

Michigan Ave. & Irving St. NE Mixed Use Complex Phase 1



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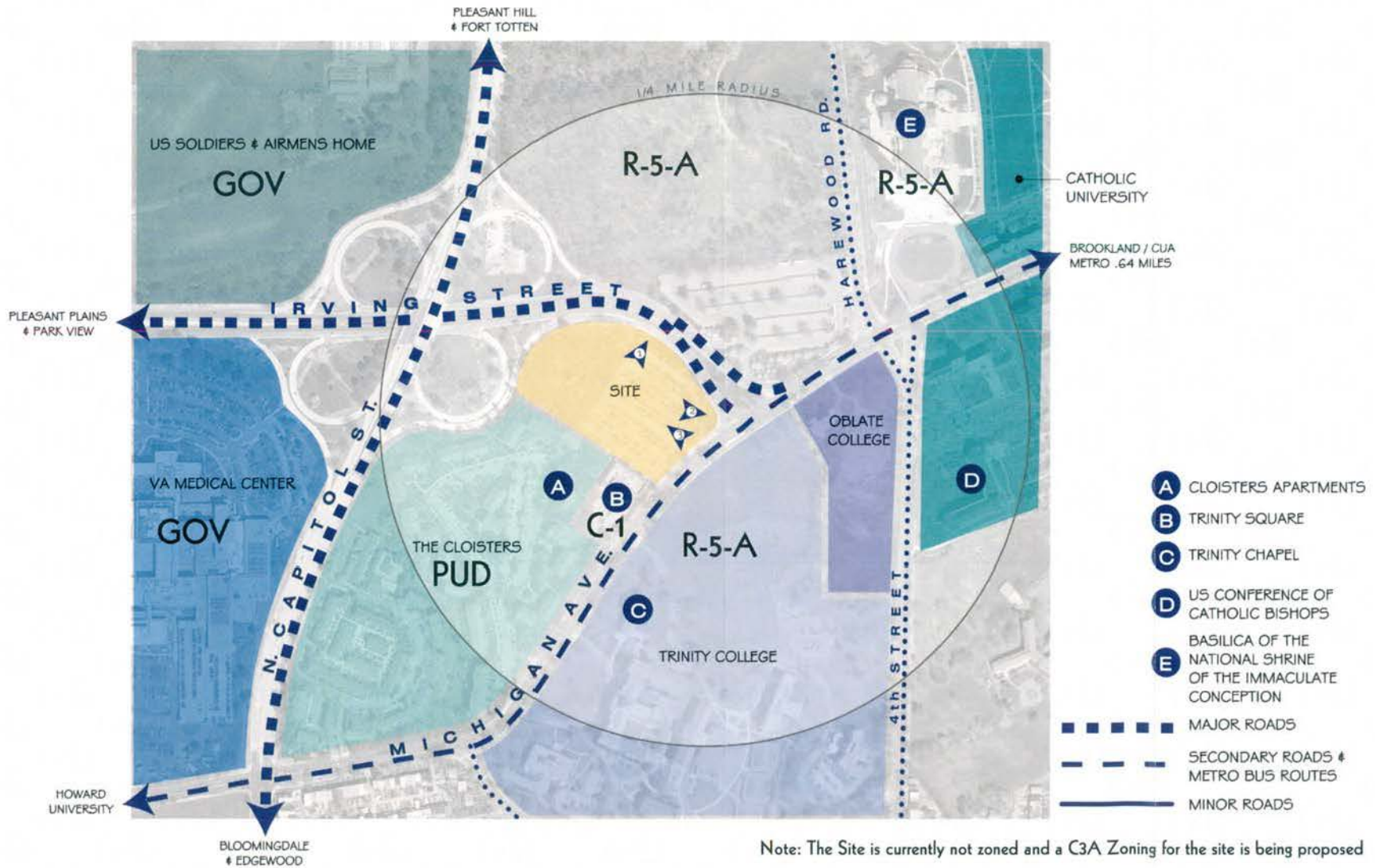
3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

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Project # WA08007.03
Date: 11.18.08



Adjoining Zoning and Context Map

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Panoramic View 1: View across Irving St.



Panoramic View 2: Corner of Irving St. & Michigan Ave.



Panoramic View 3: View of site from Michigan Ave.



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Context Studies

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Context Photo A: The Cloisters Apartments



Context Photo B: Trinity Square



Context Photo C: Trinity Chapel



Context Photo D: US Conference
of Catholic Bishops



Context Photo E: Basilica of the National Shrine
of the Immaculate Conception

Context Studies

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Context Photo: View of North Capitol St. Ramp

Context Photo: View from Oblate College



Context Photo: Panoramic View of Trinity College and The Cloisters Apartments

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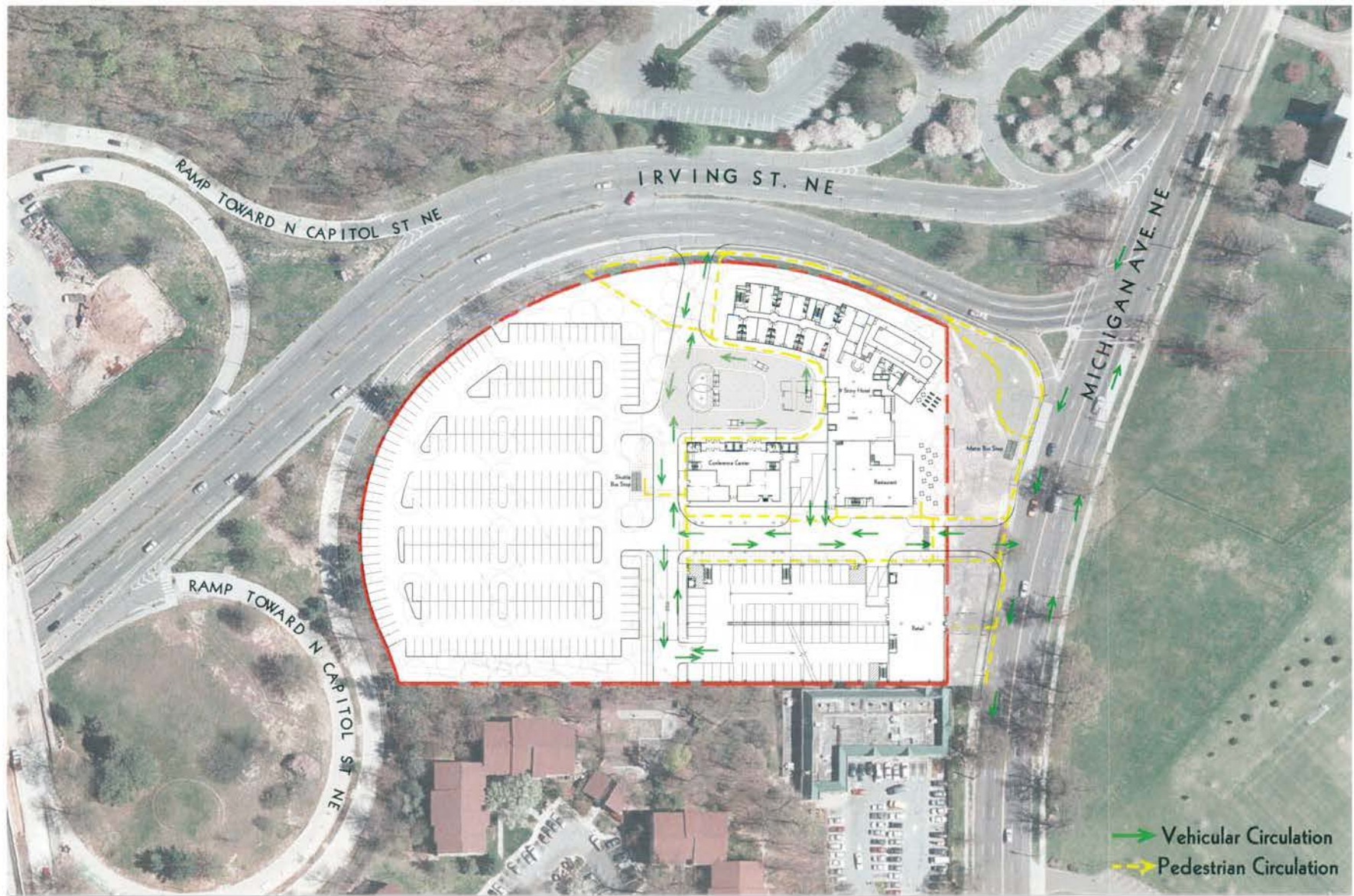
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Context Studies

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Project # WA00007
Date 12.28.09



→ Vehicular Circulation
→ Pedestrian Circulation

Circulation Plan

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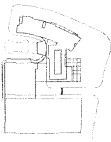
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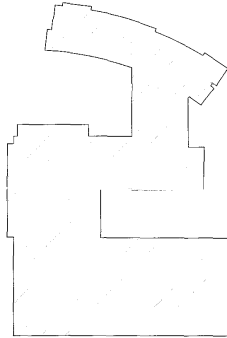
Project # WAD0007
Date: 10.03.04

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Date: 12.22.08Lot Occupancy- 75% Allowed

Total Lot Area 238,927
Ground Gross Area 76,342
% Lot Occupancy 32%

Building Height

65' is permitted as a matter of right and
90' is permitted in a PUD.
94'-4" above Average Grade Proposed
and relief is requested under section
2405.3.

Setbacks

Rear: 18.75' minimum required
330' provided
Side: 0 Required, if provided 23'-6" min,
North- 23'-6" provided
South- 0 provided
Court: 23'-6" minimum required,
100'x150' provided

Required Parking:

1 per 2 hotel rooms
= $314/2 = 157$
1 per 150 sq ft of largest assembly room
= $7800/150 = 52$
1 per 300sf over 3000 sf of retail
= $15000/300 = 50$
259 Spaces Required, 581 Provided

Parking Garage

P4 82
P3 87
P2 87
P1 45
Total 301

Surface Lot

280 Spaces

301+280= 581 Parking Spaces

Loading

1@55' and 1@30' Provided for Hotel/
Conference Center
1@30' Provided for Retail

FAR Calculations

FAR permitted is 4.0 (2.5 Commercial),
matter of right and 4.5 (3.0 Commercial) in
a PUD

Gross Floor Area allowed: $4.0 \times \text{Site Area} =$
 $4.0 \times 238,909 = 955,636$

Proposed FAR= $315,389 / 238,909 = 1.3$ Hotel Restaurant Building

Floor No.	Gross Construction SF	Loading Area	Basement	Total GFA
PH floor	2,196			0
9th Floor	20,088			20,088
8th Floor	20,950			20,950
7th Floor	20,950			20,950
6th Floor	20,950			20,950
5th Floor	20,950			20,950
4th Floor	20,950			20,950
3rd Floor	20,950			20,950
2nd Floor	20,950			20,950
Ground Floor	26,736	1,248		25,488
BI Level	18,423		18,423	0
Total Hotel Building	214,193 sf	1,248 sf	18,423 sf	192,326

Conference Center

Rentable SF include Conference Room Only

Floor No.	Gross Construction SF	Loading Area	Basement	Total GFA
2nd Floor	16,358	0		16,358
Ground Floor	7,585	1,248		6,337
BI Level	7,585		7,585	0
Total Conference Center	31,528 sf	1,248 sf	7,585 sf	22,695 sf

Garage Building

Floor No. garage	Gross Construction SF	Loading Area	Basement	Total GFA
P1	33,456			0
P3	33,456			33,456
P2	33,456			33,456
P1	26,076			26,076
Total garage Building	92,988 sf	0 sf	26,076 sf	92,988 sf

Retail

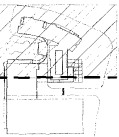
Floor No. garage	Gross Construction SF	Loading Area	Basement	Retail	Total GFA
1st Floor	7,380			7,380	0
BI Level	33,456		33,456	10,620	0
Total Retail	40,836 sf	0 sf	33,456 sf	18,000 sf	7,380 sf

Total All	379,545 sf	2,496 sf	55,540 sf		315,389 sf
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**Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 1**



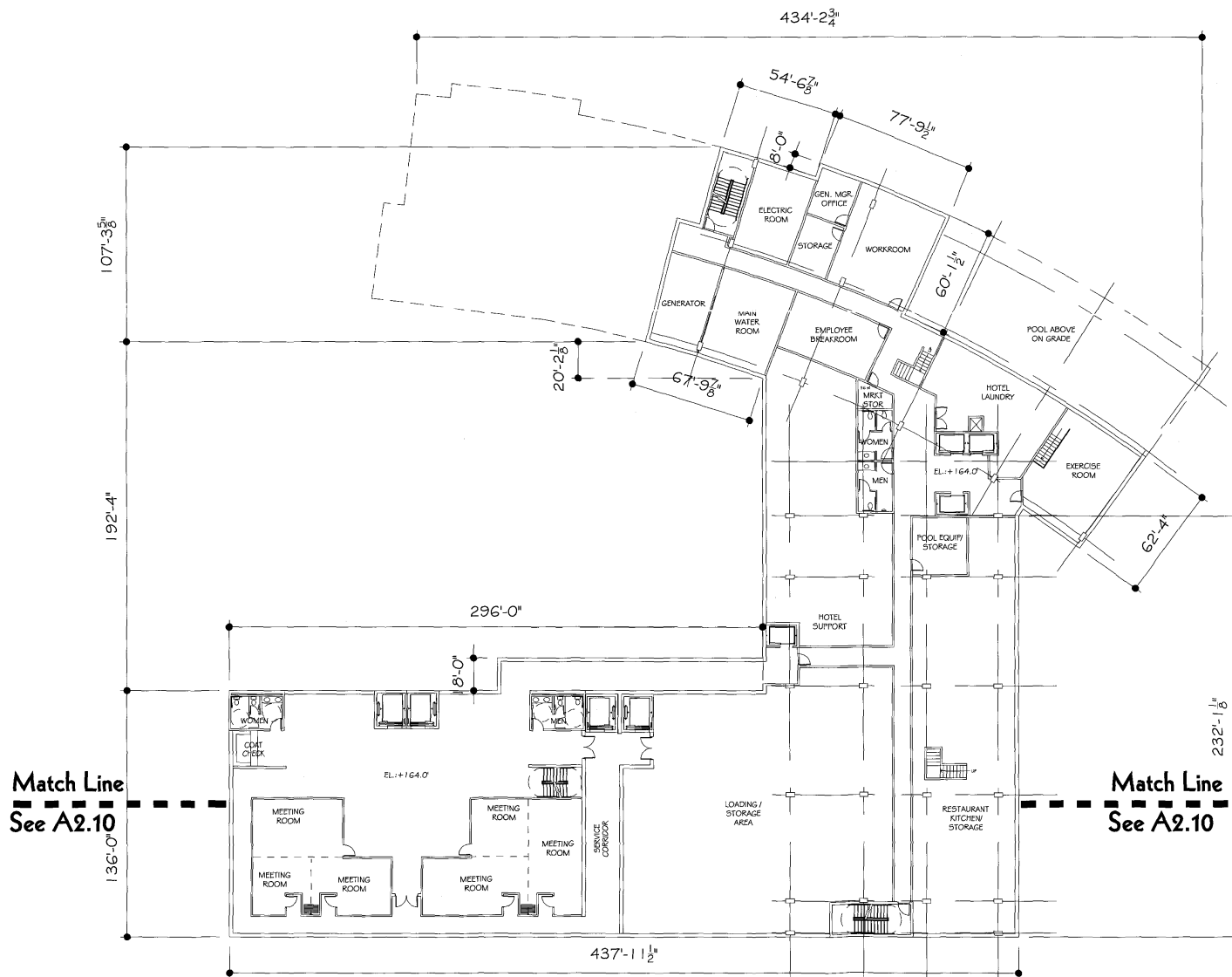
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Architects LLC**

