

WASHINGTON D.C. MARRIOTT MARQUIS



SITE MAP



DRAWING INDEX

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FINAL CONSOLIDATED PUD SUBMISSION



<p>THE COOPER CARRY - TVS COLLABORATIVE</p> <p>3525 PERDONT ROAD N.E. SUITE 200 ATLANTA, GEORGIA 30308-1595 404-237-2000 FAX: 404-237-0276</p> <p>© 2008 COOPER CARRY INC.</p>	<p>PROJECT: WASHINGTON D.C. MARRIOTT MARQUIS</p> <p>TITLE: COVER SHEET</p> <p>SCALE: NTS</p> <p>DATE: 02.13.2009</p> <p>REFERENCES: District of Columbia</p>	<p>DWG NO: PUD 370 A-001</p> <p>ZONING COMMISSION</p> <p>CASE NO. 08-13</p> <p>EXHIBIT NO. 60A</p> <p>2009 FEB 13 AM 10:48</p> <p>ENGINEERING</p>
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FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - TVS
COLLABORATIVE
3830 PIEDMONT ROAD N.E. SUITE 209
ATLANTA, GEORGIA 30305-1995
404-237-2000 FAX: 404-237-0276

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PROJECT			
WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE			
SITE CONTEXT			
SCALE	DATE	REFERENCES	PROJECT NO.
NTS	02.13.2009		207202 3056-500

DWG NO
PUD 370
A-002

URBAN DESIGN

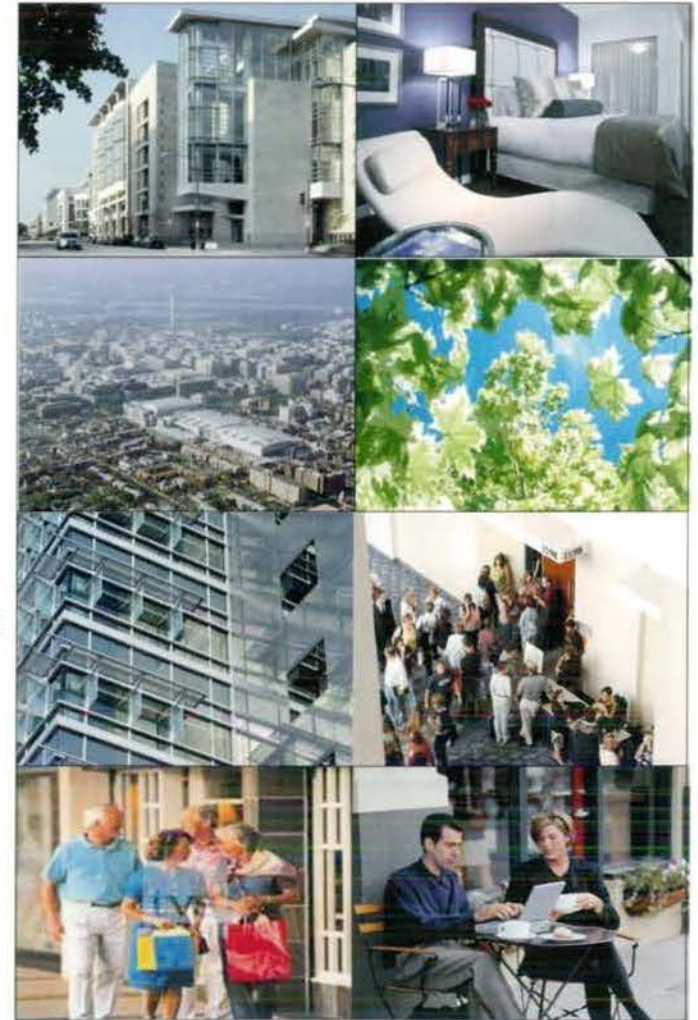
- Proposed project will have streetscape animated by outdoor seating areas associated with food and beverage outlets.
- Hotel's proximity to the Convention Center will increase pedestrian arrival at Convention Center events.
- Appropriately welcoming public entries will address civic and neighborhood scales on all sides.
- Bus arrival and taxi queuing is planned for L street entrance rather than the congested 9th Street or Massachusetts Avenue.
- The loading dock and truck service to the project is located below grade and off the street.
- High quality exterior materials (stone, glass, etc) will enhance the urban building fabric.
- The hotel will "mask" the existing PEPCO substation from Massachusetts Avenue.

PUBLIC SPACE / LANDSCAPE

- Project plans 5 separate publicly-accessible retail outlets and restaurants at the perimeter of the ground floor.
- High quality hardscape materials and patterns will enhance the streetscape.
- Design will endeavor to maximize tree planting within DC guidelines.
- Street lighting and street furniture will be optimized within DC guidelines.

ARCHITECTURE

- This hotel will be one of three Marriott Marquis properties in the world providing over 1150 guestrooms in support of the Convention Center.
- Hotel will provide community-accessible meeting and assembly venues, totalling over 100,000 square feet.
- Hotel will reflect an appropriate level of modernity while respecting Washington architectural traditions and the L'Enfant planning parameters.
- Hotel grand lobby is being modeled after the traditional Washington DC grand hotel lobby spaces.
- In order to be a sustainable neighbor, the hotel will achieve LEED silver certification.
- The hotel will convert the existing Plumbers Union building to be a "boutique" hotel within the larger Marquis hotel product.
- Exterior materials at street level will have an appropriate human scale.
- Large building facades will be articulated to break up the scale, responding to the facades specific immediate context.
- Large building facades will incorporate layering, solar shading and material scale interaction to control building massing.
- Substantial glass exposure at street level coupled with sumptuous interior finishes and a high level of activity will animate the street.



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3020 PIEDMONT ROAD N.W. SUITE 200
ATLANTA, GEORGIA 30305-1381
404-237-2000 FAX: 404-237-0278

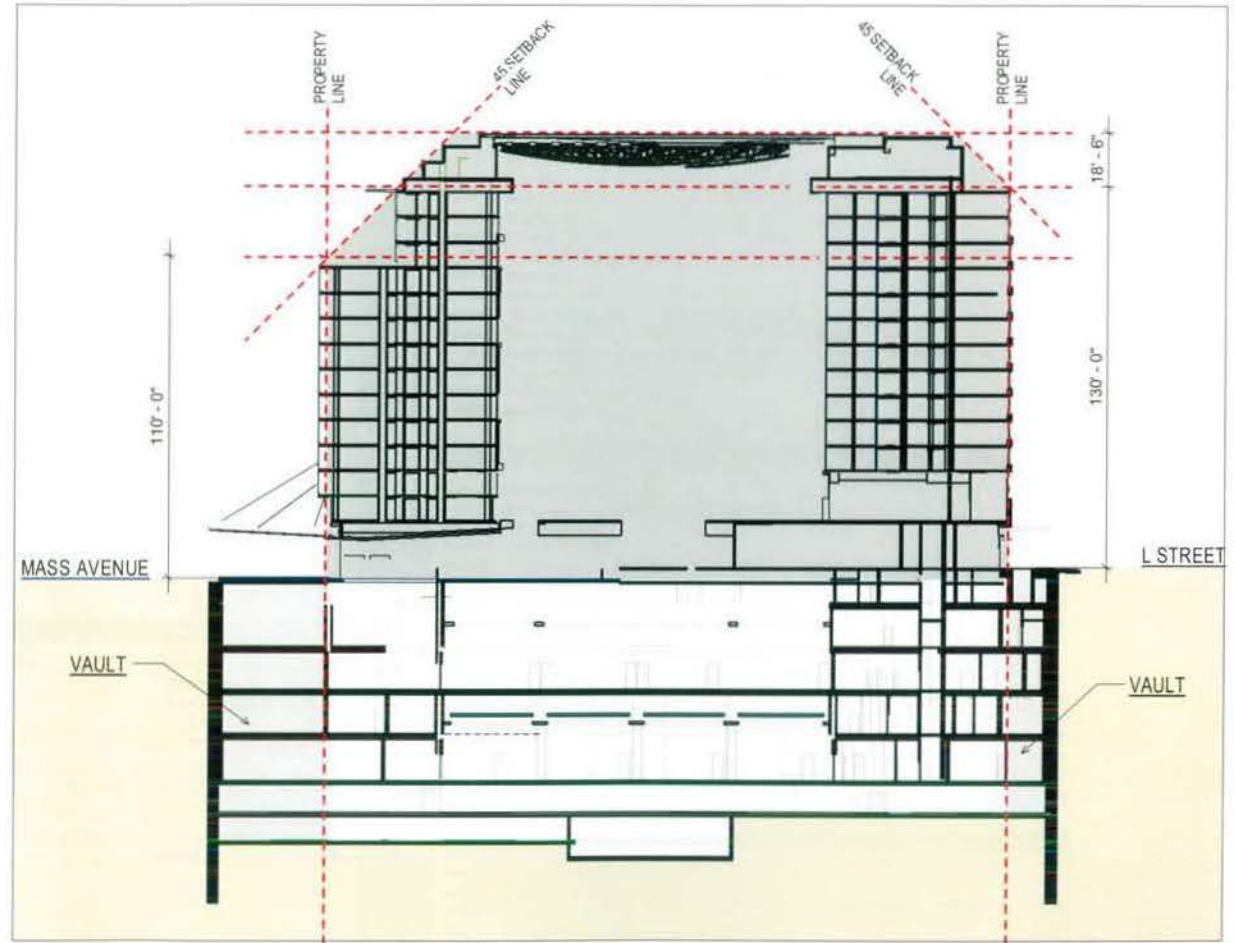
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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE PUBLIC BENEFITS			
SCALE	DATE	REFERENCES	PROJECT NO
	02.13.2009		207202 2008-002

DRG NO.
PUD 370
A-003

ZONING TABULATION

	PROVIDED	REQUIRED / MAXIMUM
ZONING DISTRICT:	DD / C-3-C	
SITE AREA:	82,887 sf	
REAR YARD:	45'-0"	27'-1" REQUIRED
SIDE YARD:	EAST: 0 WEST: 0	EAST: 0 WEST: 0
STAGE 2 PUD SUBMISSION Total Proposed Site Development		
FAR:	Building: 9.234 Mechanical: 0.268	Building: 9.5 Mechanical: 0.37
GROSS FLOOR AREA:	751,832 sf	—
HEIGHT:	Total Building Height: 130'-0" above 76.25' (L St. Mid-Block Elevation) Building Height at Mass Ave. (includes 1-1 Setback): 110'-0" Above 72.65 (Mass. Ave. Mid-Block Elevation)	130'-0" Above 76.25' 130'-0" With 45 Degree Setback From 110'-0" Above 72.65'
STORIES:	13 Guest Room Floors Above Public Lobby	
LOT OCCUPANCY:	100%	100%
PENTHOUSE HEIGHT:	18'-6" max Top of Atrium Roof	18'-6" max +148'-6"
PENTHOUSE AREA:	22,242 sf	0.37 x 82,888 = 30,668 sf allowable
PARKING:	Valet Provided: 401 Spaces Self-Parking Without Vault: 264 Spaces	Zoning Minimum: 388 Spaces
LOADING:	3 @ 55 ft 3 @ 30 ft 1 @ 20 ft	2 @ 55 ft 2 @ 30 ft 1 @ 20 ft



ZONING SECTION

FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - TVS
CORPORATION

3028 PIEDMONT ROAD N.E. SUITE 200
ATLANTA, GEORGIA 30305-1576
404-337-3000 FAX 404-237-0216

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PROJECT	WASHINGTON D.C. MARRIOTT MARQUIS		
TITLE	ZONING TABULATION / SECTION		
SCALE	DATE	REFERENCE	PROJECT NO.
NTS	02.13.2009		107202 3058-203

DWG NO.
PUD 370
A-004



LEED-NC

LEED-NC Version 2.2 Registered Project Checklist
Marriott Marquis DC Convention Center
Washington DC

Yes No

8 Sustainable Sites 14 Points

Prereq	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Points	Required
Prereq 1	1															Required
Credit 1	1														1	
Credit 2	1														1	
Credit 3	1														1	
Credit 4.1	1														1	
Credit 4.2	1														1	
Credit 4.3	1														1	
Credit 4.4	1														1	
Credit 5.1	1														1	
Credit 5.2	1														1	
Credit 6.1	1														1	
Credit 6.2	1														1	
Credit 7.1	1														1	
Credit 7.2	1														1	
Credit 8	1														1	

Yes No

3 Water Efficiency 9 Points

Credit 1.1	1														1	
Credit 1.2	1														1	
Credit 2	1														1	
Credit 3.1	1														1	
Credit 3.2	1														1	

Yes No

7 Energy & Atmosphere 17 Points

Prereq	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Points	Required
Prereq 1	1																		Required
Prereq 2	1																		Required
Prereq 3	1																		Required
Credit 1	1																	1 to 10	
Credit 2	1																	1 to 3	
Credit 3	1																	1	
Credit 4	1																	1	
Credit 5	1																	1	
Credit 6	1																	1	

continued

Yes No

5 Materials & Resources 13 Points

Prereq	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Points	Required
Prereq 1	1																		Required
Credit 1.1	1																	1	
Credit 1.2	1																	1	
Credit 1.3	1																	1	
Credit 2.1	1																	1	
Credit 2.2	1																	1	
Credit 3.1	1																	1	
Credit 3.2	1																	1	
Credit 4.1	1																	1	
Credit 4.2	1																	1	
Credit 5.1	1																	1	
Credit 5.2	1																	1	
Credit 6	1																	1	
Credit 7	1																	1	

Yes No

6 Indoor Environmental Quality 18 Points

Prereq	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	Points	Required
Prereq 1	1																		Required	
Prereq 2	1																		Required	
Credit 1	1																		1	
Credit 2	1																		1	
Credit 3.1	1																		1	
Credit 3.2	1																		1	
Credit 4.1	1																		1	
Credit 4.2	1																		1	
Credit 4.3	1																		1	
Credit 4.4	1																		1	
Credit 5	1																		1	
Credit 6.1	1																		1	
Credit 6.2	1																		1	
Credit 7.1	1																		1	
Credit 7.2	1																		1	
Credit 8.1	1																		1	
Credit 8.2	1																		1	

Yes No

4 Innovation & Design Process 8 Points

Credit 1.1	1																		1	
Credit 1.2	1																		1	
Credit 1.3	1																		1	
Credit 1.4	1																		1	
Credit 2	1																		1	

