



ARCHITECTURAL
PRECAST TYPE I
ACID ETCHED FINISH

ARCHITECTURAL
PRECAST TYPE I
TEXTURED FINISH

ARCHITECTURAL
PRECAST TYPE II
ACID ETCHED FINISH

ALUMINUM
WINDOW SYSTEM

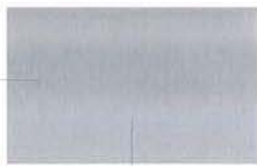


SIMILAR IN COLOR



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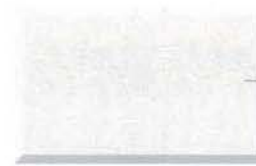
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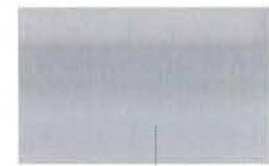
METAL TYPE I:
SUNSHADE, COLUMN COVER,
CANOPY, METAL PANEL



METAL TYPE II:
CORRUGATED & PERFORATED
METAL PANEL



ARCHITECTURAL
PRECAST TYPE I
ACID ETCHED FINISH



ALUMINUM
WINDOW SYSTEM



STONE



METAL TYPE III



Conference Center Design Precedents

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



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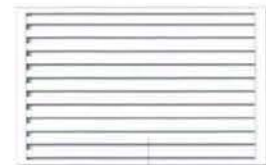
ALUMINUM
WINDOW SYSTEM



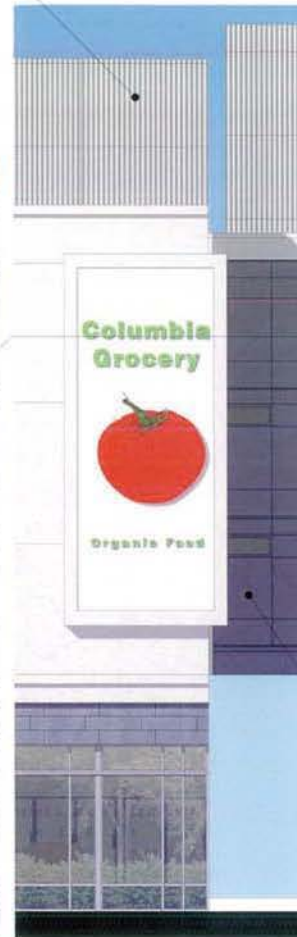
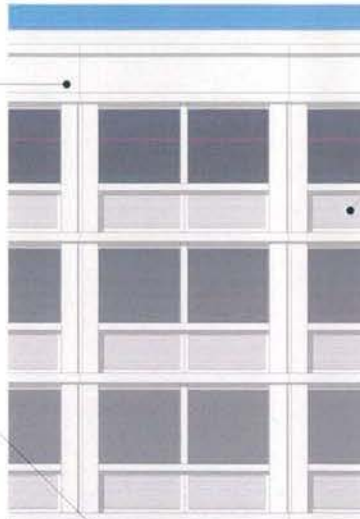
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PRECAST TYPE I
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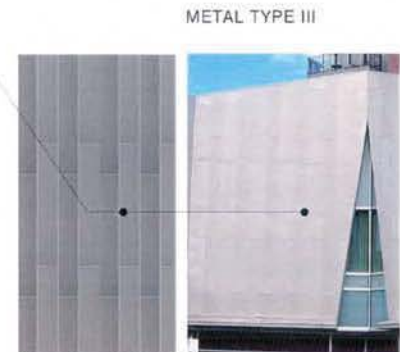
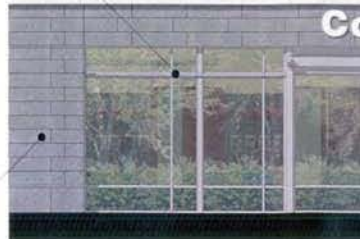
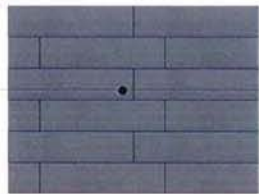
METAL TYPE II:
CORRUGATED & PERFORATED
METAL PANEL



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PRECAST TYPE I
TEXTURED FINISH



STONE



METAL TYPE III

Parking Garage Design Precedents

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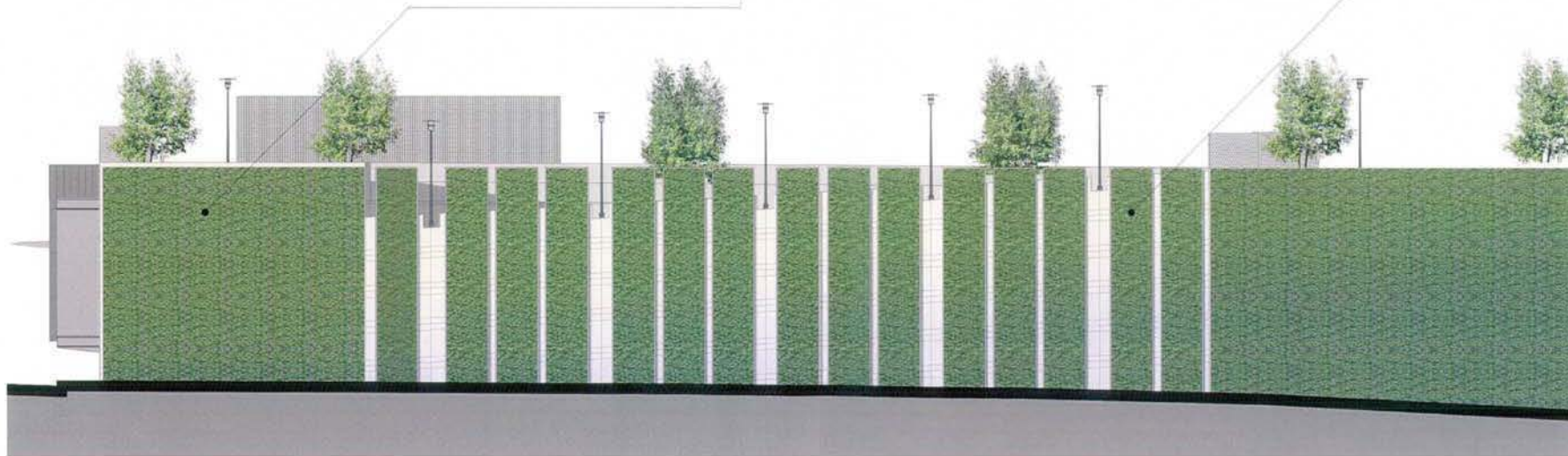
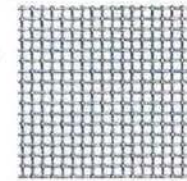
GREEN WALL SYSTEM
FOR SOUTH FACADE OF PARKING GARAGE



SUPPORTING SYSTEM I:
CLIMBING PLANTS TRAINING SYSTEM AT-
TACHED THROUGH WALL MOUNTING COM-
PONENTS, WHICH MAINLY INCLUDES STEEL
ROPE, HORIZONTAL RODS, AND SECTION
CONNECTORS



SUPPORTING SYSTEM II:
CLIMBING PLANTS GROWING ON METAL
WIRE MESH WHICH IS FIXED ON PRECAST
FACADE WITHIN STEEL FRAME



A 4.04

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



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Parking Garage Green Wall Design Precedents



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Conference Center Elevation Detail

SCALE: 1/8" = 1' Project # W/A08001 Date: 04/23/09

A4.06

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



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Hotel Elevation Detail

SCALE: 1/8" = 1' PLOT # "W-08007"
Date: 04.03.09



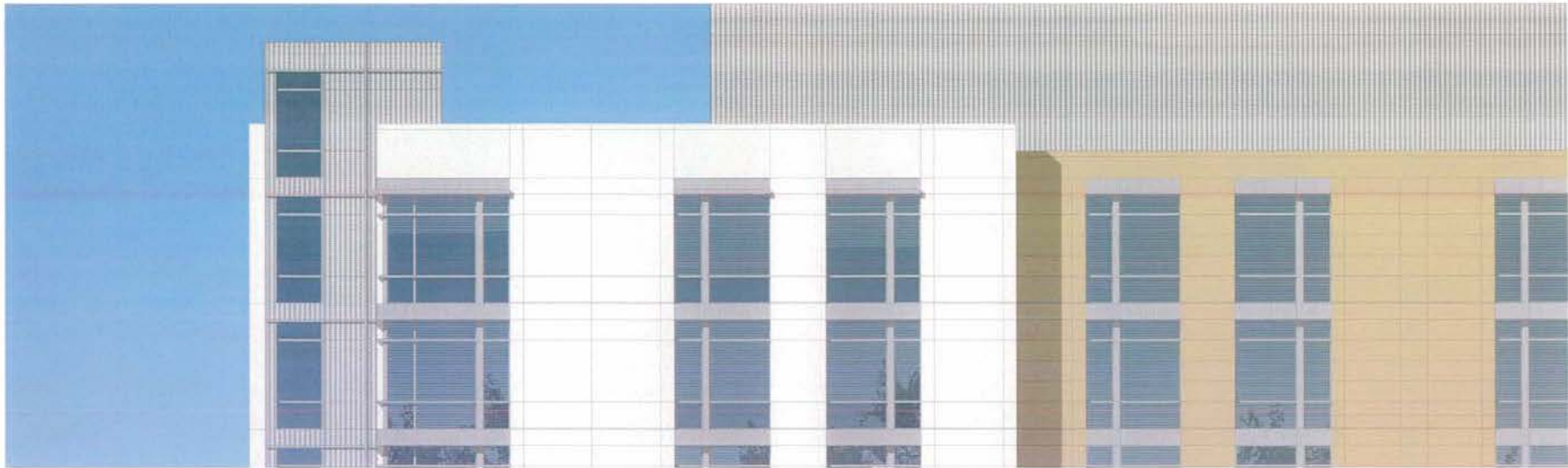
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Retail / Garage Detail

SCALE: 1/8" = 1' Project # W408002

Date: 04.22.09



A4.08

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



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Hotel / Restaurant Elevation Detail

SCALE: 1/8" = 1' Project # WAD0007
Date: 04/23/09



A 5.01

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



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View From Michigan Avenue

A 5.02

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



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Project # W-08007
Date: 04/23/09



View From Michigan Avenue & Irving Street

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Project # WA08001
Date: 04.03.09



View From West (Entry Plaza)

