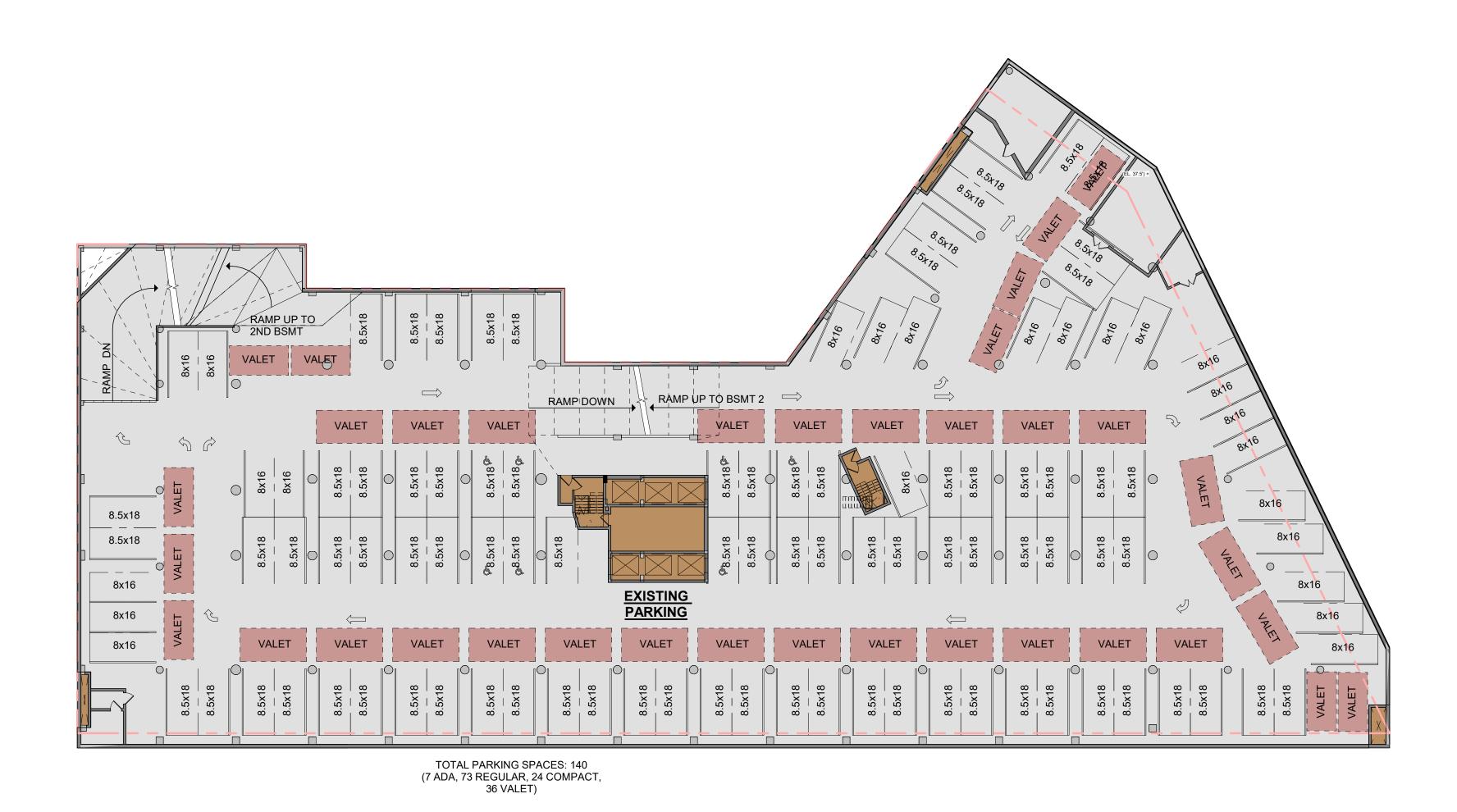


### GARAGE LEVEL 3: EXISTING (147 spaces)



GARAGE LEVEL 2: EXISTING (140 spaces)

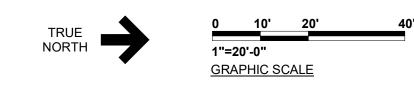




### GARAGE LEVEL 3: PROPOSED (145 spaces)



GARAGE LEVEL 2: PROPOSED (135 spaces)



**2100M STREET** 

**NOTES:** 

1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS

2) THE EXTERIOR ELEVATIONS,

NUMBER, AND LOCATIONS, THE

IS SHOWN FOR ILLUSTRATIVE

3) ALL SPOT ELEVATIONS ARE

RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO

4) ALL OCCUPIED OUTDOOR AREA

ILLUSTRATIVE; SIZE/LOCATION ARE

LOCATIONS SHOWN ARE

SUBJECT TO CHANGE.

**LEGEND** 

PROPERTY LINE

— – STREET CENTERLINE

NEIGHBOR PROPERTY LINE

**COURT REQ. SETBACK** 

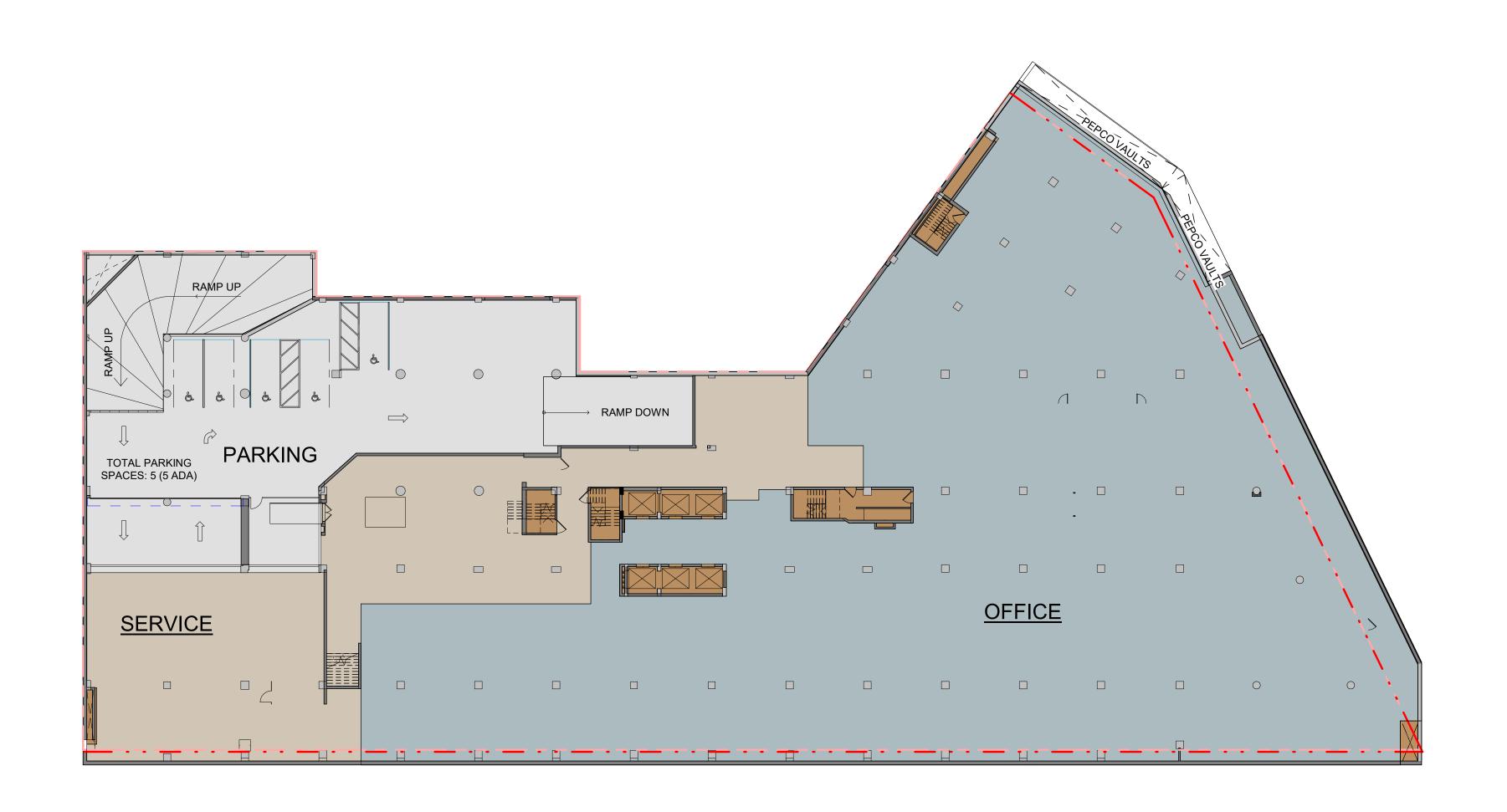
**EXISTING ROOF** 

PURPOSES ONLY.

BE +0' - 0".

