

DCRA Exhibit 1



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862



B

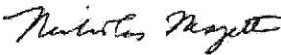
BUILDING PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF
WORK UNTIL WORK IS COMPLETED AND APPROVED

Issue Date: 11/27/2013

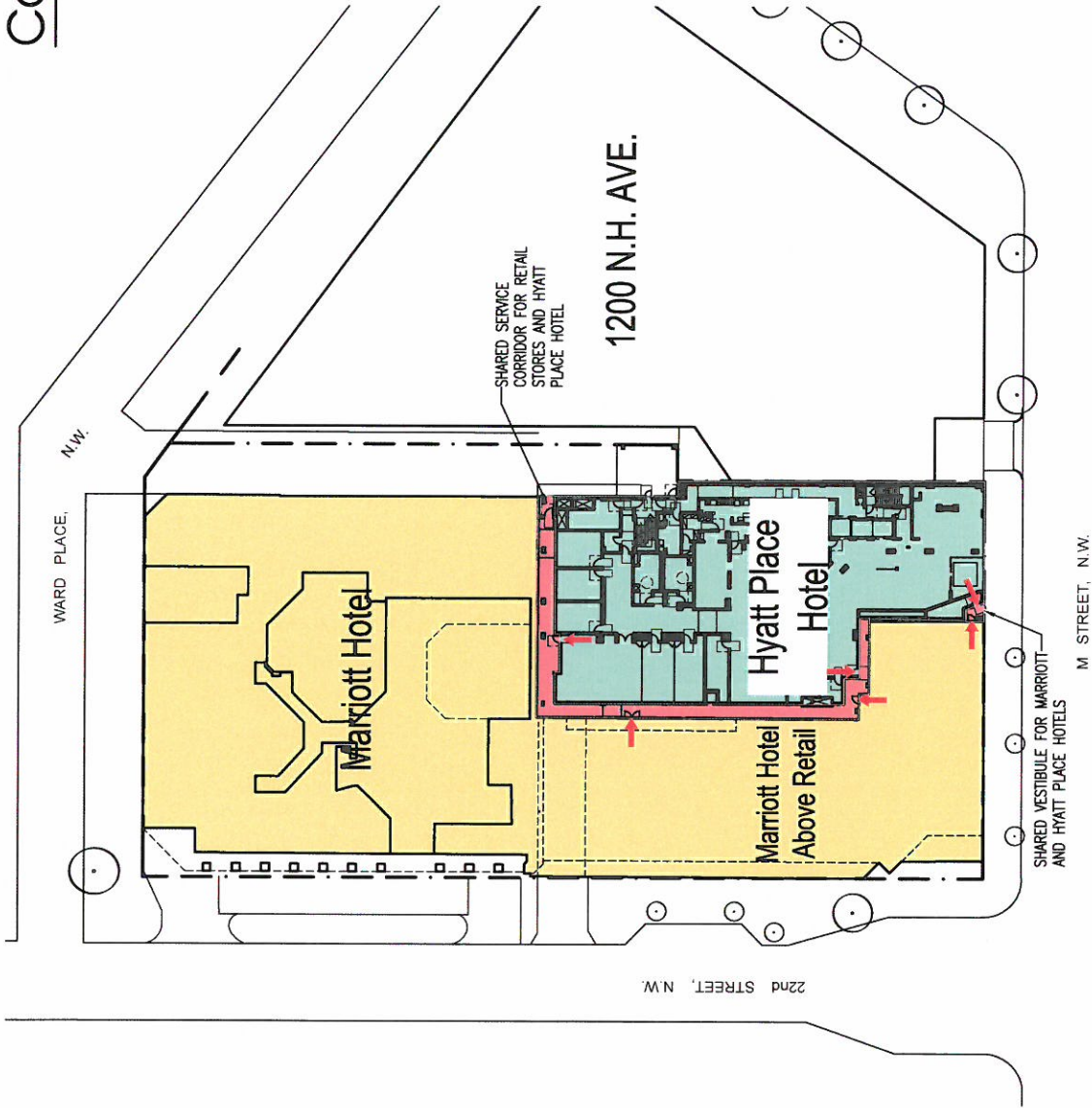
PERMIT NO. B1310607

Expiration Date: 11/27/2014

Address of Project: 2121 M ST NW		Zone:	Ward: 2	Square: 0070	Suffix:	Lot: 0880
Description Of Work: NEW CONSTRUCTION OF A 9-STORY, 168 GUESTROOM HOTEL ADDITION TO THE EXISTING WASHINGTON MARRIOTT HOTEL. THE ADDITION INCLUDES BELOW GRADE PARKING, A SWIMMING POOL, FITNESS AREA AND WILL HAVE A COMPLETE FIRE PROTECTION SYSTEM.						
Permission Is Hereby Granted To: Ilan Scharfstein Renaissance Centro		Owner Address: 7501 WISCONSIN AVE #1103E 20814			PERMIT FEE: \$68,010.03	
Permit Type: Addition Alteration Repair	Existing Use: Hotel - R-1		Proposed Use: Hotel - R-1		Plans: Yes	
Agent Name: Jopatric Love - Americode	Agent Address: 8505 Euclid Ave #3 20111	Existing Dwell Units: 0	Proposed Dwell Units: 0	No. of Stories: 9	Floor(s) Involved: All	
