

2201 M STREET NW

MODIFICATION TO A PLANNED UNIT DEVELOPMENT APPROVED

PURSUANT TO ZONING COMMISSION CASE # 07-21

JUNE 20, 2011

APPLICANT:	PerStar M STREET PARTNERS, LLC
DEVELOPMENT PARTNERS:	OTO DEVELOPMENT, LLC
	PERSEUS REALTY, LLC
	STARWOOD CAPITAL GROUP
ARCHITECT:	SHALOM BARANES ASSOCIATES
LANDSCAPE ARCHITECT:	OCULUS
LAND USE COUNSEL:	HOLLAND & KNIGHT
CIVIL ENGINEER:	VIKA CAPITOL, LLC

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FILING REQUIREMENTS (DCMR 11)

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ZONING COMMISSION
District of Columbia

CASE NO. 07-21B

EXHIBIT NO. 6



AERIAL PHOTOGRAPH OF SITE (N.T.S.)

2201 M STREET NW

WASHINGTON, D.C.

June 20, 2011 | 10300 SHALOM BARANES ASSOCIATES, P.C.

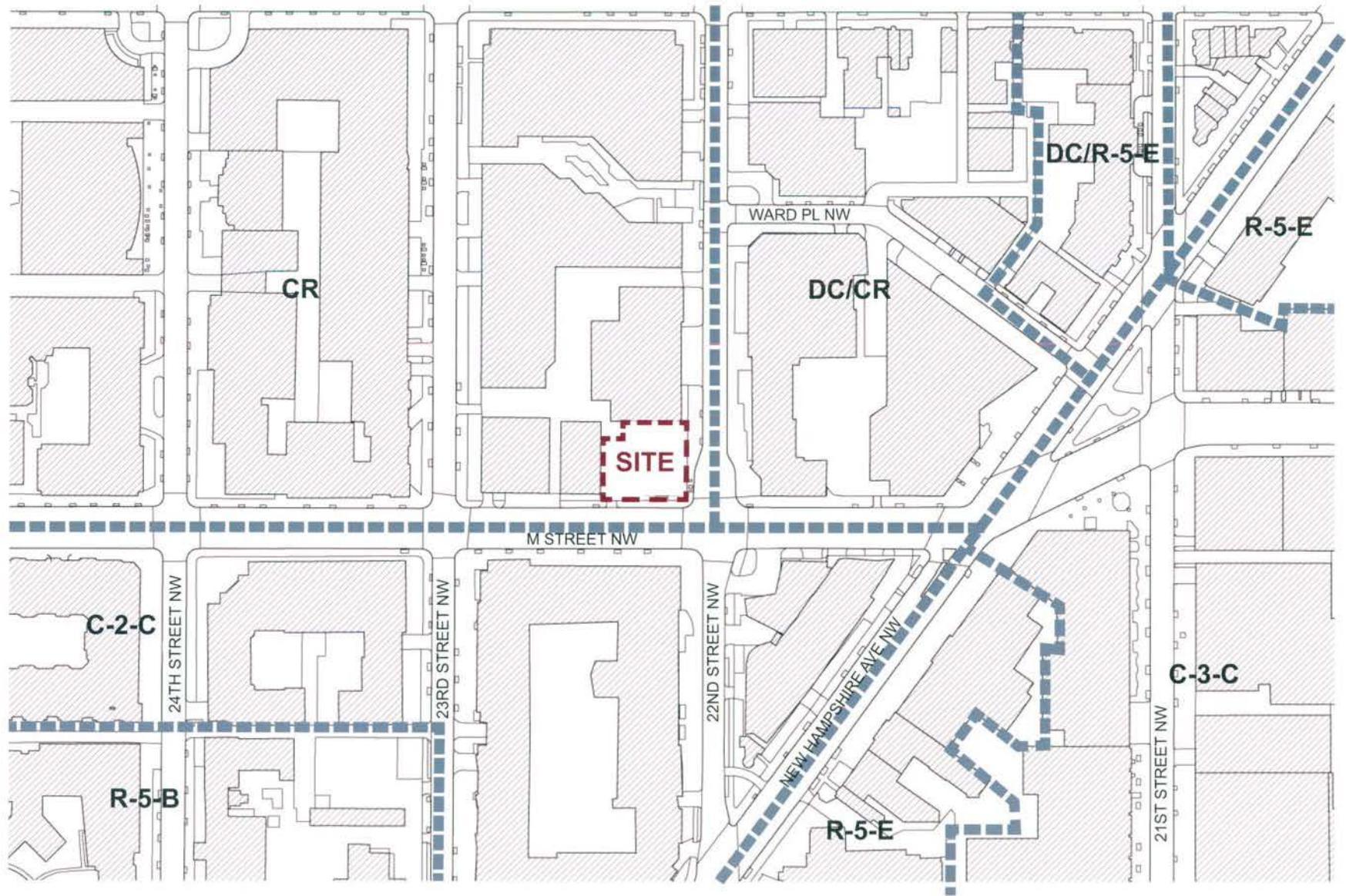
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AERIAL PHOTOGRAPHY

AP1



2201 M STREET NW

WASHINGTON, D.C.

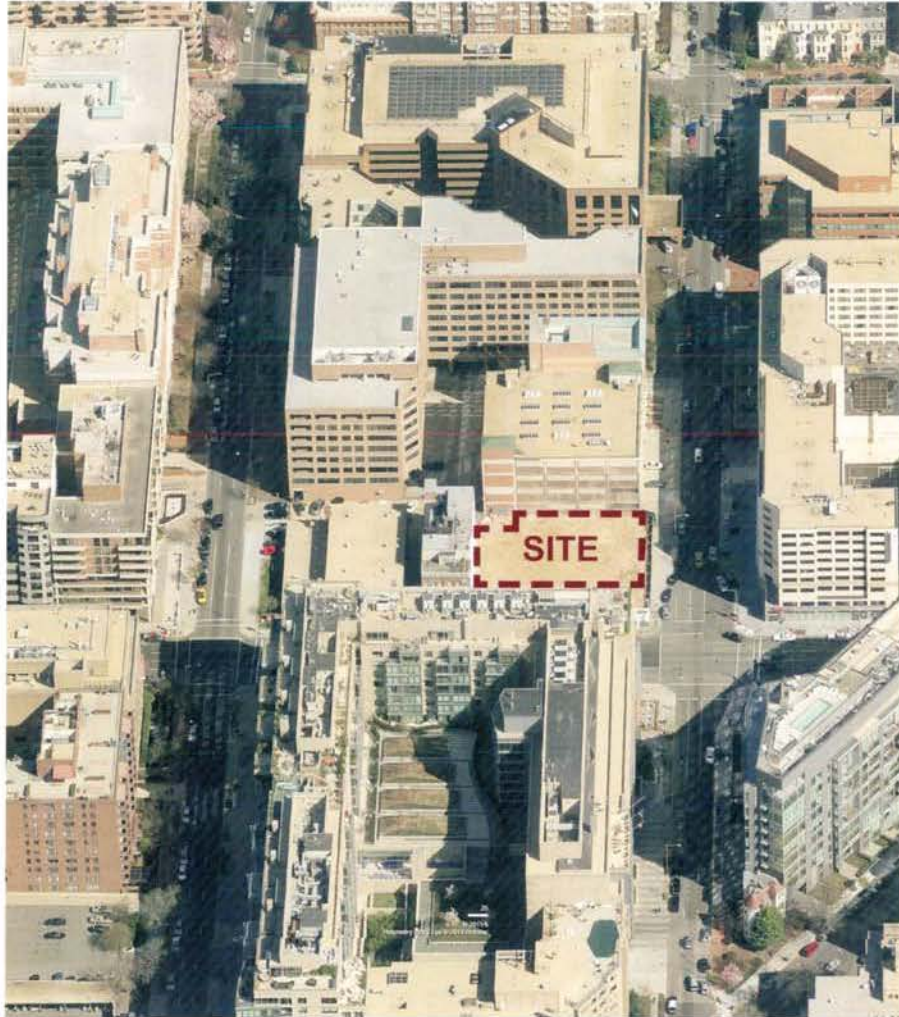
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ZONE BOUNDARY SITE PLAN

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D1



BIRDS-EYE VIEW OF SITE (N.T.S.)

	Zoning District: CR		
SECTION	ZONING TABULATION OF DEVELOPMENT DATA: HOTEL - 2201 M STREET, NW		
	Lot Areas:		
	2201 M Street NW		
	Square 50, Lot 87		
	Address: 2201 M Street NW, Washington, DC		
	Site Area: 15,588 SQ. FT.		
		Permitted / Required	Proposed
650 / 2405	Max. Building Height (FT)	110'-0"	107'-0"
631 / 2405	Max. FAR w/PUD	8.00	7.99
	FAR Calculations		
	8.0 x Gross Lot 15,588 SF =	124,704 SQ. FT.	124,479 SQ. FT.
	Level 1 - Lobby, Bar, Restaurant & Meeting Space		14,164 SQ. FT.
	Level 2 - Guest Rooms, Fitness & Business Center		12,419 SQ. FT.
	Level 3 - Guest Rooms, (Typical)		12,237 SQ. FT.
	Level 4 - Guest Rooms, (Typical)		12,237 SQ. FT.
	Level 5 - Guest Rooms, (Typical)		12,237 SQ. FT.
	Level 6 - Guest Rooms, (Typical)		12,237 SQ. FT.
	Level 7 - Guest Rooms, (Typical)		12,237 SQ. FT.
	Level 8 - Guest Rooms, (Typical)		12,237 SQ. FT.
	Level 9 - Guest Rooms, (Typical)		12,237 SQ. FT.
	Level 10 - Guest Rooms, (Typical)		12,237 SQ. FT.
			124,479 SQ. FT.
633	Min. Req'd. Public Space at Grd. Level (SF)	1,559	None Provided Relief Requested
634	Max. Permitted Lot Occupancy	100%	100%
636	Min. Req'd. Rear Yard (FT)	26'-0"	None Provided Relief Requested
638	Min. Req'd. Open Court Width (FT) + Area (SF)	W=22'-6" A=1,012 SF	W=40'-6" Dia. A=2,763 SF
639 / 411	Max. Roof Structure Height	18'-6"	18'-6"
639 / 411	Roof Structure Setback - Street Frontage (FT)	18'-6"	18'-6" on 22nd & M Streets
			1'-0" @ Court Relief Requested
	FAR Calculations Roof		
	0.37 x Gross Lot 15,588 SF	5,768 SQ. FT.	5,689 SQ. Ft.
		Total	5,689 SQ. Ft.
2101	Parking: Hotel 238 Rooms (1 space / 4 rooms)	60	
	2,446 SQ. FT. Meeting Room (1 space per 300 SQ. FT.)	8	
	Total parking required	68	53* with Stacked Parking Relief Requested
2201	Min. Req'd. Loading Berths	1 @ 12'X30'	1 @ 12'X30'
	Min. Req'd. Service/Delivery Loading Spaces	1 @ 10'X20'	1 @ 10'X20'
	Min. Req'd. Loading Platforms	1 @ 100 SQ. FT.	1 @ 100 SQ. FT.
	Min. Req'd. Loading Berths	1 @ 12'X55'	Relief Requested
	Min. Req'd. Loading Platforms	1 @ 200 SQ. FT.	Relief Requested
2119.1	Bicycle Parking Spaces	0	Min. 15

* PARKING TABULATION TOTAL	
Parking required	68
Parking provided	
Standard Size (9'x19')	17
ADA Accessible (13'x19')	3
Compact Size (8'x16')	35**
Total Parking Spaces	53

** Relief requested from Section 2115.2 since more than 40% are compact spaces, and relief requested from Section 2117.4 since not all parking spaces will be open and accessible at all times. This will be a valet-operated garage.

