

# 250 M STREET, SE

SUPPLEMENTAL PRE-HEARING SUBMISSION

28 MAY 2008



1001 17th Street NW  
 Washington, DC 20036  
 P: 202 462 6174  
 F: 202 462 6200  
 www.hickokcole.com



## DRAWING INDEX

REVISED 05/26/2008

- TO.00 PUD CHECKLIST & ZONING TABULATIONS
- TO.01 LEED SCORECARD
- CIVIL**
- C-1.0 OVERALL SITE PLAN
- C-1.1 PLAT PLAN
- C-1.2 EXISTING CONDITIONS PLAN
- C-2.0 SITE, GRADING, AND UTILITY PLAN
- C-3.0 EROSION CONTROL PLAN
- C-3.1 EROSION CONTROL NOTES
- LANDSCAPE**
- L.100 LAYOUT AND MATERIALS PLAN
- L.101 PLANTING PLAN
- L.200 ROOF TERRACE PLAN
- L.201 GREEN ROOF PLANTING PLAN
- L.301 PLANT MATERIAL SCHEDULE AND DETAILS
- L.400 DETAILS
- L.401 LIGHTING DETAILS
- ARCHITECTURAL**
- A0.01 ZONING MAP
- A0.02 SITE CONTEXT PLAN
- A0.03 SITE CIRCULATION PLAN
- A0.04 SITE CONTEXT
- A0.04A SITE SHADOW STUDY
- A0.04B SITE SHADOW STUDY
- A0.04C SITE SHADOW STUDY
- A0.04D SITE SHADOW STUDY
- A0.04E SITE SHADOW STUDY
- A0.04F SITE SHADOW STUDY
- A1.01 P-4 PARKING LEVEL PLAN
- A1.02 P-3 PARKING LEVEL PLAN
- A1.03 P-2 PARKING LEVEL PLAN
- A1.04 P-1 PARKING LEVEL PLAN
- A1.05 SITE PLAN AND FIRST FLOOR PLAN
- A1.06 SECOND FLOOR PLAN
- A1.07 TYPICAL THIRD - SEVENTH FLOOR PLAN
- A1.08 EIGHTH FLOOR PLAN
- A1.09 TYPICAL NINTH - TENTH FLOOR PLAN
- A1.10 ELEVENTH FLOOR PLAN
- A1.11 ELEVENTH FLOOR ROOF PLAN
- A2.01A EXTENDED M STREET (SOUTH) ELEVATION
- A2.01Aa RELATIVE HEIGHT COMPARISON
- A2.01B BUILDING PERSPECTIVE IN CONTEXT
- A2.01C BUILDING PERSPECTIVE
- A2.01D 2ND STREET PERSPECTIVE
- A2.01E BUILDING HEIGHT COMPARISON
- A2.01 M STREET (SOUTH) ELEVATION
- A2.02 THIRD STREET (EAST) ELEVATION
- A2.03 ALLEY (NORTH) ELEVATION
- A2.04 SECOND STREET (WEST) ELEVATION
- A2.05 TYPICAL BAY ENLARGED ELEVATION
- A3.01 EW BUILDING SECTION
- A3.02 N/S BUILDING SECTION
- A3.03 PARTIAL BUILDING SECTIONS
- A3.04 PARTIAL BUILDING SECTIONS

## PROJECT TEAM

<b>OWNER -</b> SQUARE 769, LLC 1120 New Jersey Ave., SE Suite 1000 Washington, DC 20003	<b>CIVIL ENGINEER</b> VIKI, Inc. 8180 Greenboro Drive Suite 200 McLean, VA 22102 703-442-7800
<b>District of Columbia Housing Authority</b> 1133 North Capitol Street, NE Washington, DC 20002 202-536-1000	<b>MEP ENGINEER</b> Girard Engineering, P.C. 1355 Beverly Road, Suite 240 McLean, VA 22101 703-442-8787
<b>DEVELOPER -</b> William C. Smith & Company, Inc. 1100 New Jersey Ave., SE Suite 1000 Washington, DC 20003 202-465-7028	<b>STRUCTURAL ENGINEER</b> Spiegel Zamecnik & Shah, Inc. 202-378-8800
<b>ARCHITECT</b> Hickok Cole Architects 1023 31ST STREET, NW Washington, DC 20007 202-467-9776	<b>LANDSCAPE ARCHITECT</b> HICKOK COLE ARCHITECTS 101 N. Union Street, Suite 301 Arlington, VA 22201 703-548-5010

ZONING COMMISSION  
 District of Columbia

CASE NO. 03-12F / 03-13F  
 EXHIBIT NO. 27

ZONING COMMISSION  
 District of Columbia  
 CASE NO. 03-12F/03-13F  
 EXHIBIT NO. 27

PUD CHECKLIST

SECTION	ITEM	SHEET NO.	
2406.12(b)	AREA AND DIMENSIONS OF EACH LOT	C-1.1	
	EXACT AREA OF TOTAL SITE	C-1.1	
	PERCENTAGE OF LOT OCCUPANCY:		
	FOR EACH BUILDING ON EACH LOT	10.00	
	FOR ALL BUILDINGS ON ENTIRE SITE	10.00	
	GROSS FLOOR AREA AND FLOOR AREA RATIO		
	FOR EACH BUILDING ON EACH LOT	10.00	
	FOR ALL BUILDINGS ON ENTIRE SITE	10.00	
	INCLUDING A BREAKDOWN FOR EACH USE	10.00	
	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-A2.02
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	10.00, A1.05
		DESIGNATION OF SPACES FOR DIFFERENT USES	A1.01-A1.04
	2406.12(g)	SITE CONTEXT IMAGES	A0.04
		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  
= 23,104.88 S.F./27,975.48 S.F.  
= 82.59%

GROSS FLOOR AREA CALCULATION

SQUARE FEET

FIRST FLOOR	TOTAL	23,104.88
	EXCLUSION	1,774.78
	COUNTED	21,329.88

SECOND FLOOR	TOTAL	21,806.32
	EXCLUSION	250.20
	COUNTED	21,556.12

THIRD FLOOR-EIGHTH FLOORS	TOTAL	22,766.74
	EXCLUSION	84.75
	COUNTED	22,684.00

NINTH FLOOR	TOTAL	21,826.24
	EXCLUSION	84.75
	COUNTED	21,741.49

TENTH FLOOR	TOTAL	21,796.99
	EXCLUSION	84.75
	COUNTED	21,714.24

ELEVENTH FLOOR	TOTAL	11,776.30
	EXCLUSION	42.96
	COUNTED	11,733.26

MECHANICAL PENTHOUSE	TOTAL	3,459.62
	EXCLUSION	0
	COUNTED	3,459.62

TOTAL GROSS FLOOR AREA

BUILDING = 234,182.05 S.F.  
PENTHOUSE = 3,459.62 S.F.

