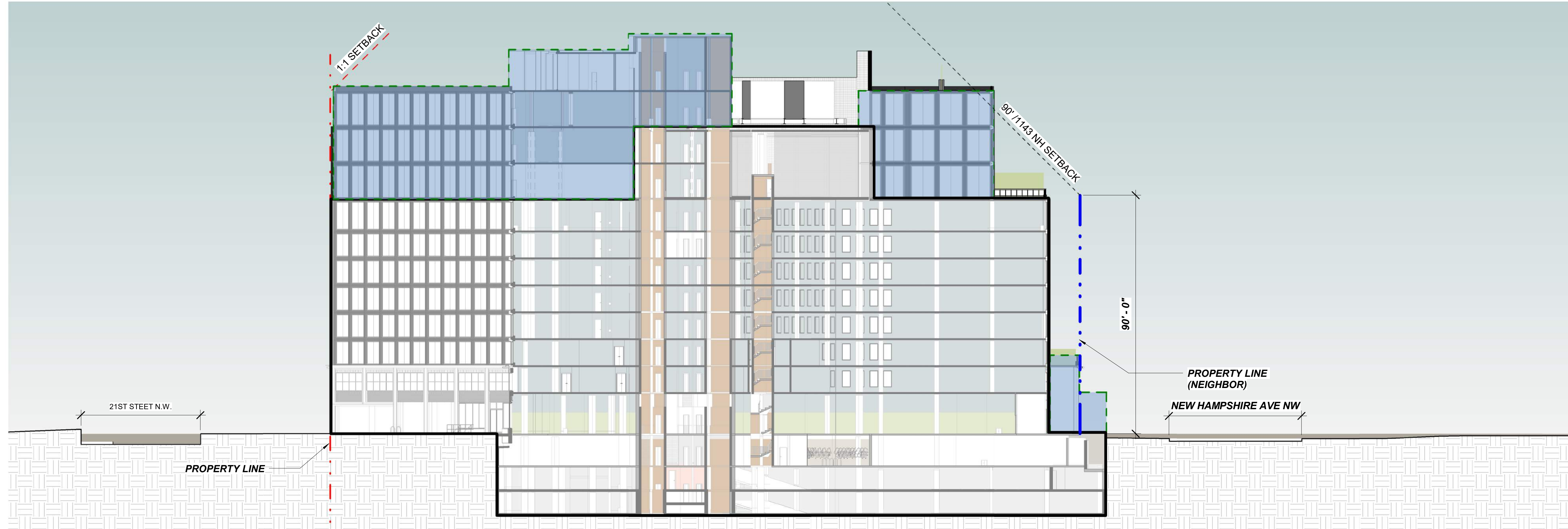
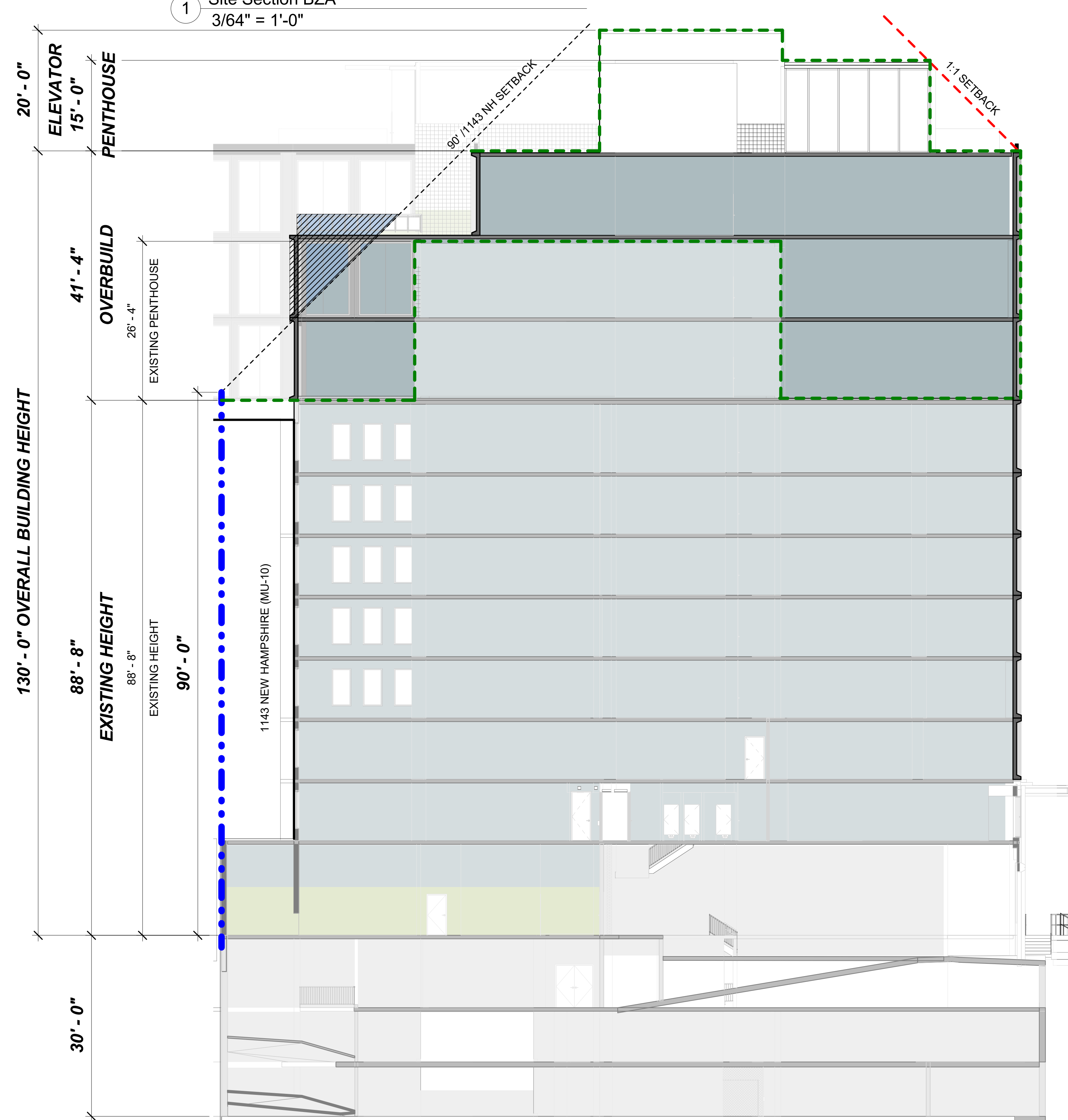


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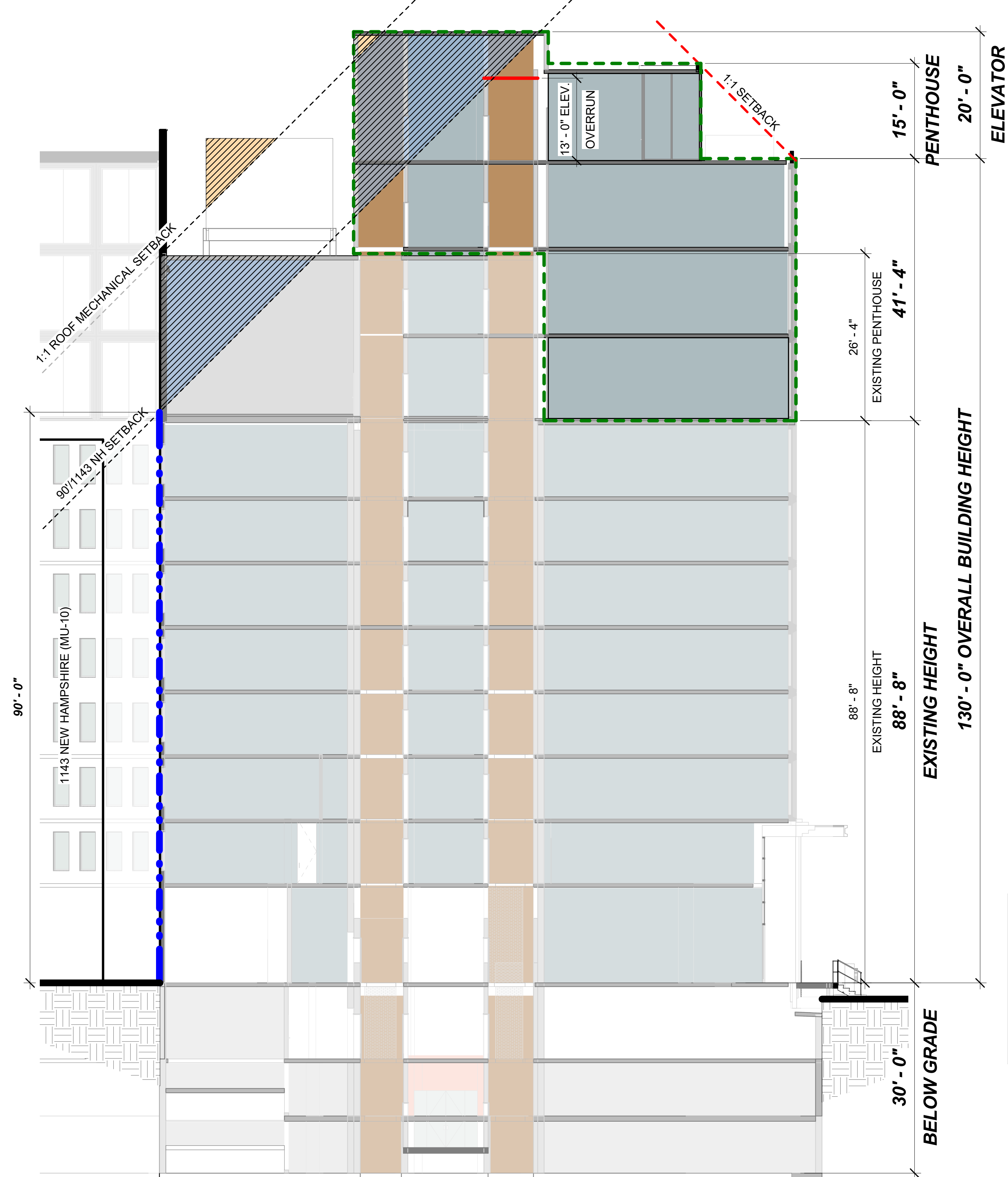
- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
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- 4) ALL OCCUPIED OUTDOOR AREA LOCATIONS SHOWN ARE ILLUSTRATIVE, SIZE/LOCATION ARE SUBJECT TO CHANGE.



1 Site Section BZA
3/64" = 1'-0"



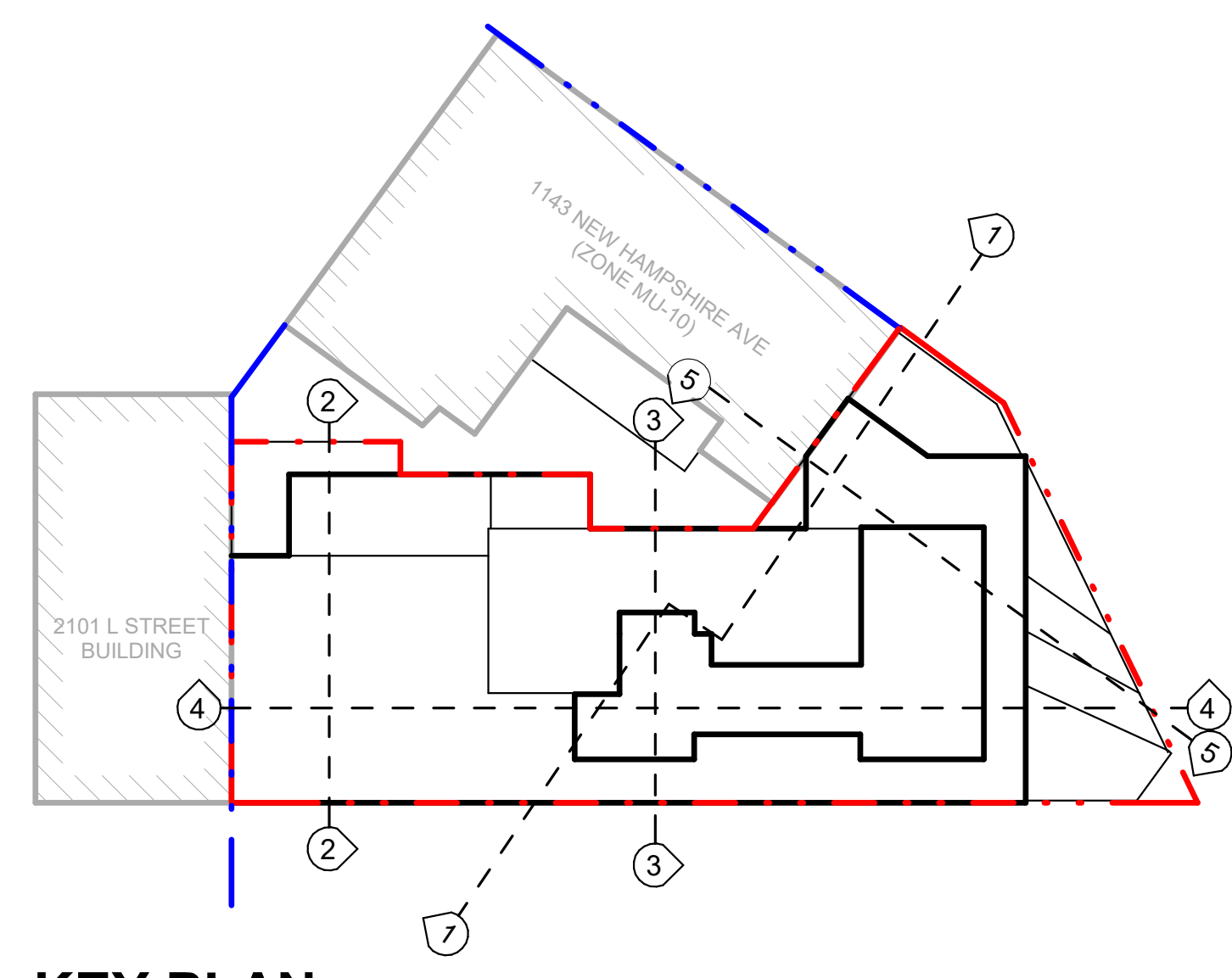
2 BZA SECTION
3/32" = 1'-0"



3 TRANSVERSE SECTION
3/32" = 1'-0"

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

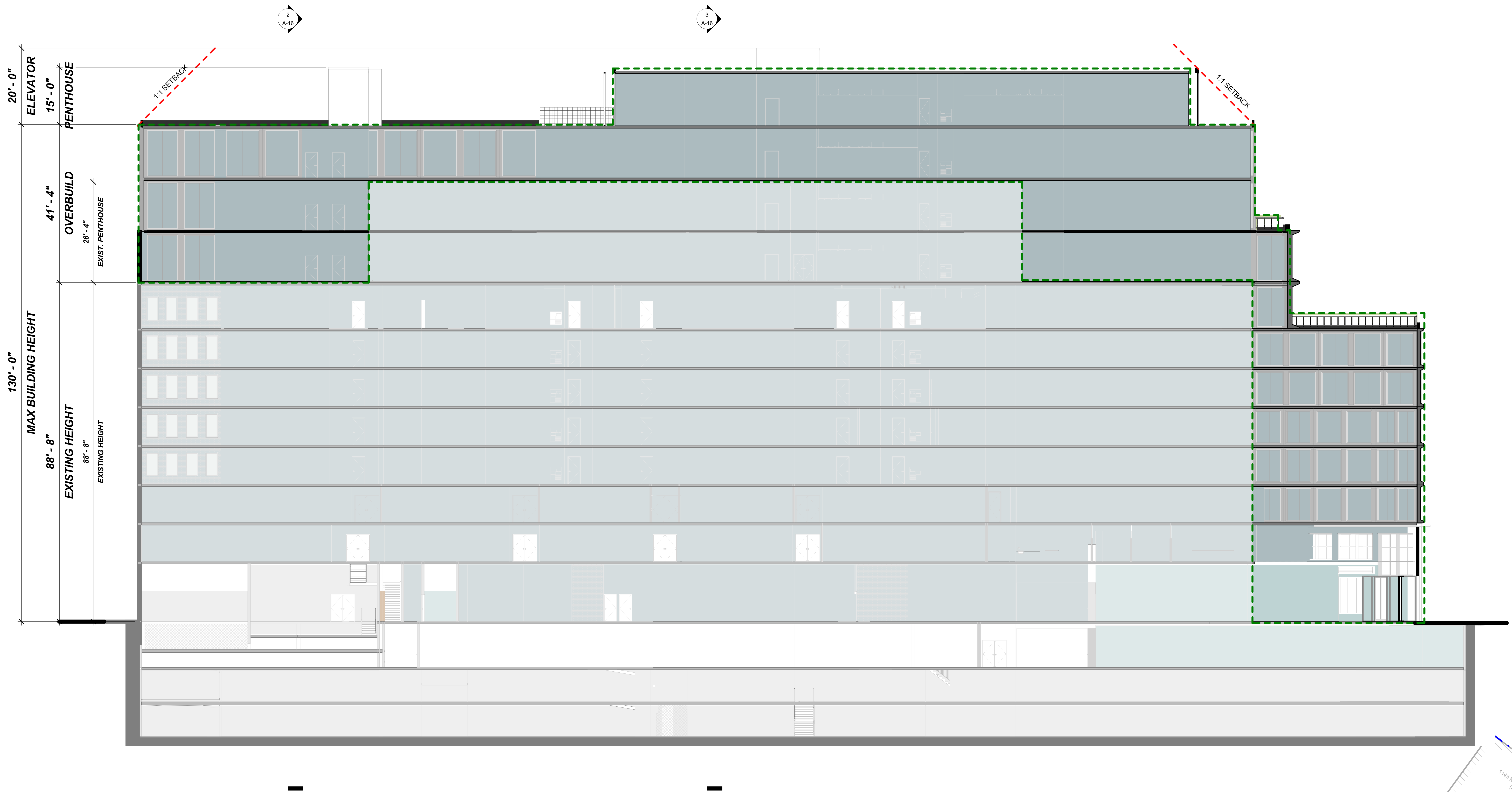


KEY PLAN

2100M STREET
A-16

NOTES:

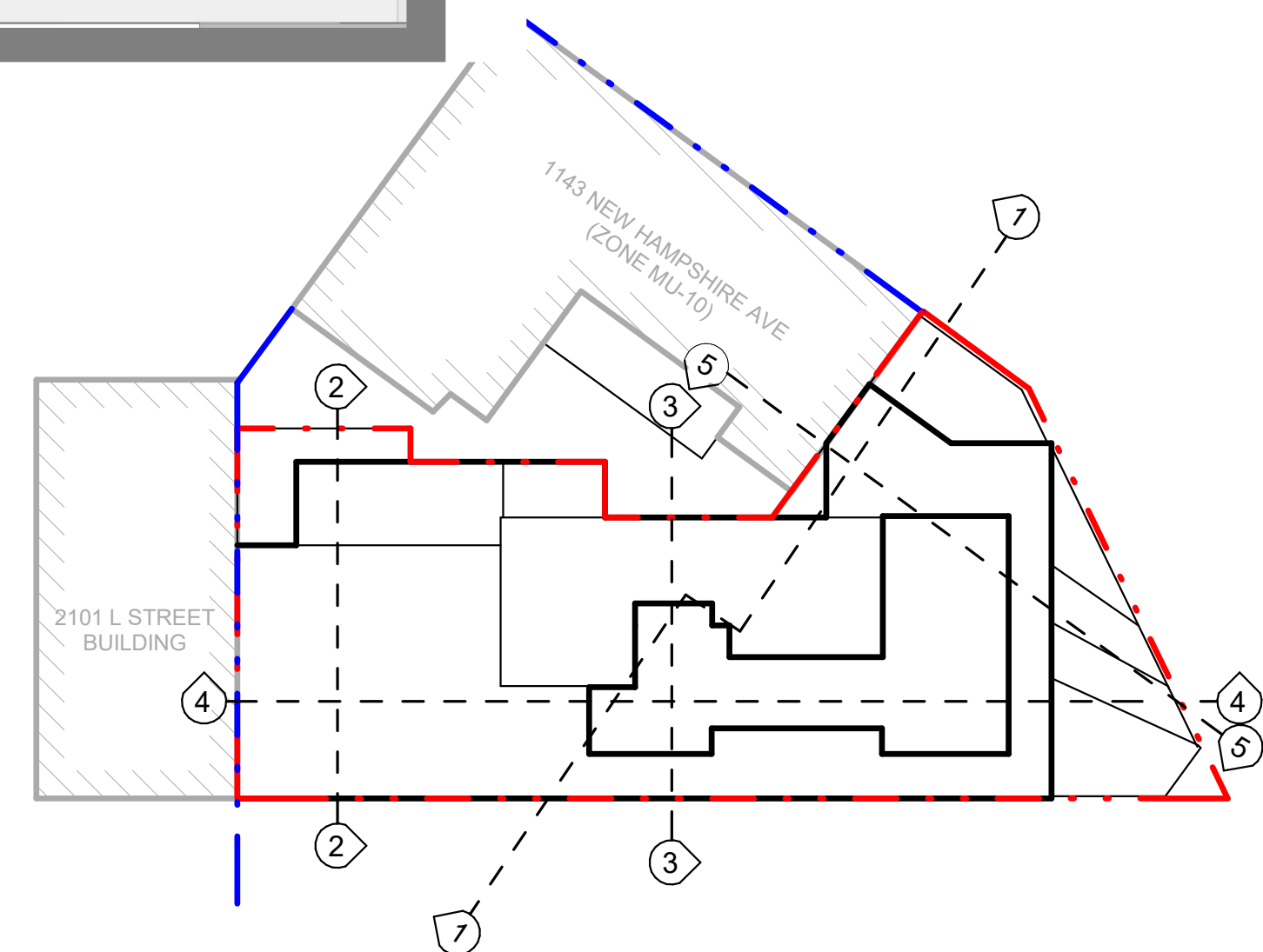
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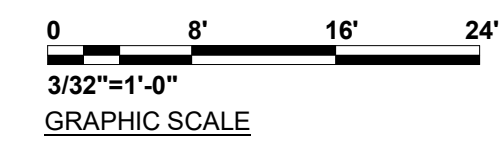
LEGEND

