



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

G23

RENDERING - APPPROVED

SCALE:
DATE: 03/28/2025

ZONING COMMISSION
District of Columbia
CASE NO.15-28A
EXHIBIT NO.3E2
EMILAT+



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

G24

RENDERING - PROPOSED

SCALE:
DATE: 03/28/2025

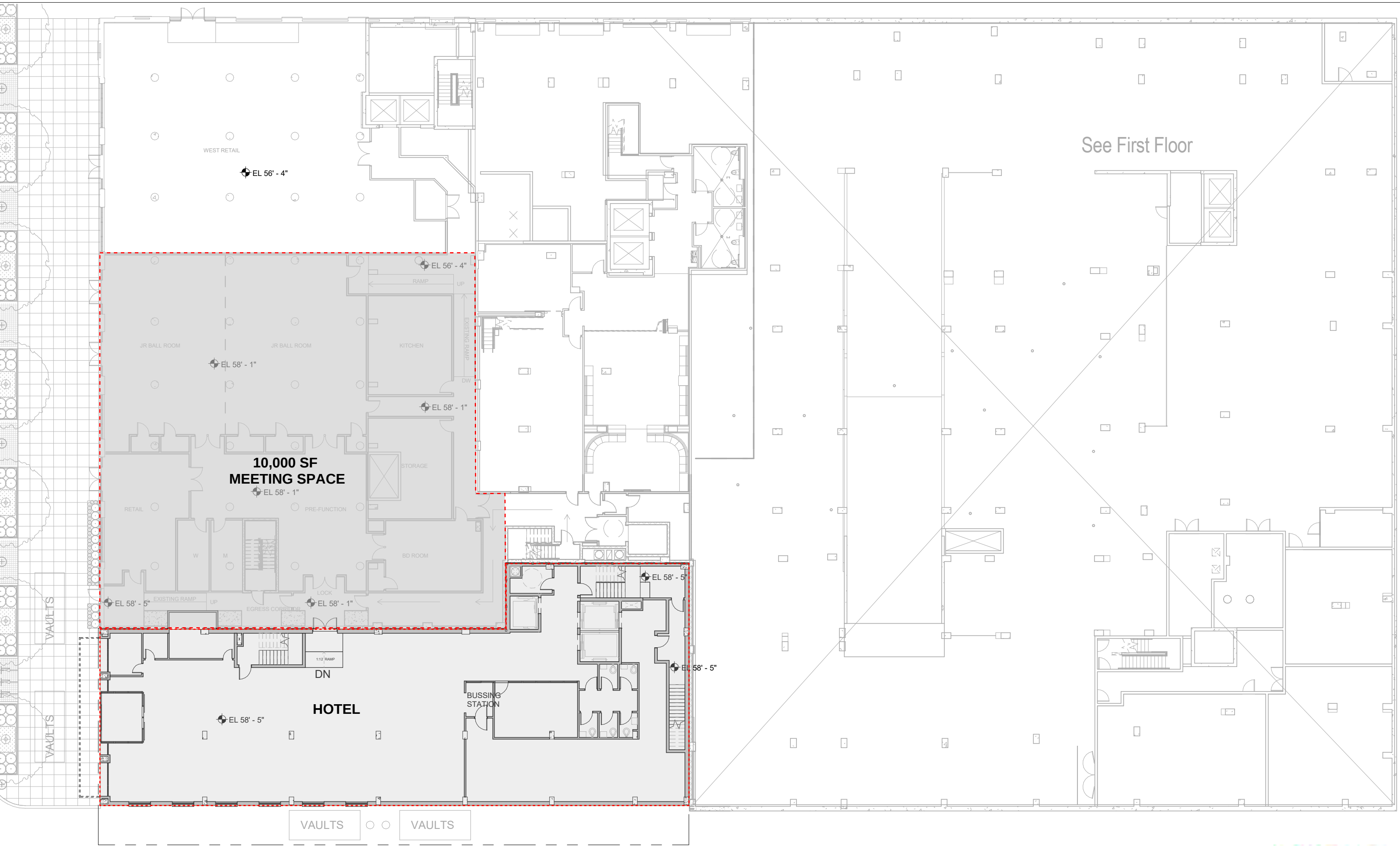


HOTEL AREA SUMMARY						
LEVEL	GSF	GSF(FAR)	NSF			UNIT KEYS
			GARAGE	GUESTROOM	OTHERS	
P2	4,648	0	4,036			
P1	4,648	0	3,711			
LEVEL 1	7,395	7,395			6,033	
LEVEL MEZZ	3,309	0			2,443	
LEVEL 2	7,369	7,369		4,582	1,470	17
LEVEL 3	7,369	7,369		4,883	1,173	18
LEVEL 4	7,369	7,369		4,883	1,173	18
LEVEL 5	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						

MEETING SPACE

10,000

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: 03/28/2025



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

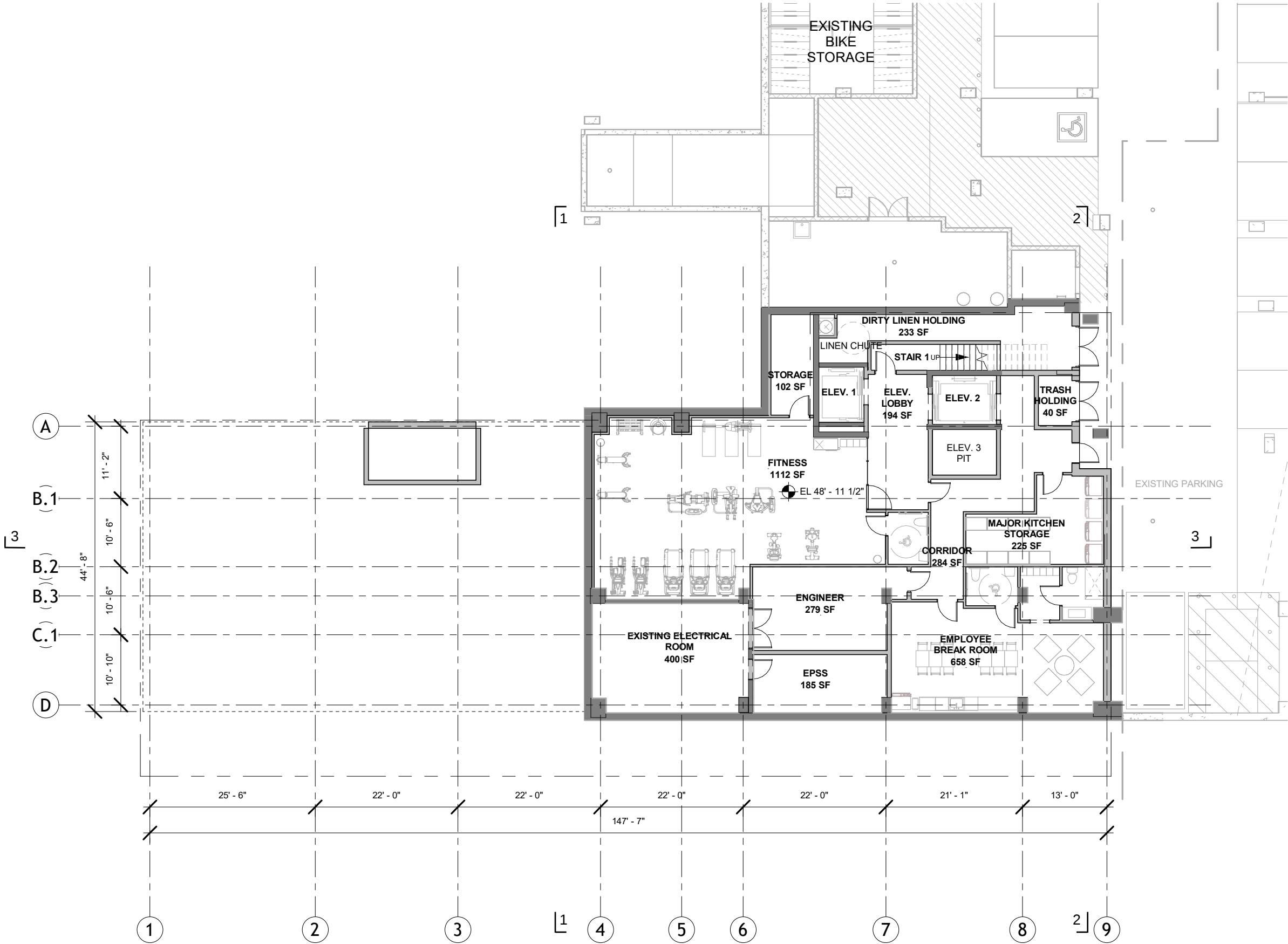


BOH SUMMARY - LEVEL P1		
Name	Number	Area

GARAGE LEVEL 1

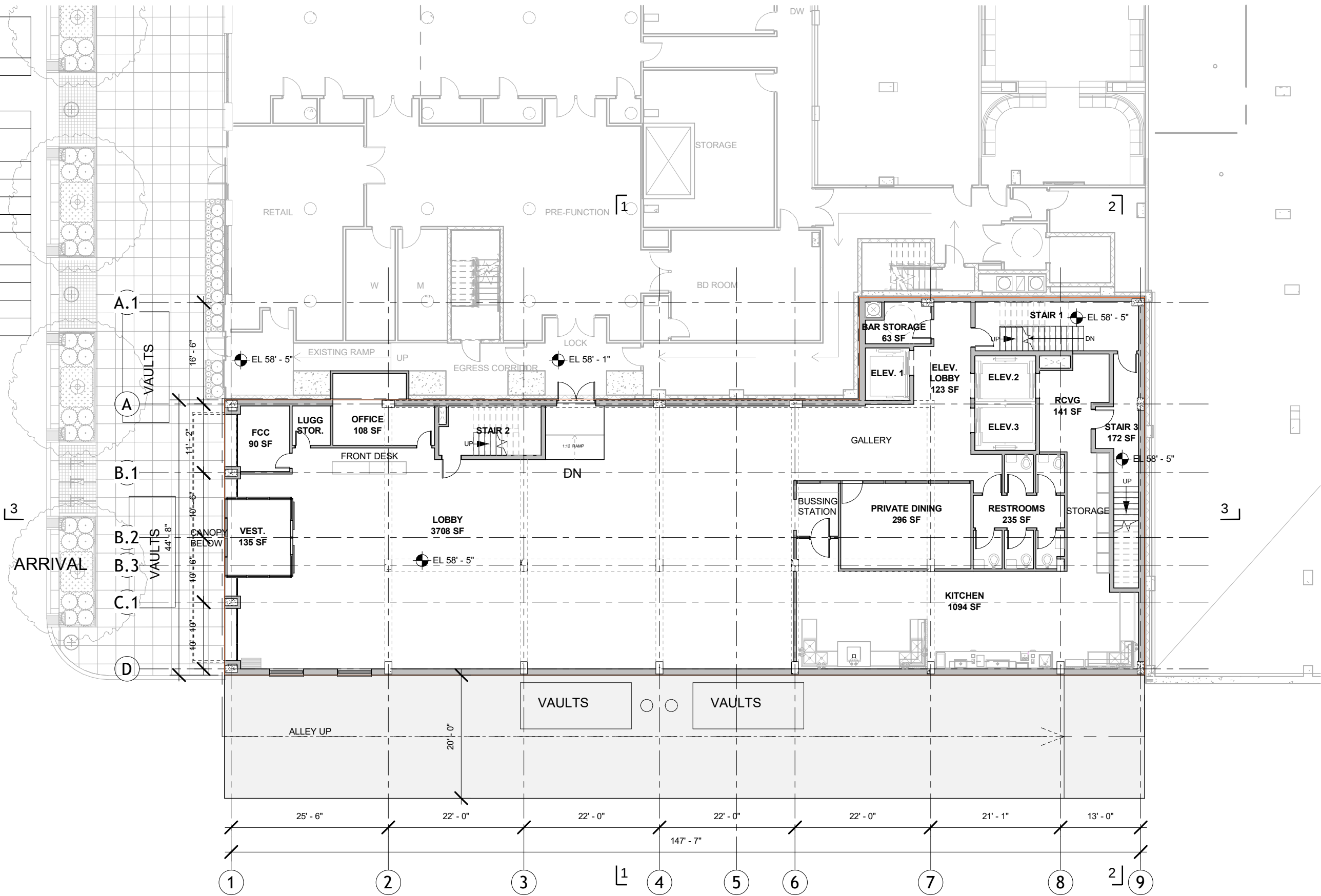
ELEV. LOBBY	B106	194 SF
DIRTY LINEN HOLDING	B108	233 SF
CORRIDOR	B109	284 SF
STORAGE	B110	102 SF
EMPLOYEE BREAK ROOM	B111	658 SF
EPSS	B112	185 SF
MAJOR KITCHEN STORAGE	B114	225 SF
ENGINEER	B115	279 SF
FITNESS	B117	1112 SF
TRASH HOLDING	B118	40 SF
EXISTING ELECTRICAL ROOM	B119	400 SF

