

250 M STREET, SE

PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C 03 MAY 07



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CIVIL

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PROJECT TEAM

OWNER -

SQUARE 789, LLC
1100 New Jersey Ave., SE Suite 1000
Washington, DC 20003

District of Columbia Housing Authority
1133 North Capitol Street, NE
Washington, DC 20002
202-535-1000

DEVELOPER -

William C. Smith & Company, Inc.
1100 New Jersey Ave., SE Suite 1000
Washington, DC 20003
202-465-7028

ARCHITECT

Hickok Cole Architects
1023 31ST STREET, NW
Washington, DC 20007
202-667-9776

CIVIL ENGINEER

VKA, Inc.
8180 Greenacres Drive Suite 200
McLean, VA 22102
703-442-7880

M/E/P ENGINEER

Grand Engineering, P.C.
1350 Beverly Road, Suite 240
McLean, VA 22101
703-442-6787

STRUCTURAL ENGINEER

Parsons Brinckerhoff, Inc.
1011 Street, NW Suite 1100
Washington, DC 20005
202-223-8000

ZONING COMMISSION
District of Columbia
CASE NO. 03-12C/03-13C
EXHIBIT NO. 40



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DC OFFICE
RECEIVED
CASE NO. 03-12C/03-13C
EXHIBIT NO. 40
ZONING COMMISSION
District of Columbia

PUD CHECKLIST

SECTION	ITEM	SHEET NO.
2406.12(b)	AREA AND DIMENSIONS OF EACH LOT EXACT AREA OF TOTAL SITE	C-1.1 C-1.1
	PERCENTAGE OF LOT OCCUPANCY: FOR EACH BUILDING ON EACH LOT FOR ALL BUILDINGS ON ENTIRE SITE	T0.00 T0.00
	GROSS FLOOR AREA AND FLOOR AREA RATIO: FOR EACH BUILDING ON EACH LOT FOR ALL BUILDINGS ON ENTIRE SITE INCLUDING A BREAKDOWN FOR EACH	T0.00 T0.00 T0.00
2406.12(c)	DETAILED SITE PLAN: LOCATION AND EXTERNAL DIMENSIONS OF ALL BUILDINGS AND STRUCTURES	A1.05
	UTILITIES AND OTHER EASEMENTS	C-2.0
	WALKWAYS AND DRIVEWAYS	C-2.0, L1-1
	PLAZAS, ARCADES AND OPEN SPACES	C-2.0, L1-1
2406.12(d)	DETAILED LANDSCAPING AND GRADING PLAN: EXISTING TOPOGRAPHY, CONTOURS, NATURAL FEATURES, LANDSCAPING	C-2.0, L1-1 N/A
	GRAPHIC ILLUSTRATION OF GRADES EXCEEDING 15% IN 5% INCREMENTS	C-2.0, L1-1
	EXISTING TREES OF 6" CALIPER OR GREATER	C-2.0, L1-2
	NEW CONTOURS, PROPOSED FINISHED GRADES, PLANTING, AND LANDSCAPING	C-2.0, L1-1
2406.12(e)	PROPOSED DRAINAGE, INCLUDING WATER AND SEWER LINES, INLETS AND BASINS, CONNECTIONS TO PUBLIC WATER AND SEWER LINES ARCHITECTURAL PLANS: PROPOSED EROSION CONTROLS TYPICAL FLOOR PLANS AND ELEVATIONS FOR EACH BUILDING	C-3.0, C-3.1 A1.01-A2.04
	SECTIONS FOR EACH BUILDING	A3.01-A3.02
	SECTIONS FOR ENTIRE PROJECT	A3.01-A3.02
	SECTIONS AND ELEVATIONS FOR ENTIRE SQUARE CIRCULATION PLAN:	A3.01-A3.02
2406.12(f)	DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES, AND CURB CUTS	A0.02-A0.03, L1-1
	LOCATION AND NUMBER OF PARKING SPACES	A1.01 T0.00, A1 05
	LOCATION AND NUMBER OF LOADING BERTHS	A1.01-A1.04
2406.12(g)	DESIGN CONSIDERATIONS FOR DIFFERENT USES	A0.04
APP FORM	SURVEYOR'S PLAT	C-1.1

Section 2406.12 (b)

DETAILS

AREA AND DIMENSIONS

SEE C-1.1

PERCENTAGE OF LOT OCCUPANCY

= BUILDING AREA/LOT AREA
= 23,280.97 S.F./27,960.90 S.F.
= 83.26%

GROSS FLOOR AREA CALCULATION

SQUARE FEET

FIRST FLOOR
TOTAL 23,280.97
EXCLUSION 2,014.94
COUNTED 21,266.03

SECOND FLOOR
TOTAL 21,793.30
EXCLUSION 266.76
COUNTED 21,526.54

THIRD FLOOR-SEVENTH FLOORS
TOTAL 23,025.31
EXCLUSION 93.81
COUNTED 22,931.50

EIGHTH FLOOR
TOTAL 22,073.20
EXCLUSION 93.81
COUNTED 21,979.39

NINTH FLOOR
TOTAL 22,073.20
EXCLUSION 93.81
COUNTED 21,979.39

PENTHOUSE
TOTAL 6,468.62
EXCLUSION 93.06
COUNTED 6,375.56

TOTAL GROSS FLOOR AREA

BUILDING 201,408.85 S.F.
PENTHOUSE 6,375.56 S.F.

TOTAL GROSS FLOOR AREA BY USE

FIRST FLOOR RETAIL 11,164.76 S.F. (=52.5% OF FIRST FLOOR)
OFFICE 190,244.09 S.F.

FIRST FLOOR RETAIL CEILING CLEARANCE: 14'-0" CLEAR

GROSS FLOOR AREA ALLOWED

= 236,000 S.F. (AS REQUIRED BY ZONING COMMISSION NO. 03-12/13)

FAR

= TOTAL GROSS FLOOR AREA/LOT AREA

BUILDING
= 201,408.85 S.F./27,960.90 S.F.
= 7.20

PENTHOUSE
= 6,375.56 S.F./27,960.90 S.F.
= .23

TOTAL
= 7.20 + .23
= 7.43

Section 2406.12 (f)

CIRCULATION

PARKING

150 SPACES REQUIRED (AS REQUIRED BY ZONING COMMISSION ORDER NO. 03-12/13)

239 SPACES PROVIDED

BY TYPE:
STANDARD SIZE SPACES 139
REGULAR CARS 27
COMPACT CARS 12
HYBRID CARS 12 (AS REQUIRED BY ZONING)
VAN PARKING ONLY 5 (AS REQUIRED BY BUILDING CODE)
ACCESSIBLE SPACES 2 (AS REQUIRED BY BUILDING CODE)
STANDARD 6
VAN 36
STACKED SPACES
STANDARD SIZE
COMPACT SIZE

BY LEVEL:
P-1 LEVEL 49
P-2 LEVEL 63
P-3 LEVEL 65
P-4 LEVEL 62

BICYCLE SPACES

5 SPACES PROVIDED

22 SPACES PROVIDED (AS REQUIRED BY LEED)

LOADING BERTHS

2 12'X30' LOADING BERTHS REQUIRED, 2 PROVIDED
1 10'X20' DELIVERY BERTH REQUIRED, 1 PROVIDED

COMPUTATION:

GROSS FLOOR AREA FOR LOADING = BUILDING GROSS FLOOR AREA - AREA ALLOCATED TO
LOADING
= 201,408.85 S.F. - 2,366.21 S.F.
= 199,042.64 S.F.

YARD REQUIREMENTS

SIDE YARD

WIDTH REQUIRED = 2' FOR EACH FOOT OF HEIGHT OF THE BUILDING (AS REQUIRED BY ZONING
CODE)
= 2 INFT X 110 FT
= 220 IN
= 18'-4"

WIDTH PROVIDED = 20'-0"

REAR YARD

WIDTH REQUIRED = 2 1/2' PER FOOT OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE
= 2 1/2 INFT X 112'-2 5/8"
= 280.625"
= 23'-4 5/8"

WIDTH PROVIDED = 30'-0" (TAKEN TO 1/2 OF THE RIGHT OF WAY OF 2ND STREET)

RETAIL GLASS REQUIREMENTS

PERCENTAGE GLASS FACADE FOR RETAIL DISPLAY @ 2ND STREET = 92.40%

PERCENTAGE GLASS FACADE FOR RETAIL DISPLAY @ M STREET = 92.57%

NOTE: GLASS USED WILL HAVE A MINIMUM RATING OF 70% VISIBLE LIGHT TRANSMISSION AND A
MAXIMUM OF 17% VISIBLE LIGHT REFLECTANCE



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CONSULTANT

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PROJECT

PRE-HEARING SUBMISSION, CASE NO. 03-12C03-13C
PUD CHECKLIST & ZONING TABULATIONS

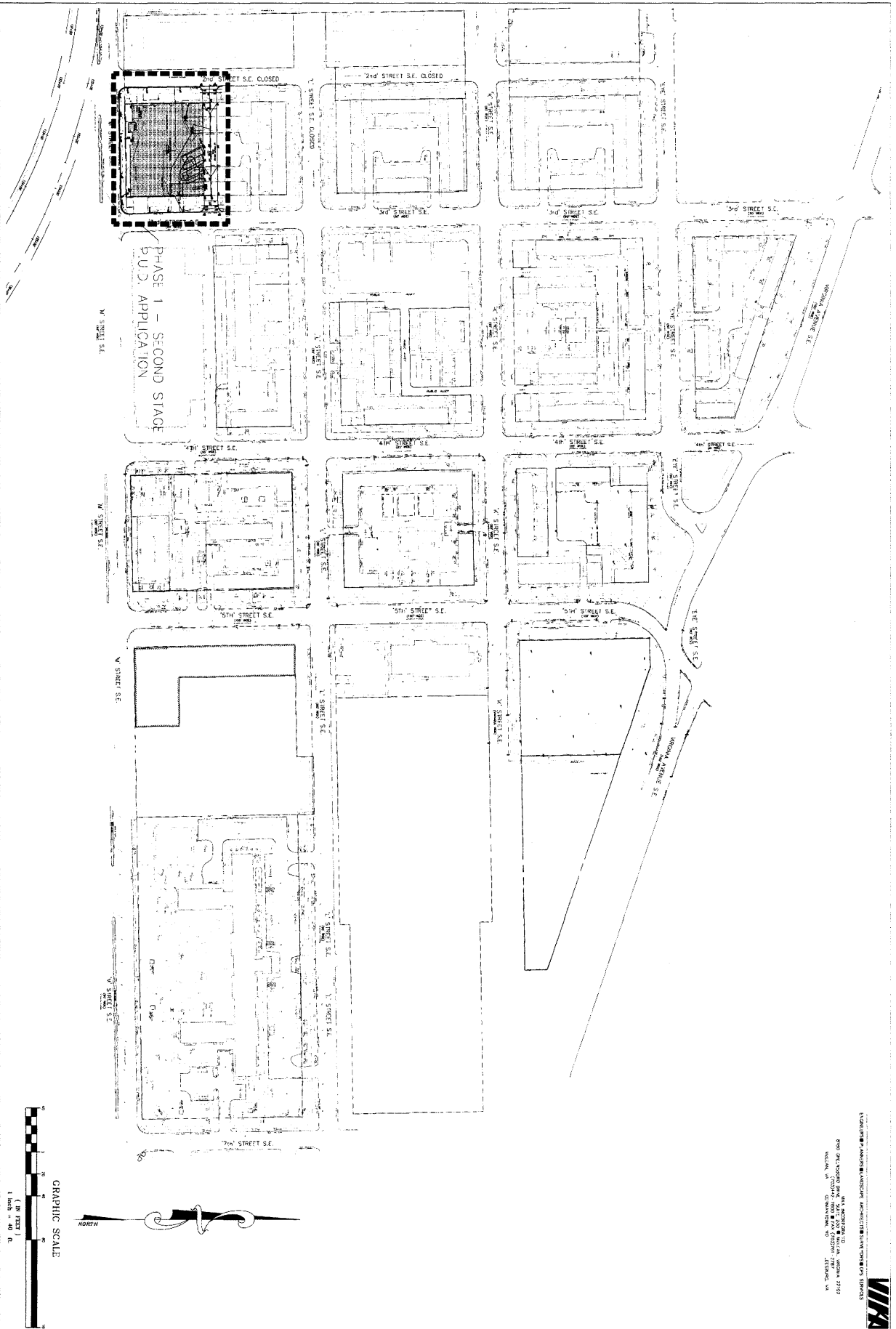
DRAWING TITLE

PROJECT NO.
050341.00
DRAWN BY
CMN
SCALE

DATE
05-03-07
DWG. NO.

2008 11-14-08 04:00 PM

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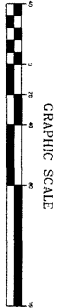
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PROJECT
 250 M STREET, SE
 SQUARE 769, LLC
 WILLIAM C. SMITH & COMPANY
 1100 New Jersey Ave, SE Suite 100
 Washington, DC 20003

DRAWING TITLE
 PRE-HEARING SUBMISSION, CASE NO.03-12C / 03-13C
 OVERALL SITE PLAN

PROJECT NO.
 DRAWN BY:
 MODS
 SCALE
 1"=40'
 DATE
 04-30-07
 DWG.
 NO.

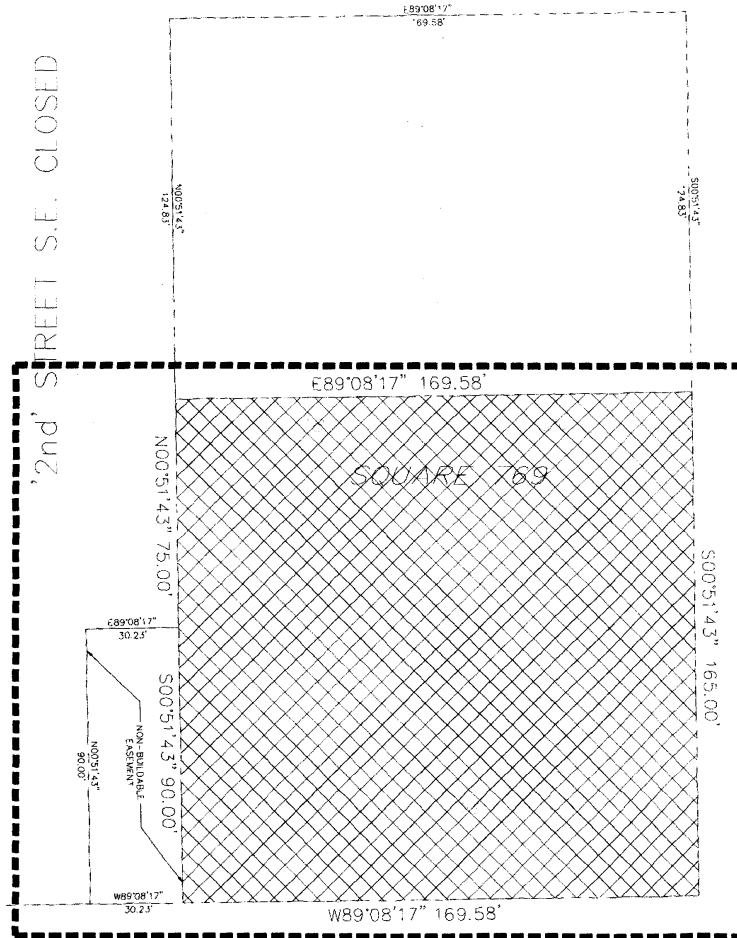


C-1.0
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'L' STREET S.E. CLOSED

RESERVATION 17-D
(821)

'2nd' STREET S.E. CLOSED



SQUARE 769
TOTAL SQUARE AREA 82,238.59 SQ.FT. 1.888 ACRES
AREA FOR THIS DEVELOPMENT 27,960.90 SQ.FT. 0.6419 ACRES

PHASE 1 - SECOND STAGE
P.U.D. APPLICATION

'3rd' STREET S.E.
(90' WIDE)

'M' STREET S.E.

