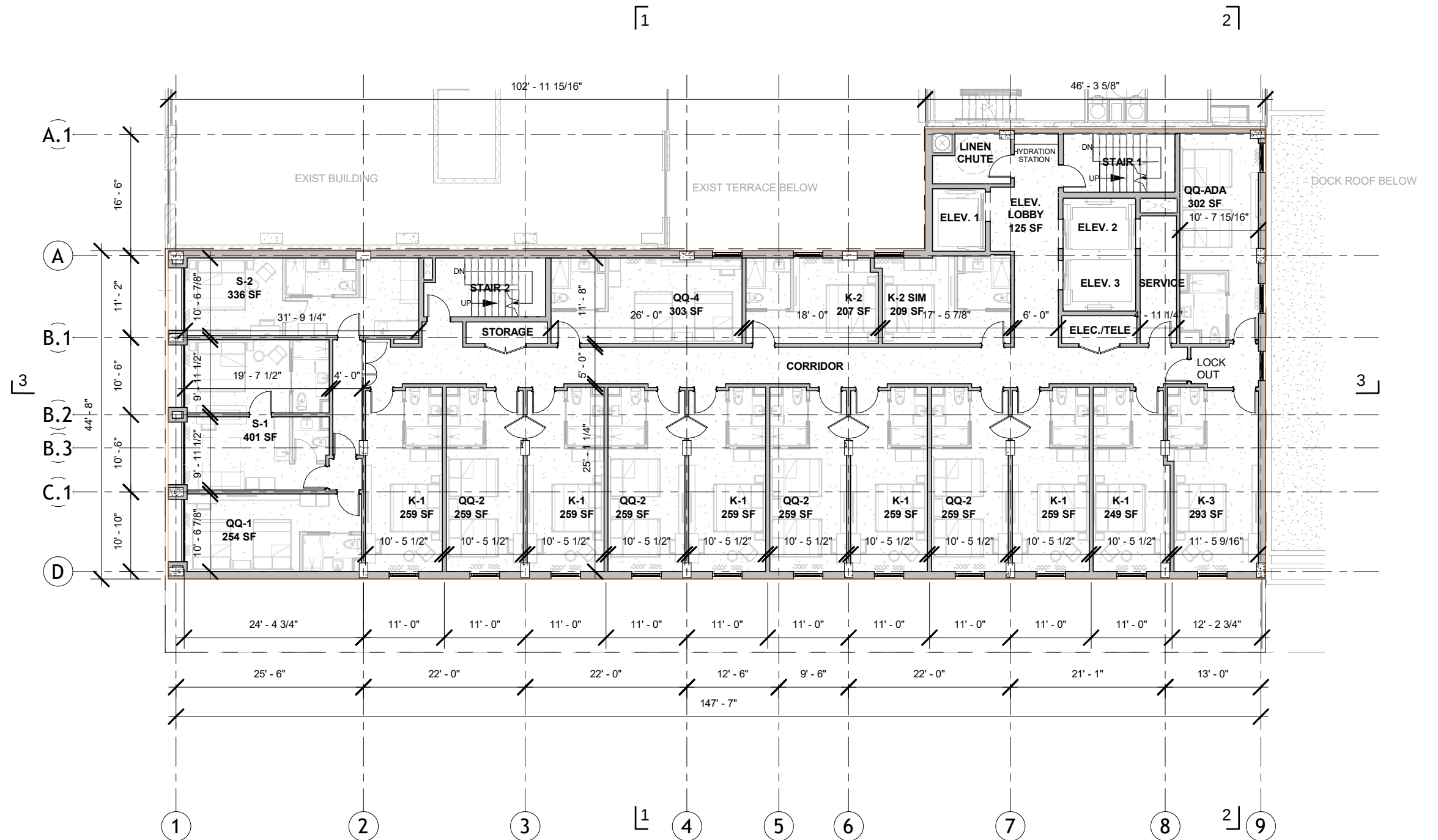
BOH SUMMARY - L3 & L4		
Name	Number	Area

