

# 250 M STREET, SE

28 DECEMBER 2007



1023 27th Street, NW  
Washington, DC 20007  
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## EXHIBIT C

PROPOSED  
ARCHITECTURAL PLANS & DRAWINGS



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ZONING COMMISSION  
District of Columbia

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

EXHIBIT NO. 4

### 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  
202-667-9778
- 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**  
Schnied Zamposki & Shah, Inc.  
Washington, DC 20004  
202-462-1000

ZONING COMMISSION  
District of Columbia  
CASE NO. 03-12F/03-13F  
EXHIBIT NO. 4



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

DRAWING TITLE  
PUD CHECKLIST & ZONING TABULATIONS

PROJECT NO.  
05034.13  
DRAWN BY:  
CJAN  
SCALE:

DATE:  
12-28-07  
DWS NO.

CASE NO. 03-12F/05170.00  
EXHIBIT NO. 4

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	NA
	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  
= 23,104.66 S.F./27,975.48 S.F.  
= 82.59%

GROSS FLOOR AREA CALCULATION

FLOOR	TOTAL	EXCLUSION	COUNTED
FIRST FLOOR	23,104.66	1,896.08	21,218.59
SECOND FLOOR	21,801.99	248.43	21,553.56
THIRD FLOOR-EIGHTH FLOORS	22,768.19	84.03	22,684.16
NINTH FLOOR	21,822.91	84.03	21,738.88
TENTH FLOOR	21,793.20	84.03	21,709.17
ELEVENTH FLOOR	11,161.93	39.56	11,122.37
MECHANICAL PENTHOUSE	4,053.99	0	4,053.99

TOTAL GROSS FLOOR AREA  
BUILDING 233,447.52 S.F.  
PENTHOUSE 4,053.99 S.F.

TOTAL GROSS FLOOR AREA BY USE  
FIRST FLOOR RETAIL 10,706.29 S.F. (=50.48% OF FIRST FLOOR)  
OFFICE 222,741.23 S.F.

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

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

FAR  
= TOTAL GROSS FLOOR AREA/LOT AREA

BUILDING	= 233,447.52 S.F./27,975.48 S.F.	= 8.35
PENTHOUSE	= 4,053.99 S.F./27,975.48 S.F.	= .14
TOTAL	= 8.35+.14	= 8.49

Section 2406.12 (f)

**CIRCULATION**  
PARKING  
180 SPACES REQUIRED (AS REQUIRED BY ZONING COMMISSION ORDER NO. 03-12/13)

235 SPACES PROVIDED

BY TYPE:

STANDARD SIZE SPACES	REGULAR CARS	HYBRID CARS	VAN PARKING ONLY	ACCESSIBLE SPACES	STANDARD	VAN	STACKED SPACES	STANDARD SIZE	COMPACT SIZE
	139	27	12	12	5	2	6	32	

(AS REQUIRED BY ZONING)  
(AS REQUIRED BY BUILDING CODE)  
(AS REQUIRED BY BUILDING CODE)

BY LEVEL:

P-1 LEVEL	48
P-2 LEVEL	62
P-3 LEVEL	64
P-4 LEVEL	61

BICYCLE SPACES  
8 SPACES REQUIRED  
32 SPACES PROVIDED (AS REQUIRED BY LEED)

LOADING BERTHS  
3 12'X30' LOADING BERTHS REQUIRED, 3 PROVIDED  
1 10'X20' DELIVERY BERTH REQUIRED, 1 PROVIDED

COMPUTATION:  
GROSS FLOOR AREA FOR LOADING = BUILDING GROSS FLOOR AREA - AREA ALLOCATED TO LOADING  
= 233,447.52 S.F. - 2,959.74 S.F.  
= 230,487.78 S.F.

**YARD REQUIREMENTS**

SIDE YARD  
DEPTH REQUIRED = 2' FOR EACH FOOT OF HEIGHT OF THE BUILDING (AS REQUIRED BY ZONING CODE)  
= 2IN/FT X 129'-9"  
= 259 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 5/16"  
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%

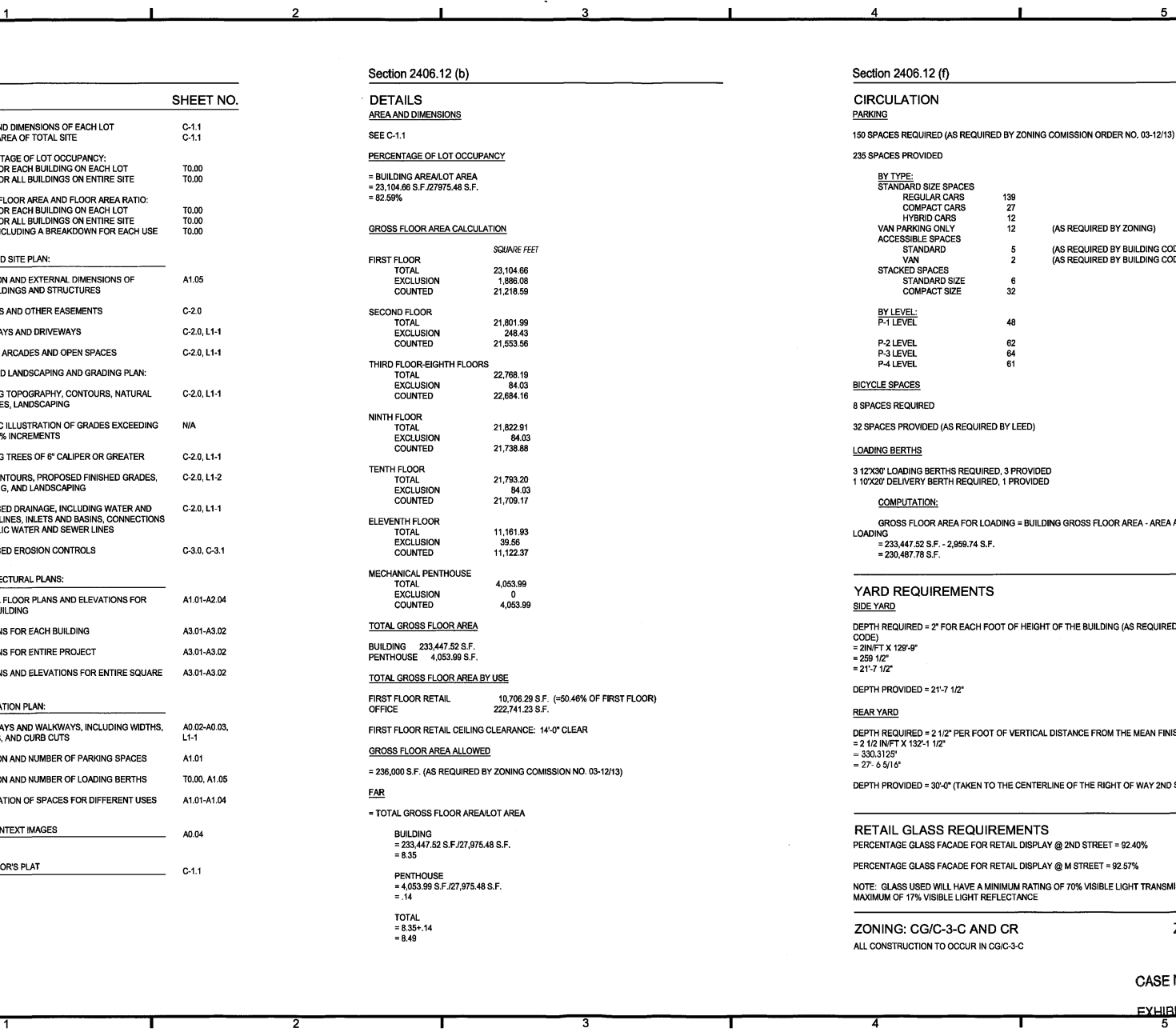
PERCENTAGE GLASS FACADE FOR RETAIL DISPLAY @ M STREET = 92.57%

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

ZONING COMMISSION  
District of Columbia

D  
C  
B  
A





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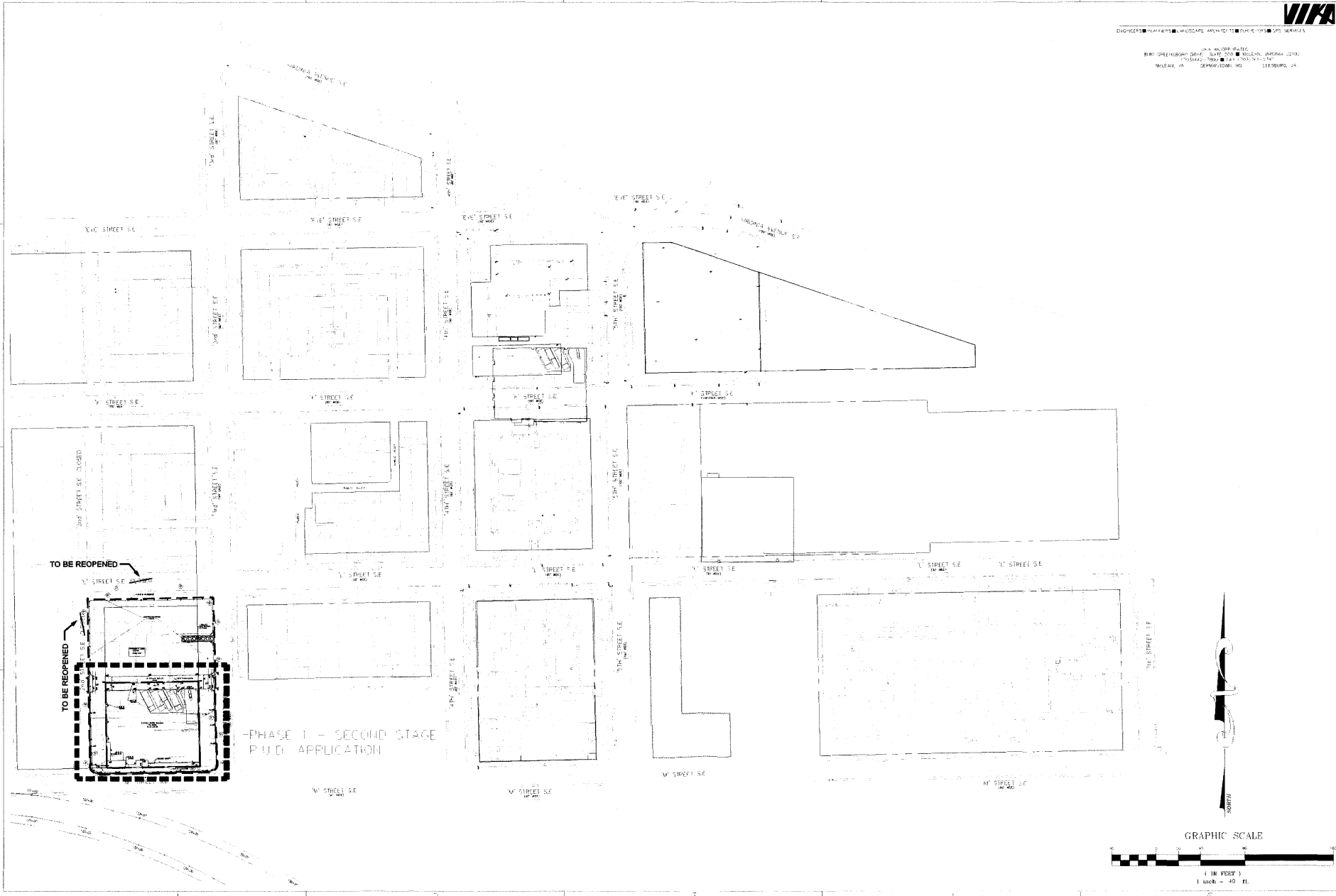
PROJECT  
260 M STREET, SE  
SQUARE 789, LLC  
1100 MAMMILLON AVENUE, SE Suite 100  
Washington, DC 20003

DRAWING TITLE  
OVERALL SITE PLAN

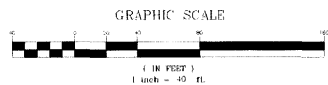
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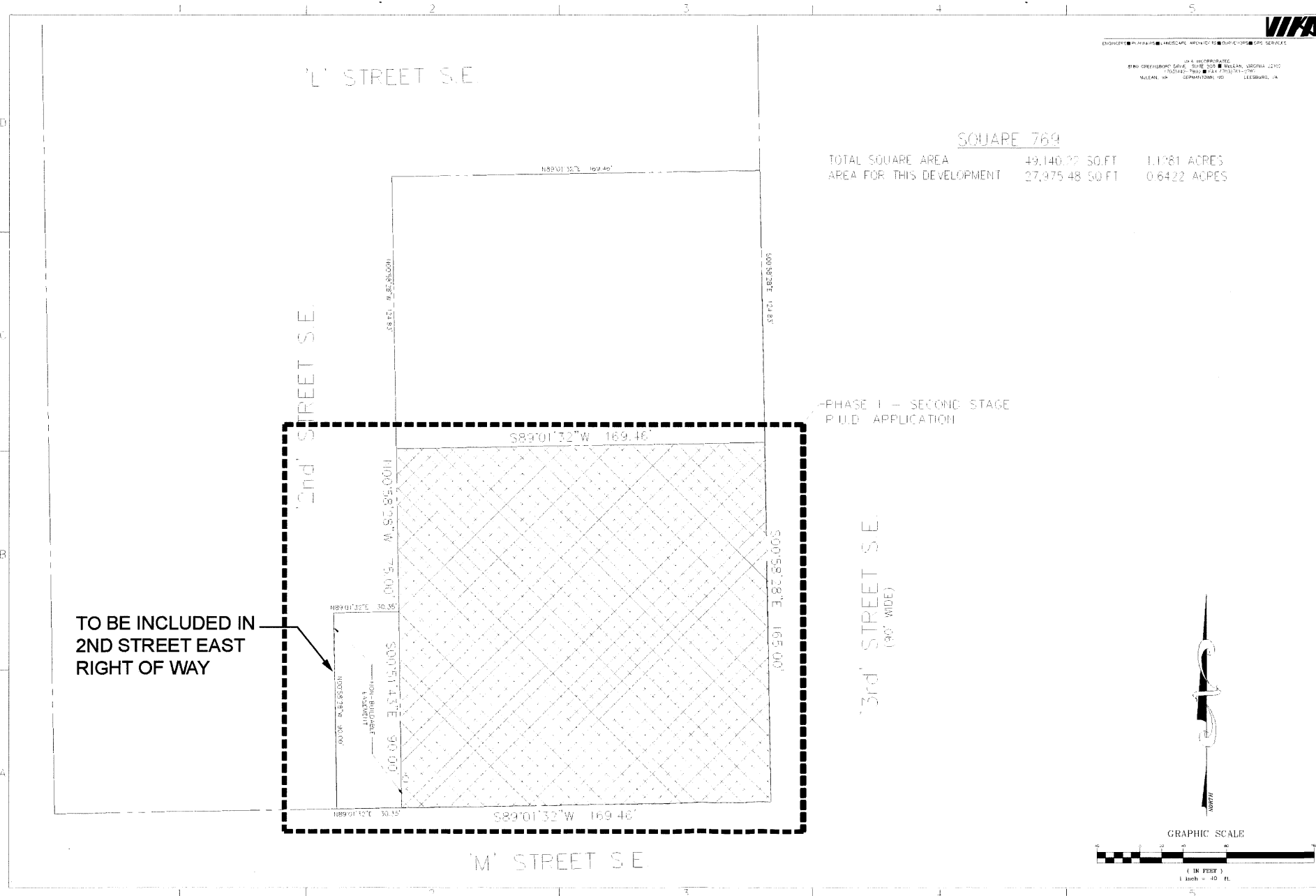
PROJECT NO.  
0655V  
DRAWN BY:  
MDB  
SCALE  
1"=40'  
DATE  
12-28-07  
DWG.  
NO.

C-1.0



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





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PROJECT  
 250 M STREET, SE  
 SQUARE 769, LLC  
 WILLIAM C. SMITH & COMPANY, INC.  
 1101 Washington, DC 20003

SQUARE 769  
 TOTAL SQUARE AREA 49,140.22 SQ. FT. 1.1281 ACRES  
 AREA FOR THIS DEVELOPMENT 27,975.48 SQ. FT. 0.6422 ACRES

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

TO BE INCLUDED IN  
 2ND STREET EAST  
 RIGHT OF WAY

DRAWING TITLE  
 PLAT PLAN

STAMP

PROJECT NO.  
 6855V  
 DRAWN BY:  
 MDB  
 SCALE  
 1"=40'  
 DATE  
 12-28-07  
 DWG.  
 NO.

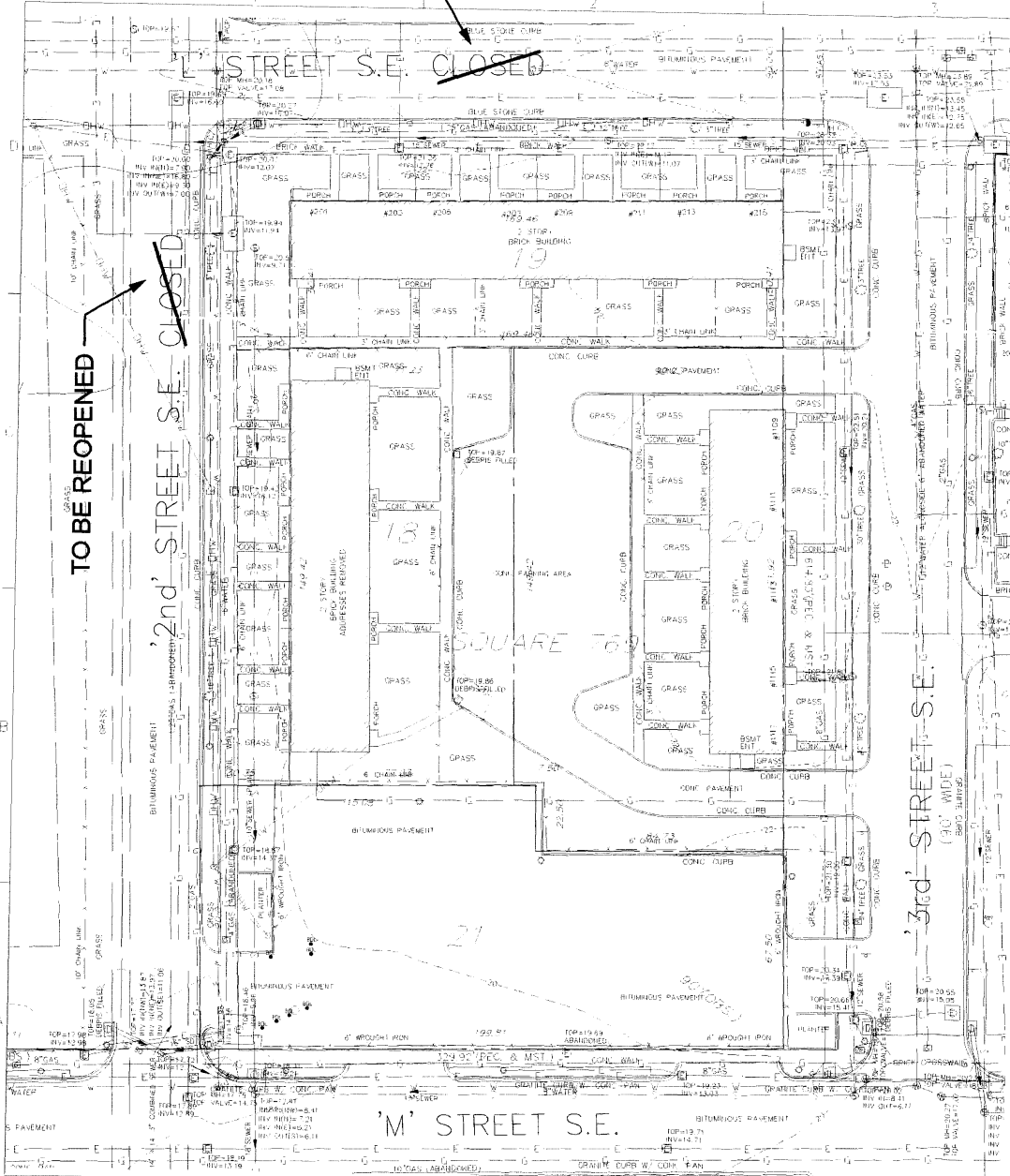
C-1.1

TO BE REOPENED

STREET S.E. CLOSED

TO BE REOPENED

2nd STREET S.E. CLOSED



NOTES:

- 1) THE HORIZONTAL DATUM IS BASED ON A BOUNDARY SURVEY PROVIDED BY WEDENBORN & STAPPA INC.
- 2) VERTICAL DATUM IS BASED ON THE DISTRICT OF COLUMBIA DATUM AND THE BENCH MARKS 141-150 ELEVATION = 20.41'
- 3) ALL 1" = 100' FOOT CONTOUR INTERVALS
- 4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C", AREA OF MINIMAL FLOODING, AS SHOWN ON FLOOD INSURANCE RATE MAP FROM COMMERICAL MAPS NO. 15000-0001A FOR THE DISTRICT OF COLUMBIA, WASHINGTON, DC. DATED FEBRUARY 15, 1985.
- 5) ALL TITLE REPORT FURNISHED.
- 6) A "SURVEY TO MARK" WAS PREPARED BY CAPITAL DEVELOPMENT DESIGN, INC. DATED AUGUST 11, 2008 AND RECORDED IN SURVEY BOOK 1500 PAGE 184 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREIN HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY, INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTIES, BUT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE AT THE EXACT LOCATION INDICATED, ALTHOUGH THE DATA OBTAINED BY THE SURVEYOR, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE RECORD INFORMATION ON THE DRAWING, THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS:

UTILITY COMPANY	PLAN #	SHEET #
TELEVISION	PLAN PROVIDED	
3901 Colson Boulevard - 3rd Floor Bethesda, Maryland 20814		
DISTRICT CABLEVISION	NO REPLY AT THIS TIME	
400 MARYLAND AVE Washington, DC 20007		
ADDITIONAL GAS/NE REPAIRMENT SECTION	PLAN PROVIDED, MAP A/B-1002-SE	
4200 Industrial Road Springfield, VA 22151		
THE WORKFORCE	PLAN PROVIDED, UTILITIES IN STREETS; NO EXACT LOCATION PROVIDED	
2250 Lakeside Pass Richardson, TX 75082		
TELEPHONE	PLANS PROVIDED, "OFFICIAL" PLANS, SCHEDULE 2, SCHEDULE	
3901 Pennsylvania Ave Room 308 Washington, DC 20008		
BLUEPRINTS & SEWER PLANS	DC DRW - BLUE PLANS, PLAN ROOM	
4181 11025 Fingerboard Road Manassas, VA 20108	FIELD FACILITIES WITHIN AREA	

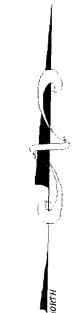
THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MIS UTILITIES" 48 HOURS PRIOR TO CONSTRUCTION.

