

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS GPS SERVICES
 3744 UNINCORPORATED
 8100 GREENBORO DRIVE, SUITE 200, W. MILEAN, VIRGINIA 22102
 703.442.7000 FAX 703.781-2181
 MILEAN, VA GERARDTOWN, MD LEESBURG, VA



1025 5th Street, NW
 Washington, DC 20007
 P 202.462.8776
 F 202.462.2280
 www.hickokcole.com

CONSULTANT

PROJECT
 200 M STREET, SE
 DISTRICT OF COLUMBIA
 WILLIAM C. SMITH & COMPANY
 1100 New Jersey Ave, SE Suite 100
 Washington, DC 20008

ZONING COMMISSION
 District of Columbia

CASE NO. 03-12K / 03-131C

EXHIBIT NO. DRAWING TITLE 28

OVERALL SITE PLAN

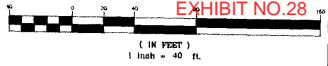
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PROJECT NO. 6855V
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 DATE: 05-08-08
 DWG. NO.

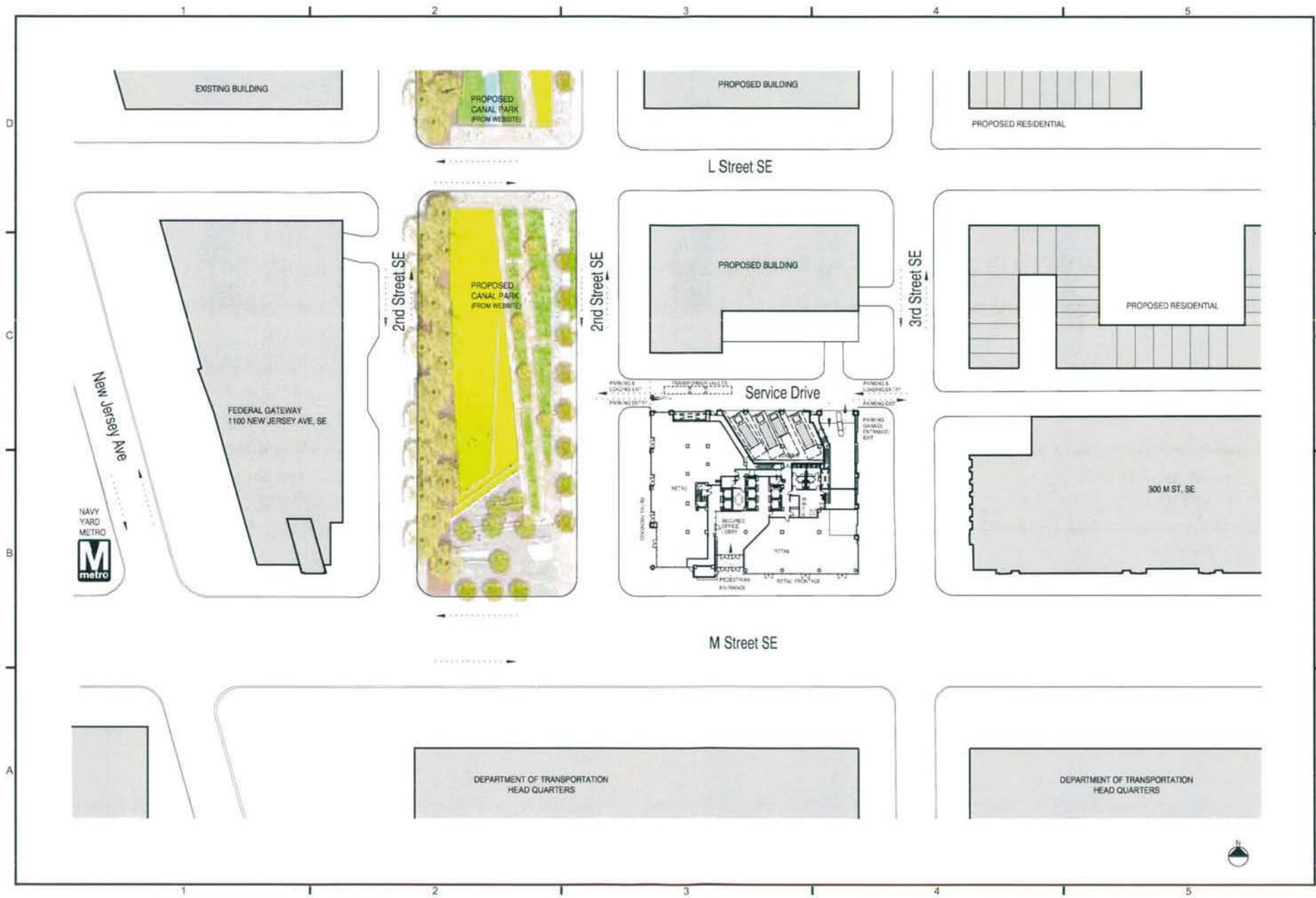
ZONING COMMISSION
 District of Columbia

CASE NO. 03-12F/03-12F
 EXHIBIT NO. 28

GRAPHIC SCALE



C-1.0



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

DATE: 05-08-08
DRAWN BY: CMK, KM, EB
SCALE: 1" = 30'-0"
PROJECT NO: 05034.14

SUPPLEMENTAL PRE-HEARING SUBMISSION
SITE CIRCULATION PLAN

PROJECT NO: 05034.14
DRAWN BY: CMK, KM, EB
SCALE: 1" = 30'-0"
DATE: 05-08-08
DRAWN BY: CMK, KM, EB

A0.03



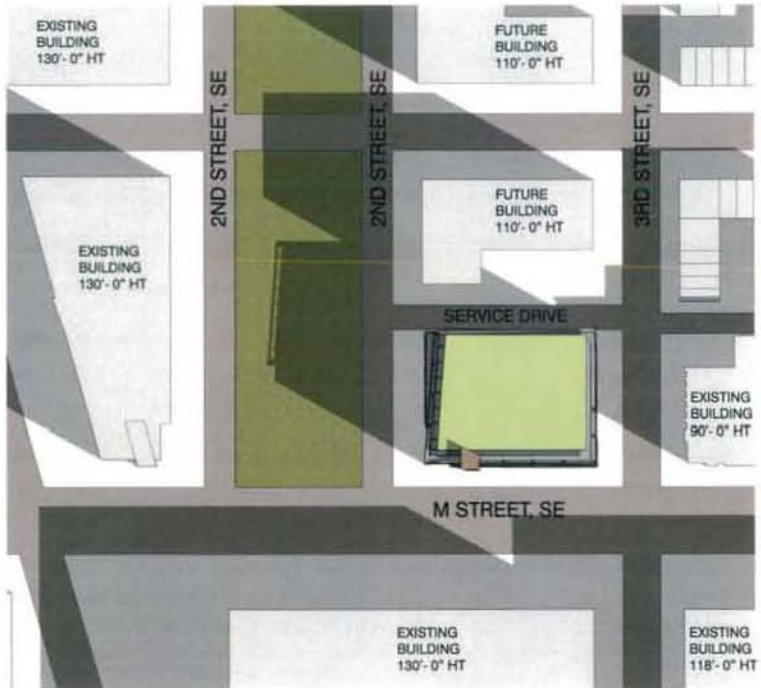
301 7th Street, NW
Washington, DC 20004
410.525.8100
www.hatchcole.com

PROJECT
250 M STREET, SE
SQUARE 789, LLC
WILLIAM C. SMITH & COMPANY
1100 K Street, NW
Washington, DC 20004

PREPARED BY
SUPPLEMENTAL PRE-HEARING SUBMISSION
SITE SHADOW STUDY
DATE

PROJECT NO.
SHEET NO.
DATE
SCALE
DATE
DRAWN BY

A0.04A

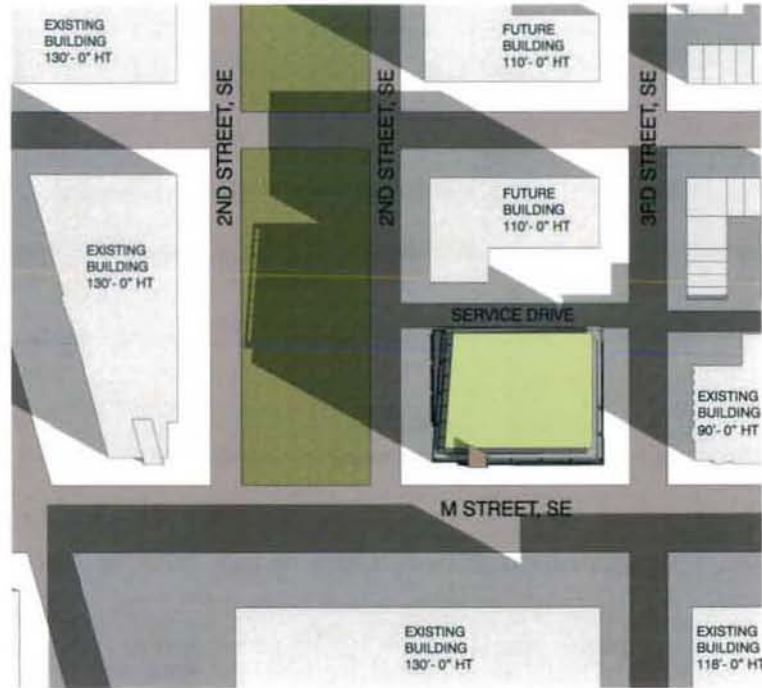


APPROVED PROPOSED SCHEME - BUILDING HEIGHT 110'-0"
MEASURED BUILDING HEIGHT TO PENTHOUSE ROOF: 127'-4"

