250 M STREET, SE

PUD APPLICATION FOR FINAL APPROVAL 14 APRIL 06

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THE ARTHUR CAPPER/CARROLLSBURG
250 M Street, S.E.
OFFICE BUILDING

EXHIBIT A

ARCHITECTURAL PLANS & DRAWINGS

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C-2.0 SITE, GRADING, AND UTILITY PLAN
C-3.0 EROSION CONTROL PLAN
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PROJECT TEAM

OWNER -
SQUARE 769, 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
VIKA, Inc.
8180 Greensboro Drive Suite 200
McLean, VA 22102
703-442-7800

MEP ENGINEER
Girard Engineering, P.C.
1355 Beverly Road, Suite 240
McLean, VA 22101
703-442-8787

STRUCTURAL ENGINEER
Spiegel Zamecnik & Shah, Inc.
Washington, DC 20036

Parker Rodriguez, Inc.
Alexandria, Virginia 22314-3231
703-548-5010

ZONING COMMISSION
District of Columbia
CASE NO. 03-12C/13C
EXHIBIT NO. 6

ZONING COMMISSION
District of Columbia
CASE NO.03-12C/03-13C
EXHIBIT NO.6

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 USE	 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
	GRAPHIC ILLUSTRATION OF GRADES EXCEEDING 15% IN 5% INCREMENTS	N/A
	EXISTING TREES OF 6" CALIPER OR GREATER	C-2.0, L1-1
	NEW CONTOURS, PROPOSED FINISHED GRADES, PLANTING, AND LANDSCAPING	C-2.0, L1-2
	PROPOSED DRAINAGE, INCLUDING WATER AND SEWER LINES, INLETS AND BASINS, CONNECTIONS TO PUBLIC WATER AND SEWER LINES	C-2.0, L1-1
	PROPOSED EROSION CONTROLS	C-3.0, C-3.1
2406.12(e)	ARCHITECTURAL PLANS:	
	TYPICAL FLOOR PLANS AND ELEVATIONS FOR EACH BUILDING	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	A3.01-A3.02
2406.12(f)	CIRCULATION PLAN:	
	DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES, AND CURB CUTS	A0.02-A0.03, L1-1
	LOCATION AND NUMBER OF PARKING SPACES	A1.01
	LOCATION AND NUMBER OF LOADING BERTHS	T0.00, A1.05
	DESIGNATION OF SPACES FOR DIFFERENT USES	A1.01-A1.04
2406.12(g)	SITE CONTEXT IMAGES	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
= 23055.41 S.F./27960.90 S.F.
= 82.46%

GROSS FLOOR AREA CALCULATION

		SQUARE FEET
FIRST FLOOR		
	TOTAL	23,055.41
	EXCLUSION	2,014.94
	COUNTED	21,040.47
SECOND FLOOR		
	TOTAL	21,586.70
	EXCLUSION	266.76
	COUNTED	21,319.94
THIRD FLOOR-SEVENTH FLOORS		
	TOTAL	22,885.75
	EXCLUSION	93.81
	COUNTED	22,791.94
EIGHTH FLOOR		
	TOTAL	22,355.45
	EXCLUSION	93.81
	COUNTED	22,261.64
NINTH FLOOR		
	TOTAL	22,292.17
	EXCLUSION	93.81
	COUNTED	22,198.36
PENTHOUSE		
	TOTAL	6,468.62
	EXCLUSION	93.06
	COUNTED	6,375.56

TOTAL GROSS FLOOR AREA

BUILDING 200,780.42 S.F.
PENTHOUSE 6,375.56 S.F.

TOTAL GROSS FLOOR AREA BY USE

FIRST FLOOR RETAIL 10,947.95 S.F. (=52.0% OF FIRST FLOOR)
OFFICE 189,832.47 S.F.

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

GROSS FLOOR AREA ALLOWED

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

FAR

= TOTAL GROSS FLOOR AREA/LOT AREA

BUILDING
= 200,780.42 S.F./27,960.90 S.F.
= 7.18

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

TOTAL
= 7.18+.23
= 7.41

Section 2406.12 (f)

CIRCULATION

PARKING

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

238 SPACES PROVIDED

BY TYPE:

STANDARD SIZE SPACES		
REGULAR CARS	151	
HYBRID CARS	12	
VAN PARKING ONLY	12	(AS REQUIRED BY ZONING)
ACCESSIBLE SPACES		
STANDARD	5	(AS REQUIRED BY BUILDING CODE)
VAN	2	(AS REQUIRED BY BUILDING CODE)
STACKED SPACES		
STANDARD SIZE	9	
COMPACT SIZE	35	

BY LEVEL:

P-1 LEVEL	49
P-2 LEVEL	62
P-3 LEVEL	65
P-4 LEVEL	62

BICYCLE SPACES

5 SPACES REQUIRED

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
= 200,780.42 S.F. - 2,366.21 S.F.
= 198,414.21 S.F.

YARD REQUIREMENTS

SIDE YARD

WIDTH REQUIRED = 2" FOR EACH FOOT OF HEIGHT OF THE BUILDING (AS REQUIRED BY ZONING CODE)
= 2 IN/FT 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 IN/FT 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)

Hickok Cole
1023 31st Street, NW
Washington, DC 20007
P 202.667.9778
F 202.667.2260
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CONSULTANT

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

DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
PUD CHECKLIST & ZONING TABULATIONS

PROJECT NO.
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McLEAN, VA GERMANTOWN, MD LEESBURG, VA

Hickok Cole ARCHITECTS
1023 31st Street, NW
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P 202.667.9776
F 202.667.2260
www.hickokcole.com

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PLAT PLAN

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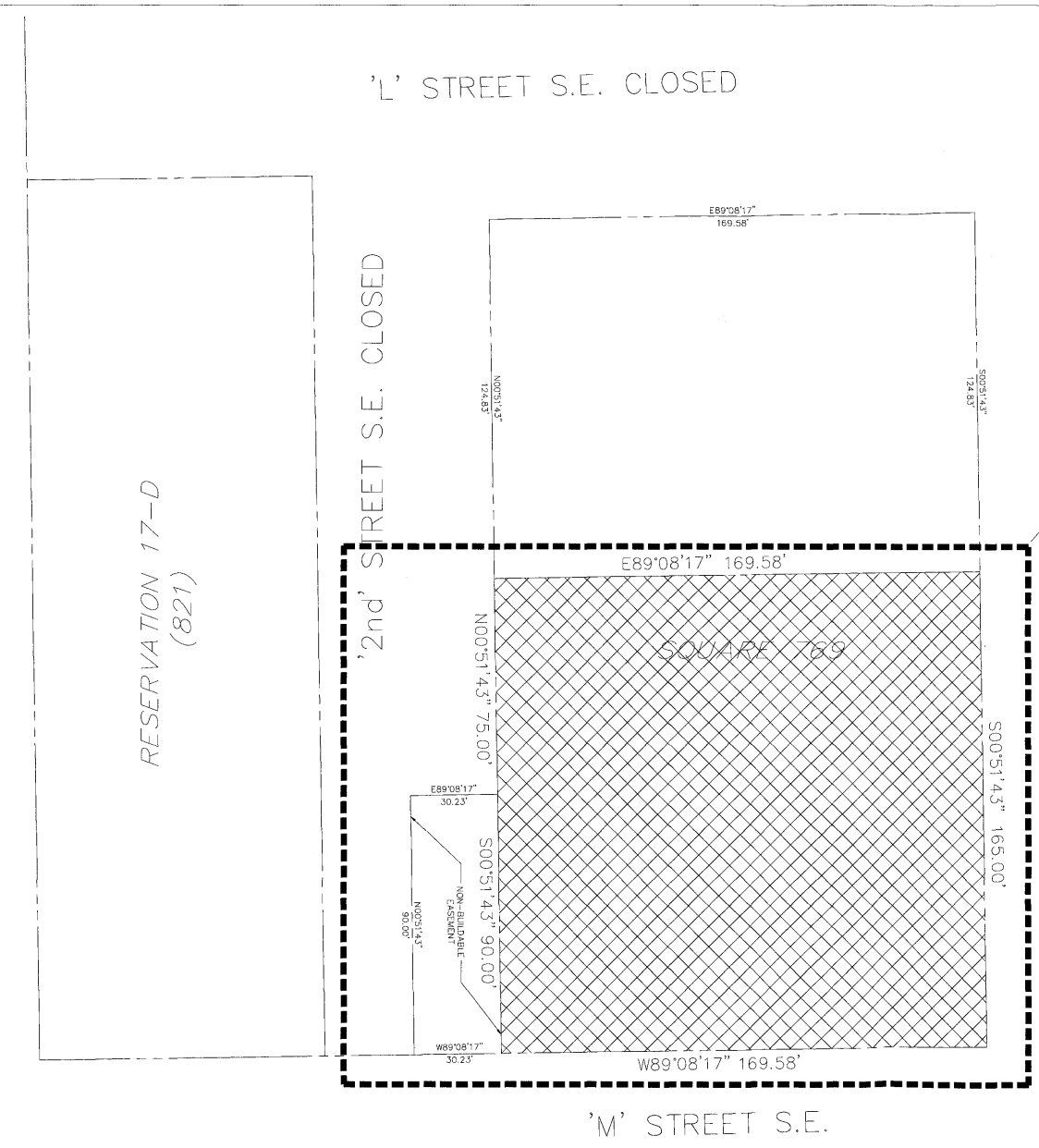
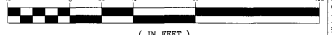
SQUARE 769

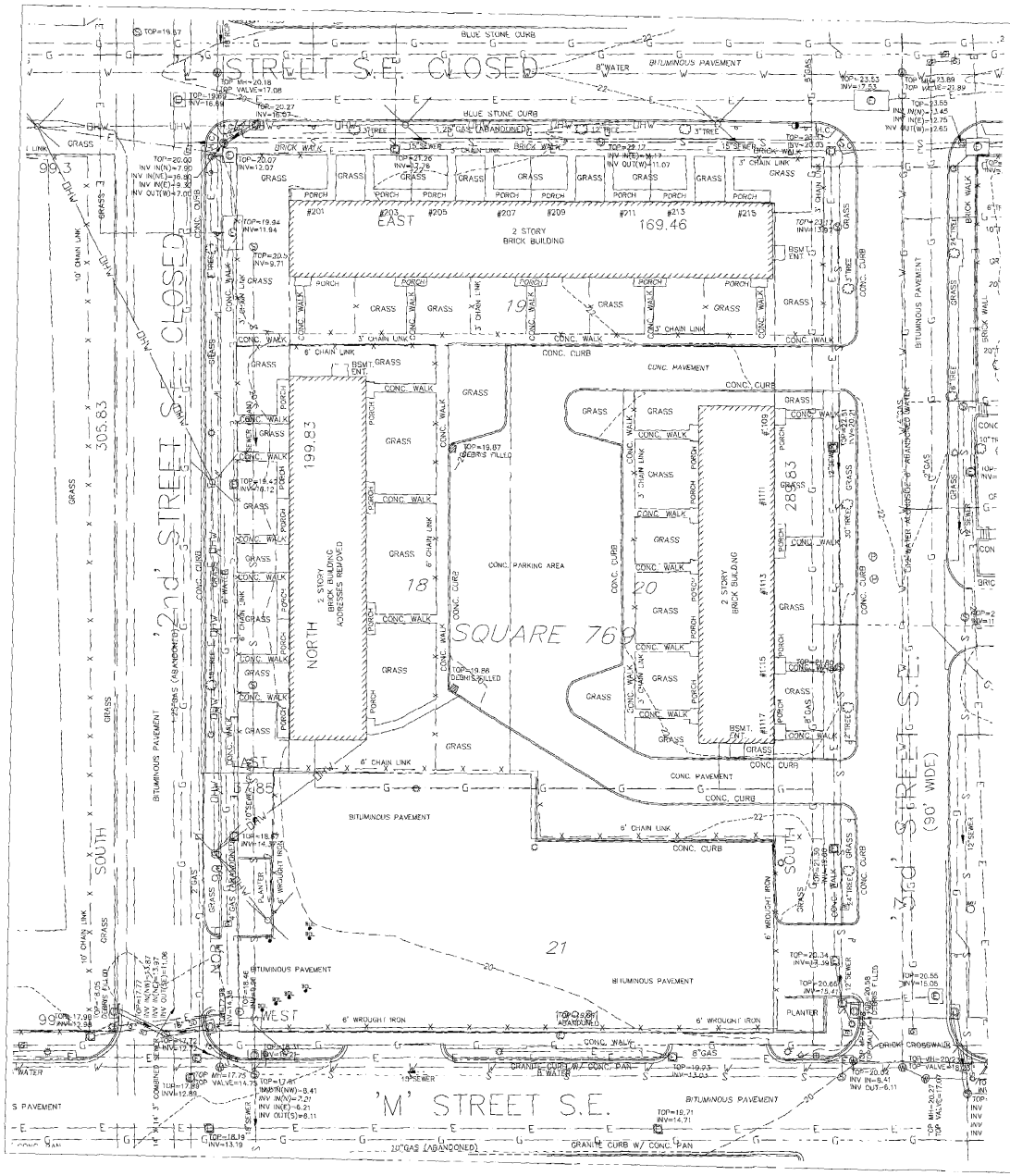
TOTAL SQUARE AREA	82,238.59 SQ.FT.	1.888 ACRES
AREA FOR THIS DEVELOPMENT	27,960.90 SQ.FT.	0.6419 ACRES



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



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NOTES:

1.) THE HORIZONTAL DATUM IS BASED ON A BOUNDARY SURVEY PROVIDED BY GREENHORNE & O'MARA INC.

2.) VERTICAL DATUM IS BASED ON THE DISTRICT OF COLUMBIA DATUM.
D.C. BENCH MARKS: 10-130 ELEVATION = 20.41'
TWO (2) FOOT CONTOUR INTERVALS

3.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 110001 0030 B, FOR THE DISTRICT OF COLUMBIA, WASHINGTON, DC., DATED NOVEMBER 15, 1985.

4.) NO TITLE REPORT FURNISHED.

5.) BOUNDARY DETERMINATION PROVIDED BY GREENHORNE & O'MARA 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 GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION 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/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 3901 Calverton Boulevard - 3rd Floor Beltsville, Maryland 20705	PLAN PROVIDED
DISTRICT CABLE VISION 901 Michigan Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	PLAN PROVIDED, MAP A/8-002-SE
MCI WORLDCOM 2250 Lakeside Road Richardson, TX 75082	PLAN PROVIDED, UTILITIES IN STREETS, NO EXACT LOCATION PROVIDED
PEPCO 1900 Pennsylvania Ave. Room 308 Washington, DC 20068	PLANS PROVIDED, 799F380, 799F381, 800F380 & 800F381
WATER & SEWER PLANS	DC DPW - BLUE PLAINS PLAN ROOM
AT&T 11026 Fingerboard Road Monrovia, MD 21770	NO FACILITIES WITHIN AREA

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED 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 DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

LEGEND

- C — CABLE TELEVISION CONDUIT
- E — ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- X — FENCE LINE
- G — NATURAL GAS CONDUIT
- OHW — OVERHEAD WIRES
- T — TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- S — SANITARY SEWER CONDUIT
- SD — STORM DRAIN CONDUIT
- W — WATER CONDUIT
- CONC. ..... CONCRETE
- C&G ..... CURB AND GUTTER
- BLDG. ..... BUILDING
- STY. ..... STORY
- TRV. ..... ELECTRICAL TRANSFORMER
- ASPH. ..... ASPHALT
- ESMT. ..... EASEMENT
- RCP ..... REINFORCED CONCRETE PIPE
- CMP ..... CORRIGATED METAL PIPE
- BRL ..... BUILDING RESTRICTION LINE
- R/W ..... RIGHT-OF-WAY
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TMS TRAFFIC MANAGEMENT SYSTEM — CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WALK VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- CURB INLET
- 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

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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1023 31st Street, NW
Washington, DC 20007

P 202.337.5776
F 202.337.2269
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PROJECT
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PUD APPLICATION FOR FINAL APPROVAL
EXISTING CONDITIONS PLAN

