

ZC CASE NO. 03-12F/03-13F - PROPOSED REVISIONS 250 M STREET, SE PUD MODIFICATION OF CONSEQUENCE - 06.04.18

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APPROVED PUD SUBMISSION 5.08.09

Section 2406.12 (b)

DETAILS

AREA AND DIMENSIONS

SEE C-1.1

PERCENTAGE OF LOT OCCUPANCY

= BUILDING AREA/LOT AREA
 = 23,104.66 S.F./27,975.48 S.F.
 = 82.59%

GROSS FLOOR AREA CALCULATION

	<i>SQUARE FEET</i>
FIRST FLOOR	
TOTAL	23,104.66
EXCLUSION	1,886.08
COUNTED	21,218.59
SECOND FLOOR	
TOTAL	21,801.99
EXCLUSION	248.43
COUNTED	21,553.56
THIRD FLOOR-EIGHTH FLOORS	
TOTAL	22,768.19
EXCLUSION	84.03
COUNTED	22,684.16
NINTH FLOOR	
TOTAL	21,822.91
EXCLUSION	84.03
COUNTED	21,738.88
TENTH FLOOR	
TOTAL	21,793.20
EXCLUSION	84.03
COUNTED	21,709.17
ELEVENTH FLOOR	
TOTAL	11,161.93
EXCLUSION	39.56
COUNTED	11,122.37
MECHANICAL PENTHOUSE	
TOTAL	4,053.99
EXCLUSION	0
COUNTED	4,053.99

TOTAL GROSS FLOOR AREA

BUILDING 233,447.52 S.F.
 PENTHOUSE 4,053.99 S.F.

TOTAL GROSS FLOOR AREA BY USE

FIRST FLOOR RETAIL 10,706.29 S.F. (=50.46% OF FIRST FLOOR)
 OFFICE 222,741.23 S.F.

FIRST FLOOR RETAIL CEILING CLEARANCE: 14'-0" CLEAR

GROSS FLOOR AREA ALLOWED

= 236,000 S.F. (AS REQUIRED BY ZONING COMMISSION NO. 03-12/13)

FAR

= TOTAL GROSS FLOOR AREA/LOT AREA

BUILDING
 = 233,447.52 S.F./27,975.48 S.F.
 = 8.35

PENTHOUSE
 = 4,053.99 S.F./27,975.48 S.F.
 = .14

TOTAL
 = 8.35+.14
 = 8.49

PROPOSED 6.04.18

Section 2406.12 (b)

DETAILS

AREAS AND DIMENSIONS

SEE C-1.1 FROM APPROVED PUD SUBMISSION ZC CASE NO. 03-12F/03-13F

PERCENTAGE OF LOT OCCUPANCY

= BUILDING AREA/LOT AREA
 = 23,104.66 S.F./27,975.48 S.F.
 = 82.59%

GROSS FLOOR AREA CALCULATION

FIRST FLOOR			
TOTAL		23,104.66	
EXCLUSION	1,886.08		
COUNTED		21,218.59	
SECOND FLOOR			
TOTAL		21,801.99	
EXCLUSION	248.43		
COUNTED		21,553.56	
THIRD FLOOR - SEVENTH FLOOR			
TOTAL		22,768.19	
EXCLUSION	84.03		
COUNTED		22,684.16	
EIGHTH FLOOR			
TOTAL		21,822.91	
EXCLUSION	84.03		
COUNTED		21,738.88	
NINTH FLOOR			
TOTAL		21,822.91	
EXCLUSION	39.56		10,953.93
COUNTED		21,783.35	10,914.37
MECHANICAL PENTHOUSE			
TOTAL		4,053.99	
EXCLUSION	0.00		
COUNTED		4,053.99	

TOTAL GROSS FLOOR AREA

BUILDING 188,846.19 S.F.
 PENTHOUSE 4,053.99 S.F.

TOTAL GROSS FLOOR AREA BY USE

FIRST FLOOR RETAIL 6,766.00 S.F.
 CONFERENCE CENTER ~2,750.00 S.F.
 COMMUTER STORE ~565 S.F.
 OFFICE 178,765.19 S.F.

FIRST FLOOR RETAIL CEILING CLEARANCE: 14'-0" CLEAR

GROSS FLOOR AREA ALLOWED

=236,000 S.F. (AS REQUIRED BY ZONING COMMISSION NO. 03-12/13)

FAR

=TOTAL GROSS FLOOR AREA/LOT AREA

BUILDING
 = 188,846.19 S.F./27,975.48 S.F.
 = 6.75

PENTHOUSE
 = 4,053.99 S.F./27,975.48 S.F.
 = .14

TOTAL
 = 6.75 + .14
 = 6.89

APPROVED PUD SUBMISSION 5.08.09

Section 2406.12 (f)

CIRCULATION

PARKING

150 SPACES REQUIRED (AS REQUIRED BY ZONING COMMISSION ORDER NO. 03-12/13)

235 SPACES PROVIDED

<u>BY TYPE:</u>			
STANDARD SIZE SPACES			
REGULAR CARS	139		
COMPACT CARS	27		
HYBRID CARS	12		
VAN PARKING ONLY	12	(AS REQUIRED BY ZONING)	
ACCESSIBLE SPACES			
STANDARD	5	(AS REQUIRED BY BUILDING CODE)	
VAN	2	(AS REQUIRED BY BUILDING CODE)	
STACKED SPACES			
STANDARD SIZE	6		
COMPACT SIZE	32		
<u>BY LEVEL:</u>			
P-1 LEVEL	48		
P-2 LEVEL	62		
P-3 LEVEL	64		
P-4 LEVEL	61		

BICYCLE SPACES

8 SPACES REQUIRED

32 SPACES PROVIDED (AS REQUIRED BY LEED)

LOADING BERTHS

3 12'X30' LOADING BERTHS REQUIRED, 3 PROVIDED
 1 10'X20' DELIVERY BERTH REQUIRED, 1 PROVIDED

COMPUTATION:

GROSS FLOOR AREA FOR LOADING = BUILDING GROSS FLOOR AREA - AREA ALLOCATED TO LOADING
 = 233,447.52 S.F. - 2,959.74 S.F.
 = 230,487.78 S.F.

