EXHIBIT A

"ARCHITECTURAL PLANS AND ELEVATIONS"

SUBMITTED SEPARATELY

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ZONING COMMISSION
District of Columbia
CASE NO. 07-21
EXHIBIT NO. 5

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Land Use Counsel:
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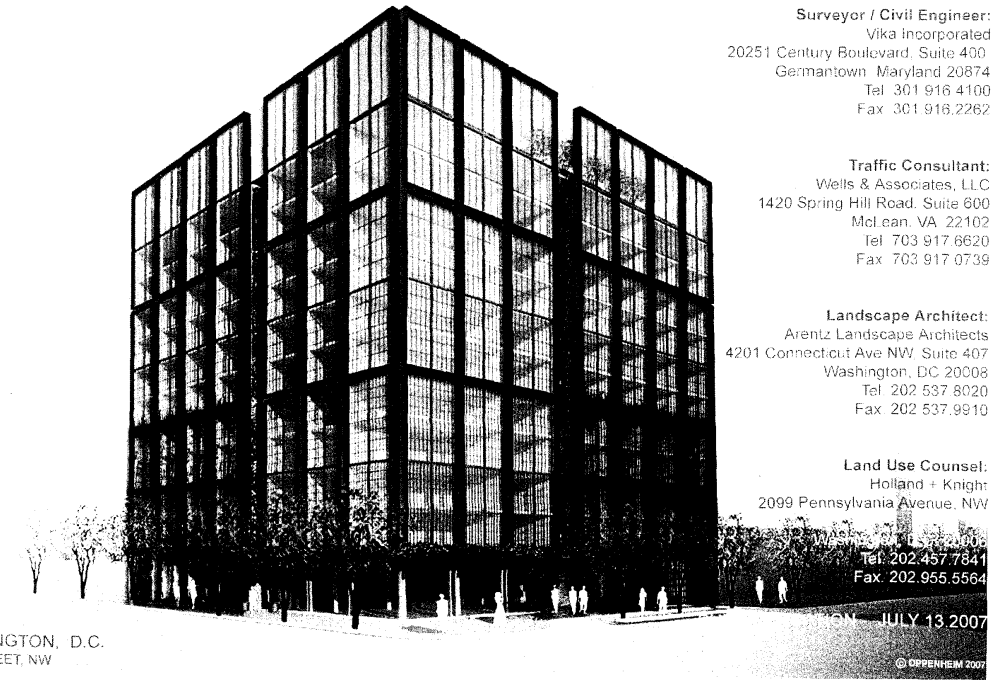
Fax. 202.955.5564



1
HOTEL WASHINGTON, D.C.
2201 M STREET, NW

PERSTAR M STREET PARTNERS L.L.C.
2213 M STREET LIMITED PARTNERSHIP
OPPENHEIM + LEO A DALY

...ION - JULY 13.2007

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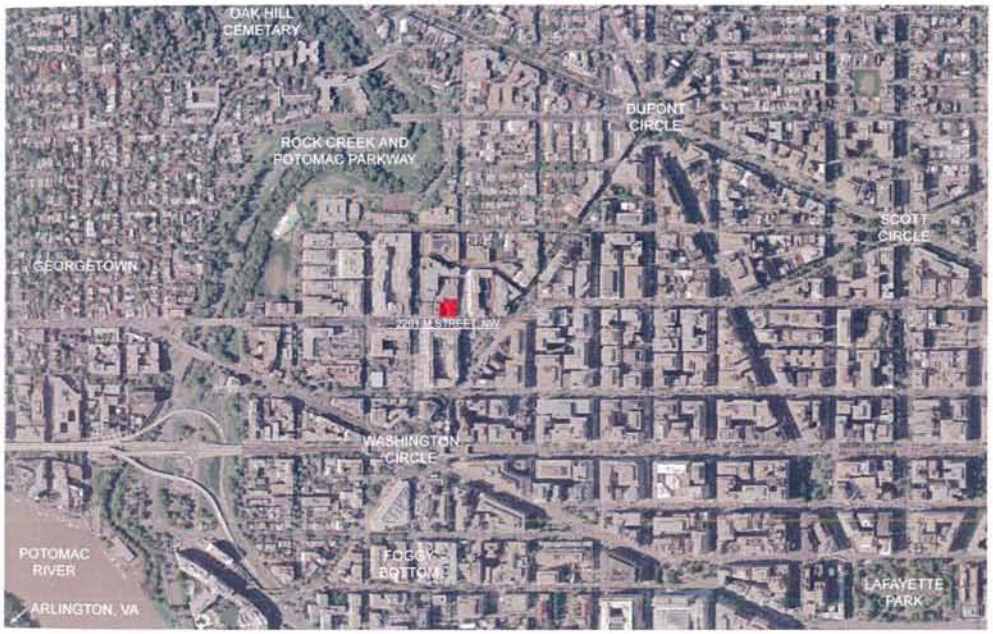
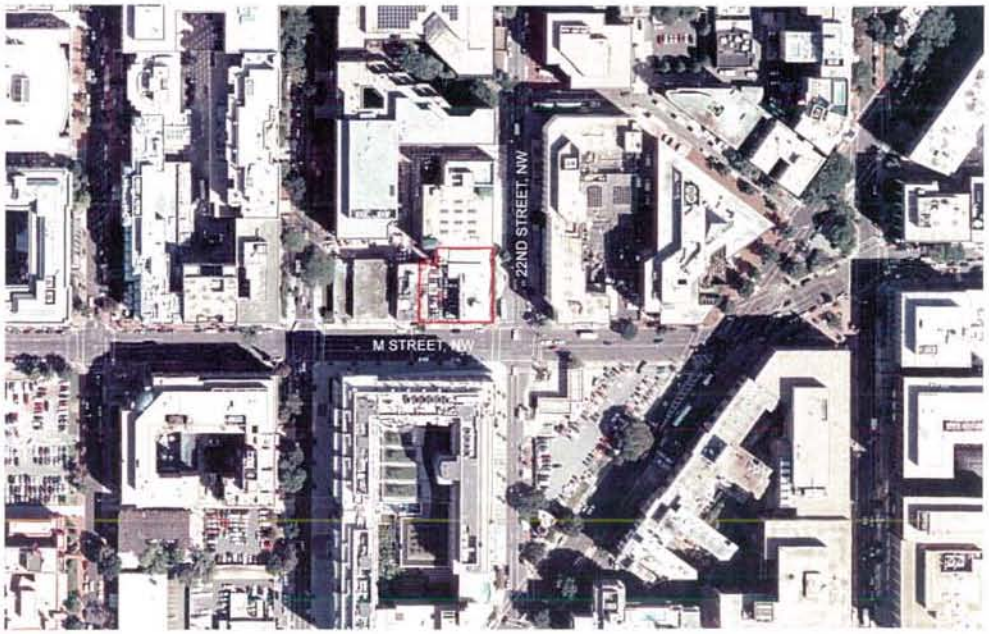
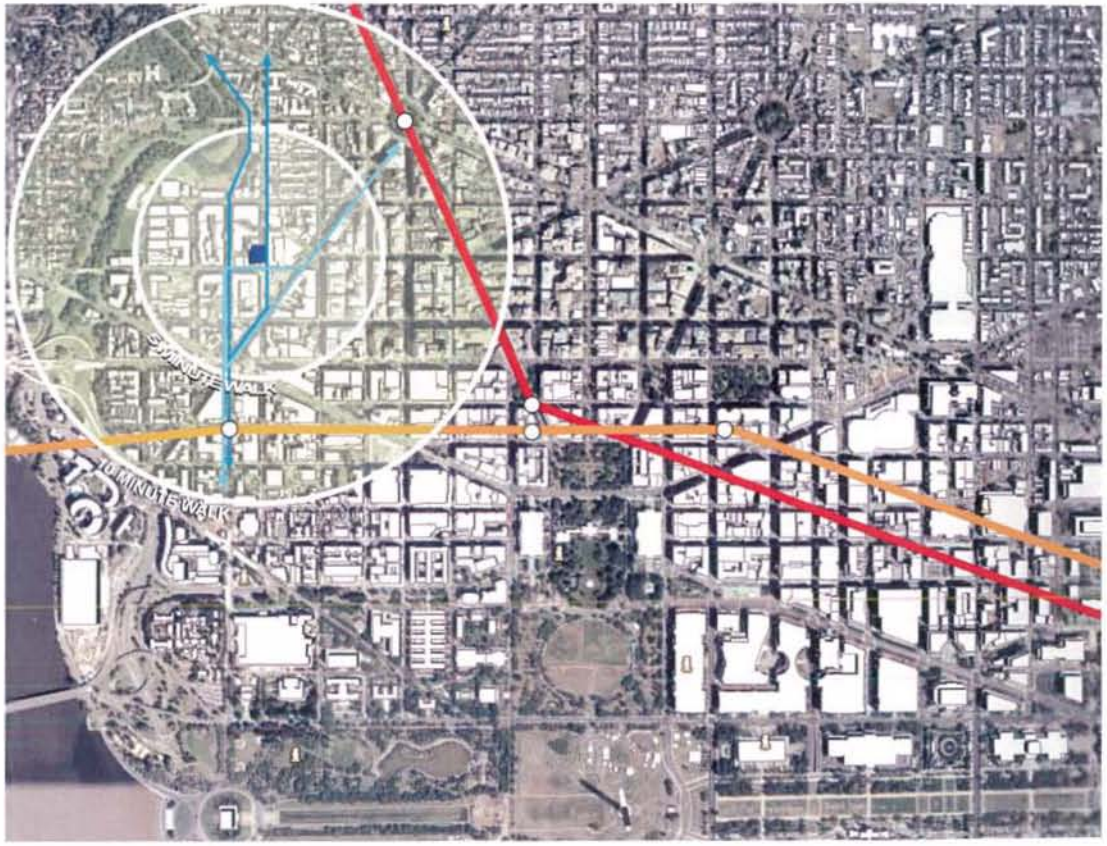


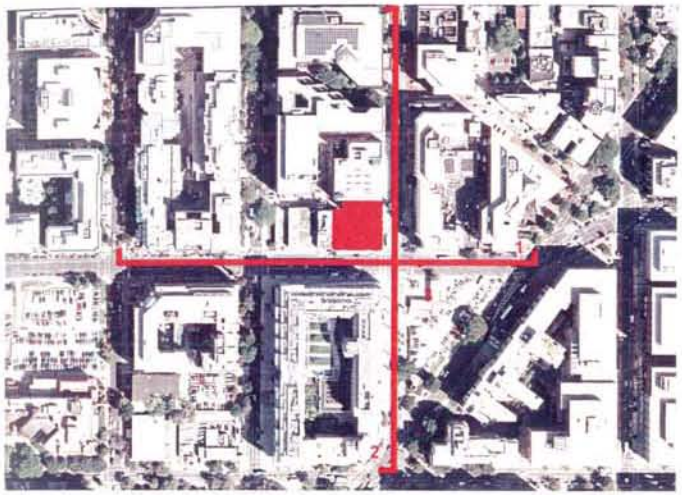
LOCATION PLAN - REGIONAL



LOCATION PLAN - LOCAL



SITE
METRO ORANGE LINE
METRO RED LINE
METRO STATION
METRO BUS LINES



3 M STREET AND 22ND SE CORNER

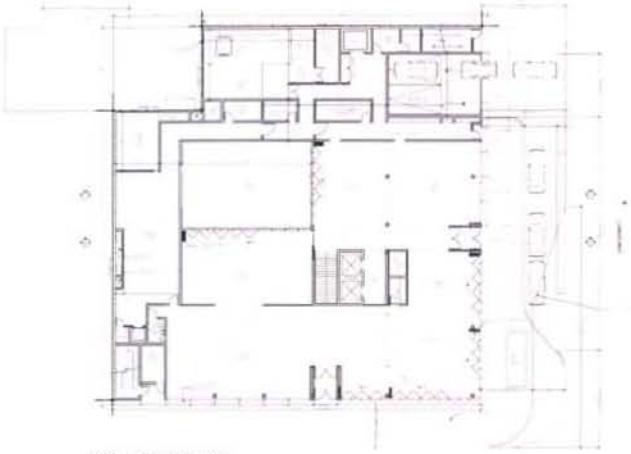
1 M STREET CONTEXTUAL ELEVATION

2 22ND STREET CONTEXTUAL ELEVATION

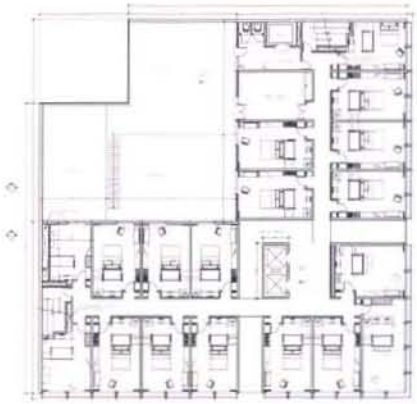
ZONING MAP

	Zoning District: CR		
SECTION:	**ZONING TABULATION OF DEVELOPMENT DATA: 1 HOTEL - 2201 M STREET**		
	Lot Areas:		
	2201 M Street NW Square 50, Lots 82, 84, 813, 814, and 816		
	Address	2201 M Street NW , Washington, DC	
	Site Area	**15,590** SQ. FT.	
		Permitted / Required	**Proposed**
630 / 2405	Max. Building Height (FT)	+ 110' - 0"	+ 110' - 0"
	Architectural Embellishments, Height (FT)	N/A	+ 18' - 6"
631 / 2405	Max. FAR w / PUD	8.0	7.96
	FAR Calculations		
	8.0 x Gross Lot 15,590 SF =	**124,720 SQ. FT.**	**124,020 SQ. FT.**
	Level 1 - Lobby, Bar, Restaurant	14,138 SQ. FT.	
	Level 2 - Guest Rooms, Tea Room	11,786 SQ. FT.	
	Level 3 - Guest Rooms (Typical)	10,954 SQ. FT.	
	Level 4 - Guest Rooms (Typical)	10,954 SQ. FT.	
	Level 5 - Guest Rooms (Typical)	10,954 SQ. FT.	
	Level 6 - Guest Rooms (Typical)	10,954 SQ. FT.	
	Level 7 - Guest Rooms (Typical)	10,954 SQ. FT.	
	Level 8 - Guest Rooms (Typical)	10,954 SQ. FT.	
	Level 9 - Guest Rooms (Typical)	10,954 SQ. FT.	
	Level 10 - Guest Rooms (Suites)	10,709 SQ. FT.	
	Level 11 - Guest Rooms (Suites / PH)	10,709 SQ. FT.	
	Total	**124,020 SQ. FT.**	
633	Min. Reqd. Public Space at Grd. Level (SF)	1,559	0
634	Min. Reqd. Lot Occupancy	100%	90%
636	Min. Reqd. Rear Yard (FT)	27.5	0
638	Min. Reqd. Court Width (FT) + Area (SF)	22'-11" x 12' = 275 SF	45' x 30' = 1,350 SF
639 / 411	Max. Roof Structure Height	18'-6"	18'-6"
639 / 411	Roof Structure Setback - Street Frontage (FT)	18'-6"	18'-6"
	FAR Calculations Roof		
	37 x Gross Lot 15,590 SF	**5,768 SQ. FT.**	**4,469 SQ. FT.**
	Level 12 - 4'-6" clear mech space (non-occupiable)	0 SQ. FT.	
	Level 13 - fire stairs, elevator lobby + mechanical	4,469 SQ. FT.	
	Total	**4,469 SQ. FT.**	
2101	Parking: Hotel 182 Rooms (1 space / 4 rooms)	46	70
2201	Min. Reqd. Loading Berths	1 @ 12' x 30'	1 @ 12' x 30'
	Min. Reqd. Service/Delivery Loading Spaces	1 @ 12' x 20'	1 @ 12' x 20'
	Min. Reqd. Loading Platforms	1 @ 100 SQ. FT.	1 @ 220 SQ. FT.

TABULATION OF DEVELOPMENT DATA



FAR GROUND LEVEL
14,138 SQ. FT.