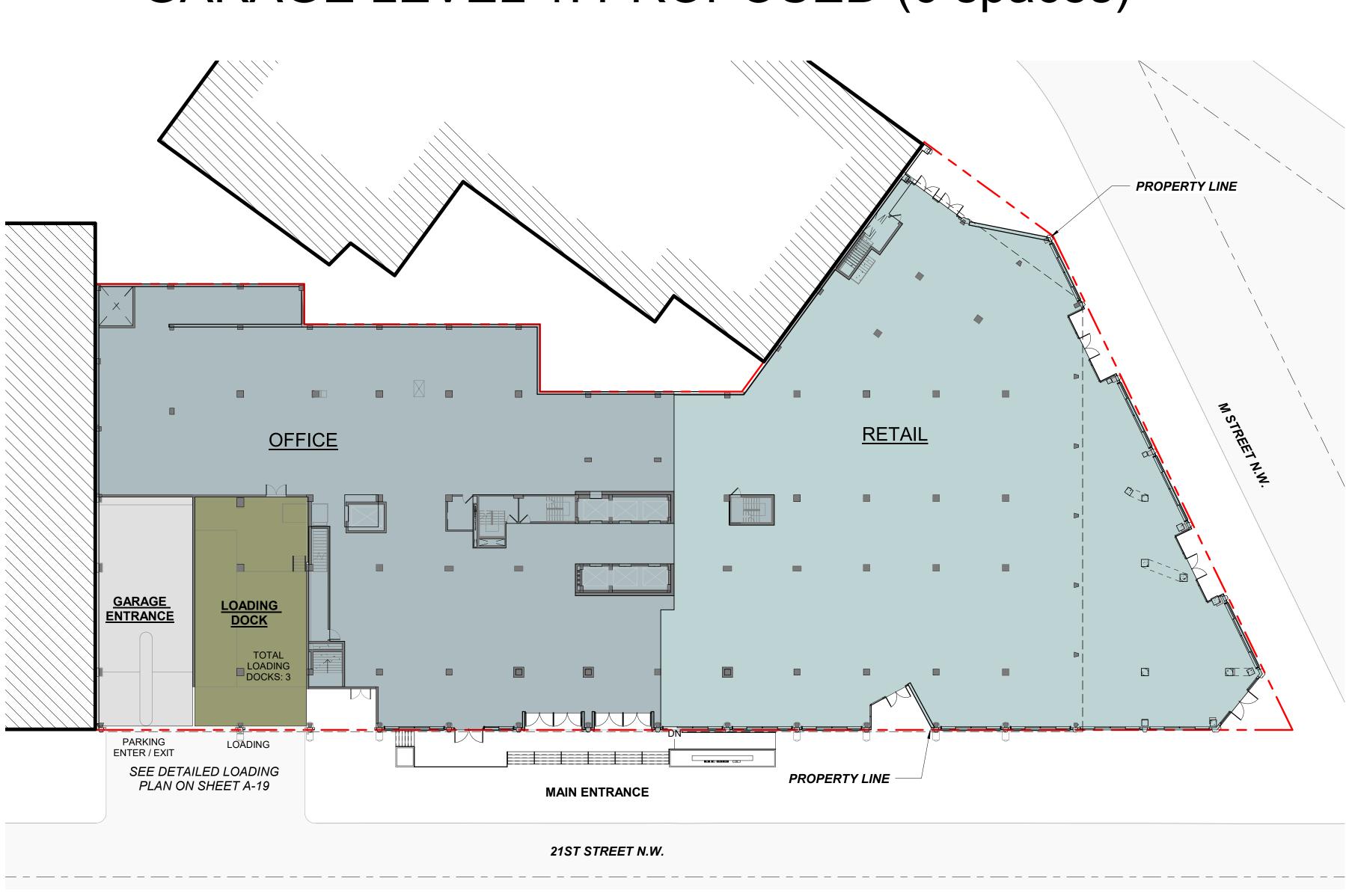
INCLUDING DOOR AND WINDOW SIZES,

DEMISING WALLS, OUTDOOR SPACE STAIRS, BALCONY, TERRACES, AND **ELEVATORS ARE PRELIMINARY AND** SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT



# PARKING SERVICE ROTAL PRIVATE PARKING ROTAL PARKING RETAIL RETAIL

## GARAGE LEVEL 1: PROPOSED (6 spaces)



LEVEL 1: PROPOSED

## TRUE NORTH 1"=20'-0" GRAPHIC SCALE

2100M STREET

**NOTES:** 

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NUMBER, AND LOCATIONS, THE

IS SHOWN FOR ILLUSTRATIVE

3) ALL SPOT ELEVATIONS ARE

RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO

4) ALL OCCUPIED OUTDOOR AREA LOCATIONS SHOWN ARE

ILLUSTRATIVE; SIZE/LOCATION ARE

PURPOSES ONLY.

SUBJECT TO CHANGE.

**LEGEND** 

-----

**GFA NOTE:** 

**MECHANICAL SHAFTS** 

ARE NOT INCLUDED IN GFA.

PROPERTY LINE

— – STREET CENTERLINE

NEIGHBOR PROPERTY LINE

**EXISTING ROOF** 

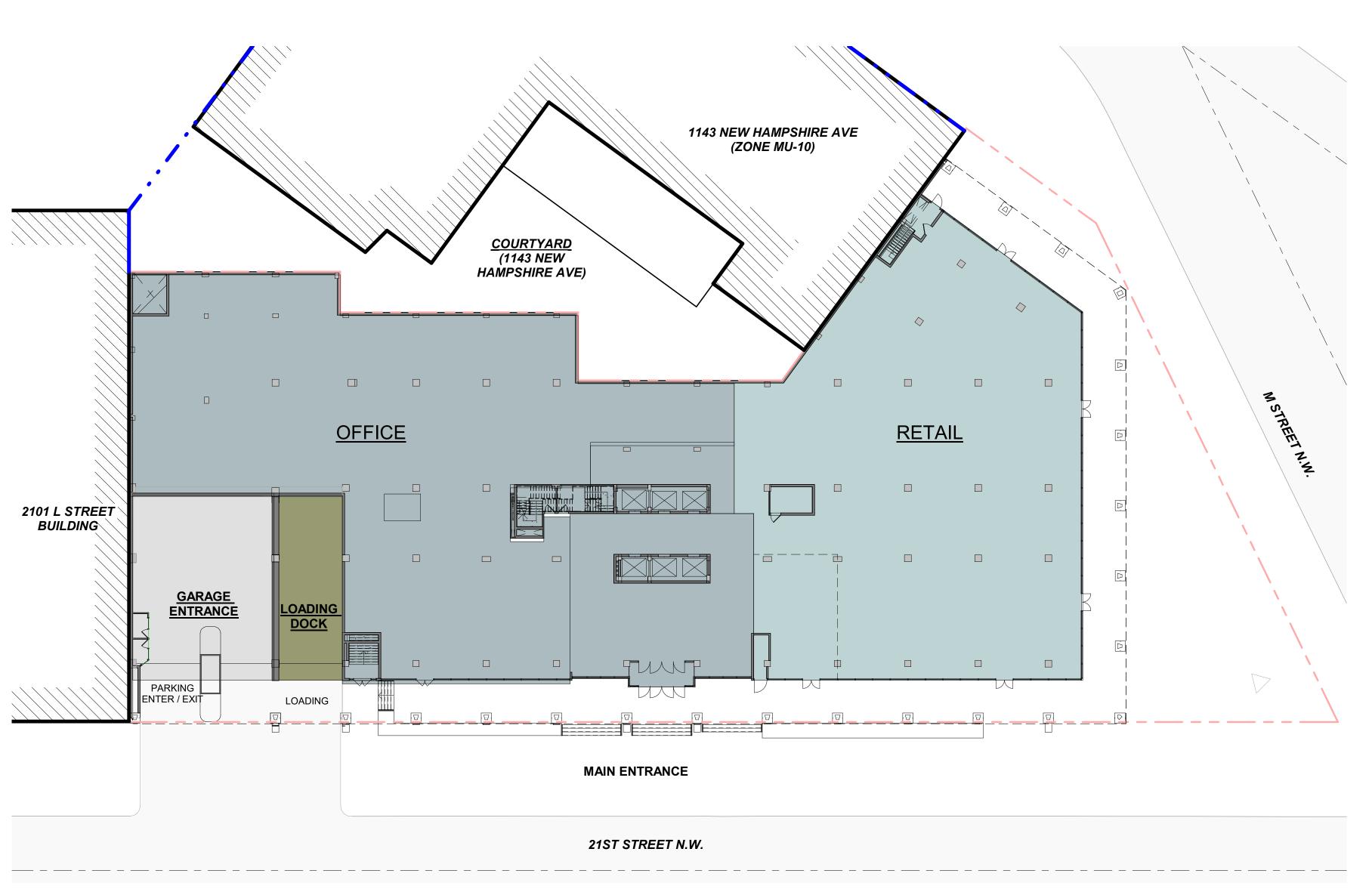
BE +0' - 0".