- - - - - PROPERTY LINE
- - - - - STREET CENTERLINE
- - - - - NEIGHBOR PROPERTY LINE
- - - - - 90' / 1143 NEW HAMPSHIRE SETBACK
- - - - - SITE SETBACK
- - - - - COURT REQ. SETBACK
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- OVERBUILD AREA
- EXCLUDED FROM GFA
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- 1:1 ROOF STRUCTURE SETBACK

4 LONGITUDINAL SECTION
3/32" = 1'-0"



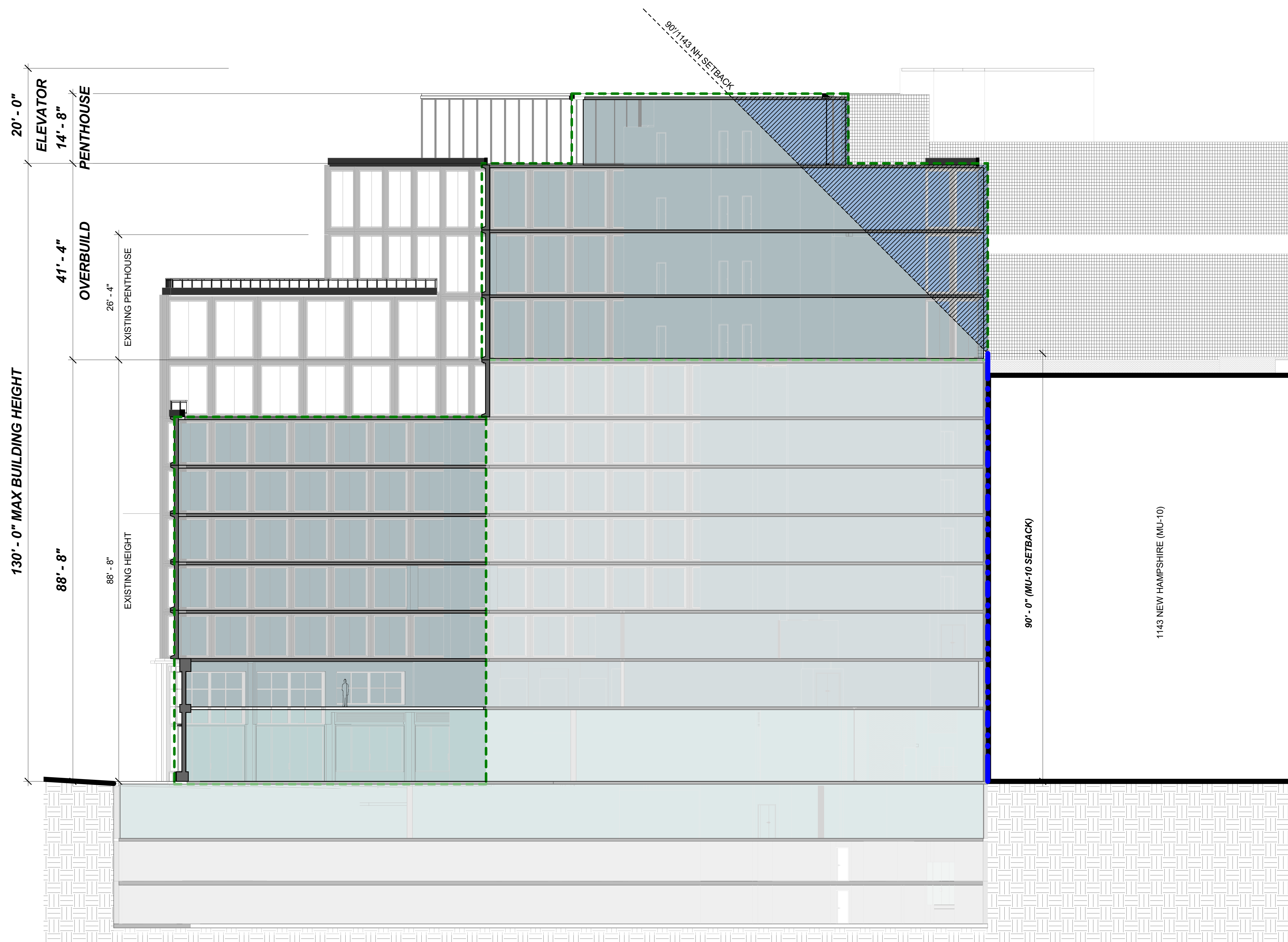
KEY PLAN



2100M STREET
A-17

NOTES:

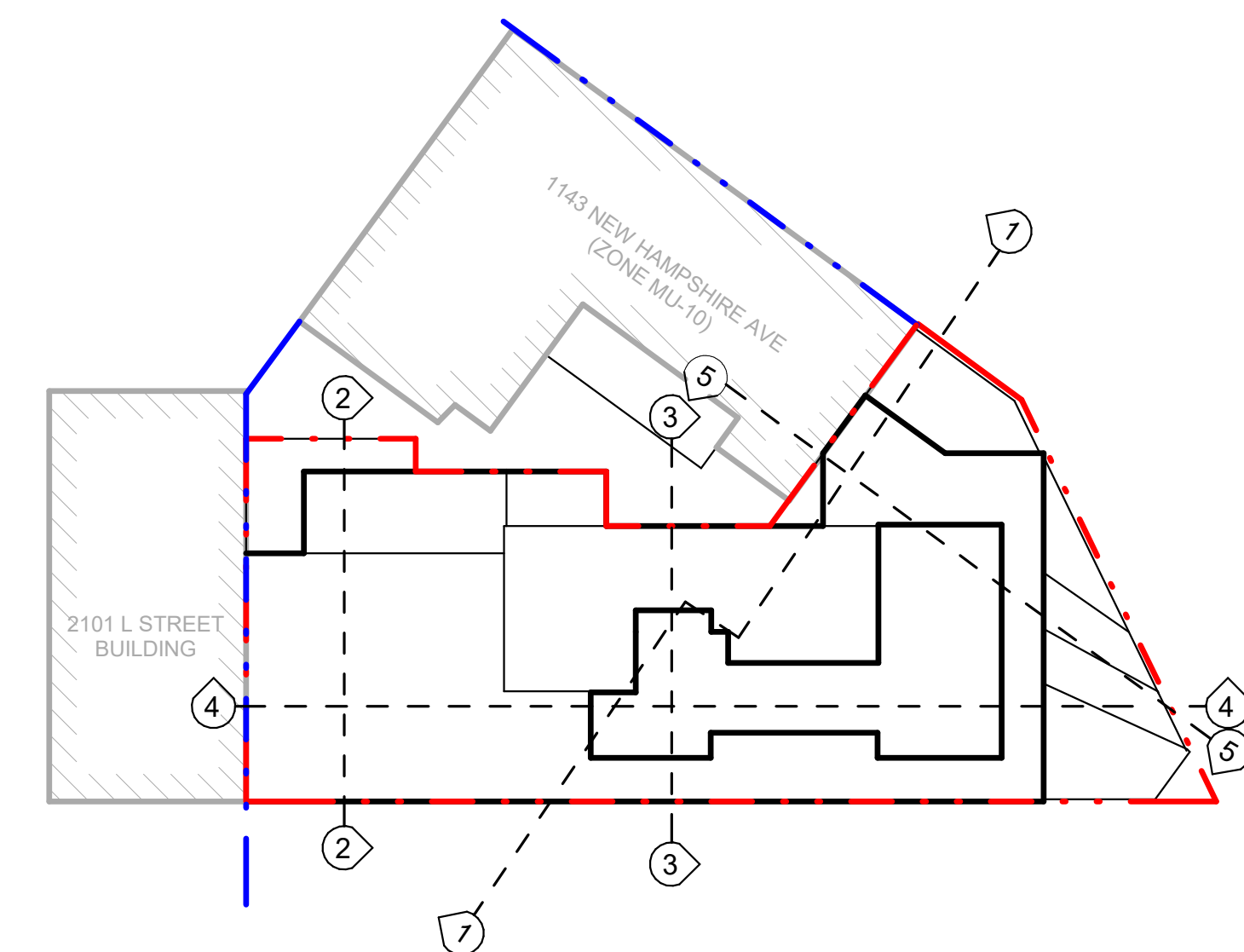
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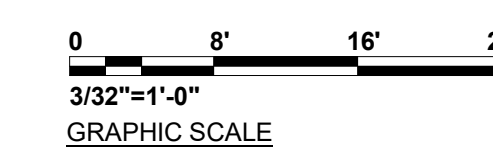
5 BZA SECTION
3/32" = 1'-0"

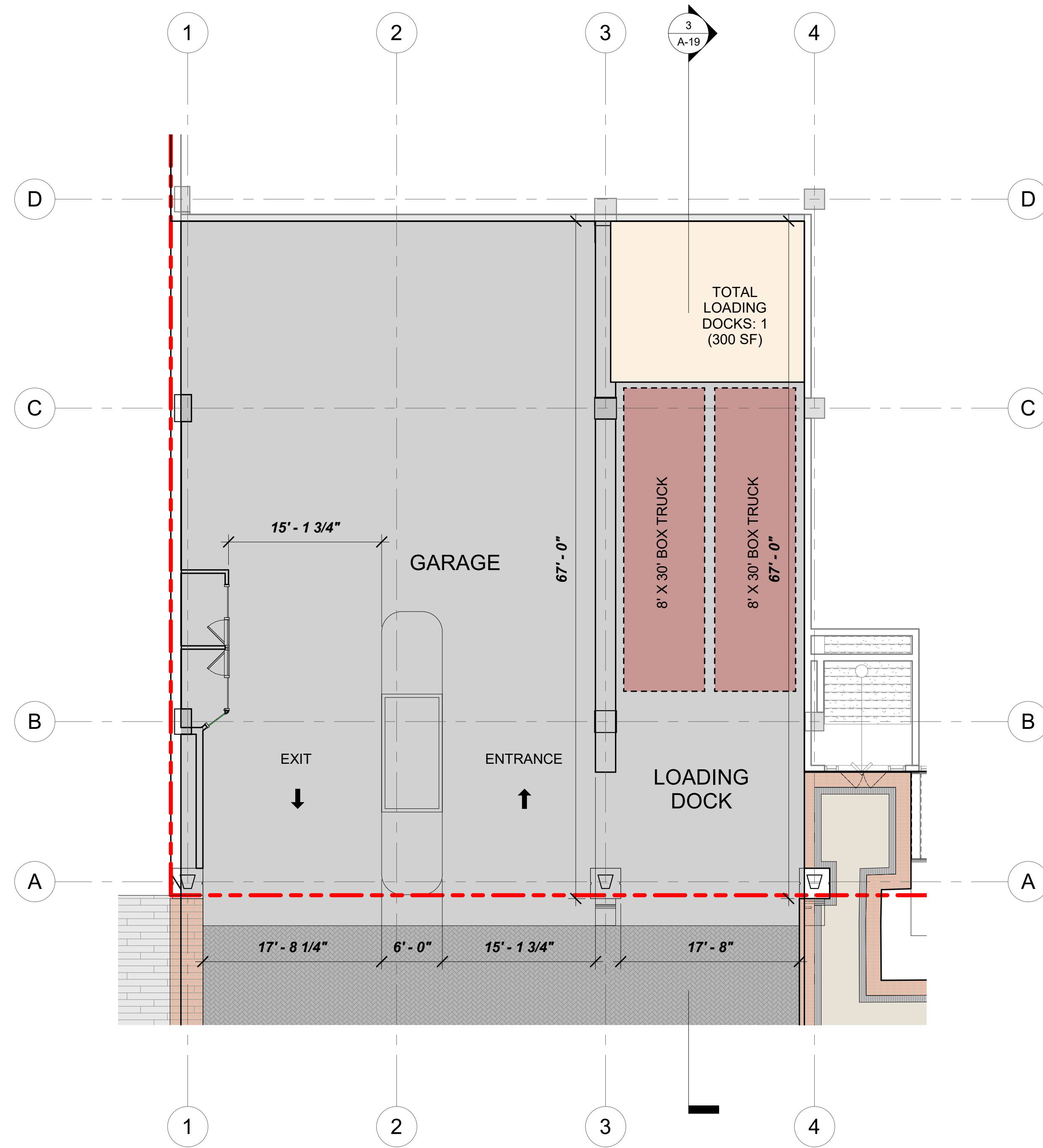
LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- NEIGHBOR PROPERTY LINE
- 90' / 1143 NEW HAMPSHIRE SETBACK
- SITE SETBACK
- COURT REQ. SETBACK
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- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK

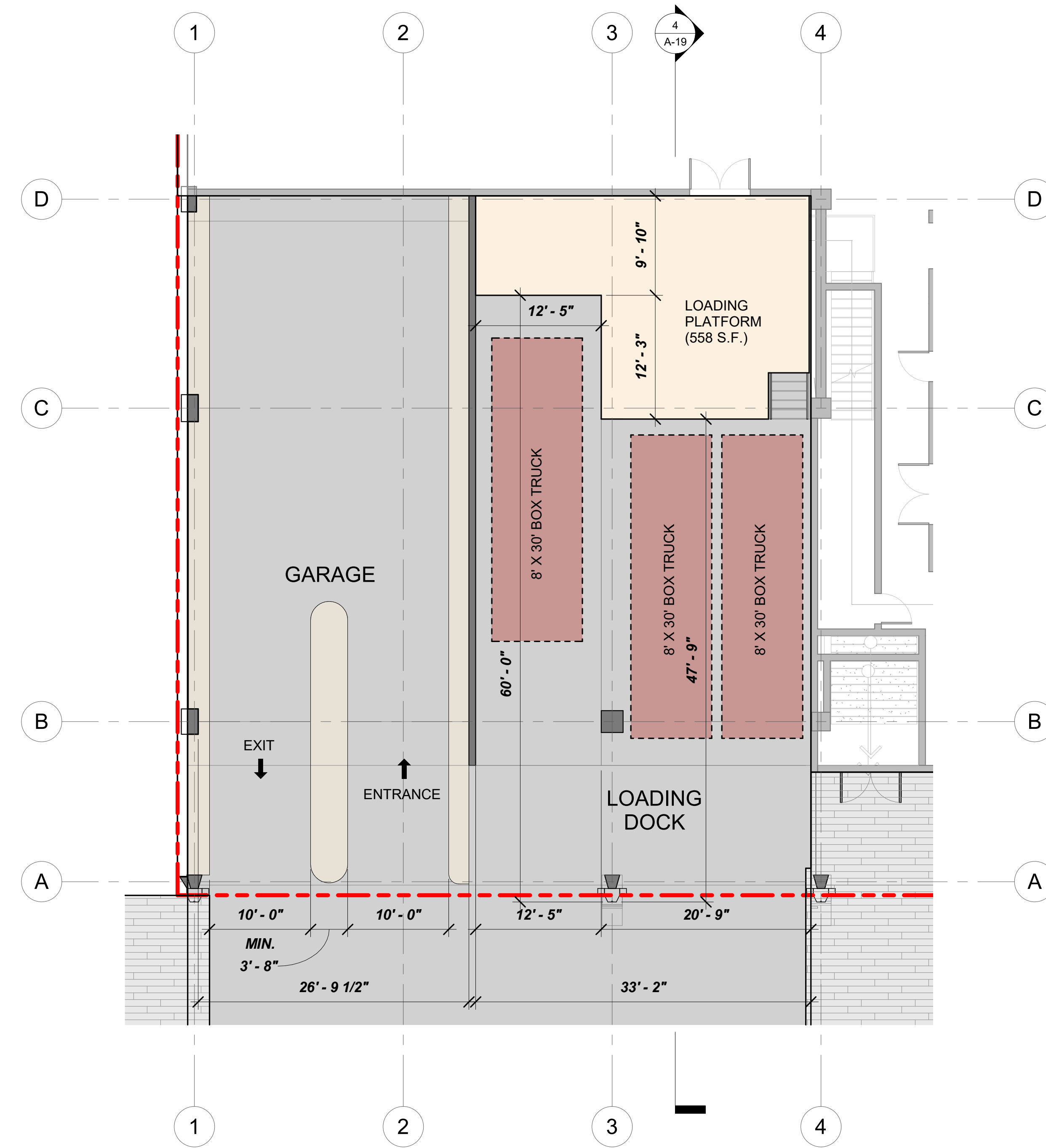


KEY PLAN

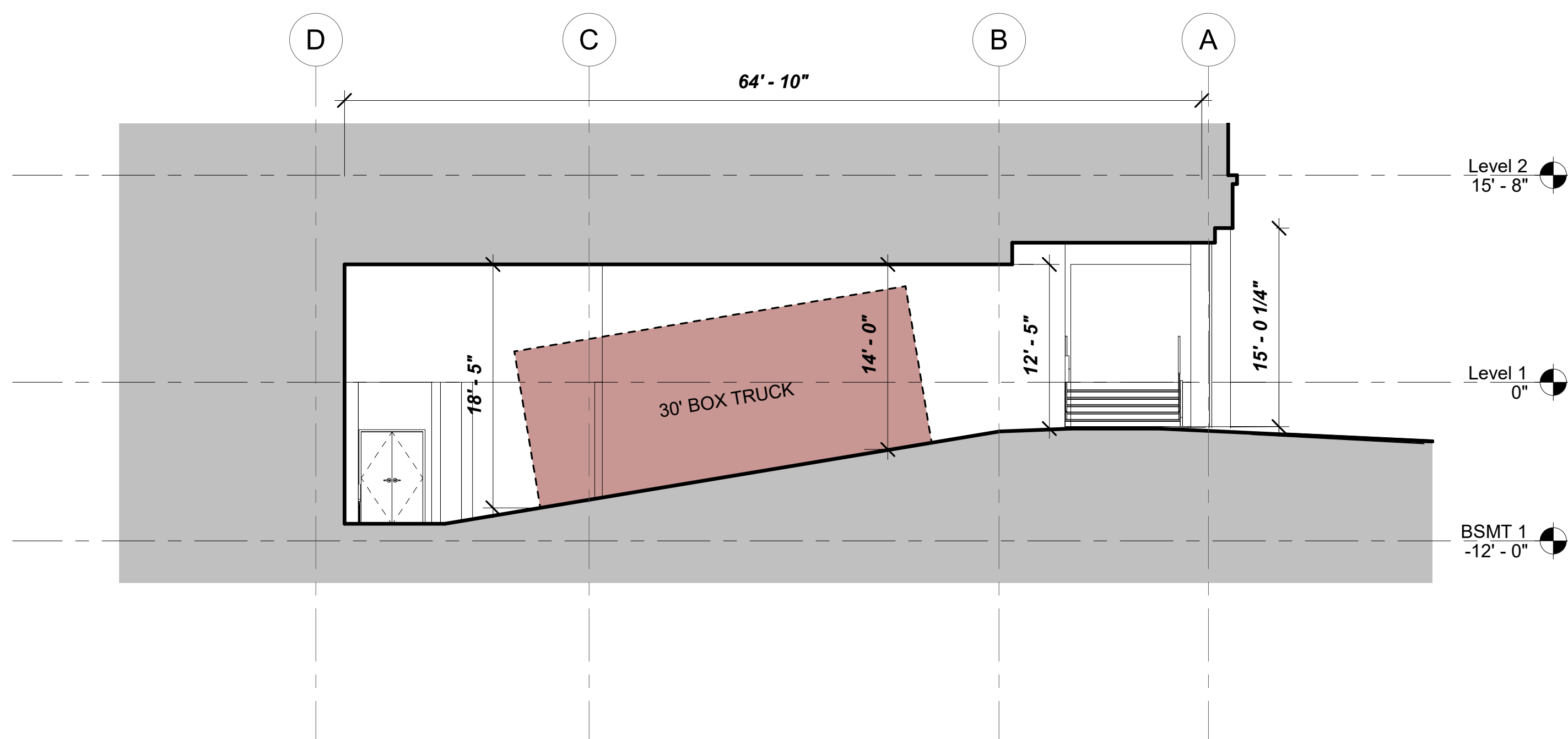




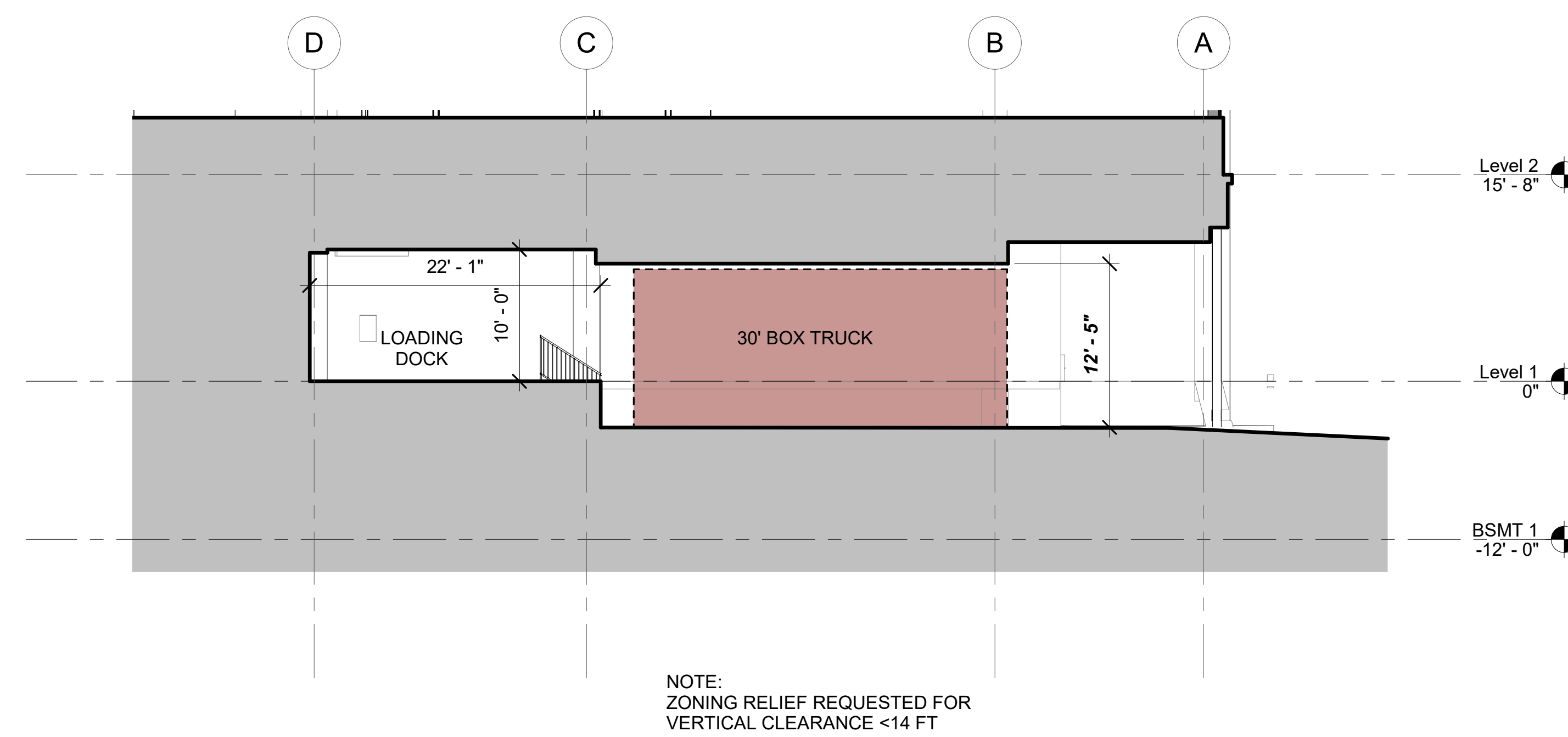
1 LOADING DOCK - EXISTING
1/8" = 1'-0"



