

Michigan Avenue & Irving Street NE Mixed Use Complex | Phase 1 & 2



Architect:
WDG Architecture
1025 Connecticut Avenue, NW Suite 300
Washington, DC 20036

Associate Architect:
Mariani Architects, LLC
16449 Ed Warfield Road
Woodbine, MD 21797

Developer:
Conference Center Associates I, LLC
3 Bethesda Metro Center, Suite M025
Bethesda, MD 20814

Planned Unit Development
Amended Phase 1 Consolidated Application
June 25, 2015

ZONING COMMISSION
District of Columbia

CASE NO. 08-33C

EXHIBIT NO. 1C

ZONING COMMISSION
District of Columbia
CASE NO.08-33C
EXHIBIT NO.1C

Changes Reflected in Amended PUD Drawings

- 1** Increased height of retail space
- 2** Increased height of conference center ballroom level, added storefront windows at ground floor, and eliminated columns under conference center to improve pedestrian experience and view corridors for future phase 2 retail
- 3** Increased depth of conference center to create a connection between conference center and hotel
- 4** Incorporated roof terrace level into conference center
- 5** Extended hotel to property line on Irving Street
- 6** Increased basement footprint of hotel to match building footprint above
- 7** Modified penthouse structure to accommodate hotel changes (see note 5)
- 8** Modified landscape on Irving Street to accommodate extension of hotel to property line
- 9** Relocated restaurant entrance on adjacent to hotel entrance
- 10** Added cellar parking in garage and extended footprint to edge of hotel to provide more parking spaces within the parking structure
- 11** Reduced footprint of above grade parking to maintain the previously approved count of 600 parking spaces
- 12** Incorporated two-story glass walkway connection between parking garage and hotel / conference center for more direct access
- 13** Adjusted hotel footprint to accommodate Marriott Residence Inn & Courtyard design requirements (previously SpringHill Suites)

Notes

- Only changed dimensions appear on amended elevations and amended plans
- U.N.O. materials remain the same as previously approved

Page Number

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Landscape

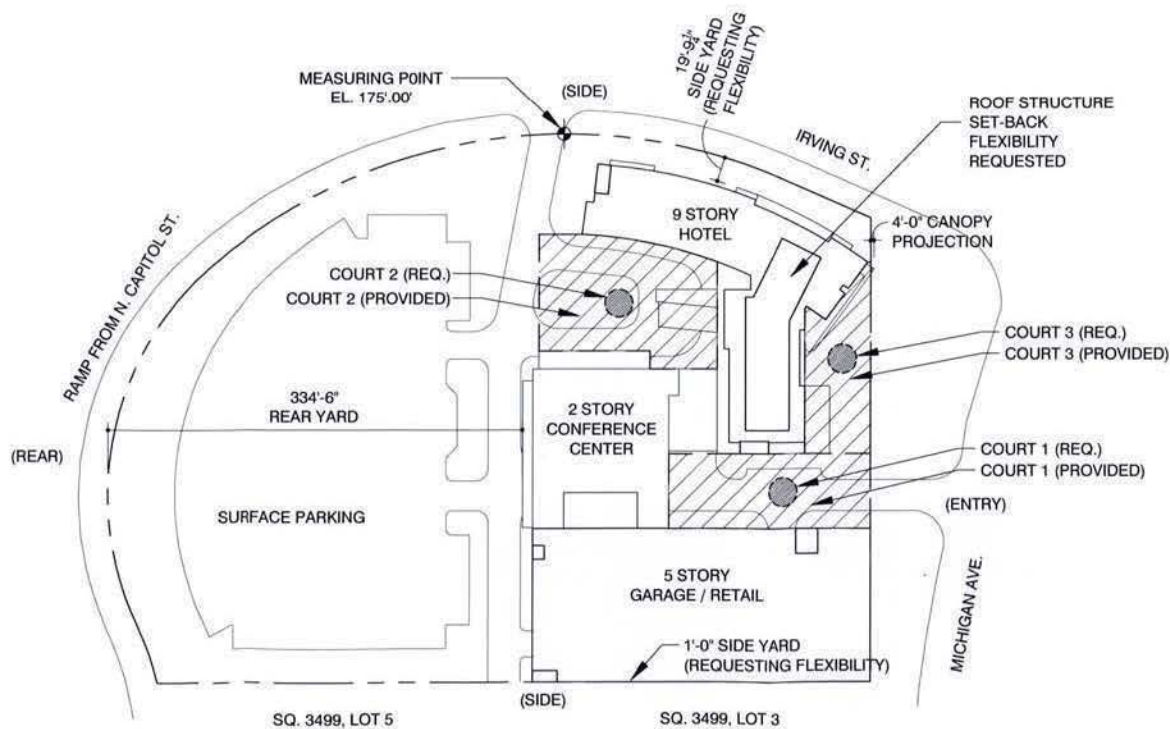
L-01	Approved Overall Site Plan
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L-03	Approved Hotel/ Conference Center Plaza Enlargement Plan
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Sheet Note: Only affected sheets are included

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 I)
Zoning	Unzoned (Re-zoning to C-3A)	C-3A PUD
Uses	Hotel or Inn, Food or Grocery Store, Restaurant, Parking, Residential, etc.	Mixed Use (Hotel w/ Conference Facilities, Retail, Restaurant and associated support spaces)
FAR	4.5 (3.0 Commercial) = (3 x 238,909sf = 716,727 GFA)	1.46 FAR (348,965 GFA Provided)
Roof Structure FAR	0.37 (> 1/3 of roof area permitted by 411.8)	.02 Provided (4,178sf of enclosures. Requesting flexibility on setbacks and single enclosures)
% of Lot Occupancy	75% (except Hotels per 772.1)	31% 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	17 Feet 5 inches (Requesting flexibility from set-back requirements)

Zoning Regulations	w/ P.U.D. Development Standards	Proposed P.U.D. Provided (Phase I)
Side Yard	Not Required. If provided a min. of 3' wide for each foot of height of building, not less than 5 feet = 23.58 feet.	Irving Street = 19.75 feet (requesting flexibility) Southern Lot = 12 inches (requesting flexibility) Ramp from N. Capitol St = 334.5 Feet
Rear Yard	2.5 inches wide per each foot of height of the building, not less than 12 feet = 18.75 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 1 = 23'-1" required / 59'-0" provided. Court 2 = 22'-4" required / 86'-0" provided. Court 3 = 23'-1" required / 52'-11.75" provided.
Parking	Hotel (1 per 2 sleeping rooms + 1 per 150sf of largest function room) = 206 (157 + 49) Retail (1 per 300sf of gross floor area and cellar area) = 20,000sf / 300=67	600 Total (Garage = 400; Surface = 200)
Loading	Hotel > 300 rooms (1 @ 30 Feet Deep, 1 @ 55 Feet deep) Hotel w/ Function (1 @ 30 Feet Deep) Retail w/ 5,000-20,000sf (1 @ 30 Feet Deep)	Hotel w/ Function (1 @ 30 Feet Deep, 1 @ 55 Feet Deep, 1 trash @ 20 Feet Deep). Requesting flexibility. Retail (1 @ 55 Feet Deep, 1 trash @ 20 Feet Deep). Requesting flexibility.



Floor No.	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
9th Floor	20,261		0	20,261
8th Floor	21,028		0	21,028
7th Floor	21,028		0	21,028
6th Floor	21,028		0	21,028
5th Floor	21,028		0	21,028
4th Floor	21,028		0	21,028
3rd Floor	21,028		0	21,028
2nd Floor	21,028		0	21,028
Ground Floor	23,811		0	23,811
B1 Level	13,293	13,293	13,293	0
Total Hotel Building	204,581 sf	13,293 sf	13,293 sf	191,288

Floor No.	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
2nd Floor	16,358		0	16,358
Ground Floor	7,557		0	7,557
B1 Level	13,431	13,431	13,431	0
Total Conference Center	37,346 sf	13,431 sf	13,431 sf	23,915 sf

Floor No. garage	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
5th Floor	33,456	33,456	33,456	0
4th Floor	33,456		0	33,456
3rd Floor	33,456		0	33,456
2nd Floor	33,456		0	33,456
Ground Floor	21,445		0	21,445
B1 Level	15,315	15,315	15,315	0
Total Garage Building	170,584 sf	48,771 sf	48,771 sf	121,813 sf

Floor No. garage	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
1st Floor	11,969		0	11,969
B1 Level	8,031	8,031	8,031	0
Total Retail	20,000 sf	8,031 sf	8,031 sf	11,969 sf

Total All	432,491 sf	83,526 sf	83,526 sf	348,965 sf
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Zoning Tabulations

Property: Parcel 121/51
Property Area: 5.48 acres (Approx. 238,909 sf) Assessed

Zoning Regulations	w/ P.U.D. Development Standards	Proposed P.U.D. Provided (Phase 3)
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 and associated support spaces)
FAR	4.5 (3.0 Commercial) = (3 x 238,909sf = 716,727 GFA)	1.63 FAR (389,945 GFA Provided)
Roof Structure FAR	0.37 (> 1/3 of roof area permitted by 411.6)	.05 Provided (4,382sf of enclosures. Requesting flexibility on setbacks and single enclosures)
% of Lot Occupancy	75% (except Hotels per 772.1)	.30% 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	17 Feet 5 Inches (Requesting flexibility from set-back requirements)

Zoning Regulations	w/ P.U.D. Development Standards	Proposed P.U.D. Provided (Phase 3)
Side Yard	Not Required. If provided a min. of 3' wide for each foot of height of building, not less than 8 feet = 23.58 feet.	Irving Street = None provided
Rear Yard	2.5 inches wide per each foot of height of the building, not less than 12 feet = 18.75 Feet minimum	Southern Lot = 12 Inches (requesting flexibility) Ramp from N. Capitol St = 334.5 Feet
Courts	3 inches wide for each foot of height measured from the lowest level of the court, not less than 12 feet.	Court 1 = 23'-1" required / 59'-0" provided. Court 2 = 22'-4" required / 119'-0" provided. Court 3 = 23'-1" required / 52'-11.75" provided.
Parking	Hotel (1 per 2 sleeping rooms + 1 per 150sf of largest function room) = 237 (168+69) Retail (1 per 300sf of gross floor area and cellar area) = 20,000sf / 300 = 67	600 Total (Garage = 502, Surface = 98)
Loading	Hotel > 300 rooms (1 @ 30 Feet Deep, 1 @ 55 Feet deep) Hotel w/ Function (1 @ 30 Feet Deep) Retail w/ 5,000-20,000sf (1 @ 30 Feet Deep)	Hotel w/ Function (1 @ 30 Feet Deep, 1 @ 55 Feet Deep, 1 trash @ 20 Feet Deep). Requesting flexibility. Retail (1 @ 30 Feet Deep - no longer requesting flexibility)

