

ZONING COMMISSION
District of Columbia

CASE NO. 12-05A

EXHIBIT NO. 5A



SQUARE 701
M, FIRST & N STREET, S.E.
WASHINGTON, DC

REQUEST FOR MODIFICATION OF ZONING COMMISSION APPROVAL FOR:

*SQUARE 701 CAPITOL GATEWAY
LOTS 33-41, 48-61, 131-136, 155, 156, 816, 817, 822, 823, 828-830, 832-834, 854-856*

Left page:

Plans approved by Zoning
Commission, as submitted on
AUGUST 31, 2012

Right page:

Plans showing requested
modification, revised on
MARCH 22, 2013

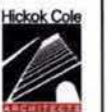
GROSVENOR

SKANSKA

SQUARE 701
M, First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERTY
Thoughtful and Creative
Real Estate Solutions



Gensler

PROJECT NAME 10000000
DATE March 22, 2013

APPLICATION FOR
ZONING REVIEW

TITLE
COVER SHEET

NUMBER

PROJECT TEAM

OWNER / DEVELOPER



1701 PENNSYLVANIA AVENUE, NW
SUITE 1050
WASHINGTON, DC 20006

SKANSKA

USA COMMERCIAL DEVELOPMENT
2101 WILSON BOULEVARD
SUITE 950
ARLINGTON, VA 22201

CONSULTANTS:

DEVELOPMENT/CONSTRUCTION MANAGEMENT SERVICES

McCAFFERY INTERESTS
2200 CLARENDON BOULEVARD
SUITE 1125
ARLINGTON, VA 22201
703.351.9500

LAND USE COUNSEL

GOULSTON & STORRS
1999 K STREET NW
5th Floor
WASHINGTON DC 20006
202.721.0011

ARCHITECTS

RESIDENTIAL AND HOTEL
HICKOK COLE ARCHITECTS
1023 31st STREET NW
WASHINGTON DC 20007
202.667.9776

OFFICE:
GENSLER
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SUITE 200
WASHINGTON DC 20006
202.721.5200

CIVIL ENGINEER

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VA 20164
703.709.9500

LANDSCAPE ARCHITECT

OCULUS
2410 17TH STREET, NW SUITE 201
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703.709.9500

TRAFFIC ENGINEER

GOROVE / SLADE
1140 CONNECTICUT AVENUE NW, SUITE 600
WASHINGTON, DC 20036
202.296.0525

DRAWING LIST

A-00	COVER SHEET AND DRAWING LIST
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A-02	EXISTING SITE PLAN
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A-04	ZONING DATA
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SQUARE 701 M, FIRST & N STREET, S.E. WASHINGTON, DC

APPLICATION FOR ZONING REVIEW
SQUARE 701 CAPITOL GATEWAY
LOTS 33-41, 48-61, 131-136, 155, 156, 816, 817, 822,
823, 828-830, 832-834, 854-856

AUGUST 31, 2012

GROSVENOR

SKANSKA

SQUARE 701
M, First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERY INTERESTS
Thoughtful and Creative
Real Estate Solutions



Gensler

PROJECT NUM 1208030

DATE August 31, 2012

APPLICATION FOR
ZONING REVIEW

TITLE

COVER SHEET
AND
DRAWING LIST

NUMBER

A-00

PROJECT TEAM

OWNER / DEVELOPER



1701 PENNSYLVANIA AVENUE, NW
SUITE 1050
WASHINGTON, DC 20006

SKANSKA

USA COMMERCIAL DEVELOPMENT
2101 WILSON BOULEVARD
SUITE 950
ARLINGTON, VA 22201

CONSULTANTS:

DEVELOPMENT/CONSTRUCTION MANAGEMENT SERVICES

McCAFFERY INTERESTS
2200 CLARENDON BOULEVARD
SUITE 1125
ARLINGTON, VA 22201
703.351.9500

LAND USE COUNSEL

GOULSTON & STORRS
1999 K STREET NW
5th Floor
WASHINGTON DC 20006
202.721.0011

ARCHITECTS

RESIDENTIAL and HOTEL
HICKOK COLE ARCHITECTS
1023 31st STREET NW
WASHINGTON DC 20007
202.667.9776

OFFICE
GENSLER
2020 K STREET NW
SUITE 200
WASHINGTON DC 20006
202.721.5200

CIVIL ENGINEER

BOHLER ENGINEERING
22036 DAVIS DRIVE, SUITE 250
STERLING, VA 20154
703.709.9500

LANDSCAPE ARCHITECT

OCULUS
2410 17TH STREET, NW SUITE 201
WASHINGTON, DC 20009
202.776.7759

TRAFFIC ENGINEER

GOROVE / SLADE
1140 CONNECTICUT AVENUE NW, SUITE 600
WASHINGTON, DC 20036
202.296.8625

DRAWING LIST

A-00 REV COVER SHEET AND DRAWING LIST
A-01 REV VICINITY PLAN AND ZONING BOUNDARY PLAN
A-03 REV ZONING DATA
A-04 REV ZONING DATA
A-05 REV COURT DIAGRAM
A-06 REV PREFERRED USE DIAGRAM
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ARCHITECTURAL DRAWINGS

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A-60 REV MATERIAL BOARD FOR RESIDENTIAL, RETAIL, AND HOTEL

LANDSCAPE DRAWINGS

L-01 REV OVERALL SITE PLAN
L-02 REV SITE PLAN SOUTH
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CIVIL DRAWINGS

C-02 REV UTILITY PLAN

ADDITIONAL DRAWINGS

ADD-1 FIRST STREET PERSPECTIVE WITH APPROVED HOTEL
ADD-2 RESIDENTIAL ROOF PAVILION CONCEPT



SQUARE 701 M, FIRST & N STREET, S.E. WASHINGTON, DC

REQUEST FOR MODIFICATION OF ZONING COMMISSION APPROVAL FOR:

*SQUARE 701 CAPITOL GATEWAY
LOTS 33-41, 48-61, 131-136, 155, 156, 816, 817, 822, 823, 828-830, 832-834, 854-856*

MARCH 22, 2013



SQUARE 701
M, First & N Street, S.E.
Washington, DC

CONSULTANTS



Gensler

PROJECT NAME 12009-03

DATE March 22, 2013

APPLICATION FOR
ZONING REVIEW

TITLE:
**COVER SHEET
AND
DRAWING LIST**

NUMBER

A-00 REV

SQUARE 701
M, First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERY Strategic
Thoughtful and Creative
Real Estate Solutions



Gensler

KEY PLAN



PROJECT NUM: 13000101

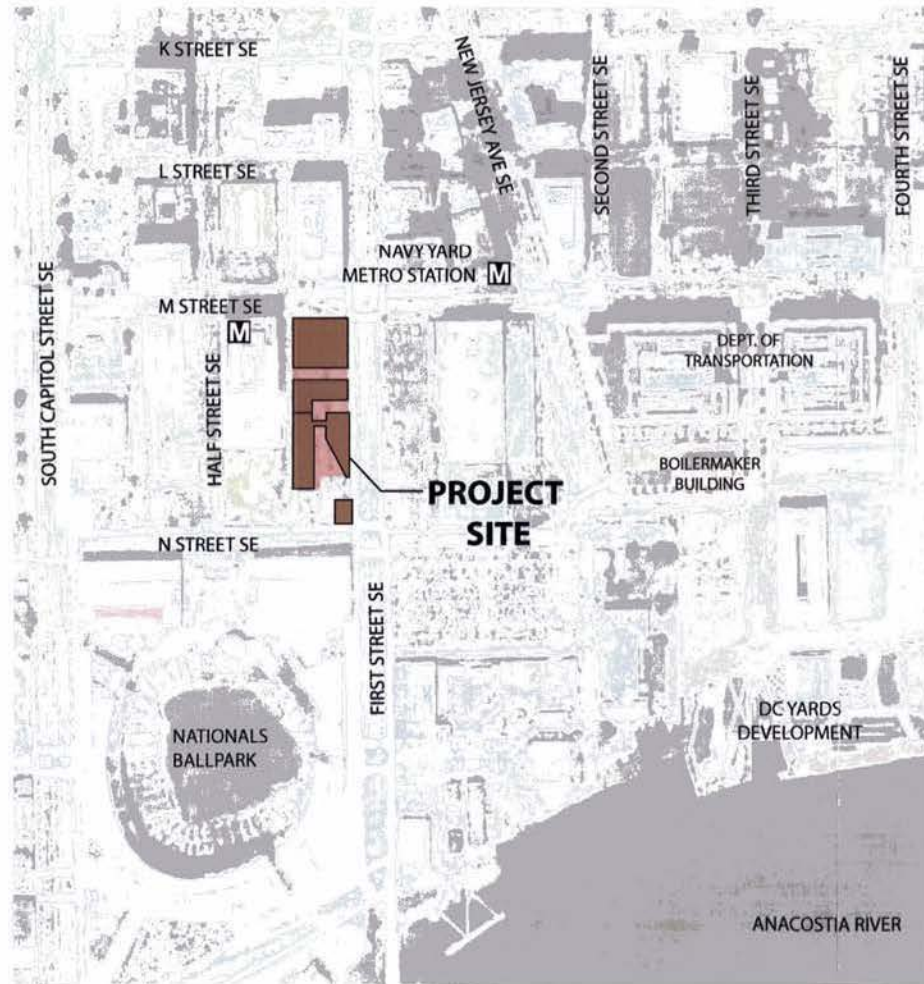
DATE: August 31, 2012

APPLICATION FOR
ZONING REVIEW

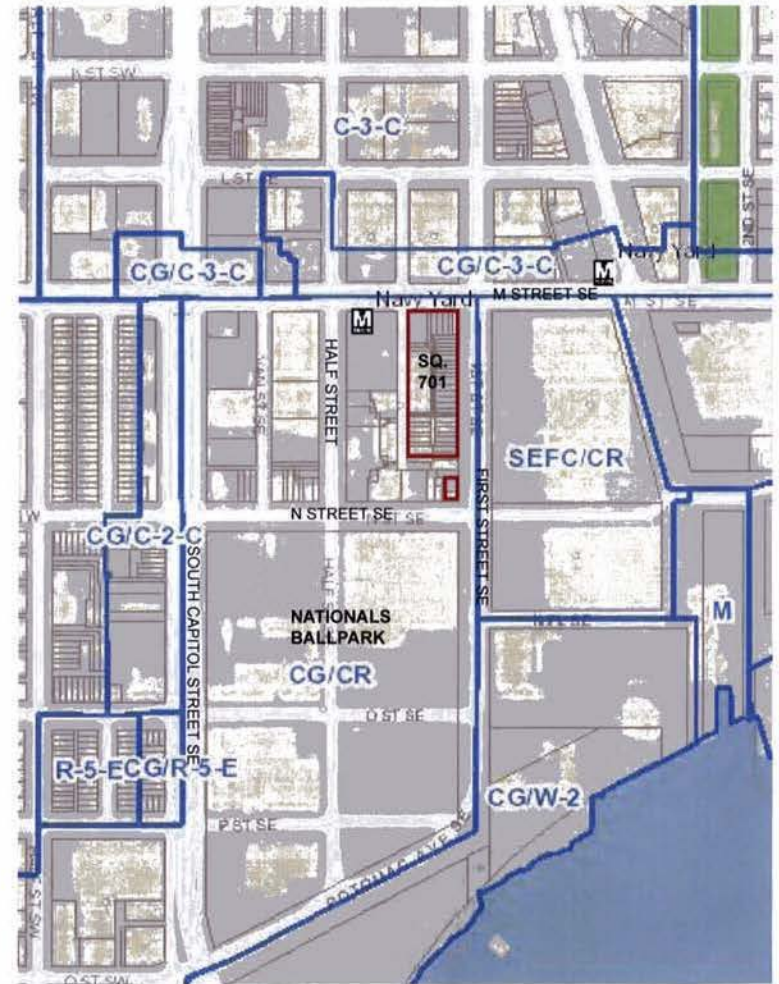
TITLE:
VICINITY PLAN
AND ZONING
BOUNDARY
PLAN

NUMBER

A-01



VICINITY PLAN



Note: Map from District of Columbia Office of Zoning

ZONING BOUNDARY PLAN

SQUARE 701
M, First & N Street, S.E.
Washington, DC

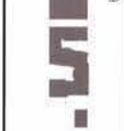
CONSULTANTS

McCAFFERTY
Thompson and Company
Real Estate Solutions

Hickok Cole
ARCHITECTS

Gensler

KEY PLAN



PROJECT NUM 1200-00

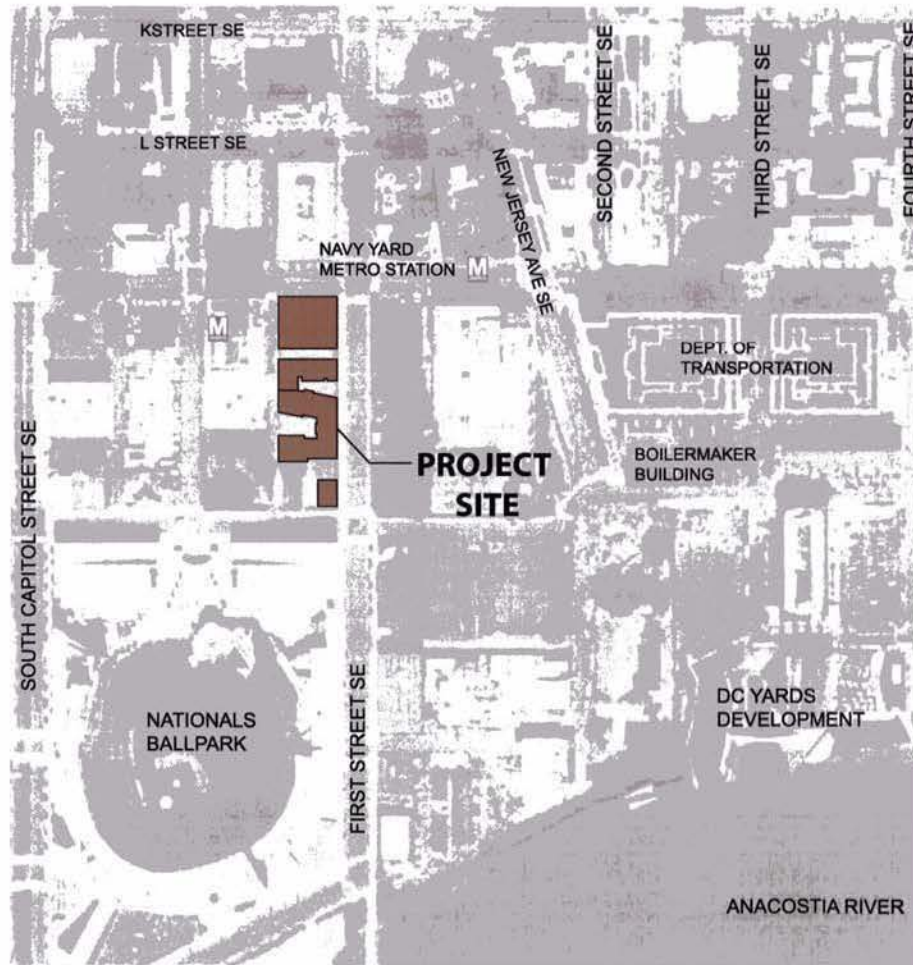
DATE: March 22, 2013

APPLICATION FOR
ZONING REVIEW

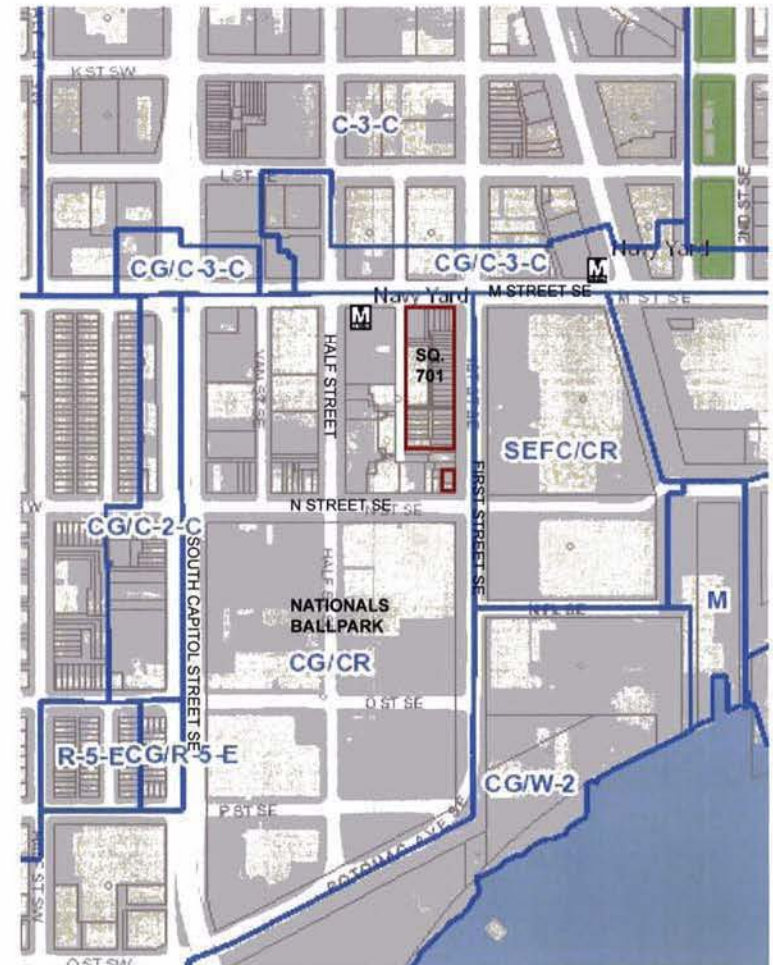
TITLE
VICINITY PLAN
AND ZONING
BOUNDARY
PLAN

NUMBER

A-01 REV



VICINITY PLAN



Note: Map from District of Columbia Office of Zoning

ZONING BOUNDARY PLAN



RESIDENTIAL AREA CALCULATIONS

LEVEL	RES UNITS	GROSS AREA	CORE AREA	RENTABLE AREA	EFFICIENCY
P2 Park					
P1 Park					
Ground		7,386	7,386	0	0.0%
L2	16	19,821	3,036	16,785	84.7%
L3	25	21,544	3,042	18,502	85.9%
L4	25	21,544	3,042	18,502	85.9%
L5	25	21,544	3,042	18,502	85.9%
L6	25	21,544	3,042	18,502	85.9%
L7	25	21,544	3,042	18,502	85.9%
L8	25	21,544	3,042	18,502	85.9%
L9	25	21,544	3,042	18,502	85.9%
L10	25	21,544	3,042	18,502	85.9%
L11	25	21,544	3,042	18,502	85.9%
L12	25	21,544	3,042	18,502	85.9%
L13	19	19,446	3,272	16,174	83.2%
TOTAL	285	262,093	44,114	217,979	83.2%

Notes:

- 1- See Parking tabulations for Residential loading area.
- 2- Gross floor area is the sum of the gross horizontal areas of the several floors of all building on a lot, measured from the exterior faces of exterior walls and from the center line of party walls separating two buildings.
- 3- Rentable area is measured using the centerline of unit demising walls, the centerline of the common corridors, and the exterior face of perimeter walls.
- 4- Building efficiency is calculated using subtotal gross and net numbers including penthouses.

HOTEL AREA CALCULATIONS

LEVEL	HOTEL UNITS	GROSS AREA	CORE AREA	ROOM AREA	EFFICIENCY
P2 Park					
P1 Park					
Ground Hotel Retail Area Park		6,302	6,302	0	0.0%
L2		11,087	11,087	0	0.0%
L3	17	10,829	2,506	8,323	76.9%
L4	17	10,829	2,506	8,323	76.9%
L5	17	10,829	2,506	8,323	76.9%
L6	17	10,829	2,506	8,323	76.9%
L7	17	10,829	2,506	8,323	76.9%
L8	17	10,829	2,506	8,323	76.9%
L9	17	10,829	2,506	8,323	76.9%
L10	17	10,829	2,506	8,323	76.9%
L11	17	10,829	2,506	8,323	76.9%
L12	17	10,829	2,506	8,323	76.9%
TOTAL		125,679	42,449	83,230	66.2%

Notes:

- 1- See Parking tabulations for Hotel loading area.
- 2- Building efficiency is calculated using subtotal gross and net numbers excluding penthouses.

OFFICE AREA

LEVEL	OFFICE	OTHER
P2 Park		
P1 Park		
Ground Office Retail Area Park	5,065	10,874 5,158
L2	20,890	
L3	21,830	
L4	21,830	
L5	21,830	
L6	21,830	
L7	21,830	
L8	21,620	
L9	21,620	
L10	21,620	
L11	22,000	
TOTAL	221,965	16,032

Notes:

- 1- Areas given Per Gensler

CORNER RETAIL AREA

LEVEL	GROSS AREA
P2 Park	
P1 Park	
Ground Retail	3,600
L2	3,600
L3	430
L4	0
L5	0
L6	0
L7	0
L8	0
L9	0
L10	0
L11	0
TOTAL	7,630

Notes:

- 1- L3 area includes proposed mezzanine.

RETAIL AREA CALCULATIONS

LEVEL	GROSS AREA	CORE AREA	RENTABLE AREA	EFFICIENCY
P2 Park				
P1 Park				
Ground	23,875	1,579	22,296	93.4%
L2				
L3				
L4				
L5				
L6				
L7				
L8				
L9				
L10				
L11				
L12				
L13				
TOTAL	23,875	1,579	22,296	93.4%

Notes:

- 1- See Parking tabulations for Retail loading area.
- 2- Core area includes proposed service corridor.
- 3- Building efficiency is calculated using subtotal gross and net numbers excluding penthouses.

PARKING AREA CALCULATIONS

LEVEL	TOTAL UNITS	GROSS AREA	CORE AREA	RENTABLE AREA	EFFICIENCY
P2 Park	90	36,627			
P1 Park	120	45,590			
Ground	25	16,535	1,907	2,865	1,538
Ground					
Ground					
Ground					
L2					
L3					
L4					
L5					
L6					
L7					
L8					
L9					
L10					
L11					
L12					
L13					
TOTAL	235	98,752			

Notes:

- 1- Ground floor parking number includes loading areas for buildings above. Loading areas are included in the parking numbers.
- 2- P2 SF excludes unexcavated area.
- 3- P1 SF excludes double height pump, water, and switchgear rooms.

PENTHOUSE AREA

BUILDING	GROSS AREA
RESIDENTIAL	3,960
HOTEL	3,571
OFFICE	6,488
CORNER RETAIL	825
TOTAL	14,844

Notes:

- 1- Final penthouse area to be determined by mechanical system selection.

