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Applicants / Owners:

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c/o Nora's Restaurant**
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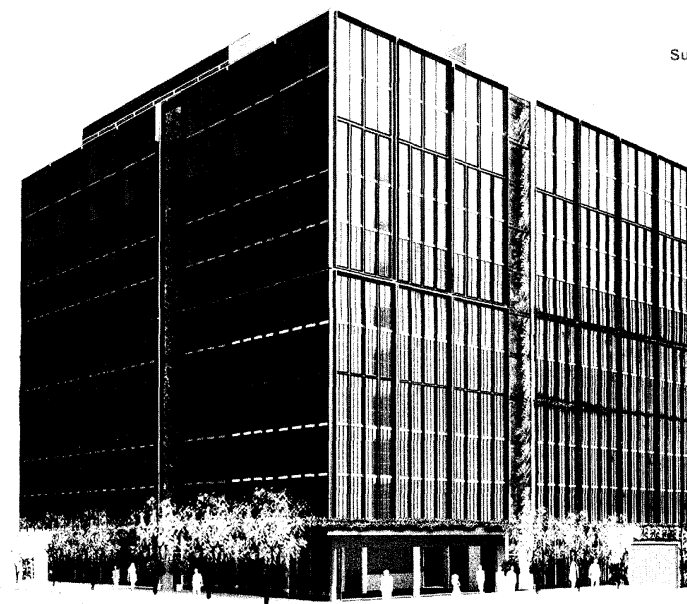
Surveyor / Landscape / Civil Engineer:
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20251 Century Boulevard, Suite 400
Germantown, Maryland 20874
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Fax: 301 916 2262

Traffic Consultant:
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Fax: 703 917 0739

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ZONING COMMISSION
District of Columbia
CASE NO. 07-21
EXHIBIT NO. 56



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

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

PUD - POST-HEARING SUBMISSION - MARCH 24, 2008

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- Supplemental Sheets to PUD HEARING PACKAGE
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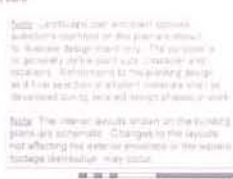


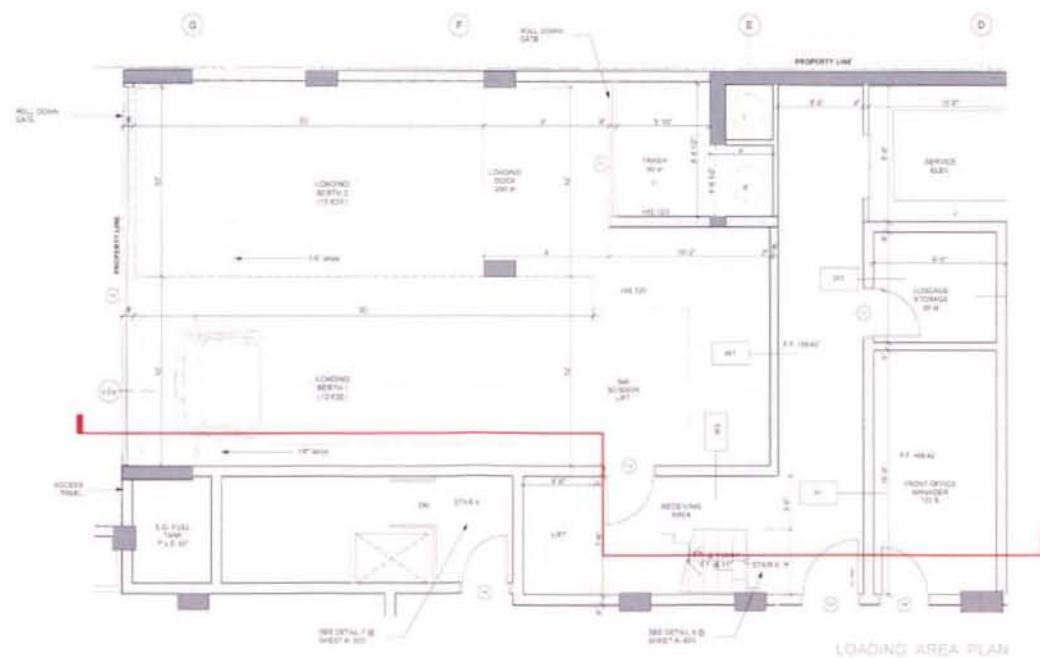
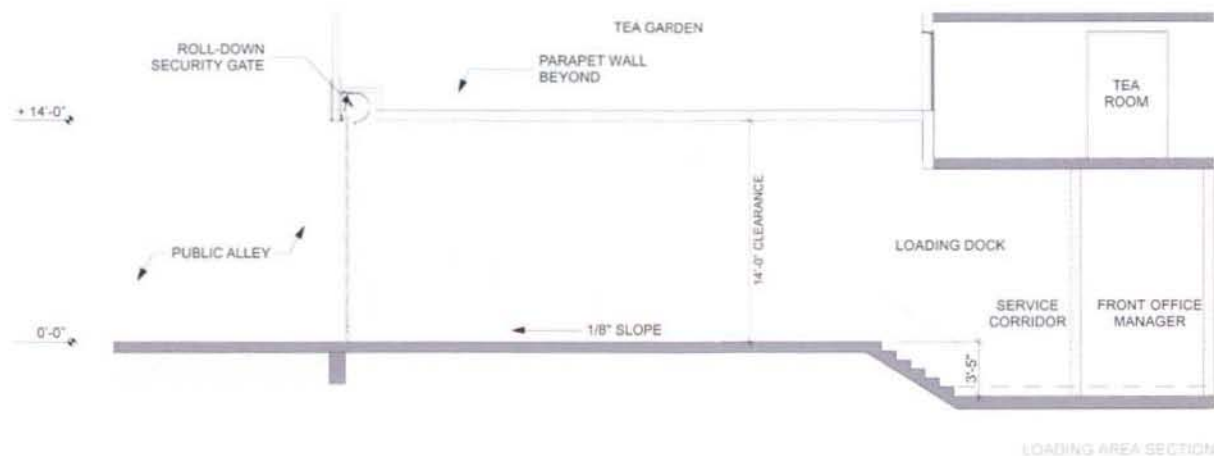
ZONING MAP
NOV 8 2008

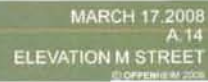
Zoning District: CR	
SECTION: ZONING TABULATION OF DEVELOPMENT DATA: 1 HOTEL - 2201 M STREET	
Lot Areas:	
2201 M Street NW Square 50, Lots 82, 84, 813, 814, and 816	
Address 2201 M Street NW, Washington, DC	
Site Area 15,590 SQ. FT.	
	Permitted / Required
630 / 2405	Max. Building Height (FT)
	+ 110' - 0"
631 / 2405	Max. FAR w / PUD
	8.0
FAR Calculations	
8.0 x Gross Lot 15,590 SF =	124,720 SQ. FT.
	122,235 SQ. FT.
Level 1 - Lobby, Bar, Restaurant	14,102 SQ. FT.
Level 2 - Guest Rooms, Tea Room	11,559 SQ. FT.
Level 3 - Guest Rooms (Typical)	10,784 SQ. FT.
Level 4 - Guest Rooms (Typical)	10,784 SQ. FT.
Level 5 - Guest Rooms (Typical)	10,784 SQ. FT.
Level 6 - Guest Rooms (Typical)	10,784 SQ. FT.
Level 7 - Guest Rooms (Typical)	10,688 SQ. FT.
Level 8 - Guest Rooms (Typical)	10,688 SQ. FT.
Level 9 - Guest Rooms (Typical)	10,688 SQ. FT.
Level 10 - Guest Rooms (Suites)	10,688 SQ. FT.
Level 11 - Guest Rooms (Suites / PH)	10,688 SQ. FT.
Total	122,235 SQ. FT.
633	Min. Req'd. Public Space at Grd. Level (SF)
	1,559
634	Min. Req'd. Lot Occupancy
	100%
636	Min. Req'd. Rear Yard (FT)
	27.5
638	Min. Req'd. 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"
639 / 411	Roof Structure Setback - Street Frontage (FT)
	18'-6"
FAR Calculations Roof	
37 x Gross Lot 15,590 SF	5,768 SQ. FT.
	4,940 SQ. FT.
Level 13 - enclosed stairs, elevator lobby + mech	4,940 SQ. FT.
Total	4,940 SQ. FT.
2101	Parking: Hotel 148 Rooms * (1 space / 4 rooms)
	37
2201	Min. Req'd. Loading Berths
	1 @ 12' x 30'
	1 @ 12' x 30'
	Min. Req'd. Service/Delivery Loading Spaces
	1 @ 12' x 20'
	1 @ 12' x 20'
	Min. Req'd. Loading Platforms
	1 @ 100 SQ. FT.
	1 @ 305 SQ. FT.

