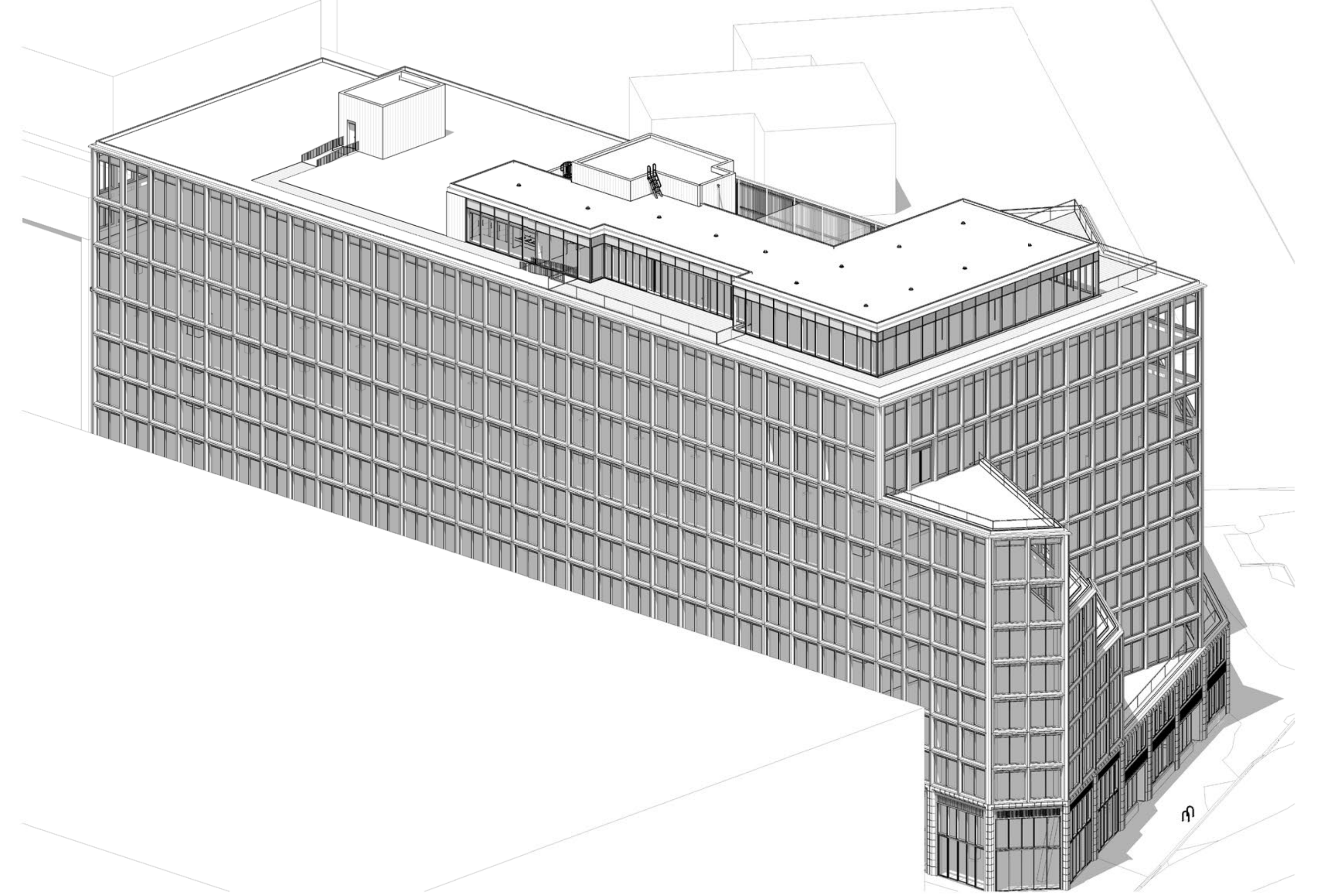




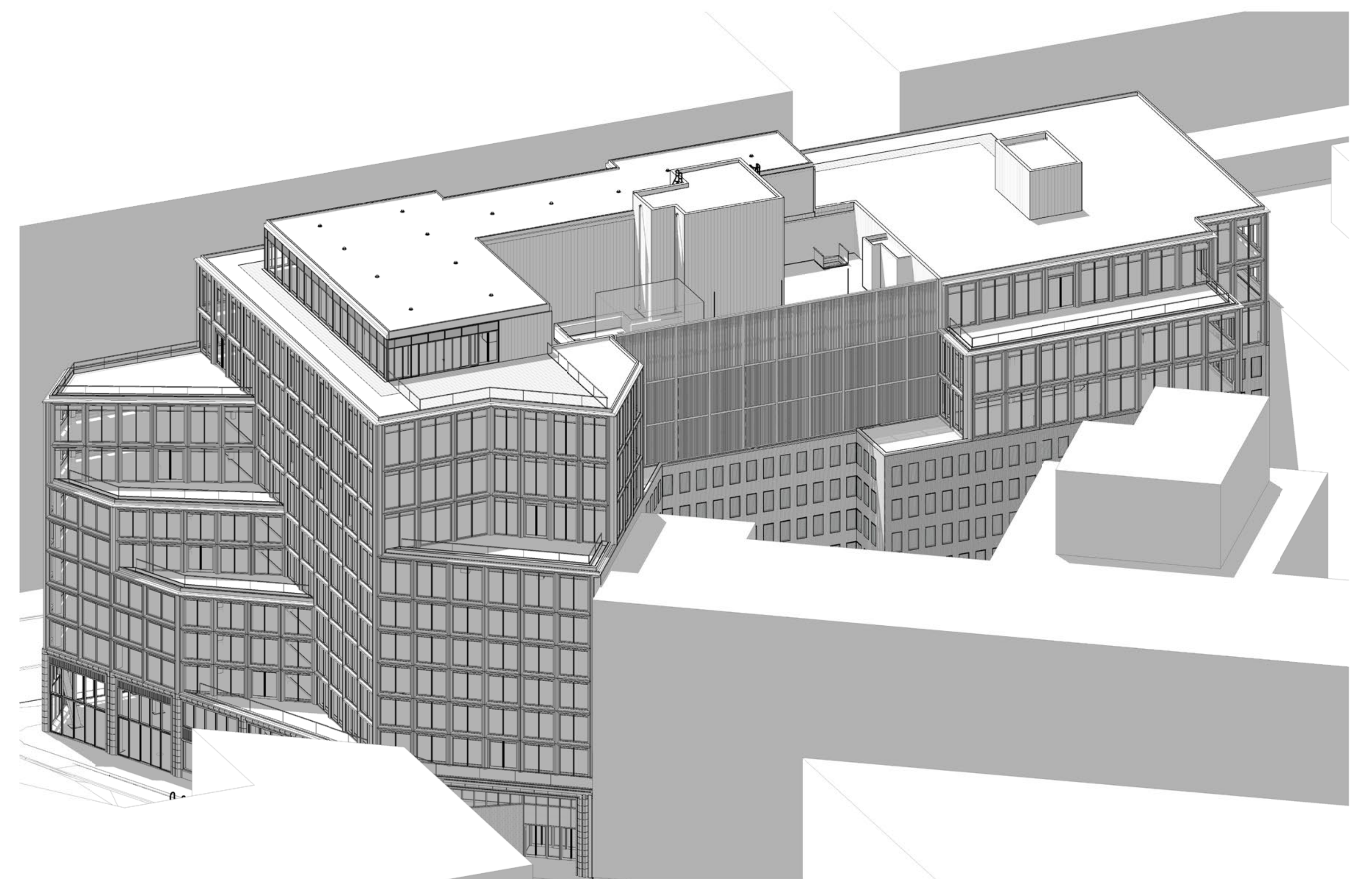
21st Street Northeast Perspective



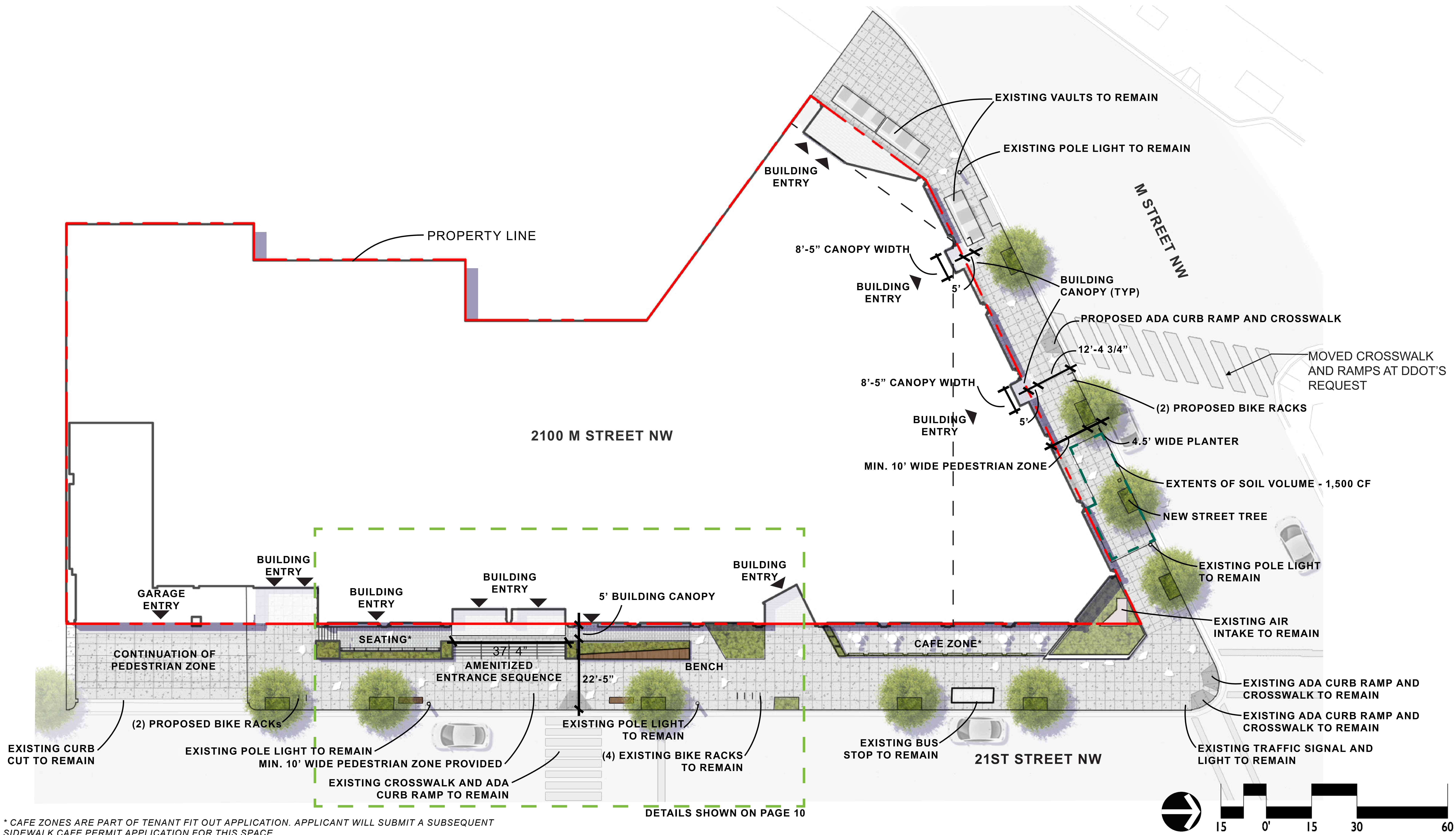
21st Street Aerial



M Street North Perspective



New Hampshire Aerial



* CAFE ZONES ARE PART OF TENANT FIT OUT APPLICATION. APPLICANT WILL SUBMIT A SUBSEQUENT SIDEWALK CAFE PERMIT APPLICATION FOR THIS SPACE.