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



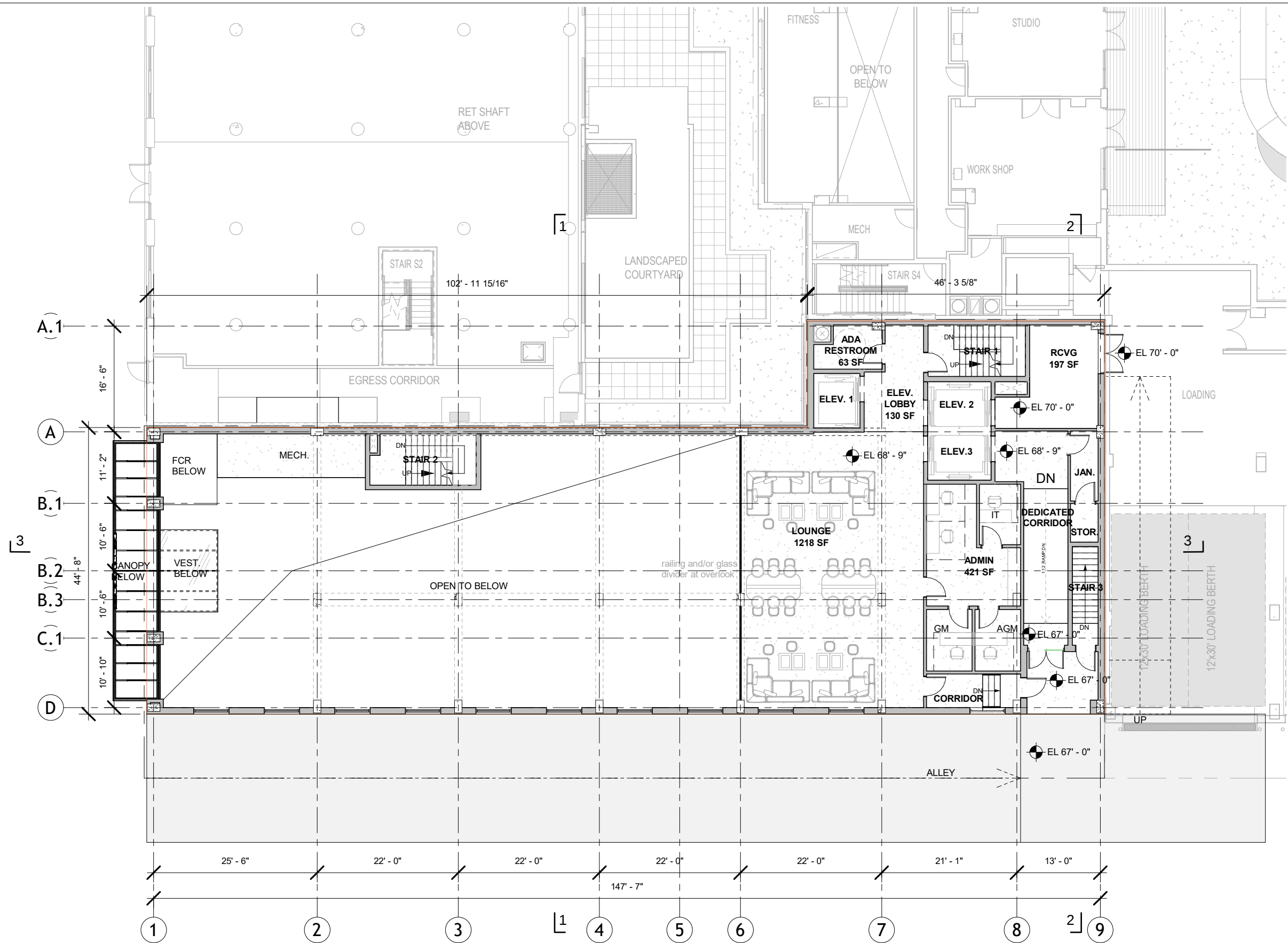
NOTE:
Elements in public space are subject to change as the result of a public space permitting process.

BOH SUMMARY - LEVEL MEZZ

Name	Number	Area
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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

