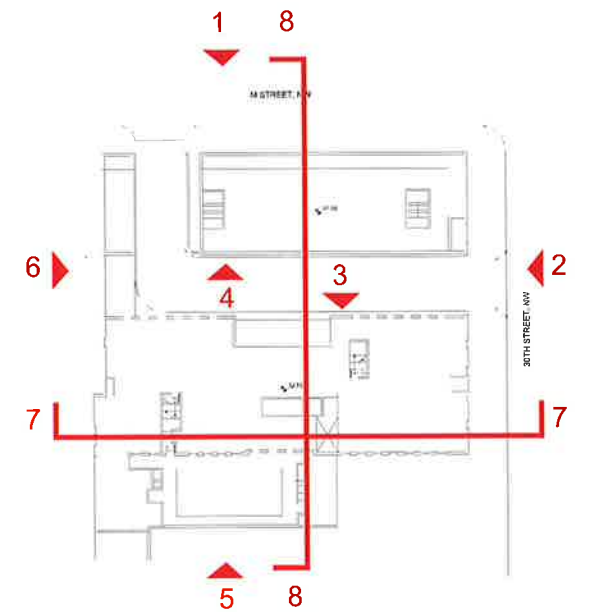




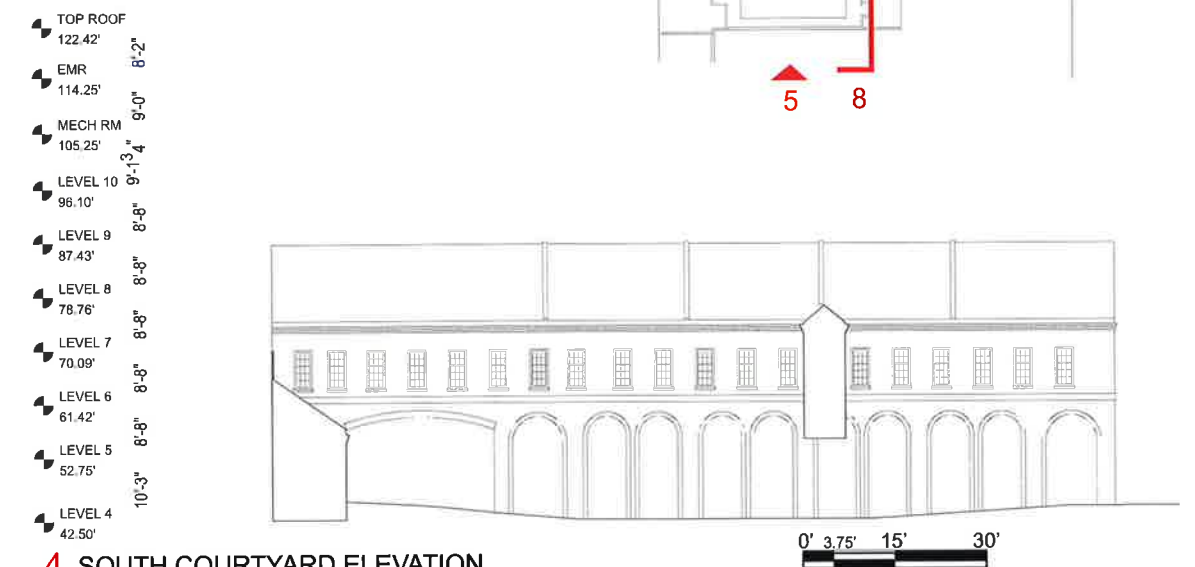
1. M STREET (NORTH) ELEVATION



3. NORTH COURTYARD ELEVATION



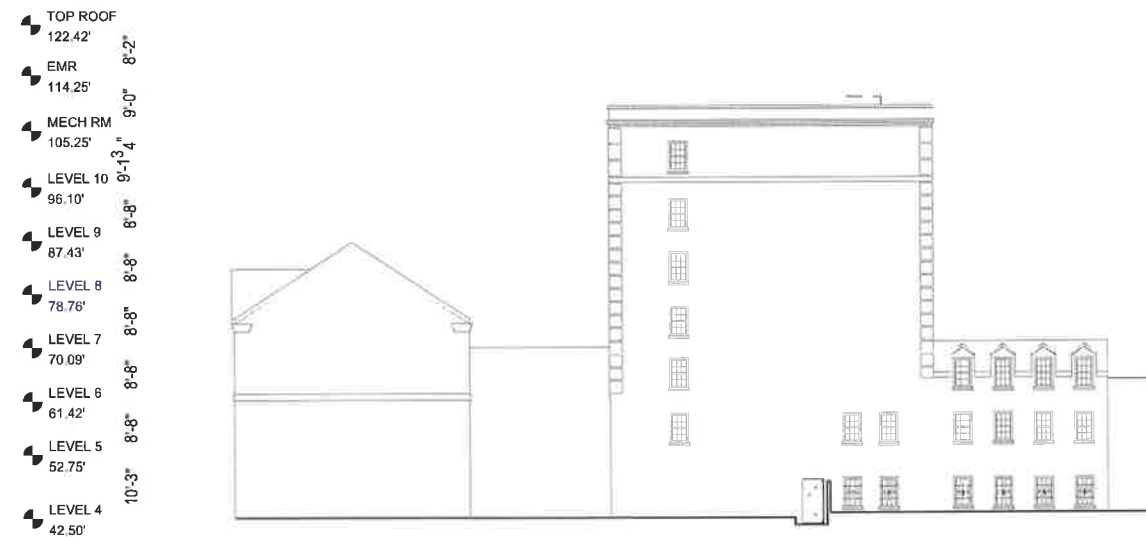
2. 30TH STREET (EAST) ELEVATION



4. SOUTH COURTYARD ELEVATION



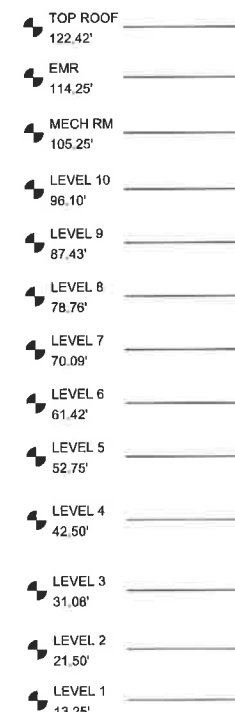
5. SOUTH ELEVATION



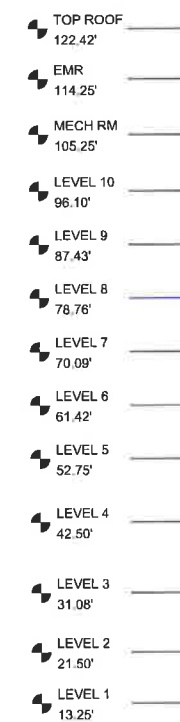
6. WEST ELEVATION

3000 M STREET, NW
THOR EQUITIES

