

Square 700-One M Street WASHINGTON, DC

Zoning Presentation January 17, 2013
Square 700 - Lots 43 and 866
One M Street
Zoning Application Number 09-22



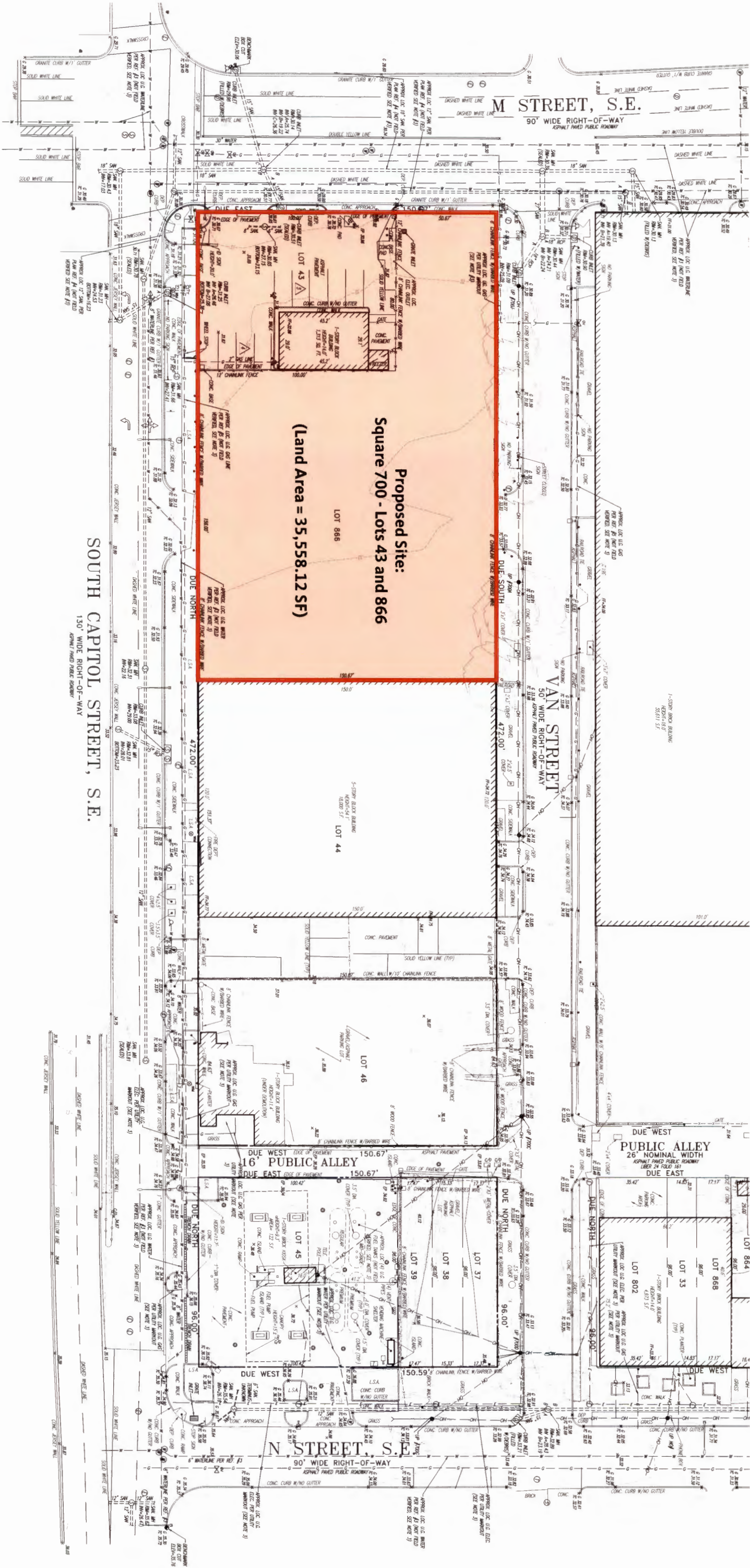
Gensler



Existing Site Context



Existing Site Plan

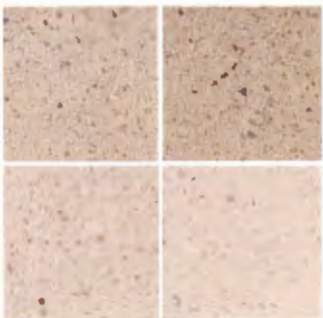




Rendering - View from the corner of M and South Capitol Streets, S.E.