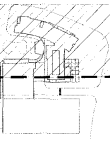


B1 Floor Plan- Hotel

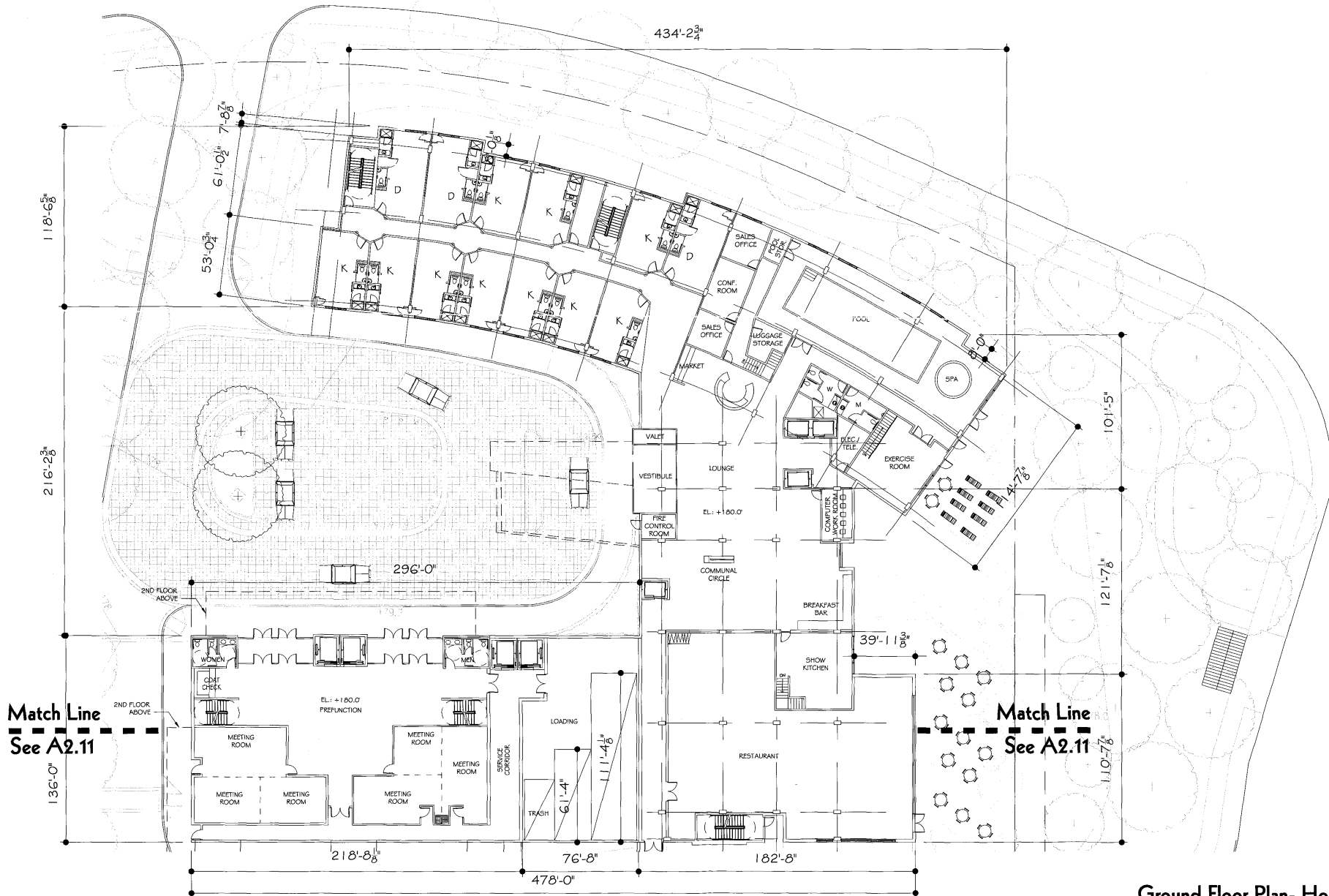
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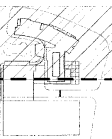
Ground Floor Plan- Hotel



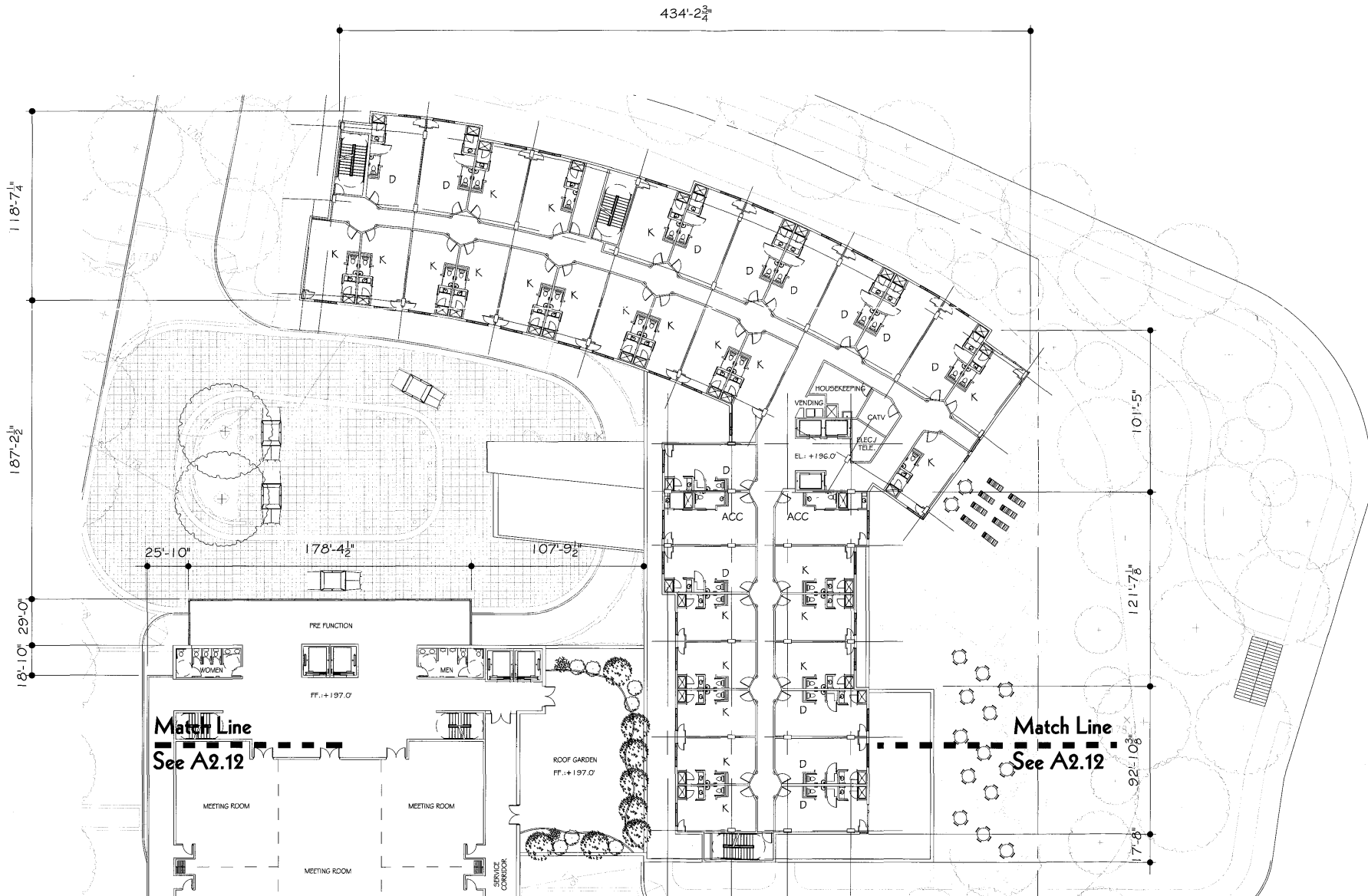
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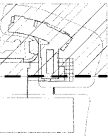


2nd Floor Plan- Hotel

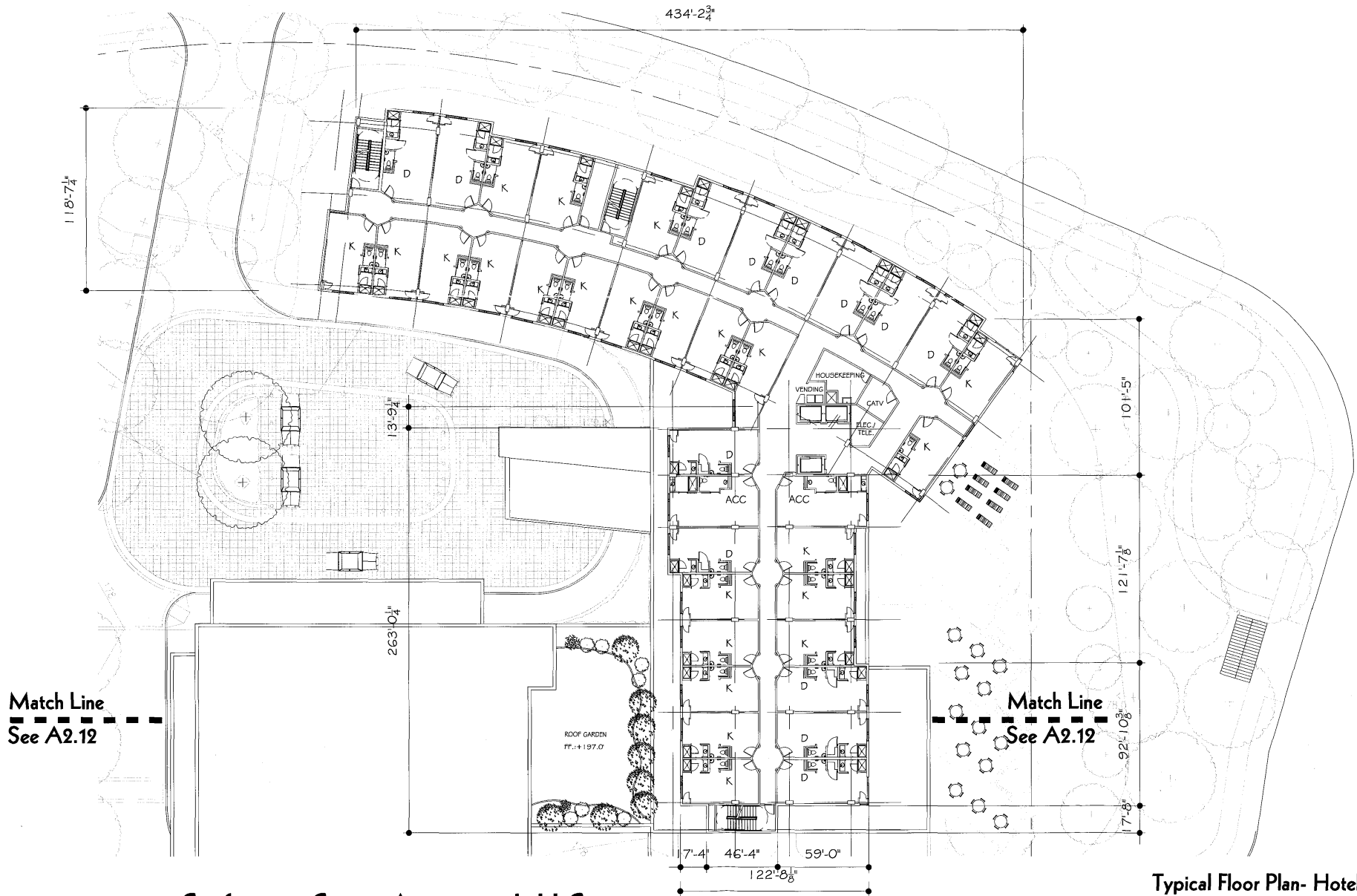


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Typical Floor Plan- Hotel

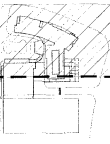


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Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 1



