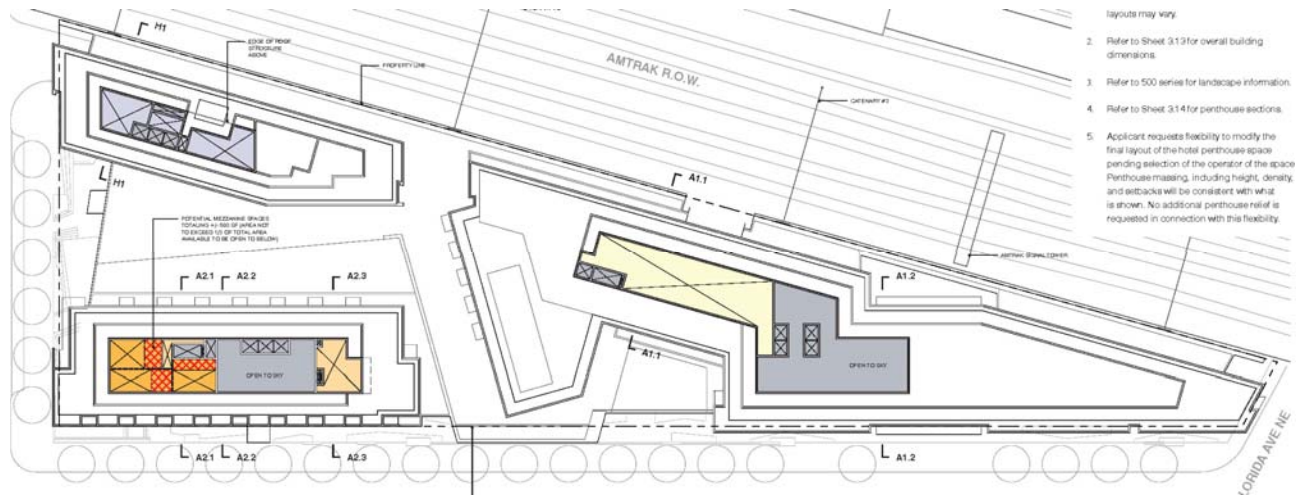
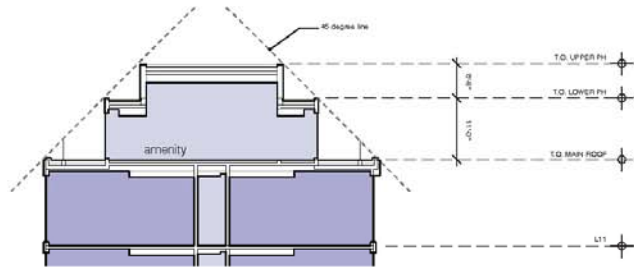


- layouts may vary.
2. Refer to Sheet 313 for overall building dimensions.
 3. Refer to 500 series for landscape information.
 4. Refer to Sheet 314 for penthouse sections.
 5. Applicant requests flexibility to modify the final layout of the hotel penthouse space pending selection of the operator of the space. Penthouse massing, including height, density and setbacks will be consistent with what is shown. No additional penthouse relief is requested in connection with this flexibility.



- layouts may vary.
2. Refer to Sheet 313 for overall building dimensions.
 3. Refer to 500 series for landscape information.
 4. Refer to Sheet 314 for penthouse sections.
 5. Applicant requests flexibility to modify the final layout of the hotel penthouse space pending selection of the operator of the space. Penthouse massing, including height, density and setbacks will be consistent with what is shown. No additional penthouse relief is requested in connection with this flexibility.



