

3000 M STREET, NW

WASHINGTON , DC

BZA APPLICATION

AUGUST 1, 2014

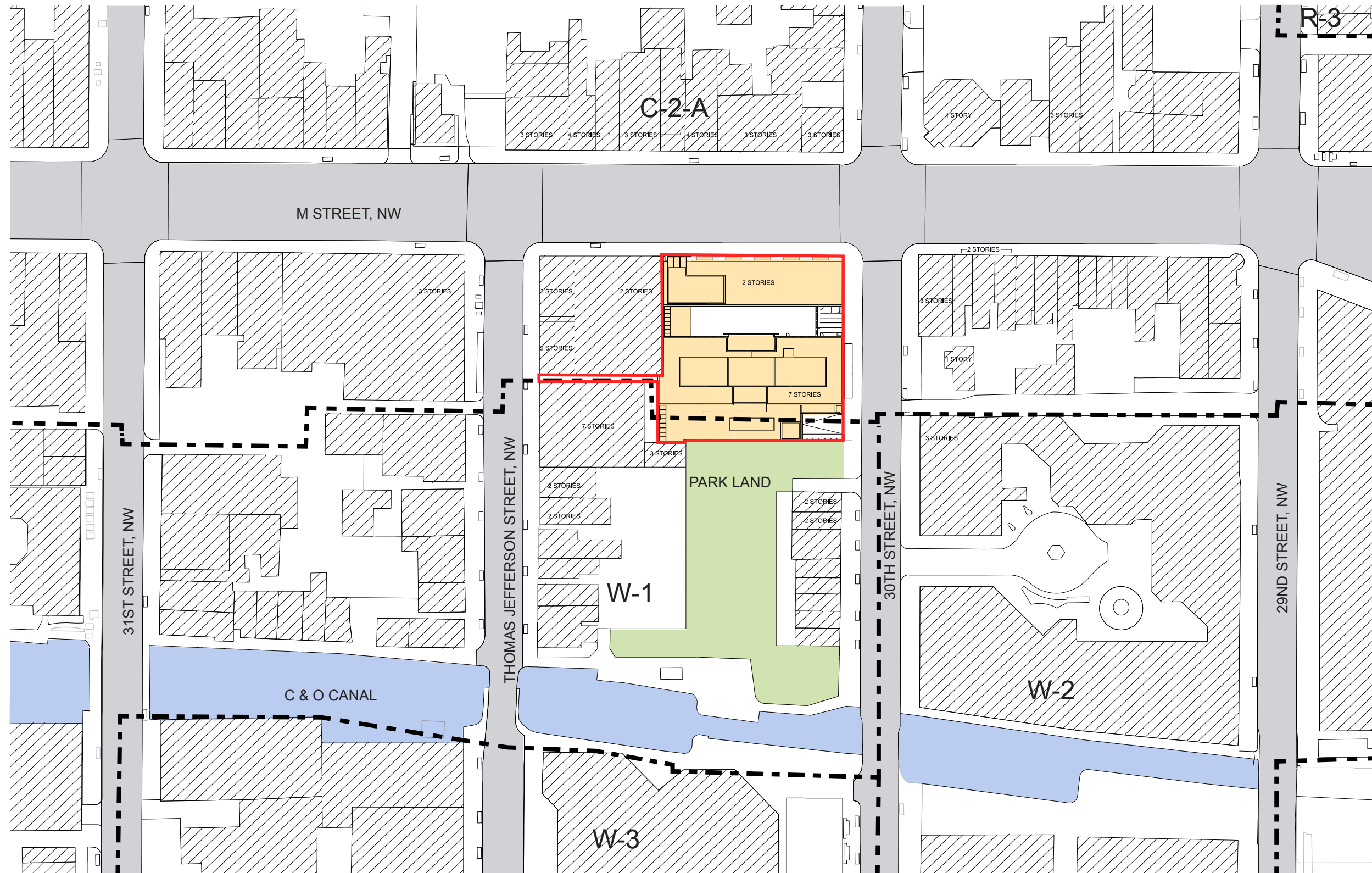
OWNER / DEVELOPER:
ARCHITECT:
LAND USE COUNSEL:

SB-URBAN,LLC
SHALOM BARANES ASSOCIATES
GOULSTON & STORRS

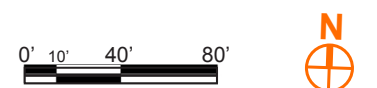


DRAWING INDEX

SHEET	TITLE
D1	ZONE BOUNDARY PLAN
D2	DEVELOPMENT DATA - ZONING TABULATIONS
D3	DEVELOPMENT DATA - APPENDIX
A1-A2	SITE AERIAL (CONTEXT)
A3-A6	STE / CONTEXT PHOTOS
A7	EXISTING SITE SURVEY
A8	EXISTING SITE PLAN
A9	EXISTING FLOOR PLANS - LEVELS 1 AND 2
A10	EXISTING FLOOR PLANS - LEVELS 3 AND 4
A11	EXISTING FLOOR PLANS - LEVELS 5 AND 6
A12	EXISTING FLOOR PLANS - LEVELS 7 TO 10 & ROOF
A13	EXISTING ELEVATIONS
A14	EXISTING ELEVATIONS & SECTIONS
A15	PROPOSED SITE PLAN
A16	PROPOSED SITE PLAN - CURB & SIDEWALK TREATMENT
A17	PROPOSED FLOOR PLANS - LEVELS 1 AND 2
A18	PROPOSED FLOOR PLANS - LEVELS 3 AND 4
A19	PROPOSED FLOOR PLANS - LEVELS 5 AND 6
A20	PROPOSED FLOOR PLANS - LEVELS 7 AND 8
A21	PROPOSED FLOOR PLANS - LEVELS 9 AND 10
A22	PROPOSED FLOOR PLANS - ROOF AND COMPOSITE ROOF
A23	GREEN AREA RATIO
A24	PROPOSED SECTIONS
A25-A27	PROPOSED ELEVATIONS
A28-A30	PERSPECTIVE VIEWS
A31	REAR YARD DIAGRAM
A32-A34	IMPACT OF EXISTING PARKING RAMP



ZONE BOUNDARY PLAN



3000 M STREET, NW

SB-Urban | AUG. 01. 2014 | ©2014 Shalom Baranes Associates, P.C.

shalom baranes associates architects

ZONE BOUNDARY PLAN D1

ZONING TABULATIONS

SQUARE: 1197
LOTS: 70
ZONES: C-2-A ; W-1
SITE AREA: 19,798 SF (16,997 SF C-2-A, 2,801 SF W-1)

	CURRENT REGULATIONS		EXISTING BUILDING (PERIMETER WALL METHOD)*			PROPOSED BUILDING (PERIMETER WALL METHOD)*		
	C-2-A PERMITTED/REQUIRED	W-1 PERMITTED/REQUIRED	C-2-A EXISTING	W-1 EXISTING	EXISTING TOTAL	C-2-A PROPOSED	W-1 PROPOSED	PROPOSED TOTAL
FAR ^{(771.2), (771.3) 1,2} Per zone Combined site	2.5 RESIDENTIAL 1.5 ALL OTHER USES TOTAL MAX 2.5	2.5 RESIDENTIAL 1.0 ALL OTHER USES TOTAL MAX 2.5	3.84 FAR	0.85 FAR	3.42	2.99 FAR 0.58 FAR 3.58 FAR	0.29 FAR 0.29 FAR	3.11
GROSS FLOOR AREA ^{1,2} Residential All other uses Total	2.5 X 16,997 = 42,493 GFA 1.5 X 16,997 = 25,496 GFA	2.5 X 2,801 = 7,003 GFA 1.0 X 2,801 = 2,801 GFA	0 65,347 GSF 65,347 GFA	0 2,387 GSF 2,387 GSF	0 67,734 GSF 67,734 GFA	50,860 GSF 9,931 GSF 60,791 GFA	805 GSF 0 805 GFA	51,665 GSF 9,931 GSF 61,596 GFA
LOT OCCUPANCY ^{(772.1) 3}	100% COMMERCIAL 60% RESIDENTIAL	100% COMMERCIAL 80% RESIDENTIAL	VARIES, SEE APPENDIX	VARIES, SEE APPENDIX	SEE APPENDIX	VARIES, SEE APPENDIX	VARIES, SEE APPENDIX	VARIES, SEE APPENDIX
BUILDING HEIGHT ^{(770.1) (770.8)}	50'-0"	40'-0"	56'-6" ⁴	4'-10 1/4" ⁵	EXISTING TO REMAIN	EXISTING TO REMAIN	4'-10 1/4" ⁵	EXISTING TO REMAIN
ROOF STRUCTURE Penthouse Height (411) (777) Penthouse Area(411.7) Penthouse Setback	18'-6" 0.37 FAR OR 6,289 SF 1:1	18'-6" 0.37 FAR OR 1,036 SF 1:1	18'-2" 0.08 FAR, 1,407 SF VARIES	N/A	18'-2" 0.08 FAR, 1,407 SF VARIES	18'-2" 0.14 FAR, 2,304 SF VARIES, SEE DRAWINGS	N/A	18'-2" 0.14 FAR, 2,304 SF VARIES, SEE DRAWINGS
REAR YARD ^(774.11)	15'-0"	3" PER FT. OF HEIGHT (12'-0" MIN.) 27' required	SEE W-1 EXISTING	27'-0" ⁴	27'-0"	SEE W-1 PROPOSED	0'	0' (portion) (RELIEF REQUIRED)
SIDE YARD ⁽⁷⁷⁵⁾	NOT REQUIRED	NOT REQUIRED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED
PARKING ^{(2100.5) (2101.1)}	RESIDENTIAL: 1 FOR EACH 2 DWELLING UNITS= 70 spaces req'd ⁶ RETAIL: IN EXCESS OF 3,000 SF 1 PER 300 SF ³ = 24 spaces req'd ⁷	RESIDENTIAL: 1 FOR EACH 3 DWELLING UNITS= 0 spaces req'd RETAIL: IN EXCESS OF 3,000 SF 1 PER 750 SF= 0 spaces req'd	52 spaces ⁴	SEE C-2-A EXISTING	52 spaces	NONE PROVIDED	NONE PROVIDED	NO ON-SITE PARKING 20 OFF-SITE SPACES (RELIEF REQUIRED)
LOADING ^{(2200.5) (2201.1)}	RETAIL: 5,000 TO 20,000 GSF, 1 @ 30' BERTH, 1 @ 100 SF PLATFORM.	RETAIL: 5,000 TO 20,000 GSF, 1 @ 30' BERTH, 1 @ 100 SF PLATFORM.	SEE W-1 EXISTING	1 BERTH @ 30' DEEP 1 PLATFORM @ 85 SF	1 BERTH @ 30' DEEP 1 PLATFORM @ 85 SF	SEE W-1 PROPOSED	1 BERTH @ 30' DEEP 1 PLATFORM @ 100 SF	1 BERTH @ 30' DEEP 1 PLATFORM @ 100 SF
	RESIDENTIAL: 1 @ 55' BERTH, 1 @ 200 SF PLATFORM 1 @ 20' SERVICE/DELIVERY	RESIDENTIAL: 1 @ 55' BERTH, 1 @ 200 SF PLATFORM 1 @ 20' SERVICE/DELIVERY	N/A	N/A	N/A	NONE PROVIDED	NONE PROVIDED	NONE (RELIEF REQUIRED) NONE (RELIEF REQUIRED)
OPEN COURTS ^{(776.1), (776.3) 8}	NON-RESIDENTIAL: 3" / FT. OF HEIGHT (12' MIN) = 17.25' RESIDENTIAL: 4" / FT. OF HEIGHT (15' MIN) = 23'	N/A	NON-RESIDENTIAL 23'-0"	N/A	NON-RESIDENTIAL 23'-0"	RESIDENTIAL 23'-0"	N/A	RESIDENTIAL 23'-0"
CLOSED COURTS ^{(776.2), (776.4) 8,9}	NON-RESIDENTIAL (250 SF MIN) = N/A RESIDENTIAL (350 SF MIN) = 1,058 SF	N/A	N/A	N/A	N/A	RESIDENTIAL 2,100 SF	N/A	N/A

- NOTES:
- * The existing building was approved using the "grade plane" method for calculating FAR. The Zoning Administrator has confirmed that, going forward, the perimeter wall method is the appropriate method to evaluate and compare the building.
1. Gross Floor Area 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".
2. Based on the perimeter wall method. The Zoning Administrator has confirmed that, per Section 771.3, the entire existing structure may be occupied for residential use.
3. The Zoning Administrator has confirmed that, per Section 771.3, the entire existing structure may be occupied, regardless of lot occupancy limitations.
4. Existing height, rear yard, and parking per Zoning Computation Sheet 77-999, approved 11/16/1978
5. From measuring point EL + 47.42' at M Street, NW.
6. Based on 140 units.
7. Based on 9,931 SF of retail area.
8. For purposes of court width and area, hotel is a non-residential use
9. The minimum area of a closed court is twice the square of the required width of court

Note: The Zoning Administrator has confirmed that the proposed structure will remain compliant with the lot occupancy requirements because (1) Section 771.3 permits the occupancy of the entire structure for residential use and (2) the lot occupancy of the proposed structure, measured at the lowest level at which residential use begins (the second floor), will remain below the lot occupancy of the existing structure at that level.

3000 M Street NW

Project Tabulations - Lot Occupancy

Allowable Occupancy - Currently

Date: 8/01/2014

Site Area:	19,798 SF ¹	Hotel	Residential	Commerical	Overall
C-2-A Area:	16,997 SF	100%	60%	100%	100%
W-1 Area:	2,801 SF	100%	80%	100%	100%

		EXISTING ²						PROPOSED					
LEVEL	ZONE	HOTEL		COMMERCIAL		TOTAL LOT		RESIDENTIAL		COMMERCIAL		TOTAL LOT	
		AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT	AREA	PERCENT
1	C-2-A	13,664	80.4%	0	0.0%	13,664	80.4%		0.0%		0.0%	13,664	80.4%
	W-1	2,801	100.0%	0	0.0%	2,801	100.0%		0.0%		0.0%	2,801	100.0%
2	C-2-A	16,636	97.9%	0	0.0%	16,636	97.9%	14,010	82.4%	128	0.8%	14,138	83.2%
	W-1	2801	100.0%	0	0.0%	2,801	100.0%	2,731	97.5%	128	4.6%	2,801	100.0%
3	C-2-A	11,529	67.8%	5,107	30.0%	16,636	97.9%	14,010	82.4%	128	0.8%	14,138	83.2%
	W-1	1627	58.1%	1,174	41.9%	2,801	100.0%	2,731	97.5%	128	4.6%	2,801	100.0%
4	C-2-A	7,601	44.7%	5,919	34.8%	13,520	79.5%	13,813	81.3%	128	0.8%	13,941	82.0%
	W-1	1,863	66.5%	0	0.0%	1,863	66.5%	2,137	76.3%	103	3.7%	2,240	80.0%
5	C-2-A	8,385	49.3%	4,369	25.7%	12,754	75.0%	7,243	42.6%	4,839	28.5%	12,082	71.1%
	W-1	851	30.4%	0	0.0%	851	30.4%	0	0.0%	128	4.6%	128	4.6%
6	C-2-A	12,353	72.7%	0	0.0%	12,353	72.7%	7,254	42.7%	4,926	29.0%	12,180	71.7%
	W-1	483	17.2%	0	0.0%	483	17.2%	0	0.0%	0	0.0%	0	0.0%
7	C-2-A	11,203	65.9%	0	0.0%	11,203	65.9%	7,257	42.7%	922	5.4%	8,179	48.1%
	W-1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
8	C-2-A	11,203	65.9%	0	0.0%	11,203	65.9%	7,257	42.7%	0	0.0%	7,257	42.7%
	W-1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
9	C-2-A	11203	65.9%	0	0.0%	11,203	65.9%	7,254	42.7%	0	0.0%	7,254	42.7%
	W-1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
10	C-2-A	11,203	65.9%	0	0.0%	11,203	65.9%	6,788	39.9%	0	0.0%	6,788	39.9%
	W-1	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%

- Notes:
- 1. Site area numbers are based on existing architectural drawings and surveys, which differs from the record tax lot area. The C-2-A area was determined by the property boundary and zoning map. The W-1 area was determined by subtracting the C-2-A area from the record tax lot area.
 - 2. Existing levels 1 to 4 were not counted in the FAR at the time of original permit.