PROPOSED 6.04.18

Section 2406.12 (f)

CIRCULATION

PARKING

NO PARKING REQUIRED PER ZONING - IF PARKING WAS REQUIRED, 90 SPACES WOULD BE REQUIRED PER REVISED FAR

177 SPACES PROVIDED - OF WHICH 7 SPACES DEDICATED TO RETAIL

<u>BY TYPE:</u>			
STANDARD SIZE SPACES			
REGULAR CARS	66		
COMPACT CARS	85		
HYBRID CARS	09		
VAN PARKING ONLY	11	(AS REQUIRED BY ZONING)	
ACCESSIBLE SPACES			
STANDARD	04	(AS REQUIRED BY BUILDIGN CODE)	
VAN	02	(AS REQUIRED BY BUILDING CODE)	
STACKED SPACES (INCLUDED IN NUMBERS ABOVE)			
STANDARD	00		
COMPACT	21		
<u>BY LEVEL:</u>			
P-1 LEVEL	44		
P-2 LEVEL	67		
P-3 LEVEL	66		

BICYCLE SPACES

7 SHORT TERM & 63 LONG TERM SPACES REQUIRED PER ZONING
 64 LONG TERM SPACES PROVIDED (LOCATED ON LEVEL P1)
 7 SHORT TERMS SPACES PROVIDED (LOCATED ON GROUND LEVEL)

