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Square 700 - Lots 43 and 866
ONE M Street SE, Washington, DC
DC Zoning Commission Review



ZONING COMMISSION
District of Columbia
CASE NO.15-11
EXHIBIT NO.8

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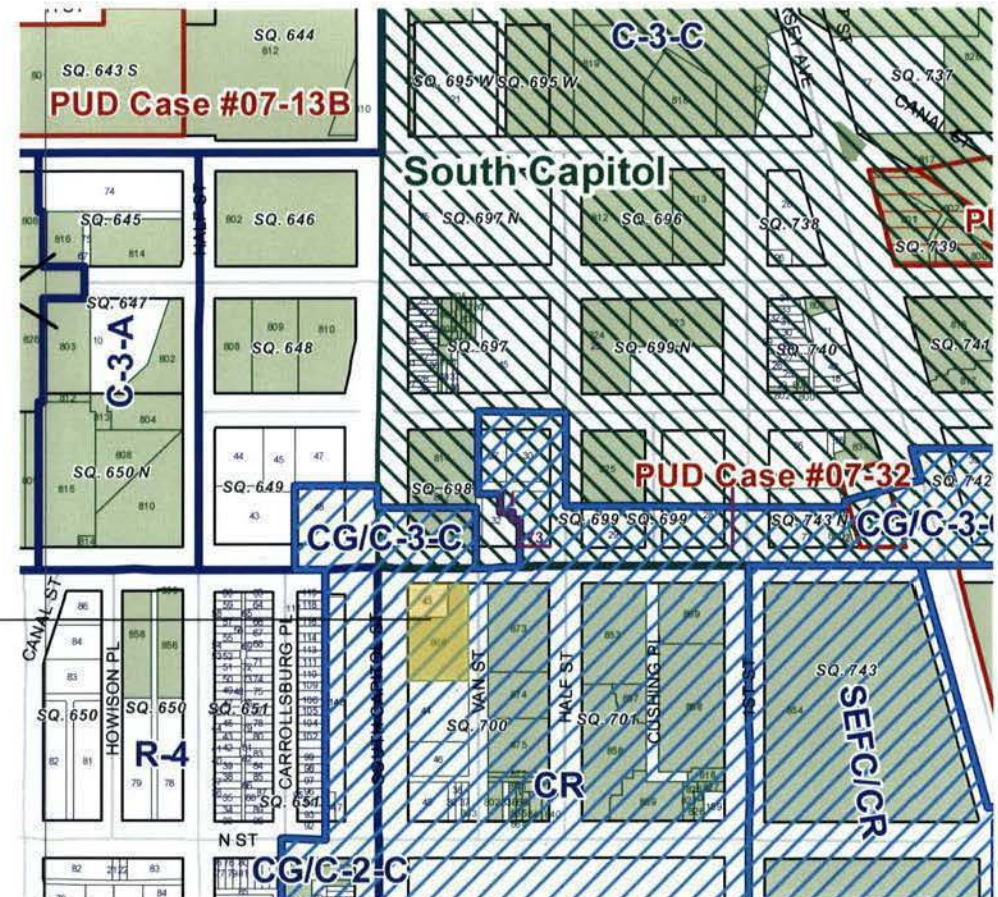
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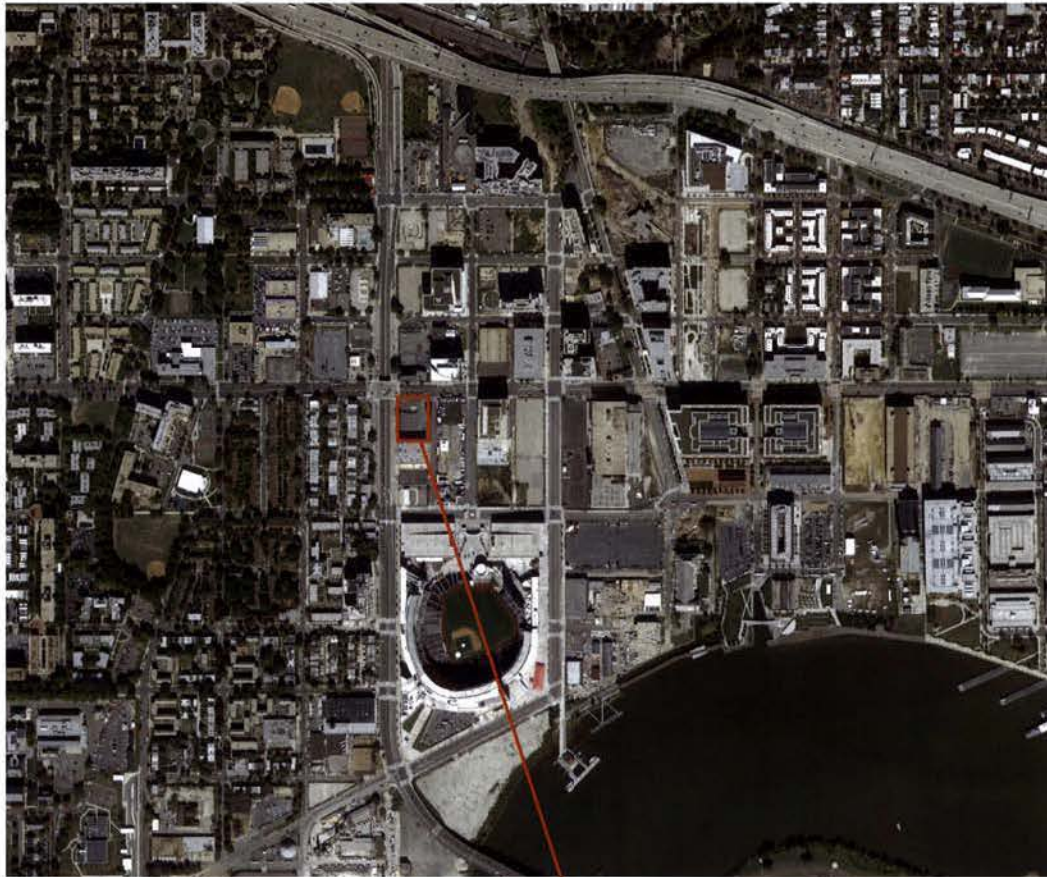
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PROJECT OVERVIEW



Square 700 - Lots 43 & 866
S.E. Washington, DC



Square 700 - Lots 43 & 866
S.E. Washington, DC



Site Location Map



Square 700
One M Street, S.E. St Washington, DC



1

2



Existing Site Context



3



4



5





1



2



3



4



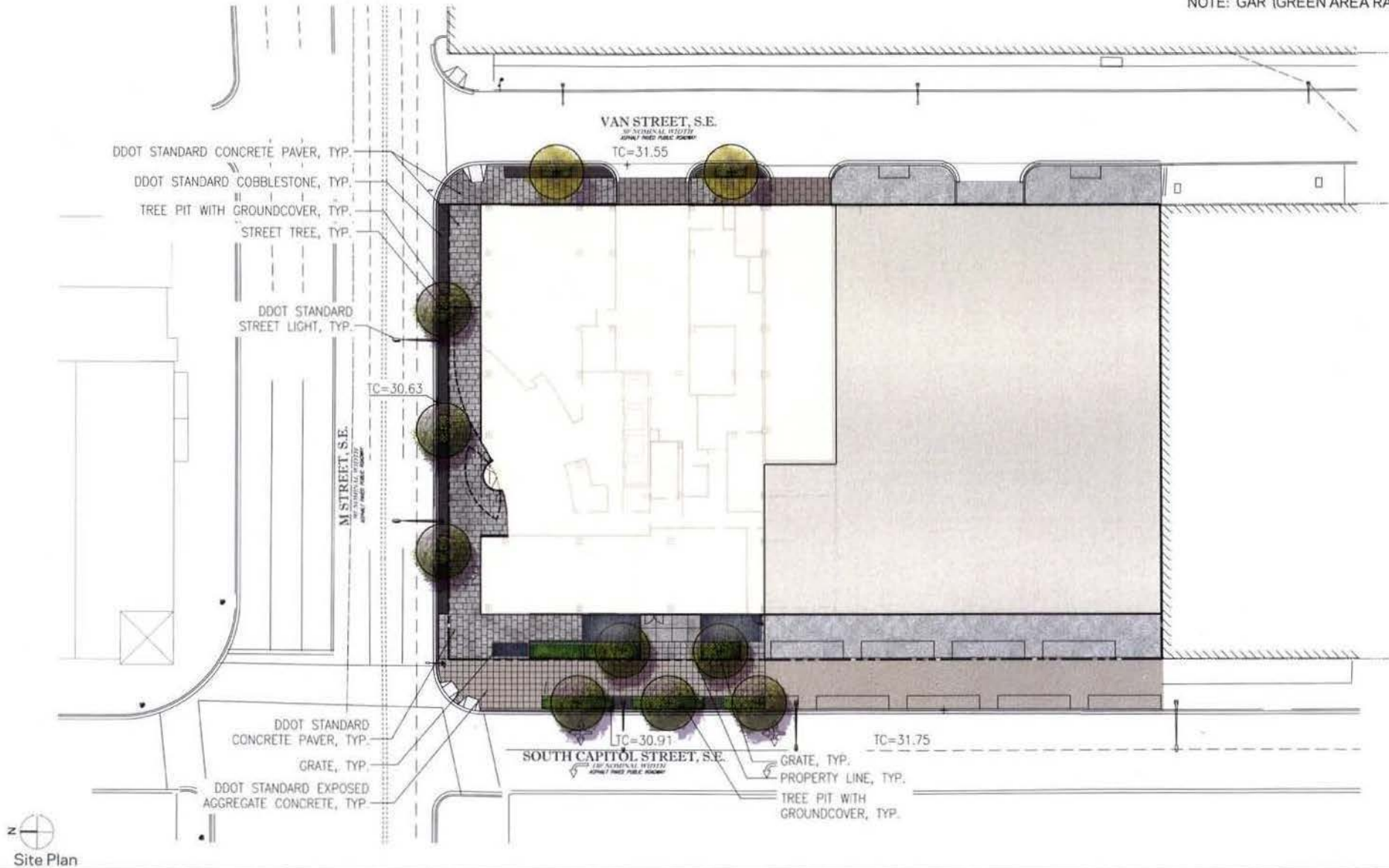
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Architectural Context



