

655 NEW YORK AVENUE, NW
SQUARE 450, NW COMBINED

WASHINGTON, DC

Proposed Modifications to the DC Board of
Zoning Adjustment Approved Application for
655 New York Avenue, NW

APPLICATION #18502, HEARING & DECISION DATE 2013 FEBRUARY 05

2015 AUGUST 21

OWNER / DEVELOPER: DOUGLAS DEVELOPMENT CORPORATION
ARCHITECT: SHALOM BARANES ASSOCIATES
LAND USE COUNSEL: HOLLAND & KNIGHT
ARCHITECTURAL HISTORIAN: EHT TRACERIES, INC
CIVIL ENGINEER: DEWBERRY



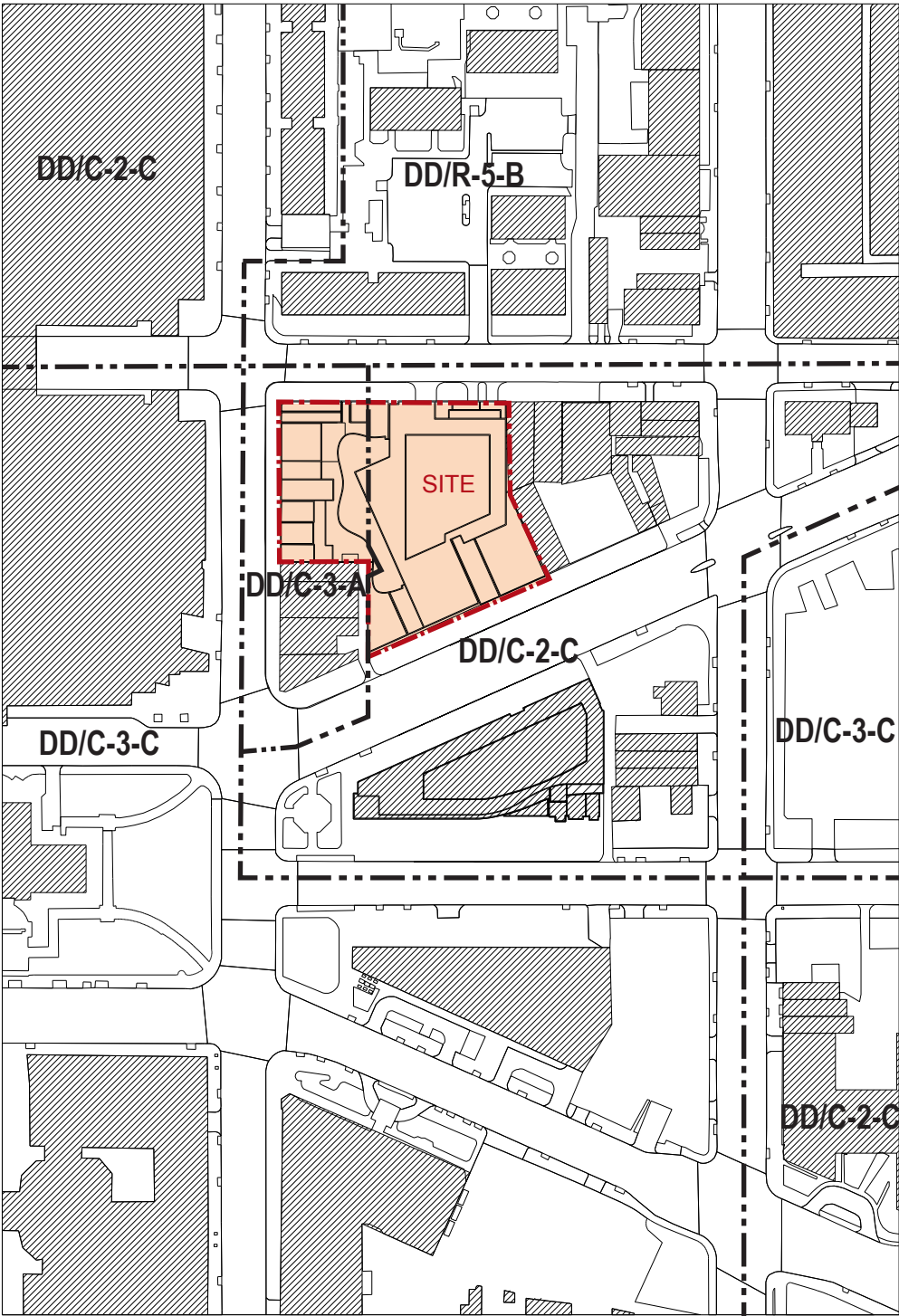
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ZONE BOUNDARY PLAN

ZONING TABULATIONS

SQUARE: 450
LOTS: 4, 6, 21, 33, 34, 40, 803, 804, 805 - 818
ZONES: DD / C-3-A; DD / C-2-C
SITE AREA: 62,219 SF

32	DD / C-3-A PERMITTED	DD / C-2-C PERMITTED	DD / C-3-A PROPOSED AS ADJUSTED	DD / C-2-C PROPOSED AS ADJUSTED	TOTAL
FAR (771.2) (1904) (1905)	2.5 NON-RESIDENTIAL	8.5	0.5	6.45	6.95 (NOTE 2)
FAR FLOOR AREA (NOTE 1, 6) Retail Office	2.5 X 18,713 = 46,782 GFA - -	8.5 X 43,506 = 369,801 GFA - -	31,224 GFA 10,774 GFA 20,450 GFA	401,241 GFA 22,513 GSF 378,728 GSF	432,465 GFA 33,287 GSF 399,178 GSF
LOT OCCUPANCY (772.1)	100.0%	100.0%	100%	100%	100%
BUILDING HEIGHT (770.1) (770.8) (1902.1)	65'-0"	130'-0"	40'-3"	130'-0"	130'-0"
ROOF STRUCTURE Penthouse Height (411) (777) (1902.1) Penthouse Area (411.7) Penthouse Setback	18'-6" 0.37 FAR OR 5,165 SF 1:1	18'-6" 0.37 FAR OR 16,086 SF 1:1	VARIES 150 SF (ESTIMATED) REFER TO SHEET A12	18'-6" 11,618 SF (0.19 FAR) REFER TO SHEET A12	18'-6" 11,618 SF (0.19 FAR)
REAR YARD (774.11)	12'-0"	15'-0"	45'-0"	45'-0"	45'-0" (NOTE 8)
SIDE YARD (775)	NOT REQUIRED	NOT REQUIRED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED
PARKING (2100.5) (2101.1)	OFFICE: IN EXCESS OF 2,000 SF 1 PER 600 SF ⁹ RETAIL: IN EXCESS OF 3,000 SF 1 PER 300 SF ^{5, 7, 9}	OFFICE: IN EXCESS OF 2,000 SF 1 PER 1,800 SF RETAIL: IN EXCESS OF 3,000 SF 1 PER 750 SF ⁷	NONE	294 spaces (SEE TABLE BELOW)	294 spaces (SEE TABLE BELOW)
LOADING (2200.5) (2201.1)	NO LOADING REQUIRED FOR ADDITION TO AN HISTORIC STRUCTURE	NO LOADING REQUIRED FOR ADDITION TO AN HISTORIC STRUCTURE	NONE	3 BERTHS @ 12'X30' 3 PLATFORMS @ 100 SF 1 SERVICE/DELIVERY @ 10'X20'	3 BERTHS @ 12'X30' 3 PLATFORMS @ 100 SF 1 SERVICE/DELIVERY @ 10'X20'
OPEN COURTS (776.1)	NON-RESIDENTIAL: MINIMUM WIDTH = 12'-0"	NON-RESIDENTIAL: MINIMUM WIDTH = 12'-0"	VARIES	VARIES	VARIES

- NOTES:
- FAR Floor Area includes a deduction of 2% for mechanical shafts, but does not include areas for (1) bays projecting over the property line, (2) parking access ramps, and (3) spaces with structural clearance less than 6'-6".
 - Per Section 1708, Combined Lot Development.
 - Total existing lot area in DD/C-3-A Zoning District is 18,713 sf. Proposed lot area in DD/C-3-A is 12,106 sf.
 - Total existing lot area in DD/C-2-C Zoning District is 43,506 sf. Proposed lot area in DD/C-2-C is 50,113 sf.
 - Total existing cellar area in DD/C-3-A Zoning District is 14,190 sf.
 - Existing FAR (Estimated):

Lot 4 = 18,759 SF	Lot 803 = 3,647 SF	Lot 809= 1,754 SF	Lot 815= 2,141 SF
Lot 6 = 0	Lot 804= 10,680 SF	Lot 810= 1,752 SF	Lot 816= 4,978 SF
Lot 21 = 4,071 SF	Lot 805= 5,004 SF	Lot 811= 1,010 SF	Lot 817= 1,429 SF
Lot 33 = 13,248 SF	Lot 806= 4,503 SF	Lot 812= 0	Lot 818= 1,575 SF
Lot 34 = 8,800 SF	Lot 807= 0	Lot 813= 0	
Lot 40 = 8,283 SF	Lot 808= 8,680 SF	Lot 814= 0	
 - Of the total retail space provided at 36,974 sf approximately 31,124 sf is within the historic buildings.
 - Rear yard is measured from the centerline of L Street, NW.

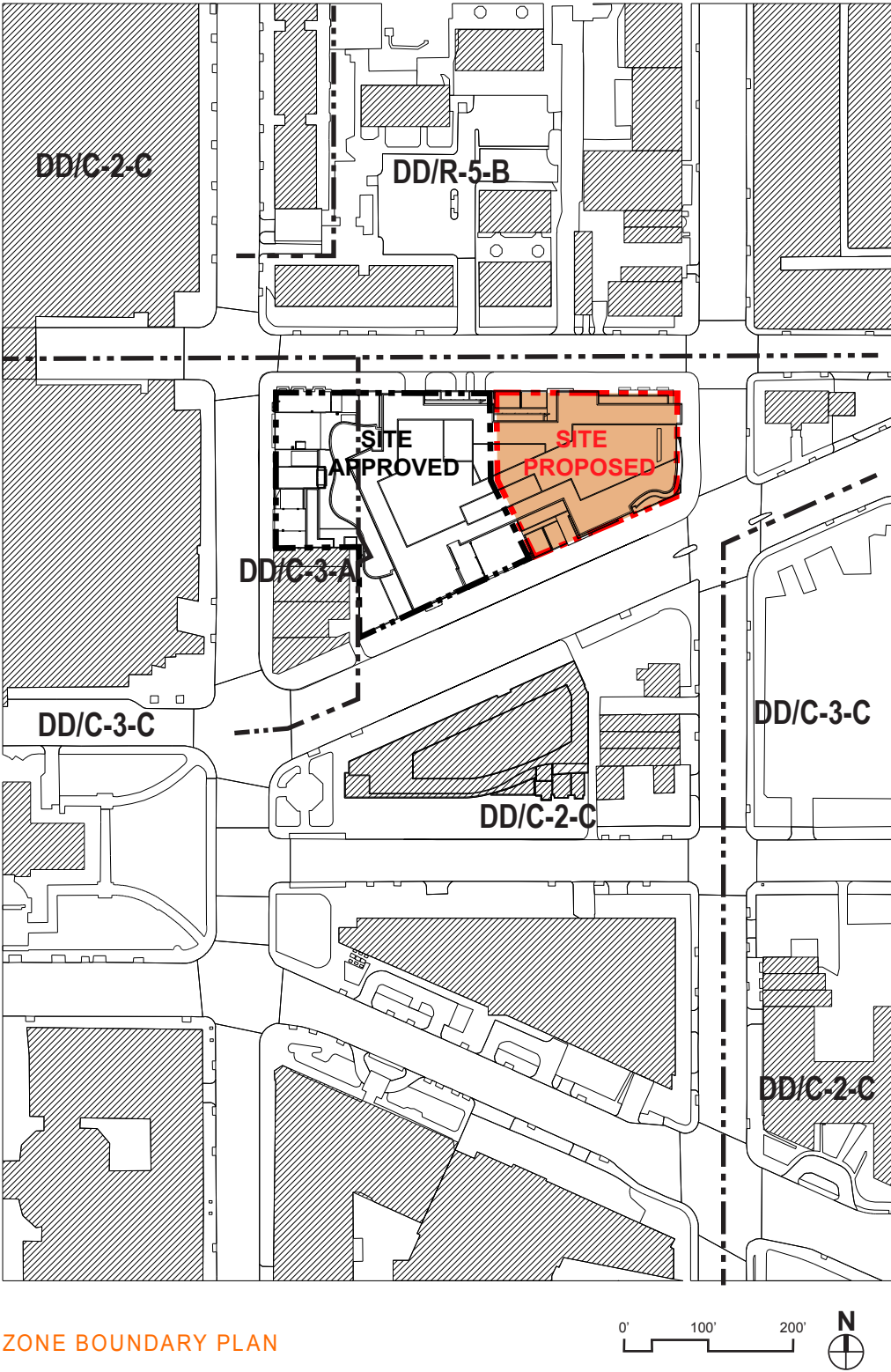
PARKING PROVIDED

PARKING REQUIRED	212
PARKING PROVIDED	
STANDARD SIZE (9'X19')	60
COMPACT SIZE (8'X16')	168
TANDEM	58
ADA ACCESSIBLE (13'X19')	6
VAN ACCESSIBLE (16'X19')	2
TOTAL PARKING SPACES	294

PARKING TABULATION

	DD / C-3-A		DD / C-2-C		TOTAL
NEW	RETAIL	OFFICE	RETAIL	OFFICE	
AREA	5,411 SF	5,703 SF	12,302 SF	330,137 SF	
REQUIRED (SEC 2101.1)	9	7	13	183	212
PROVIDED	9	7	13	280	294
BICYCLE REQUIRED					11
BICYCLE PROVIDED					11 Minimum

- NOTES:
- Area denotes new construction only.



