

100 M STREET S.E.

WASHINGTON, DC
OFFICE BUILDING

INDEX BOARD OF ZONING SUBMISSION SET MAY 11, 2006

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ABOVE TYPICAL FLOOR

DC
MAY 11 11 21 16



CVR

ZONING COMMISSION
District of Columbia
CASE NO.06-03
EXHIBIT NO.14A

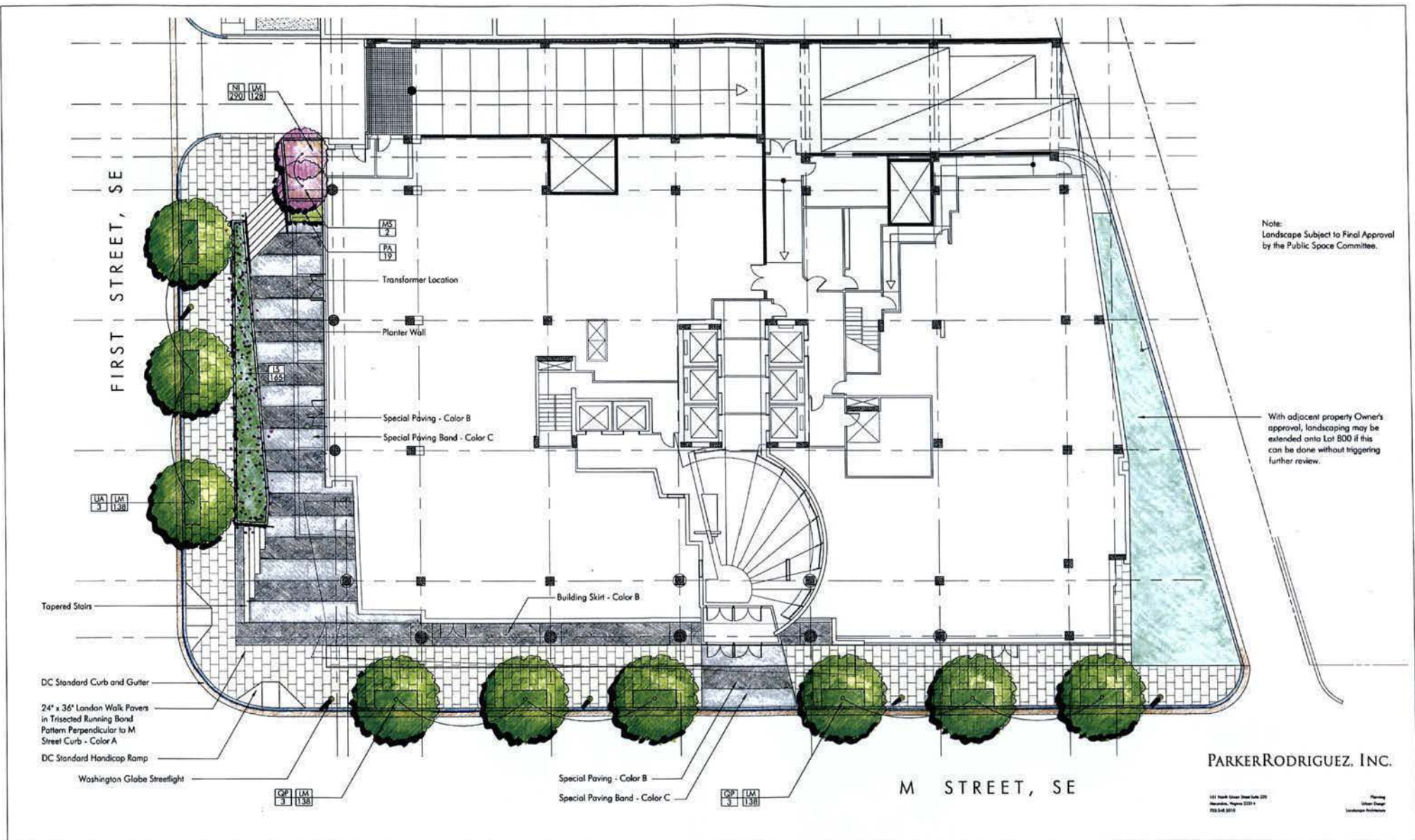
MAY 11, 2006
WDG PROJECT NO. W06003

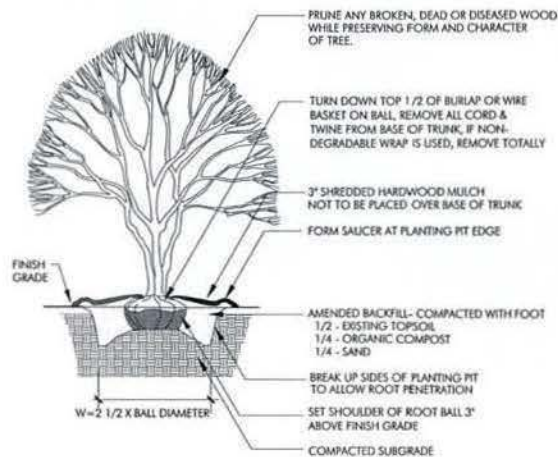


VIEW NORTH EAST FROM M STREET

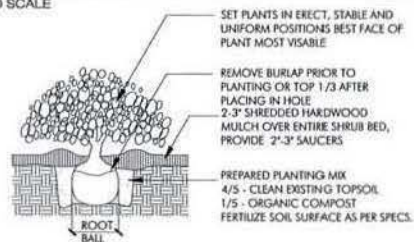


VIEW NORTH WEST FROM M STREET

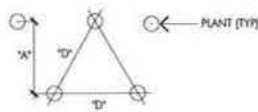




2 TREE PLANTING - STAKED
L-2 NOT TO SCALE



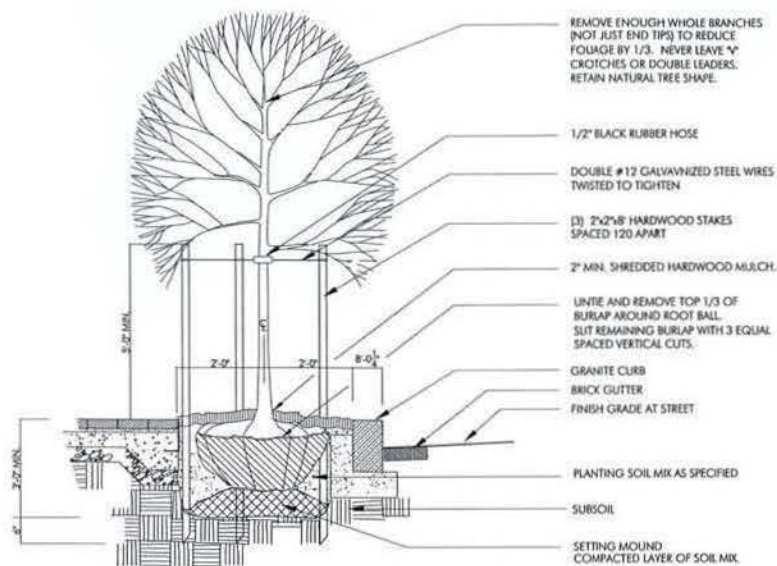
3 TREE PLANTING - STAKED
L-2 NOT TO SCALE



NOTE:
GROUND COVERS AND PERENNIALS TO
BE INSTALLED WITH TRIANGULAR SPACING

4 TREE PLANTING - STAKED
L-2 NOT TO SCALE

PLANT SPACING "D"	ROW "W"
6" O.C.	5' O.C.
8" O.C.	7' O.C.
10" O.C.	9' O.C.
12" O.C.	10' O.C.
14" O.C.	12' O.C.
15" O.C.	13' O.C.
16" O.C.	14' O.C.
18" O.C.	16' O.C.
24" O.C.	21' O.C.
30" O.C.	26' O.C.
36" O.C.	30' O.C.



1 TREE PLANTING - STAKED
L-2 NOT TO SCALE

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
LM	542	<i>Liriodendron tulipifera</i>	Big Blue Lily	1 Gal.	Cont.	12\"
LS	165	<i>Lawsonia alba</i>	Spanish Lavender	2 Gal.	Cont.	18\"
MS	2	<i>Magnolia stellata</i>	Star Magnolia	6-8\"	BBB	Specimens, 3-4 Stems
NR	290	<i>Norsetia xanthocarpa</i>	Ice Follies Dogwood	1/2\"	BBB	8\"
PA	19	<i>Panicum capillare</i>	Dwarf Fountain Grass	2 Gal.	Cont.	18\"
QP	6	<i>Quercus phellos</i>	Willow Oak	2-3 1/2\"	BBB	Specimen
UA	3	<i>Ulmus americana</i>	Princeton American Elm	2-3 1/2\"	BBB	Specimen

PLANTING NOTES

- Contractor shall be responsible for becoming familiar with all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
- Procedures and specifications of work shall conform to the "Landscape Specifications Guideline for the Baltimore-Washington Metropolitan Area" (Latest Edition, published jointly by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects, Potomac Chapter).
- Size and standards of plant materials shall conform to the latest edition of "USA Standards for Nursery Stock" by the American Association of Nurserymen, Inc. (AAN).
- Final location of plant material shall be subject to the approval of the Landscape Architect. Contractor is to notify Landscape Architect for inspection after layout is complete and before installation.
- No substitutions will be allowed without approval by the Landscape Architect.
- All disturbed areas not planted with trees, shrubs or ground cover shall be seeded down unless otherwise noted.