Name	Number	Area
------	--------	------

LEVEL 3

CORRIDOR	0300	827 SF
ELEV. LOBBY	0306	125 SF
STORAGE	0307	33 SF
LINEN CHUTE	0308	63 SF
SERVICE	0309	86 SF
ELEC./TELE	0310	39 SF

Grand total: 6 1173 SF

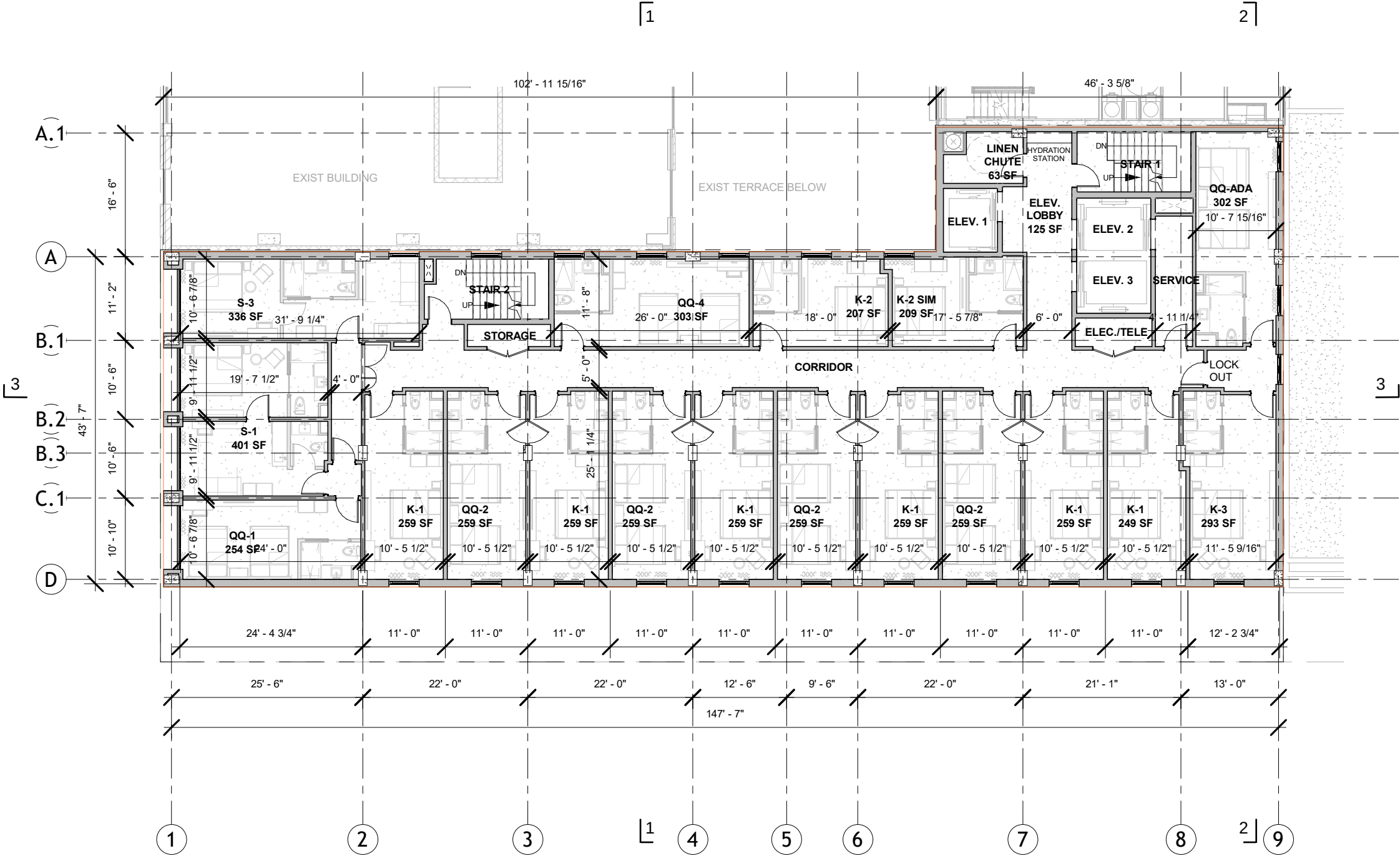


ROOM MATRIX - LEVEL 5		
Name	Number	Area

LEVEL 5		
S-3	0511	336 SF
S-1	0512	401 SF
QQ-1	0514	254 SF
K-1	0515	259 SF
QQ-2	0516	259 SF
K-1	0517	259 SF
QQ-2	0518	259 SF
K-1	0519	259 SF
QQ-2	0520	259 SF
K-1	0521	259 SF
QQ-2	0522	259 SF
K-1	0523	259 SF
K-1	0524	249 SF
K-3	0525	293 SF
QQ-4	0526	303 SF
K-2	0527	207 SF
K-2 SIM	0528	209 SF
QQ-ADA	0529	302 SF
Grand total: 18		4884 SF

BOH SUMMARY - LEVEL 5		
Name	Number	Area

LEVEL 5		
CORRIDOR	0500	827 SF
ELEV. LOBBY	0506	125 SF
STORAGE	0507	33 SF
LINEN CHUTE	0508	63 SF
SERVICE	0509	86 SF
ELEC./TELE	0510	39 SF
Grand total: 6		1173 SF



ROOM MATRIX - LEVEL 6

Name	Number	Area
------	--------	------

LEVEL 6

S-3	0611	336 SF
S-1	0612	401 SF
QQ-1	0613	254 SF
K-1	0614	259 SF
QQ-2	0615	259 SF
K-1	0616	259 SF
QQ-2	0617	259 SF
K-1	0618	259 SF
QQ-2	0619	259 SF
K-1	0620	259 SF
QQ-2	0621	259 SF
K-1	0622	259 SF
K-1	0623	249 SF
K-3	0624	293 SF
QQ-4	0625	303 SF
K-2	0626	207 SF
K-2 SIM	0627	209 SF
QQ-5	0628	302 SF

