



2100 M Street, NW
Washington, D.C. 20037

Voluntary Design Review

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TITLE SHEET

PROJECT: 2530
DATE: May 2026
SCALE:
SHEET NUMBER:
ZONING COMMISSION
District of Columbia
CASE NO. 26-05
EXHIBIT NO. 3E1
VDR A0.00
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DETAILED SITE PLAN LOCATION AND EXTERNAL DIMENSIONS OF BUILDING	SHEET NUMBER A1.01
UTILITIES	C
WALKWAYS AND DRIVEWAYS	C
DETAILED LANDSCAPING AND GRADING PLAN	
ARCHITECTURAL PLANS, SECTIONS, AND ELEVATIONS BUILDING FLOOR PLANS	A2.01 - A2.12
CONTEXT ELEVATIONS BUILDING ELEVATIONS	A3.01 A3.11 - A3.12
BLOCK SECTIONS BUILDING SECTIONS	A3.01 - A3.02 A3.21 - A3.22
BUILDING AXONOMETRICS	A4.01 - A4.04
ENCLOSURE DRAWINGS	A4.11 - A4.12
CIRCULATION PLAN DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES AND CURB CUTS	A, C
DETAILED PARKING PLANS	A2.B1 - A2.B3
NUMBER OF PARKING SPACES AND LOADING BERTHS	A0.02
OTHER INFORMATION SITE CONTEXT IMAGES PERSPECTIVE RENDERINGS	A0.06 - A0.07 A9.01 - A9.04

ZONING DATA

PROJECT ADDRESS 2100 M STREET NW
 ZONE DISTRICT D-5
 SQUARE, SUFFIX, LOT SQUARE 0072, LOT 0076
 LAND AREA (SF) 41,496 SF

LOT OCCUPANCY
 DCMR 11 SUBTITLE I, SECTION 202.1
 ALLOWED: 41,496 SF (100%)
 PROPOSED: 39,752 SF (95.7%)

BUILDING HEIGHT
 DCMR 11 SUBTITLE I, SECTION 540.1
 ALLOWED: 130FT PLUS 20FT PENTHOUSE
 PROPOSED: 130FT PLUS 20FT PENTHOUSE

GROSS FLOOR AREA TABULATION

LEVEL	(GFA)
10	31,255
09	31,282
08	33,784
07	33,784
06	33,784
05	33,784
04	33,763
03	33,763
02	32,919
01	36,224
TOTAL	334,342

FLOOR AREA RATIO
 DCMR 11 SUBTITLE I, SECTION 539.3
 ALLOWED: 6.5 FAR (NONRESIDENTIAL)
 9.05 FAR (WITH DENSITY CREDITS VESTED
 IN PROPERTY*)
 PROPOSED: 8.1 FAR

* 105,000 SQ FT OF DENSITY CREDITS TRANSFERRED TO
 PROPERTY PURSUANT TO INSTR. NO. 2008019718

PENTHOUSE GFA
 DCMR 11 SUBTITLE C, SECTION 1505.1
 ALLOWED: 0.4 x 41,496 SF = 16,598 GFA
 PROPOSED: 14,203 GFA
 *10,274 HABITABLE PENTHOUSE AREA

GREEN AREA RATIO
 DCMR 11 SUBTITLE I, SECTION 208.1
 REQUIRED: 0.20 MIN
 PROPOSED: 0.20 MIN

STREETFRONT
 DCMR 11 SUBTITLE I, SECTION 203.1
 MINIMUM 75% OF BUILD-TO REQUIREMENT WITHIN
 4FT OF PROPERTY LINE UP TO HEIGHT OF AT LEAST
 15FT (APPLICABLE FOR ANY ABUTTING STREETS
 NAMED FOR U.S. STATES)

* FLEXIBILITY REQUESTED TO ALLOW FOR SETBACK FROM
 PROPERTY LINE TO BE INCREASED TO 6FT ON NEW
 HAMPSHIRE AVENUE

REAR YARD
 DCMR 11 SUBTITLE I, SECTION I-205.2
 A REAR YARD NEED NOT BE PROVIDED FOR A THROUGH LOT,
 INCLUDING A LOT FRONTING ON THREE OR MORE STREETS

CLOSED COURT
 NONE REQUIRED; IF PROVIDED, 2.5" PER FT OF HEIGHT, 12' MIN.

* FLEXIBILITY REQUESTED

SIDE YARD
 DCMR 11 SUBTITLE I, SECTION 206.1
 NONE REQUIRED; IF PROVIDED, MUST BE AT LEAST 4FT WIDE

NONE PROVIDED

ZONING PARKING REQUIREMENT

DCMR 11 SUBTITLE C, SECTION 701.5 & 702.1
OFFICE 0.5 SPACES PER 1K SF IN EXCESS OF 3K SF
 = 0.5 * (336K SF - 3K SF) = 167 SPACES REQUIRED

*OFFICE GFA CALCULATED AS BUILDING GFA - RETAIL GFA +
 HABITABLE PENTHOUSE AREA.
 (334,342 SF - 8,742 SF + 10,274 SF = 335,874 SF = 336K OFFICE GFA)

RETAIL 1.33 SPACES PER 1K SF IN EXCESS OF 3K SF
 = 1.33 * (8.8K SF - 3K SF) = 8 SPACES REQUIRED

PARKING PROVIDED

LEVEL	STD (9'X18')	TANDEM	ADA (9'X18')	CMPCT (8'X16')	TOTAL
B1	26	10	07	09	52
B2	86	06	00	06	98
B3	86	08	00	06	100

TOTAL	198	24	07	21	250

*CURRENT PLANNED SPACES = 250; FINAL 250 +/- 5%
 ** FLEXIBILITY REQUESTED TO MODIFY NUMBER & DISTRIBUTION OF PARKING TYPES
 PROVIDED DURING DEVELOPMENT OF DESIGN

COMPACT SPACES
 ALLOWED: MAX 49% OF TOTAL (SECTION 712.3)
 PROVIDED: 21 COMPACT SPACES / 250 TOTAL = 8.4%

ADA SPACES
 ADA SECTION 208.2
 REQUIRED: 5 STANDARD PLUS 2 VAN ACCESSIBLE
 PROVIDED: 5 STANDARD PLUS 2 VAN ACCESSIBLE
 ALL LOCATED ON B1 LEVEL

BICYCLE PARKING
 DMCR 11 SUBTITLE C, SECTION 802.1
OFFICE - LONG TERM
 REQUIRED: 96 1 BIKE PER 2,500 GSF (FOR FIRST 50);
 PROPOSED: 96 1 BIKE PER 5,000 GSF (AFTER FIRST 50)

OFFICE - SHORT TERM
 REQUIRED: 09 1 BIKE PER 40,000 GSF
 PROPOSED: 09

RETAIL - LONG TERM
 REQUIRED: 01 1 BIKE PER 10,500 GSF
 PROPOSED: 01

RETAIL - SHORT TERM
 REQUIRED: 03 1 BIKE PER 3,500 GSF
 PROPOSED: 03

SHOWERS / LOCKER FACILITY
 >25,000 SF: (MIN. x 2 SHOWERS); PLUS 2 SHOWERS PER
 ADDITIONAL 50,000 SF, MAX. 6 SHOWERS
 SHOWERS REQUIRED: 06
 SHOWERS PROVIDED: 06

OF LOCKERS = LONG TERM PARKING * 0.6
 LOCKERS REQUIRED: 59
 LOCKERS PROVIDED: 59

LOADING DOCK
LOADING BERTHS (12'X30')
 REQUIRED: 03
 PROVIDED: 03

LOADING PLATFORM (100 SF EACH)
 REQUIRED: 03
 PROVIDED: 03

DELIVERY SPACE (20'X10')
 REQUIRED: 01
 PROVIDED: 01

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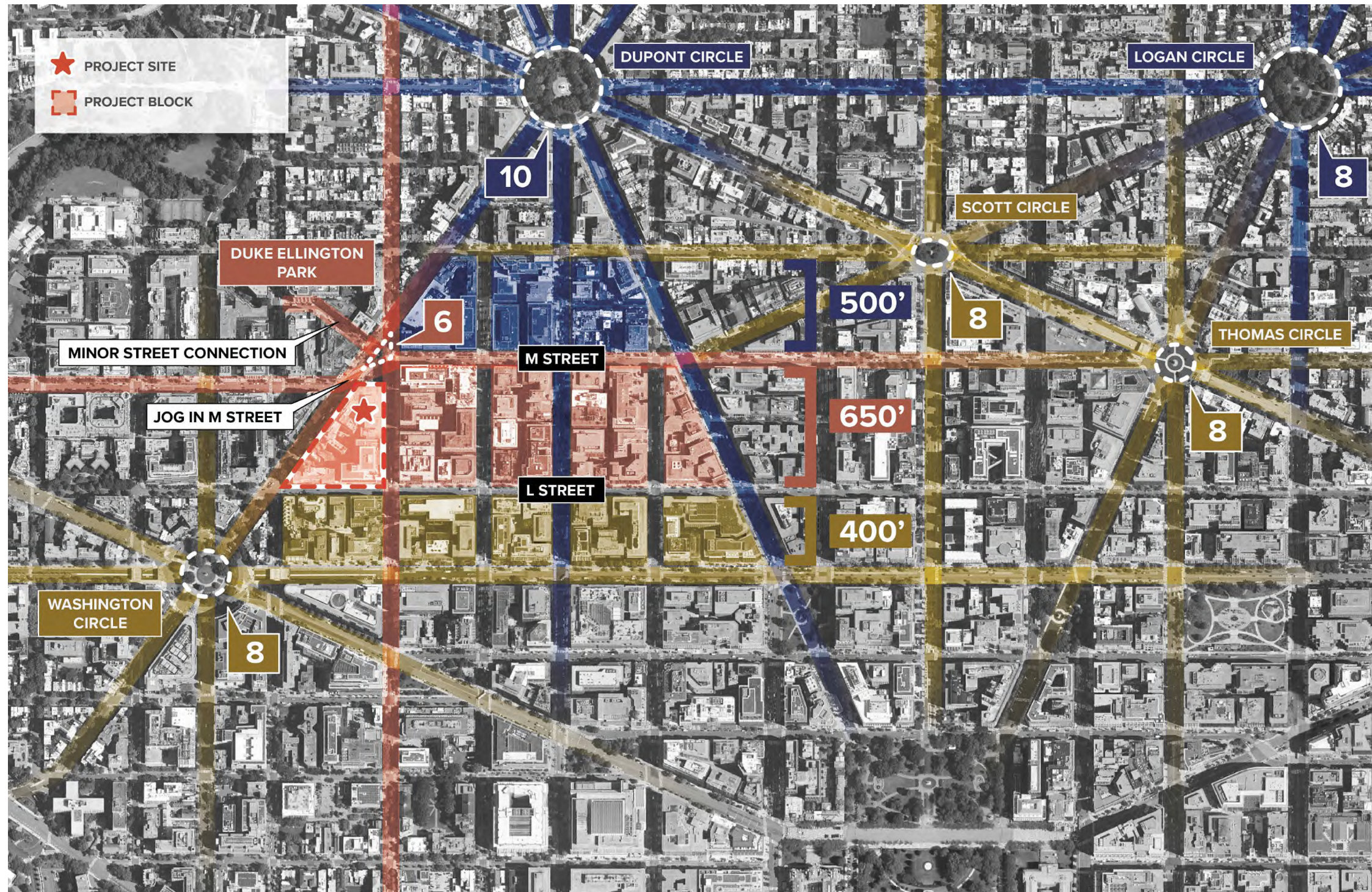
PROJECT INFORMATION

PROJECT: 2530
 DATE: May 2026
 SCALE:

SHEET NUMBER:

VDR A0.02

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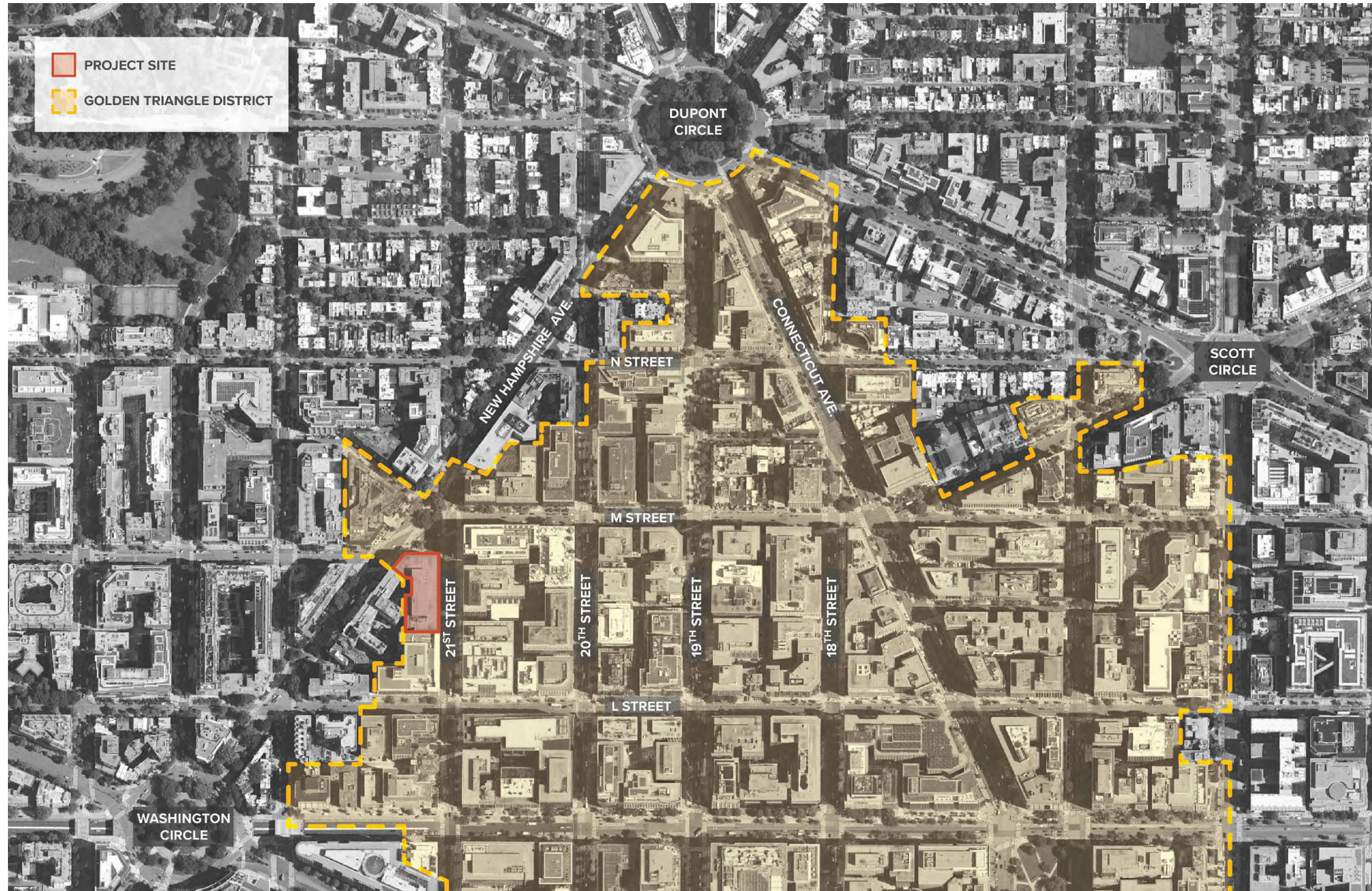
CONTEXTUAL INFLUENCES MAP

PROJECT: 2530
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DISTRICT CONTEXT MAP

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SITE CONTEXT MAP

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1 Yours Truly Hotel



2 22 West



3 1200 New Hampshire Ave.



4 Duke Ellington Park



5 St. Gregory Hotel



6 2050 M Street



7 3 Lafayette Center



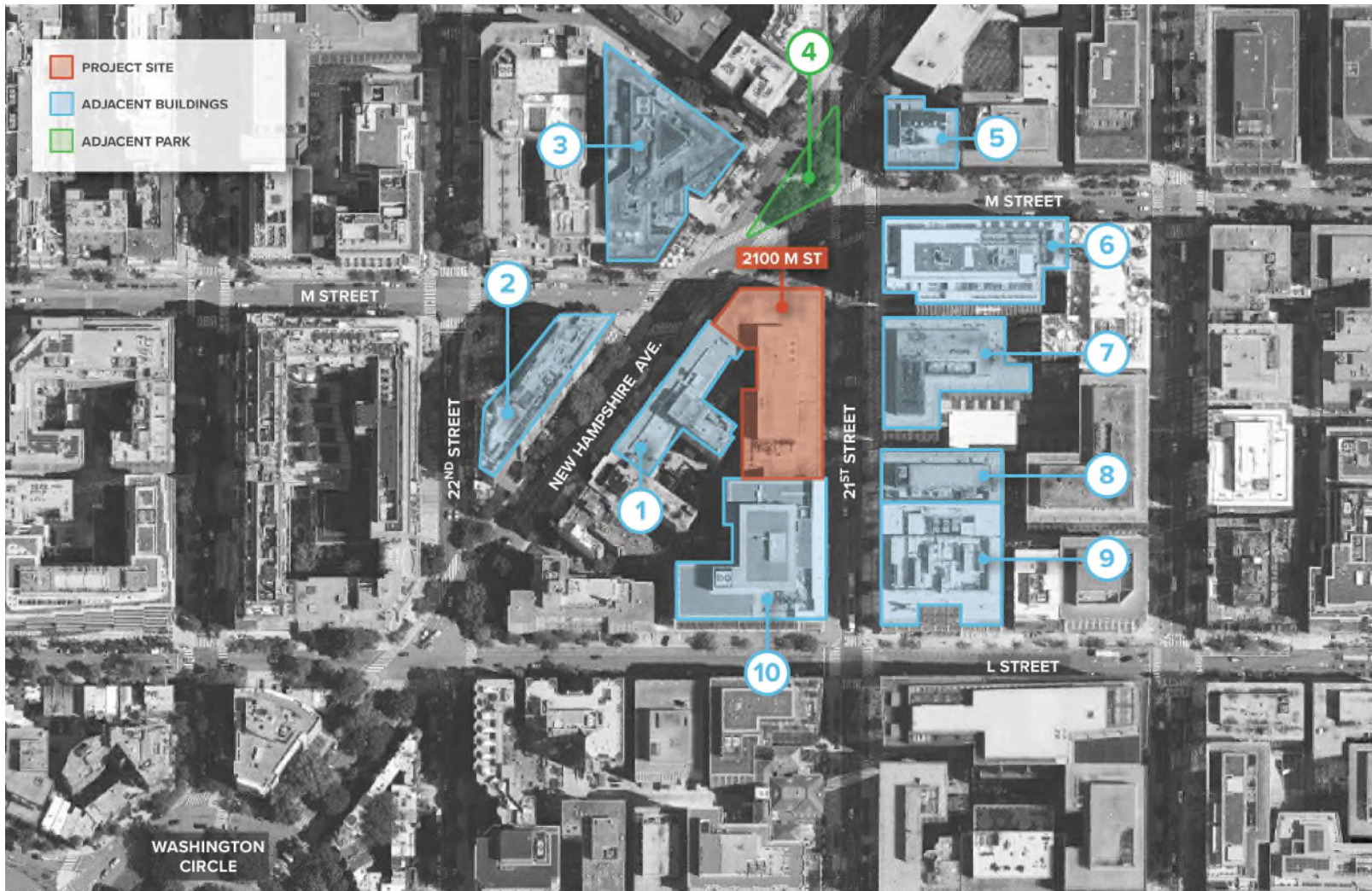
8 2 Lafayette Center



9 2055 L Street



10 2101 L Street



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CONTEXT PHOTOS

PROJECT: 2530

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SITE PHOTO - M ST LOOKING EAST

PROJECT SITE



SITE PHOTO - 21ST ST LOOKING SOUTH

PROJECT SITE



SITE PHOTO - NEW HAMPSHIRE AVE LOOKING SOUTHEAST

PROJECT SITE



SITE PHOTO - 21ST ST LOOKING NORTH

PROJECT SITE

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EXISTING CONDITIONS

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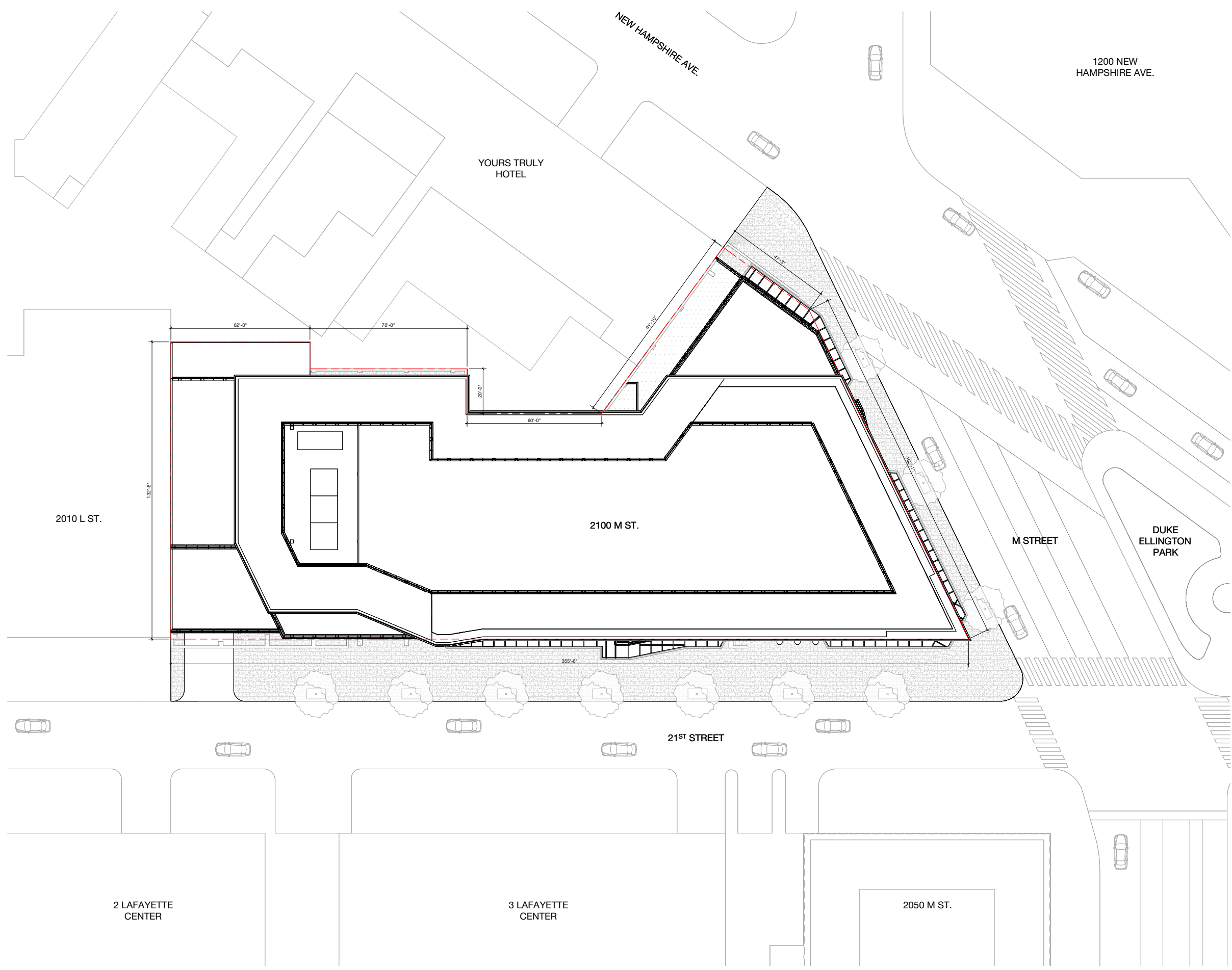
SITE PLAN