D.C. BOUNDARY NOTE:

BOUNDARY INFORMATION THROUGH SECTION WAS OBTAINED FROM OFFICIAL DISTRICT RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY CORRELATE 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 IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION. SEE THE CORPORATION FOR THIS PROPERTY.

LEGEND

<ul style="list-style-type: none"> <li>○ SANITARY MANHOLE</li> <li>○ TRAFFIC CONTROL BOX</li> <li>○ INDEX</li> <li>○ CABLE TELEVISION PEDESTAL</li> <li>○ WATER METER</li> <li>○ WATER MANHOLE</li> <li>○ WATER VALVE</li> <li>○ SLOTTED</li> <li>○ WOOD POST</li> <li>○ RILEY</li> <li>○ CURB INLET</li> </ul>	<ul style="list-style-type: none"> <li>○ CABLE TELEVISION CONDUIT</li> <li>○ ELECTRICAL CONDUIT</li> <li>○ EDGE OF FRAMEWORK</li> <li>○ FENCE LINE</li> <li>○ NATURAL GAS CONDUIT</li> <li>○ OVERHEAD WIRES</li> <li>○ TELEPHONE/COMMUNICATIONS CONDUIT</li> <li>○ PROPERTY LINES</li> <li>○ PUBLIC UTILITIES EASEMENTS</li> <li>○ SANITARY SEWER CONDUIT</li> <li>○ STORM DRAIN CONDUIT</li> <li>○ WATER CONDUIT</li> <li>○ CONCRETE CURB AND GUTTER</li> <li>○ BLDG. STY.</li> <li>○ TRV</li> <li>○ ASPHALT</li> <li>○ RCM</li> <li>○ REINFORCED CONCRETE PIPE</li> <li>○ CORRUGATED METAL PIPE</li> <li>○ BLDG. RESTRICTION LINE</li> <li>○ RIGHT-OF-WAY</li> </ul>	<ul style="list-style-type: none"> <li>○ SANITARY CLEANOUT</li> <li>○ STORM DRAIN MANHOLE</li> <li>○ ELECTRICAL JUNCTION BOX</li> <li>○ ELECTRICAL MANSHIFT</li> <li>○ FIRE DEPARTMENT CONNECTION</li> <li>○ FIRE HYDRANT</li> <li>○ GAS MANHOLE</li> <li>○ GAS VALVE</li> <li>○ GAS VALVE</li> <li>○ LIGHT POLE</li> <li>○ PHONE RE-ESTABLISH</li> <li>○ PHONE MANHOLE</li> <li>○ UTILITY POLE</li> </ul>
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CONSULTANT

PROJECT  
260 M STREET, SE  
SQUARE 766, LLC  
WILLIAM C. SMITH & COMPANY  
1100 Washington, DC 20003

DRAWING TITLE  
EXISTING CONDITIONS PLAN

STAMP

PROJECT NO.  
6855V  
DRAWN BY:  
MDS  
SCALE  
1"=40'  
DATE  
12-28-07  
DWG. NO.

C-1.2

TO BE REOPENED

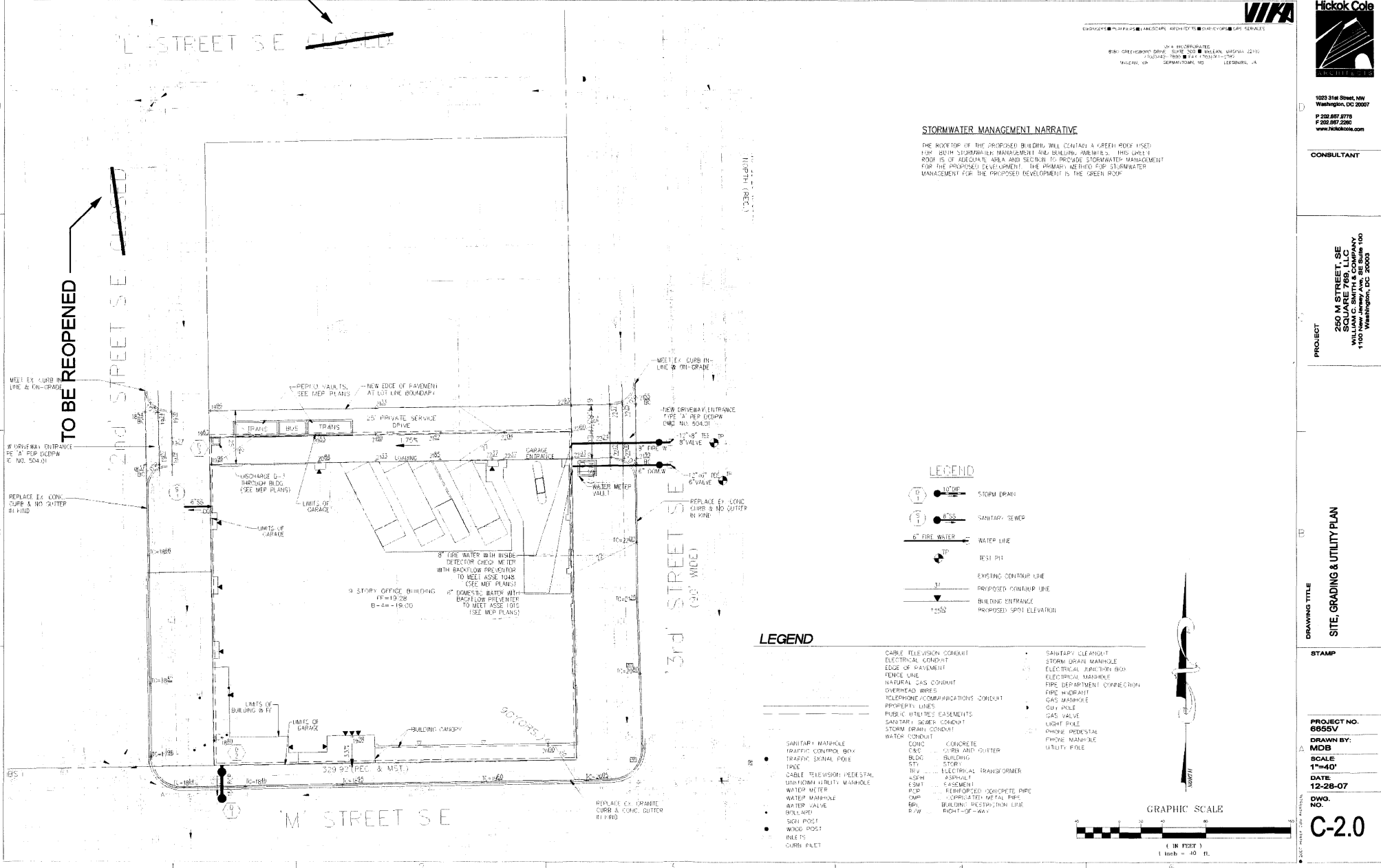
1<sup>ST</sup> STREET SE CLOSED

TO BE REOPENED

2<sup>ND</sup> STREET SE CLOSED

M STREET SE

3<sup>RD</sup> STREET SE (30' WIDE)



**STORMWATER MANAGEMENT NARRATIVE**

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

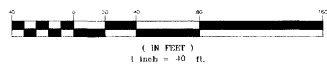
**LEGEND**

- 10" DP 12" STORM DRAIN
- 4" SS 4" SANITARY SEWER
- 6" FW 6" FIRE WATER
- TP REST PIT
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- BUILDING ENTRANCE
- PROPOSED SPOT ELEVATION

**LEGEND**

- SANITARY MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION/ FIBER OPTICAL
- UNIFORM HEIGHT MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- RESILIENT
- SIGN POST
- WOOD POST
- RAIL POST
- CURB PILE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/ COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM SEWER CONDUIT
- WATER CONDUIT
- CONC CONCRETE
- CS/C CURB AND GUTTER
- BLDG BUILDING
- STY STORY
- TRV ELECTRICAL TRANSFORMER
- ASFV ASPHALT
- ESEM EASEMENT
- REN REINFORCED CONCRETE PIPE
- CMF CORRUGATED METAL PIPE
- EPD ELECTRICAL DISTRIBUTION LINE
- R/W RIGHT-OF-WAY
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- PIPE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- GAS VALVE
- LIGHT POLE
- PHONE PEDestal
- PHONE MANHOLE
- UTILITY POLE

GRAPHIC SCALE



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 FALLS CHURCH, VA 703.261.1200 ■ FAX 703.261.1209  
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PROJECT

250 M STREET, SE  
 SQUARE 788, LLC  
 1100 C STREET, SE  
 WASHINGTON, DC 20003

DRAWING TITLE

SITE, GRADING & UTILITY PLAN

STAMP

PROJECT NO.  
 6855V  
 DRAWN BY:  
 MDB  
 SCALE  
 1"=40'  
 DATE  
 12-28-07  
 DWG.  
 NO.  
 C-2.0

DATE PLOTTED: 01/04/08 10:00 AM

TO BE REOPENED

'L' STREET S.E. CLOSED

TO BE REOPENED  
'2nd' STREET S.E. CLOSED

'3rd' STREET S.E.

'M' STREET S.E.



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1144 HILLTOP DRIVE  
8100 GREENSBORO DRIVE, SUITE 300 ■ WELLS, VIRGINIA 22186  
CHANDLER PARK ■ 2641 PRATTLETON WAY  
MILLERSVILLE, VA ■ CHARLESTON, MS ■ LEESBURG, VA



1023 21st Street, NW  
Washington, DC 20007  
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www.hickokcole.com

CONSULTANT

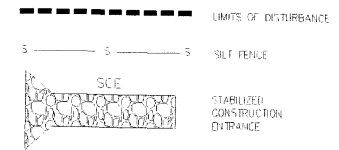
PROJECT  
250 M STREET, SE  
SQUARE 789, LLC  
WILLIAM C. SMITH & COMPANY  
1100 Wisconsin Avenue, NW  
Washington, DC 20005

DRAWING TITLE  
EROSION CONTROL PLAN

STAMP

PROJECT NO.  
6855V  
DRAWN BY:  
MDS  
SCALE  
1"=40'  
DATE  
12-28-07  
DWG.  
NO.

C-3.0



LEGEND

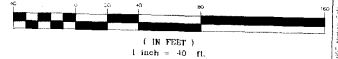
- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>○ SANITARY MANHOLE</li> <li>● TRAFFIC CONTROL BOX</li> <li>○ TRAFFIC SIGNAL POLE</li> <li>○ TRUSS</li> <li>○ CABLE TELEVISION PEDESTAL</li> <li>○ OPEN/NOVA UTILITY MANHOLE</li> <li>○ WATER METER</li> <li>○ WATER MANHOLE</li> <li>○ WATER VALVE</li> <li>○ BOLLARD</li> <li>○ SIGN POST</li> <li>○ WOOD POST</li> <li>○ PALE</li> <li>○ CURB INLET</li> </ul> | <ul style="list-style-type: none"> <li>○ CONCRETE</li> <li>○ CURB AND CHITTER</li> <li>○ BUILDING</li> <li>○ STAIR</li> <li>○ ELECTRICAL TRANSFORMER</li> <li>○ ASPHALT</li> <li>○ LANDSCAPE</li> <li>○ REINFORCED CONCRETE PIPE</li> <li>○ CORRUGATED METAL PIPE</li> <li>○ BUILDING RESTRICTION LINE</li> <li>○ RIGHT-OF-WAY</li> </ul> | <ul style="list-style-type: none"> <li>○ SANITARY CLEANOUT</li> <li>○ STORM DRAIN MANHOLE</li> <li>○ ELECTRICAL JUNCTION BOX</li> <li>○ ELECTRICAL MANHOLE</li> <li>○ FIRE DEPARTMENT CONNECTION</li> <li>○ FIRE HYDRANT</li> <li>○ GAS MANHOLE</li> <li>○ GAS PILE</li> <li>○ GAS VALVE</li> <li>○ LIGHT PILE</li> <li>○ PHONE PEDESTAL</li> <li>○ PHONE MANHOLE</li> <li>○ UTILITY POLE</li> </ul> |
|---|---|--|

NOTE:  
TO COMPLY WITH SAFETY  
REQUIREMENTS, SURROUND  
THE EXCAVATION AREA WITH  
A CHAIN LINK SAFETY FENCE  
AT ALL TIMES.

CONTRACTOR TO COORDINATE WITH  
OR SEND FOR CONSTRUCTION INSPECTOR  
ON LOCATION OF PORTABLE SEWAGE TANK  
OFFFALL TO A PROJECTED  
HOLE OR INTERIOR MANHOLE

NOTE:  
FRENCH DRAIN PUMP TO  
PORTABLE SEWAGE TANK  
AS REQUIRED TO DEWATER  
EXCAVATION AREA.

GRAPHIC SCALE



- 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.
- THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL, AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
- THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
- 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.
- FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
  - APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
  - ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING, AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
  - DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 x P<sub>3</sub>) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NOISANCE CONDITIONS SUCH AS FLOODING.
- FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
  - APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
  - 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 NOISANCE CONDITIONS SUCH AS FLOODING.
  - APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

- 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.
- ALL DEBRIS TO BE REMOVED FROM SITE.
- ALLEY AND/OR STREET SHALL BE SWEEP CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
- ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
- IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
- CONTRACTOR SHALL CLEAN OUT SEDIMENT TANK WHEN 33% CAPACITY HAS BEEN REACHED.
- ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
- AFTER PAUSE OR DEMOS, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOG, PAVE, BRICKPAT OR MULCH, ETC.
- RESEED ALL DISTURBED AREAS NOT COVERED BY PAVEMENTS, WALLS, BUILDINGS, AND PERMANENT STRUCTURES UPON COMPLETION OF ALL SITE WORK AS PER SEEDING SPECIFICATIONS.
- 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.

### SOD ESTABLISHMENT (VEGETATIVE STABILIZATION)

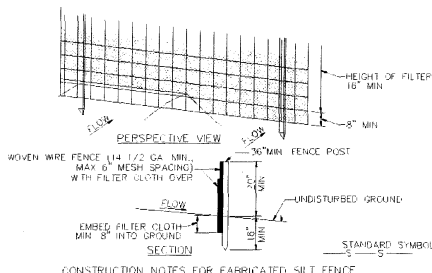
To provide quick cover on disturbed areas which will be maintained with equipment (2:1 grade or flatter).

#### 1. General Specifications

- Soil of any grade sod shall be Maryland or Virginia State Certified, or Maryland or Virginia State approved sod.
  - Sod shall be machine cut at a uniform thickness of 3/4" plus or minus 1/4", at the time of cutting. Measurement for thickness shall exclude top growth and thatch.
  - Standard site 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 in the upper 10 percent of the section.
  - Individual pieces of sod shall be cut to the suppliers width and length. Maximum allowable deviation from standard widths and lengths shall be 5 percent. Broken pots and tops or uneven ends will not be acceptable.
  - Sod shall not be harvested or incorporated when moisture content (determined by a soil test) is less than 10 percent.
  - Sod shall be harvested, stored, and installed within a period of 56 hours. Sod not transplanted within this period shall be discarded and approved prior to its installation.
  - Sod labels shall be made available to the job foreman and inspector.
- Sod Installation**
    - During periods of excessively high temperature the soil shall be lightly irrigated immediately prior to laying the sod.
    - The first row of sod shall be laid in a straight line with subsequent rows placed parallel to and tightly wedged against each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are buffed tight in order to prevent voids which would cause air drying of the roots.
    - On sloping areas where erosion may be a problem, sod shall be laid with the long edges parallel to the contour and with staggering joints. Secure the sod by rolling, tamping or stepping or other approved methods.
    - As sodding is completed in any one section, the entire area shall be rolled or tamped to ensure solid contact of roots with soil surface. Sod shall be watered immediately after rolling or tamping until the underside of the new sod and soil surface below the sod are thoroughly wet. The operations of laying, tamping and irrigating for any piece of sod shall be completed within eight hours.

#### 3. Sod Maintenance

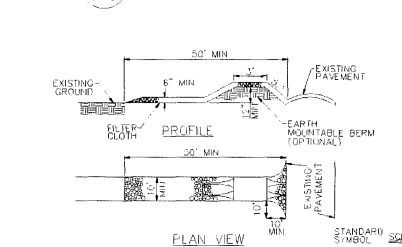
- In the absence of adequate rainfall, watering shall be performed daily or as often as necessary during the first week and in sufficient quantities to maintain moist soil to a depth of 4". Watering should be done during the most of the day to prevent evaporation.
- After the first week, sod shall be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



- #### CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO POSTS. STEEL EITHER T OR U TYPE OR 2" HARDWOOD.
  - WOVEN WIRE FENCE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1 FABRICATED SILT FENCE  
NOT TO SCALE

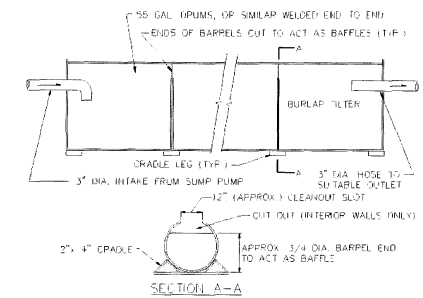
5 VEHICLE WASH AREA  
NOT TO SCALE



#### CONSTRUCTION SPECIFICATIONS

- STONE SIZE—USE 2" STONE, OR EQUIVALENT OF RECYCLED CONCRETE EQUIVALENT.
- LENGTH—AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS—NOT LESS THAN SIX (6) INCHES.
- WIDTH—TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH—WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER—ALL SURFACE WATER FLOWING OR DIRECTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTAINABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 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.
- WASHING—WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO DISTRICT OF COLUMBIA ROADS WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

2 STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE



- #### NOTES:
- CLEAN OUT THE SEDIMENT TANK WHEN ONE THIRD (1/3) FILLED WITH SILT.
  - STEEL DRUMS ARE USED AS AN EXAMPLE DUE TO THEIR READY AVAILABILITY. ANY TANKS MAY BE USED PROVIDED THAT THE VOLUME IN CUBIC FEET EQUALS SIXTEEN TIMES THE PUMP DISCHARGE IN GALLONS PER MINUTE PUMP DISCHARGE (G.P.M.) x 15=CUBIC FEET STORAGE.
  - ALL SEDIMENT COLLECTED IN THE TANK SHALL BE DISPOSED OF BY A METHOD APPROVED BY THE ARCHITECT.