Y	M	N	Sustainable Sites	Notes:
Y			Prerequisite 1 Construction Activity Pollution Prevention	
1			Credit 1 Site Selection	
5			Credit 2 Development Density & Community Connectivity	
1			Credit 3 Brownfield Redevelopment	
6			Credit 4.1 Alternative Transportation, Public Transportation Access	
1			Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	
3			Credit 4.3 Alternative Transportation, Low-Emitting & Fuel Efficient Vehicles	
2			Credit 4.4 Alternative Transportation, Parking Capacity	
1			Credit 5.1 Site Development, Protect or Restore Habitat	
1			Credit 5.2 Site Development, Maximize Open Space	
1			Credit 6.1 Stormwater Design, Quantity Control	
1			Credit 6.2 Stormwater Design, Quality Control	
1			Credit 7.1 Heat Island Effect, Non-Roof	
1			Credit 7.2 Heat Island Effect, Roof	
1			Credit 8 Light Pollution Reduction	
23	1	7	26 Possible	

Y	M	N	Water Efficiency	Notes:
Y			Prereq 1 Water Use Reduction, 20% Reduction	
2			Credit 1.1 Water Efficient Landscaping, Reduce by 50%	
2			Credit 1.2 Water Efficient Landscaping, No Potable Water or No Irrigation	
2			Credit 2 Innovative Wastewater Technologies	
2			Credit 3.1 Water Use Reduction, 30% Reduction	
1			Credit 3.2 Water Use Reduction, 35% Reduction	
1			Credit 3.3 Water Use Reduction, 40% Reduction	
4	2	4	10 Possible	

Y	M	N	Energy and Atmosphere	Notes:
Y			Prerequisite 1 Fundamental Commissioning of the Building Energy Systems	
Y			Prerequisite 2 Minimum Energy Performance, 10% new, 5% existing	
Y			Prerequisite 3 Fundamental Refrigerant Management	
1			Credit 1.1 Optimize Energy Performance, 12% new, 8% existing	
1			Credit 1.2 Optimize Energy Performance, 14% new, 10% existing	
1			Credit 1.3 Optimize Energy Performance, 16% new, 12% existing	
1			Credit 1.4 Optimize Energy Performance, 18% new, 14% existing	
1			Credit 1.5 Optimize Energy Performance, 20% new, 16% existing	
1			Credit 1.6 Optimize Energy Performance, 22% new, 18% existing	
1			Credit 1.7 Optimize Energy Performance, 24% new, 20% existing	
1			Credit 1.8 Optimize Energy Performance, 26% new, 22% existing	
1			Credit 1.9 Optimize Energy Performance, 28% new, 24% existing	
1			Credit 1.10 Optimize Energy Performance, 30% new, 26% existing	
1			Credit 1.11 Optimize Energy Performance, 32% new, 28% existing	
1			Credit 1.12 Optimize Energy Performance, 34% new, 30% existing	
1			Credit 1.13 Optimize Energy Performance, 36% new, 32% existing	
1			Credit 1.14 Optimize Energy Performance, 38% new, 34% existing	
1			Credit 1.15 Optimize Energy Performance, 40% new, 36% existing	
1			Credit 1.16 Optimize Energy Performance, 42% new, 38% existing	
1			Credit 1.17 Optimize Energy Performance, 44% new, 40% existing	
1			Credit 1.18 Optimize Energy Performance, 46% new, 42% existing	
1			Credit 1.19 Optimize Energy Performance, 48% new, 44% existing	
7			Credit 2.1-2.7 On-Site Renewable Energy: 1%-13%	
2			Credit 3 Enhanced Commissioning	
2			Credit 4 Enhanced Refrigerant Management	
3			Credit 5 Measurement & Verification	
2			Credit 6 Green Power, 35%	
1	6	28	Prereq, Not Met	

Y	M	N	Materials and Resources	Notes:
Y			Prerequisite 1 Storage & Collection of Recyclables	
1			Credit 1.1 Building Reuse, Maintain 55% of Existing Walls, Floors & Roof	
1			Credit 1.2 Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	
1			Credit 1.3 Building Reuse, Maintain 95% of Existing Walls, Floors & Roof	
1			Credit 1.4 Building Reuse, Maintain 50% of Interior Non-Structural Elements	
1			Credit 2.1 Construction Waste Management, Divert 50% From Disposal	
1			Credit 2.2 Construction Waste Management, Divert 75% From Disposal	
1			Credit 3.1 Materials Reuse, 5%	
1			Credit 3.2 Materials Reuse, 10%	
1			Credit 4.1 Recycled Content, 10% (post-consumer + 1/2 pre-consumer)	
1			Credit 4.2 Recycled Content, 20% (post-consumer + 1/2 pre-consumer)	
1			Credit 5.1 Regional Materials, 10% Extracted, Processed & Manufactured	
1			Credit 5.2 Regional Materials, 20% Extracted, Processed & Manufactured	
1			Credit 6 Rapidly Renewable Materials, 2.5%	
1			Credit 7 Certified Wood	
6	3	6	14 Possible	

Y	M	N	Indoor Environmental Quality	Notes:
Y			Prerequisite 1 Minimum IAQ Performance	
Y			Prerequisite 2 Environmental Tobacco Smoke (ETS) Control	
1			Credit 1 Outside Air Delivery Monitoring	
1			Credit 2 Increased Ventilation	
1			Credit 3.1 Construction IAQ Management Plan, During Construction	
1			Credit 3.2 Construction IAQ Management Plan, Before Occupancy	
1			Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	
1			Credit 4.2 Low-Emitting Materials, Paints & Coatings	
1			Credit 4.3 Low-Emitting Materials, Flooring Systems	
1			Credit 4.4 Low-Emitting Materials, Composite Wood & Agrifiber Products	
1			Credit 5 Indoor Chemical & Pollutant Source Control	
1			Credit 6.1 Controllability of Systems, Lighting	
1			Credit 6.2 Controllability of Systems, Thermal Comfort	
1			Credit 7.1 Thermal Comfort, Design	
1			Credit 7.2 Thermal Comfort, Verification	
1			Credit 8.1 Daylight and Views, Daylight 75% of Spaces	
1			Credit 8.2 Daylight and Views, Views for 90% of Spaces	
8	3	6	15 Possible	

Y	M	N	Innovation in Design	Notes:
1			Credit 1.1 Innovation in Design, Exemplary Performance, SS Credit 4.1	
1			Credit 1.2 Innovation in Design, Exemplary Performance, MR Credit 4	
1			Credit 1.3 Innovation in Design, Low Mercury Lamps	
1			Credit 1.4 Innovation in Design, Green Cleaning	
1			Credit 1.5 Innovation in Design, Building Education	
1			Credit 2 LEED® Accredited Professional	
6	3	6	6 Possible	

Y	M	N	Regional Priority	Notes:
1			Credit 1.1 Regional Priority: SSC5.1, Protect or Restore Habitat	
1			Credit 1.2 Regional Priority: SSC6.1, Stormwater Design, Quantity Control	
1			Credit 1.3 Regional Priority: MR1.1, Building Reuse, 75%	
1			Credit 1.4 Regional Priority: EAC2, On-Site Renewable Energy, 1%	
3	3	3	4 Possible	



Project Points	Maybe
52	7
Silver	



1. M STREET ELEVATION LOOKING NORTH

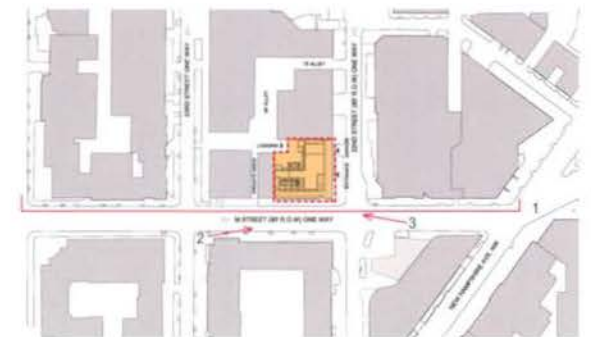
SITE



2. M STREET LOOKING EAST



3. M STREET LOOKING
NORTHWEST



KEY PLAN

2201 M STREET NW

WASHINGTON, D.C.

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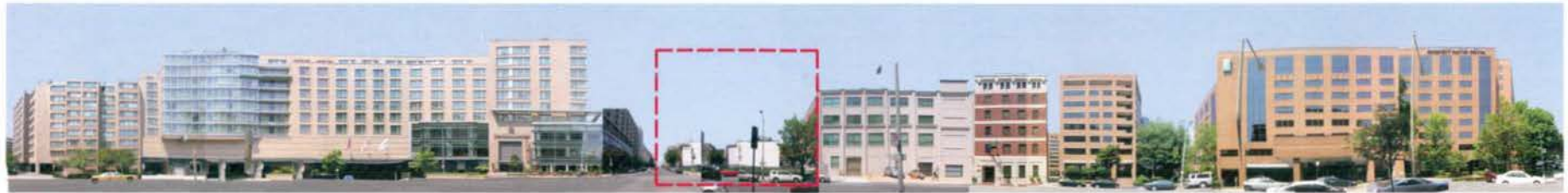
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CURRENT SITE PHOTOGRAPHS

S1



4. 22ND STREET ELEVATION LOOKING WEST

SITE



5. M STREET LOOKING EAST



6. 22ND STREET
LOOKING NORTH



KEY PLAN

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2201 M STREET NW

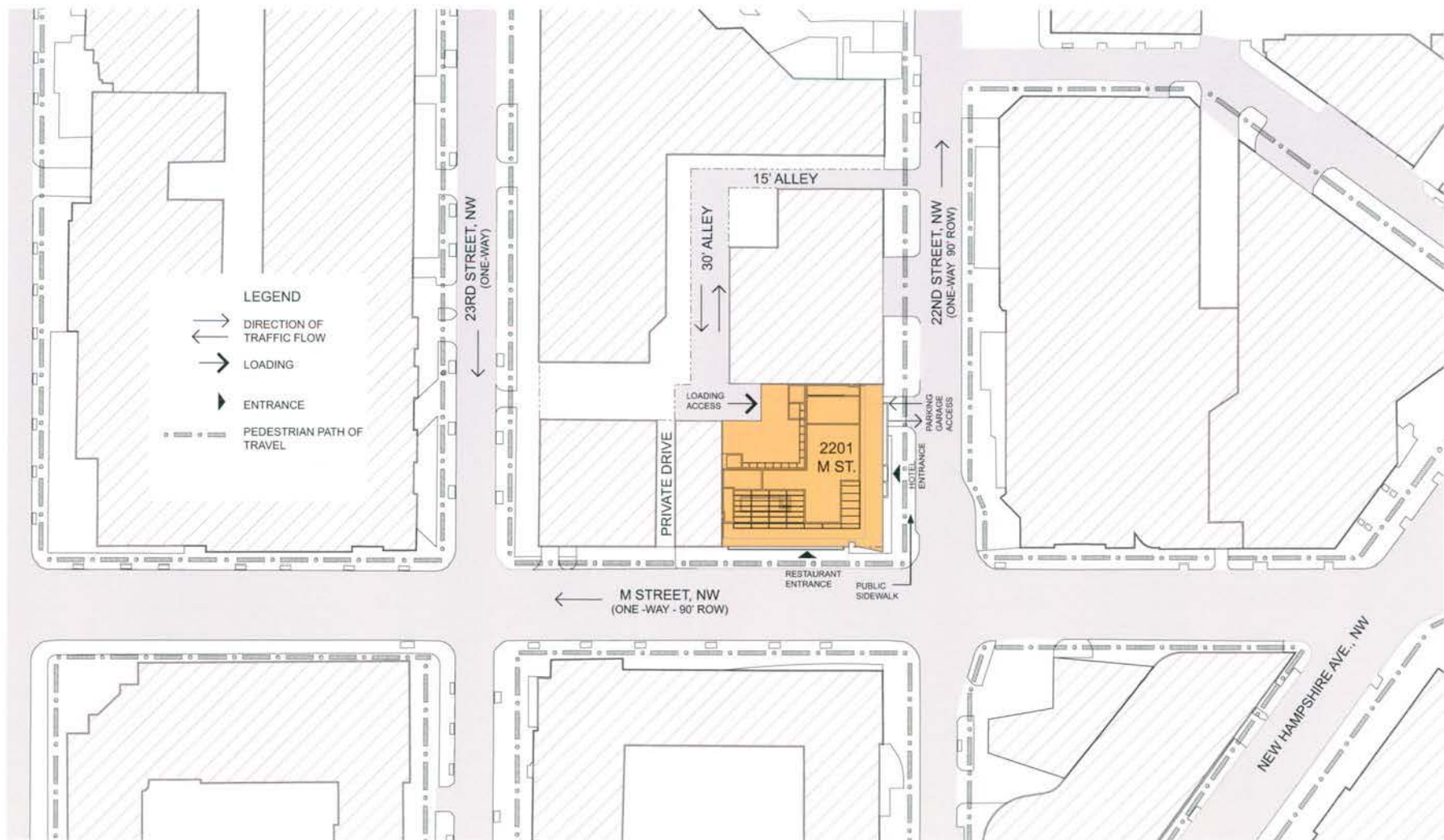
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CURRENT SITE PHOTOGRAPHS

S2



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SITE CIRCULATION PLAN

S3



22ND & M STREET VIEW

2201 M STREET NW

WASHINGTON, D.C.

