Attachment A

AC MARRIOTT CAPITOL HILL

609 H ST NE, Washington DC

JAIR LYNCH
REAL ESTATE PARTNERS

CONCEPT PACKAGE

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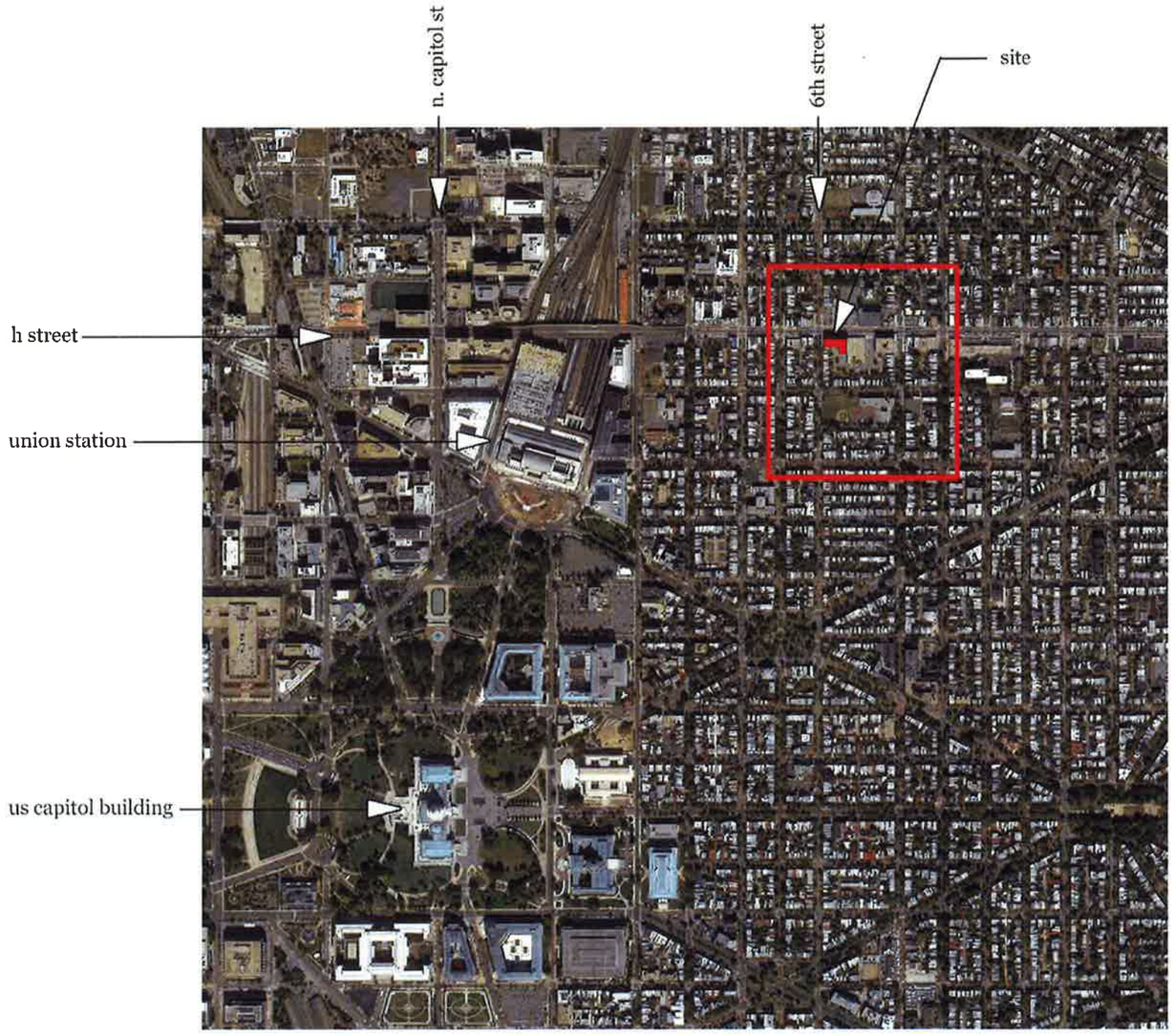

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	LOCATION PLAN

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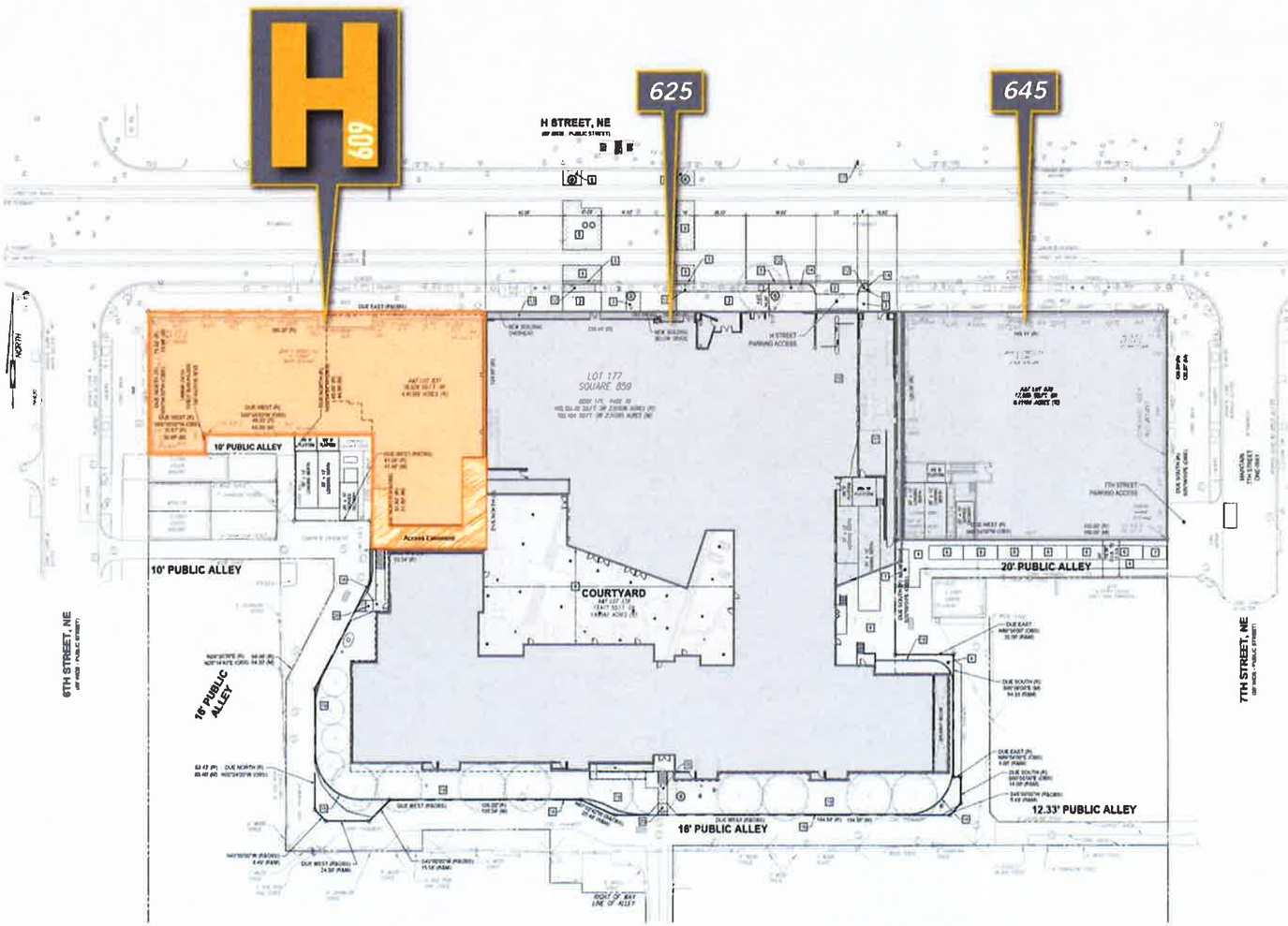
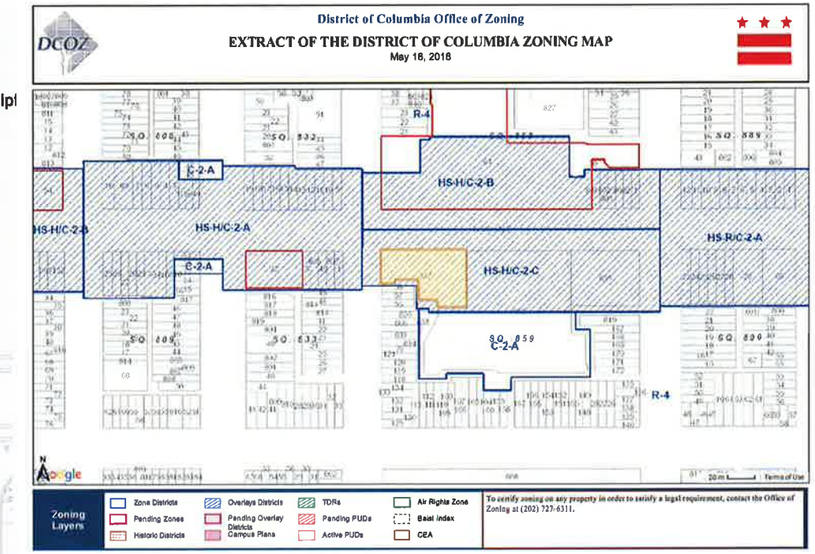
Property Descripl