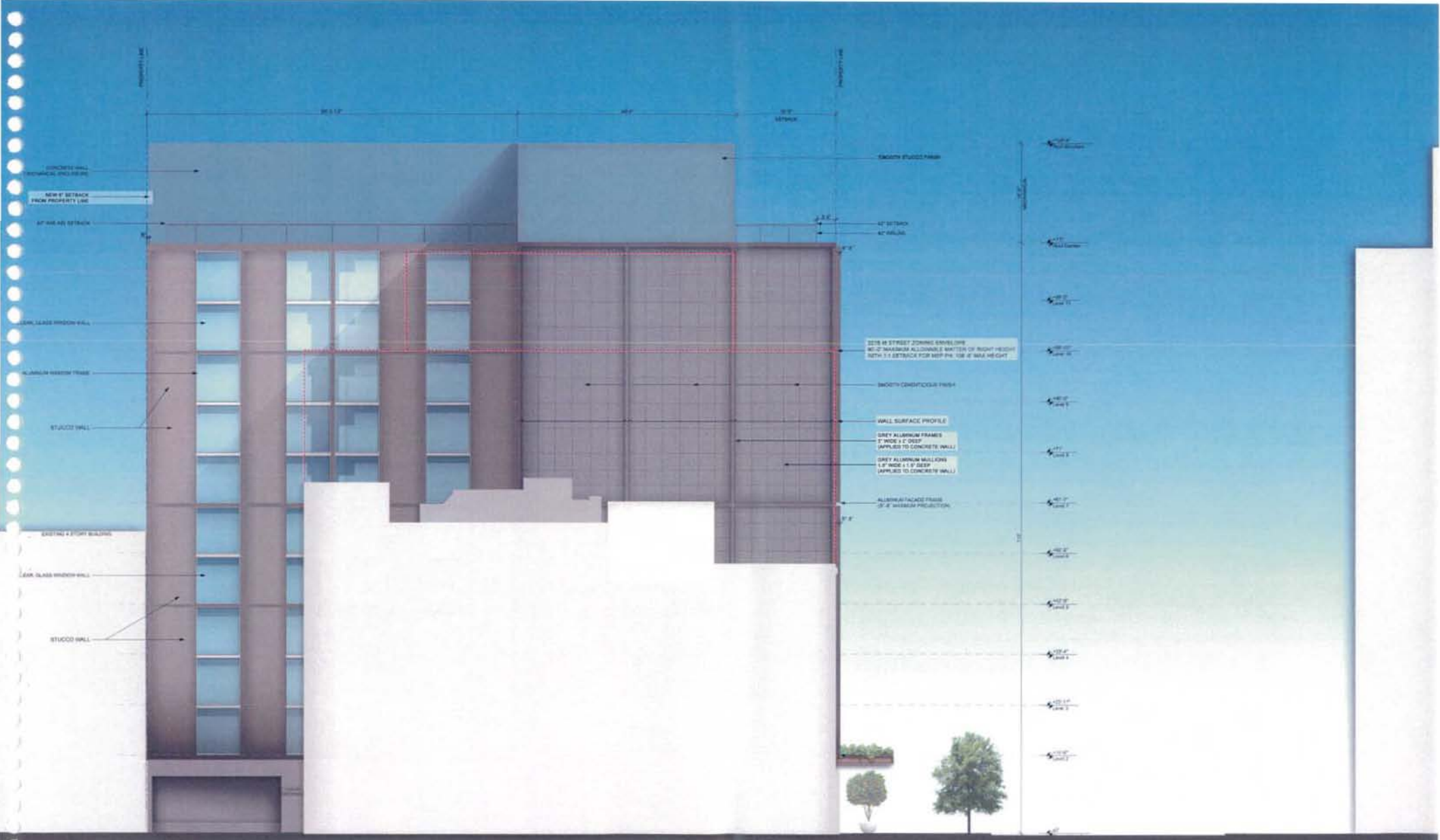
PARKING TABULATION TOTAL	
Parking required = 148	37 SPACES
ZONING COMPLIANT PARKING TABULATION LEVEL B3	
FULL SIZE (9'x13')	20 SPACES
COMPACT	20 SPACES
TOTAL	40 SPACES
TANDEM	2 SPACES
ZONING COMPLIANT PARKING TABULATION LEVEL B2	
FULL SIZE (9'x13')	10 SPACES
COMPACT	10 SPACES
TOTAL	20 SPACES
TANDEM	2 SPACES

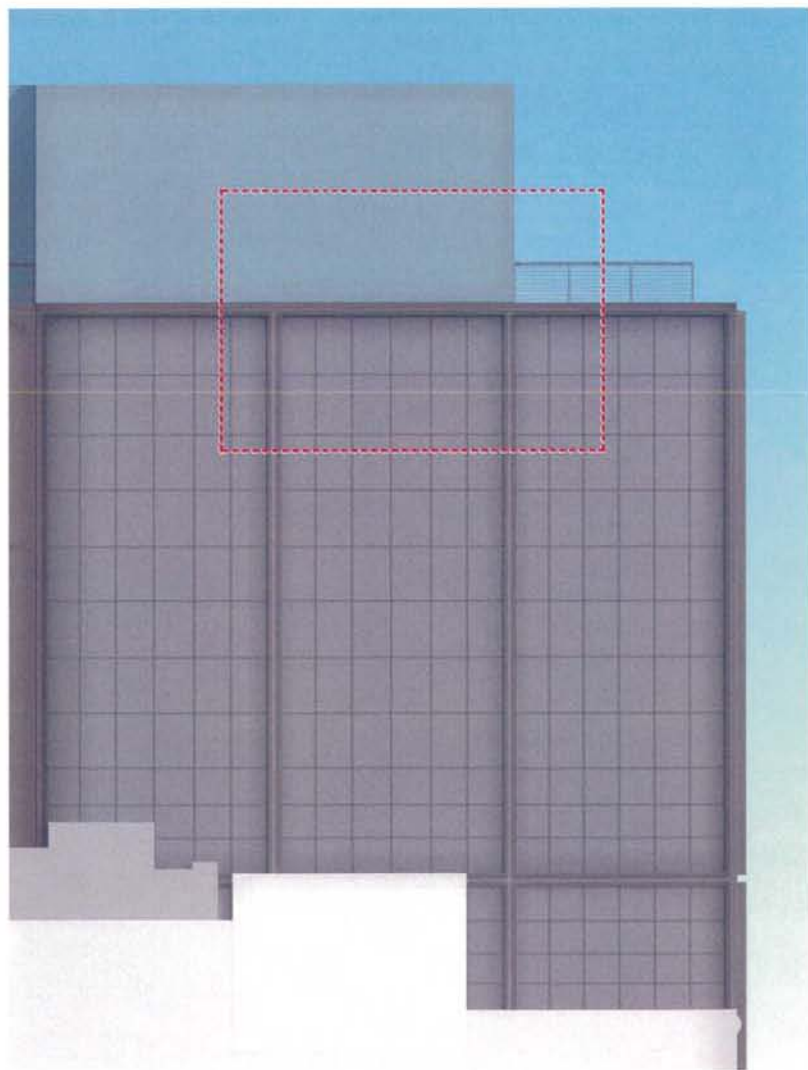
TABULATION OF DEVELOPMENT DATA



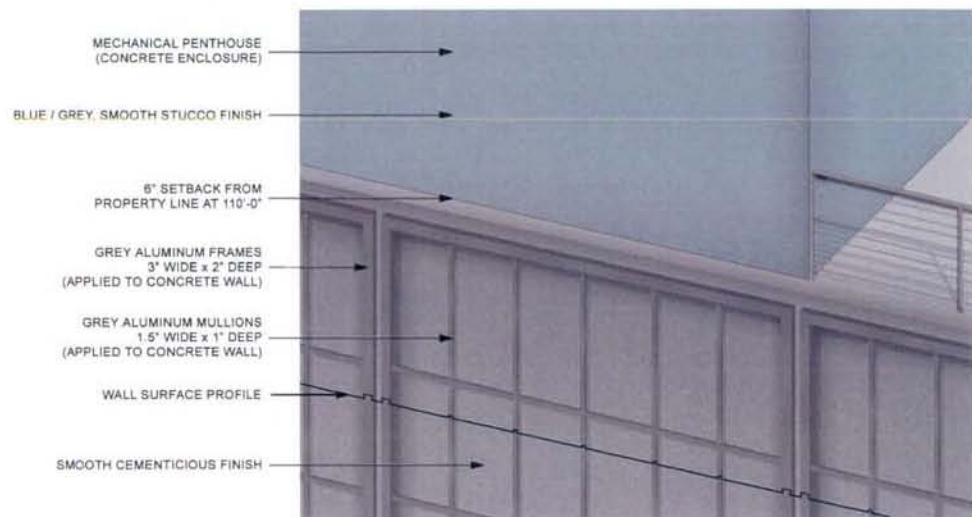








ELEVATION - WEST WALL
(WITH AREA OF DETAIL)