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PERSPECTIVES A1



22ND STREET VIEW



22ND STREET VIEW

2201 M STREET NW

WASHINGTON, D.C.

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PERSPECTIVES A2



M STREET VIEW



M STREET VIEW

2201 M STREET NW

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PERSPECTIVES A3

23RD STREET, NW

PRIVATE DRIVE

30' ALLEY

22ND STREET, NW

M STREET, NW

2201 M STREET NW

WASHINGTON, D.C.

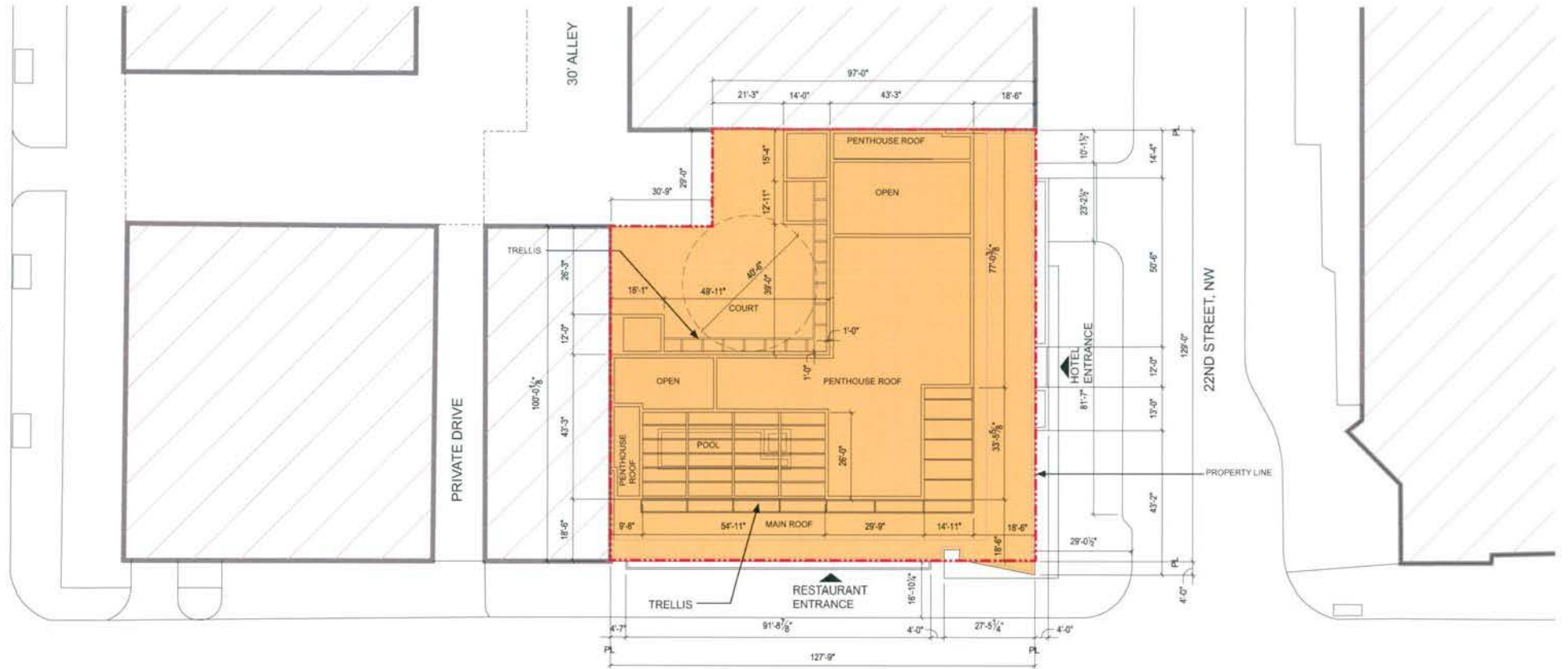
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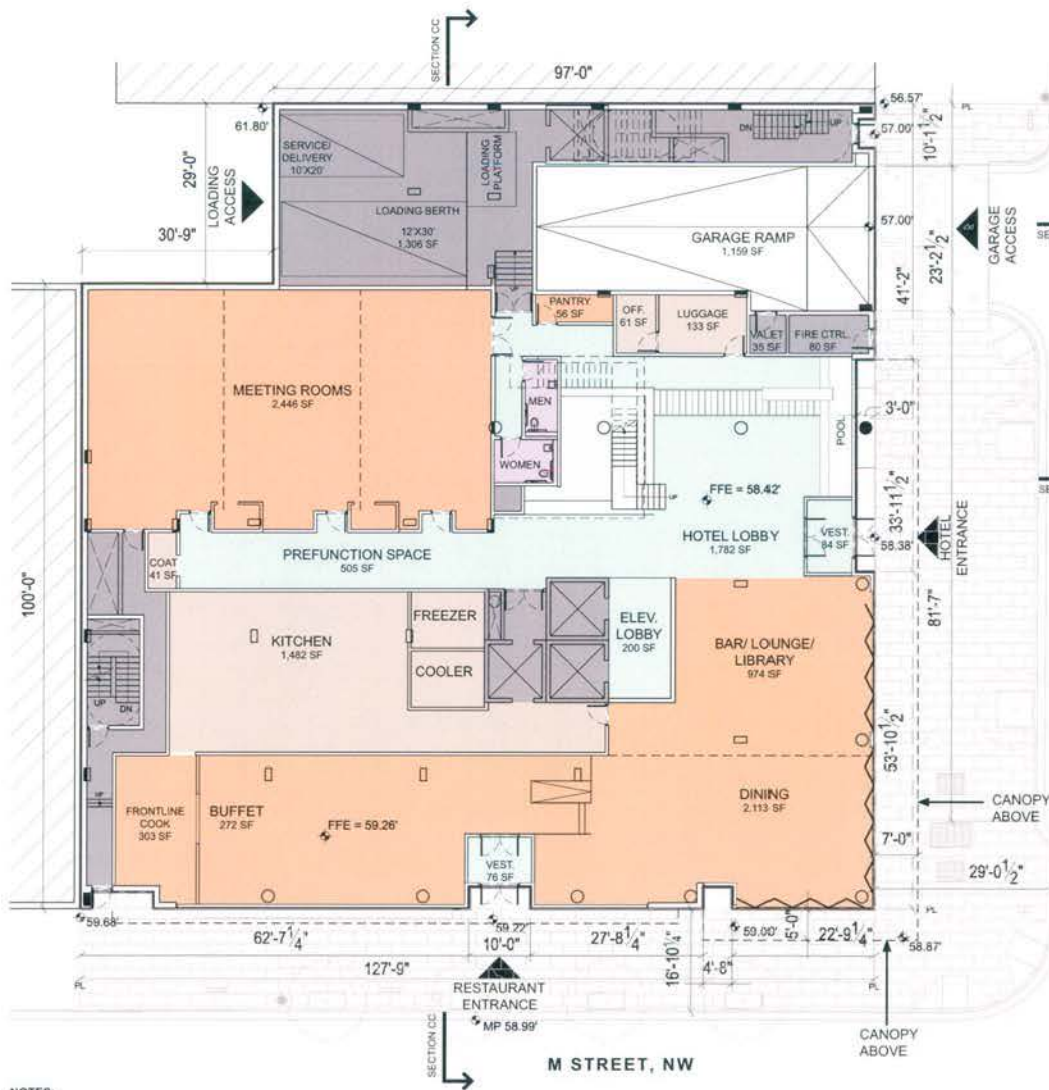


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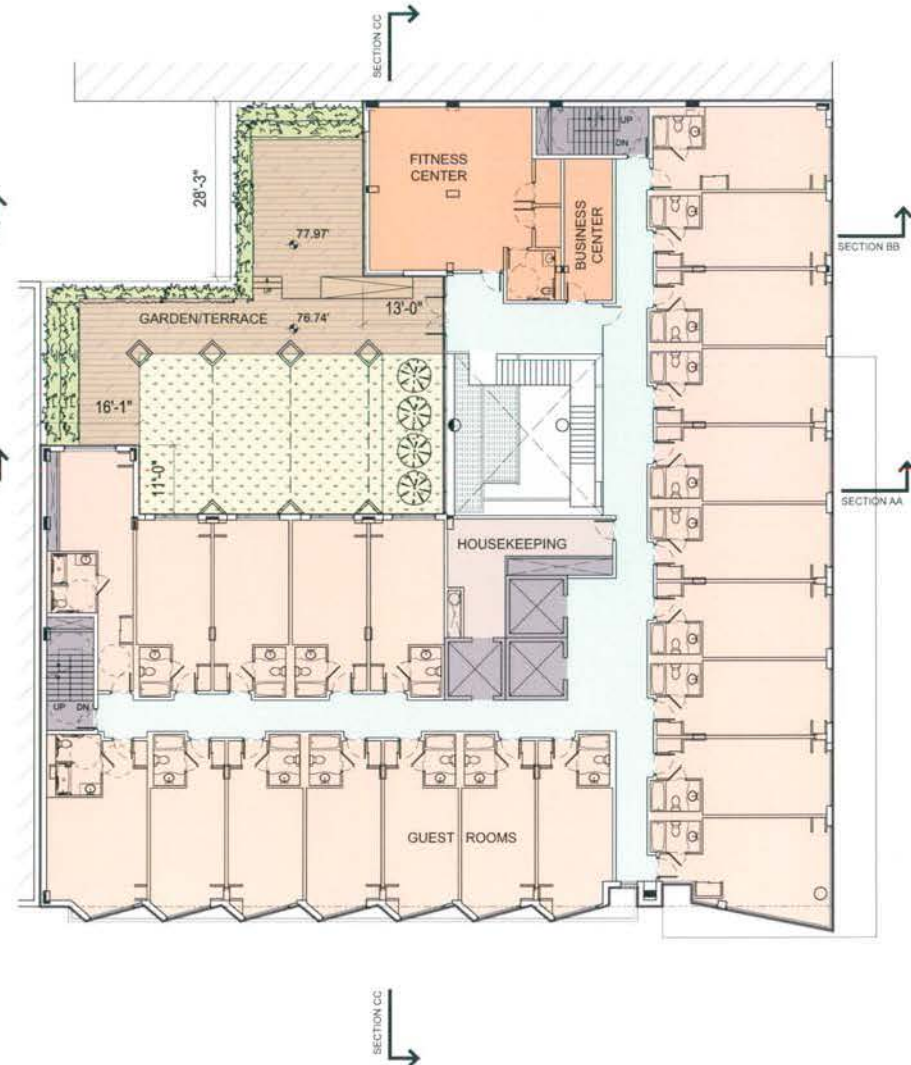
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SITE PLAN | A4





LEVEL 01 PLAN



LEVEL 02 PLAN

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF INTERIOR SPACES, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET A4 (SITE PLAN) FOR BUILDING DIMENSIONS.