Yes No

33 Project Totals (pre-certification estimates) 89 Points

Certified 20-32 points Silver 33-39 points Gold 40-51 points Platinum 52-69 points

FINAL CONSOLIDATED PUD SUBMISSION

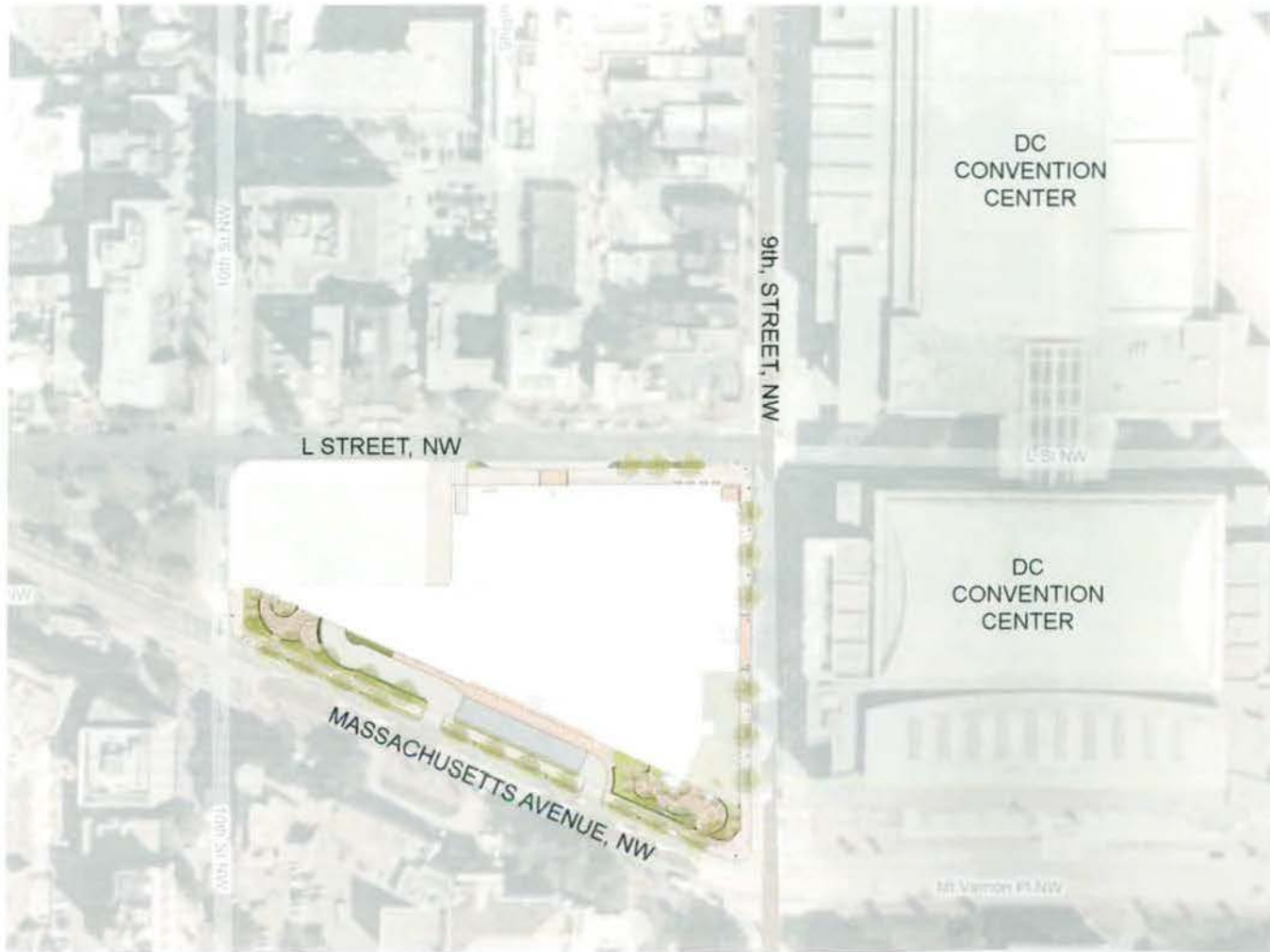


THE COOPER CARRY - TVS COLLABORATIVE
3620 FREDERICK ROAD, N.E. SUITE 270
ATLANTA, GEORGIA 30305-1993
404-237-2000 FAX 404-237-2276

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PROJECT	WASHINGTON D.C. MARRIOTT MARQUIS		
TITLE	LEED ELEMENTS - SILVER		
SCALE	DATE	REFERENCES	PROJECT NO.
Author	02.13.2009		207702 3068-000

OWD NO.
PUD 370
A-005



FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - TVS
COLLABORATIVE

3020 PIEDMONT ROAD, N.E. SUITE 200
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404-237-2000 FAX 404-237-0276

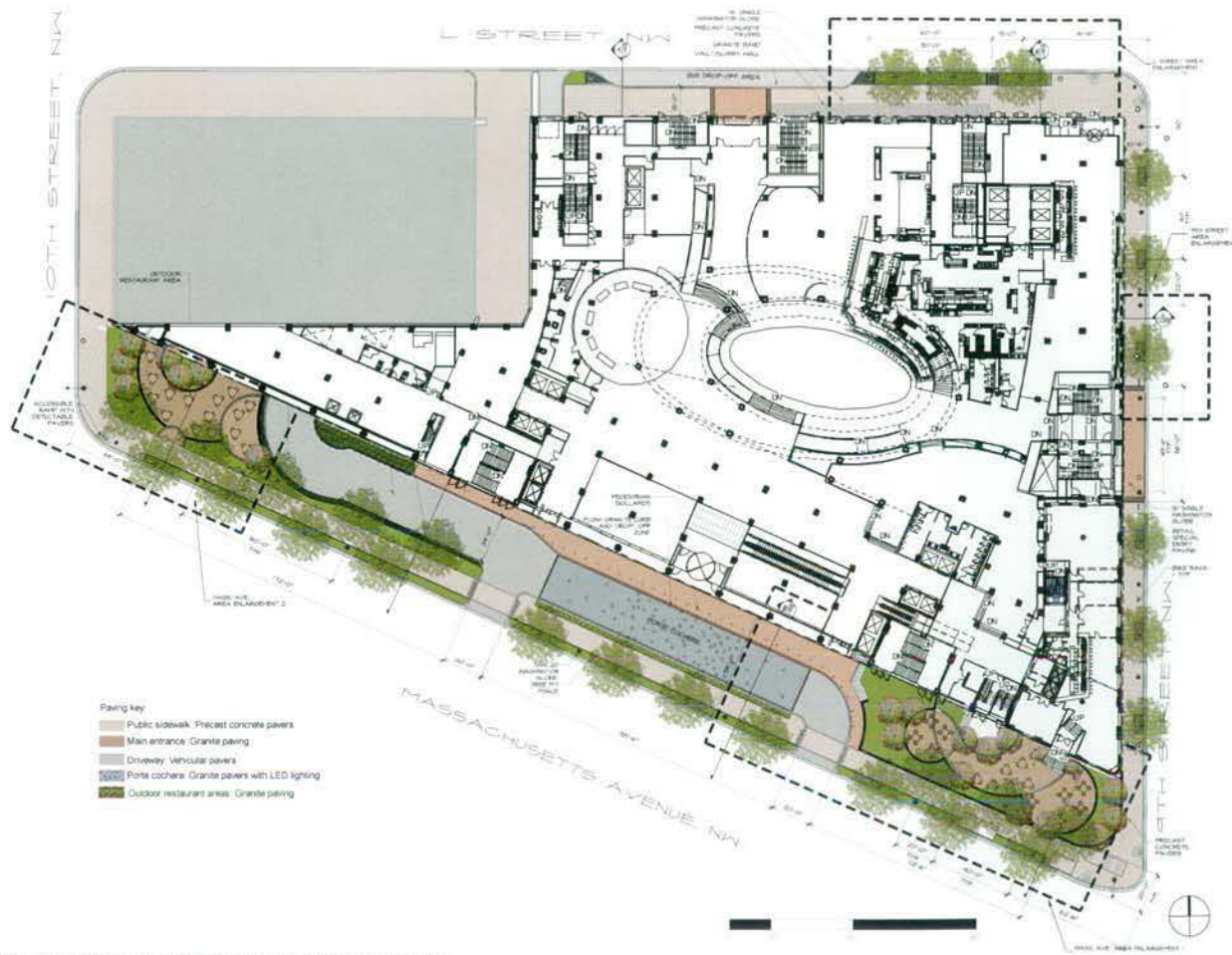
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PROJECT			
WASHINGTON D.C. MARRIOTT MARQUIS			
TYPE			
CONTEXT MAP			
SCALE	DATE	REFERENCE	PROJECT NO.
NTS	02.13.2009		207202 3058-100

DRG NO.

PUD 370

A-101



NOTE:
 PLANT SPECIES SELECTIONS IDENTIFIED ON THIS PLAN ARE SHOWN TO ILLUSTRATE DESIGN INTENT ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER AND LOCATION. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS CONSISTENT WITH THE SPECIES SHOWN SHALL BE DEVELOPED DURING DETAILED DESIGN PHASE OF THE WORK.

FINAL CONSOLIDATED PUD SUBMISSION

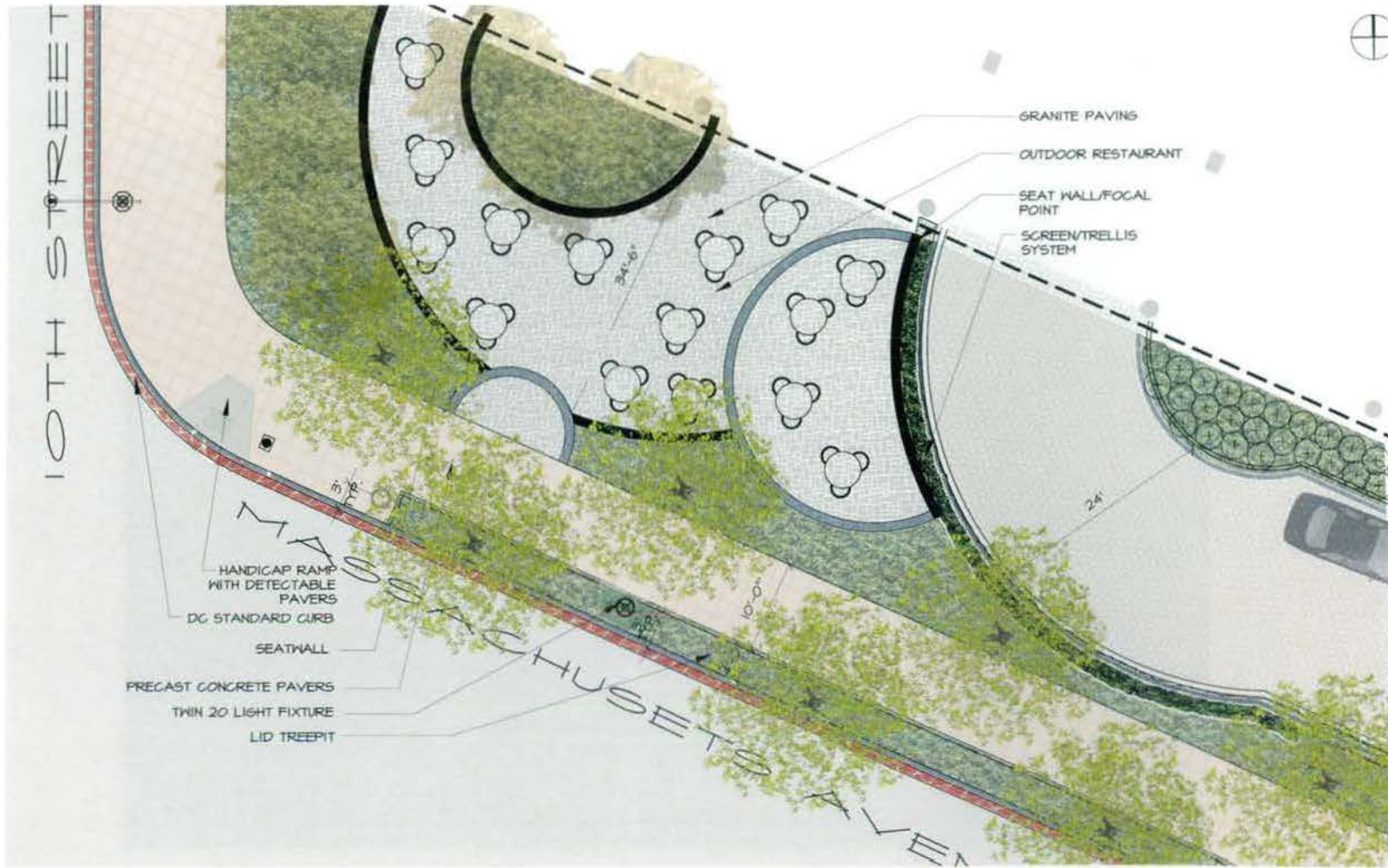


THE COOPER CARRY - TVS
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 3525 PIEDMONT ROAD N.E. SUITE 200
 ATLANTA, GEORGIA 30305-1595
 404-231-2000 FAX: 404-231-0278

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PROJECT		WASHINGTON D.C. MARRIOTT MARQUIS	
TITLE			
PLAN VIEW - SITE PLAN OF 370 BLOCK			
SCALE	DATE	REFERENCES	PROJECT NO.
NTS	02.13.2009		207202 3058-000

DWG NO.
 PUD 370
 A-102



10TH STREET

MASSACHUSETTS AVENUE

- GRANITE PAVING
- OUTDOOR RESTAURANT
- SEAT WALL/FOCAL POINT
- SCREEN/TRELLIS SYSTEM

- HANDICAP RAMP WITH DETECTABLE PAVERS
- DC STANDARD CURB
- SEATWALL
- PRECAST CONCRETE PAVERS
- TWIN 20 LIGHT FIXTURE
- LID TREEPIT

FINAL CONSOLIDATED PUD SUBMISSION

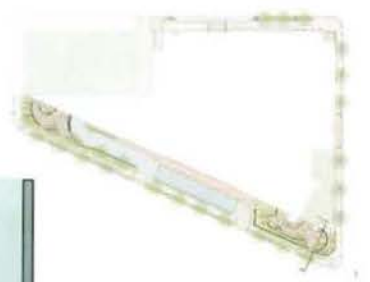


THE COOPER CARRY - TVS COLLABORATIVE
 9920 WEDMONT ROAD N.E. SUITE 200
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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE PLAN VIEW - MASS AVE & 10TH ST.			
SCALE NTS	DATE 02.13.2009	REFERENCES	PROJECT NO. 207202 3058-000