Conditions/ Restrictions: This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year. All Construction Done According To The Current Building Codes And Zoning Regulations; As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund Lead Paint Abatement Whenever any such work related to this Permit could result in the disturbance of lead based paint, the permit holder shall abide by all applicable paint activities provisions of the 'Lead Hazard Prevention and Elimination Act of 2008' and the EPA 'Lead Renovation, Repair and Painting rule' regarding lead-based include adherence to lead-safe work practices. For more information, go to http://ddoe.dc.gov, Lead and Healthy Housing.						
Director: Nicholas A. Majett 		Permit Clerk Keith Hawkins				
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639 FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.						

DCRA Exhibit 2

Connection Plan



JONATHAN NEHRMER + ASSOCIATES, INC. Architecture 7361 Culhoun Place, Suite 310 Rockville, Maryland 20855

Interior Design Rockville, Maryland 20855

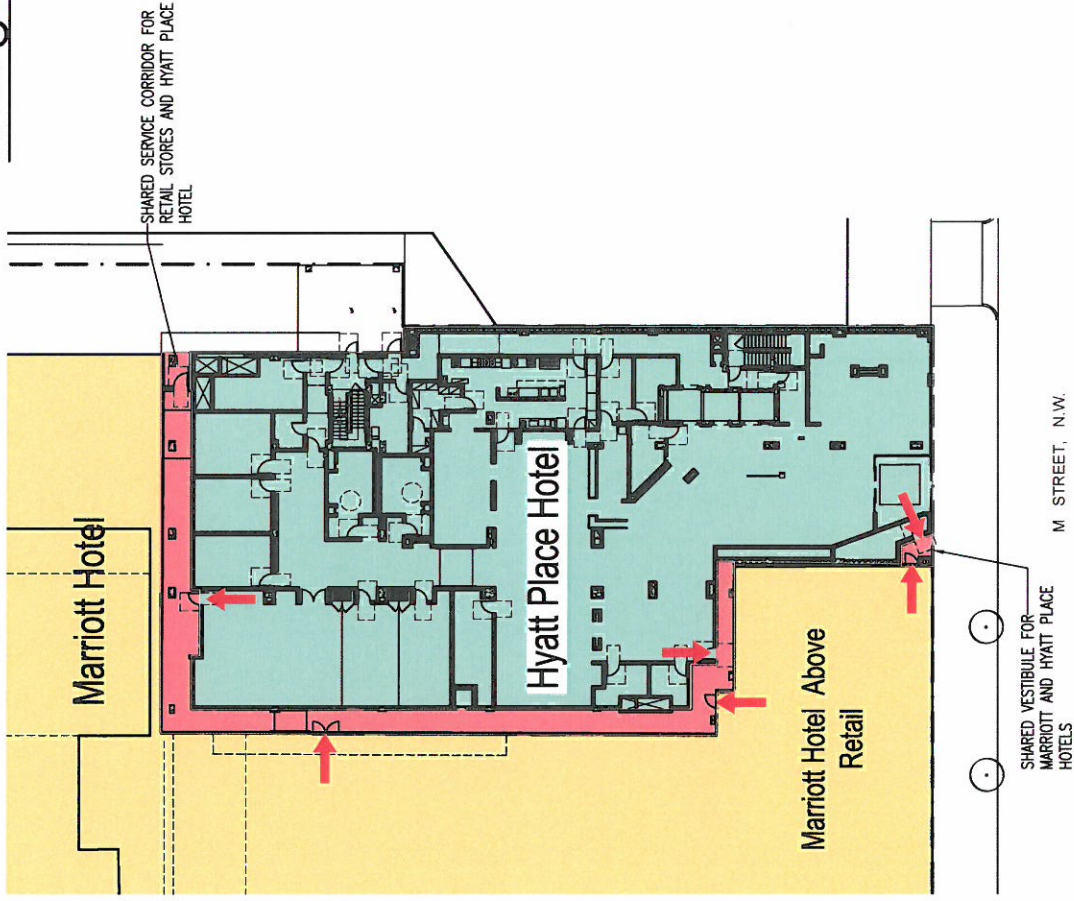
Project Management P 301.670.1635 F 301.670.9643

