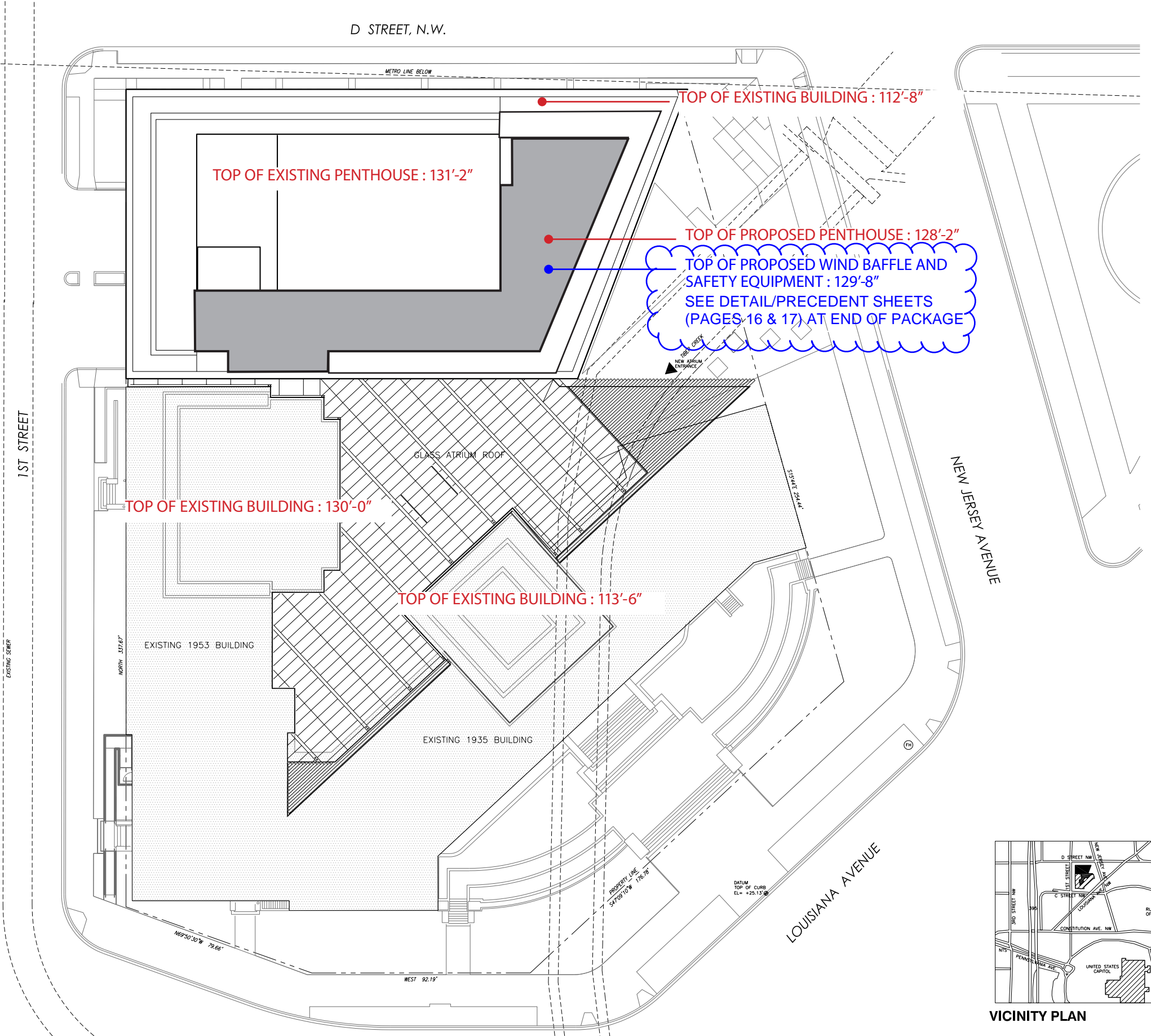
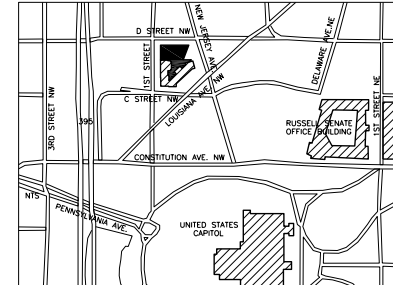


uZoning Data Summary

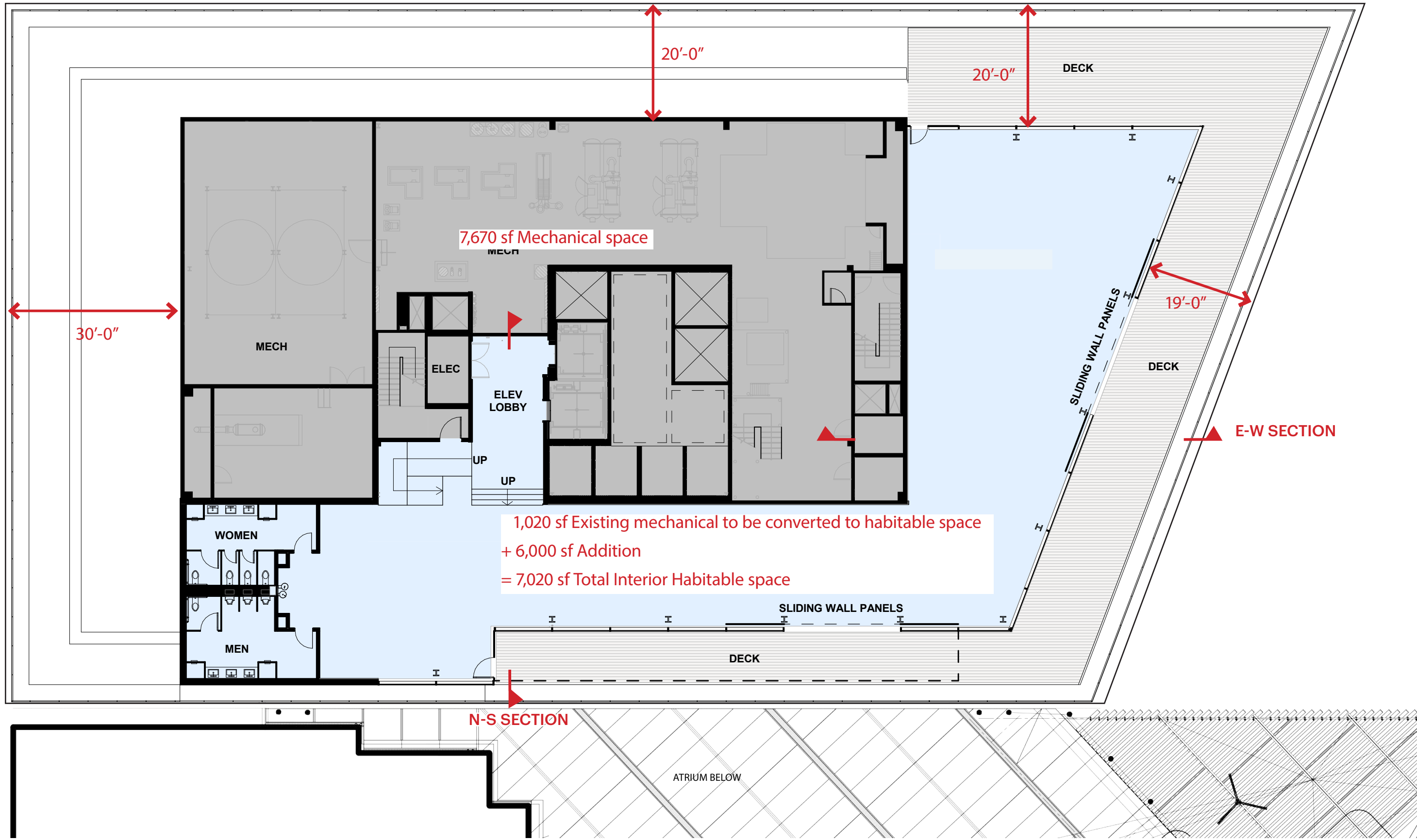
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Proposed New Penthouse Addition	5,785 ft ²
Building Height	112'-8" + 18'-6" penthouse
Aggregate footprint of buildings	65,470 ft ²
% lot occupancy	71.93%
Right-of-way widths	D Street – 70ft New Jersey Ave – 160ft 1 st Street – 90 ft