609,625, 645 H Street NE - FAR Table

		Commercial		Total	
Record Lot 0177	**Area (SF)**	**FAR**	**Allowable GFA**	**FAR**	**Allowable GFA**
Lot Area - C2A	43,000	1.50	64,500	2.50	107,500
Lot Area - C2C	66,570	2.00	133,140	6.00	399,420
Total	**109,570**		**197,640**		**506,920**
Existing Buildings					
625 H Street			10,154		283,508
645 H Street			86,608		86,608
Subtotal - 645/625			**96,762**		**370,116**
609 H Street - Current			78,013		78,013
Total Existing GFA			**174,775**		**448,129**
Unused GFA			**22,865**		**58,791**
Proposed Partial 6th Floor addition to 609			7,020		7,020
Remaining Unused FAR			**15,845**		**51,771**

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	EXISTING BLOCK PLAN

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625

645

PROJECT NO. 20160175	REVISION NO. 000	DATE 07/01/2016	*Notes*

SURROUNDING BUILDINGS

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PROJECT NO. 20160175	REVISION NO. 000	DATE 07/01/2016	*Notes*	EXISTING BUILDING EXTERIOR

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PROJECT NO. 20160175	REVISION NO. 000	DATE 07/01/2016	*Notes*	EXISTING BUILDING EXTERIOR

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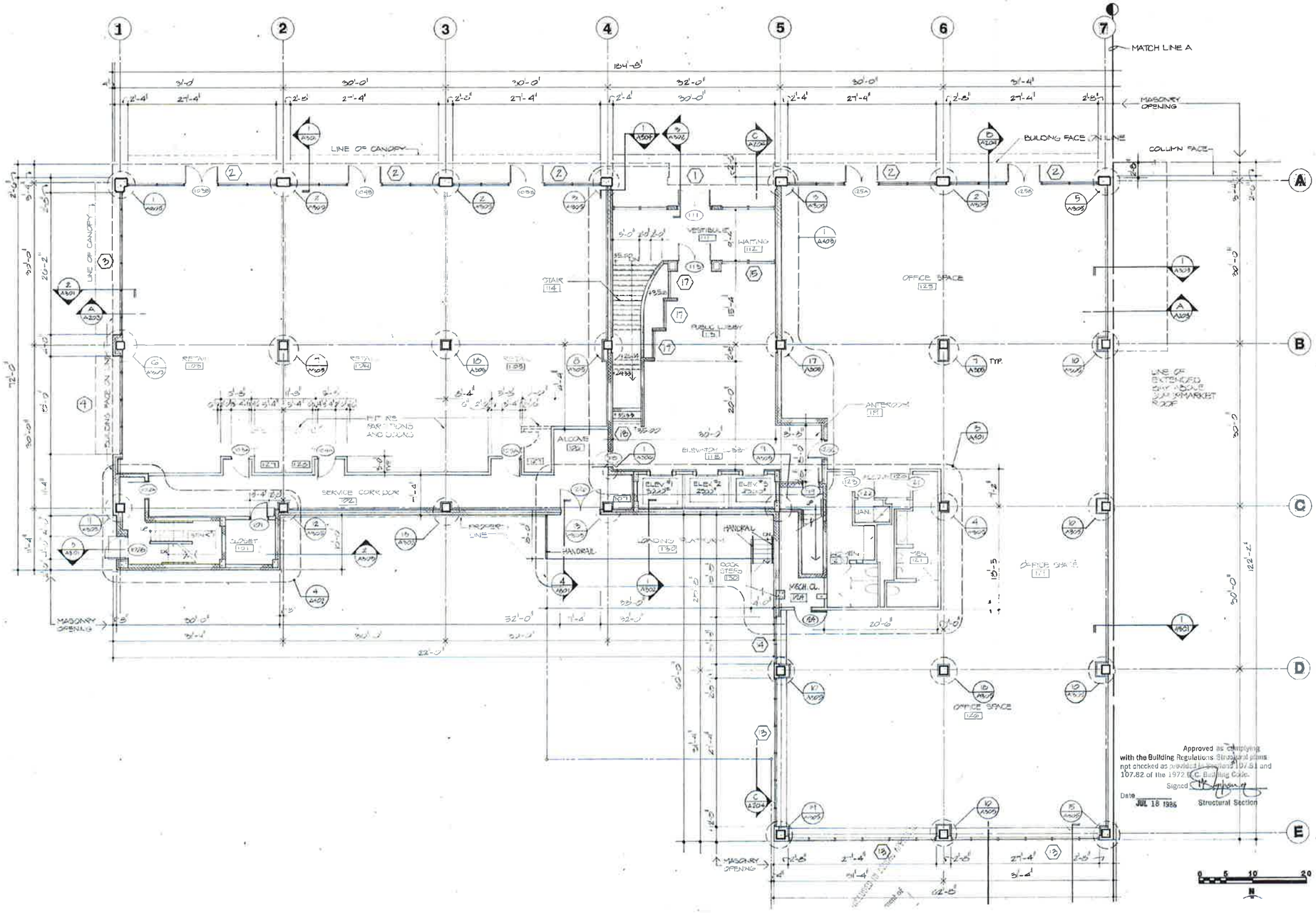

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	EXISTING GROUND LEVEL

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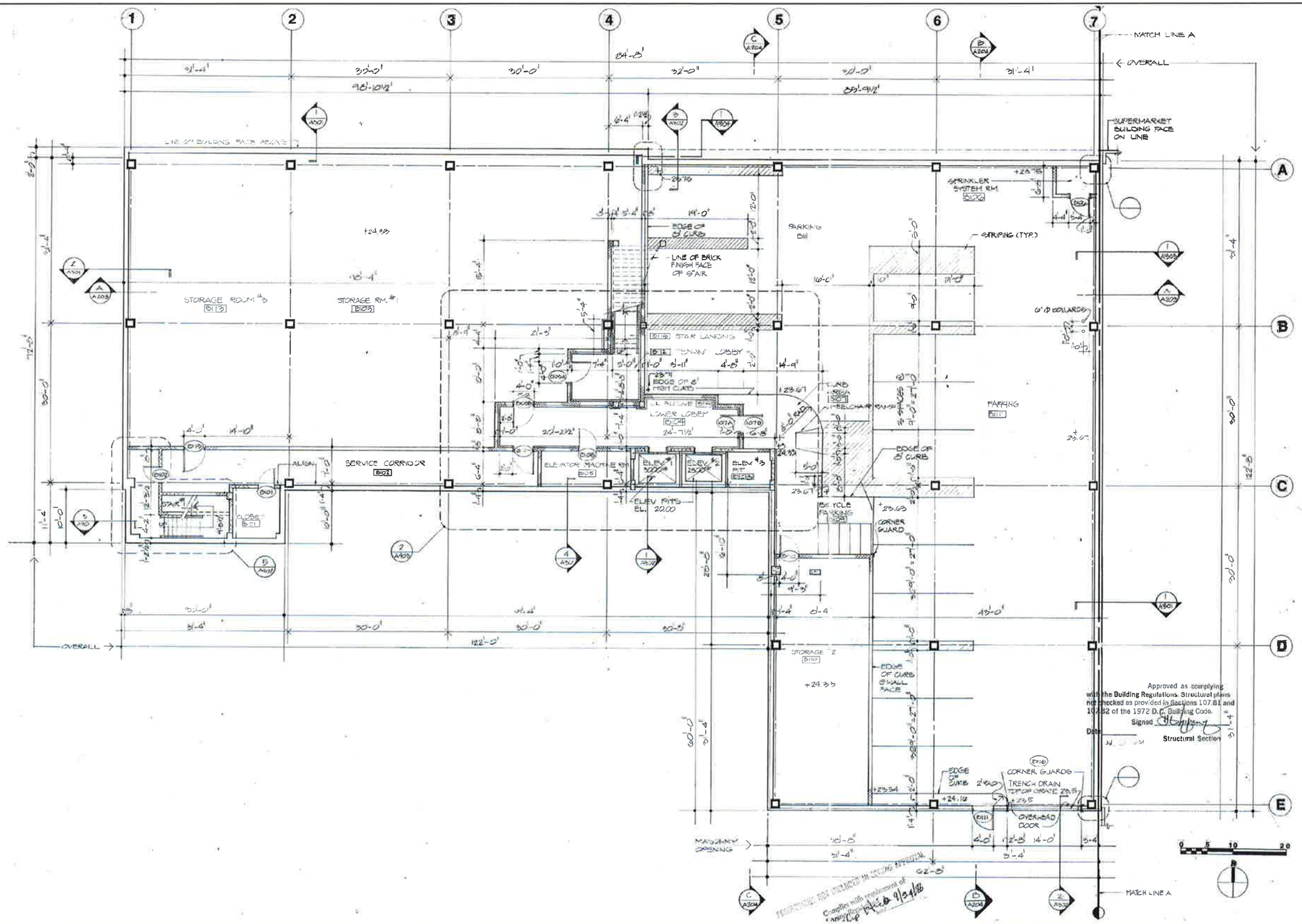