PROJECT: 2530
DATE: May 2026
SCALE: 1/16" = 1'-0"

SHEET NUMBER:

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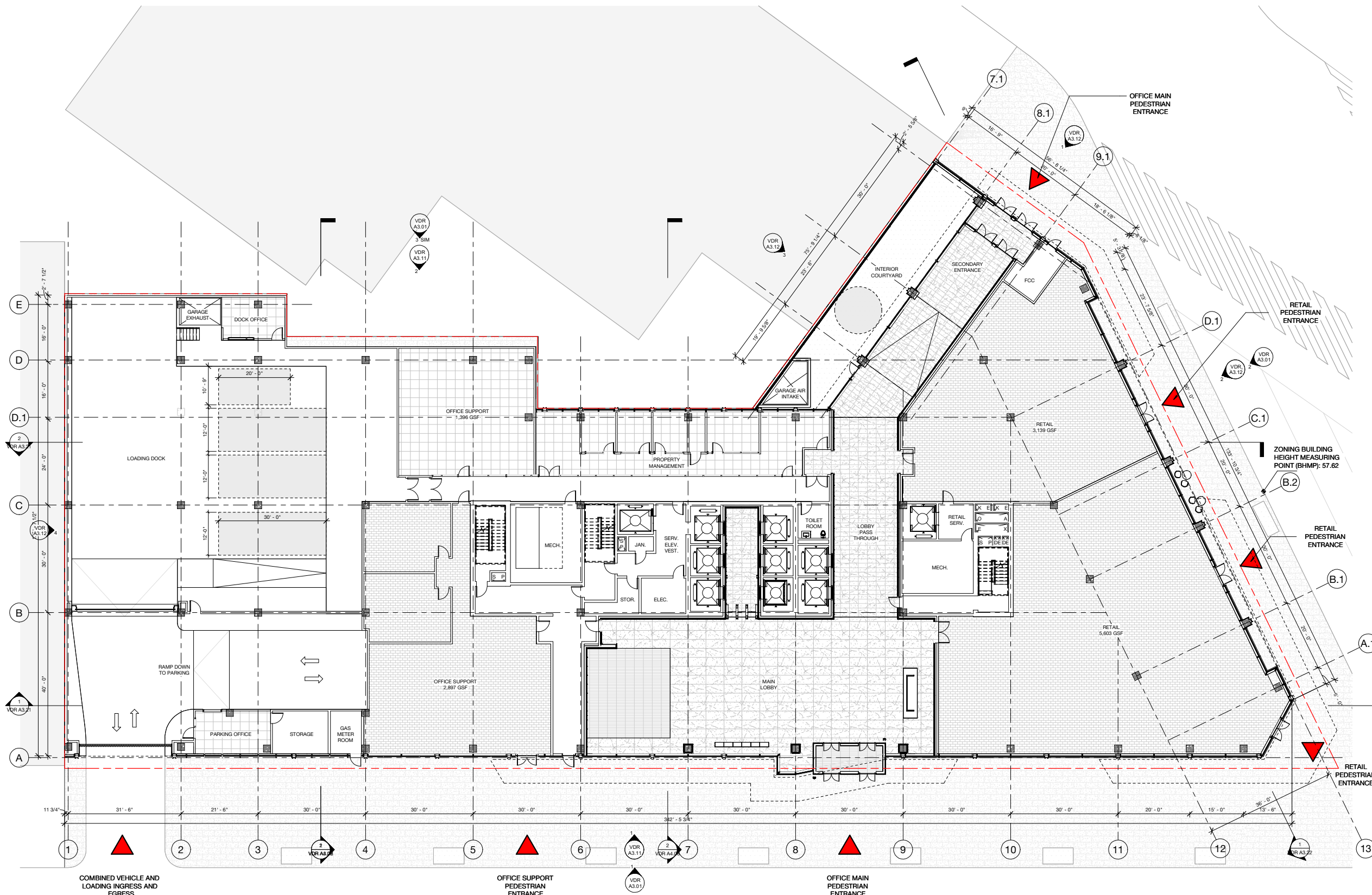
LEVEL 1 PLAN

PROJECT: 2530
DATE: May 2026
SCALE: 3/32" = 1'-0"

SHEET NUMBER:

VDR A2.01

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* LOCATION OF RETAIL ENTRANCES ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON RETAIL DEMISING PLAN AND TENANT NEEDS.

1 VDR - LEVEL 01 PLAN
3/32" = 1'-0"

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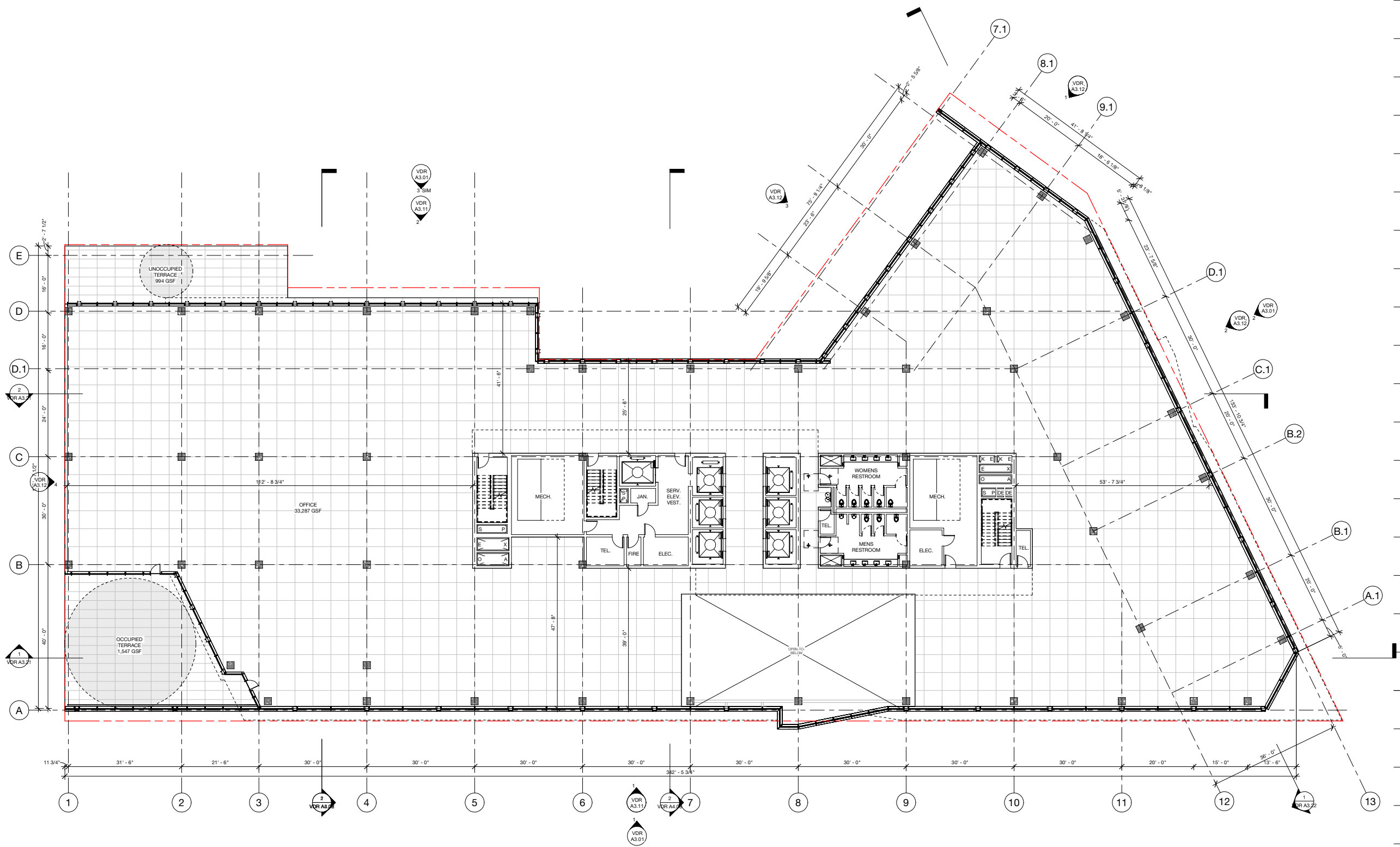
LEVEL 2 PLAN

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SCALE: 3/32" = 1'-0"

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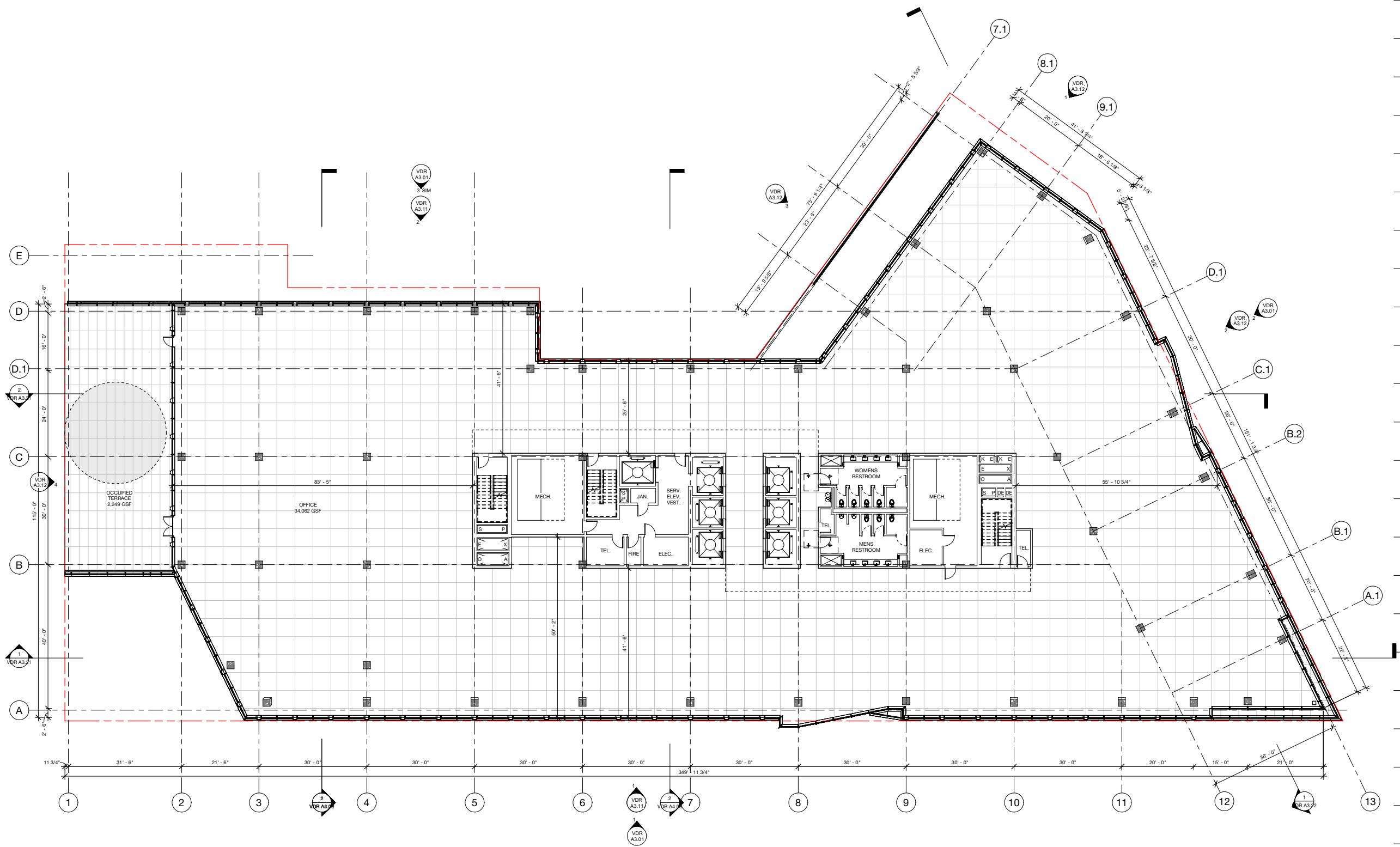
LEVEL 3 PLAN