LOADING BERTHS

2 12' X 30' LOADING BERTHS REQUIRED - 2 PROVIDED
 1 10' X 20' DELIVERY BERTH REQUIRED - 1 PROVIDED

250 M STREET, SE
 SQUARE 769, LLC



250 M ST, SE - Square 769
 Washington DC 20003



DATE:
 JUNE 04, 2018

MODIFICATION OF
 CONSEQUENCE

TITLE:
 TABULATIONS

NUMBER:
 A - 2

250 M STREET, SE
SQUARE 769, LLC



250 M ST, SE - Square 769
Washington DC 20003



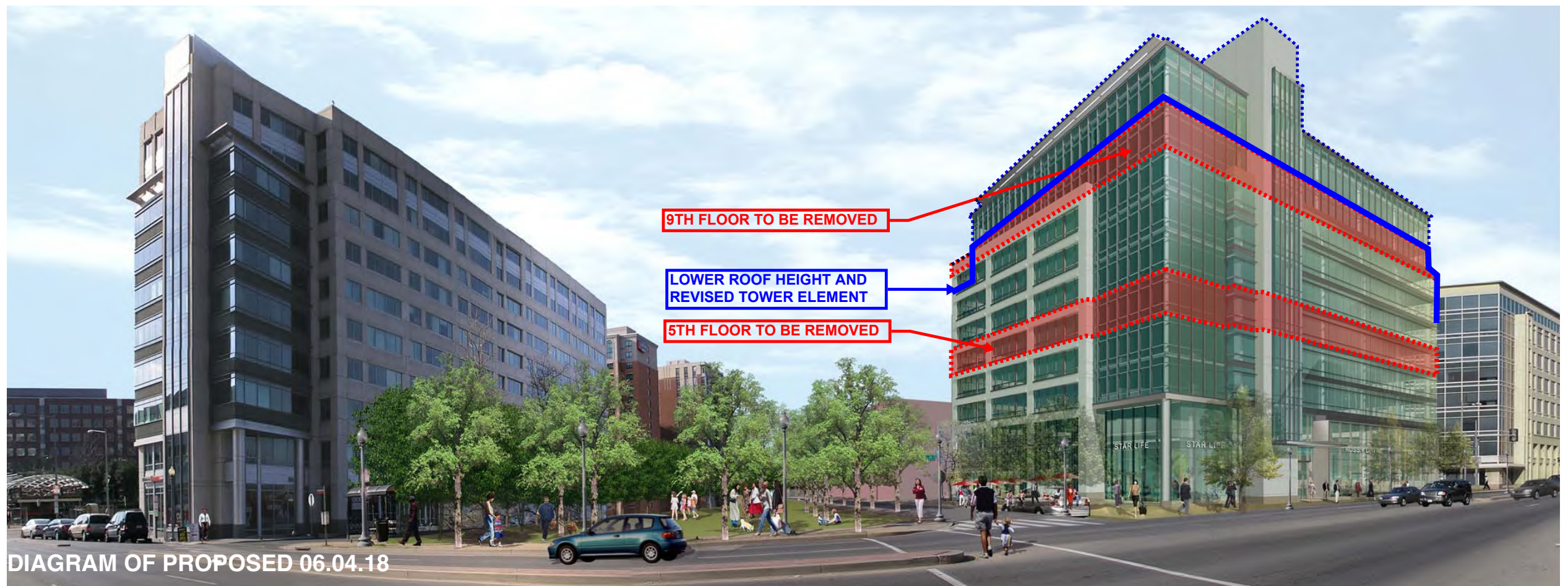
DATE:
JUNE 04, 2018

MODIFICATION
OF CONSEQUENCE

TITLE:
BUILDING PERSPECTIVES
IN CONTEXT

NUMBER:
A-3

BUILDING PERSPECTIVE IN CONTEXT



