

EXHIBIT A

Supplemental Architectural Plan And Elevation Sheets

(Attached Hereto)



1023 31st Street, NW
Washington, DC 20007
P 202.467.9776
F 202.467.2260
www.hickokcole.com

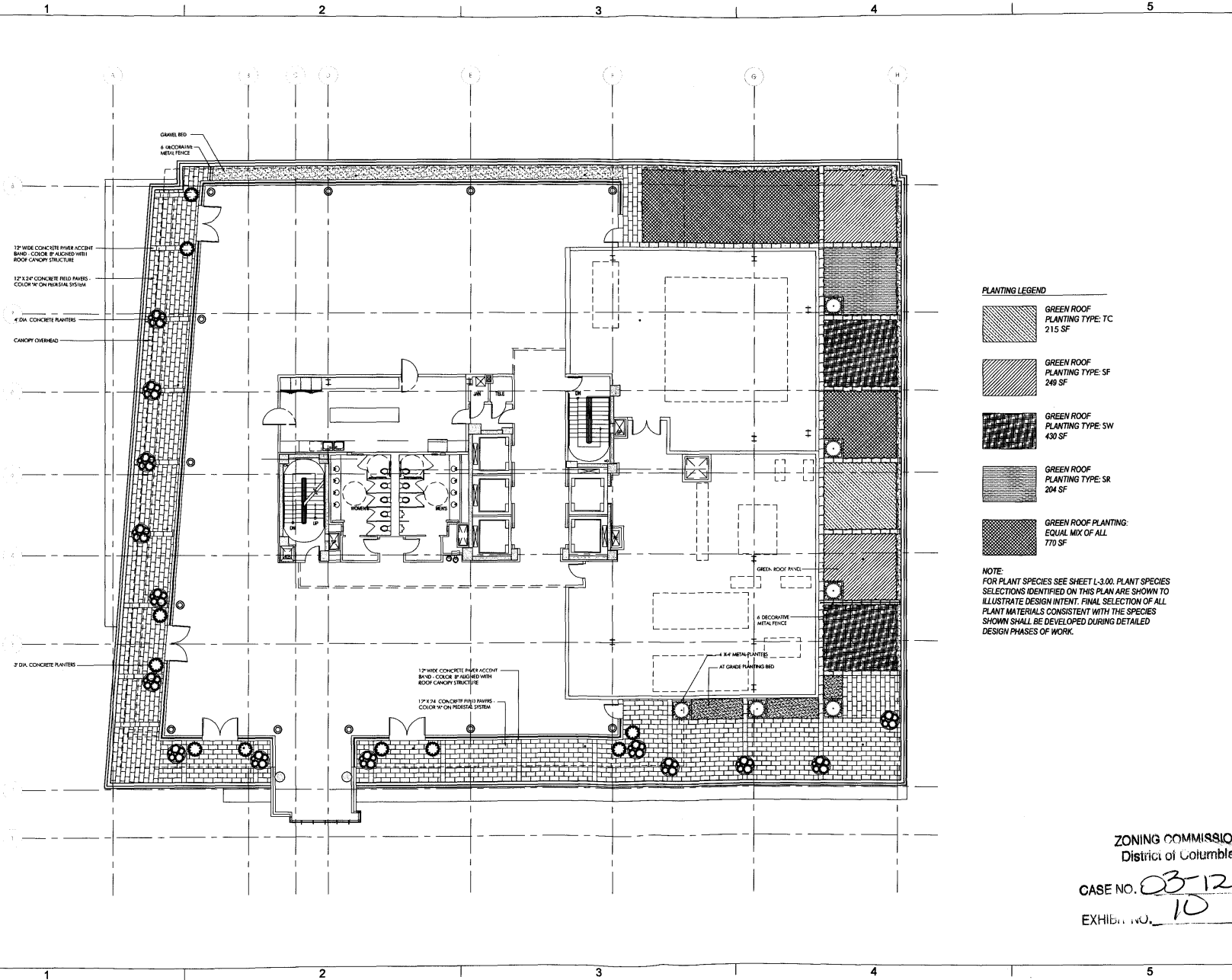
PROJECT:
250 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
1100 New Jersey Avenue, SE, Suite 1000
Washington, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION
PENTHOUSE LEVEL TERRACE PLAN






PROJECT NO.
05034.14
DRAWN BY
CAM
SCALE
1"=20'-0"
DATE
02.29.08
DWS, INC.

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L2.00



PLANTING LEGEND

-  GREEN ROOF
PLANTING TYPE: TC
215 SF
-  GREEN ROOF
PLANTING TYPE: SF
249 SF
-  GREEN ROOF
PLANTING TYPE: SW
430 SF
-  GREEN ROOF
PLANTING TYPE: SR
204 SF
-  GREEN ROOF PLANTING:
EQUAL MIX OF ALL
770 SF

NOTE:
FOR PLANT SPECIES SEE SHEET L-3.00. 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.

ZONING COMMISSION
District of Columbia

CASE NO. 03-12F/03-13F
EXHIBIT NO. 10



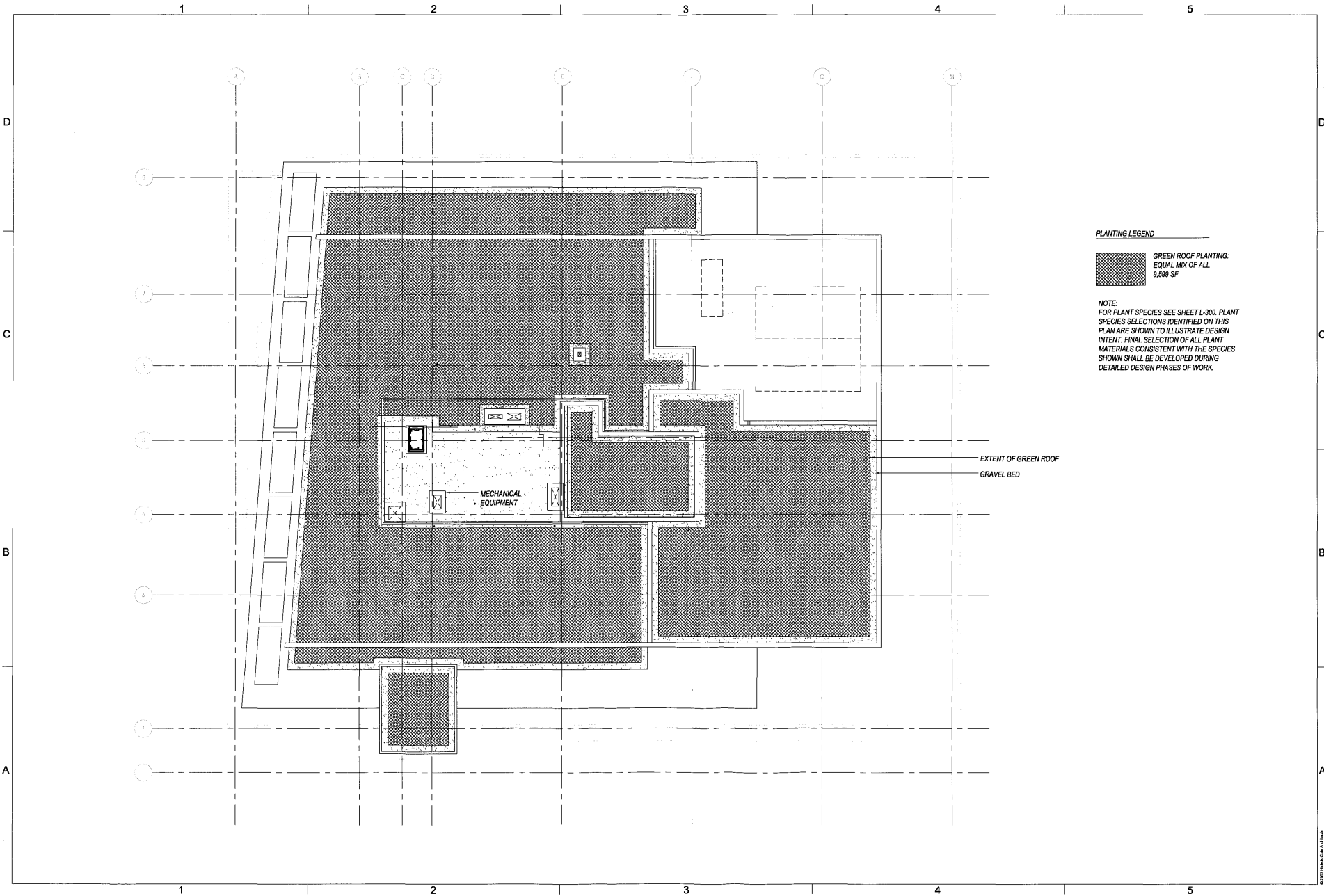
1023 31st Street, NW
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PROJECT
250 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & SONS, ARCHITECTS
1103 N. WASHINGTON, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION
ROOF PLANTING PLAN

PROJECT NO.
05534-14
DRAWN BY:
CAM
SCALE:
1"=20'-0"
DATE:
02-29-08
DWG. NO.