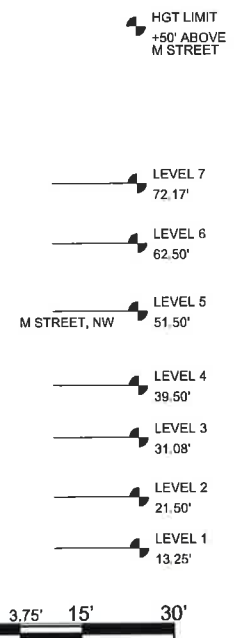
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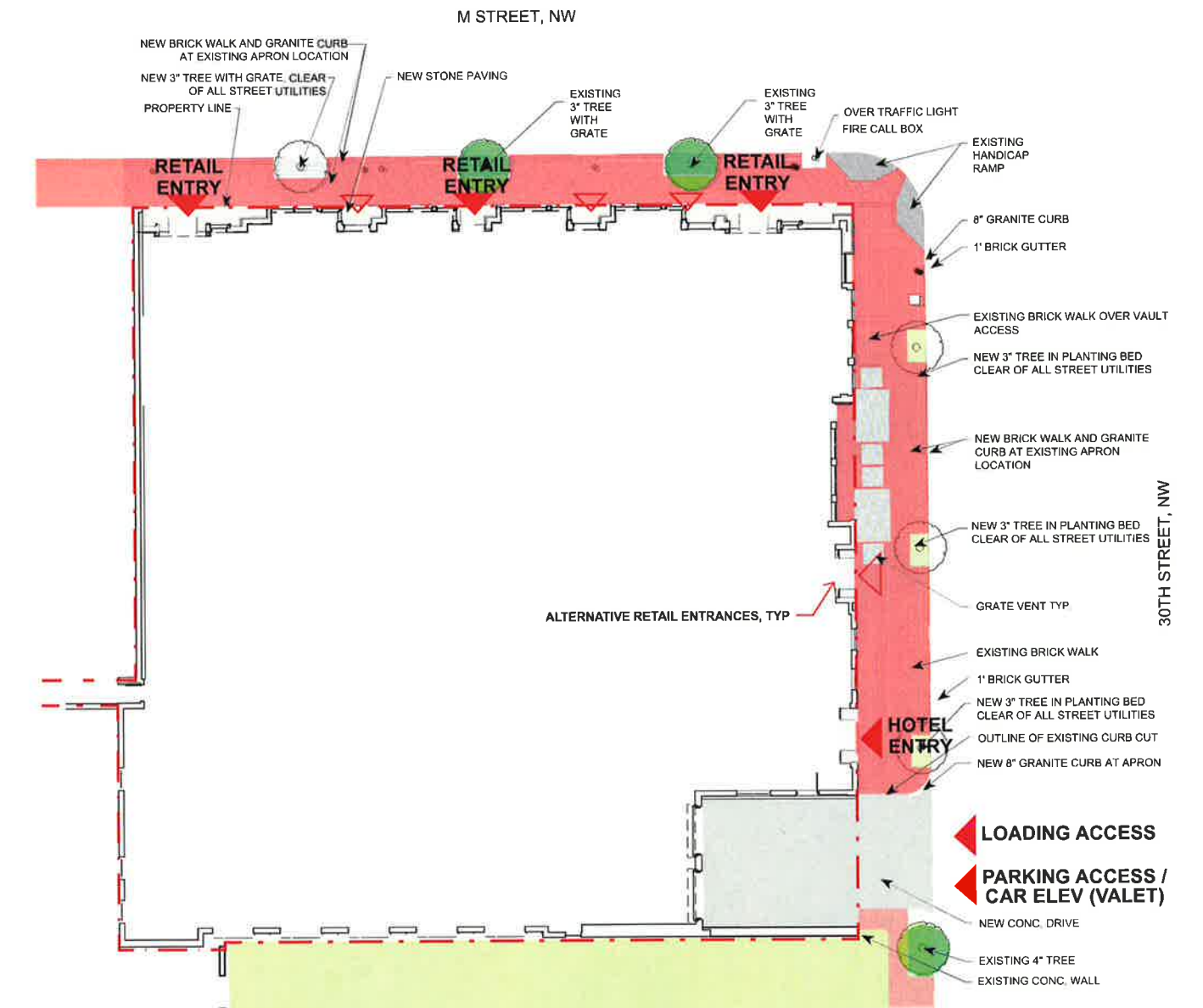
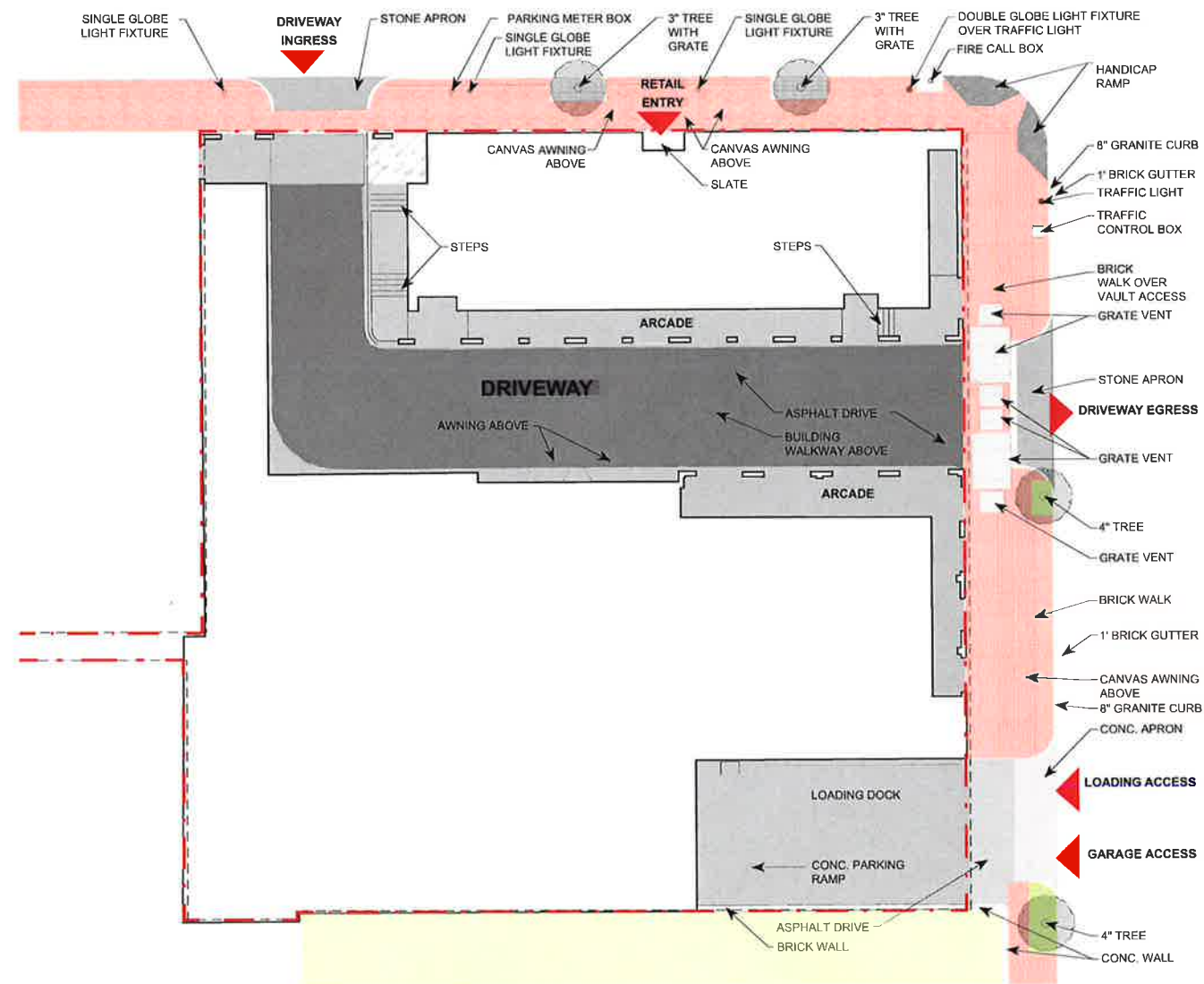


7. EAST/WEST SECTION



8. NORTH/SOUTH SECTION





EXISTING

PROPOSED



3000 M STREET, NW

THOR EQUITIES

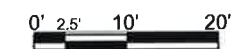
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EXISTING AND PROPOSED SITE PLANS- CURB AND SIDEWALK TREATMENT