DWG NO. PUD 370
 A-104



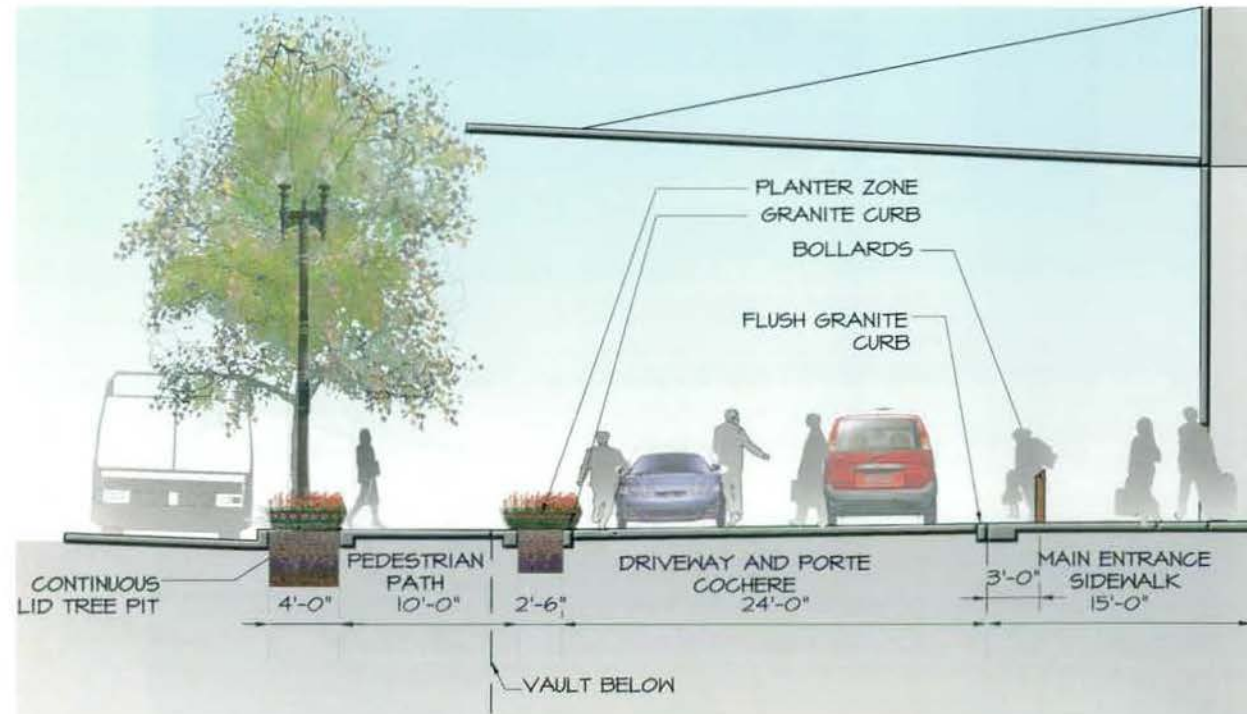
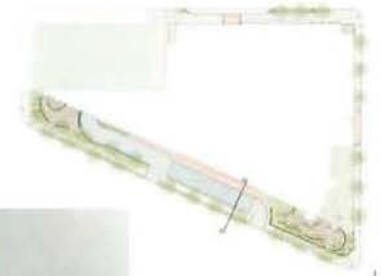
FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - TVS
COLLABORATIVE
3030 PIEDMONT ROAD N.E. SUITE 200
ATLANTA, GEORGIA 30305-1592
404-231-7000 FAX: 404-231-3274

PROJECT			
WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE			
SECTION A VIEW OF MASS. AVE.			
SCALE	DATE	REFERENCES	PROJECT NO.
NTS	02.13.2009		07282 858-005

DWG NO
PUD 370
A-105



FINAL CONSOLIDATED PUD SUBMISSION

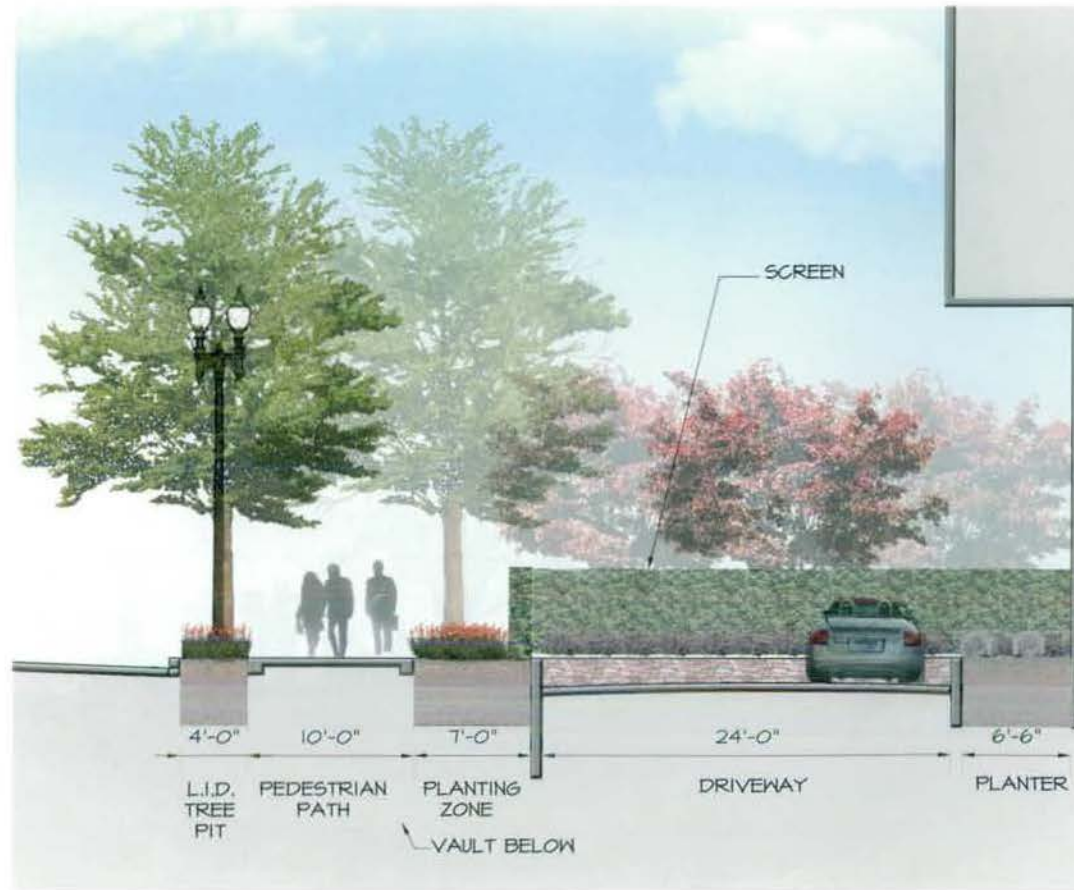
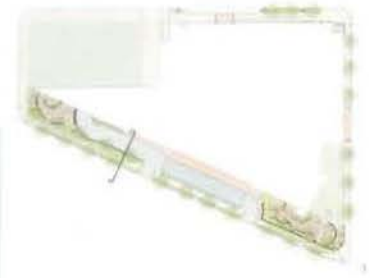


THE COOPER CARRY - TVS COLLABORATIVE
 3822 PIEDMONT ROAD N.E. SUITE 200
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 404-237-2000 FAX 404-237-0216

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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE SECTION B VIEW OF MASS. AVE.			
SCALE NTS	DATE 02.13.2009	REFERENCES	PROJECT NO. 207202 3058-000

DWG NO. PUD 370
 A-106



FINAL CONSOLIDATED PUD SUBMISSION

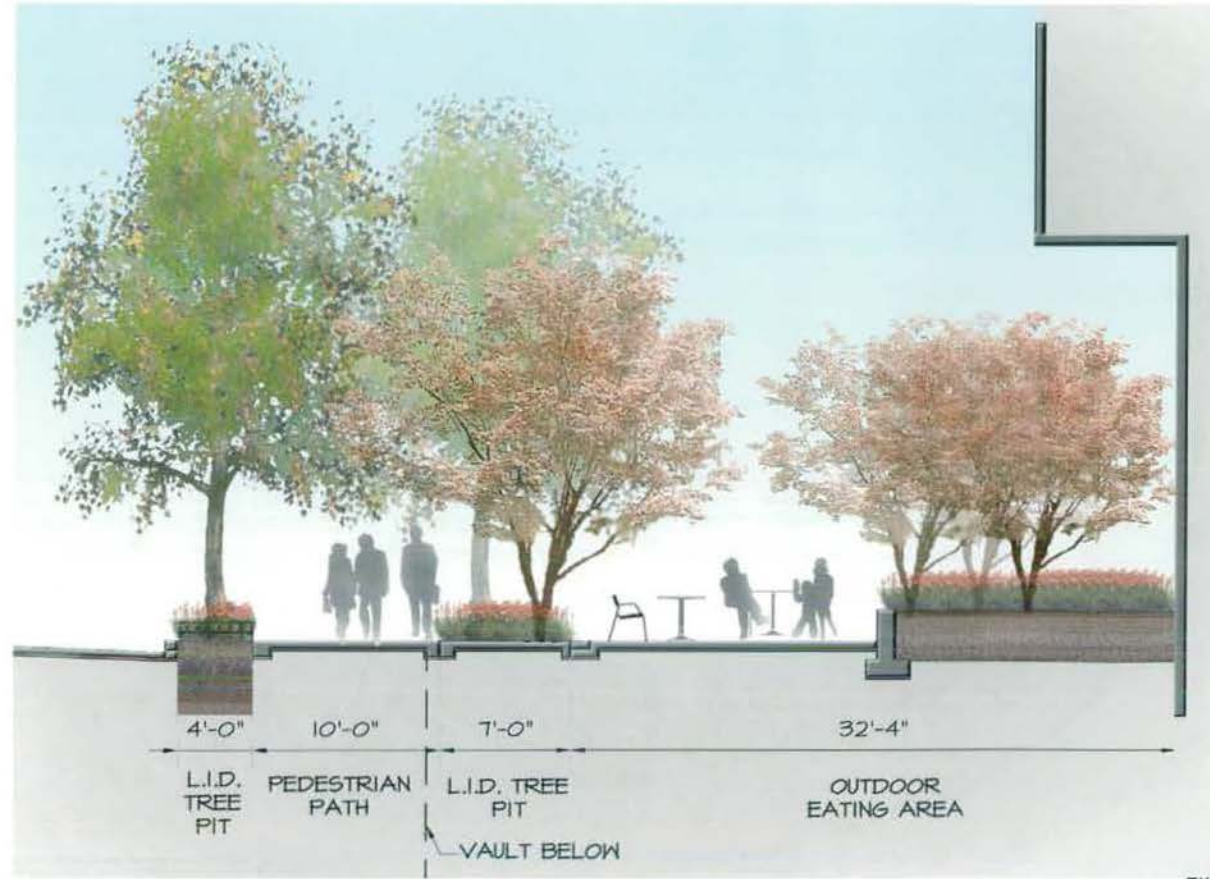
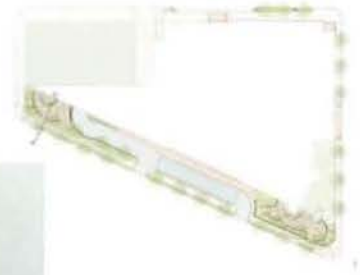


THE COOPER CARRY - THE COLLABORATIVE
 1820 PHIDMONT ROAD N.E. SUITE 200
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PROJECT			
WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE			
SECTION C VIEW OF MASS. AVE			
SCALE	DATE	REFERENCES	PROJECT NO.
NTS	02.13.2009		207202 M&B-001

DWG NO
 PUD 370
 A-107



FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY / tvs
COLLABORATIVE
3920 PIEDMONT ROAD N.E. SUITE 200
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PROJECT		WASHINGTON D.C. MARRIOTT MARQUIS	
TITLE			
SECTION D VIEW OF MASS AVE.			
SCALE	DATE	REFERENCES	PROJECT NO.
NTS	02.13.2009		207202 305A-001

DWG NO.
PUD 370
A-108

L STREET, NW



NOTE:
 PLANT SPECIES SELECTIONS IDENTIFIED ON THIS PLAN ARE SHOWN TO ILLUSTRATE DESIGN INTENT ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE, CHARACTER AND LOCATION. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS CONSISTENT WITH THE SPECIES SHOWN SHALL BE DEVELOPED DURING DETAILED DESIGN PHASE OF THE WORK.

