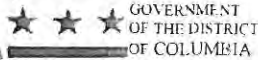


EXHIBIT A

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
N.C.P.C. No.	O.G. No.	DC/CR		B1310607	By: EW
H.P.A. No.	S.S.I. No. 0070 0880	Ward No. 2	Receipt No.	Date: 9-3-13	Receipt No. 1323119



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION PERMIT SERVICE CENTER
dcra.dc.gov



FJ-70144799

BLRA-33
(Rev 10/2011)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY
(PRINT IN INK OR TYPE, DO NOT WRITE IN SHADED AREAS)

CLEARANCE TO FILE
By _____ Date _____

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 32

1 Address of Proposed Work: 2121 M STREET NW		Suite No.	2. Lot 0880	3. Square 0070	4. Application Date 8/29/2013
5 Owner of Building or Property ILAN SCHARFSTEIN RENAISSANCE CENTRO		6 Address (include Zip Code) 7501 WISCONSIN AVE #1103E 20814			7 Phone 301-215-7997
8 Agent for Owner: (if applicable) JoPatric Love - AMERICODE		9. Address (include Zip Code) 8505 Euclid Ave #3 20111			10. Phone 571-379-4760

11. Type of Proposed Work (Select only one) ALL APPLICANTS MUST COMPLETE SECTIONS AF AND AI

☐ New Building(B)	☐ Awning(G)	☐ Fire Retardant Paint(O)	☐ Sheeting and Shoring(X)
☒ Addition(B)	☐ Sign(H)	☐ Flag Pole(P)	☐ Tenant Layout(Y)
☐ Addition Alteration Repair(B)	☐ After Hours(I)	☐ Observation Stand(Q)	☐ Swimming Pool(Z)
☐ Alteration and Repair(B)	☐ Demolition(J)	☐ Scaffolding Information (R)	☐ Special Sign(AA)
☐ Raze Building(C)	☐ Blasting Operations(K)	☐ Soil Boring(S)	☐ Projection(AB)
☐ Retaining Wall(D)	☐ Christmas Tree Stand(L)	☐ Tower Crane(T)	☐ Excavation only (AC)
☐ Fence(E)	☐ Fireworks Stand(L)	☐ Foundation Only(U)	☐ Tent(AD)
☐ Shed(F)	☐ Exterior Cleaning Information(M)	☐ Underground Storage Tank(V)	☐ Antenna (AE)
☐ Garage(F)	☐ Capacity Placard(N)	☐ Water And Damp Proofing(W)	☐ Civil Site Work Only (AH)

12. Description of Proposed 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.

13 Existing Use(s) of Building or Property Transient Lodging (hotel, motel, etc.)	14 Ex. No of Stories of Bldg 9	15 Ex. No of Dwelling Units 0	Official Use Only Miscellaneous FEE \$ By: _____ Date: _____
16 Proposed Use(s) of Building or Property Transient Lodging (hotel, motel, etc.)	17 Prop. No of Stories of Bldg 9	18 Prop. No of Dwelling Units 0	

19 Starting Date 9/1/2013	20 Completion Date of work 12/31/2014	21 Method of Removing Construction Debris ☐ Pick-up Truck ☒ Dumpster ☐ Other (specify):	22 Does the proposed work involve disturbing the earth or razing a building? ☒ Yes, answer q. 23 ☐ No, SKIP q. 23-27
23. Is the area of disturbed earth more than 50 sq. ft? ☒ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25	24. Soil Erosion Control Methods SILT FENCE, STABILIZED CONST ENTRANCE, SUMP, HAY B	25. Area of Offsite Drainage 0.00 sq. ft	26. No of Footings or Columns 53
			27 Size of Footings or Columns

ALWAYS SIGN THE APPLICATION ON PAGE 8 (SECTION AI)

Complete Section B if the proposed work is new building, addition or alteration. (Page 2)
Complete Section C if the proposed work is razing a building. (Page 2)
Complete Section D if the proposed work is a retaining wall. (Page 2)
Complete Section E if the proposed work is a fence. (Page 3)
Complete Section F if the proposed work is a shed/garage. (Page 3)
Complete Section G if the proposed work is an awning. (Page 3)
Complete Section H if the proposed work is a sign. (Page 3)

OFFICIAL USE ONLY				
	R	P	H	A
M				
P				
E				
F				
S				
W ☐ Yes ☐ No				
PLANS				
☐ No ☐ Sm ☐ Lg				

28. Existing Stories Plus:	29. Proposed Stories Plus:	30. Existing Stories Penthouse: ☐ Yes ☒ No	31. Proposed Stories Penthouse: ☐ Yes ☒ No	32. Is this related to a Stop Work order: ☐ Yes ☒ No
----------------------------	----------------------------	---	---	---

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS B-1 THRU B-37)

B-1. Architect's Name: JN&A		B-2. D.C. Lic. No.: SCOTT ROSENBERG #5238		B-3. Architect's Address: (include Zip Code) 7361 CALHOUN PL #310 ROCKVILLE MD 20855		B-4. Phone: 301-670-1635													
B-5. Engineer's Name:		B-6. D.C. Lic. No.:		B-7. Engineer's Address: (include Zip Code)		B-8. Phone:													
B-9. Building Contractor's Name:		B-10. D.C. Lic. No.:		B-11. Contractor's Address:		B-12. Phone:													
B-13. Type of Construction: ☐ Masonry ☐ Steel ☐ Wood ☐ Other ☒ Concrete		B-14. Fire Suppression: ☒ Fully Sprinklered ☐ Partially Sprinklered ☐ Standpipe System ☐ None ☐ Other		B-15. Booster Pump: ☒ New ☐ Existing ☐ None		B-16. Total Lot Area: 64445.98 Sq. ft.													
				B-18. Present Gross Floor Area of Bldg.: 241847.90		B-17. Breakdown of Lot Area (=100%)													
						a. building	90.30 %												
						b. paved area	9.70 %												
						c. greenery	0.00 %												
B-19. Proposed Gross floor Area of Bldg.: 352021.00		B-20. Length: 190.00		B-21. Width: 95.00		B-22. Height: 90.00													
				B-23. Floors involved in this permit: ☒ All ☐ Floors 9		B-24. Projection beyond building line? ☒ Yes, Answer q. B-23 to B-27 ☐ No. SKIP q. B-23 to B-27													
B-25. Number and type of projection: 2		B-26. Distance of Projection: 8 ft.		B-27. Width of Projection: 35 Ft.		B-28. Width of Building frontage: 59 Ft.													
B-29. Signature of Owner (projection only):																			
B-30. Water or Sewer Excavation: ☒ Yes ☐ No		B-31. Driveway Construction: ☐ Yes ☒ No		B-32. Sheeting/Shoring Necessary: ☒ Yes ☐ No		B-33. Elevators Involved: ☒ Yes, Answer B-34. ☐ No													
						B-34. No. and Type of Elevator: 3													
						B-35. Plans Certified by Engineer: ☒ Yes, Cert. Attached ☐ No													
B-36. Estimated Cost of Work (a) New/Add.: \$ 19403000.00 (b) Alt/Repair \$ 0.00 Total \$ 19403000.00		<table border="1"> <tr> <th colspan="4">OFFICIAL USE ONLY</th> </tr> <tr> <td>Alter/Repair FEE</td> <td>New Const. FEE</td> <td>Filing Fee</td> <td>TOTAL PERMIT FEE</td> </tr> <tr> <td>\$</td> <td>\$</td> <td>\$</td> <td>\$</td> </tr> </table>						OFFICIAL USE ONLY				Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE	\$	\$	\$	\$
OFFICIAL USE ONLY																			
Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE																
\$	\$	\$	\$																
B-37. Volume of New Bldg. or Addition 1624500.00 Cubic ft.		By:		Date:		By:													
						Date:													