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9th Floor Plan- Hotel

Match Line
See A2.14

Match Line
See A2.14

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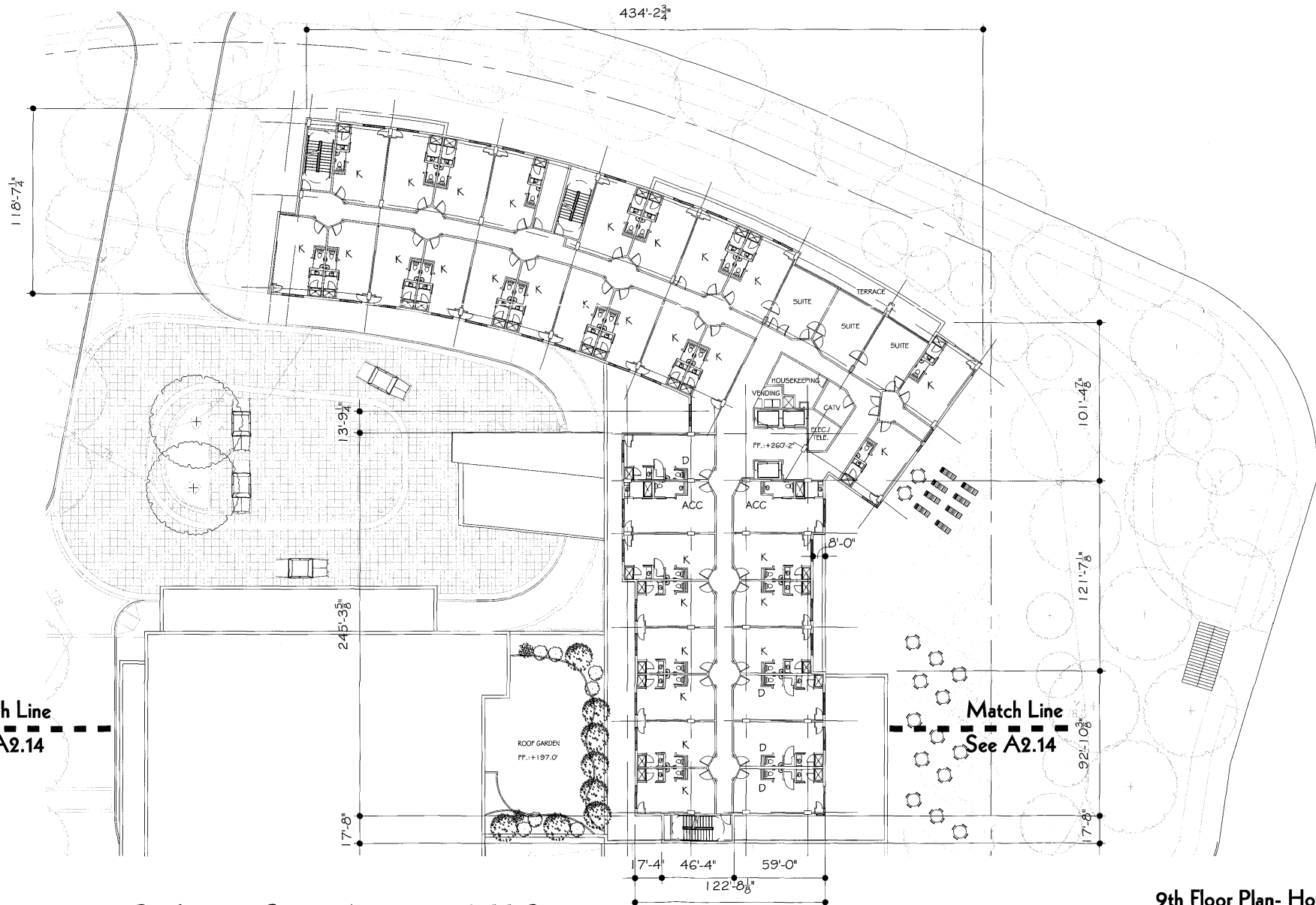
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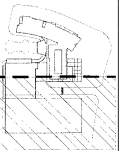
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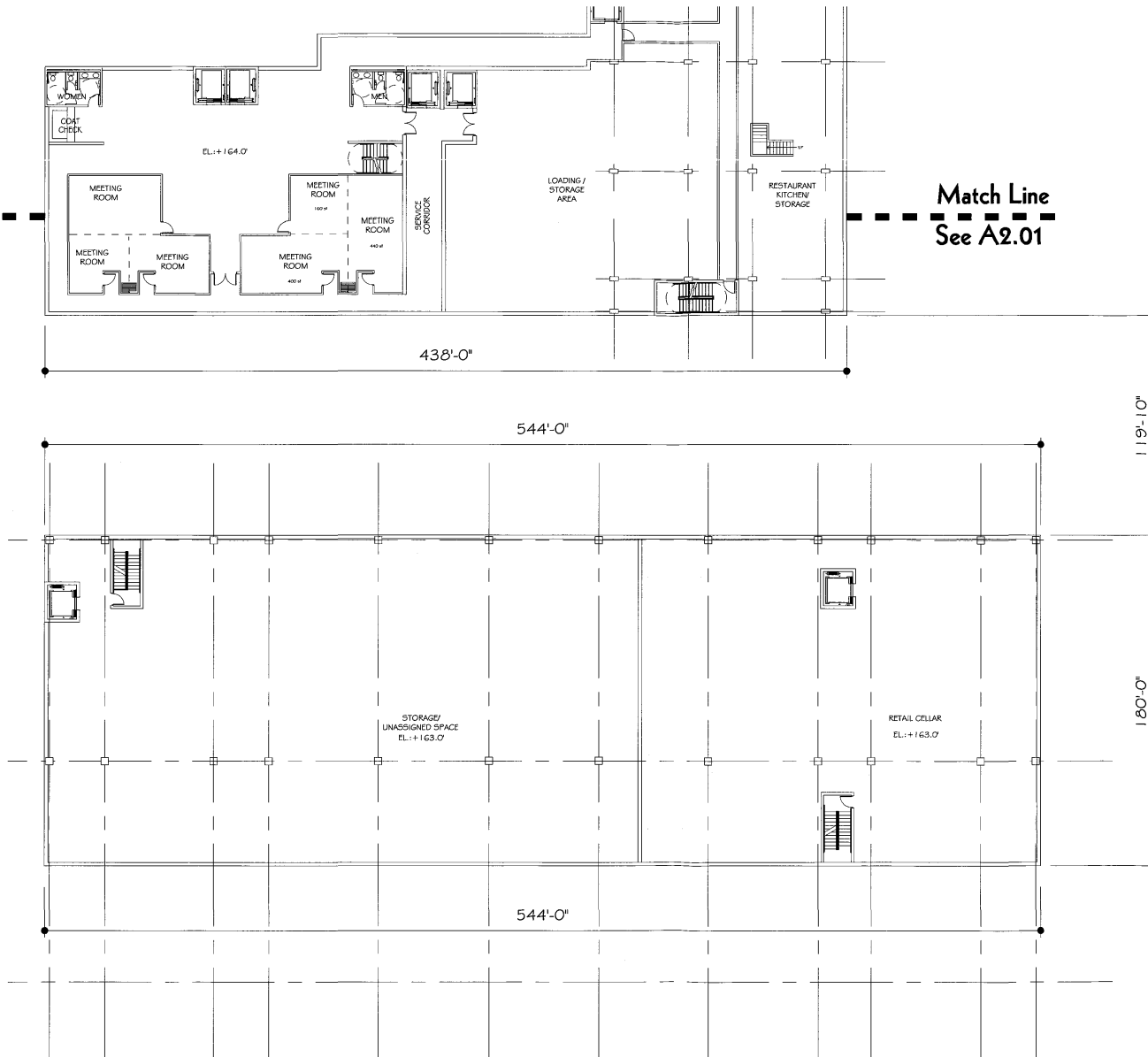
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Project # WA08007
Date: 12.23.08

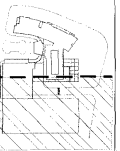





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 Date: **12.23.08**

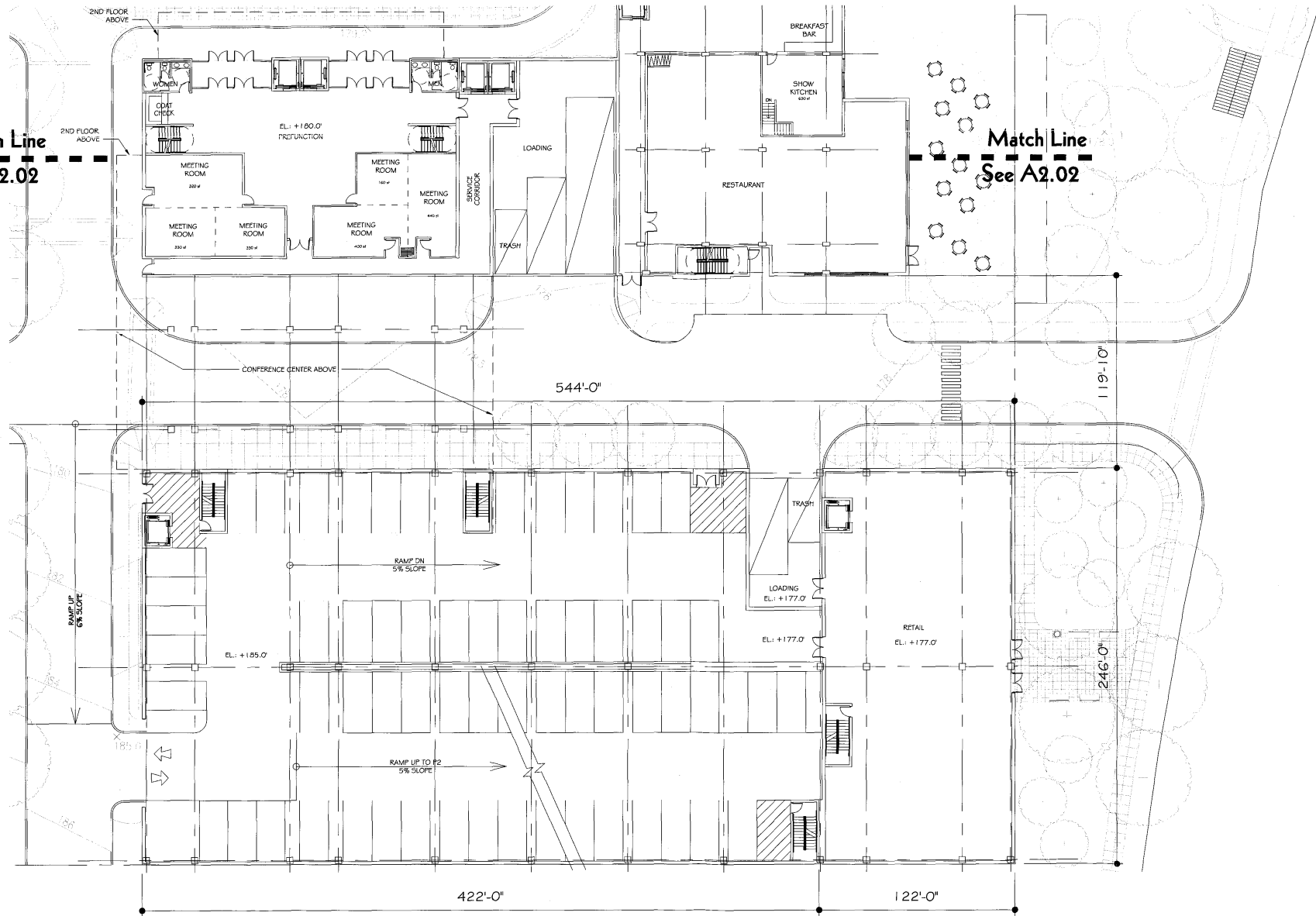


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Match Line
See A2.02

Match Line
See A2.02



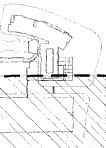
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Ground Floor Plan- Parking/Retail

Scale: 1"=30'

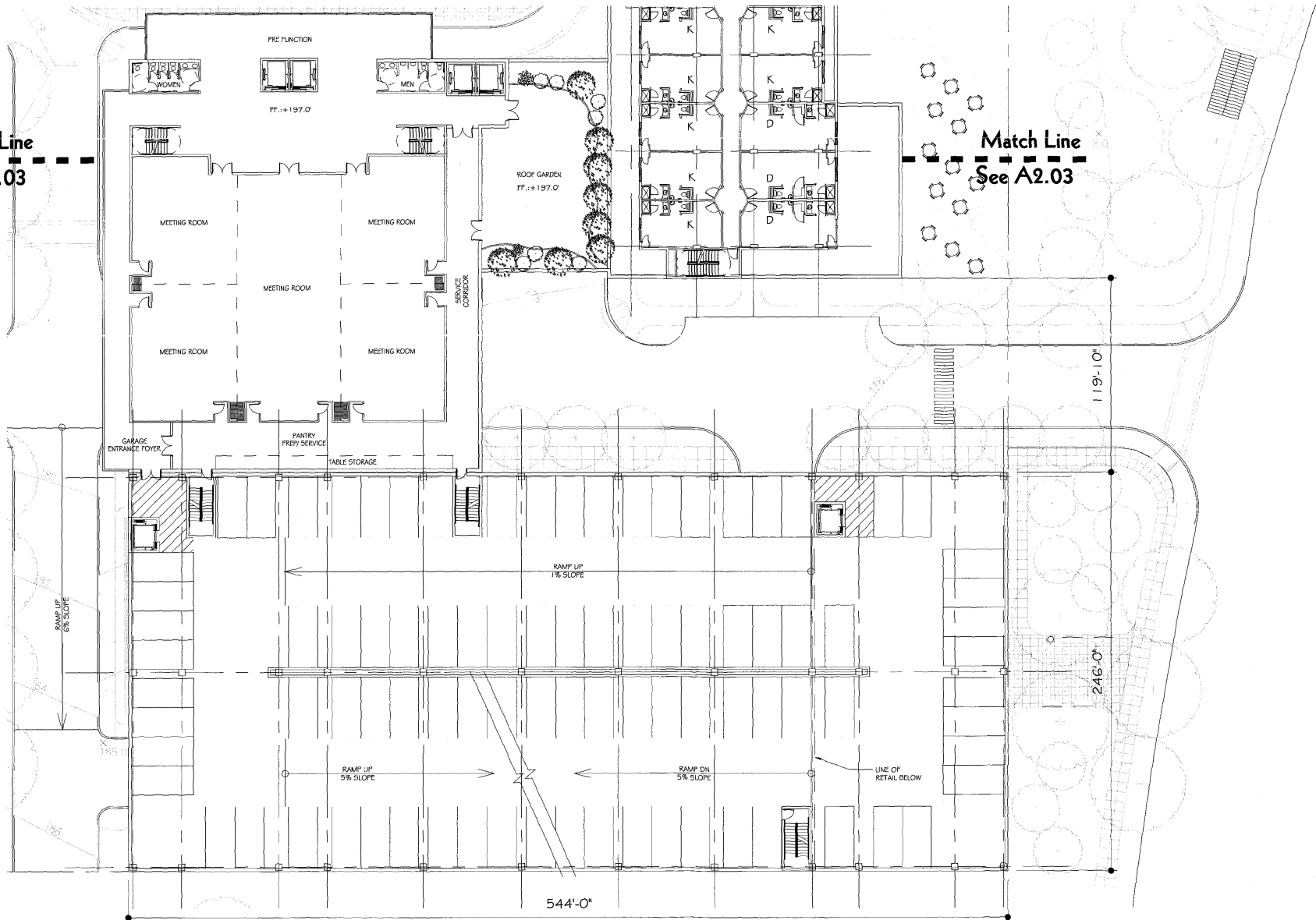
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Date: 12.23.08



2nd Floor Plan-Parking

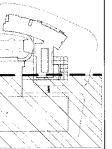
Match Line
See A2.03

Match Line
See A2.03



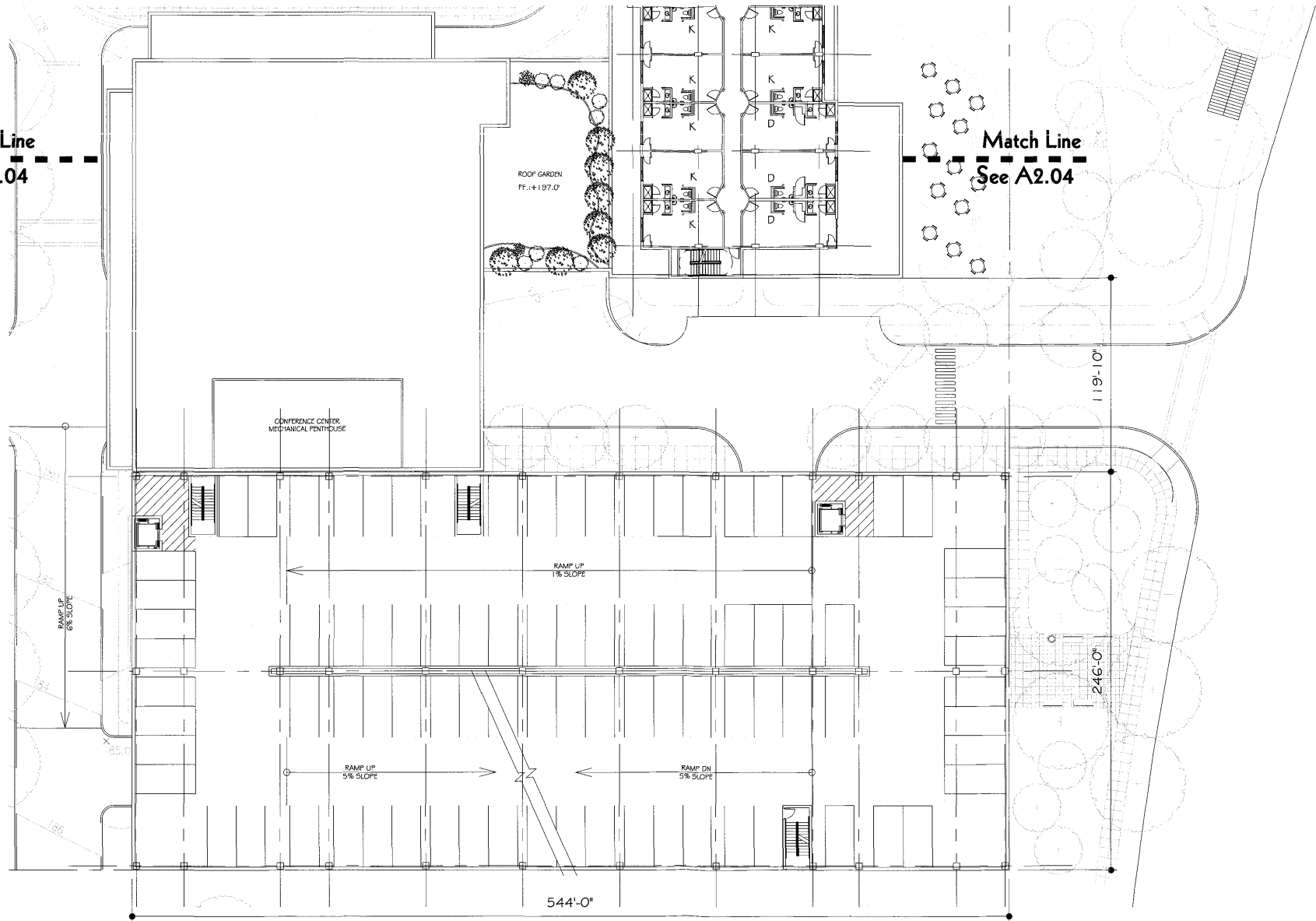
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Match Line
See A2.04