FINAL CONSOLIDATED PUD SUBMISSION

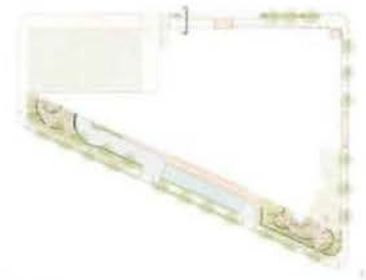


THE COOPER CARRY - TVS COLLABORATIVE
 8025 PIEDMONT ROAD N.E. SUITE 200
 ATLANTA, GEORGIA 30305-1595
 404-277-2000 FAX: 404-277-0278

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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE PLAN VIEW - L ST.			
SCALE NTS	DATE 02.13.2009	REFERENCES	PROJECT NO. 207202 305A-003

DWG NO. PUD 370
 A-109



FINAL CONSOLIDATED PUD SUBMISSION

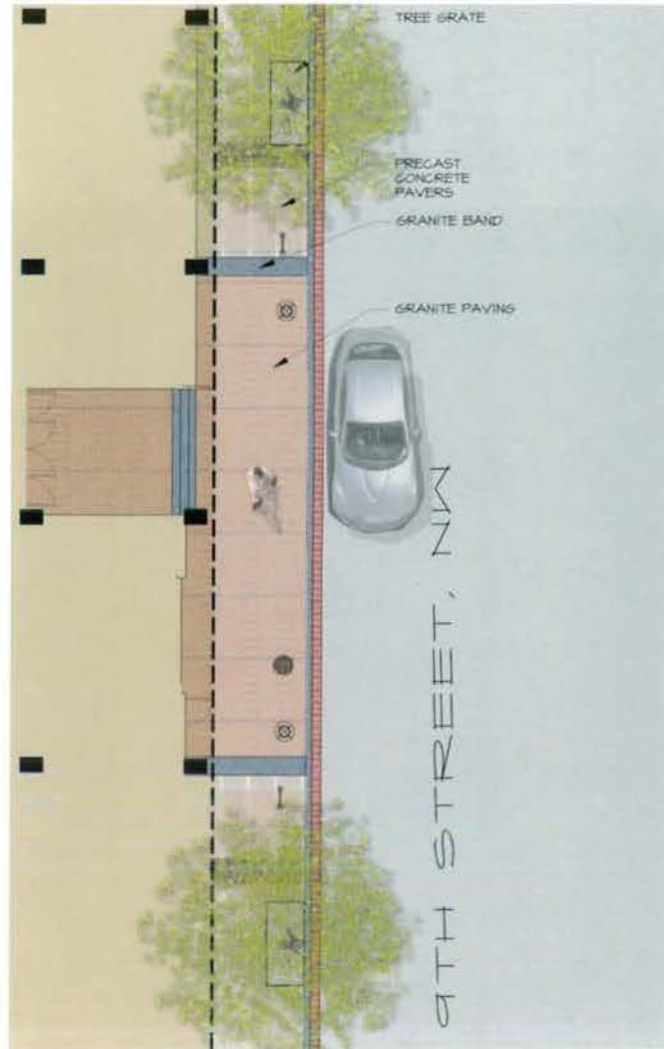


THE COOPER CARRY - THE COLLABORATIVE
 8120 PHIDMONT ROAD N.E. SUITE 200
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 404.237.3000 FAX: 404.237.3278

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PROJECT			
WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE			
SECTION VIEWS OF L ST.			
SCALE	DATE	REFERENCES	PROJECT NO.
NTS	02.13.2009		107703 3008-000

DWG NO.
 PUD 370
 A-110



FINAL CONSOLIDATED PUD SUBMISSION

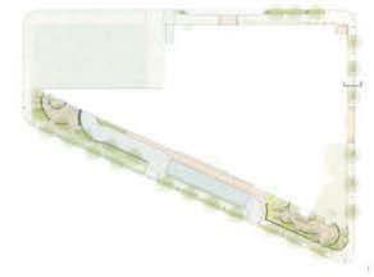


THE COOPER CARRY - TVS
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ATLANTA, GEORGIA 30305-1555
404-237-2000 FAX 404-237-3278

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PROJECT		WASHINGTON D.C. MARRIOTT MARQUIS	
TITLE			
PLAN VIEW - 9TH ST.			
SCALE	DATE	REFERENCES	PROJECT NO.
Author	02.13.2009		207502 3058-000

DWG NO.	PUD 370
	A-111



FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - TVS
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3620 PIEDMONT ROAD N.E. SUITE 200
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404-237-2000 FAX: 404-237-2274

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PROJECT			
WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE			
SECTION VIEW OF 9TH ST.			
SCALE	DATE	REFERENCES	PROJECT NO.
NTS	02.13.2009		237202 3058-000

DWG NO.
PUD 370
A-112



Tilia tomentosa
Silver Linden
Massachusetts Ave.



Platanus acerifolia
London Plane Tree
L Street



Quercus coccinea
Scarlet Oak
9th Street



Amelanchier x grandiflora
Apple Serviceberry



Amelanchier x grandiflora
Apple Serviceberry



Carex flacca
Heath Sedge



Carex muskingumensis 'Ohme'
Variegated Palm Sedge



Phlox stolonifera 'Blue Ridge'
Creeping Phlox and
Tiarella cordifolia 'Dunning Tapestry'
Foamflower



Porteranthus trifoliatius
Bowman's Root



Ilex glabra 'Shamrock'
Inkberry

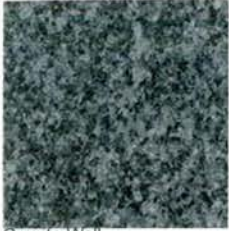
FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY + TVS COLLABORATIVE 3850 PIEDMONT ROAD N.E. SUITE 200 ATLANTA, GEORGIA 30305-1595 404-237-2000 FAX: 404-237-0276		PROJECT: WASHINGTON D.C. MARRIOTT MARQUIS TITLE: PLANTS SCALE: DATE: 02.13.2009 REFERENCES: PROJECT NO.: 207202 3055-000	
--	--	---	--

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DWG NO.
PUD 370
A-113



Granite Wall



Outdoor Restaurant: Granite Paving (Flamed and Rough Finish)



Main Entrance: Granite paving



Porte Cochere: Granite paving with LED Lighting



Tree Pit: Granite Setts



Vehicular Pavers



Main Entrance: Linear Pavers (Steppstone)



Outdoor Restaurant: Hanover Pavers and Wall Cladding



Public Space:
Hanover Pavers

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THE COOPER CARRY - TVS COLLABORATIVE 3820 PIEDMONT ROAD N.E. SUITE 200 ATLANTA, GEORGIA 30326-1595 404-237-2000 FAX: 404-237-0276		PROJECT WASHINGTON D.C. MARRIOTT MARQUIS	
TITLE PAVING MATERIALS		DATE 02.13.2009	
SCALE		REFERENCES	PROJECT NO. 207202 3056-000

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DWG NO.	PUD 370
	A-114



Traditional Bench



Trash Receptacle



Bike Rack



Multi-bay Parking Meter



Bollards



Bollards



Single Washington Globe



Teardrop Light



Double Washington Globe



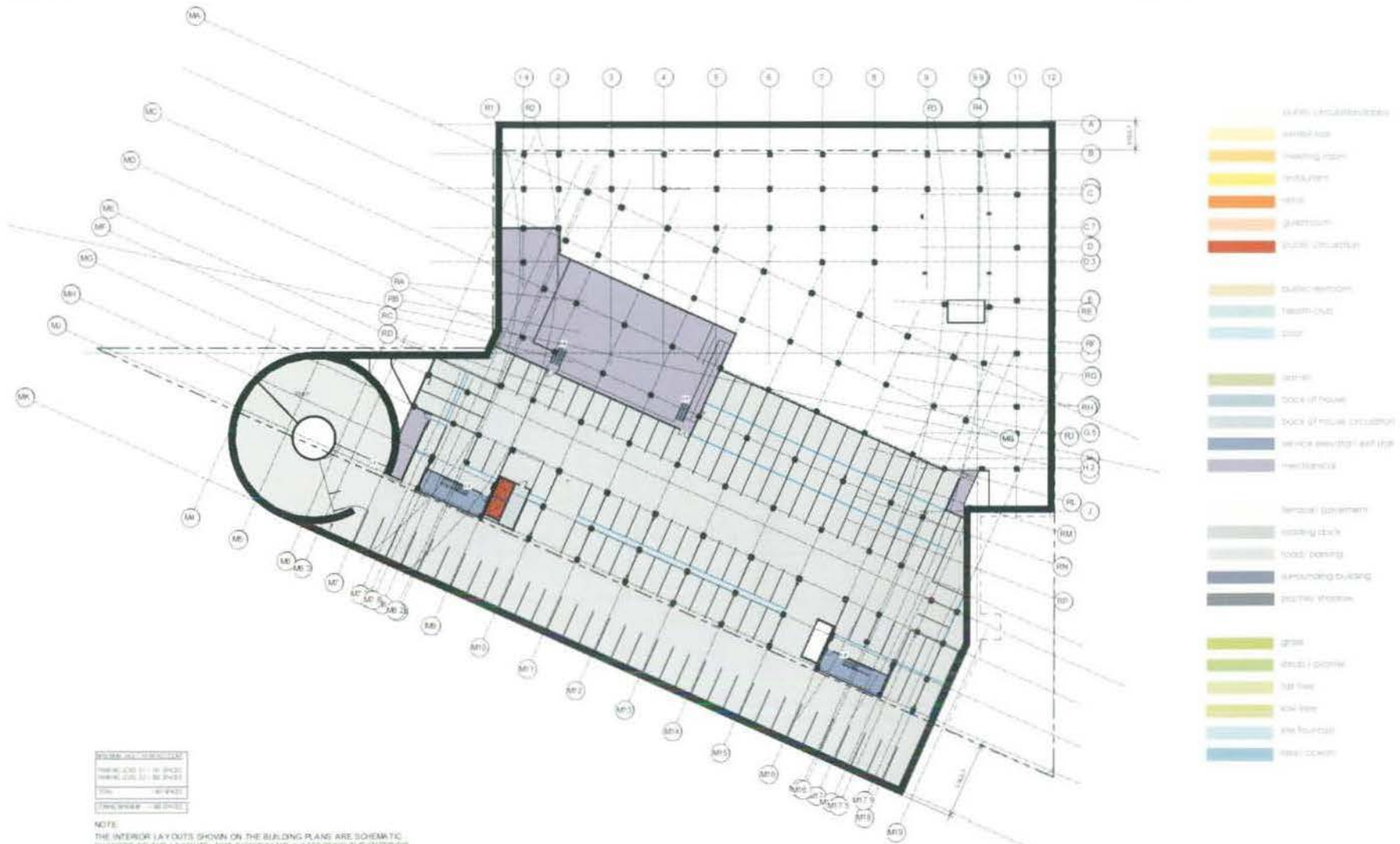
Tree pit fence

FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - tvs COLLABORATIVE 3020 WEDMONT ROAD N.E. SUITE 210 ATLANTA, GEORGIA 30305-1593 404-237-2000 FAX: 404-237-0276		PROJECT WASHINGTON D.C. MARRIOTT MARQUIS	
		TITLE SITE FURNISHINGS	
SCALE	DATE	REFERENCES	PROJECT NO.
	02.13.2009		007202 3018 000

DWG NO.
PUD 370
A-115



PROJECT NO. 20720
 DRAWING NO. S1-100
 DATE 02-13-09
 SCALE 1/8"=1'-0"
 DRAWN BY JAC

NOTE:
 THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC
 CHANGES TO THE LAYOUTS, BUT SIGNIFICANTLY AFFECTING THE EXTERIOR
 ENVELOPE OR THE FOOTAGE DISTRIBUTION, MAY OCCUR.

- Public Circulation
- Vertical Core
- Waiting Room
- Reception
- Rest
- Guestroom
- Public Circulation
- Public Restroom
- Restroom
- Garage
- Garage
- Back of House
- Back of House Circulation
- Service Elevator Shaft Up
- Mechanical
- Vertical Core
- Waiting Deck
- Food/ Pantry
- Surrounding Building
- Party Window
- Grass
- Street/ Plinth
- Lot Tree
- Lot Tree
- Site Fossil
- Site/ Down

FINAL CONSOLIDATED PUD SUBMISSION

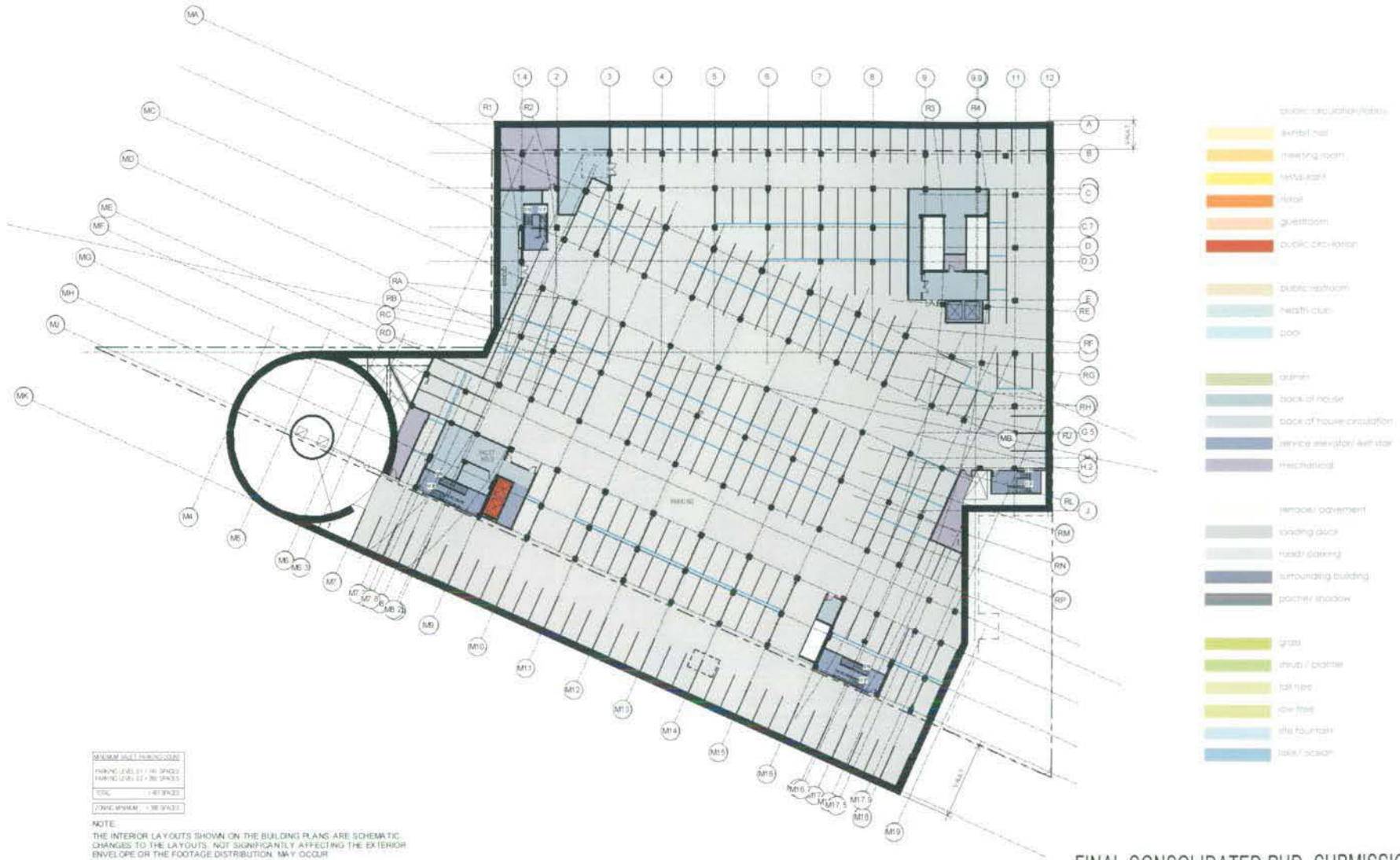


THE COOPER CARRY | LLC
 3333 PIEDMONT ROAD, N.E. SUITE 250
 ATLANTA, GEORGIA 30328-1596
 404.331.3000 FAX 404.331.0276

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PROJECT: WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE: FLOOR PLAN - LEVEL S1 PARKING - VALET SCENARIO (-16'-6")			
SCALE: 1" = 50'-0"	DATE: 02.13.2009	REFERENCES:	PROJECT NO: 20720
			2008-000