2201 M STREET NW

WASHINGTON, D.C.

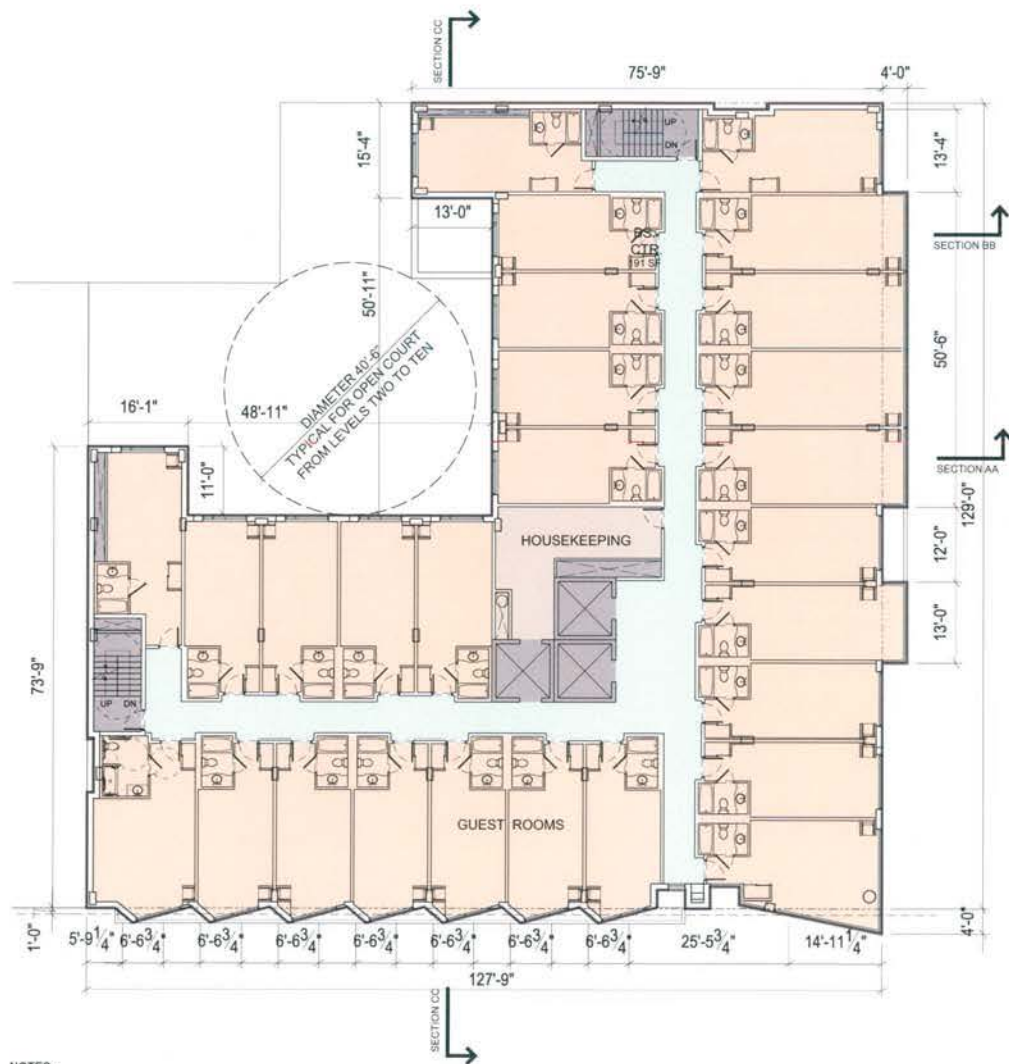
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LEVELS 01 & 02 PLANS A5

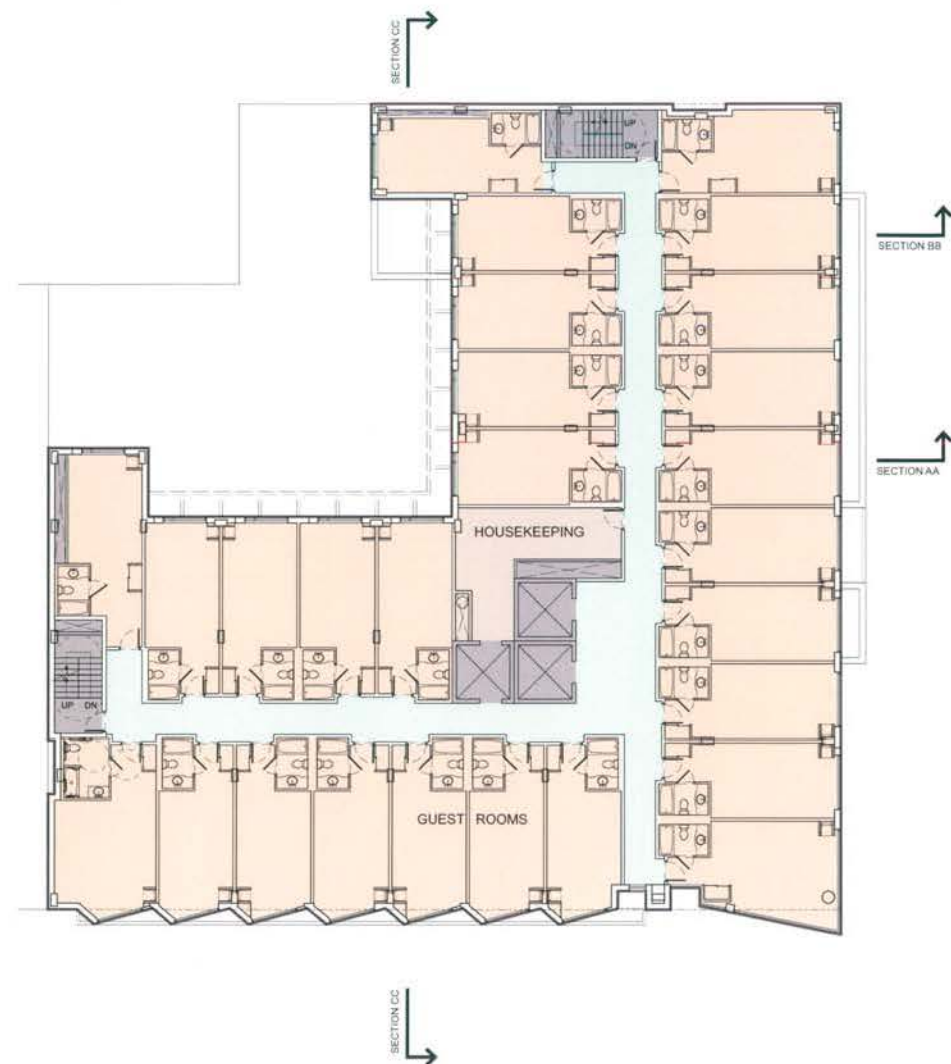


NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF INTERIOR SPACES, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

2. REFER TO SHEET A4 (SITE PLAN) FOR BUILDING DIMENSIONS.

LEVEL 03-09 PLAN



LEVEL 10 PLAN

2201 M STREET NW

WASHINGTON, D.C.

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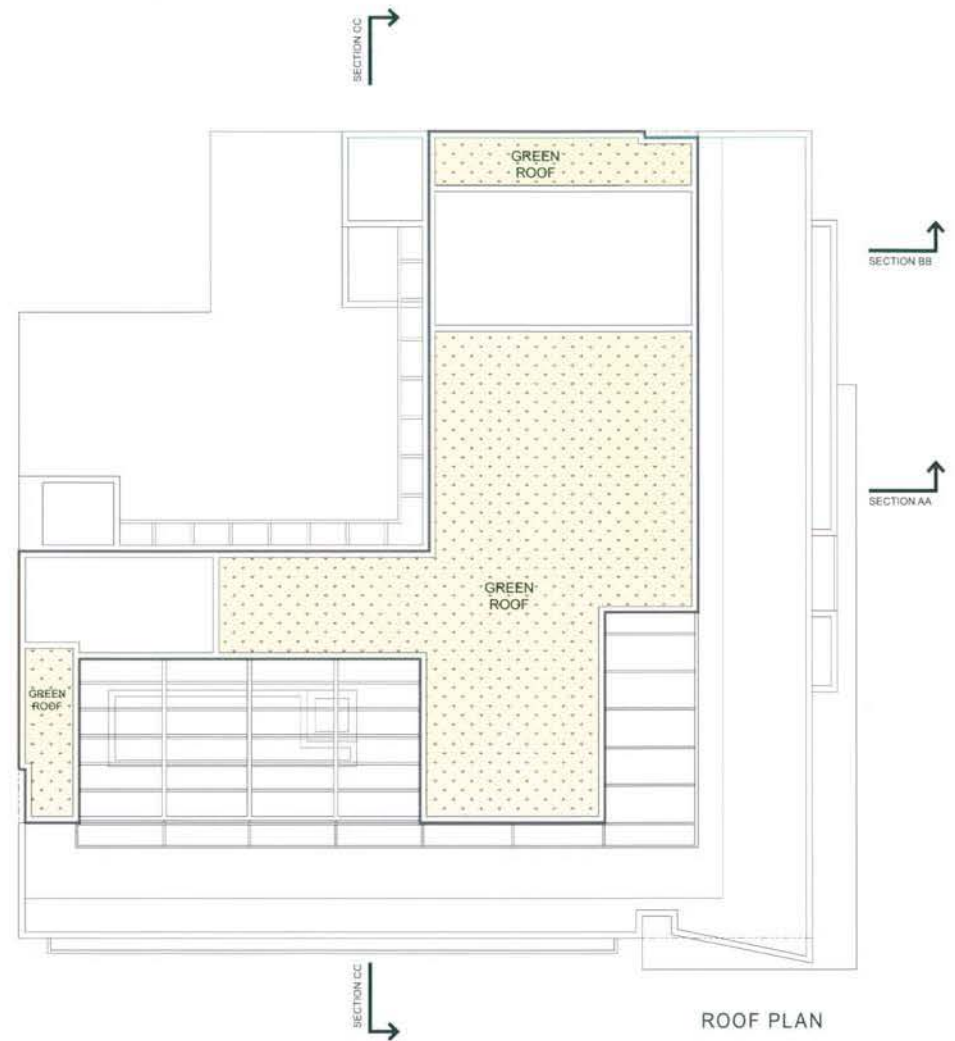
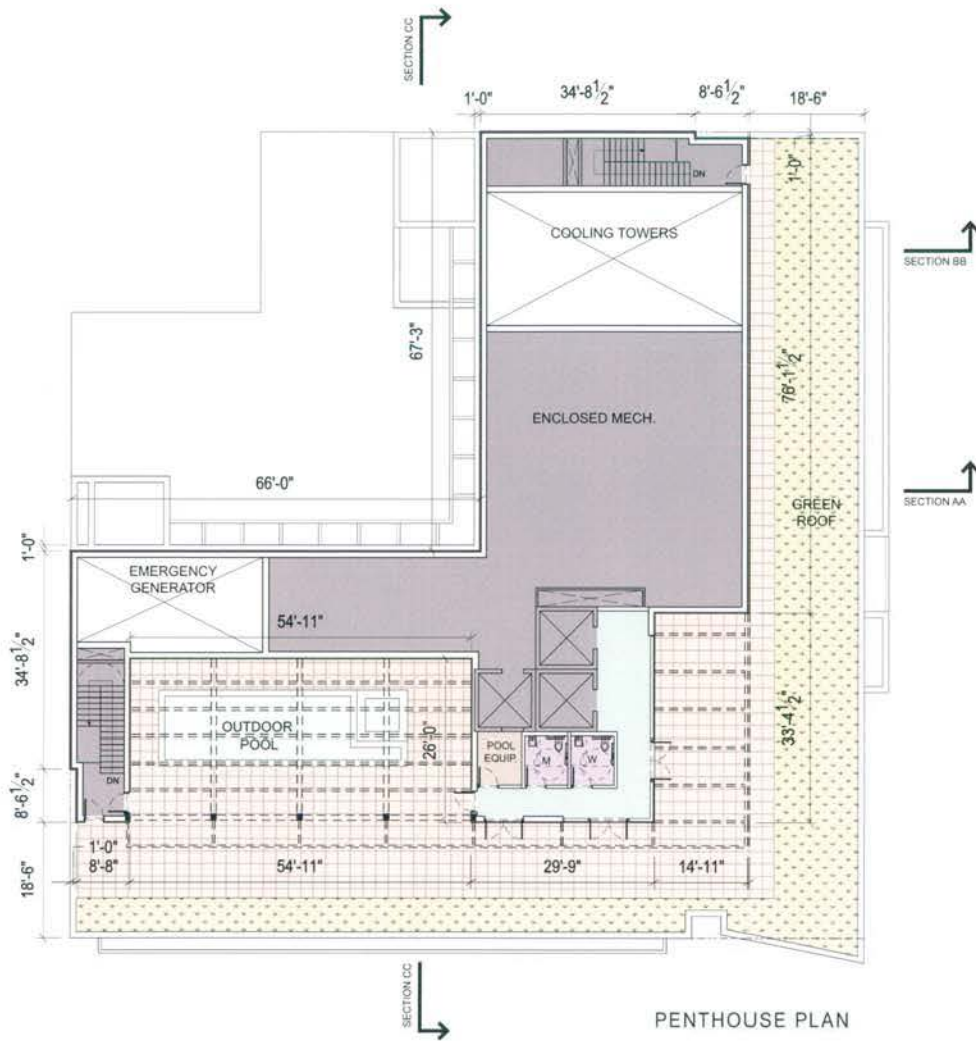