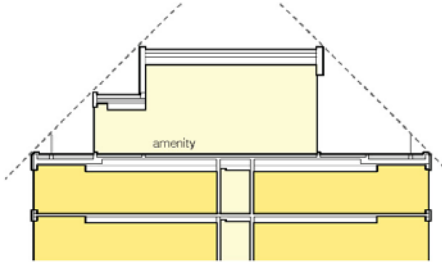
HOTEL PENTHOUSE SECTION H1

KEY

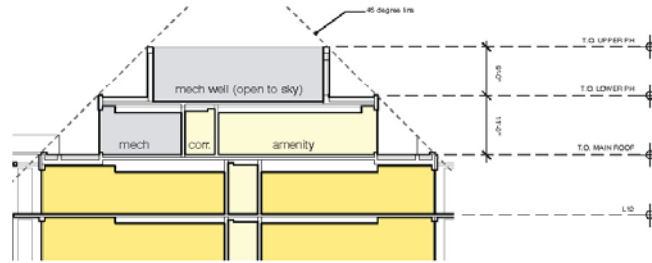
	HOTEL COMMON AREA
	APT 1 UNITS / COMMON AREA
	APT 2 UNITS / COMMON AREA
	BUILDING SERVICES

GENERAL NOTES:

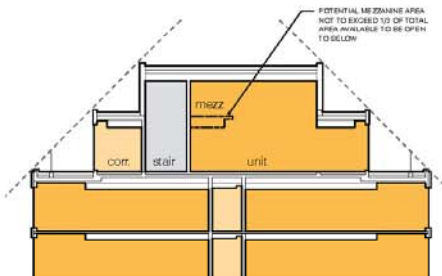
1. Refer to Sheet 3.19 for measuring point location and building dimensions
2. Interior layouts are conceptual and shown for illustrative purposes only. Final layouts may vary.
3. Refer to Sheets 4.01 and 4.02 for building heights.
4. Refer to Sheets 3.11 and 3.12 for penthouse plans.
5. Applicant requests flexibility to modify the final layout of the hotel penthouse space pending selection of the operator of the space. Penthouse massing, including height, density, and setbacks will be consistent with what is shown. No additional penthouse relief is requested in connection with this flexibility.