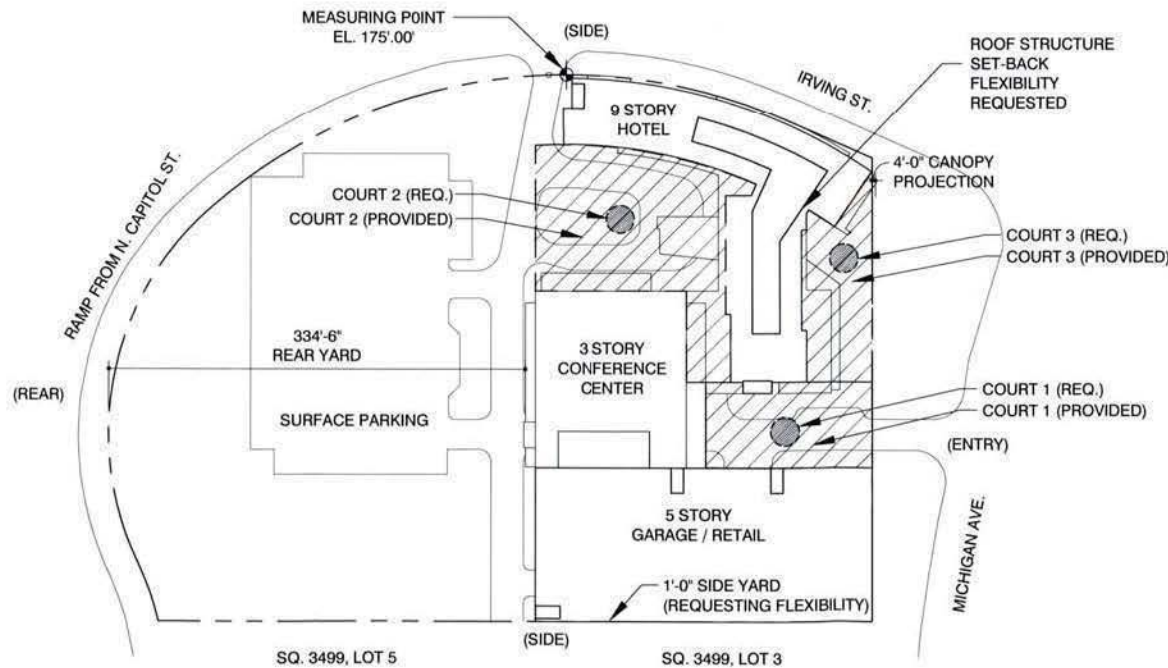
Floor No.	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
9th Floor	22,663		0	22,663
8th Floor	23,125		0	23,125
7th Floor	23,125		0	23,125
6th Floor	23,125		0	23,125
5th Floor	23,125		0	23,125
4th Floor	23,125		0	23,125
3rd Floor	23,125		0	23,125
2nd Floor	26,009		0	26,009
Ground Floor	30,040		0	30,040
B1 Level	29,321	29,321	29,321	0
Total Hotel Building	246,783 sf	29,321 sf	29,321 sf	217,462

Floor No.	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
Roof Terrace Level	7,228		0	7,228
2nd Floor	21,729		0	21,729
Ground Floor	9,701		0	9,701
B1 Level	10,061	10,061	10,061	0
Total Conference Center	48,719 sf	10,061 sf	10,061 sf	38,658 sf

Floor No. garage	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
5th Floor	33,456	33,456	33,456	0
4th Floor	33,456		0	33,456
3rd Floor	33,456		0	33,456
2nd Floor	33,456		0	33,456
Ground Floor	23,561		0	23,561
B1 Level	50,079	50,079	50,079	0
Total Garage Building	207,464 sf	83,535 sf	83,535 sf	123,929 sf

Floor No. garage	Building Area (SF)	Cellar Area (SF)	Total GFA SF Deductions	Total GFA
1st Floor	9,896		0	9,896
B1 Level	10,247	10,247	10,247	0
Total Retail	20,143 sf	10,247 sf	10,247 sf	9,896 sf

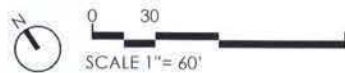
Total All	523,109 sf	133,164 sf	133,164 sf	389,945 sf
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- LEGEND**
- HIGH ALBEDO PAVERS
 - GREEN ROOF
 - HOTEL ROOMS
 - CIRCULATION
 - MECHANICAL / SUPPORT SPACE
 - PARKING
 - CONFERENCE SPACE
 - HOTEL AMENITIES
 - RETAIL

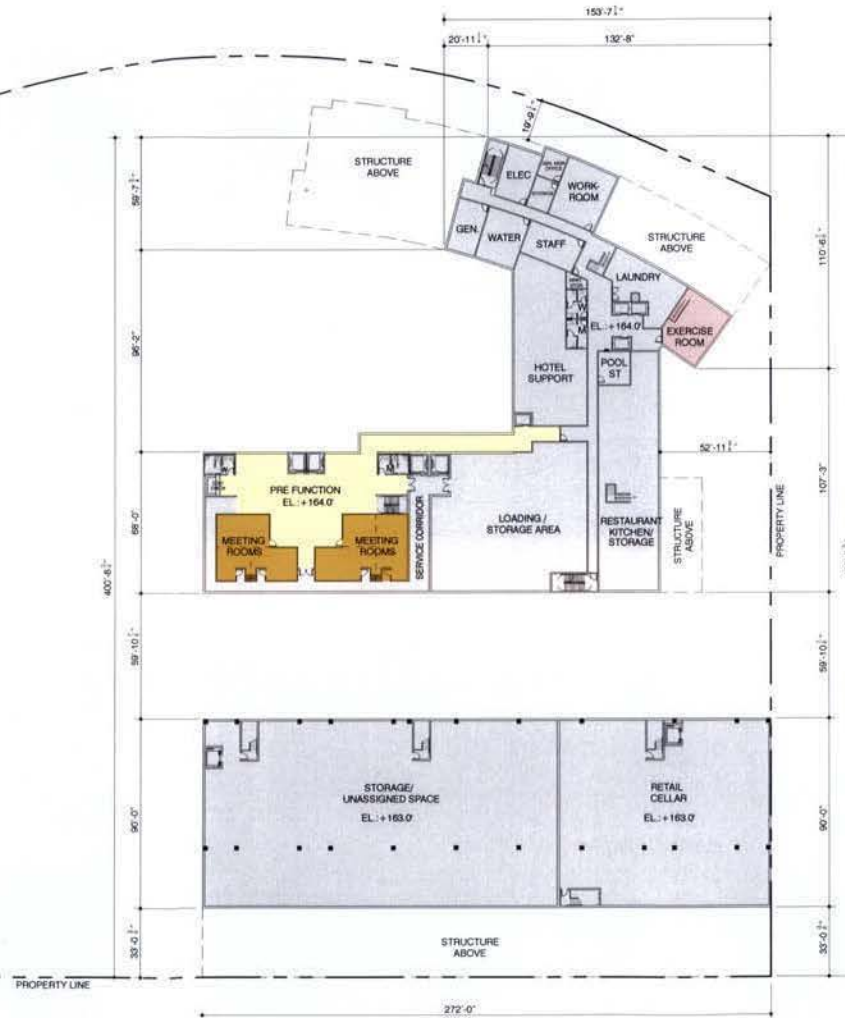
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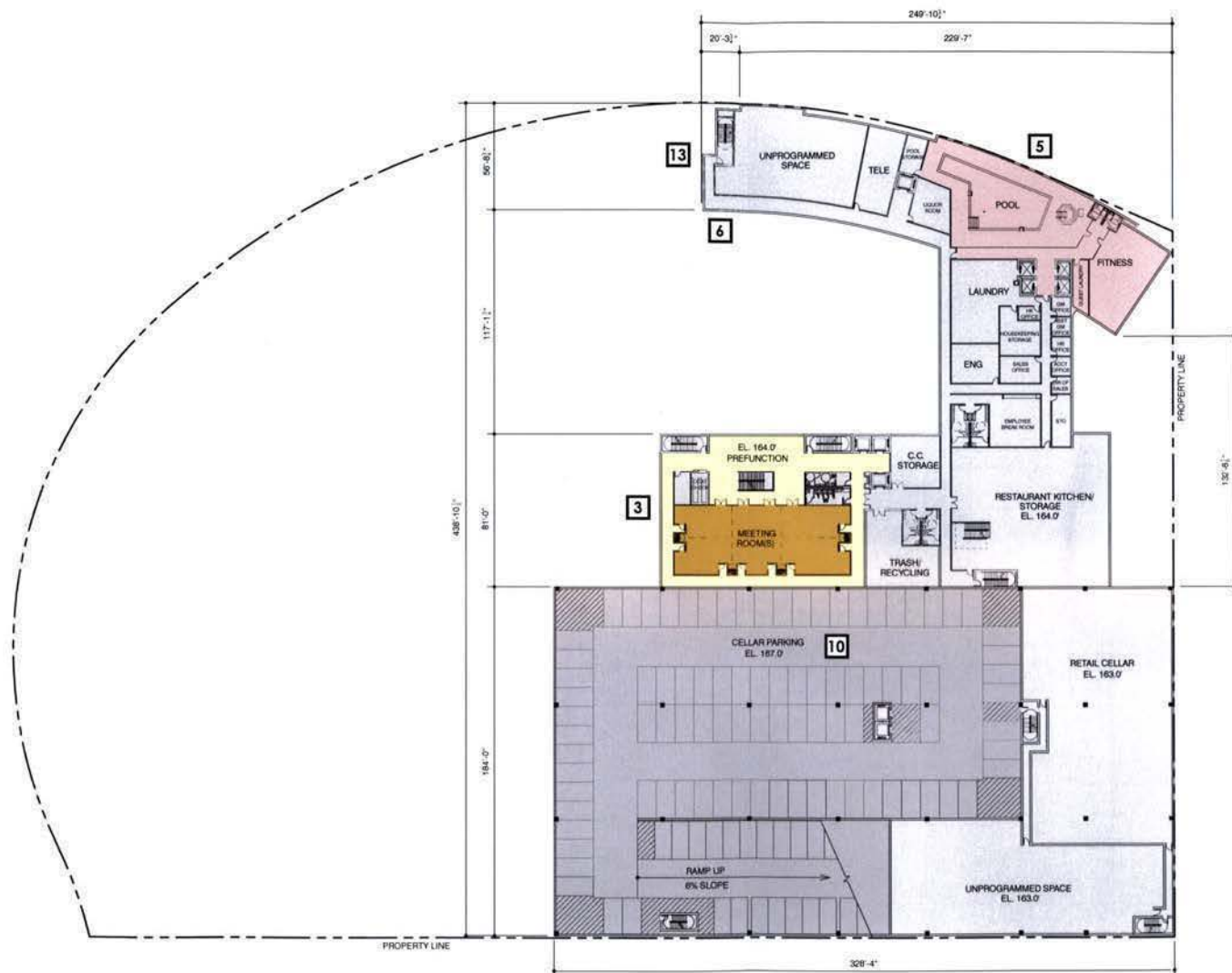
The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



A-03 Approved B1 Floor Plan

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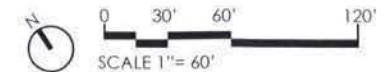
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 - PARKING
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Amended PUD Notes