Square 700
One M Street, S.E. St Washington, DC

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Zoning Requirements:

Zoning Classification:	CG/CR
FAR Permitted with CLD's upon zoning commission review:	9.5
Land Area:	35,558.12 SF (Combined lots 43 and 866)
GFA Permitted with CLD's:	337,802.14 GFA
Max. Building Height:	130 Feet (based off South Capitol ST.)
Parking Requirements:	70 parking spaces (28 compact parking spaces, 42 standard parking spaces) Office in CR: 1 space per 1800 sf in excess of 2000 sf (124,499gsf-2000)/1800=68 ps Retail in CR: 1 space per 750 in excess of 3000 sf (4,227gsf-3000)/750,0= 2 ps Provided: 127 parking spaces (52 Standard, 70 compact, 5 accessible)
Bike Parking Requirements:	4 bike parking spaces Provided: 12
Loading Requirements:	(2) 30' deep berths + (1) 20' deep service/ delivery space (2) 100 sf loading platforms **Based on office requirements since office space makes up more than 90% of total area
Loading Provided:	(2) 30' deep berths + (1) 20' deep service/ delivery space (2) 100 sf loading platforms
Setbacks:	15' setback from property line along South Capitol Street 15' setback from curb along M Street 1:1 setback above 110' height along South Capitol Street
Additional Requirements:	"14' clear height for "preferred use" spaces along M Street "Preferred Use" spaces should account for 35% or more of the floor area **minimum "Preferred Use" spaces area based on floor area: 13,546sf *35%=4,741sf

Area Schedule:

LEVEL	FLOOR TYPE	FLOOR AREA (SF)
LEVEL 1	RETAIL/EDITING STUDIO/OFFICE	13,546
LEVEL 2	OFFICE	12,873
LEVEL 3	OFFICE	12,873
LEVEL 4	OFFICE	12,873
LEVEL 5	OFFICE	12,873
LEVEL 6	OFFICE	12,873
LEVEL 7	OFFICE	12,873
LEVEL 8	OFFICE	12,873
LEVEL 9	OFFICE	10,342
LEVEL 10	OFFICE	10,342
MECH PH	MECH EQUIPMENT/ TERRACE ACCESS	4,388
TOTAL AREA		128,726

Retail and other "Preferred Use" Area: 4,764 SF (35.2% of the ground level)

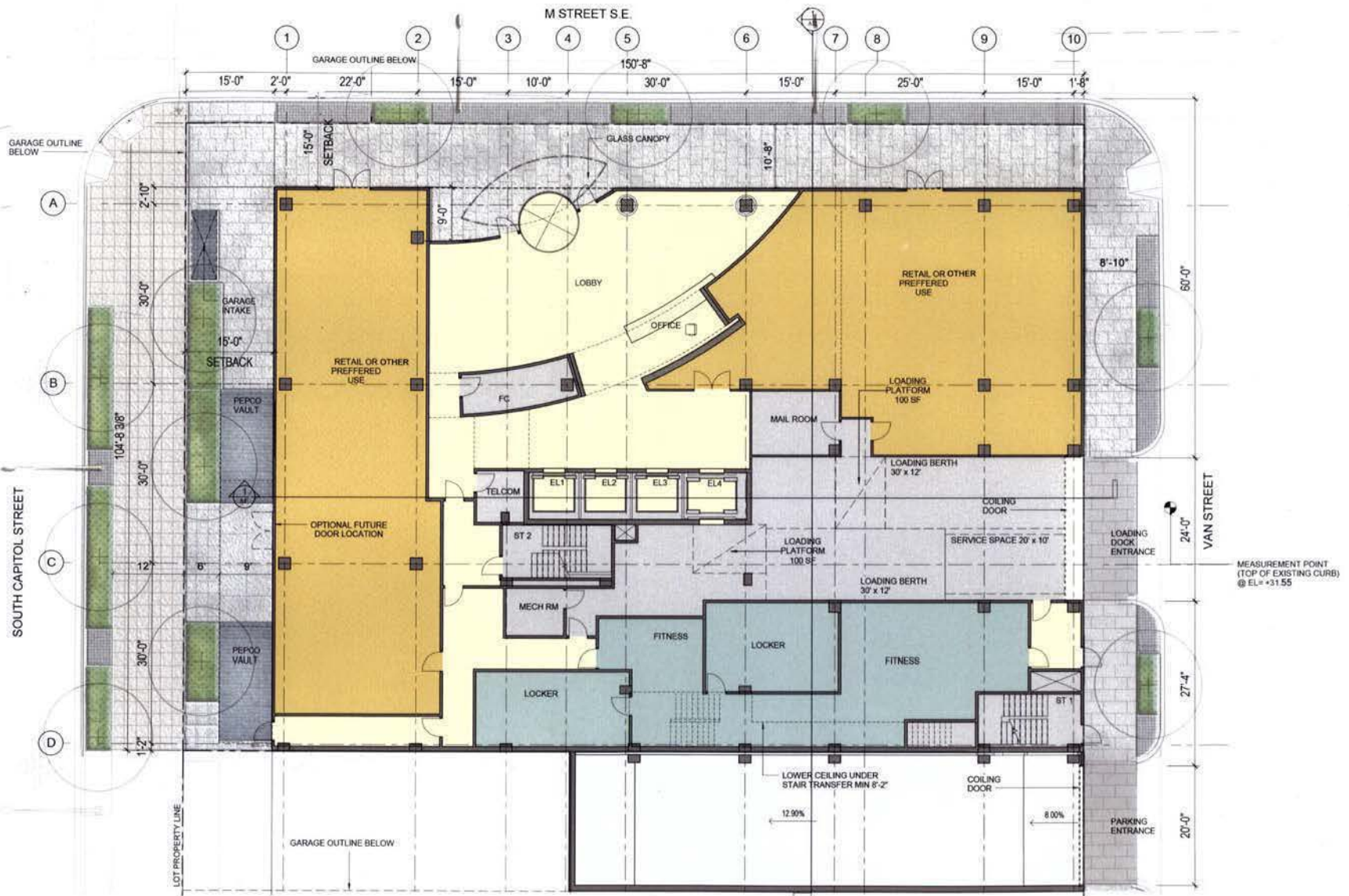
West : 2,349 sf
East: 2,415 sf

** Retail and "preferred use" ceiling height is 14' or more
50% of the surface area of the streetwall of the building along M Street is devoted to display windows except for decorative accent, and to entrances to commercial uses of the building.
100% of the building's street frontage along M Street, except for space devoted to building entrances is occupied by retail or other "preferred use" occupancy