TOP OF PROPOSED PENTHOUSE : 128'-2"
 TOP OF PROPOSED WIND BAFFLE AND SAFETY EQUIPMENT : 129'-8"
 SEE DETAIL/PRECEDENT SHEETS (PAGES 16 & 17) AT END OF PACKAGE



VICINITY PLAN



7,670 sf Mechanical space

1,020 sf Existing mechanical to be converted to habitable space
 + 6,000 sf Addition
 = 7,020 sf Total Interior Habitable space

1/16" = 10" N

SETBACK FOR EXISTING CONDITIONS
UPDATED PER SURVEY DRAWINGS.

18'-6"

EXTERIOR GREEN SPACE

DECK

AUDITORIUM

ADDITION PULLED
AWAY FROM
EXISTING
MECHANICAL
PENTHOUSE TO
ACCOMMODATE
EXISTING LOUVERS

DECK IS NOW SET
BACK FROM THE
PARAPET AT BOTH
THE EAST AND
NORTH

E-W SECTION

7,670 sf Mechanical space

3825 SF

MECH
2100 SF

ELEC

ELEV
LOBBY
DN

CONFERENCE

MEN

WOMEN

WO 1,020 sf Existing mechanical to be converted to habitable space
+ 5,785 sf Addition
= 6,805 sf Total Interior Habitable space

