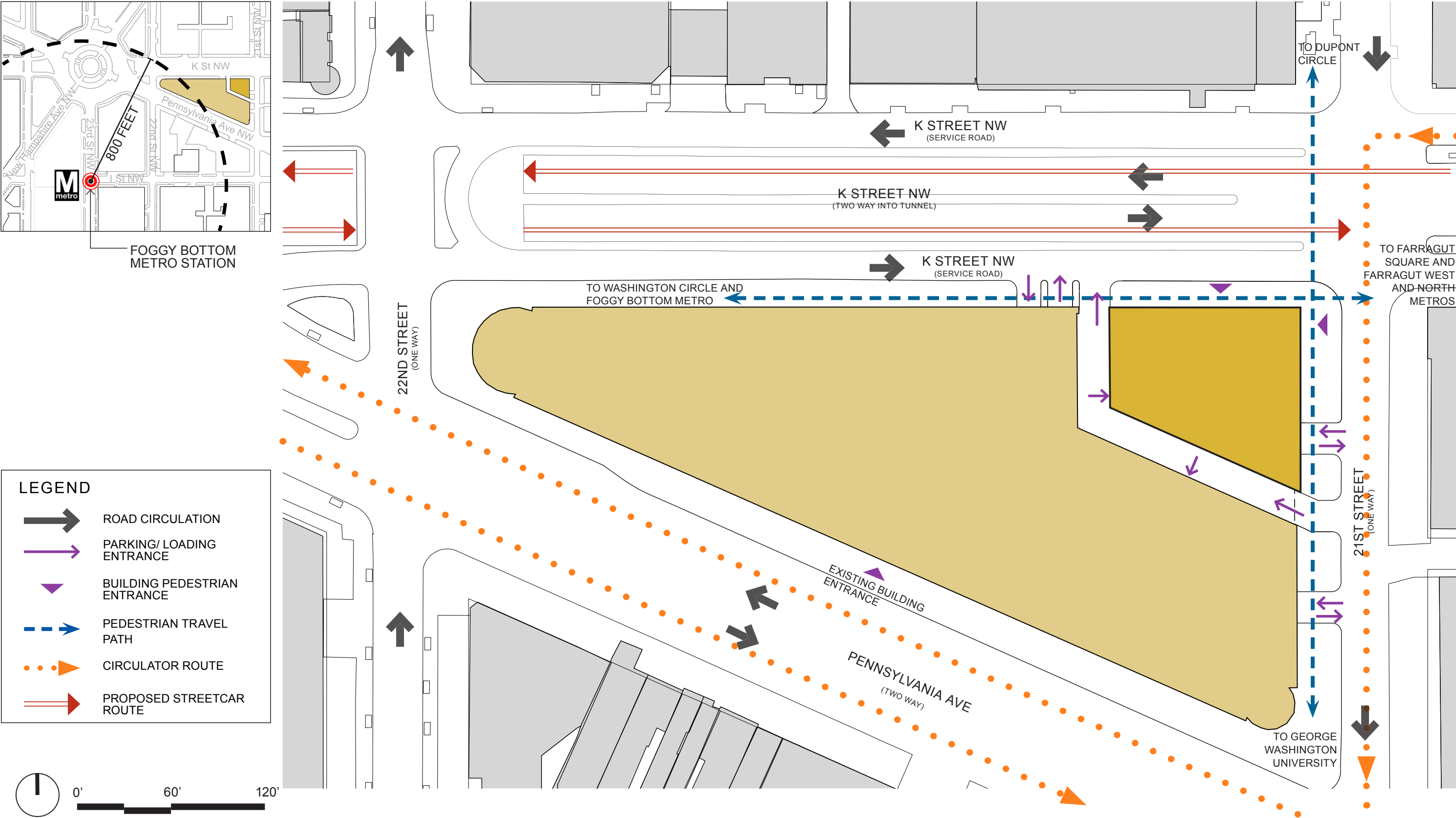
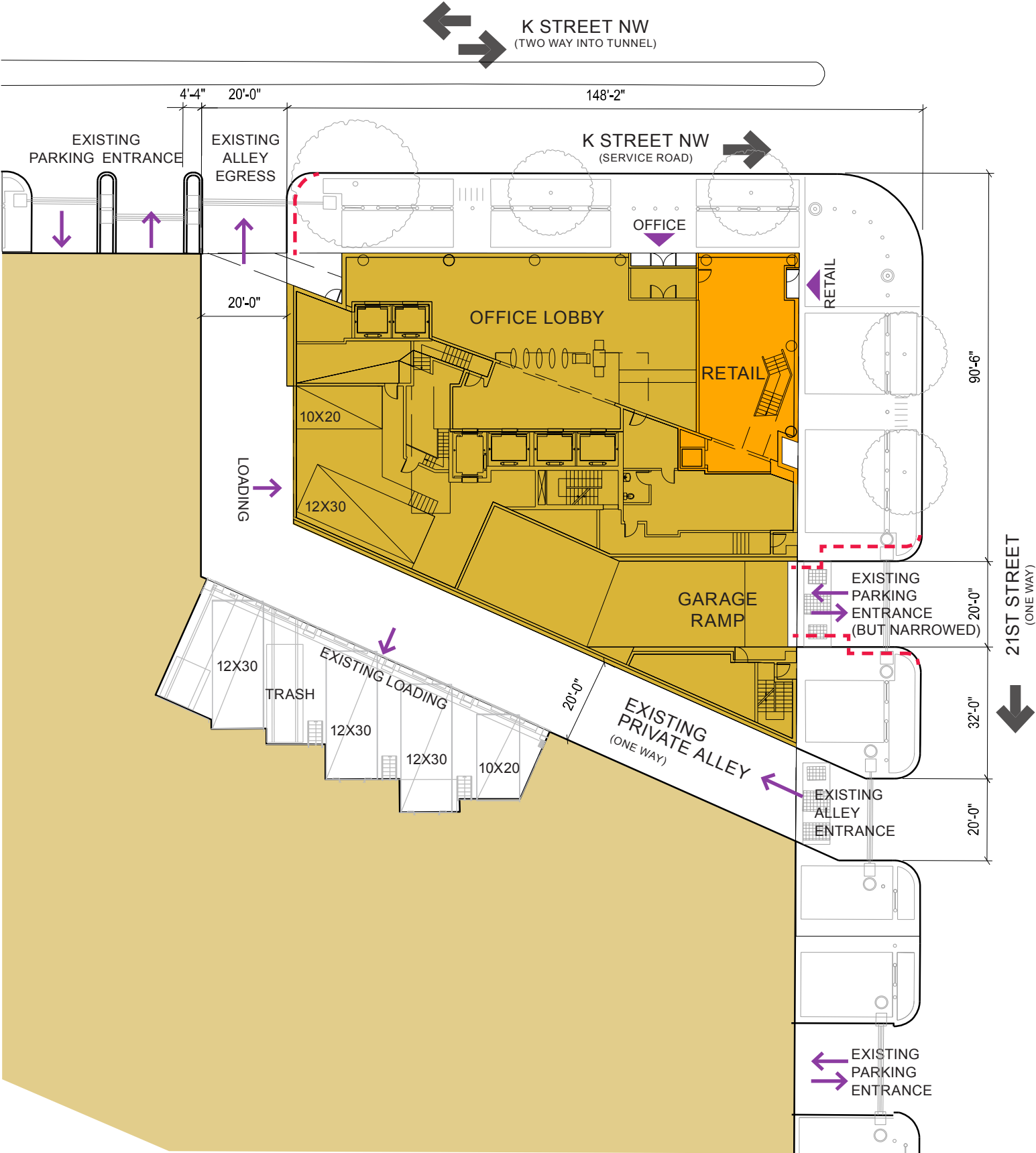


SITE CIRCULATION DIAGRAM-OVERALL SITE



SITE CIRCULATION DIAGRAM - ADDITION



LEGEND

- PARKING/LOADING ENTRANCE
- BUILDING PEDESTRIAN ENTRANCE
- ROAD CIRCULATION
- EXISTING CURB CUT

NOTES:

REFER TO THE SURVEY/EXISTING CONDITIONS PLAN FOR THE LOCATION OF EXISTING CURB OUTS AND SITE ACCESS.

BECAUSE BOTH 21ST STREET AND THE K STREET SERVICE ROAD ARE ONE WAY, ALL TRAFFIC MOVEMENTS WILL BE RIGHT-IN AND RIGHT-OUT ONLY



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SITE/STREETSCAPE PLAN- OVERALL PLAN



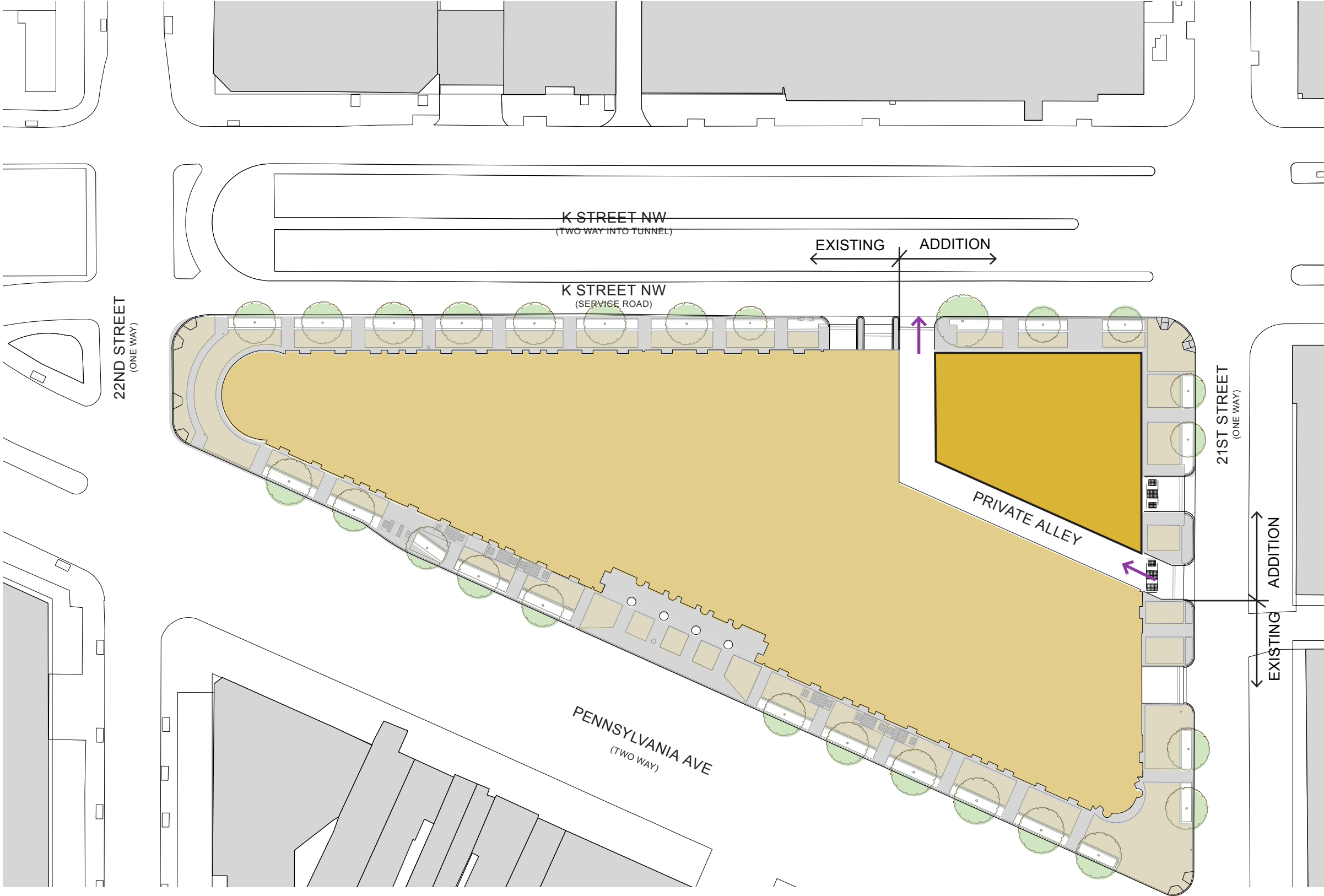
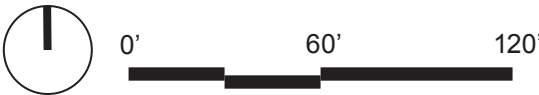
EXISTING IFC PUBLIC SIDEWALK DESIGN