INCLUDING DOOR AND WINDOW SIZES,

INTERIOR PARTITION LOCATIONS, THE

DEMISING WALLS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT

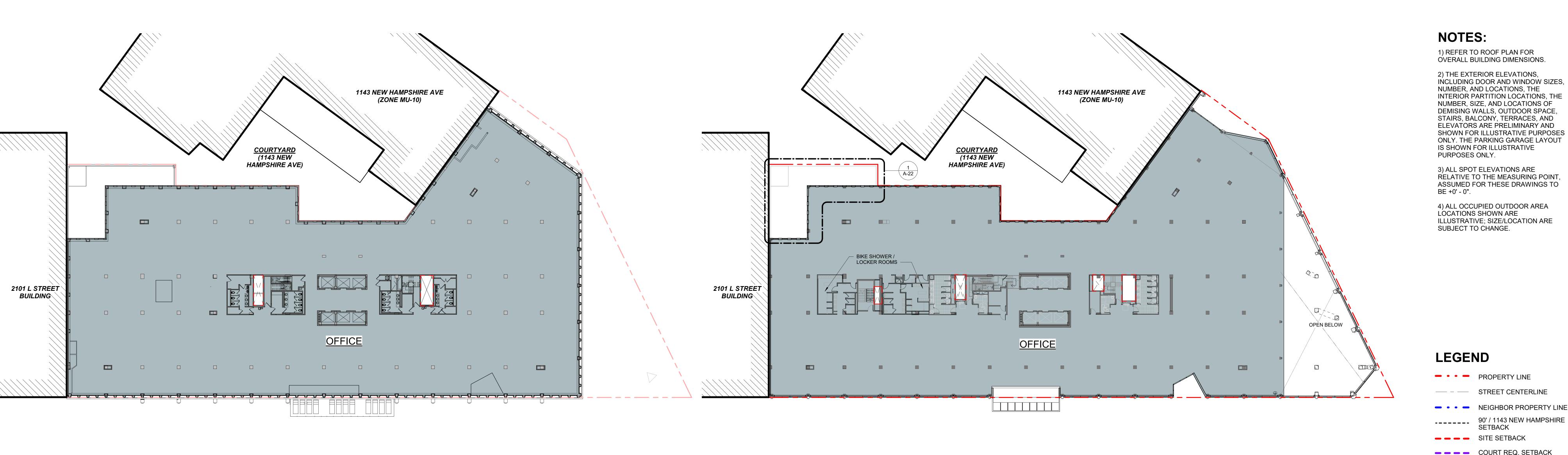
### GARAGE LEVEL 1: EXISTING (5 spaces)



LEVEL 1: EXISTING



### A-8



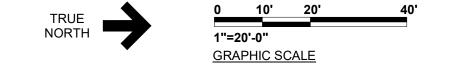
## LEVEL 2: PROPOSED 1143 NEW HAMPSHIRE AVE (ZONE MU-10) COURTYARD (1143 NEW HAMPSHIRE AVE) 2101 L STREET BUILDING