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View From Michigan Avenue

Conference Center Associates I, LLC

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SUSTAINABLE DESIGN FEATURES
REFER TO PROJECT LEED NC V2.2 SCORECARD

LEED CREDIT LEED PREREQUISITE

SUSTAINABLE SITES

- SS P1: Construction Activity Pollution Prevention
- SS C1: Site Selection
- SS C2.2: Development Density & Community Connectivity
- SS C4.1: Alternative Transportation, Public Transportation Access
- SS C4.2: Alternative Transportation, Bicycle Storage & Changing Racks
- SS C4.3: Alternative Transportation, Low-Emitting and Fuel Efficient Vehicles
- SS C6.2: Stormwater Design, Quality Control
- SS C7.1: Heat Island Effect, Non-Roof
- SS C7.2: Heat Island Effect, Roof
- SS C8: Light Pollution Reduction, Quality Control

WATER EFFICIENCY

- WE C1.1: Water Efficient Landscaping, Reduce by 50%
- WE C3: Water Use Reduction, 20% - 30% Reduction

ENERGY & ATMOSPHERE

- EA P1: Fundamental Building Systems Commissioning
- EA P2: Minimum Energy Performance (ASHRAE 90.1 - 2004)
- EA P3: Fundamental Refrigerant Management
- EA C1: Optimize Energy Performance, Min 2 pts req'd
- EA C4: Enhanced Refrigerant Management

MATERIALS & RESOURCES

- MA P1: Storage & Collection of Recyclables
- MA C2: Construction Waste Management, Divert 50-75%
- MA C4: Recycled Content, 10% 20% (p.c. + 1/2 p.u.)
- MA C5: Regional Materials, 10% - 20% manufactured, harvested regionally

INDOOR ENVIRONMENTAL QUALITY

- EQ P1: Minimum IAQ Performance
- EQ P2: Environmental Tobacco Smoke (ETS) Control
- EQ C3.1: Construction IAQ Management Plan, During Construction
- EQ C4.2: Low-Emitting Materials, Paints & Coatings
- EQ C4.3: Low-Emitting Materials, Carpet Systems
- EQ C6.1: Controllability of Systems, Lighting
- EQ C6.2: Controllability of Systems, Thermal Comfort
- EQ C7.1: Thermal Comfort, Design (ASHRAE 55-2004)
- EQ C7.2: Thermal Comfort, Verification Survey

INNOVATION IN DESIGN

- ID C1.1: Innovation in Design: Ecologies
- ID C1.2: Innovation in Design: Transportation Management Plan
- ID C1.3: Innovation in Design: Process Water Innovation
- ID C1.4: Innovation in Design: Energy Efficient Operations
- ID C2: LEED™ Accredited Professional

TOTAL LEED CREDIT = 29 (CERTIFIED)



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 $\pm 40'-50'$
- DECIDUOUS STREET TREE
MATURE SIZE $\pm 20'-30'$
- ORNAMENTAL TREE
MATURE SIZE $\pm 15'-25'$

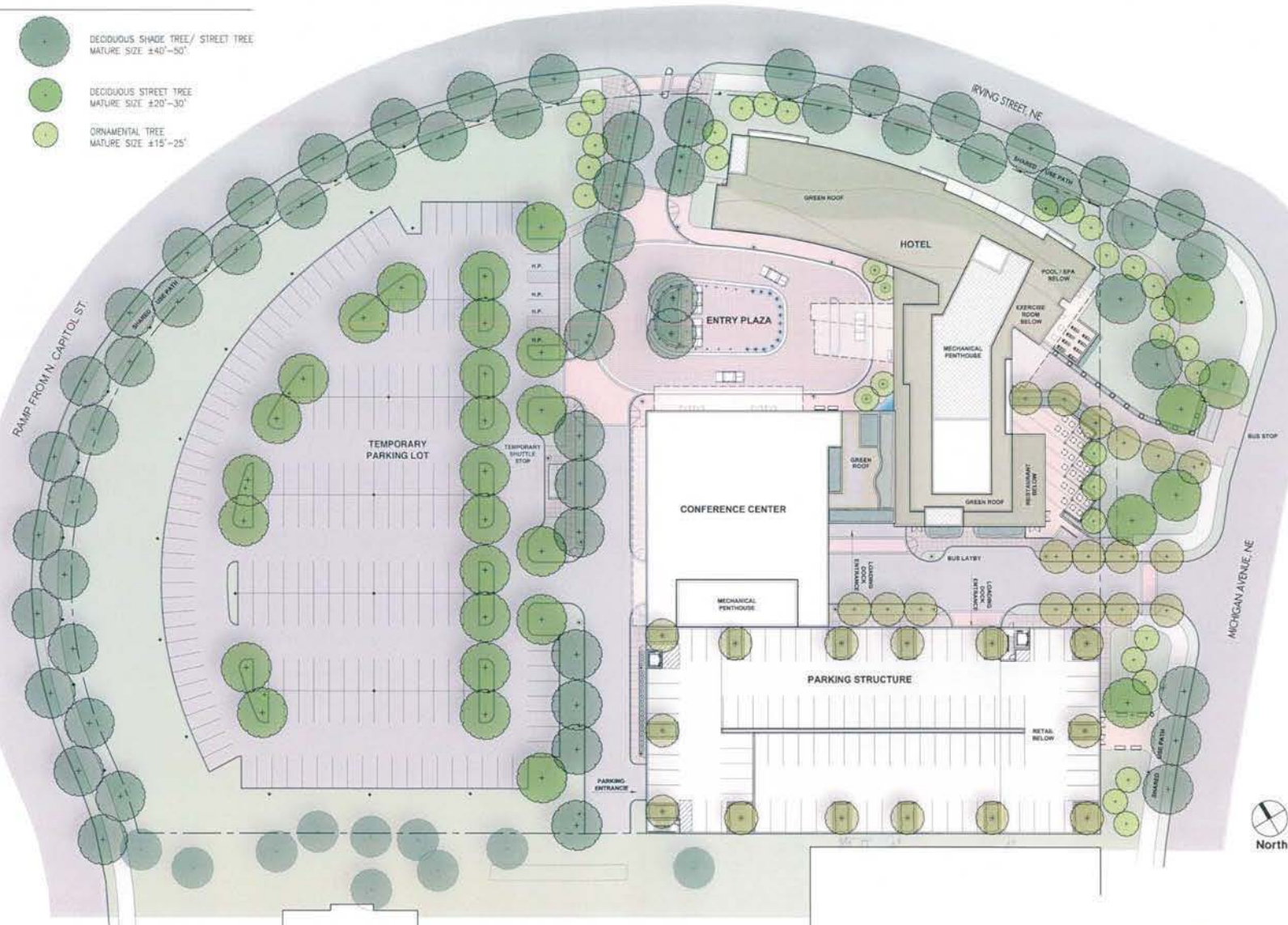
POSSIBLE SHADE / STREET
TREE SELECTIONS

SHADE TREES

1. Willow Oaks
Quercus phellos
2. Pin Oaks
Quercus palustris
3. European Hornbeam
Carpinus betulus
4. Green Vase Zelkova
Zelkova serrata 'Green Vase'
5. River Birch
Betula nigra
6. Katsura Tree
Cercidiphyllum japonicum
7. Red Maple
Acer rubrum 'October Glory'

ORNAMENTAL TREES

1. Muskogee Crape Myrtle
Lagerstroemia indica 'Muskogee'
2. Golden Rain Tree
Koelreuteria paniculata
3. Okame Cherry
Prunus x incam 'Okame'
4. Yoshino Cherry
Prunus yedoensis
5. Flowering Dogwood
Comus florida

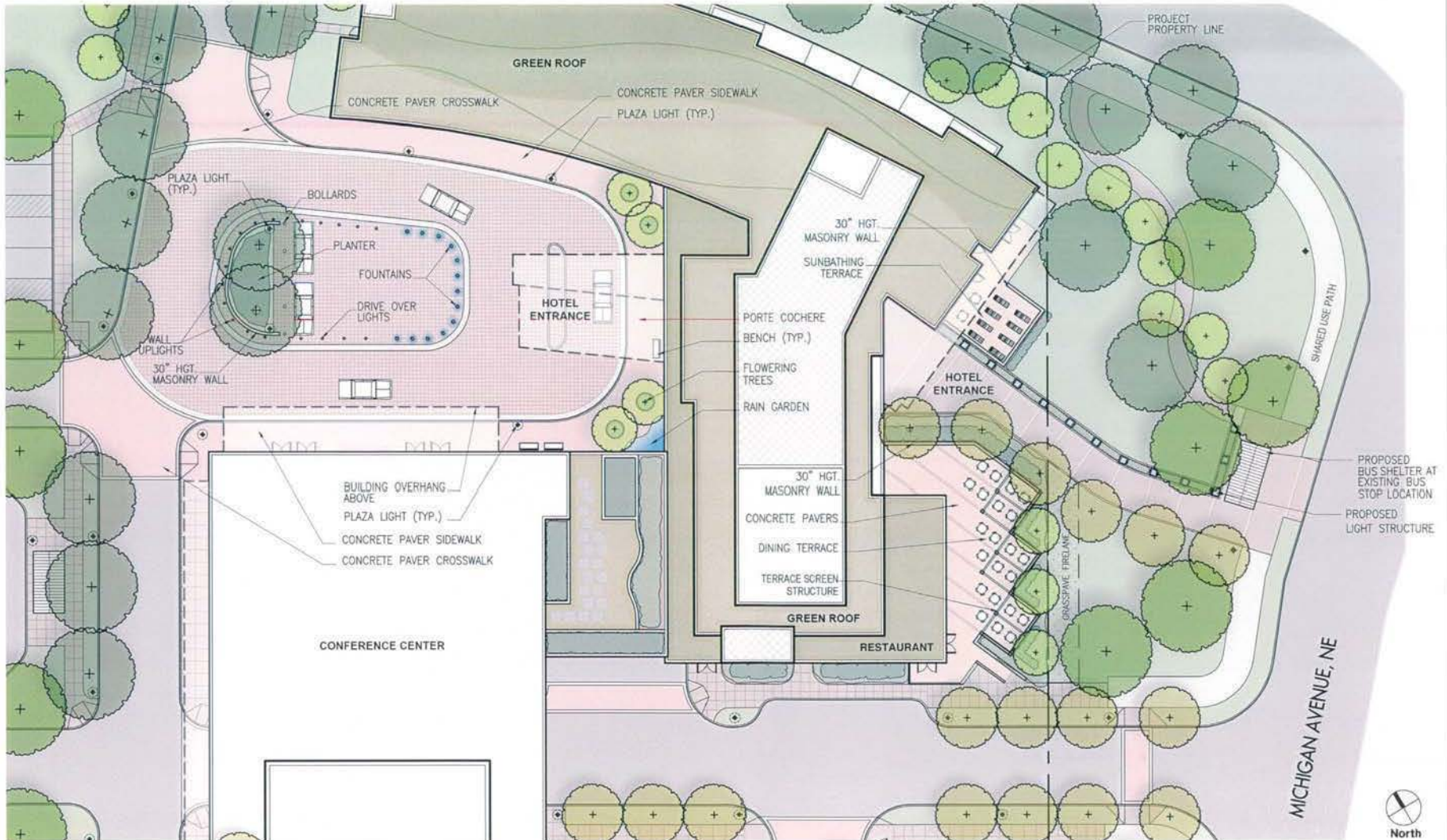


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3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