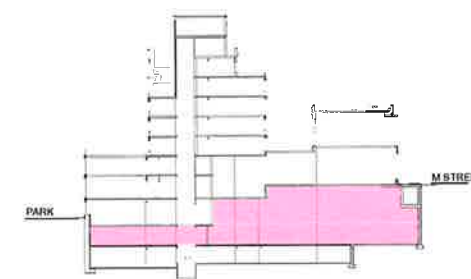
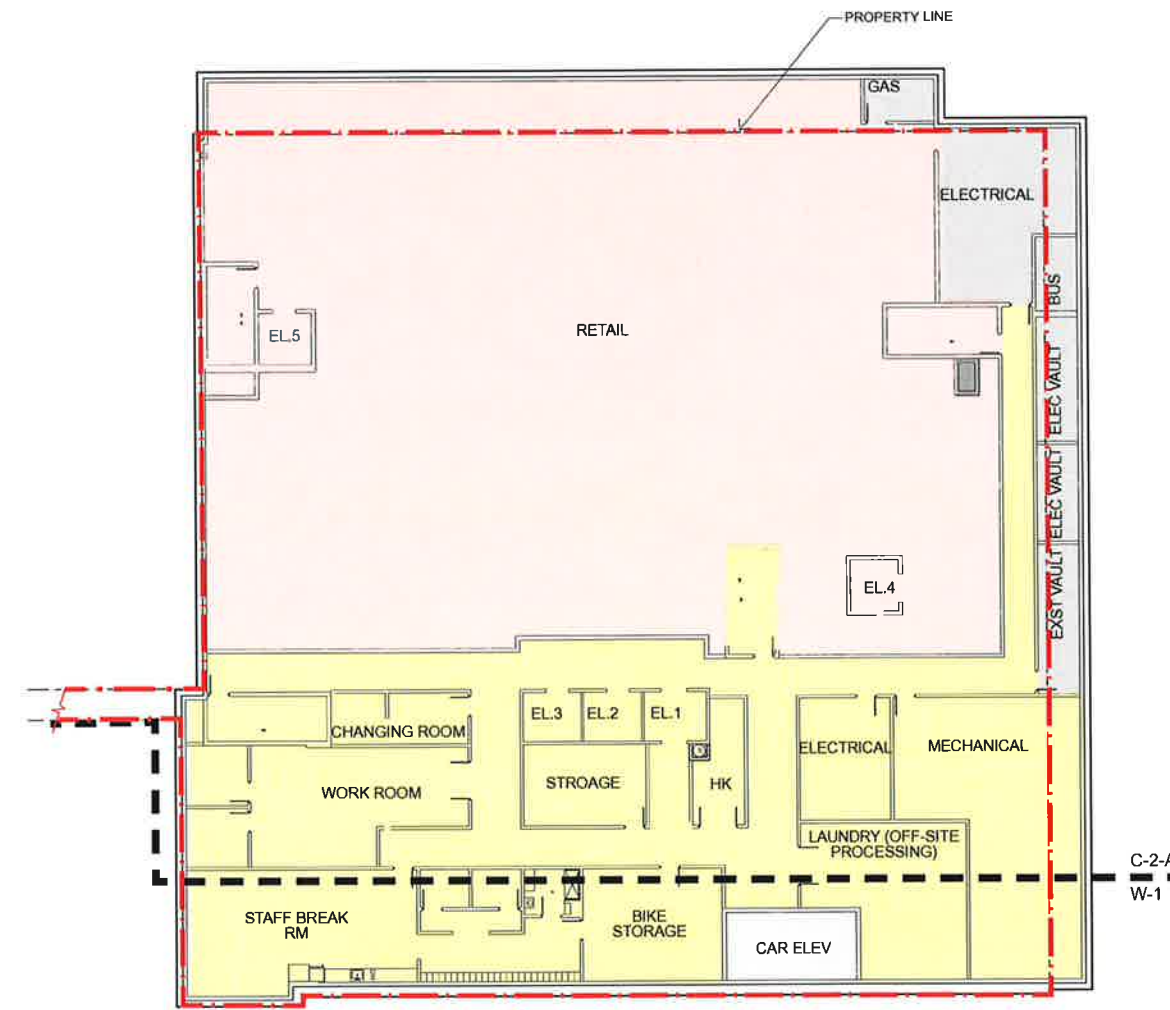
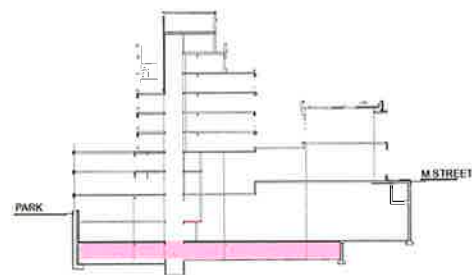
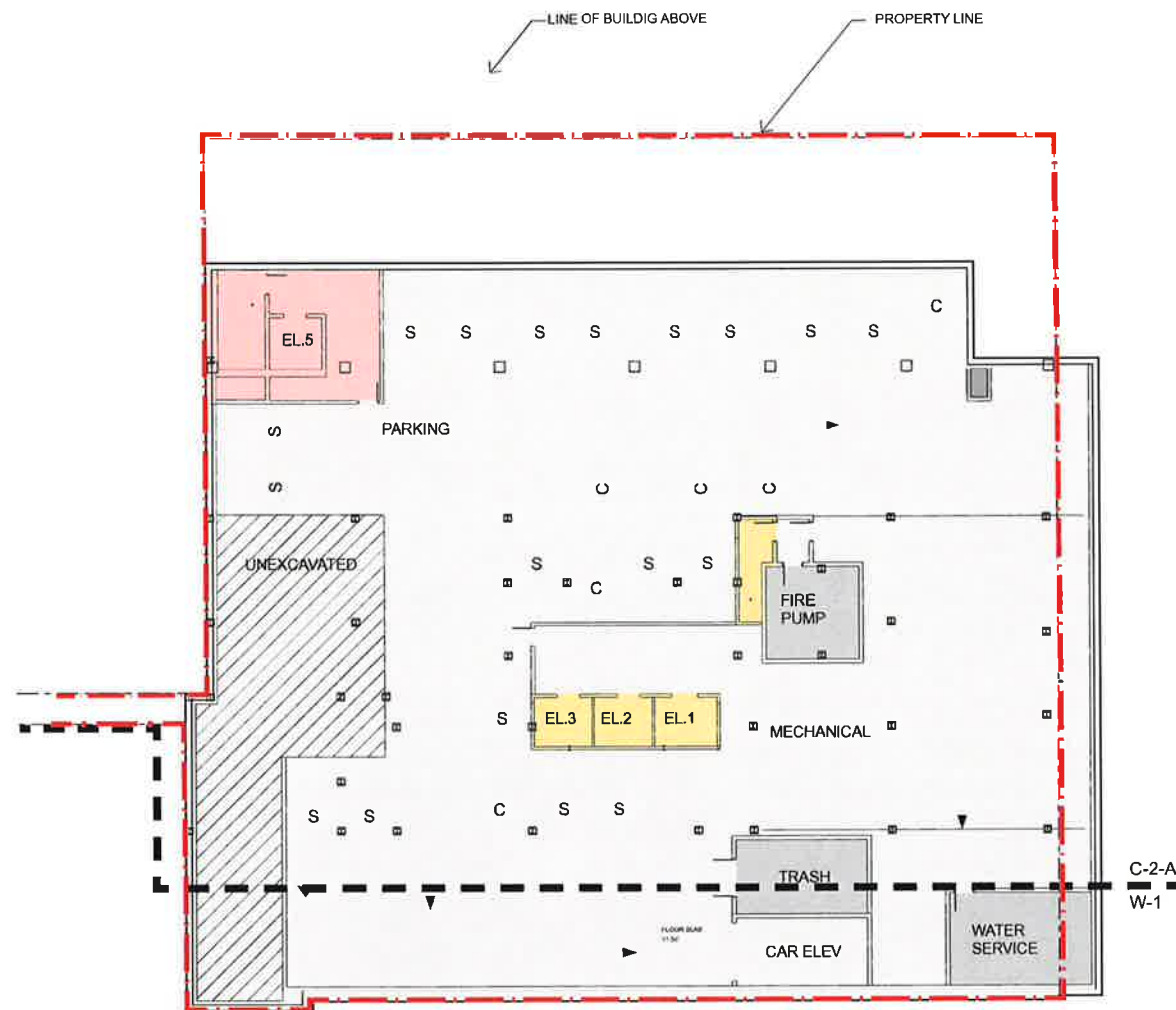
A15

113'-0"



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PROPOSED SITE PLANS - CURB AND SIDEWALK TREATMENT | A16



- KEY:**
- RETAIL
 - HOTEL - KEYS
 - HOTEL
 - LANDSCAPED AREA
 - HARDSCAPED AREA
 - CORE / SERVICE
 - PARKING

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.

3000 M STREET, NW

THOR EQUITIES

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0' 3.75' 15' 30'