3000 M STREET, NW

SB-Urban | AUG. 01. 2 0 1 4 | ©2014 Shalom Baranes Associates, P.C.

shalom baranes associates

architects

SITE AERIAL (CONTEXT)

A1



3000 M STREET, NW

SB-Urban | AUG. 01. 2014 | ©2014 Shalom Baranes Associates, P.C.

shalom baranes associates

architects

SITE AERIAL (CONTEXT)

A2



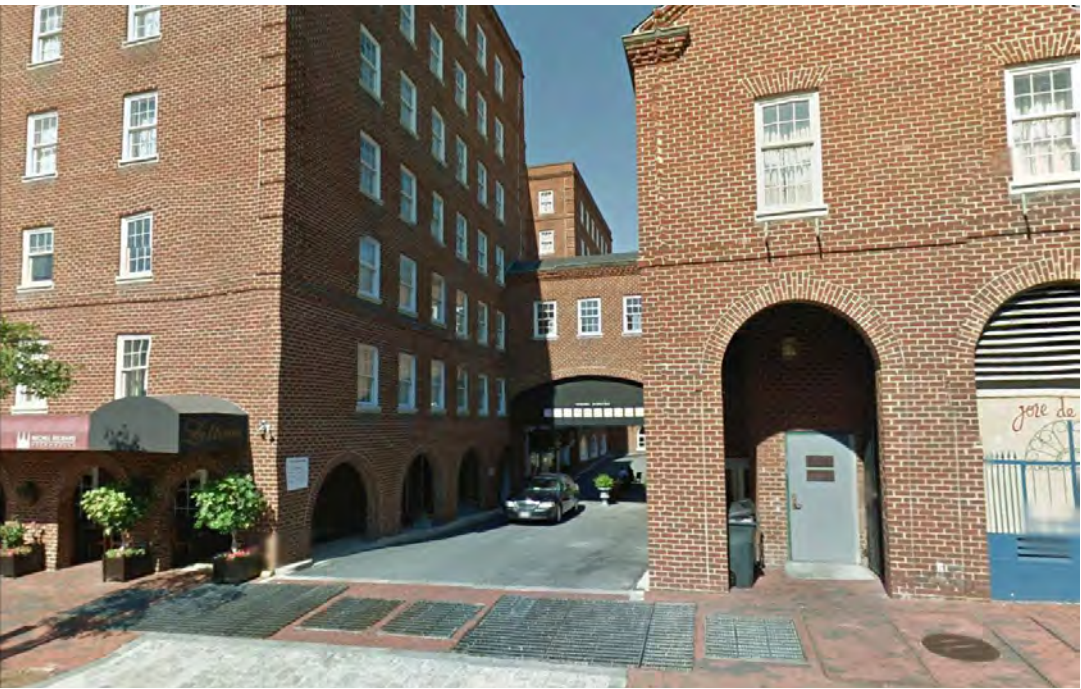
1. NORTH SIDE OF M STREET LOOKING EAST



2. NORTH SIDE OF M STREET LOOKING WEST



3. EXISTING LOADING AND GARAGE ACCESS



4. EXISTING DRIVE AISLE AND CURB CUT



5. EAST SIDE OF 30TH STREET LOOKING NORTHWEST



6. CANAL TOW PATH LOOKING NORTH



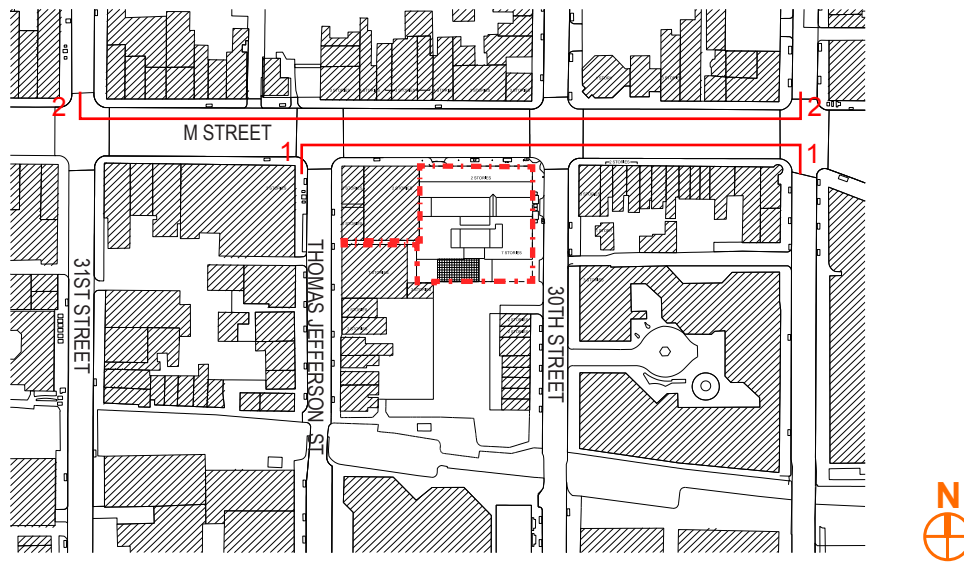
7. CANAL TOW PATH LOOKING NORTHEAST

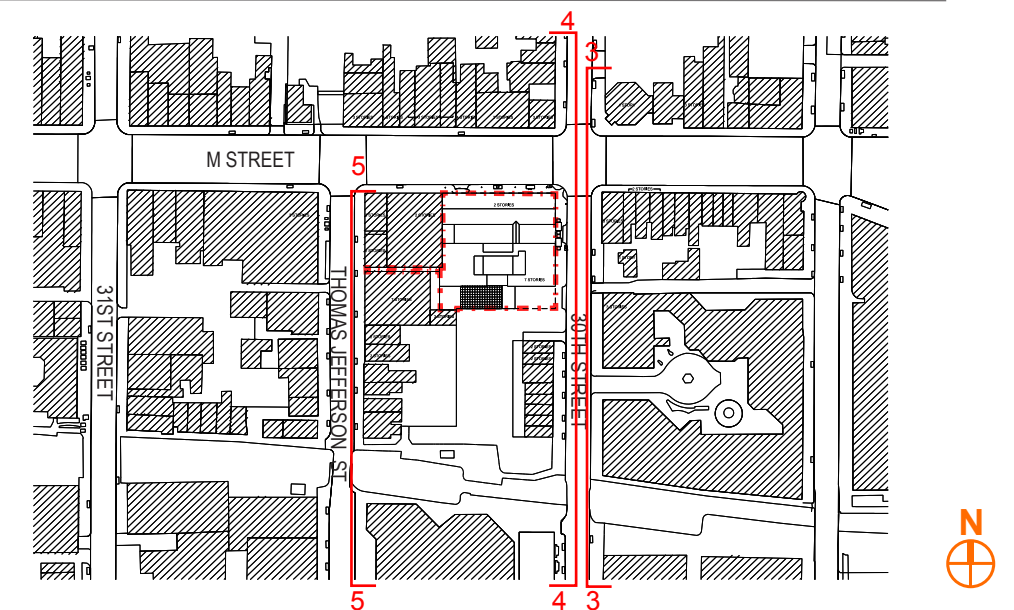
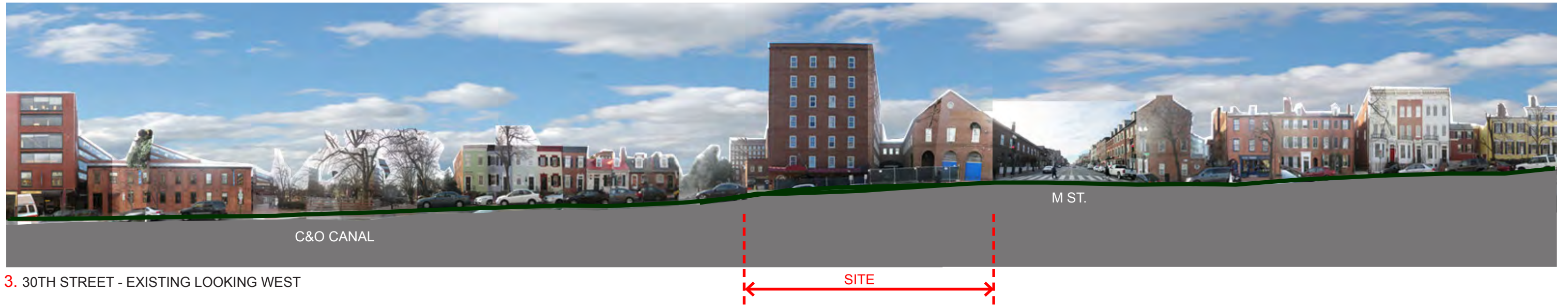


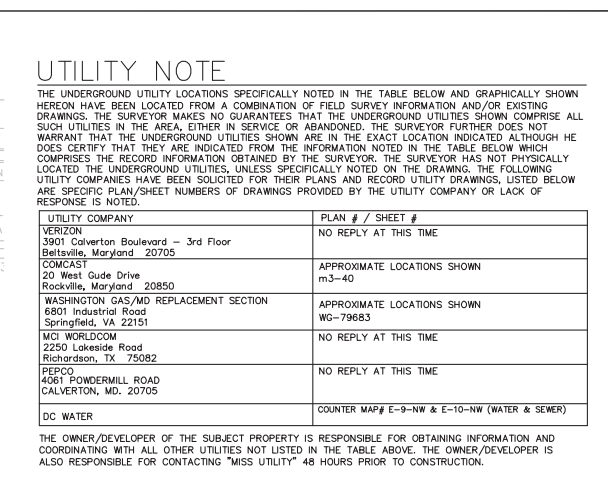
1. M STREET - EXISTING LOOKING SOUTH



2. M STREET - EXISTING LOOKING NORTH







UTILITY COMPANY	PLAN # / SHEET #
VERIZON 3901 Calverton Boulevard – 3rd Floor Beltzville, Maryland 20705	NO REPLY AT THIS TIME
COMCAST 20 West Guide Drive Rockville, Maryland 20850	APPROXIMATE LOCATIONS SHOWN m.3-40
WASHINGTON GAS/MD REPLACEMENT SECTION 6501 Industrial Road Springfield, VA 22151	APPROXIMATE LOCATIONS SHOWN WG-79583
MCI WORLDCOM 2250 Lakeside Road Richardson, TX 75082	NO REPLY AT THIS TIME
PEPCO 4061 POWDERMILL ROAD CALVERTON, MD. 20705	NO REPLY AT THIS TIME
DC WATER	COUNTER MAP# E-9-NW & E-10-NW (WATER & SEWER)

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

WV CAPITAL
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ SUSTAINABLE DESIGN

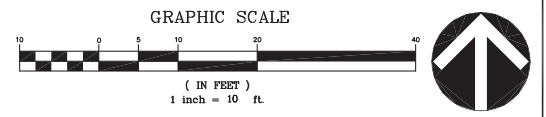
PROJECT COORDINATOR: KYLE OLIVER, P.E.
E-MAIL: oliver@wvcapital.com

WV CAPITAL, LLC
4910 MASSACHUSETTS AVENUE, NW, SUITE 274 • WASHINGTON, DC 20016 ★
TEL: 202.262.4410 • FAX: 202.262.4411
WWW.WVCAPITAL101.COM ★

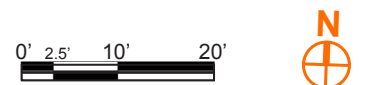
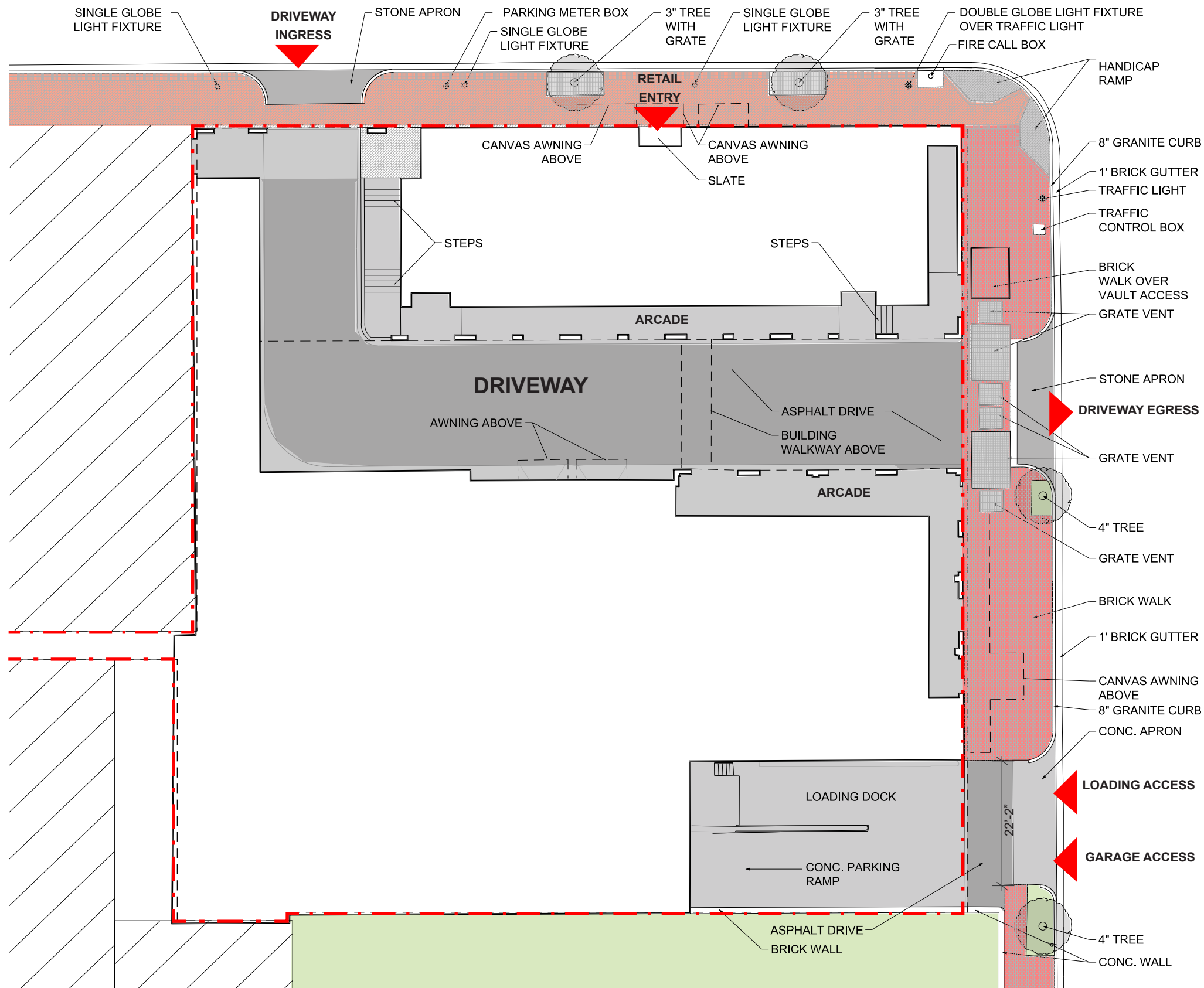
LATHAM HOTEL
3000 M ST.
WASHINGTON, D.C.

