



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
JUNE 25, 2013

GROSVENOR

SKANSKA

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

CONSULTANTS

McCAFFERTY *Interiors*
Thoughtful and Creative
Real Estate Solutions

Hickok Cole
ARCHITECTS

Gensler

PROJECT NUM: 1209002

DATE: June 25, 2013

APPLICATION FOR
ZONING REVIEW

TITLE:
COVER SHEET

NUMBER:

ZONING COMMISSION

District of Columbia
CASE NO.12-05A
EXHIBIT NO.10A

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
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ARCHITECTS

RESIDENTIAL and HOTEL:
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WASHINGTON DC 20007
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BOHLER ENGINEERING
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LANDSCAPE ARCHITECT

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TRAFFIC ENGINEER

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

DRAWING LIST

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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 120902

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
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CONSULTANTS:

DEVELOPMENT/CONSTRUCTION
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LAND USE COUNSEL

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22636 DAVIS DRIVE, SUITE 250
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LANDSCAPE ARCHITECT

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2410 17TH STREET, NW SUITE 201
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TRAFFIC ENGINEER

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202.296.8625

DRAWING LIST

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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
A-08 REV BLOCK ELEVATIONS - FIRST STREET AND M STREET

ARCHITECTURAL DRAWINGS

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A-21 REV 2ND FLOOR PLAN
A-22 REV TYPICAL FLOOR PLAN
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A-52 REV PERSPECTIVE VIEW OF FIRST STREET
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LANDSCAPE DRAWINGS

L-01 REV OVERALL SITE PLAN
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ADD-1 FIRST STREET PERSPECTIVE WITH APPROVED HOTEL
ADD-2 RESIDENTIAL ROOF PAVILION CONCEPT



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

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JUNE 25, 2013

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SKANSKA

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

CONSULTANTS

McCAFFERY Interiors
Thoughtful and Creative
Real Estate Solutions



Gensler

PROJECT NUM: 10000101

DATE: June 25, 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

SALCAFFERTY CONSULTANTS
Transportation and General
Real Estate Services



Gensler

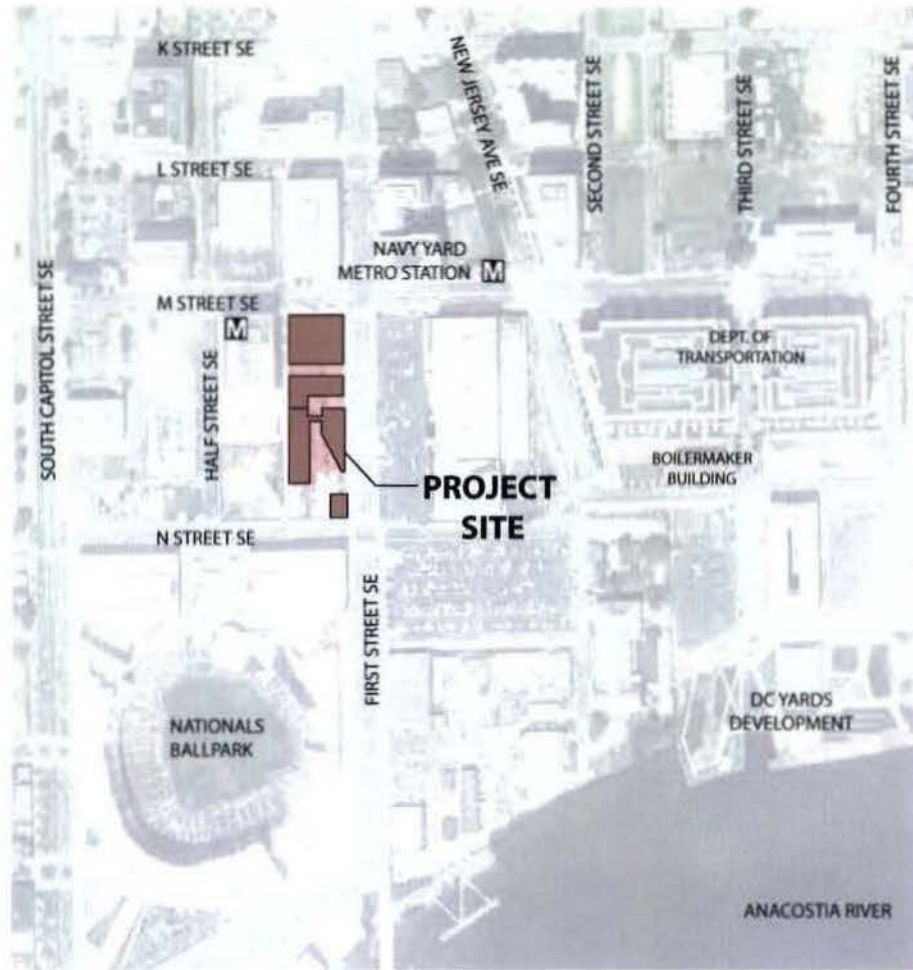


PROJECT TEAM: 2008-2012
DATE: August 11, 2012

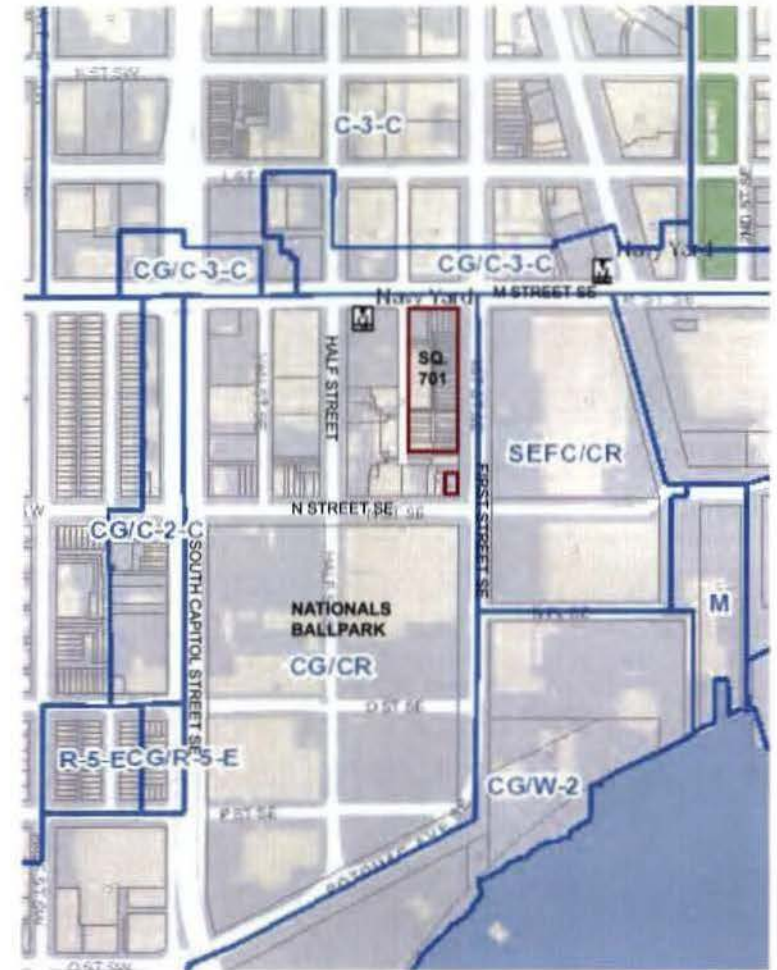
APPLICATION FOR
ZONING REVIEW

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

CONSULTANT

McCaFFERTY
Thoughtful and Creative
Real Estate Solutions



Gensler

ARCHITECT



PROJECT NAME (OPTION)

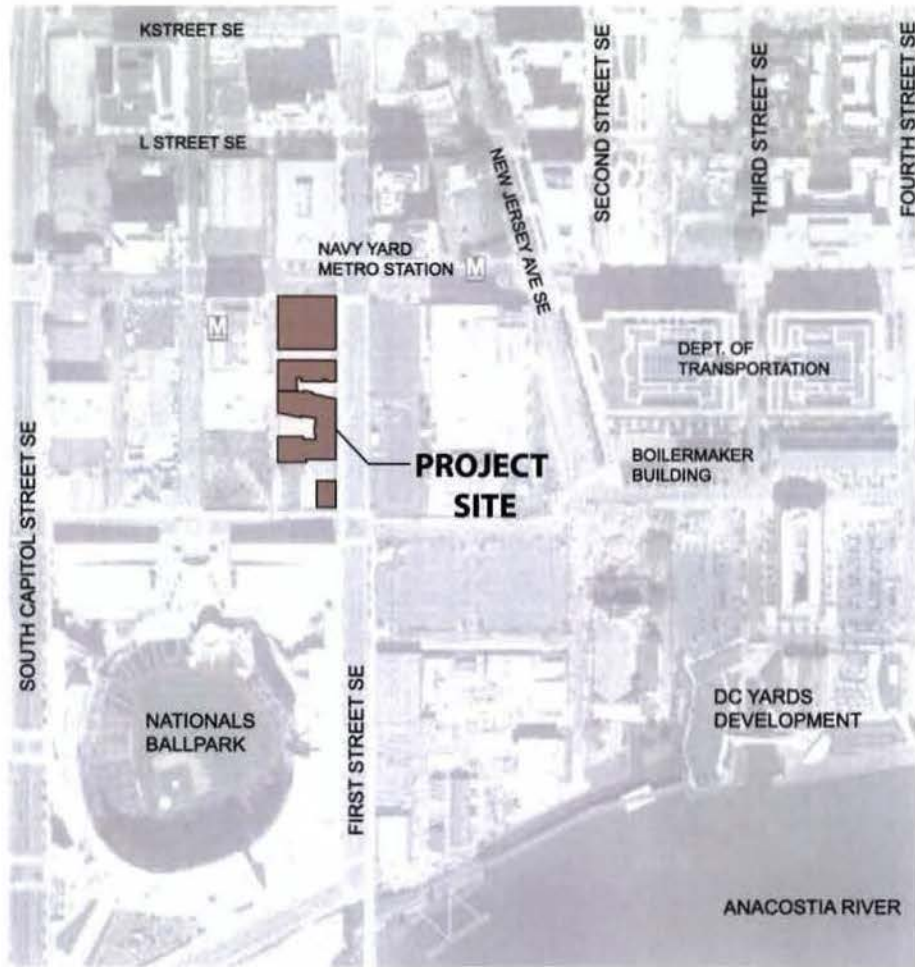
DATE: June 29, 2011

APPLICATION FOR
ZONING REVIEW

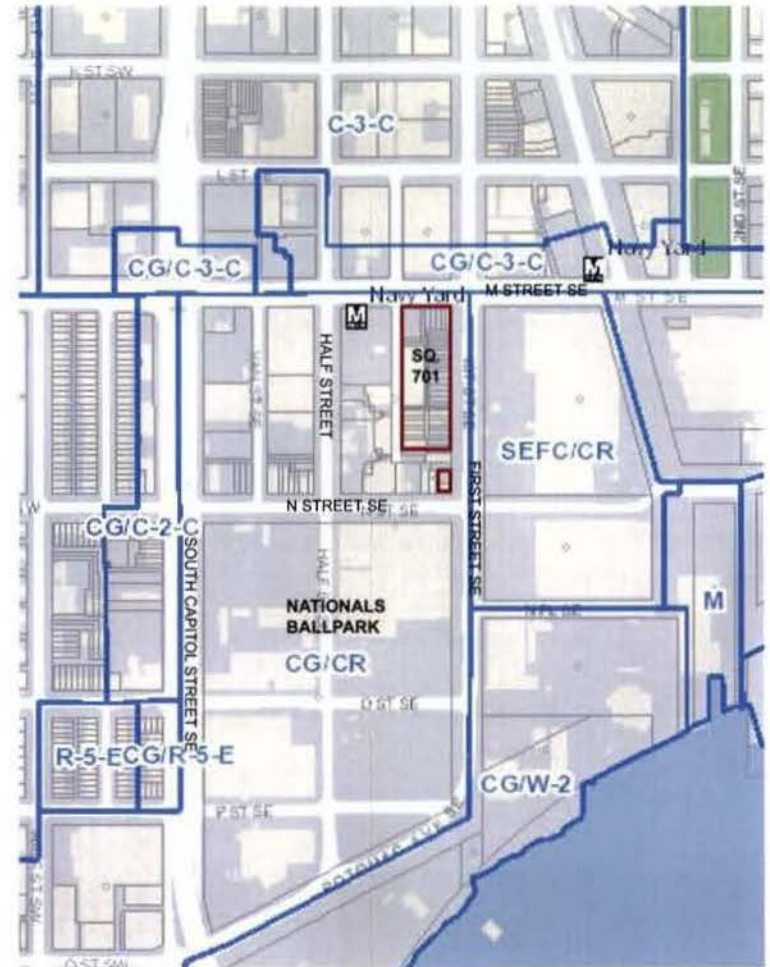
TITLE:
VICINITY PLAN
AND ZONING
BOUNDARY
PLAN

NUMBER

A-01 REV



VICINITY PLAN



Note: Map from District of Columbia Office of Zoning

ZONING BOUNDARY PLAN

Notes:

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

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SKANSKA

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

CONSULTANTS

McCAFFERTY Interiors
Thoughtful and Creative
Real Estate Solutions

Hickok Cole
ARCHITECTS

Gensler

KEY PLAN

PROJECT NAME: 0000-00
DATE: June 25, 2012
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	23,979	2,477	12,793	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	25,255	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	326	301,780	40,128	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 interior face of exterior walls and from the corner 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		6,302	6,302	0	0.0%
Hotel					
Retail					
Res Park					
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		125,879	42,448	63,230	66.2%

Notes:

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

***HOTEL WIDTH PROVISION:**
Applicant requests flexibility to increase width of hotel component by 1'-0" to alter plan configuration. Maximum Hotel area will be 126,845 GSF.

OFFICE AREA		
LEVEL	OFFICE	OTHER
P2 Park		
P1 Park		
Ground	5,065	10,874
Office		9,158
Retail		
Park		
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	221,985	18,032

Notes:

- 1- Areas given Per Gensler

CORNER RETAIL AREA	
LEVEL	GROSS AREA
P2 Park	
P1 Park	
Ground	3,800
Retail	
L2	3,600
L3	430
L4	0
L5	0
L6	0
L7	0
L8	0
L9	0
L10	0
L11	0
TOTAL	7,830

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	25	8,696			
Res Load		1,508			
Retail Load		1,643			
Hotel Load		1,128			
L2					
L3					
L4					
L5					
L6					
L7					
L8					
L9					
L10					
L11					
L12					
L13					
TOTAL	235	89,369			

Notes:

- 1- Ground floor parking number includes loading areas for buildings above.
- 2- Core area includes loading areas for buildings above.
- 3- P2 SF excludes unexcavated area.
- 3- P1 SF excludes double height pump, water, and switching rooms.

PENTHOUSE AREA	
BUILDING	GROSS AREA
RESIDENTIAL	4,301
HOTEL	3,571
OFFICE	6,498
CORNER RETAIL	625
TOTAL	18,185

Notes:

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

UNIT BREAKDOWN				
Units	Total Units Per Size	Average Size by Type	Current Unit Mix Total	
Studios	35	499	11%	
Jr 1 Bed	81	602	23%	
1 Bed	129	731	49%	
1 Bed w/ den	35	867	11%	
2 Bed	42	1084	12%	
2 Bed w/ den	4	1525	1%	
TOTAL	338	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:
SITE B Office by Skanska
TOTAL SITE:
ALLOWED GFA AT 9.0:

50,035
23,470
73,505
661,545

SITE C:
TOTAL SITE:
ALLOWED GFA AT 3.0:

3,617
3,617
10,851

FAR CHART							
LEVEL	SITE A				SITE B		TOTAL FAR
	RESIDENTIAL	RETAIL	HOTEL	PARKING	OFFICE	RETAIL	
	AREA	AREA	AREA	AREA	AREA	AREA	
Ground	7,386	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	125,679	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%

NOTES:



SITE BREAKDOWN

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

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	1-50', 1-20'	1-30', 1-30'	1-20'	3-30', 1-20'	1-30', 1-20'	2-50', 6-30', 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 @ 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*	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.

* 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
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

SITE A: 50,035
 SITE B Office by Skanska: 23,470
TOTAL SITE: 73,505
 ALLOWED GFA AT 9.9: 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	7,988	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	24,788		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	303,983	26,529	125,976	4,434	223,819	10,874	695,625.00

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	

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	0	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	1-50', 1-30'	1-30', 1-30'	1-20', 1-20'	3-30', 1-20'	1-30', 1-20'	2-50', 6-30', 5-20'
Provided	2-30', 1-20'	1-30', 1-20'	2-30', 1-20'	2-30', 1-20'	none ⁶	2-30', 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 ⁶	2 @ 200 ft. ² 5 @ 100 ft. ²

*HOTEL WIDTH PROVISION:
 Applicant requests flexibility to increase width of hotel component by 1'-0" to alter plan configuration.
 Maximum Hotel FAR area will be 127,142 SF. Maximum Project FAR area will be 696,791 SF.
 Maximum Project FAR will be 9.48.