BUILDING PERSPECTIVE IN CONTEXT

250 M STREET, SE
SQUARE 769, LLC



250 M ST, SE - Square 769
Washington DC 20003



DATE:
JUNE 04, 2018

MODIFICATION OF
CONSEQUENCE

TITLE:
BUILDING PERSPECTIVE IN
CONTEXT

NUMBER:
A - 4

250 M STREET, SE
SQUARE 769, LLC



250 M ST, SE - Square 769
Washington DC 20003



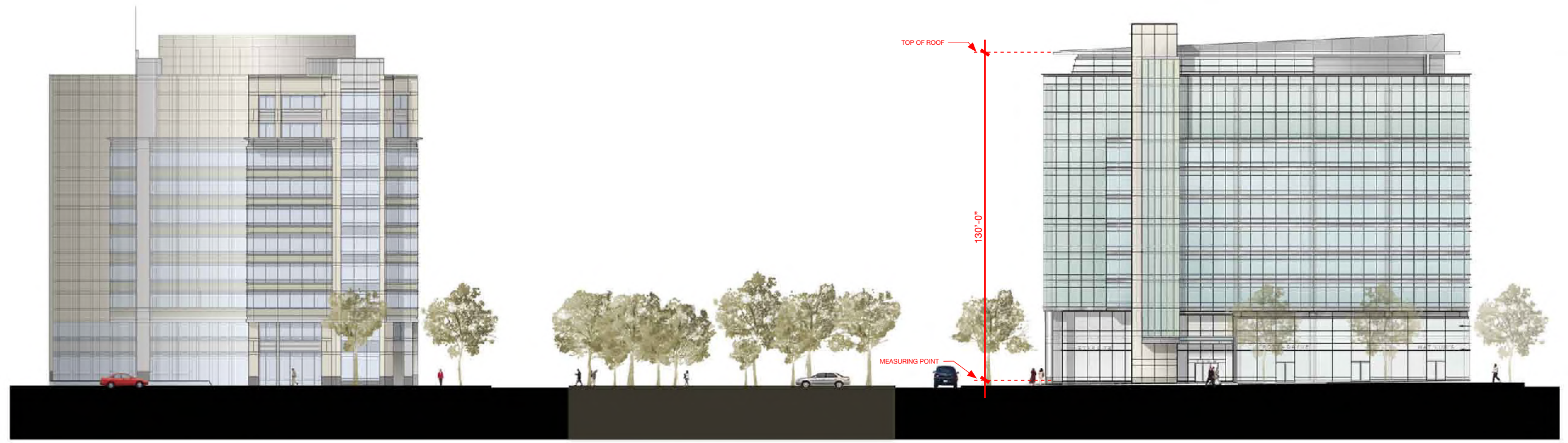
DATE:
JUNE 04, 2018

MODIFICATION
OF CONSEQUENCE

TITLE:
EXTENDED M STREET
ELEVATION

NUMBER:
A-5

EXTENDED M STREET ELEVATION

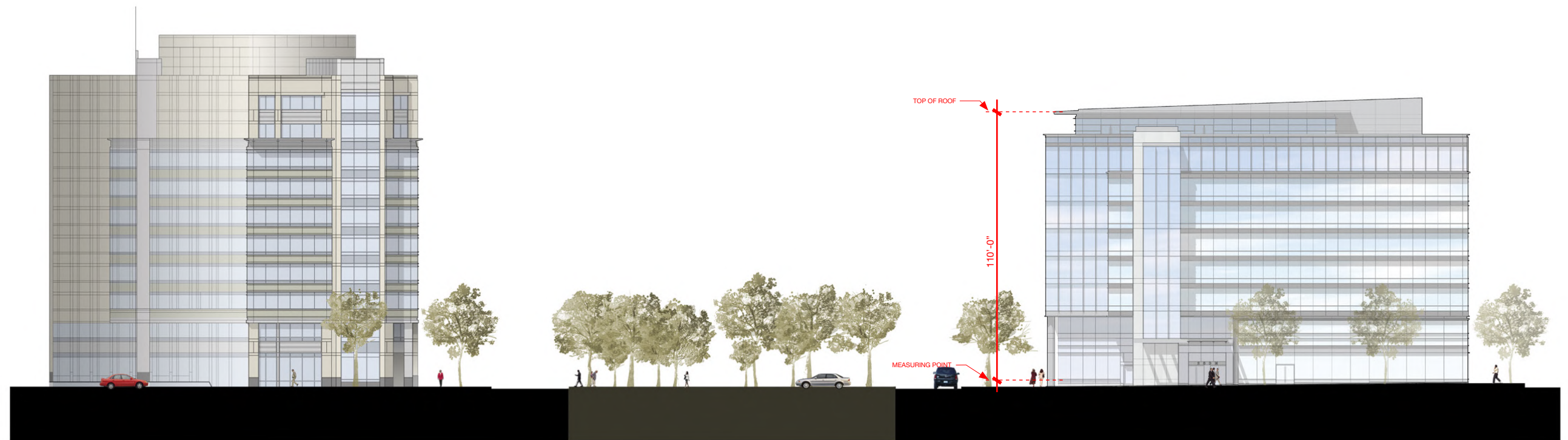


1100 NEW JERSEY AVE

CANAL PARK