SLIDING WALL PANELS

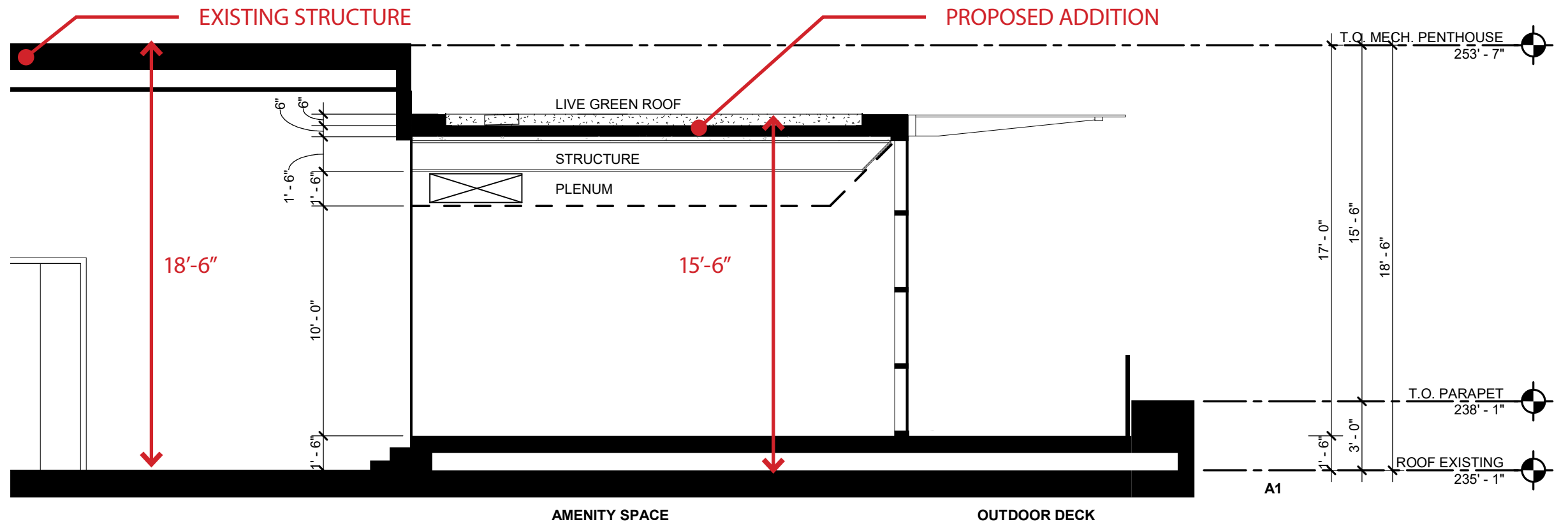
N-S SECTION
DF

ATRIUM BELOW

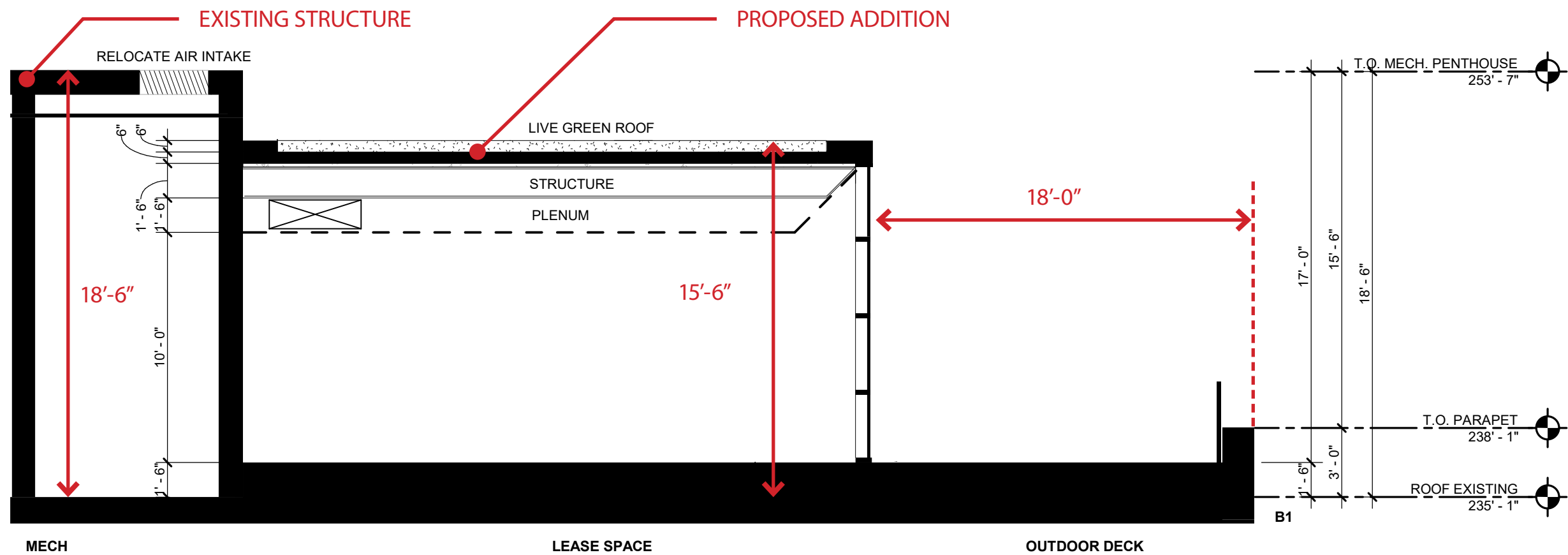
INTERIOR LAYOUT
RECONFIGURED TO ALLOW
FOR MECHANICAL DOOR
ACCESS. BUILDING SET IN TO
MEET CODE REQUIREMENTS
FOR DEAD END CORRIDOR
MAXIMUM LENGTHS

1/16" = 1'0"