2 LOADING DOCK - PROPOSED
1/8" = 1'-0"

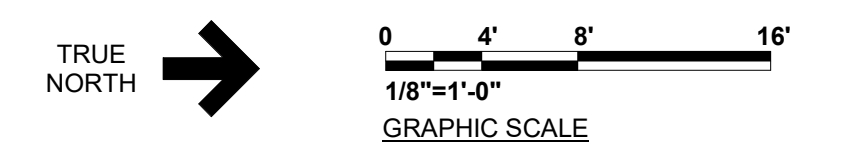


3 SECTION THRU LOADING DOCK - EXIST.
1/8" = 1'-0"



NOTE:
ZONING RELIEF REQUESTED FOR
VERTICAL CLEARANCE <14 FT

4 SECTION THRU LOADING DOCK - PROP.
1/8" = 1'-0"



ZONING TABULATIONS

ZONING SUMMARY: D-5

TOTAL SITE AREA: +/- 41,196 SF

ZONING REGULATION	EXISTING	REQUIRED/ALLOWED	PROPOSED
Maximum Building Height	90' - 0"	130' - 0"	130' - 0"
Maximum FAR			
EXISTING TOTAL GFA	EXISTING AREAS BY USE	PROPOSED TOTAL GFA	PROPOSED AREAS BY USE
PENTHOUSE	NA	NA	7,807 GSF — 7,807 SF OFFICE
LEVEL 11	NA	NA	24,470 GSF — 24,470 SF OFFICE
LEVEL 10	NA	NA	26,464 GSF — 26,464 SF OFFICE
LEVEL 9	NA	NA	33,893 GSF — 33,893 SF OFFICE
LEVEL 8	34,810 GSF — 34,810 SF OFFICE		35,934 GSF — 35,934 SF OFFICE
LEVEL 7	34,810 GSF — 34,810 SF OFFICE		36,831 GSF — 36,831 SF OFFICE
LEVEL 6	34,810 GSF — 34,810 SF OFFICE		36,831 GSF — 36,831 SF OFFICE
LEVEL 5	34,810 GSF — 34,810 SF OFFICE		37,754 GSF — 37,754 SF OFFICE
LEVEL 4	34,810 GSF — 34,810 SF OFFICE		37,754 GSF — 37,754 SF OFFICE
LEVEL 3	34,810 GSF — 34,810 SF OFFICE		37,754 GSF — 37,754 SF OFFICE
LEVEL 2	34,810 GSF — 34,810 SF OFFICE		34,778 GSF — 34,778 SF OFFICE
LEVEL 1	28,764 GSF — 1,148 SF LOADING 2,362 SF PARKING 11,389 SF RETAIL 13,865 SF OFFICE	33,192 GSF — 2,267 SF LOADING 1,894 SF PARKING 19,440 SF RETAIL 9,591 SF OFFICE	
GARAGE LVL 1	44,072 GSF — 8,619 SF PARKING 27,811 SF OFFICE 7,642 SF SERVICE	44,072 GSF — 8,600 SF PARKING 27,001 SF RETAIL 8,471 SF SERVICE	
GARAGE LVL 2	44,600 GSF — 44,600 SF PARKING	44,600 GSF — 44,600 SF PARKING	
GARAGE LVL 3	44,600 GSF — 44,600 SF PARKING	44,600 GSF — 44,600 SF PARKING	
TOTAL SF BY USE ***W/O GARAGE LVL'S & PH	EXISTING AREAS BY USE	PROPOSED AREAS BY USE	
PARKING	2,362 SF	1,894 SF	
LOADING	1,148 SF	2,267 SF	
RETAIL	11,389 SF	19,440 SF	
OFFICE	257,535 SF	352,054 SF	
Green Area Ratio GAR:	.20	.20	
Maximum Lot Occupancy:	89.85 %	100%	97.13%

TOTAL EXISTING (PENTHOUSE AND GARAGE LEVELS EXCLUDED) = 272,434 GFA **IGNORED FOR ZONING PURPOSES**

TOTAL PROPOSED (PENTHOUSE AND GARAGE LEVELS EXCLUDED) = 375,655 GFA



04/06/20

	REQUIRED/ALLOWED	PROPOSED
Rear Yard Minimum	27.1' based on 130' BLDG. Ht	Provided (1/2 21 st St NW)
Side Yard Minimum:	not required (4' min)	not provided
Court-Open: Min. Width	commercial: 2 1/2"/ft (12' min)	See Diagram Sheet A-21
Court-Closed: Min. Width (width same as open)	commercial: 250sf min., or 2 x width squared	See Diagram Sheet A-21
Roof Structures (2)		
Gross Floor Area	0.4 FAR = 16,478 GSF	7,807 GSF
Number: 1 per core or stairwell	2	2 (See A-21)
Maximum Height	20'	varies (max 20')
Setbacks	Equal to Height of Roof Structure	varies (see A-21)

PARKING	EXISTING	REQUIRED/ALLOWED	PROPOSED
Off-Street Parking (SEE A-7 & A-8)	271		265
Existing Counts	(292 with vault spaces)	165 spaces (1958 zoning)	(286 with vault spaces)
GARAGE LEVEL 1	005		006
GARAGE LEVEL 2	140		135
GARAGE LEVEL 3	147		145
TOTAL # ADA SPACES	018		006
TOTAL # VALET SPACES	076		075
TOTAL # NON-ADA SPACES	177		184
TOTAL # VAULT SPACES	021		021

EXISTING (SEE A-7 & A-8)			
Retail / Service (11,390 SF)	1 per 750 sf	11	
Office (257,535 SF)	1 per 1,800 sf	142	
TOTAL		153	271

PROPOSED (SEE A-7 & A-8) *** NEW OVERBUILD SF			
Retail / Service (8,051 SF)	1.33 per 1,000 sf	11	
Office (102,326 SF)	0.5 per 1,000 sf	51	
TOTAL (50% reduction due to metro proximity)		62 / 2 = 31	

TOTAL SPACES REQUIRED 153 + 31 = 184 265

Off-Street Loading	EXISTING (SEE A-19)	REQUIRED (ZR-58)	PROVIDED (SEE A-19)
Retail / Service(5,000 SF)		Berths: Berths: 3 @ 30' Platforms: 3 @ 100 SF Service/delivery space: 1 @ 20'	LEGAL Non-Conformity Berths: (2) 30' BAYS Platforms: ~300 SF Service/delivery space: NONE
Office (>200,000 SF)			
PROPOSED (SEE A-19)	Retail / Service (20,000 - 100,000 SF)	Berths: 2 @ 30' Platforms: 2 @ 100 SF Service/delivery space: 1 @ 20'	N/A
	Office (>200,000 SF)	Berths: 3 @ 30' Platforms: 3 @ 100 SF Service/delivery space: 1 @ 20'	Berths: (3) 30' BAYS Platforms: 3 @ 100 SF Service/delivery space: NONE

Bicycle Parking	Short Term Spaces		Long Term Spaces	
***not required but provided	Formula	Proposed	Formula	Proposed
Office 359,861 GSF	1 per 40,000sf = 9 spaces		1 per 2,500sf = 141 spaces	
Retail 19,440 GSF	1 per 3,500sf = 6 spaces		1 per 10,000sf = 2 spaces	
Total	15 spaces	Exterior TBD, >15 spaces	143/2 = 72 spaces	80 spaces (see A-8)

- Notes:
- The Maximum building height is based on 110 ft if R.O.W. determining height is <110 ft. wide; 130 ft if > 110 ft. wide
 - The FAR is calculated based on record lot area. The FAR for each lot is compliant with DCMR Title 11 Chapter 2517.
 - Occupied Outdoor Spaces, ramp going to the parking levels, and mechanical shafts above ground floor are not included in GFA
 - Parking spaces located partially in public space do not count towards total parking for zoning purposes.

2100M STREET

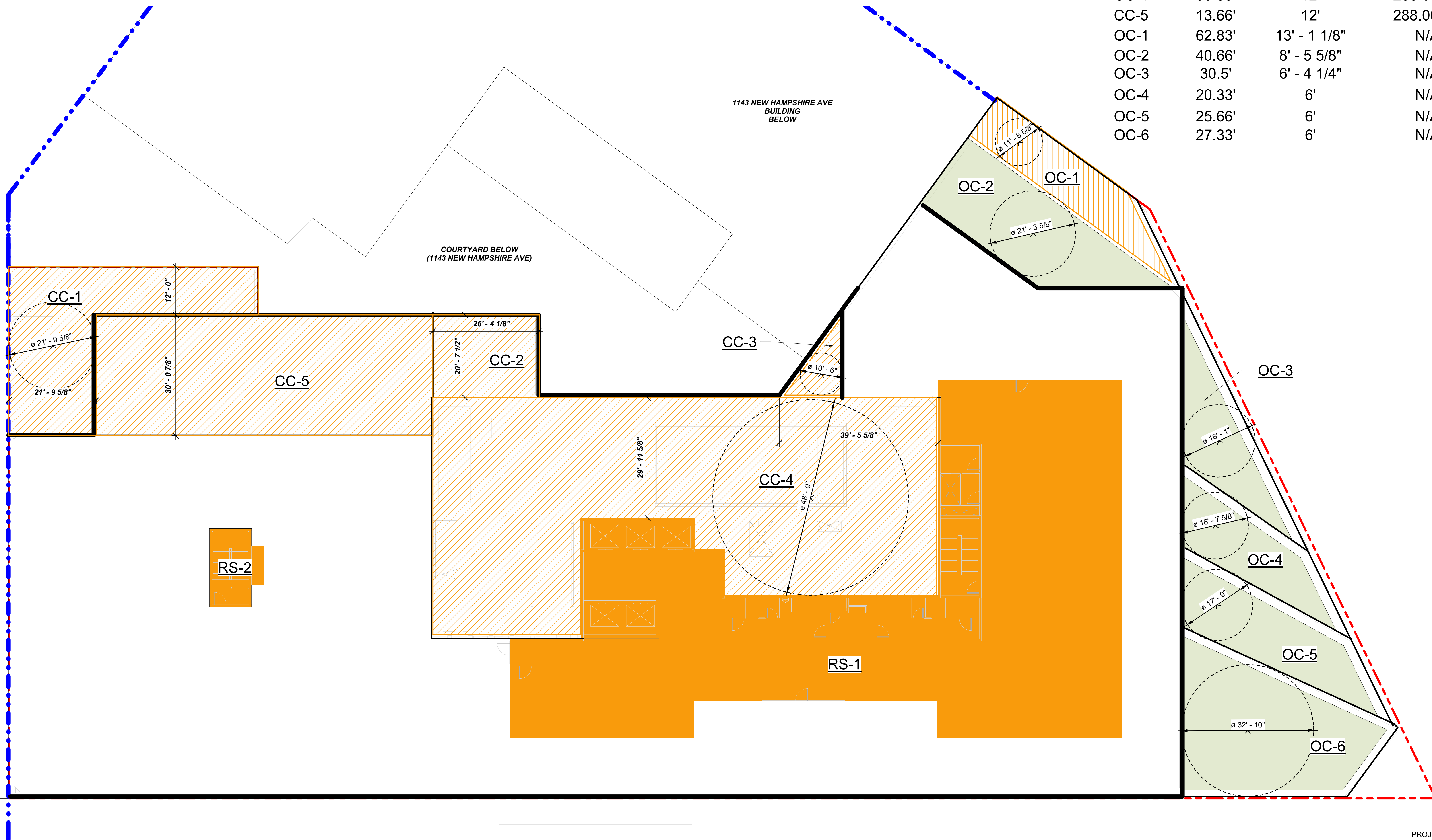
A-20

SCHEDULE OF ROOFTOP STRUCTURE HEIGHTS / SETBACK

Roof Structure	Height	Required Setback	Proposed Setback
RS-1	15' - 0"/20' - 0"	15' - 0"/20' - 0"	SEE PLAN
RS-2	15' - 0"	15' - 0"	SEE PLAN

SCHEDULE OF COURTS

COURT	WALL HEIGHT	COMMERCIAL REQUIRED WIDTH	MINIMUM AREA	PROVIDED WIDTH	PROVIDED AREA
CC-1	103.83'	21' - 7 1/2"	879.55 SF	21' - 9 5/8"	1,400 SF
CC-2	30.83'	12'	288.00 SF	20' - 7 1/2" / 27' - 4 1/8"	779 SF
CC-3	44.50'	12'	288.00 SF	10' - 6"	168 SF
CC-4	35.33'	12'	288.00 SF	48' - 9"	6,565 SF
CC-5	13.66'	12'	288.00 SF	30' - 7/8"	2,250 SF
OC-1	62.83'	13' - 1 1/8"	N/A	11' - 8 5/8"	658 SF
OC-2	40.66'	8' - 5 5/8"	N/A	21' - 3 5/8"	895 SF
OC-3	30.5'	6' - 4 1/4"	N/A	18' - 1"	484 SF
OC-4	20.33'	6'	N/A	16' - 7 5/8"	519 SF
OC-5	25.66'	6'	N/A	17' - 9"	684 SF
OC-6	27.33'	6'	N/A	30' - 10"	1,278 SF



COURT NOTES:

1) IF THE COURT IS NOT RECTANGULAR, THE WIDTH SHALL BE THE DIAMETER OF THE LARGEST CIRCLE THAT MAY BE INSCRIBED IN A HORIZONTAL PLANE WITHIN THE COURT. ***B-322.4

NOTES:

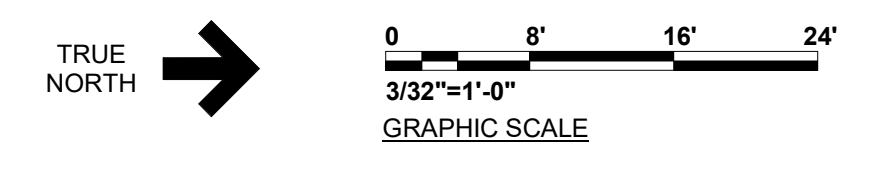
1) DIMENSIONS ON THIS SHEET ILLUSTRATE ROOF STRUCTURE PLAN, REAR YARD PLAN, AND OPEN COURTS PLAN
2) SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

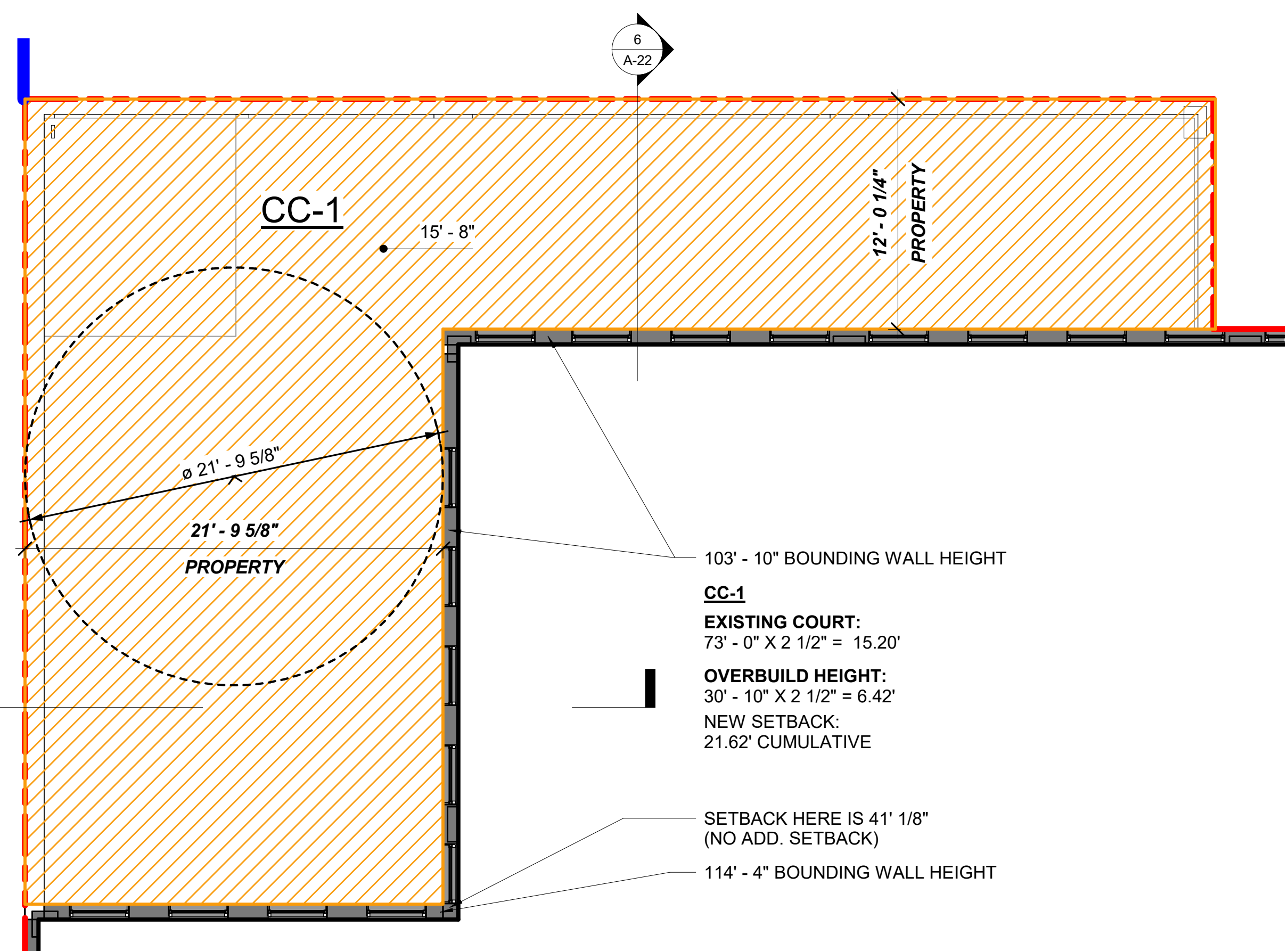
LEGEND

- - - - - PROPERTY LINE
- · - · - NEIGHBOR PROPERTY LINE
- - - - - SITE SETBACK
- ROOF STRUCTURES
- ▨ CLOSED COURT
- ▧ OPEN COURT
- OCCUPIED OUTDOOR SPACE AND OPEN COURT
- OPEN/CLOSED COURT WIDTH
- RELIEF REQUIRED

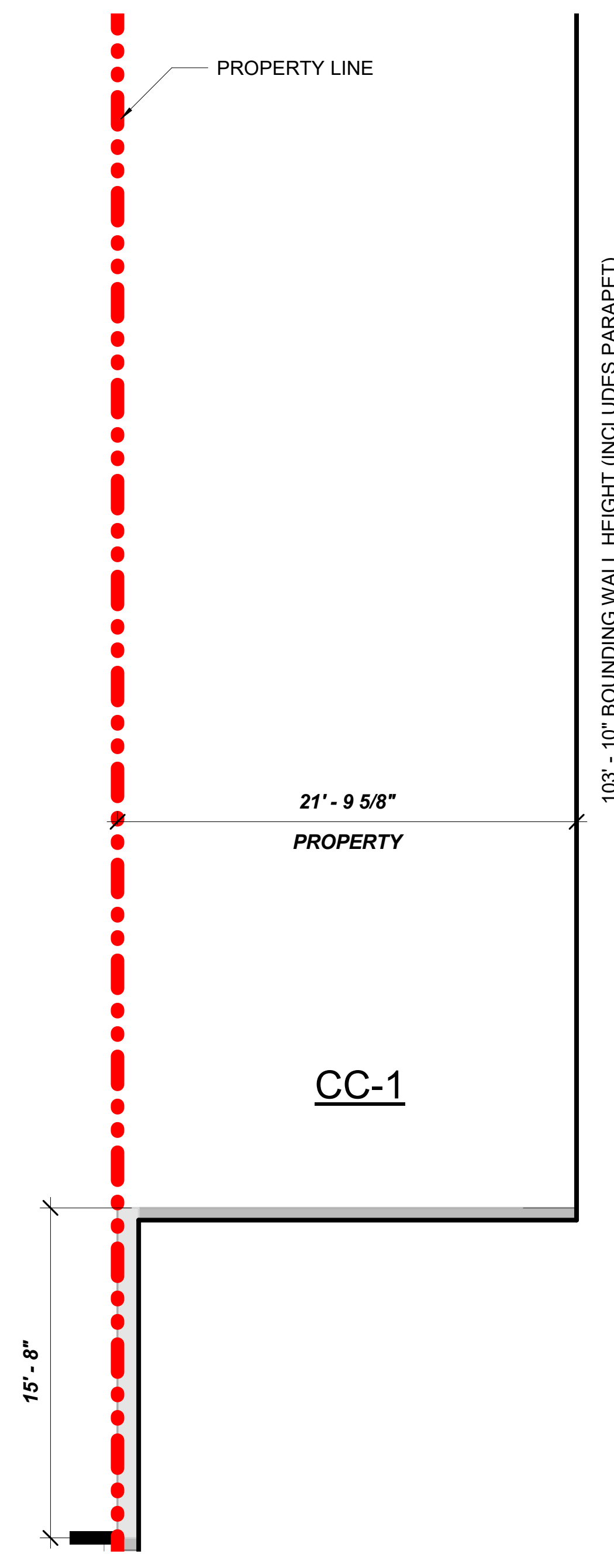
PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.