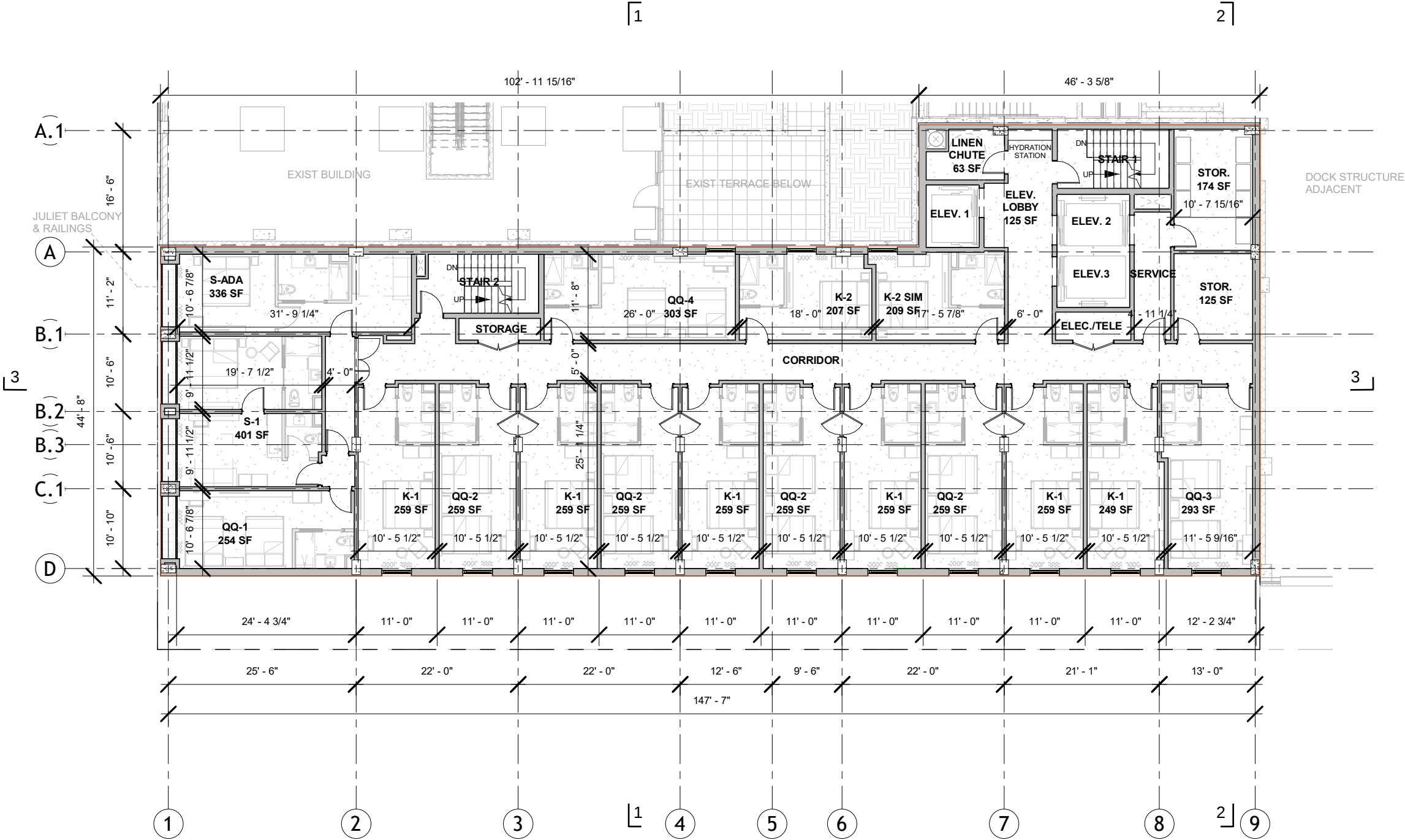


ROOM MATRIX - LEVEL 2		
Name	Number	Area

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

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

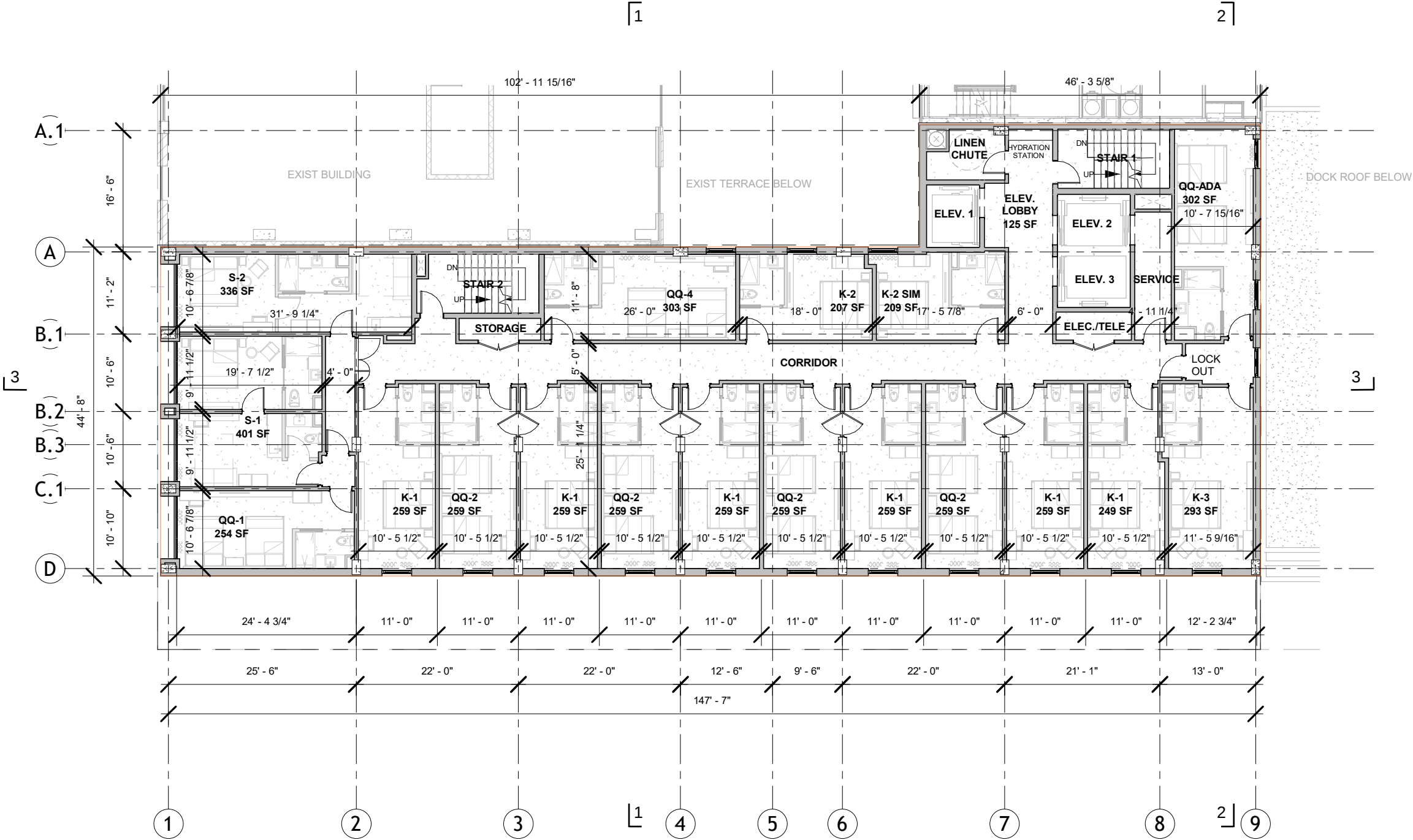
Grand total: 18 4884 SF

BOH SUMMARY - L3 & L4		
Name	Number	Area

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

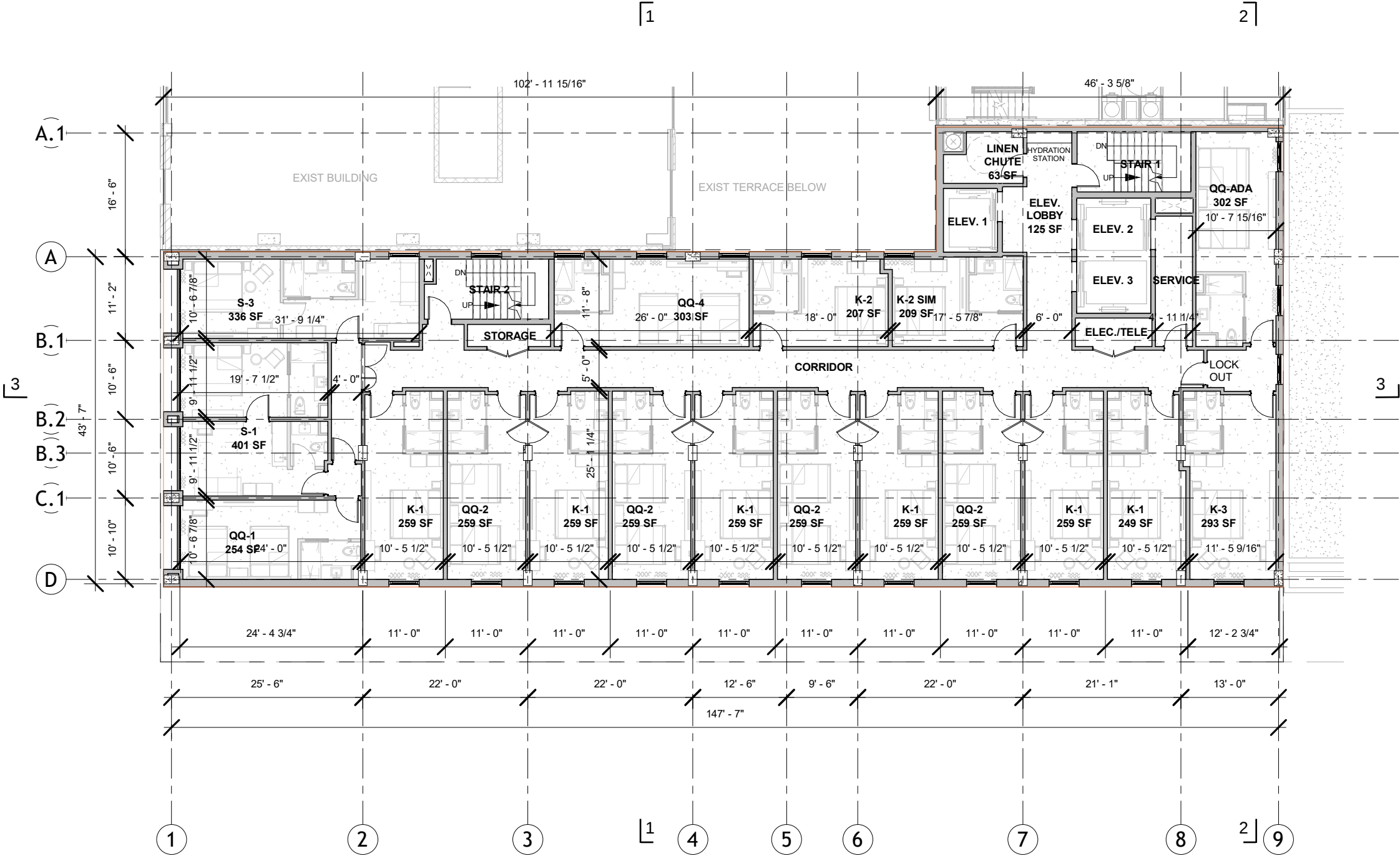


ROOM MATRIX - LEVEL 5		
Name	Number	Area

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

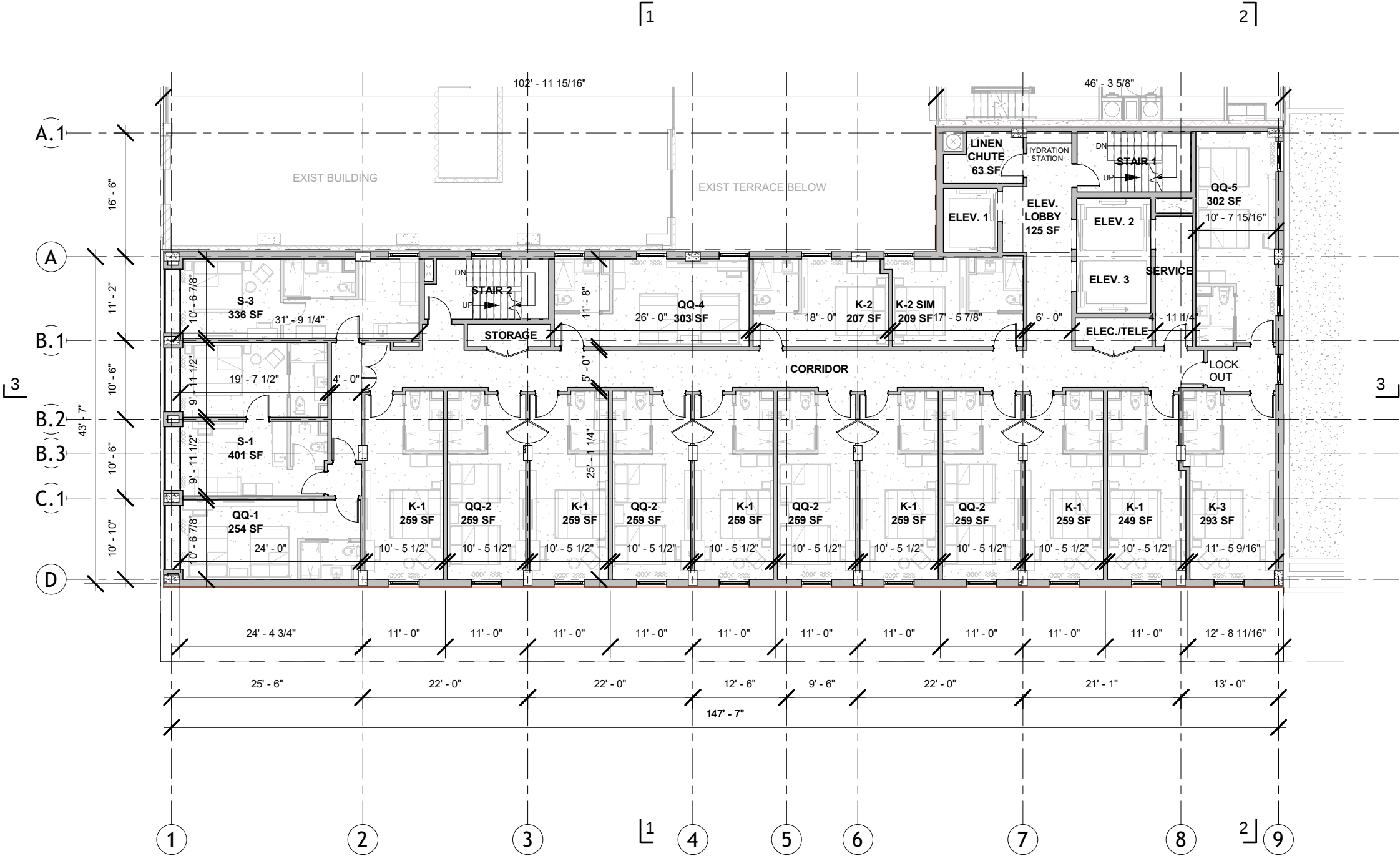


ROOM MATRIX - LEVEL 6		
Name	Number	Area

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
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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
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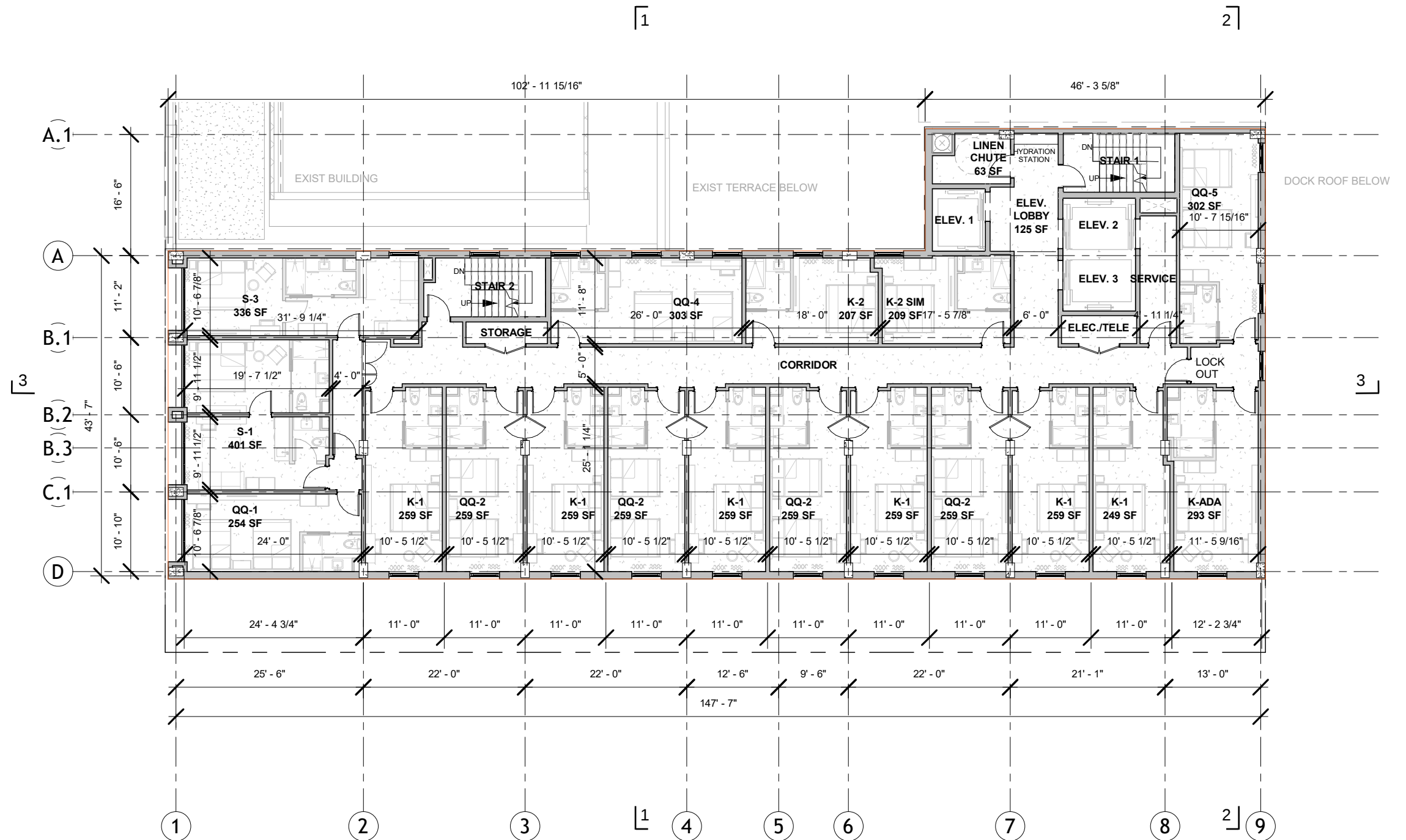