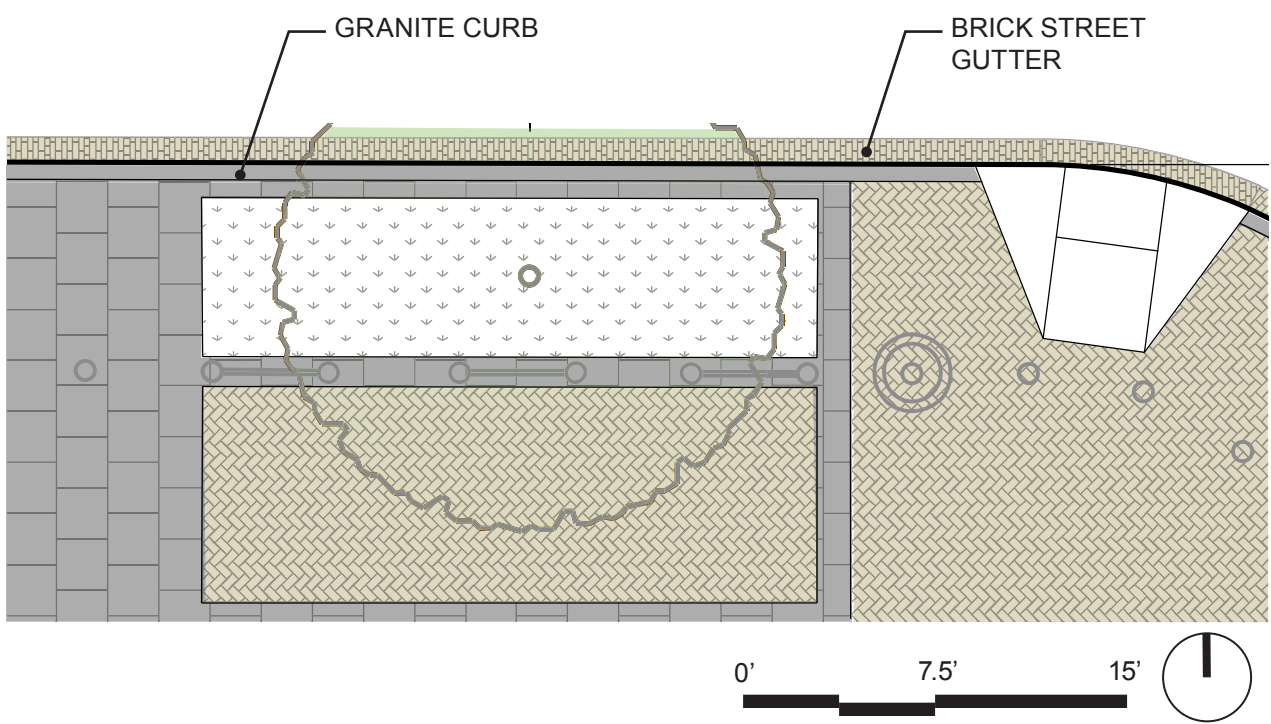
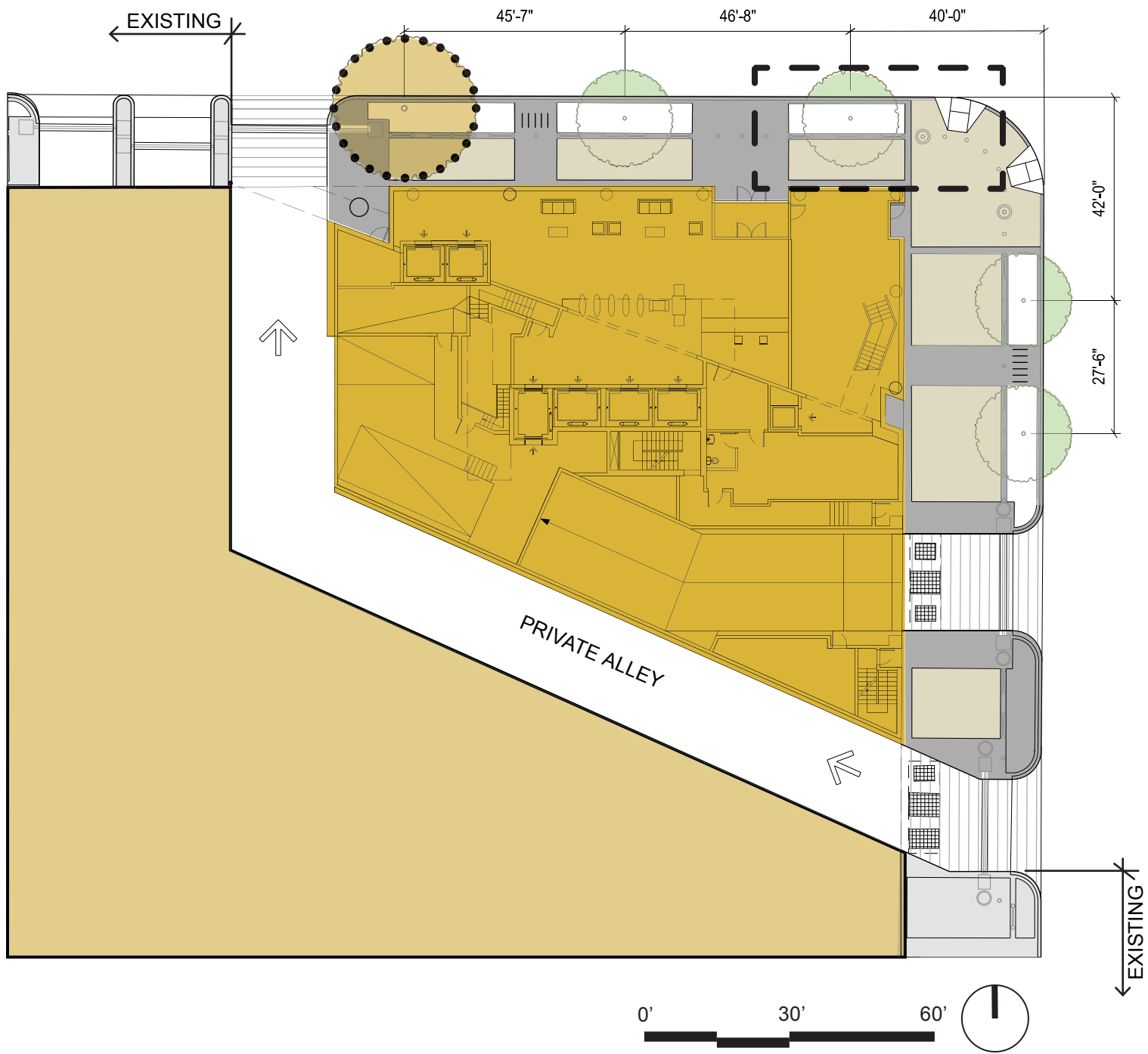
EXISTING IFC PUBLIC SIDEWALK DESIGN



EXISTING IFC PUBLIC SIDEWALK DESIGN



SITE STREETScape PLAN - ADDITION



LEGEND

- PROPOSED NEW TREE
- EXISTING TREE TO REMAIN
- BICYCLE RACK
- GRANITE PAVING TO MATCH EXISTING
- BRICK PAVING TO MATCH EXISTING
- SCORED CONCRETE
- STREET GRATE VAULT

NOTES:

PUBLIC SIDEWALK DESIGN TO MATCH EXISTING IFC
BUILDING SIDEWALK TREATMENT



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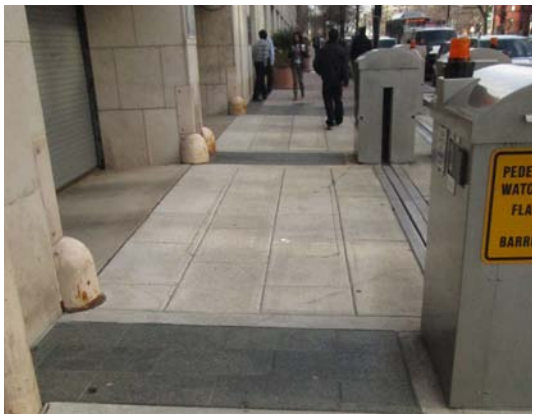
SITE/SECURITY PLAN- OVERALL PLAN



PRECAST PLANTER & BOLLARD FENCE



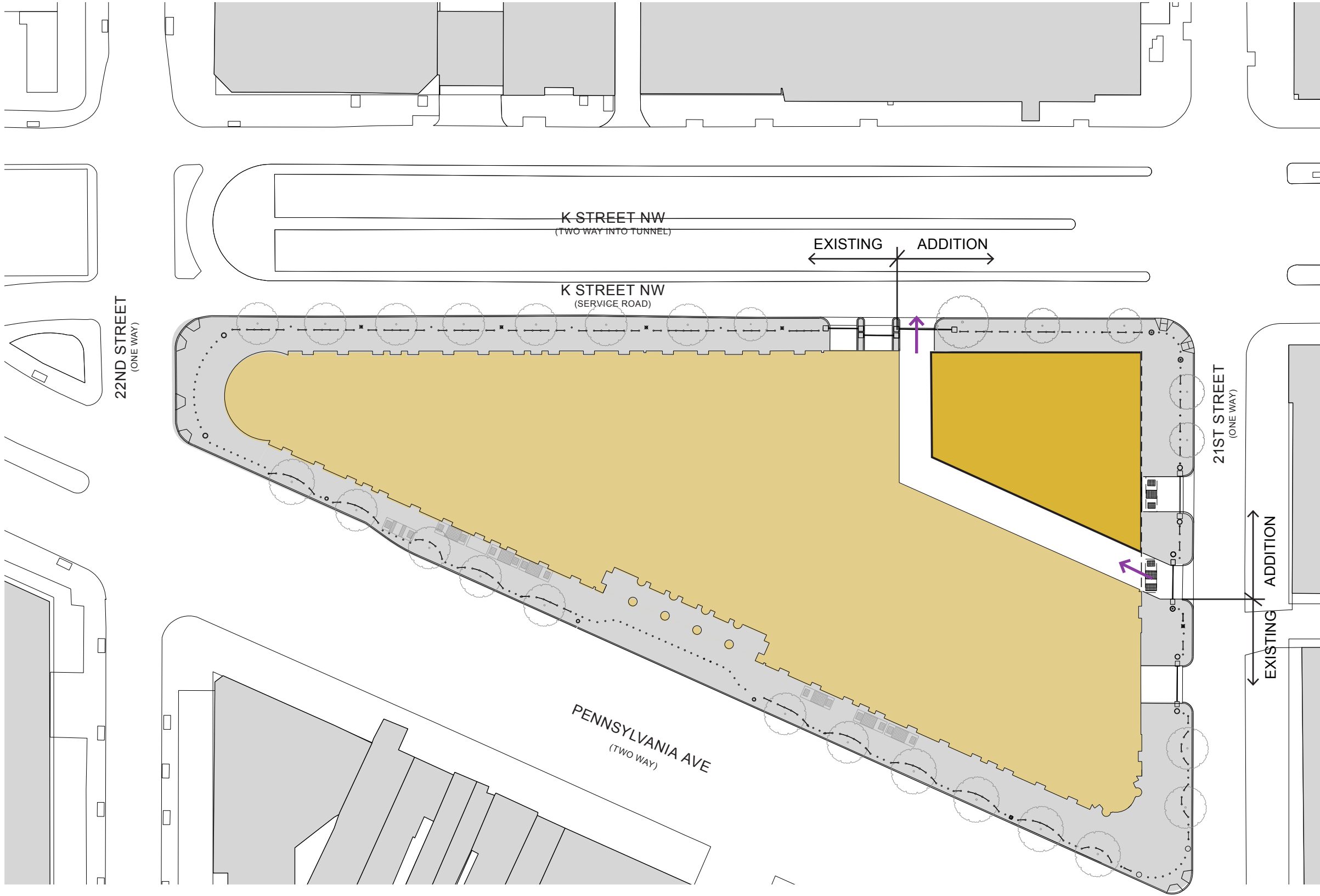
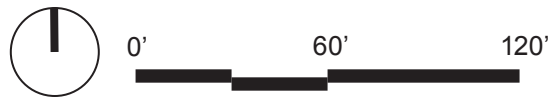
CORNER TREATMENT