ZONING TABULATIONS

SQUARE: 450 NW COMBINED
LOTS: 41, 39, 830, 831, 825, 832, 800, 25
ZONES: DD / C-3-A; DD / C-2-C
SITE AREA (SF): 96,992

	DD / C-3-A PERMITTED	DD / C-2-C PERMITTED	DD / C-3-A PROPOSED AS ADJUSTED	DD / C-2-C PROPOSED AS ADJUSTED	TOTAL
FAR (771.2) (1904) (1905)	2.5	8.5	0.32	7.43	7.75 (NOTE 2)
NON-RESIDENTIAL					
GROSS FLOOR AREA (NOTE 1, 6)	2.5 X 18,713 = 46,782 GFA	8.5 X 78,279 = 665,372 GFA	30,850	720,857	751,707
Retail GFA	-	-	11,402	69,149	80,551
Office GFA	-	-	19,448	634,026	653,474
Shared Support GFA	-	-	0	17,682	17,682
LOT OCCUPANCY (772.1)	100.0%	100.0%	100%	100%	100%
BUILDING HEIGHT (770.1) (770.8) (1902.1)	65'-0"	130'-0"	40'-3"	130'-0"	130'-0"
ROOF STRUCTURE					
Penthouse Height (411) (777) (1902.1)	18'-6"	18'-6"	11'-4"	18'-6"	18'-6"
Penthouse Area (411.7)	0.37 FAR OR 6,924 SF	0.37 FAR OR 28,963 SF	115 SF	25,619 SF (0.27 FAR)	25,734 SF (0.27 FAR)
Penthouse Setback	1:1	1:1	REFER TO SHEET A33	REFER TO SHEET A33	
REAR YARD (774.11)	12'-0"	15'-0"	45'-0"	45'-0"	45'-0" (NOTE 8)
SIDE YARD (775)	NOT REQUIRED	NOT REQUIRED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED
PARKING (2100.5) (2101.1)	OFFICE: IN EXCESS OF 2,000 SF 1 PER 600 SF ⁹ RETAIL: IN EXCESS OF 3,000 SF 1 PER 300 SF ^{5, 7, 9}	OFFICE: IN EXCESS OF 2,000 SF 1 PER 1,800 SF RETAIL: IN EXCESS OF 3,000 SF 1 PER 750 SF ⁷	15 spaces (SEE TABLE BELOW)	402 spaces (SEE TABLE BELOW)	417 spaces (SEE TABLE BELOW)
LOADING (2200.5) (2201.1)	NO LOADING REQUIRED FOR ADDITION TO AN HISTORIC STRUCTURE	NO LOADING REQUIRED FOR ADDITION TO AN HISTORIC STRUCTURE	NONE	3 BERTHS @ 12'X30' 3 PLATFORMS @ 100 SF 1 SERVICE/DELIVERY @ 10'X20'	3 BERTHS @ 12'X30' 3 PLATFORMS @ 100 SF 1 SERVICE/DELIVERY @ 10'X20'
OPEN COURTS (776.1)	NON-RESIDENTIAL: MINIMUM WIDTH = 12'-0"	NON-RESIDENTIAL: MINIMUM WIDTH = 12'-0"	VARIES	VARIES	VARIES

- NOTES:
- Gross Floor Area includes a deduction of 2% for mechanical shafts, but does not include areas for (1) bays projecting over the property line, (2) parking access ramps, and (3) spaces with structural clearance less than 6'-6".
 - Per Section 1708, Combined Lot Development.
 - Total existing lot area in DD/C-3-A Zoning District is 18,713 sf. Proposed lot area in DD/C-3-A is 12,106 sf.
 - Total existing lot area in DD/C-2-C Zoning District is 78,279 sf. Proposed lot area in DD/C-2-C is 84,886 sf.
 - Total existing cellar area in DD/C-3-A Zoning District is 12,071 sf.
 - Existing GFA (Estimated):

Lot 41 = 75,036 SF

Lot 825= 1,331 SF

Lot 39 = 1,937 SF

Lot 832= 10,188 SF

Lot 830= 5,400 SF

Lot 800= 0 SF

Lot 831= 10,419 SF

Lot 25= 4,242 SF
 - Of the total retail space provided at 80,551 sf approximately 36,198 sf is within the historic buildings.
 - Rear yard is measured from the centerline of L Street, NW.
 - Includes both gross floor area and cellar floor area.

PARKING PROVIDED

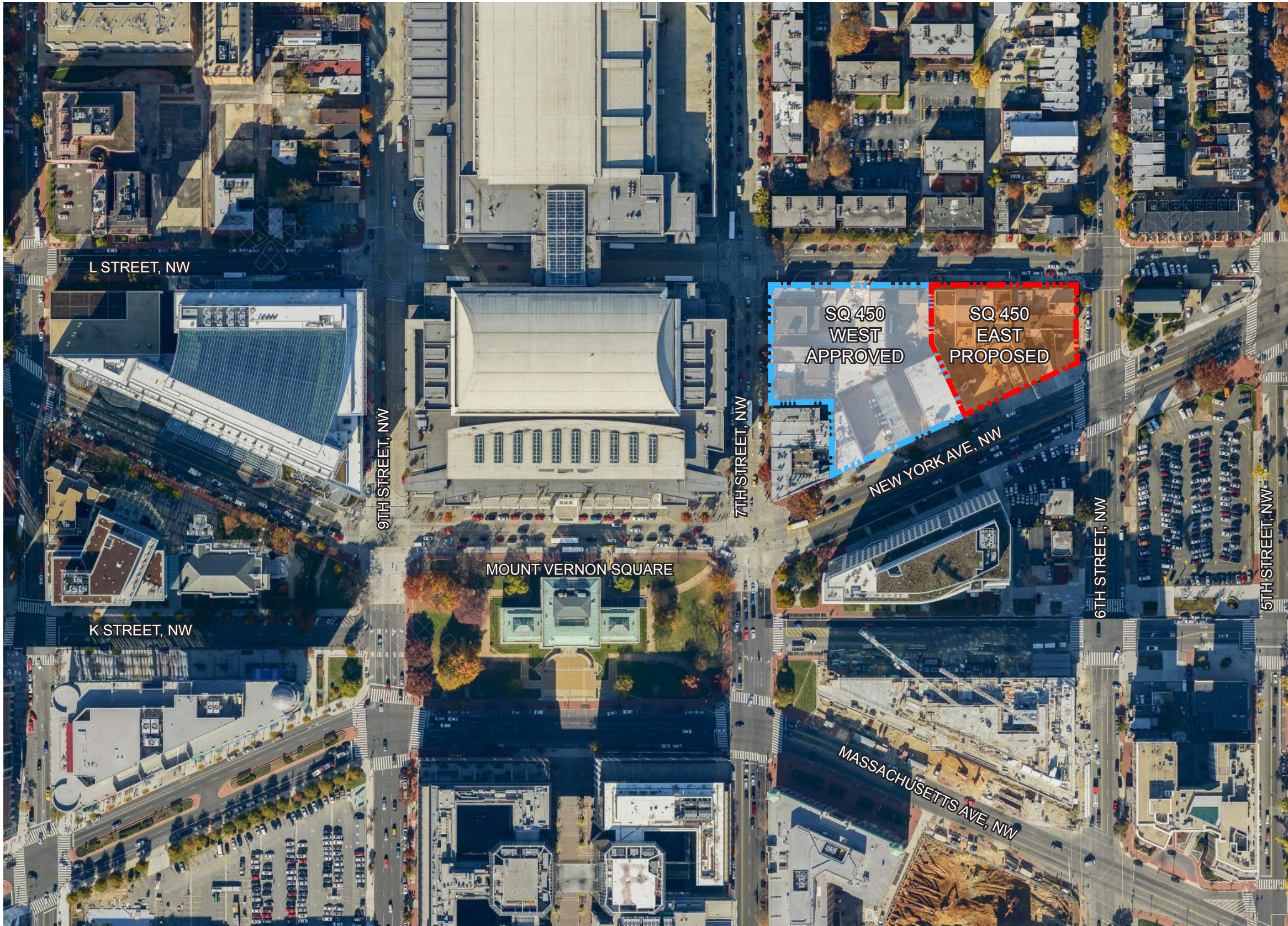
PARKING REQUIRED	414
PARKING PROVIDED	
STANDARD SIZE (9'X19')	256
COMPACT SIZE (8'X16')	152
ADA ACCESSIBLE (13'X19')	6
VAN ACCESSIBLE (16'X19')	3
TOTAL COMPLIANT PARKING	417
TANDEM	74
TOTAL PARKING SPACES	491

PARKING TABULATION

	DD / C-3-A		DD / C-2-C		TOTAL
NEW	RETAIL	OFFICE	RETAIL	OFFICE	
AUTO					
AREA (SF)	5,239	6,580	43,880	621,028	676,727
REQUIRED (SEC 2101.1)	7	8	55	344	414
PROVIDED	7	8	55	347	417
BICYCLE					
REQUIRED	1	2	2	150	155
PROVIDED	1	2	2	180	185

- NOTES:
- A. Areas denoted above are new construction only.
- B. Total parking spaces, including tandem, is 491.
- C. The number of required bicycle spaces conforms to the 'ZC Proposed Action, Dec 2014':
Office: 1 for each 2,500 sf and Retail: 1 for each 10,000 sf
After the first 50 spaces are provided for each use, additional spaces are required at one-half (0.5) the ratio.
- D. Retail square footage under C-3-A includes the cellar floor area on Level B-1.
2% deduction for mechanical shafts is not included in this tabulation.

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Key



Approved



Proposed



SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.



Key



Approved



Proposed



SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.

DOUGLAS DEVELOPMENT

2015 AUGUST 21

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shalom baranes associates

architects

AERIAL SITE PHOTOGRAPHY

A2



Key

Approved

Proposed

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SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.



1 View from 7th Street and New York Avenue looking north.



2 View from 7th and L Streets looking southeast.



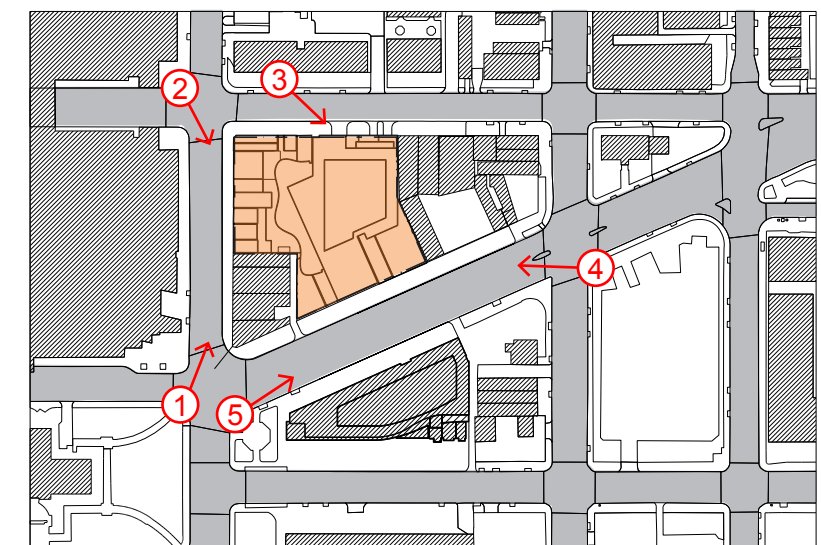
3 View from L Street looking east. (UPDATED)



4 View from 6th Street and New York Avenue looking west.



5 View from 7th Street and New York Avenue looking east.



Key Plan



1 View from 6th Street and New York Avenue looking northwest.



2 View from 6th and L Streets looking southwest.



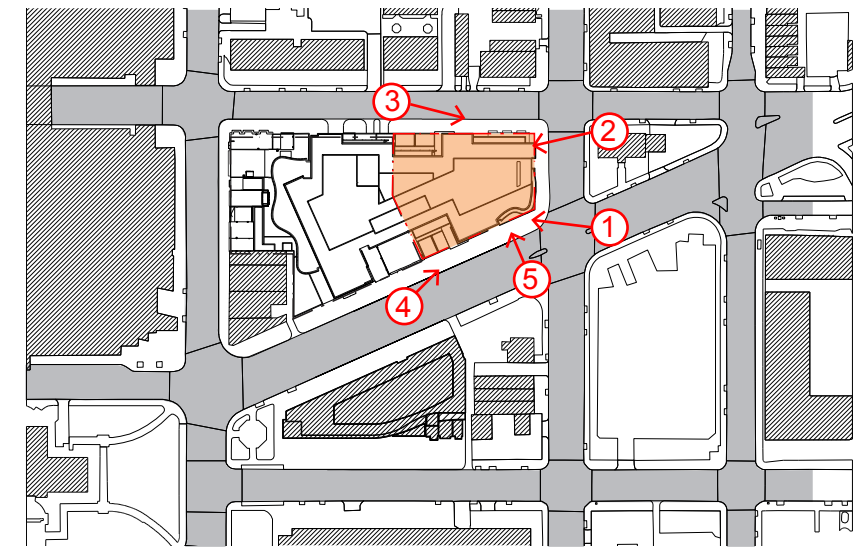
3 View from L Street looking east.



4 View from New York Avenue looking east.



5 View from 6th Street and New York Avenue looking north.



Key Plan

SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.