1



2



3



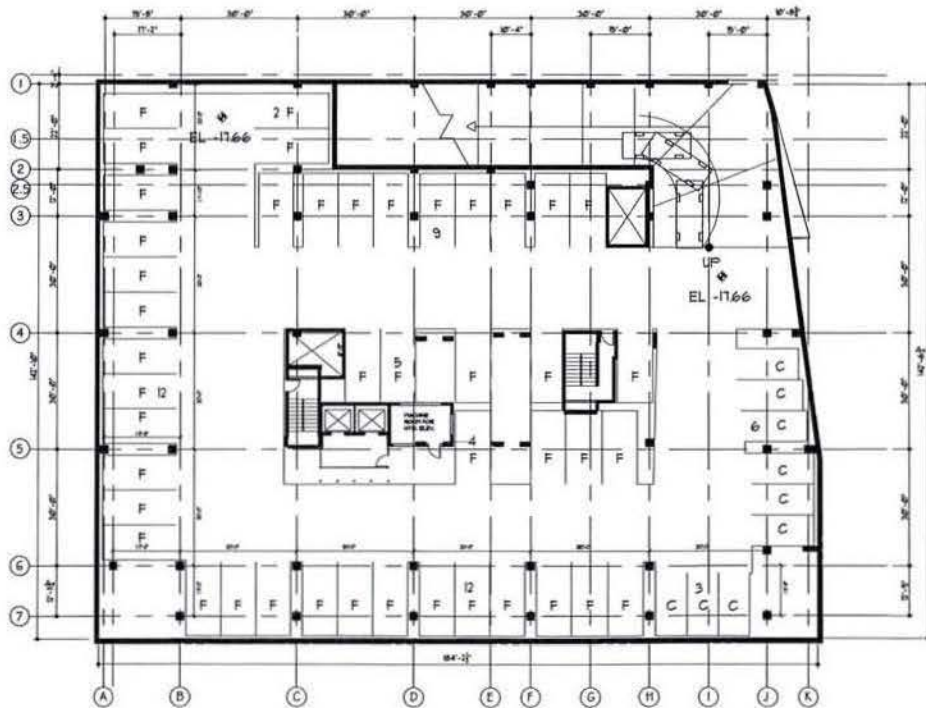
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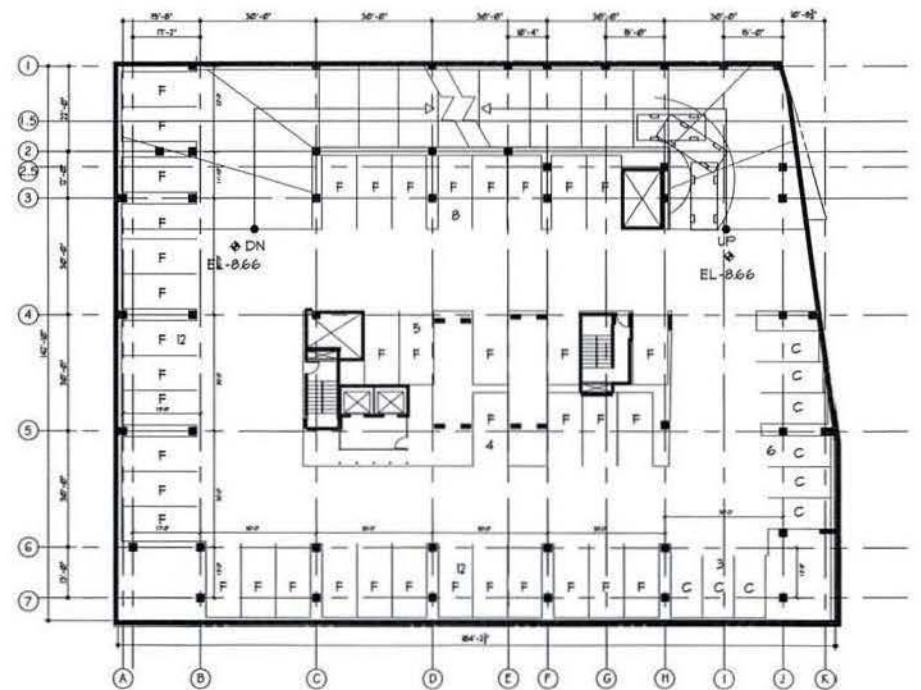
SITE

CONTEXTUAL PHOTOGRAPHS

100 M STREET S.E. OFFICE BUILDING



P-4 LEVEL PLAN



P-3 LEVEL PLAN

100 M STREET S.E. OFFICE BUILDING

FULL - 9' W x 19' L x 6'-6" H min. - typ. 8'-4" H
VAN - 9' W x 19' L x 7'-2" H min.
HC - 9' W x 19' L x 6'-6" H min.
HCV - 9' W x 19' L x 6'-6" H min.
COMPACT - 8' W x 16' L x 6'-6" H min. - typ. 8'-4" H

FULL (AT LEAST 9 X 19)

PARKING DISTRIBUTION ON SITE 2006.05.02

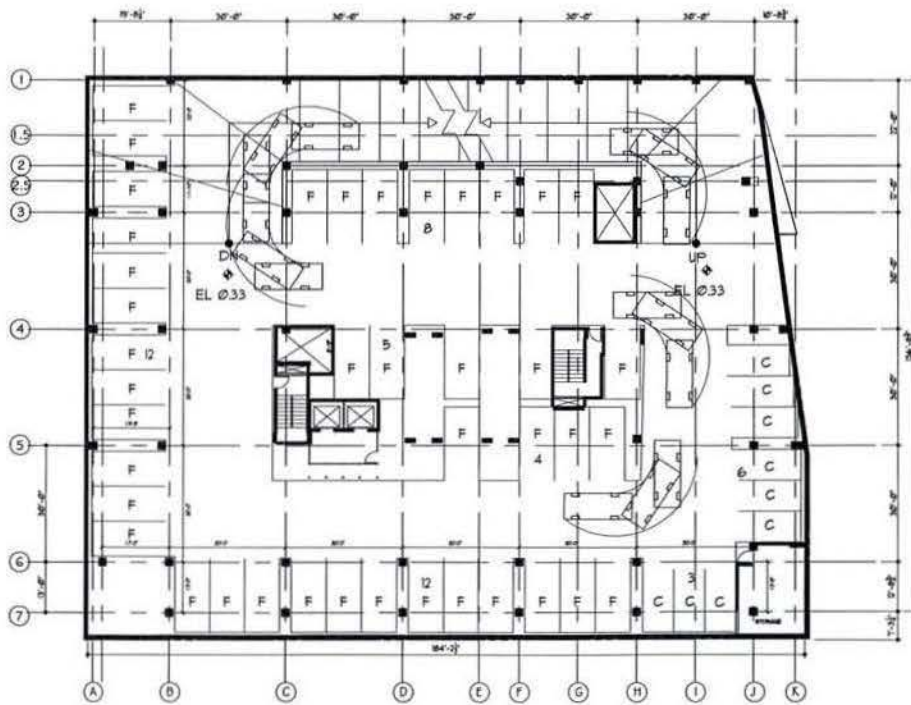
	FULL	VAN	HC	HCV	TOTAL	COMP.	TOTAL
B-1	14	12	5	2	33	9	42
B-2	41	NA	NA	NA	41	9	50
B-3	42	NA	NA	NA	42	9	51
B-4	44	NA	NA	NA	44	9	53
TOTAL	141	12	5	2	160	36	196