TOTAL GROSS FLOOR AREA BY USE

FIRST FLOOR RETAIL = 10,665.85 S.F. (=50.0% OF FIRST FLOOR)  
OFFICE = 223,521.20 S.F.

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

GROSS FLOOR AREA ALLOWED

= 238,000 S.F. (AS REQUIRED BY ZONING COMMISSION ORDER NO. 03-1213)

FAR

= TOTAL GROSS FLOOR AREA/LOT AREA

BUILDING  
= 234,182.05 S.F./27,975.48 S.F.  
= 8.37

PENTHOUSE  
= 3,459.62 S.F./27,975.48 S.F.  
= .12

TOTAL  
= 8.37 + .12  
= 8.49

Section 2406.12 (f)

CIRCULATION

PARKING

150 SPACES REQUIRED (AS REQUIRED BY ZONING COMMISSION ORDER NO. 03-1213)

MINIMUM NUMBER OF SPACES TO BE PROVIDED - 150

ACTUAL NUMBER OF SPACES SHOWN ON PLANS 233

BY TYPE

STANDARD SIZE SPACES		
REGULAR CARS	138	
COMPACT CARS	27	
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	8	
COMPACT SIZE	28	

BY LEVEL

P-1 LEVEL	47
P-2 LEVEL	62
P-3 LEVEL	63
P-4 LEVEL	61

BICYCLE SPACES

8 SPACES REQUIRED

33 SPACES PROVIDED (ADDITIONAL SPACES PROVIDED TO MEET LEED REQUIREMENTS)

LOADING BERTHS

3 12'X32' LOADING BERTHS REQUIRED, 3 PROVIDED

1 10'X22' DELIVERY BERTH REQUIRED, 1 PROVIDED

COMPUTATION

GROSS FLOOR AREA FOR LOADING = BUILDING GROSS FLOOR AREA - AREA ALLOCATED TO LOADING  
= 234,182.05 S.F. - 2,867.25 S.F.  
= 231,194.8 S.F.

YARD REQUIREMENTS

SIDE YARD

DEPTH REQUIRED = 2' FOR EACH FOOT OF HEIGHT OF THE BUILDING (AS REQUIRED BY ZONING CODE)  
= 20'FT X 120' FT  
= 298 1/2'  
= 21'-7 1/2"

DEPTH PROVIDED = 21'-7 1/2"

REAR YARD

DEPTH REQUIRED = 2 1/2' PER FOOT OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE  
= 2 1/2' IN FT X 132'-1 1/2"  
= 330.3125'  
= 27'-6.916"

DEPTH PROVIDED = 30'-0" (TAKEN TO THE CENTERLINE OF THE RIGHT OF WAY 2ND STREET EAST)

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

ZONING: CG/C-3-C AND CR

ALL CONSTRUCTION TO OCCUR IN CG/C-3-C



1100 The Green Hill  
Washington, DC 20007  
P: 202-637-7777  
F: 202-641-5294  
www.hatchco.com

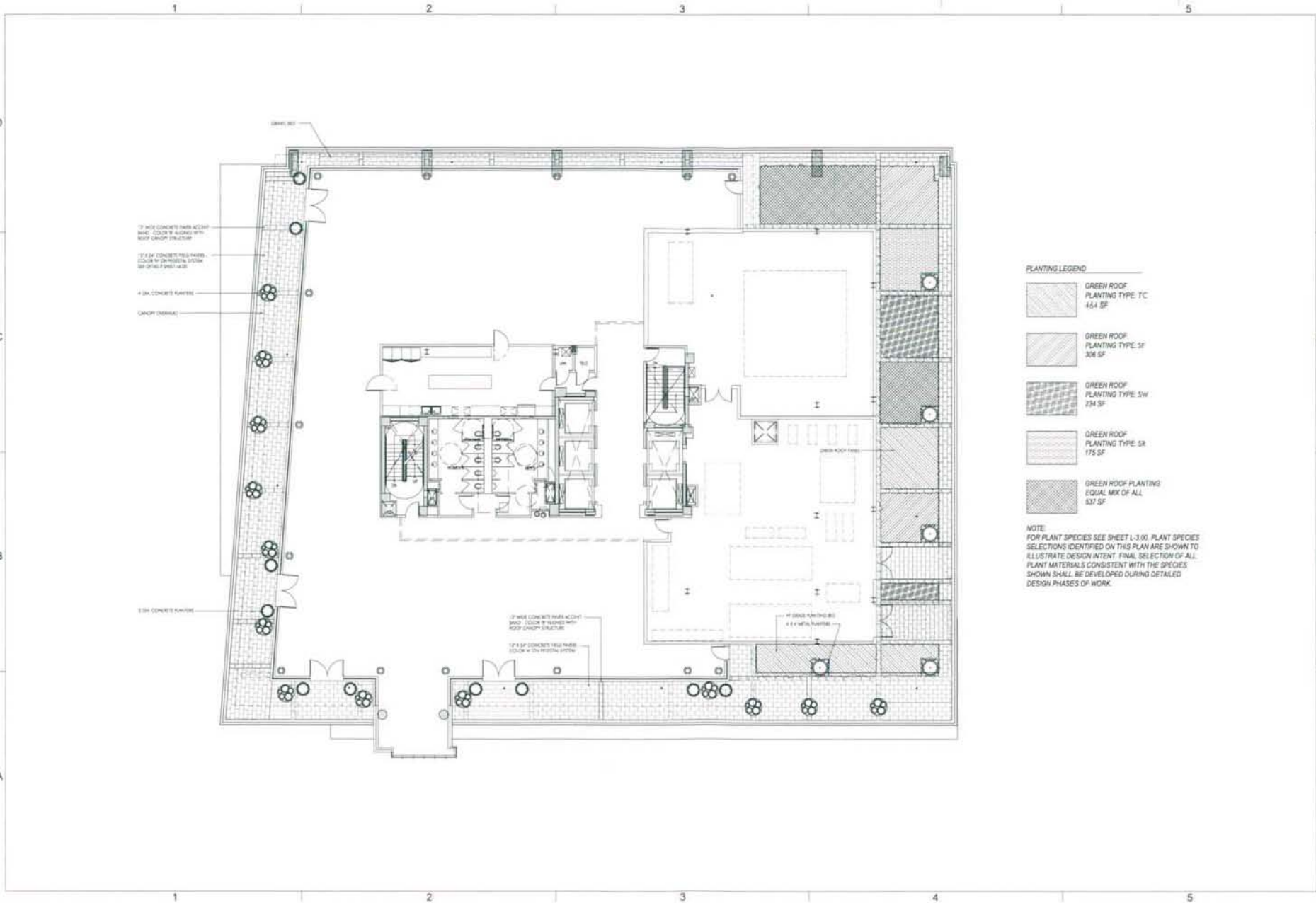
PROJECT:  
250 M STREET, SE  
SQUAD 700, LLC  
WASHINGTON, DC  
1100 New Jersey Ave, SE, Suite 1000  
Washington, DC 20003