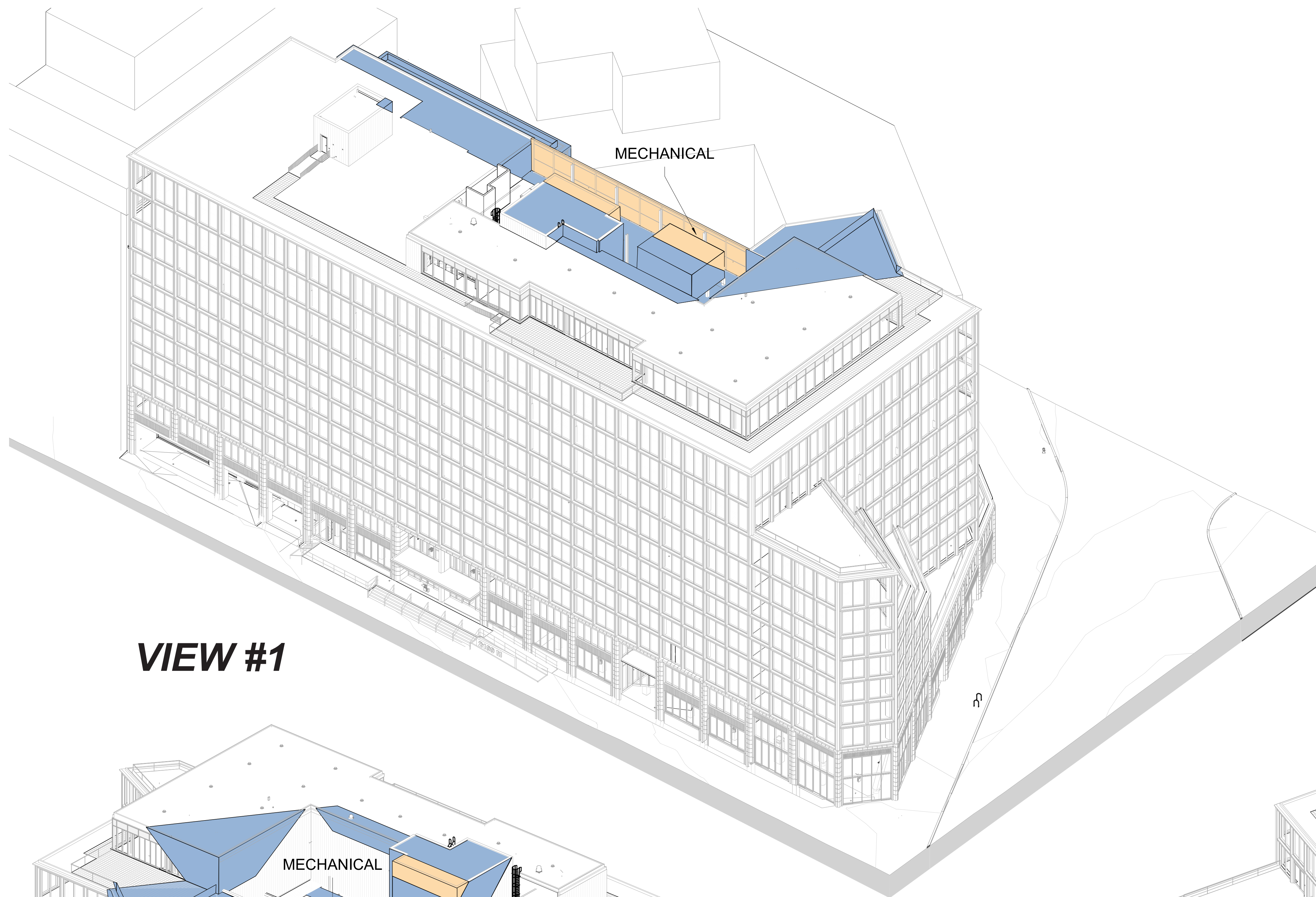
DETAILS SHOWN ON PAGE 10



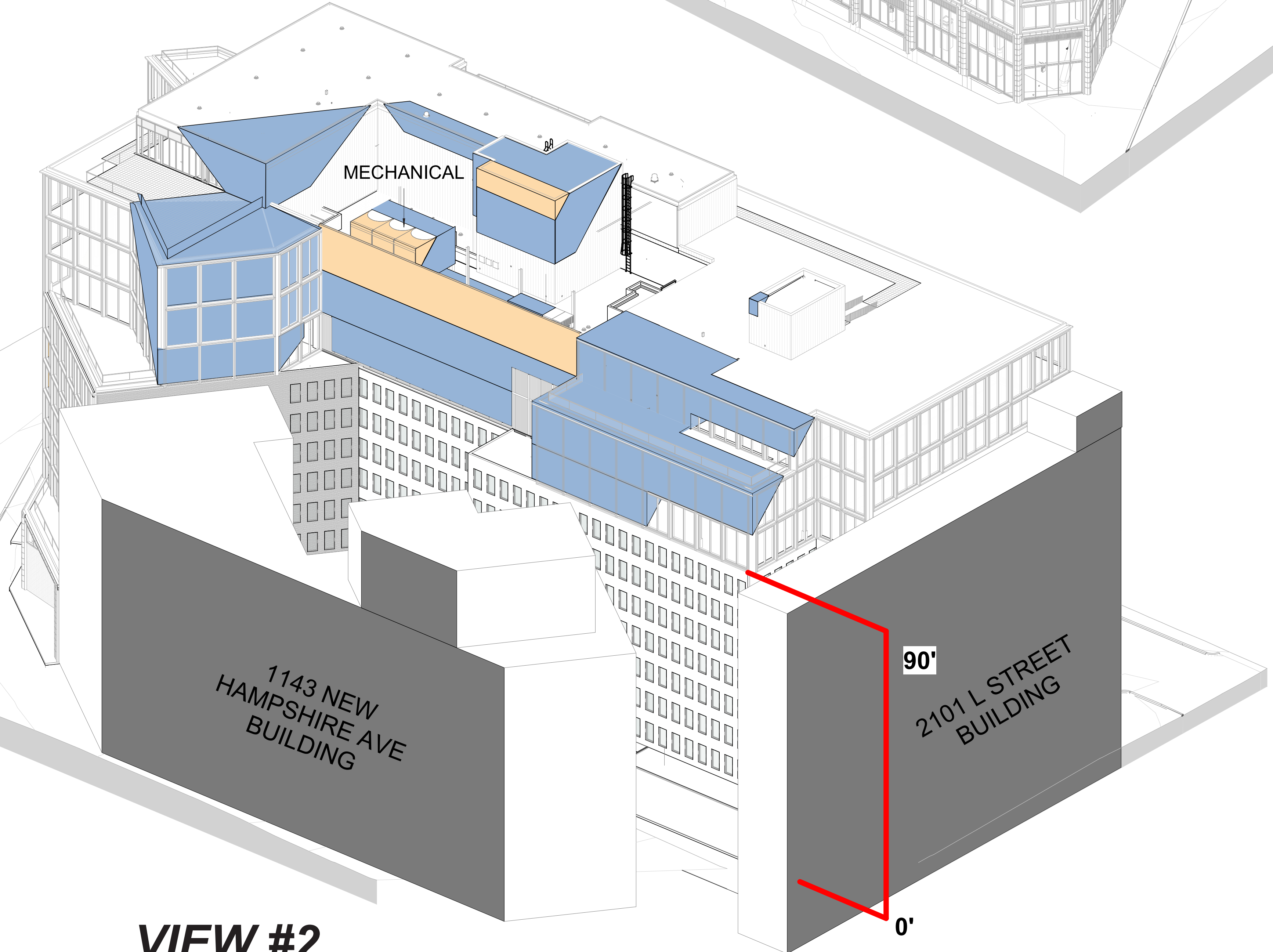
LandDesign

PROPOSED STREETScape DESIGN

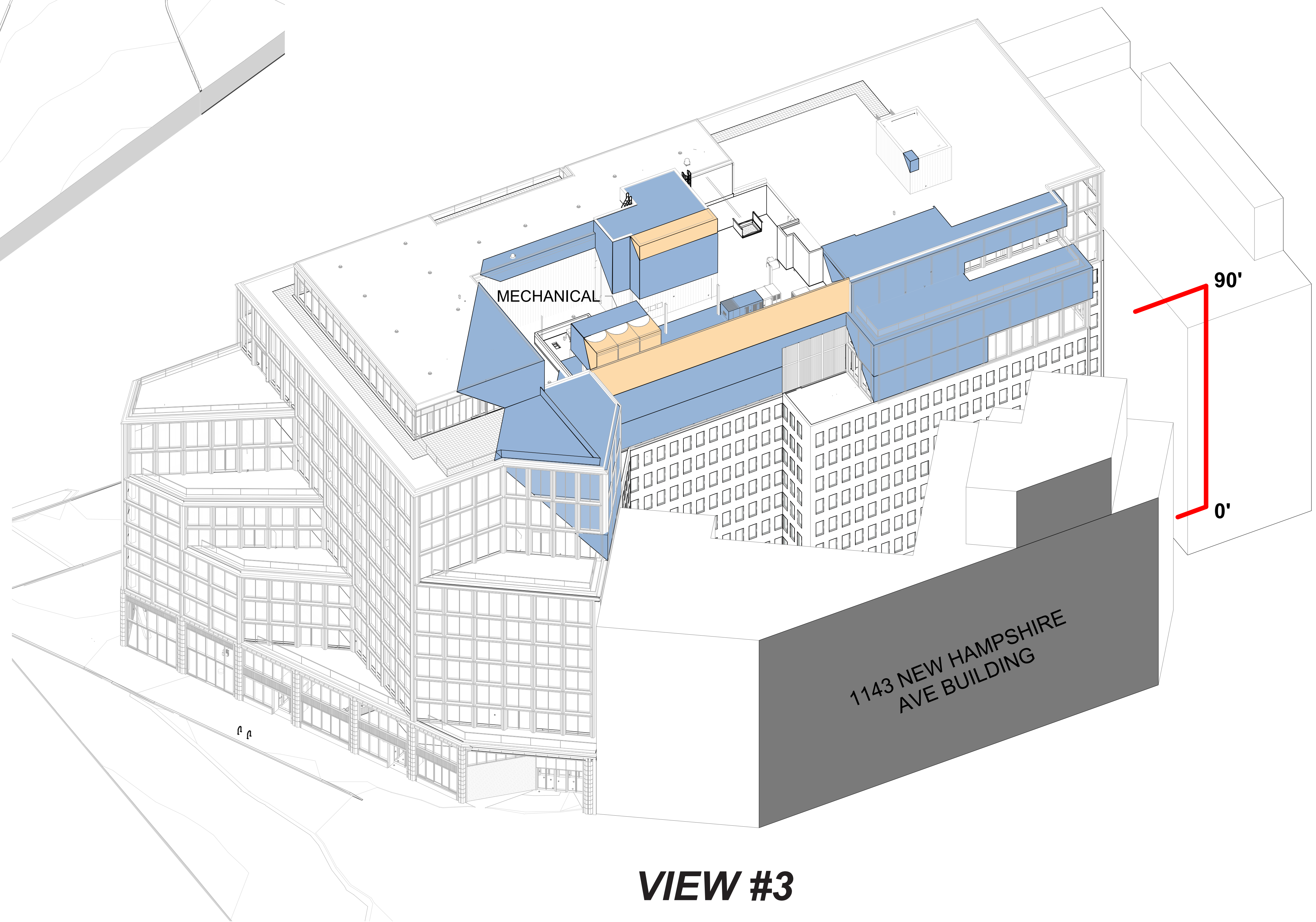
Note:
 DESIGN OF PUBLIC SPACE IS ILLUSTRATIVE AND SUBJECT TO CHANGE DURING PUBLIC SPACE PERMITTING PROCESS. PROPERTY FACADE LOCATIONS MAY EVOLVE DURING DESIGN AND PERMITTING PROCESSES. BIKESHARE MIGHT BE LOCATED ON ADJACENT PUBLIC SPACE



VIEW #1



VIEW #2



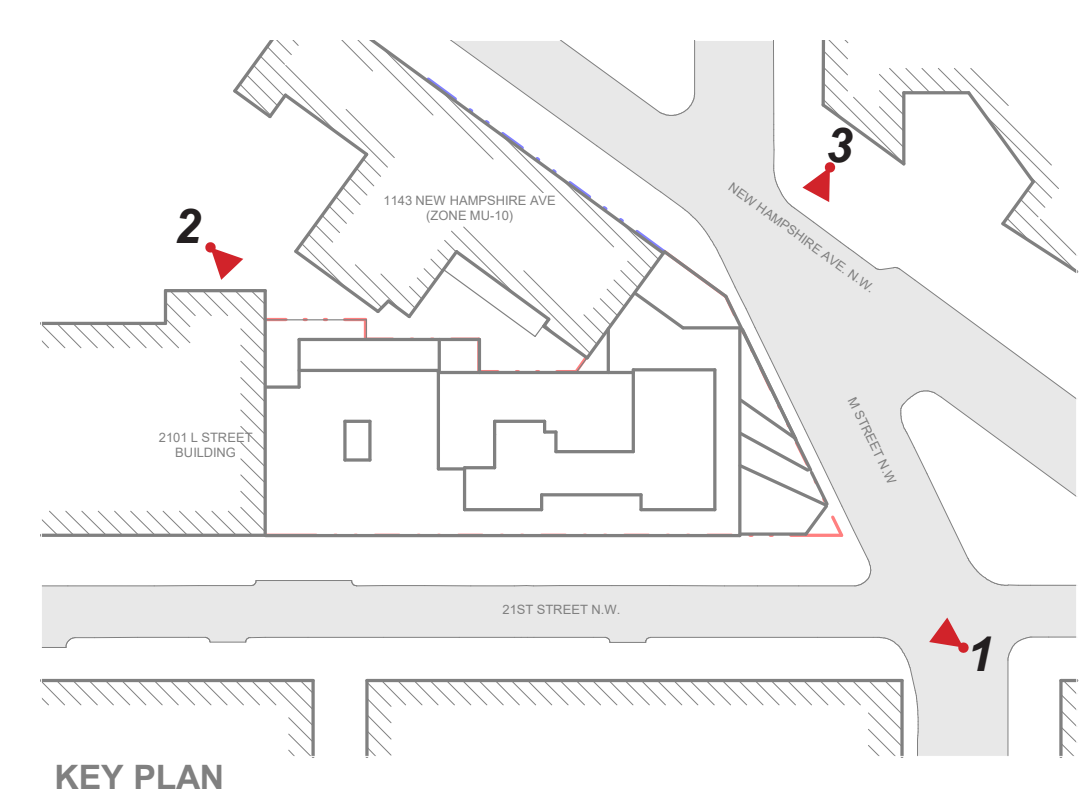
VIEW #3

NOTES:

- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
- 2) THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, THE LOCATION OF BUILDING USE AND FUNCTIONAL COMPONENTS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, ELEVATORS, AND PARKING GARAGE LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FURTHER DESIGN EVOLUTION.
- 3) ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0' - 0".
- 4) ALL OCCUPIED OUTDOOR AREA LOCATIONS AND ASSOCIATED RAILINGS SHOWN ARE ILLUSTRATIVE; SIZE/LOCATION ARE SUBJECT TO CHANGE.



MASSING DIAGRAMS



LEGEND

	MU-10 ZONE 90° SETBACK
	1:1 ROOF STRUCTURE SETBACK



TOTAL PARKING SPACES: 147
(6 ADA, 77 REGULAR,
24 COMPACT, 40 VALET)

GARAGE LEVEL 3: EXISTING (147 spaces)



TOTAL PARKING SPACES: 135
(76 REGULAR, 21 COMPACT,
38 VALET)

GARAGE LEVEL 3: PROPOSED (135 spaces)



TOTAL PARKING SPACES: 140
(7 ADA, 73 REGULAR, 24 COMPACT,
35 VALET)

GARAGE LEVEL 2: EXISTING (140 spaces)



TOTAL PARKING SPACES: 124
(67 REGULAR, 22 COMPACT,
35 VALET)

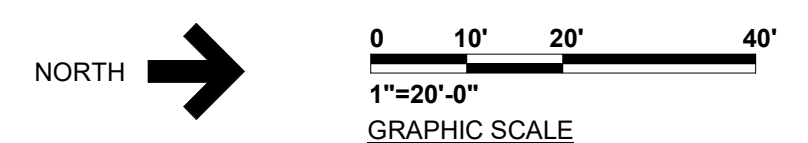
GARAGE LEVEL 2: PROPOSED (124 spaces)

NOTES:

- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
- 2) THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, THE LOCATION OF BUILDING USE AND FUNCTIONAL COMPONENTS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, ELEVATORS, AND PARKING GARAGE LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FURTHER DESIGN EVOLUTION.
- 3) ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0' - 0".
- 4) ALL OCCUPIED OUTDOOR AREA LOCATIONS AND ASSOCIATED RAILINGS SHOWN ARE ILLUSTRATIVE; SIZE/LOCATION ARE SUBJECT TO CHANGE.

