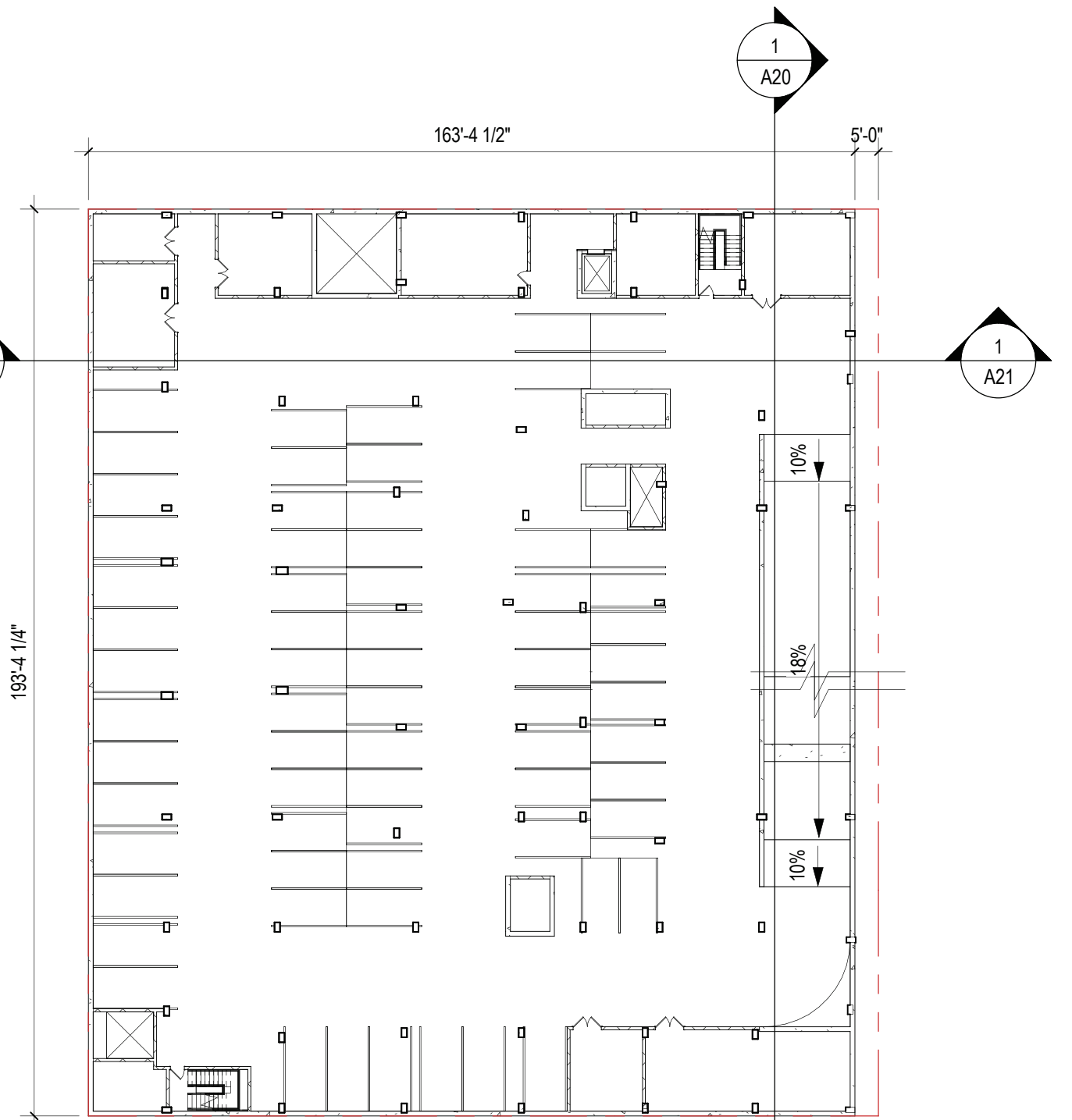


P2 LEVEL PARKING PLAN



P1 LEVEL PARKING PLAN

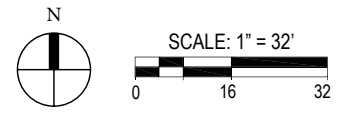
NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.

PARKING COUNTS:
 P2 LEVEL - 41 REGULAR, 49 COMPACT = 90 TOTAL
 P1 LEVEL - 24 REGULAR, 48 COMPACT = 72 TOTAL
TOTAL: 65 REGULAR, 97 COMPACT = 162 TOTAL

25 PARKING SPACES TO BE DESIGNATED FOR EVS, WITH AN ADDITIONAL 25 SPACES TO BE EV MAKE READY.



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P1 AND P2 LEVEL PARKING PLAN

ZONING COMMISSION
 District of Columbia
A08
 CASE NO.22-28
 EXHIBIT NO.13A2



IF RETAIL IS PROVIDED IN THE FUTURE, DOORS WILL BE PROVIDED ALONG SOUTH CAPITOL AND L STREETS TO COMPLY WITH TENANT REQUIREMENTS

NOTES:
 APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.
 THE DESIGN AND LAYOUT OF THE EXTERIOR COURTYARD ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.