PROJECT: 2530
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SHEET NUMBER:

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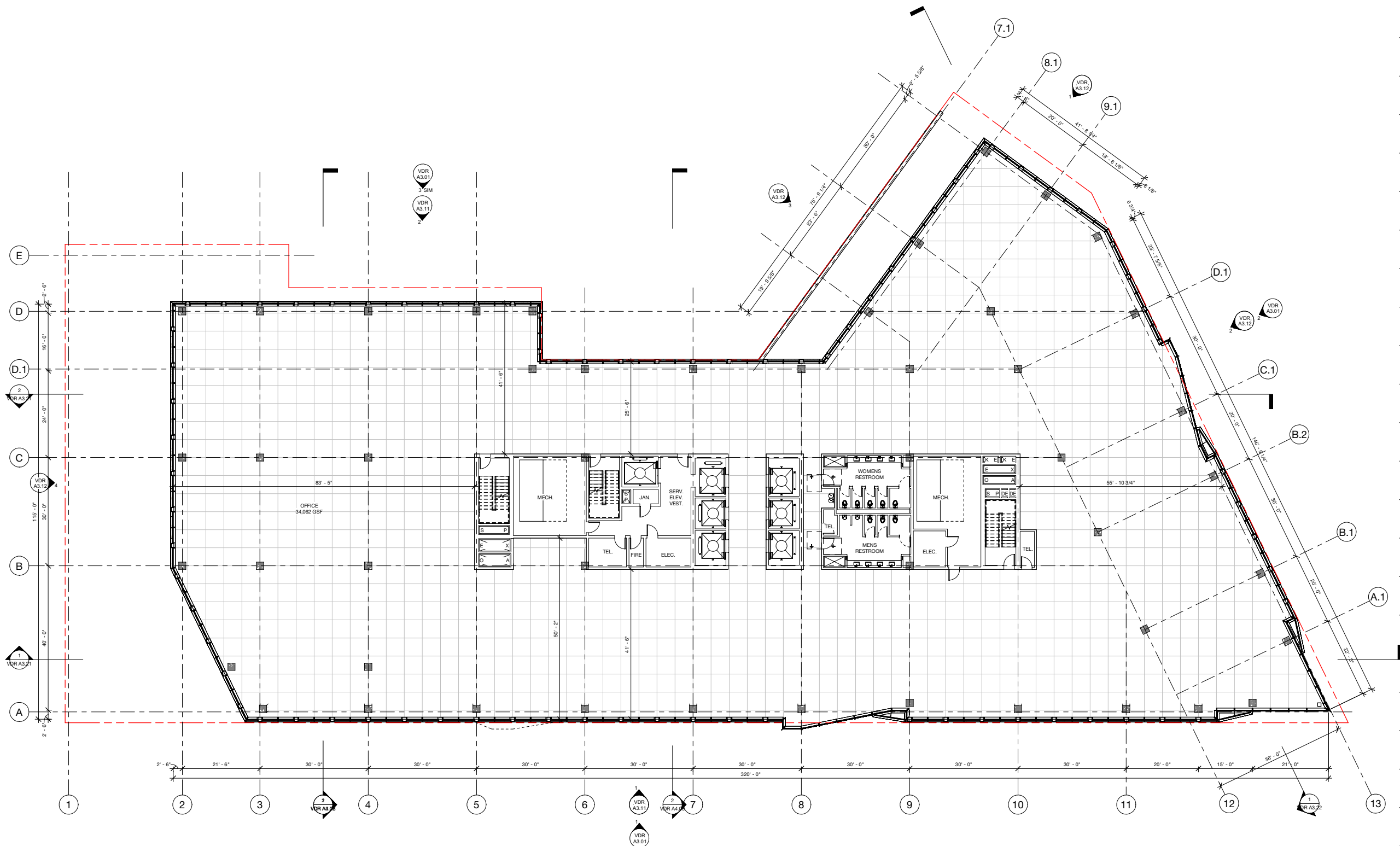
LEVEL 4 PLAN

PROJECT: 2530
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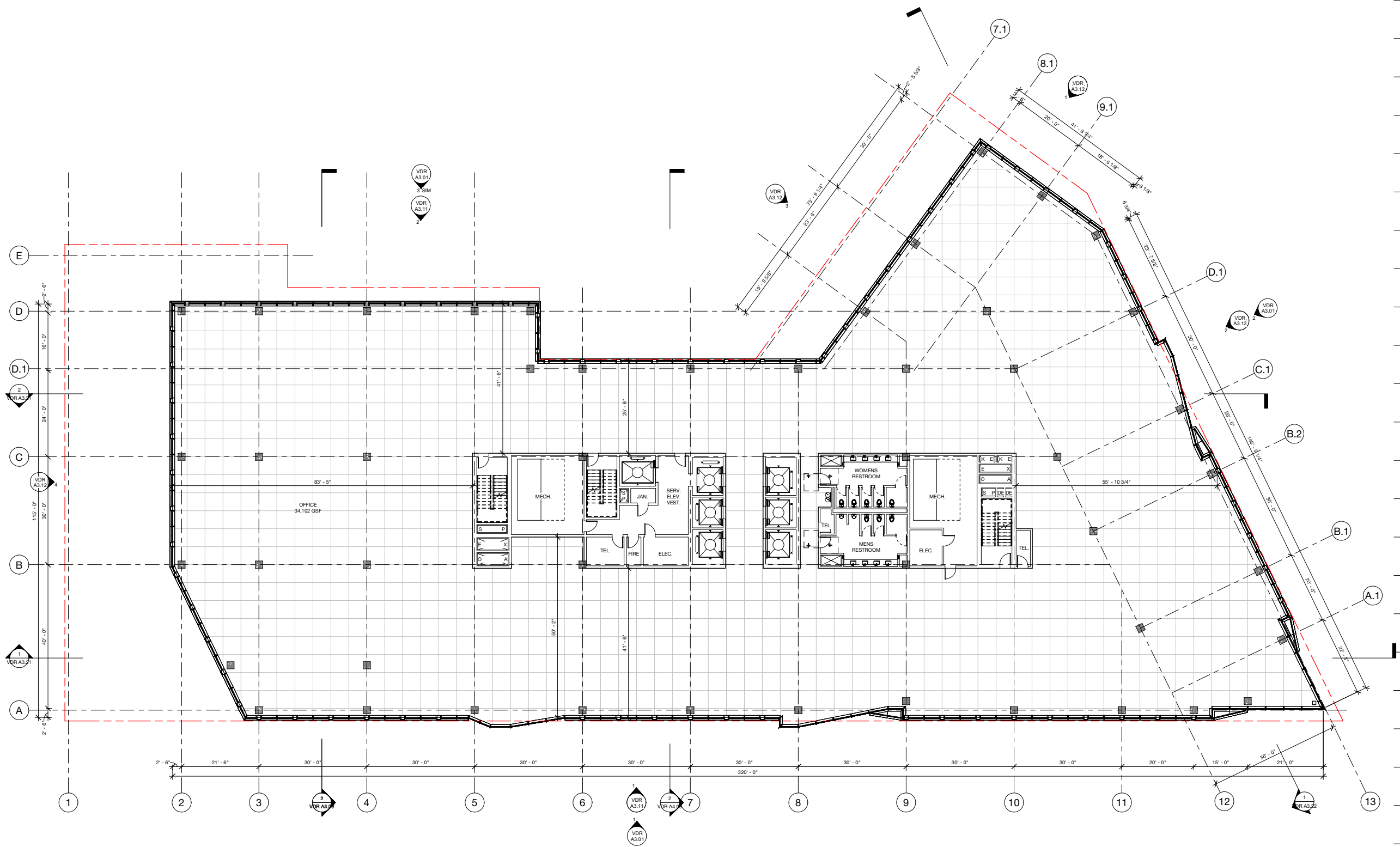
LEVEL 5 PLAN

PROJECT: 2530
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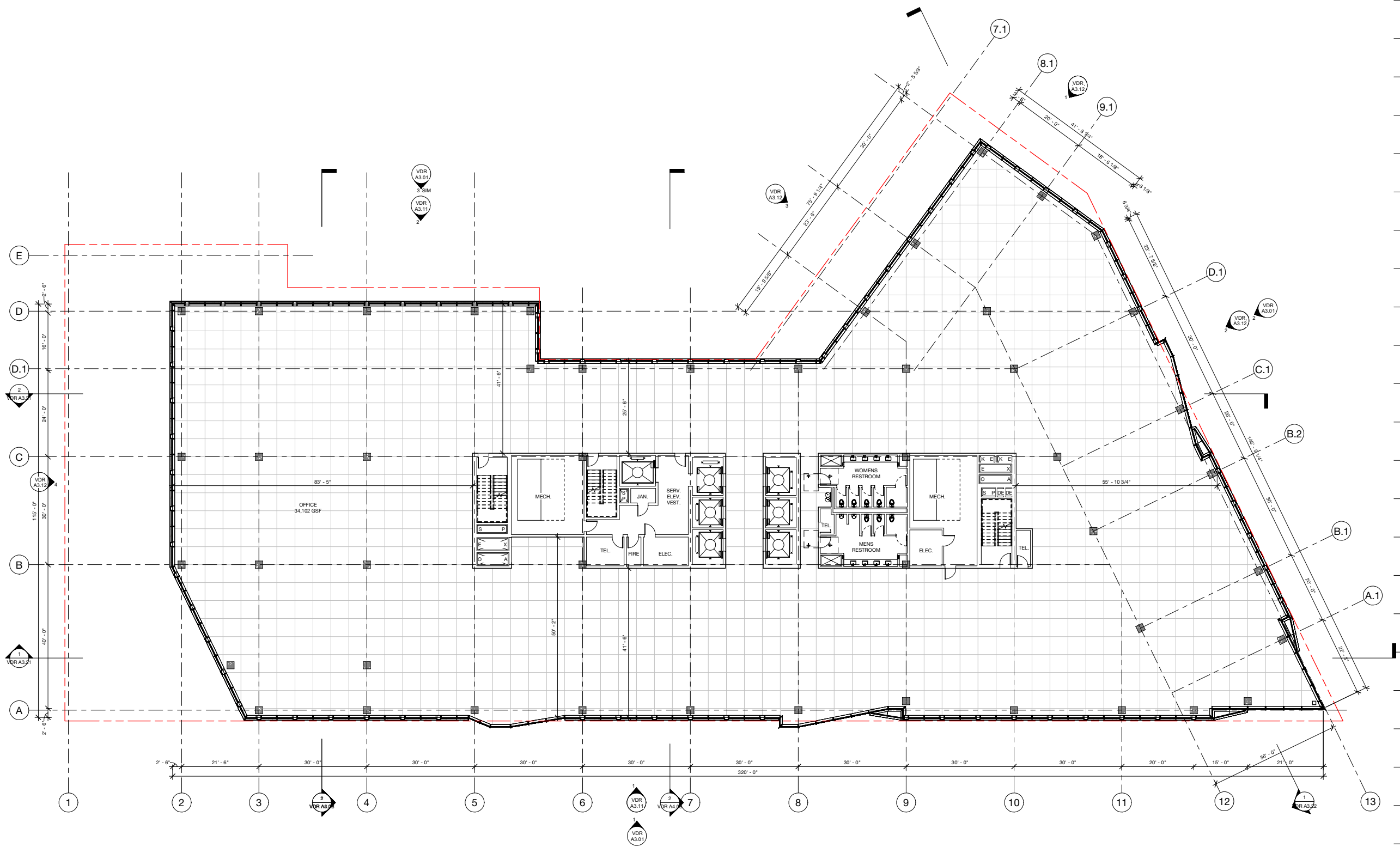
LEVEL 6 PLAN