PERSPECTIVE DETAIL - WEST WALL AT 110'-0"



BOTANICAL GARDEN
JAPAN



WHOLE FOODS
AUSTIN, TX



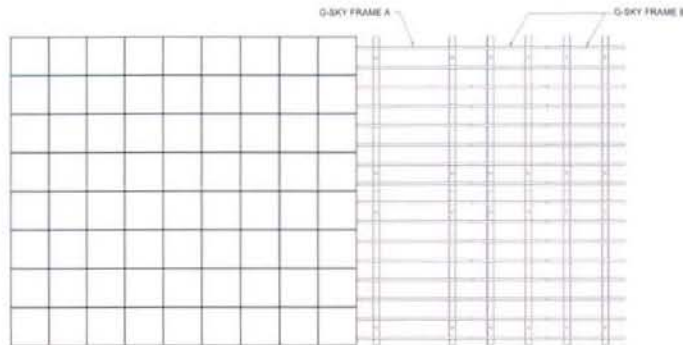
DENTAL OFFICES
VANCOUVER, B.C.

G-SKY GREEN WALL PANELS

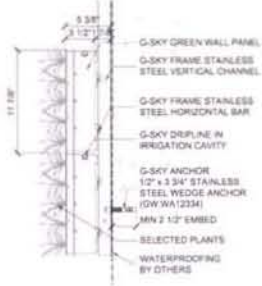
PANEL LAYOUT / FRAME DESIGN



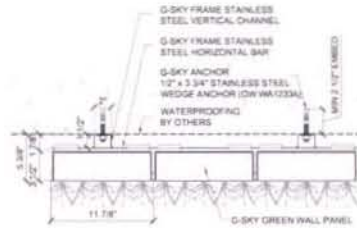
FRONT VIEW



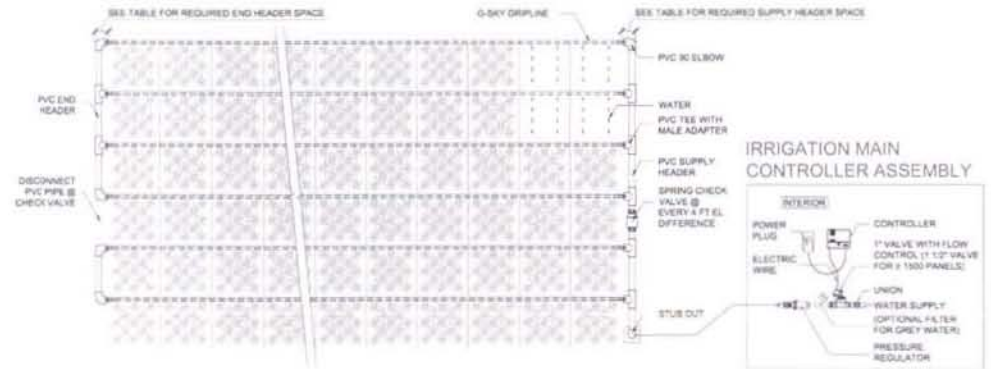
SIDE VIEW



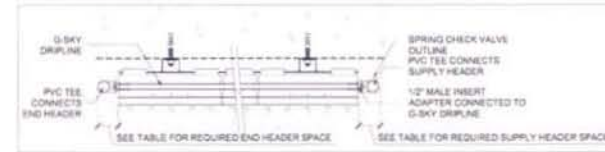
PLAN SECTION



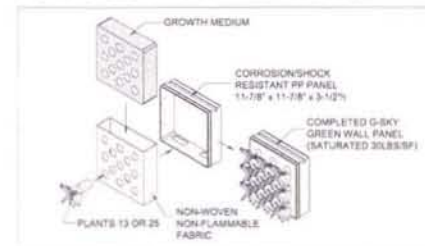
FRONT VIEW FOR MORE THAN 150 GREEN WALL PANELS



PLAN VIEW FOR MORE THAN 150 GREEN WALL PANELS



G-SKY GREEN WALL PANEL ASSEMBLY



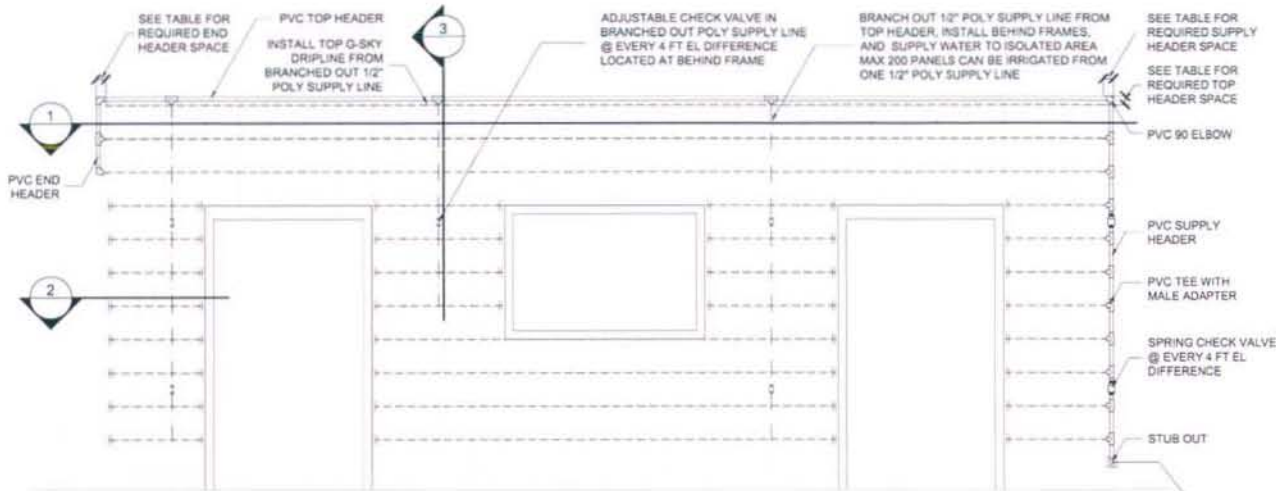
(APPLICATION OF DETAILS. SEE SHEETS S 08, S 10)

G-SKY GREEN WALL PANELS

PANEL LAYOUT / FRAME DESIGN

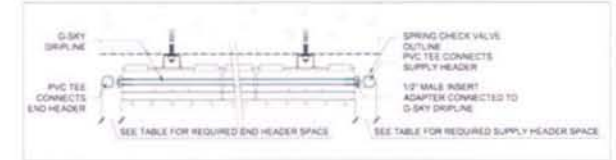


FRONT VIEW FOR GREEN WALL PANELS WITH OPENINGS

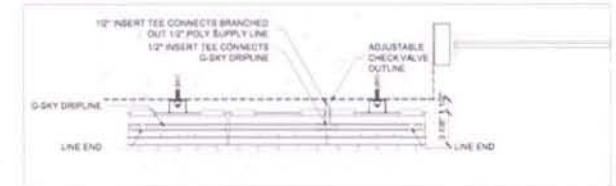


- 1/2" POLYETHYLENE PIPE (POLY PIPE)
- - - 1/2" G-SKY DRIPLINE (0.28 GPH DRIP RATE; 2 PSI IN-LINE CHECK VALVE)
- ≡ LINE END (FIGURE 8 LINE END)

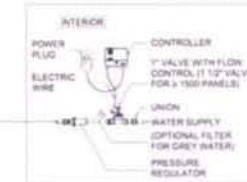
DETAIL 1 - SUPPLY / END HEADERS PLAN SECTION



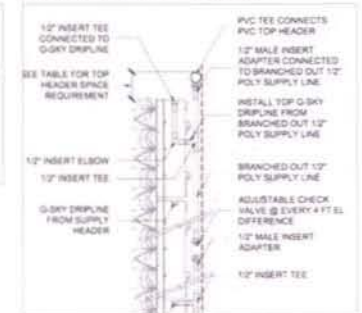
DETAIL 2 - BRANCHED OUT 1/2" POLY SUPPLY LINE / LINE ENDS PLAN SECTION



IRRIGATION MAIN CONTROLLER ASSEMBLY



DETAIL 3 - BRANCHED OUT 1/2" POLY SUPPLY LINE SIDE SECTION



(APPLICATION OF DETAILS, SEE SHEETS S 08, S 10)

G-SKY GREEN WALL PANELS

PROPOSED MAINTENANCE



The first year of a Green Walls life is the most important. Roots are further established and the Green Wall medium settles with the pressures of the local environment.