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LEVELS 03-09 & 10 PLANS

A6



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF INTERIOR SPACES, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET A4 (SITE PLAN) FOR BUILDING DIMENSIONS.

2201 M STREET NW

WASHINGTON, D.C.

June 20, 2011 | 2201 M STREET NW, WASHINGTON, D.C.

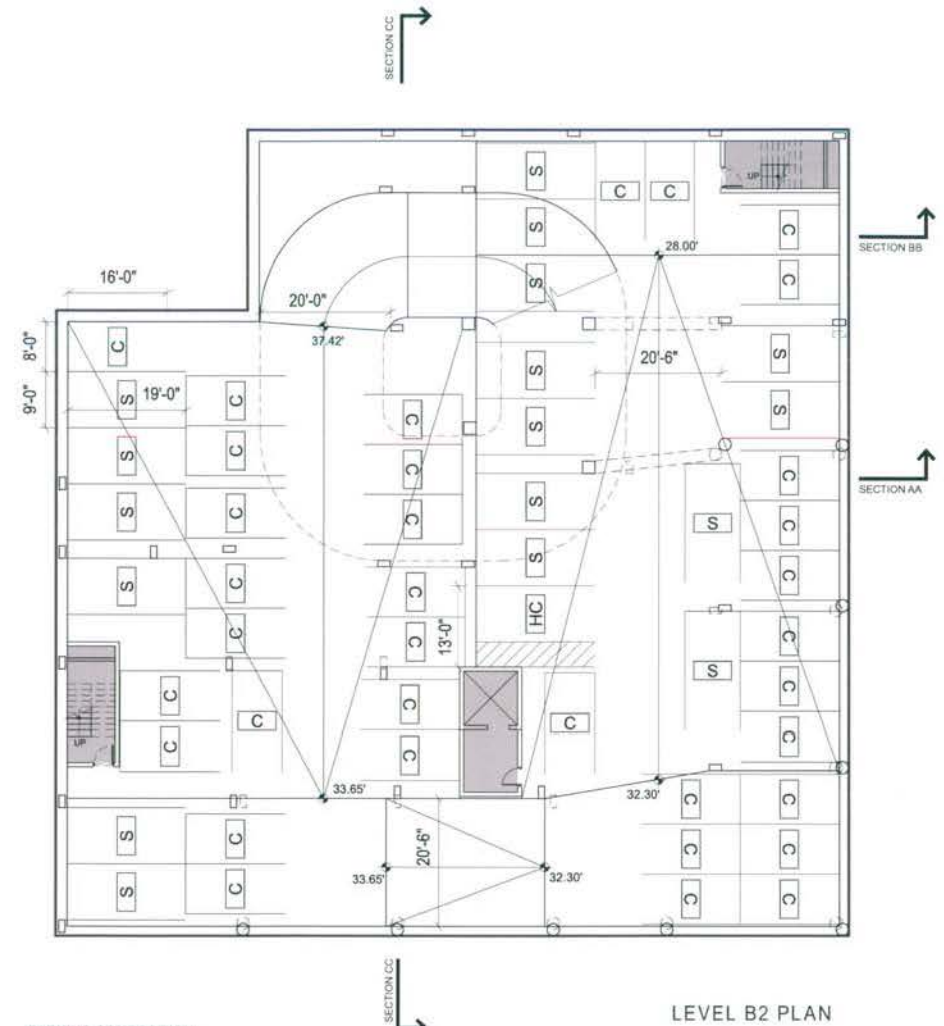
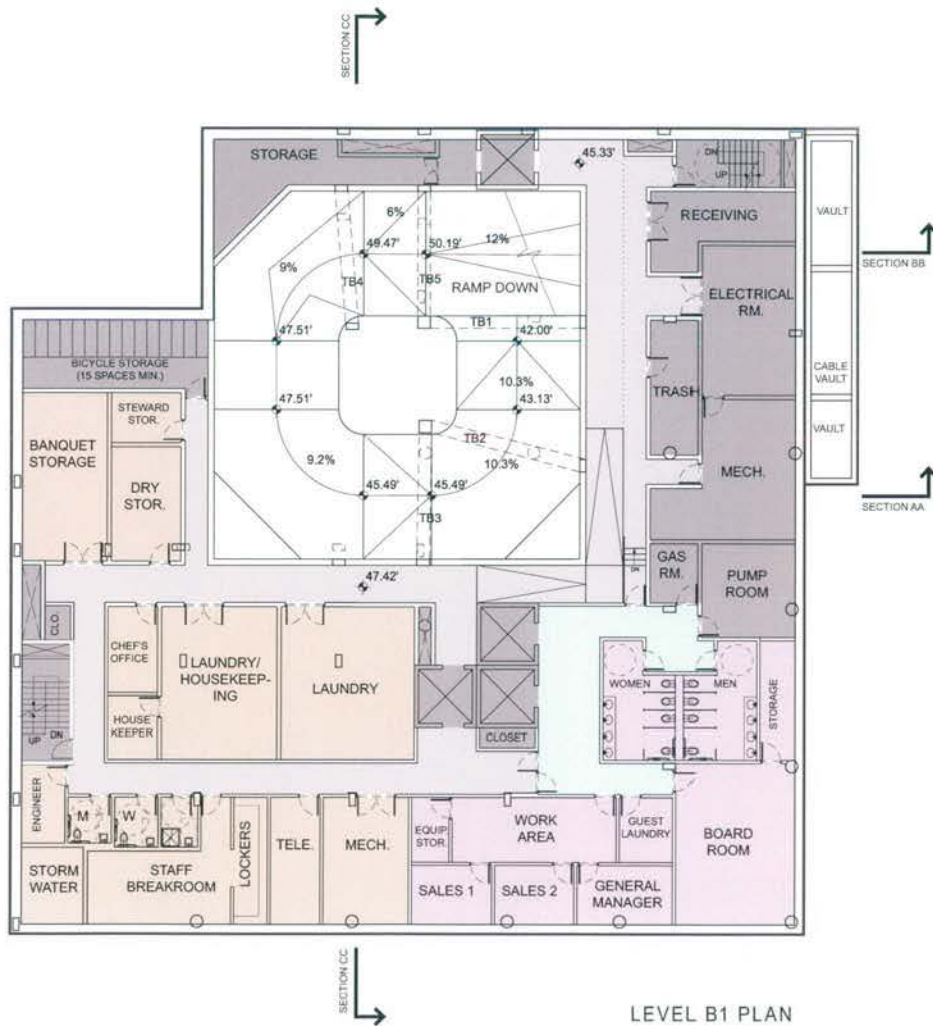


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PENTHOUSE & ROOF PLANS

A7



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF INTERIOR SPACES, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET A4 (SITE PLAN) FOR BUILDING DIMENSIONS.

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LEVELS B1 & B2 PLANS A8

PARKING COMPOSITION:

LEVEL	HANDICAP (HC) 13' x 19'	STANDARD (S) 9' x 19'	COMPACT (C) 8' x 16'	TOTAL
B2	1	17	35	53



M STREET ELEVATION



22ND STREET ELEVATION

2201 M STREET NW

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SITE ELEVATIONS | A9



SOUTH ELEVATION



EAST ELEVATION

2201 M STREET NW

WASHINGTON, D.C.

June 20, 2015 | 2201 M Street NW, Shalom Baranes Associates, P.C.



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SOUTH & EAST ELEVATIONS

A10



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHWEST

2201 M STREET NW

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BIRDS-EYE VIEWS | A11



NORTH ELEVATION



WEST ELEVATION

2201 M STREET NW

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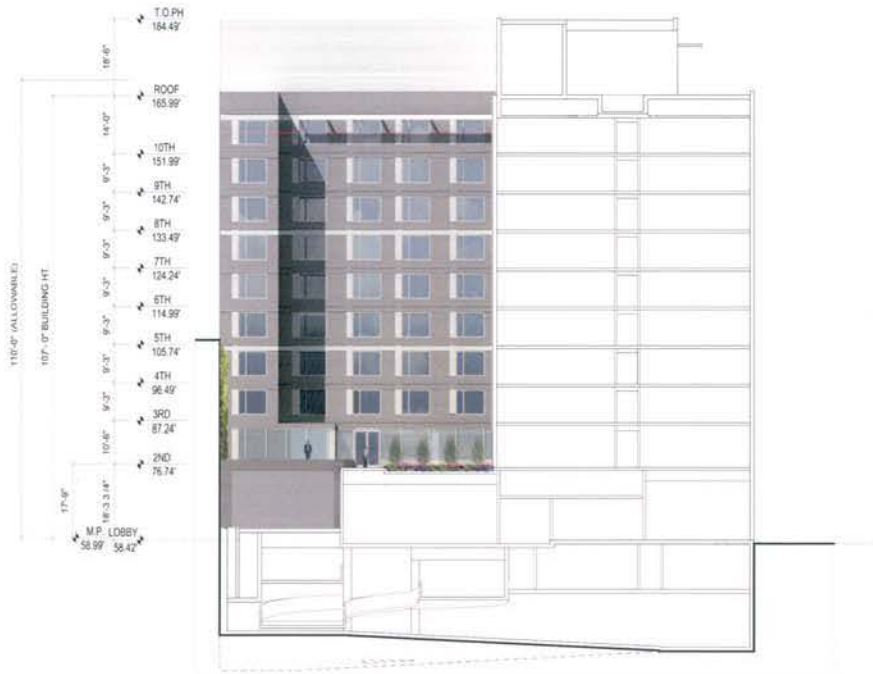
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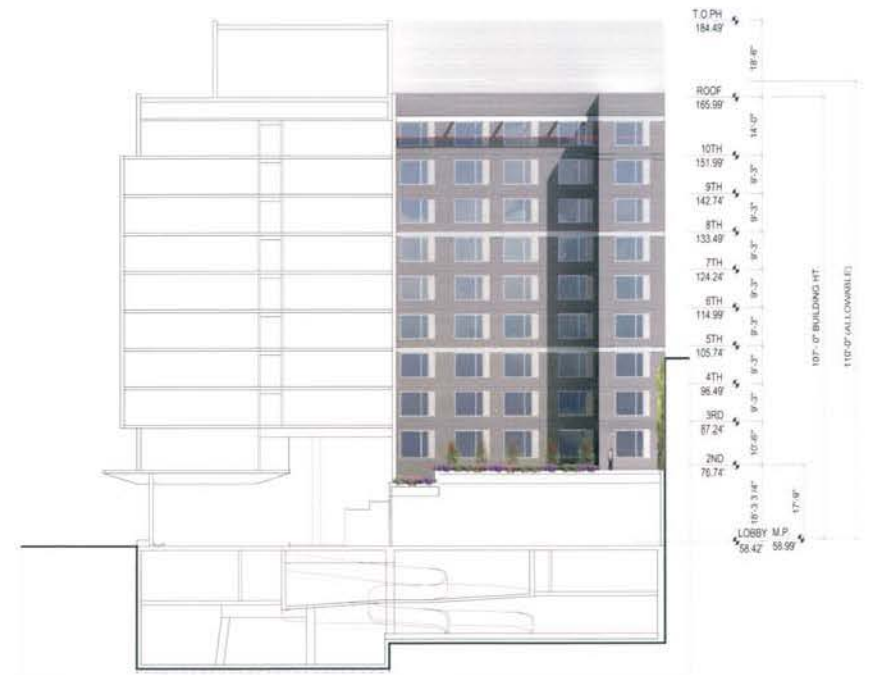
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NORTH & WEST ELEVATIONS

A12



WEST ELEVATION



SOUTH ELEVATION

2201 M STREET NW

WASHINGTON, D.C.