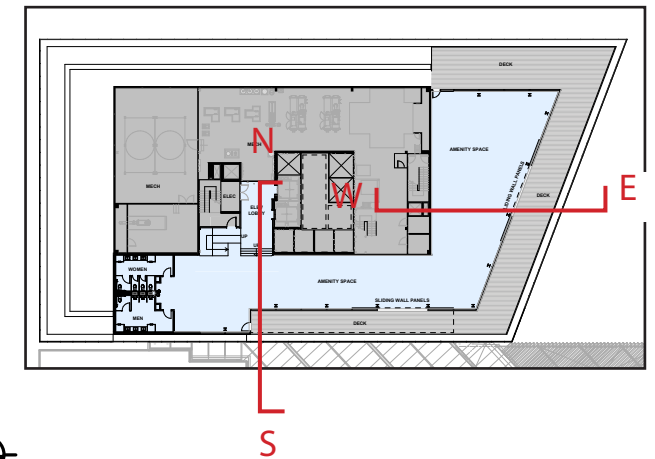


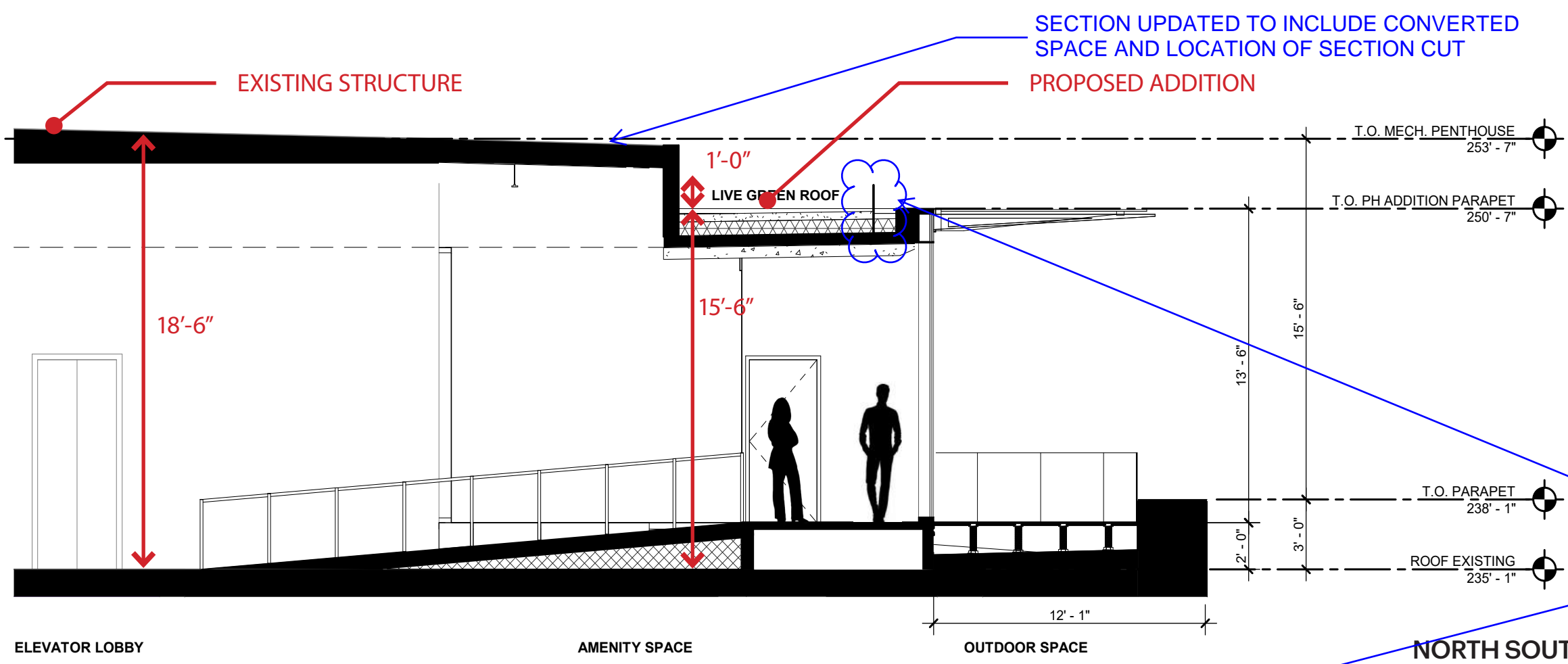


NORTH SOUTH SECTION

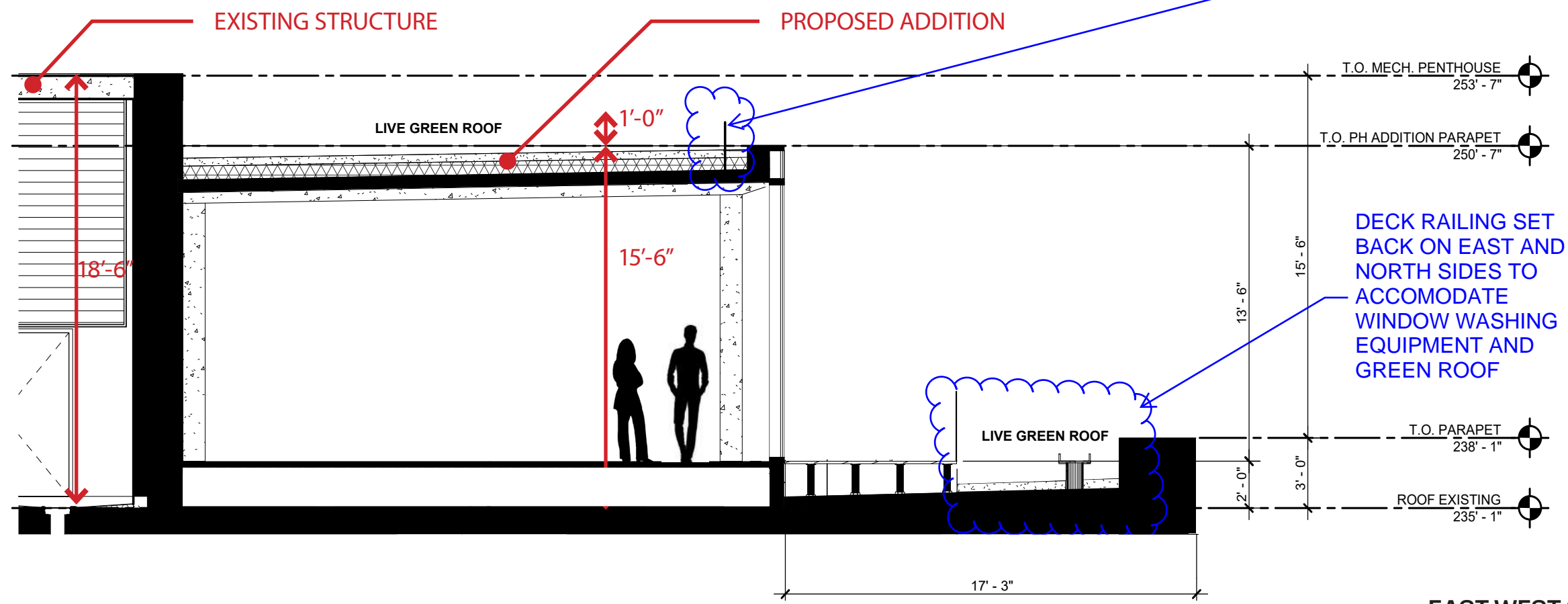


EAST WEST SECTION
APPROVED SECTIONS 04-21-21

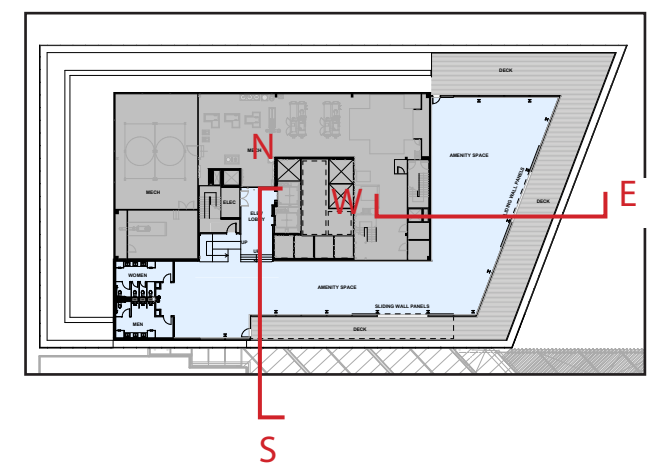


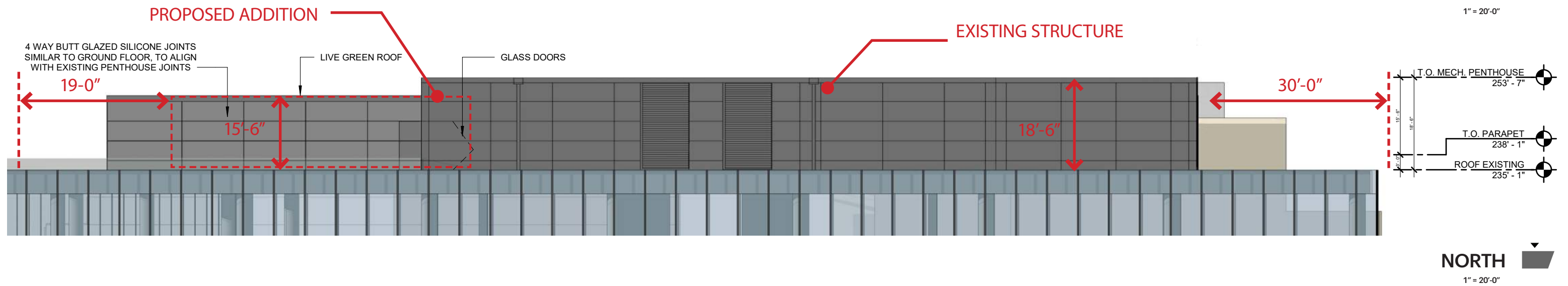
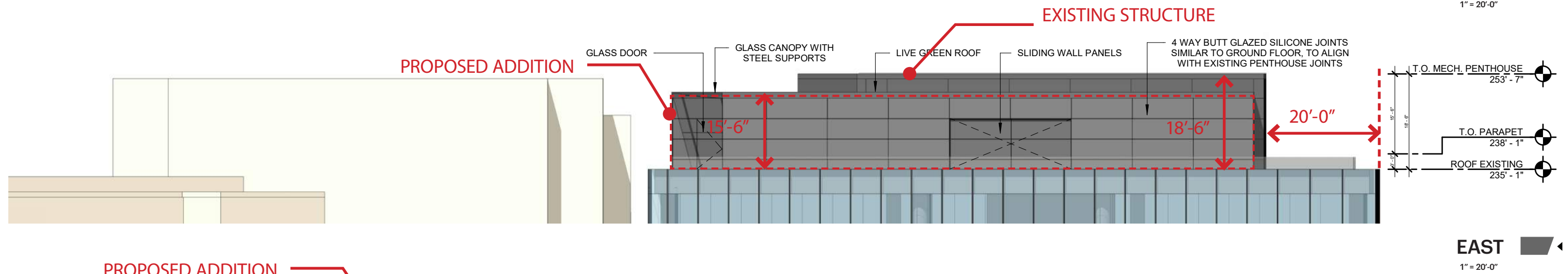
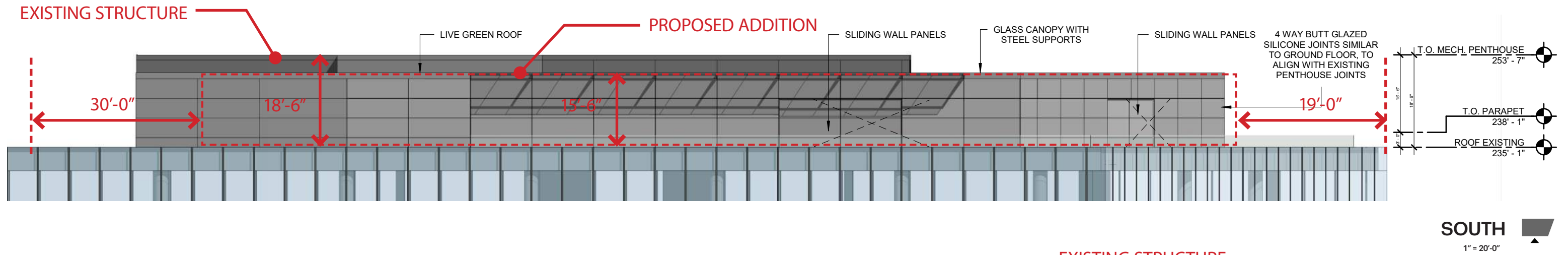