UNIT BREAKDOWN

Units	Total Units Per Size	Average Size by Type	Current Unit Mix Total
Studio	68	499	24%
Jr 1 Bed	57	602	20%
1 Bed	69	731	31%
1 Bed w/ den	24	807	8%
2 Bed	36	1054	12%
2 Bed w/ den	11	1525	4%
TOTAL	285	737	100%

Notes:

1. Total units may vary up to a maximum of 292 units.
2. Affordable unit plan will be provided at a later date.

GROSVENOR

SKANSKA

SQUARE 701

M, First & N Street, S.E.
Washington, DC

CONSUANTS

McCAFFERTY | **adars**

Thoughtful and Creative
Real Estate Solutions

Gensler

KEY PLAN

PROJECT NAME: 1308-01

DATE: March 22, 2013

APPLICATION FOR
ZONING REVIEW

TITLE:
ZONING DATA

NUMBER:
A-03 REV

RESIDENTIAL AREA CALCULATIONS					
LEVEL	RES UNITS	GROSS AREA	CORE AREA	RENTABLE AREA	EFFICIENCY
P2 Park					
P1 Park					
Ground		4,804	4,804	0	0.0%
L2	18	23,978	2,477	12,790	53.4%
L3	28	25,048	3,167	21,881	87.4%
L4	28	24,861	3,171	21,690	87.2%
L5	28	24,383	3,171	21,212	87.0%
L6	28	25,162	3,167	21,995	87.4%
L7	28	24,980	3,167	21,813	87.3%
L8	28	24,419	3,167	21,252	87.0%
L9	28	25,256	3,167	22,089	87.5%
L10	28	25,074	3,167	21,907	87.4%
L11	28	24,419	3,167	21,252	87.0%
L12	28	24,969	3,167	21,802	87.3%
L13	28	24,432	3,167	21,265	87.0%
TOTAL	328	301,785	42,128	250,961	83.2%

Notes:

- 1- See Parking tabulations for Residential loading area.
- 2- Gross floor area is the sum of the gross horizontal areas of the several floors of all building on a lot, measured from the exterior faces of exterior walls and from the center line of party walls separating two buildings.
- 3- Rentable area is measured using the centerline of unit demising walls, the centerline of the common corridors, and the exterior face of perimeter walls.
- 4- Building efficiency is calculated using subtotal gross and net numbers, excluding penthouses.

HOTEL AREA CALCULATIONS					
LEVEL	HOTEL UNITS	GROSS AREA	CORE AREA	ROOM AREA	EFFICIENCY
P2 Park					
P1 Park					
Ground Hotel Retail Pent Park		6,302	6,302	0	0.0%
L2		11,087	11,087	0	0.0%
L3	17	10,829	2,506	8,323	76.9%
L4	17	10,829	2,506	8,323	76.9%
L5	17	10,829	2,506	8,323	76.9%
L6	17	10,829	2,506	8,323	76.9%
L7	17	10,829	2,506	8,323	76.9%
L8	17	10,829	2,506	8,323	76.9%
L9	17	10,829	2,506	8,323	76.9%
L10	17	10,829	2,506	8,323	76.9%
L11	17	10,829	2,506	8,323	76.9%
L12	17	10,829	2,506	8,323	76.9%
TOTAL		125,679	42,449	83,230	66.2%

Notes:

- 1- See Parking tabulations for Hotel loading area.
- 2- Building efficiency is calculated using subtotal gross and net numbers, excluding penthouses.

OFFICE AREA		
LEVEL	OFFICE	OTHER
P2 Park		
P1 Park		
Ground Office Retail Pent	5,065	10,874 5,158
L2	20,890	
L3	21,830	
L4	21,830	
L5	21,830	
L6	21,830	
L7	21,830	
L8	21,620	
L9	21,620	
L10	21,620	
L11	22,000	
TOTAL	221,965	16,032

Notes:

- 1- Areas given Per Gensler

CORNER RETAIL AREA	
LEVEL	GROSS AREA
P2 Park	
P1 Park	
Ground Retail	3,600
L2	3,600
L3	430
L4	0
L5	0
L6	0
L7	0
L8	0
L9	0
L10	0
L11	0
TOTAL	7,630

Notes:

- 1- L3 area includes proposed mezzanine.

RETAIL AREA CALCULATIONS				
LEVEL	GROSS AREA	CORE AREA	RENTABLE AREA	EFFICIENCY
P2 Park				
P1 Park				
Ground	26,529	5,241	21,288	80.2%
L2				
L3				
L4				
L5				
L6				
L7				
L8				
L9				
L10				
L11				
L12				
L13				
TOTAL	26,529	5,241	21,288	80.2%

Notes:

- 1- See Parking tabulations for Retail loading area.
- 2- Core area includes proposed service corridor and retail loading spaces.
- 3- Building efficiency is calculated using subtotal gross and net numbers, excluding penthouses.

PARKING AREA CALCULATIONS					
LEVEL	TOTAL UNITS	GROSS AREA	CORE AREA	RENTABLE AREA	EFFICIENCY
P2 Park	90	37,060			
P1 Park	120	43,633			
Ground Res Load Ret Load Hotel Load	25	8,696 1,569 1,643 1,138			
L2					
L3					
L4					
L5					
L6					
L7					
L8					
L9					
L10					
L11					
L12					
L13					
TOTAL	235	89,389			

Notes:

- 1- Ground floor parking number includes loading areas for buildings above. Loading areas are included in the parking numbers.
- 2- P2 SF excludes unexcavated area.
- 3- P1 SF excludes double height pump, water, and switchgear rooms.

PENTHOUSE AREA	
BUILDING	GROSS AREA
RESIDENTIAL	4,301
HOTEL	3,571
OFFICE	6,485
CORNER RETAIL	825
TOTAL	15,185
Notes:	
1- Final penthouse area to be determined by mechanical system selection.	

UNIT BREAKDOWN			
Units	Total Units Per Site	Average Size by Type	Current Unit Mix Total
Studio	35	499	11%
Jr 1 Bed	81	602	25%
1 Bed	129	731	40%
1 Bed w/ den	35	567	11%
2 Bed	42	1084	12%
2 Bed w/ den	4	1525	1%
TOTAL	328	737	100%

Notes:

1. Total units may vary up to a maximum of 328 units.
2. Affordable unit plan will be provided at a later date.

SITE A: 50,035
SITE B: Office by Skanska 23,470
TOTAL SITE: 73,505
ALLOWED GFA AT 9.0: 661,545

FAR CHART							
LEVEL	SITE A				SITE B		TOTAL FAR
	RESIDENTIAL	RETAIL	HOTEL	PARKING	OFFICE	RETAIL	
	AREA	AREA	AREA	AREA	AREA	AREA	
Ground	7,386	28,063	6,302	4,484	6,919	10,874	64,028
L2	21,137		11,087		20,890		53,114
L3	21,240		10,829		21,830		53,899
L4	21,240		10,829		21,830		53,899
L5	21,240		10,829		21,830		53,899
L6	21,240		10,829		21,830		53,899
L7	21,240		10,829		21,830		53,899
L8	21,240		10,829		21,620		53,689
L9	21,240		10,829		21,620		53,689
L10	21,240		10,829		21,620		53,689
L11	21,240		10,829		22,000		54,069
L12	21,240		10,829				32,069
L13	19,317						19,317
TOTAL	260,240	28,063	126,679	4,484	223,819	10,874	653,159.00

FAR: 8.89

NOTES:

LOT OCCUPANCY						
AREA BY GROSS SQUARE FEET						
LEVEL	RESIDENTIAL		HOTEL		OFFICE	LOT OCCUPANCY PERCENTAGE
L2	21,137		11,087		21,830	74%

Lot occupancy Allowed = 80%



SITE BREAKDOWN

SITE C: 3,617
TOTAL SITE: 3,617
ALLOWED GFA AT 3.0: 10,851

FAR CHART	
SITE C	
LEVEL	CORNER RETAIL
	AREA
Ground	3,600
L2	3,600
L3	430
L4	
L5	
L6	
L7	
L8	
L9	
L10	
L11	
L12	
L13	
TOTAL	7,630

NOTES:

PARKING AND LOADING TABULATIONS						
	SITE A			SITE B	SITE C	TOTAL
	RESIDENTIAL	HOTEL	RETAIL	OFFICE	CORNER RETAIL	
Parking Standard	173	47	0	112	0	
Compact	0	0	0	31	0	
HC	3	2	0	5	0	
HC Van	1	1	0	1	0	
Parking Total Required	97	50	30	133	5	315
Req'd less 25% Metro Reduction *	97	38	23	100	4	262
Provided	145-150	50	30	140-145	5*	370-380
Loading Required	1-55, 1-20	1-30, 1-20	1-20 1-55, 1-30	3-30, 1-20	1-30, 1-20	2-55 6-30 5-20
Provided	2-30 ^b , 1-20	1-30, 1-20	2-30 ^b , 1-20	2-30, 1-20	none ^c	7-30 4-20
Loading Platforms Required	1 @ 200 ft. ²	1 @ 100 ft. ²	1 @ 100 ft. ² 1 @ 200 ft. ²	3 @ 100 ft. ²	1 @ 100 ft. ²	2 @ 200 ft. ² 6 @ 100 ft. ²
Provided	1 @ 200 ft. ²	1 @ 100 ft. ²	1 @ 100 ft. ² 1 @ 200 ft. ²	3 @ 100 ft. ²	none ^d	2 @ 200 ft. ² 5 @ 100 ft. ²

* We are requesting special exception relief for Site C retail (Section 2116.5). Parking spaces to be provided off site at Site A.

^b We are requesting variance relief for the 55' loading berth required. We will provide only a 30' berth.

^c We are requesting a variance relief for the loading requirements of Site C because Site C is prohibited from having a curb cut.

^d We are requesting a variance relief for the loading platform requirements for site C.

^e Metro reduction (Section 2104.1.)

PARKING CALCULATIONS

RESIDENTIAL: 1 space per every 3 units
292 units / 3 = 97.33 spaces required, 145-150 provided

HOTEL: 1 space per every 4 rooms + 1 space per 300 SF of largest function space
170 rooms / 4 = 42.5 spaces
2100 SF / 300 = 7 spaces
TOTAL = 50 spaces required, 50 spaces provided

RETAIL: Site A, and Site C- Retail under Residential and Hotel and Corner Retail
1 space for each 750 SF over 3000 SF.
29,118 SF - 3000 SF / 750 = 34.82 spaces required
TOTAL = 30 spaces at Site A and 5 spaces at Site C provided

OFFICE: 1 space for each 1800 SF over 2000 SF
222,805 SF - 2000 SF / 1800 = 122.7 spaces
Site B - Retail under Office Building
10,242 SF - 3000 SF / 750 = 9.66 spaces
TOTAL = 133 spaces required, 140-145 spaces provided

GROSVENOR

SKANSKA

SQUARE 701
M, First & N Street, S.E.
Washington, DC

CONSULTANTS:

McCAFFERTY + KENNEL
Thoughtful and Creative
Real Estate Solutions

Hickok Cole
ARCHITECTS LLP

Gensler



PROJECT NAME: 1308030

DATE: August 31, 2012

APPLICATION FOR ZONING REVIEW

TITLE: ZONING DATA

NUMBER: A-04

SITE A: 50,035
 SITE B: Office by Skanska: 23,470
TOTAL SITE: 73,505
 ALLOWED GFA AT 9.0: 661,545

SITE C: 3,617
TOTAL SITE: 3,617
 ALLOWED GFA AT 3.0: 10,851

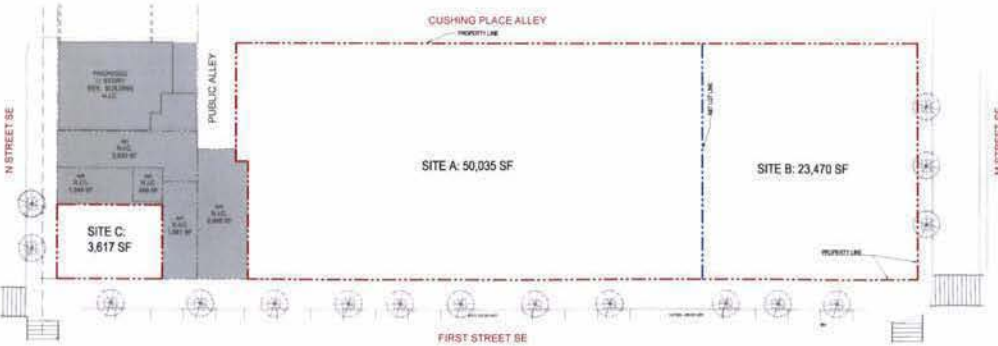
FAR CHART							
LEVEL	SITE A				SITE B		TOTAL FAR
	RESIDENTIAL	RETAIL	HOTEL	PARKING	OFFICE	RETAIL	
	AREA	AREA	AREA	AREA	AREA	AREA	
Ground	7,968	26,529	6,599	4,434	6,919	10,874	63,343
L2	25,055		11,087		20,890		57,032
L3	24,774		10,829		21,830		57,433
L4	24,455		10,829		21,830		57,114
L5	24,624		10,829		21,830		57,283
L6	24,688		10,829		21,830		57,347
L7	24,705		10,829		21,830		57,364
L8	24,705		10,829		21,620		57,154
L9	24,786		10,829		21,620		57,235
L10	24,783		10,829		21,620		57,232
L11	24,623		10,829		22,000		57,452
L12	24,625		10,829				35,454
L13	24,182						24,182
TOTAL	303,993	26,529	125,976	4,434	223,819	10,874	695,625.00

FAR: 9.46

FAR CHART	
LEVEL	CORNER RETAIL
AREA	
Ground	3,600
L2	3,600
L3	430
L4	
L5	
L6	
L7	
L8	
L9	
L10	
L11	
L12	
L13	
TOTAL	7,630

LOT OCCUPANCY					
AREA BY GROSS SQUARE FEET					
LEVEL	RESIDENTIAL		HOTEL	OFFICE	LOT OCCUPANCY PERCENTAGE
L2	25,055		11,087	21,830	79%

Lot occupancy Allowed = 80%



SITE BREAKDOWN

PARKING AND LOADING TABULATIONS						
	SITE A			SITE B	SITE C	TOTAL
	RESIDENTIAL	HOTEL	RETAIL	OFFICE	CORNER RETAIL	
Parking Standard	173	47	0	112	0	
Compact	0	0	0	31	0	
HC	3	2	0	5	0	
HC Van	1	1	0	1	0	
Parking Total Required	97	50	30	133	5	315
Req'd less 20% Metro Reduction *	97	38	23	100	4	262
Provided	145-150	50	30	140-145	5*	370-380
Loading						
Required	1-55', 1-20'	1-30', 1-20'	1-20'	1-55', 1-30'	1-30', 1-20'	2-55', 5-20'
Provided	2-30', 1-20'	1-30', 1-20'	2-30', 1-20'	2-30', 1-20'	none*	7-30', 4-20'
Loading Platforms						
Required	1 @ 100 ft. ²	1 @ 100 ft. ²	1 @ 100 ft. ²	3 @ 100 ft. ²	1 @ 100 ft. ²	2 @ 200 ft. ² , 6 @ 100 ft. ²
Provided	1 @ 200 ft. ²	1 @ 100 ft. ²	1 @ 100 ft. ² , 1 @ 200 ft. ²	3 @ 100 ft. ²	none*	2 @ 200 ft. ² , 5 @ 100 ft. ²

* We are requesting special exception relief for Site C retail (Section 2116.5). Parking spaces to be provided on site at Site A.

* We are requesting variance relief for the 55' loading berth required. We will provide only a 30' berth.

* We are requesting a variance relief for the loading requirements of Site C because Site C is prohibited from having a curb cut.

* We are requesting a variance relief for the loading platform requirements for site C.

* Metro reduction (Section 2104.1.)

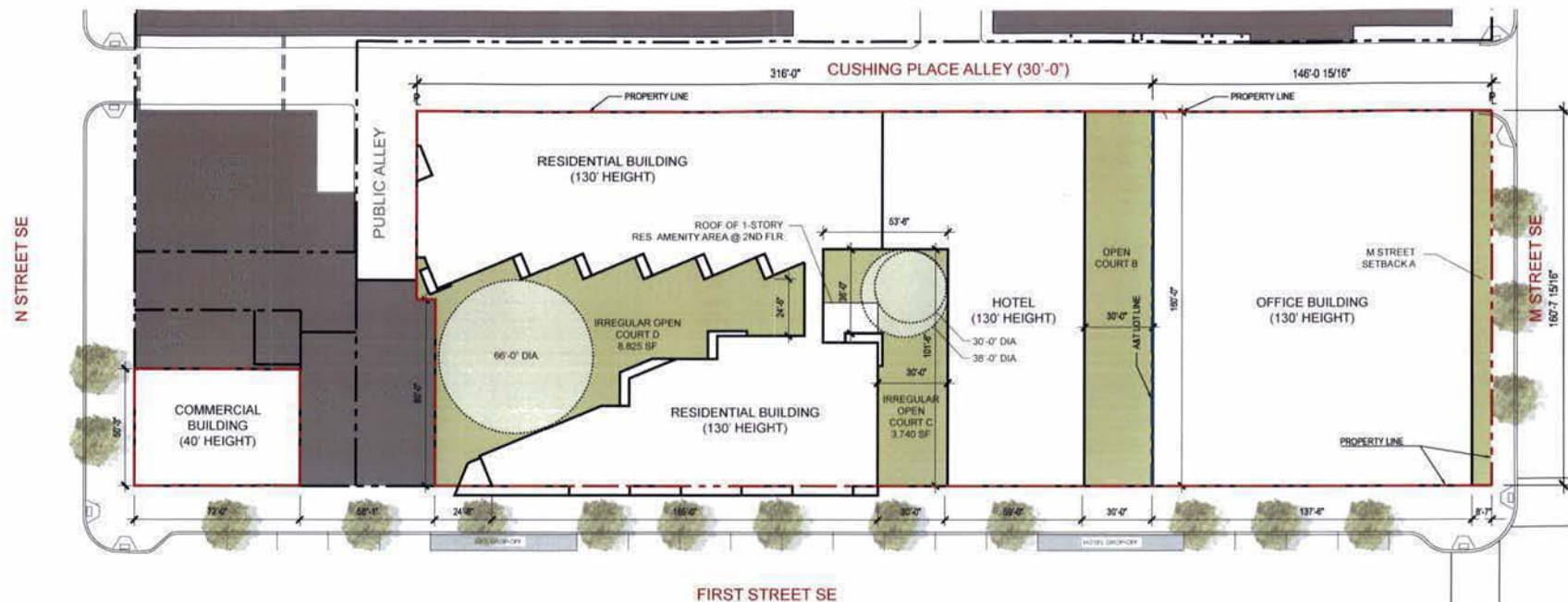
PARKING CALCULATIONS

RESIDENTIAL: 1 space per every 3 units
 326 units / 3 = **108.67 spaces required, 145-150 provided**

HOTEL: 1 space per every 4 rooms + 1 space per 300 SF of largest function space
 170 rooms / 4 = 42.5 spaces
 2100 SF / 300 = 7 spaces
TOTAL = 50 spaces required, 50 spaces provided

RETAIL: Site A, and Site C- Retail under Residential and Hotel and Corner Retail
 1 space for each 750 SF over 3000 SF
 28,918 SF - 3000 SF / 750 = **34.56 spaces required**
TOTAL = 30 spaces at Site A and 5 spaces at Site C provided

OFFICE: 1 space for each 1800 SF over 2000 SF
 222,805 SF - 2000 SF / 1800 = **122.7 spaces**
 Site B - Retail under Office Building
 10,242 SF - 3000 SF / 750 = **9.66 spaces**
TOTAL = 133 spaces required, 140-145 spaces provided



COURT AND SETBACK PLAN

COURTS and SETBACKS

M STREET SETBACK A - Provides additional sidewalk width at M Street

Height = 130'-0"
AREA PROVIDED = 1,379 SF
WIDTH PROVIDED = 8'-7", along M Street SE

OPEN COURT B - Provides space between office building and hotel

Width = 30'-0" Height = 115'-0"
AREA PROVIDED = 4,704 SF
WIDTH REQUIRED = 24'-0" (2.5' per foot x 115'-0")
WIDTH PROVIDED = 30'-0"

IRREGULAR OPEN COURT C - Provides space between hotel and residential building

AT SECOND FLOOR:
Width = varies Height = 11'-4" (total Court C height = 115'-0")

AREA PROVIDED = 3,740 SF
WIDTH REQUIRED = 28'-9" sf (3' per foot x 115'-0")
WIDTH PROVIDED = 30'-0" diameter circle fits in central portion of court

AT THIRD THROUGH THIRTEENTH FLOORS:
Width = varies Height = 103'-8" (total Court C height = 115'-0")

AREA PROVIDED = 4,043 SF
WIDTH REQUIRED = 28'-9" sf (3' per foot x 115'-0")
WIDTH PROVIDED = 38'-0" diameter circle fits in central portion of court

IRREGULAR OPEN COURT D - Provides space between residential units
Note: Court D is considered an open court since it has an opening onto First Street

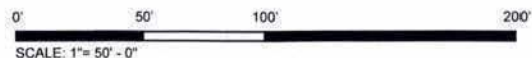
Width = varies Height = 115'-0"

AREA PROVIDED = 8,825 sf
WIDTH REQUIRED = 28'-9" (3' per foot x 115'-0")
WIDTH PROVIDED = 66'-0" diameter circle fits in central portion of court.