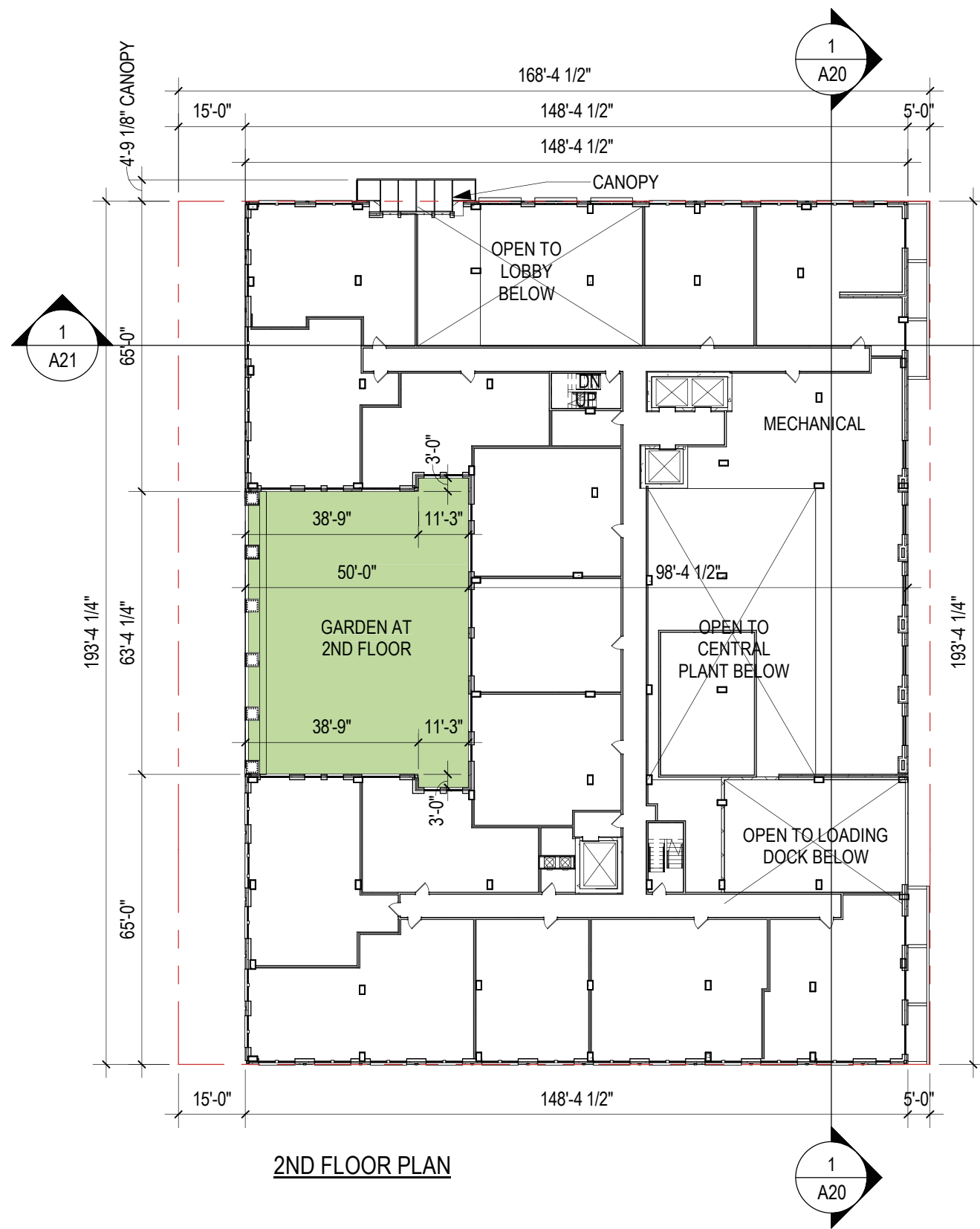
S. CAPITOL ST.

M STREET

1ST FLOOR PLAN



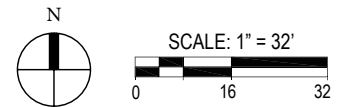
OCTOBER 28, 2022



NOTES:

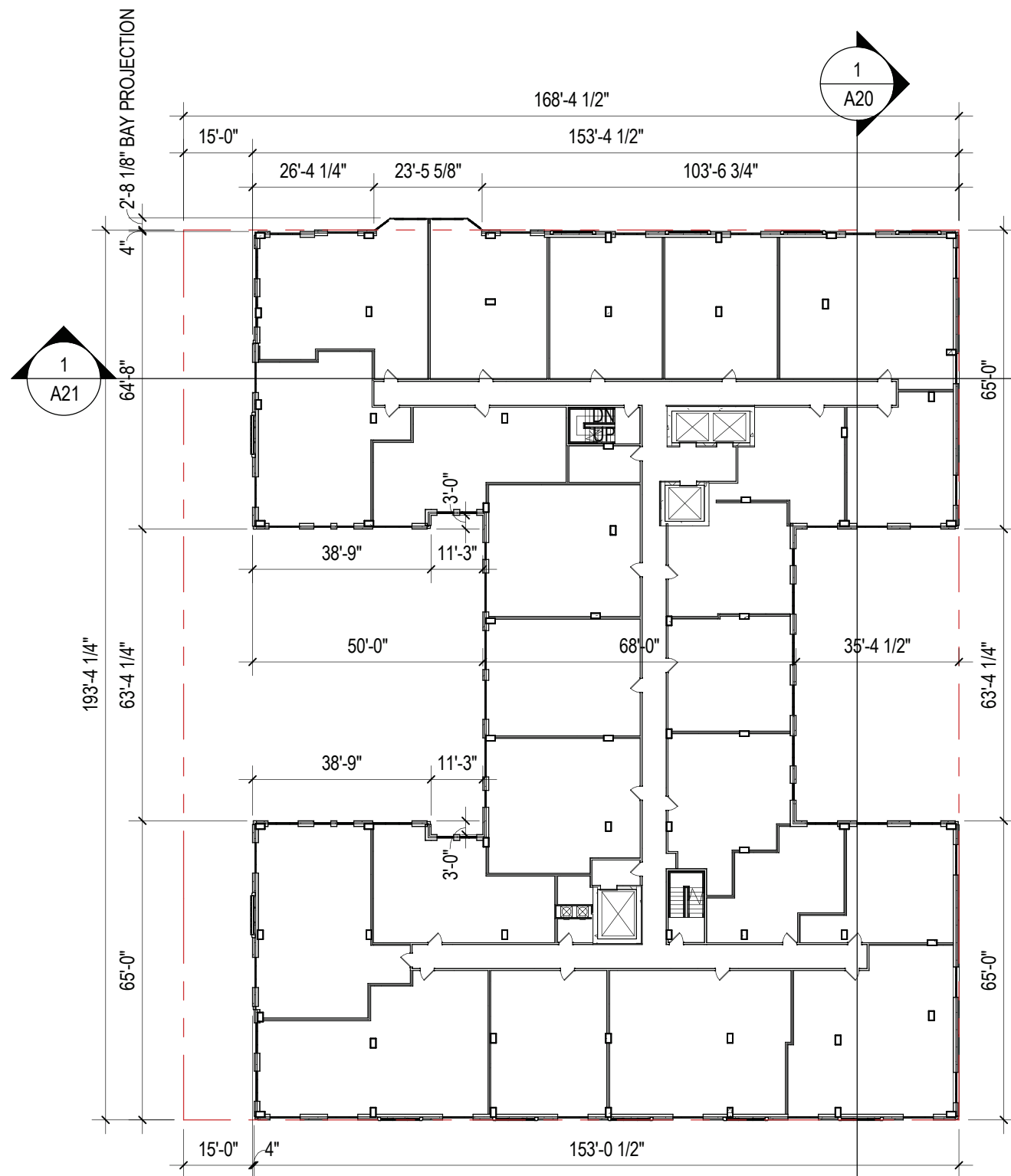
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THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.