2121 M Street, NW

March 24, 2014



Enlarged Connection Plan



2121 M Street, NW

March 24, 2014

RENAISSANCE
CENTRO

Project Management
p. 301.670.1635 f. 301.670.9643

Interior Design
Rockville, Maryland 20855

Architecture
7367 Calhoun Place Suite 310

DCRA Exhibit 3

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 108

CASE NO. 74-8

December 23, 1974

Pursuant to notice, a public hearing of the Zoning Commission was held on July 31, 1974, to consider an amendment to the text of the Zoning Regulations. Thereafter, having met in Executive Session, the Commission hereby ORDERS the adoption of the following amendments to the text of the Zoning Regulations:

TEXT CHANGE INSTRUCTIONS

1. Add a new Paragraph 2101.13 - Mixed Use Districts, as follows:

2101.13 - Mixed Use (Commercial-Residential)
Districts

C-R - Mixed Uses (retail, residential, office,
light industry)

Renumber existing paragraphs 2101.13, 2101.14 and
2101.15 to 2101.14, 2101.15 and 2101.16, respectively.

District. A covenant running with the land and applicable to all properties involved in such apportionment shall be executed by all of the owners of such properties and the Government of the District of Columbia prior to the issuance of any building permits. Such covenant shall be for the purpose of insuring that the total floor area does not exceed the limits applicable to residential and non-residential uses.

Section 4505 - Off-street Parking and Loading

4505.1 - All buildings and structures shall be provided with off-street parking spaces as specified in the following parking schedule. All such parking spaces shall conform to the provisions of Sections 7204, 7205, 7206 and 7207 except Paragraph 7207.17.

PARKING SCHEDULE

USE	<u>MINIMUM NUMBER OF SPACES</u>	<u>MAXIMUM NUMBER OF SPACES</u>
Single-family dwelling or flat	0	1/dwelling unit
Multiple dwelling	1/6 dwelling units	1/3 dwelling units
Multiple dwelling constructed as a cooperative or condominium	1/6 dwelling units	2/3 dwelling units
Hotel or Motel	0	1/4 sleeping rooms or suites

PARKING SCHEDULE
(cont.)

USE	<u>MINIMUM NUMBER OF SPACES</u>	<u>MAXIMUM NUMBER OF SPACES</u>
Hospital or Nursing Home	0	1/8 beds
Retail Sales or Service	0	1/1,000 square feet of gross floor area
Office or Clinic		1/1,500 square feet of gross floor area
Manufacturing or Whole- sale Use	0	1/4,000 square feet of gross floor area
Warehouse	0	0
Theater or place of public assemblage	0	1/112 square feet of floor area devoted to seating
All Others	0	0

4505.2 - The Board of Zoning Adjustment is authorized to reduce the number of required parking spaces. Such reduction shall be governed by the provisions of Subsections 7203.2 and 7203.3.

4505.3 - All buildings and structures shall be provided with off-street parking facilities for bicycles provided that no such spaces shall be required for a hotel or motel. Such facilities shall contain space for a number of bicycles at least equivalent to the maximum number of

automobile parking spaces permitted under Sub-section 4505.1. Such bicycle facilities shall have convenient access from building and street or other bicycle right-of-way, be secure, and shall be located within a building or structure, either on the ground floor, first basement or first cellar level.

4505.4 - All buildings and structures shall be provided with off-street loading berths and off-street service/delivery parking spaces as specified in the following schedule:

USE	<u>NUMBER OF LOADING BERTHS</u>		<u>NUMBER OF SERVICE SPACES</u>	
	<u>Minimum</u>	<u>Maximum</u>	<u>Minimum</u>	<u>Maximum</u>
Multiple dwelling with more than 50 units	1	2	3	6
Hotel - for each 200 rooms	1	2	3	6
Hospital	1	2	3	6
Offices				
5,000 to 20,000 square feet of gross floor area -	0	1	1	2
20,000 to 50,000 square feet of gross floor area -	1	2	3	6
50,000 to 100,000 square feet of gross floor area -	1	2	3	6
For each additional 100,000 square feet of gross floor area -	1	2	3	6

USE (cont.)