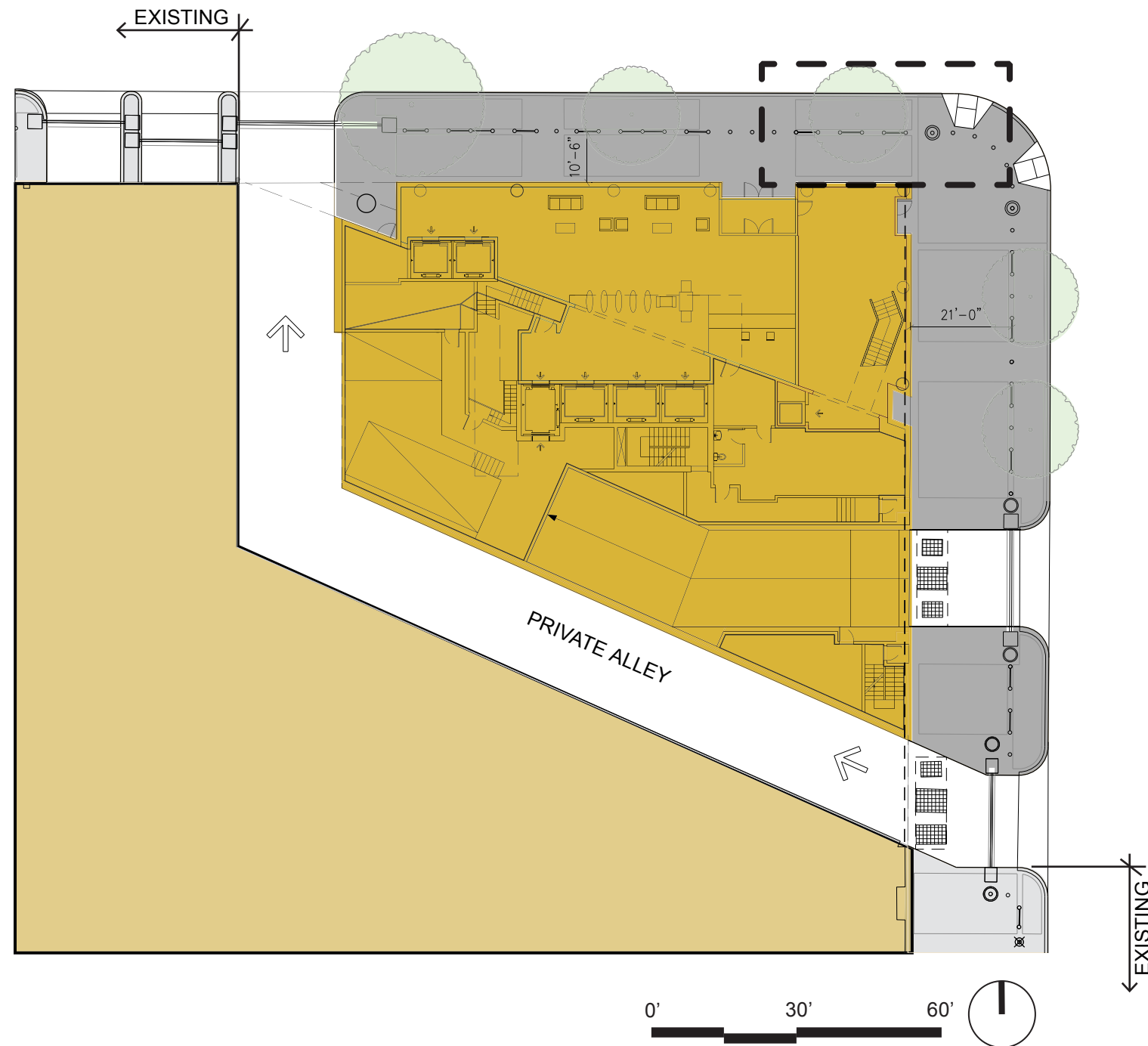
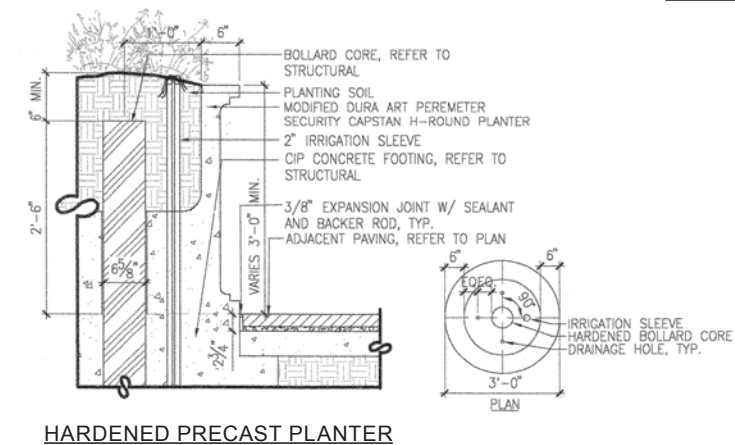
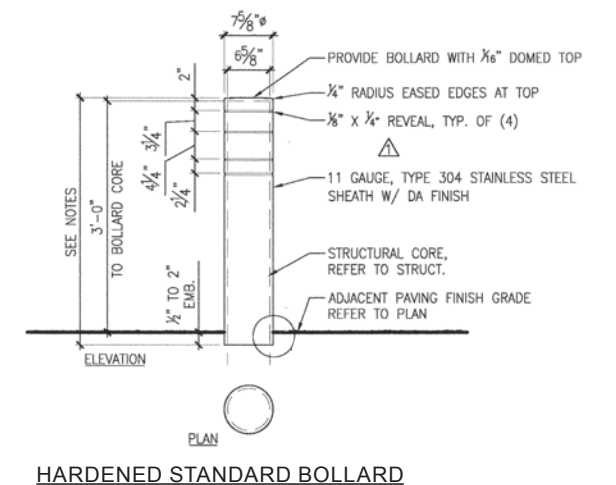
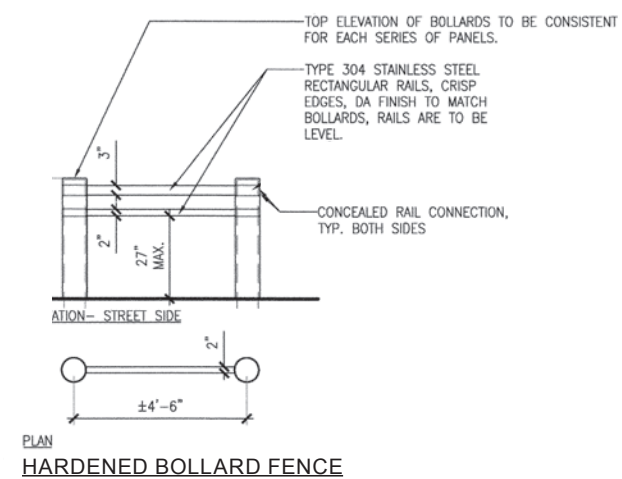
OPERABLE BARRIER



EXISTING IFC SECURITY ELEMENTS



This site plan shows the proposed pool area, which is a large rectangle measuring 100' x 150'. The pool is surrounded by a 10' wide deck. The plan includes a north arrow pointing towards the top right. The pool area is divided into several sections by lines, and the dimensions of these sections are given as 4'-6 1/2" and 5'-6". The pool is located on the left side of the plan, and the deck area is on the right. The pool area is shaded in light blue, and the deck area is shaded in light green. The pool is labeled 'POOL' and the deck area is labeled 'DECK'.