WIND BAFFLE
ADDED FOR GREEN
ROOF PER DC
CODE
REQUIREMENTS.
18" MAX

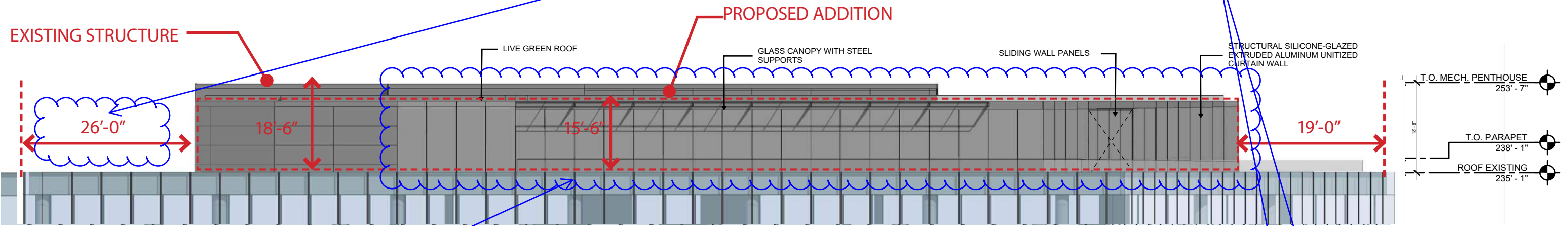


DECK RAILING SET
BACK ON EAST AND
NORTH SIDES TO
ACCOMMODATE
WINDOW WASHING
EQUIPMENT AND
GREEN ROOF

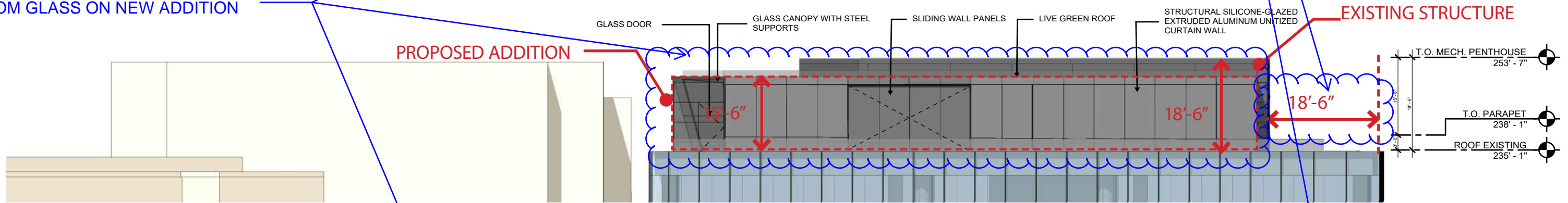




SETBACK FOR EXISTING CONDITIONS
UPDATED PER SURVEY DRAWINGS.