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 IS A VERY MINIMAL DIFFERENCE IN THE SHADOW 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"





1012 20th Street, NW
Washington, DC 20037
410.528.2000
www.hickokcole.com

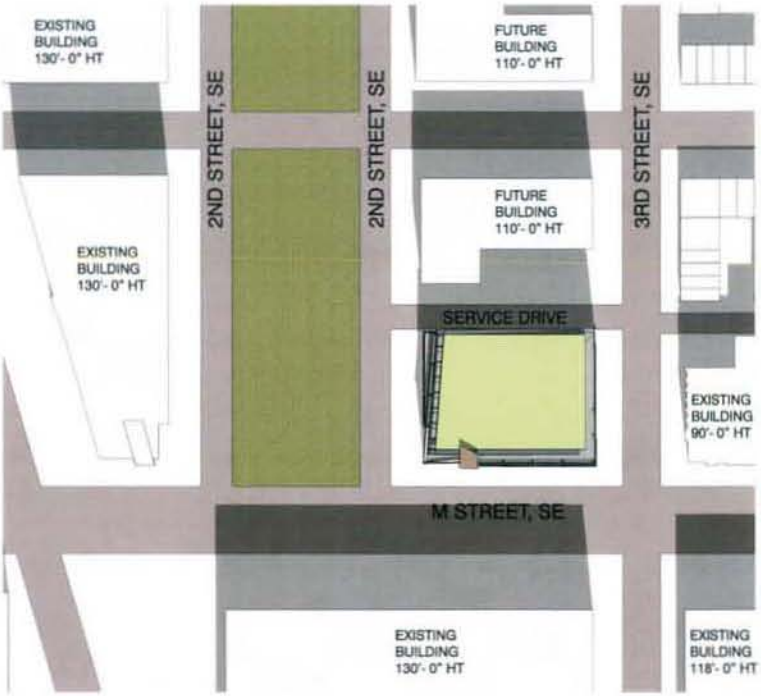
PROJECT
250 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
1100 New Jersey Ave., SE Suite 1050
Washington, DC 20002

ISSUANCE TITLE
SUPPLEMENTAL PRE-HEARING SUBMISSION
SITE SHADOW STUDY



PROJECT NO.
02/24/14
DRAWN BY
CVP, 05/
SCALE
1" = 1'-0"
DATE
05-08-08
SHEET 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.

CONCLUSION:
AS THE ABOVE DIAGRAMS INDICATE, THERE IS A VERY MINIMAL DIFFERENCE IN THE SHADOW 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"





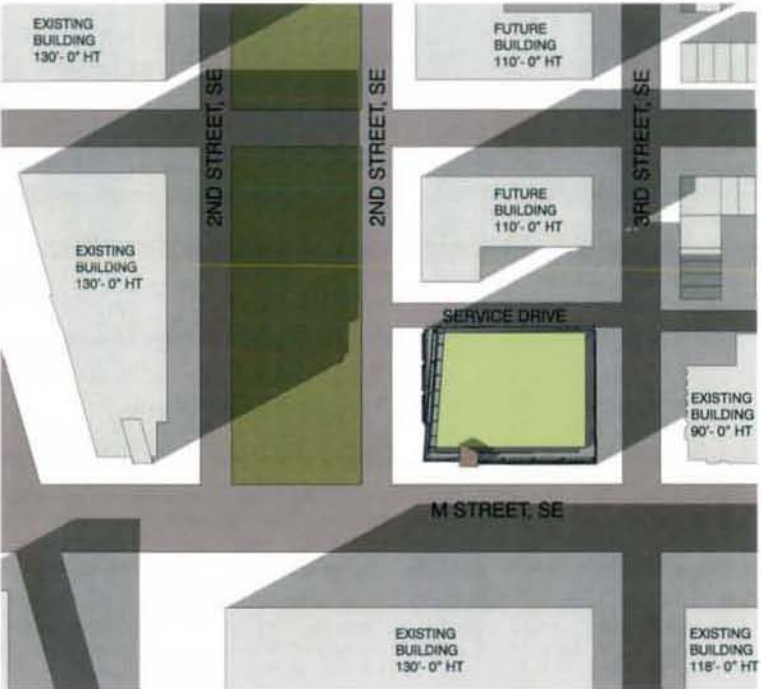
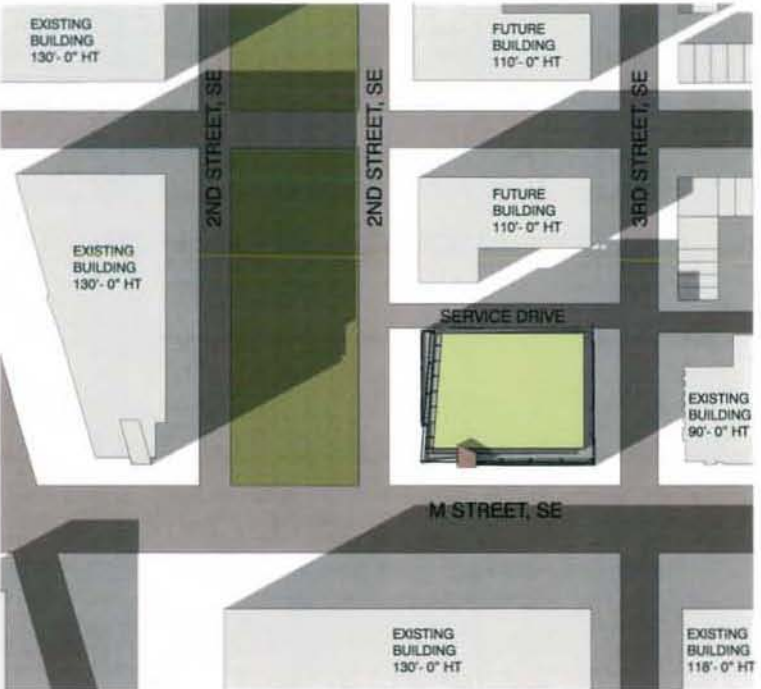
1000 Old Columbia Road
 Washington, DC 20001
 Phone: (202) 462-1234
 Fax: (202) 462-1235
 www.h2tek.com

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

DRAWING TITLE:
 SUPPLEMENTAL PRE-HEARING SUBMISSION
 SITE SHADOW STUDY

PROJECT NO:
 DESIGN NO:
 DRAWING NO:
 SCALE:
 1" = 120'
 DATE:
 05-08-08
 DESIGNED BY:

A0.04C



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

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

SHADOW STUDY: 3:30 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.

CONCLUSION:
 AS THE ABOVE DIAGRAMS INDICATE, THERE IS A VERY MINIMAL DIFFERENCE IN THE SHADOW CAST BY THE APPROVED SCHEME TO THAT CAST BY THE PROPOSED SCHEME.





400 7th Street, NW
 Washington, DC 20007
 P: 202-687-9750
 F: 202-687-2000
 www.hobbscole.com

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

DATE/TITLE
 SUPPLEMENTAL PRE-HEARING SUBMISSION
 SITE SHADOW STUDY

PROJECT NO.
 05034_14
 DRAWN BY
 DATE
 11-1-2010
 DATE
 05-08-08
 DWG. NO.

