ZONING INFORMATION

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>1071/1075 THOMAS JEFFERSON ST NW</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING CLASSIFICATION</td>
<td>MU-12</td>
</tr>
<tr>
<td>SITE AREA</td>
<td>8,222 SF</td>
</tr>
</tbody>
</table>

| REQUIRED/PERMITTED      | PROVIDED                  | *
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR ALLOWED</td>
<td>25'</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>45'</td>
</tr>
<tr>
<td>PENTHOUSE HEIGHT</td>
<td>12'1/2 STOREY</td>
</tr>
<tr>
<td>LOT OCCUPANCY</td>
<td>80%</td>
</tr>
<tr>
<td>REAR YARD SETBACK</td>
<td>12' FOR RESIDENTIAL USE ONLY</td>
</tr>
<tr>
<td>SIDE YARD SETBACK</td>
<td>NO REQUIREMENT; 8' IF PROVIDE 0'; EXISTING TO REMAIN</td>
</tr>
<tr>
<td>COURTS</td>
<td>2.5FT OF HEIGHT OF COURT; 6' MIN 1177</td>
</tr>
<tr>
<td>PARKING</td>
<td>NOT REQUIRED PER SUBTITLE C-705.3 21 EXISTING</td>
</tr>
<tr>
<td>BICYCLE PARKING</td>
<td>NOT REQUIRED PER SUBTITLE C-705.3 N/A</td>
</tr>
<tr>
<td>GREEN AREA RATIO</td>
<td>NOT REQUIRED PER SUBTITLE C-601.; N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>LEVEL</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>COMBINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>1075</td>
<td>GF</td>
<td>5,214 SF</td>
<td>0 SF</td>
<td>5,214 SF</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>5,448 SF</td>
<td>0 SF</td>
<td>5,448 SF</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>5,068 SF</td>
<td>0 SF</td>
<td>5,068 SF</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>5,068 SF</td>
<td>0 SF</td>
<td>5,068 SF</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>5,068 SF</td>
<td>0 SF</td>
<td>5,068 SF</td>
</tr>
<tr>
<td></td>
<td>6</td>
<td>5,068 SF</td>
<td>0 SF</td>
<td>5,068 SF</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>5,068 SF</td>
<td>0 SF</td>
<td>5,068 SF</td>
</tr>
<tr>
<td></td>
<td>TOTALS</td>
<td>36,002 SF</td>
<td>0 SF</td>
<td>36,002 SF</td>
</tr>
<tr>
<td>1071</td>
<td>GF</td>
<td>1,091 SF</td>
<td>87 SF</td>
<td>1,178 SF</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>884 SF</td>
<td>0 SF</td>
<td>884 SF</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>491 SF</td>
<td>0 SF</td>
<td>491 SF</td>
</tr>
<tr>
<td></td>
<td>TOTALS</td>
<td>2,466 SF</td>
<td>87 SF</td>
<td>2,553 SF</td>
</tr>
<tr>
<td>COMBINED TOTALS</td>
<td></td>
<td>38,468 SF</td>
<td>87 SF</td>
<td>38,555 SF</td>
</tr>
</tbody>
</table>
EXISTING ELEVATIONS - SOUTH

SCALE: 1"=10'

PENTHOUSE ROOF
126.42'

Rooftop
108.26'

7TH FLOOR
99.59'

6TH FLOOR
92.42'

5TH FLOOR
81.26'

4TH FLOOR
72.09'

3RD FLOOR
62.92'

2ND FLOOR
53.76'

GROUND FLOOR
44.59'

PARTIAL GROUND FLOOR
42.17'

GF TH
42.17'

BACKYARD TH
34.11'

-1 BASEMENT
31.51'

GROUND FLOOR
44.59'

PARTIAL GROUND FLOOR
42.17'

GF TH
42.17'

BACKYARD TH
34.11'

-1 BASEMENT
31.51'

GROUND FLOOR
44.59'

PARTIAL GROUND FLOOR
42.17'

GF TH
42.17'

BACKYARD TH
34.11'

-1 BASEMENT
31.51'
EXISTING ELEVATIONS - WEST

- PENTHOUSE ROOF: 124.42'
- Rooftop: 108.38'
- 7TH FLOOR: 99.19'
- 6TH FLOOR: 91.42'
- 5TH FLOOR: 81.26'
- 4TH FLOOR: 72.09'
- 3RD FLOOR: 62.92'
- 2ND FLOOR: 53.76'
- 0 GROUND FLOOR: 44.11'
- PARTIAL GROUND FLOOR: 44.11'
- GF TH: 42.17'
- BACKYARD TH: 34.17'
- 1 BASEMENT: 31.87'

1071-1075 THOMAS JEFFERSON ST

SCALE: 1"=10'

04/22/2022

OGB SUBMISSION

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006
EXISTING ELEVATIONS - NORTH