L2.01



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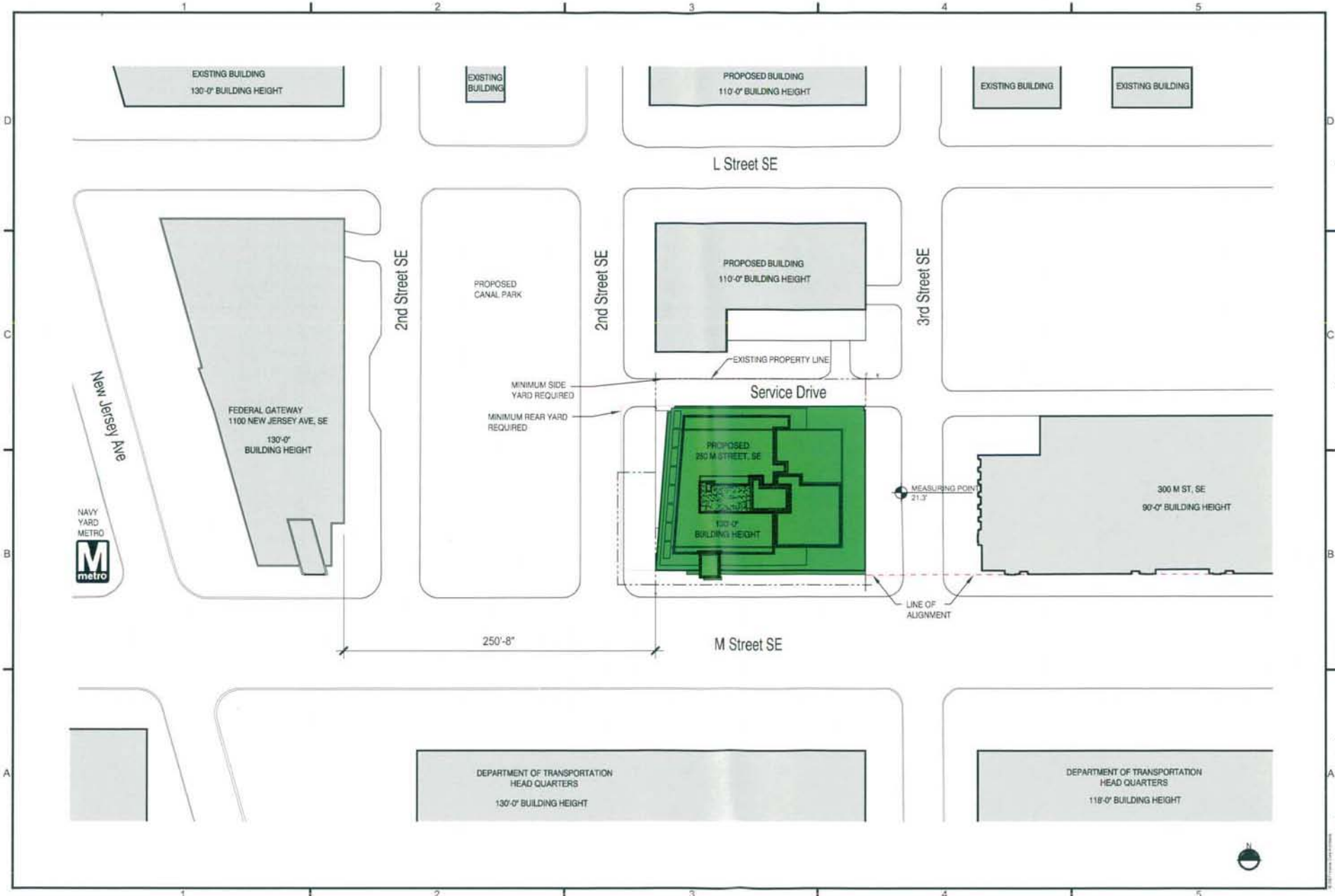
1025 21st Street, P.O. Box
Baltimore, MD 21202
P: 410.528.8100
F: 410.528.2200
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PROJECT
250 M STREET, SE
SQUARE 769, LLC
1100 New Jersey Ave., SE, Suite 1000
Washington, DC 20003

DRAWING TITLE
PRE-HEARING SUBMISSION
SITE CONTEXT PLAN

PROJECT NO.
DRAWN BY
CMN
SCALE
1" = 70'-0"
DATE
02-29-08
DWG. NO.

A0.02





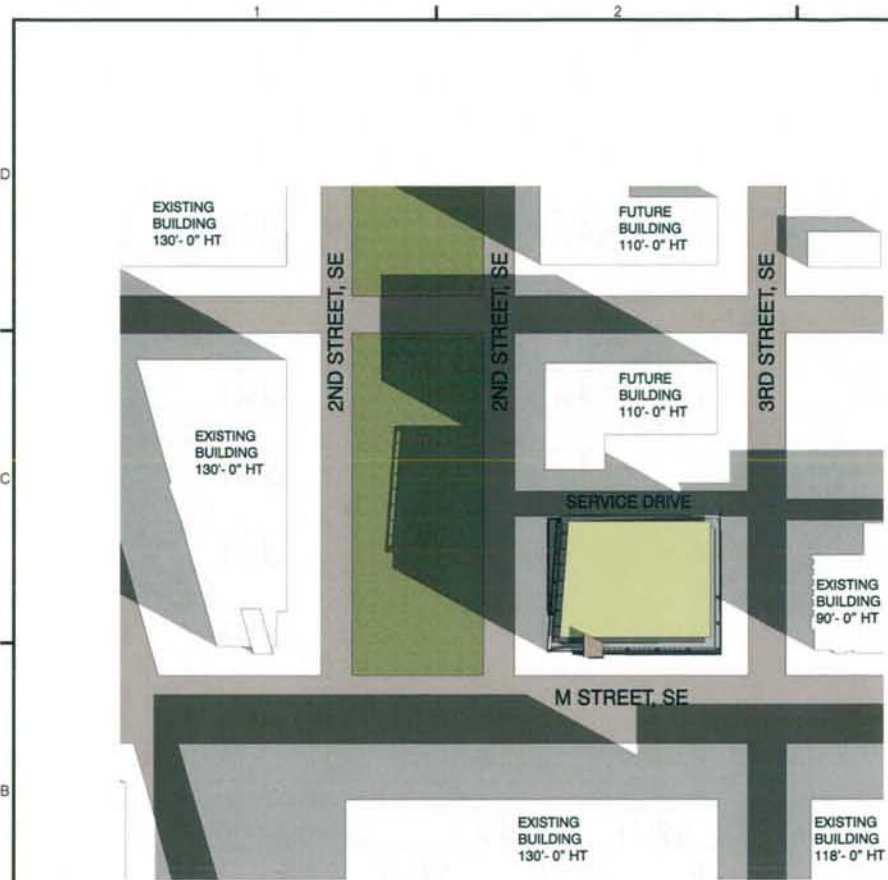
1023 The Shores Way
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 250 M STREET, SE
 SQUARE 769, LLC
 WILLIAM C. SMITH & COMPANY
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 Washington, DC 20002

DRAWING TITLE
 PRE-HEARING SUBMISSION
 SITE SHADOW STUDY

PROJECT NO.
 DESIGN ID
 DRAWING BY
 CMB
 SCALE
 1" = 120'
 DATE
 02-29-08
 DWG. NO.