LEGEND

- - - - - PROPERTY LINE
- - - - - 1143 NEW HAMPSHIRE PROPERTY LINE
- - - - - 90' / 1143 NEW HAMPSHIRE SETBACK
- MECHANICAL
- PARKING AREA
- RETAIL
- OFFICE
- OCCUPIED OUTDOOR SPACE
- GREENED ROOF
- FITNESS AREA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



2100M STREET

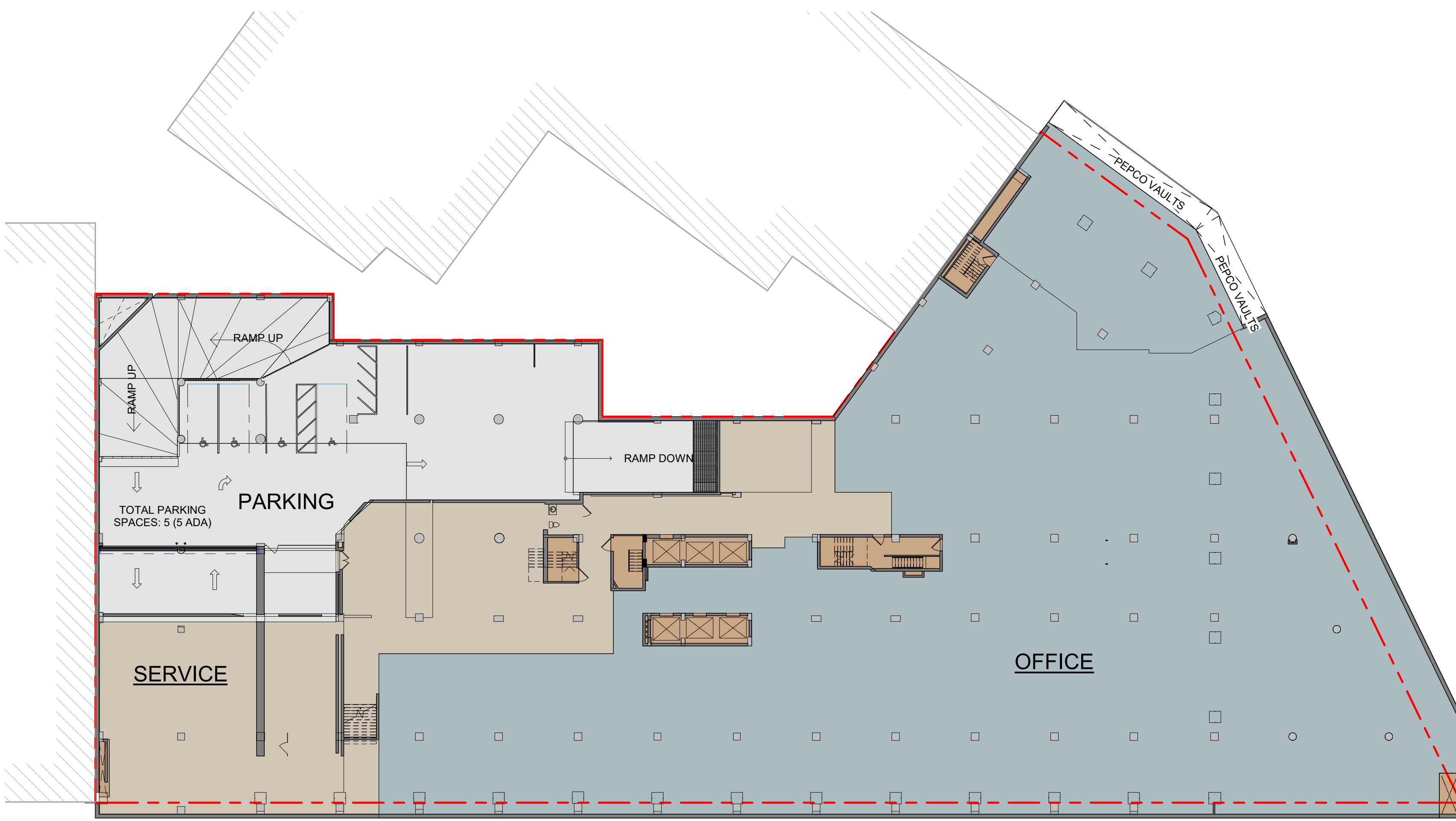
A-7

NOTES:

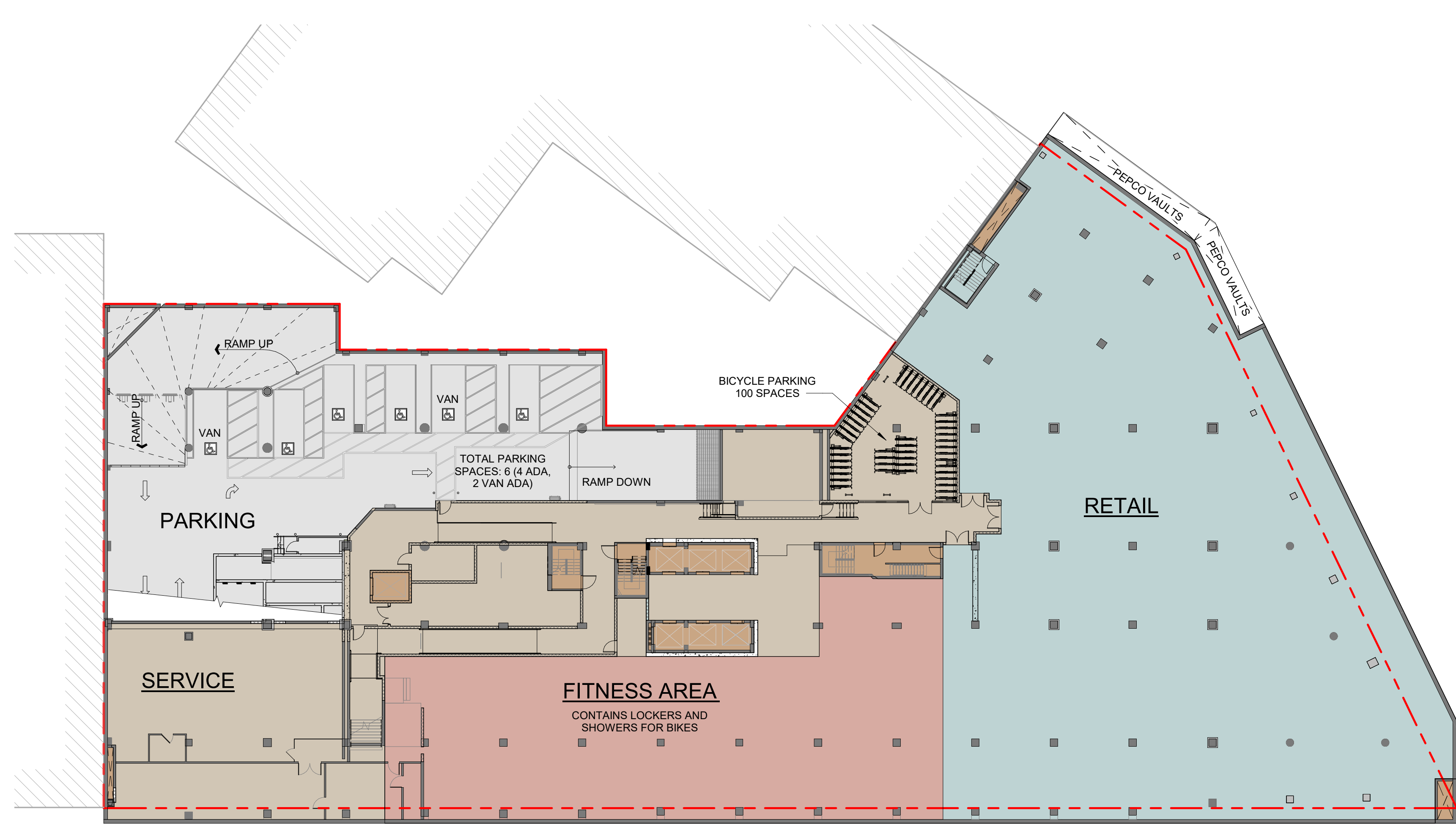
- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
- 2) THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, THE LOCATION OF BUILDING USE AND FUNCTIONAL COMPONENTS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, ELEVATORS, AND PARKING GARAGE LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FURTHER DESIGN EVOLUTION.
- 3) ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT ASSUMED FOR THESE DRAWINGS TO BE +0' - 0".
- 4) ALL OCCUPIED OUTDOOR AREA LOCATIONS AND ASSOCIATED RAILINGS SHOWN ARE ILLUSTRATIVE; SIZE/LOCATION ARE SUBJECT TO CHANGE.

LEGEND

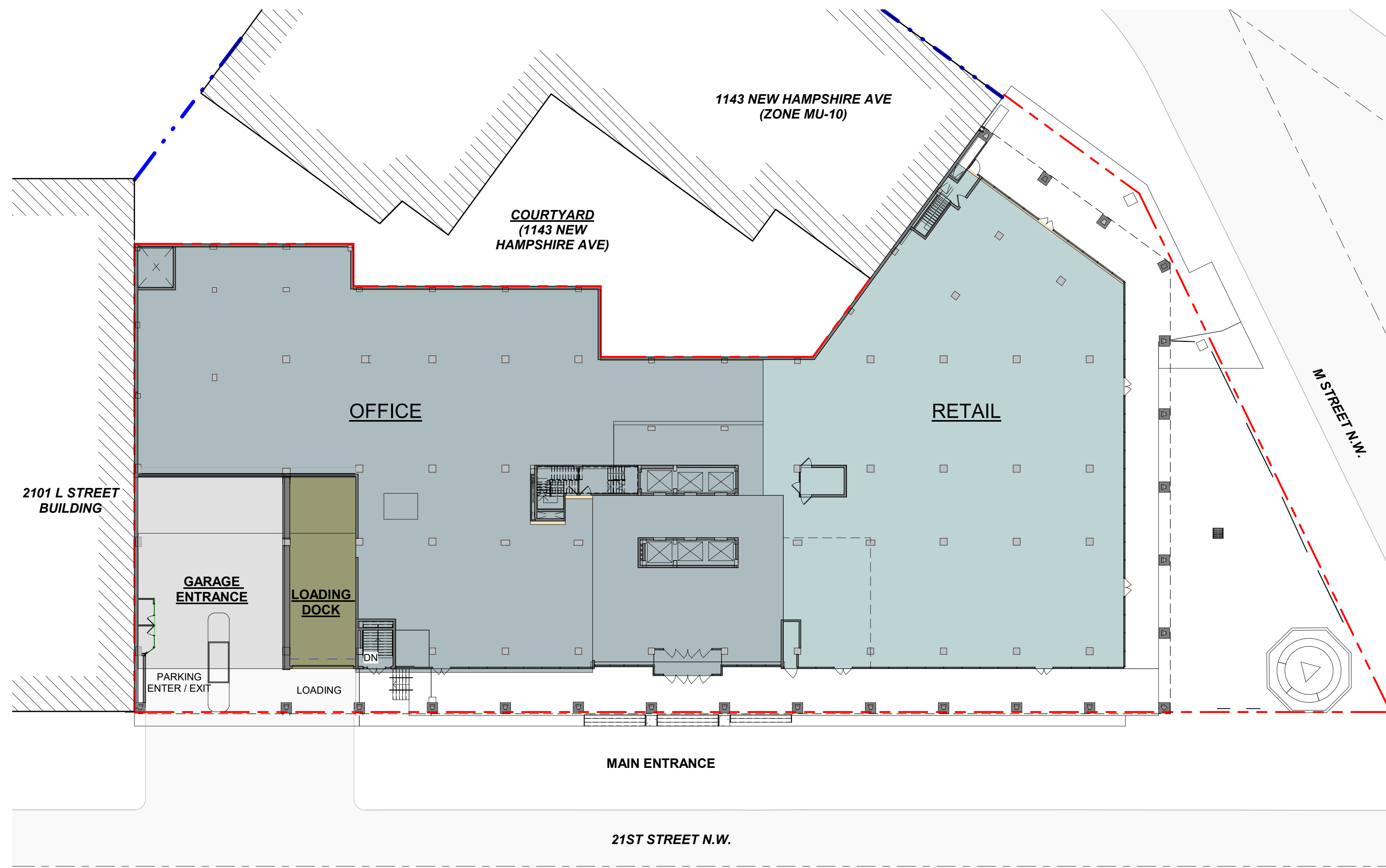
- - - PROPERTY LINE
- - - 1143 NEW HAMPSHIRE PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE SETBACK
- SERVICE
- MECHANICAL
- PARKING AREA
- RETAIL
- OFFICE
- OCCUPIED OUTDOOR SPACE
- GREEN ROOF
- FITNESS AREA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



