

2201 M STREET NW

MODIFICATION TO A PLANNED UNIT DEVELOPMENT APPROVED

PURSUANT TO ZONING COMMISSION CASE # 07-21

OCTOBER 7, 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

DRAWING INDEX

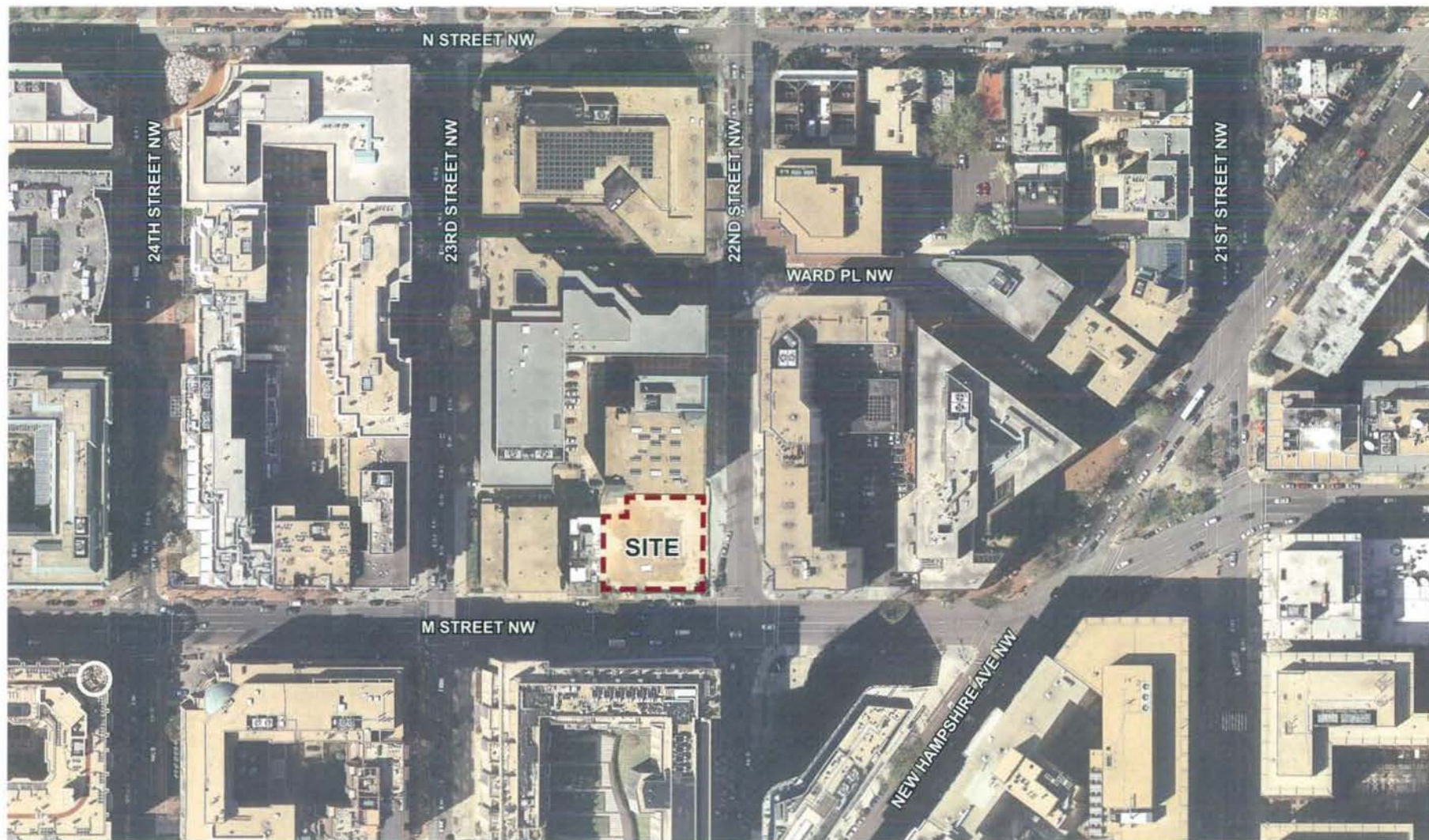
FILING REQUIREMENTS (DCMR 11)

SHEET	TITLE	ZONING REFERENCE
--	COVER SHEET	--
AP1	AERIAL PHOTOGRAPHY	--
D1	ZONE BOUNDARY SITE PLAN	2406.11 (b)
D2	DEVELOPMENT DATA	2406.11 (e)
D3	LEED SCORE CARD	Version 3.0
S1	CURRENT SITE PHOTOGRAPHS	--
S2	CURRENT SITE PHOTOGRAPHS	--
S3	SITE CIRCULATION PLAN	2406.11 (d); 2406.12 (c)
A1	PERSPECTIVES	--
A2	PERSPECTIVES	--
A3	PERSPECTIVES	--
A4	SITE PLAN	--
A5	LEVELS 01 & 02 PLANS	2406.12 (e) & (f)
A6	LEVELS 03-09 TYPICAL & 10 PLANS	2406.12 (e)
A7	PENTHOUSE & ROOF PLANS	2406.11 (d); 2406.12 (c) & (e)
A8	LEVELS B1 & B2 PLANS	2406.11 (e); 2406.12 (e) & (f)
A9	SITE ELEVATIONS	--
A10	SOUTH & EAST ELEVATIONS	2406.12 (e)
A11	BIRDS-EYE VIEWS	--
A12	NORTH & WEST ELEVATIONS	2406.12 (e)
A13	COURTYARD ELEVATIONS	2406.12 (e)
A14	ELEVATION DETAILS	2406.12 (e)
A15	ELEVATION DETAILS	2406.12 (e)
A16	BUILDING SECTIONS	2406.12 (e)
A17	BUILDING SECTIONS	2406.12 (e)
A18	PERSPECTIVES - STREET VIEWS	--
A19	PERSPECTIVES - STREET VIEWS	--
C1	CIVIL - EXISTING CONDITIONS PLAN	2406.11 (e); 2406.12 (d)
C2	CIVIL - SITE AND UTILITY PLAN	2406.11 (e); 2406.12 (d)
C3	CIVIL - GRADING PLAN	2406.11 (e); 2406.12 (d)
C4	CIVIL - SEDIMENT & EROSION CONTROL PLAN	2406.11 (e); 2406.12 (d)
L1	LANDSCAPE CONCEPT PLANS	2406.12 (d)
L2	LANDSCAPE CONCEPT DETAIL PLANS	2406.12 (d)
L3	LANDSCAPE CONCEPT SECTION	2406.12 (d)
L4	GROUND FLOOR LANDSCAPE PLAN	2406.11 (d); 2406.12 (d)
L5	2ND FLOOR TERRACE LANDSCAPE PLAN	2406.11 (d); 2406.12 (d)
L6	PENTHOUSE LEVEL LANDSCAPE PLAN	2406.11 (d); 2406.12 (d)
L7	PENTHOUSE ROOF LANDSCAPE PLAN	2406.11 (d); 2406.12 (d)
L8	CHARACTER IMAGES	2406.12 (d)

ZONING COMMISSION
District of Columbia

CASE NO. 07-210

EXHIBIT NO. 24



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

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | ©2011 Shalom Baranes Associates, P.C.

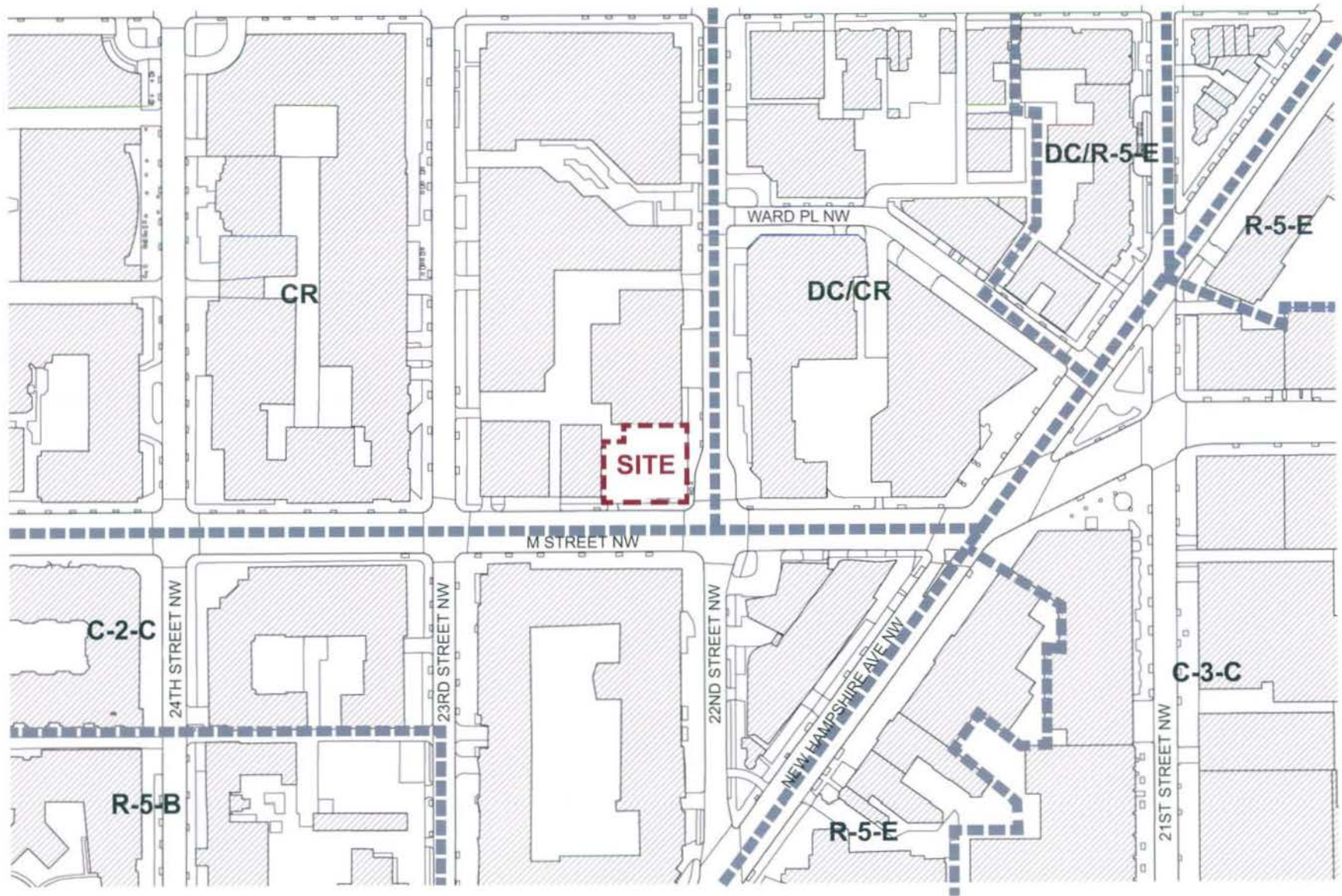
PUD MODIFICATION SUBMISSION

shalom baranes associates

architects

AERIAL PHOTOGRAPHY

AP1



2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 © 2011 Shalom Baranes Associates P.C.

PUD MODIFICATION SUBMISSION

shalom baranes associates architects
ZONE BOUNDARY SITE PLAN

architects

D1



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

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 2011 Shalom Baranes Associates, P.C.