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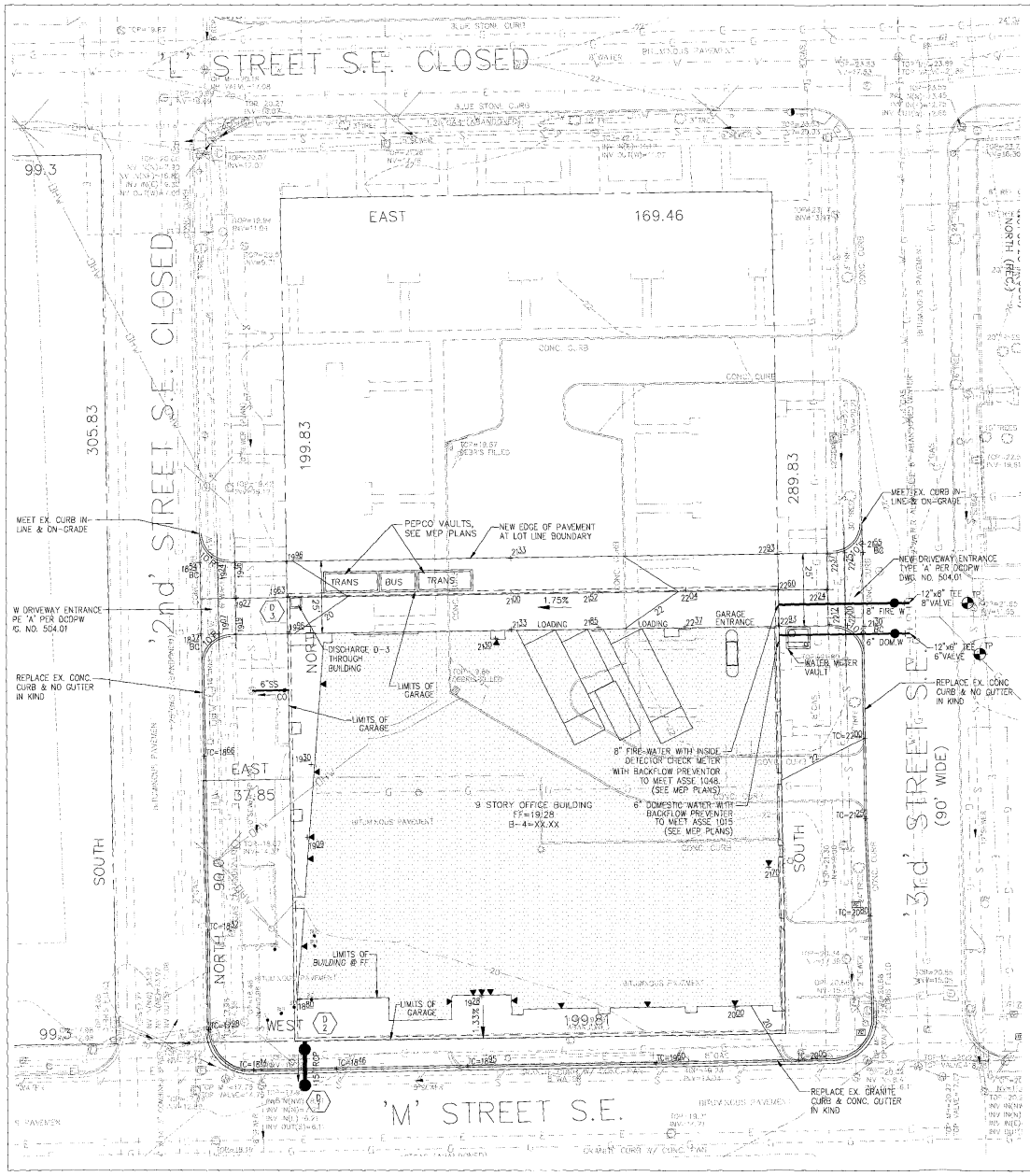

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STORMWATER MANAGEMENT NARRATIVE

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.

LEGEND

- D 1 — 10"DIP — STORM DRAIN
- S 1 — 8"SS — SANITARY SEWER
- 6" FIRE WATER — WATER LINE
- TP — TEST PIT
- EXISTING CONTOUR LINE
- 31 — PROPOSED CONTOUR LINE
- BUILDING ENTRANCE
- +25.52 — PROPOSED SPOT ELEVATION

LEGEND

- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
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WATER CONDUIT

CONC. ..... CONCRETE
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- UTILITY POLE

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
SITE, GRADING & UTILITY PLAN

STAMP

PROJECT NO.
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1"=40'

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04-14-06

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C-2.0

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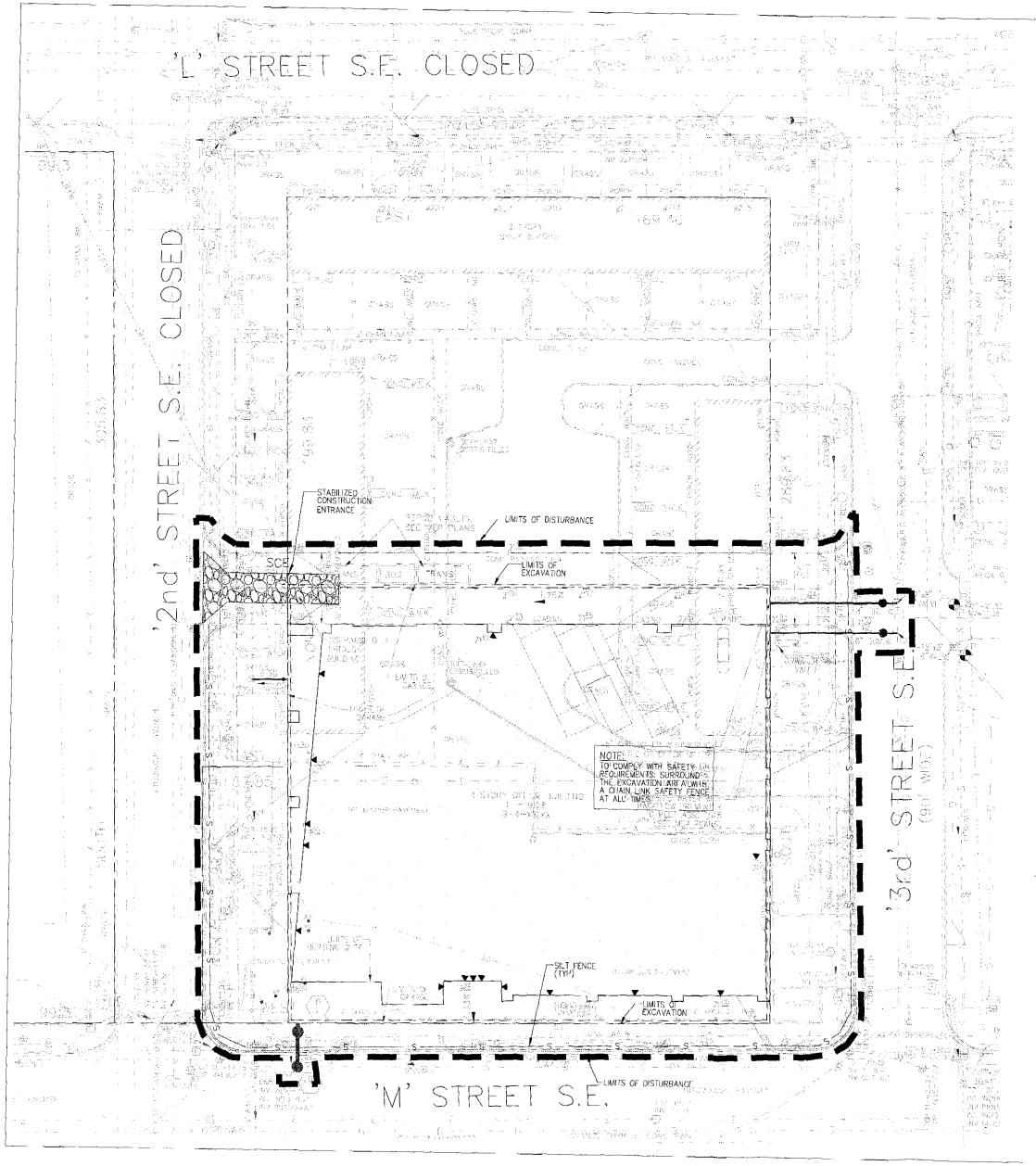

LIMITS OF DISTURBANCE

S —— S —— S SILT FENCE

SCE STABILIZED CONSTRUCTION ENTRANCE

LEGEND

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
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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

NORTH

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(IN FEET)
1 inch = 40 ft.

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DRAWING TITLE

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EROSION CONTROL PLAN

STAMP

PROJECT NO.
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DRAWN BY:
MDB

SCALE
1"=40'

DATE
04-14-06

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C-3.0

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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:

A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE;
B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER;
C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K Pa) 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:

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

SOD ESTABLISHMENT (VEGETATIVE STABILIZATION)

To provide quick cover on disturbed areas which will be maintained with equipment (2:1 grade or flatter).

1. General Specifications

a. Class of turfgrass sod shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.

b. 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.

c. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.

d. 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 pads and torn or uneven ends will not be acceptable.

e. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.

f. Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be inspected and approved prior to its installation.

g. Sod labels shall be made available to the job foreman and inspector.

2. Sod Installation

a. During periods of excessively high temperature the soil shall be lightly irrigated immediately prior to laying the sod.

b. 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 overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.

c. 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 rolling, tamping and pegging or other approved methods.

d. 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 pad and soil surface below the sod are thoroughly wet. The operations of laying, tamping and irrigating for any piece of sod shall be completed within eight hours.

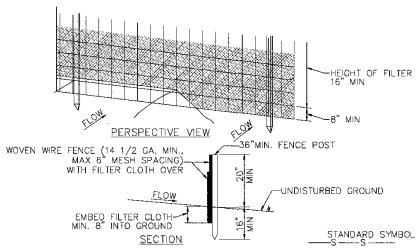
3. Sod Maintenance

a. 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.

b. After the first week, sod shall be watered as necessary to maintain adequate moisture and ensure establishment.

c. First mowing should not be attempted until sod is firmly rooted. No more than 1/3 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.

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. ALLEY AND/OR STREET SHALL BE SWEPT 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 IT'S 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, SOD, PAVE, BRICKBAT OR 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.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

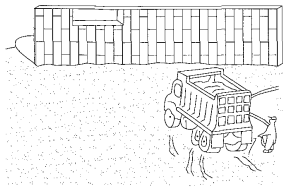
POST: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

FABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

1 / C-5 FABRICATED SILT FENCE
NOT TO SCALE



STANDARDS AND SPECS FOR VEHICLE WASH AREA

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

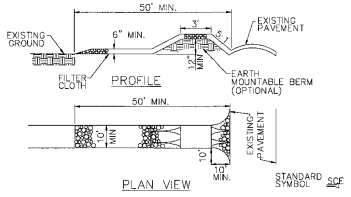
PURPOSE: THE VEHICLE WASH IS PROVIDED TO MINIMIZE THE QUANTITY OF SEDIMENT DEPOSITED ON DISTRICT OF COLUMBIA ROADS BY VEHICLES LEAVING THE SITE.

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. NATIONAL ARBORETUM ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

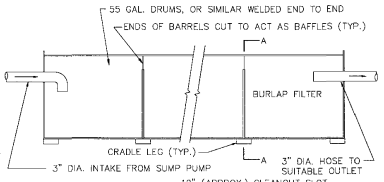
5 / C-5 VEHICLE WASH AREA
NOT TO SCALE

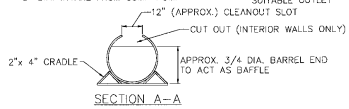


CONSTRUCTION SPECIFICATIONS

1. STONE SIZE-USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH-AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS-NOT LESS THAN SIX (6) INCHES.
4. WIDTH-TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. 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.
6. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR 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 SPILLED, DROPPED, WASHED OR TRACKED ONTO DISTRICT OF COLUMBIA ROADS MUST BE REMOVED IMMEDIATELY.
8. 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.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 / C-5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE





SECTION A-A

NOTES:

1. CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
2. 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 IN GALLONS PER MINUTE. PUMP DISCHARGE (G.P.M.) x 16=CUBIC FOOT STORAGE
3. ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

3 / C-5 PORTABLE SEDIMENT TANK DETAIL
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MDB
SCALE:
1"=40'
DATE:
04-14-06
DWG. NO.
C-3.1

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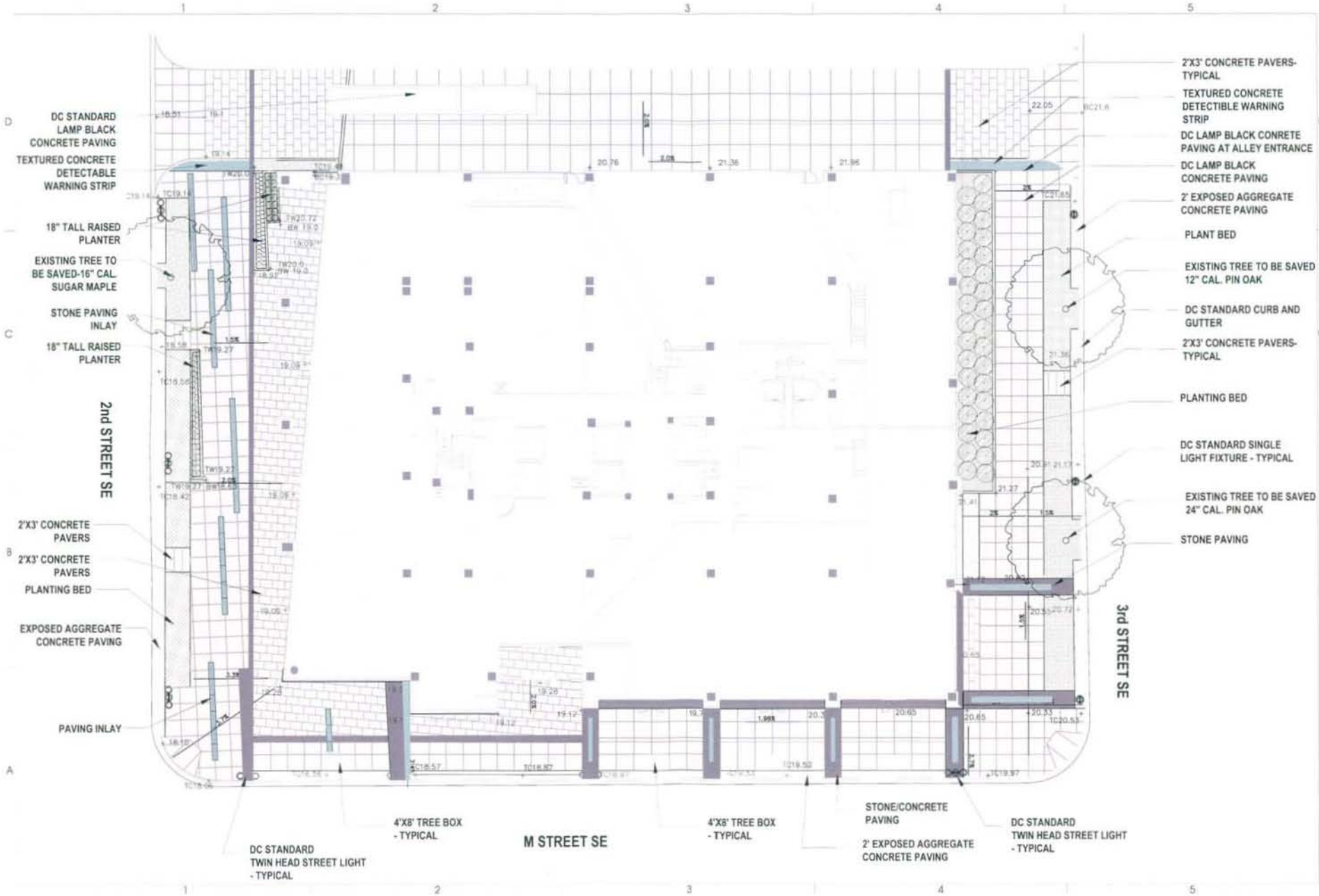

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Washington, DC 20007
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GRADING AND MATERIALS PLAN

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DRAWN BY
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DATE 04-14-06
DWG. NO. L1-1

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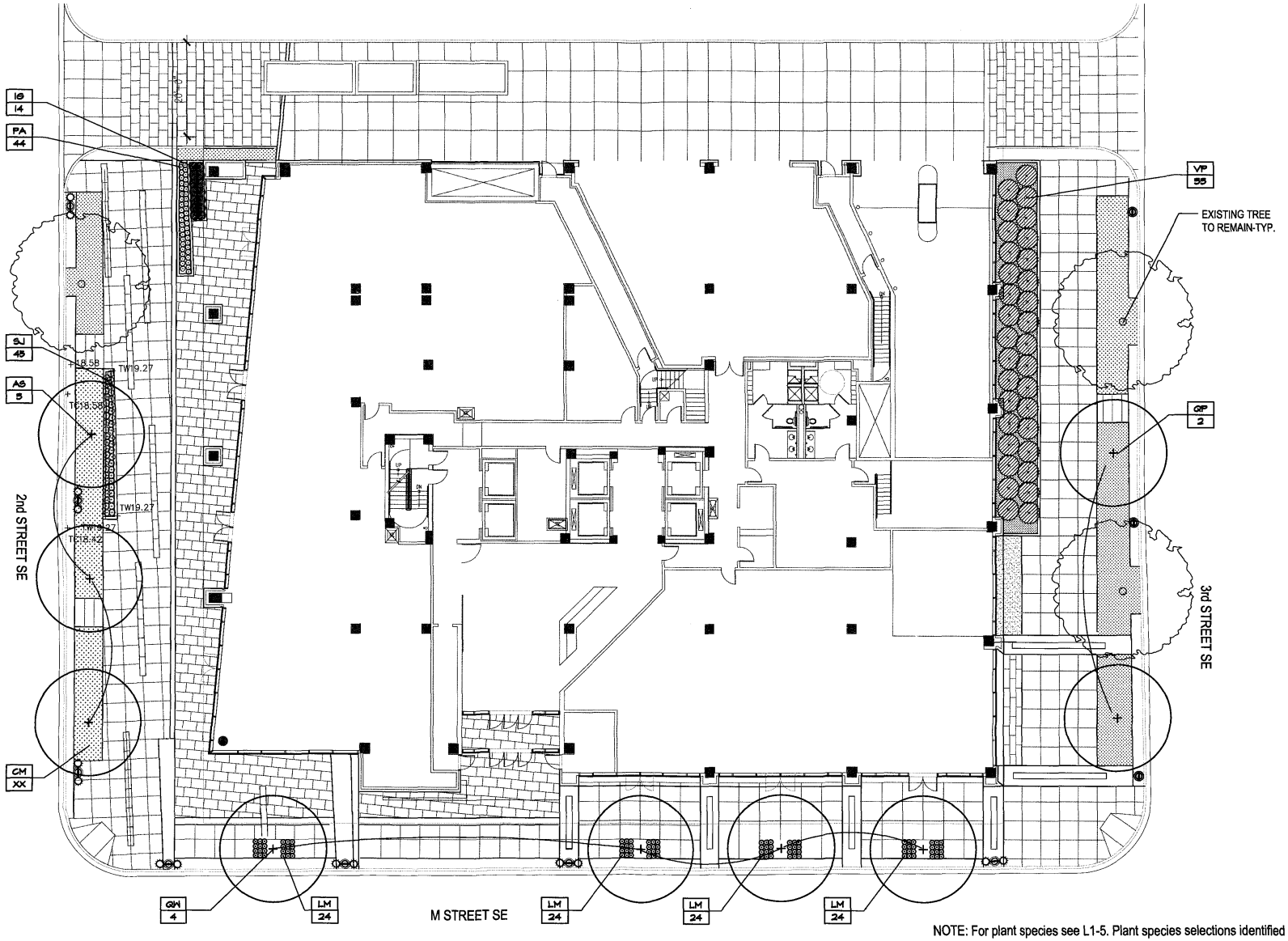

NOTE: For plant species see L1-5. Plant species selections identified on this plan are shown to illustrate design intent. Final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.