250 M STREET, SE

APPROVED PUD SUBMISSION 5.08.09



1100 NEW JERSEY AVE

CANAL PARK

250 M STREET, SE

PROPOSED 06.04.18

BUILDING PERSPECTIVE

250 M STREET, SE
SQUARE 769, LLC



250 M ST, SE - Square 769
Washington DC 20003



APPROVED PUD SUBMISSION 5.08.09



PROPOSED 06.04.18



DATE:
JUNE 04, 2018

MODIFICATION OF
CONSEQUENCE

TITLE:
BUILDING PERSPECTIVE

NUMBER:
A - 6

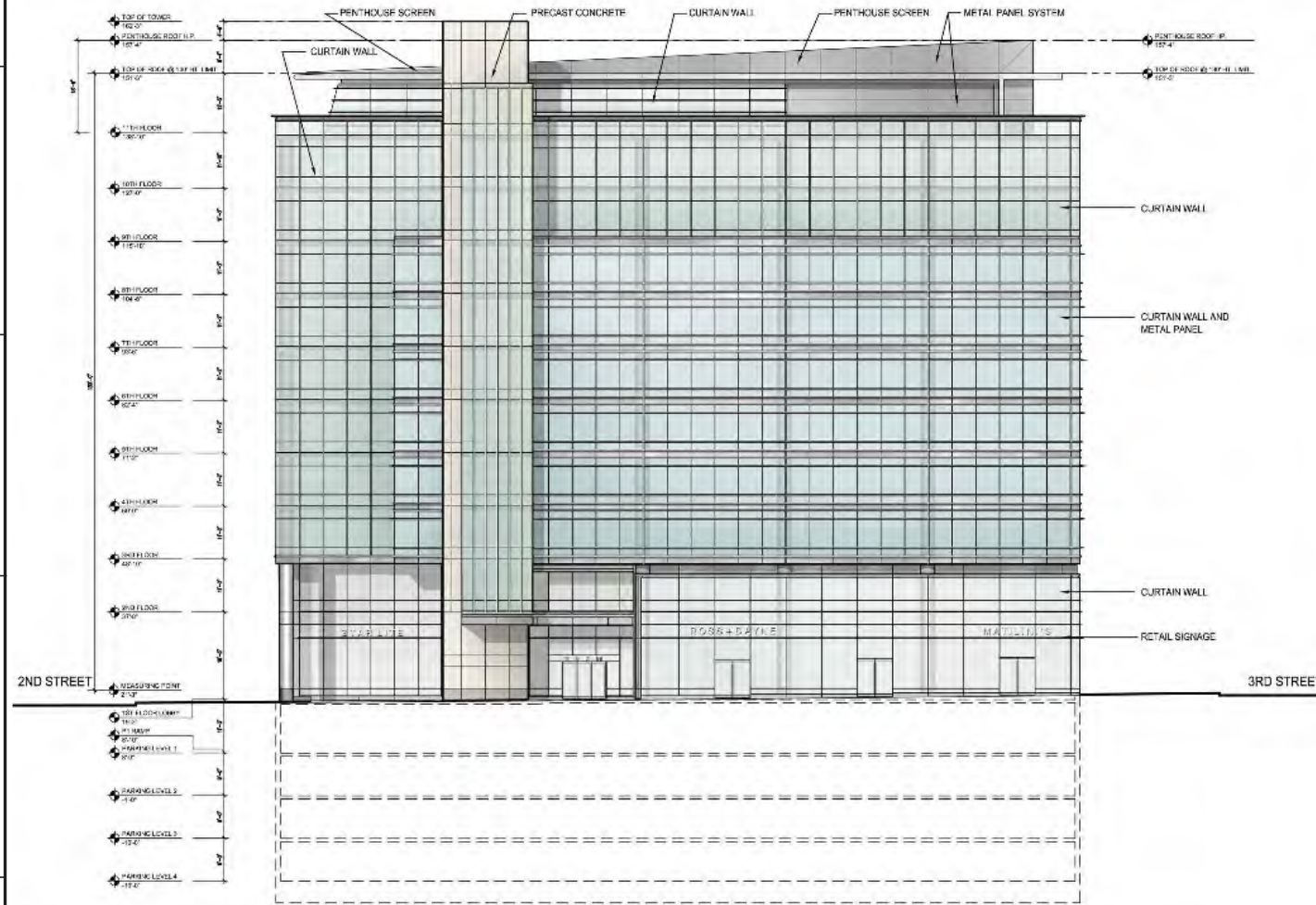
250 M STREET, SE
SQUARE 769, LLC



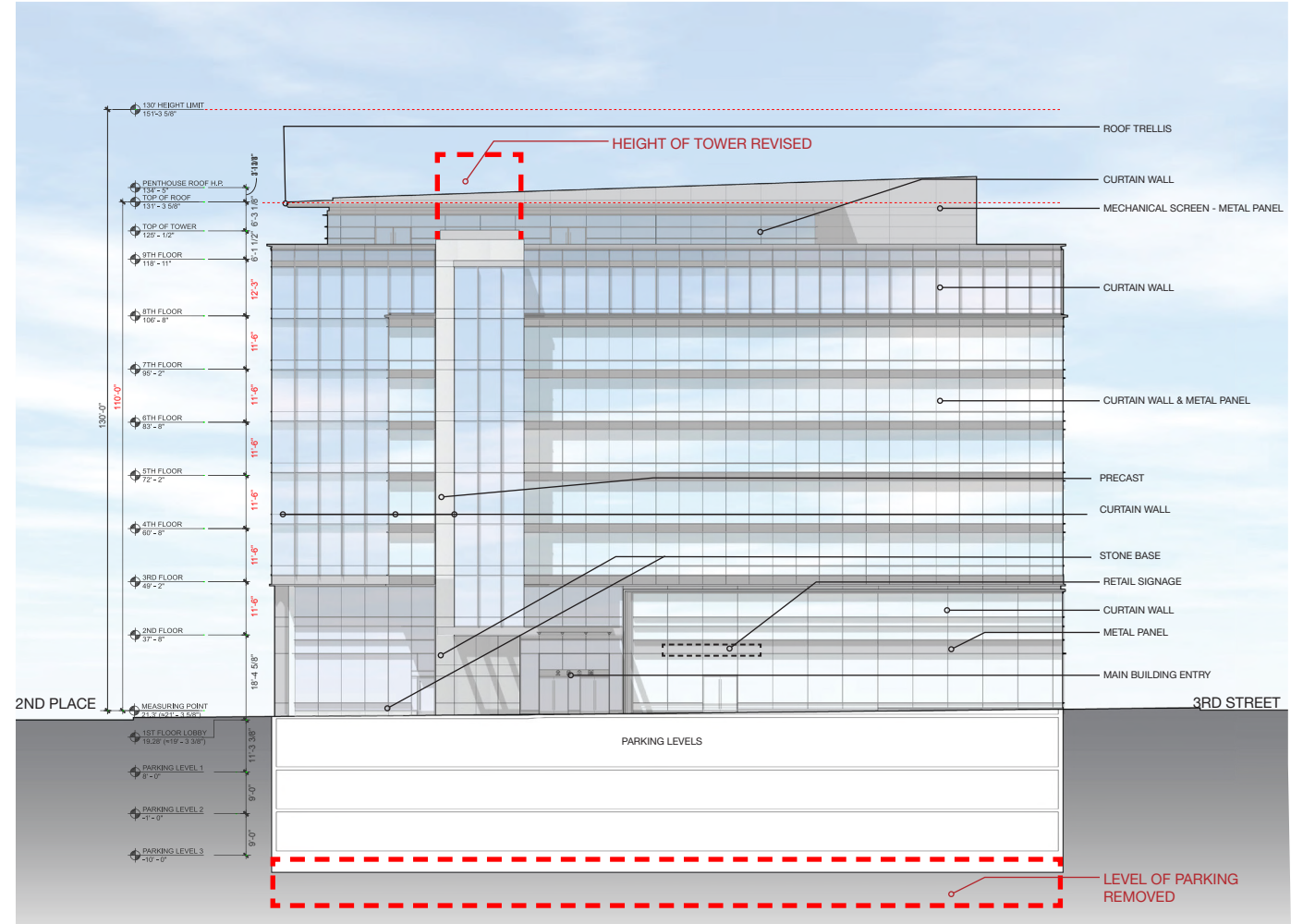
250 M ST, SE - Square 769
Washington DC 20003