BOH SUMMARY - LEVEL 7

Name	Number	Area
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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
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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

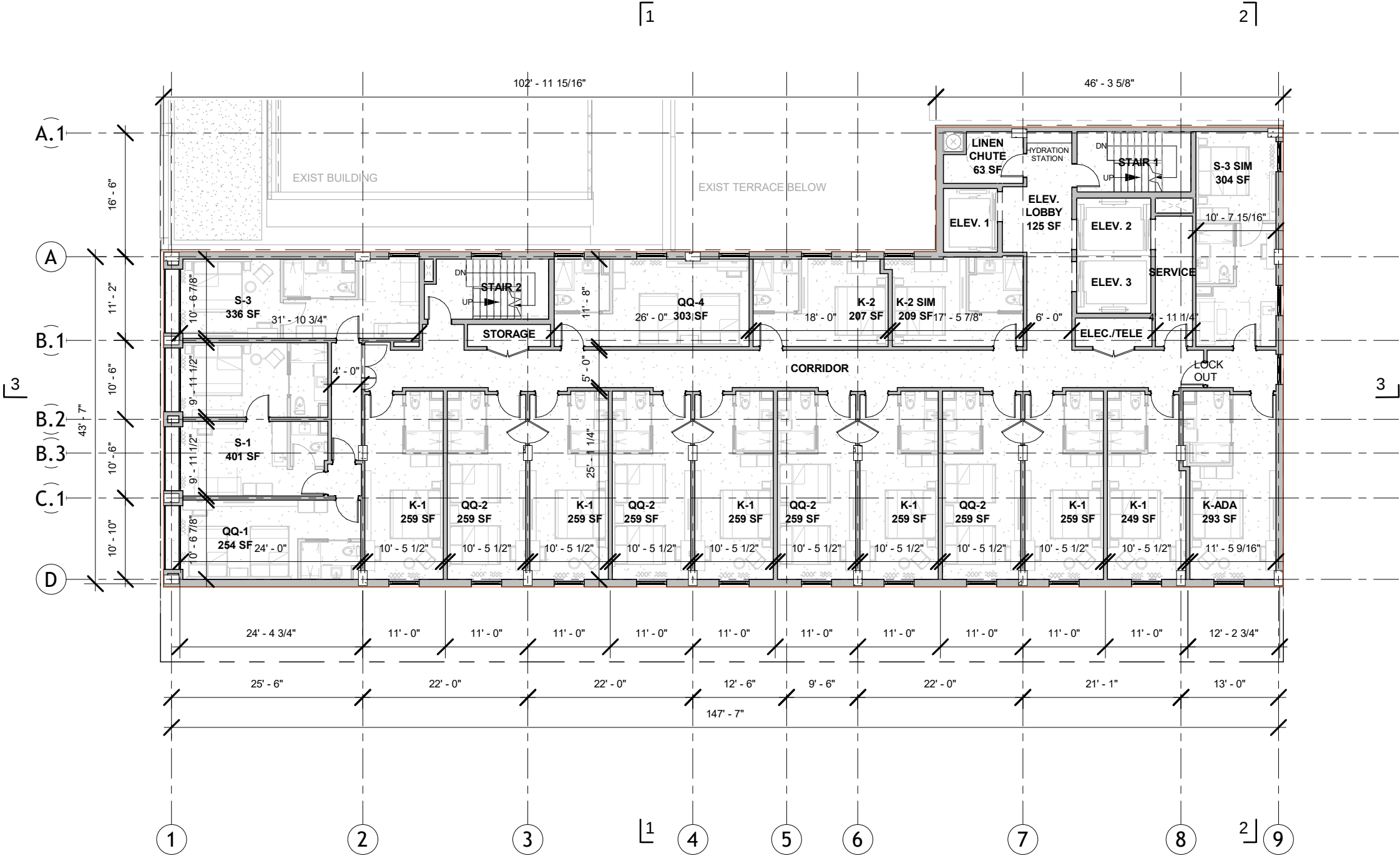
Grand total: 18 4887 SF

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



ROOM MATRIX - LEVEL 11		
Name	Number	Area

LEVEL 11

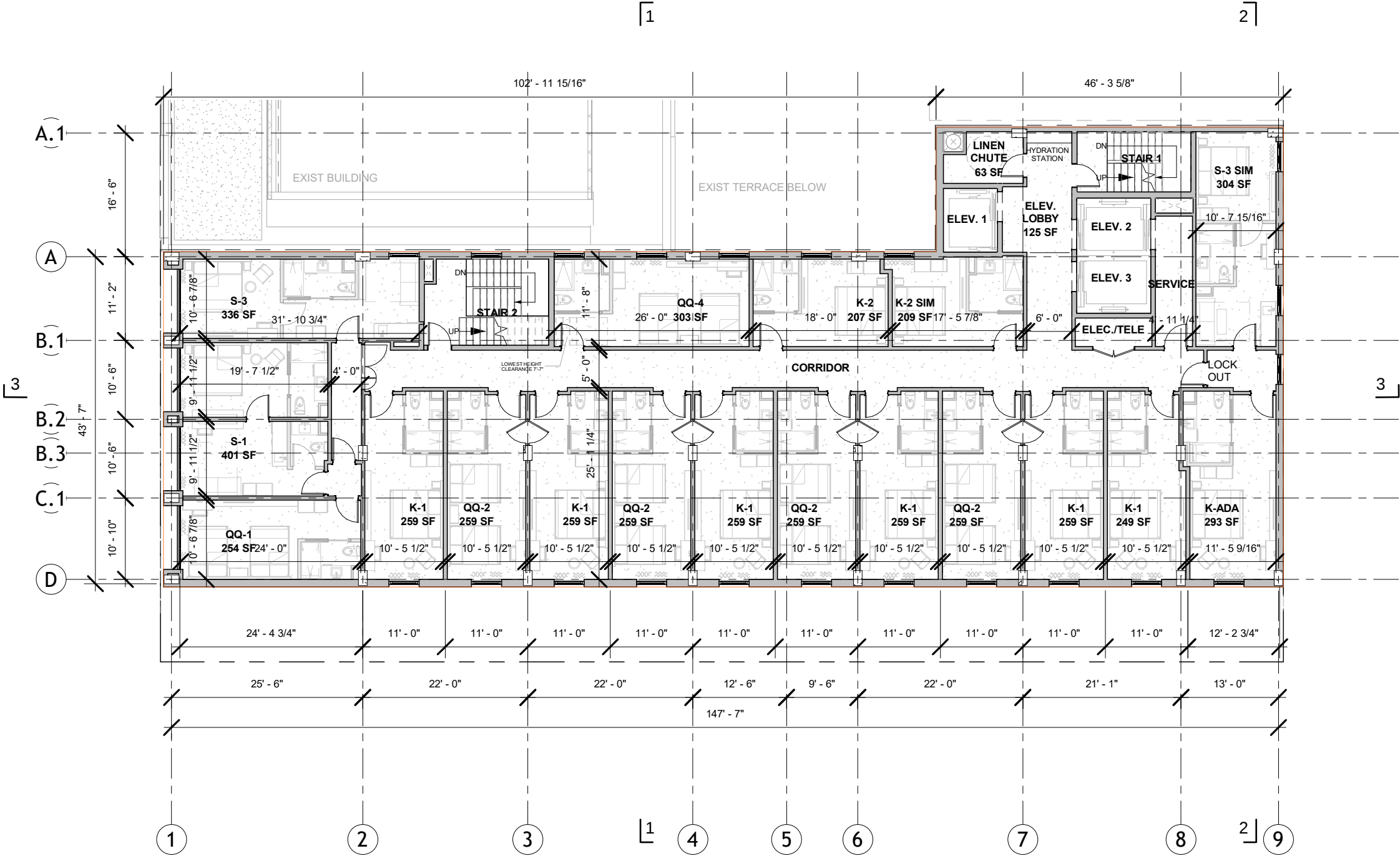
S-3	1111	336 SF
S-1	1112	401 SF
QQ-1	1113	254 SF
K-1	1114	259 SF
QQ-2	1115	259 SF
K-1	1116	259 SF
QQ-2	1117	259 SF
K-1	1118	259 SF
QQ-2	1119	259 SF
K-1	1120	259 SF
QQ-2	1121	259 SF
K-1	1122	259 SF
K-1	1123	249 SF
K-ADA	1124	293 SF
QQ-4	1125	303 SF
K-2	1126	207 SF
K-2 SIM	1127	209 SF
S-3 SIM	1128	304 SF
Grand total: 18		4886 SF