TOTAL OPEN AREA PROVIDED

M STREET SETBACK A	1,379 SF
OPEN COURT B	4,704 SF
IRREGULAR OPEN COURT C	3,740 SF
IRREGULAR OPEN COURT D	8,825 SF

TOTAL OPEN AREA PROVIDED 18,648 SF



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Washington, DC

CONSULTANTS

McCAFFERTY *Interiors*
Thoughtful and Creative
Real Estate Solutions

Hickok Cole
ARCHITECTS

Gensler

KEY PLAN



PROJECT NUM: 13009-00

DATE: March 22, 2013

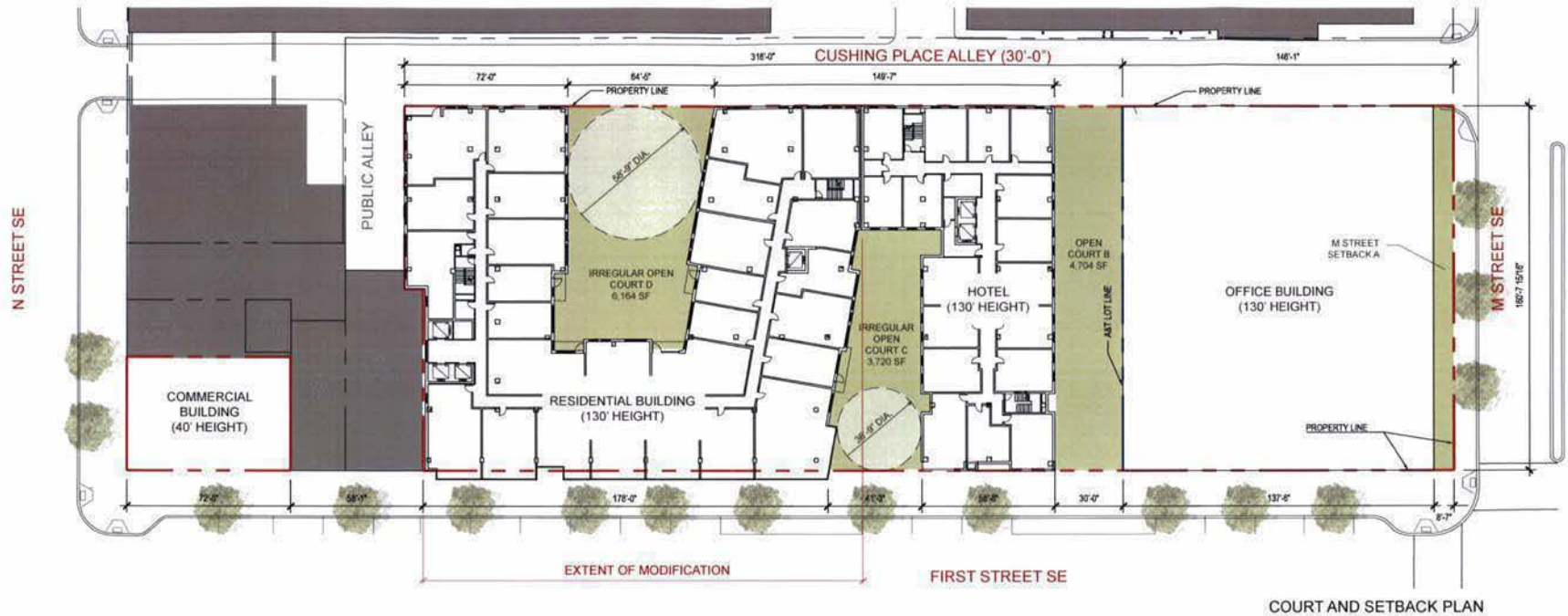
APPLICATION FOR
ZONING REVIEW

TITLE

COURT DIAGRAM

NUMBER

A-05 REV



COURTS and SETBACKS

M STREET SETBACK A - Provides additional sidewalk width at M Street

Height = 130'-0"
AREA PROVIDED = 1,379 SF
WIDTH PROVIDED = 8'-7", along M Street SE

OPEN COURT B - Provides space between office building and hotel

Width = 30'-0" Height = 115'-0"
AREA PROVIDED: 4,704 SF
WIDTH REQUIRED = 24'-0" (2.5' per foot x 115'-0")
WIDTH PROVIDED = 30'-0"

IRREGULAR OPEN COURT C - Provides space between hotel and residential building
Width = varies Height = 115'-0"

AREA PROVIDED = 3,720 SF
WIDTH REQUIRED = 28'-9" sf (3' per foot x 115'-0")
WIDTH PROVIDED = 36'-9" diameter circle fits in largest portion of court

IRREGULAR OPEN COURT D - Provides space between residential units
Width = varies Height = 115'-0"

AREA PROVIDED = 6,164 sf
WIDTH REQUIRED = 28'-9" (3' per foot x 115'-0")
WIDTH PROVIDED = 58'-9" diameter circle fits in largest portion of court

TOTAL OPEN AREA PROVIDED

M STREET SETBACK A	1,379 SF
OPEN COURT B	4,704 SF
IRREGULAR OPEN COURT C	3,720 SF
IRREGULAR OPEN COURT D	6,164 SF

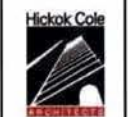
TOTAL OPEN AREA PROVIDED	15,967 SF
---------------------------------	------------------

0' 50' 100' 200'
SCALE: 1"= 50' - 0"

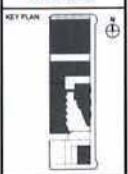
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Washington, DC

CONSULTANTS

McCAFFERY
Thoughtful and Creative
Real Estate Solutions



Gensler



PROJECT NAME: 1226(S)

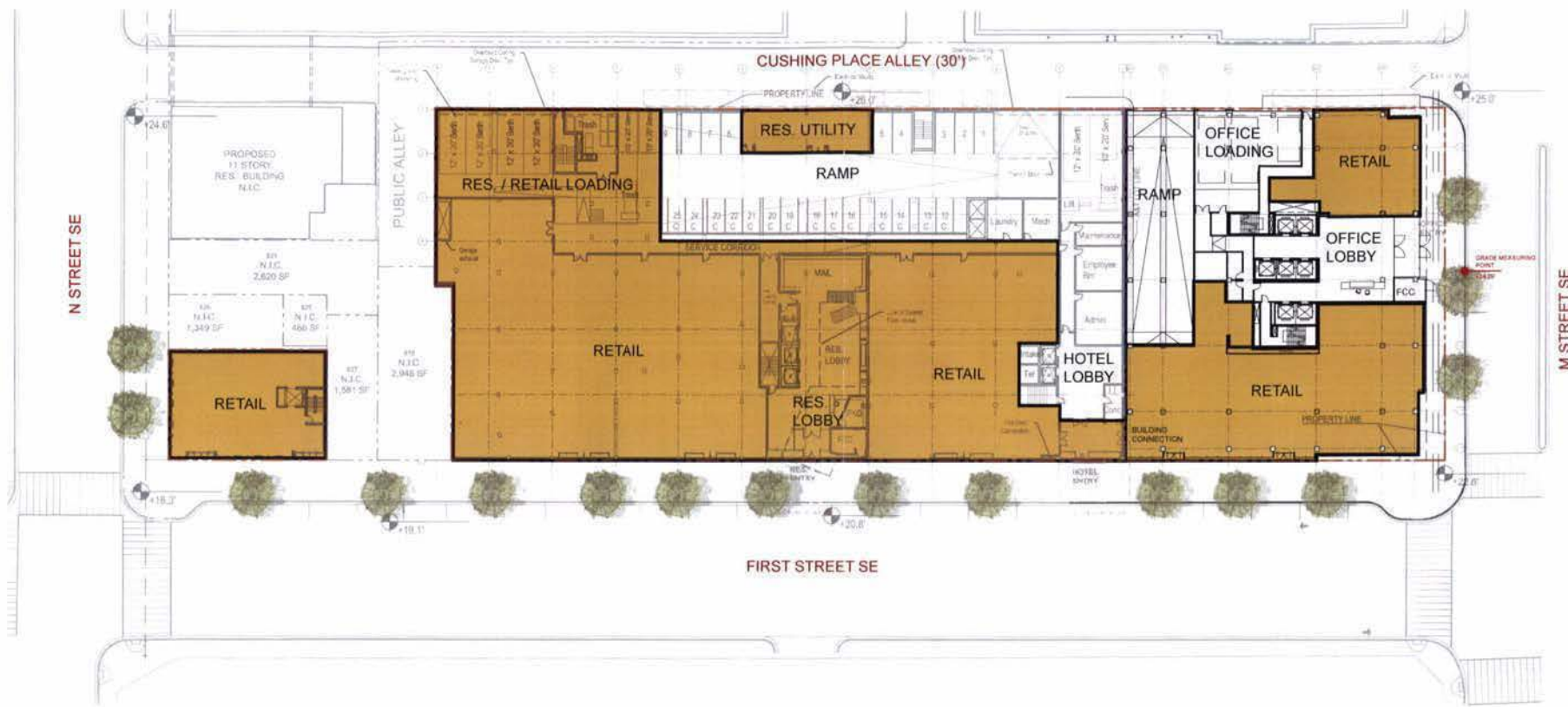
DATE: August 31, 2012

APPLICATION FOR
ZONING REVIEW

TITLE:
PREFERRED USE
DIAGRAM

NUMBER:

A-06



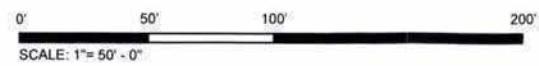
AREA OF PREFERRED USE

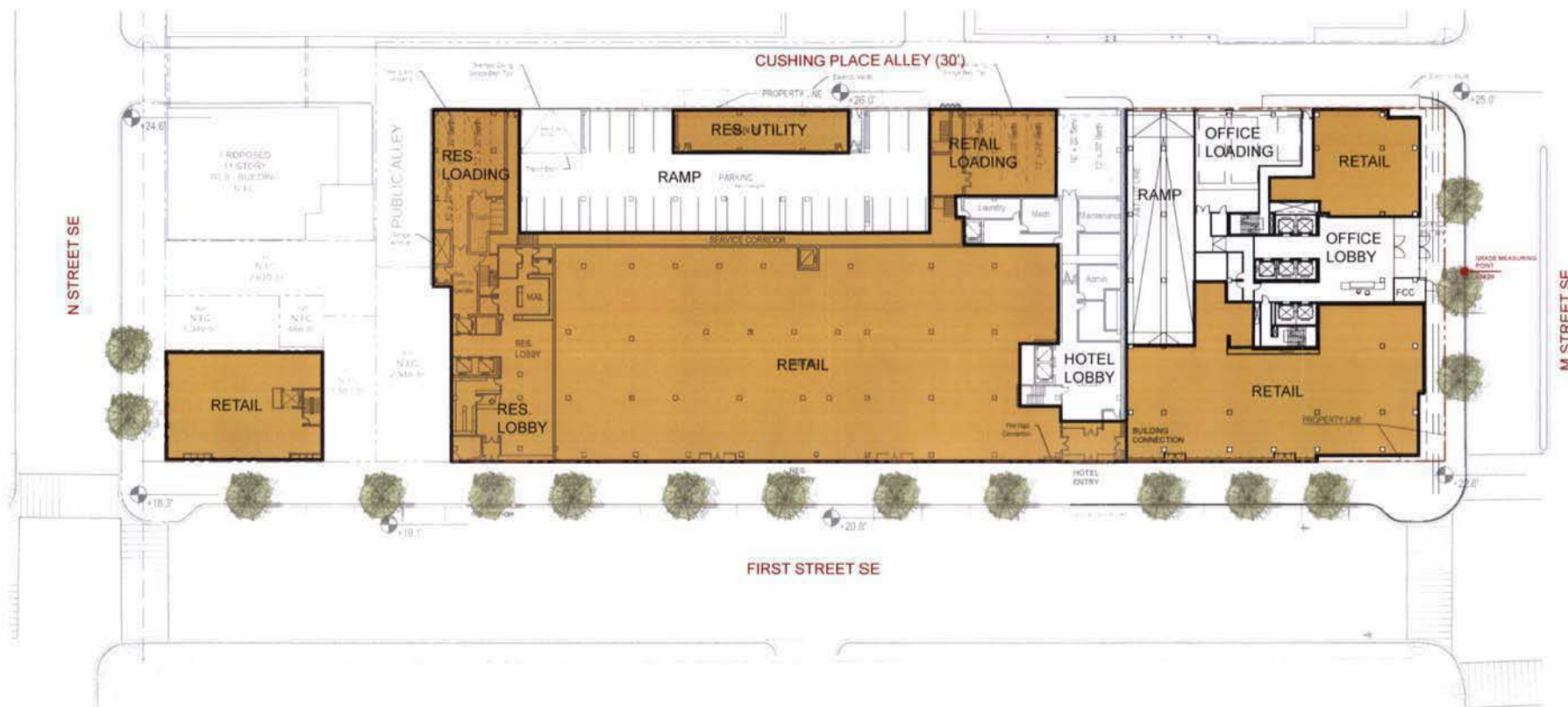
AREAS OF PREFERRED USE:

Residential / Hotel Building	36,238 SF
Office Building	10,874 SF
Corner Retail Building	3,600 SF
TOTAL Area of preferred use:	50,712 SF

AREA COUNTED IN FAR: 62,612 SF

PERCENTAGE OF PREFERRED USE PROVIDED:	80.99%
PERCENTAGE OF PREFERRED USE REQUIRED:	75.00%





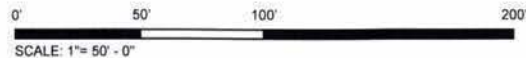
AREA OF PREFERRED USE

AREAS OF PREFERRED USE:

Residential / Hotel Building	34,076 SF
Office Building	10,874 SF
Corner Retail Building	3,600 SF
TOTAL Area of preferred use:	48,550 SF

AREA COUNTED IN FAR: 62,612 SF

PERCENTAGE OF PREFERRED USE PROVIDED: 77.54%
PERCENTAGE OF PREFERRED USE REQUIRED: 75.00%



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FIRST STREET SE BLOCK ELEVATION



M STREET SE BLOCK ELEVATION

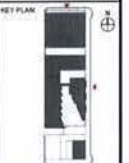
0' 80' 160' 320'
SCALE: 1"= 80' - 0"

NOTE: RETAIL LEVEL ELEVATIONS ARE FOR
ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT
TO TENANT MODIFICATION.

CONSULTANTS
McCAFFERTY
Thompson and Creative
Real Estate Solutions



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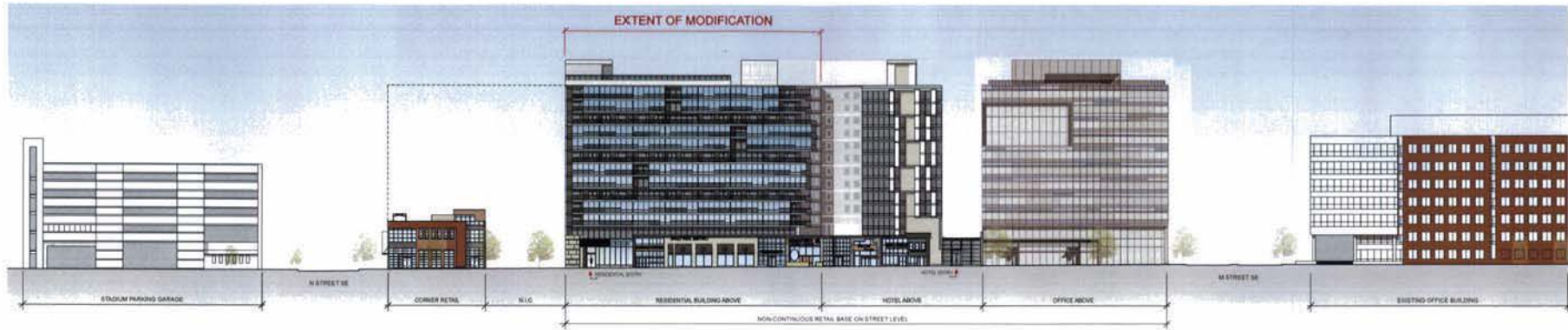


PROJECT NUM: 1200601
DATE: August 31, 2012

APPLICATION FOR
ZONING REVIEW

TITLE
**BLOCK
ELEVATIONS**

SHEET
A-08



FIRST STREET SE BLOCK ELEVATION



M STREET SE BLOCK ELEVATION

0' 80' 160' 320'
SCALE: 1"= 80' - 0"

NOTE: RETAIL LEVEL ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO TENANT MODIFICATION.

CONSULTANTS

McCAFFERTY INCORPORATED
Thoughtful and Creative
Real Estate Solutions



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PROJECT NUM 12508-00
DATE March 22, 2013

APPLICATION FOR ZONING REVIEW

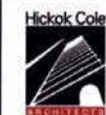
TITLE
BLOCK ELEVATIONS

NUMBER
A-08 REV

SQUARE 701
M, First & N Street, S.E.
Washington, DC

CONSTANTS

McCAFFERY **Interests**

Thoughtful and Creative
Real Estate Solutions

Gensler

NEW PLANS



PRODUCT NAME: 1,2,3,4,5-Pentachlorobenzene (PCB)

DATE: August 31, 2012

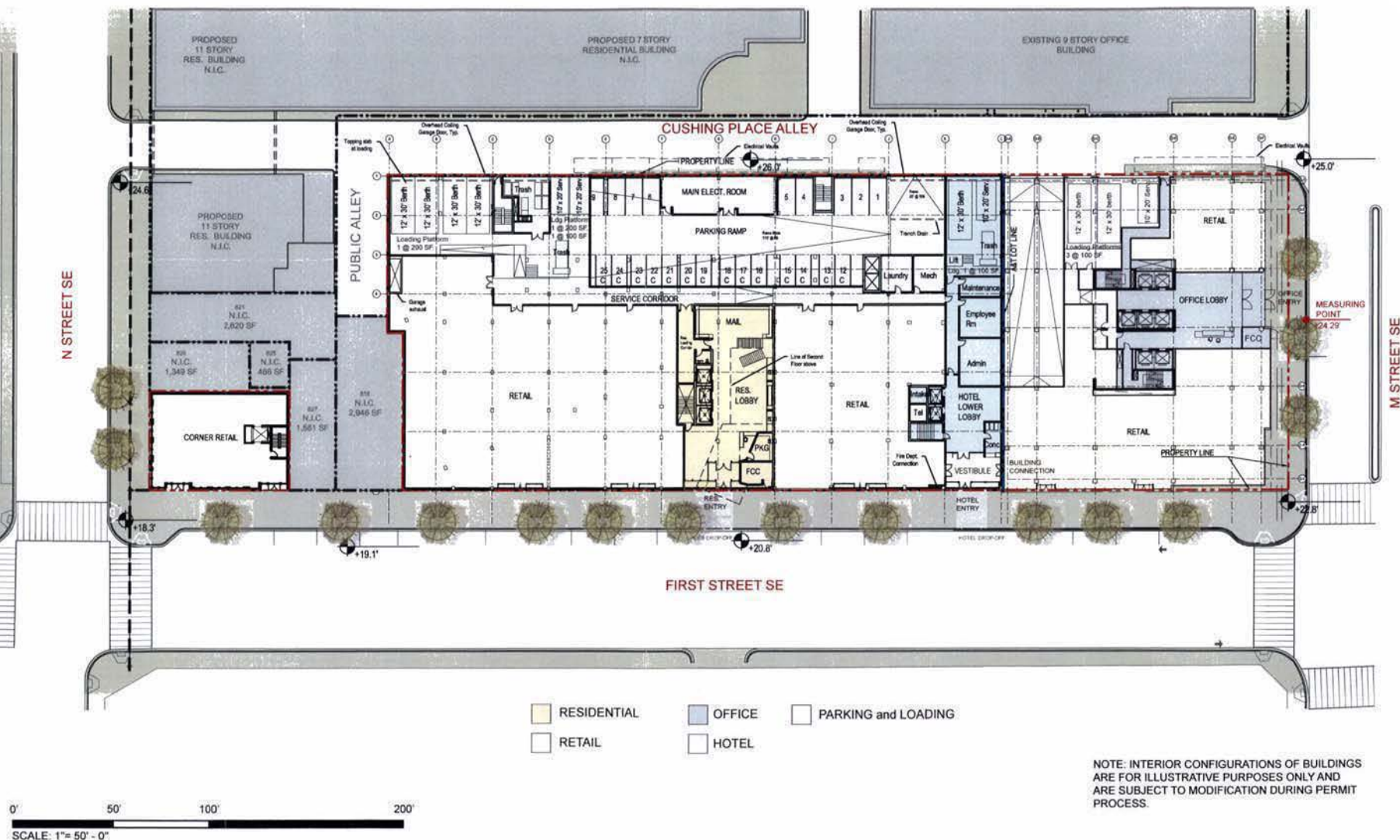
APPLICATION FOR ZONING REVIEW

[illegible]

TITLE:
GROUND
FLOOR PLAN

SLANDER

A-20



NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

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CONSULTANTS

McCAFFERTY
Thoughtful and Creative
Real Estate Solutions



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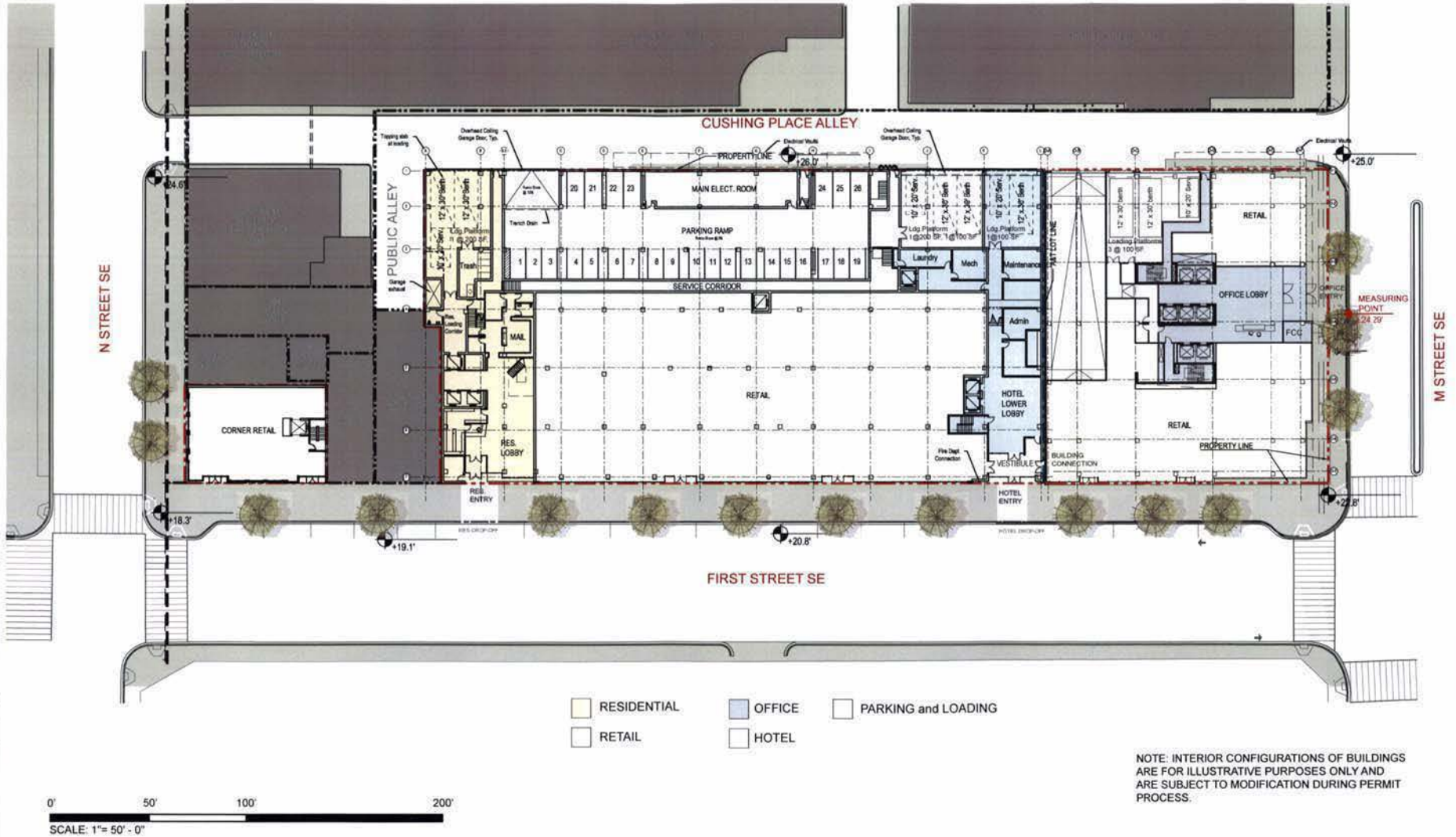
PROJECT NAME: 13009-01

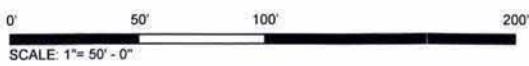
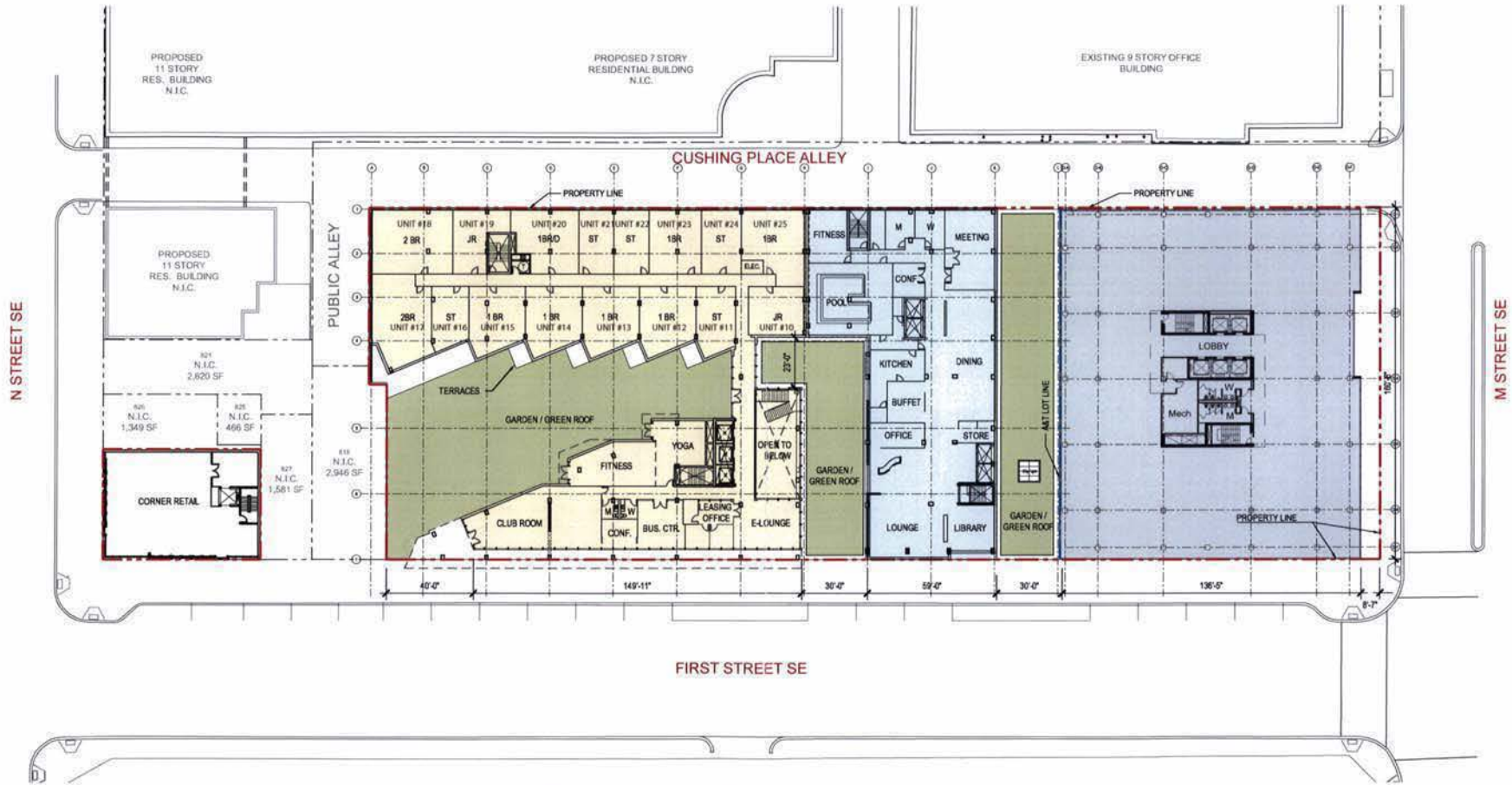
DATE: March 22, 2013

APPLICATION FOR
ZONING REVIEW

TITLE:
GROUND
FLOOR PLAN

NUMBER:
A-20 REV





NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

N STREET SE

M STREET SE

CUSHING PLACE ALLEY

FIRST STREET SE

PROPOSED
11 STORY
RES. BUILDING
N.I.C.