M STREET (SOUTH) ELEVATION



APPROVED PUD SUBMISSION 5.08.09



PROPOSED 06.04.18

DATE:
JUNE 04, 2018

MODIFICATION
OF CONSEQUENCE

TITLE:
M STREET (SOUTH)
ELEVATION

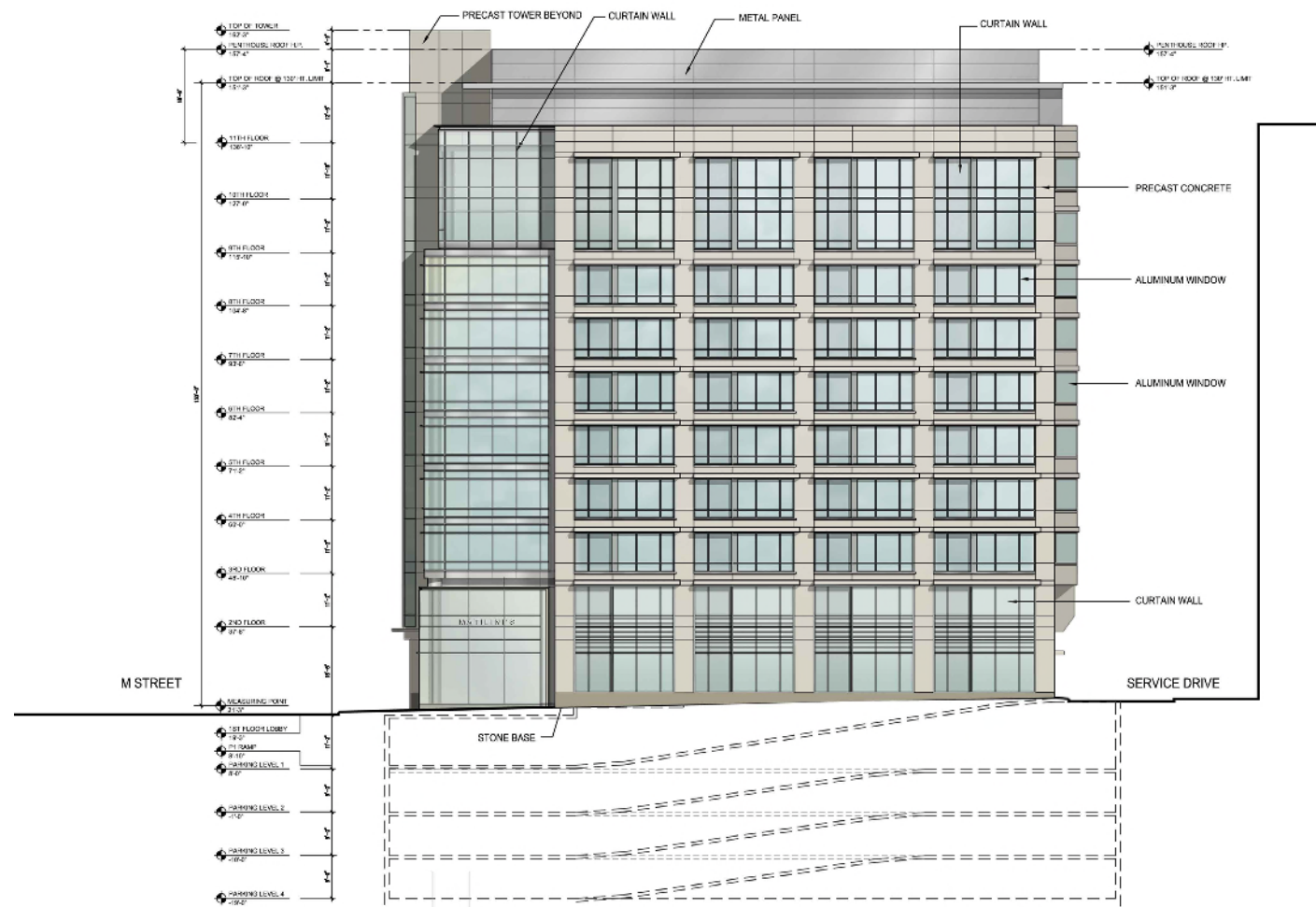
NUMBER:
A-7

3RD STREET (EAST) ELEVATION

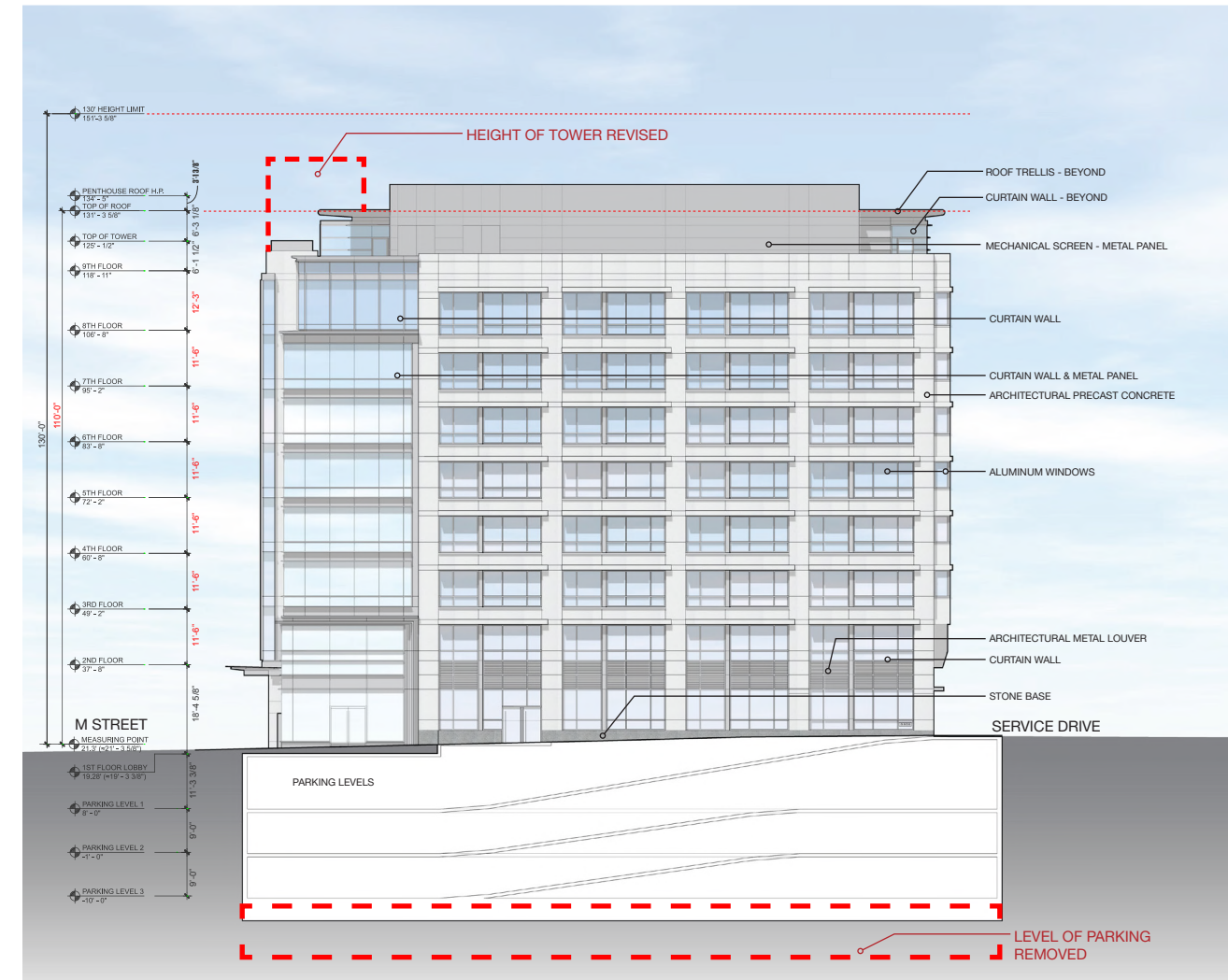
250 M STREET, SE
SQUARE 769, LLC



250 M ST, SE - Square 769
