



MCHENRY ROW



**WARE
HAUS**

Kimley»Horn

TEAM INTRODUCTION



Mark Sapperstein
28 Walker Development

Owner



Jonathan Wehri
Warehaus

Architect



Michael Casey
Kimley Horn

Civil/Landscape Design

OFFICE BUILDING TEAM

Carney Engineering Group
Structural

Lorax, Ilc
Sustainability

Gettle, Walton & Company
MEP

Acoustic Distinctions
Acoustical Consultant

Kinsley Construction
Construction Manager

HOTEL TEAM

Carney Engineering Group
Structural

Lorax, Ilc
Sustainability

WB Engineers+Consultants
MEP

Acoustic Distinctions
Acoustical Consultant

Kinsley Construction
Construction Manager

Justin J Silverthorn
Food Service

Shaner Hotel Group
Apartment Manager

PROJECT **OVERVIEW**

4 Story office building

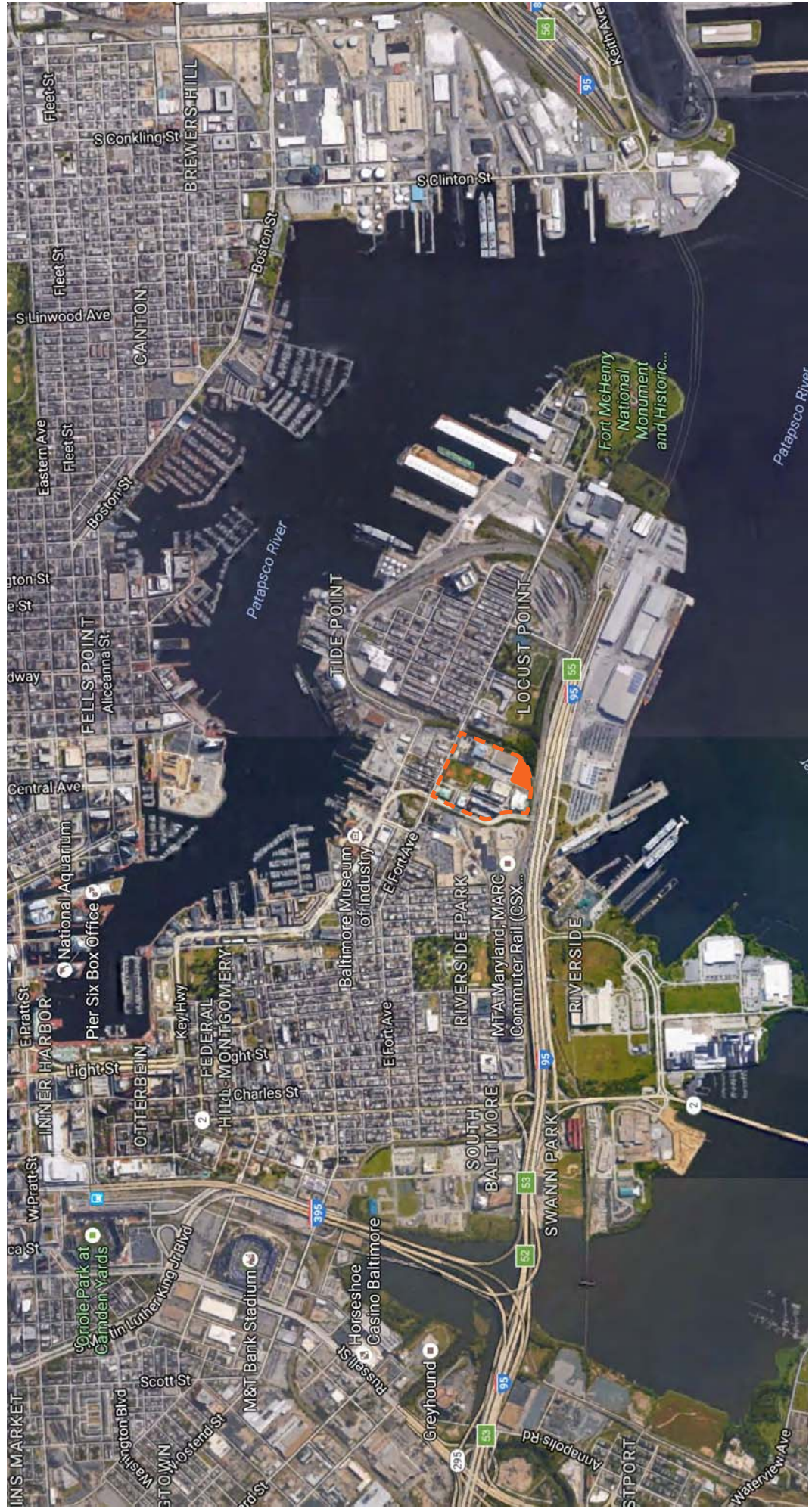
- 1 Floor of retail: approx. 15,000sf total
- 3 Floors of leasable office space: 16,300sf/each = approx. 49,000sf total
- Total square footage: 64,000sf
- Ground floor entrance lobby
- Common core
- Ground level connection to existing parking garage