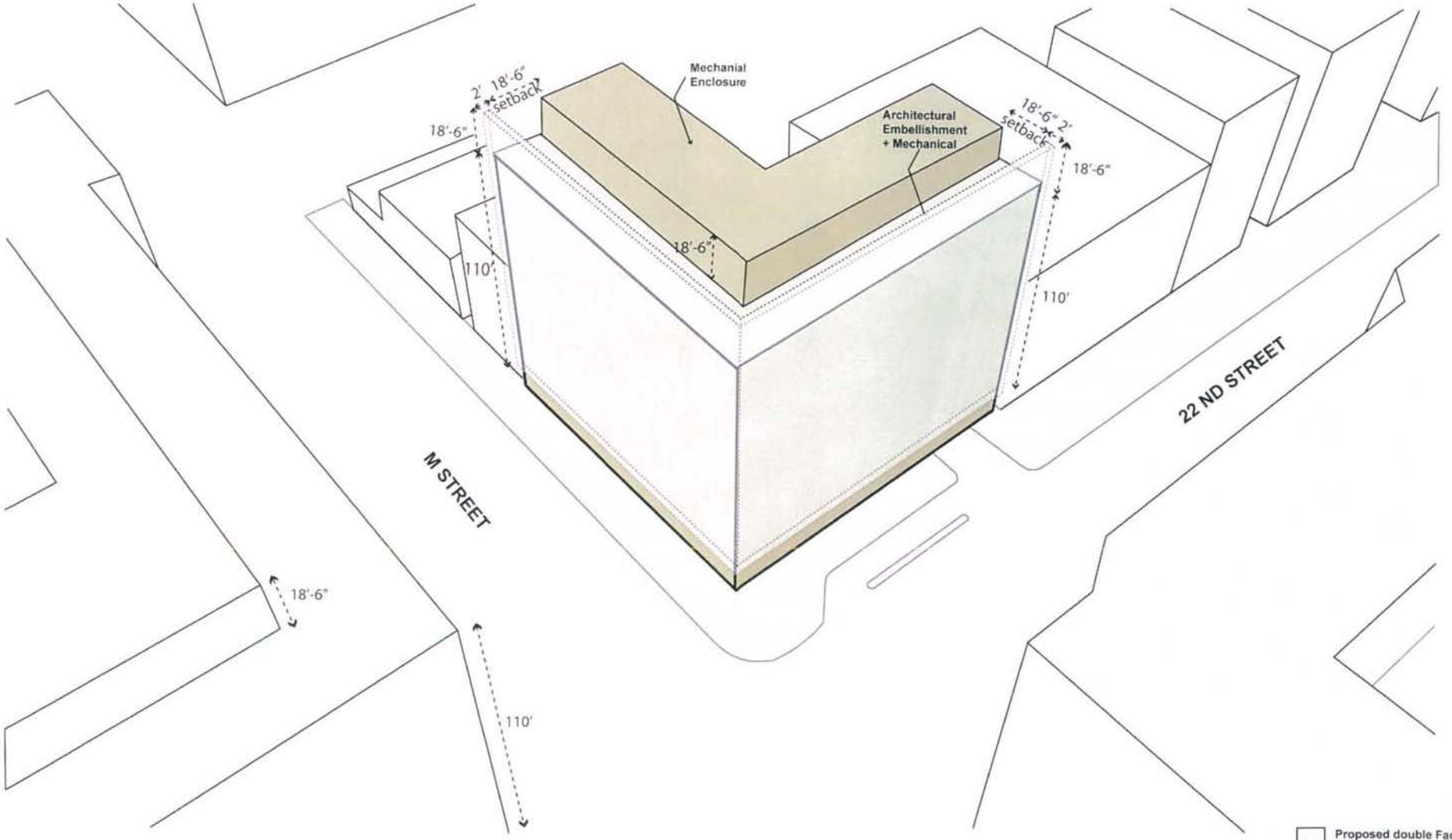
FAR LEVEL 2
11,786 SQ. FT.

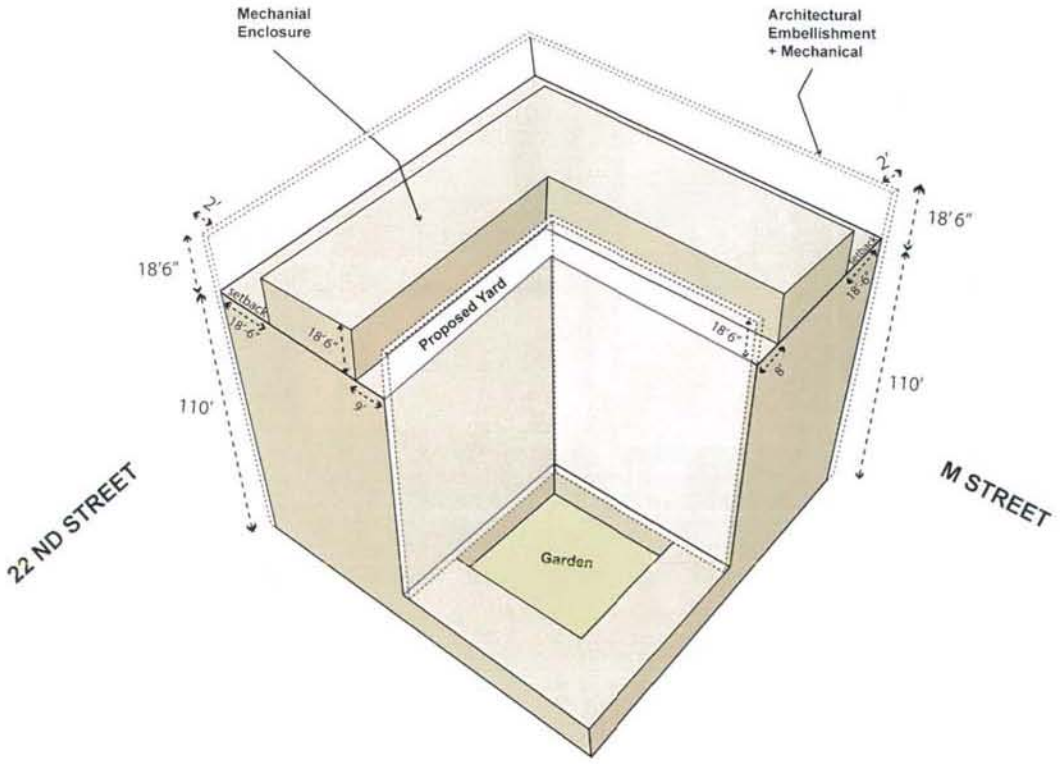
FAR TYP. LEVELS 3-9
10,954 SQ. FT.

FAR LEVEL 10
10,709 SQ. FT.

FAR LEVEL 11
10,709 SQ. FT.

ROOF FAR
4,469 SQ. FT.





Proposed Double Facade/ Architectural Embellishment

Proposed Building Envelope

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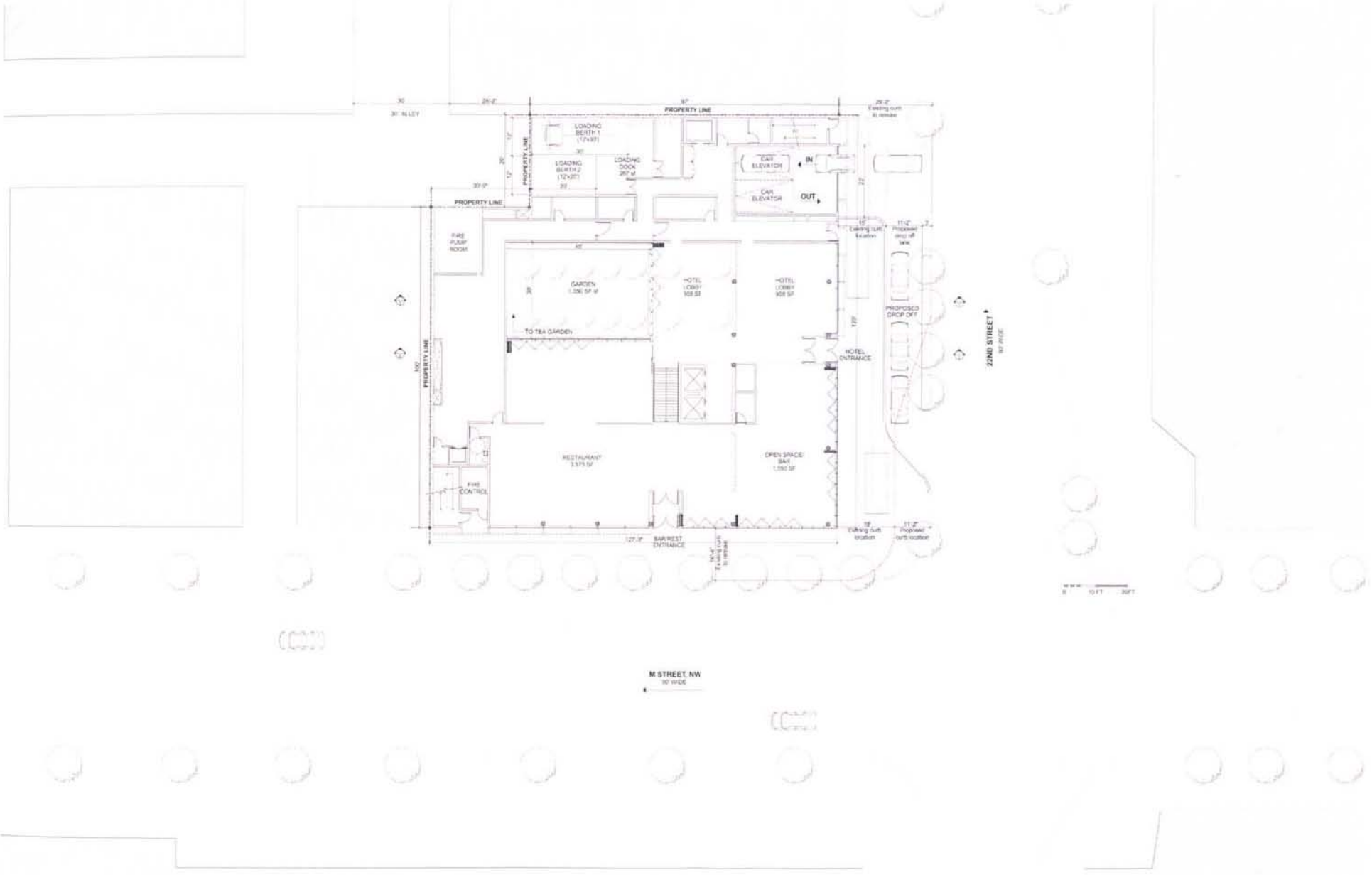
1
HOTEL WASHINGTON, D.C.
2201 M STREET, NW

JULY 13.2007
A.00a
PROPOSED SITE PLAN WITH CONTEXT 1:30



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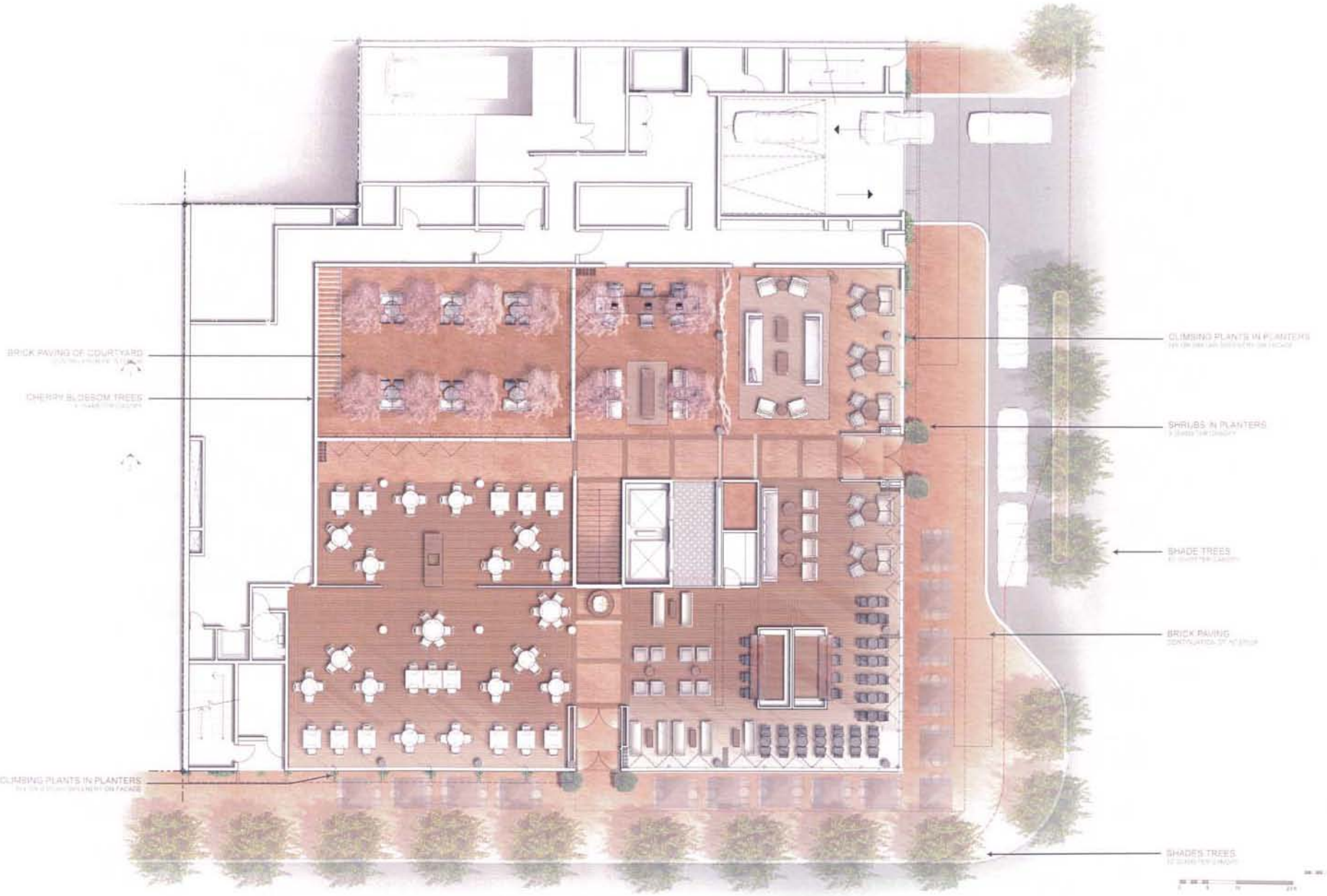
JULY 13.2007
A.00b
PROPOSED DETAILED SITE PLAN