	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
630 / 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 / 412	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'x18')	17
ADA Accessible (11'x18')	1
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.

shalom baranes associates architects

PUD MODIFICATION SUBMISSION

DEVELOPMENT DATA D2

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	
1			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	2	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, 75% Reduction	
1			Credit 3.3 Water Use Reduction, 40% Reduction	
4	2	6	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%	
3	4	18	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, 25%	
1			Credit 7 Certified Wood	
8	8	8	18 Possible	

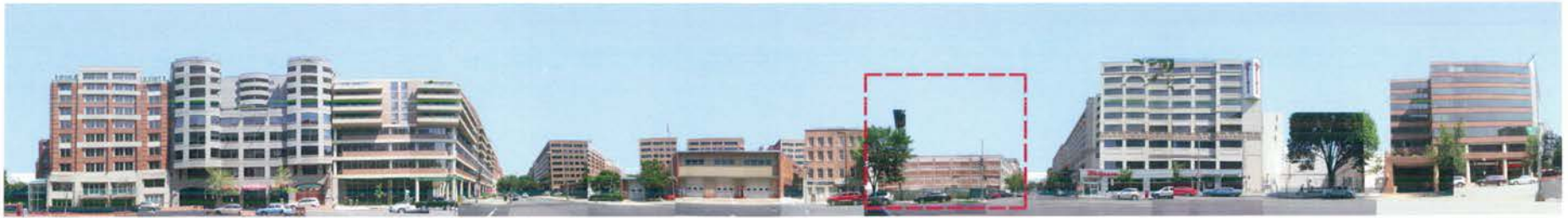
Y	M	N	Indoor Environmental Quality	Notes:
Y			Prerequisite 1 Minimum IAQ Performance	
Y			Prerequisite 2 Environmental Tobacco Smoke (ETS) Control	
1			Credit 1 Outside Air Delivery Monitoring	
1			Credit 2 Increased Ventilation	
1			Credit 3.1 Construction IAQ Management Plan, During Construction	
1			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	8	7	15 Possible	

Y	M	N	Innovation in Design	Notes:
1			Credit 1.1 Innovation in Design, Exemplary Performance, 55 Credit 4.1	
1			Credit 1.2 Innovation in Design, Exemplary Performance, NR 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	6	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: MRc1.1, Building Reuse, 75%	
1			Credit 1.4 Regional Priority: EAcl.2, On-Site Renewable Energy, 1%	
4	4	4	4 Possible	

0 - 39	Insufficient
40 - 49	Certified
50 - 59	Silver
60 - 79	Gold
80 - 110	Platinum

Project Points	Maybe
52	7
Silver	



1. M STREET ELEVATION LOOKING NORTH

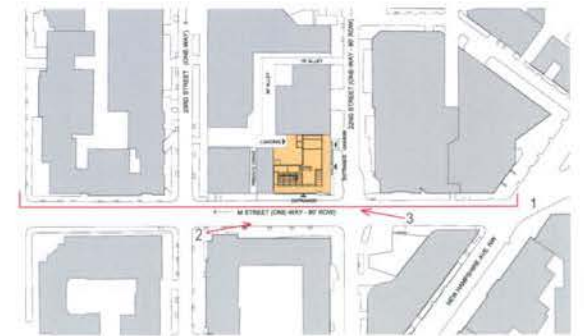
SITE



2. M STREET LOOKING EAST



3. M STREET LOOKING
NORTHWEST



KEY PLAN

2201 M STREET NW

WASHINGTON, D.C.

OCTOBER 7, 2019 | ©2019 SHALOM BARANES ASSOCIATES, P.C.

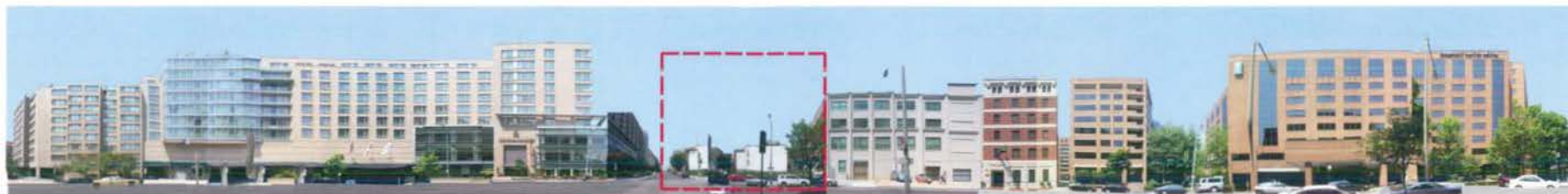
PUD MODIFICATION SUBMISSION

shalom baranes associates

architects

CURRENT SITE PHOTOGRAPHS

S1



4. 22ND STREET ELEVATION LOOKING WEST

SITE



5. M STREET LOOKING EAST



6. 22ND STREET
LOOKING NORTH



KEY PLAN

shalom baranes associates

architects

2201 M STREET NW

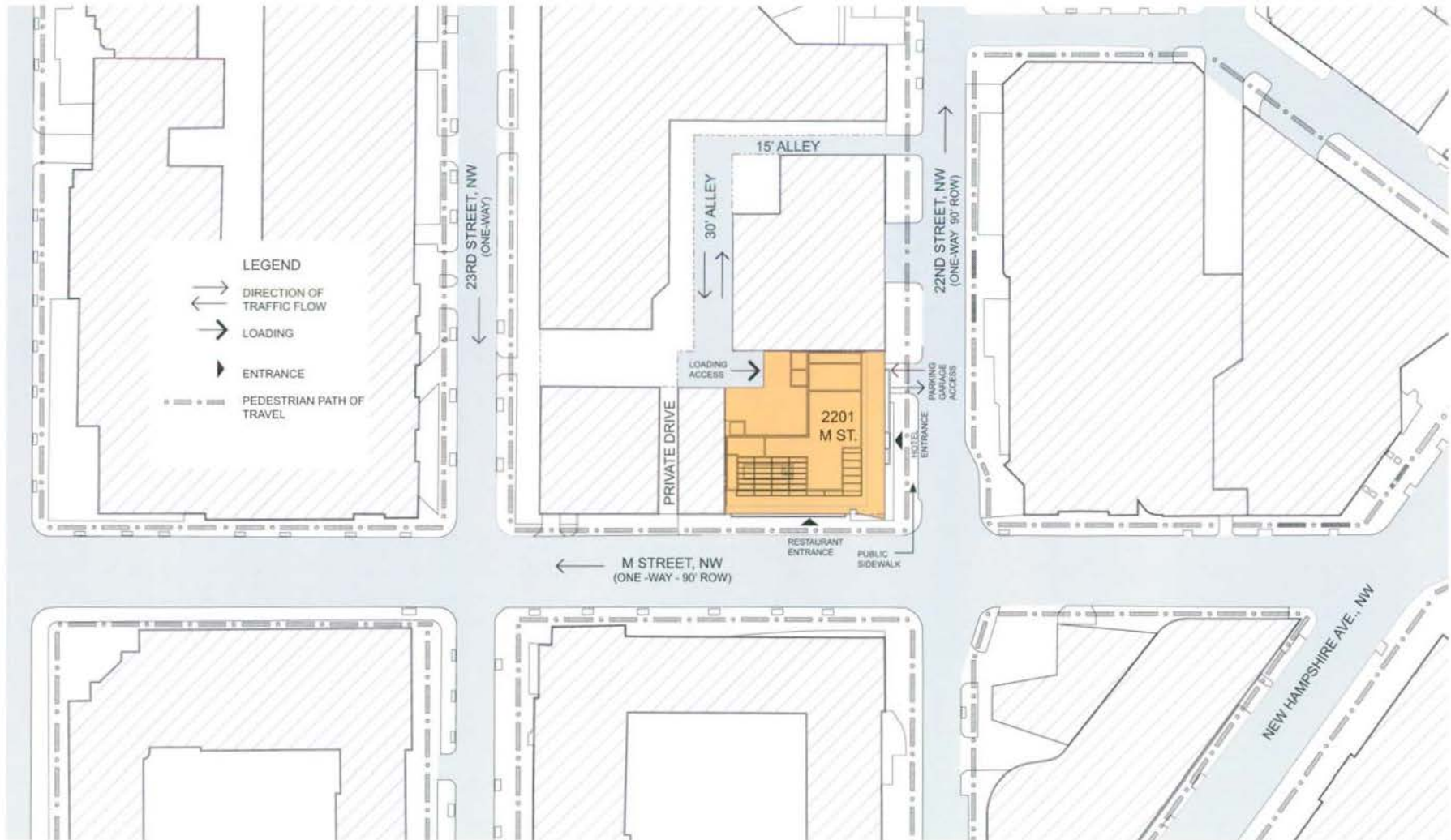
WASHINGTON, D.C.

October 7, 2011 SHALOM BARANES ASSOCIATES P.C.

PUD MODIFICATION SUBMISSION

CURRENT SITE PHOTOGRAPHS

S2



2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | ©2011 Shalom Baranes Associates, P.C.

PUD MODIFICATION SUBMISSION

shalom baranes associates

architects

SITE CIRCULATION PLAN

S3



NOTES:

1. THE DESIGN, LOCATION, AND DIMENSIONS OF SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, LOCATION, AND DIMENSIONS OF THE SIGNAGE WILL COMPLY WITH THE D.C. CONSTRUCTION CODE REQUIREMENTS REGARDING SIGNAGE.

22ND & M STREET VIEW

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | ©2011 Shalom Baranes Associates, P.C.

PUD MODIFICATION SUBMISSION

shalom baranes associates | architects

PERSPECTIVES | A1



22ND STREET VIEW

NOTES:

1. THE DESIGN, LOCATION, AND DIMENSIONS OF SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, LOCATION, AND DIMENSIONS OF THE SIGNAGE WILL COMPLY WITH THE D.C. CONSTRUCTION CODE REQUIREMENTS REGARDING SIGNAGE.

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | ©2011 Shalom Baranes Associates, P.C.



22ND STREET VIEW

shalom baranes associates | architects

PUD MODIFICATION SUBMISSION

PERSPECTIVES | A2



M STREET VIEW



M STREET VIEW

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | 2201 Shalom-Baranes Associates P.C.

PUD MODIFICATION SUBMISSION

shalom baranes associates architects

PERSPECTIVES A3

23RD STREET, NW

PRIVATE DRIVE

30' ALLEY

22ND STREET, NW

M STREET, NW

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | ©2011 Shalom Baranes Associates, P.C.