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ARCHITECTS
1023 31st Street, NW
Washington, DC 20007
P 202.667.9776
F 202.667.2280
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ParkerRodriguez, Inc.
102 South Alfred Street
Alexandria, Virginia 22314
703.548.5010
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PLANTING PLAN

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L1-2A

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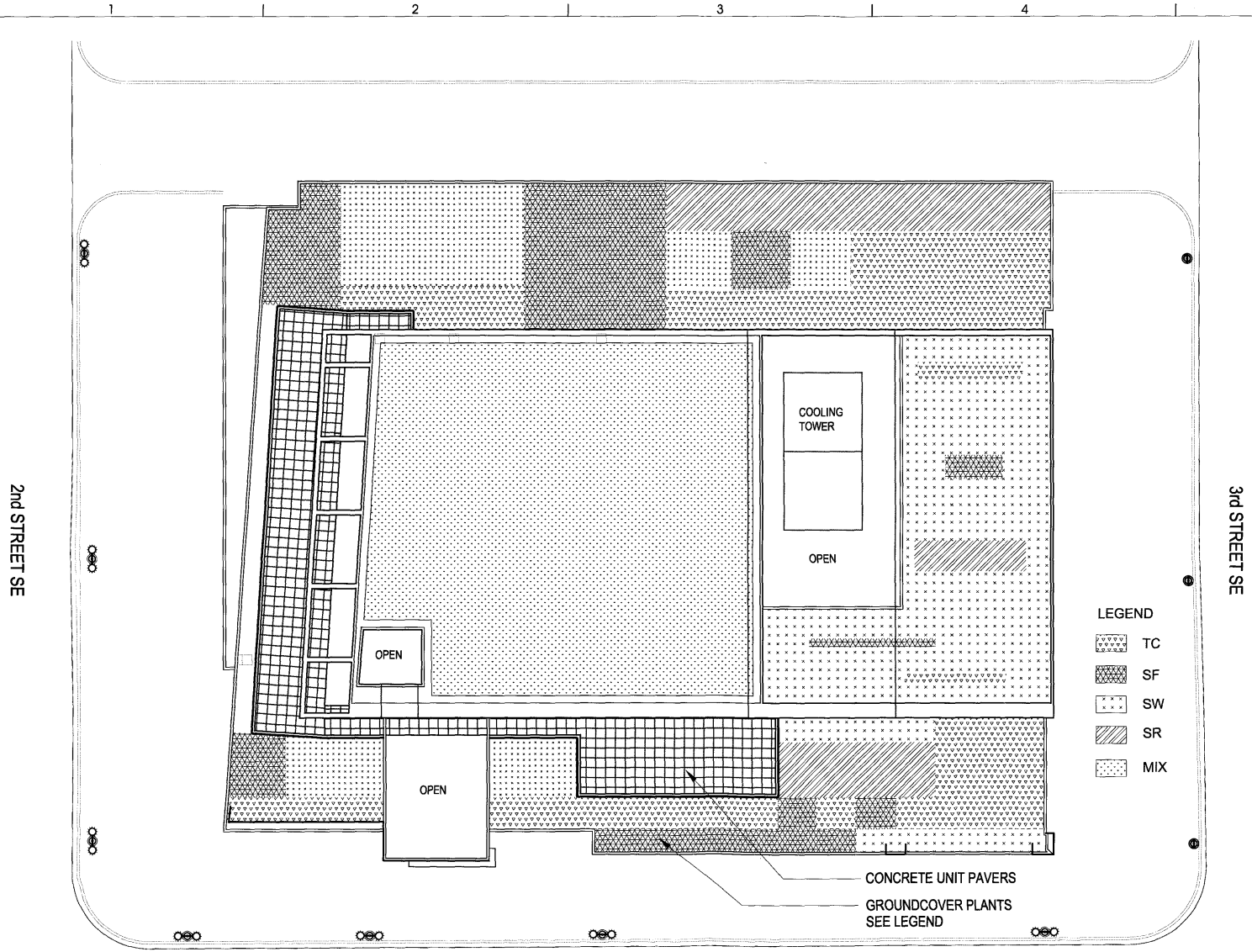

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ROOF TOP PLANTING PLAN

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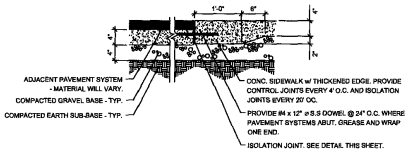

1 C.I.P. CONCRETE PAVEMENT
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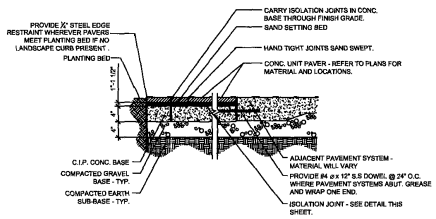

2 CONCRETE UNIT PAVERS
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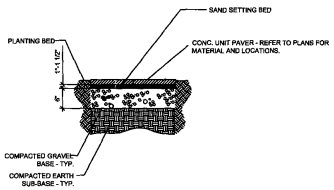

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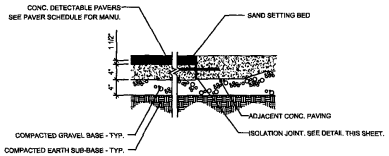

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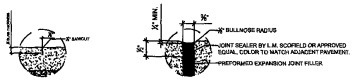

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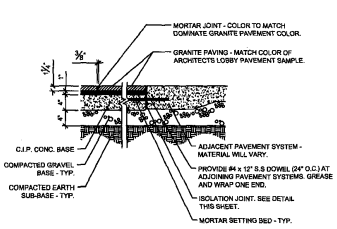

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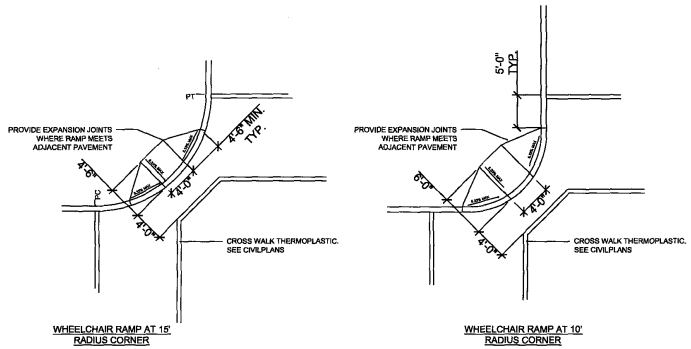

7 HANDICAP RAMPS IN CONCRETE PAVEMENT
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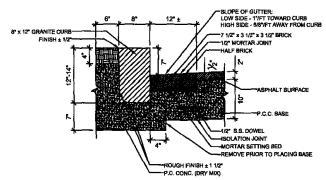

6 GRANITE CURB AND BRICK GUTTER
NOT TO SCALE

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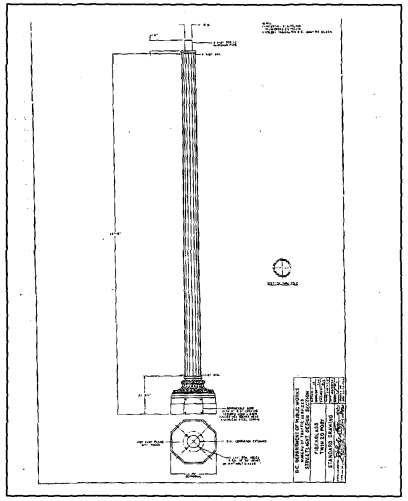

1 TWIN 20 - POST DETAIL
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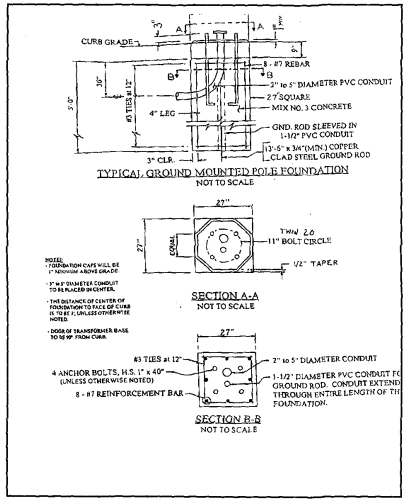

3 TYPICAL LIGHT POLE FOUNDATION
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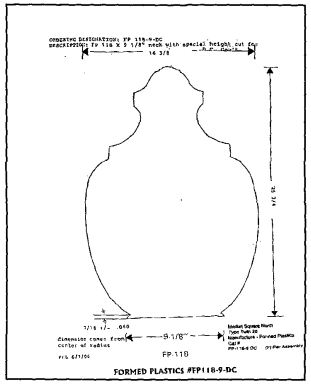

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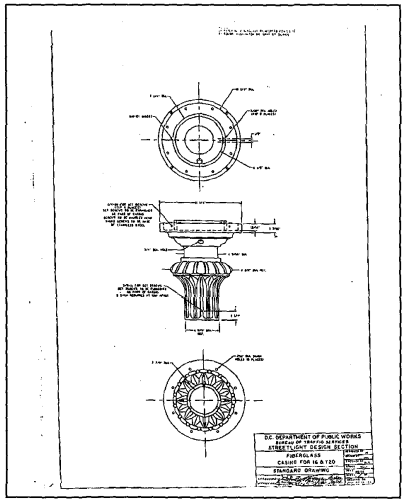

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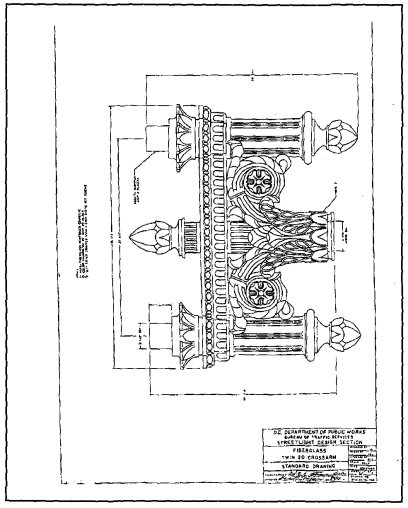

4 TWIN 20 CROSSARM
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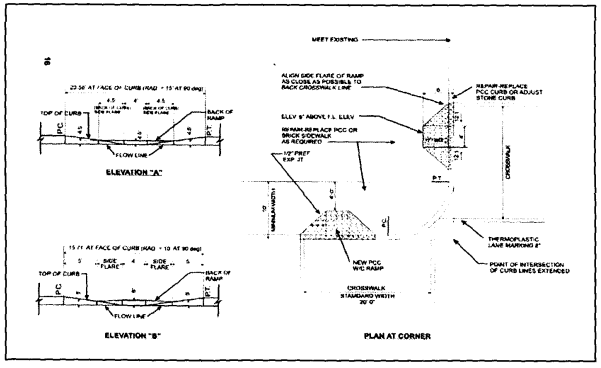

6 WHEEL CHAIR RAMP DETAILS
NTS

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250 M Street Plant Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE	ROOT	REMARKS
	CANOPY TREES					
AS	*Acer saccharum*	Sugar Maple	3	3-31/2"	B&B	Symmetrical specimens, branched to 6'6" from ground
QP	*Quercus palustris*	Pin Oak	2	3-31/2"	B&B	Symmetrical specimens, branched to 6'6" from ground
QW	*Quercus phellos*	Willow Oak	4	3-31/2"	B&B	Symmetrical specimens, branched to 6'6" from ground
	SHRUBS					
IG	*Ilex glabra 'Helleri'*	Helleri Holly				
OH	*Osmanthus heterophyllus 'Goshiki'*	Goshiki False Holly		24 - 30"	Cont.	full branching; upright
SJ	*Spirea japonica 'Little Princess'*	Little Princess Spirea		24 - 30"	Cont.	full branching; upright
VP	*Viburnum plicatum 'Triumph'*	Triumph Viburnum		24 - 30"	Cont.	full branching; upright
	PERENNIALS / GRASS / GROUNDCOVER					
CM	*Carex morrowii 'Silver Sceptre'*	Silver Sceptre Sedge		1 gal.	Cont.	Heavy specimens
HC	*Hyperium x 'Hidcote'*	Hidcote' St. Johnswort		1 gal.	Cont.	Heavy specimens
LMB	*Liriope mascarii 'Big Blue'*	Big Blue Liriope		1 gal.	Cont.	Heavy specimens
PA	*Pennisetum alopecuroides 'Hamelin'*	Dwarf Fountain Grass		1 gal.	Cont.	Heavy specimens

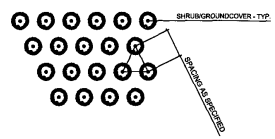
PLANT LIST GREENROOF

KEY	BOTANICAL/ COMMON NAME	QUANT.	SIZE	ROOT	SPACING	REMARKS
	GRASSES					
TC	Talium calycinum	1500	N/A	Peat Pot	6" o.c.	Heavy Specimens
SF	Sedium spurium 'Fuldaglut'	1200	N/A	Peat Pot	6" o.c.	Heavy Specimens
SW	Sedium spurium 'White Form'	1200	N/A	Peat Pot	6" o.c.	Heavy Specimens
SR	Sedium spurium 'Roseum'	1450	N/A	Peat Pot	6" o.c.	Heavy Specimens

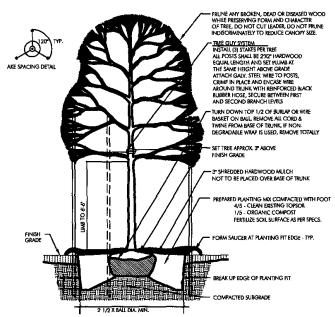
Plant materials include but are not limited to the above list.

Note: 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.