Match Line
See A2.04



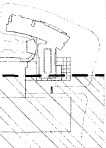
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3rd Floor Plan-Parking

Scale: 1"=30'

Project # W/A08007
Date: 12.23.08



4th Floor Plan- Parking

Match Line
See A2.04

Match Line
See A2.04

ROOF GARDEN
TP: +197.0'

CONFERENCE CENTER
MECHANICAL PENTHOUSE

RAMP UP
6% SLOPE

RAMP UP
1% SLOPE

RAMP DN
5% SLOPE

544'-0"

246'-0"

119'-10"

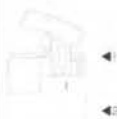
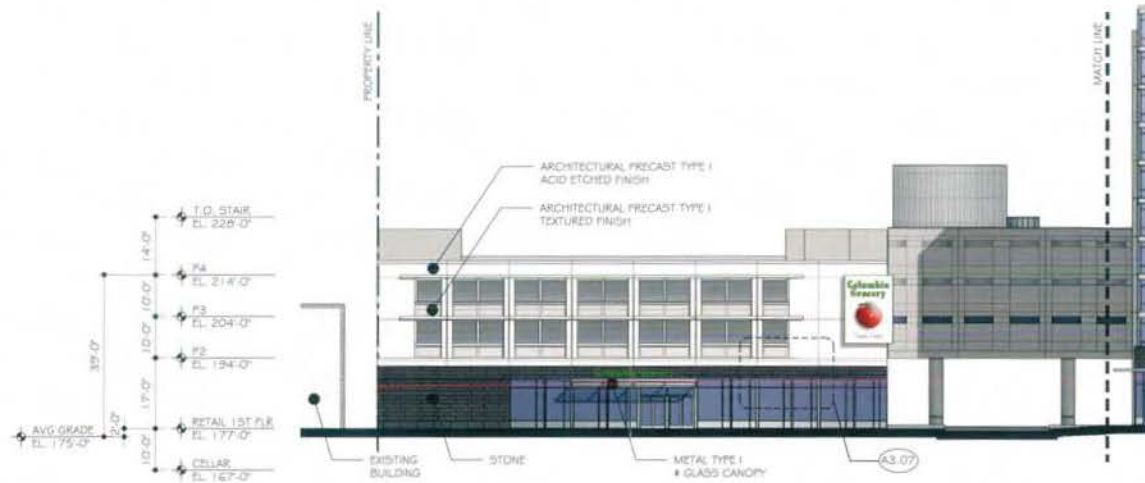
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Architects LLCProject # WA06007
Date: 10.03.08

2 EAST ELEVATION: PARKING GARAGE & CONFERENCE CENTER



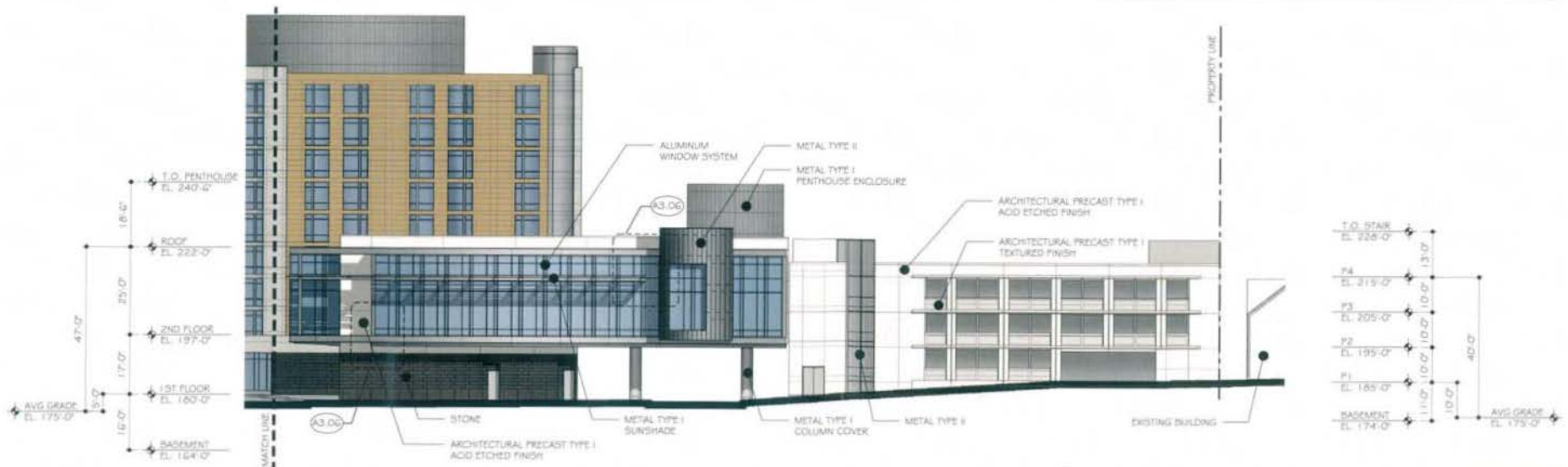
1 EAST ELEVATION: CONFERENCE CENTER & HOTEL

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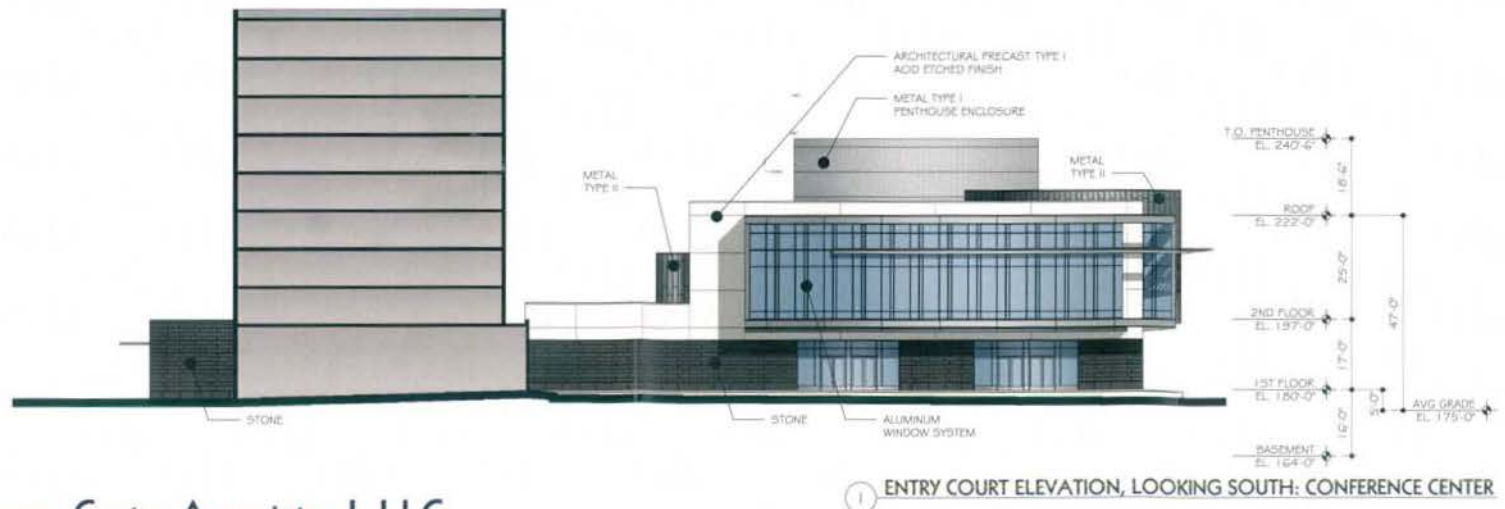
② WEST ELEVATION: HOTEL & CONFERENCE CENTER



① WEST ELEVATION: CONFERENCE CENTER & PARKING GARAGE

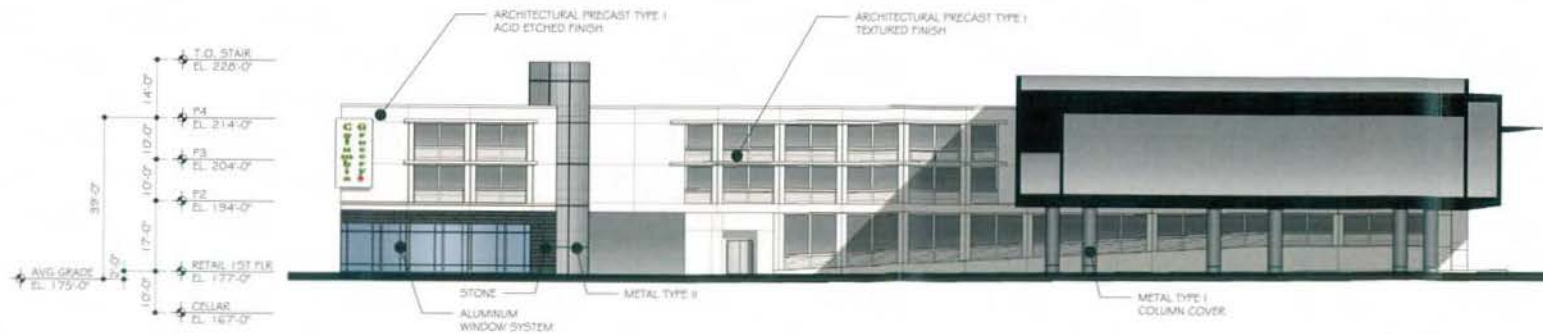
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① NORTH ELEVATION: PARKING GARAGE



ENLARGED ELEVATION: HOTEL

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ENLARGED ELEVATIONS: CONFERENCE CENTER



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Date: 12.23.08



STONE

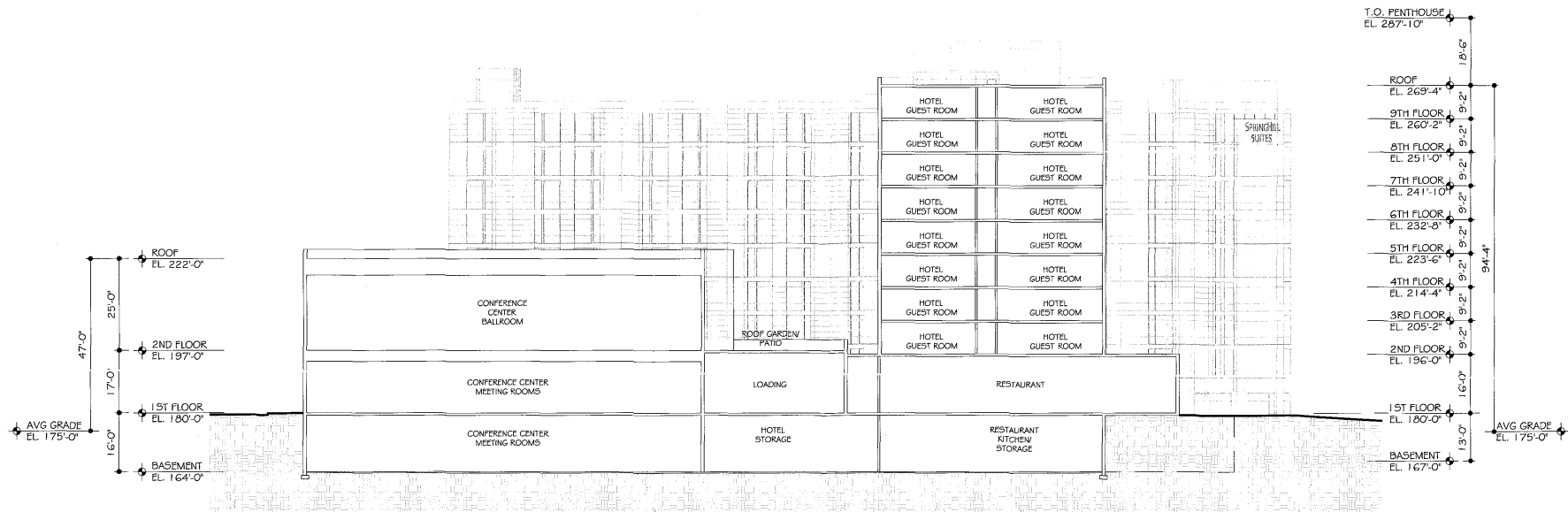
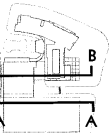
ALUMINUM WINDOW
SYSTEMARCHITECTURAL PRECAST TYPE I
TEXTURED FINISHARCHITECTURAL PRECAST TYPE I
ACID ETCHED FINISH