3 PORTABLE SEDIMENT TANK DETAIL  
NOT TO SCALE

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS DESIGNERS  
 INCORPORATED  
 1810 GREENSBORO DRIVE, SUITE 100 • WASHINGTON, DC 20006  
 (703)442-7800 • FAX (703)442-1262  
 MOUNTAIN VIEW, VIRGINIA • GREENSBORO, VA



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 Washington, DC 20007  
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 F 202.867.2200  
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CONSULTANT

PROJECT  
 2650 M STREET, SE  
 SOLIARE 766, LLC  
 WILLIAM C. SMITH & COMPANY  
 1100 GREENSBORO DRIVE  
 WASHINGTON, DC 20006

EROSION CONTROL NOTES

STAMP

PROJECT NO.  
 6655V  
 DRAWN BY:  
 MOB  
 SCALE:  
 1"=40'  
 DATE:  
 12-28-07  
 DWG. NO.

C-3.1





1023 31st Street NW  
Washington, DC 20007  
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PROJECT  
250 M STREET, SE  
SQUARE 789, LLC  
WILLIAM C. SMITH & COMPANY  
1100 Washington, DC 20003

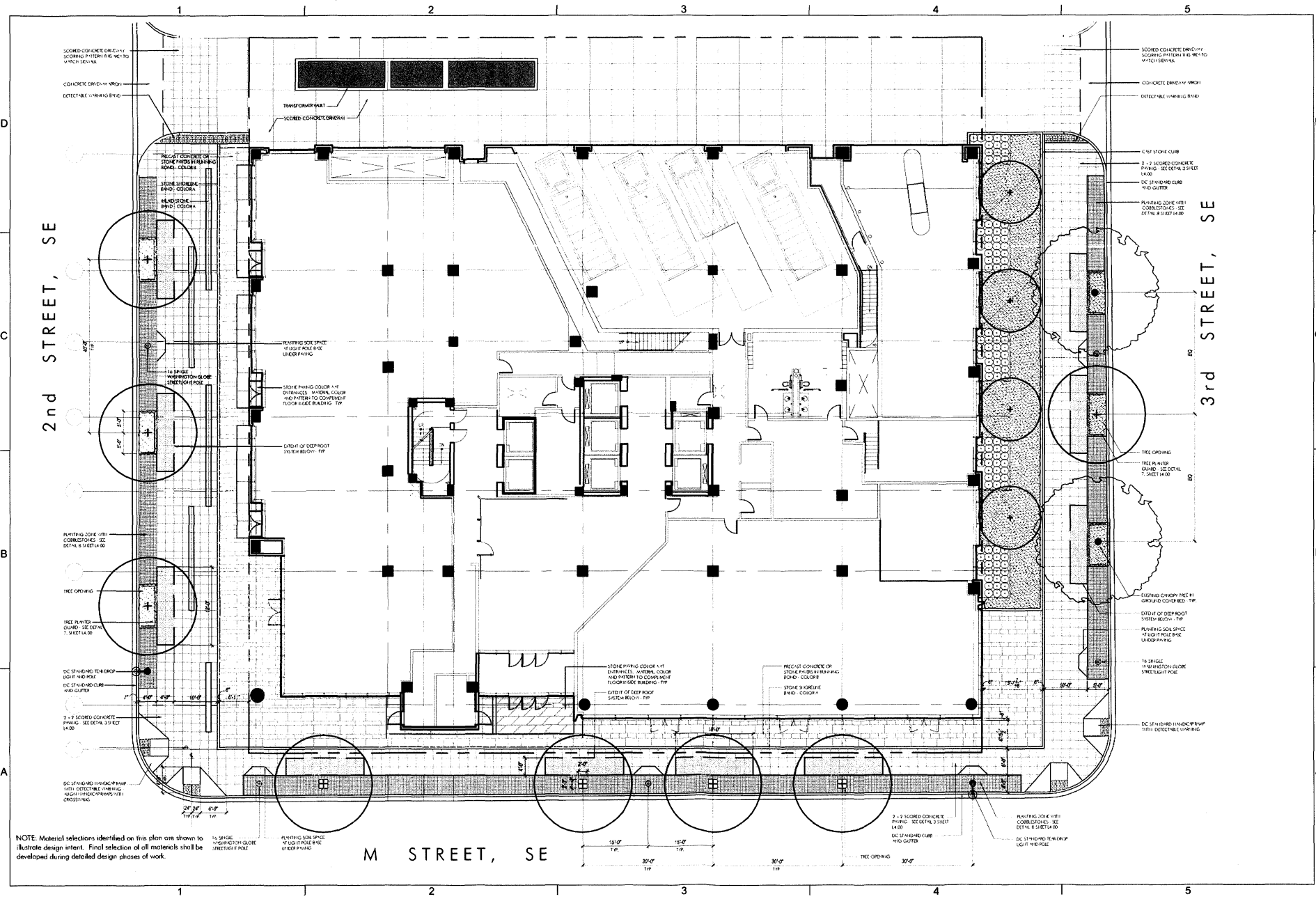
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**LAYOUT AND MATERIALS PLAN**

PROJECT NO  
05034.13  
DRAWN BY  
CMM

SCALE  
1"=20'-0"

DATE  
12-28-07

DWG NO  
L-100



NOTE: Material selections identified on this plan are shown to illustrate design intent. Final selection of all materials shall be developed during detailed design phases of work.

L-100 (REVISED) DATE: 12/28/07



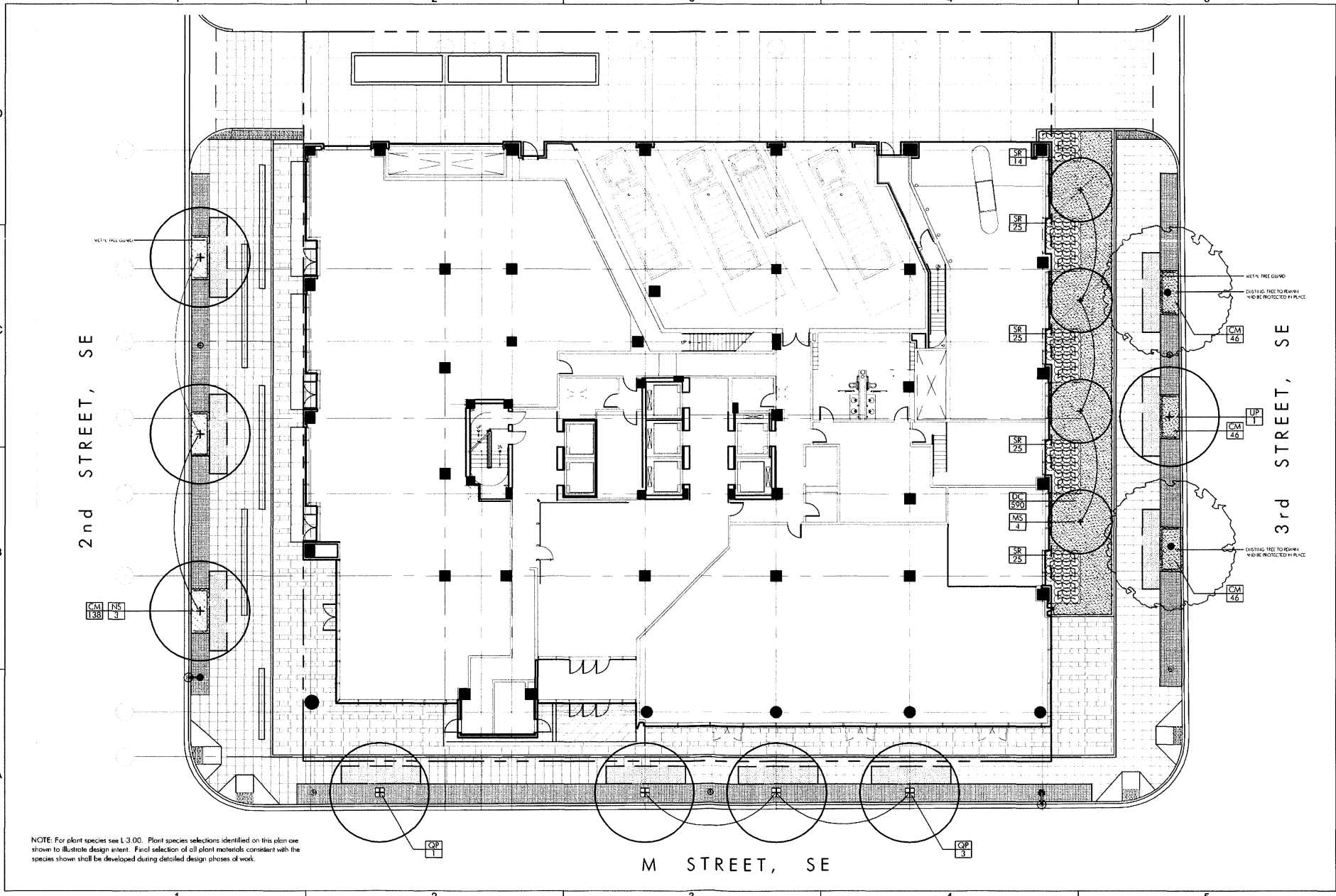
8223 3rd Street, NW  
Washington, DC 20007  
P 202.667.9776  
F 202.667.2260  
www.hickokcole.com

PROJECT  
250 M STREET, SE  
SQUARE 769, LLC  
WILLIAM C. SMITH & COMPANY  
1100 Pennsylvania Avenue, NE, Suite 1000  
Washington, DC 20002

DRAWING TITLE  
PLANTING PLAN

PROJECT NO.  
05034.13  
DRAWN BY  
CAM  
SCALE  
1"=00'0"  
DATE  
12-28-07  
DWG NO.

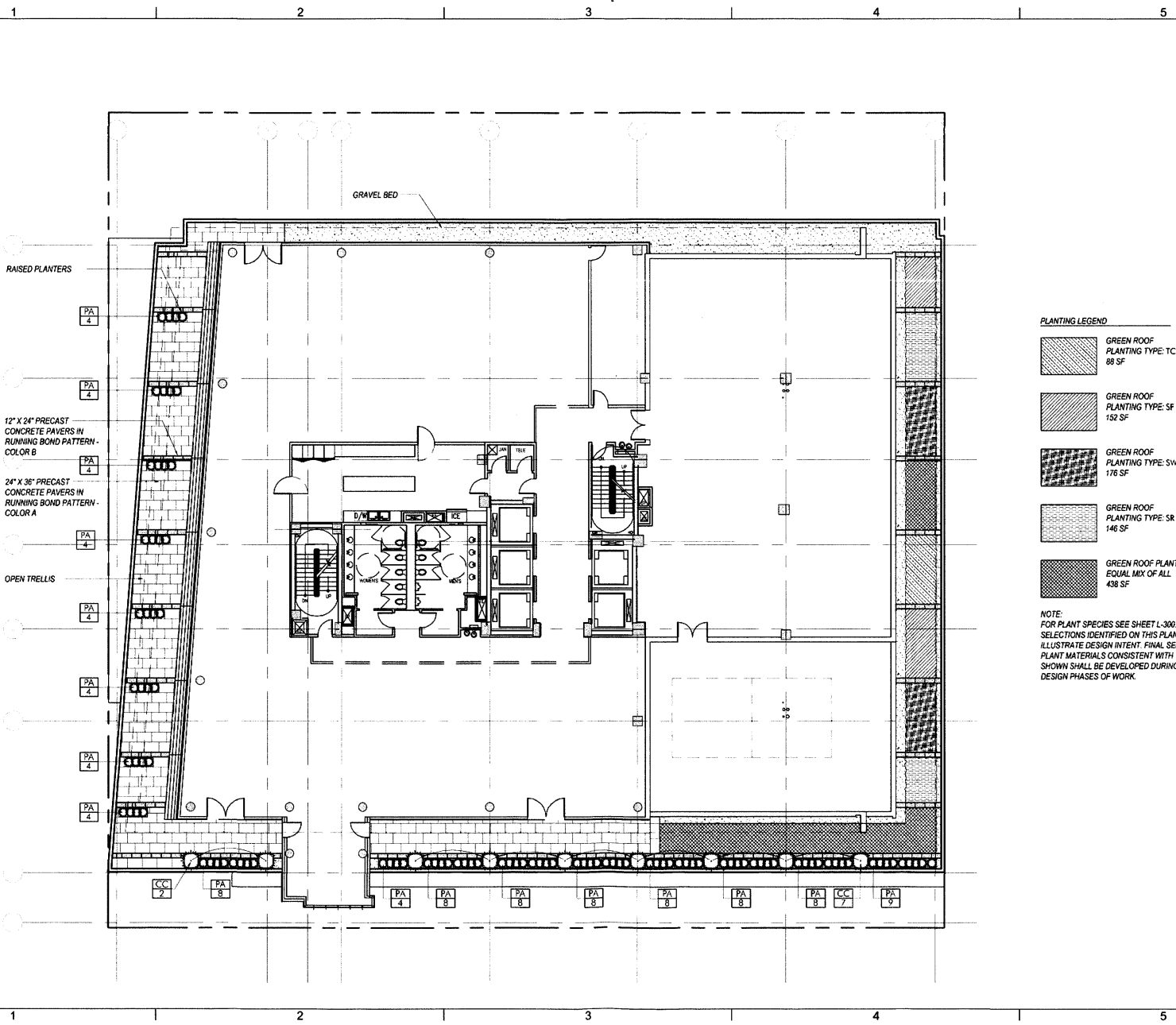
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
NOTE: For plant species see L 3.00. Plant species selections identified on this plan are shown to illustrate design intent. Final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.



1025 31st Street, NW  
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**PLANTING LEGEND**

-  GREEN ROOF PLANTING TYPE: TC 88 SF
-  GREEN ROOF PLANTING TYPE: SF 152 SF
-  GREEN ROOF PLANTING TYPE: SW 176 SF
-  GREEN ROOF PLANTING TYPE: SR 140 SF
-  GREEN ROOF PLANTING: EQUAL MIX OF ALL 438 SF

**NOTE:**  
FOR PLANT SPECIES SEE SHEET L-300. PLANT SPECIE 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.

PROJECT  
250 M STREET, SE  
SQUARE 789, LLC  
WILLIAM C SMITH & COMPANY  
1100 Washington, DC 20003

DRAWING TITLE  
**PENTHOUSE LEVEL TERRACE PLAN**

PROJECT NO  
05034-13  
DRAWN BY  
CAM

SCALE  
1"=20'-0"

DATE  
12-28-07

DWG NO

L-200

12/28/07 10:45 AM



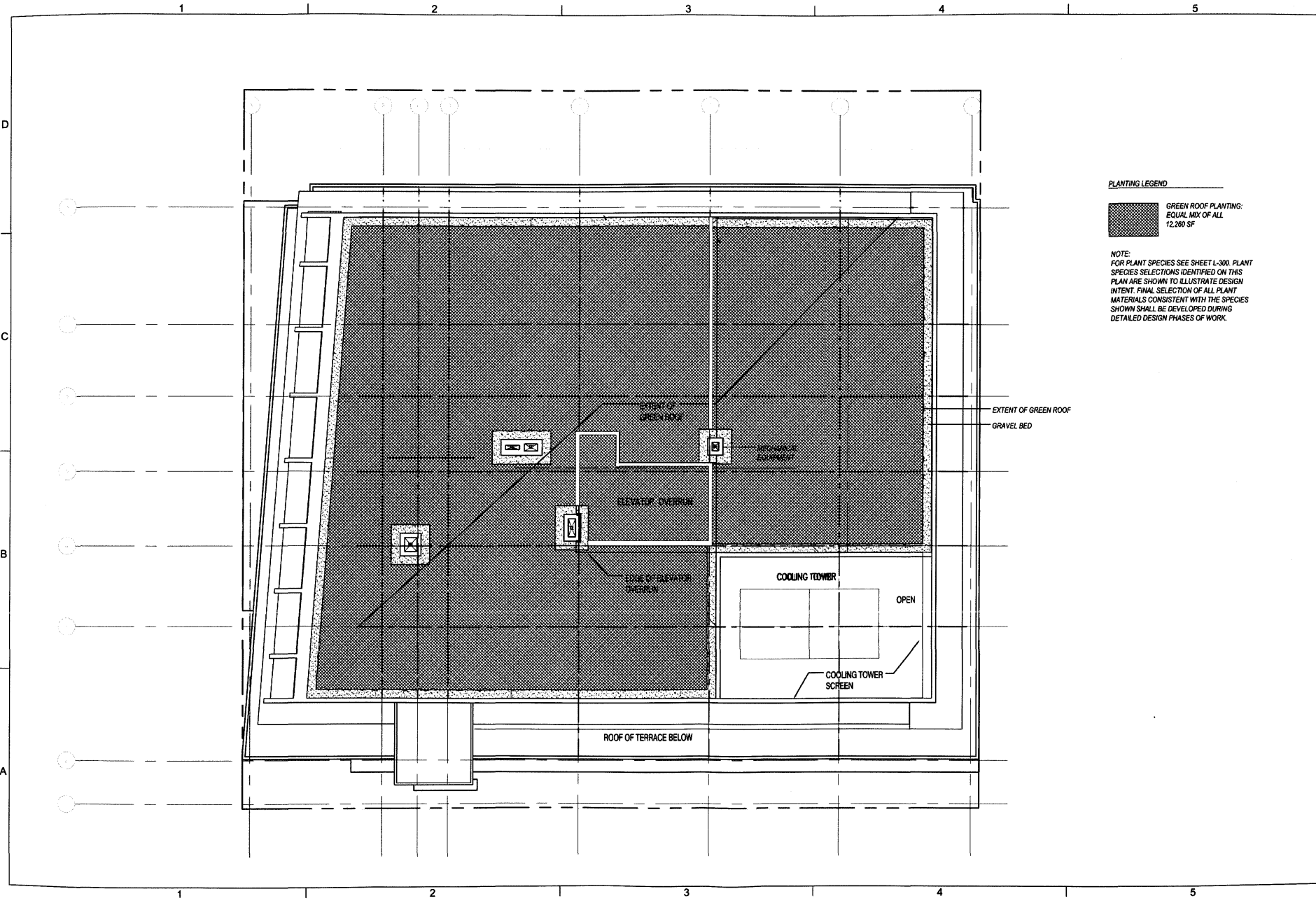
1623 21st Street, NW  
Washington, DC 20007  
P 202.667.9776  
F 202.667.2260  
www.hickokcole.com

PROJECT  
250 M STREET, SE  
SOUTH BOSTON  
WILMINGTON, DELAWARE  
1100 New Jersey Ave, SE Suite 1000  
Washington, DC 20003

DRAWING TITLE  
**ROOF TERRACE PLAN**

PROJECT NO.  
05504.13  
DRAWN BY: CAM  
DATE  
12-28-07  
DWG NO.

L-201



**PLANTING LEGEND**



GREEN ROOF PLANTING:  
EQUAL MIX OF ALL  
12,260 SF

NOTE:  
FOR PLANT SPECIES SEE SHEET L-300. PLANT SPECIES SELECTIONS IDENTIFIED ON THIS PLAN ARE SHOWN TO ILLUSTRATE DESIGN INTENT. FINAL SELECTION OF ALL PLANT MATERIALS CONSISTENT WITH THE SPECIES SHOWN SHALL BE DEVELOPED DURING DETAILED DESIGN PHASES OF WORK.