PROPOSED 7 STORY
RESIDENTIAL BUILDING
N.I.C.

EXISTING 9 STORY OFFICE
BUILDING

PROPOSED
11 STORY
RES. BUILDING
N.I.C.

#20
N.I.C.
1,349 SF

#21
N.I.C.
466 SF

CORNER RETAIL

#27
N.I.C.
1,581 SF

PUBLIC ALLEY

YOGA

FITNESS

FITNESS

CLUB ROOM

LEASING

UNIT #1

UNIT #2

UNIT #3

UNIT #4

UNIT #5

UNIT #6

UNIT #7

UNIT #8

UNIT #9

UNIT #10

UNIT #11

UNIT #12

UNIT #13

UNIT #14

UNIT #15

UNIT #16

UNIT #17

UNIT #18

UNIT #19

UNIT #20

UNIT #21

UNIT #22

UNIT #23

UNIT #24

UNIT #25

UNIT #26

UNIT #27

FITNESS

FITNESS

CONF.

POOL

DINING

LOUNGE

GARDEN / GREEN ROOF

LOBBY

Mech

UNIT #28

UNIT #29

UNIT #30

UNIT #31

UNIT #32

UNIT #33

UNIT #34

UNIT #35

UNIT #36

UNIT #37

UNIT #38

RESIDENTIAL
RETAIL

OFFICE
HOTEL

PARKING and LOADING

0' 50' 100' 200'
SCALE: 1"= 50' - 0"

NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS
ARE FOR ILLUSTRATIVE PURPOSES ONLY AND
ARE SUBJECT TO MODIFICATION DURING PERMIT
PROCESS.

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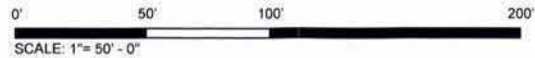
CONSULTANTS
McCAFFREY Interiors
Thoughtful and Creative
Real Estate Solutions
Hickok Cole
ARCHITECTS

Gensler



PROJECT NAME: 1320010
DATE: August 31, 2012
APPLICATION FOR
ZONING REVIEW
TITLE:
TYPICAL FLOOR
PLAN

NUMBER
A-22



NOTES:
1. PLAN REPRESENTS RESIDENTIAL LEVELS 3-12 AND OFFICE LEVELS 2-11.
2. INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

GROSVENOR

SKANSKA

SQUARE 701
M. First & N Street, S.E.
Washington, DC

CONSULTANTS:

McCAFFERTY
Thoughtful and Creative
Real Estate Solutions



Gensler

KEY PLAN



PROJECT NAME: 12208-00

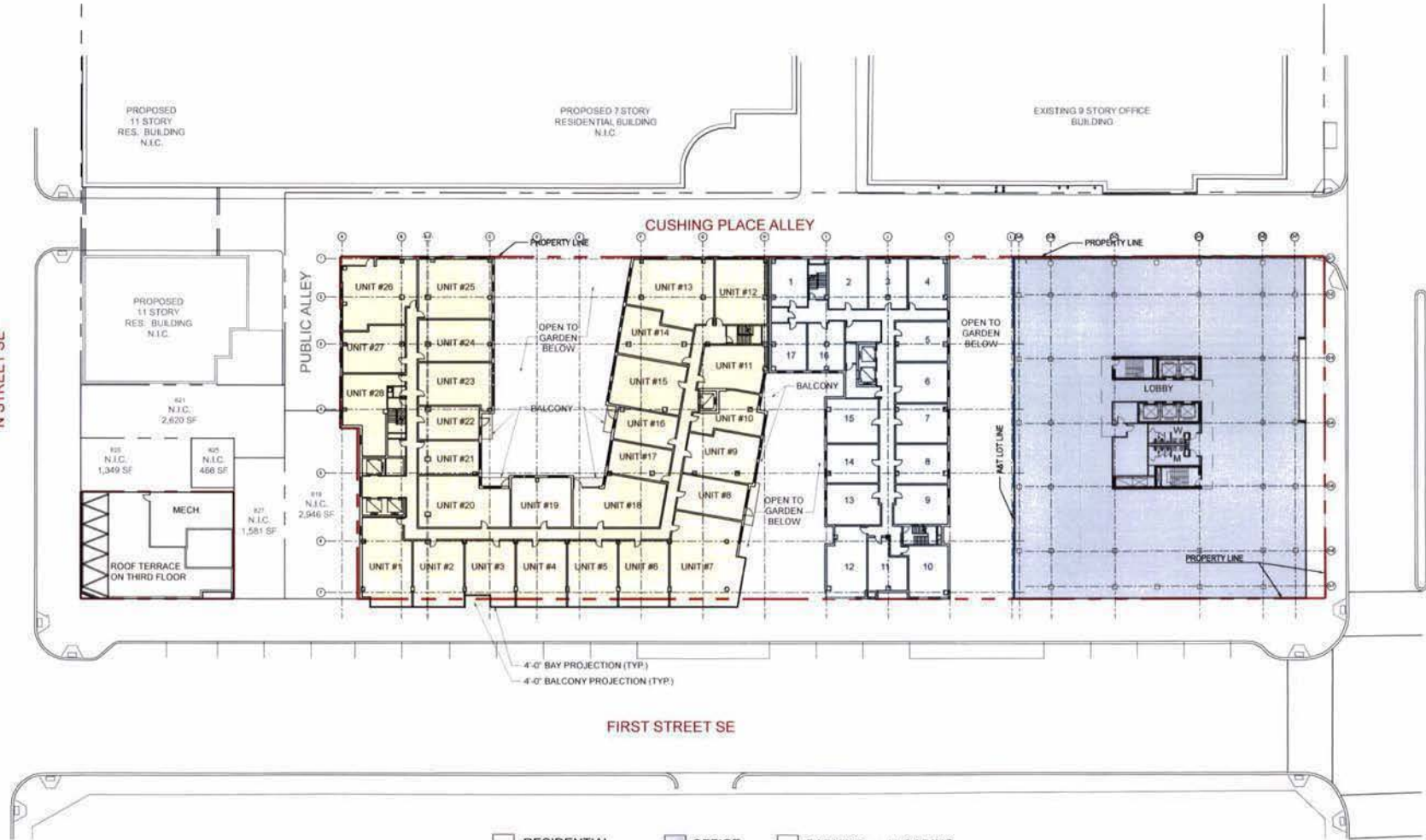
DATE: March 22, 2019

APPLICATION FOR
ZONING REVIEW

TITLE:
TYPICAL FLOOR
PLAN

NUMBER:
A-22 REV

N STREET SE



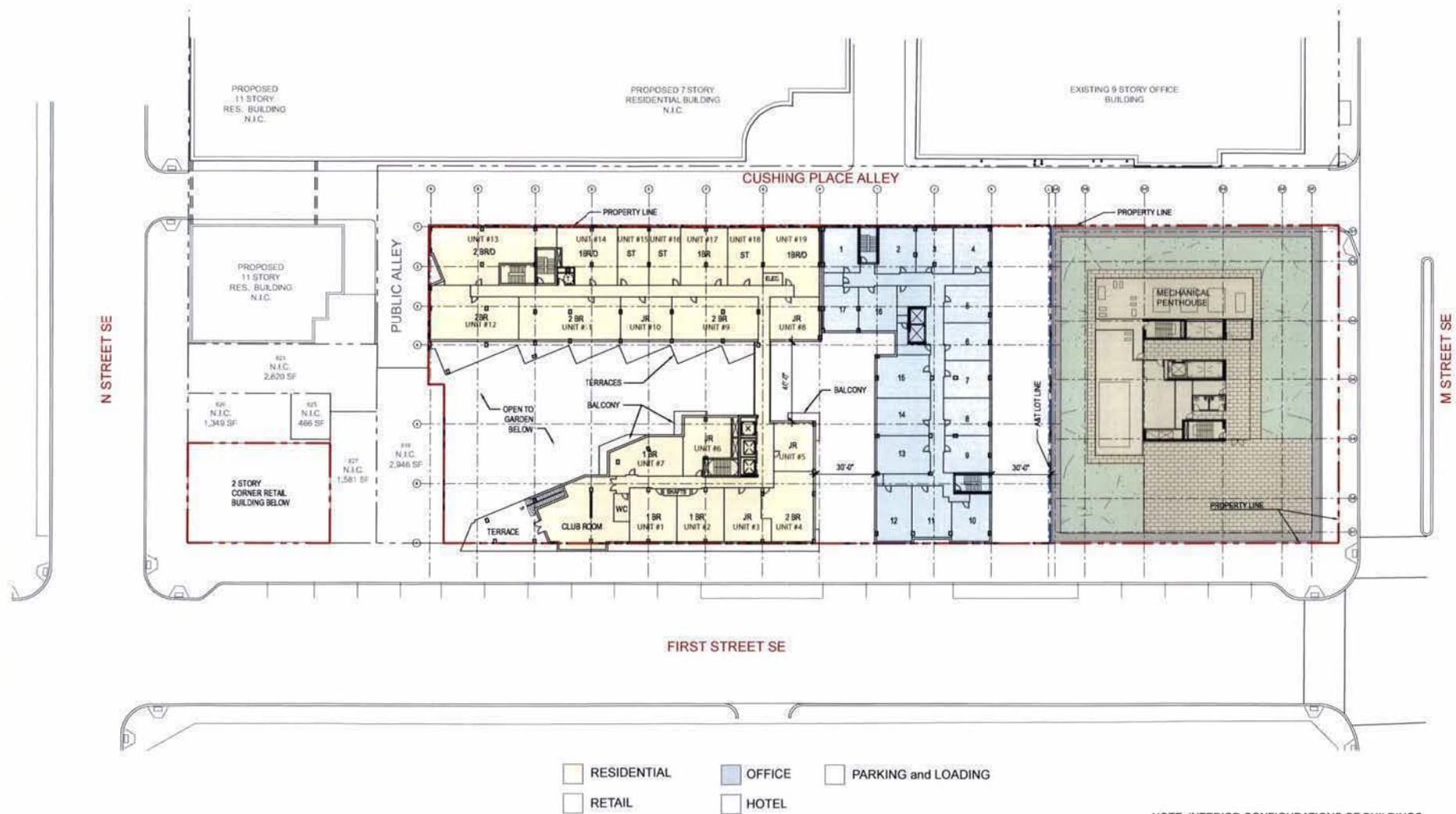
M STREET SE

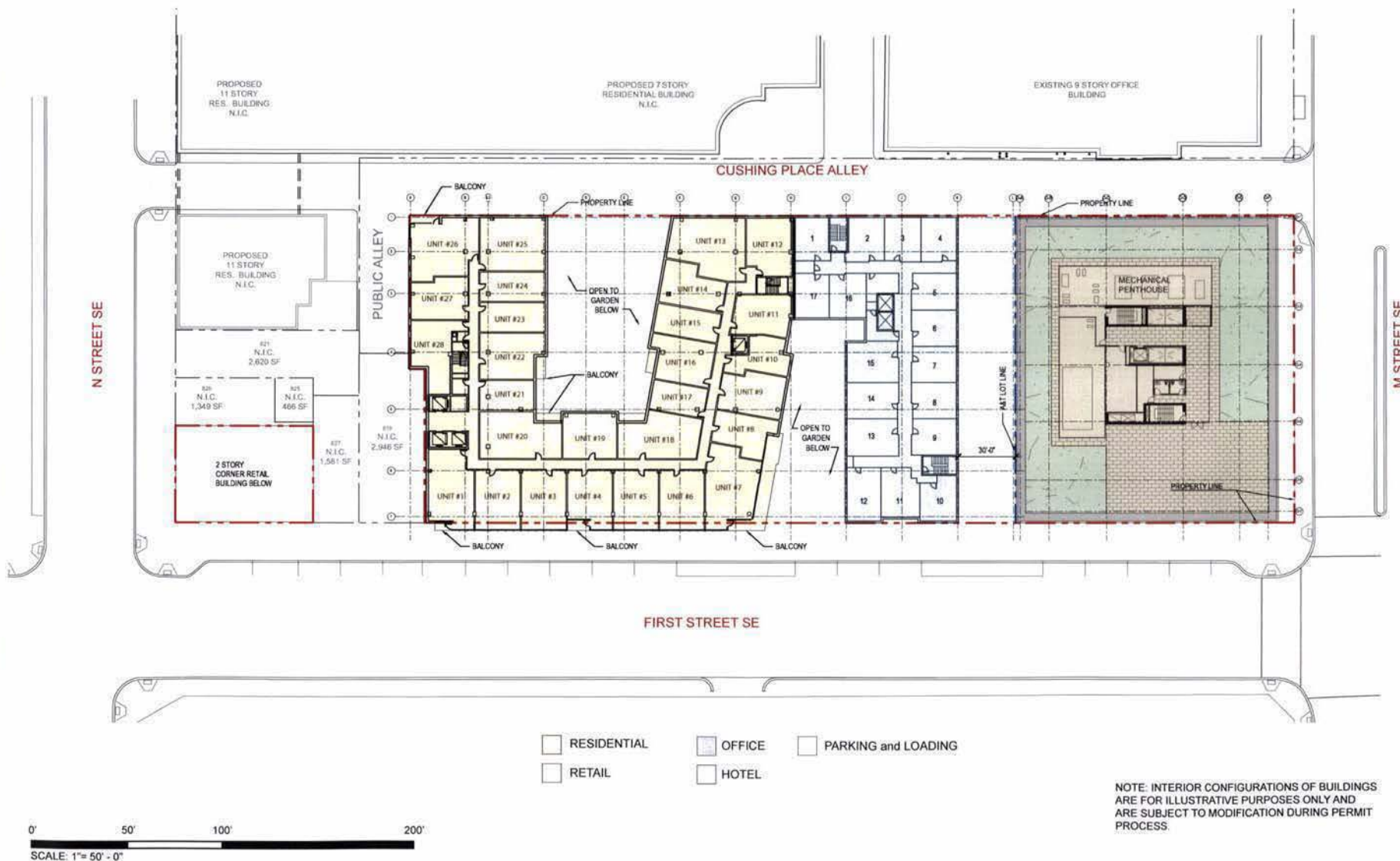
- | | | |
|--------------------------------------|---------------------------------|--|
| ☐ RESIDENTIAL | ☐ OFFICE | ☐ PARKING and LOADING |
| ☐ RETAIL | ☐ HOTEL | |

0' 50' 100' 200'
SCALE: 1"= 50' - 0"

NOTES:
1. PLAN REPRESENTS RESIDENTIAL LEVELS 3-12 AND
OFFICE LEVELS 2-11.

2. INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR
ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO
MODIFICATION DURING PERMIT PROCESS.





SQUARE 701

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Washington, DC

CONSULTANTS

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KEY PLAN



PROJECT NUM 12009-00

DATE: August 31, 2012

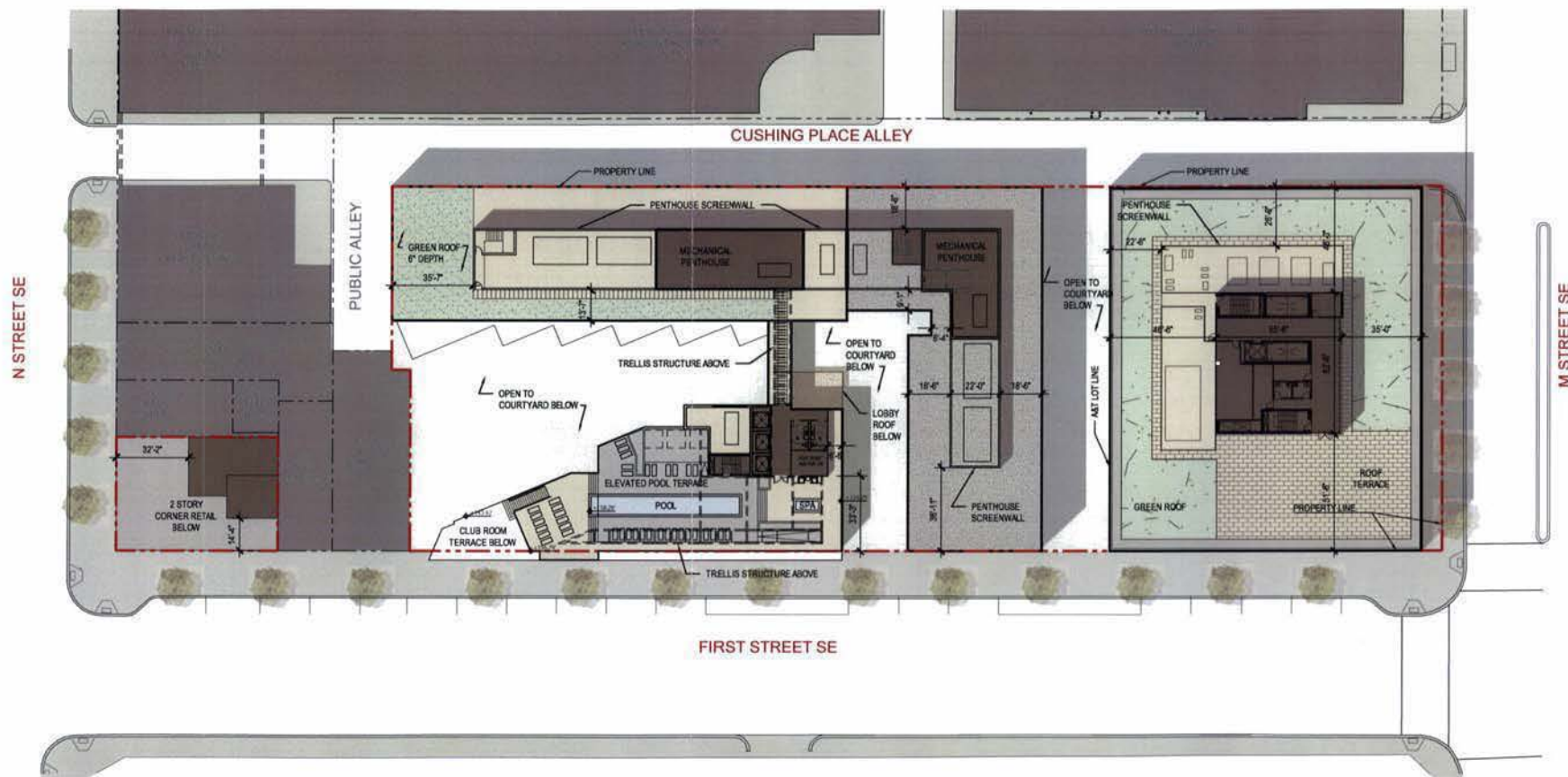
APPLICATION FOR ZONING REVIEW

TITLE	DATE	BY	NO.	PRICE	REMARKS
...	...	...	...	...	...