Washington DC 20003



APPROVED PUD SUBMISSION 05.08.09



PROPOSED 06.04.18

DATE:
JUNE 04, 2018

MODIFICATION OF
CONSEQUENCE

TITLE:
3RD STREET (EAST)
ELEVATION

NUMBER:
A - 8

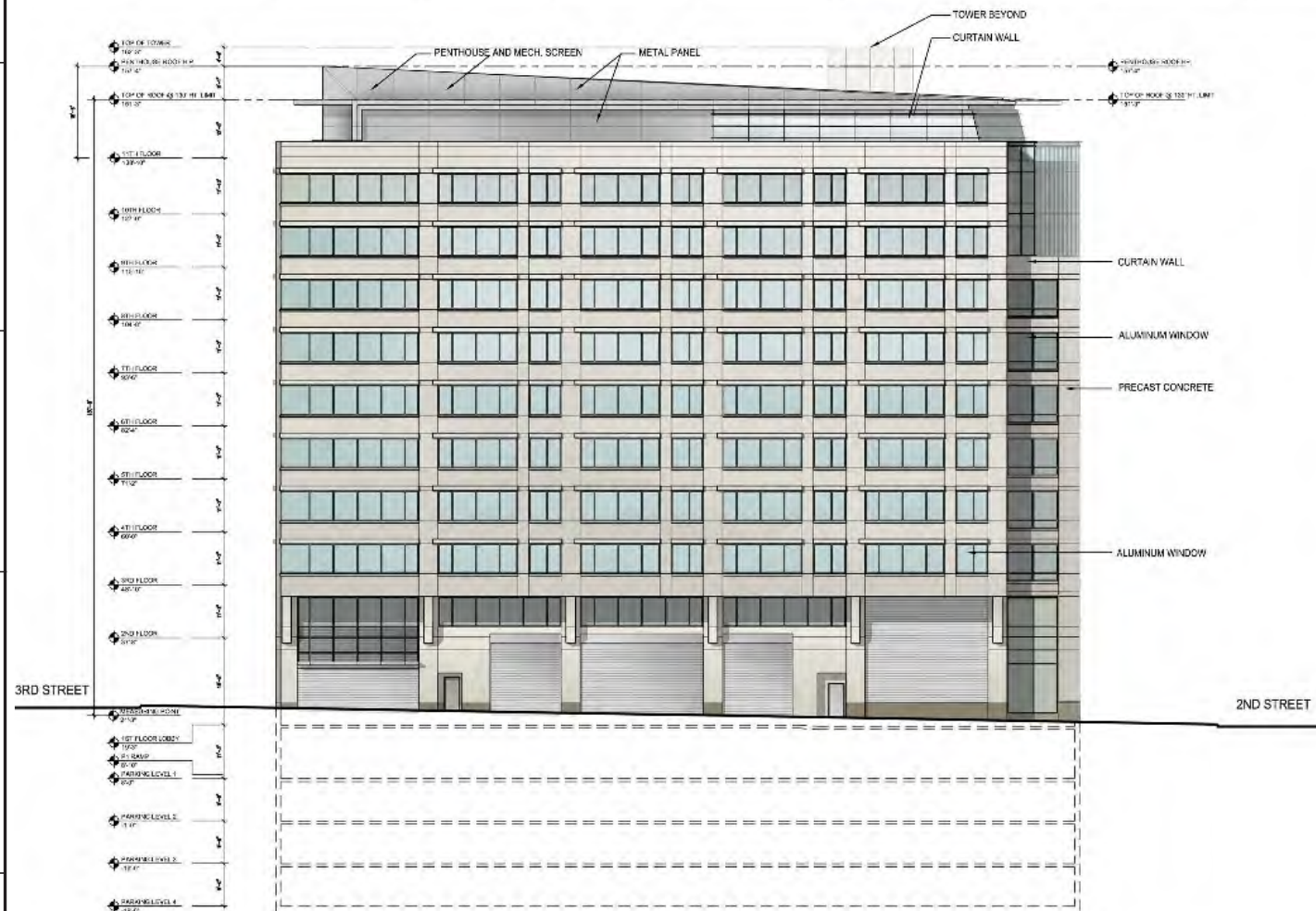
250 M STREET, SE
SQUARE 769, LLC



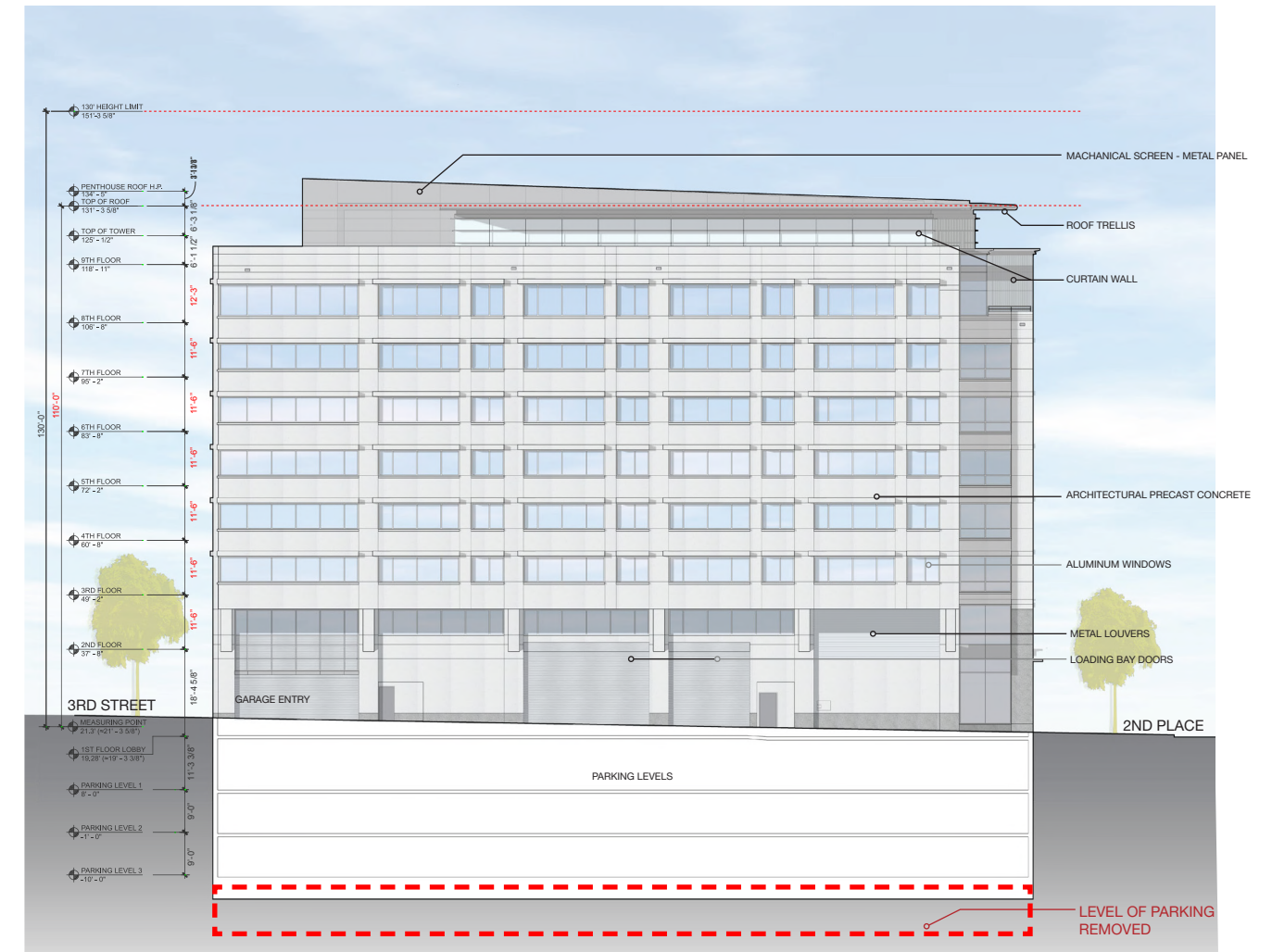
250 M ST, SE - Square 769
Washington DC 20003