- PENTHOUSE ROOF: 126.42'
- Roof: 108.26'
- 7TH FLOOR: 99.59'
- 6TH FLOOR: 94.42'
- 5TH FLOOR: 81.26'
- 4TH FLOOR: 72.69'
- 3RD FLOOR: 62.92'
- 2ND FLOOR: 53.76'
- 1ST GROUND FLOOR: 44.18'
- PARTIAL GROUND FLOOR: 42.85'
- GF TH: 42.11'
- BACKYARD TH: 34.11'
- -1 BASEMENT: 31.87'
1071 THOMAS JEFFERSON ST

- REMOVE PORTION OF EXISTING WALL FOR NEW OPENING
- REMOVE AND REUSE EXISTING STAIR TO EXTENT POSSIBLE
- REMOVE PORTION OF EXISTING WALL FOR NEW OPENING
- REMOVE AND REUSE EXISTING WALLS WITH WOOD SIDING, WINDOWS, AND DOWNSPOUTS AS MUCH AS POSSIBLE; HISTORIC BRICK WALLS TO REMAIN.
- REMOVE EXISTING MECHANICAL SHED & EQUIPMENT & COMPOST SHED.
- EXCAVATED GRADE TO MATCH 1075 B1 ELEVATION
- REMOVE TOP TWO STEP & RETAINING WALL FOR LOWER GRADE

DEMOlITION PLAN: BASEMENT

SCALE: 1"=10'

1071-1075 THOMAS JEFFERSON ST

OGB SUBMISSION

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

04/22/2022
1071 THOMAS JEFFERSON ST

1075 THOMAS JEFFERSON ST

REMOVE AND REUSE EXISTING STAIRS AS MUCH AS POSSIBLE

REMOVE PORTION OF EXISTING WALL FOR NEW OPENINGS

CREATE OPENING TO EXISTING FIREPLACE

EXISTING RAMP AND LANDING TO REMAIN

REMOVE AND REUSE EXISTING WALLS WITH WOOD SIDING, WINDOWS, AND DOWNSPOUTS AS MUCH AS POSSIBLE; HISTORIC BRICK WALLS TO REMAIN

EXISTING CHIMNEY TO REMAIN

DEMOLOISH WALL AND EXISTING SLAB FOR NEW ACCESSIBLE LIFT

DEMOLOISH RAILINGS, STAIRS, AND ASSOCIATED HARDWARE - PREP FOR SLAB INFILL

EXISTING CHIMNEY TO REMAIN

EXISTING RAMP AND LANDING TO REMAIN

DEMOLOISH MISC. INTERIOR GYP. PARTITIONS

SCALE: 1"=10'

DEMOLOITION PLAN: GROUND FLOOR

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

OGB SUBMISSION

PG 17

04/22/2022

1071-1075 THOMAS JEFFERSON ST 04/22/2022
EXISTING CHIMNEY TO REMAIN
PROPOSED SITE PLAN
1071-1075 THOMAS JEFFERSON ST
04/22/2022
OGB SUBMISSION
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

EXISTING WOOD FENCE TO REMAIN

SCALE: 1"=20'

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

PG 20
PROPOSED PLAN: BASEMENT

KITCHEN EXHAUST
CAPACITY TO BE LIMITED TO
DUCT SIZE THAT CAN FIT
WITHIN THE EXISTING
CHIMNEY.

OPENING FOR BACK
OF HOUSE
CONNECTION

NEW STAIRS LOCATION
TO ACCOMMODATE NEW
ACCESSIBLE LIFT
ACCESS @ GROUND
FLOOR, ADD RISERS TO
BASE AS NEEDED

OPERABLE PARTITION TO
OPEN OUT TO TERRACE

LEVEL EXISTING GRADE TO MATCH
EXISTING HOTEL BASEMENT: NEW PAVERS
TO CREATE PATIO

PARKING

OFFICE

LOCKER ROOM

HISKP KITCHEN

BEDROOM DRY STORAGE

WALK-IN PANTRY

PLUMBING/MECH

ELECTRICAL

RESTROOM DRY STORAGE

PANTRY

DISHWASH

COLD KITCHEN

WALK-IN KITCHEN

DINING

REAR YARD

PERSOLO W/
RETRACTABLE
AWNING ABOVE

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

04/22/2022

BBGM
PROPOSED PLAN: GROUND FLOOR

1071-1075 THOMAS JEFFERSON ST
04/22/2022

INFFILL PORTION OF SLAB TO EXISTING LOBBY LEVEL

NEW ACCESSIBILITY LIFT

EXISTING CHIMNEY TO REMAIN

PERGOLA WITH OPERABLE SHADES

NEW SIDING TO MATCH EXISTING & SALVAGED SIDING AND WINDOWS

WALL MOUNTED TV

LOUNGE

MECH

GR

GR

GR

GR

GR

GR

GR

GR

GR

GR

GR

GR
PROPOSED PLAN: SECOND FLOOR

EXISTING CHIMNEY TO REMAIN

NEW WOOD DECK FOR ENTIRE TERRACE

NEW LOCATION FOR SALVAGED RAILING, ADD SIDE RETURN TO MATCH

1071-1075 THOMAS JEFFERSON ST 04/22/2022
PROPOSED ELEVATIONS - SOUTH

EXISTING CHIMNEIES TO REMAIN

NEW WOOD SIDING AND RAILING TO MATCH EXISTING SALVAGED SIDING AND RAILING ON EAST FACADE

RELOCATE SALVAGED MTL STAIR

OPERABLE WALL

PERGO LA

EXISTING BACKYARD GRADE (DASHED)