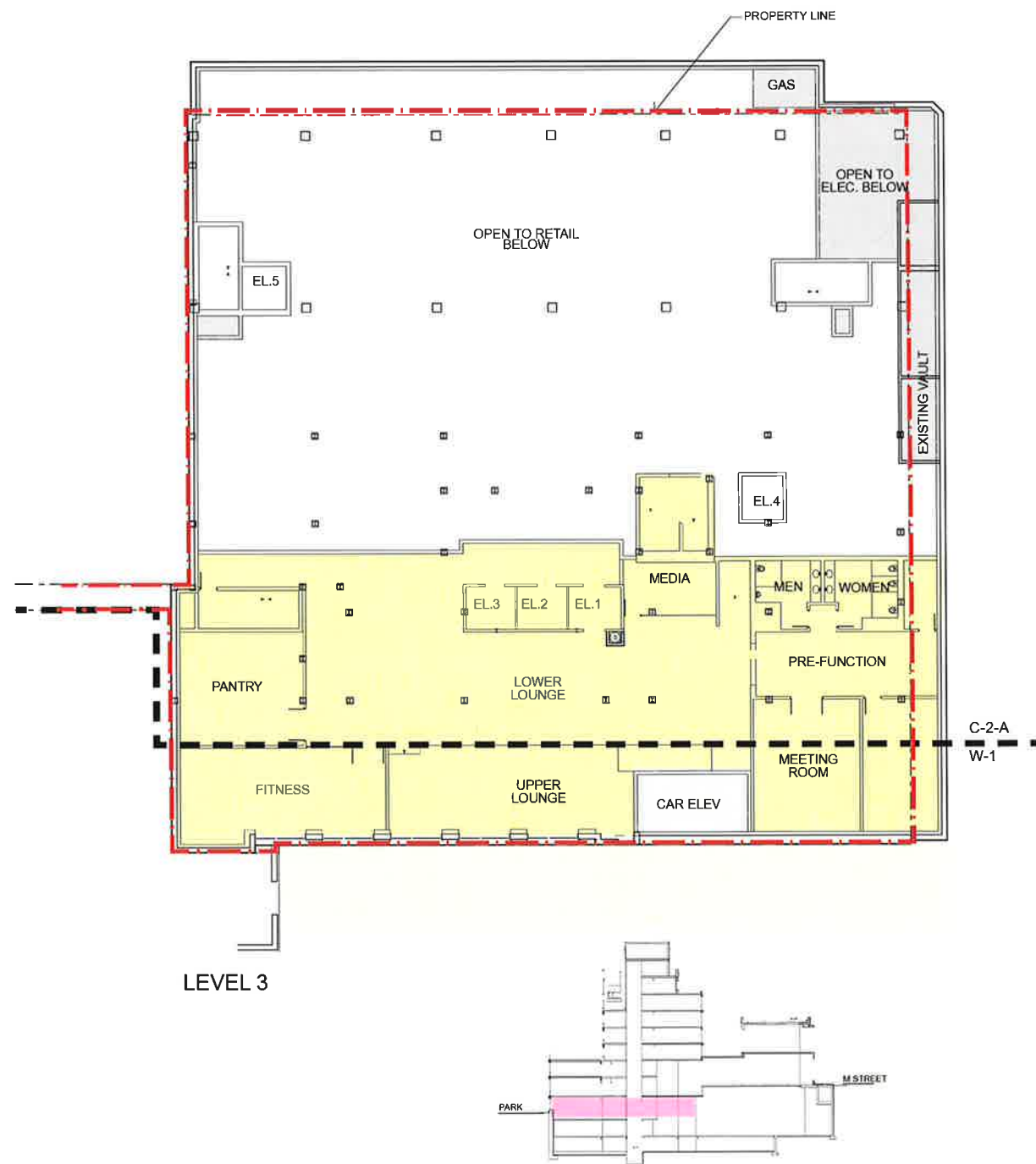


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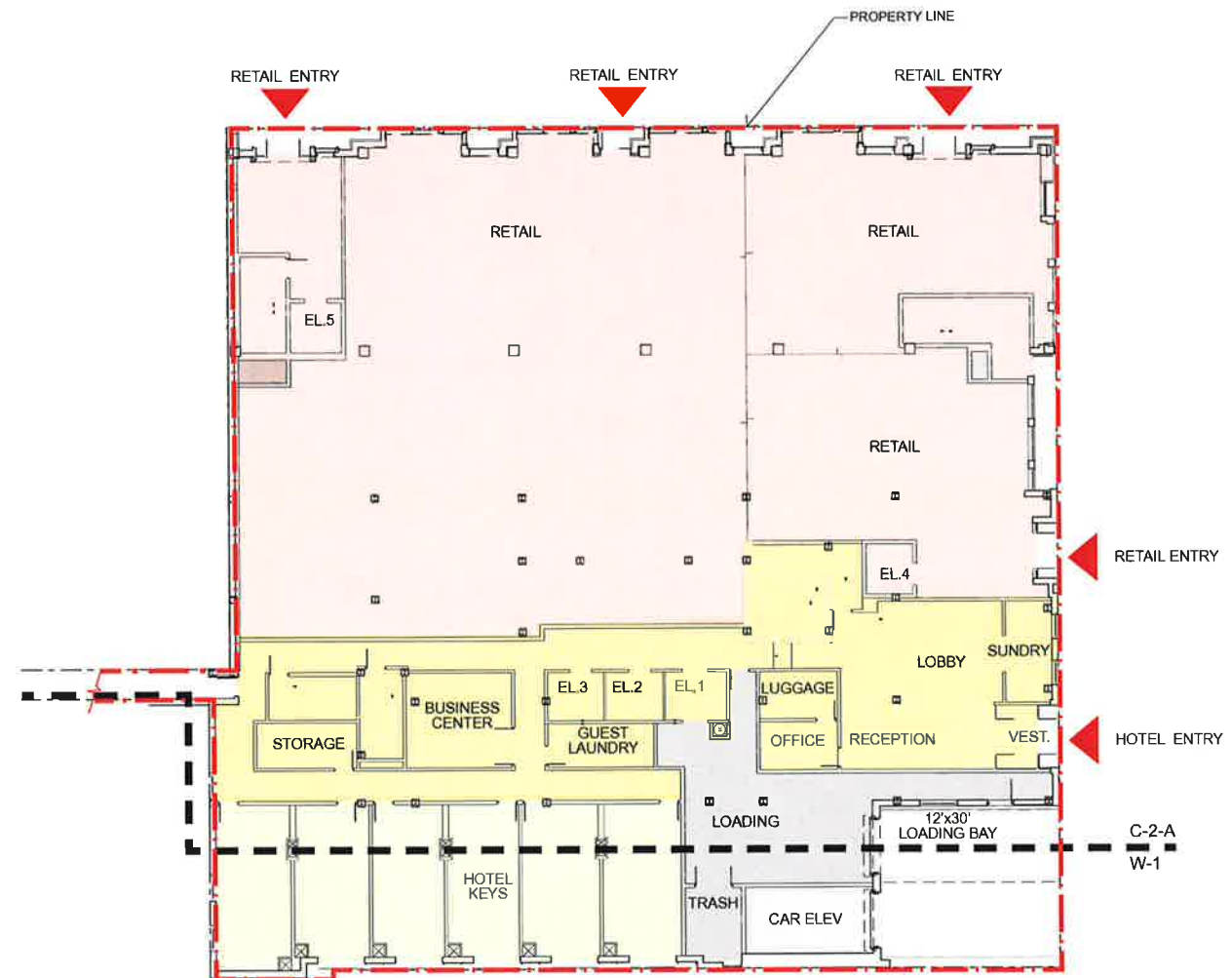
architects

PROPOSED FLOOR PLANS - LEVELS 1 & 2

A17



LEVEL 3



LEVEL 4

NO. HOTEL KEYS: 6

KEY:

- RETAIL
- HOTEL - KEYS
- HOTEL
- LANDSCAPED AREA
- HARDCAPED AREA
- CORE / SERVICE
- PARKING

NOTES:

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3000 M STREET, NW

THOR EQUITIES

JUNE . 07 . 2016

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0' 3.75' 15' 30'



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architects

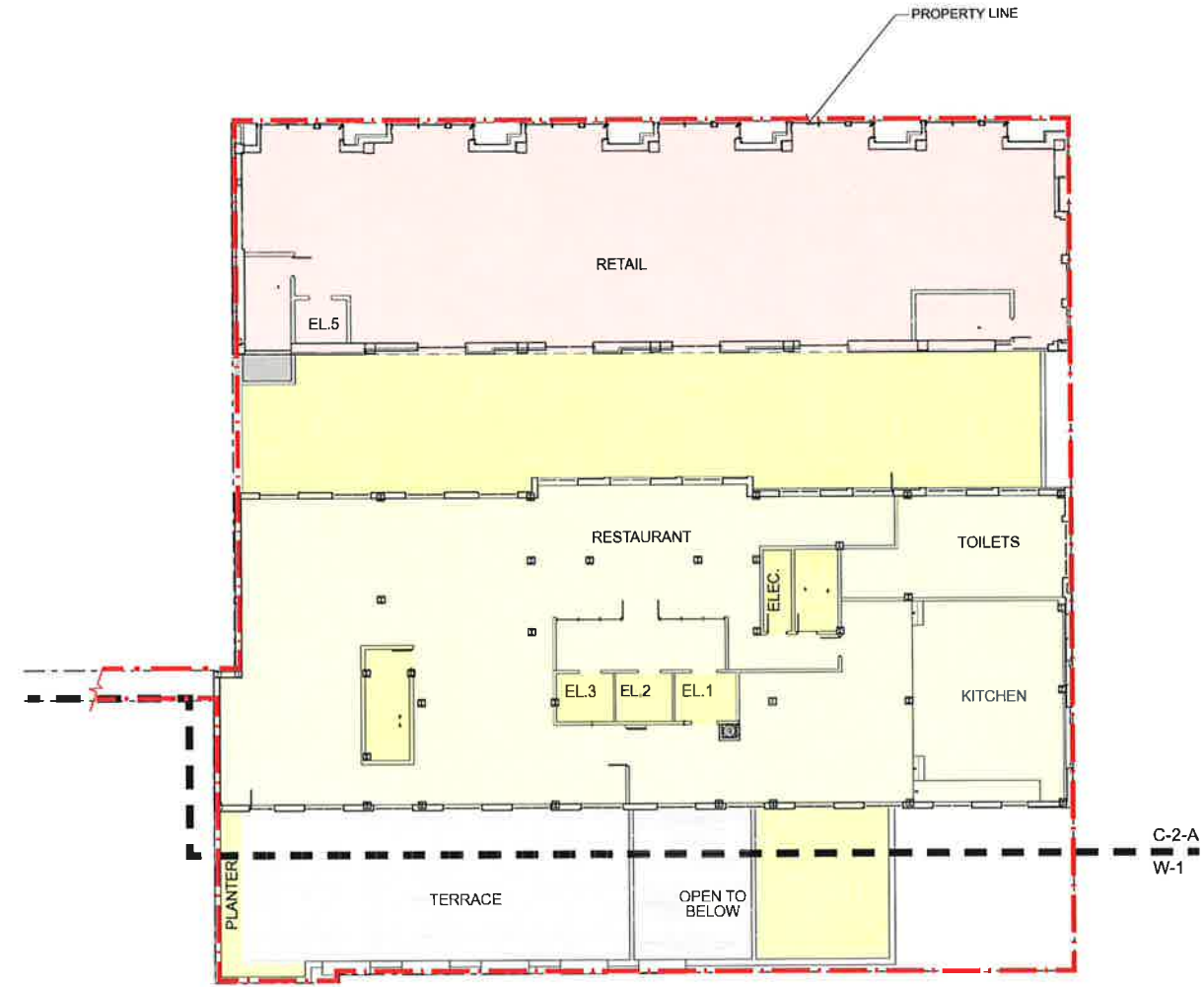
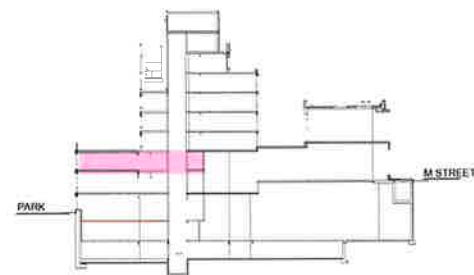
PROPOSED FLOOR PLANS - LEVELS 3 & 4

A18

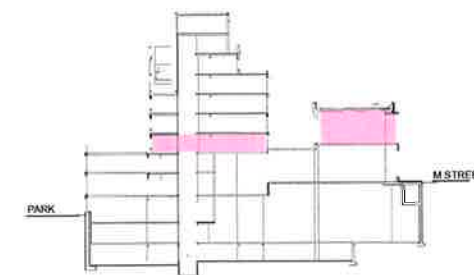


NO. HOTEL KEYS: 6

LEVEL 5



LEVEL 6



KEY:

- RETAIL
- HOTEL - KEYS
- HOTEL
- LANDSCAPED AREA
- HARDCAPED AREA
- CORE / SERVICE
- PARKING

NOTES:

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3000 M STREET, NW

THOR EQUITIES

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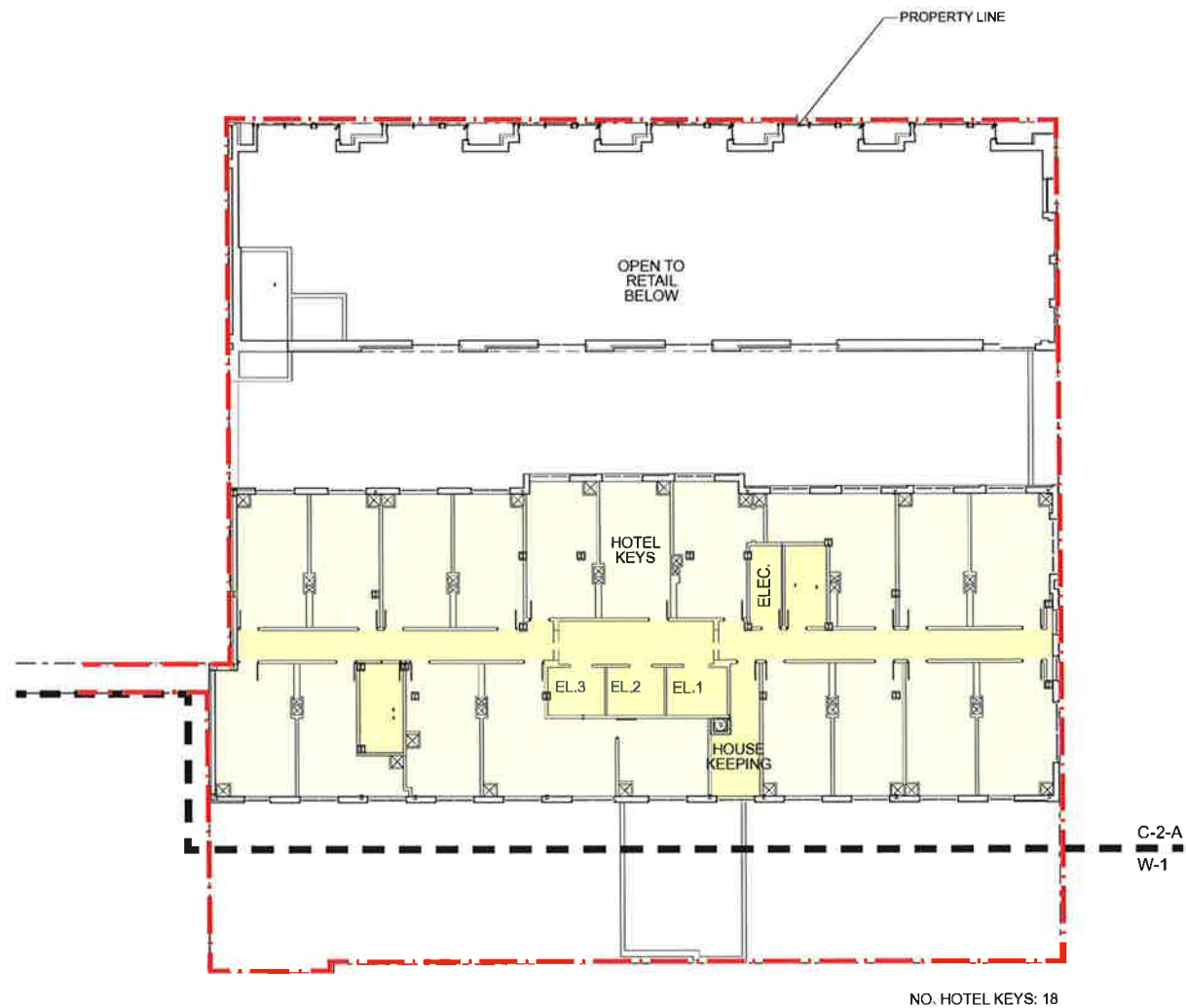


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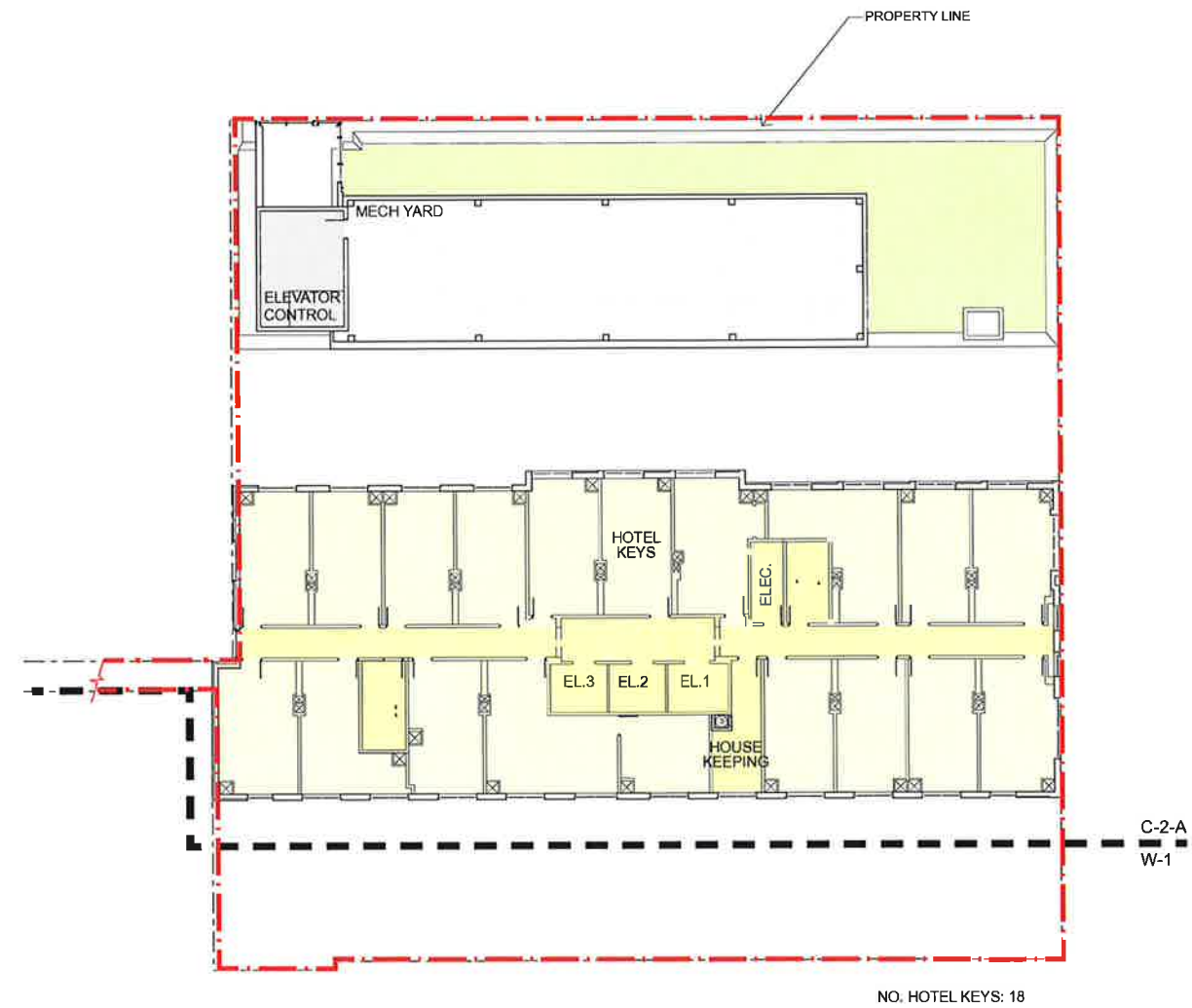
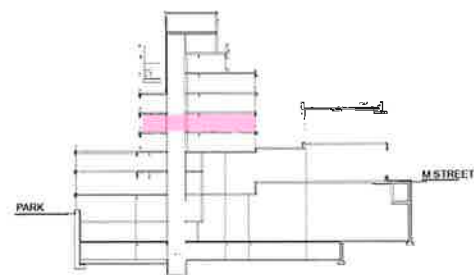
architects

PROPOSED FLOOR PLANS - LEVELS 5 & 6

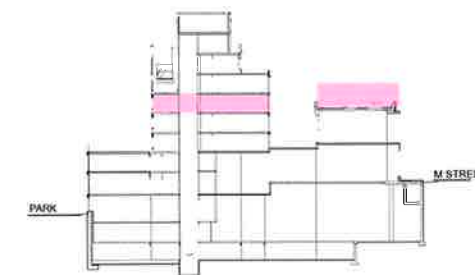
A19



LEVEL 7



LEVEL 8



KEY:

- RETAIL
- HOTEL - KEYS
- HOTEL
- LANDSCAPED AREA
- HARDCAPED AREA
- CORE / SERVICE
- PARKING

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3000 M STREET, NW

THOR EQUITIES

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0' 3.75' 15' 30'