FAR: 9.46

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

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

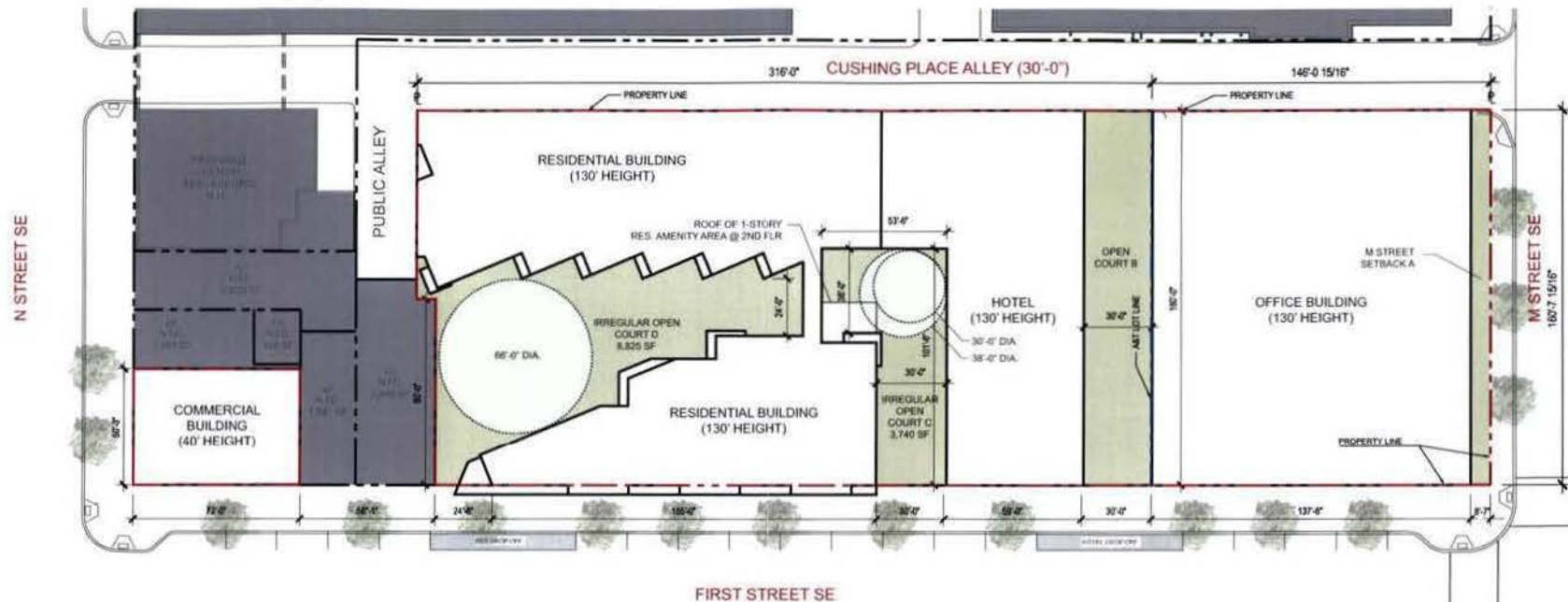
PARKING CALCULATIONS

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")

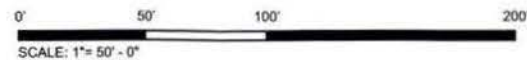
AREA PROVIDED = 4,043 SF
WIDTH REQUIRED = 28'-9" sf (3' per foot x 115'-0")
WIDTH PROVIDED = 38'-0" diameter circle fits in central portion of court

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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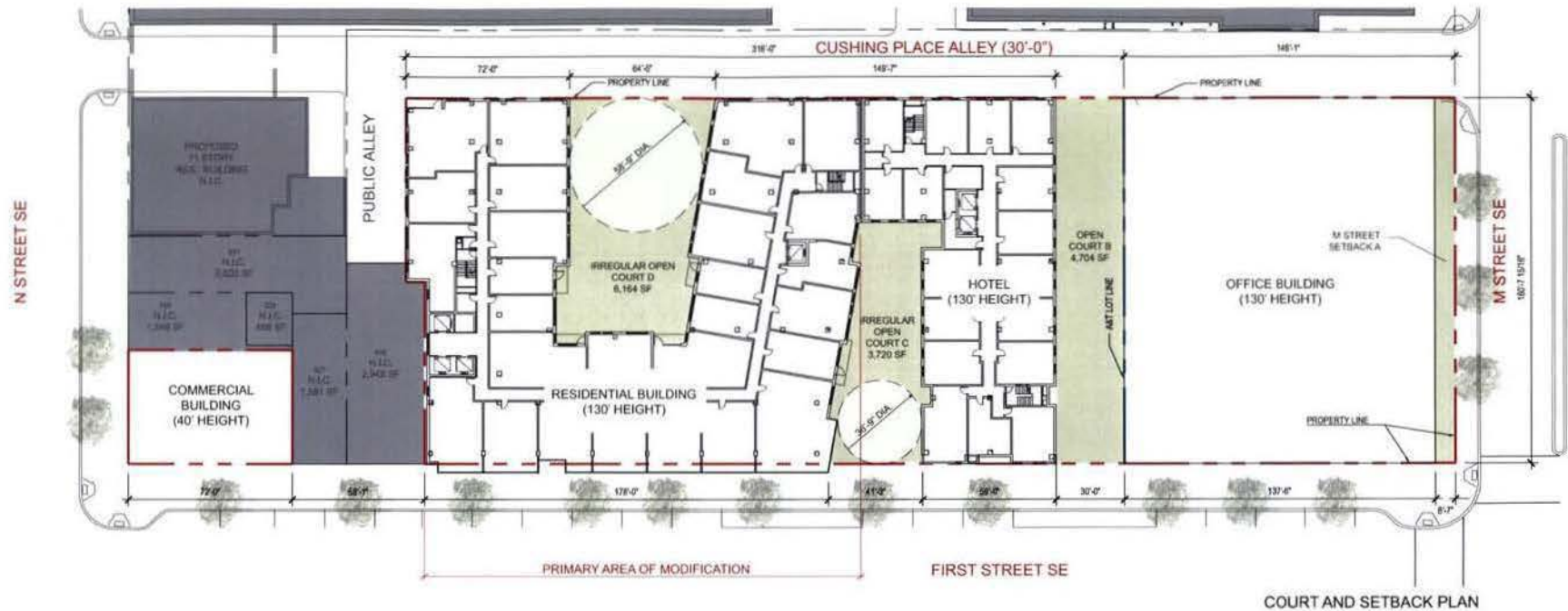


Gensler



PROJECT NAME: 1008-30

DATE: June 25, 2013

APPLICATION FOR
ZONING REVIEWTITLE:
COURT DIAGRAMNUMBER:
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" (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

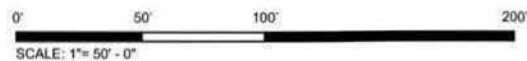
TOTAL OPEN AREA PROVIDED

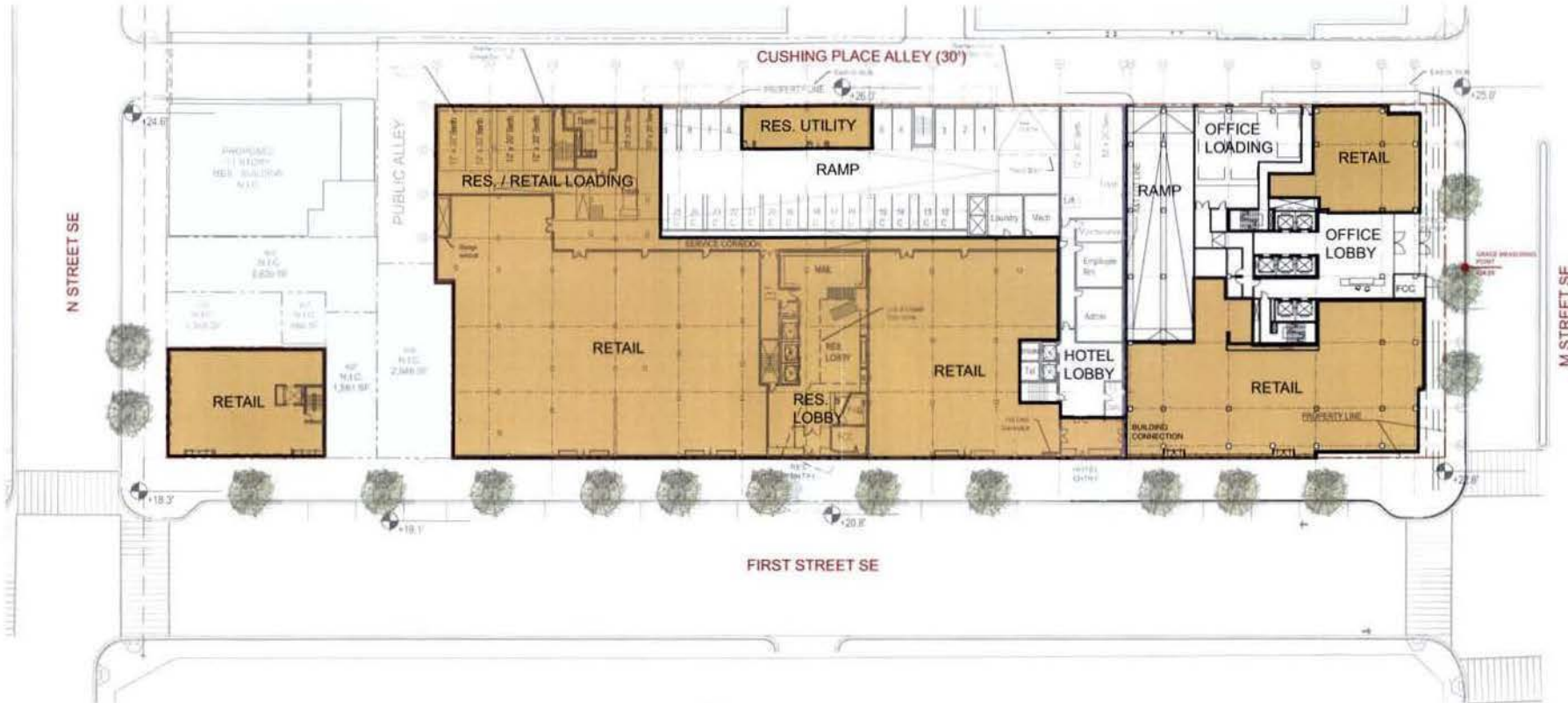
M STREET SETBACK A	1,379 SF
OPEN COURT B	4,704 SF
IRREGULAR OPEN COURT C	3,720 SF
IRREGULAR OPEN COURT D	6,164 SF

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

*HOTEL WIDTH PROVISION:

Applicant requests flexibility to increase width of hotel component by 1'-0" to alter plan configuration. Maximum Hotel width will be 60'-0". Minimum width of Irregular Open Court C will be 35'-9" and minimum area of Irregular Open Court C will be 3614 SF.





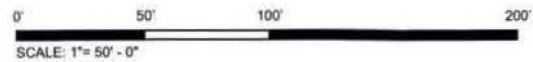
AREA OF PREFERRED USE

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%



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PROJECT NAME: 12000-01

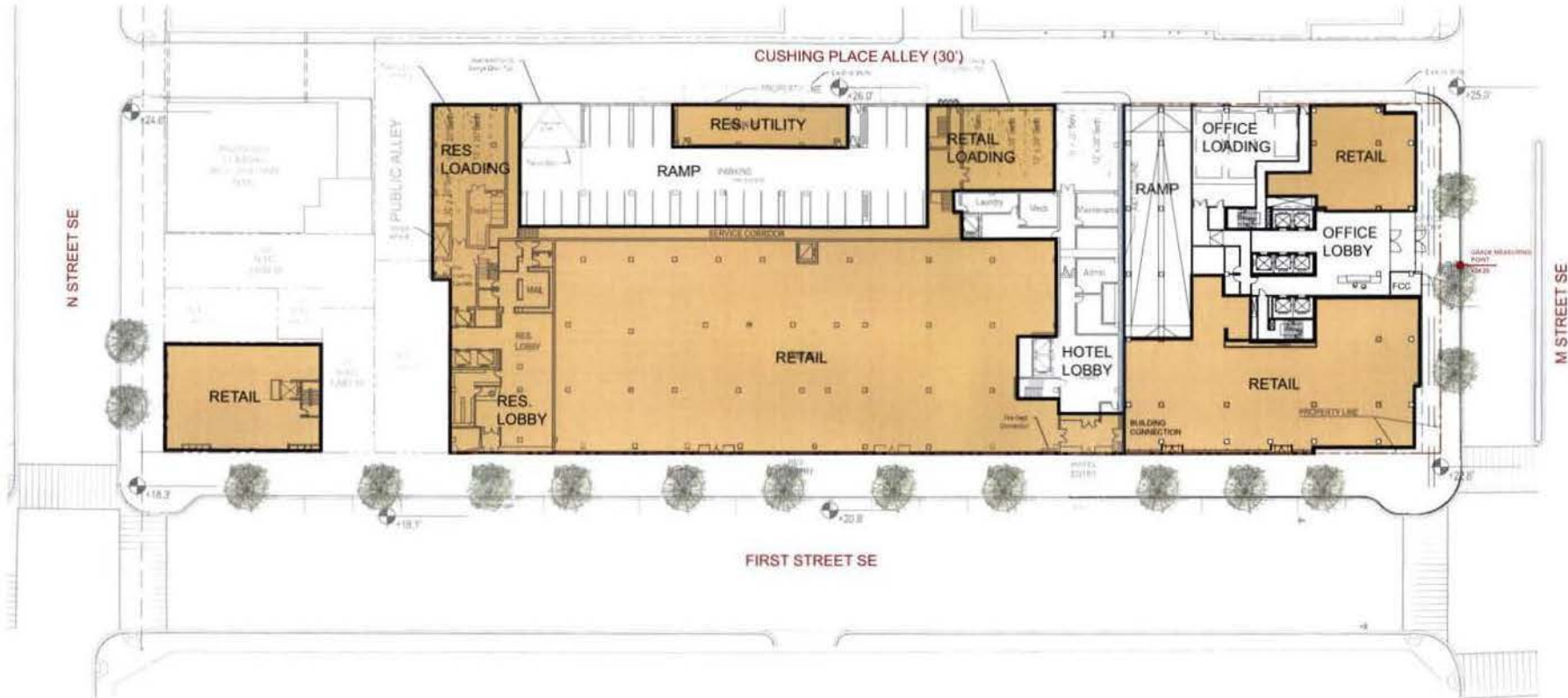
DATE: June 29, 2018

APPLICATION FOR
ZONING REVIEW

TITLE:
PREFERRED USE
DIAGRAM

NUMBER

A-06 REV



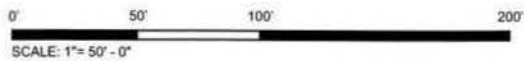
AREA OF PREFERRED USE

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%





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
Thoughtful and Creative
Real Estate Solutions

Hickok Cole
ARCHITECTS

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KEY PLAN

PROJECT NUM: 120616

DATE: August 31, 2010

APPLICATION FOR
ZONING REVIEW

TITLE:
BLOCK
ELEVATIONS

NUMBER

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
Thoughtful and Creative
Real Estate Solutions



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KEY PLAN



PROJECT NAME: 12000-01
DATE: June 21, 2011

APPLICATION FOR
ZONING REVIEW

TITLE:
BLOCK
ELEVATIONS

NUMBERS

A-08 REV

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Washington, DC

CONSULTANTS

McCAFFERTY Architects

Thoughtful and Creative
Real Estate Solutions

Hickok Cole



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KEY PLAN



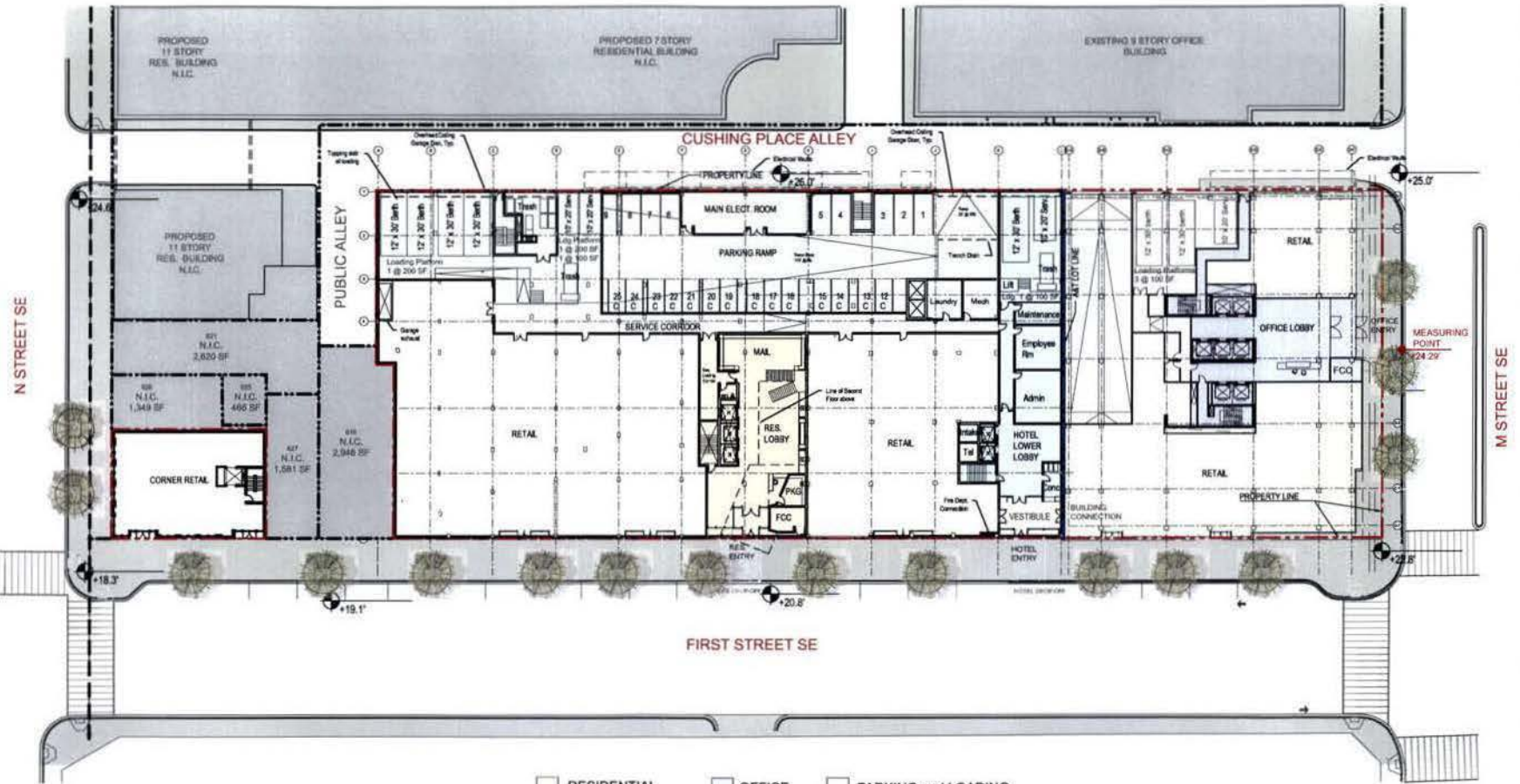
PROJECT NAME: 1200R-01

DATE: August 21, 2012

APPLICATION FOR
ZONING REVIEW

TITLE:
GROUND
FLOOR PLAN

NUMBER
A-20



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

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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CONSULTANT