GAR (Green Area Ratio): 0.2

ARCHITECTURAL CHARACTER

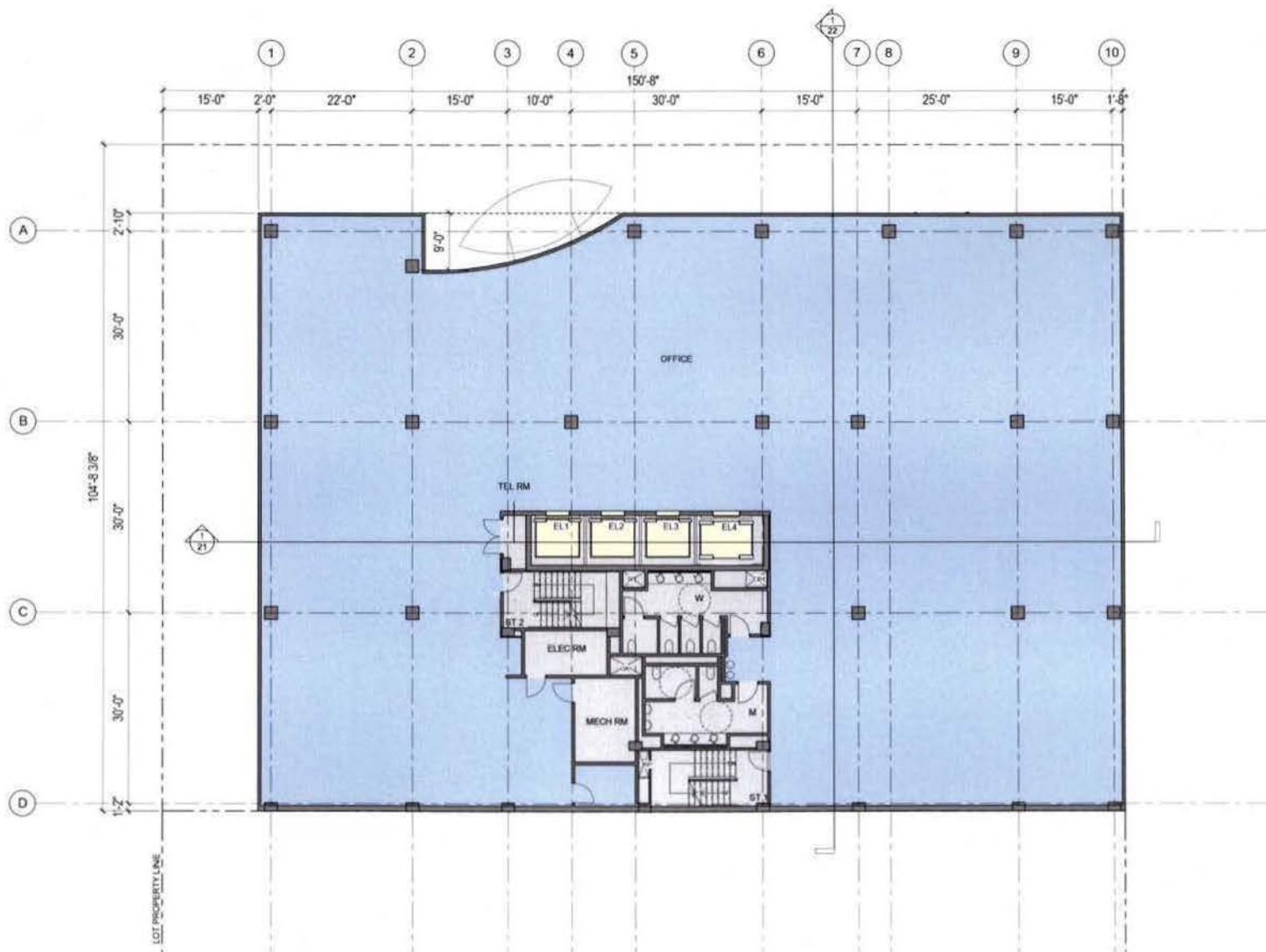




Ground Floor Plan



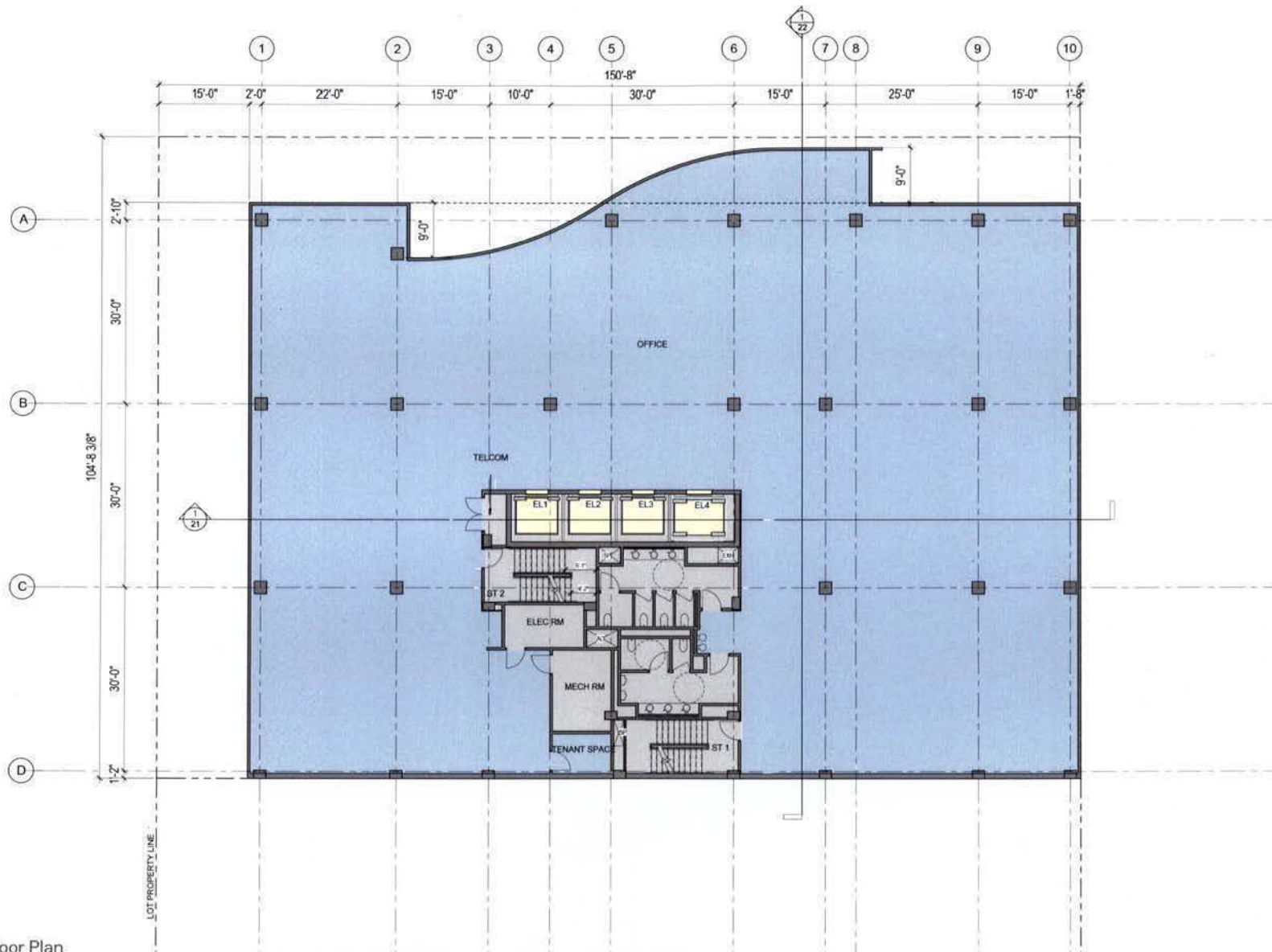
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2nd Level Floor Plan