ENLARGED ELEVATION: PARKING GARAGE

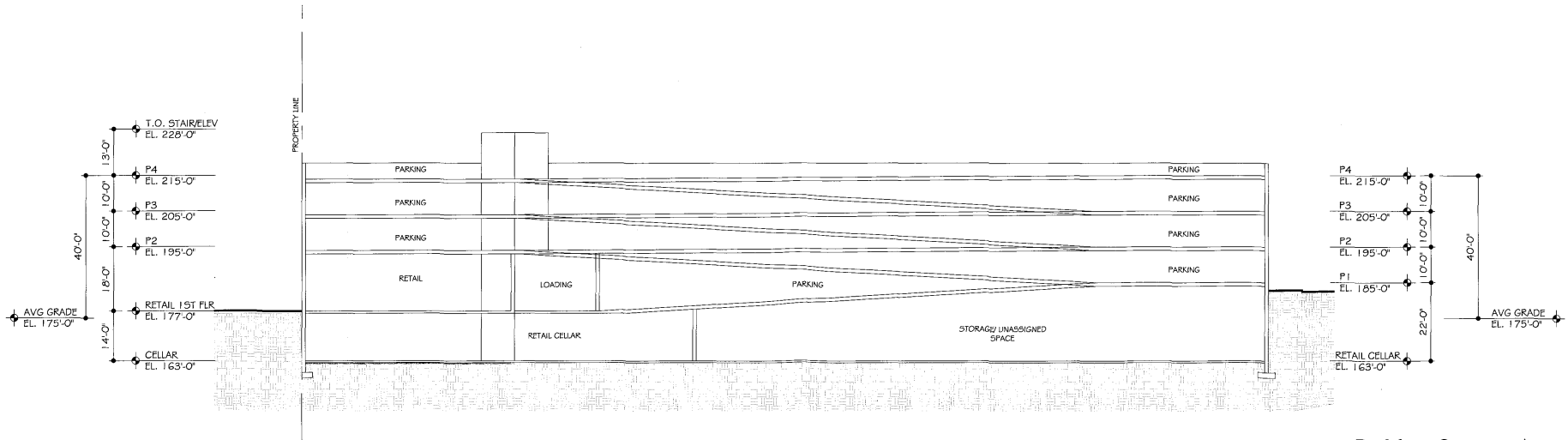
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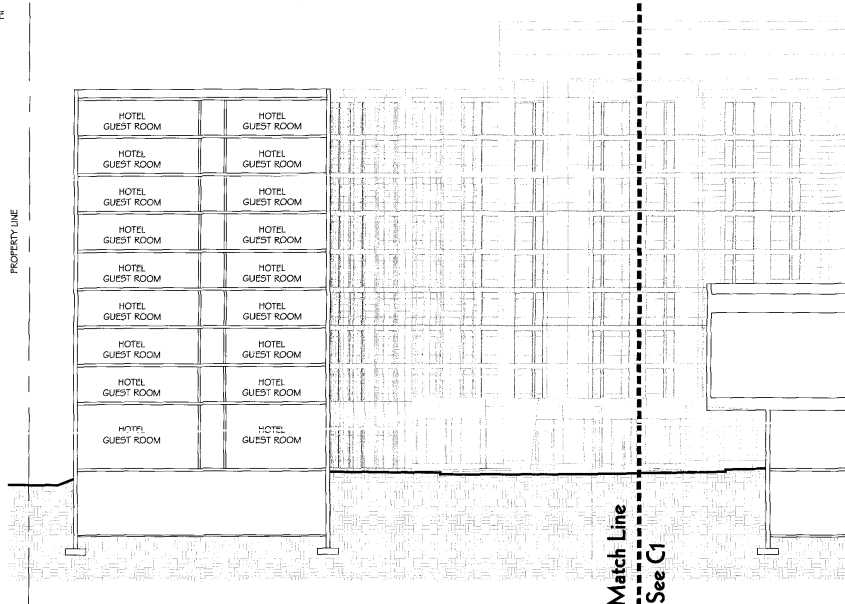
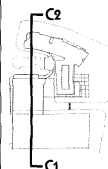
Building Section B



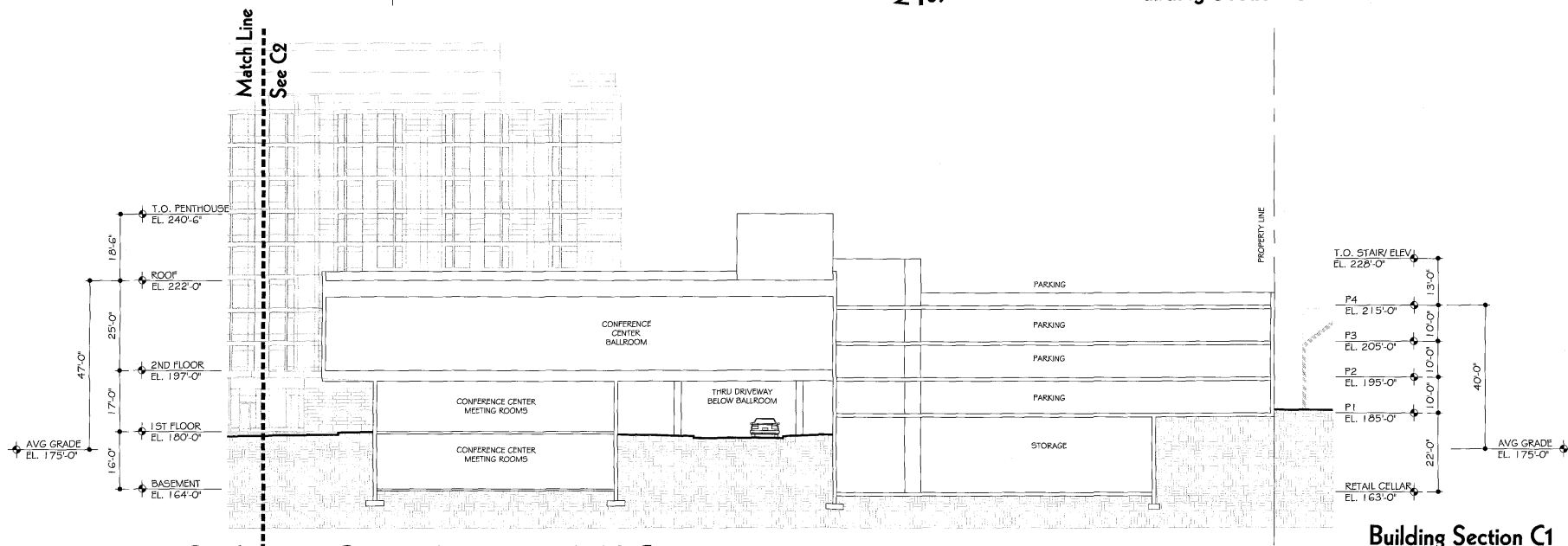
Building Section A

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Building Section C2



Building Section C1

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Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 1



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Phase 1 Rendering

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**Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 1**



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Phase 1 Rendering

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Project # W0000000
Date 02.05.05

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Architects LLCProject # W400007
Date 10.28.09

Phase 1 Rendering

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Martini
Architects LLC



Project # W/00007
Date 03.05.03



Phase 1 Rendering

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LEGEND

- STREET LIGHTING
- PLAZA/PROJECT LIGHTING
- VEHICULAR CONCRETE PAVERS
- PEDESTRIAN CONCRETE PAVERS
- CONCRETE SIDEWALK
- BENCH
- TRASH RECEPTACLE
- GREEN ROOF PLANTING AREA
- HEDGE PLANTING

- DECIDUOUS SHADE TREE/ STREET TREE
MATURE SIZE ±40'-50'
- DECIDUOUS STREET TREE
MATURE SIZE ±20'-30'
- ORNAMENTAL TREE
MATURE SIZE ±15'-25'



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STEPHENSON & GOOD Landscape Architecture 302 340 0900

Michigan Ave and Irving St. NE Mixed Use Complex - Phase 1



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sheet # WA00001
Date: 12.23.08

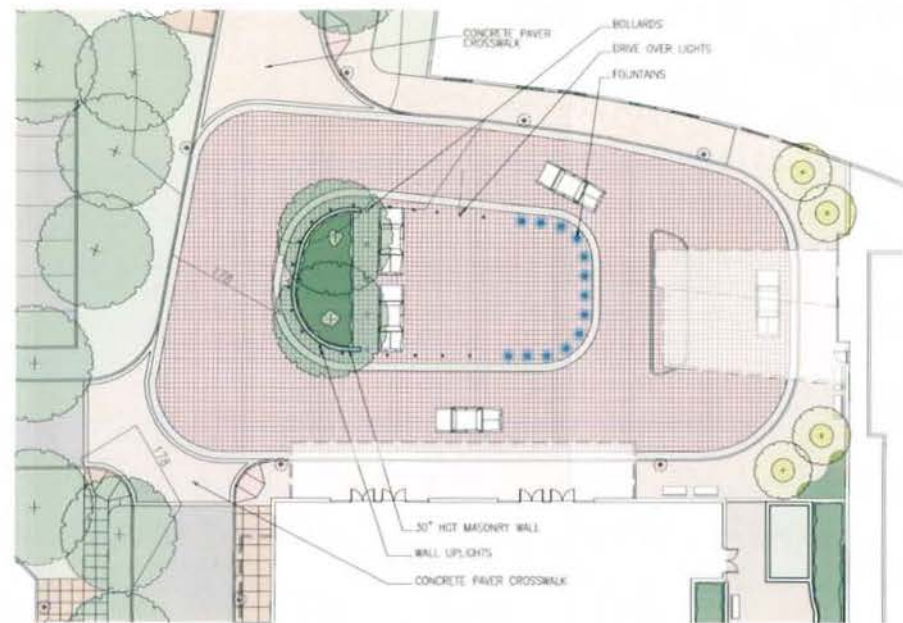
L1.01



3

HOTEL RESTAURANT MICHIGAN AVE. FRONTAGE

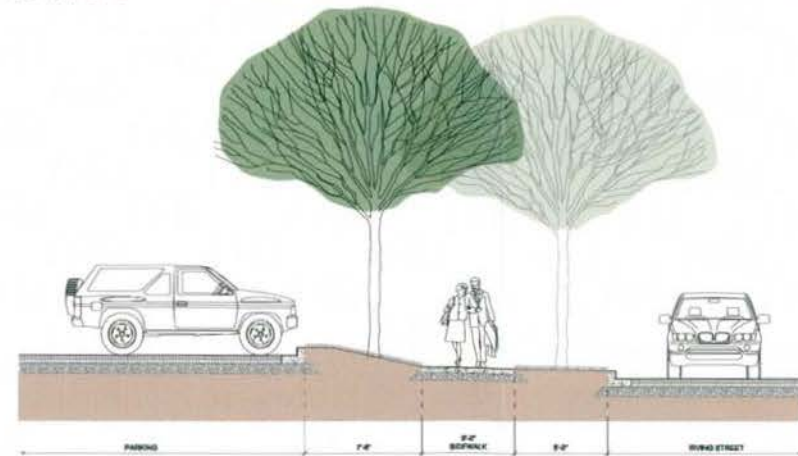
SCALE: 1/16" = 1'-0"



1

HOTEL / CONVENTION CENTER ENTRY PLAZA

SCALE: 1/16" = 1'-0"



2

TYPICAL STREETScape SECTION (IRVING STREET)

SCALE: 1/4" = 1'-0"

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STEPHENSON & GOOD Landscape Architecture 702-540-0000

L1.02

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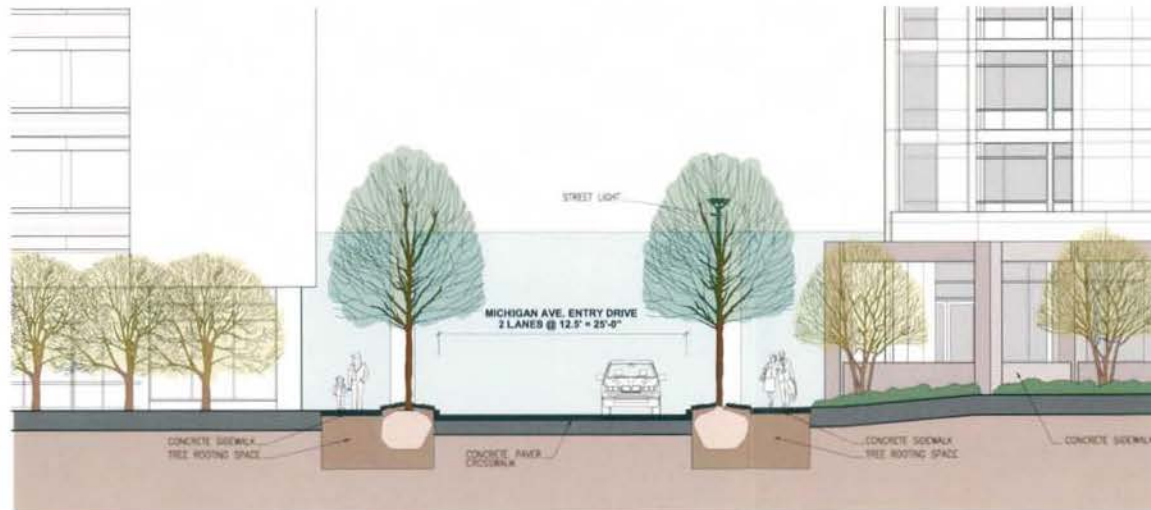
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Project # WAC0001
Date: 12.23.08



1 ELEVATION: MICHIGAN AVENUE FRONTAGE
SCALE: 1/16" = 1'-0"



2 SECTION: MICHIGAN AVENUE ENTRY DRIVE
SCALE: 3/16" = 1'-0"

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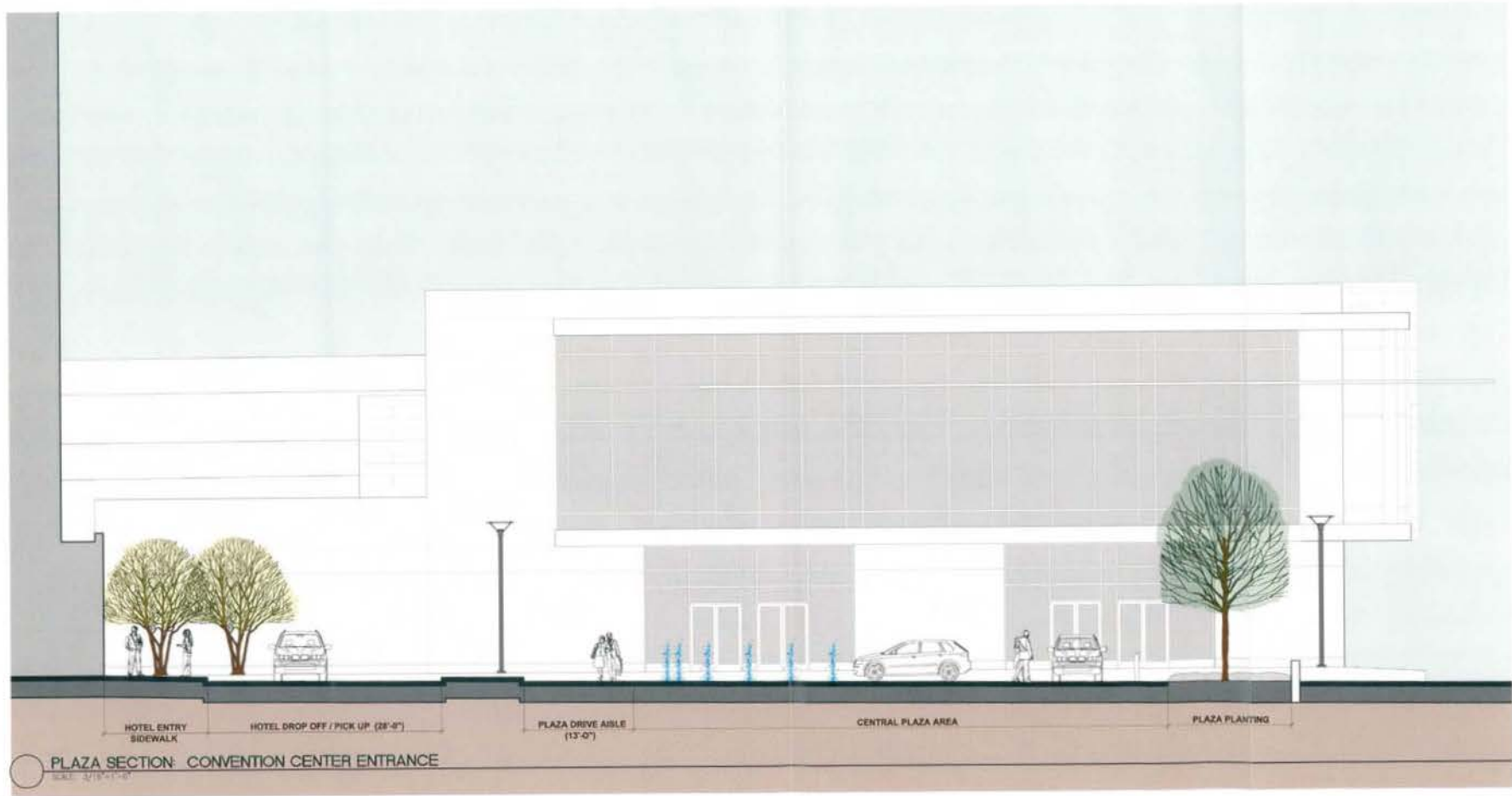