PROJECT: 2530
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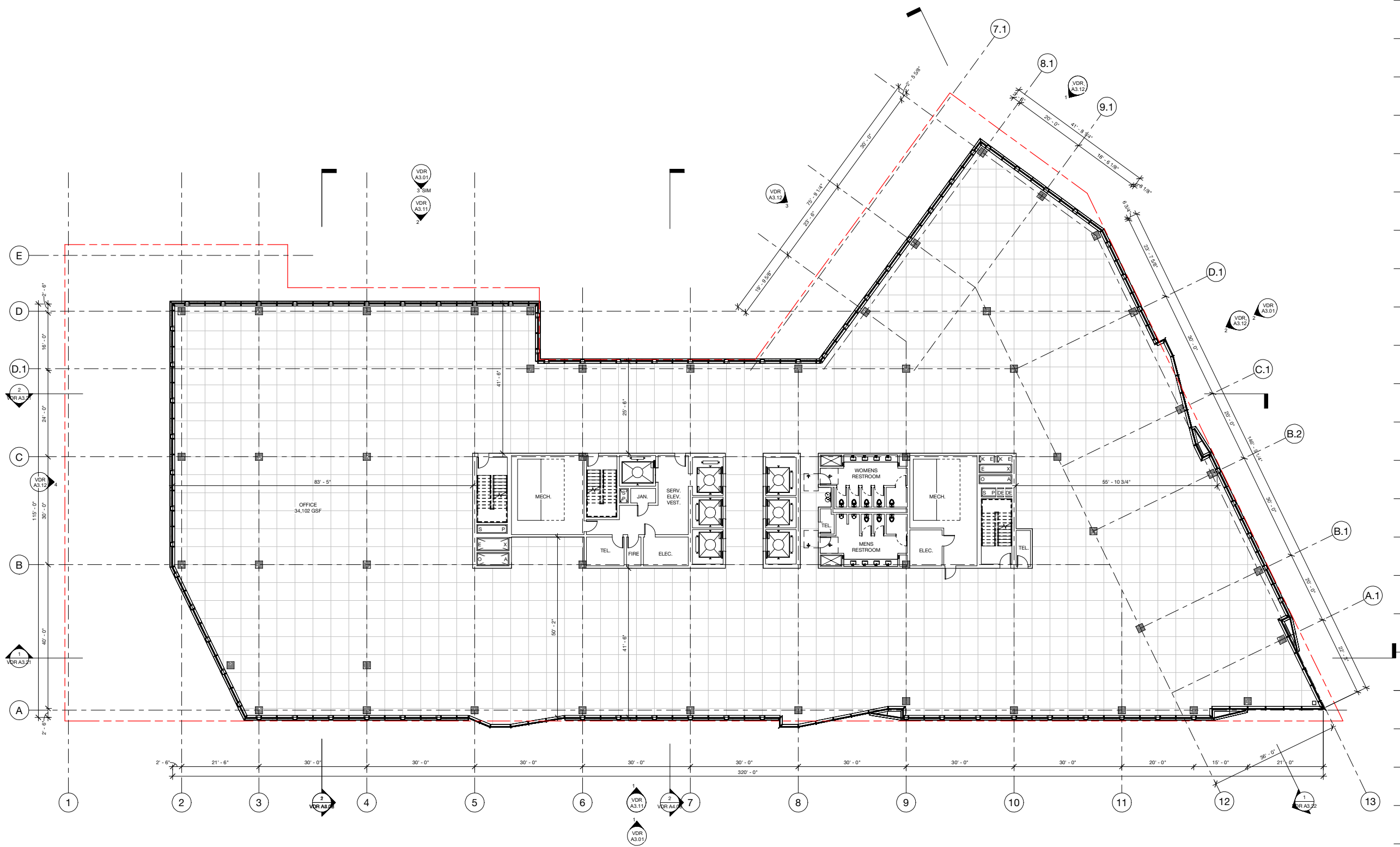
LEVEL 7 PLAN

PROJECT: 2530
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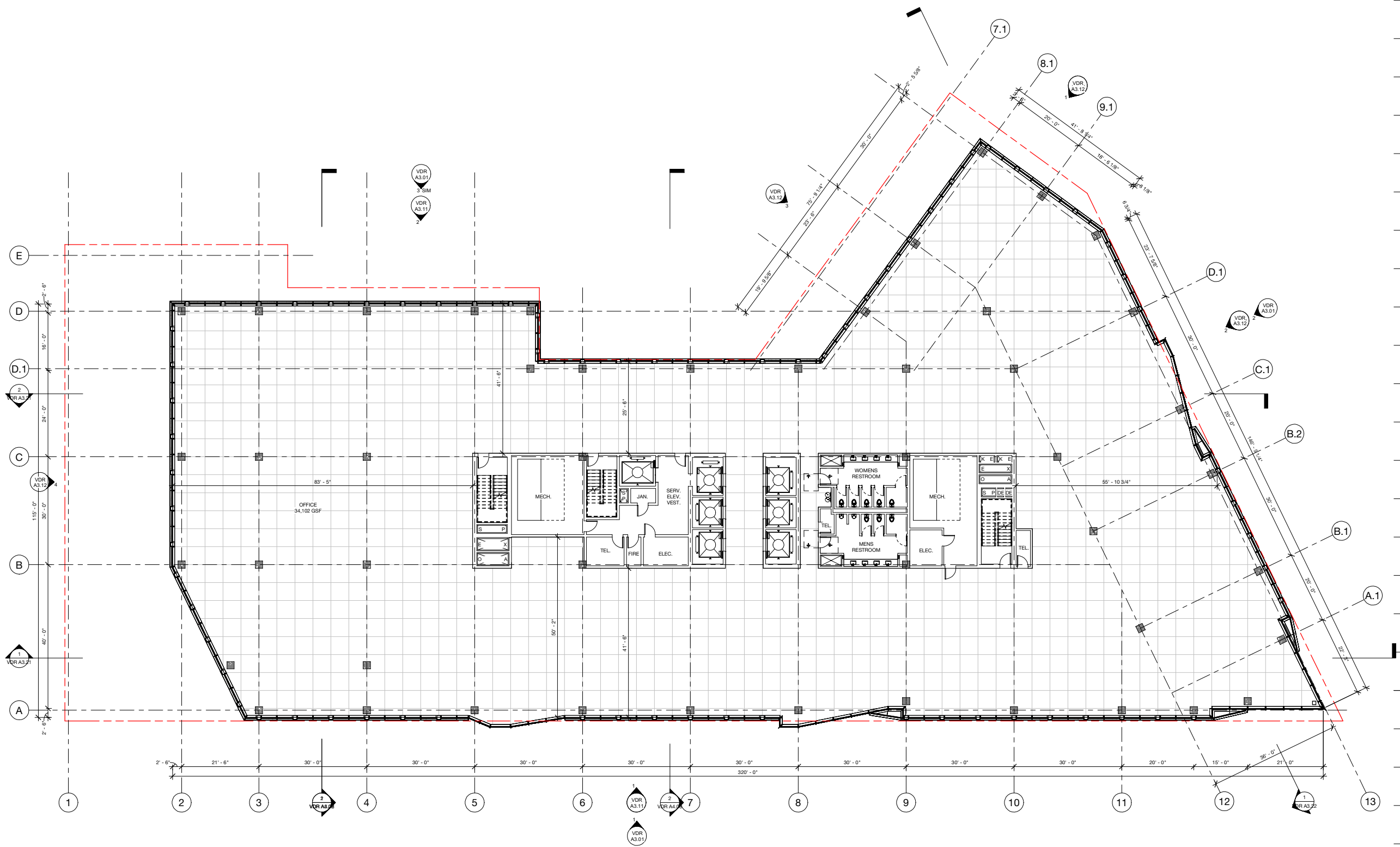
LEVEL 8 PLAN

PROJECT: 2530
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SCALE: 3/32" = 1'-0"

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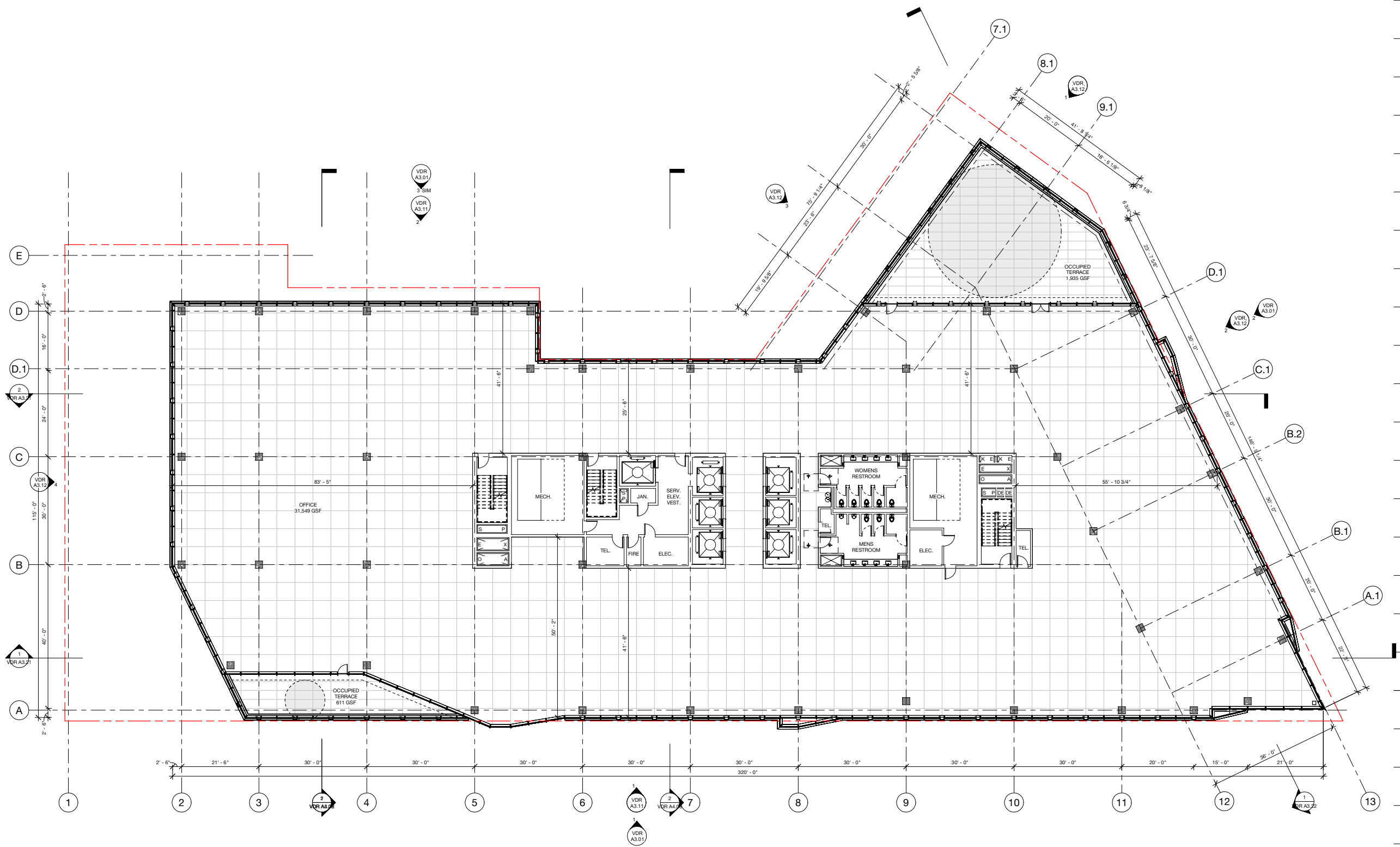
LEVEL 9 PLAN