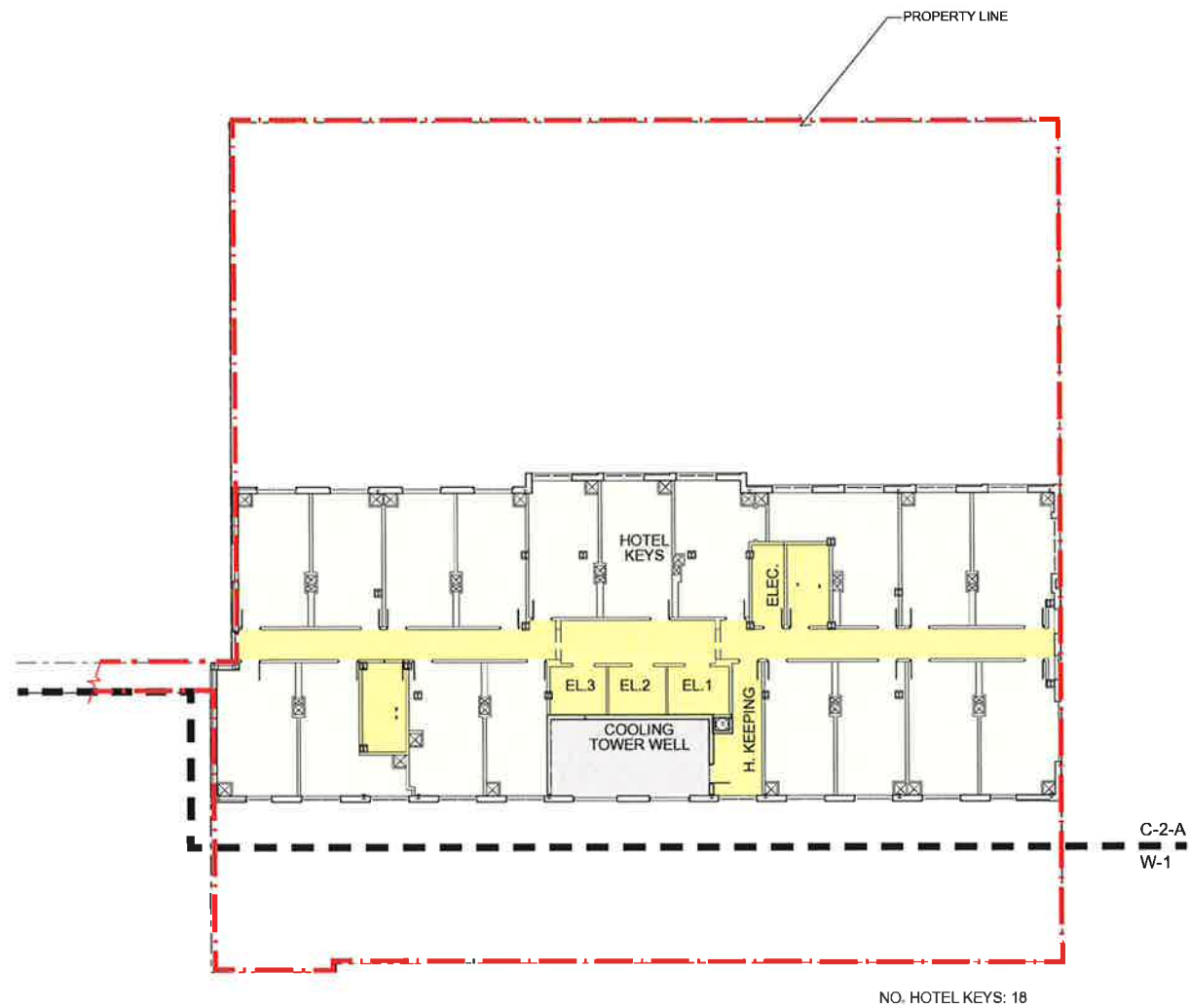


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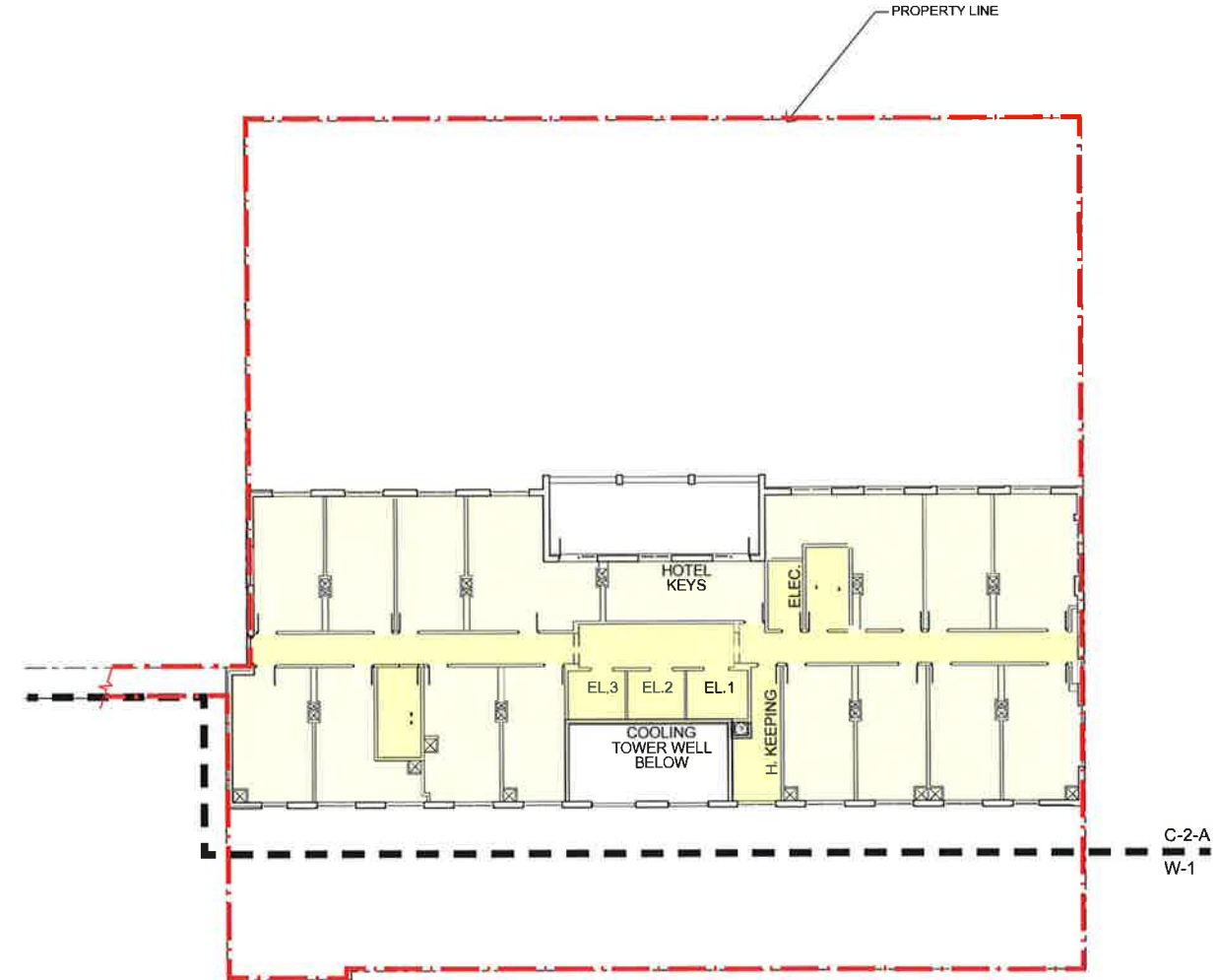
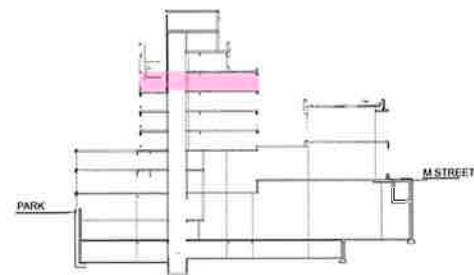
architects

PROPOSED FLOOR PLANS - LEVELS 7 & 8

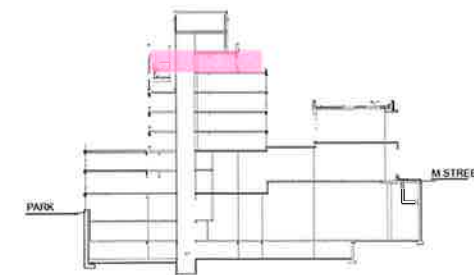
A20



LEVEL 9



LEVEL 10



KEY:

- RETAIL
- HOTEL - KEYS
- HOTEL
- LANDSCAPED AREA
- HARDCAPED AREA
- CORE / SERVICE
- PARKING

NOTES:

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THOR EQUITIES

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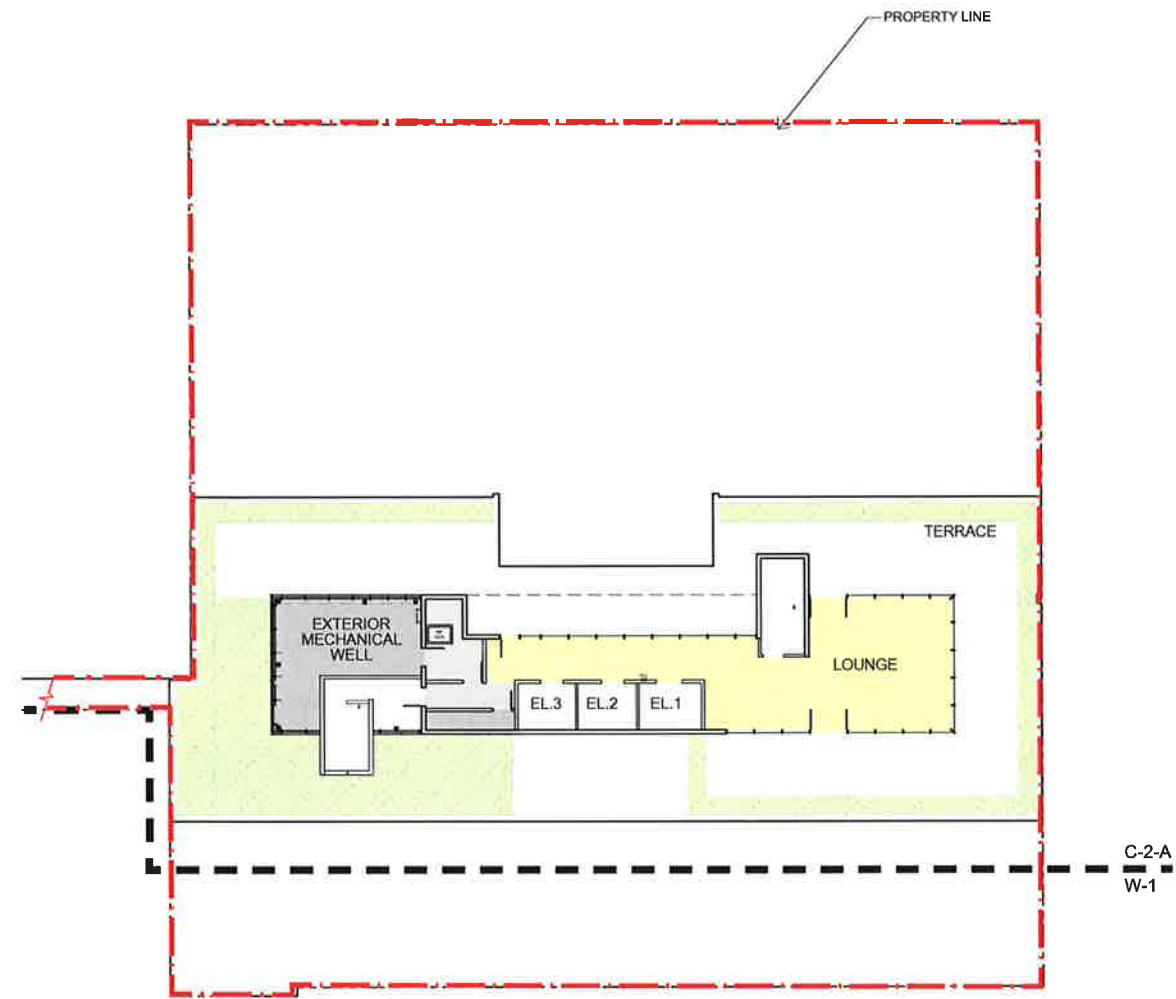


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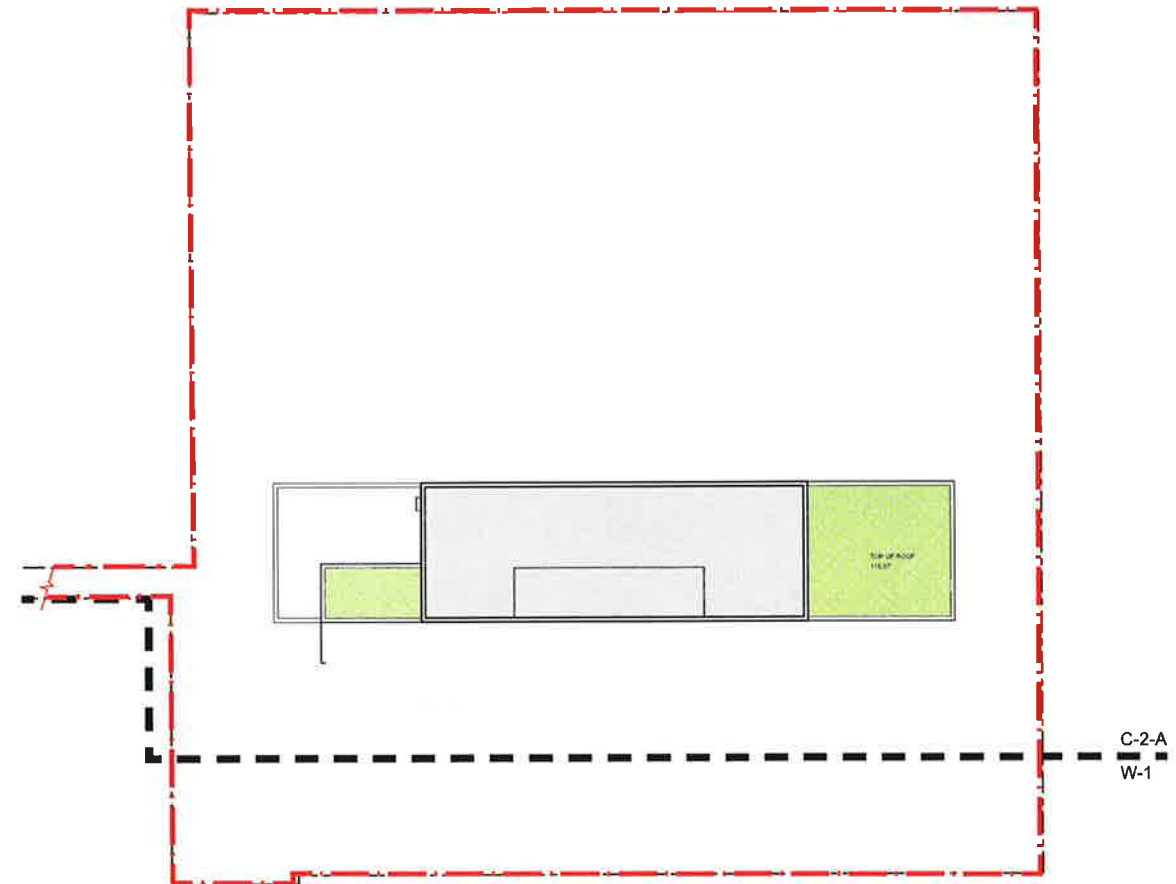
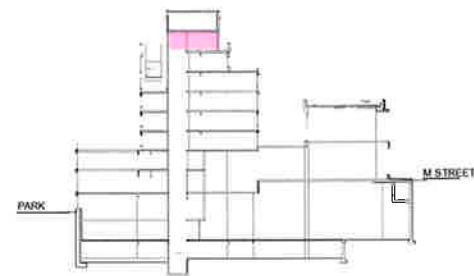
architects

PROPOSED FLOOR PLANS - LEVELS 9 & 10

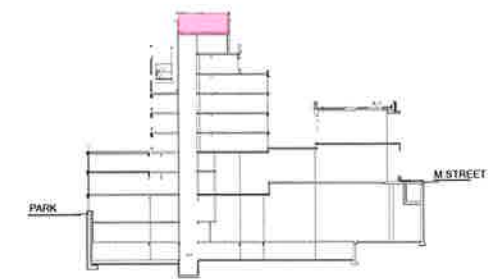
A21



LEVEL PH (LOWER)



LEVEL PH (UPPER)



KEY:

- RETAIL
- HOTEL - KEYS
- HOTEL
- LANDSCAPED AREA
- HARDCAPED AREA
- CORE / SERVICE
- PARKING

NOTES:

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3000 M STREET, NW

THOR EQUITIES

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0' 3.75' 15' 30'