DWG NO:
PUD 370
A-201



FINAL CONSOLIDATED PUD SUBMISSION

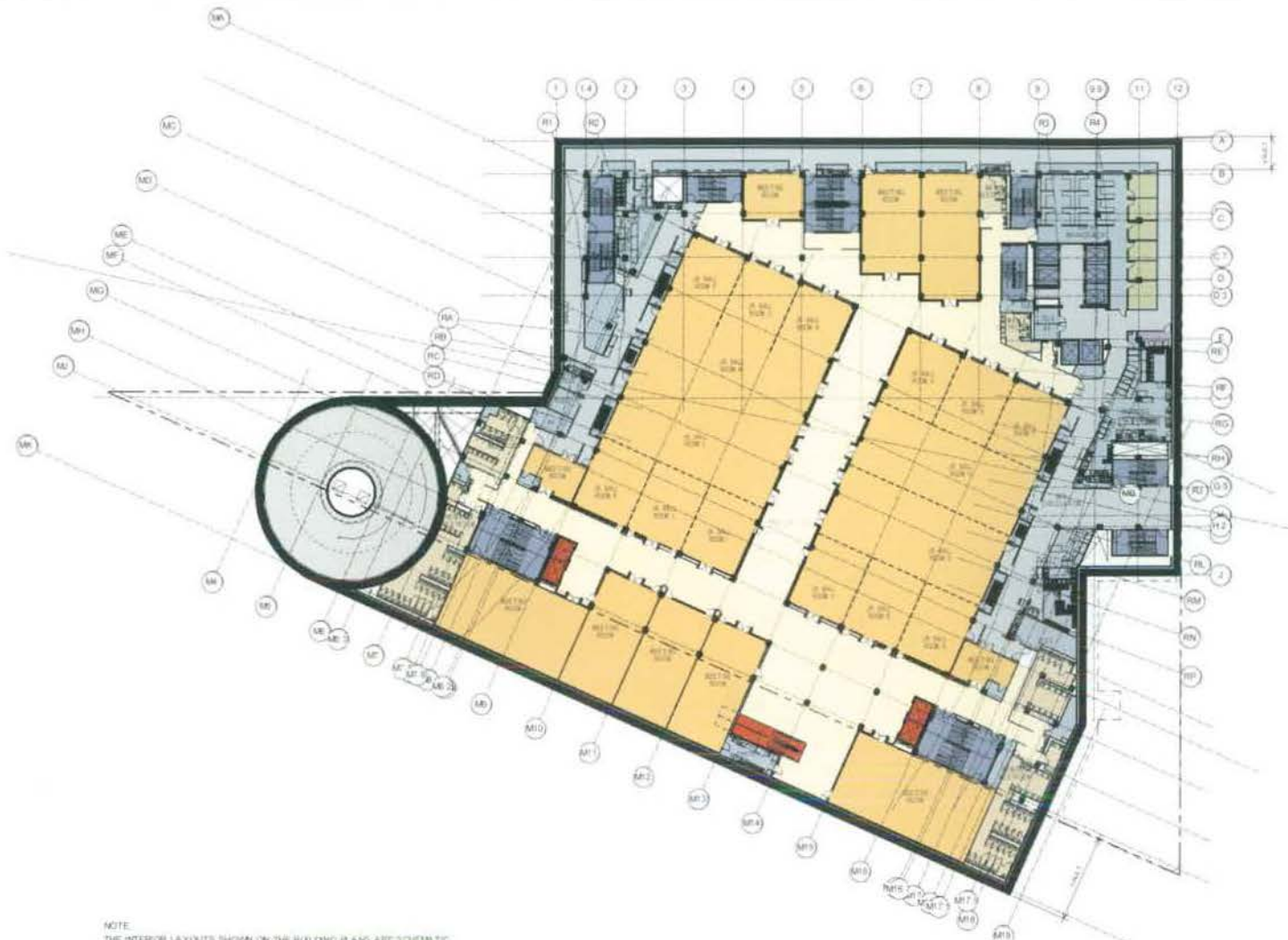


THE COOPER CARRY TVS
320 WEDMONT ROAD N.E. SUITE 201
ATLANTA, GEORGIA 30305-1583
404-237-3000 FAX 404-237-3275

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PROJECT	WASHINGTON D.C. MARRIOTT MARQUIS		
TITLE	FLOOR PLAN - LEVEL S2 PARKING - VALET SCENARIO (-7'-0")		
SCALE	DATE	REFERENCES	PROJECT NO.
1" = 50'-0"	02.13.2009		207202 3028-000

DWG NO.
PUD 370
A-202



- EXISTING ENCLOSURES
- Ballroom
 - Meeting room
 - Reception
 - Ball
 - Guestroom
 - Ball enclosure
- Public/amenity
- Public/amenity
 - Health club
 - Pool
- Water
- Ball enclosure
 - Ball enclosure
 - Ball enclosure
 - Ball enclosure
 - Ball enclosure
- Special equipment
- Meeting room
 - Meeting room
 - Surrounding building
 - Structural shadow
- Other
- Pool (outdoor)
 - Pool
 - Pool
 - Pool
 - Pool

NOTE:
 THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLAN ARE SCHEMATIC.
 CHANGES TO THE LAYOUTS, NOT SIGNIFICANTLY AFFECTING THE EXTERIOR
 ENVELOPE OR THE FOOTAGE DISTRIBUTION, MAY OCCUR.

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 DEVELOPMENT
 303 FREDERICK ROAD N.E. SUITE 200
 ATLANTA, GEORGIA 30304-1068
 404-237-2000 FAX 404-237-2219

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PROJECT: WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE: FLOOR PLAN - LEVEL S3 JUNIOR BALLROOMS (4'-0")			
SCALE: 1" = 50'-0"	DATE: 02 13, 2009	REFERENCE:	PROJECT NO: 02-024-006.100

DWG NO:
 PUD 370
 A-203



NOTE:
 THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC.
 CHANGES TO THE LAYOUTS, NOT SIGNIFICANTLY AFFECTING THE EXTERIOR
 ENVELOPE OR THE FOOTAGE DISTRIBUTION, MAY OCCUR.

FINAL CONSOLIDATED PUD SUBMISSION

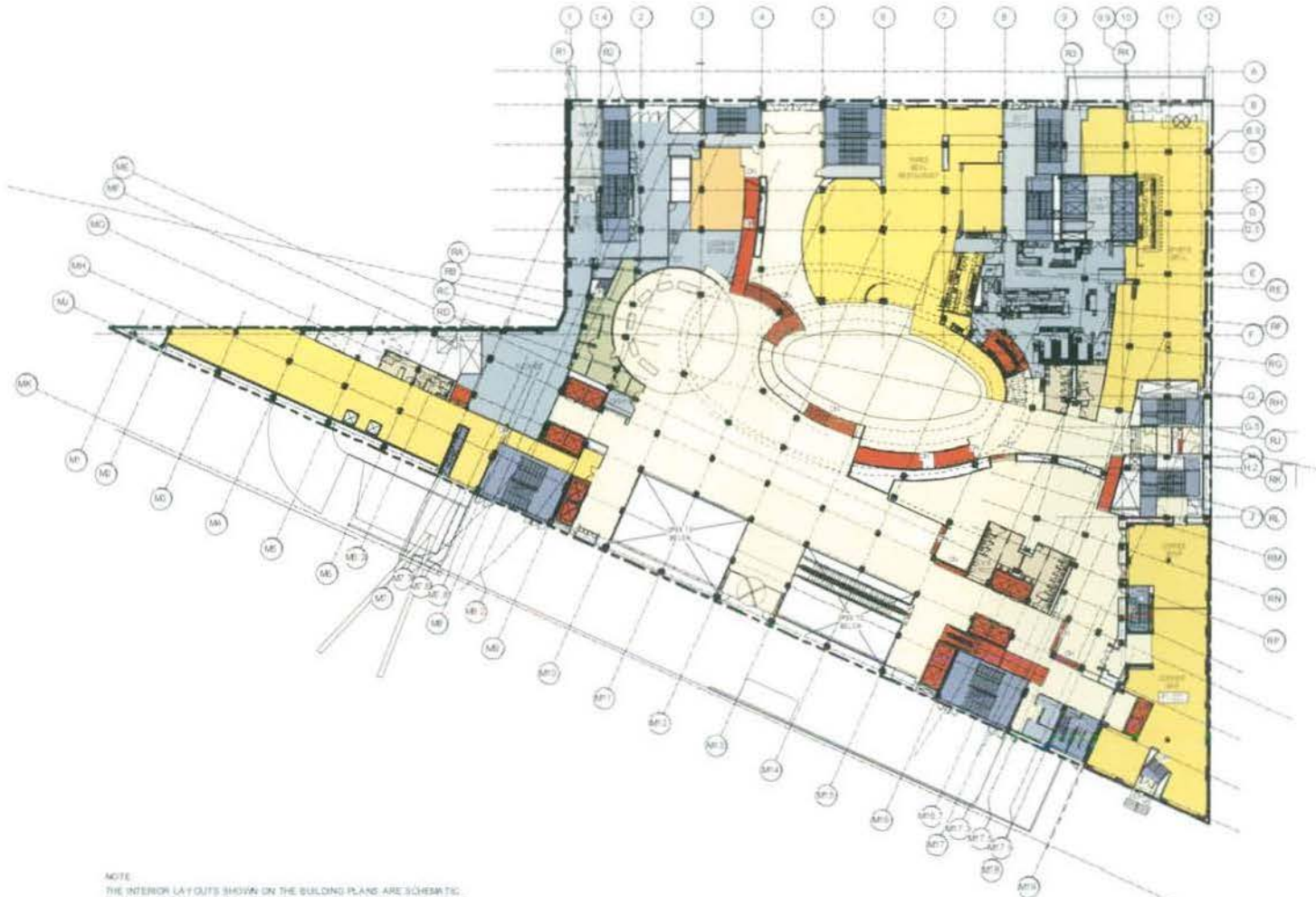


THE COOPER CARRY FID
 COLLABORATIVE
 3825 PIEDMONT ROAD N.E. SUITE 200
 ATLANTA, GEORGIA 30305-1598
 404.331.3000 FAX 404.237.0275

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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE FLOOR PLAN - LEVEL S7 HOTEL ADMINISTRATION (65'-0")			
SCALE 1" = 50'-0"	DATE 02.13.2009	REFERENCES	PROJECT NO. 301200 305A.000

3056 NO.
 PUD 370
 A-207



- Public circulation
- Yellow: Lobby
 - Orange: Meeting room
 - Light Yellow: Reception
 - Orange: Lobby
 - Light Orange: Guestroom
 - Red: Dining circulation
- Public circulation
- Light Yellow: Lobby
 - Light Blue: Health club
 - Blue: Ball
- Other
- Green: Office
 - Dark Blue: Back of House
 - Light Blue: Back of House circulation
 - Dark Blue: Service circulation wall zone
 - Purple: Mechanical
- Interior
- Light Yellow: Reception/lobby
 - Light Green: Loading dock
 - Light Green: Waste/Storage
 - Dark Blue: Mechanical building
 - Dark Blue: Delivery/Storage
- Other
- Green: Green
 - Light Green: Office / Admin
 - Light Green: Office
 - Light Green: Office
 - Light Blue: Office
 - Light Blue: Office

NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC.
CHANGES TO THE LAYOUTS, NOT SIGNIFICANTLY AFFECTING THE EXTERIOR
ENVIRONMENT OR THE FOOTAGE DISTRIBUTION, MAY OCCUR.

FINAL CONSOLIDATED PUD SUBMISSION

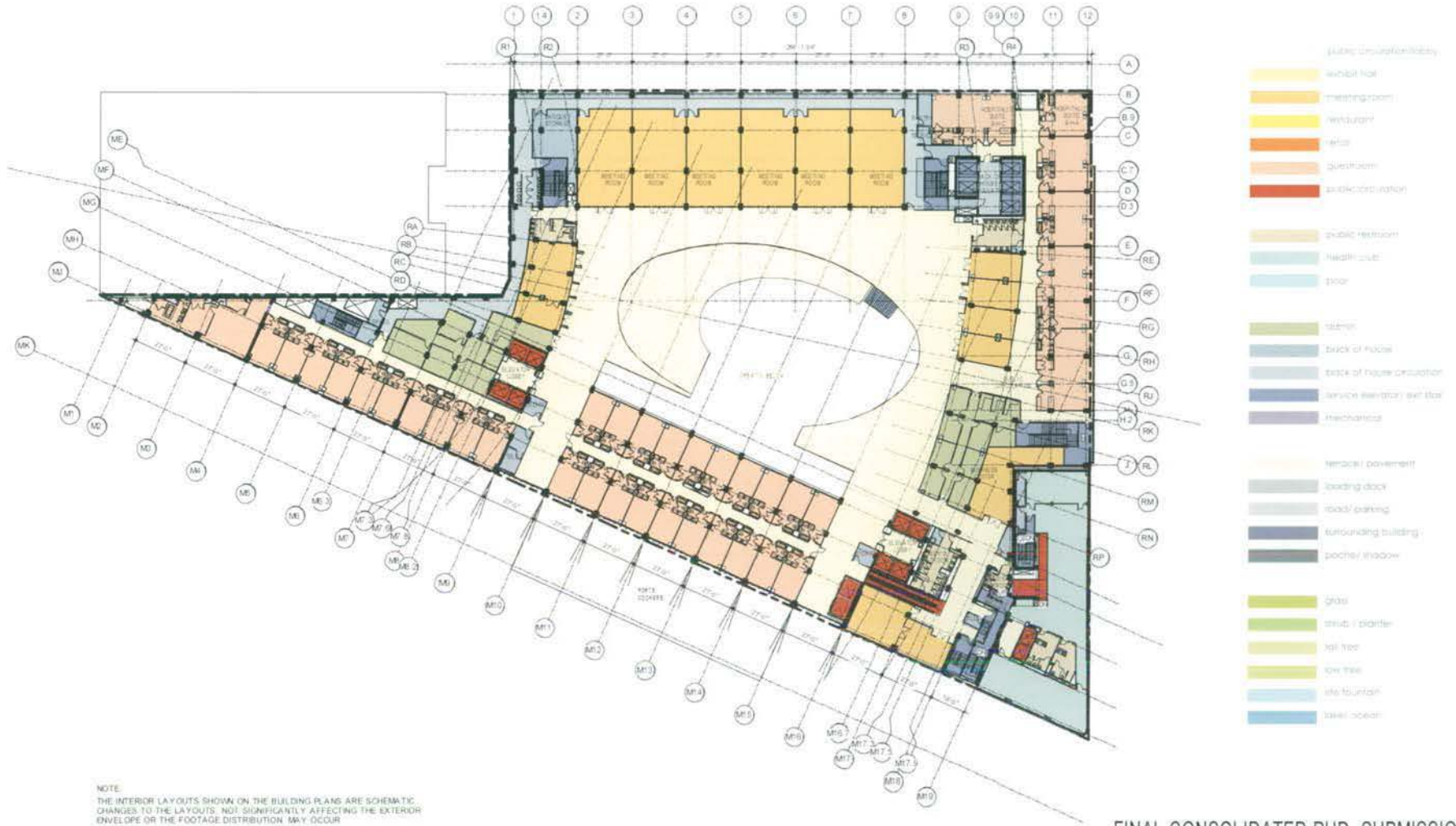


THE COOPER CARRY / TVS
220 VENTNORTH
1600 FLEMING ROAD, S.E. SUITE 210
ATLANTA, GEORGIA 30305-1891
404-237-0000 FAX 404-237-2278