**SITE/ROOF
PLAN**

NUMBER

A-24



PENTHOUSE AREA

Residential Building	3,450 sf
Hotel Building	1,615 sf
Office Building	6,488 sf

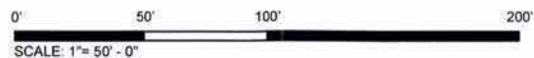
TOTAL Area of penthouse: 11,553 SF

Penthouse area as percentage of total site area REQUIRED = 37.00% MAX
Penthouse area as percentage of total site area PROVIDED = 15.70%

NOTES:

1. INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

2. FINAL ROOFTOP PENTHOUSE TO BE DETERMINED BY MECHANICAL SYSTEM SELECTION.



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M, First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERY ARCHITECTS
Thoughtful and Creative
Real Estate Solutions



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KEY PLAN



PROJECT NAME 12006-01

DATE March 22, 2013

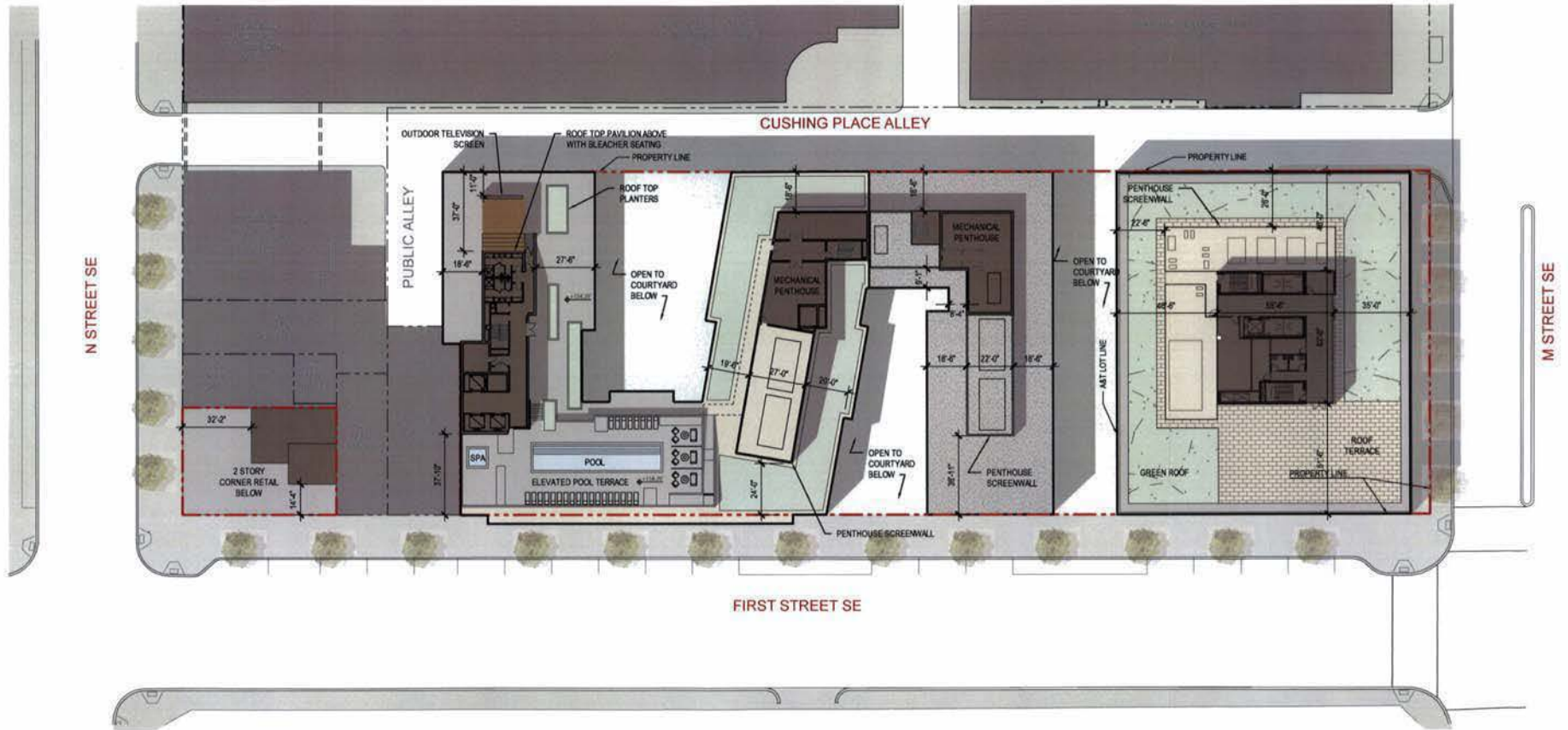
APPLICATION FOR
ZONING REVIEW

TITLE

**SITE/ROOF
PLAN**

NUMBER

A-24 REV



0' 50' 100' 200'
SCALE: 1"= 50' - 0"

PENTHOUSE AREA

Residential Building	3,450 sf
Hotel Building	1,615 sf
Office Building	6,488 sf

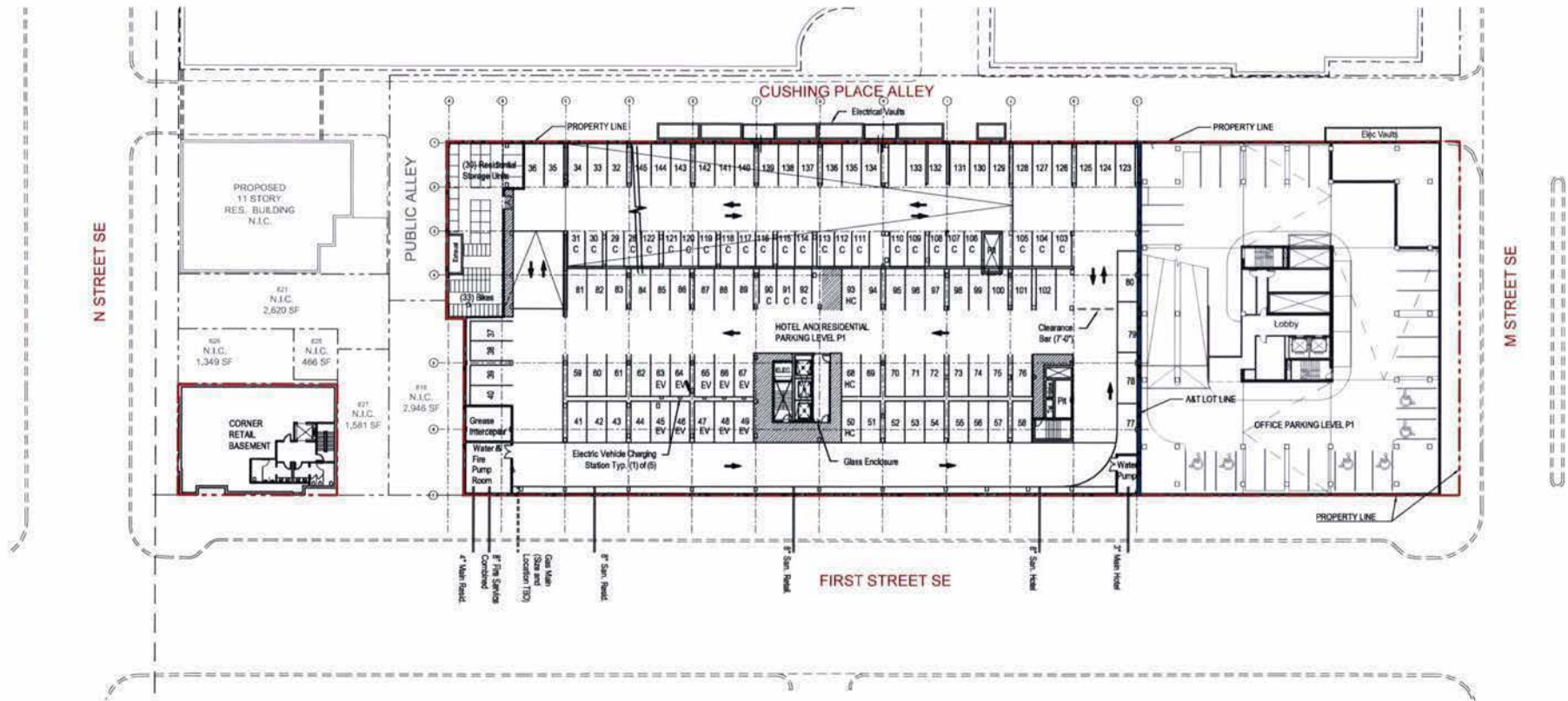
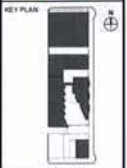
TOTAL Area of penthouse: 11,553 SF

Penthouse area as percentage of total site area ALLOWED = 37.00% MAX
Penthouse area as percentage of total site area PROVIDED = 15.70%

NOTES:

1. INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

2. FINAL ROOFTOP PENTHOUSE TO BE DETERMINED BY MECHANICAL SYSTEM SELECTION.



0' 50' 100' 200'
SCALE: 1"= 50' - 0"

PARKING PROVIDED

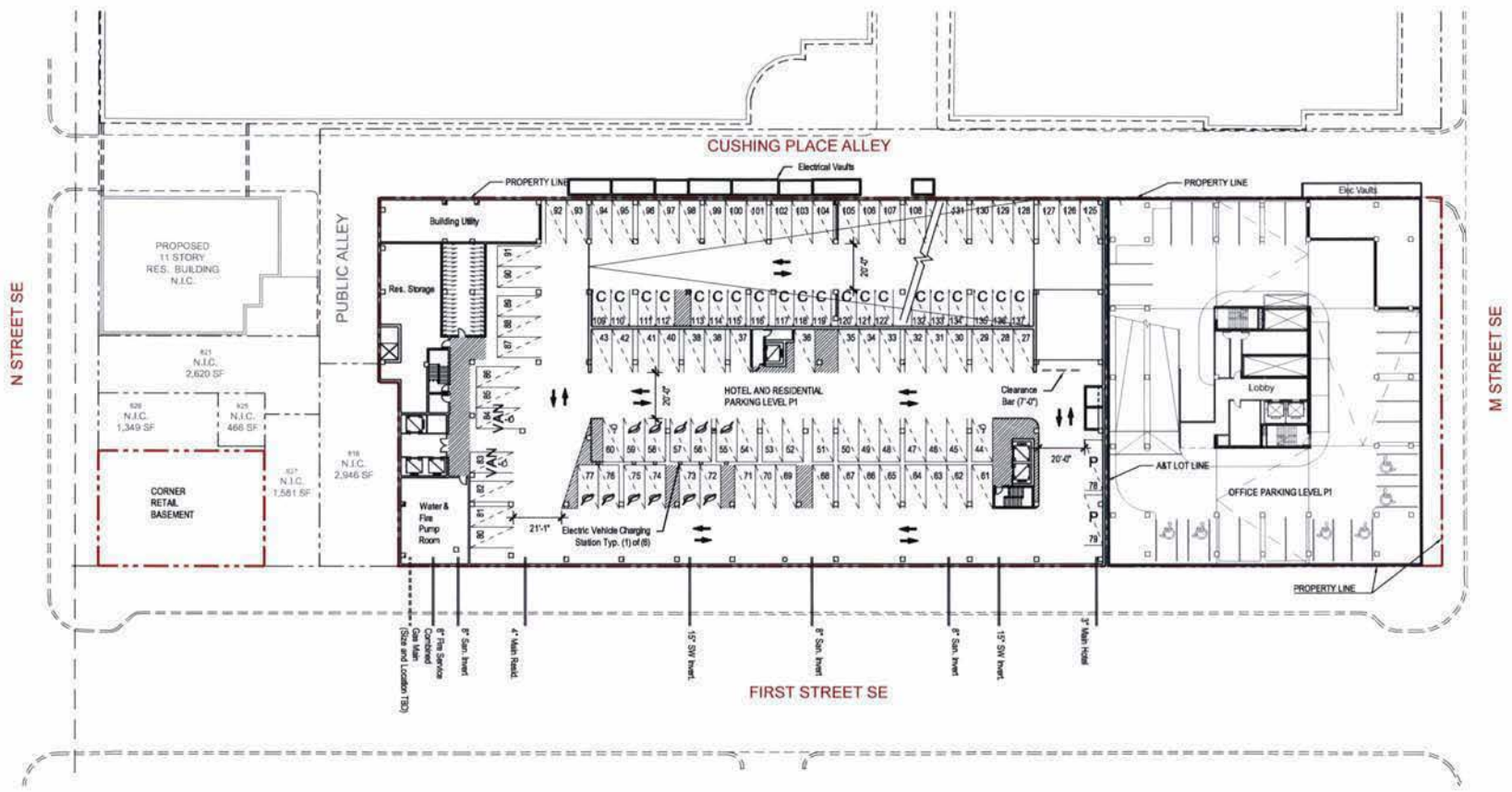
Residential:	145-150
Hotel:	50
Retail:	30
Office:	140-145
Corner Retail:	5

TOTAL parking: 370-380 spaces

NOTES:

1. INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

2. BICYCLE PARKING SPACES TO BE PROVIDED PER ZONING REQUIREMENT.



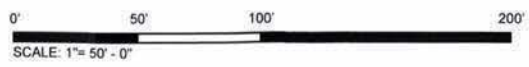
PARKING PROVIDED

Residential:	145-150
Hotel:	50
Retail:	30
Office:	140-145
Corner Retail:	5

TOTAL parking: 370-380 spaces

NOTES:

1. INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.
2. BICYCLE PARKING SPACES TO BE PROVIDED PER ZONING REQUIREMENT.



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Washington, DC

CONSULTANTS

McCAFFERTY

Thoughtful and Creative
Real Estate Solutions



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KEY PLAN



PROJECT NUM 13009-00

DATE August 31, 2012

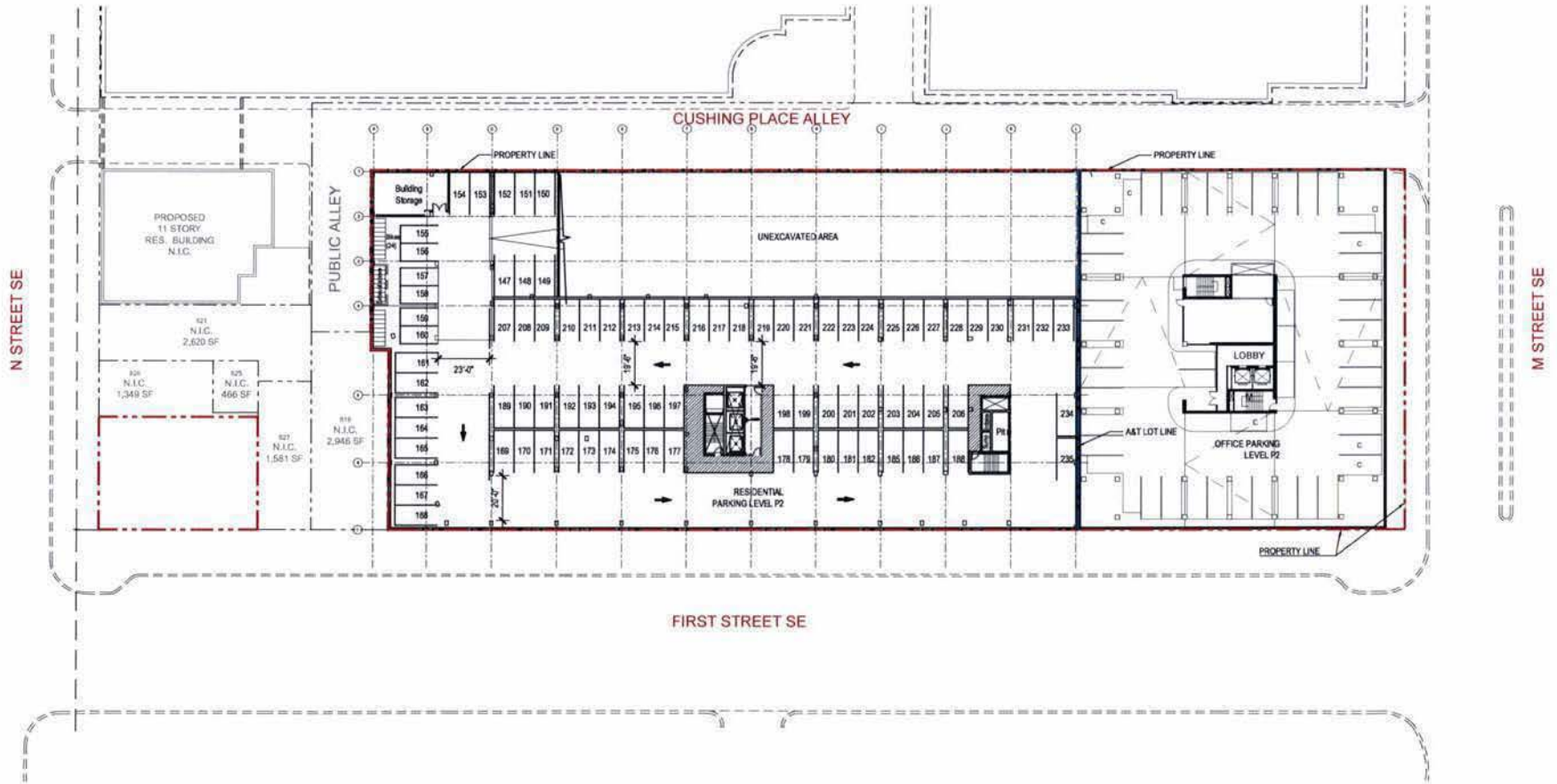
APPLICATION FOR
ZONING REVIEW

TITLE

**PARKING P2
PLAN**

NUMBER

A-26



- NOTES:
1. INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.
 2. BICYCLE PARKING SPACES TO BE PROVIDED PER ZONING REQUIREMENT.

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CONSULTANTS

McCAFFERY ARCHITECTS
Thoughtful and Creative
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KEY PLAN



PROJECT NUM: 1200-00

DATE: March 22, 2013

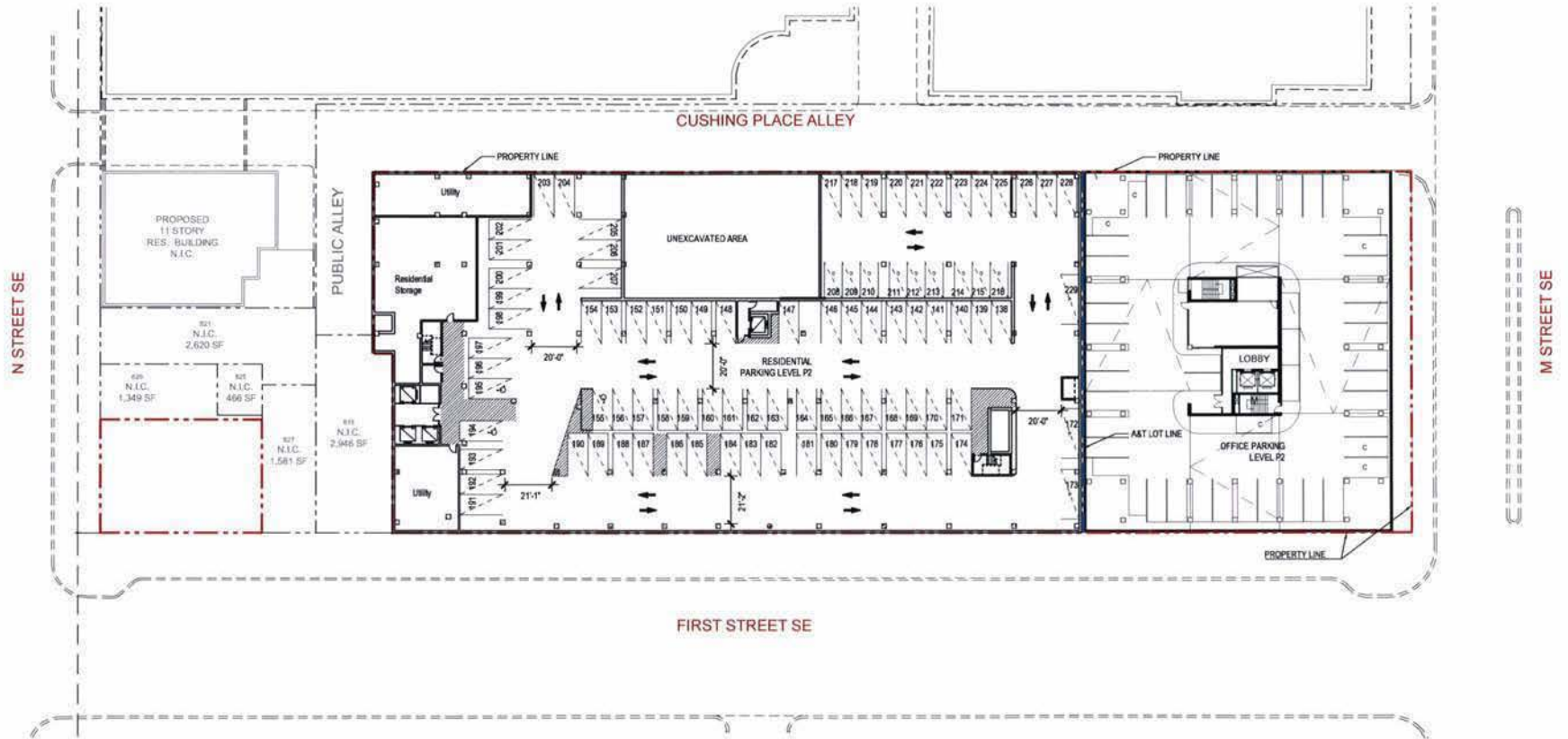
APPLICATION FOR
ZONING REVIEW

TITLE:

**PARKING P2
PLAN**

NUMBER

A-26 REV



NOTES:

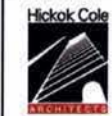
1. INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

2. BICYCLE PARKING SPACES TO BE PROVIDED PER ZONING REQUIREMENT.

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CONSULTANTS

McCAFFERY *Interiors*
Thoughtful and Creative
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KEY PLAN



PROJECT NUM: 12009-01

DATE: August 31, 2012

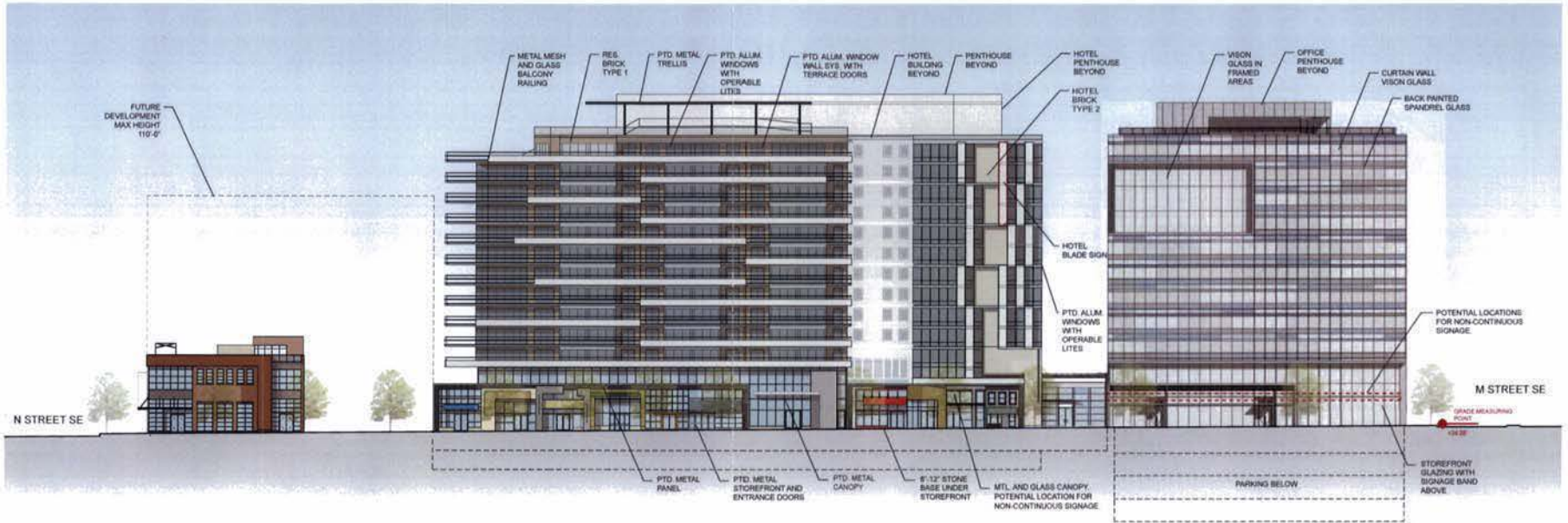
APPLICATION FOR
ZONING REVIEW

TITLE

FIRST STREET
ELEVATION

NUMBER

A-30



FIRST STREET SE ELEVATION

0' 50' 100' 200'
SCALE: 1"= 50' - 0"