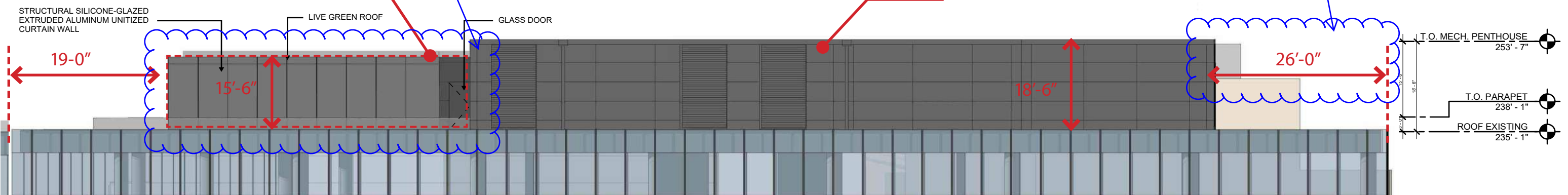


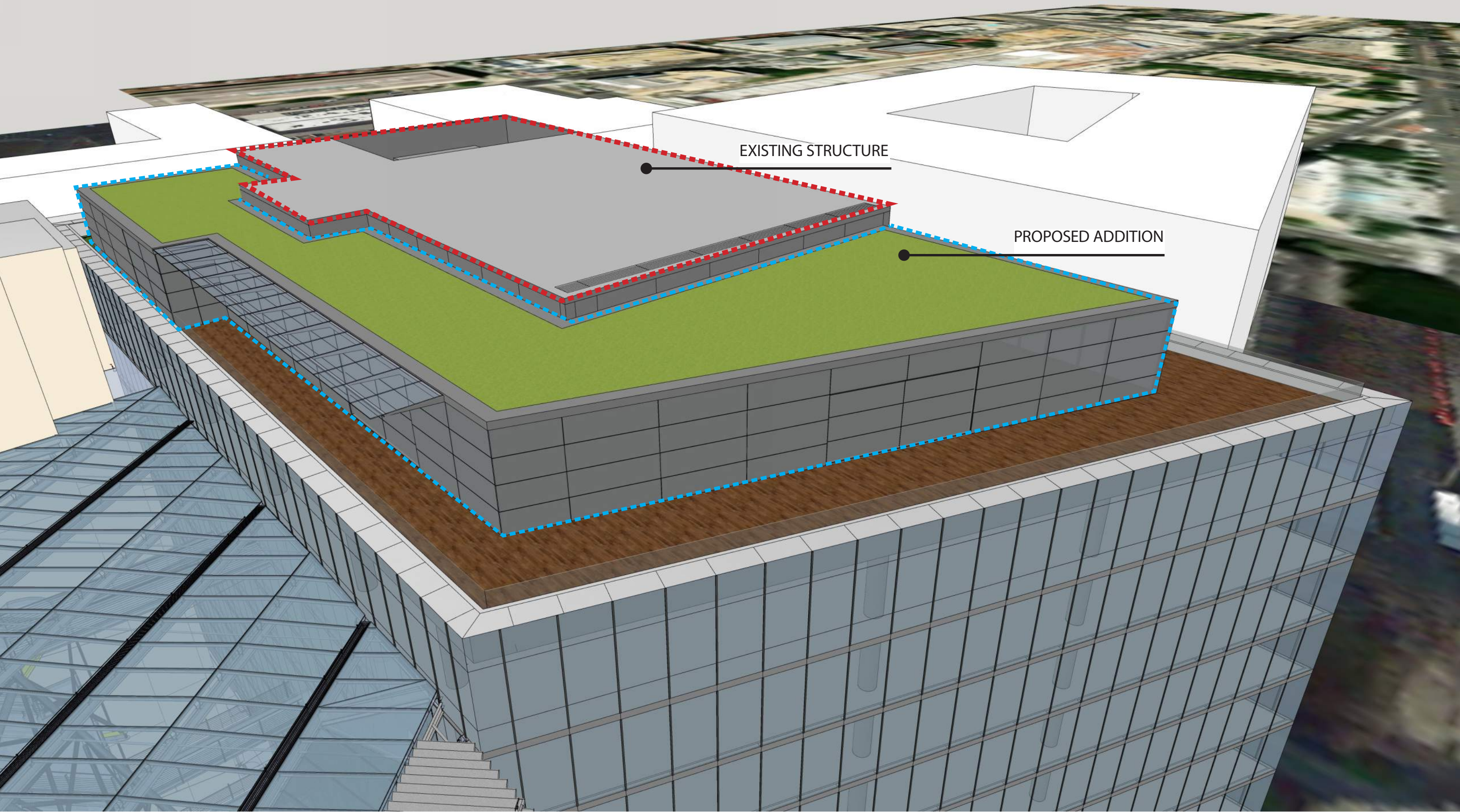
HORIZONTAL MULLIONS REMOVED FROM GLASS ON NEW ADDITION



PROPOSED ADDITION

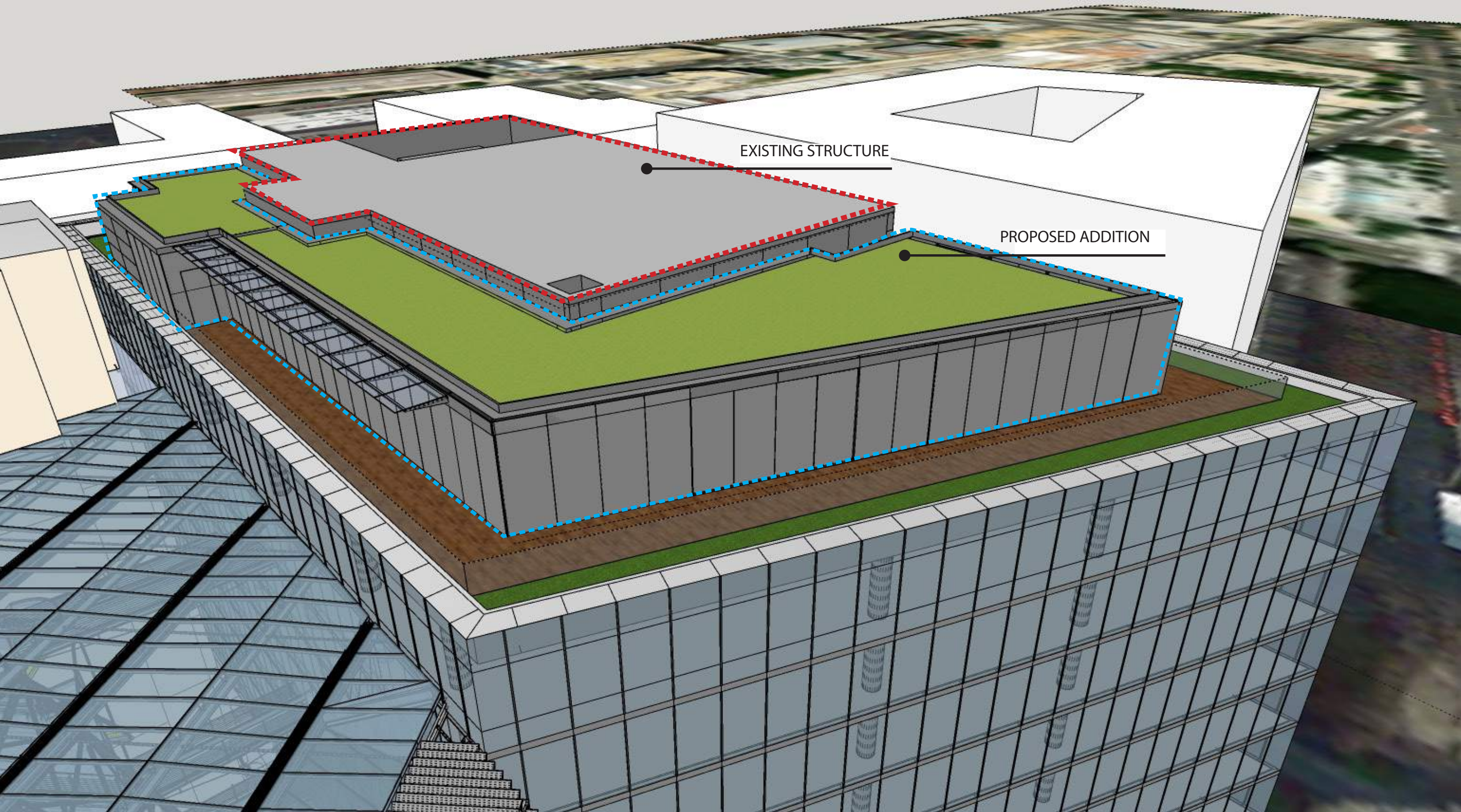
EXISTING STRUCTURE





EXISTING STRUCTURE

PROPOSED ADDITION





TIDES APT,
WASH DC -
COATED
METAL PLATE TO
