

# 3000 M STREET, NW

WASHINGTON , DC

## OLD GEORGETOWN BOARD CONCEPT SUBMISSION

April 16, 2020

OWNER / DEVELOPER:

ARCHITECT:

LAND USE COUNSEL:

THOR EQUITIES

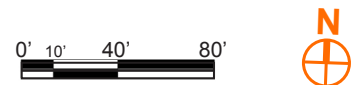
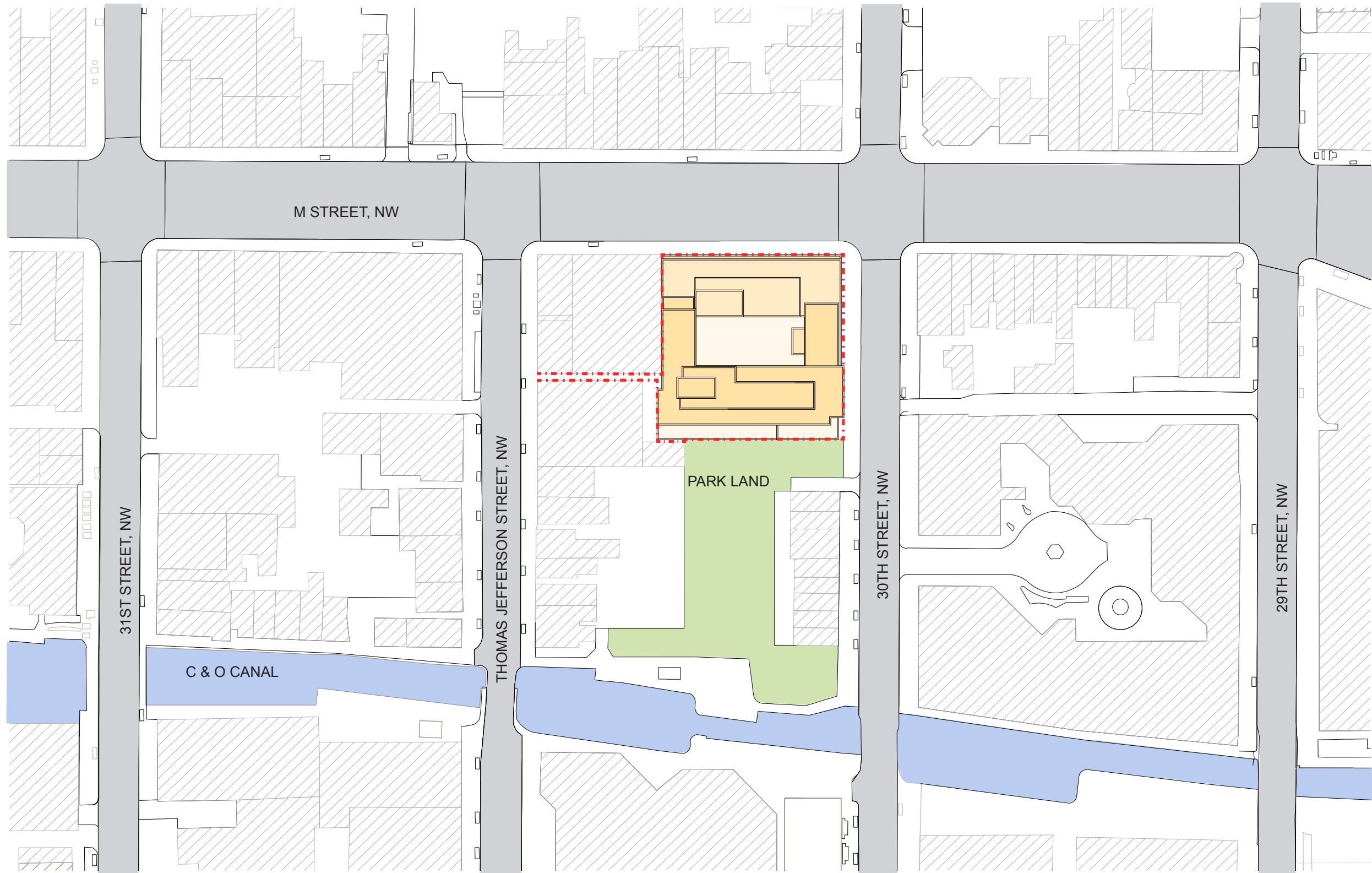
SHALOM BARANES ASSOCIATES

GOULSTON & STORRS



### DRAWING INDEX

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1. M STREET LOOKING EAST



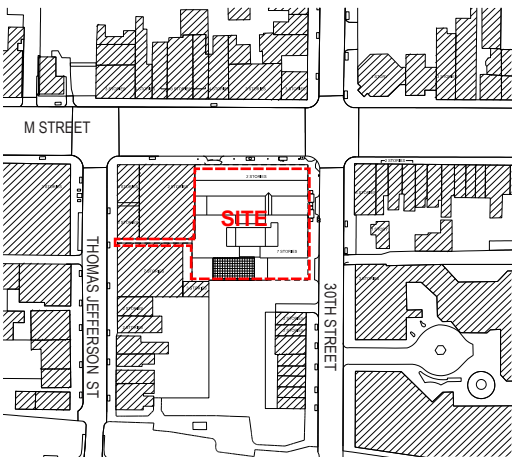
2. CANAL TOW PATH LOOKING NORTH



3. CANAL TOW PATH LOOKING NORTHWEST



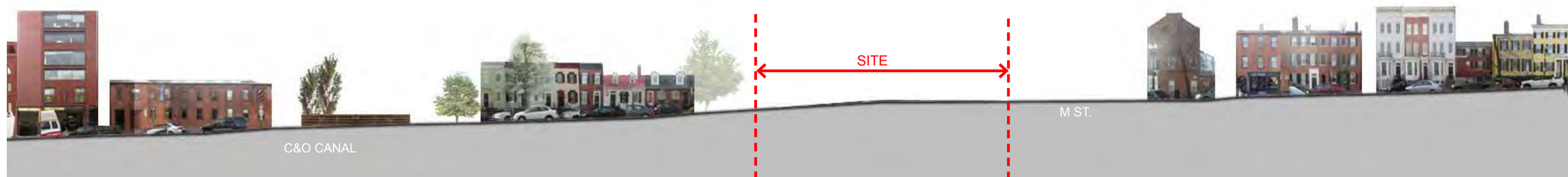
4. 30TH STREET LOOKING SOUTH







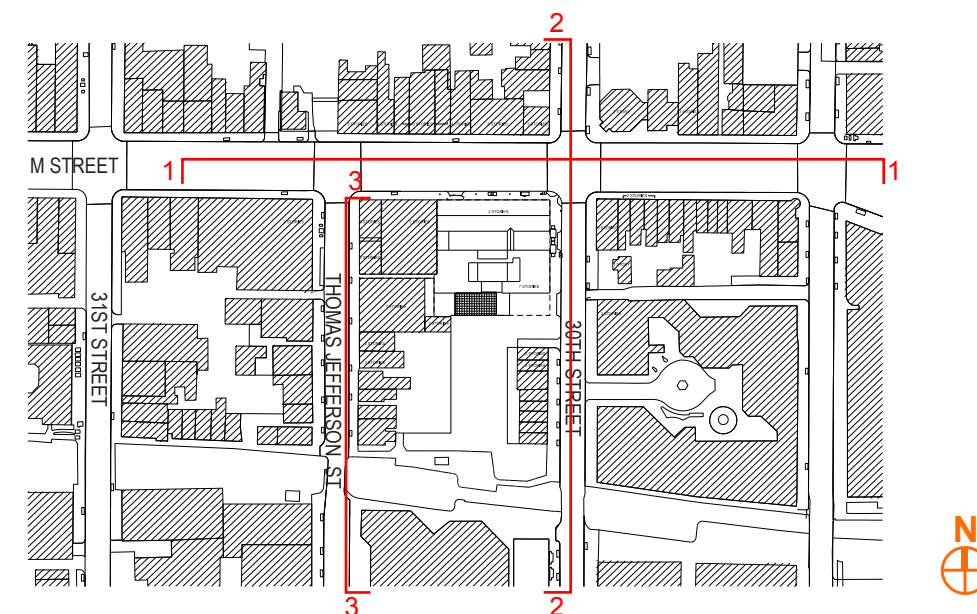
1. M STREET - EXISTING LOOKING SOUTH



2. 30TH STREET - EXISTING LOOKING WEST



5. THOMAS JEFFERSON STREET - EXISTING LOOKING EAST







VIEW FROM CONER OF M AND 30TH STREETS LOOKING SOUTHWEST





VIEW ALONG 30TH STREET LOOKING NORTHWEST

3000 M STREET, NW

THOR EQUITIES

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PERSPECTIVE VIEW

A7





VIEW FROM M STREET ELEVATION (M street sightline on sheet A26)





VIEW FROM PARK LOOKING NORTH

3000 M STREET, NW

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PERSPECTIVE VIEW

A9





VIEW ALONG 30TH STREET LOOKING SOUTHWEST

3000 M STREET, NW

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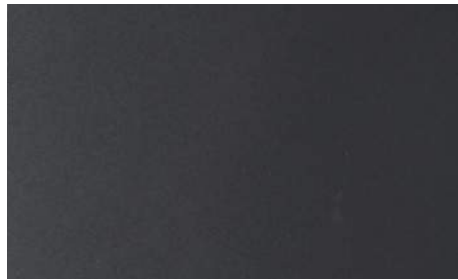
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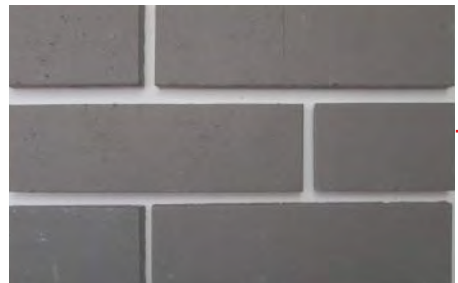
PERSPECTIVE VIEW

A10

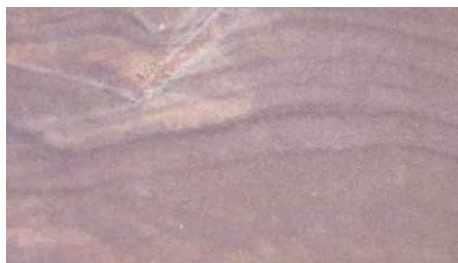




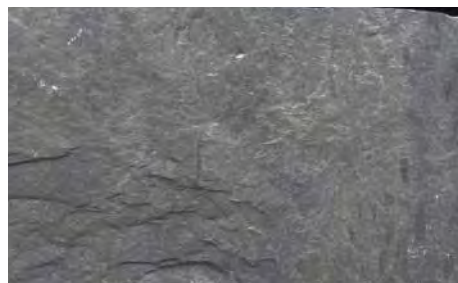
METAL PANEL - DARK



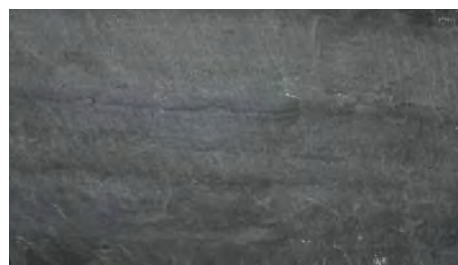
BRICK 3



SANDSTONE



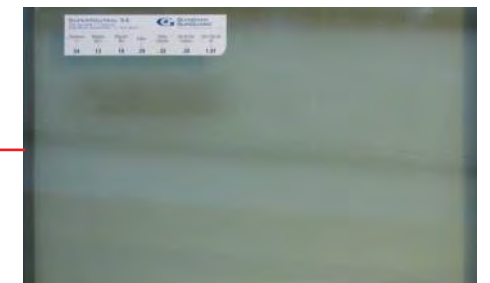
STONE 1



STONE 2



BRICK 2



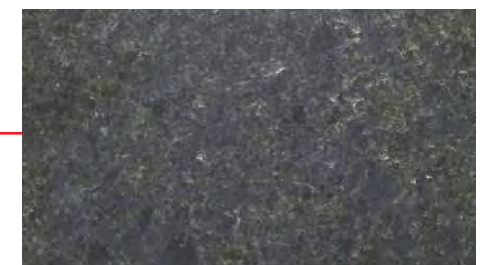
INSULATED GLASS 1



BRICK 1



INSULATED GLASS 2



GRANITE





VIEW ALONG M STREET LOOKING WEST



VIEW ALONG M STREET LOOKING WEST



VIEW ALONG M STREET LOOKING EAST



VIEW ALONG M STREET LOOKING EAST





VIEW ALONG 30TH STREET LOOKING SOUTH



VIEW ALONG 30TH STREET LOOKING SOUTH



VIEW ALONG 30TH STREET LOOKING NORTH



VIEW ALONG 30TH STREET LOOKING NORTH





M STREET ELEVATION





30TH STREET ELEVATION

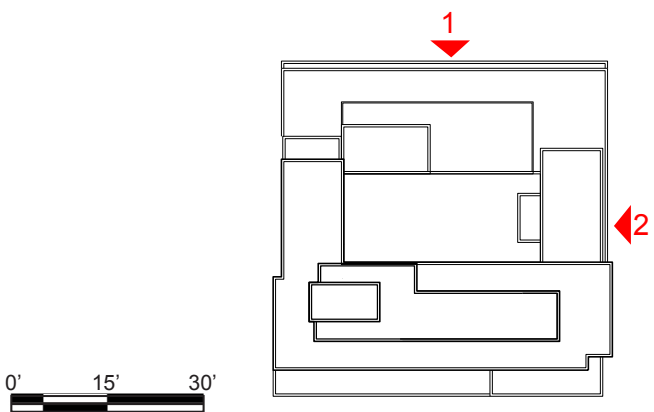




1. NORTH ELEVATION



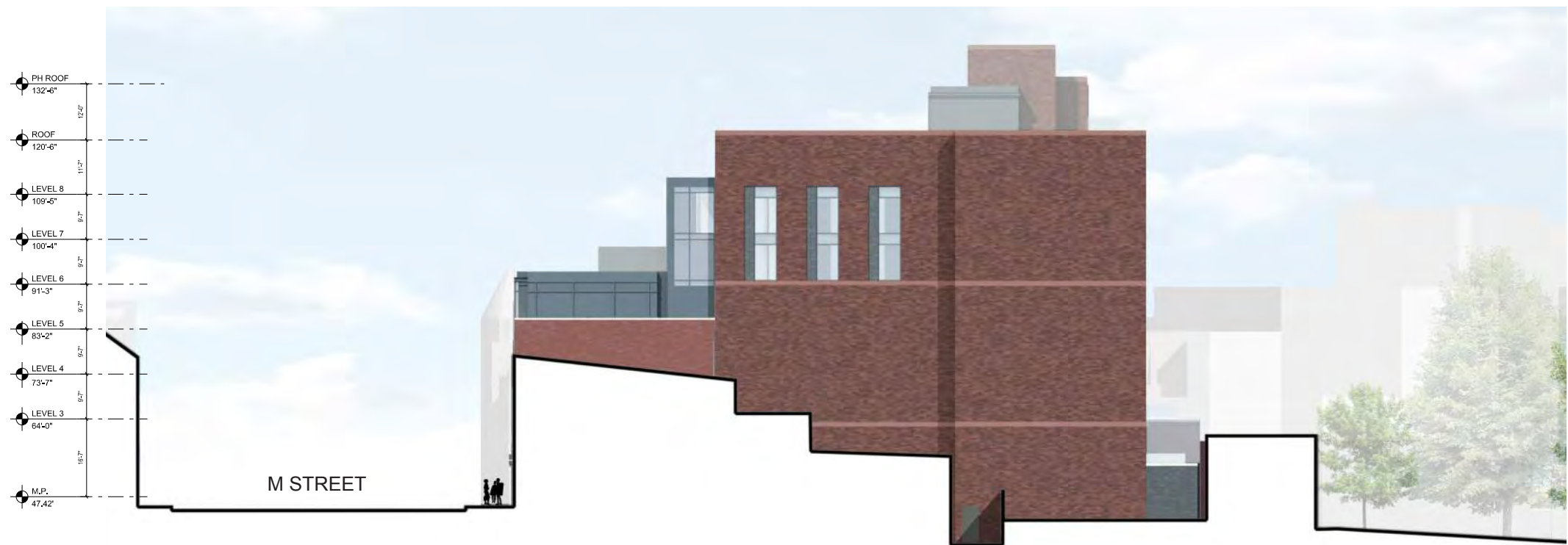
2. EAST ELEVATION



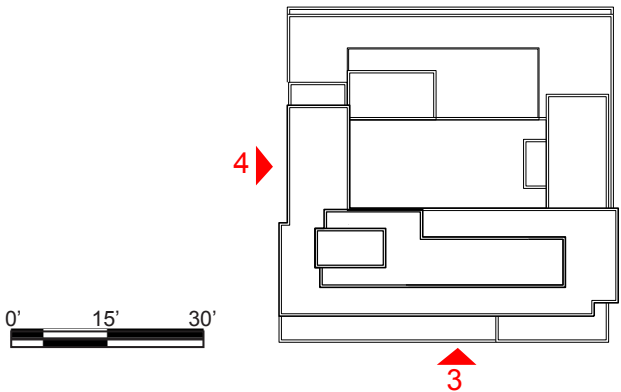




3. SOUTH ELEVATION



4. WEST ELEVATION



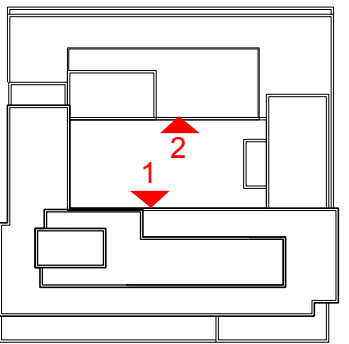
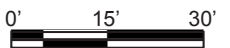