OCTOBER 28, 2022

2ND AND 3RD FLOOR PLAN

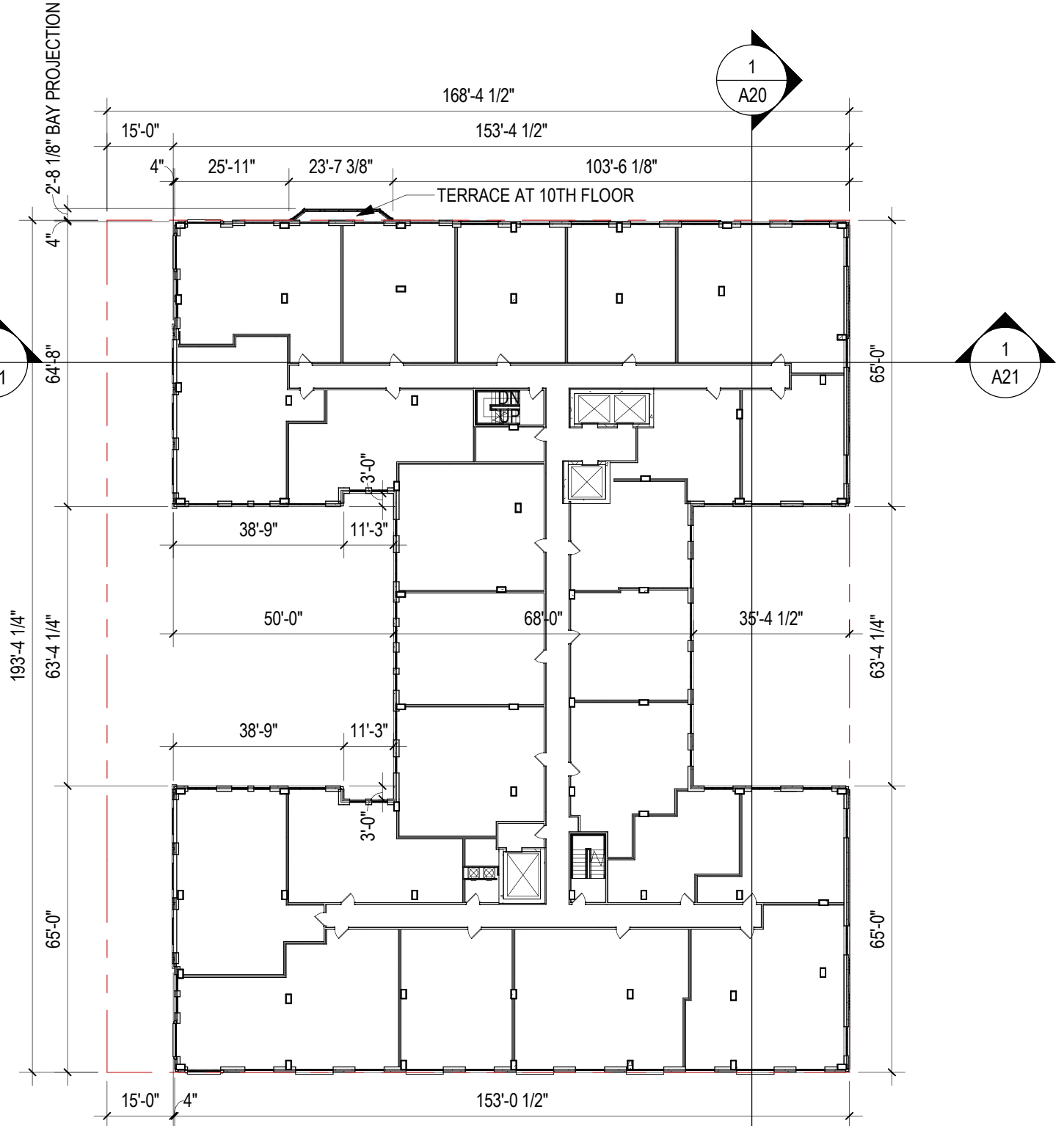


TYPICAL (4TH - 9TH) FLOOR PLAN

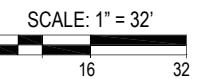
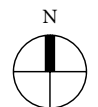
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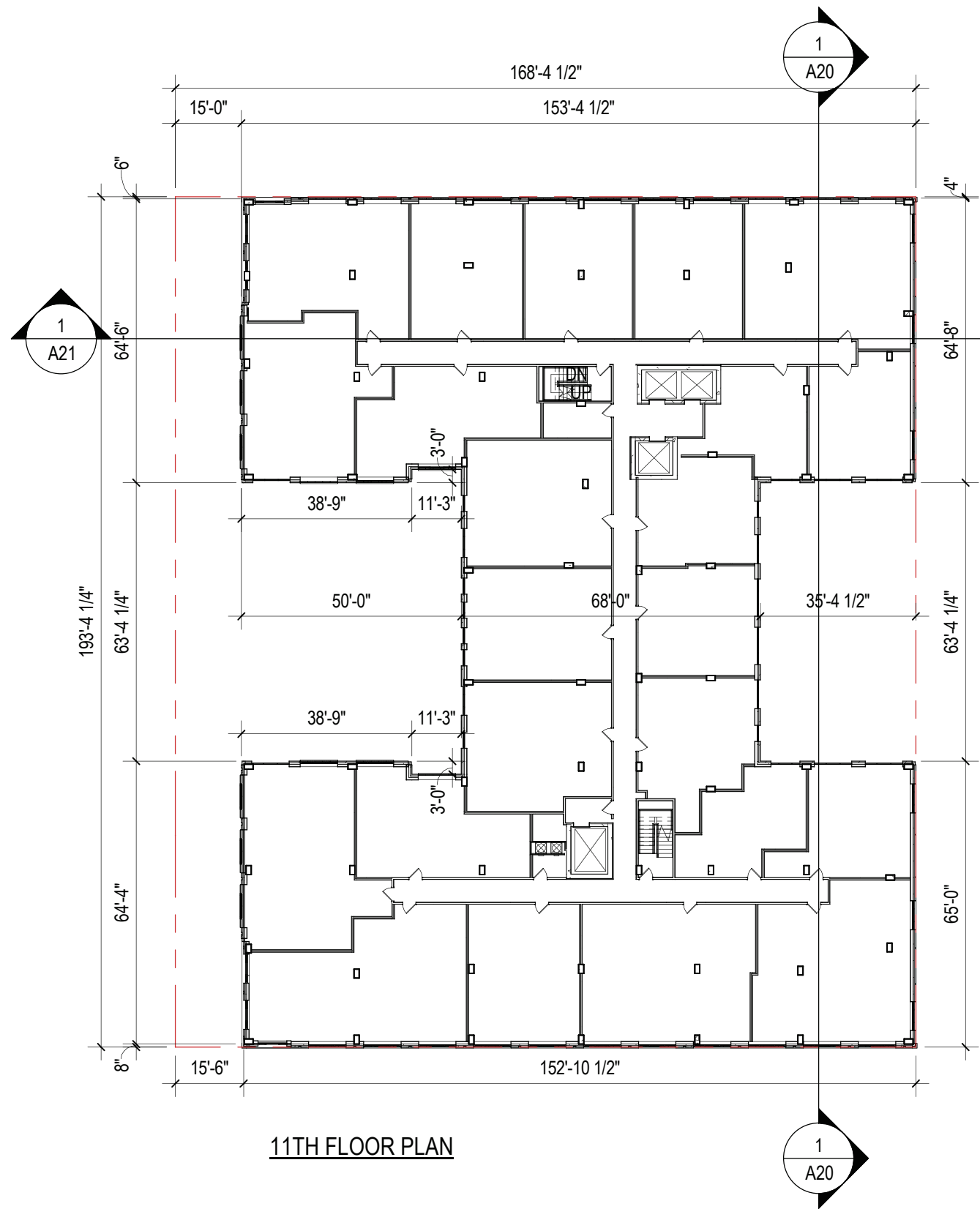
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.