ZONING PLAN

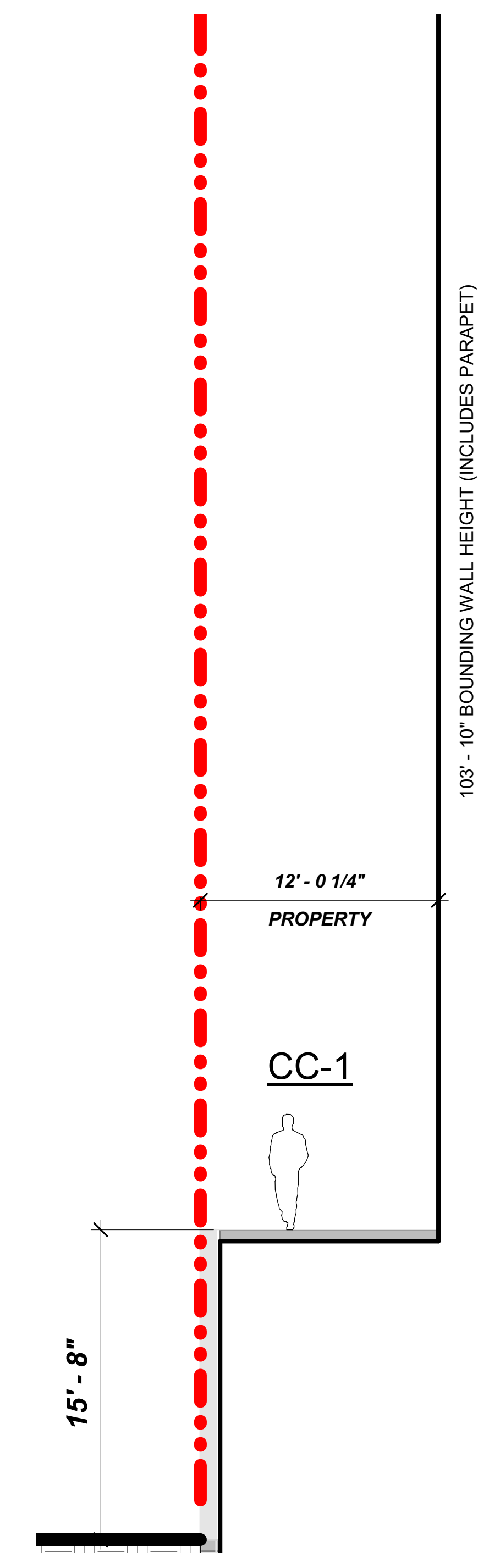




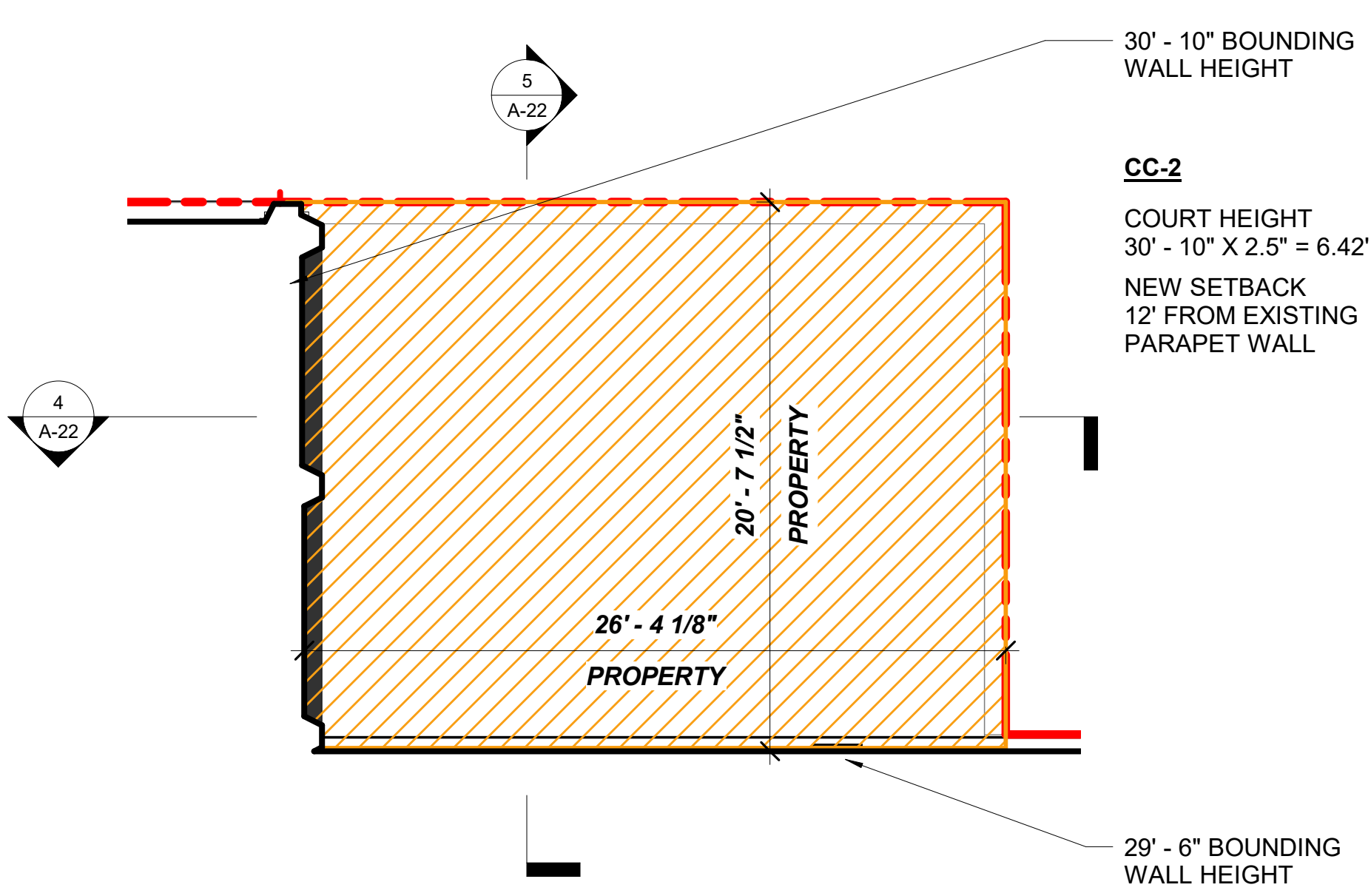
1 CC-1 @ LEVEL 2
3/16" = 1'-0"



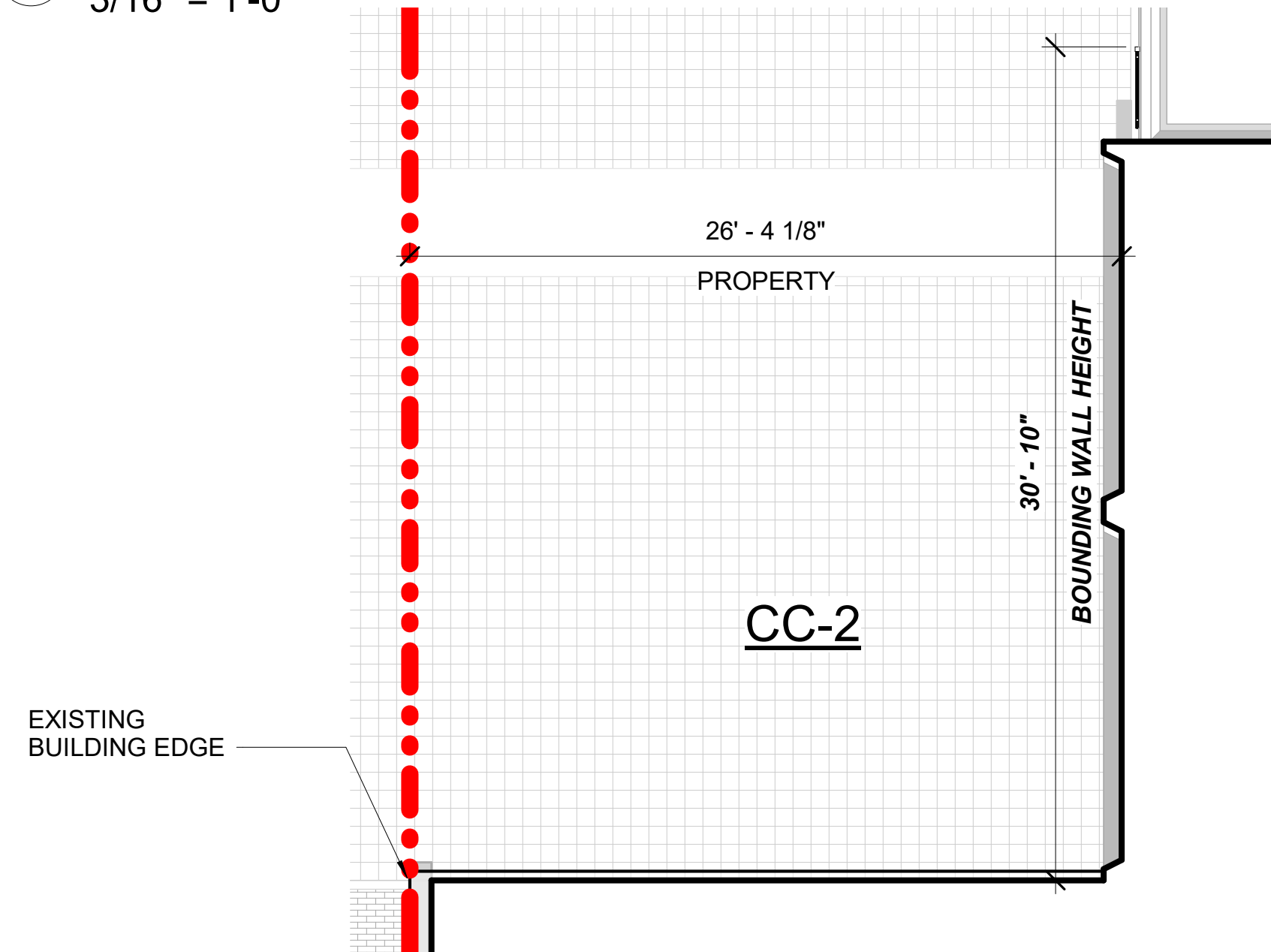
2 CC-1 SECTION
3/16" = 1'-0"



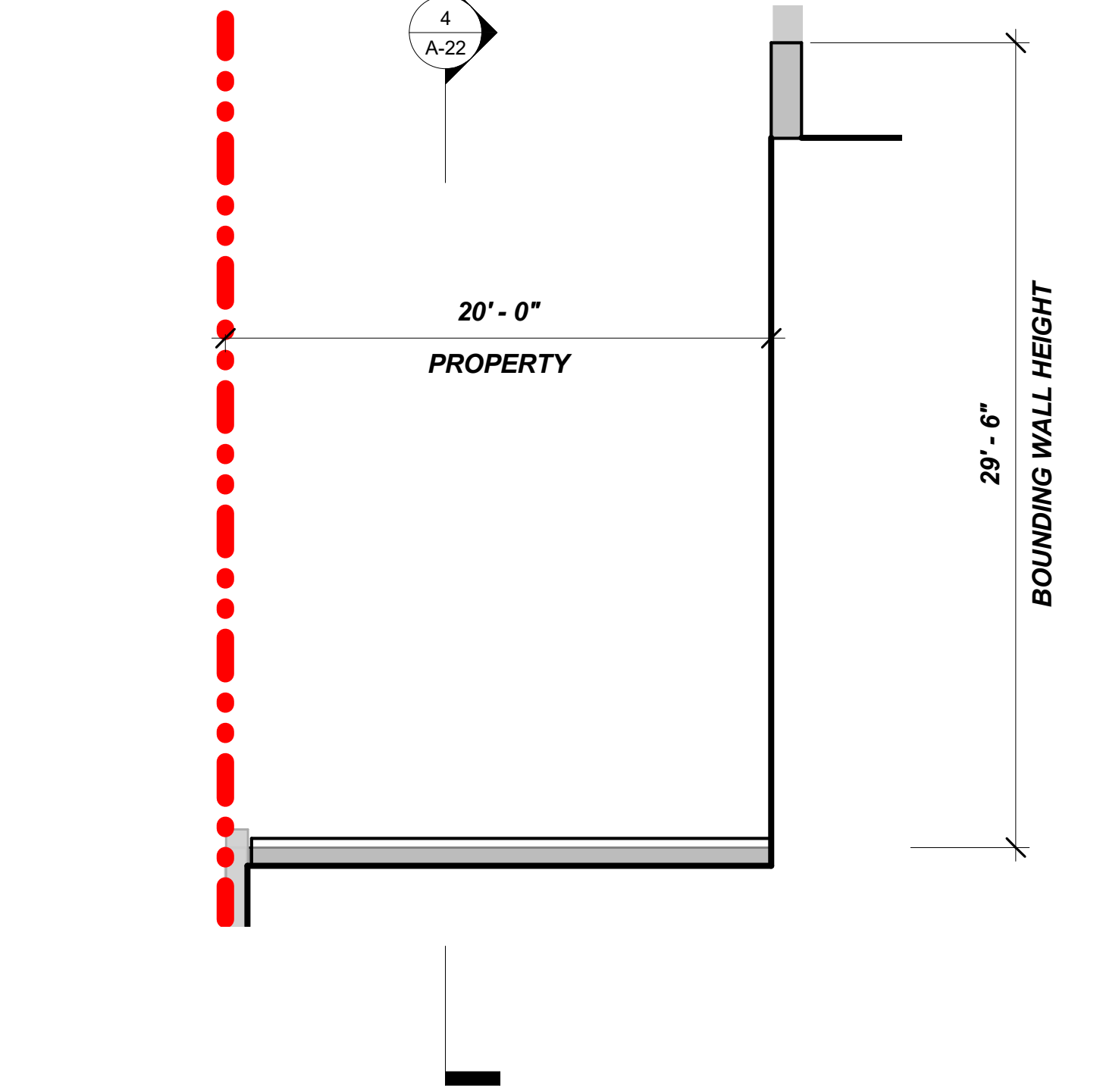
6 CC-1 SECTION
3/16" = 1'-0"



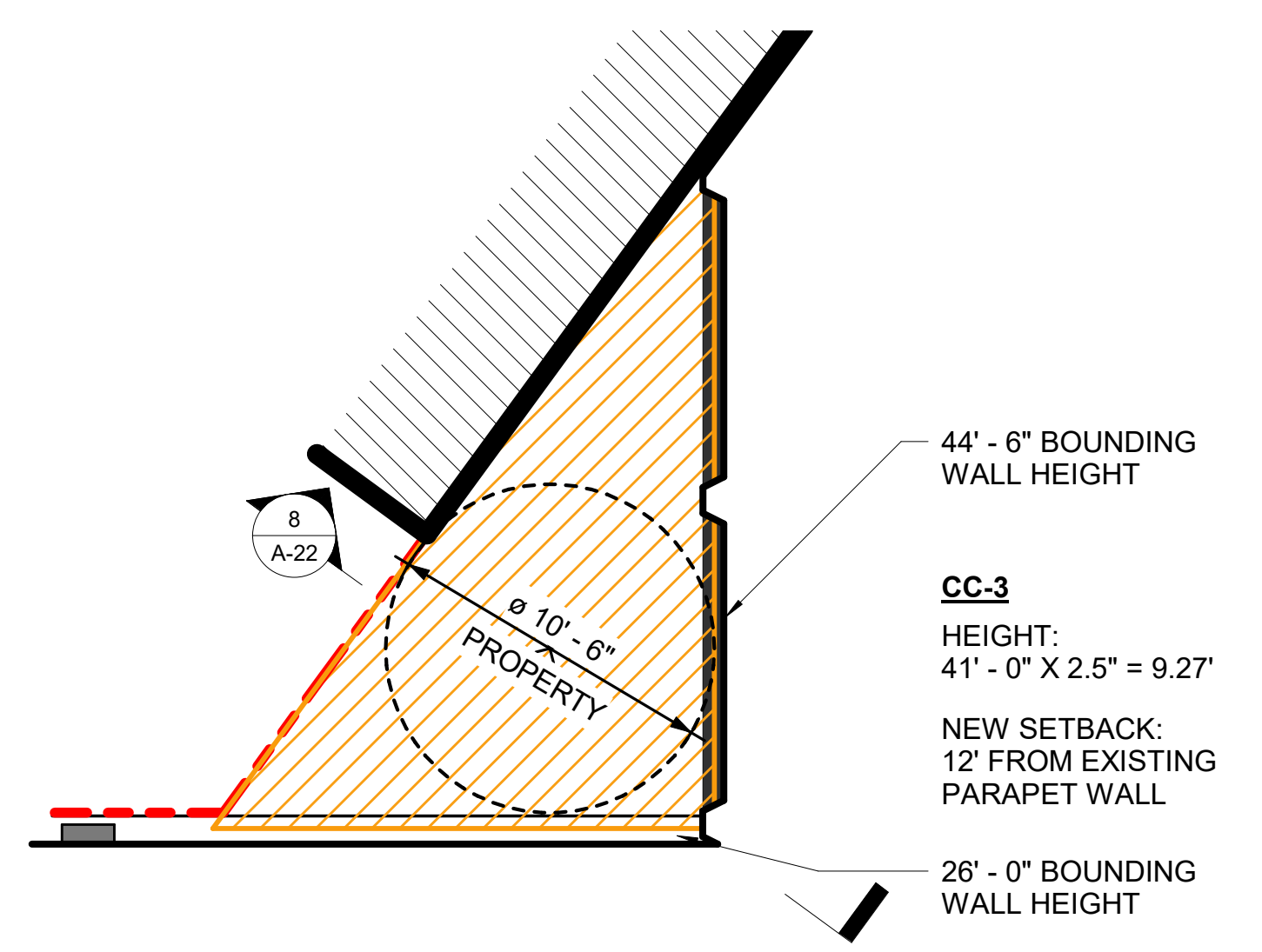
3 CC-2 @ LEVEL 9
3/16" = 1'-0"



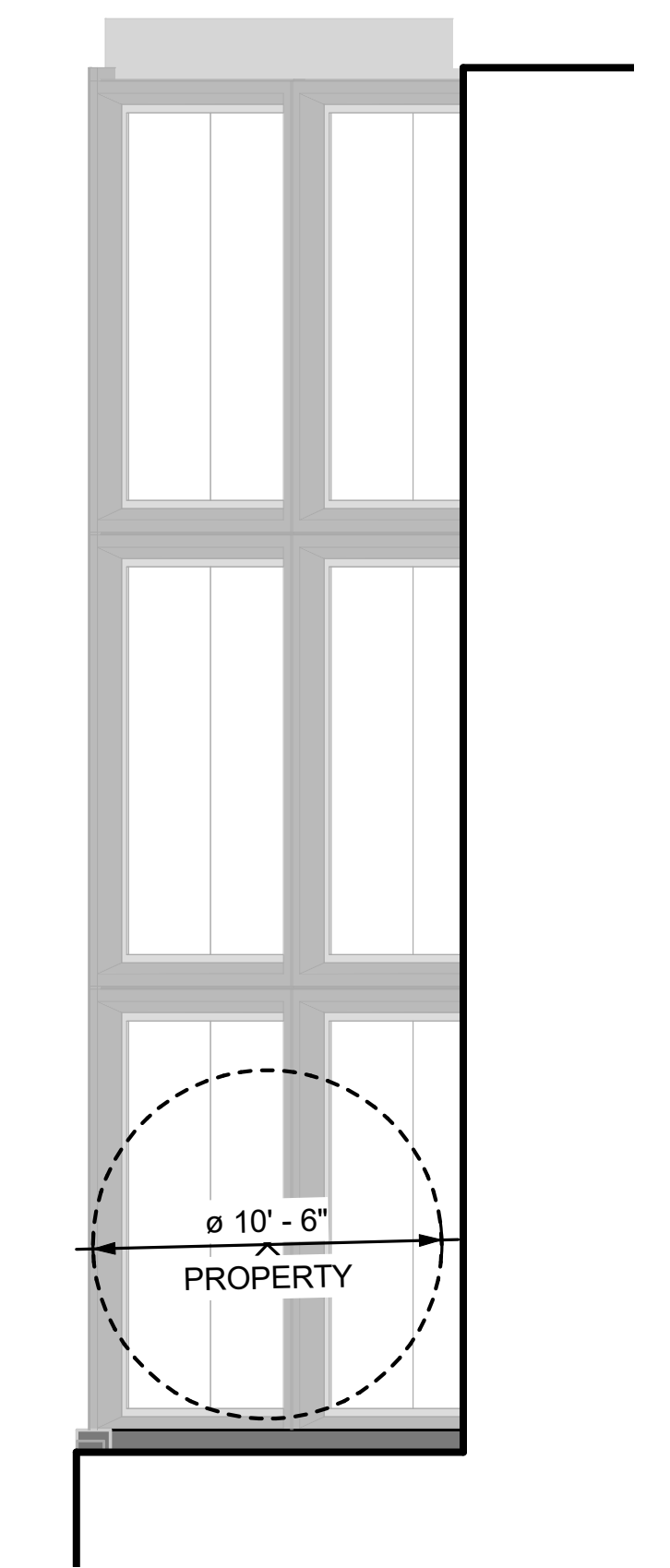
4 CC-2 SECTION
3/16" = 1'-0"