1. SOUTH COURTYARD ELEVATION



2. NORTH COURTYARD ELEVATION



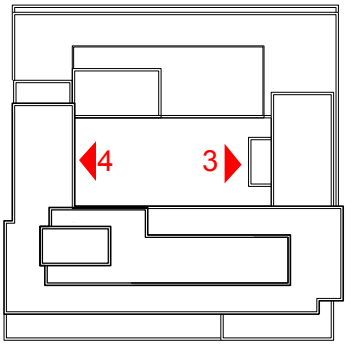
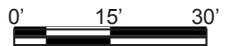




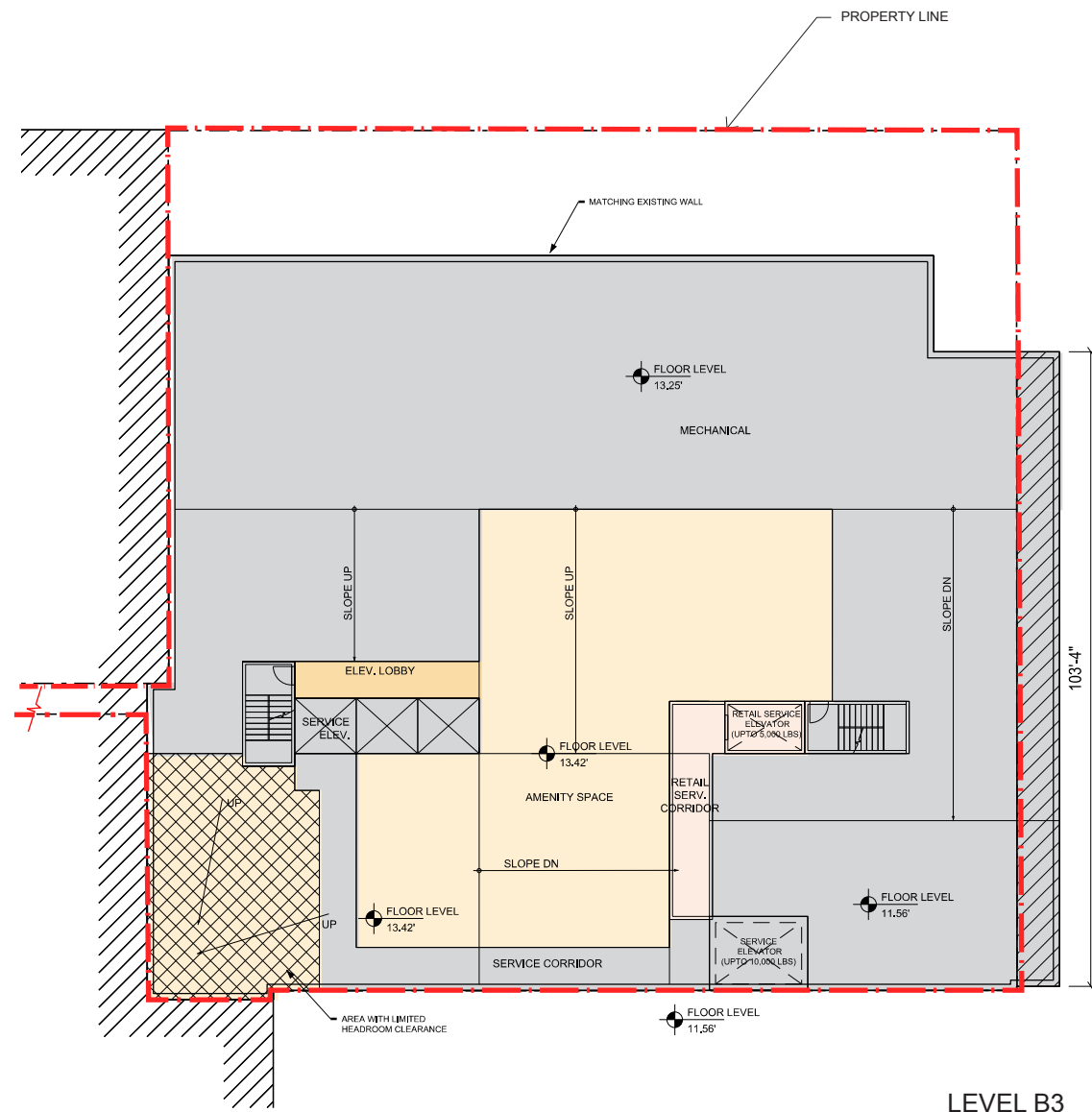
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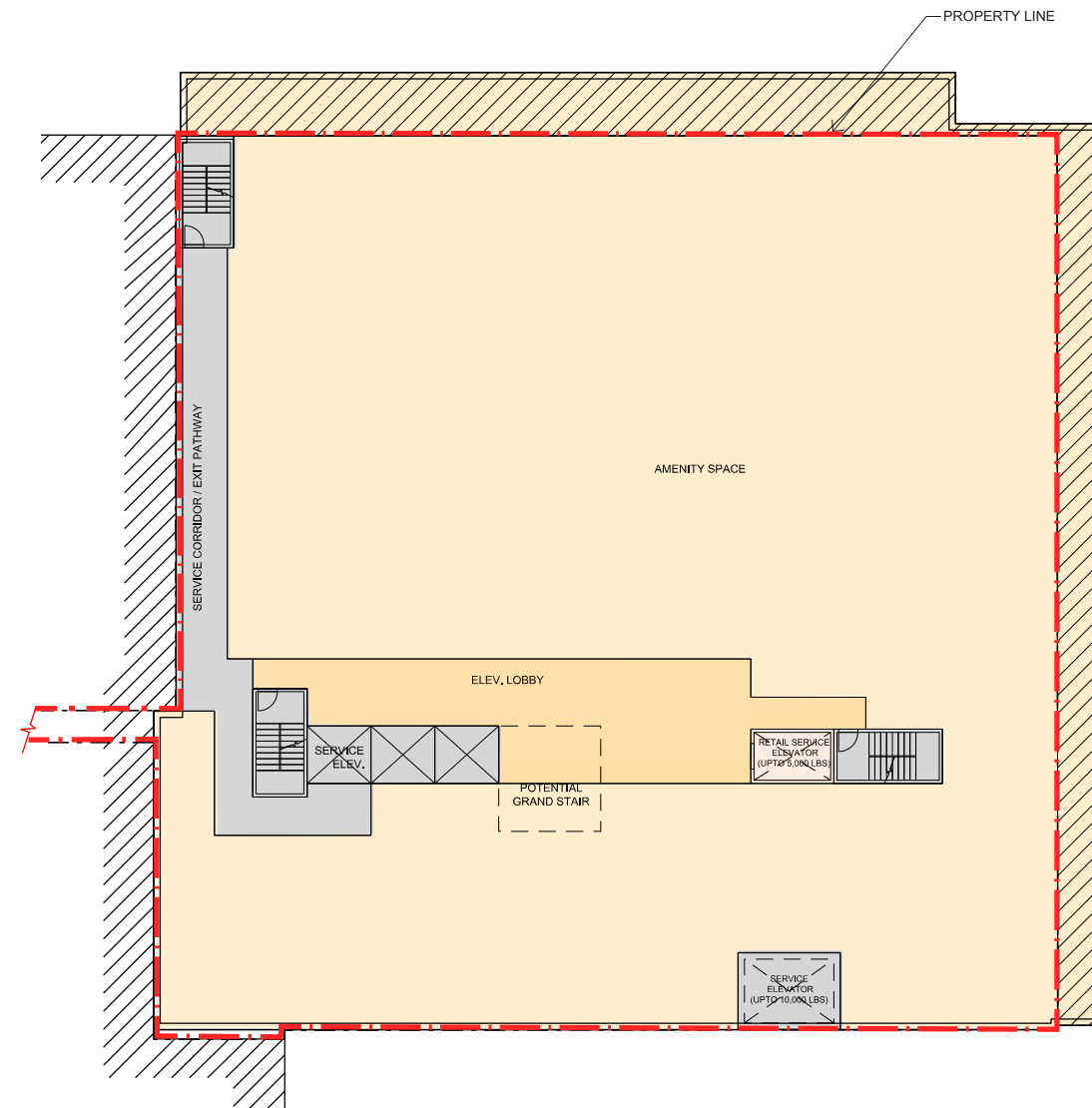
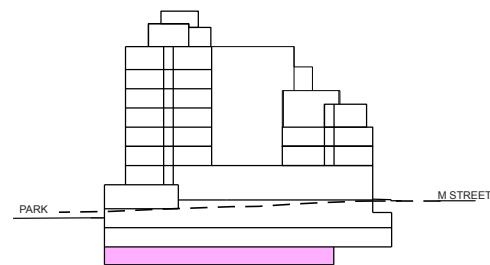
4. WEST COURTYARD ELEVATION



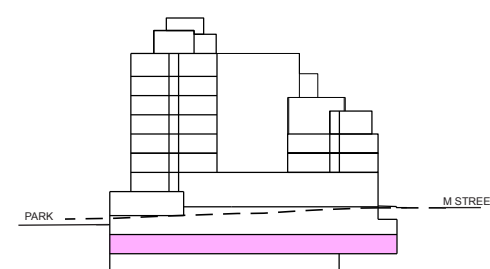




LEVEL B3



LEVEL B2



# KEY:

- RETAIL
- NON-FAR RETAIL
- GUEST ROOMS
- HOTEL LOBBY/CIRCULATION
- HOTEL AMENITY SPACE
- MECH./SERVICE
- BUILDING ENTRY

## NOTES:

1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF HOTEL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

3000 M STREET, NW

THOR EQUITIES

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0' 3.75' 15' 30'



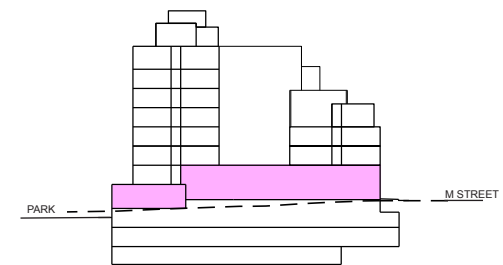
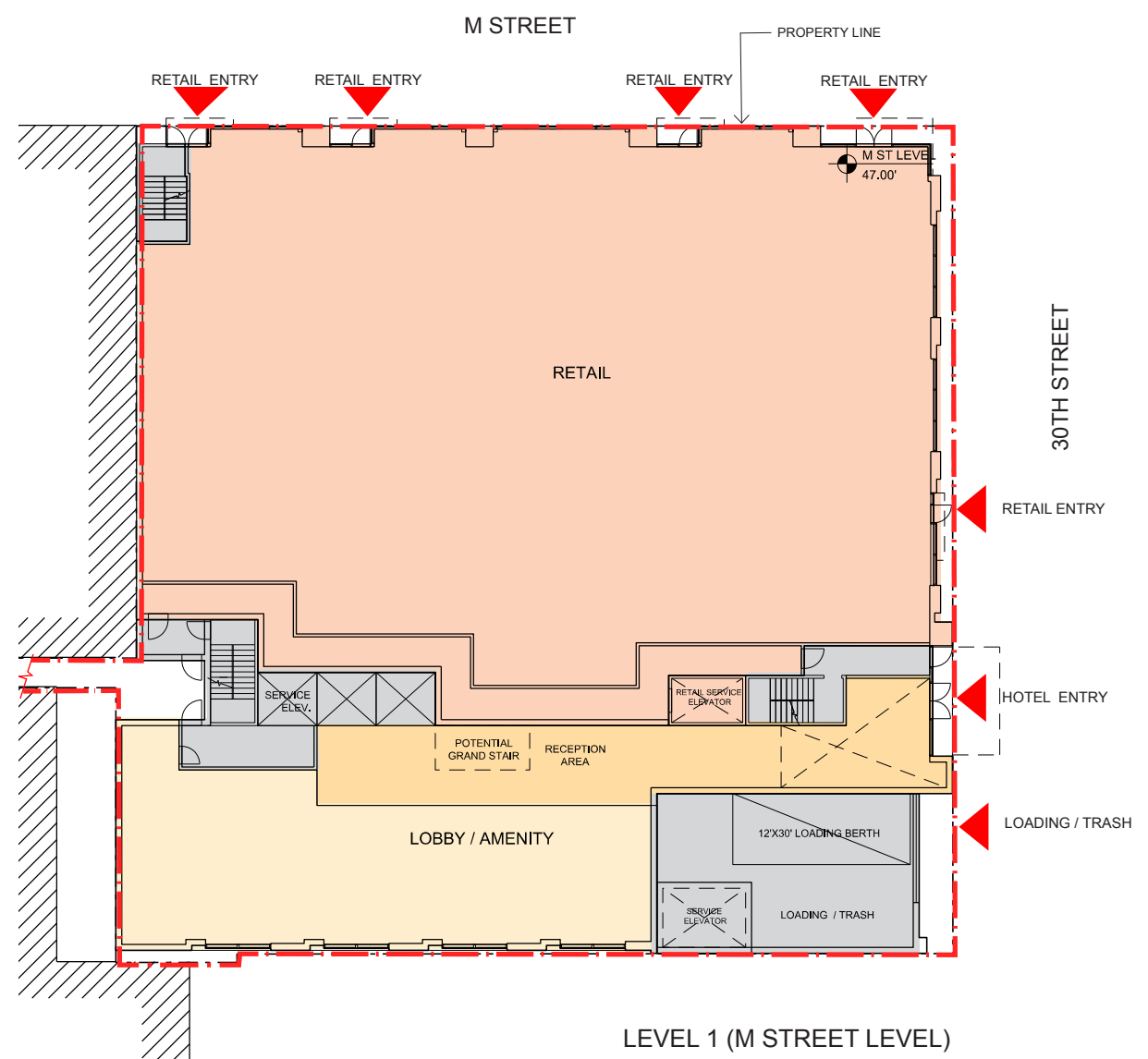
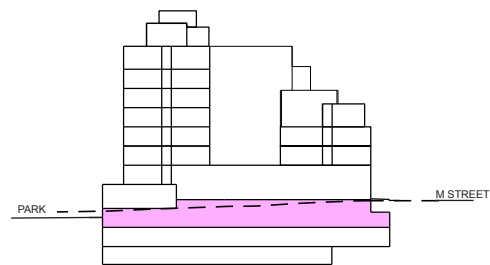
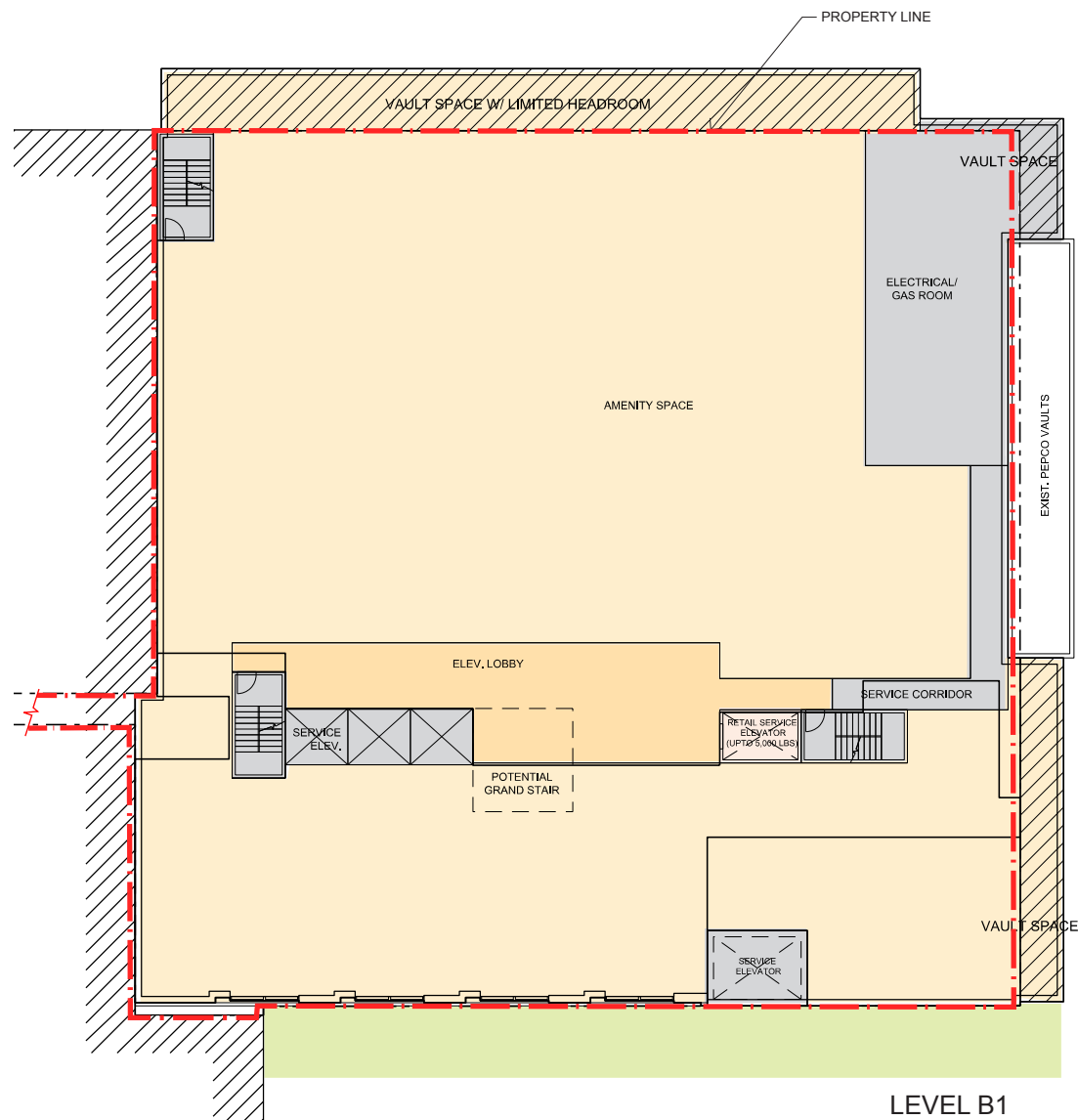
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PROPOSED FLOOR PLANS - LEVELS B3 & B2