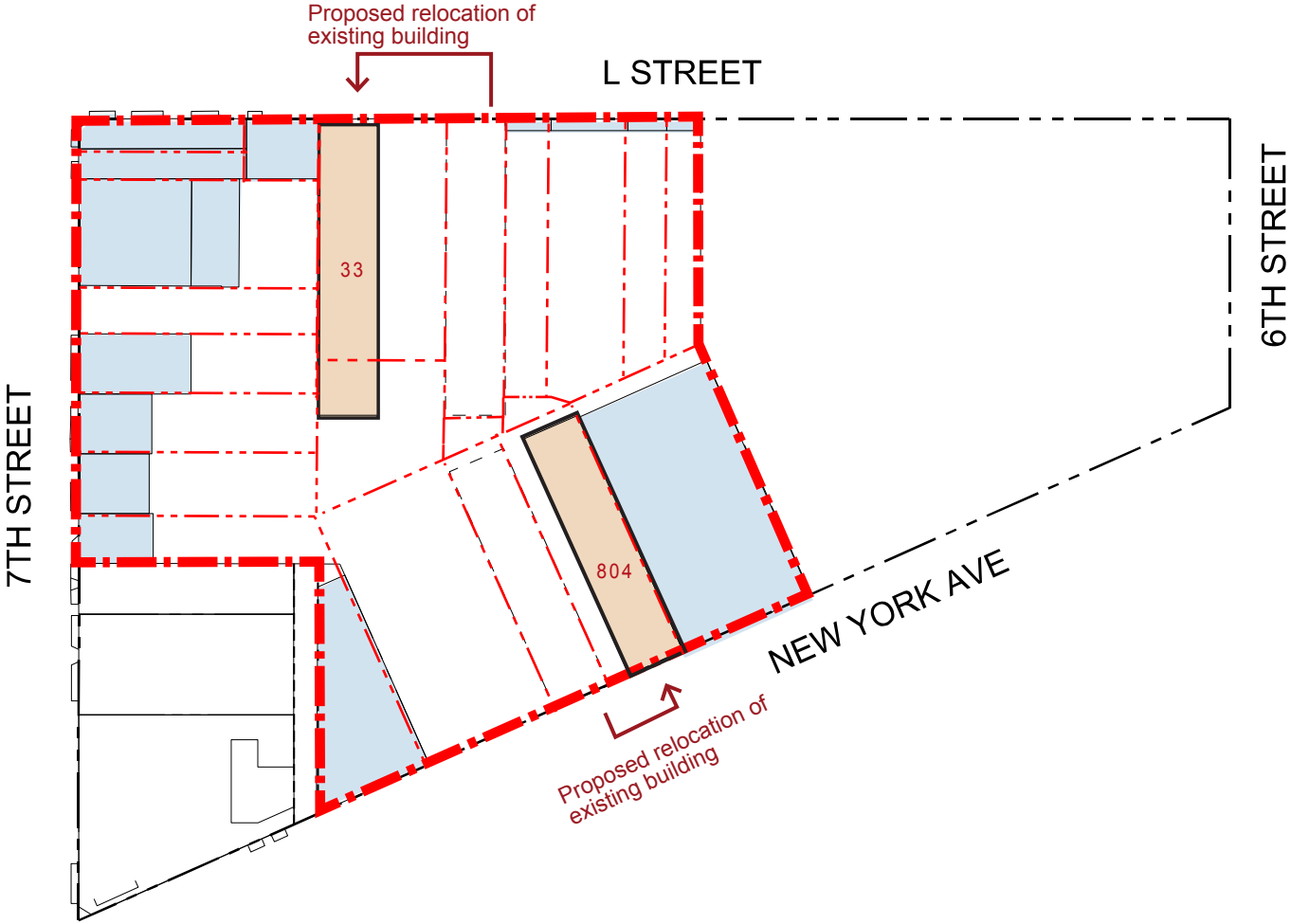
Existing Conditions Plan



Lot 33
632 L Street NW



Lot 804
639 New York Ave NW

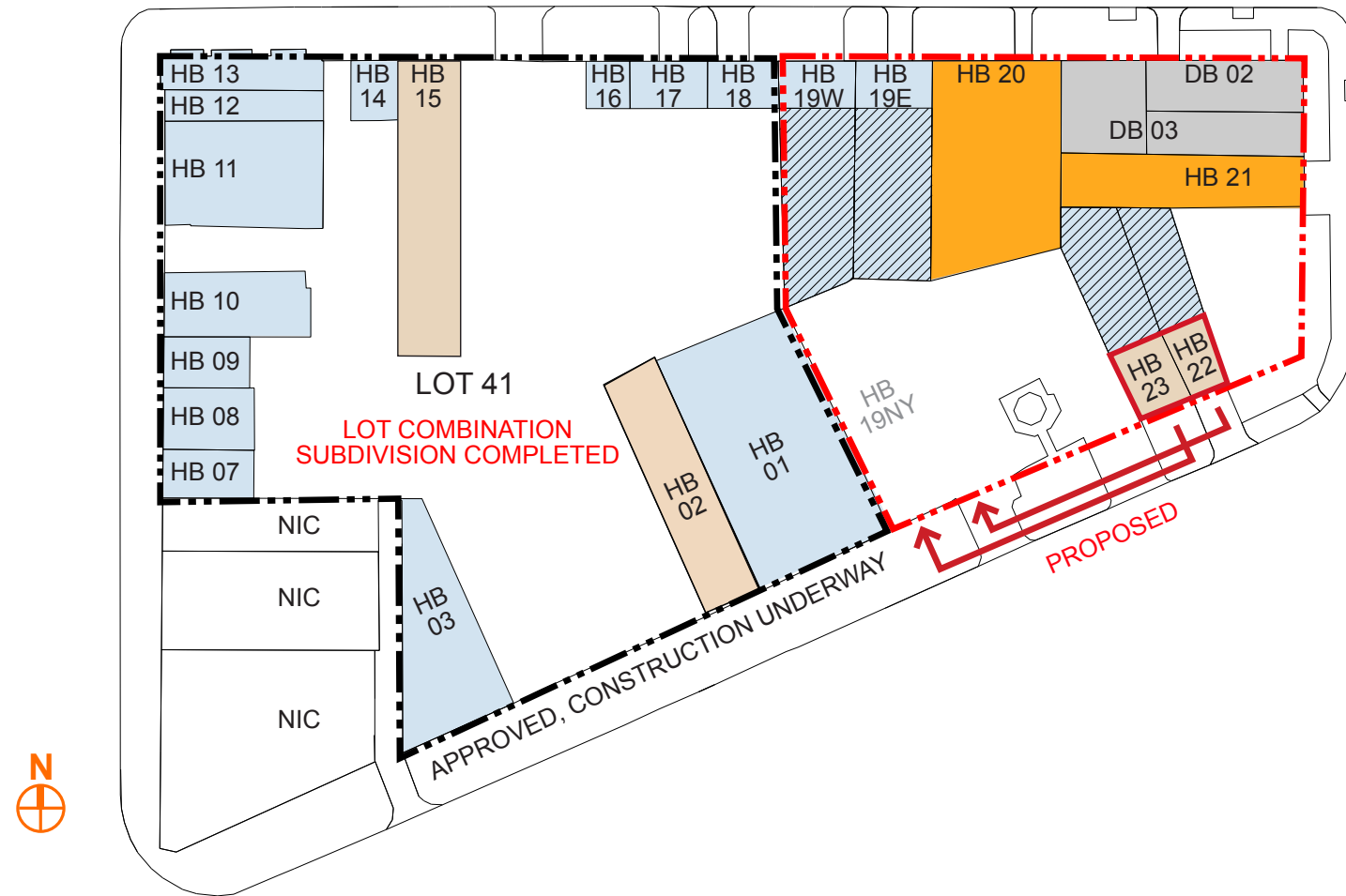


Proposed Conditions (after demolition) Plan

Key

- PROJECT BOUNDARY
- CONTRIBUTING RESOURCE TO REMAIN IN PLACE
- REAR OF CONTRIBUTING RESOURCE TO BE REMOVED
- CONTRIBUTING RESOURCE TO BE RELOCATED
- NON-CONTRIBUTING RESOURCE TO BE REMOVED





HB23, LOT 25
605 New York Ave NW
Former AV Restaurant



HB22, LOT 801
607 New York Ave NW
Former AV Restaurant

Key

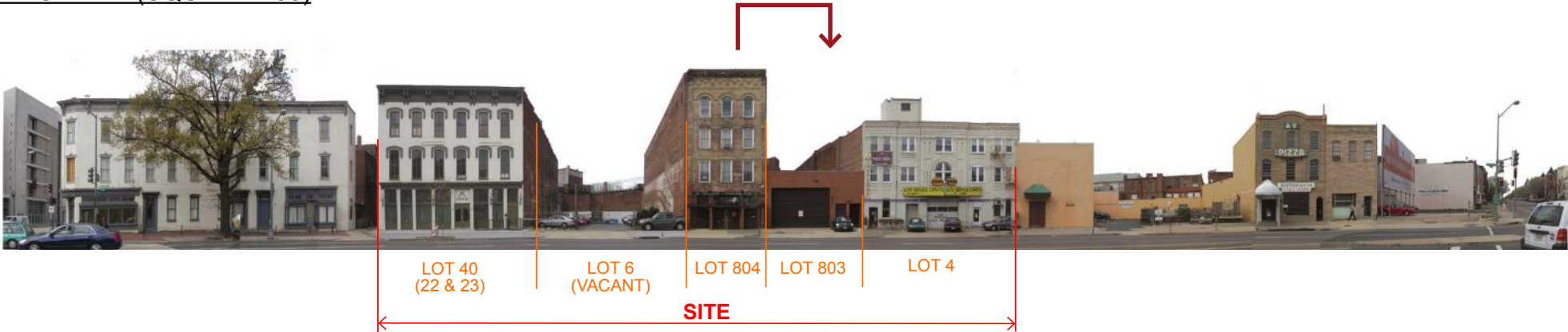
- PROPOSED PROJECT BOUNDARY
- APPROVED PROJECT BOUNDARY
- CONTRIBUTING ELEMENT TO REMAIN IN PLACE
- ALTERATION OF CONTRIBUTING ELEMENT
- CONTRIBUTING ELEMENT TO BE RELOCATED
- NON-CONTRIBUTING ELEMENT TO BE REMOVED
- CONTRIBUTING ELEMENT TO BE REMOVED

APPROVED

1 - 6TH STREET NW (SQUARE 450)



2 - NEW YORK AVENUE NW (SQUARE 450)



3 - 7TH STREET NW (SQUARE 450)



4 - L STREET NW (SQUARE 450)



Key Plan

1 - 6TH STREET NW



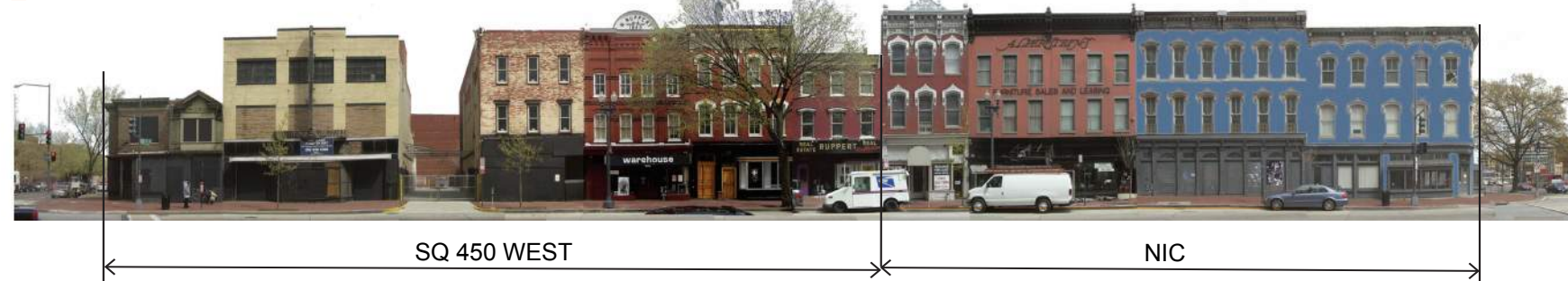
Key Plan



2 - NEW YORK AVENUE NW



3 - 7TH STREET NW

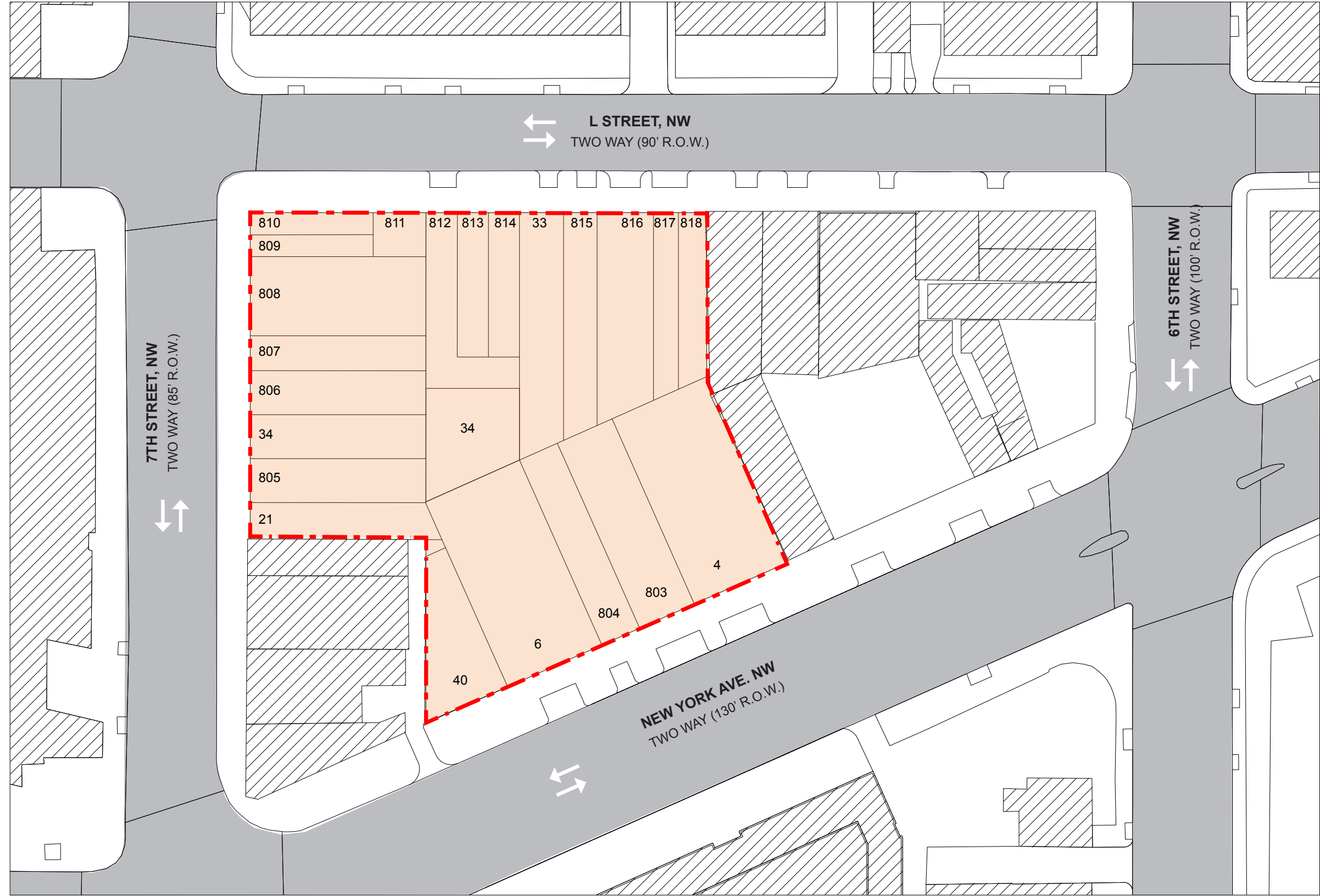


4 - L STREET NW



SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.

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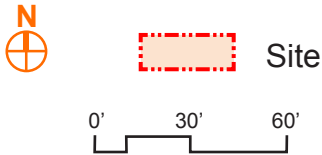


Total Site Area: 62,219 SF

Retail Gross Floor Area: 33,287 SF
Office Gross Floor Area: 399,178 SF
Total Gross Floor Area: 432,465 SF

FAR: 6.95

Zoning District: DD/C-3-A, DD/3-2-C



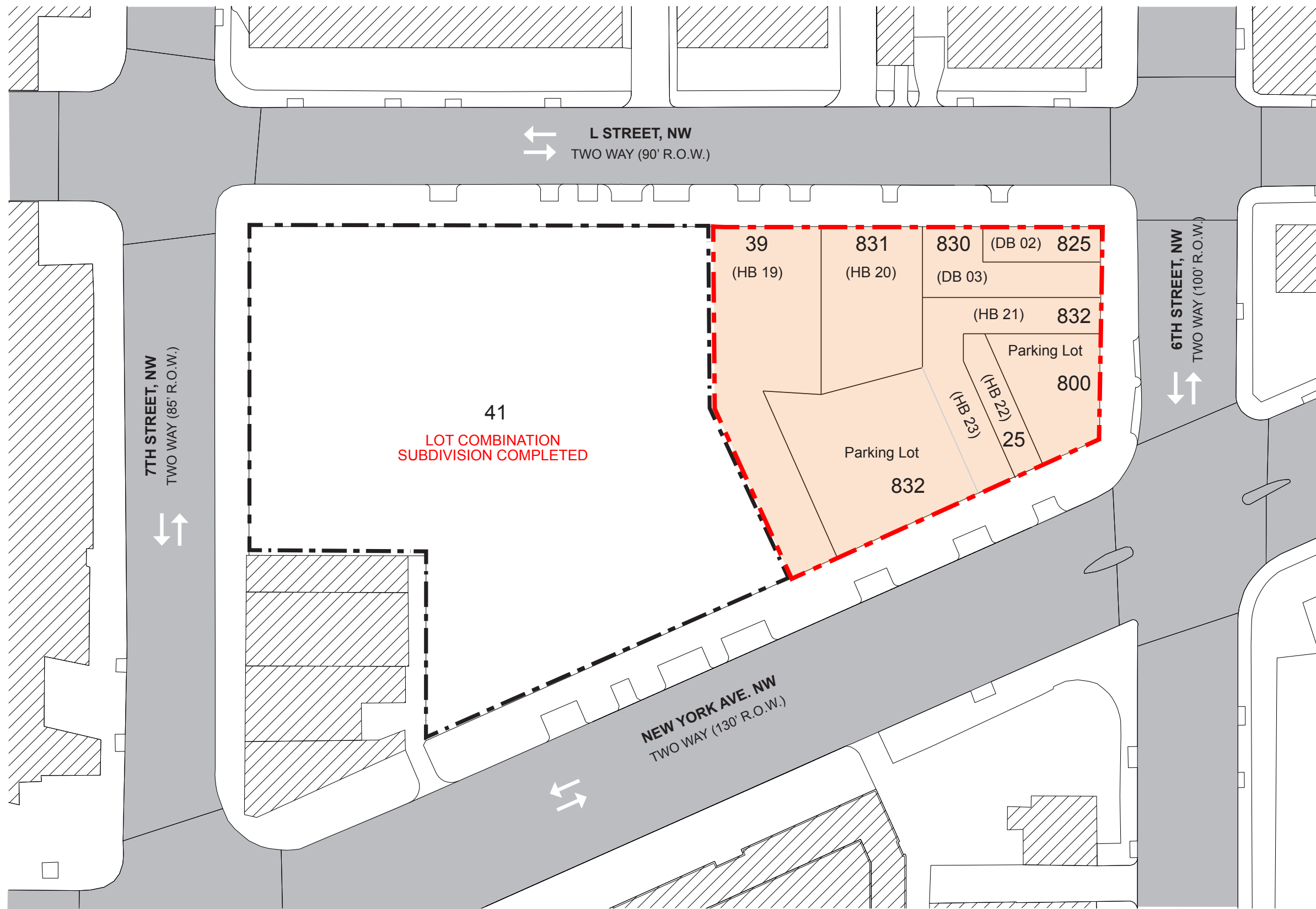
655 NEW YORK AVENUE, NW WASHINGTON, D.C.