8 Story hotel

- Main floor amenity/service: 12,550sf
- 7 Floors of rooms: approx. 9,600sf/each = 67,200sf total
- Total square footage: 79,750sf
- Total room count: 126
- Porte cochere drive through
- Courtyard amenity

PROJECT LOCATION

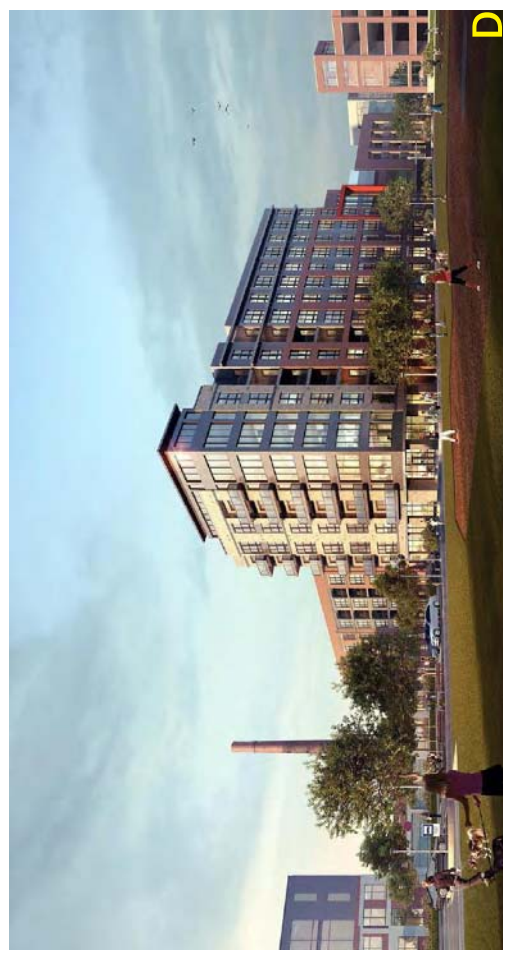
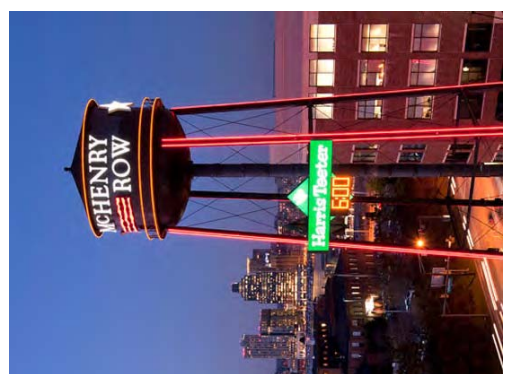
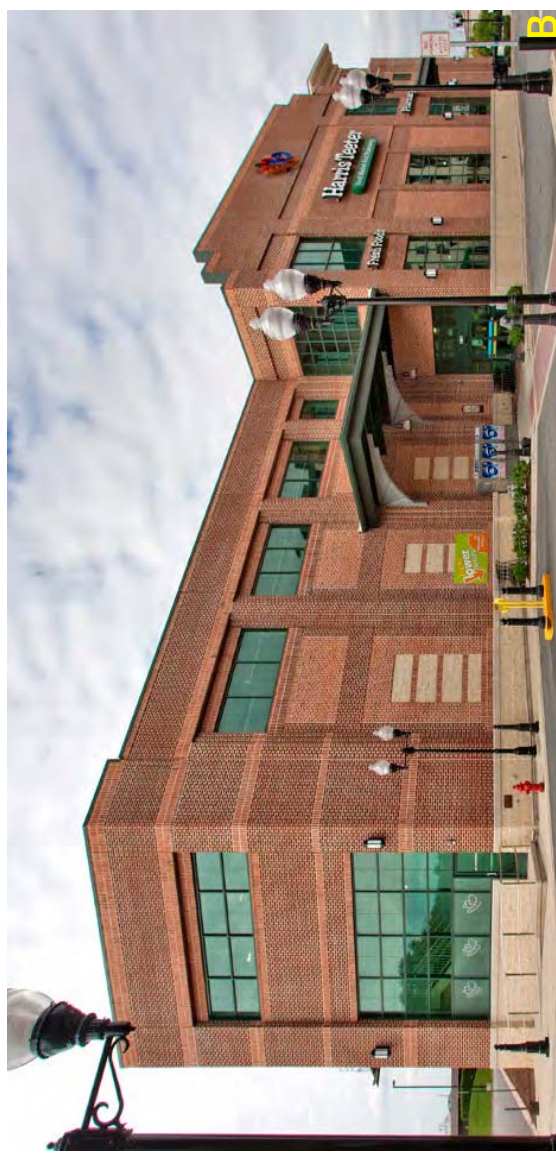
MCHENRY ROW