AO.04A

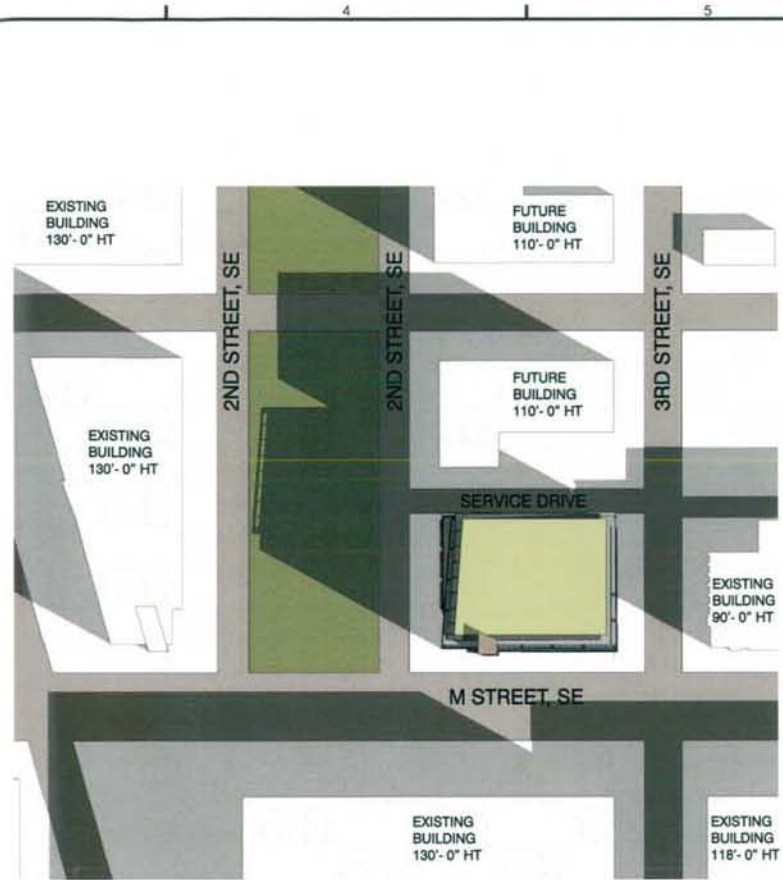


APPROVED PROPOSED SCHEME - BUILDING HEIGHT 110'-0"
 MEASURED BUILDING HEIGHT TO PENTHOUSE ROOF: 127'-4"

SHADOW STUDY: 9:00 AM
 SPRING EQUINOX, MARCH 21ST

THE EQUINOX OCCURS TWICE PER YEAR WHEN THE EARTH'S ROTATIONAL ANGLE POINTS NEITHER TOWARD NOR AWAY FROM THE SUN. THE SUN RISES DUE EAST AND SETS DUE WEST. SHADOW LENGTHS ARE MODERATE IN COMPARISON TO THE LONG SHADOWS OF THE WINTER SOLSTICE AND THE SHORT SHADOWS OF THE SUMMER SOLSTICE.

CONCLUSION:
 AS THE ABOVE DIAGRAMS INDICATE, THERE'S MINIMAL DIFFERENCE IN THE SHADED AREA CAST BY THE APPROVED SCHEME TO THAT CAST BY THE PROPOSED SCHEME.



REVISED PROPOSED SCHEME - BUILDING HEIGHT 130'-0"
 MEASURED BUILDING HEIGHT TO PENTHOUSE ROOF: 135'-2"





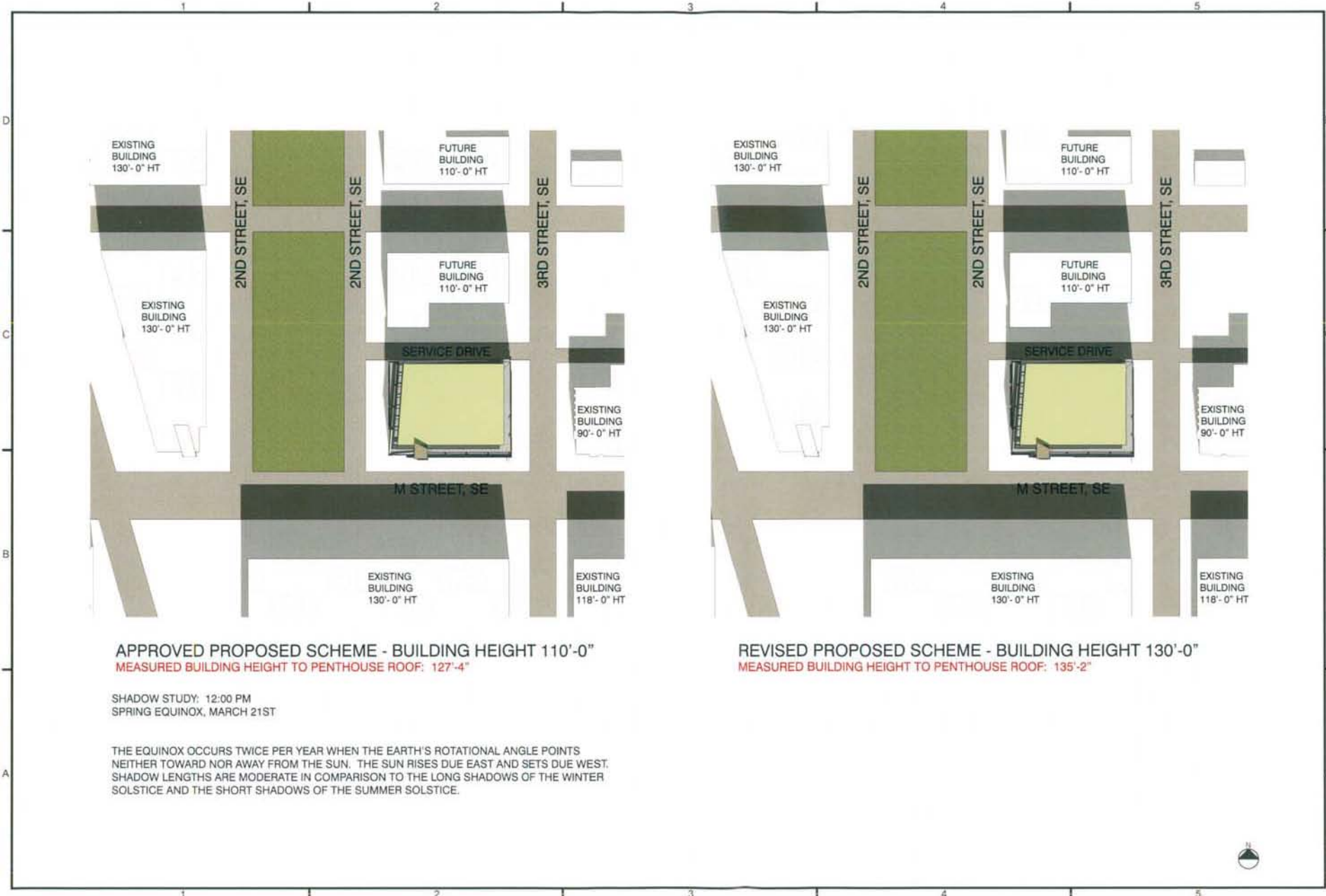
1033 2nd Street NW
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PROJECT
250 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
1105 11th Street NW
Washington, DC 20003



PROJECT NO
250M14
DRAWN BY
CMV
SCALE
1" = 120'
DATE
02-29-08
DWG NO

A0.04B



APPROVED PROPOSED SCHEME - BUILDING HEIGHT 110'-0"
MEASURED BUILDING HEIGHT TO PENTHOUSE ROOF: 127'-4"

SHADOW STUDY: 12:00 PM
SPRING EQUINOX, MARCH 21ST

THE EQUINOX OCCURS TWICE PER YEAR WHEN THE EARTH'S ROTATIONAL ANGLE POINTS NEITHER TOWARD NOR AWAY FROM THE SUN. THE SUN RISES DUE EAST AND SETS DUE WEST. SHADOW LENGTHS ARE MODERATE IN COMPARISON TO THE LONG SHADOWS OF THE WINTER SOLSTICE AND THE SHORT SHADOWS OF THE SUMMER SOLSTICE.