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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE FLOOR PLAN - LEVEL 1 LOBBY (73'-0")			
SCALE 1" = 50'-0"	DATE 02 13 2009	REFERENCES	PROJECT NO. 07721 00A-208

DRG NO.
PUD 370
A-208



FINAL CONSOLIDATED PUD SUBMISSION

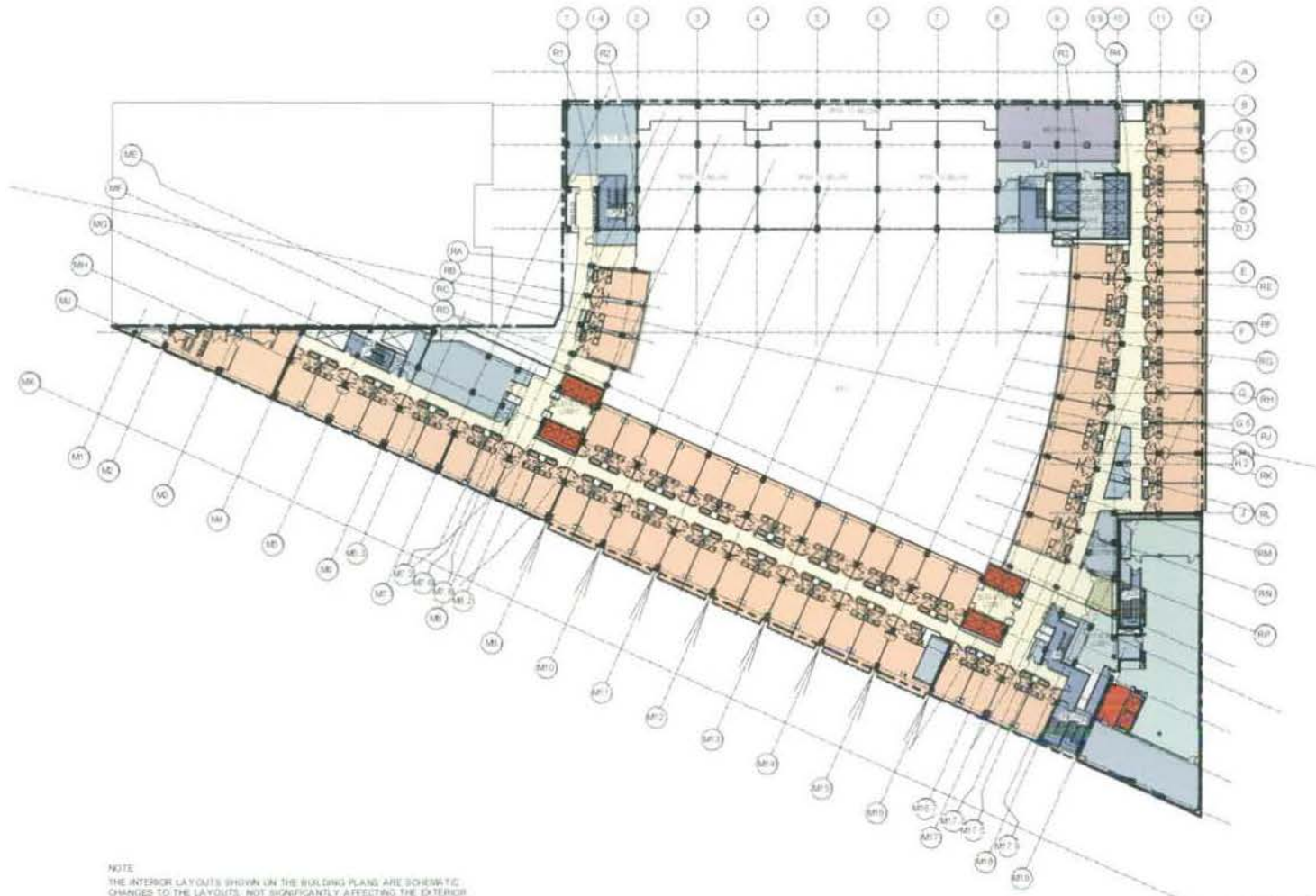


THE COOPER CARRY | TVS COLLABORATIVE
 3030 PIEDMONT ROAD N.E. SUITE 200
 ATLANTA, GEORGIA 30305-1595
 404-237-2000 FAX 404-237-0276

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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE FLOOR PLAN - LEVEL 2 CONFERENCE (93'-0")			
SCALE 1" = 50'-0"	DATE 02.13.2009	REFERENCES	PROJECT NO. 307203 3058-000

DWG NO. PUD 370
 A-209



- Public Circulation
- Water Hood
- Reception
- Waiting
- Bar
- Guestroom
- Public Restroom
- Public Restroom
- Health Club
- Spa
- Spa
- Spa
- Spa of Project
- Spa of Project (Access)
- Spa of Project (Access)
- Mechanical
- Remodel (Government)
- Waiting Area
- Food Service
- Commuting Building
- Construction
- Spa
- Spa + Office
- Spa
- Spa
- Spa
- Spa
- Spa

NOTE:
 THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC.
 CHANGES TO THE LAYOUTS, NOT SIGNIFICANTLY AFFECTING THE EXTERIOR
 ENVELOPE OR THE FOOTAGE DISTRIBUTION, MAY OCCUR.

FINAL CONSOLIDATED PUD SUBMISSION

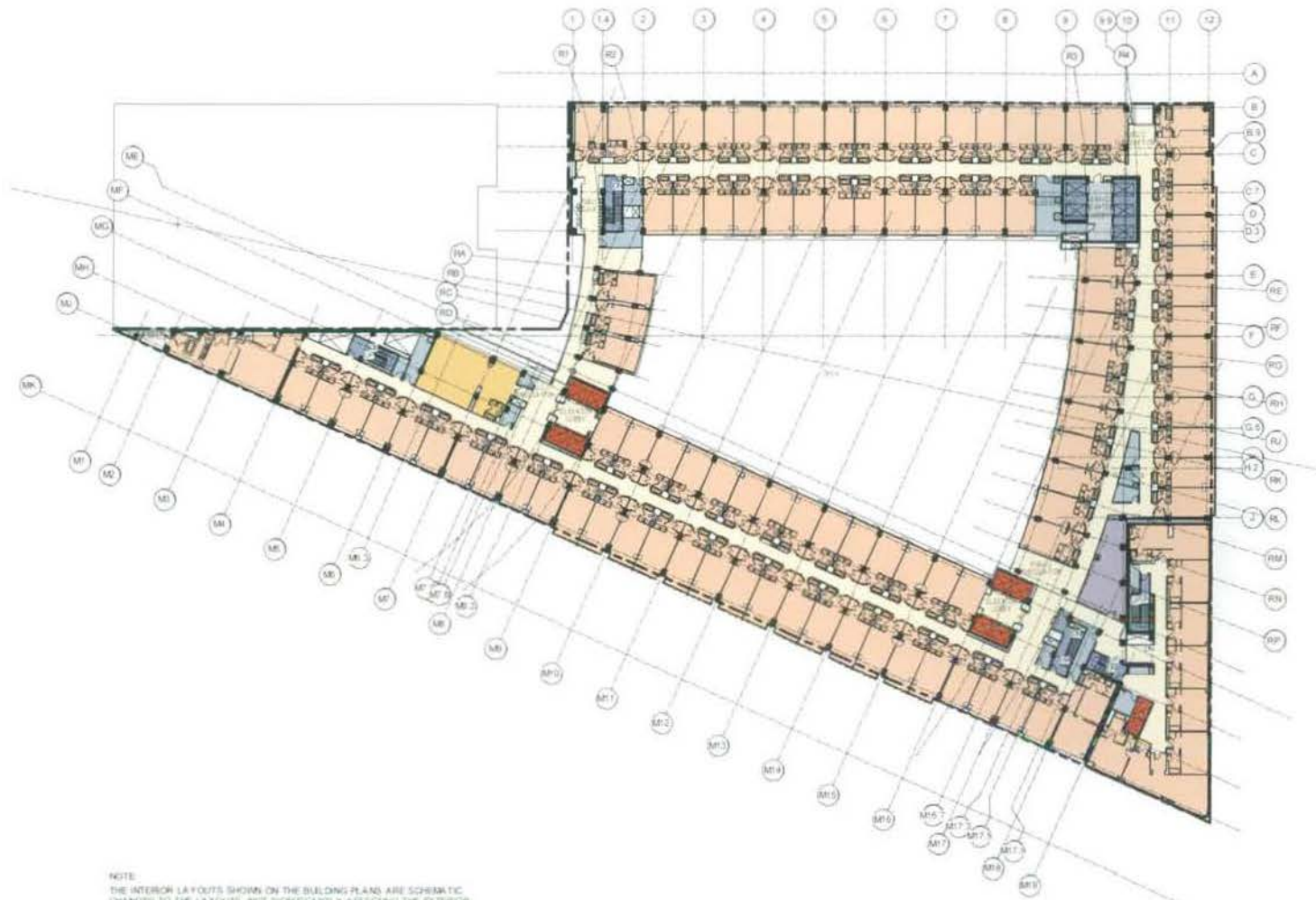


THE COOPER CARRY - TVS
 COLLABORATIVE
 3321 PIEDMONT ROAD N.E. SUITE 200
 ATLANTA, GEORGIA 30305-1889
 404.227.2200 FAX 404.227.0274

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PROJECT		WASHINGTON D.C. MARRIOTT MARQUIS	
TITLE			
FLOOR PLAN - LEVEL 3 HOSPITALITY SUITE (101'-8")			
SCALE	DATE	REFERENCES	PROJECT NO.
1" = 50'-0"	02.13.2009		30754 308-000

DDWG NO.
PUD 370
A-210



- Sublet construction colors
- Yellow: Lobby
 - Orange: Meeting room
 - Light Yellow: Reception
 - Light Orange: Office
 - Light Blue: Conference
 - Dark Blue: Executive office
 - Light Green: Executive reception
 - Light Blue: Health club
 - Light Blue: Spa
 - Light Green: Gym
 - Dark Blue: Back of House
 - Light Blue: Back of House circulation
 - Dark Blue: Service entrance and core
 - Dark Purple: Mechanical
 - Light Yellow: Retail/Government
 - Light Green: Loading dock
 - Light Green: Retail parking
 - Dark Blue: Surrounding building
 - Dark Grey: Existing structure
 - Light Green: Grill
 - Light Green: Club / bar
 - Light Green: Office
 - Light Green: New office
 - Light Blue: New kitchen
 - Light Blue: Other kitchen

NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC.
CHANGES TO THE LAYOUTS, NOT SIGNIFICANTLY AFFECTING THE EXTERIOR
ENVELOPE OR THE FOOTAGE DISTRIBUTION, MAY OCCUR.