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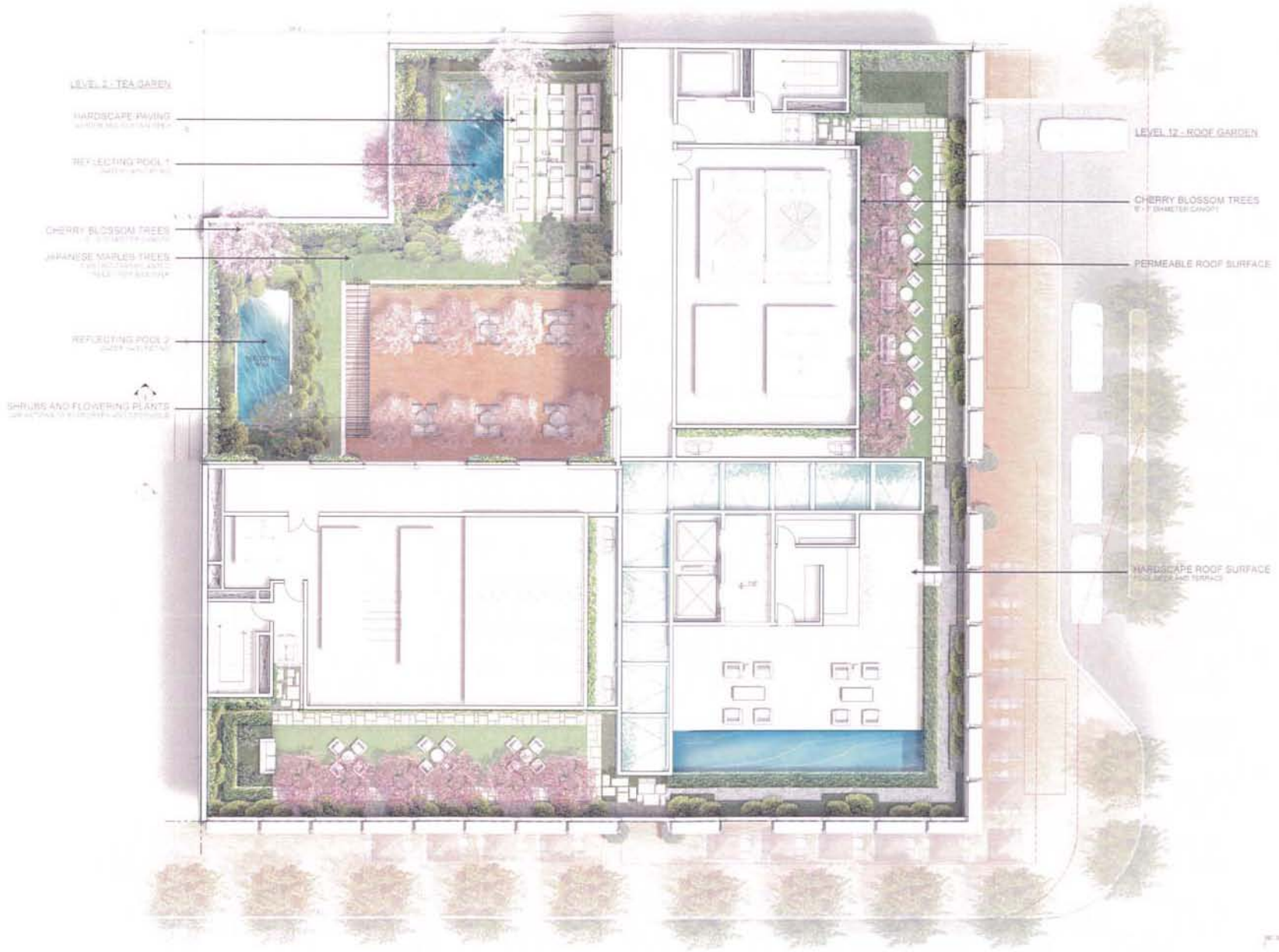
JULY 13.2007
A.01
PROPOSED LANDSCAPE PLAN - GROUND



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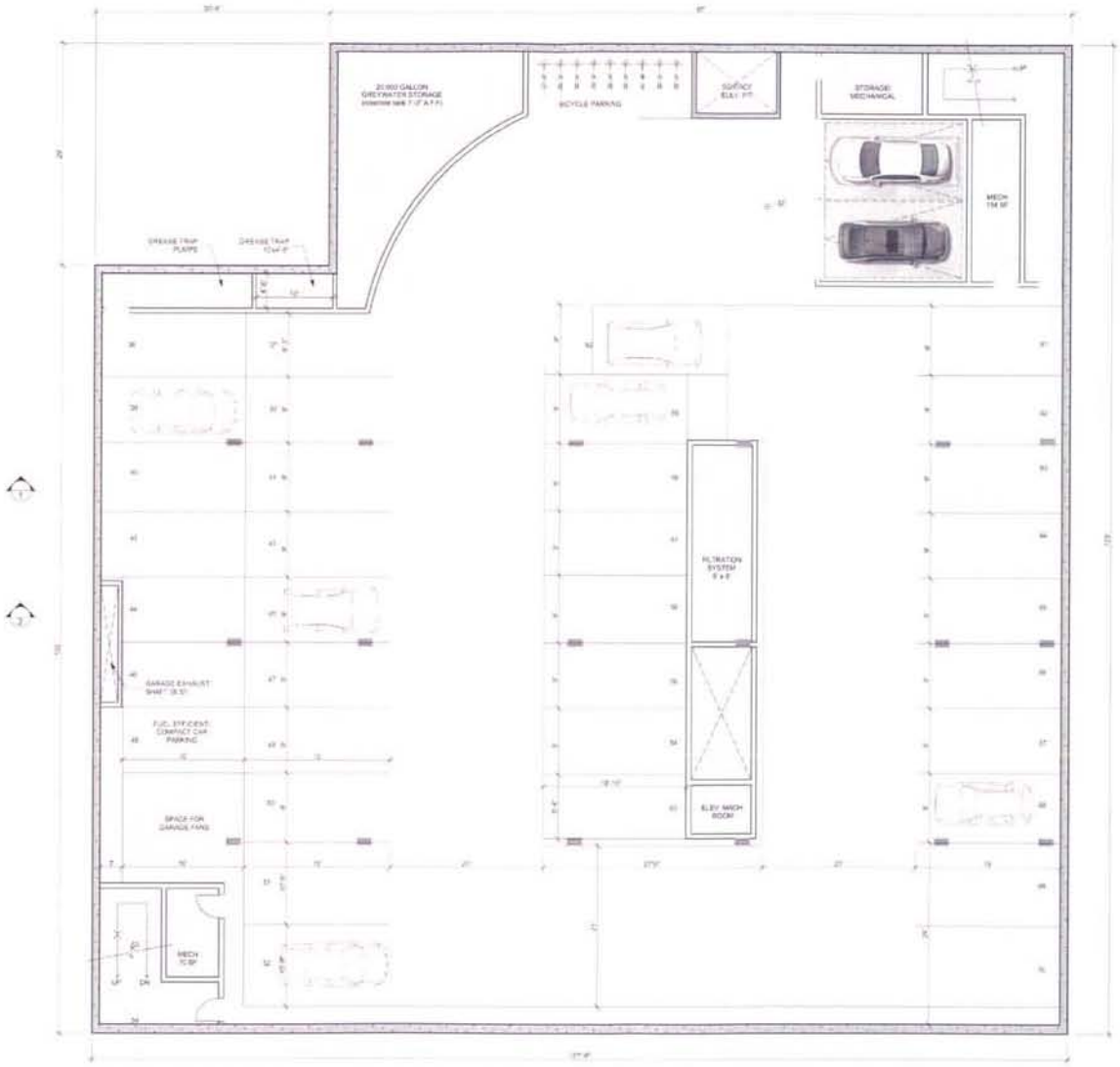
JULY 13.2007
A.02
PROPOSED LANDSCAPE PLAN - LEVEL 2 + LEVEL 12



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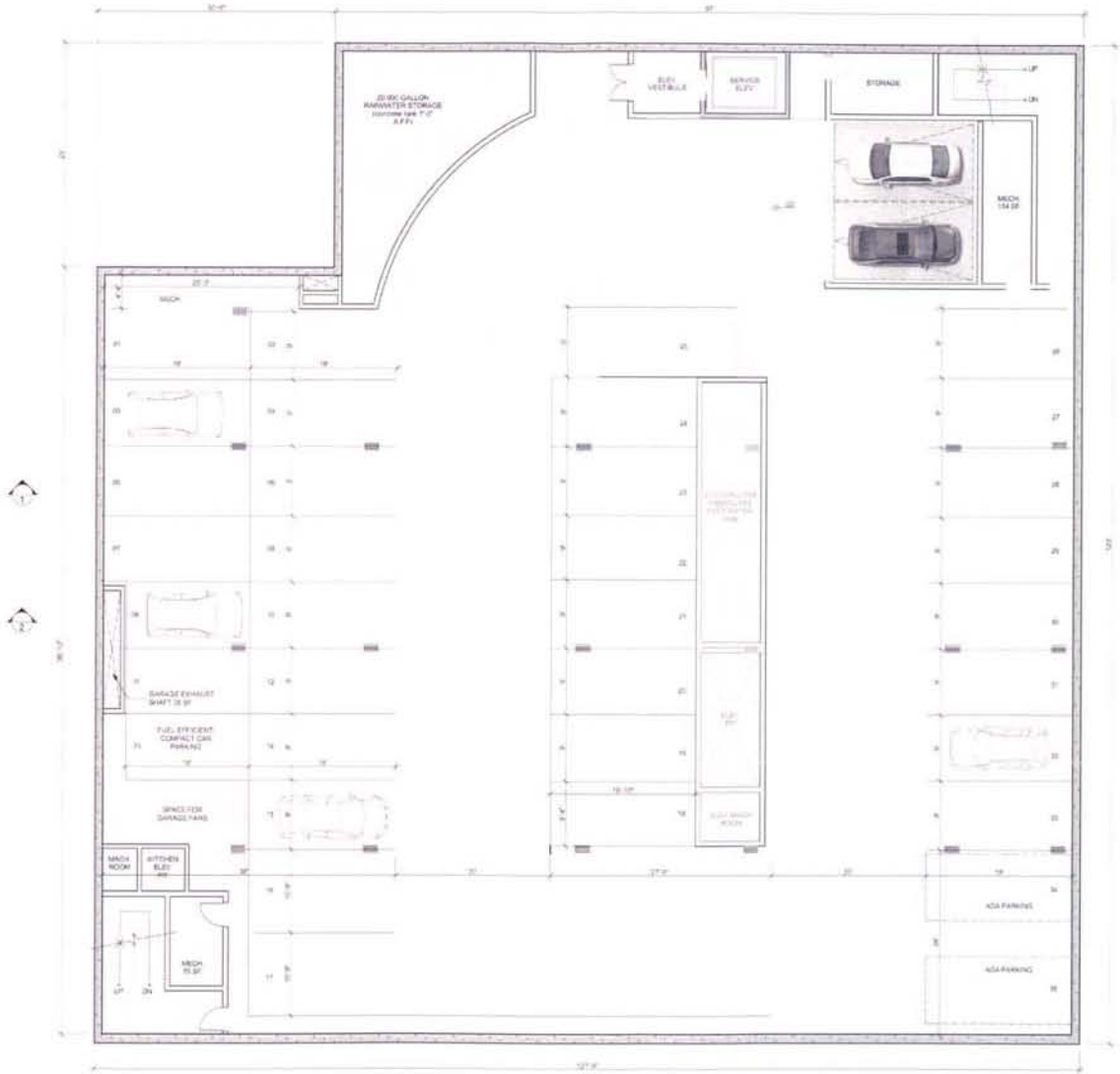
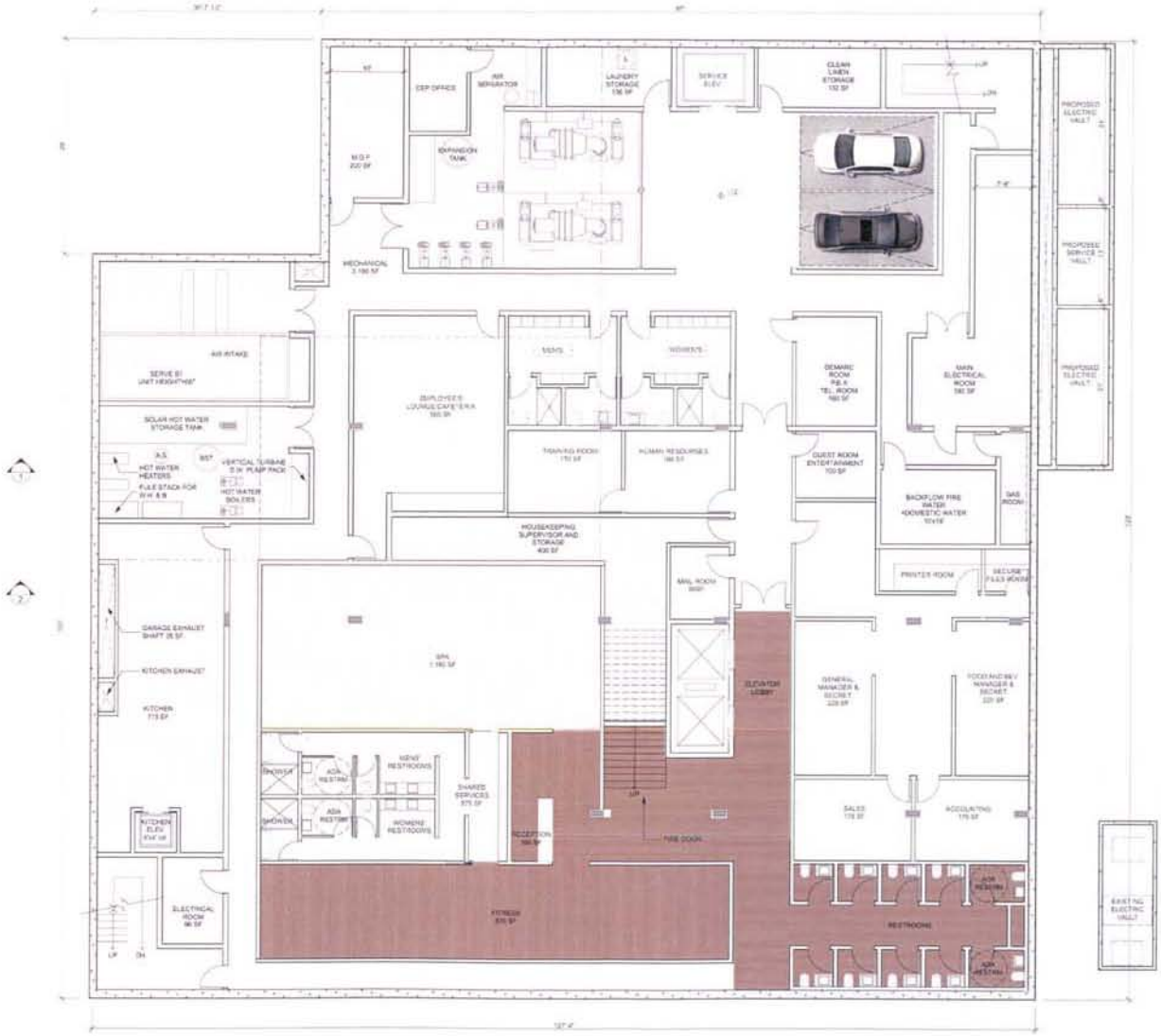
JULY 13.2007
A.03
LEVEL BASEMENT 3 - PARKING + MEP





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JULY 13.2007
A.05
LEVEL BASEMENT 1 - ADMIN, SPA, FITNESS, BOH + MEP

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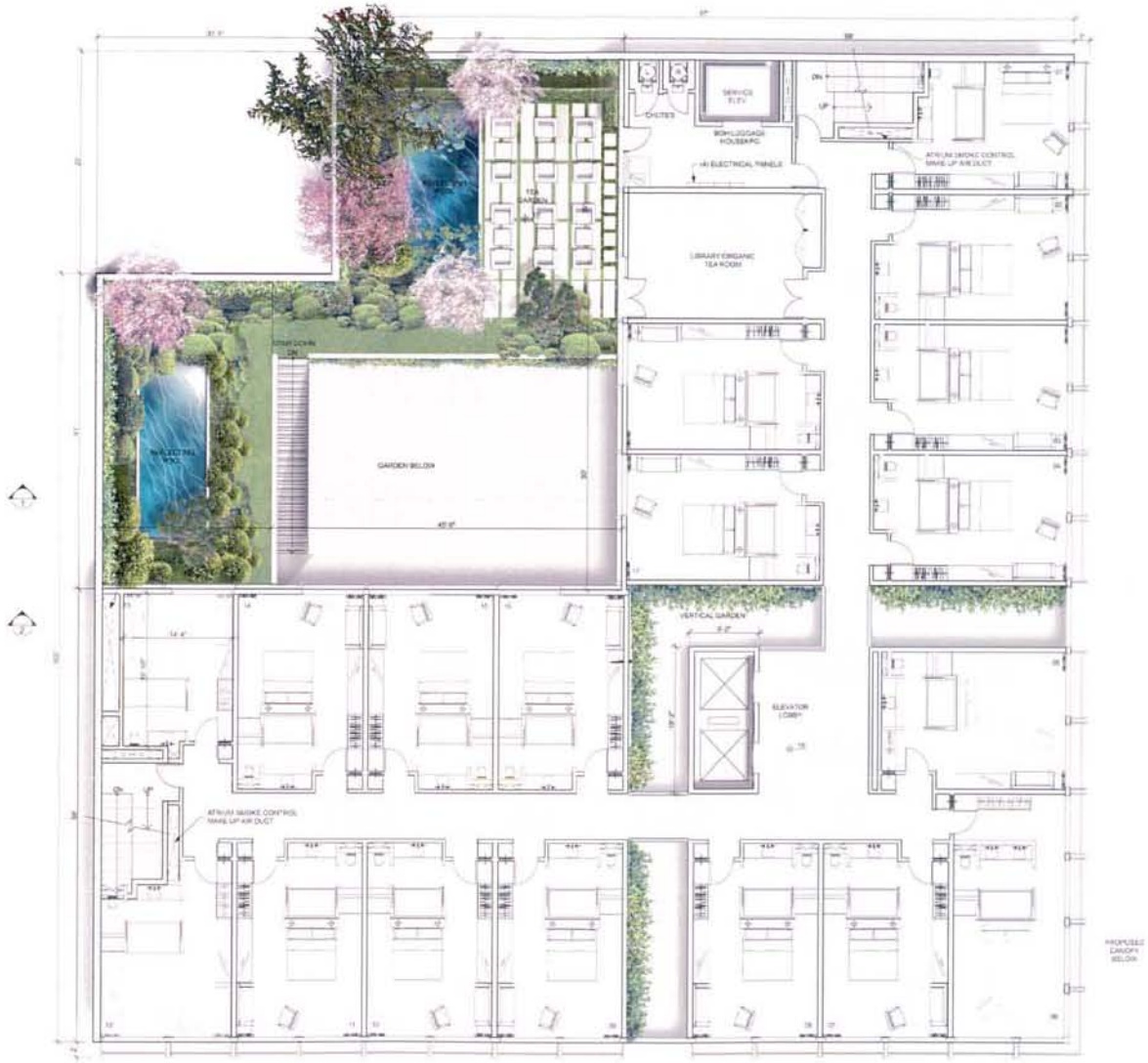
JULY 13.2007
A.06
LEVEL 1 - LOBBY, RESTAURANT + BAR