5 CC-2 SECTION
3/16" = 1'-0"



7 CC-3 @ LEVEL 9
3/16" = 1'-0"



8 CC-3 SECTION
3/16" = 1'-0"

NOTES:

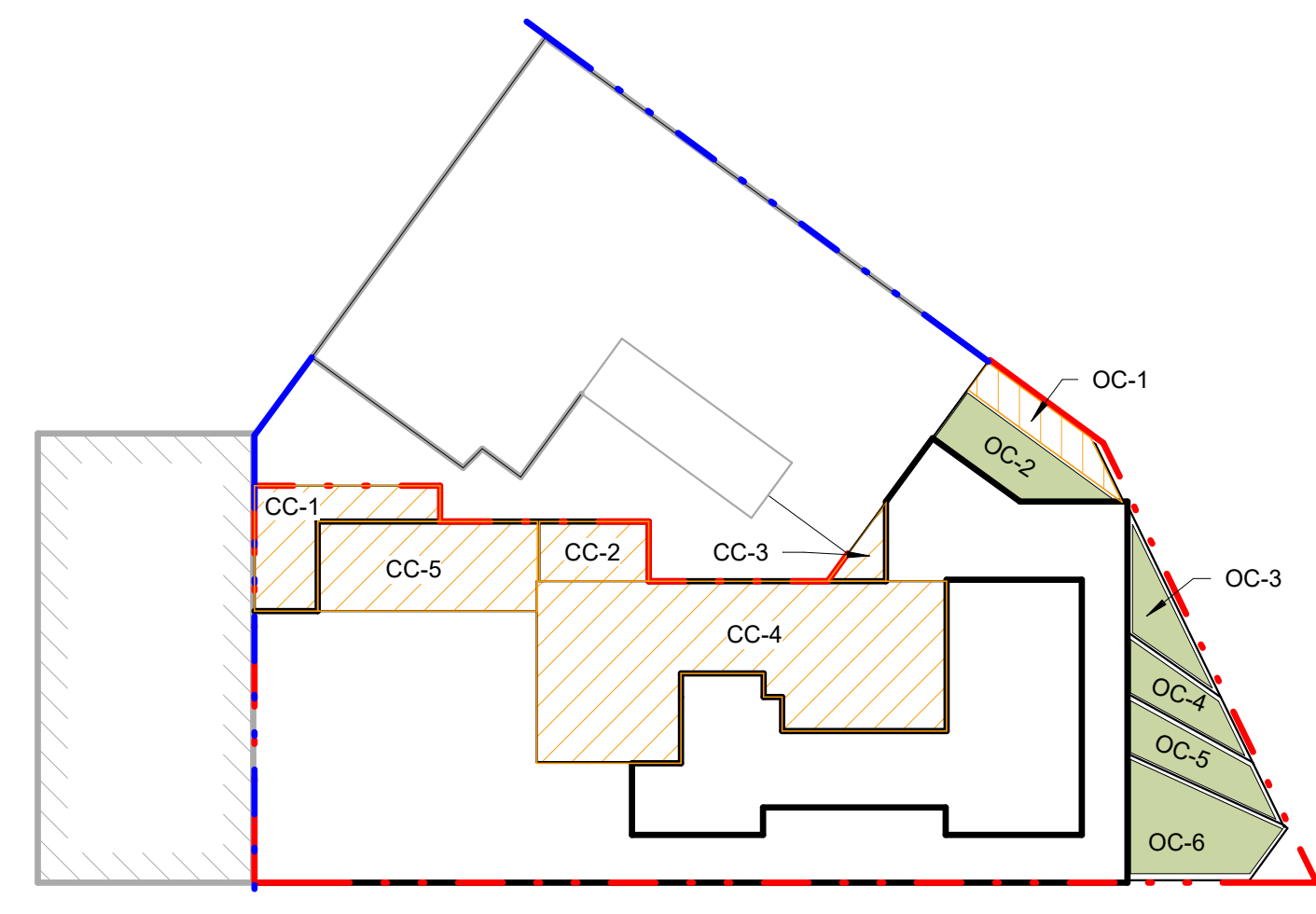
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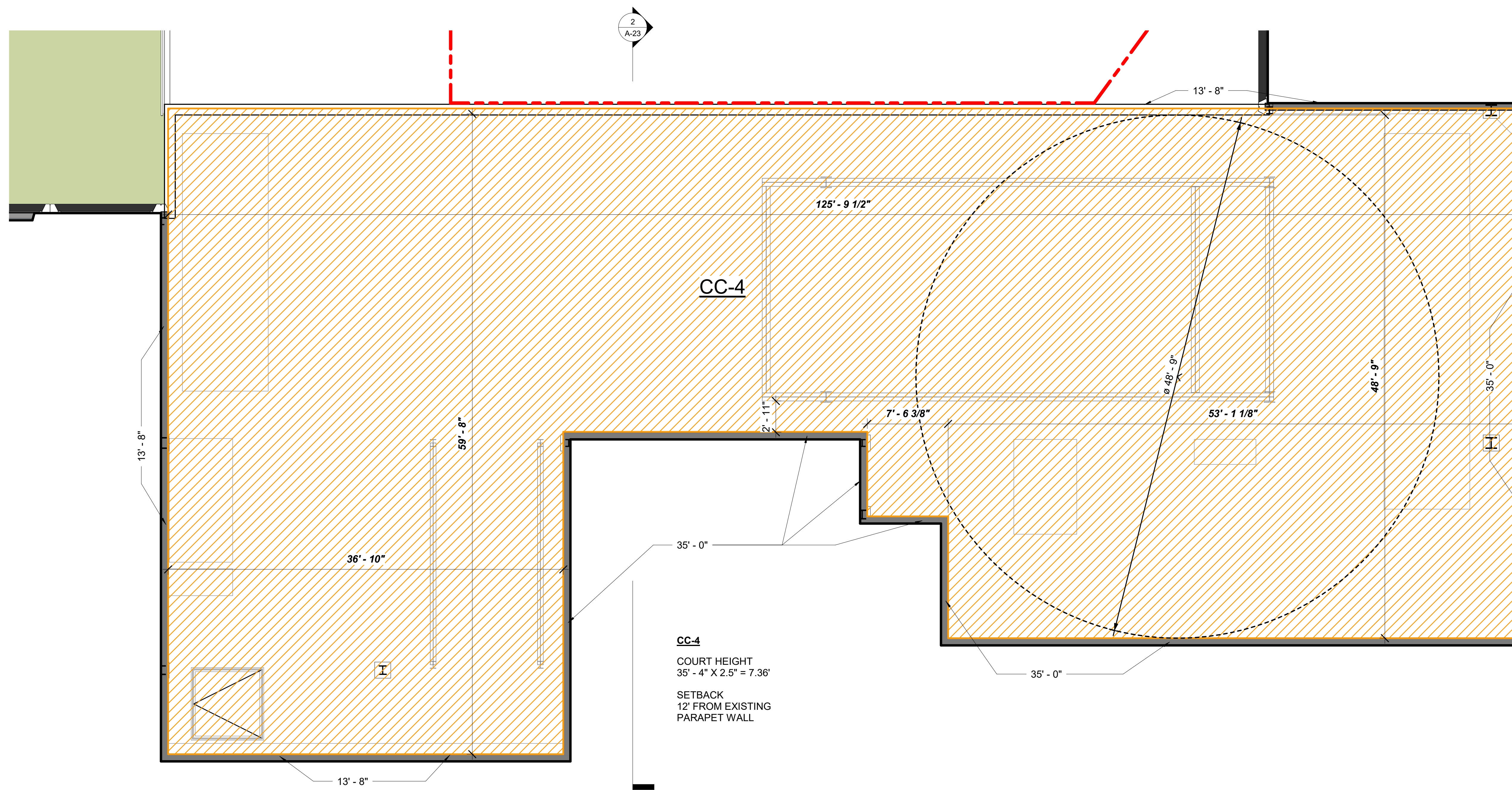
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LEGEND

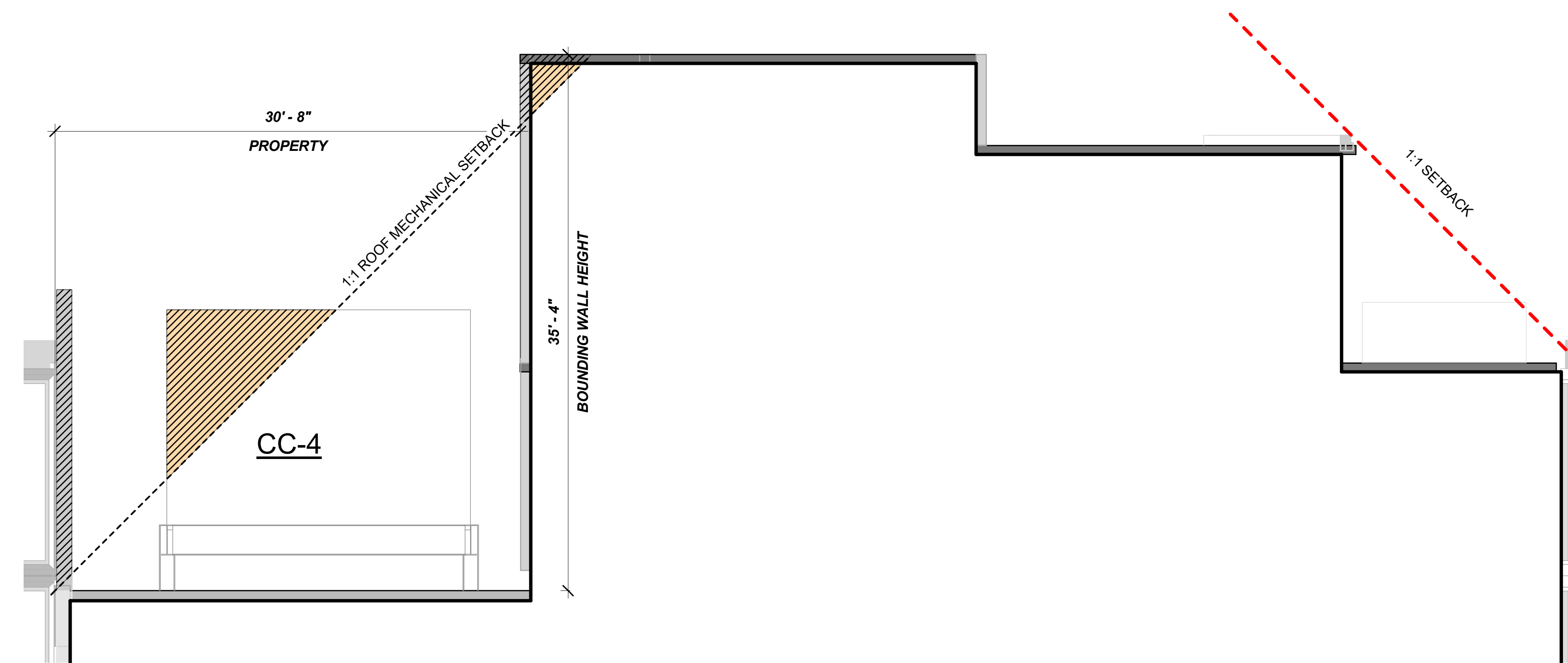
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- - - STREET CENTERLINE
- - - NEIGHBOR PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE SETBACK
- - - SITE SETBACK
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- OCCUPIED OUTDOOR SPACE
- GREEN ROOF
- VERTICAL PENETRATION
- EXISTING ROOF
- OVERBUILD AREA
- EXCLUDED FROM GFA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



KEY PLAN



1 CC-4 @ LEVEL 11
3/16" = 1'-0"



2 CC-4 SECTION
3/16" = 1'-0"

NOTES:

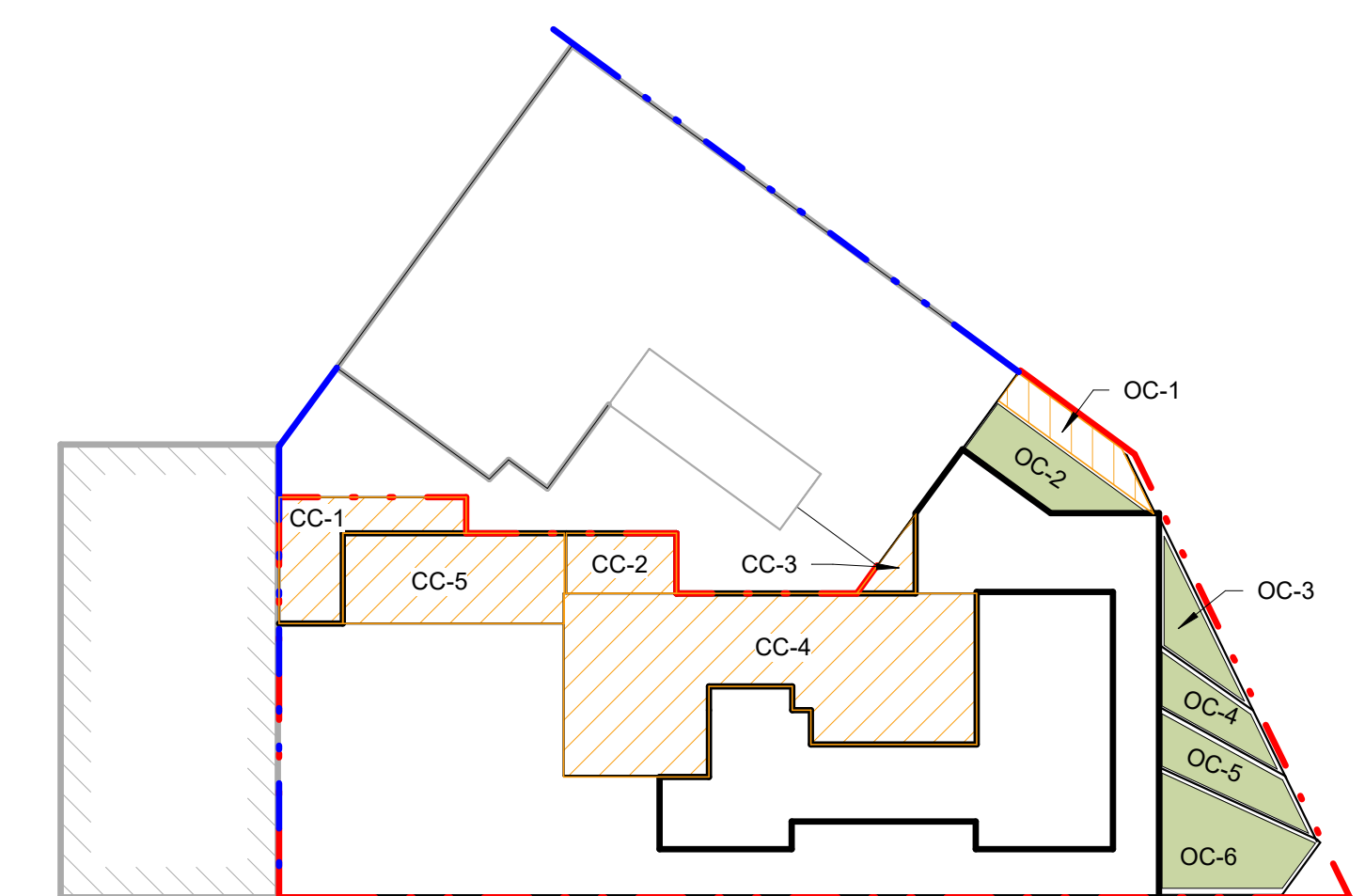
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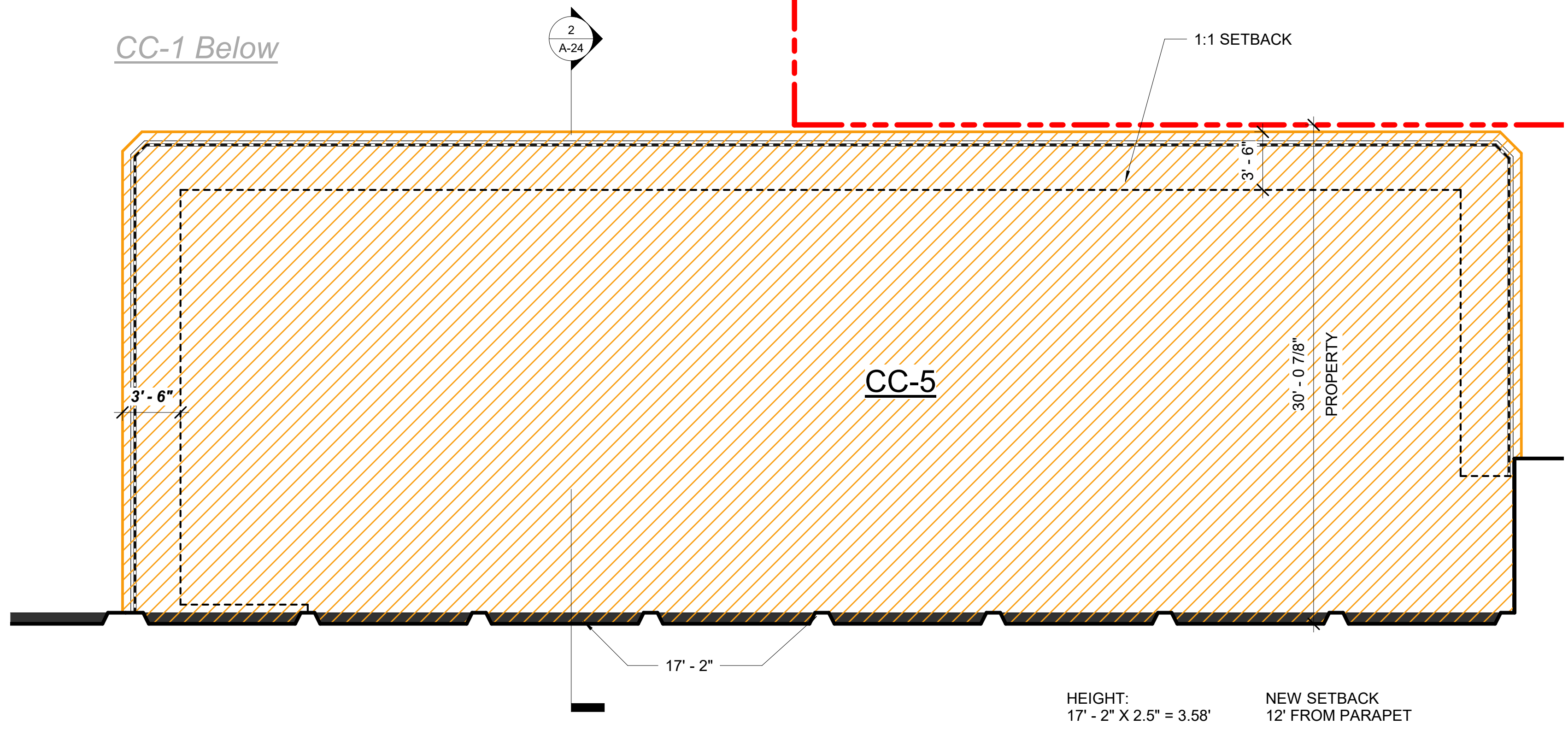
LEGEND

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- - - STREET CENTERLINE
- - - NEIGHBOR PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE SETBACK
- - - SITE SETBACK
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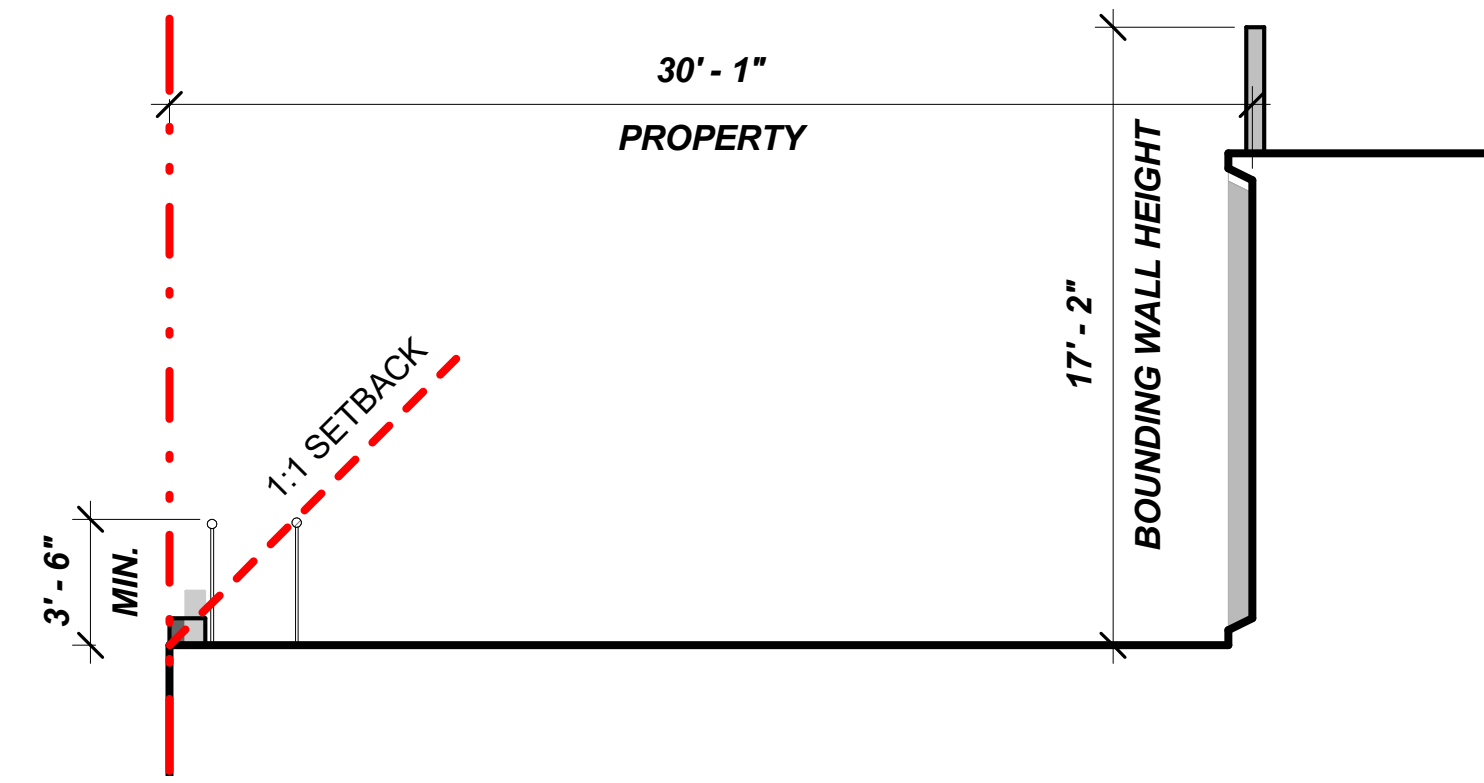