McCaFFERTY **PLANNERS**
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KEY PLAN



PROJECT NAME 1228.10

DATE June 10, 2013

APPLICATION FOR
ZONING REVIEW

TITLE

GROUND
FLOOR PLAN

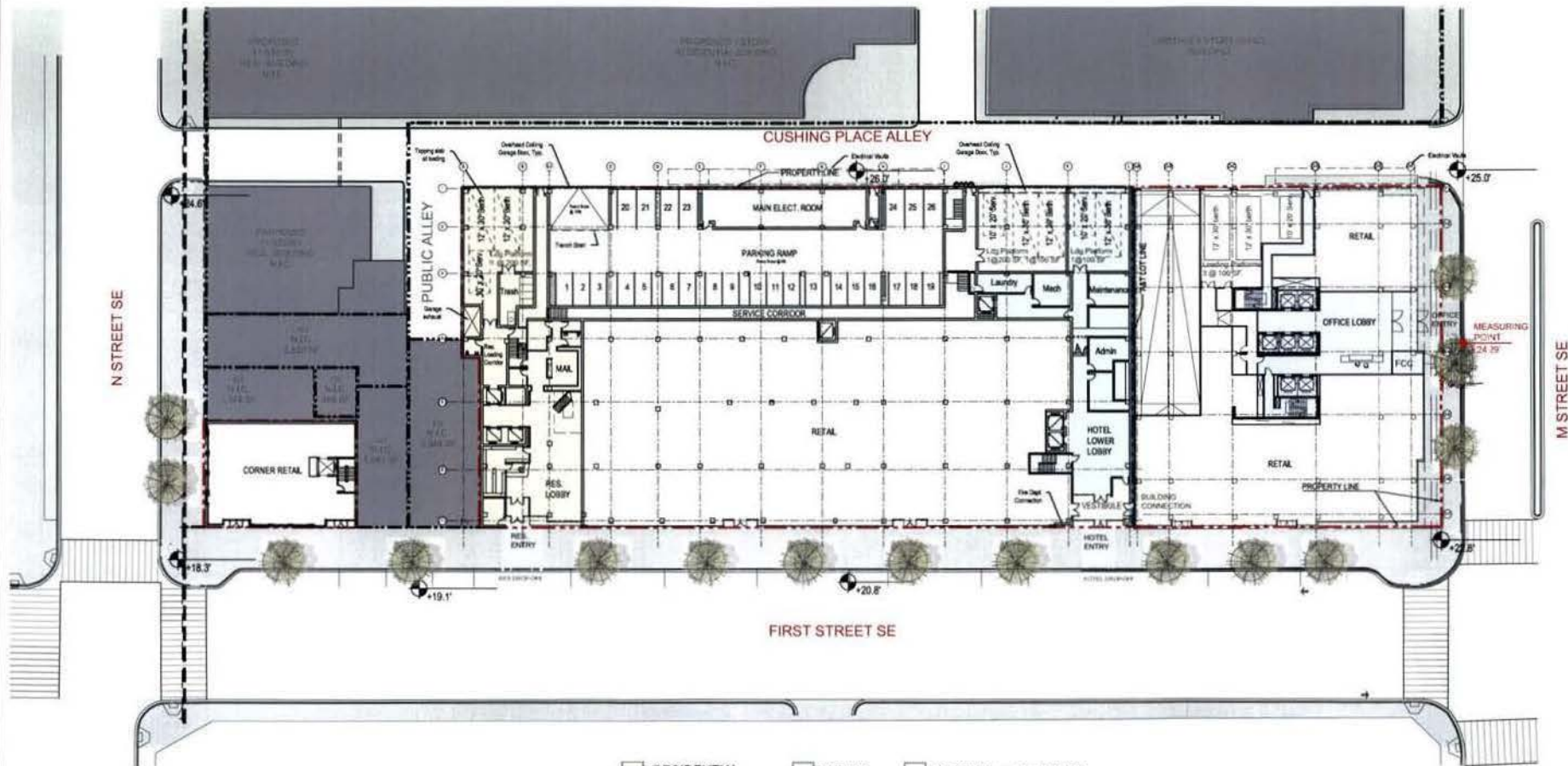
NUMBER

A-20 REV

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

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

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



CONSULTANTS

McCAFFERTY INCORPORATED
Thoughtful and Creative
Real Estate Solutions



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KEY PLAN



PROJECT NUM: 120803
DATE: August 31, 2013

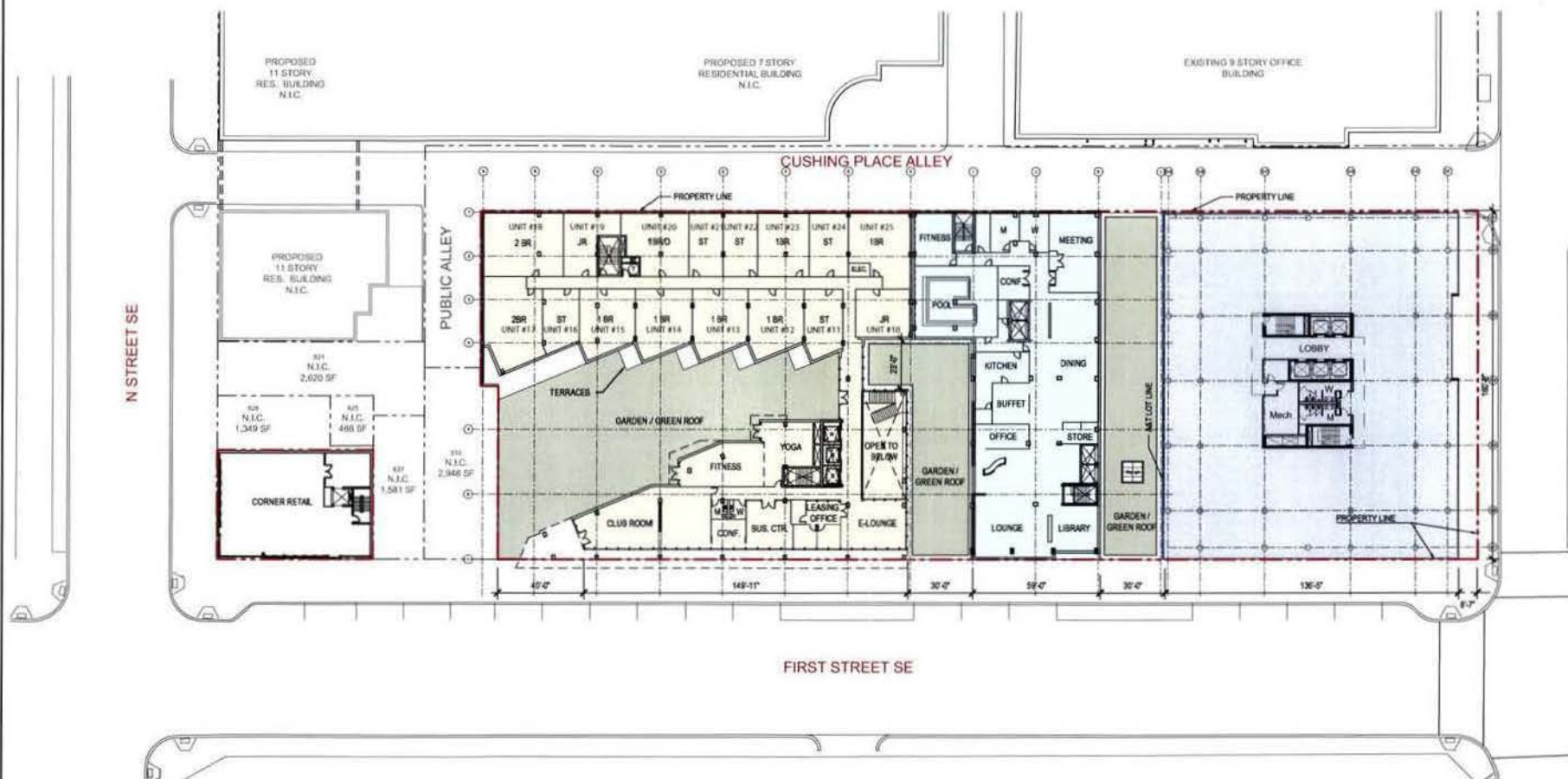
APPLICATION FOR
ZONING REVIEW

TITLE

**2ND FLOOR
PLAN**

NUMBER

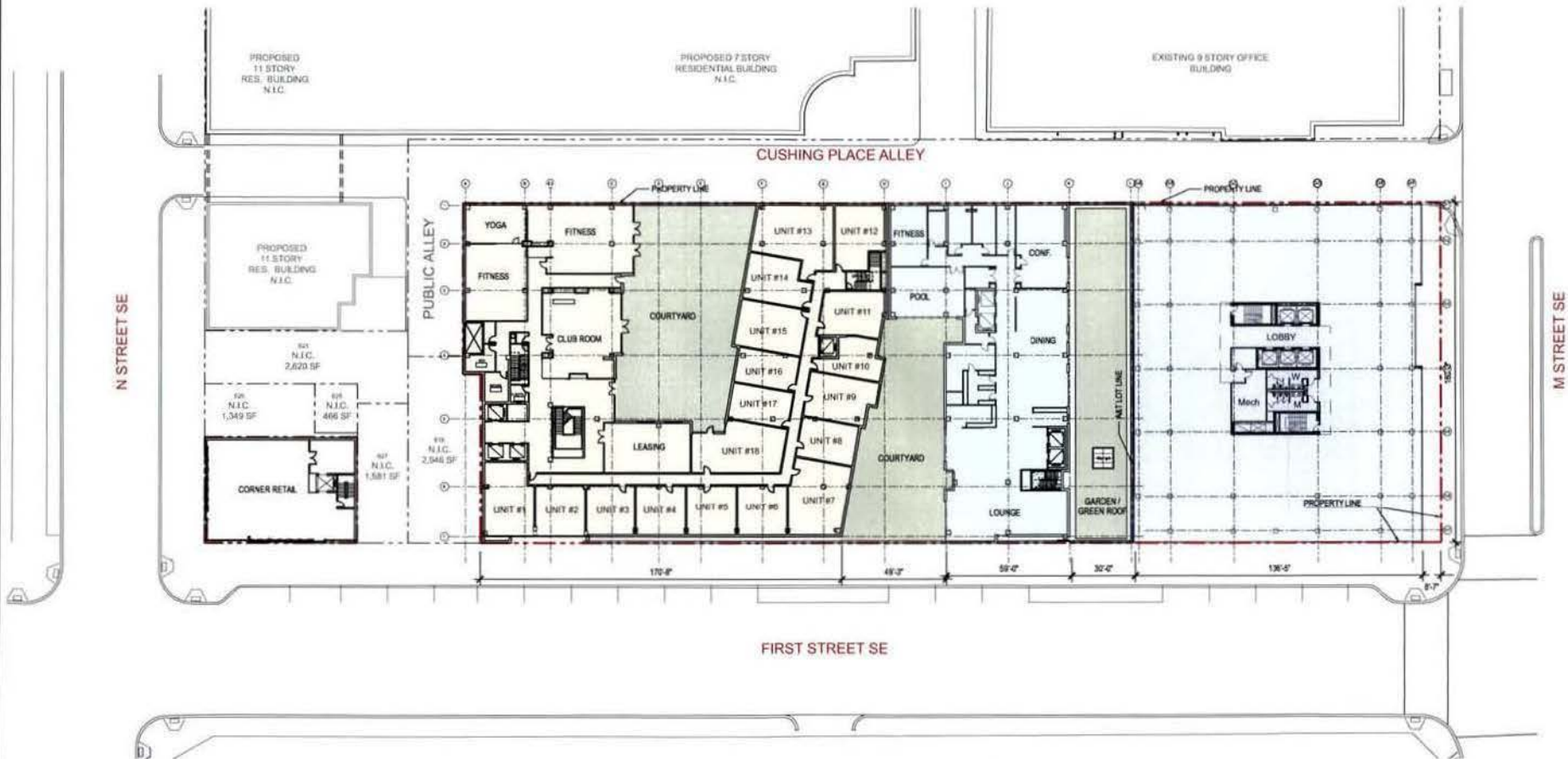
A-21



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

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

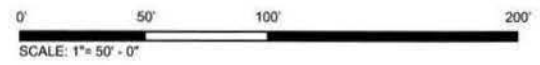
NOTE: INTERIOR CONFIGURATIONS OF BUILDINGS
ARE FOR ILLUSTRATIVE PURPOSES ONLY AND
ARE SUBJECT TO MODIFICATION DURING PERMIT
PROCESS.



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

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

***HOTEL WIDTH PROVISION:**
Applicant requests flexibility to increase width of hotel component by 1'-0" to alter plan configuration. Maximum Hotel width will be 60'-0".



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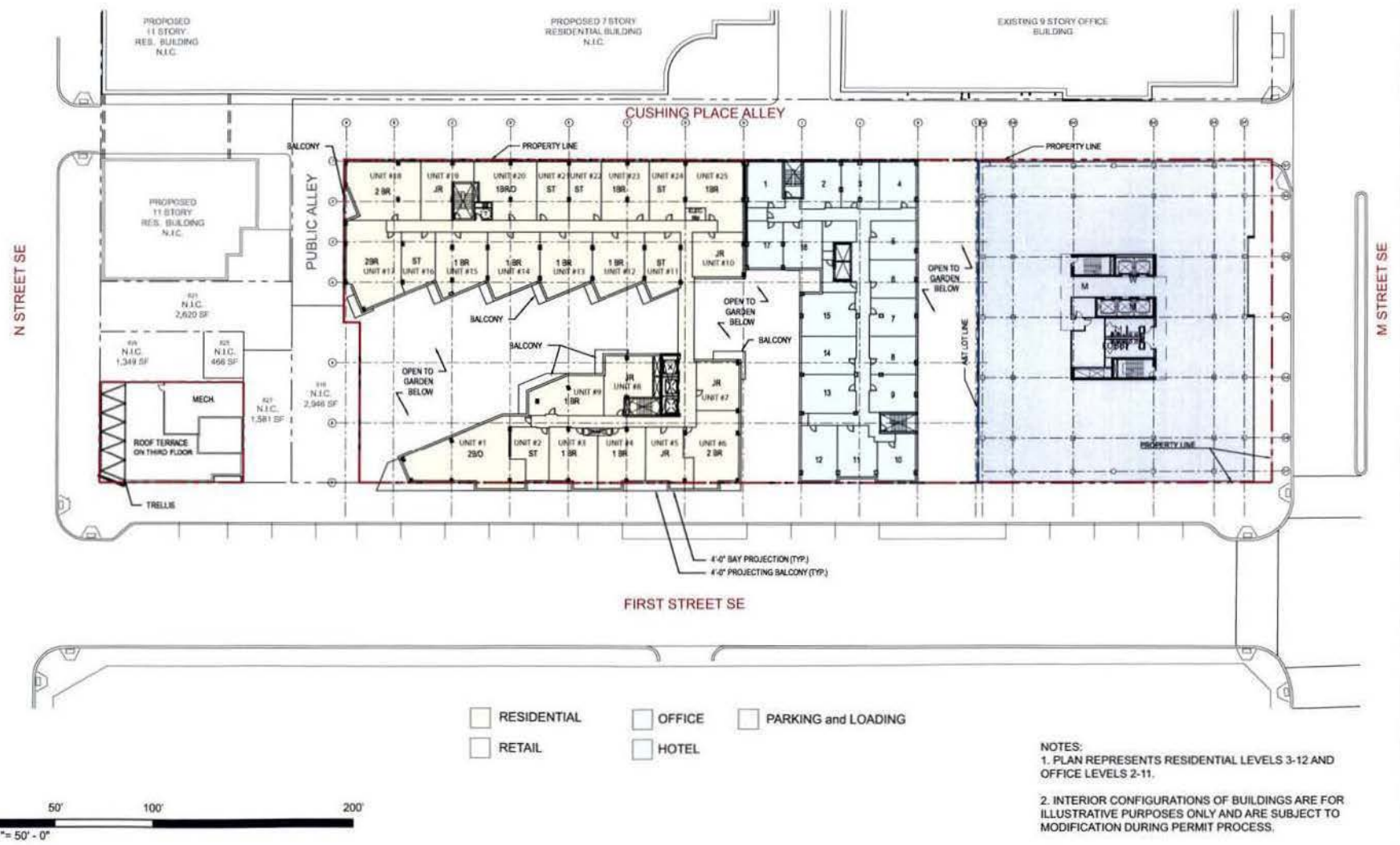
PROJECT NAME: SQU-01

DATE: August 11, 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.