A0.04D



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

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

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

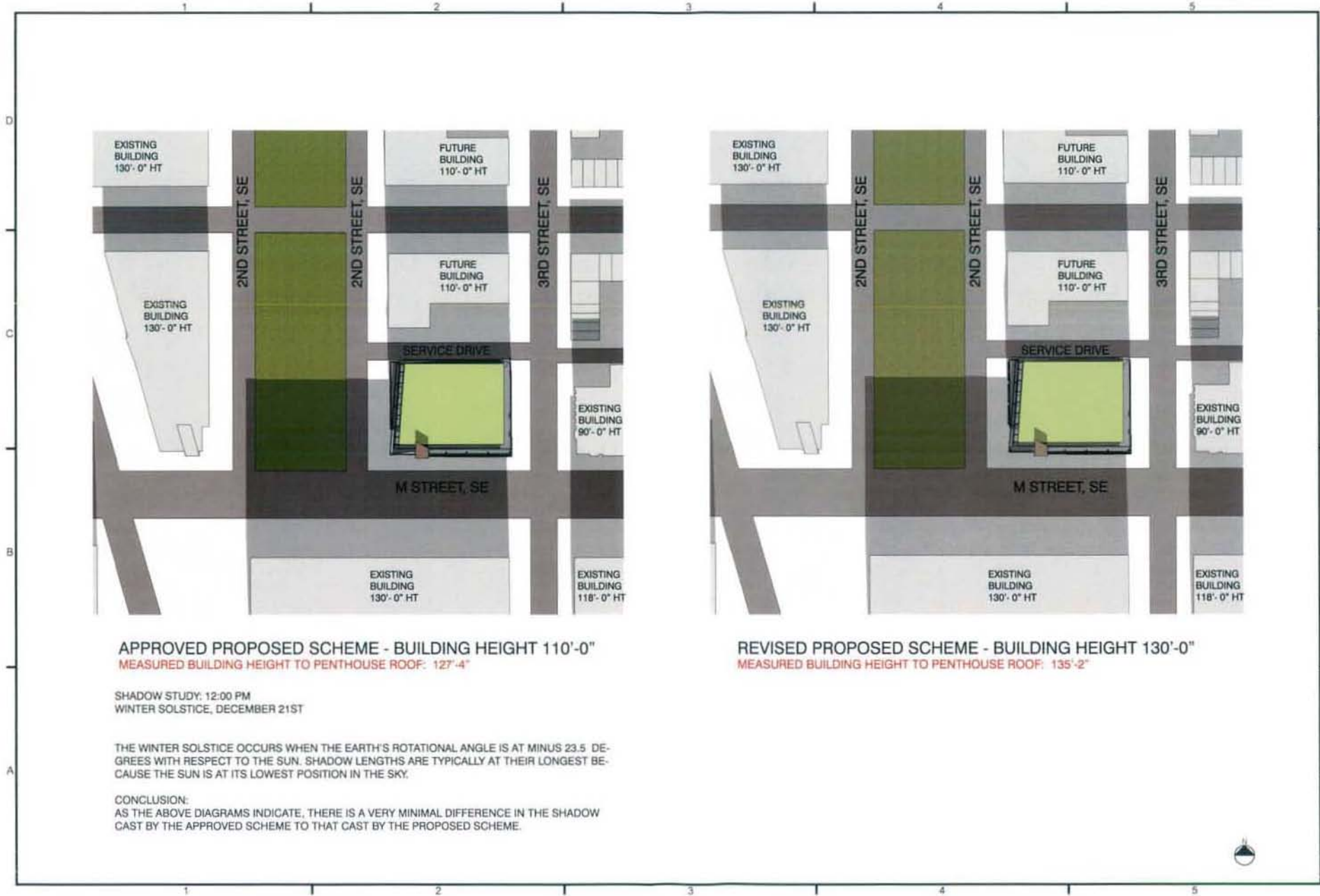
THE WINTER SOLSTICE OCCURS WHEN THE EARTH'S ROTATIONAL ANGLE IS AT MINUS 23.5 DEGREES WITH RESPECT TO THE SUN. SHADOW LENGTHS ARE TYPICALLY AT THEIR LONGEST BECAUSE THE SUN IS AT ITS LOWEST POSITION IN THE SKY.

CONCLUSION:
 AS THE ABOVE DIAGRAMS INDICATE, THERE IS A VERY MINIMAL DIFFERENCE IN THE SHADOW CAST BY THE APPROVED SCHEME TO THAT CAST BY THE PROPOSED SCHEME.





1000 1/2 Street, SE
 Birmingham, AL 35202
 P: 205.944.4444
 F: 205.944.4444
 www.hobbscole.com



D
 C
 B
 A

PROJECT:
 250 M STREET, SE
 SQUARE 769, LLC
 WILLIAM C. SMITH & COMPANY
 1150 W. C. BRYANT BLVD., SUITE 1000
 WASHINGTON, DC 20002



DATE: 05-08-08
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 PROJECT NO: [blank]
 TITLE: [blank]
 SCALE: 1" = 1/20'

AC.04E

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.

CONCLUSION:
 AS THE ABOVE DIAGRAMS INDICATE, THERE IS A VERY MINIMAL DIFFERENCE IN THE SHADOW 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"





1027 15th Street, NW
 Washington, DC 20004
 202-462-7272
 4 000 Mt Zion
 www.hobartcole.com

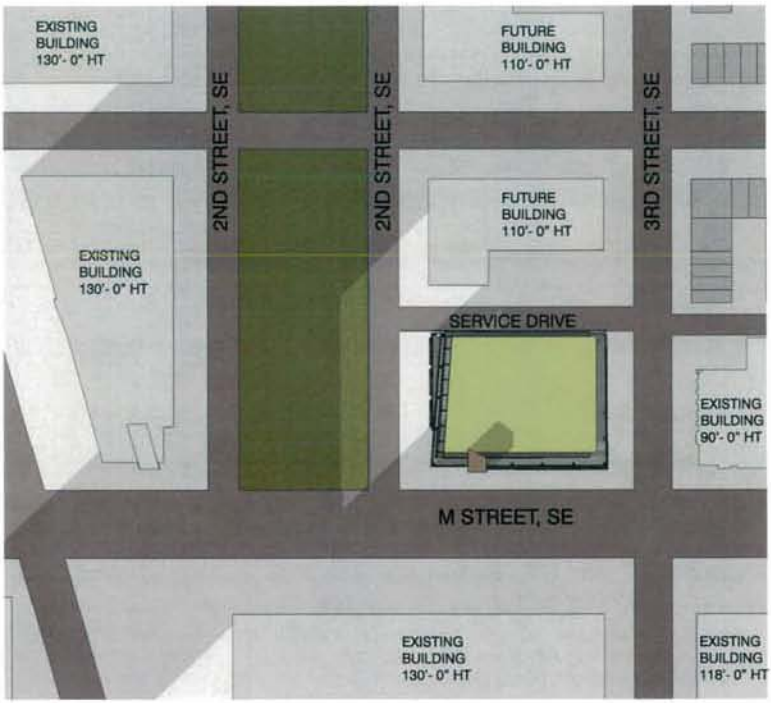
PROJECT
 250 M STREET, SE
 SQUARE 769, LLC
 WILLIAM C. SMITH & COMPANY
 1101 Pennsylvania Avenue, NE
 Washington, DC 20002

DRAWING TITLE
 SUPPLEMENTAL PRE-HEARING SUBMISSION
 SITE SHADOW STUDY

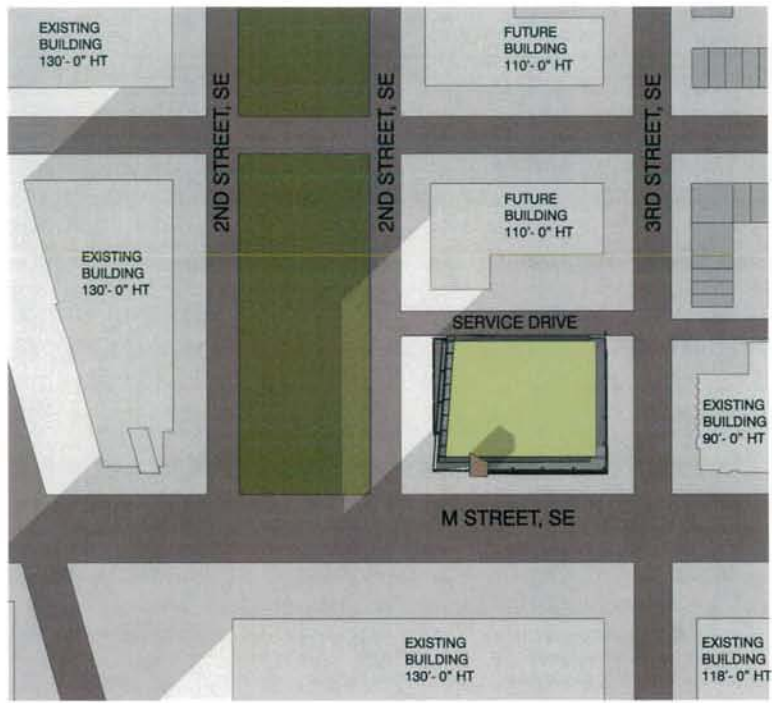


PROJECT NO.
 05034-14
 DRAWN BY
 CWN
 SCALE
 1"=1'-0"
 DATE
 05-08-08
 DWG. NO.

AC.04F



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



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

SHADOW STUDY: 3:30 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.

CONCLUSION:
 AS THE ABOVE DIAGRAMS INDICATE, THERE IS A VERY MINIMAL DIFFERENCE IN THE SHADOW CAST BY THE APPROVED SCHEME TO THAT CAST BY THE PROPOSED SCHEME.