PARKING PERCENTAGE

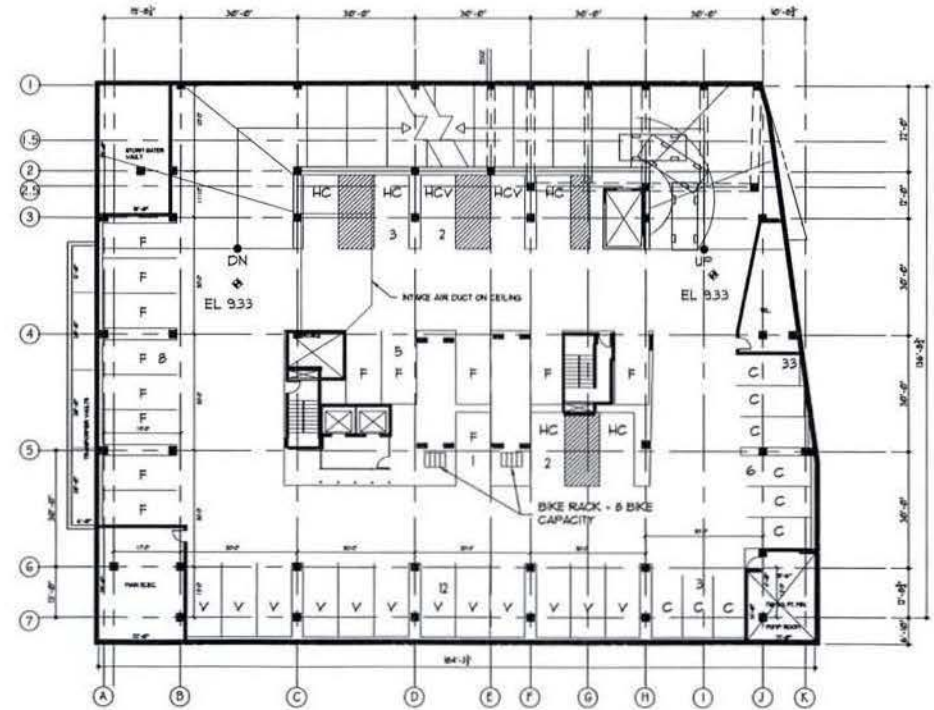
FULL SIZE SPACES 72%

COMPACT SIZE SPACES 18%

VAN SPACES 6%



P-2 LEVEL PLAN

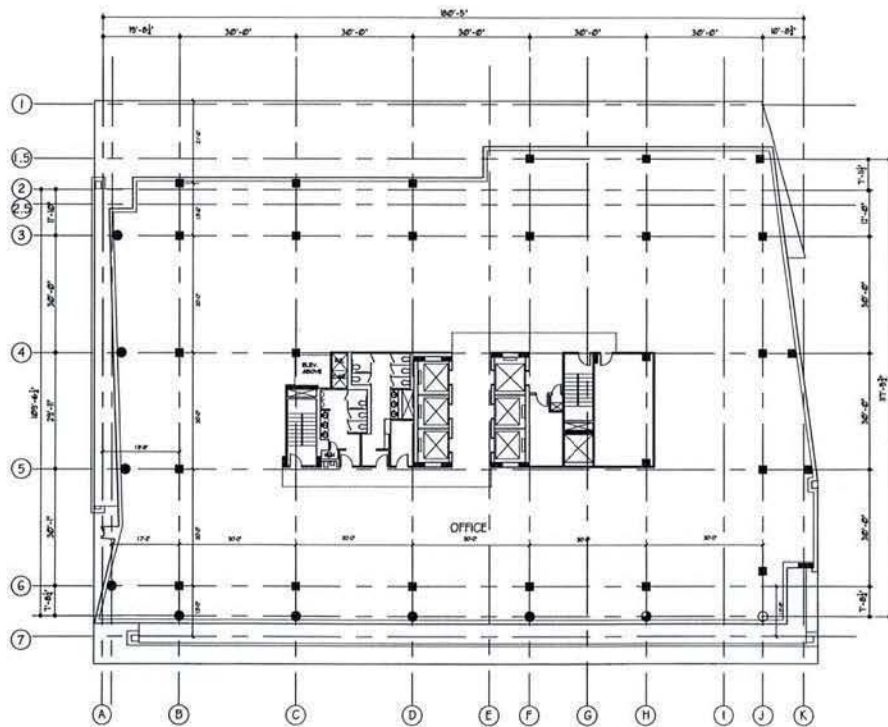


P-1 LEVEL PLAN

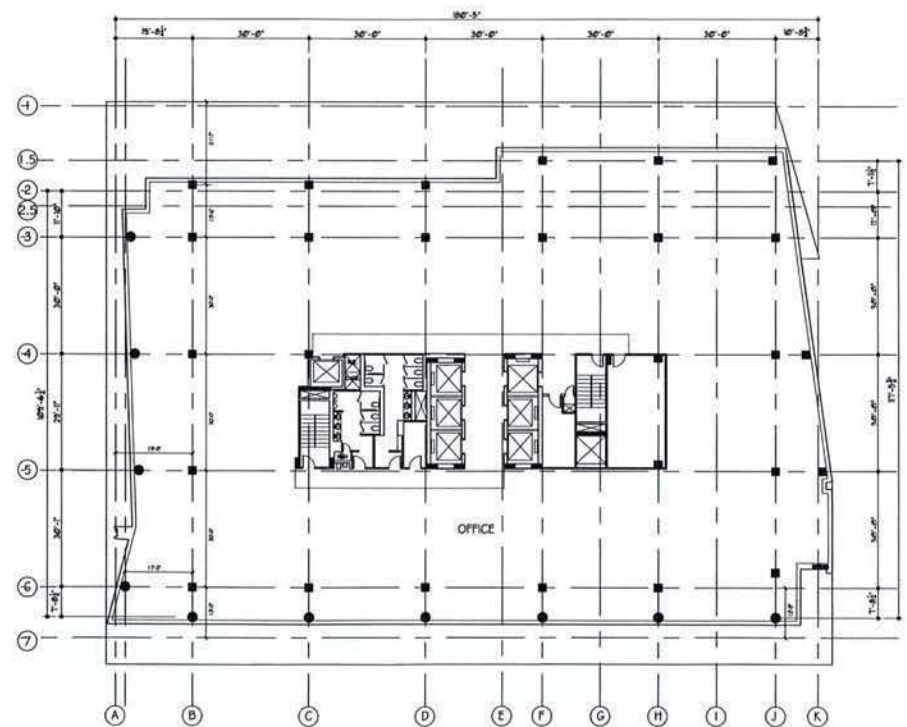
100 M STREET S.E. OFFICE BUILDING