VIFA
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VIFA INCORPORATED
8180 OULDSBORO DRIVE, SUITE 200 ■ MILLAN, MARYLAND 20731
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CONSULTANT

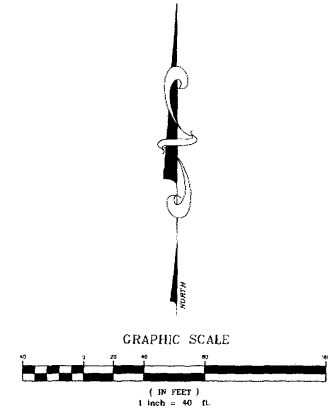
PROJECT
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SQUARE 769, LLC
1100 New Jersey Ave. SE Suite 100
Washington, DC 20003

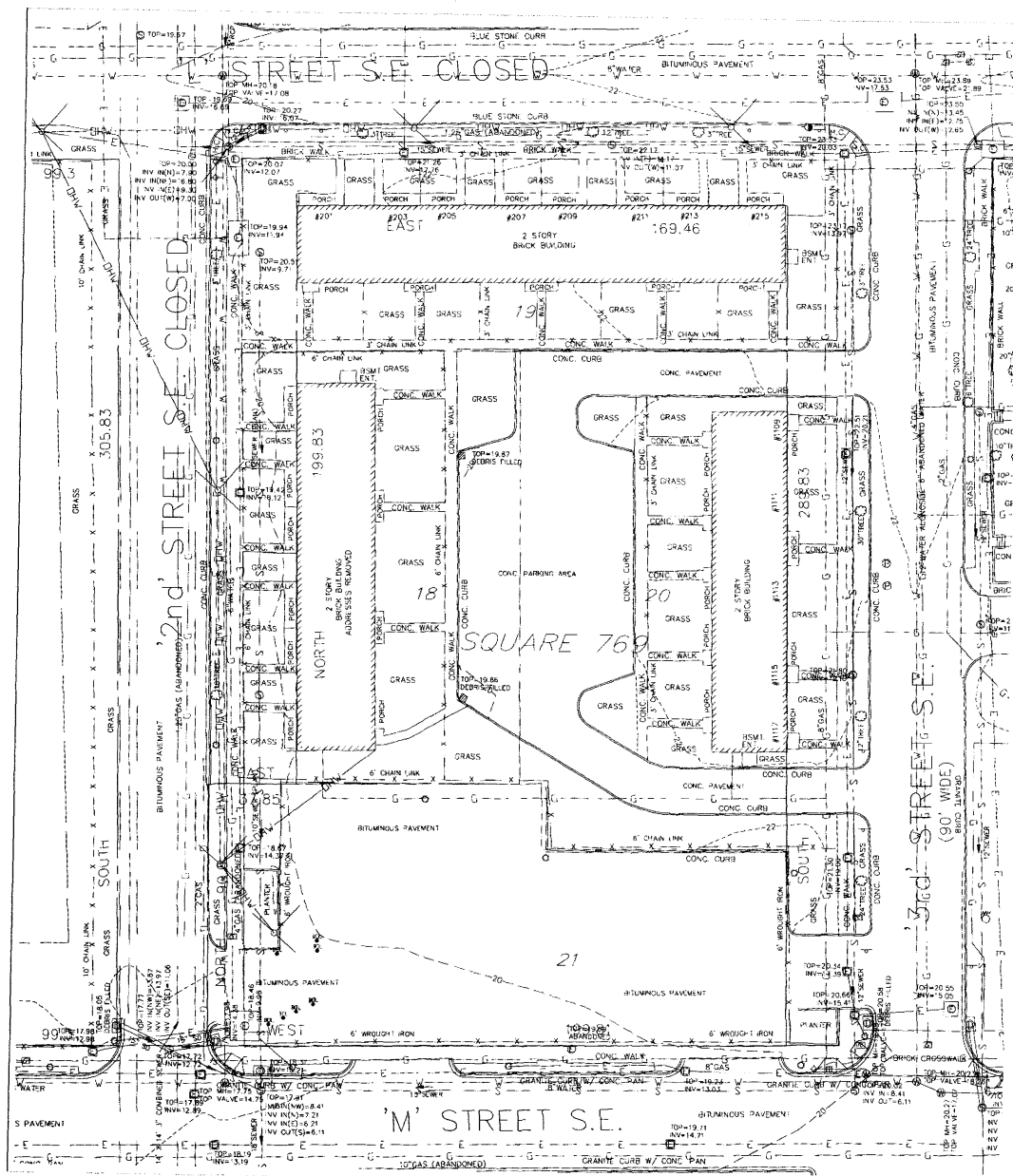
DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO.03-12C/03-13C
PLAT PLAN

STAMP

PROJECT NO.
6855V
DRAWN BY:
MDB
SCALE:
1"=40'
DATE:
04-30-07
DWG.
NO.

C-1.1





NOTES:

- 1) THE HORIZONTAL DATUM IS BASED ON A BOUNDARY SURVEY PROVIDED BY GREENHORSE & O'HARA INC.
- 2) VERTICAL DATUM IS BASED ON THE DISTRICT OF COLUMBIA DATUM.
2.0. BENCH MARKS: 10-30 ELEVATION = 204.1
100 (2) 1501 CONCUR IN TERRA S
- 3) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY AREA NO. 130201 0000 S. FOR THE DISTRICT OF COLUMBIA, WASHINGTON, DC, DATED NOVEMBER 1, 1985.
- 4) NO L.T.E. REPORT FURNISHED
- 5) BOUNDARY DETERMINATION PROVIDED BY GREENHORSE & O'HARA INC.

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR CERTAINLY HAS NOT BEEN ADVISED OF ANY UTILITIES SHOWN AND IN THE EXACT LOCATION INDICATED BY POLYLINE OR DOTS OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/PROJECT NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #	
VORTON 3707 Convent Boulevard 3rd Floor Bethesda, Maryland 20775	PLAN PROVIDED	
DISTRICT CABLE VISION 900 Wisconsin Avenue, NE Washington, DC 20017	NO ENTRY AT THIS TIME	
WASHINGTON GASLIGHT REPLACEMENT SECTION 1800 Pennsylvania Ave. Washington, DC 20006	PLAN PROVIDED, MAP A/B-G02-02	
VC WORLDWIDE 2250 Colorado Road Richmond, VA 23262	PLAN PROVIDED, UTILITIES IN STREETS, NO EXACT LOCATION PROVIDED	
PERCO 1300 Pennsylvania Ave. Room 308 Washington, DC 20006	PLANS PROVIDED: 750A, 750B, 750C, 750D, 750E, 750F, 750G, 750H, 750I, 750J, 750K, 750L, 750M, 750N, 750O, 750P, 750Q, 750R, 750S, 750T, 750U, 750V, 750W, 750X, 750Y, 750Z, 750AA, 750AB, 750AC, 750AD, 750AE, 750AF, 750AG, 750AH, 750AI, 750AJ, 750AK, 750AL, 750AM, 750AN, 750AO, 750AP, 750AQ, 750AR, 750AS, 750AT, 750AU, 750AV, 750AW, 750AX, 750AY, 750AZ, 750BA, 750BB, 750BC, 750BD, 750BE, 750BF, 750BG, 750BH, 750BI, 750BJ, 750BK, 750BL, 750BM, 750BN, 750BO, 750BP, 750BQ, 750BR, 750BS, 750BT, 750BU, 750BV, 750BW, 750BX, 750BY, 750BZ, 750CA, 750CB, 750CC, 750CD, 750CE, 750CF, 750CG, 750CH, 750CI, 750CJ, 750CK, 750CL, 750CM, 750CN, 750CO, 750CP, 750CQ, 750CR, 750CS, 750CT, 750CU, 750CV, 750CW, 750CX, 750CY, 750CZ, 750DA, 750DB, 750DC, 750DD, 750DE, 750DF, 750DG, 750DH, 750DI, 750DJ, 750DK, 750DL, 750DM, 750DN, 750DO, 750DP, 750DQ, 750DR, 750DS, 750DT, 750DU, 750DV, 750DW, 750DX, 750DY, 750DZ, 750EA, 750EB, 750EC, 750ED, 750EE, 750EF, 750EG, 750EH, 750EI, 750EJ, 750EK, 750EL, 750EM, 750EN, 750EO, 750EP, 750EQ, 750ER, 750ES, 750ET, 750EU, 750EV, 750EW, 750EX, 750EY, 750EZ, 750FA, 750FB, 750FC, 750FD, 750FE, 750FF, 750FG, 750FH, 750FI, 750FJ, 750FK, 750FL, 750FM, 750FN, 750FO, 750FP, 750FQ, 750FR, 750FS, 750FT, 750FU, 750FV, 750FW, 750FX, 750FY, 750FZ, 750GA, 750GB, 750GC, 750GD, 750GE, 750GF, 750GG, 750GH, 750GI, 750GJ, 750GK, 750GL, 750GM, 750GN, 750GO, 750GP, 750GQ, 750GR, 750GS, 750GT, 750GU, 750GV, 750GW, 750GX, 750GY, 750GZ, 750HA, 750HB, 750HC, 750HD, 750HE, 750HF, 750HG, 750HH, 750HI, 750HJ, 750HK, 750HL, 750HM, 750HN, 750HO, 750HP, 750HQ, 750HR, 750HS, 750HT, 750HU, 750HV, 750HW, 750HX, 750HY, 750HZ, 750IA, 750IB, 750IC, 750ID, 750IE, 750IF, 750IG, 750IH, 750II, 750IJ, 750IK, 750IL, 750IM, 750IN, 750IO, 750IP, 750IQ, 750IR, 750IS, 750IT, 750IU, 750IV, 750IW, 750IX, 750IY, 750IZ, 750JA, 750JB, 750JC, 750JD, 750JE, 750JF, 750JG, 750JH, 750JI, 750JJ, 750JK, 750JL, 750JM, 750JN, 750JO, 750JP, 750JQ, 750JR, 750JS, 750JT, 750JU, 750JV, 750JW, 750JX, 750JY, 750JZ, 750KA, 750KB, 750KC, 750KD, 750KE, 750KF, 750KG, 750KH, 750KI, 750KJ, 750KK, 750KL, 750KM, 750KN, 750KO, 750KP, 750KQ, 750KR, 750KS, 750KT, 750KU, 750KV, 750KW, 750KX, 750KY, 750KZ, 750LA, 750LB, 750LC, 750LD, 750LE, 750LF, 750LG, 750LH, 750LI, 750LJ, 750LK, 750LM, 750LN, 750LO, 750LP, 750LQ, 750LR, 750LS, 750LT, 750LU, 750LV, 750LW, 750LX, 750LY, 750LZ, 750MA, 750MB, 750MC, 750MD, 750ME, 750MF, 750MG, 750MH, 750MI, 750MJ, 750MK, 750ML, 750MM, 750MN, 750MO, 750MP, 750MQ, 750MR, 750MS, 750MT, 750MU, 750MV, 750MW, 750MX, 750MY, 750MZ, 750NA, 750NB, 750NC, 750ND, 750NE, 750NF, 750NG, 750NH, 750NI, 750NJ, 750NK, 750NL, 750NM, 750NN, 750NO, 750NP, 750NQ, 750NR, 750NS, 750NT, 750NU, 750NV, 750NW, 750NX, 750NY, 750NZ, 750OA, 750OB, 750OC, 750OD, 750OE, 750OF, 750OG, 750OH, 750OI, 750OJ, 750OK, 750OL, 750OM, 750ON, 750OO, 750OP, 750OQ, 750OR, 750OS, 750OT, 750OU, 750OV, 750OW, 750OX, 750OY, 750OZ, 750PA, 750PB, 750PC, 750PD, 750PE, 750PF, 750PG, 750PH, 750PI, 750PJ, 750PK, 750PL, 750PM, 750PN, 750PO, 750PP, 750PQ, 750PR, 750PS, 750PT, 750PU, 750PV, 750PW, 750PX, 750PY, 750PZ, 750QA, 750QB, 750QC, 750QD, 750QE, 750QF, 750QG, 750QH, 750QI, 750QJ, 750QK, 750QL, 750QM, 750QN, 750QO, 750QP, 750QQ, 750QR, 750QS, 750QT, 750QU, 750QV, 750QW, 750QX, 750QY, 750QZ, 750RA, 750RB, 750RC, 750RD, 750RE, 750RF, 750RG, 750RH, 750RI, 750RJ, 750RK, 750RL, 750RM, 750RN, 750RO, 750RP, 750RQ, 750RR, 750RS, 750RT, 750RU, 750RV, 750RW, 750RX, 750RY, 750RZ, 750SA, 750SB, 750SC, 750SD, 750SE, 750SF, 750SG, 750SH, 750SI, 750SJ, 750SK, 750SL, 750SM, 750SN, 750SO, 750SP, 750SQ, 750SR, 750SS, 750ST, 750SU, 750SV, 750SW, 750SX, 750SY, 750SZ, 750TA, 750TB, 750TC, 750TD, 750TE, 750TF, 750TG, 750TH, 750TI, 750TJ, 750TK, 750TL, 750TM, 750TN, 750TO, 750TP, 750TQ, 750TR, 750TS, 750TT, 750TU, 750TV, 750TW, 750TX, 750TY, 750TZ, 750UA, 750UB, 750UC, 750UD, 750UE, 750UF, 750UG, 750UH, 750UI, 750UJ, 750UK, 750UL, 750UM, 750UN, 750UO, 750UP, 750UQ, 750UR, 750US, 750UT, 750UU, 750UV, 750UW, 750UX, 750UY, 750UZ, 750VA, 750VB, 750VC, 750VD, 750VE, 750VF, 750VG, 750VH, 750VI, 750VJ, 750VK, 750VL, 750VM, 750VN, 750VO, 750VP, 750VQ, 750VR, 750VS, 750VT, 750VU, 750VV, 750VW, 750VX, 750VY, 750VZ, 750WA, 750WB, 750WC, 750WD, 750WE, 750WF, 750WG, 750WH, 750WI, 750WJ, 750WK, 750WL, 750WM, 750WN, 750WO, 750WP, 750WQ, 750WR, 750WS, 750WT, 750WU, 750WV, 750WW, 750WX, 750WY, 750WZ, 750XA, 750XB, 750XC, 750XD, 750XE, 750XF, 750XG, 750XH, 750XI, 750XJ, 750XK, 750XL, 750XM, 750XN, 750XO, 750XP, 750XQ, 750XR, 750XS, 750XT, 750XU, 750XV, 750XW, 750XX, 750XY, 750XZ, 750YA, 750YB, 750YC, 750YD, 750YE, 750YF, 750YG, 750YH, 750YI, 750YJ, 750YK, 750YL, 750YM, 750YN, 750YO, 750YP, 750YQ, 750YR, 750YS, 750YT, 750YU, 750YV, 750YW, 750YX, 750YY, 750YZ, 750ZA, 750ZB, 750ZC, 750ZD, 750ZE, 750ZF, 750ZG, 750ZH, 750ZI, 750ZJ, 750ZK, 750ZL, 750ZM, 750ZN, 750ZO, 750ZP, 750ZQ, 750ZR, 750ZS, 750ZT, 750ZU, 750ZV, 750ZW, 750ZX, 750ZY, 750ZZ	
WATER & SEWER PLANS	DC 01W - BLUE PLANS PLANS ROOM	
AT&T 10000 Connecticut Avenue	NO FACILITIES WITHIN AREA	

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES AND LOCATED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

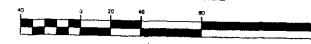
D.C. BOUNDARY NOTE:

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar as POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO MARK" PREPARED BY THE DISTRICT OF COLUMBIA SURVEYOR, AND SURVEYED AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFORMATION FOR THIS PROPERTY.

LEGEND

— C —	CABLE TELEVISION CONDUIT	• 10 •	SANITARY CLEANOUT
— E —	ELECTRIC CONDUIT	• 11 •	STORM DRAIN MANHOLE
— F —	EDGE OF PAVEMENT	• 12 •	ELECTRICAL JUNCTION BOX
— G —	FENCE LINE	• 13 •	ELECTRICAL MANHOLE
— H —	NATURAL GAS CONDUIT	• 14 •	FIRE DEPARTMENT CONNECTION
— I —	OVERHEAD WIRES	• 15 •	FIRE HYDRANT
— J —	TELEPHONE/COMMUNICATIONS CONDUIT	• 16 •	GAS MANHOLE
— K —	PROPERTY LINES	• 17 •	GUY POLE
— L —	"PUBLIC UTILITIES" EASEMENTS	• 18 •	GAS VALVE
— M —	SANITARY SEWER CONDUIT	• 19 •	LIGHT POLE
— N —	STORM DRAIN CONDUIT	• 20 •	PHONE PEDestal
— O —	WATER CONDUIT	• 21 •	PHONE MANHOLE
• 1 •	SANITARY MANHOLE	• 22 •	UTILITY POLE
• 2 •	TRAFFIC CONTROL BOX	• 23 •	
• 3 •	TRAFFIC SIGNAL POLE	• 24 •	
• 4 •	CELESTIAL ELEVATION PLOT, STAL	• 25 •	
• 5 •	UNKNOWN UTILITY MANHOLE	• 26 •	
• 6 •	WATER METER	• 27 •	
• 7 •	WATER MANHOLE	• 28 •	
• 8 •	WATER VALVE	• 29 •	
• 9 •	BOILER	• 30 •	
• 10 •	SIGN POST	• 31 •	
• 11 •	WOOD POST	• 32 •	
• 12 •	NUIS	• 33 •	
• 13 •	CURB N.E.T	• 34 •	

GRAPHIC SCALE



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CONSULTANT

PROJECT

250 M STREET, SE
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1100 Pennsylvania Ave. SE, Suite 100
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DRAWING TITLE

PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
EXISTING CONDITIONS PLAN

STAMP

PROJECT NO.
6855V

DRAWN BY:
MDB

SCALE:
1"=40'

DATE:
04-30-07

DWG.
NO.

C-1.2

[illegible]

THE ROOFTOP OF THE PROPOSED BUILDING WILL CONTAIN A GREEN ROOF USED FOR BOTH STORMWATER MANAGEMENT AND BUILDING AMENITIES. THIS GREEN ROOF IS OF ADEQUATE AREA AND SECTION TO PROVIDE STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT. THE PRIMARY METHOD FOR STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT IS THE GREEN ROOF.

STORM DRAIN
 SANITARY SEWER
 WATER LINE
 TEST PIT
 EXISTING CONTOUR LINE
 PROPOSED CONTOUR LINE
 BUILDING ENTRANCE
 PROPOSED SPOT ELEVATION

[illegible]

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE

(IN FEET)
1 inch = 40 ft

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PROJECT:

**250 M STREET, SE
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WILLIAM C. SMITH & COMPANY
100 New Jersey Ave., SE Suite 100
Washington, DC 20003

DRAWING TITLE:

DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO.03-12C / 03-13C
SITE, GRADING & UTILITY PLAN

STAMP

**PROJECT NO.
6655V**

DRAWN BY:

MDB

SCALE:
15-40

1"=40'

DATE
04-20-07

04-30-07
BMS

UWG,
NO.

000

C-20

0-2.0

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.

2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL, TO BE USED FOR ON-SITE DUST CONTROL.

3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.

4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.

5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:

- APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP, BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
- ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
- DISPENSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 KPa) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING;

6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:

- APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND NOZZLES;
- LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE WETTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING;
- APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

1. ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.

2. ALL DEBRIS TO BE REMOVED FROM SITE.

3. ALL CITY AND/OR STREET SHALL BE SWEEP CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.

4. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.

5. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.

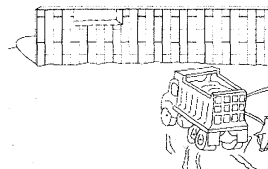
6. CONTRACTOR SHALL CLEAN OUT SEDIMENT TANK WHEN 33% CAPACITY HAS BEEN REACHED.

7. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT, AND FOR THE DURATION OF THE PROJECT.

8. AFTER RAZE OR DEMOS, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOIL, PAVE, BROOKBARK MULCH, ETC.

9. RESEED ALL DISTURBED AREAS NOT COVERED BY PAVEMENTS, WALLS, BUILDINGS, AND PERMANENT STRUCTURES UPON COMPLETION OF ALL SITE WORK AS PER SEEDING SPECIFICATIONS.

10. ALL SEDIMENT TRAPS MUST BE SURROUNDED WITH A WELDED WIRE SAFETY FENCE. THE FENCE MUST BE AT LEAST 42 INCHES HIGH, HAVE POSTS SPACED NO FARTHER APART THAN 8 FEET, HAVE MESH OPENINGS NO GREATER THAN 2 INCHES IN WIDTH AND 4 INCHES IN HEIGHT WITH A MINIMUM OF 14 GAUGE WIRE. SAFETY FENCE MUST BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.



STANDARDS AND SPECS. FOR VEHICLE WASH AREA

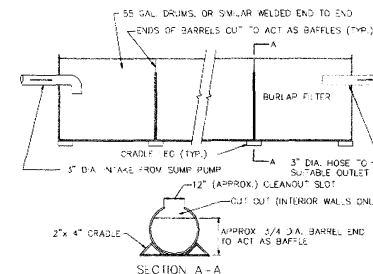
DEFINITION: AN ON-SITE AREA WHERE TIRES AND UNDERCARRIAGE OF A VEHICLE CAN BE WASHED.

PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DISPOSED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

CONDITION WHERE PRACTICE APPLIES: THE VEHICLE WASH AREA WILL BE REQUIRED ON ANY SITE WHERE VEHICLES CAN ENTER INTO UNIMPROVED SURFACES.

DESIGN CRITERIA: THE "VEHICLE WASH AREA" SHALL BE PROVIDED ON-SITE. THE AREA MAY BE CONSTRUCTED OF RUBBLE OR OTHER HARD POROUS MATERIAL. A WORKING WATER HOSE MUST BE LOCATED IN THE AREA DURING ALL CONSTRUCTION ACTIVITIES.

WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO U.S. NA OR VA ARBITRARY ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.



NOTES:

- CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
- STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED PROVIDING THAT THE VOLUME IN CUBIC FEET EQUALS SIXTEEN TIMES THE PUMP DISCHARGE (G.P.M.) X 8-CUBIC FOOT STORAGE.
- ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

SOD ESTABLISHMENT (VEGETATIVE STABILIZATION)

To provide quick cover on disturbed areas which will be maintained with equipment (e.g. grade or roller).

1. General Specifications

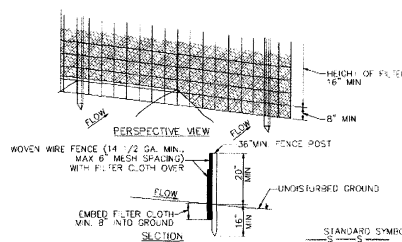
- Class of sod/grass shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.
- Sod shall be machine cut at a uniform thickness of 3/4" plus or minus 1/4", at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
- Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when subjected to velocity winds of 10 mph or the upper 10 percent of the section.
- Individual pieces of sod shall be cut to the suppliers width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent. Broken pieces and torn or broken ends will not be acceptable.
- Sod shall not be harvested or transported when moisture content (excessively dry or wet) may adversely affect its survival.
- Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transported within this period shall be inspected and approved prior to its installation.
- Sod shall shall be made available to the job foreman and inspector.

2. Sod Installation

- During periods of excessively high temperature the sod shall be lightly irrigated immediately prior to laying the sod.
- The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overpacked and that all joints are tight in order to prevent voids which would cause air drying of the roots.
- On sloping areas where erosion may be a problem, sod shall be laid with the long edges parallel to the contour and with staggering joints. Secure the sod by raking, tamping and pegging or other approved methods.
- As sodding is completed in any one section, the entire area shall be rolled or tamped to ensure solid contact of roots with soil surface. Sod shall be watered immediately after rolling or tamping until the underside of the new sod and soil surface below the sod are thoroughly wet. The operations of laying, tamping and rolling for any piece of sod shall be completed within eight hours.

3. Sod Maintenance

- In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the heat of the day to prevent wilting.
- After the first week, sod shall be watered as necessary to maintain adequate moisture and ensure establishment.
- First mowing should not be attempted until sod is firmly rooted. No more than 1/2 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2" and 3" unless otherwise specified.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO POSTS EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD.
- 1 1/2" TYPE CLOTH TO BE FASTENED SECURELY TO POSTS. WOVEN WIRE 14 1/2 GA. MAX. MESH SPACING EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN, FILTER CLOTH SHALL BE OVERLAPPED BY SIX INCHES AND TIED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "POUCHES" DEVELOP IN THE SILT FENCE.

1 FABRICATED SILT FENCE

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- STONE SIZE-USE 2" STONE OR EQUIVALENT OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH-AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS-NOT LESS THAN 8" (8) INCHES.
- WIDTH-TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE WHEELS OR LOADS OCCUR.
- FILTER CLOTH-WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER-AFTER SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE TRAPPED ACROSS THE ENTRANCE. IF PAVING IS PRACTICAL, A VOLUMINABLE BEAM WITH 2:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ON FLOWING OF SEDIMENT ONTO DISTRICT OF COLUMBIA ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLAGE, DROPPED, WASHED OR TRACKED ONTO DISTRICT OF COLUMBIA ROADS MUST BE REMOVED IMMEDIATELY.
- WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO DISTRICT OF COLUMBIA ROADS WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



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WILLIAM C. SMITH & COMPANY
1100 New Hampshire Avenue, NW
Washington, DC 20004

PROJECT

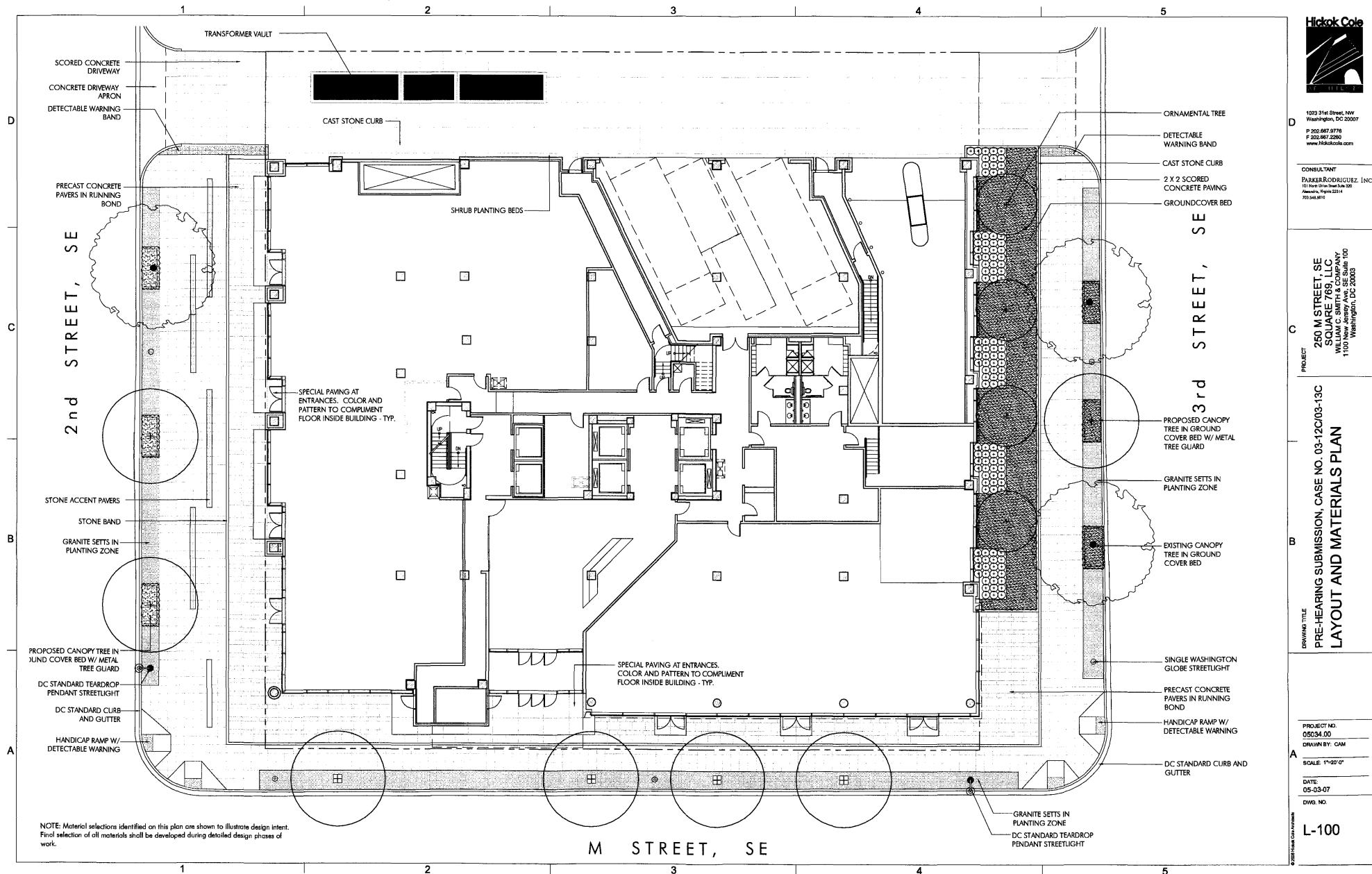
COMMITTEE PRE-HEARING SUBMISSION CASE NO. 08-12C/08-13C EROSION CONTROL NOTES

DATE

STAMP

PROJECT NO. 8655V
DRAWN BY: MDB
SCALE: 1"=40'
DATE: 04-30-07
DWG. NO.

C-3.1



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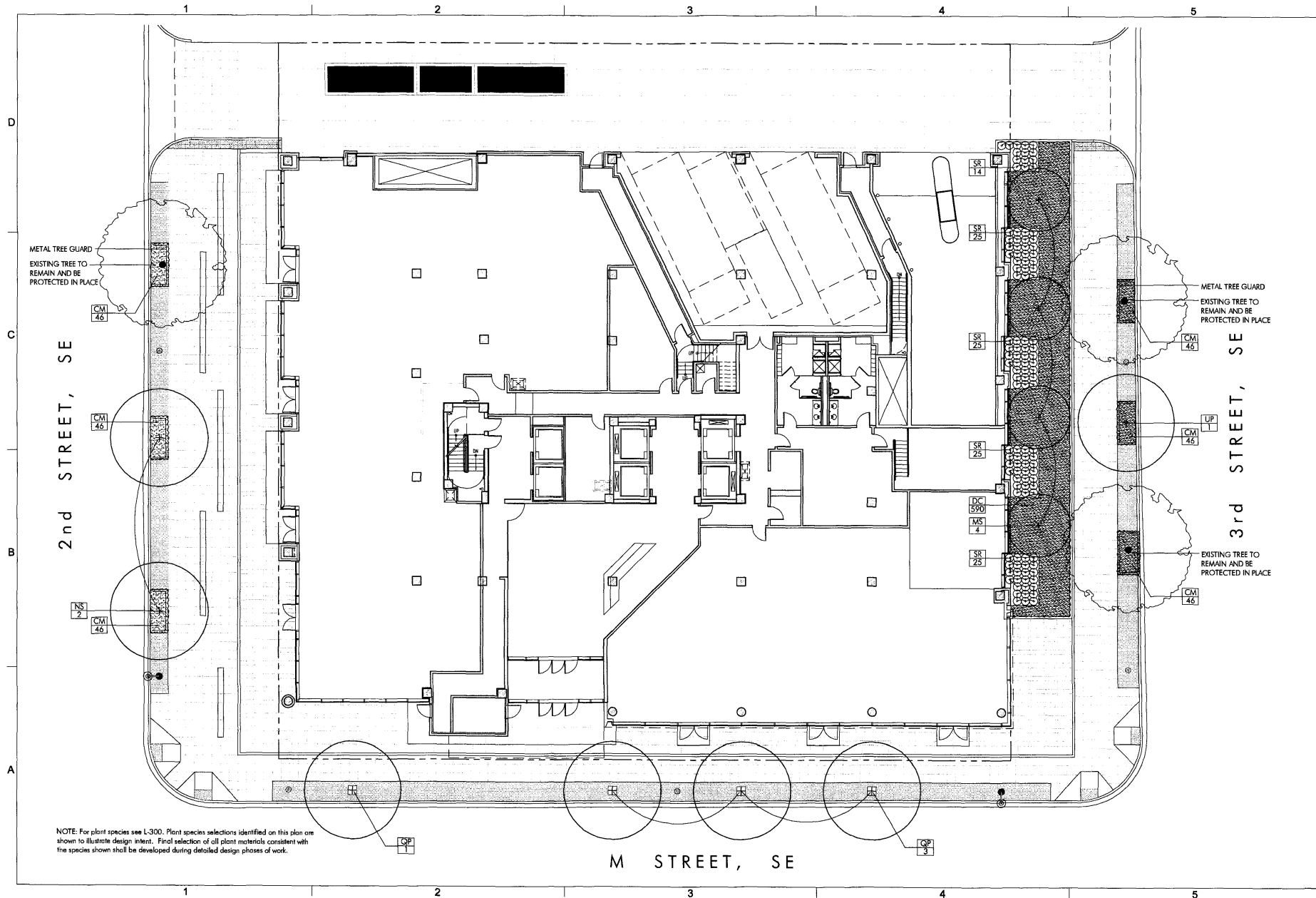
CONSULTANT
PARKER RODRIGUEZ, INC.
10 North Glebe Road, Suite 200
Arlington, Virginia 22204
703.546.5611

PROJECT
250 M STREET, SE
SQUARE 766, LLC
WILLIAM C. SMITH & COMPANY
1100 New Jersey Ave., SE Suite 100
Washington, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
LAYOUT AND MATERIALS PLAN

PROJECT NO.
05034.00
DRAWN BY: CAM
SCALE: 1"=20'-0"
DATE:
05-03-07
DWG. NO.

L-100



NOTE: For plant species see L-300. Plant species selections identified on this plan are shown to illustrate design intent. Final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.



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CONSULTANT
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10 North 14th Street Suite 200
Alexandria, Virginia 22314
703.546.8010

PROJECT
250 N STREET, SE
SQUARE 769, LLC
1100 New Jersey Ave. SE Suite 100
Washington, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
PLANTING PLAN

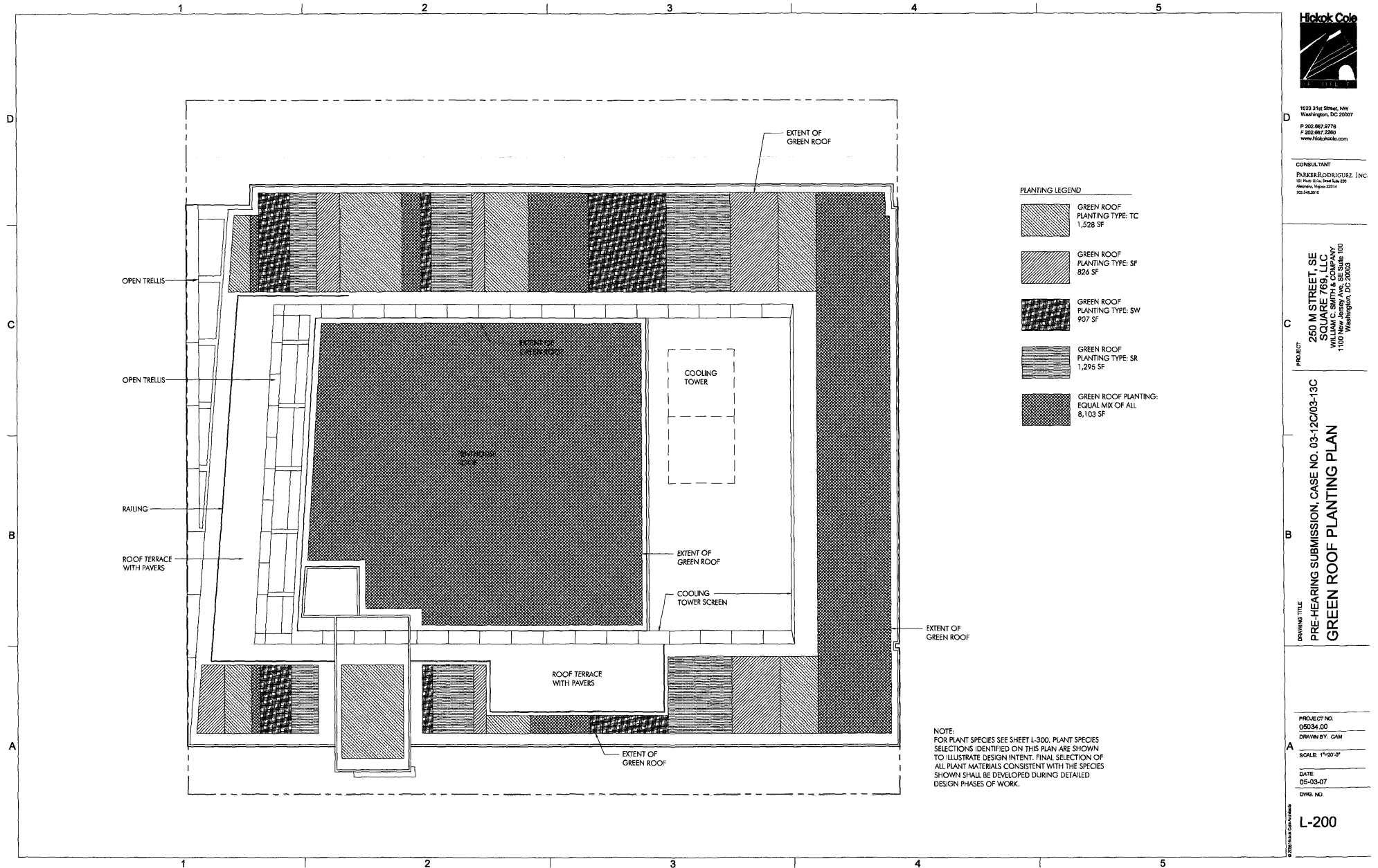
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05034.00
DRAWN BY: CAM

SCALE: 1"=20'-0"

DATE:
05-03-07

DWG. NO.