Landscape Plan - Phase 1

Scale: 1"=60'



North

HOTEL/CONFERENCE CENTER PLAZA

SCALE: 1" = 20'-0"

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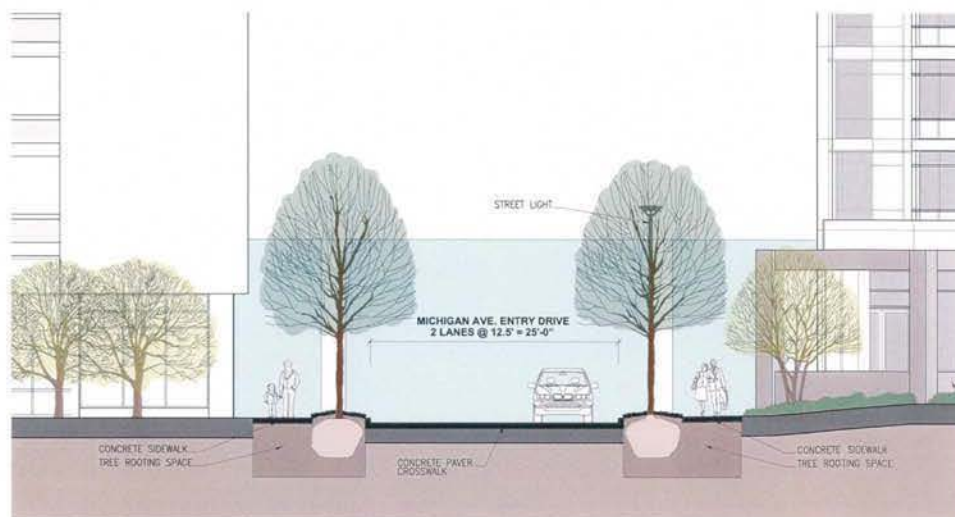
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Landscape Detail Plan - Phase 1

Mariani
Architects LLCProject # WAG0001
Date: 6.23.09



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



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



3 SECTION - TYPICAL STREETSCAPE
SCALE: 1/4" = 1'-0"

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Landscape Sections - Phase 1



L2.02

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



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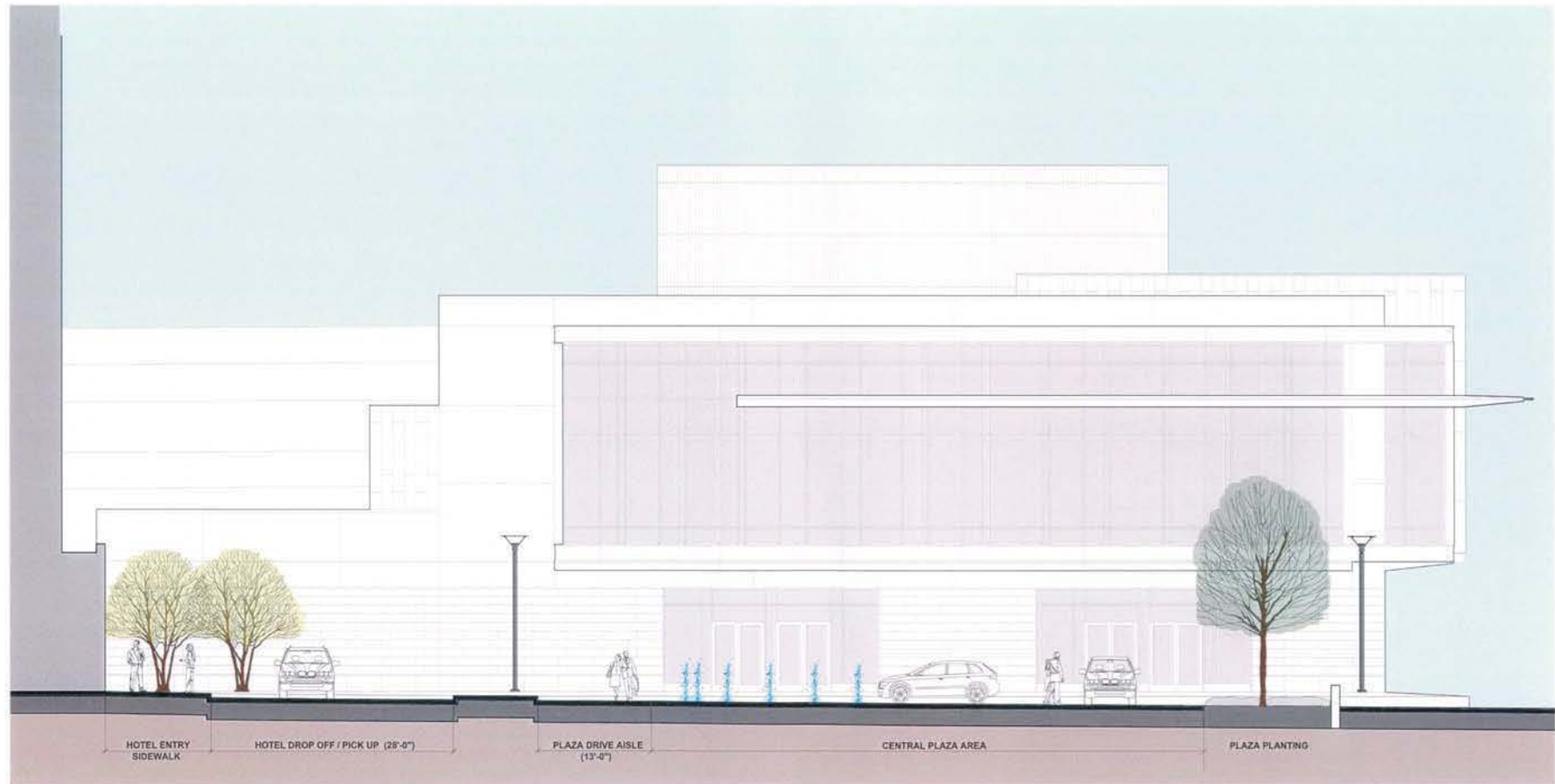
PLAZA SECTION: HOTEL ENTRANCE
SCALE: 3/16"=1'-0"

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Landscape Sections - Phase 1

L2.03

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



PLAZA SECTION: CONVENTION CENTER ENTRANCE
SCALE: 3/16"=1'-0"



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Landscape Sections - Phase 1



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Project # WAG0007
Date: 4.23.08



Pole Light
Street Lighting



BENCH
SITE FURNISHING



Pole Light
Plaza Lighting



Drive-Over Light
Plaza Lighting



BOLLARDS
SITE FURNISHING

Existing Site Conditions



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

Proposed Site Elements



Willow Oak (*Quercus phellos*)



Pin Oak (*Quercus palustris*)



Fountains at Hotel Entry Plaza



Screen Structure at Restaurant

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W.D.G. Architects, PLLC - 1025 Connecticut Avenue, NW - Suite 300 - Washington, DC 20036 - tel 202.837.8300 - fax 202.481.2198 - e-mail wdg@wdgarch.com

Image Sheet - Phase 1

L3.02

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

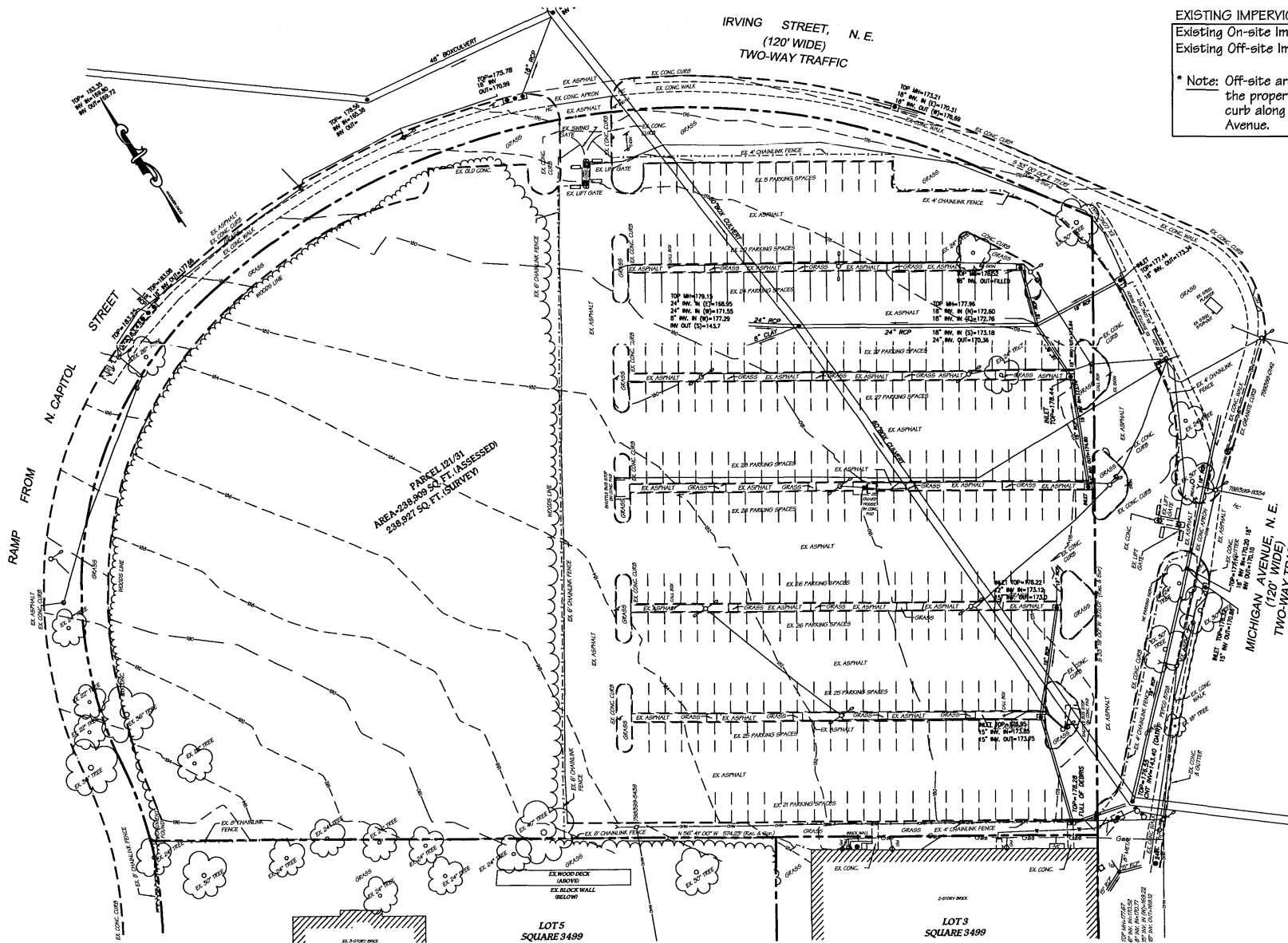


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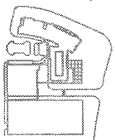
Project # WAG001
Date: 4/23/09