1. BUILDING INSPECTION AND MAINTENANCE

The security of the watertightness of the wall is the most essential element to a successful Green Wall. Should plants die, they can easily be replaced, but should the building leak, repairs are difficult and expensive.

INSPECTION ITEMS:

	Inspection Items	Recommendations	Necessary Actions
Wall	Inside building, check entire wall surface for water seepage or water damage of any kind.		Repair any and all damage to membrane without delay.
	Check along Green Wall edges for physical damage, water seepage or membrane peeling.		
	Outside of Green Wall area check for physical damage, water seepage or membrane peeling.		
	Check for roots escaping and damaging the wall.	Remove roots and all invasive plant species. Replace plant species with non-invasive plant species.	Repair any and all damage to wall without delay.
Drains	Check for accumulation of fallen leaves, mud, soil and weeds in the drain.	Remove and clean.	
Gutters	Check for the accumulation of fallen leaves, mud, soil and weeds in the drain.	Remove and clean.	

2. PLANT INSPECTION AND MAINTENANCE

The security of the watertightness of the wall is the most essential element to a successful Green Wall. Should plants die, they can easily be replaced, but should the building leak, repairs are difficult and expensive.

INSPECTION ITEMS:

	Inspection Items	Recommendations	Necessary Actions
General Gardening	Check for damage to soil bags and if there are any adverse plant growth problems related.	If bag is damaged, replace.	
	Check for weeds growing among the plants.	Remove by hand. If necessary use a chemical to destroy the weed.	
	Check plant growth condition. Are they healthy?		Fertilize them and/or complementary planting.
	Check for dead plants.	If negligible, remove the plants and replant.	Remove the defeated species and re-plant with different species.
	Check for signs of disease or pest damage.	Remove and clean.	Introduce a natural predator (e.g. ladybugs) or if problem is severe, spray with chemical insecticide.
	Check soil for erosion and for signs of soil overflow on surface of the panels.	Add erosion control: i.e. new non-woven soil bag.	If erosion is affecting plant growth, replace panel.
	Check for uncontrolled or over-growth.	Prune and train accordingly as to control and not promote growth.	Remove excess plant material.
	Are there any additional concerns?		

3. DRAINAGE AND IRRIGATION MAINTENANCE

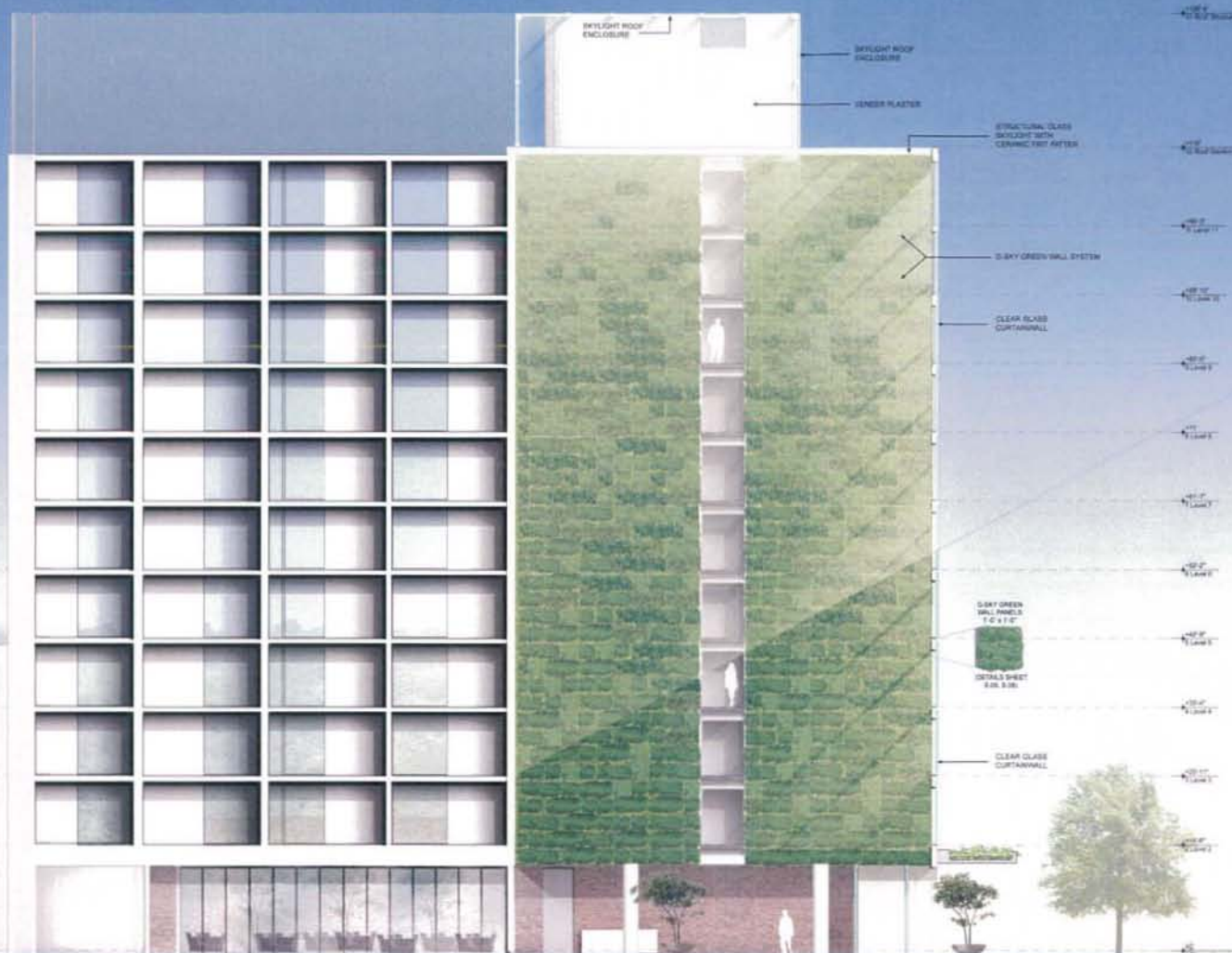
The security of the watertightness of the wall is the most essential element to a successful Green Wall. Should plants die, they can easily be replaced, but should the building leak, repairs are difficult and expensive.

INSPECTION ITEMS:

Drainage Points	Check for accumulation of fallen leaves, mud, soil, and weeds at all drainage points throughout the Green Wall system.	Remove and clean.	
Automated Irrigation	Check for blocks or breaks in the irrigation hose.	Inspect the line flushing valve.	Exchange faulty irrigation timers and valves with new ones.
	Check to ensure the electromagnetic valve is operating properly.	Perform a general operation test.	
	Check for problems with the filter, low volume control and pressure regulator.	Perform a general operation test.	
	Check for problems with the air/vacuum relief valve and line flushing valve.	Perform an general operation test.	
	Check for problems with the timer, power and battery system.	Perform an general operation test.	
	Check to ensure the irrigation timing is set correctly for proper health growth.	Perform an general operation test.	