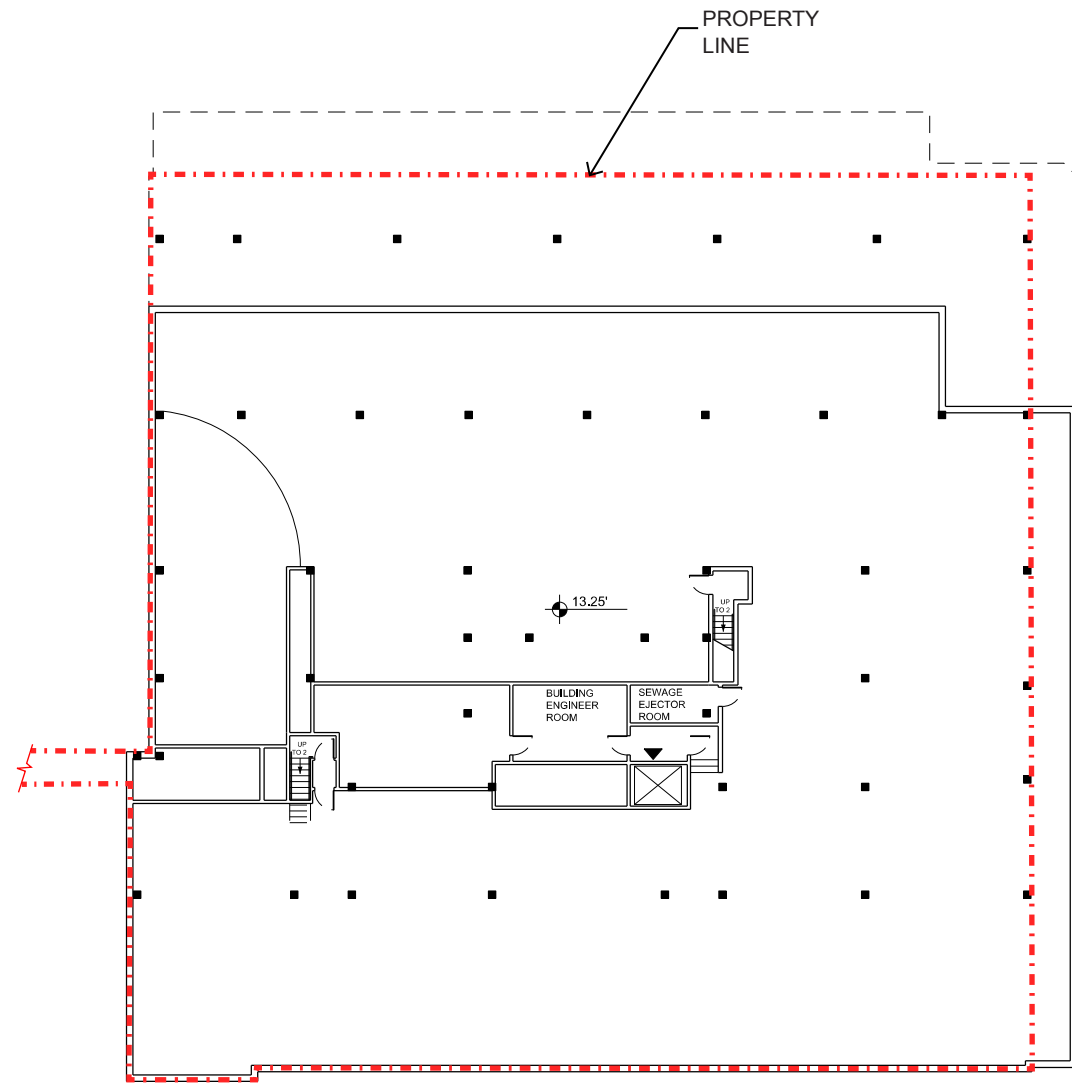
EXISTING CONDITIONS

VIKA CAPITOL REVISIONS	
DATE: XXXX	
DES. ES	DWN. GMH
SCALE: HORZ: 1"=20'	
PROJECT/FILE NO. 0215A	
SHEET NO. C-01	

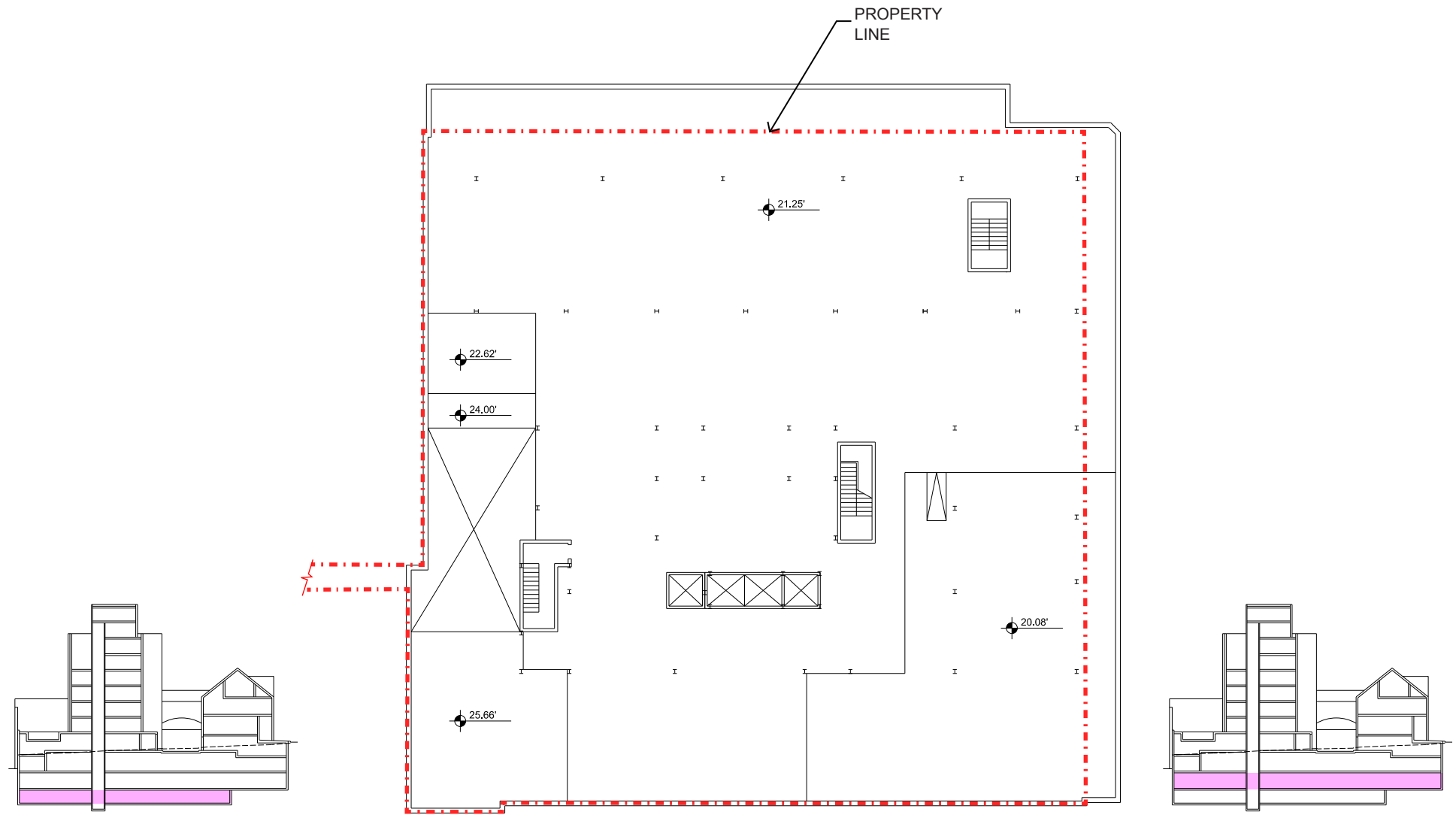


 "FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO or 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