(C) RAZING A BUILDING (COMPLETE ITEMS C-1 THRU C-18)

C-1. Insurance Company:		C-2. Policy or Cert. No.:		C-3. Policy Expiration Date:		C-4. Raze Method:	
C-5. Building Material:		C-6. Raze Entire Building: ☐ Yes ☐ No		C-7. Building is Condemned: ☐ Yes ☐ No		C-8. Building is Vacant: ☐ Yes ☐ No	
						C-9. Building has Vault: ☐ Yes ☐ No	
						C-10. Disconnect Utilities: ☐ Yes ☐ No	
C-11. Length:		C-12. Width:		C-13. Height:		C-14. Volume:	
C-15. Is Building an Accessory Structure: ☐ Yes ☐ No		C-16. Asbestos in the building? ☐ No ☐ Yes, location _____		C-17. Party Wall: ☐ Yes ☐ No		C-18. Owners Notified: ☐ Yes ☐ No	
						Fee: \$ By: Date:	

(D) RETAINING WALL (COMPLETE ITEMS D-1 to D-6)

The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations

D-1. Cost of work, \$:		D-2. Material:		D-3. Height:		D-4. Color:		D-5. Location: ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *										
*If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application						<table border="1"> <tr> <th colspan="3">OFFICIAL USE ONLY</th> </tr> <tr> <td>Fee: \$</td> <td>By:</td> <td>Date:</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>				OFFICIAL USE ONLY			Fee: \$	By:	Date:			
OFFICIAL USE ONLY																		
Fee: \$	By:	Date:																
D-6. Address of Adjoining Owner:																		

(E) FENCE (COMPLETE ITEMS E-1 THRU E-5)

E-1. Material and Type:	E-2. Height:	E-3. Color:	E-4. Location: ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*
*If party fence, the owner of the adjoining property must agree to the erection of the fence and this application			
E-5. Address of Adjoining Owner:			

(F) SHED OR GARAGE (COMPLETE ITEMS F-1 THRU F-9)

F-1. Number:	F-2. Length: Ft.	F-3. Width: Ft.	F-4. Area: Sq. ft.	F-5. Height: Ft.	F-6. Volume: cu. ft.	OFFICIAL USE ONLY	
						Fees:	
F-7. Est. Cost of work: \$	F-8. Material of sides			F-9. Color:	By:		Date:

(G) AWNING (COMPLETE ITEMS G-1 THRU G-10)

G-1. Number:	G-2. Color:	G-3. Type ☐ Folding ☐ Fixed:	G-4. Projections: Beyond Bldg. Line _____ in. Beyond pt of attachment _____ in.	G-5. Height of Lowest Part of awning: (a) _____ ft Above sidewalk (b) _____ ft Above parking (c) _____ ft Above grade	OFFICIAL USE ONLY	
					Fees:	
G-6. Material of Frame:	G-7. Material of Covering:	G-8. Lettering on awning ☐ Yes ☐ No	G-9. Fixed Posts: ☐ Yes ☐ No	G-10. Over Side-Walk café: ☐ Yes ☐ No	By:	Date:

(H) SIGN (COMPLETE ITEMS H-1 THRU H-20)

H-1. Number:	H-2. Electric Signs: ☐ Yes, Answer q. H-3 to H-8 ☐ No, SKIP q. H-3 to H-8	H-3. Type: ☐ Incandes ☐ Fluoresc ☐ Neon	H-4. Power: VA	H-5. Electrical Contractor: Business License Number:																			
H-5. Address of Electrical Contractor: (include zip)		H-6. Signature of Licensed Electrician:	H-7. Phone No.	H-8. License No.																			
H-9. Height relative to building and ground (a) _____ ft in above sidewalk (b) _____ ft in above roof (c) _____ ft in is building height (d) _____ ft in above projection of Window (e) _____ ft in from roof to sign's bottom		H-10. Material of Sign:	H-11. Type of Sign:	H-12. Color:																			
		H-13. Width: Ft.	H-14. Length: Ft.	H-15. Area of Sign: Sq. ft.	H-16. Width of Business frontage: Ft.																		
H-17. C of O No for Bldg.:	H-18. Sign Contractor Name:		OFFICIAL USE ONLY																				
		<table border="1"> <tr> <td colspan="2">Sign FEE</td> <td colspan="2">Elect. FEE</td> <td colspan="2">Total FEE</td> </tr> <tr> <td>\$</td> <td></td> <td>\$</td> <td></td> <td>\$</td> <td></td> </tr> <tr> <td>By:</td> <td>Date:</td> <td>By:</td> <td>Date:</td> <td>By:</td> <td>Date:</td> </tr> </table>				Sign FEE		Elect. FEE		Total FEE		\$		\$		\$		By:	Date:	By:	Date:	By:	Date:
Sign FEE		Elect. FEE		Total FEE																			
\$		\$		\$																			
By:	Date:	By:	Date:	By:	Date:																		
H-19. Sign Contractor's Address:		H-20. Phone:																					

(I) AFTER HOURS (COMPLETE ITEMS I-1 THRU I-8)

I-1. Type of permit:	I-2. Existing Permit No:	I-3. Date of Operation From:	I-4. Date of Operation To:	OFFICIAL USE ONLY	
				Fee:	
I-5. Hours of Operation From:	I-6. Hours of Operation To:	I-7. 500 ft from Residential Zone/Hotel: ☐ Yes ☐ No	I-8. Located in Residential Zone: ☐ Yes ☐ No	By:	Date:

(J) DEMOLITION (COMPLETE ITEMS J-1 THRU J-5)

J-1. Type of Demolition:	J-2. Type of Walls	J-4. Roof Remain: ☐ Yes ☐ No	OFFICIAL USE ONLY		
			Fee:		
J-3. Number of Exterior Walls Removed	J-5. Are Walls Load-Bearing: ☐ Yes ☐ No		By:	Date:	

(K) BLASTING OPERATIONS (COMPLETE ITEM K-1)

K-1. Type of structure:	OFFICIAL USE ONLY		
Fee:		By:	Date:

(L) CHRISTMAS TREE STAND OR FIREWORKS STAND (COMPLETE ITEMS L-1 THRU L-10)

L-1. No. of Stands:	L-2. Stand Location:	L-3. Electrical Permit No.:	OFFICIAL USE ONLY		
			Fee:		
L-4. Electrical Use: ☐ Yes ☐ No	L-5. Letter of Authorization: ☐ Yes ☐ No	L-6. Starting Date:		By:	
L-7. Expiration Date:	L-8. Power Requirements:	L-9. Site Plan: ☐ Yes ☐ No	L-10. Surveyors Plat: ☐ Yes ☐ No	Date:	