June 20, 2011 2201 M STREET REBAR ASSOCIATES, P.C.



PUD MODIFICATION SUBMISSION

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COURTYARD ELEVATIONS

A13



M STREET FACADE DETAIL



22ND STREET FACADE DETAIL

2201 M STREET NW

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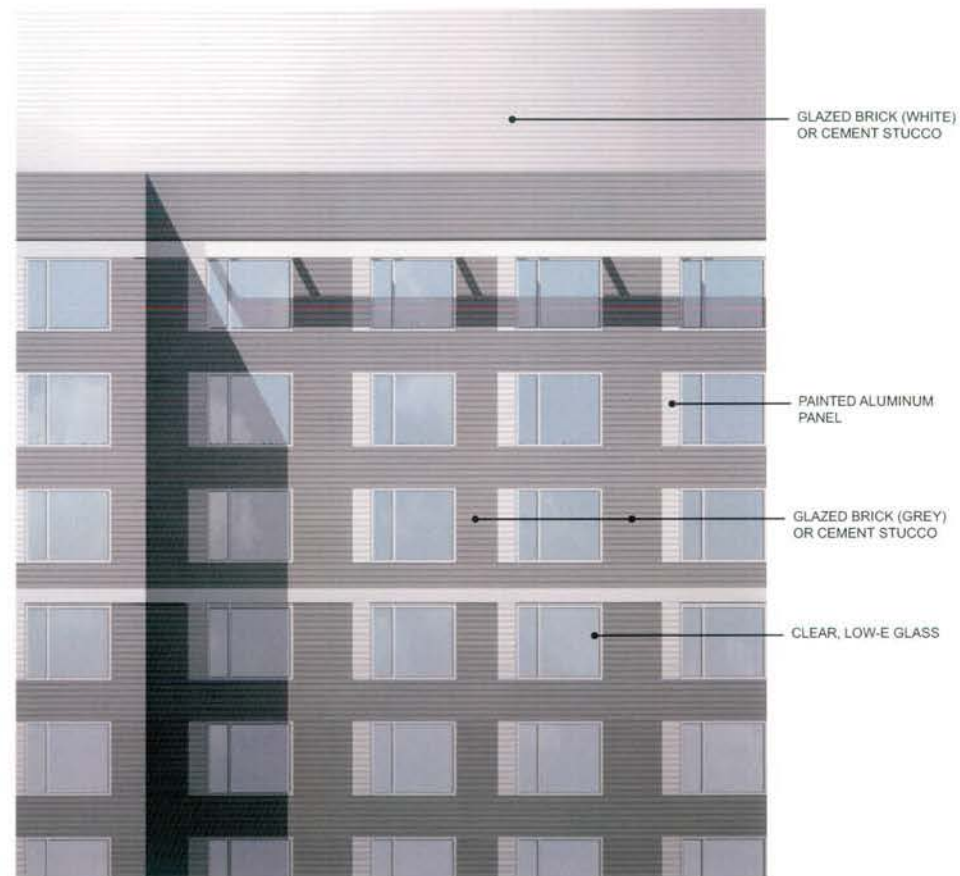
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ELEVATION DETAILS

A14



22ND STREET FACADE DETAIL



COURTYARD FACADE DETAIL

2201 M STREET NW

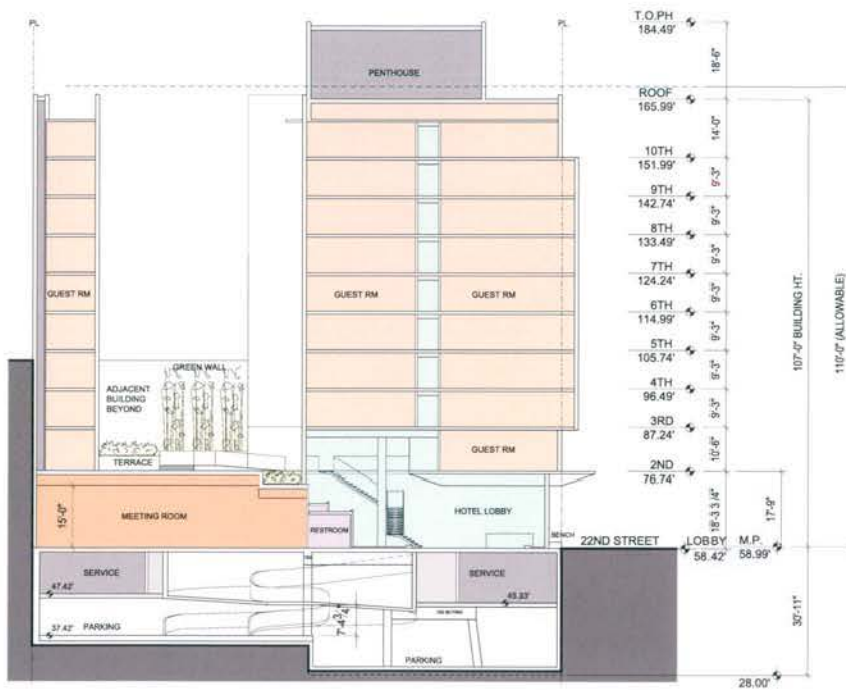
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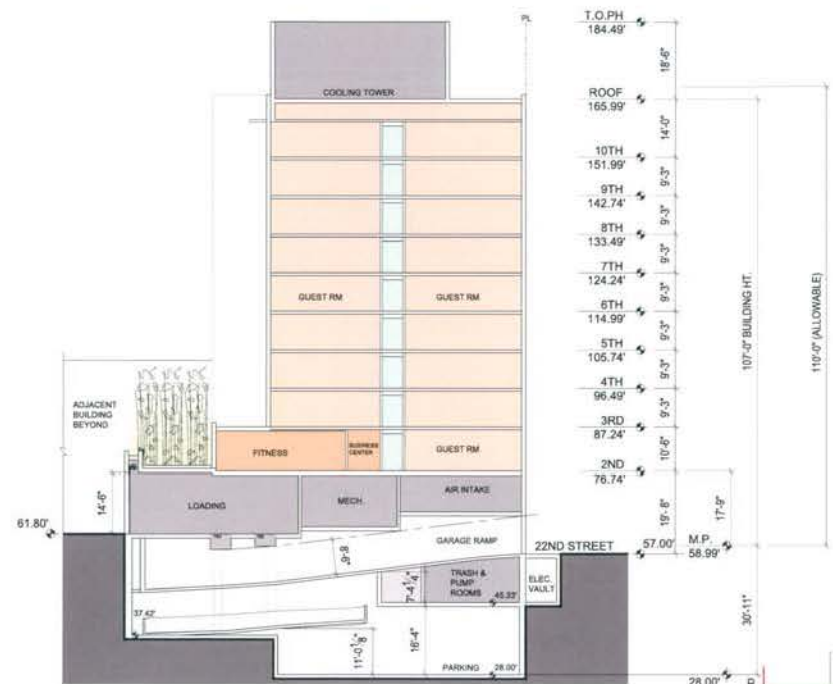
PUD MODIFICATION SUBMISSION

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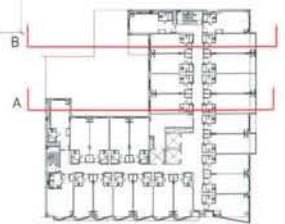
ELEVATION DETAILS | A15



SECTION A-A



SECTION B-B



KEY PLAN
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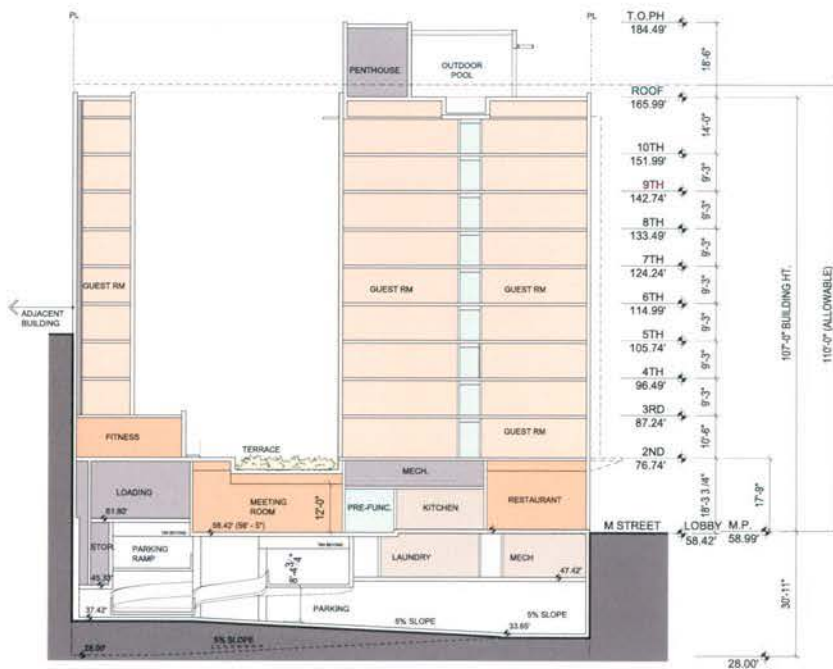
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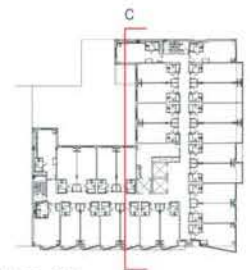
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BUILDING SECTIONS A16



SECTION C-C



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BUILDING SECTIONS A17



M & 22ND STREET VIEW (FOLDING GLASS WALL CLOSED)



M & 22ND STREET VIEW (FOLDING GLASS WALL OPEN)