L-101



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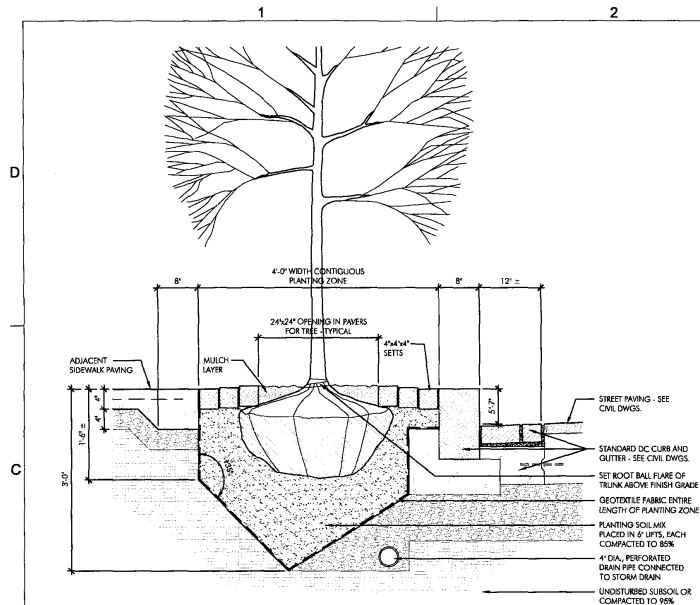
CONSULTANT
PARKER, RODRIGUEZ, INC.
101 North Capitol Street, Suite 200
Arlington, Virginia 22214
703.544.6010

PROJECT
260 M STREET, SE
SQUARE 769, LLC
WASHINGTON, DC
1100 New Jersey Ave., SE, Suite 100
Washington, DC 20003

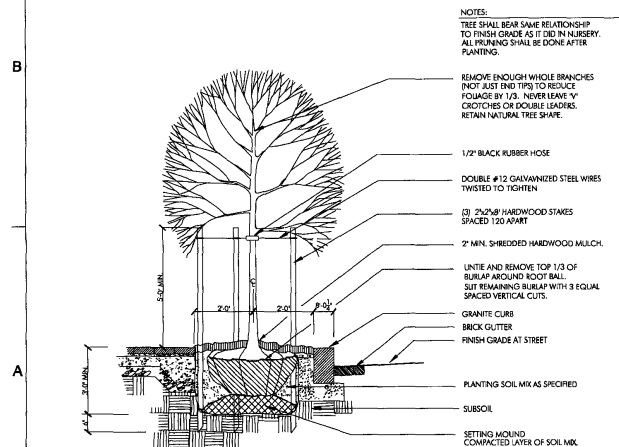
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PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
GREEN ROOF PLANTING PLAN

PROJECT NO.
05034.00
DRAWN BY: CAM
SCALE: 1"=20'-0"
DATE:
05-03-07
DWG. NO.

L-200



1 STREET TREE PLANTING WITH COBBLES
SCALE: NOT TO SCALE



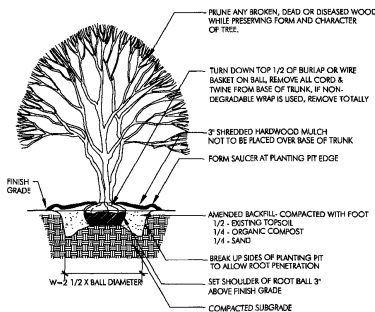
2 STREET TREE PLANTING DETAIL
SCALE: NOT TO SCALE

250 M Street Plant Material Schedule

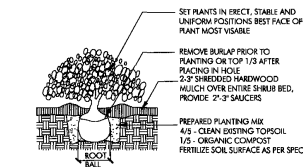
QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
4	MS	<i>Magnolia stellata</i> 'Rosea'	Pink Star Magnolia	6'-8' ht.	B&B	Heavy Specimen
2	NS	<i>Nyssa sylvatica</i>	Blackgum	3-3 1/2'	B&B	Symmetrical specimen, branched to 6'-6" from ground
4	QP	<i>Quercus phellos</i>	Willow Oak	3-3 1/2'	B&B	Symmetrical specimen, branched to 6'-6" from ground
1	UP	<i>Ulmus parvifolia</i>	Chinese Elm	3-3 1/2'	B&B	Symmetrical specimen, branched to 6'-6" from ground
SHRUBS						
114	SR	<i>Skimmia reevesiana</i>	Reeves Skimmia	15"-18" ht.	Cont.	
PERENNIALS / GRASS / GROUND COVER						
276	CM	<i>Carex morrowii</i>	Morrow's Sedge	1 qt.	Cont.	12" o.c. Triangular Spacing
590	DC	<i>Deschampsia caespitosa</i> 'Schottland'	Scottish Tufted Hair Grass	1 gal.	Cont.	18" o.c. Triangular Spacing

Green Roof Plant Material Schedule

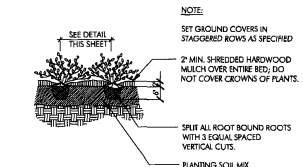
QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
GRASSES						
7,100	TC	<i>Tallium calycinum</i>	Fameflower	N/A	Plug	2 per square foot
5,700	SF	<i>Sedum spurium</i> 'Fuldaglut'	Fuldaglut Creeping Stonecrop	N/A	Plug	2 per square foot
5,900	SW	<i>Sedum spurium</i> 'White Form'	White Form Creeping Stonecrop	N/A	Plug	2 per square foot
6,650	SR	<i>Sedum spurium</i> 'Roseum'	Roseum Creeping Stonecrop	N/A	Plug	2 per square foot



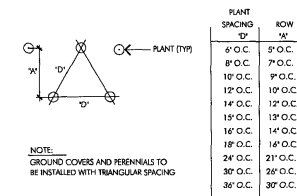
3 MULTI-STEM TREE PLANTING DETAIL
SCALE: NOT TO SCALE



4 SHRUB PLANTING
SCALE: NOT TO SCALE



5 GROUND COVER PLANTING
SCALE: NOT TO SCALE



6 PLANT SPACING DIAGRAM
SCALE: NOT TO SCALE



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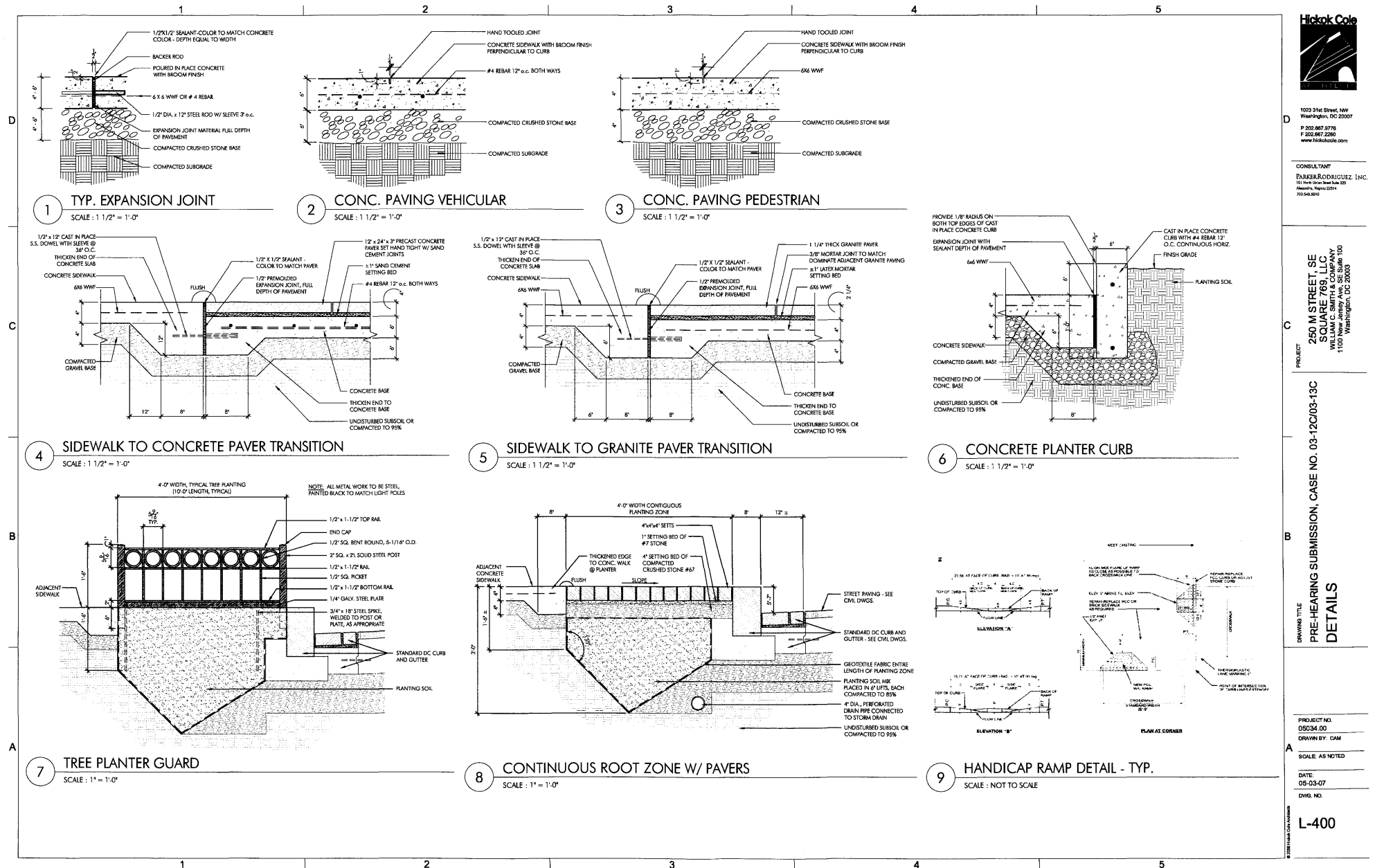
CONSULTANT
PARKER, RODRIGUEZ, INC.
101 New York Avenue, NE
Arlington, Virginia 22204
703.544.8010

PROJECT
250 M STREET, SE
SQUARE 788
WASHINGTON, DC 20003
1100 New Jersey Ave. SE Suite 100
Washington, DC 20003

PRE-HEARING SUBMISSION, CASE NO. 03-12/03-13C
DRAWING TITLE
PLANT MATERIAL SCHEDULE
AND DETAILS

PROJECT NO.
05034.00
DRAWN BY: CAM
SCALE: AS NOTED
DATE:
05-03-07
DWG. NO.

L-300



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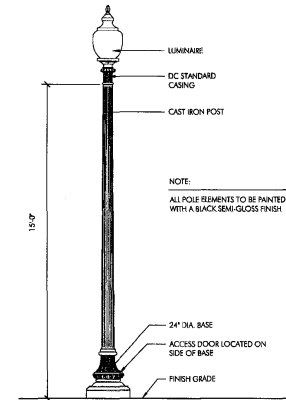
CONSULTANT
PARKER RODRIGUEZ, INC.
101 North Union Street, Suite 200
Alexandria, Virginia 22304
703.546.8870

PROJECT
250 M STREET, SE
SQUARE 789, LLC
1100 New Jersey Ave. SE, Suite 100
Washington, DC 20003

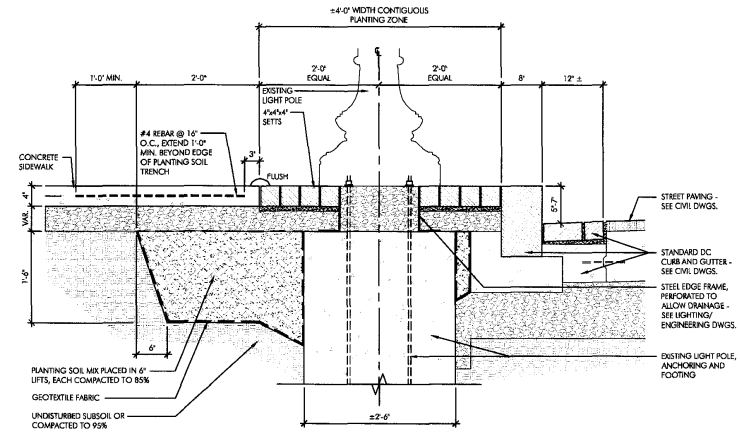
DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO. 03-120/03-13C
DETAILS

PROJECT NO.
05034.00
DRAWN BY: CAM
SCALE: AS NOTED
DATE:
05-03-07
DWG. NO.

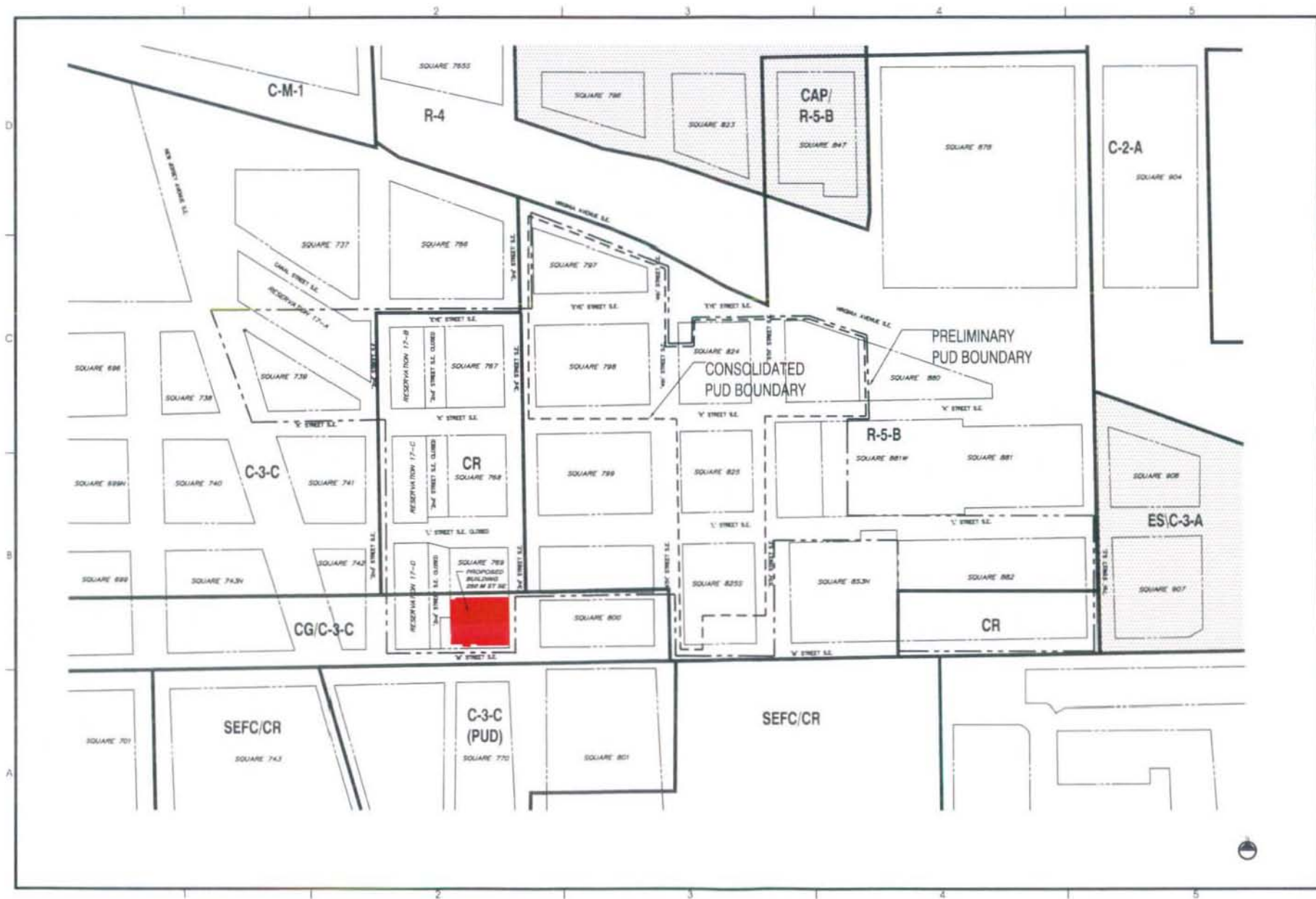
L-400



1 SINGLE WASHINGTON GLOBE LIGHT
SCALE : NOT TO SCALE



3 ROOT ZONE AROUND STREET LIGHT
SCALE : 1" = 1'-0"





1023 5th Street, NW
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 Tel: 202 647 2082
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PRELIMINARY
 PUD BOUNDARY
 CONSOLIDATED
 PUD BOUNDARY