FINAL CONSOLIDATED PUD SUBMISSION

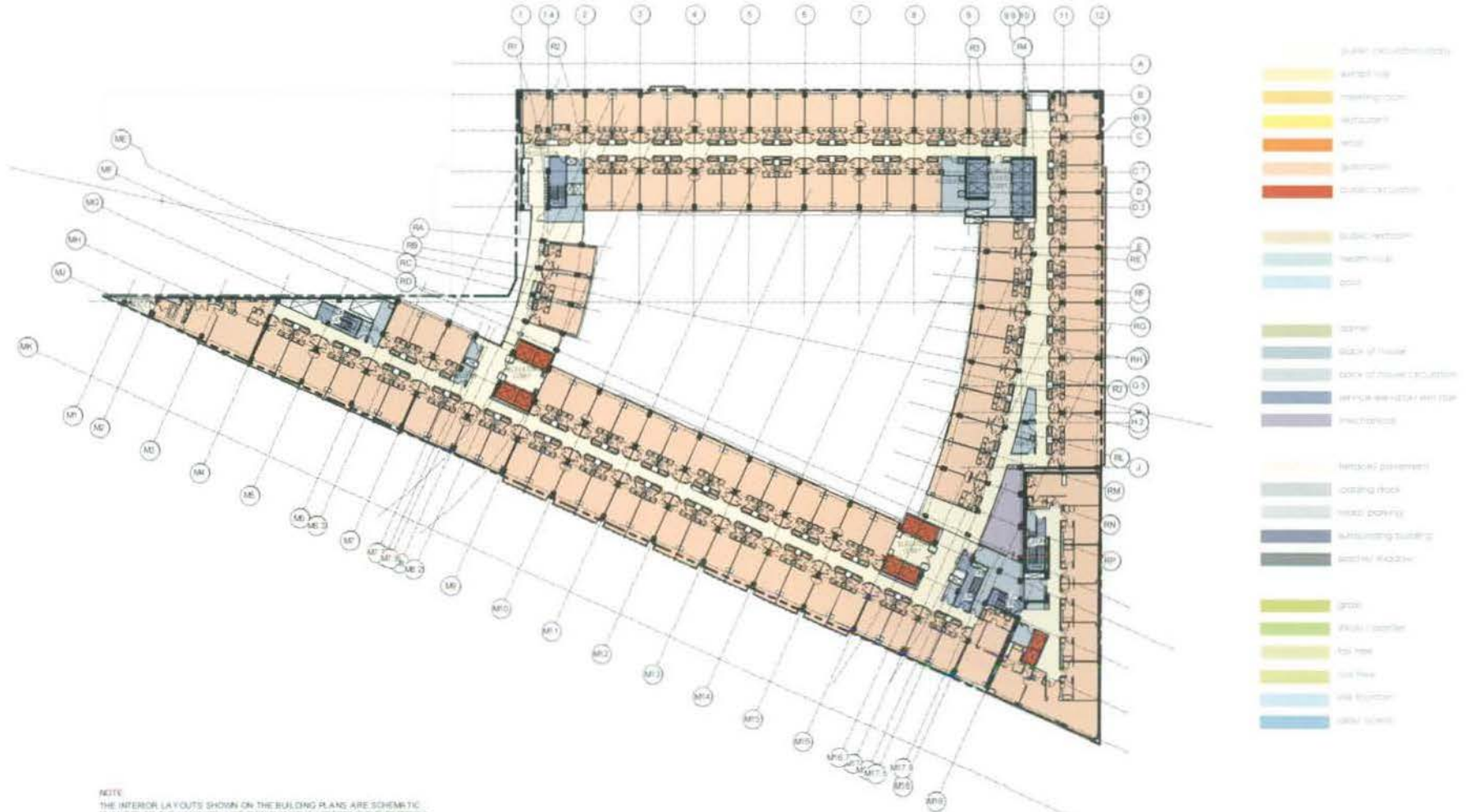


THE COOPER CARRY TVS
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320 WEDMONT ROAD N.E. SUITE 204
ATLANTA, GEORGIA 30305-1544
404.337.3300 FAX 404.237.0278

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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE FLOOR PLAN - LEVEL 4 AMENITY (110'-4")			
SCALE 1" = 50'-0"	DATE 02.13.2009	REFERENCE	PROJECT NO. 10720 208.000

DWG NO.
PUD 370
A-211



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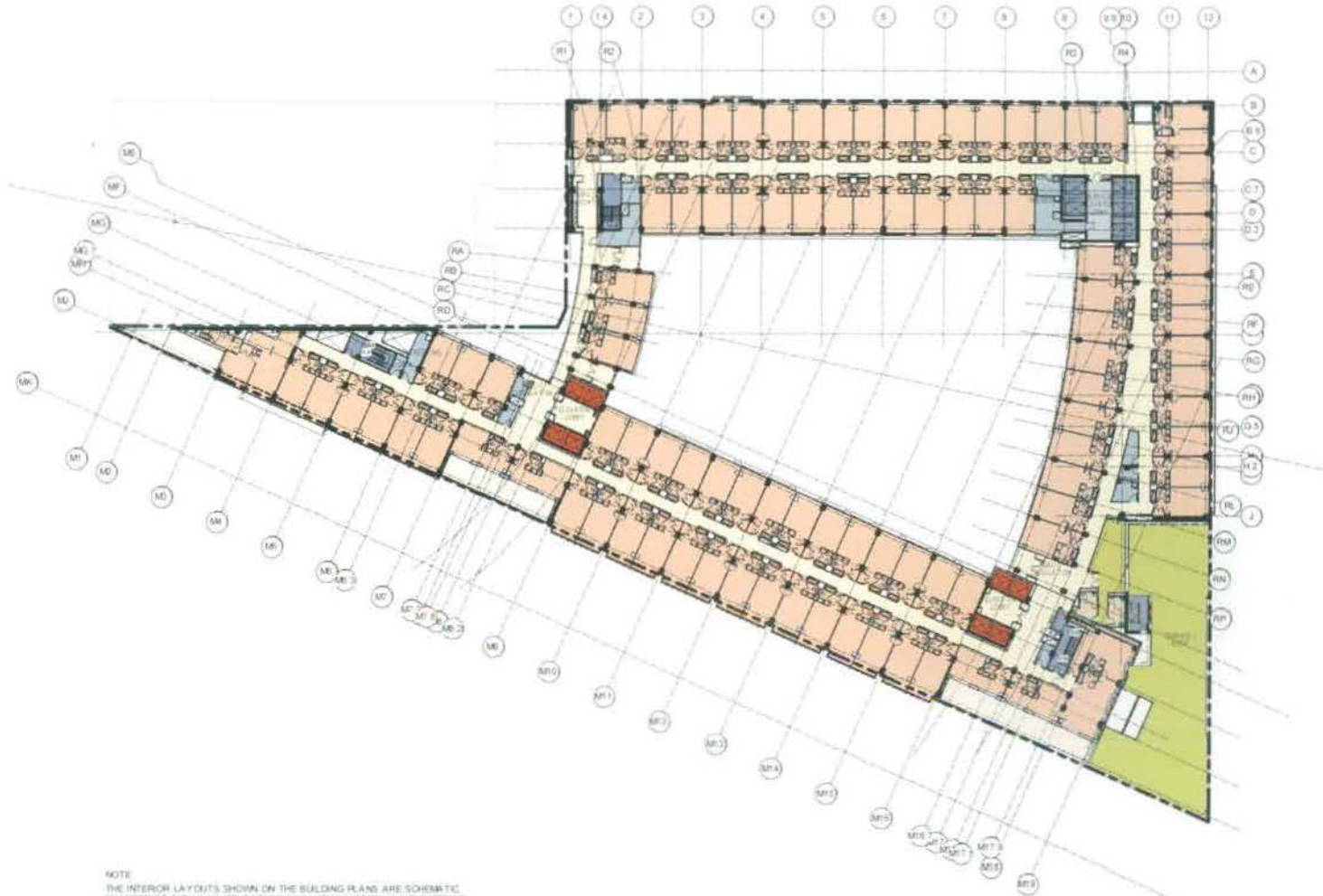


THE COOPER CARRY TVS
30114828416
1822 PHIDMONT ROAD N.E. SUITE 210
ATLANTA, GEORGIA 30325-1593
404-217-2000 FAX 404-221-0279

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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE FLOOR PLAN - LEVEL 6-9 TYP GUESTROOMS (127'-8" - 153'-8")			
SCALE 1" = 50'-0"	DATE 02.13.2008	REFERENCE	PROJECT NO. 301701 308.000

DWG NO. PUD 370
A-213



- Interior Color Legend
- Yellow: Lobby
 - Orange: Meeting Room
 - Light Orange: Restaurant
 - Dark Orange: Bar
 - Light Orange: Conference
 - Red: Executive Office
 - Light Orange: Public Reception
 - Light Green: Health Club
 - Light Blue: Gym
 - Light Green: Office
 - Dark Blue: Office of Housekeeping
 - Dark Blue: Office of House Administration
 - Dark Blue: Service Reception
 - Dark Blue: Maintenance
 - Light Orange: Technical Environment
 - Light Green: Working Office
 - Light Green: Storage / Parking
 - Dark Blue: Surrounding Building
 - Dark Blue: Storage / Storage
 - Light Green: Grass
 - Light Green: Deck / Terrace
 - Light Green: Walkway
 - Light Green: Core Area
 - Light Blue: Air Handler
 - Light Blue: Elevator Lobby

NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC CHANGES TO THE LA FOUTS, NOT SIGNIFICANTLY AFFECTING THE EXTERIOR ENVELOPE OR THE FOOTAGE DISTRIBUTION, MAY OCCUR

FINAL CONSOLIDATED PUD SUBMISSION

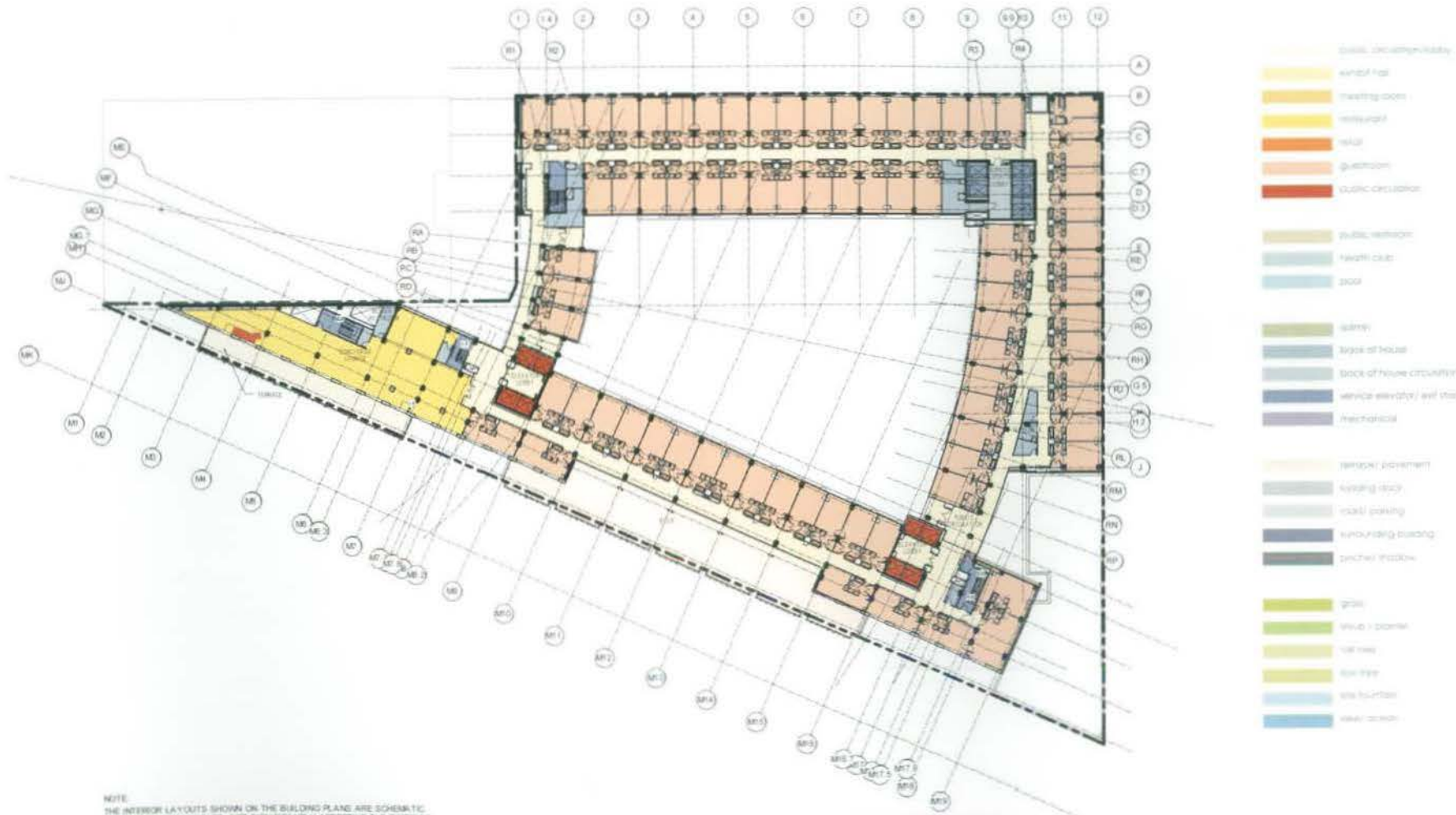


THE COOPER CARRY, TVS
222 PIEDMONT ROAD N.E. SUITE 200
ATLANTA, GEORGIA 30305-1801
404-237-2020 FAX 404-237-0270

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PROJECT: WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE: FLOOR PLAN - LEVEL 10 GUESTROOM (162'-4")			
SCALE: 1" = 50'-0"	DATE: 02 13 2009	REFERENCES:	PROJECT NO: 07722 3054.000

PUD NO:
PUD 370
A-214



NOTE:
 THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC.
 CHANGES TO THE LAYOUTS, NOT SIGNIFICANTLY AFFECTING THE EXTERIOR
 ENVELOPE OR THE FOOTAGE DISTRIBUTION, MAY OCCUR.