LEVEL 2: EXISTING

1143 NEW HAMPSHIRE AVE (ZONE MU-10) <u>COURTYARD</u> (1143 NEW HAMPSHIRE AVE) 2101 L STREET BUILDING OFFICE

LEVEL 3: EXISTING

LEVEL 3: PROPOSED



**2100M STREET** 



NUMBER, AND LOCATIONS, THE

ELEVATORS ARE PRELIMINARY AND

MECHANICAL

PARKING AREA

**GREEN ROOF** 

**EXISTING ROOF** 

OCCUPIED OUTDOOR SPACE

**VERTICAL PENETRATION** 

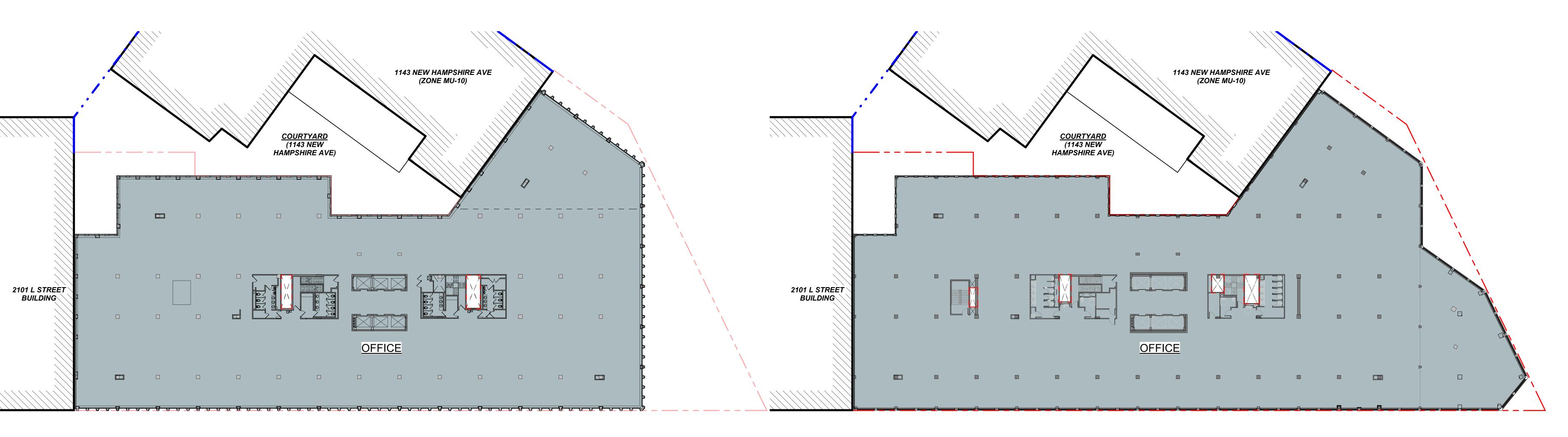
MU-10 ZONING SETBACK

1:1 ROOF STRUCTURE SETBACK

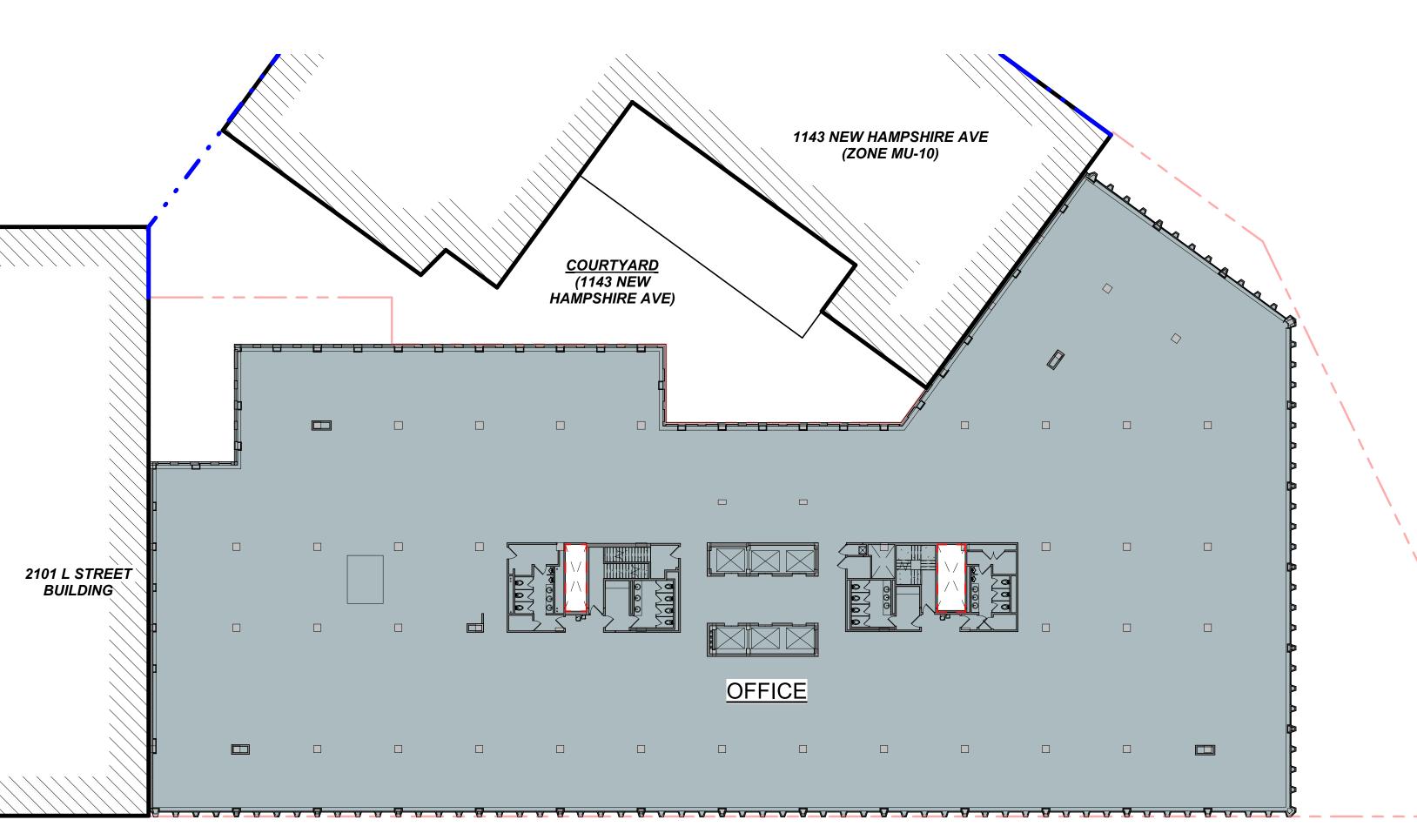
**GFA NOTE:** 

SPACES, RAMP GOING TO THE PARKING AREAS AND MECHANICAL SHAFTS

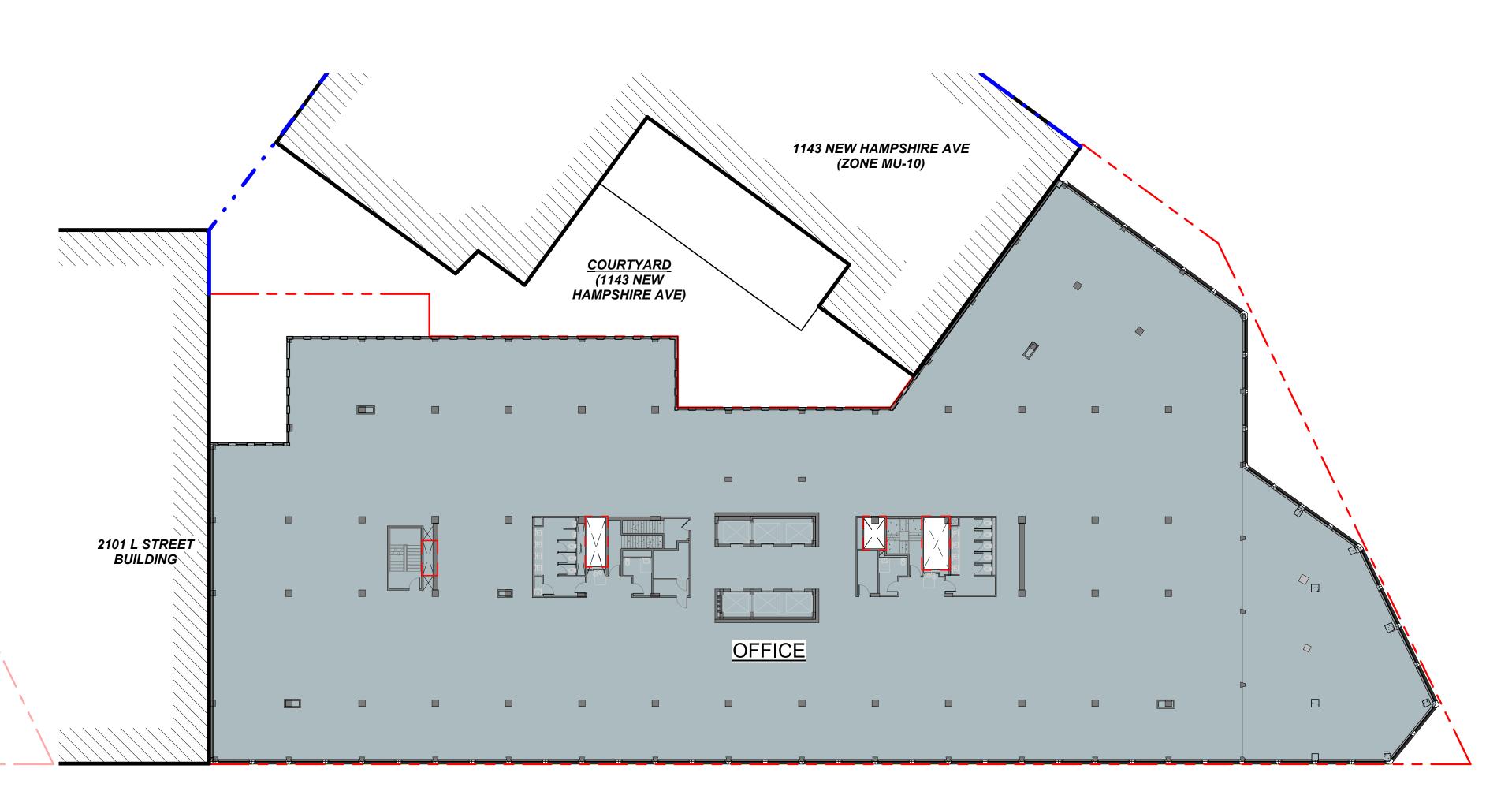
ABOVE GROUND FLOOR ARE NOT INCLUDED IN GFA.



LEVEL 4: EXISTING



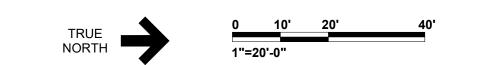
LEVEL 4: PROPOSED



LEVEL 5: EXISTING



LEVEL 5: PROPOSED



**LEGEND** 

PROPERTY LINE

— – STREET CENTERLINE

**NOTES:** 

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2) THE EXTERIOR ELEVATIONS,

NUMBER, AND LOCATIONS, THE

IS SHOWN FOR ILLUSTRATIVE

3) ALL SPOT ELEVATIONS ARE

RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO

4) ALL OCCUPIED OUTDOOR AREA LOCATIONS SHOWN ARE

ILLUSTRATIVE; SIZE/LOCATION ARE

PURPOSES ONLY.

SUBJECT TO CHANGE.

BE +0' - 0".

INCLUDING DOOR AND WINDOW SIZES,

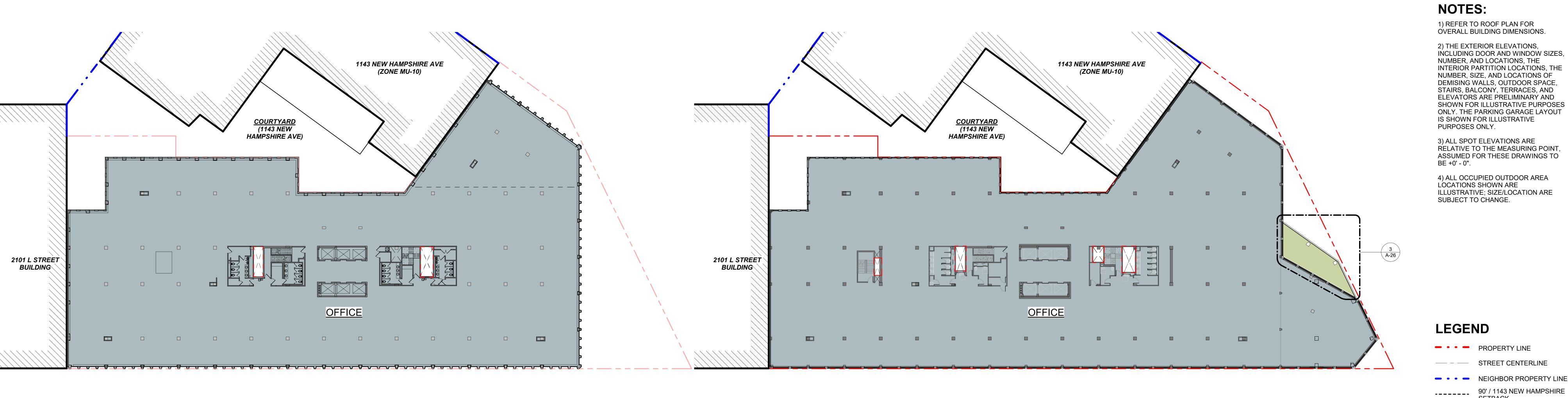
DEMISING WALLS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT

NEIGHBOR PROPERTY LINE
90' / 1143 NEW HAMPSHIRE
SETBACK
SITE SETBACK
COURT REQ. SETBACK
SERVICE
MECHANICAL
PARKING AREA
RETAIL
OFFICE
OCCUPIED OUTDOOR SPACE
GREEN ROOF
VERTICAL PENETRATION
EXISTING ROOF