(M) EXTERIOR CLEANING INFORMATION (COMPLETE ITEMS M-1 THRU M-4)

M-1. Exterior Cleaned:	M-2. Material Used:	OFFICIAL USE ONLY	
		Fee:	
M-3. Scaffolding: ☐ Yes ☐ No	M-4. Location of Scaffold:	By:	Date:

(N) CAPACITY PLACARD (COMPLETE ITEMS N-1 THRU N-13)

N-1. Name:	N-2. Max Occupancy Load:	N-3. Location:	N-4. Sprinkler: ☐ Yes ☐ No	N-5. Bathroom Requirements satisfied: ☐ Yes ☐ No	N-6. Exit Requirements Satisfied: ☐ Yes ☐ No	
N-7. Room	N-8. Name of Area	N-9. Floor Location:	N-10. Type of Seating:	N-11. Net Square ft:	N-12. Capacity Use:	N-13. Max Allowable Capacity:
N-7A.	N-8A.	N-9A.	N-10A.	N-11A.	N-12A.	N-13A.
N-7B.	N-8B.	N-9B.	N-10B.	N-11B.	N-12B.	N-13B.
N-7C.	N-8 C.	N-9 C.	N-10 C.	N-11 C.	N-12 C.	N-13C.

OFFICIAL USE ONLY

Fee:	By:	Date:
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(O) FIRE RETARDANT PAINT (COMPLETE ITEMS O-1 THRU O-4)

O-1. Quantity of Paint(Gallons):	O-2. Painted Surfaces:	OFFICIAL USE ONLY	
		Fee:	
O-3. Painted surfaces Location:	O-4. Sq. Footage Painted:	By:	Date:

(P) FLAG POLE (COMPLETE ITEMS P-1 THRU P-5)

P-1. Pole Location:		P-2. Site Location:		OFFICIAL USE ONLY	
				Fee:	
P-3. Pole Height:	P-4. Projection Distance:	P-5. Attached to Building:		By:	Date:
		☐ Yes ☐ No			

(Q) OBSERVATION STAND (COMPLETE ITEMS Q-1 THRU Q-5)

Q-1. Name of Function:		Q-2. Starting Date:		OFFICIAL USE ONLY	
				Fee:	
Q-3. Ending Date:	Q-4. Hours of Use From:	Q-5. Hours of Use To:		By:	Date:

(R) SCAFFOLDING INFORMATION (COMPLETE ITEMS R-1 THRU R-5)

R-1. No. of Stories:	R-2. Engineer of Record:	R-4. Location of Scaffold:	OFFICIAL USE ONLY		
			Fee:		
R-3. Building Permit No.:	R-5. Engineer Signature:		By:	Date:	
	☐ Yes ☐ No				

(S) SOIL BORING (COMPLETE ITEMS S-1 THRU S-3)

S-1. No. of Bores:	S-2. Location of Bores:	S-3. Site Plan:	OFFICIAL USE ONLY		
		☐ Yes ☐ No	Fee:		
			By:	Date:	

(T) TOWER CRANE (COMPLETE ITEMS T-1 THRU T-5)

T-1. Crane Location:	T-3. Duration Date From:	T-4. Duration Date To:	OFFICIAL USE ONLY		
			Fee:		
	T-2. Crane Pad Approved:	T-5. Site Plan:	By:	Date:	
	☐ Yes ☐ No	☐ Yes ☐ No			

(U) FOUNDATION ONLY (COMPLETE ITEMS U-1 THRU U-5)

U-1. Type of Foundation		U-5. Total Cubic Feet:		OFFICIAL USE ONLY	
				Fee:	
U-2. Removal of Trees:	U-3. Underpinning Required:	U-4. Required Notification to Adjacent Property Owner:		By:	Date:
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No			

(V) UNDER GROUND STORAGE TANK (COMPLETE ITEMS V-1 THRU V-2)

V-1. Size of Tank:	OFFICIAL USE ONLY				
	Gallons				
V-2. Location of Tank:	Fee:	By:	Date:		

(W) WATER AND DAMP PROOFING (COMPLETE ITEMS W-1 THRU W-2)

W-1. Sq feet Affected:	OFFICIAL USE ONLY				
W-2. Location:	Fee:	By:	Date:		

(X) SHEETING AND SHORING (COMPLETE ITEMS X-1 THRU X-7)

X-1. Removal of Trees: ☐ Yes ☐ No	X-2. Underpinning Required: ☐ Yes ☐ No	X-3. Required Notification to adjacent property owner: ☐ Yes ☐ No	OFFICIAL USE ONLY	
			Fee:	
X-4. Tiebacks: ☐ Yes ☐ No	X-5. DC Surveyors Plat Submitted: ☐ Yes ☐ No	X-6. Plans Certified by D.C. Licensed Engineer: ☐ Yes ☐ No	X-7. No. of Cubic ft Removed:	By: _____ Date: _____

(Y) TENANT LAYOUT (COMPLETE ITEMS Y-1 THRU Y-3)

Y-1. First Occupant in Space: ☐ Yes ☐ No	Y-3. Type of Tenant Layout:	OFFICIAL USE ONLY
		Fee:
Y-2. Floor Location of Tenant Layout:	By: _____	Date: _____

(Z) SWIMMING POOL (COMPLETE ITEMS Z-1 THRU Z-12)

Z-1. Type of Swimming Pool:	Z-3. Fence: ☐ Yes ☐ No	Z-5. Pool Cover: ☐ Yes ☐ No	Z-6. D.C. Surveyor's Plat Submitted: ☐ Yes ☐ No	Z-9. Pool Type:	OFFICIAL USE ONLY		
					Fee:		
Z-2. No. of Gallons:	Z-4. Height of Fence:	Z-7. Depth of Pool at High End:	Z-8. Depth of Pool at Lower End:	Z-10. Length:	Z-11. Width:	Z-12. Area:	By: _____ Date: _____

(AA) SPECIAL SIGN (COMPLETE ITEMS AA-1 THRU AA-11)

AA-1. Application Change of Special Sign Artwork and copy:	AA-2. Existing Permit No.:	AA-5. Is the Applicant Seeking a "Temporary Permit":	AA-6. Face Direction of the Wall at St Frontage:
AA-3. Is the Proposed Special Sign Located in a Residential Zoned Area: ☐ Yes ☐ No	AA-4. Is the Proposed Special Sign Wall Part of a Historic Building or a Historic District: ☐ Yes ☐ No	AA-7. Has the Applicant Completed an Affidavit that is in Compliance with the D.C. "Clean Hands Act": ☐ Yes ☐ No	OFFICIAL USE ONLY
			Fee:
AA-8. Is the Applicant Registered with the District of Columbia Office of Tax and Revenue: ☐ Yes ☐ No	AA-9. Does the Applicant have a Valid D.C. Certificate of Good Standing: ☐ Yes ☐ No	AA-10. Proposed Dimensions of the Special Sign (Width):	AA-11. Proposed Dimensions of the Special Sign (Height):
		By: _____	Date: _____

(AB) PROJECTION (COMPLETE ITEMS AB-1 THRU AB-12)