BOH SUMMARY - LEVEL 11

Name	Number	Area
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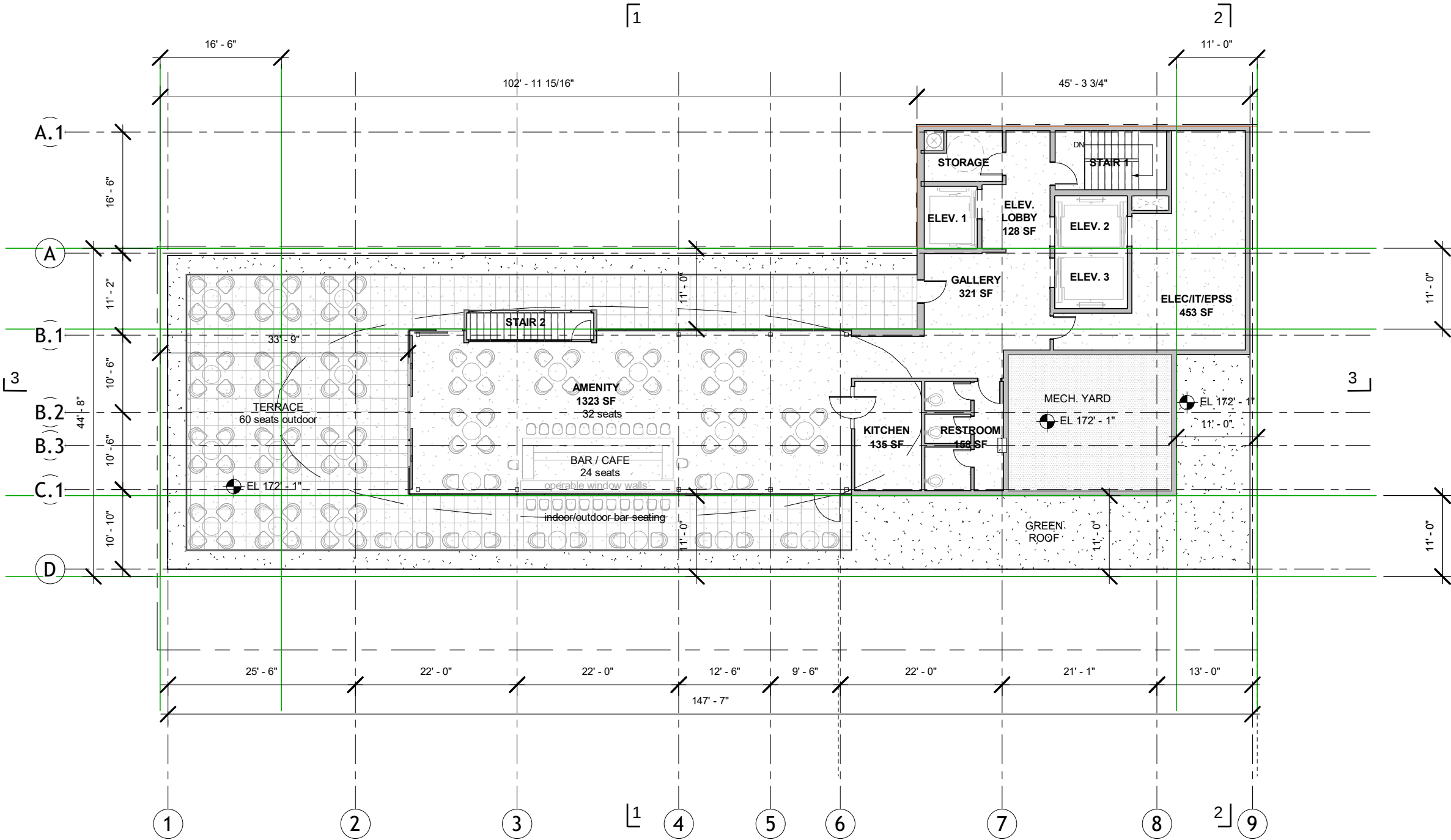
LEVEL 11

CORRIDOR	1100	805 SF
ELEV. LOBBY	1106	125 SF
ELEC./TELE	1107	39 SF
LINEN CHUTE	1108	63 SF
SERVICE	1109	86 SF
Grand total: 5		1118 SF



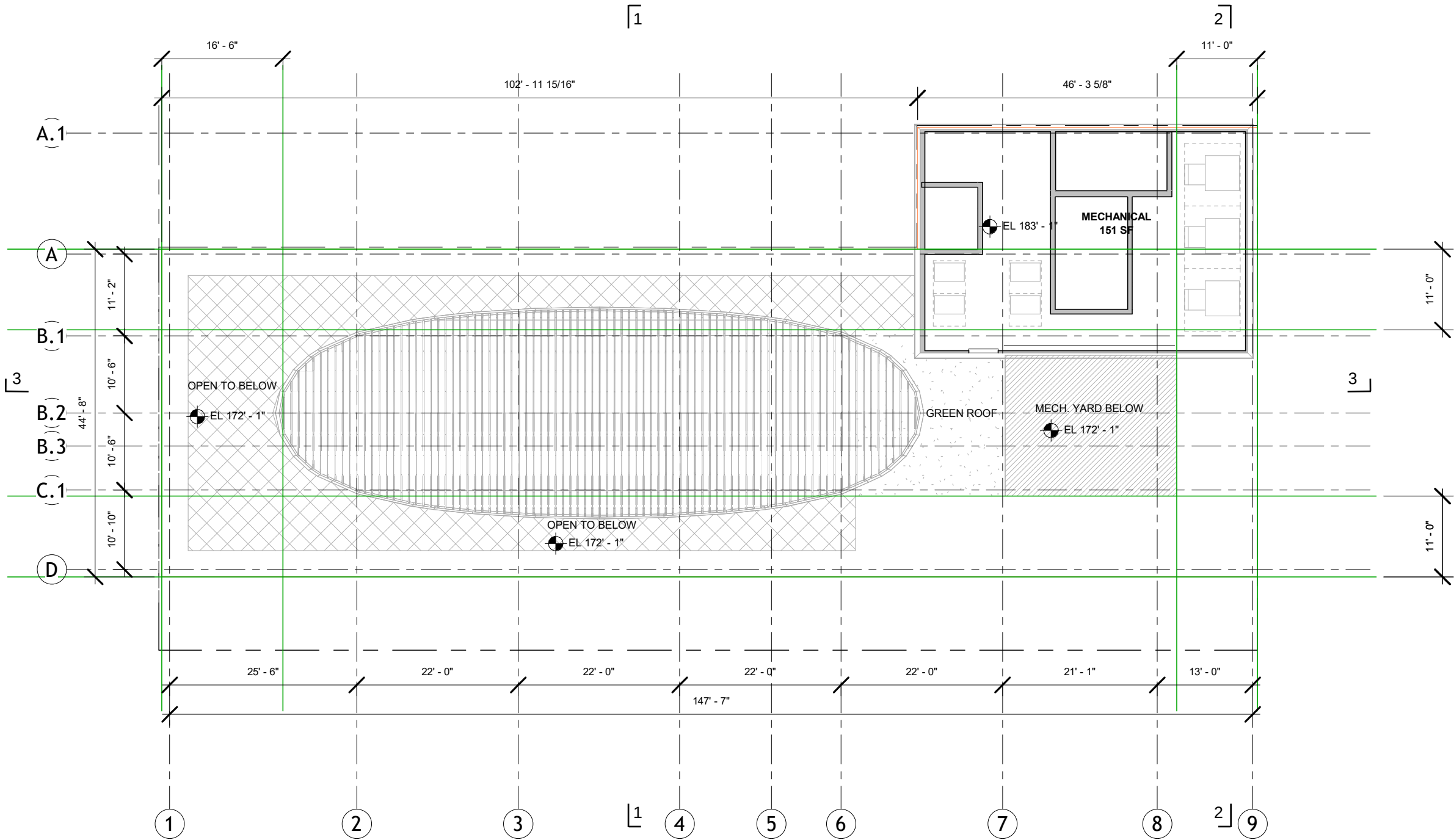
BOH SUMMARY - ROOF PENTHOUSE		
Name	Number	Area

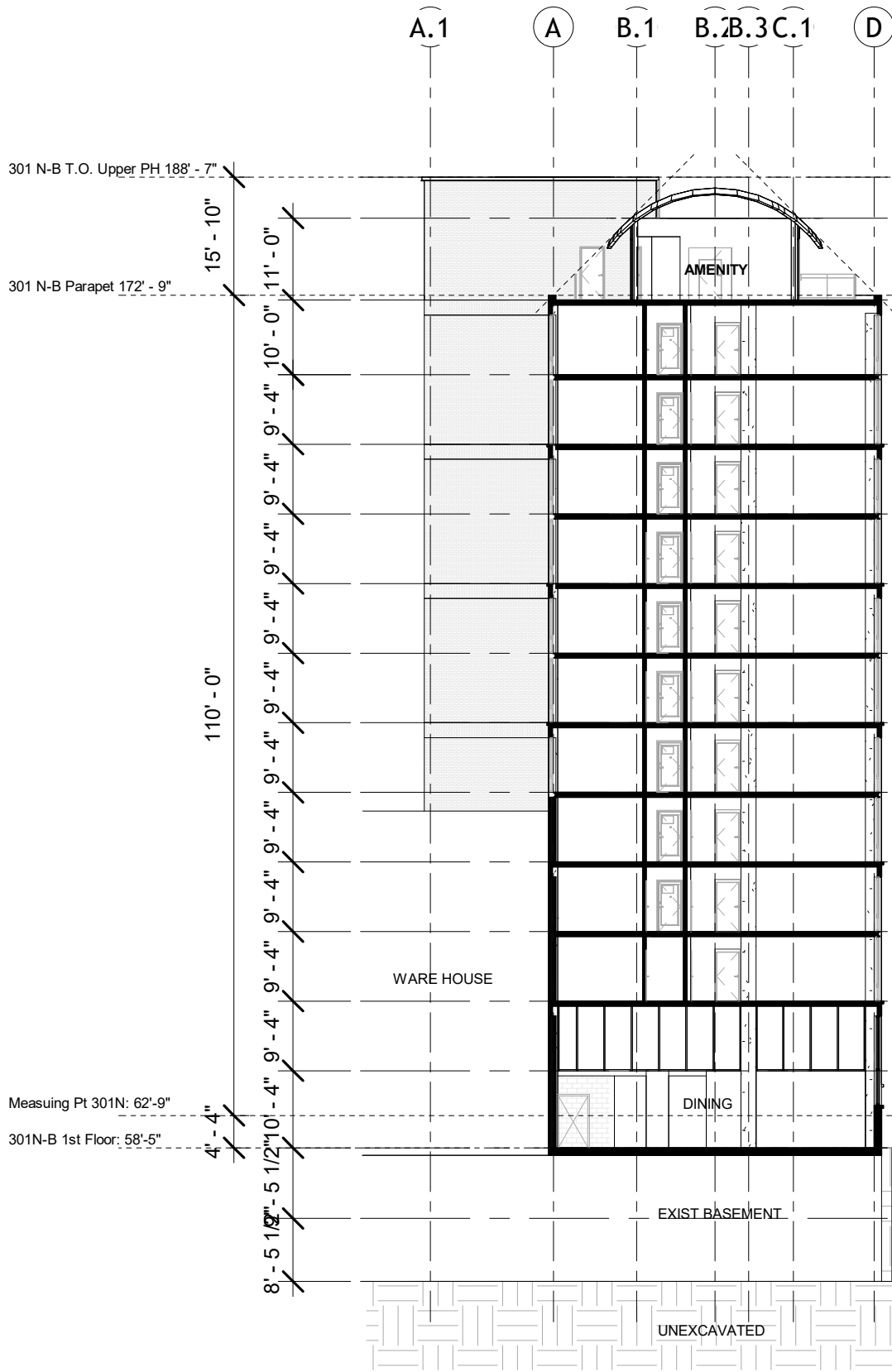
ROOF VENUE		
ELEV. LOBBY	1206	128 SF
AMENITY	1207	1323 SF
STORAGE	1208	64 SF
KITCHEN	1209	135 SF
ELEC/IT/EPSS	1210	453 SF
GALLERY	1211	321 SF
RESTROOM	1212	158 SF
Grand total: 7		2582 SF