M STREET VIEW



HOTEL ENTRANCE VIEW

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PERSPECTIVES - STREET VIEWS

A18



22ND STREET VIEW

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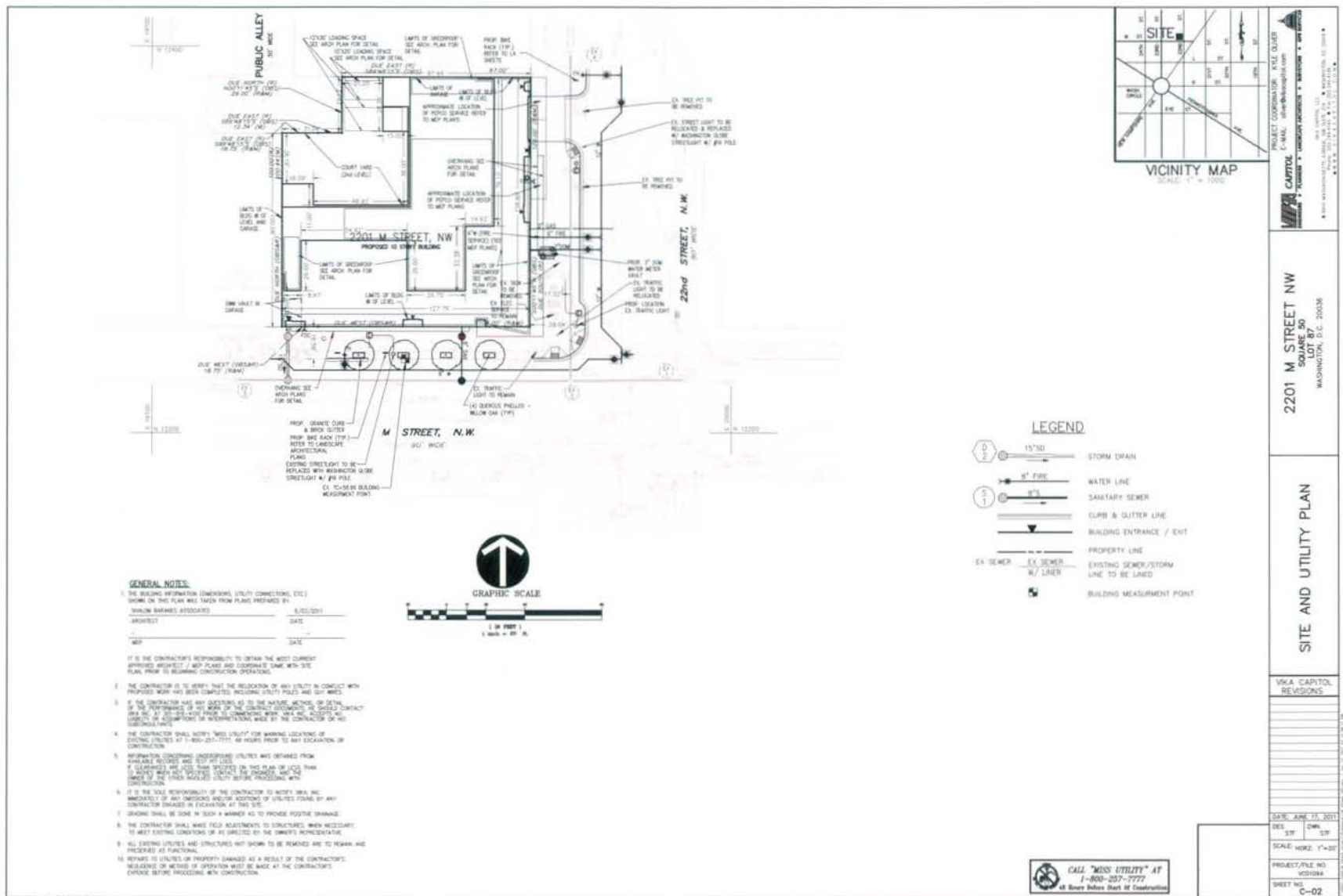
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PERSPECTIVES - STREET VIEWS

A19

C1



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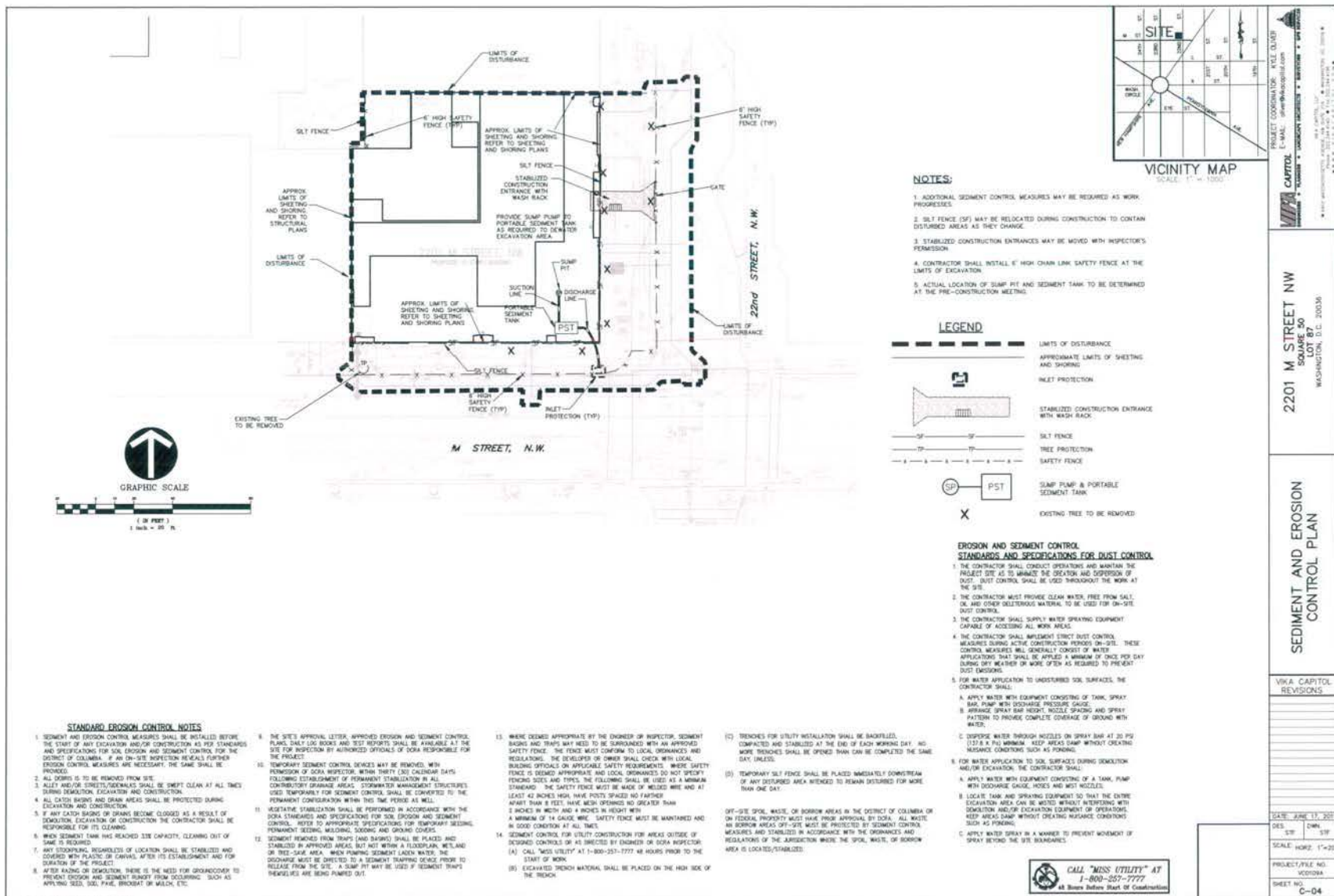
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CIVIL - SITE AND UTILITY PLAN

C2

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C3



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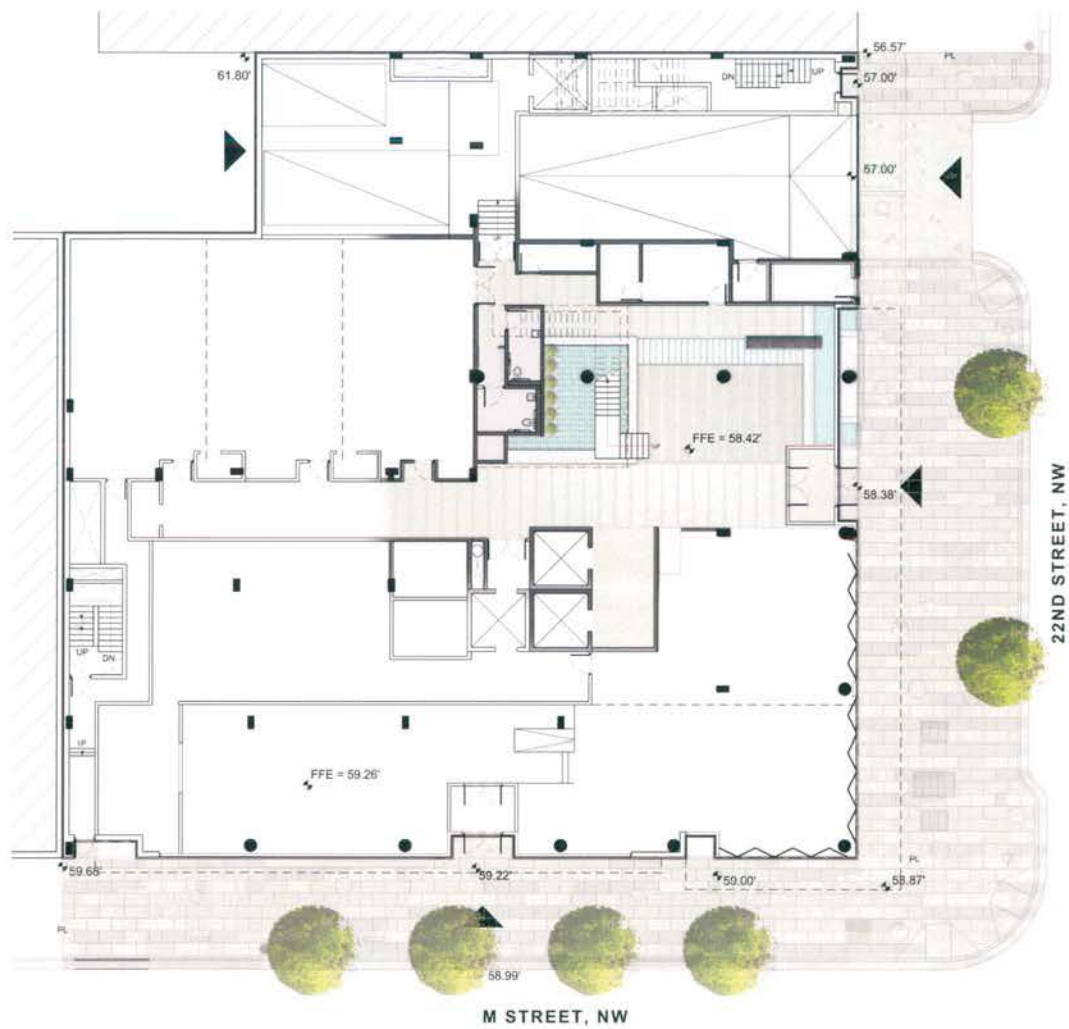
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PUD MODIFICATION SUBMISSION CIVIL - SEDIMENT & EROSION CONTROL PLAN