PROPOSED

Total Site Area: 96,992 SF

Retail Gross Floor Area: 80,551 SF
Office Gross Floor Area: 653,474 SF
Shared Support Gross Floor Area: 17,682 SF
Total Gross Floor Area: 751,707 SF

FAR 7.75
Zoning District: DD/C-3-A, DD/3-2-C



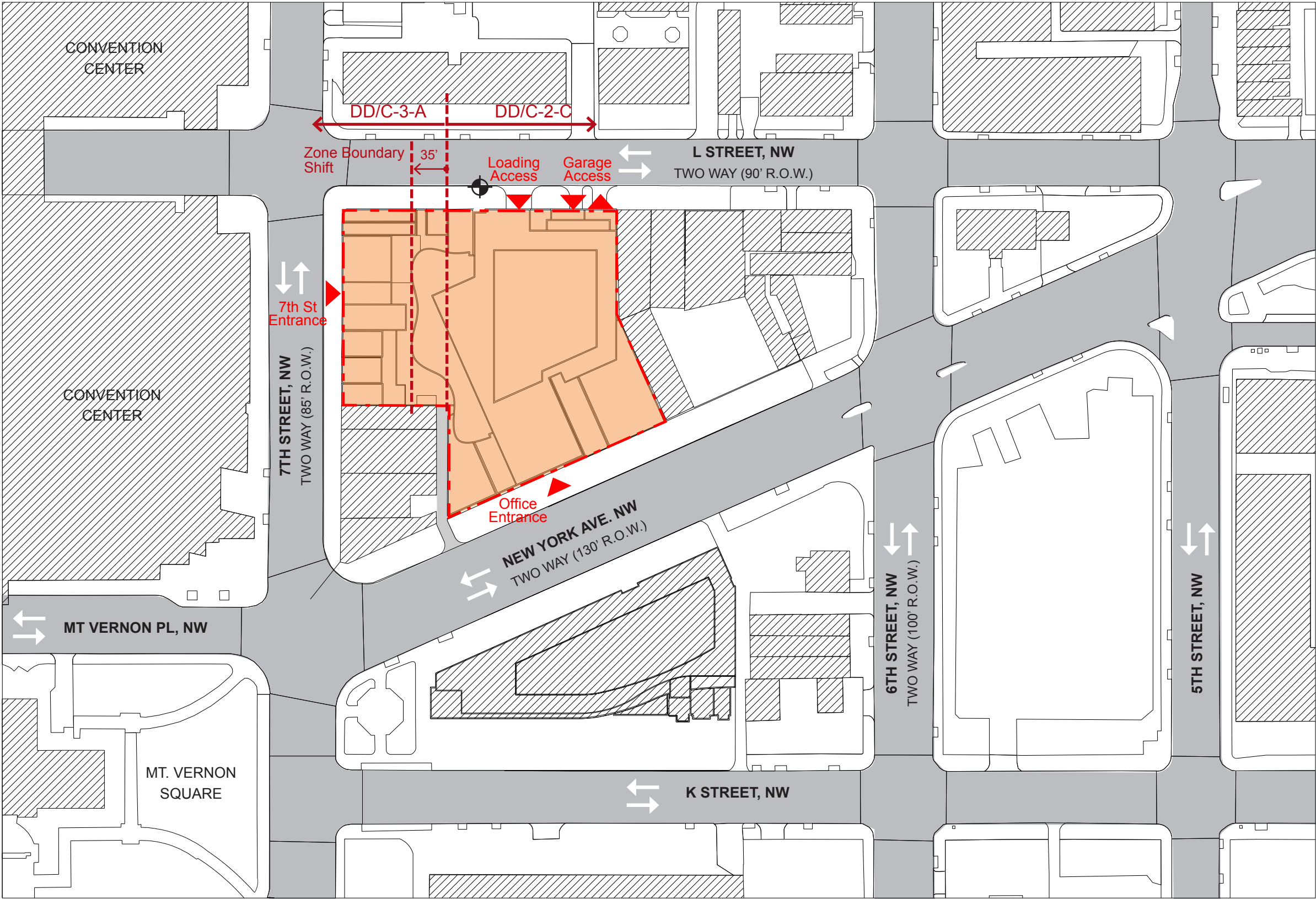
Key

Approved

Proposed



SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.



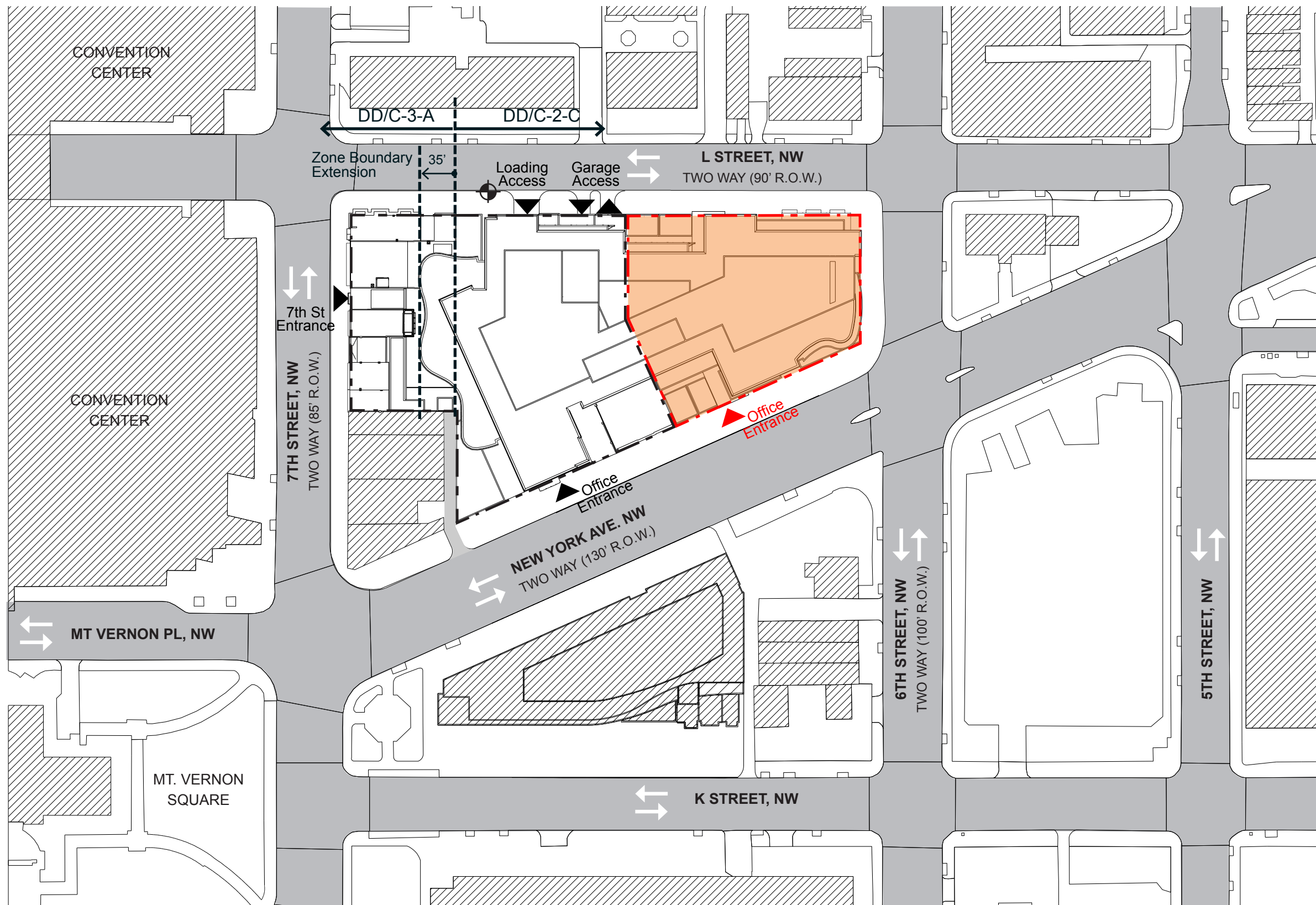
Site

Measuring Point



655 NEW YORK AVENUE, NW WASHINGTON, D.C.

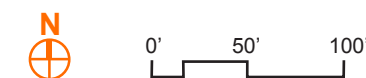
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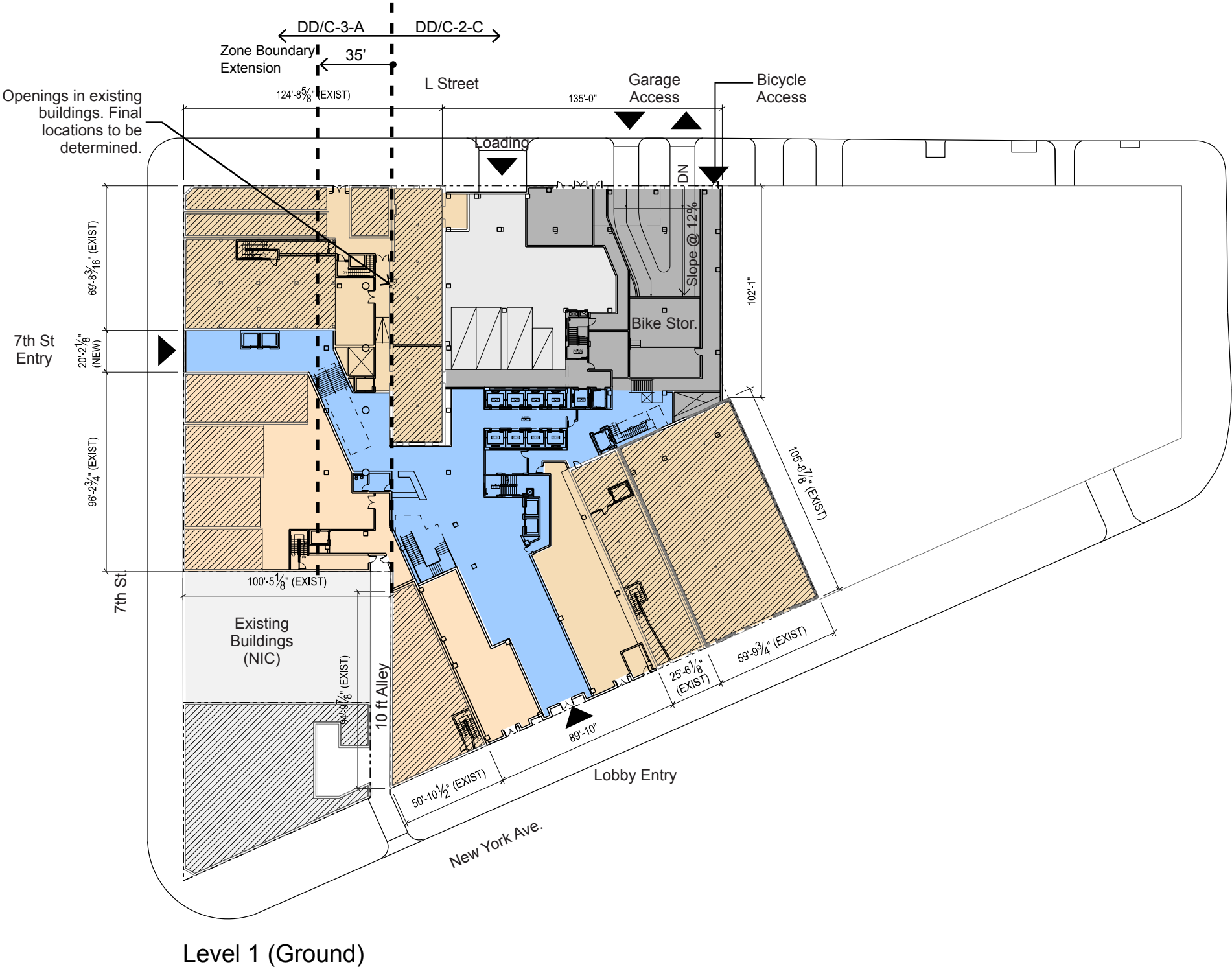
Key

- Approved
- Proposed

Measuring Point



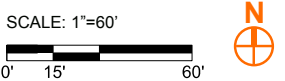
SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.

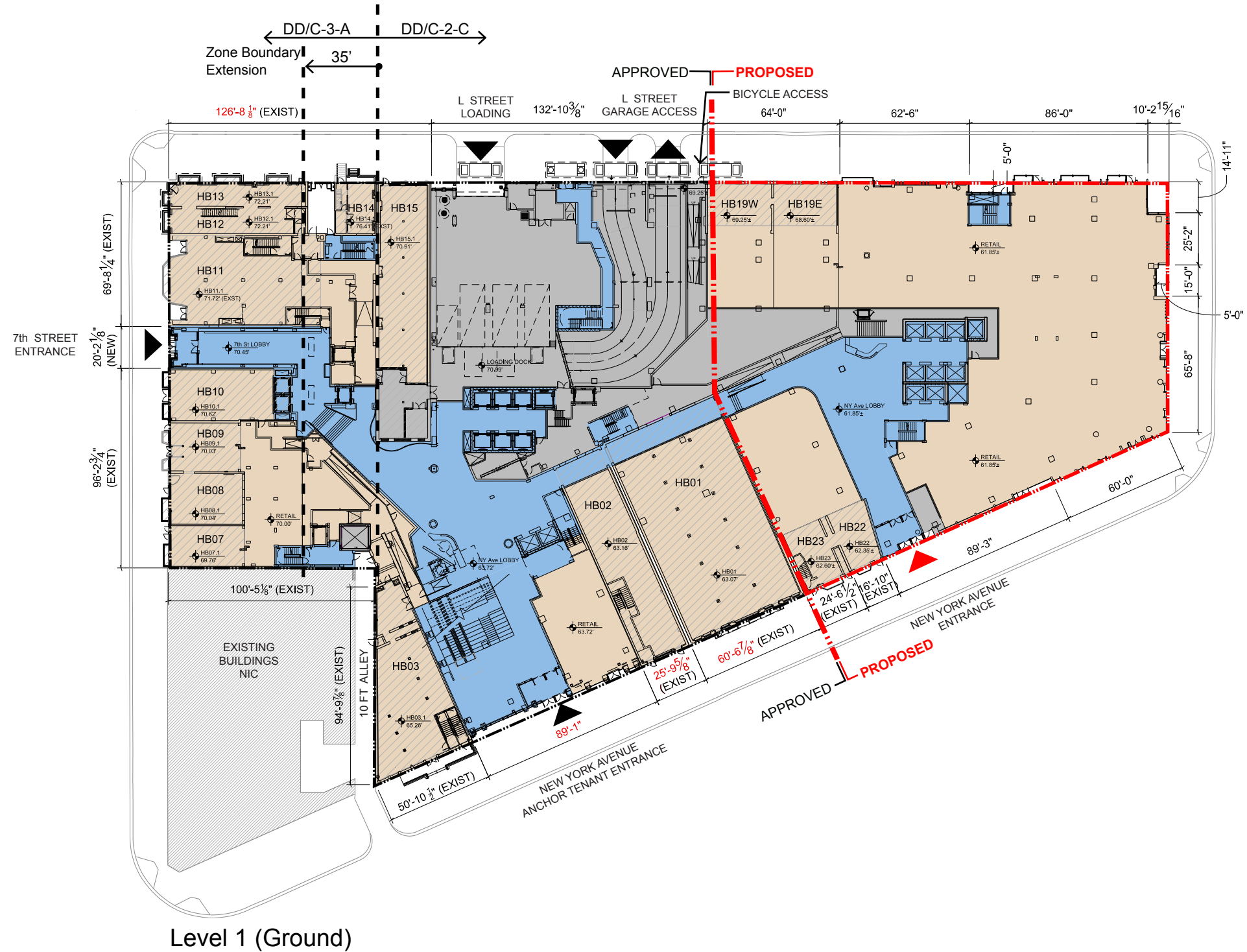


NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.

- KEY:**
- LOADING
 - SERVICE / PARKING
 - RETAIL
 - HISTORIC RETAIL
 - LOBBY / CORE
 - EXISTING TO REMAIN





NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

2. FIELD SURVEYS & BUILDING RELOCATIONS HAVE OCCURRED (PERMITS #B1406379 & #B1406380); AS A RESULT EXISTING BUILDING LOCATIONS VARY SLIGHTLY.