MCHENRY ROW
CONTEXT



MCHENRY ROW CONTEXT



MCHENRY ROW
BUILDING SITE



MCHENRY ROW BUILDING SITE



WHERE **WE WERE**
FROM NORTHWEST



WHERE WE WERE

SITE PLAN



WHERE WE ARE

SITE PLAN



WHERE WE WERE

SITE PLAN



KEY

- 01 HOTEL DROPOFF
- 02 ENTRANCE PLAZA
- 03 SHORT-TERM PARKING
- 04 HOTEL AMENITY AREA
- 05 DOG PARK AMENITY
- 06 HOTEL SERVICE
- 07 PARKING ENTRANCE
- 08 30 FOOT SETBACK LINE

WHERE WE ARE

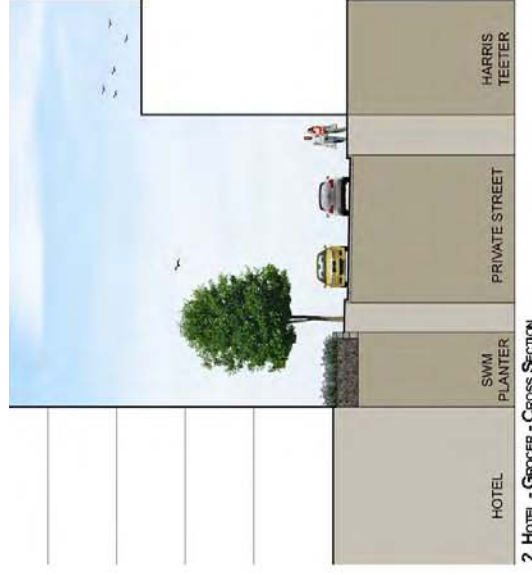
SITE PLAN



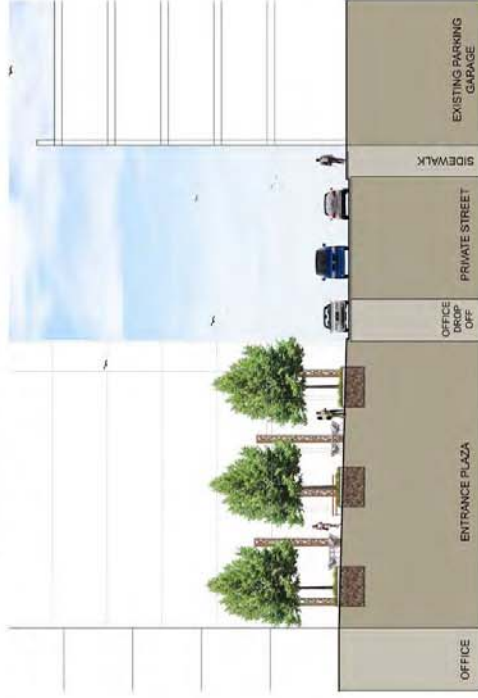
- KEY**
- 01 HOTEL DROPOFF
 - 02 ENTRANCE PLAZA
 - 03 SHORT-TERM PARKING
 - 04 HOTEL AMENITY AREA
 - 05 DOG PARK AMENITY
 - 06 HOTEL SERVICE
 - 07 OFFICE SERVICE/LOADING
 - 08 30 FOOT SETBACK LINE

WHERE WE WERE

LANDSCAPE PLAN



- KEY
- 01 HOTEL DROPOFF / PORTE COCHERE
 - 02 ENTRANCE PLAZA
 - 03 OFFICE MAIN ENTRANCE
 - 04 DROPOFF SPACE
 - 05 ART / SCULPTURE LOCATION