EXTENT OF GREEN ROOF  
GRAVEL BED

ROOF OF TERRACE BELOW

COOLING TOWER

COOLING TOWER SCREEN

OPEN

ELEVATOR OVERRUN

EDGE OF ELEVATOR OVERRUN

EXTENT OF GREEN ROOF

MET-EQUIPMENT



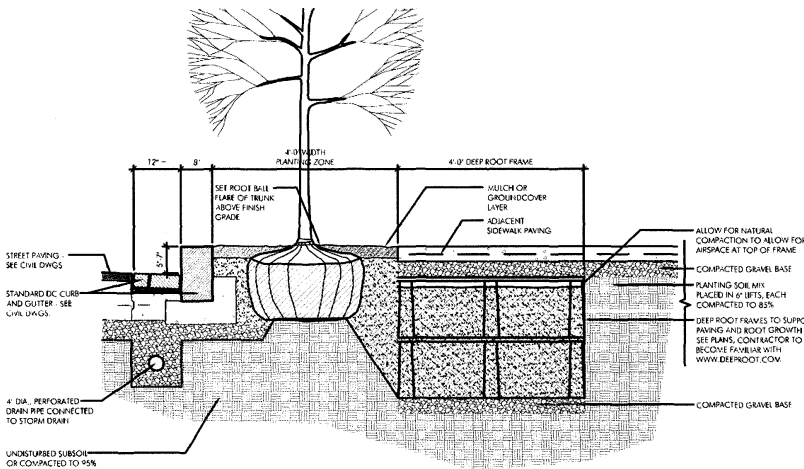
1023 31st Street, NW  
Washington, DC 20007  
P 202.667.9776  
F 202.667.2200  
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PROJECT  
250 M STREET, SE  
SQUARE 769, LLC  
WILLIAM C. SMITH & COMPANY  
1100 11th Street, NW  
Washington, DC 20003

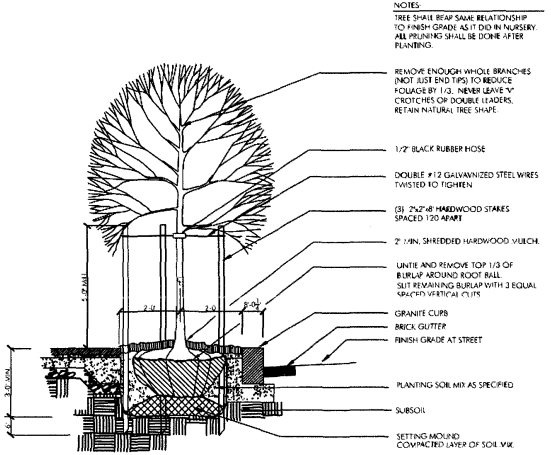
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PLANT MATERIAL SCHEDULE  
AND DETAILS

PROJECT NO  
05034.13  
DRAWN BY  
CAM  
SCALE  
AS NOTED  
DATE  
12-28-07  
DWG NO

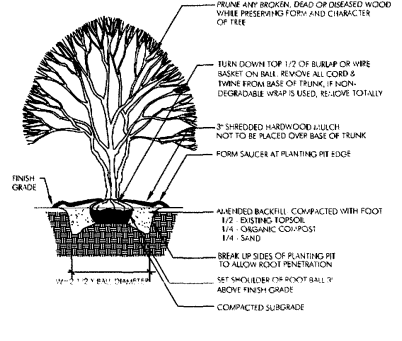
L-300



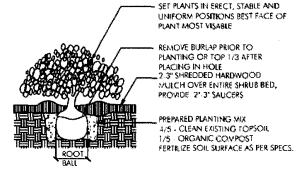
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SCALE: NOT TO SCALE



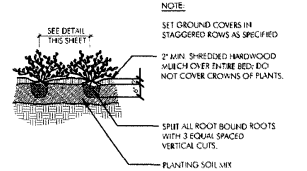
2 STREET TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



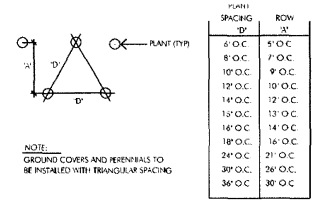
3 MULTI-STEM TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



4 SHRUB PLANTING  
SCALE: NOT TO SCALE



5 GROUND COVER PLANTING  
SCALE: NOT TO SCALE



6 PLANT SPACING DIAGRAM  
SCALE: NOT TO SCALE

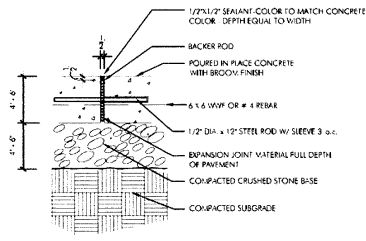
250 M Street Plant Material Schedule

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
4	MS	<i>Magnolia stellata</i> 'Rosea'	Pink Star Magnolia	6'-8' ht.	B&B	Heavy Specimen
3	NS	<i>Nyssa sylvatica</i>	Blackgum	3-31/2"	B&B	Symmetrical specimen, branched to 6'-6" from ground
4	QP	<i>Quercus phellos</i>	Willow Oak	3-31/2"	B&B	Symmetrical specimen, branched to 6'-6" from ground
1	UP	<i>Ulmus parvifolia</i>	Chinese Elm	3-31/2"	B&B	Symmetrical specimen, branched to 6'-6" from ground
<b>SHRUBS</b>						
114	SR	<i>Skimmia reevesiana</i>	Reeves Skimmia	15"-18" ht.	Cont.	
9	CC	<i>Caryopteris x clandonensis</i>	Bluebeard	15"-18" ht.	Cont.	
<b>PERENNIALS / GRASS / GROUNDCOVER</b>						
276	CM	<i>Carex morrowii</i>	Morrow's Sedge	1 qt.	Cont.	12" o.c. Triangular Spacing
590	DC	<i>Deschampsia caespitosa</i> 'Schottland'	Scottish Tufted Hair Grass	1 gal.	Cont.	18" o.c. Triangular Spacing
101	PA	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	2 gal.	Cont.	

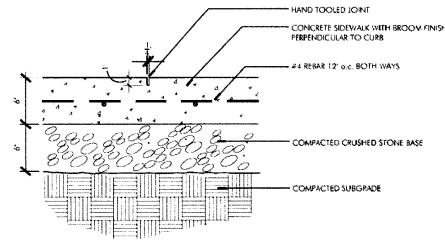
Green Roof Plant Material Schedule

QUAN	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>GRASSES</b>						
6,524	TC	<i>Talium calycinum</i>	Fameller	N/A	Plug	2 per square foot
6,652	SF	<i>Sedum spurium</i> 'Fuldaglut'	Fuldaglut Creeping Stonecrop	N/A	Plug	2 per square foot
6,700	SW	<i>Sedum spurium</i> 'White Form'	White Form Creeping Stonecrop	N/A	Plug	2 per square foot
6,640	SR	<i>Sedum spurium</i> 'Roseum'	Roseum Creeping Stonecrop	N/A	Plug	2 per square foot

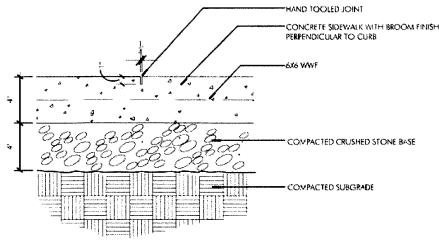
Plant materials include but are not limited to the above list.



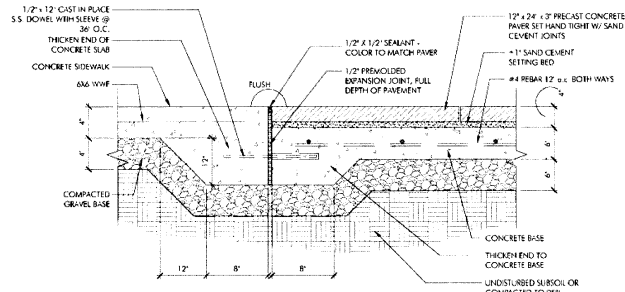
**1 TYP. EXPANSION JOINT**  
SCALE: 3/4" = 1'-0"



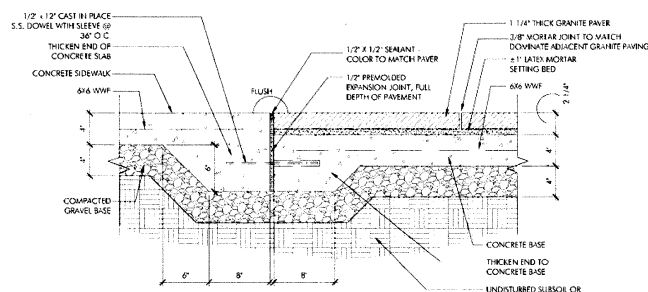
**2 CONC. PAVING VEHICULAR**  
SCALE: 3/4" = 1'-0"



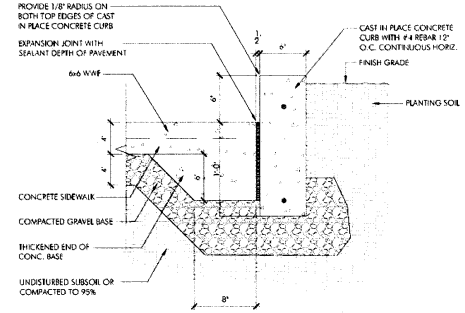
**3 CONC. PAVING PEDESTRIAN**  
SCALE: 3/4" = 1'-0"



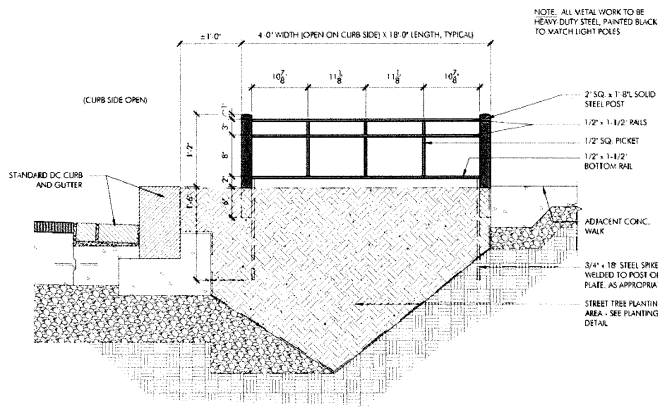
**4 SIDEWALK TO CONCRETE PAVER TRANSITION**  
SCALE: 3/4" = 1'-0"



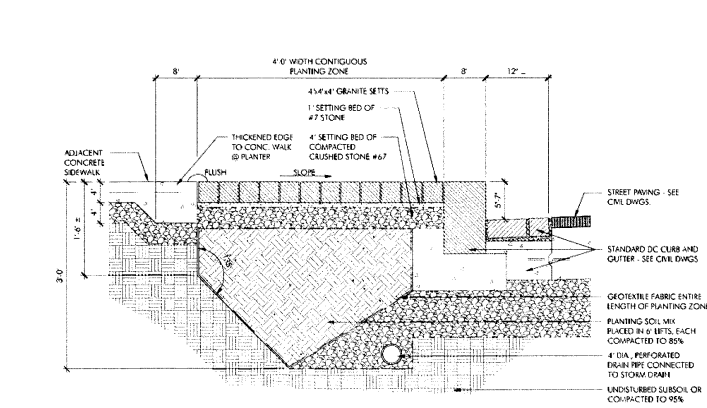
**5 SIDEWALK TO GRANITE PAVER TRANSITION**  
SCALE: 3/4" = 1'-0"



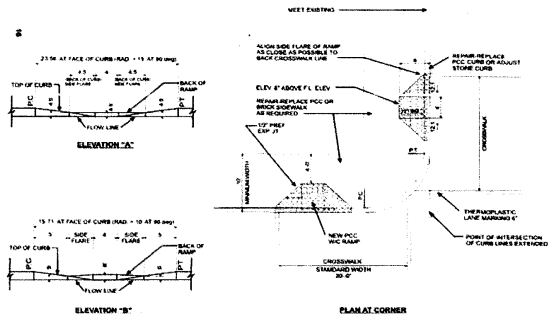
**6 CONCRETE PLANTER CURB**  
SCALE: 3/4" = 1'-0"



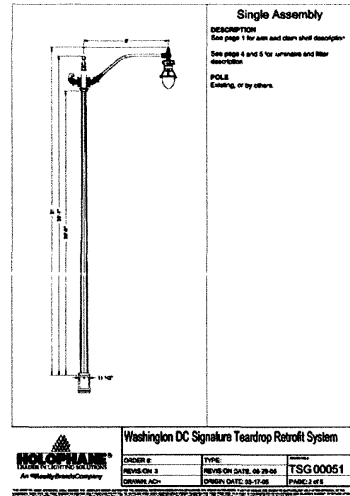
**7 TREE PLANTER GUARD**  
SCALE: 1/2" = 1'-0"



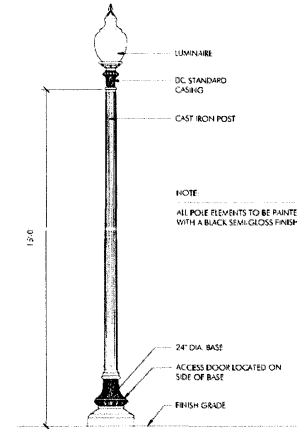
**8 CONTIGUOUS ROOT ZONE W/ PAVERS**  
SCALE: 1/2" = 1'-0"



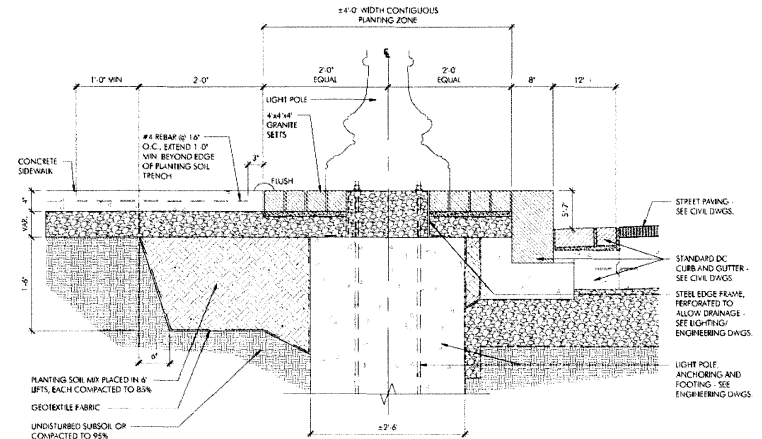
9 HANDICAP RAMP DETAIL - TYP.  
 SCALE: NOT TO SCALE



2 TYPICAL TEARDROP LIGHT  
 SCALE: NOT TO SCALE



1 SINGLE WASHINGTON GLOBE LIGHT  
 SCALE: NOT TO SCALE



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



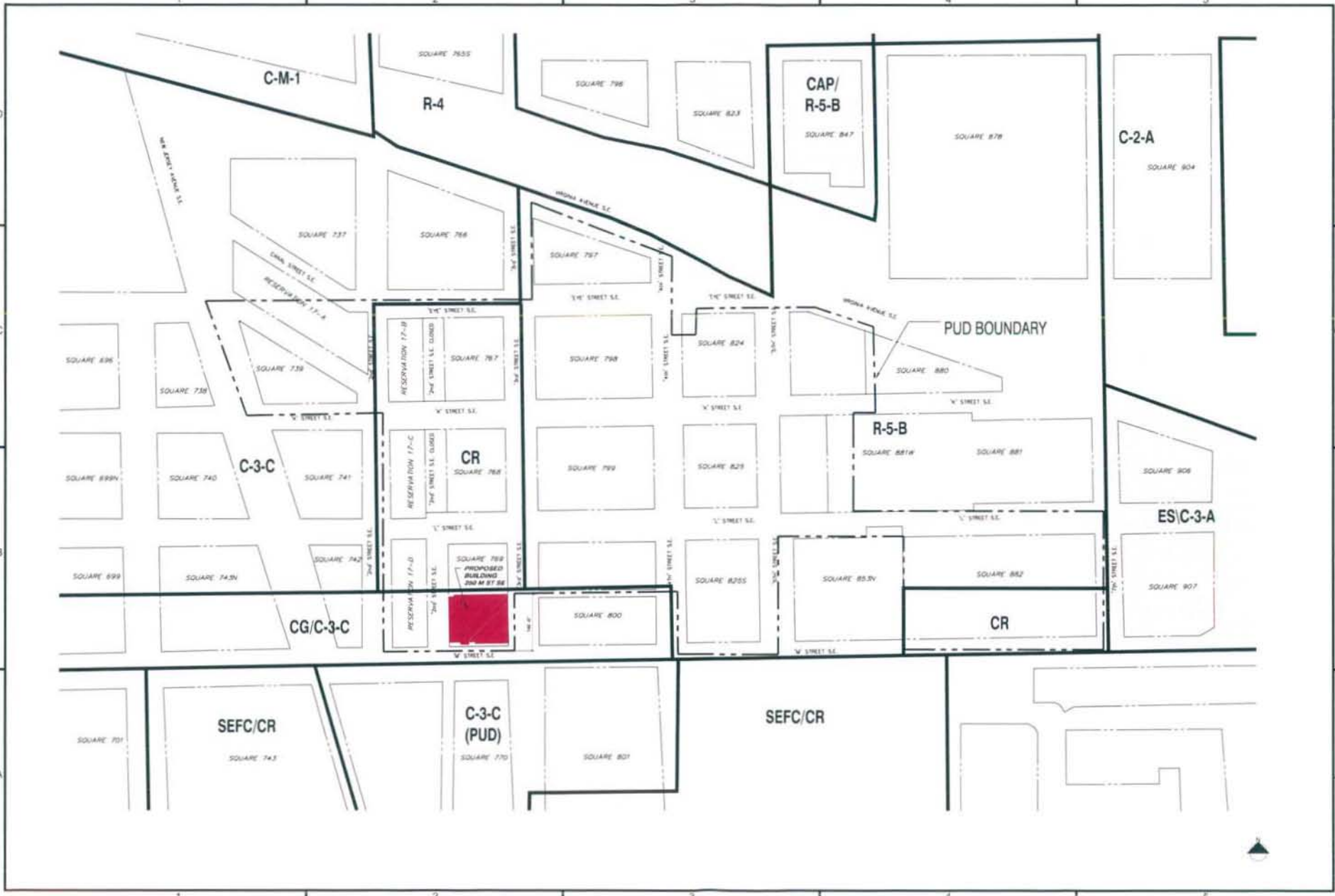
1023 21st Street, NW  
 Washington, DC 20007  
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 F 202.667.2260  
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PROJECT  
 250 M STREET, SE  
 SQUARE 769, LLC  
 WILLIAM C. SMITH & COMPANY  
 1100 Washington, DC 20003

DRAWING TITLE  
**DETAILS**

PROJECT NO  
 05034.13  
 DRAWN BY  
 CAM  
 SCALE AS NOTED  
 DATE  
 12-28-07  
 DWG. NO.

L-401



1022 17th Street, NW  
 Room 3000 DC 20037  
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 F 202.462.2200  
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 250 M STREET, SE  
 SQUARE 789, LLC  
 WILLIAM C SMITH & COMPANY  
 1150 WASHINGTON BLVD, SUITE 1000  
 WASHINGTON, DC 20002



PROJECT NO  
 20034-13  
 DRAWN BY  
 CMR  
 SCALE  
 1" = 250 FT  
 DATE  
 12-28-07  
 SHEET NO

A0.01





1025 21st Street, NW  
Washington, DC 20037  
P 202.897.0270  
F 202.897.0280  
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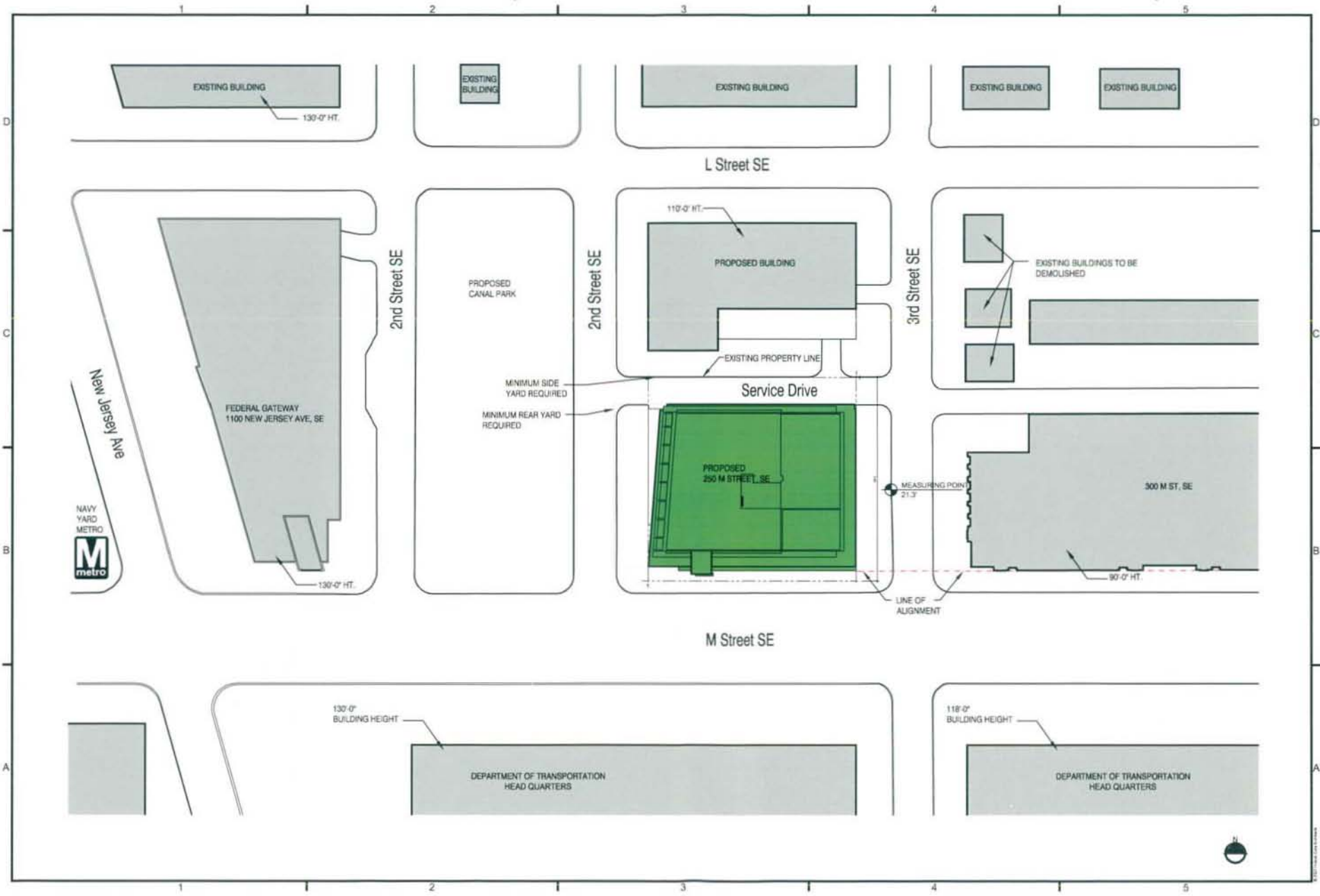
PROJECT  
250 M STREET, SE  
SQUARE 789, LLC  
1100 New Jersey Ave, SE Suite 1000  
Washington, DC 20003



DRAWING TITLE

PROJECT NO.  
050 M 13  
DRAWN BY  
CLM  
SCALE  
1" = 70'-0"  
DATE  
12-29-07  
SHEET NO.