A20





**KEY:**

- RETAIL
- NON- FAR RETAIL
- GUEST ROOMS
- HOTEL LOBBY/CIRCULATION
- HOTEL AMENITY SPACE
- MECH./SERVICE
- BUILDING ENTRY

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THOR EQUITIES

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0' 3.75' 15' 30'



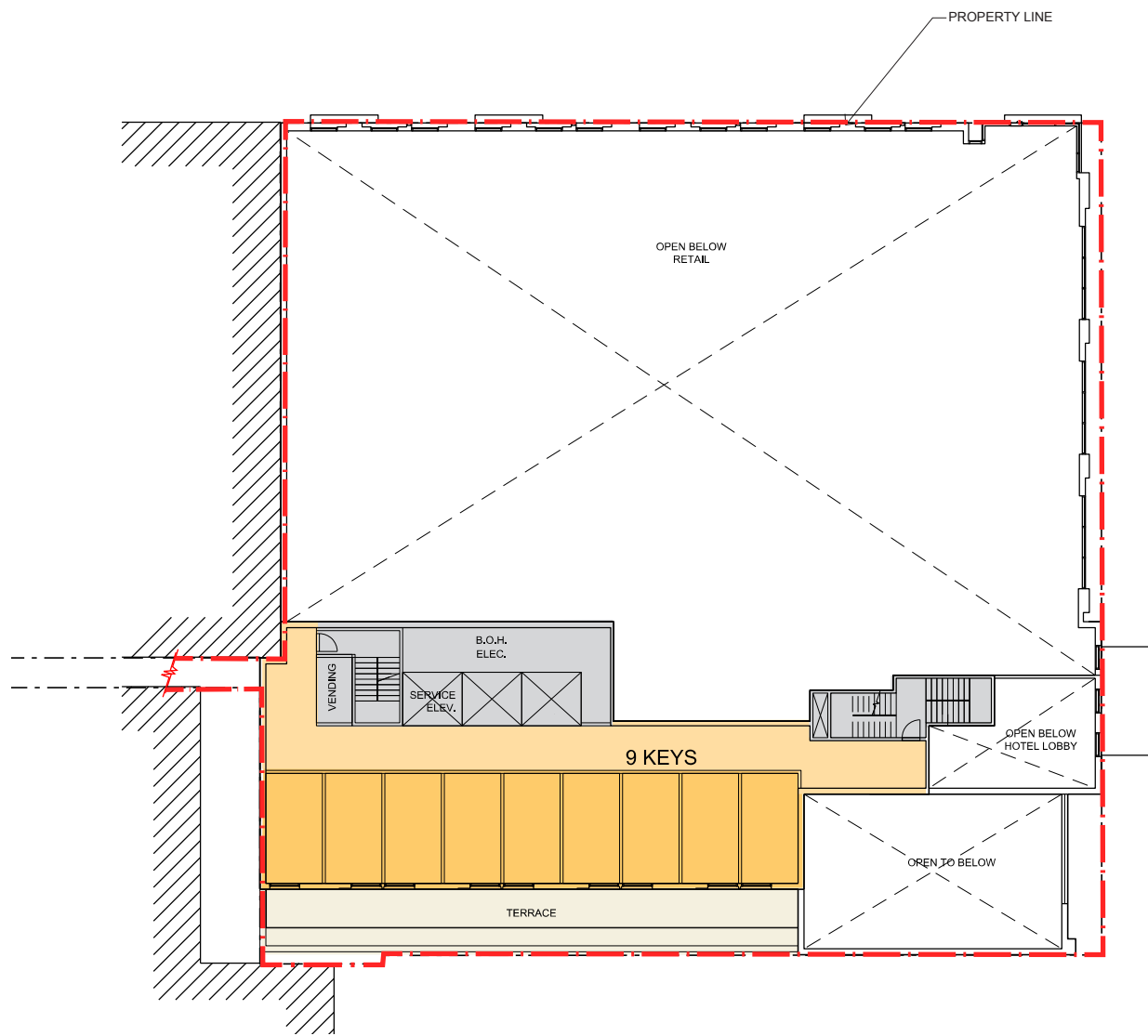
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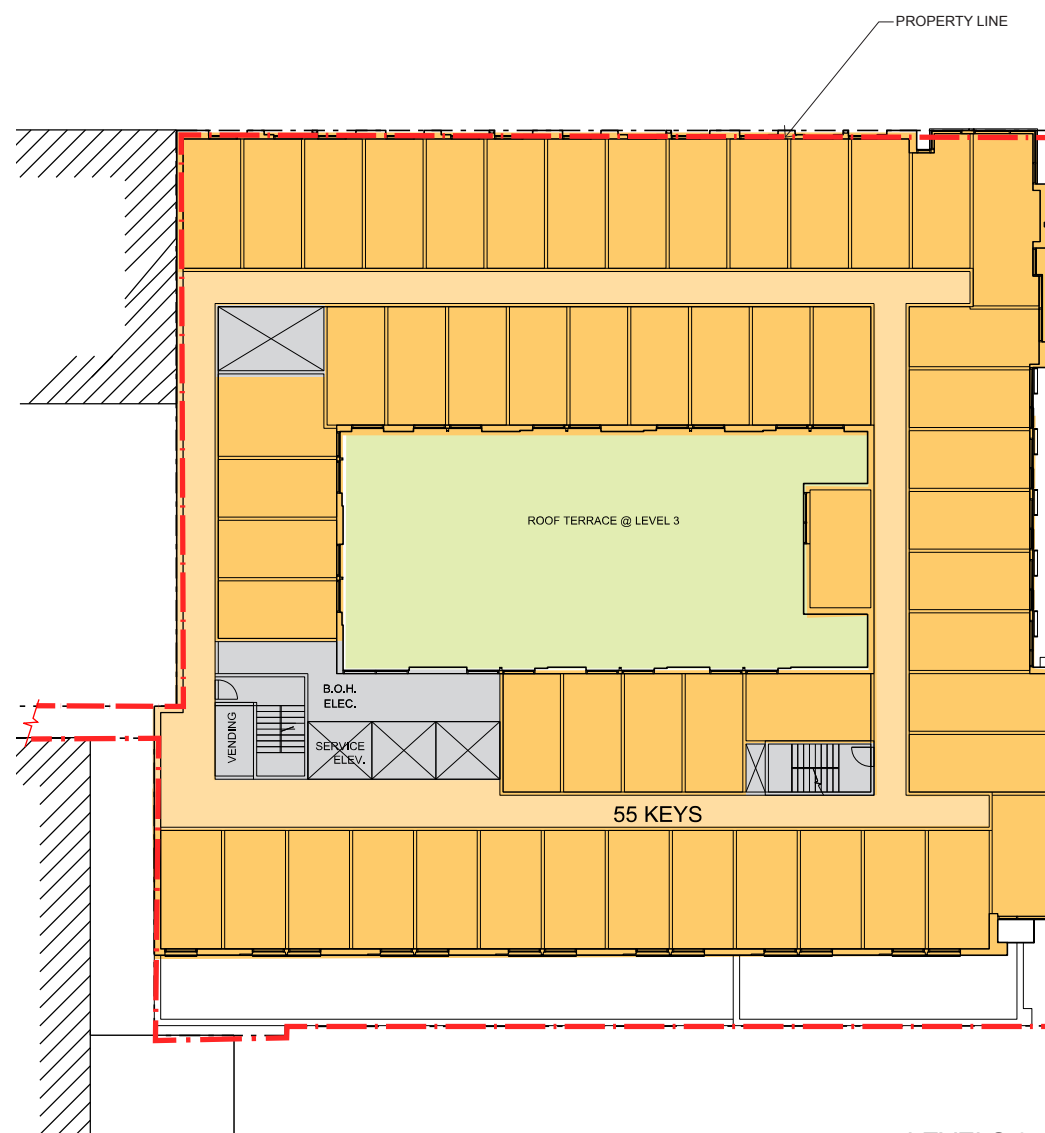
PROPOSED FLOOR PLANS - LEVELS B1 & 1

A21





LEVEL 2



LEVELS 3-4

KEY:

- RETAIL
- NON- FAR RETAIL
- GUEST ROOMS
- HOTEL LOBBY/CIRCULATION
- HOTEL AMENITY SPACE
- MECH./SERVICE
- BUILDING ENTRY

NOTES:

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THOR EQUITIES

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0' 3.75' 15' 30'



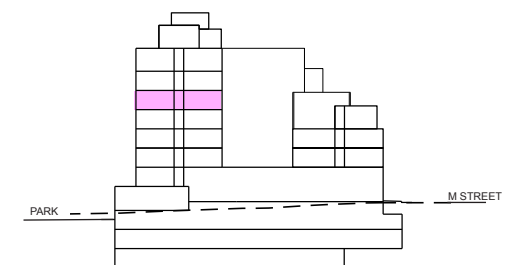
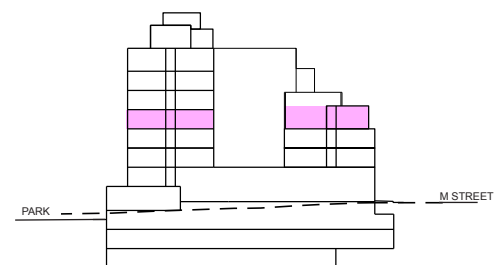
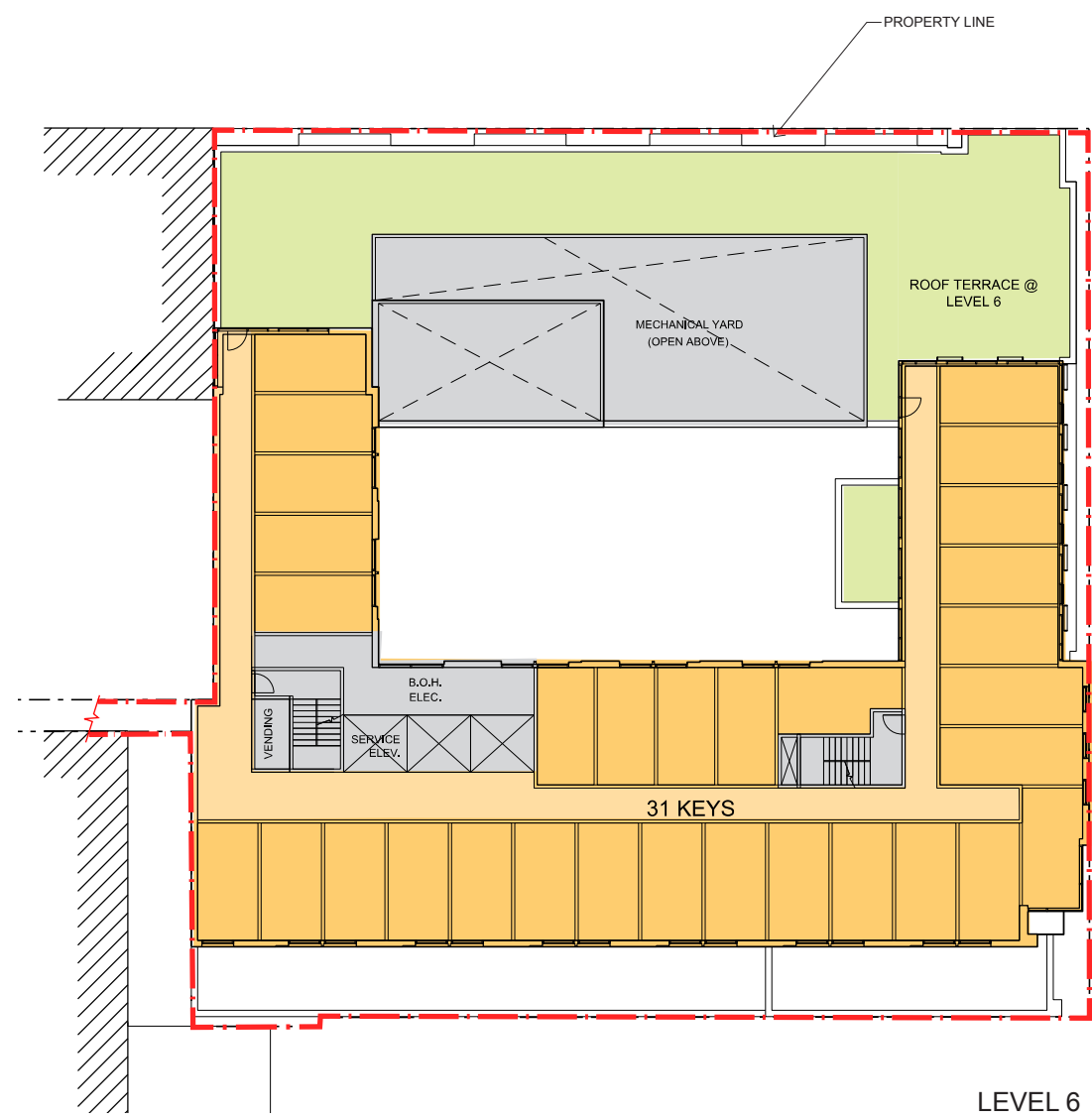
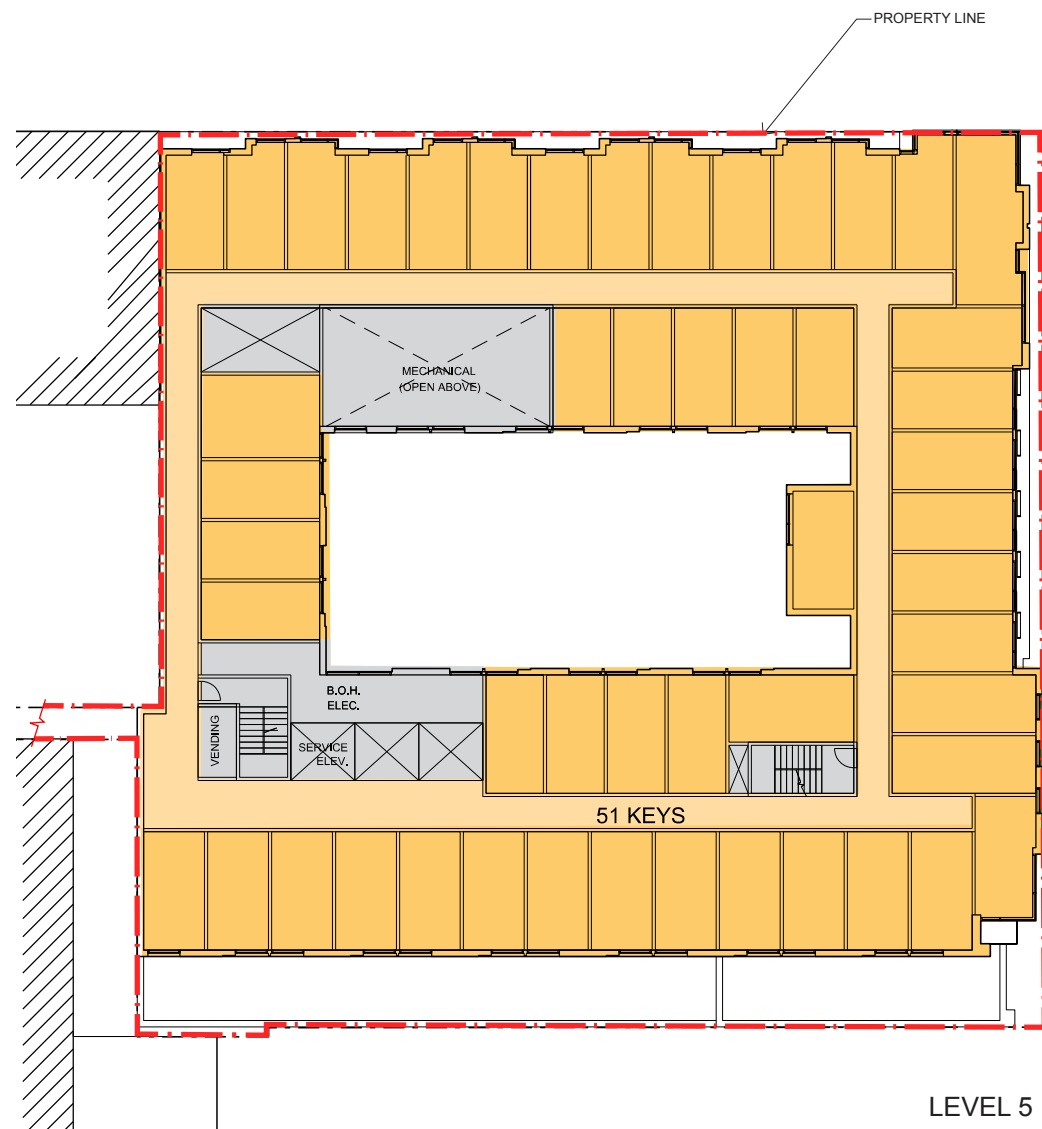
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PROPOSED FLOOR PLANS - LEVELS 2 & 3