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	EXISTING BASEMENT LEVEL

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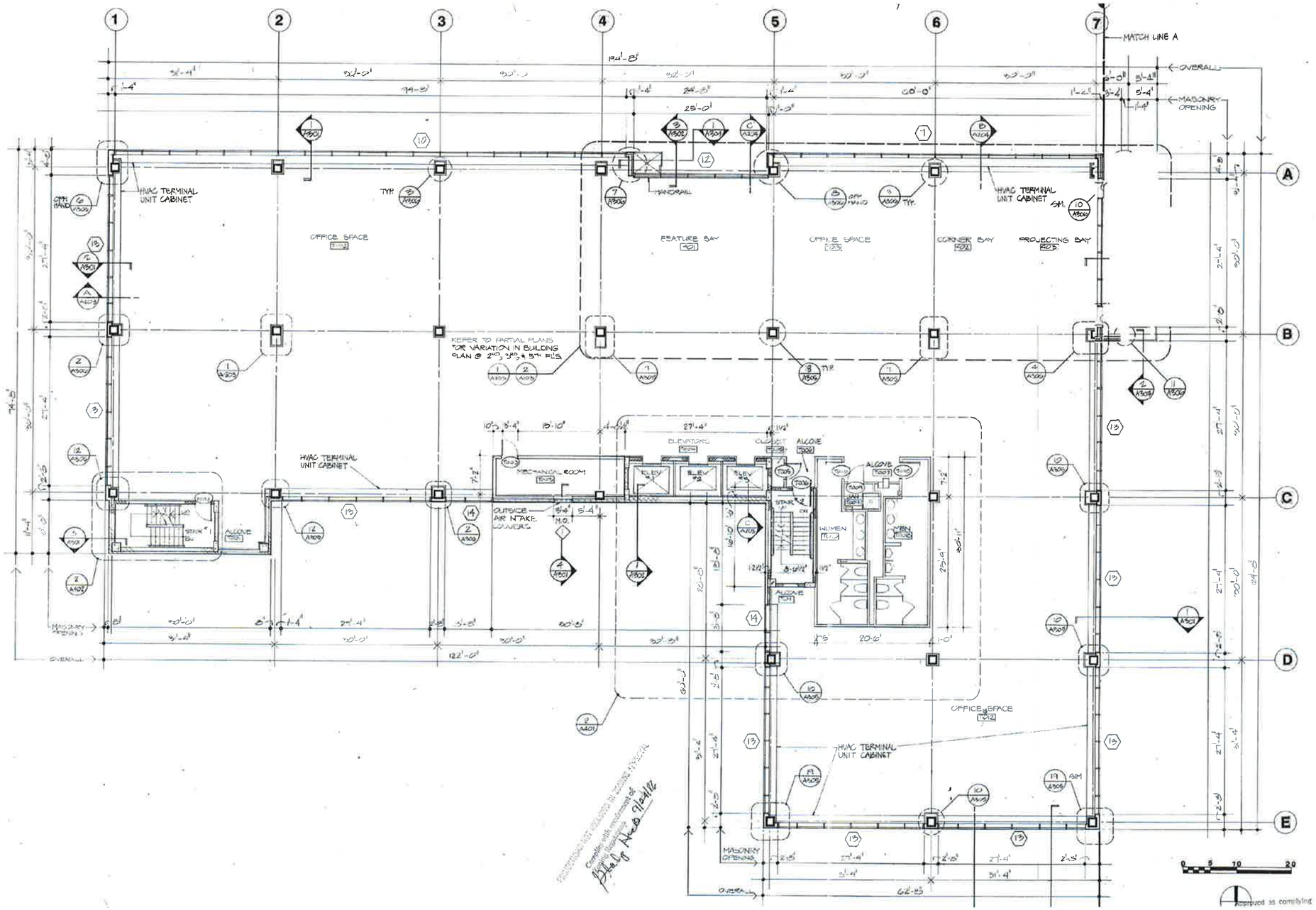

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	EXISTING TYPICAL LEVELS (2-5)

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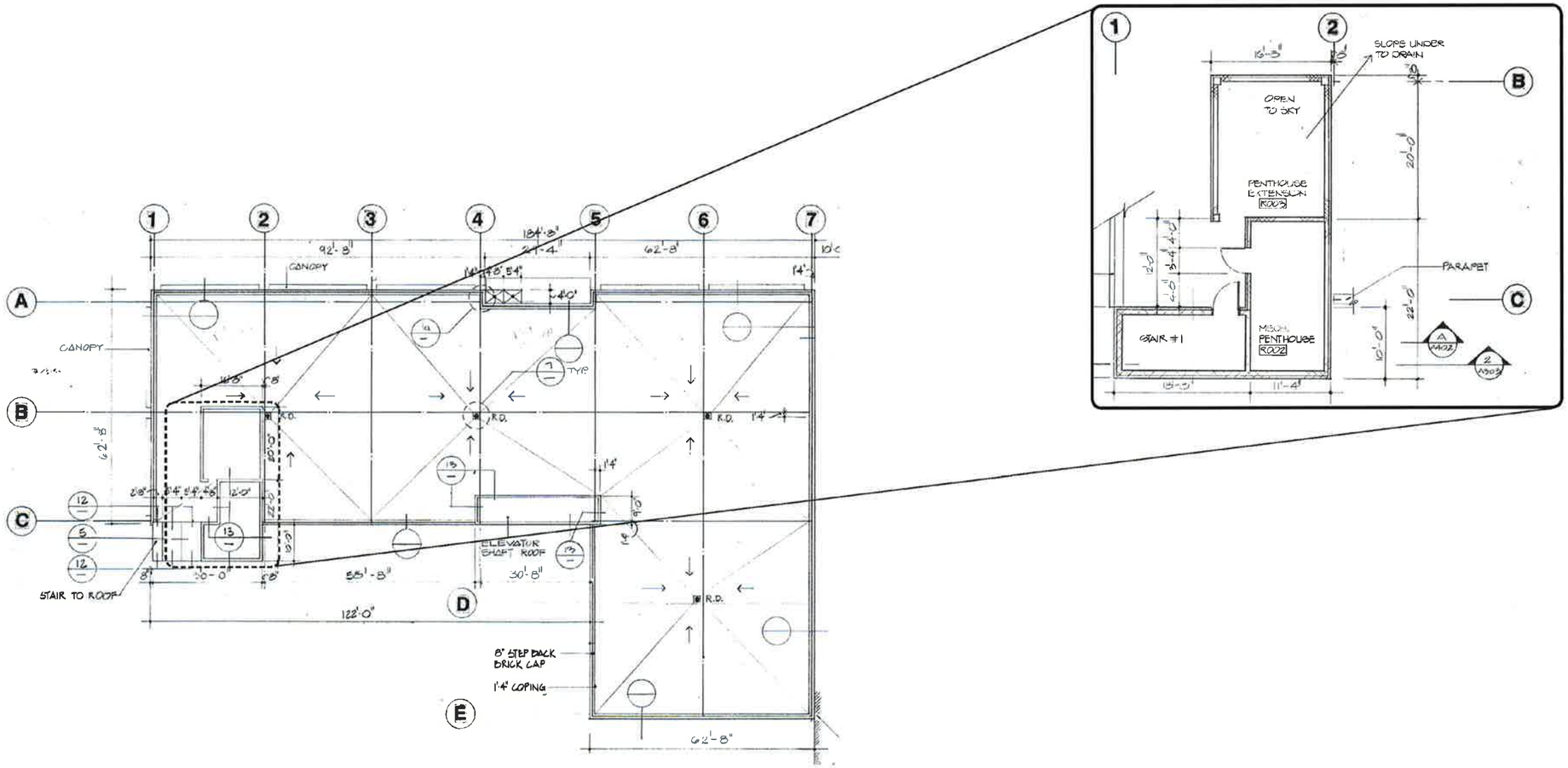