A0.02





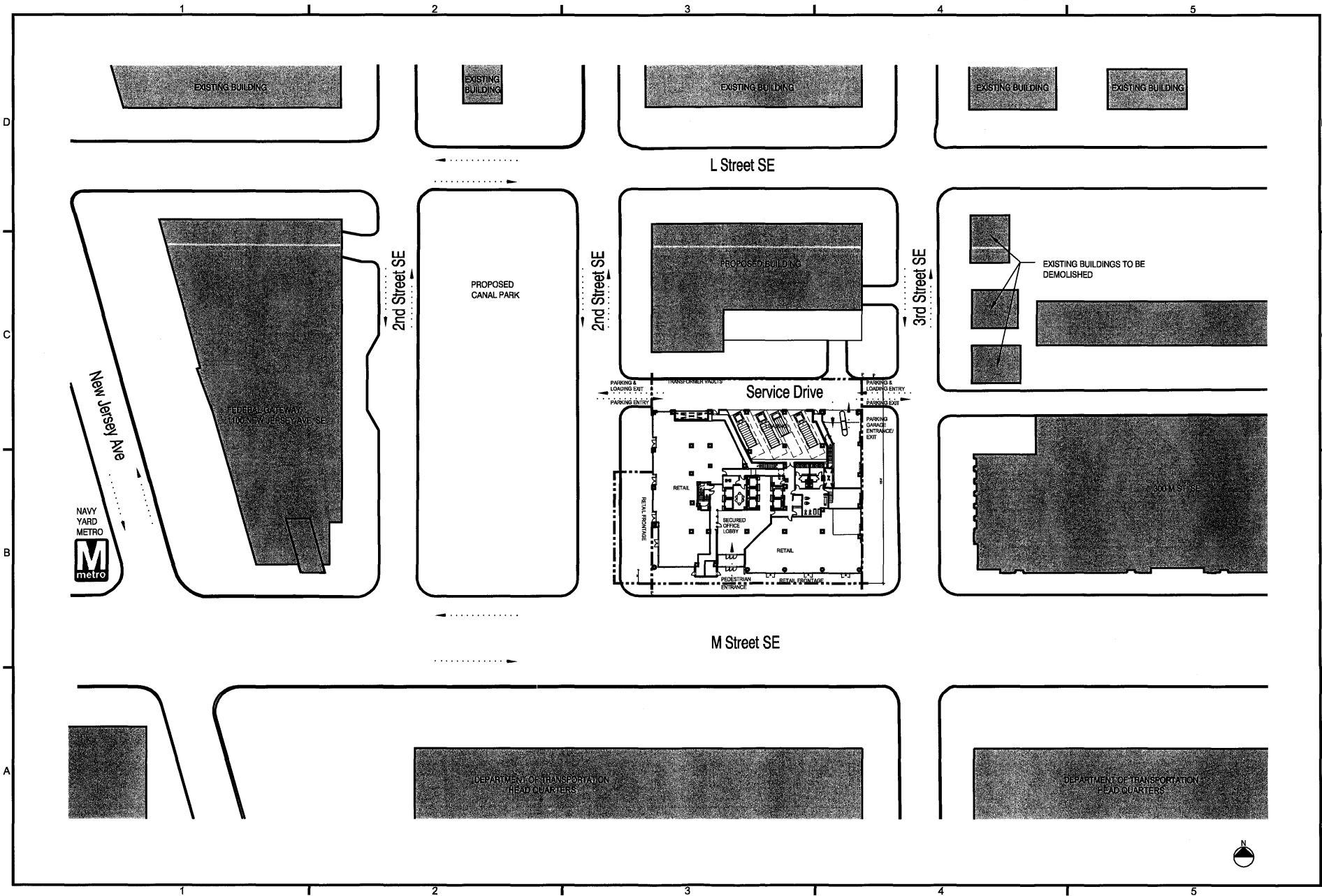
1023 31st Street, NW  
Washington, DC 20007  
P 202.687.9776  
F 202.687.2260  
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PROJECT  
250 M STREET, SE  
SQUARE/69 BUILDING  
1100 New Jersey Ave, SE Suite 1000  
Washington, DC 20003



PROJECT NO.  
05034.13  
DRAWN BY:  
CJM  
SCALE:  
1" = 70'-0"  
DATE:  
12-28-07  
DWG. NO.

A0.03





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

Looking west 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 northeast 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



Department of Transportation Headquarters



250 M Street, SE Site



300 M Street, SE



1025 2nd Street, NE  
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F 202.537.2291  
www.hatch-co.com

PROJECT  
250 M STREET, SE  
SQUARE 765, LLC  
WILLIAM C. SMITH & COMPANY  
1100 New Jersey Avenue, SE  
Washington, DC 20003

DRAWING TITLE  
SITE CONTEXT

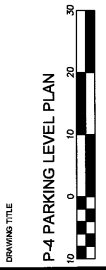
PROJECT NO.  
DESIGN BY  
DRAWN BY  
CM/IN  
SCALE  
DATE  
12-28-07  
DWG. NO.

A0.04



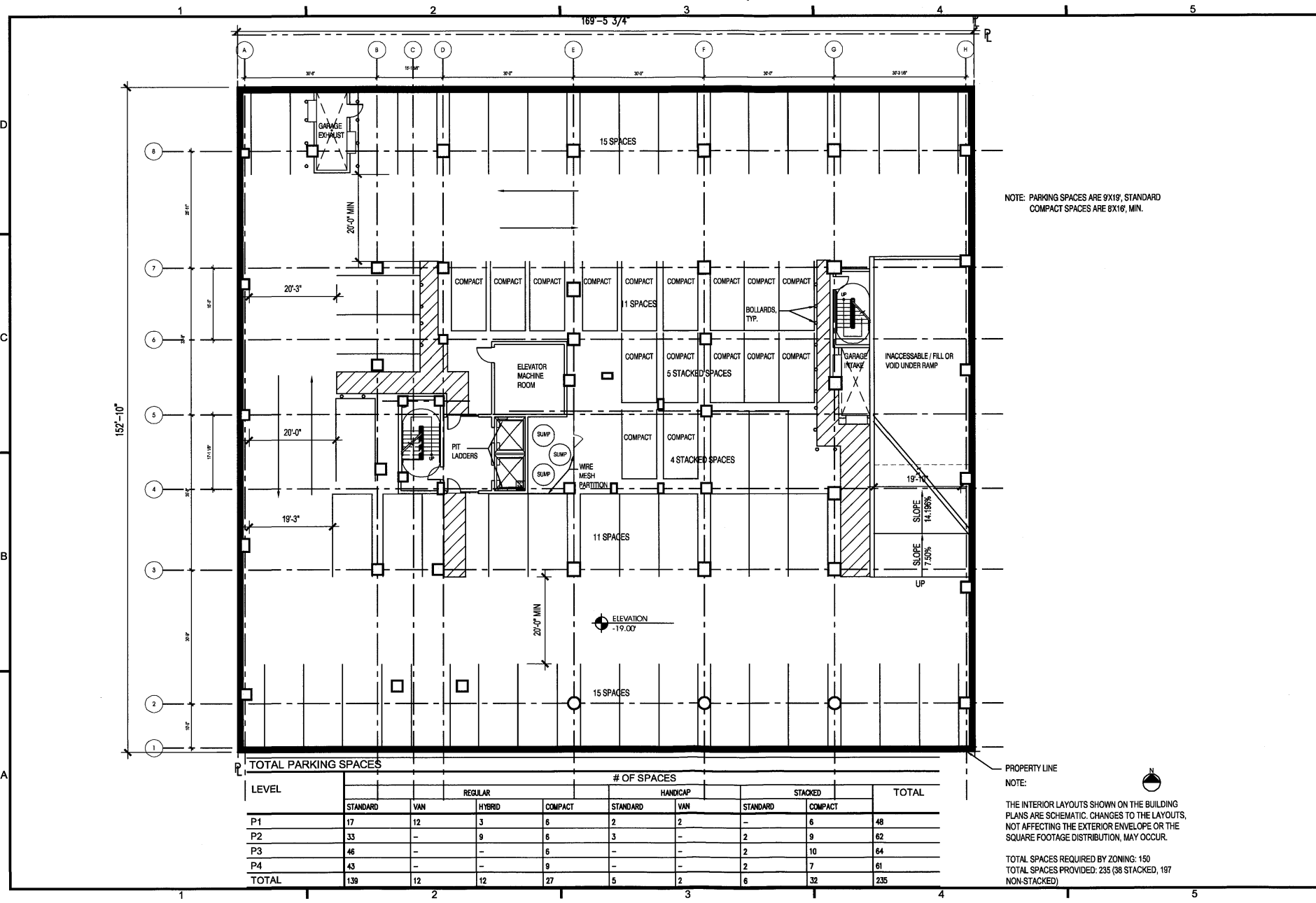
1023 31st Street, NW  
Washington, DC 20007  
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F 202.687.2260  
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PROJECT  
250 M STREET, SE  
SQUARE 769, LLC  
WILLIAM C. SMITH & COMPANY  
1100 New Jersey Ave, SE Suite 1000  
Washington, DC 20003



PROJECT NO.  
05034\_13  
DRAWN BY:  
CMN  
SCALE:  
1" = 20'-0"  
DATE:  
12-28-07  
DWG. NO.

A1.01





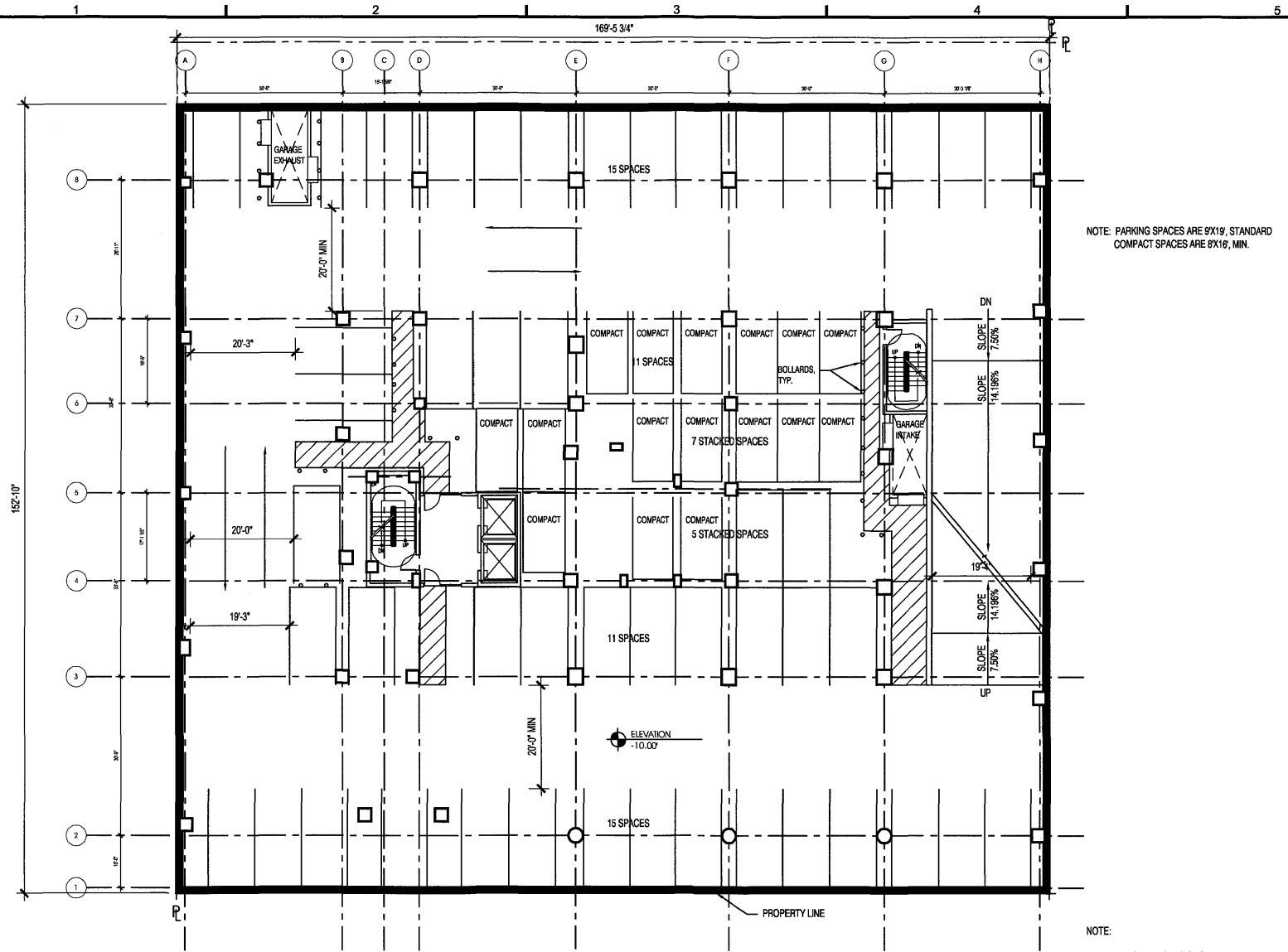
1023 31st Street, NW  
Washington, DC 20007  
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F 202.667.2260  
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PROJECT  
280 M STREET, SE  
SQUARE 788, LLC  
1100 New York Ave, SE Suite 1000  
Washington, DC 20003



PROJECT NO.  
05034.13  
DRAWN BY:  
CMN  
SCALE:  
1" = 20'-0"  
DATE:  
12-28-07  
DWG. NO.

A1.02



LEVEL	TOTAL PARKING SPACES								TOTAL
	REGULAR				HANDICAP		STACKED		
	STANDARD	VAN	HYBRID	COMPACT	STANDARD	VAN	STANDARD	COMPACT	
P3	46	-	-	9	-	-	2	10	64

NOTE:  
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

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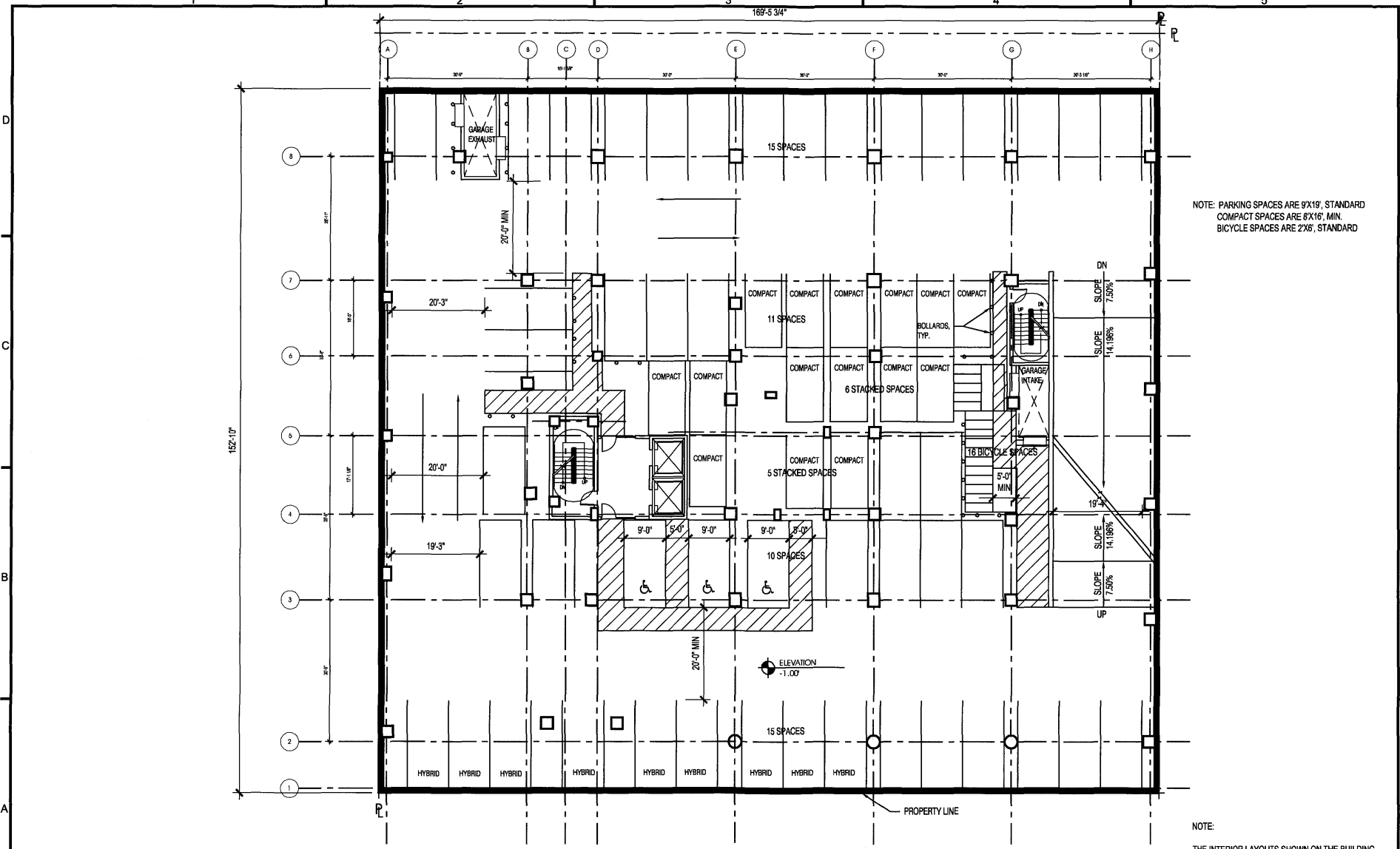
1023 31st Street, NW  
Washington, DC 20007  
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F 202.687.2260  
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PROJECT:  
250 M STREET, SE  
SQUARE 789, LLC  
100 New Jersey Ave, SE Suite 1000  
Washington, DC 20003



PROJECT NO:  
05034.13  
DRAWN BY:  
CMN  
SCALE:  
1" = 20'-0"  
DATE:  
12-28-07  
DWG. NO.:

A1.03



NOTE: PARKING SPACES ARE 9'X19', STANDARD  
COMPACT SPACES ARE 6'X16', MIN.  
BICYCLE SPACES ARE 2'X6', STANDARD

NOTE:  
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING  
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NOT AFFECTING THE EXTERIOR ENVELOPE OR THE  
SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