A22





#### KEY:

- RETAIL
- NON- FAR RETAIL
- GUEST ROOMS
- HOTEL LOBBY/CIRCULATION
- HOTEL AMENITY SPACE
- MECH./SERVICE
- BUILDING ENTRY

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3000 M STREET, NW

THOR EQUITIES

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0' 3.75' 15' 30'



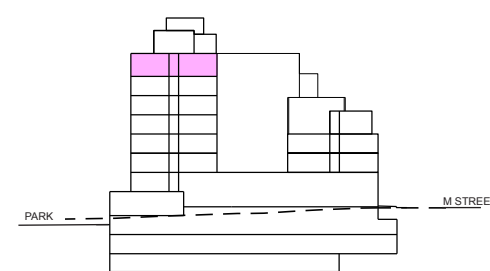
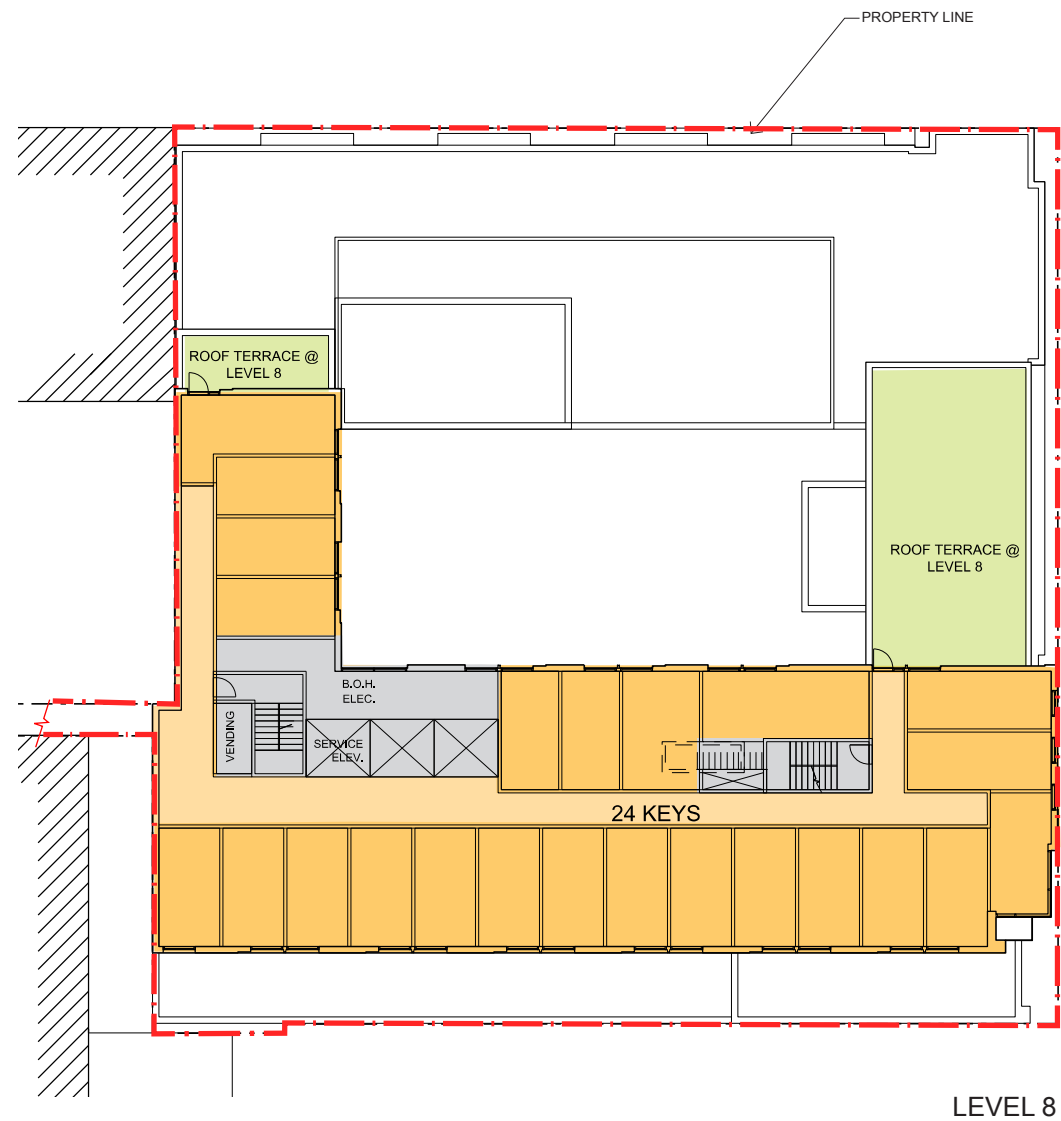
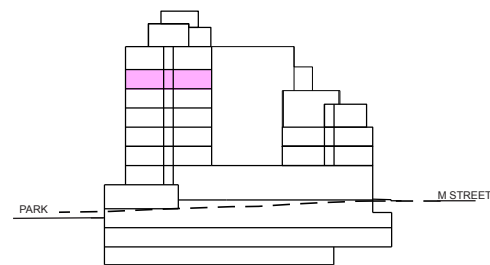
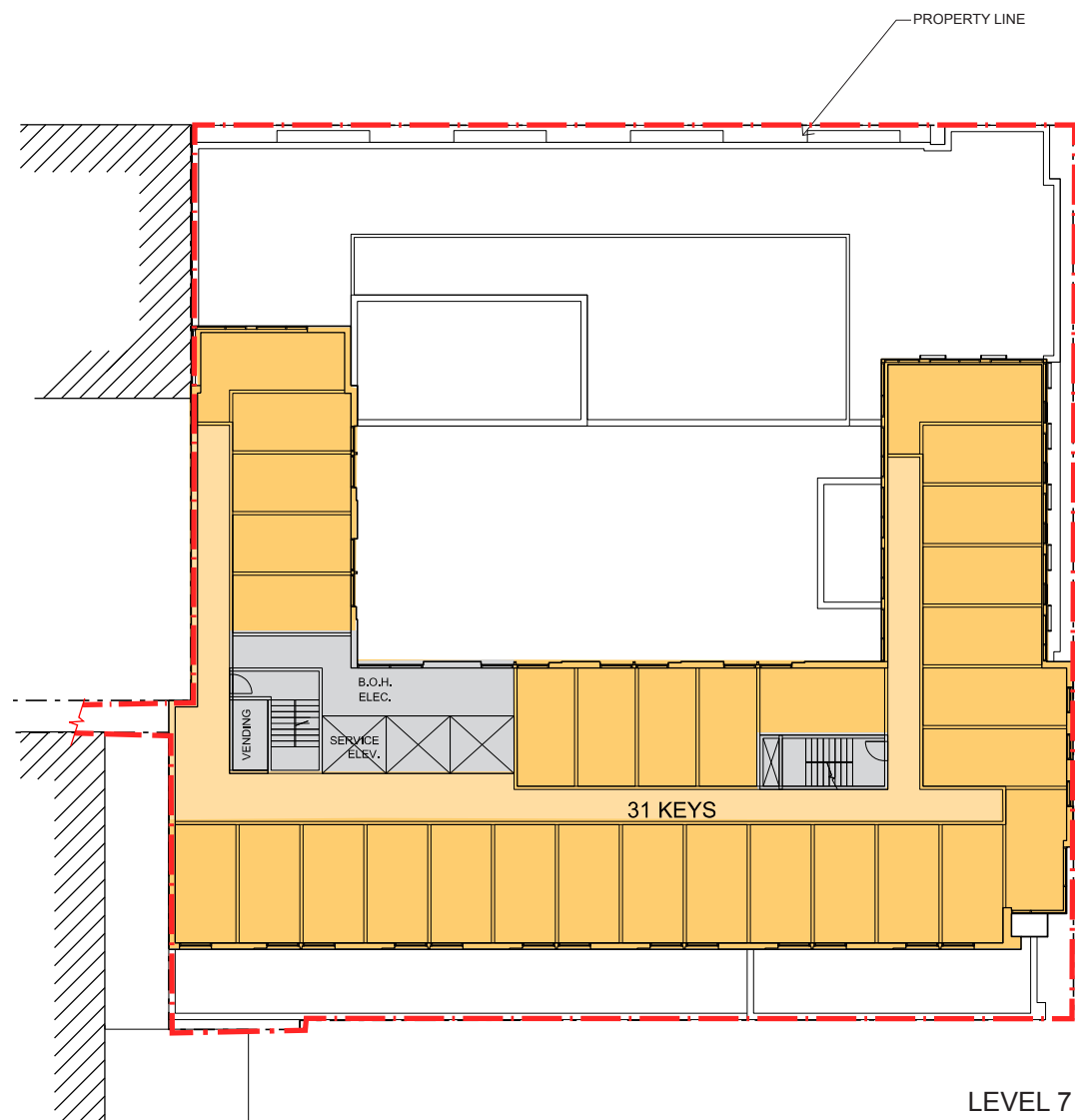
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PROPOSED FLOOR PLANS - LEVELS 4 & 5

A23





#### KEY:

- RETAIL
- NON- FAR RETAIL
- GUEST ROOMS
- HOTEL LOBBY/CIRCULATION
- HOTEL AMENITY SPACE
- MECH./SERVICE
- BUILDING ENTRY

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3000 M STREET, NW

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0' 3.75' 15' 30'



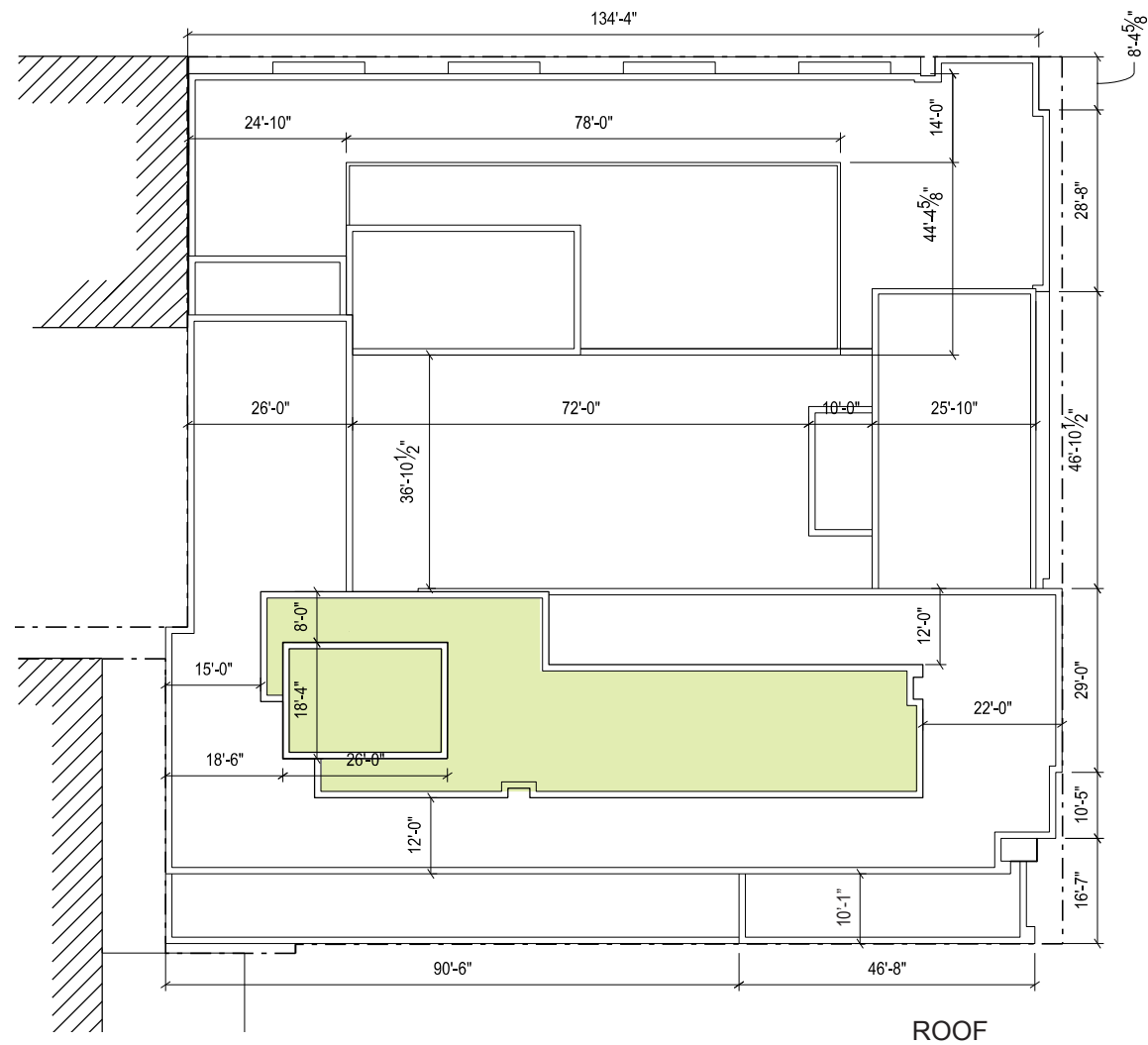
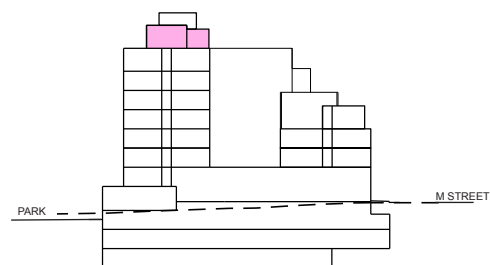
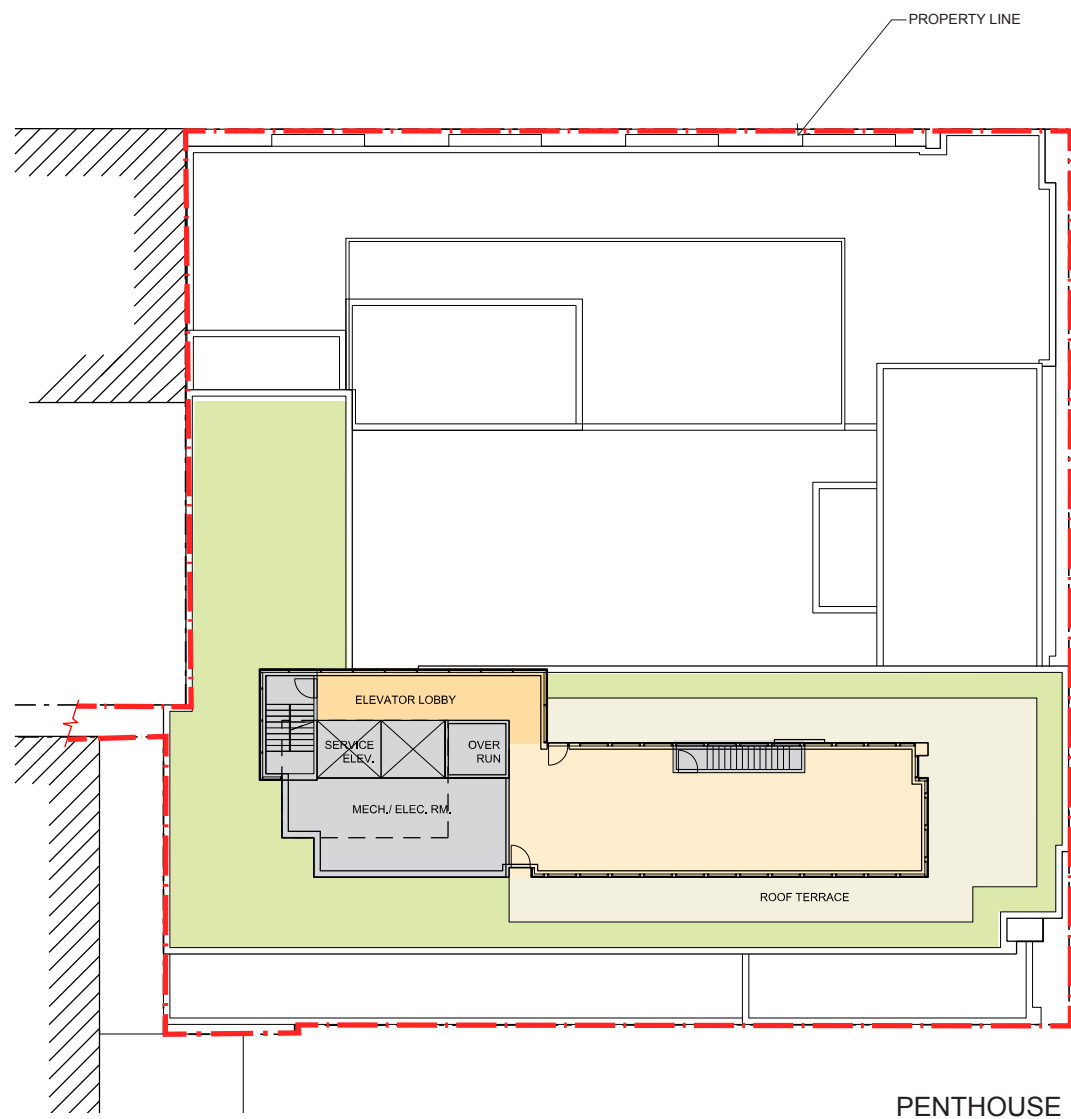
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PROPOSED FLOOR PLANS - LEVELS 6 & 7