10TH FLOOR PLAN



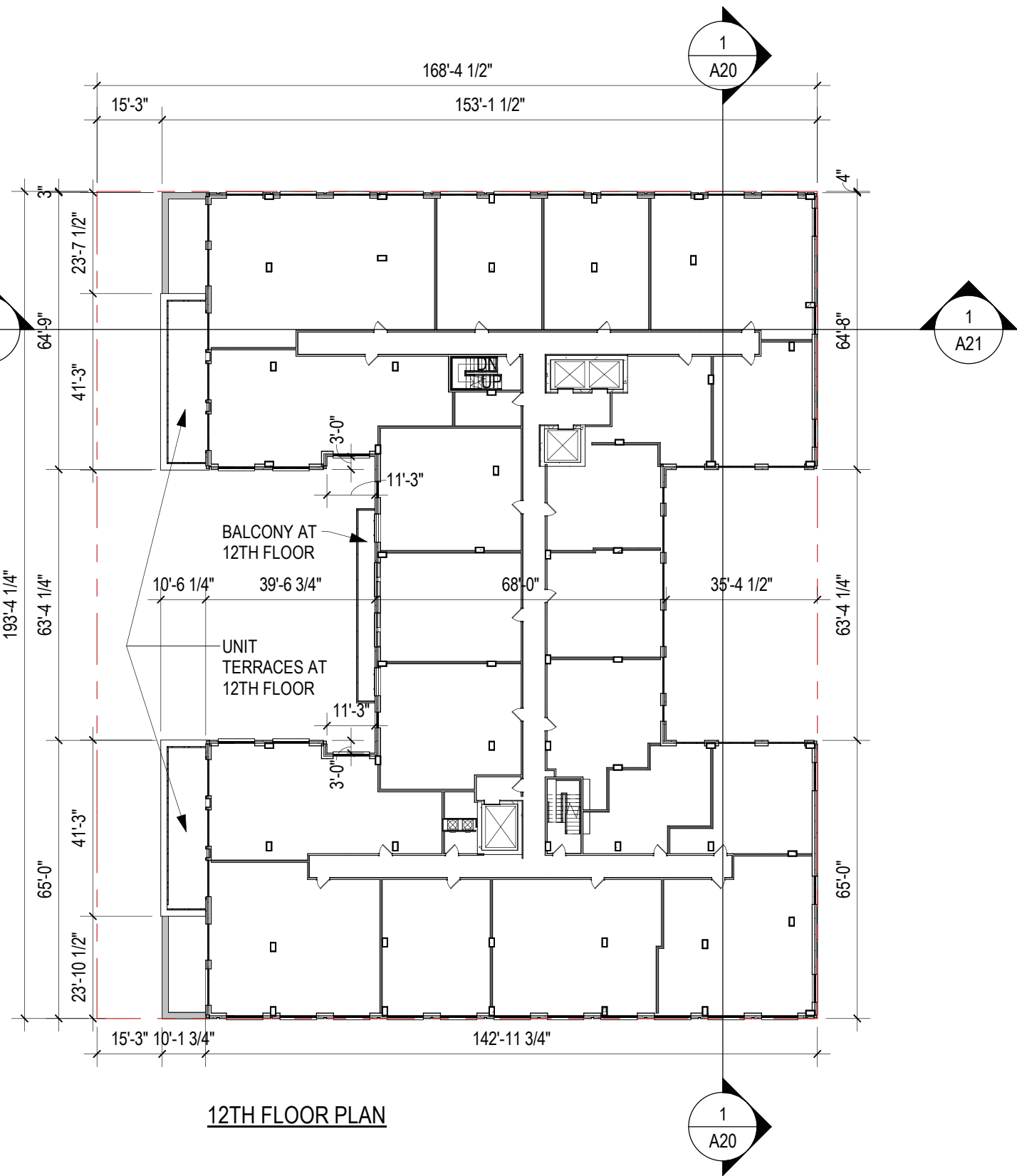


11TH FLOOR PLAN

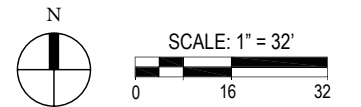
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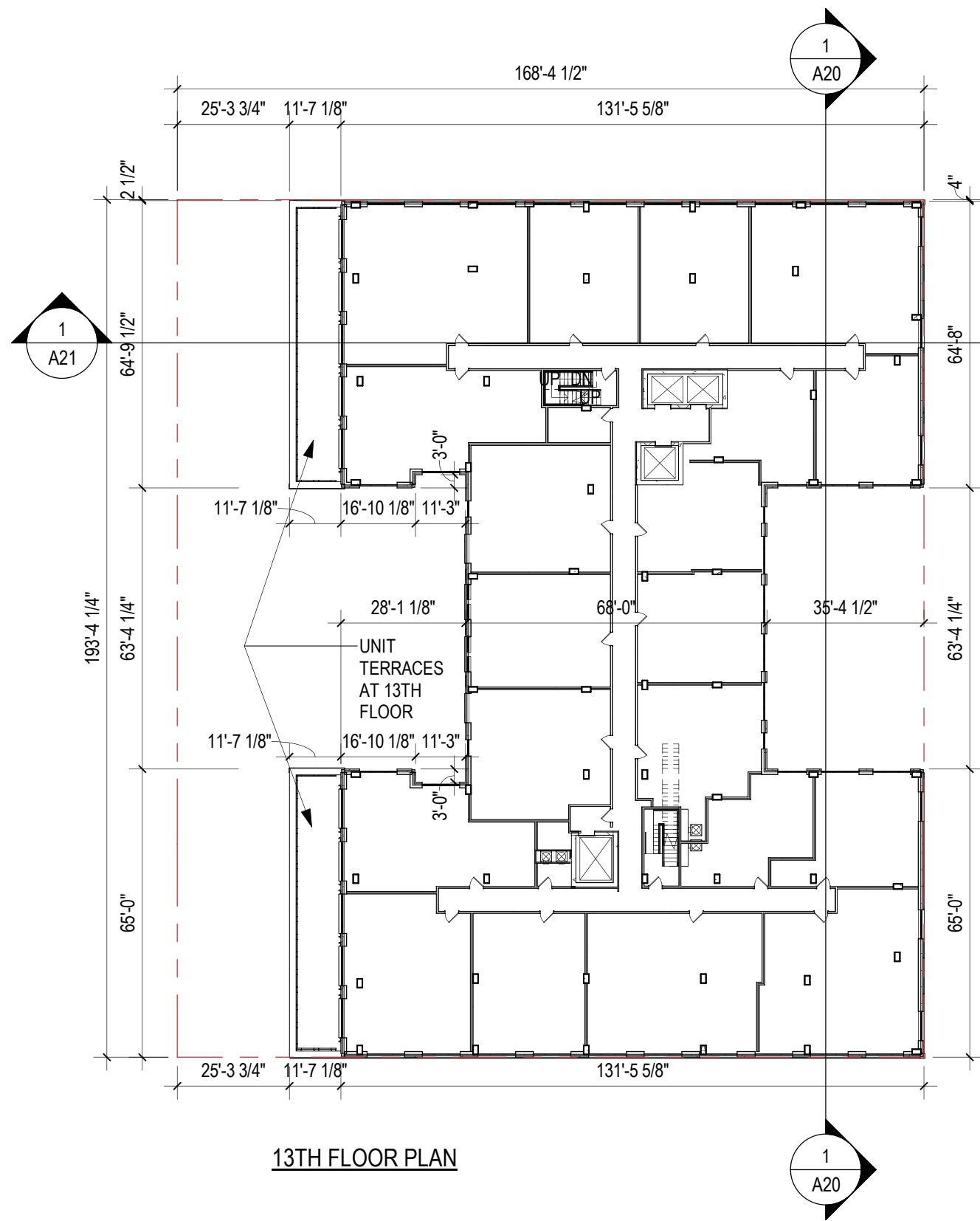
APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.