LEVEL	TOTAL PARKING SPACES								
	REGULAR				HANDICAP		STACKED		TOTAL
	STANDARD	VAN	HYBRID	COMPACT	STANDARD	VAN	STANDARD	COMPACT	
P2	33	-	9	6	3	-	2	9	62





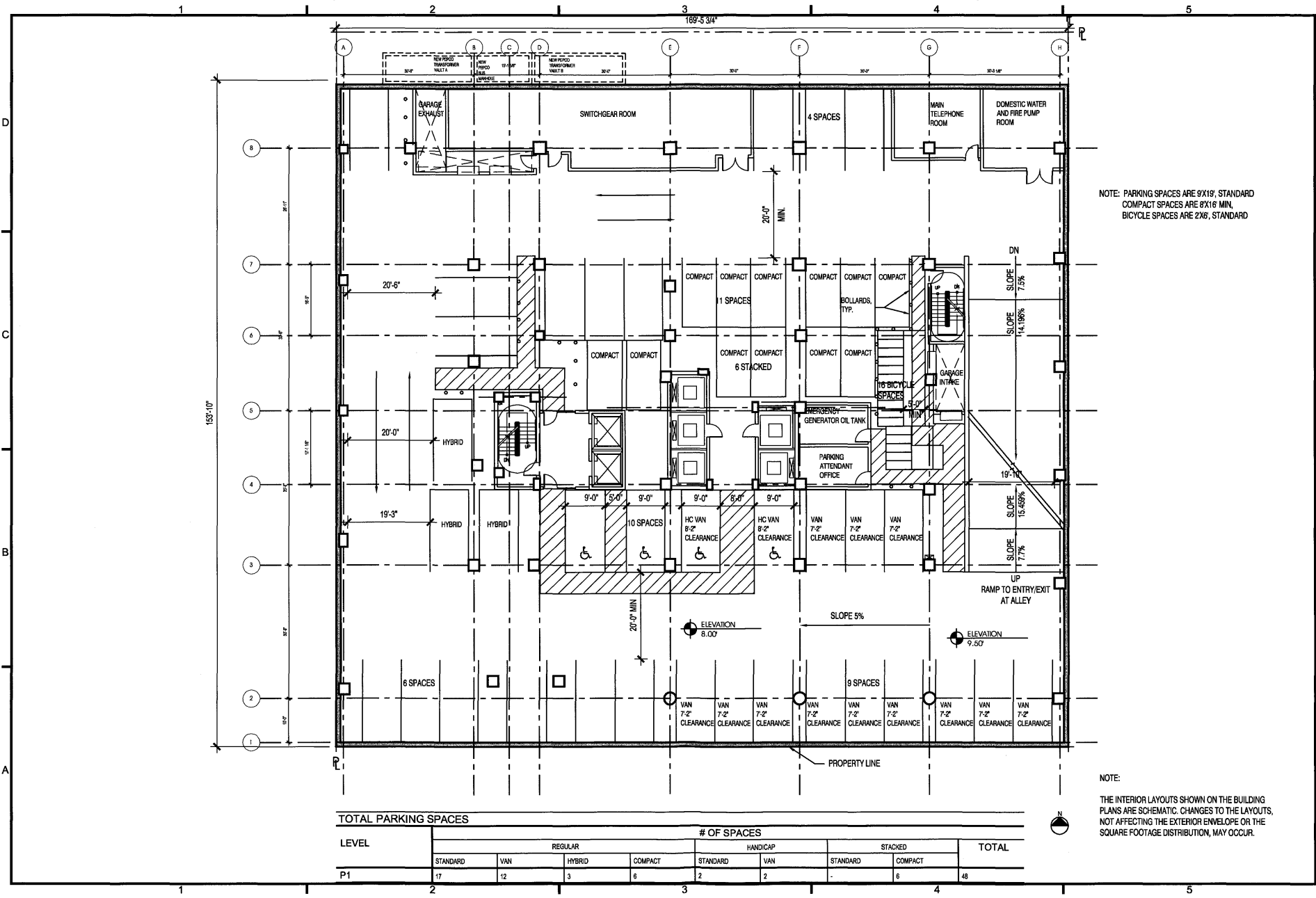
1023 21st Street, NW  
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PROJECT  
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SQUARE 789, LLC  
1100 New Jersey Ave, SE Suite 1000  
Washington, DC 20003



PROJECT NO.  
05034.13  
DRAWN BY:  
CJUN  
SCALE  
1" = 20'-0"  
DATE  
12-28-07  
DWG. NO.

A1.04



TOTAL PARKING SPACES		# OF SPACES								
LEVEL		REGULAR				HANDICAP		STACKED		TOTAL
		STANDARD	VAN	HYBRID	COMPACT	STANDARD	VAN	STANDARD	COMPACT	
P1		17	12	3	6	2	2	-	8	48

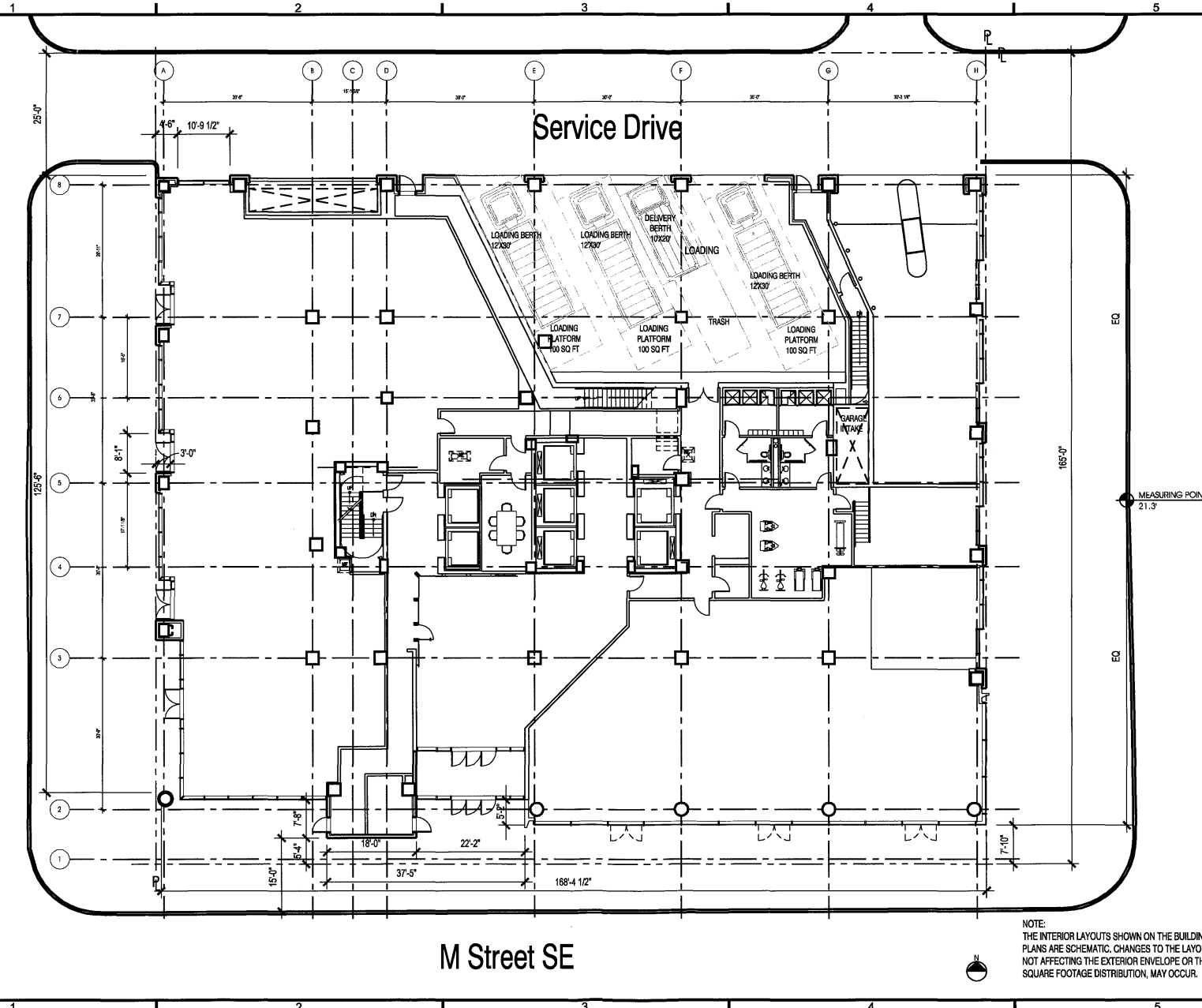
NOTE:  
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2nd Street SE

Service Drive

3rd Street SE

M Street SE



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 F 202.867.2260  
 www.haskinco.com

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

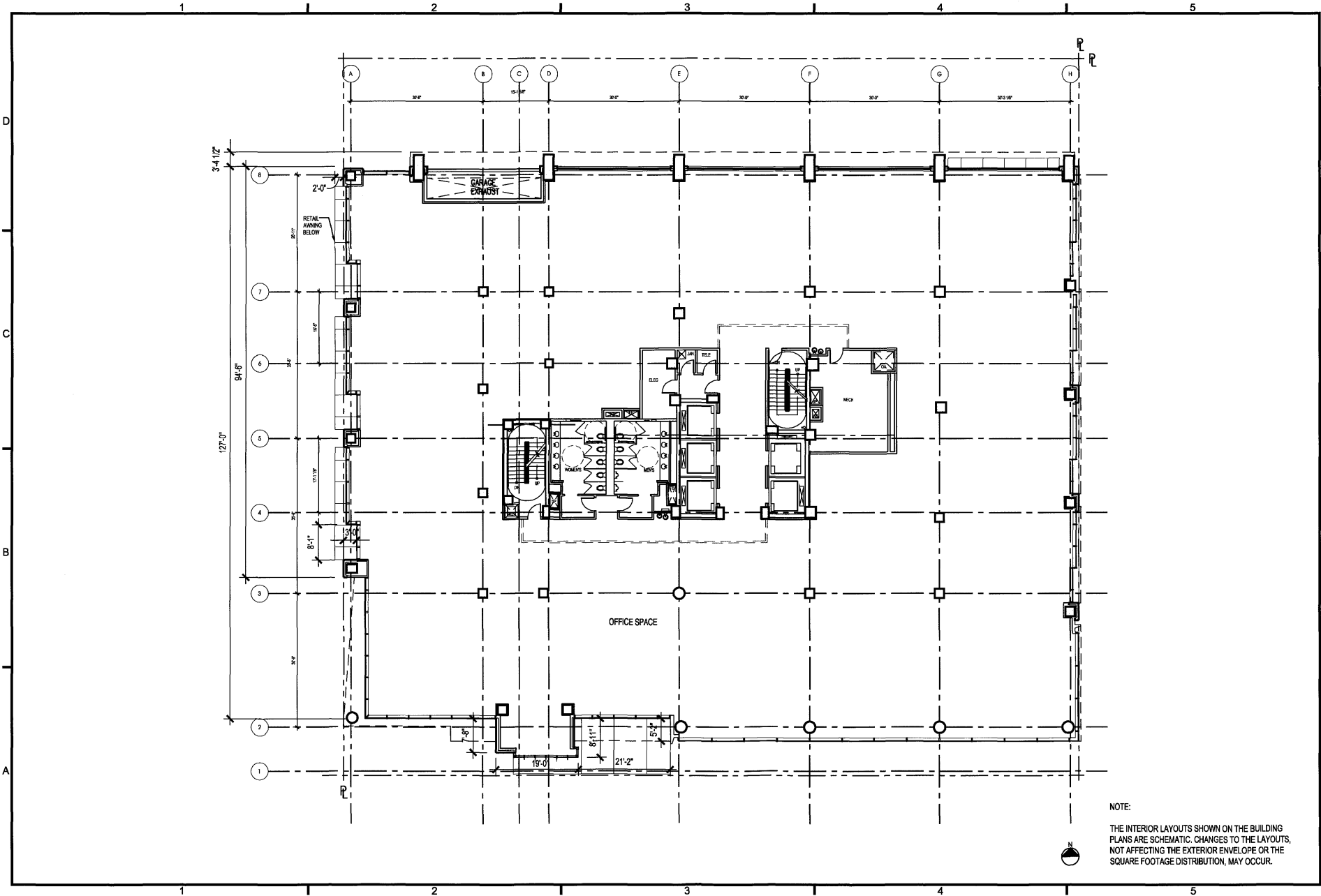


PROJECT NO.  
 05034-13  
 DRAWN BY:  
 CMN  
 SCALE:  
 1" = 20'-0"  
 DATE:  
 12-28-07  
 DIVS. NO.

NOTE:  
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A1.05





NOTE:  
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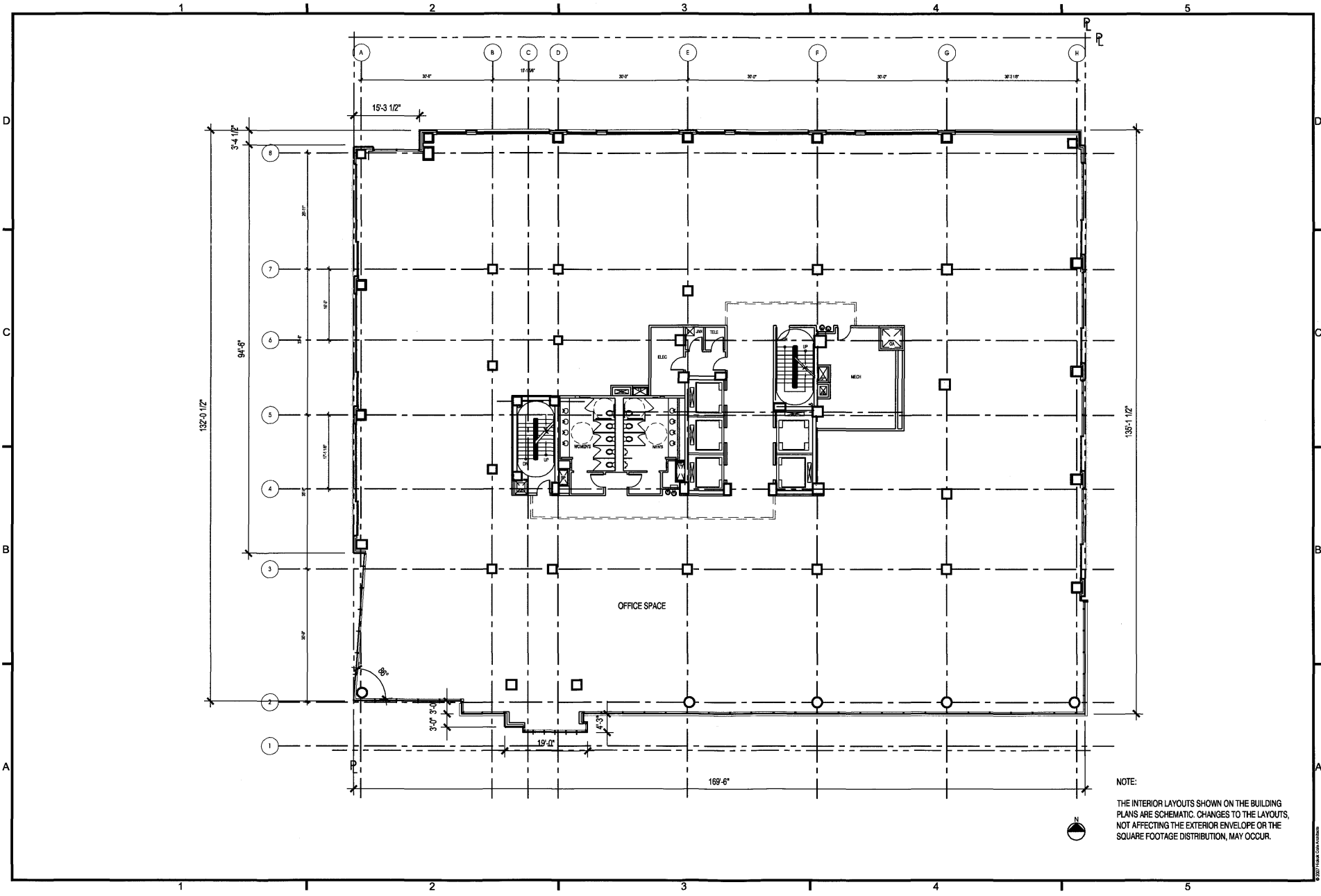
1023 31st Street, NW  
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 F 202.867.2260  
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PROJECT  
**250 M STREET, SE  
 SQUARE 769, LLC**  
 1100 New Jersey Ave, SE Suite 1000  
 Washington, DC 20003



PROJECT NO.  
 05034-13  
 DRAWN BY:  
 CMN  
 SCALE:  
 1" = 20'-0"  
 DATE:  
 12-28-07  
 DWG. NO.

**A1.06**



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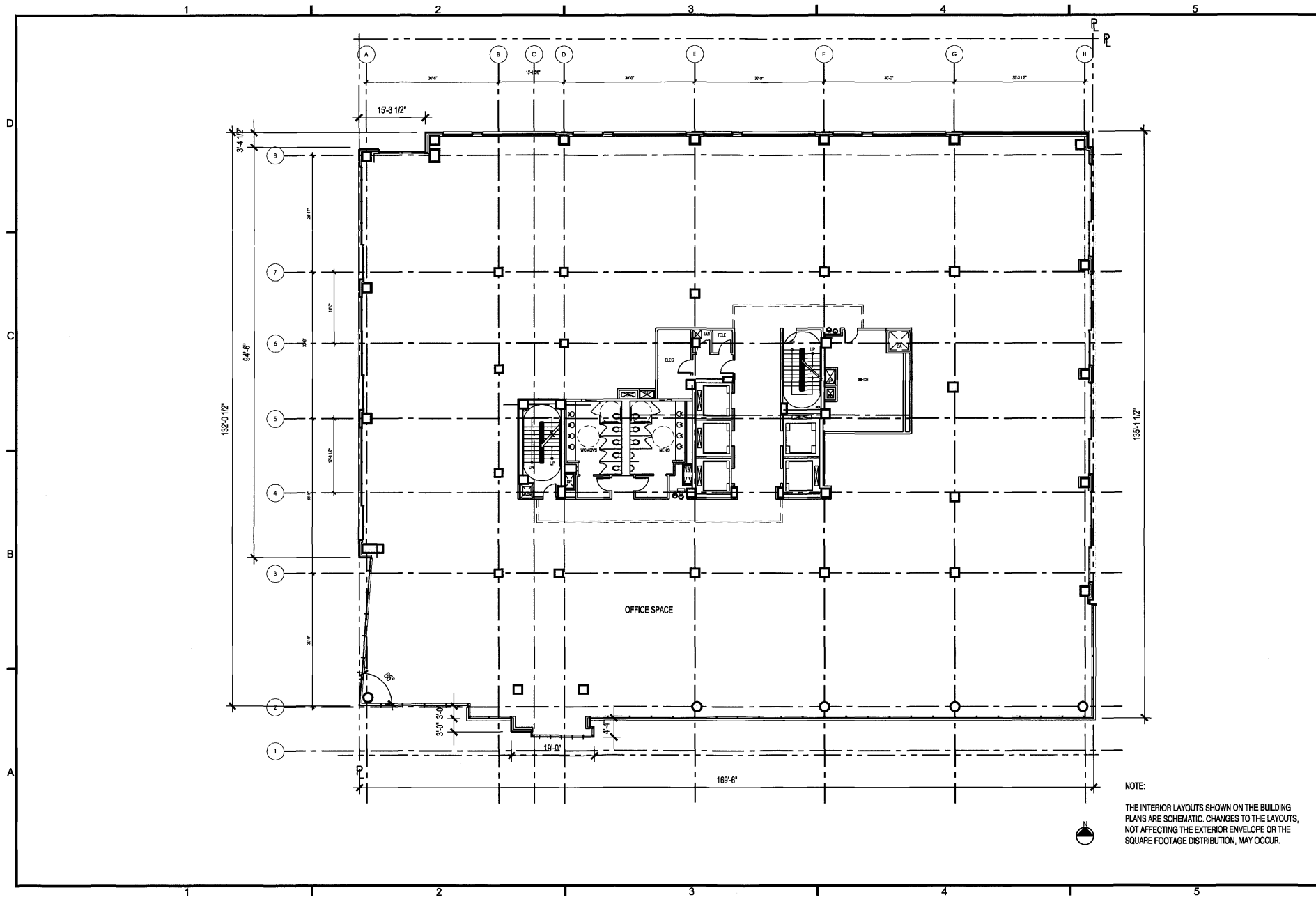
PROJECT  
260 M STREET, SE  
SQUARE 766, LLC  
1100 N. Capitol Ave., SE Suite 1000  
Washington, DC 20003

DRAWING TITLE  
TYPICAL THIRD THRU SEVENTH FLOOR PLAN

PROJECT NO.  
05034.13  
DRAWN BY:  
CMH  
SCALE:  
1" = 20'-0"  
DATE:  
12-28-07  
DWG. NO.