DATE/TITLE  
SUPPLEMENTAL PRE-HEARING SUBMISSION  
PUD CHECKLIST & ZONING TABULATIONS

PROJECT NO.  
00034\_14  
DATE/REV  
C/01

SHEET  
05-28-08  
SHEET NO.

TO.00



PLANTING LEGEND

- GREEN ROOF PLANTING TYPE: TC 464 SF
- GREEN ROOF PLANTING TYPE: SF 306 SF
- GREEN ROOF PLANTING TYPE: SW 234 SF
- GREEN ROOF PLANTING TYPE: SA 175 SF
- GREEN ROOF PLANTING: EQUAL MIX OF ALL 537 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.





1105 First Street, NW  
 Arlington, VA 22202  
 P 202.987.1215  
 F 202.987.2288  
 www.holtekcole.com

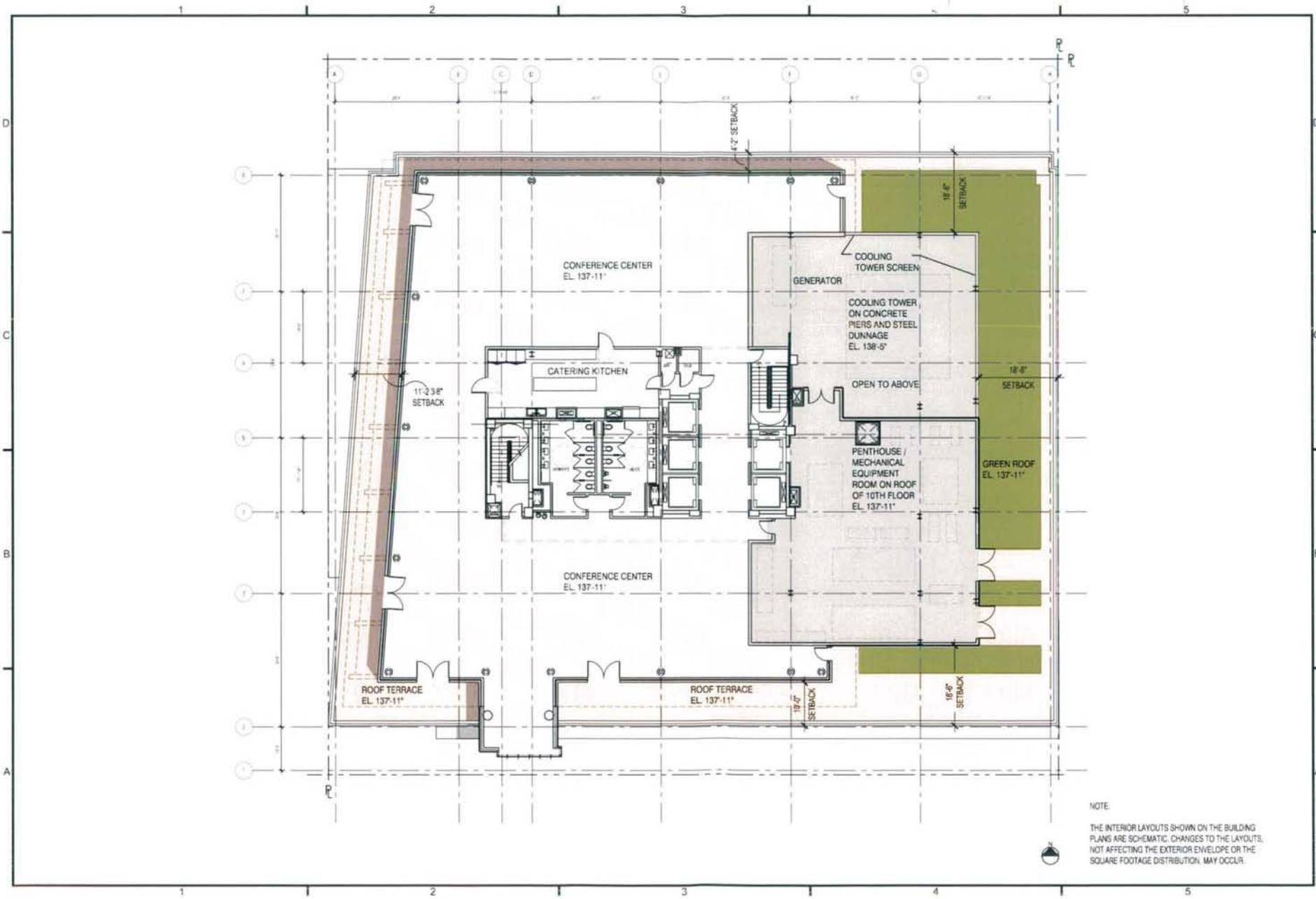
250 M STREET, SE  
 SQUARE 769, LLC  
 1100 New Jersey Ave. SE, Suite 1000  
 Washington, DC 20003