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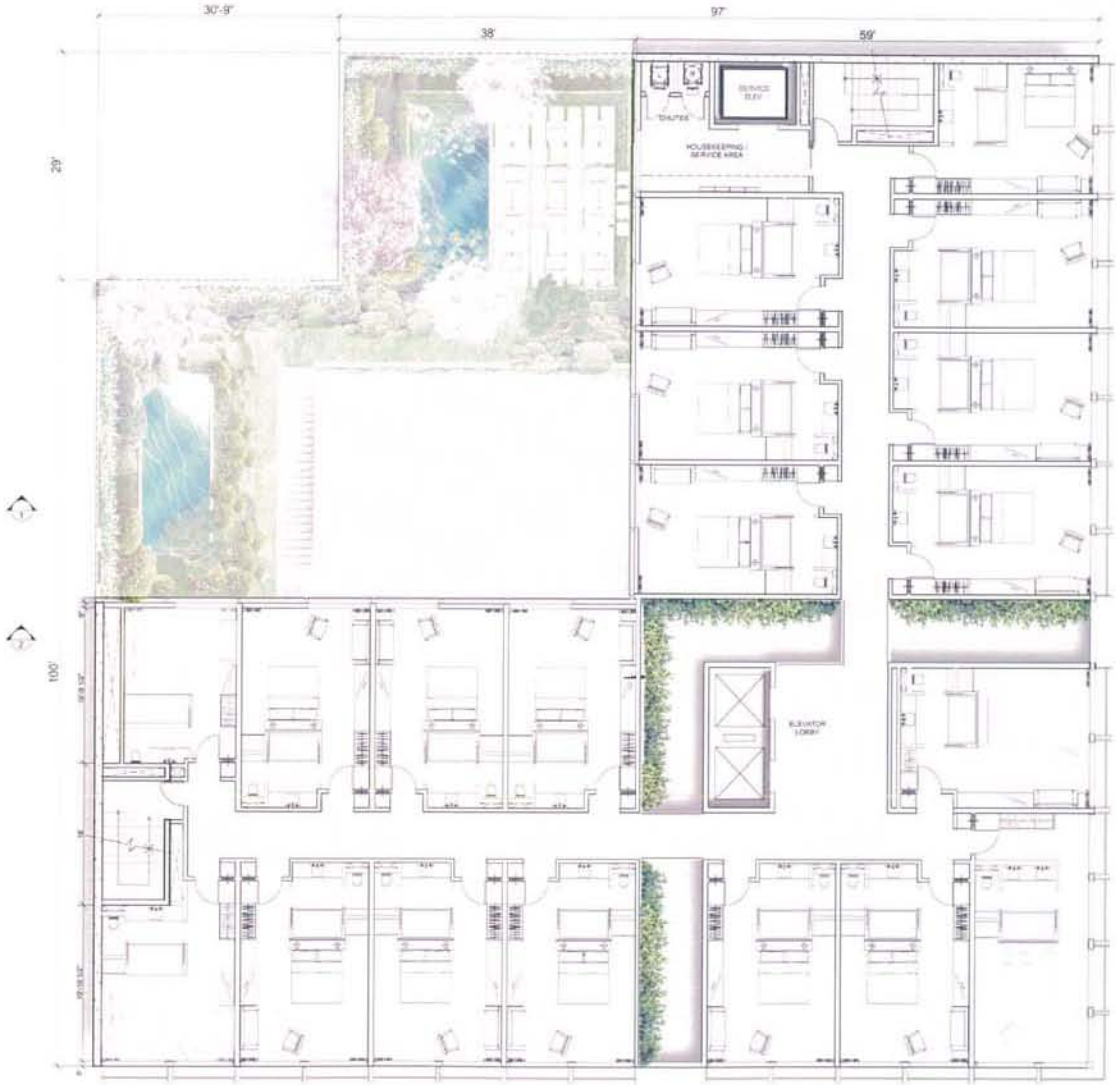
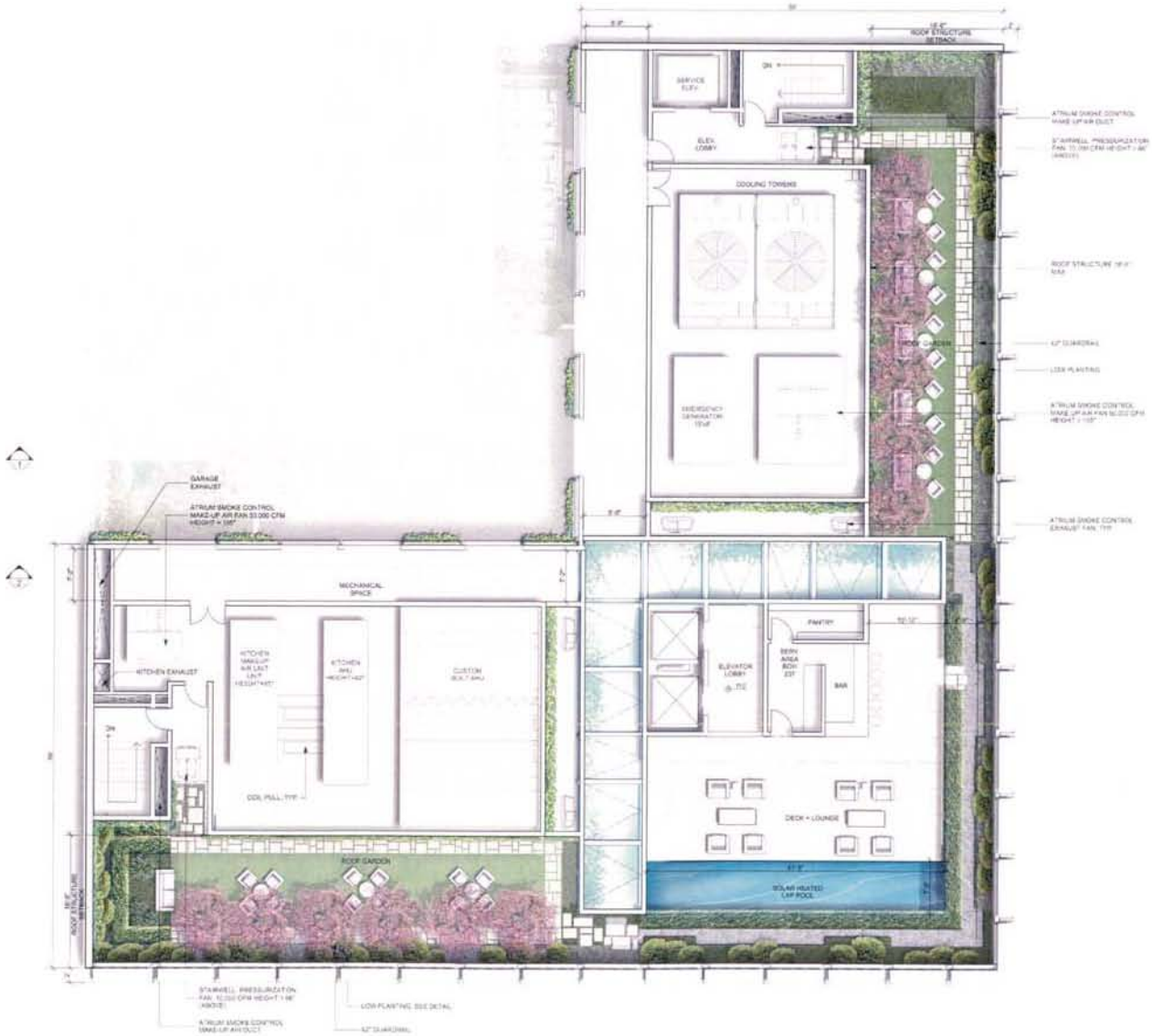
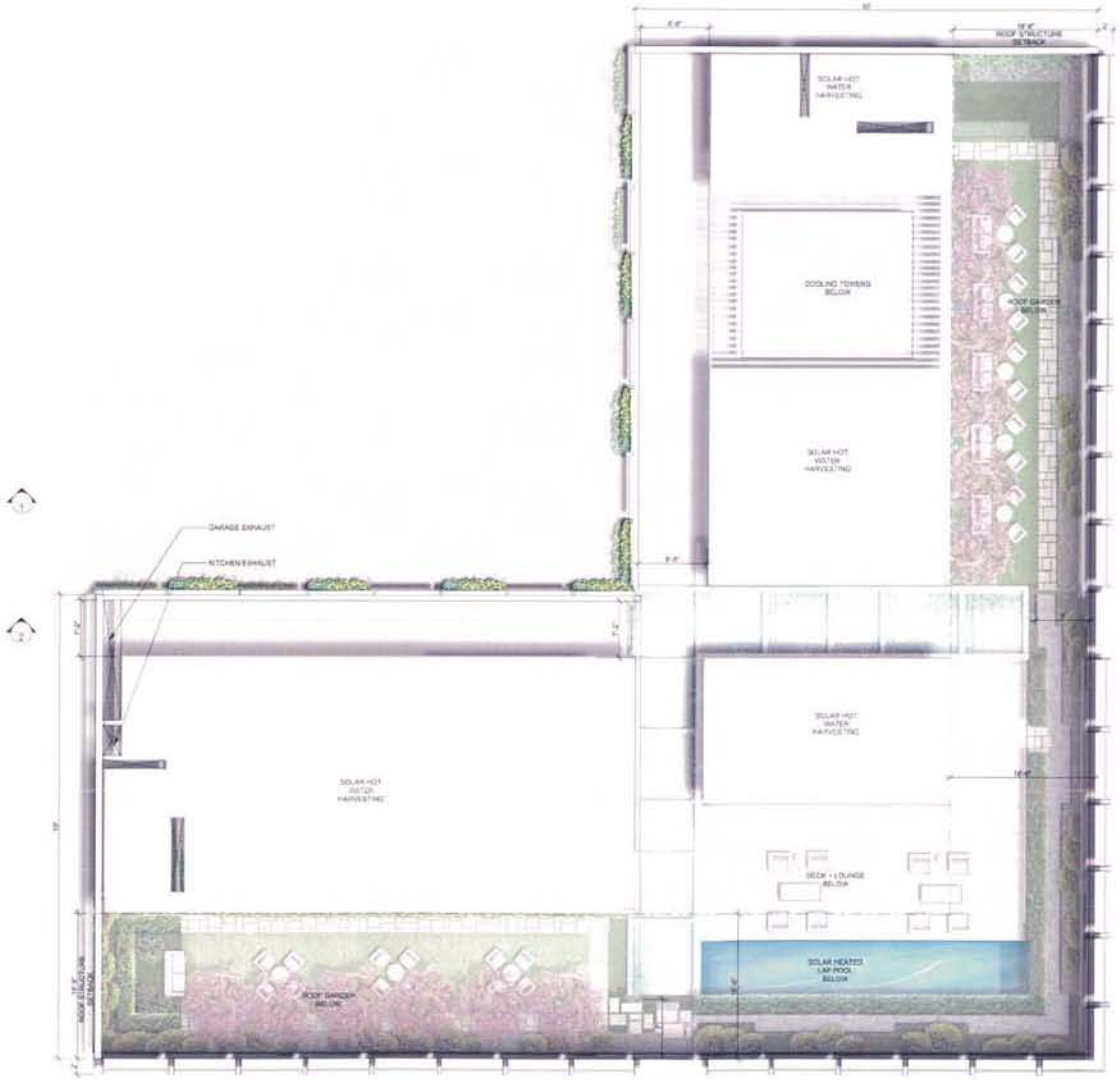
JULY 13.2007
A.07
LEVEL 2 - HOTEL GUEST ROOMS, TEA ROOM + GARDEN







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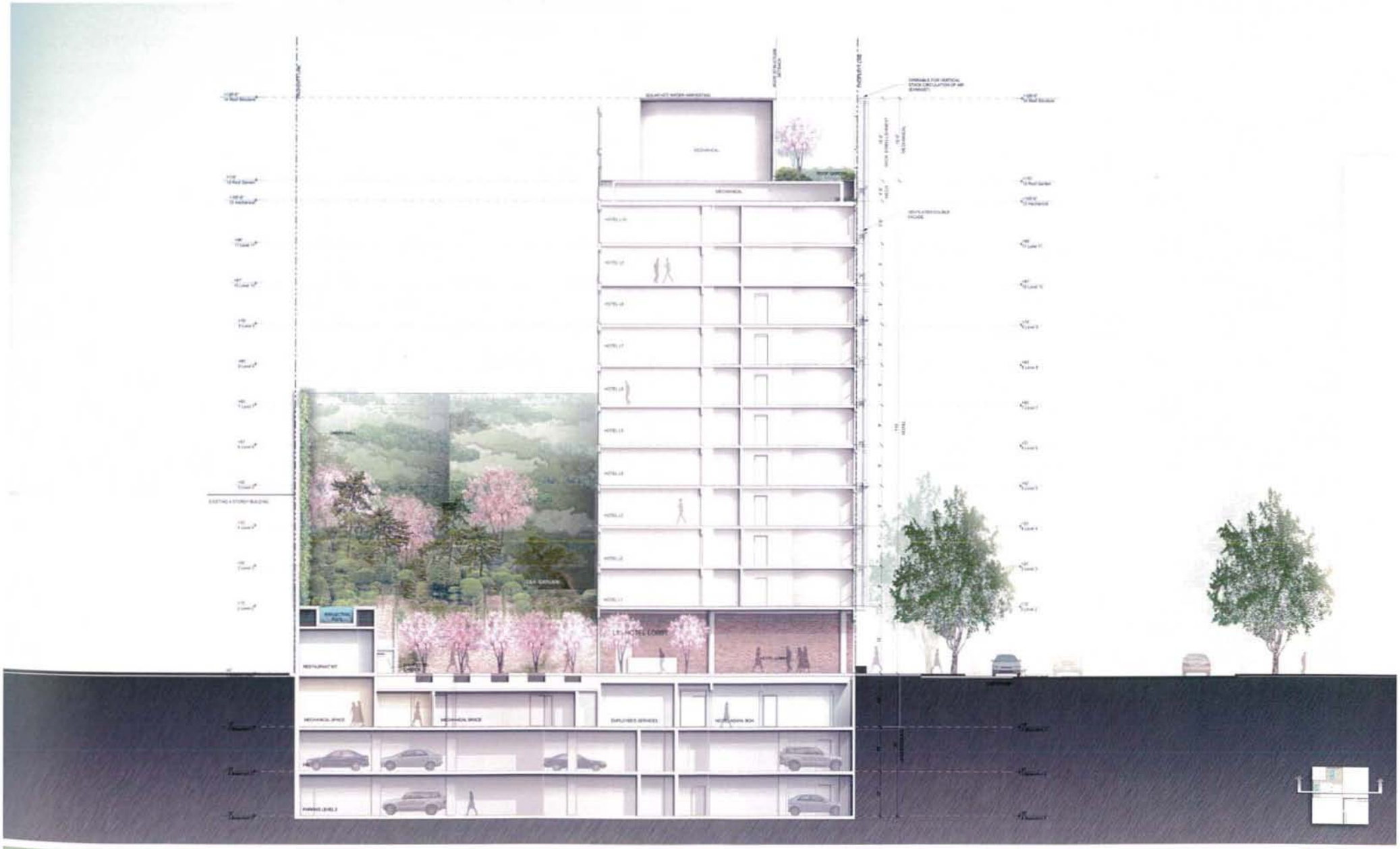
JULY 13.2007
A.11
LEVEL 13 - ROOF PLAN MEP + SOLAR HOT WATER PANELS