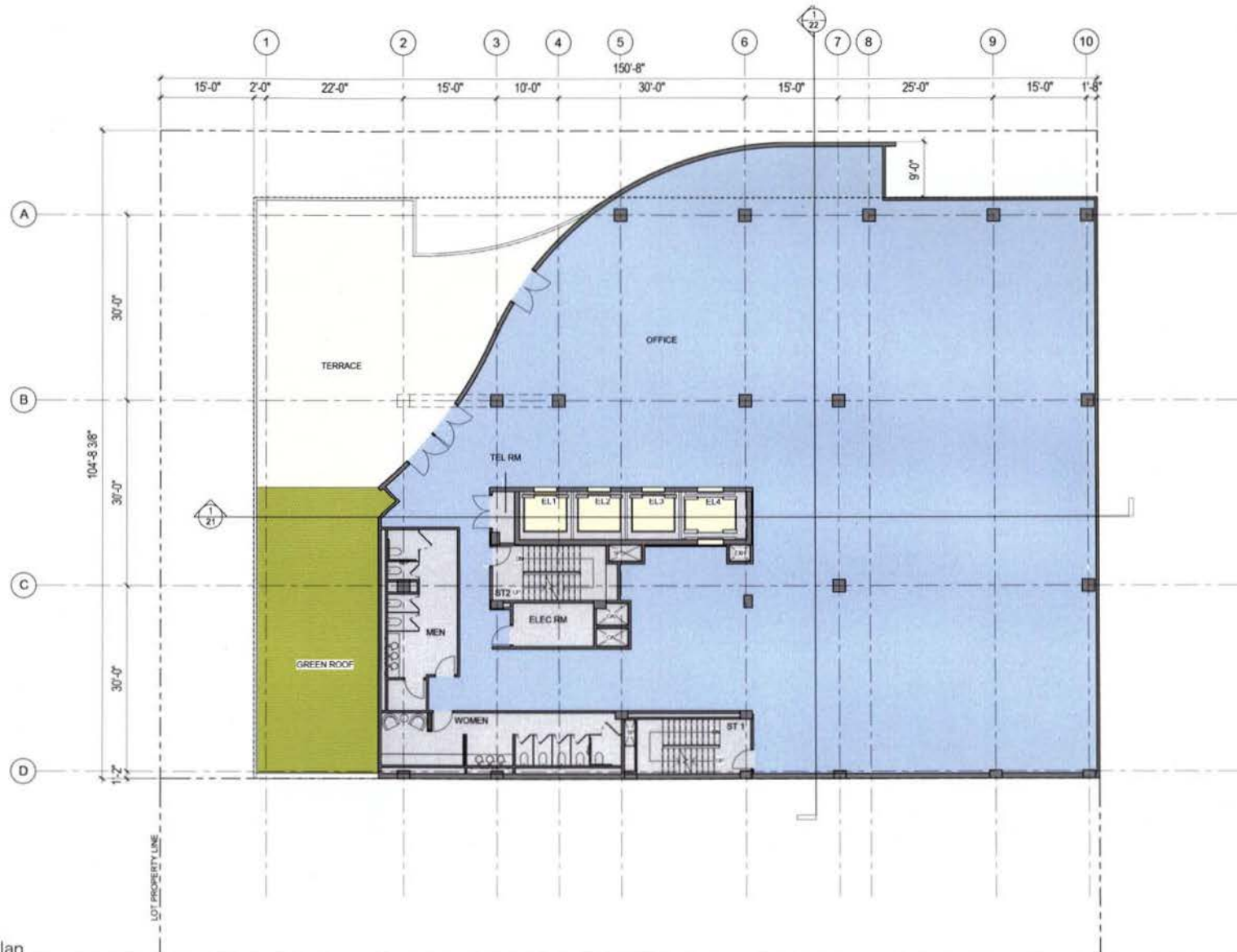
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3rd - 8th Level Floor Plan



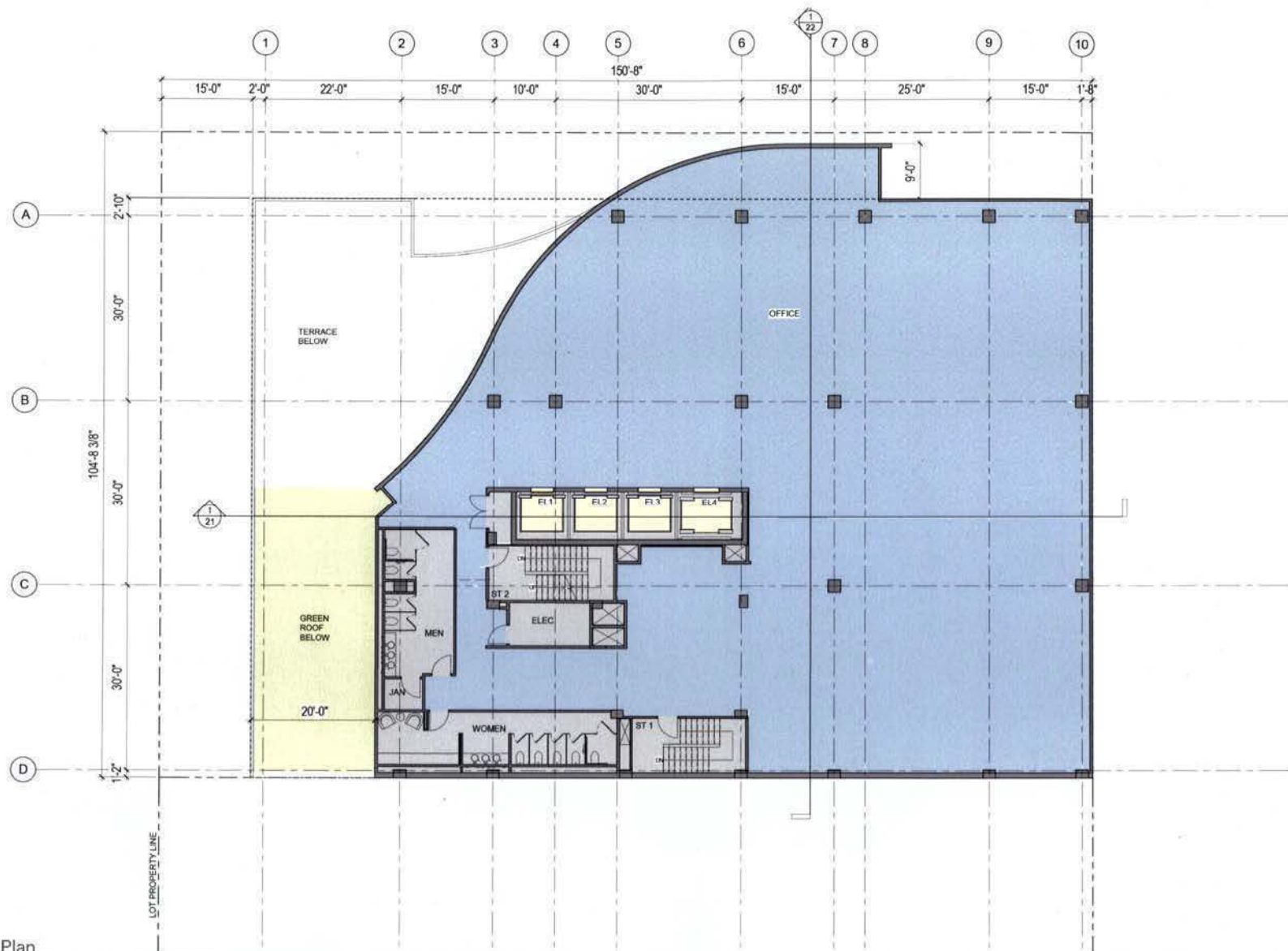
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9th Level Floor Plan