PROJECT: 2530
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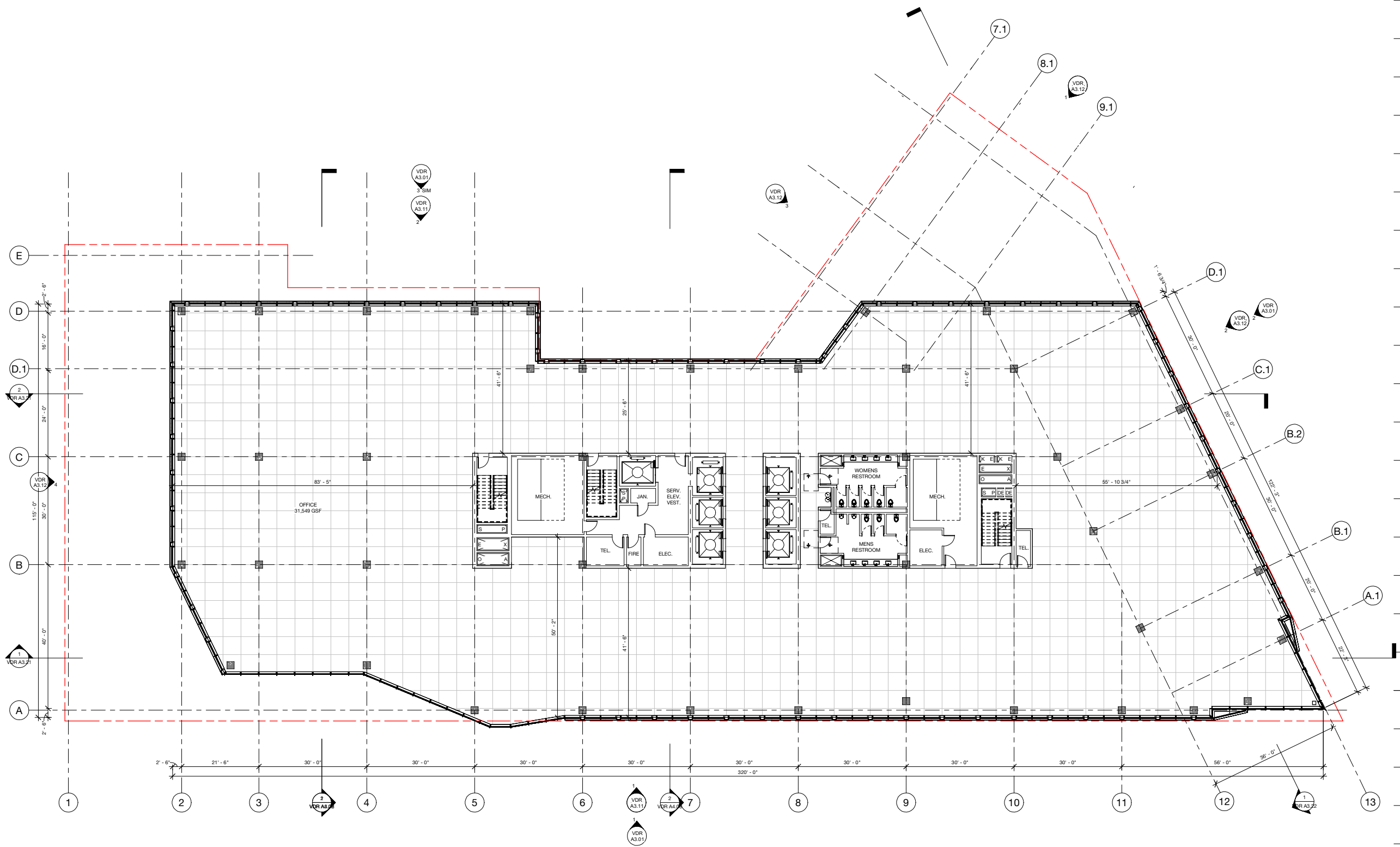
LEVEL 10 PLAN

PROJECT: 2530
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SCALE: 3/32" = 1'-0"

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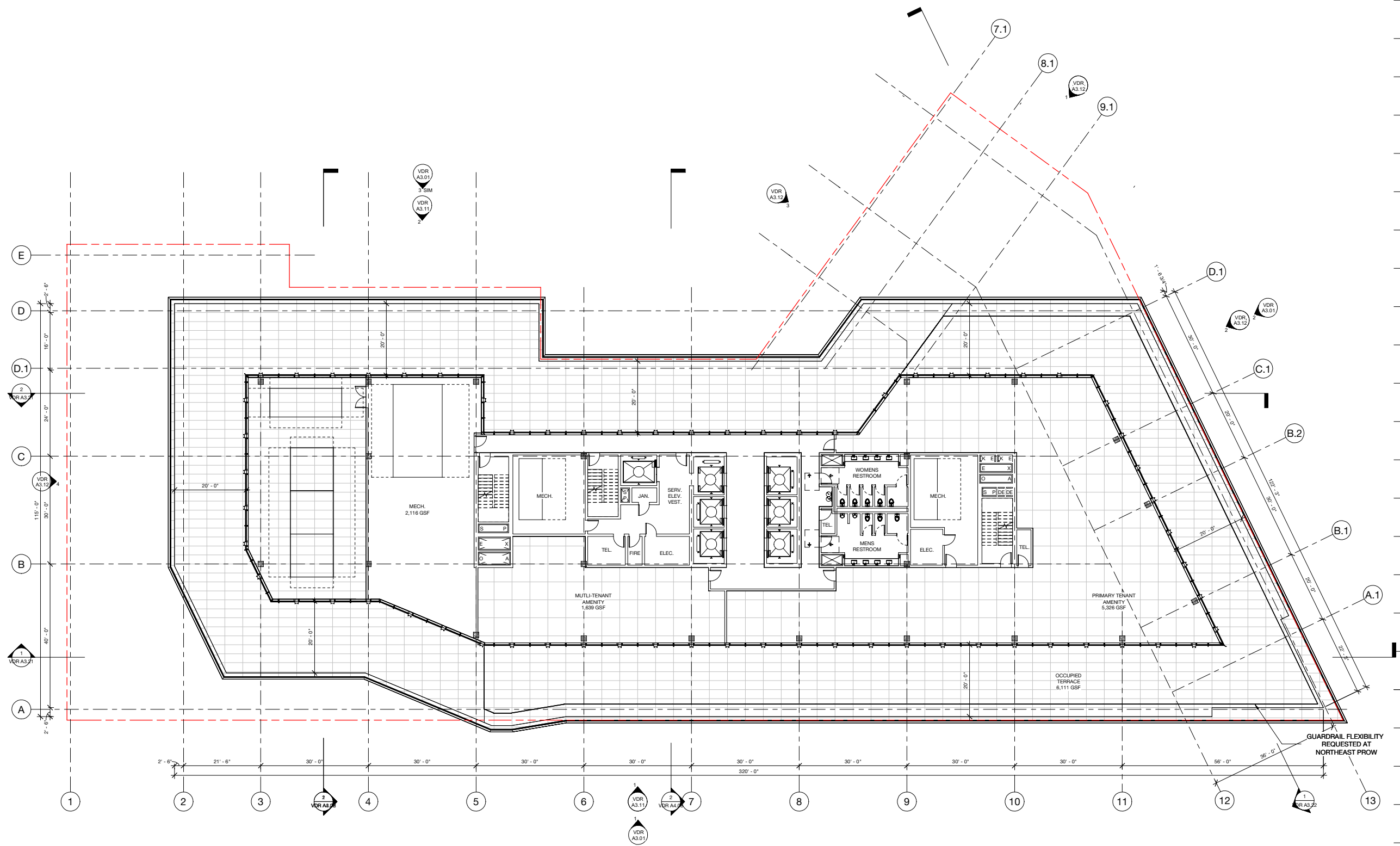
LEVEL 11 PLAN (PENTHOUSE)

PROJECT: 2530
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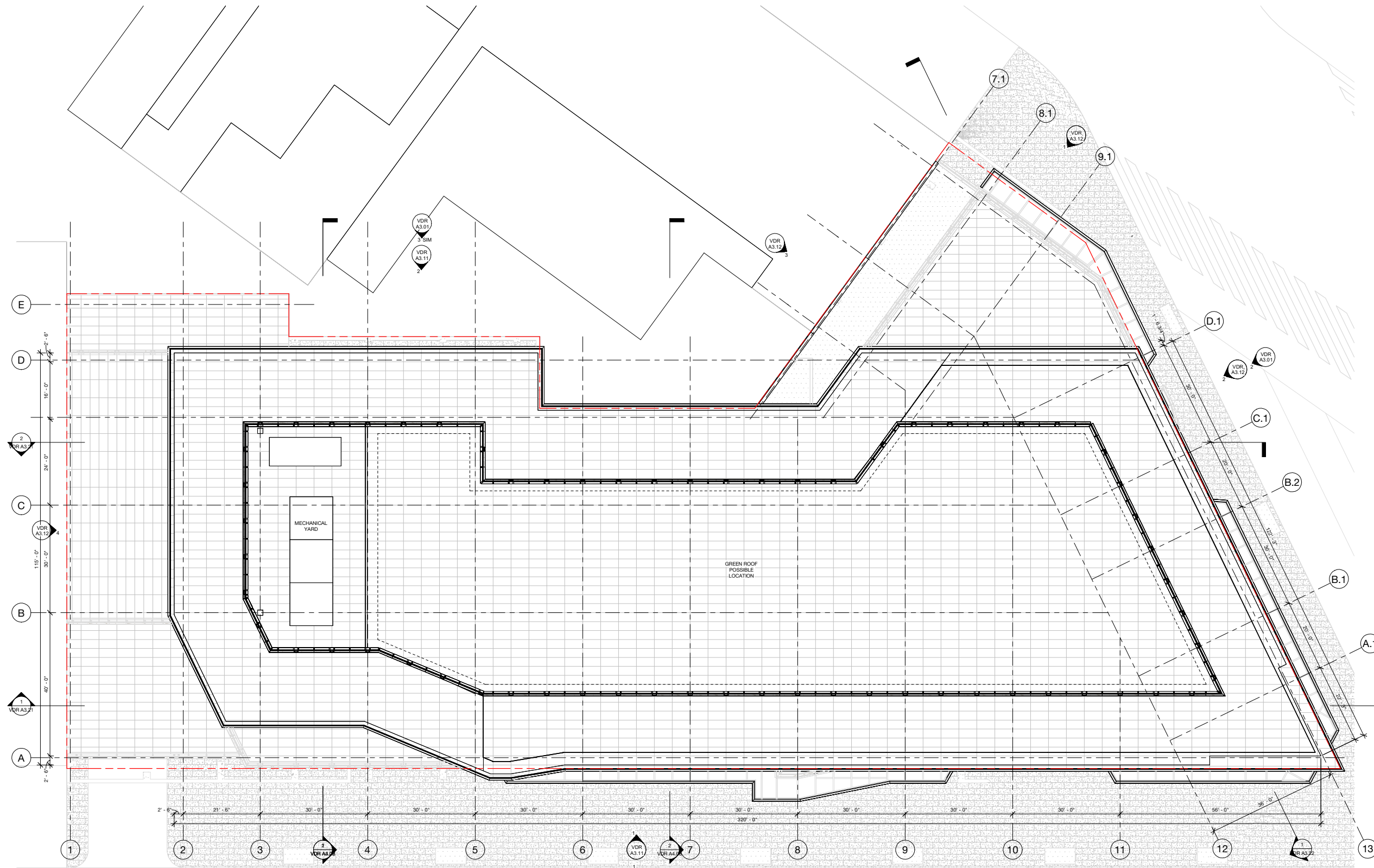
ROOF PLAN