- 3** Increased depth of conference center to create a connection between conference center and hotel
- 5** Extended hotel to property line on Irving Street (no side yard required by zoning)
- 6** Increased basement footprint of hotel to match building footprint above
- 10** Added cellar parking and extended footprint to edge of hotel to provide more parking spaces within the parking garage
- 13** Adjusted hotel footprint to accommodate Marriott Residence Inn & Courtyard design requirements (previously SpringHill Suites)

General Notes

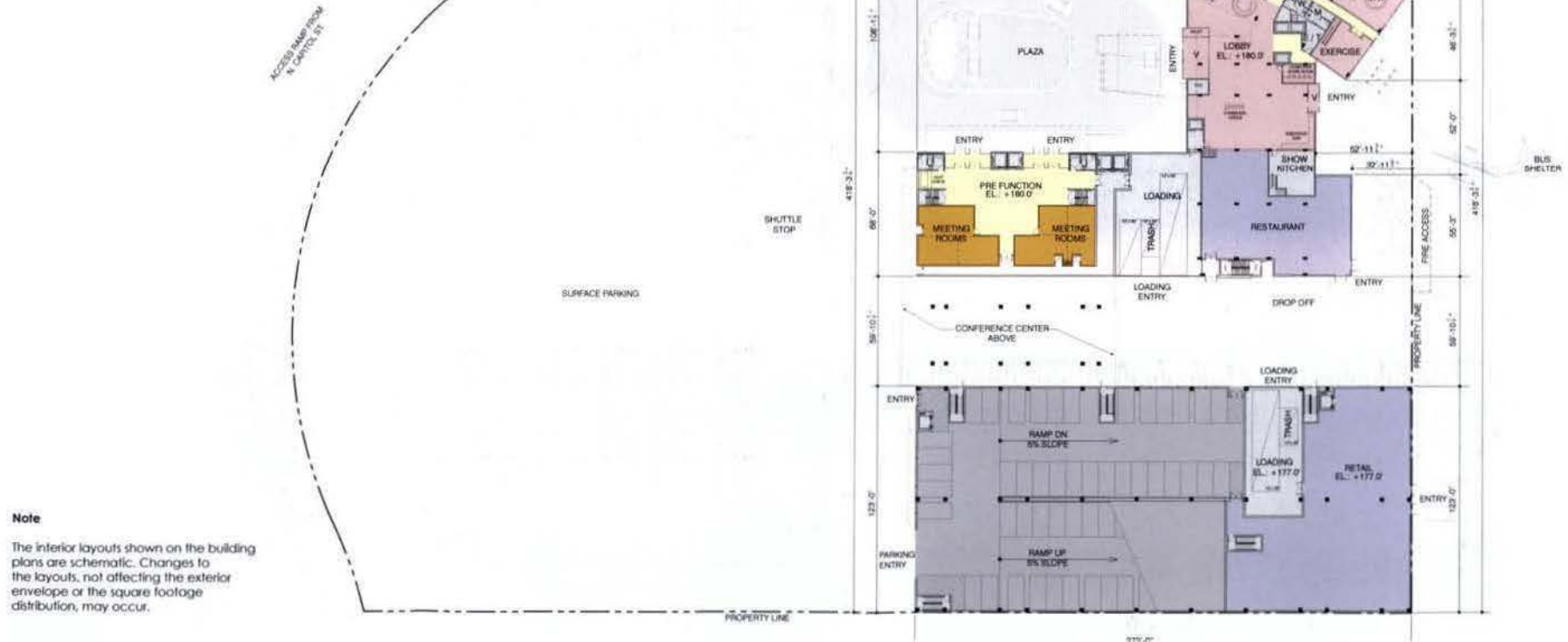
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Amended B1 Floor Plan

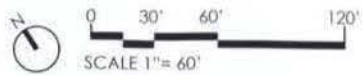
A-04

- LEGEND**
- HIGH ALBEDO PAVERS
 - GREEN ROOF
 - HOTEL ROOMS
 - CIRCULATION
 - MECHANICAL / SUPPORT SPACE
 - PARKING
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 - RETAIL



Note

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A-05 Approved Ground Floor Plan

Michigan Avenue & Irving Street NE Mixed-Use Complex | Washington, D.C.

WA14031 | 06.25.2015 **WDG**



- LEGEND**
- HIGH ALBEDO PAVERS
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 - MECHANICAL / SUPPORT SPACE
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 - RETAIL

Amended PUD Notes

- 2** Increased height of conference center ballroom level, added storefront windows of ground floor, and eliminated columns under conference center to improve pedestrian experience and view corridors for future phase 2 retail
- 3** Increased depth of conference center to create a connection between conference center and hotel
- 5** Extended hotel to property line on Irving Street (no side yard required by zoning)
- 8** Modified landscape on Irving Street to accommodate extension of hotel to property line
- 9** Relocated restaurant entrance adjacent to hotel entrance
- 11** Reduced footprint of above grade parking to maintain the previously approved count of 600 parking spaces
- 13** Adjusted hotel footprint to accommodate Marriot Residence Inn & Courtyard design requirements (previously SpringHill Suites)

General Notes

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 - RETAIL

Note

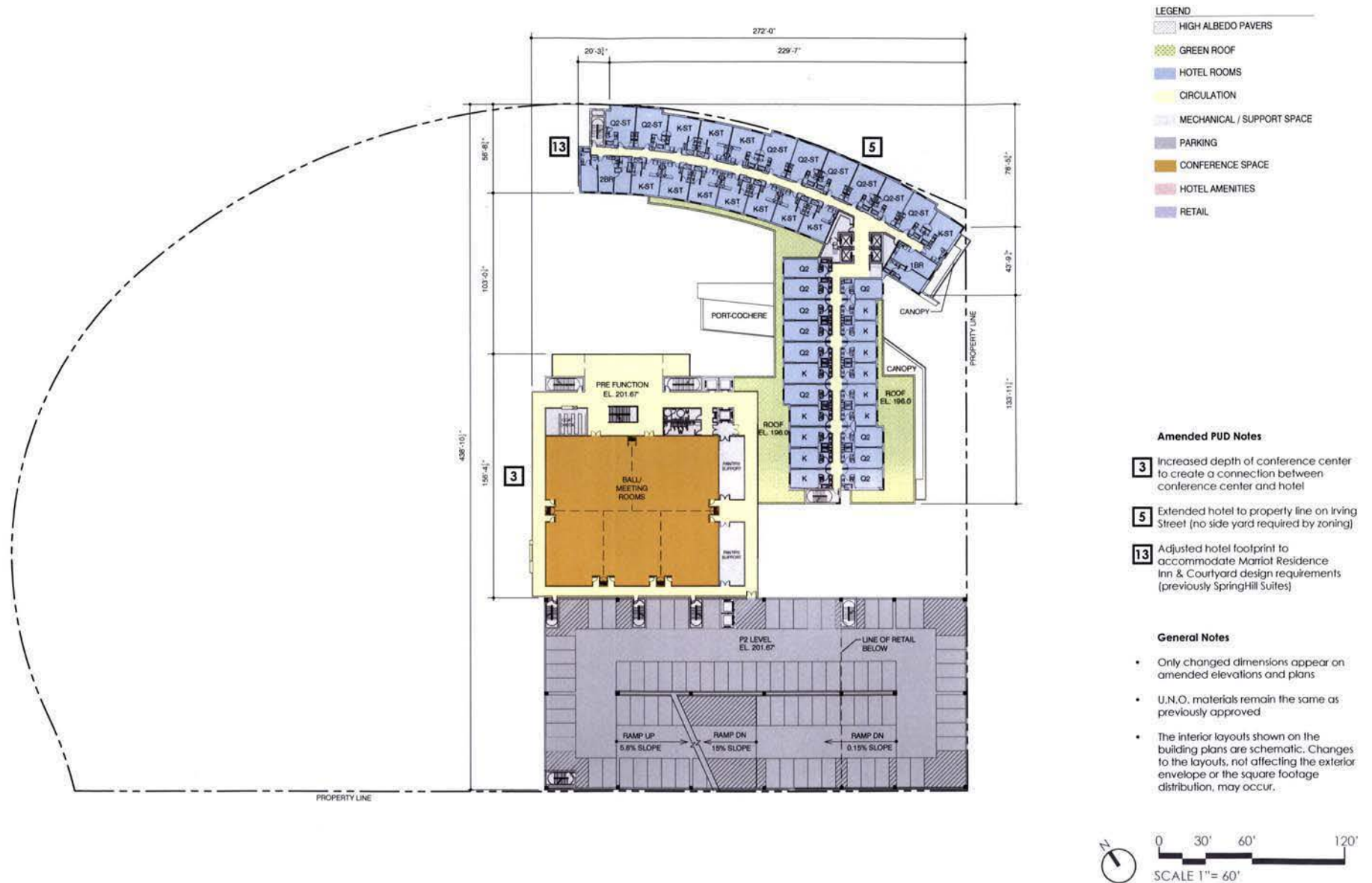
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A-07 Approved Second Floor Plan

Michigan Avenue & Irving Street NE Mixed-Use Complex | Washington, D.C.