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	EXISTING ROOF PLAN

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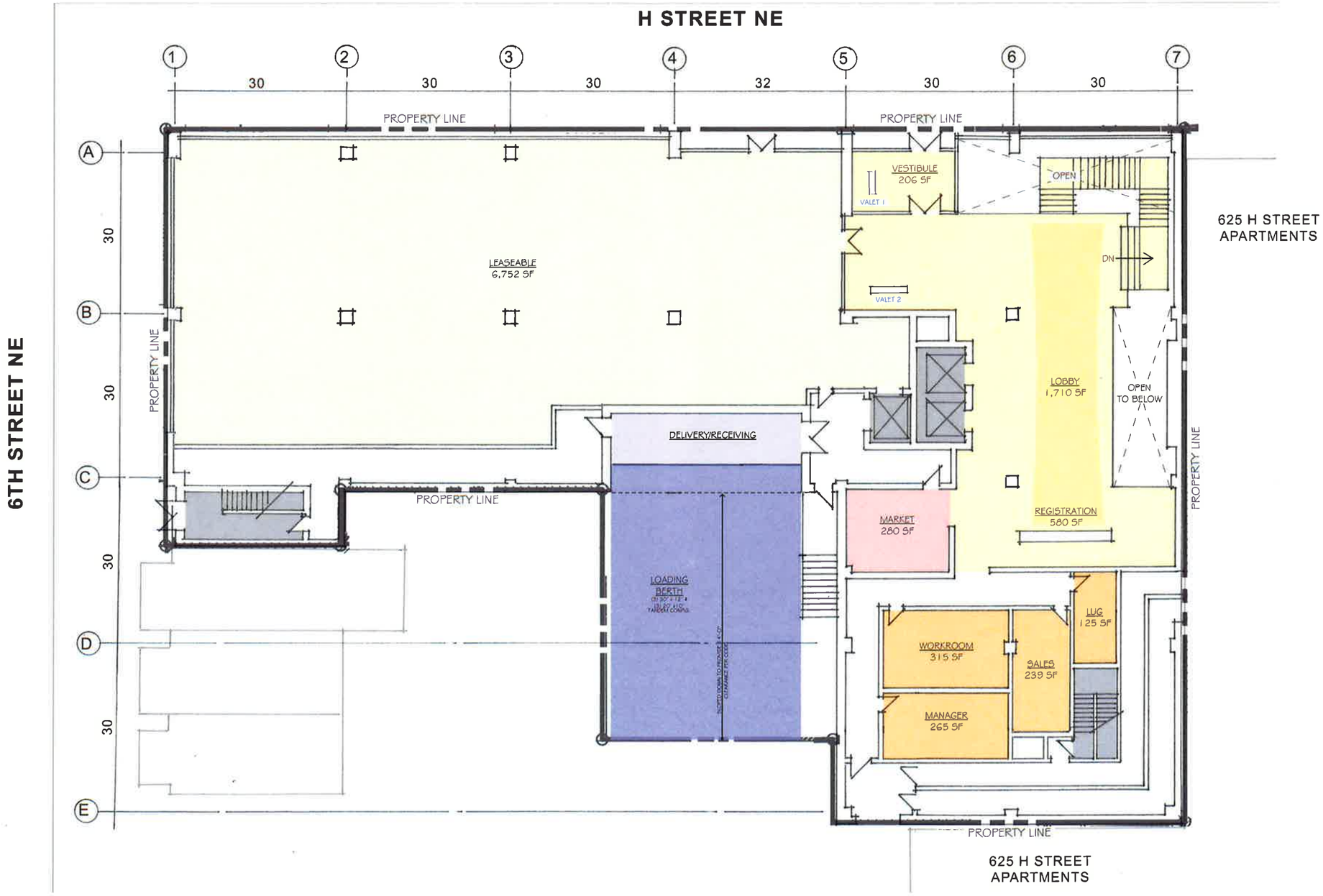

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/31/2016	*Notes*	PROPOSED GROUND LEVEL OPTION B

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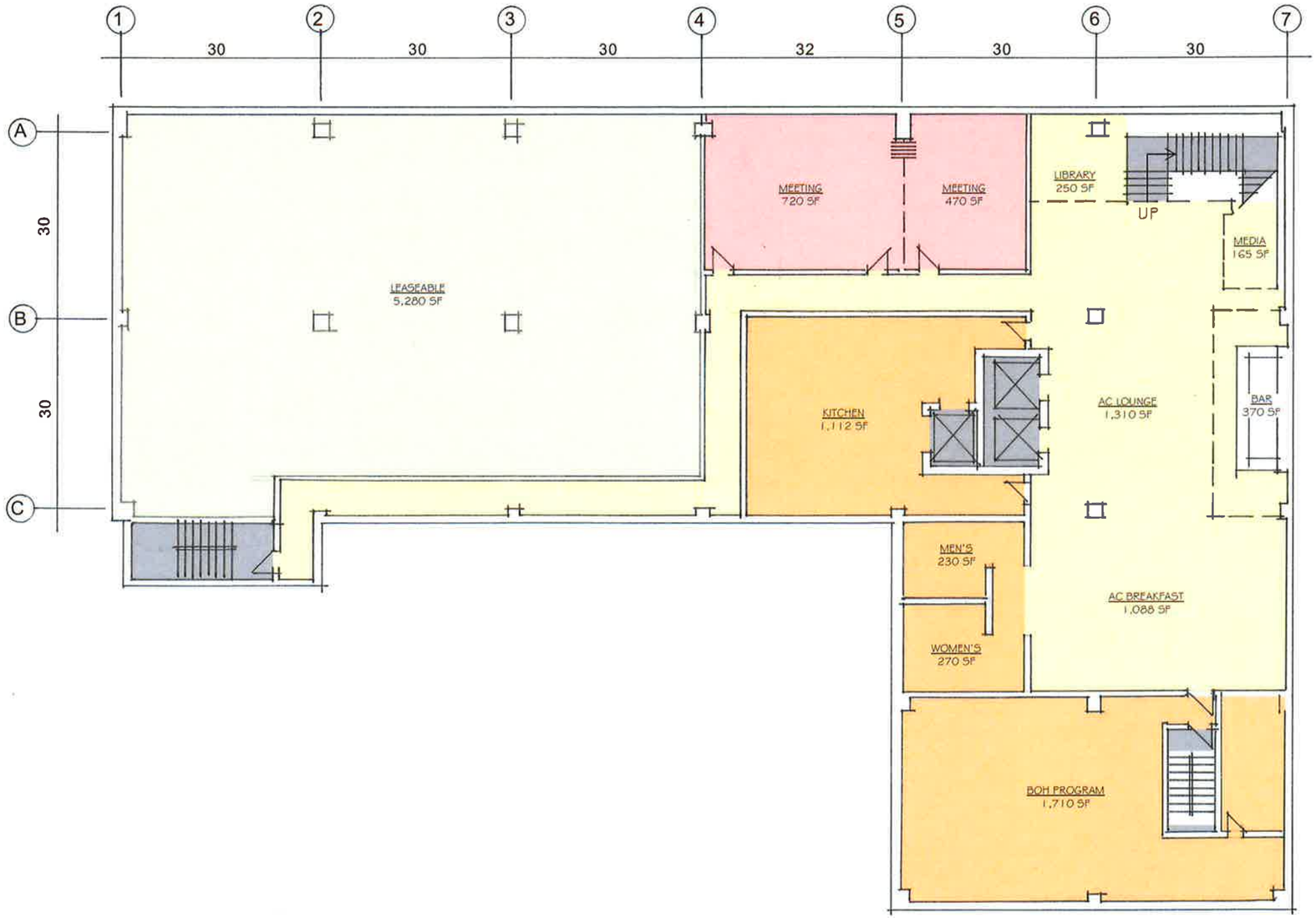