PROJECT: 2530
DATE: May 2026
SCALE: 3/32" = 1'-0"

SHEET NUMBER:

VDR A2.12

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1 VDR - ROOF PLAN
3/32" = 1'-0"

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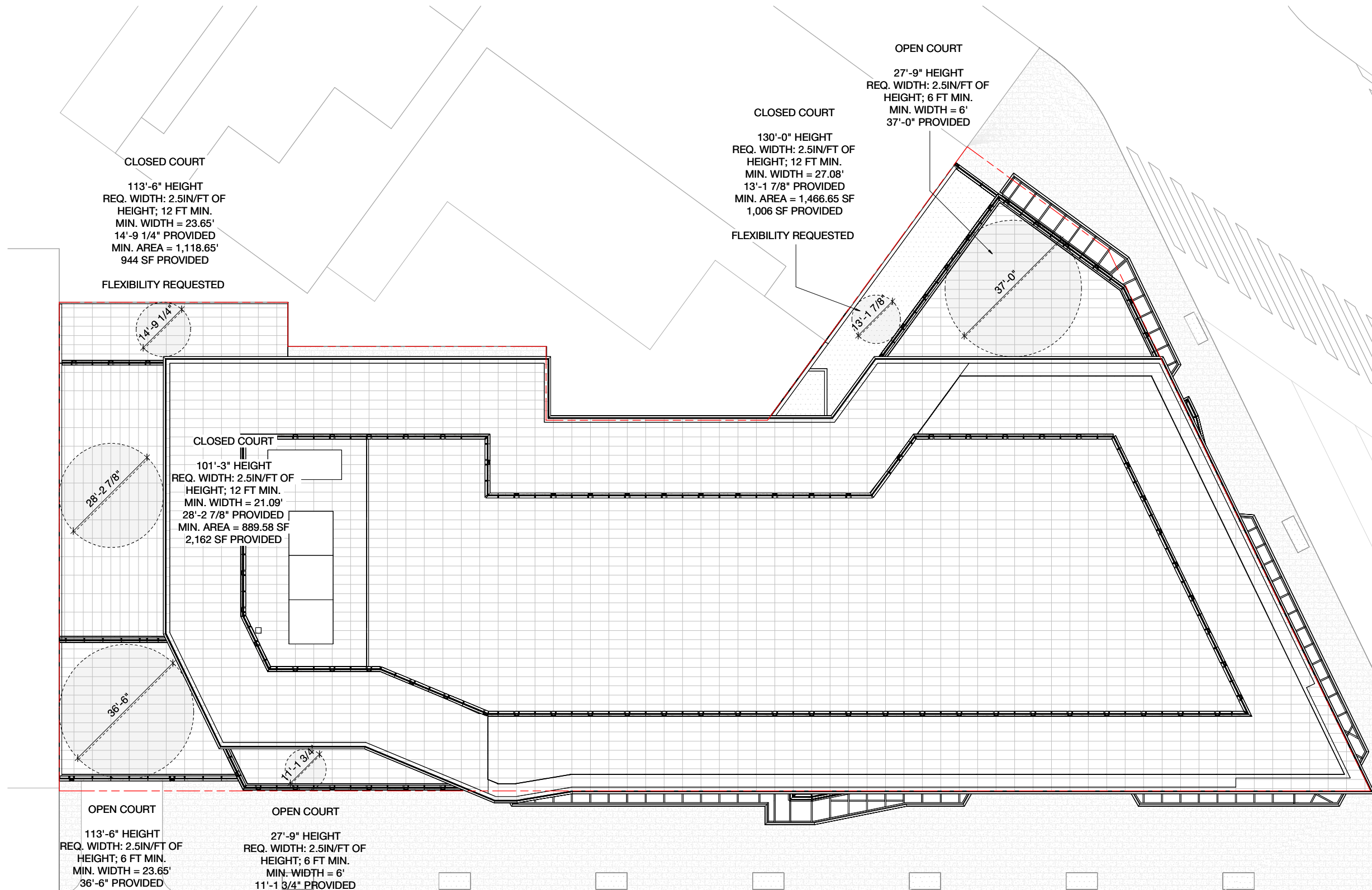
ROOF PLAN - COURTS

PROJECT: 2530
DATE: May 2026
SCALE: 3/32" = 1'-0"

SHEET NUMBER:

VDR A2.13

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1 VDR - ROOF PLAN - COURTS
3/32" = 1'-0"

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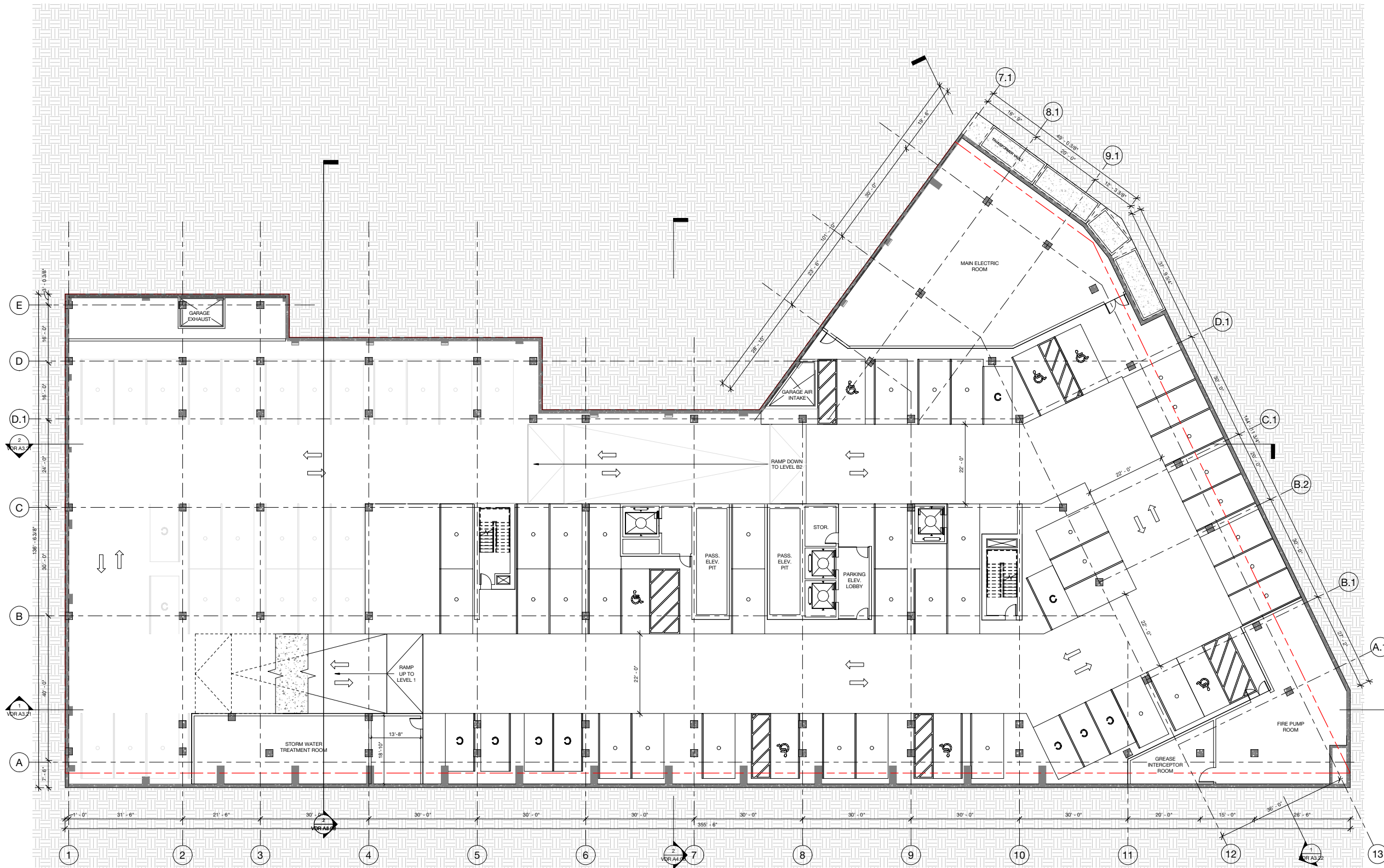
LEVEL B1 PLAN

PROJECT: 2530
DATE: May 2026
SCALE: 3/32" = 1'-0"

SHEET NUMBER:

VDR A2.B1

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1 VDR - LEVEL B1 PLAN
3/32" = 1'-0"

LEVEL B1	PARKING SPACES
Typical	26
Tandem	10
Compact	9
Accessible (Van)	2
Accessible	5
	52

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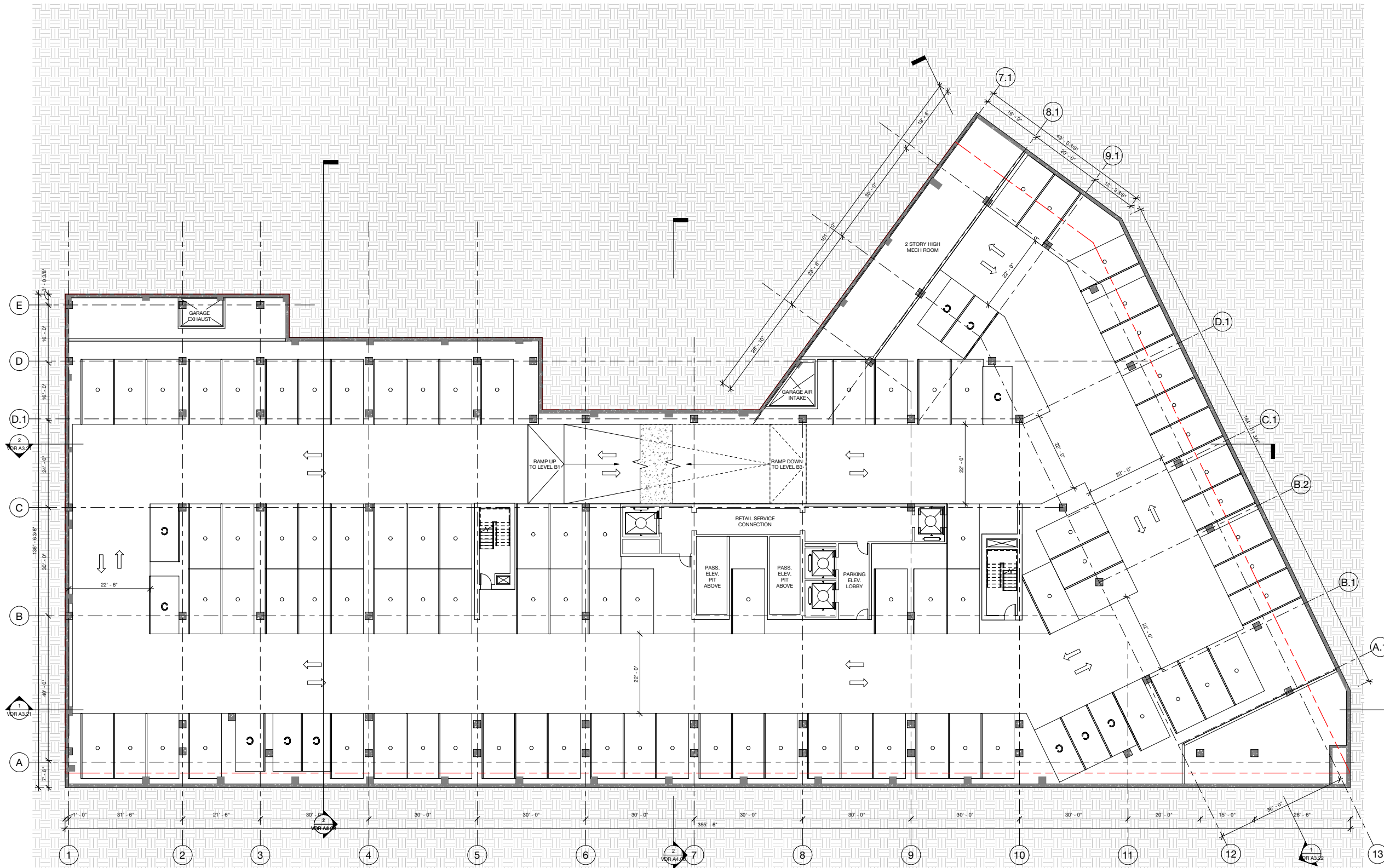
LEVEL B2 PLAN