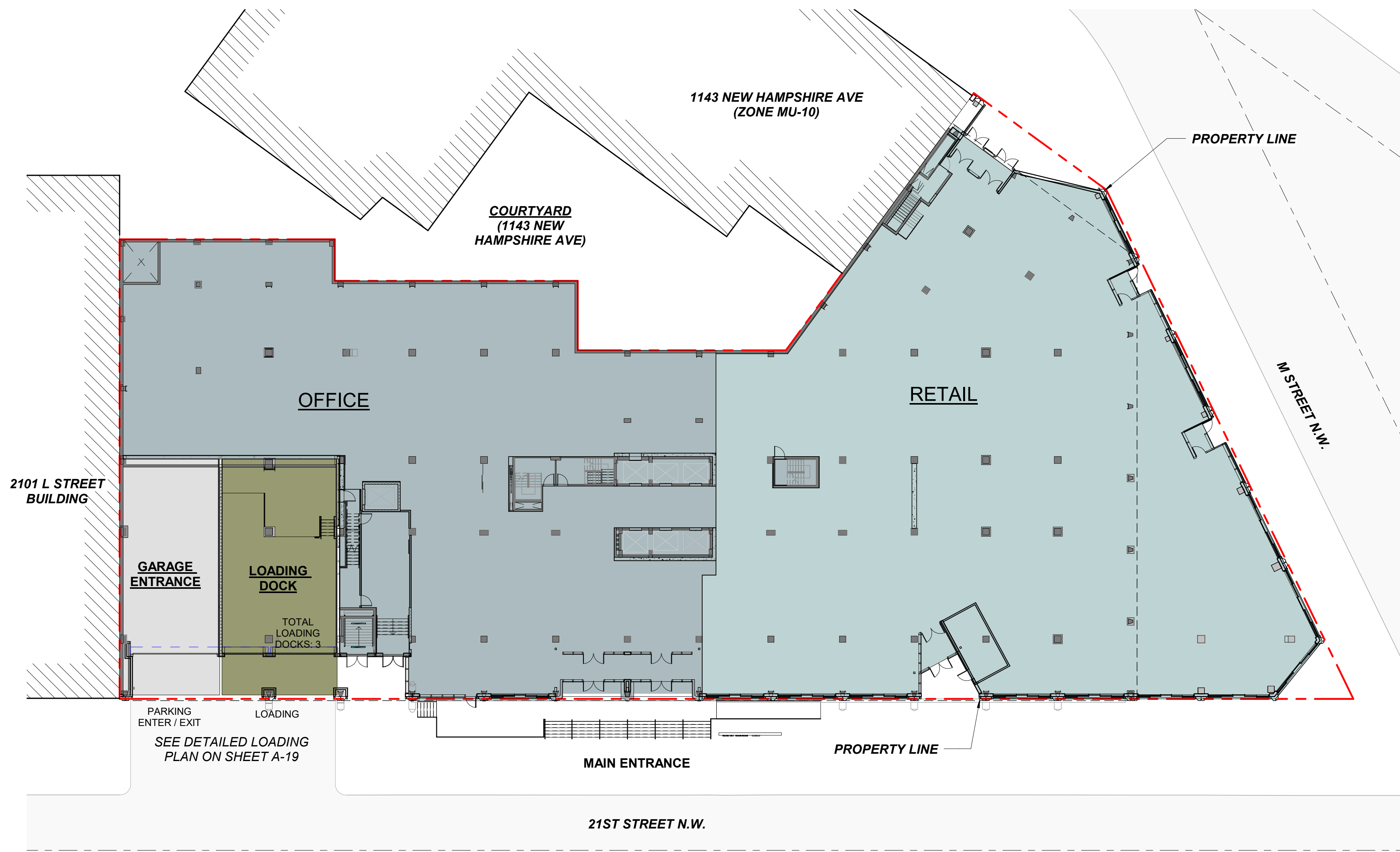
GARAGE LEVEL 1: EXISTING (5 spaces)



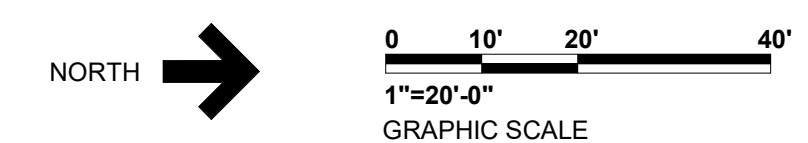
GARAGE LEVEL 1: PROPOSED (6 spaces)



LEVEL 1: EXISTING



LEVEL 1: PROPOSED

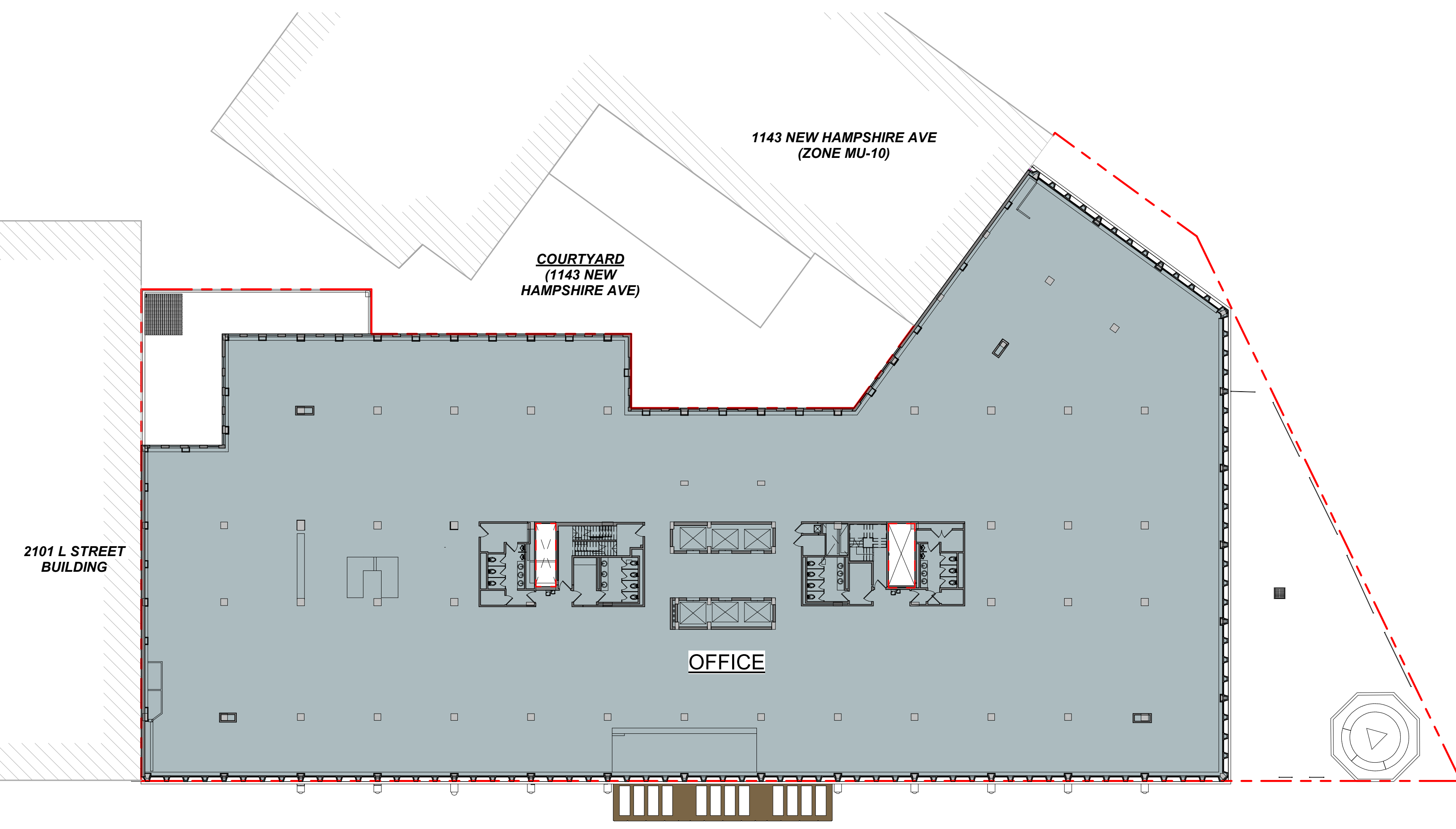


NOTES:

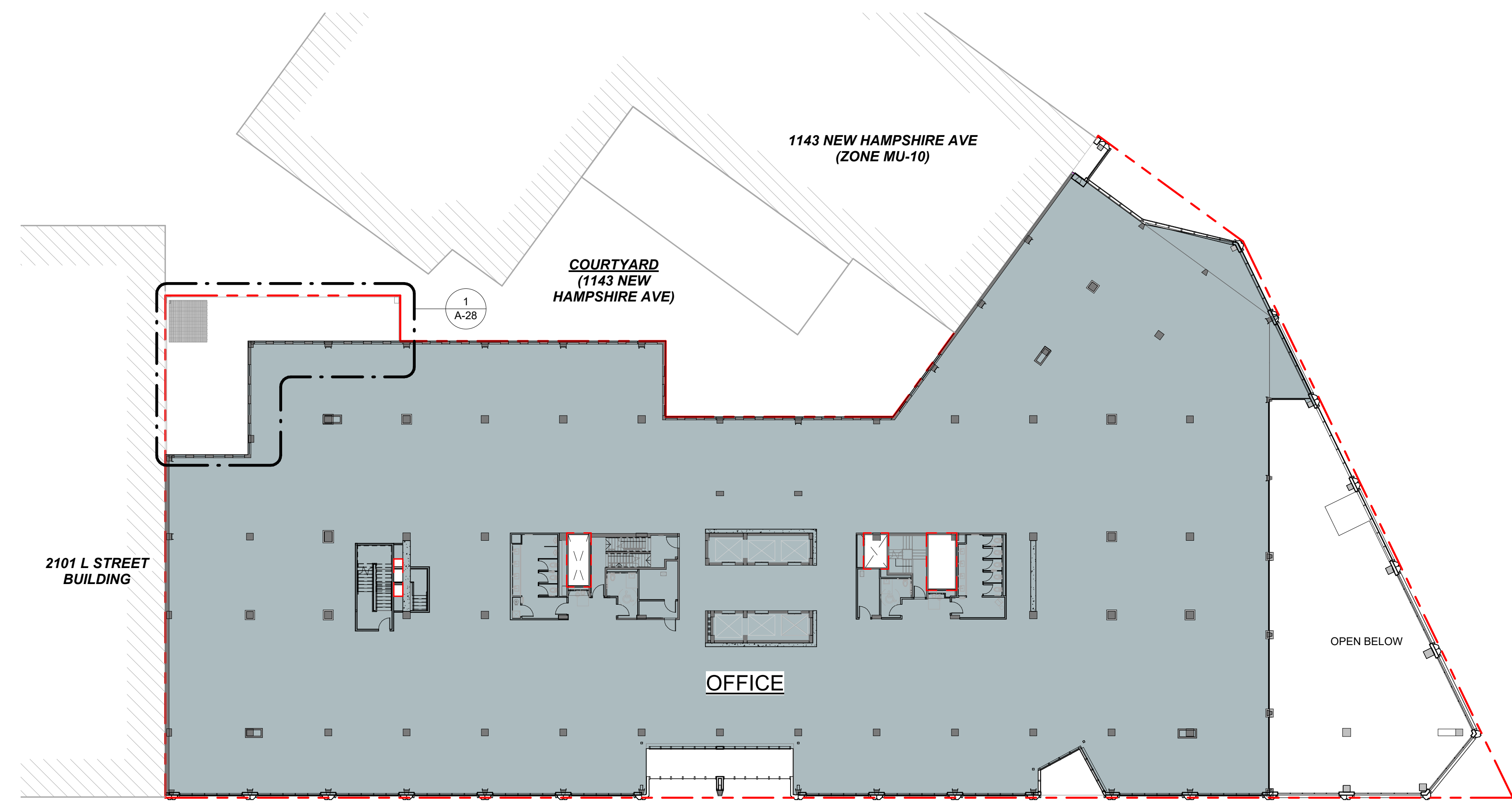
- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
- 2) THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, THE LOCATION OF BUILDING USE AND FUNCTIONAL COMPONENTS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, ELEVATORS, AND PARKING GARAGE LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FURTHER DESIGN EVOLUTION.
- 3) ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT ASSUMED FOR THESE DRAWINGS TO BE +0' - 0".
- 4) ALL OCCUPIED OUTDOOR AREA LOCATIONS AND ASSOCIATED RAILINGS SHOWN ARE ILLUSTRATIVE; SIZE/LOCATION ARE SUBJECT TO CHANGE.