SECURITY DESIGN TO MATCH EXISTING IFC BUILDING SECURITY TREATMENT



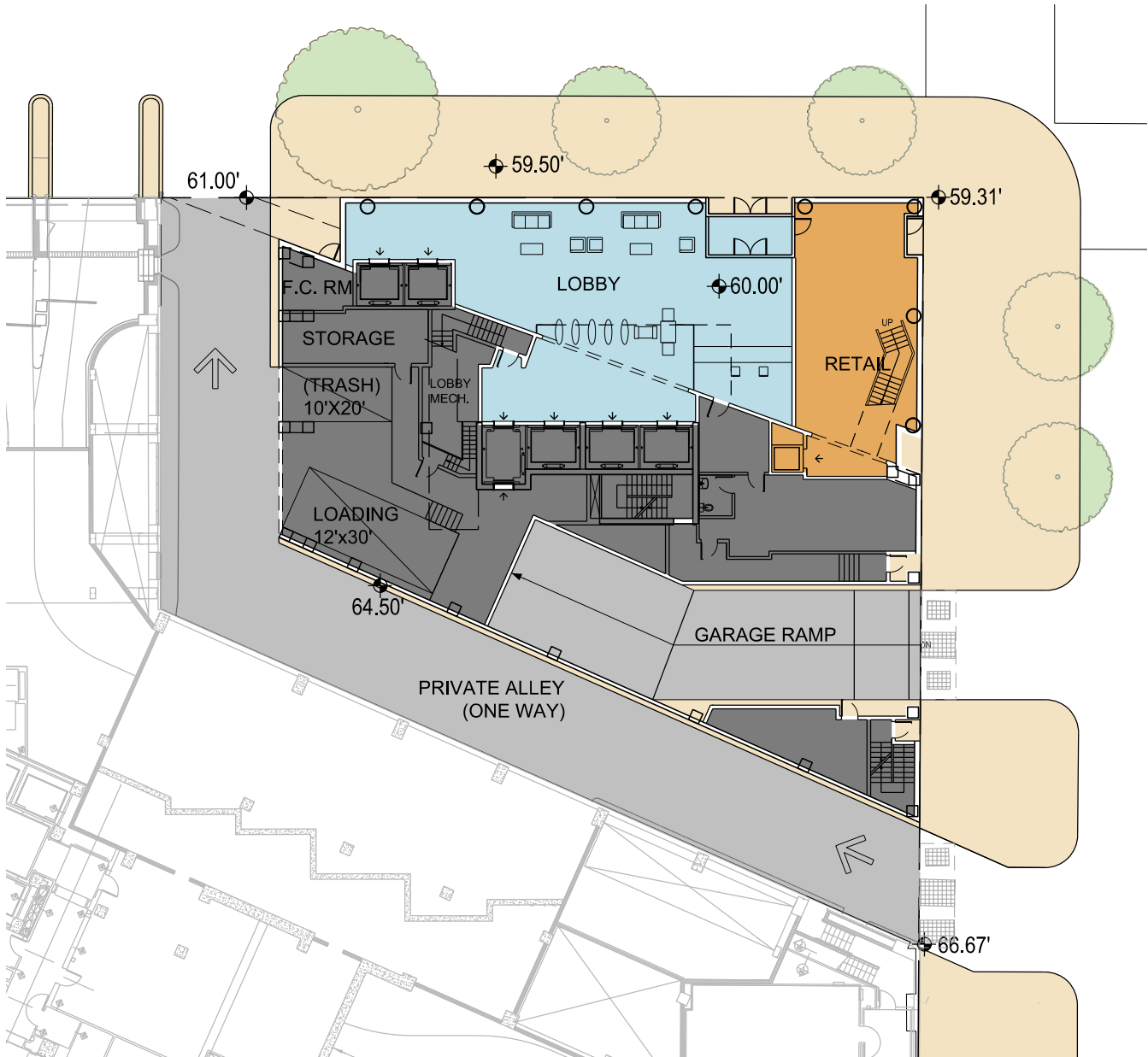
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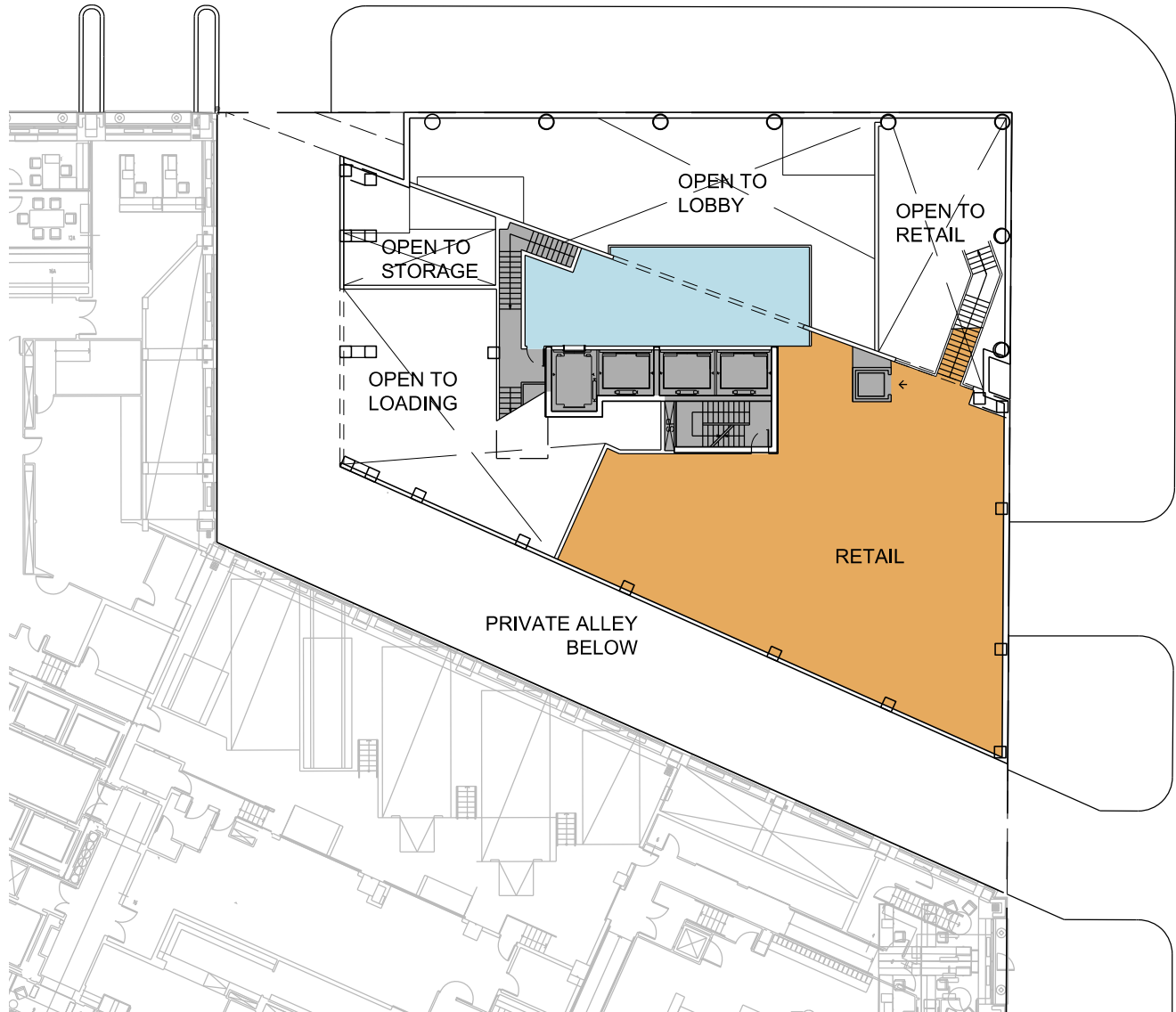
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FLOOR PLANS



GROUND LEVEL (K STREET)



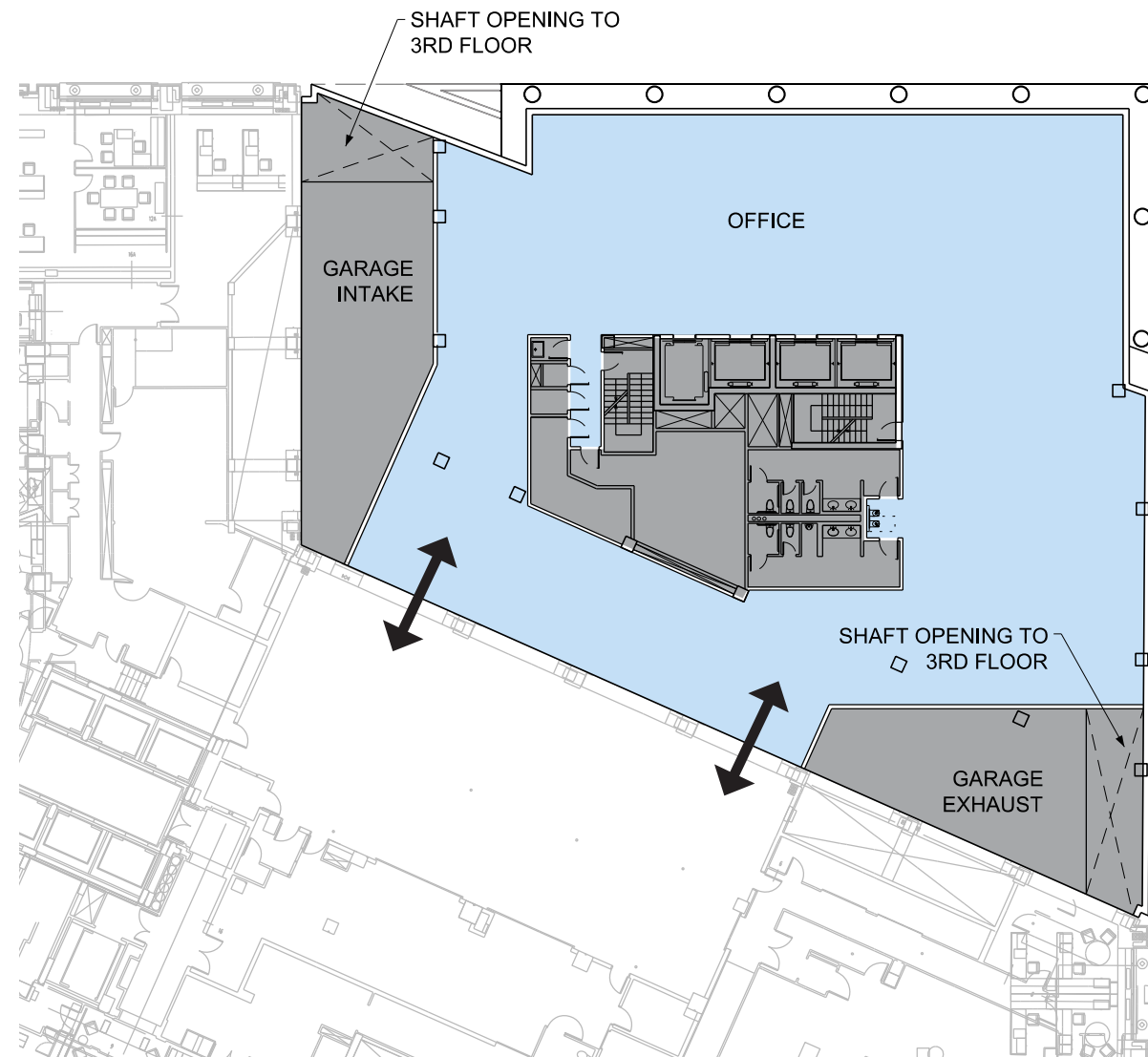
1ST LEVEL (MEZZANINE)

NOTES:

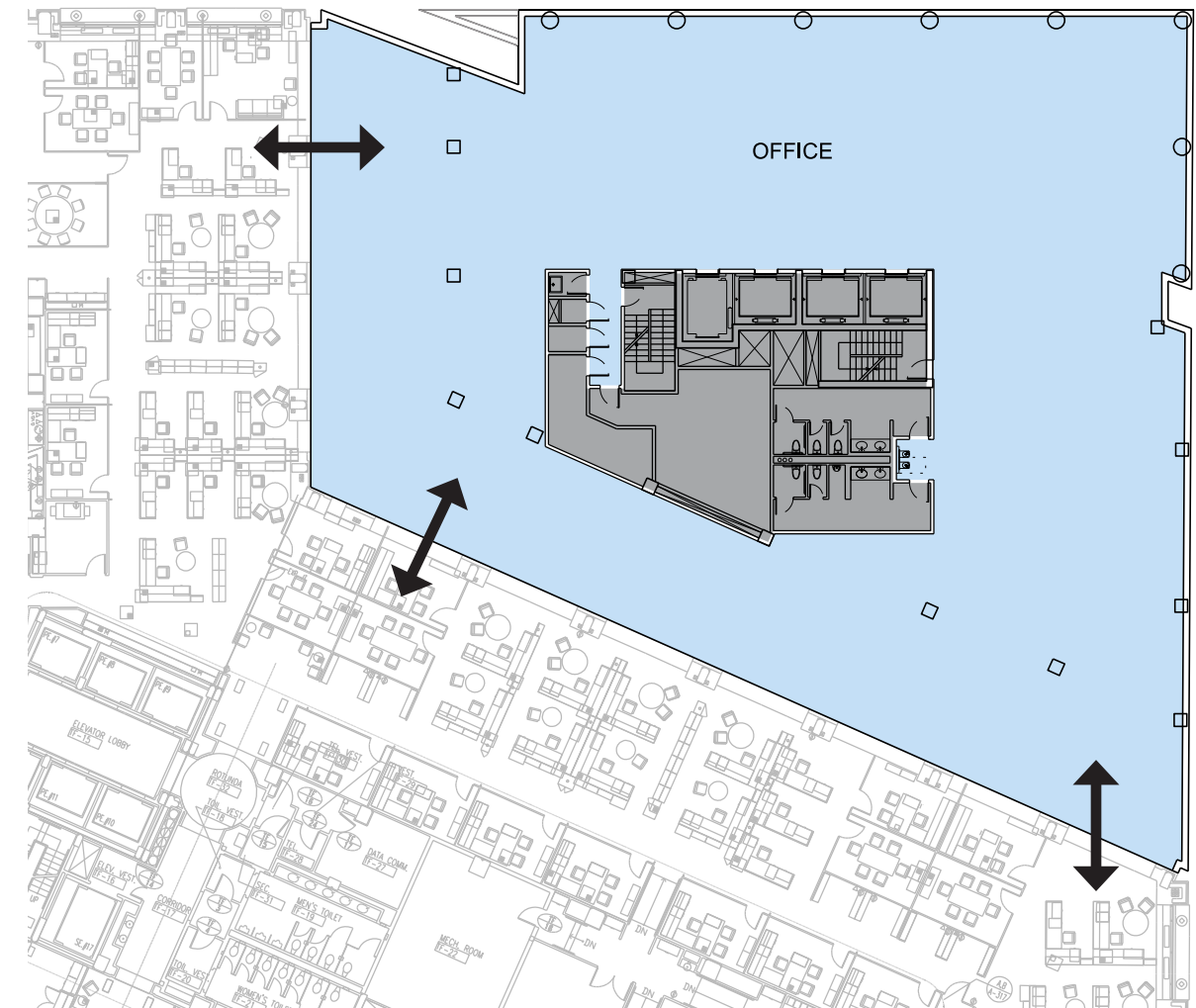
INTERIOR ELEMENTS OF THE BUILDING PLANS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY.