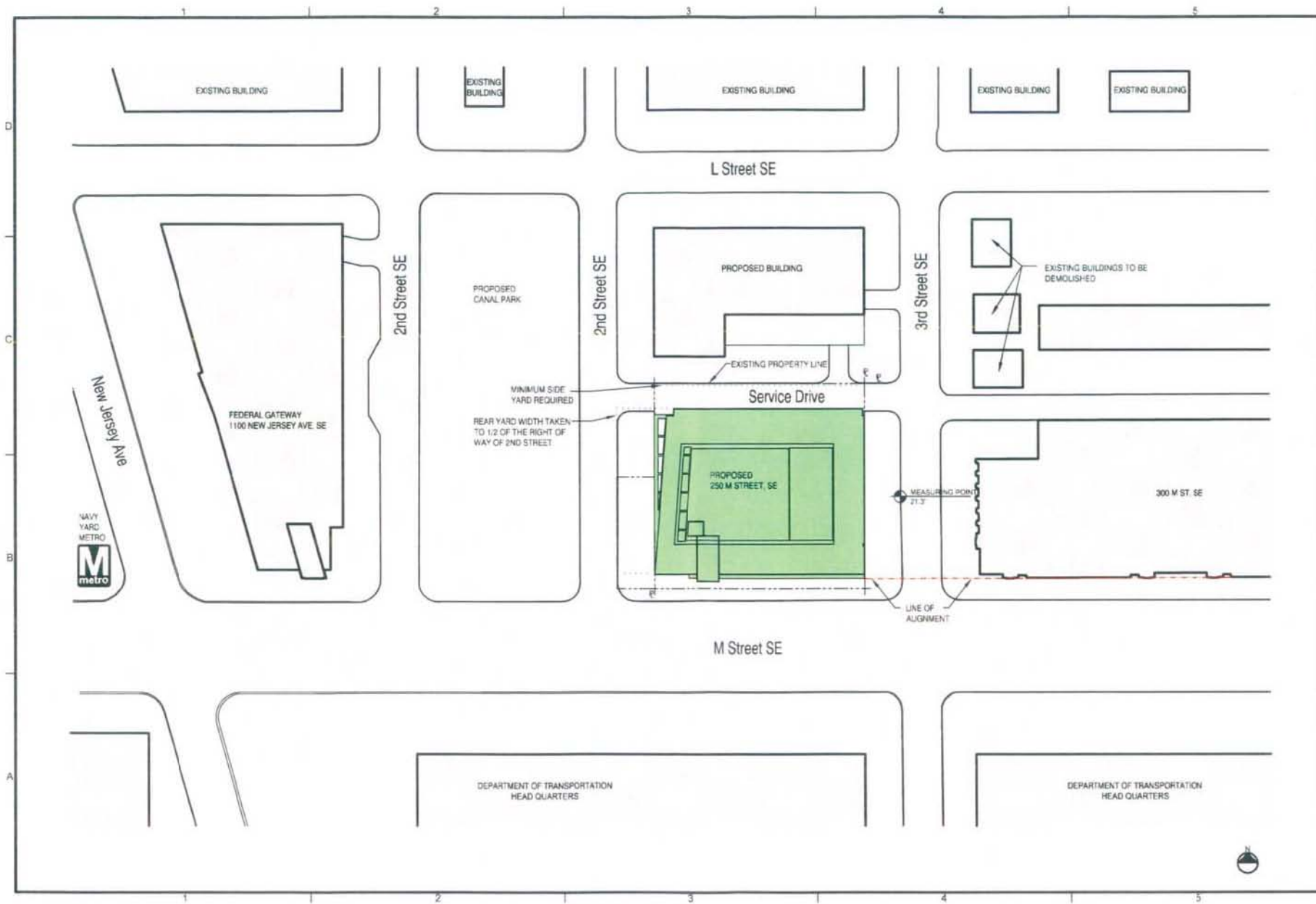
PRE-HEARING SUBMISSION, CASE NO. 03-12C003-13C
 ZONING MAP

PROJECT NO.
 00034-00
 DRAWN BY
 CMB
 SCALE
 1" = 250' 0"
 DATE
 05.03.07
 ENG. NO.

250 M STREET S.E.
 SQUARE 769
 SQUARE 770
 1101 New Jersey Ave. SE, Suite 130
 Washington, DC 20003

SQUARE 769
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 SQUARE 1000

A0.01



1223 P St Street SW
Washington, DC 20004

T 202 887 2178
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PROJECT

250 M STREET, SE
SQUARE 769, LLC
1100 New Jersey Ave, SE Suite 100
Washington, DC 20003

SHEET

PRE-HEARING SUBMISSION, CASE NO. 03-12/03-13C
SITE CONTEXT PLAN

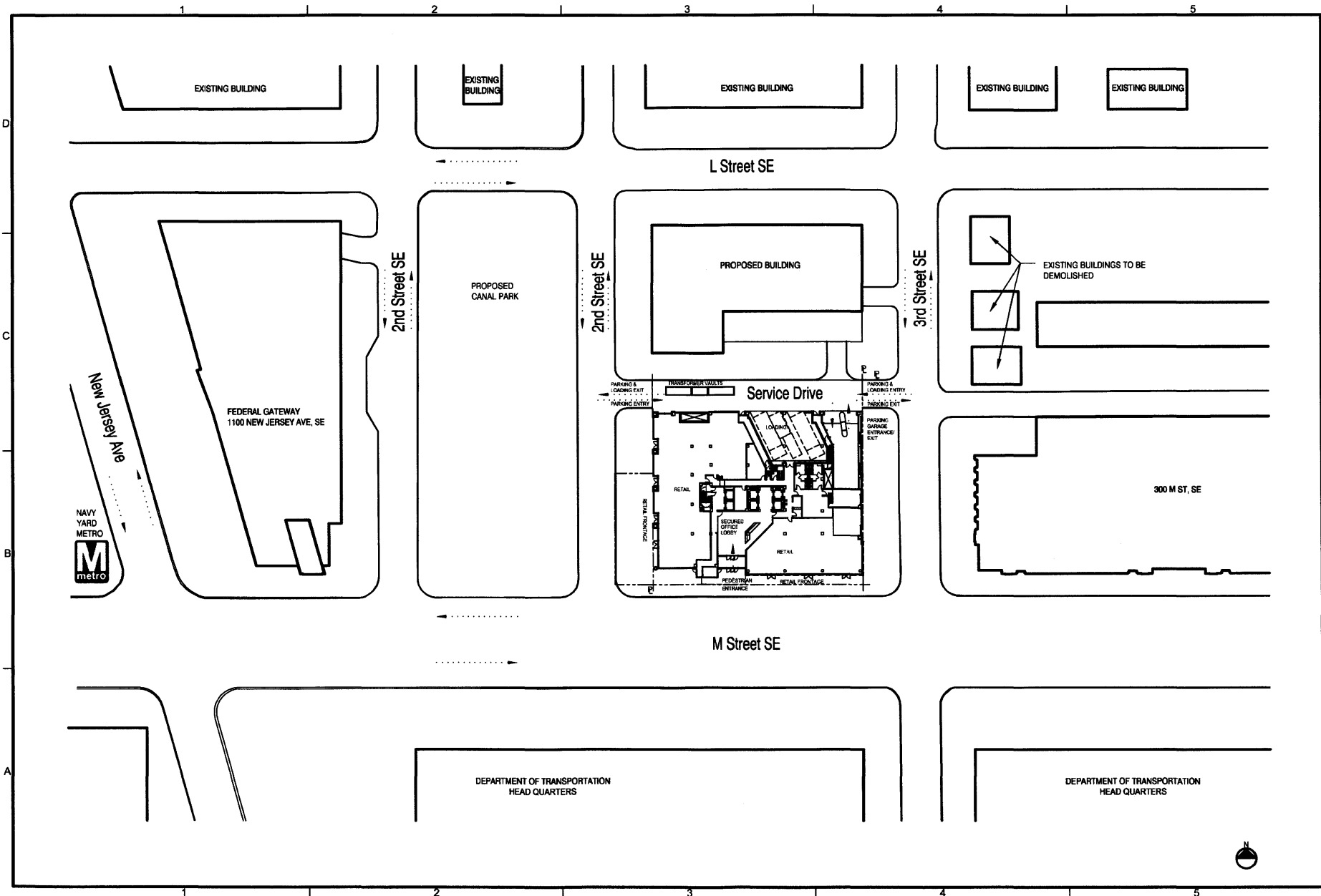
SCALE

REVISIONS

NO.	DATE	DESCRIPTION
001	03/03/03	CMN
002	03/03/03	CMN

DRAWING

A0.02



1023 31st Street, NW
Washington, DC 20007
P 202.887.8778
F 202.887.2290
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CONSULTANT

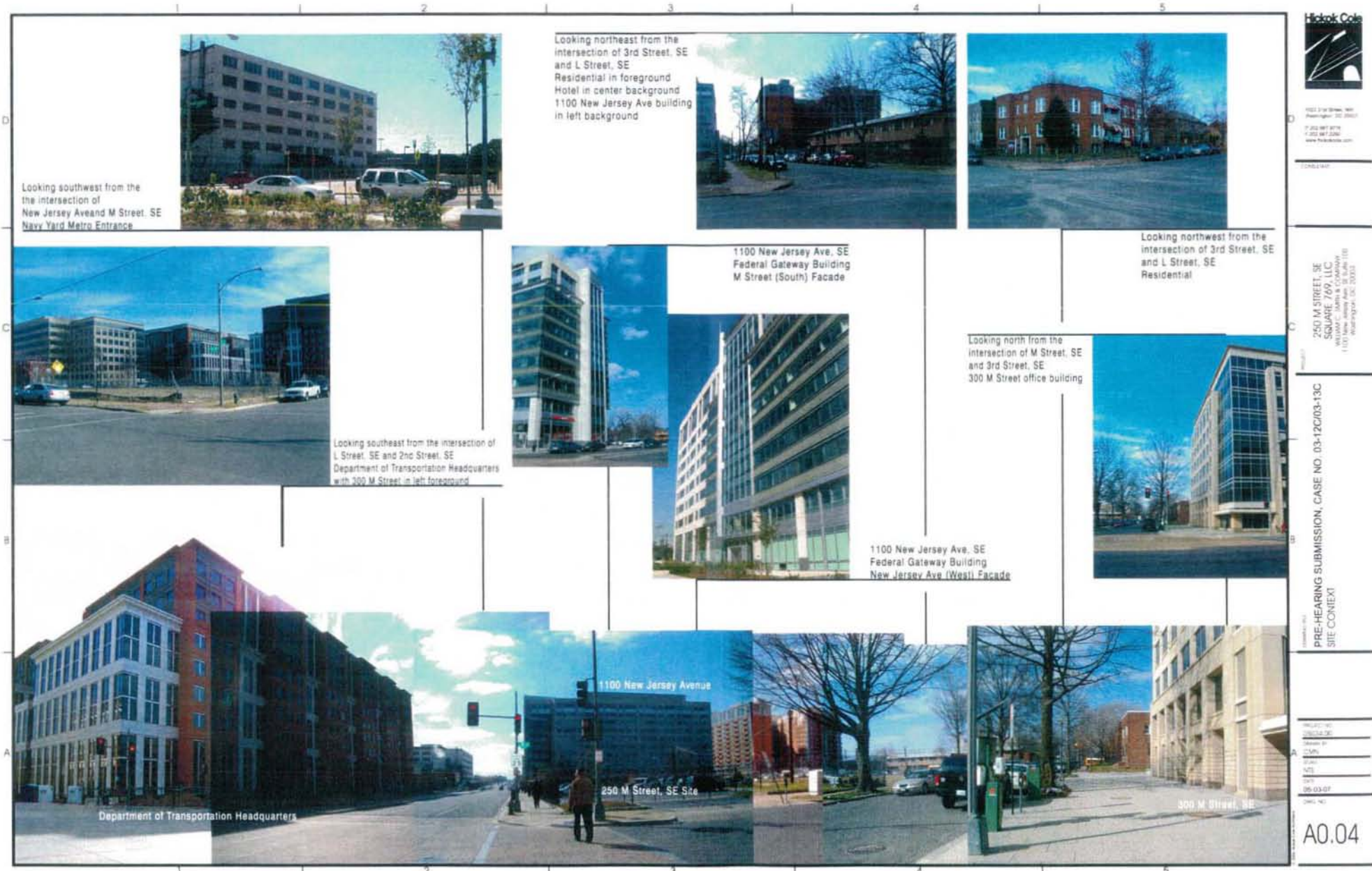
PROJECT
250 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
1100 New Jersey Ave, SE Suite 100
Washington, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
SITE CIRCULATION PLAN

PROJECT NO
05034.00
DRAWN BY
CMN
SCALE
1" = 70'-0"
DATE
05-03-07
DWG NO

05/03/2007 09:45 AM

A0.03



1001 3rd Street, NW
Washington, DC 20007
202.224.1111
www.hickokcole.com

COND-1447

250 M STREET, SE
SQUARE 769, LLC
WELDON C. SMITH & COMPANY
1101 New Jersey Ave. SE Suite 110
Washington, DC 20005

PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
SITE CONTEXT

DATE: 03/03/07
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: [blank]
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1023 31st Street, NW
Washington, DC 20007
P 202.867.8778
F 202.867.2960
www.hydrocrete.com

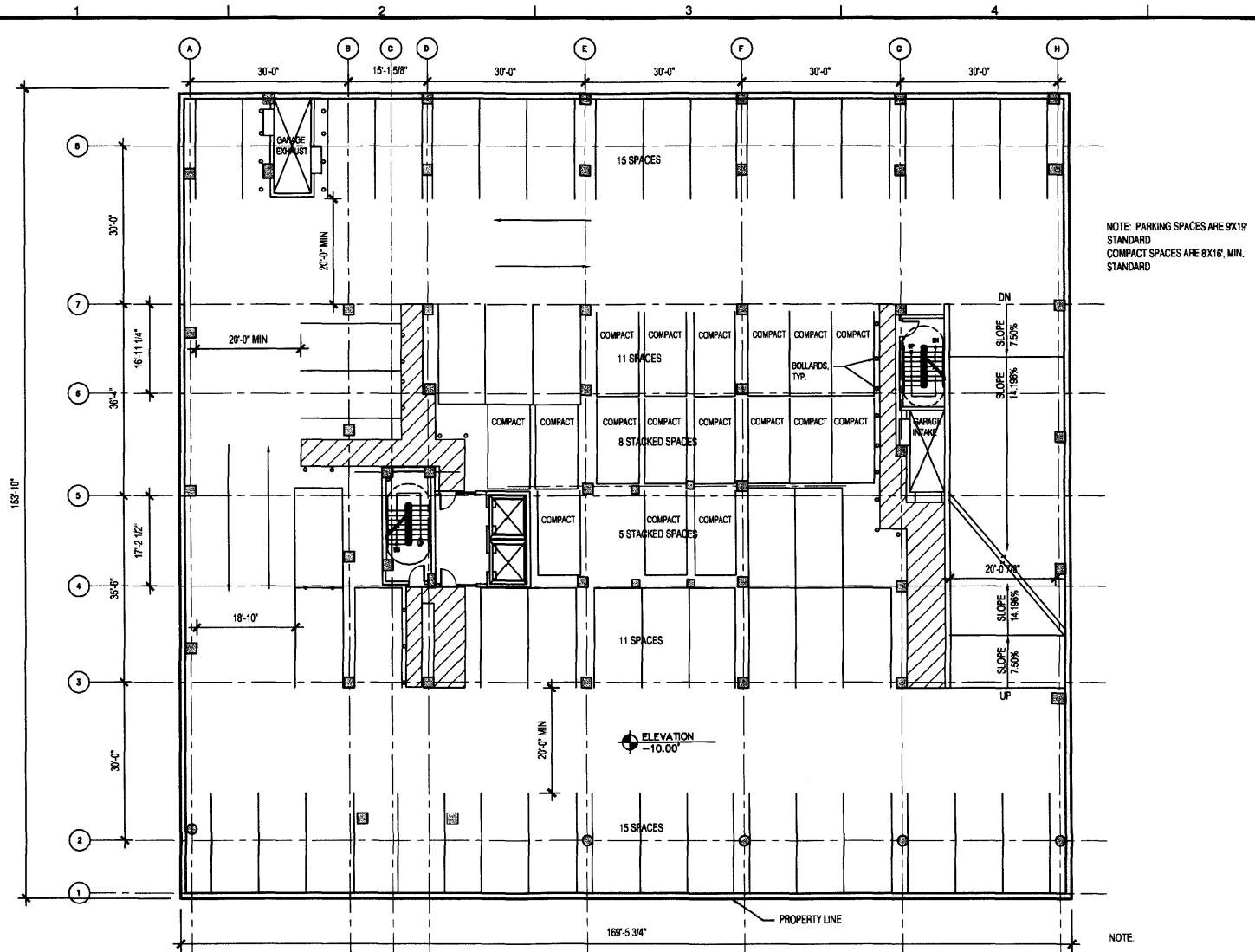
CONSULTANT

PROJECT
250 M STREET, SE
SQUARE 769, LLC
1100 New Jersey Ave. SE Suite 100
Washington, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO. 03-12C03-13C
P-3 PARKING LEVEL PLAN

PROJECT NO.
05034.00
DRAWN BY
CMW
SCALE
1" = 20'-0"
DATE
05-03-07
DWG. NO.

A1.02



NOTE: PARKING SPACES ARE 9'X19'
STANDARD
COMPACT SPACES ARE 8'X16', MIN.
STANDARD

ELEVATION
-10.00'

NOTE:
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.