AB-1. Type of Projection:	AB-2. Is Projection Beyond Building Line: ☐ Yes ☐ No	AB-3. Number of Projections:	AB-4. Distance of Projection:	OFFICIAL USE ONLY
				Fee:
AB-5. Width of Projection	AB-6. Width of Building Frontage:	AB-7. Signature of owner: ☐ Yes ☐ No	AB-8. Street Name:	By: _____ Date: _____
AB-9. Street Width: Ft.	AB-10. Road Width: Ft.	AB-11. Sidewalk Width: Ft.	AB-12. Parking Restrictions:	

(AC) EXCAVATION ONLY (COMPLETE ITEM AC-1)

AC-1. No. of Cubic Feet Removed:	OFFICIAL USE ONLY
	Fee: _____ By: _____ Date: _____

(AD) TENT (COMPLETE ITEMS AD-1 THRU AD-9)

AD-1. Total No. of Tents:	AD-2. Event Date From:	AD-3. Event Date To:	AD-4. Special Event Name:	AD-5. Certificate of Flame Resistance: ☐ Yes ☐ No	AD-6. Site Plan: ☐ Yes ☐ No
AD-7. Number of Tents:	AD-8. Length of Tent:	AD-9. Width of Tent:	OFFICIAL USE ONLY		
AD-7A.	AD-8A.	AD-9A.	Fee:	By: _____	Date: _____
AD-7B.	AD-8B.	AD-9B.			
AD-7C.	AD-8C.	AD-9C.			

(AE) ANTENNA (COMPLETE ITEMS AE-1 THRU AE-20)

AE-1. Type of Antenna Proposed:	AE-2. Number of Existing Antennas on Site:	AE-3. Number of Proposed Antennas on Site:	AE-4. Replacement Antenna: ☐ Yes ☐ No	AE-5. Mount Type:	AE-6. Accessory Equipment Location:
AE-7. Existing and/or Proposed Equipment Cabinet Height:	AE-8. Existing and/or Proposed Equipment Platform Height:	AE-9. Existing and/or Screening Provided Height:	AE-10. Height of Building from the Grade to Roof:	OFFICIAL USE ONLY	
				Fee:	
AE-11. Height of Building from the curb to Roof:	AE-12. Height of Proposed Antennas from the Grade to Roof:	AE-13. Height of Proposed Antennas from the Curb to Roof:	AE-14. Fully Mounted height of all Antennas and Equipment from the Roof and /or Parapet:	By:	Date:
AE-15. Office of Planning Recommendation Letter: ☐ Yes ☐ No	AE-16. Radio Frequency Letter: ☐ Yes ☐ No	AE-17. Scaled D.C. Surveyor's Plats: ☐ Yes ☐ No	AE-18. Scaled Plans Elevations and the Sheet Location within the Plans: ☐ Yes ☐ No	AE-19. Structural Certification: ☐ Yes ☐ No	AE-20. Screening Provided: ☐ Yes ☐ No

(AF) LEAD ABATEMENT (COMPLETE ITEMS AF-1 THRU AF-2)

AF-1. Was the structure Built before 1978: ☐ Yes ☒ No	AF-2. Removing more than 2 Sq Ft. of Lead Paint: ☐ Yes ☒ No	OFFICIAL USE ONLY		
		Fee:	By:	Date:

(AG) GREEN BUILDING (COMPLETE ITEMS AG-1 THRU AG-13)

AG-1. Green Building: ☒ Yes ☐ No	AG-2. LEED Certificate Level: Silver (50-59 Points)	AG-3. Owner : Private Owned	AG-4. Scope of Project: New Construction	AG-5. Project Type: Non Residential
AG-6. Green Building Standards: Other (Specify)	AG-7. Other Standard: USGBC LEED	AG-8. Energy Star Rating: 85	AG-9. Total Area for Green Building Fee: 124626.00	
AG-11. LEED Scorecard Provided: ☒ Yes ☐ No	AG-12. Green Communities Check List : ☐ Yes ☒ No	AG-13. Public Financing greater than 15%: ☐ Yes ☒ No	OFFICIAL USE ONLY	
			Fee:	
			By:	Date:
AG-10. Green Design Elements:				
☒ Cool Roof ☒ Energy Efficient HVAC System ☒ Energy Efficient Lighting ☒ Green Roof ☐ Greywater ☐ Geothermal System				
☐ Hazard Reducing Product ☐ Hydro Power ☒ Low Emitting Windows ☒ Low Flush Toilets ☒ Low Flow Shower Heads ☒ Local Regional Building Materials				
☐ Passive Solar Energy ☐ Permeable Concrete ☐ Plant Building Material ☒ Recycled Building Materials ☐ Wind Power Energy				

(AH) CIVIL SITE WORK ONLY

AH-1. Applicant's First Name:	AH-2. Applicant's Last Name:	AH-3. Applicant's Organization Name:	AH-4. Applicant's Street Address:	
AH-5. Applicant's Suite or Unit:	AH-6. Applicant's City:	AH-7. Applicant's State:	AH-8. Applicant's Zip Code:	AH-9. Applicant's Phone:
AH-10. Applicant's Email:	AH-11. Is Lot(s) Vacant ?: ☐ Yes ☐ No	AH-12. Contractor's Information Available: ☐ Yes ☐ No		AH-13. Contractor's First Name:
AH-14. Contractor's Last Name:	AH-15. Contractor's Organization Name:	AH-16. Contractor's Street Address:	AH-17. Contractor's Suite or Unit:	
AH-18. Contractor's City:	AH-19. Contractor's State:	AH-20. Contractor's Zip Code:	OFFICIAL USE ONLY	
			Fee:	
AH-21. Contractor's Phone:	AH-22. Contractor's Email:		By:	Date:

(AI) APPLICANT'S SIGNATURE

- A. OWNER: I hereby certify that I am the owner of the property, that the application and plans are complete and correct to the best of my knowledge, that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner _____ Address _____ Date _____

- B. AGENT: I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or Permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia

Signature of Agent E. J. [Signature] Address 8505 EUCLID AVE #3 Date 8/30/13
MANASSAS PARK VA 20111

(AJ) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):**A. PERMIT CONTROL**

- ☐ 1. Fine Arts by: _____ Date: _____
- ☐ 2. Historic by: _____ Date: _____
- ☐ 3. Cap. Gateway by: _____ Date: _____
- ☐ 4. NCPC: _____ Date: _____
- ☐ 5. W.H./Obs. Precinct by: _____ Date: _____
- ☐ 6. Flood Control by: _____ Date: _____
- ☐ 7. WMATA by: _____ Date: _____
- ☐ 8. Condem. by: _____ Date: _____
- ☐ 9. Rental Accom. by: _____ Date: _____
- ☐ 10. Chinatown Distr. by: _____ Date: _____
- ☐ 11. Utility Clearance by: _____ Date: _____
- ☐ 12. General Liability Ins. Policy
Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
- ☐ 2. DDOT - Permit and Records Division
Access to Parking Street ☐ Street ☐ Alley
Cleared by: _____ Date: _____
- ☐ 3. DDOT - Consumer Engineer
Cleared by: _____ Date: _____
- ☐ 4. ERA - Erosion Control
Cleared by: _____ Date: _____