SQUARE 450 NORTHWEST COMBINED

KEY:

-  LOBBY / CORE
-  HISTORIC LOBBY / CORE
-  RETAIL
-  HISTORIC RETAIL
-  SERVICE / PARKING / LOADING

SCALE: 1"=60'

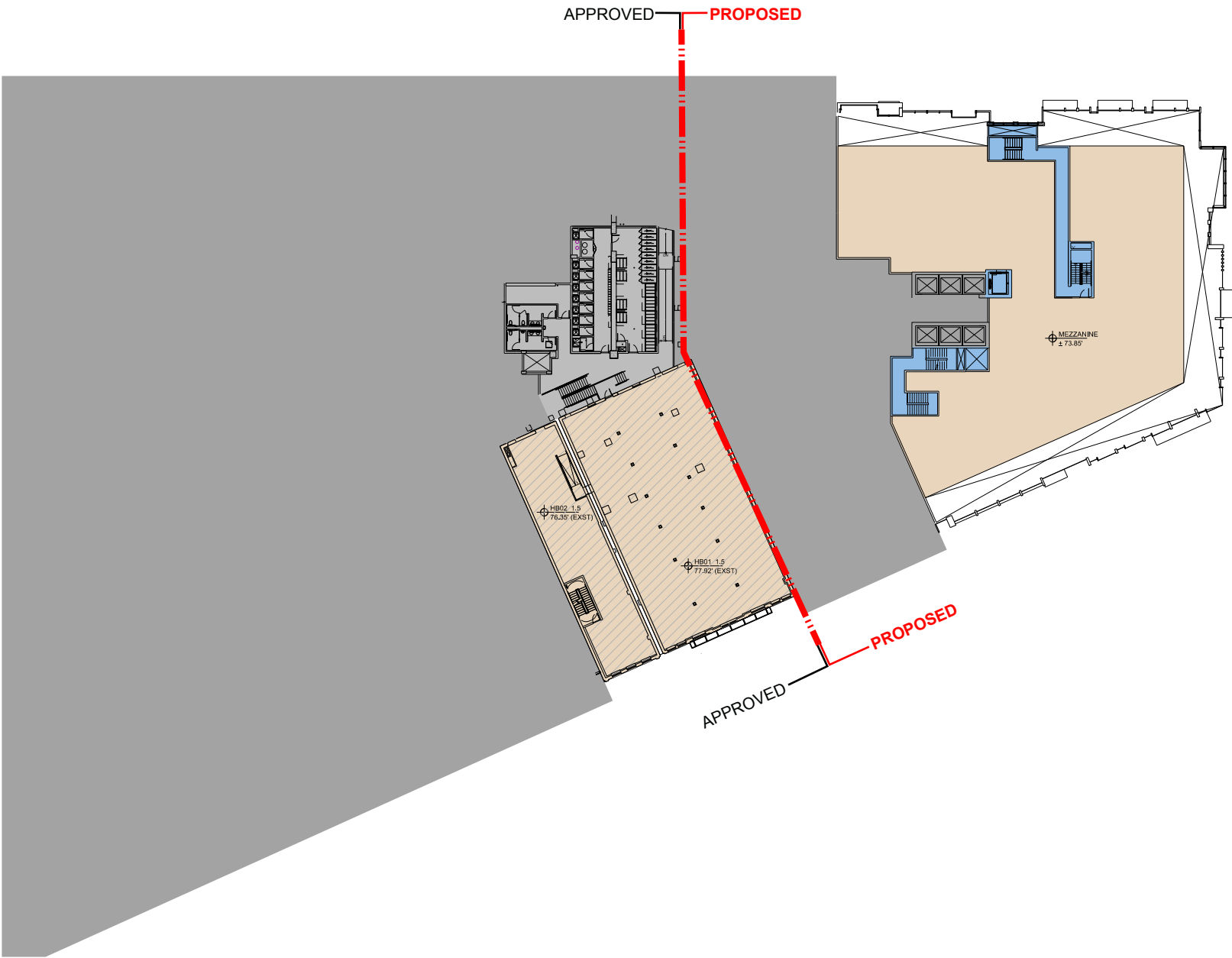


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THE 2013 JANUARY 22ND CONCEPT SUBMISSION DID NOT ILLUSTRATE THE 1.5 LEVEL SEPARATELY FROM THE GROUND FLOOR

Bicycle Parking Count	
Lockers	9
Horizontal	32
Vertical	0
Floor Total 41	



Level 1.5

- NOTES:**
- 1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.
 - 2. FIELD SURVEYS & BUILDING RELOCATIONS HAVE OCCURRED (PERMITS #B1406379 & #B1406380); AS A RESULT EXISTING BUILDING LOCATIONS VARY SLIGHTLY.

SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.

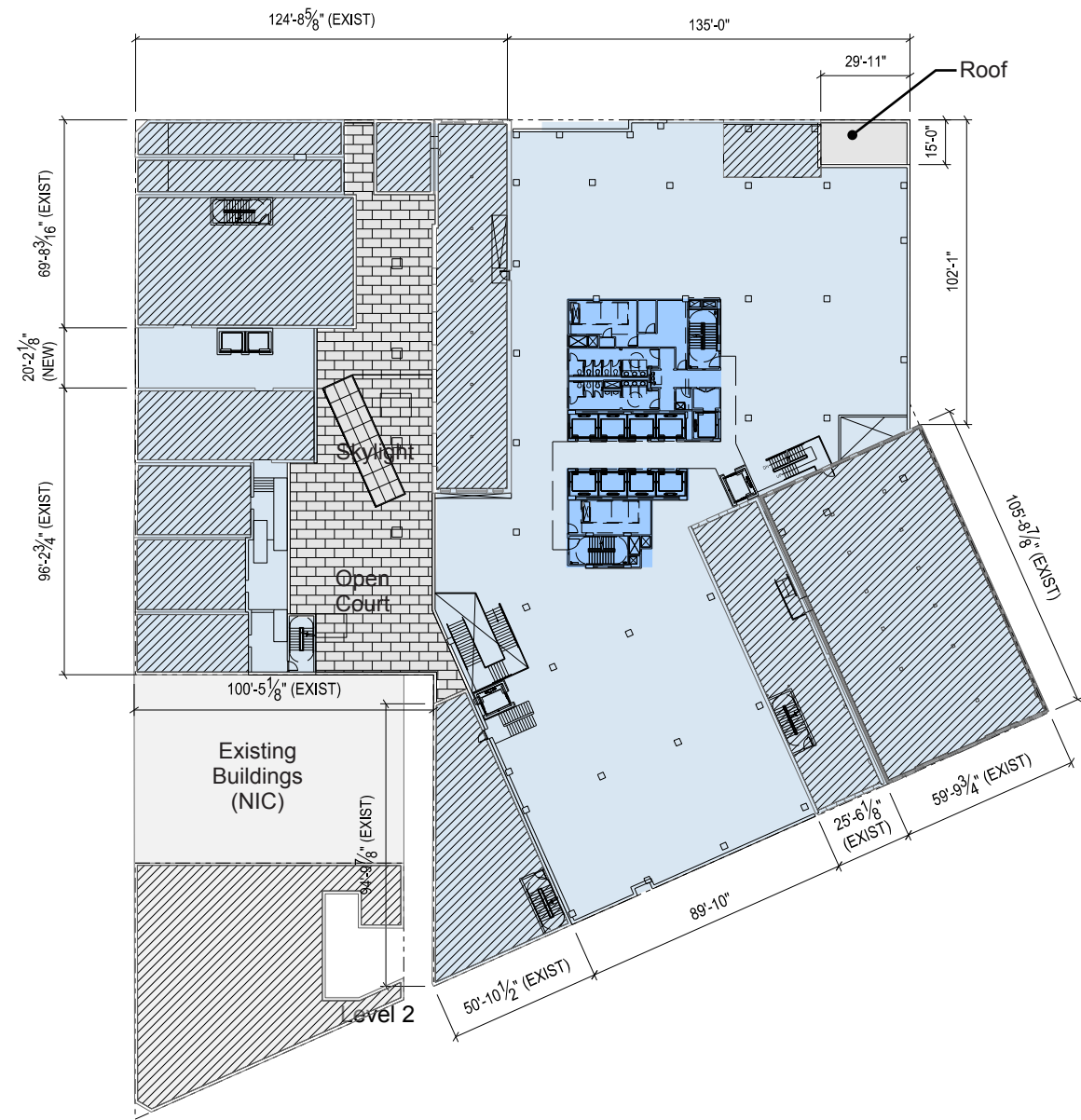
KEY:

- LOBBY / CORE
- HISTORIC RETAIL
- RETAIL
- SERVICE

SCALE: 1"=60'

0' 15' 60'

N



Level 2

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.

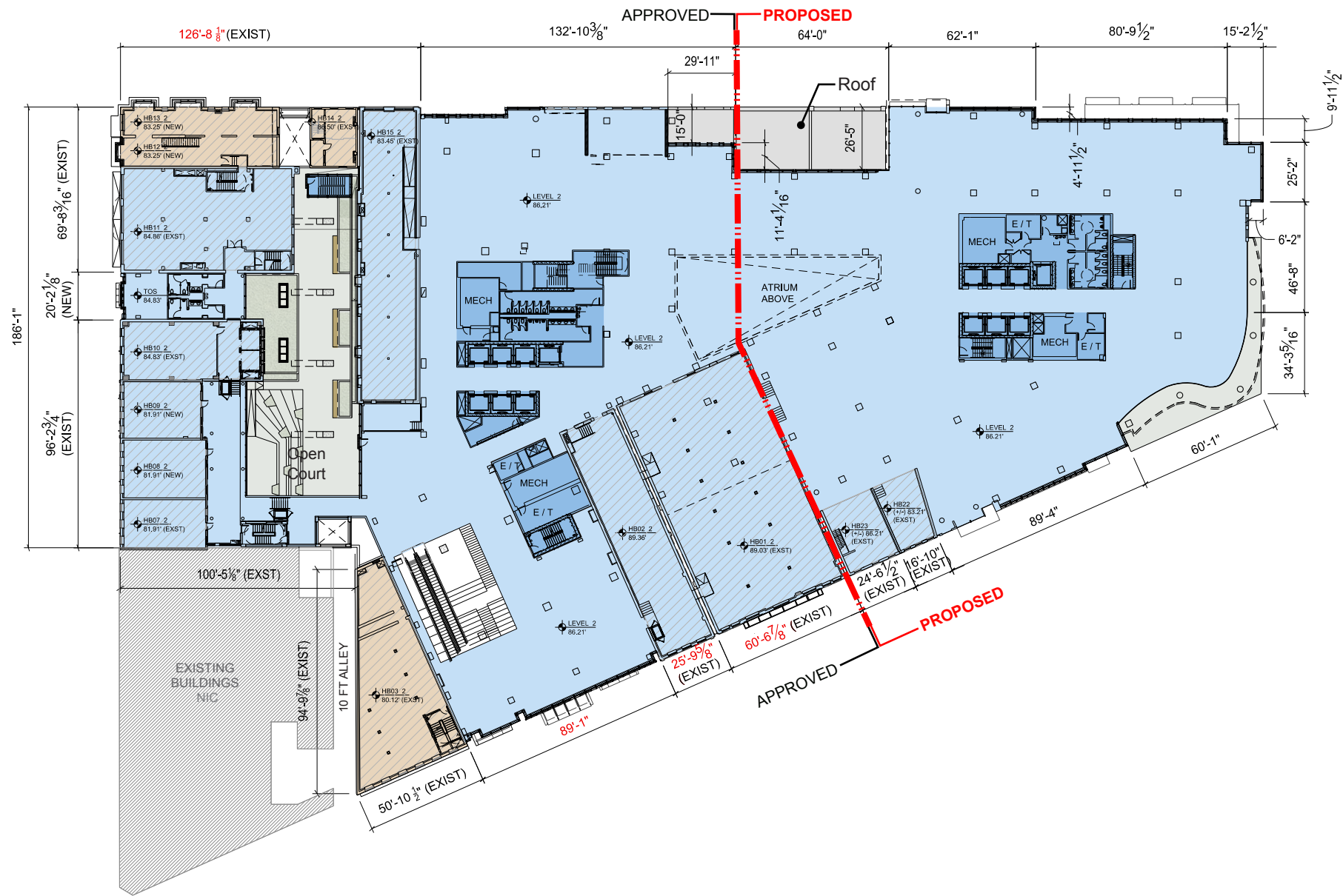
KEY:

- TERRACE / ROOF
- LOBBY / CORE
- OFFICE
- HISTORIC OFFICE
- EXISTING TO REMAIN

SCALE: 1"=60'

0' 15' 60'

N



Level 2

- NOTES:**
- 1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
 - 2. FIELD SURVEYS & BUILDING RELOCATIONS HAVE OCCURRED (PERMITS #B1406379 & #B1406380); AS A RESULT EXISTING BUILDING LOCATIONS VARY SLIGHTLY.

SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.

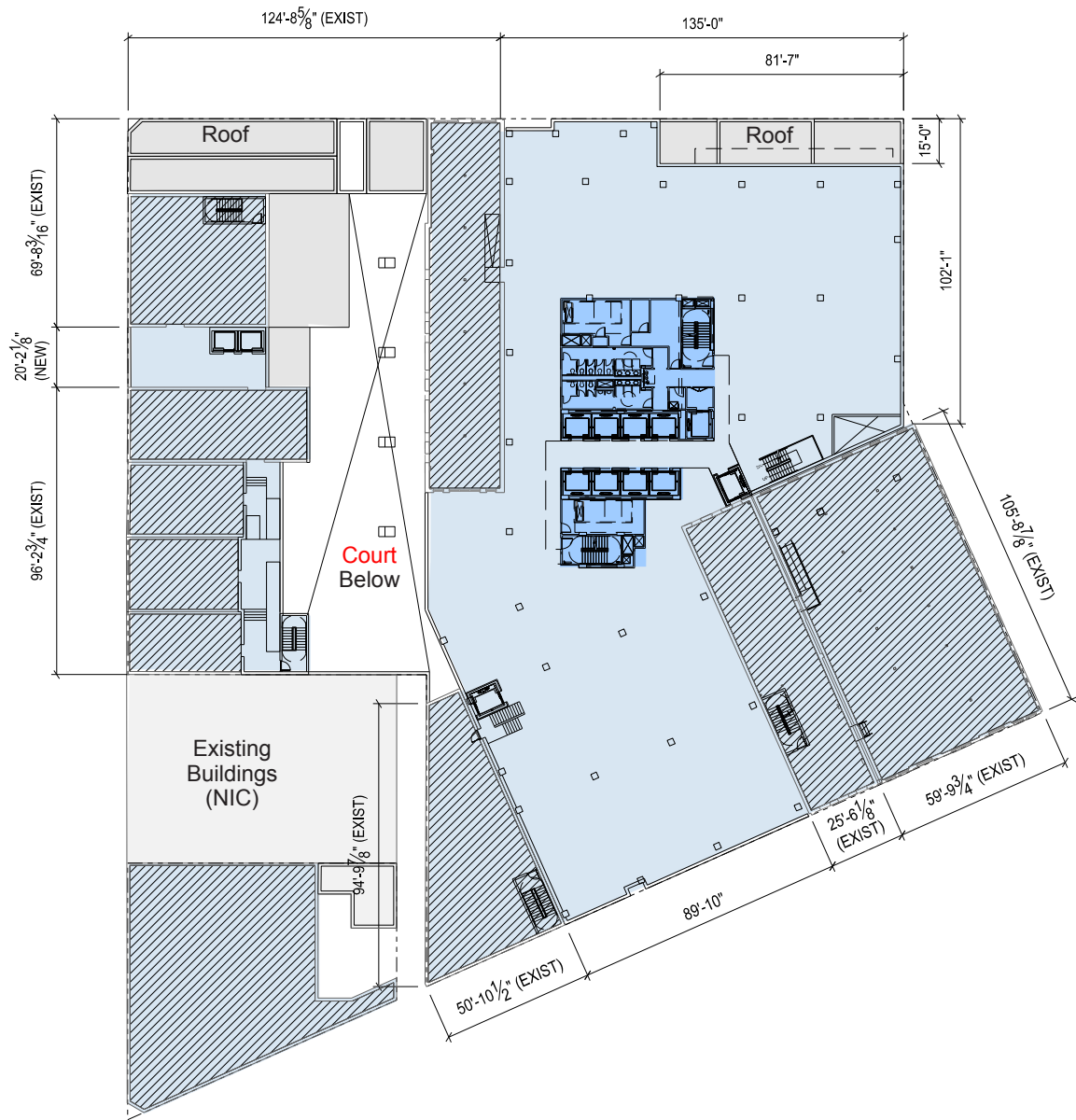
KEY:

- LOBBY / CORE
- OFFICE
- HISTORIC OFFICE
- HISTORIC RETAIL
- TERRACE
- PLANTING
- ROOF

SCALE: 1"=60'

0' 15' 60'

N



Level 3

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.