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PROPOSED FLOOR PLANS - LOWER PENTHOUSE & ROOF

A22

Address: 3000 M Street NW

Other / BZA Order: 0.30 needed

Lot size (enter this value first) *

Ward: 2

Lot: 70

Square: 1197

Zoning District: C-2-A

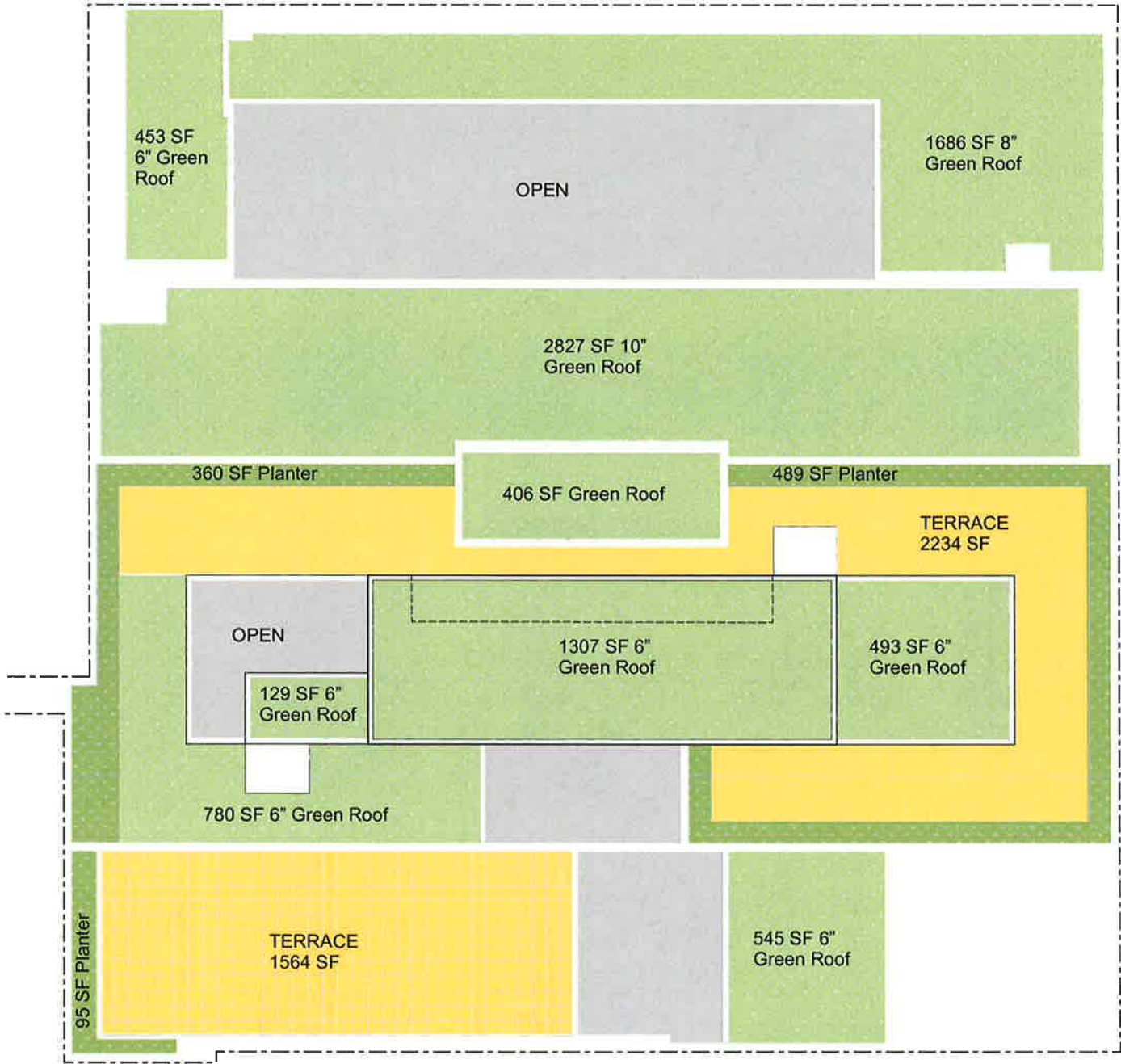
enter sq ft of lot: 19,953

multiplier: SCORE

0.333

Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.3	
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 944	0.6	566.4
3	Bioretention facilities	enter sq ft 0	0.4	
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft 0	0.2	
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 0	0.3	
3	Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees 0	0.5	
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.6	
5	Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees 0	0.7	
6	Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees 0	0.7	
7	Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees 0	0.7	
8	Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees 0	0.8	
9	Vegetated wall, plantings on a vertical surface	enter sq ft 0	0.6	
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	enter sq ft 4,113	0.6	2,467.8
2	Over at least 8" of growth medium	enter sq ft 4,513	0.8	3,610.4
D Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.4	
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	
E Other				
1	Enhanced tree growth systems***	enter sq ft 0	0.4	
2	Renewable energy generation	enter sq ft 0	0.5	
3	Approved water features	enter sq ft 0	0.2	
sub-total of sq ft =				9,570
H Bonuses				
1	Native plant species	enter sq ft 0	0.1	
2	Landscaping in food cultivation	enter sq ft 0	0.1	
3	Harvested stormwater irrigation	enter sq ft 0	0.1	
Green Area Ratio numerator =				6,645

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.



KEY:	
GREEN ROOFS:	
	1,686
	453
	545
	2827
	1307
	493
	780
	129
	406
	8,626 SF
24" DEEP PLANTERS:	
	95
	360
	489
	944 SF
PAVERS:	
	2,234
	1,564
	3,798 SF

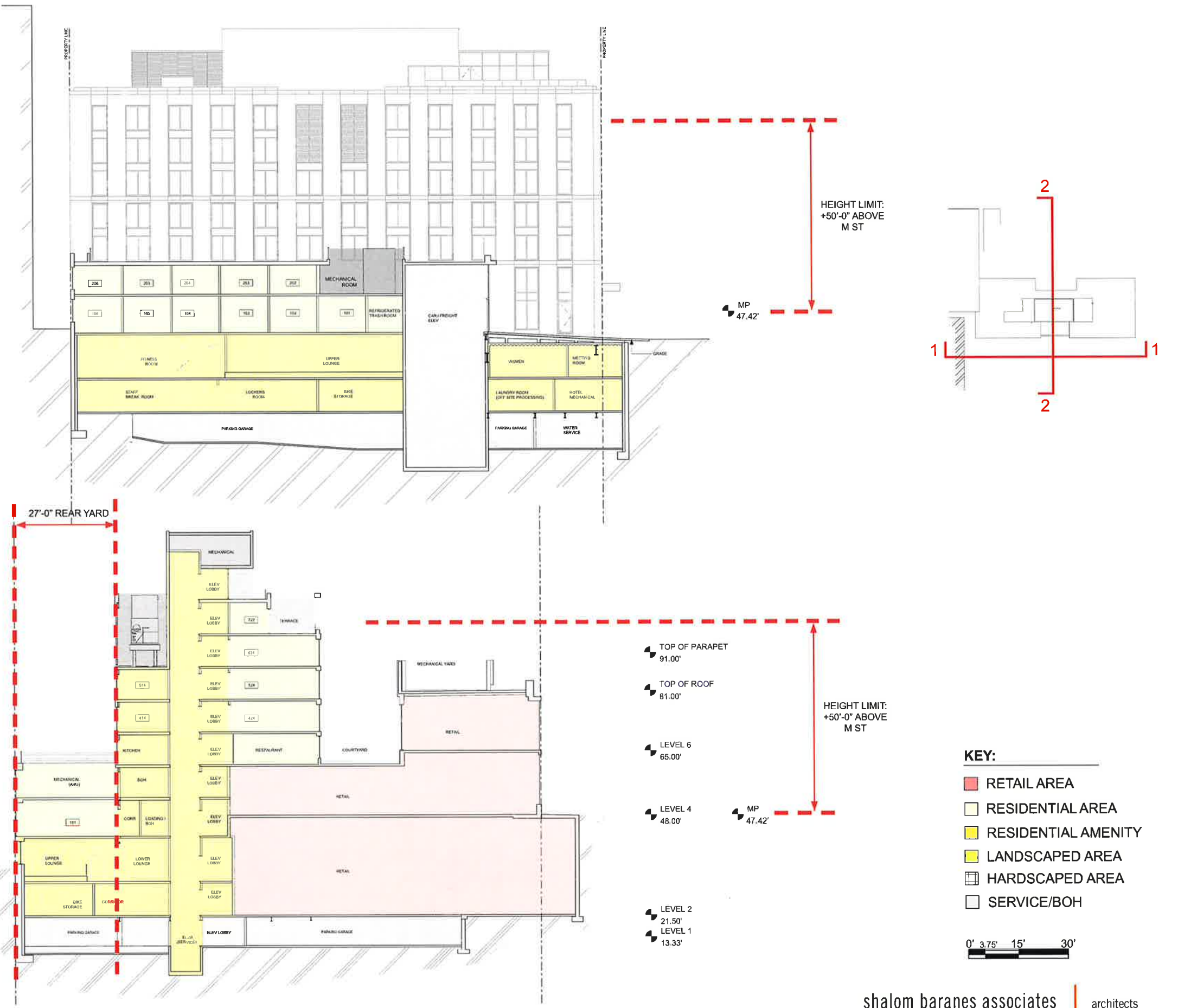


- TOP OF PARAPET
123.42'
- TOP OF LOWER PARAPET
117.25'
- TOP OF ROOF (LOW PH)
105.25'
- LEVEL 10
96.10'
- LEVEL 9
87.43'
- LEVEL 8
78.76'
- LEVEL 7
70.09'
- LEVEL 6
61.42'
- LEVEL 5
52.75'
- LEVEL 4
42.25'
- LEVEL 3
30.25'
- LEVEL 2
21.50'
- LEVEL 1
13.42'

1. EAST/WEST SECTION

- TOP OF PARAPET
123.42'
- HIGH PH.
114.25'
- TOP OF ROOF (LOW PH)
105.25'
- LEVEL 10
96.10'
- LEVEL 9
87.43'
- LEVEL 8
78.76'
- LEVEL 7
70.09'
- LEVEL 6
61.42'
- LEVEL 5
52.75'
- LEVEL 4
42.25'
- LEVEL 3
30.25'
- LEVEL 2
21.50'
- LEVEL 1
13.42'

2. NORTH/SOUTH SECTION



3000 M STREET, NW

THOR EQUITIES

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PROPOSED SECTIONS A24