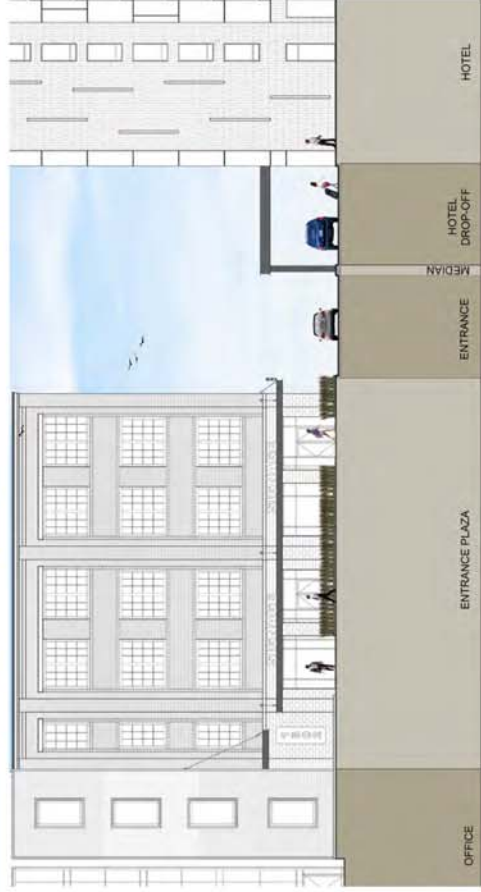
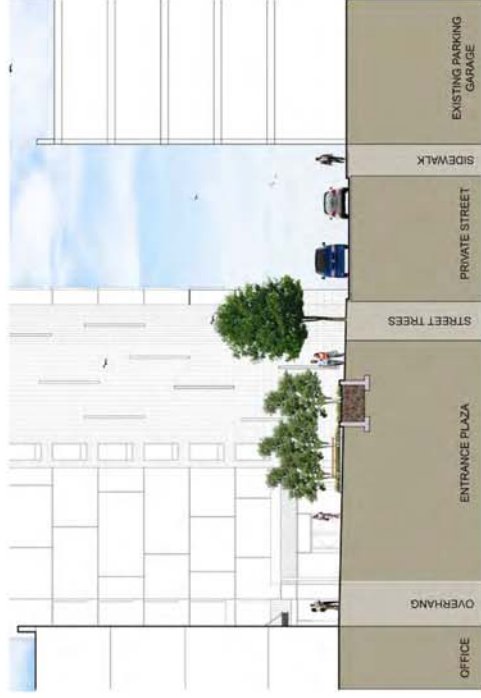


WHERE WE ARE

LANDSCAPE PLAN



- KEY**
- 01 HOTEL DROPOFF / PORTE COCHERE
 - 02 ENTRANCE PLAZA
 - 03 OFFICE MAIN ENTRANCE
 - 04 BIORETENTION PLANTER
 - 05 STREET TREES
 - 06 ORNAMENTAL POLE LIGHT



1. HOTEL DROPOFF / ENTRANCE PLAZA LONGITUDINAL SECTION

3. ENTRANCE PLAZA - CROSS SECTION

2. HOTEL - GROCCER - CROSS SECTION

WHERE WE WERE

HOTEL AMENITY AREA



1. HOTEL AMENITY AND PRIVATE ACCESS DRIVE - CROSS SECTION



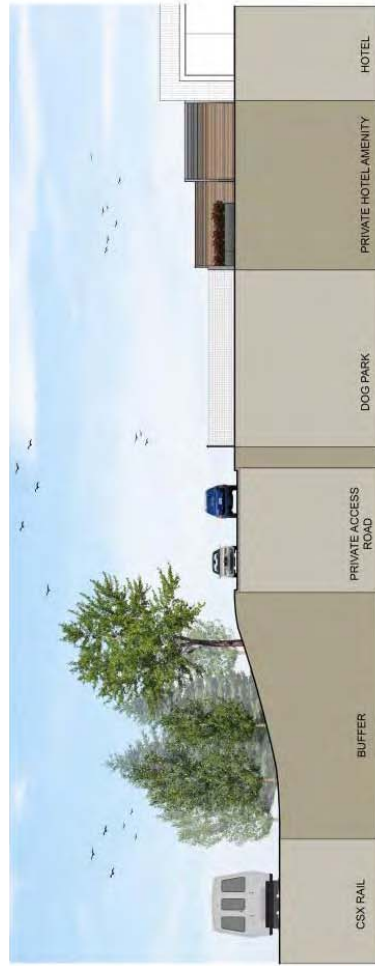
KEY

- 01 PRIVATE HOTEL AMENITY
- 02 DOG PARK AMENITY
- 03 HOTEL SERVICE
- 04 PARKING GARAGE ENTRANCE
- 05 SHORT TERM HOTEL PARKING
- 06 ENTRANCE PLAZA



WHERE WE ARE

HOTEL AMENITY AREA



1. HOTEL AMENITY AND PRIVATE ACCESS DRIVE CROSS SECTION



KEY

- 01 PRIVATE HOTEL AMENITY
- 02 DOG PARK AMENITY
- 03 HOTEL SERVICE
- 04 SHORT TERM HOTEL PARKING
- 05 ENTRANCE PLAZA
- 06 OFFICE SERVICE/ LOADING