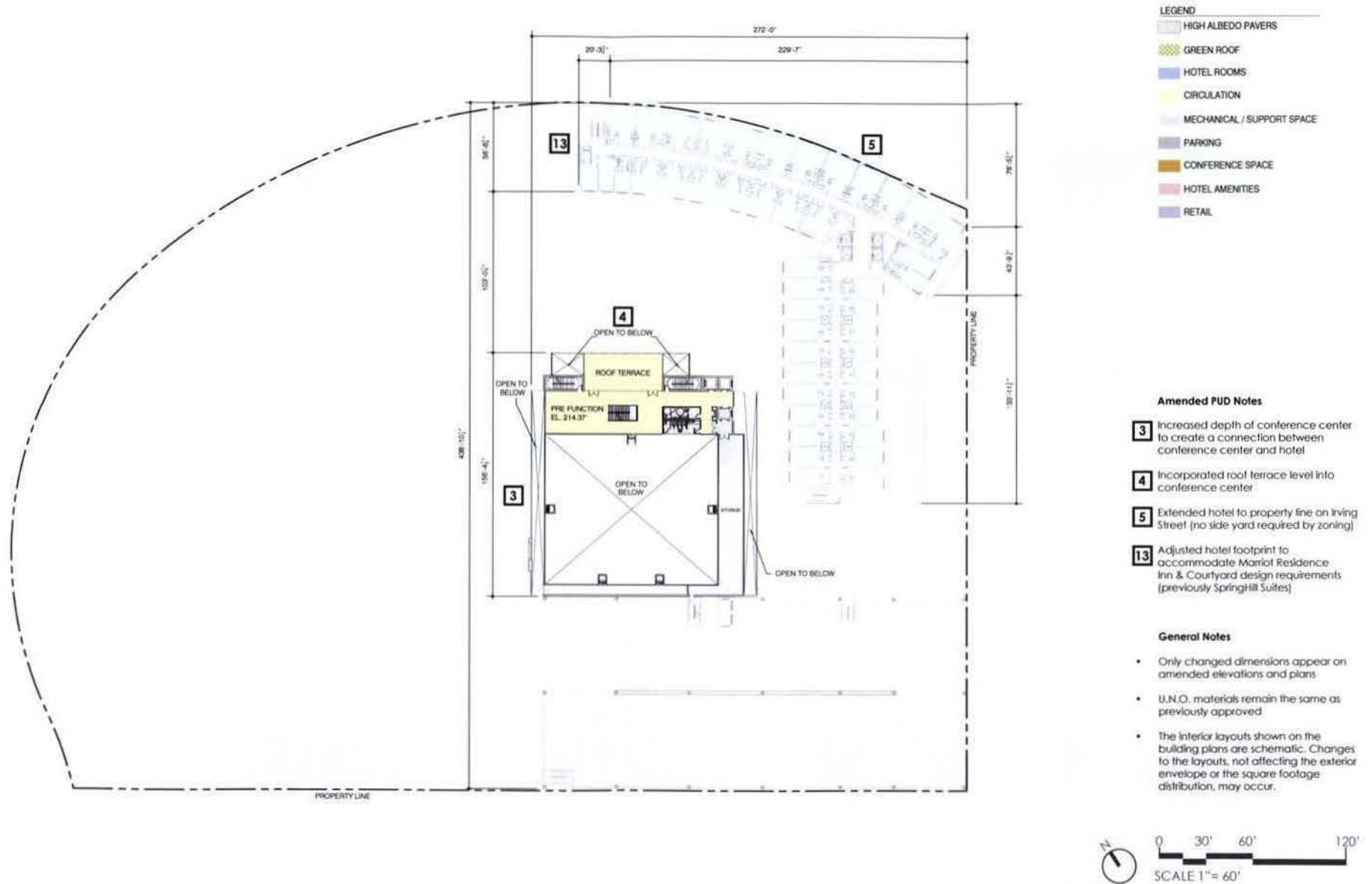




Amended Second Floor Plan **A-08**

Intentionally Blank

(Plan did not exist in previously approved package. See note 4.)

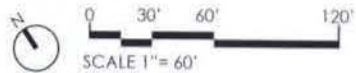


LEGEND

- HIGH ALBEDO PAVERS
- GREEN ROOF
- HOTEL ROOMS
- CIRCULATION
- MECHANICAL / SUPPORT SPACE
- PARKING
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- HOTEL AMENITIES
- RETAIL

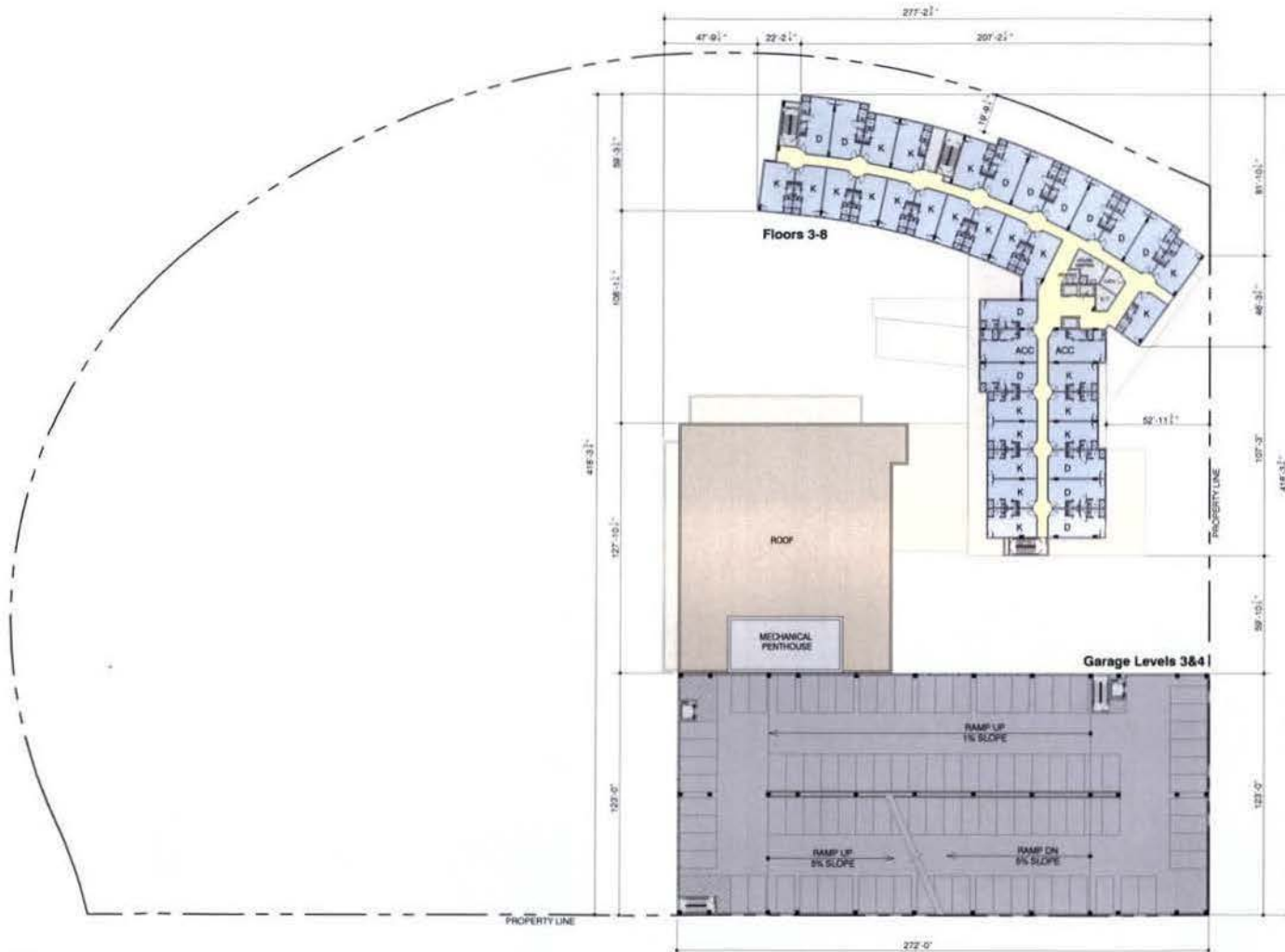
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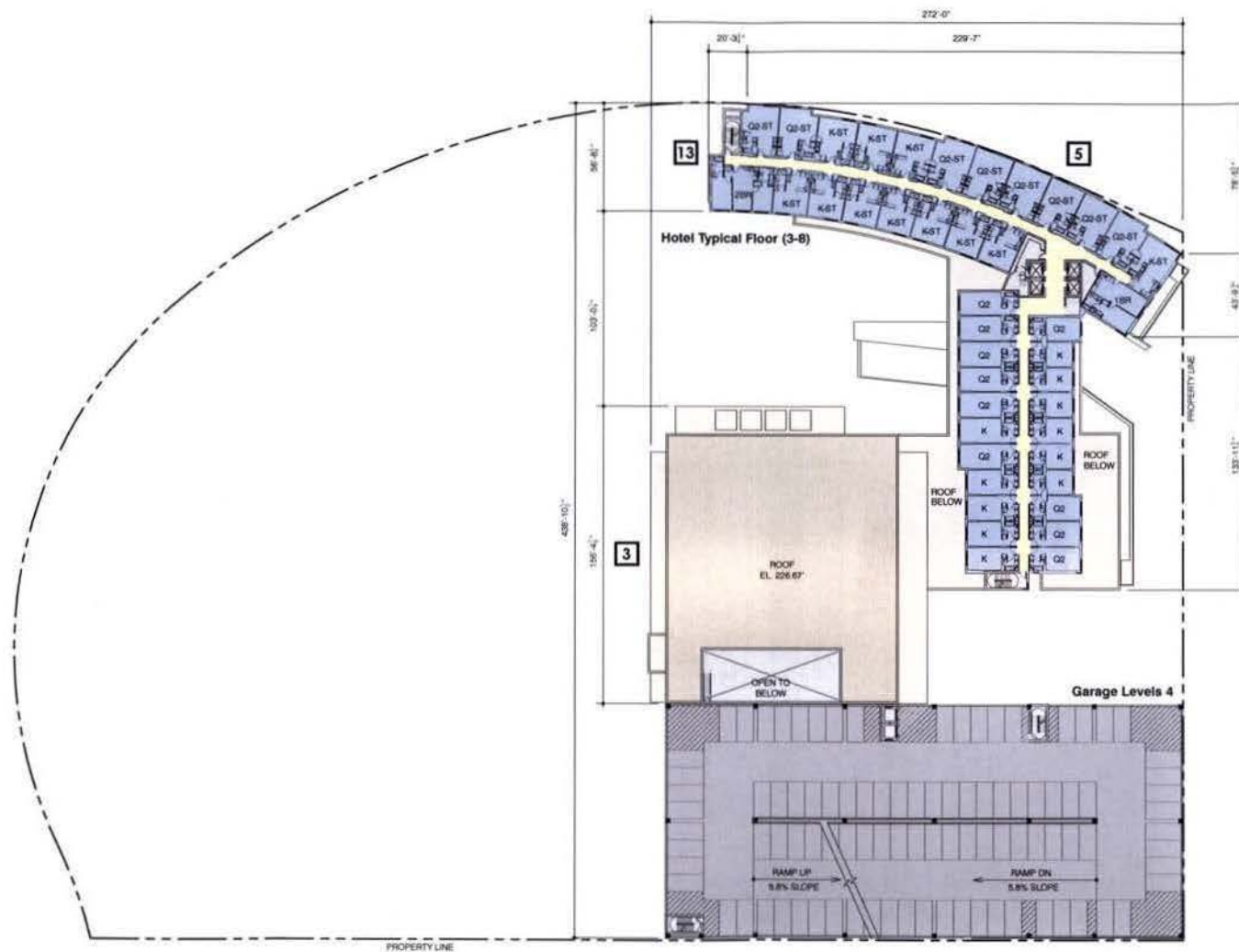
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A-11 Approved Typical Floor Plan

Michigan Avenue & Irving Street NE Mixed-Use Complex | Washington, D.C.



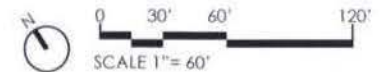


Amended PUD Notes

- 3** Increased depth of conference center to create a connection between conference center and hotel
- 5** Extended hotel to property line on Irving Street (no side yard required by zoning)
- 13** Adjusted hotel footprint to accommodate Marriott Residence Inn & Courtyard design requirements (previously SpringHill Suites)

General Notes

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- The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.