STEPHENSON & GOOD - Landscape Architects 301-546-0300



C1.01

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



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**Mariani
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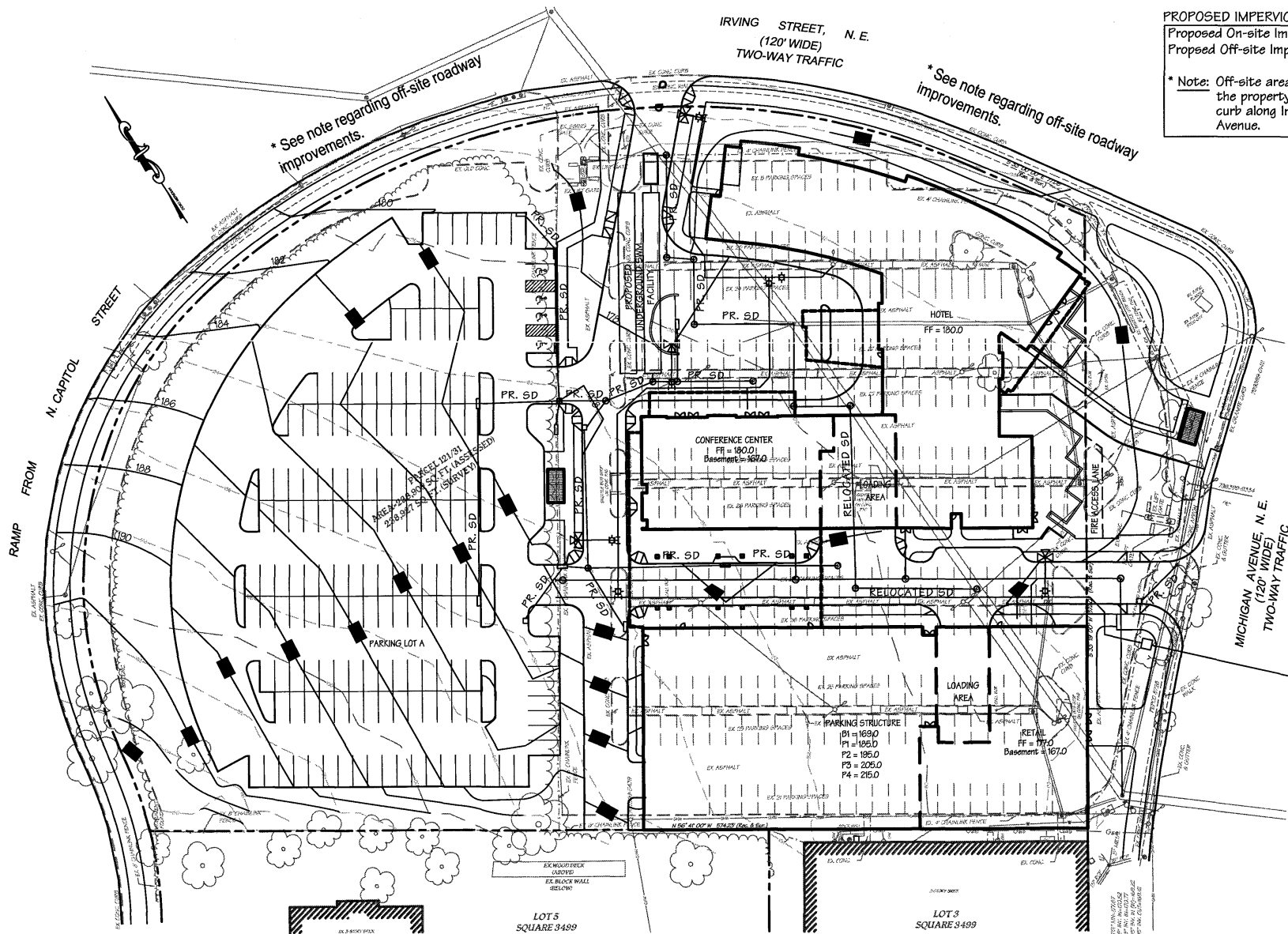
Existing Conditions Plan

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Scale: 1"=60'

Project # | WA08007.03
Date: 4.23.09

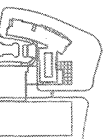


PROPOSED IMPERVIOUS AREA CALCULATIONS
 Proposed On-site Impervious Area = 3.71 Ac.
 Proposed Off-site Impervious Area = 0.48 Ac.

* Note: Off-site area includes areas outside the property limits to the edge of curb along Irving Street and Michigan Avenue.

C1.02

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



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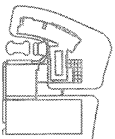


Grading Plan

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



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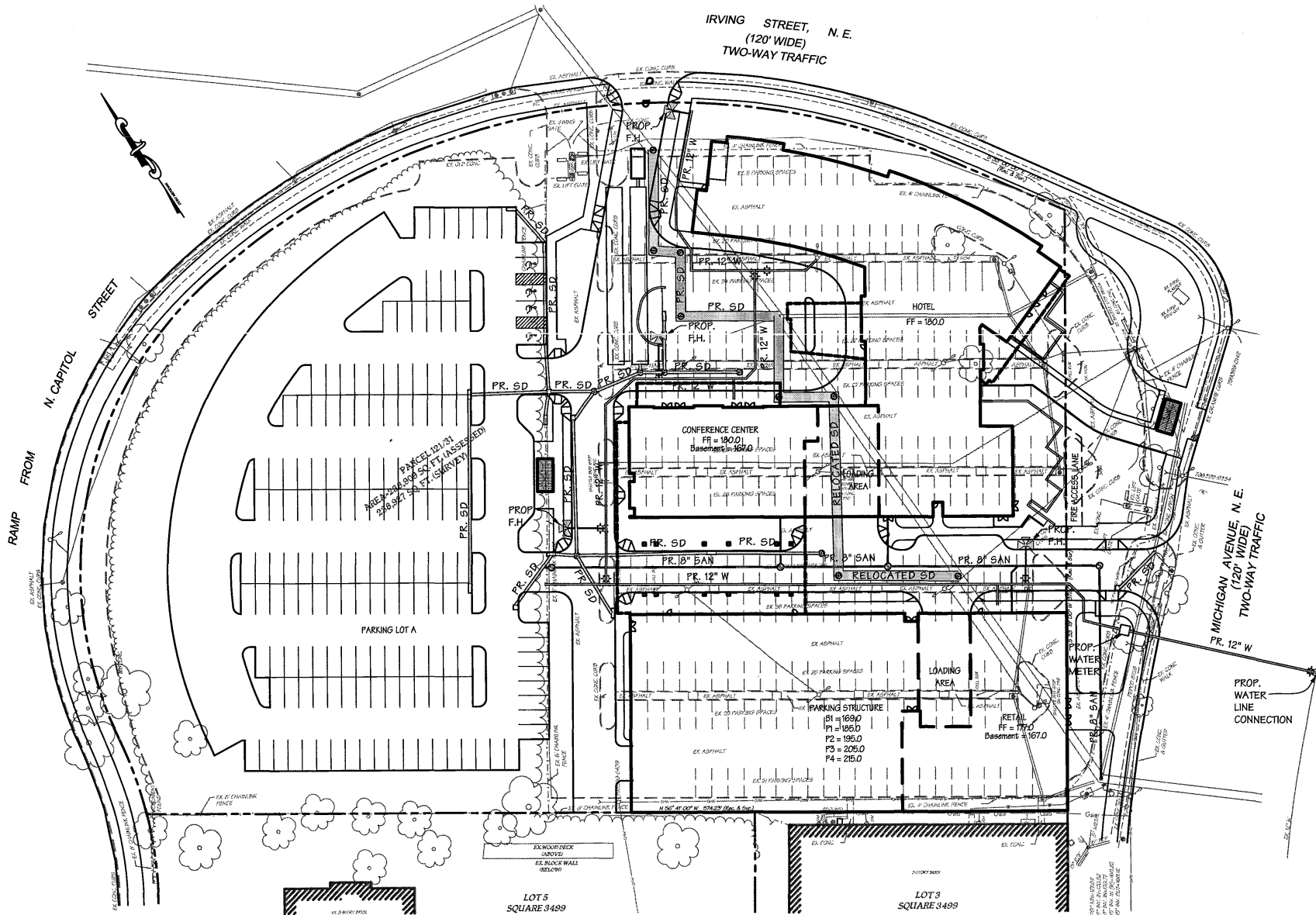
Utility Plan

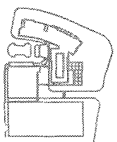
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Scale: 1"=60'

Project # WAD0007.03
Date: 4.23.09





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Utility Plan

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Date: 4.23.09



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Erosion and Sediment Control Plan

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Project # | WA08007.03
Date: 4.23.09



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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	1,538	2,172	--	1,775	5,49	90	0.100	18.83	35.16

PROPOSED AT OUTFALL

V _q =	7,428 cu-ft	V _w =	5,617 cu-ft	V _q > V _w (use V _q)
------------------	-------------	------------------	-------------	---

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	2,611	2,037	0,837	5,49	70	0.297	8.49	20.01

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.