LANDSCAPE PRECEDENTS

EXISTING FINISHES AND FURNISHINGS



CONCRETE UNIT PAVERS



DECORATIVE SCORED CONCRETE PAVEMENT



RUBBED CONCRETE WALLS



BOLLARD LIGHT



WOOD-CLAD BENCH



PICNIC TABLE AND BENCH



WASTE RECEPTACLE



PEDESTRIAN BOLLARD



ORNAMENTAL POLE LIGHT

LANDSCAPE MATERIALS

TREE AND SHRUB PLANTING PALETTE



ELM



RIVER BIRCH



HONEY LOCUST



GINKGO TREE



LITTLE LIME HYDRANGEA



VIRGINIA SWEETSPIRE



YELLOW DRIFT ROSE

LANDSCAPE MATERIALS

ORNAMENTAL GRASS AND GROUNDCOVER



FEATHER REED GRASS



FOUNTAIN GRASS



MAIDEN GRASS



SWITCH GRASS



LILY TURF



ST. JOHNS WORT



ST. JOHNS WORT - FLOWER

LANDSCAPE MATERIALS

BIORETENTION PLANTING PALETTE



BLUE SWITCHGRASS



CARDINAL FLOWER



CONEFLOWER



IRIS



CHRISTMAS FERN



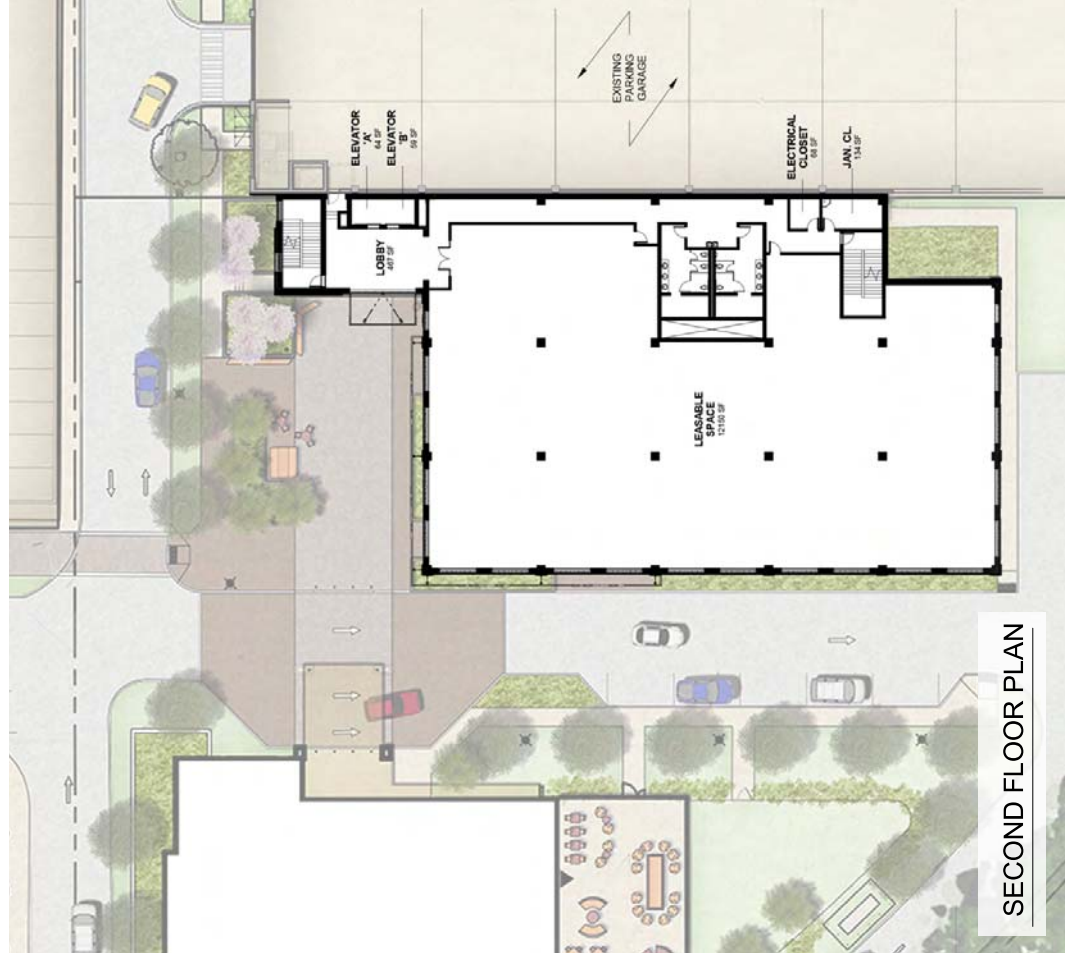
WINTERBERRY



INKBERRY

FLOOR PLANS

OFFICE BUILDING

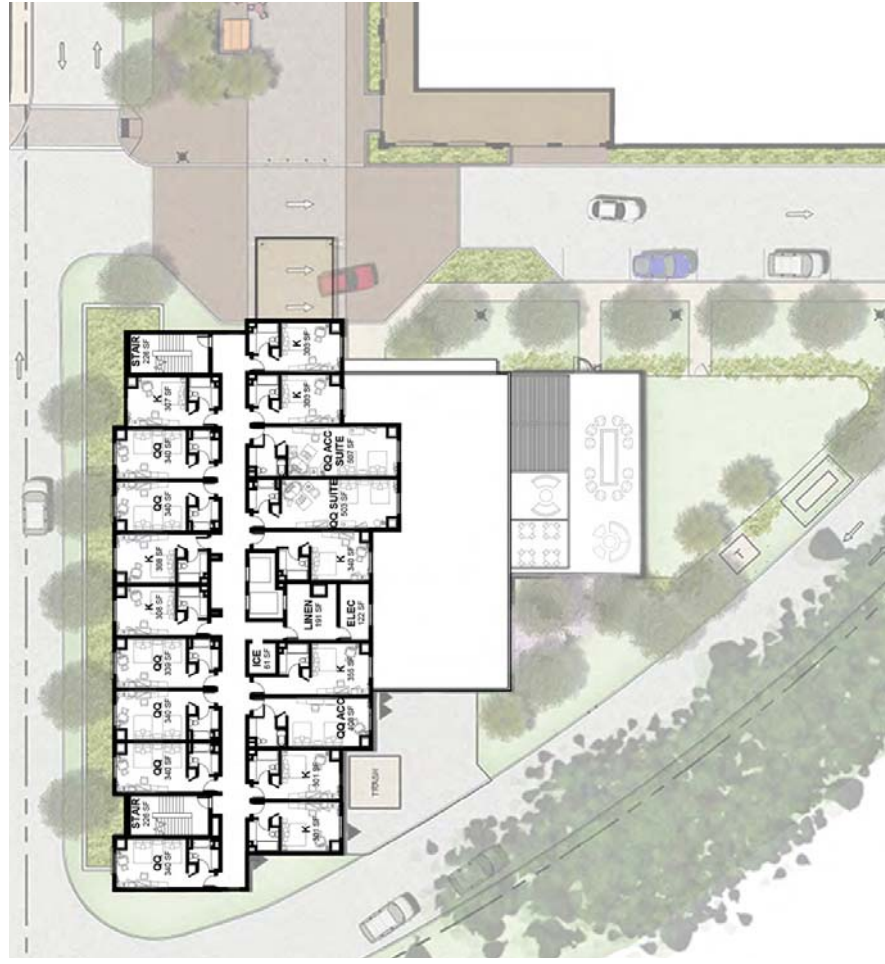


FLOOR PLANS

HOTEL



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WHERE **WE WERE**
MASSING DEVELOPMENT