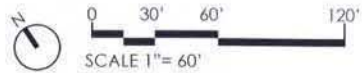
Amended Typical Floor Plan

A-12

- LEGEND**
- HIGH ALBEDO PAVERS
 - GREEN ROOF
 - HOTEL ROOMS
 - CIRCULATION
 - MECHANICAL / SUPPORT SPACE
 - PARKING
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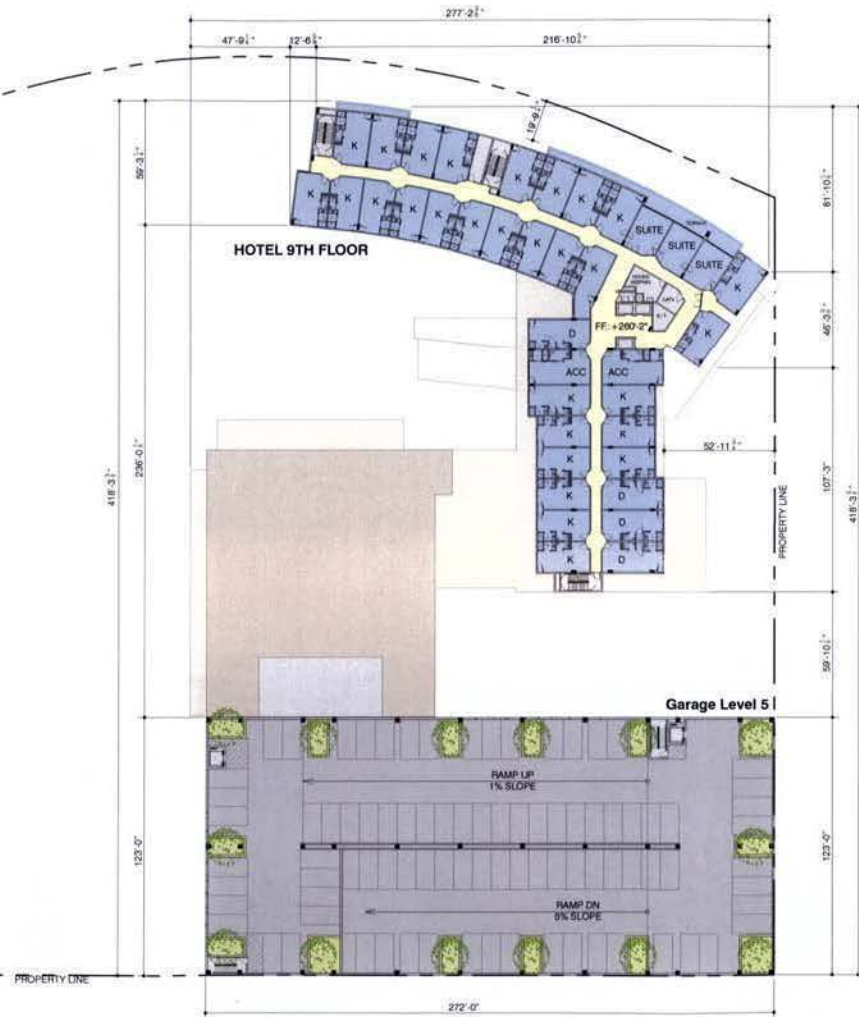
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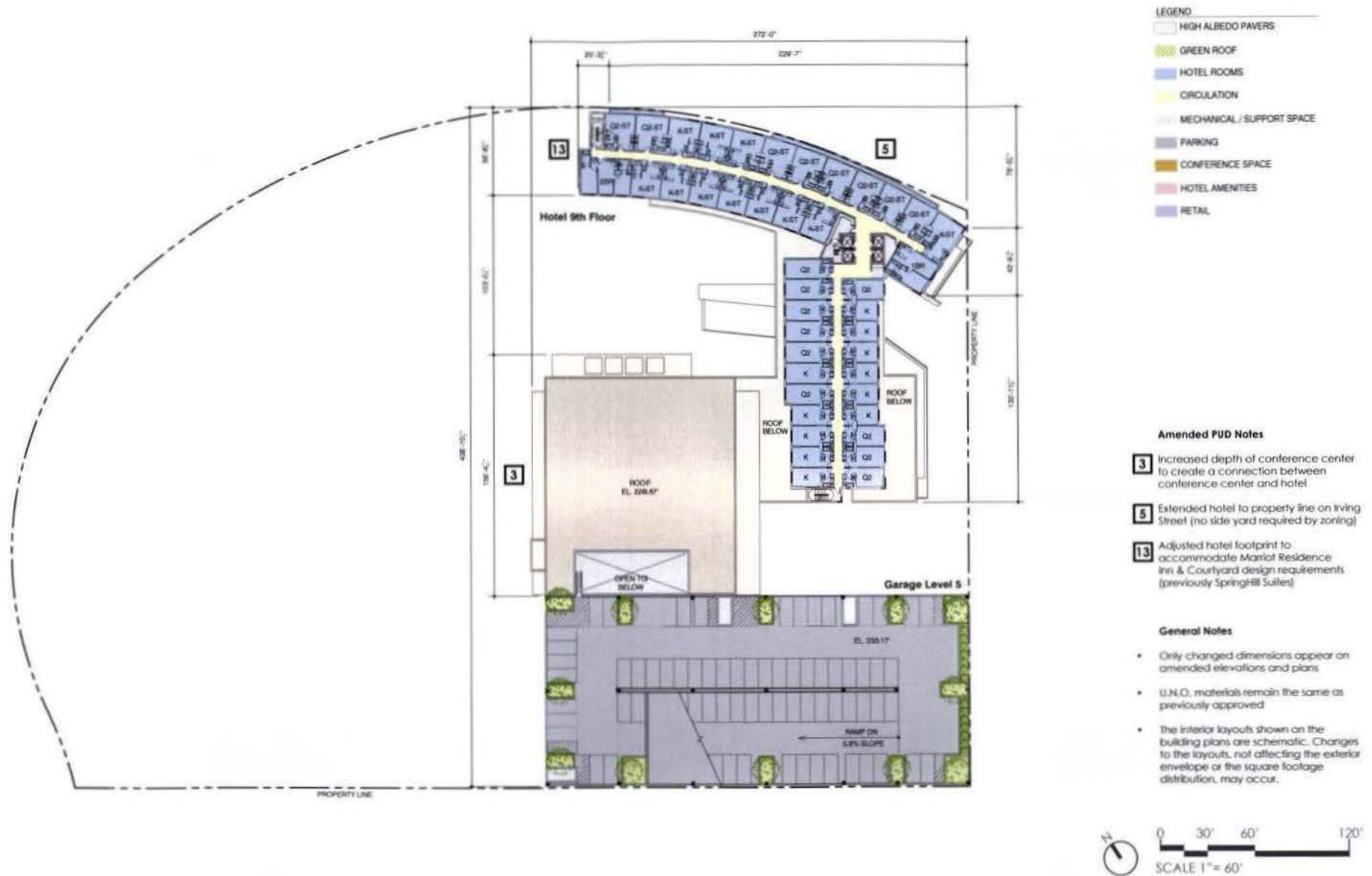
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A-13 Approved 9th Floor Plan

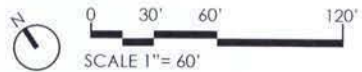
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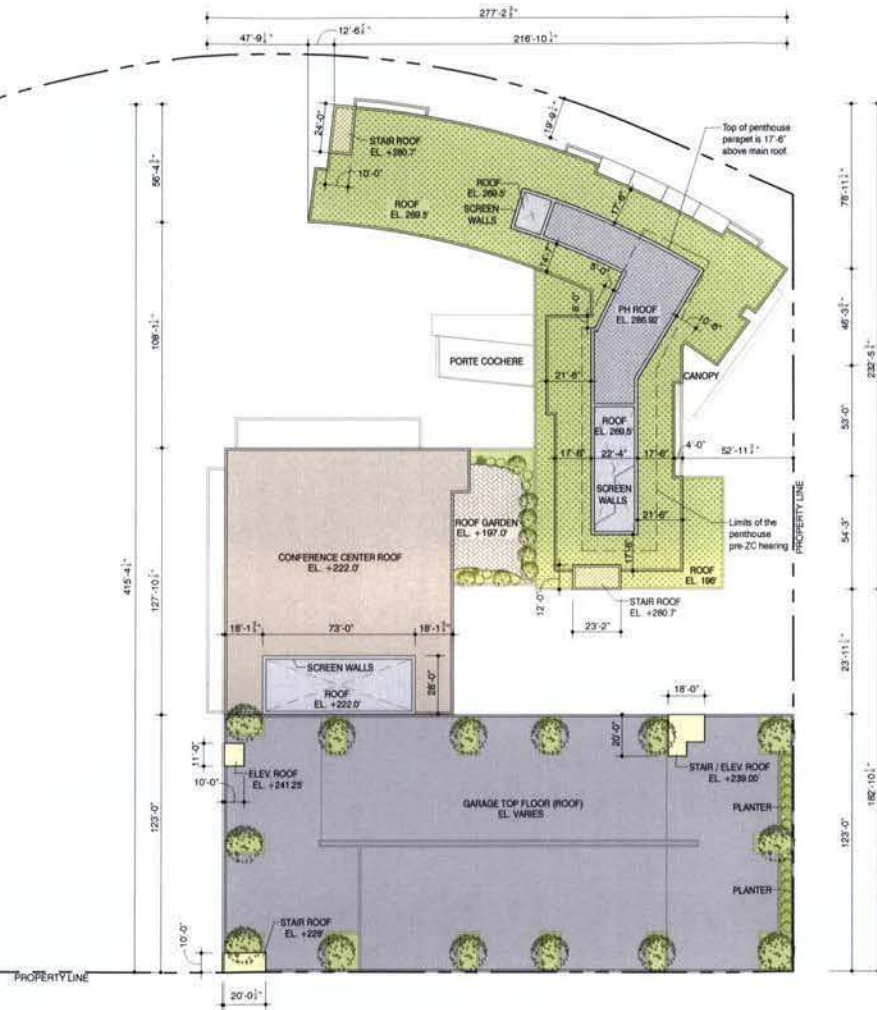