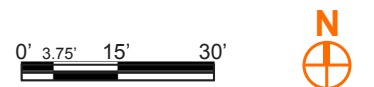


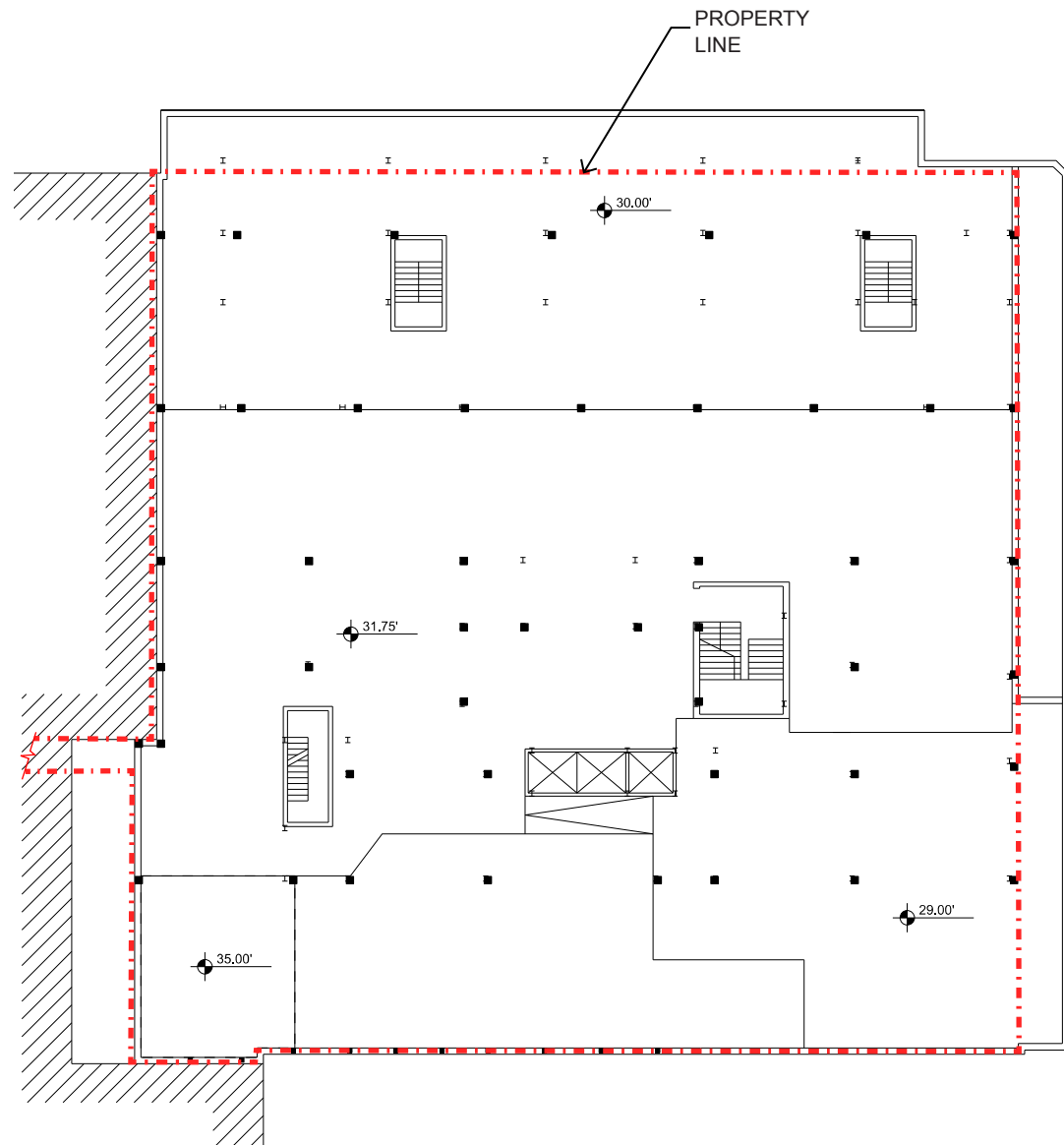


LEVEL 1

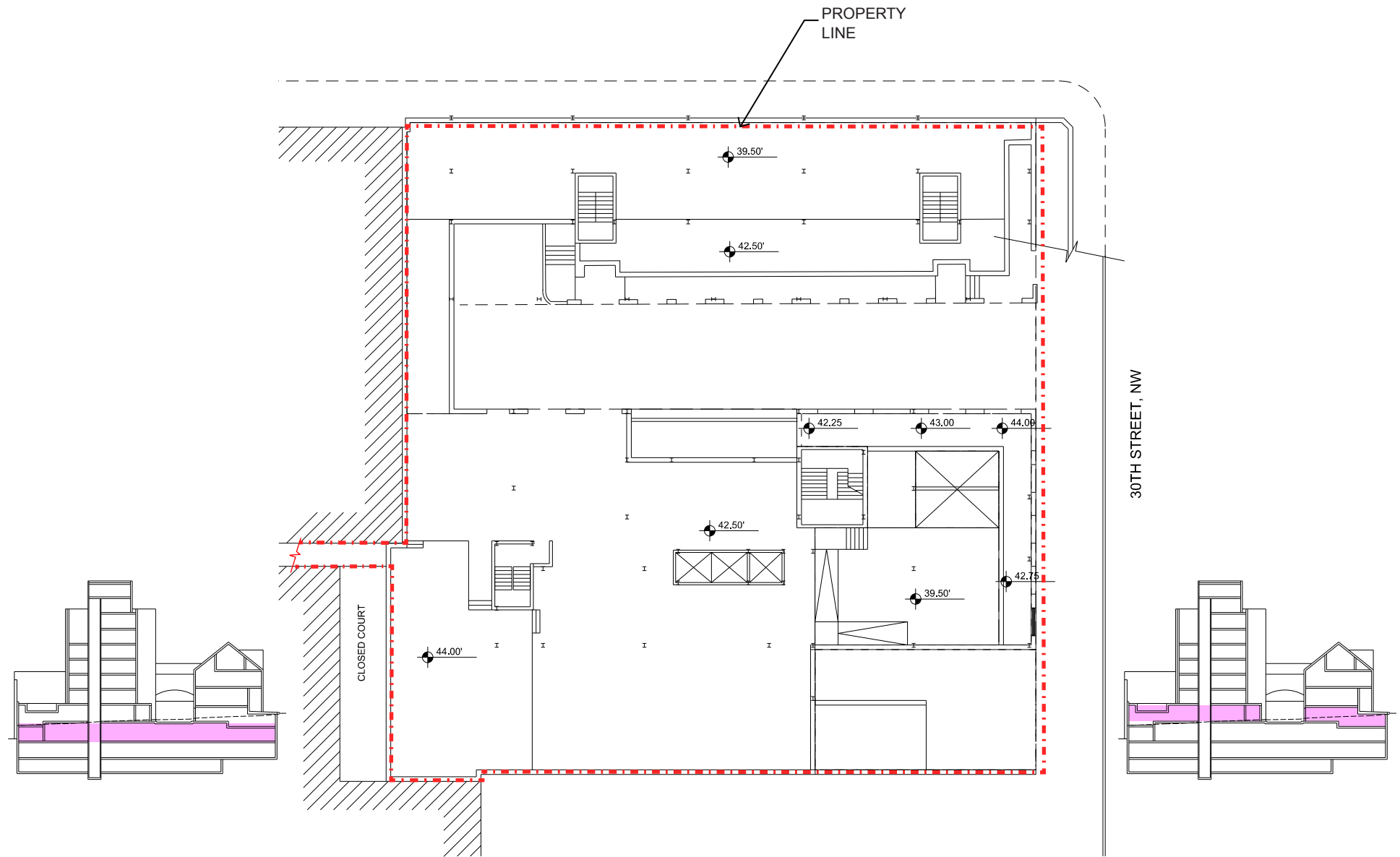


LEVEL 2

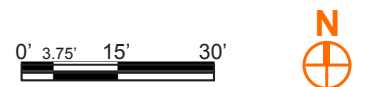


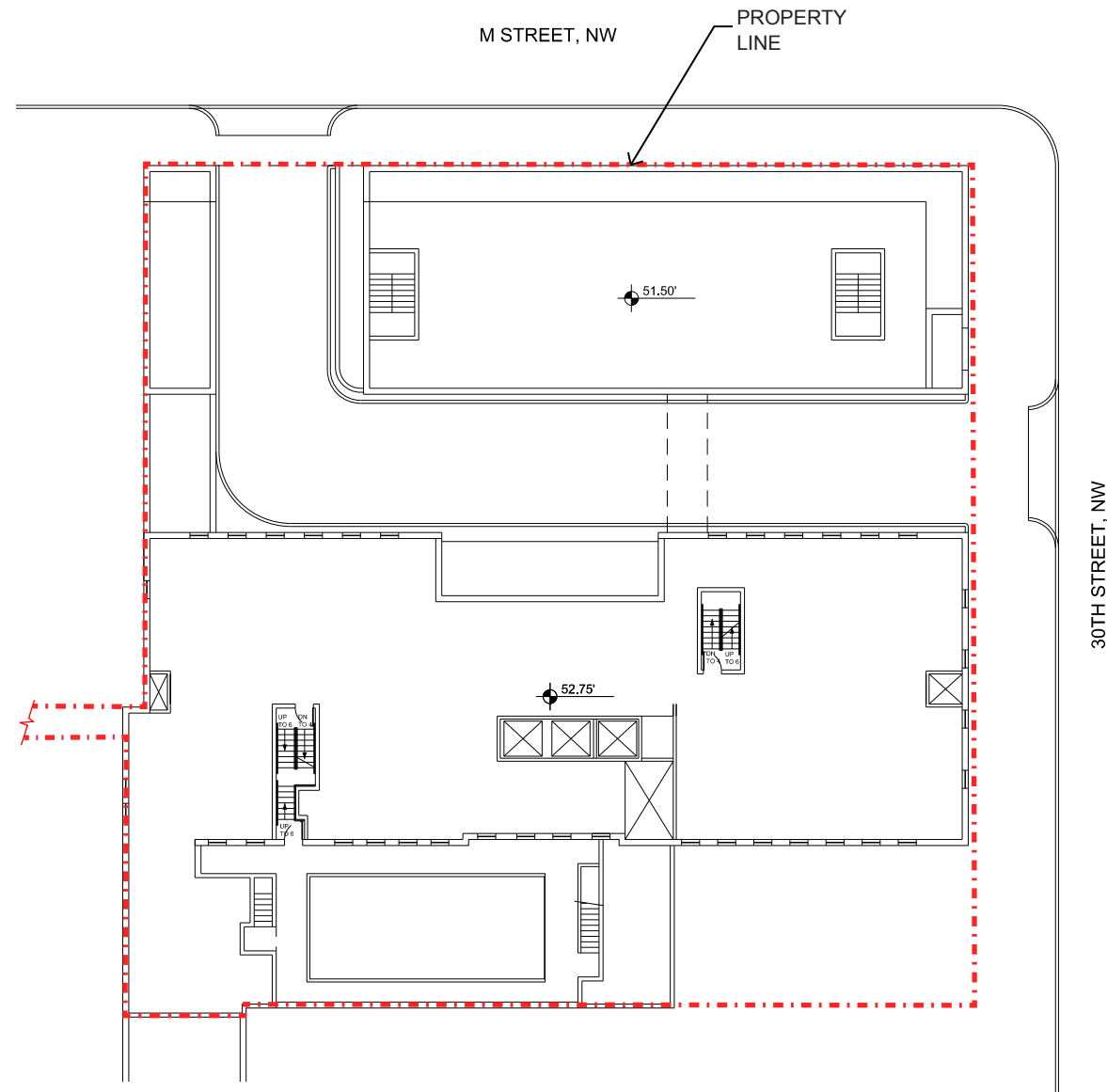


LEVEL 3

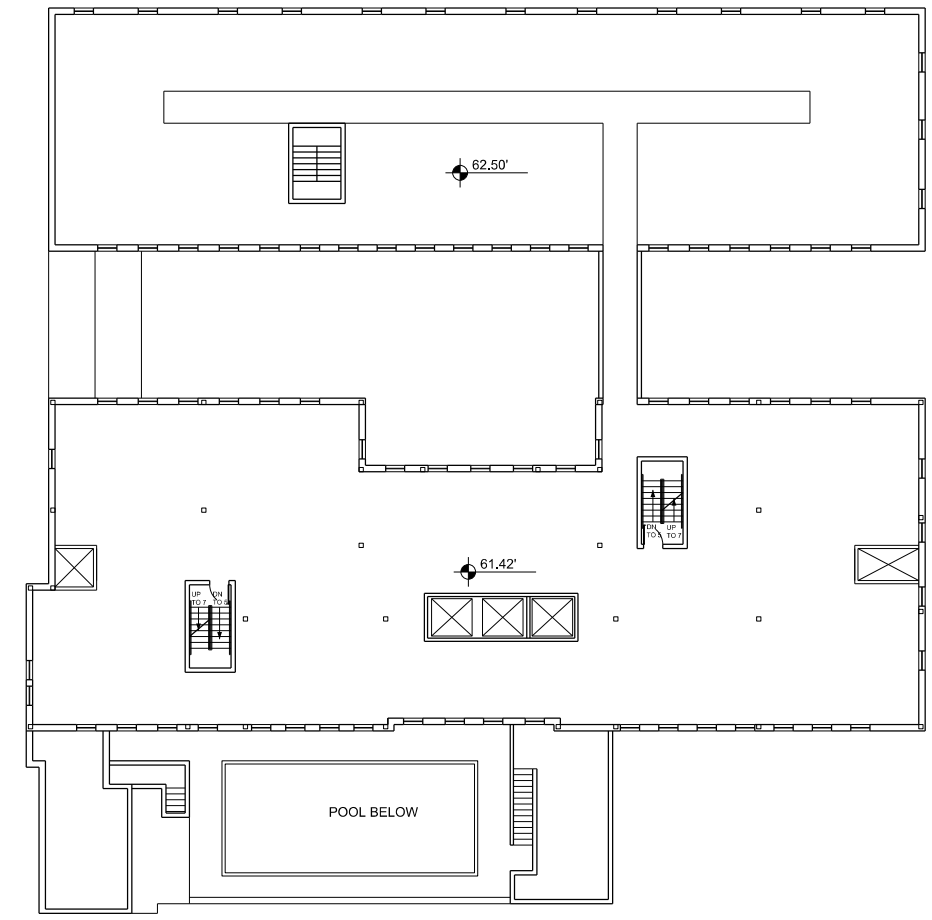
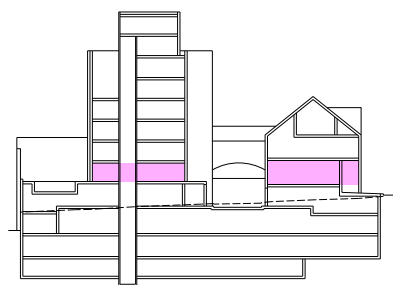


LEVEL 4

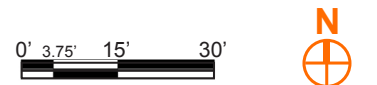
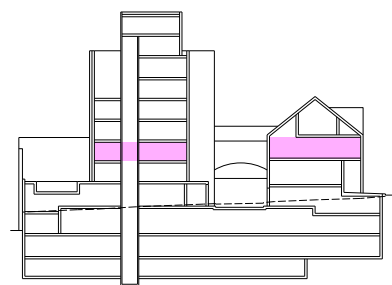


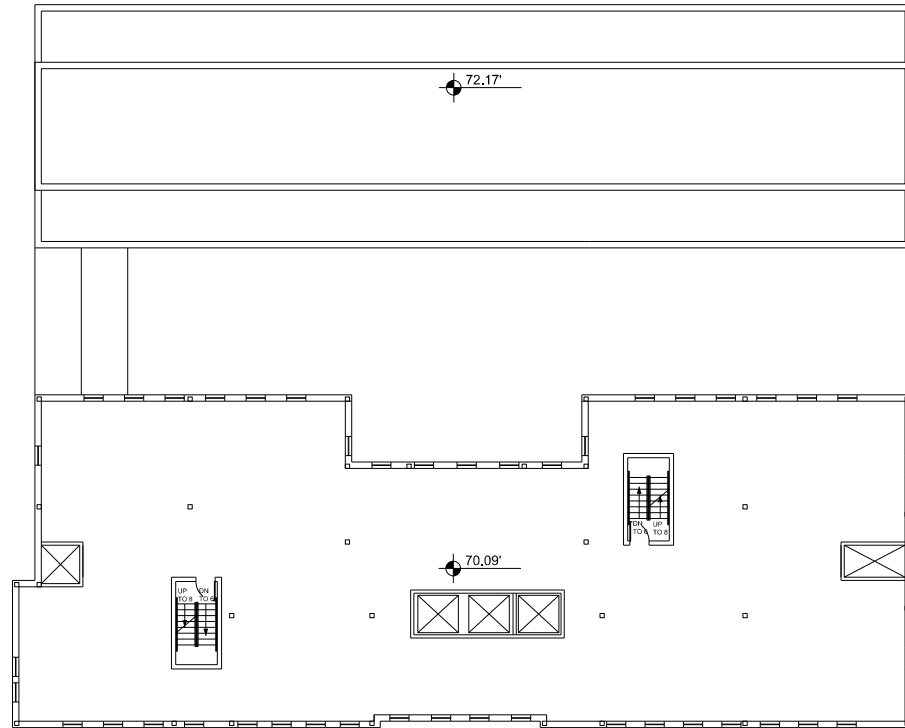


LEVEL 5 - M ST. LEVEL

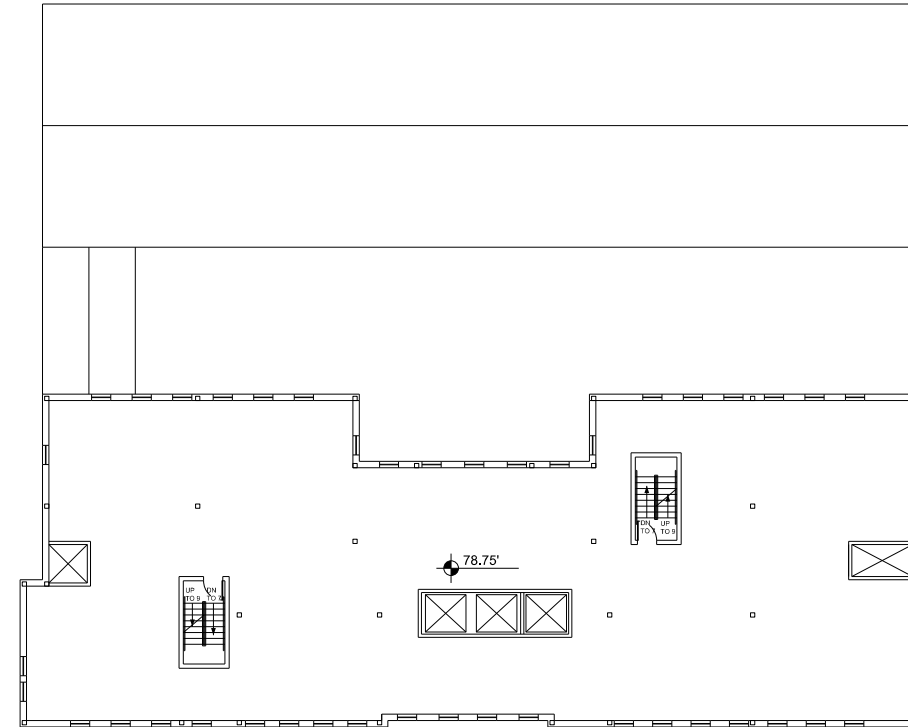
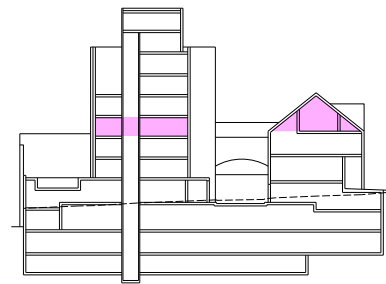


LEVEL 6

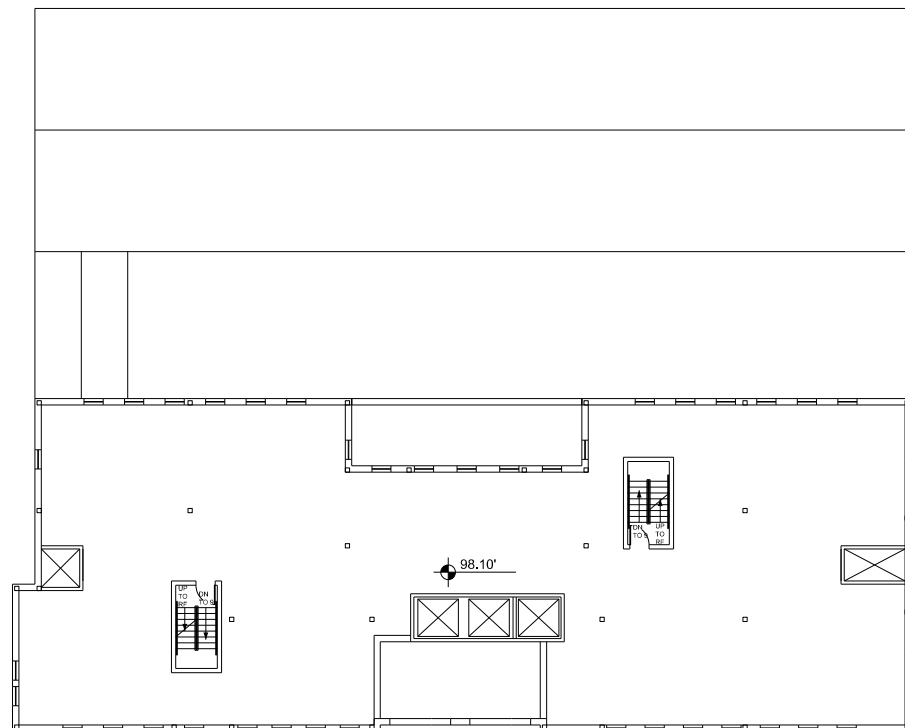
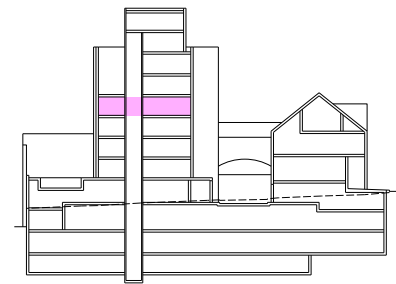




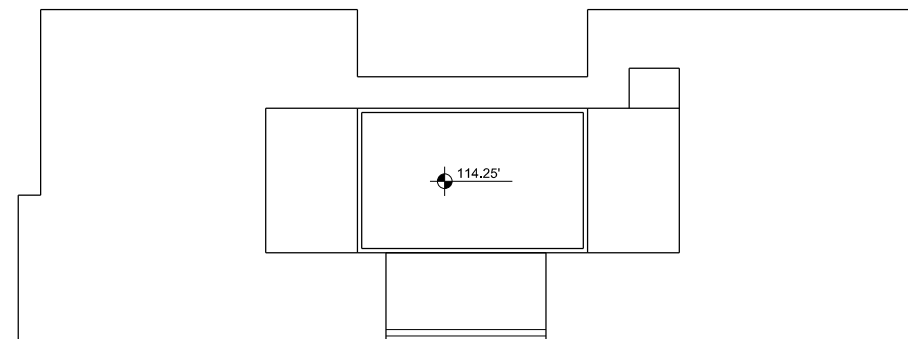
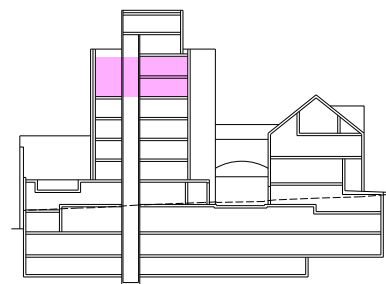
LEVEL 7



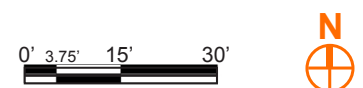
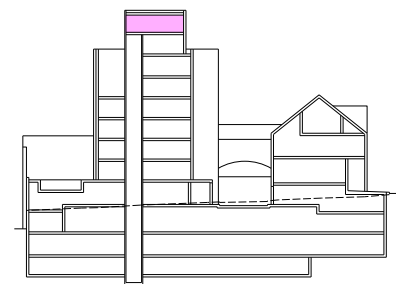
LEVELS 8