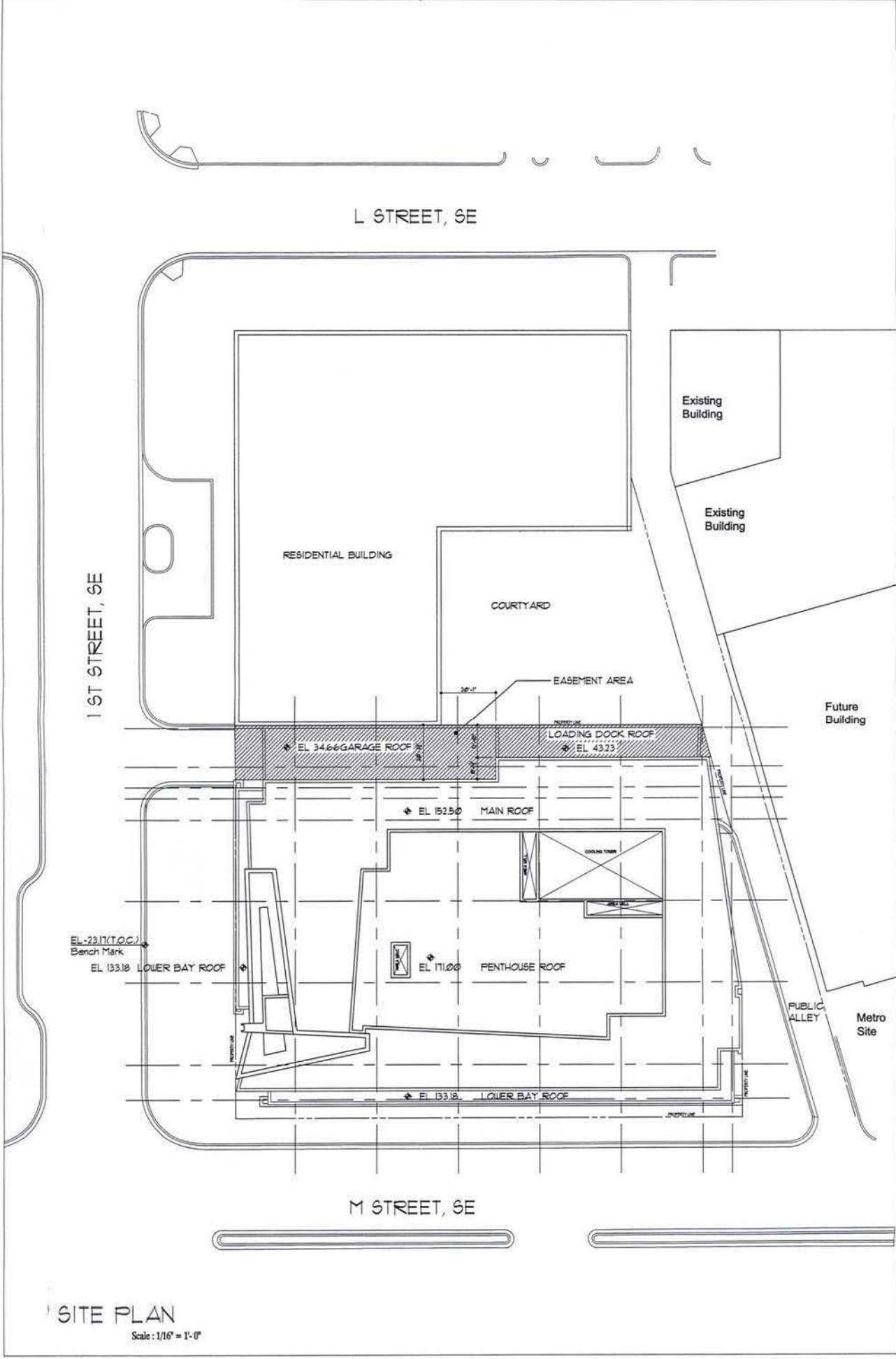


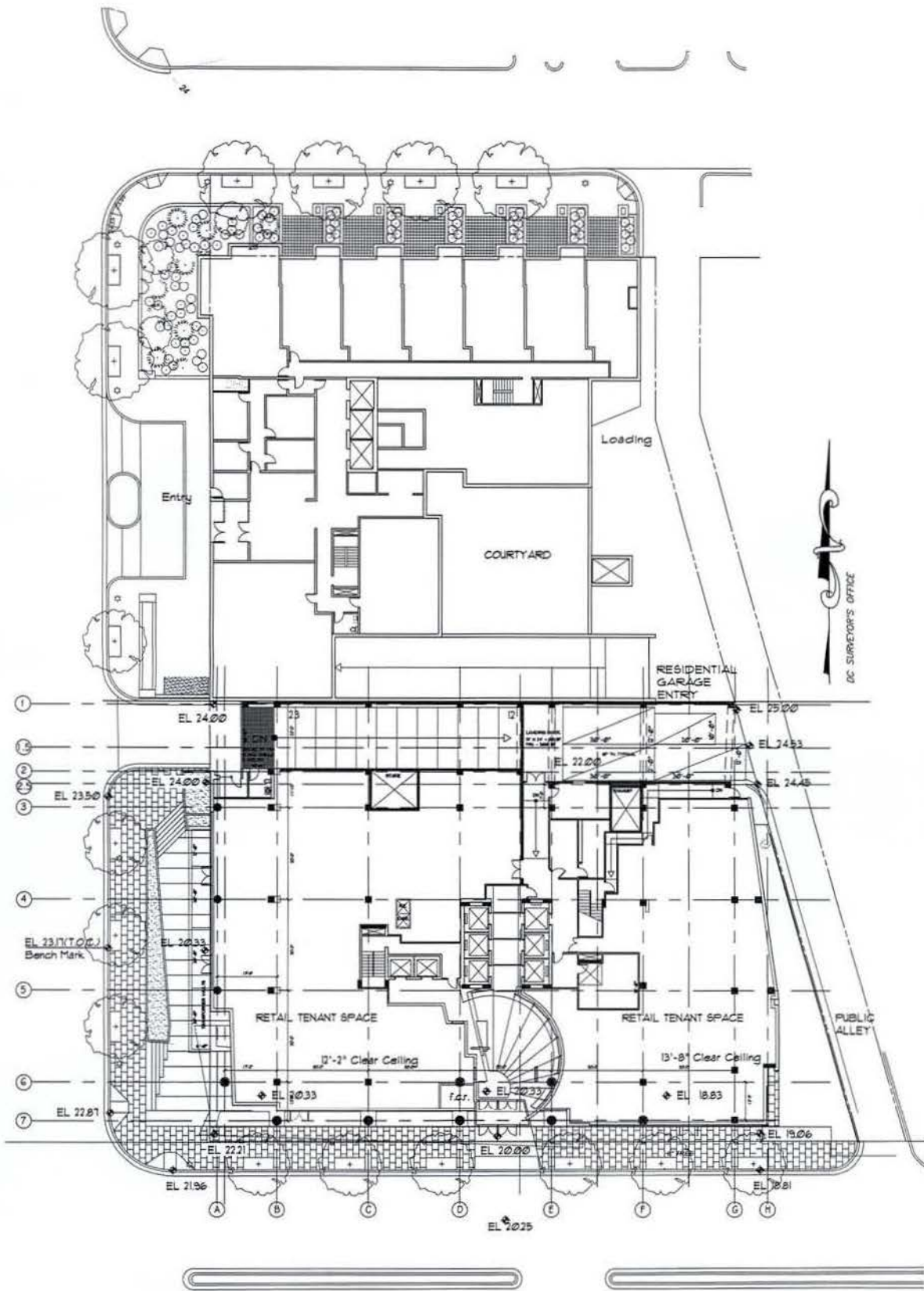
ELEVENTH FLOOR PLAN



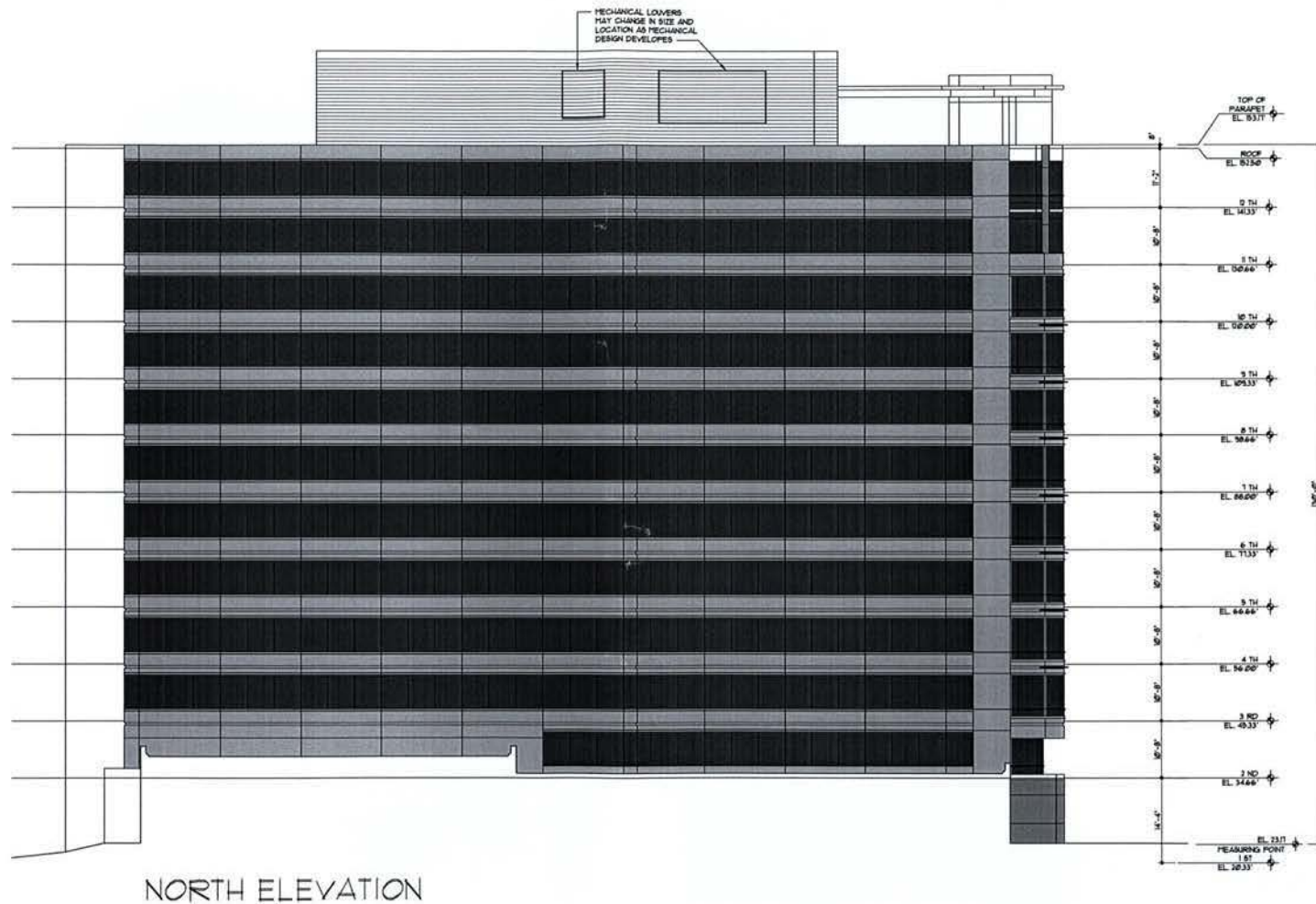
TWELFTH FLOOR PLAN

100 M STREET S.E. OFFICE BUILDING

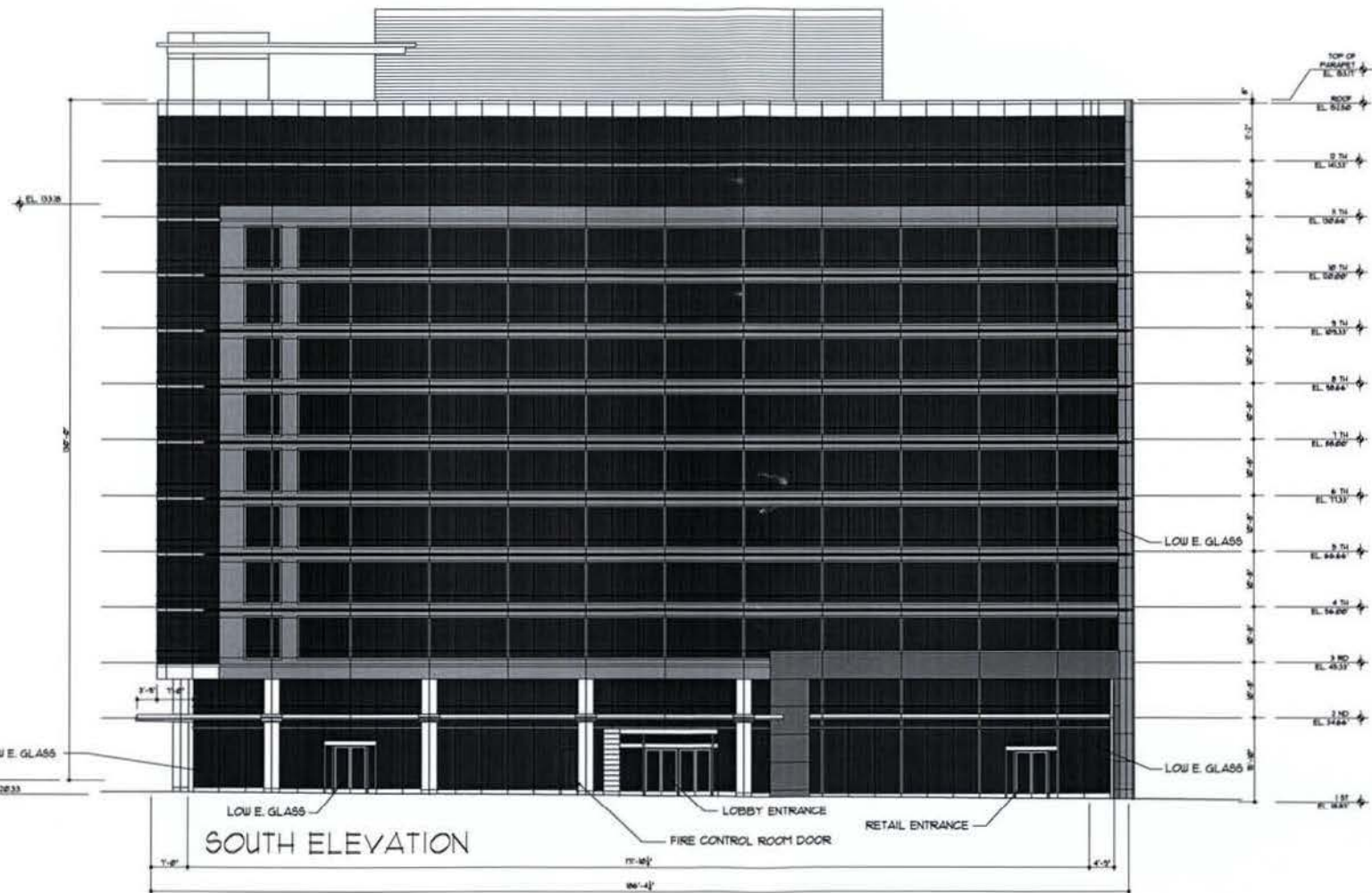




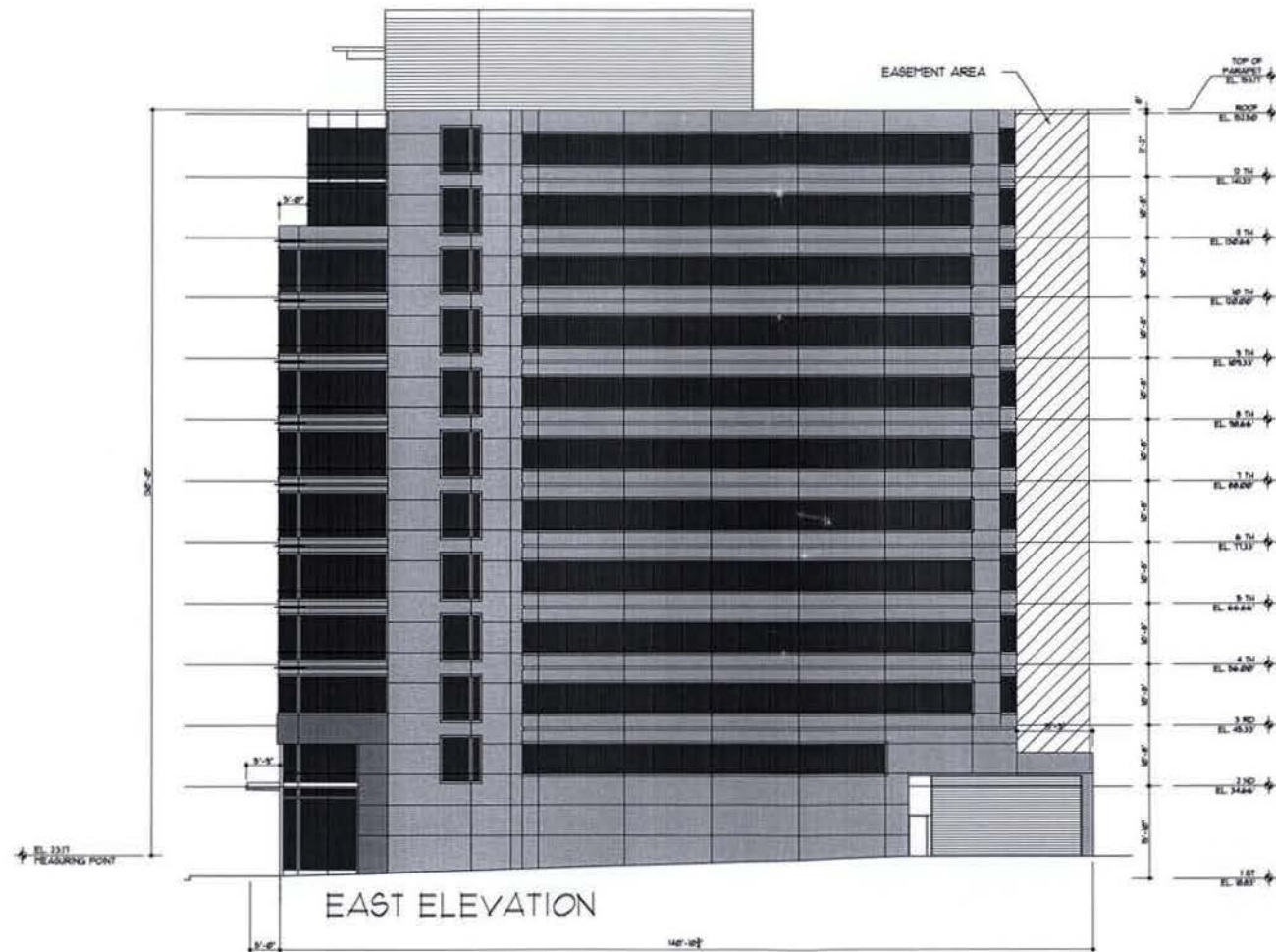
SITE PLAN