	<u>NUMBER OF LOADING</u> <u>BERTHS</u>		<u>NUMBER OF SERVICE</u> <u>SPACES</u>	
	<u>Minimum</u>	<u>Maximum</u>	<u>Minimum</u>	<u>Maximum</u>
Retail				
1,000 to 5,000 square feet of gross floor area -	0	1	2	4
5,000 to 10,000 square feet of gross floor area -	1	2	3	6
10,000 to 50,000 square feet of gross floor area -	2	4	6	12
For each additional 100,000 square feet of gross floor area -	1	2	3	6
Theater - with more than 500 seats -	1	2	3	6
Warehouses, Wholesale and Manufacturing				
5,000 to 20,000 square feet of gross floor area -	1	2	2	4
20,000 to 100,000 square feet of gross floor area -	2	4	4	8
For each additional 100,000 square feet of gross floor area -	1	2	2	4
All Others	0	1	1	2

All such loading berths shall conform to the requirements of Sections 7303 and 7305 and Sub-sections 7302.2 and Paragraphs 7306.11 and 7306.12. All such service spaces shall conform to the requirements of the above sections and sub-sections except that the size of each service space shall be 20 feet long by 12 feet wide with a vertical clearance of 10 feet and shall not require loading platforms or space for such platforms. Loading berths and service spaces shall be located within the building or in the rear or side yard of the building.

DCRA Exhibit 4

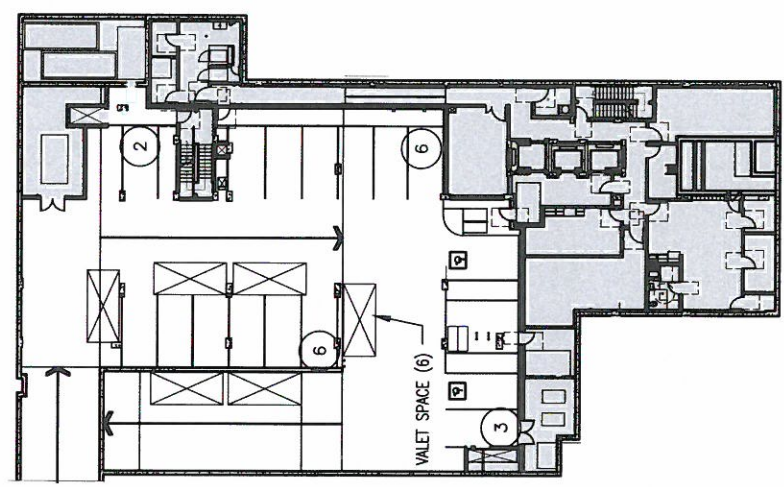
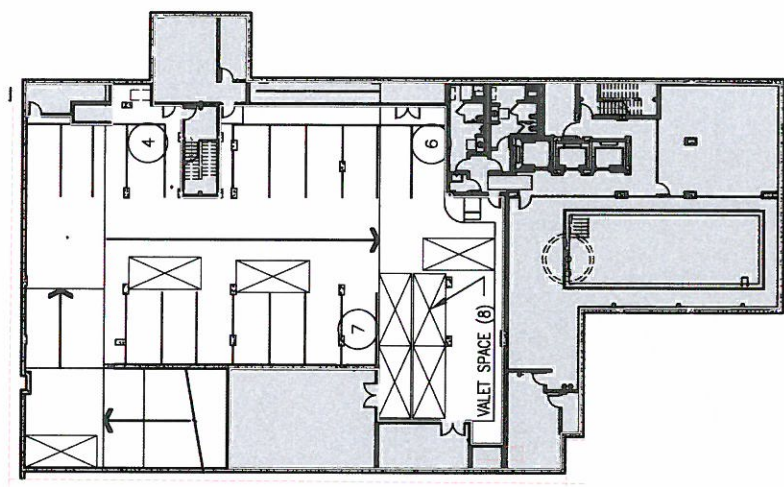
Valet Parking Plans



Parking Spaces	
Lower Level 1	23
Lower Level 2	25
Total Spaces	48

Parking Area	
Lower Level 1	10,119 sf
Lower Level 2	8,043 sf
Total Area	18,162 sf