KEY PLAN

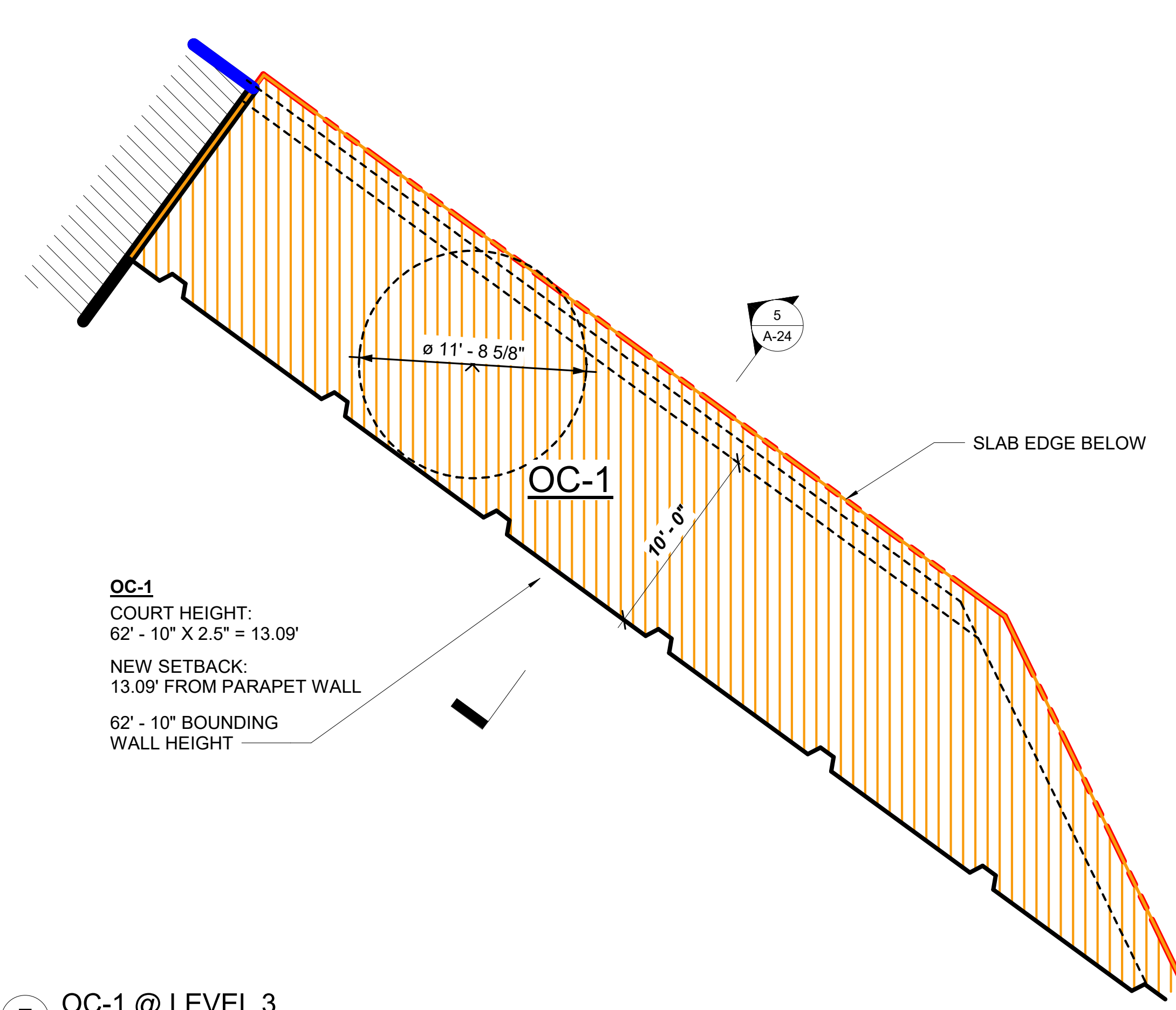
CC-1 Below



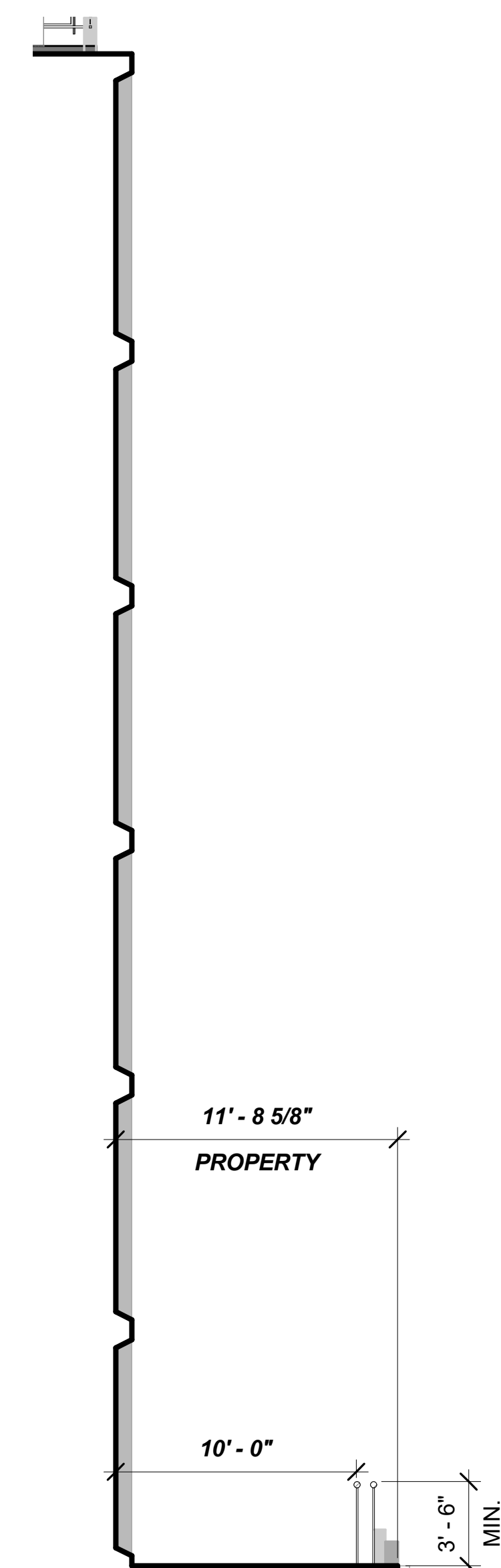
1 CC-5 @ LEVEL 11
3/16" = 1'-0"



2 CC-5 SECTION
3/16" = 1'-0"



7 OC-1 @ LEVEL 3
3/16" = 1'-0"



5 OC-1 SECTION
3/16" = 1'-0"

NOTES:

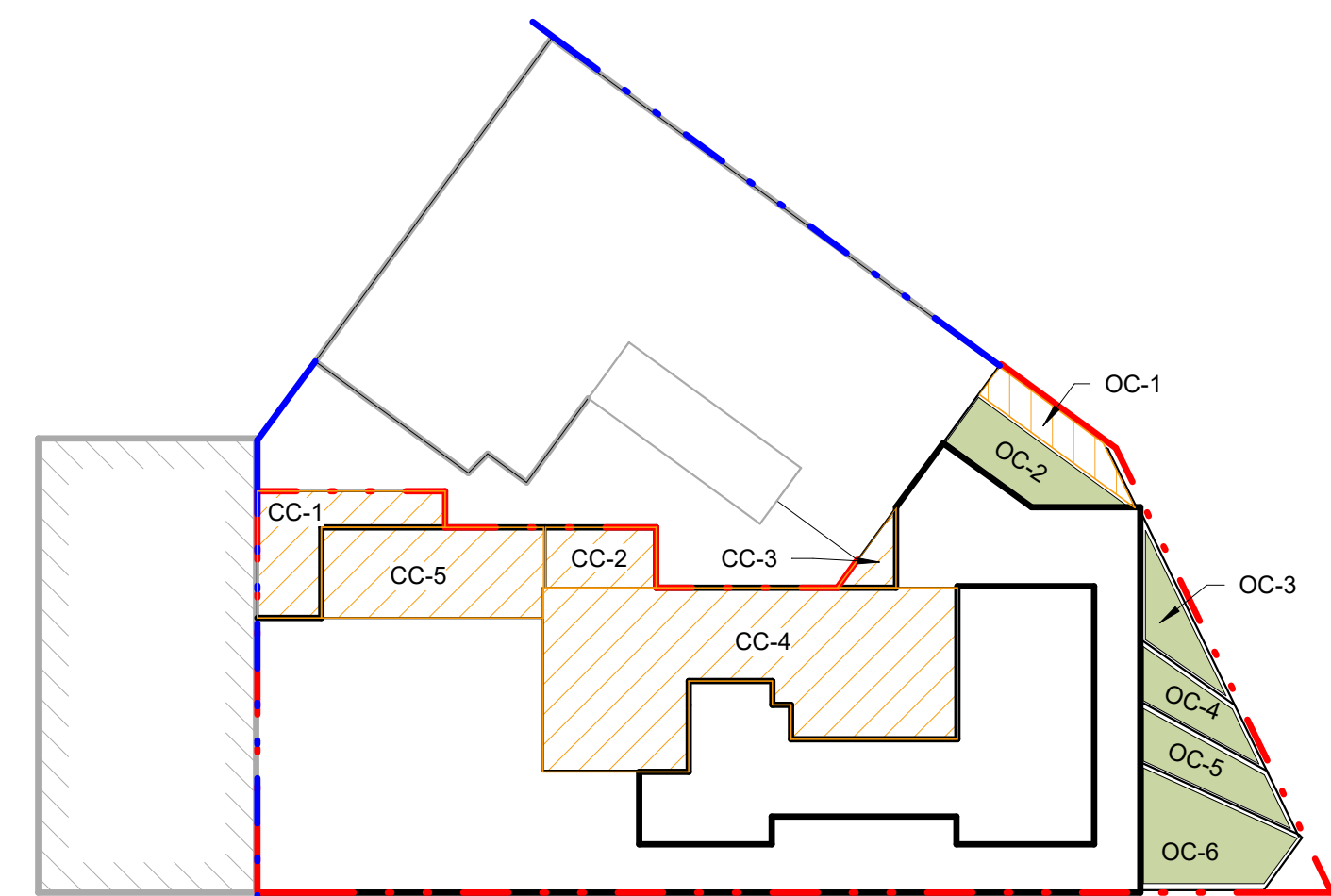
- 1) REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
- 2) THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF DEMISING WALLS, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND 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.

COURT NOTES:

- 1) IF THE COURT IS NOT RECTANGULAR, THE WIDTH SHALL BE THE DIAMETER OF THE LARGEST CIRCLE THAT MAY BE INSCRIBED IN A HORIZONTAL PLANE WITHIN THE COURT. ***B-322.4

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



KEY PLAN

2100M STREET
A-24

NOTES:

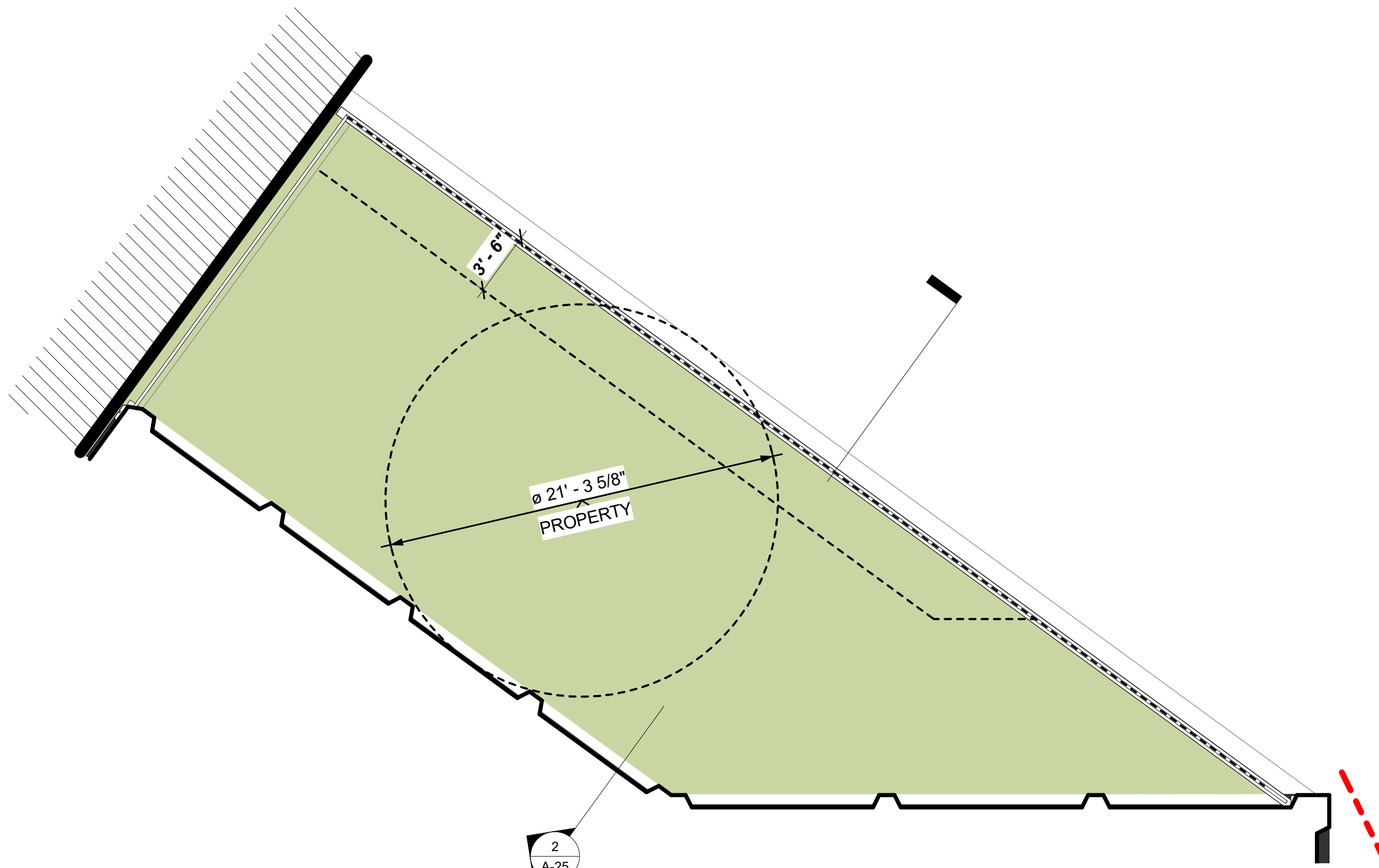
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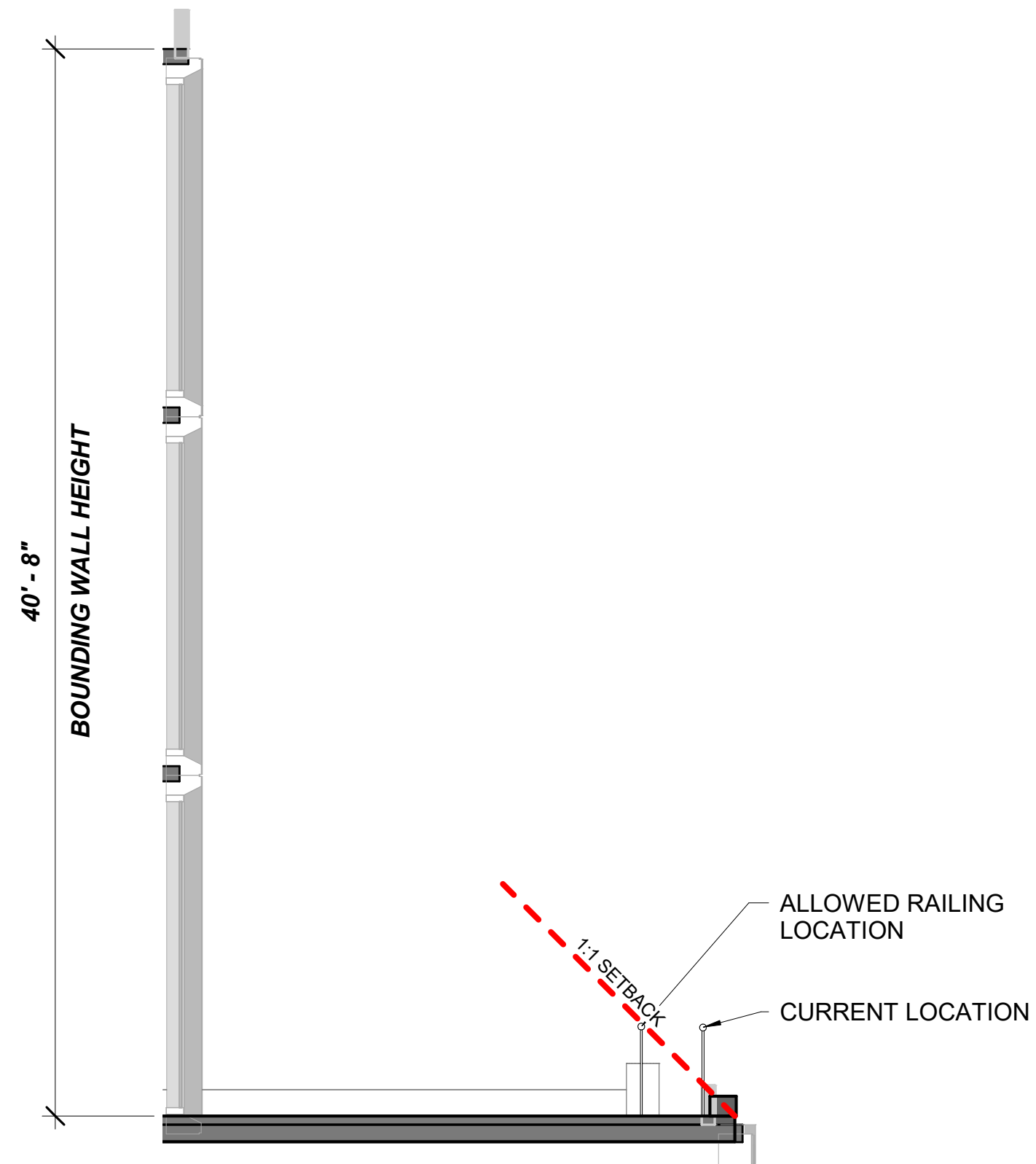
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LEGEND