1 PLANT SCHEDULE
NTS



3 SHRUB / GROUNDCOVER LAYOUT
NTS



2 TREE PLANTING
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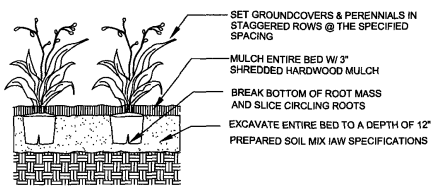

4 SHRUB / GROUNDCOVER PLANTING
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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
PLANTING DETAILS AND SCHEDULE

PROJECT NO.
05034.00
DRAWN BY:
SCALE:
DATE:
04-14-06
DWG. NO.
L1-5

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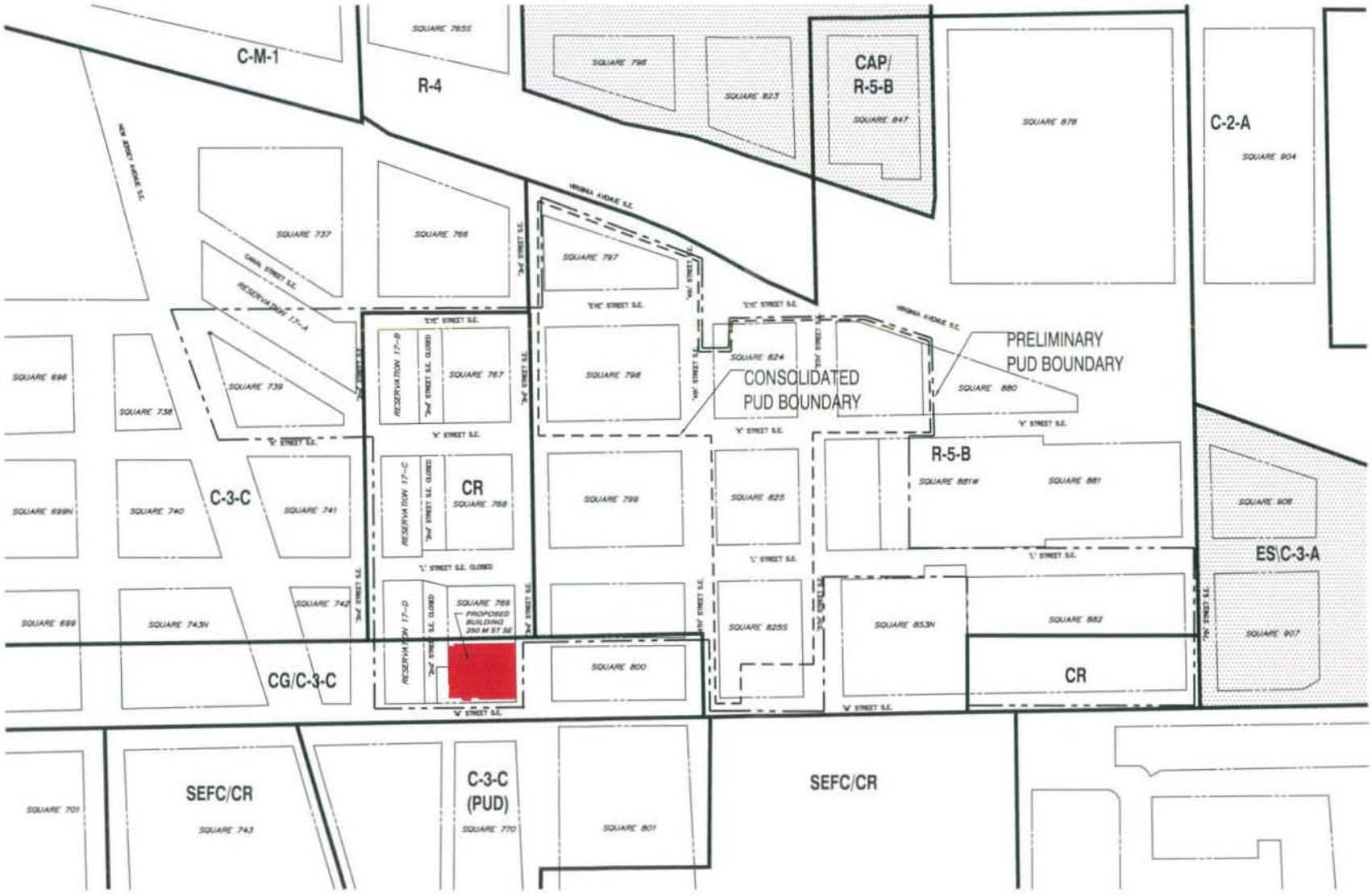

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PUD APPLICATION FOR FINAL APPROVAL
ZONING MAP

375 250 125 0 125 250 375

PROJECT NO.
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SCALE
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DATE
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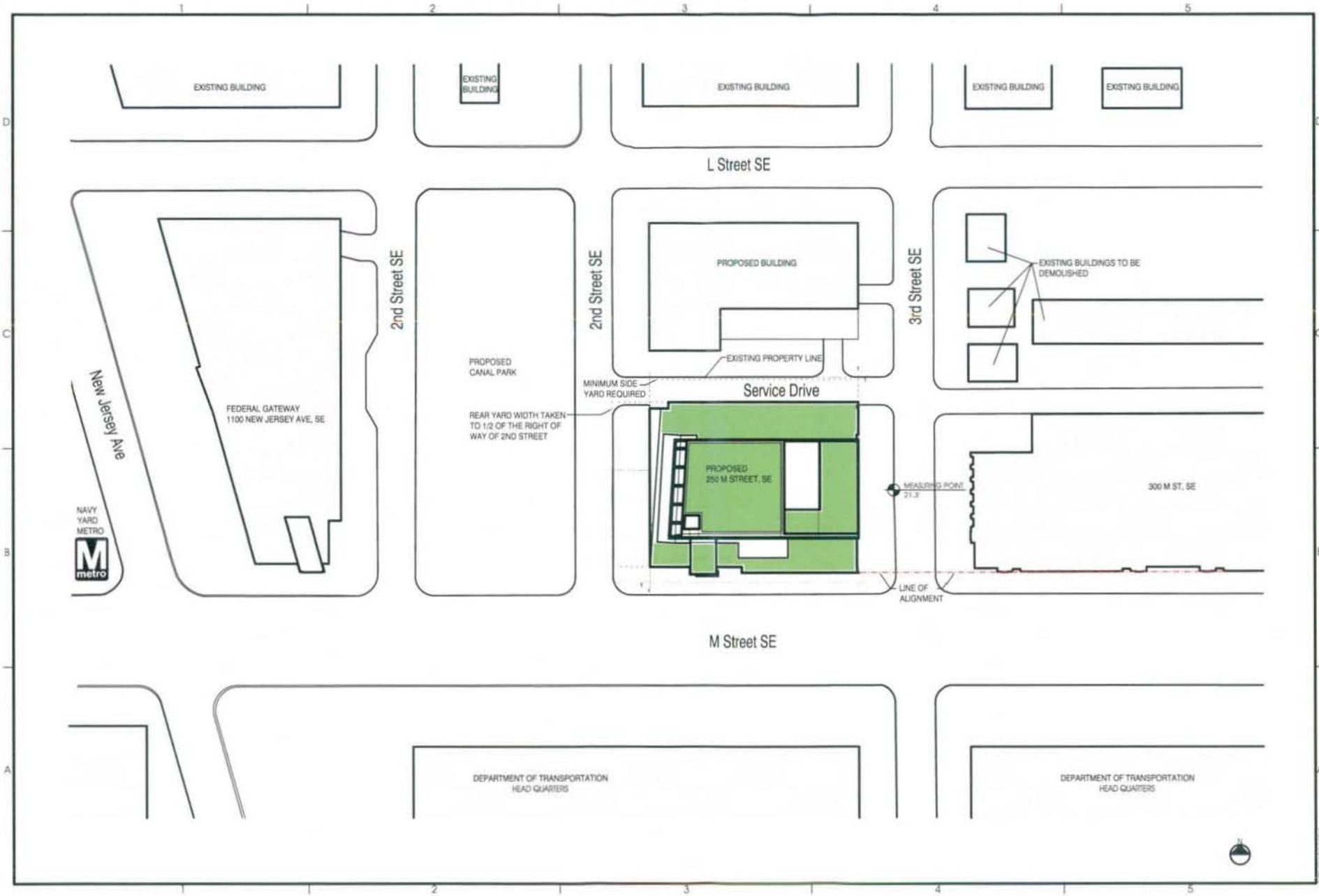
DWG. NO.
A0.01



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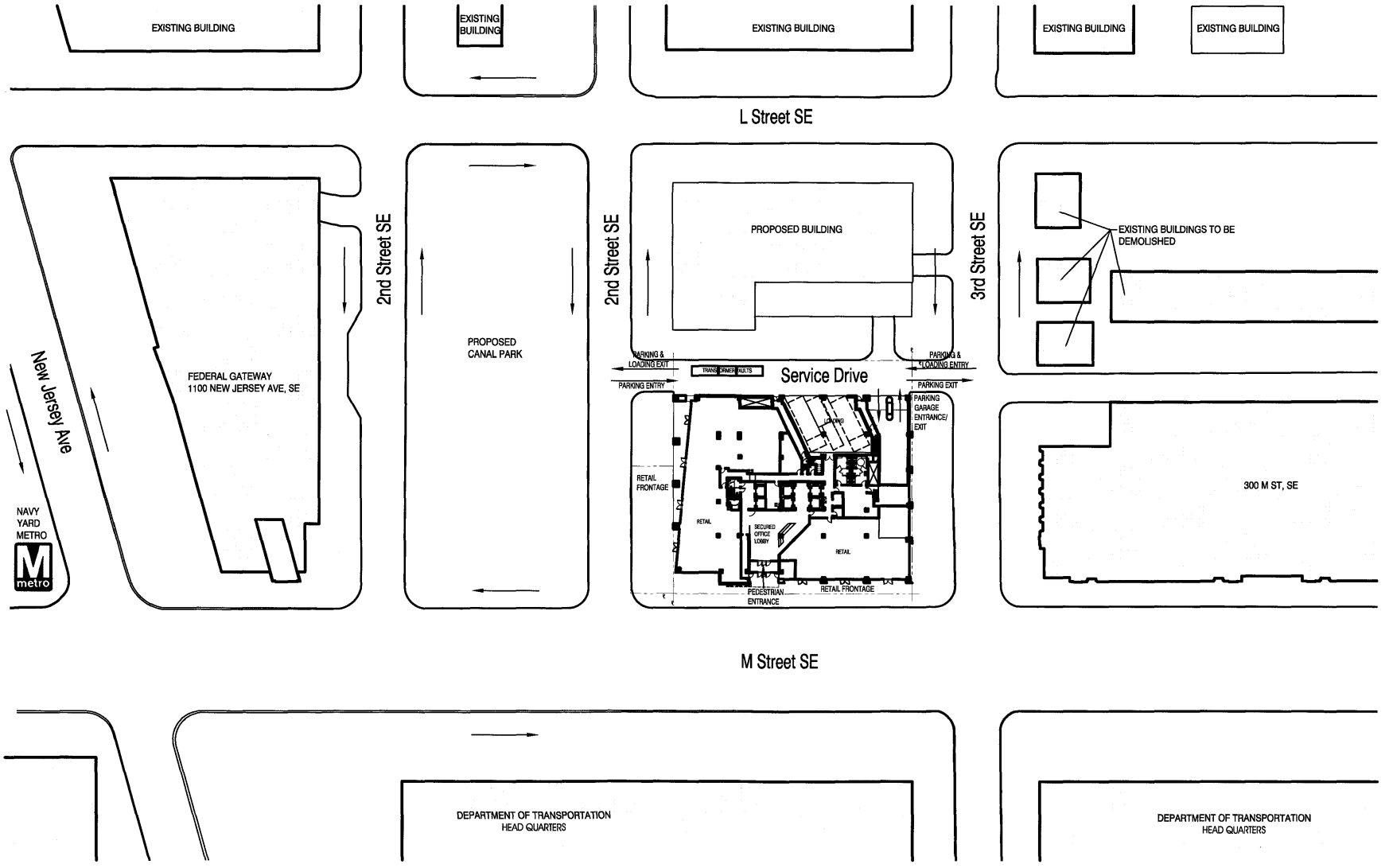
DRAWING TITLE

PUD APPLICATION FOR FINAL APPROVAL
SITE PLAN

35 0 35 70 150

PROJECT NO
05034.00
DRAWN BY
CMN
SCALE
1" = 70'-0"
DATE
04-14-06
DWG NO.

A0.02



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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
SITE CIRCULATION PLAN

35 0 35 70 150

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DRAWN BY:
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SCALE:
1" = 70'-0"
DATE:
04-14-06
DWG. NO.
A0.03

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Looking southwest from the
the intersection of
New Jersey Aveand M Street, SE
Navy Yard Metro Entrance

Looking northeast from the
intersection of 3rd Street, SE
and L Street, SE
Residential in foreground
Hotel in center background
1100 New Jersey Ave building
in left background

Looking northwest from the
intersection of 3rd Street, SE
and L Street, SE
Residential

Looking southeast from the intersection of
L Street, SE and 2nd Street, SE
Department of Transportation Headquarters
with 300 M Street in left foreground

1100 New Jersey Ave, SE
Federal Gateway Building
M Street (South) Facade

1100 New Jersey Ave, SE
Federal Gateway Building
New Jersey Ave (West) Facade

Looking north from the
intersection of M Street, SE
and 3rd Street, SE
300 M Street office building

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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
SITE CONTEXT

PROJECT NO.
05034.00
DRAWN BY
CMN
SCALE
NTS
DATE
04-14-06
DWG. NO.
A0.04

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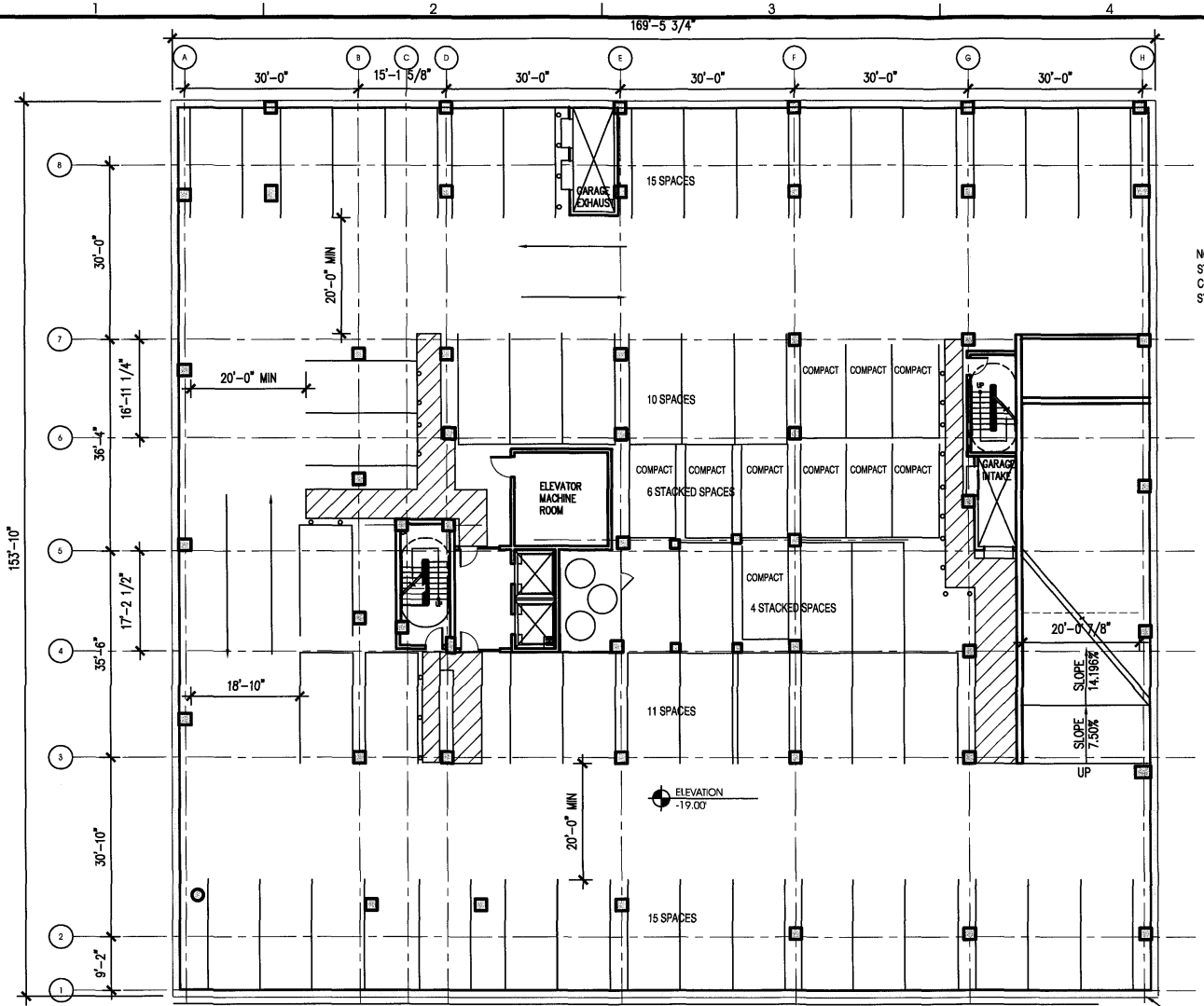

NOTE: PARKING SPACES ARE 9'X19' STANDARD
COMPACT SPACES ARE 8'X16', MIN. STANDARD

PROPERTY LINE

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 SPACES REQUIRED BY ZONING: 150
TOTAL SPACES PROVIDED: 238 (44 STACKED, 194 NON-STACKED)