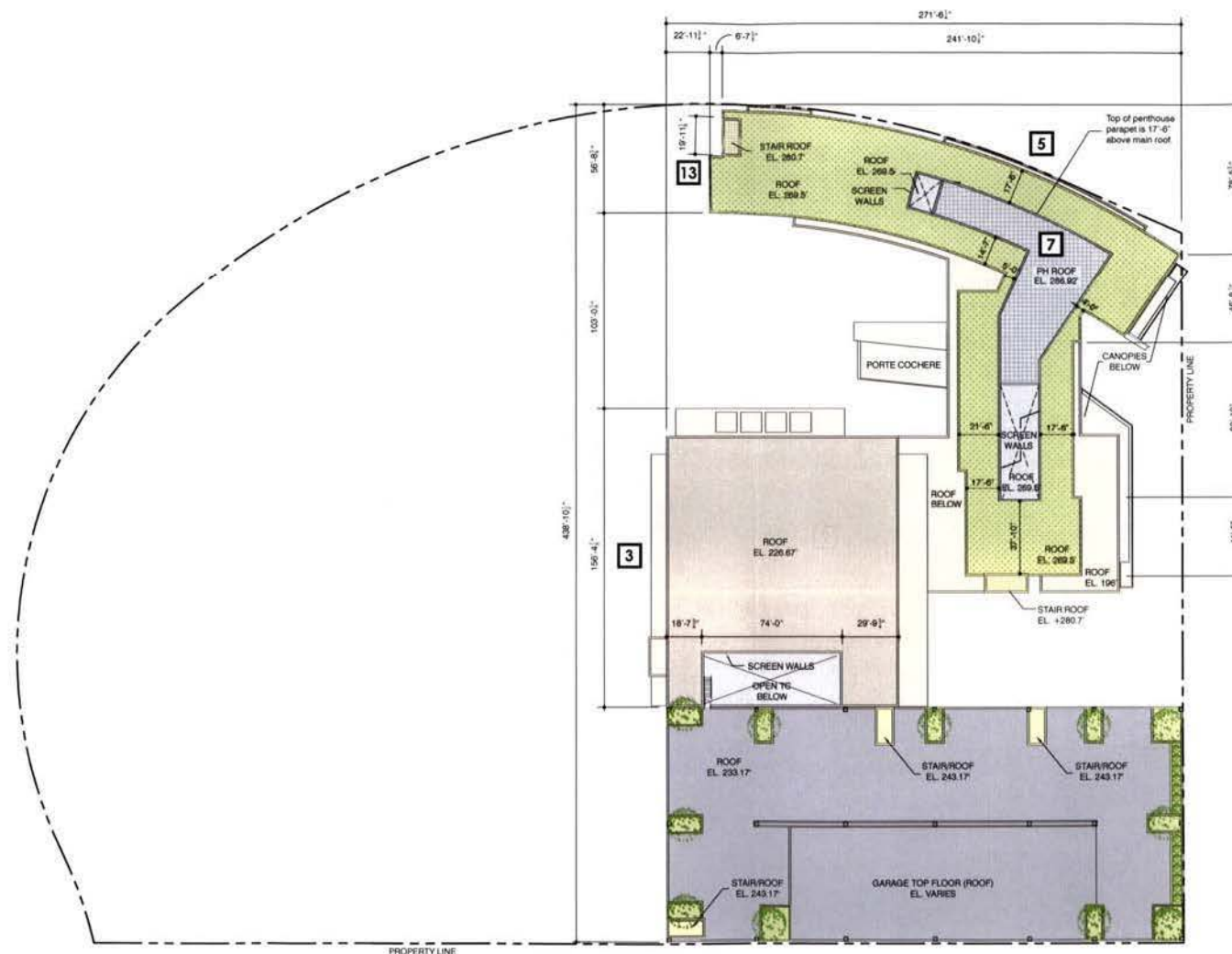
- HIGH ALBEDO PAVERS
- GREEN ROOF
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Michigan Avenue & Irving Street NE Mixed-Use Complex | Washington, D.C.





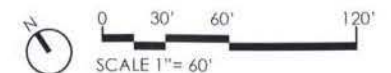
- LEGEND**
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 - CONFERENCE SPACE
 - HOTEL AMENITIES
 - RETAIL

Amended PUD Notes

- 3** Increased depth of conference center to create a connection between conference center and hotel
- 5** Extended hotel to property line on Irving Street and increased length of north facade (no side yard required by zoning)
- 7** Modified penthouse structure to accommodate hotel changes (see note 5)
- 13** Adjusted hotel footprint to accommodate Marriott Residence Inn & Courtyard design requirements (previously SpringHill Suites)

General Notes

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Amended Roof Plan

A-16



Approved North Elevation



Amended North Elevation

Amended PUD Notes

- 2** Increased height of conference center ballroom level, added storefront windows at ground floor, and eliminated columns under conference center to improve pedestrian experience and view corridors for future phase 2 retail
- 7** Modified penthouse structure to accommodate hotel changes (see note 5)
- 9** Modified landscape on Irving Street to accommodate extension of hotel to property line
- 13** Adjusted hotel footprint to accommodate Marriott Residence Inn & Courtyard design requirements (previously SpringHill Suites)

General Notes

- Only changed dimensions appear on amended elevations and plans
- U.N.O. materials remain the same as previously approved



A-17 North Elevation



Approved South Elevation



Amended South Elevation

Amended PUD Notes

- 2** Increased height of conference center ballroom level, added storefront windows at ground floor, and eliminated columns under conference center to improve pedestrian experience and view corridors for future phase 2 retail
- 4** incorporated roof terrace level into conference center
- 7** Modified penthouse structure to accommodate hotel changes (see note 5)
- 13** Adjusted hotel footprint to accommodate Marriott Residence Inn & Courtyard design requirements (previously SpringHill Suites)

General Notes

- Only changed dimensions appear on amended elevations and plans.
- U.N.O. materials remain the same as previously approved



South Elevation **A-18**

Amended PUD Notes

- 2** Increased height of conference center ballroom level, added storefront windows at ground floor, and eliminated columns under conference center to improve pedestrian experience and view corridors for future phase 2 retail.

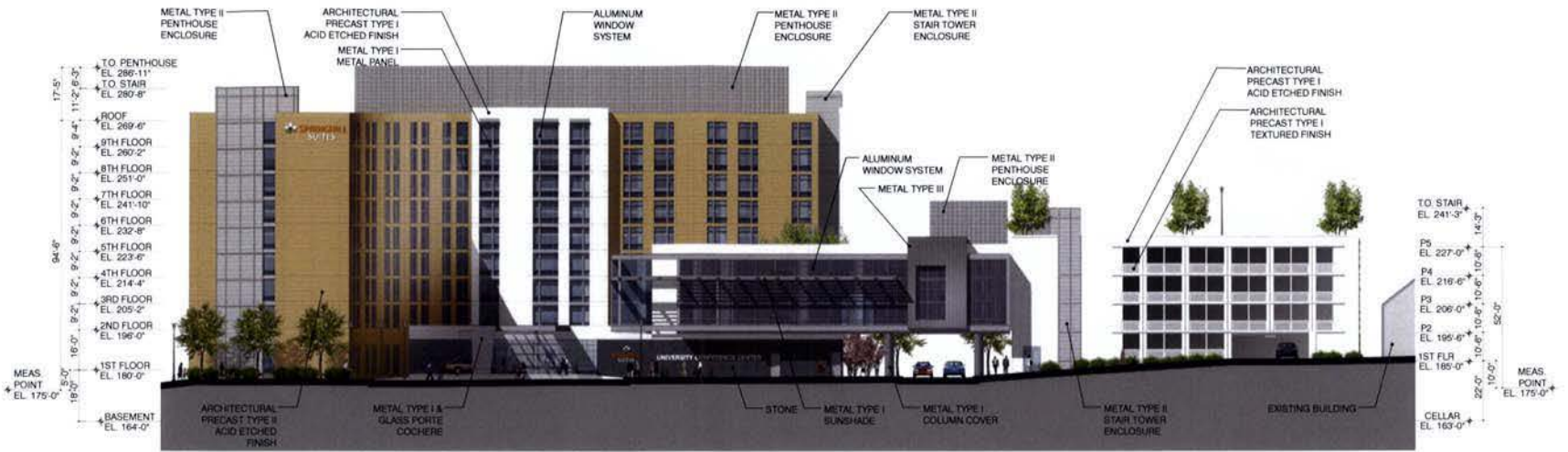
- 7** Modified penthouse structure to accommodate hotel changes (see note 5).

- 10** Added cellar parking in garage and extended footprint to edge of hotel to provide more parking spaces within the parking structure.

- 13** Adjusted hotel footprint to accommodate Marriott Residence Inn & Courtyard design requirements (previously SpringHill Suites).

General Notes

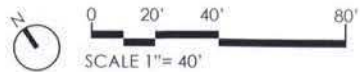
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Approved West Elevation



Amended West Elevation



A-19 West Elevation

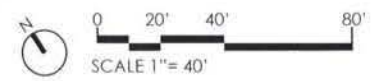


Amended PUD Notes

- 1** Increased height of retail space
- 2** Increased height of conference center ballroom level, added storefront windows at ground floor, and eliminated columns under conference center to improve pedestrian experience and view corridors for future phase 2 retail
- 7** Modified penthouse structure to accommodate hotel changes (see note 5)
- 9** Relocated restaurant entrance adjacent to hotel entrance
- 10** Added cellar parking in garage and extended footprint to edge of hotel to provide more parking spaces within the parking structure
- 12** Incorporated two-story glass walkway connection between parking garage and hotel / conference center for more direct access
- 13** Adjusted hotel footprint to accommodate Marriott Residence Inn & Courtyard design requirements (previously SpringHill Suites)

General Notes

- Only changed dimensions appear on amended elevations and plans
- U.N.O. materials remain the same as previously approved



Amended PUD Notes

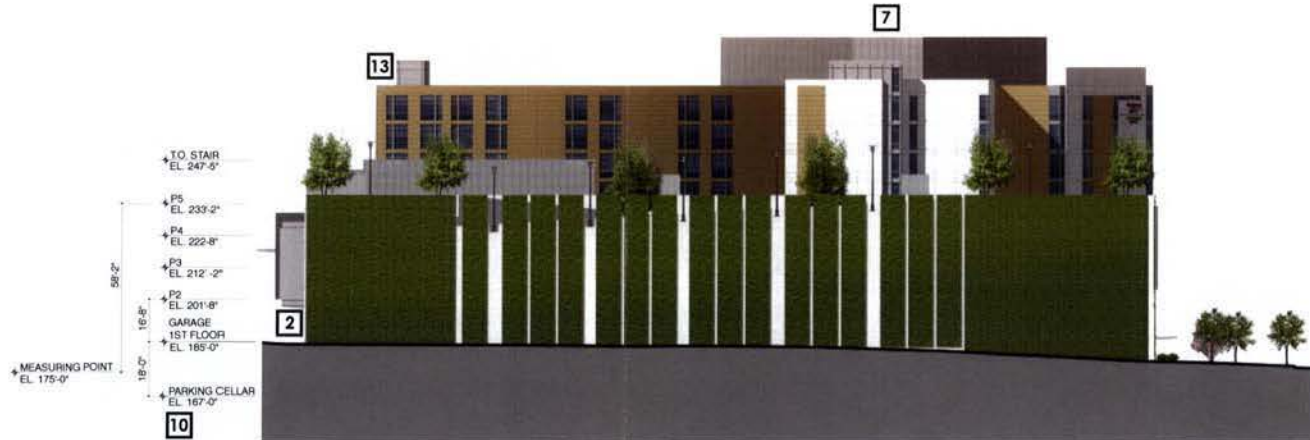
- 2** Increased height of conference center ballroom level, added storefront windows at ground floor, and eliminated columns under conference center to improve pedestrian experience and view corridors for future phase 2 retail
- 7** Modified penthouse structure to accommodate hotel changes (see note 5)
- 10** Added cellar parking in garage and extended footprint to edge of hotel to provide more parking spaces within the parking structure
- 13** Adjusted hotel footprint to accommodate Marriott Residence Inn & Courtyard design requirements (previously SpringHill Suites)

General Notes

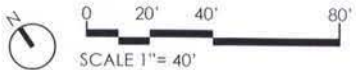
- Only changed dimensions appear on amended elevations and plans
- U.N.O. materials remain the same as previously approved