LEGEND

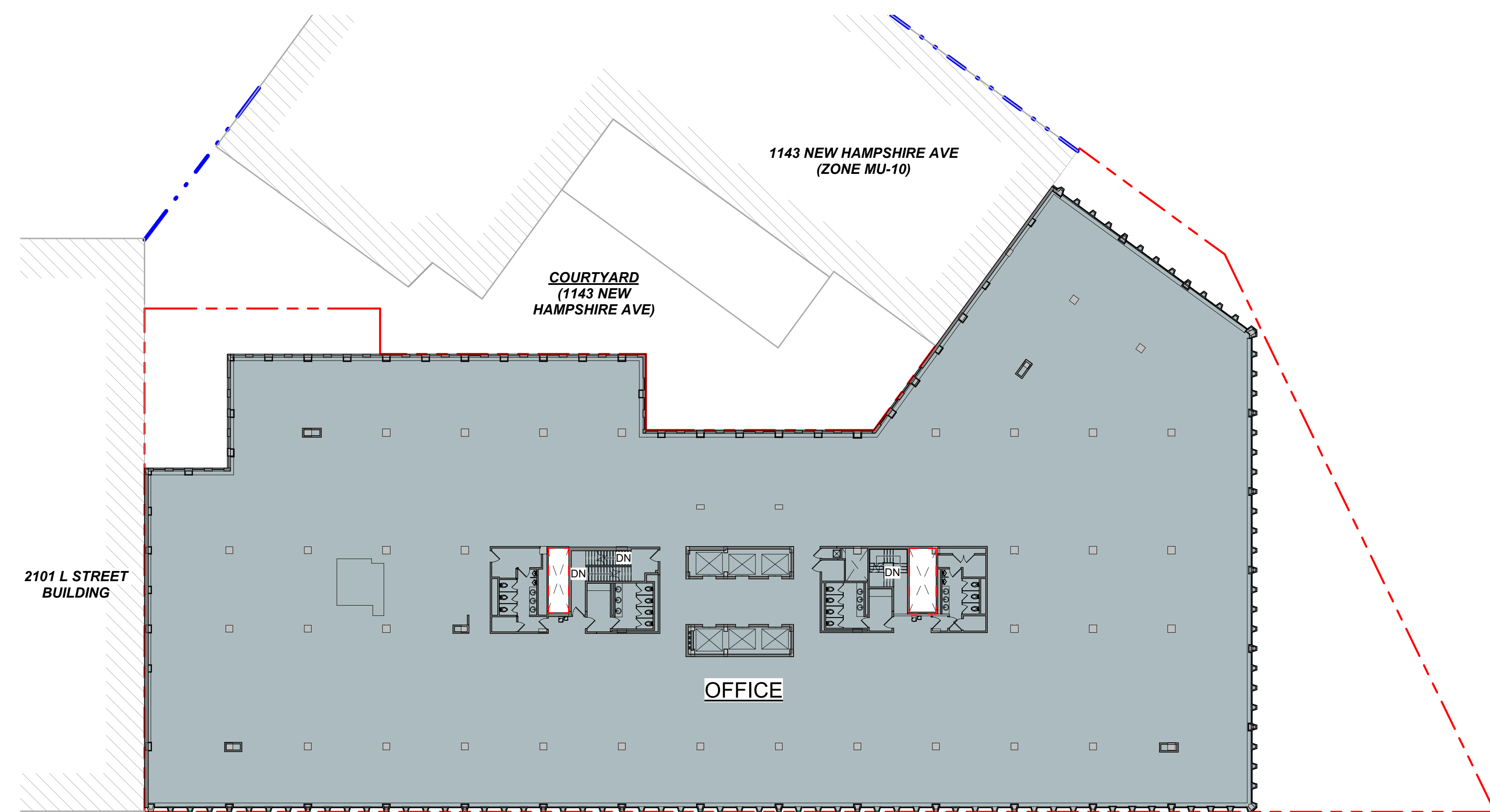
- - - PROPERTY LINE
- - - 1143 NEW HAMPSHIRE AVENUE PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE AVENUE SETBACK
- SERVICE
- MECHANICAL
- PARKING AREA
- RETAIL
- OFFICE
- OCCUPIED OUTDOOR SPACE
- GREEN ROOF
- FITNESS AREA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



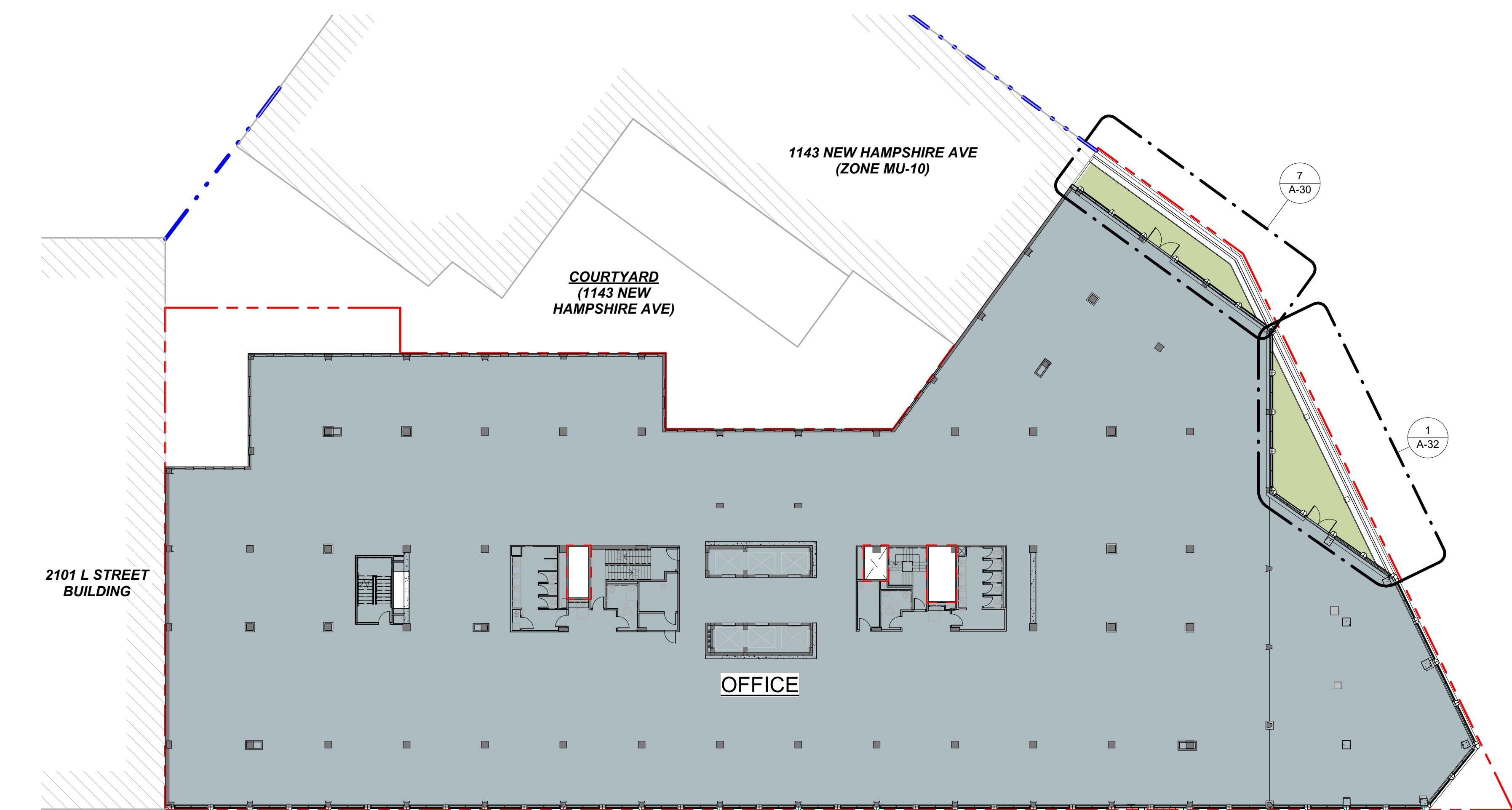
LEVEL 2: EXISTING



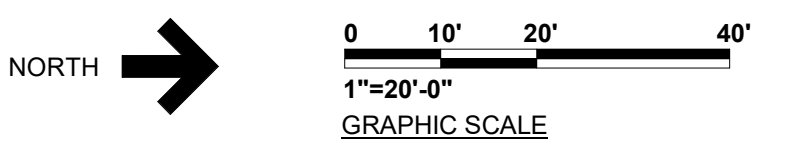
LEVEL 2: PROPOSED



LEVEL 3: EXISTING



LEVEL 3: PROPOSED

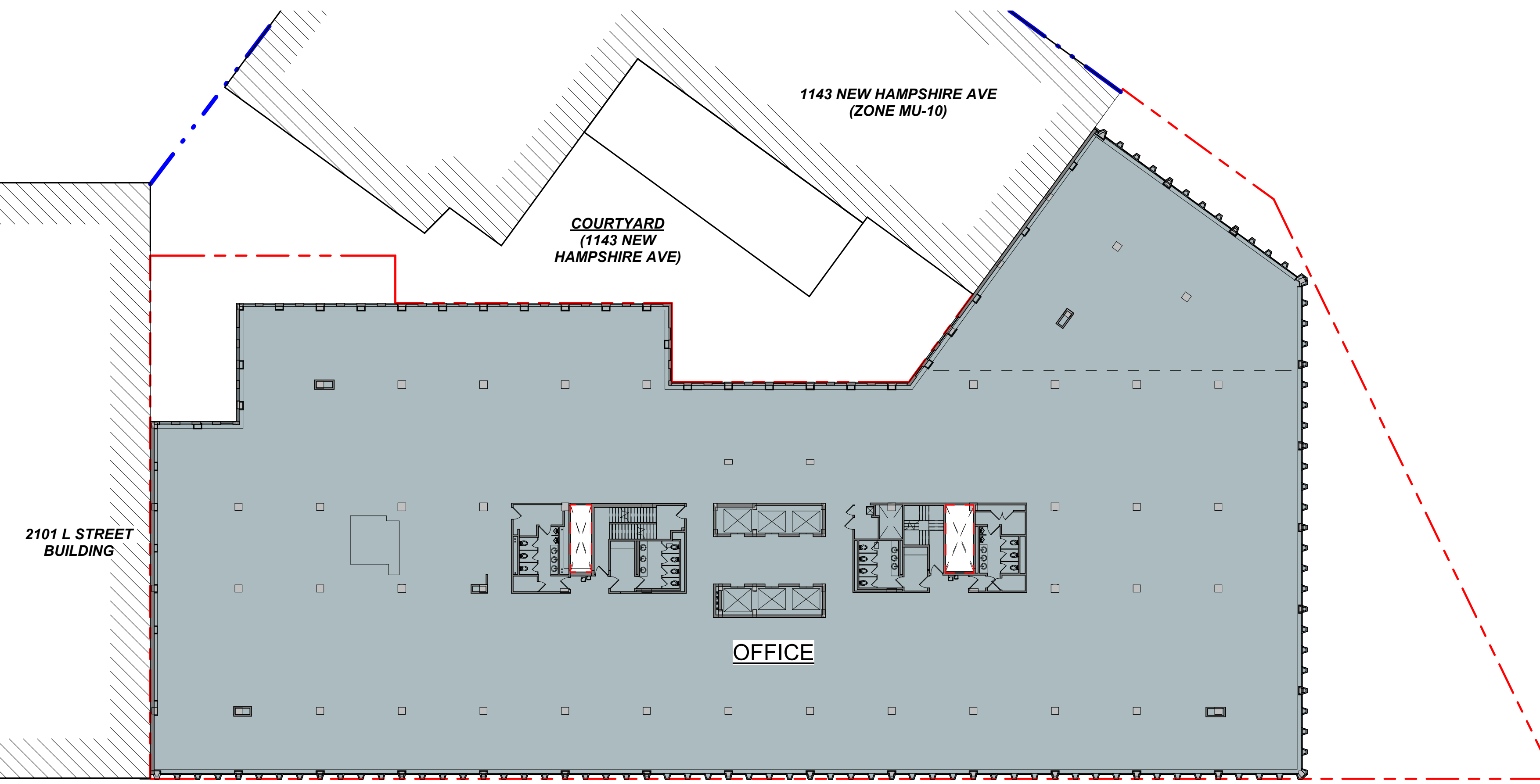


NOTES:

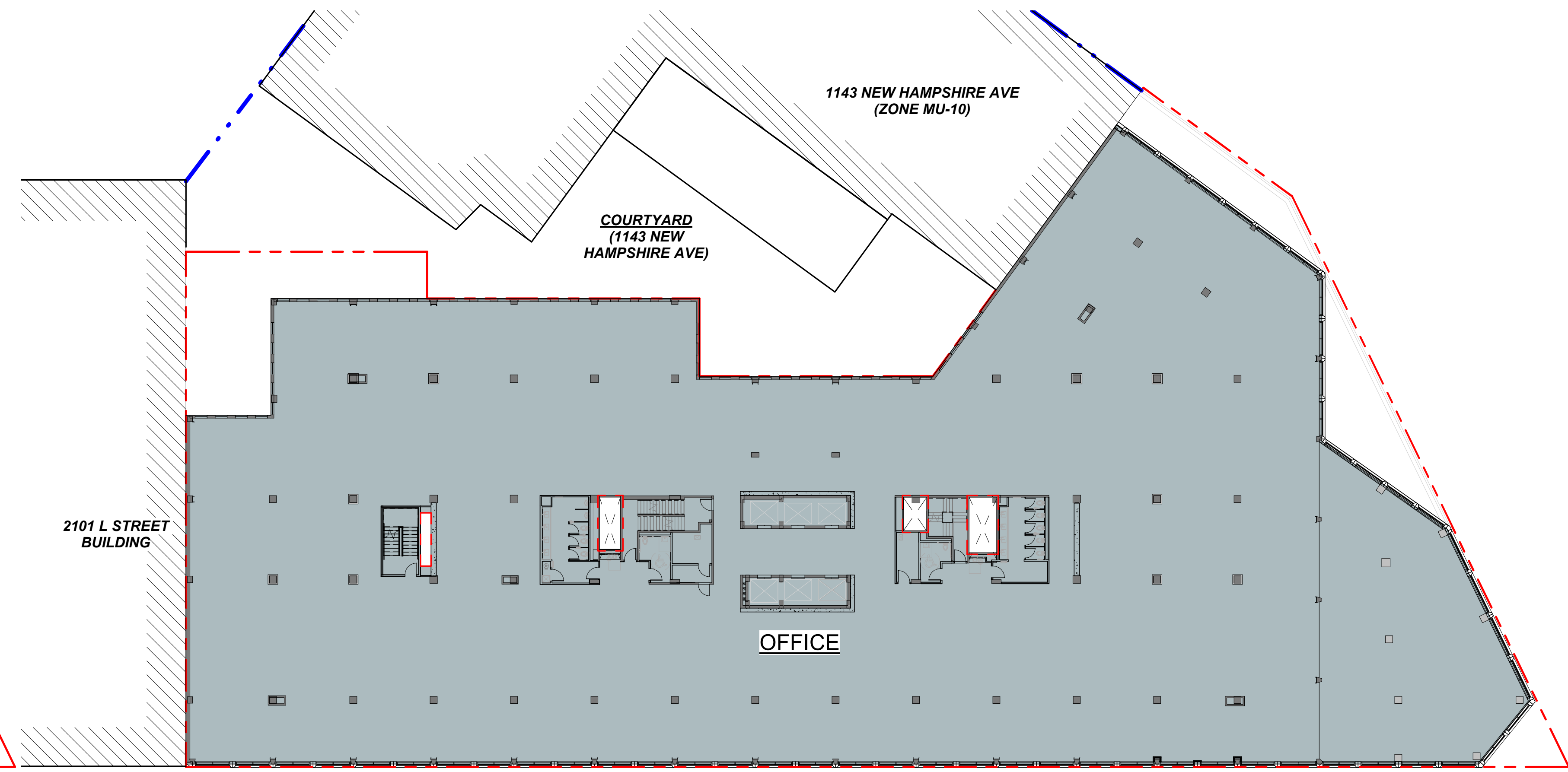
- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
- 2) THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, THE LOCATION OF BUILDING USE AND FUNCTIONAL COMPONENTS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, ELEVATORS, AND PARKING GARAGE LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FURTHER DESIGN EVOLUTION.
- 3) ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0' - 0".
- 4) ALL OCCUPIED OUTDOOR AREA LOCATIONS AND ASSOCIATED RAILINGS SHOWN ARE ILLUSTRATIVE; SIZE/LOCATION ARE SUBJECT TO CHANGE.