1 2 3 4 5

D

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1 2 3 4 5

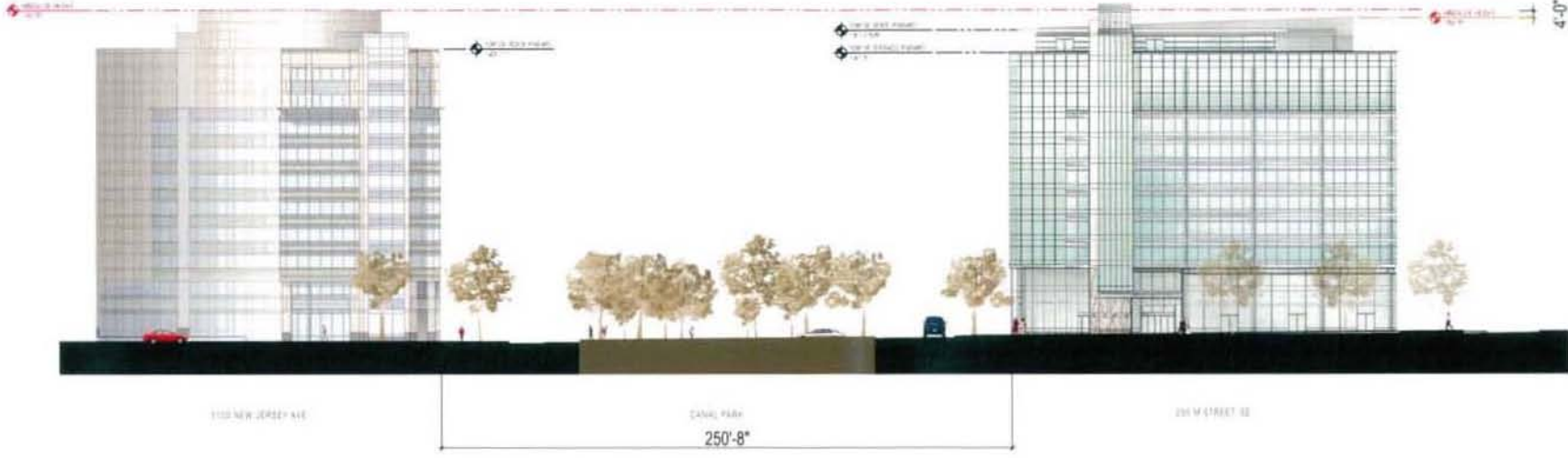
1 2 3 4 5

D

C

B

A



1100 F St, Suite 1000
 Washington, DC, 20004
 202.775.1200
 www.hok.com

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



PROJECT NO
 DESIGN NO
 DRAWING NO
 CLIENT, USE, AND
 SCALE
 DATE: 05/07
 DATE: 05-28-08
 DRAWN BY

A2.01A



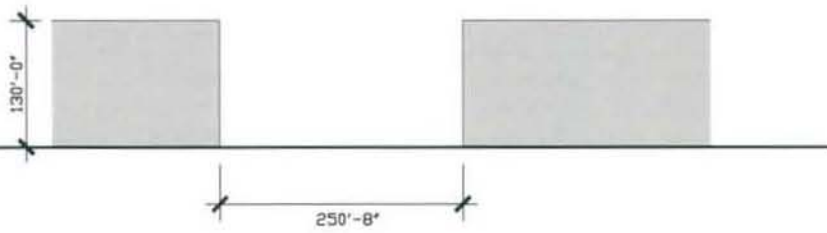
1222 17th Street, NW
Washington, DC 20037
7 703.497.8744
4 202.867.2889
www.hatch-co.com

PROJECT
250 M STREET, SE
SQUARE 769, LLC
WILLIAM C SMITH & COMPANY
1150 Constitution Avenue, NW
Washington, DC 20004

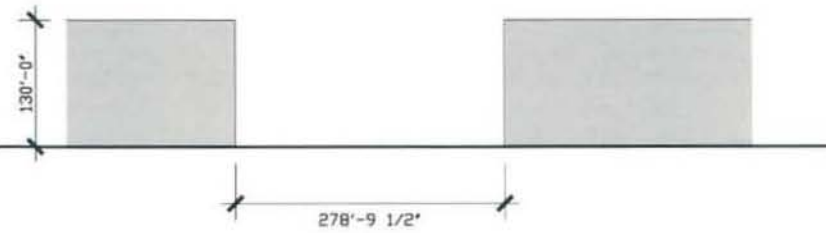


PROJECT NO.
DCDM 14
DATE: 03/09/14
SCALE
1" = 50 FT
DATE:
05-08-08
DRAWN BY:

A2.01A



CANAL PARK
M STREET & 2ND STREET, SE



JOHN MARSHALL PARK
C STREET & CONSTITUTION AVENUE, NW

NOTE
ALL SUSSENCED OUTLINE SHOWN AT 1/8" P



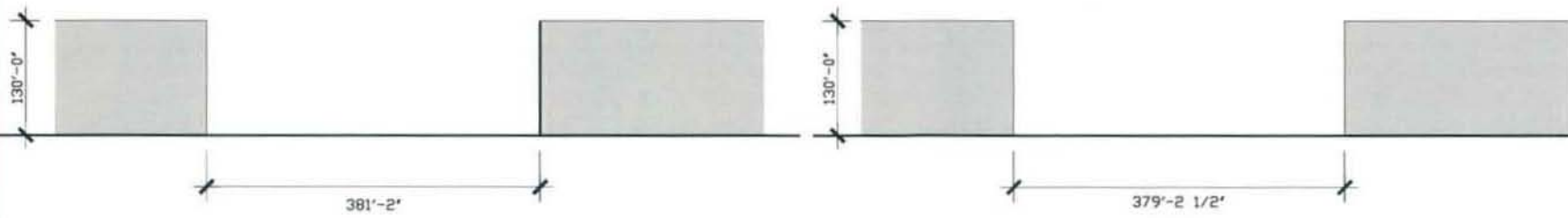
1225 First Street, NW
Washington, DC 20004
P 202 587 4710
F 202 587 2890
www.hankcole.com

PROJECT NO.
250 M STREET, SE
SQUARE 769, LLC
WILLIAM C. SMITH & COMPANY
1100 Wisconsin Avenue, NW
Washington, DC 20005



PROJECT NO.
CND04 14
DRAWN BY
CJVN
SCALE
1" = 50' 0"
DATE
05-08-08
DRAWN BY

A2.01Aii



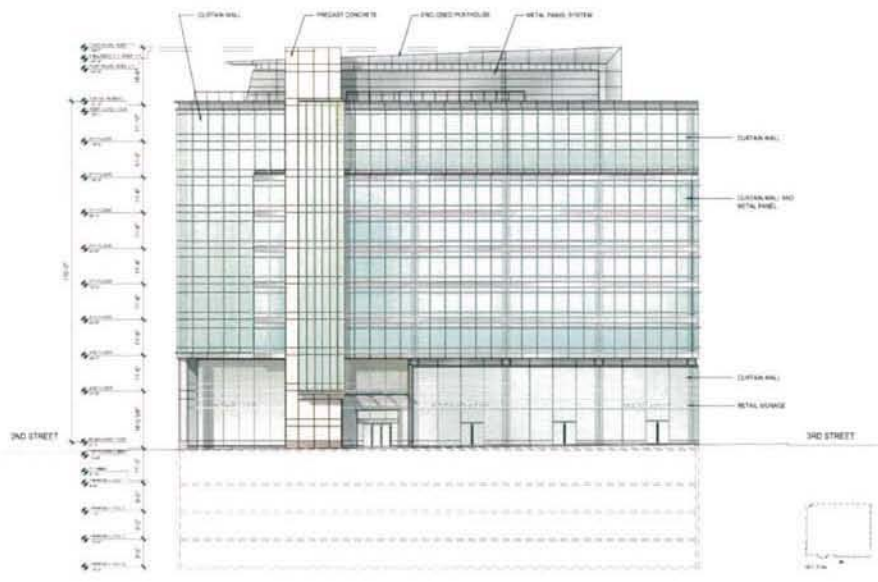
FARRAGUT SQUARE
K STREET & CONNECTICUT AVENUE, NW

McPHERSON SQUARE
K STREET & 15TH STREET, NW

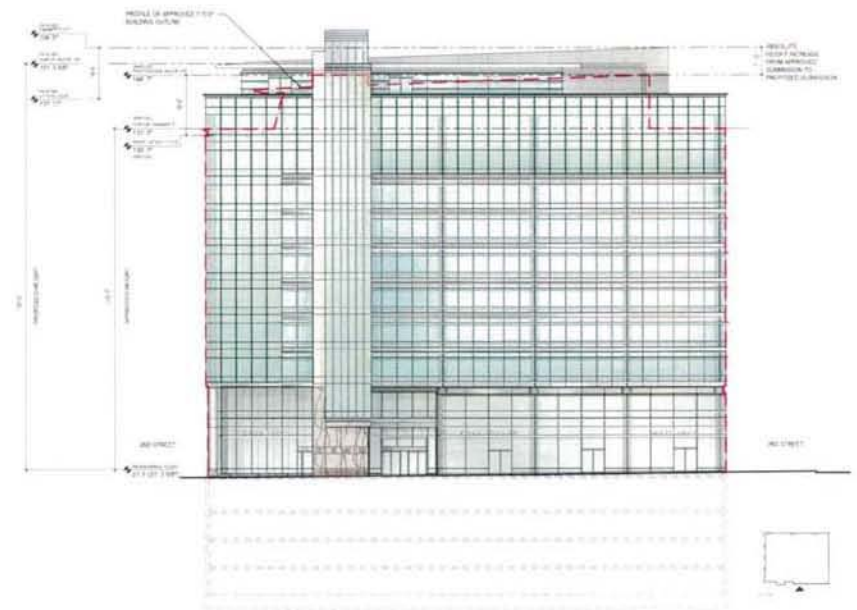
NOTE:
A) BUILDING FOOTPRINTS SHOWN AT 100'