MATCH METAL
CLADDING



550 MORSE
ST, WASH DC-
GLASS OR
ALUMINUM
PLATE
ANCHORED TO
BACK SIDE OF

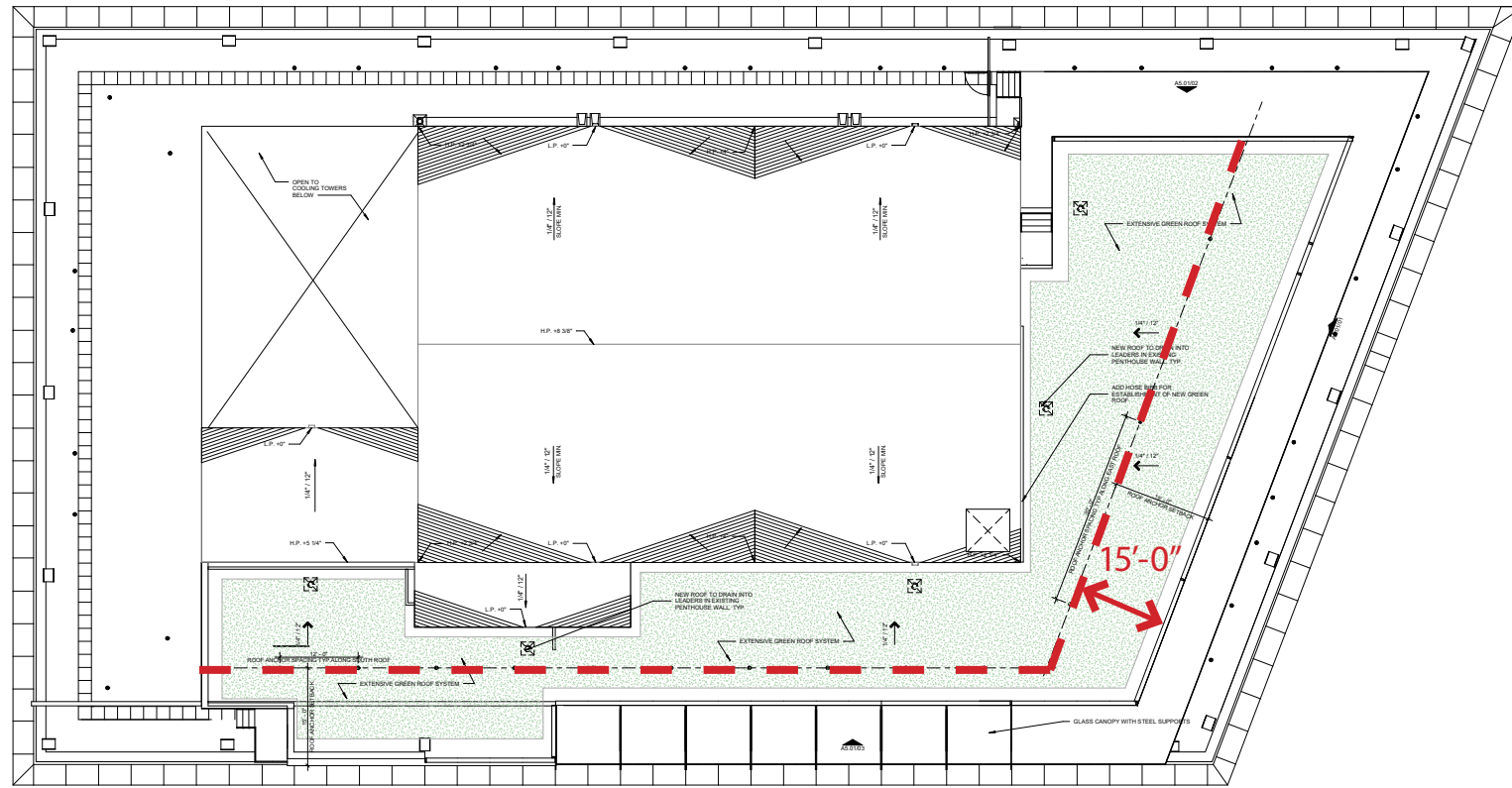


WASH DC -
STEEL METAL
PLATE



PENDRY
HOTEL,
WASH DC -
COATED
METAL PLATE TO
MATCH METAL
CLADDING

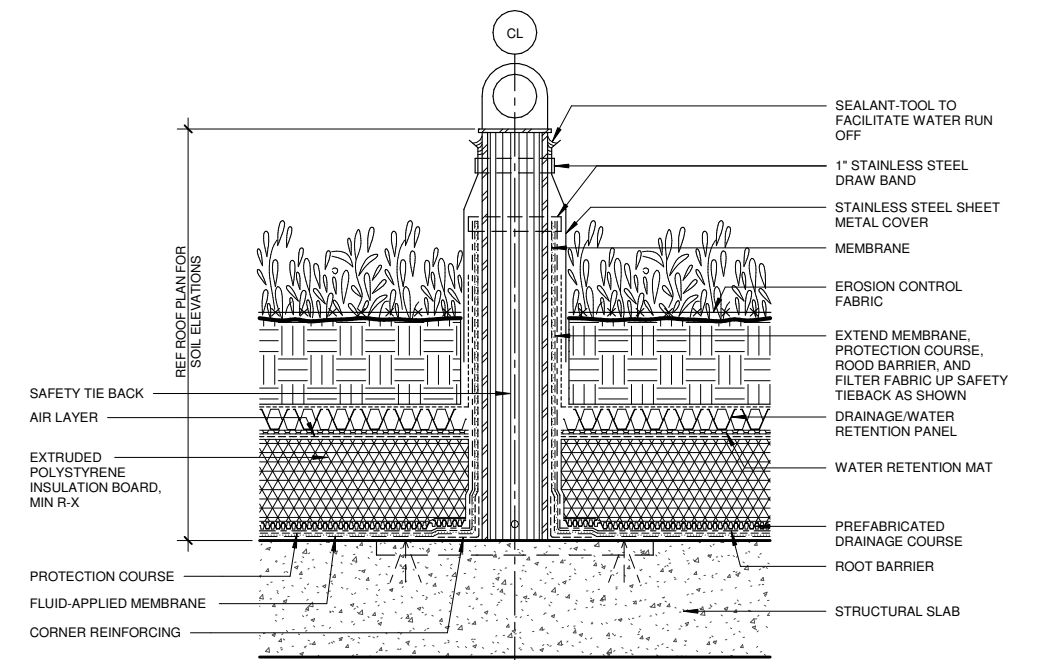
WIND BAFFLE PHOTOS