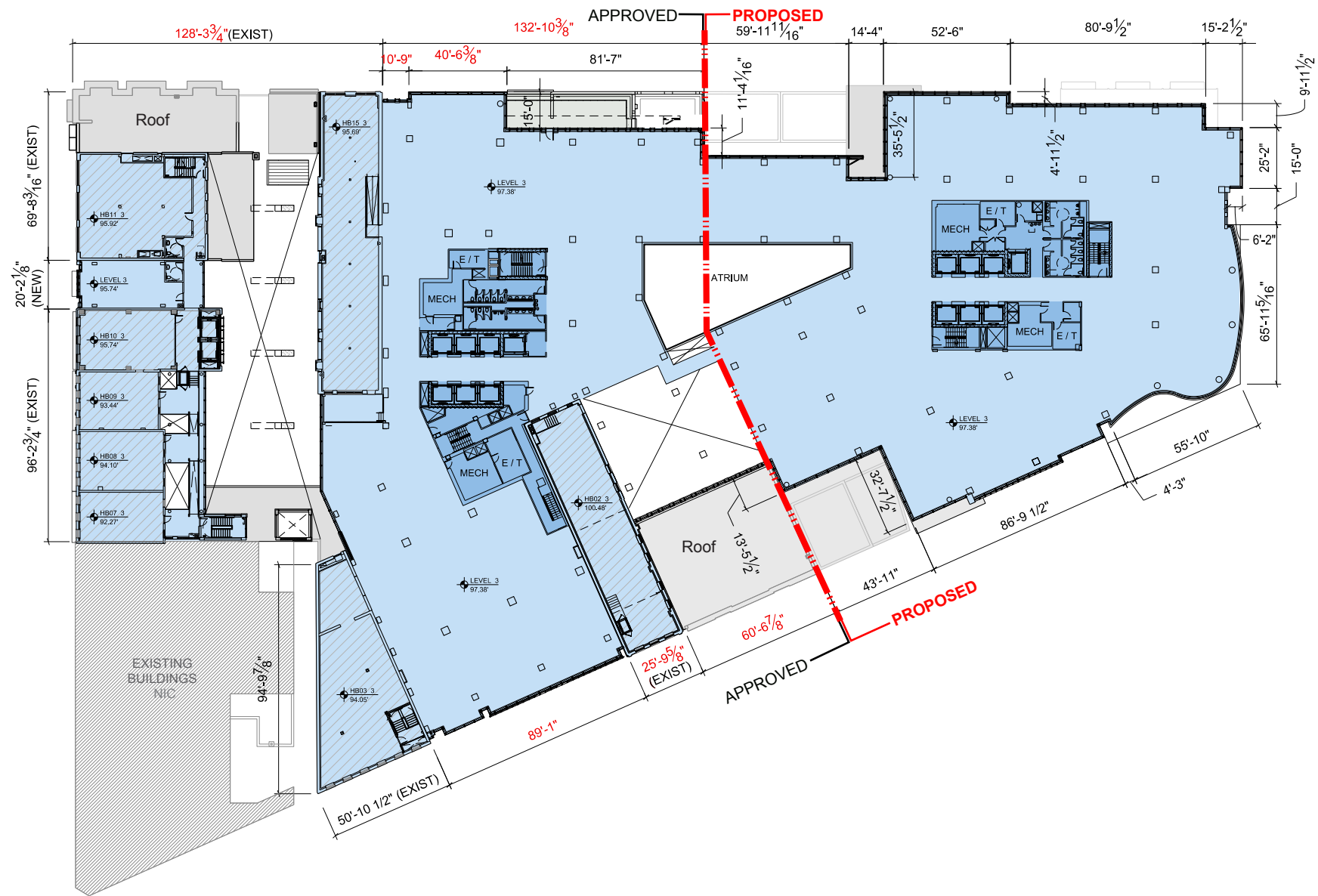
KEY:

- LOBBY / CORE
- OFFICE
- HISTORIC OFFICE
- TERRACE / ROOF

SCALE: 1"=60'

0' 15' 60'

N

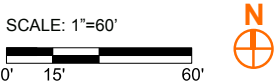


Level 3

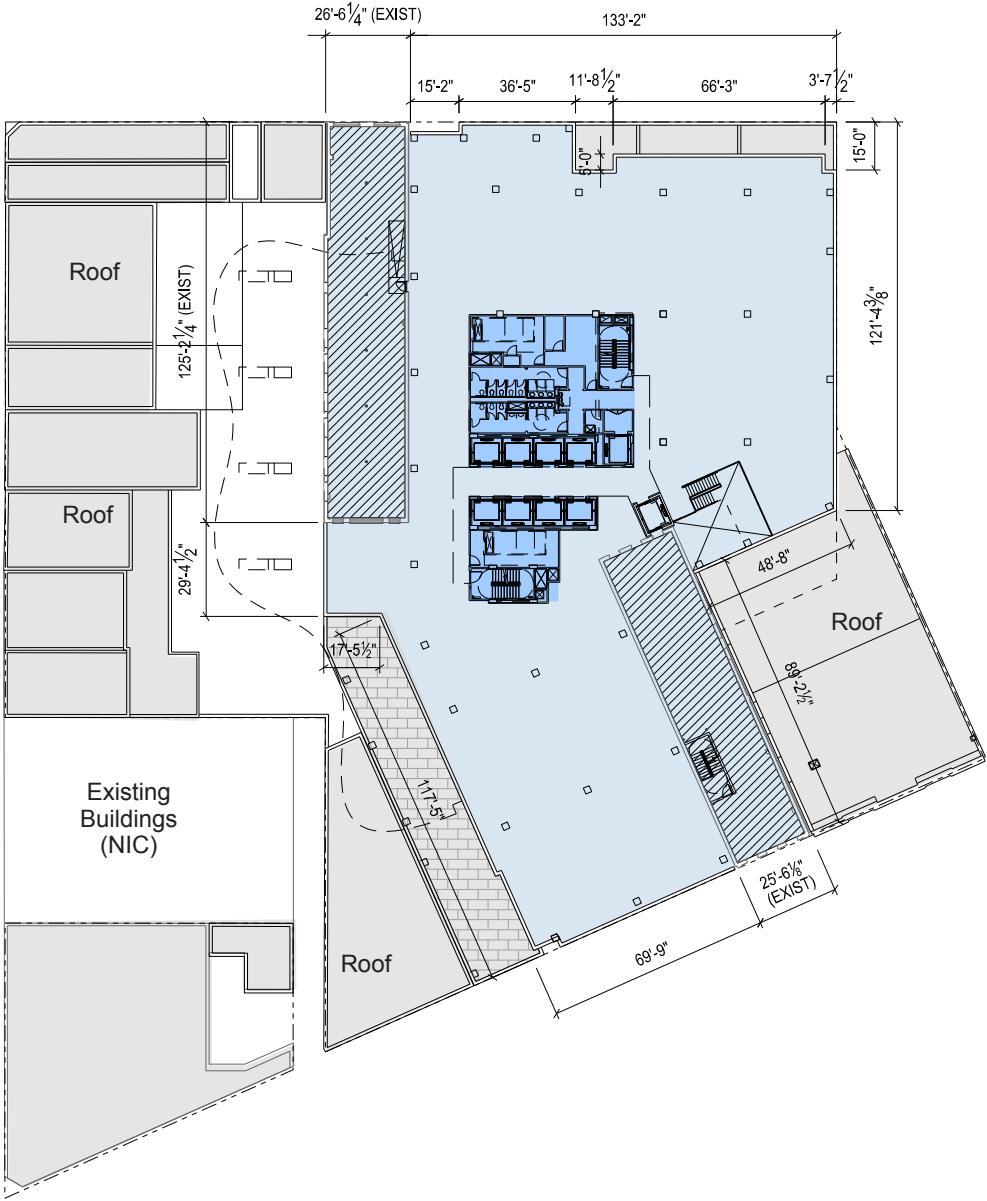
- NOTES:**
- 1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
 - 2. FIELD SURVEYS & BUILDING RELOCATIONS HAVE OCCURRED (PERMITS #B1406379 & #B1406380); AS A RESULT EXISTING BUILDING LOCATIONS VARY SLIGHTLY.

SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.

- KEY:**
- LOBBY / CORE
 - OFFICE
 - HISTORIC OFFICE
 - TERRACE
 - ROOF



shalom baranes associates architects



Level 4

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.

KEY:

- LOBBY / CORE
- OFFICE
- HISTORIC OFFICE
- TERRACE / ROOF

SCALE: 1"=60'

0' 15' 60'

N



Level 4

KEY:

- LOBBY / CORE
- OFFICE
- HISTORIC OFFICE
- TERRACE
- PLANTING
- ROOF

- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
 2. FIELD SURVEYS & BUILDING RELOCATIONS HAVE OCCURRED (PERMITS #B1406379 & #B1406380); AS A RESULT EXISTING BUILDING LOCATIONS VARY SLIGHTLY.

SCALE: 1"=60'

0' 15' 60'

N

SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.

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Typical Levels 5-9

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.

KEY:

LOBBY / CORE

OFFICE

SCALE: 1"=60'

0'

15'

60'

N



KEY:

- LOBBY / CORE
- OFFICE

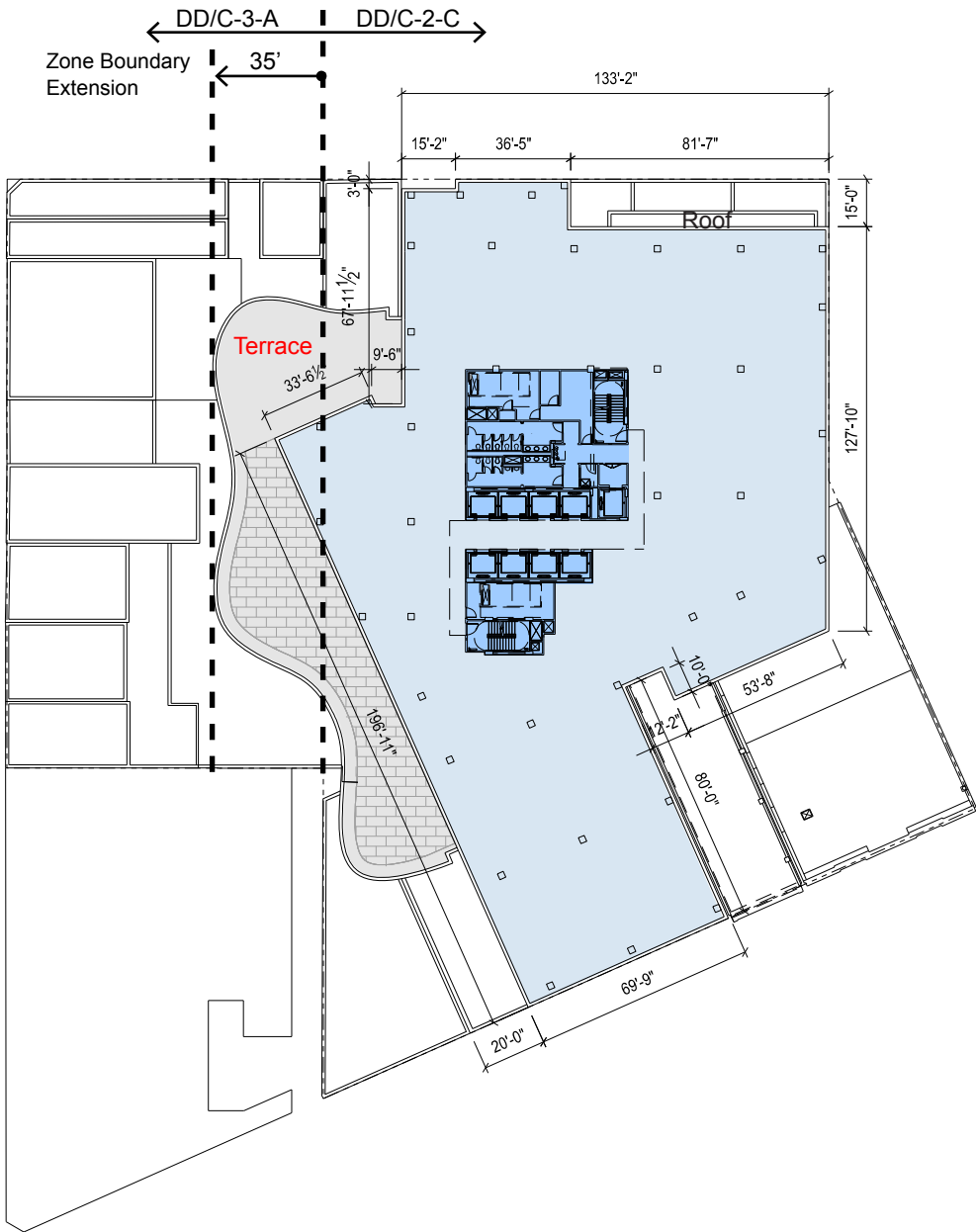
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1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



SQUARE 450 NORTHWEST COMBINED WASHINGTON, D.C.

shalom baranes associates architects



Typical Levels 10-11

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.