LEGEND

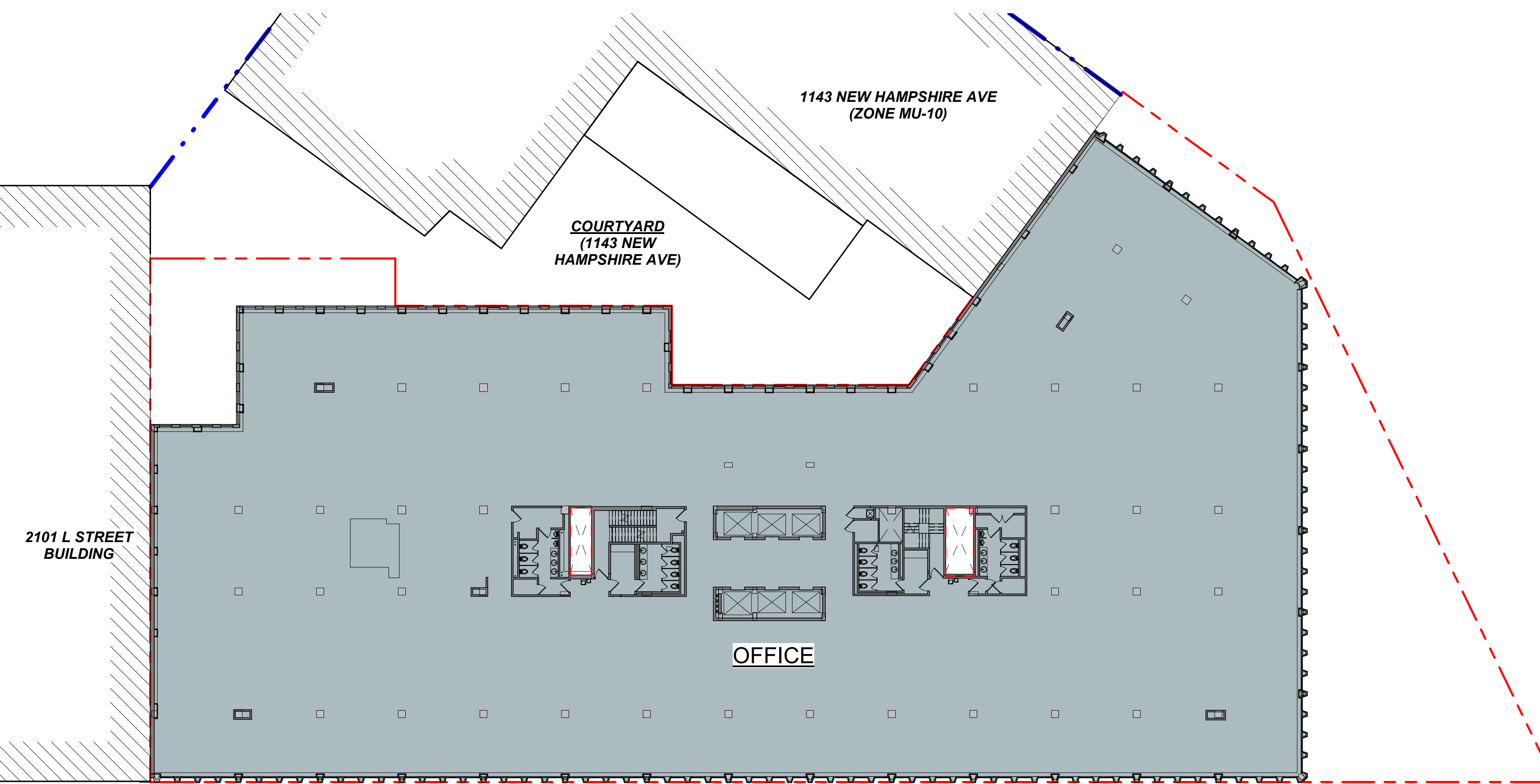
- - - PROPERTY LINE
- - - 1143 NEW HAMPSHIRE PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE SETBACK
- SERVICE
- MECHANICAL
- PARKING AREA
- RETAIL
- OFFICE
- OCCUPIED OUTDOOR SPACE
- GREEN ROOF
- FITNESS AREA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



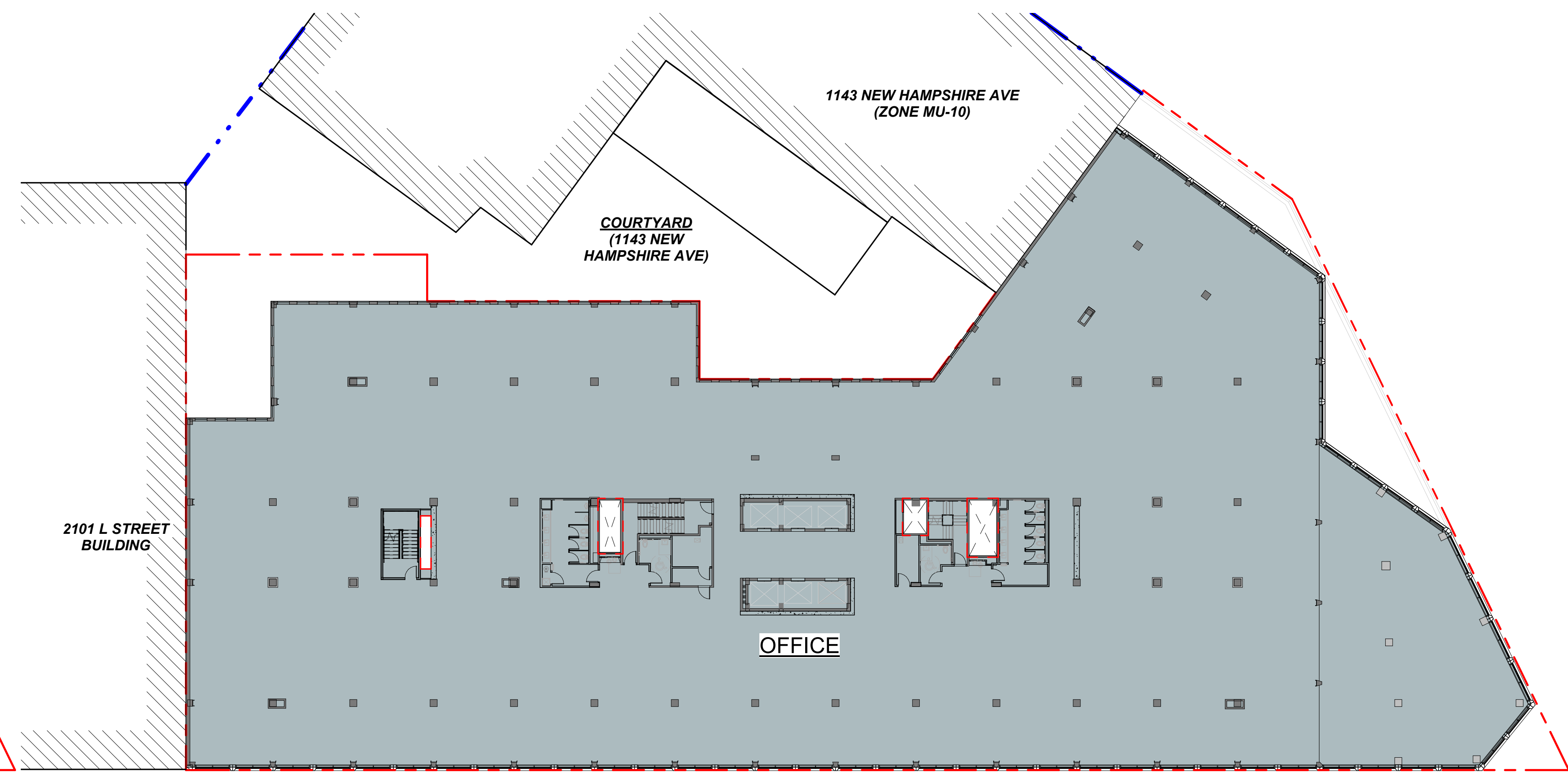
LEVEL 4: EXISTING



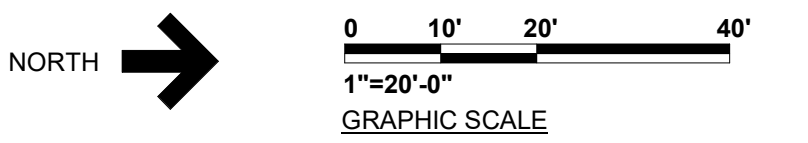
LEVEL 4: PROPOSED



LEVEL 5: EXISTING



LEVEL 5: PROPOSED

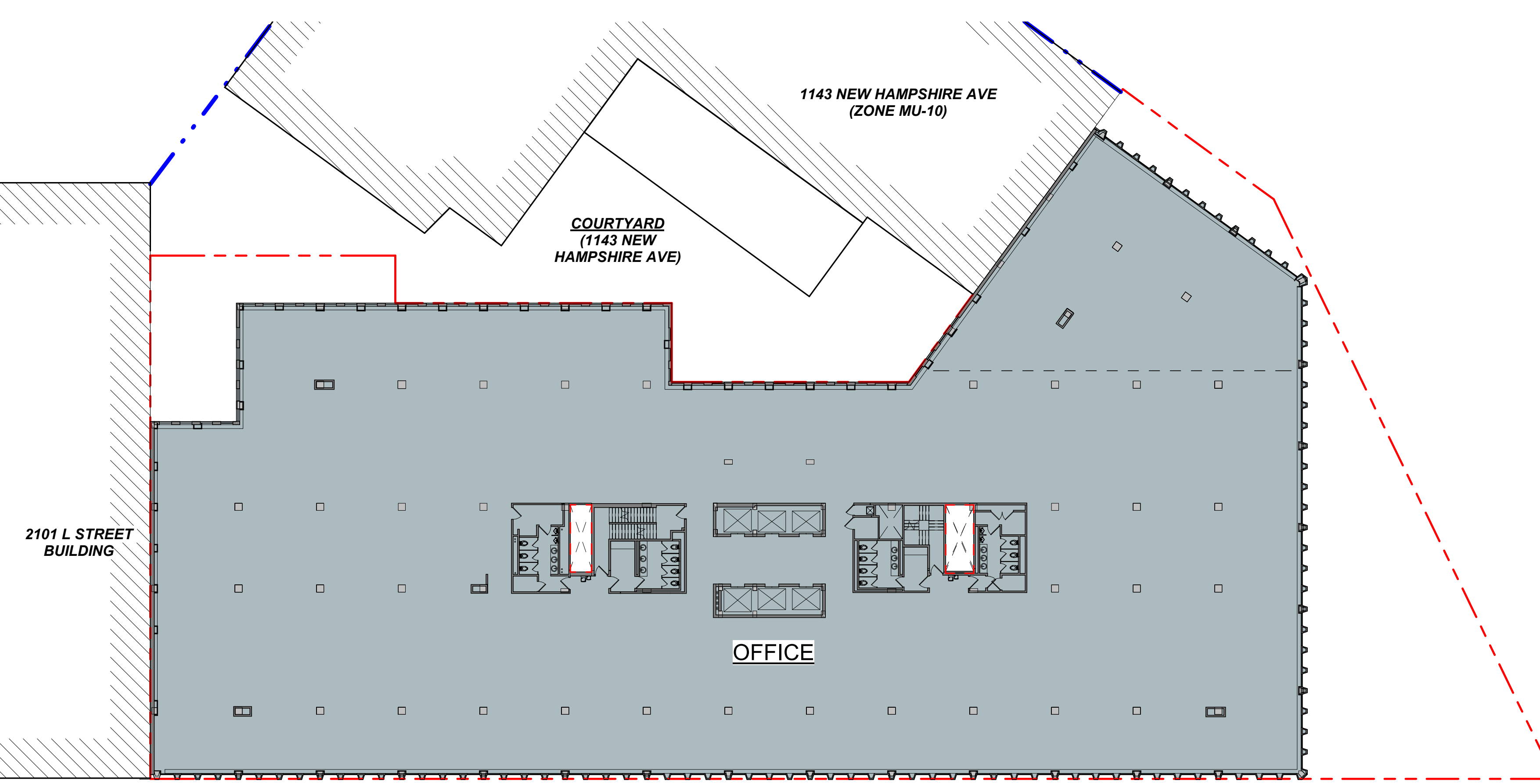


NOTES:

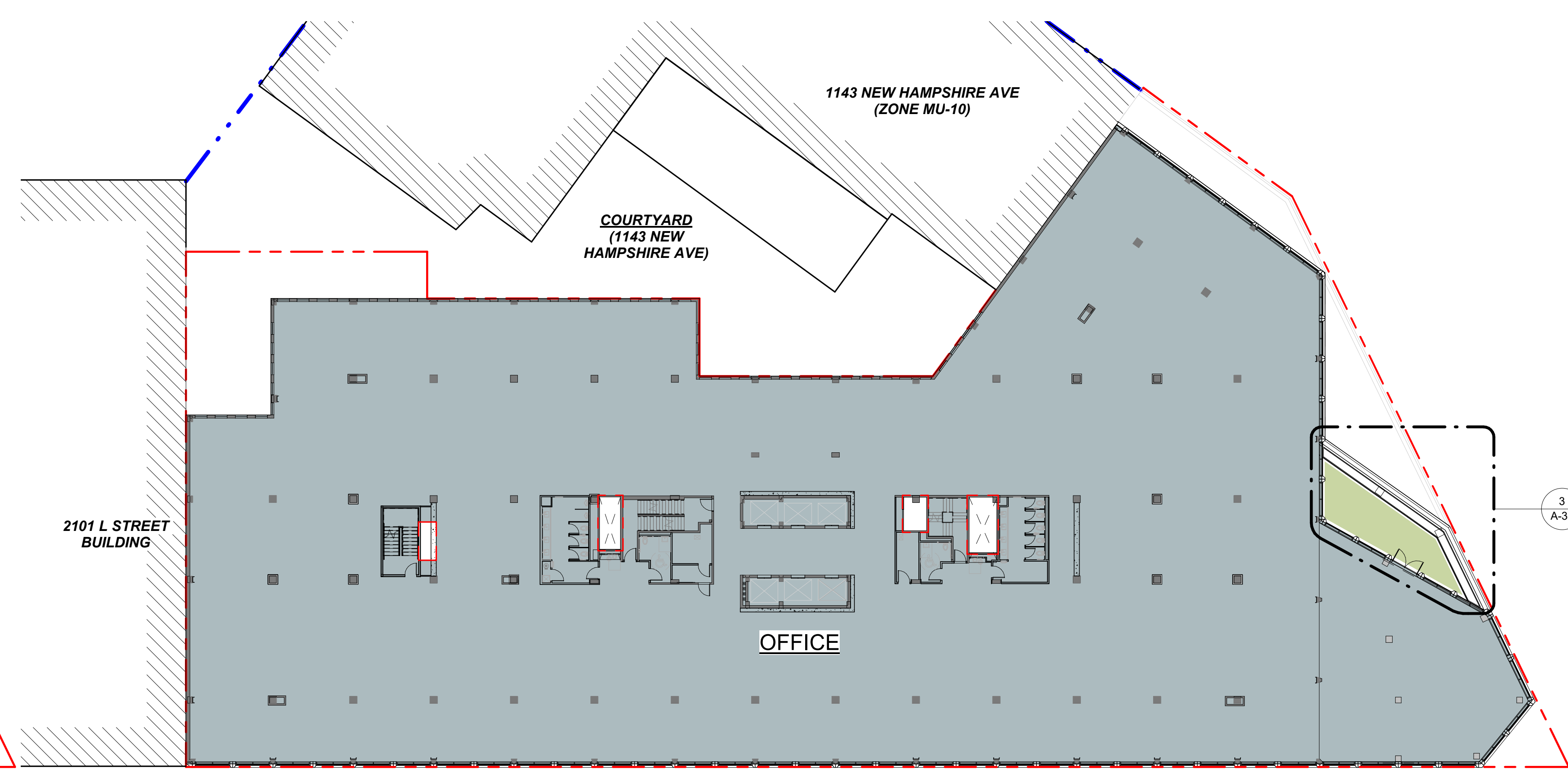
- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
- 2) THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, THE LOCATION OF BUILDING USE AND FUNCTIONAL COMPONENTS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, ELEVATORS, AND PARKING GARAGE LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FURTHER DESIGN EVOLUTION.
- 3) ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0' - 0".
- 4) ALL OCCUPIED OUTDOOR AREA LOCATIONS AND ASSOCIATED RAILINGS SHOWN ARE ILLUSTRATIVE; SIZE/LOCATION ARE SUBJECT TO CHANGE.

LEGEND

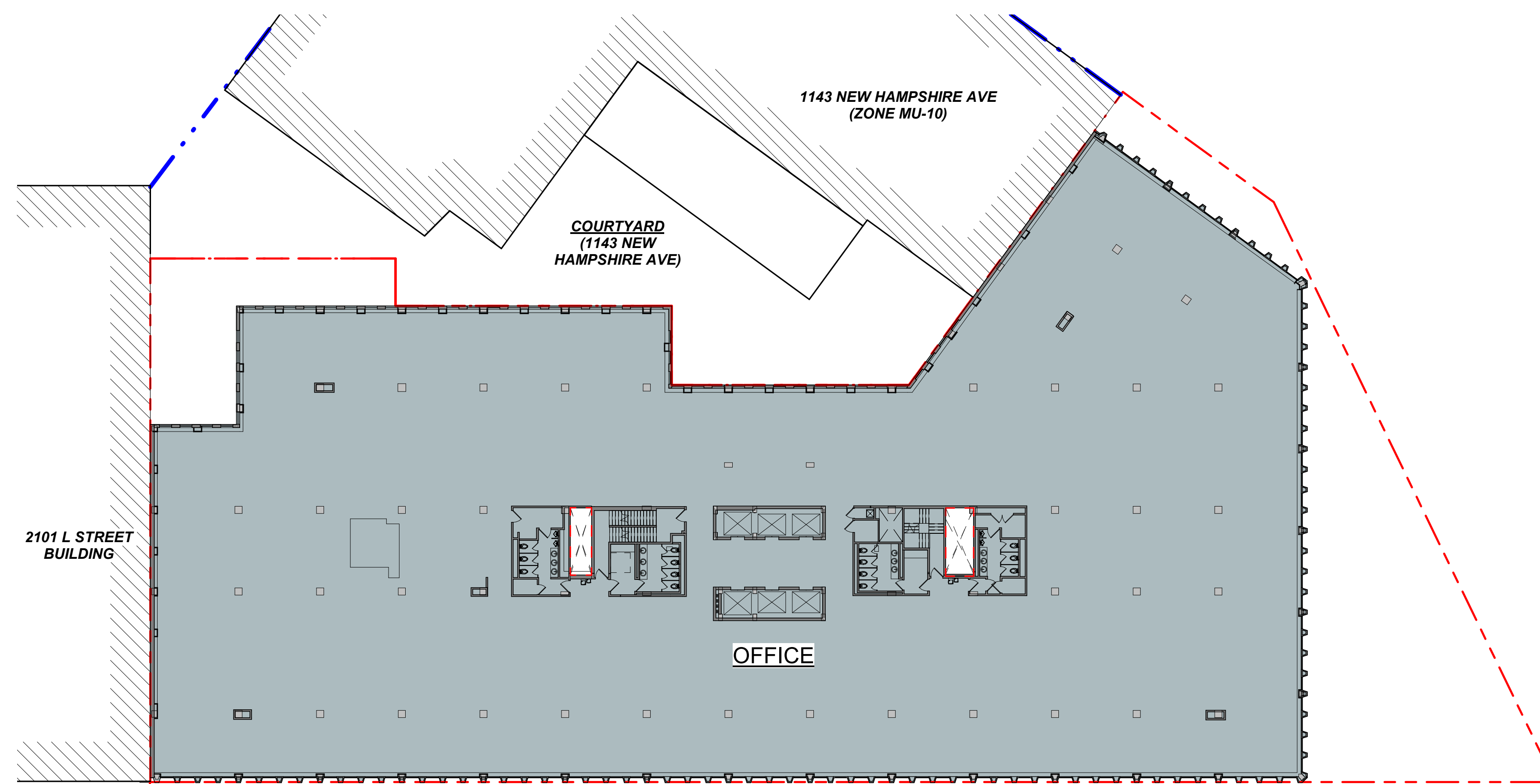
- PROPERTY LINE
- 1143 NEW HAMPSHIRE PROPERTY LINE
- 90' / 1143 NEW HAMPSHIRE SETBACK
- SERVICE
- MECHANICAL
- PARKING AREA
- RETAIL
- OFFICE
- OCCUPIED OUTDOOR SPACE
- GREEN ROOF
- FITNESS AREA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



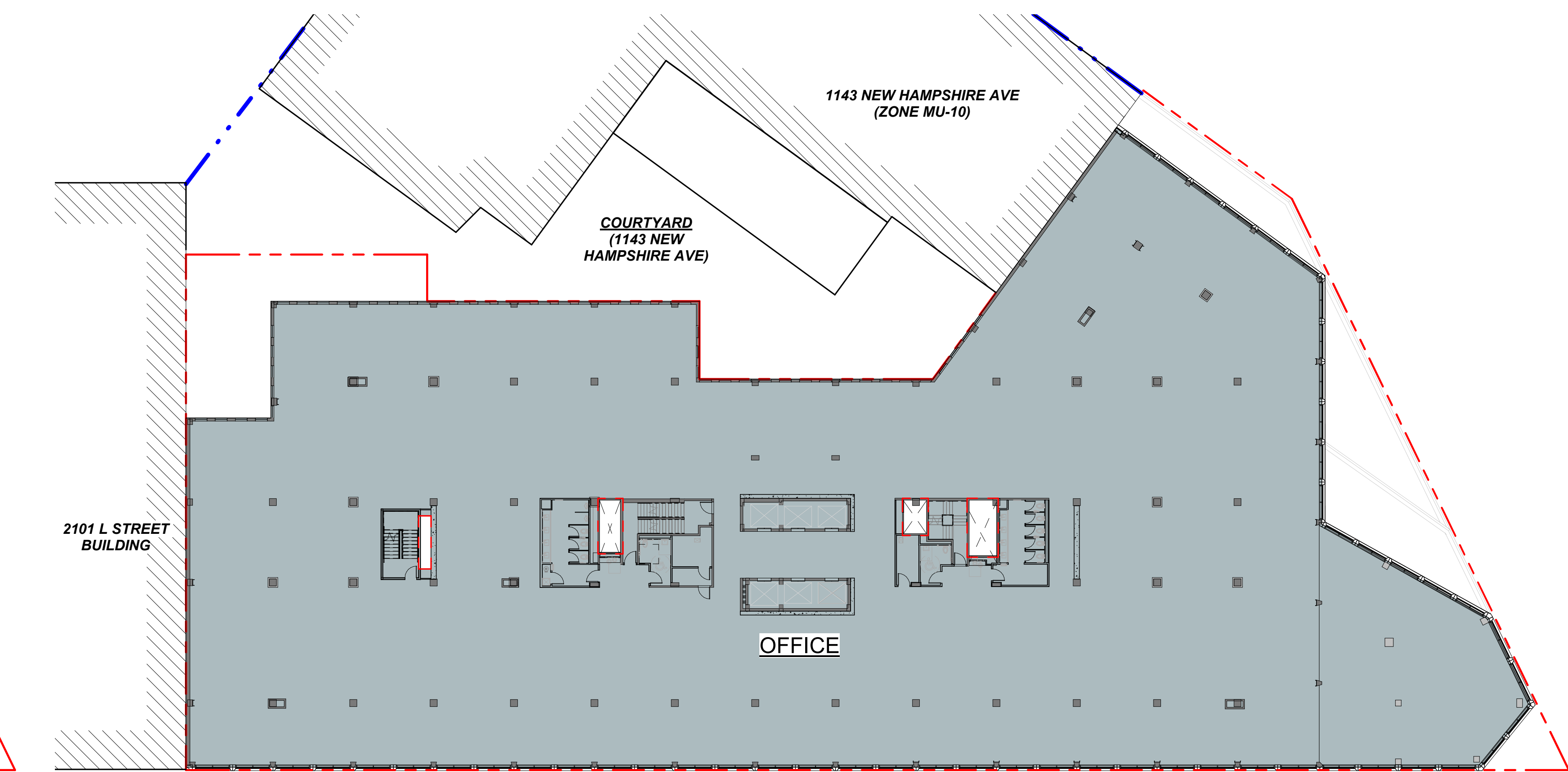
LEVEL 6: EXISTING



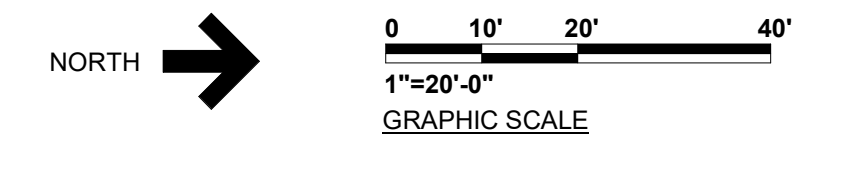
LEVEL 6: PROPOSED



LEVEL 7: EXISTING



LEVEL 7: PROPOSED

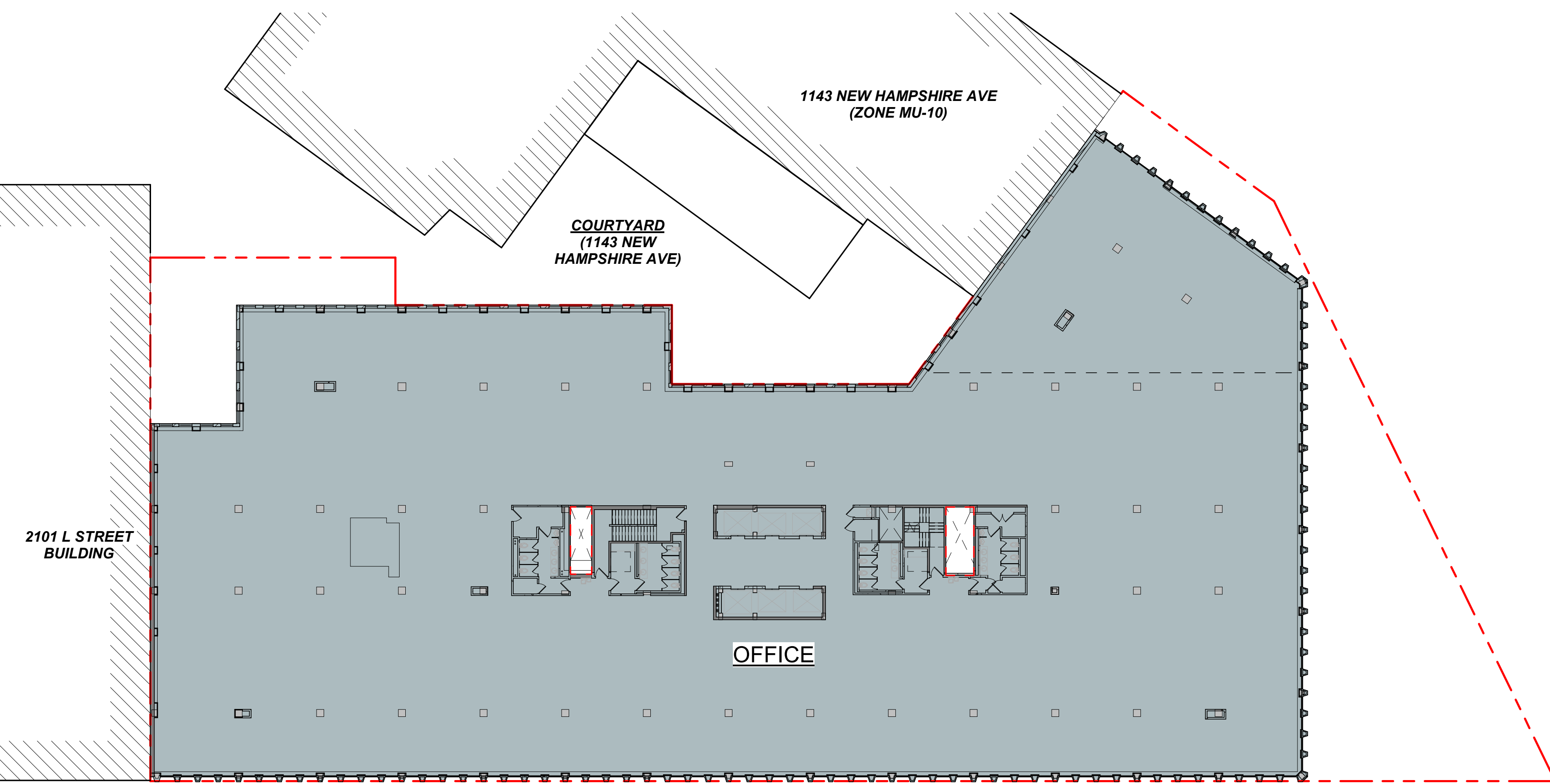


NOTES:

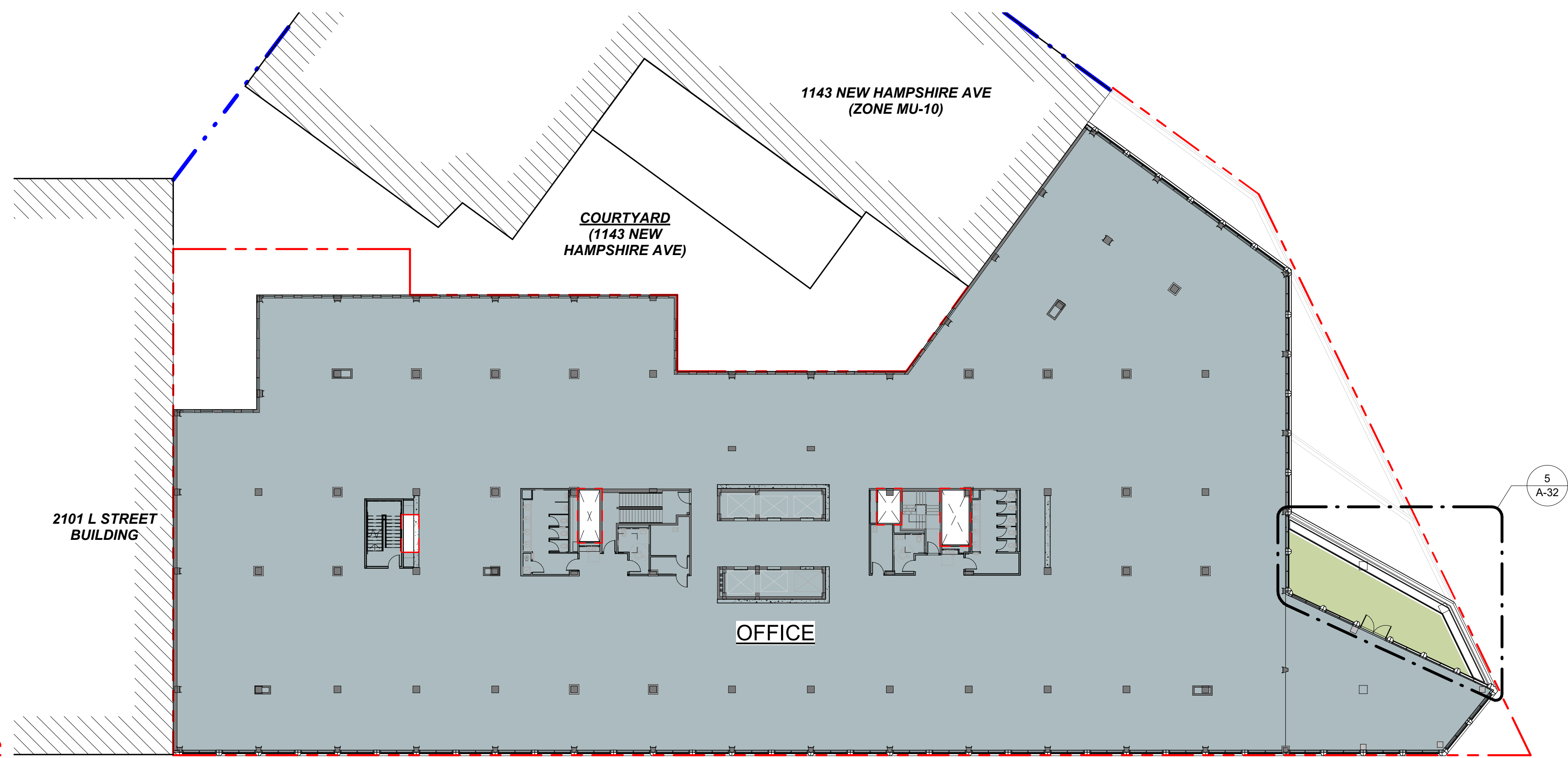
- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
- 2) THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, THE LOCATION OF BUILDING USE AND FUNCTIONAL COMPONENTS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, ELEVATORS, AND PARKING GARAGE LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FURTHER DESIGN EVOLUTION.
- 3) ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT ASSUMED FOR THESE DRAWINGS TO BE +0' - 0'.
- 4) ALL OCCUPIED OUTDOOR AREA LOCATIONS AND ASSOCIATED RAILINGS SHOWN ARE ILLUSTRATIVE; SIZE/LOCATION ARE SUBJECT TO CHANGE.

LEGEND

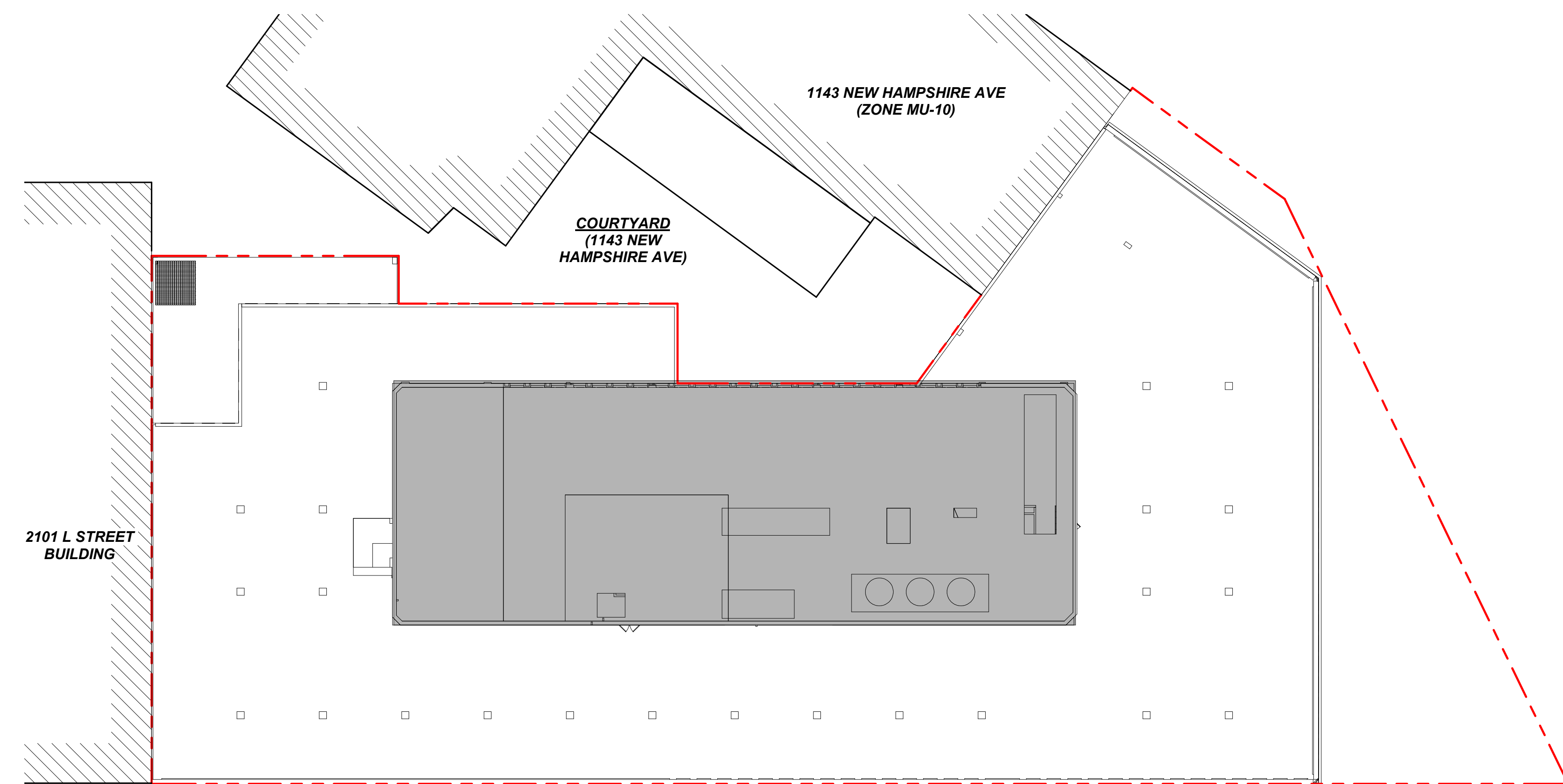
- - - PROPERTY LINE
- - - 1143 NEW HAMPSHIRE PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE SETBACK
- SERVICE
- MECHANICAL
- PARKING AREA
- RETAIL
- OFFICE
- OCCUPIED OUTDOOR SPACE
- GREEN ROOF
- FITNESS AREA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



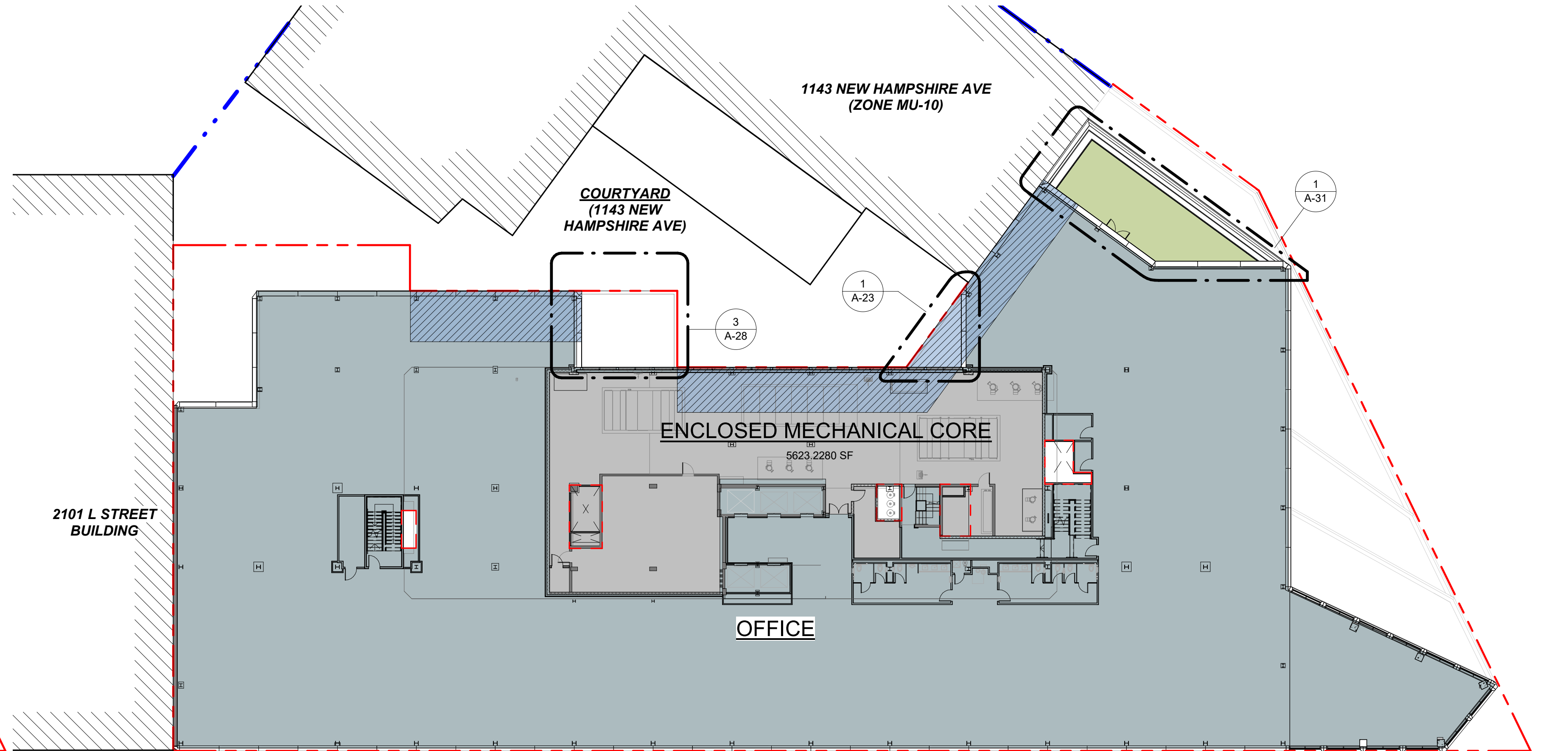
LEVEL 8: EXISTING



LEVEL 8: PROPOSED



LEVEL 9: EXISTING



LEVEL 9: PROPOSED