PROJ. E.C.T. TITLE  
 SUPPLEMENTAL PRE-HEARING SUBMISSION  
 11TH FLOOR PLAN

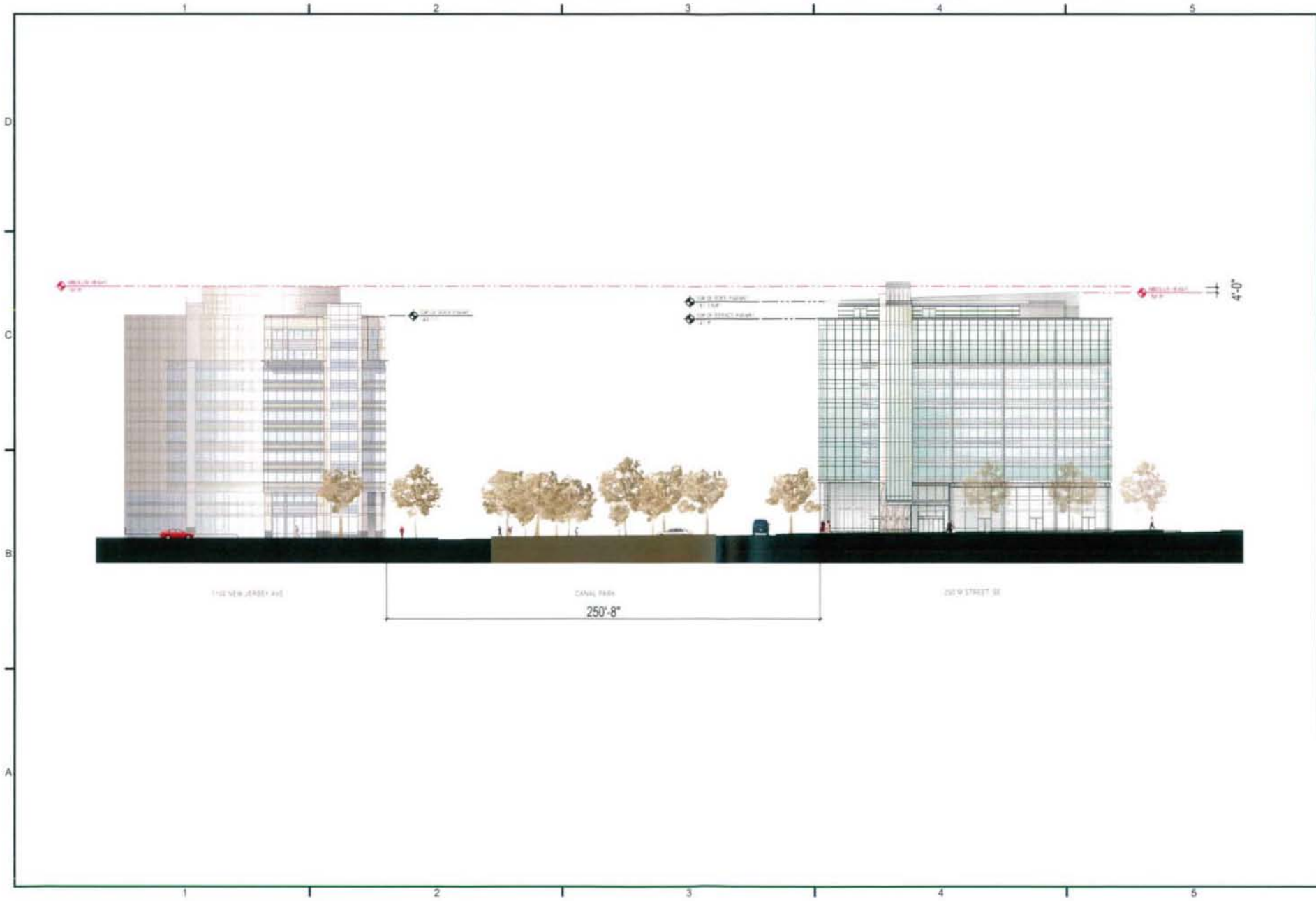


PROJ. E.C.T. NO.  
 CDD/SA 14  
 DRA/PA B/P  
 EB, CN, RM  
 SCALE  
 1" = 20' 0"  
 DATE  
 05-28-08  
 DWG. NO.

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.



4222 2nd Street, NW  
Washington, DC 20007  
A: 202.462.4700  
F: 202.462.2200  
www.hobas.com

PROJECT  
250 M STREET, SE  
SQUARE 768, LLC  
1100 New Jersey Ave, SE Suite 1000  
Washington, DC 20003



PROJECT NO  
05034-16  
DRAWING BY  
CMAA, EB, CV  
SCALE  
1" = 50' 0"  
DATE  
05-28-08  
DRAW NO

A2.01A



1000 21st Street, NW  
 Washington, DC 20037  
 P 202 462 6100  
 F 202 687 2200  
 www.hok.com

PROJECT  
 260 M STREET, SE  
 SQUARE 769, LLC  
 1100 North Capitol Ave, SE Suite 1000  
 Washington, DC 20003

DRAWING TITLE  
 SUPPLEMENTAL PRE-HEARING SUBMISSION  
 BUILDING PERSPECTIVE IN CONTEXT

PROJECT NO.  
 05034-14  
 DRAWN BY  
 J.L. CA.  
 SCALE  
 N.T.S.  
 DATE  
 05-28-09  
 SHEET NO.