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Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 1



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Project # WA00001
Date: 12.23.08



Pole Light
Street Lighting



Pole Light
Plaza Lighting



BENCH
SITE FURNISHING



Drive-Over Light
Plaza Lighting



BOLLARDS
SITE FURNISHING

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Intersection of Irving Street NE and Michigan Ave. NE



Project Site Interior looking Northeast



Michigan Ave. looking West



Michigan Ave. looking East



Irving Street looking North



Irving Street looking South

Existing Site Conditions



Willow Oak (Quercus phellos)



Pin Oak (Quercus palustris)



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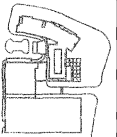
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Mariani Architects LLC



Michigan Ave and Irving St. NE Mixed Use Complex - Phase 1



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Existing Conditions Plan

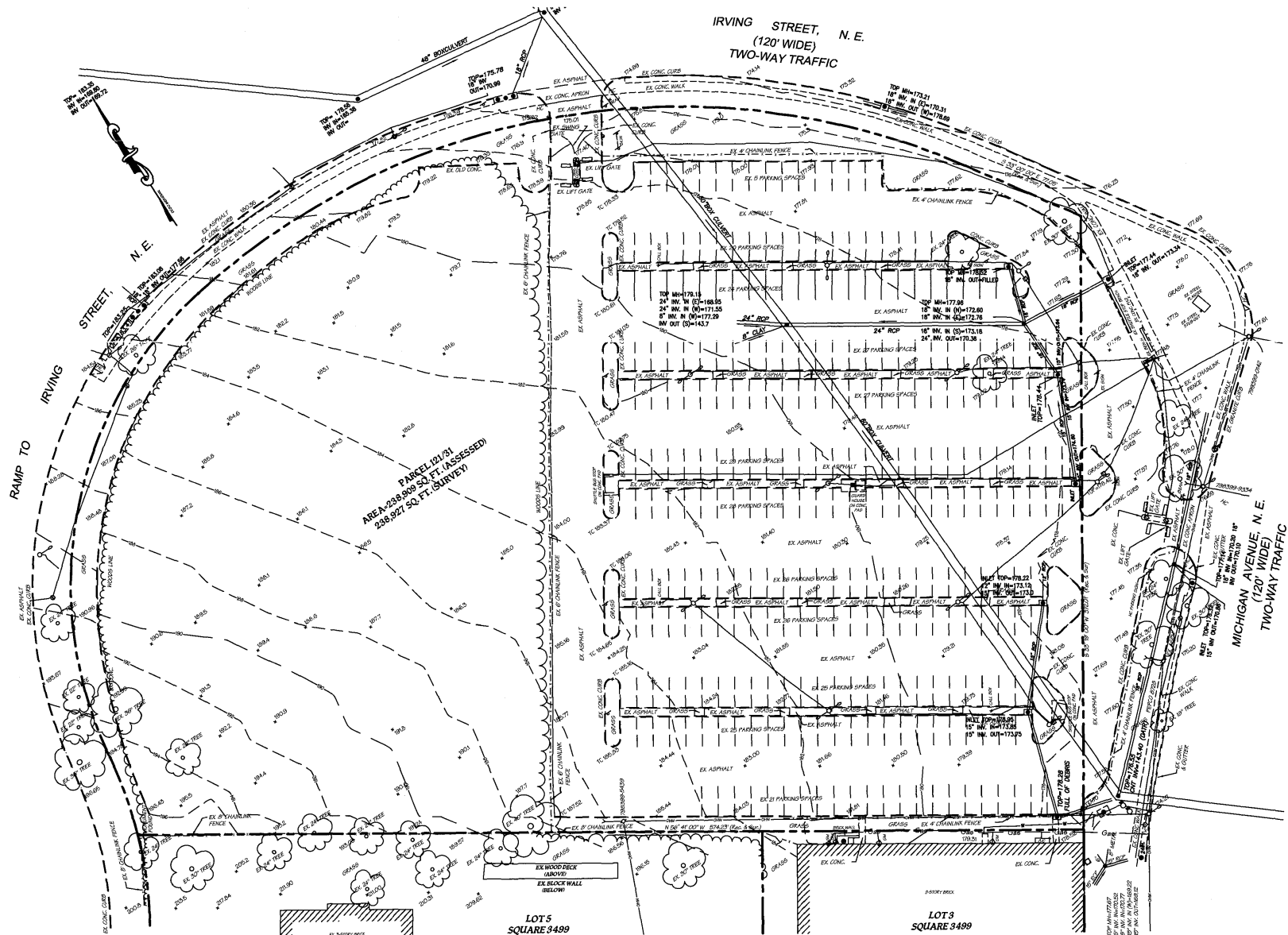
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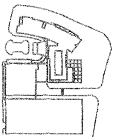
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Project # WA08007.03

Date: 12.23.08



Michigan Ave and Irving St. NE Mixed Use Complex - Phase 1

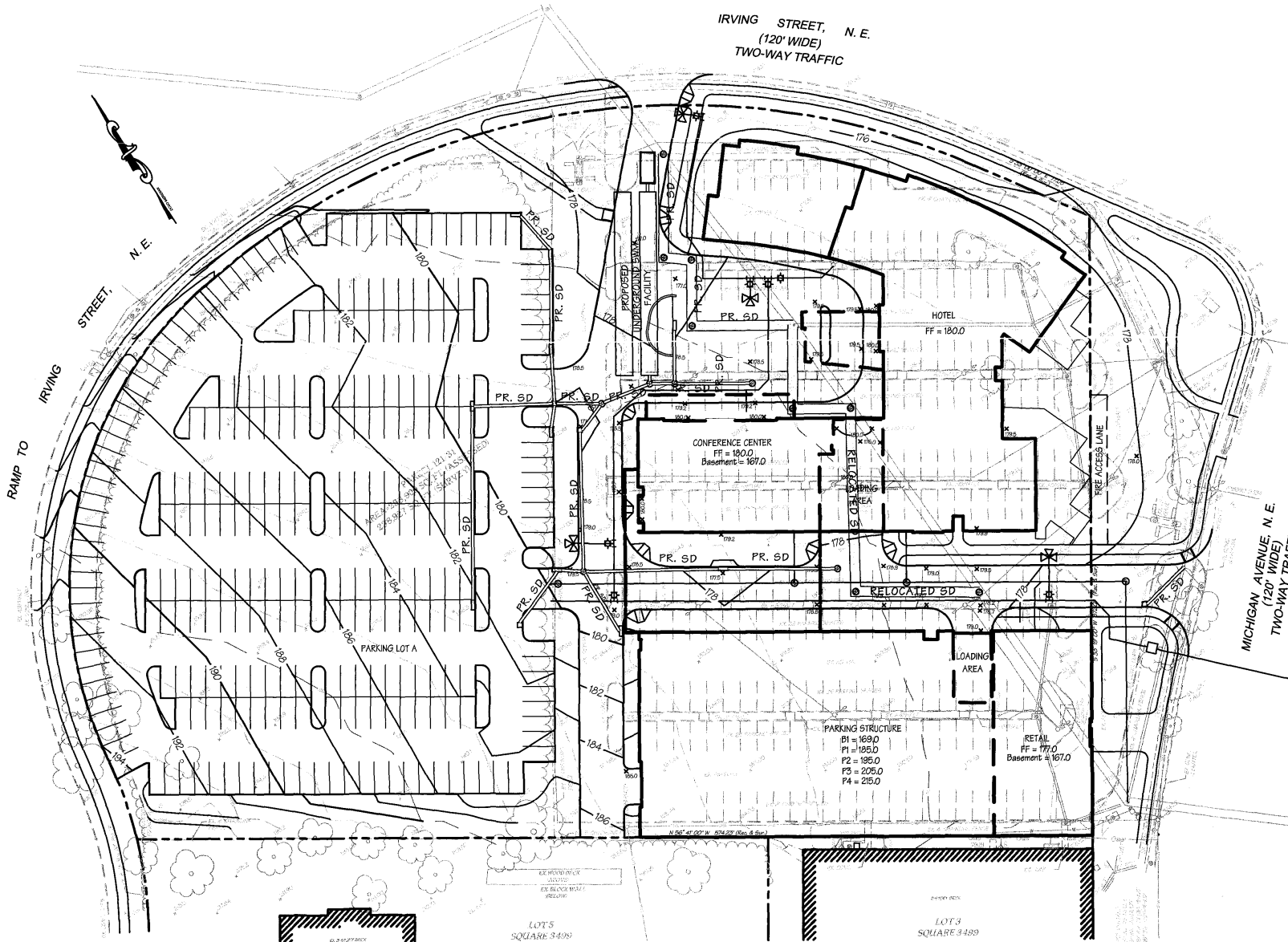


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Grading and Storm Drain Plan



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Scale: 1"=60'

Project # 1WA08007.03

Date: 12.23.08

Michigan Ave and Irving St. NE Mixed Use Complex - Phase 1



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Utility Plan

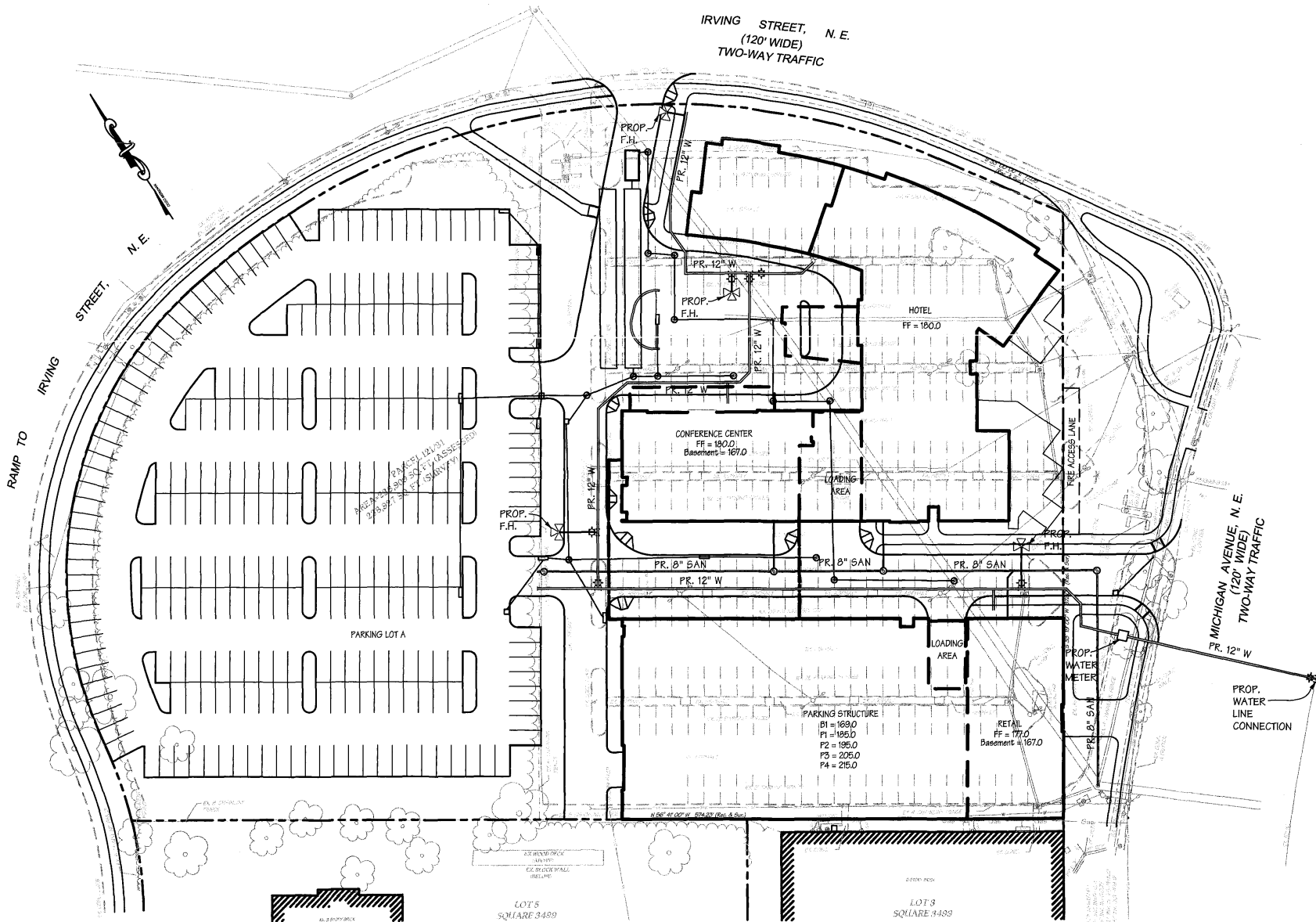
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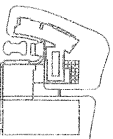
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Project # WAG0007.03

Date: 12.23.08

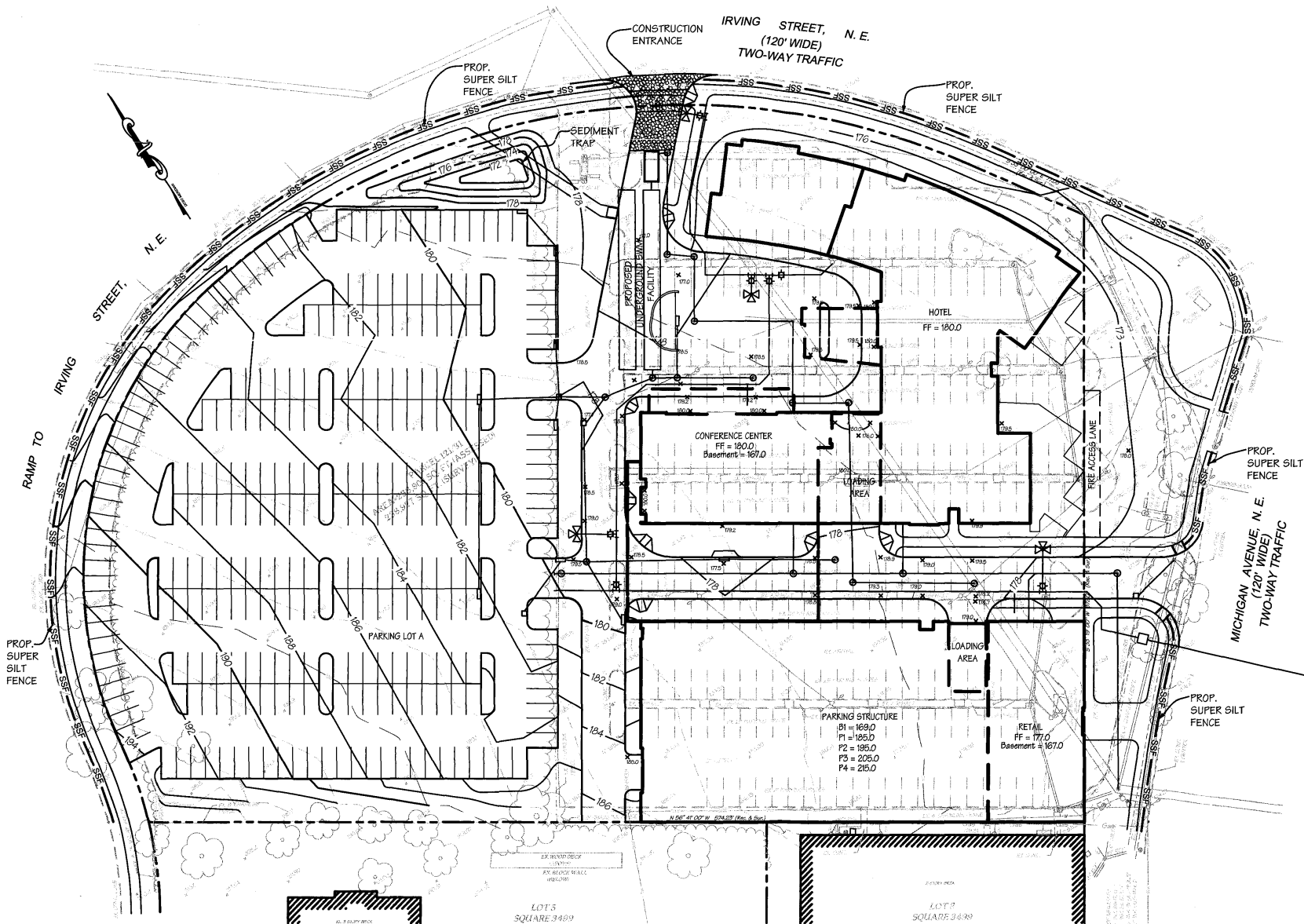


Michigan Ave and Irving St. NE Mixed Use Complex - Phase 1



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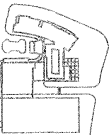
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Erosion and Sediment Control Plan