PENTHOUSE ROOF PLAN



EXAMPLE OF SAFETY TIE BACKS IN USE



EXAMPLE OF SAFETY TIE BACKS DETAIL

SAFETY TIE BACK PHOTOS

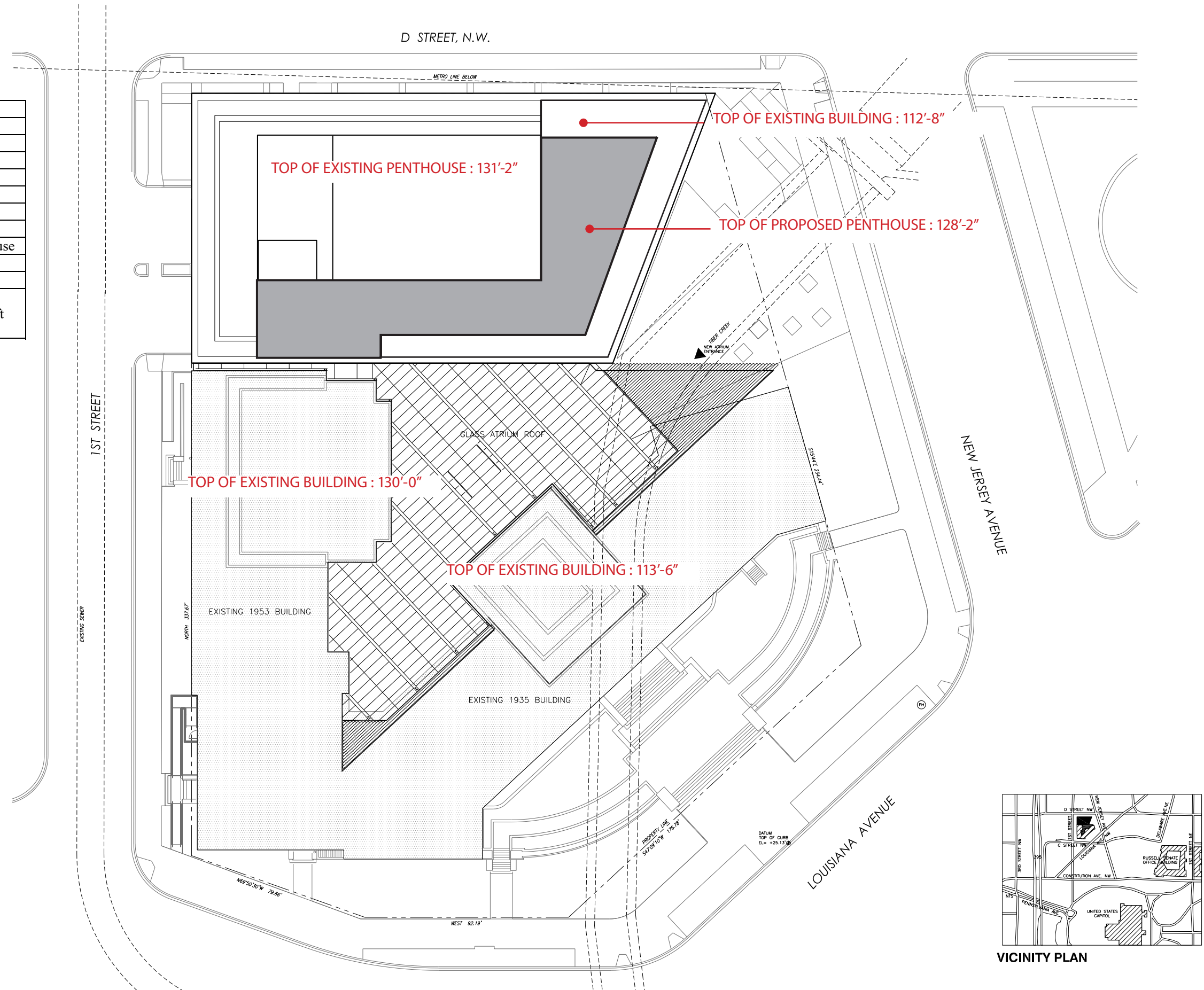
300 NEW JERSEY

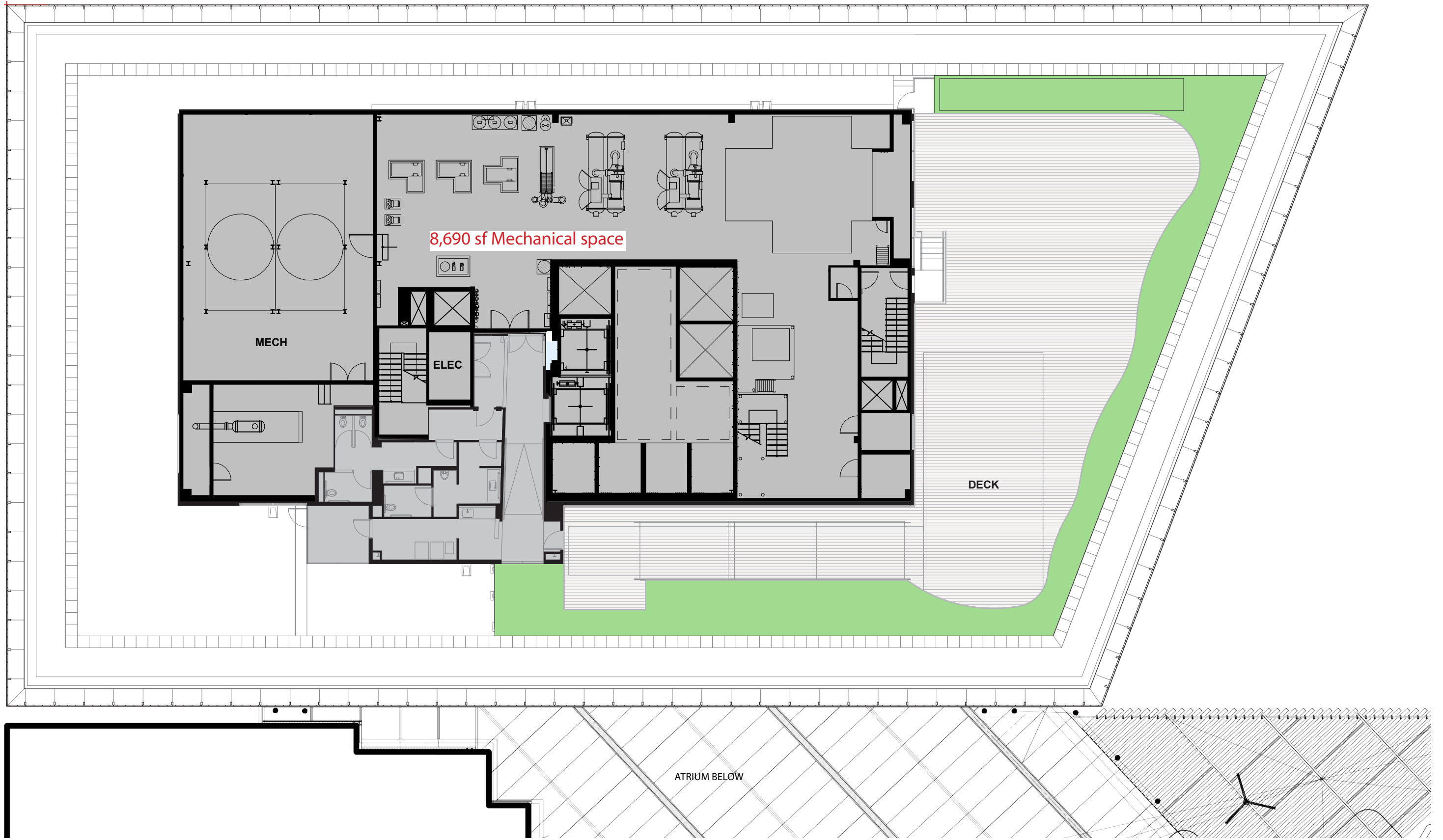
WASHINGTON DC

PENTHOUSE ADDITION
MAY 1 2023

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