BOH SUMMARY - ROOF MECHANICAL		
Name	Number	Area

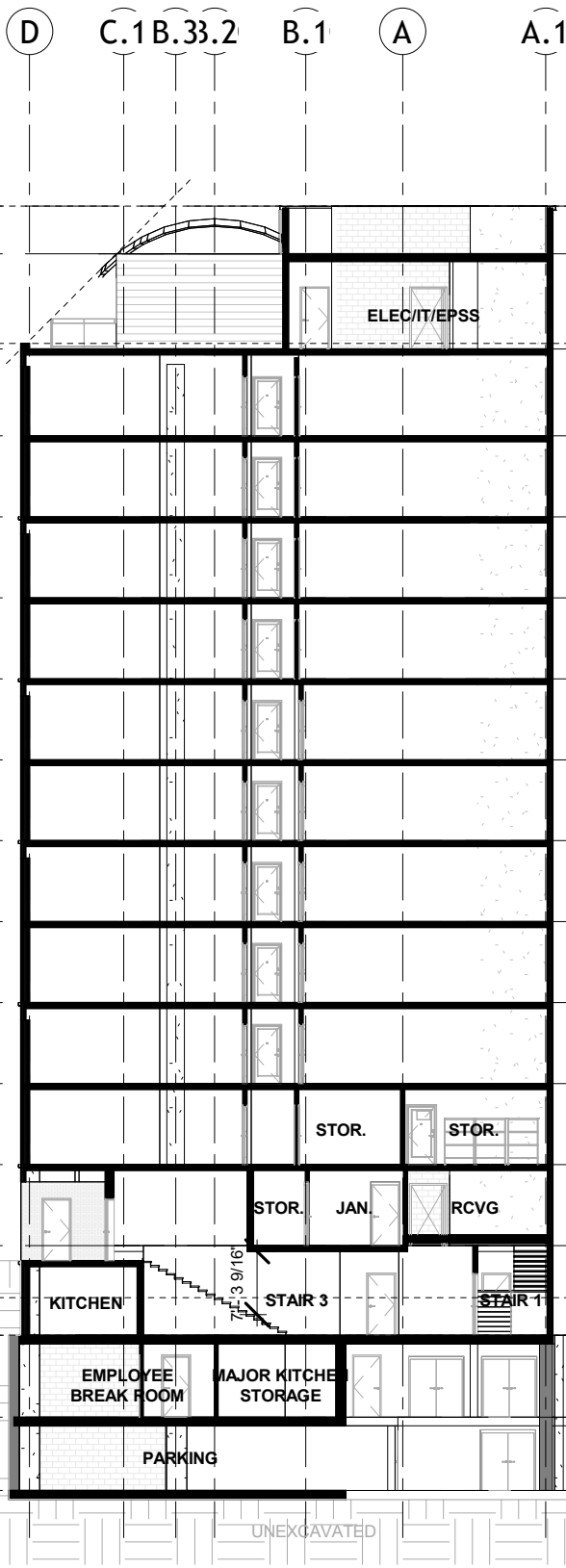
PENTHOUSE		
MECHANICAL	1308	151 SF
Grand total: 1		151 SF



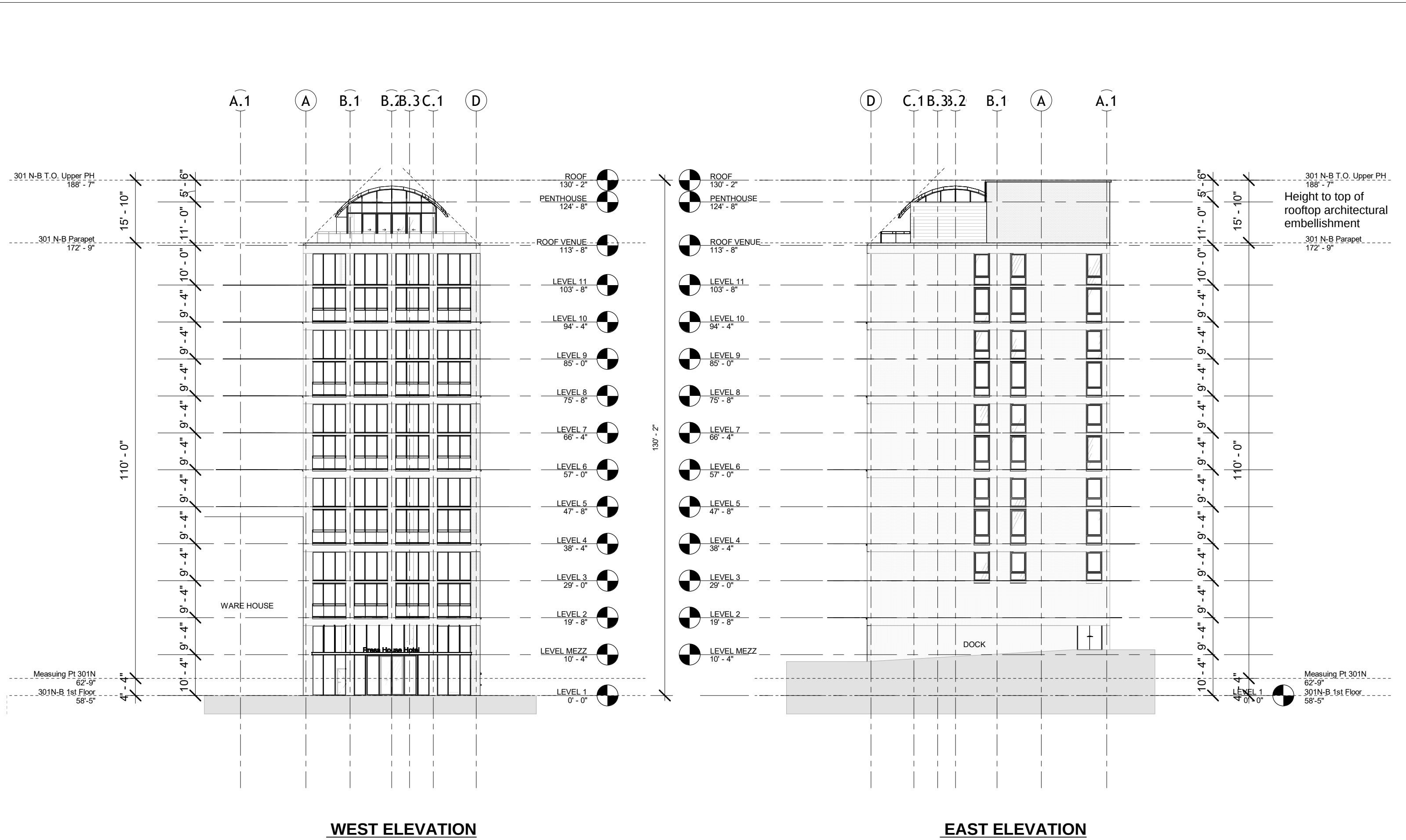


SECTION - 1

ROOF 130' - 2"		ROOF 130' - 2"
PENTHOUSE 124' - 8"		PENTHOUSE 124' - 8"
ROOF VENUE 113' - 8"		ROOF VENUE 113' - 8"
LEVEL 11 103' - 8"		LEVEL 11 103' - 8"
LEVEL 10 94' - 4"		LEVEL 10 94' - 4"
LEVEL 9 85' - 0"		LEVEL 9 85' - 0"
LEVEL 8 75' - 8"		LEVEL 8 75' - 8"
LEVEL 7 66' - 4"		LEVEL 7 66' - 4"
LEVEL 6 57' - 0"		LEVEL 6 57' - 0"
LEVEL 5 47' - 8"		LEVEL 5 47' - 8"
LEVEL 4 38' - 4"		LEVEL 4 38' - 4"
LEVEL 3 29' - 0"		LEVEL 3 29' - 0"
LEVEL 2 19' - 8"		LEVEL 2 19' - 8"
LEVEL MEZZ 10' - 4"		LEVEL MEZZ 10' - 4"
LEVEL 1 0' - 0"		LEVEL 1 0' - 0"
GARAGE LEVEL 1 -9' - 5 1/2"		GARAGE LEVEL 1 -9' - 5 1/2"
GARAGE LEVEL 2 -17' - 11"		GARAGE LEVEL 2 -17' - 11"