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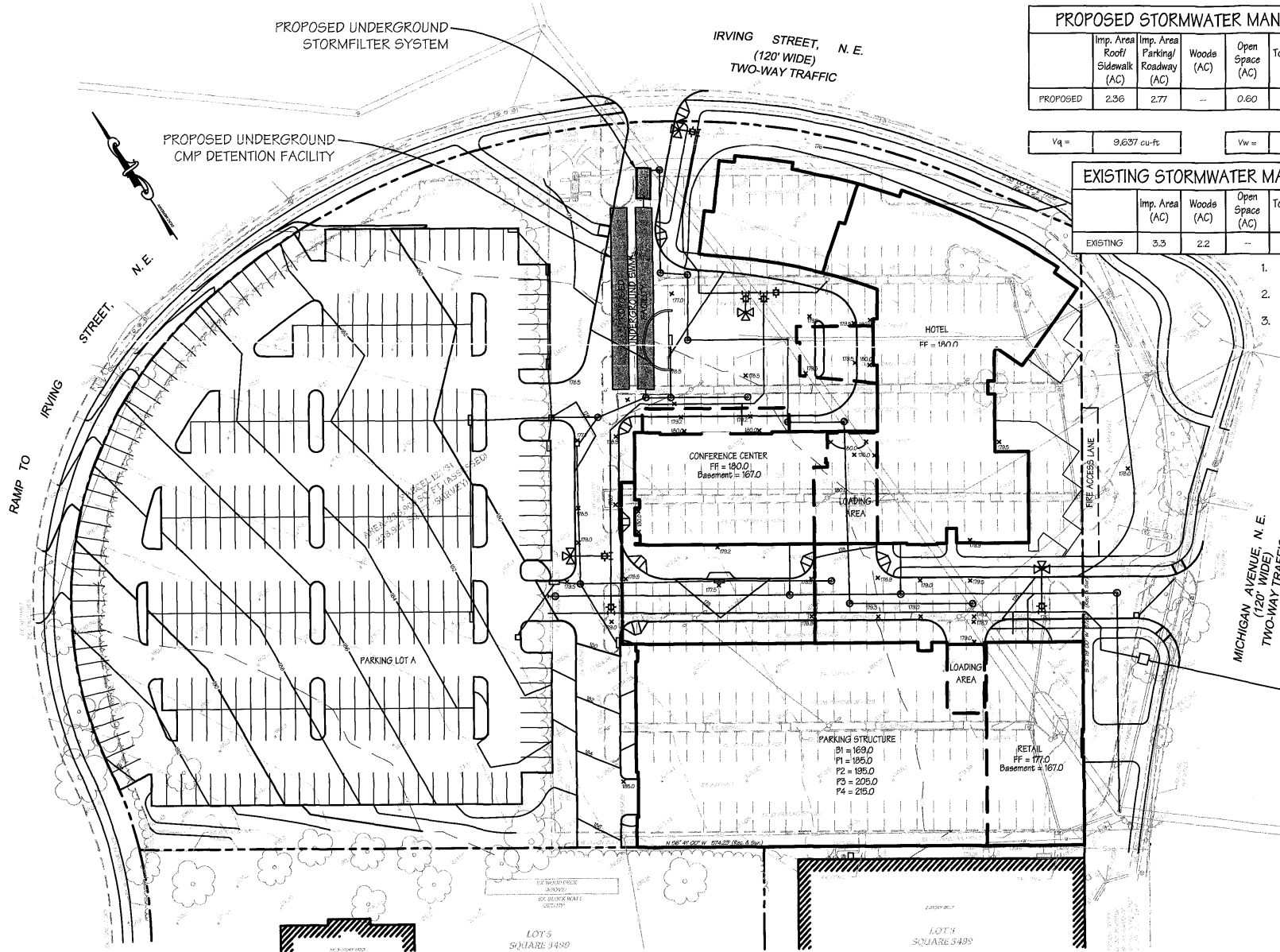
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PROPOSED STORMWATER MANAGEMENT COMPUTATIONS									
	Imp. Area Roof/ Sidewalk (AC)	Imp. Area Parking/ Roadway (AC)	Woods (AC)	Open Space (AC)	Total DA (AC)	RCN	Tc (hrs)	2-yr Peak Flow (cfs)	15-yr Peak Flow (cfs)
PROPOSED	2.36	2.77	--	0.60	5.5	94	0.100	21.19	37.20
PROPOSED AT OUTFALL								> 9.85	> 21.78
Vq =		9,637 cu-ft		Vw =		7,590 cu-ft		Vq>Vw (use Vq)	

EXISTING STORMWATER MANAGEMENT COMPUTATIONS									
	Imp. Area (AC)	Woods (AC)	Open Space (AC)	Total DA (AC)	RCN	Tc (hrs)	2-yr Peak Flow (cfs)	15-yr Peak Flow (cfs)	
EXISTING	3.3	2.2	--	5.5	81	0.297	9.85	21.78	

1. 'B' SOILS WERE ASSUMED ACROSS THE ENTIRE SITE.
2. THE DRAINAGE AREA WAS LIMITED TO THE AREA OF THE SITE.
3. FLOWS ARE BASED OFF OF THE 2-YR 24 HR STORM EVENT OF 3.3 IN AND THE 15-YR STORM EVENT OF 5.5 IN.



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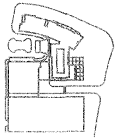
3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

Stormwater Mangement Plan

Scale: 1"=60'

Project # WA08007.03
Date: 12.23.08

PHASE I POTABLE WATER AND SANITARY WASTE CALCULATIONS						
BUILDING TYPE	QUANTITY	UNIT	POTABLE WATER		SANITARY SEWAGE	
			GPD/UNIT	TOTAL GPD	GPD/UNIT	TOTAL GPD
HOTEL	314	ROOMS	125	39,250	125	39,250
RESTAURANT	350	SEATS	60	21,000	50	17,500
CONFERENCE CENTER	600	SEATS	25	15,000	25	15,000
RETAIL SPACES	18000	S.F.	0.028	504	0.028	504
PHASE I TOTAL				75,574		72,254
PHASE I TOTAL (ANNUAL)				27,650,210		26,372,710



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Potable Water and Sanitary Waste Calculations

Scale: 1"=60'

Project # WA06007.03
Date: 12.23.08

Michigan Ave. & Irving St. NE Mixed Use Complex Phase 2

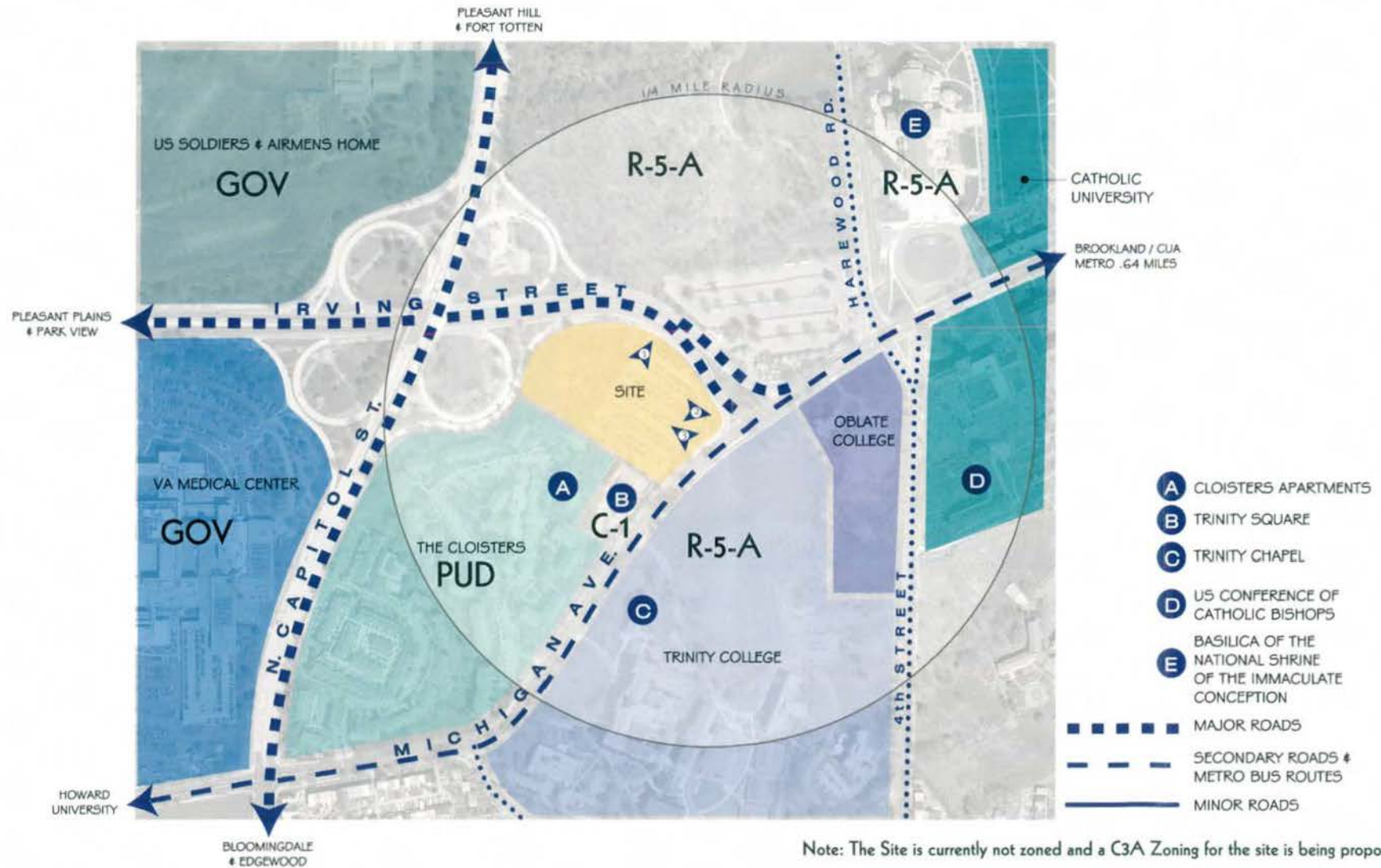


Drawing List

Sheet #		Filing Requirement
	Cover Sheet	2406.11
A1.01	Adjoining Zoning Map	2406.11b
A1.02	Context Studies	2406.11 e7
A1.03	Context Studies	2406.11 e7
A1.04	Context Studies	2406.11 e7
A1.05	Aerial View	2406.12g
A1.06	Site Plan	2406.12c
A1.07	Circulation Plan	2406.12f
A1.08	Tables & Calculations	2406.11e
A3.00	Building Sections	2406.11 e7
A3.01	Building Sections	2406.11 e7
A4.00	Rendering	2406.11 e7
L1.01	Landscape Plan	2406.11d
L2.01	Landscape Details	2406.11e
L2.02	Landscape Context Studies	2406.11e
C1.01	Existing Conditions	2406.11 e5
C1.02	Potable Water Calculations	2406.11 e6

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Adjoining Zoning and Context Map

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Panoramic View 1: View across Irving St.



Panoramic View 2: Corner of Irving St. & Michigan Ave.



Panoramic View 3: View of site from Michigan Ave.