100 M STREET S.E. OFFICE BUILDING



100 M STREET S.E. OFFICE BUILDING

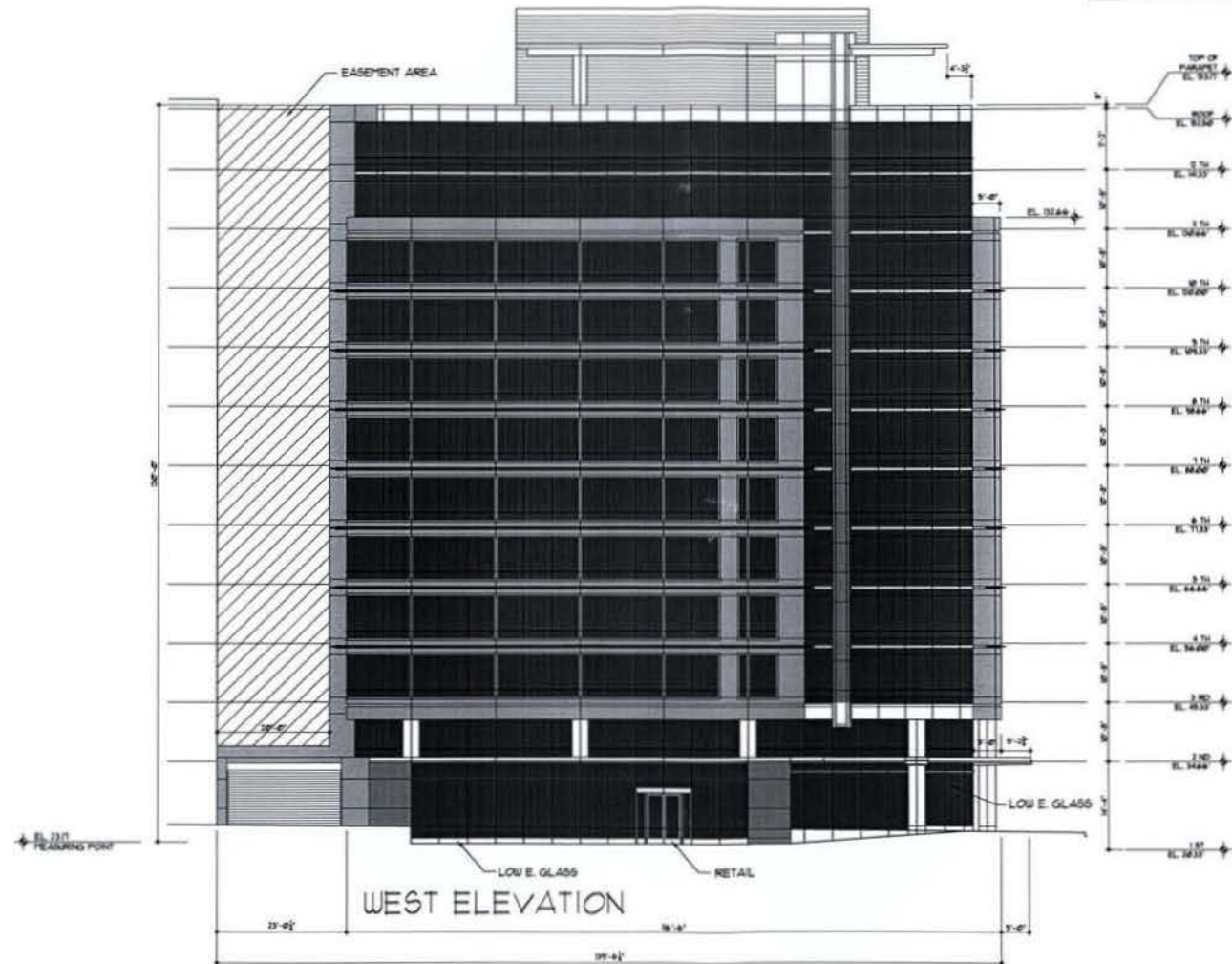


NOTE:
ALL GLASS TO BE CLEAR LOW-E.
THE OFFICE FLOORS MAY HAVE A
SLIGHTLY HIGHER SHADING COEFFICIENT
THAN THE RETAIL LEVEL WHEN FINAL
MECHANICAL COORDINATION TAKES
PLACE.