TOTAL PARKING SPACES

LEVEL	# OF SPACES								TOTAL
	REGULAR				HANDICAP		STACKED		
	STANDARD	VAN	HYBRID	COMPACT	STANDARD	VAN	STANDARD	COMPACT	
P1	15	12	3	6	2	2	2	7	49
P2	38	–	9	–	3	–	2	10	62
P3	49	–	–	3	–	–	2	11	65
P4	49	–	–	3	–	–	3	7	62
TOTAL	151	12	12	12	5	2	9	35	238

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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
P-4 PARKING LEVEL PLAN

PROJECT NO.
05034.00
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CMN
SCALE:
1" = 20'-0"
DATE:
04-14-06
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A1.01

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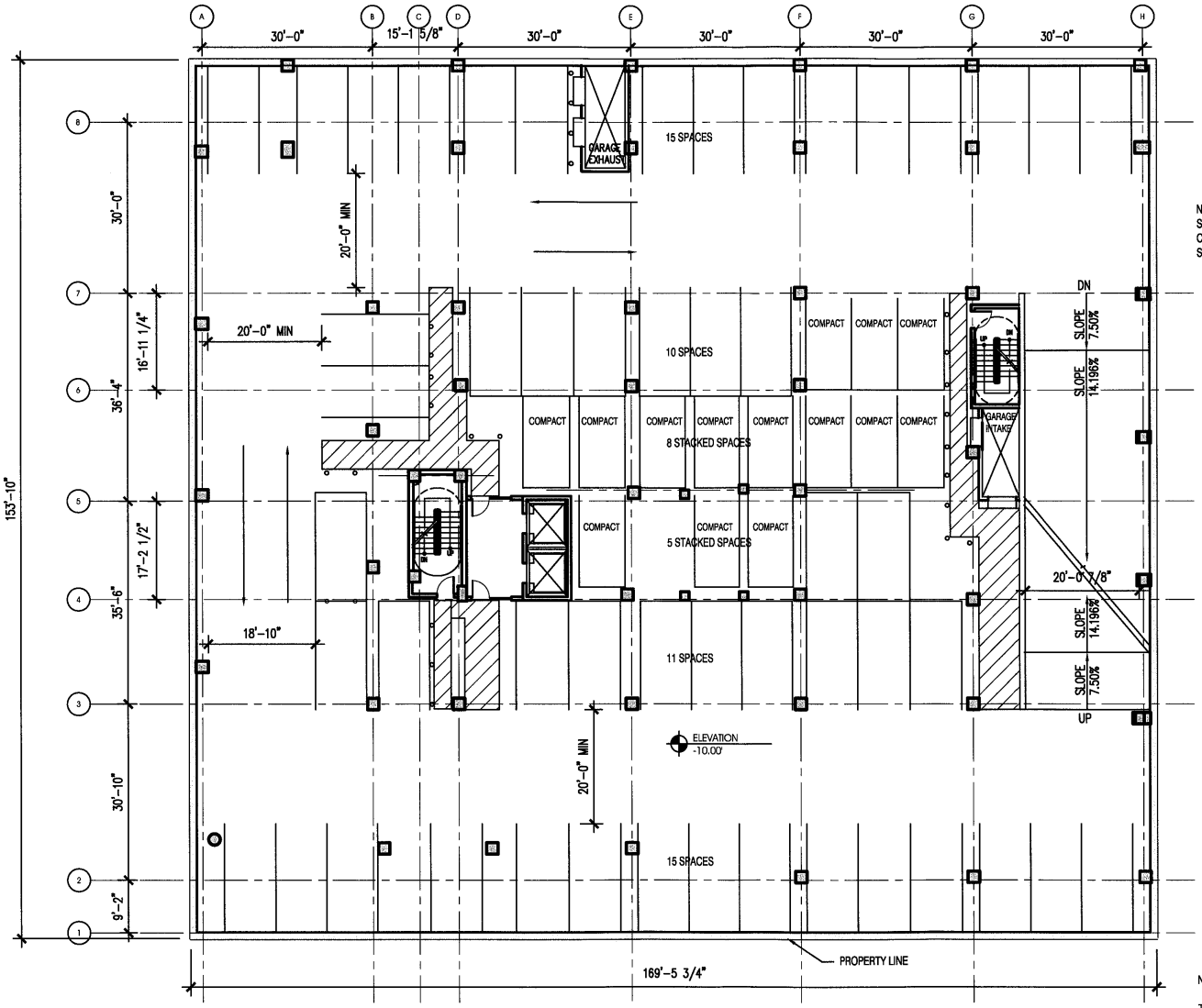

NOTE: PARKING SPACES ARE 9'X19' STANDARD
COMPACT SPACES ARE 8'X16', MIN. STANDARD

TOTAL PARKING SPACES

LEVEL	# OF SPACES								TOTAL
	REGULAR				HANDICAP		STACKED		
	STANDARD	VAN	HYBRID	COMPACT	STANDARD	VAN	STANDARD	COMPACT	
P3	49	–	–	3	–	–	2	11	65

NOTE:

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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
P-3 PARKING LEVEL PLAN

PROJECT NO.
05034.00
DRAWN BY:
CMN
SCALE:
1" = 20'-0"
DATE:
04-14-06
DWG. NO.
A1.02

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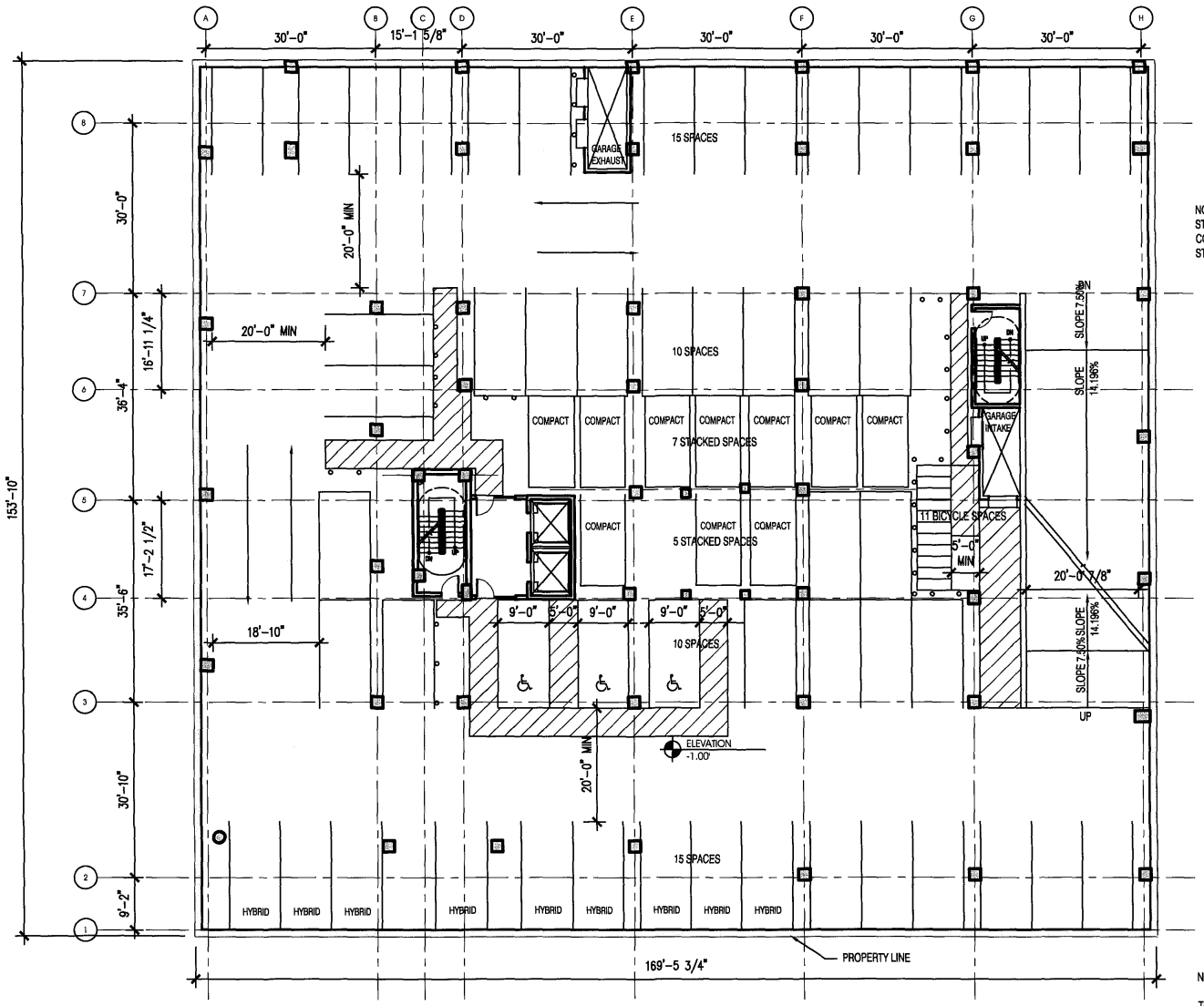

NOTE: PARKING SPACES ARE 9'X19' STANDARD
COMPACT SPACES ARE 8'X16', MIN. STANDARD

TOTAL PARKING SPACES

LEVEL	# OF SPACES								TOTAL
	REGULAR				HANDICAP		STACKED		
	STANDARD	VAN	HYBRID	COMPACT	STANDARD	VAN	STANDARD	COMPACT	
P2	38	–	9	–	3	–	2	10	62

NOTE:

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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
P-2 PARKING LEVEL PLAN

PROJECT NO.
05034.00
DRAWN BY:
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SCALE:
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DATE:
04-14-06
DWG. NO.
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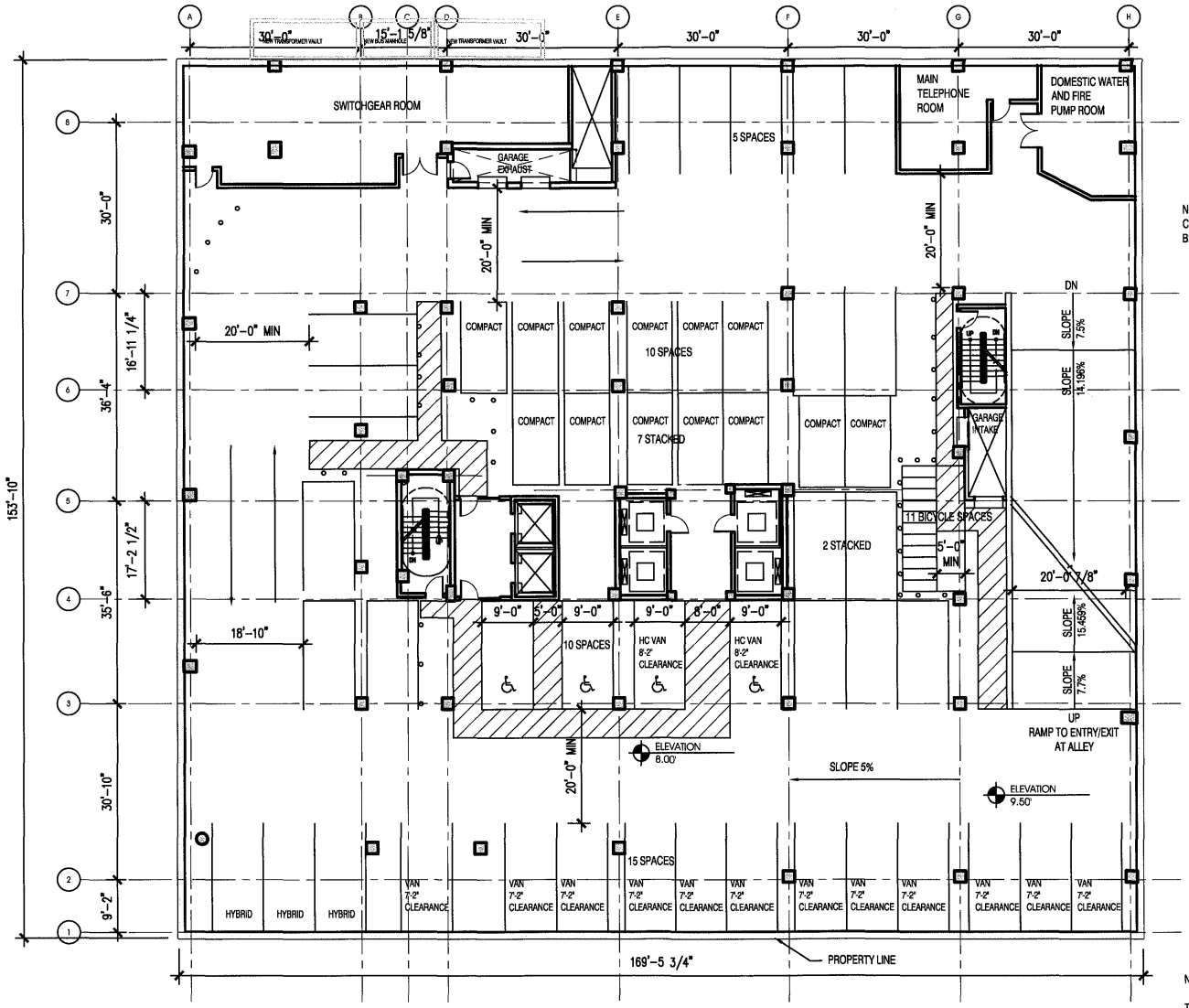

NOTE: PARKING SPACES ARE 9'X19', STANDARD
COMPACT SPACES ARE 8'X16' MIN, STANDARD
BICYCLE SPACES ARE 2'X6', STANDARD

NOTE:

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TOTAL PARKING SPACES

LEVEL	# OF SPACES								TOTAL
	REGULAR				HANDICAP		STACKED		
	STANDARD	VAN	HYBRID	COMPACT	STANDARD	VAN	STANDARD	COMPACT	
P1	15	12	3	6	2	2	2	7	49

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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
P-1 PARKING LEVEL PLAN

PROJECT NO.
05034.00
DRAWN BY:
CMN
SCALE:
1" = 20'-0"
DATE:
04-14-06
DWG. NO.
A1.04

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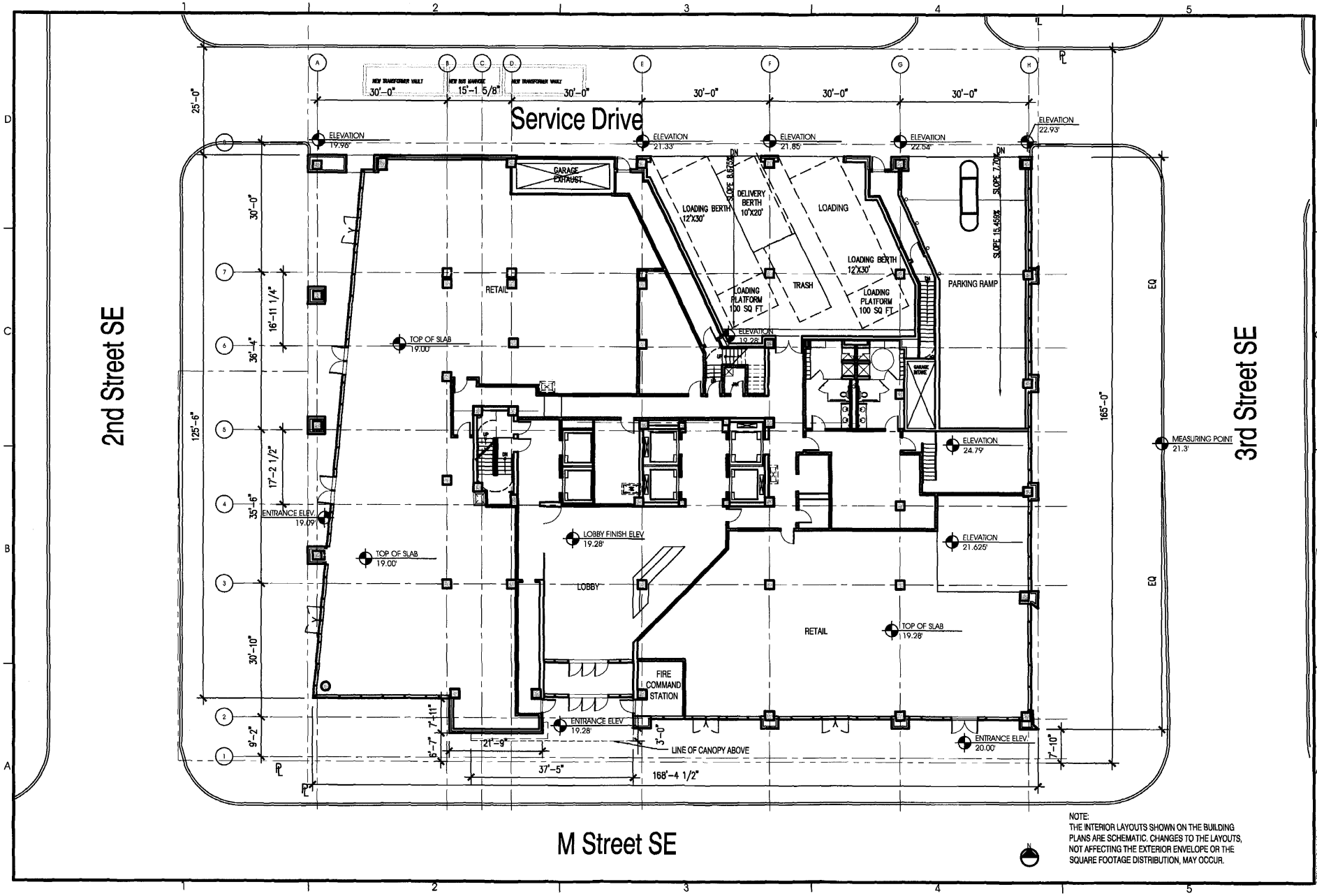