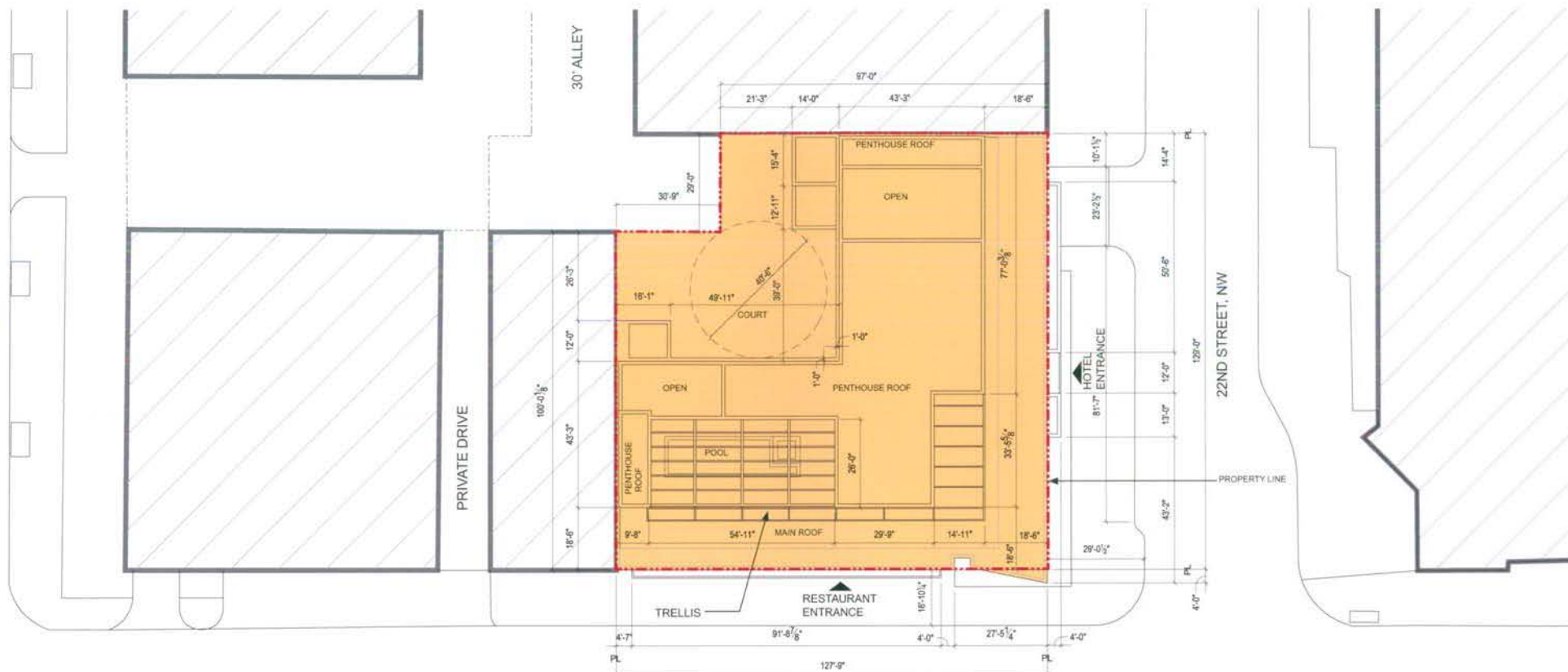
PUD MODIFICATION SUBMISSION

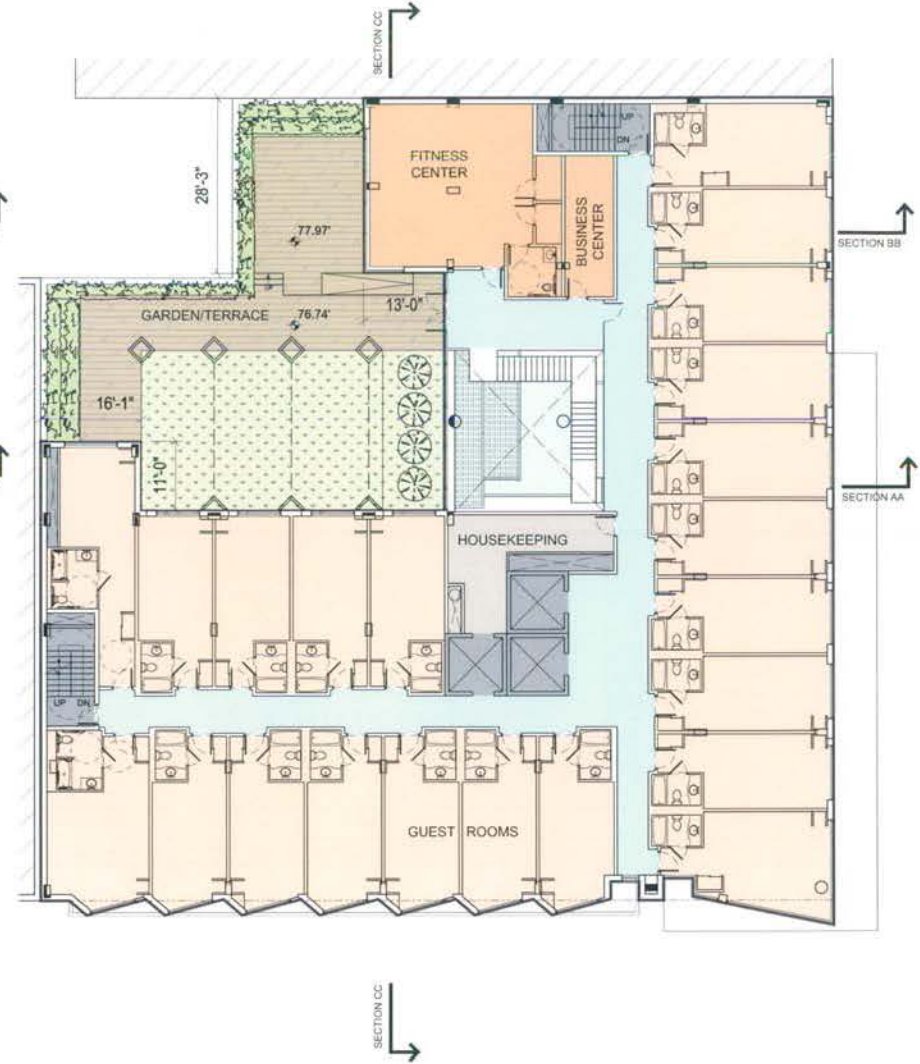
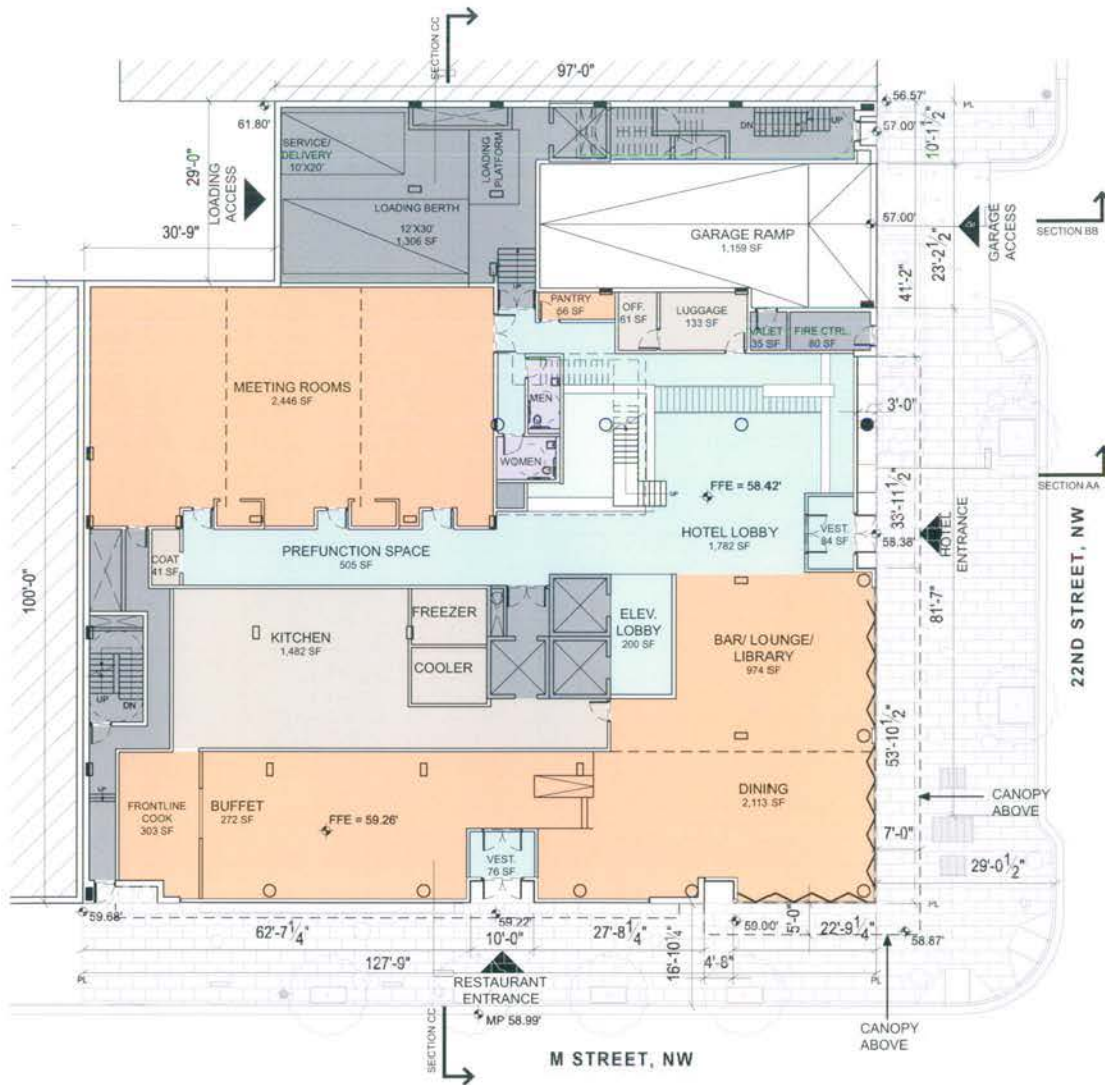
shalom baranes associates

architects

SITE PLAN

A4





NOTES:
 1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING SECTIONS AND FLOOR PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR BUILDING ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.
 2. REFER TO SHEET A4 (SITE PLAN) FOR BUILDING DIMENSIONS.

LEVEL 01 PLAN

LEVEL 02 PLAN

2201 M STREET NW

WASHINGTON, D.C.

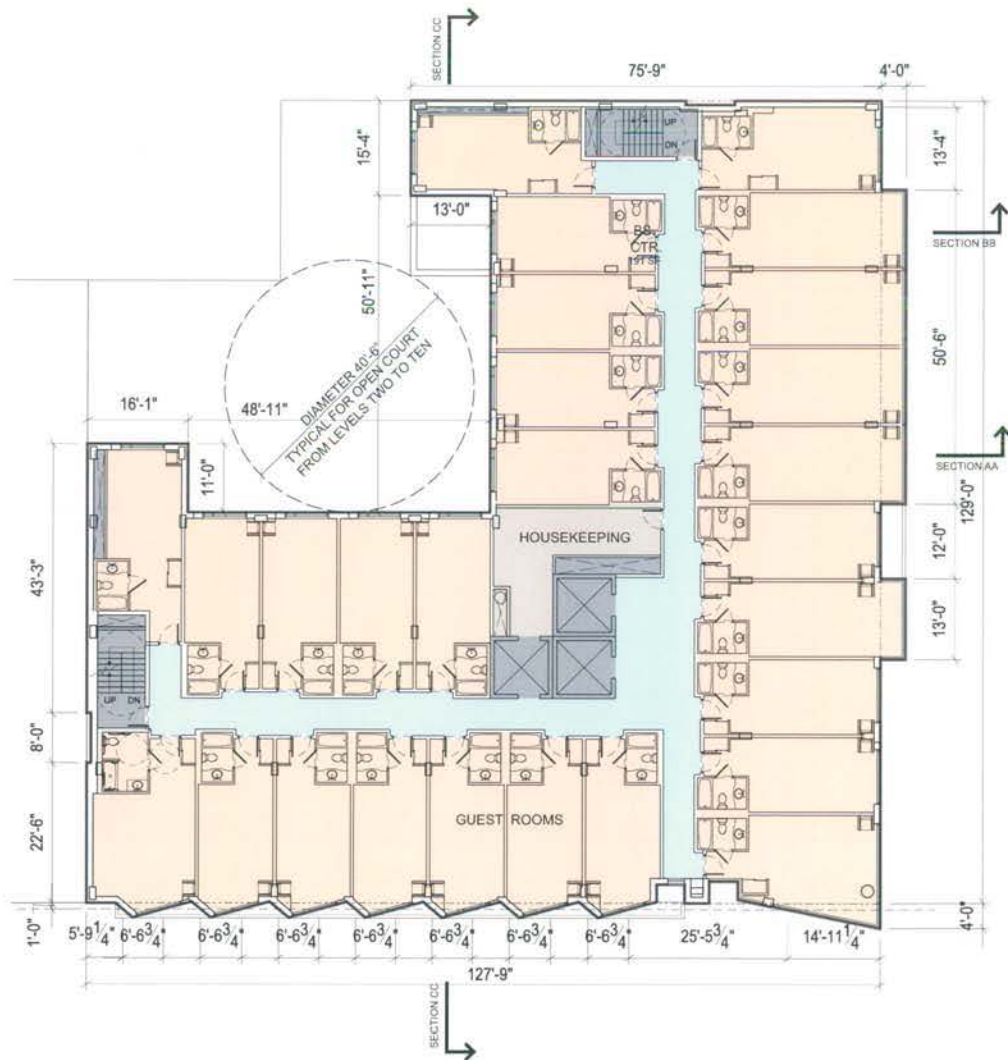
October 7, 2011 | ©2011 SHALOM BARANES ASSOCIATES, P.C.