TYPICAL LEVELS 9 & 10



ROOF LEVEL





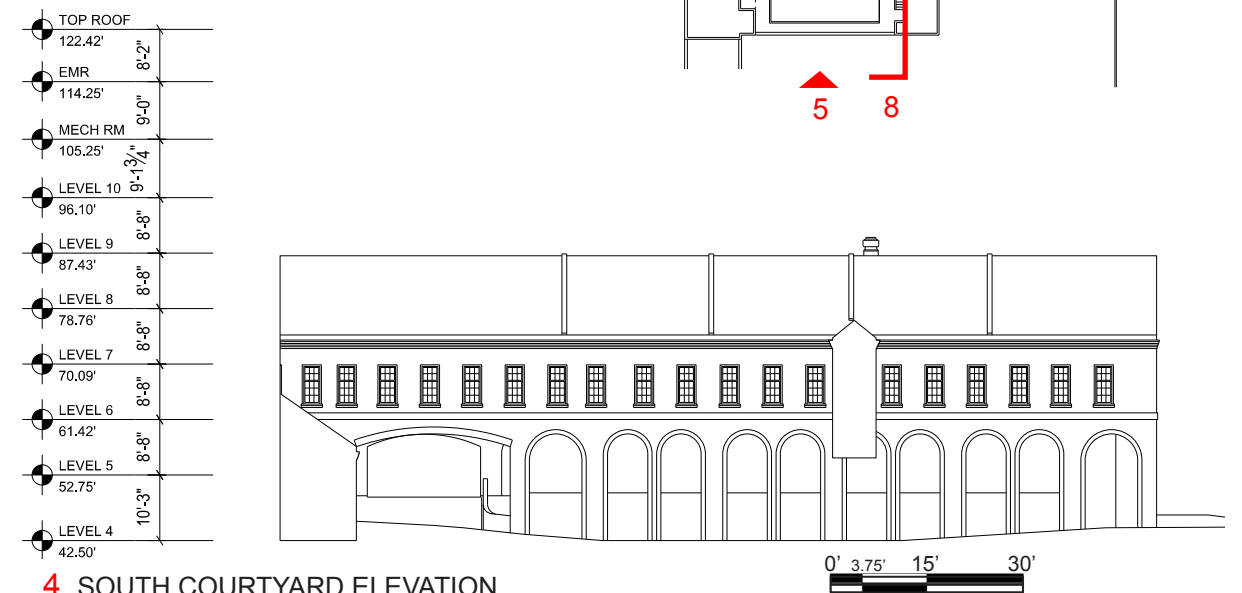
1. M STREET (NORTH) ELEVATION



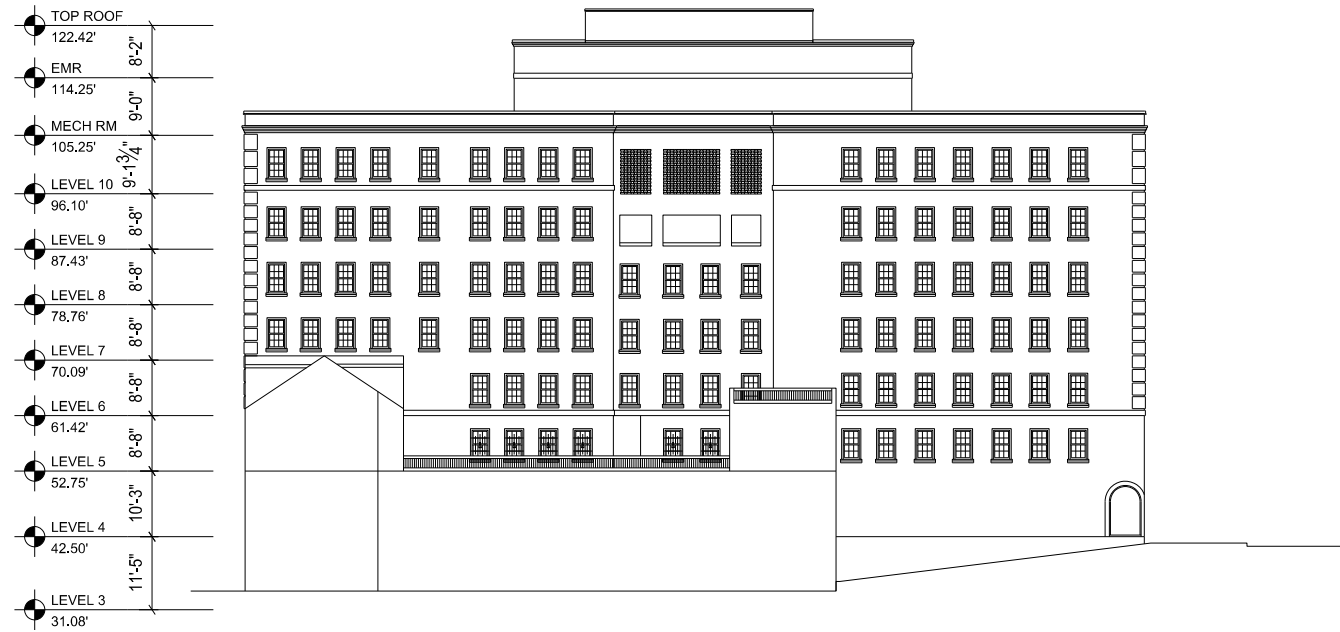
3. NORTH COURTYARD ELEVATION



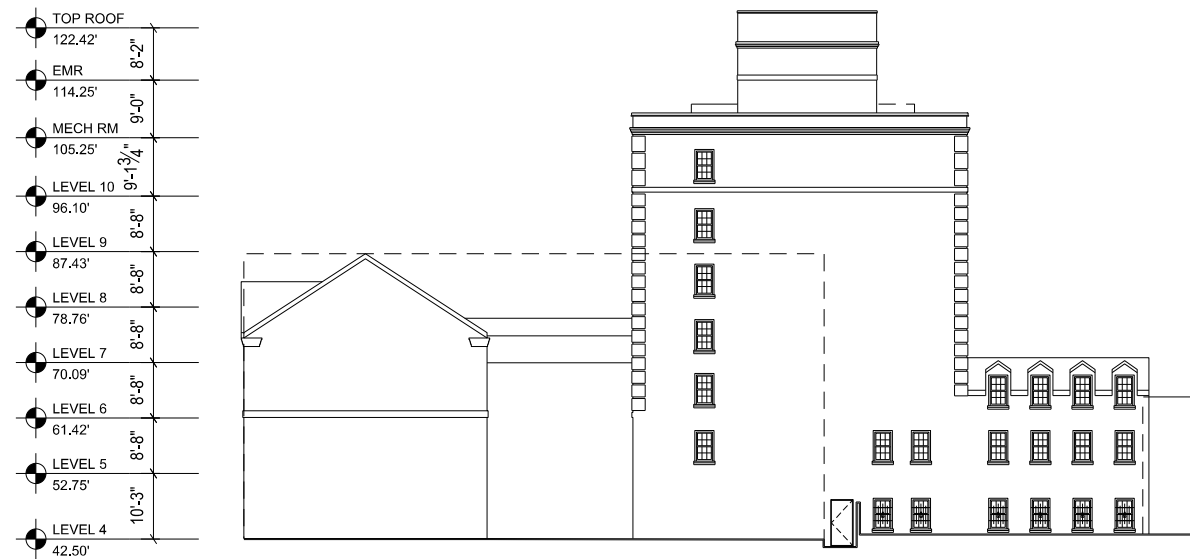
3. 30TH STREET (EAST) ELEVATION



4. SOUTH COURTYARD ELEVATION

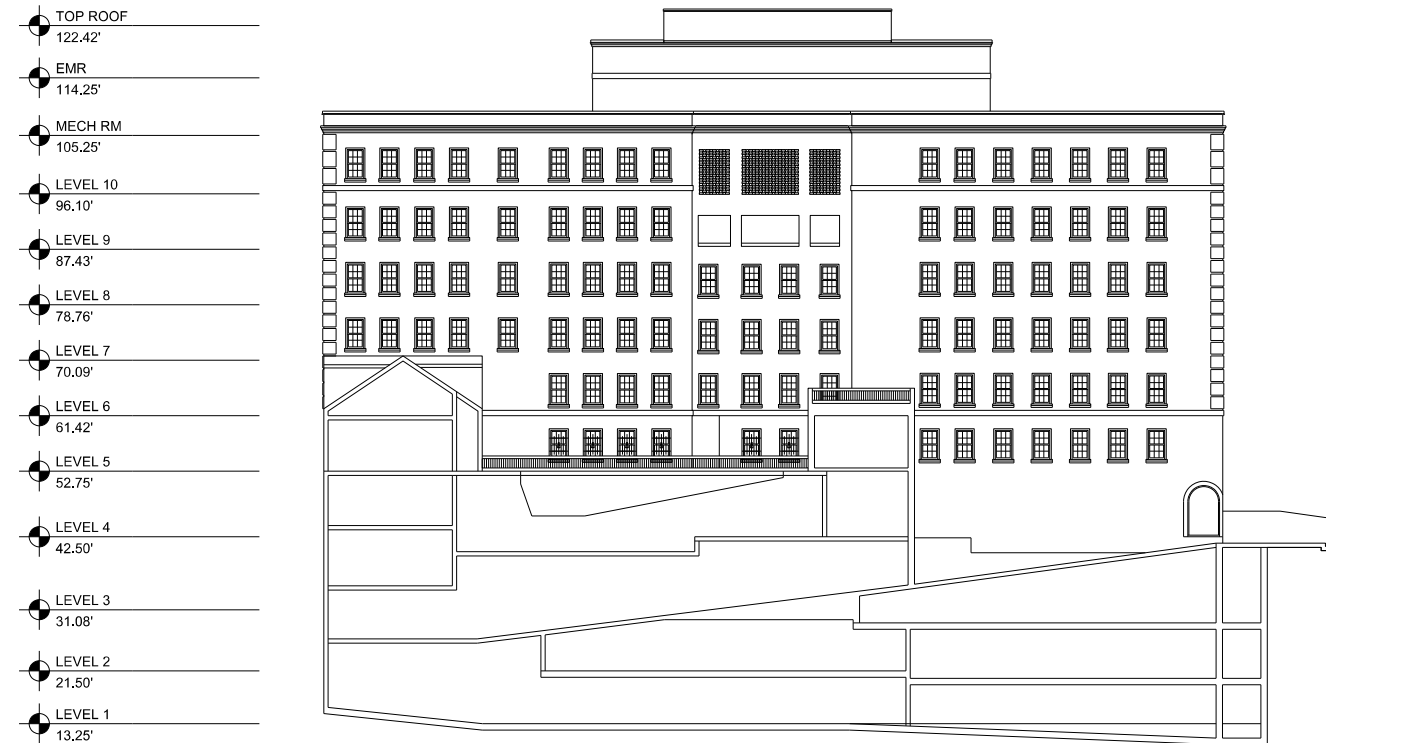


5. SOUTH ELEVATION

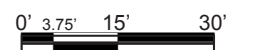
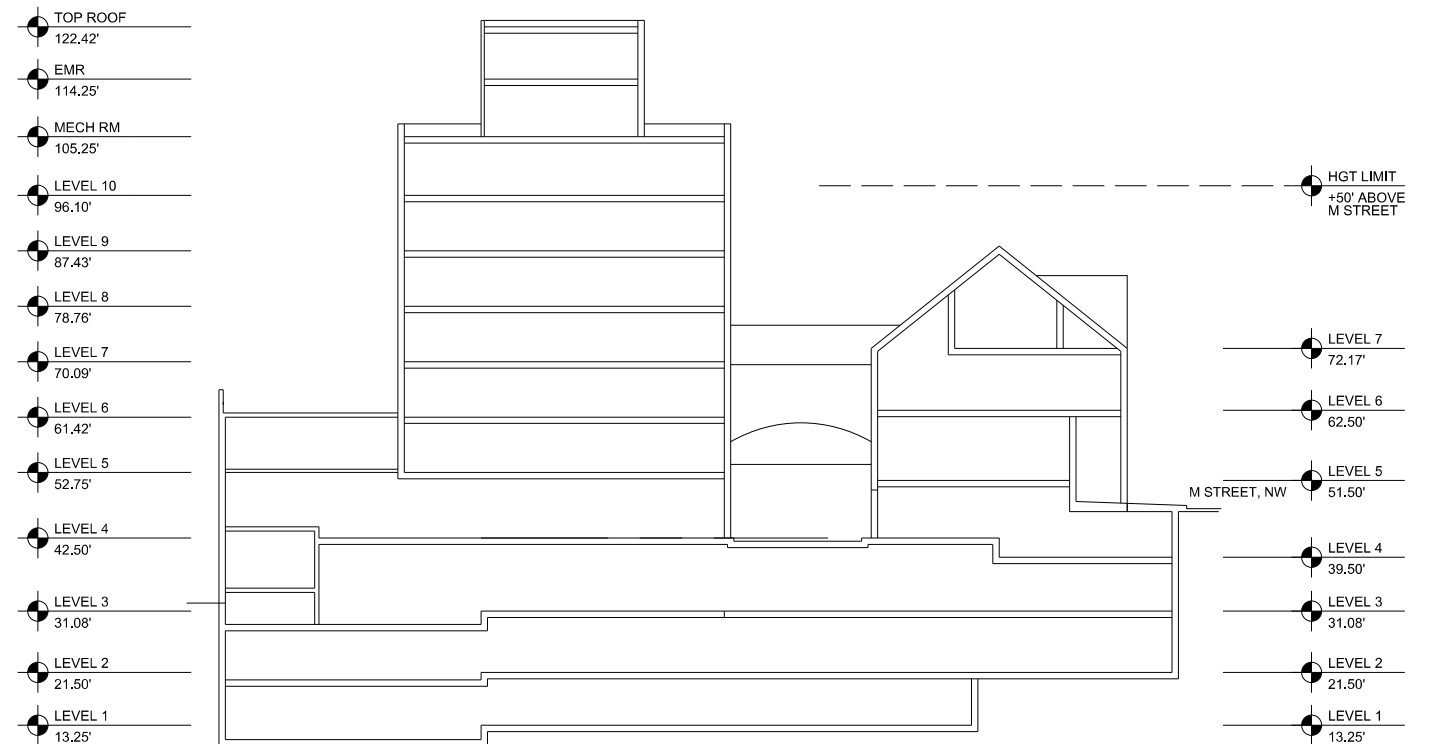


6. WEST ELEVATION

3000 M STREET, NW

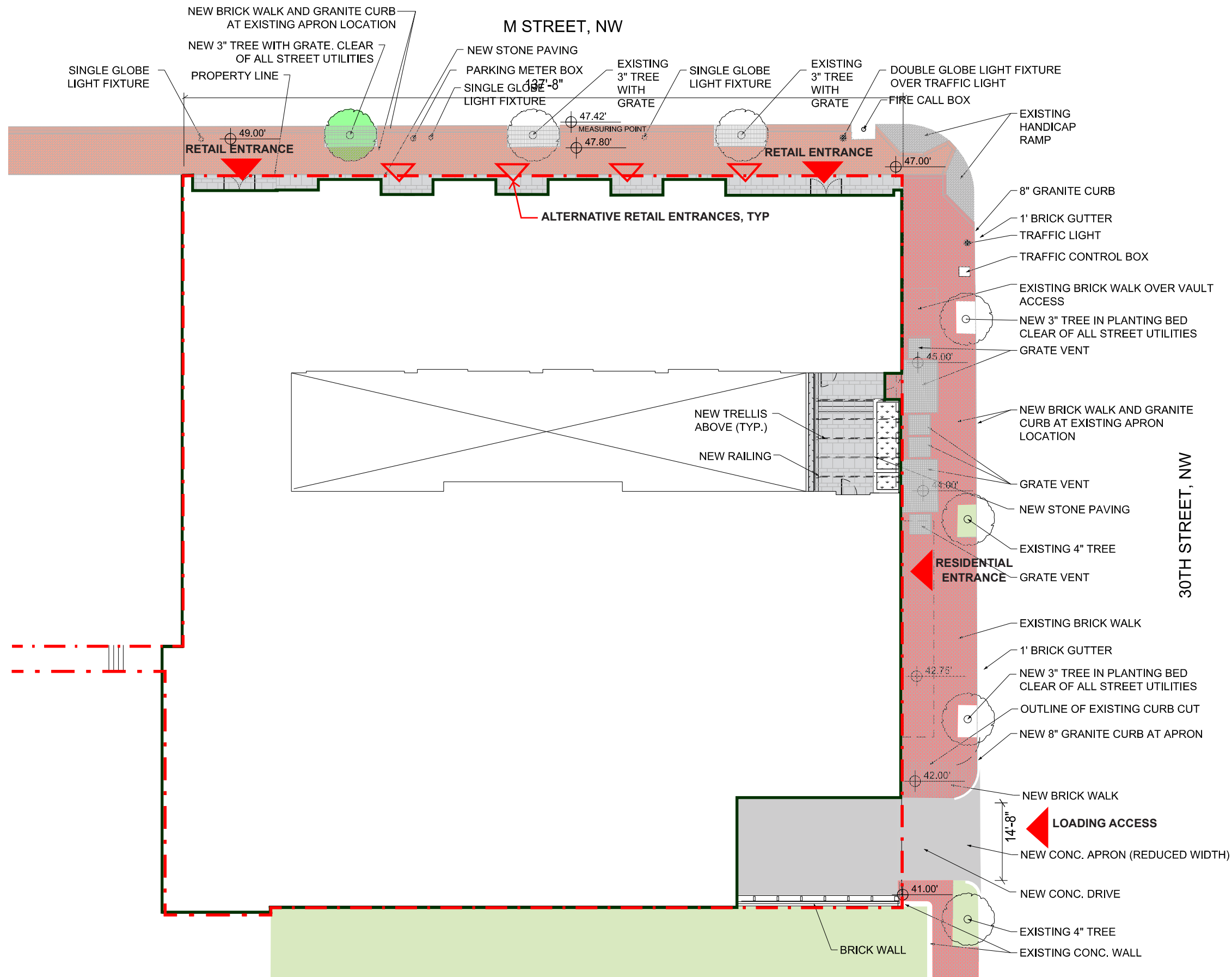


7. EAST/WEST SECTION

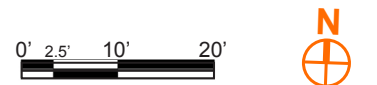
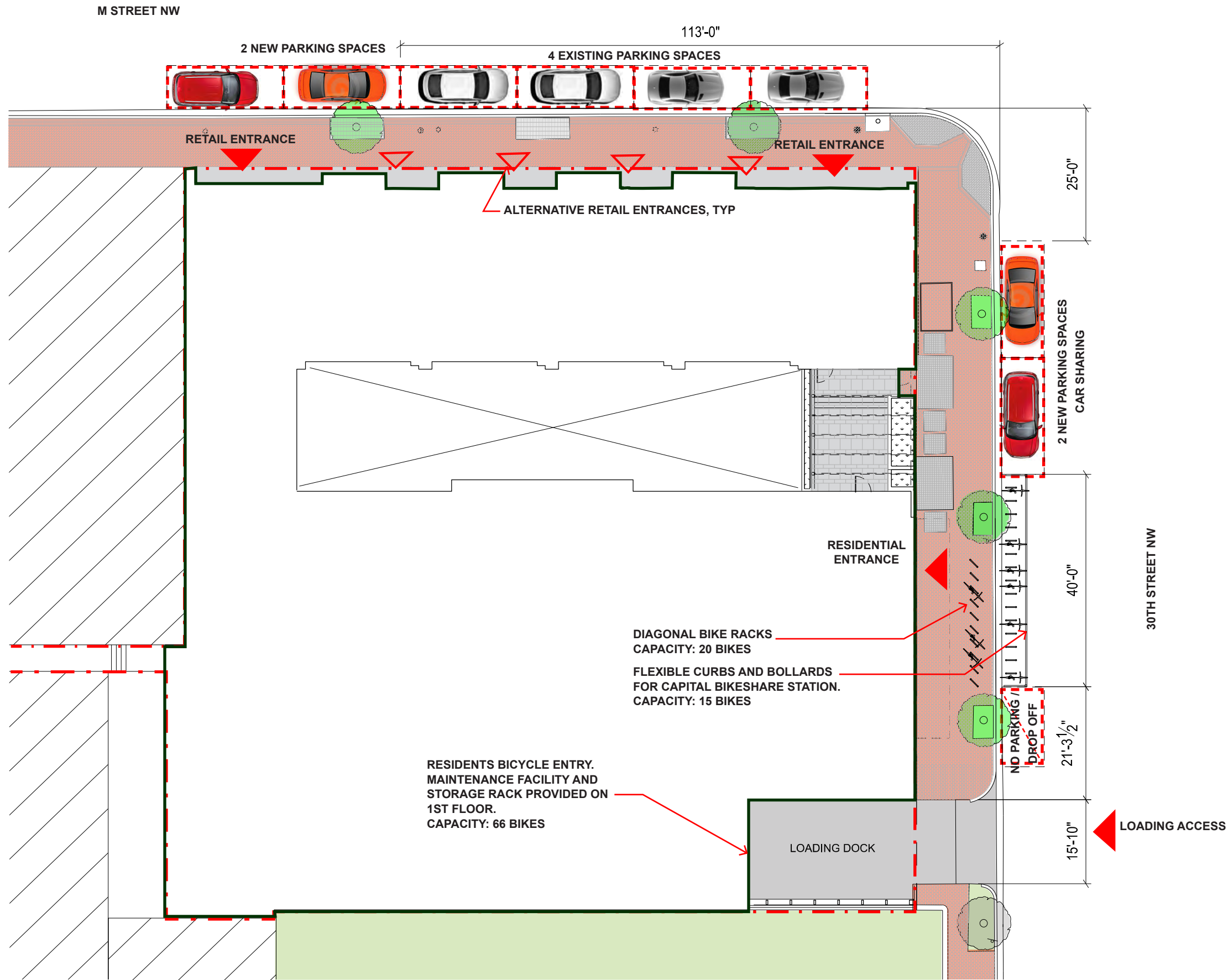