Restrictions of the Permit:

**TO REPORT WASTE, FRAUD,
OR ABUSE BY ANY D.C. GOVERNMENT
OFFICIAL, CALL THE D.C. INSPECTOR
GENERAL AT 1-800-521-1639**

C. PLANS AND APPLICATION APPROVAL

- ☐ 1. Information Counter by: _____ Date: _____
- ☐ 2. Information Center by: _____ Date: _____
- ☐ (a) ABRA by: _____ Date: _____
- ☐ (b) Noise Control by: _____ Date: _____
- ☐ (c) Industrial Safety by: _____ Date: _____
- ☐ (d) Vector Control by: _____ Date: _____
- ☐ (e) D.C. Animal by: _____ Date: _____
- ☐ (f) Police Dept. by: _____ Date: _____
- ☐ 3. Zoning by: _____ Date: _____
Zoning Update by: _____ Date: _____
Zoning Overlay approval by: _____ Date: _____
- ☐ 4. DDOT - Permit and Records Division/Deposit #
Sidewalk Deposit \$ _____ Driveway Deposit \$ _____
by _____ Date _____
- ☒ 5. Water/Sewer Design Branch
Consumer Eng. by: [Signature] Date 11/24/13
- ☐ 6. Environmental Regulation Administration
☐ Environmental Policy Review
Control No. _____ Date _____
☐ Erosion Control by: _____ Date _____
☐ Storm Water Mgmt. by: _____ Date _____
Plan No. _____
- ☐ Air Quality by: _____ Date _____
- ☐ Underground Storage by: _____ Date _____
- ☐ 7. Mechanical Eng. Review by: _____ Date _____
- ☐ 8. Plumbing Eng. Review by: _____ Date _____
- ☐ 9. Electrical Eng. Review by: _____ Date _____
- ☐ 10. Health Plan Review
☐ (a) Food Plan Review by: _____ Date _____
☐ (b) Medical X-Ray Plan Rev.
by: _____ Date _____
- ☐ 11. Fire Protection Plan Review
by: _____ Date _____
- ☐ 12. D.C. Fire Dept. (Fire Prevention Plan Review Section)
by: _____ Date _____
- ☐ 13. Elevator Plan Rev. Sec. by: [Signature] Date 11-14-13
- ☐ 14. Plumbing Insp Rev. by: _____ Date _____
- ☐ 15. Construction Insp. Branch (Field Check)
by: _____ Date _____
- ☐ 16. Historic Pres. Div. by: _____ Date _____
- ☐ 17. EISF: _____ Date _____
- ☐ 18. Structural Eng. by: _____ Date _____
- ☐ 19. Permit and Certificate Issuance Counter
by: _____ Date _____
- ☐ 20. QC By: _____ Date _____

ZONING

C of O Number _____ Date _____

Existing Use(s) _____

Proposed Use _____

- ☐ New Bldg
- ☐ P.O.D.
- ☐ File in
room 2124

DDOT - PUBLIC SPACE

Street Name: _____

Street Width: _____

Road Width: _____

Sidewalk Width: _____

Parking: _____

Job No.

BZA Case No

PUD Order No.

Restrictions:



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 442 - 4589

Fax (202) 442 - 4862



Received:

Plans Application

Date 10/24/2013

☐

Engineering

Ernesto Warren

Applicant/Agent:

Ilan Scharfstein Renaissance Centro

Phone

3012157997

Job

TPR

Job No:

B1310607

Address of Project

2121 M ST NW

Existing Use: Transient Lodging (hotel, motel, etc.)

Existing No. of Stories: 9

Proposed Use: Transient Lodging (hotel, motel, etc.)

Prop no of Stories: 9

Permit Type: Addition Alteration Repair

SSL: 0070 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.

Required Reviews: (Checked boxes only)	Reviewer:	Completion Time:	Review Status:		
☐ Fine Arts:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Historic:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Public Space/DDOT:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☒ Zoning:	<i>W.C.</i>	☒ AM ☐ PM	☒ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Soil Erosion/DDOE:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☒ DC Water:	<i>B 11/26/13</i>	☐ AM ☐ PM	☒ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Mechanical:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Plumbing:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Health/DOH:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Electrical:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☒ Elevator:	<i>11-14-13</i>	☐ AM ☐ PM	☒ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Fire Protection:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☒ Structural:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☒ Green Review:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant
☐ Chinatown Review:		☐ AM ☐ PM	☐ Approved	☐ HFC	☐ Conf. w/Applicant

New/ Addl Cost	Alt/Rpr Cost	Total Cost	Volume of New Bldg. or Addl Cubic ft.		
\$19,402,999.00	\$1.00	\$19,403,000.00	352021		
Alter/Repair FEE	New Const. FEE	Filing FEE	Enhancement FEE	Green FEE:	Total Permit FEE
				\$ 6800.03	

11/22/13

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS



Office of the Director

May 17, 2013

JoPatric Love
AmeriCode
8505 Euclid Avenue, Suite 3
Manassas Park, VA 20111

**RE: M Street Hotel
2121 M Street, NW
Environmental Impact Screening Form 13-00494**

Dear Ms. Love:

The Department of Consumer and Regulatory Affairs (DCRA) has carefully reviewed and considered the recommendations of the reviewing agencies, (Department of the Environment, the District Department of Transportation, the Solid Waste Management Administration of the Department of Public Works, the D.C. Water and Sewer Authority and the Office of Planning) related to the referenced Environmental Impact Screening Form.

Based on the agencies' recommendations, it has been determined that the proposed action is not likely to have substantial negative impact on the environment, and submission of an Environmental Impact Statement (EIS) is not required. However, the applicant is required to follow any and all recommendations made by the reviewing agencies (see attached agency reports).

If you have questions regarding this decision, please contact Rabbiah Sabbakhan, Chief Building Official, at Rabbiah.Sabbakhan@dc.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas A. Majett'.

Nicholas A. Majett
Director

TO: THE DIRECTOR, DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS,
WASHINGTON, DC

DATE 9-3-13

I hereby request the plans filed in your office under the name of RENAISSANCE CENTRO M St, LLC
to (erect) (alter) the following structure, 2121 M St, NW Lot 70 Square 880
premises: _____ be processed as provided in Section 106.1.4.1 of the DC Construction
Codes Supplement of 2008 as amended, upon certification of the plans by who, to the best of my knowledge, is
a professional engineer, practicing in the field of structural engineering, and validly registered in the District of
Columbia.

Date 9.3.13

Signature [Signature] (Owner)

STRUCTURAL CERTIFICATION

I, ALYN KILSHEIMER, certify that I am a professional engineer practicing in
the field of structural engineering and duly registered in accordance with the provisions of Public Law 789 of
the 81st Congress, and approved September 19, 1950, and that such registration is in full force and effect and
has not been suspended or revoked, and I do further certify that to the best of my knowledge and belief the
structural portion of the attached plans pertaining to the above inscribed structure complies in every respect with
the applicable requirements of International Building Codes 2006, as amended by the DC Construction Codes
Supplement of 2008, with particular reference to strength, stresses, loads, stability and type of materials.