THE RETAIL ENTRANCE DESIGN AND LOCATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, INCLUDING SIGNAGE, MAY VARY DEPENDING ON THE RETAIL TENANTS PROGRAM AND BRANDING NEEDS.





2ND FLOOR LEVEL



TYPICAL FLOOR LEVEL

NOTES:

INTERIOR ELEMENTS OF THE BUILDING PLANS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY.

FINISH FLOOR LEVELS BETWEEN THE EXISTING BUILDING AND THE PROPOSED ADDITION ARE ALIGNED TO PROVIDE MAXIMUM FLEXIBILITY TO SEAMLESSLY CONNECT ACROSS THE BUILDING.



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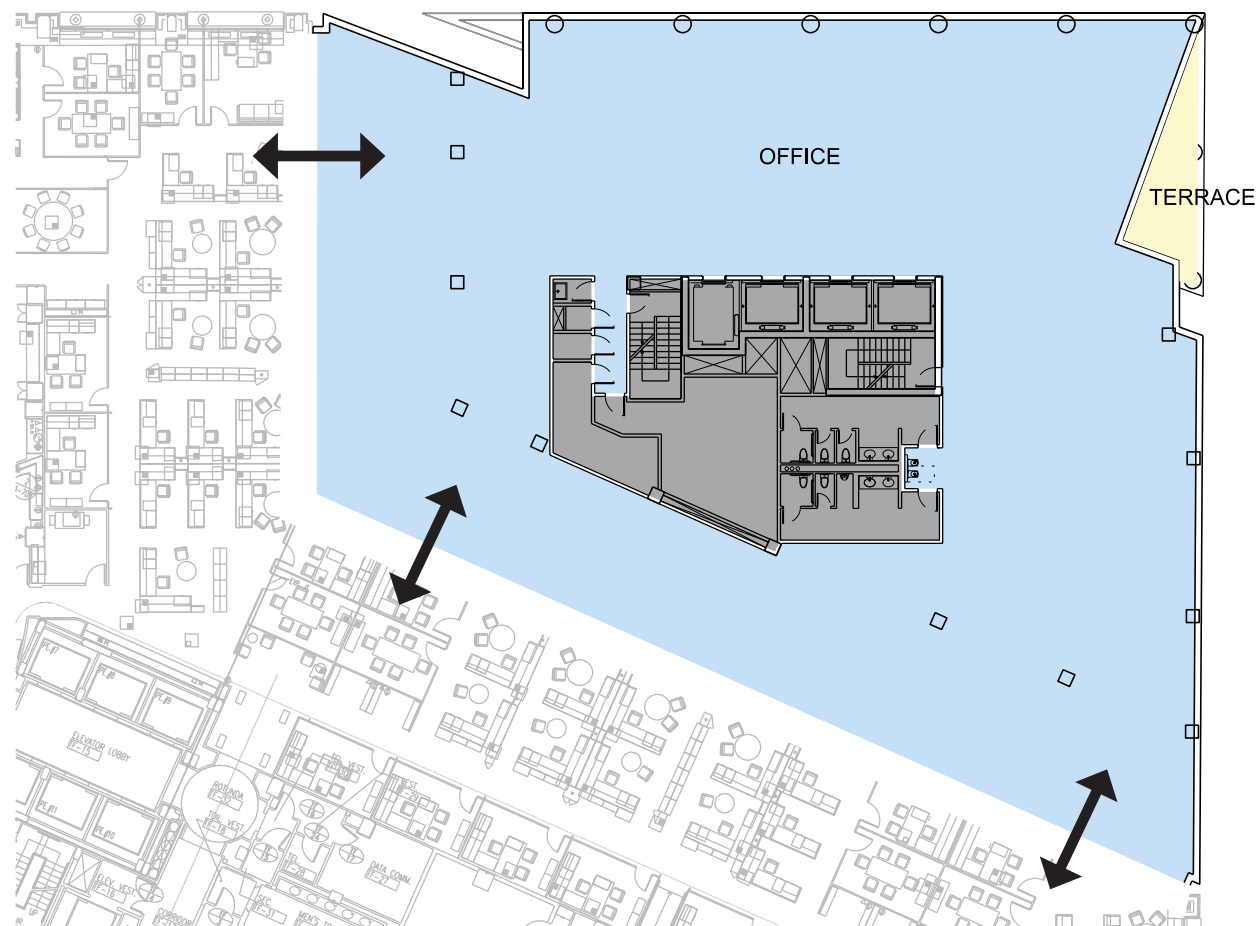
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FLOOR PLANS



10TH FLOOR LEVEL (11TH FLOOR SIMILAR)

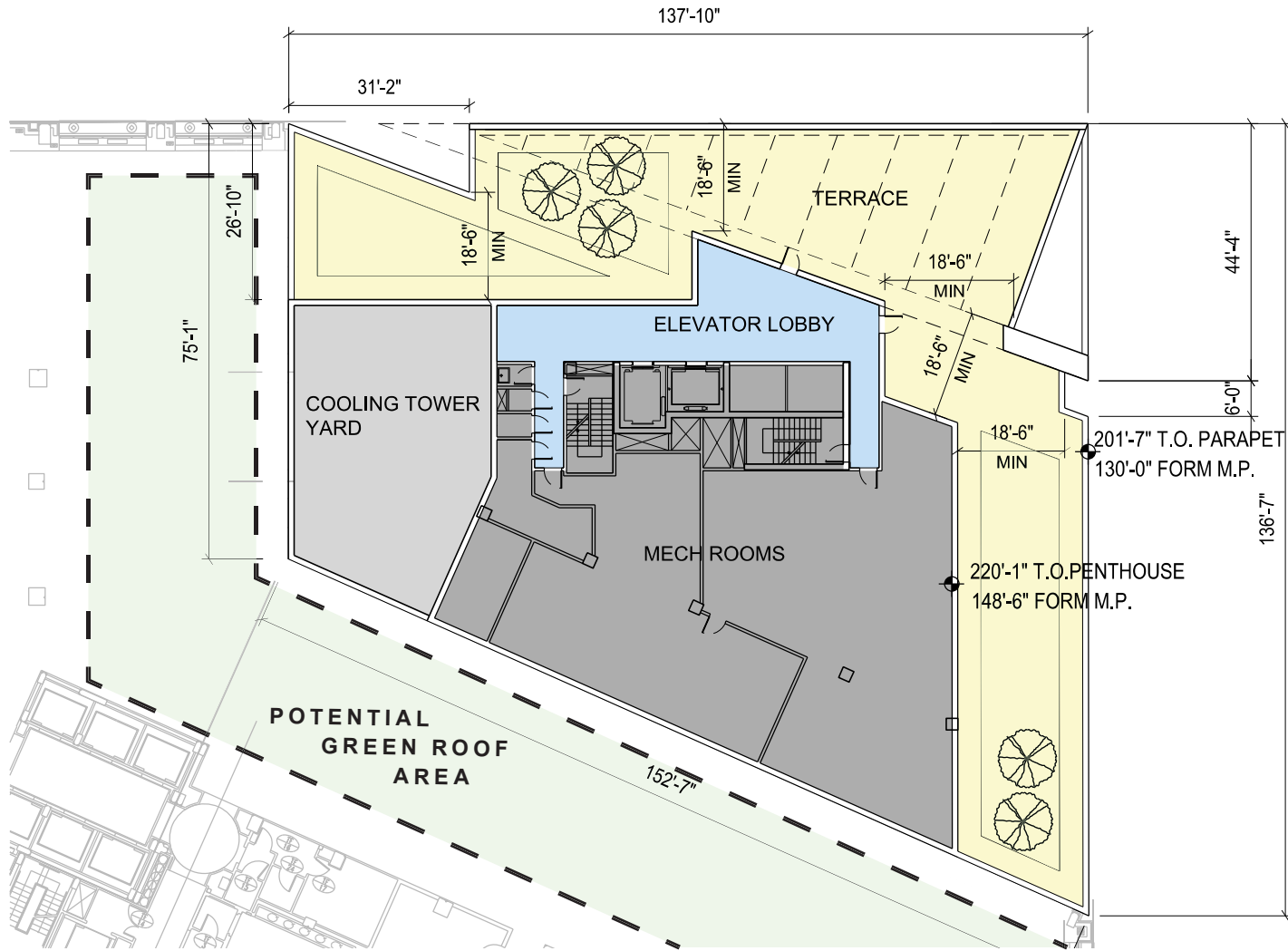
NOTES:

INTERIOR ELEMENTS OF THE BUILDING PLANS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY.

THE MECHANICAL ROOF STRUCTURE AS SHOWN IS SIZED AS A MAXIMUM AREA THAT MEETS THE 18.5' HEIGHT LIMITATION AND MINIMUM 1:1 SETBACKS FROM THE EDGES OF THE ROOF. FLEXIBILITY TO DECREASE THE SIZE OF THE ROOF STRUCTURE, WHILE STILL COMPLYING WITH REQUIRED HEIGHT AND SETBACK REQUIREMENTS, IS REQUESTED IF FINAL MECHANICAL SYSTEM SELECTIONS ALLOW.

FINISH FLOOR LEVELS BETWEEN THE EXISTING BUILDING AND THE PROPOSED ADDITION ARE ALIGNED TO PROVIDE MAXIMUM FLEXIBILITY TO SEAMLESSLY CONNECT ACROSS THE BUILDING.

FLEXIBILITY TO ADJUST THE LOCATION OF ROOF TERRACE DOORS IS REQUESTED.



ROOF LEVEL

GREEN AREA RATIO TABULATION

The 2100 K addition isn't required to meet GAR standards because the cost of construction would not exceed 100% of the assessed value of the existing building. However, a 0.2 equivalent GAR, calculated based on the site area of the addition, will be provided within the overall project.