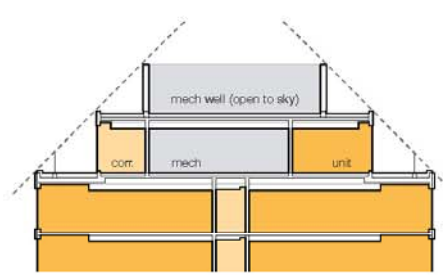
APARTMENT 1 PENTHOUSE SECTION A1.1



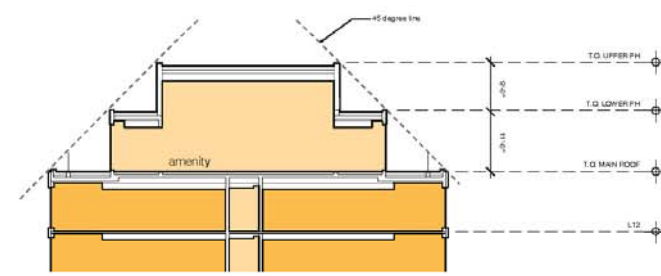
APARTMENT 1 PENTHOUSE SECTION A1.2



APARTMENT 2 PENTHOUSE SECTION A2.1

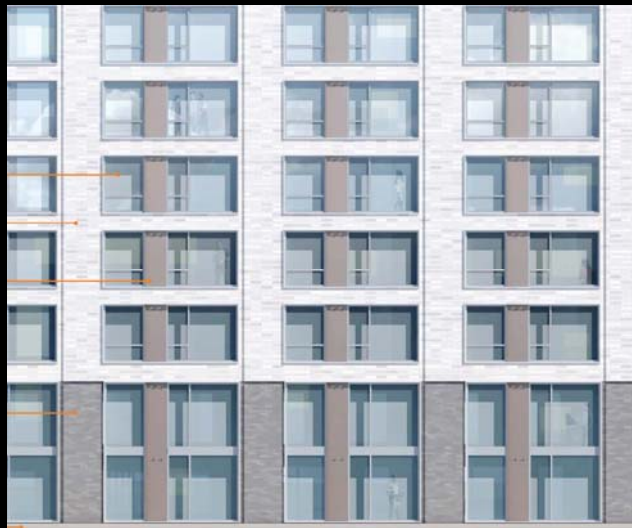