A24





#### KEY:

- RETAIL
- NON- FAR RETAIL
- GUEST ROOMS
- HOTEL LOBBY/CIRCULATION
- HOTEL AMENITY SPACE
- MECH./SERVICE
- BUILDING ENTRY

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3000 M STREET, NW

THOR EQUITIES

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0' 3.75' 15' 30'



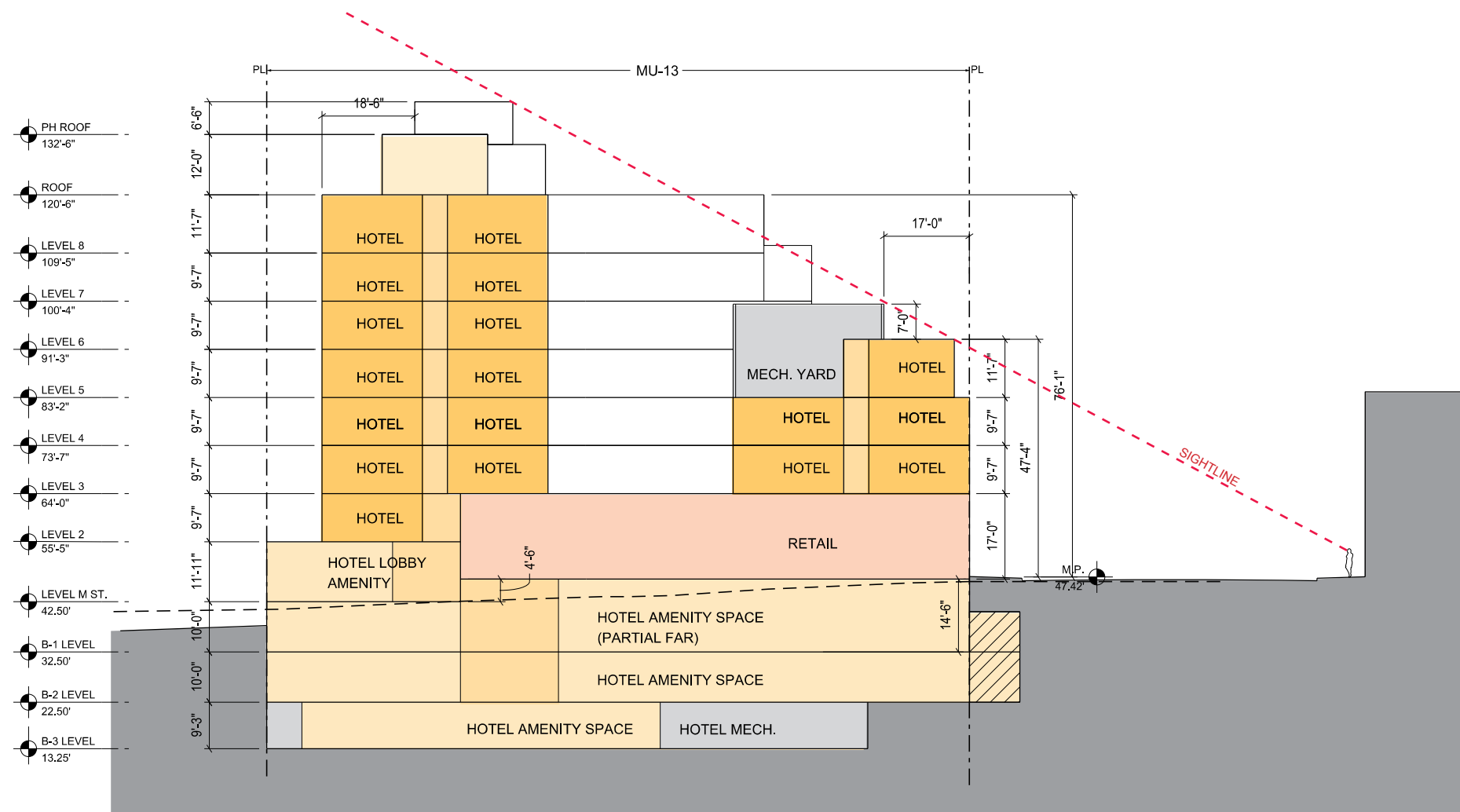
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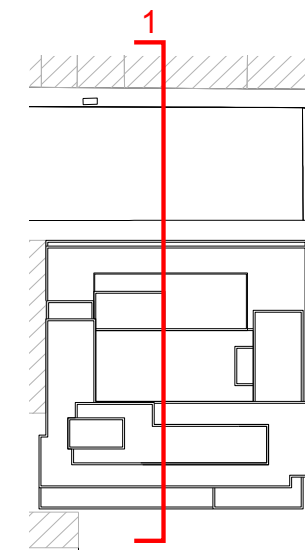
PROPOSED FLOOR PLANS - LOWER PENTHOUSE & ROOF

A25





1. NORTH/SOUTH SECTION

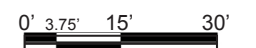


KEY:

- RETAIL
- NON- FAR RETAIL
- GUEST ROOMS
- HOTEL LOBBY/CIRCULATION
- HOTEL AMENITY SPACE
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**APPENDIX: 2016 APPROVED DESIGN**

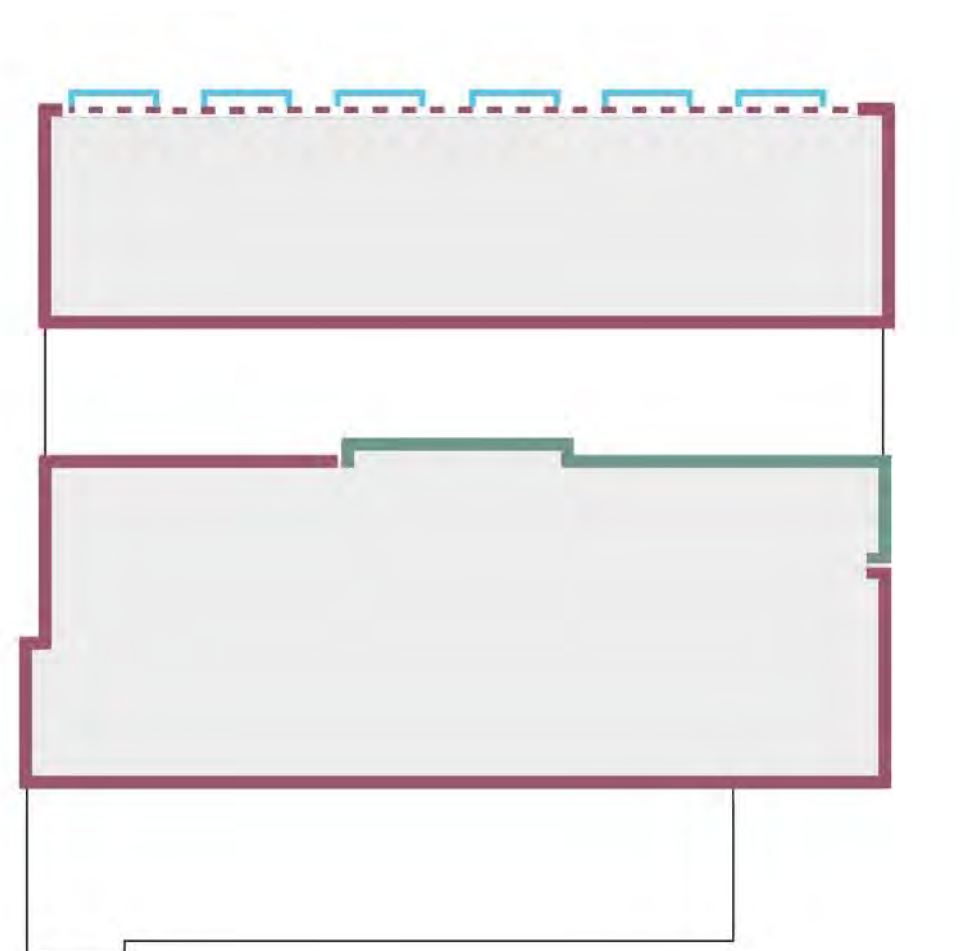










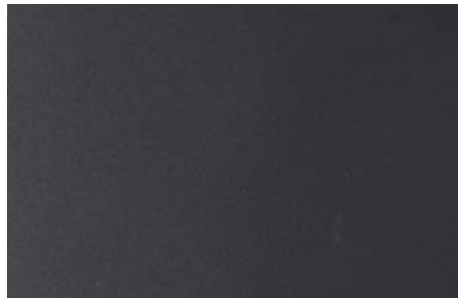


BUILDING ENVELOPE DIAGRAM

KEY:

- BRICK (RED)
- STONE/BRICK (GREY)
- CURTAIN WALL

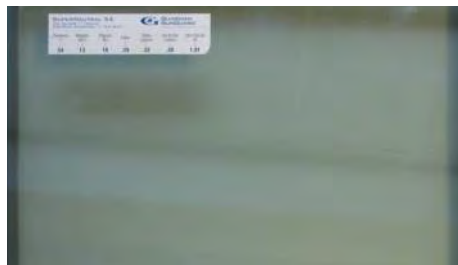




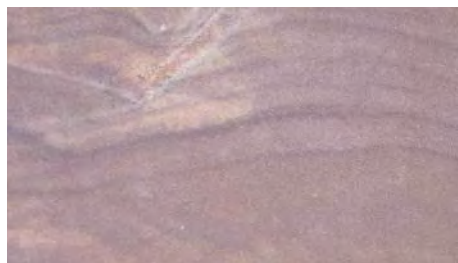
METAL PANEL - DARK <AC-2>



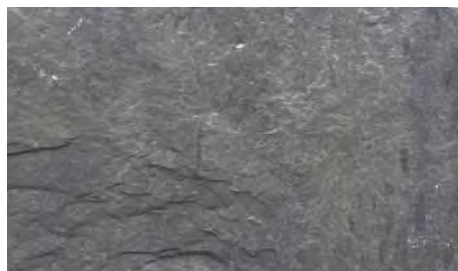
METAL PANEL - LIGHT <AC-1>



LOW E INSULATED GLASS <GLX-1>



SANDSTONE <STX-4>



STONE <STX-2>



BRICK <BR-2>



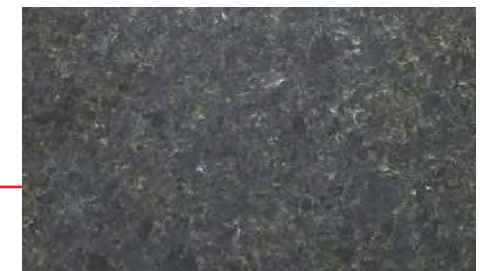
BRICK <BR-1>



INSULATED GLASS <GLX-2>

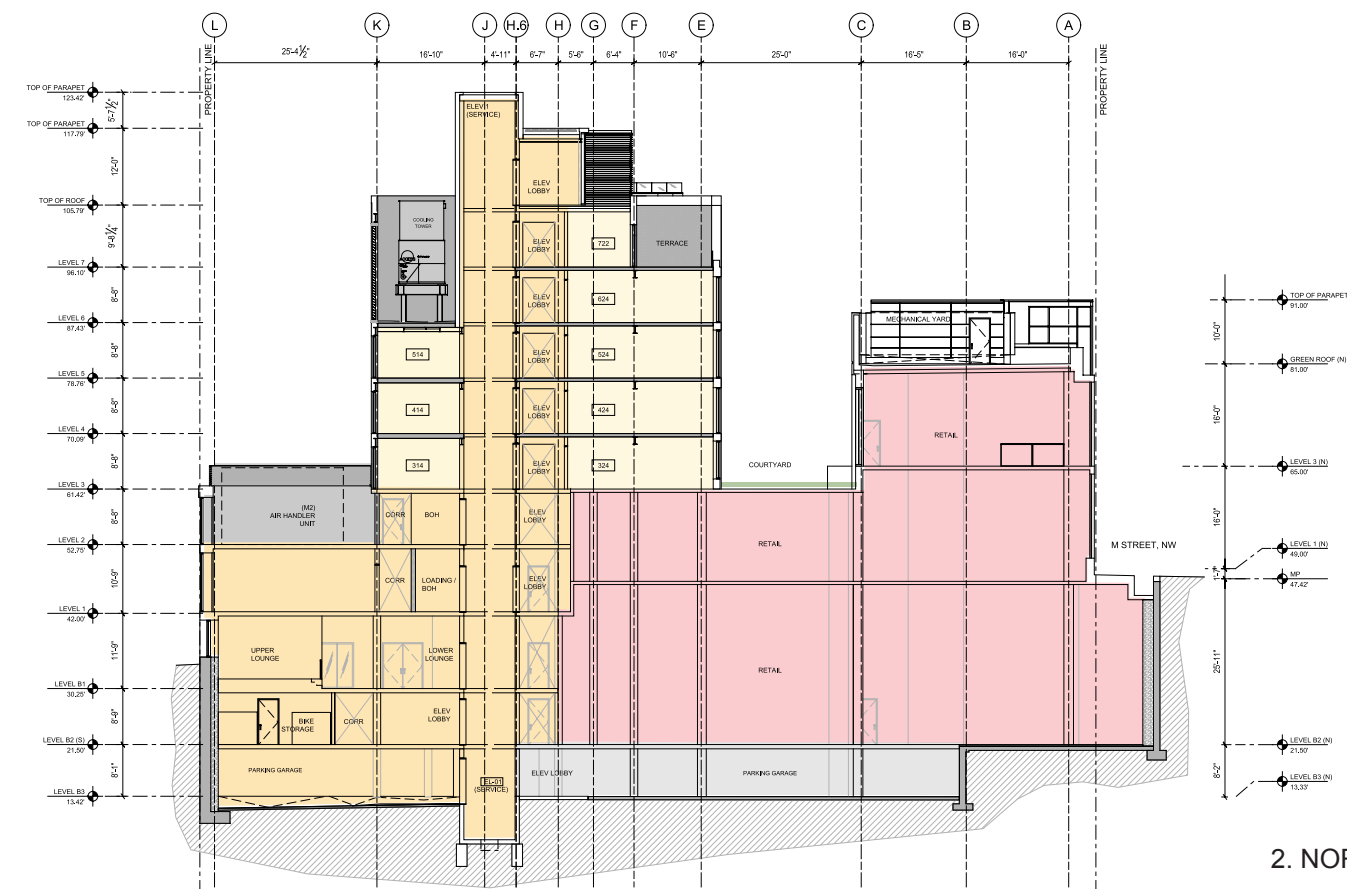
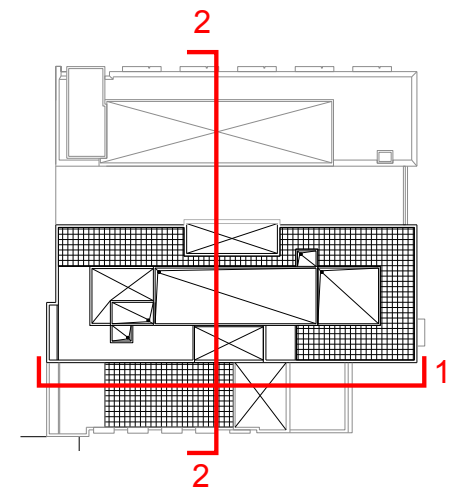
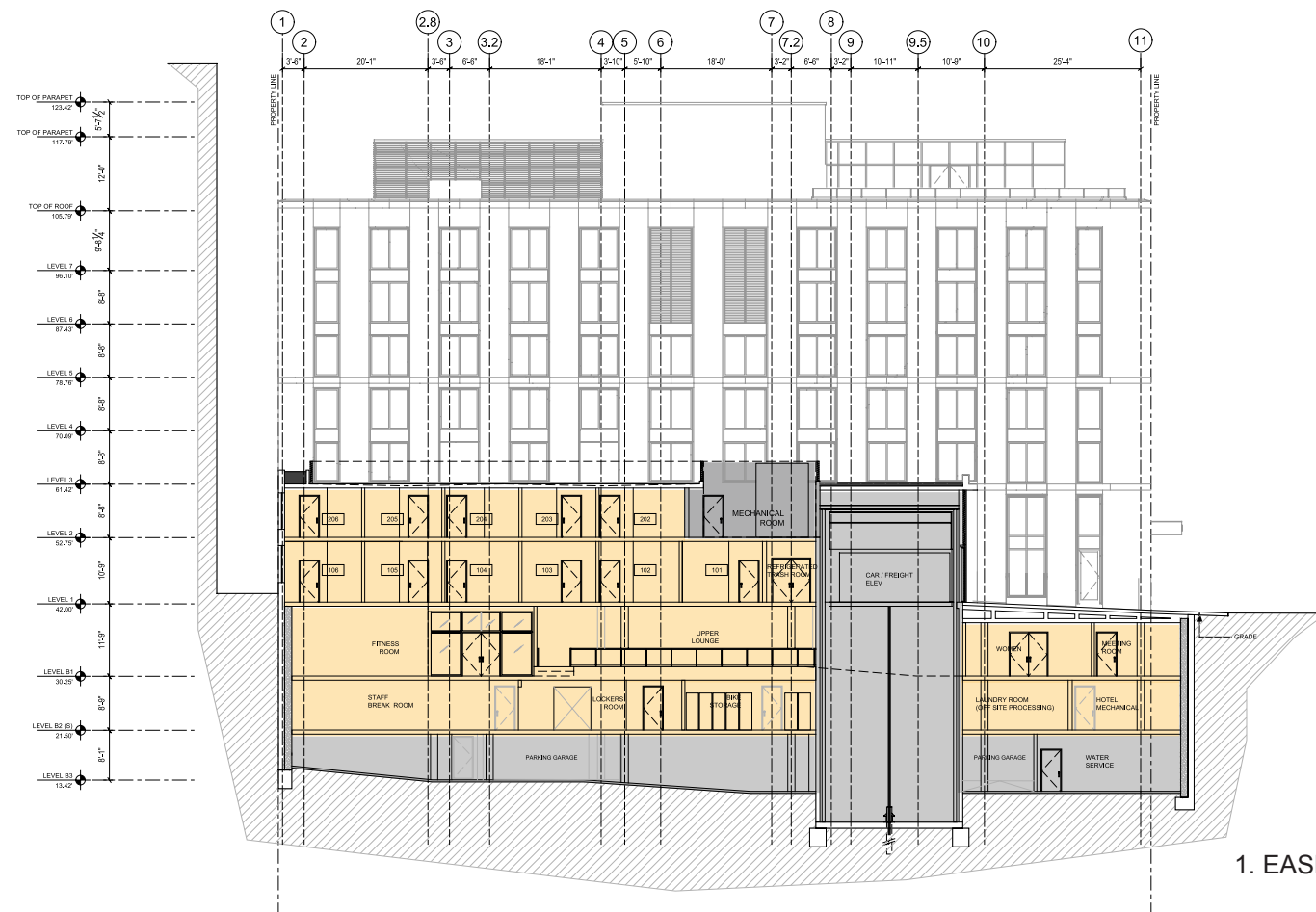