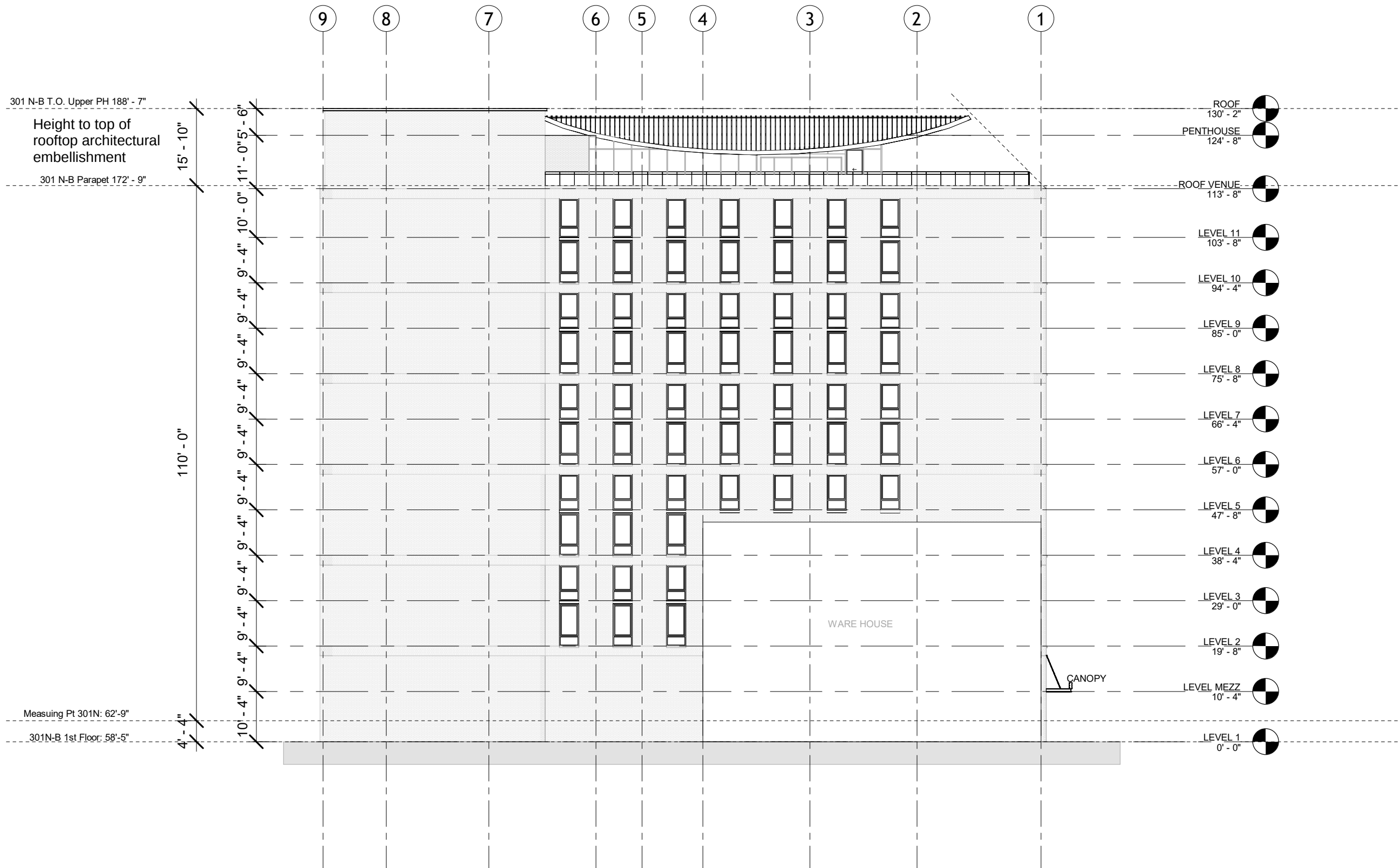


SECTION - 2

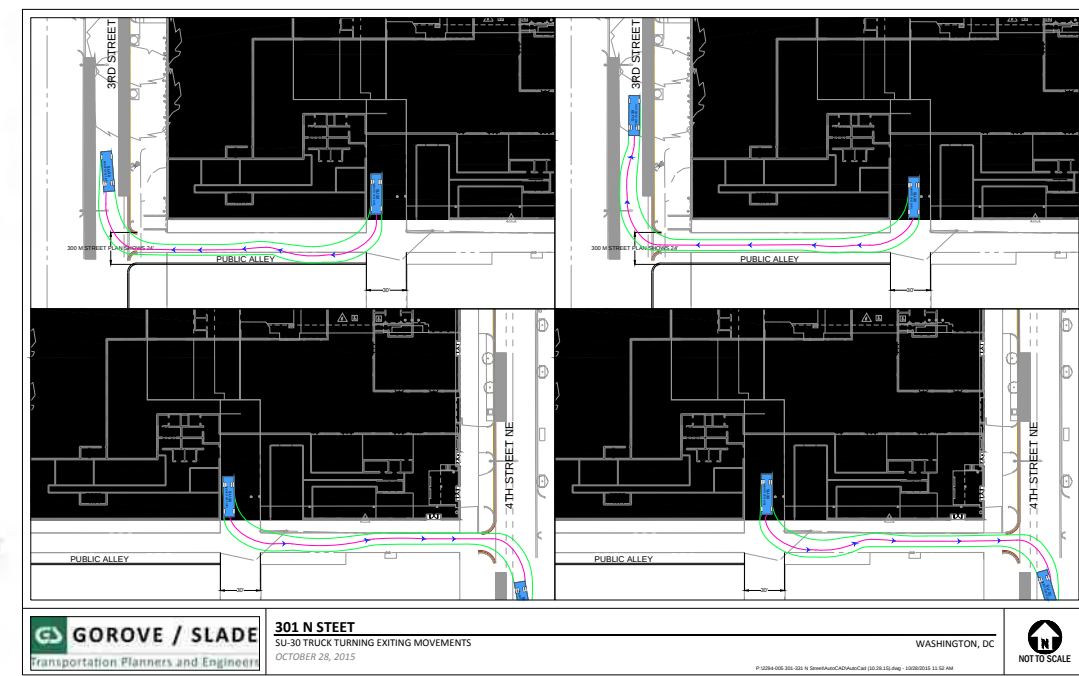
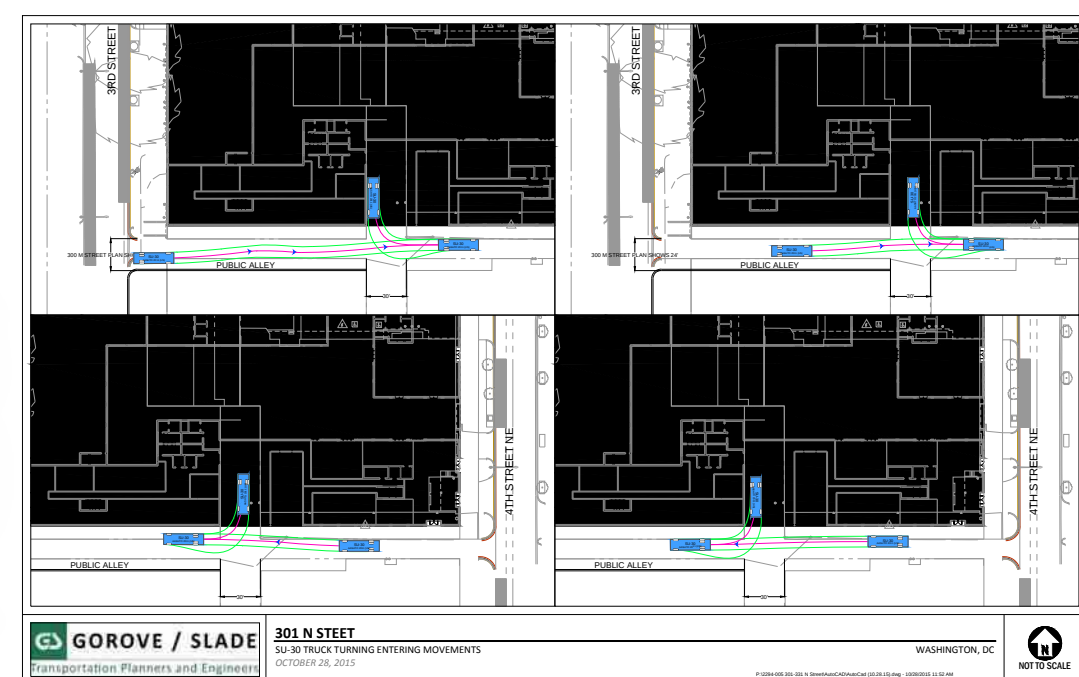
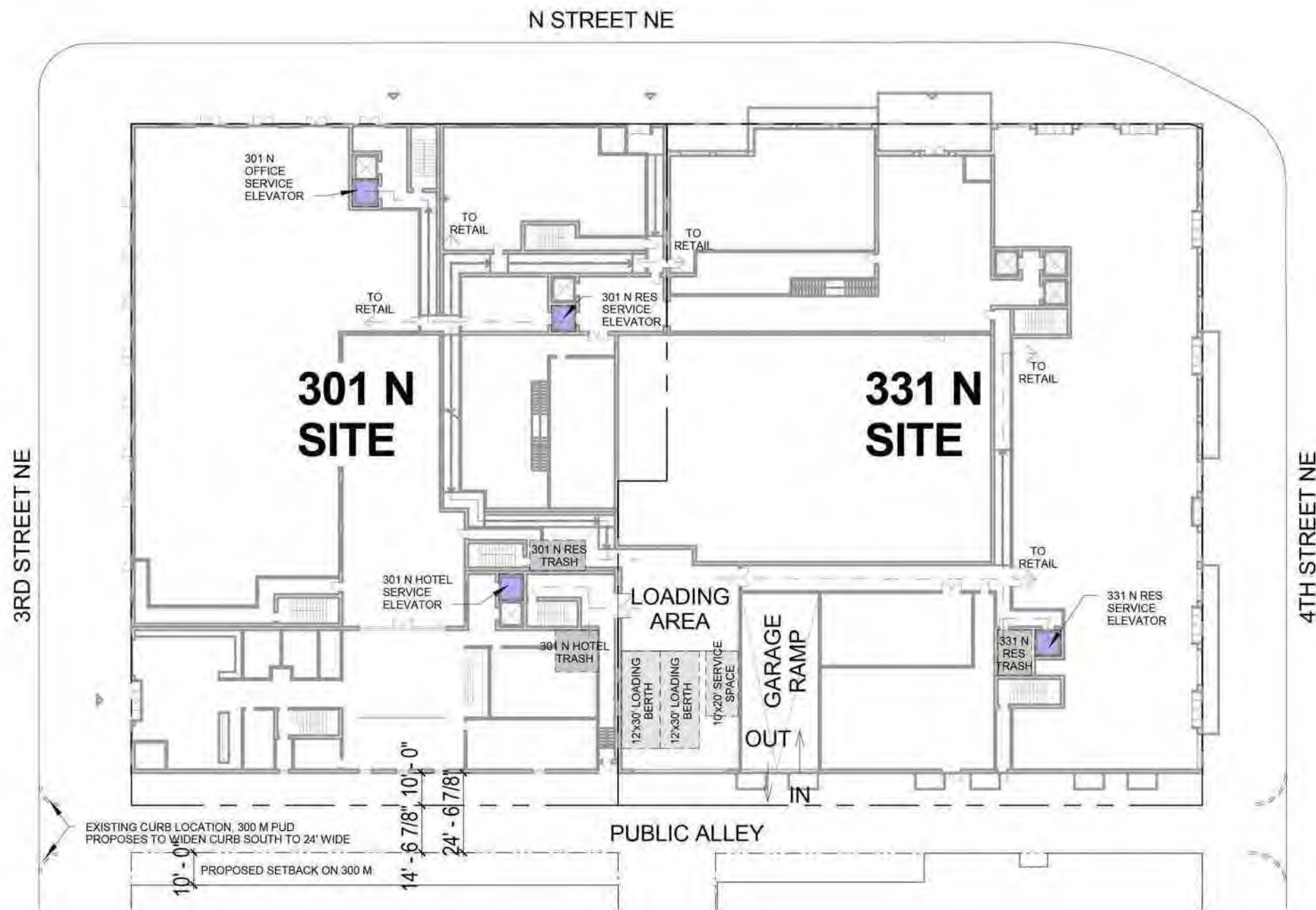


WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION



LEED-NC 2009 New Construction and Major Renovation

Preliminary Project Checklist

301 - 331N Street NE

21		2	3	Sustainable Sites	Possible Points	36
S	G	?	N			
Y				Prereq 1	Construction Activity Pollution Prevention	
1				Credit 1	Site Selection	1
5				Credit 2	Development Density & Community Connectivity	5
		1		Credit 3	Brownfield Redevelopment	1
6				Credit 4.1	Alternative Transportation: Public Transportation Access	6
1				Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
3				Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	3
			2	Credit 4.4	Alternative Transportation: Parking Capacity	2
1				Credit 5.1	Site Development: Protect or Restore Habitat	1
1				Credit 5.2	Site Development: Maximize Open Space	1
1				Credit 6.1	Stormwater Design: Quantity Control	1
		1		Credit 6.2	Stormwater Design: Quality Control	1
1				Credit 7.1	Heat Island Effect: Non-Roof	1
1				Credit 7.2	Heat Island Effect: Roof	1
			1	Credit 8	Light Pollution Reduction	1