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10th Level Floor Plan



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Mech PH Level Floor Plan



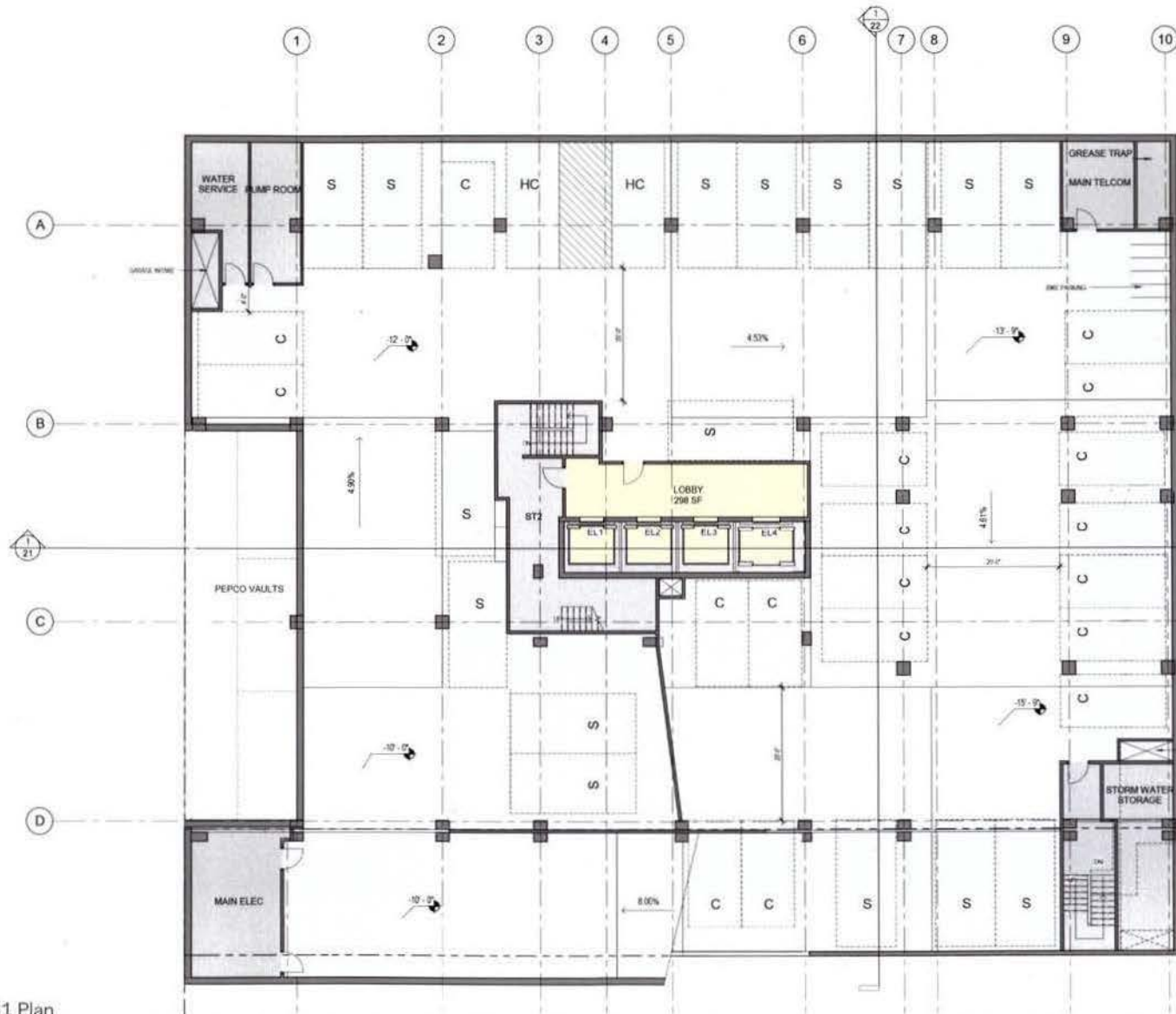
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Roof Level Floor Plan



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One M Street, S.E. St Washington, DC



STANDARD(S) 9'x19'
COMPACT (C) 8'x16'

PARKING REQUIREMENTS:
69 SPACES
- 41 STANDARD PARKING SPACES
- 28 COMPACT PARKING SPACES

PARKING SPACES PROVIDED
127 SPACES
- 52 STANDARD PARKING SPACES
- 70 COMPACT PARKING SPACES
- 5 HC SPACES

B1
36 SPACES
- 16 STANDARD PARKING SPACES
- 18 COMPACT PARKING SPACES
- 2 HC SPACES

B2
48 SPACES
- 19 STANDARD PARKING SPACES
- 27 COMPACT PARKING SPACES
- 2 HC SPACES

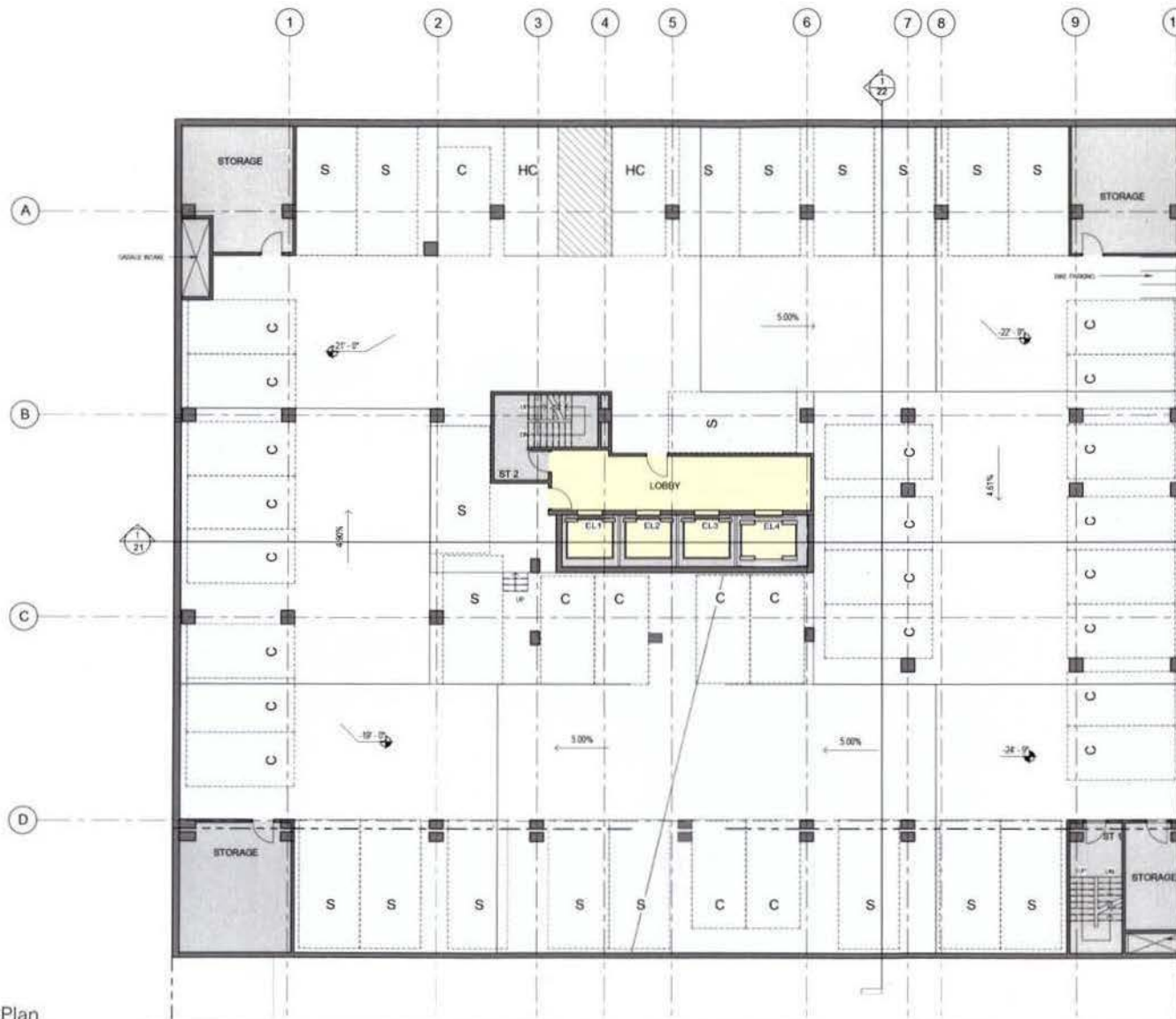
B3
43 SPACES
- 17 STANDARD PARKING SPACES
- 25 COMPACT PARKING SPACES
- 1 HC SPACES



Parking Level B1 Plan



Square 700
One M Street, S.E. St Washington, DC



STANDARD(S) 9'x19'
COMPACT (C) 8'x16'

PARKING REQUIREMENTS:

- 69 SPACES
- 41 STANDARD PARKING SPACES
- 28 COMPACT PARKING SPACES

PARKING SPACES PROVIDED

- 127 SPACES
- 52 STANDARD PARKING SPACES
- 70 COMPACT PARKING SPACES
- 5 HC SPACES

B1

- 36 SPACES
- 16 STANDARD PARKING SPACES
- 18 COMPACT PARKING SPACES
- 2 HC SPACES

B2

- 48 SPACES
- 19 STANDARD PARKING SPACES
- 27 COMPACT PARKING SPACES
- 2 HC SPACES

B3

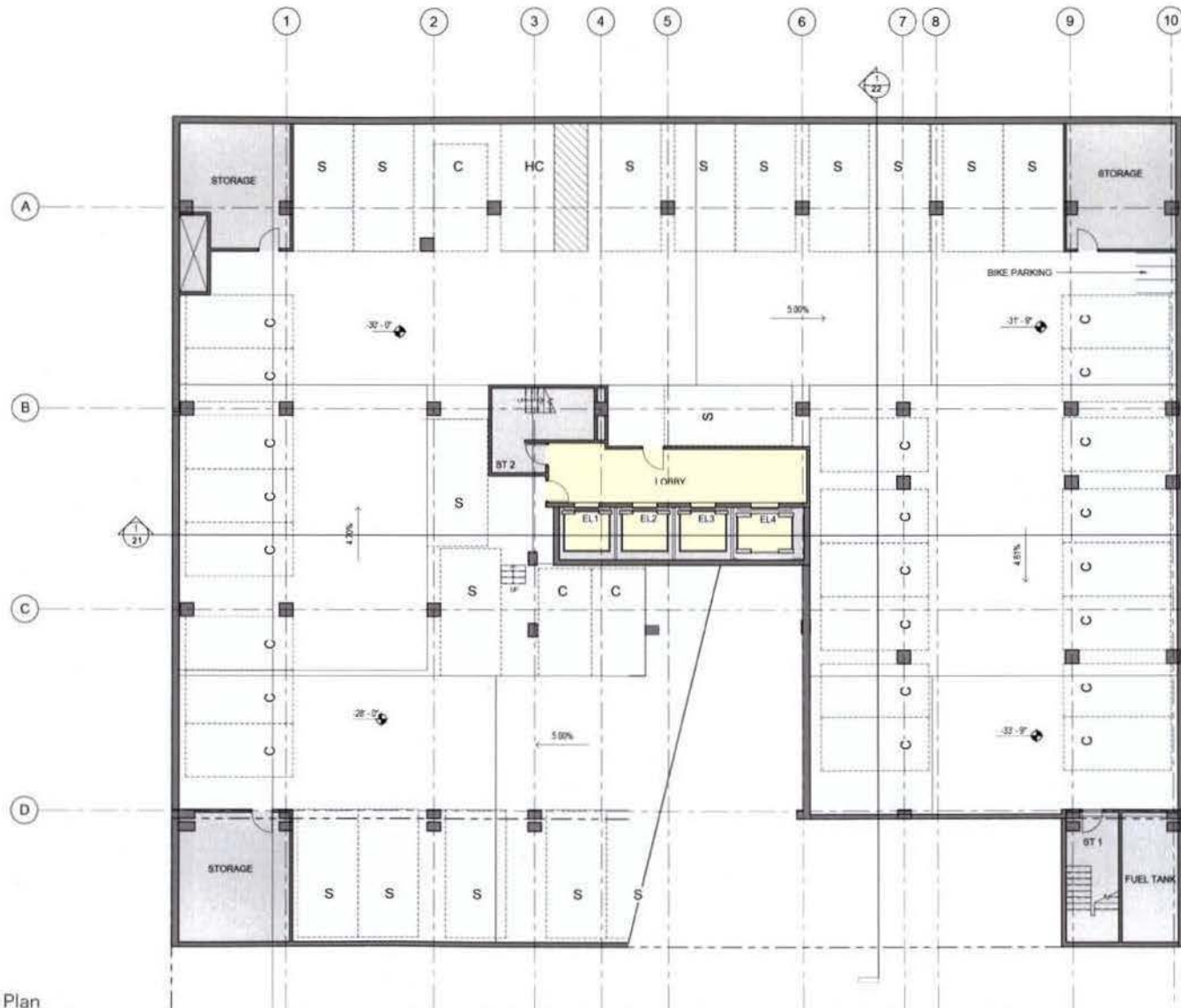
- 43 SPACES
- 17 STANDARD PARKING SPACES
- 25 COMPACT PARKING SPACES
- 1 HC SPACES



Parking Level B2 Plan



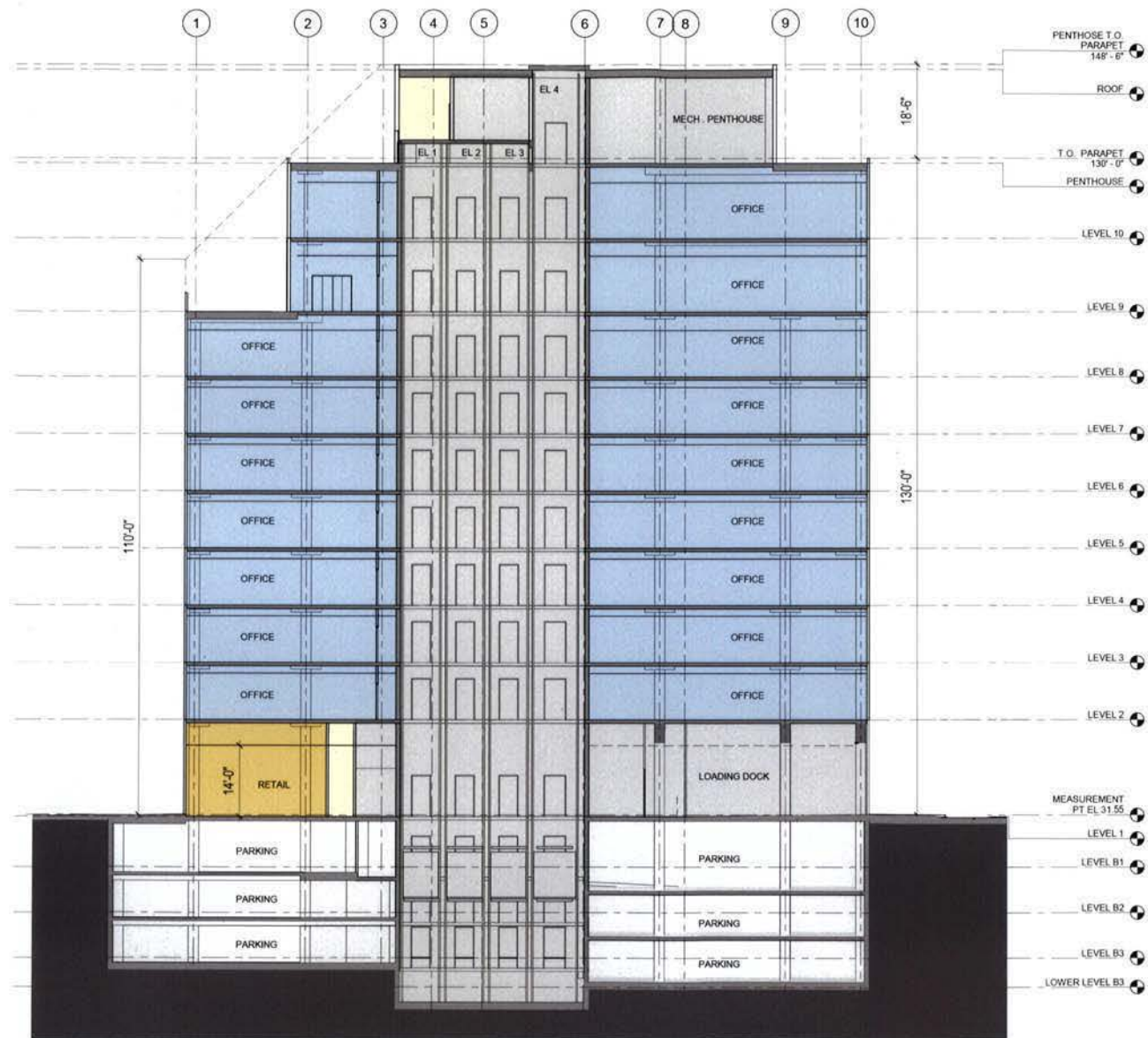
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Parking Level B3 Plan