Rendering - View from South Capitol Street looking north to the Capitol



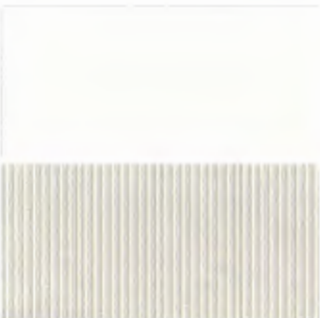
Precast Concrete / Block



Metal Panel - dark



Metal Panel - light



Glass - translucent (frit)



Glass - transparent

West Elevation (S. Cap. Street) Notes:
1. 60% of street wall required to be on the setback line. 46% of street wall is provided on the setback line.



Precast Concrete
Penthouse Enclosure

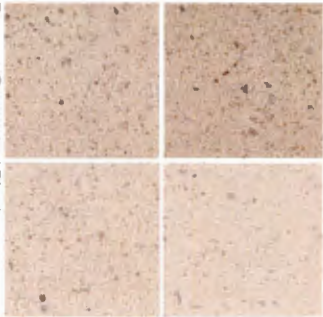
Metal Panel

Metal Panel
Banding
Glazed Aluminum
Curtain Wall

Glazed Aluminum
Storefront

Height taken from measurement point @
EL. = 31.75
(Taken from mid point of combined lot on S. Cap St.)