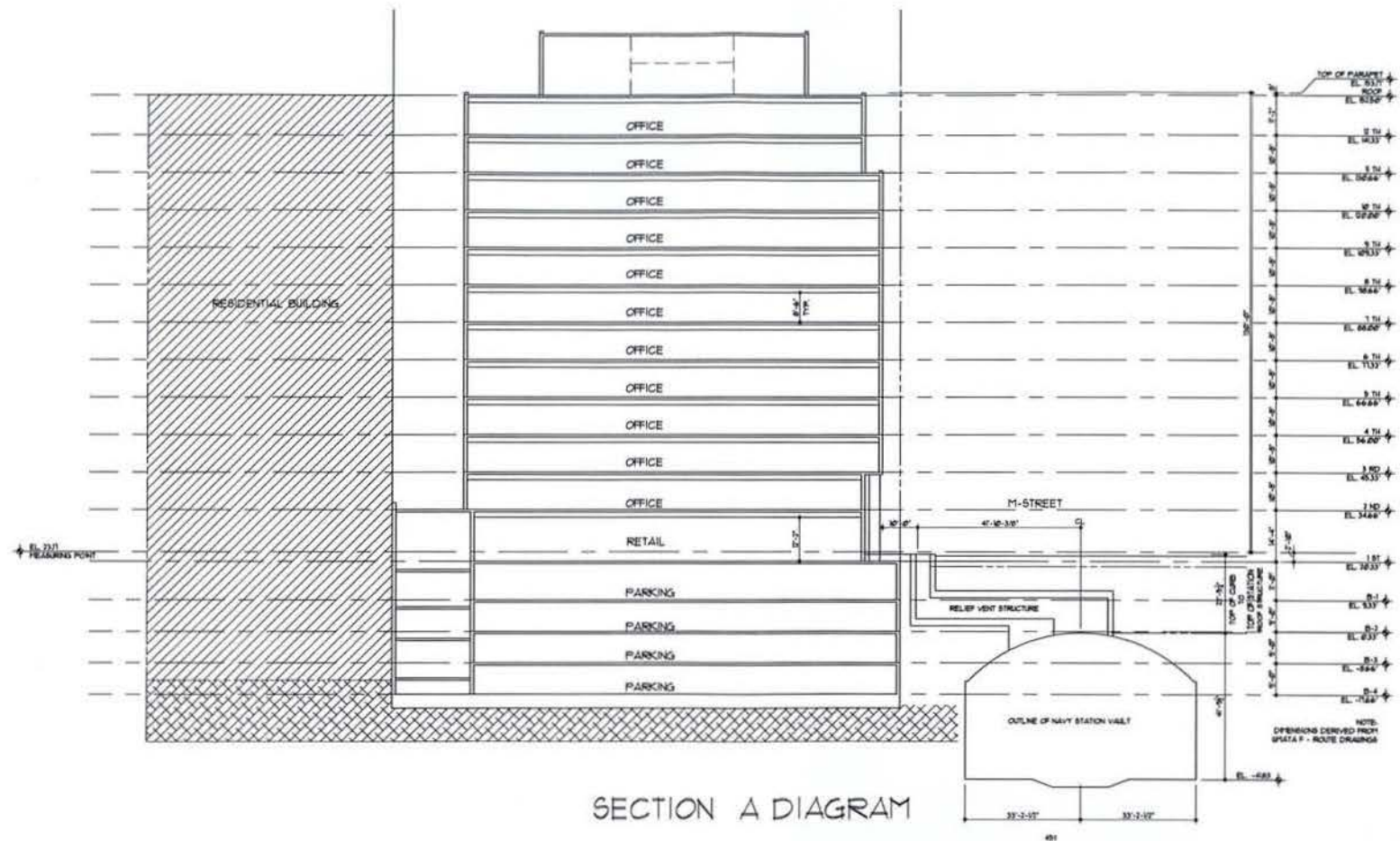
- PRECAST
- NATURAL STONE
- METAL
- GLASS

100 M STREET S.E. OFFICE BUILDING

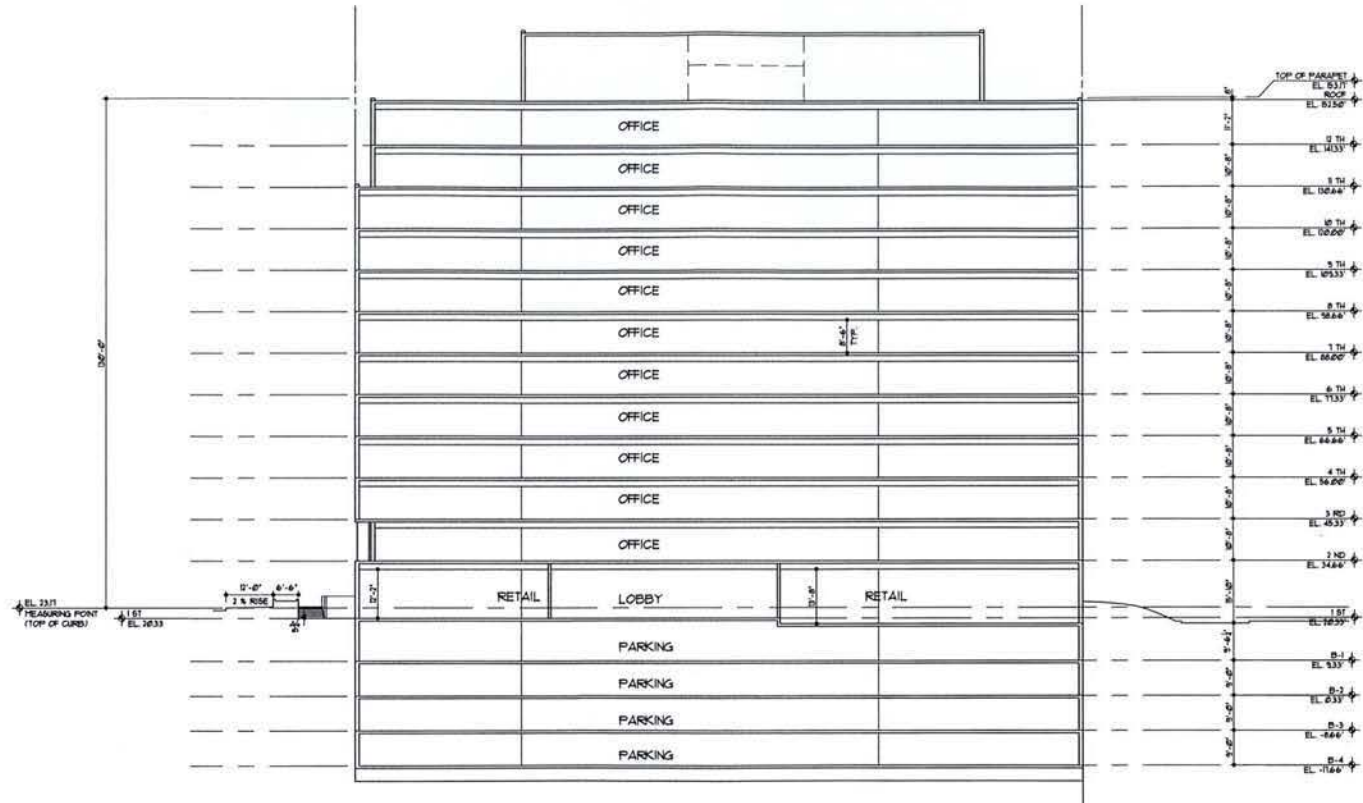
	ELEV. AREA	SOLID AREA	DISPLAY AREA
1ST STREET GROUND FLOOR ELEVATION AREA	1551	234	85%
M STREET GROUND FLOOR ELEVATION AREA	4044	290	93 %