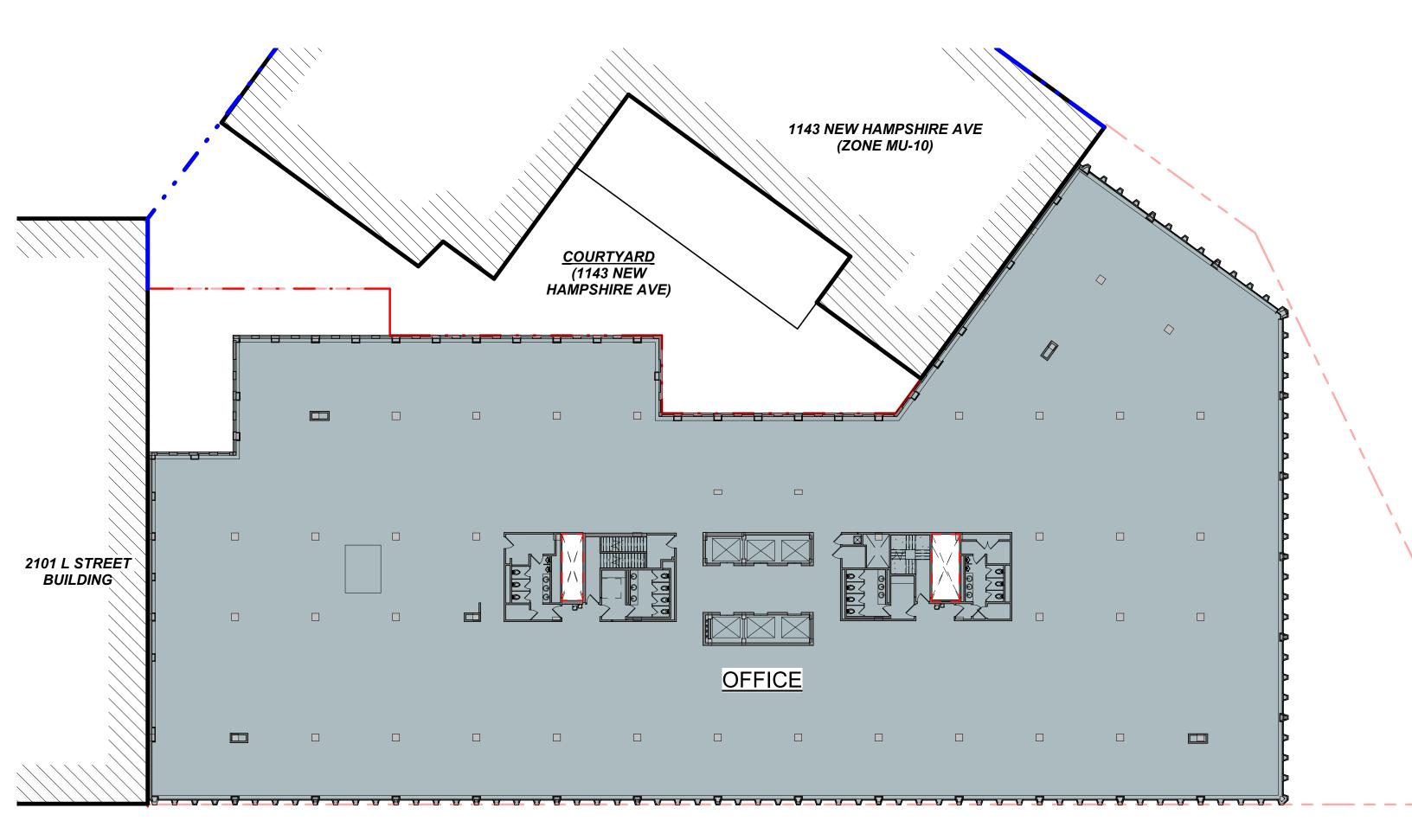
GFA NOTE:

OCCUPIED OUTDOOR
SPACES, RAMP GOING TO
THE PARKING AREAS AND
MECHANICAL SHAFTS
ABOVE GROUND FLOOR
ARE NOT INCLUDED IN GFA.

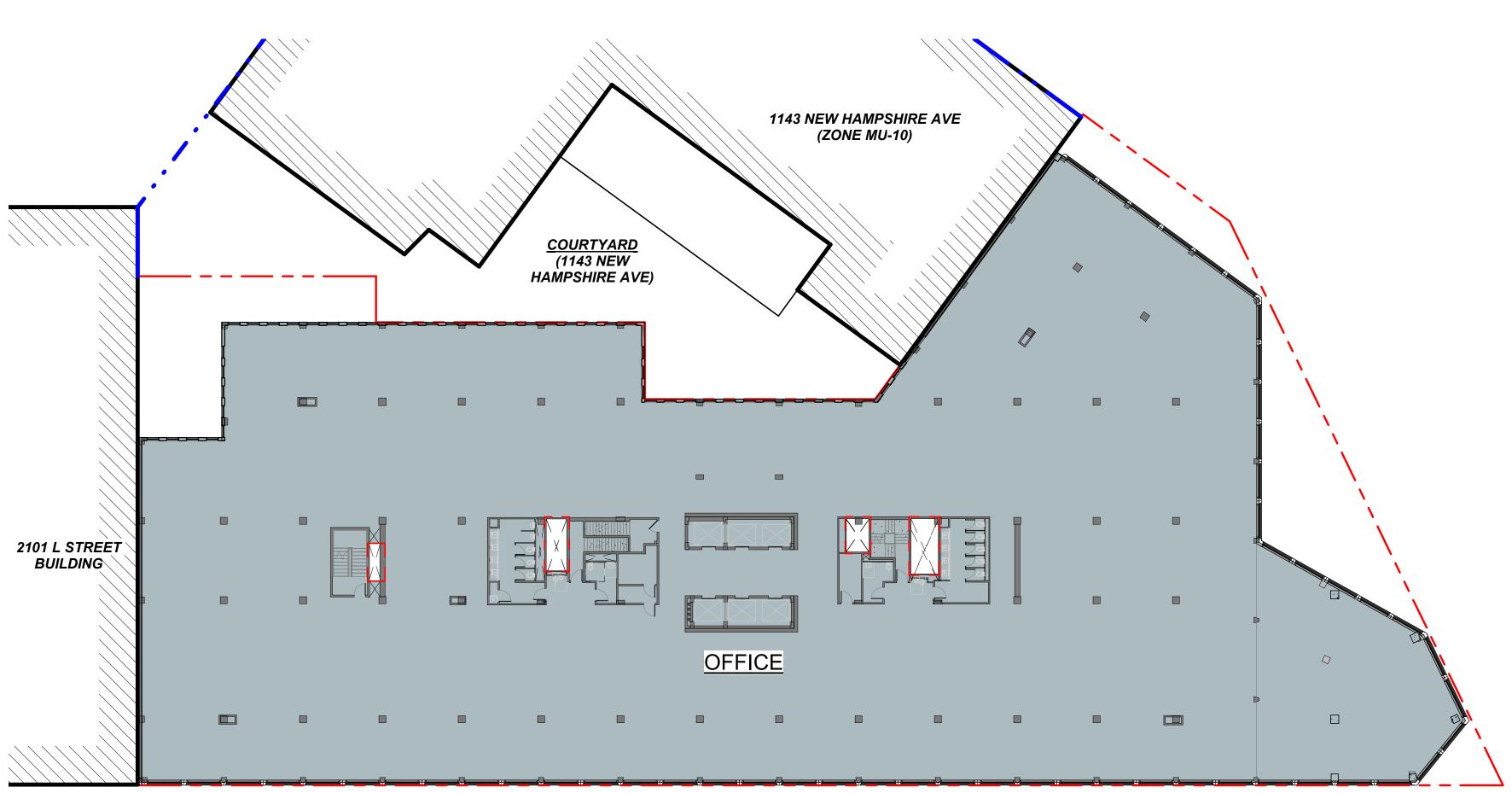
1:1 ROOF STRUCTURE SETBACK



### LEVEL 6: EXISTING



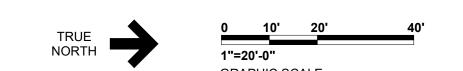
LEVEL 6: PROPOSED



LEVEL 7: EXISTING



LEVEL 7: PROPOSED



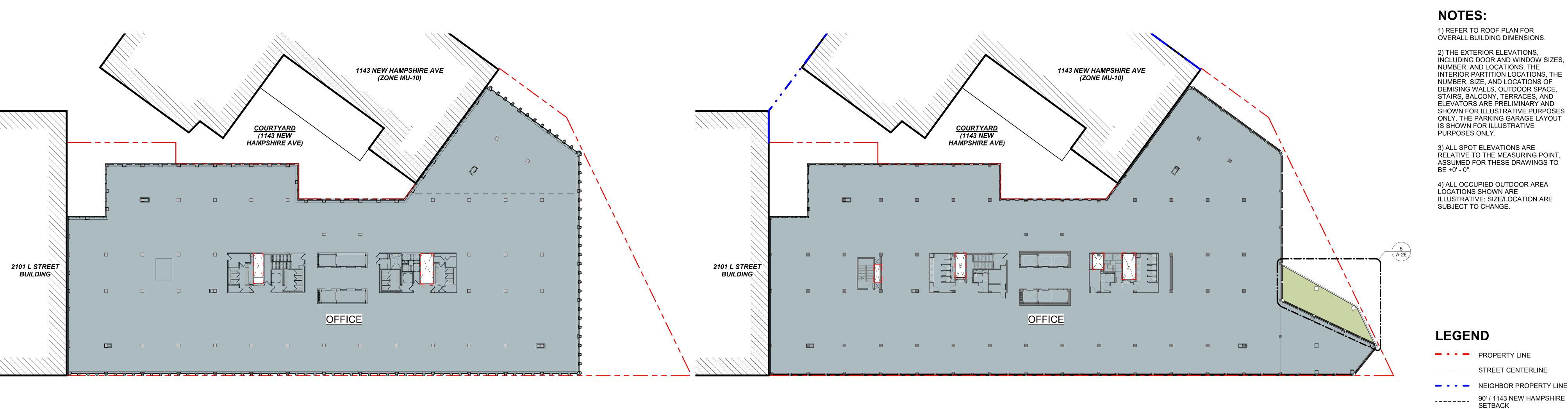
OCCUPIED OUTDOOR SPACE **GREEN ROOF VERTICAL PENETRATION EXISTING ROOF** 1:1 ROOF STRUCTURE SETBACK **GFA NOTE:** 

THE PARKING AREAS AND MECHANICAL SHAFTS ABOVE GROUND FLOOR ARE NOT INCLUDED IN GFA.