Building Elevation - West



Precast Concrete / Block



Metal Panel - dark



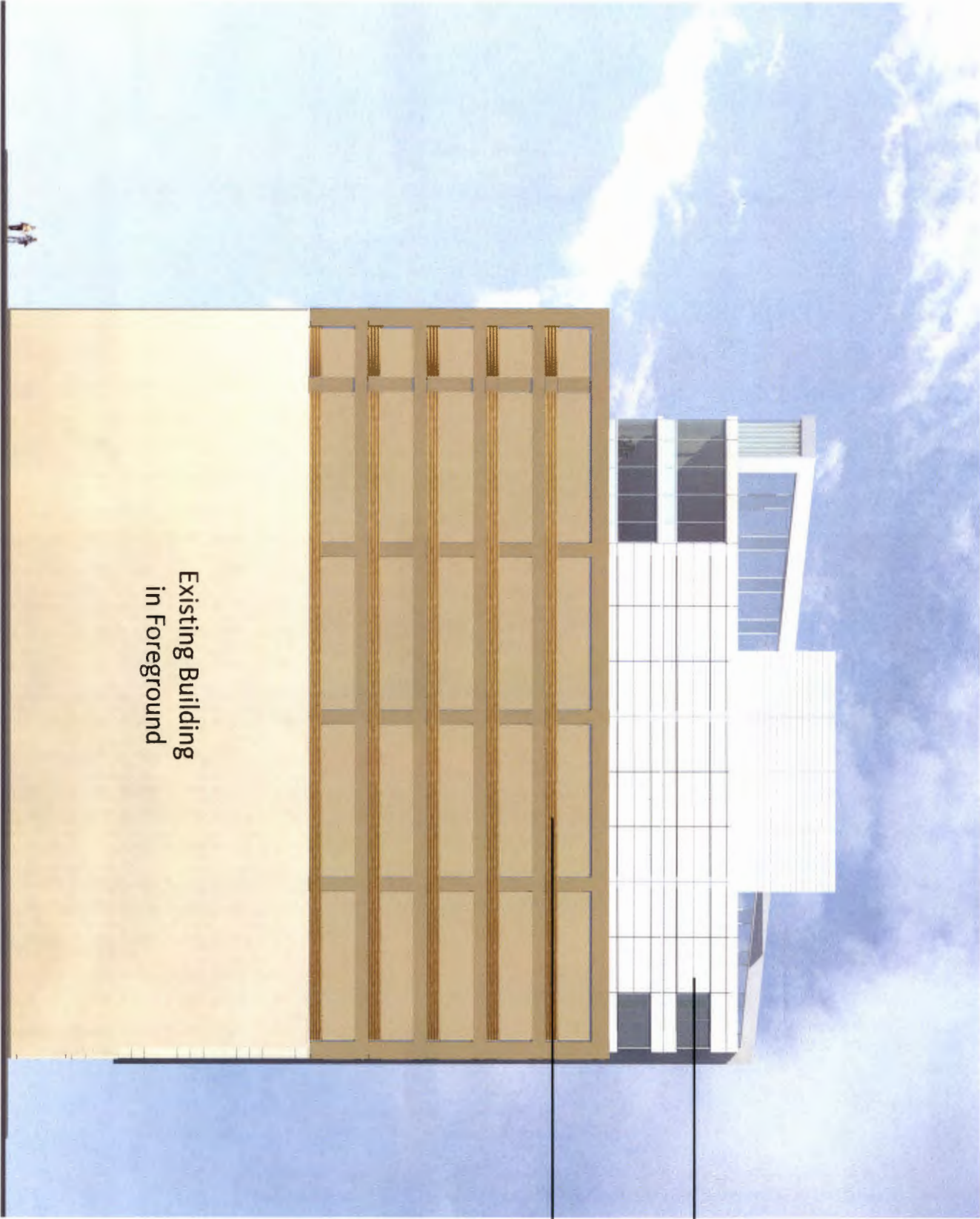
Metal Panel - light



Glass - translucent (frit)