A1.07

NOTE:  
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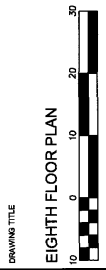


NOTE:  
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PROJECT  
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 SQUARE 700**  
 1100 New Jersey Ave, SE Suite 1000  
 Washington, DC 20003



PROJECT NO.  
**05034-13**  
 DRAWN BY:  
**CMN**  
 SCALE:  
**1" = 20'-0"**  
 DATE:  
**12-28-07**  
 DWG. NO.

**A1.08**



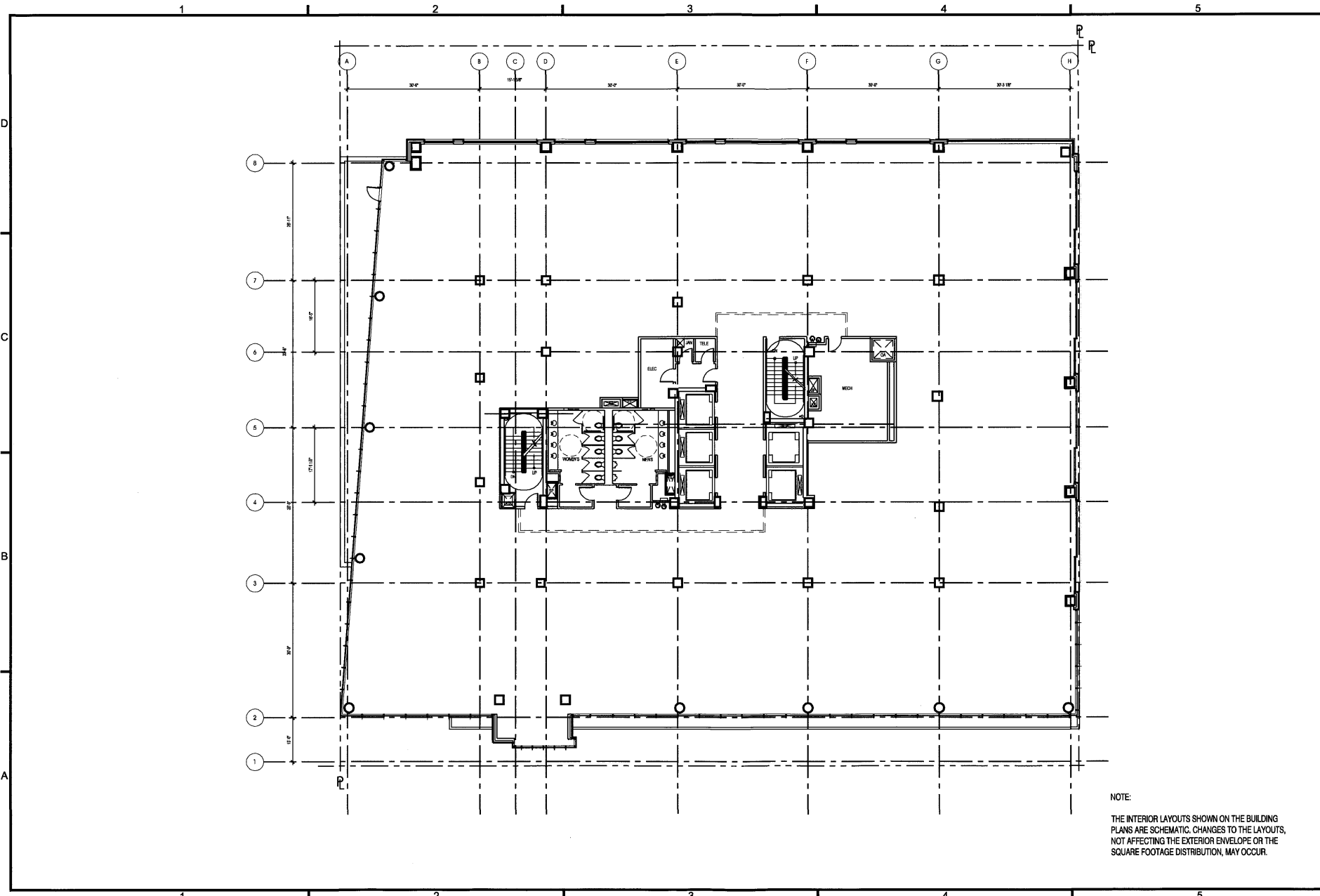
1023 31st Street, NW  
Washington, DC 20007  
P 202.687.9776  
F 202.687.2260  
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PROJECT  
260 M STREET, SE  
SQUARE 786, LLC  
WILLIAM C. SMITH, SE SUITE 1000  
1100 New Jersey Ave, SE Suite 1000  
Washington, DC 20003

DRAWING TITLE  
TYPICAL NINTH THRU TENTH FLOOR PLAN

PROJECT NO.  
05034.13  
DRAWN BY:  
CMN  
SCALE:  
1" = 20'-0"  
DATE:  
12-28-07  
DWG. NO.

A1.09



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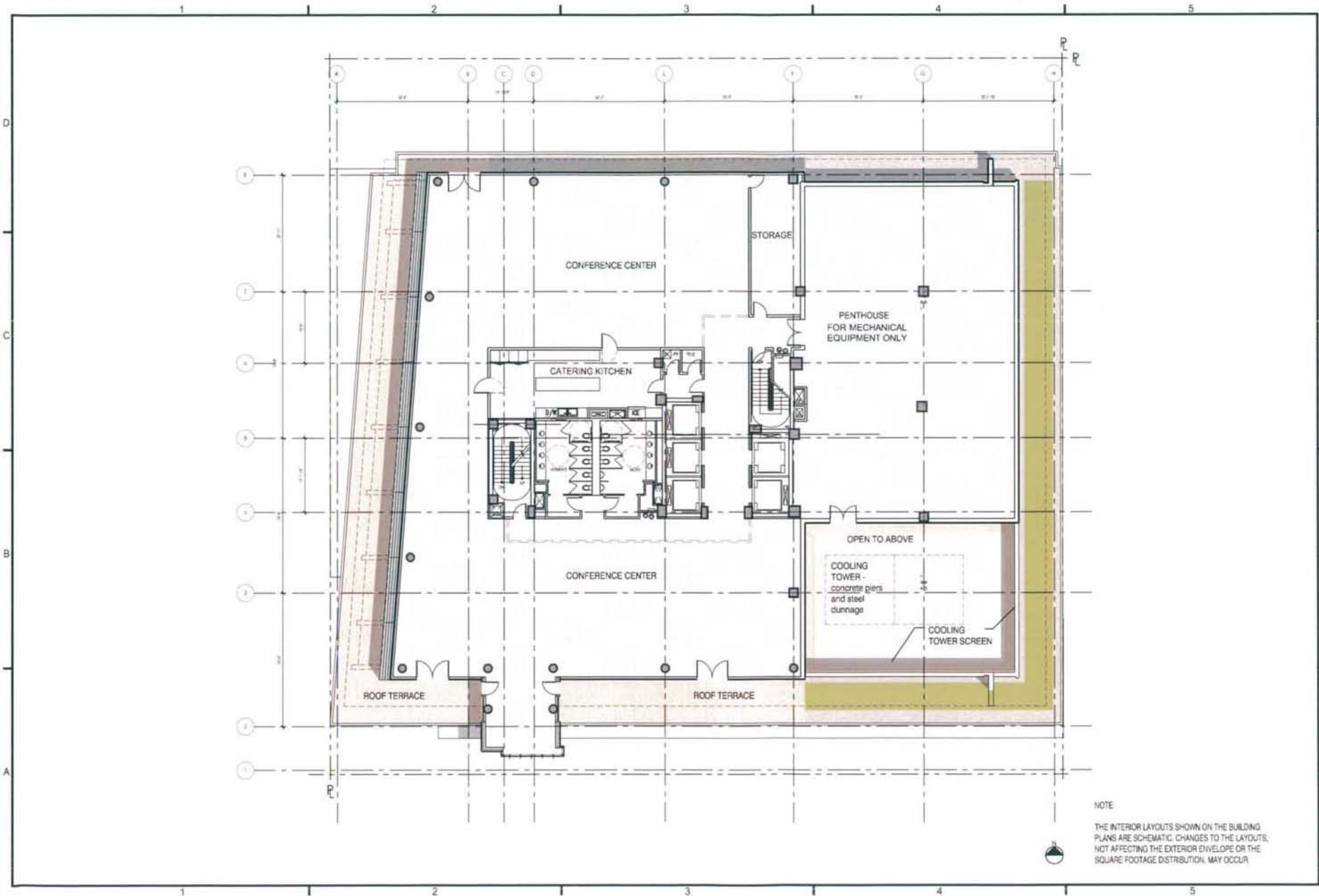


1377 21st Street, NW  
Washington, DC 20037  
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F: 202 462 2291  
www.hickocole.com

PROJECT  
250 M STREET, SE  
SQUARE 769, LLC  
WILLIAM C. SMITH & COMPANY  
1100 North Capitol Street, NE  
Washington, DC 20003

DATE: 12-28-07  
DRAWN BY: CMN  
SCALE: 1" = 20'-0"  
PROJECT NO: 05034-13

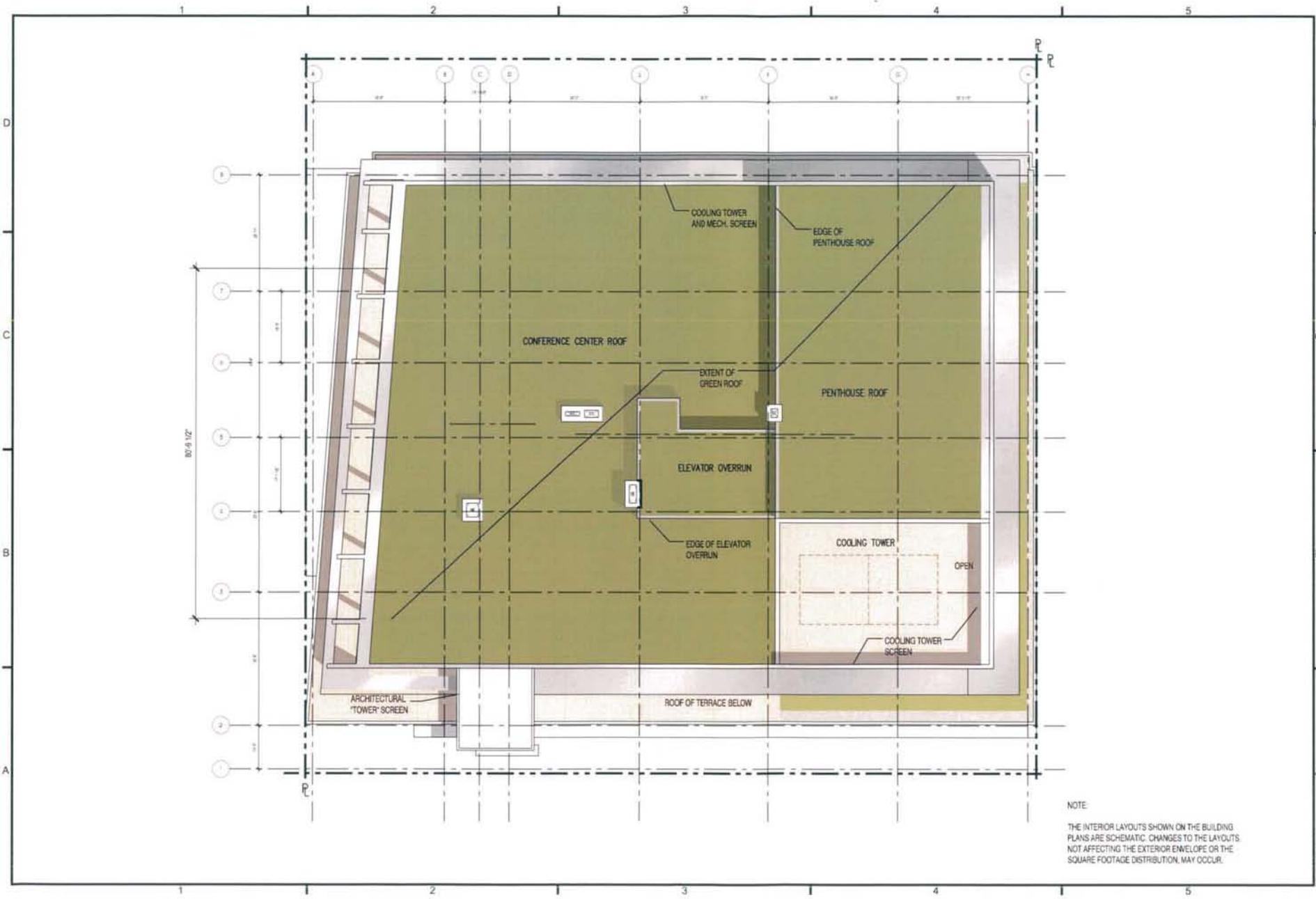
11TH FLOOR/MECHANICAL PENTHOUSE PLAN



**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.

**A1.10**

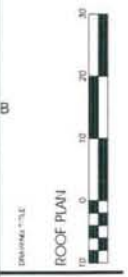


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 Washington, DC 20005



PROJECT NO:  
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 DRAWN BY:  
 CLM  
 SCALE:  
 1" = 20'-0"  
 DATE:  
 12-28-07  
 SHEET NO:

A1.11



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CONTRACT

PROJECT  
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SQUARE 765, LLC  
WILLIAM C. SMITH & COMPANY  
1100 New Jersey Ave, SE, Suite 1100  
Washington, DC 20003



(FORMERLY) 1100

PROJECT NO.  
05034-00  
DESIGNED BY  
CMV  
SCALE  
1" = 50'-0"  
DATE  
09-29-17  
DRAWN BY

A2.01A





1075 14th Street, NW  
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PROJECT  
**250 M STREET, SE  
 SQUARE 789, LLC**  
 1100 New Jersey Ave, SE, Suite 1000  
 Washington, DC 20003

DRAWING TITLE  
**BUILDING PERSPECTIVE IN CONTEXT**

PROJECT NO.  
 07034.13  
 DRAWN BY  
 CUN  
 SCALE  
 NCS  
 DATE  
 12-28-07  
 DRAWN BY

A2.01B





1022 2nd Street, NW  
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PROJECT  
250 M STREET, SE  
SQUARE 768, LLC  
1100 New Jersey Ave, SE, Suite 1000  
Washington, DC 20003

ISSUING TITLE  
BUILDING PERSPECTIVE

PROJECT NO  
05034.13  
DRAWN BY  
CJM  
SCALE  
NTS  
DATE  
12.28.07  
DRAW NO

A2.01C





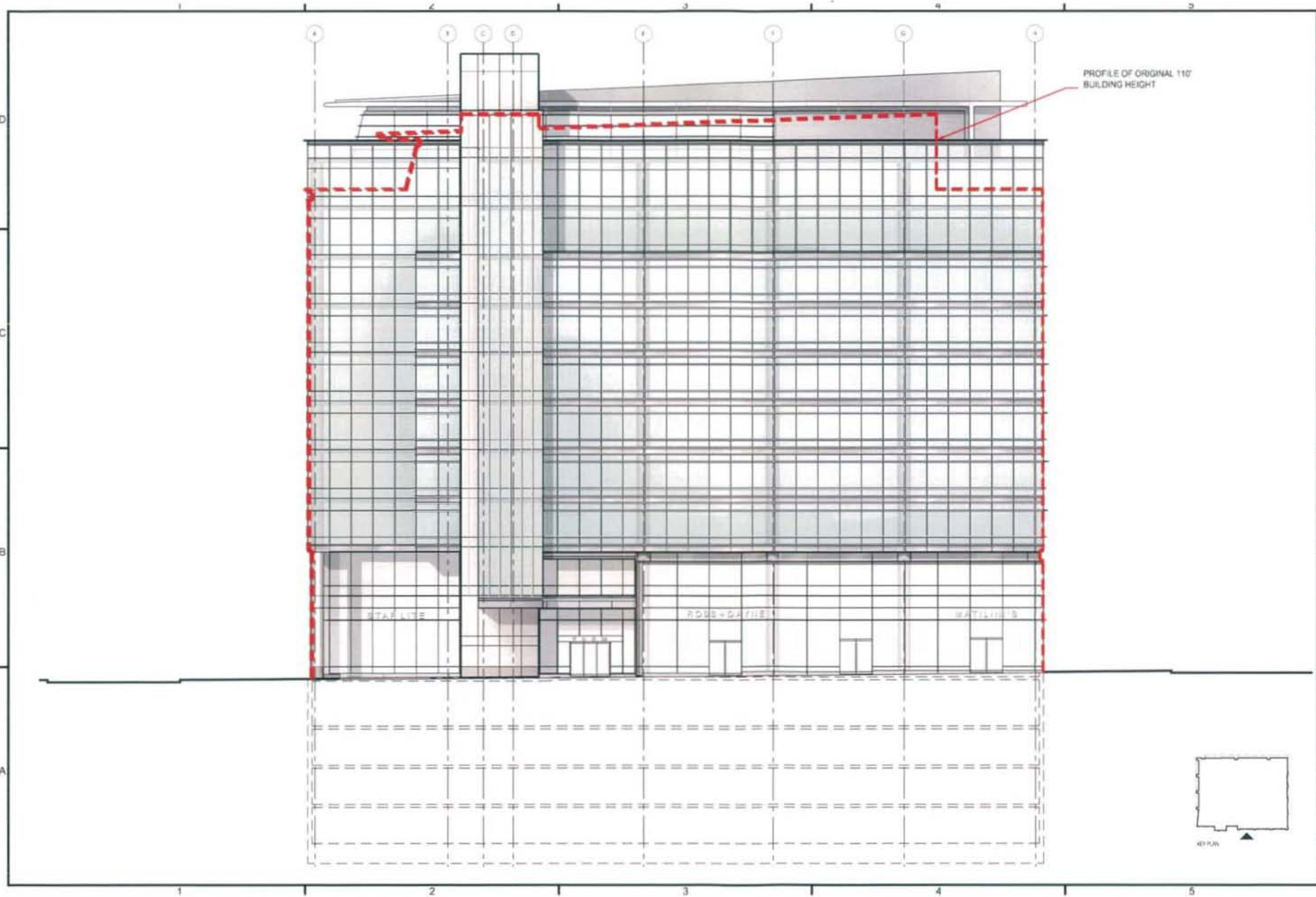
1025 The Drive SW  
 Washington, DC 20007  
 P 202 987 9700  
 F 202 987 2300  
 www.hokk-cole.com

PROJECT  
 250 M STREET SE  
 SQUARE 769, LLC  
 WJL/MJC/SMT/H & C/DM/PAV  
 1100 New Jersey Ave, SE, Suite 1000  
 Washington, DC 20003

DRAWING FILE  
 2ND STREET PERSPECTIVE

PROJECT NO  
 DRAWING NO  
 DRAWN BY  
 CHECKED BY  
 DATE  
 12-28-07  
 (DWG NO)

A2.01D



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PROJECT  
 250 M STREET, SE  
 SQUARE 769, LLC  
 WILLIAM C. SMITH & COMPANY  
 1157 Wisconsin Avenue, NE  
 Washington, DC 20002



PROJECT NO.  
 09034.13  
 DRAWN BY  
 SCALE  
 1/4" = 20'-0"  
 DATE  
 12-28-07  
 SHEET NO.