Grand total: 18	4883 SF
-----------------	---------

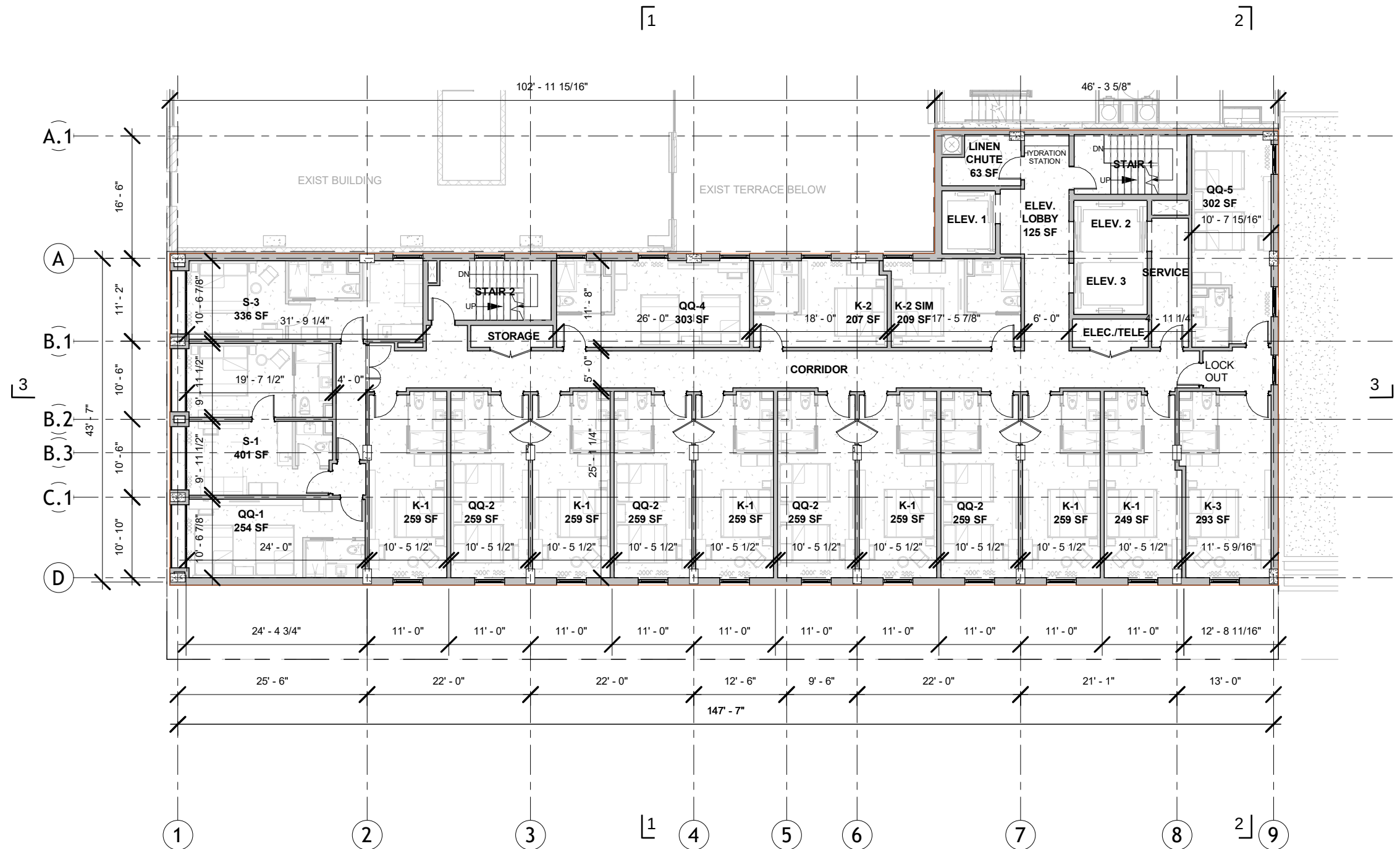
BOH SUMMARY - LEVEL 6

Name	Number	Area
------	--------	------

LEVEL 6

CORRIDOR	0600	827 SF
ELEV. LOBBY	0606	125 SF
STORAGE	0607	33 SF
LINEN CHUTE	0608	63 SF
SERVICE	0609	86 SF
ELEC./TELE	0610	39 SF