REVISED PROPOSED SCHEME - BUILDING HEIGHT 130'-0"
MEASURED BUILDING HEIGHT TO PENTHOUSE ROOF: 135'-2"



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PROJECT
250 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
1100 Wisconsin Avenue, NW
Washington, DC 20005

DRAWING TITLE
PRE-HEARING SUBMISSION
SITE SHADOW STUDY

PROJECT NO.
05034.14
DRAWN BY
C/M/S
SCALE
1" = 120'
DATE
02-29-08
DWG. NO.

A0.04C



APPROVED PROPOSED SCHEME - BUILDING HEIGHT 110'-0"
MEASURED BUILDING HEIGHT TO PENTHOUSE ROOF: 127'-4"

SHADOW STUDY: 9:00 AM
WINTER SOLSTICE, DECEMBER 21ST

THE WINTER SOLSTICE OCCURS WHEN THE EARTH'S ROTATIONAL ANGLE IS AT MINUS 23.5 DEGREES WITH RESPECT TO THE SUN. SHADOW LENGTHS ARE TYPICALLY AT THEIR LONGEST BECAUSE THE SUN IS AT ITS LOWEST POSITION IN THE SKY.

CONCLUSION:
AS THE ABOVE DIAGRAMS INDICATE, THERE'S NO DIFFERENCE IN THE SHADED AREA CAST ON CANAL PARK BY THE APPROVED SCHEME TO THAT CAST BY THE PROPOSED SCHEME.



REVISED PROPOSED SCHEME - BUILDING HEIGHT 130'-0"
MEASURED BUILDING HEIGHT TO PENTHOUSE ROOF: 135'-2"





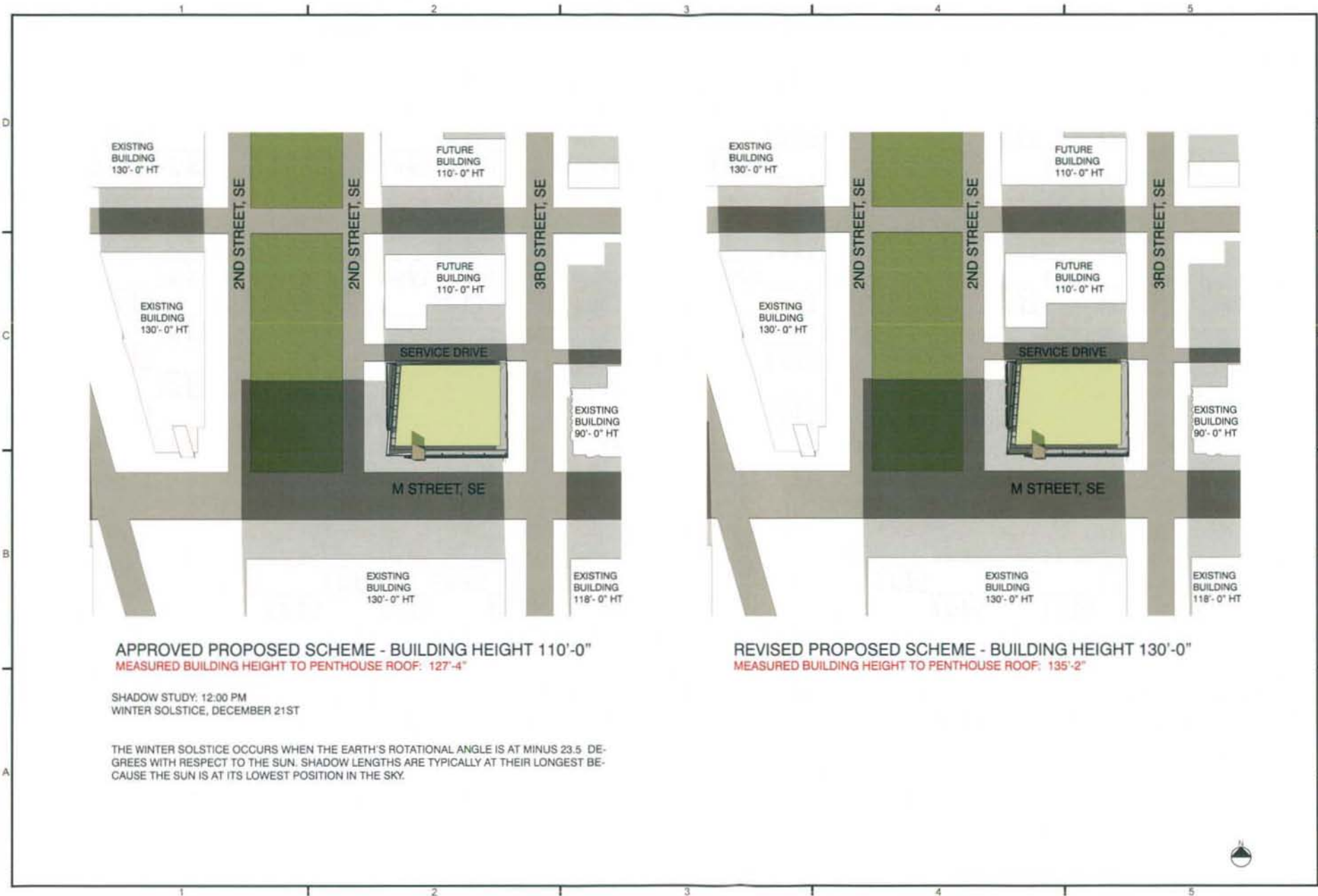
1000 2nd Street, NW
 Suite 2000, DC 20007
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 F: 202-462-1238
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PROJECT
 250 M STREET, SE
 SQUARE 769, LLC
 WILLIAM C. SMITH & COMPANY
 1100 H STREET, NE
 Washington, DC 20003

PRE-HEARING SUBMISSION
 SITE SHADOW STUDY

PROJECT NO:
 DRAWN BY:
 CVD:
 SCALE:
 1"=120'
 DATE:
 02-29-08
 DWG NO:

A0.04D



APPROVED PROPOSED SCHEME - BUILDING HEIGHT 110'-0"
 MEASURED BUILDING HEIGHT TO PENTHOUSE ROOF: 127'-4"

SHADOW STUDY: 12:00 PM
 WINTER SOLSTICE, DECEMBER 21ST

THE WINTER SOLSTICE OCCURS WHEN THE EARTH'S ROTATIONAL ANGLE IS AT MINUS 23.5 DEGREES WITH RESPECT TO THE SUN. SHADOW LENGTHS ARE TYPICALLY AT THEIR LONGEST BECAUSE THE SUN IS AT ITS LOWEST POSITION IN THE SKY.