Signature _____

Registered Professional Engineer

Reg.No. 5978

ACKNOWLEDGEMENT

I, Meghan Staley, a notary public in and for District of Columbia
do hereby certify that Alyn Kilsheimer the person(s) who signed the foregoing certificate,
personally appeared before me in said District of Columbia the said Alyn Kilsheimer
be personally well known to me as the person who signed the certificate, and acknowledged the same to be
his/her act and deed.

Given under my hand and seal this 3rd day of September, 2013

Notary Public [Signature]

My Commission Expires Jan. 14, 2018

(Seal)



TO: THE DIRECTOR, Department of Consumer and Regulatory Affairs, Washington, DC
Application has been made to (erect) (alter) the above-mentioned structure. Plans have been filed in accordance
with the procedure outlined in your instructions, and a directive as to whether these plans described above
should be processed without a structural check as provided in Section 106.1.4.1 of the DC Construction Codes
Supplement of 2008 as requested.

NOTED AND APPROVED FOR THE DIRECTOR
Department of Consumer and Regulatory Affairs

Structural Engineer



8505 EUCLID AVENUE, SUITE 3, MANASSAS PARK VIRGINIA 20111
PH: 571-379-4760 www.AmeriCode-LLC.com FX: 571-379-4671

Ernesto Warren, Plan Review Coordinator, DCRA
1100 4th Street SW, 3rd Floor
Washington, DC 20024

Re: Certification of Third Party Plan-Review Completion

Project: **HYATT PLACE HOTEL**
Project Address: **2121 M ST, NW, Washington, DC**
Project Scope: **ADDITION TO EXISTING MARRIOTT HOTEL**

The purpose of this letter is to provide formal certification of the results of the third party Architectural, Structural, Electrical, Mechanical, Plumbing and Fire plan reviews performed by AmeriCode on the project in reference, under the Third Party Plan Review Program of Permit Operations Division. Notification of AmeriCodes involvement in the plan review of this project, pursuant to the requisites of the program, was made earlier by letter and approved. You are being provided with all relevant correspondence between AmeriCode and the applicant's design professional of record.

All requested revision necessary to accomplish code compliance have been completed in the documents submitted with the permit application; the plans have been stamped and signed by AmeriCodes Architectural, Structural, Electrical, Mechanical, Plumbing and Fire plan reviewer for this project. The systems and/or construction features that AmeriCode reviewed and is hereby certifying as code compliant have been so noted, stamped and signed by Phillip Brummett, Professional-in-Charge of this third-party plan review. The Architectural, Structural, Electrical, Mechanical, Plumbing and Fire plan review is now completed, therefore as AmeriCodes Professional-in-Charge of this third party plan review, issued the attached approved certification to be submitted with the four (4) sets of approved plans. The scope of my certification is restricted to the Architectural, Structural, Electrical, Mechanical, Plumbing and Fire code compliance review done on behalf of DCRA, an activity that was established under the DCRA Permit Operations Division Third-Party Plan Review Program, pursuant to authority granted by 12 DCMR.

AmeriCodes review of this project should not be construed as due diligence approval of the design of the systems or features that are the object of the plan review, which were reviewed only for consistency with the standard engineering practices and for compliance with the minimum requirements of the codes and regulations enforced by DCRA. Therefore, AmeriCode does not claim to certify any portion of the design of the project, which is the sole responsibility of the various design professionals of record who sealed and signed the submitted plans as required by the D.C. Construction Codes.

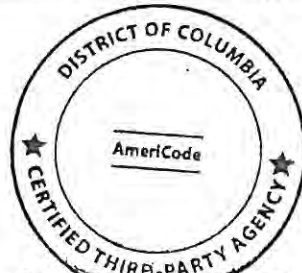
Each approved set has been marked, on the cover sheet of each set with a facsimile of AmeriCodes stamp of recommendation of approval, titled "Third Party Plan Review Certification" as required under the program. The stamp recommendation of approval is specified to the Architectural, Structural, Electrical, Mechanical, Plumbing and Fire discipline Professional-in-Charge. The certification form appended to this letter defines the scope of this plan review's certifications.

Having completed the third-party Architectural, Structural, Electrical, Mechanical, Plumbing and Fire plan review of this project and recommended its APPROVAL, AmeriCode hereby requests that the project be approved by P.O.D. staff, in reliance of the certification provided by AmeriCode, and that the respective discipline final plan review approval be granted by the P.O.D. Architectural, Structural, Electrical, Mechanical, Plumbing and Fire engineer.

Phillip A. Brummett
Phillip A. Brummett

AmeriCode

Attachments: Approval Certification Form
Code Deficiency Report



Commercial, Residential, Industrial

Plan Review ~ Permitting ~ Code Compliance Inspections- Consulting

Woman-Owned Business Enterprise Since 1994
Licensed Class "A" Virginia Contractor - Virginia Certified SWaM

THIRD PARTY PLAN REVIEW APPROVAL CERTIFICATE AND REPORT

District Of Columbia Approval Number: _____

Date: 9-4-13Permit Number: B-1310607Project Name: HYATT PLACE HOTELProject Address: 2121 M STREET, NW

Third party plan review has been provided for the discipline checked below:

☒ Mechanical
 ☒ Plumbing
 ☒ Electrical
 ☒ Construction
 ☐ Elevators
 ☒ Fire

Plan Review Discipline	Date of Code Deficiency Report	Date Corrections Verified	Date of Report Reflecting Approval
CONSTRUCTION/ARCHITECTURAL			8-23-13
STRUCTURAL			8-23-13
MECHANICAL			8-23-13
PLUMBING			8-23-13
ELECTRICAL			8-23-13
FIRE PROTECTION			8-23-13

APPROVAL

Based upon plans review performed under my direct supervision, and my review of substantiating reports, it is my professional judgment that, to the best of my knowledge, (a) the plans were designed and presented as outlined by the provisions of the District of Columbia Construction Codes; and (b) the engineered systems and/or construction features are deemed, to be compliant with the relevant codes and regulations.

This certification does not relieve the registered designer(s) of record and other parties of their responsibilities for the design or construction of the project.

I understand that, if I make a false statement on this certification, I could be criminally prosecuted; and, if I'm convicted, I could be fined up to \$1000, imprisoned up to 180 days, or both under DC Official Code § 22-2405.

Certified under my seal and signature, this 4TH day of SEPTEMBER, 2013.

Professional-in-Charge of Third Party Plan Review Agency for ALL Discipline.

Name of Agency: AMERICODE

DCRA Certification Number: 03-06232006

Signed: Phillip A. Brummett

Print Full Name and Title: PHILLIP A. BRUMMETT, P.E.

Professional Engineer Number: PE901264



Zoning Data Summary

General Instructions: Pursuant to 12 DCMR, § 106.1.11.6, submit this completed form with Building Permit and Certificate of Occupancy applications for:

- proposed new construction of buildings
- additions to existing buildings
- changes in use or occupant load.

Print clearly in ink. Do not write in gray areas. Write N/A (non-applicable) for items that do not apply. If you erase, cross out, white out, or otherwise change any information on this application, the application will be void.