APARTMENT 2 PENTHOUSE SECTION A2.2

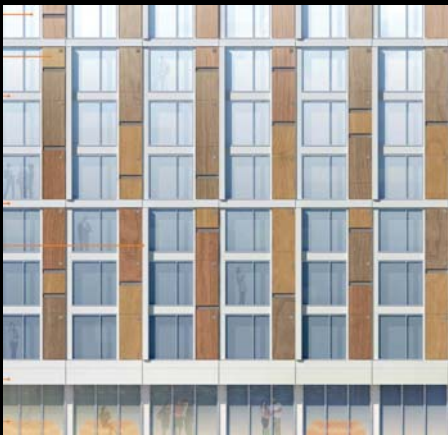


APARTMENT 2 PENTHOUSE SECTION A2.3











1200 THIRD STREET, NE

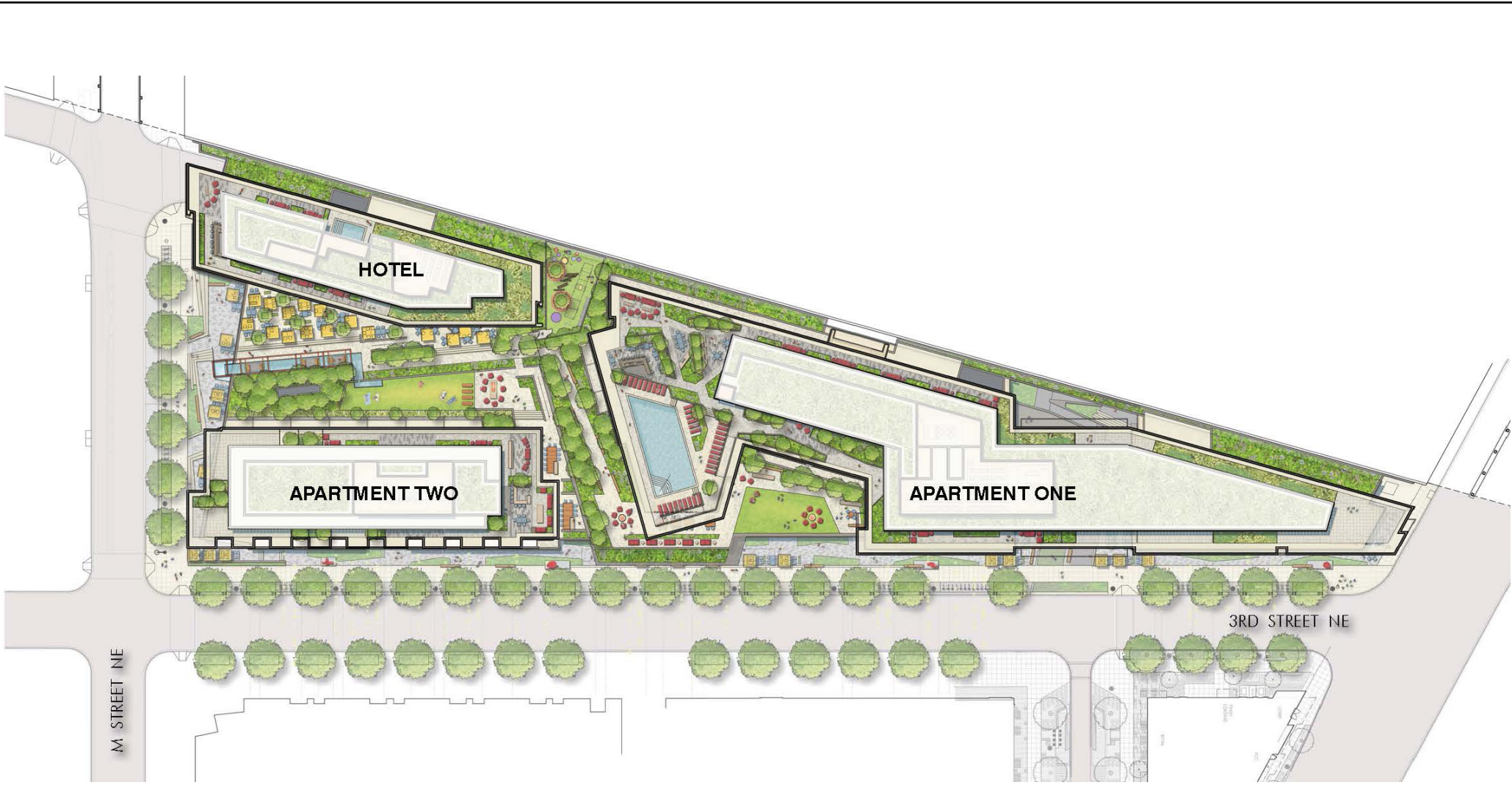
WASHINGTON, D. C.