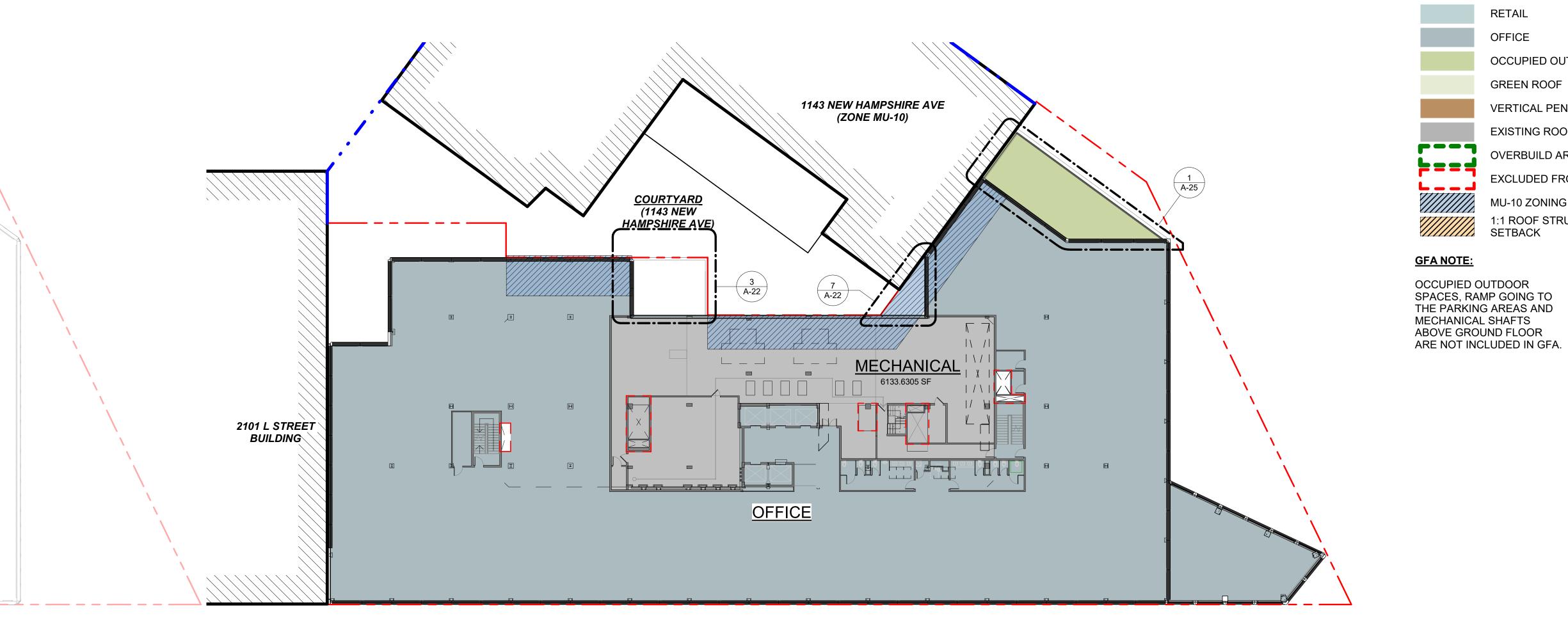
**SITE SETBACK** 

MECHANICAL

PARKING AREA



### LEVEL 8: PROPOSED



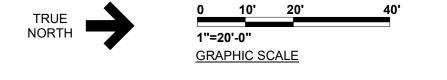
LEVEL 9: EXISTING

LEVEL 8: EXISTING

<u>COURTYARD</u> (1143 NEW HAMPSHIRE AVE)

1143 NEW HAMPSHIRE AVE (ZONE MU-10)

LEVEL 9: PROPOSED



**2100M STREET** 

MECHANICAL

PARKING AREA

**GREEN ROOF** 

**EXISTING ROOF** 

OCCUPIED OUTDOOR SPACE

**VERTICAL PENETRATION** 

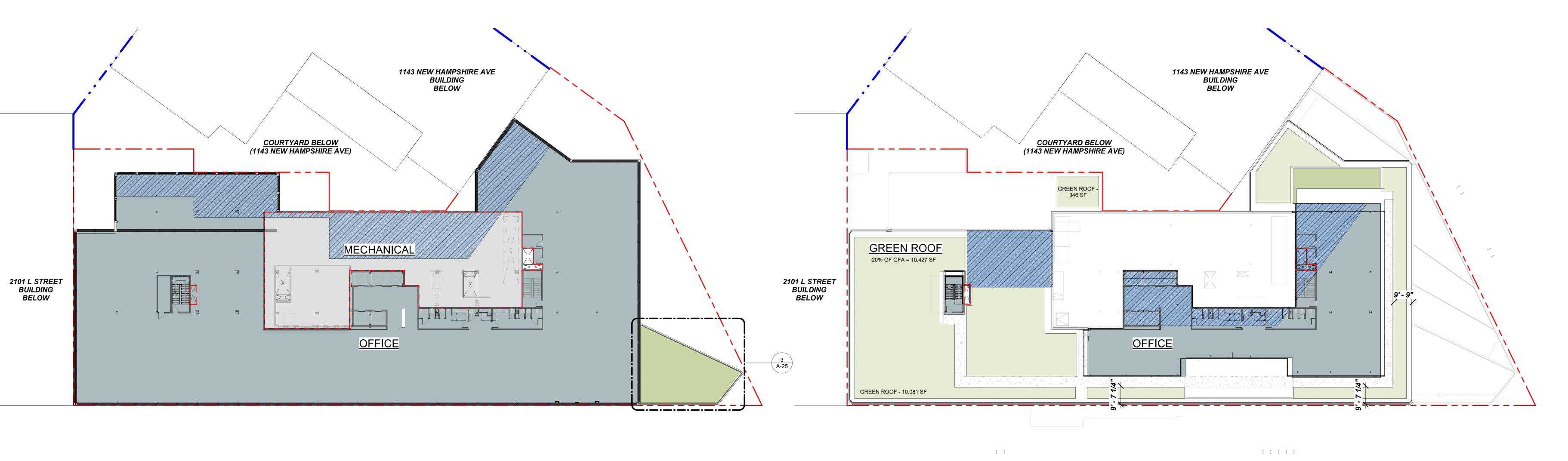
EXCLUDED FROM GFA

MU-10 ZONING SETBACK

1:1 ROOF STRUCTURE SETBACK



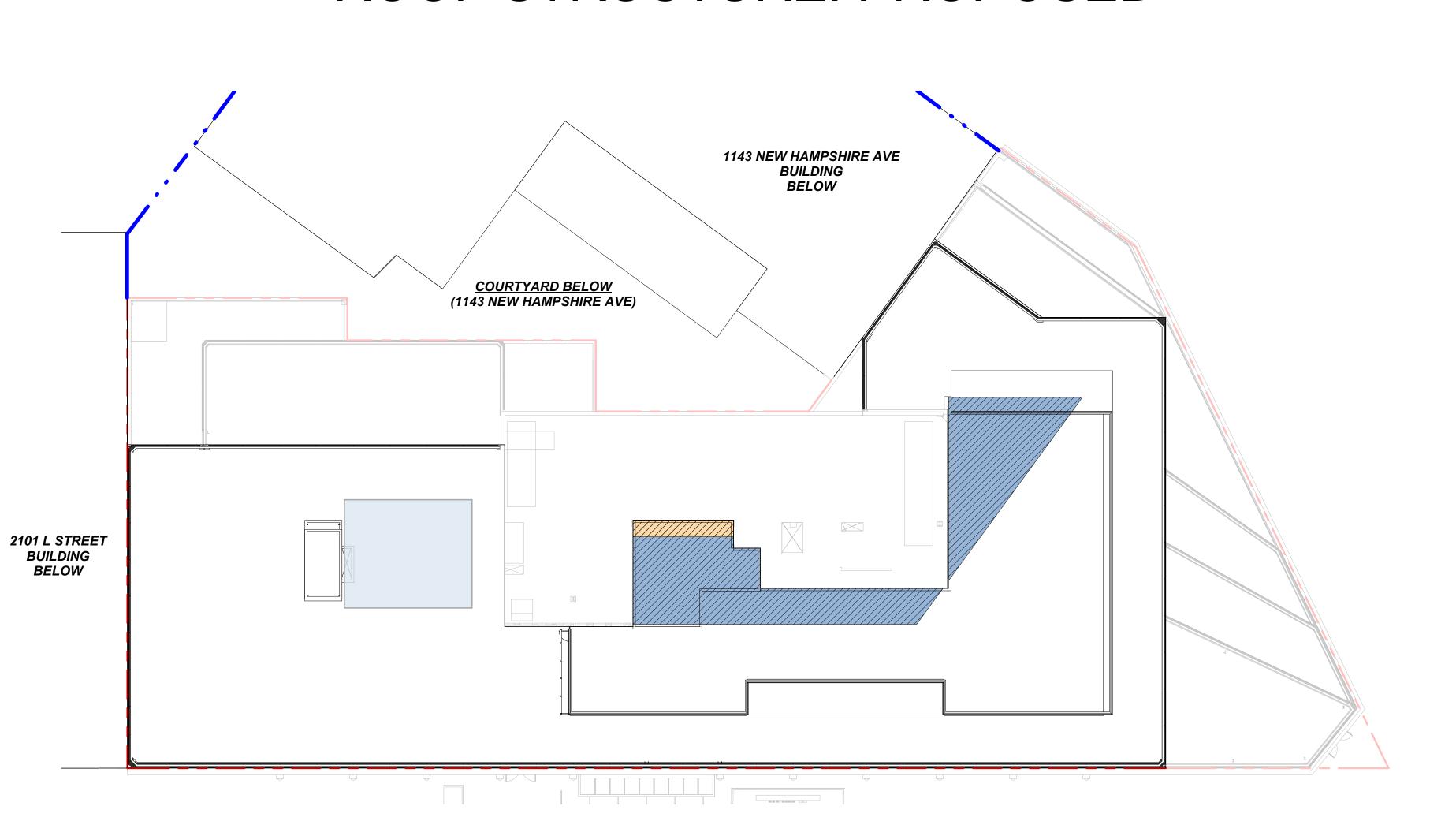
2101 L STREET



### LEVEL 10: PROPOSED

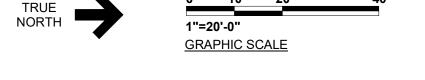
## 2101 L STREET BUILDING BELOW 2101 L STREET BUILDING BELOW OFFICE

### ROOF STRUCTURE: PROPOSED



LEVEL 11: PROPOSED

ROOF PLAN: PROPOSED



2100M STREET



NOTES:

OVERALL BUILDING DIMENSIONS.

2) THE EXTERIOR ELEVATIONS,

1) REFER TO ROOF PLAN FOR

2) THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3) ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0' - 0".

4) ALL OCCUPIED OUTDOOR AREA LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/LOCATION ARE SUBJECT TO CHANGE.

**LEGEND** 

PROPERTY LINE

— – STREET CENTERLINE

- NEIGHBOR PROPERTY LINE
90' / 1143 NEW HAMPSHIRE
SETBACK
SITE SETBACK
COURT REQ. SETBACK
SERVICE
MECHANICAL
PARKING AREA
RETAIL
OFFICE
OCCUPIED OUTDOOR SPACE
GREEN ROOF
VERTICAL PENETRATION
EXISTING ROOF

**OVERBUILD AREA** 

EXCLUDED FROM GFA

MU-10 ZONING SETBACK

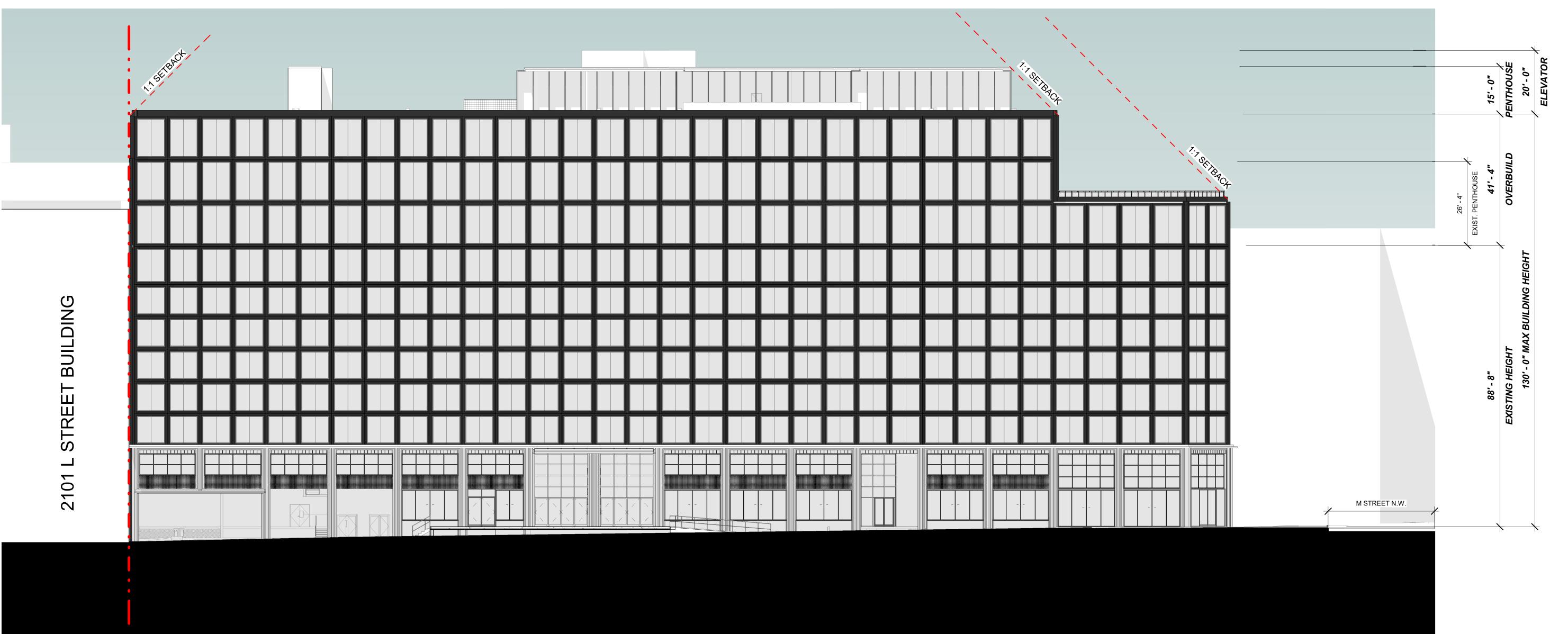
1:1 ROOF STRUCTURE SETBACK

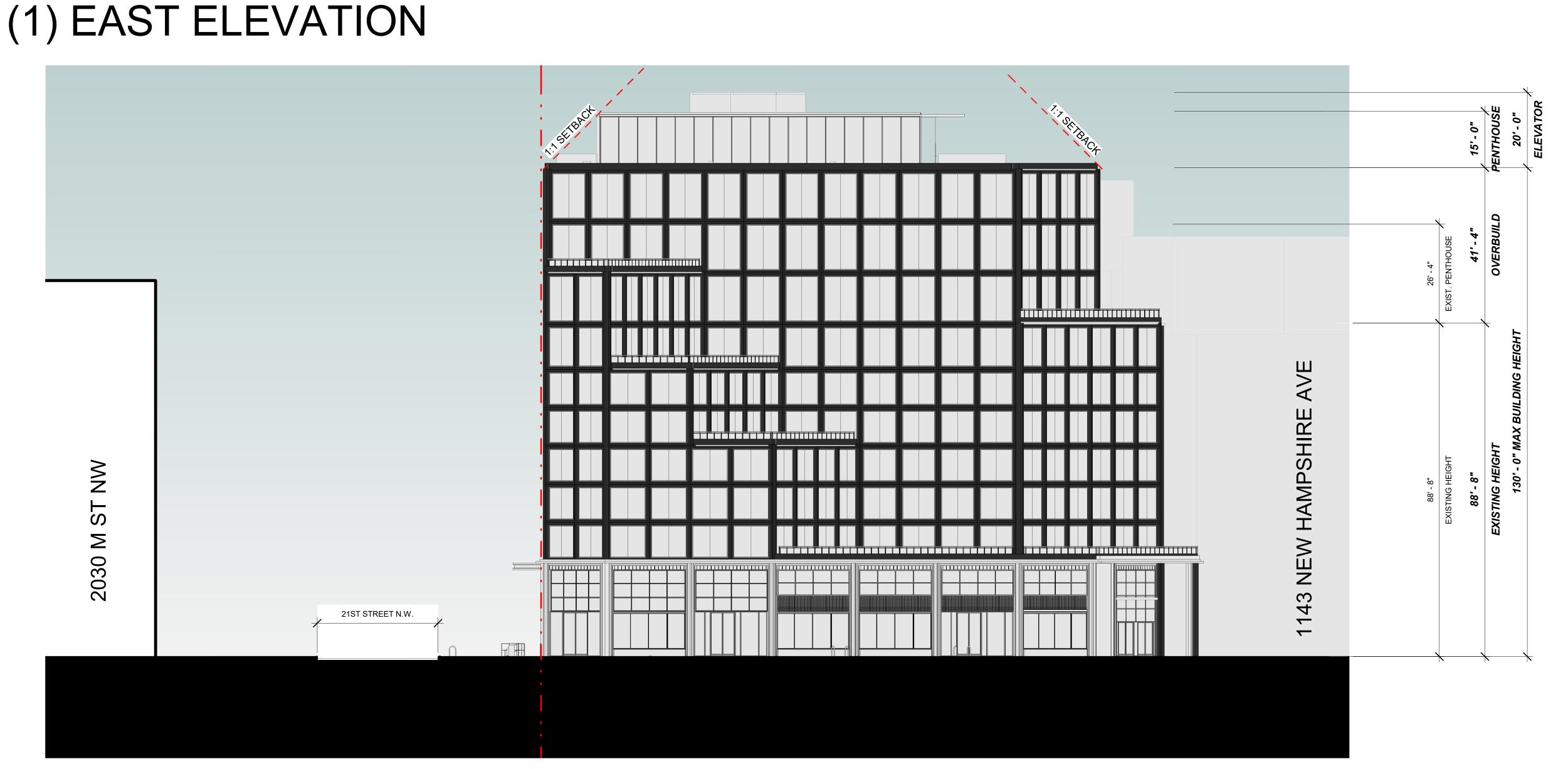
GFA NOTE:

OCCUPIED OUTDOOR SPACES, RAMP GOING TO THE PARKING AREAS AND MECHANICAL SHAFTS ABOVE GROUND FLOOR ARE NOT INCLUDED IN GFA.