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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
FIRST FLOOR PLAN

PROJECT NO.
05034.00
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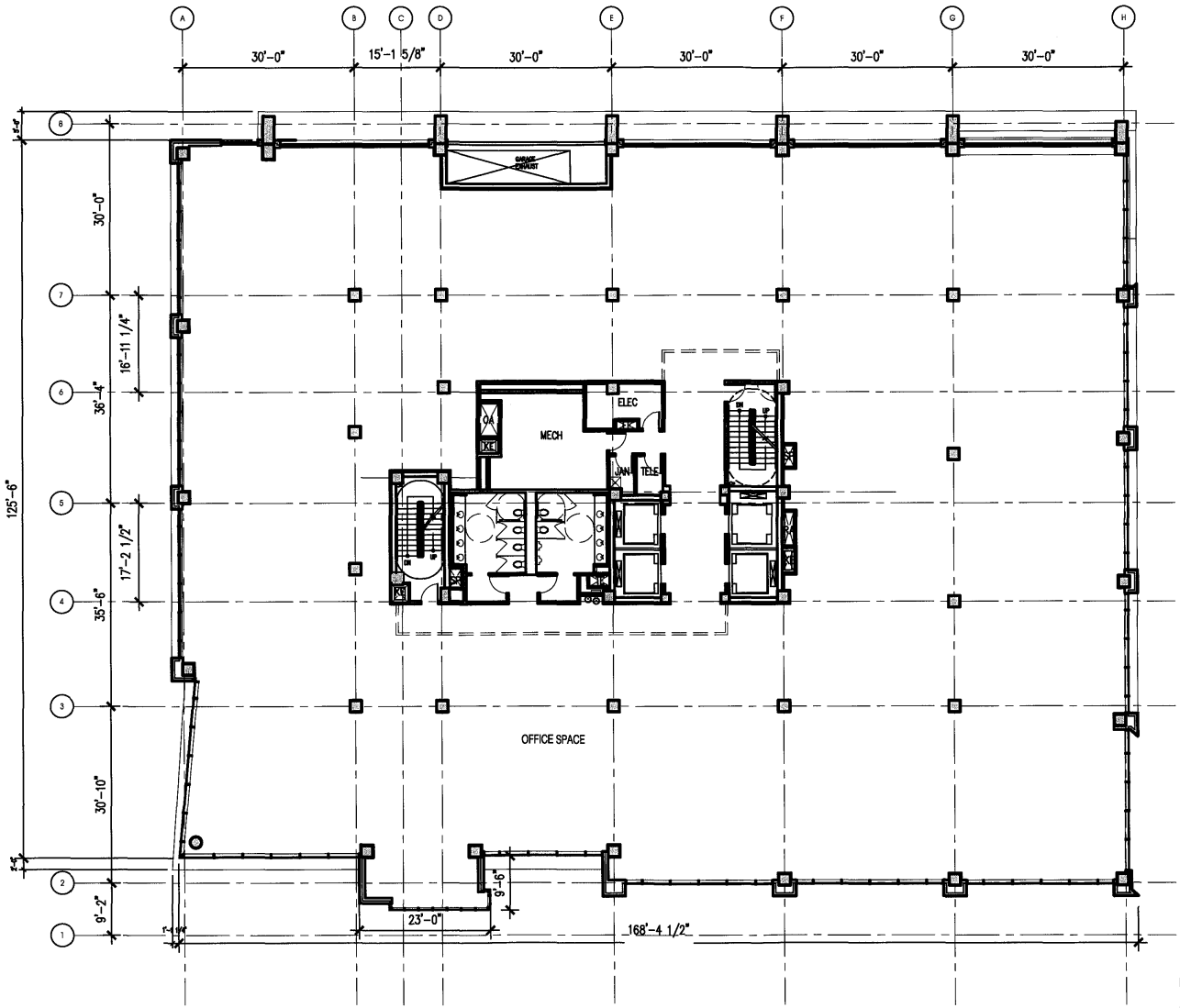

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DRAWING TITLE

PUD APPLICATION FOR FINAL APPROVAL
SECOND FLOOR PLAN

PROJECT NO.
05034.00

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CMN

SCALE:
1" = 20'-0"

DATE:
04-14-06

DWG. NO.
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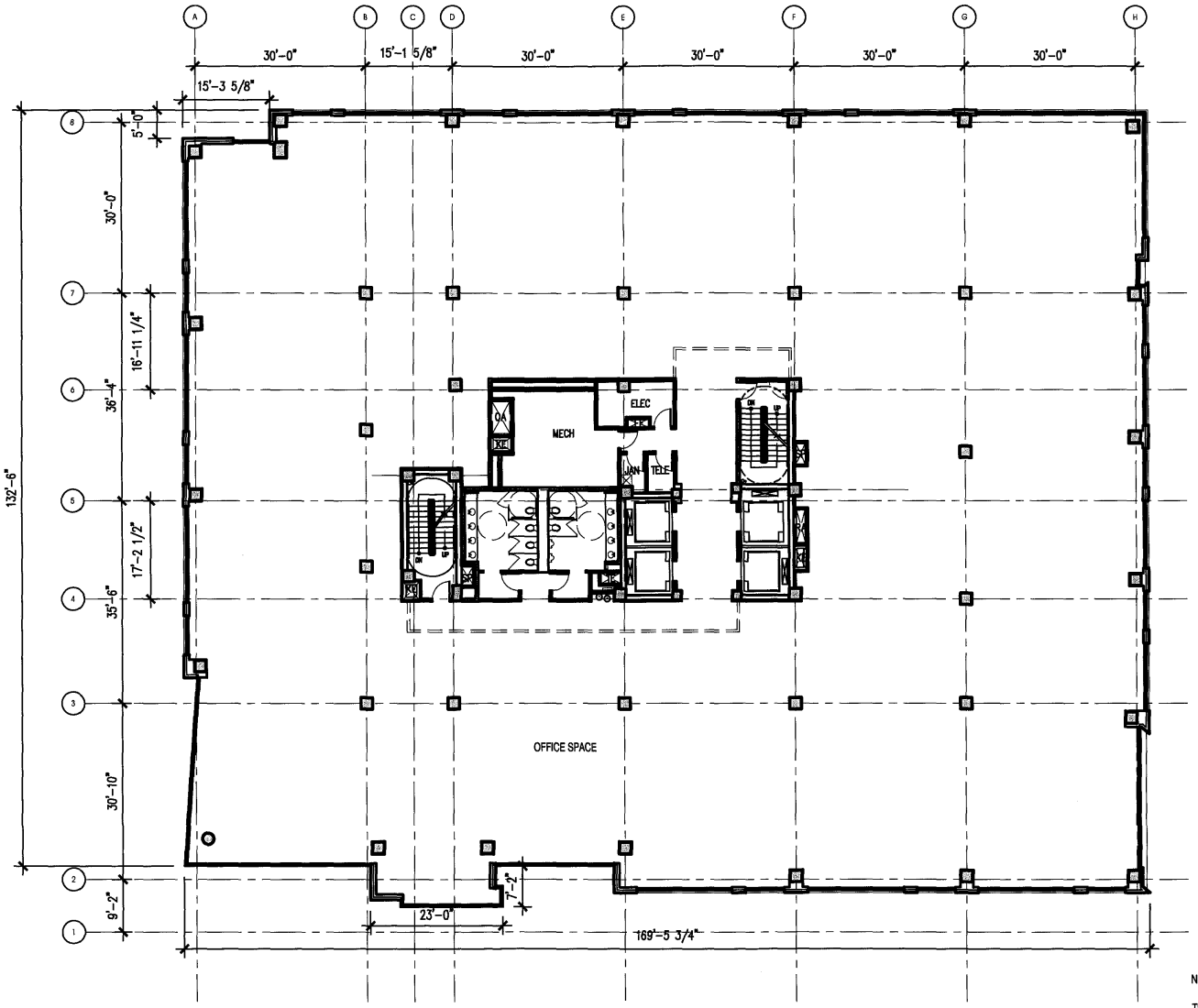

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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
TYPICAL THIRD THRU SIXTH FLOOR PLAN

PROJECT NO.
05034.00
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CMN
SCALE:
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DATE:
04-14-06
DWG. NO.
A1.07

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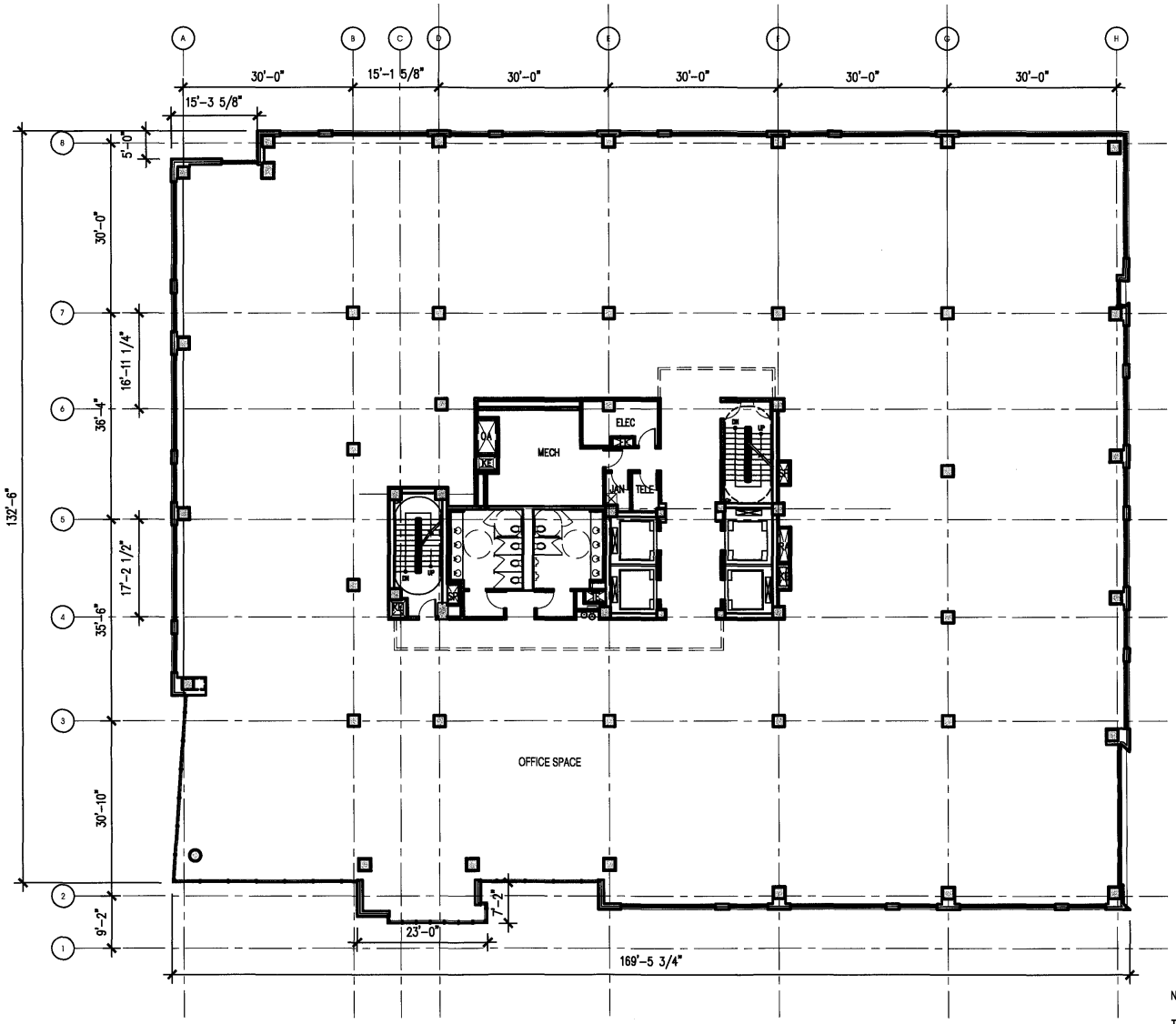

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PUD APPLICATION FOR FINAL APPROVAL
SEVENTH FLOOR PLAN

PROJECT NO.
05034.00
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SCALE:
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DATE:
04-14-06
DWG. NO.
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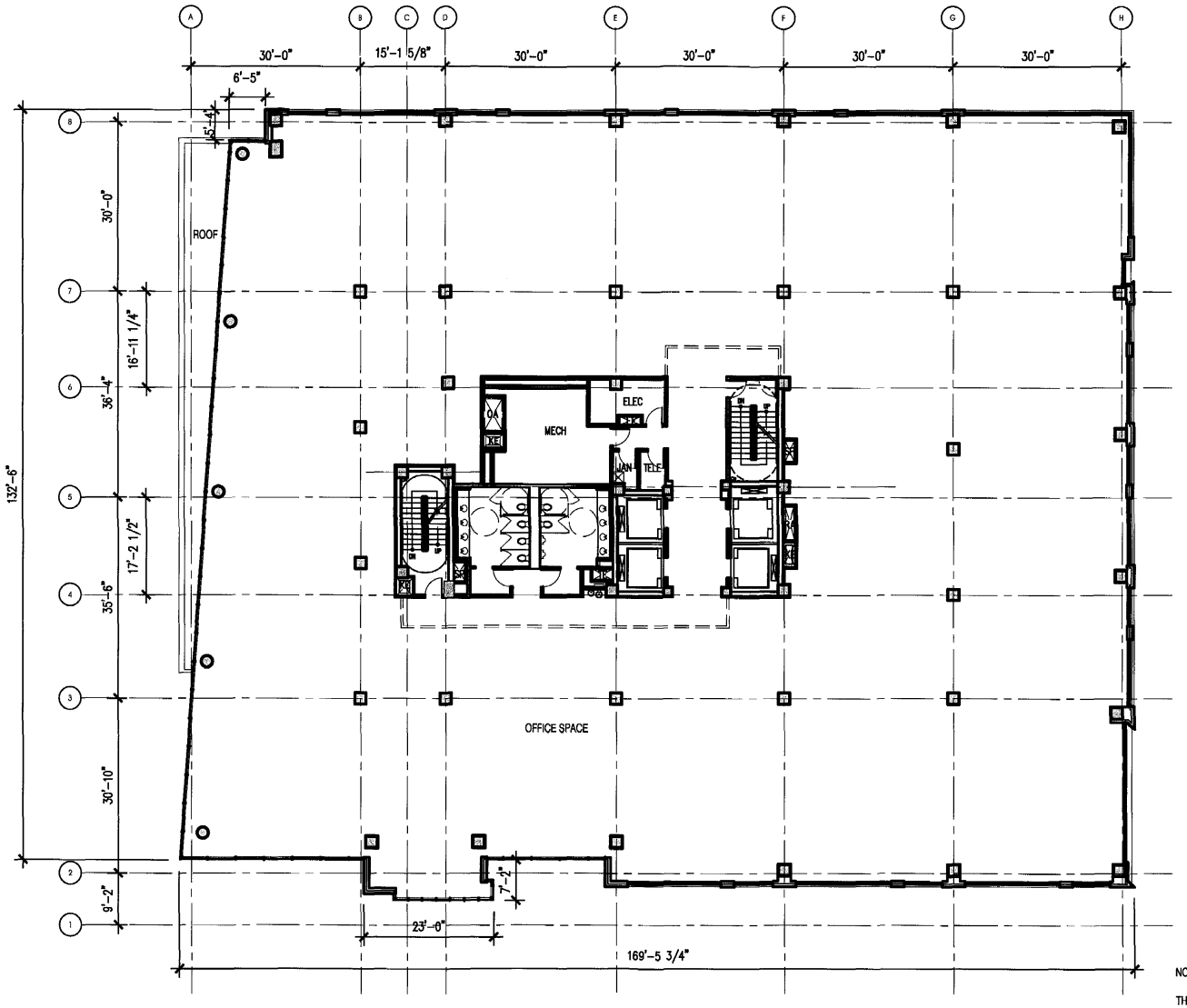

NOTE:

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DRAWING TITLE

PUD APPLICATION FOR FINAL APPROVAL
TYPICAL EIGHTH THRU NINTH FLOOR PLAN

PROJECT NO.
05034.00

DRAWN BY:
CMN

SCALE:
1" = 20'-0"

DATE:
04-14-06

DWG. NO.