WHERE **WE ARE**
FROM NORTHWEST



WHERE **WE WERE**
FROM SOUTHEAST



WHERE **WE ARE**
FROM SOUTHEAST



WHERE **WE WERE**
WEST APPROACH



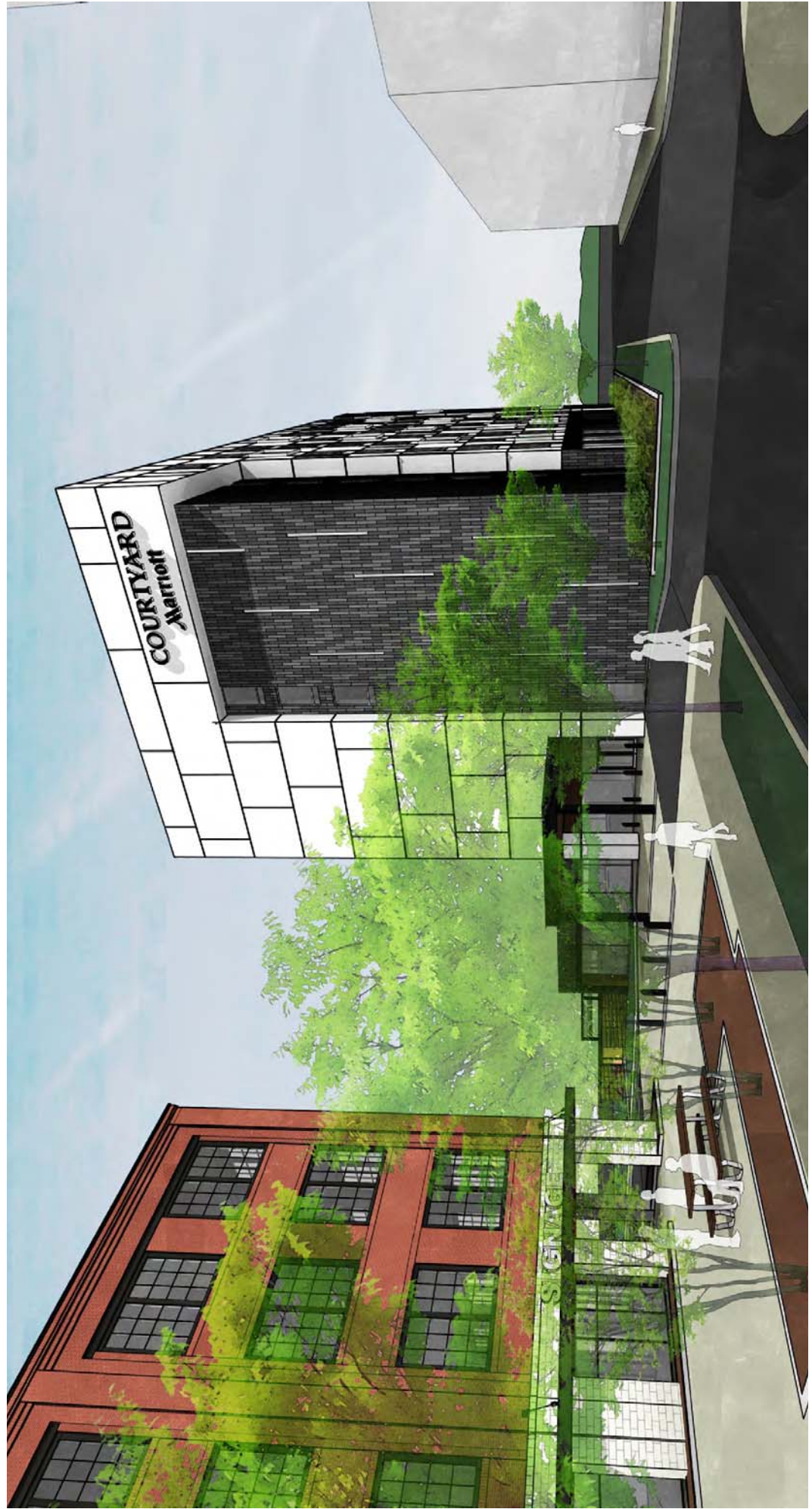
WHERE **WE ARE**
WEST APPROACH



WHERE **WE WERE**
NORTH APPROACH



WHERE **WE ARE**
NORTH APPROACH



EXTERIOR CHARACTER

SOUTHEAST APPROACH



EXTERIOR CHARACTER

SOUTHWEST APPROACH



EXTERIOR ELEVATIONS

OFFICE FINISHES



Brick Veneer: Redland
Color: KF Rustic 30



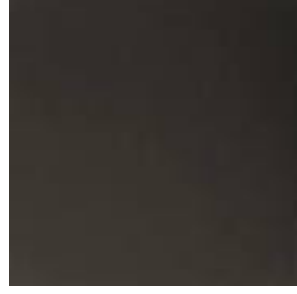
Masonry Base: Arriscraft
Color: Café
Finish: Satin



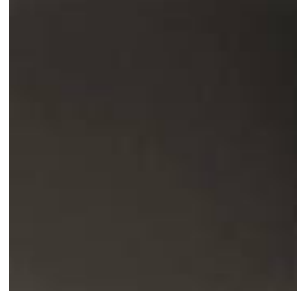
Metal Panel: Fabral Silhouette Series
Color: Slate Gray



Metal Panel: Fabral Select Series
Color: Matte Black



Quaker Windows with Integral Muntins
Color: Anodized Dark Bronze



Kawneer Storefront/Curtain Wall
Color: Anodized Dark Bronze



South Elevation

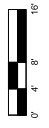
EXTERIOR ELEVATIONS

OFFICE BUILDING



East Elevation

West Elevation



EXTERIOR ELEVATIONS

HOTEL FINISHES



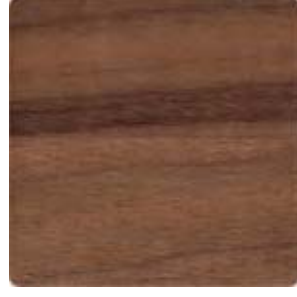
EIFS: Dryvit
Color: SW 7666 Fleur de sel



EIFS: Dryvit
Color: SW 6719 Gecko



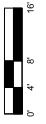
Cement Board Panel: Rieder
Color: SW 6719 Gecko
Pattern: Oko Skin Slat Wall Plank Panels