A2.01B





1025 The Tower, 10th  
Washington, DC 20001  
P: 202 367 2711  
F: 202 367 2000  
www.hokukcole.com

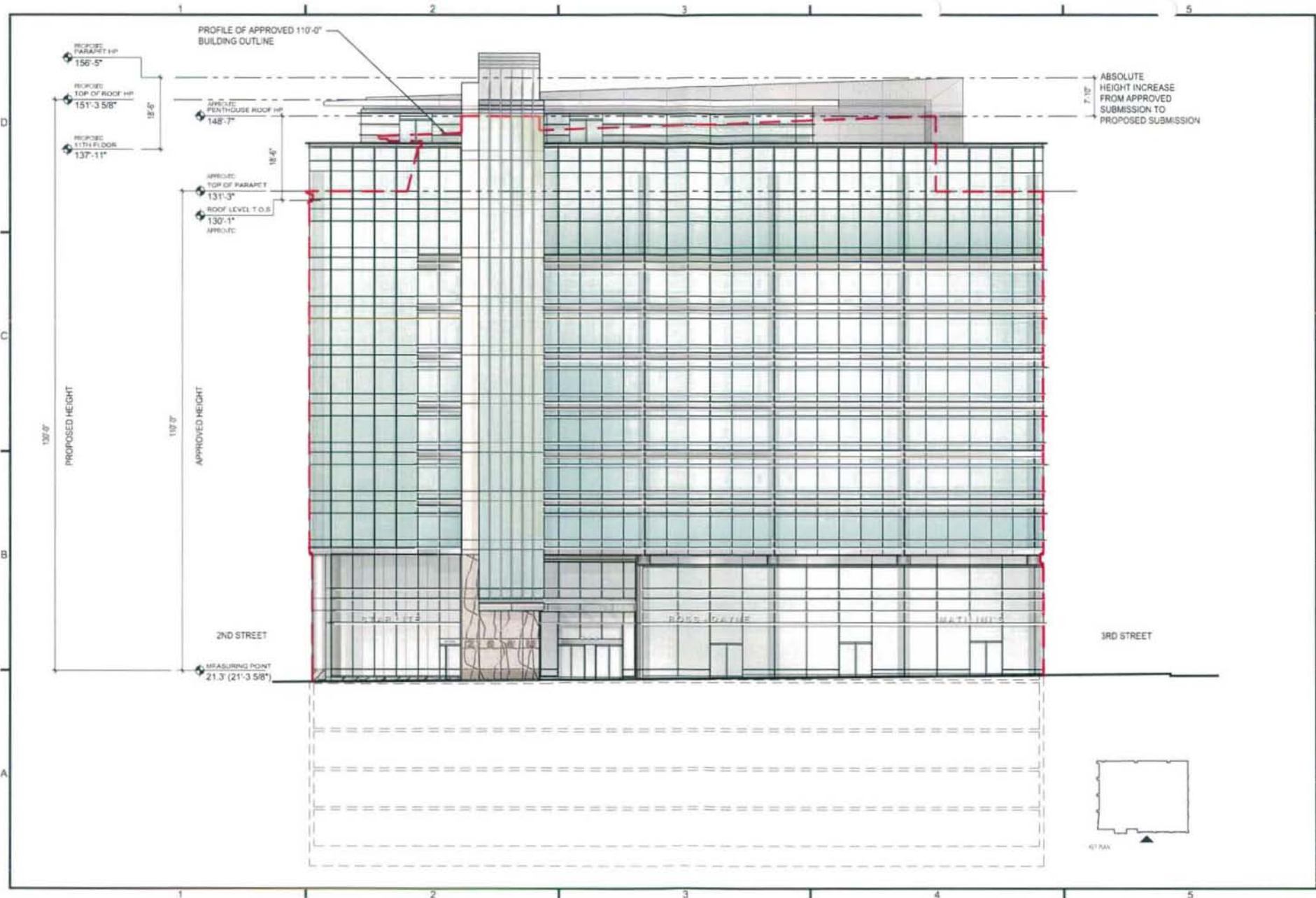
PROJECT  
260 M STREET, SE  
SQUARE 769, LLC  
1100 New Jersey Ave., SE Suite 1000  
Washington, DC 20003

DRAWING TITLE  
SUPPLEMENTAL PRE-HEARING SUBMISSION  
BUILDING PERSPECTIVE

PROJECT NO.  
DRAWING NO.  
DATE BY  
CML, EB  
SCALE  
NTS  
DATE  
06-28-08  
DWG NO.

A2.01C





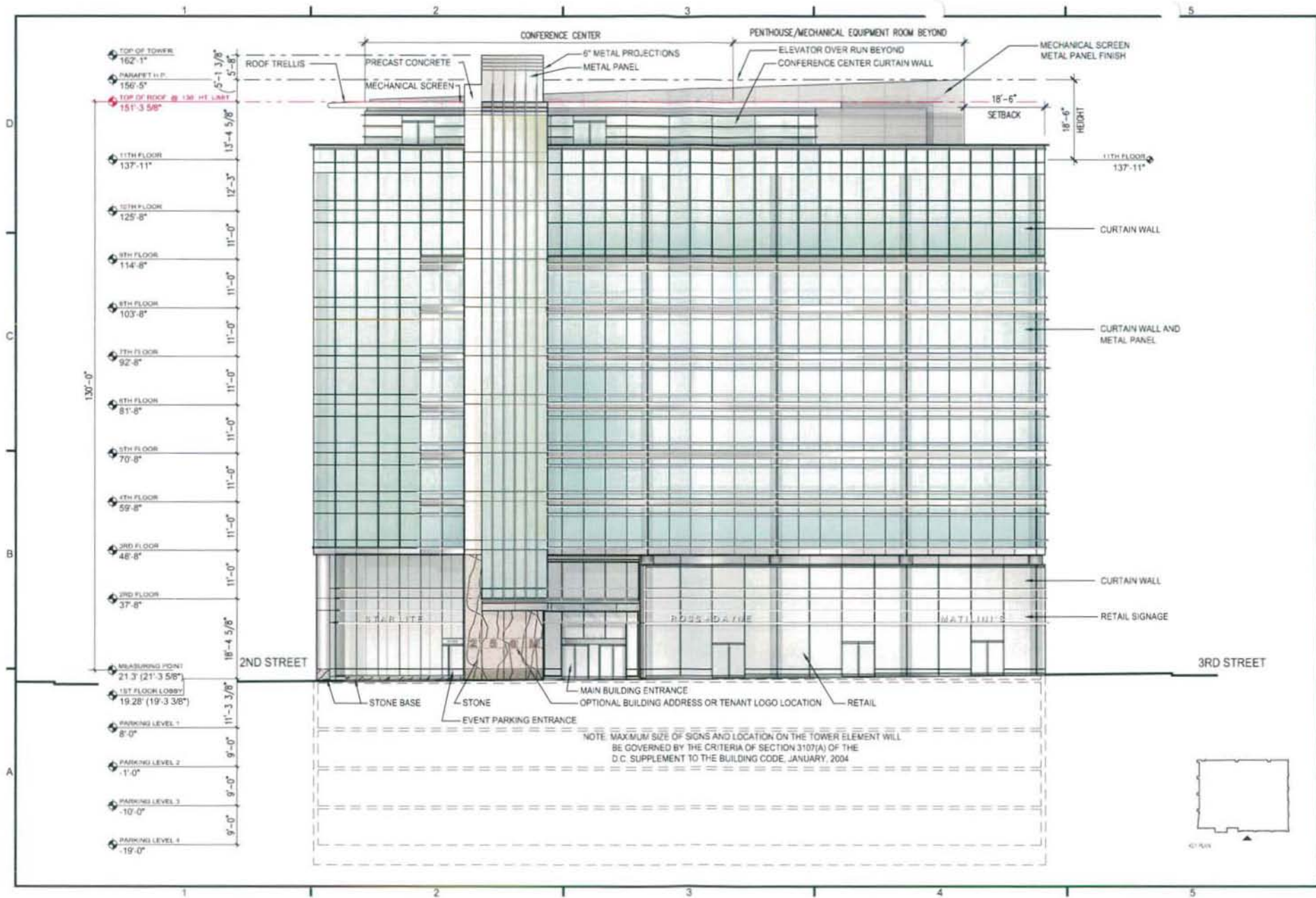
PROJECT:  
250 M STREET, SE  
SQUARE 769, LLC  
WILLIAM C. SMITH & COMPANY  
1100 New Jersey Ave., SE Suite 1000  
Washington, DC 20003