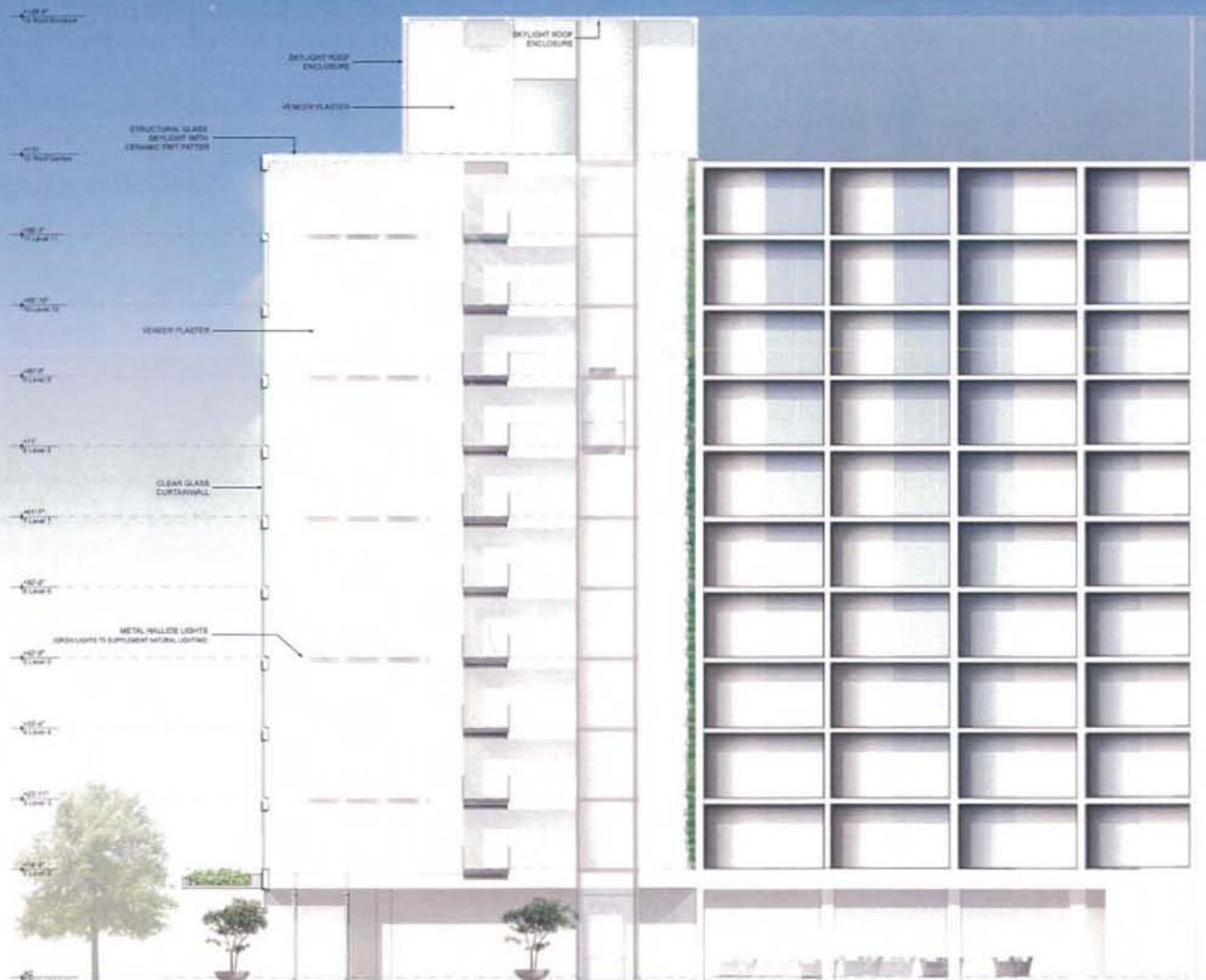
IRRIGATION SCHEDULE:

	Green Wall Panels System
Irrigation Schedule	Once or twice a week during hot season depending on plant species requirements, more often if the plants are withering from full sun exposure. Once a week during cool season, enough to keep the soil damp. Soil moisture sensors will detect if rain has generated the system and will not activate the irrigation if it is not required.



Note: These specific dimensions identified on this plan are shown to illustrate design intent only. The purpose is to generally define program character and building. Referenced to final design and final selection of design materials shall be developed during building design phase of work.

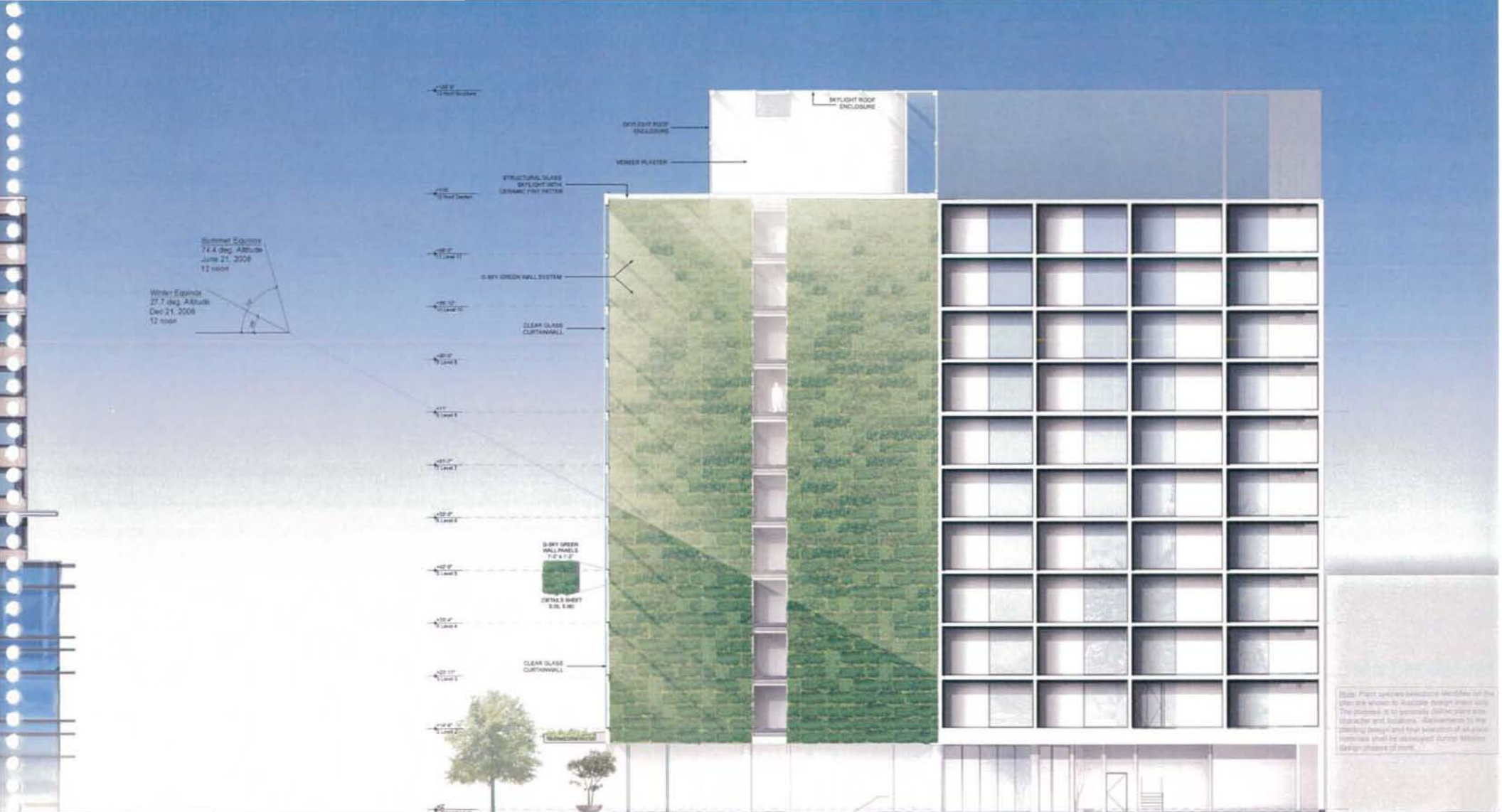




NOTE: These are conceptual sections identified on this drawing shown in illustrative design intent only. The purpose is to generally define program, structure and systems. Subsequent to the preliminary design, final floor sections of all plant materials shall be developed during detailed design phase of work.



SECTION 2



Note: Plant selection and/or location on the facade should be flexible design intent only. The purpose is to generally define plant area, character and location. Recommendations by the planting design and tree selection of all plant materials shall be determined during future design phases of work.