HECK COX
 1100 NEW YORK AVENUE, SE
 SUITE 1000
 WASHINGTON, DC 20003
 TEL: 202.462.1000
 FAX: 202.462.1001
 WWW.HECKCOX.COM



M STREET (SOUTH) ELEVATION APPROVED (5-3-07)



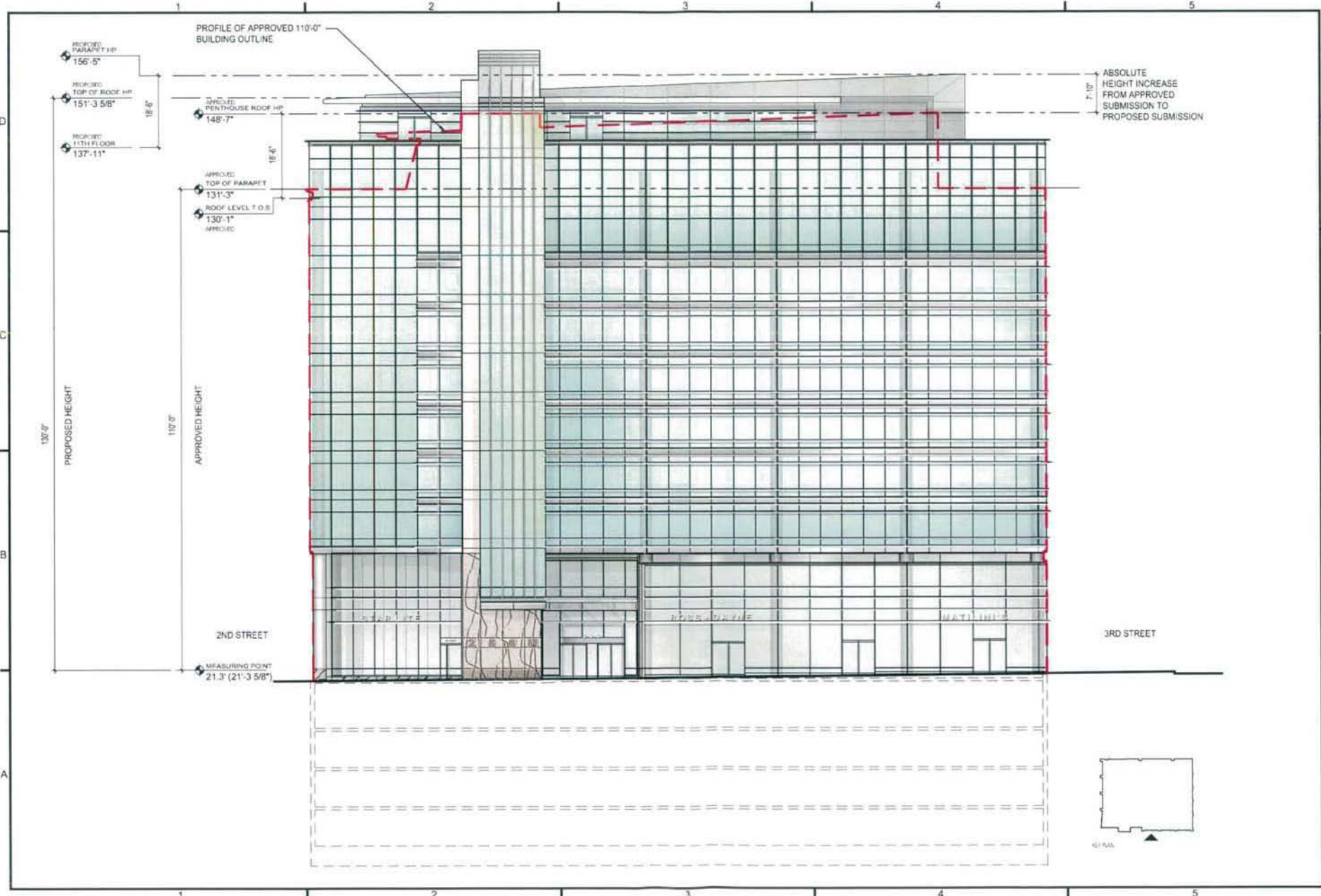
M STREET (SOUTH) ELEVATION PROPOSED (5-28-08)

PROJECT
 250 M STREET, SE
 SQUARE 789, LLC
 1100 NEW YORK AVENUE, SE
 SUITE 1000
 WASHINGTON, DC 20003

DESCRIPTION
 M STREET (SOUTH) ELEVATION
 APPROVED (5-3-07) M STREET ELEVATION
 AND PROPOSED (5-28-08) M STREET ELEVATION
 COMPARISON

PROJECT NO.
 05034 14
 DRAWN BY
 SCALE
 1/4" = 40'-0"
 DATE
 05-28-08
 SHEET NO.

1 ELE



1012 17th Street, NW
 Washington, DC 20036
 P 202 637 3710
 F 202 637 2200
 www.hickokcole.com

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

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

PROJECT NO.
 DSCM 14
 DRAWING #
 SCALE
 1" = 20'-0"
 DATE
 05-28-08
 DWG NO.

A2.01E



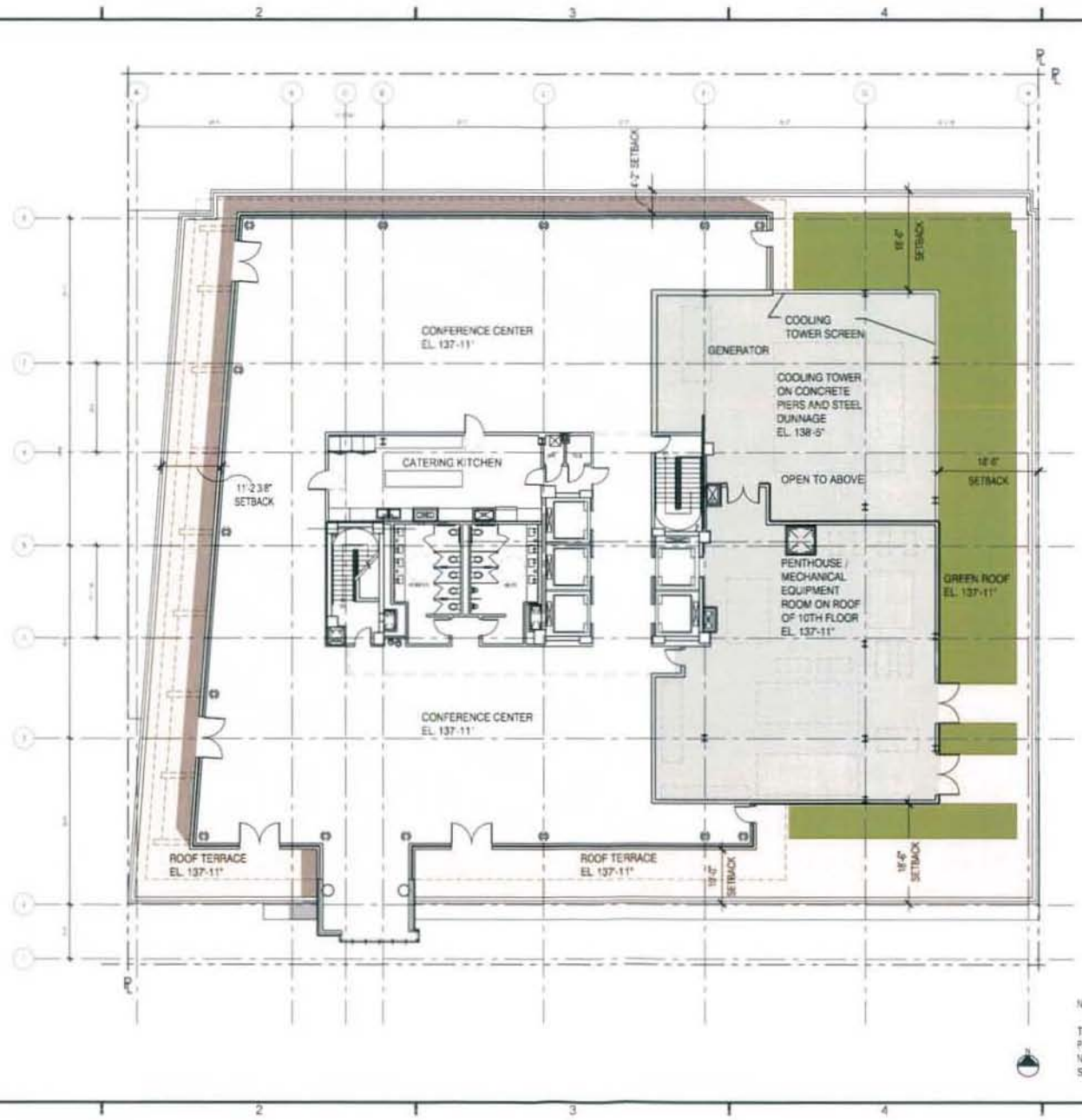
1001 27th Street, Suite 1000
 Columbia, SC 29204
 P: 803.799.8100
 F: 803.799.2000
 www.hickcole.com

PROJECT
 250 M STREET, SE
 SQUARE 769, LLC
 WILLIAM C. SMITH & COMPANY
 1100 BROADWAY, SUITE 1000
 WASHINGTON, DC 20003

DATE: 11/11/11
 DRAWING TITLE
 SUPPLEMENTAL PRE-HEARING SUBMISSION
 11TH FLOOR PLAN

PROJECT NO.
 CSD24.14
 DRAWN BY
 E.B. CHA, ICP
 SCALE
 1" = 20'-0"
 DATE
 08/28/08
 DRAWN BY

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.