REVISED PROPOSED SCHEME - BUILDING HEIGHT 130'-0"
 MEASURED BUILDING HEIGHT TO PENTHOUSE ROOF: 135'-2"





1001 The Plaza, 10th Floor
 Washington, DC 20004
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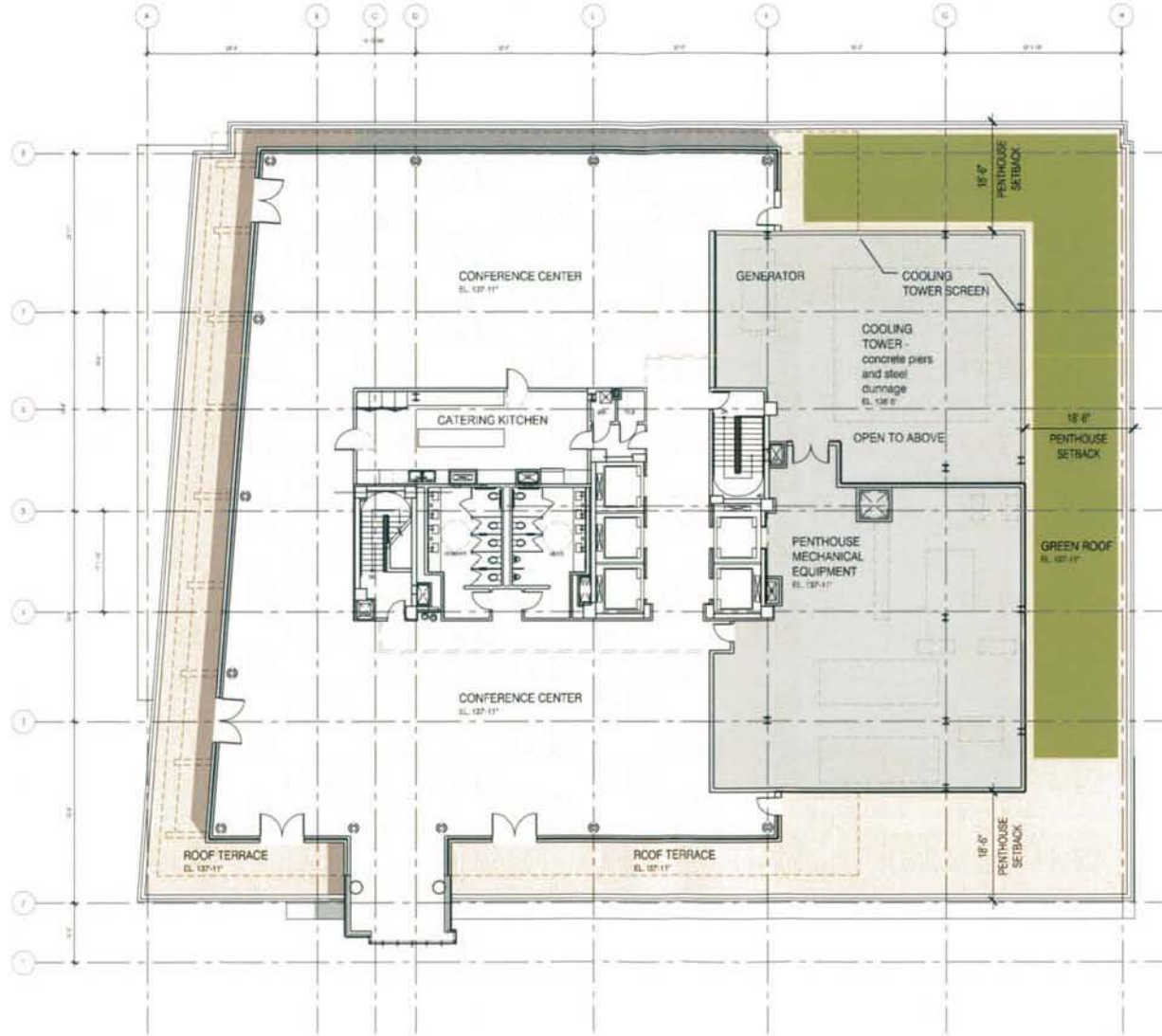
PROJECT
 250 M STREET, SE
 SQUARE 769, LLC
 WILLIAM C. SMITH & COMPANY
 1100 H STREET, NE, SUITE 1000
 WASHINGTON, DC 20003

DATE: 11/14/14
 DRAWING TITLE
 PRE-HEARING SUBMISSION
 11TH FLOOR/MECHANICAL PENTHOUSE PLAN



PROJECT NO.
 25034.14
 DRAWN BY
 SCALE
 1" = 20'-0"
 DATE
 02-29-08
 DWG. NO.

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.





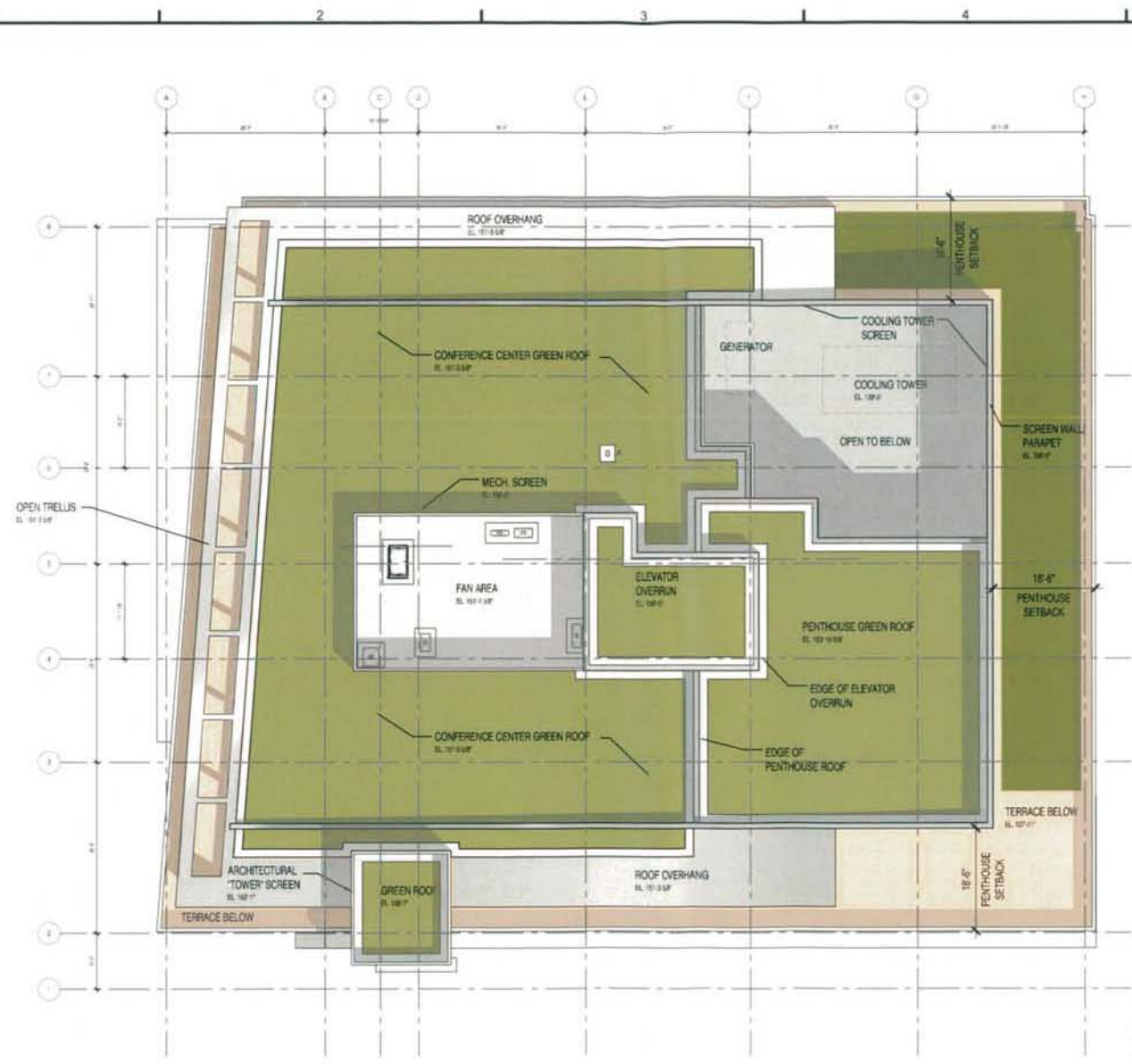
1025 17th Street, NW
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PROJECT
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 SQUARE 769, LLC
 WILLIAM C. SMITH & COMPANY
 1100 H STREET, NE, 1000
 WASHINGTON, DC 20003

DATE: 11/14/11
 PRE-HEARING SUBMISSION
 ROOF PLAN

PROJECT NO:
 DRAWING NO:
 C.V.N.
 SCALE:
 DATE:
 SHEET NO:

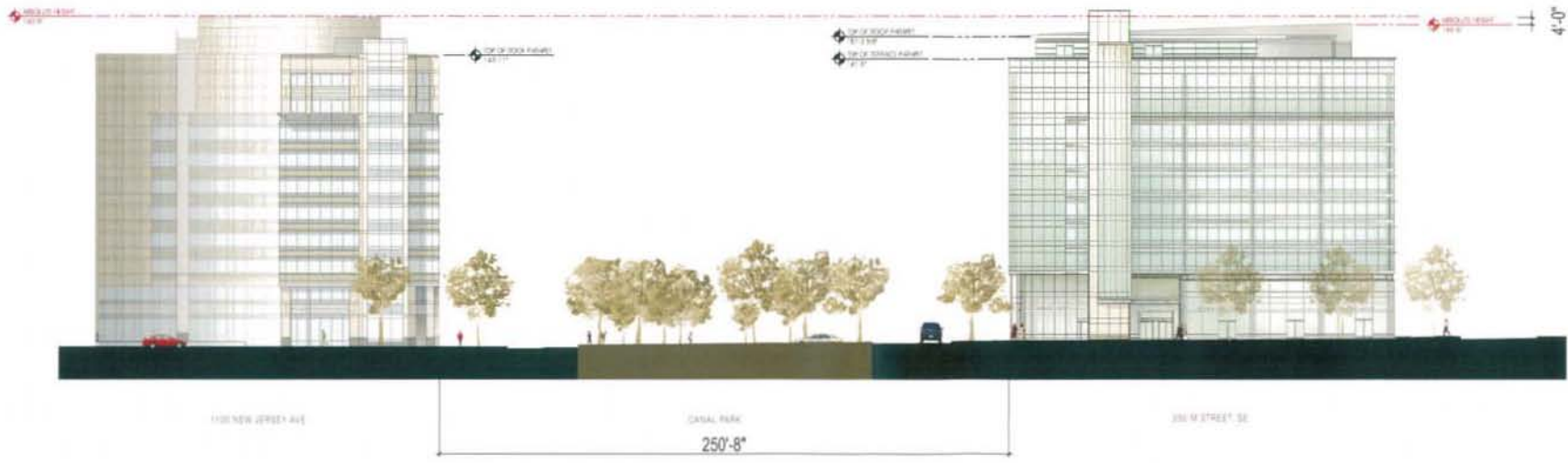
A1.11



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.

1 2 3 4 5

D
C
B
A



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PROJECT
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 SQUARE FOOT
 COMPANY**
 WILIAM C. BARRY COMPANY
 1100 New Jersey Ave. SE, Suite 1000
 Washington, DC 20003



PROJECT NO.
 02034_14
 DRAWING
 C/M
 SCALE
 1" = 50'-0"
 DATE
 02-29-08
 DWG NO.

A2.01A



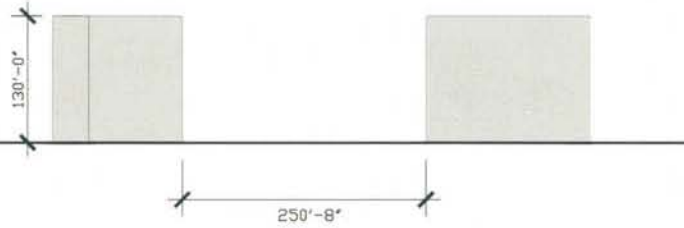
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WILLIAM C. SMITH & COMPANY
1100 H STREET, NW, 1000
WASHINGTON, DC 20003



PROJECT NO.
05034.14
DRAWN BY
CMV
SCALE
1" = 50'-0"
DATE
02.29.08
DWG. NO.

A2.01A



CANAL PARK
M STREET & 2ND STREET, SE



JOHN MARSHALL PARK
C STREET & CONSTITUTION AVENUE, NW

NOTE:
ALL BUILDING HEIGHTS SHOWN AT 30'-0"



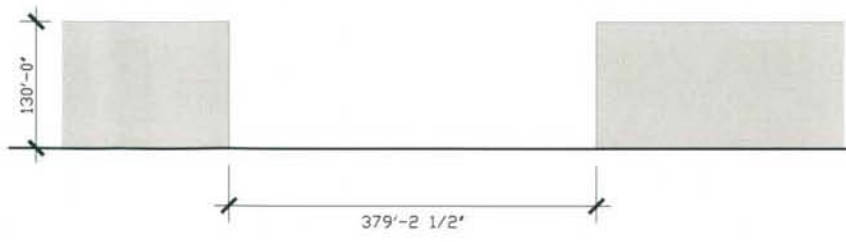
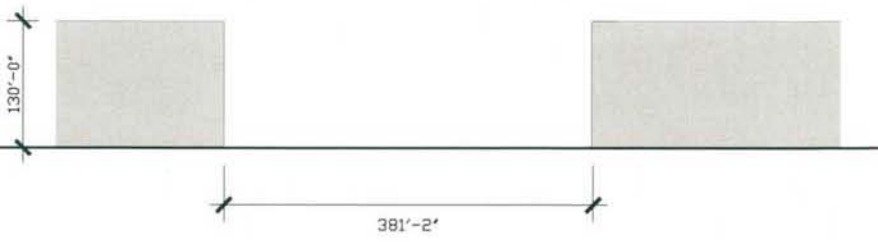
1333 2nd Street, NW
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F: 202.887.2283
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PROJECT
250 M STREET, SE
SQUARE 789, LLC
WILLIAM C. SMITH & COMPANY, 1000
1100 14th Street, NW
Washington, DC 20003



PROJECT NO.
SHEET NO.
DRAWN BY
CMV
SCALE
1" = 50' LP
DATE
02-29-08
DRAW NO.

A2.01Aii



FARRAGUT SQUARE
K STREET & CONNECTICUT AVENUE, NW

McPHERSON SQUARE
K STREET & 15TH STREET, NW

NOTE
ALL BUILDING HEIGHTS ARE SHOWN AT 130' CT



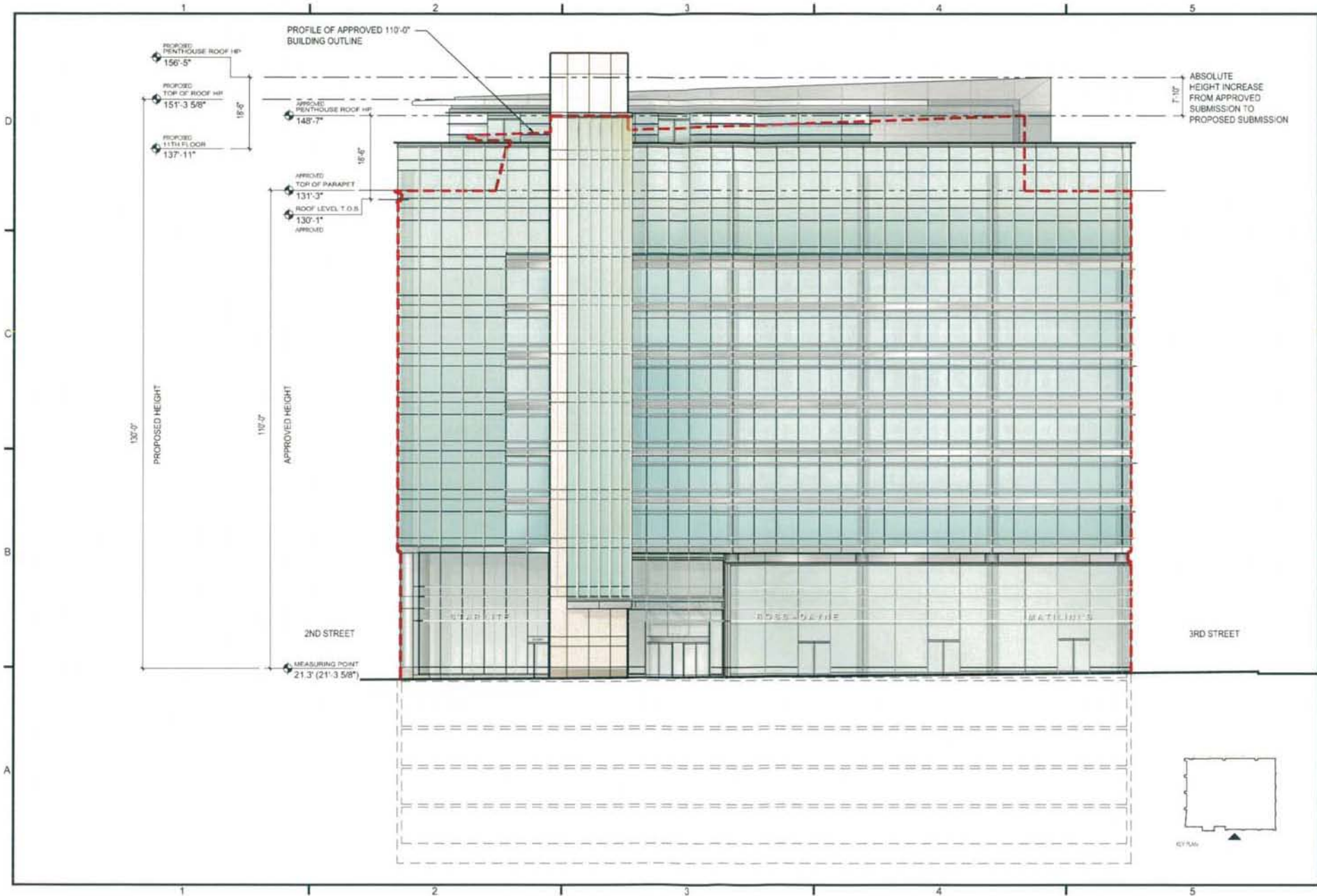
1075 First Street, NW
 Washington, DC 20004
 P 202.462.8770
 F 202.462.2280
 www.hokukcole.com