5		1	4	Water Efficiency	Possible Points	10
S	G	?	N			
Y				Prereq 1	Water Use Reduction: 20% Reduction	
2			2	Credit 1	Water Efficient Landscaping	4
			2	Credit 2	Innovative Wastewater Technologies	2
3		1		Credit 3	Water Use Reduction: 30%/ 35%/ 40%	4

12	2	3	18	Energy & Atmosphere	Possible Points	35
S	G	?	N			
Y				Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y				Prereq 2	Minimum Energy Performance	
Y				Prereq 3	Fundamental Refrigerant Management	
7	2	1	9	Credit 1	Optimize Energy Performance: 8% and up	19
			7	Credit 2	On-Site Renewable Energy: 1%-13%	7
2				Credit 3	Enhanced Commissioning	2
		2		Credit 4	Enhanced Refrigerant Management	2
1			2	Credit 5	Measurement & Verification	3
2				Credit 6	Green Power	2

6		1	7	Materials & Resources	Possible Points	9
S	G	?	N			
Y				Prereq 1	Storage & Collection of Recyclables	
		1	2	Credit 1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	2
			1	Credit 1.2	Building Reuse: Maintain 50% of Interior Non-Structural Elements	1
2				Credit 2	Construction Waste Management: 50%/ 75%	2
			2	Credit 3	Materials Reuse: 5%/ 10%	2

Materials & Resources, Cont.					
S	G	?	N		
2				Credit 4	Recycled Content: 10%/ 20%
2				Credit 5	Regional Materials: 10%/ 20%
			1	Credit 6	Rapidly Renewable Materials: 2.5%
			1	Credit 7	Certified Wood: 50%

10		1	4	Indoor Environmental Quality	Possible Points	19
S	G	?	N			
Y				Prereq 1	Minimum IAQ Performance	
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1				Credit 1	Outdoor Air Delivery Monitoring	1
			1	Credit 2	Increased Ventilation: 30%	1
1				Credit 3.1	Construction IAQ Management Plan: During Construction	1
1				Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1
1				Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
1				Credit 4.2	Low-Emitting Materials: Paints & Coatings	1
1				Credit 4.3	Low-Emitting Materials: Flooring & Carpet	1
			1	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1
			1	Credit 5	Indoor Chemical & Pollutant Source Control	1
1				Credit 6.1	Controllability of Systems: Lighting	1
1				Credit 6.2	Controllability of Systems: Thermal Comfort	1
1				Credit 7.1	Thermal Comfort: Design	1
			1	Credit 7.2	Thermal Comfort: Verification	1
		1		Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1				Credit 8.2	Daylight & Views: Views for 90% of Spaces	1

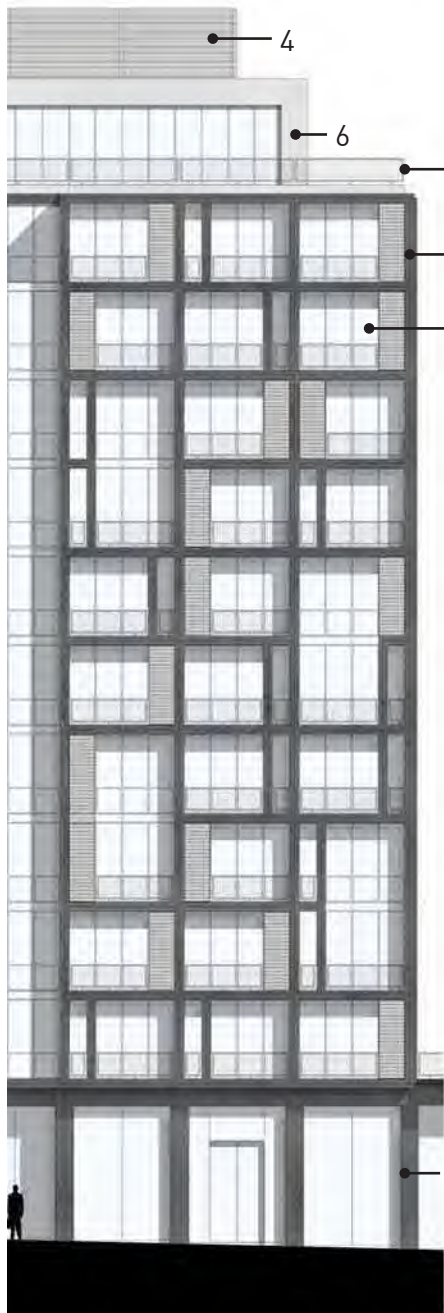
6				Innovation & Design Process	Possible Points	6
S	G	?	N			
1				Credit 1.1	Innovation in Design: LEED Education Program	1
1				Credit 1.2	Innovation in Design: 100% Covered Parking	1
1				Credit 1.3	Innovation in Design: EP, Alternate Transportation	1
1				Credit 1.4	Innovation in Design: EP - EAc6, Green Power/ TBD	1
1				Credit 1.5	Innovation in Design - Water Saving Appliances	1
1				Credit 2	LEED Accredited Professional	1

2		1	1	Regional Priority Credits	Possible Points	4
S	G	?	N			
1				Credit 1.1	Regional Priority: SS5.1	1
1				Credit 1.2	Regional Priority: SS6.1	1
		1		Credit 1.3	Regional Priority: EAc1	1
			1	Credit 1.4	Regional Priority: MRC1.1 (75%), WEc2, EAc2 (1%)	1

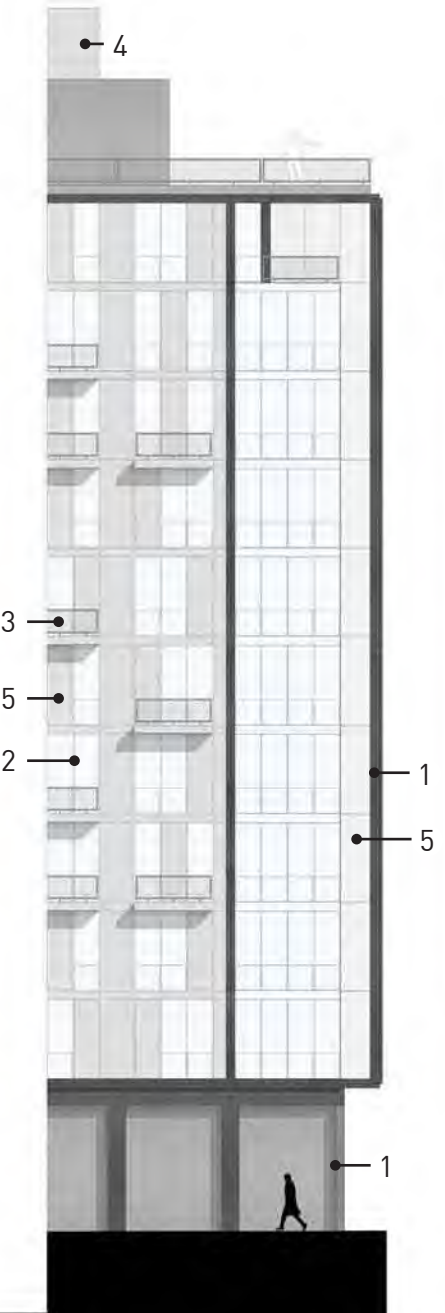
62	2	9	37	Total	Possible Points	19
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110 points

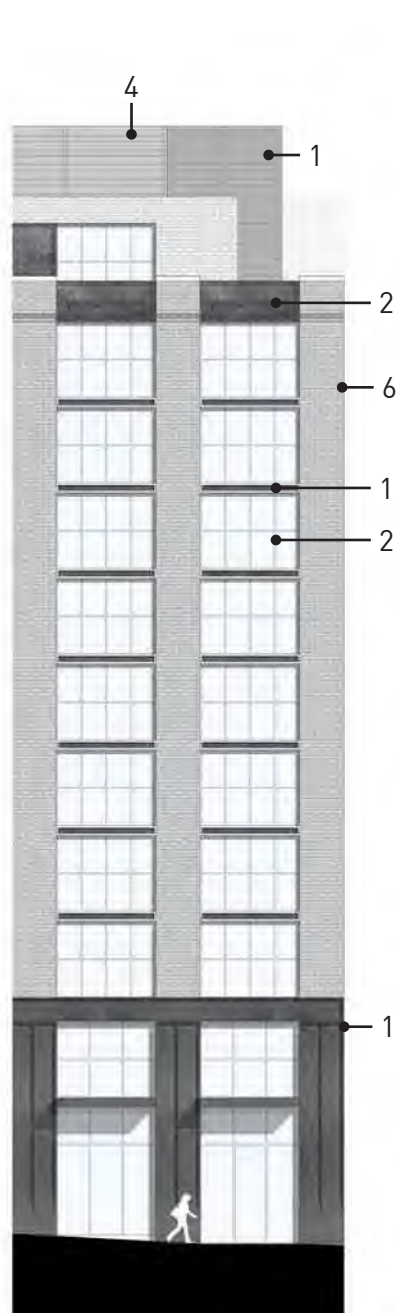
A. 331 N ST NE
ENLARGED ELEVATION



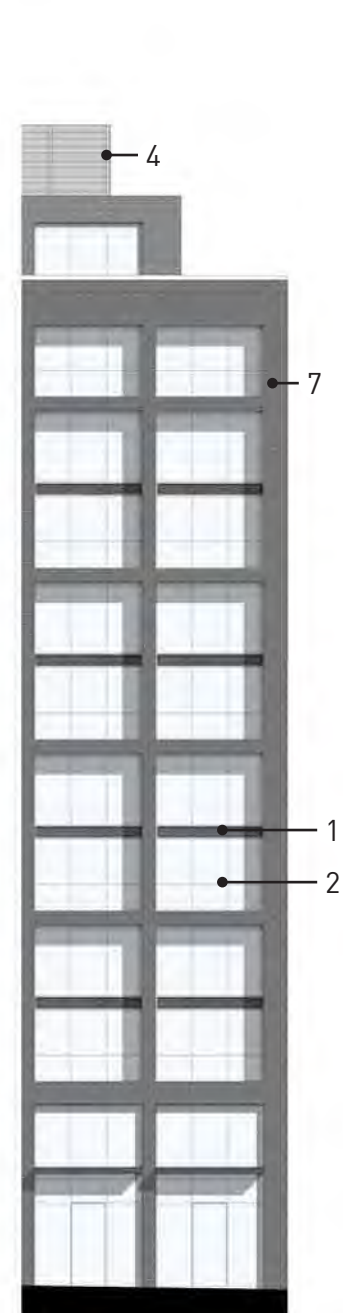
B. 331 PUBLIC ALLEY
ENLARGED ELEVATION



C. 301 N ST NE
ENLARGED ELEVATION



D. 301 3RD ST NE
ENLARGED ELEVATION



NOTES:
EXTERIOR FACADE ARTICULATIONS ARE
SCHEMATIC. THE BUILDING ELEVATIONS WILL BE
FINALIZED WITH THE ISSUANCE OF THE BUILDING
PERMIT.

MATERIAL LEGEND

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1. DARK GREY ALUMINIUM
METAL FRAME
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2. MEDIUM GREY ALUMINIUM
METAL FRAME WINDOWS
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3. WIRE MESH METAL
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4. DARK GREY PERFORATED
METAL MECHANICAL SCREEN
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5. LIGHT GRAY FIBER CEMENT BOARD
PANELS
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6. BRICK VENEER A
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7. BRICK VENEER B