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CONSULTANTS

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KEY PLAN



PROJECT NUM: 13006-00

DATE: June 28, 2013

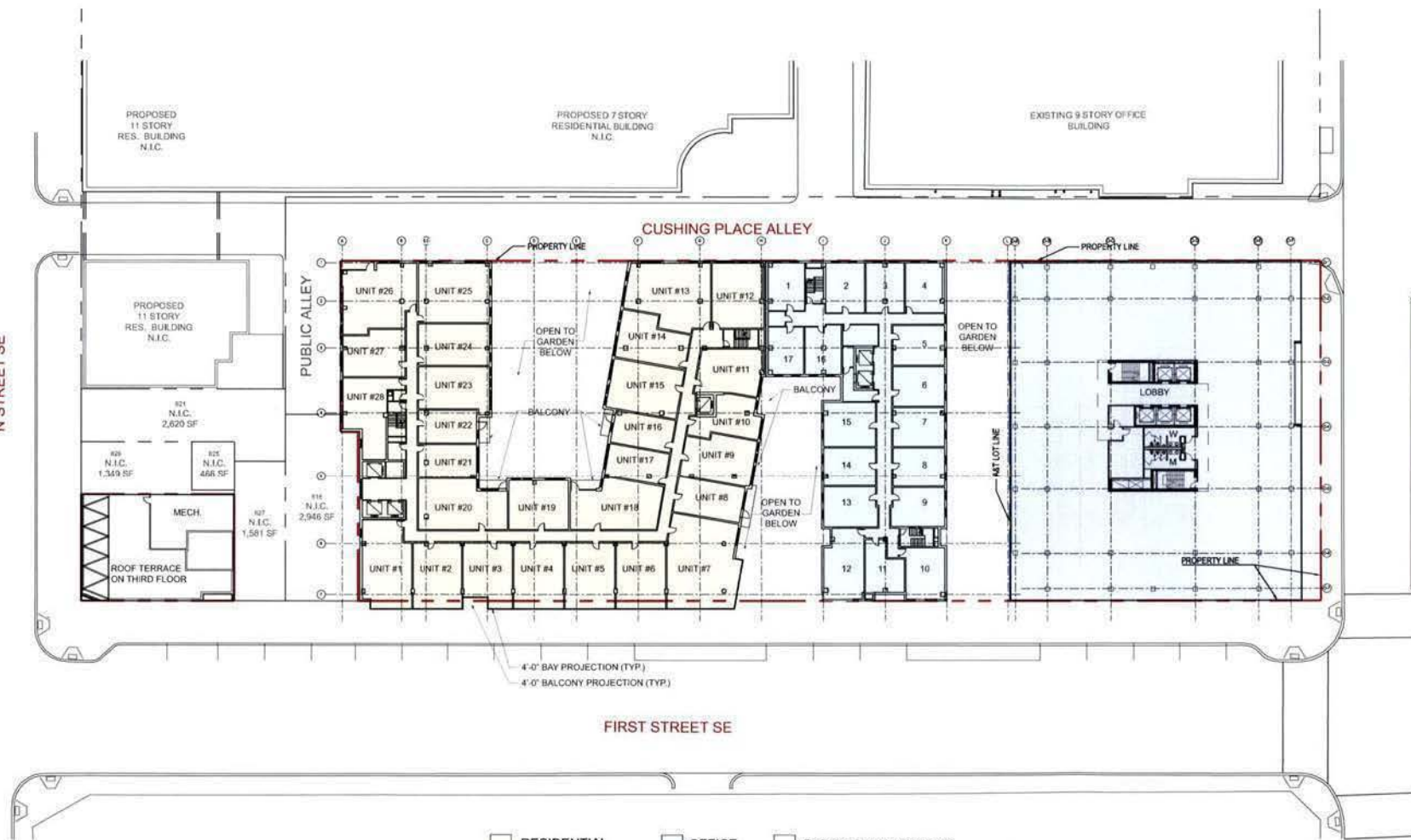
APPLICATION FOR
ZONING REVIEWTITLE:
TYPICAL FLOOR
PLAN

NUMBER

A-22 REV

N STREET SE

M STREET SE



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

NOTES:

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

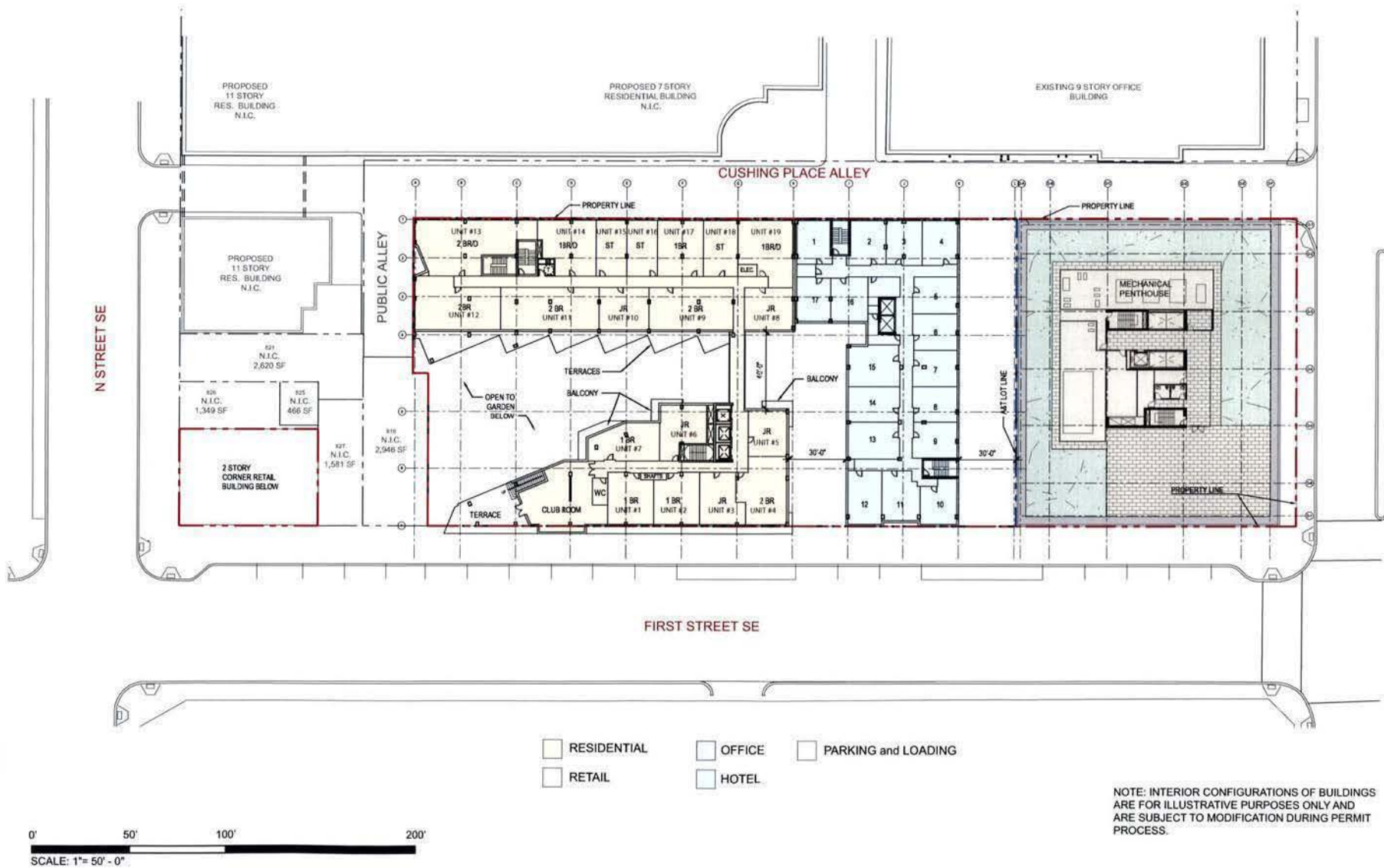
2. INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

*HOTEL WIDTH PROVISION:

Applicant requests flexibility to increase width of hotel component by 1'-0" to alter plan configuration. Maximum Hotel width will be 60'-0".

0' 50' 100' 200'

SCALE: 1"= 50' - 0"



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PROJECT NAME: 1300B-01
DATE: June 25, 2019

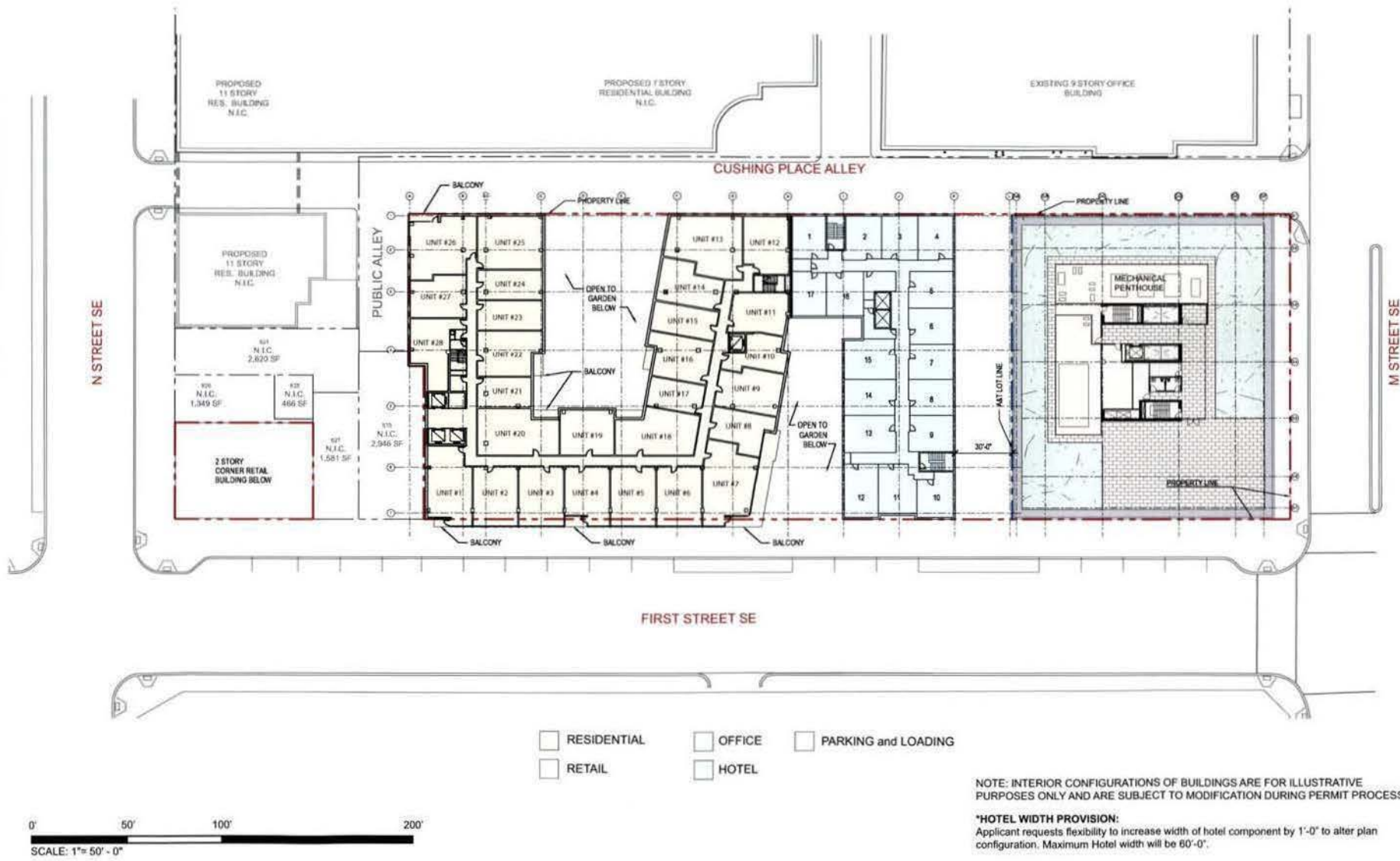
APPLICATION FOR
ZONING REVIEW

TITLE

13TH
FLOOR PLAN
(RESIDENTIAL)

NUMBER

A-23 REV



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Real Estate Solutions



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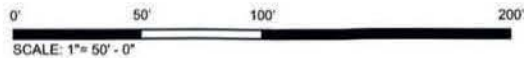
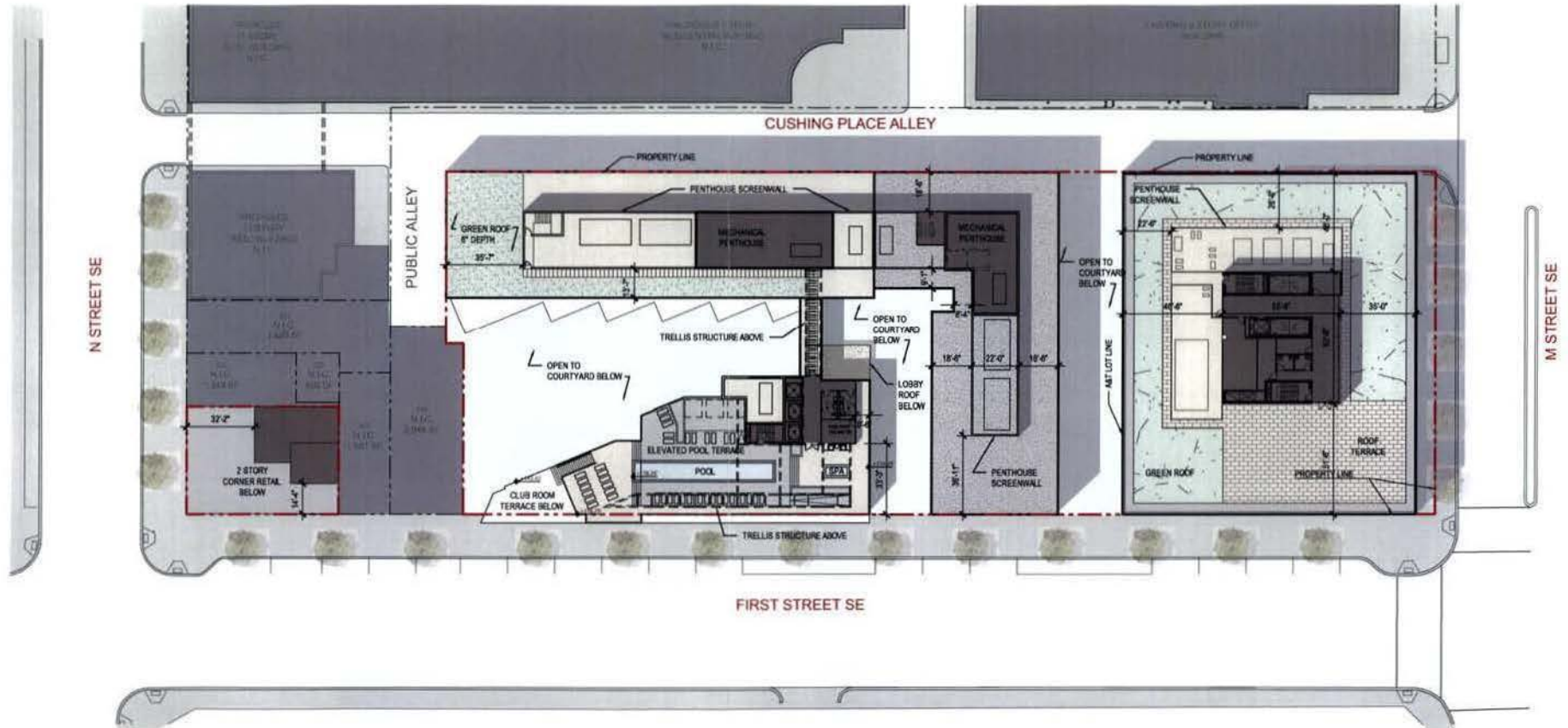


PROJECT NAME: 1200B SE
DATE: August 11, 2012

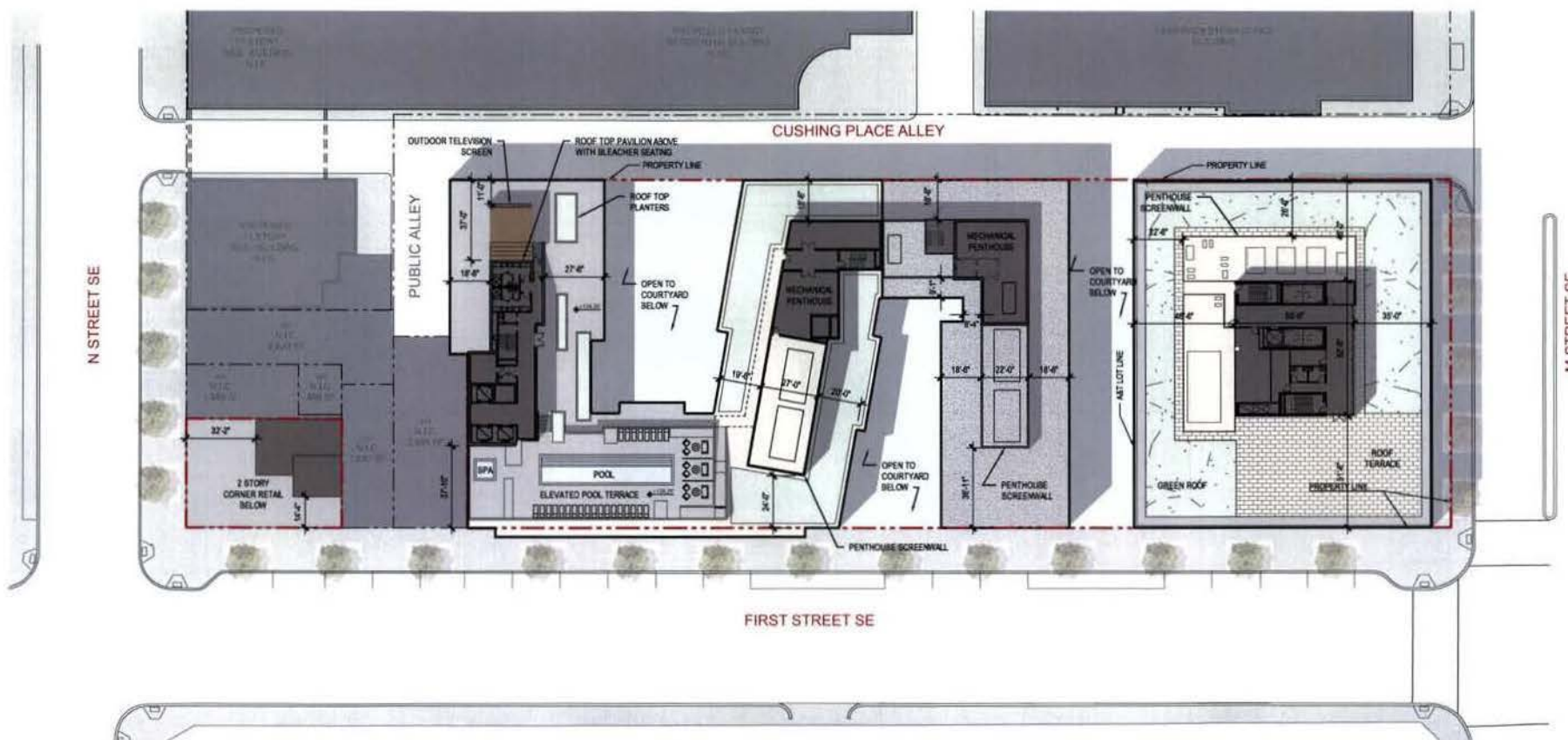
APPLICATION FOR
ZONING REVIEW

TITLE:
SITE/ROOF
PLAN

NUMBER:
A-24



- 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.