PROJECT
 250 M STREET, SE
 SQUARE 789, LLC
 1100 New Jersey Ave. SE, Suite 1000
 Washington, DC 20003

DRAWING TITLE
 PRE-HEARING SUBMISSION
 BUILDING PERSPECTIVE IN CONTEXT

PROJECT NO.
 050304.14
 DRAWING BY
 SCALE
 N/S
 DATE
 02-29-08
 DRAWN BY

A2.01B



1025 21st Street NW
 Washington, DC 20005
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 F 202.587.2280
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PROJECT
 250 M STREET, SE
 SQUARE 1
 W/M/C 500/700/1000
 1100 New Jersey Ave, SE Suite 1000
 Washington, DC 20003

ORIGINAL TITLE
 PRE-HEARING SUBMISSION
 BUILDING HEIGHT COMPARISON
 M STREET (SOUTH) ELEVATION

PROJECT NO
 050 M 14
 DRAWN BY
 SCALE
 1" = 20'-0"
 DATE
 02-29-08
 DRAW NO

A2.01E



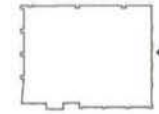
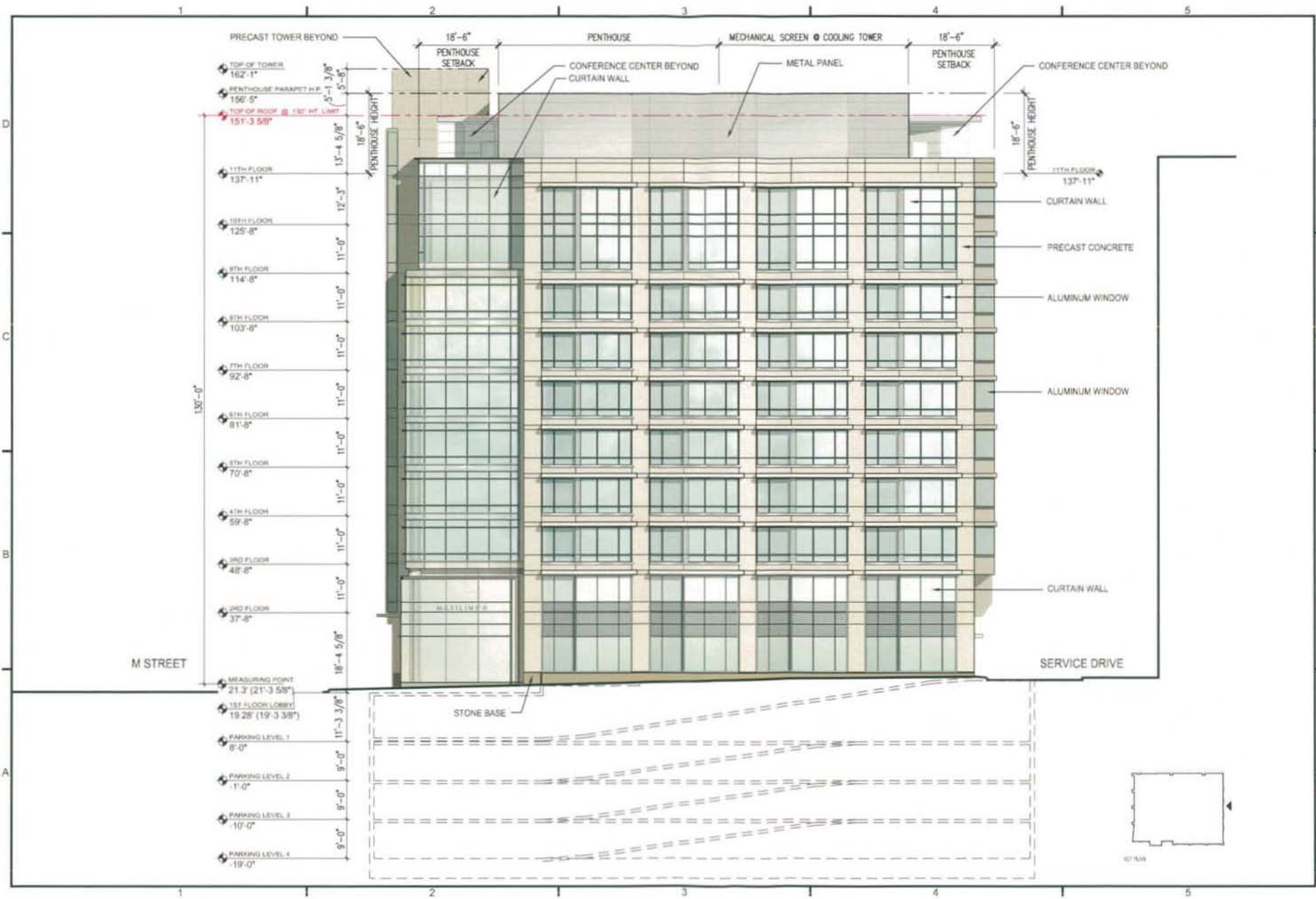
1000 27th Street, NW
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PROJECT
250 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
1100 15th Street, NW
Washington, DC 20005