Parking Area /Space	
	378.4sf
Req'd Parking Area /Space	
	285 sf

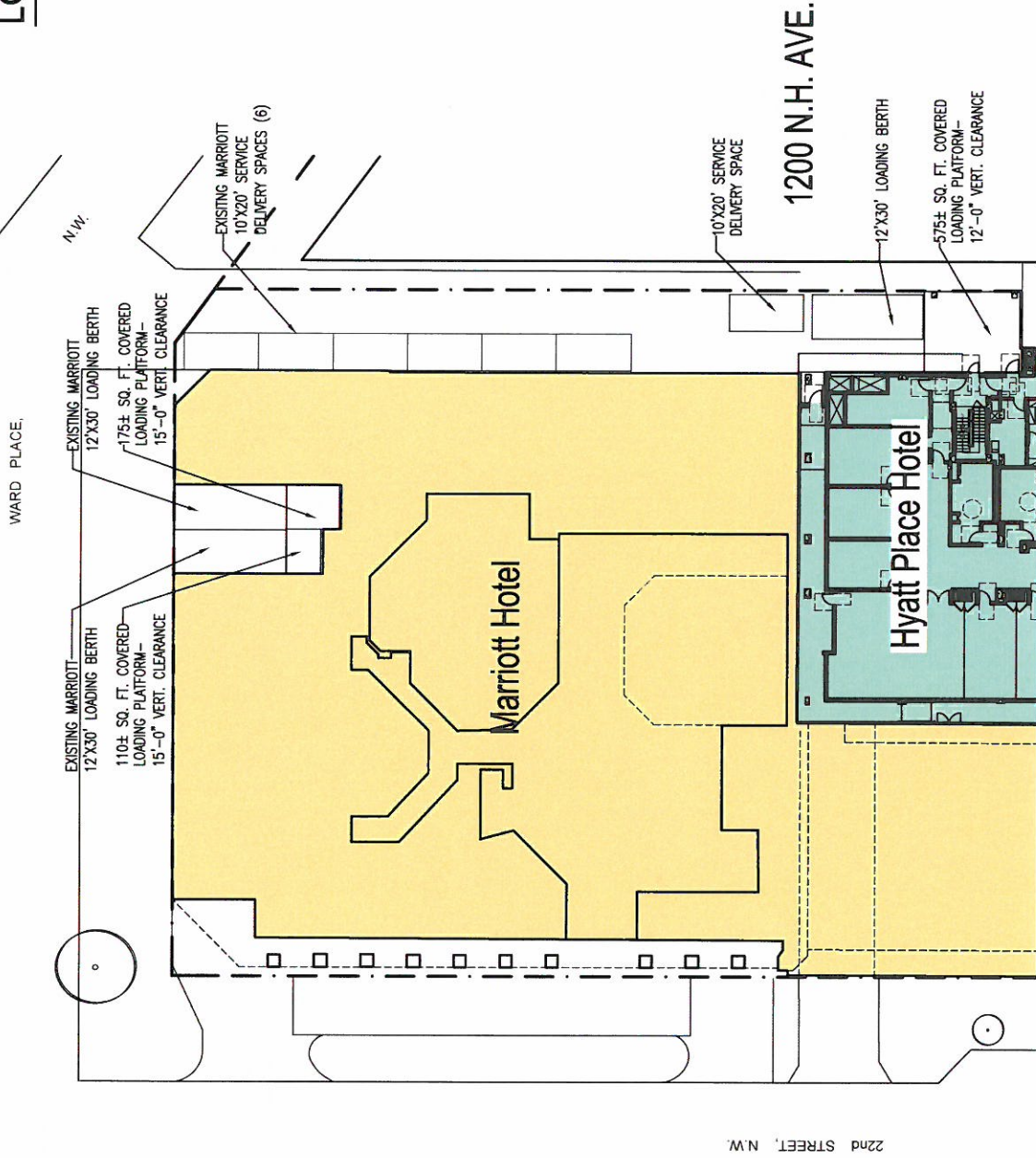


VALET PARKING LOWER LEVEL 1
1" = 30'-0"

VALET PARKING LOWER LEVEL 2
1" = 30'-0"

DCRA Exhibit 5

Loading Plan



DCRA Exhibit 6

Roof Structure Plan



M STREET, N.W.