A1.09

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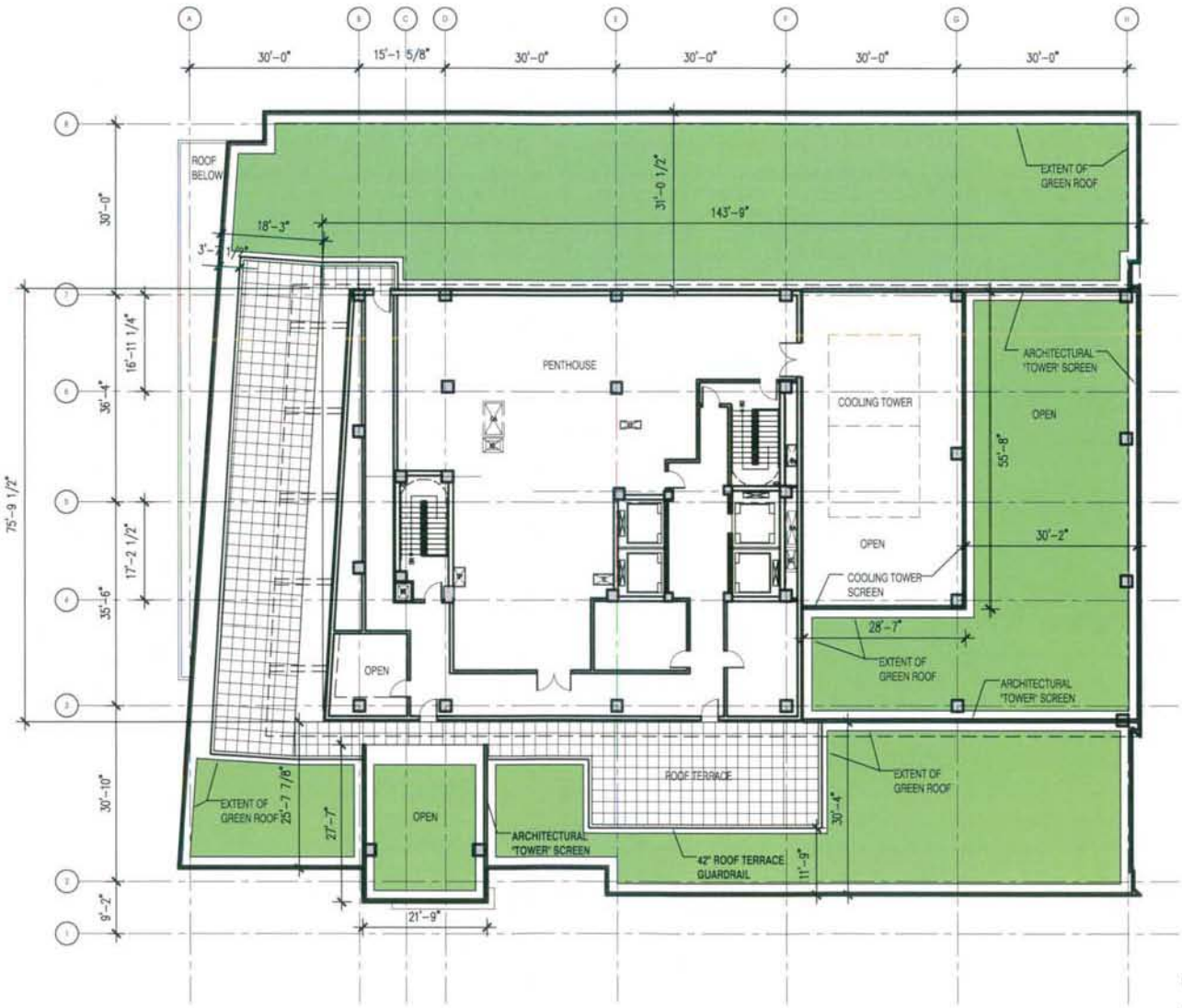

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DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
PENTHOUSE/ROOF PLAN

10 0 10 20 30

PROJECT NO.
05034.00
DRAWN BY
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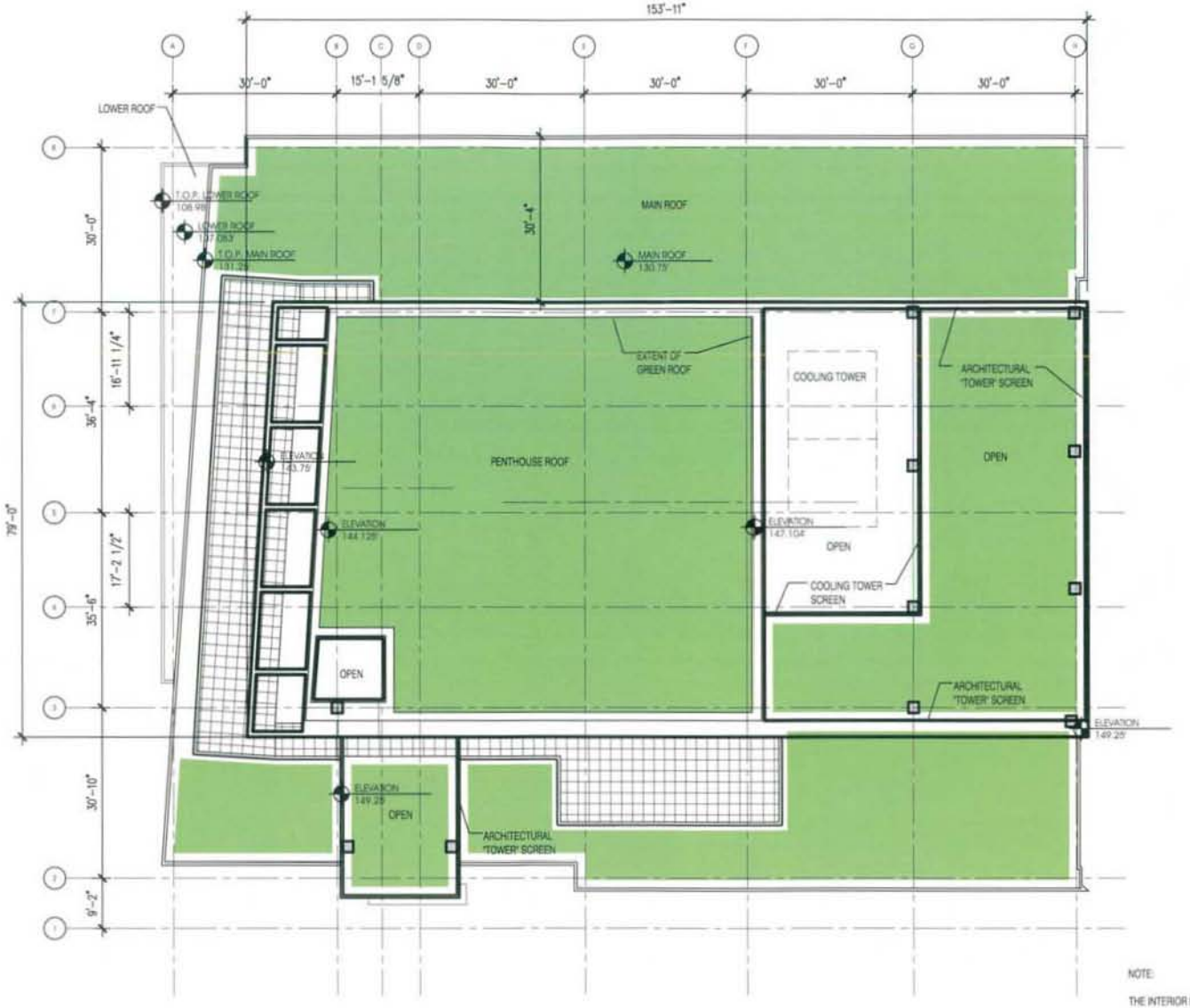
SCALE
1" = 20'-0"
DATE
04-14-06
DWG. NO.
A1.10



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DRAWING TITLE

PUD APPLICATION FOR FINAL APPROVAL
ROOF PLAN

PROJECT NO.
09034.00
DRAWN BY
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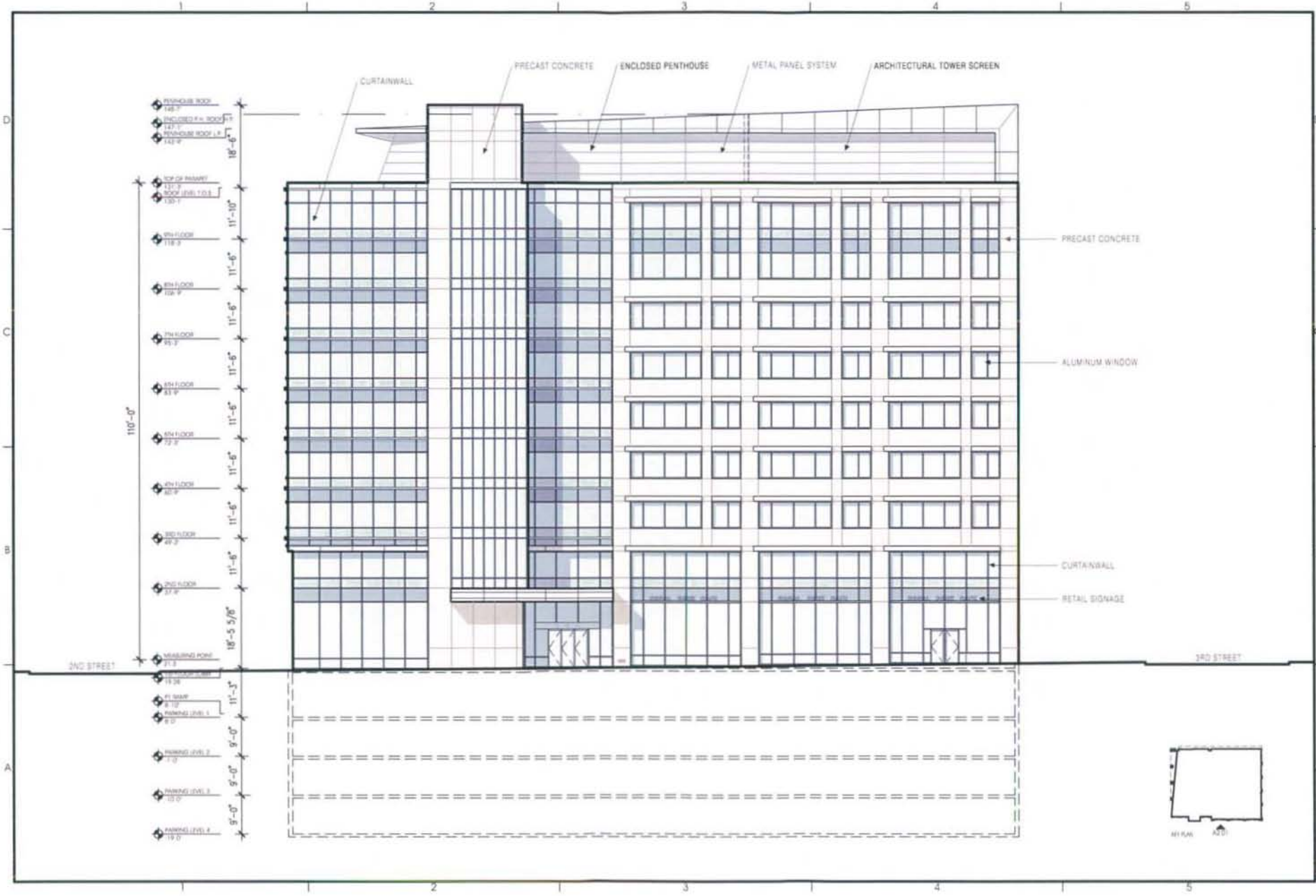
SCALE
1" = 20'-0"
DATE
06-14-09
DWG. NO.
A1.11


CURTAINWALL
PRECAST CONCRETE
ENCLOSED PENTHOUSE
METAL PANEL SYSTEM
ARCHITECTURAL TOWER SCREEN
PRECAST CONCRETE
ALUMINUM WINDOW
CURTAINWALL
RETAIL SIGNAGE
2ND STREET
3RD STREET
110'-0"
18'-6"
11'-10"
11'-6"
11'-9"
18'-5 5/8"
11'-3"
9'-0"
Hickok Cole
250 M STREET, SE
SQUARE 769, LLC
PUD APPLICATION FOR FINAL APPROVAL
M STREET (SOUTH) ELEVATION
A2.01

Hickok Cole

1023 31st Street, NW
Washington, DC 20007

P 202.667.3778
F 202.667.2050
www.hickokcole.com

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

PUD APPLICATION FOR FINAL APPROVAL
EXTENDED M STREET (SOUTH) ELEVATION

25 0 25 50 75

PROJECT NO.
05034.00

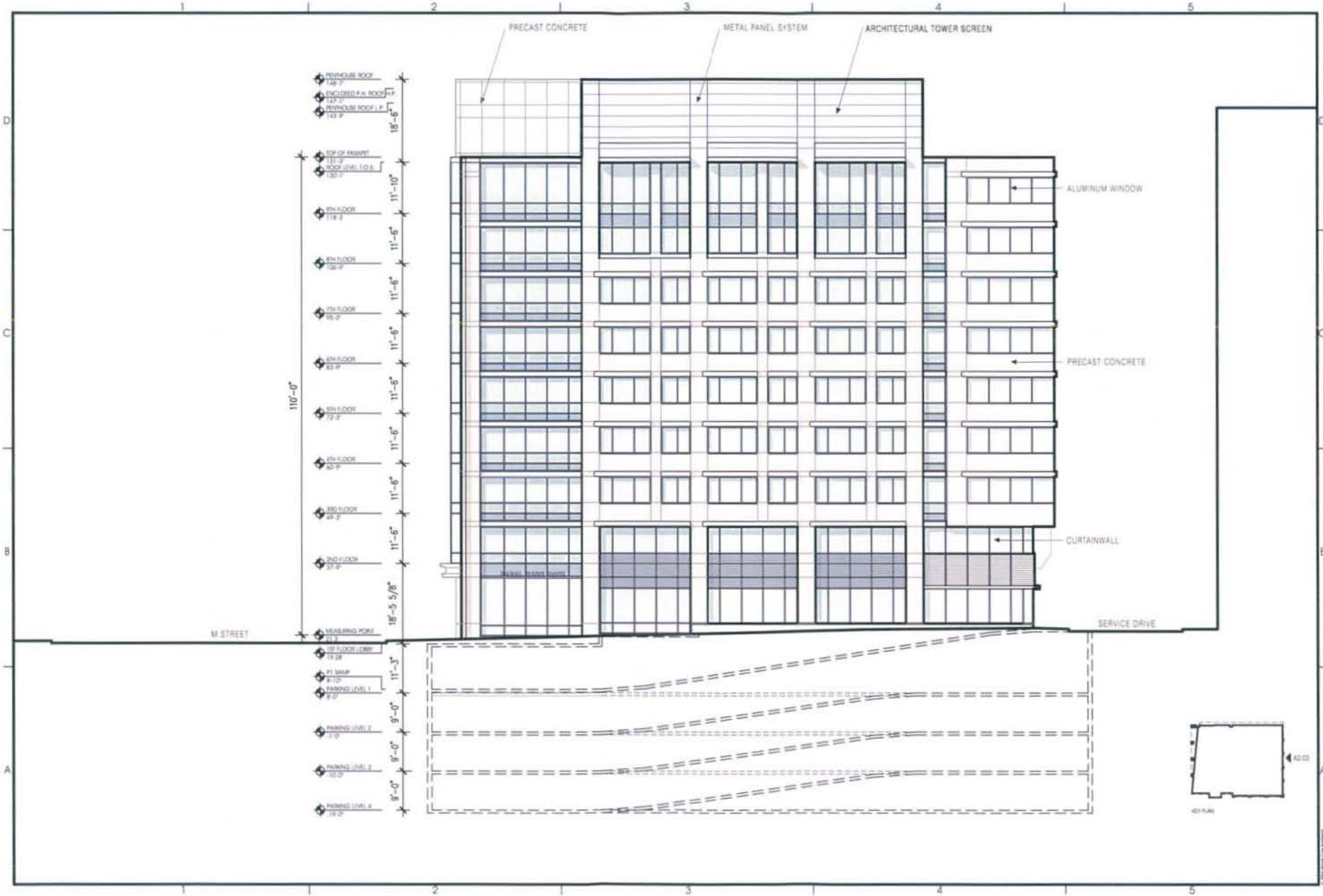
DRAWN BY
CMN

SCALE
1" = 50'-0"

DATE
04-14-06

DWG. NO.