For more information, call the Office of Zoning Administrator at 202-442-4576. If you need more forms, you can download them at dcra.dc.gov (go to Permits/Zoning/Certificates of Occupancy and Zoning) or pick them up at the Permit Center, 1100 4th St SW, 2nd Floor

A. Site Address

Give complete and legal District address. If you need to apply for a new address, complete a New Address Application, before you complete this form. Do not abbreviate street names. Write the correct quadrant (NW, NE, SW, SE), suite or office number. Enter the correct Square, Suffix, and Lot number (SSL) or parcel ID.

Street Number 2121	Street Name M Street	Quadrant NW	Unit / Suite	Application Date
Square 70	Suffix	Lot 880	Proposed use Transient Lodging - Hotel	

B. Owner & Contact Information

Agent must be an individual – not company.

Owner of Building or Property Tlan Scharfstein	Complete mailing address (include zip) 7501 Wisconsin Ave., Suite 1103-E 20814	Phone Number(s) 301-215-7997	Email ilan@rencentro.com
Agent for owner, if applicable JoPatric Love	Complete mailing address (include zip) 8505 Euclid Ave. #3 20111	Phone Number(s) 703-987-0272	Email jpl@jpl-llc.com

C. Zoning District & Special Development Restrictions

Give the correct zoning and overlay zoning district(s). Check with Zoning staff if you are unsure. If your proposed construction was subject to Board of Zoning Adjustments (BZA) or Zoning Commission review, write the order number. Attach copies of BZA order and Office of Zoning stamped plan exhibits (site plan, elevations, and floor plans).

District CR	Overlay(s), if any DC
Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable.	

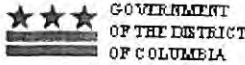
D. Zoning Data

For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR, § 199.1, available online at dcoz.dc.gov/info/req.shtm.

Data	Existing	Proposed	Official Use Only (code requirement)
Fill in both columns: numbers must match those on attached applications, plats, and plans.			
Units & Parking Spaces			
Number of dwelling units	421 Units	589 Units	
Number of parking spaces (9' x 19')	107 Units	146 Units	
Setbacks & Building Heights			
Side Yard* Setback (left when you face property)	N/A Linear feet	N/A Linear feet	
Side Yard* Setback (right when you face property)	N/A Linear feet	N/A Linear feet	
Rear Yard* Setback	N/A Linear feet	N/A Linear feet	
Building Height*	9 Stories	9 Stories	
	110' Feet	110' Feet	
Areas			
Lot Area	64,445.98 Square feet	64,445.98 Square feet	
Gross Floor Area* (GFA) of entire building (sum of all floors)	241,847.87 Square feet	352,020.87 Square feet	
Floor Area Ratio*	3.75 GFA / Lot Area	5.46 GFA / Lot Area	
Building Area* (sum of footprints of all buildings)	41,507 Square feet	58,186 Square feet	
Lot Occupancy* (Bldg Area / Lot Area)	64.4 %	90.3 %	

Form Completed by (sign and print name): _____ Date: _____

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE of the ZONING ADMINISTRATOR



PLAN CORRECTION LIST

<i>Job #</i>	<i>Address</i>	<i>Review Engineer</i>	<i>Date</i>
B1310607 tpr	2121 M St NW	Mamadou Ndaw: mamadou.ndaw@dc.gov	11-7-13

CHANGES REQUIRED PRIOR TO APPROVAL

No.	Comments
------------	-----------------

For Zoning Approval:

1. Please apply for a subdivision to convert the tax lot into a record lot.
2. Please explain what "addition to the existing Washington Marriott Hotel" means. Is the new hotel a separate entity from the Washington Marriott Hotel? If not please contact me by email before resubmitting the plans.
3. Please clearly depict on the DC Surveyor's plat the proposed building footprint.
4. Please check for compliance with §633, required public space at ground level.
5. Please check for compliance with §2101.1; §2115 & §2117.4; number of parking spaces, minimum required dimensions for parking spaces, and access to required parking spaces.
6. Indicate the total number of bicycle spaces provided per §2119.2.
7. Please clearly identify and dimension on the site or floor plans, the loading berth, loading platform and service/delivery spaces. Please comply with minimum vertical clearance for loading berths per §2201.6 and §2204.2 access to loading berth, platform, etc.
8. Please check for compliance with §411.3 enclosure for rooftop structures.
9. The proposed structure exceeds the maximum allowable building height in CR. Only mechanical equipments, stairways, elevator penthouses, and structures listed in §630.3 can be erected to a height in excess of 90 feet.
10. Additional comments may follow.

Return Application and specifications to File Room

1100 4th St SW, Washington D.C., 20024

Phone (202) 442 - 4576 Fax: (202) 442 - 4863

For status of application, go to <http://app.dcr.dg.gov/services/permits/idjob.asp>



2121 M Street (B1310607) - Response to Zoning Review Comments

Avitabile, David <DAvitabile@goulstonstorrs.com>

Sun, Nov 10, 2013 at 12:32 PM

To: "Ndaw, Mamadou (DCRA)" <mamadou.ndaw@dc.gov>

Cc: "LeGrant, Matt (DCRA)" <matthew.legrant@dc.gov>, "Epting, John" <JEpting@goulstonstorrs.com>, Ilan Scharfstein <ilan@rencentro.com>

Hello Mamadou,

We're working with the property owner at 2121 M Street, who currently has a building permit pending to construct a hotel (**B1310607**). I received a copy of your initial comments and wanted to reach out to you to give you some background and context, which should address many of your questions. I have also secured additional materials from the project architects to answer the remaining questions. Please note that I will be out of the office until Thursday due to a death in the family. I am copying my colleague John Epting who can follow up with any questions. Also, in the interest of time I am copying Mr. Le Grant, with whom we have met multiple times regarding this property and who is familiar with our project.

#2
You've noted that the hotel is located on a tax lot and that it is listed as an addition to the existing Marriott hotel. This is all correct and permitted under zoning. Our hotel and the existing Marriott will separate entities on separate tax lots, but they are going to be connected as a single building for zoning purposes on the existing underlying single record lot. So that should explain some of the context here. (I'm sure you've encountered this situation before, but if not please let me know and I'd be happy to clarify further.)

We've met with Mr. Le Grant multiple times to review this project and confirm the zoning parameters. Attached is some documentation that summarizes those conversations. They include:

- (1) a determination letter from December 2010 that confirms some of the basic assumptions about the development of the single record lot. (This letter was for a prior development scheme, but Matt's determinations about lot control, gross floor area and FAR, courts, parking and loading are all still applicable)
- (2) an email from me to Mr. Le Grant dated August 2013 that summarizes all of the key zoning parameters for our proposed hotel development. This email is a summary of the issues that Matt confirmed at a meeting earlier that summer.
- (3) An email from Mr. Le Grant confirming that the amount of accessory space within our proposed roof structure is consistent with the requirements of Section 411.

I will also forward the two emails to you under separate cover.

Our detailed responses to your comments, based on these prior conversations, is below.

Zoning Comments for 2121 M ST NW - B1310607

1. Please apply for a subdivision to convert the tax lot into a record lot. 2. Please explain what "addition to the existing Washington Marriott Hotel" means. Is the new hotel a separate entity from the Washington Marriott Hotel? If not please contact me by email before resubmitting the plans.