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	PROPOSED BASEMENT LEVEL

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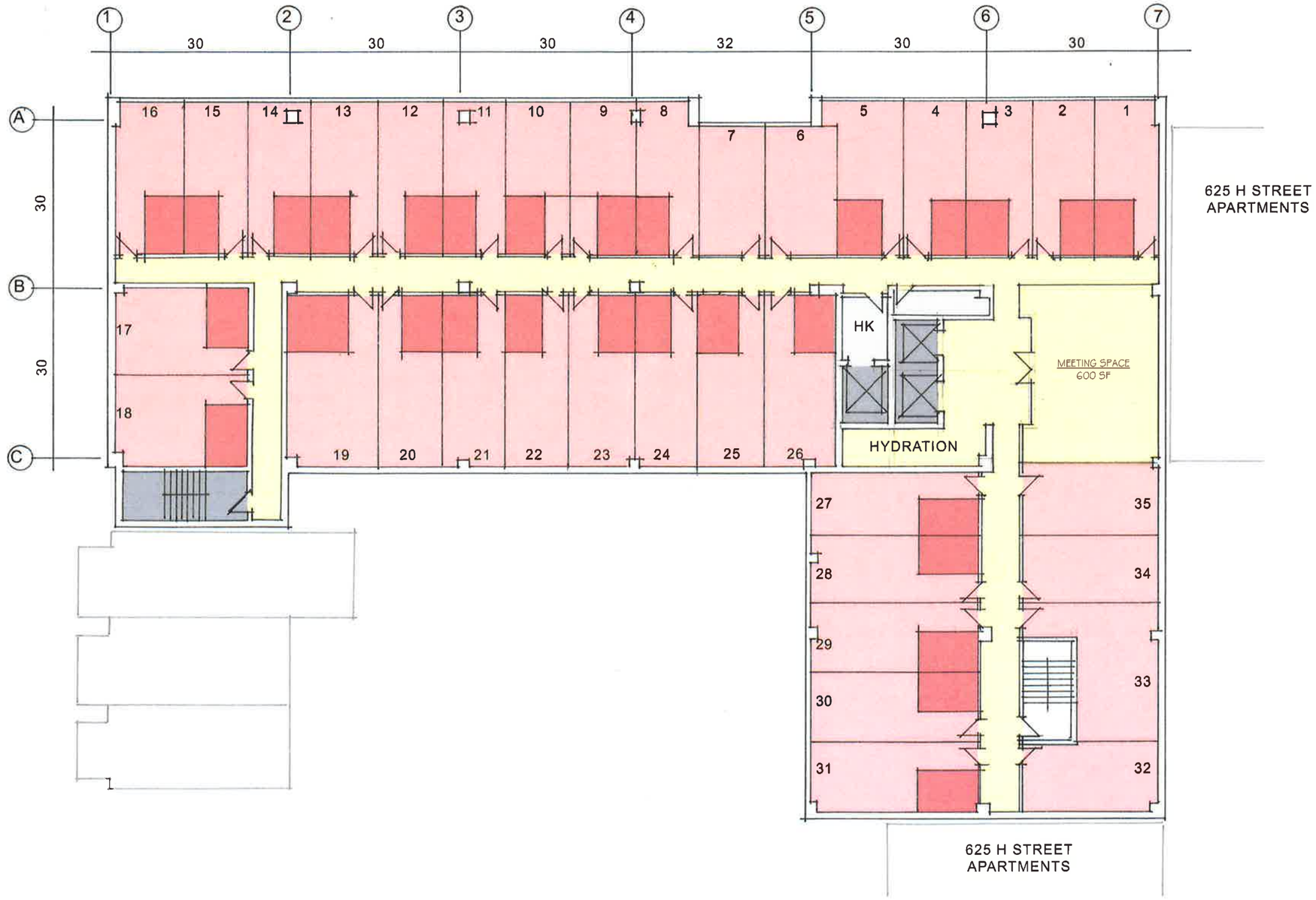

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	PROPOSED LEVEL 2

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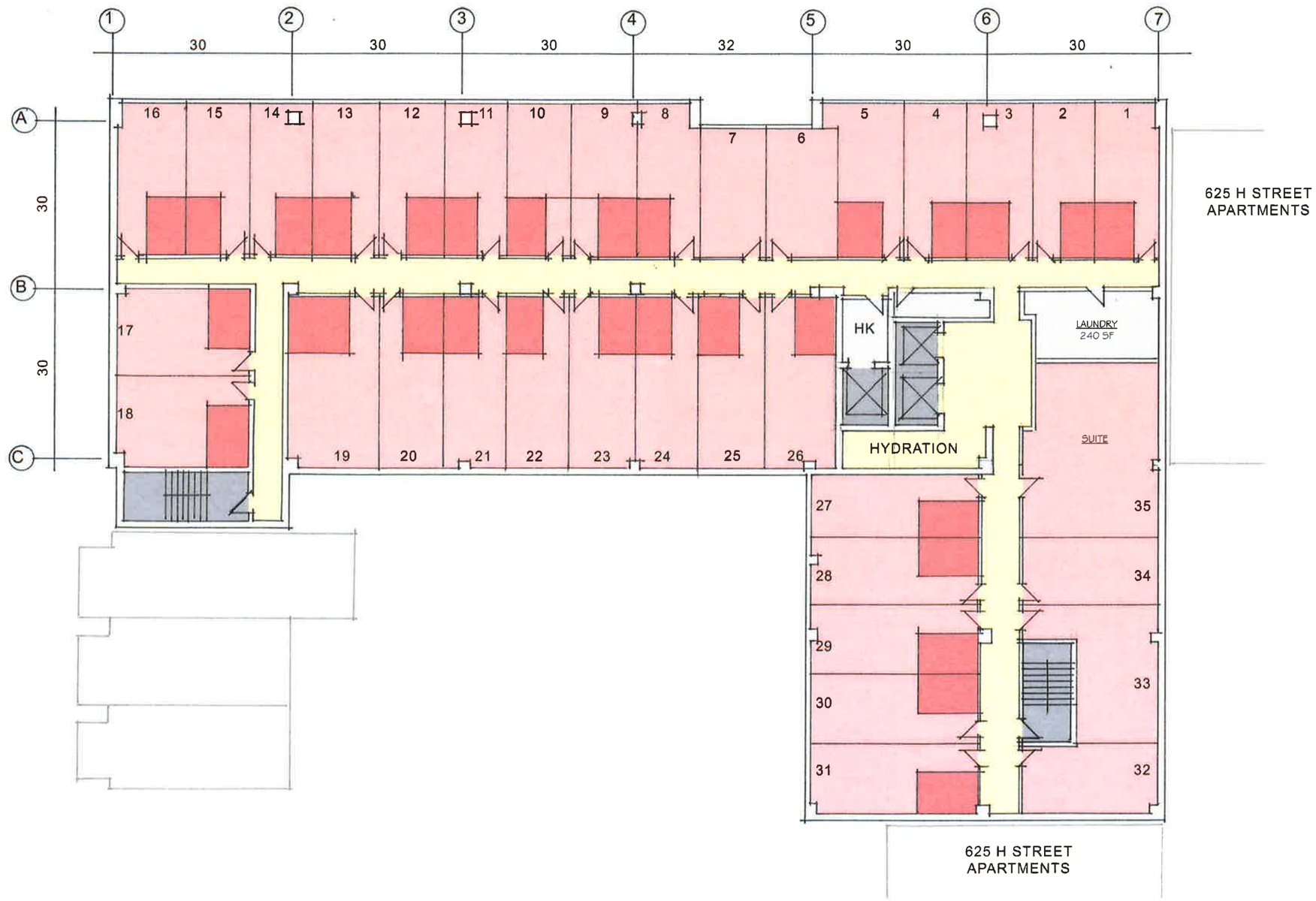

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	PROPOSED LEVEL 3

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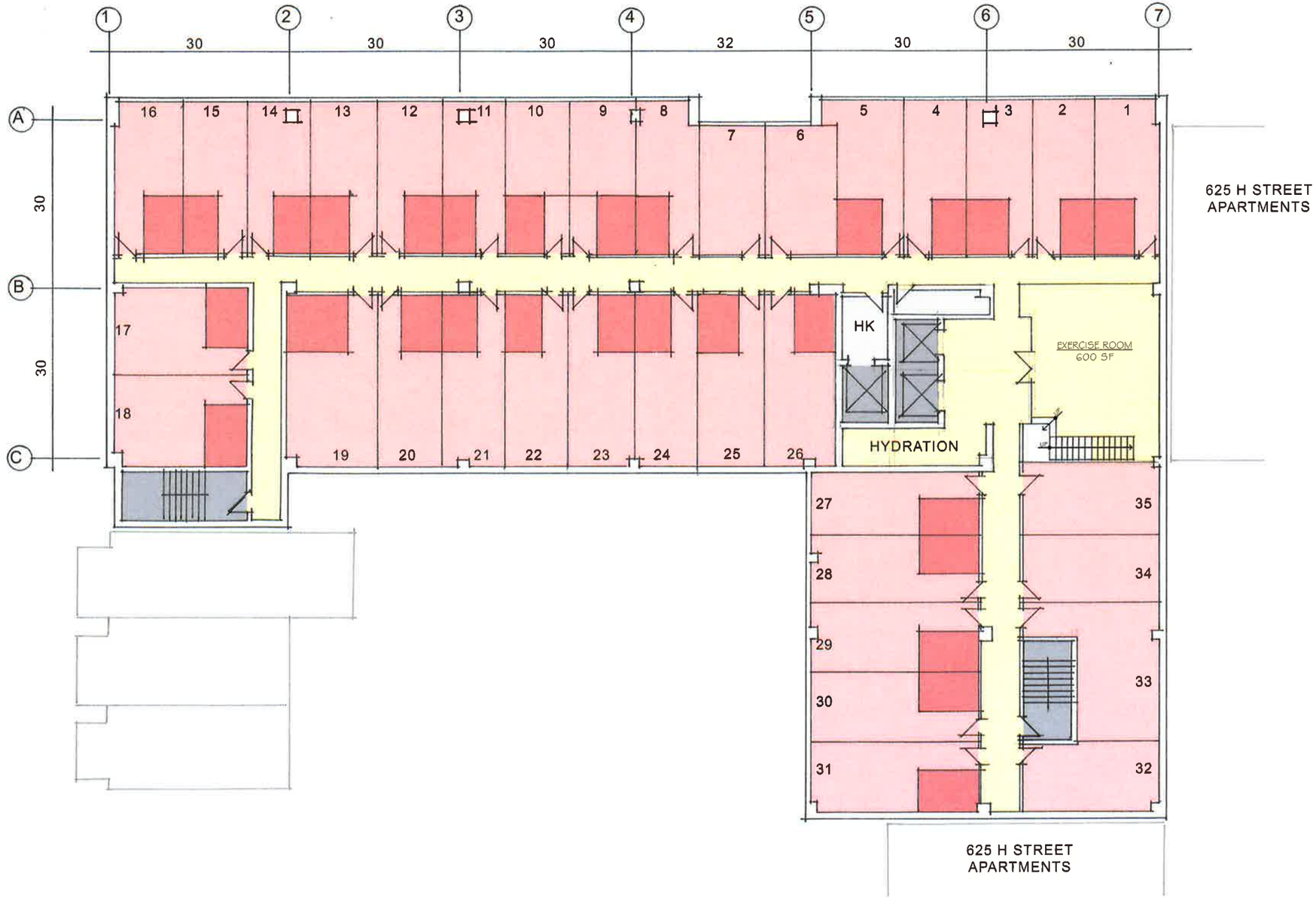