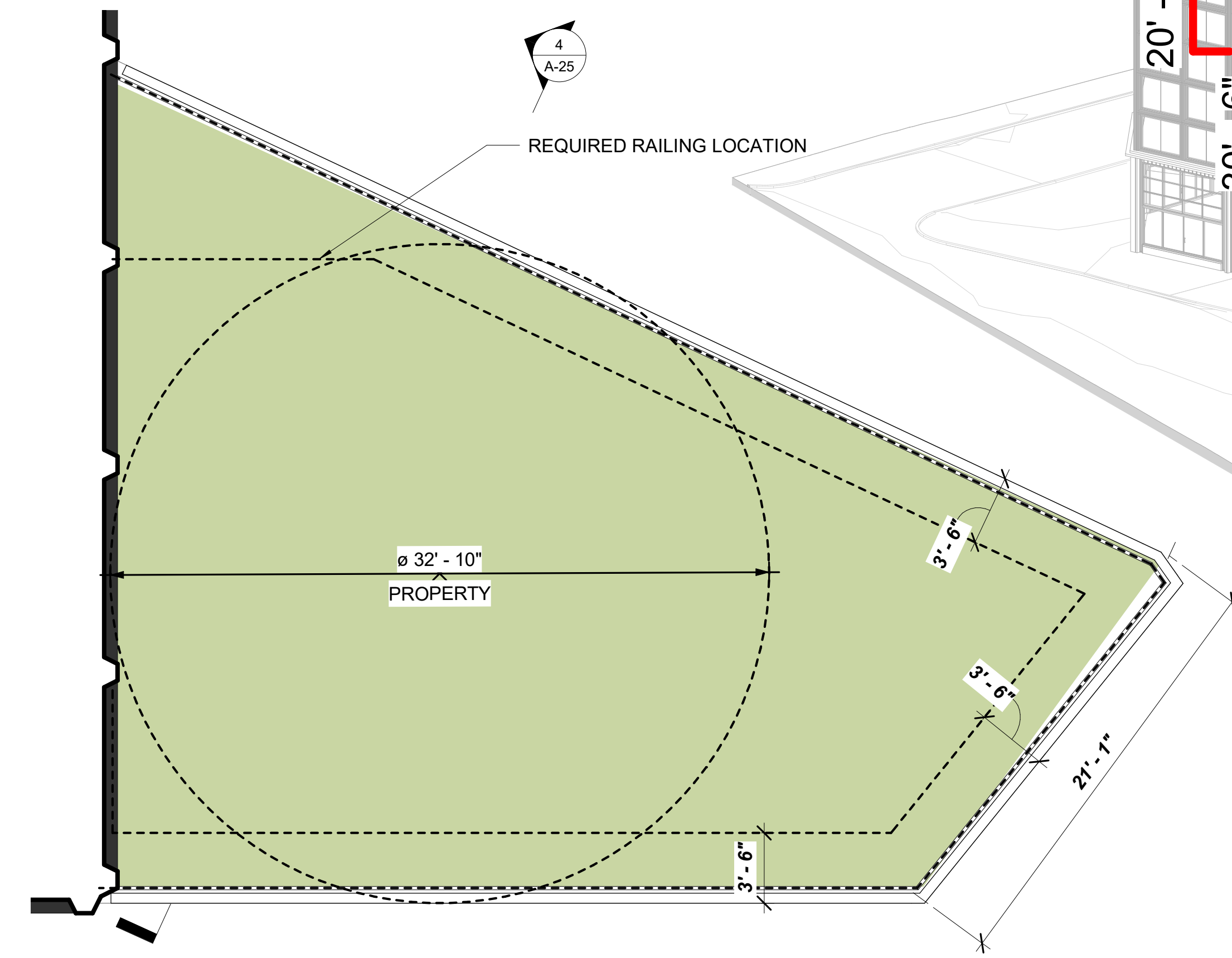
- - - PROPERTY LINE
- - - STREET CENTERLINE
- - - NEIGHBOR PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE SETBACK
- - - SITE SETBACK
- - - COURT REQ. SETBACK
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- RETAIL
- OFFICE
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- VERTICAL PENETRATION
- EXISTING ROOF
- OVERBUILD AREA
- EXCLUDED FROM GFA
- MU-10 ZONING SETBACK
- 1:1 ROOF STRUCTURE SETBACK



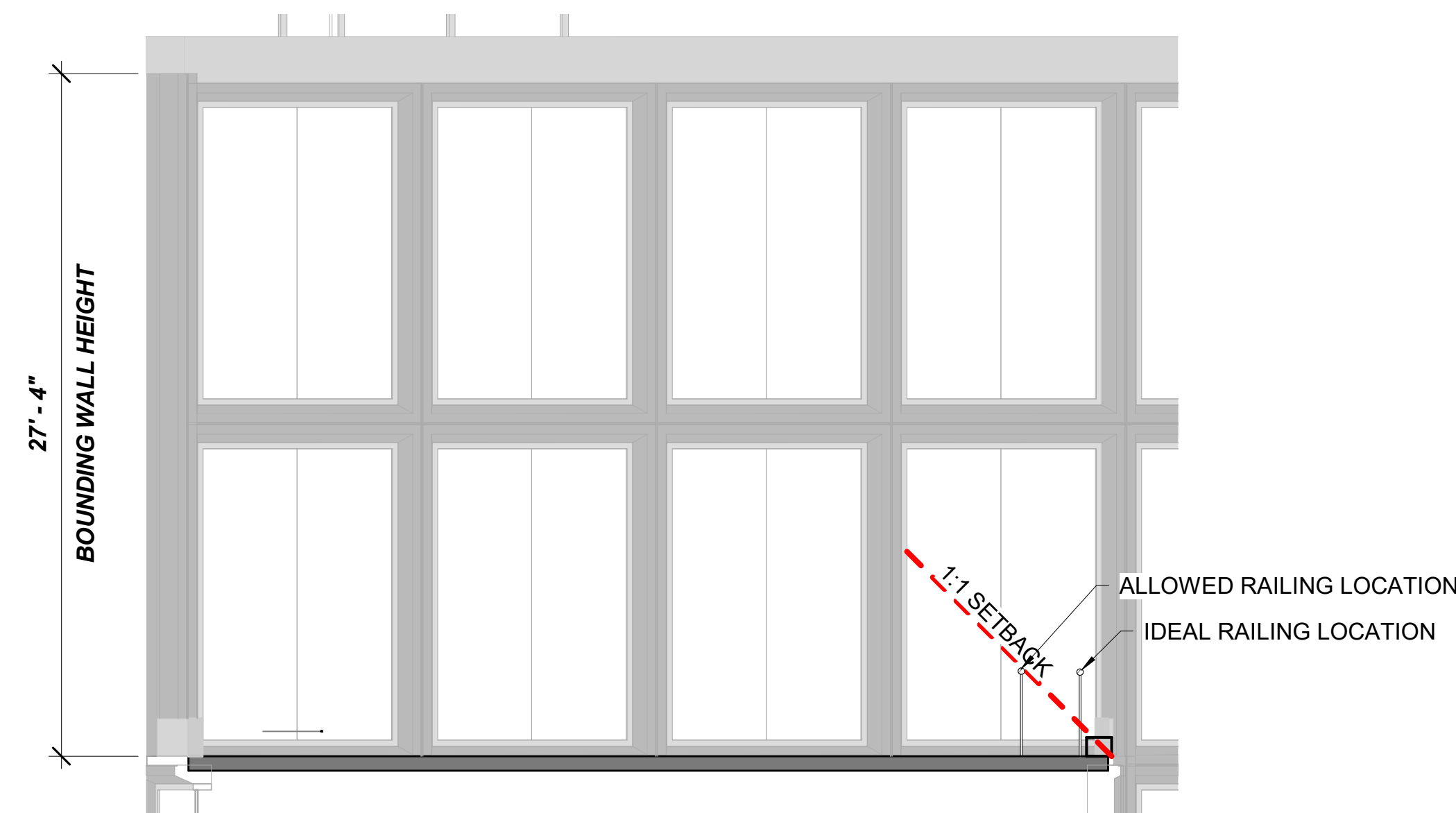
1 OC-2 @ LEVEL 9
3/16" = 1'-0"



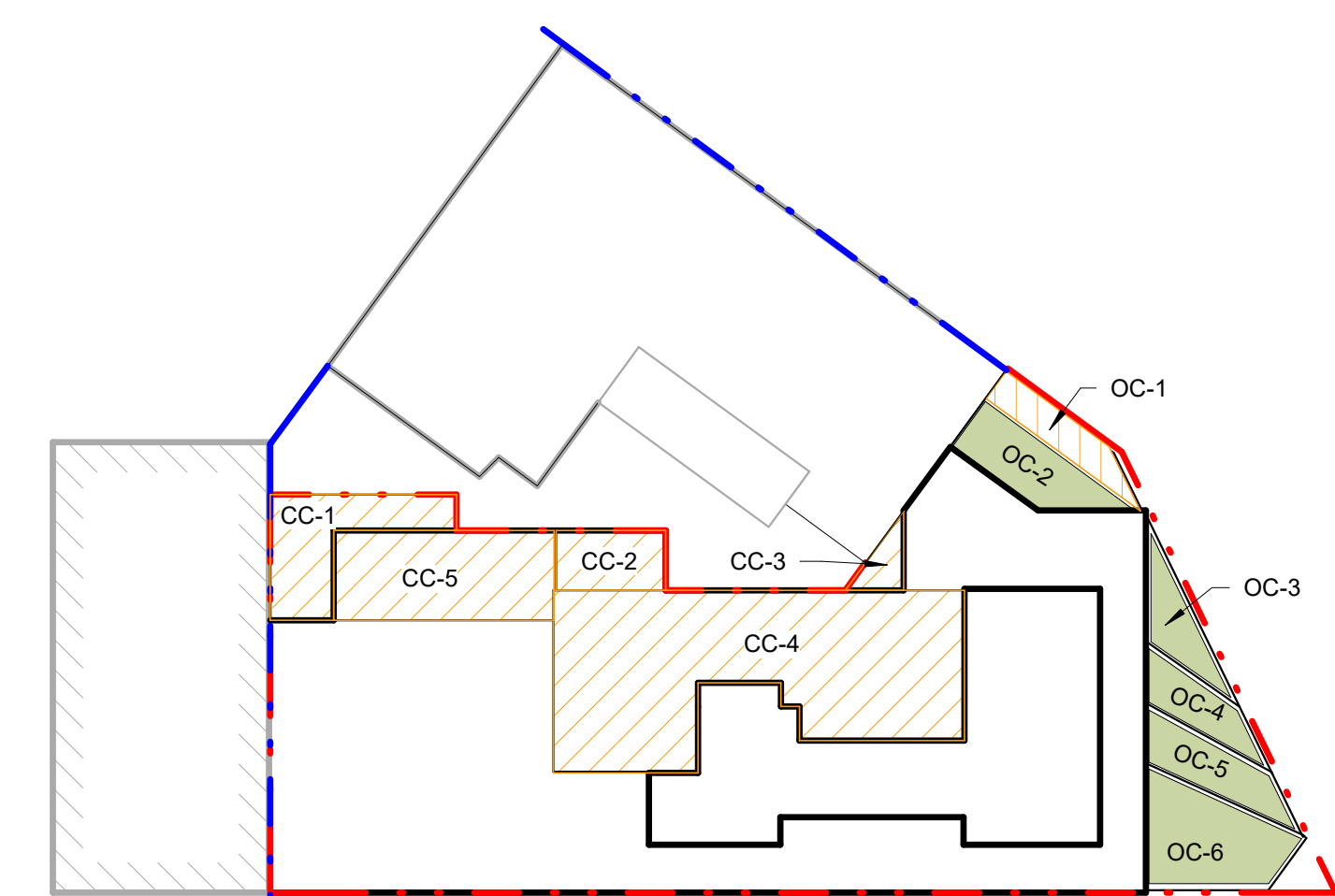
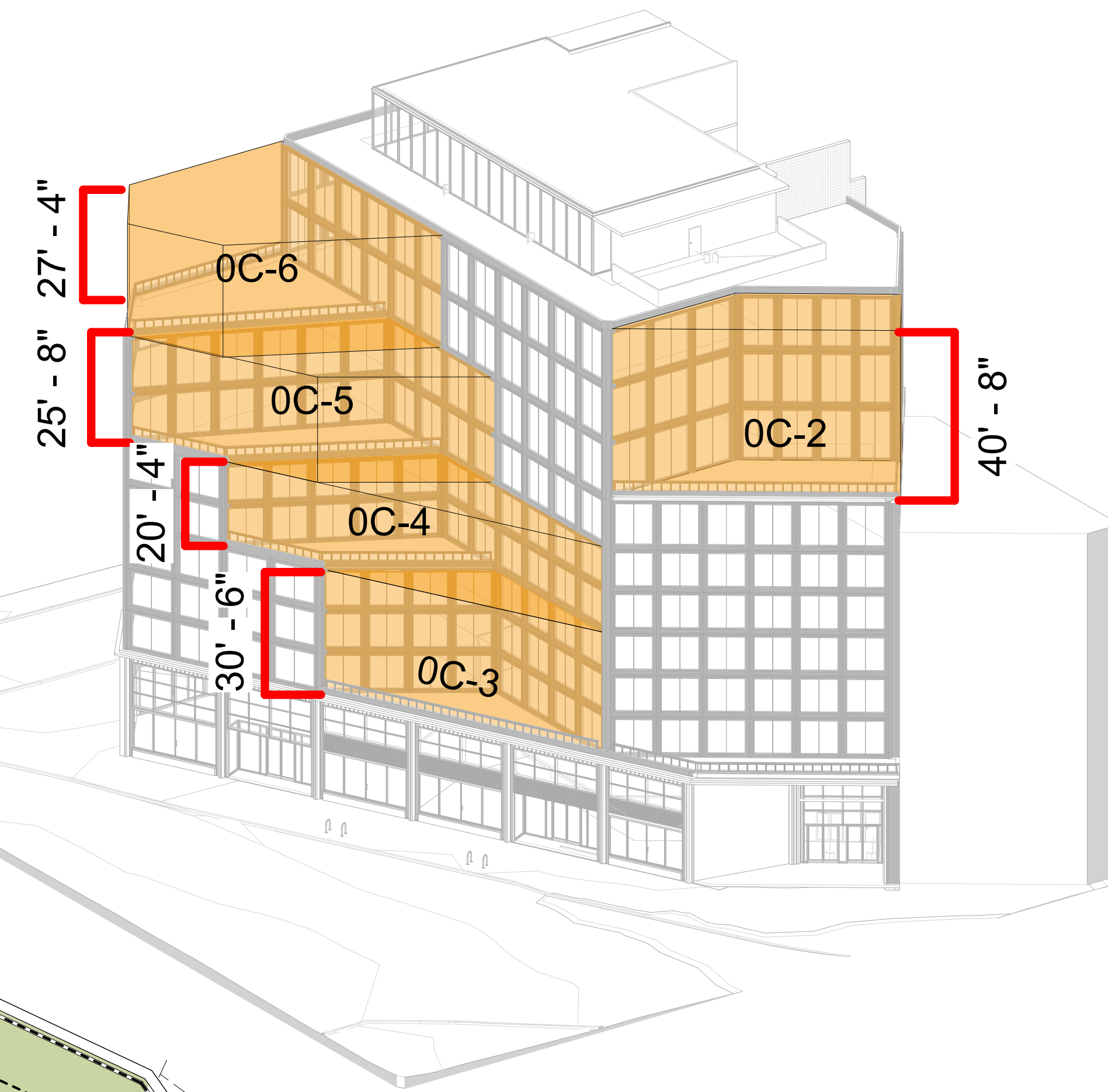
2 OC-2 SECTION
3/16" = 1'-0"



3 OC-6 @ LEVEL 10
3/16" = 1'-0"



4 OC-6 SECTION
3/16" = 1'-0"



KEY PLAN

NOTES:

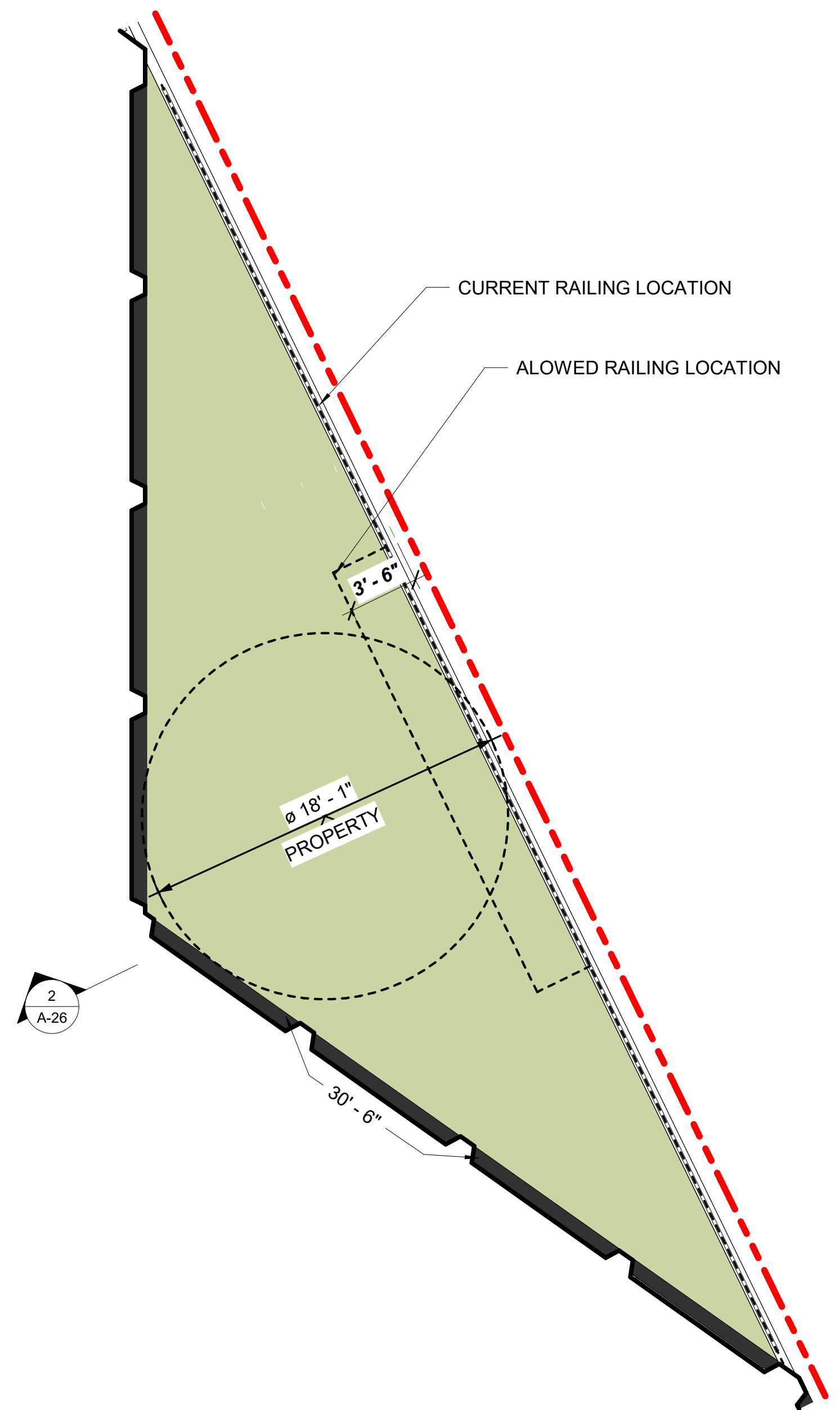
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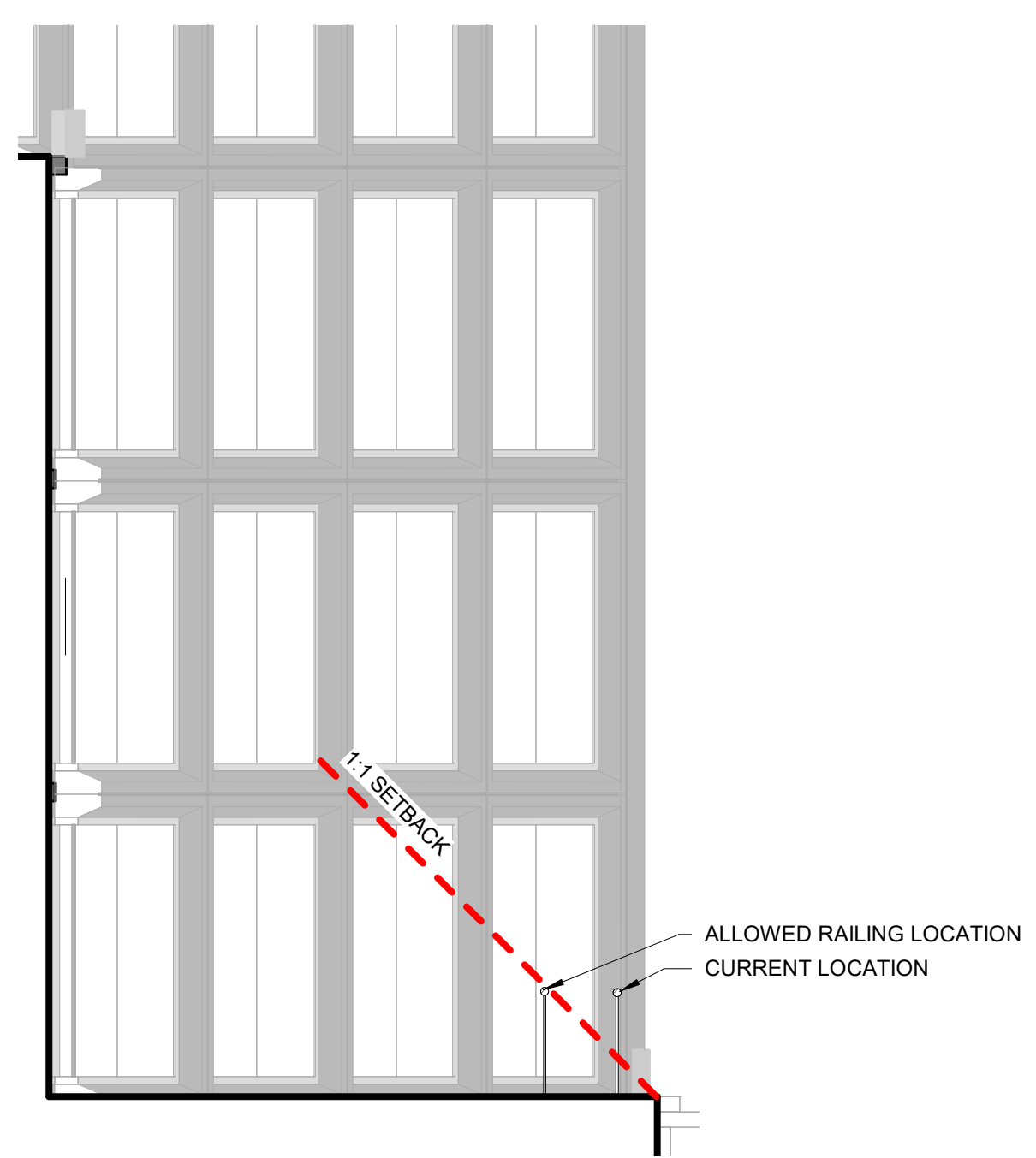
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LEGEND