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%

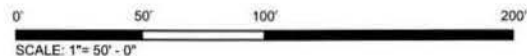
NOTES:

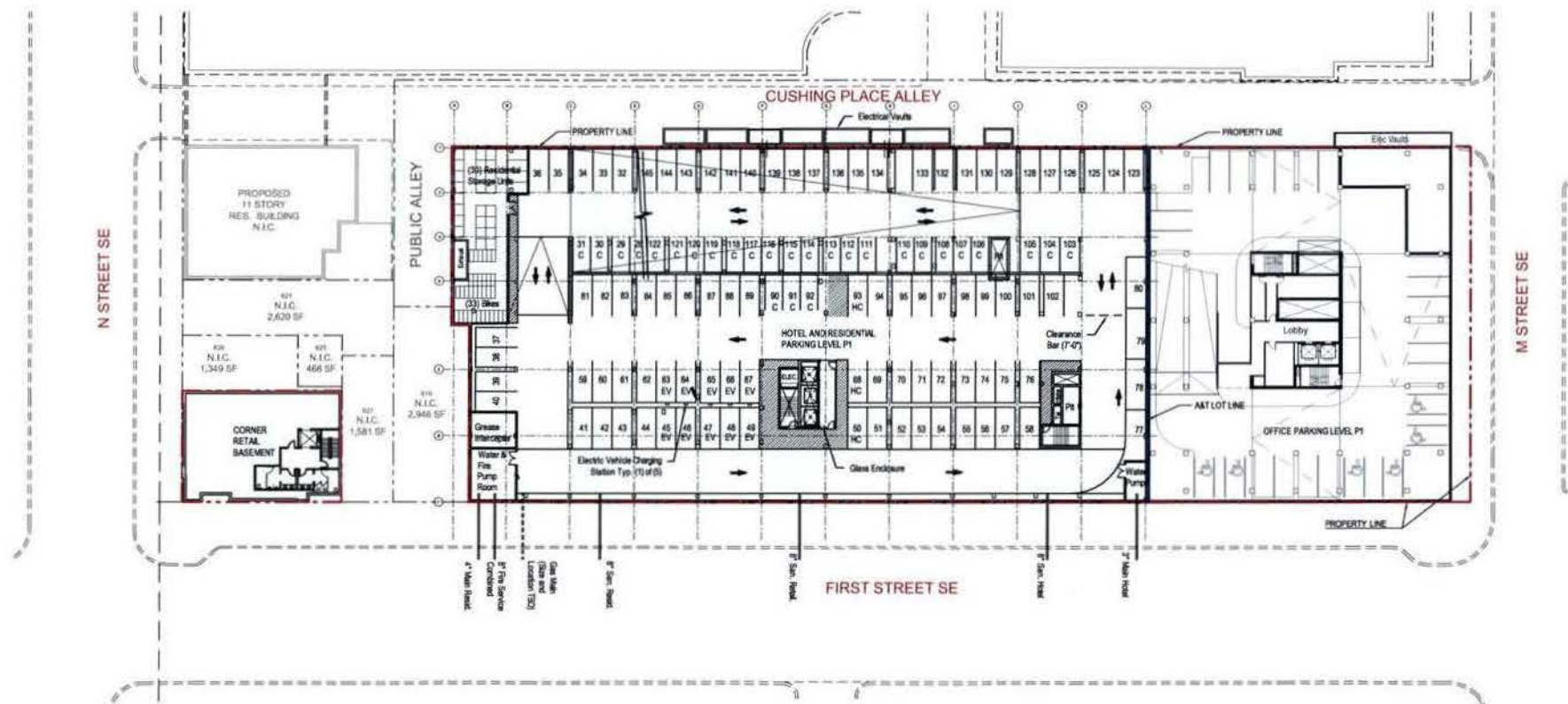
1. INTERIOR CONFIGURATIONS OF BUILDINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION DURING PERMIT PROCESS.

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

*HOTEL WIDTH PROVISION:

Applicant requests flexibility to increase width of hotel component by 1'-0" to alter plan configuration. Maximum Hotel width will be 60'-0". Penthouse setback will remain as indicated.





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.

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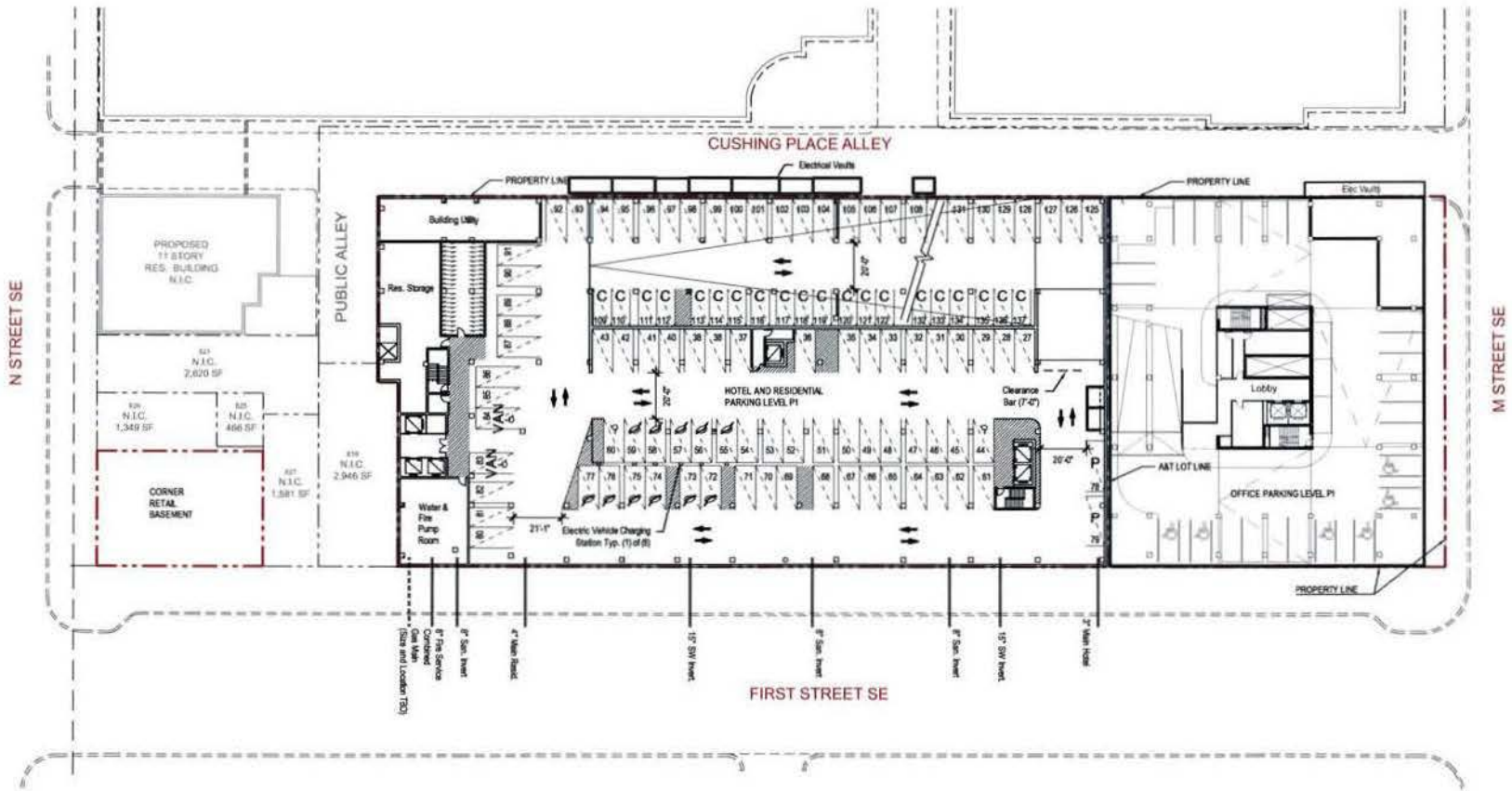


PROJECT NUM 1000-01
DATE June 20, 2013

APPLICATION FOR
ZONING REVIEW

TITLE
**PARKING P1
PLAN**

NUMBER
A-25 REV



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.

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KEY PLAN



PROJECT NAME 1200R-01

DATE August 31, 2012

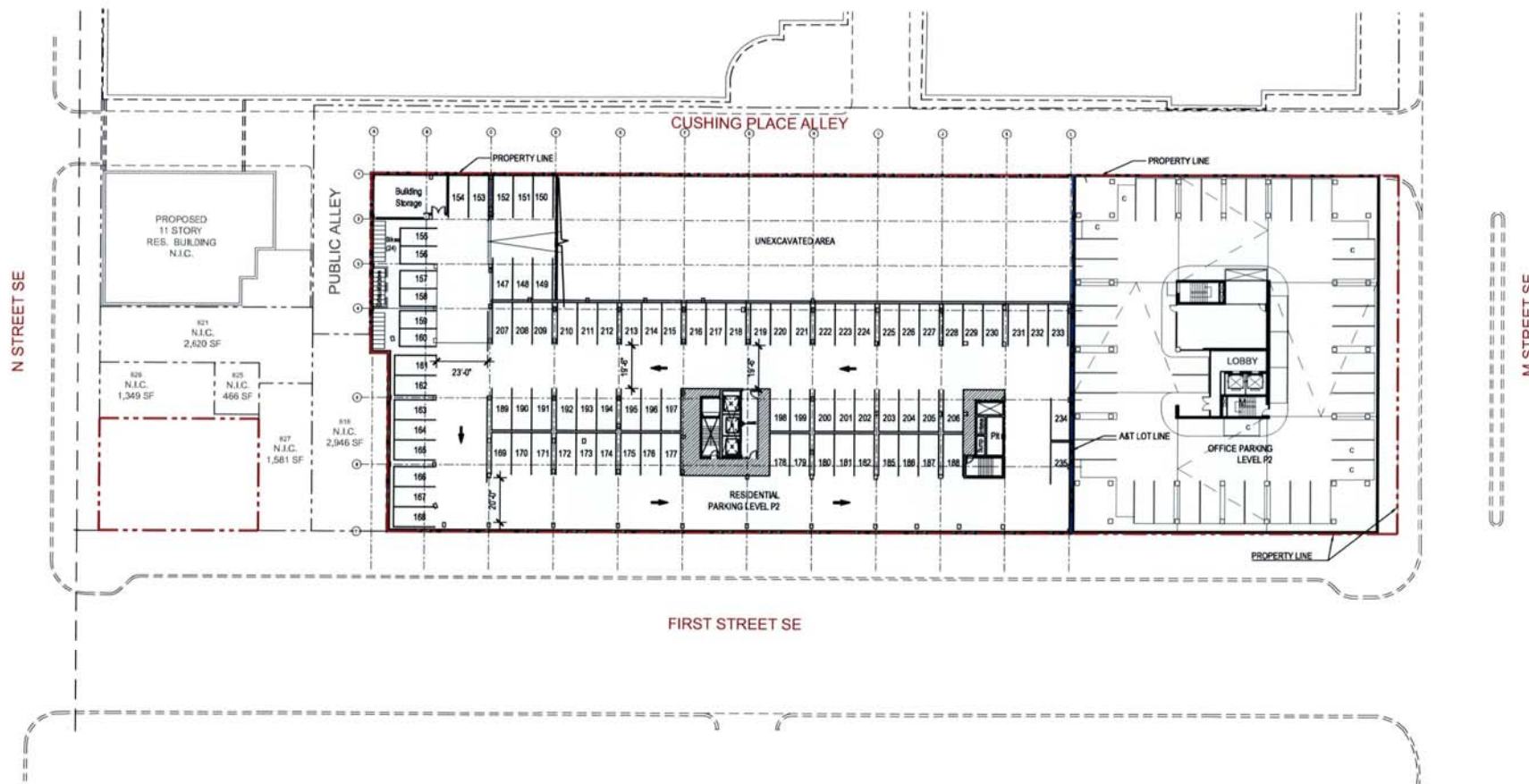
APPLICATION FOR
ZONING REVIEW

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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McCAFFERY | Architects
Thoughtful and Creative
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KEY PLAN



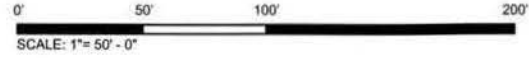
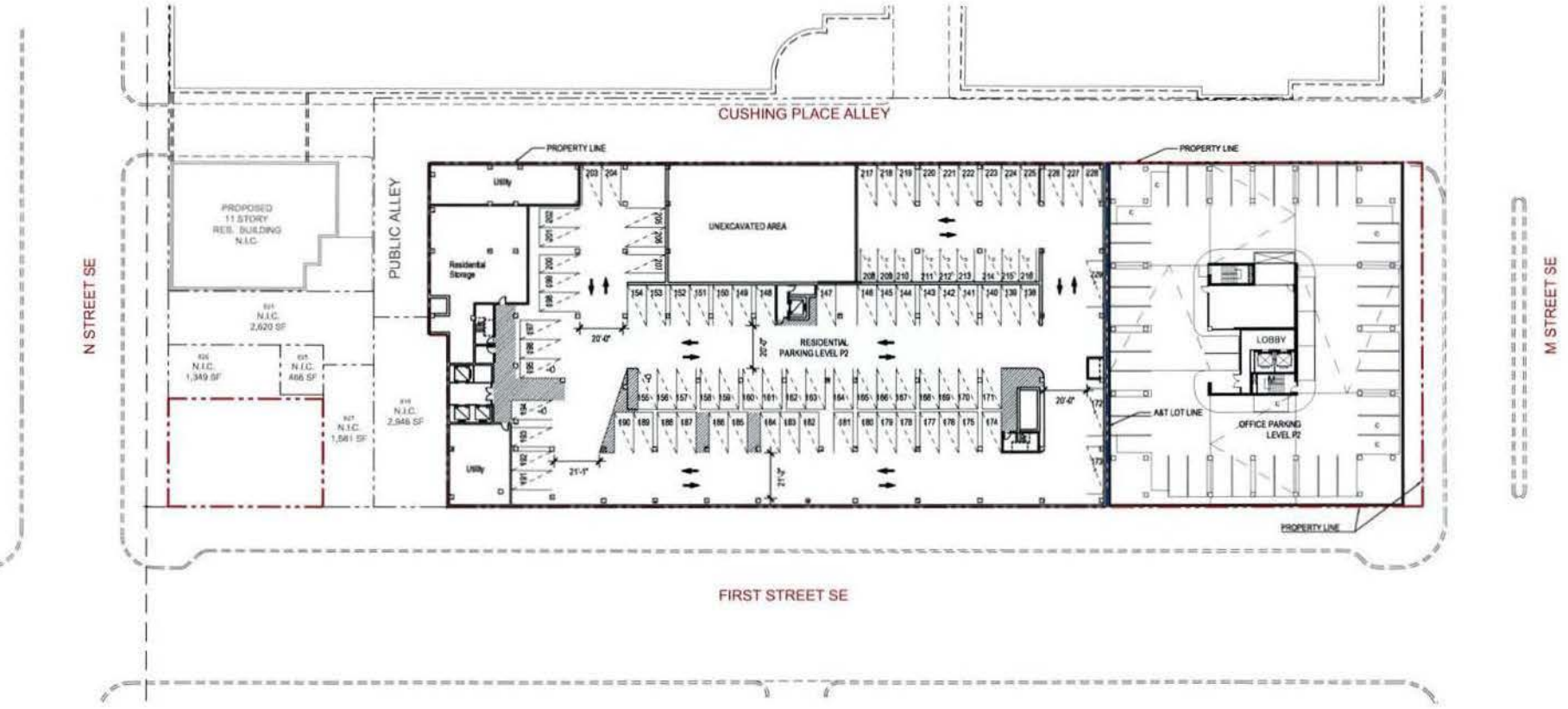
PROJECT NUM. 1008-01

DATE: June 25, 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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REV PLAN