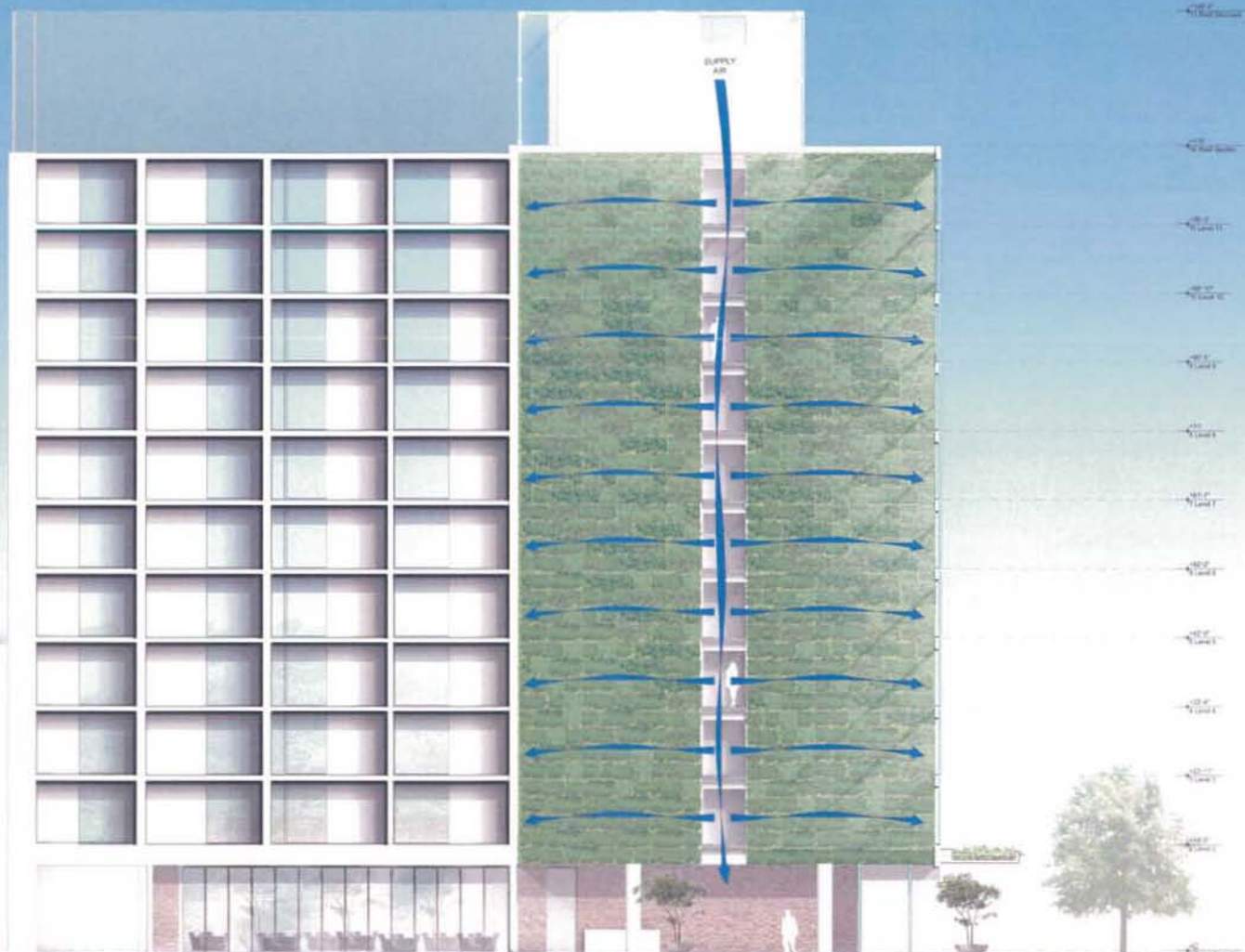


SECTION 3



SECTION 4

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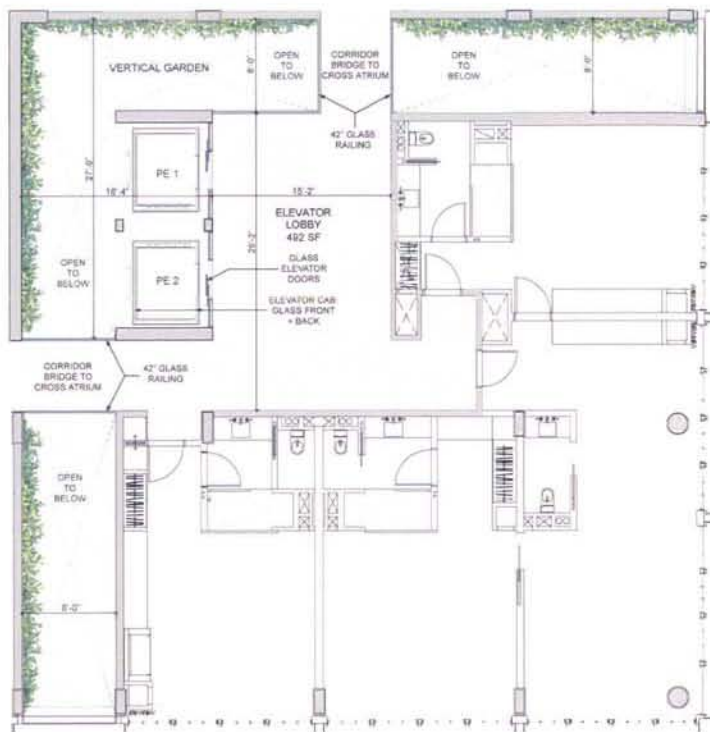
Note: Air circulation diagrams for illustrative use only. Based on supply air at roof level of atrium, to be distributed throughout the atrium space, and circulate horizontally through corridors.



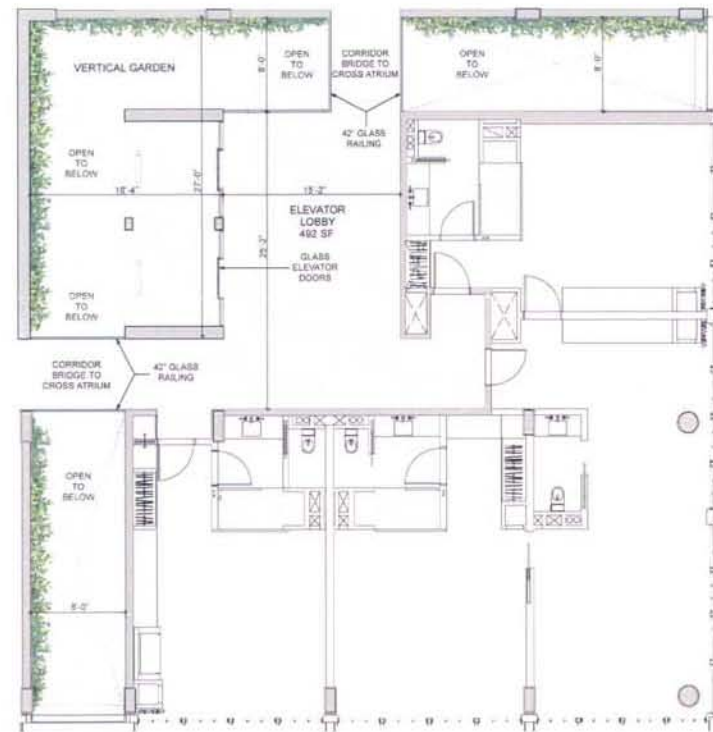
Note: Air circulation diagrams for illustrative use only. Based on supply air at end of corridors + from the upper atrium. Air to be distributed throughout the corridors, towards the atrium and vertically throughout the atrium space.

0 5 10 20'

Note: The interior layouts shown on this building plans are schematic. Changes to the layouts not affecting the exterior envelope or the square footage distribution, may occur.



TYPICAL ELEVATOR LOBBY - ATRIUM - ELEVATOR CAB ARRIVAL AT FLOOR



TYPICAL ELEVATOR LOBBY - ATRIUM - ELEVATOR OPEN



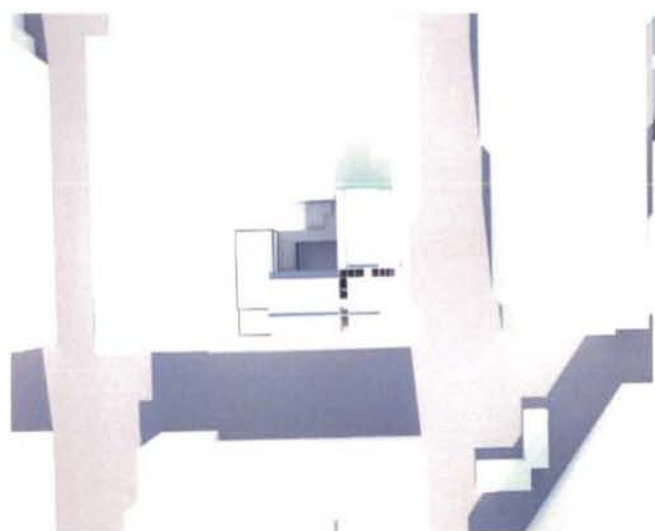
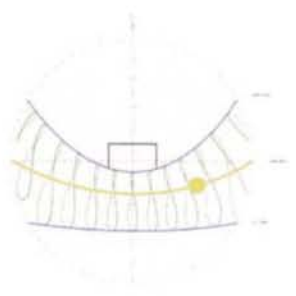
KEYPLAN