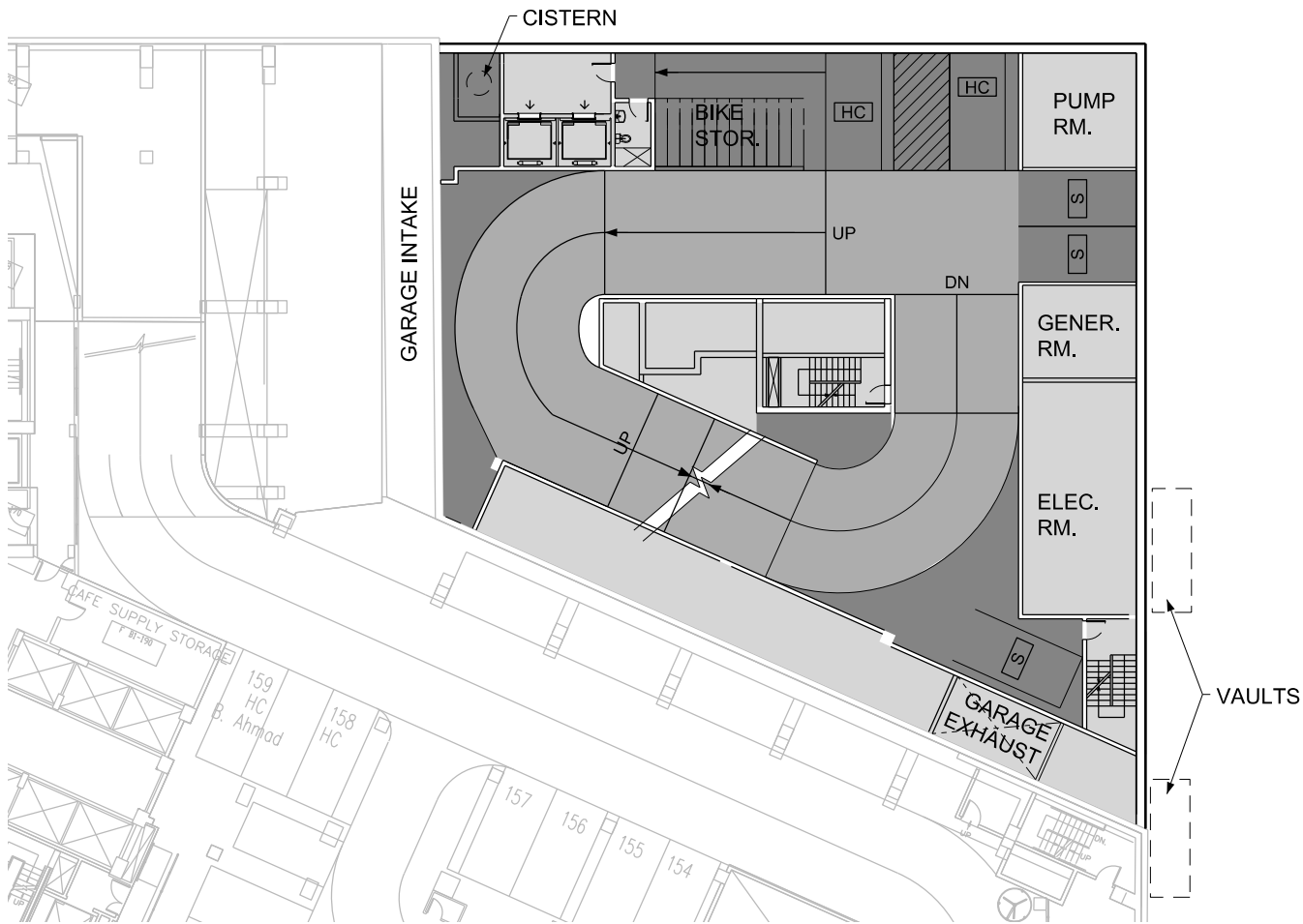
The minimum Green Area Ratio (GAR) for a C-3-C project =	0.2
For the purposes of the GAR tabulation, the Lot Area includes the site area not covered by the existing building's footprint =	14,725

The Green Area Ratio calculation formula =

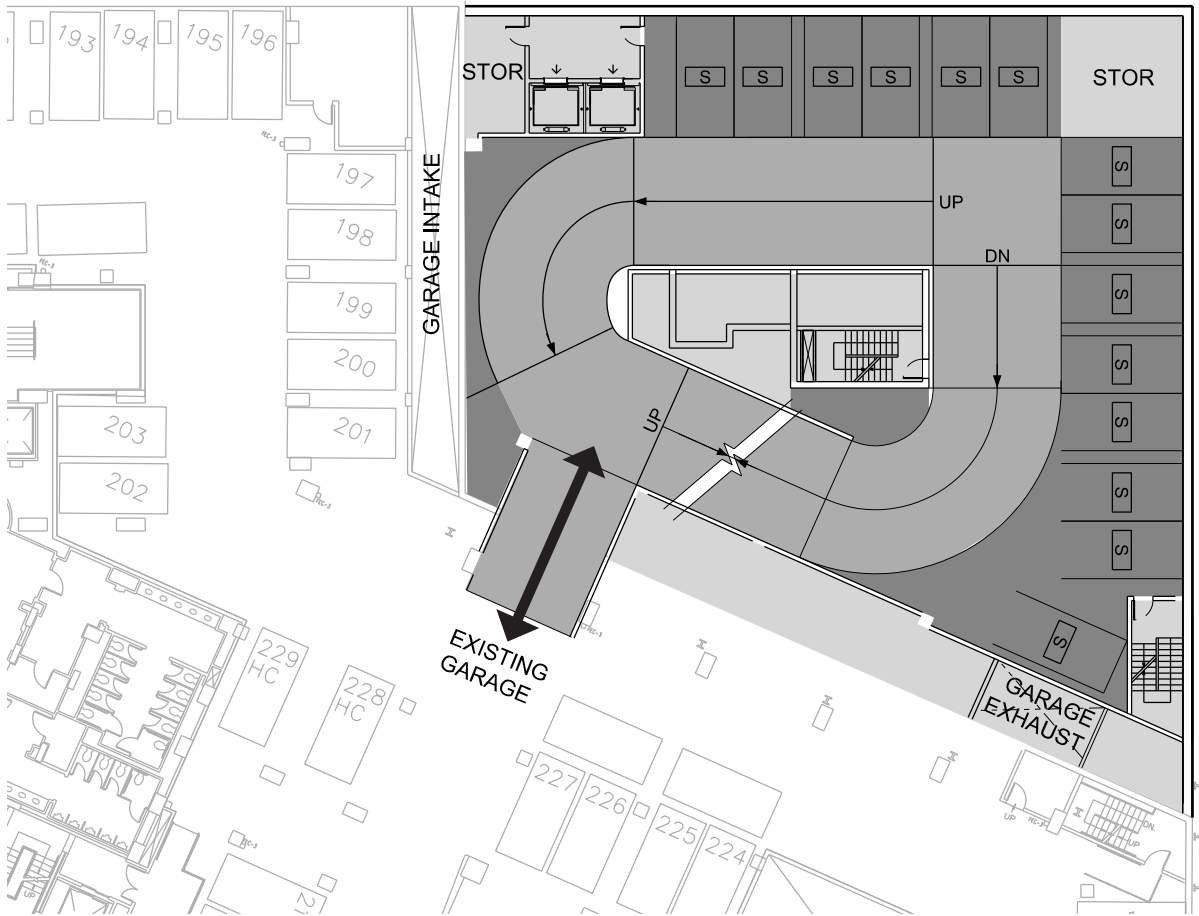
$$GAR = \frac{\text{Area of Landscape Element} \times \text{Multiplier}}{\text{Lot Area}}$$

SF of Extensive Green Roof	
Needed	Provided ¹
The minimum extensive green roof required to achieve a 0.20 GAR =	Green roof between 2'-8" with a 0.6 multiplier: 4,908

1. Green roof area that cannot be provided on the roof areas of the addition will be provided on the roof of the existing building.



B1 LEVEL



B2 AND B3 LEVELS (B4 SIMILAR)

NOTES:

INTERIOR ELEMENTS OF THE BUILDING PLANS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY.

BECAUSE THE ADDITION DOES NOT INCREASE THE INTENSITY OF USE BY MORE THAN 25%, AUTOMOBILE AND BIKE PARKING IS NOT REQUIRED. HOWEVER, THE FOLLOWING PARKING WILL BE PROVIDED.

THE 48 PROPOSED PARKING SPACES IS LESS THAN THE 62 SPACES PROVIDED IN THE EXISTING BUILDING ON THE SITE OF THE PROPOSED 2100 K ADDITION.

AUTOMOBILE PARKING:

LEVEL	STANDARD	HC	TOTAL
B-1	3	2	5
B-2	14		14
B-3	14		14
B-4	15		15
TOTAL	46	2	48

BIKE PARKING:

12 MIN. + BIKE RACKS IN THE PUBLIC SIDEWALK



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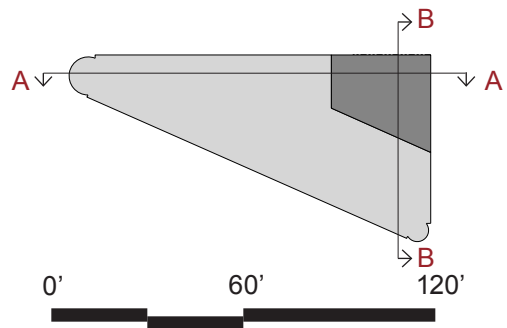
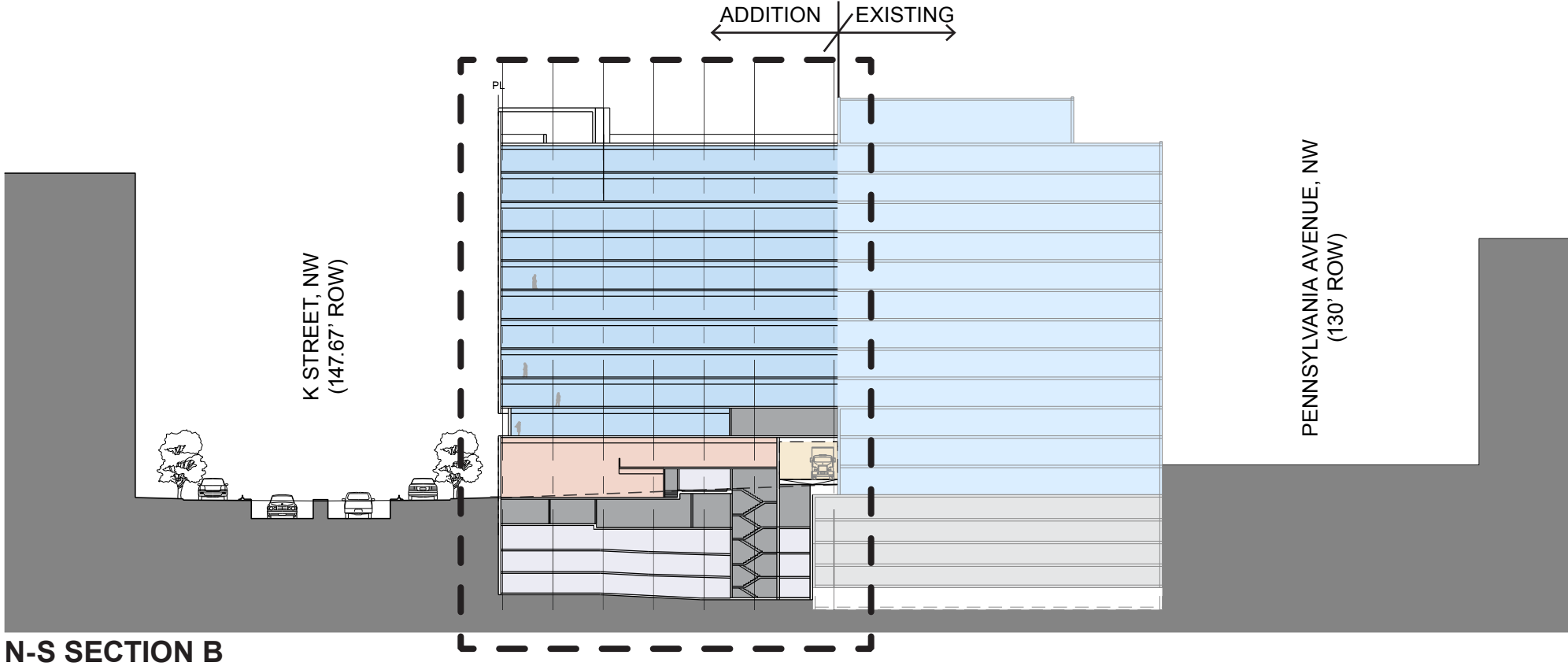
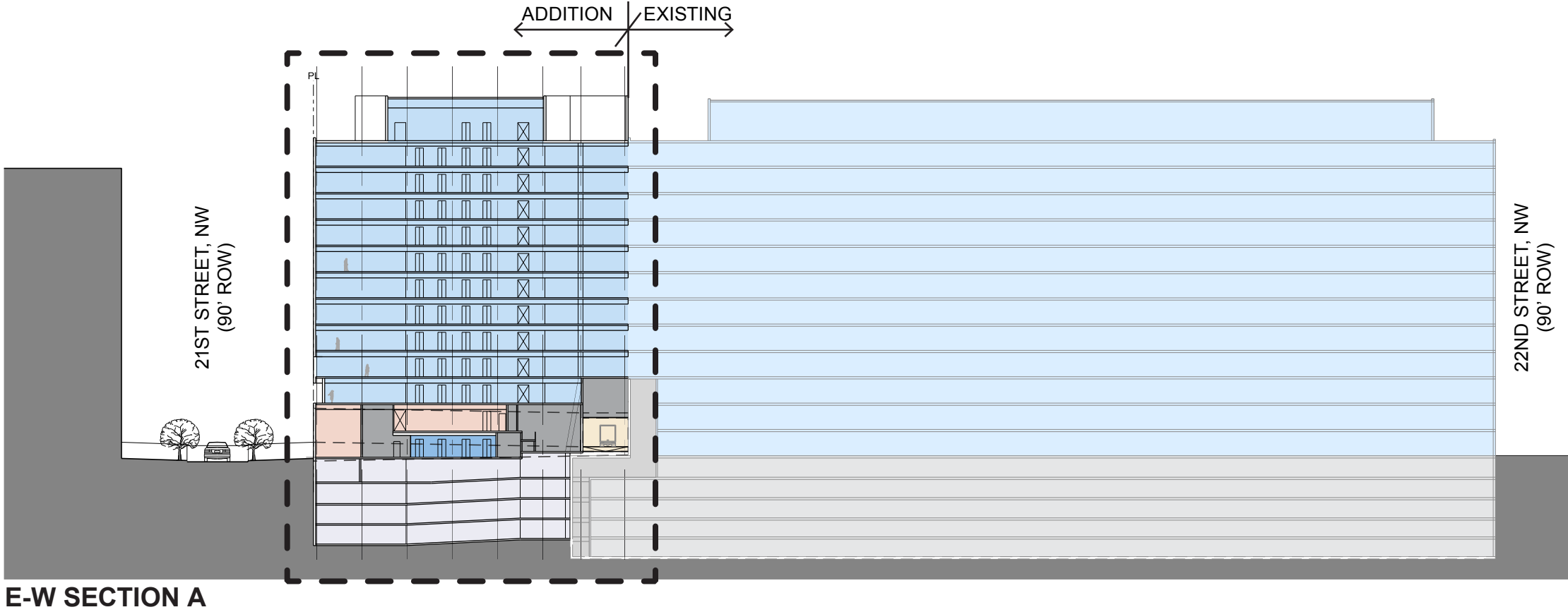
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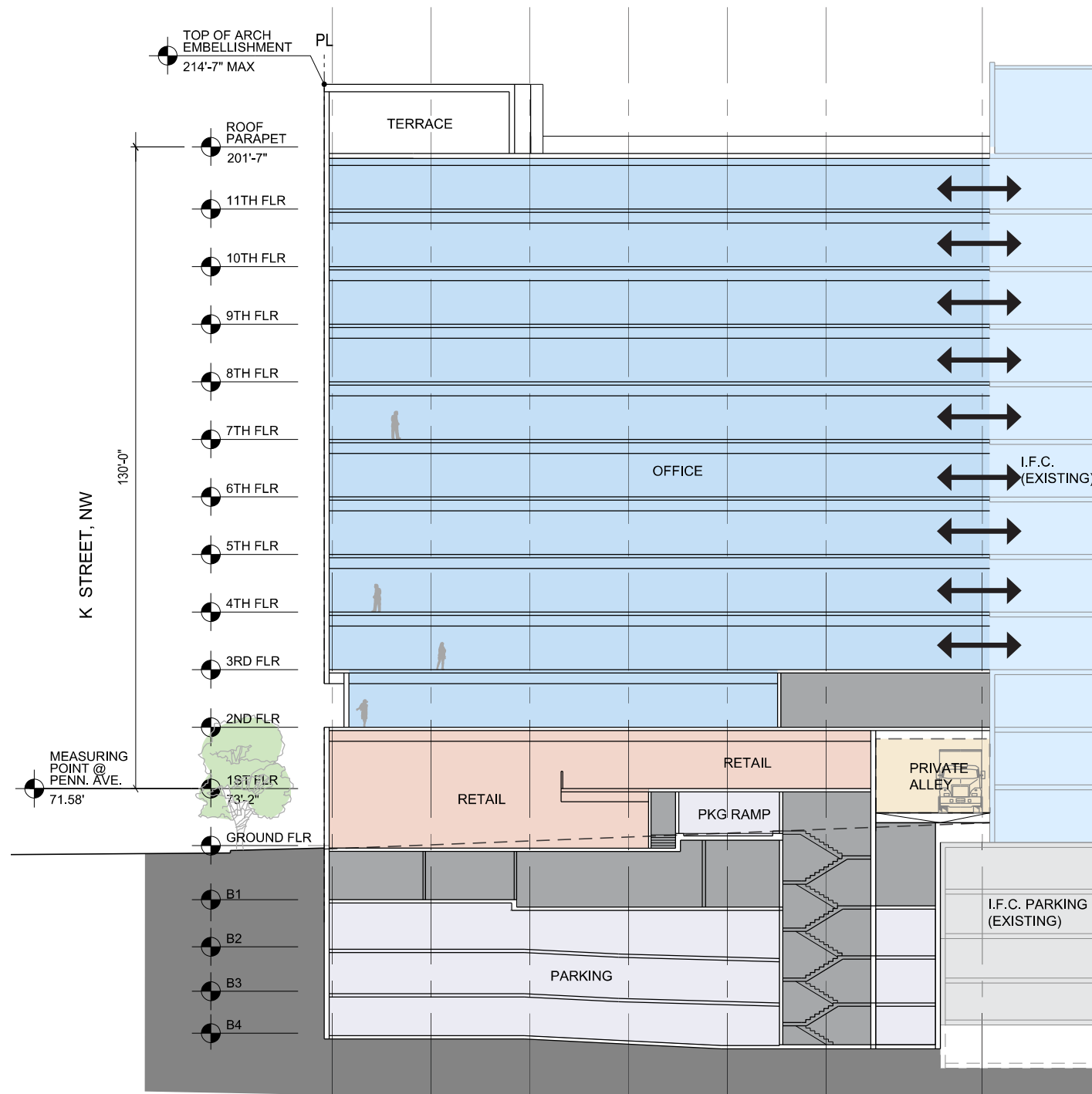
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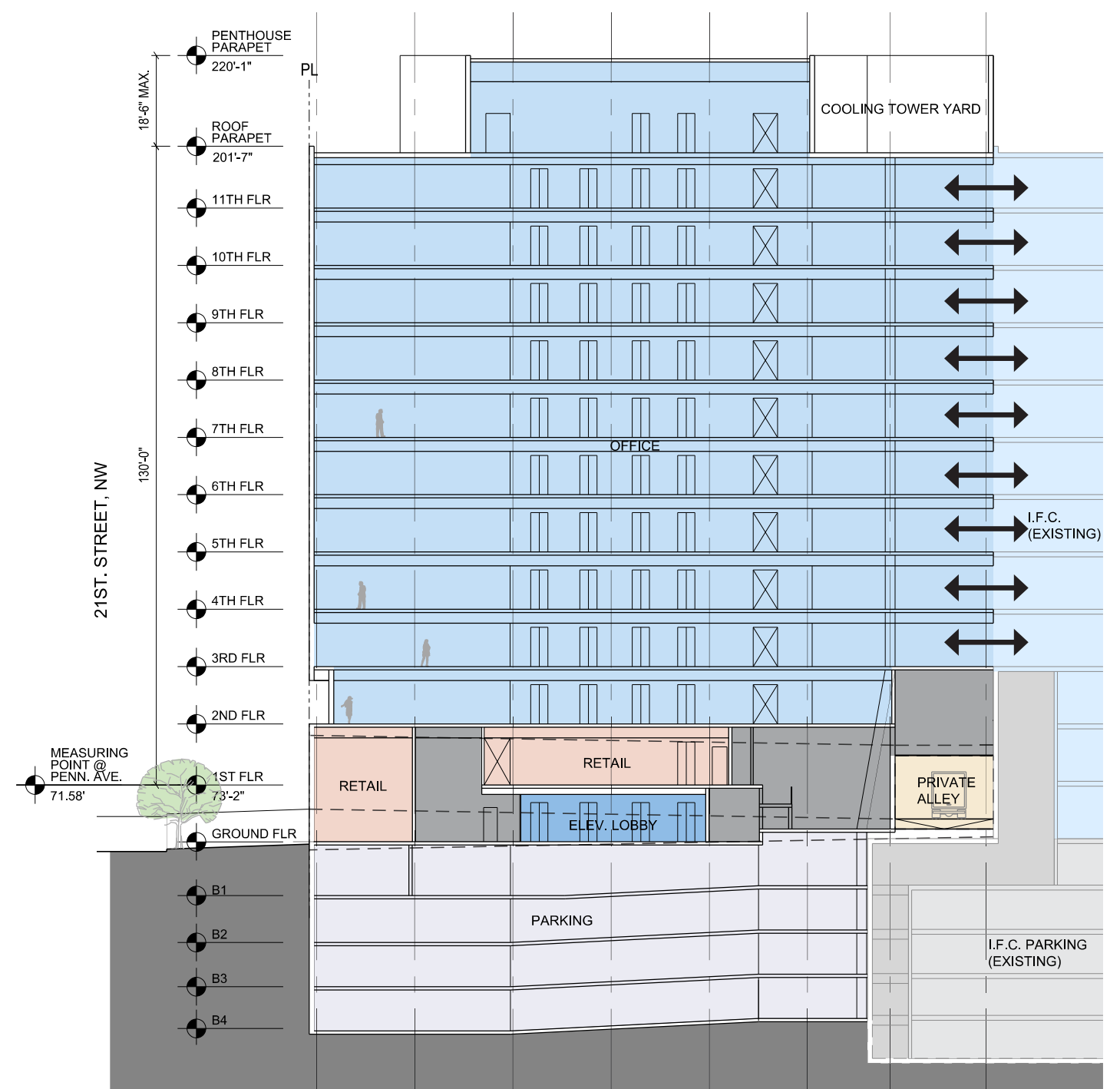
CONTEXT SECTIONS