PROPOSED UNDERGROUND
STORMFILTER SYSTEM

PROPOSED UNDERGROUND
CMP DETENTION FACILITY

IRVING STREET,
(120' WIDE)
TWO-WAY TRAFFIC

MICHIGAN AVENUE, N.E.
(120' WIDE)
TWO-WAY TRAFFIC

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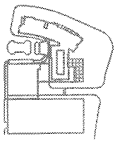
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Stormwater Management Plan

Scale: 1"=60'

Project # WA08007.03
Date: 4.23.09

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	19000	S.F.	0.028	532	0.028	532
PHASE I TOTAL				75,782		75,282
PHASE I TOTAL (ANNUAL)				27,660,430		26,382,930



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Potable Water and Sanitary Waste Calculations

Michigan Avenue & Irving Street NE Mixed Use Complex

Phase 2: First-Stage Application

Sheet #		Filing Requirement
	Cover Sheet	2406.11
	List of Drawings	2406.11
A1.00	Project Data	2406.11 e
A1.01	Aerial View	2406.11 e7
A1.02	Site Plan	2406.12 d
A1.03	Circulation Plan	2406.11 e4
A1.04	Circulation Plan	2406.11 e4
A1.05	Circulation Plan	2406.11 e4
A1.06	Circulation Plan	2406.11 e4
A1.07	Sections	2406.11 e7
A1.08	Rendering	2406.11 e7
L1.01	Landscape Plan - Phase 2	2406.11 d
L2.01	Image Sheet - Phase 2	2406.11 e7
L2.02	Image Sheet - Phase 2	2406.11 e7
C2.01	Existing Conditions Plan	2406.11 e5
C2.02	Phase 2 Site Plan	2406.11 d
C2.03	Potable Water and Sanitary Waste Calculations	2406.11 e6

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Zoning Tabulations

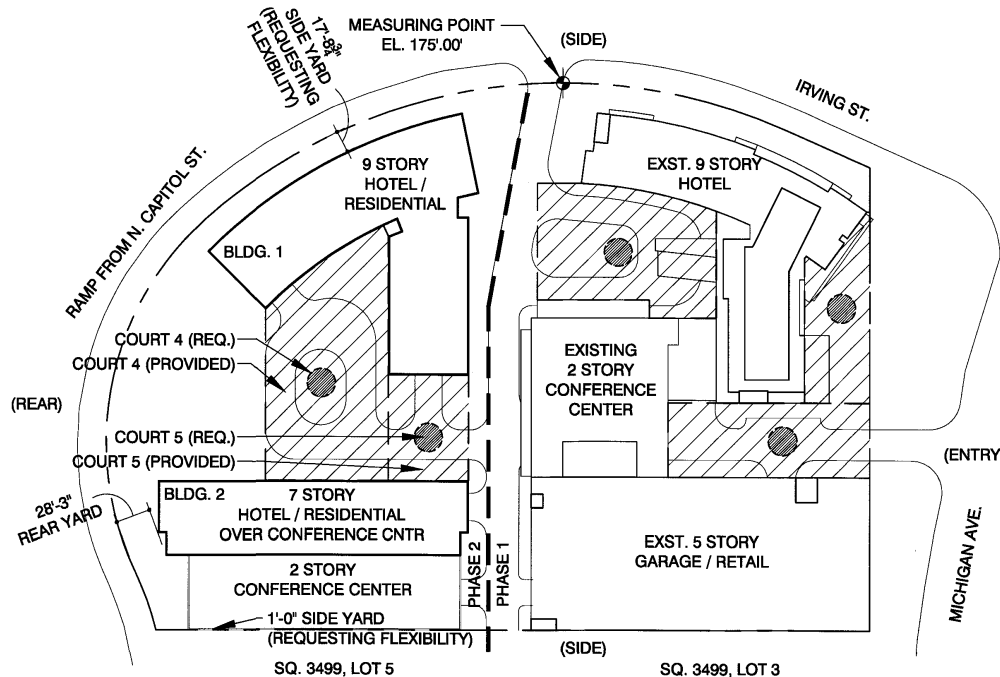
Property:	Parcel 121/31	
Property Area:	5.48 acres (Approx. 238,909 sf) Assessed	
Zoning Regulations	w/ P.U.D. Development Standards	Proposed P.U.D. Provided (Phase 1 & 2)
Zoning	Unzoned (Rezoning to C-3-A)	C-3-A PUD
Uses	Hotel or Inn, Food or Grocery Store, Restaurant, Parking, Residential, etc.	Mixed Use (Hotel w/ Conference Facilities, Retail, Restaurant, Residential and associated support spaces)
FAR	4.5 (3.0 Commercial) = (3 x 238,909sf = 716,727 GFA)	2.98 FAR (348,965 P1 + 363,000 P2 = 711,965 GFA Provided)
Roof Structure FAR	0.37 (> 1/3 of roof area permitted by 411.8)	0.4 Provided (4,178 P1 + 4,200sf P2 of enclosures. Requesting flexibility on setbacks and single enclosures)
% of Lot Occupancy	75% (except Hotels per 772.1)	53% Total Provided
Building Height	90 Feet Maximum + 5% allowance per 2405.3	94 Feet 6 inches (Measured from middle of Irving Street & includes 5% allowance per 2405.3)
Roof Structure Height	18 Feet 6 inches	18 Feet 6 inches (Requesting flexibility from set-back requirements)

Zoning Regulations	w/ P.U.D. Development Standards	Proposed P.U.D. Provided (Phase 2)
Side Yard	Not Required. If provided a min. of 3' wide for each foot of height of building, not less than 8 feet = 21.92 feet.	Irving Street = 17.73 feet (requesting flexibility) Southern Lot = 12 inches (requesting flexibility) Ramp from N. Capitol St = 28.25 Feet
Rear Yard	2.5 inches wide per each foot of height of the building, not less than 12 feet = 16.3 Feet minimum	
Courts	3 inches wide for each foot of height measured from the lowest level of the court, not less than 12 feet.	Court 4 = 21'-10" req'd / 96'-9" provided. Court 5 = 21'-10" req'd / 85'-0" provided.
Parking (*)	Hotel Bldg. 1 (1 per 2 sleeping rooms) = 195 Hotel Bldg. 2 (1 per 2 sleeping rooms + 1 per 150sf of largest function room) = 145 spaces (95+50)	695 Total Spaces Phase 1 & 2 (295 spaces below grade parking in Phase 2)
Loading (**)	Hotel Bldg. 1 > 300 rooms (1 @ 30 Feet Deep, 1 @ 55 Feet deep) Hotel Bldg. 2 w/ Function (1 @ 30 Feet Deep, 1 @ 55 Feet deep)	Hotel Bldg. 1 (1 @ 30 Feet Deep, 1 @ 55 Feet Deep, 1 trash @ 20 Feet Deep) Hotel Bldg. 2 w/ Function (1 @ 30 Feet Deep, 1 @ 55 Feet Deep, 1 trash @ 20 Feet Deep)
* Parking #'s will be revised in Stage 2 application to correctly reflect the ultimate use (Hotel, Residential or a combination).		
** Loading berth #'s will be revised in Stage 2 application to correctly reflect the ultimate use (Hotel, Residential or a combination).		

Hotel/ Residential (Bldg 1)				
Floor No.	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
9th Floor	22,800		0	22,800
8th Floor	22,800		0	22,800
7th Floor	22,800		0	22,800
6th Floor	22,800		0	22,800
5th Floor	22,800		0	22,800
4th Floor	22,800		0	22,800
3rd Floor	22,800		0	22,800
2nd Floor	22,800		0	22,800
Ground Floor	22,800		0	22,800
B1 Level	46,800	46,800	46,800	0
B2 Level	46,800	46,800	46,800	0
Total Hotel Building	298,400 sf	93,200 sf	93,200 sf	205,200

Hotel/ Residential w/ Conference Center (Bldg 2)				
Floor No.	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
9th Floor	15,000		0	15,000
8th Floor	15,000		0	15,000
7th Floor	15,000		0	15,000
6th Floor	15,000		0	15,000
5th Floor	15,000		0	15,000
4th Floor	15,000		0	15,000
3rd Floor	15,000		0	15,000
2nd Floor	26,400		0	26,400
Ground Floor	26,400		0	26,400
B1 Level	46,800	46,800	46,800	0
B2 Level	46,800	46,800	46,800	0
Total Hotel Building	251,000 sf	93,200 sf	93,200 sf	157,800

Total All	549,400 sf	186,400 sf	186,400 sf	363,000 sf
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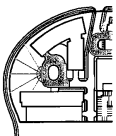