PROPOSED CONDITIONS

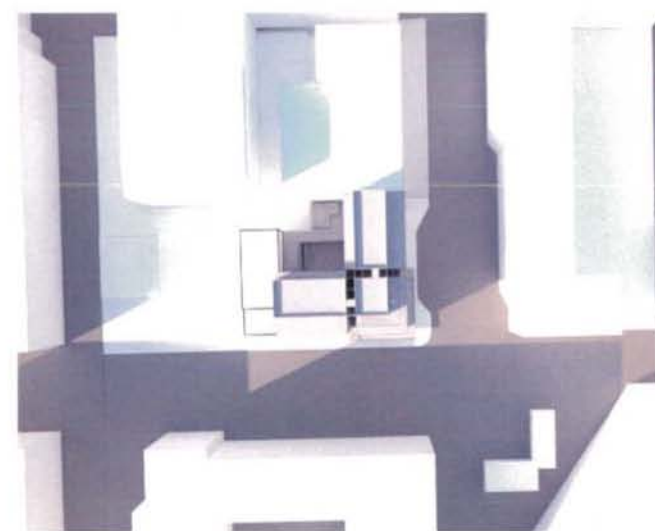
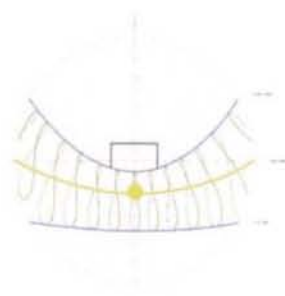
Spring - March 20th



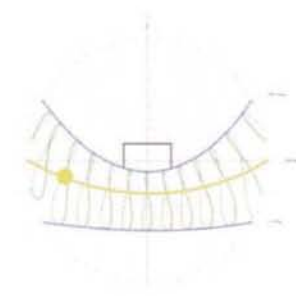
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12:00 pm



4:00 pm



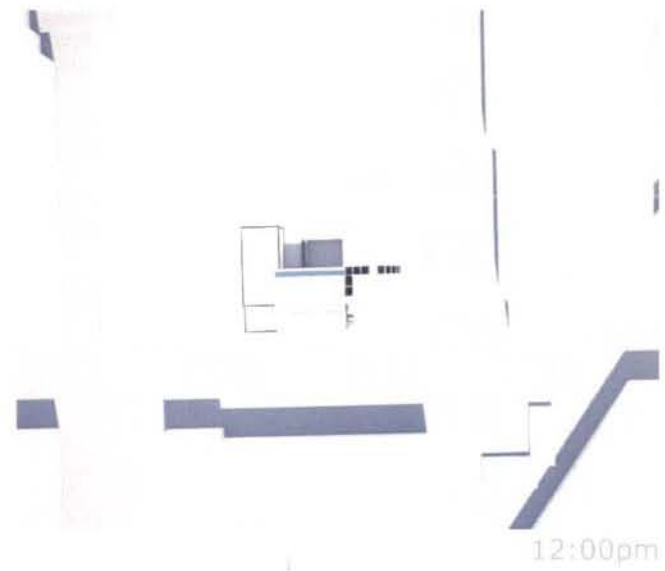
Sun Path
Washington D.C., USA

PROPOSED CONDITIONS

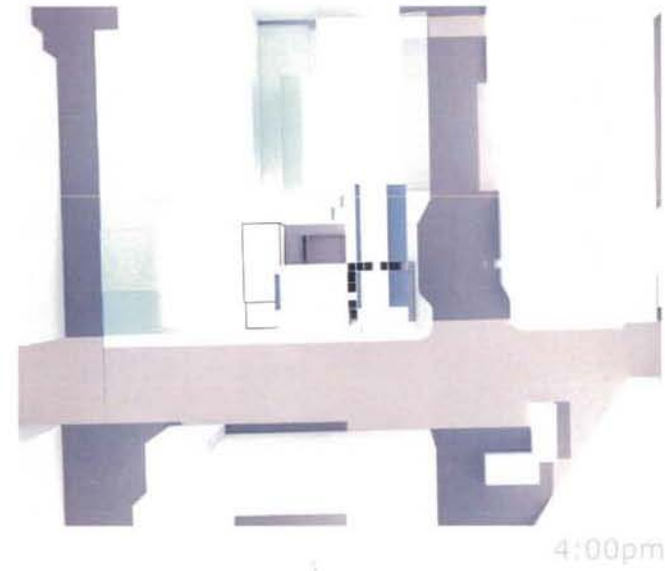
Summer - June 20th



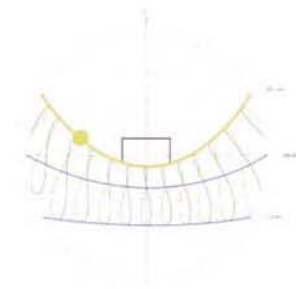
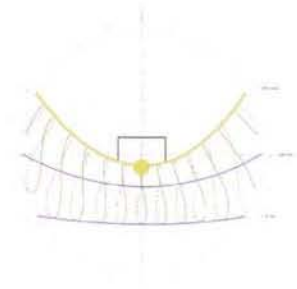
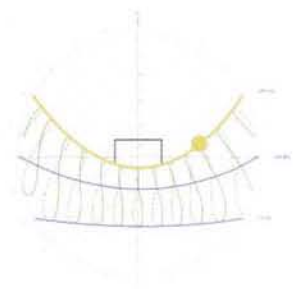
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12:00pm



4:00pm



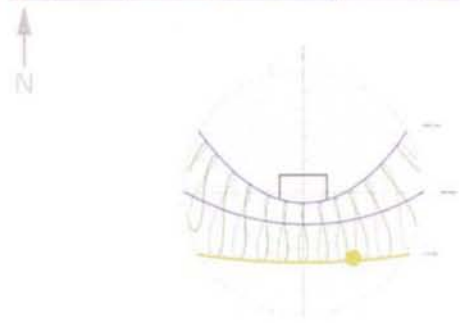
Sun Path
Washington, D.C., USA

PROPOSED CONDITIONS

Winter - Dec 21st



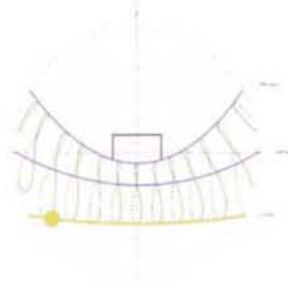
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12:00pm



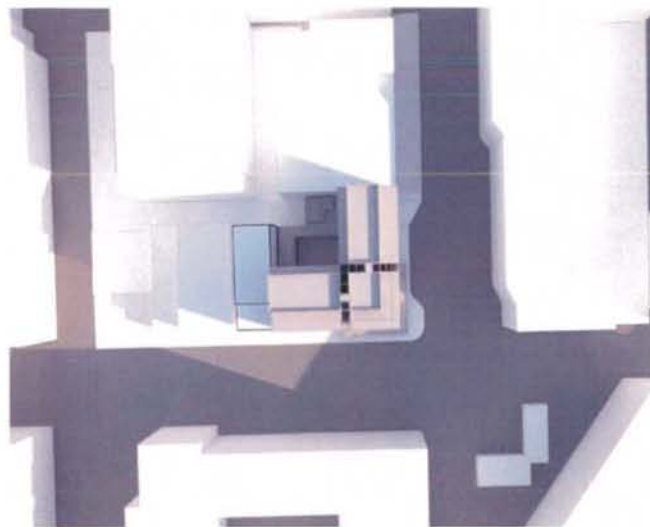
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Sun Path
Oppenheim + Leo A Daly

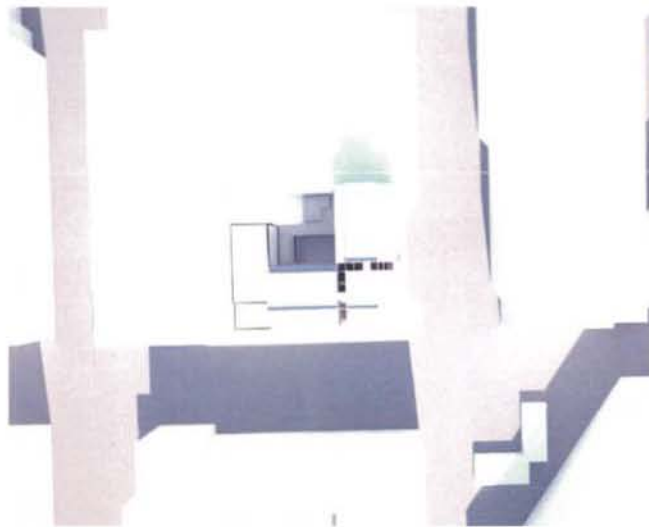
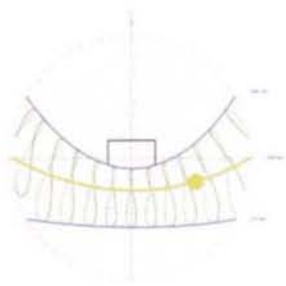
FUTURE CONDITIONS