PERSTAR PARTNERS M STREET L.L.C.
M STREET LIMITED PARTNERSHIP
OPPENHEIM + LEO A DALY

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JULY 13.2007
A.12
SECTION 1-1

PERSTAR M STREET PARTNERS L.L.C.
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JULY 13.2007
A.13
SECTION 2-2

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JULY 13.2007
A.14
ELEVATION M STREET

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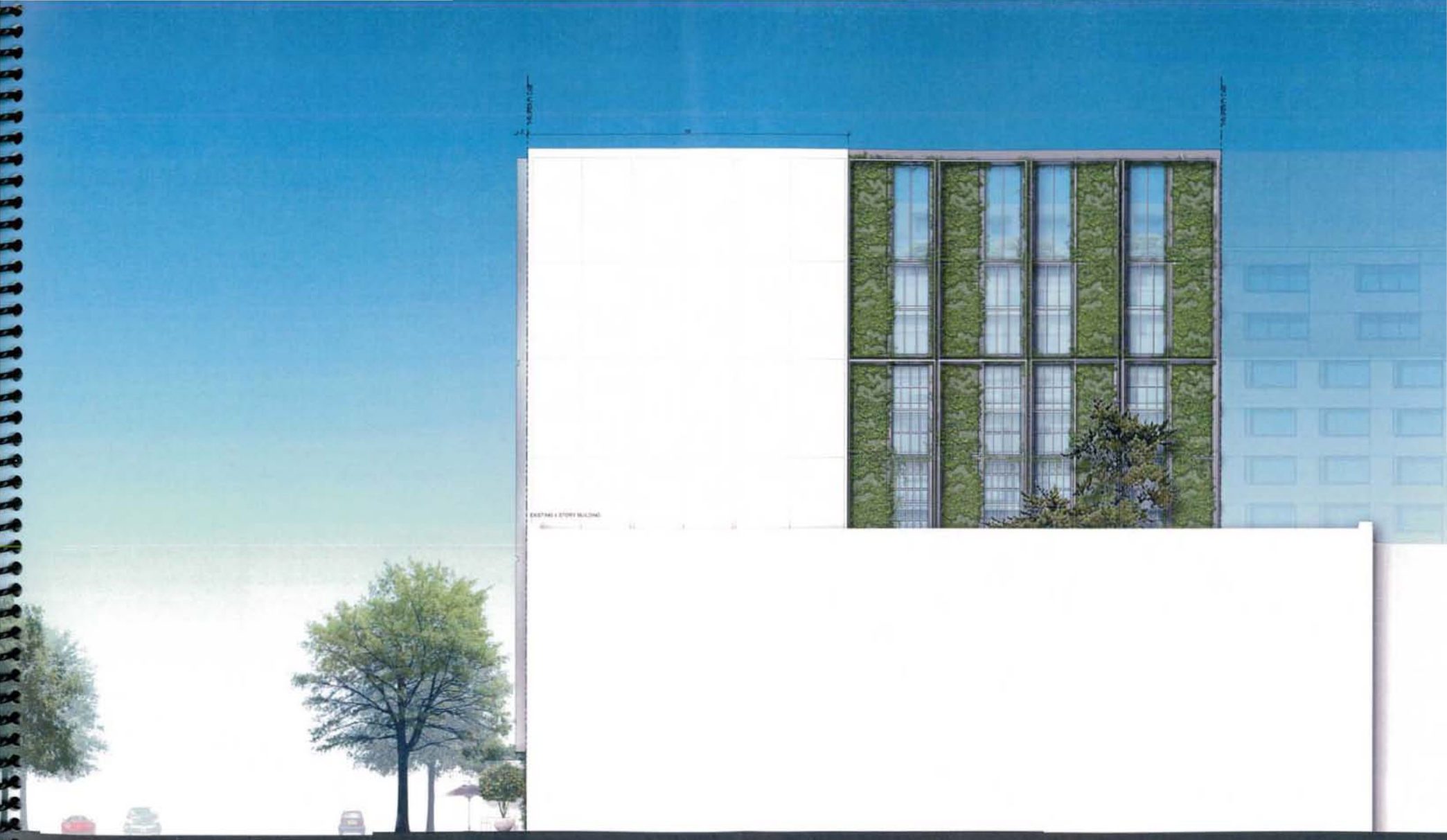
JULY 13.2007
A.15
ELEVATION 22ND STREET



STARWOOD DEVELOPMENT, LLC
OPPENHEIM + LEO A. DALY

1
HOTEL WASHINGTON, D.C.

JULY 13, 2007
A.16
ELEVATION - NORTH

STARWOOD DEVELOPMENT, LLC
OPPENHEIM + LEO A. DALY

1
HOTEL WASHINGTON, D.C.

JULY 13, 2007
A.17
ELEVATION - WEST

ERStar M STREET PARTNERS L.L.C.
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JULY 13.2007
A.18
ELEVATION DETAIL M STREET

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JULY 13.2007
A.19
ELEVATION DETAIL 22ND STREET

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JULY 13.2007
A.20
SITE CONTEXT ELEVATION M STREET

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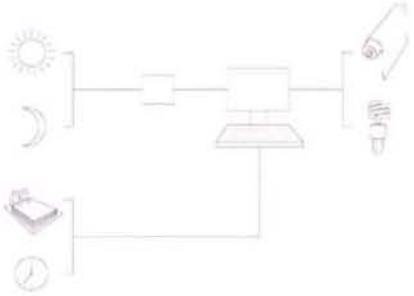
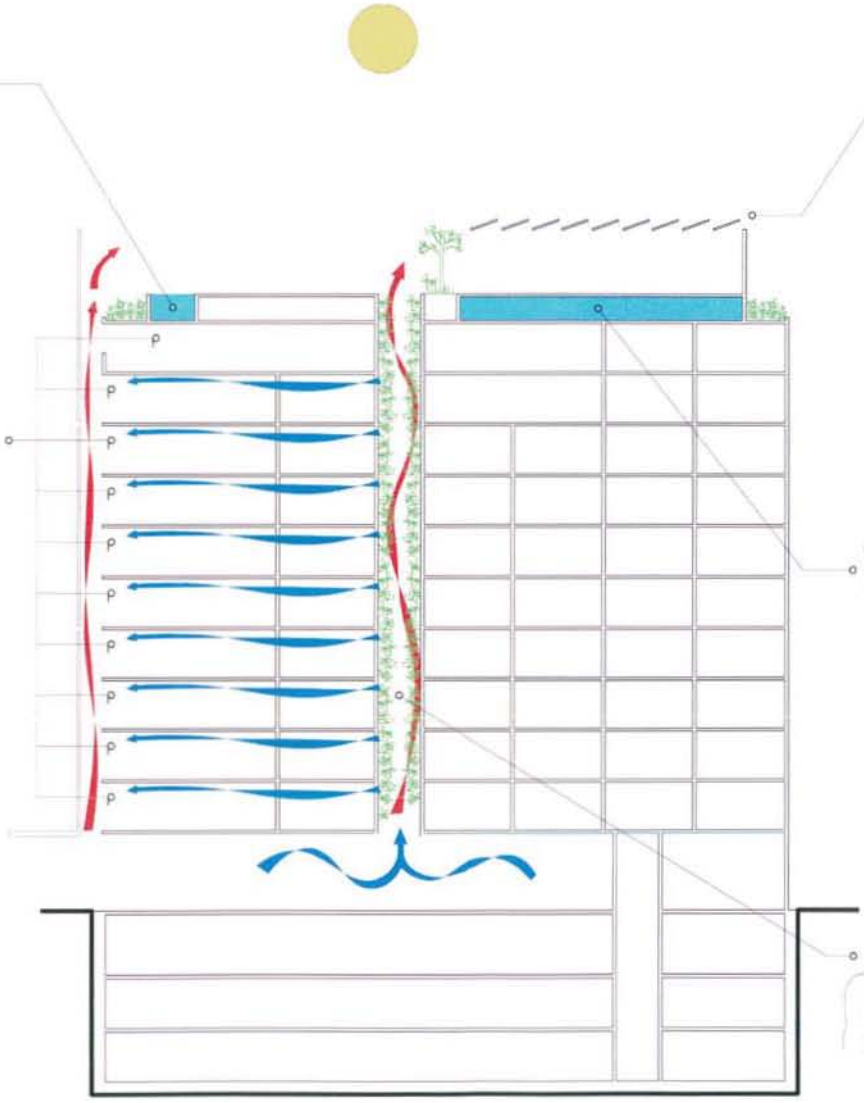
A.21
SITE CONTEXT ELEVATION 22ND STREET

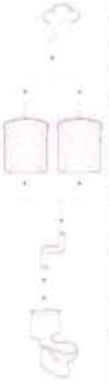
Pool Water Use for Fire Sprinklers: Large bodies of water such as swimming pools located in upper floors of buildings may serve as reservoirs for water use in emergency situations such as fires. They can provide an immediate, available, and gravity-fed source of water to the building's fire protection sytem and would eliminate the need for expensive pumps at ground level, re-use water that would otherwise go to waste, and greatly reduce the need for conventional riser infrastructure throughout the building.



Daylighting and Automated Lighting Control System: Daylighting is the practice of placing windows, or other transparent media, and reflective surfaces so that, during the day, natural light provides effective internal illumination without the use of artificial light. Within the overall architectural design of a building, particular attention is given to daylighting when the aim is to maximize visual comfort, productivity, or to reduce energy use. Energy savings from daylighting are achieved by reducing the use of electric lighting. A lighting control system consists of a device, typically an embedded processor or industrial computer, that controls electric lights for a building or residence. Lighting control systems usually include one or more keypads or touch panel interfaces. These interfaces allow users the ability to toggle power to lights and fans, dim lights, and program lighting levels. A major advantage of an automated lighting control system is the ability to program a constant level of light and allow the photo sensor to maximize daylight use, and complement it with artificial light only when needed; thus creating immense electricity savings.



Solar Hot Water Panel: A solar water heater that uses the sun's energy to heat a fluid, which is used to transfer the heat to a heat storage vessel. In the home, for example, potable water would be heated and then stored in a hot water tank. Flat-plate solar-thermal collectors are usually placed on the roof, and have an absorber plate to which fluid circulation tubes are attached. The absorber, usually coated with a dark selective surface, assures the conversion of the sun's radiation into heat, while fluid circulating through the tubes carries the heat away where it can be used or stored. The heated fluid is pumped to a heat exchanger, which is a coil in the storage vessel or an external heat exchanger where it gives off its heat and is then circulated back to the panel to be reheated. Fluid circulation can be assisted by means of a mechanical pump (which itself could be powered by photovoltaic cell), or (where mounting conditions allow) by allowing convection to circulate the fluid to the storage vessel mounted higher in the circuit, also known as a thermosiphon.

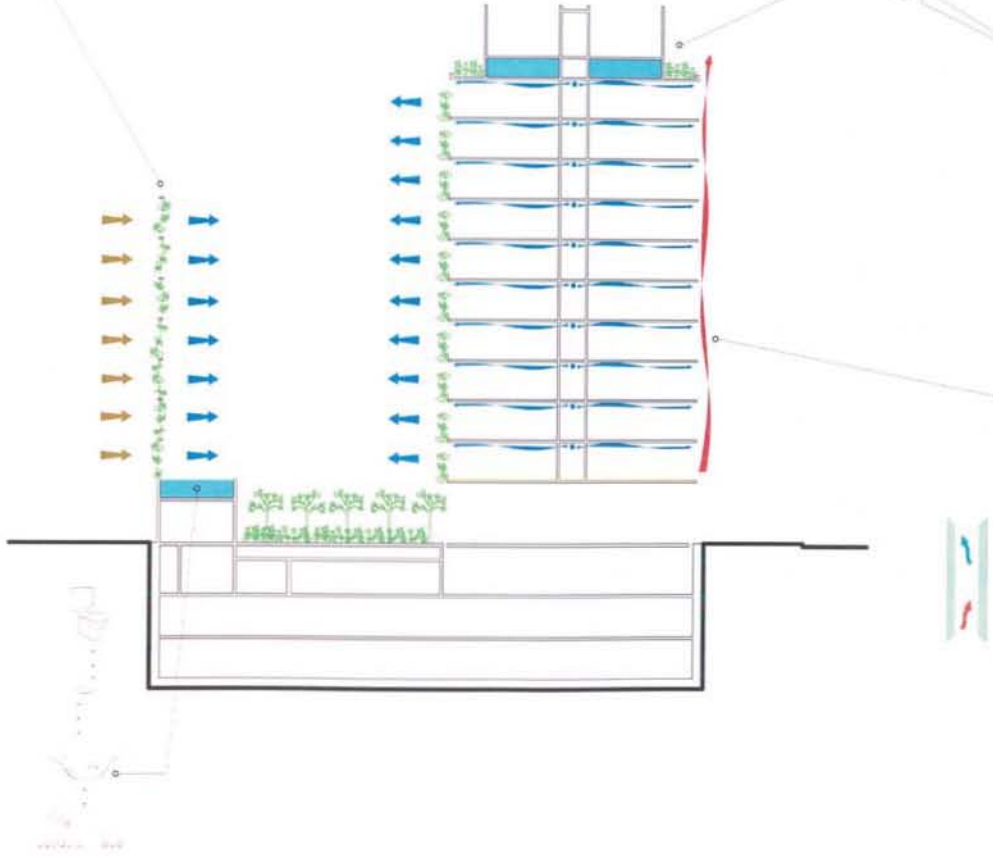


Rain Water Harvesting & Re-Use: Rain Water Harvesting is a way to capture the rain water when it rains, store that water above ground or charge the underground and use it later. This happens naturally in open rural areas. But in congested, over-paved metropolitan cities, we need to create methods to capture the rain water. Rain Water Harvesting as a method of utilizing rain water for domestic and agricultural use is already widely used throughout the world. It is a method which has been used since ancient times and is increasingly being accepted as a practical method of providing potable water in development projects throughout the world. It has wide application also in urban and peri-urban areas where the reliability and quality of piped water is increasingly being questioned. Rainwater can be used to supplement existing supplies. Without any loss of comfort, rainwater helps conserve valuable drinking water and reduce water bills. This project proposed a sustainable rainwater harvesting system, which cleans and collects 95% of the annual rainwater run-off from roof catchment areas. Rainwater is stored in a tank and can be used for gardening, laundry, cleaning, and to flush toilets.

Green Lung: A permeable atrium with vegetated walls creates a green space in the middle of the building to provide daylight, purify the air, and create a stack effect that will promote cross ventilation. In this case, the "green lung" is connected to the building's air circulation system.