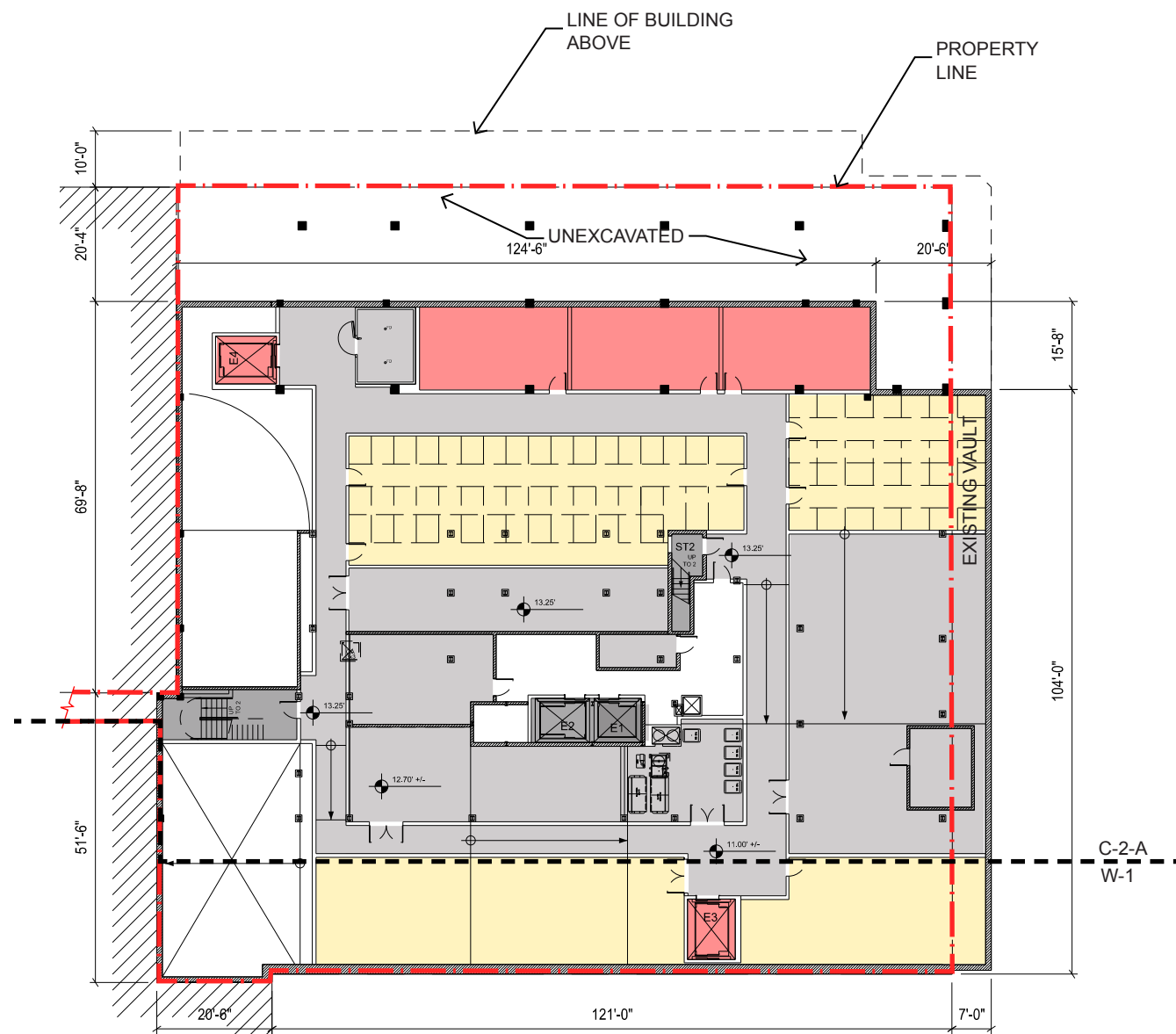
8. NORTH/SOUTH SECTION

shalom baranes associates architects

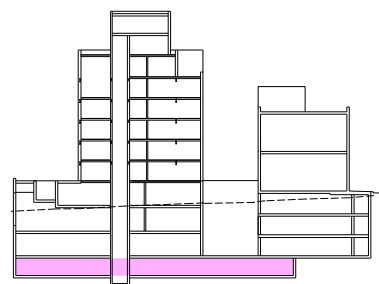


3000 M STREET, NW

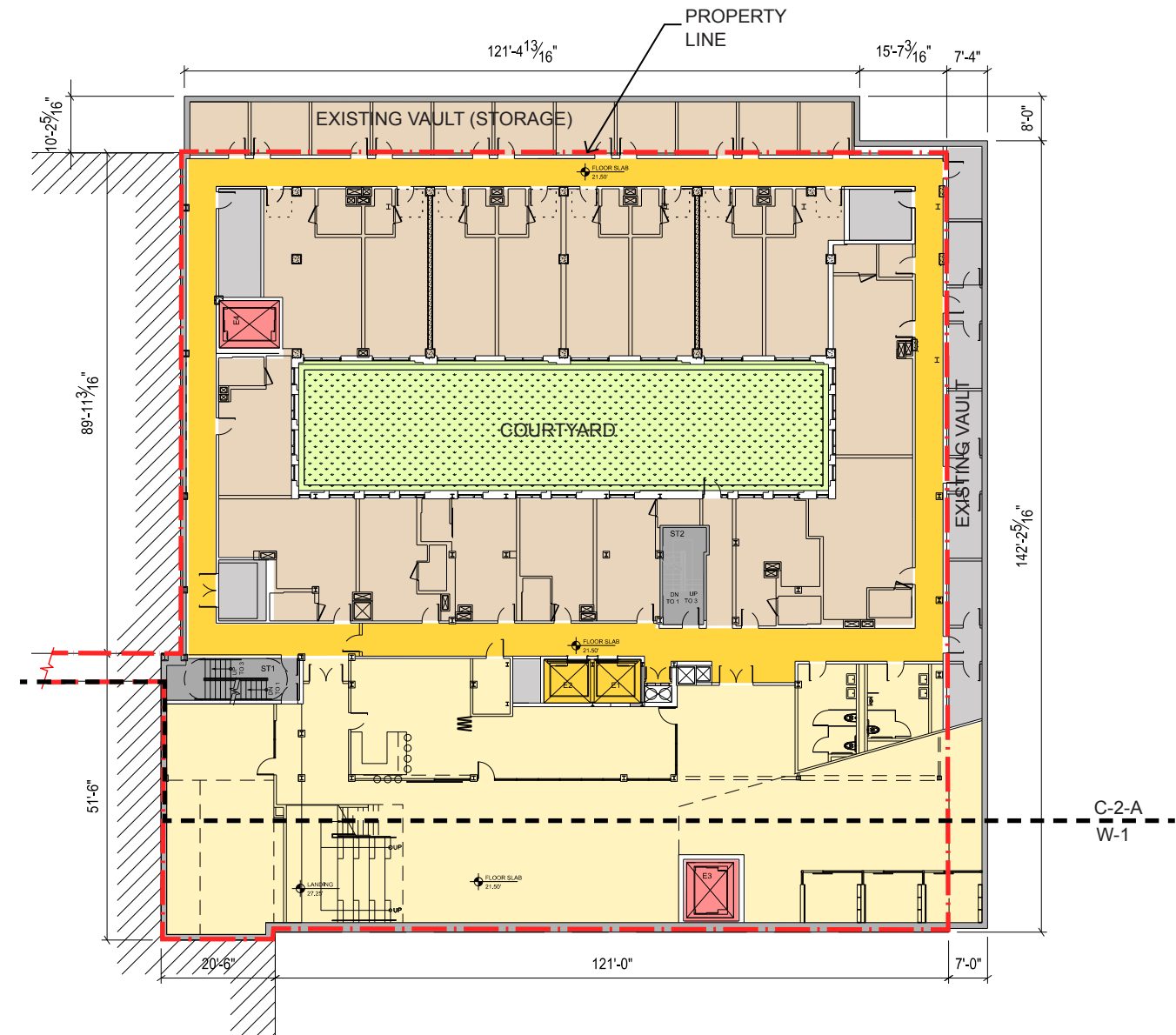




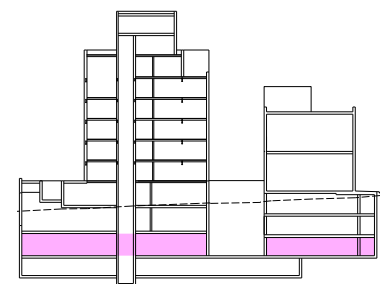
LEVEL 1



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 RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



LEVEL 2

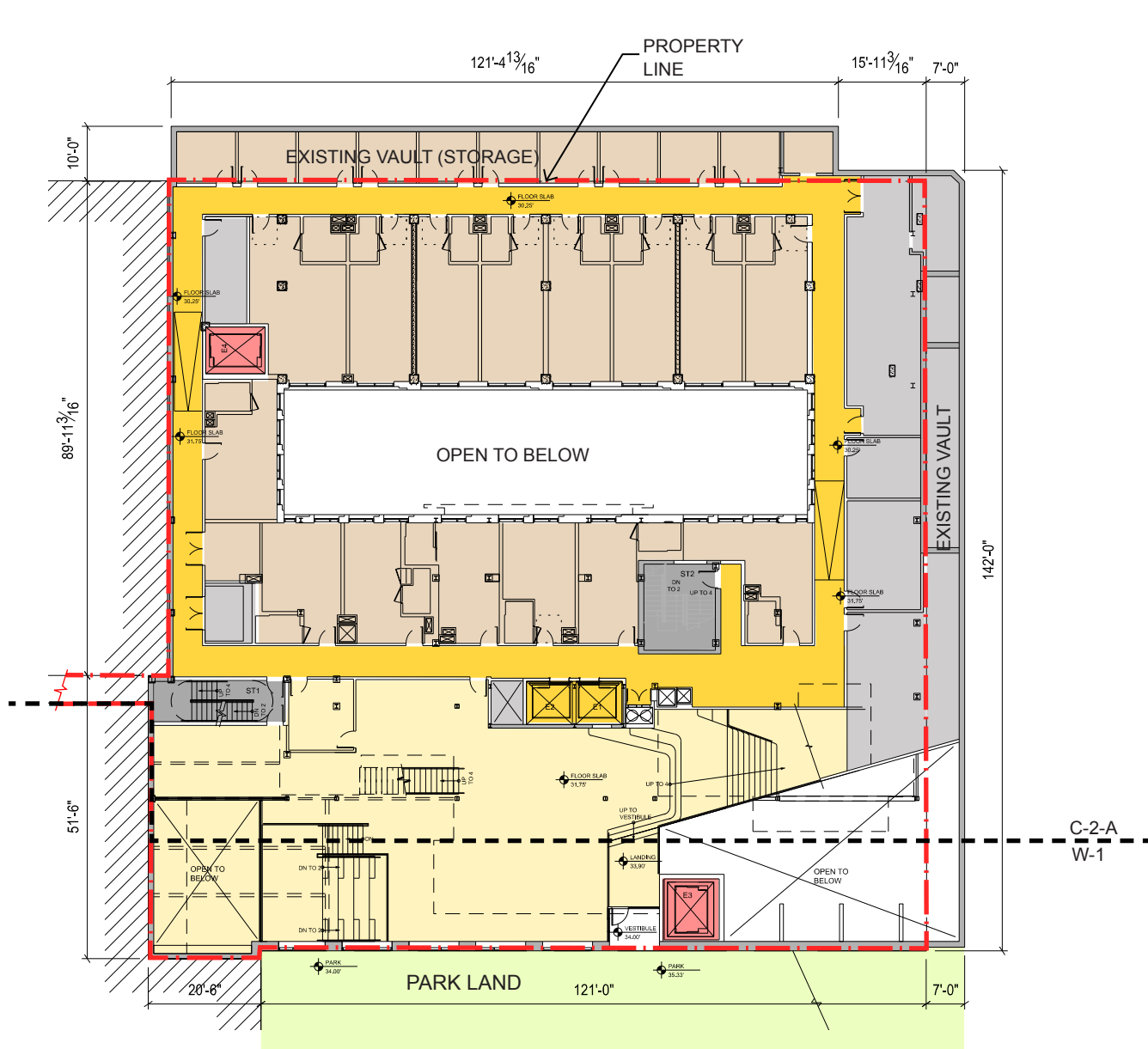


KEY:

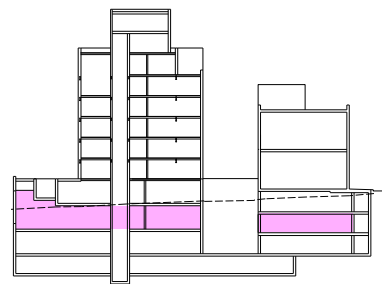
- | | |
|---------------------|----------------|
| RETAIL AREA | HARDCAPED AREA |
| RESIDENTIAL AREA | SERVICE/BOH |
| RESIDENTIAL AMENITY | PROPERTY LINE |
| LANDSCAPED AREA | ZONE BOUNDARY |

0' 3.75' 15' 30'



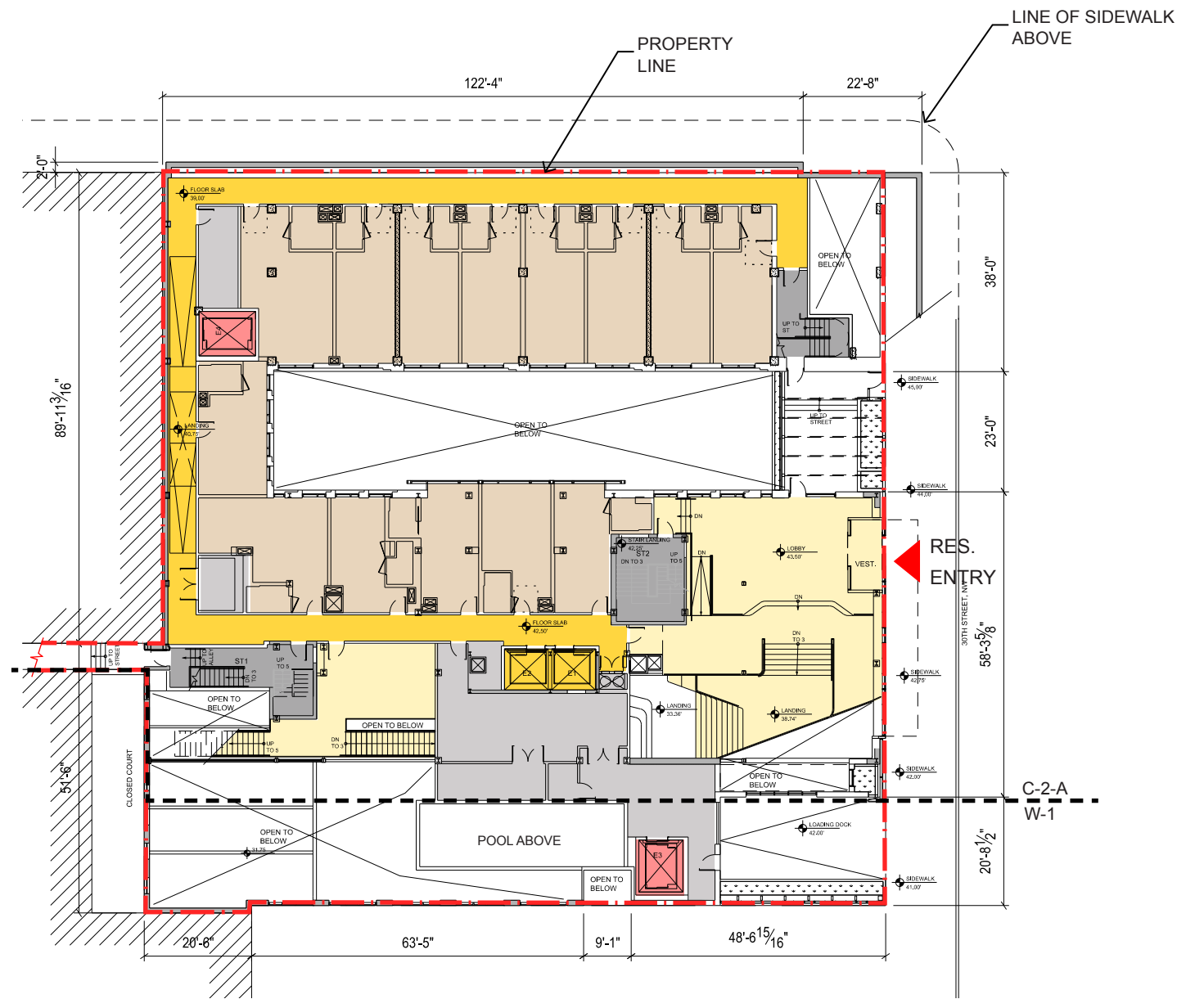


LEVEL 3

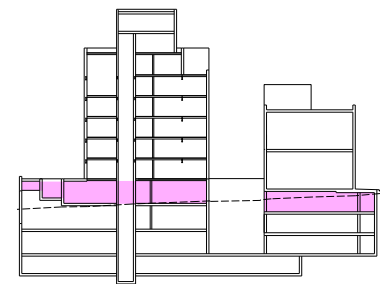


NOTES:

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



LEVEL 4



KEY:

- | | |
|---|---|
| RETAIL AREA | HARDSCAPED AREA |
| RESIDENTIAL AREA | SERVICE/BOH |
| RESIDENTIAL AMENITY | PROPERTY LINE |
| LANDSCAPED AREA | ZONE BOUNDARY |



3000 M STREET, NW

SB-Urban | AUG . 01 . 2 0 1 4 | ©2014 Shalom Baranes Associates, P.C.

shalom baranes associates

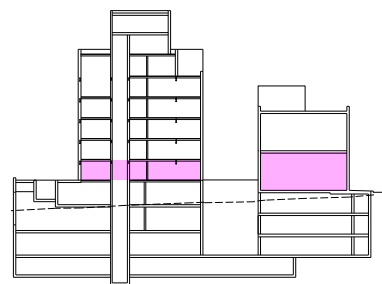
architects

PROPOSED FLOOR PLANS - LEVELS 3 & 4

A18



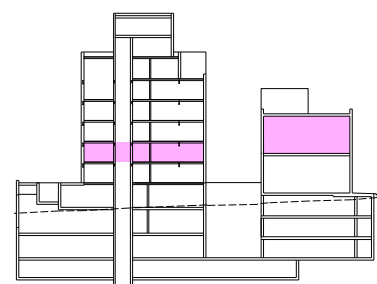
LEVEL 5



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 RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

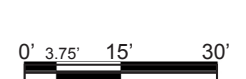


LEVEL 6



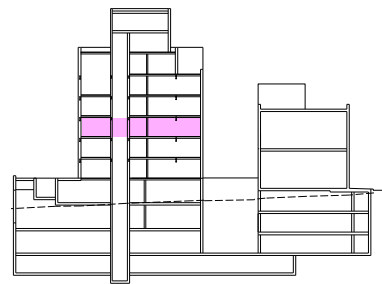
KEY:

- RETAIL AREA
- RESIDENTIAL AREA
- RESIDENTIAL AMENITY
- LANDSCAPED AREA
- HARDCAPED AREA
- SERVICE/BOH
- PROPERTY LINE
- ZONE BOUNDARY



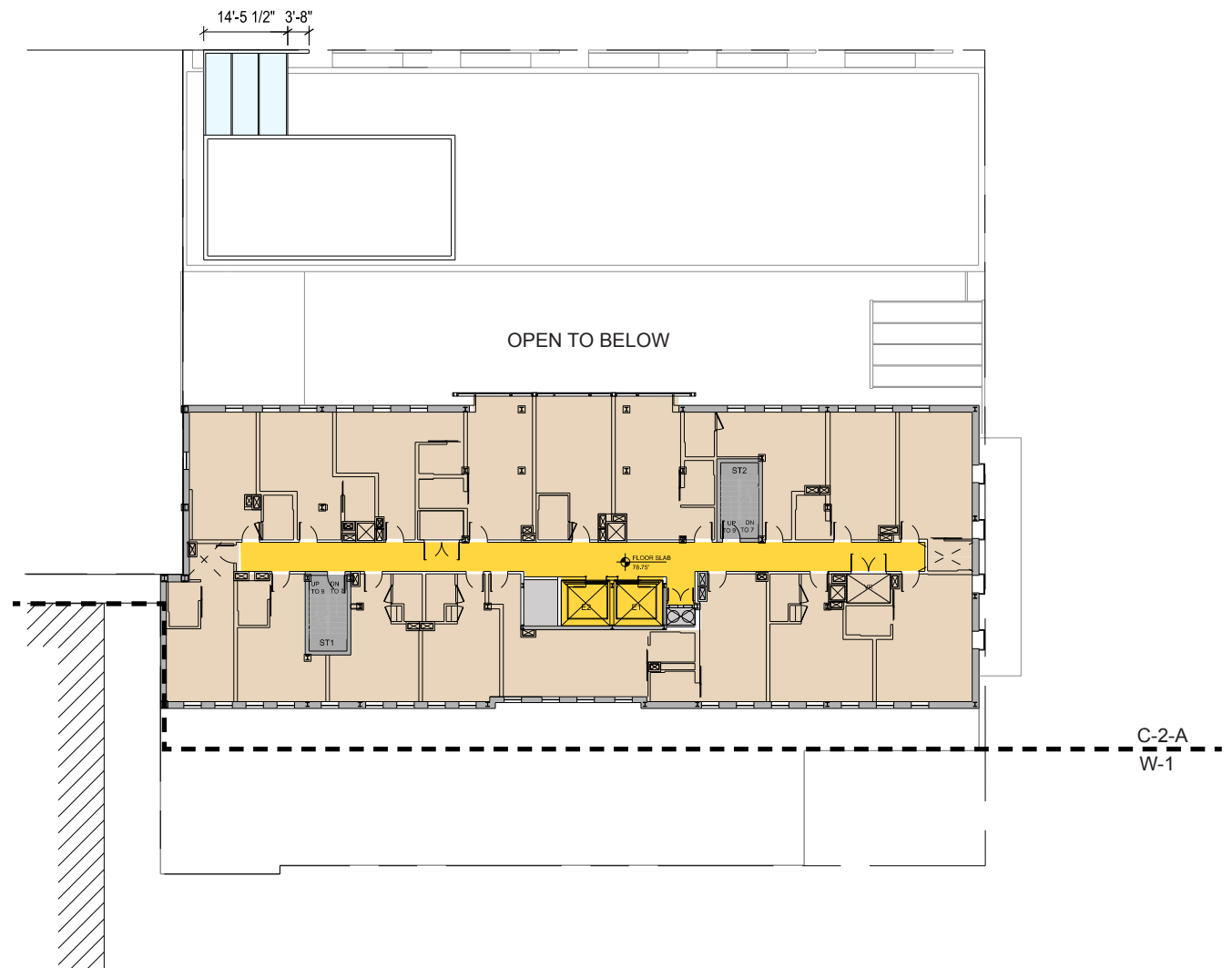


LEVEL 7

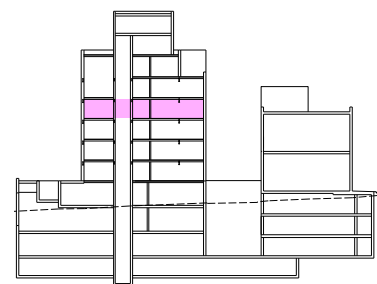


NOTES:

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



LEVEL 8



KEY:

- | | |
|---------------------|-----------------|
| RETAIL AREA | HARDSCAPED AREA |
| RESIDENTIAL AREA | SERVICE/BOH |
| RESIDENTIAL AMENITY | PROPERTY LINE |
| LANDSCAPED AREA | ZONE BOUNDARY |

0' 3.75' 15' 30'



3000 M STREET, NW

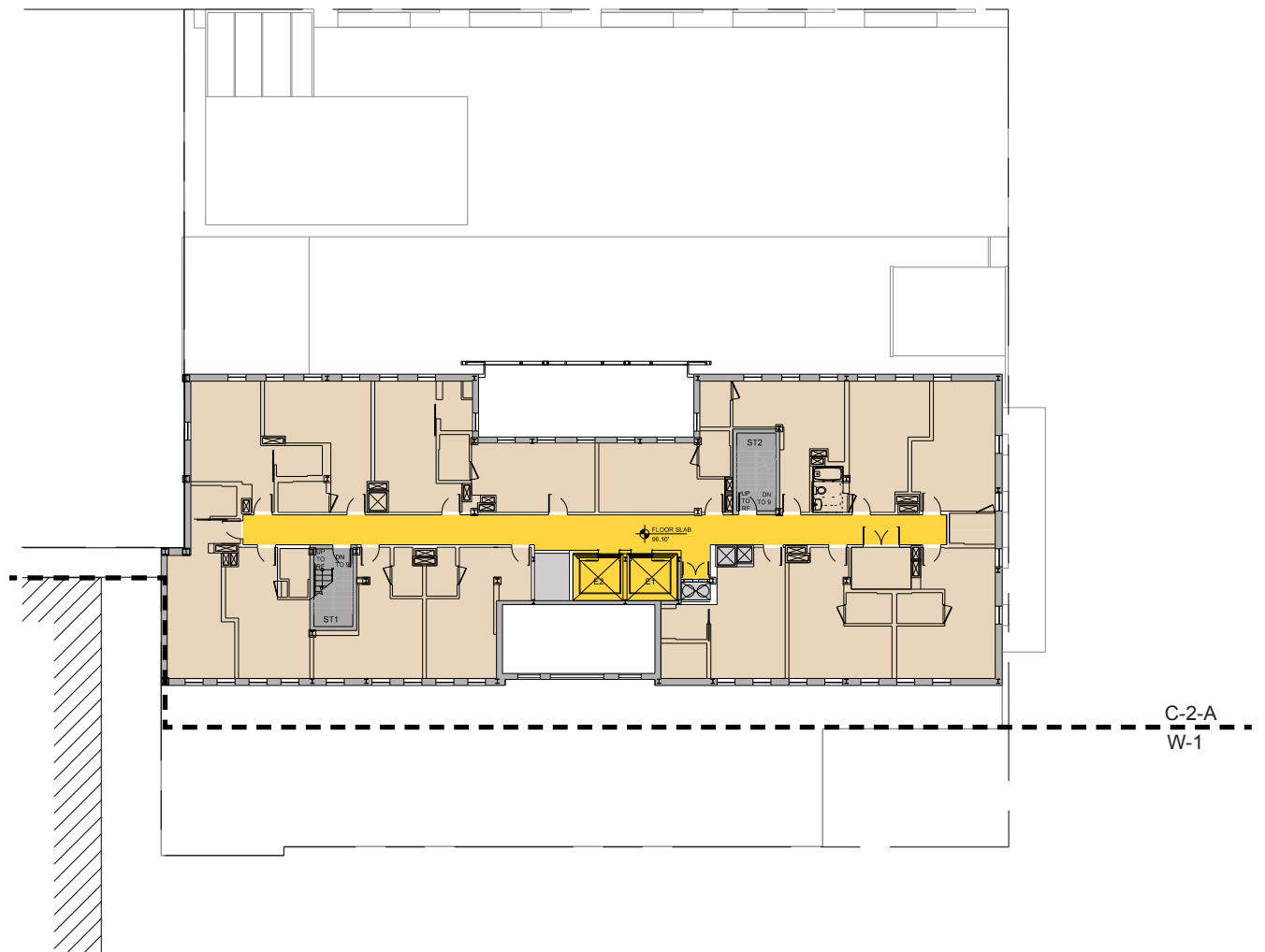
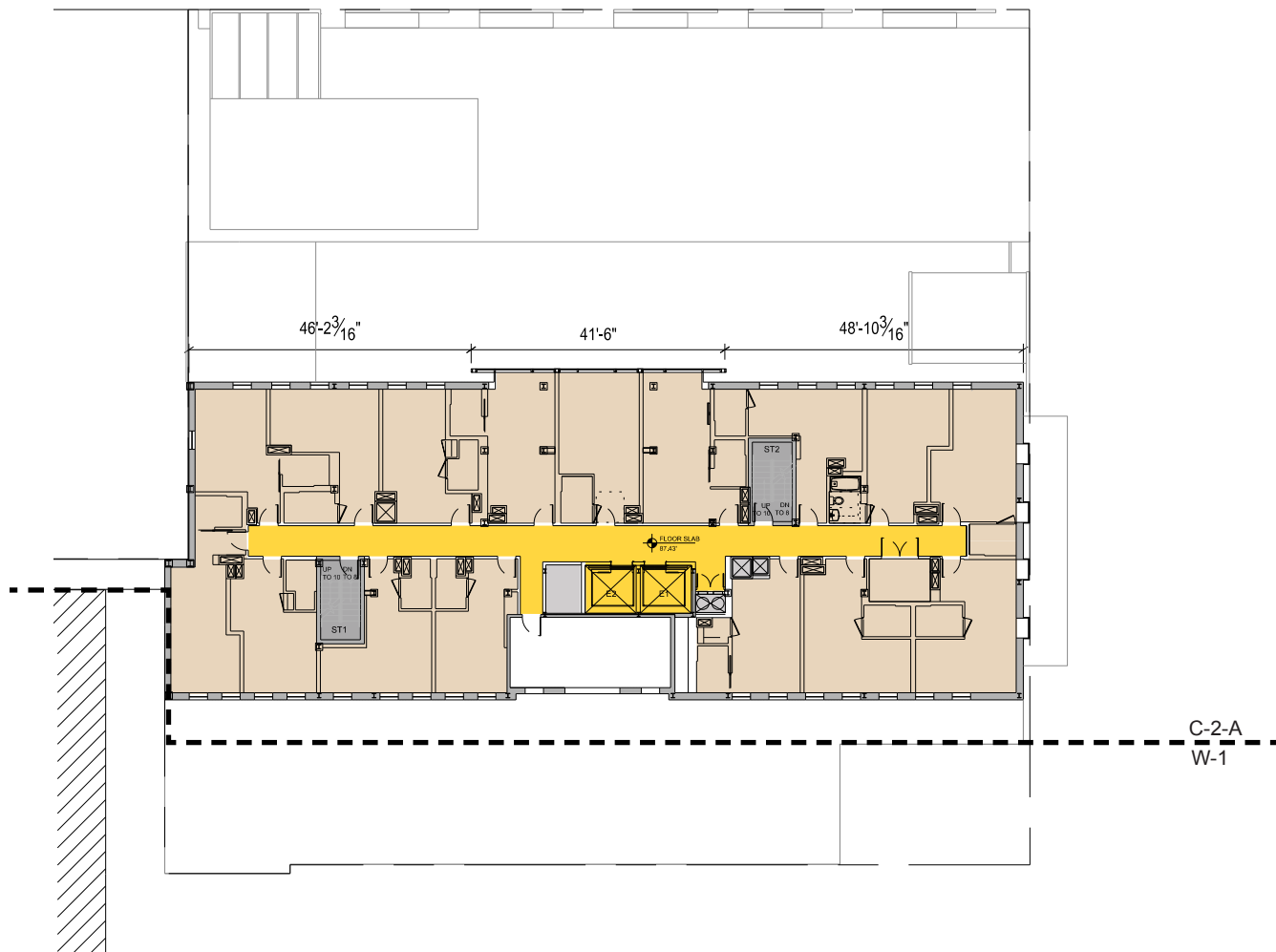
SB-Urban | AUG . 01. 2 0 1 4 | ©2014 Shalom Baranes Associates, P.C.

shalom baranes associates

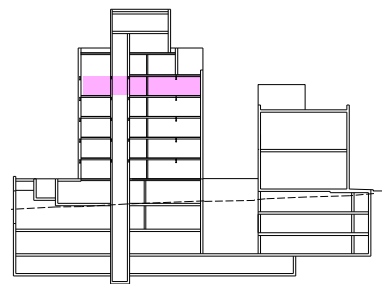
architects

PROPOSED FLOOR PLANS - LEVELS 7 & 8

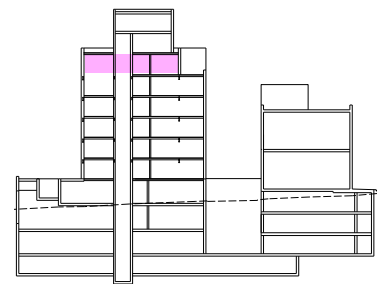
A20



LEVEL 9



LEVEL 10



KEY:

- | | |
|---------------------|-----------------|
| RETAIL AREA | HARDSCAPED AREA |
| RESIDENTIAL AREA | SERVICE/BOH |
| RESIDENTIAL AMENITY | PROPERTY LINE |
| LANDSCAPED AREA | ZONE BOUNDARY |

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 RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

0' 3.75' 15' 30'

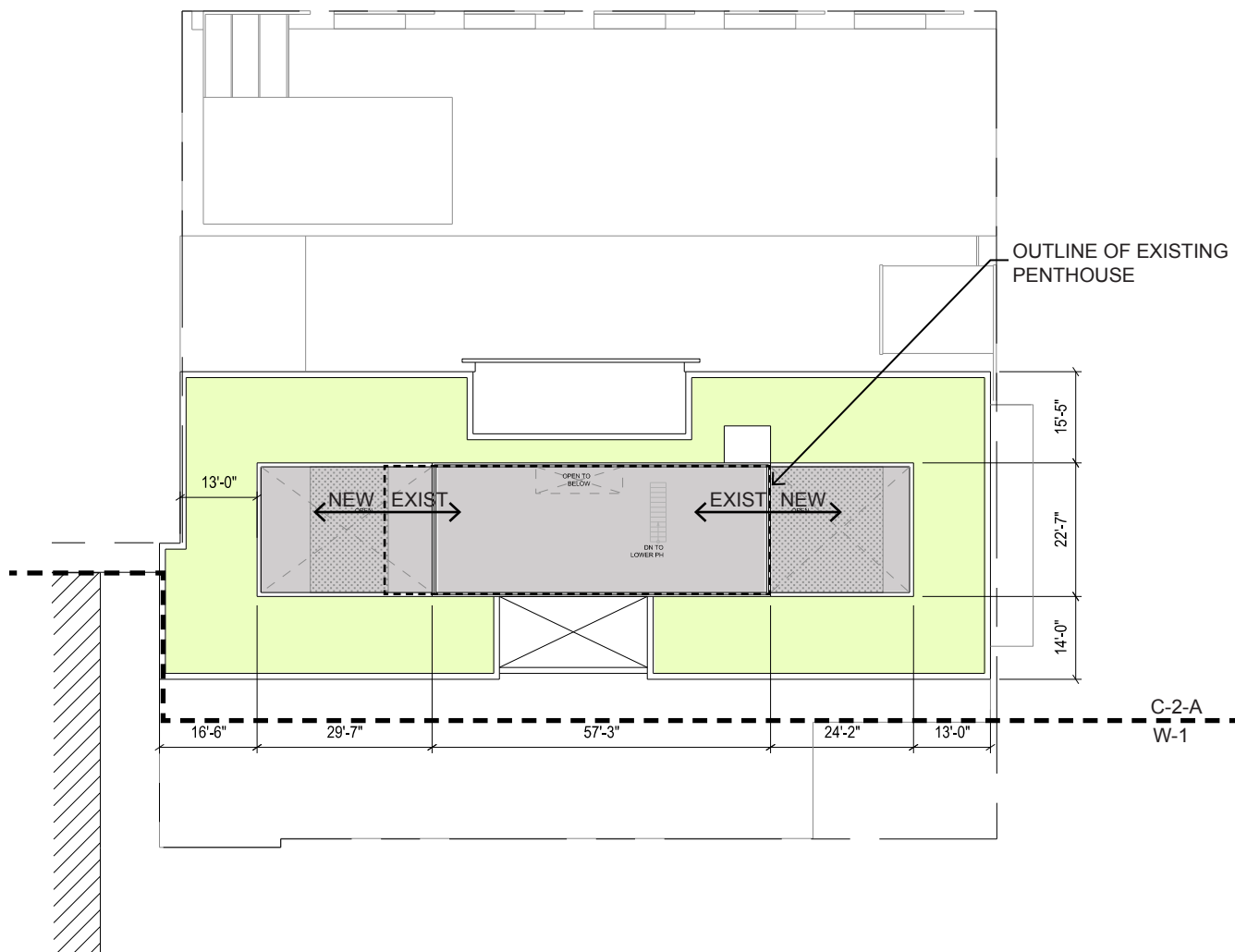


3000 M STREET, NW

SB-Urban | AUG . 01. 2 0 1 4 | ©2014 Shalom Baranes Associates, P.C.

shalom baranes associates architects

PROPOSED FLOOR PLANS - LEVELS 9 & 10 A21

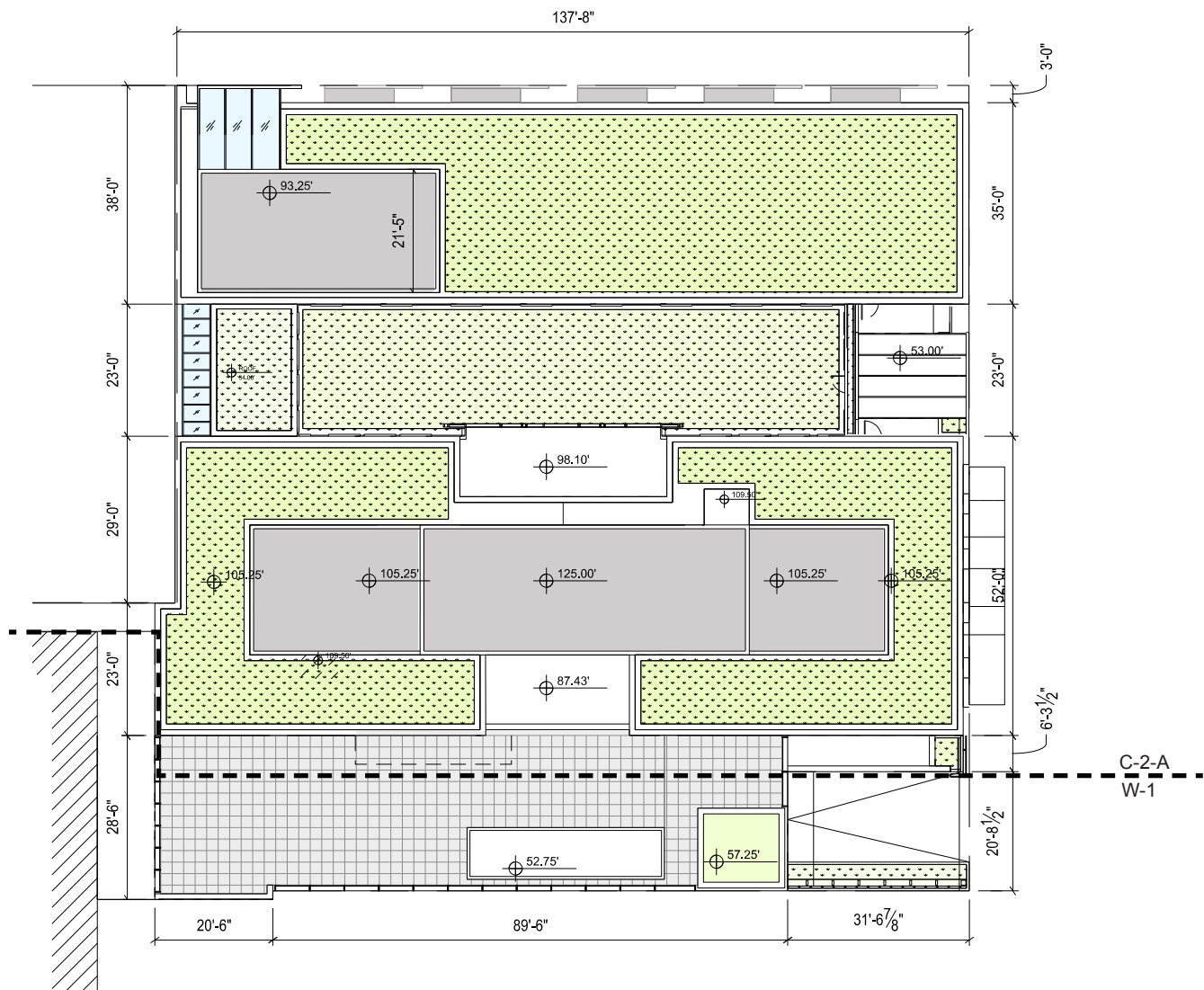


ROOF PLAN

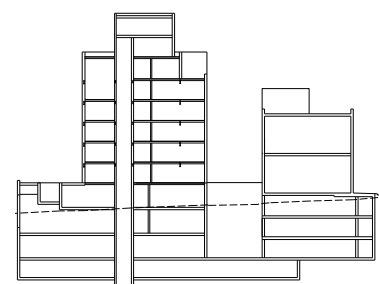


NOTES:

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



COMPOSITE
ROOF PLAN



KEY:

- | | |
|---|---|
| RETAIL AREA | SERVICE/BOH |
| RESIDENTIAL AREA | LANDSCAPED AREA |
| RESIDENTIAL AMENITY | HARDSCAPED AREA |
| | PROPERTY LINE |
| | ZONE BOUNDARY |

0' 3.75' 15' 30'



3000 M STREET, NW

SB-Urban | AUG . 01. 2 0 1 4 | ©2014 Shalom Baranes Associates, P.C.

shalom baranes associates

architects

PROPOSED FLOOR PLANS - ROOF & COMPOSITE ROOF

A22

7/8/2014

Proposed Design Solution Values		Area	Multiplier	Landscape Value
Mews				
Overall Space Area		2300		
Landscape area		2163	0.6	1297.8
Ground cover		2163	0.2	432.6
Plants count 9 sf per plant	50 plts x 9	450	0.3	135
Retail Roof Plantings				
Overall Area		5031		
Landscape area		3543	0.6	2125.8
Ground Cover plantings		3543	0.2	708.6
Native Species		3543	0.1	354.3
Plants count 9 sf per plant	20 plts x 9	180	0.3	54
South Tower Roof				
Green Roof Area		2773	0.6	1663.8
Hyphen-West Side		345	0.6	207
Greenscreen Planters		235	0.6	141
Harvesting Stormwater		19953	0.1	1995.3
Pool Deck		3028		
Water feature - Pool		0	0.2	0
Landscape area		210	0.6	126
Ground Cover plantings		210	0.2	42
Planted Walls				
South Wall - North Retail		1100	0.6	660
South Wall - South Property Line		300	0.6	180
30th St Wall		400	0.6	240
Totals				10363.2
Points over Required Goal				4377

10000 SF

3,000 SF

2,163 SF

1,427 SF

1,346 SF

345 SF

210 SF

129 SF

22 SF

65 SF

19 SF

93.25'

21'-5"

54.00'

53.00'

98.10'

105.25'

105.25'

125.00'

105.25'

105.25'

109.50'

109.50'

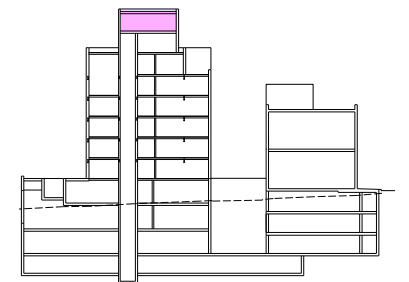
87.43'

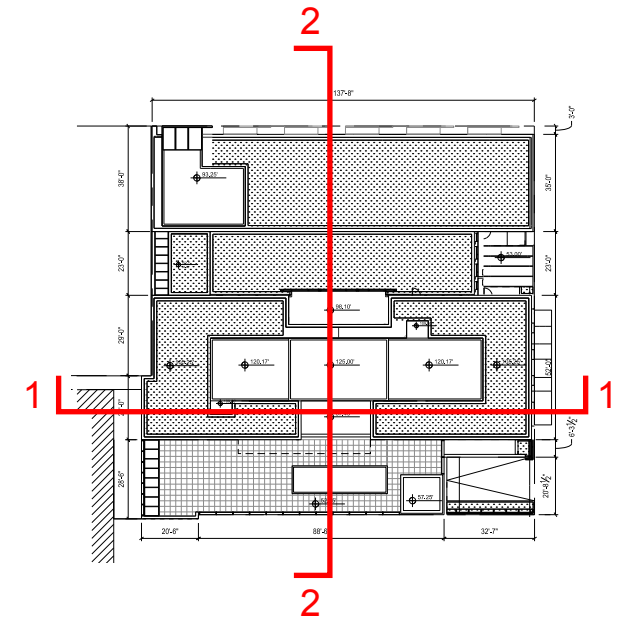
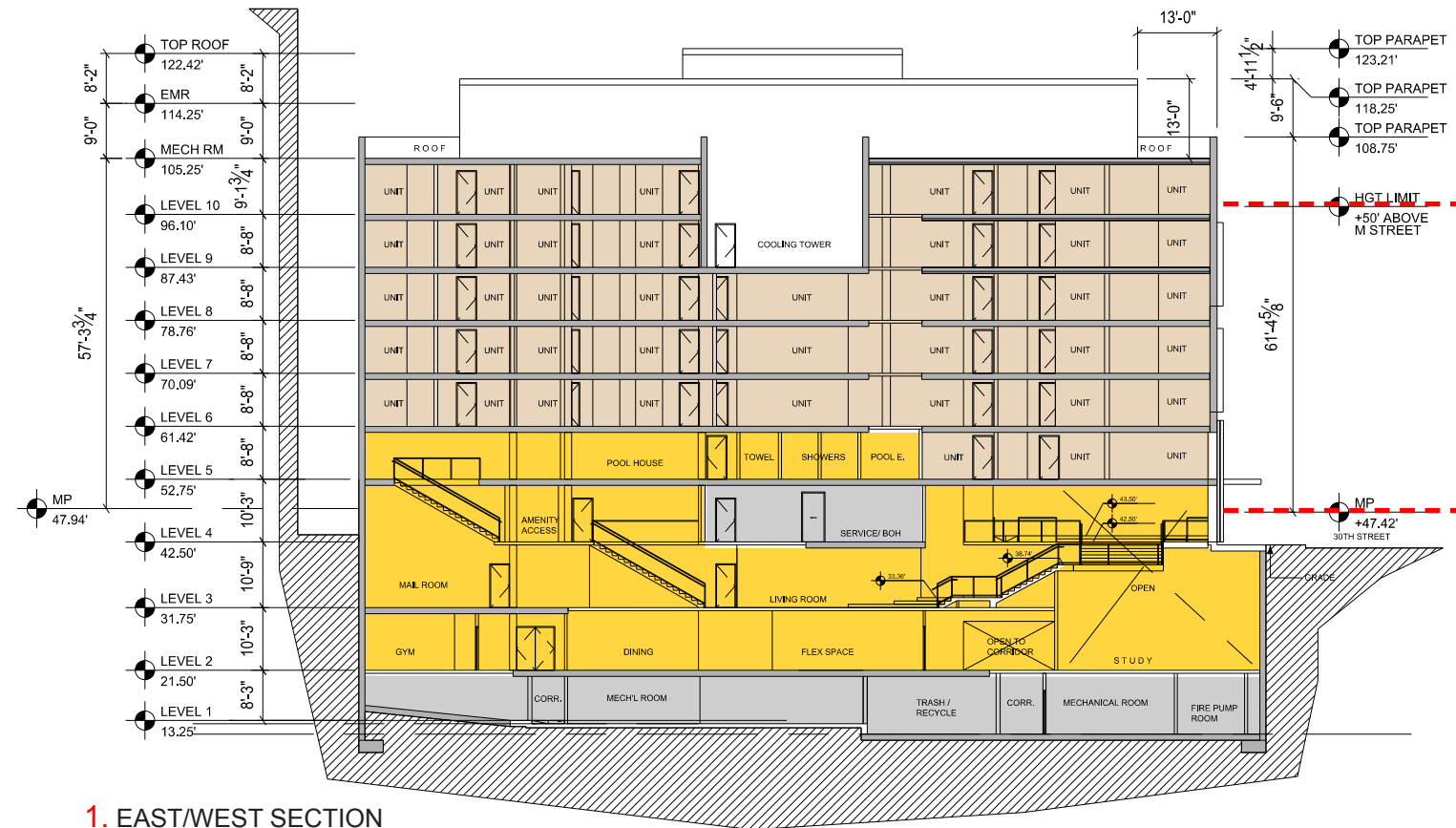
52.75'

57.25'

1865.42'

3242.7'





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 RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

2. NORTH/SOUTH SECTION

KEY:

 RETAIL AREA

 RESIDENTIAL AREA

 RESIDENTIAL AMENITY

 LANDSCAPED AREA

 HARDSCAPED AREA☐ SERVICE/BOH

--- PROPERTY LINE

---- ZONE BOUNDARY