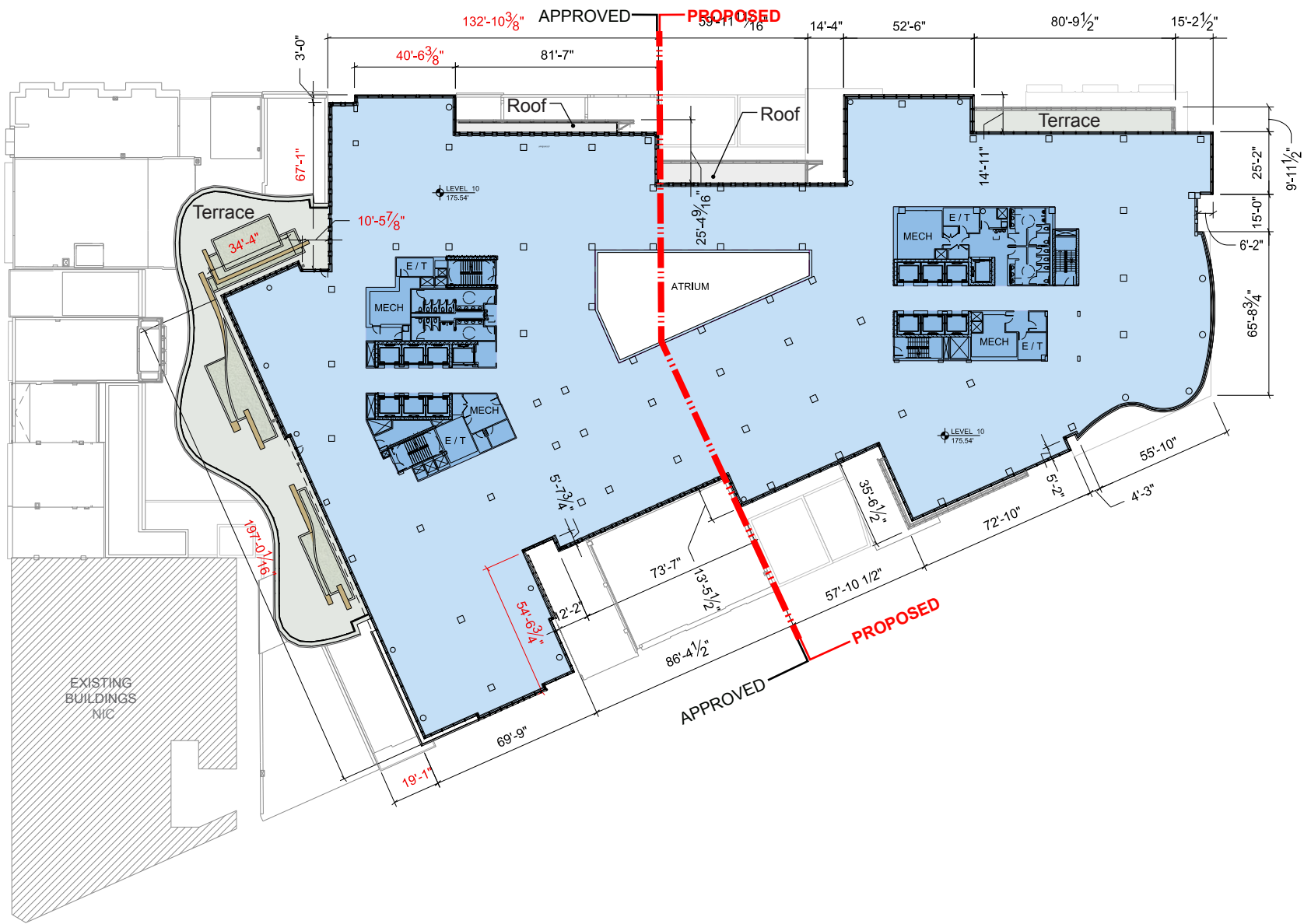
KEY:

- LOBBY / CORE
- OFFICE
- TERRACE / ROOF

SCALE: 1"=60'

0' 15' 60'

N



Level 10

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

KEY:

- LOBBY / CORE
- OFFICE
- TERRACE
- PLANTING
- ROOF

SCALE: 1"=60'

0' 15' 60'

N

THIS SHEET IS INTENTIONALLY BLANK

THE 10TH & 11TH FLOOR CONFIGURATIONS DIFFER ON THE EAST SIDE



Level 11

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

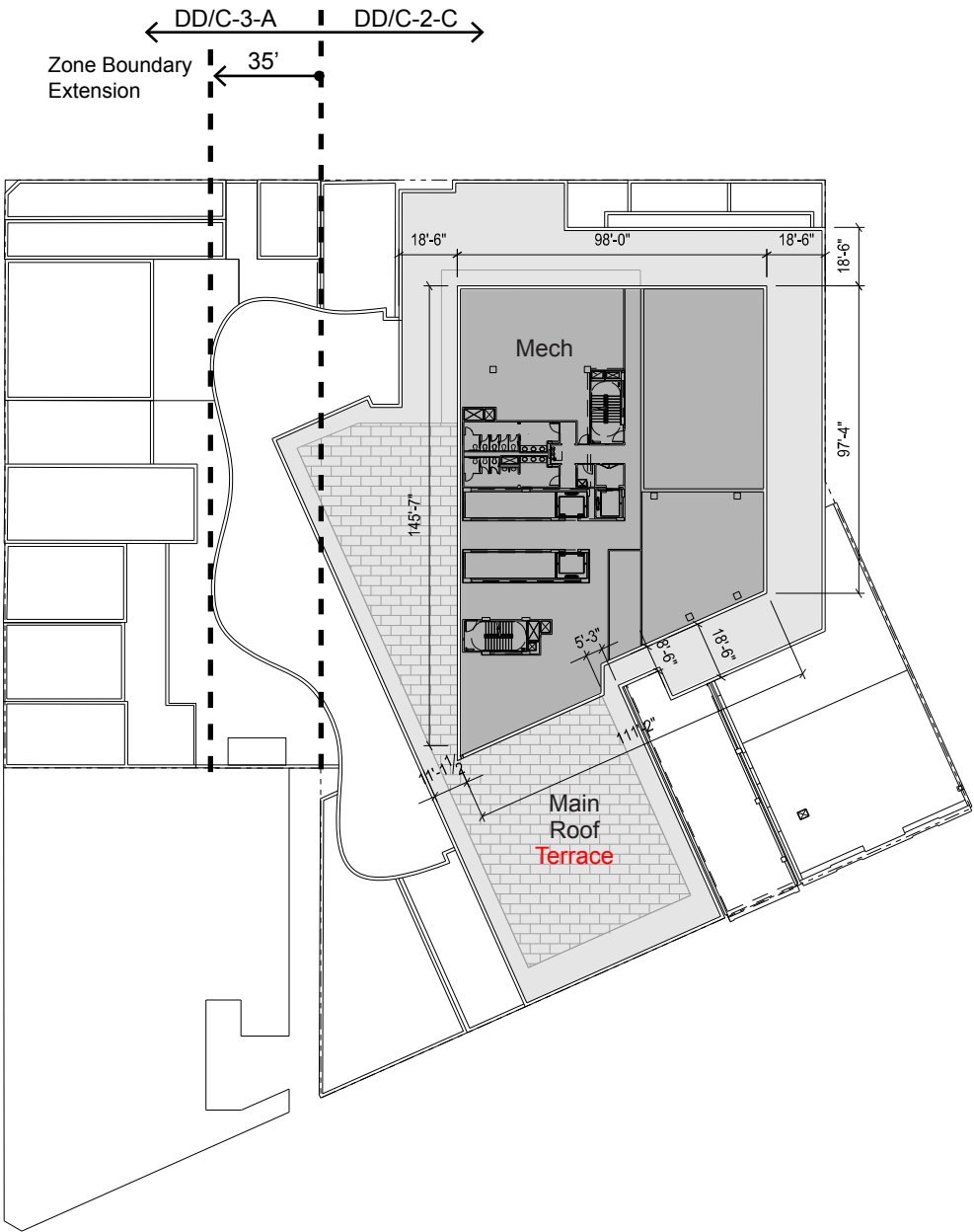
KEY:

- LOBBY / CORE
- OFFICE
- TERRACE

SCALE: 1"=60'

0' 15' 60'

N



Penthouse Level

KEY:

SERVICE

TERRACE / ROOF

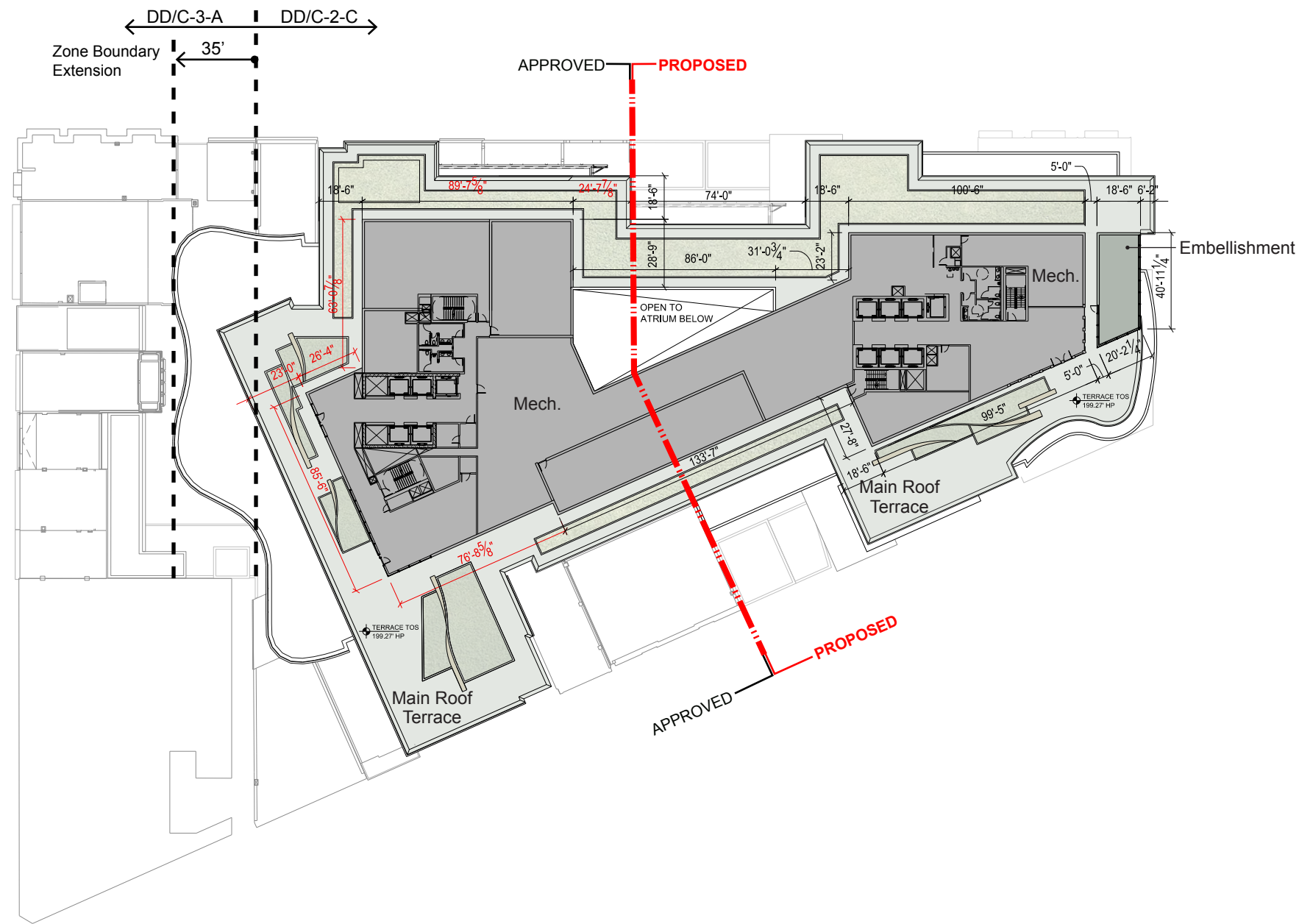
NOTES:

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SCALE: 1"=60'

0'15'60'

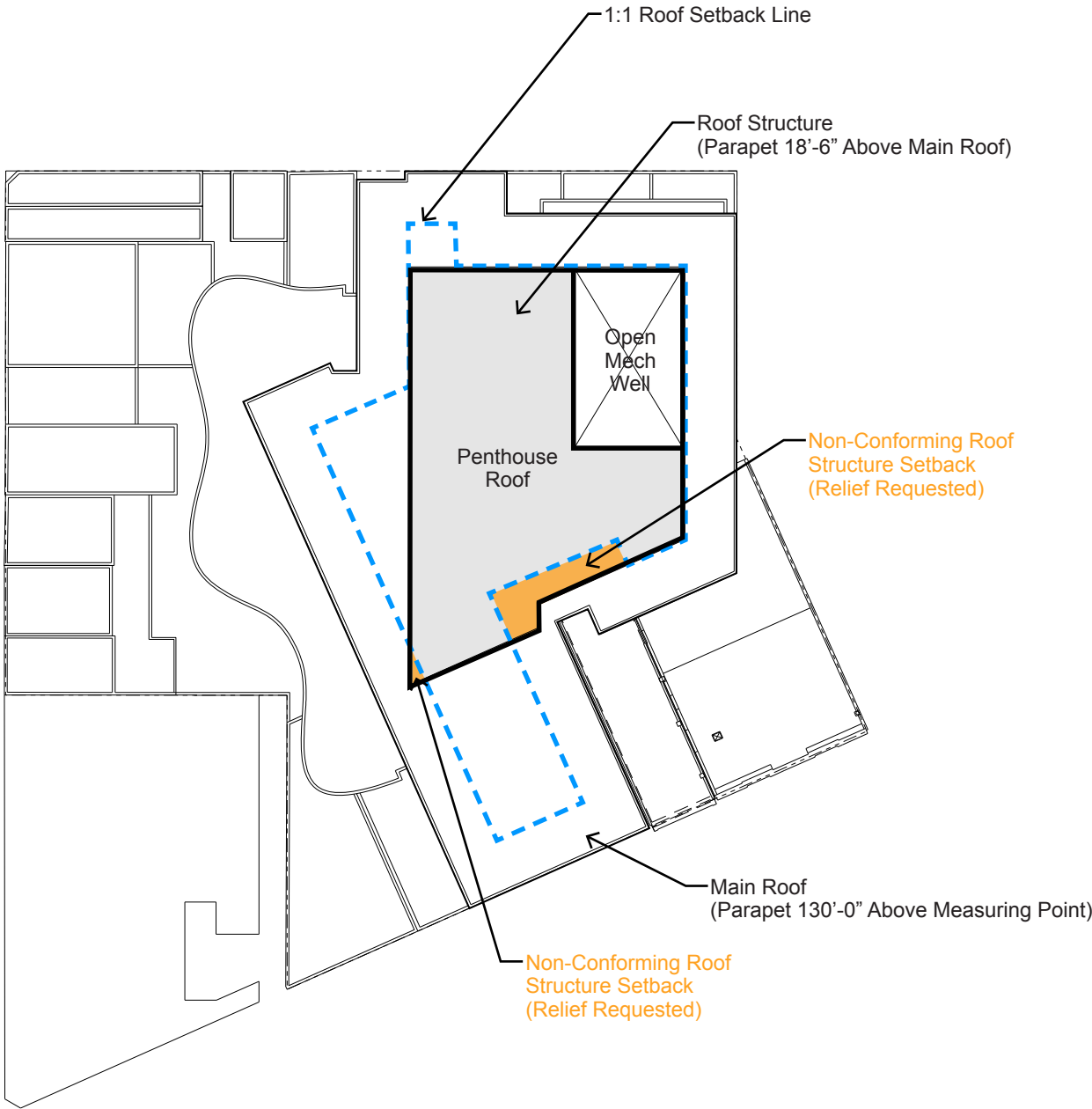
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Penthouse Level

NOTES:

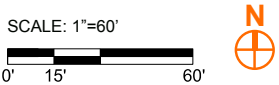
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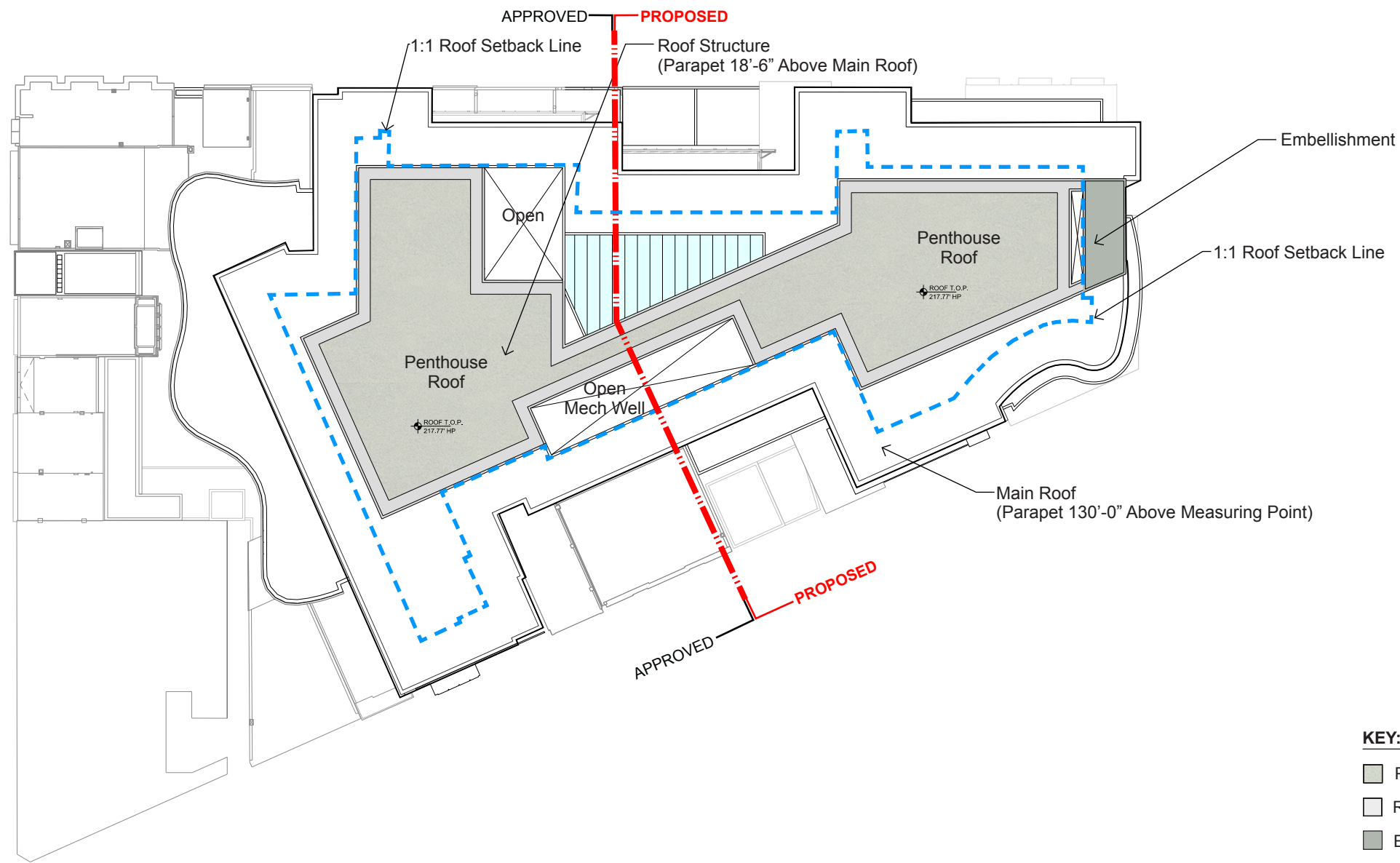


Roof Level / Zoning Diagram

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.