NOTES:

1. RETAIL STOREFRONTS AND SIGNAGE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO TENANT MODIFICATION.

2. SEE A-60 & A-61 FOR MATERIALS.

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Washington, DC

CONSULTANTS

McCAFFERY 
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Real Estate Solutions



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KEY PLAN



PROJECT NUM. 1208100

DATE: March 22, 2013

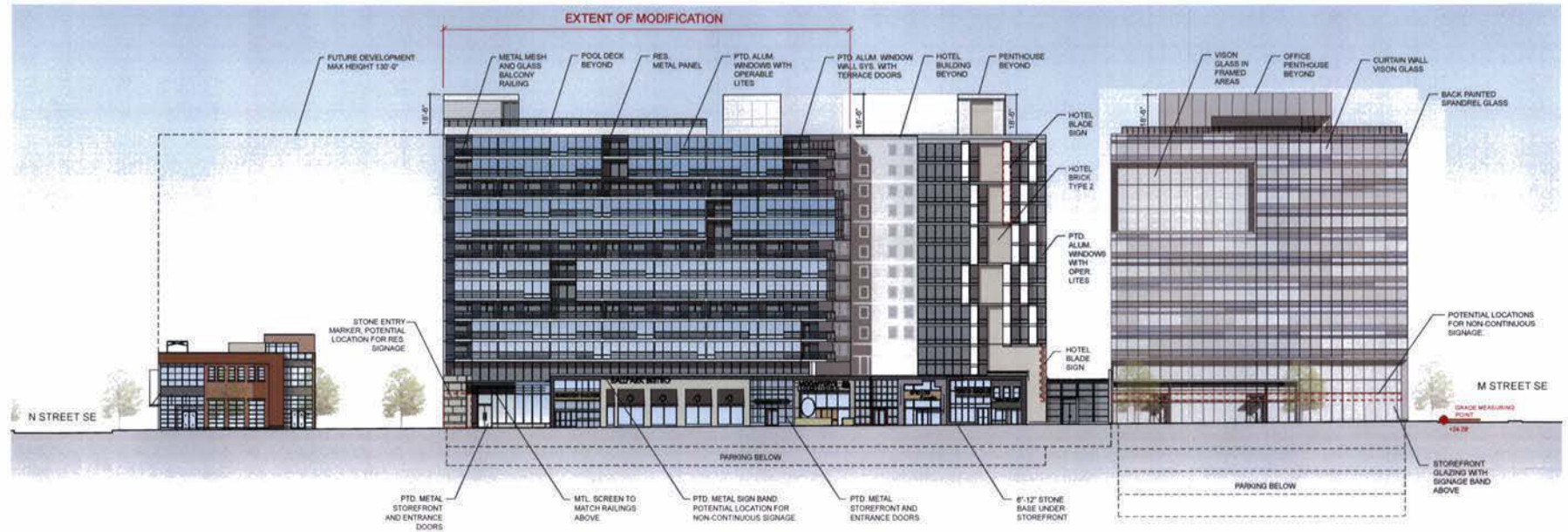
APPLICATOR FOR ZONING REVIEW

TITLE

FIRST STREET
ELEVATION

NUMBER

A-30 REV



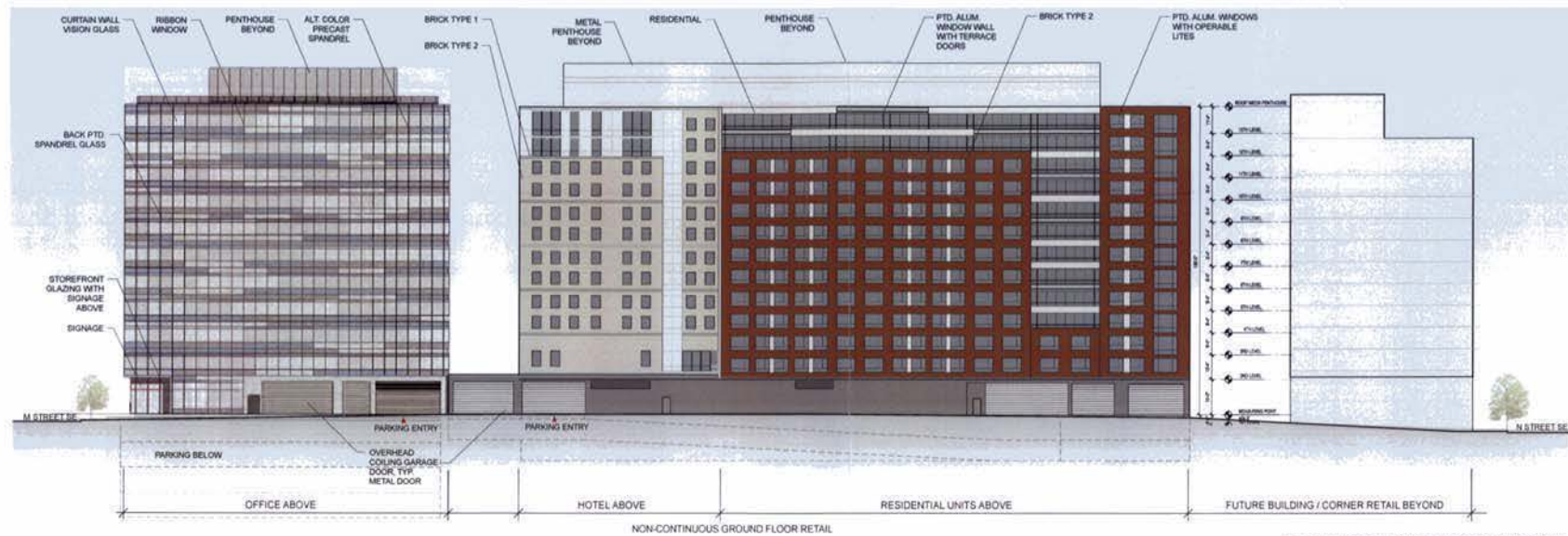
FIRST STREET SE ELEVATION

NOTES:

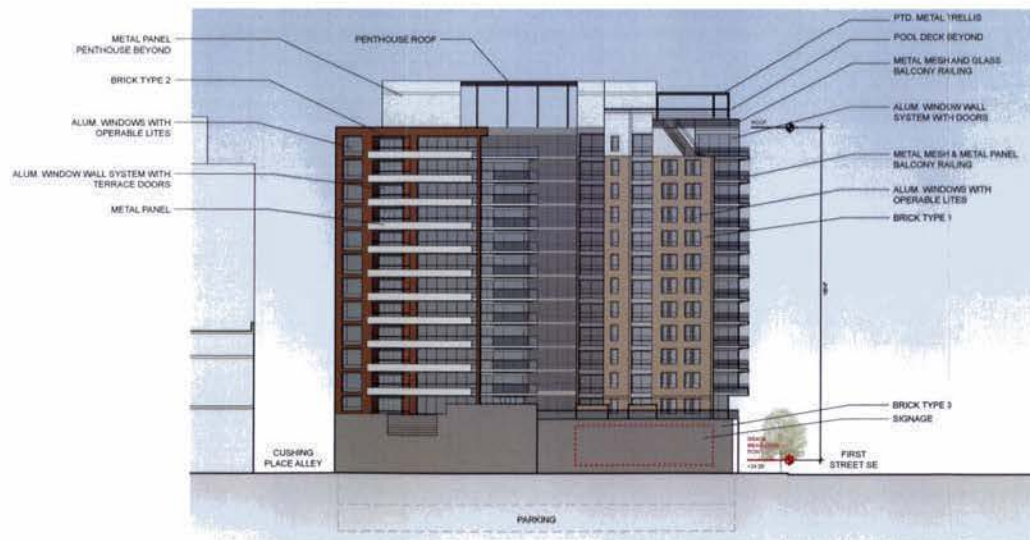
1. RETAIL STOREFRONTS AND SIGNAGE ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO TENANT MODIFICATION.

2. SEE A-60 & A-61 FOR MATERIALS.

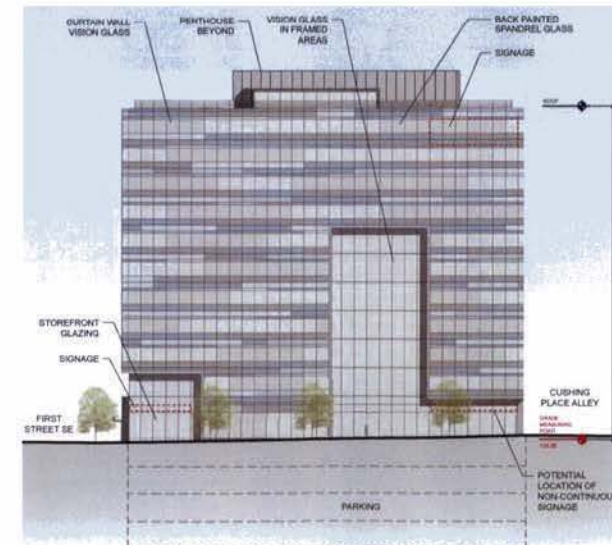
0' 50' 100' 200'
SCALE: 1"= 50' - 0"



CUSHING PLACE ALLEY ELEVATION



SOUTH ELEVATION

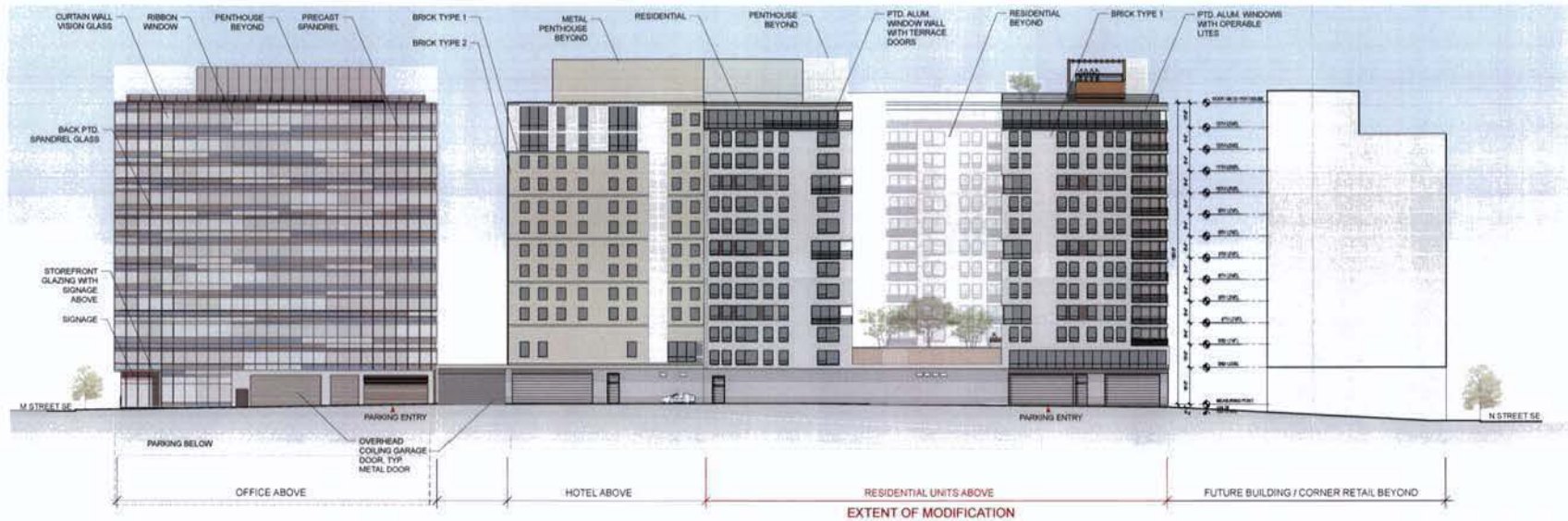


M STREET SE ELEVATION

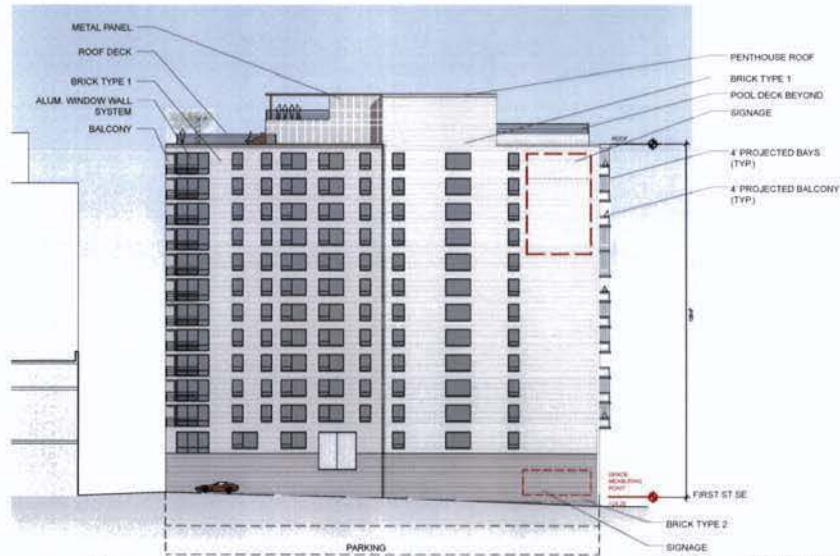
0' 50' 100' 200'

SCALE: 1"= 50' - 0"

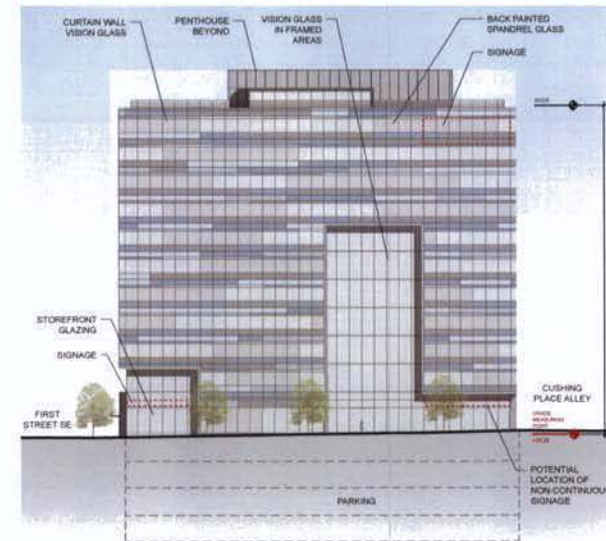
NOTE: SEE A-60 & A-61 FOR MATERIALS



CUSHING PLACE ALLEY ELEVATION



SOUTH ELEVATION



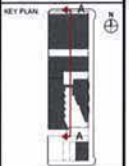
M STREET SE ELEVATION

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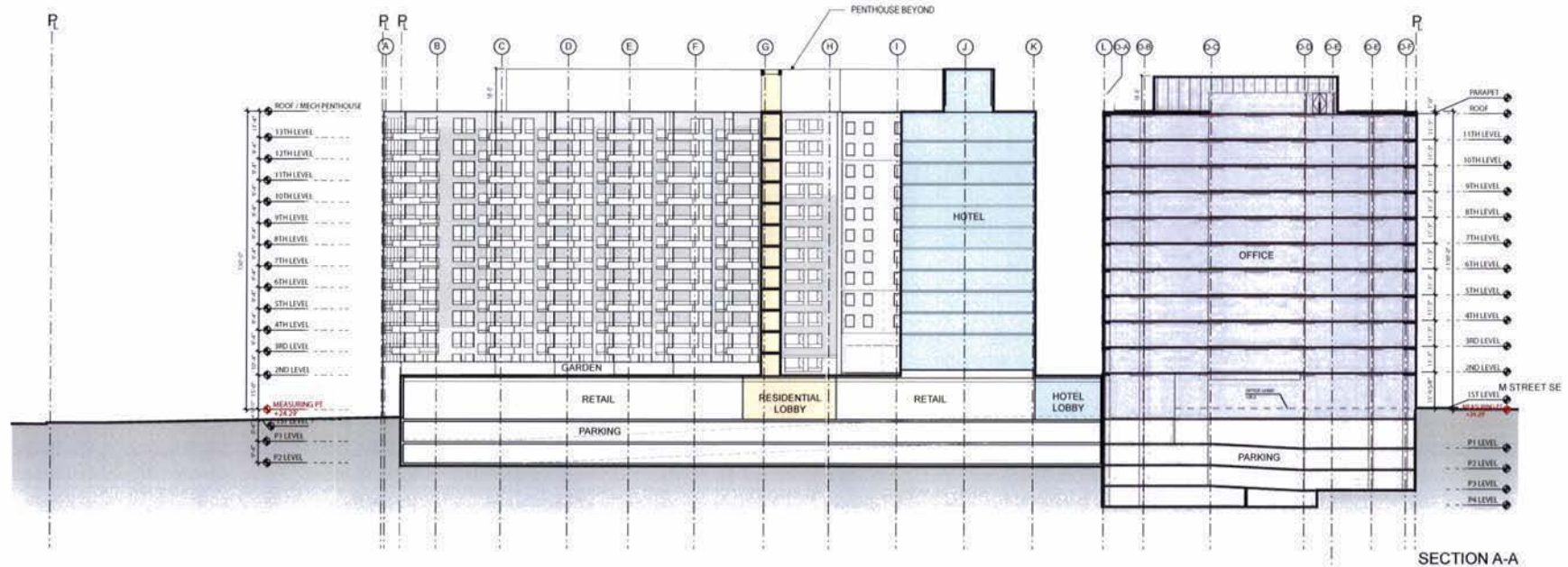


PROJECT NAME 1200K05
DATE August 31, 2013

APPLICATION FOR
ZONING REVIEW

TITLE
**NORTH-SOUTH
SECTION**

NUMBER
A-40



SECTION A-A

- | | | |
|---|--|---|
|  RESIDENTIAL |  OFFICE |  PARKING and LOADING |
|  RETAIL |  HOTEL | |

0' 50' 100' 200'
SCALE: 1"= 50' - 0"

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CONSULTANTS

McCAFFERY
Thompson and Creative
Real Estate Solutions



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PROJECT NUM: 10009-01

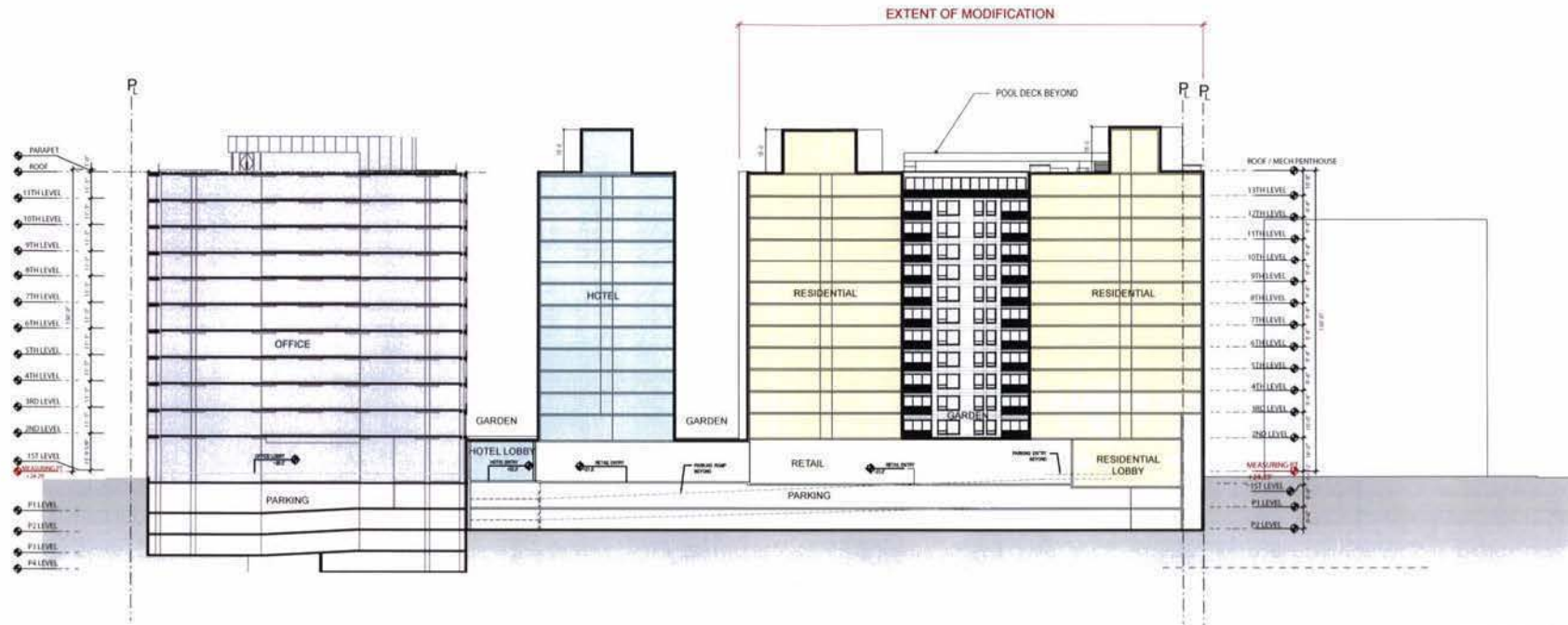
DATE: March 22, 2013

APPLICATION FOR ZONING REVIEW

TITLE:
NORTH-SOUTH SECTION

NUMBER:

A-40 REV



SECTION A-A

- RESIDENTIAL
- OFFICE
- PARKING and LOADING
- RETAIL
- HOTEL

0' 50' 100' 200'
SCALE: 1"= 50' - 0"

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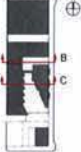
CONSULTANTS

McCAFFREY
Thoughtful and Creative
Real Estate Solutions



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KEY PLAN



PROJECT NAME: SQUARE 701
DATE: August 31, 2012

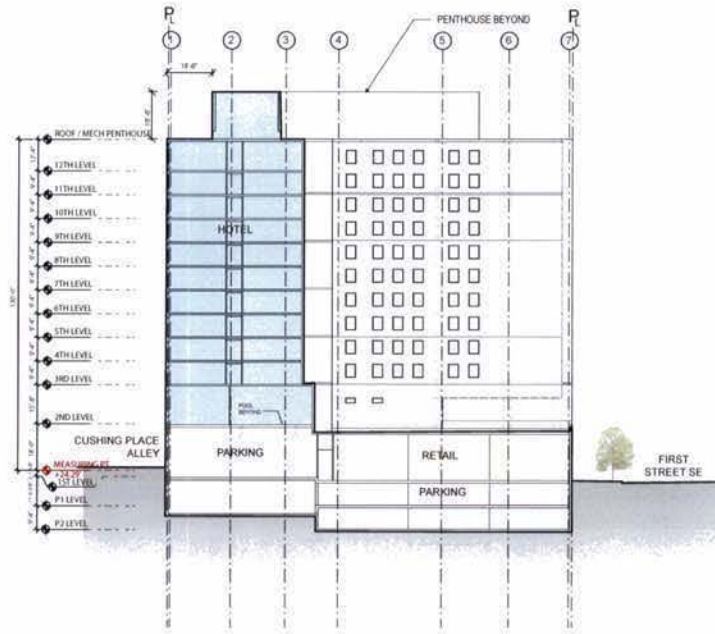
APPLICATION FOR
ZONING REVIEW

TITLE:

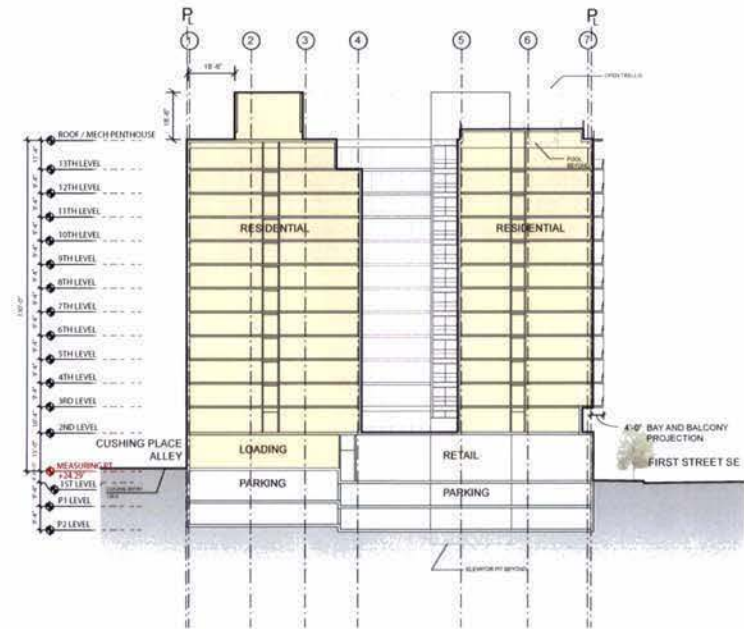
EAST-WEST
SECTIONS

NUMBER

A-41



SECTION B-B



SECTION C-C

- RESIDENTIAL
- OFFICE
- PARKING and LOADING
- RETAIL
- HOTEL

0' 50' 100' 200'
SCALE: 1"= 50' - 0"

SQUARE 701
M. First & N Street, S.E.
Washington, DC

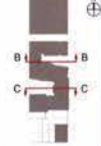
CONSULTANTS

McCAFFERY *Architects*
Thoughtful and Creative
Real Estate Solutions



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KEY PLAN



PROJECT NUM: 12009-00

DATE: March 22, 2013

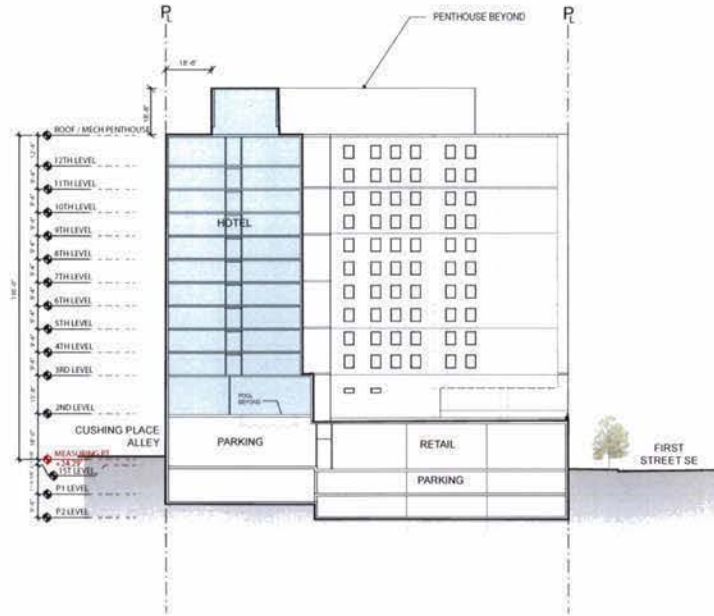
APPLICATION FOR
ZONING REVIEW

TITLE:

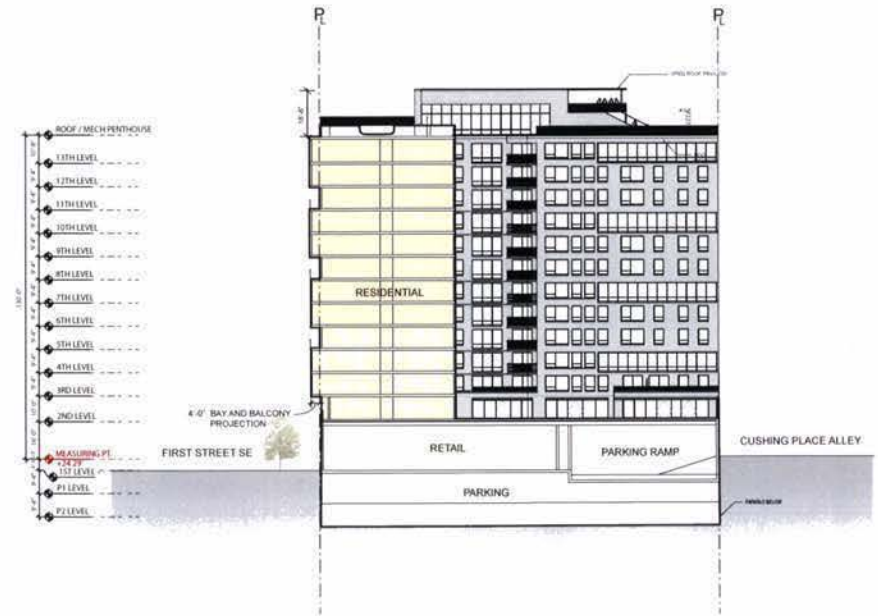
EAST-WEST
SECTIONS

NUMBER:

A-41 REV

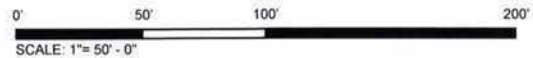


SECTION B-B



SECTION C-C

- | | | |
|--------------------------------------|---------------------------------|--|
| ☐ RESIDENTIAL | ☐ OFFICE | ☐ PARKING and LOADING |
| ☐ RETAIL | ☐ HOTEL | |



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CONSULTANTS

McCAFFERTY Architects
Thoughtful and Creative
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KEY PLAN



PROJECT NUM 1208-00

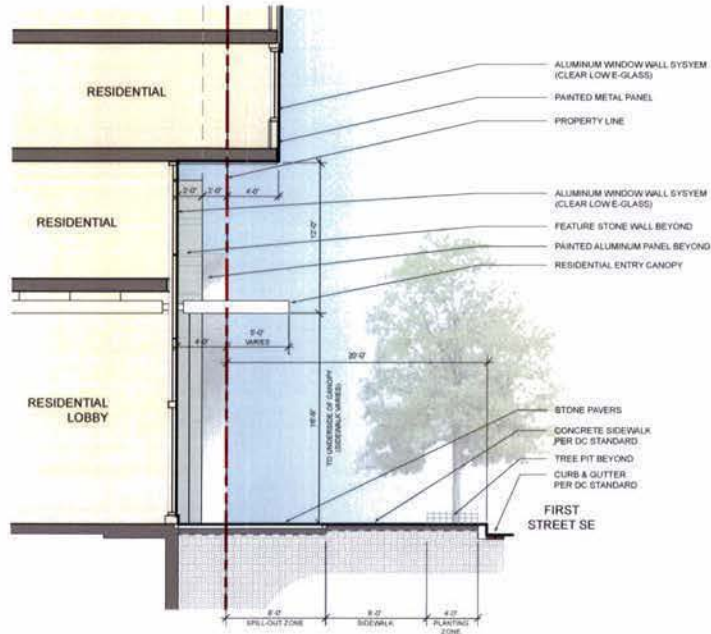
DATE August 31, 2012

APPLICATION FOR
ZONING REVIEW

TITLE:
PARTIAL
SECTION AT
RESIDENTIAL
ENTRY

NUMBER

A-45



SECTION AT RESIDENTIAL ENTRY



PERSPECTIVE AT RESIDENTIAL ENTRY



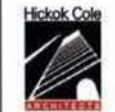
LOCATION OF SECTION

SQUARE 701
M, First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERTY

Thoughtful and Creative
Real Estate Solutions



Gensler

KEY PLAN



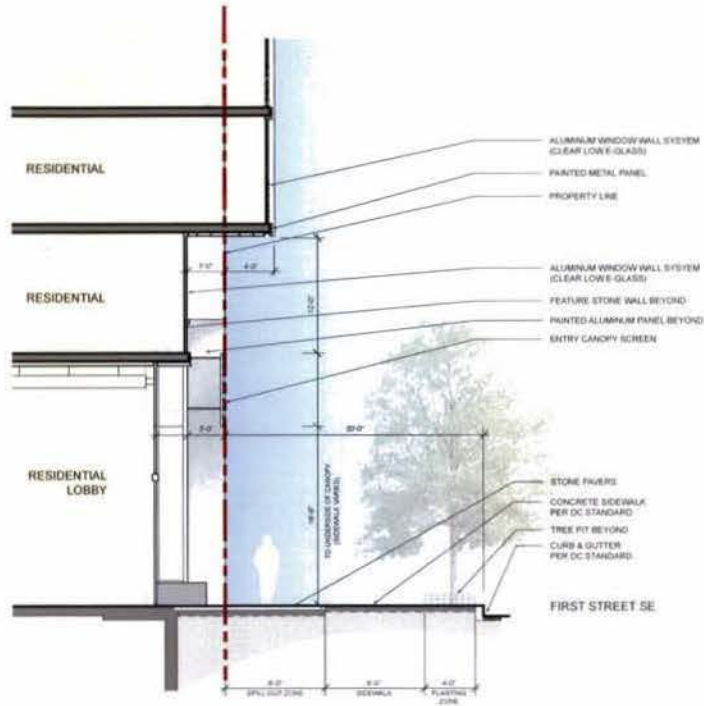
PROJECT NAME: 1209-05

DATE: March 22, 2019

APPLICATION FOR
ZONING REVIEW

TITLE:
PARTIAL
SECTION AT
RESIDENTIAL
ENTRY

REVISION:
A-45 REV



SECTION AT RESIDENTIAL ENTRY



PERSPECTIVE AT RESIDENTIAL ENTRY



LOCATION OF SECTION

GROSVENOR

SKANSKA

SQUARE 701
M, First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERTY
Thoughtful and Creative
Real Estate Solutions



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KEY PLAN



PROJECT NUM 1200-03

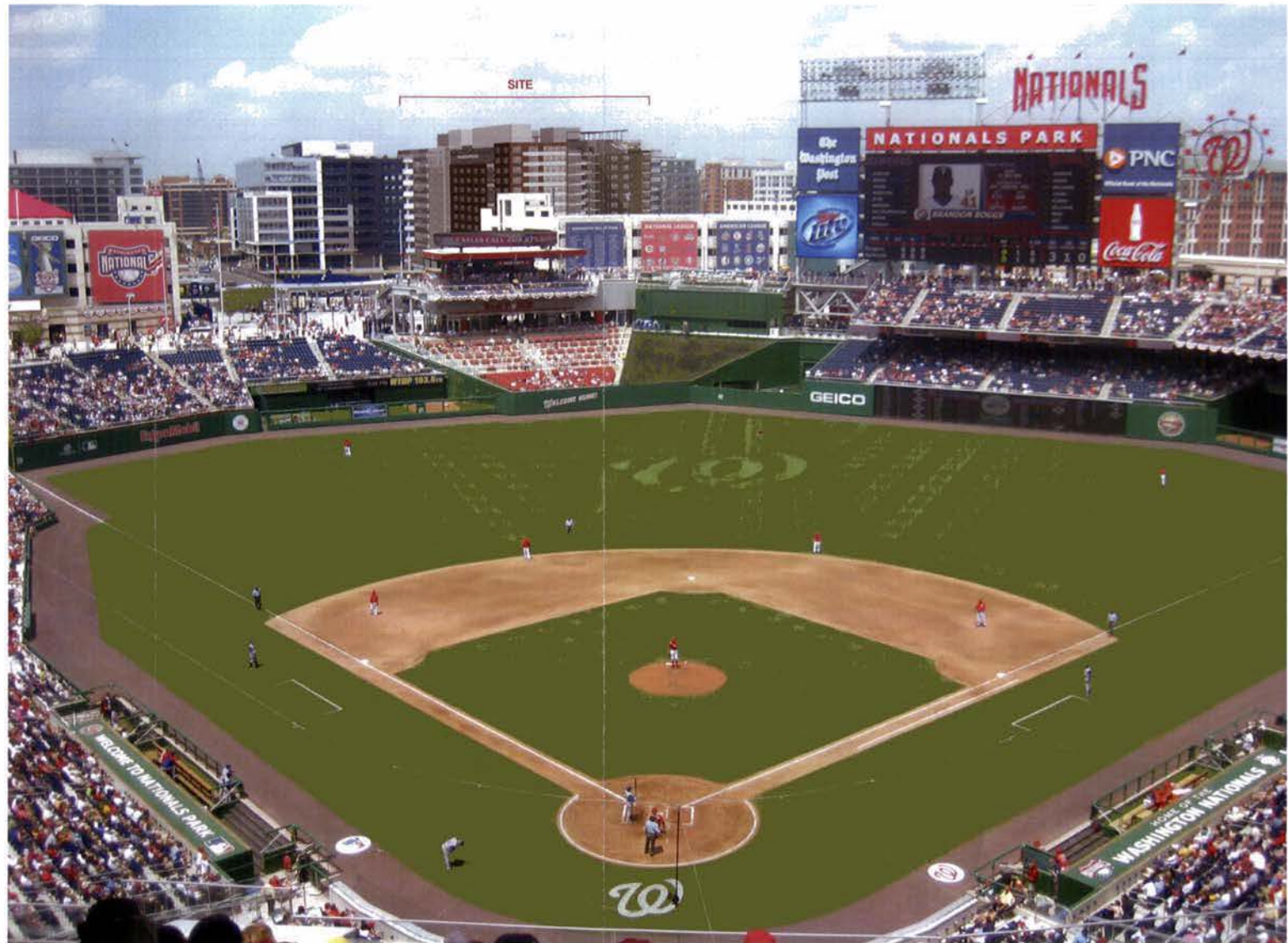
DATE August 31, 2012

APPLICATION FOR
ZONING REVIEW

TITLE
VIEWSHED
FROM
NATIONALS
STADIUM

NUMBER

A-50



VIEW FROM NATIONALS STADIUM

GROSVENOR

SKANSKA

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M. First & N Street, S.E.
Washington, DC

CONSULTANTS

McCarten
Thoughtful and Creative
Real Estate Solutions

Hickok Cole
ARCHITECTS

Gensler

ART PLAN
ES

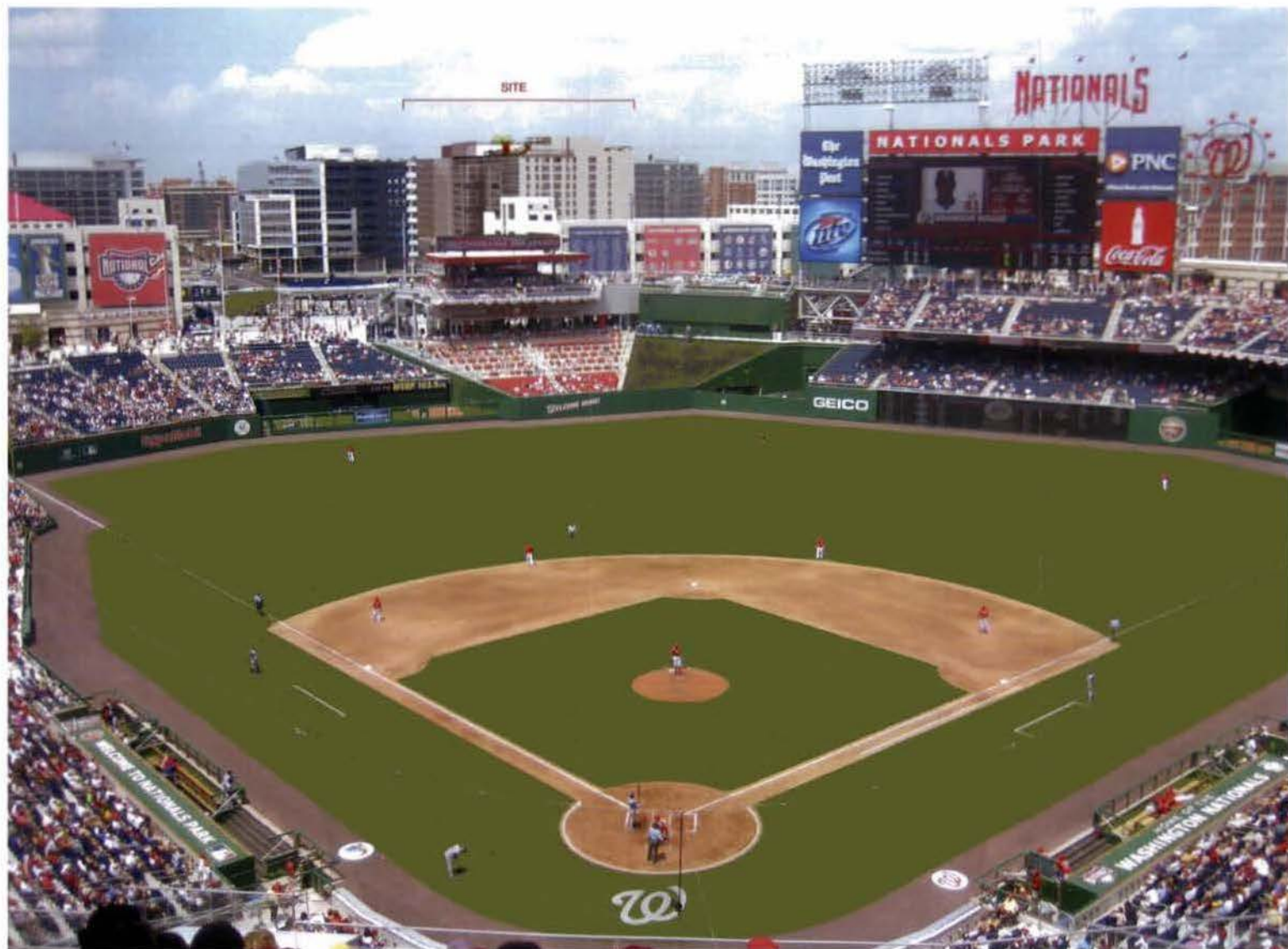
PROJECT NAME: SQUARE 701

DATE: March 27, 2013

APPLICATION FOR
ZONING REVIEW

NOTE:
VIEWSHED
FROM
NATIONALS
STADIUM

NUMBER
A-50 REV



VIEW FROM NATIONALS STADIUM



AERIAL VIEW OF OVERALL PROJECT

GROSVENOR

SKANSKA

SQUARE 701
M. First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERTY Worleyparsons
Thoughtful and Creative
Real Estate Solutions



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KEY PLAN:



PROJECT NUM: 1200050
DATE: August 31, 2012

APPLICATION FOR
ZONING REVIEW

TITLE:
AERIAL VIEW
OF OVERALL
PROJECT

NUMBER:
A-51



AERIAL VIEW OF OVERALL PROJECT

GROSVENOR

SKANSKA

SQUARE 701
M. First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERTY ARCHITECTS
Thoughtful and Creative
Real Estate Solutions

Hickok Cole
ARCHITECTS

Gensler

KEY PLAN

PROJECT NUM: 1000-00
DATE: March 22, 2013

APPLICATION FOR
ZONING REVIEW

TITLE:
AERIAL VIEW
OF OVERALL
PROJECT

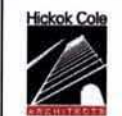
NUMBER:
A-51 REV

SQUARE 701
M. First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERTY McCa

Thoughtful and Creative
Real Estate Solutions



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KEY PLAN



PROJECT NAME 13000-02

DATE August 31, 2012

APPLICATION FOR
ZONING REVIEW

TITLE:
PERSPECTIVE
VIEW OF FIRST
STREET SE

NUMBER:

A-52



VIEW OF FIRST STREET SE

SQUARE 701
M. First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERTY ARCHITECTS
Thoughtful and Creative
Real Estate Solutions



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KEY PLAN



PROJECT NAME: SQUARE 701

DATE: March 12, 2013

APPLICATION FOR
ZONING REVIEW

TITLE

PERSPECTIVE
VIEW OF FIRST
STREET SE

NUMBER

A-52 REV



VIEW OF FIRST STREET SE

SQUARE 701
M. First & N Street, S.E.
Washington, DC

CONSULTANTS

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KEY PLAN



PROJECT NAME: 1200-01
DATE: August 31, 2012

APPLICATION FOR
ZONING REVIEW

TITLE:
PERSPECTIVE
VIEW OF
RESIDENTIAL
ENTRY

NUMBER:
A-54



VIEW OF RESIDENTIAL ENTRY

GROSVENOR

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Washington, DC

CONSULTANTS

MICAREDDI
Thoughtful and Creative
Real Estate Solutions

Hickok Cole
ARCHITECTS

Gensler

KEY PLAN



PROJECT TEAM

DATE: March 22, 2013

APPLICATION FOR

ZONING REVIEW

THIS

PERSPECTIVE

VIEW OF

RESIDENTIAL

ENTRY

SCALE

A-54 REV



VIEW OF RESIDENTIAL ENTRY

CONSULTANTS

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Thoughtful and Creative
Real Estate Solutions



Gensler



PROJECT NUM: 1200102

DATE: August 31, 2012

APPLICATION FOR
ZONING REVIEW

TITLE:
MATERIAL
BOARD FOR
RESIDENTIAL,
RETAIL, AND
HOTEL

NUMBER

A-60

RESIDENTIAL BUILDING



BRICK 1 - EAST BUILDING AND SAWTOOTH BAYS



STAINLESS STEEL ENTRY DOORS



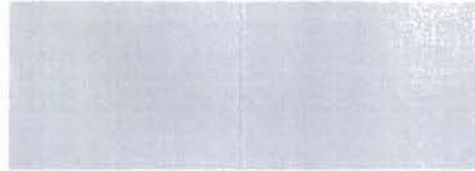
BRICK 2 - WEST BUILDING



METAL PANEL 1



BRICK 3 - WEST BUILDING BASE



METAL PANEL 2

HOTEL BUILDING



BRICK 1



BRICK 2

METAL PANEL 1

CORNER RETAIL BUILDING



BRICK 1



BRICK 2



METAL PANEL 1

NOTE: MATERIAL COLORS ARE REPRESENTATIONAL ONLY.
ACTUAL COLORS MAY VARY.

RESIDENTIAL BUILDING



BRICK 1



BRICK 2 - AT BUILDING BASE ON CUSHING PLACE ALLEY



STAINLESS STEEL ENTRY DOORS



METAL PANEL 1



METAL PANEL 2

HOTEL BUILDING



BRICK 1



BRICK 2

METAL PANEL 1

CORNER RETAIL BUILDING



BRICK 1



BRICK 2



METAL PANEL 1

NOTE: MATERIAL COLORS ARE REPRESENTATIONAL ONLY.
ACTUAL COLORS MAY VARY.