Approved Garage South Elevation



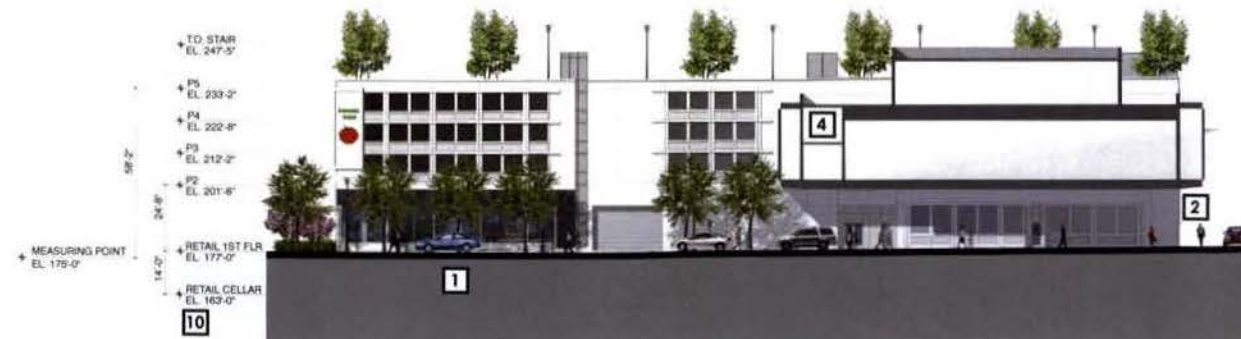
Amended Garage South Elevation



A-21 Garage South Elevation



Approved Garage North Elevation



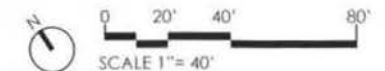
Amended Garage North Elevation

Amended PUD Notes

- 1** Increased height of retail space
- 2** Increased height of conference center ballroom level, added storefront windows at ground floor, and eliminated columns under conference center to improve pedestrian experience and view corridors for future phase 2 retail
- 4** Incorporated roof terrace level into conference center
- 10** Added cellar parking in garage and extended footprint to edge of hotel to provide more parking spaces within the parking structure

General Notes

- Only changed dimensions appear on amended elevations and plans.
- U.N.O. materials remain the same as previously approved





A-23 Approved View From Michigan Avenue
Michigan Avenue & Irving Street NE Mixed-Use Complex | Washington, D.C.





A-25 Approved View From West (Entry Plaza)
Michigan Avenue & Irving Street NE Mixed-Use Complex | Washington, D.C.





A-27 Approved Evening View of Main Entrance
Michigan Avenue & Irving Street NE Mixed-Use Complex | Washington, D.C.



- 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'

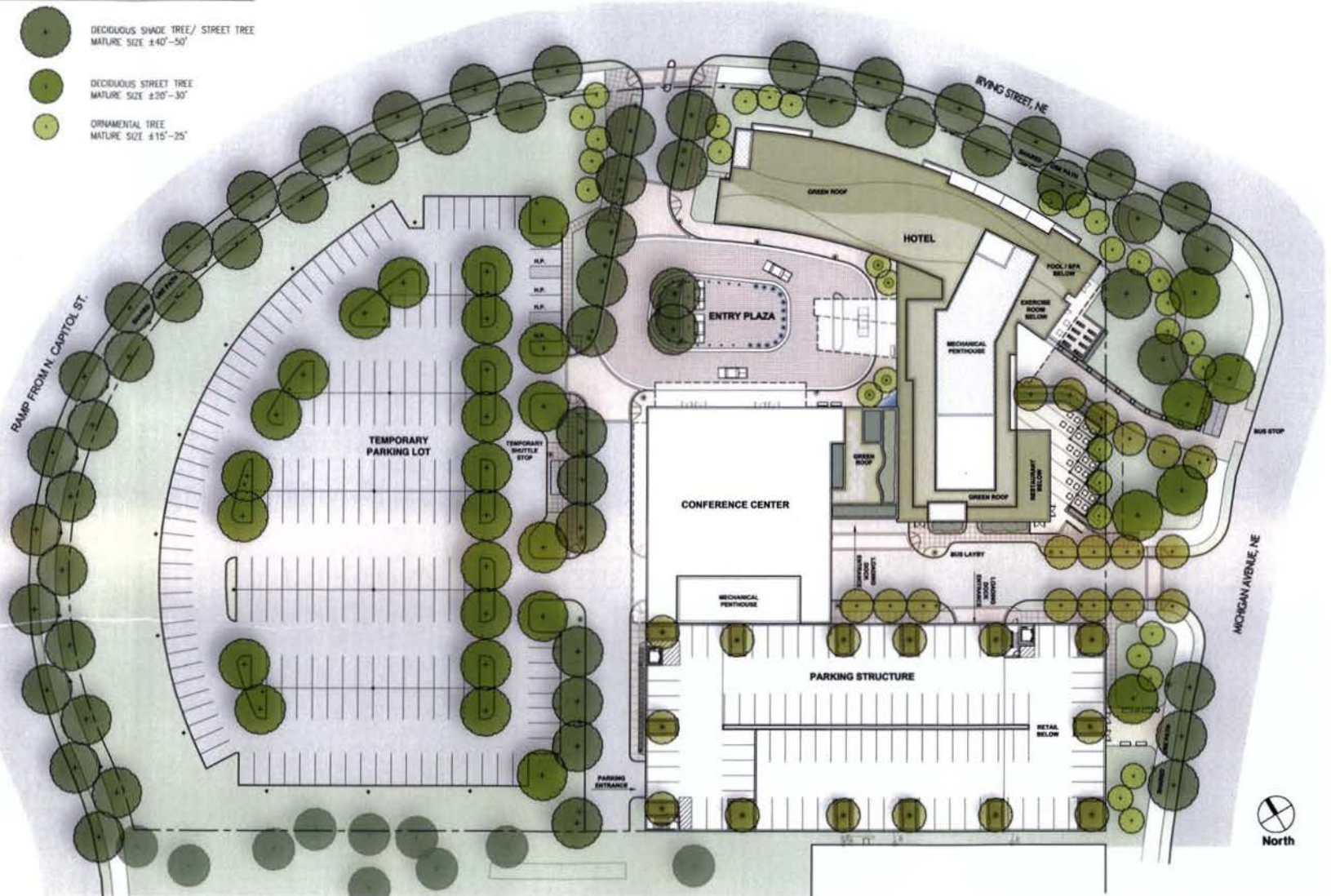
POSSIBLE SHADE / STREET TREE SELECTIONS

SHADE TREES

- Willow Oaks
Quercus phellos
- Pin Oaks
Quercus palustris
- European Hornbeam
Carpinus betulus
- Green Vase Zelkova
Zelkova serrata 'Green Vase'
- River Birch
Betula nigra
- Katsura Tree
Cercidiphyllum japonicum
- Red Maple
Acer rubrum 'October Glory'

ORNAMENTAL TREES

- Muskogee Crape Myrtle
Lagerstroemia indica 'Muskogee'
- Golden Rain Tree
Koelreuteria paniculata
- Okame Cherry
Prunus x incam 'Okame'
- Yoshino Cherry
Prunus yedoensis
- Flowering Dogwood
Comus florida



0 30' 60' 120'
SCALE 1" = 60'