Roof Plan

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

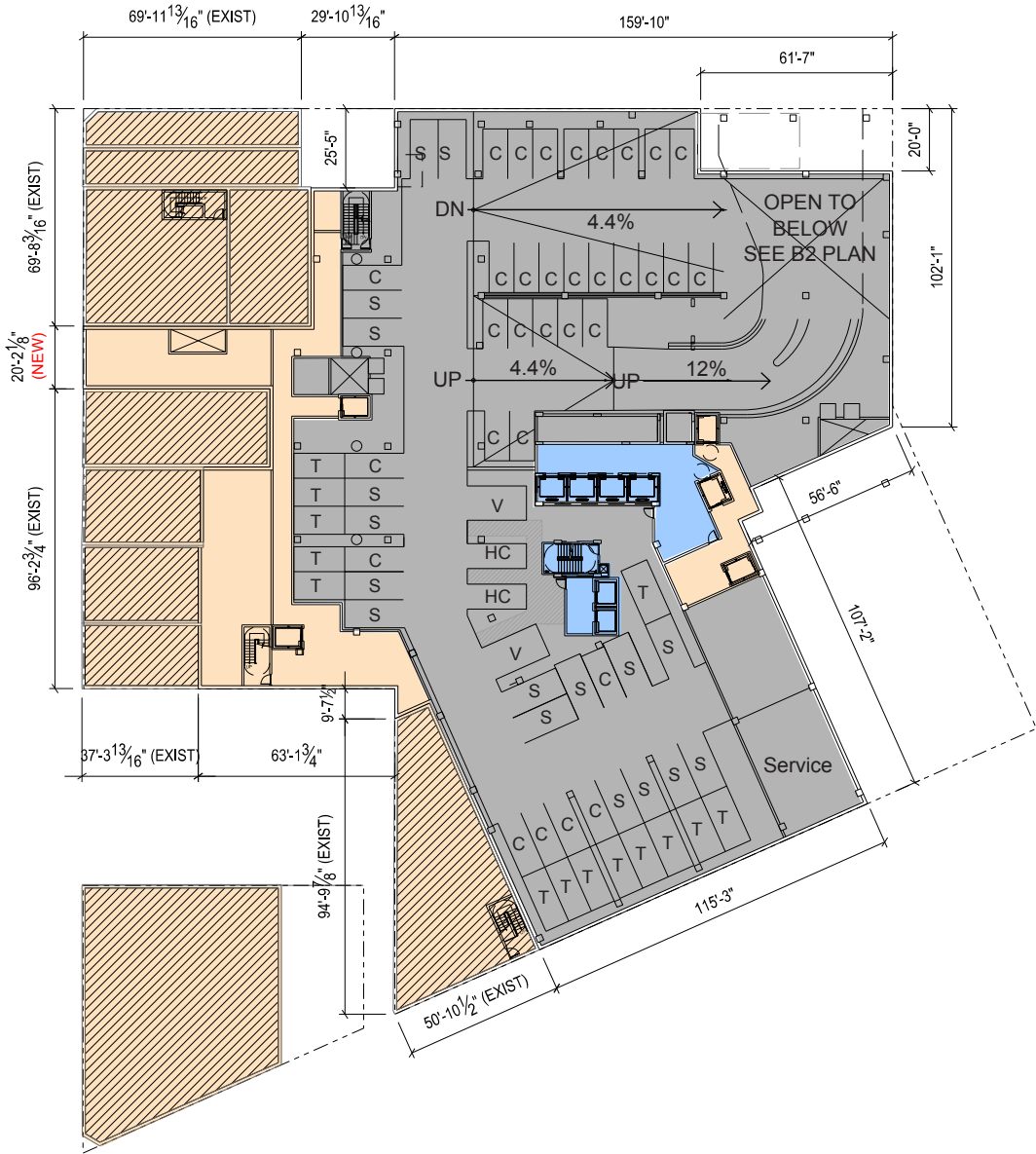
KEY:

- PLANTING
- ROOF
- EMBELLISHMENT

SCALE: 1"=60'

0' 15' 60'

N



Level B1

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.

B1 Level Parking Count	
(C) Compact	32
(S) Standard	17
(HC) Accessible	2
(V) Van Accessible	2
Total Compliant	53
(T) Tandem	14

KEY:

- SERVICE / PARKING
- RETAIL
- HISTORIC RETAIL
- LOBBY / CORE

SCALE: 1"=60'

0' 15' 60'

N

Bicycle Parking Count

Lockers	0
Horizontal	80
Vertical	64

Floor Total 144

B1 Level Parking Count

	West	East	Subtotal
(C) Compact	29	18	47
(S) Standard	29	42	71
(HC) Accessible	1	1	2
(V) Van Accessible	0	1	1
Total Compliant	56	56	121
(T) Tandem	2	2	4



Level B1

- NOTES:
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.
 2. EXISTING CONDITION DIMENSIONS VARY AT THE HISTORIC STRUCTURE BECAUSE FIELD SURVEY WORK OCCURRED POST ISSUANCE OF THE 2013 JANUARY 22ND DOCUMENTATION

KEY:

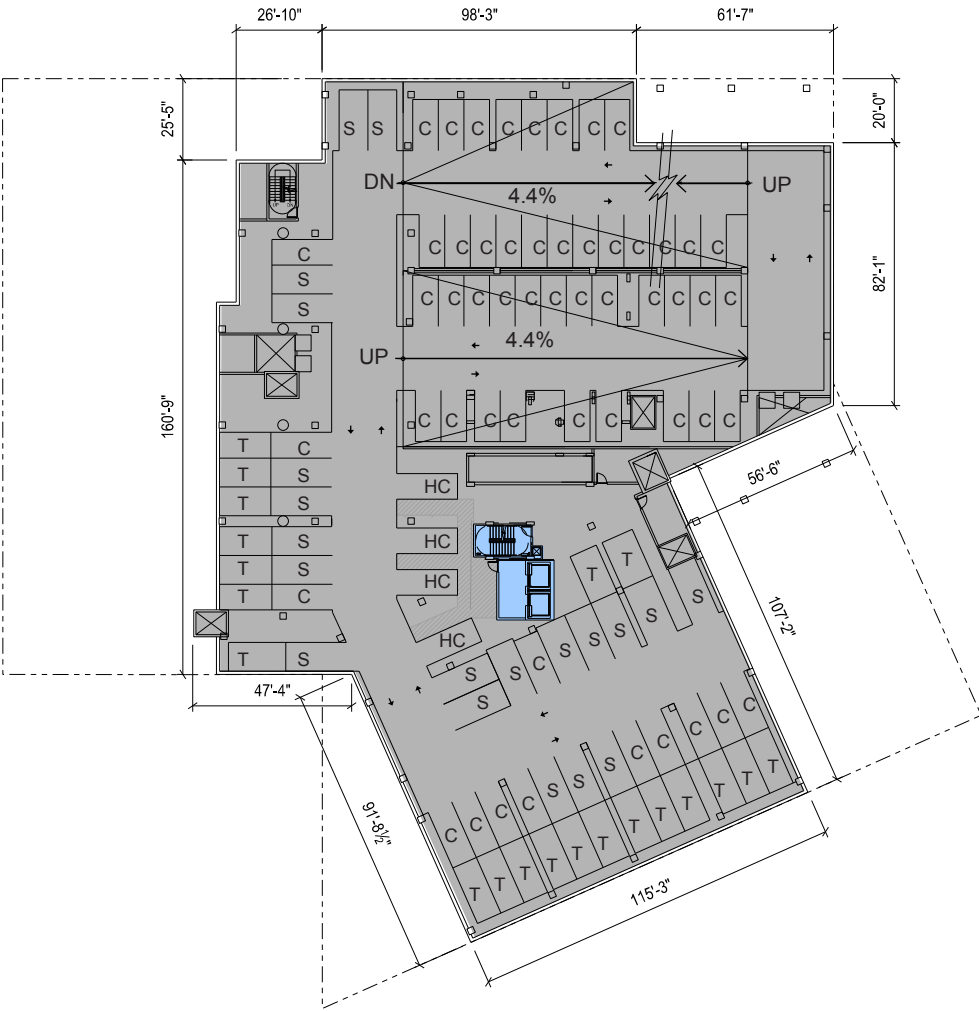
- SERVICE / PARKING
- RETAIL
- HISTORIC RETAIL
- LOBBY / CORE

SCALE: 1"=60'

0' 15' 60'

N

B2 Level Parking Count	
(C) Compact	54
(S) Standard	20
(HC) Accessible	4
(V) Van Accessible	0
Total Compliant	78
(T) Tandem	21



KEY:

SERVICE / PARKING

LOBBY / CORE

B2 Level

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.

SCALE: 1"=60'

0'15'60'

N

B2 Level Parking Count			
	West	East	Subtotal
(C) Compact	38	18	56
(S) Standard	42	48	90
(HC) Accessible	1	1	2
(V) Van Accessible	0	2	2
Total Compliant	81	69	150
(T) Tandem	24	8	32



KEY:

SERVICE / PARKING

LOBBY / CORE

B2 Level

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

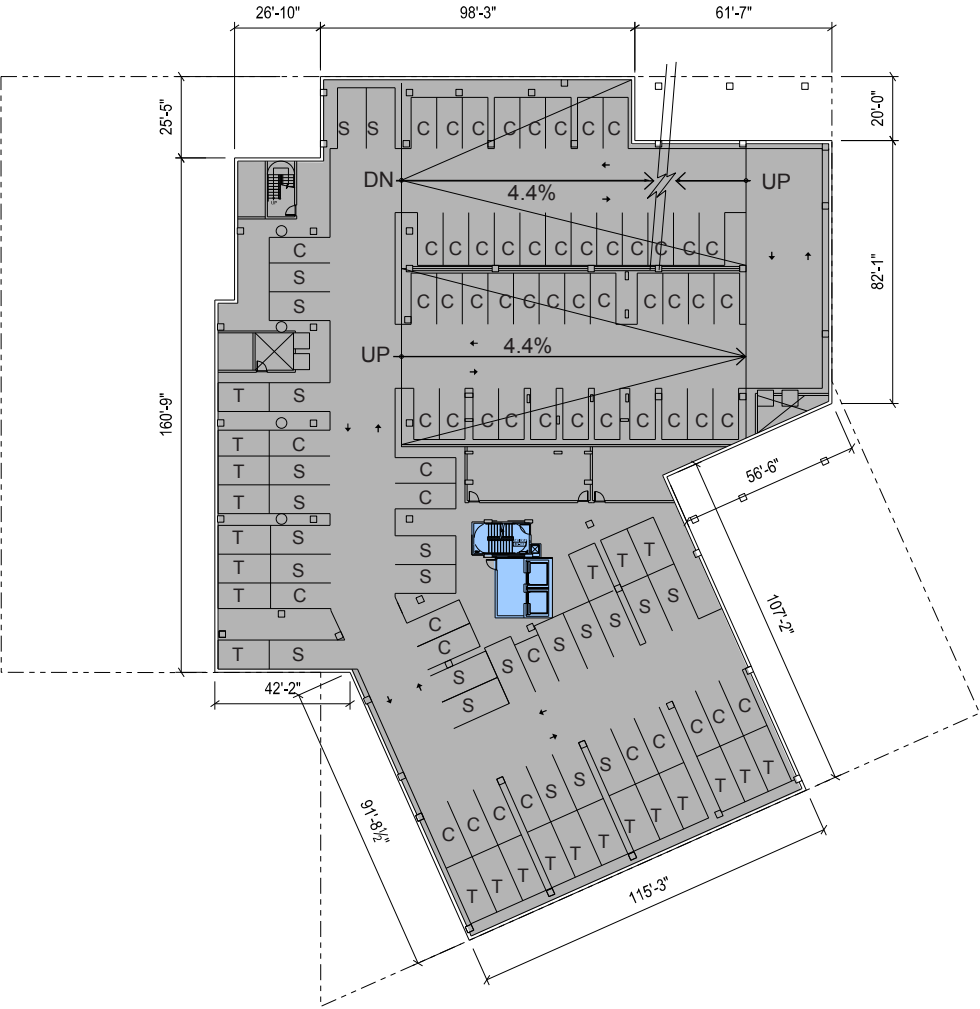
SCALE: 1"=60'

0'15'60'

N

B3 Level Parking Count

(C) Compact	60
(S) Standard	23
(HC) Accessible	0
(V) Van Accessible	0
Total Compliant	83
(T) Tandem	23



KEY:

SERVICE / PARKING

LOBBY / CORE

B3 Level

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.

SCALE: 1"=60'

0'

15'

60'

N

B3 Level Parking Count			
	West	East	Subtotal
(C) Compact	34	15	49
(S) Standard	42	53	95
(HC) Accessible	0	2	2
(V) Van Accessible	0	0	0
Total Compliant	76	69	146
(T) Tandem	29	9	38



B3 Level

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

KEY:

SERVICE / PARKING

LOBBY / CORE

SCALE: 1"=60'

0'15'60'

N

B3 Lower Level Parking Count

(C) Compact	22
(S) Standard	0
(HC) Accessible	0
(V) Van Accessible	0
Total Compliant	22
(T) Tandem	0



KEY:

SERVICE / PARKING

LOBBY / CORE

Level B3 Lower Level

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND THE FINAL NUMBER OF LOADING BERTHS WILL BE DETERMINED BASED ON THE FINAL PROGRAM. FINAL LAYOUTS MAY VARY.

SCALE: 1"=60'

0'

15'

60'

N

THIS SHEET IS INTENTIONALLY BLANK

THE B3 LOWER LEVEL IS NO LONGER BEING PROPOSED