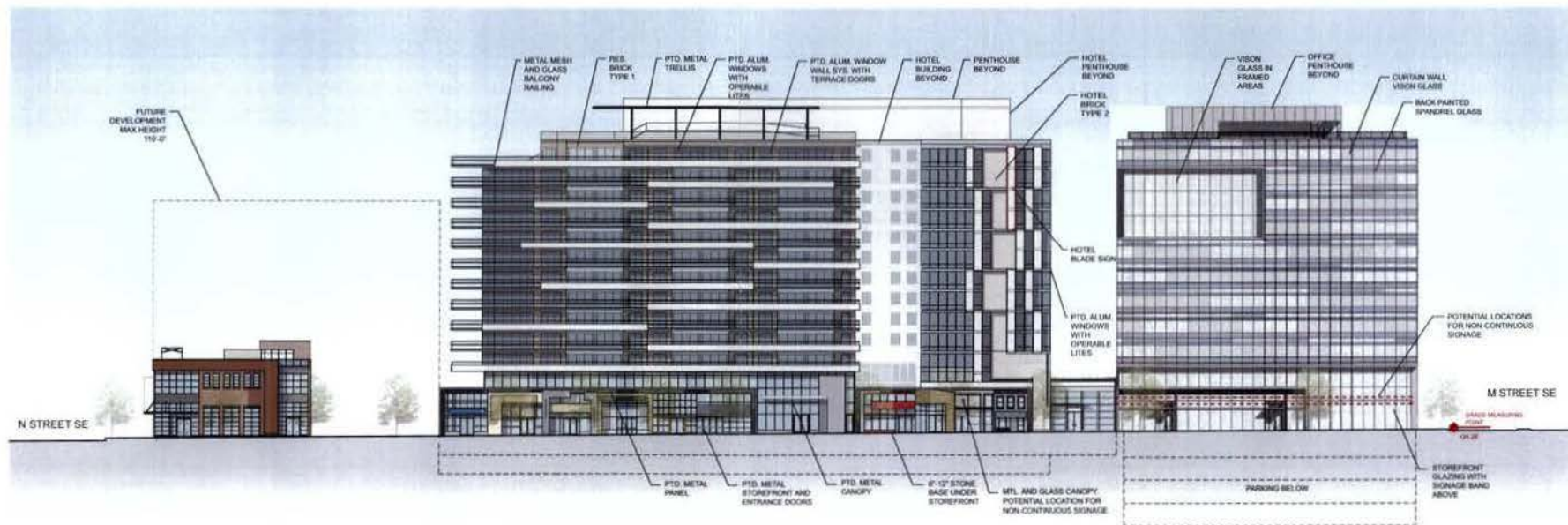
PROJECT NUMBER 1209-01

DATE August 11, 2012

APPLICATION FOR
ZONING REVIEW

TITLE
**FIRST STREET
ELEVATION**

NUMBER
A-30



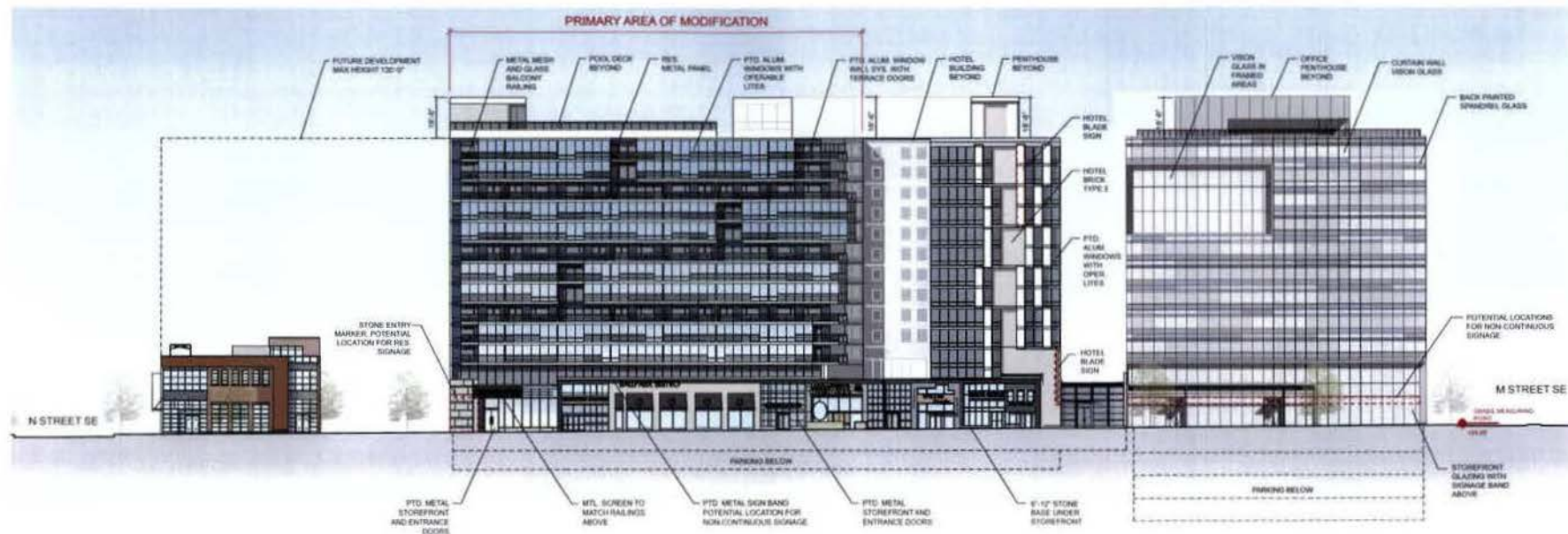
FIRST STREET SE ELEVATION

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.

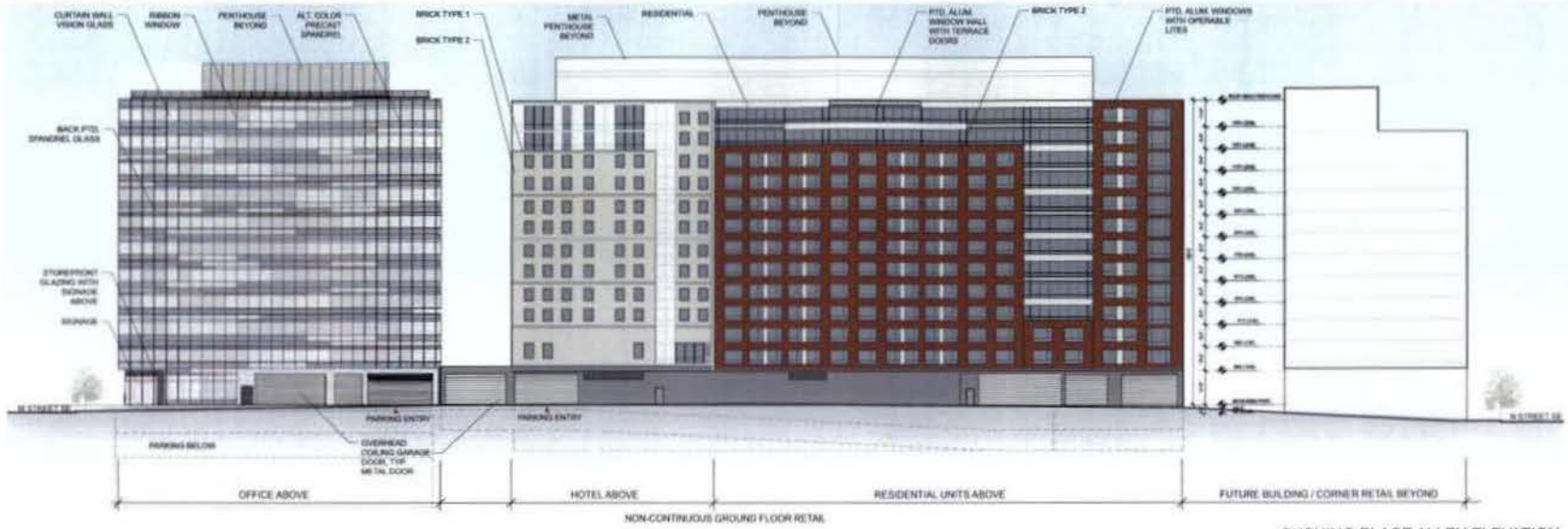




FIRST STREET SE ELEVATION

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.



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

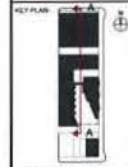
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Washington, DC

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Real Estate Solutions



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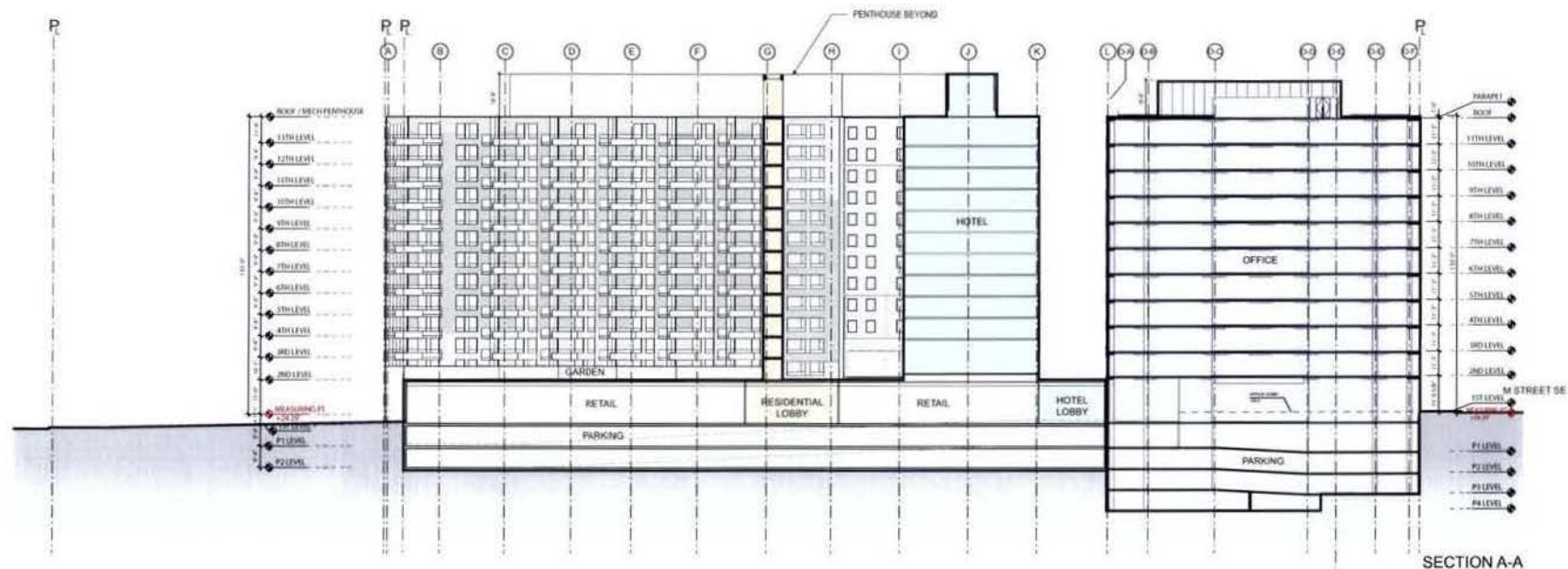


PROJECT NUM 1200655
DATE August 11, 2013

APPLICATION FOR
ZONING REVIEW

TITLE
**NORTH-SOUTH
SECTION**

NUMBER
A-40



SECTION A-A

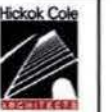
- | | | |
|-------------|--------|---------------------|
| RESIDENTIAL | OFFICE | PARKING and LOADING |
| RETAIL | HOTEL | |

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

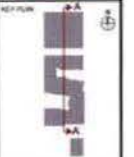
SQUARE 701
M. First & N Street, S.E.,
Washington, DC

COMPLAINTS

McCAFFERY Interiors
Therapeutic and Creative
Real Estate Solutions



Gensler



PROJECT NO. 1000-01

DATE: June 25, 2013

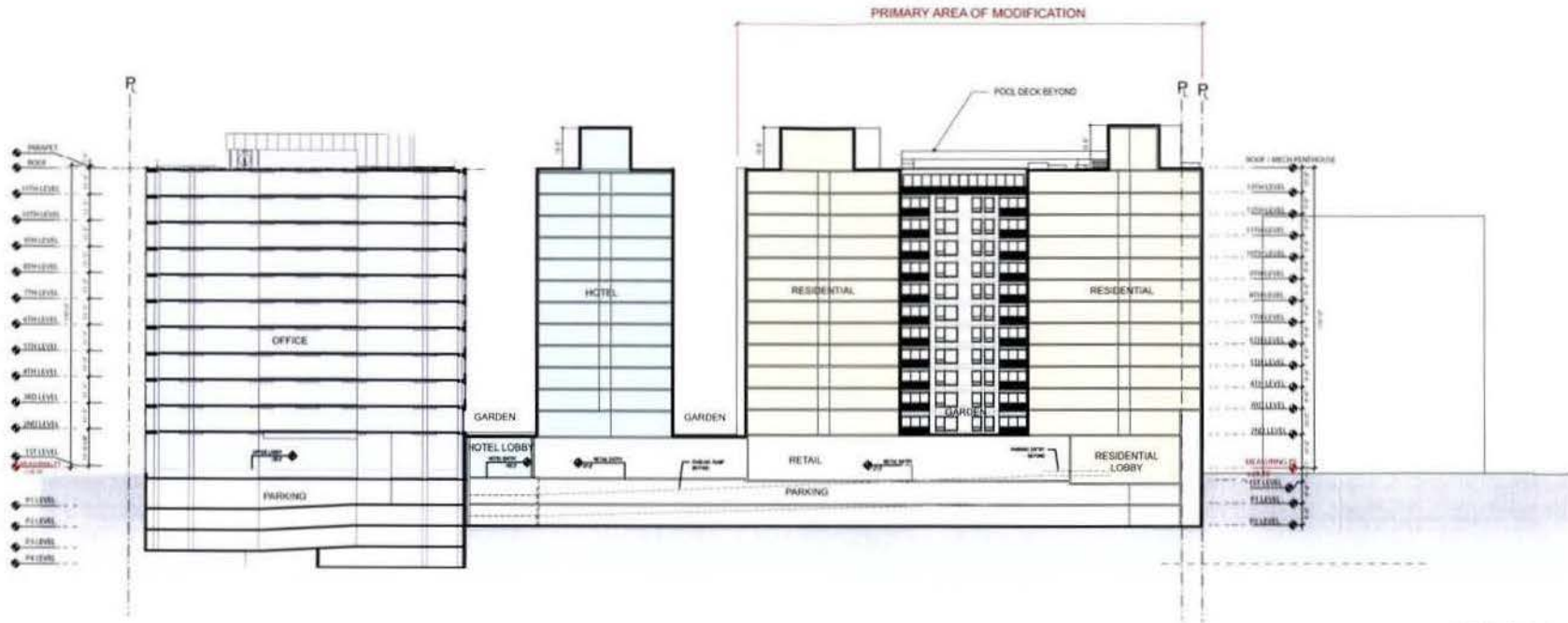
APPLICATION FOR
ZONING REVIEW

TITLE:

**NORTH-SOUTH
SECTION**

PLANS:

A-40 REV



- | | | |
|--------------------------------------|---------------------------------|--|
| ☐ 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

McCAFFREY ARCHITECTS
Thoughtful and Effective
Real Estate Solutions



Gensler

KEY PLAN



PROJECT TEAM (2010-11)

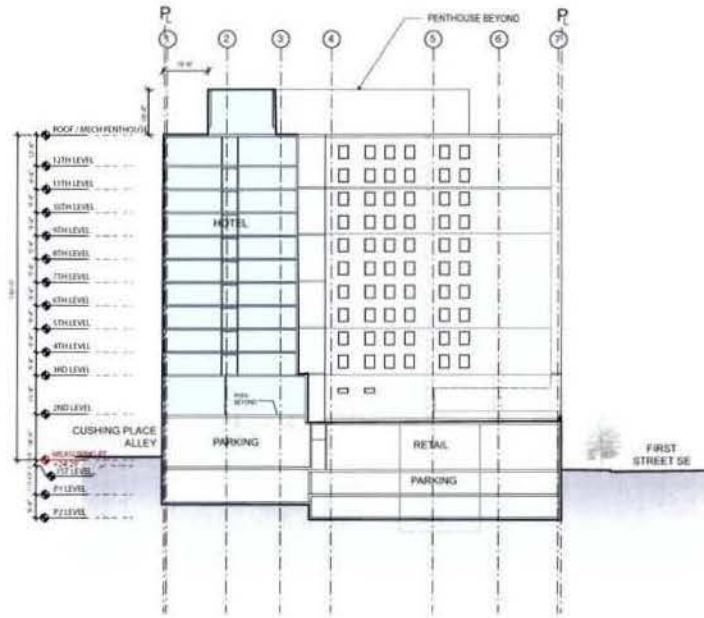
DATE: August 11, 2012

APPLICATION FOR
ZONING REVIEW

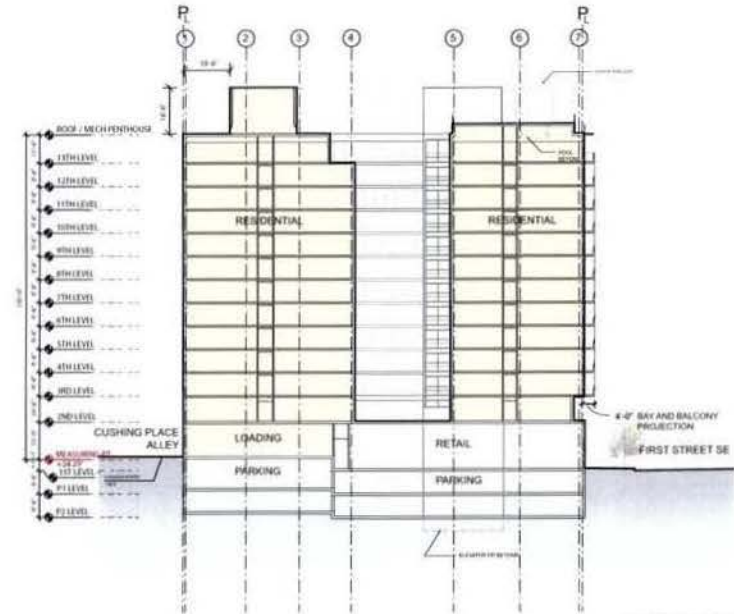
TITLE:
EAST-WEST
SECTIONS

NUMBER

A-41



SECTION B-B



SECTION C-C

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

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

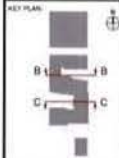
SQUARE 701
M. First & N Street, S.E.
Washington, DC