PROJECT: 2530
DATE: May 2026
SCALE: 3/32" = 1'-0"

SHEET NUMBER:

VDR A2.B2

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1 VDR - LEVEL B2 PLAN
3/32" = 1'-0"

LEVEL B2	PARKING SPACES
Typical	86
Tandem	6
Compact	6
	98

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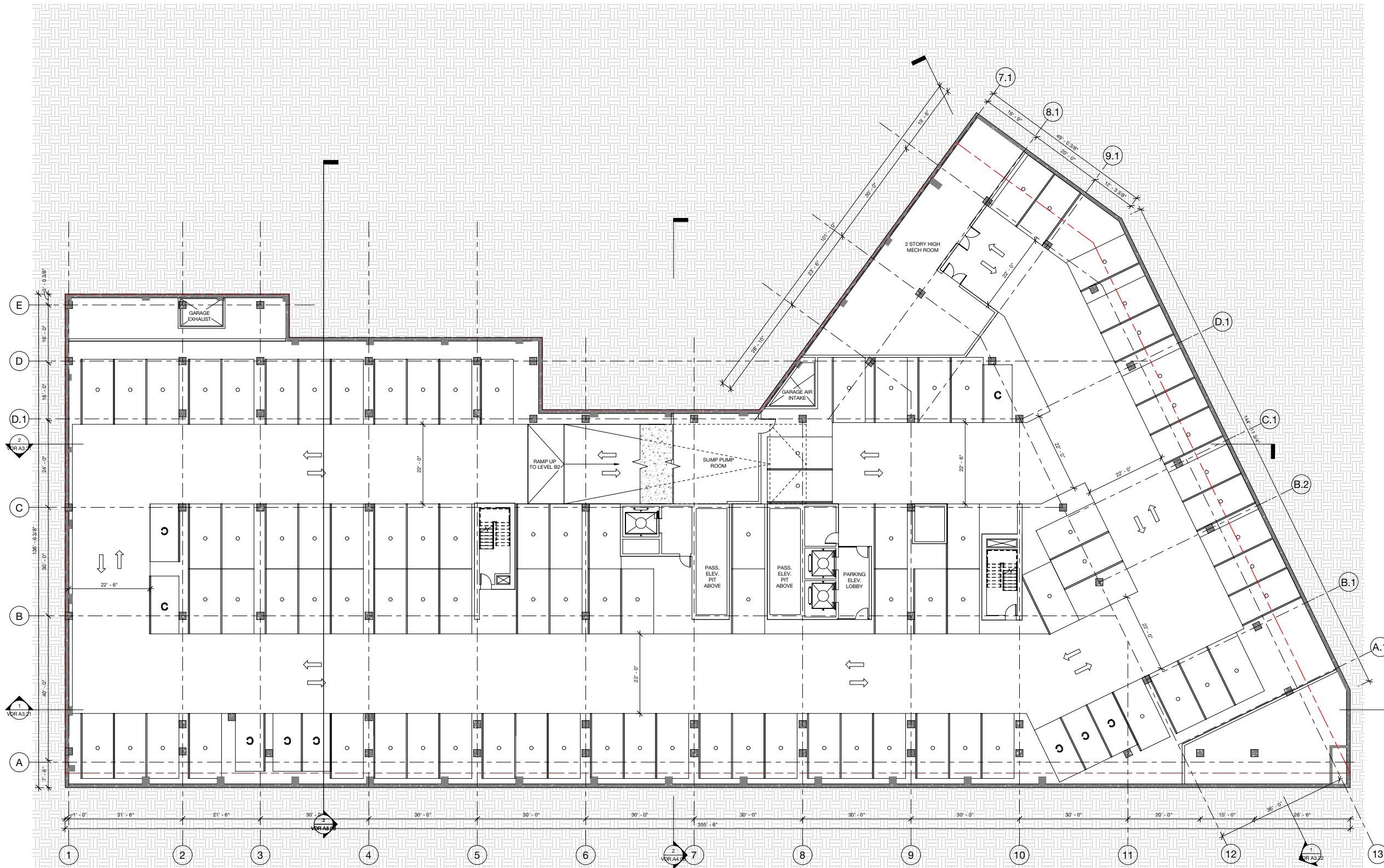
LEVEL B3 PLAN

PROJECT: 2530
DATE: May 2026
SCALE: 3/32" = 1'-0"

SHEET NUMBER:

VDR A2.B3

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1 VDR - LEVEL B3 PLAN
3/32" = 1'-0"

LEVEL B3	PARKING SPACES
Typical	86
Tandem	8
Compact	6
	100

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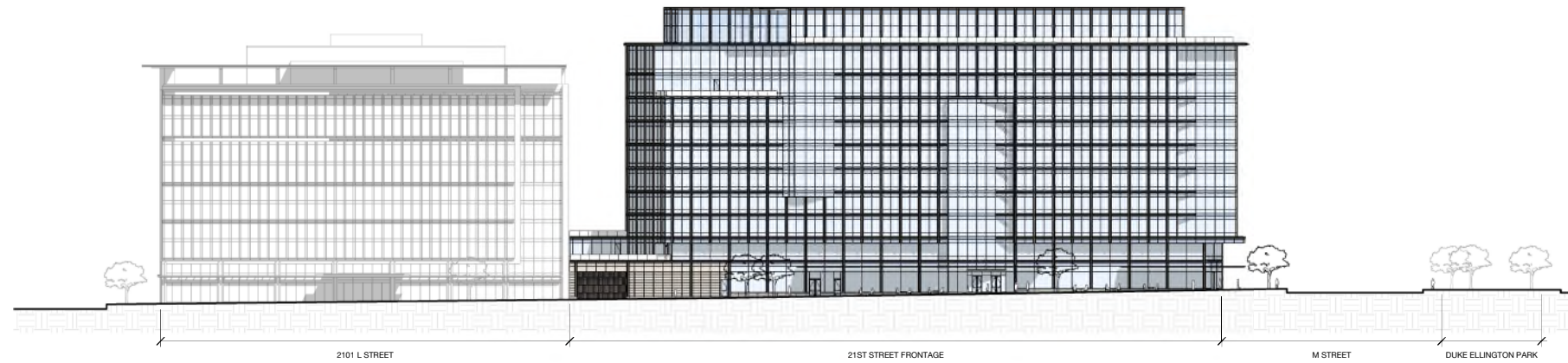
CONTEXT ELEVATION

PROJECT: 2530
DATE: May 2026
SCALE: 1/32" = 1'-0"

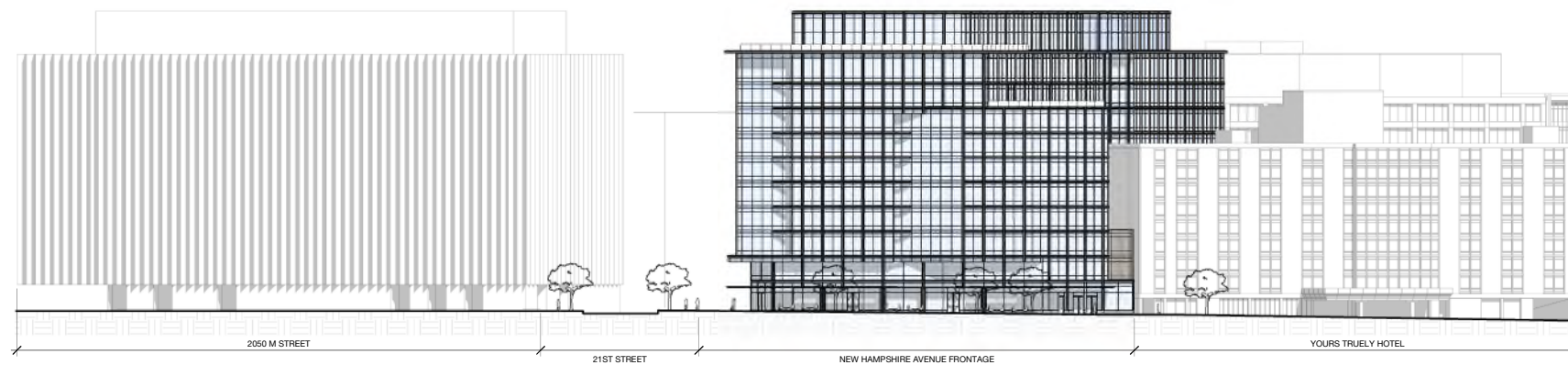
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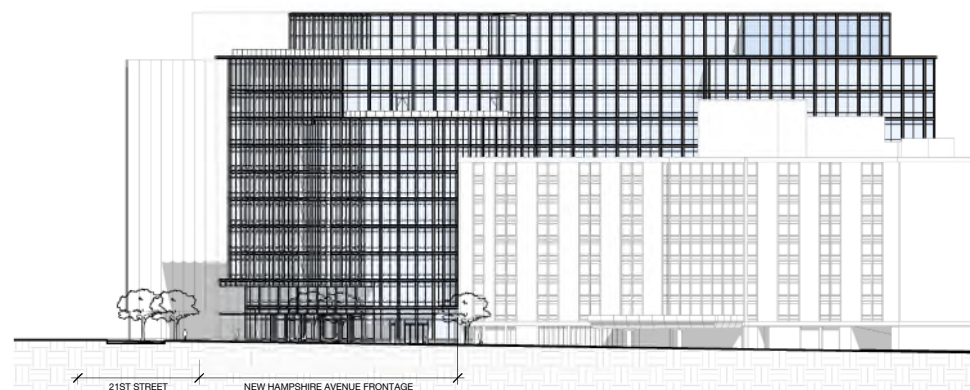
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1 VDR - CONTEXT ELEVATION - EAST
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2 VDR - CONTEXT ELEVATION - NORTH
1/32" = 1'-0"



3 VDR - CONTEXT ELEVATION - WEST
1/32" = 1'-0"