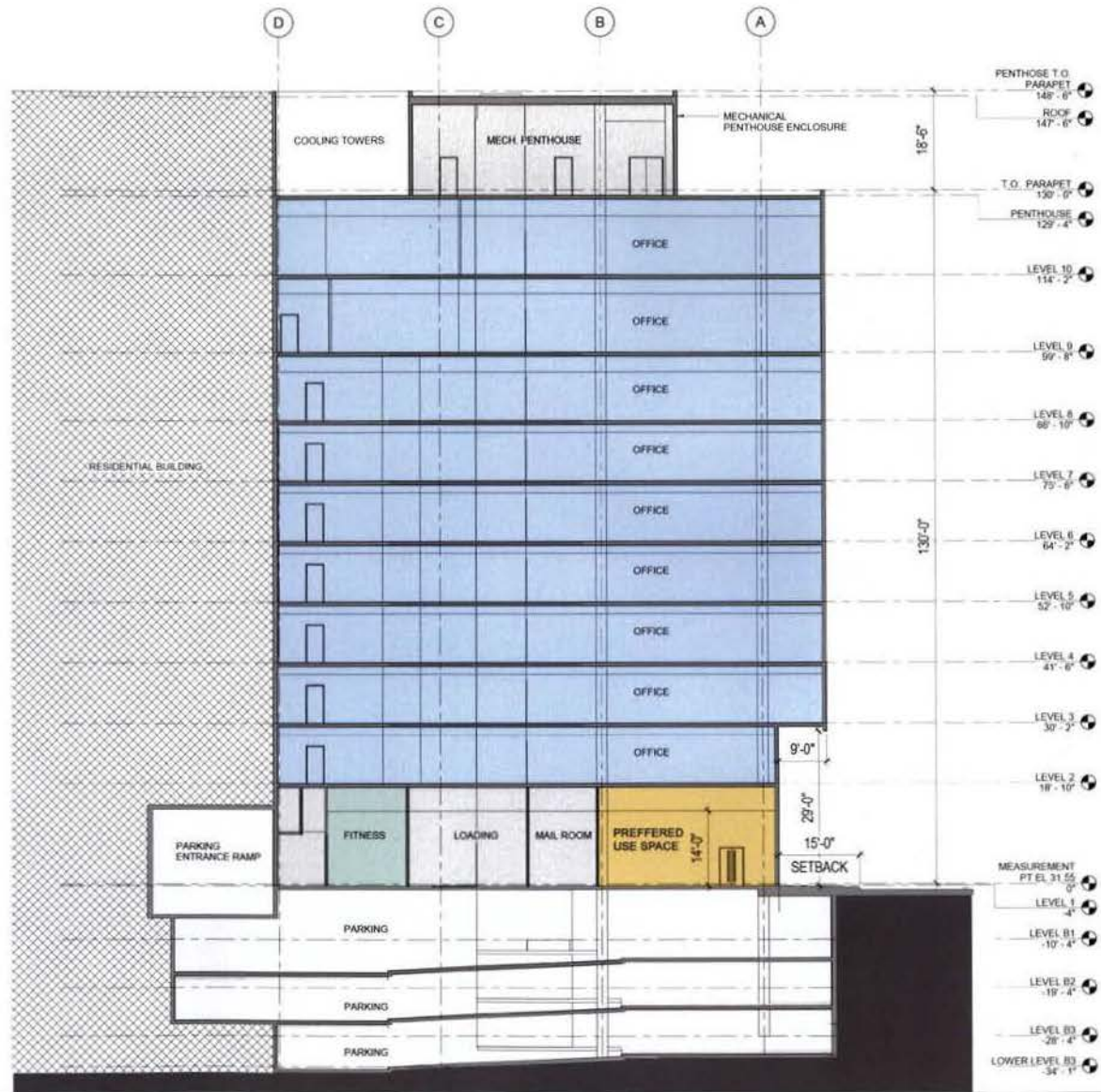
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A 11- West - East Section



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A12-North - South Section



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PRECAST CONCRETE PANELS



GLASS VISION



GLASS SPANDREL



GLASS VISION



ALUMINIUM METAL PANELS



STONE



South Capitol Elevation

WEST ELEVATION (S CAPITOL STREET) NOTES:

1. 60% OF STREET WALL REQUIRED TO BE ON THE SETBACK LINE.
2. 100% OF THE WALL IS PROVIDED ON THE SET BACK LINE





PRECAST CONCRETE PANELS



GLASS VISION



GLASS SPANDREL



GLASS VISION



ALUMINIUM METAL PANELS



STONE

NORTH ELEVATION (M STREET) NOTES:

1. 50% OF THE STREET WALL AT GROUND LEVEL IS DEDICATED TO DISPLAY WINDOWS OTHER THAN COMERCIAL ENTRANCES
2. 14'-0" CLEAR HEIGHT CEILING AT GROUND FLOOR PREFERRED USE SPACES



Street Elevation



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One M Street, S.E. St Washington, DC



PRECAST CONCRETE PANELS



GLASS VISION



GLASS SPANDREL



GLASS VISION



ALUMINIUM METAL PANELS



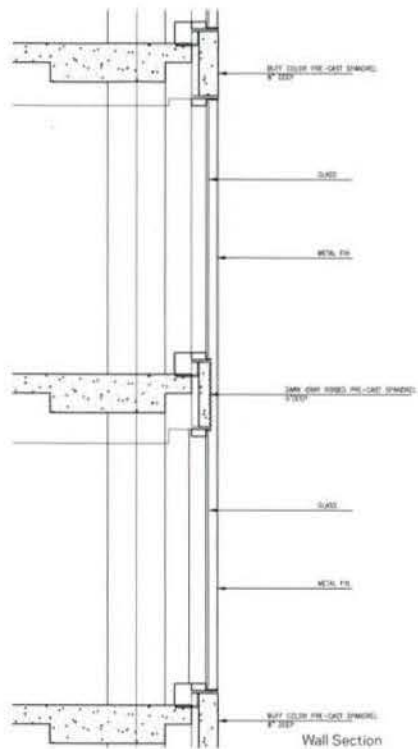
STONE



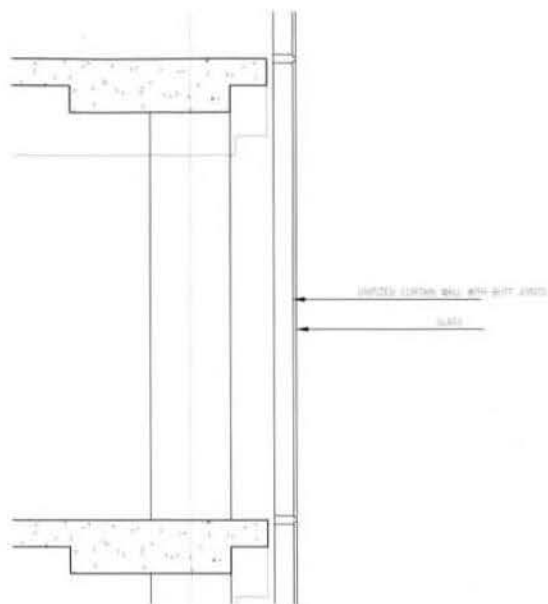
Van Street Elevation



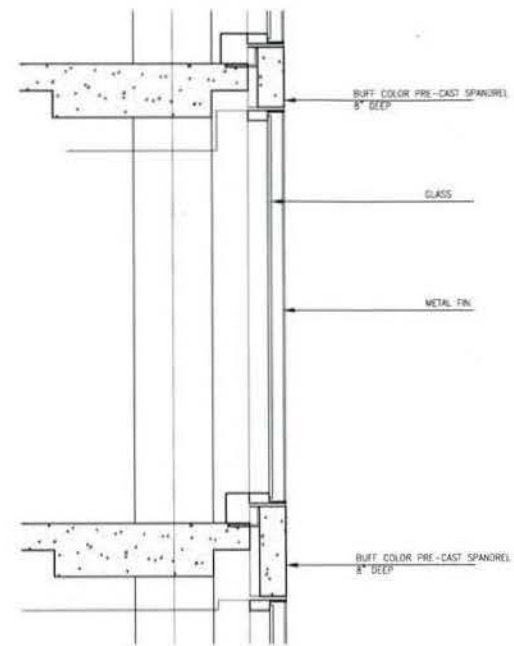
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Wall Section