DATE: 11/14  
SUPPLEMENTAL PRE-HEARING SUBMISSION  
BUILDING HEIGHT COMPARISON  
M STREET (SOUTH) ELEVATION

PROJECT NO:  
08034.14  
DATE: 11/14/14  
SCALE:  
1" = 20'-0"  
DWG NO:  
05-28-08  
REV. NO:

A2.01E





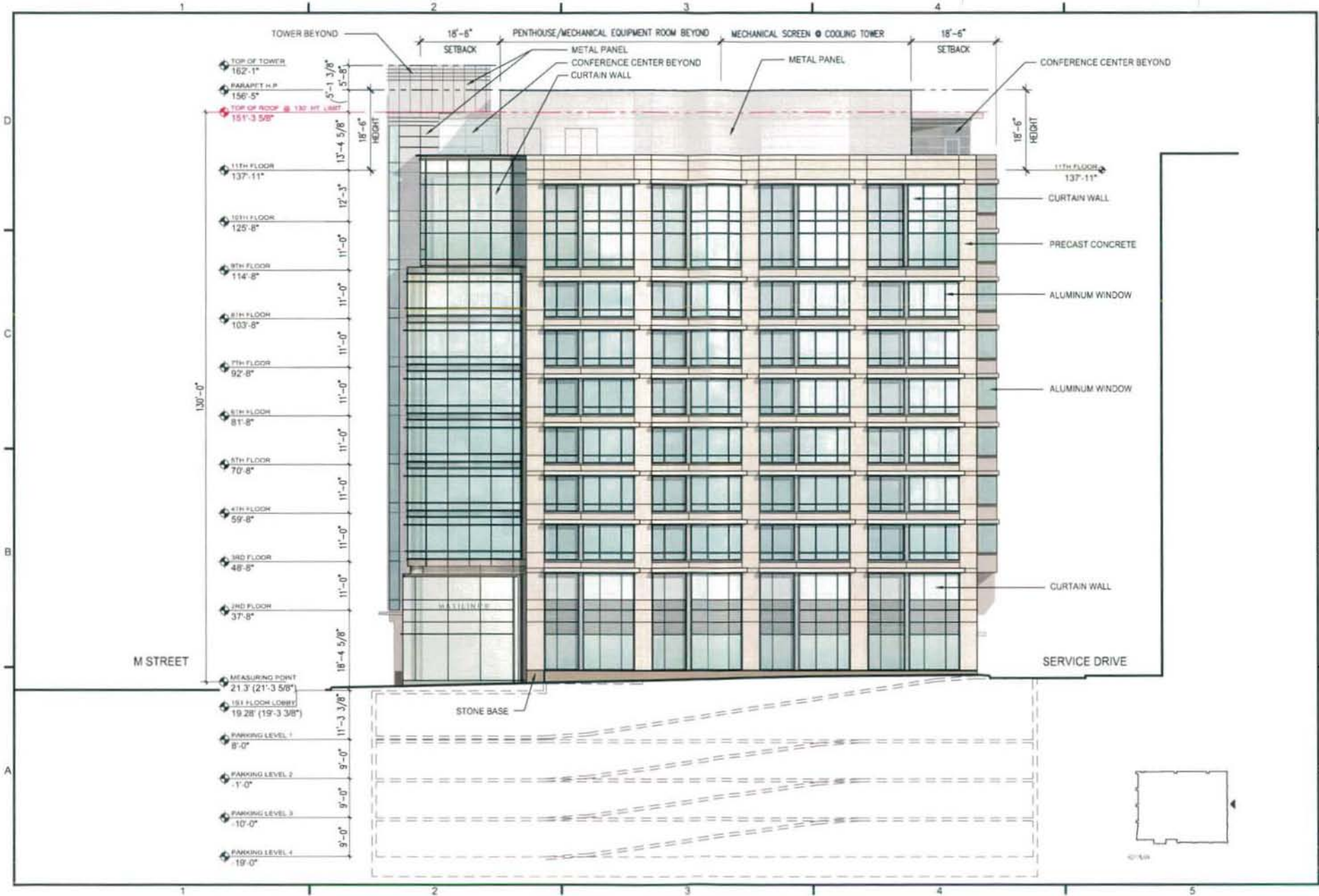
1100 New Jersey Ave. SW  
 Suite 1000  
 Washington, DC 20003  
 P: 202 391 3400  
 F: 202 391 3400  
 www.hickocole.com

PROJECT  
 250 M STREET, SE  
 SQUARE 769, LLC  
 M STREET (SOUTH) ELEVATION  
 1100 New Jersey Ave. SW, Suite 1000  
 Washington, DC 20003



PROJECT NO.  
 05034.11  
 DRAWING BY  
 E.B. CH. CM  
 SCALE  
 1" = 20'-0"  
 DATE  
 05-28-08  
 SHEET NO.