A2.01A



Hickok Cole ARCHITECTS

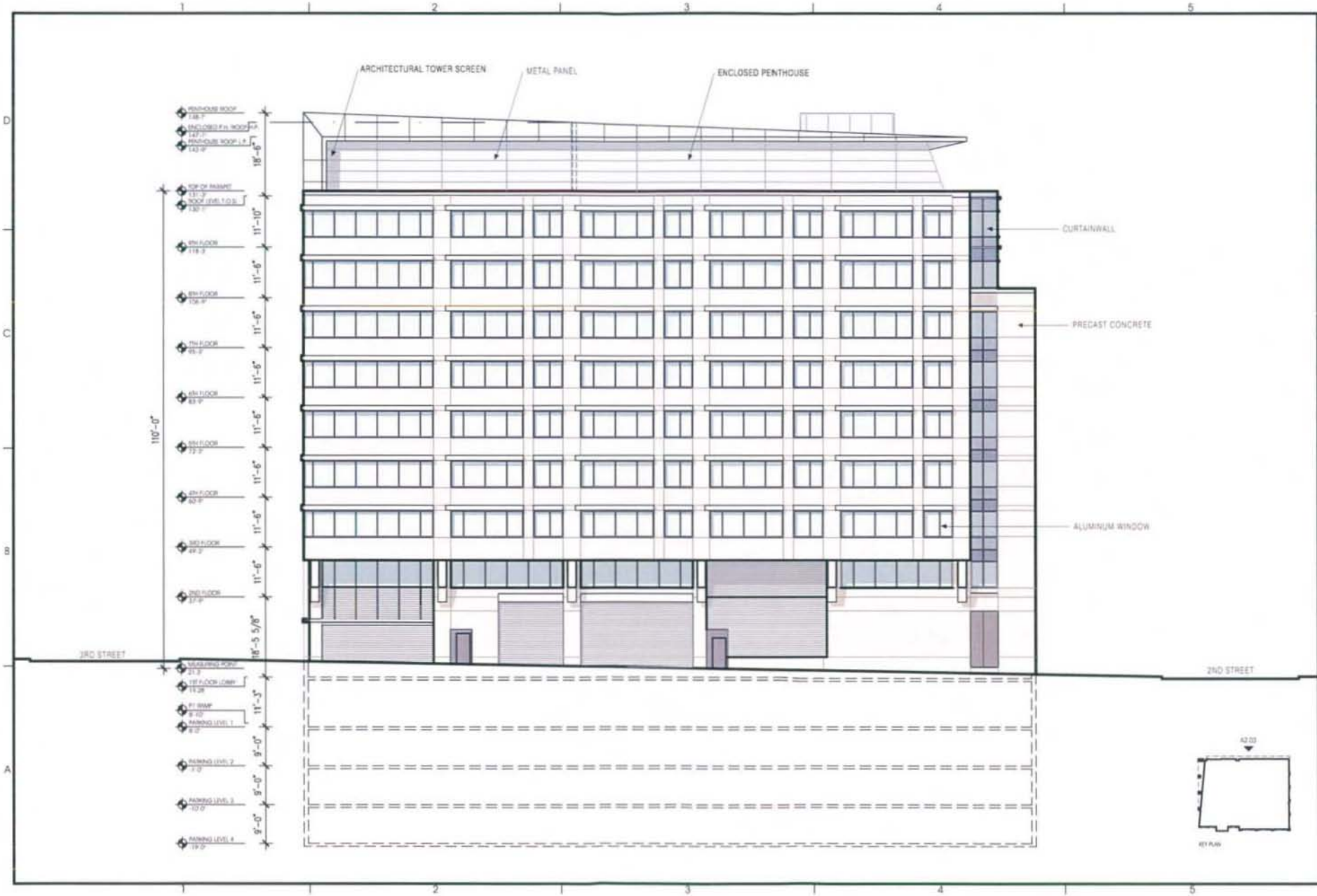
1023 31st Street, NW
Washington, DC 20007
P 202.667.9776
F 202.667.2260
www.hickokcole.com

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
PUD APPLICATION FOR FINAL APPROVAL
3RD STREET (EAST) ELEVATION

PROJECT NO.
08034.00
DRAWN BY
SCALE
1" = 20'-0"
DATE
04-14-08
DWG. NO.
A2.02



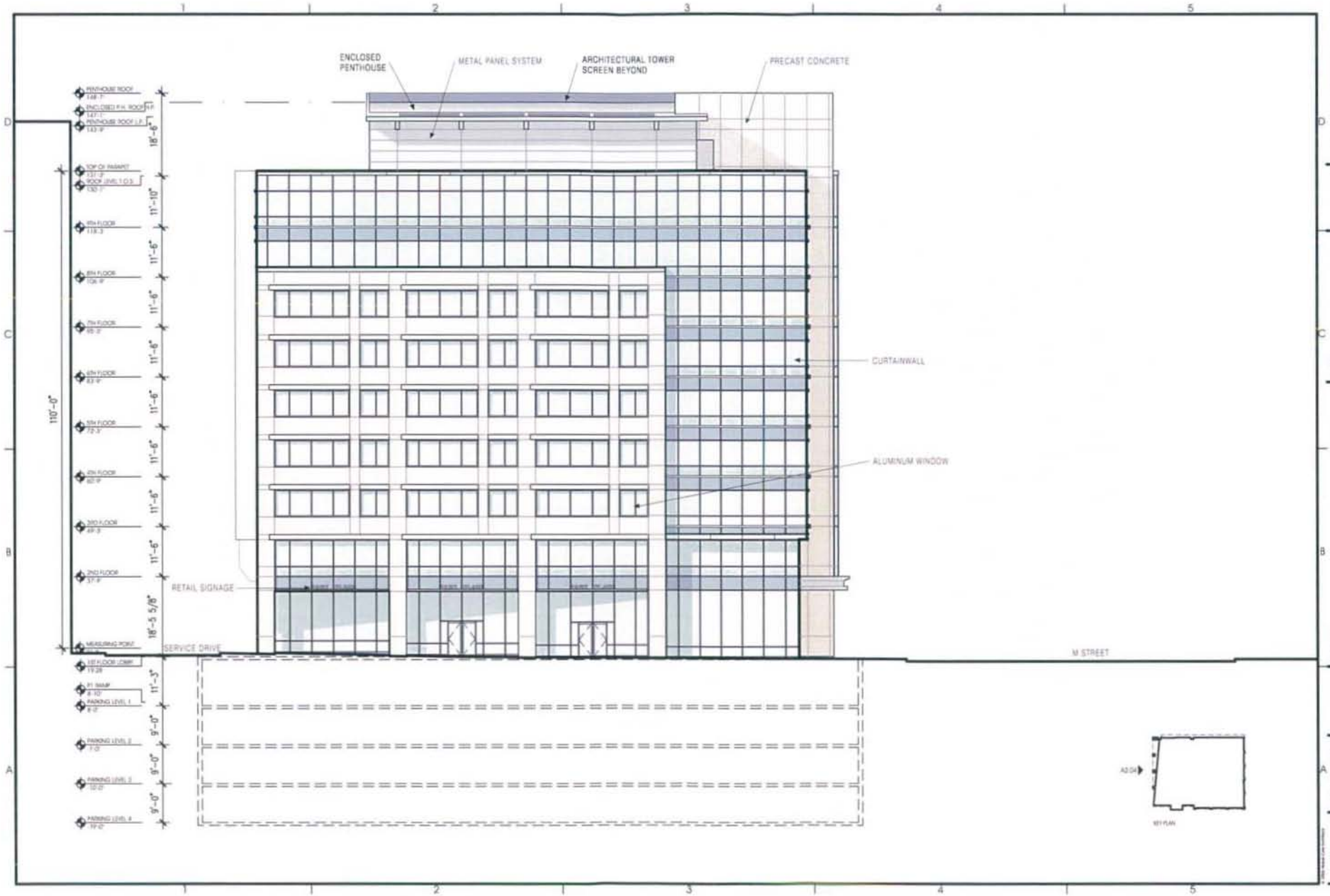
Hickok Cole

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
PUD APPLICATION FOR FINAL APPROVAL
SERVICE DRIVE (NORTH) ELEVATION

PROJECT NO.
05034.00
DRAWN BY
SCALE
1" = 20'-0"
DATE
04.14.06
DWG. NO.
A2.03



Hickok Cole ARCHITECTS

1023 31st Street, NW
Washington, DC 20007
P 202.667.5775
F 202.667.2260
www.hickokcole.com

CONSULTANT

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

DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
2ND STREET (WEST) ELEVATION

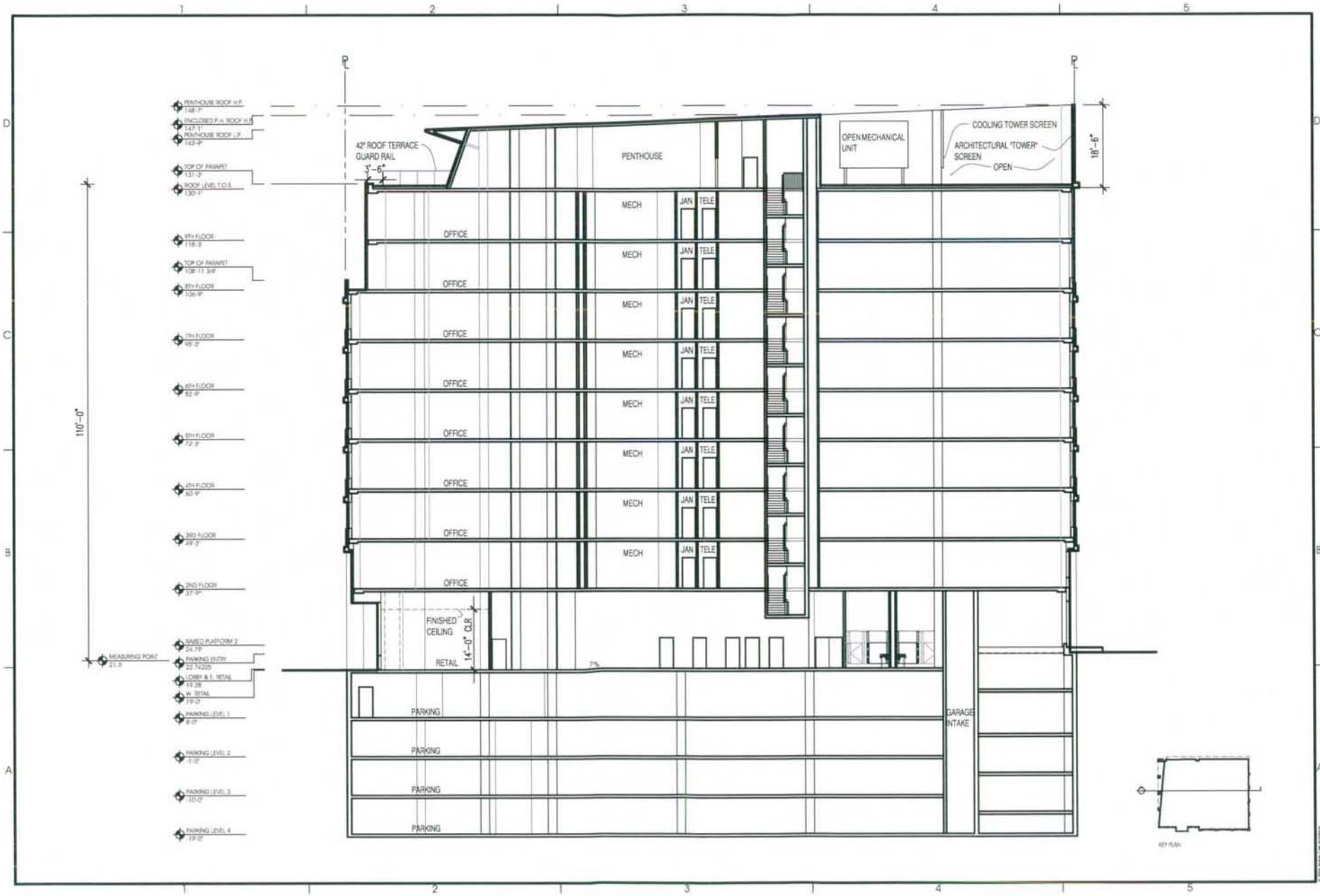
PROJECT NO
06034.00

DRAWN BY

SCALE
1" = 20'-0"

DATE
04-14-06

DWG. NO
A2.04



Hickok Cole ARCHITECTS

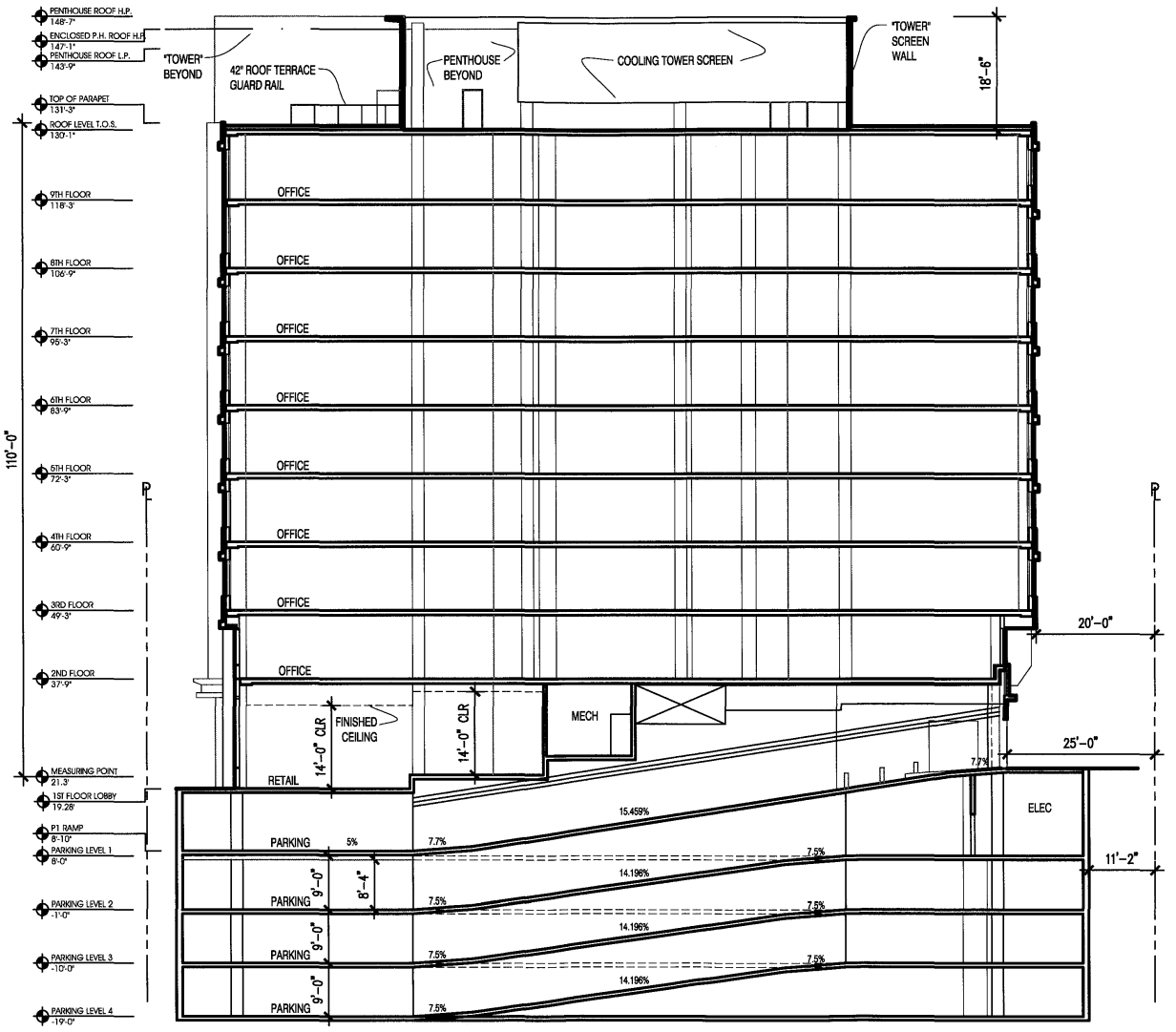
1023 31st Street, NW
Washington, DC 20007
P 202.667.5776
F 202.667.2280
www.hickokcole.com

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
PUD APPLICATION FOR FINAL APPROVAL
E/W BUILDING SECTION

PROJECT NO.
05034.00
DRAWN BY
CMN
SCALE
1" = 20'-0"
DATE
04-14-06
DWG. NO.
A3.01



Hickok Cole
1023 31st Street, NW
Washington, DC 20007
P 202.667.9776
F 202.667.2260
www.hickokcole.com

CONSULTANT

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

DRAWING TITLE
PUD APPLICATION FOR FINAL APPROVAL
N/S BUILDING SECTION

PROJECT NO.
05034.00
DRAWN BY:
CMN
SCALE:
1" = 20'-0"
DATE:
04-14-06
DWG. NO.
A3.02

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