Spring - March 20th

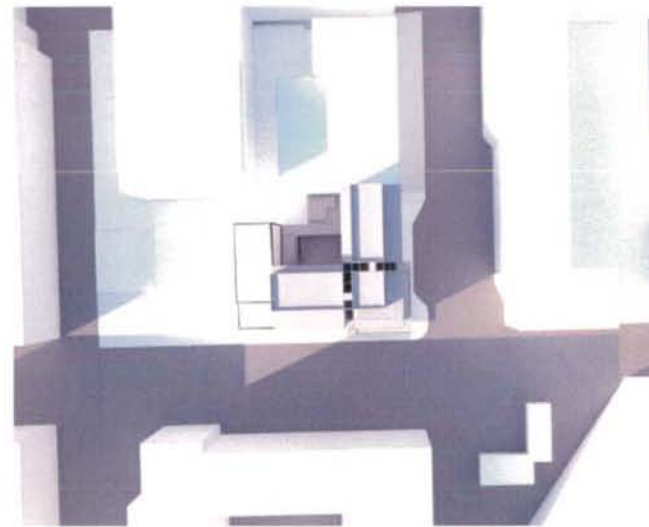
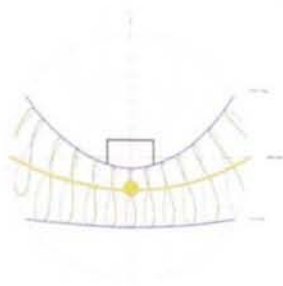


8:00 am

N



12:00pm



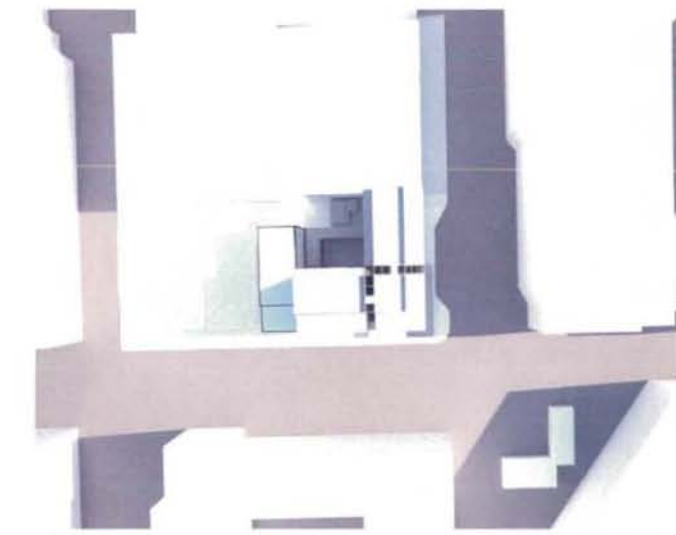
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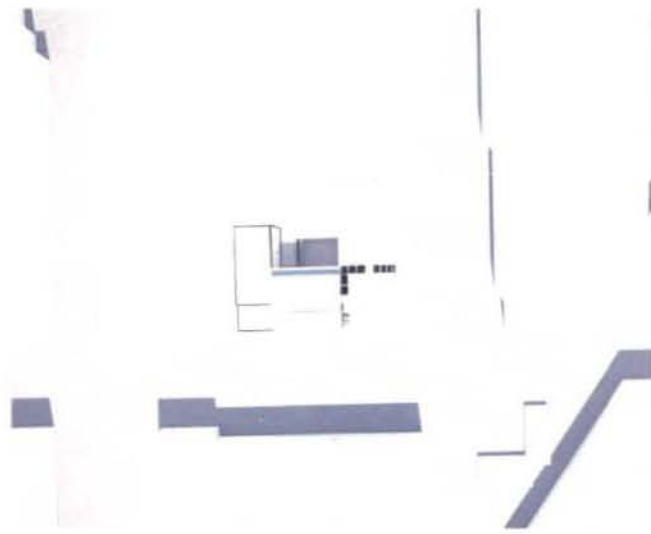
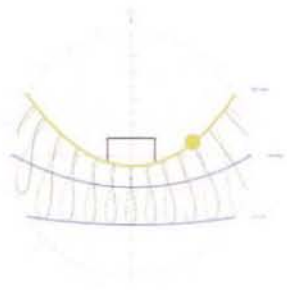
Sun Path
Washington D.C. 36°

FUTURE CONDITIONS

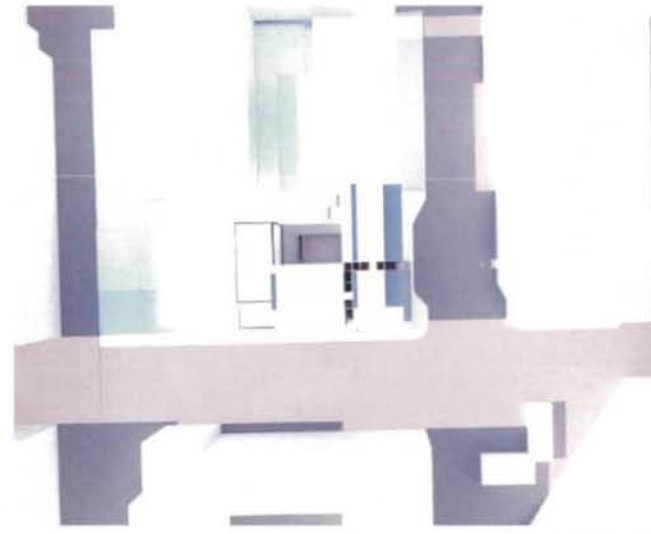
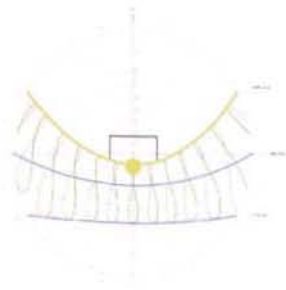
Summer - June 20th



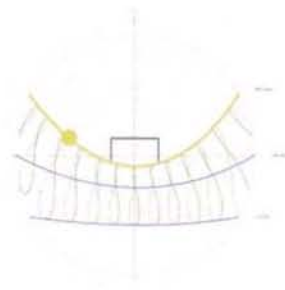
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12:00pm



4:00pm



Sun Path
Washington, D.C., USA

FUTURE CONDITIONS

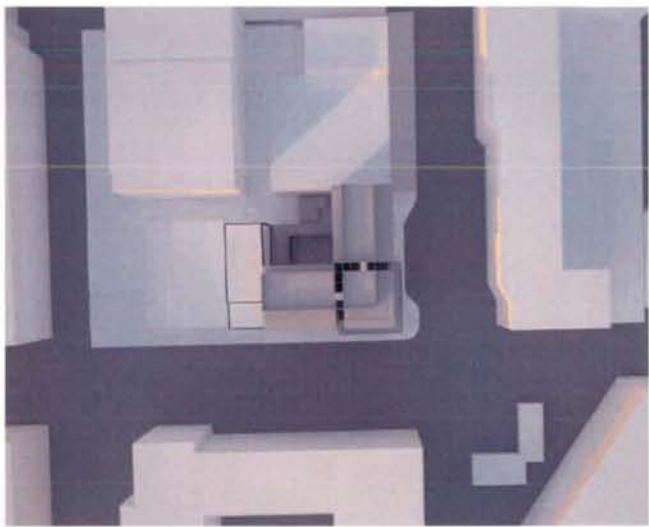
Winter - Dec 21st



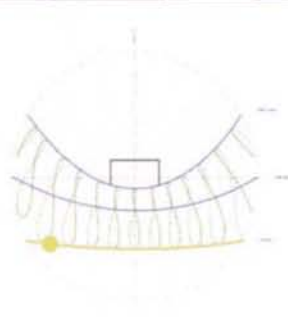
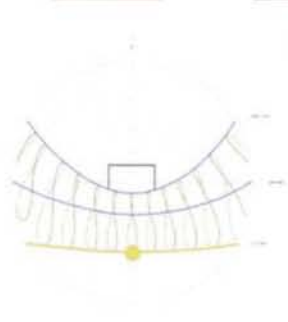
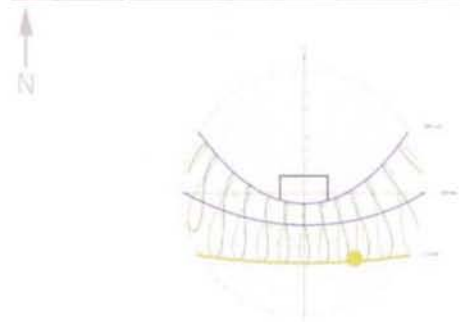
8:00 am



12:00pm



4:00pm



Sun Path

Washington, D.C.