N STREET, SE

M STREET, SE

55 M STREET, SE

CUSHING PLACE

FIRST STREET, SE

RESIDENTIAL SERVICE

RESIDENTIAL PARKING

OFFICE PARKING

OFFICE SERVICE

LOADING

PARKING

PARKING

LOADING

RETAIL

OFFICE

RETAIL

RETAIL

RESIDENTIAL LOBBY

RETAIL

HOTEL LOBBY

RETAIL

RETAIL ENTRY

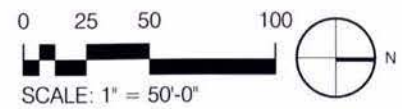
RESIDENTIAL ENTRY

HOTEL ENTRY

OFFICE ENTRY

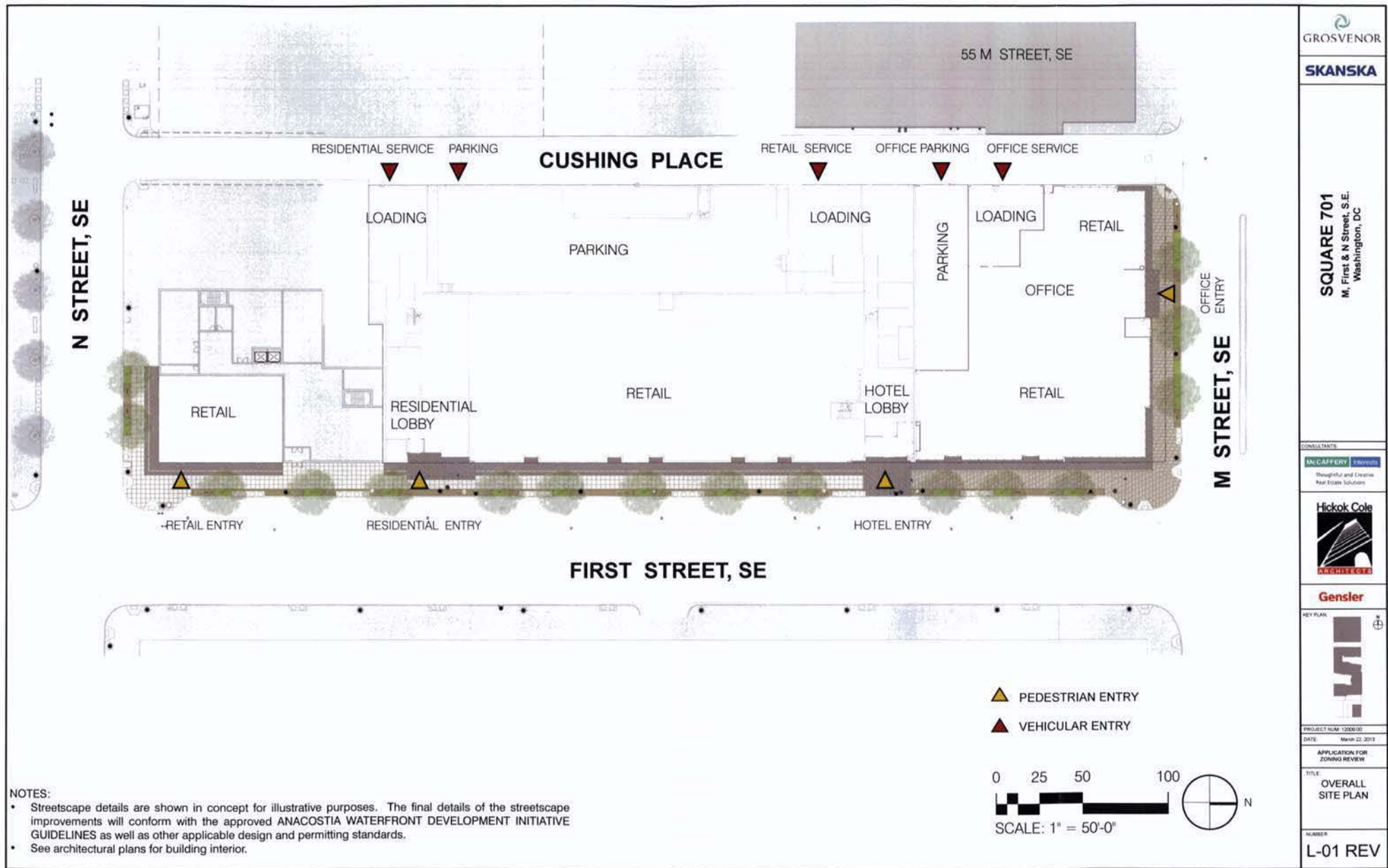
PEDESTRIAN ENTRY

VEHICULAR ENTRY



NOTES:

- Streetscape details are shown in concept for illustrative purposes. The final details of the streetscape improvements will conform with the approved ANACOSTIA WATERFRONT DEVELOPMENT INITIATIVE GUIDELINES as well as other applicable design and permitting standards.
- See architectural plans for building interior.



GROSVENOR	
SKANSKA	
SQUARE 701 M, First & N Street, S.E. Washington, DC	
CONSULTANTS	
McCAFFERY	Skanska
Thoughtful and Creative Real Estate Solutions	
Hickok Cole	
ARCHITECTS	
Gensler	
KEY PLAN	
PROJECT NUM: 10000100	
DATE: March 22, 2013	
APPLICATION FOR ZONING REVIEW	
TITLE: OVERALL SITE PLAN	
NUMBER: L-01 REV	

N STREET, SE

SEE SHEET L-03

SPECIAL PAVING AT RETAIL
SPILL ZONE, TYP.

TREE BOX WITH METAL
FENCING, TYP.

POROUS PAVING OVER
CONTINUOUS SOIL PANEL, TYP.

CONCRETE WALK

EXISTING TEARDROP PENDANT
STREET LIGHT TO REMAIN

TRASH RECEPTACLES, TYP.

RETAIL

RETAIL

RESIDENTIAL
LOBBY

EXISTING #16 WASHINGTON GLOBE
STREET LIGHT TO REMAIN, TYP.

EXISTING STORM SEWER INLET
TO REMAIN, TYP.

BIKE RACK, TYP.

EXISTING FIRE HYDRANT TO
REMAIN, TYP.

SPECIAL PAVING AT RETAIL SPILL
ZONE AND BUILDING ENTRANCE

FIRST STREET, SE

NOTES:

- Streetscape details are shown in concept for illustrative purposes. The final details of the streetscape improvements will conform with the approved ANACOSTIA WATERFRONT DEVELOPMENT INITIATIVE GUIDELINES as well as other applicable design and permitting standards.
- Hardscape details and material selection are shown to illustrate design intent only. The purpose is to generally define the paving areas, character, and type of material. The concrete walk, concrete unit pavers, special paving, and porous paving will be detailed during the design phase of work and confirm to DDOT requirements.
- See architectural plans for building interior.

CONSULTANTS

McCAFFERY INTERNET
Thoughtful and Creative
Real Estate Solutions



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KEY PLAN



PROJECT NUM 1000000

DATE August 31, 2012

APPLICATION FOR
ZONING REVIEW

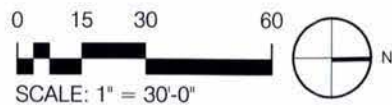
TITLE

SITE PLAN

SOUTH

NUMBER

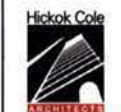
L-02



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Washington, DC

CONSULTANTS

McCAFFERTY | Associates
Thoughtful and Creative
Real Estate Solutions



Gensler



PROJECT NAME: 1200W02

DATE: March 22, 2013

APPLICATION FOR
ZONING REVIEW

TITLE
SITE PLAN
SOUTH

NUMBER
L-02 REV

N STREET, SE

SPECIAL PAVING AT RETAIL
SPILL ZONE, TYP.

TREE BOX WITH METAL
FENCING, TYP.

POROUS PAVING OVER
CONTINUOUS SOIL PANEL, TYP.

CONCRETE WALK

EXISTING TEARDROP PENDANT
STREET LIGHT TO REMAIN

TRASH RECEPTACLES, TYP.

RETAIL

RESIDENTIAL
LOBBY

RETAIL

EXISTING #16 WASHINGTON GLOBE
STREET LIGHT TO REMAIN, TYP.

EXISTING STORM SEWER INLET
TO REMAIN, TYP.

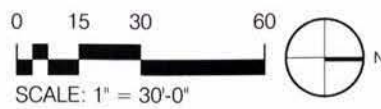
BIKE RACK, TYP.

EXISTING FIRE HYDRANT TO
REMAIN, TYP.

SPECIAL PAVING AT RETAIL SPILL
ZONE AND BUILDING ENTRANCE

FIRST STREET, SE

SEE SHEET L-03



NOTES:

- Streetscape details are shown in concept for illustrative purposes. The final details of the streetscape improvements will conform with the approved ANACOSTIA WATERFRONT DEVELOPMENT INITIATIVE GUIDELINES as well as other applicable design and permitting standards.
- Hardscape details and material selection are shown to illustrate design intent only. The purpose is to generally define the paving areas, character, and type of material. The concrete walk, concrete unit pavers, special paving, and porous paving will be detailed during the design phase of work and confirm to DDOT requirements.
- See architectural plans for building interior.

SQUARE 701

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Washington, DC

CONSULTANTS

McCAFFERTY *McCAFFERTY*
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KEY PLAN



PROJECT NUM 12008-00

DATE August 31, 2012

APPLICATION FOR
ZONING REVIEWTITLE
PLANTING PLAN
SOUTH

NUMBER

L-04

N STREET, SE

CLADRASTIS KENTUKEA (2)

TREE PIT PLANTING TYP.

RETAIL

RETAIL

RESIDENTIAL
LOBBY

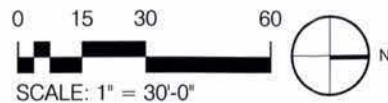
CLADRASTIS KENTUKEA (3)

TREE PIT PLANTING, TYP.

GLEDITSIA TRICANTHOS (3)

SEE SHEET L-05

FIRST STREET, SE



NOTES:

- Tree pit planting and street tree species are shown in concept for illustrative purposes. The final details of the streetscape improvements will conform with the approved ANACOSTIA WATERFRONT DEVELOPMENT INITIATIVE GUIDELINES as well as other applicable design and permitting standards.
- Plant species selections identified on this plan are shown to illustrate design intent only. The purpose is to generally define plant size, character, and locations. Refinements to the planting design and final selection of all plant materials consistent with the species shown shall be developed during detailed design phases of work.
- See architectural plans for building interior.

N STREET, SE

CLADRASTIS KENTUKEA (2)

TREE PIT PLANTING TYP.

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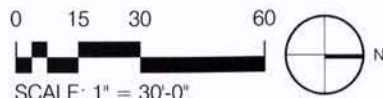
CLADRASTIS KENTUKEA (3)

TREE PIT PLANTING, TYP.

GLEDITSIA TRICANTHOS (3)

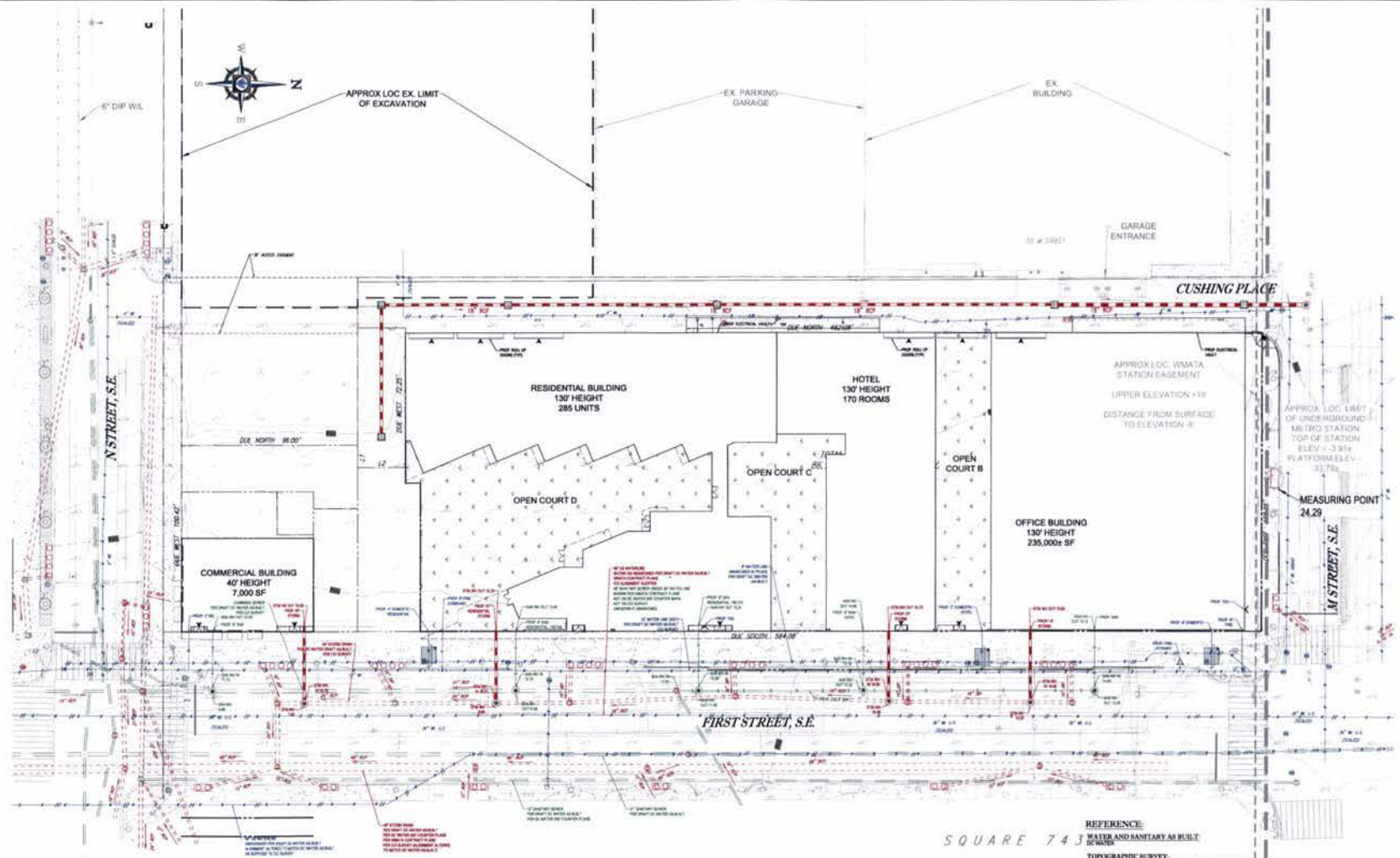
SEE SHEET L-05

FIRST STREET, SE



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SQUARE 743 WATER AND SANITARY AS BUILT

REFERENCE:

TOPOGRAPHIC SURVEY
ENTITLED "TOPOGRAPHIC SURVEY OF LOTS 20-41, 48-61, 101-106, 108, 109, 110-114, 121-126, 128, 129, 130-134, 136, 137-140, 142-146, 148, 149, 150-154, 156, 157-160, 162-166, 168, 169, 170-174, 176, 177-180, 182-186, 188, 189, 190-194, 196, 197-200, 202-206, 208, 209, 210-214, 216, 217-220, 222-226, 228, 229, 230-234, 236, 237-240, 242-246, 248, 249, 250-254, 256, 257-260, 262-266, 268, 269, 270-274, 276, 277-280, 282-286, 288, 289, 290-294, 296, 297-300, 302-306, 308, 309, 310-314, 316, 317-320, 322-326, 328, 329, 330-334, 336, 337-340, 342-346, 348, 349, 350-354, 356, 357-360, 362-366, 368, 369, 370-374, 376, 377-380, 382-386, 388, 389, 390-394, 396, 397-400, 402-406, 408, 409, 410-414, 416, 417-420, 422-426, 428, 429, 430-434, 436, 437-440, 442-446, 448, 449, 450-454, 456, 457-460, 462-466, 468, 469, 470-474, 476, 477-480, 482-486, 488, 489, 490-494, 496, 497-500, 502-506, 508, 509, 510-514, 516, 517-520, 522-526, 528, 529, 530-534, 536, 537-540, 542-546, 548, 549, 550-554, 556, 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CONSULTANTS

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Gensler
 KEY PLAN


PROJECT NUM 12000-01

DATE March 22, 2013

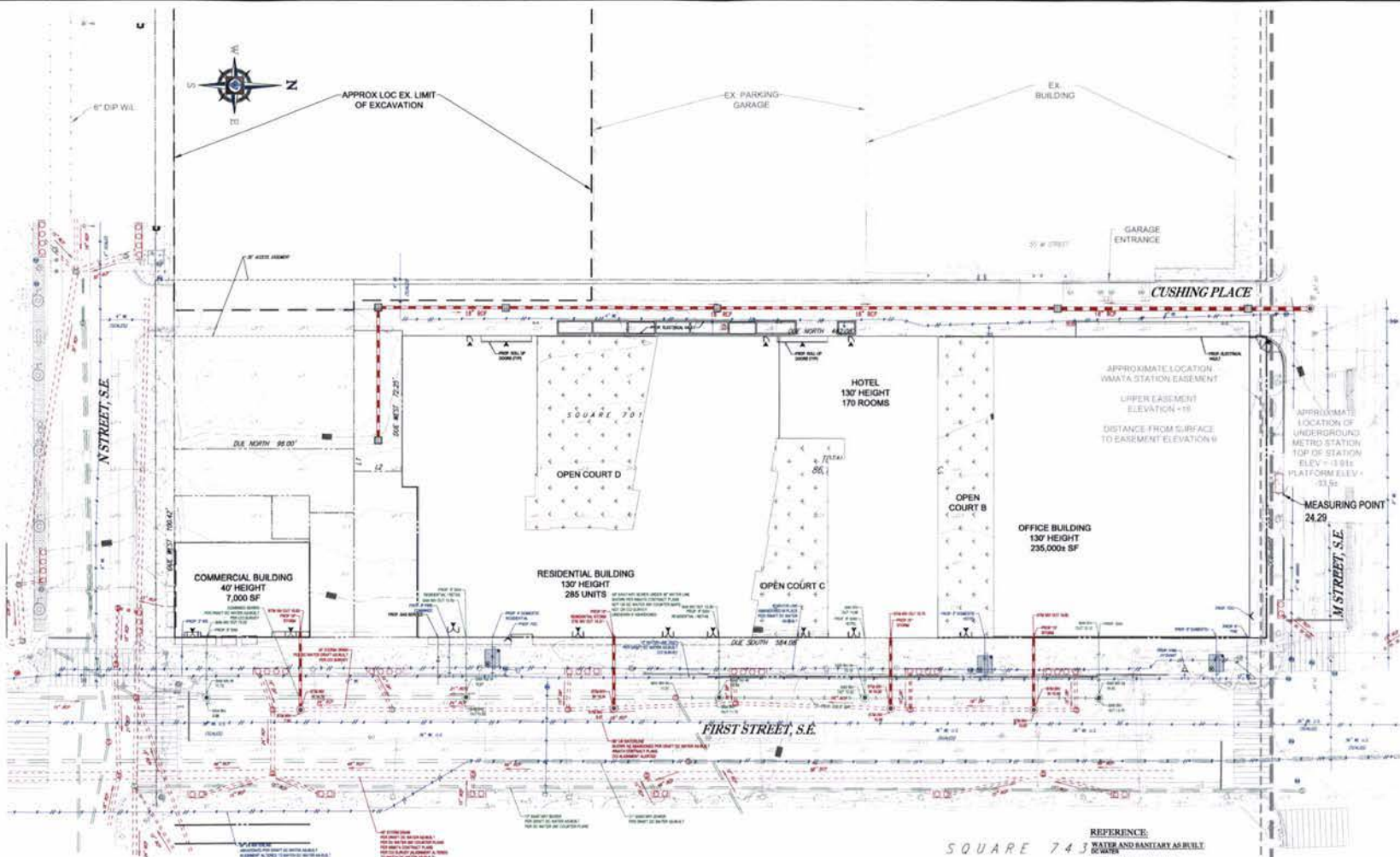
APPLICATION FOR
ZONING REVIEW

TITLE:

UTILITY PLAN

NUMBER:

C-02 REV

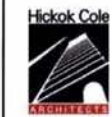

REFERENCE:
 WATER AND SANITARY AS BUILT
 DRAWINGS

 TOPOGRAPHIC SURVEY
 DATED 10/10/12 BY LAND AND TITLE SURVEY OF LOTS 24-41, 48-61, 121-126, 128, 130, 131-134, 135, 136, 137-140, 141-143, 144-146, 147-150, 151-154, 155, 156, 157-160, 161-164, 165-168, 169-172, 173-176, 177-180, 181-184, 185-188, 189-192, 193-196, 197-200, 201-204, 205-208, 209-212, 213-216, 217-220, 221-224, 225-228, 229-232, 233-236, 237-240, 241-244, 245-248, 249-252, 253-256, 257-260, 261-264, 265-268, 269-272, 273-276, 277-280, 281-284, 285-288, 289-292, 293-296, 297-300, 301-304, 305-308, 309-312, 313-316, 317-320, 321-324, 325-328, 329-332, 333-336, 337-340, 341-344, 345-348, 349-352, 353-356, 357-360, 361-364, 365-368, 369-372, 373-376, 377-380, 381-384, 385-388, 389-392, 393-396, 397-400, 401-404, 405-408, 409-412, 413-416, 417-420, 421-424, 425-428, 429-432, 433-436, 437-440, 441-444, 445-448, 449-452, 453-456, 457-460, 461-464, 465-468, 469-472, 473-476, 477-480, 481-484, 485-488, 489-492, 493-496, 497-500, 501-504, 505-508, 509-512, 513-516, 517-520, 521-524, 525-528, 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DATE March 22, 2013

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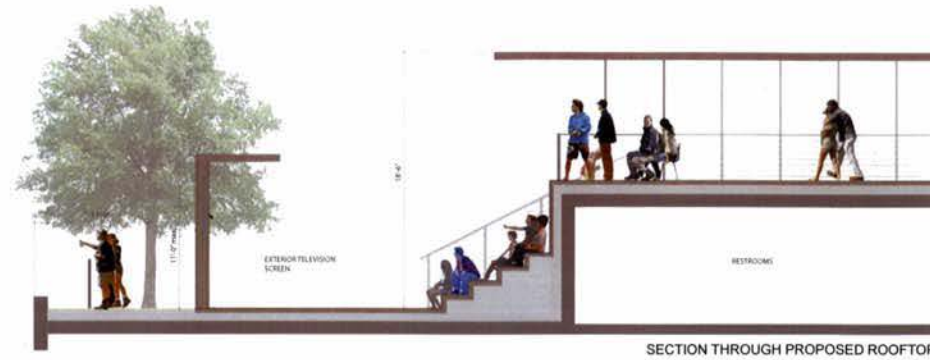
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VIEW OF FIRST STREET SE

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THE ZONING COMMISSION, SUBMITTED ON AUGUST 31, 2012.



NOTES:

1. CONCEPTUAL ROOFTOP IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO VARIATION.
2. THIS PAGE DID NOT APPEAR IN THE PLANS APPROVED BY THE ZONING COMMISSION, SUBMITTED ON AUGUST 31, 2012.