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	PROPOSED LEVEL 4

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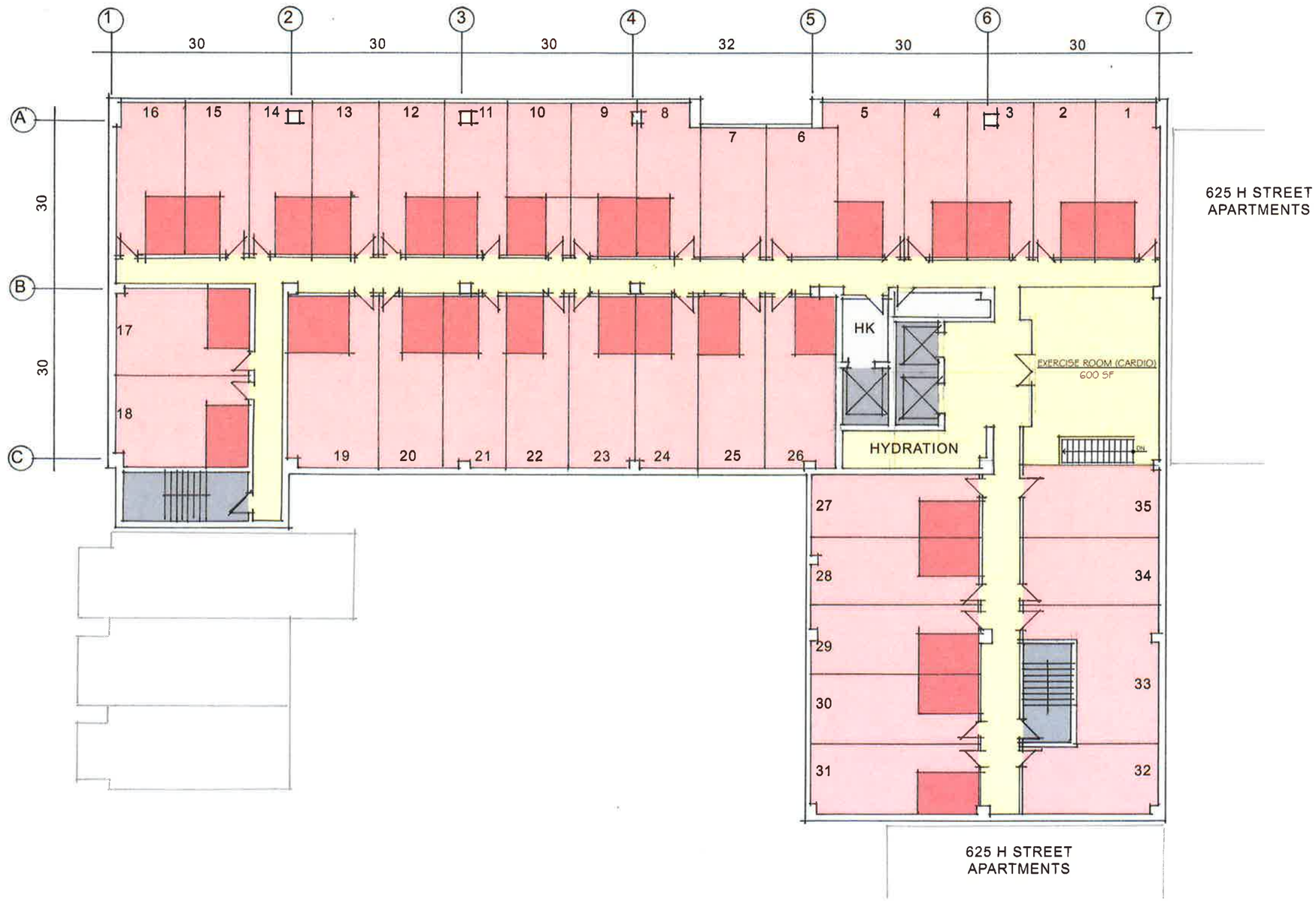

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes*	PROPOSED LEVEL 5

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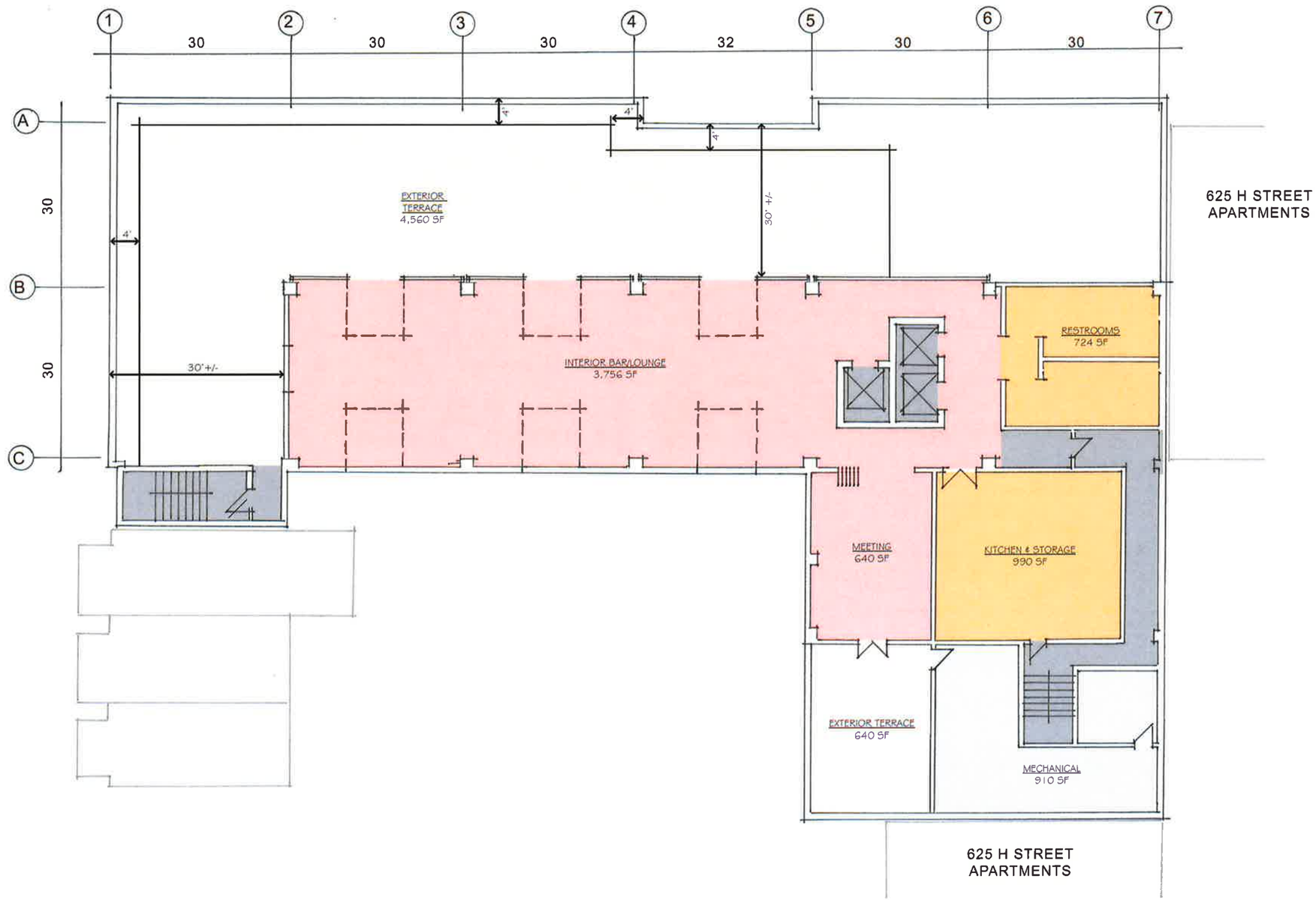

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes* 1" = 20'-0"	PROPOSED LEVEL 6