PUD MODIFICATION SUBMISSION

shalom baranes associates architects

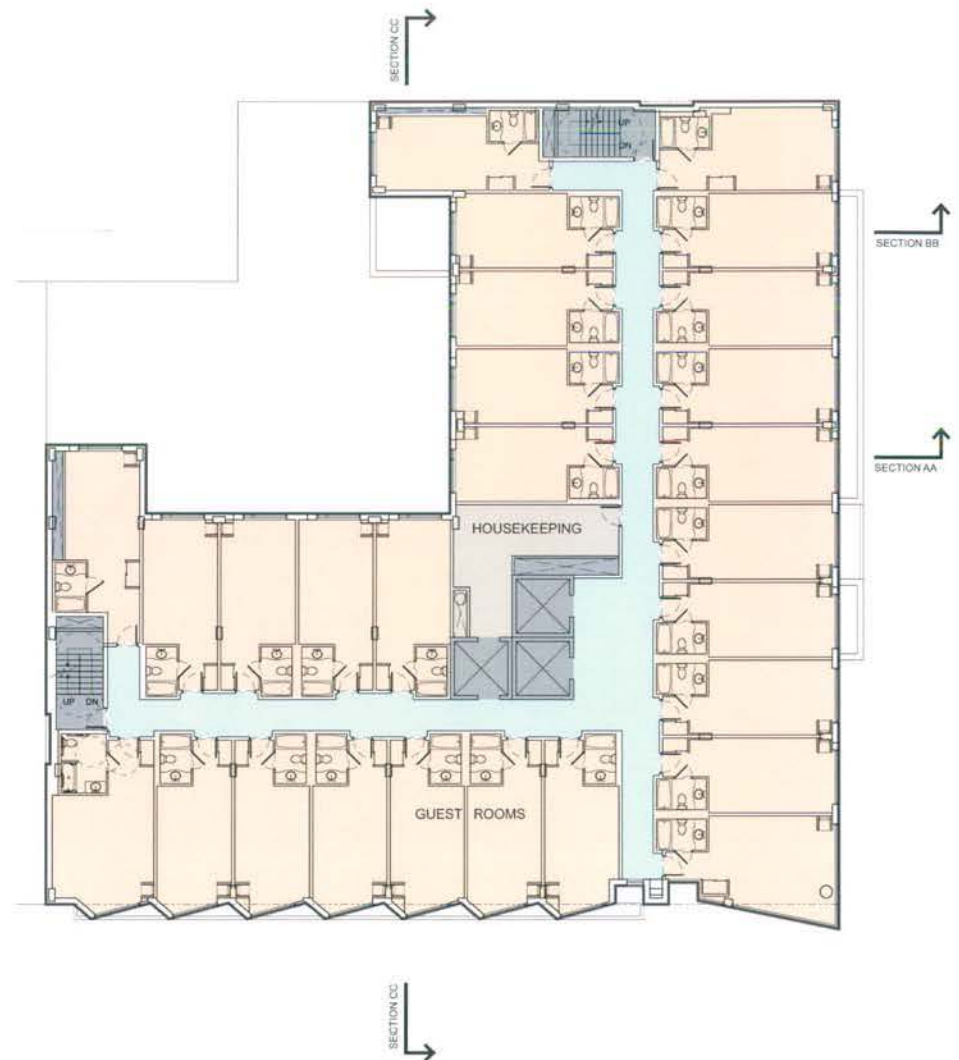
LEVELS 01 & 02 PLANS A5



NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING SECTIONS AND FLOOR PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR BUILDING ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.
2. REFER TO SHEET A4 (SITE PLAN) FOR BUILDING DIMENSIONS.

LEVEL 03-09 PLAN



LEVEL 10 PLAN

shalom baranes associates architects

PUD MODIFICATION SUBMISSION

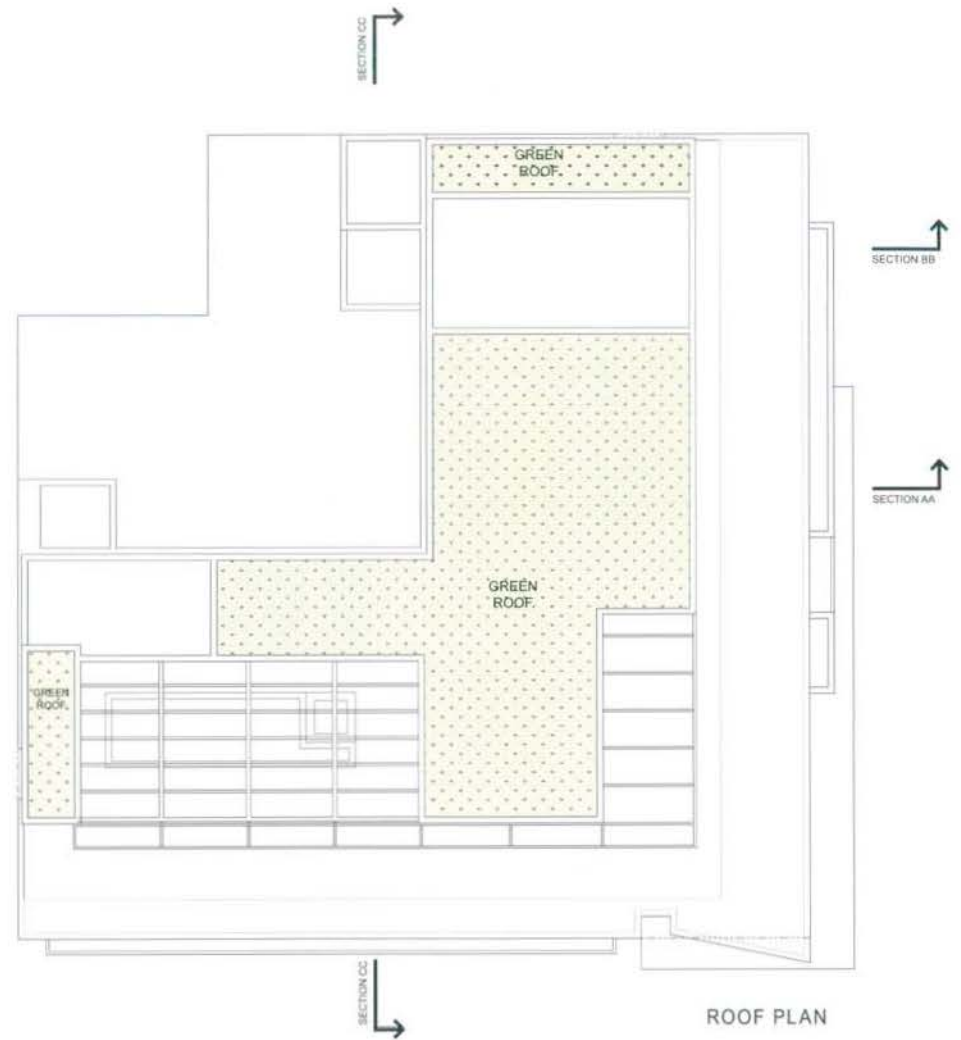
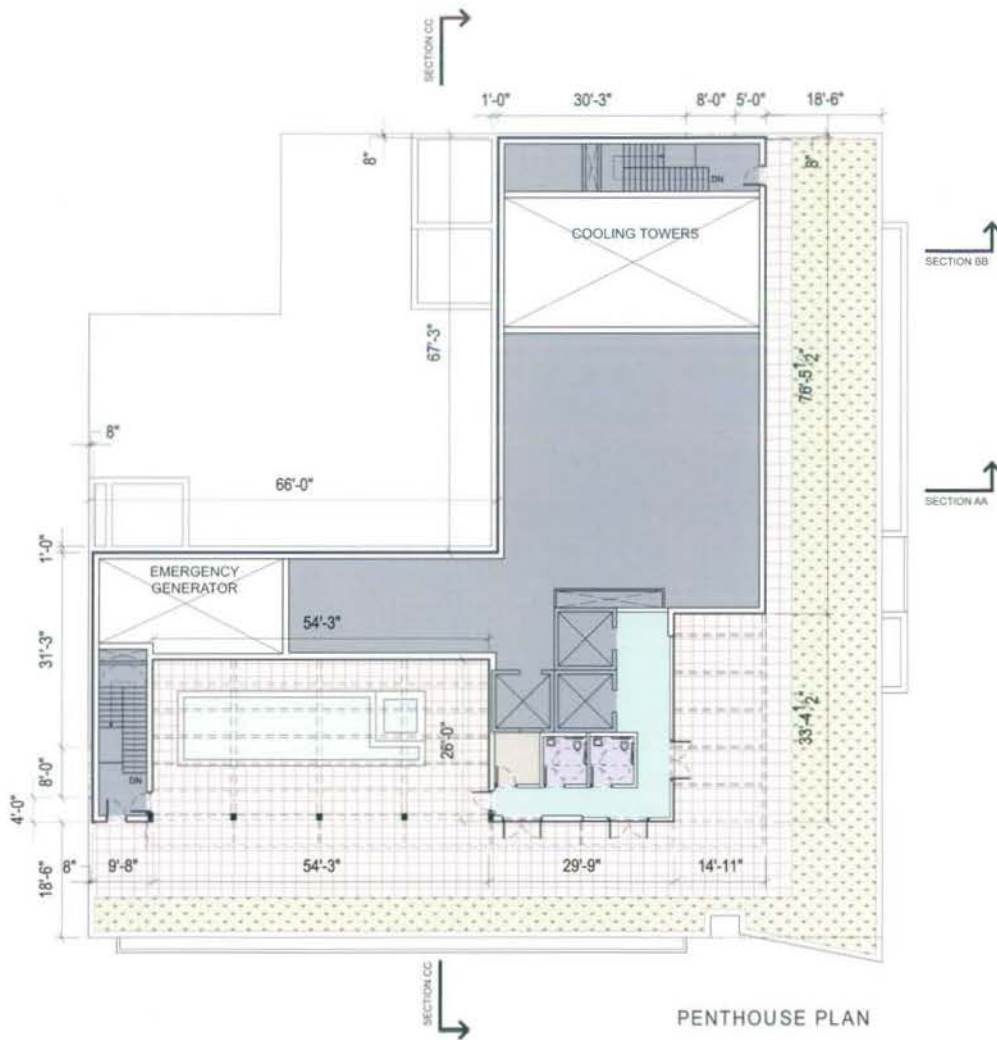
LEVELS 03-09 & 10 PLANS

A6

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | ©2011 Shalom Baranes Associates, P.C.



NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING SECTIONS AND FLOOR PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR BUILDING ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.
2. REFER TO SHEET A4 (SITE PLAN) FOR BUILDING DIMENSIONS.

2201 M STREET NW

WASHINGTON, D.C.

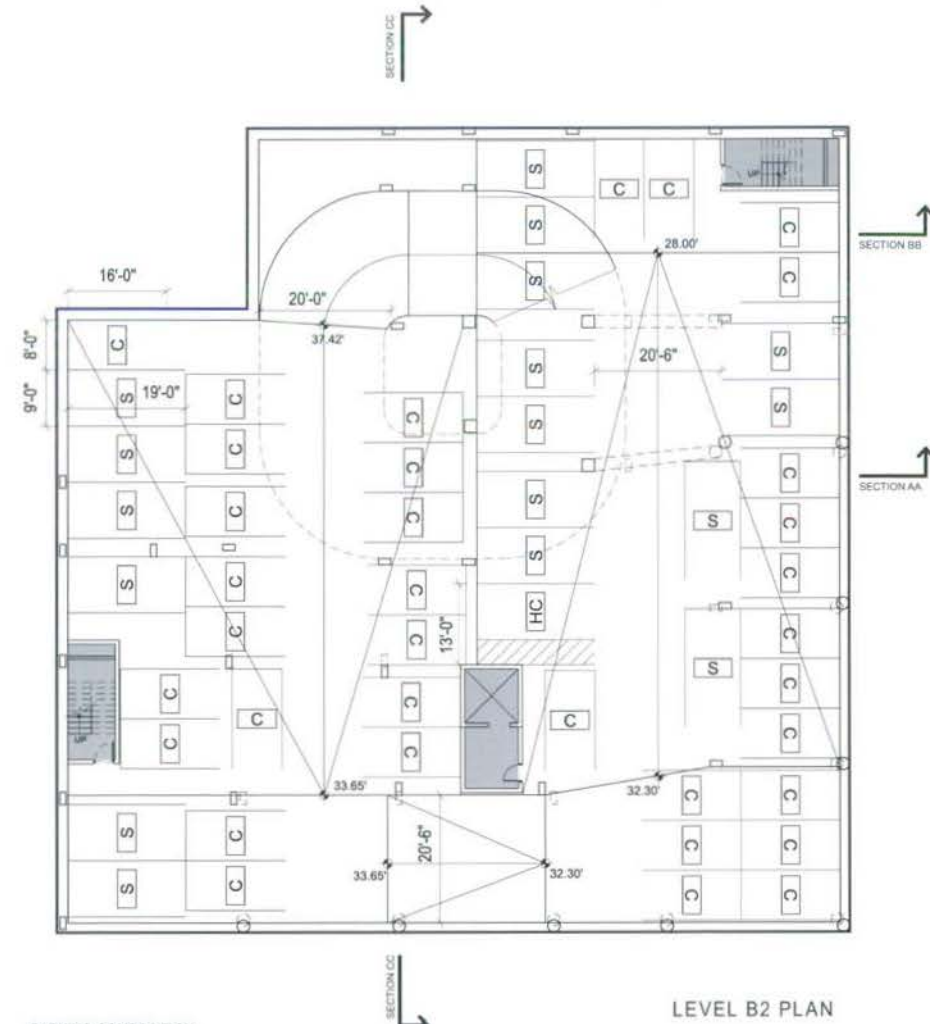
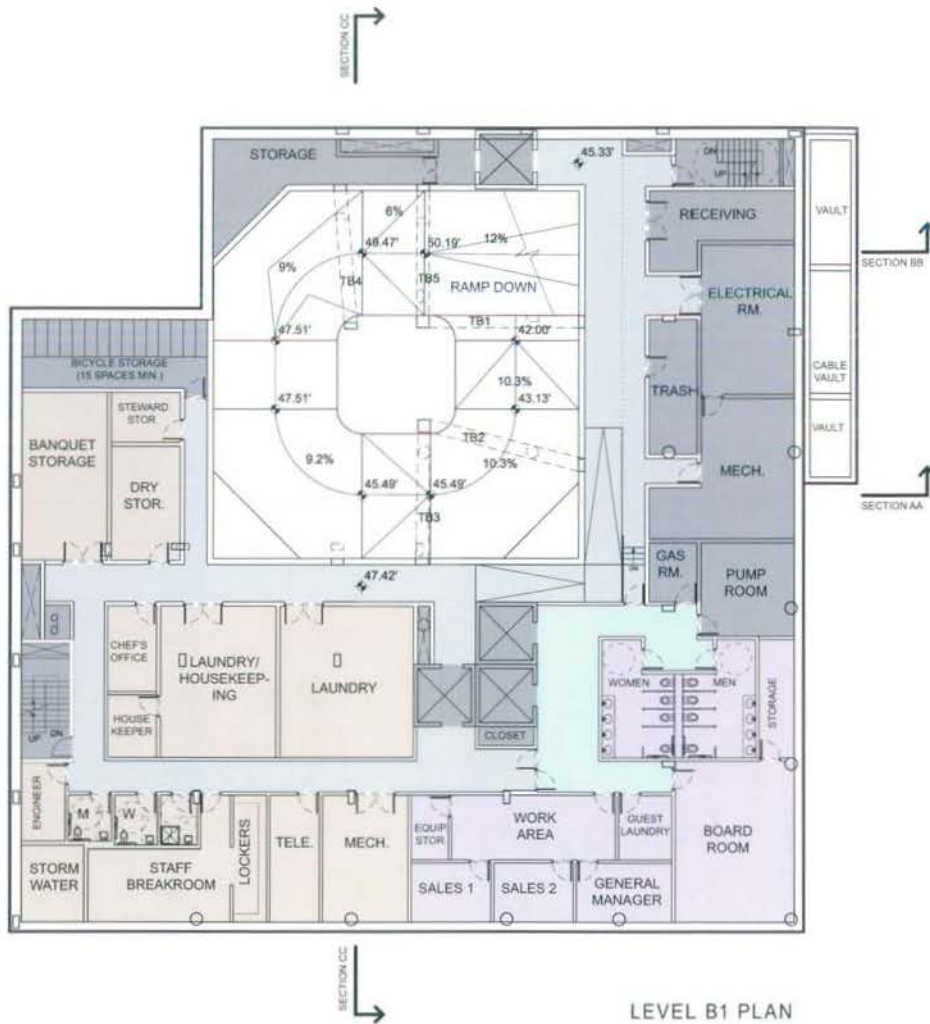
October 7, 2011 2201 M STREET SHALOM BARANES ASSOCIATES, P.C.