A2.01E





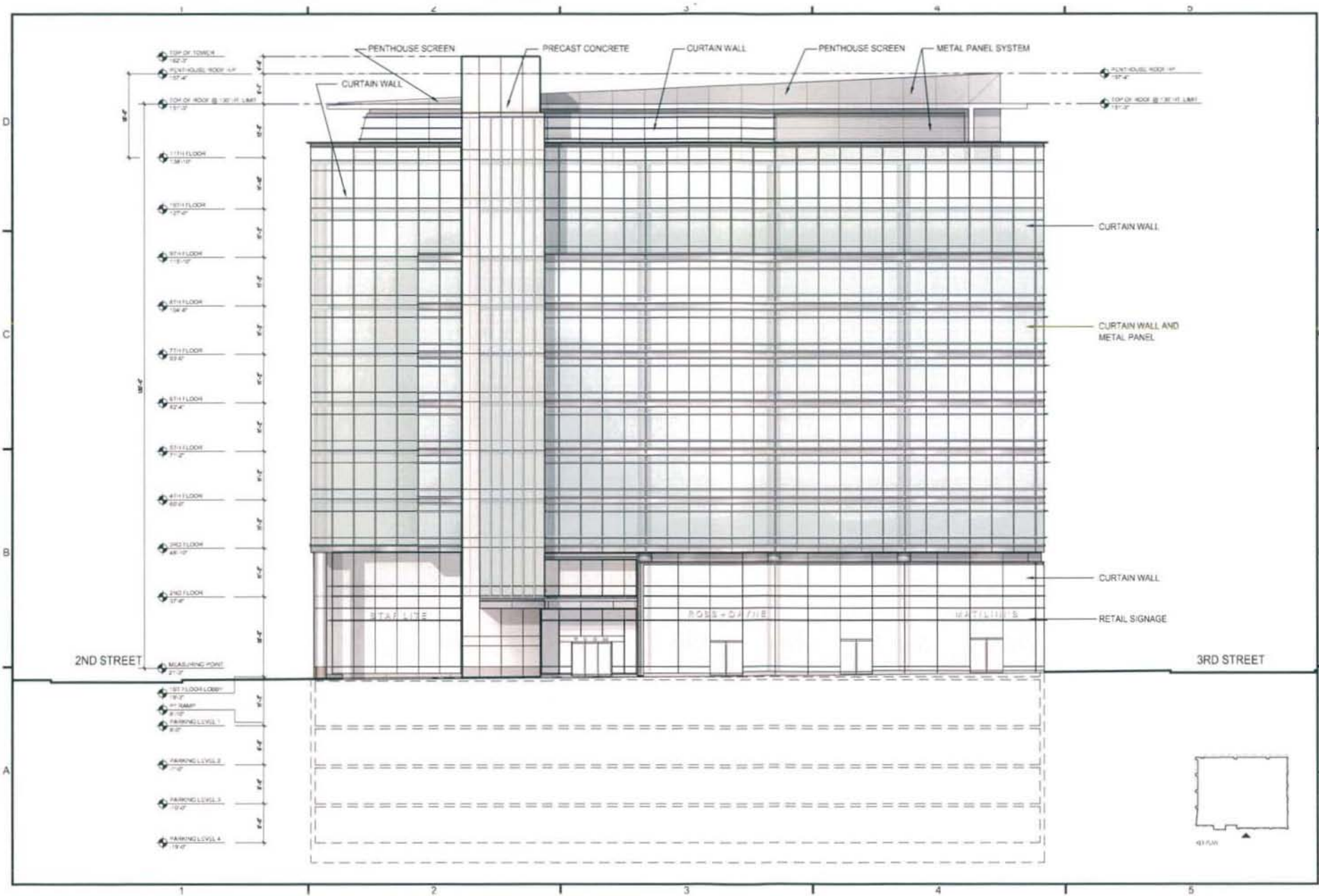
HICK COLE  
 1000 17th Street, NW  
 Washington, DC 20036  
 P 202 897 4100  
 F 202 897 4300  
 www.hickcole.com

PROJECT  
 250 M STREET, SE  
 SQUARE 769, LLC  
 WILLIAM C. SMITH & COMPANY  
 1100 Washington, DC 20003



PROJECT NO.  
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 08/04/13  
 SCALE  
 1/4" = 20'-0"  
 DATE  
 12-28-07  
 SHEET NO.

A2.01





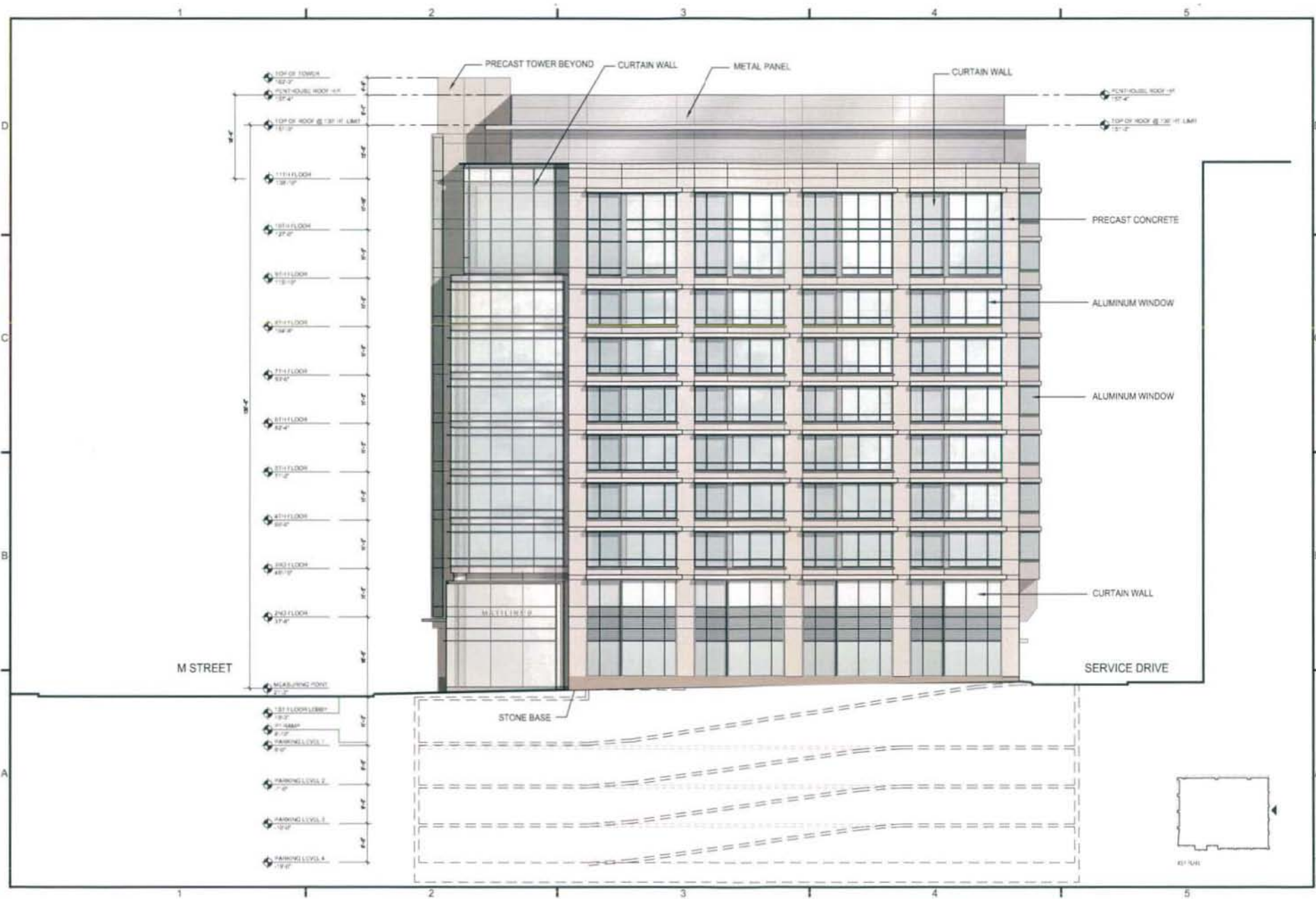
907 734 Street, SW  
 Washington, DC 20007  
 P 202 887 0770  
 F 202 887 2269  
 www.hobas.com

PROJECT  
 250 M STREET, SE  
 SQUARE 769, LLC  
 WOLFE & COOK ARCHITECTS  
 1300 11th Ave, Suite 1000  
 Washington, DC 20003



PROJECT NO  
 DESIGN NO  
 DRAWING NO  
 SCALE  
 DATE  
 DRAWN BY  
 CHECKED BY

A2.02





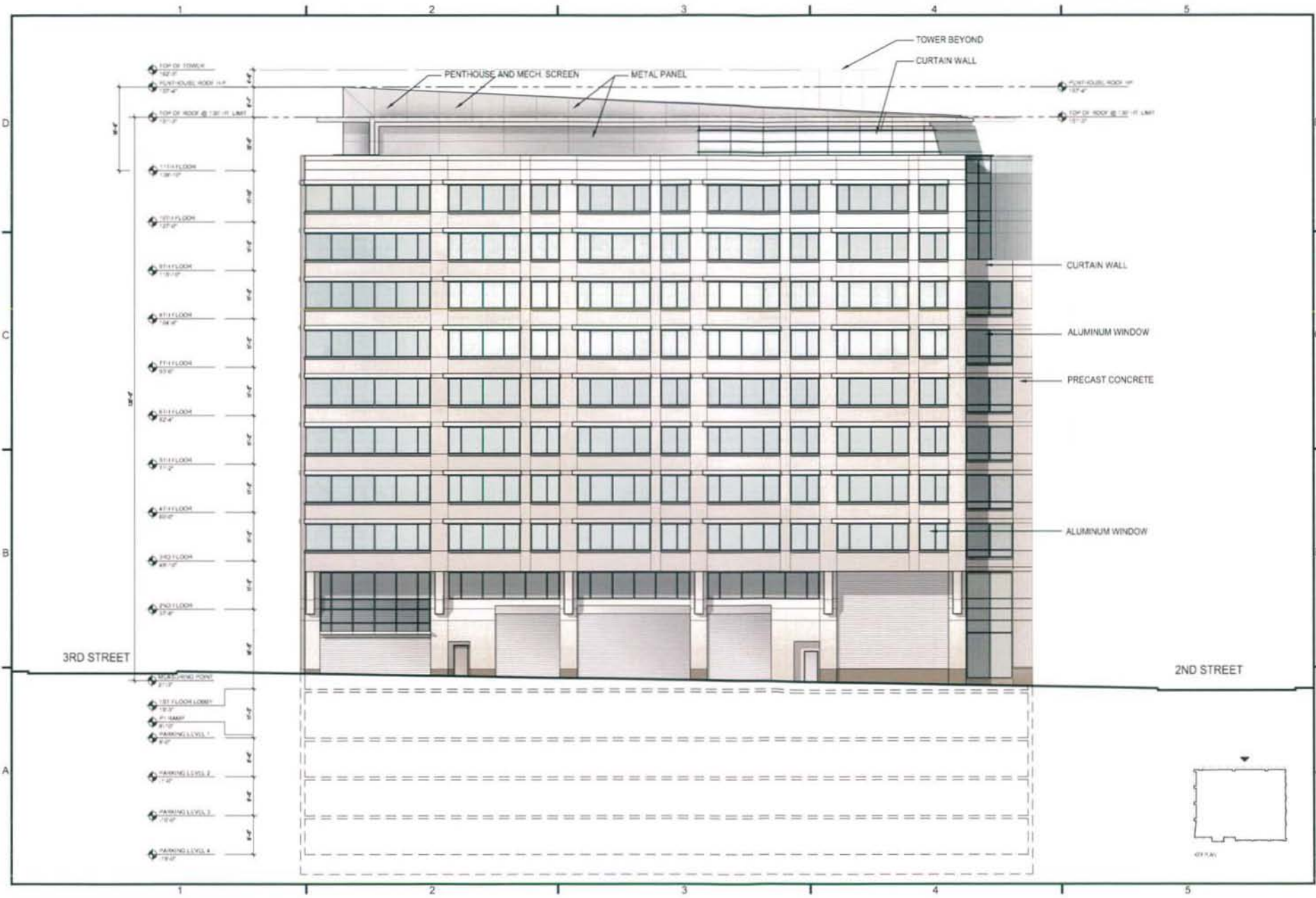
1000 7th Street, NW  
 Washington, DC 20007  
 P 202 387 5776  
 F 202 387 2380  
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PROJECT  
 250 M STREET, SE  
 SQUARE 789, LLC  
 WILLIAM C. SMITH & COMPANY  
 1320 11th Street, NW  
 Washington, DC 20003

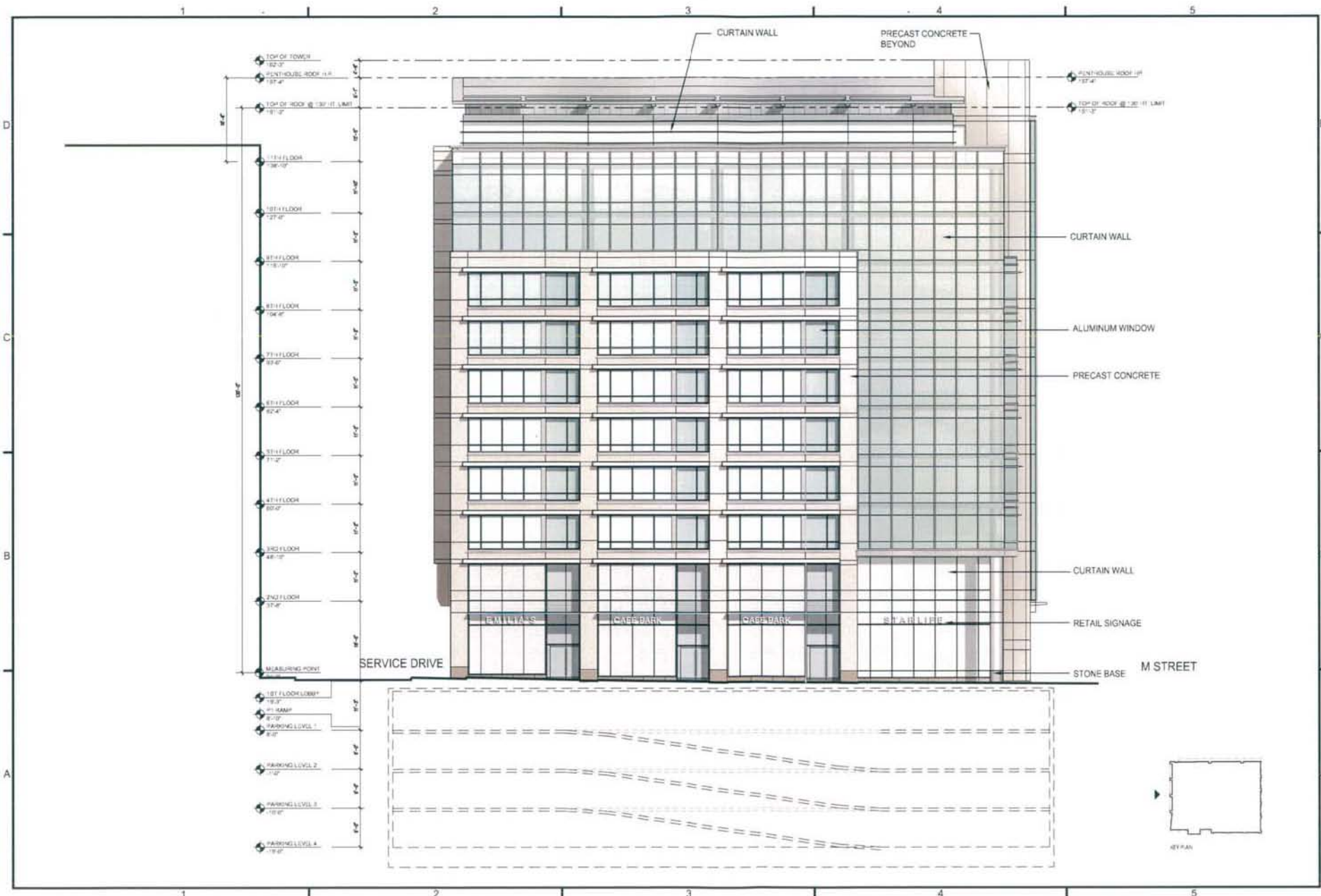


PROJECT NO  
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 DATE  
 12-28-07  
 DWG NO

A2.03







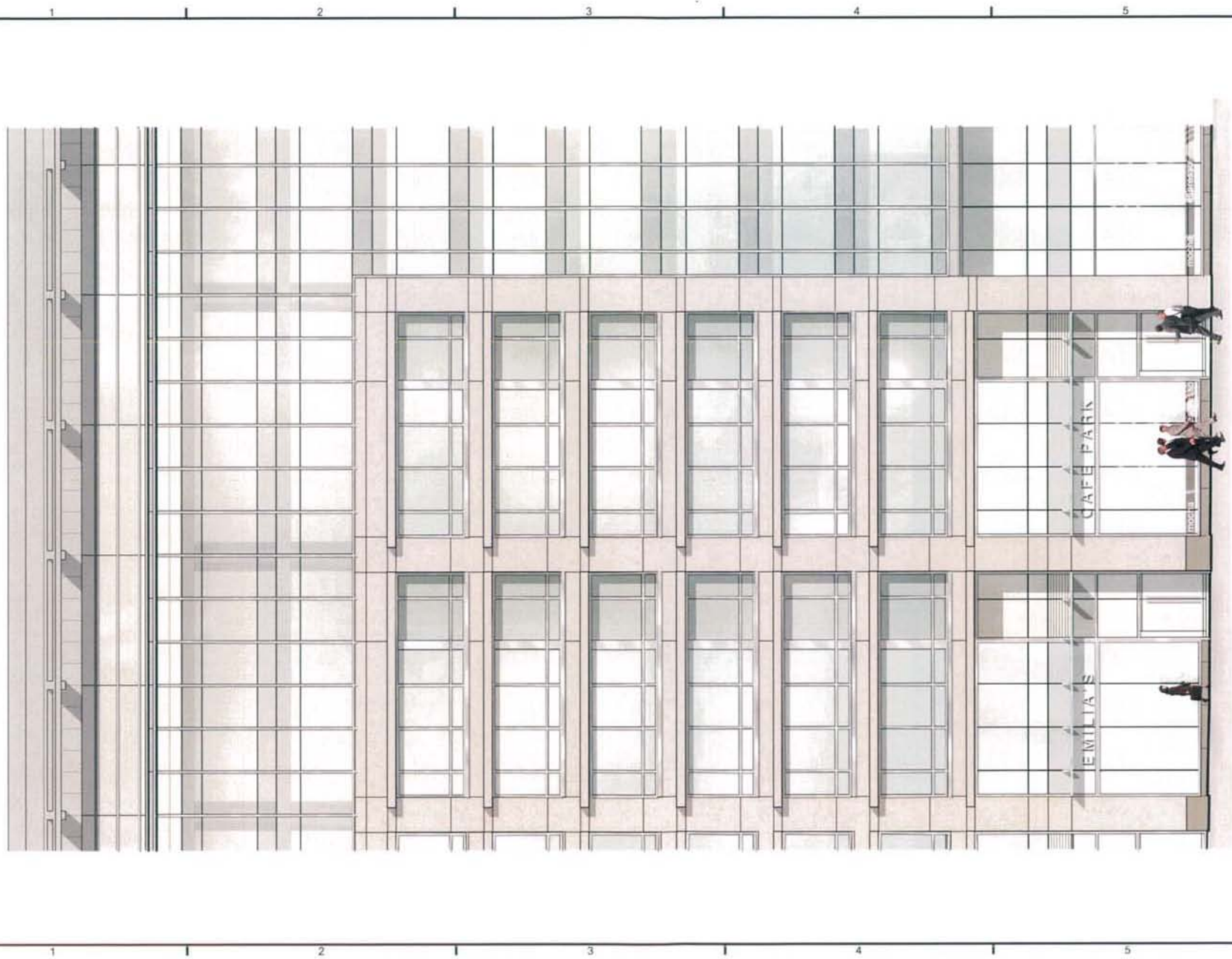
1022 21st Street, NW  
Washington, DC 20007  
P 202 647 4776  
F 202 647 2266  
www.hickokcole.com

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



PROJECT NO.  
05034.13  
DRAWN BY  
SCALE  
1" = 20'-0"  
DATE  
12-28-07  
DWG NO.

A2.04



1812 17th Street, NW  
 Washington, DC 20037  
 P 202 867 4776  
 F 202 867 2282  
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 250 M STREET, SE  
 SQUARE 789, LLC  
 WILLIAM C SMITH & COMPANY  
 1120 NEW YORK  
 WASHINGTON, DC 20003



PROJECT NO  
 00034-13  
 DRAWING BY  
 SCALE  
 3/32" = 1'-0"  
 DATE  
 12-28-07  
 DRAW NO

A2.05





1023 31st Street, NW  
Washington, DC 20007  
P 202.657.9770  
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250 M STREET, SE  
SQUARE 769, LLC  
WILLIAM C. SMITH & COMPANY  
1100 Wisconsin Avenue, NW  
Washington, DC 20005



PROJECT NO.  
05034.13  
DRAWN BY:  
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SCALE:  
1" = 20'-0"  
DATE:  
12-28-07  
DWG. NO.

**A3.01**