100 M STREET S.E. OFFICE BUILDING



SECTION DIAGRAM



SECTION B DIAGRAM

100 M STREET S.E. OFFICE BUILDING



SURVEYOR'S CERTIFICATE:

I hereby certify that the property lines and bearings and distances shown hereon are based upon surveyed information based upon a boundary survey performed by A. Morton Thomas and Associates, Inc. in September, 2005. The proposed improvements are correctly drawn on the property. This exhibit was prepared for the purpose of the Zoning Submittal for the property described hereon.

DR SR 5-10-06

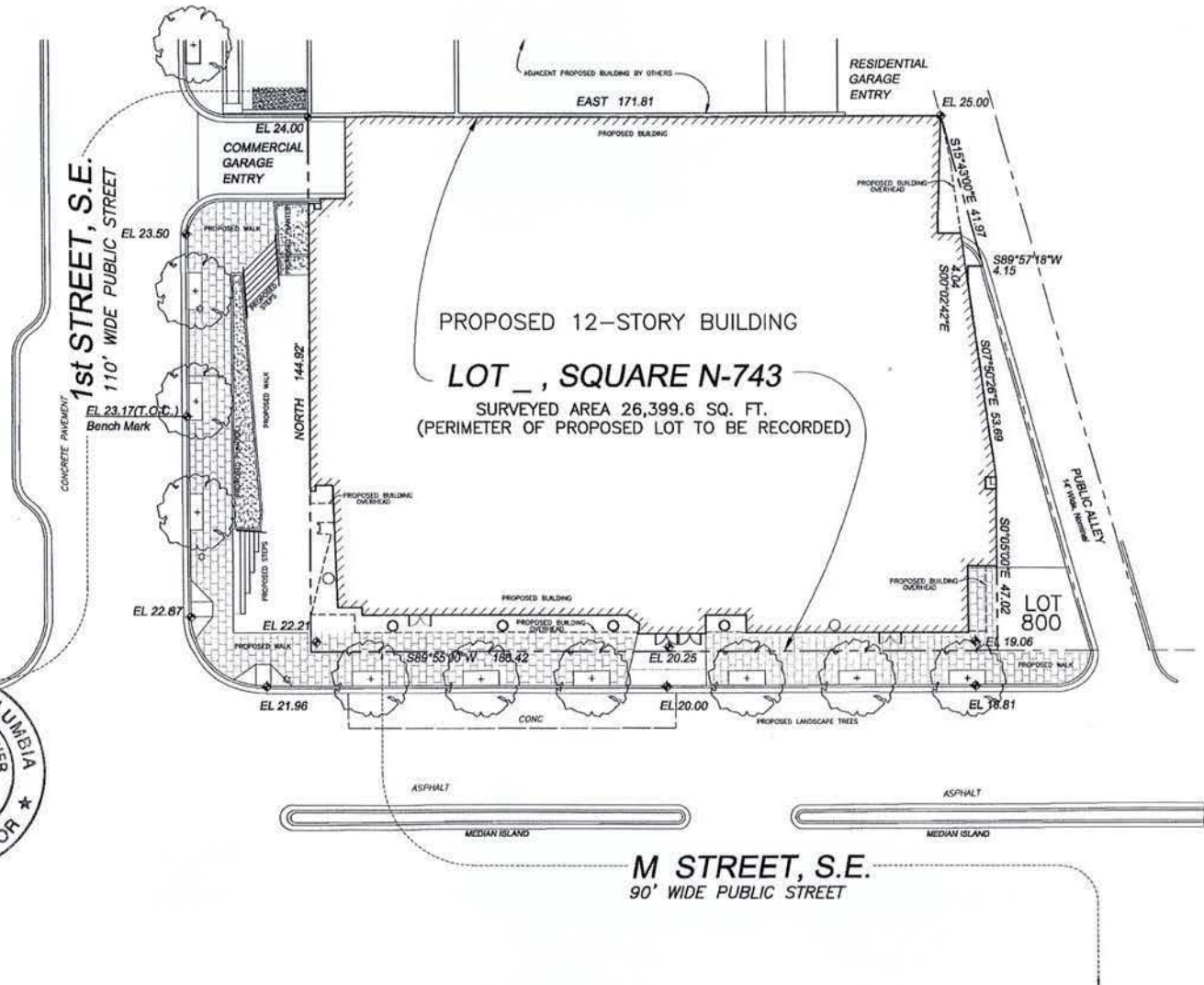
DANIEL R. SCHRIEVER
Licensed Land Surveyor
District of Columbia, License No. LS900569
FOR A. MORTON THOMAS AND ASSOCIATES, INC.



**EXHIBIT PLAT
LOT TO BE RECORDED
SQUARE N-743**

DISTRICT OF COLUMBIA
SCALE: 1"=30' DATE: MAY, 2006

A. MORTON THOMAS AND ASSOCIATES, INC.
12750 TWINBROOK PKWY., ROCKVILLE, MD 20852
TEL: 301-881-2545 FAX: 301-881-0814
AMT JOB No. 105-203-004S