ZONING COMMISSION HEARING

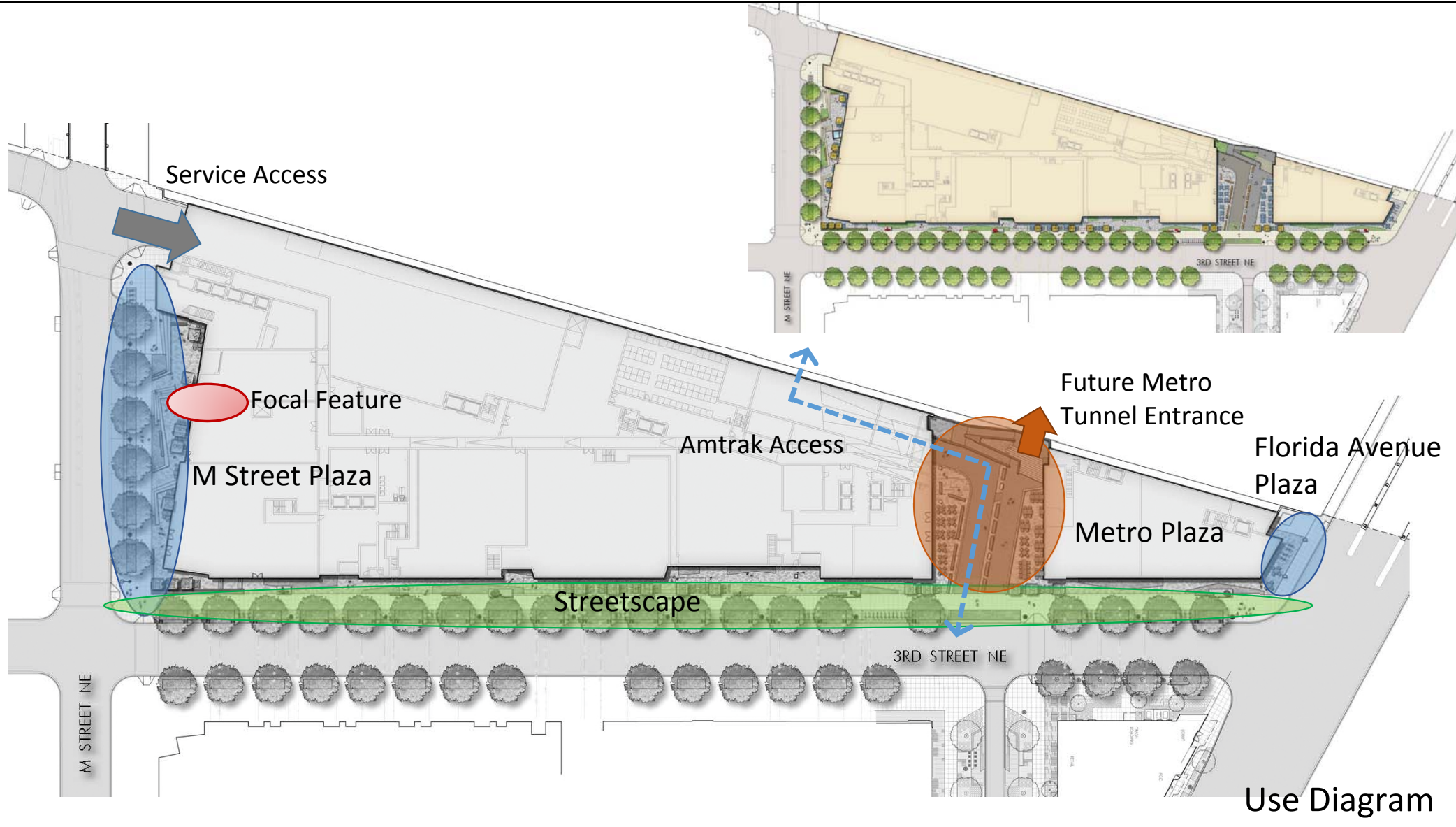
November 03, 2016

Developer	TRAMMELL CROW COMPANY
Capital Partner	KSC
Architect	SHALOM BARANES ASSOCIATES
Landscape Architect	PARKER RODRIGUEZ
Hotel Consultant	LEO A. DALY
Traffic Engineer	GOROVE/SLADE ASSOCIATES
Civil Engineer	WILES MENSCH CORPORATION
MEP Engineer	INTERFACE ENGINEERING
LEED Consultant	SUSTAINABLE DESIGN CONSULTING
Land Use Counsel	GOULSTON & STORRS