12TH FLOOR PLAN



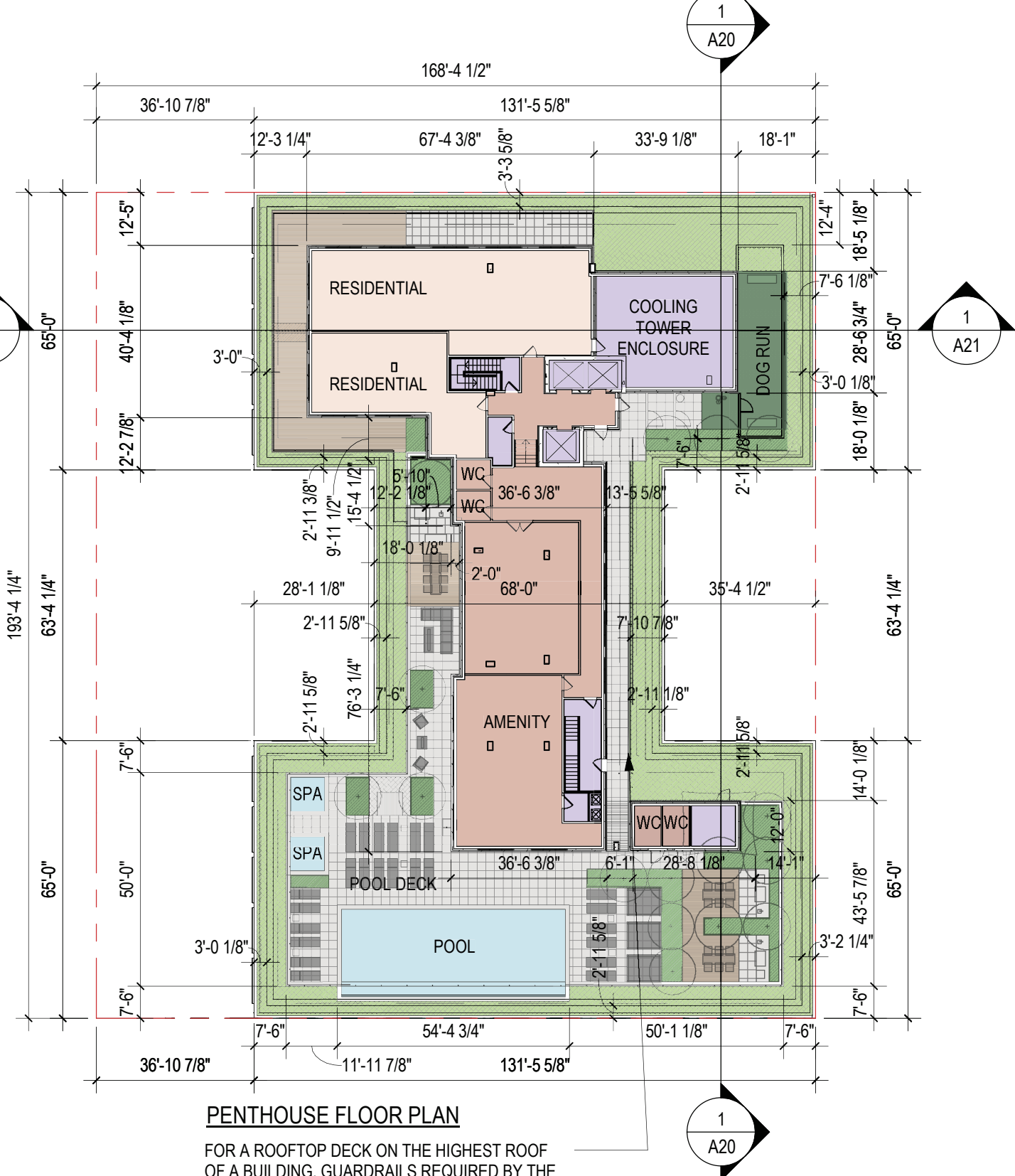


13TH FLOOR PLAN

NOTES:

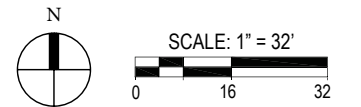
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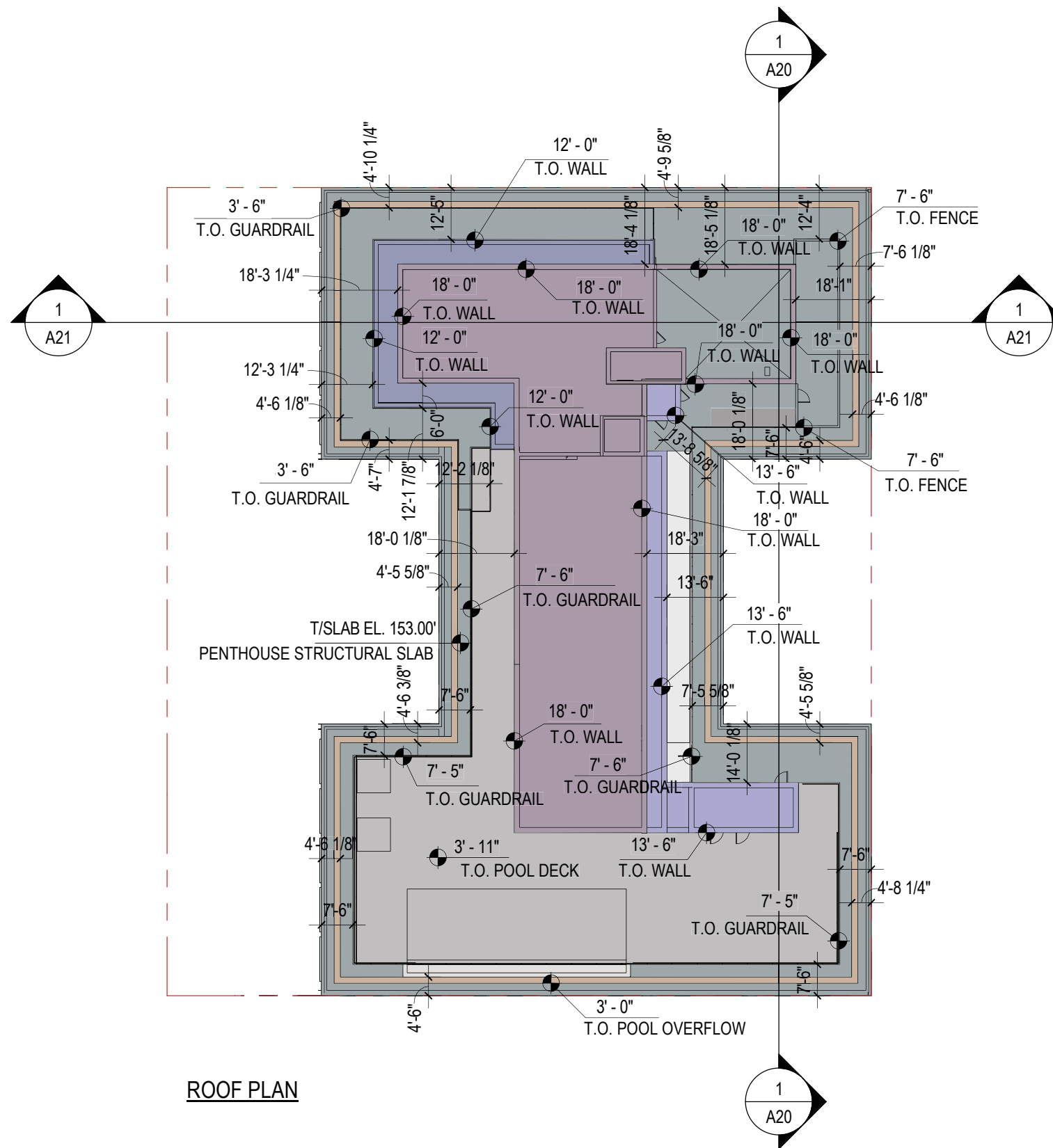
PENTHOUSE FLOOR PLAN

FOR A ROOFTOP DECK ON THE HIGHEST ROOF OF A BUILDING, GUARDRAILS REQUIRED BY THE BUILDING CODE THAT DO NOT EXCEED A HEIGHT OF 3'-6" ARE NOT REQUIRED TO BE SETBACK WHEN THE FACADE IS NOT FACING A PUBLIC OR PRIVATE STREET OR A PUBLIC PARK.



OCTOBER 28, 2022

13TH FLOOR AND PENTHOUSE FLOOR PLAN



ROOF PLAN

NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

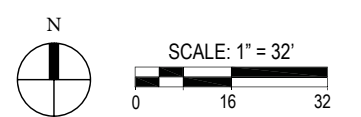
THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.

COLOR KEY

NOTE ALL HEIGHTS/ELEVATIONS ARE TAKEN FROM THE DATUM OF THE ROOF SLAB. THE ROOF SLAB IS AT EL. 153.00'

- TOP OF ROOF SLAB - ELEVATION 0'-0"
- TOP OF GUARDRAIL - ELEVATION 3'-6"
- TOP OF RAMP TO POOL DECK - ELEVATION 0'-0" TO 3'-11"
- TOP OF POOL DECK AND PLANTERS - ELEVATION 3'-11"
- TOP OF LOW PENTHOUSE PARAPET - ELEVATION 12'-0"
- TOP OF HIGH PENTHOUSE PARAPET - ELEVATION 13'-6"
- TOP OF HIGH PENTHOUSE PARAPET - ELEVATION 18'-0"

FOR A ROOFTOP DECK ON THE HIGHEST ROOF OF A BUILDING, GUARDRAILS REQUIRED BY THE BUILDING CODE THAT DO NOT EXCEED A HEIGHT OF 3'-6" ARE NOT REQUIRED TO BE SETBACK WHEN THE FACADE IS NOT FACING A PUBLIC OR PRIVATE STREET OR A PUBLIC PARK.