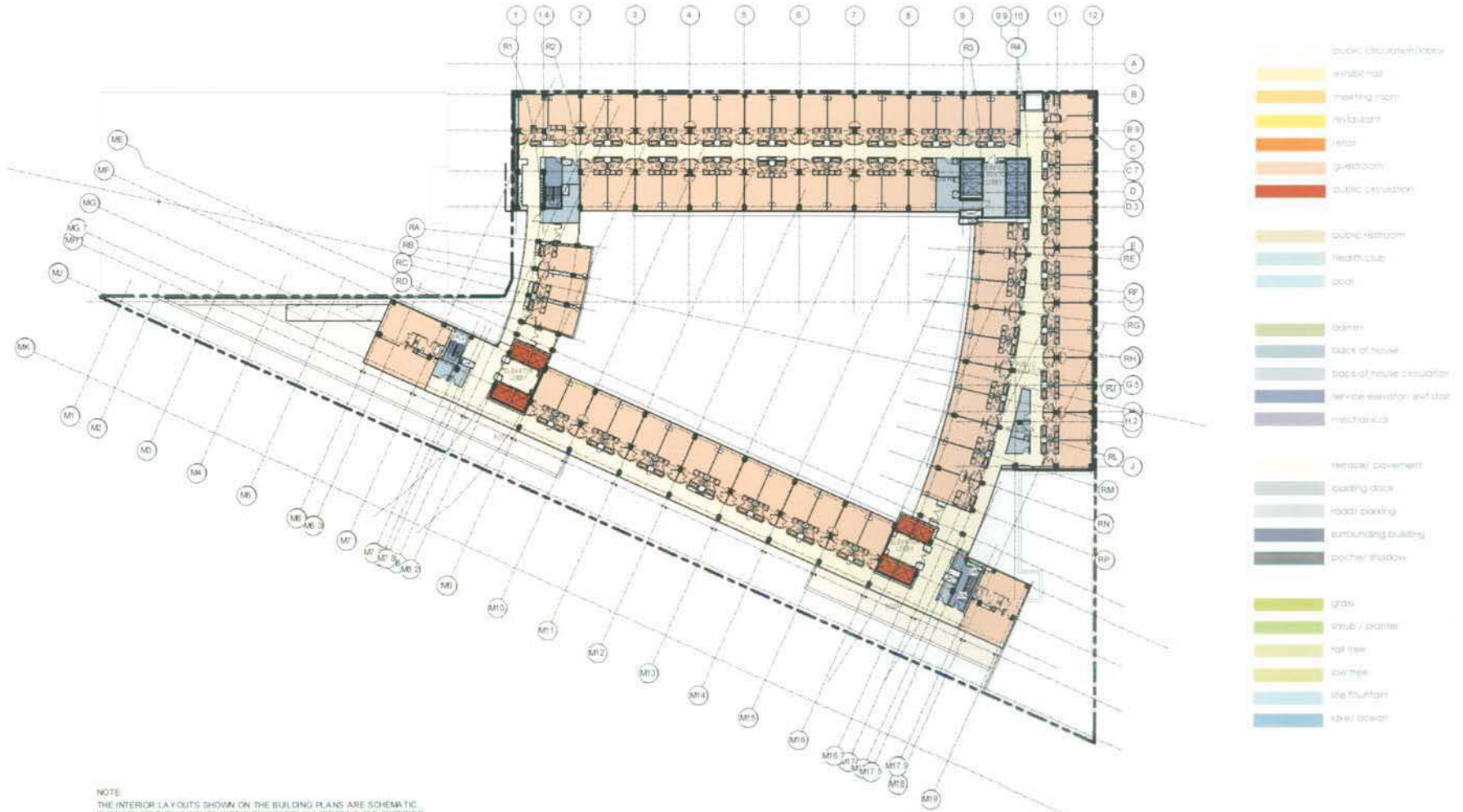
FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY / TVS COLLABORATIVE 3500 PUGHMONT ROAD N.E. SUITE 204 ATLANTA, GEORGIA 30305-1695 404-227-2200 FAX: 404-227-2216		PROJECT: WASHINGTON D.C. MARRIOTT MARQUIS TITLE: FLOOR PLAN - LEVEL 12 GUESTROOM (179'-8") SCALE: 1" = 50'-0" DATE: 02.13.2009 REFERENCE: PROJECT NO. 291002 888-301	
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DWG NO.
 PUD 370
 A-216



FINAL CONSOLIDATED PUD SUBMISSION

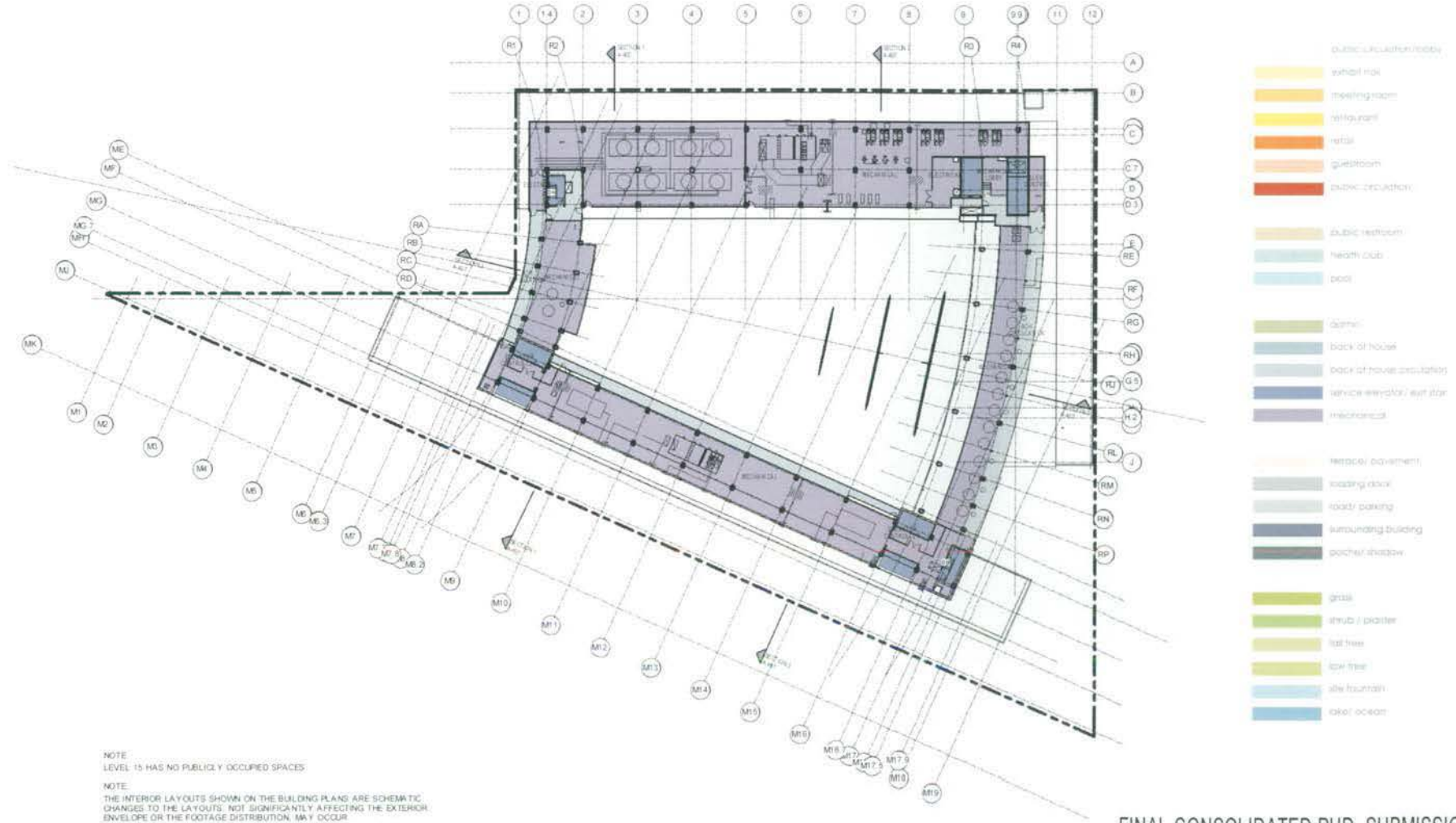


THE COOPER CARRY, TVS
COLLABORATIVE
3020 PIEDMONT ROAD N.E. SUITE 200
ATLANTA, GEORGIA 30326-1595
804.237.3000 FAX 404.237.3276

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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE FLOOR PLAN - LEVEL 13 GUESTROOM (188'-4")			
SCALE 1" = 50'-0"	DATE 02.13.2009	REFERENCES	PROJECT NO 22723 2008-000

DWG NO
PUD 370
A-217



NOTE
LEVEL 15 HAS NO PUBLICLY OCCUPIED SPACES

NOTE
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS NOT SIGNIFICANTLY AFFECTING THE EXTERIOR ENVELOPE OR THE FOOTAGE DISTRIBUTION MAY OCCUR.

FINAL CONSOLIDATED PUD SUBMISSION

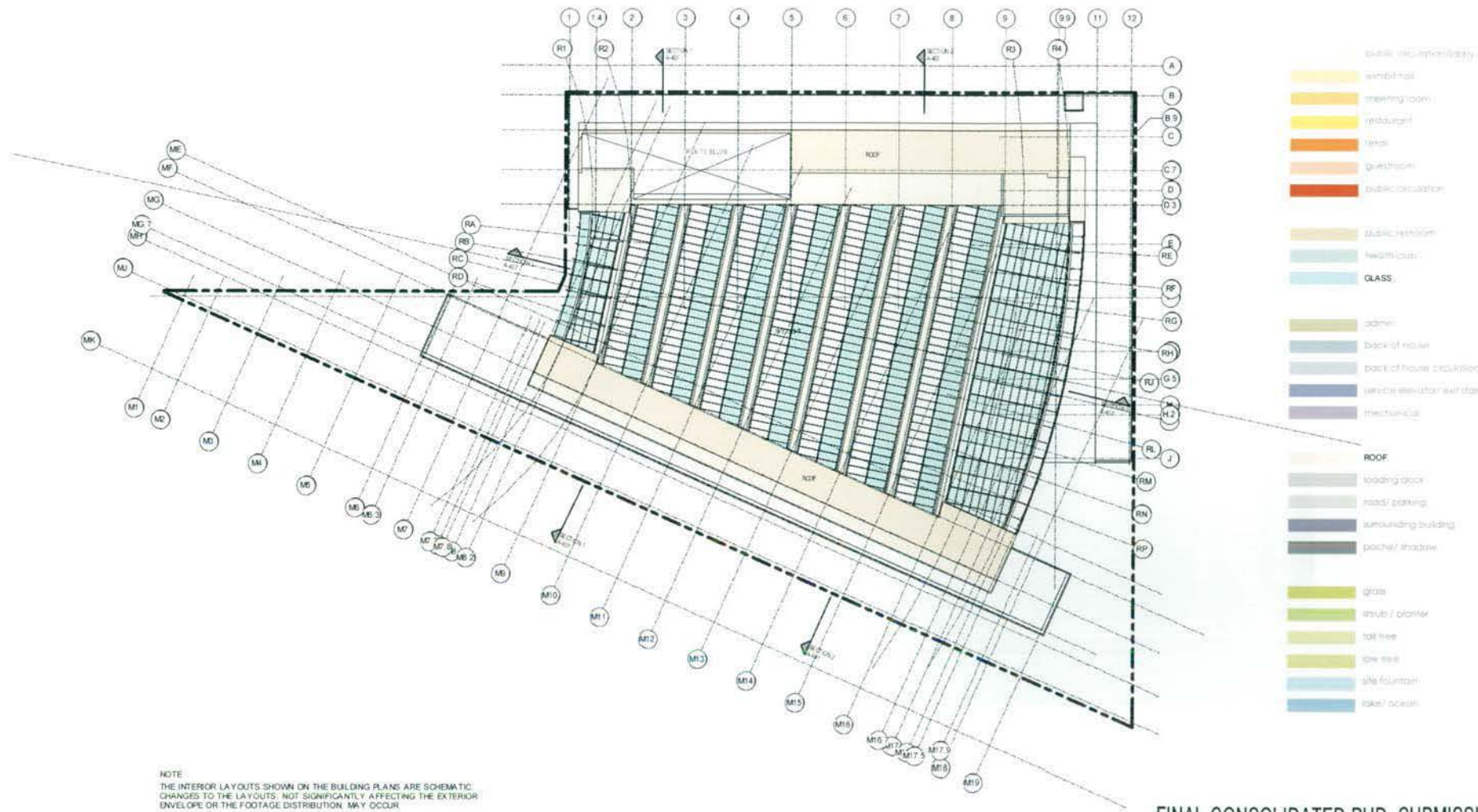


THE COOPER CARRY TVS
COLLABORATIVE

3020 PIEDMONT ROAD N.E. SUITE 200
ATLANTA, GEORGIA 30309-1593
404.337.2000 FAX 404.337.3278

PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE FLOOR PLAN - LEVEL 15 MECHANICAL PENTHOUSE (205'-8")			
SCALE 1" = 50'-0"	DATE 02.13.2009	REFERENCES	PROJECT NO. 207002-3058-200

DWG NO.
PUD 370
A-219



FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY TVS COLLABORATIVE
 3535 PIEDMONT ROAD N.E. SUITE 200
 ATLANTA, GEORGIA 30305 1595
 404-237-2000 FAX 404-237-0278

PROJECT: WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE: ROOF PLAN (224'-9")			
SCALE: 1" = 50'-0"	DATE: 02.13.2009	REFERENCES:	PROJECT NO: 207202 3298.000

DWG NO:
PUD 370
A-220



FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - TVS
COLLABORATIVE
870 RIDDMONT ROAD N.E. SUITE 200
ATLANTA, GEORGIA 30305-1593
404.237.2000 FAX: 404.237.0276
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PROJECT			
WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE			
BUILDING ELEVATIONS - MASS. AVE			
SCALE	DATE	REFERENCES	PROJECT NO.
1" = 40'-0"	02.13.2009		107200 3056-000

DWG NO.
PUD 370
A-301



FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - TVS
COLLABORATIVE
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ATLANTA, GEORGIA 30305-1595
864-237-2000 FAX: 404-237-0276

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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE BUILDING ELEVATIONS - 9TH STREET			
SCALE 1" = 40'-0"	DATE 02.13.2009	REFERENCES	PROJECT NO. 387202 3058-000

DWG NO
PUD 370
A-302



FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - TVS
COLLABORATIVE
3520 PIEDMONT ROAD N.E. SUITE 200
ATLANTA, GEORGIA 30305-1599
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PROJECT			
WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE			
BUILDING ELEVATION - L STREET			
SCALE	DATE	REFERENCES	PROJECT NO.
1" = 40'-0"	02.13.2009		207202 3038-000

DWG NO.
PUD 370
A-303



FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - tvs
COLLABORATIVE

3029 PIEDMONT ROAD N.E. SUITE 200
ATLANTA, GEORGIA 30305-1566
404-231-2900 FAX: 404-231-0278

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PROJECT WASHINGTON D.C. MARRIOTT MARQUIS			
TITLE BUILDING ELEVATION - 10TH STREET			
SCALE	DATE	REFERENCES	PROJECT NO.
	02.13.2009		207202 3058-000

DRG NO.
PUD 370
A-304



MZ - METAL PANEL ZINC
 MS - METAL PANEL STEEL
 MA - METAL PANEL ALUMINUM

GL - 1 GLASS CLEAR
 1A GLASS CLEAR
 GL - 2 GLASS SPANDREL

ST - 1 LIMESTONE
 ST - 2 GRANITE
 ST - 3 DARK GRANITE

Materials represent range of colors and textures to be used.

FOR LOCATIONS OF MATERIALS SEE SHEETS A-351 THROUGH A-361

FINAL CONSOLIDATED PUD SUBMISSION



THE COOPER CARRY - TVS COLLABORATIVE 3320 PIEDMONT ROAD N.E. SUITE 200 ATLANTA, GEORGIA 30305-1595 404-237-2900 FAX: 404-237-0276		PROJECT: WASHINGTON D.C. MARRIOTT MARQUIS TITLE: MATERIAL BOARD SCALE: DATE: 02.13.2009 REFERENCES: PROJECT NO: 207202 3058-000	
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DWG NO.	PUD 370
	A-350