Conference Center Associates I, LLC

3 Bethesda Metro Center, Suite M025, Bethesda MD 20814

Project Data

Mariani
Architects LLC



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



A1.00



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Architects LLC



Project # WAG0007
Date 04.13.09

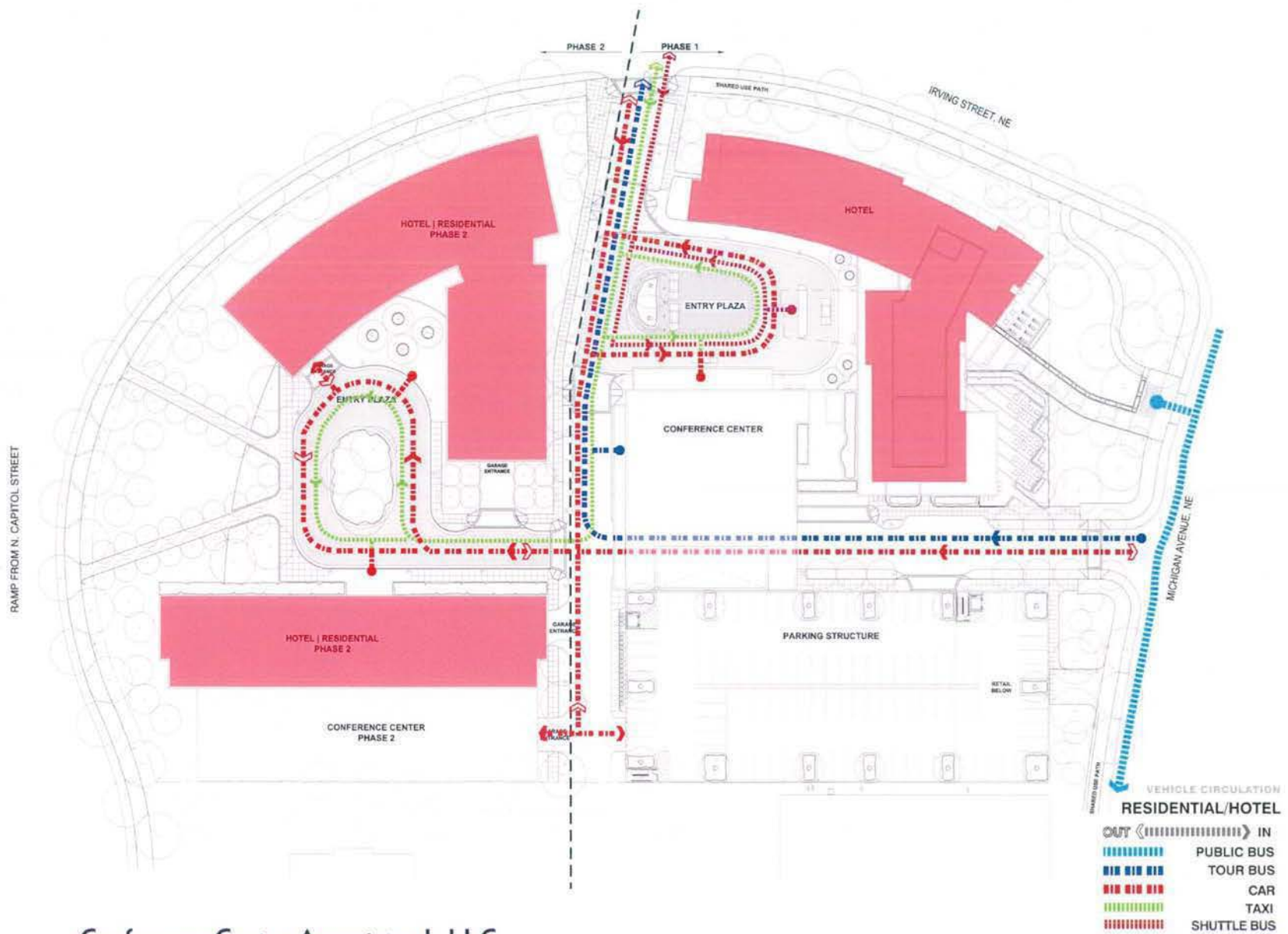


Aerial View

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



Conference Center Associates I, LLC

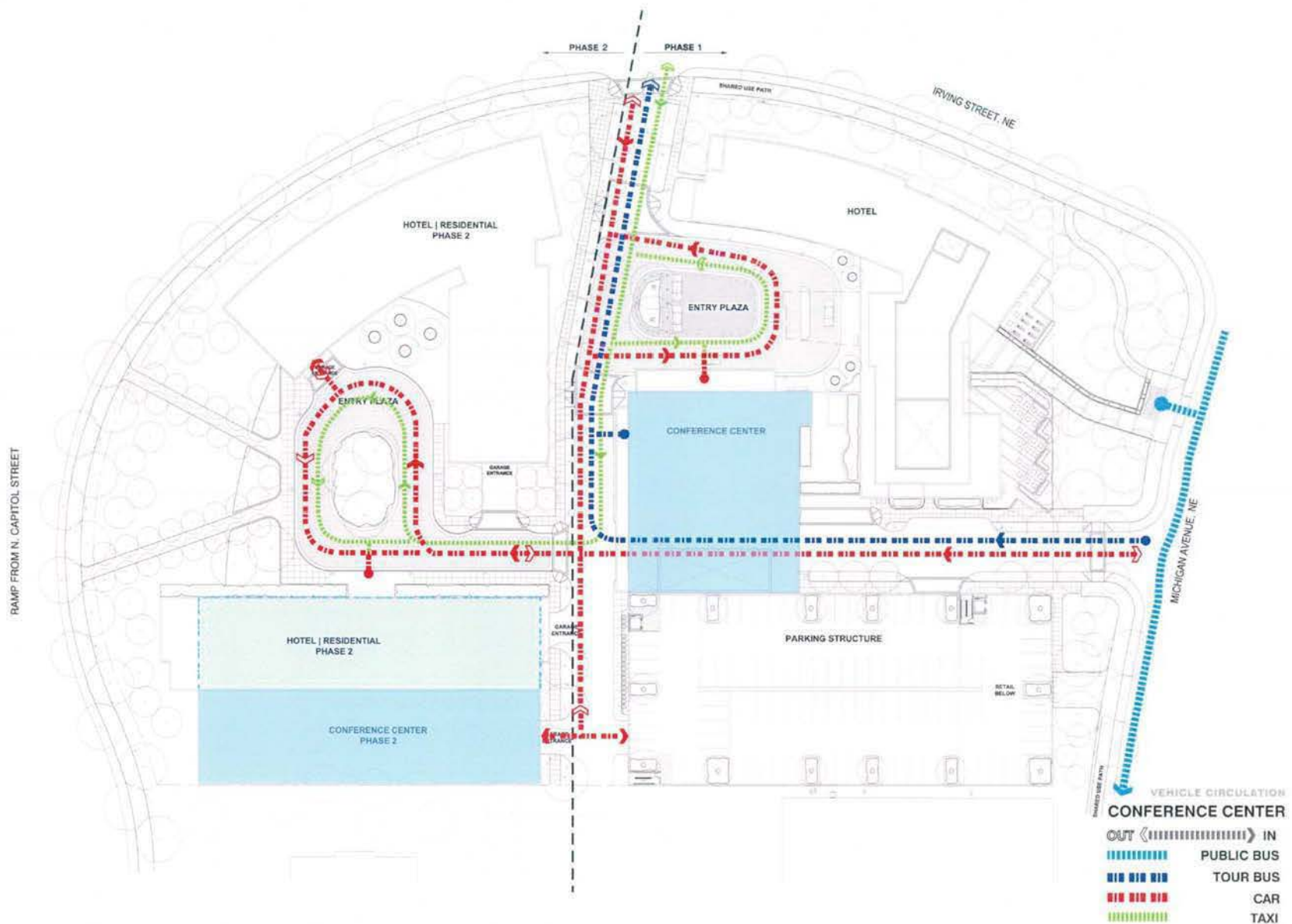
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Mixed Use Complex- Phase 2



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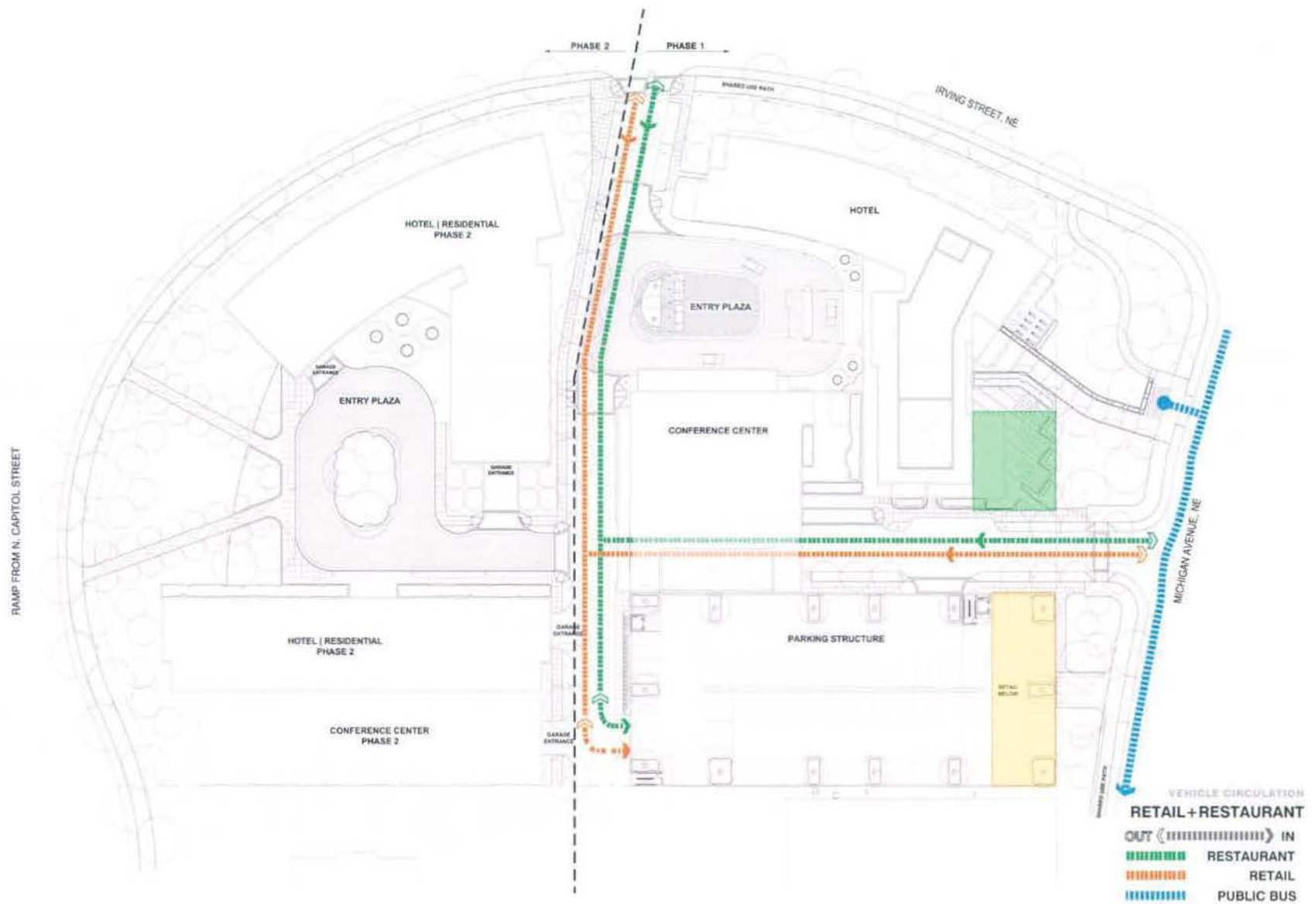
Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 2