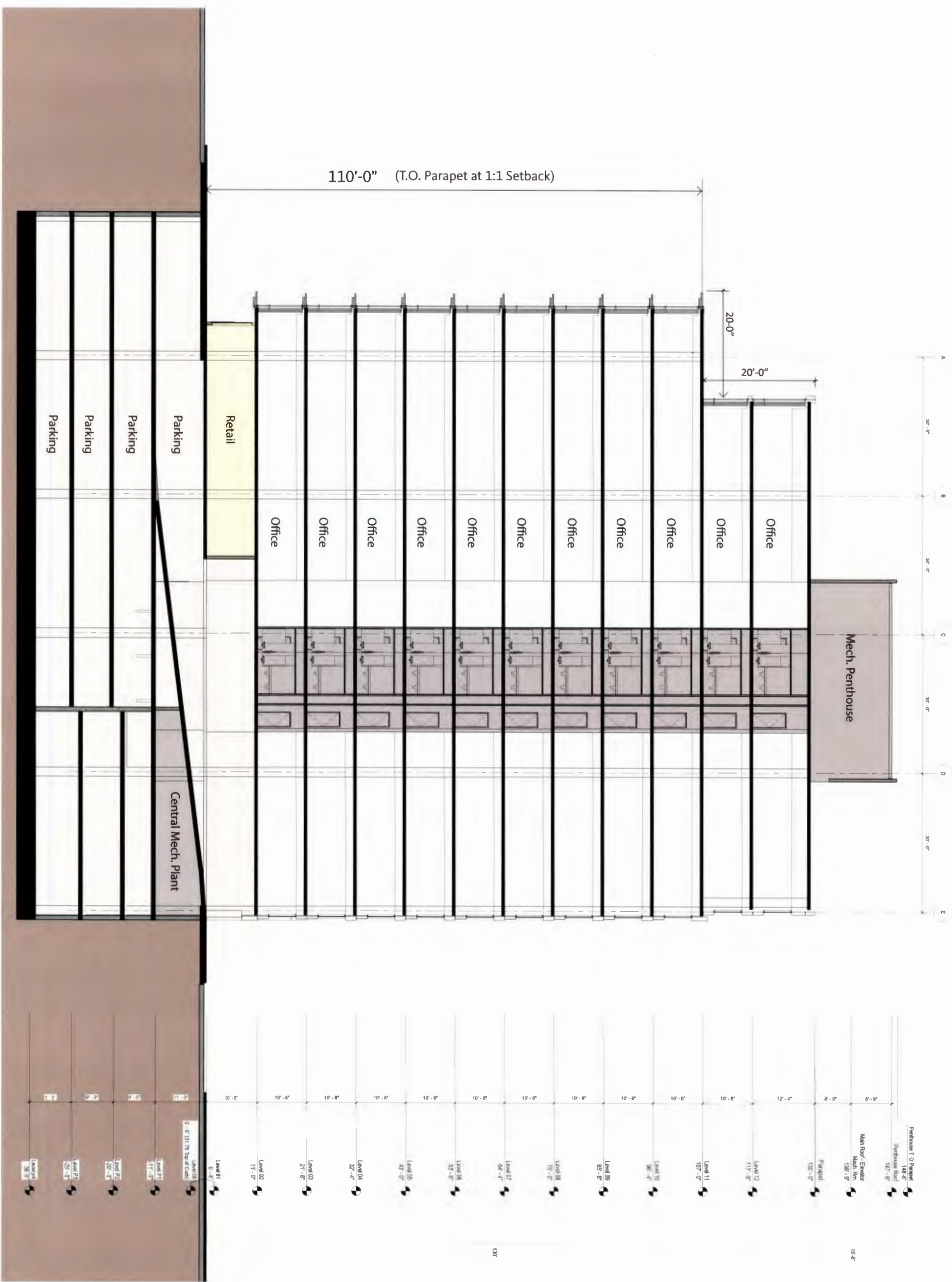
Glass - transparent



Metal Panel or Precast Concrete

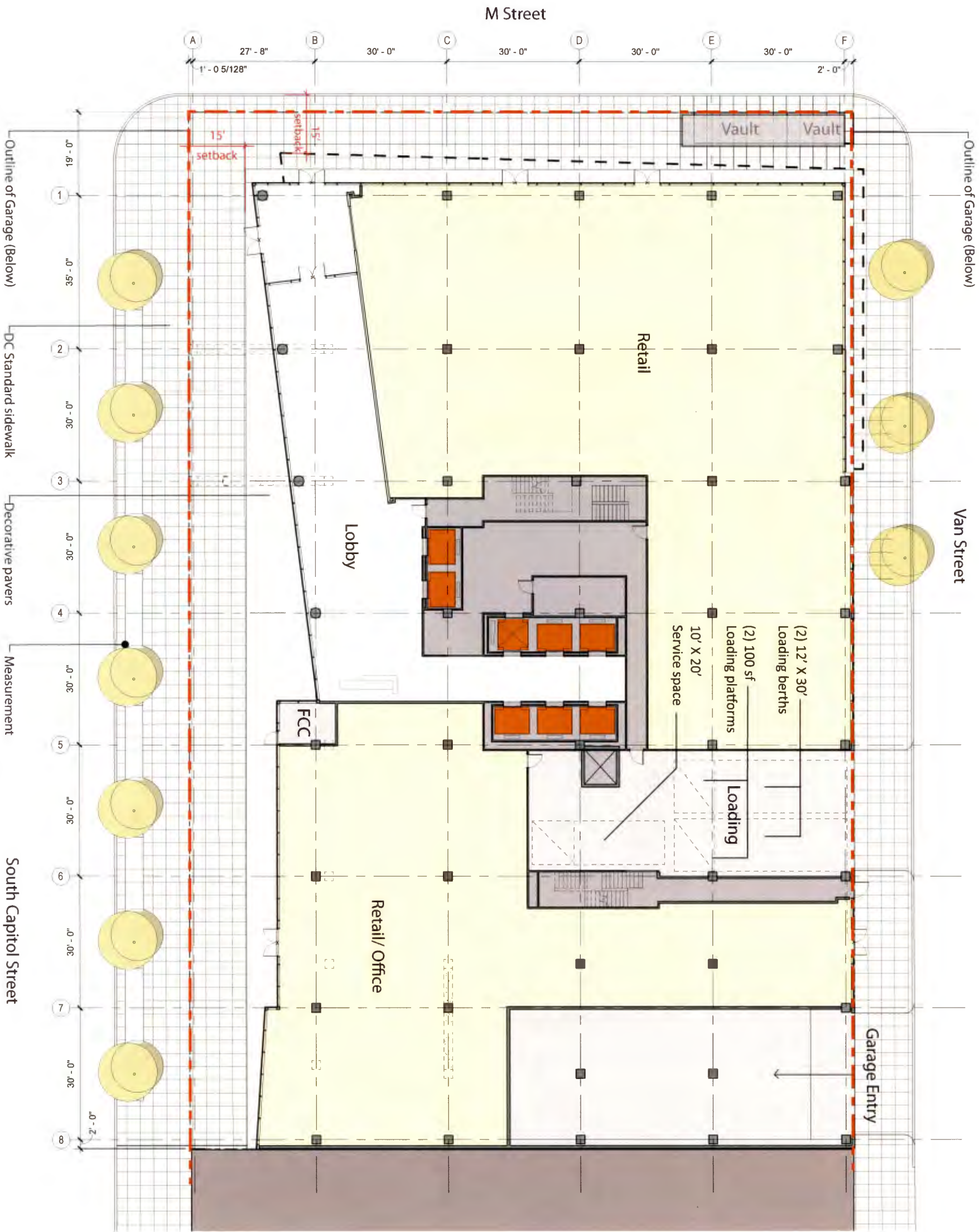
Precast Concrete

Existing Building
in Foreground



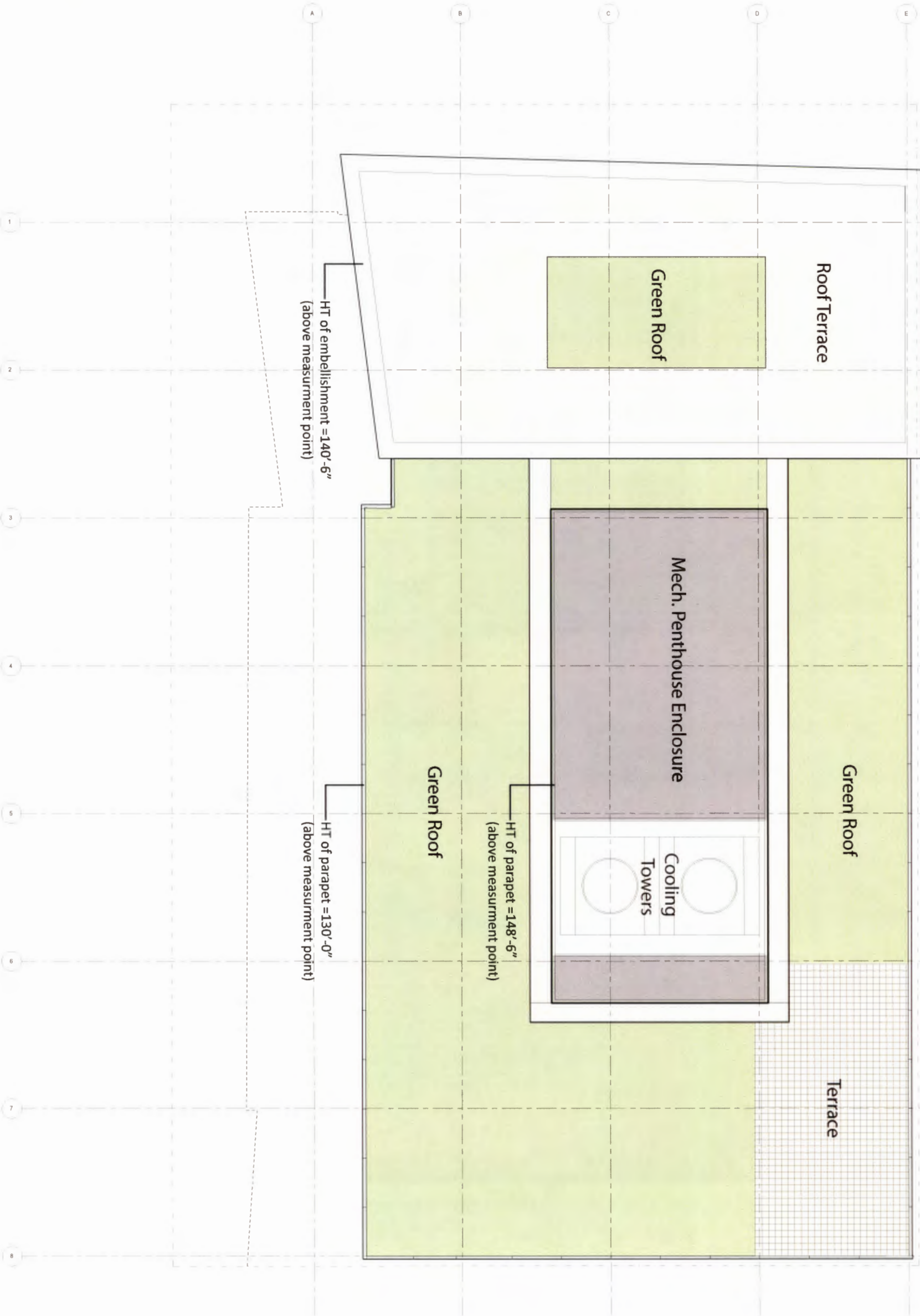


Decorative Pavers



Floor Plan - Ground Level





Floor Plan - Roof Level



Standard Space (S)
9'X19'
Compact Space (C)
8'X16'

P02:
92 Parking Spaces

- 60 Standard Spaces
- 32 Compact Spaces

P03:
92 Parking Spaces

- 60 Standard Spaces
- 32 Compact Spaces



Floor Plan - Parking Level P02 & P03



Street Character - M and South Capitol Streets (corner view)