GREEN ROOF NOTE:

GREEN ROOF AREAS SHOWN ARE ILLUSTRATIE AND SUBJET TO CHANGE DURING DESIGN AND PERMITTING PROESSES









# LEGEND PROPERTY LINE NEIGHBOR PROPERTY LINE SITE SETBACK OVERBUILD AREA

**2100M STREET** 

**NOTES:** 

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4) ALL OCCUPIED OUTDOOR AREA

ILLUSTRATIVE; SIZE/LOCATION ARE

LOCATIONS SHOWN ARE

SUBJECT TO CHANGE.

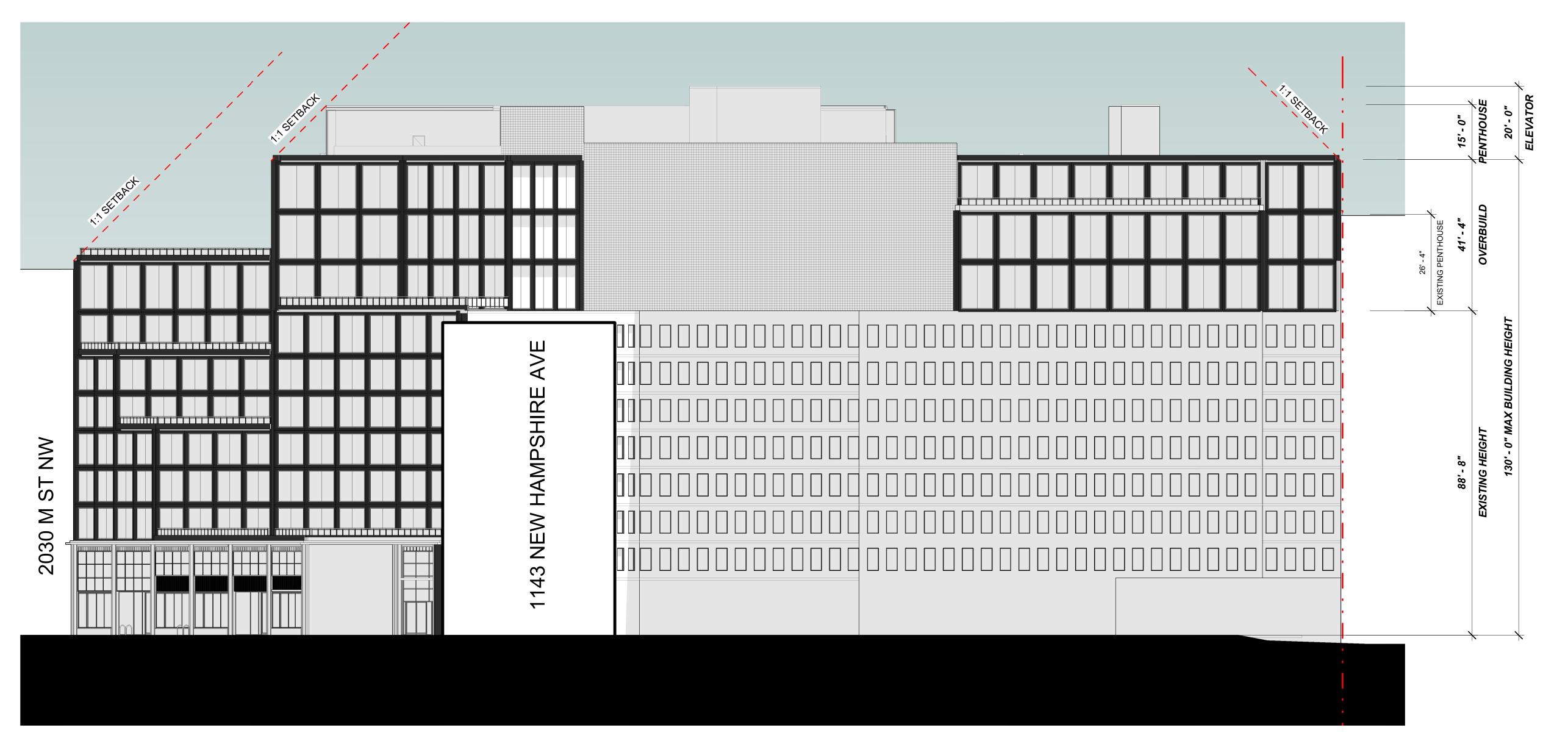
PURPOSES ONLY.

BE +0' - 0".

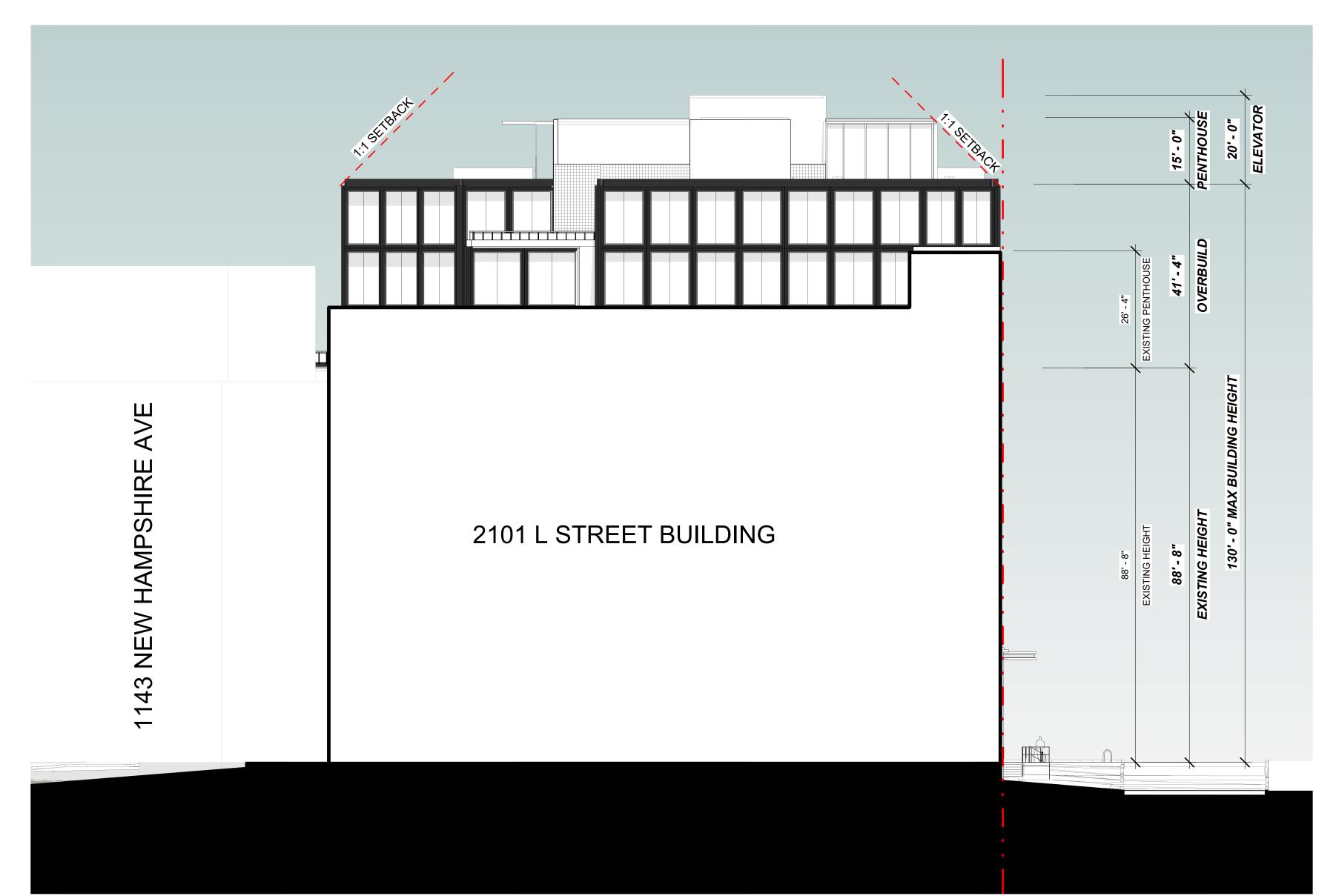
NUMBER, AND LOCATIONS, THE

INCLUDING DOOR AND WINDOW SIZES,

INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT



### (1) WEST ELEVATION



(2) SOUTH ELEVATION



## 

2100M STREET

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PURPOSES ONLY.

SUBJECT TO CHANGE.

BE +0' - 0".

INCLUDING DOOR AND WINDOW SIZES,

INTERIOR PARTITION LOCATIONS, THE

SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT

RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO

4) ALL OCCUPIED OUTDOOR AREA LOCATIONS SHOWN ARE

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DEMISING WALLS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND

A-15