L-01

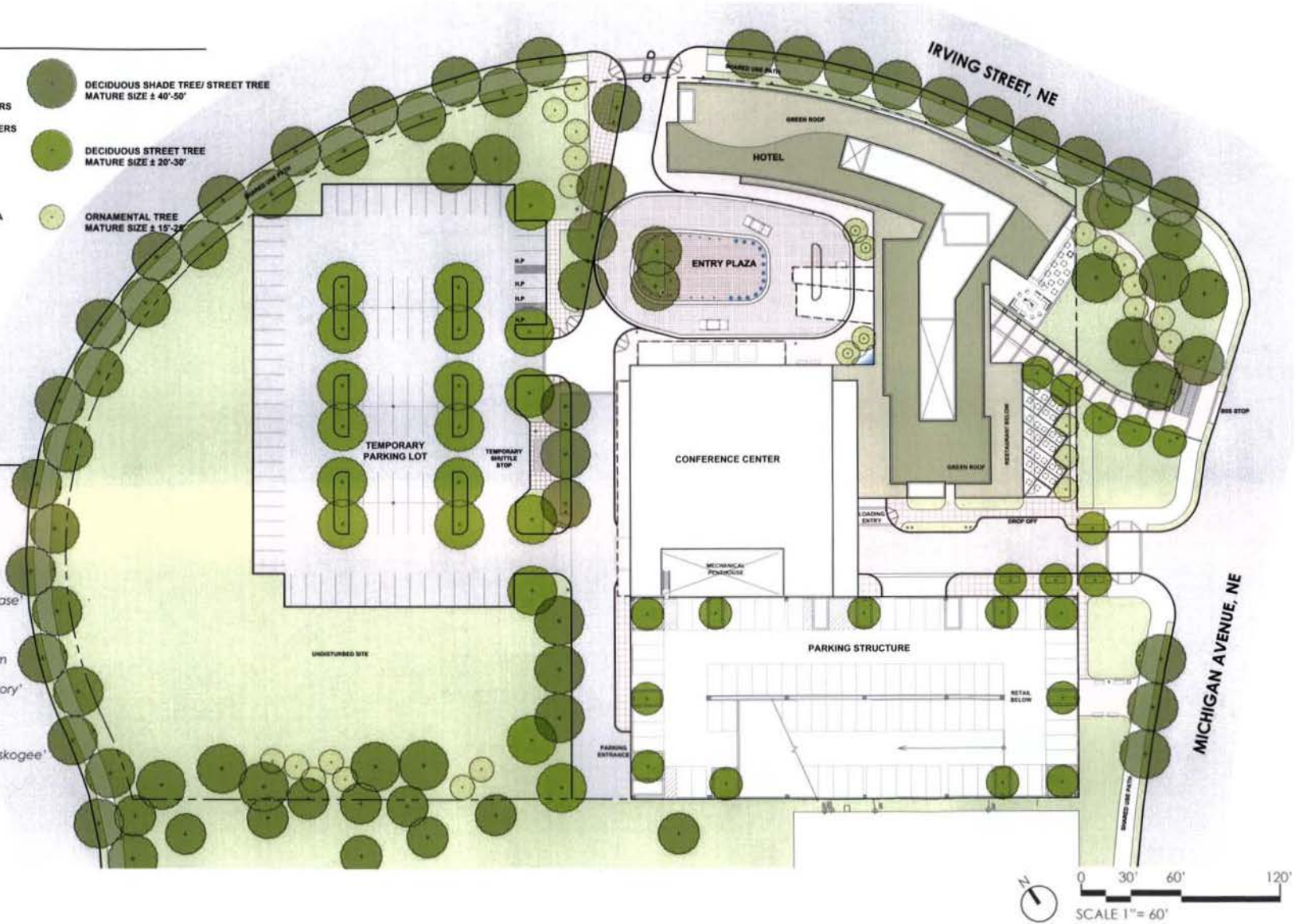
Approved Overall Site Plan

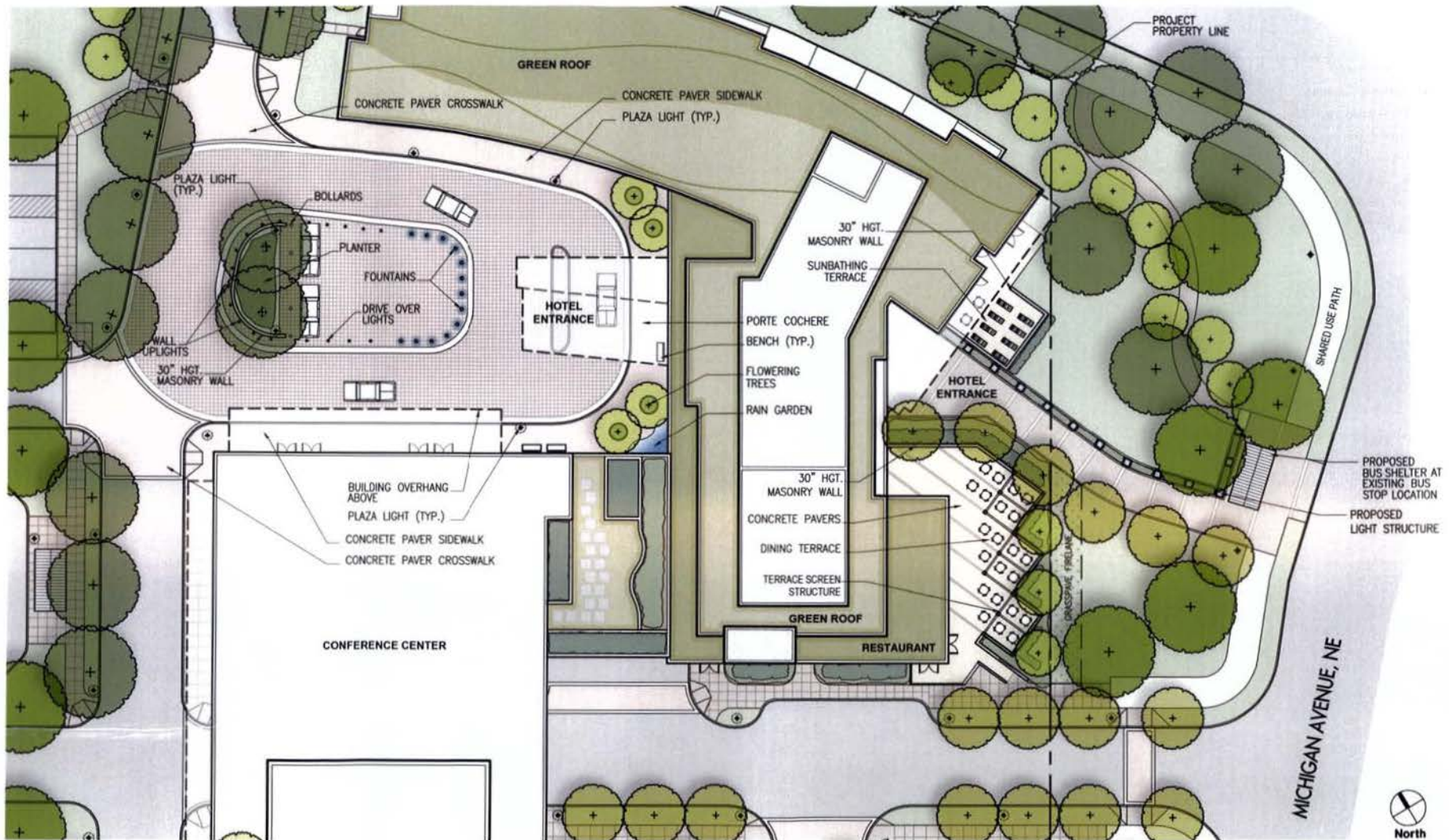
Michigan Avenue & Irving Street NE Mixed-Use Complex | Washington, D.C.

WA14031 | 06.25.2015 WDG

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

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
Cornus florida

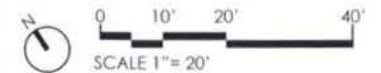
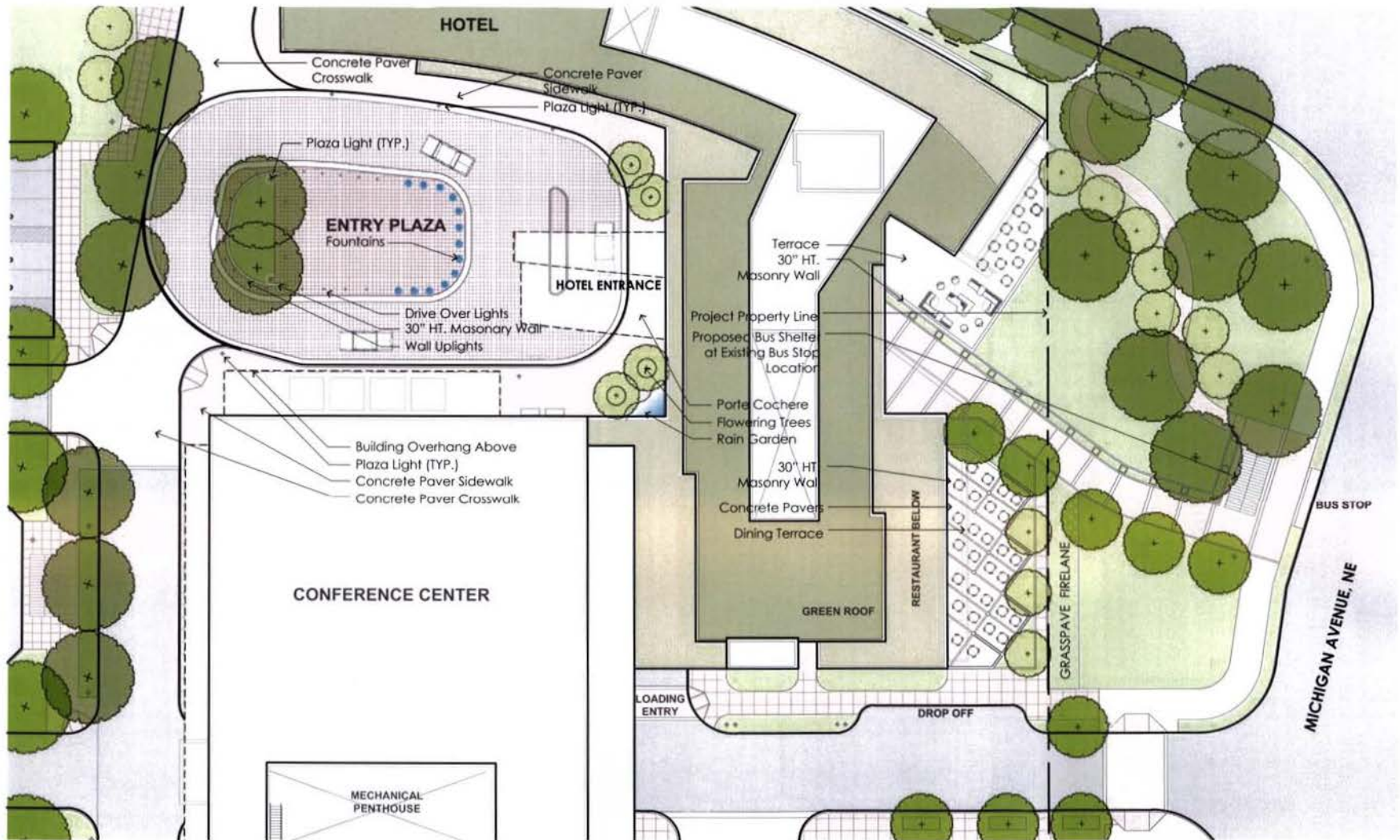




L-03 Approved Hotel / Conference Center Plaza Enlargement Plan

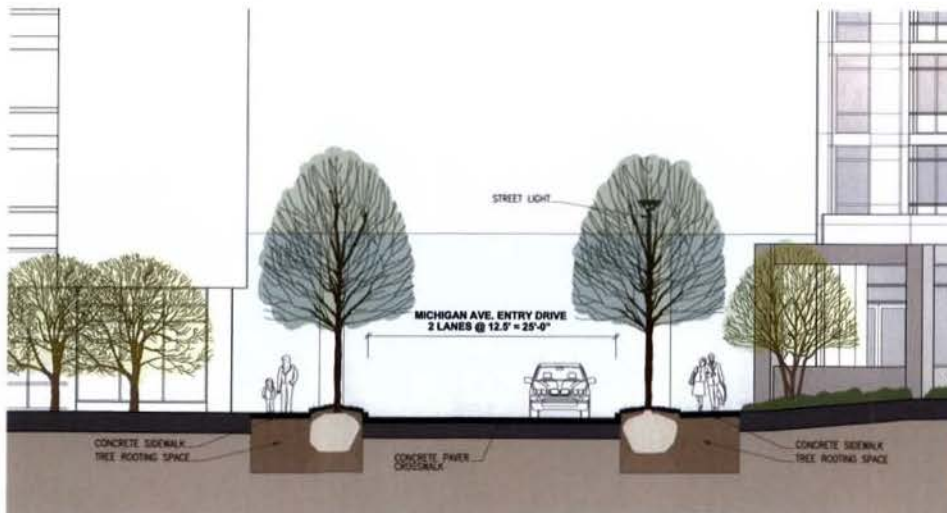
Michigan Avenue & Irving Street NE Mixed-Use Complex | Washington, D.C.

WA14031 | 06.25.2015 **WDG**





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

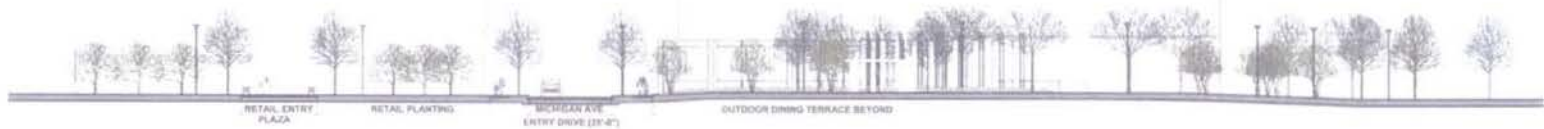


2 SECTION: MICHIGAN AVENUE ENTRY DRIVE
SCALE: 3/16" = 1'-0"



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

APPROVED PUD

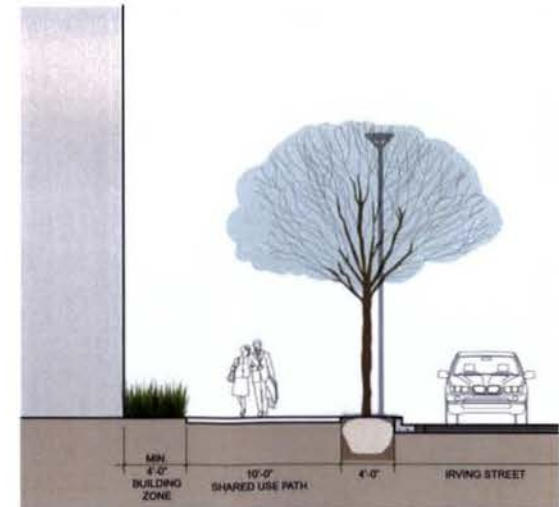


1 SECTION: MICHIGAN AVENUE FRONTAGE

APPROVED PUD



2 SECTION: MICHIGAN AVENUE ENTRY DRIVE



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