TOTAL PARKING SPACES									
LEVEL	# OF SPACES								
	REGULAR				HANDICAP		STACKED		TOTAL
	STANDARD	VAN	HYBRID	COMPACT	STANDARD	VAN	STANDARD	COMPACT	
P3	46	-	-	9	-	-	2	11	65



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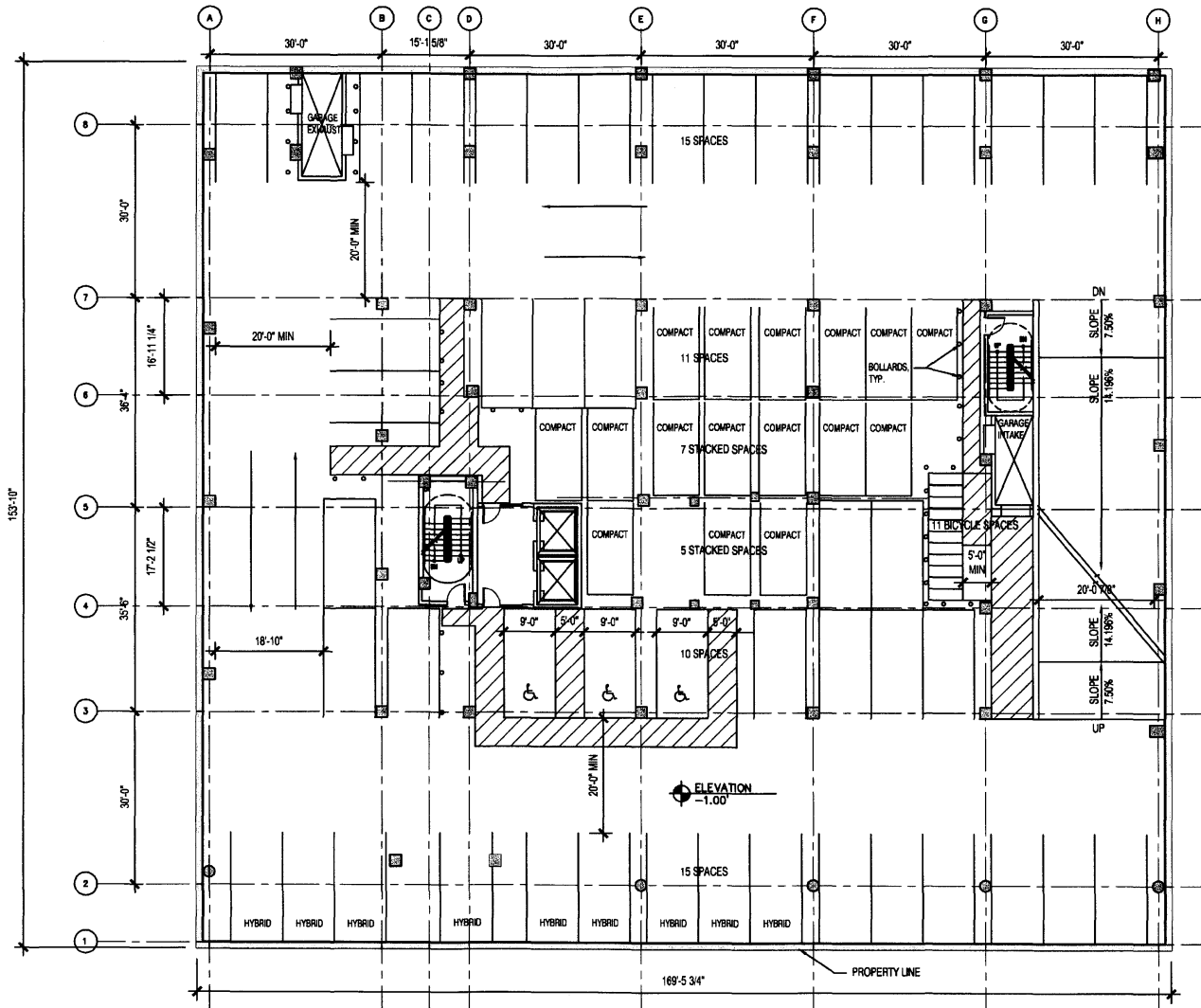
CONSULTANT

PROJECT
260 M STREET, SE
SQUAD 765, LLC
WM LUC SMITH & COMPANY
1100 New Jersey Ave, SE Suite 100
Washington, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO. 03-12C03-13C
P-2 PARKING LEVEL PLAN
10 0 10 20 30
1" = 20'-0"

PROJECT NO.
06034.00
DRAWN BY
CMN
SCALE
1" = 20'-0"
DATE
05-03-07
DWG. NO.

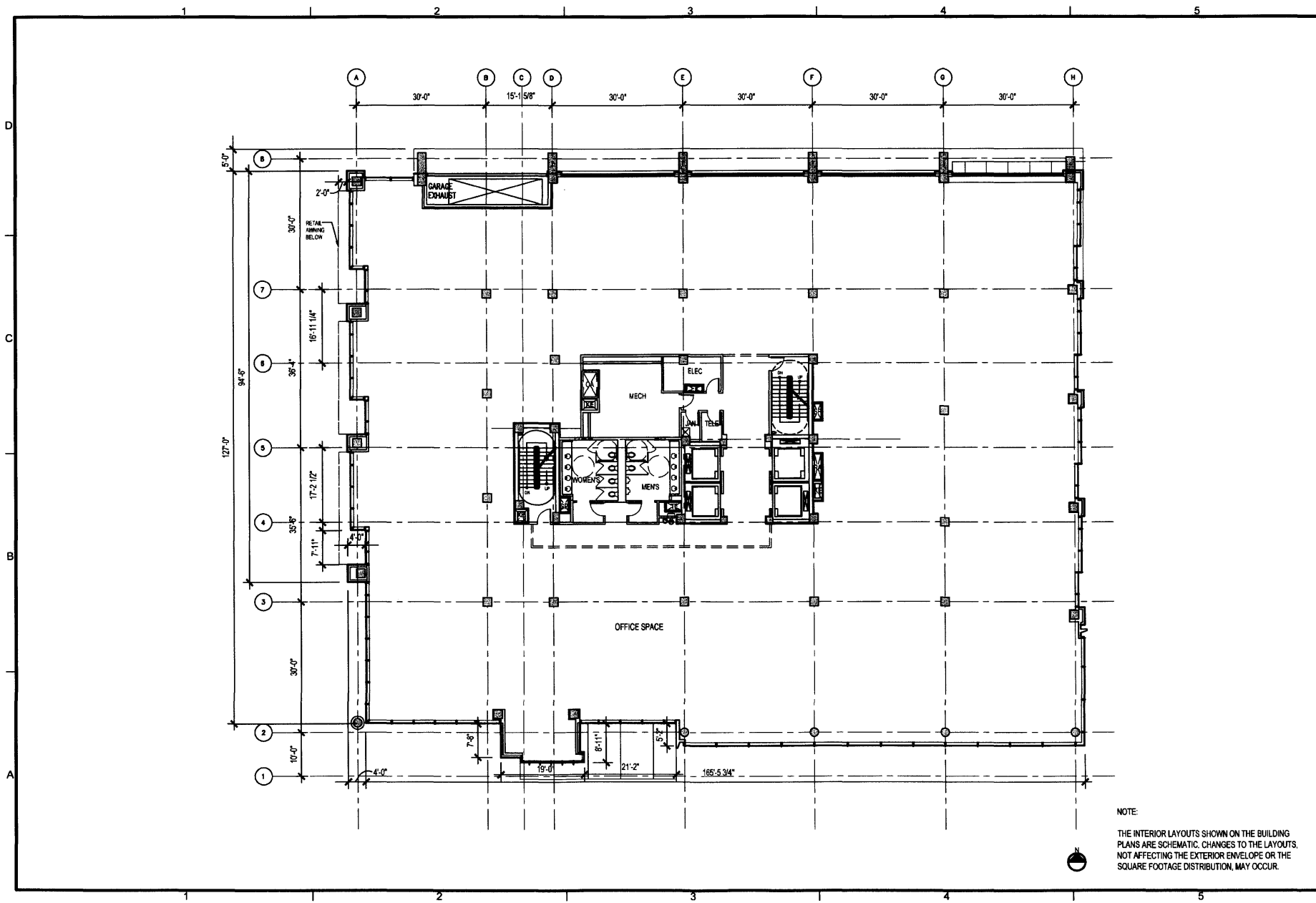
A1.03



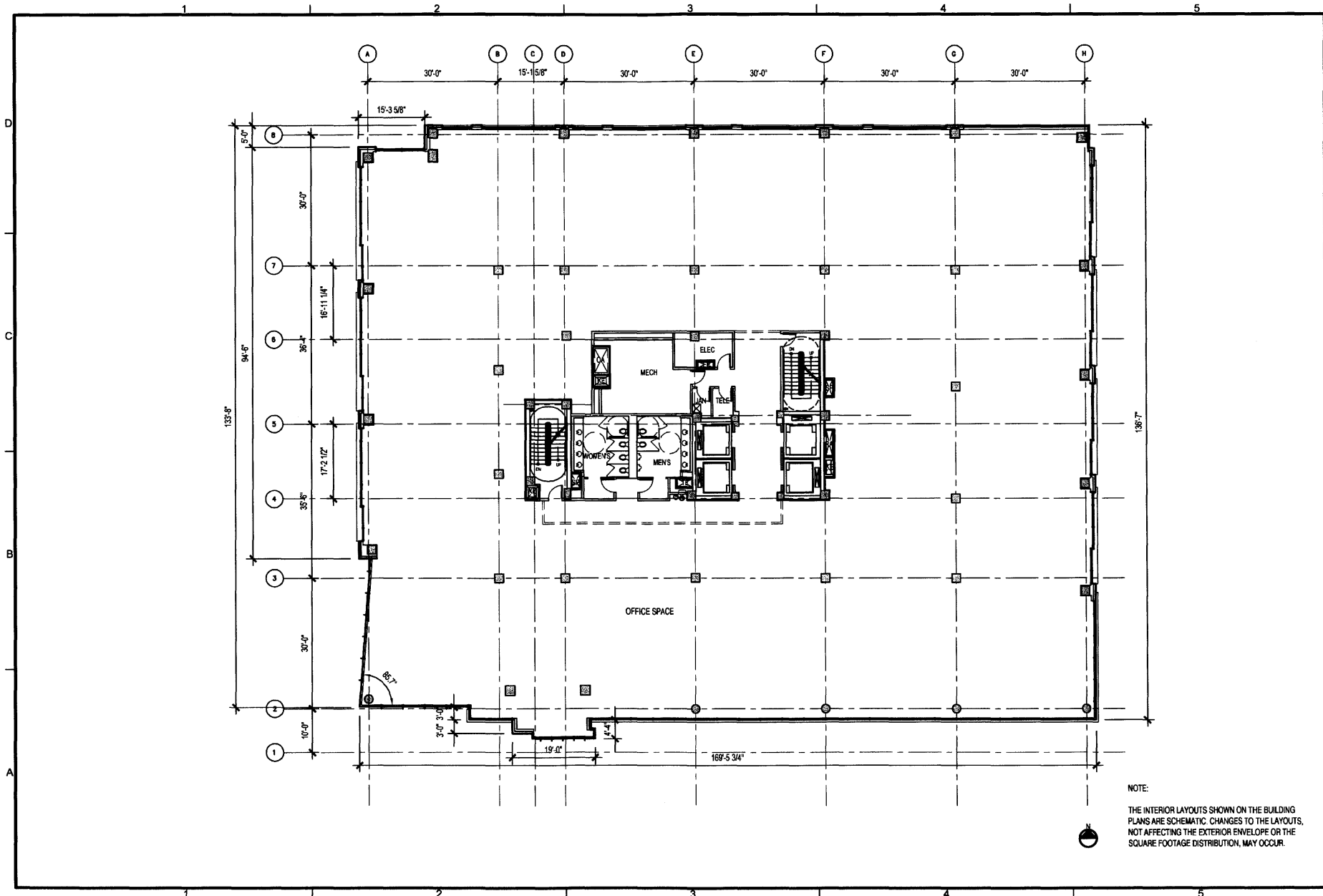
NOTE: PARKING SPACES ARE 9'X19'
STANDARD
COMPACT SPACES ARE 8'X16', MIN.
STANDARD

NOTE:
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.

TOTAL PARKING SPACES									
LEVEL	# OF SPACES								TOTAL
	REGULAR				HANDICAP		STACKED		
	STANDARD	VAN	HYBRID	COMPACT	STANDARD	VAN	STANDARD	COMPACT	
P2	33	-	9	6	3	-	2	10	63



NOTE:
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.



NOTE:
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.



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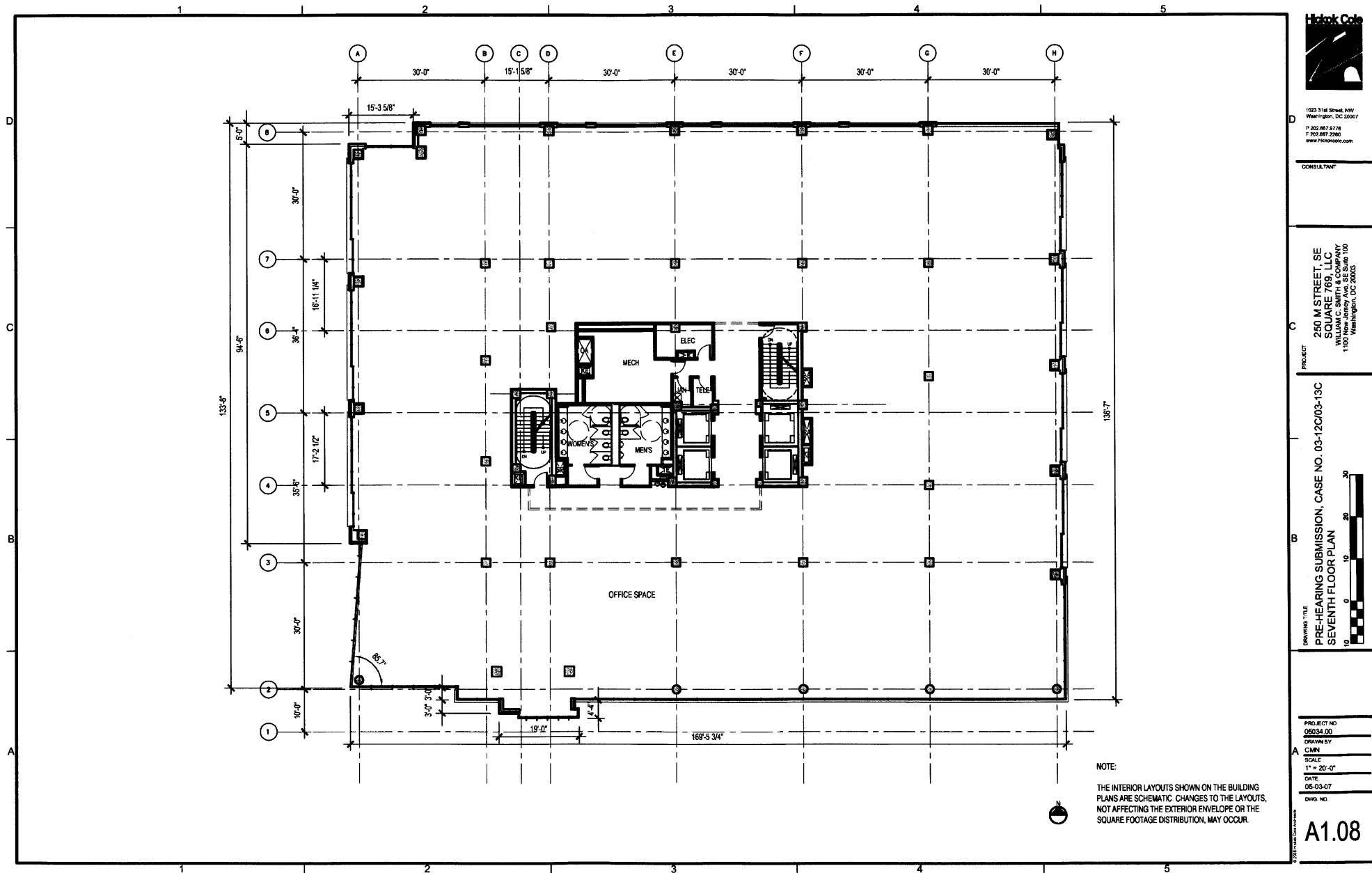
CONSULTANT

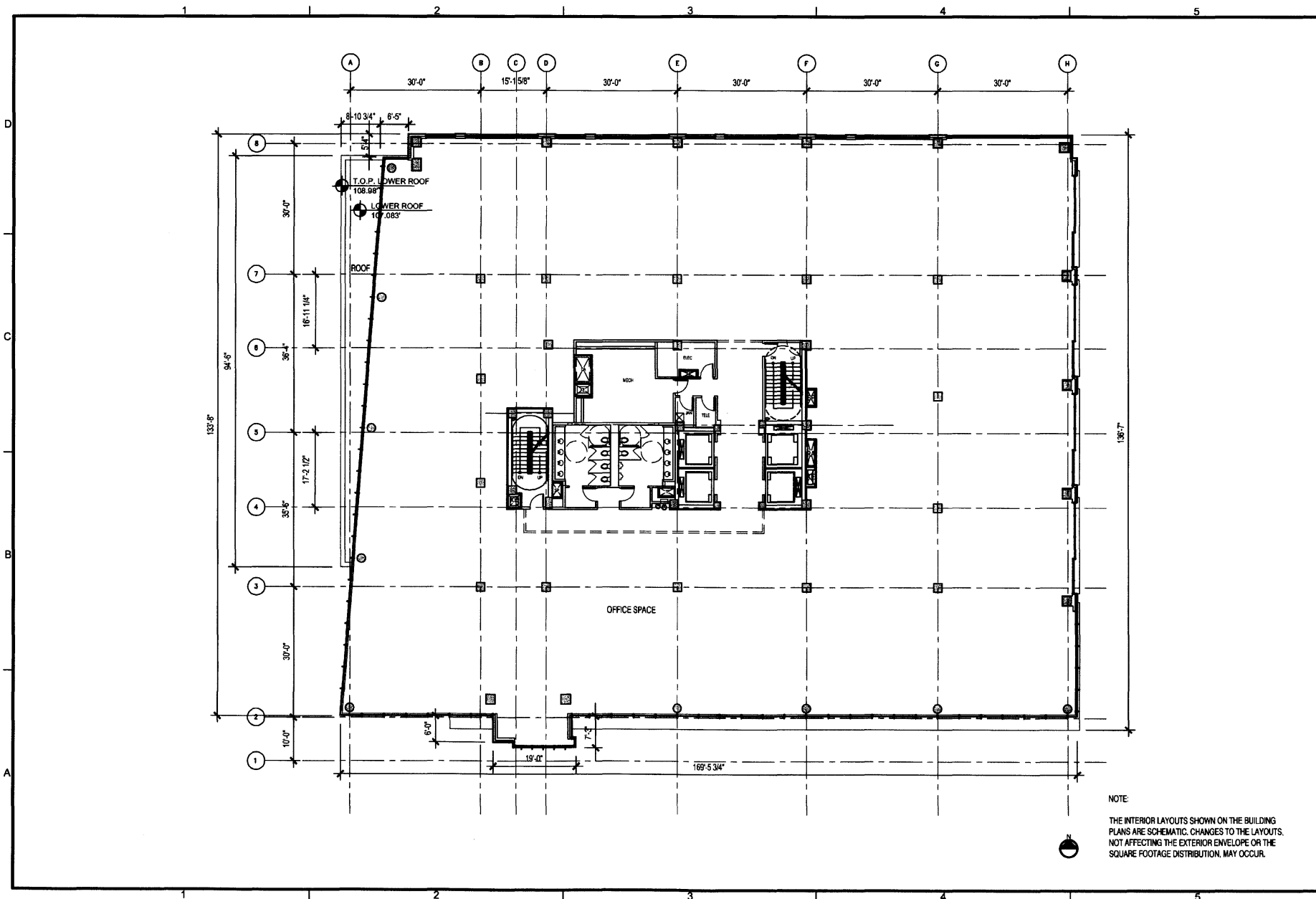
PROJECT
250 M STREET, SE
SQUARE 769, LLC
WASHINGTON, DC 20003
1100 Washington Ave, SE Suite 100
Washington, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO. 03-12003-13C
TYPICAL THIRD THRU SIXTH FLOOR PLAN

PROJECT NO.
05034.00
DRAWN BY
CMN
SCALE
1" = 20'-0"
DATE
05-03-07
DWG. NO.