OCTOBER 28, 2022

TREES NOT SHOWN IN FRONT OF BUILDING IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN.



18'
130'
110'

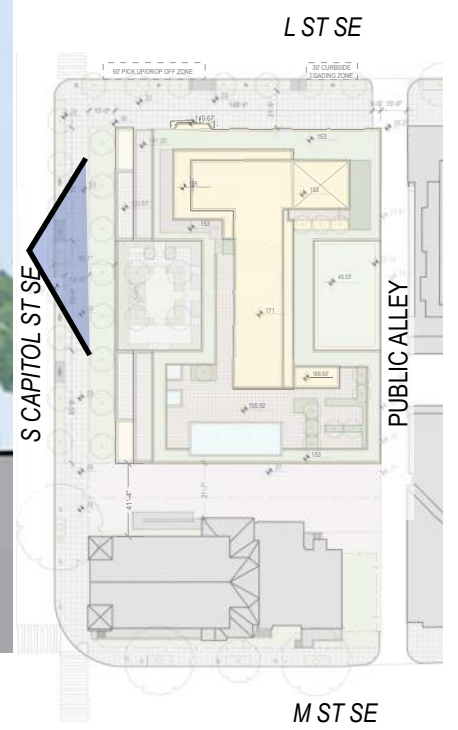
+23'0"
BHM

L ST.

PROJECT SITE
1100 S. CAPITOL ST.

41'4"

ST. VINCENT
DE PAUL CHURCH



WEST ELEVATION

OCTOBER 28, 2022

TREES NOT SHOWN IN FRONT OF BUILDING IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN.

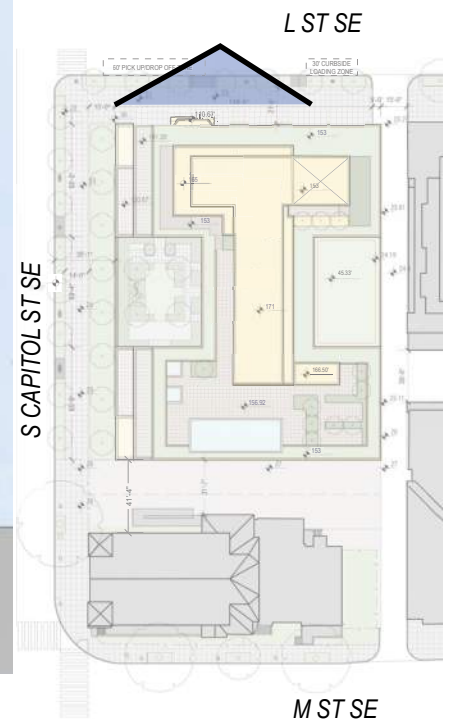


ALLEY

PROJECT SITE
1100 S. CAPITOL ST.

ST. VINCENT
DE PAUL CHURCH

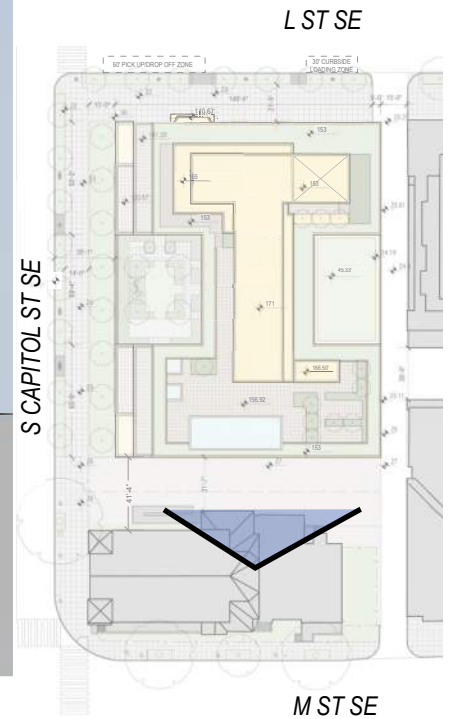
S. CAPITOL ST.
+23'0"
BHMP



NORTH ELEVATION

OCTOBER 28, 2022

TREES NOT SHOWN IN FRONT OF BUILDING IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN.



SOUTH ELEVATION

OCTOBER 28, 2022

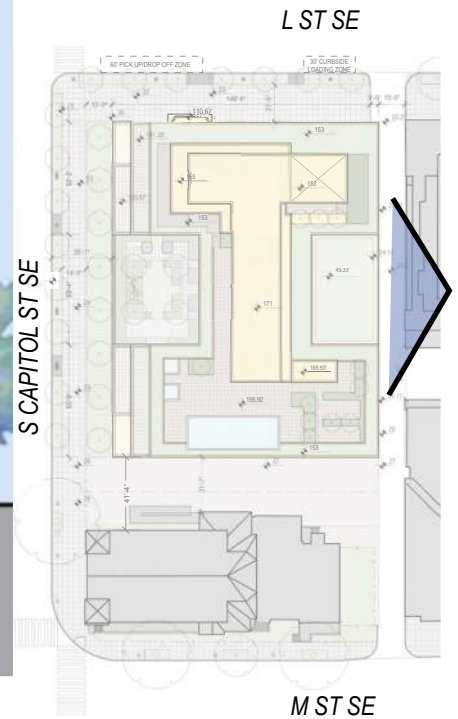


ST. VINCENT
DE PAUL CHURCH

PROJECT SITE
1100 S. CAPITOL ST.

L ST.

+23'0"
BUMP



EAST ELEVATION

A18

OCTOBER 28, 2022