PUD MODIFICATION SUBMISSION

shalom baranes associates architects

PENTHOUSE & ROOF PLANS A7



NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING SECTIONS AND FLOOR PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR BUILDING ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.
2. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
3. REFER TO SHEET A4 (SITE PLAN) FOR BUILDING DIMENSIONS.

PARKING COMPOSITION:

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

2201 M STREET NW

WASHINGTON, D.C.

OCTOBER 7, 2011 HSH/SHALOM BARANES ASSOCIATES, P.C.



PUD MODIFICATION SUBMISSION

shalom baranes associates architects

LEVELS B1 & B2 PLANS A8



23RD STREET

SITE

22ND STREET

M STREET ELEVATION



M STREET

SITE

22ND STREET ELEVATION

2201 M STREET NW

WASHINGTON, D.C.

| OCTOBER 7, 2011 | 2201 M STREET NW, WASHINGTON, D.C.

PUD MODIFICATION SUBMISSION

shalom baranes associates

architects

SITE ELEVATIONS

A9



SOUTH ELEVATION



EAST ELEVATION

NOTES:

1. THE DESIGN, LOCATION, AND DIMENSIONS OF SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, LOCATION, AND DIMENSIONS OF THE SIGNAGE WILL COMPLY WITH THE D.C. CONSTRUCTION CODE REQUIREMENTS REGARDING SIGNAGE.

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 / 2201 M STREET NW - SHALOM BARANES ASSOCIATES, P.C.



PUD MODIFICATION SUBMISSION

shalom baranes associates architects

SOUTH & EAST ELEVATIONS A10



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHWEST

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | 2201 M Street NW, Washington, D.C. | SHALOM BARANES ASSOCIATES, P.C.

PUD MODIFICATION SUBMISSION

shalom baranes associates | architects

BIRDS-EYE VIEWS | A11



NORTH ELEVATION



WEST ELEVATION

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 2201 M Street NW, Washington, D.C.



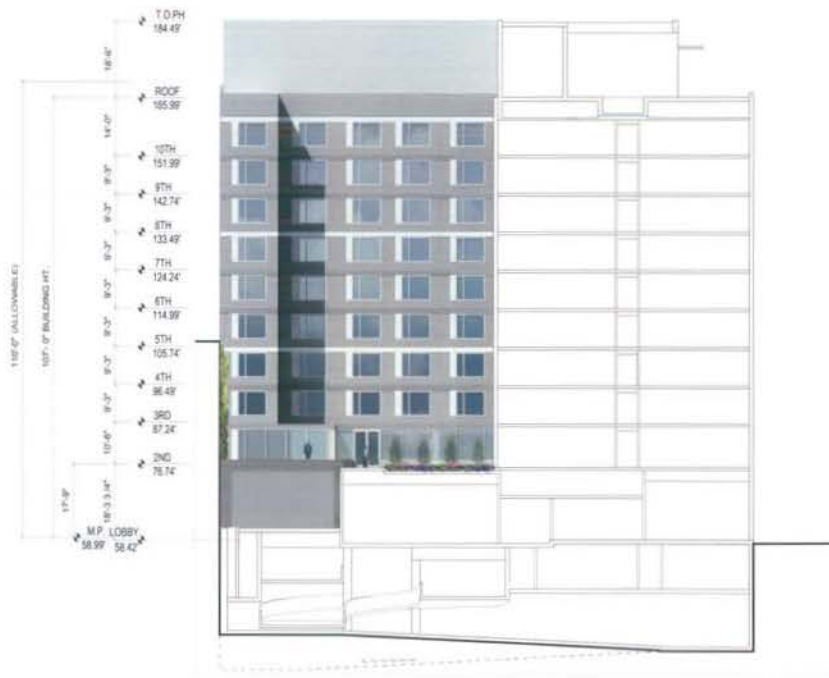
PUD MODIFICATION SUBMISSION

shalom baranes associates

architects

NORTH & WEST ELEVATIONS

A12





M STREET FACADE DETAIL



22ND STREET FACADE DETAIL

2201 M STREET NW

WASHINGTON, D.C.

OCTOBER 7, 2011 | 2201 M STREET SHALOM BARANES ASSOCIATES P.C.

PUD MODIFICATION SUBMISSION

shalom baranes associates | architects

ELEVATION DETAILS | A14

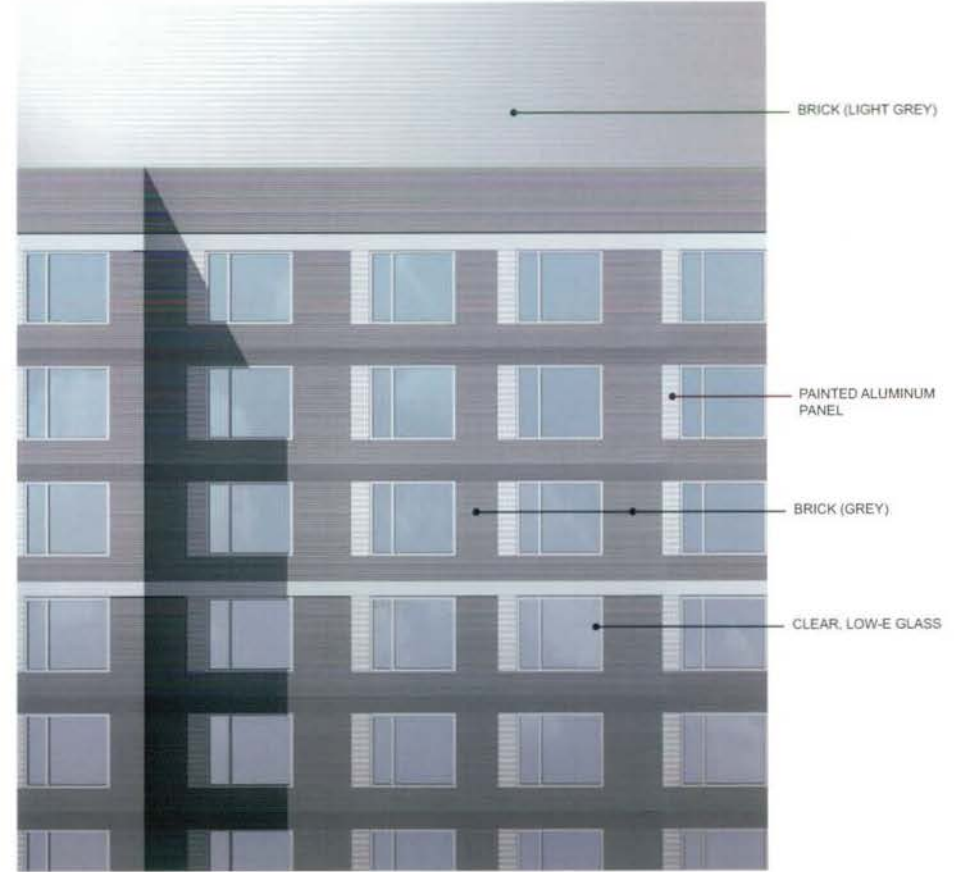


TERRACOTTA (GREY)

CLEAR, LOW-E GLASS

PAINTED ALUMINUM
PANEL

22ND STREET FACADE DETAIL



BRICK (LIGHT GREY)

PAINTED ALUMINUM
PANEL

BRICK (GREY)

CLEAR, LOW-E GLASS

COURTYARD FACADE DETAIL

2201 M STREET NW

WASHINGTON, D.C.

1 OCTOBER 7, 2011 | ©2011 SHALOM BARANES ASSOCIATES, P.C.

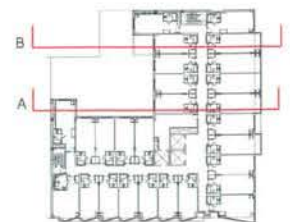
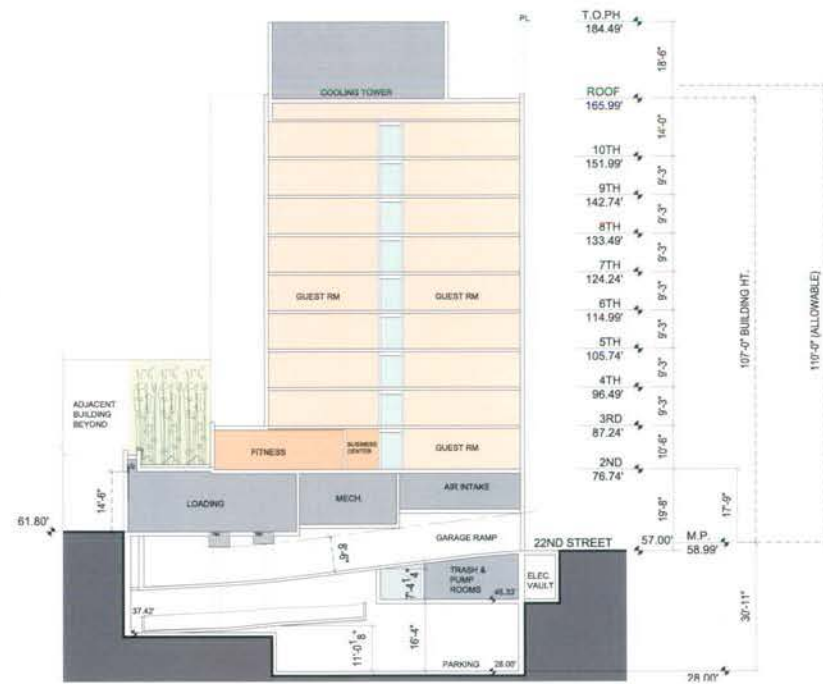
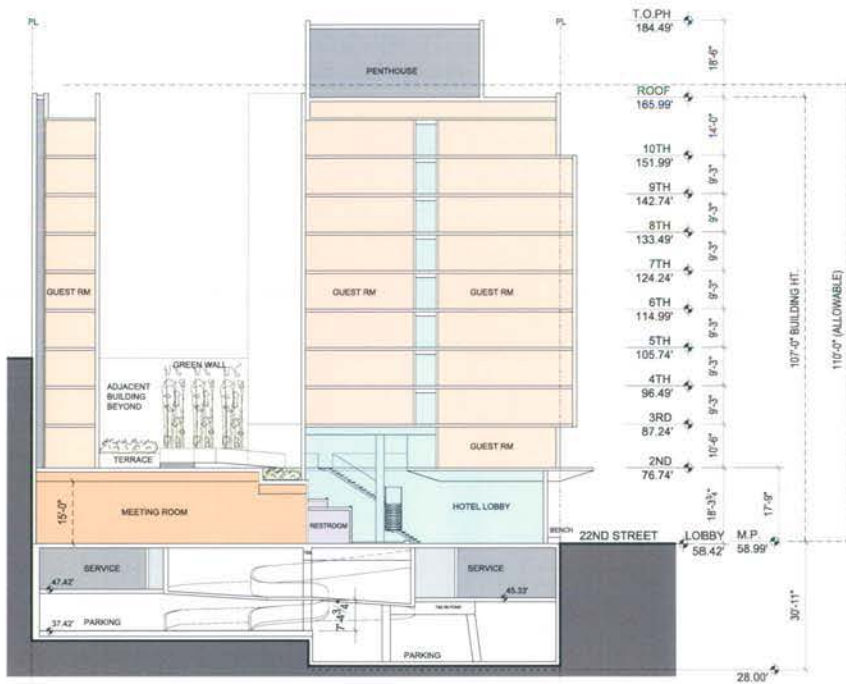
PUD MODIFICATION SUBMISSION