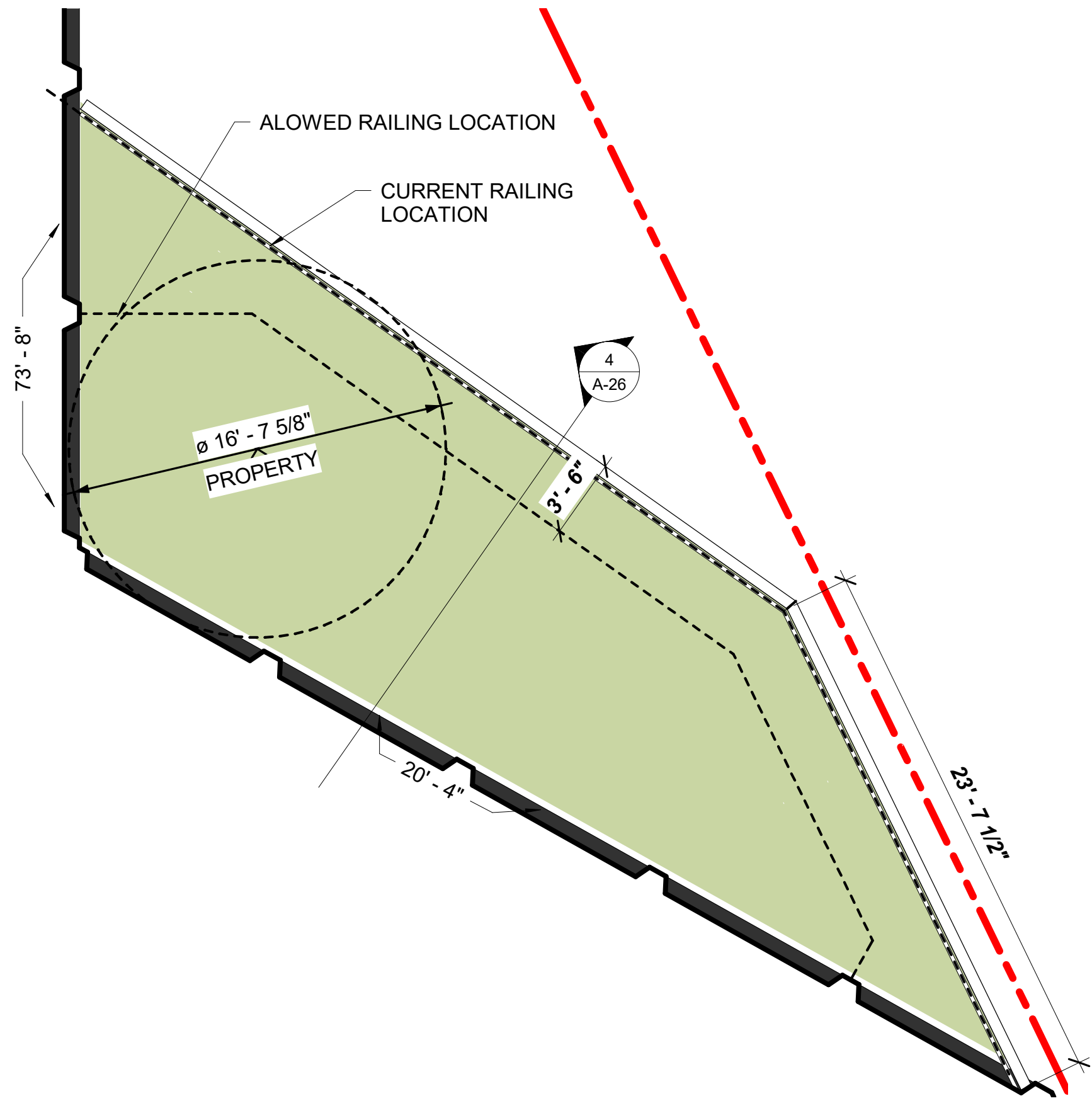
- - - PROPERTY LINE
- - - STREET CENTERLINE
- - - NEIGHBOR PROPERTY LINE
- - - 90' / 1143 NEW HAMPSHIRE SETBACK
- - - SITE SETBACK
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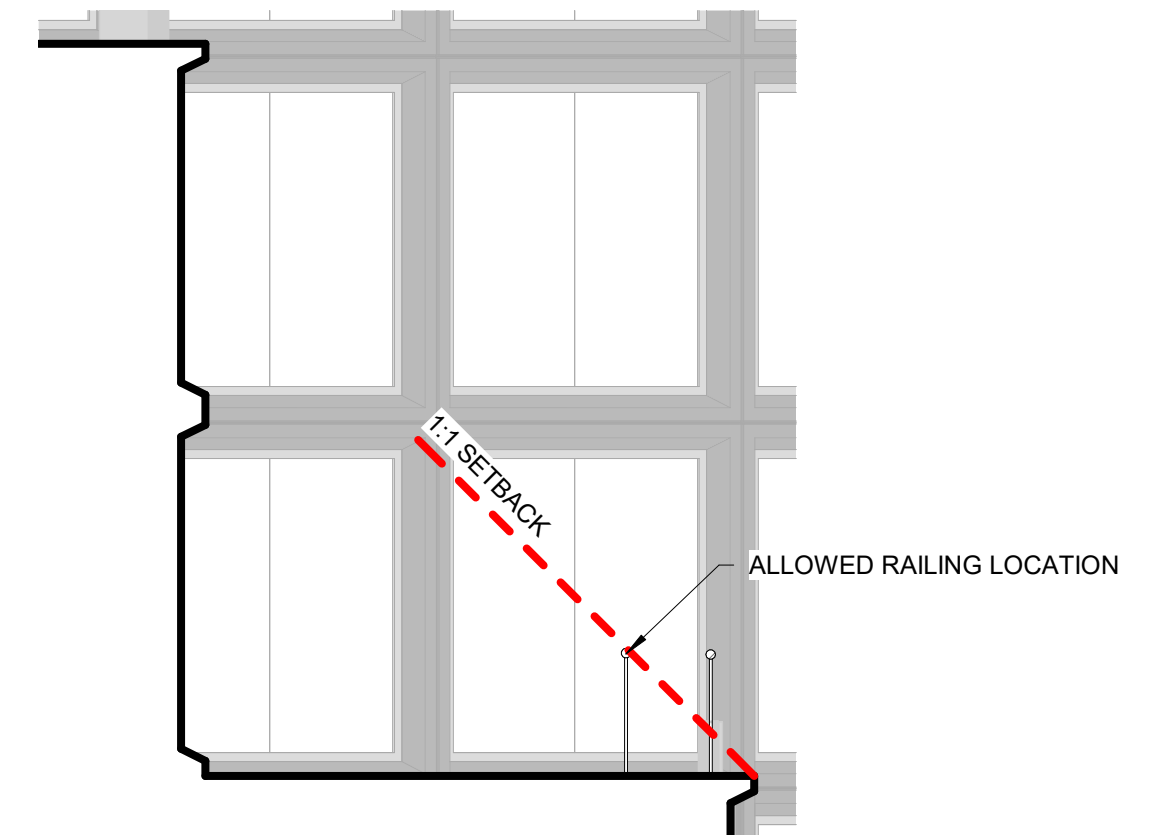
1 OC-3 @ LEVEL 3
3/16" = 1'-0"



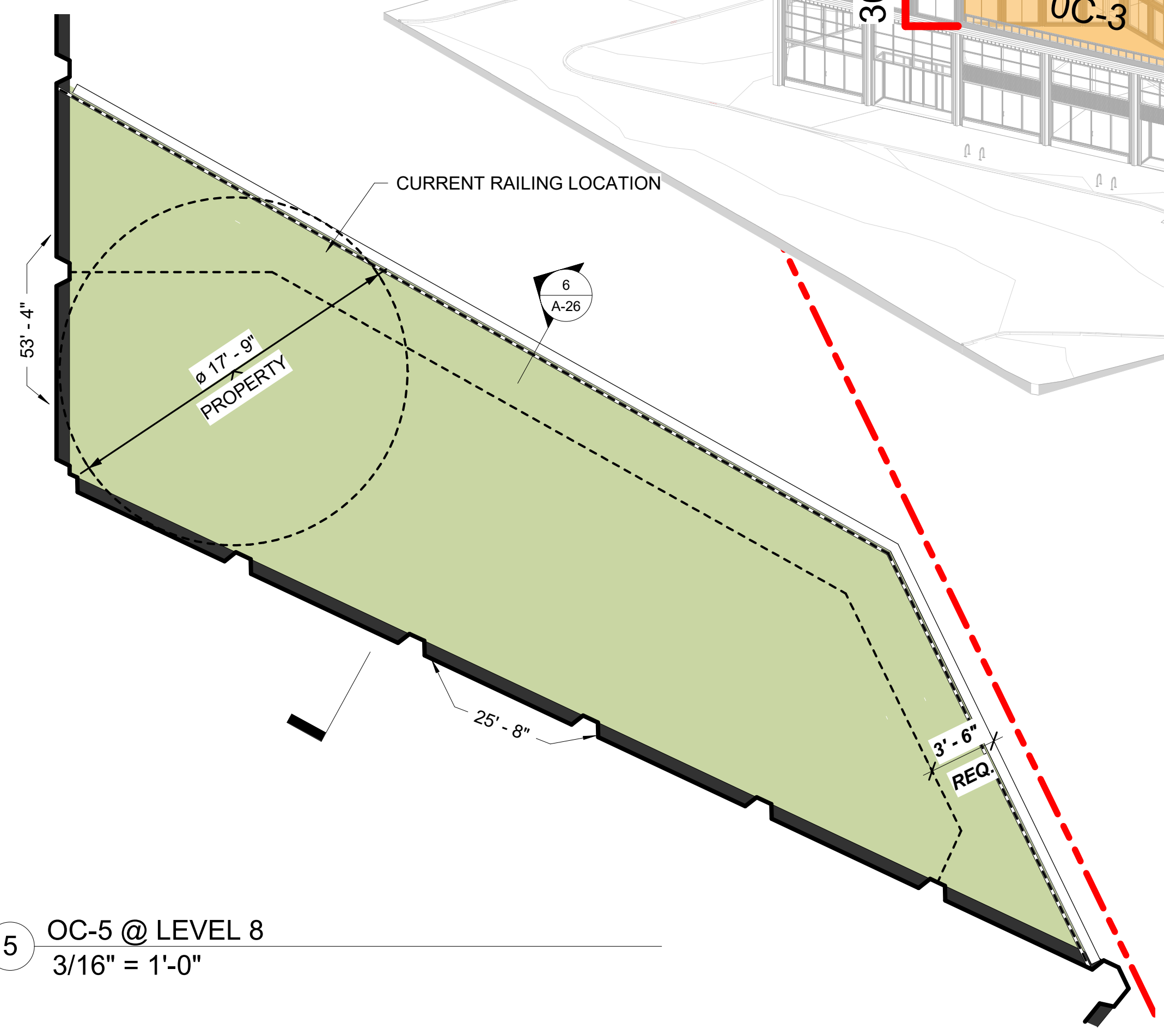
2 OC-3 SECTION
3/16" = 1'-0"



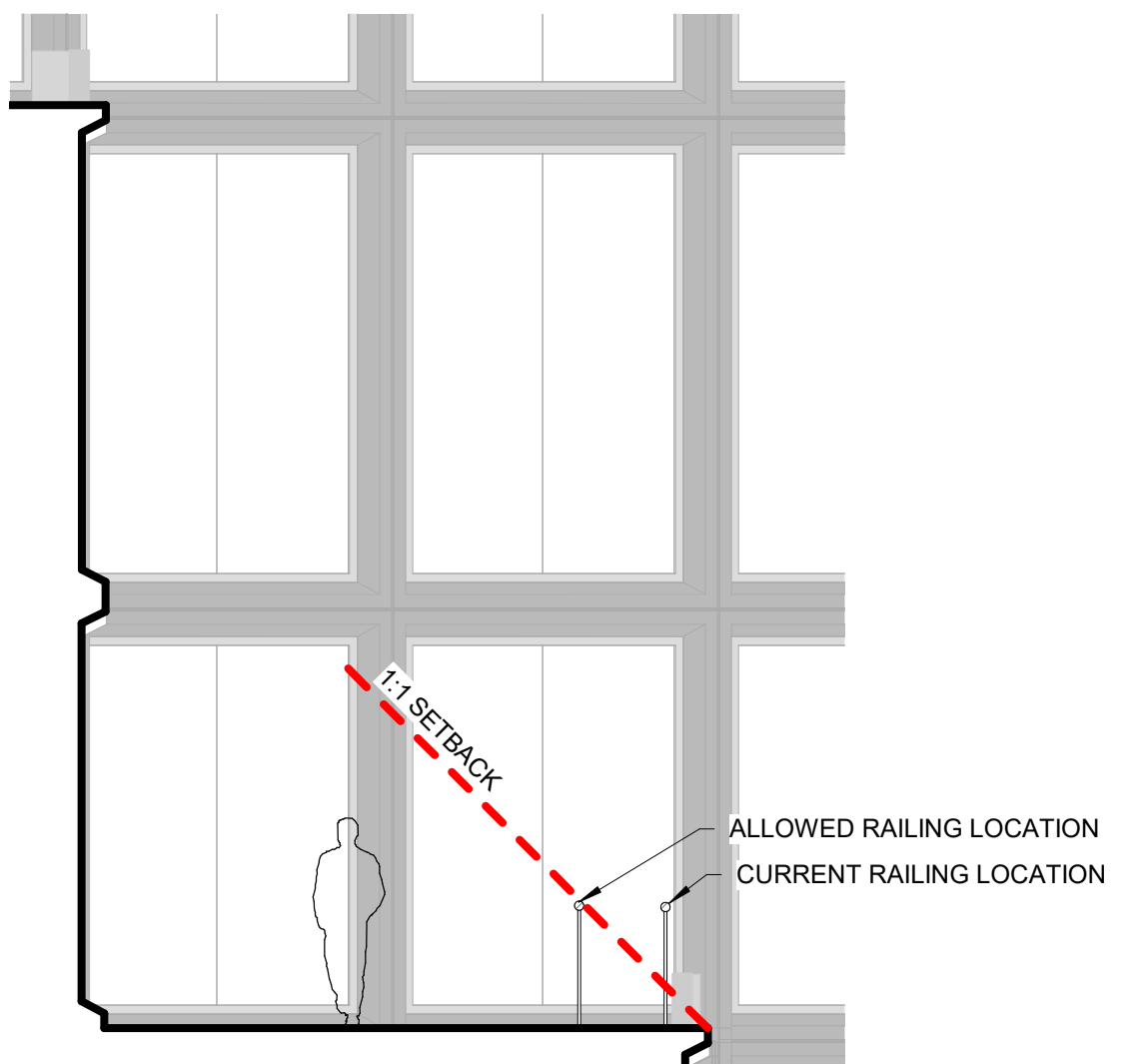
3 OC-4 @ LEVEL 6
3/16" = 1'-0"



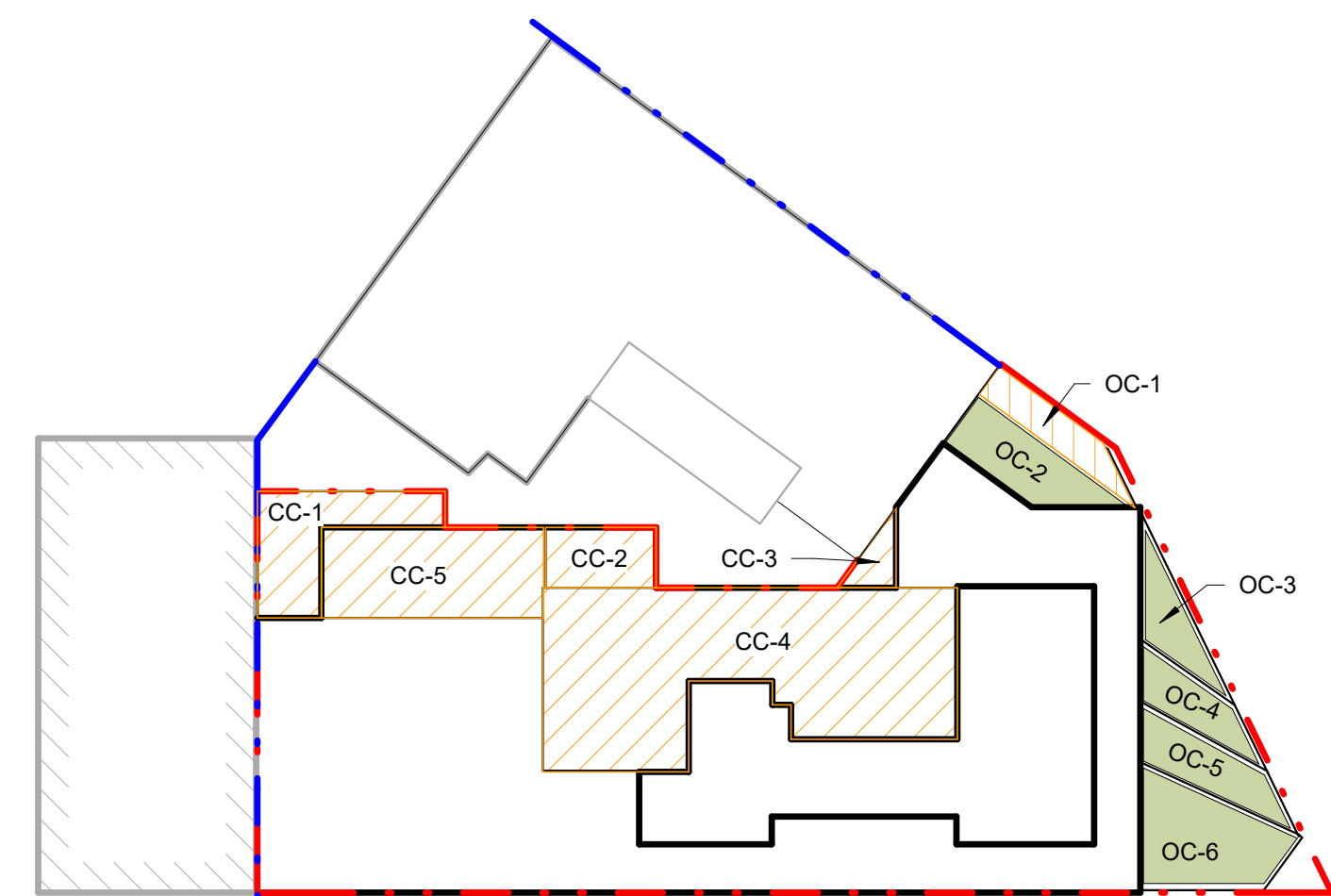
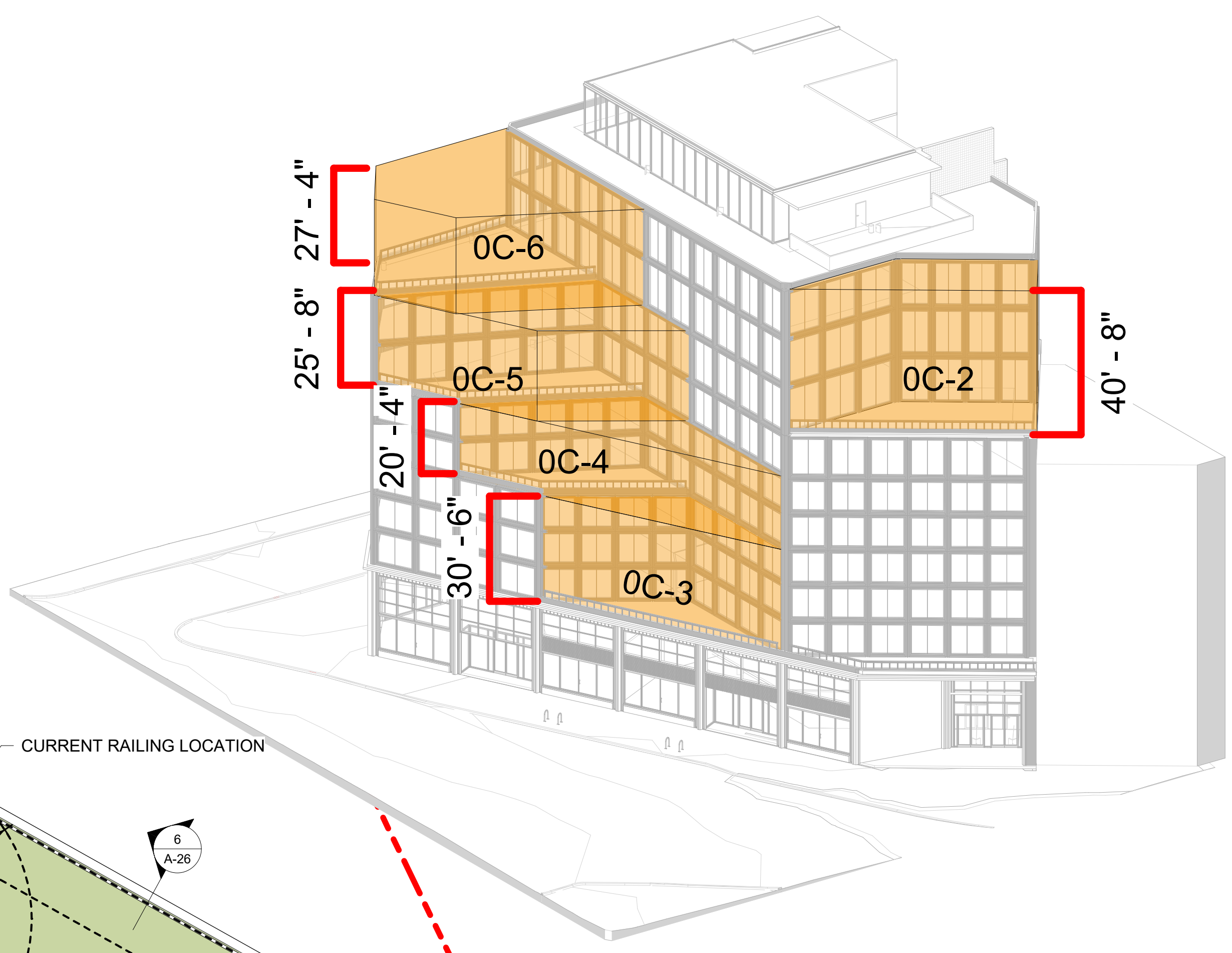
4 OC-4 SECTION
3/16" = 1'-0"



5 OC-5 @ LEVEL 8
3/16" = 1'-0"



6 OC-5 SECTION
3/16" = 1'-0"



KEY PLAN