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Context Studies



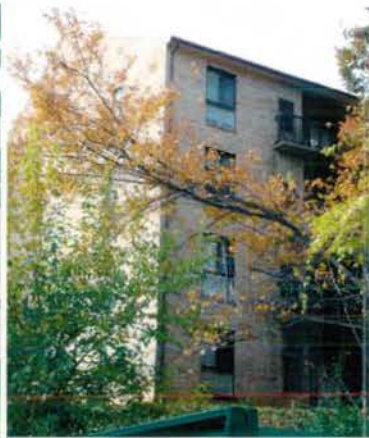
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Project # W000000
Date 10/20/10



Context Photo A: The Cloisters Apartments



Context Photo B: Trinity Square



Context Photo C: Trinity Chapel



Context Photo D: US Conference
of Catholic Bishops



Context Photo E: Basilica of the National Shrine
of the Immaculate Conception

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Context Studies



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Project # W/Ammer
Date 10.20.05



Context Photo: View of North Capitol St. Ramp



Context Photo: View from Oblate College



Context Photo: Panoramic View of Trinity College and The Cloisters Apartments

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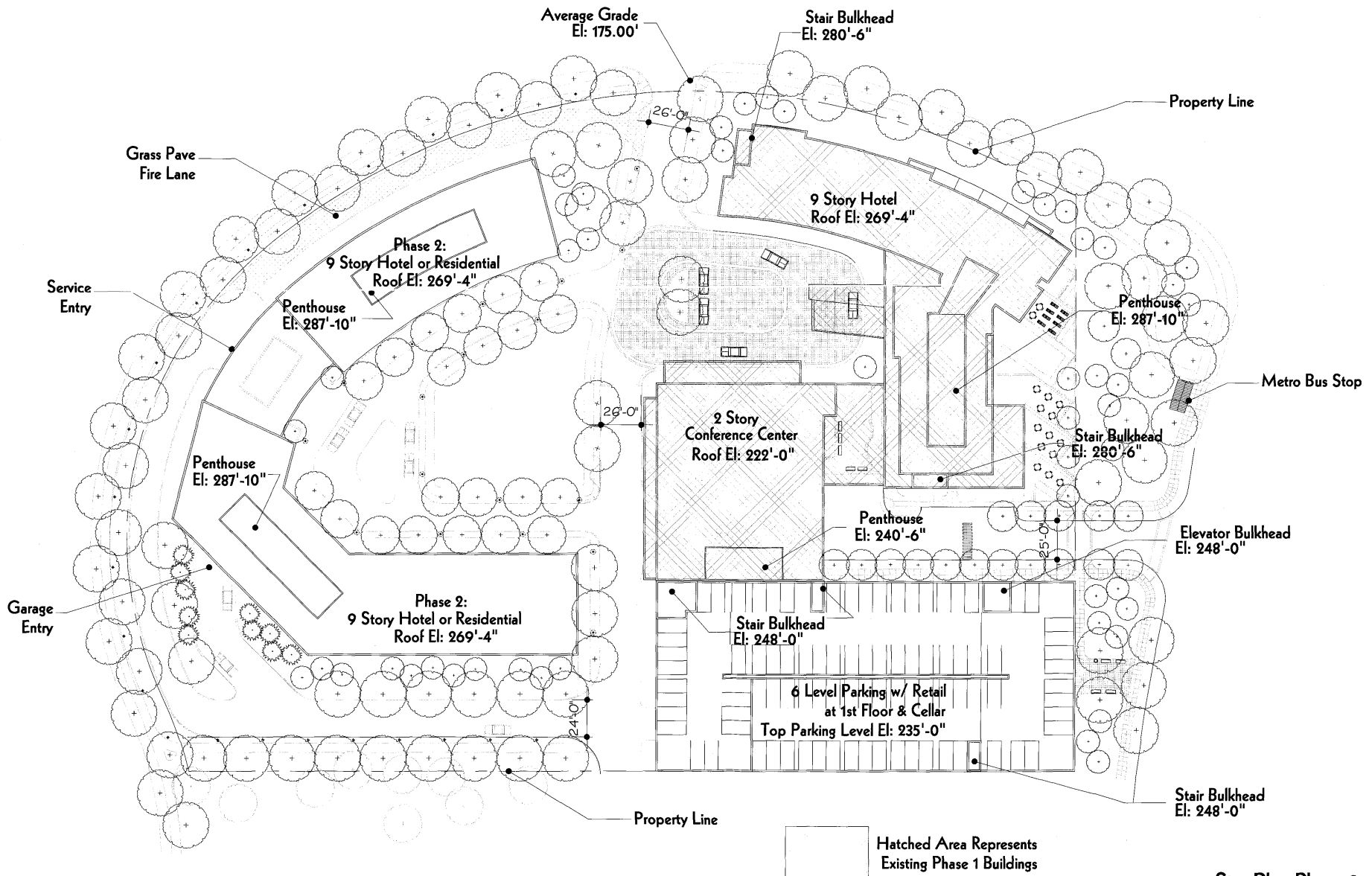
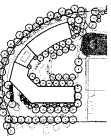
Context Studies



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Project # W000007
Date 10.20.08



Site Plan Phase 2

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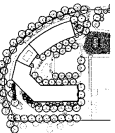


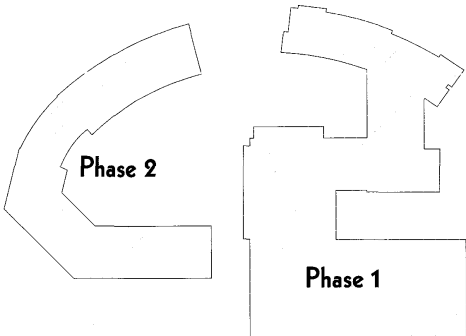
→ Vehicular Circulation
→ Pedestrian Circulation

Circulation Plan Phase 2

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Lot Occupancy- 75% Allowed <table><tr><td>Total Lot Area</td><td>238,927</td></tr><tr><td>Ground Gross Area</td><td>35,780 Phase 2</td></tr><tr><td>% Lot Occupancy</td><td>15% Phase 2</td></tr><tr><td>% Lot Occupancy</td><td>32% Phase 1</td></tr><tr><td>Total Ph 1 & Ph 2</td><td>47%</td></tr></table> 	Total Lot Area	238,927	Ground Gross Area	35,780 Phase 2	% Lot Occupancy	15% Phase 2	% Lot Occupancy	32% Phase 1	Total Ph 1 & Ph 2	47%	Required Parking: 1 per 2 hotel rooms or dwelling units = 300/2= 150 Spaces Required Phase 2 209 Spaces Required for Phase 1 209+150= 359 Spaces Required 695 Spaces Provided
Total Lot Area	238,927										
Ground Gross Area	35,780 Phase 2										
% Lot Occupancy	15% Phase 2										
% Lot Occupancy	32% Phase 1										
Total Ph 1 & Ph 2	47%										
	Parking-Phase 2 220 Spaces Below Phase 2 Buildings 174 Spaces in 2 Levels added to Phase Garage 301 Spaces Existing in Phase 1 Parking Garage 220+174 + 301= 695 Spaces										
Setbacks Rear: 18.75' minimum required 28' provided Side: 0 Required, if provided 23'-6" min, North-30' provided South-70' provided Court: 23'-6" minimum required, TBD provided	Loading 1@55' and 2@30' Provided- Phase 1 1@55' and 1@30' Provided- Phase 2 Building Height 65' is permitted as a matter of right and 90' is permitted in a PUD. 94'-4" above Average Grade Proposed and relief is requested under section 2405.3.										

Floor	Gross Construction	Gross Floor Area
Penthouse	TBD	0
9th	32,024	32,024
8th	32,024	32,024
7th	32,024	32,024
6th	32,024	32,024
5th	32,024	32,024
4th	32,024	32,024
3rd	32,024	32,024
2nd	35,824	35,824
1st	35,824	35,824
Parking	35,824	0
Parking	35,824	0
Subtotal	367,464	298,816

FAR Calculations

FAR permitted is 4.0 (2.5 Commercial),
matter of right and 4.5 (3.0 Commercial) in
a PUD

Gross Floor Area allowed= $4.0 \times \text{Site Area} =$
 $4.0 \times 238,909 = 955,636$

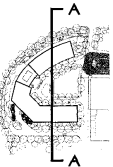
Proposed FAR= $295,816 / 238,909 = 1.3$

Phase 1 FAR (1.3) + Phase 2 FAR (1.3) =
2.6 FAR

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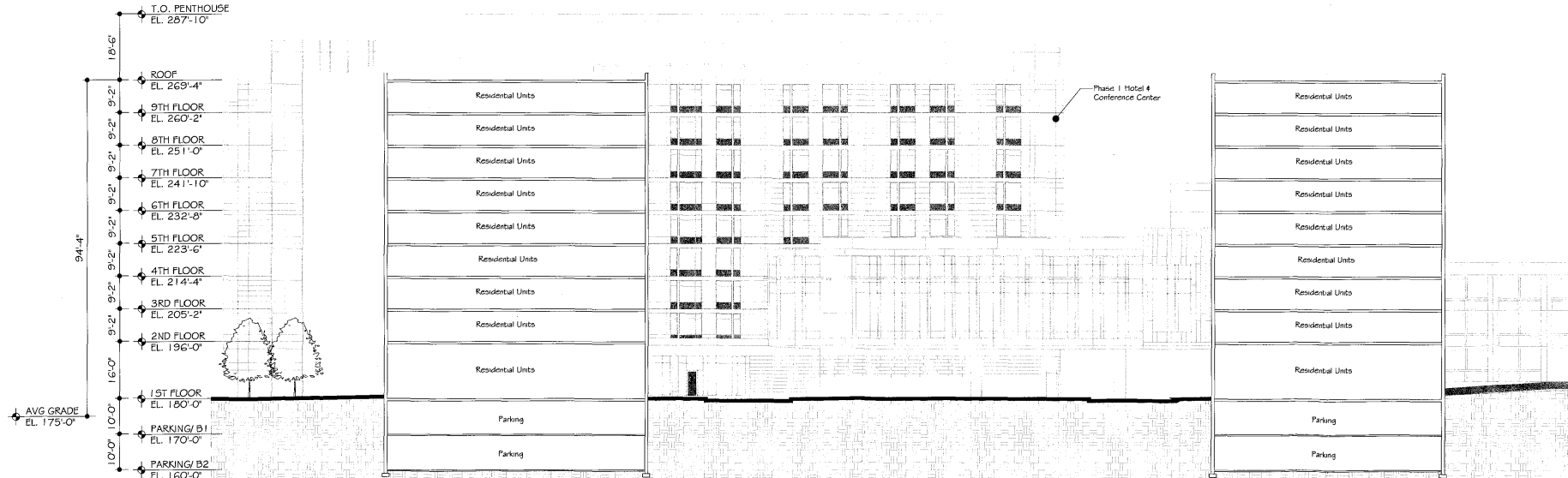
Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 2



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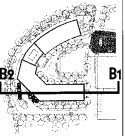


Building Section A



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**Mariani
Architects LLC**



3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

Project # **WA08007**
Date: 12.23.08

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Phase 2 Rendering

Conference Center Associates I, LLC

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Project # W/00007
Date 10.05.08

- STREET LIGHTING
- PLAZA/PROJECT LIGHTING
- VEHICULAR CONCRETE PAVERS
- PEDESTRIAN CONCRETE PAVERS
- CONCRETE SIDEWALK
- BENCH
- TRASH RECEPTACLE
- GREEN ROOF PLANTING AREA
- HEDGE PLANTING

- DECIDUOUS SHADE TREE / STREET TREE
MATURE SIZE: ±40'-50'
- DECIDUOUS STREET TREE
MATURE SIZE: ±20'-30'
- ORNAMENTAL TREE
MATURE SIZE: ±15'-25'

RAMP TO IRVING STREET, NE



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STEPHINSON & GOOD Landscape Architecture 202.549.9200

L1.01

Michigan Ave and Irving St. NE Mixed Use Complex- Phase 2



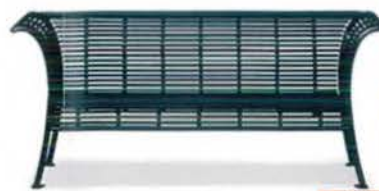
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Project # WAG0001
Date: 12.21.08



Pole Light
Street Lighting



BENCH
SITE FURNISHING



Pole Light
Plaza Lighting



Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 2



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Project Site Interior looking Northeast



Irving Street looking North



Irving Street looking South

Existing Site Conditions



Willow Oak (*Quercus phellos*)



Pin Oak (*Quercus palustris*)



L2.02

Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 2



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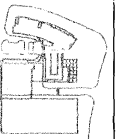
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STEPHENSON & GOOD Landscape Architecture 703 588 4000

Project # WAG0007
Date: 12.23.08

Michigan Ave and Irving St. NE Mixed Use Complex - Phase 2

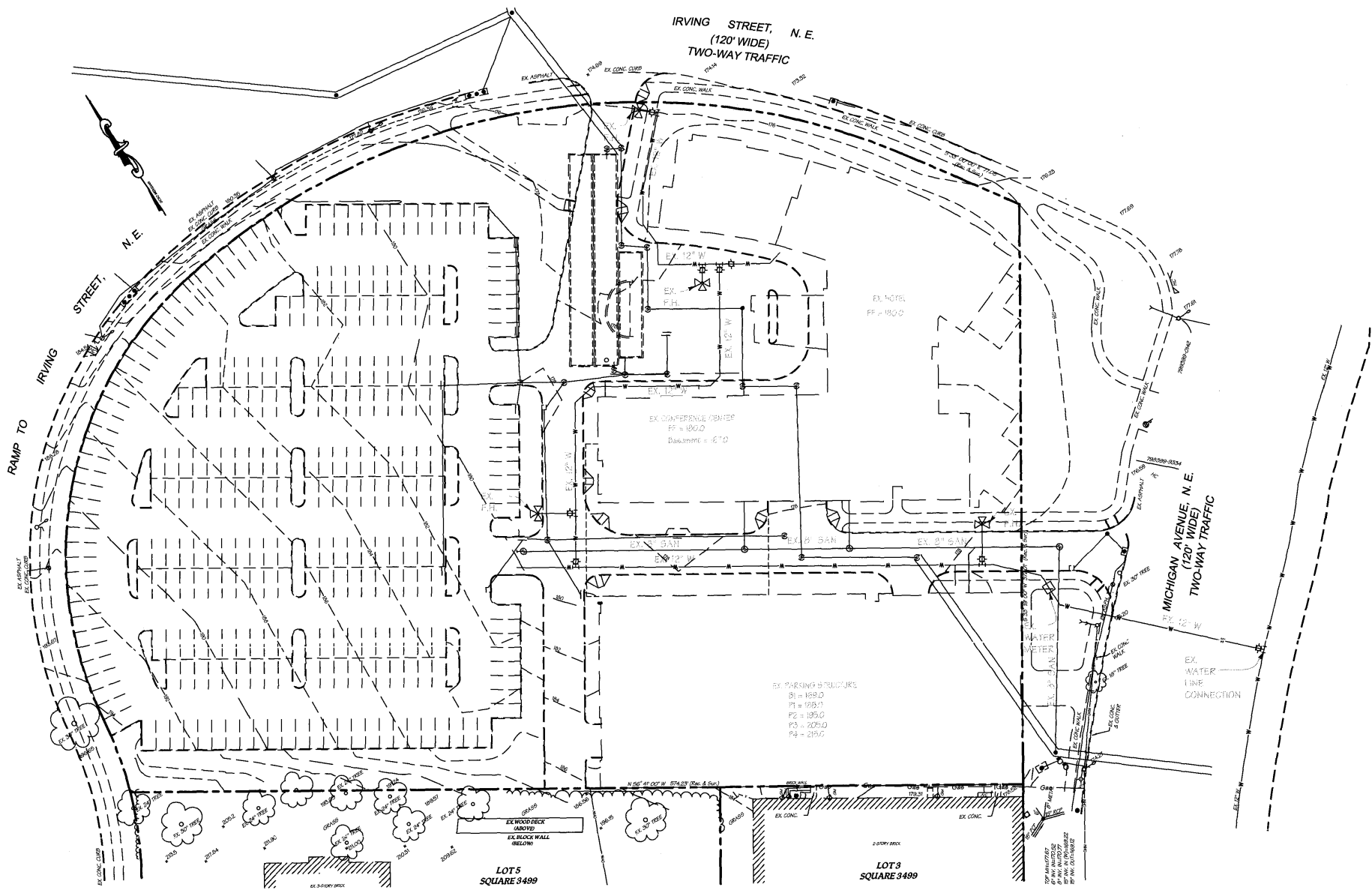


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Existing Conditions Plan



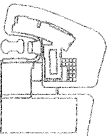
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Scale: 1"=60'

Project # WA08007.03
Date: 12.23.08



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Architects LLC



PHASE 2 POTABLE WATER AND SANITARY WASTE CALCULATIONS						
BUILDING TYPE	QUANTITY	UNIT	POTABLE WATER		SANITARY SEWAGE	
			GPD/UNIT	TOTAL GPD	GPD/UNIT	TOTAL GPD
MULTIFAMILY RESIDENTIAL	120	UNITS	220	26,400	150	18,000
MULTIFAMILY RESIDENTIAL	120	UNITS	220	26,400	150	18,000
PHASE 2 TOTAL				52,800		36,000
PHASE 2 TOTAL (ANNUAL)				19,272,000		13,140,000

Potable Water and Sanitary Waste Calculations

Conference Center Associates I, LLC

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Scale: 1"=60'

Project # | WA08007.03
Date: 12.23.08