CONSULTANTS

McCAFFERTY architects
Thoughtful and Creative
Real Estate Solutions



Gensler

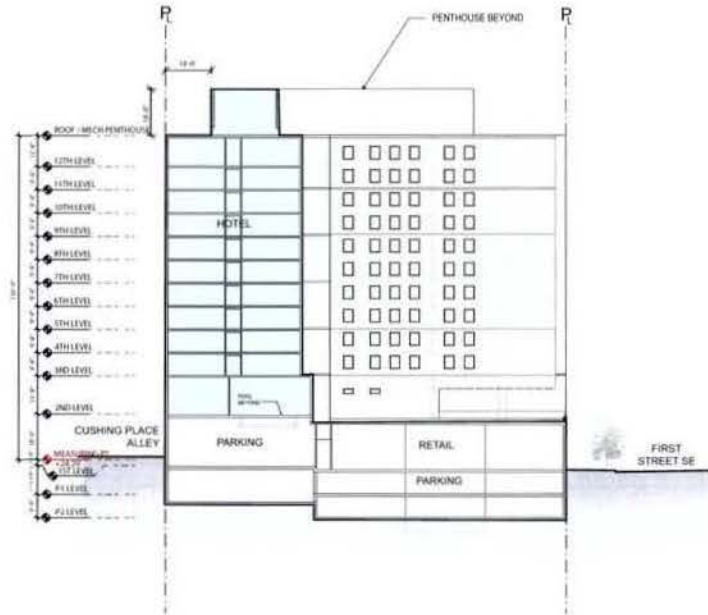


PROJECT NUM: 12008-00
DATE: June 05, 2013

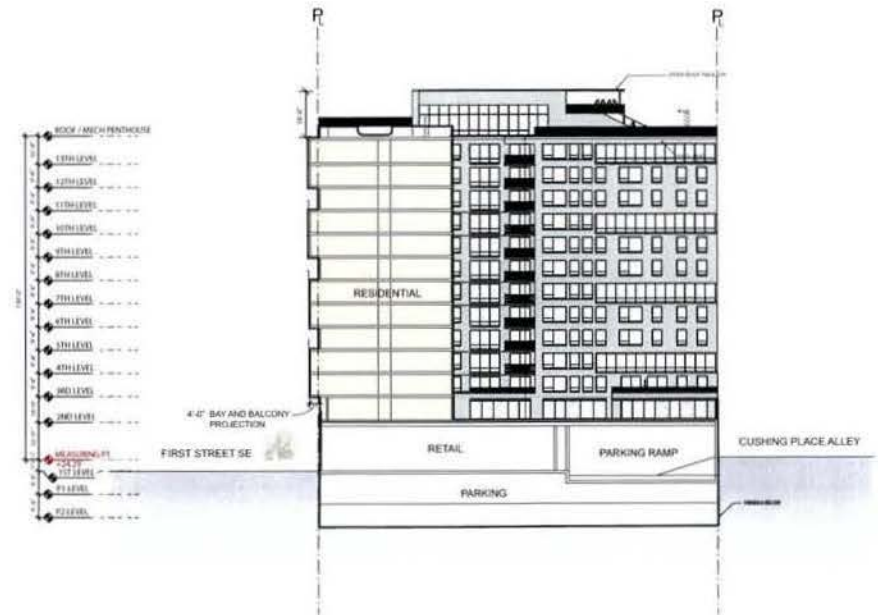
APPLICATION FOR
ZONING REVIEW

NOTE:
EAST-WEST
SECTIONS

NUMBER
A-41 REV

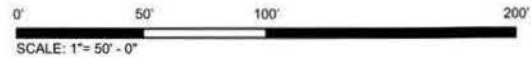


SECTION B-B



SECTION C-C

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



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

CONTINUED

McCAFFERY *Insights*
Thoughtful and Creative
Real Estate Solutions



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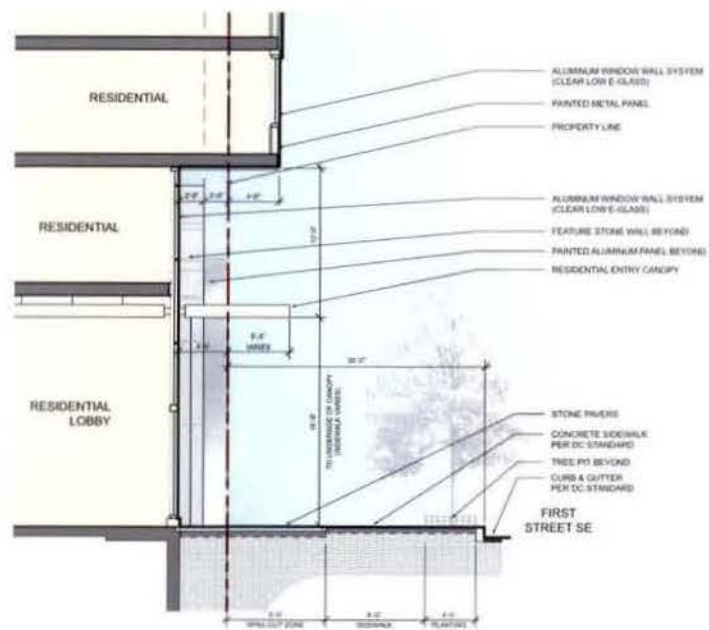


PROJECT NAME: CASH 100
DATE: August 31, 2012

APPLICATION FOR
ZONING REVIEW

**PARTIAL
SECTION AT
RESIDENTIAL
ENTRY**

A-45



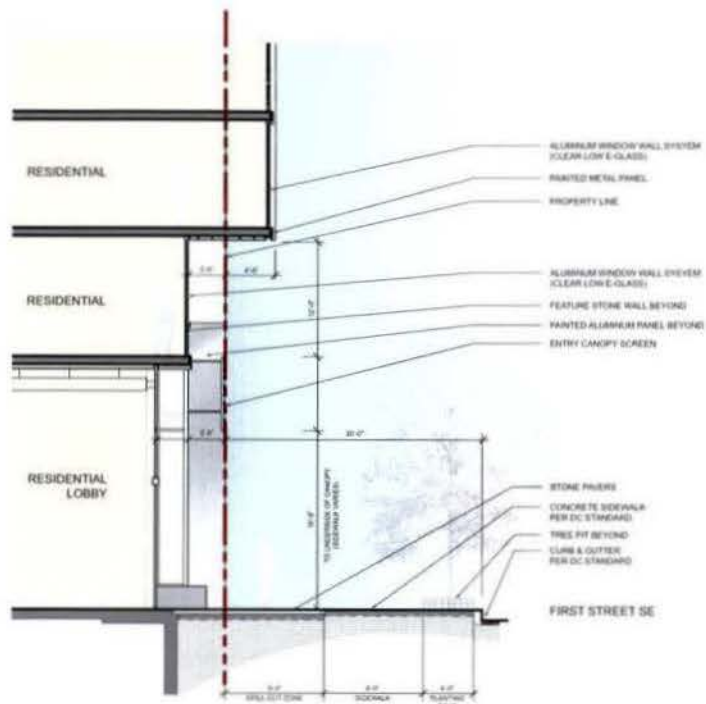
SECTION AT RESIDENTIAL ENTRY



PERSPECTIVE AT RESIDENTIAL ENTRY



LOCATION OF SECTION



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

Hickok Cole



Gensler

KEY PLANS



PROJECT NAME: 13000.00
DATE: August 11, 2011

APPLICATION FOR
ZONING REVIEW

TITLE:
VIEWSHED
FROM
NATIONALS
STADIUM

NUMBER:
A-50



VIEW FROM NATIONALS STADIUM

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

CONSULTANTS

McCAFFERTY 
Thompson and Associates
Real Estate Solutions



Gensler

KEY PLAN



PROJECT NUMBER: 1000000

DATE: June 10, 2013

APPLICATION FOR
ZONING REVIEW

TITLE:
VIEWED 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 Libonati
Thoughtful and Creative
Real Estate Solutions



Gensler

KEY PLAN



PROJECT NUM. 1209-00

DATE August 31, 2013

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

McCAFFERY architects
*Thoughtful and Original
Real Estate Solutions*

Hickok Cole
ARCHITECTS

Gensler

KEY PLAN



PROJECT NUM 1200-01

DATE June 28, 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 *THINKERS*
Thoughtful and Creative
Real Estate Solutions



Gensler

KEY PLAN



PROJECT NUM 12008.00

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 interiors
Thoughtful and Creative
Real Estate Solutions



Gensler



PROJECT NAME: 150B-01
DATE: June 10, 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

McCAFFREY | Hensh
Thoughtful and Creative
Real Estate Solutions



Gensler

KEY PLAN



PROJECT NAME: 1255-02

DATE: August 11, 2012

APPLICATION FOR
ZONING REVIEW

TYPE:
PERSPECTIVE
VIEW OF
RESIDENTIAL
ENTRY

NUMBER:

A-54



VIEW OF RESIDENTIAL ENTRY

GROSVENOR

SKANSKA

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

CONSULTANTS

MACAHERN THINKERS
Thoughtful and Creative
Real Estate Solutions



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KEY PLANS



PROJECT NAME 1200B.02

DATE June 20, 2013

APPLICATION FOR
ZONING REVIEW

TITLE
PERSPECTIVE
VIEW OF
RESIDENTIAL
ENTRY

NUMBER
A-54 REV



VIEW OF RESIDENTIAL ENTRY



RESIDENTIAL BUILDING



BRICK 1 - EAST BUILDING AND SAWTOOTH BAYS



BRICK 2 - WEST BUILDING



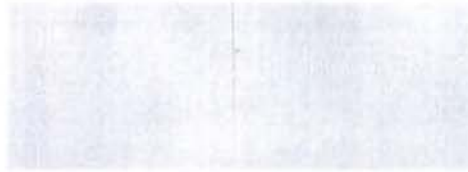
BRICK 3 - WEST BUILDING BASE



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.

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

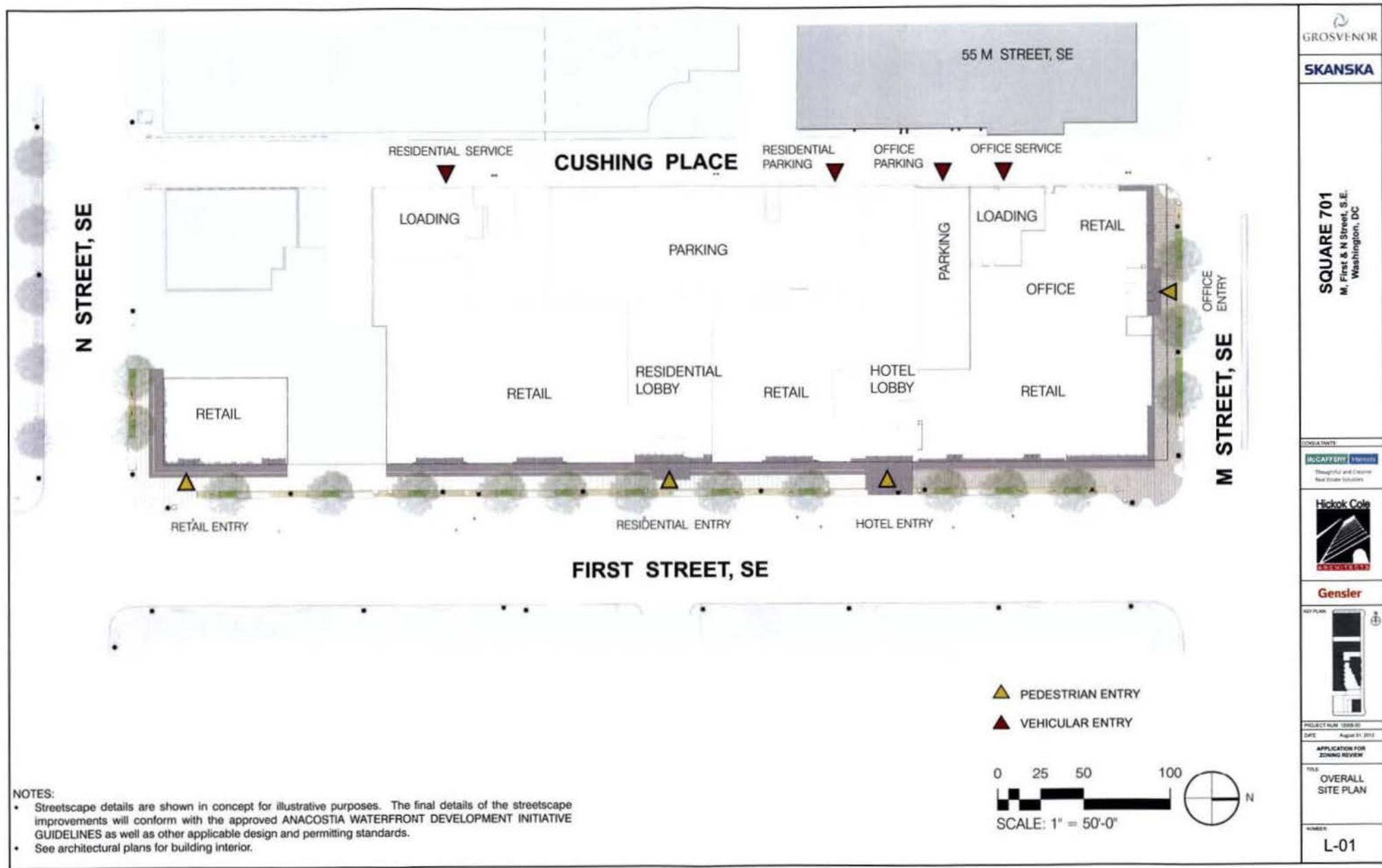


BRICK 2



METAL PANEL 1

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



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

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SQUARE 701
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Washington, DC

CONSULTANTS

McCAFFERTY Associates
Thoughtful and Creative
Real Estate Solutions

Hickok Cole
ARCHITECTS

Gensler

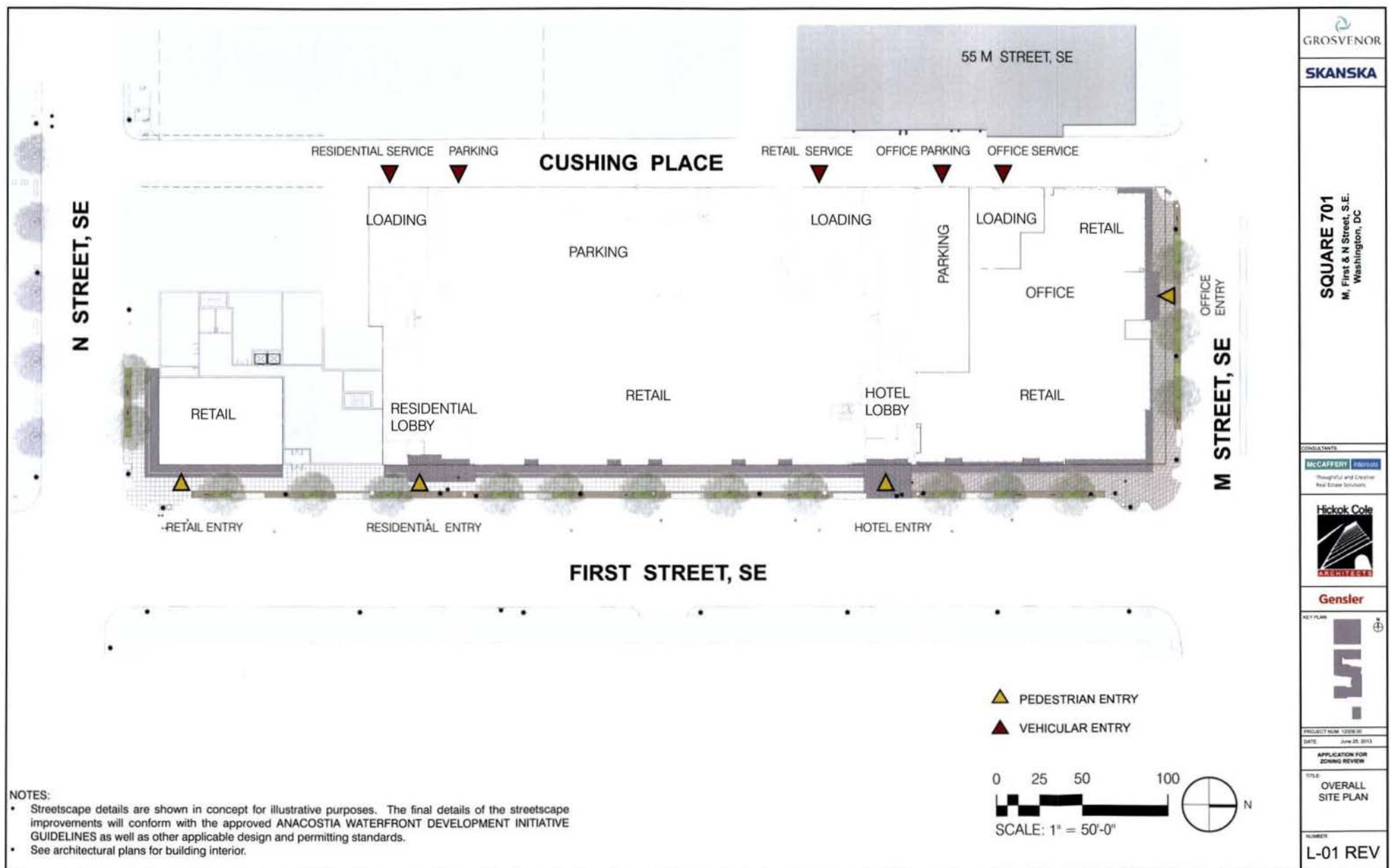
KEY PLAN

PROJECT NUMBER 1098-01
DATE August 31, 2012

APPLICATION FOR
ZONING REVIEW

TITLE
OVERALL
SITE PLAN

NUMBER
L-01



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.



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

RETAIL

RESIDENTIAL LOBBY

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

EXISTING STORM SEWER INLET
TO REMAIN, TYP.