DATE: 02-29-08
SCALE: 1" = 20'-0"
PROJECT NO: 020104
DRAWING NO: A2.02

DATE: 02-29-08
SCALE: 1" = 20'-0"
PROJECT NO: 020104
DRAWING NO: A2.02

A2.02





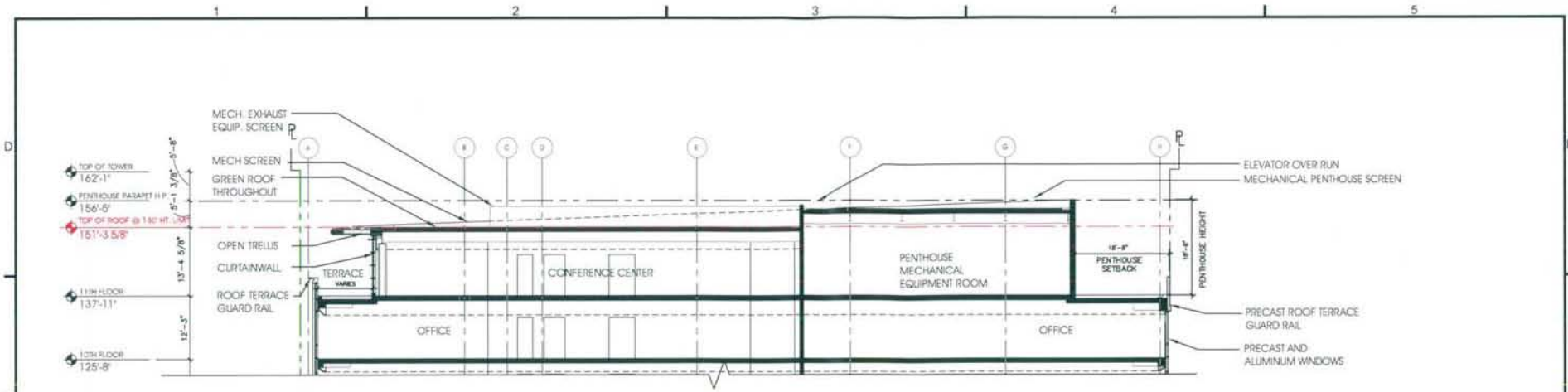
1075 21st Street, NW
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PROJECT
 260 M STREET, SE
 SUITE 700
 WASHINGTON, DC
 1100 New Jersey Ave. SE, Suite 1000
 Washington, DC 20003

ENCLOSURE TITLE
 PRE-ARCHITECTURAL SUBMISSION
 PARTIAL EAST / WEST BUILDING SECTIONS

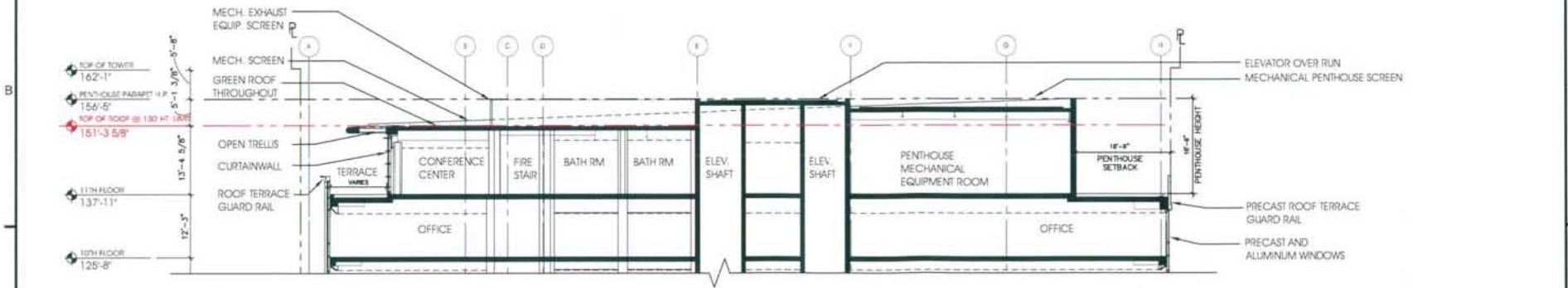
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 DATE
 02-29-08
 SHEET NO.

A3.03



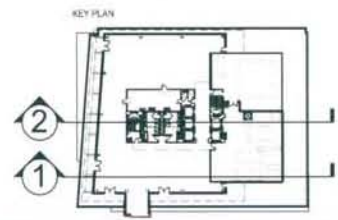
**PARTIAL BUILDING SECTION
 EAST / WEST**

1
 SCALE: 1"=20'-0"



**PARTIAL BUILDING SECTION
 EAST / WEST**

2
 SCALE: 1"=20'-0"





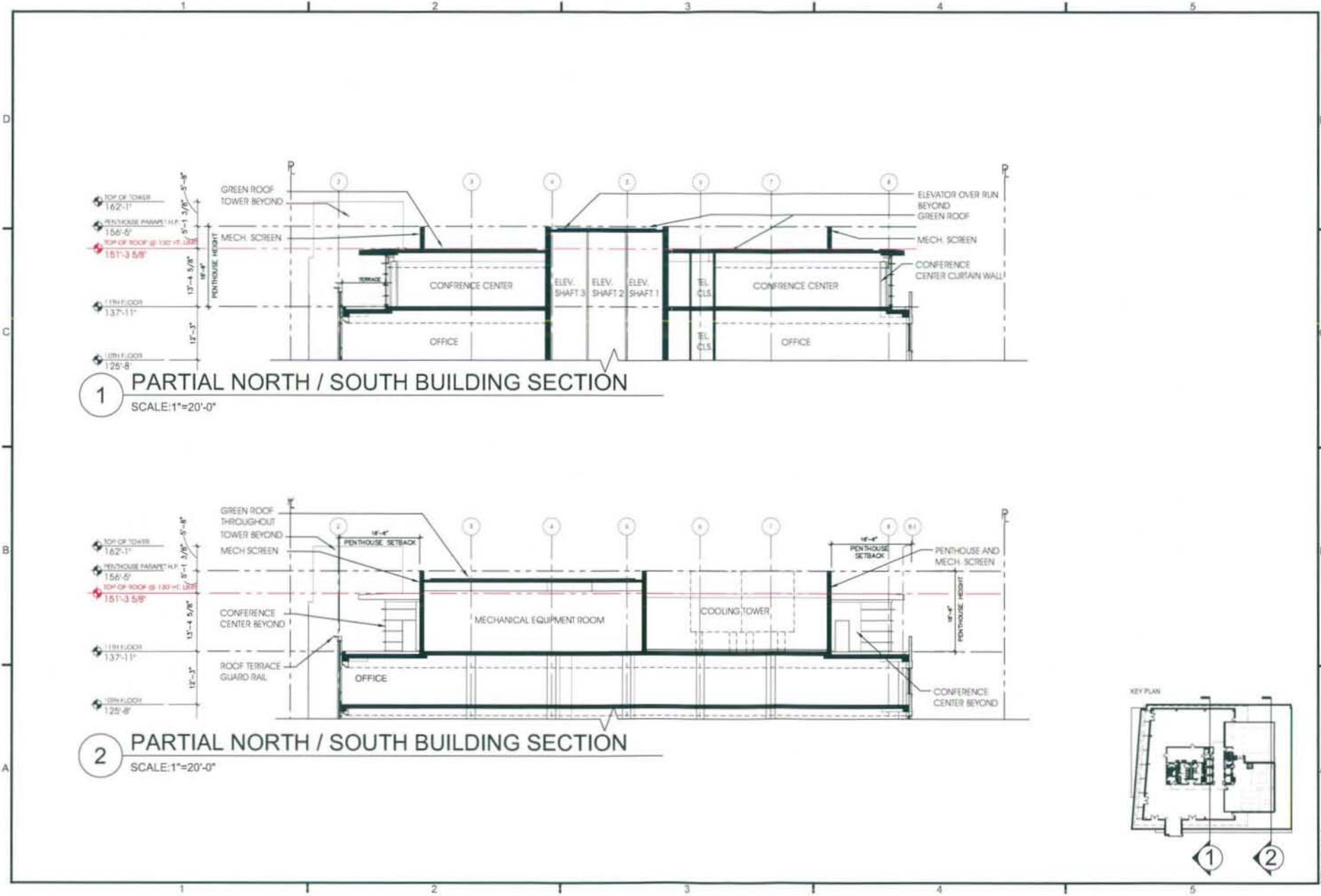
1022 27th Street, NW
 Arlington, VA 22207
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 F: 703.997.2266
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PROJECT
 250 M STREET, SE
 SQUARE 789, LLC
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DRAWING TITLE
 PRE-HEARING SUBMISSION
 PARTIAL NORTH / SOUTH BUILDING SECTIONS

PROJECT NO.
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 SCALE
 1" = 20'-0"
 DATE
 02-29-08
 DWG NO.

A3.04



1 PARTIAL NORTH / SOUTH BUILDING SECTION
 SCALE: 1"=20'-0"

2 PARTIAL NORTH / SOUTH BUILDING SECTION
 SCALE: 1"=20'-0"