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C4



LEVEL 01 LANDSCAPE PLAN



LEVEL 02 GARDEN COURT PLAN

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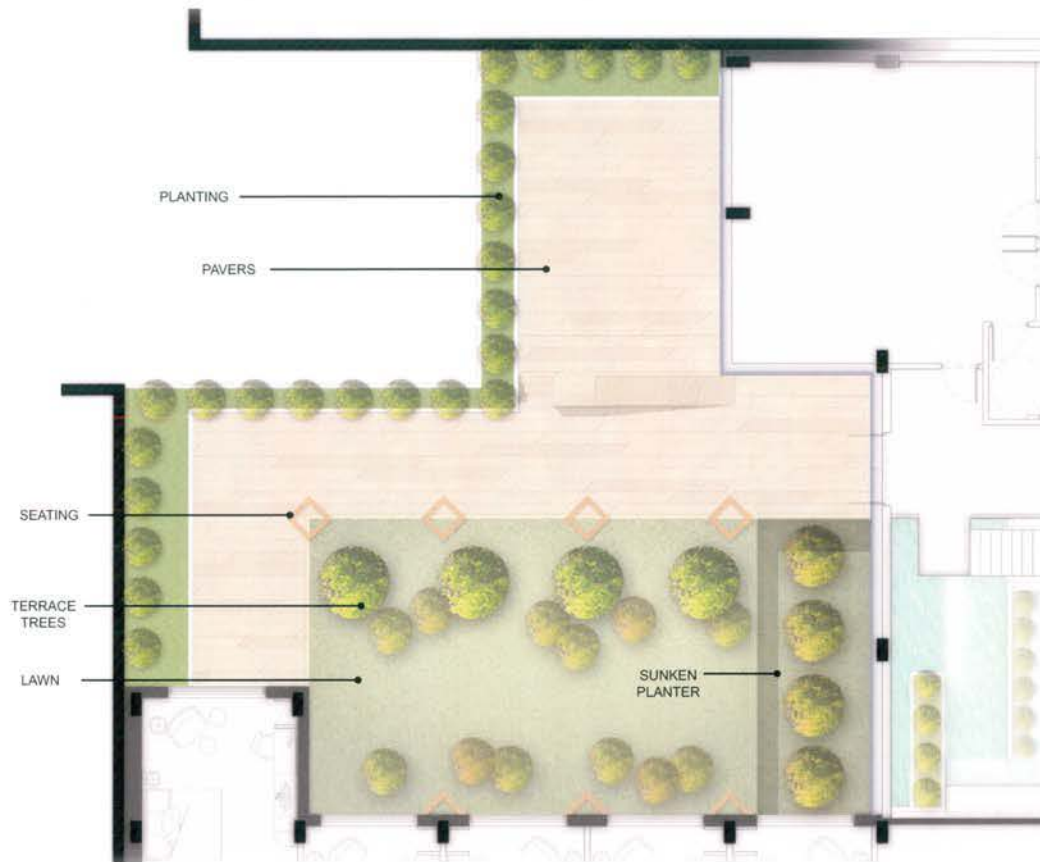
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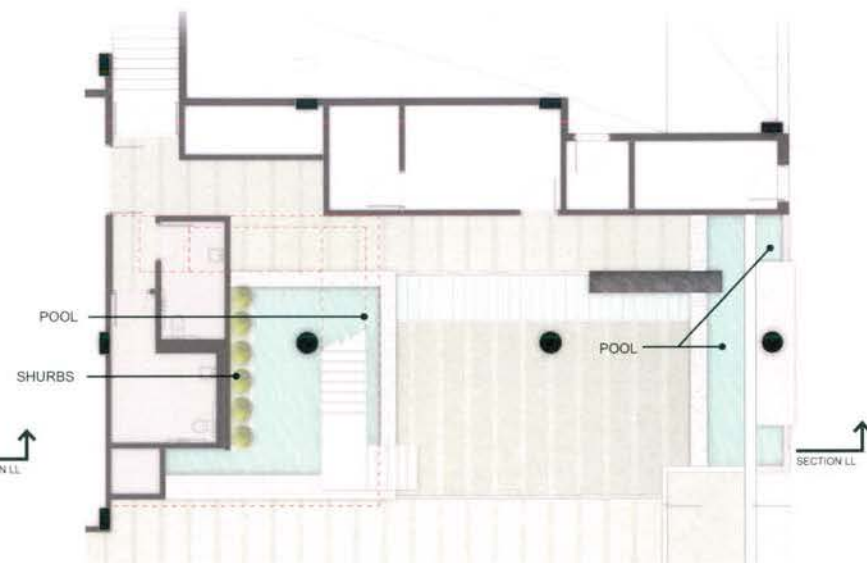
LANDSCAPE CONCEPT PLANS

shalom baranes associates
architects

L1



LEVEL 02 GARDEN COURT PLAN



LEVEL 01 LOBBY PLAN

NOTE:
1. PLANT SPECIES SELECTIONS IDENTIFIED ON SHEET L2 IS TO ILLUSTRATE DESIGN INTENT ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE AND CHARACTER. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS CONSISTENT WITH THE SPECIES SHOWN SHALL BE DEVELOPED DURING DETAILED DESIGN PHASES OF WORK.

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LANDSCAPE CONCEPT DETAIL PLANS

L2



SECTION L-L THRU HOTEL LOBBY TO 2ND LEVEL COURTYARD

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LANDSCAPE CONCEPT SECTION

L3



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GROUND FLOOR LANDSCAPE PLAN

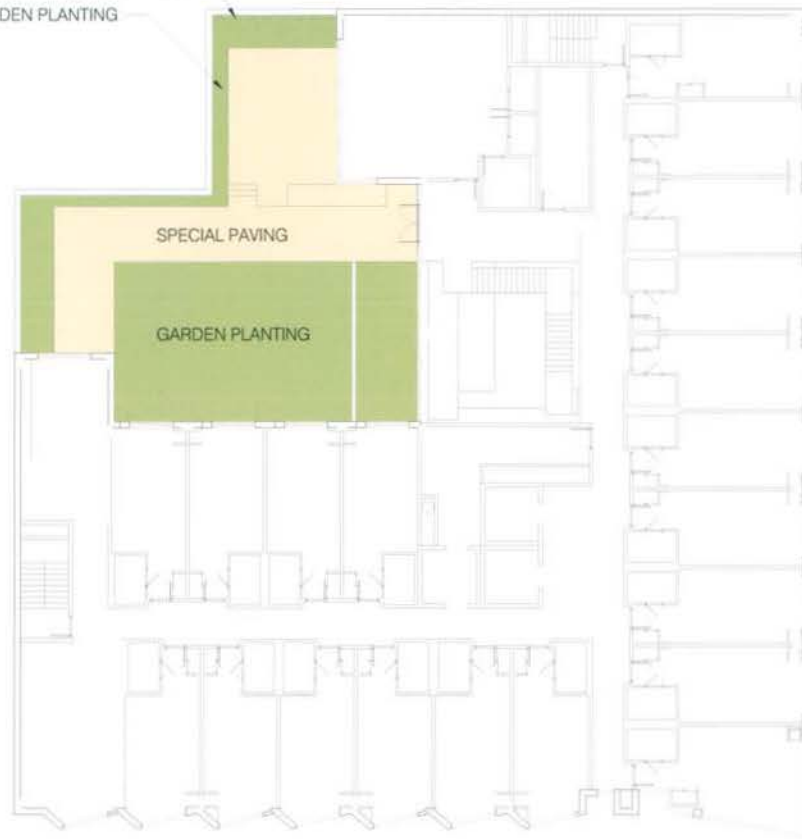
L4

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GREEN SCREEN WITH VINES
GARDEN PLANTING



AREAS NOTED AS GARDEN PLANTING SHALL BE PLANTED WITH ONE OR MORE OF THE FOLLOWING PLANTS:

TREES

ACER BUERGERIANUM - TRIDENT MAPLE
CORNUS ALTERNAFOLIA - ALTERNATE LEAF DOGWOOD
MAGNOLIA VIRGINIANA - SWEETBAY MAGNOLIA

SHRUBS

FOTHERGILLA GARDENII - DWARF FOTHERGILLA
HYDRANGEA QUERCIFOLIA - OAK LEAF HYDRANGEA
ILEX GLABRA - INKBERRY HOLLY
ILEX VERTICILLATA - WINTERBERRY
OSMANTHUS HETEROPHYLLUS - HOLLY OSMANTHUS
RHODODENDRON CATAWBIENSE - RHODODENDRON
VIBURNUM TRILOBUM - CRANBERRYBUSH VIBURNUM

PERENNIALS

CAREX PENNSYLVANICA - PENNSYLVANIA SEDGE
CAREX PLANTAGINEA - PLANTAINLEAF SEDGE
CAREX PLATYPHYLLA - SILVER SEDGE
DRYOPTERIS MARGINALIS - MARGINAL WOODFERN
GERANIUM MACULATUM - WILD GERANIUM
HEUCHERA VILLOSA 'AUTUMN BRIDE' - HAIRY ALUM ROOT
MATTEUCCIA STRUTHIOPTERIS - OSTRICH FERN
PACHYSANDRA PROCUMBENS - ALLEGHENY PACHYSANDRA
TRICYRTIS HIRTA - TOAD LILY
POLYSTICHUM ACROSTICHOIDES - CHRISTMAS FERN
WALDSTEINIA FRAGARIOIDES - BARREN STRAWBERRY
XANTHORHIZA SIMPLICISSIMA - YELLOWROOT

VINES

ARISTOLOCHIA MACROPHYLLA - DUTCHMAN'S PIPE
BIGNONIA CAPREOLATA - CROSS VINE
GELSEMIUM SEMPERVIRENS - CAROLINA JESSAMINE
PARTHENOCISSUS QUINQUEFOLIA - VIRGINIA CREEPER

NOTE:

1. PLANT SPECIES SHOWN TO ILLUSTRATE DESIGN INTENT ONLY BY GENERALLY DEFINING PLANT SIZE, CHARACTER AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF PLANT SPECIES SHALL BE DEVELOPED DURING DETAIL DESIGN PHASE.
2. SPECIAL PAVING TO BE STONE, CONCRETE OR BRICK PAVERS.



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2ND FLOOR TERRACE LANDSCAPE PLAN

L5

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GREEN ROOF PLANT SCHEDULE

ANTENNARIA PLANTAGINIFOLIA
 ALLIUM CERNUUM
 SEDUM ALBUM 'CORAL CARPET'
 SEDUM 'GREEN SPRUCE'
 SEDUM HISPANICUM
 SEDUM KAMTSCHATICUM
 TALINUM CALYCINUM
 TALINUM PARVIFLORUM

NOTE:
 PLANT SPECIES SHOWN TO ILLUSTRATE DESIGN
 INTENT ONLY BY GENERALLY DEFINING PLANT SIZE,
 CHARACTER AND LOCATIONS. REFINEMENTS TO
 THE PLANTING DESIGN AND FINAL SELECTION OF
 PLANT SPECIES SHALL BE DEVELOPED DURING
 DETAIL DESIGN PHASE.

SPECIAL PAVING
 SHADE STRUCTURE
 EXTENSIVE GREEN ROOF



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PENTHOUSE LEVEL LANDSCAPE PLAN

L6

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GREEN ROOF PLANT SCHEDULE

ANTENNARIA PLANTAGINIFOLIA
 ALLIUM CERNUUM
 SEDUM ALBUM 'CORAL CARPET'
 SEDUM 'GREEN SPRUCE'
 SEDUM HISPANICUM
 SEDUM KAMTSCHATICUM
 TALINUM CALYGINUM
 TALINUM PARVIFLORUM

NOTE:
 PLANT SPECIES SHOWN TO ILLUSTRATE DESIGN
 INTENT ONLY BY GENERALLY DEFINING PLANT SIZE,
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PENTHOUSE ROOF LANDSCAPE PLAN

L7

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STREET TREE - CRAB APPLE



STREET TREE - RED OAK



GARDEN PLANTING



EXTENSIVE GREEN ROOF



GREENSCREEN WITH VINE



GARDEN TREE - TRIDENT MAPLE



GARDEN TREE - SWEETBAY MAGNOLIA



GARDEN SHRUB - WINTERBERRY



GARDEN SHRUB - HYDRANGEA



GARDEN SHRUB - ILEX GLABRA



GARDEN PERENNIALS - SEDGE



GARDEN PERENNIALS - FERNS



GARDEN PERENNIALS - GROUNDCOVER

NOTE:

• GARDEN PLANTING: PLANT SPECIES SELECTION ARE TO ILLUSTRATE DESIGN INTENT ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS CONSISTENT WITH THE SPECIES SHOWN SHALL BE DEVELOPED DURING DETAILED DESIGN PHASES OF THE WORK.

• IMAGES PRESENTED HERE ARE NOT EXACT REPRESENTATIONS OF THE PROPOSED SITE ELEMENTS, BUT RATHER ARE SHOWN TO PROVIDE THE GENERAL CHARACTER OF THE FEATURES.

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CHARACTER IMAGES

L8