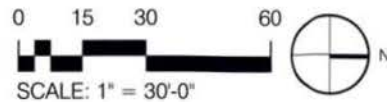
BIKE RACK, TYP.

EXISTING FIRE HYDRANT TO
REMAIN, TYP.

SPECIAL PAVING AT RETAIL SPILL
ZONE AND BUILDING ENTRANCE

SEE SHEET L-03

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.

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Washington, DC

CONSULTANTS

McCAFFERTY + Partners
Thoughtful and Creative
New-Urban Solutions

Hickok Cole
ARCHITECTS P.C.

Gensler

KEY PLAN

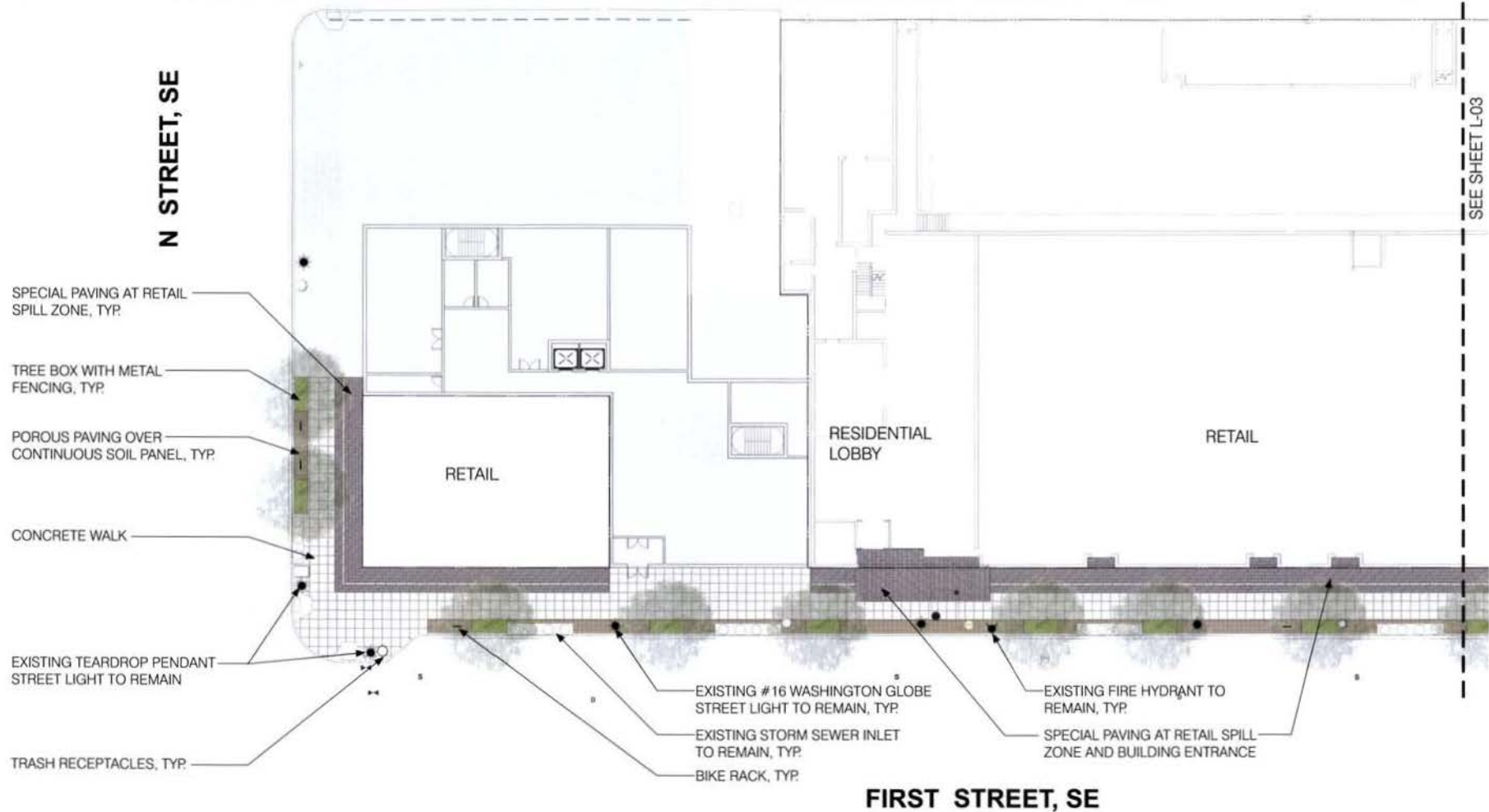
PROJECT NUM 12008-00

DATE June 25, 2013

APPLICATION FOR
ZONING REVIEW

TITLE
SITE PLAN
SOUTH

NUMBER
L-02 REV



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

CONSULTANTS

McCAFFERTY **Interests**
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PROJECT NAME 1200R-00

DATE August 31, 2012

APPLICATION FOR ZONING REVIEW

TITLE
PLANTING PLAN
SOUTH

NUMBER
L-04

N STREET, SE

CLADRASTIS KENTUKEA (2)

TREE PIT PLANTING TYP.

RETAIL

RETAIL

RESIDENTIAL LOBBY

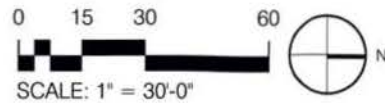
CLADRASTIS KENTUKEA (3)

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.

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CONSULTANTS

McCAFFERY

THOUGHTFUL AND CREATIVE
LANDSCAPE SOLUTIONS

Hickok Cole

ARCHITECTS

Gensler

KEY PLAN

PROJECT NAME

1200-01

DATE

June 25, 2013

APPLICATION FOR

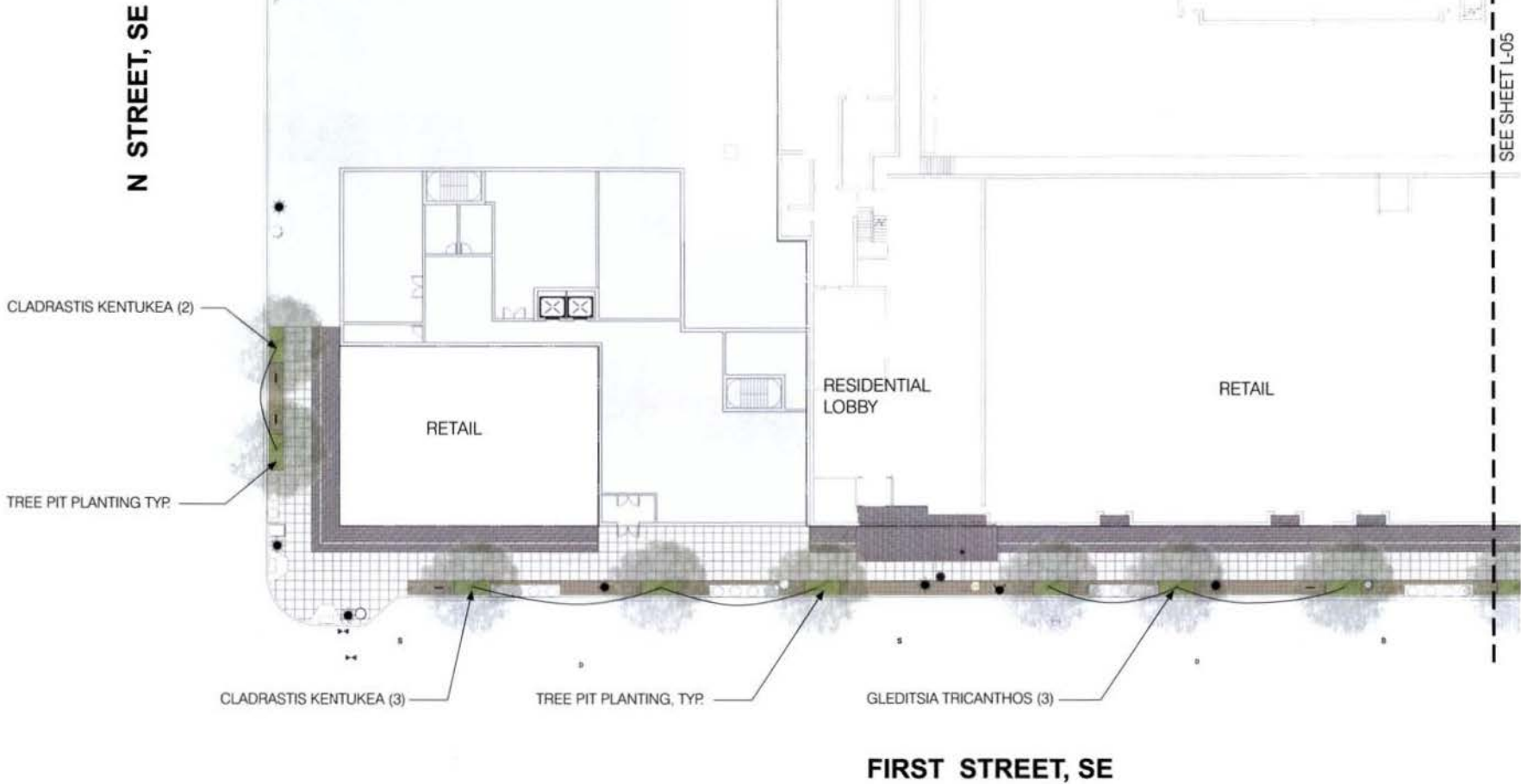
ZONING REVIEW

TITLE

PLANTING PLAN SOUTH

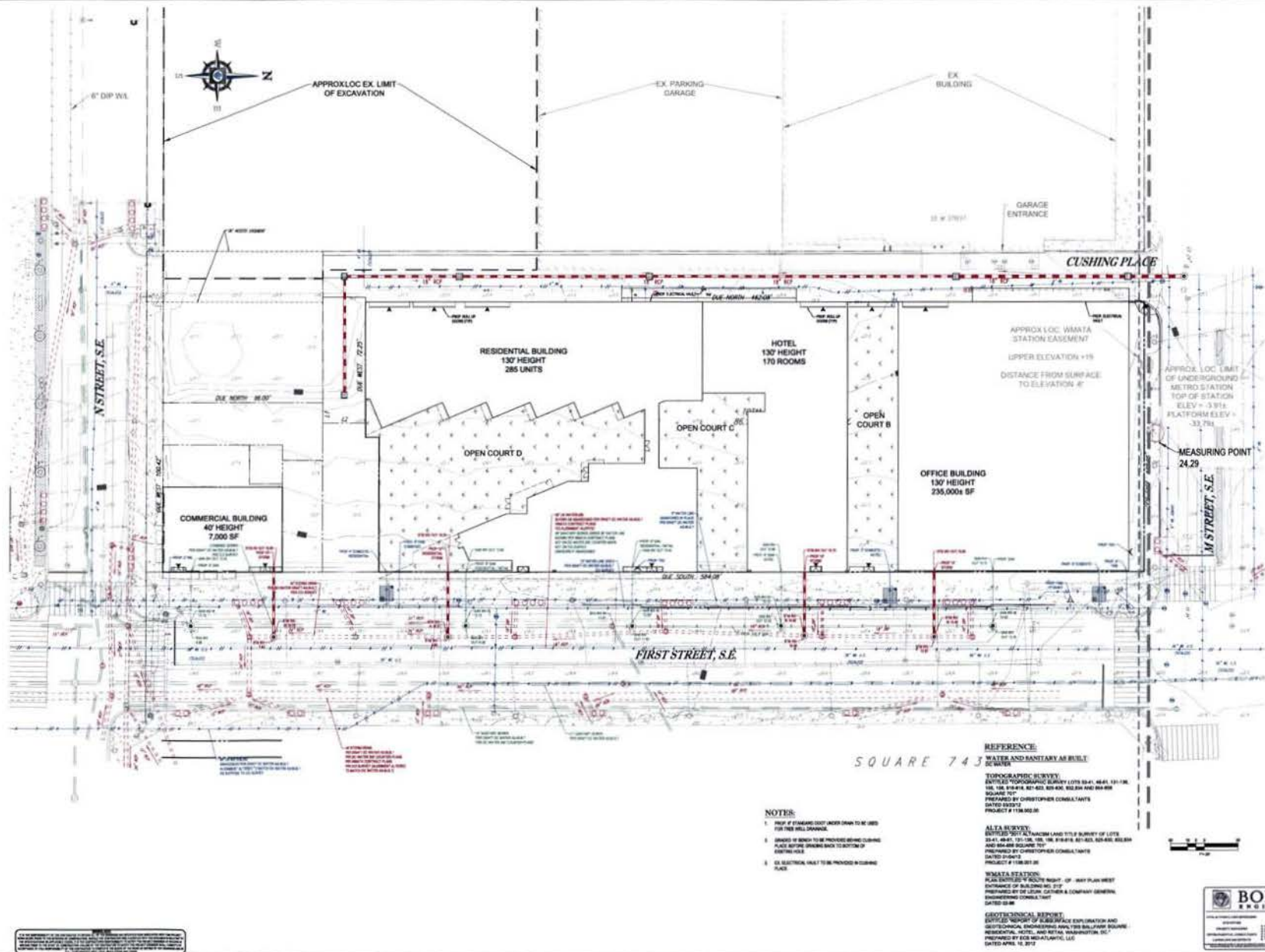
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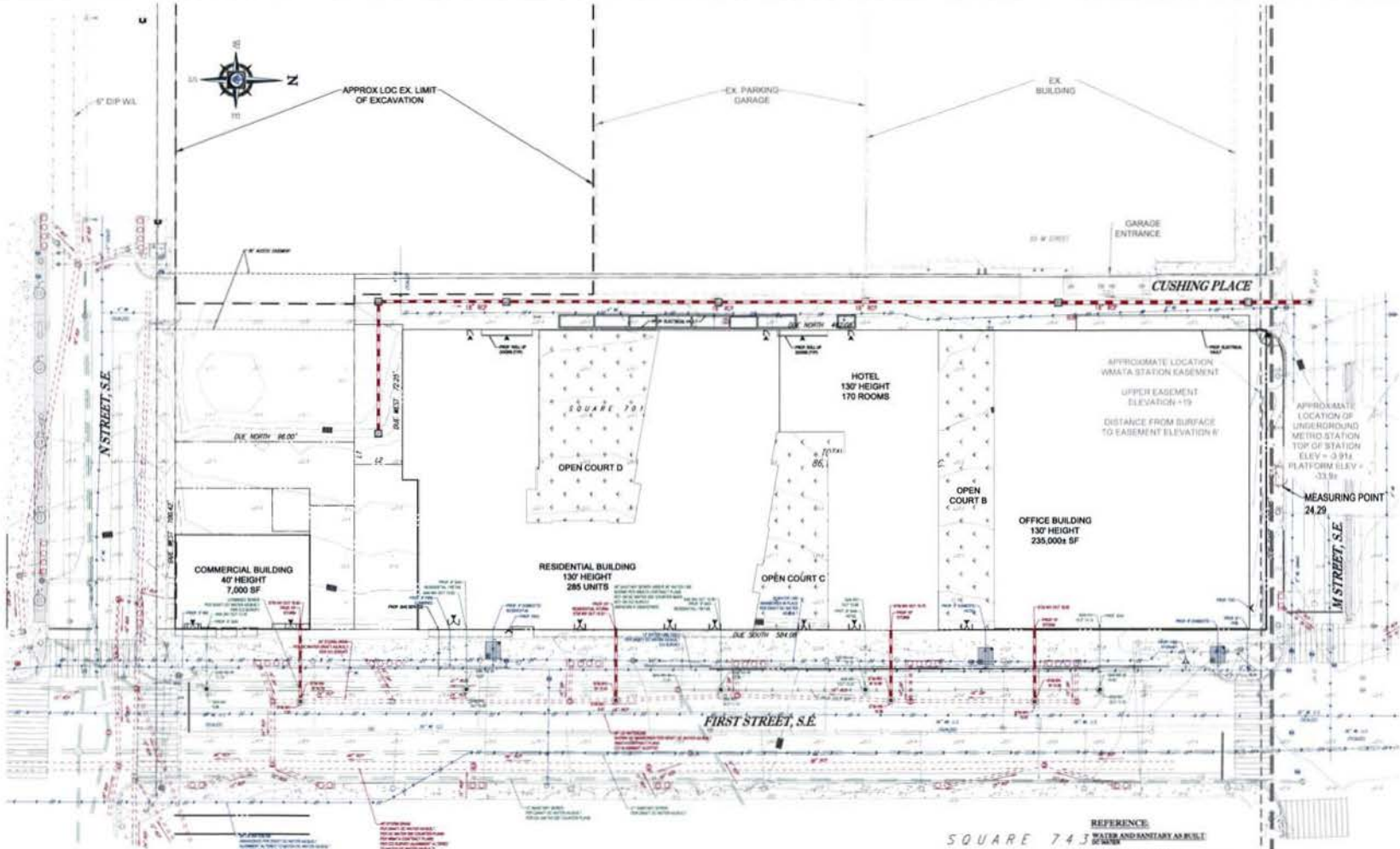
L-04 REV



- 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.







NOTES

1. MAP OF EXISTING DUCT UNDER DRAIN TO BE USED FOR THE WELL SPRINGS
2. GRADES IF DRAIN TO BE PROVIDED BEHIND CURBING PLACE BEFORE DRAINING BACK TO BOTTOM OF EXISTING CURB
3. EX ELECTRICAL WALK TO BE PROVIDED IN TURNING PLACE

REFERENCE

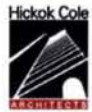
WATER AND SANITARY AS BUILT

TOPOGRAPHIC SURVEY
ENTITLED "TOPOGRAPHIC SURVEY LOTS 10-41, 48-41, 131-138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 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DATE June 25, 2013

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VIEW OF FIRST STREET SE

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SECTION THROUGH PROPOSED ROOFTOP



VIEW OF PROPOSED ROOFTOP

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1. CONCEPTUAL ROOFTOP IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN IS SUBJECT TO VARIATION.
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