STONE <STX-1>



GRANITE <STX-3>





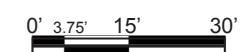
**3000 M STREET, NW**

## THOR EQUITIES

APRIL . 16 . 2020

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## 2. NORTH SOUTH SECTION



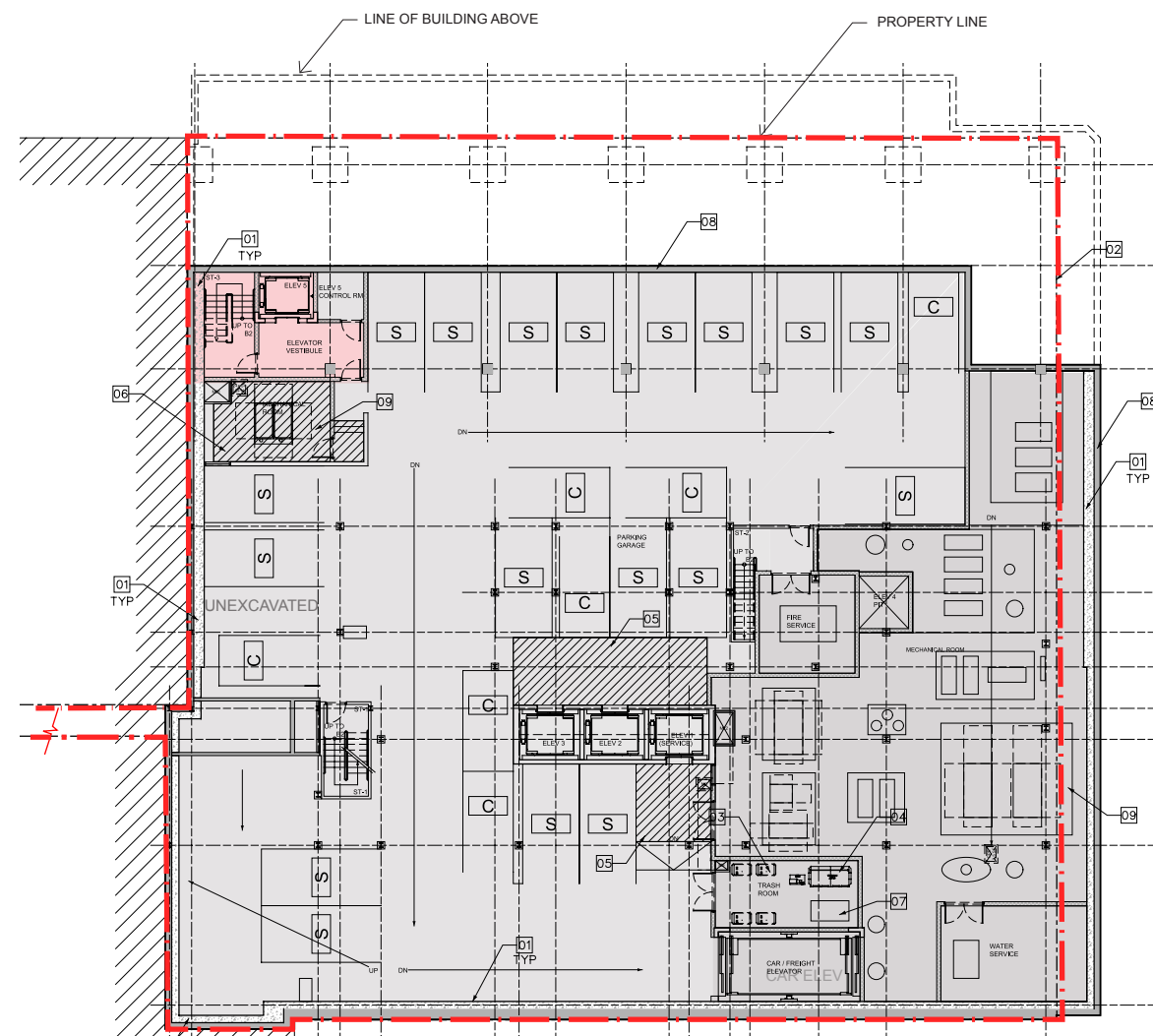
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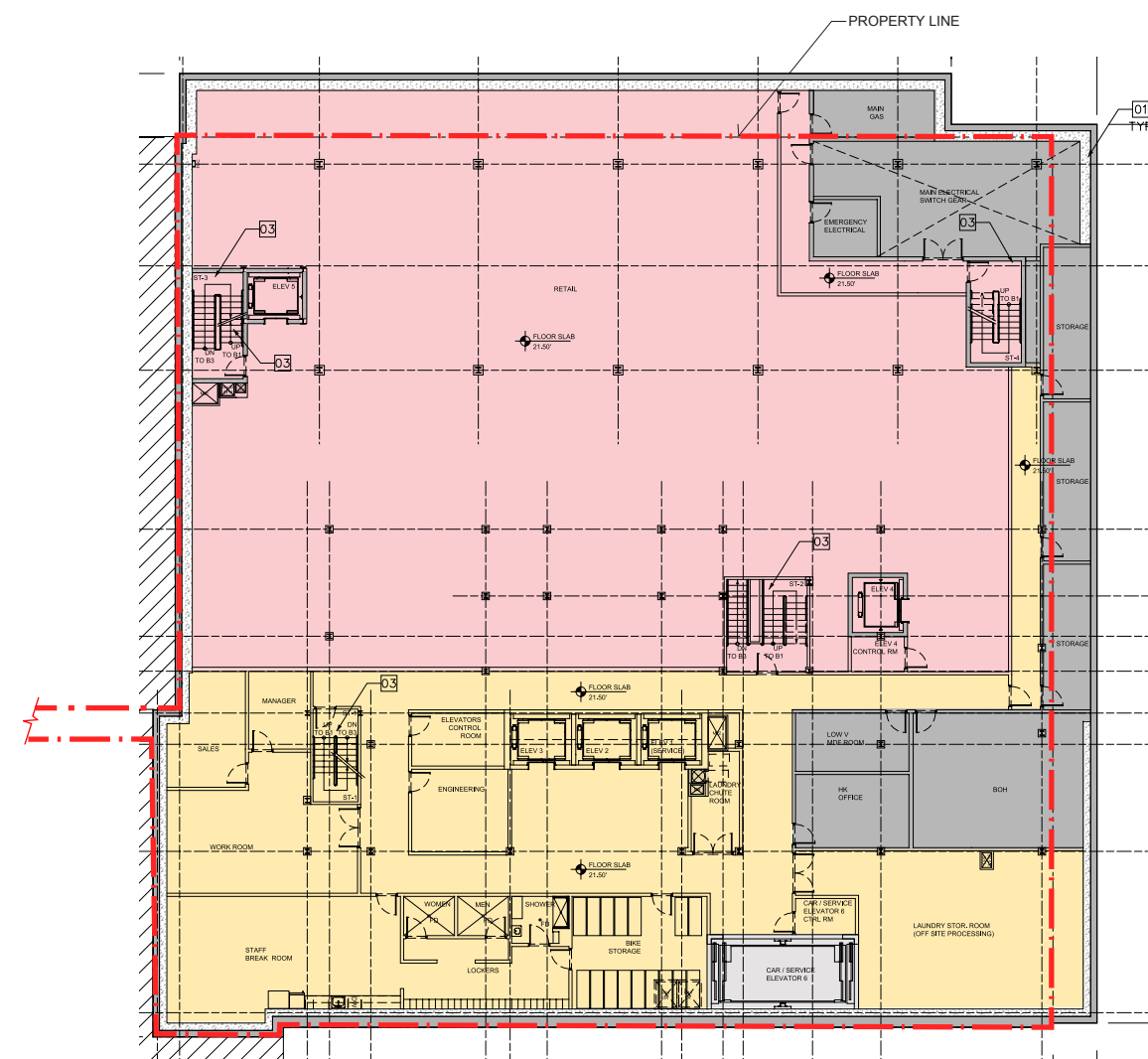
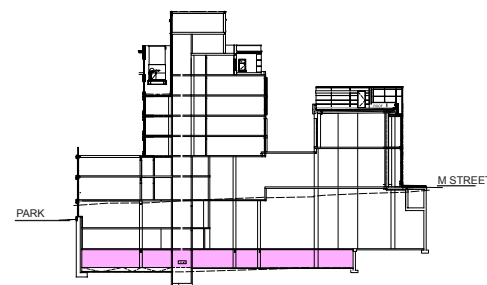
## APPROVED SECTIONS

A32

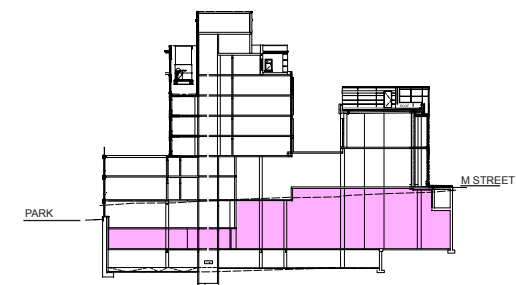




LEVEL B3



LEVEL B2



KEY:

- RETAIL
- HOTEL - KEYS
- HOTEL
- LANDSCAPED AREA
- HARDSCAPED AREA
- CORE / SERVICE
- PARKING

NOTES:

1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

3000 M STREET, NW

THOR EQUITIES

APRIL . 16 . 2020

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0' 3.75' 15' 30'