shalom baranes associates

architects

ELEVATION DETAILS

A15



KEY PLAN
shalom baranes associates architects

NOTES:
1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING SECTIONS AND FLOOR PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR BUILDING ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

2201 M STREET NW

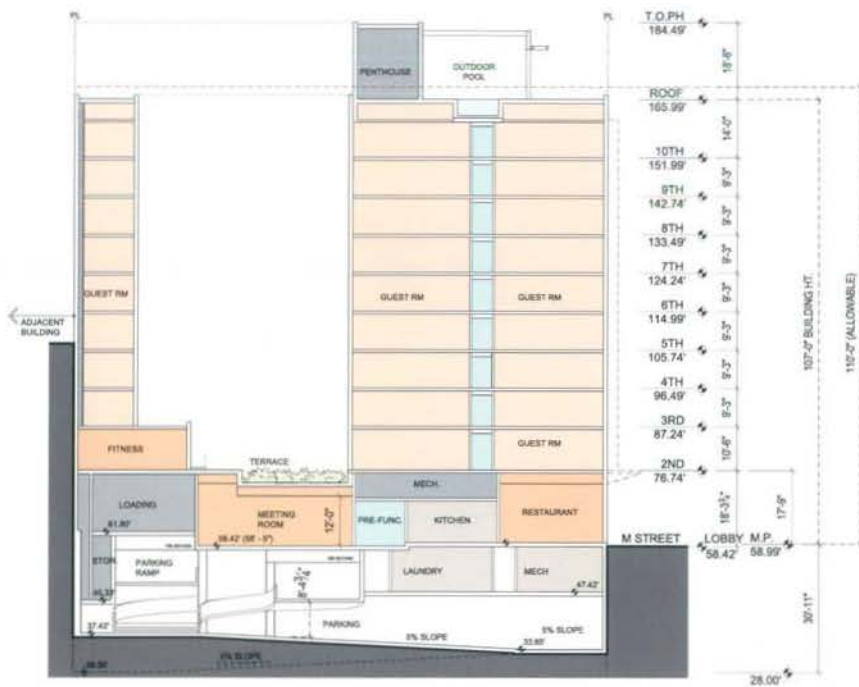
WASHINGTON, D.C.

October 7, 2011 | ©2011 Shalom Baranes Associates, P.C.



PUD MODIFICATION SUBMISSION

BUILDING SECTIONS A16



SECTION C-C

NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING SECTIONS AND FLOOR PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR BUILDING ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.

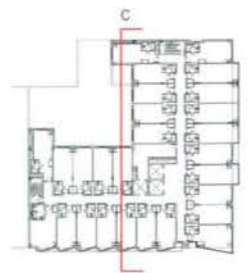
2201 M STREET NW

WASHINGTON, D.C.

QCT00017, 2011 | 2011 SHALOM BARANES ASSOCIATES P.C.



PUD MODIFICATION SUBMISSION



KEY PLAN
shalom baranes associates architects

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

NOTES:

1. THE DESIGN, LOCATION, AND DIMENSIONS OF SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, LOCATION, AND DIMENSIONS OF THE SIGNAGE WILL COMPLY WITH THE D.C. CONSTRUCTION CODE REQUIREMENTS REGARDING SIGNAGE.

shalom baranes associates

architects

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | PROJECT: SHALOM BARANES ASSOCIATES, P.C.

PUD MODIFICATION SUBMISSION

PERSPECTIVES - STREET VIEWS

A18



NOTES:

1. THE DESIGN, LOCATION, AND DIMENSIONS OF SIGNAGE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN, LOCATION, AND DIMENSIONS OF THE SIGNAGE WILL COMPLY WITH THE D.C. CONSTRUCTION CODE REQUIREMENTS REGARDING SIGNAGE.

22ND STREET VIEW

2201 M STREET NW

WASHINGTON, D.C.

OCTOBER 7, 2014 | ©2014 SHALOM BARANES ASSOCIATES, P.C.

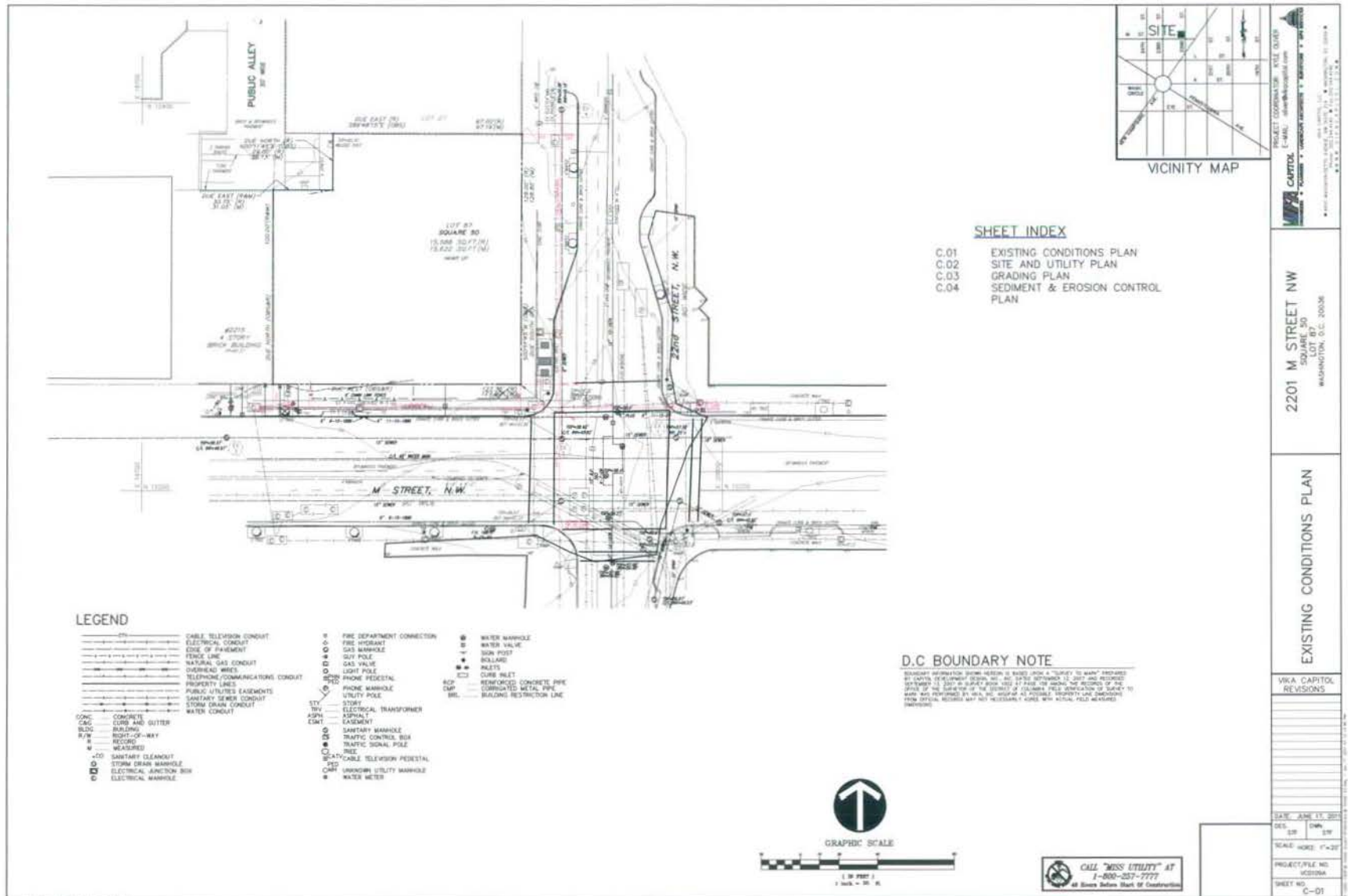
PUD MODIFICATION SUBMISSION

shalom baranes associates

architects

PERSPECTIVES - STREET VIEWS

A19



2201 M STREET NW

WASHINGTON, D.C.

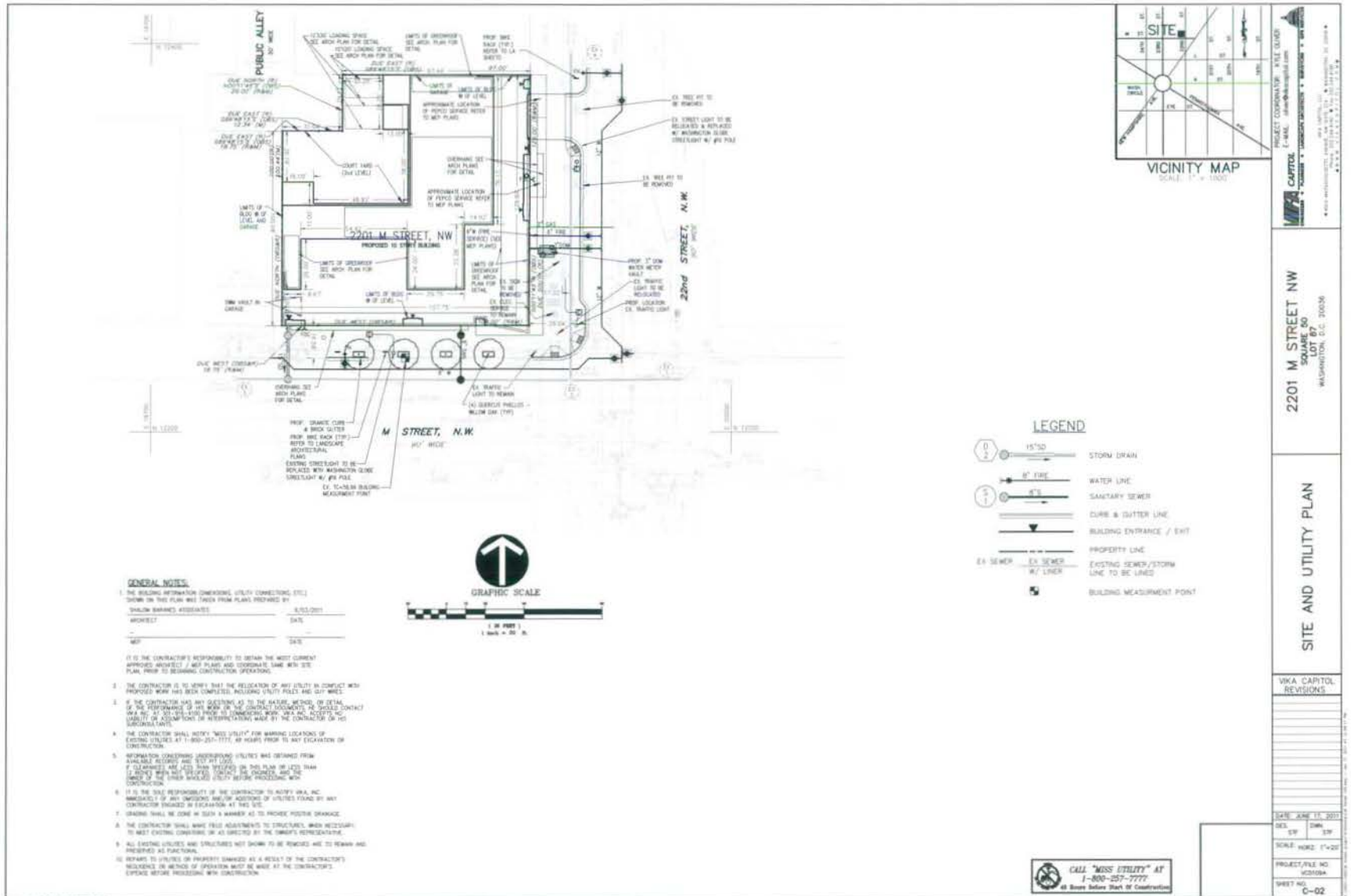
October 7, 2011 2011 SHALOM BARANES ASSOCIATES, P.C.