A2.01



1000 The Circle, Suite 100  
 Washington, DC 20004  
 P: 202 687 4700  
 F: 202 681 4700  
 www.heintzco.com

250 M STREET, SE  
 SQUARE 769, LLC  
 WILLIAM C SMITH & COMPANY  
 1100 M STREET, NW, SUITE 1000  
 WASHINGTON, DC 20005



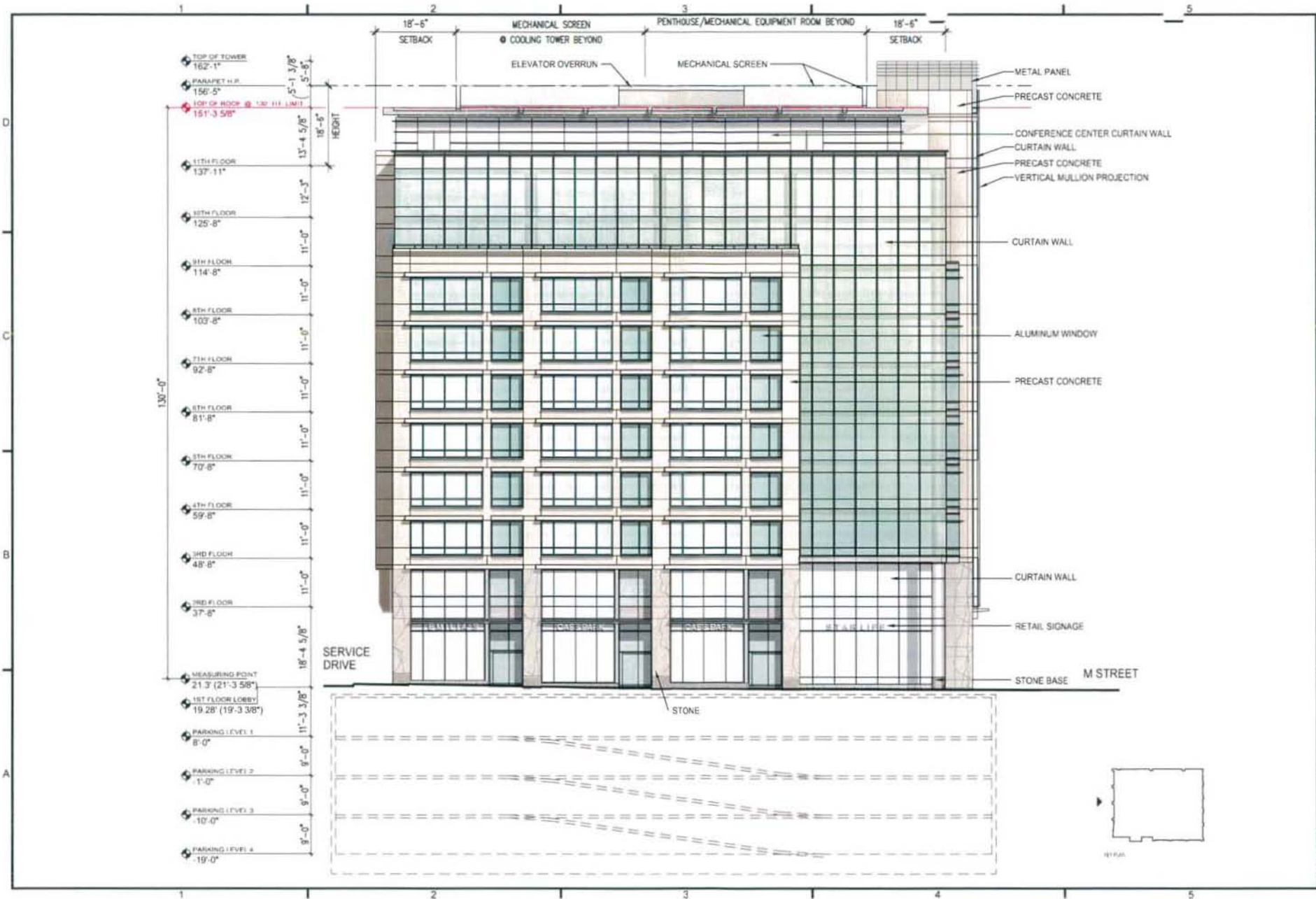
PROJECT NO:  
 09034 18  
 DRAWN BY:

**A2.02**









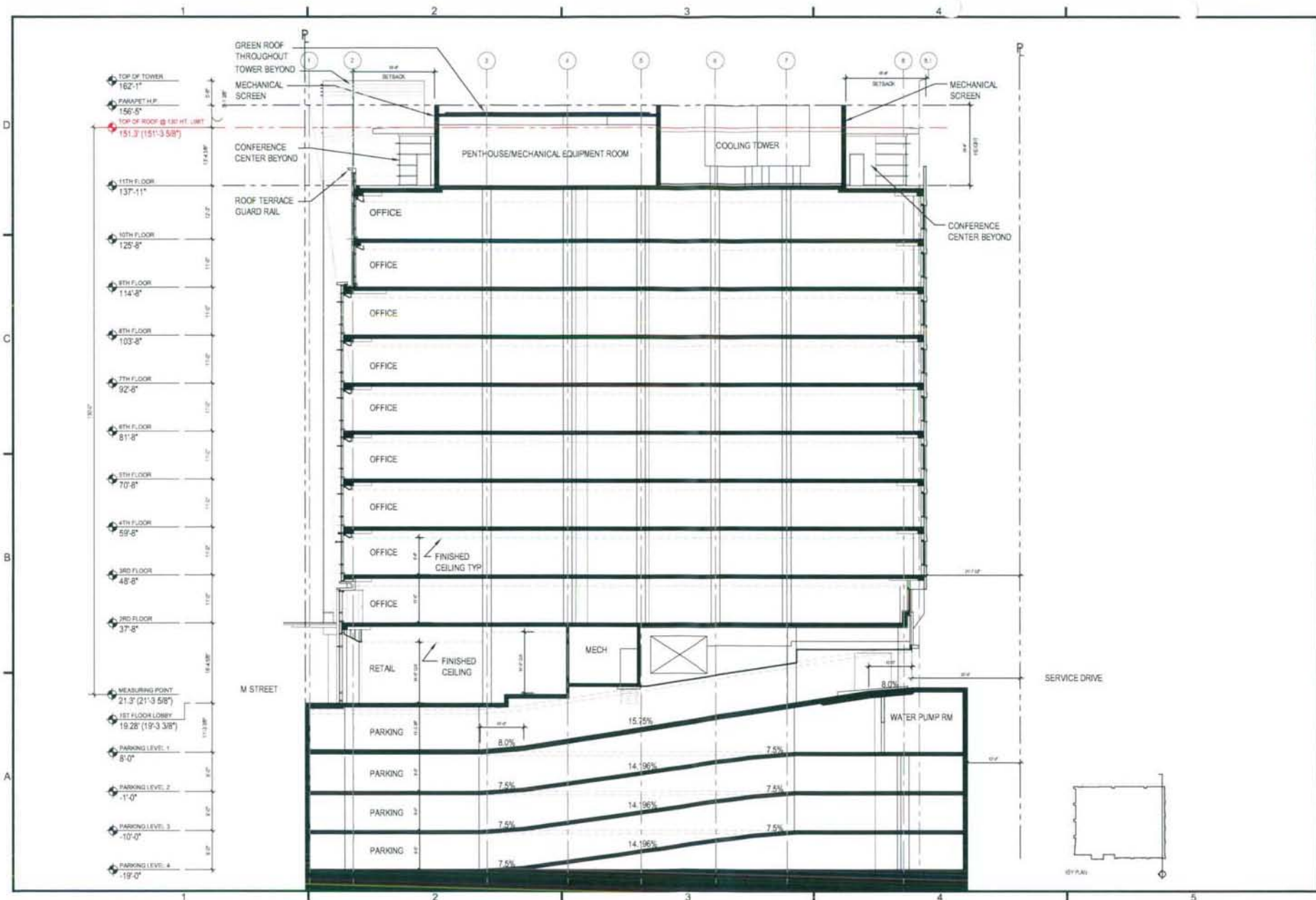
1301 The Green Way  
 Raleigh, NC 27607  
 P: 919.877.8770  
 F: 919.877.8771  
 www.hobas.com