This was confirmed in our July 2013 meeting with Matt and is described in our August 2013 letter to Matt. Our property (Lot 880) is located on the same single record lot as the Washington Marriott and some ground floor retail establishments. Our Project will be connected to the other structures on the record lot through (a) the Marriott's hotel stair tower, which will exit into a vestibule within our building before discharging people out to M Street and (b) through doors at the rear of the retail spaces that provide access through and across a corridor on our parcel to the rear loading area and private alley. These connections are at street level and are therefore at or above the main floor of the structures. Accordingly, Matt confirmed the structures will constitute one building for zoning purposes. For your convenience, I've marked up the ground floor plan to call out the at-grade connections described above.

#2 see previous page -

3. Please clearly depict on the DC Surveyor's plat the proposed building footprint.

I'm told that the permit package included a dimensioned building plat with the building footprint. Please let me know if there is something in particular that was unclear so that we can correct it.

4. Please check for compliance with §633, required public space at ground level.

This was also confirmed in our July 2013 meeting with Matt and is described in our August 2013 letter to Matt. Briefly,

- The public space requirement was adopted in 1974 as a part of the text and map amendments that created the CR Zone District. See Z.C. Order No. 108 at 26. Therefore, the public space requirement applied to the property when the Marriott was constructed in 1978.

- According to Section 633.1, the public space requirement is based on the total lot area. Since the public space requirement is assessed based on total lot area, the public space requirement for the entire record lot must have been satisfied in 1978 with the initial construction of the Marriott. Subsequent construction on the property does not expand or increase the requirement.

- The Comp Sheet does not indicate how the public space requirement was met, but based on the issuance of the building permit and subsequent CO for the Marriott, Mr. Le Grant agreed that the requirement must have been met at that time by the Marriott. The issuance of permits and COs for an addition to the Marriott in 1988 as well as for the Walgreens and other retail within the last decade provide further evidence that the District has repeatedly affirmed the property has met the public space requirement.

- Accordingly, Mr. Le Grant agreed that the requirement for public space at ground level has been met, and no further public space at ground level is required for the Project.

I also add that the public space at ground level is required to be adjacent to the main entrance of the principal structure. Therefore, the public space requirement must have been met by space adjacent to the Marriott's main entrance on 22nd Street. The portion of the record lot that is our property could have never been the required public space at ground level.

5. Please check for compliance with §2101.1; §2115 & §2117.4; number of parking spaces, minimum required dimensions for parking spaces, and access to required parking spaces.

Section 2101.1: The building has 168 rooms and a 1,710 s.f. function room, for a total parking requirement of 48 spaces (1 per 4 rooms and 1 per 300 s.f. of the largest function room space). We are going to exercise our prerogative under Section 2115.9 to use valet parking to meet our parking requirement. With valet operations, we can provide all 48 spaces within our garage. See attached valet parking plan.

Section 2115: When you use valet parking, the dimensional requirements of 2115 (and certain sections of 2117) don't apply.

Section 2117.4: Good question. As is noted on the Lower level 1 plan of the Valet parking plan, our parking garage is accessed directly from 22nd Street via an unobstructed private drive that runs under the existing Washington Marriott to our garage. The ramp exists now; we just need to connect to it. We have provided a plan that shows the required

loading spaces, the architects have also shown the location of the ramp

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6. Indicate the total number of bicycle spaces provided per §2119.2.

Per Section 2119.1, bike parking is only required for office, retail or service uses in certain zones. We're a hotel, so no bike parking is required. That said, we provide six bike parking spaces on the Lower Level 1 of the building (they are shown on the attached Valet Parking Plan as well). That's 12.5% of our required 48 parking spaces, so well in excess of the 5% requirement.

7. Please clearly identify and dimension on the site or floor plans, the loading berth, loading platform and service/delivery spaces. Please comply with minimum vertical clearance for loading berths per §2201.6 and §2204.2 access to loading berth, platform, etc.

Attached is an exhibit that shows the required loading. As Mr. Le Grant confirmed both in Dec. 2010 and again in July 2013, the loading can be provided anywhere on the record lot. Here, the 30-foot loading berth is in our loading area adjacent to the loading platform, and the 20-foot space is further back in the private alley.

Section 2201.6 the berth is open to the sky and therefore meets the minimum vertical clearance of 14 feet.

Section 2204.2 the berth and space are both accessible from Ward Place via a private alley.

8. Please check for compliance with §411.3 enclosure for rooftop structures.

Attached is an exhibit that shows the outline of the roof structure. As you can see, all rooftop mechanical equipment and penthouses greater than 4 feet in height are within a single enclosure of equal height. The remaining equipment is all less than 4 feet in height and therefore not subject to the requirements of Section 411. (See Section 411.17.)

9. The proposed structure exceeds the maximum allowable building height in CR. Only mechanical equipments, stairways, elevator penthouses, and structures listed in §630.3 can be erected to a height in excess of 90 feet.

I've checked this and the building is 90 feet tall as measured from M Street, which is the measuring point for the "single zoning building" that was established by the Marriott. Matt confirmed this in our July meeting and it is noted on the August email. Also, we specifically confirmed with Matt that all uses within our roof structure are permitted. See the attached email from Mr. Le Grant dated October 28, 2013. Is there something specific that you believed exceeded the height limit?

10. Additional comments may follow.

Pursuant to IRS Circular 230, please be advised that, to the extent this communication contains any tax advice, it is not intended to be, was not written to be and cannot be used by any taxpayer for the purpose of avoiding penalties under U.S. federal tax law.

David M. Avitabile

Associate

Direct (202) 721-1137

Direct Fax (202) 263-0537

DAvitabile@goulstonstorr.com

goulston&storr

A Professional Corporation

1999 K Street, N.W., 5th Floor * Washington, DC 20006-1020

(202) 721-0011 * Fax (202) 721-1111 * www.goulstonstorr.com

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GM II

V: 2121 M Street -- Review of our discussion

Avitabile, David <DAvitabile@goulstonstorr.com>

Sun, Nov 10, 2013 at 12:36 PM

To: "Ndaw, Mamadou (DCRA)" <mamadou.ndaw@dc.gov>

Cc: "Epting, John" <JEpting@goulstonstorr.com>, Ilan Scharfstein <ilan@rencentro.com>

Mamadou,

See below for October email from Matt confirming that our roof structure uses are acceptable

I've also attached the roof plan that Matt reviewed

- dave

David M. Avitabile

Associate

Direct (202) 721-1137

Direct Fax (202) 263-0537

DAvitabile@goulstonstorr.com

goulston&storr

From: LeGrant, Matt (DCRA) [mailto:matthew.legrant@dc.gov]

Sent: Sunday, October 27, 2013 4:36 PM

To: Avitabile, David

Cc: Epting, John

Subject: RE: 2121 M Street -- Review of our discussion

David Avitabile:

Thanks for the clarification, as well as illustrative plans that were attached to your email. By this email I am confirming my agreement with its analysis, and its conclusion that the areas of the rooftop structure comply with Section 411 of the Zoning Regulations.

Best Regards,

Matthew Le Grant

Zoning Administrator

Dept of Consumer and Regulatory Affairs

Government of the District of Columbia

1100 4th St SW - Room 3100

Washington, DC 20024

Phone 202 442-4652

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