Grand total: 6	1173 SF
----------------	---------

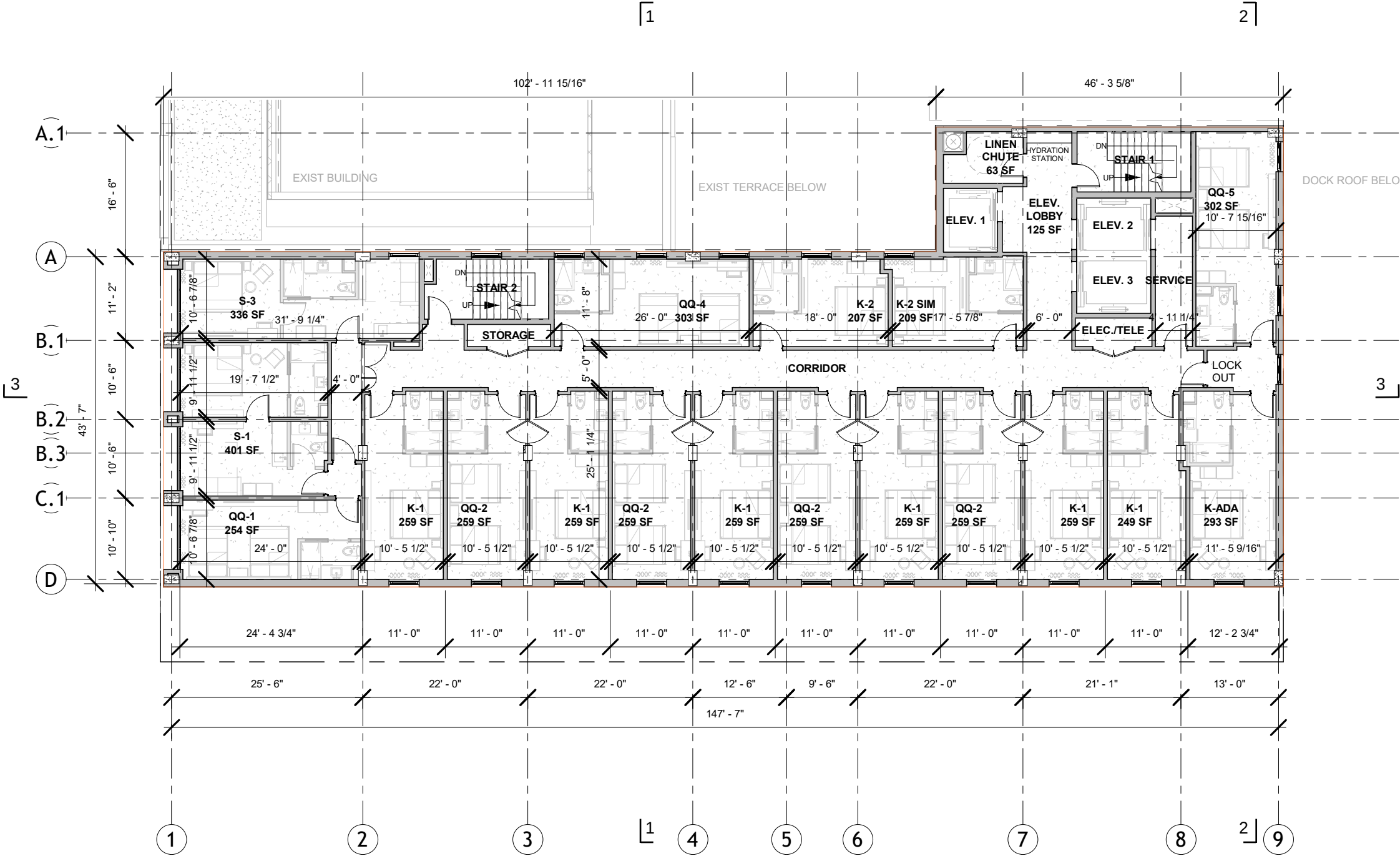


ROOM MATRIX - LEVEL 7		
Name	Number	Area

LEVEL 7		
S-3	0711	336 SF
S-1	0712	401 SF
QQ-1	0713	254 SF
K-1	0714	259 SF
QQ-2	0715	259 SF
K-1	0716	259 SF
QQ-2	0717	259 SF
K-1	0718	259 SF
QQ-2	0719	259 SF
K-1	0720	259 SF
QQ-2	0721	259 SF
K-1	0722	259 SF
K-1	0723	249 SF
K-ADA	0724	293 SF
QQ-4	0725	303 SF
K-2	0726	207 SF
K-2 SIM	0727	209 SF
QQ-5	0728	302 SF
Grand total: 18		4884 SF

BOH SUMMARY - LEVEL 7		
Name	Number	Area

LEVEL 7		
CORRIDOR	0700	827 SF
ELEV. LOBBY	0706	125 SF
STORAGE	0707	33 SF
LINEN CHUTE	0708	63 SF
SERVICE	0709	86 SF
ELEC./TELE	0710	39 SF
Grand total: 6		1173 SF



ROOM MATRIX - L8-L10		
Name	Number	Area

LEVEL 10

S-3	1011	336 SF
S-1	1012	401 SF
QQ-1	1013	254 SF
K-1	1014	259 SF
QQ-2	1015	259 SF
K-1	1016	259 SF
QQ-2	1017	259 SF
K-1	1018	259 SF
QQ-2	1019	259 SF
K-1	1020	259 SF
QQ-2	1021	259 SF
K-1	1022	259 SF
K-1	1023	249 SF
K-ADA	1024	293 SF
QQ-4	1025	303 SF
K-2	1026	207 SF
K-2 SIM	1027	209 SF
S-3 SIM	1028	304 SF

Grand total: 18 4887 SF

BOH SUMMARY - L8-L10		
Name	Number	Area

LEVEL 10

CORRIDOR	1000	824 SF
ELEV. LOBBY	1006	125 SF
STORAGE	1007	33 SF
LINEN CHUTE	1008	63 SF
SERVICE	1009	86 SF
ELEC./TELE	1010	39 SF

Grand total: 6 1170 SF