260 N STREET, SE  
 SQUARE 769, LLC  
 WILLIAM C. SMITH & COMPANY  
 1100 New Albany Ave., SE, Suite 1000  
 Washington, DC 20003

PROJECT TITLE  
 SUPPLEMENTAL PRE-HEARING SUBMISSION  
 2ND STREET (WEST) ELEVATION

PROJECT NO  
 05024 18  
 DRAWING  
 EB KM ON  
 SCALE  
 1/4" = 30'-0"  
 DATE  
 05-28-08  
 DRW NO

A2.04



PROJECT  
250 M STREET, SE  
SOLICITATION # 19-0000000000  
WDC PROJECT # 19-0000000000  
1100 New Jersey Ave., SE Suite 1000  
Washington, DC 20003

DRAWING TITLE  
SUPPLEMENTAL PRE-HEARING SUBMISSION  
N/S BUILDING SECTION

PROJECT NO  
05034.14  
DRAWN BY  
CMP  
SCALE  
1/4" = 20'-0"  
DATE  
05-28-08  
DWG. NO.

A3.02



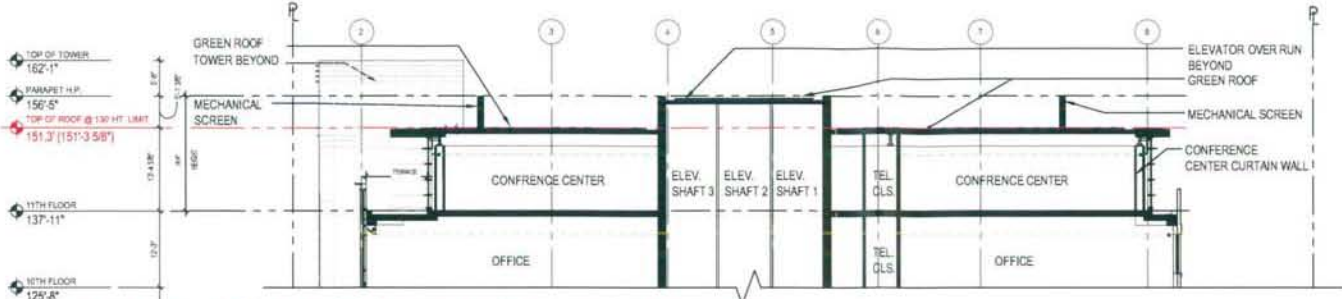
1025 27th Street, NW  
Washington, DC 20037  
P: 202-262-9110  
F: 202-262-9494  
www.hobokcole.com

PROJECT:  
250 M STREET, SE  
SQUARE 769, LLC  
1100 New Jersey Ave. SE Suite 1000  
Washington, DC 20003

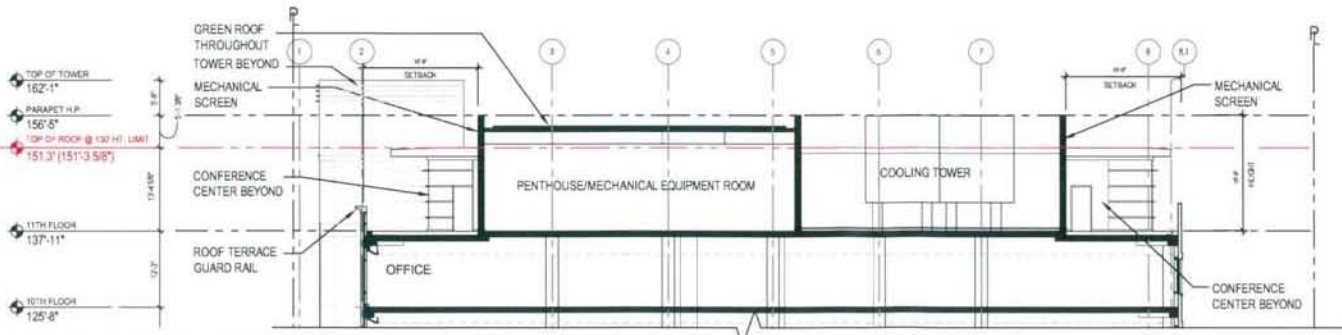
OWNER TITLE:  
SUPPLEMENTAL PRE-HEARING SUBMISSION  
PARTIAL NORTH / SOUTH BUILDING SECTIONS

PROJECT NO:  
05034.14  
DRAWN BY:  
CMN  
SCALE:  
1" = 20'-0"  
DATE:  
05-28-08  
DWG. NO.:

A3.04



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



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