Wall Section



Wall Section



West Elevation



North Elevation



East Elevation

Wall Sections



Square 700
One M Street, S.E. St Washington, DC

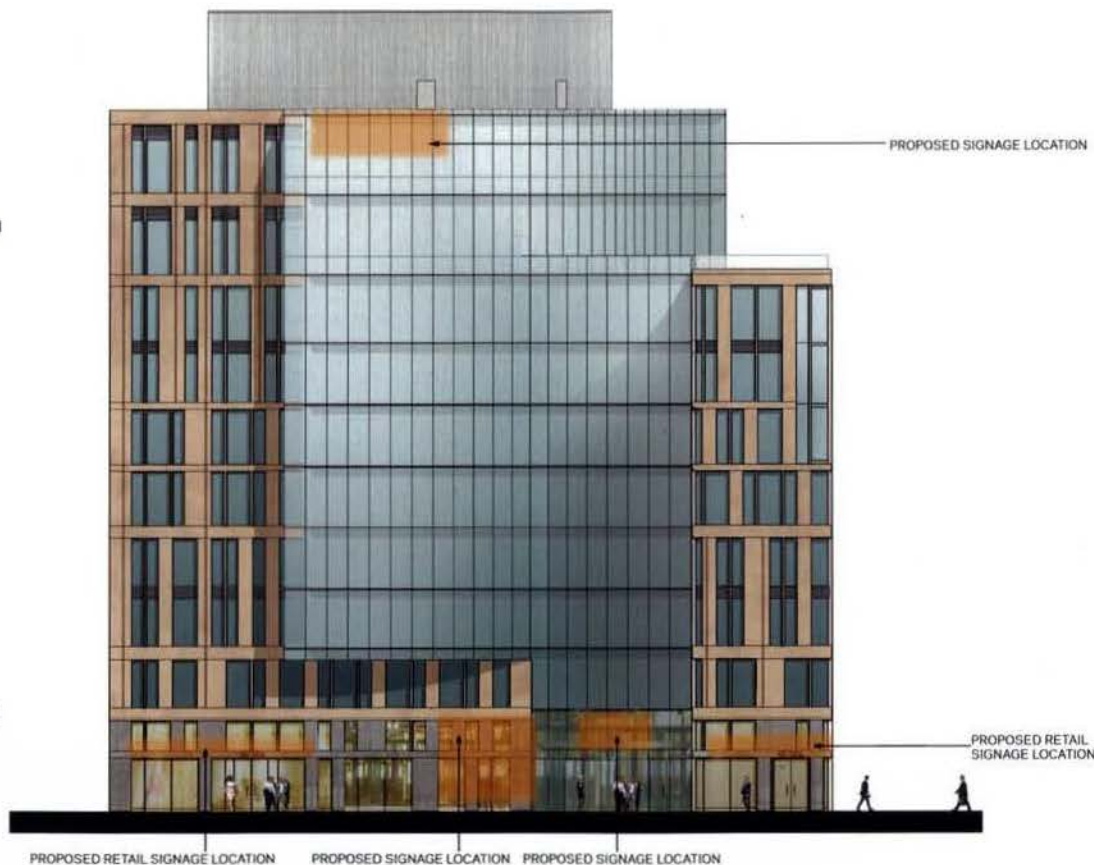
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EXAMPLE 1



EXAMPLE 2





M Street Entrance View From South Capitol, S.E



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One M Street, S.E. St Washington, DC



M Street Entrance View Towards South Capitol, S.E



Square 700
One M Street, S.E. St Washington, DC



View From The Corner of M street, S.E. and South Capitol Street, S.E.



Square 700
One M Street, S.E. St Washington, DC



View From South Capitol, S.E. Towards the Capitol



Square 700
One M Street, S.E. St Washington, DC

Sustainable Design



Square 700
One M Street, S.E. St Washington, DC

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LEED-CS 2009 LEED Project Checklist: Laboratory

Prerequisite	Yes	Maybe	No	Design / Construction	Encouraged/Required
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- PIf1 Minimum Program Requirements
- PIf2 Project Summary Details
- PIf3 Occupant and Usage Data
- PIf4 Schedule and Overview Documents
- PIf5 Building System Control

Total Possible Points

Comments/Next Steps

0	
0	
0	
0	
0	

Sustainable Sites

Y		C	Prereq 1	Construction Activity Pollution Prevention	0	
1			D	Credit 1 Site Selection	1	
5			D	Credit 2 Development Density & Community Connectivity	5	
	1		D	Credit 3 Brownfield Redevelopment	1	
6			D	R Credit 4.1 Alternative Transportation: Public Transportation Access	6	
2			D	R Credit 4.2 Alternative Transportation: Bicycle Storage & Changing Rooms	2	
3			D	R Credit 4.3 Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	3	
			D	Credit 4.4 Alternative Transportation: Parking Capacity	2	
	1		C	Credit 5.1 Site Development: Protect or Restore Habitat	1	
1			D	Credit 5.2 Site Development: Maximize Open Space	1	
	1		D	Credit 6.1 Stormwater Design: Quantity Control	1	
1			D	Credit 6.2 Stormwater Design: Quality Control	1	
1			C	Credit 7.1 Heat Island Effect: Non-Roof	1	
1			D	Credit 7.2 Heat Island Effect: Roof	1	
	1		D	Credit 8 Light Pollution Reduction	1	
	1		D	Credit 9 Tenant Design & Construction Guidelines	1	
21	5	2		28 Points Available	28	



Water Efficiency									
Y			D	R	Prereq 1	Water Use Reduction	0	RFP: "Water closet valves shall be ... high efficiency water saving type." "Pint flush type urinal may be provided if required to meet LEED requirements."	
2	2		D	R	Credit 1	Water Efficient Landscaping	4		
		2	D		Credit 2	Innovative Wastewater Technologies	2		
3	1		D	R	Credit 3	Water Use Reduction (30% = 2; 35% = 3; 40% = 4)	4	RFP requires a minimum 35% Reduction. Current fixture choices comply.	
5	3	2				10 Points Available	10		
Energy & Atmosphere									
Y			C	R	Prereq 1	Fundamental Commissioning of the Building Energy Systems	0		
Y			D	R	Prereq 2	Minimum Energy Performance	0	RFP requires at least 10% reduction for CS	
Y			D		Prereq 3	Fundamental Refrigerant Management	0		
4	17		D	R	Credit 1	Optimize Energy Performance	21	RFP requires 14% reduction. Target lighting and envelope.	
		4	D		Credit 2	On-Site Renewable Energy	4		
2			C	R	Credit 3	Enhanced Commissioning	2		
2			D		Credit 4	Enhanced Refrigerant Management	2		
1	2		D	R	Credit 5.1	Measurement & Verification: Base Building	3	RFP "The building shall achieve an Energy Star rating within 18 months of occupancy."	
3			D	R	Credit 5.2	Measurement & Verification: Tenant Sub-metering	3		
	2		C		Credit 6	Green Power	2		
12	21	4				37 Points Available	37		
Materials & Resources									
Y			D		Prereq 1	Storage & Collection of Recyclables	0		
		5	C		Credit 1	Building Reuse: Maintain Existing Walls, Floors & Roof (25% = 1 Point; 30% = 2 Points)	5		
1	1		C	R	Credit 2	Construction Waste Management (50% = 1 Point; 75% = 2 Points)	2		
		3	C		Credit 3	Materials Reuse	1		
1	1		C		Credit 4	Recycled Content (10% = 1 Point; 20% = 2 Points)	2		
1	1		C		Credit 5	Regional Materials (10% = 1 Point; 20% = 2 Points)	2		
	1		C		Credit 6	Certified Wood	1		
3	4	6				13 Points Available	13		

Indoor Environmental Quality									
Y		D	Prereq 1	Minimum IAQ Performance	0				
Y		D	Prereq 2	Environmental Tobacco Smoke (ETS) Control	0				
1		D	R Credit 1	Outdoor Air Delivery Monitoring	1				
	1	D	Credit 2	Increased Ventilation	1				
1		C	R Credit 3	Construction IAQ Management Plan: During Construction	1				
1		C	Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1				
1		C	Credit 4.2	Low-Emitting Materials: Paints & Coatings	1				
1		C	R Credit 4.3	Low-Emitting Materials: Flooring Systems	1				
1		C	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1				
1		D	R Credit 5	Indoor Chemical & Pollutant Source Control	1				
		D	Credit 6	Controllability of Systems: Thermal Comfort	1				
1		D	Credit 7	Thermal Comfort: Design	1				
		D	Credit 8.1	Daylight & Views: Daylight (75% = 1 Point)	1				
	1	D	Credit 8.2	Daylight & Views: Views	1				
8	2	2	12 Points Available		12				
Innovation & Design Process					RFP requires all 6 ID points be achieved				
1		D/C	R Credit 1.1	Innovation in Design: Green Housekeeping (borrow from LEED EB)	1				
1		D/C	R Credit 1.2	Exemplary Performance: Heat Island Non-roof	1				
1		D/C	R Credit 1.3	Innovation in Design: Borrow v4 EQ Acoustic Performance	1				
1		D/C	R Credit 1.4	Exemplary Performance: Public Transit Access	1				
1		D/C	R Credit 1.5	Innovation in Design: Low Mercury Lighting (borrow from LEED EB)	1				
			Alternate	Integrated Pest Management (LEED-EB)					
			Alternate	Cooling Tower Water Management (LEED-EB)					
1		C	R Credit 2	LEED Accredited Professional	1				
6	0	0	6 Points Available		6				
Regional Priority: 20003					RFP Requires that 2/4 Regional Points be Achieved				
	1	D/C	Credit 1	Regional Priority: EAc1 Optimize Energy Performance 40%	1				
1		D/C	R Credit 1	Regional Priority: SSc5.1 Protect or Restore Habitat	1				
1		D/C	R Credit 1	Regional Priority: SSc6.1 Stormwater Quantity	1				
		D/C	Credit 1	Regional Priority: WEc2 Innovative Wastewater technologies	1				
2	1	1	4 Points Available		4				
57	36	17	Total		110				
Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above									

Preliminary LEED Scorecard



Square 700
One M Street, S.E. St Washington, DC