PUD MODIFICATION SUBMISSION

EXISTING CONDITIONS PLAN

C1

shalom baranes associates architects



2201 M STREET NW

WASHINGTON, D.C.

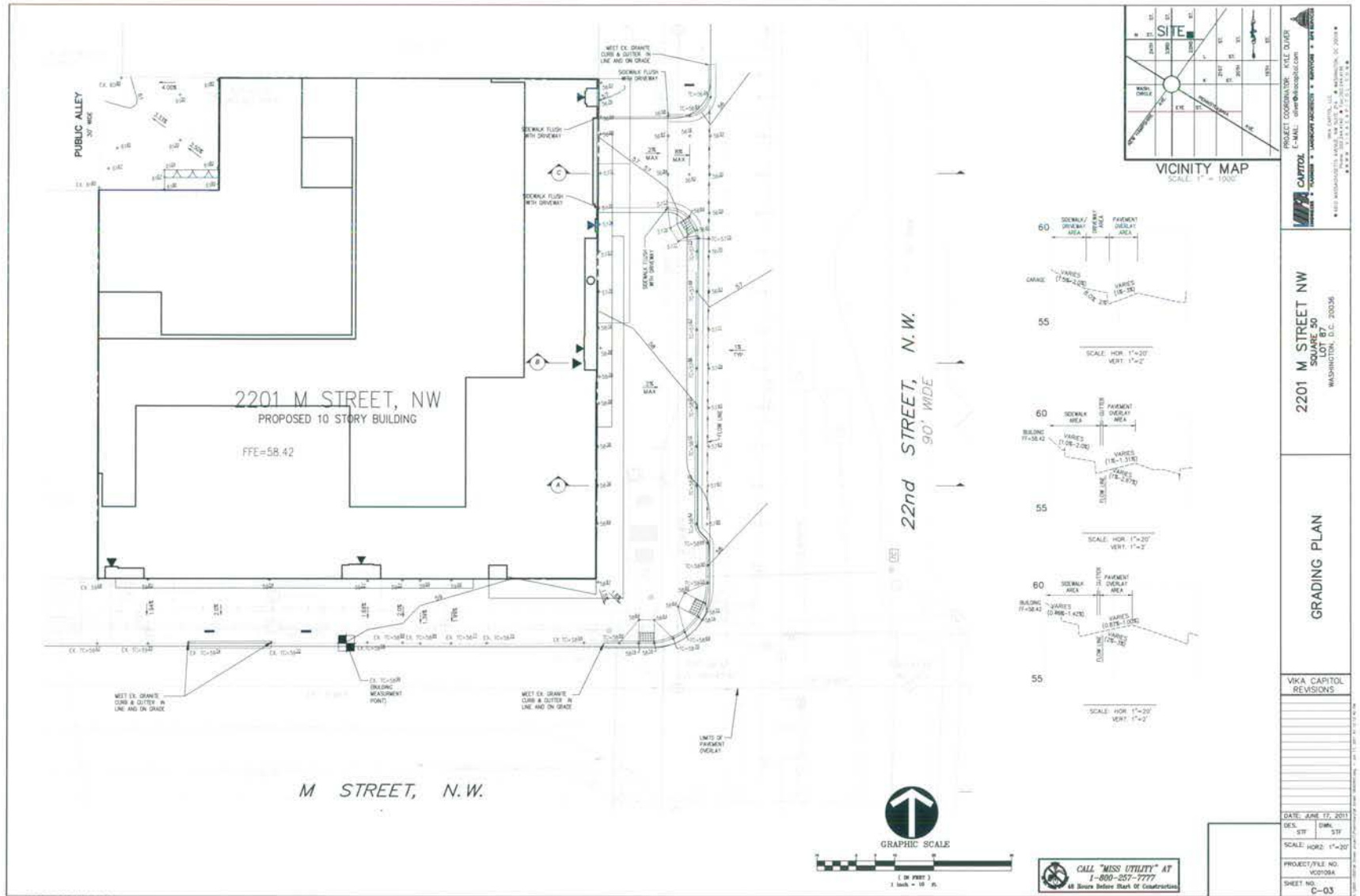
October 7, 2011 10:11 AM Shalom Baranes Associates, P.C.

PUD MODIFICATION SUBMISSION

CIVIL - SITE AND UTILITY PLAN

architects

C2



2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 2011 Shalom Baranes Associates, P.C.

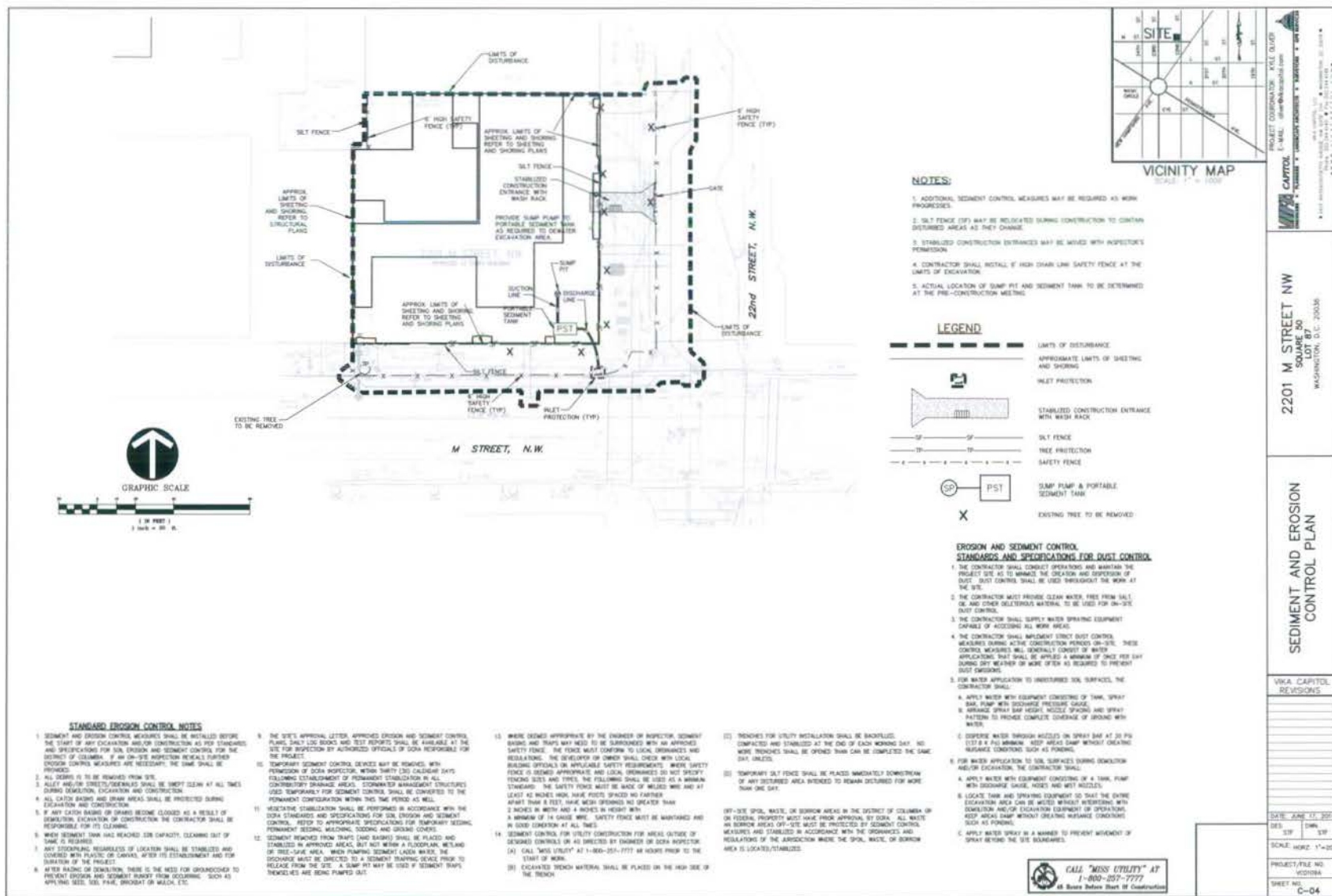
PUD MODIFICATION SUBMISSION

shalom baranes associates

architects

CIVIL - GRADING PLAN

C3



2201 M STREET NW

WASHINGTON, D.C.