100 M STREET S.E. OFFICE BUILDING

C-1



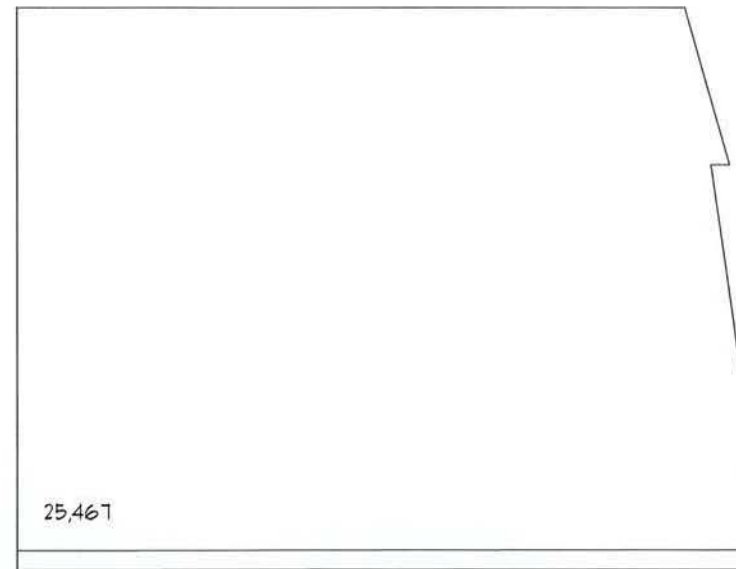
Washington, DC

MAY 11, 2006
WDG PROJECT NO. WDG003



26,399

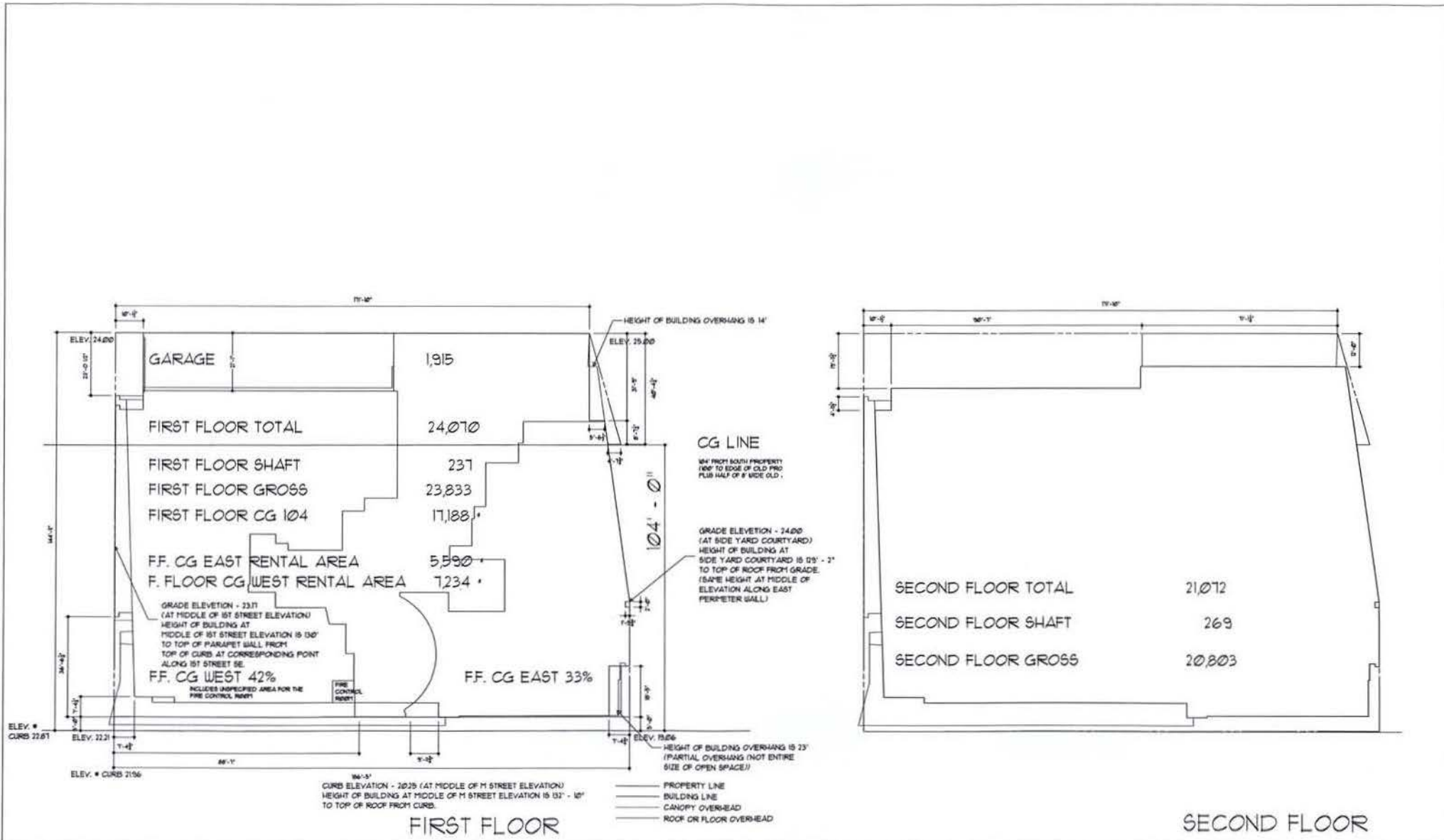
PROPERTY



25,467

5' SET BACK PROPERTY





100 M STREET S.E. OFFICE BUILDING

CG - 2A

Washington, DC

SCALE: 1/8" = 1'-0"

MAY 11, 2006

WDO PROJECT NO. W06003

LOT OCCUPANCY 2006.05.11

TOTAL LOT AREA	26,399
FIRST FLOOR BLDG. AREA	24,845
PERCENTAGE OF LOT OCCUPANCY	94.1%

BUILDING AREA = FIRST FLOOR + AREA UNDER
ROOF AND UPPER FLOORS

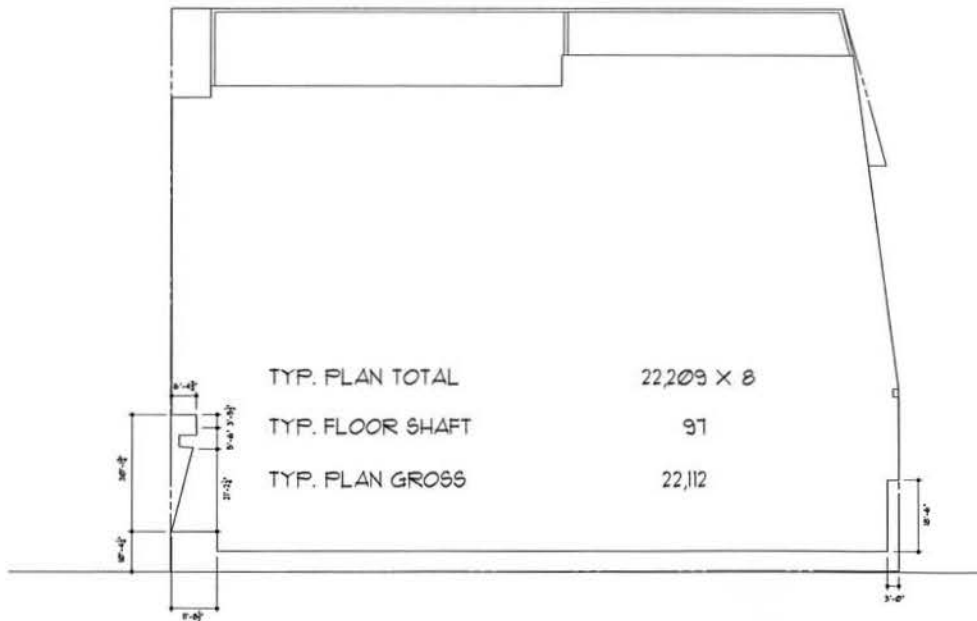
FLOOR AREA DISTRIBUTION 2006.05.11

	TOTAL	SHAFTS	GROSS FL. AREA
12	20,831	97	20,734
11	20,831	97	20,734
10	22,209	97	22,112
9	22,209	97	22,112
8	22,209	97	22,112
7	22,209	97	22,112
6	22,209	97	22,112
5	22,209	97	22,112
4	22,209	97	22,112
3	22,209	97	22,112
2	21,072	269	20,803
1	24,070	237	23,833
TOTAL	264,476	1,476	263,000

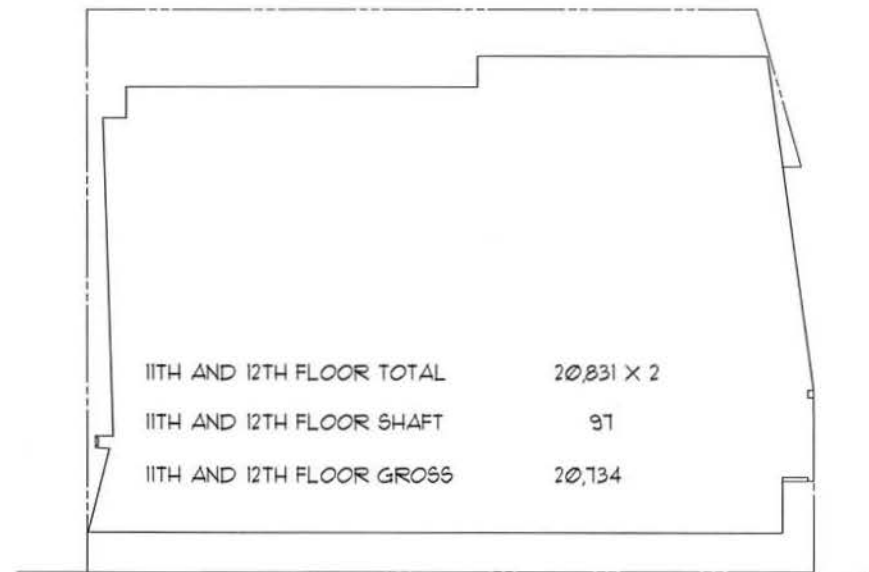
NOTE: * SHAFT AREAS ARE ESTIMATED, SUBJECT TO FINAL ENGINEERING REQUIREMENTS. APPLICANT PROPOSES TO ADJUST THE DEPTH OF THE NORTHERMOST PORTION OF THE OFFICE FLOORS EAST OF THE 20' "NO BUILD" AREA BENEFITING THE RESIDENTIAL DEVELOPMENT TO THE NORTH, DEPENDING ON FINAL REQUIREMENTS:

-IF THE SHAFT AREA IS OVER-ESTIMATED, BY RETRACTING THAT PORTION OF THE BUILDING TOWARD M STREET (INCREASING THE DEPTH OF THE REAR YARD AND DECREASING THE WIDTH OF THE COURTYARD # 7 BY THE AMOUNT RETRACTED)

-IF THE SHAFT AREA IS UNDER-ESTIMATED, ADDING TO THE CURRENT PROJECTION OF THE EASTERMOST NORTHERN WALL OF THE PROJECT (REDUCING THE DEPTH OF THE REAR YARD BY NO MORE THAN 12' AND ADDING TO THE WIDTH OF COURTYARD # 7 BY THE AMOUNT OF ANY SUCH ADDED PROJECTION)



TYPICAL FLOOR



11TH AND 12TH FLOOR

100 M STREET S.E. OFFICE BUILDING