Illustrative Site Plan



Use Diagram



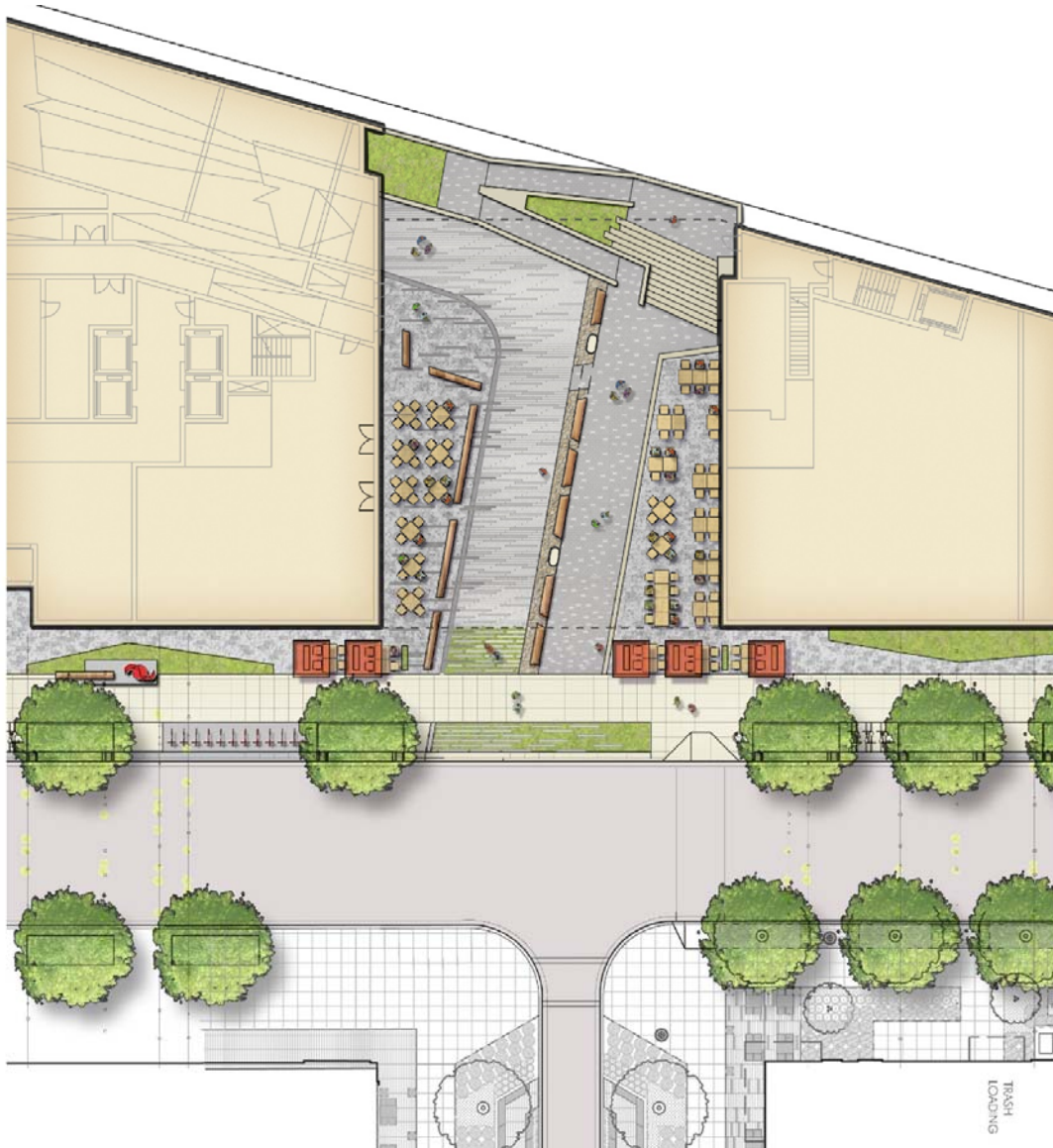
M Street Plaza



M Street Plaza



Typical Streetscape



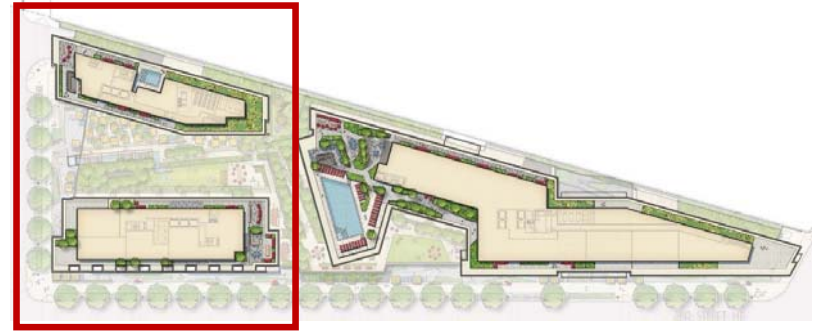
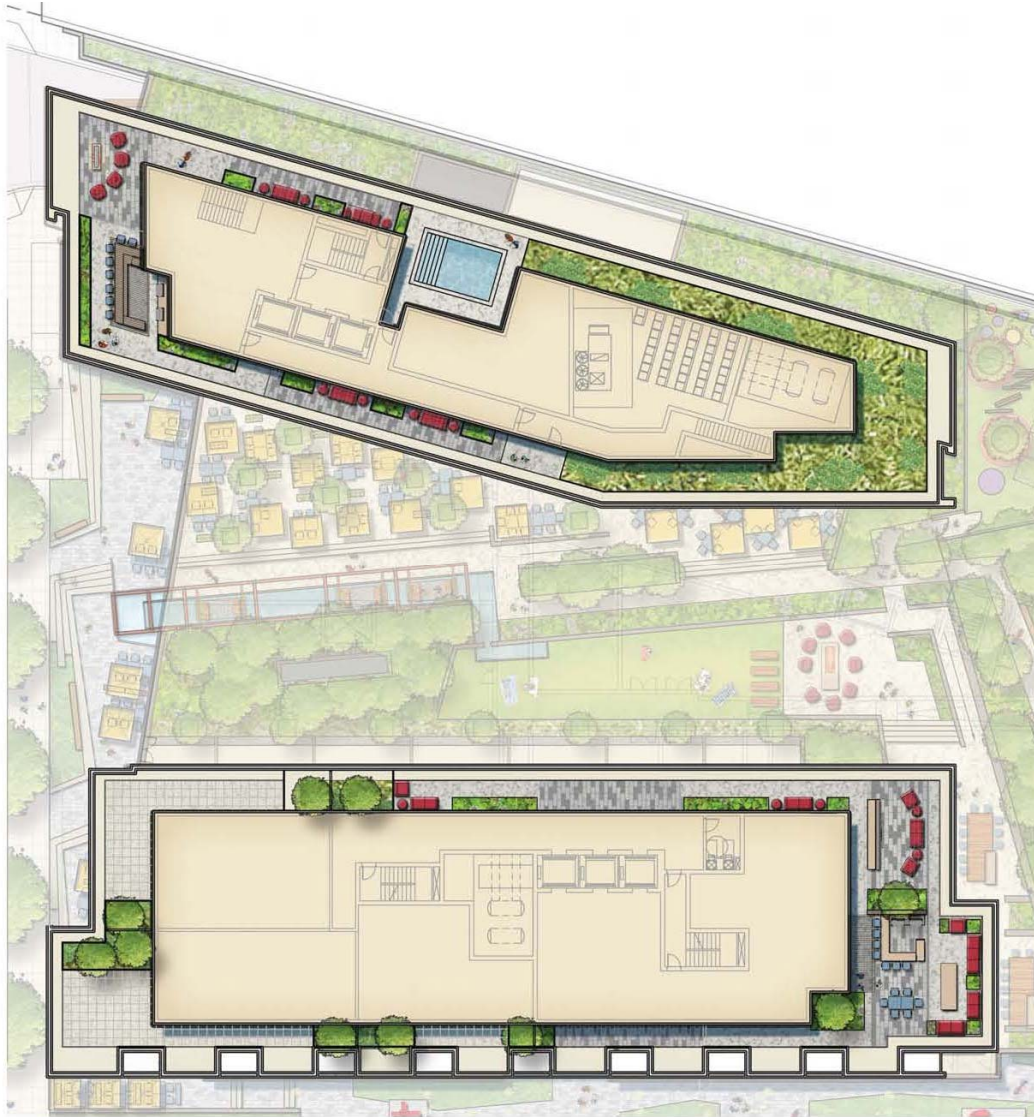
Metro Plaza



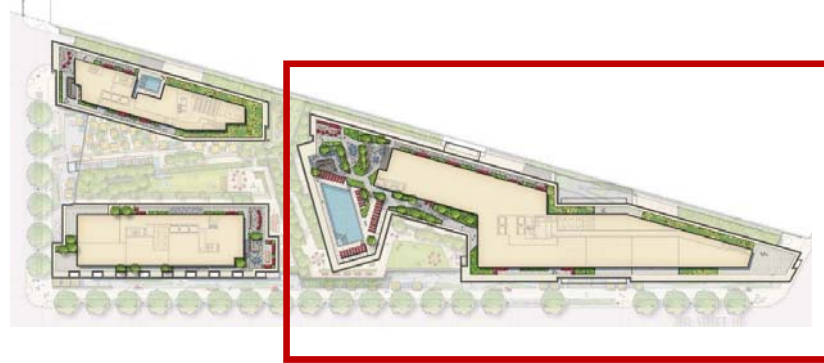
Metro Plaza Perspective



Second Level Amenity Terrace



Rooftop Amenities - South



Rooftop Amenities - North



3RD STREET NE
Green Strategies