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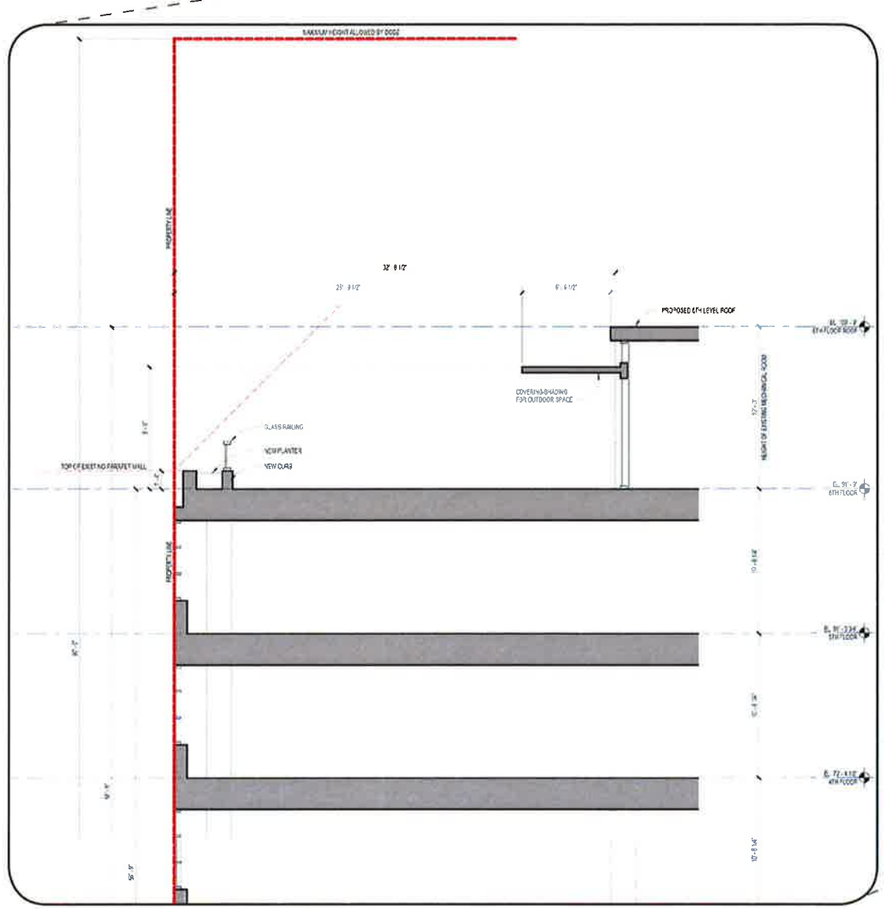
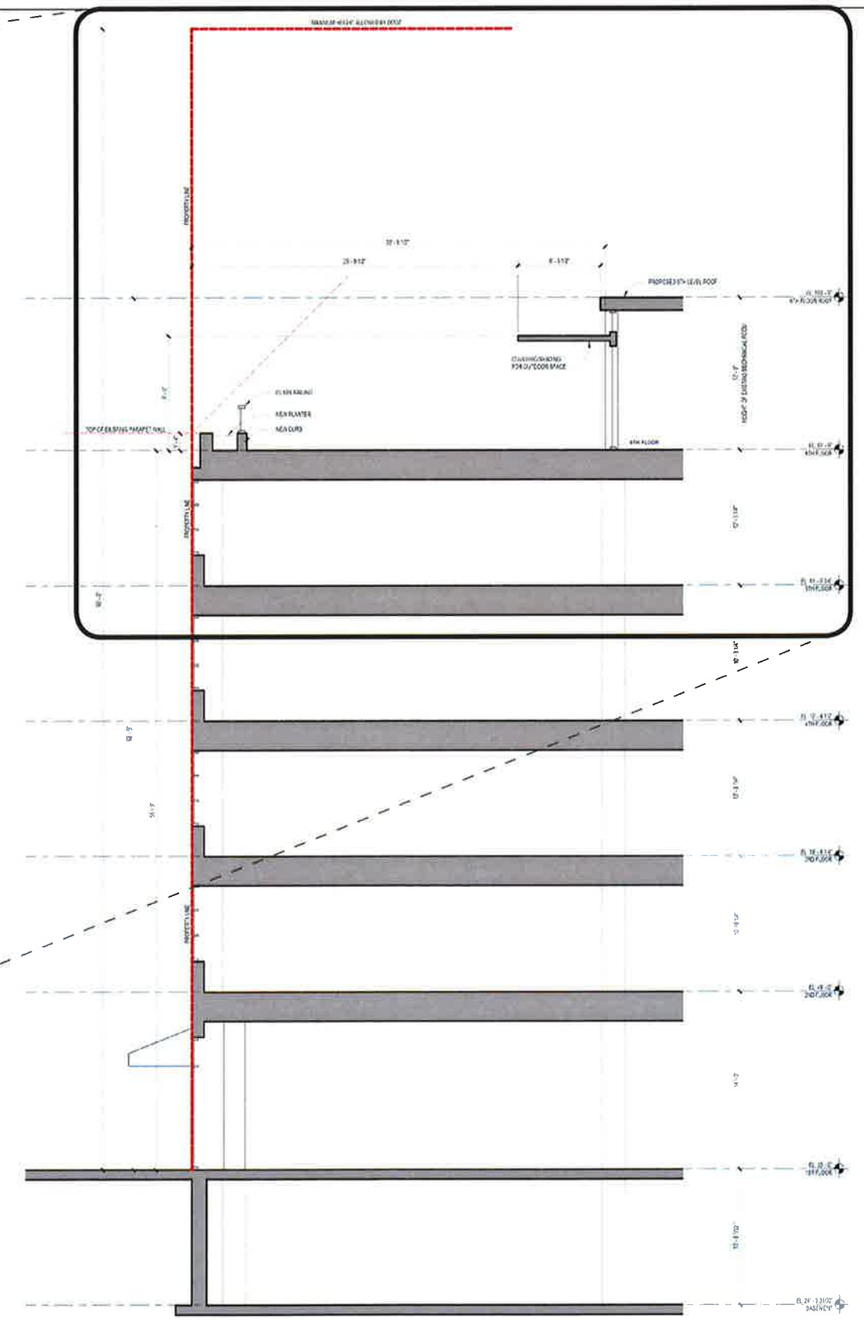


ENLARGED ROOFTOP SETBACK DIAGRAM
SCALE: 1/4" = 1'-0"



ROOFTOP SETBACK DIAGRAM

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes* NTS

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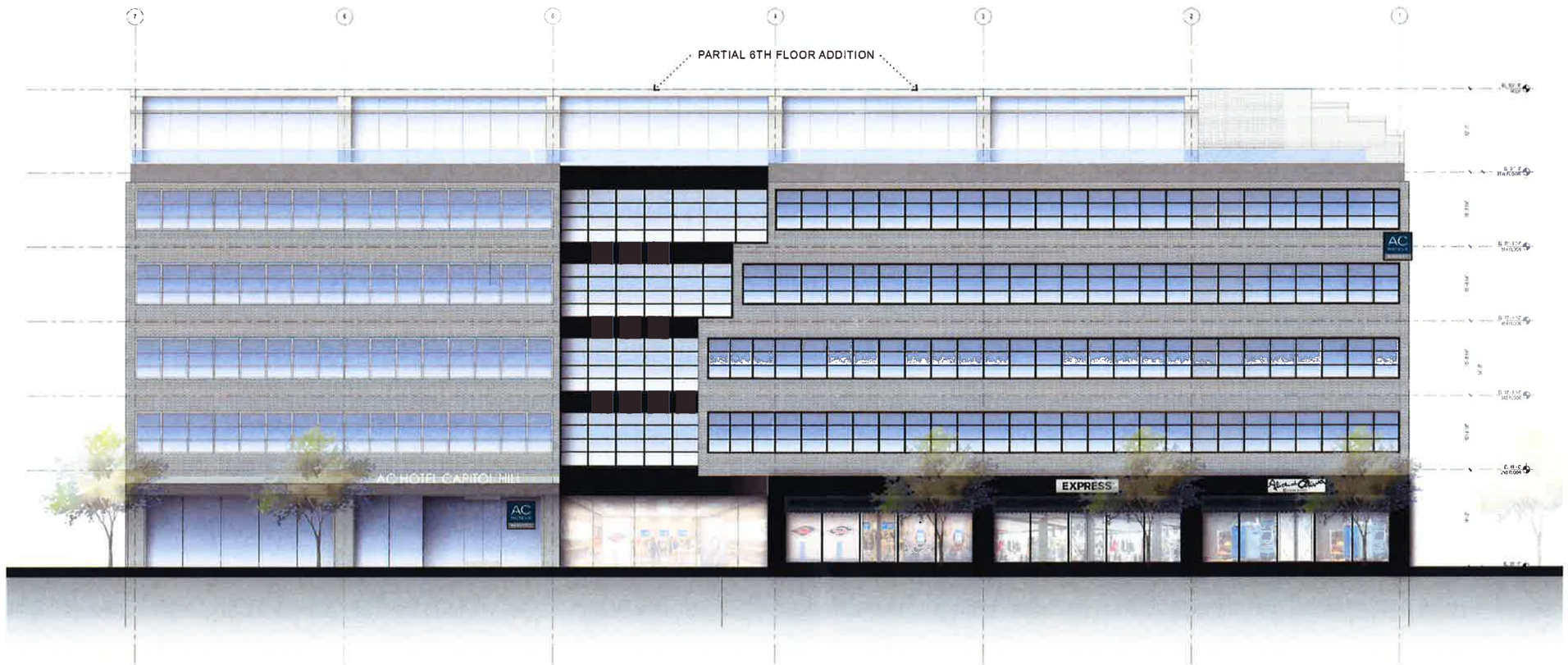