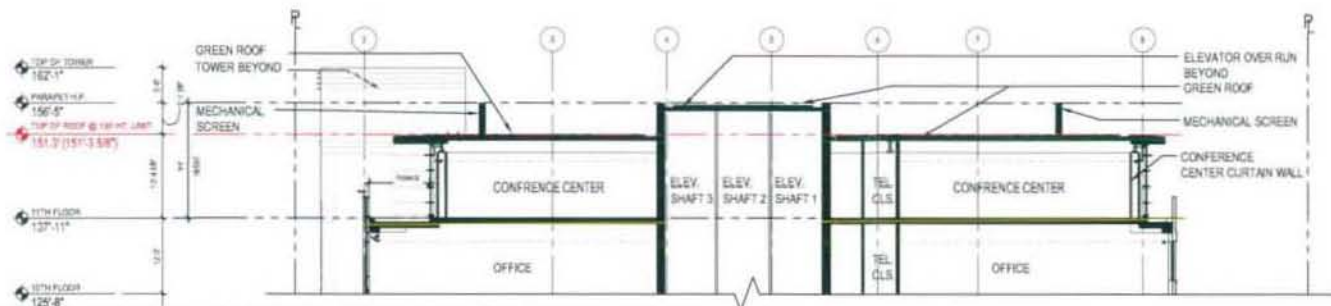
1000 15th Street, NW
 Washington, DC 20004
 P: 202 462-7373
 F: 202 462-7374
 www.fbh-arch.com

PROJECT:
 250 M STREET, SE
 SQUARE 769, LLC
 WILLIAM C. BARTH & COMPANY
 1100 Washington, DC 20002

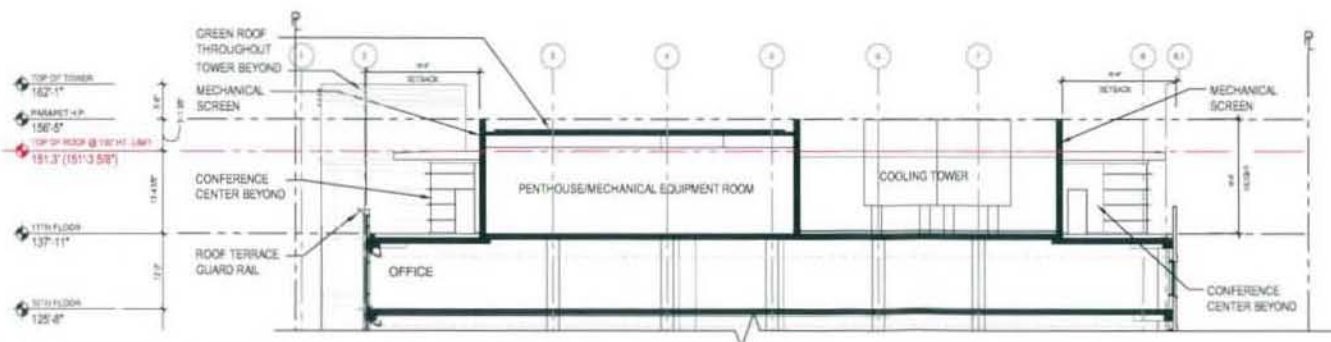
DATE: 05-28-08
 DRAWN BY:
 CHECKED BY:
 PROJECT NO:
 SUPPLEMENTAL PRE-HEARING SUBMISSION
 PARTIAL NORTH / SOUTH BUILDING SECTIONS

DATE: 05-28-08
 DRAWN BY:
 CHECKED BY:
 PROJECT NO:

A3.04

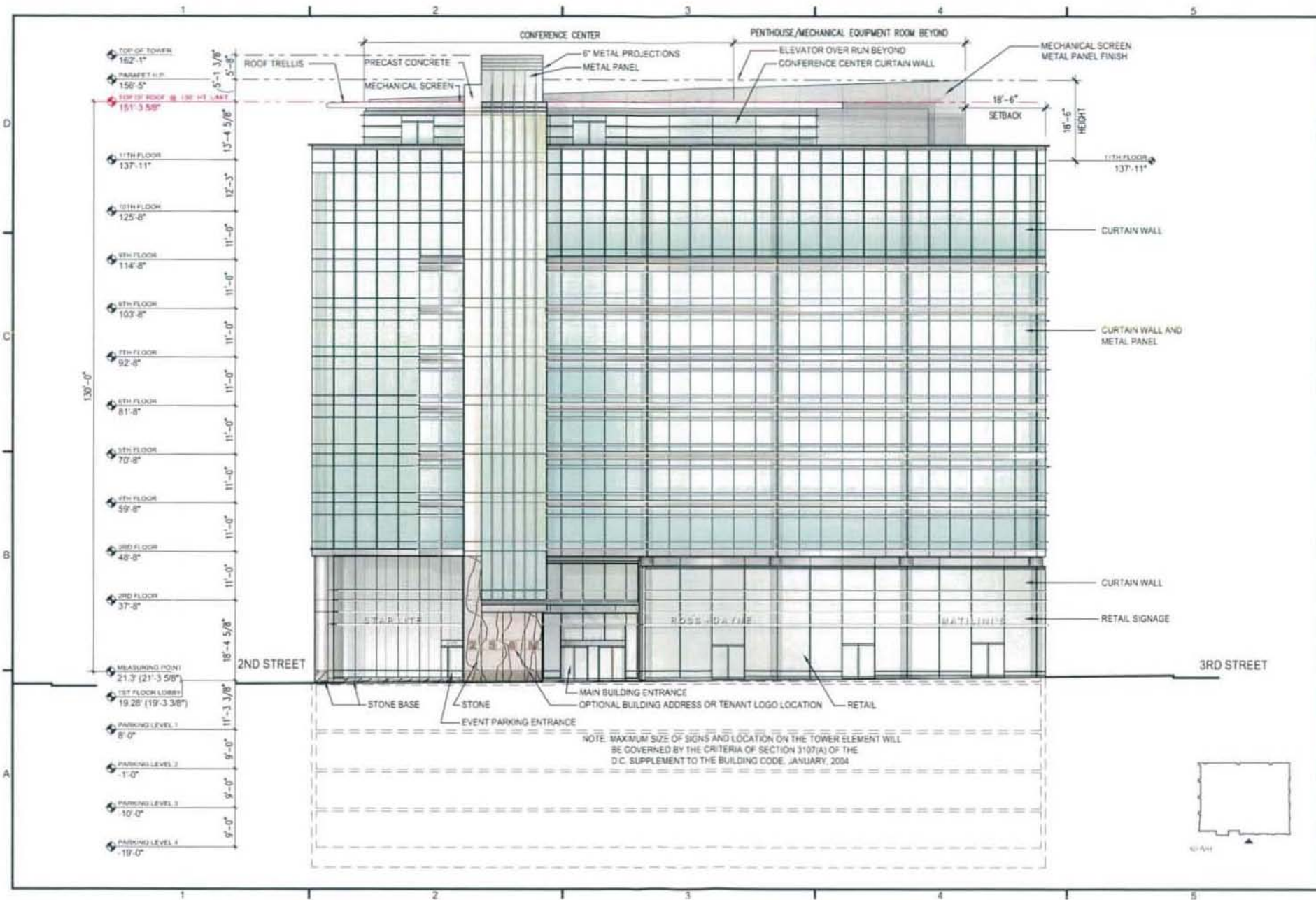


1 PARTIAL NORTH / SOUTH BUILDING SECTION
 SCALE: 1"=20'-0"



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





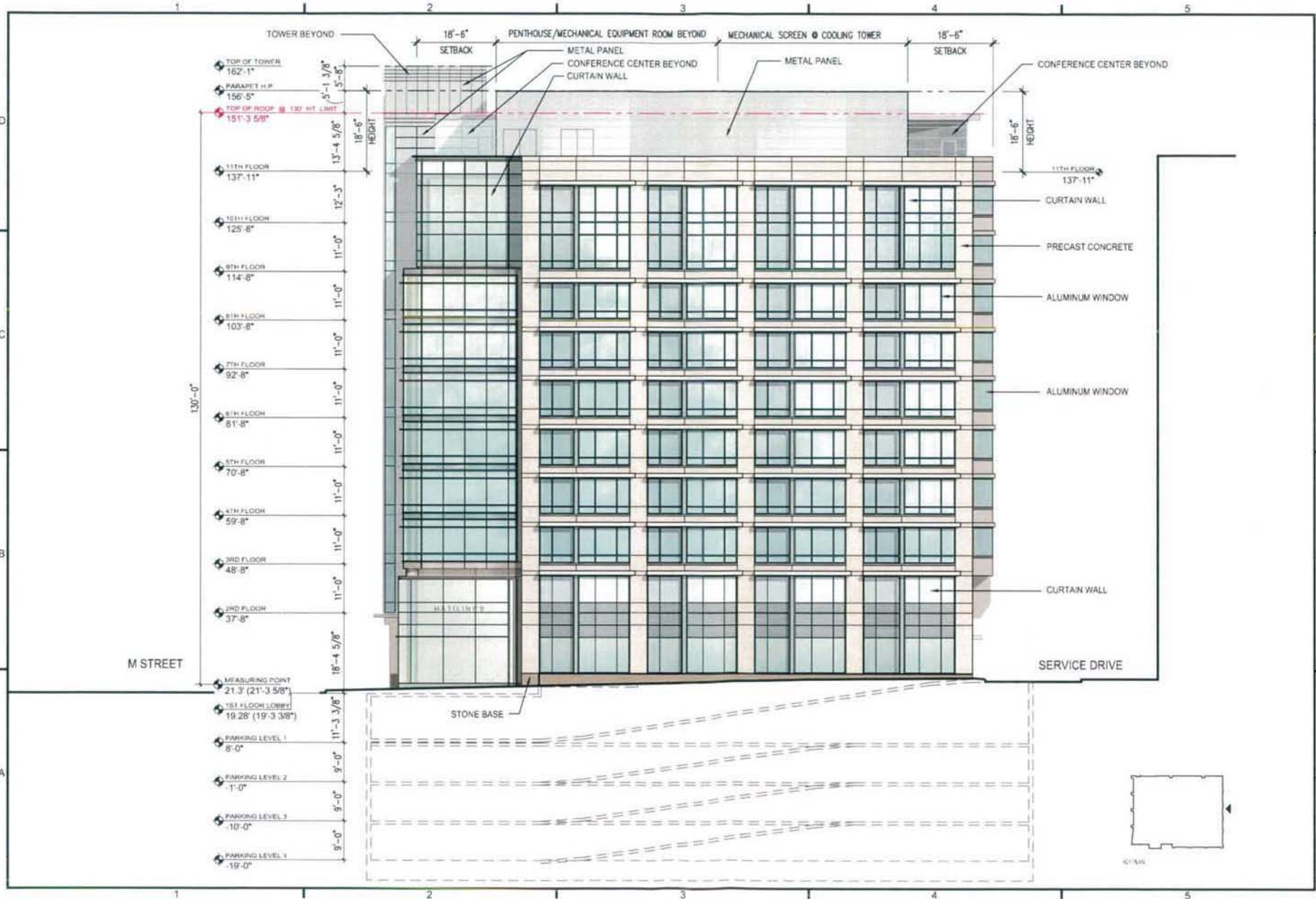
1100 17th Street, NW
 Suite 1000, Washington, DC 20036
 P: 202-637-7400
 F: 202-637-7400
 www.hickocole.com

PROJECT
 250 M STREET T, SE
 SQUARE 769, LLC
 1100 M STREET (SOUTH) ELEVATION
 1100 M Street, SE, Suite 1000
 Washington, DC 20003



PROJECT NO.
 20034.14
 DATE
 05-28-08
 SHEET NO.
 204.01

A2.01



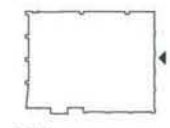
2245 15th Street, NW
 Washington, DC 20002
 P: 202 687 6700
 F: 202 687 2200
 www.hickokcole.com

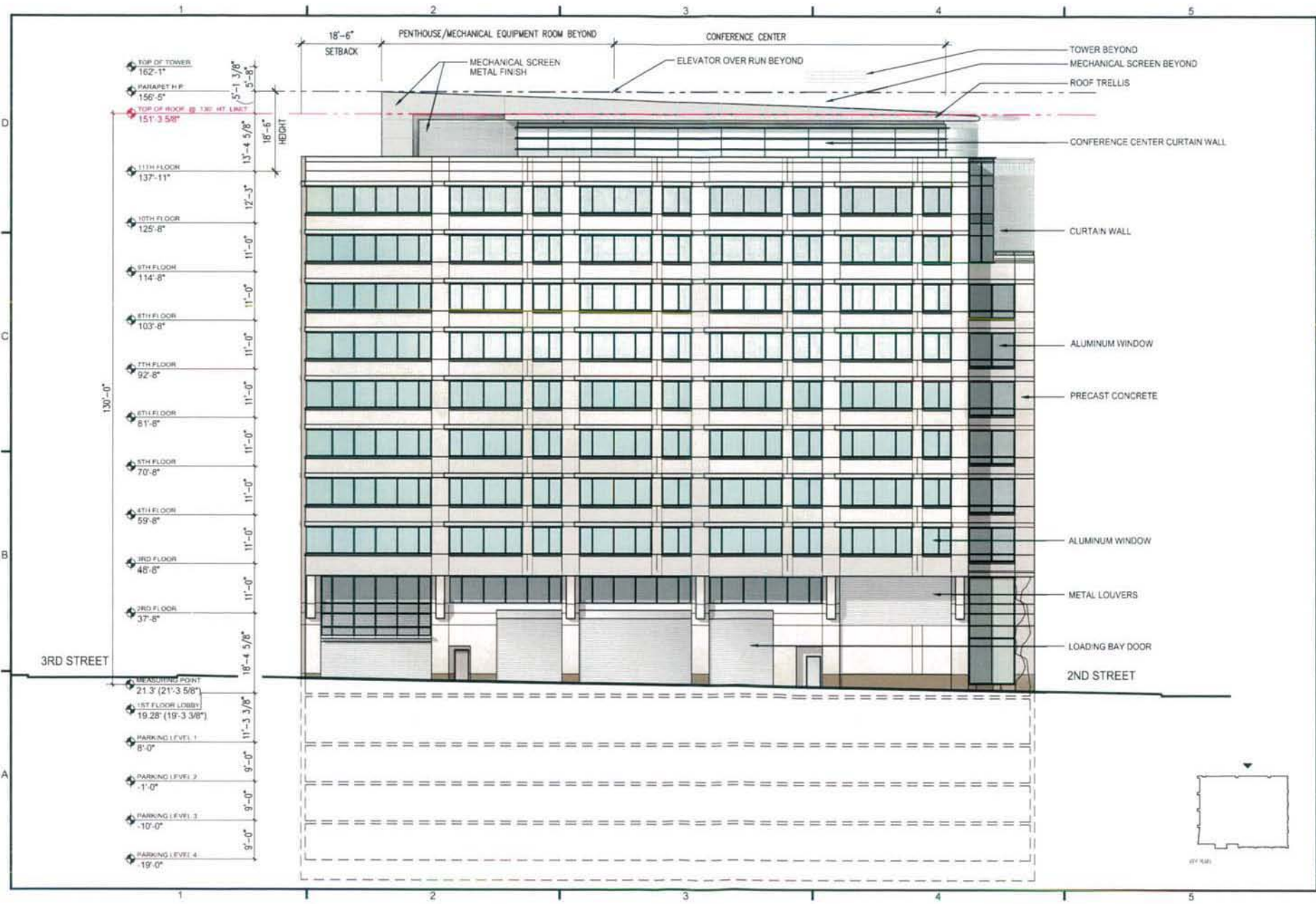
PROJECT
 250 M STREET, SE
 SQUARE 769, LLC
 WILLIAM C. SMITH & COMPANY
 1100 New Albany Ave. SE, Suite 1000
 Washington, DC 20003

DRAWING TITLE
 SUPPLEMENTAL PRE-HEARING SUBMISSION
 3RD STREET (EAST) ELEVATION

PROJECT NO.
 25034-14
DATE
 05-28-08
SCALE
 1" = 20'-0"

DATE
 05-28-08
DRW. NO.
 A2.02





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



PROJECT NO:
 DESIGN ID:
 DRAWING:
 SCALE:
 1" = 20'-0"
 DATE:
 05-28-08
 DRAW NO:

A2.03



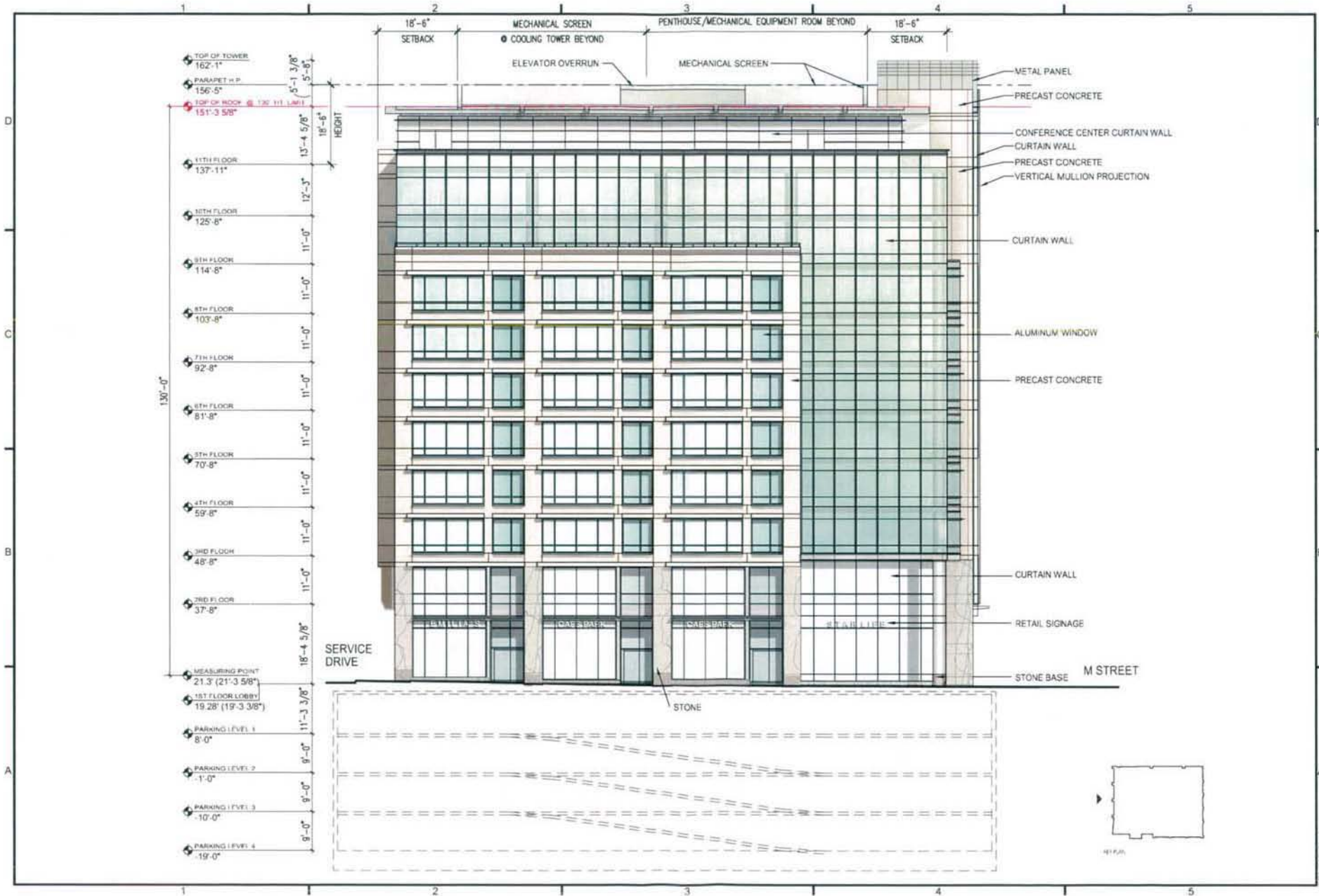
3011 2nd Street NW
 4th Floor, DC 20001
 202.462.5774
 400.961.2344
 www.hobartcole.com

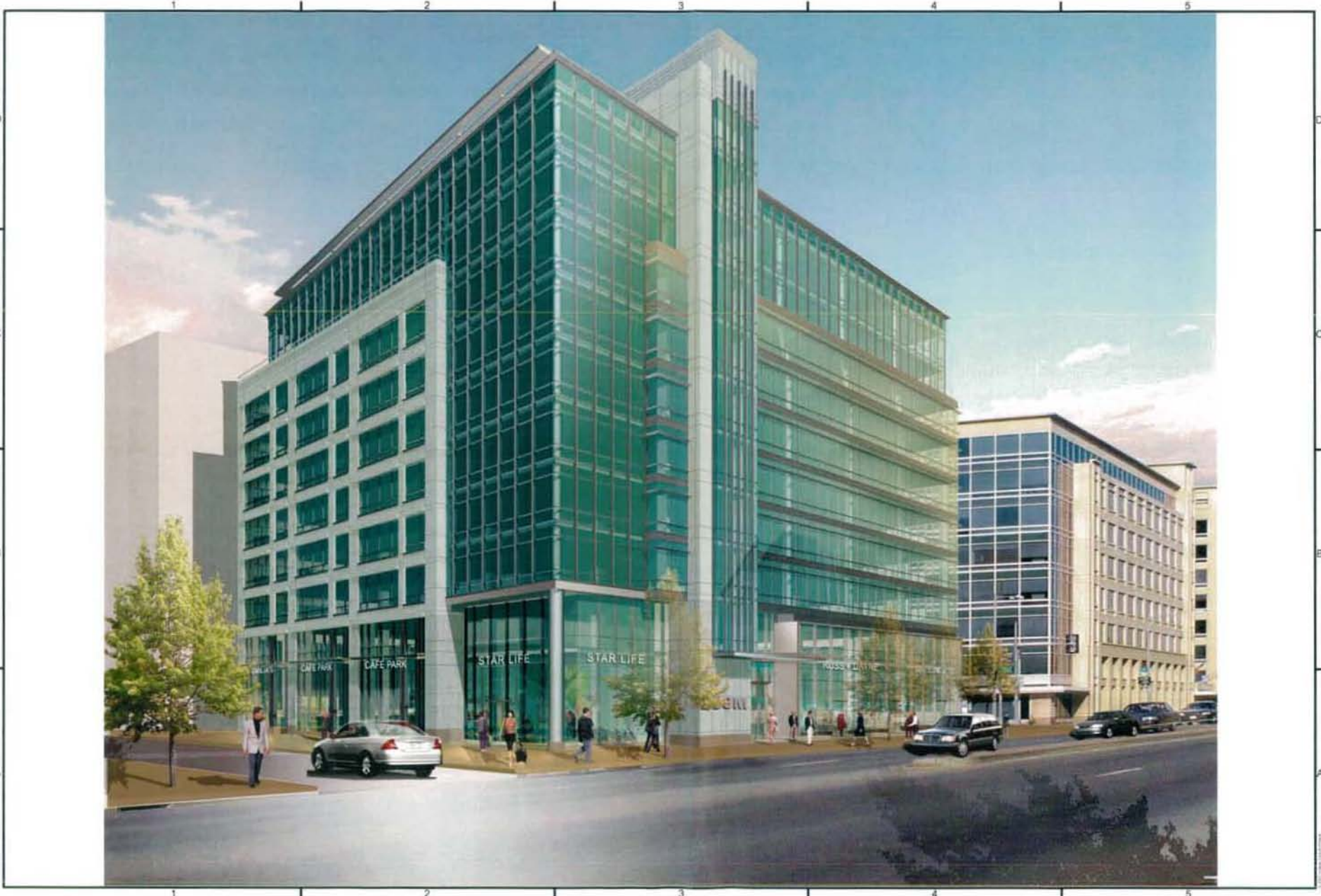
PROJECT
 250 M STREET, SE
 SQUARE 789, LLC
 WILLIAM C. SMITH & COMPANY
 1100 NEWINGTON AVE. #1000
 WASHINGTON, DC 20003

REVISION TITLE
 SUPPLEMENTAL PRE-HEARING SUBMISSION
 2ND STREET (WEST) ELEVATION
 10/11/18

PROJECT NO.
 00034-14
 DRAWING NO.
 EB_KM_CN
 SCALE
 1" = 20'-0"
 DATE
 05-28-08
 DRAWN BY

A2.04





Hinkley Coils
 1100 14th Street, NW
 Washington, DC 20005
 P: (202) 462-2772
 F: (202) 462-2773
 www.hinkley.com

PROJECT
**250 M STREET, SE
 SUPPLEMENTAL PRE-HEARING SUBMISSION
 SQUARE 769, LLC**
 WILIAM C. SMITH & COMPANY, A
 1325 Washington, DC 20003

DRAWING TITLE
**SUPPLEMENTAL PRE-HEARING SUBMISSION
 BUILDING PERSPECTIVE**

PROJECT NO.
 CSD04 1A
 DRAWN BY
 CUN, EB
 SCALE
 NTS
 DATE
 06-28-08
 DRAWN BY

A2.01C