2121 M Street, NW

March 24, 2014

RENAISSANCE
CENTRO

Project Management
p. 304.670.1635 f. 304.670.9643

Interior Design
Rockville, Maryland 20855

Architecture
7351 Calhoun Place, Suite 310

JNA+
JONATHAN NEHRMER + ASSOCIATES, INC.
© 2014 www.jna-na.com

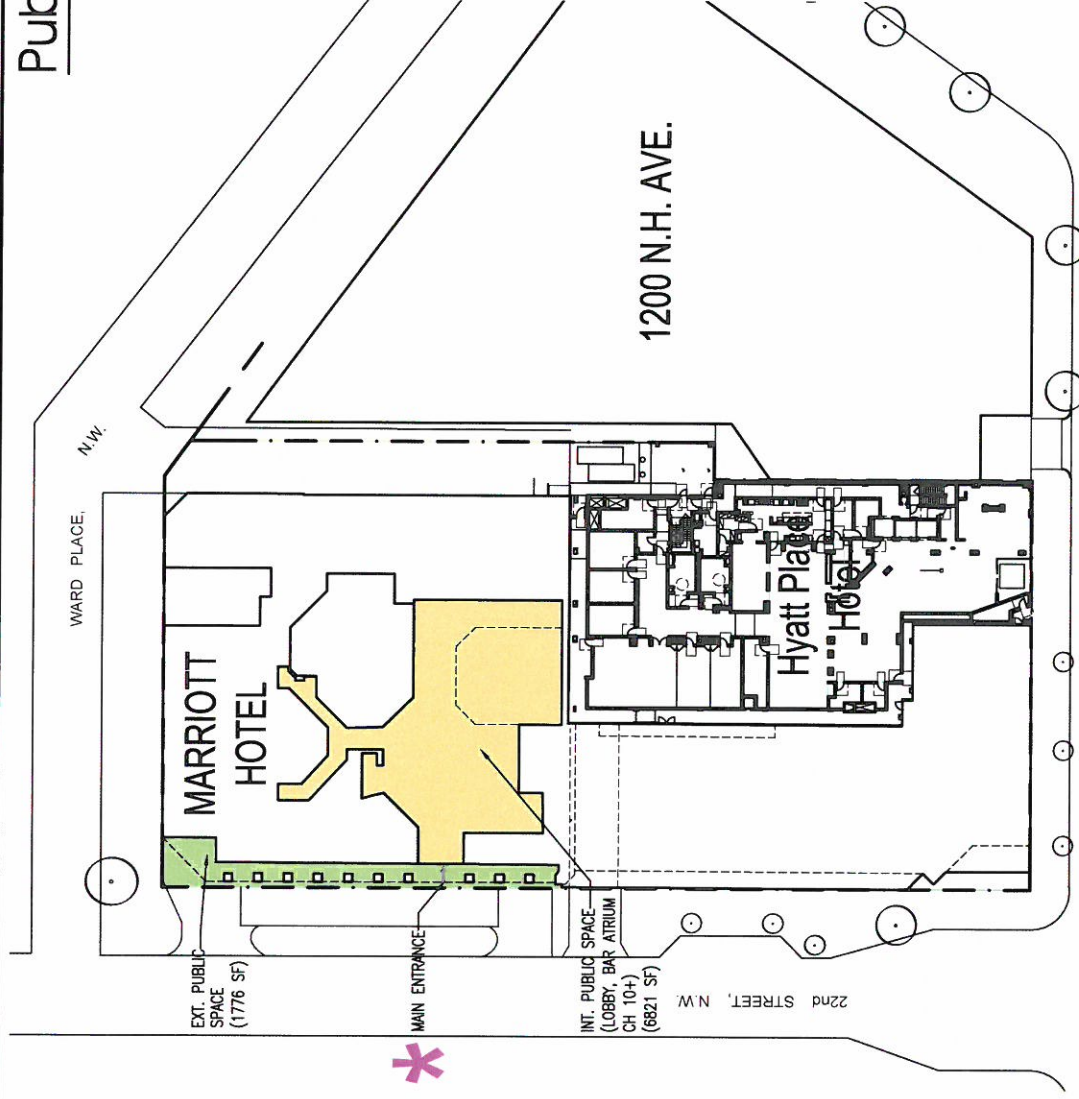
DCRA Exhibit 7

DCRA Exhibit 8

Public Space Plan



Lot Area	64,446 sf
Public Space at Ground Level	
Exterior Public Space	1,776 sf
Interior Public Space	6,821 sf
Total Public Space	8,597 sf (13.3 %)



M STREET, N.W.

2121 M Street, NW

March 24, 2014

RENAISSANCE
CÉNTRO

Project Management
p. 301.670.1635 f. 301.670.9543

Interior Design
Rockville, Maryland 20855

Architecture
7351 Calhoun Place, Suite 310