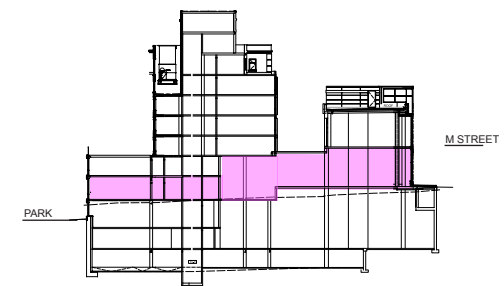
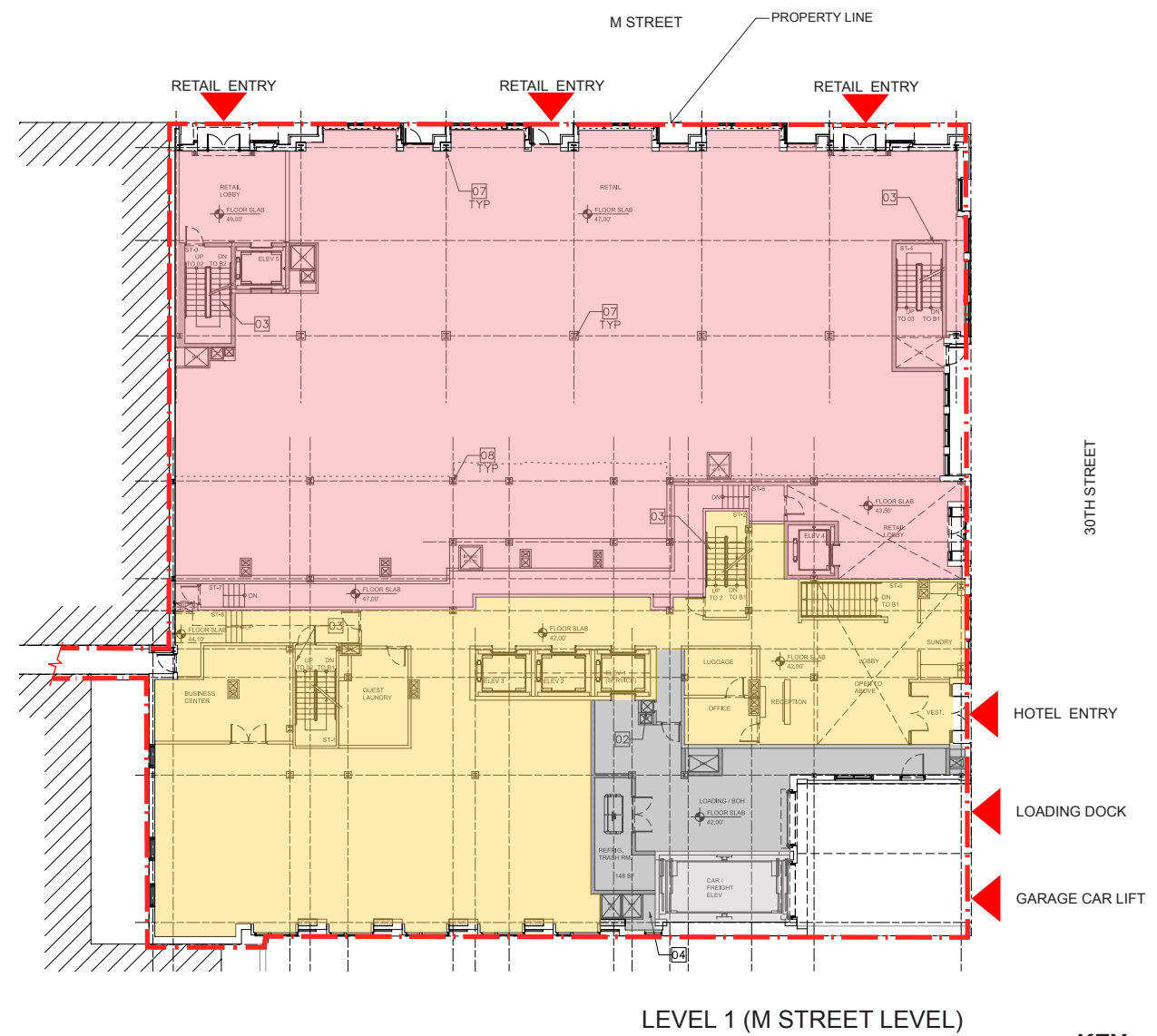
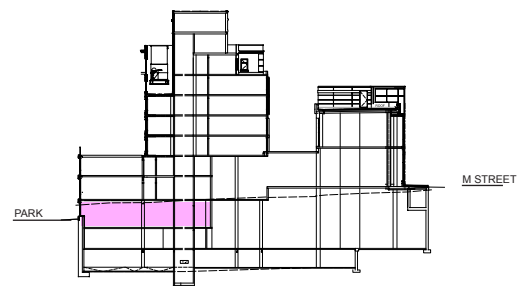
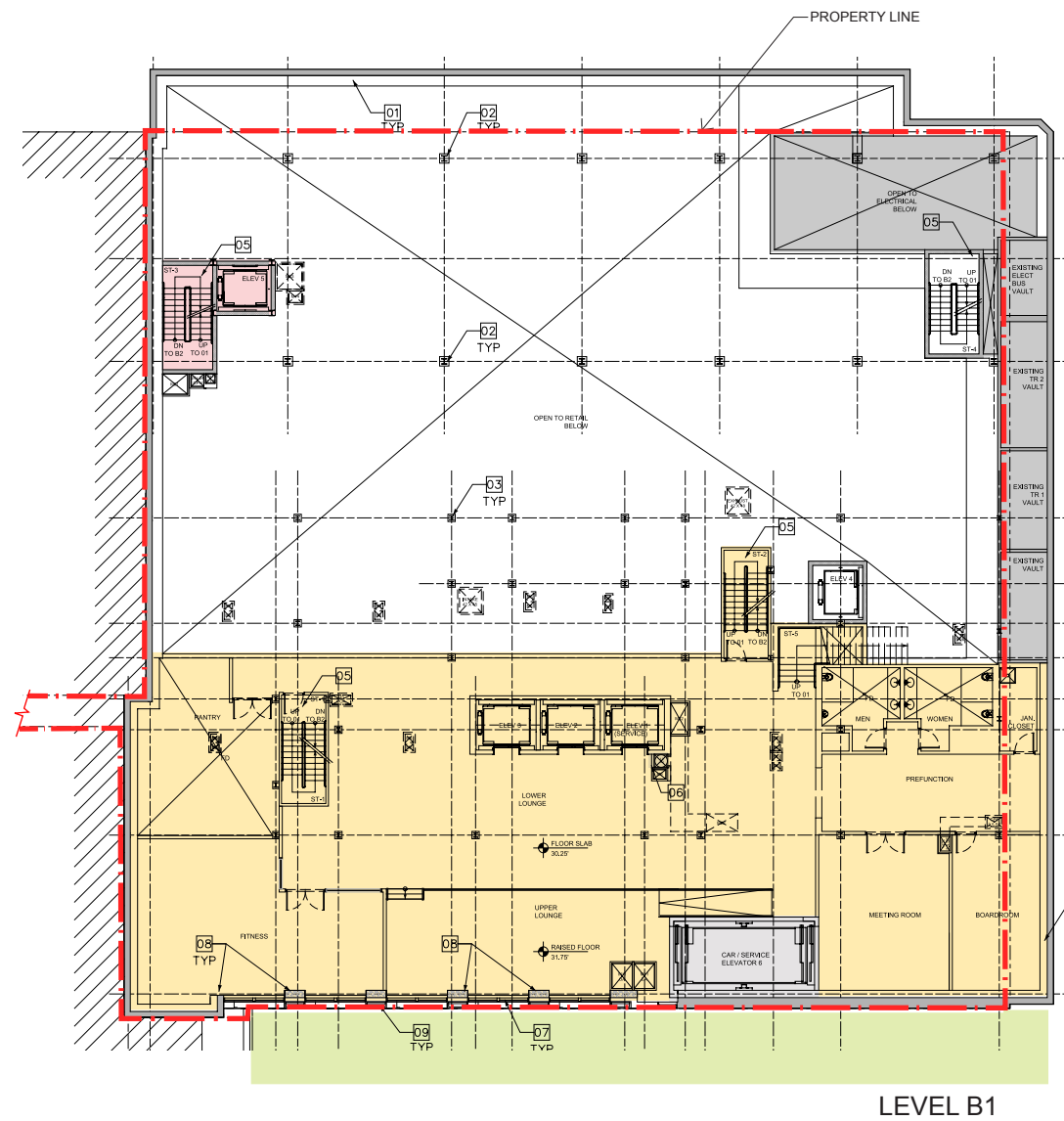
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APPROVED FLOOR PLANS - LEVELS B3 & B2

A33

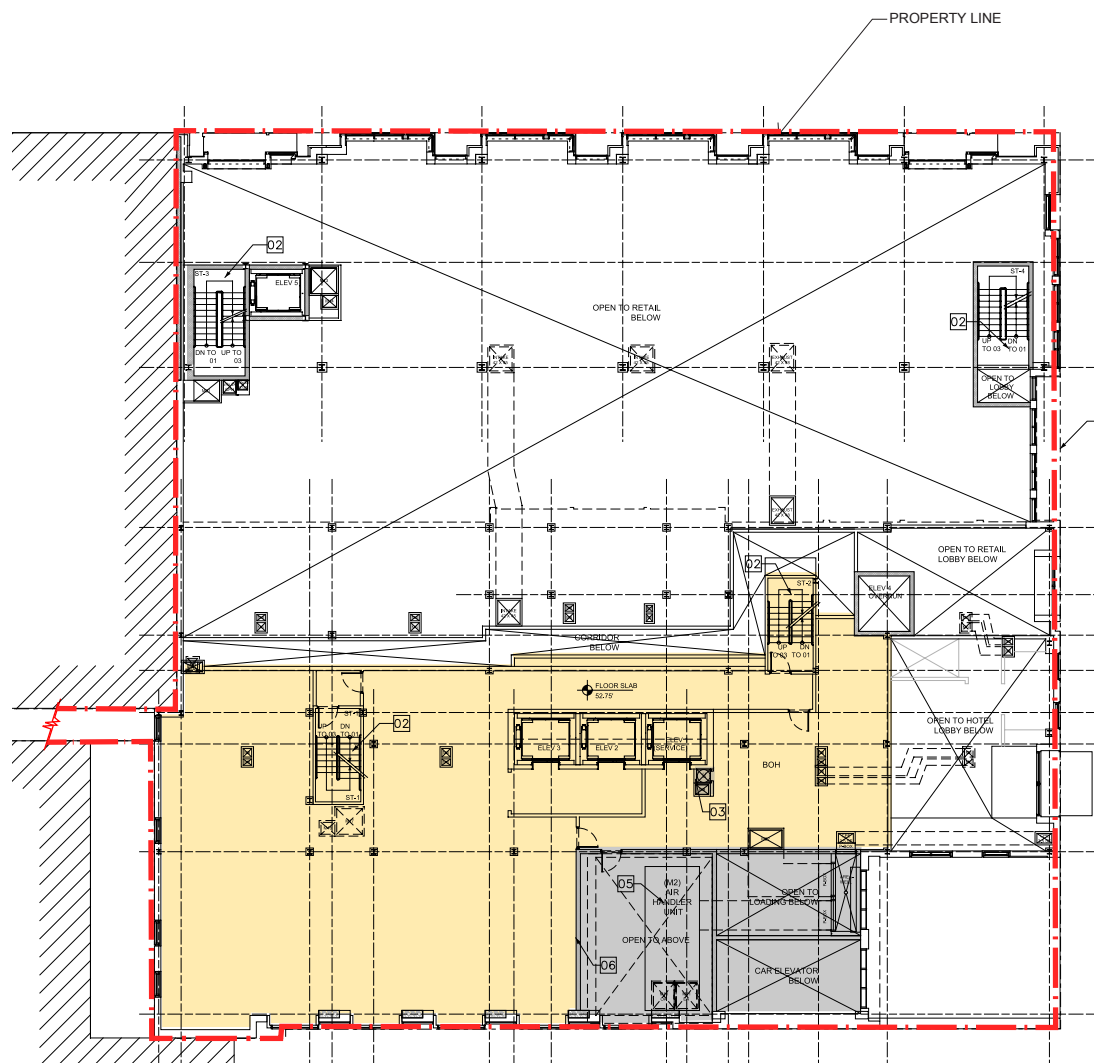




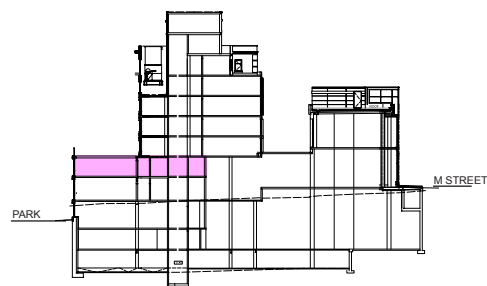
- KEY:**
- RETAIL
  - HOTEL - KEYS
  - HOTEL
  - LANDSCAPED AREA
  - HARDSCAPED AREA
  - CORE / SERVICE
  - PARKING

**NOTES:**  
1: THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, AND THE INTERIOR LAYOUTS, INCLUDING INTERIOR PARTITION LOCATIONS, NUMBER, SIZE, AND LOCATION OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE LOADING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

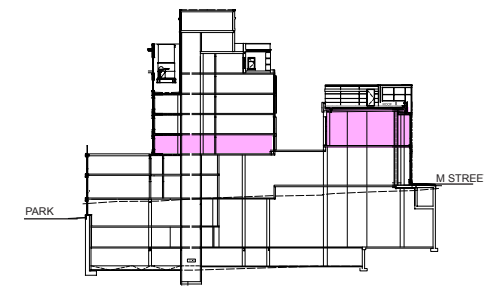




LEVEL 2



LEVEL 3



KEY:

- RETAIL
- HOTEL - KEYS
- HOTEL
- LANDSCAPED AREA
- HARDCAPED AREA
- CORE / SERVICE
- PARKING

NOTES:

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3000 M STREET, NW

THOR EQUITIES

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0' 3.75' 15' 30'



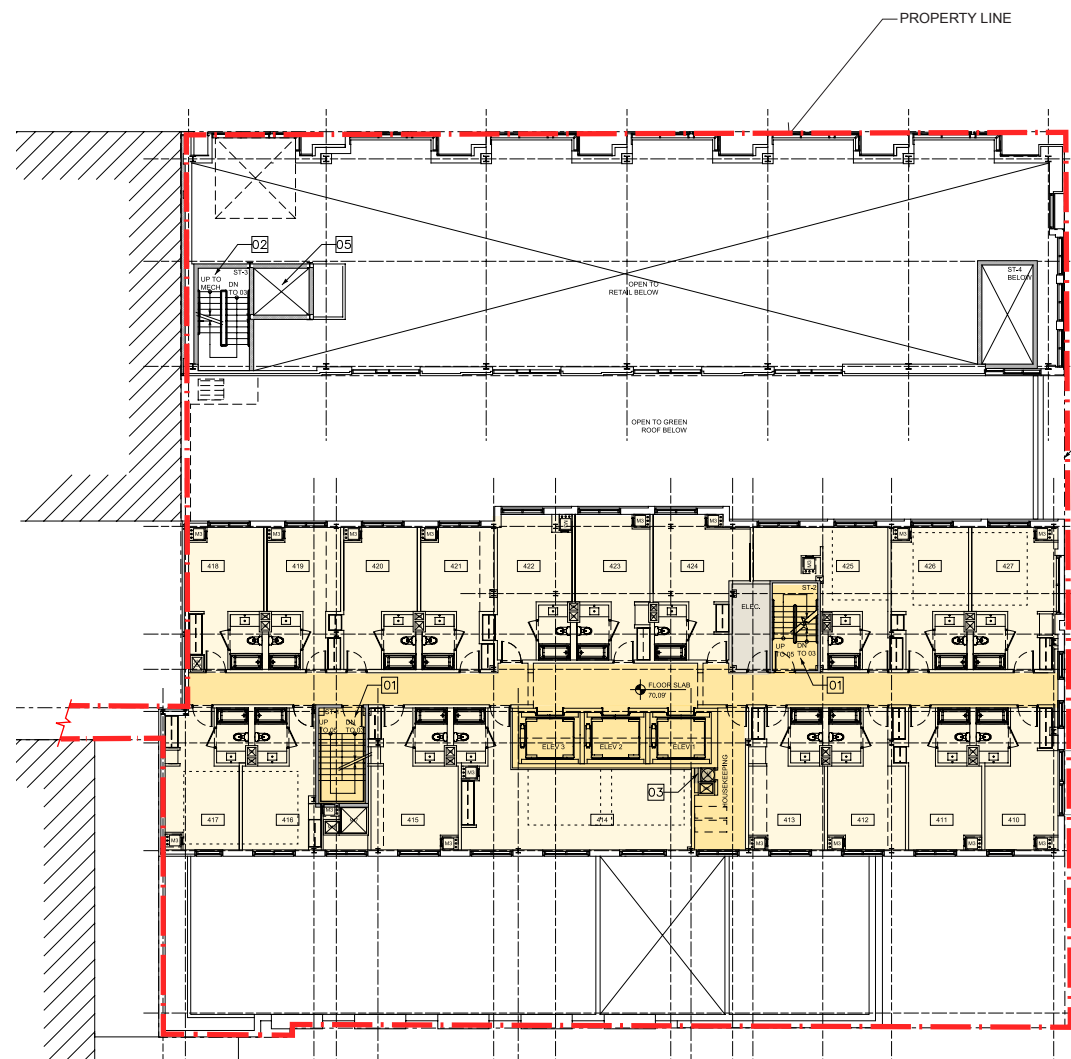
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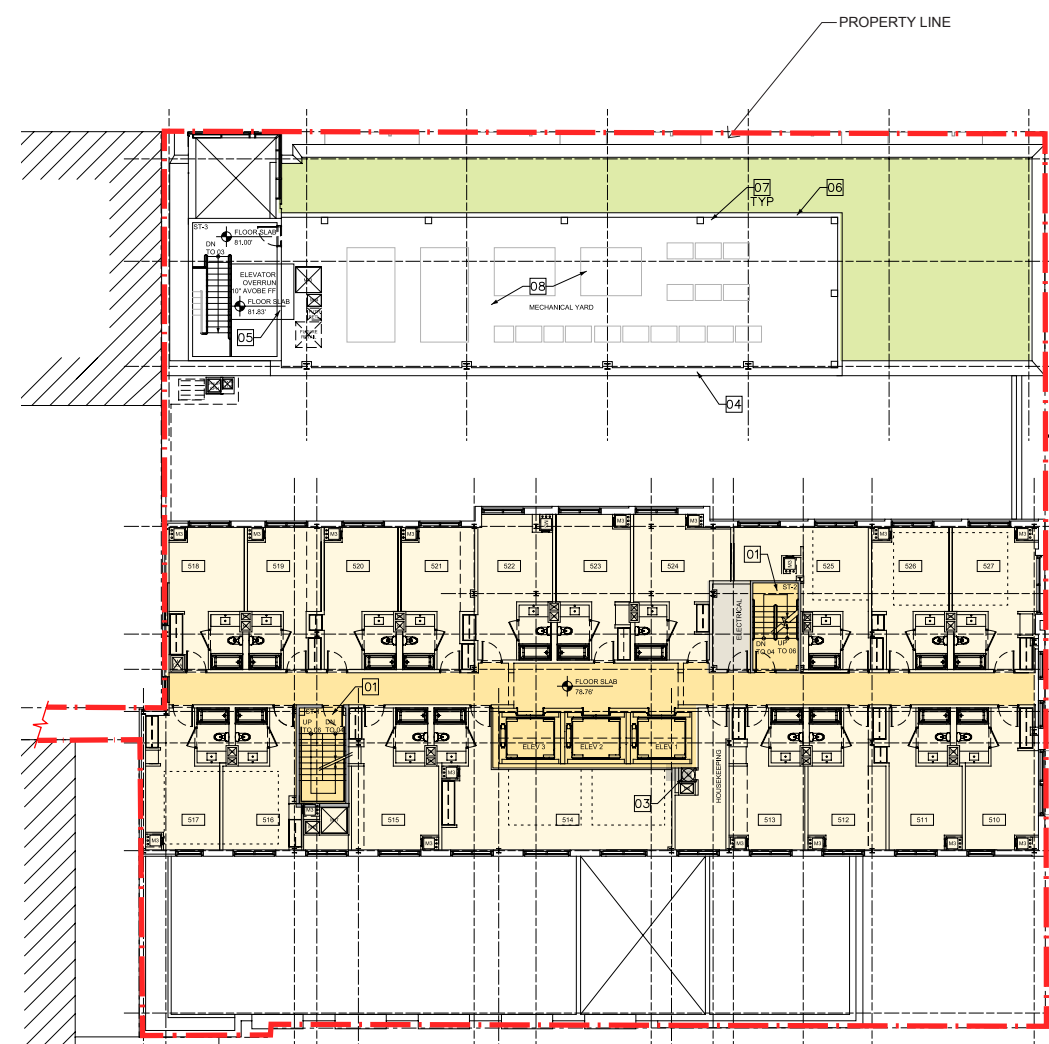
APPROVED FLOOR PLANS - LEVELS 2 & 3