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Architects LLC



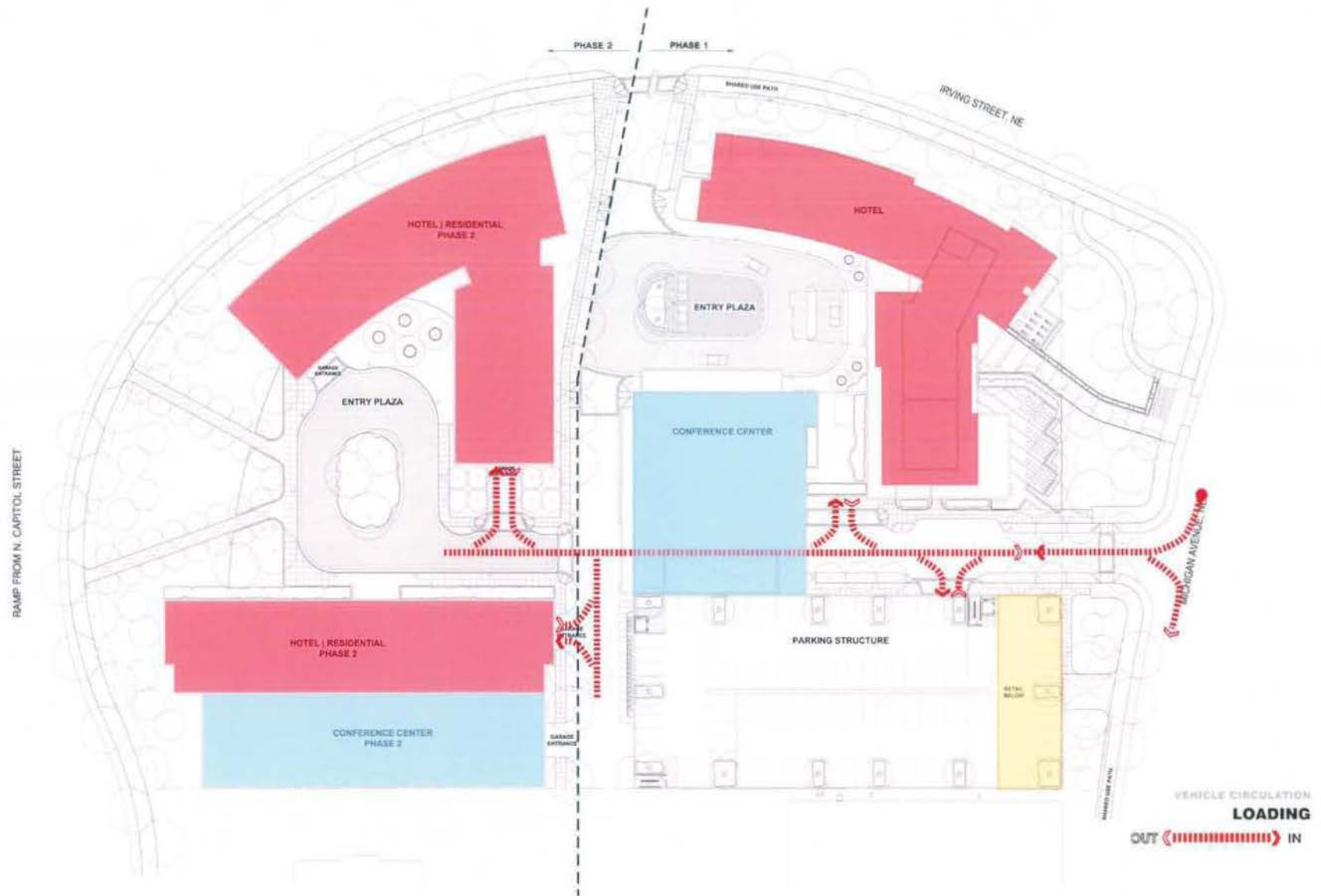
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Date 04.03.08



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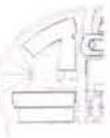
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Michigan Ave and Irving St. NE
Mixed Use Complex- Phase 2



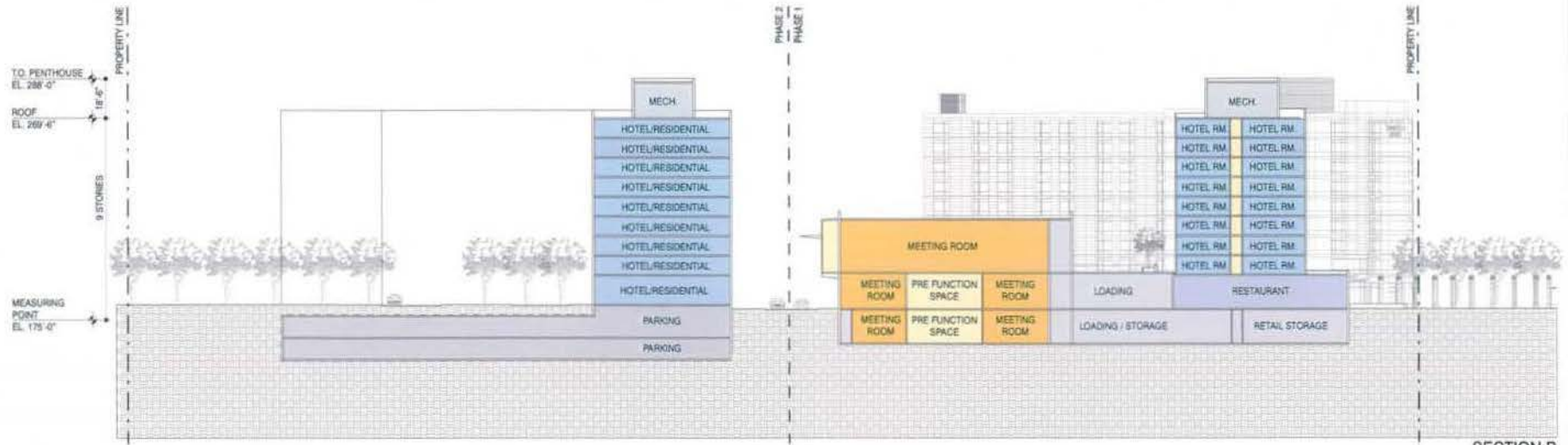
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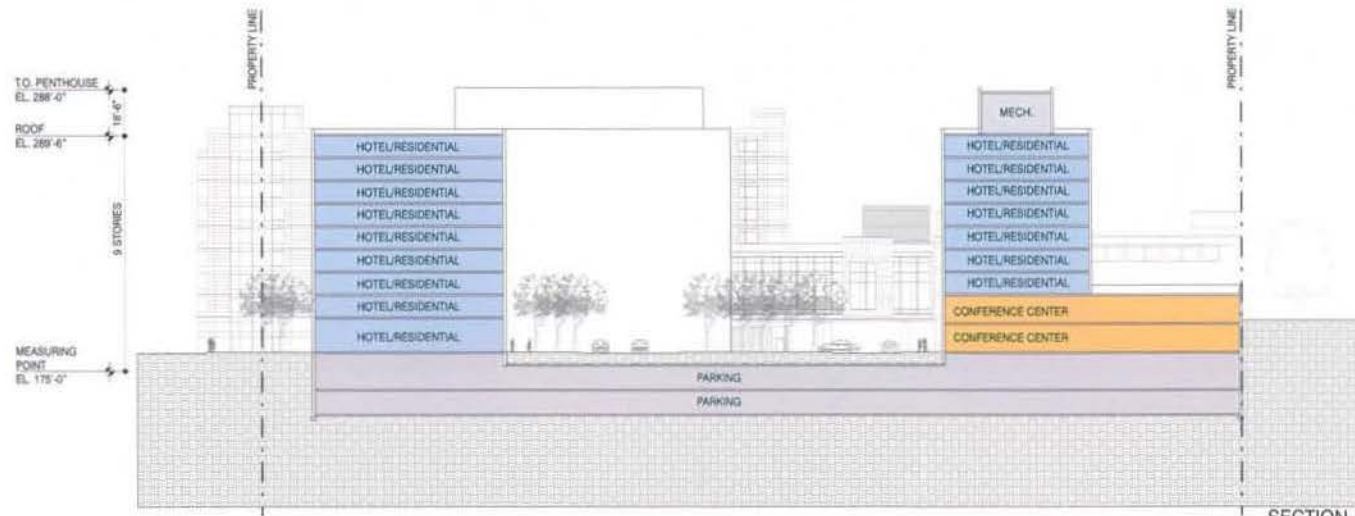


Mariani Architects LLC





SECTION B



SECTION A

- LEGEND
- HOTEL/RESIDENTIAL
 - CIRCULATION
 - MECHANICAL/ SUPPORT SPACE
 - PARKING
 - CONFERENCE SPACE
 - HOTEL AMENITIES
 - RETAIL



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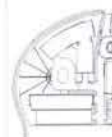
Sections

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



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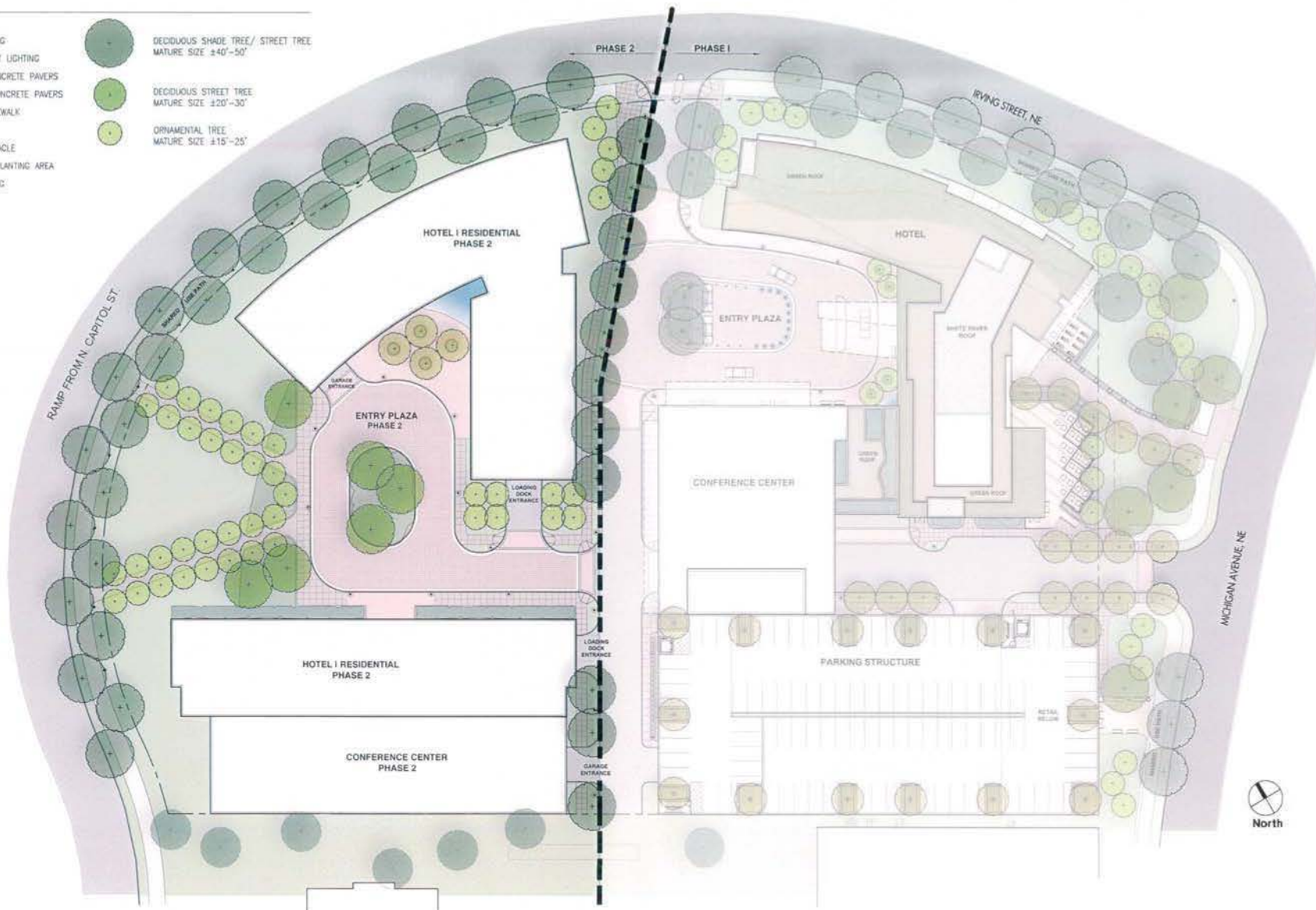
Bird's Eye View