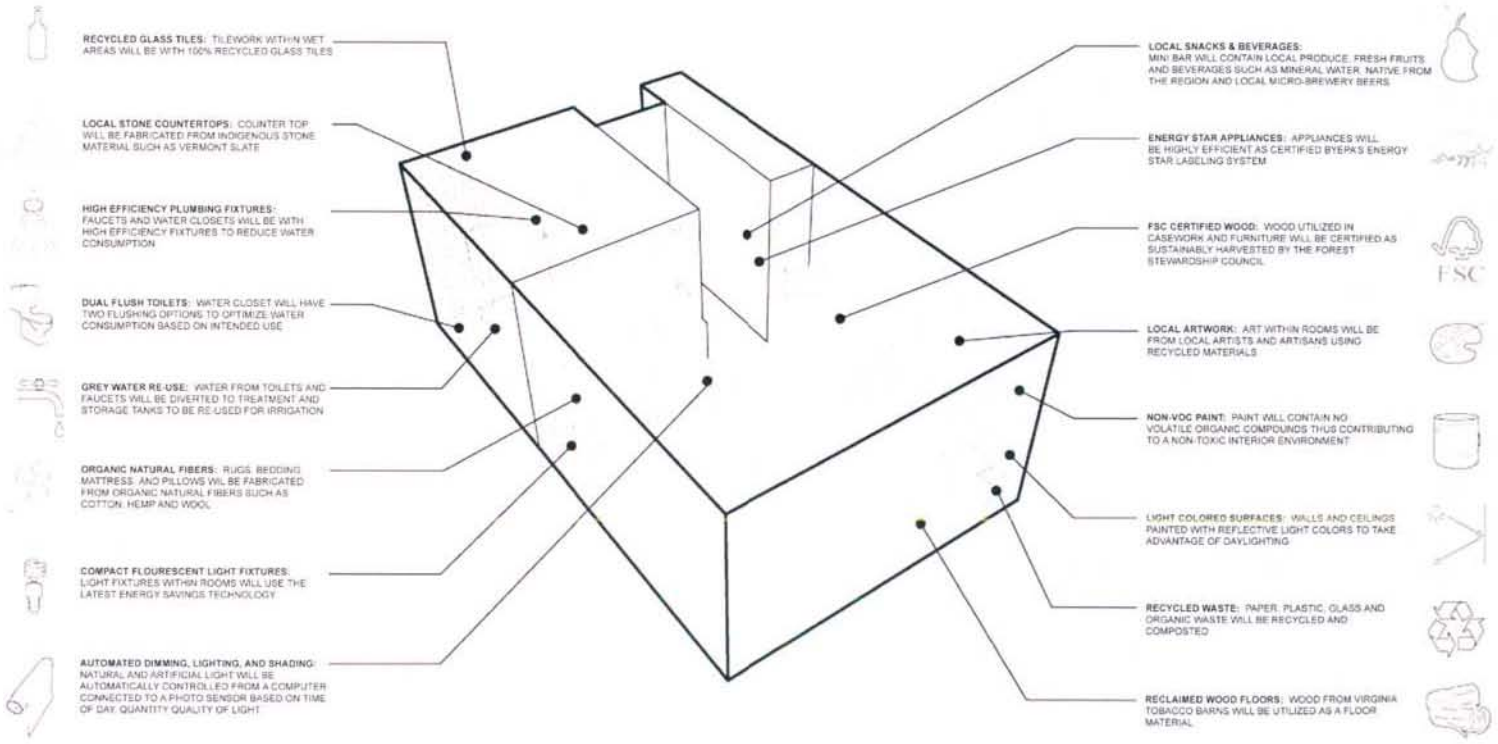
Living Wall: A living wall is a vertical garden. Just like in nature, vegetation changes with the seasons and adapts to the climate, shedding foliage in winter to allow heat from the sun to penetrate and developing lush foliage in summer to provide shade from the intense heat. Plants are rooted in compartments between two sheets of fibrous material anchored to a wall. Water trickles down between the sheets and feeds moss, vines and other plants. Bacteria on the roots of the plants metabolize air impurities such as volatile organic compounds. Some walls house fish and salamanders in a pool at the bottom, where the trickling water is captured before being filtered and recirculated to the top again. The living wall is a form of urban agriculture or urban gardening. It is also a means for water reuse, at least as utility water. The

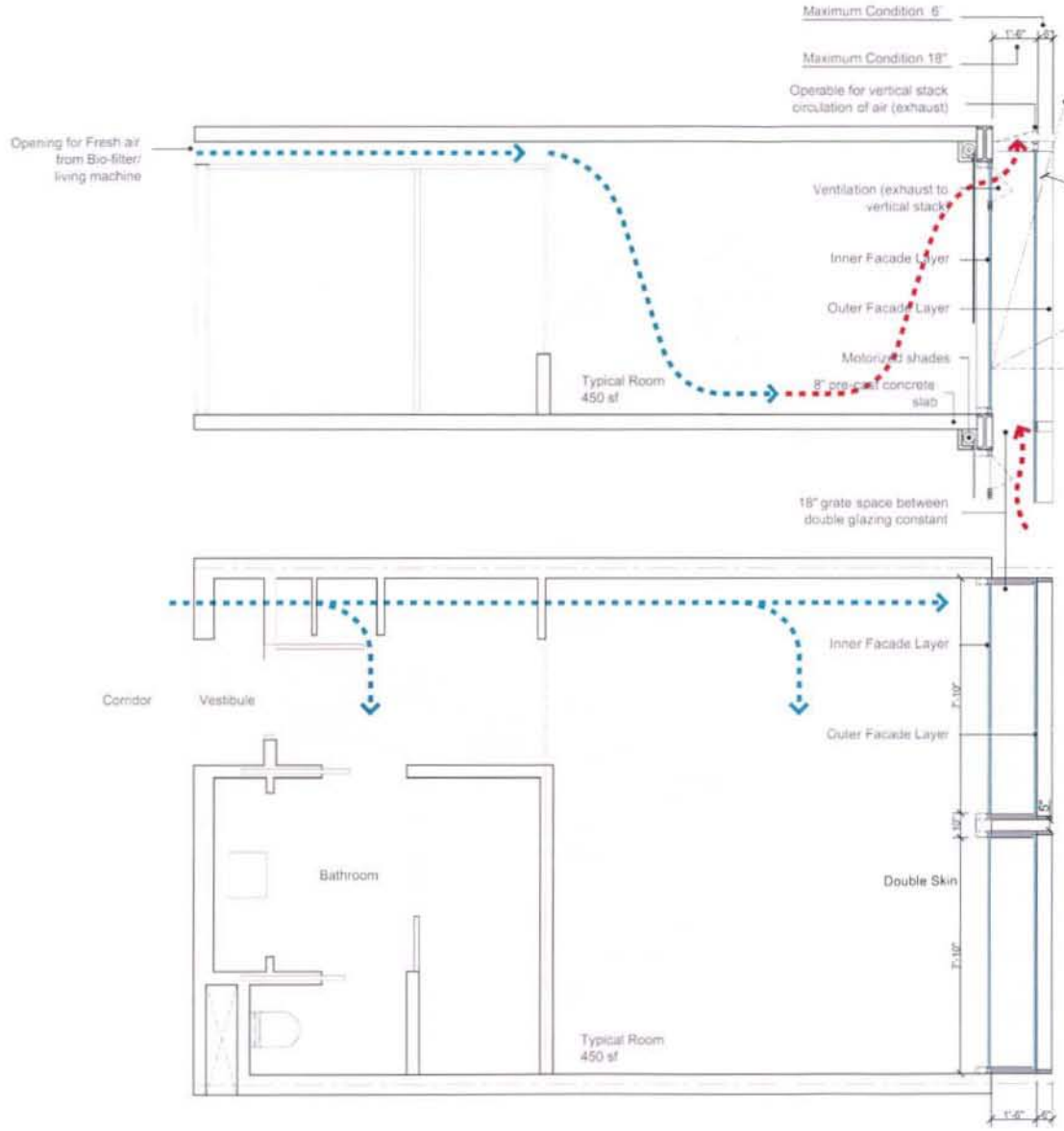
Gray Water Treatment & Re-Use: "Gray water" is wastewater collected from clothes washers, bathtubs, showers, and laundry or bathroom sinks. If properly collected and stored, it can be safely re-used, thereby reducing fresh water consumption. Reuse of gray water can also reduce the load on septic tanks and leach fields. Gray water may contain food particles, detergent or soap residue, and possibly some human pathogens. But as a general rule, gray water does not require extensive chemical or biological treatment before being used for landscape irrigation. Gray water can be put to other uses. It is best to use gray water on ornamental plants and lawns, or to irrigate trees, rather than on food plants, especially those that are often eaten raw; such as carrots or lettuce or herbs. Gray water may be immediately directed to landscaping, or it may be stored for later use. When stored, filtering the water is more important, to reduce the growth of any pathogens. Gray water should not be used for dust control, cooling, spray irrigation, or any other use that would result in air-borne droplets or mist.



Green Roof: A green roof is a roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. Vegetated roofs provide amenity space for building users, grow fruits, vegetables, and flowers, reduce heating (by adding mass and thermal resistance value) and cooling (by evaporative cooling) loads on a building, reduce the urban heat island effect, increase roof life span , reduce stormwater run off, filter pollutants and CO2 out of the air, filter pollutants and heavy metals out of rainwater, and increase wildlife habitat in built up areas.

Ventilated Double Facade: A ventilated double façade can be defined as a traditional single façade doubled inside or outside by a second, essentially glazed façade. Each of these two facades is commonly called a skin. A ventilated cavity – having a width which can range from several centimeters at the narrowest to several meters to the widest accessible cavities – is located between these two skins.
There exist façade concepts where the ventilation of the cavity is controllable, by fans and/or openings, and other façade concepts where this ventilation is not controllable. The indoor outdoor skins are not necessarily airtight. Automated equipment, such as shading devices, motorized openings or fans, are most often integrated into the façade.
The main difference between a ventilated double façade and an airtight multiple glazing, whether or not integrating a shading device in the cavity separating the glazing's, lies in the intentional and possibly controlled ventilation of the cavity of the Ventilated Double Facade


RECYCLED GLASS TILES: TILEWORK WITHIN WET AREAS WILL BE WITH 100% RECYCLED GLASS TILES
LOCAL STONE COUNTERTOPS: COUNTER TOP WILL BE FABRICATED FROM INDIGENOUS STONE MATERIAL SUCH AS VERMONT SLATE
HIGH EFFICIENCY PLUMBING FIXTURES: FAUCETS AND WATER CLOSETS WILL BE WITH HIGH EFFICIENCY FIXTURES TO REDUCE WATER CONSUMPTION
DUAL FLUSH TOILETS: WATER CLOSET WILL HAVE TWO FLUSHING OPTIONS TO OPTIMIZE WATER CONSUMPTION BASED ON INTENDED USE
GREY WATER RE-USE: WATER FROM TOILETS AND FAUCETS WILL BE DIVERTED TO TREATMENT AND STORAGE TANKS TO BE RE-USED FOR IRRIGATION
ORGANIC NATURAL FIBERS: RUGS, BEDDING MATTRESS, AND PILLOWS WIL BE FABRICATED FROM ORGANIC NATURAL FIBERS SUCH AS COTTON, HEMP AND WOOL
COMPACT FLOURESCENT LIGHT FIXTURES: LIGHT FIXTURES WITHIN ROOMS WILL USE THE LATEST ENERGY SAVINGS TECHNOLOGY
AUTOMATED DIMMING, LIGHTING, AND SHADING: NATURAL AND ARTIFICIAL LIGHT WILL BE AUTOMATICALLY CONTROLLED FROM A COMPUTER CONNECTED TO A PHOTO SENSOR BASED ON TIME OF DAY, QUANTITY QUALITY OF LIGHT
LOCAL SNACKS & BEVERAGES: MINI BAR WILL CONTAIN LOCAL PRODUCE, FRESH FRUITS AND BEVERAGES SUCH AS MINERAL WATER, NATIVE FROM THE REGION AND LOCAL MICRO-BREWERY BEERS
ENERGY STAR APPLIANCES: APPLIANCES WILL BE HIGHLY EFFICIENT AS CERTIFIED BY EPA'S ENERGY STAR LABELING SYSTEM
FSC CERTIFIED WOOD: WOOD UTILIZED IN CASEWORK AND FURNITURE WILL BE CERTIFIED AS SUSTAINABLY HARVESTED BY THE FOREST STEWARDSHIP COUNCIL
FSC
LOCAL ARTWORK: ART WITHIN ROOMS WILL BE FROM LOCAL ARTISTS AND ARTISANS USING RECYCLED MATERIALS
NON-VOC PAINT: PAINT WILL CONTAIN NO VOLATILE ORGANIC COMPOUNDS THUS CONTRIBUTING TO A NON-TOXIC INTERIOR ENVIRONMENT
LIGHT COLORED SURFACES: WALLS AND CEILINGS PAINTED WITH REFLECTIVE LIGHT COLORS TO TAKE ADVANTAGE OF DAYLIGHTING
RECYCLED WASTE: PAPER, PLASTIC, GLASS AND ORGANIC WASTE WILL BE RECYCLED AND COMPOSTED
RECLAIMED WOOD FLOORS: WOOD FROM VIRGINIA TOBACCO BARNS WILL BE UTILIZED AS A FLOOR MATERIAL

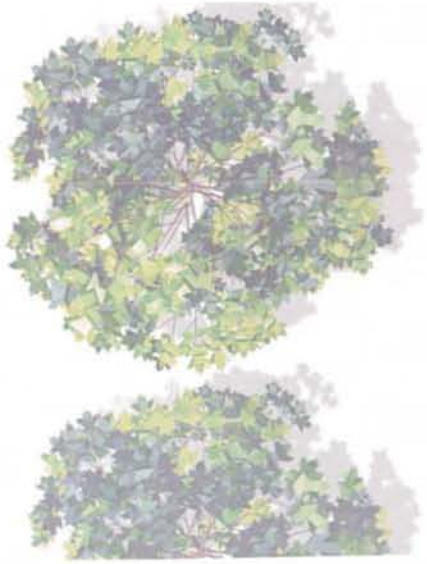


VENTILATED DOUBLE FACADE/SKIN

Vertical stack: cools and ventilates interior spaces

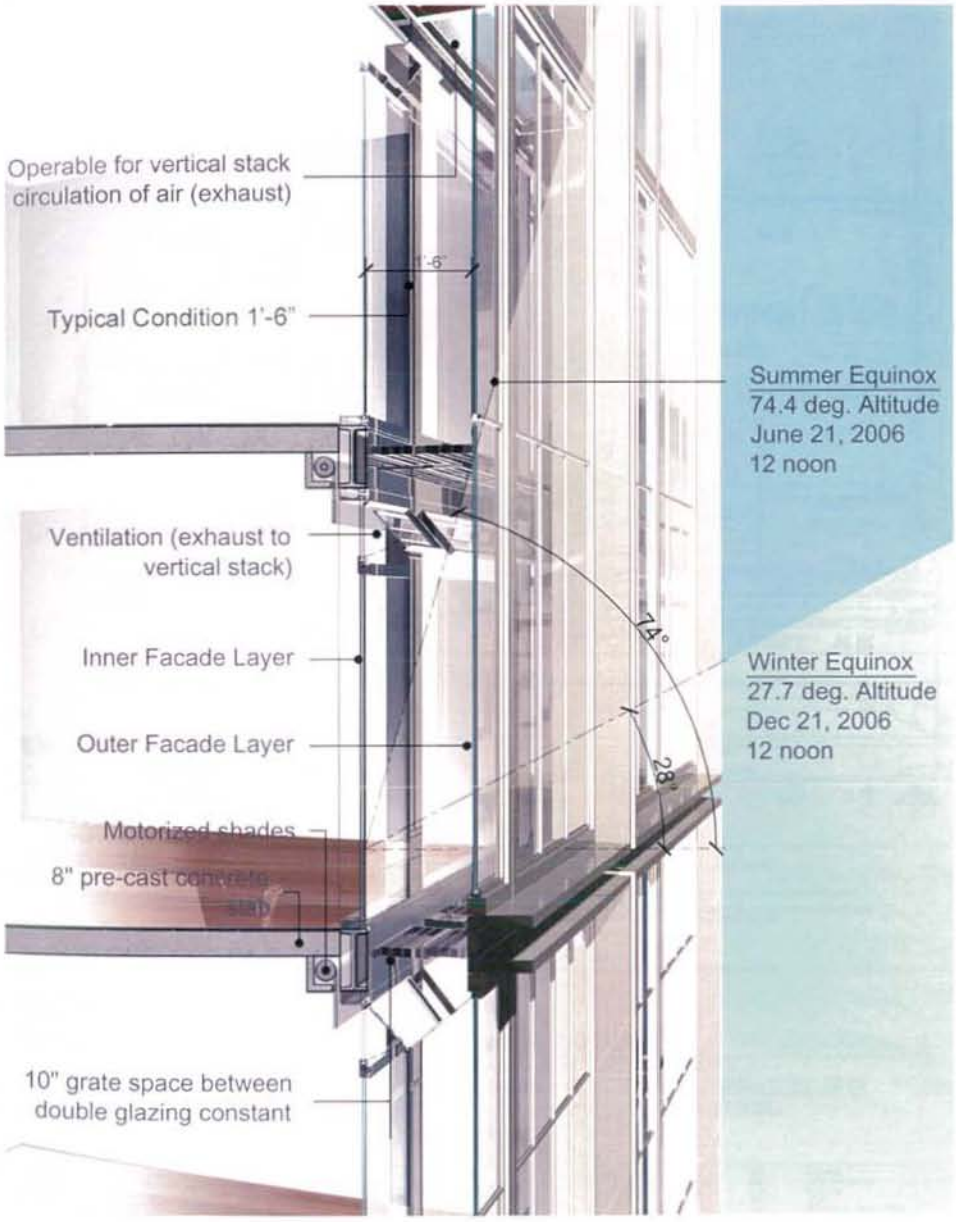
Fresh air purify by Bio-filter/ Living machine

Acoustic barrier to street



fresh air

exhaust air



NOTES:

1.) THE PROPERTY IS KNOWN AS LOTS 82, 84, 813, 814 AND 816 IN SQUARE 50.