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes* 1/8" = 1'-0"	PROPOSED H STREET ELEVATION

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PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes* 1/8" = 1'-0"	PROPOSED 6TH STREET ELEVATION

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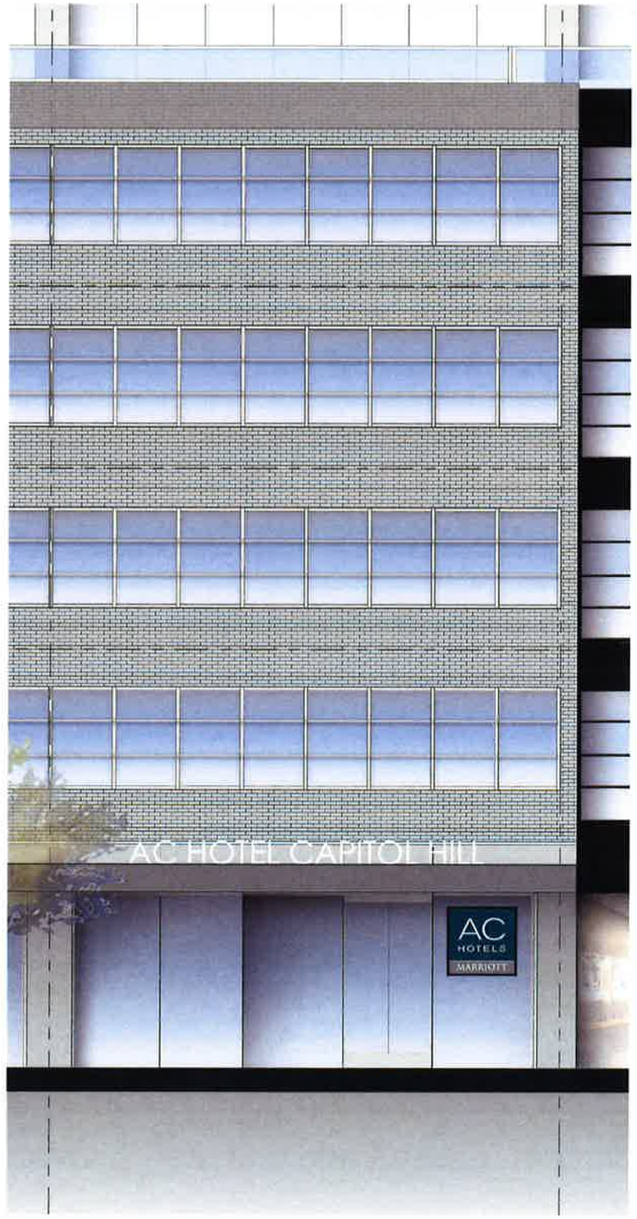
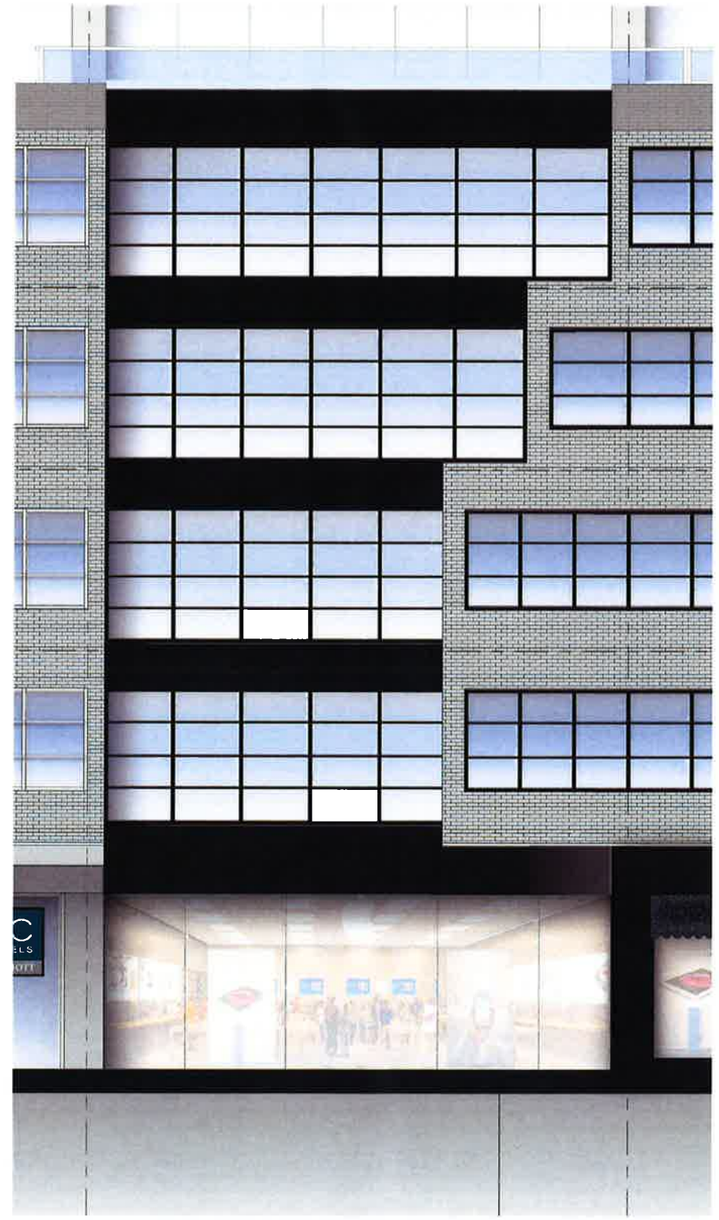
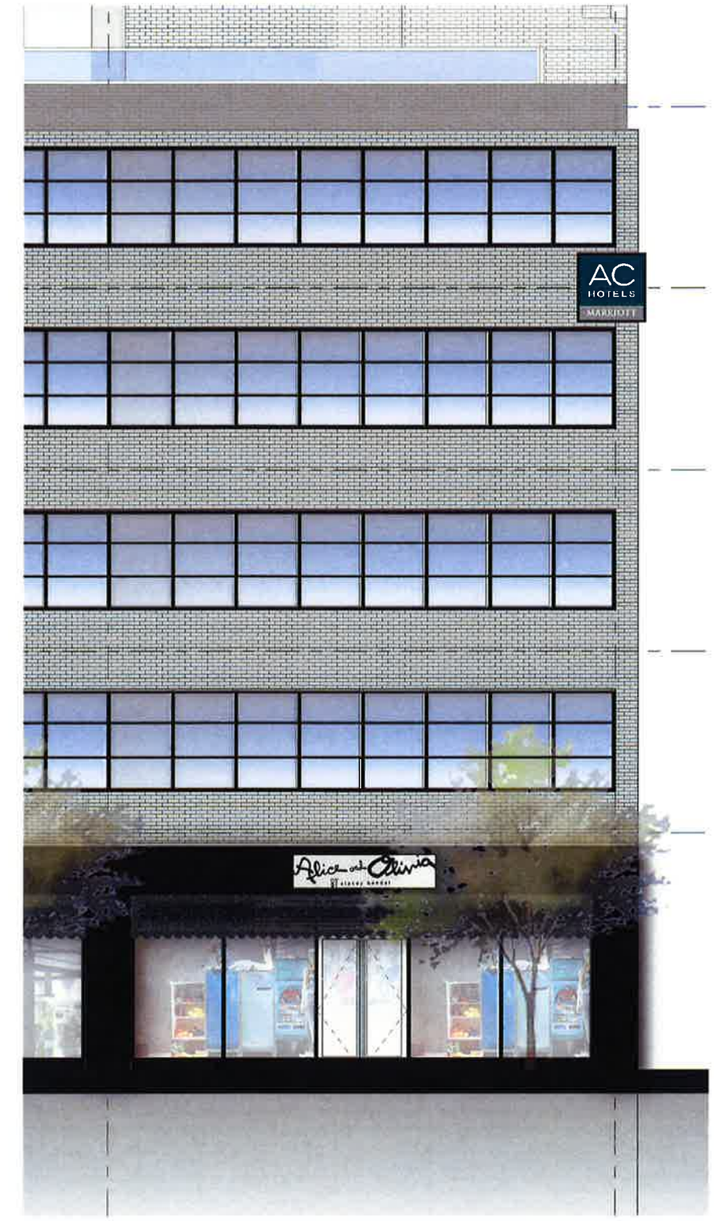


HOTEL ENTRY



RETAIL ENTRY



BUILDING CORNER

PROJECT NO. 20160175	REVISION NO. 000	DATE 08/04/2016	*Notes* 1/4" = 1'-0"

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