PROPOSED BACKYARD GRADE

PARTIAL GROUND FLOOR

GF TH

BACKYARD TH

BASEMENT
PROPOSED ELEVATIONS - WEST (NO WORK)

1071-1075 THOMAS JEFFERSON ST

SCALE: 1"=10'

Ground Floor
44.59'

Penthouse Roof
126.42'

Rooftop
108.26'

7th Floor
99.59'

6th Floor
90.62'

5th Floor
81.26'

4th Floor
72.09'

3rd Floor
62.92'

2nd Floor
53.19'

0th Ground Floor
44.89'

Partial Ground Floor
42.81'

GF Th
42.11'

Backyard Th
34.17'

-1 Basement
21.29'

1075 THOMAS JEFFERSON ST
1071 THOMAS JEFFERSON ST
PROPOSED ELEVATIONS - NORTH (NO WORK)

PENTHOUSE ROOF
126.42'

Rooftop
108.26'

7TH FLOOR
99.19'

6TH FLOOR
90.42'

5TH FLOOR
81.26'

4TH FLOOR
72.09'

3RD FLOOR
62.92'

2ND FLOOR
53.76'

BASEMENT
31.67'

PARTIAL GROUND FLOOR
42.17'

GF TH
42.57'

OFT TH
42.17'

BACKYARD TH
34.17'

1 BASEMENT
31.25'

SCALE: 1"=10'

1071-1075 THOMAS JEFFERSON ST
04/22/2022
OGB SUBMISSION
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

PG 27
PROPOSED ELEVATIONS - EAST

EXISTING CHIMNEY TO REMAIN

NEW RAILING TO MATCH EXISTING WHERE INSUFFICIENT SALVAGED MATERIAL EXISTS

NEW SIDING TO MATCH EXISTING WHERE INSUFFICIENT SALVAGED MATERIAL EXISTS

NEW WINDOWS & DOOR TO MATCH EXISTING WHERE INSUFFICIENT SALVAGED MATERIAL EXISTS

PERGOLA

EXISTING WOODEN FENCE (CONCEALED FOR CLARITY)

EXISTING WOODEN FENCE

(Concealed for clarity)

EXISTING CHIMNEY TO REMAIN

NEW RAILING TO MATCH EXISTING WHERE INSUFFICIENT SALVAGED MATERIAL EXISTS

NEW SIDING TO MATCH EXISTING WHERE INSUFFICIENT SALVAGED MATERIAL EXISTS

NEW WINDOWS & DOOR TO MATCH EXISTING WHERE INSUFFICIENT SALVAGED MATERIAL EXISTS

PERGOLA

EXISTING WOODEN FENCE (CONCEALED FOR CLARITY)
NEW RAILING LOCATION, MATCH EXISTING WHERE NEEDED ALONG RETURN EDGE

NEW OPENING FOR ACCESSIBLE LIFT TO HOTEL GROUND FLOOR

NEW OPENING TO HOTEL BASEMENT LEVEL

NEW STAIR LOCATION, MATCH EXISTING FOR ADDITIONAL RISERS AT BASE

PERGOLA

OPERABLE PARTITION

NEW OPENING TO HOTEL GROUND FLOOR

NEW OPENING TO HOTEL GROUND FLOOR

BACKYARD TH

42.17'

34.17'

34.17'

5F TH

42.17'

PARTIAL GROUND FLOOR

42.17'

GROUND FLOOR

44.19'

BEDROOM

6G FLOOR

51.9

3RD FLOOR

39.7

NEW STAIR LOCATION, MATCH EXISTING FOR ADDITIONAL RISERS AT BASE

NEW OPENING TO HOTEL BASEMENT LEVEL

NEW OPENING FOR ACCESSIBLE LIFT TO HOTEL GROUND FLOOR

NEW RAILING LOCATION, MATCH EXISTING WHERE NEEDED ALONG RETURN EDGE

GROUND FLOOR

44.59'

PENTHOUSE ROOF

116.42'

Rooftop

118.29'

7TH FLOOR

97.19'

6TH FLOOR

87.42'

5TH FLOOR

77.42'

4TH FLOOR

67.89'

3RD FLOOR

57.18'

2ND FLOOR

47.18'

PARTIAL GROUND FLOOR

42.67'

PROPOSED SECTION - NORTH/SOUTH

0 GROUND FLOOR

31.67'