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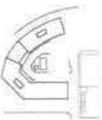
LEGEND

- 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'



L1.01

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Landscape Plan - Phase 2

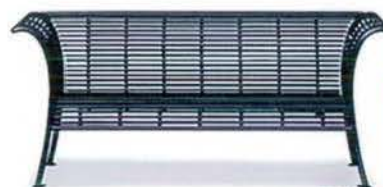
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Pole Light
Street Lighting



Pole Light
Plaza Lighting



BENCH
SITE FURNISHING



L2.01

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



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Image Sheet - Phase 2

Existing Site Conditions



Project Site Interior looking Northeast



Irving Street looking North



Irving Street looking South

Proposed Site Elements



Willow Oak (*Quercus phellos*)



Pin Oak (*Quercus palustris*)

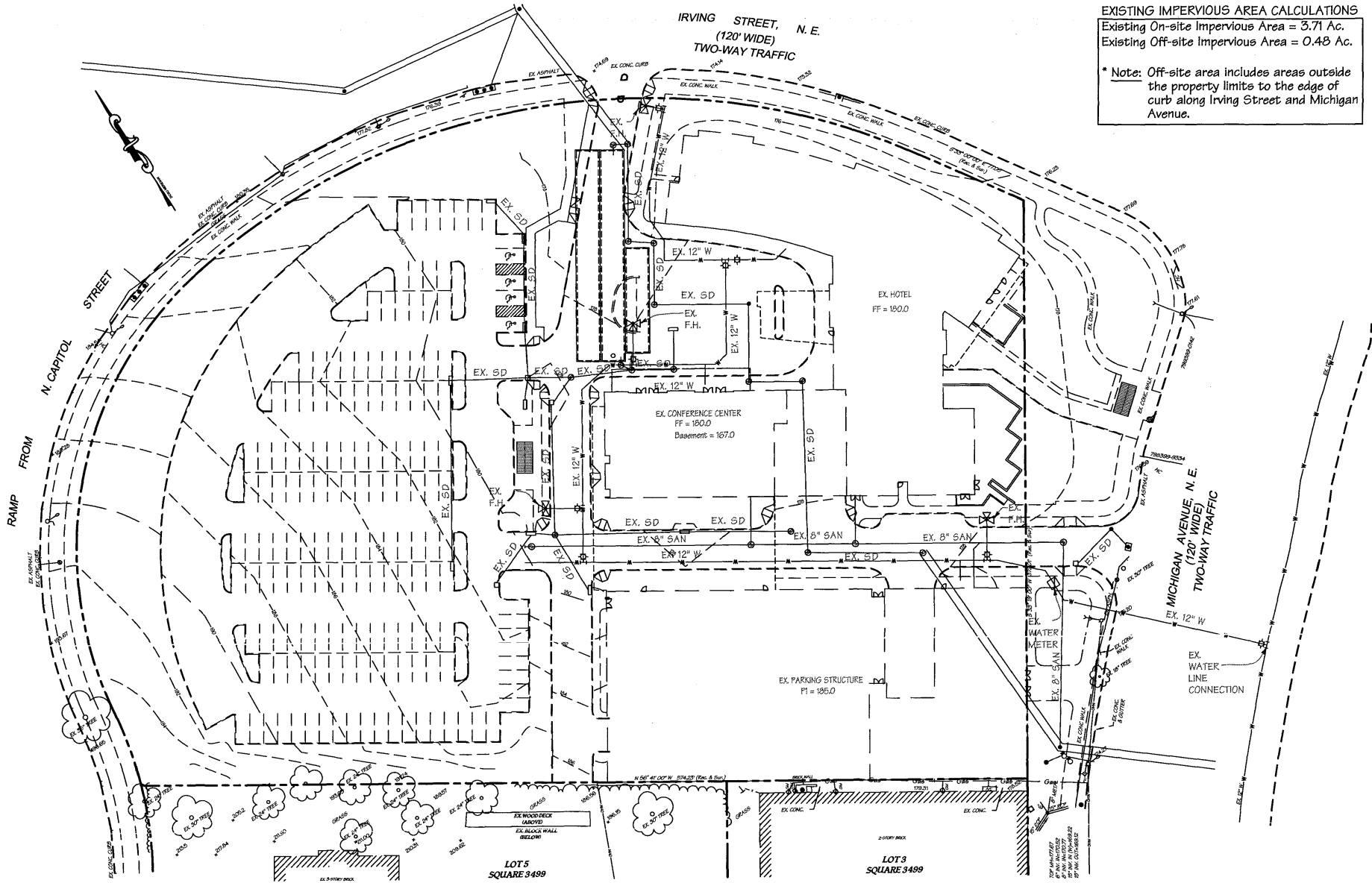


Green Space at Phase 2 Entry Plaza

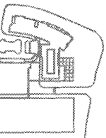


EXISTING IMPERVIOUS AREA CALCULATIONS
 Existing On-site Impervious Area = 3.71 Ac.
 Existing Off-site Impervious Area = 0.48 Ac.

* Note: Off-site area includes areas outside the property limits to the edge of curb along Irving Street and Michigan Avenue.



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



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Phase 2 Existing Conditions Plan

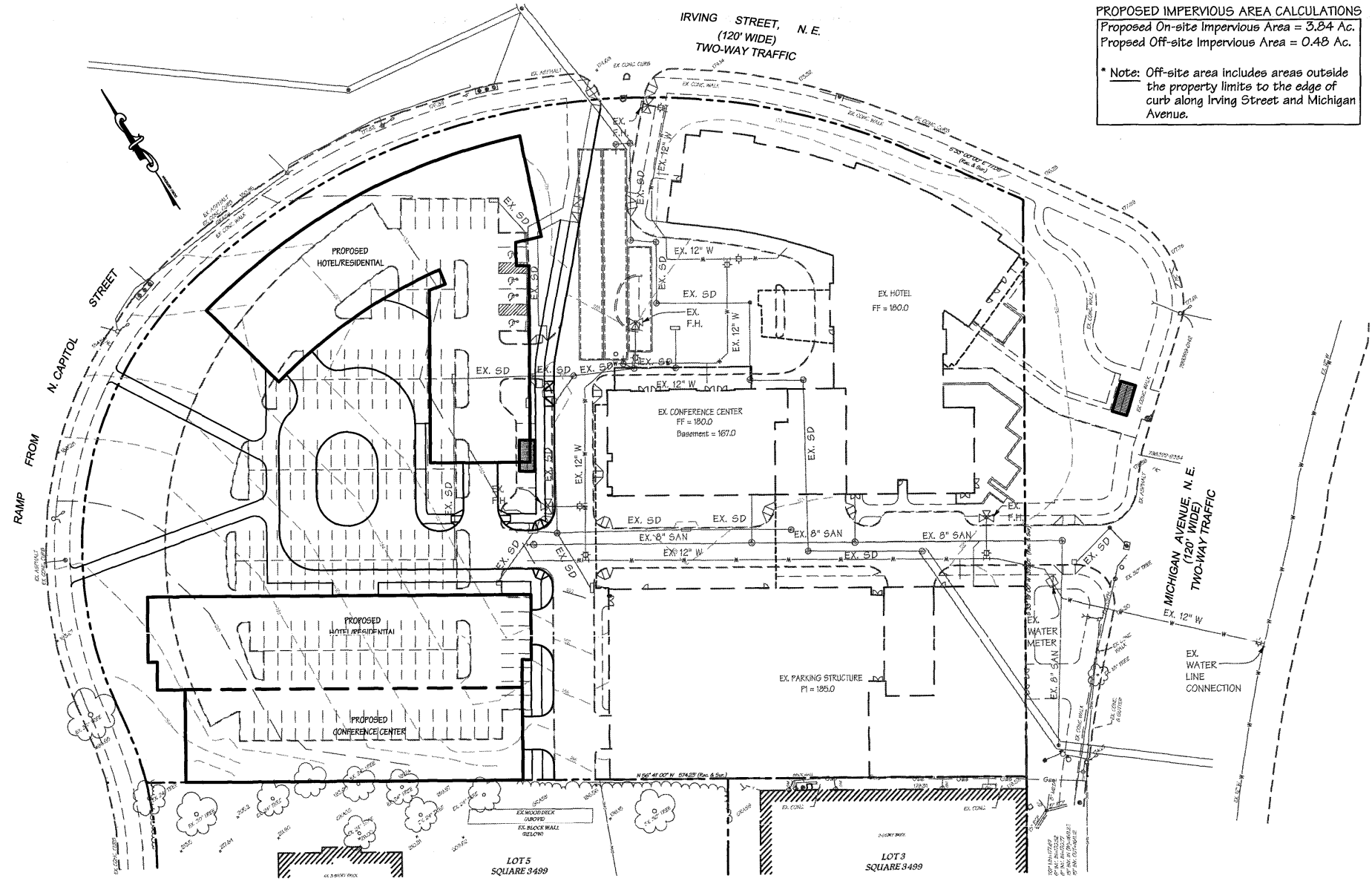
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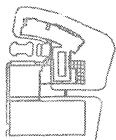
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Project # WA08007.03
Date: 4.23.09

PROPOSED IMPERVIOUS AREA CALCULATIONS
 Proposed On-site Impervious Area = 3.84 Ac.
 Proposed Off-site Impervious Area = 0.48 Ac.
 * Note: Off-site area includes areas outside the property limits to the edge of curb along Irving Street and Michigan Avenue.



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



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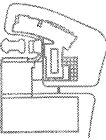


Phase 2 Site Plan

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Scale: 1"=60' Project # WA08007.03 Date: 4.23.09



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PHASE 2 POTABLE WATER AND SANITARY WASTE CALCULATIONS						
BUILDING TYPE	QUANTITY	UNIT	POTABLE WATER		SANITARY SEWAGE	
			GPD/UNIT	TOTAL GPD	GPD/UNIT	TOTAL GPD
HOTEL BUILDING 1	390	UNITS	220	85,800	150	58,500
HOTEL BUILDING 2	189	UNITS	220	41,580	150	28,350
RESTAURANT	525	SEATS	60	31,500	60	31,500
CONFERENCE CENTER	900	SEATS	25	22,500	25	22,500
PHASE 2 TOTAL				181,380		140,850
PHASE 2 TOTAL (ANNUAL)				66,203,700		51,410,250

Potable Water and Sanitary Waste Calculations

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