Wood Soffit: Ceilings Plus
Color: P-S Walnut
Pattern: 4" Planks Planx/Mirra

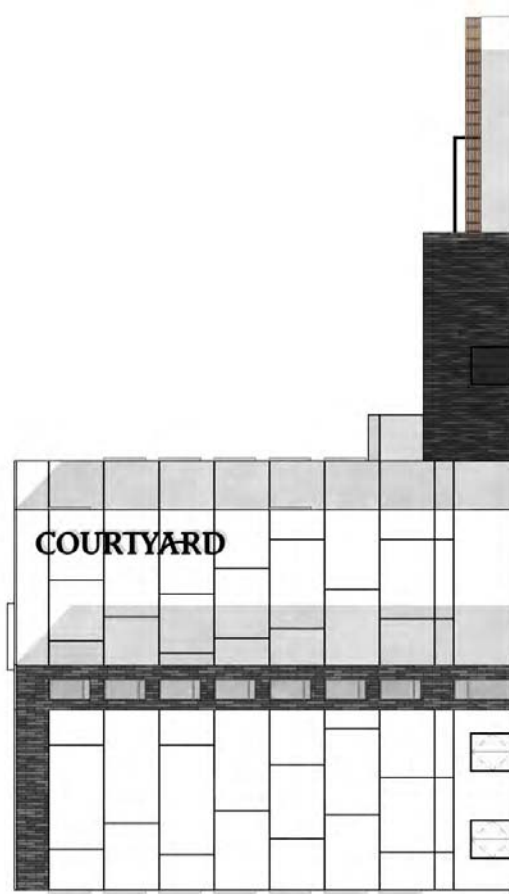


East Elevation



EXTERIOR ELEVATIONS

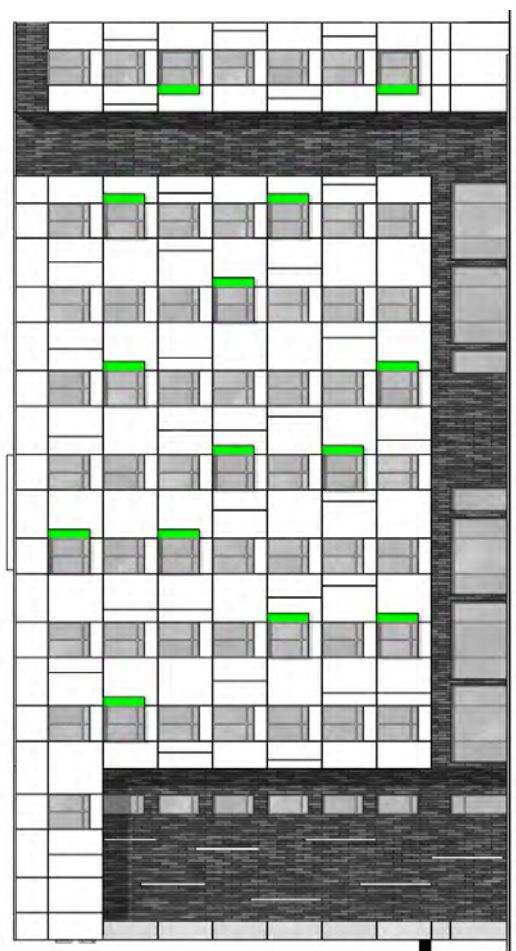
HOTEL FINISHES



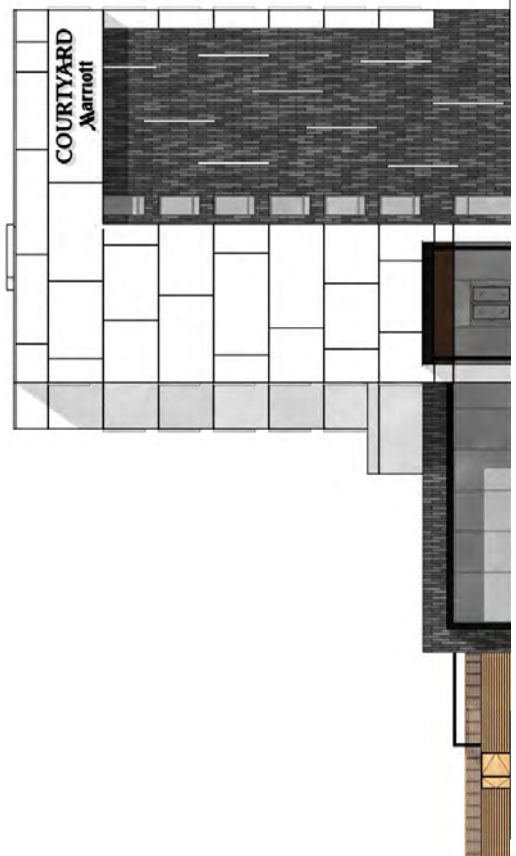
South Elevation



East Elevation



West Elevation



North Elevation





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