A1.07





1023 31st Street, NW
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T 202.687.9170
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CONSULTANT

PROJECT
250 M STREET, SE
SQUARE 789, LLC
WILLIAM C. SMITH & COMPANY
1100 New Jersey Ave, SE Suite 100
Washington, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
TYPICAL EIGHTH THRU NINTH FLOOR PLAN

PROJECT NO.
05034.00
DRAWN BY
CMN
SCALE
1" = 20'-0"
DATE
05-03-07
DWG. NO.

A1.09

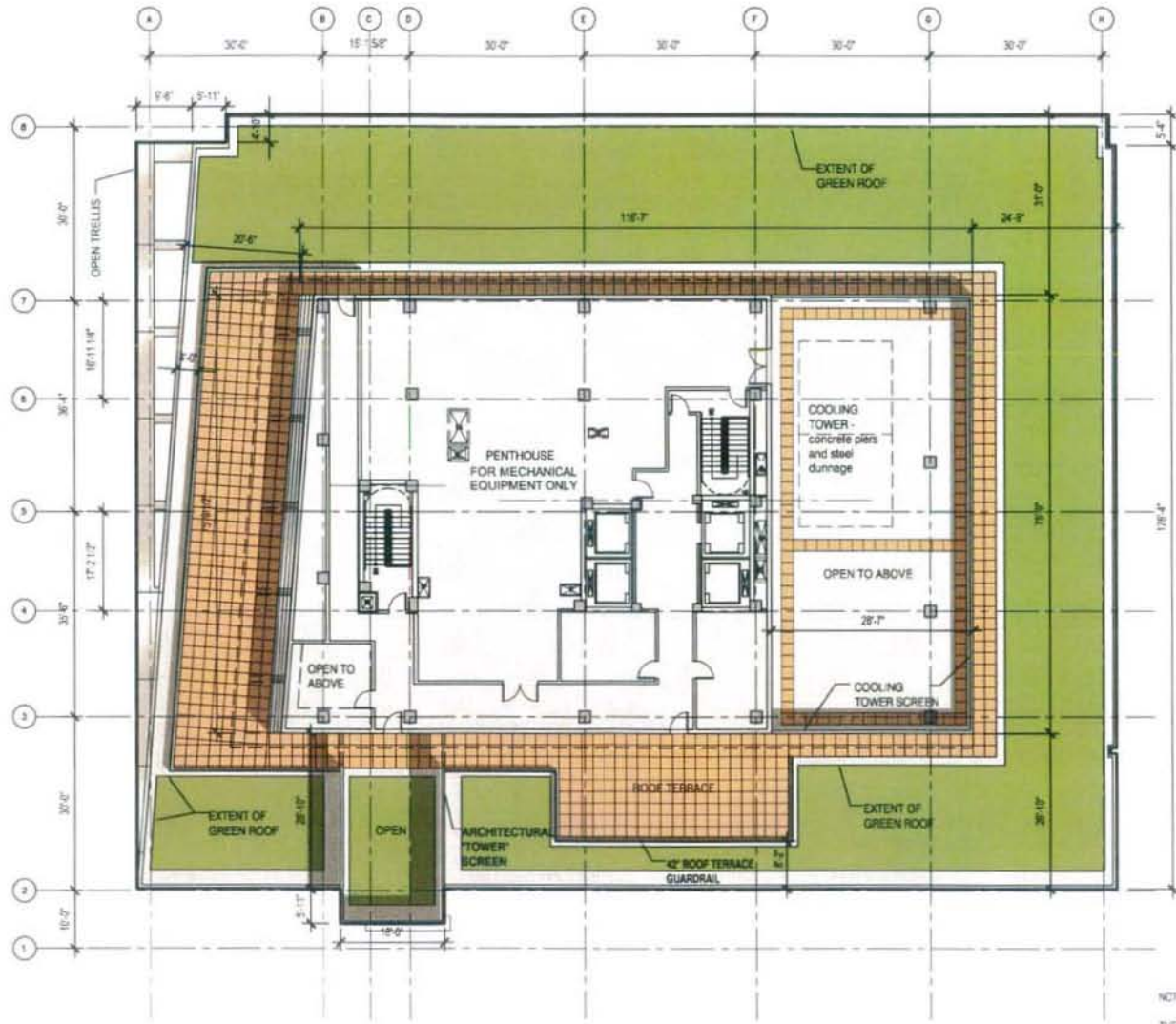


250 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
1100 New Jersey Ave. SE Suite 100
Washington, DC 20003

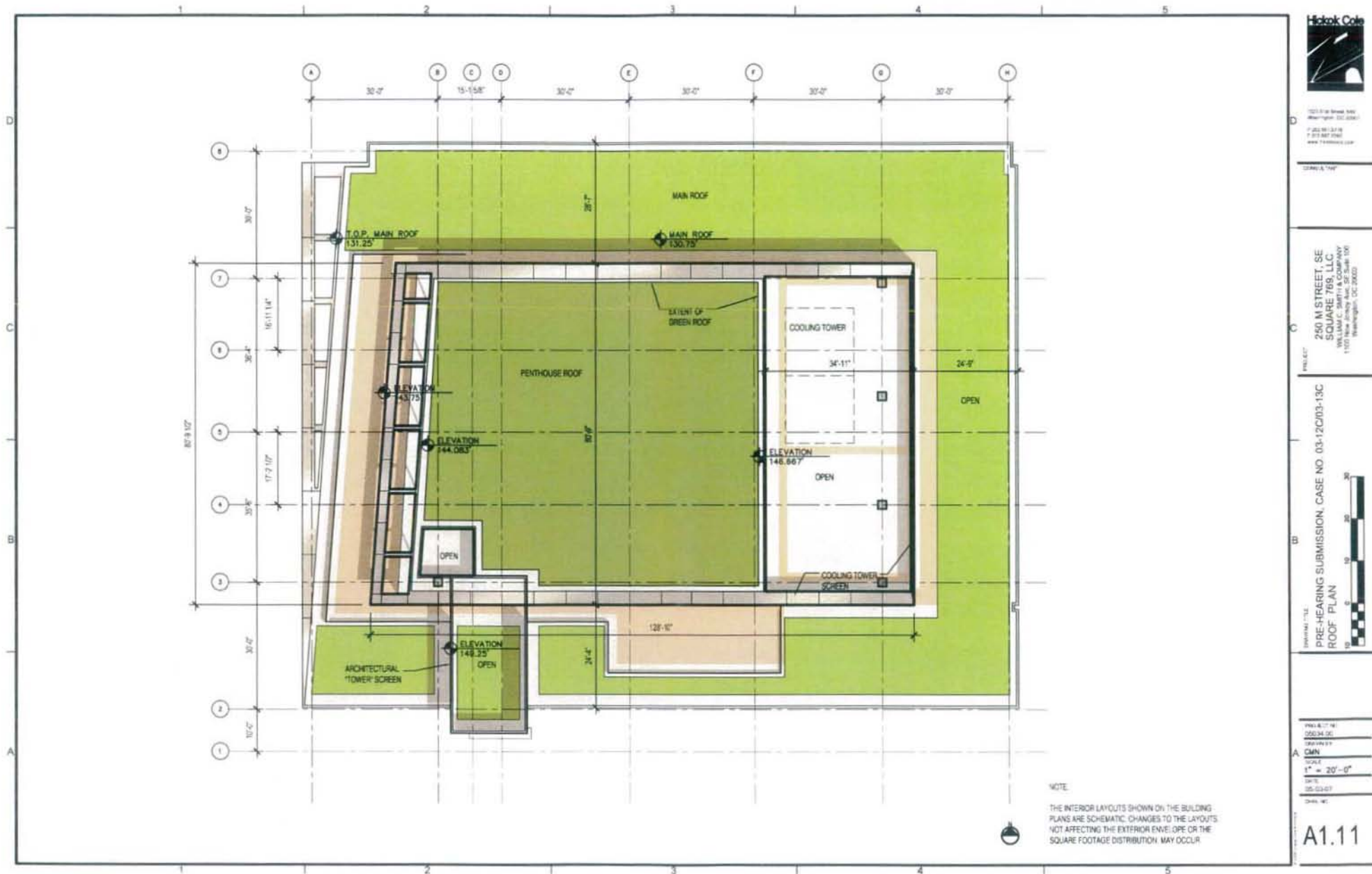
PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
PENTHOUSE/ROOF PLAN

[illegible]

A1.10



NOTE: 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.



NOTE:

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.



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02/09/18, 11:47

250 M STREET, SE
SQUARE 789, LLC
1100 New Embassy Ave., SE Suite 100
Washington, DC 20003

PROJECT

PRE-HEARING SUBMISSION, CASE NO. 03-12C03-13C
ROOF PLAN

DATE: 02/09/18

PROJECT NO.

05034.00

DATE: 02/09/18

CMN

SCALE

1" = 20'-0"

DATE: 02/09/18

DATE: 02/09/18

DATE: 02/09/18

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DATE: 02/09/18

DATE: 02/09/18

DATE: 02/09/18

DATE: 02/09/18

DATE: 02/09/18

DATE: 02/09/18

DATE: 02/09/18

DATE: 02/09/18

A1.11



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Washington, DC 20004
P 202.462.9778
F 202.462.2286
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CONSULTANT

250 M STREET SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
1100 New Jersey Ave. SE, Suite 1100
Washington, DC 20003

REVISIT

PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-
EXTENDED M STREET (SOUTH) ELEVATION



PROJECT NO.
02034-00
DRAWN BY
CUN
SCALE
1" = 50'-0"
DATE
05-03-07
SHEET NO.

A2.01A



1025 2nd Street NW
Washington, DC 20007
Tel: 202.331.2700
Fax: 202.331.2701
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250 M STREET SE
SQUARE 766 L.L.C.
WILLIAM C. SMITH COMPANY
1100 New Jersey Ave. SE Suite 100
Washington, DC 20003

PRE-HEARING SUBMISSION, CASE NO. 03-12/03-13C
BUILDING PERSPECTIVE

PROJECT NO.
03034.00
DRAWING NO.
CMN
SCALE
N.T.S.
DATE
05-23-07
DRAWN BY

A2.01B



NOTE: TREES ON 2ND STREET NOT SHOWN FOR GRAPHIC CLARITY



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Washington, DC 20004
P: 202 801 5176
F: 202 801 5180
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1000-A-1007

250 M STREET, SE
SQUARE 789, LLC
1101 New Jersey Ave. SE Suite 100
Washington, DC 20003

PREL-007

PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
BUILDING PERSPECTIVE
(TREES NOT SHOWN ON 2ND STREET
FOR GRAPHIC CLARITY)

PROJECT NO.
0003M-00
DRAWN BY
CMN
SCALE
N.T.S.
DATE
05-03-07
DATE REV.

A2.01C



RENDERING CONVEYS BUILDING FACADE
AT GROUND FLOOR



1213 3rd Street NW
Washington, DC 20004
Tel: 202.638.6178
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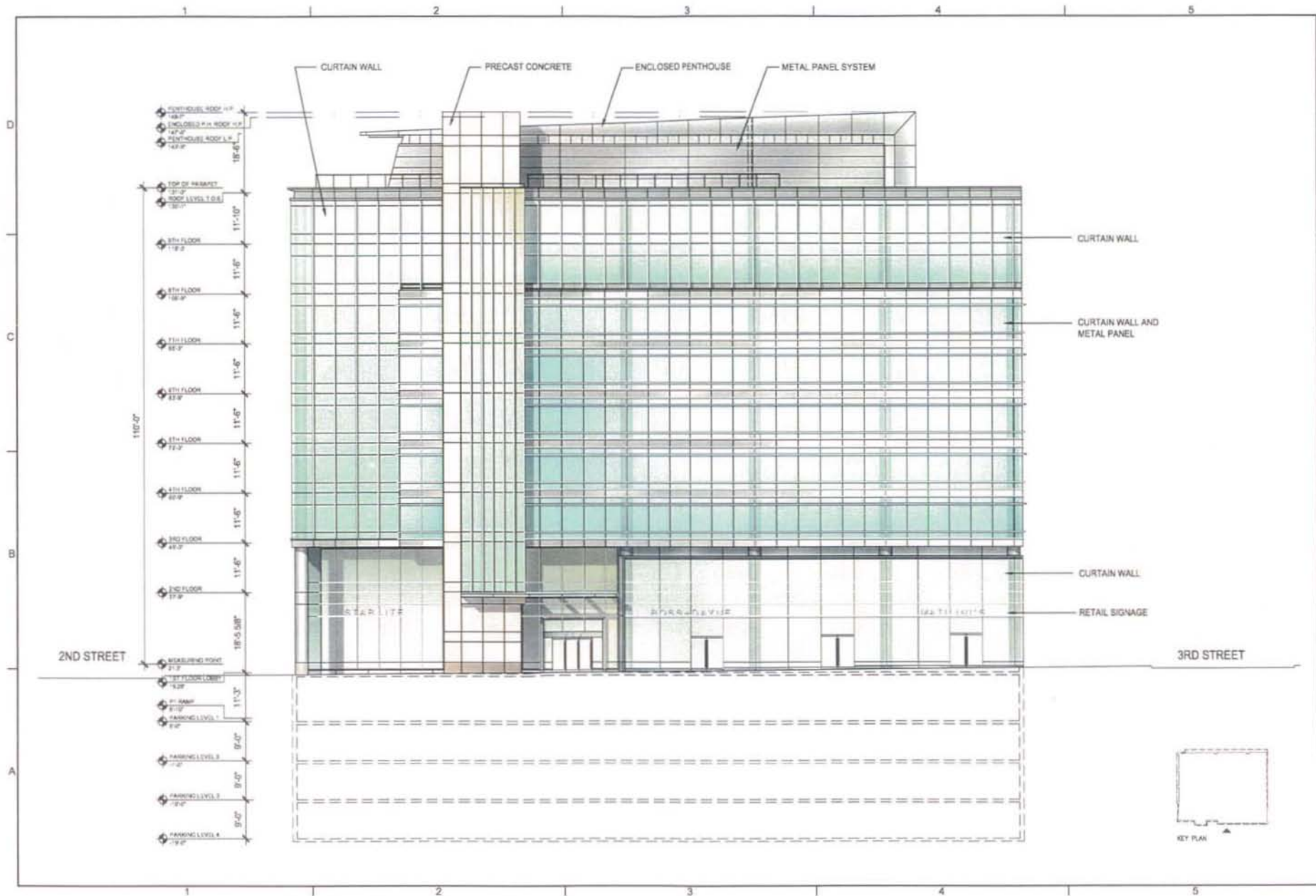
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250 M STREET SE
SQUARE 768, LLC
WILLIAM C. SMITH & COMPANY
1100 New Jersey Ave. SE Suite 100
Washington, DC 20003

PHASE 1
PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
2ND STREET PERSPECTIVE

PHASE 1/11/03
250/04/03
CANNED BY
CMN
SCALE
N.T.S.
DATE
05-03-07
DRAWN BY

A2.01D



1000 2nd Street, NW
Washington, DC 20007
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F 202.887.2060
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CONSTRUCTION

250 M STREET, SE
SQUARE 789, LLC
1100 New Jersey Ave, SE Suite 100
Washington, DC 20003

PROJECT

PRE-HEARING SUBMISSION, CASE NO. 03-12C03-13C
M STREET (SOUTH) ELEVATION

CD

DATE

PROJECT NO.
05034.00

CONTRACT

SCALE
1" = 20'-0"

DATE
06-03-07

DWG. NO.