2.) THE HORIZONTAL DATUM IS BASED ON THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA PLATS AND PLANS.

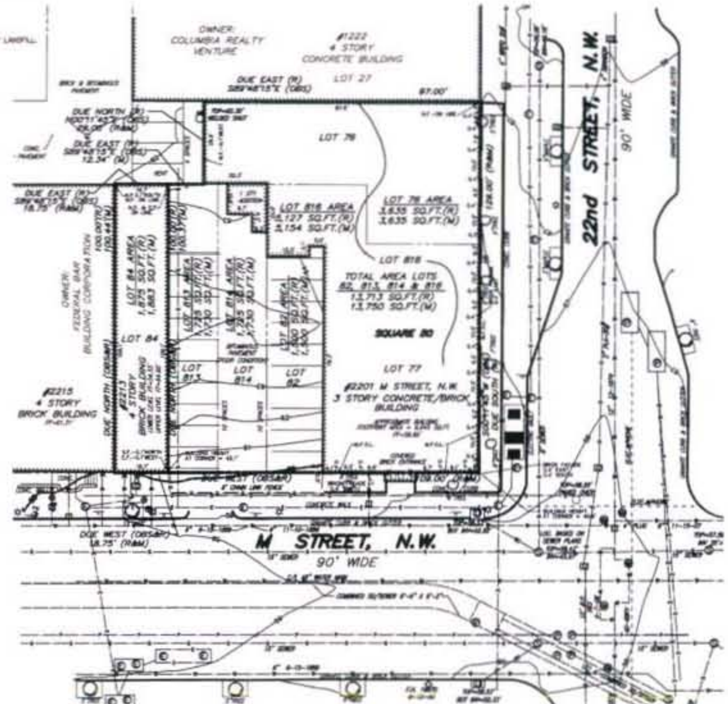
3.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 110001 0030 B, FOR THE DISTRICT OF COLUMBIA, DATED NOVEMBER 15, 1985.

4.) THERE WAS OBSERVABLE EVIDENCE OF RECENT CONSTRUCTION ON THE SITE.

5.) THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

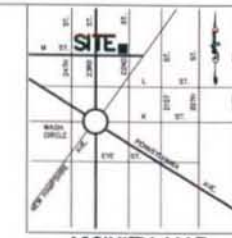
6.) THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

7.) THE VERTICAL DATUM IS BASED ON DISTRICT OF COLUMBIA BENCHMARK 9-28, ELEV=55.23.



D.C BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.



VICINITY MAP

SCALE: 1" = 1000'

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 3901 Calverton Boulevard – 3rd Floor Beltsville, Maryland 20705	PLANS PROVIDED – LINES IN "M" STREET AND 22ND STREET
DISTRICT CABLE VISION 900 Michigan Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	ROUGH PLANS PROVIDED
MCI WORLDCOM 2250 Lakeside Road Richardson, TX 75082	PLANS PROVIDED – LINES IN "M" STREET
PEPCO 1900 Pennsylvania Ave Room 308 Washington, DC 20068	ROUGH PLANS PROVIDED
WATER & SEWER PLANS	W.A.S.A. WATER & SEWER MAPS
AT&T 11026 Fingerboard Road Monrovia, MD 21770	NO FACILITIES IN THIS AREA

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

Lots numbered Seventy-six (76) and Seventy-seven (77) in Hugh B Rowland's subdivision of lots in Square numbered Fifty (50), as per plat recorded in Liber 60 at Folio 159 in the Office of the Surveyor for the District of Columbia.

Said property being now known for assessment and taxation purposes as Lot numbered Eight Hundred Sixteen (816) in Square numbered Fifty (50).

ALSO

Lot numbered Eighty-two (82) in Square numbered Fifty (50) in subdivision made by Ulysses Incorporated, as per plat recorded in Liber 146 at Folio 128 in the Office of the Surveyor for the District of Columbia.

ALSO

Part of Original Lot numbered Two (2) in Square number Fifty (50), described as follows: BEGINNING for the same at a point in the south line of said lot, Twenty (20) feet west of the southeast corner of said lot, and running thence West along said south line Seventeen and Twenty-five Hundredths (17.25) feet; thence North and at right angles to said south line, One Hundred (100) feet to the north line of said lot; thence East along said north line, Seventeen and Twenty-five Hundredths (17.25) feet; thence South and at right angles to said north line, One Hundred (100) feet to the place of beginning.

Said part of Lot numbered Two (2) being now known for assessment and taxation purposes as Lot numbered Eight Hundred Fourteen (814) in Square numbered Fifty (50).

ALSO

The West Seventeen (17) feet Three (3) inches by the full depth thereof of Original Lot numbered Two (2) in Square numbered Fifty (50).

Said part of Lot numbered Two (2) being now known for assessment and taxation purposes as Lot numbered Eight Hundred Thirteen (813) in square numbered Fifty (50).

ALSO

Lot numbered Eighty-Four (84) in Square Numbered Fifty (50) in the subdivision made by Robert J. King, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 172 at Folio 63.

BENCHMARKS:

BM # 1 – MAG NAIL SET, ELEVATION=56.28'

BM # 2 – MAG NAIL SET, ELEVATION=58.87'

ZONING NOTE:

THE FOLLOWING HAS BEEN TAKEN FROM THE DISTRICT OF COLUMBIA OFFICE OF ZONING WEB SITE, MAP #6 FOR A "CR" (COMMERCIAL RESIDENTIAL) ZONE.

"CR" ZONE: PERMITS MATTER-OF-RIGHT RESIDENTIAL, COMMERCIAL, AND CERTAIN LIGHT INDUSTRIAL DEVELOPMENT TO A MAXIMUM LOT OCCUPANCY OF 75% FOR RESIDENTIAL USE, A MAXIMUM FAR OF 6.0 FOR RESIDENTIAL AND 3.0 FOR OTHER PERMITTED USES AND A MAXIMUM HEIGHT OF NINETY (90) FEET. RESIDENTIAL RECREATION SPACE IS REQUIRED.

REAR YARD – SHALL BE PROVIDED FOR EACH RESIDENTIAL BUILDING (SEE REGULATIONS)

FRONT YARD – NO SETBACKS LISTED IN THE OFFICE OF THE SURVEYOR.

PARKING REQUIREMENTS – IN EXCESS OF 2000 SQ.FT., 1 SPACE FOR EACH ADDITIONAL 1,800 SQ.FT. OF GROSS FLOOR AREA

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT THE SUBJECT OF THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

TITLE REPORT NOTE

FOR LOTS 82, 813, 814 & 816 ONLY

TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY
DATE: JULY 21, 2006
COMMITMENT NO. 06-001650

ITEM 4.) RIGHT-OF-WAY OVER THE REAR OF LOTS 813 AND OF LOT 245 SET FORTH IN LIBER 6225 AT FOLIO 66. (SHOWN ON THIS SURVEY)
NOTE: THIS RIGHT-OF-WAY IS FOR THE USE AND BENEFIT OF THE "SEVENTEEN (17) FEET, THREE (3) INCHES FRONT, OF SAID LOT BY THE FULL DEPTH THEREOF"

FOR LOT 84 ONLY

TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY
DATE: SEPTEMBER 25, 2006
COMMITMENT NO. 06-001879

AREA TABULATION

LOTS 82, 813, 814 & 816		LOT 84	
AREA (RECORD)	13,713 SQ.FT.	AREA (RECORD)	1,875 SQ.FT.
AREA (MEASURED)	13,750 SQ.FT.	AREA (MEASURED)	1,883 SQ.FT.

TOTAL AREA OF THIS SURVEY: 15,588 SQ.FT. (RECORD); 15,633 SQ.FT. (MEASURED)

SURVEYOR'S CERTIFICATION

TO: PERSEUS REALTY, LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY
W/SCH-PERSEUS M STREET, L.L.C.
M STREET PARTNERS, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THE CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED IN THE DISTRICT OF COLUMBIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

SEPTEMBER 6, 2006
DATE

HARRY L. JENKINS
LICENSED LAND SURVEYOR
DISTRICT OF COLUMBIA #LS 900465

LEGEND

Line types	Symbols	Symbols	Abbreviations
CABLE TELEVISION CONDUIT	SANITARY CLEANOUT	SANITARY MANHOLE	CONC. ...... CONCRETE
ELECTRICAL CONDUIT	STORM DRAIN MANHOLE	TRAFFIC CONTROL BOX	C&G ...... CURB AND GUTTER
EDGE OF PAVEMENT	ELECTRICAL JUNCTION BOX	TRAFFIC SIGNAL POLE	BLDG. ...... BUILDING
FENCE LINE	ELECTRICAL MANHOLE	TREE	STY. ...... STORY
NATURAL GAS CONDUIT	FIRE DEPARTMENT CONNECTION	CABLE TELEVISION PEDESTAL	TRV ...... ELECTRICAL TRANSFORMER
OVERHEAD WIRES	FIRE HYDRANT	UNKNOWN UTILITY MANHOLE	ASPH. ...... ASPHALT
TELEPHONE/COMMUNICATIONS CONDUIT	GAS MANHOLE	WATER METER	ESMT. ...... EASEMENT
PROPERTY LINES	GUY POLE	WATER MANHOLE	RCP ...... REINFORCED CONCRETE PIPE
PUBLIC UTILITIES EASEMENTS	GAS VALVE	WATER VALVE	CMP ...... CORRUGATED METAL PIPE
SANITARY SEWER CONDUIT	LIGHT POLE	BOLLARD	BRL ...... BUILDING RESTRICTION LINE
STORM DRAIN CONDUIT	PHONE PEDESTAL	SIGN POST	R/W ...... RIGHT-OF-WAY
WATER CONDUIT	PHONE MANHOLE	WOOD POST	M.F.O.L. ...... MAIN FACE OF BUILDING ON LINE
	UTILITY POLE	INLETS	R ...... RECORD
		CURB INLET	M ...... MEASURED
			OBS. ...... OBSERVATED
			N.F. ...... NORTH FACE OF BUILDING
			W.F. ...... WEST FACE OF BUILDING

VIKA

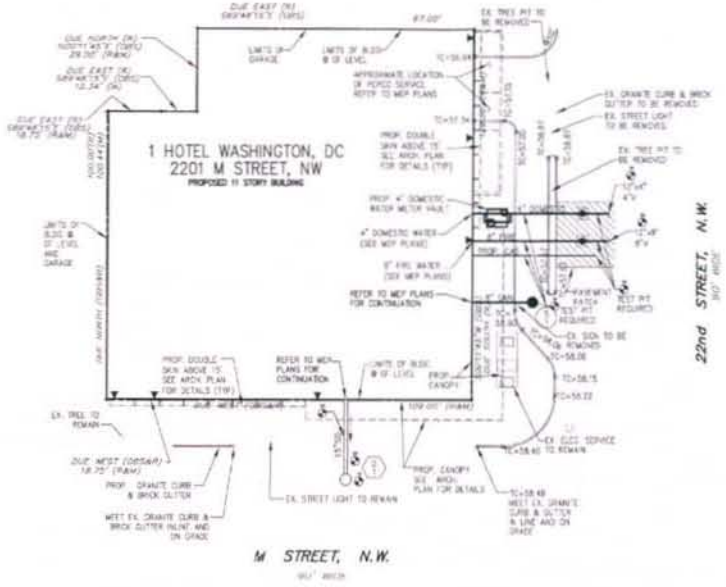
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES

VIKA INCORPORATED

1 HOTEL WASHINGTON, DC
2201 M STREET NW
LOTS 76, 77, 82, 84, 813 & 814
SQUARE 50
WASHINGTON, D.C.

TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY

VIKA REVISIONS	
PUD SUBMISSION 07-11-2007	
DATE: JULY, 2007	
DES. HLJ	DWN. HLJ
SCALE: 1"=20'	
PROJECT/FILE NO. 1425A	
SHEET NO. C.01	



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1. THE BUILDING INFORMATION (DIMENSIONS, UTILITY CONNECTIONS, ETC.) SHOWN ON THIS PLAN WAS TAKEN FROM PLANS PREPARED BY:

OPPENHEIM ARCHITECTURE & DESIGN (ELECTRONIC FILES)	5/31/2007
ARCHITECT	DATE
4-STORY (SCHEMATIC DESIGN)	N/A
MEP	DATE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECT / MEP PLANS AND COORDINATE SAME WITH SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.

2. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ANY UTILITY IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES AND GUY WIRES.

3. IF THE CONTRACTOR HAS ANY QUESTIONS AS TO THE BASURC METHOD, OR DETAIL OF THE PERFORMANCE OF HIS WORK OR THE CONTRACT DOCUMENTS, HE SHOULD CONTACT DRA INC. AT 202-785-4200 PRIOR TO COMMENCING WORK. DRA INC. ACCEPTS NO CARE TO OR ASSUMPTIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR OR HIS SUBCONSULTANTS.

4. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" FOR MARKING LOCATIONS OF EXISTING UTILITIES AT 1-800-257-7777, 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

5. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF THE UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. CLEARANCES ARE LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES WHEN NOT SPECIFIED, CONTACT THE ENGINEER AND THE OWNER OF THE OTHER INVOLVED UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

6. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY VIKA, INC. IMMEDIATELY OF ANY OMISSIONS AND/OR ADDITIONS OF UTILITIES FOUND BY ANY CONTRACTOR ENGAGED IN EXCAVATION AT THIS SITE.

7. GRADING SHALL BE DONE IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE.

8. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO STRUCTURES, WHEN NECESSARY, TO MEET EXISTING CONDITIONS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

9. ALL EXISTING UTILITIES AND STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND PROTECTED AS FUNCTIONAL.

10. REPAIRS TO UTILITIES OR PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S NEGLIGENCE OR METHOD OF OPERATION MUST BE MADE AT THE CONTRACTOR'S EXPENSE BEFORE PROCEEDING WITH CONSTRUCTION.