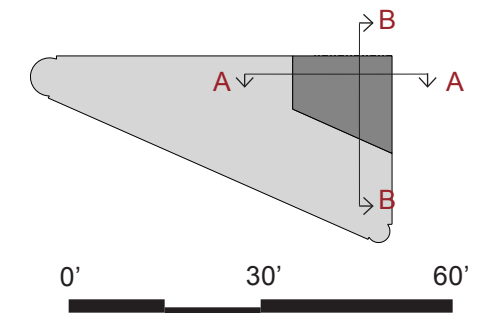
ADDITION SECTIONS



N-S SECTION B



E-W SECTION A



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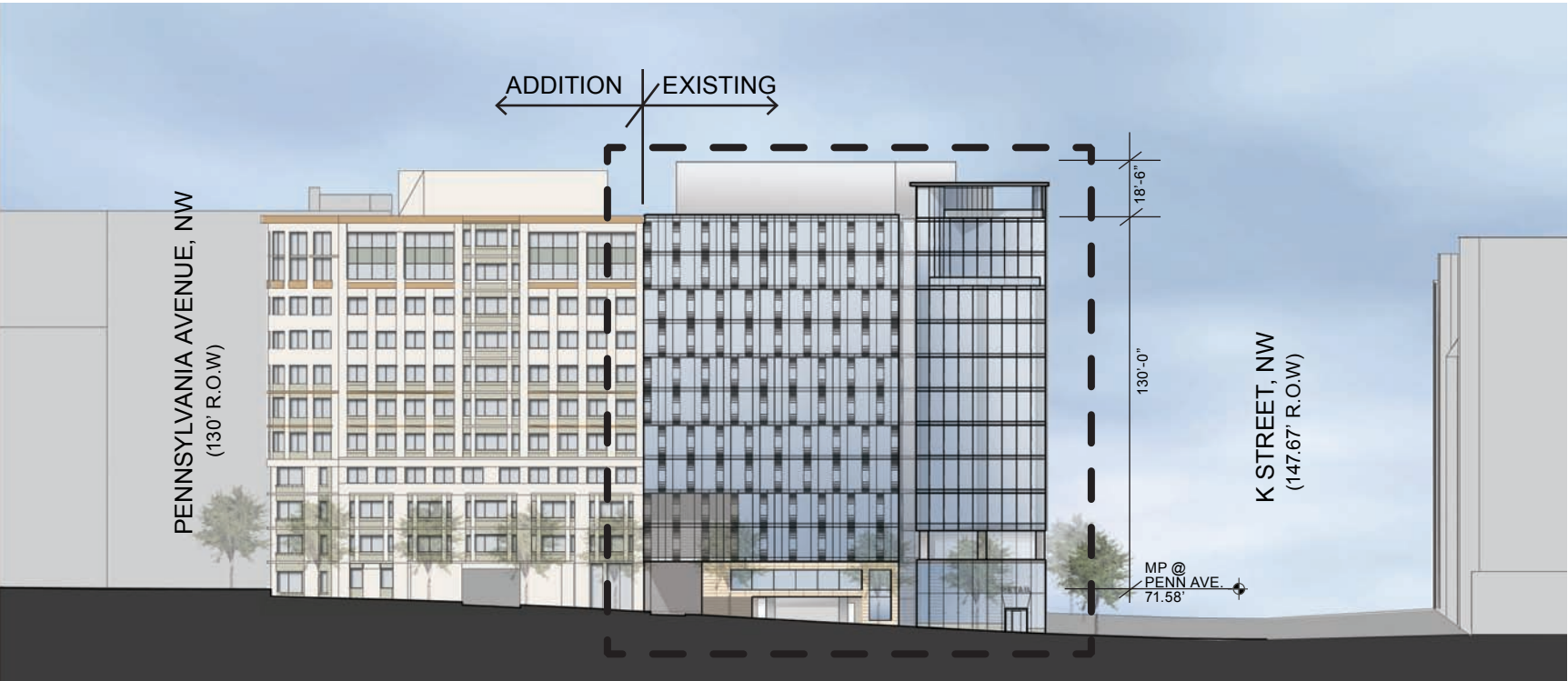
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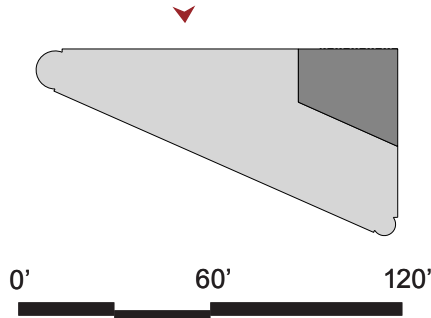
CONTEXT ELEVATIONS



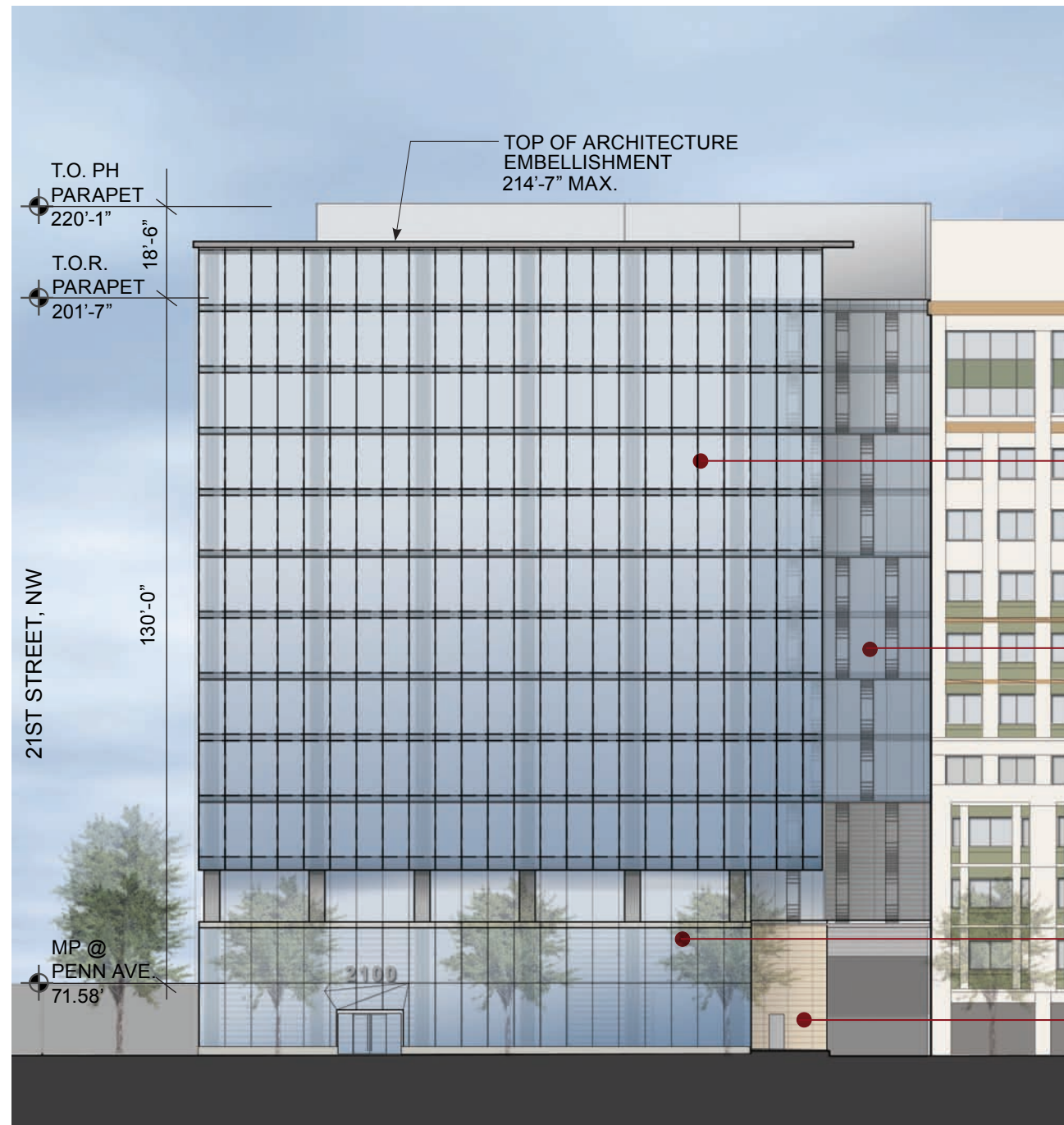
**NORTH ELEVATION
K STREET ELEVATION**



**EAST ELEVATION
21ST STREET ELEVATION**



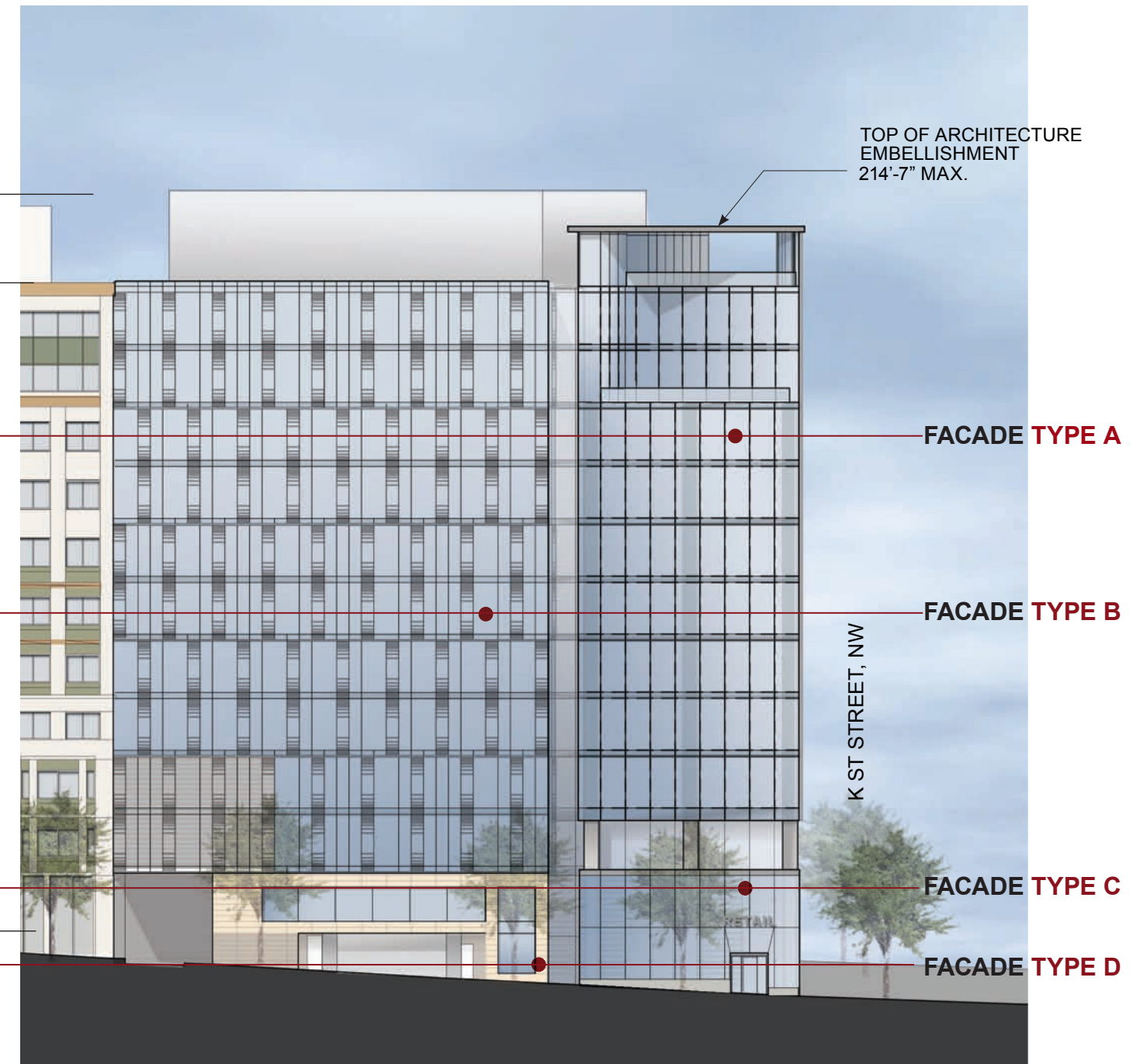
ADDITION ELEVATIONS



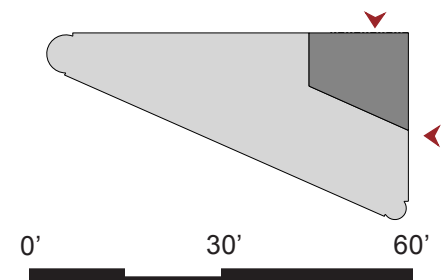
NORTH ELEVATION (K STREET)

NOTES:

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EAST ELEVATION (21ST STREET)



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