05-03-07

05-03-07

05-03-07

05-03-07

05-03-07

05-03-07

05-03-07

05-03-07

05-03-07

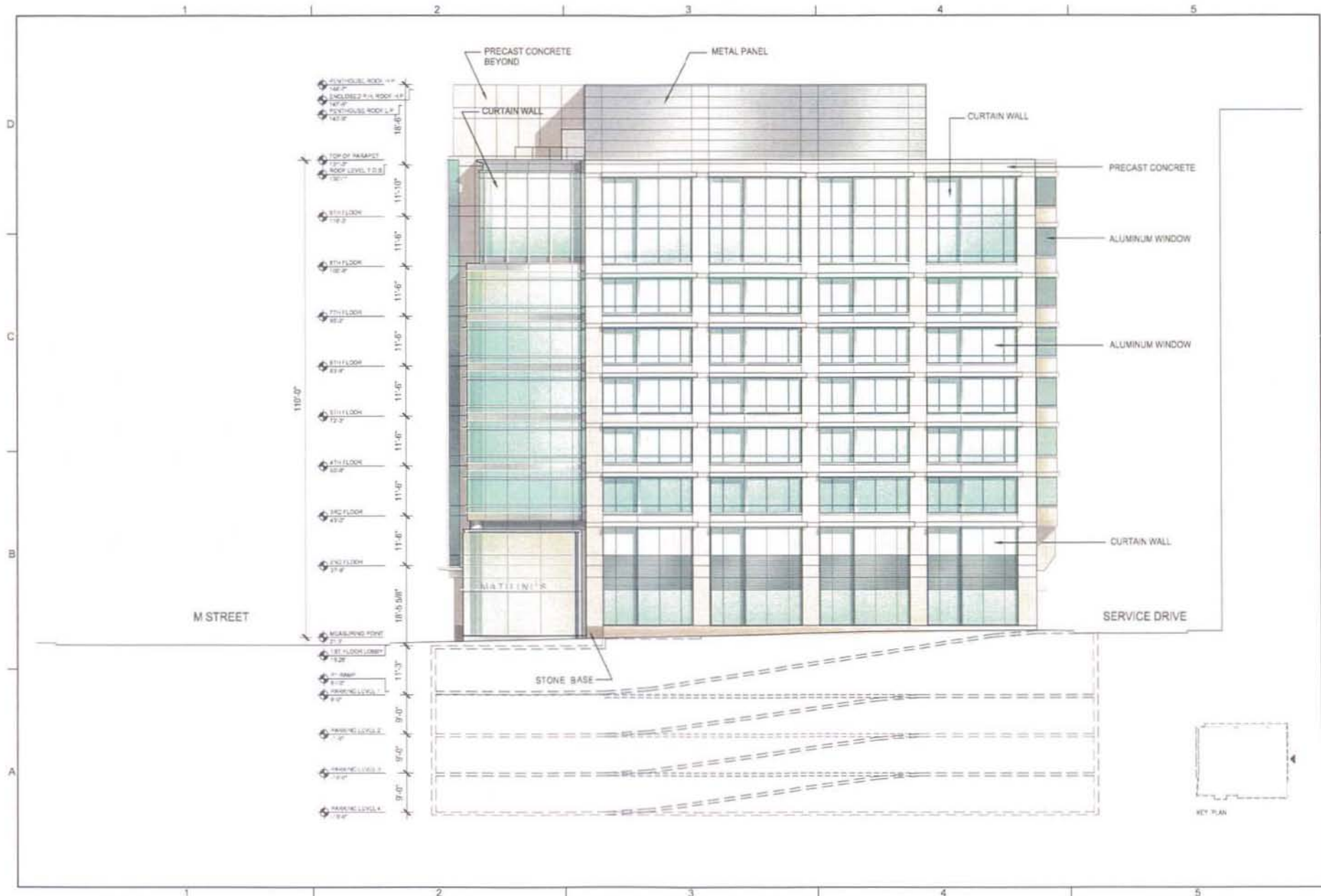
05-03-07

05-03-07

05-03-07

05-03-07

A2.01



1225 17th Street, NW
 Suite 1000, DC 20036
 P: 202.331.1211
 F: 202.331.1212
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250 M STREET, SE
 SQUARE 769, LLC
 1000 New Jersey Ave. SE, Suite 100
 Washington, DC 20003

PROJECT
 PRE-HEARING SUBMISSION, CASE NO. 03-12C03-13C
 3RD STREET (EAST) ELEVATION

DATE: 05-03-17
 DRAWN BY: [Name]

SCALE
 1" = 20'-0"

DATE: 05-03-17
 DRAWN BY: [Name]

A2.02

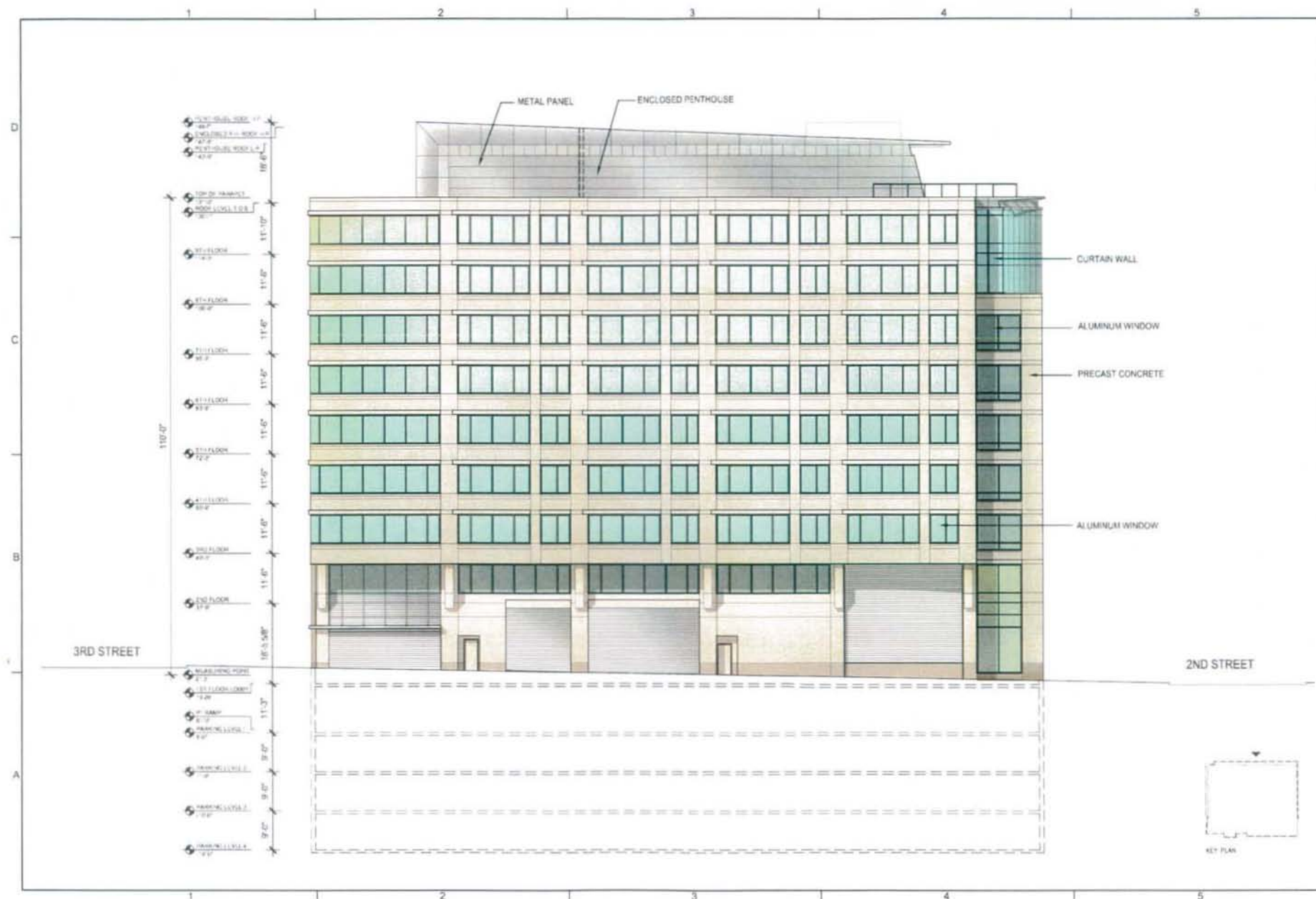
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250 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
100 New Jersey Ave. SE Suite 100
Washington, DC 20003

PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C

PROJ. NO.:
00034 (C)
DRAWING NO.
SCALE
1" = 20'-0"
DATE
05-03-07
(Rev. 00)

A2.03





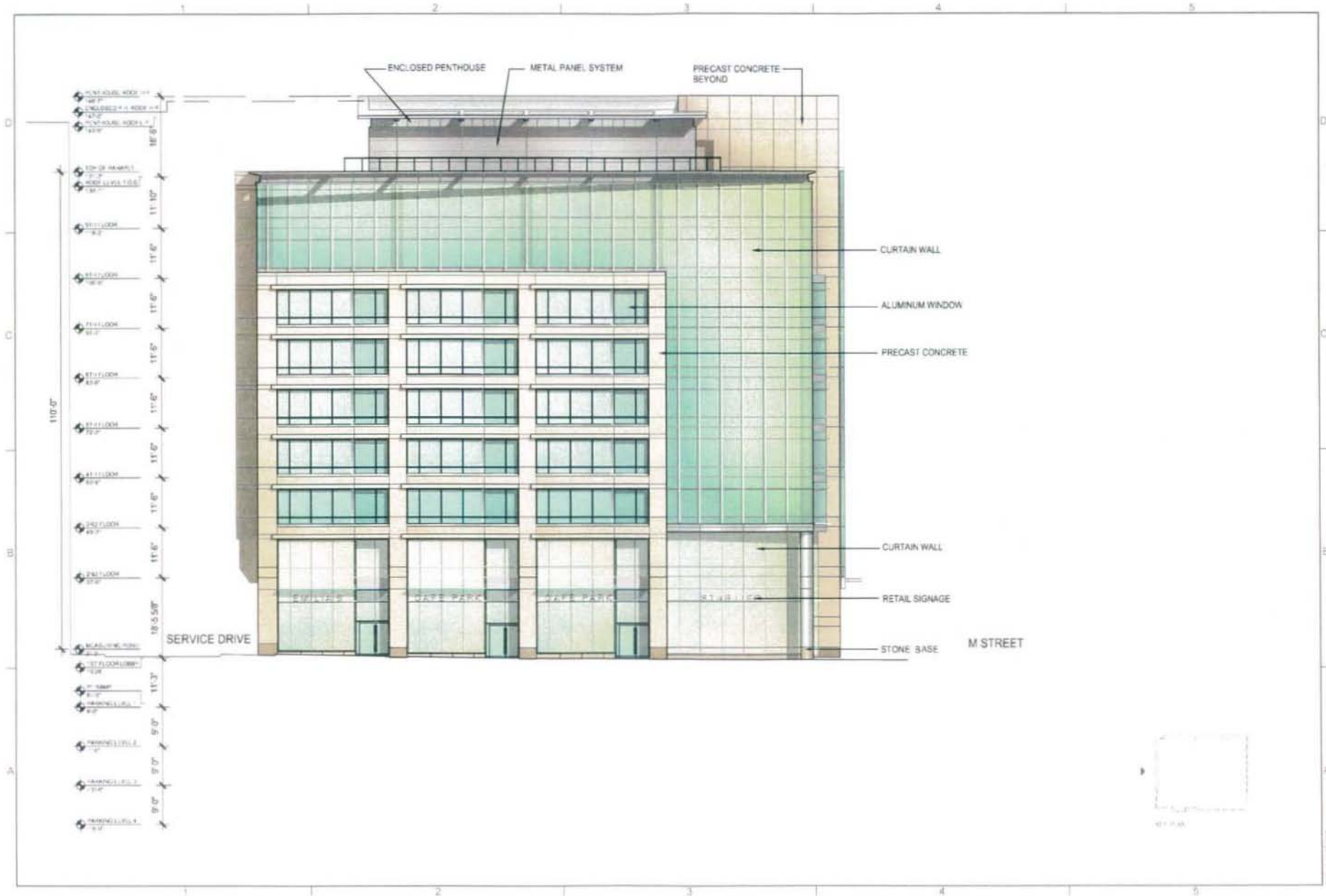
1000 N. 1st Street, Suite 200
Portland, OR 97227
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350 M STREET, SE
SQUARE 789, LLC
1000 N. 1st Street, Suite 200
Portland, OR 97227

PRE-HEARING SUBMISSION, CASE NO. 03-12003-19C
2ND STREET (WEST) ELEVATION

Architect: HICKOK COLE
Date: 04/20/2017
Drawing No.: A2.04
Scale: 1/8" = 1'-0"
Sheet: 25 of 25

A2.04





HICKOK COLE
1123 F ST NW
WASHINGTON, DC 20004
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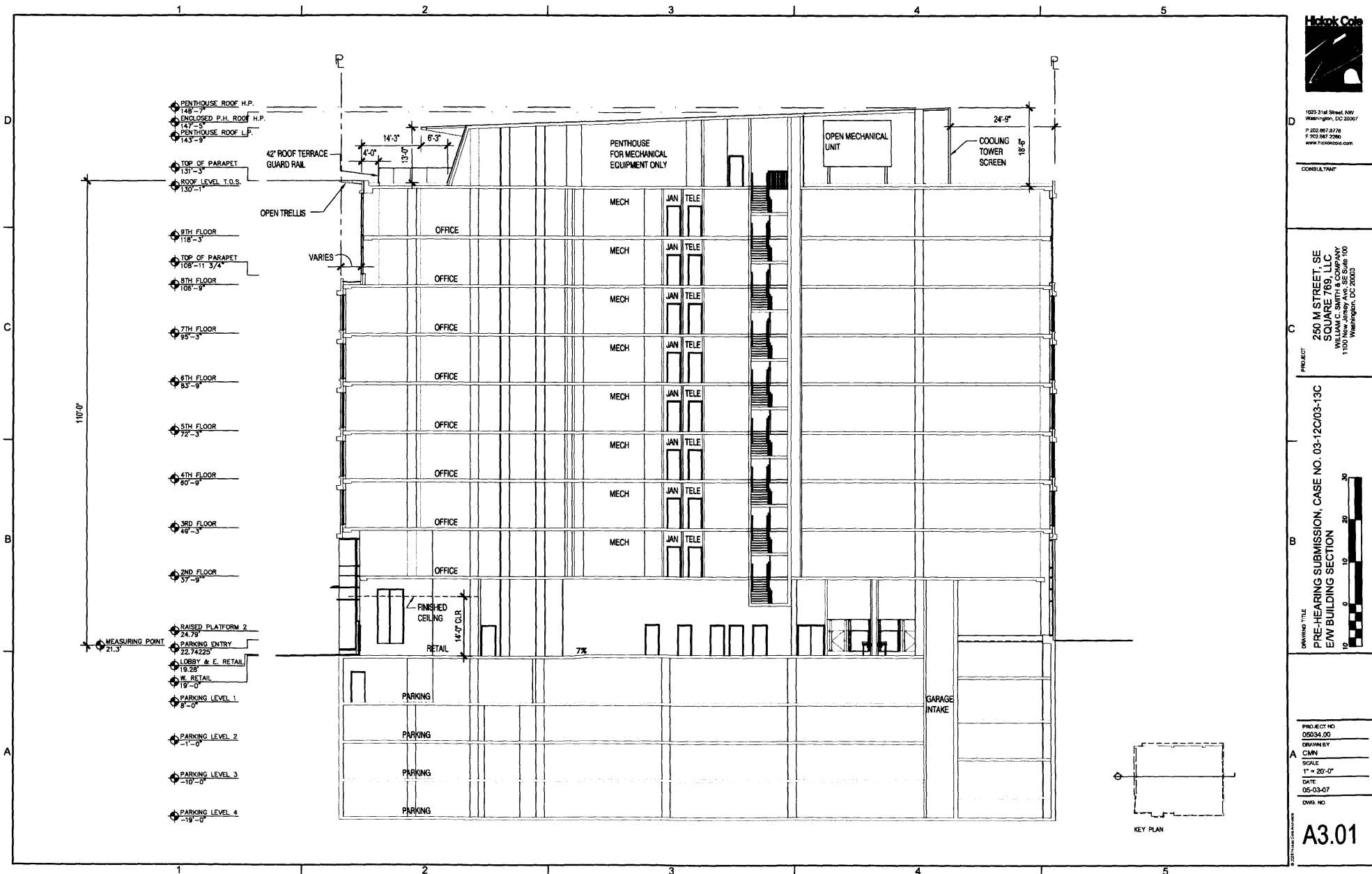
DATE: 8.1.14

250 M STREET, SE
SQUARE 709, LLC
WILLIAM C. SMITH & COMPANY
1100 New Jersey Ave. SE Suite 100
Washington, DC 20003

PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C
TYPICAL BAY ENLARGED ELEVATION

PROJECT: 111
DATE: 8.1.14
SCALE: 1/8" = 1'-0"
DATE: 08-03-07
DRAWN BY: [signature]

A2.05



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CONSULTANT

PROJECT
260 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
1100 New Jersey Ave. SE Suite 100
Washington, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO. 03-12C03-13C
LW BUILDING SECTION

0 10 20 30

PROJECT NO.
05034.00
DRAWN BY
CMM
SCALE
1" = 20'-0"
DATE
05-03-07
DWG. NO.

A3.01



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DRAWING TITLE
PRE-HEARING SUBMISSION, CASE NO. 03-12C/03-13C

PROJECT NO.
05034.00
DRAWN BY
CMN
SCALE
1" = 20'-0"
DATE
05-03-07
DWG. NO.

A3.02