GENERAL ROADWAY PAVING CONSTRUCTION NOTES

1. ALL ROADWAY WORK WILL BE PERFORMED IN ACCORDANCE WITH DDOT STANDARDS AND SPECIFICATIONS.
2. ALL EXISTING UTILITIES WILL BE ADJUSTED TO GRADE AS NECESSARY BY THE CONTRACTOR.
3. STABLE SUBGRADE IS DEFINED AS THAT SOILS UNDERTURBED EARTH CAPABLE OF SUPPORTING SPECIFIED LOADING WITHOUT DEMAGING SETTLEMENT AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
4. WHERE UNSTABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE MADE STABLE BY COMPACTION OR REPLACEMENT, AS REQUIRED.
5. CONTRACTOR TO PROVIDE ROADWAY UNDERDRAINS PER GEOTECHNICAL DIRECTION IF REQUIRED.
6. ALL EXISTING CURB AROUND THE SITE IS TO BE EVALUATED ON ITS CONDITION BY THE CONTRACTOR AND DDOT INSPECTOR PRIOR TO AND AFTER CONSTRUCTION TO DETERMINE THE EXTENTS OF EXISTING CURB TO BE REPLACED.

TEST PIT NOTE:

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS AND SIZES OF EX. UTILITIES BY DIGGING TESTS PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSINGS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE ARCHITECT FIVE (5) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION AND/OR ORDERING MATERIALS.

COORDINATION NOTES:

1. IF VIKA IS NOT PROVIDING STAKEOUT SERVICE, THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THIS PROJECT. IN ADDITION, THE CONTRACTOR IS TO CONFIRM THE LAYOUT OF THE ENTIRE PLAN IN ADVANCE OF PERFORMING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/MEP, PLANS AND COORDINATE SAME WITH THE SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE FOLLOWING UTILITY COMPANIES SERVING THE SITE: PEPCO, VERIZON, WASHINGTON GAS, DISTRICT CABLE VISION.
4. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE DISTRICT OF COLUMBIA WATER AND SEWER AUTH. (DCWASA) FOR TAPPING FEES AND DETERMINING THE EXTENT OF WORK (FOR WATER CONNECTIONS) TO BE ACCOMPLISHED BY DCWASA.
5. CONTRACTOR TO COORDINATE WITH THE OFFICE OF THE DC SURVEYOR TO ENGAGE A SURVEYOR LICENSED BY THAT OFFICE TO PREPARE A WALKOVER SURVEY AS REQUIRED BY THE DC CODE IN ADVANCE OF PLACING CONCRETE ASSOCIATED WITH THE FOUNDATION.
6. A. NOTIFY DCWASA ONE WEEK PRIOR TO START OF CONSTRUCTION, UTILITY INSPECTION SECTION AT 202-787-2277, WATER SERVICES 202-612-3400 OR 3460 AND SEWER SERVICES 202-264-3804 OR 3826.
   B. DEVELOPERS, CONTRACTORS, AND PLUMBERS MUST SUBMIT FINAL CONSTRUCTION AS-BUILT INFORMATION TO THE APPROPRIATE DCWASA INSPECTIONS FOR REVIEW AND APPROVAL UPON COMPLETION OF NEW UTILITIES IN PUBLIC SPACE. APPLICANT MUST SUBMIT THESE DRAWINGS. AS-BUILT DRAWINGS MUST SHOW DIMENSION, ELEVATION, RELOCATION OF ANY WASA UTILITIES AND PERTINENT INFORMATION.
   C. ONCE THE WASA INSPECTOR APPROVES THE AS-BUILT, A COPY MUST BE SUBMITTED TO THE DOCUMENTS AND PERMITS OFFICE AT ROOM 203 AND THE WATER AND SEWER DESIGN SECTION AT 5000 OVERLOOK AVE., S.W., 8TH FLOOR.

LEGEND

- STORM DRAIN (15"SD)
- WATER LINE (8" FIRE)
- SANITARY SEWER (8"S)
- CURB LINE
- BUILDING ENTRANCE / EXIT
- PROPERTY LINE
- TEST PIT

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

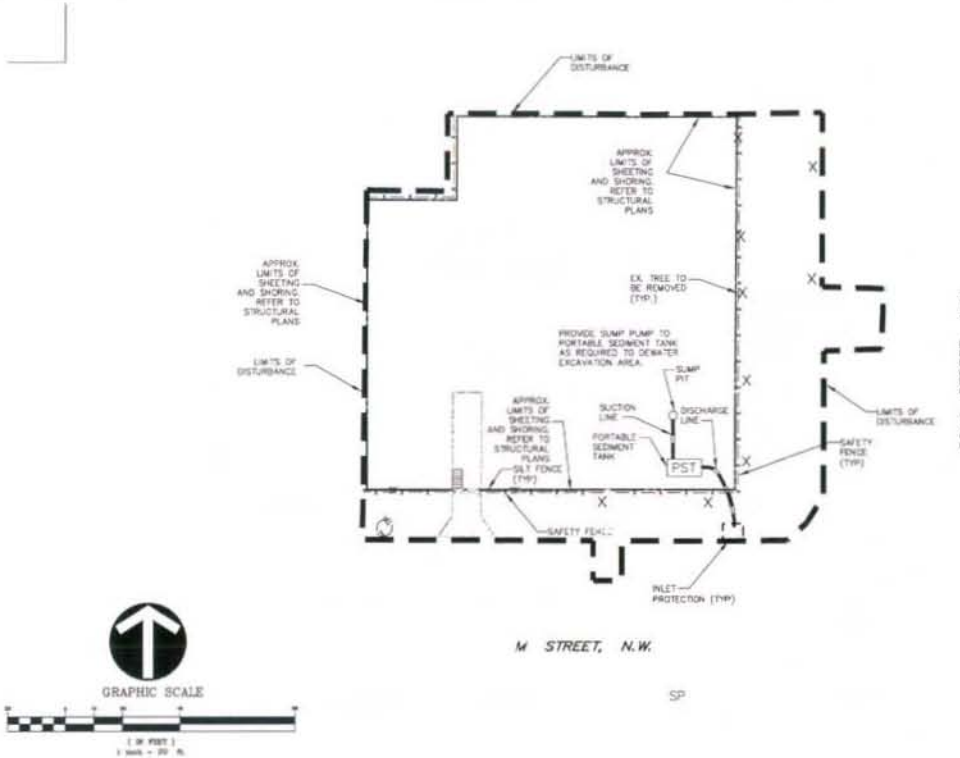
VIKA

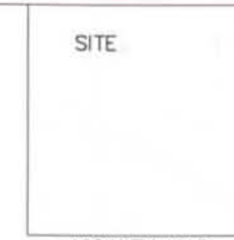
1 HOTEL WASHINGTON, DC
2201 M STREET, NW
LOTS 78, 77, 82, 84, 813 & 814
SQUARE 50
WASHINGTON, D.C.

SITE GRADING AND UTILITY PLAN

VIKA REVISIONS

PRE-SUBMISSION	
07-11-2007	
DATE: JUNE 2007	
DES. FTC	DWN. FTC
SCALE: 1"=20'	
PROJECT/FILE NO. 1425	
SHEET NO. C.02	





VICINITY MAP

NOTES:

1. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS WORK PROGRESSES.

2. SILT FENCE (SF) MAY BE RELOCATED DURING CONSTRUCTION TO CONTAIN DISTURBED AREAS AS THEY CHANGE.

3. STABILIZED CONSTRUCTION ENTRANCESS MAY BE MOVED WITH INSPECTOR'S PERMISSION.

4. CONTRACTOR SHALL INSTALL 8' HIGH CONSTRUCTION FENCE AT THE LIMITS OF EXCAVATION.

5. ACTUAL LOCATION OF SUMP PIT AND SEDIMENT TANK TO BE DETERMINED AT THE PRE-CONSTUCTION MEETING.

LEGEND

- LIMITS OF DISTURBANCE
- APPROXIMATE LIMITS OF SHEETING AND SHORING
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK
- — SF — SF — SILT FENCE
- — TP — TP — TREE PROTECTION
- — x — x — x — SAFTEY FENCE
- (SP) — PST SUMP PUMP & PORTABLE SEDIMENT TANK
- X TREE TO BE REMOVED

EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
   A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
   B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
   C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
   A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
   B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
   C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

STANDARD EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS/SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIMES DURING DEMOLITION, EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF DEMOLITION, EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEANING OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF THE PROJECT.
8. AFTER RAZING OR DEMOLITION, THERE IS THE NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS APPLYING SEED, SOD, PAVE, BRICKBAT OR MULCH, ETC.
9. THE SITE'S APPROVAL LETTER, APPROVED EROSION AND SEDIMENT CONTROL PLANS, DAILY LOG BOOKS AND TEST REPORTS SHALL BE AVAILABLE AT THE SITE FOR INSPECTION BY AUTHORIZED OFFICALS OF DCRA RESPONSIBLE FOR THE PROJECT.
10. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF DCRA INSPECTOR, WITHIN THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL CONTRIBUTORY DRAINAGE AREAS. STORMWATER MANAGEMENT STRUCTURES USED TEMPORARILY FOR SEDIMENT CONTROL SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION WITHIN THIS TIME PERIOD AS WELL.
11. VEGETATIVE STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE DCRA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REFER TO APPROPRIATE SPECIFICATIONS FOR TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SODDING AND GROUND COVERS.
12. SEDIMENT REMOVED FROM TRAPS (AND BASINS) SHALL BE PLACED AND STABILIZED IN APPROVED AREAS, BUT NOT WITHIN A FLOODPLAIN, WETLAND OR TREE-SAVE AREA. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO A SEDIMENT TRAPPING DEVICE PRIOR TO RELEASE FROM THE SITE. A SUMP PIT MAY BE USED IF SEDIMENT TRAPS THEMSELVES ARE BEING PUMPED OUT.
13. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, SEDIMENT BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
14. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION FOR AREAS OUTSIDE OF DESIGNED CONTROLS OR AS DIRECTED BY ENGINEER OR DCRA INSPECTOR:
   (A) CALL "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK.
   (B) EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
   (C) TRENCHES FOR UTILITY INSTALLATION SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY. NO MORE TRENCHES SHALL BE OPENED THAN CAN BE COMPLETED THE SAME DAY, UNLESS:
   (D) TEMPORARY SILT FENCE SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED FOR MORE THAN ONE DAY.

OFF-SITE SPOIL, WASTE, OR BORROW AREAS IN THE DISTRICT OF COLUMBIA OR ON FEDERAL PROPERTY MUST HAVE PRIOR APPROVAL BY DCRA. ALL WASTE AN BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE JURISDICATION WHERE THE SPOIL, WASTE, OR BORROW AREA IS LOCATED/STABILIZED.

CALL "MISS UTILITY" AT 1-800-257-7777
48 Hours Before Start Of Construction

VIKA

2201 M STREET NW
LOTS 76, 77, 82, 84, 813 & 814
SQUARE 50
WASHINGTON, D.C.

SEDIMENT & EROSION CONTROL PLAN

VIKA REVISIONS

DATE:	JULY, 2007
DES. FTC	DWN. FTC
SCALE:	1"=10'
PROJECT/FILE NO.	1425
SHEET NO.	C.03

Existing Conditions Summary

1 Hotel Washington, DC
2201 M Street, NW

The existing 2201 M Street, NW site is comprised of approximately 0.36 acres (15,633 SF) of land located in the northwest quadrant of the 22nd and M Street intersection. The existing property encompasses several individual lots (Lots 82, 84, 813, 814, & 816), which are all improved with a combination of multi-story brick buildings, minor landscaping areas and/or paved surfaces. The impervious surfaces encompass the existing building rooftops, along with their respective bituminous pavement areas. The majority of the topography on the site is generally sloping from the north central portion of the site towards the property limits at the northern and southern portions of the site. The elevations on the site range from about elevation 64.0' in the center of the site to elevation 57.0' at the northeastern property, and to elevation 58.0' at the southeastern corner. Consequently, the runoff from the site is conveyed to the existing combined services just off the property on M Street via an existing storm drain inlet at the 22nd and M Street intersection. As per the survey conducted by VIKA, Inc. in September 2006, there are no stormwater management (swm) quality or quantity control measures that are being implemented on the site. Additionally, no streams, wetlands or water courses exist on or adjacent to the property.

SEDIMENT AND EROSION CONTROL NARRATIVE

AREA OF SITE: = 15,633 SQ. FT. (0.36 ACRES)

EXISTING CONDITIONS: EXISTING MULTI-STORY BRICK BUILDINGS AND AN EXISTING EXISTING PARKING AREA (BITUMINOUS PAVEMENT)

PROPOSED DEVELOPMENT: MULTI-STORY HOTEL BUILDING WITH UNDERGROUND GARAGE PARKING

APPROX. QUANTITY OF DISTURBED AREA = 23,052 SQ. FT.

DUE TO THE TOPOGRAPHY OF THE SITE AND EXTENT OF THE CONSTRUCTION ACTIVITIES THE PRIMARY SEDIMENT AND EROSION CONTROL MEASURE FOR THE SITE IS A SUMP PIT WITH A PORTABLE SEDIMENT TANK.

STORMWATER MANAGEMENT NARRATIVE

AS PER THE EXISTING CONDITIONS SURVEY PREPARED BY VIKA, INC IN SEPTEMBER 2006, THERE ARE NO EXISTING STORMWATER FACILITIES ON THE SITE. AS PART OF THE PROPOSED DEVELOPMENT, STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED VIA AN UNDERGROUND STORMWATER MANAGEMENT STRUCTURE OR THROUGH THE USE OF A GREEN ROOF FACILITY.

Project Name: **1 Hotel Washington, DC - 2201 M Street NW**
Date: 11-Jul-07
Stormwater Management Computations
Inputs:

Depth of First Flush

Roofs and Sidewalks	0.30	Inches
Parking Lots and Roadways	0.50	Inches

Rain Intensity*

2-Year	5.28	In/Hr
15-Year	7.50	In/Hr

C Factor

Impervious	0.90
Pervious	0.30

Enter Site Details (Post Developed Values)

Impervious Area (Acres)	0.36	*Roofs and Sidewalks
	0.00	*Parking Lots and Roadways
Pervious Area (Acres)	0.00	
Total Site Area (Acres)	0.36	
CSO Area (yes or no)	yes	

Determine Site Impervious Factor

C= 0.90

Determine Flow Rates for Q2(pre) and Q15(post)

Q2(pre)= 0.57024 CFS
Q15(post)= 2.44944 CFS

Determine Quantity and Quality Control Volumes

Vquality=	392.04 CF	Correction Factor		1.25
Vquantity=	704.7 CF	Time of Concentration (Tc)		5 min
			or	300 sec

Determine Flow Rate for First Flush (Qff)

Qff= 0.0972 CFS

Determine Number of Cartridges Required (N)

N= 2.945455 Use 3 Cartridges

Determine Rate of Release (Qr) for the system at 50% Clogged

Qr= 0.0495 CFS

Determine Time of Discharge (Td)

Td= 3.954545 Hr

PRELIMINARY STORMWATER MANAGEMENT COMPUTATIONS

Project Name: **1 Hotel Washington, DC - 2201 M Street NW**
Date: 11-Jul-07
Estimated Peak Quantities

Estimated Sewer Flow Computations

Average Sewer Flow	60 GPD	Gallons/day/person
*Peak Sewer Flow	21600 GPD	Gallons per day

Assumes a maximum of 360-persons per day

Estimated Water Flow Computations

**Peak Domestic Flow	300 GPM	Gallons per minute
***Peak Fire Flow	1000 GPM	Gallons per minute

**Assumes an 4" domestic service
***Assumes an 8" fire service

Note: The estimated quantities noted above are based on the scope of the proposed improvements and the information obtained from the MEP.

PRELIMINARY WATER AND SEWER COMPUTATIONS

VIKA
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES
VIKA INCORPORATED
20251 CENTURY BOULEVARD SUITE 400 • GERMANTOWN, MD 20874
(301)916-4100 • FAX (301)916-2262
GERMANTOWN, MD MCLEAN, VA

1 HOTEL WASHINGTON, DC
2201 M STREET, NW
LOTS 76, 77, 82, 84, 813 & 814
SQUARE 50
WASHINGTON, D.C.

COMPUTATIONS SHEET

VIKA REVISIONS

PUD SUBMISSION
07-11-07
DATE: JULY, 2007
DES. FTC | DWN. FTC
SCALE: AS SHOWN
PROJECT/FILE NO. 1426
SHEET NO. C.04