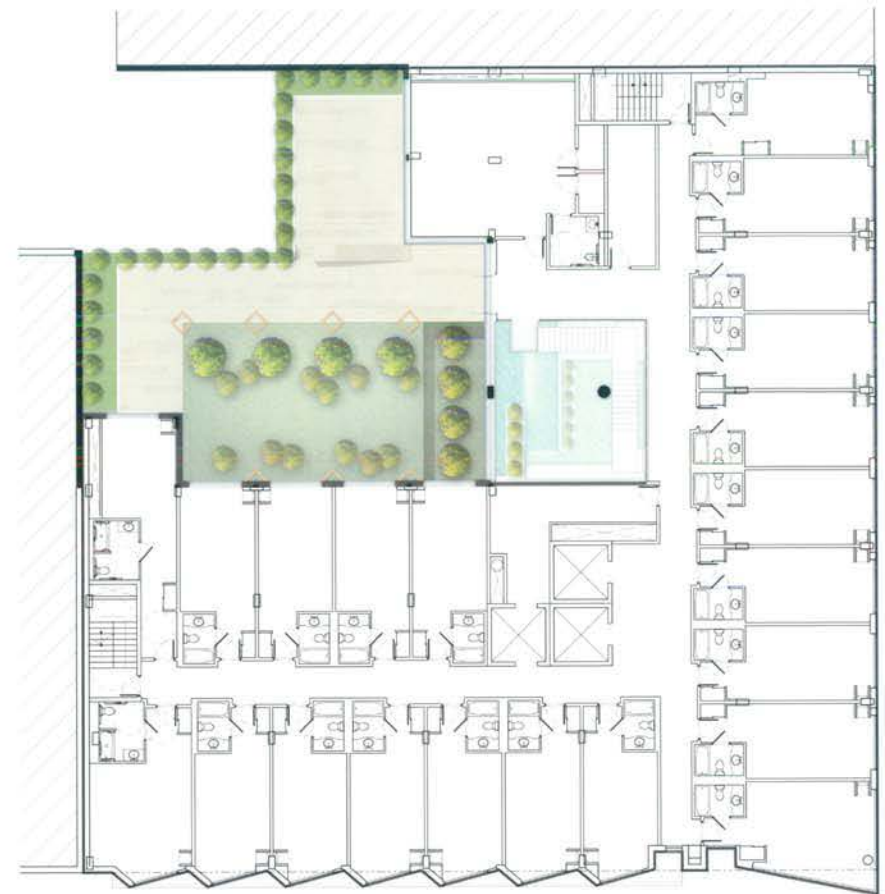
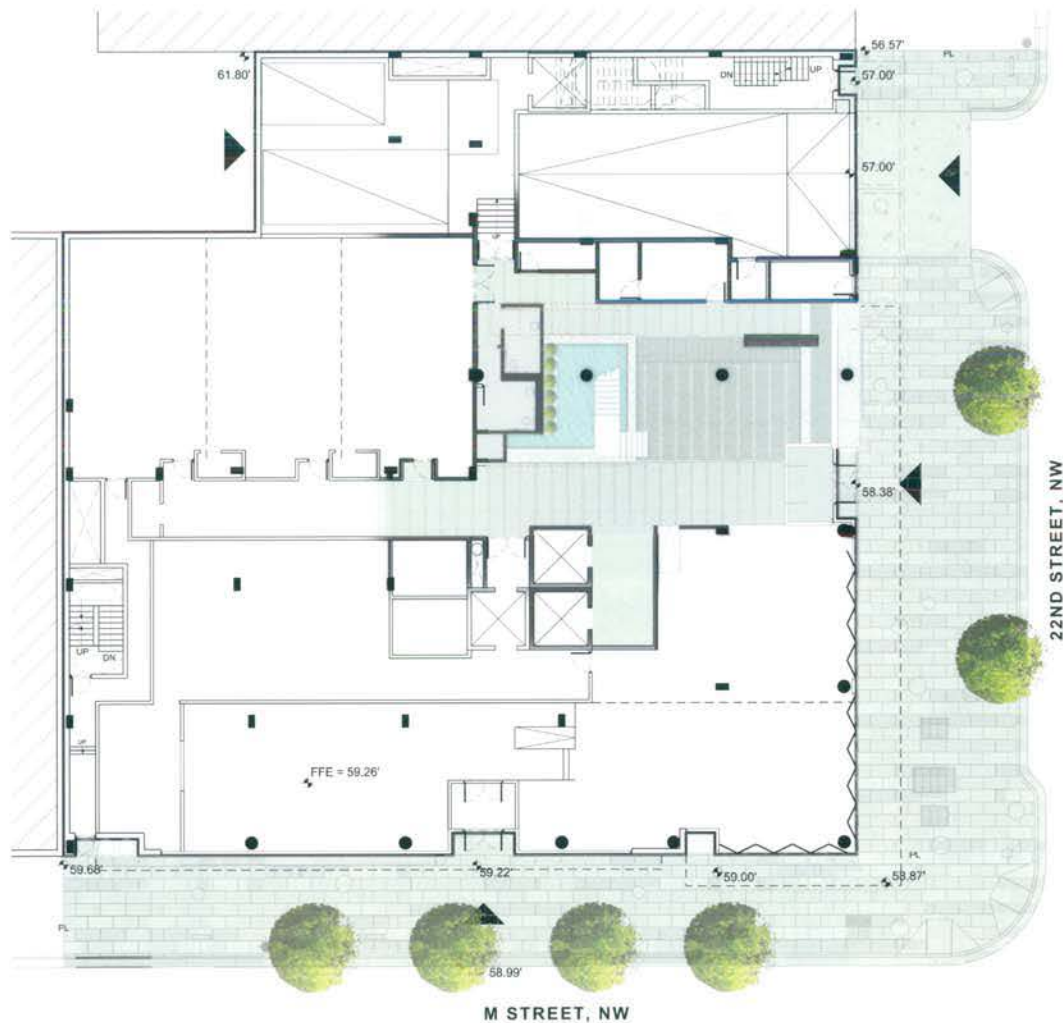
October 7, 2011 / 2011 Shalom Baranes Associates, P.C.

PUD MODIFICATION SUBMISSION CIVIL - SEDIMENT & EROSION CONTROL PLAN

C4

shalom baranes associates

architects



NOTES:

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING SECTIONS AND FLOOR PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT AFFECTING THE EXTERIOR BUILDING ENVELOPE OR SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.
2. THE LANDSCAPE PLANS AND PLANT SPECIES SELECTIONS IDENTIFIED ON THE LANDSCAPE PLAN SHEETS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS WILL BE DEVELOPED DURING DETAILED DESIGN DEVELOPMENT.

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | ©2011 Shalom Baranes Associates, P.C.

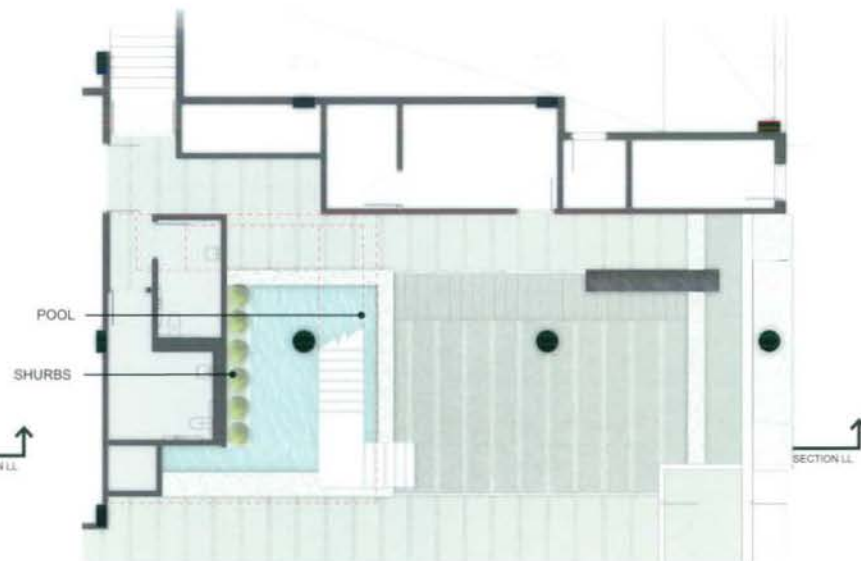
PUD MODIFICATION SUBMISSION

shalom baranes associates architects

LANDSCAPE CONCEPT PLANS L1



LEVEL 02 GARDEN COURT PLAN



LEVEL 01 LOBBY PLAN

NOTES:

1. THE LANDSCAPE PLANS AND PLANT SPECIES SELECTIONS IDENTIFIED ON THE LANDSCAPE PLAN SHEETS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS WILL BE DEVELOPED DURING DETAILED DESIGN DEVELOPMENT.

2201 M STREET NW

WASHINGTON, D.C.

OCTOBER 7, 2011 | 2201 Shalom Baranes Associates P.C.



PUD MODIFICATION SUBMISSION

OCULUS | shalom baranes associates

architects

LANDSCAPE CONCEPT DETAIL PLANS

L2



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

NOTES:

1. THE LANDSCAPE PLANS AND PLANT SPECIES SELECTIONS IDENTIFIED ON THE LANDSCAPE PLAN SHEETS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS WILL BE DEVELOPED DURING DETAILED DESIGN DEVELOPMENT.

2201 M STREET NW

WASHINGTON, D.C.

OCTOBER 7, 2011 | ©2011 SHALOM BARANES ASSOCIATES, P.C.

PUD MODIFICATION SUBMISSION

shalom baranes associates

architects

LANDSCAPE CONCEPT SECTION

L3



NOTES:
1. THE LANDSCAPE PLANS AND PLANT SPECIES SELECTIONS IDENTIFIED ON THE LANDSCAPE PLAN SHEETS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS WILL BE DEVELOPED DURING DETAILED DESIGN DEVELOPMENT. LOCATION OF PUBLIC SPACE FEATURES IS SUBJECT TO DDOT APPROVAL.

2201 M STREET NW

WASHINGTON, D.C.

OCTOBER 7, 2011 | ©2011 Shalom Baranes Associates P.O.

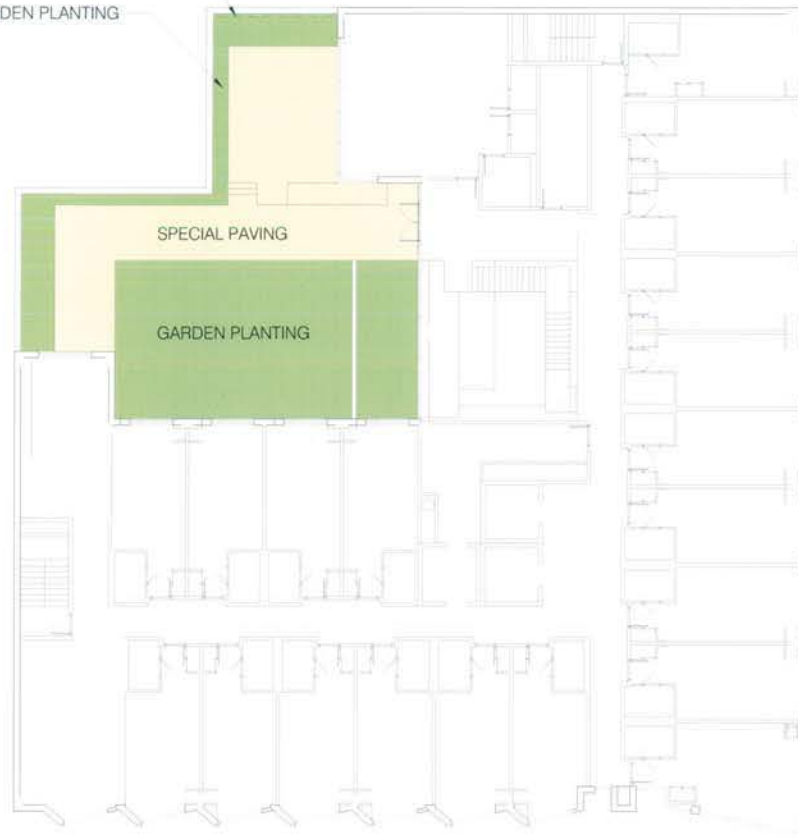
PUD MODIFICATION SUBMISSION

GROUND FLOOR LANDSCAPE PLAN

L4

shalom baranes associates architects

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

NOTES:

1. THE LANDSCAPE PLANS AND PLANT SPECIES SELECTIONS IDENTIFIED ON THE LANDSCAPE PLAN SHEETS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS WILL BE DEVELOPED DURING DETAILED DESIGN DEVELOPMENT.
2. SPECIAL PAVING TO BE STONE, CONCRETE OR BRICK PAVERS.



2201 M STREET NW

WASHINGTON, D.C.

OCTOBER 7, 2011 02001 SHALOM BARANES ASSOCIATES, P.C.

PUD MODIFICATION SUBMISSION

2ND FLOOR TERRACE LANDSCAPE PLAN

L5

shalom baranes associates architects



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,
 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

NOTES:

1. THE LANDSCAPE PLANS AND PLANT SPECIES SELECTIONS IDENTIFIED ON THE LANDSCAPE PLAN SHEETS ARE SHOWN FOR
 ILLUSTRATIVE PURPOSES ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO
 THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS WILL BE DEVELOPED DURING DETAILED DESIGN DEVELOPMENT.



2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | 2201 M Street NW | Shalom Baranes Associates, P.C.

PUD MODIFICATION SUBMISSION

PENTHOUSE LEVEL LANDSCAPE PLAN

L6

shalom baranes associates | architects



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,
 CHARACTER AND LOCATIONS. REFINEMENTS TO
 THE PLANTING DESIGN AND FINAL SELECTION OF
 PLANT SPECIES SHALL BE DEVELOPED DURING
 DETAIL DESIGN PHASE.

NOTES:

1. THE LANDSCAPE PLANS AND PLANT SPECIES SELECTIONS IDENTIFIED ON THE LANDSCAPE PLAN SHEETS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS WILL BE DEVELOPED DURING DETAILED DESIGN DEVELOPMENT.



2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 / ©2011 Shalom Baranes Associates, P.C.

PUD MODIFICATION SUBMISSION

PENTHOUSE ROOF LANDSCAPE PLAN

L7

shalom baranes associates | architects



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

NOTES:

1. THE LANDSCAPE PLANS AND PLANT SPECIES SELECTIONS IDENTIFIED ON THE LANDSCAPE PLAN SHEETS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER, AND LOCATIONS. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS WILL BE DEVELOPED DURING DETAILED DESIGN DEVELOPMENT.
2. IMAGES PRESENTED HERE ARE NOT EXACT REPRESENTATIONS OF THE PROPOSED SITE ELEMENTS, BUT RATHER ARE SHOWN TO PROVIDE THE GENERAL CHARACTER OF THE FEATURES.



GARDEN PERENNIALS - SEDGE



GARDEN PERENNIALS - FERNS



GARDEN PERENNIALS - GROUNDCOVER

2201 M STREET NW

WASHINGTON, D.C.

October 7, 2011 | ©2011 SHALOM BARANES-ASSOCIATES, P.C.

PUD MODIFICATION SUBMISSION

OCULUS | shalom baranes associates | architects

CHARACTER IMAGES | L8