A35

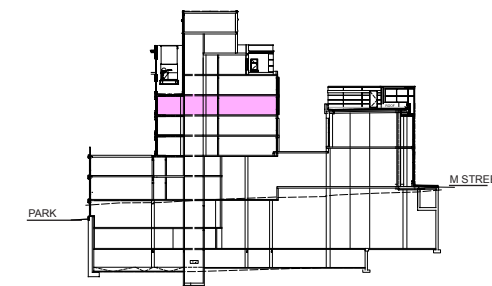
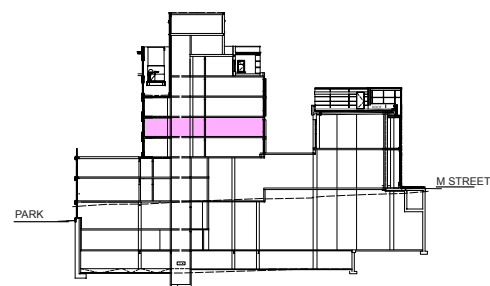




LEVEL 4



LEVEL 5



- KEY:**
- RETAIL
  - HOTEL - KEYS
  - HOTEL
  - LANDSCAPED AREA
  - HARDSCAPED AREA
  - CORE / SERVICE
  - PARKING

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THOR EQUITIES

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0' 3.75' 15' 30'



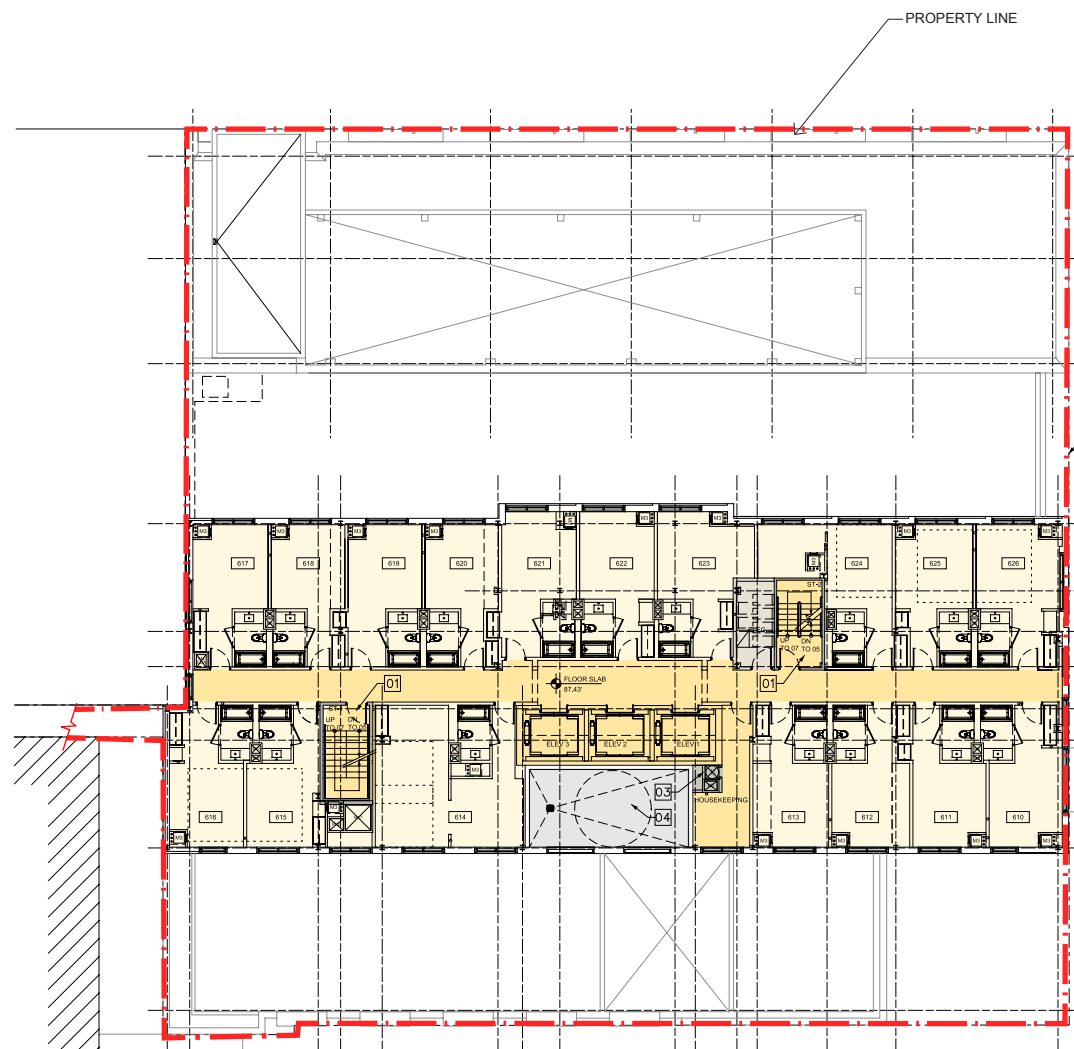
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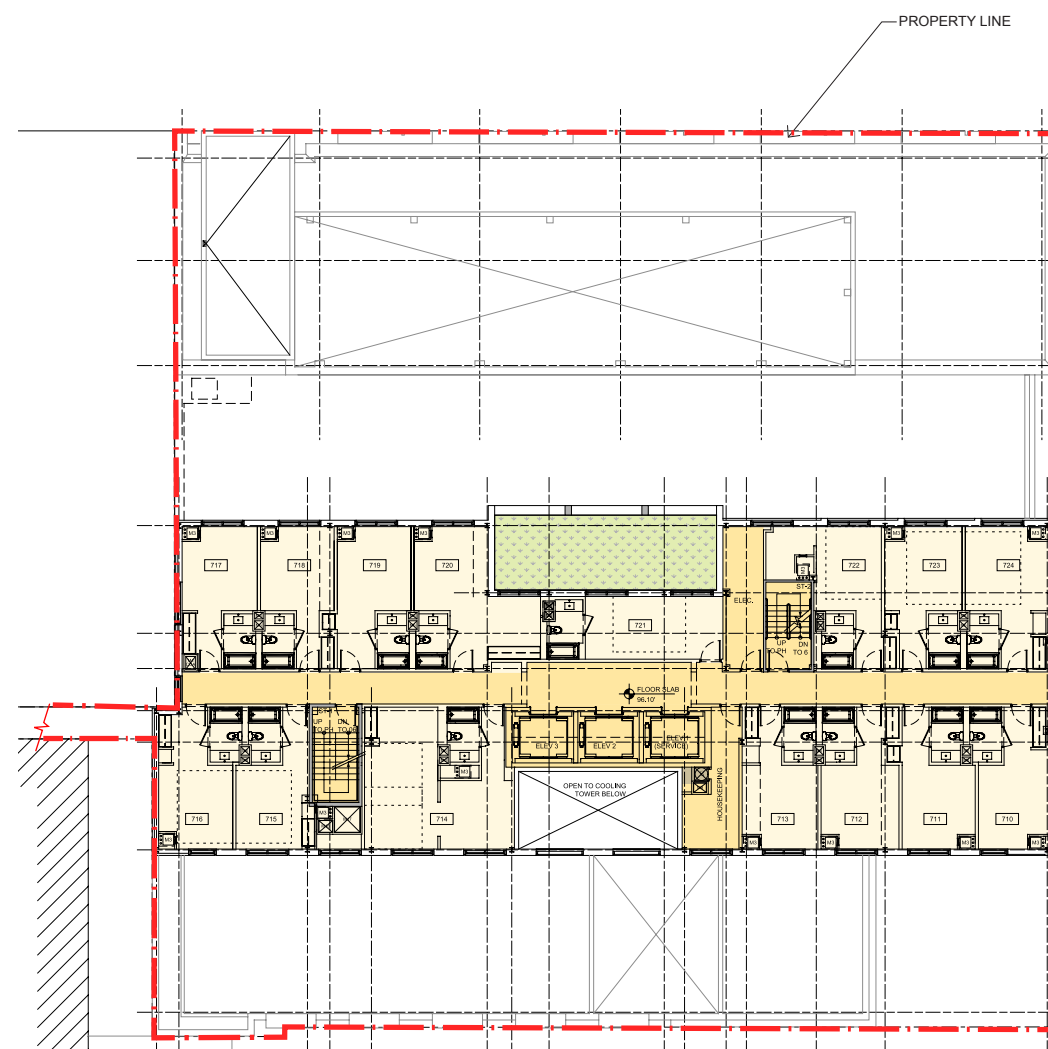
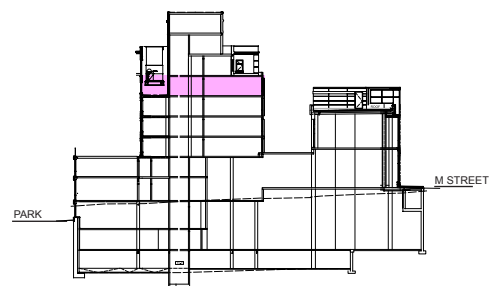
APPROVED FLOOR PLANS - LEVELS 4 & 5

A36

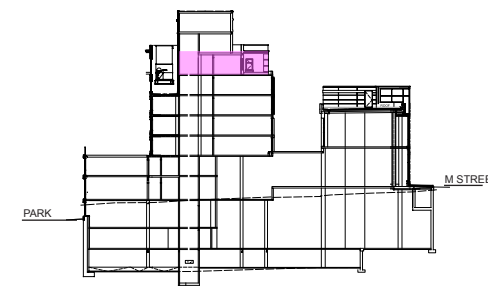




LEVEL 6

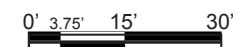


LEVEL 7



- KEY:**
- RETAIL
  - HOTEL - KEYS
  - HOTEL
  - LANDSCAPED AREA
  - HARDSCAPED AREA
  - CORE / SERVICE
  - PARKING

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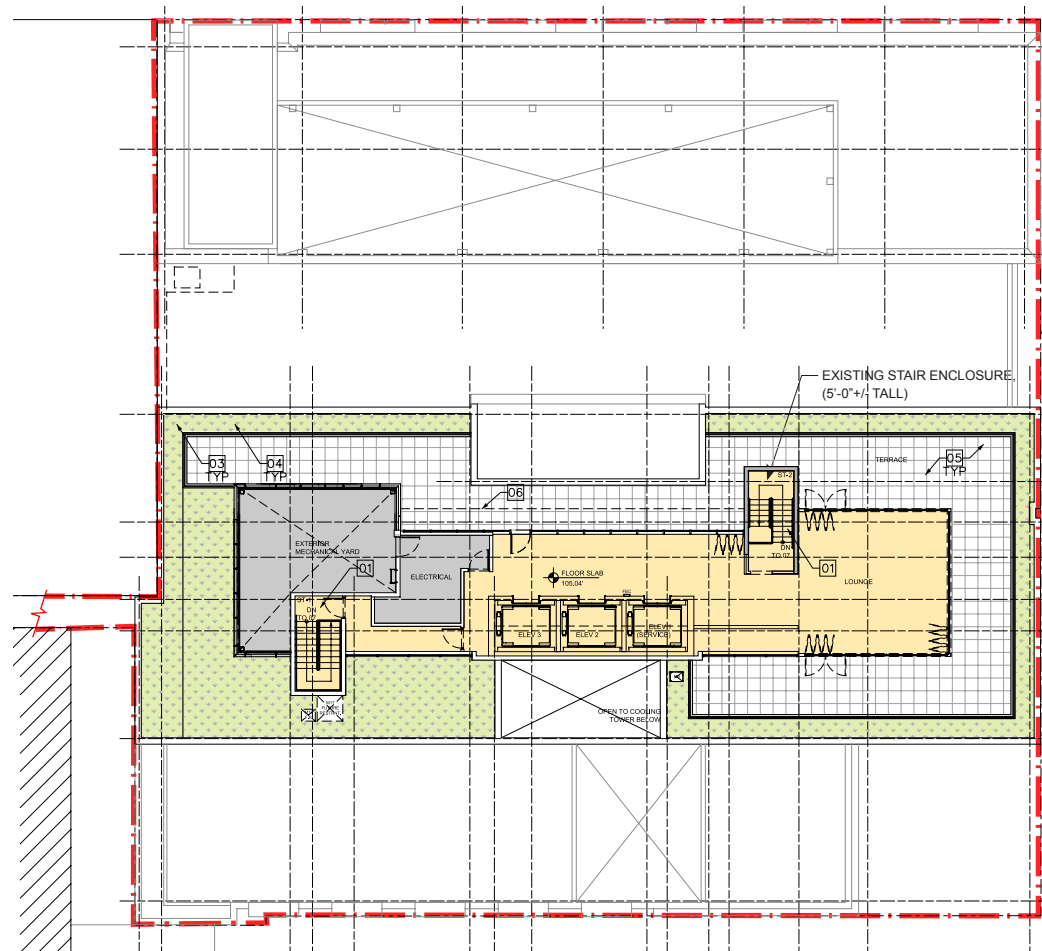
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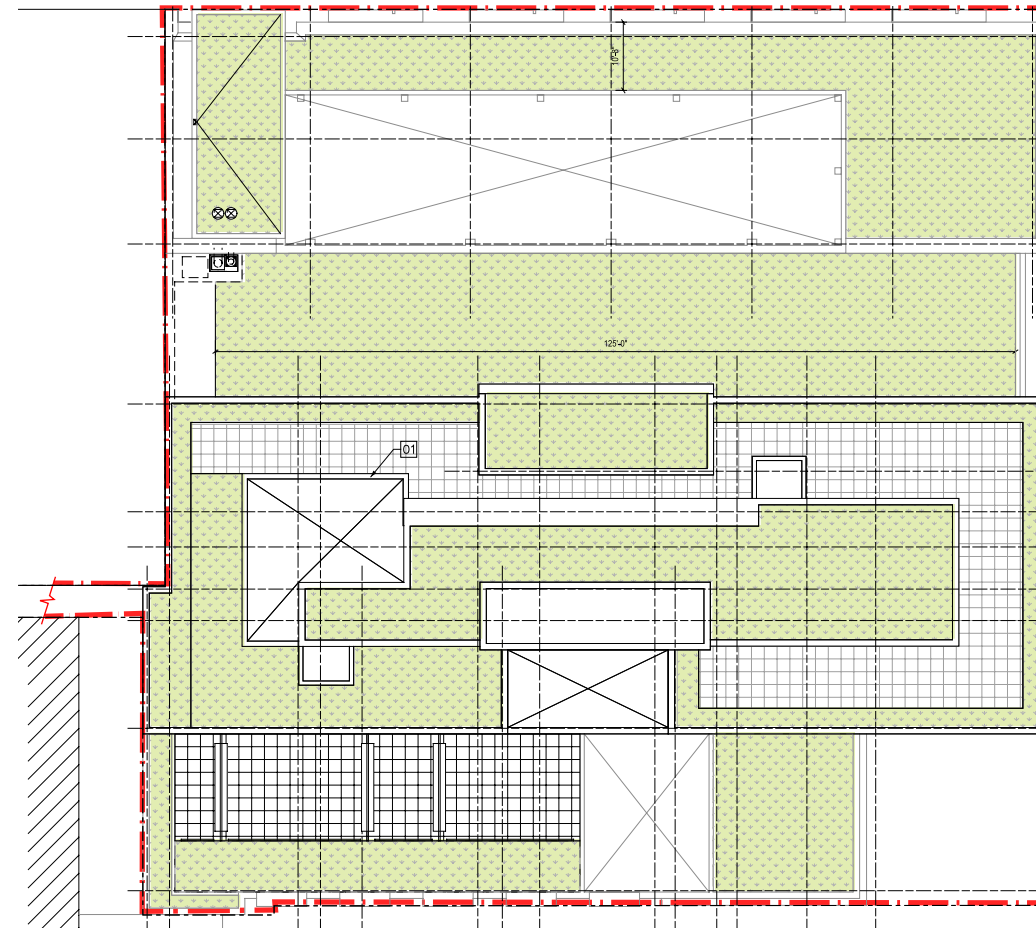
APPROVED FLOOR PLANS - LEVELS 6 & 7

A37

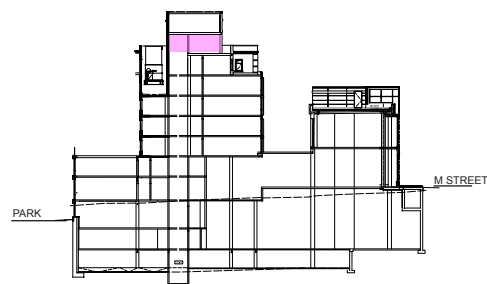




PENTHOUSE LEVEL



ROOF

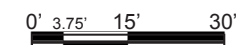


KEY:

- RETAIL
- HOTEL - KEYS
- HOTEL
- LANDSCAPED AREA
- HARDSCAPED AREA
- CORE / SERVICE
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APPROVED FLOOR PLANS - LOWER PENTHOUSE & ROOF

A38