SERVICE DR (NORTH) ELEVATION



APPROVED PUD SUBMISSION 05.08.09



PROPOSED 06.04.18

DATE:
JUNE 04, 2018

MODIFICATION
OF CONSEQUENCE

TITLE:
SERVICE DR (NORTH)
ELEVATION

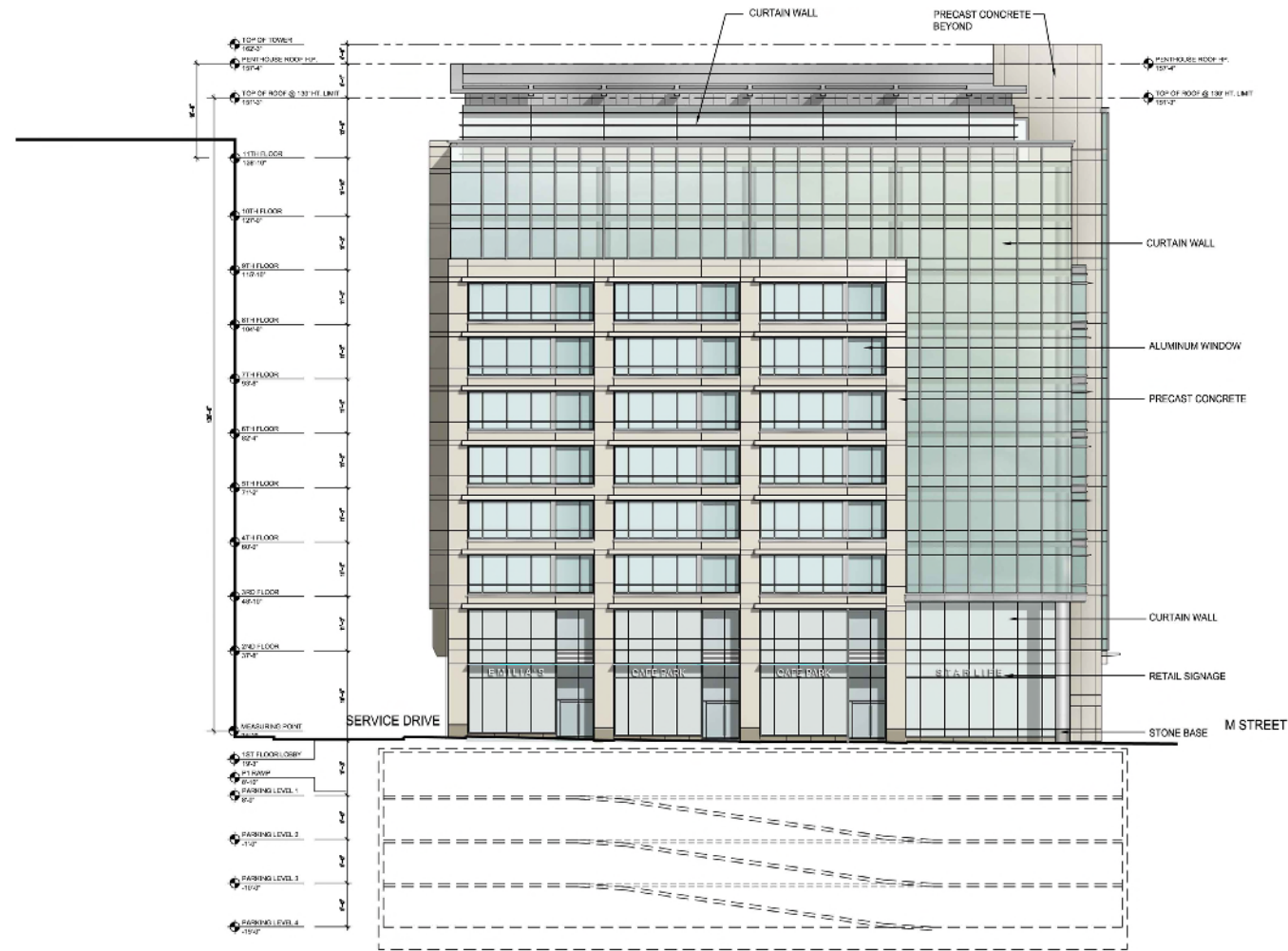
NUMBER:
A-9

2ND PL (WEST) ELEVATION

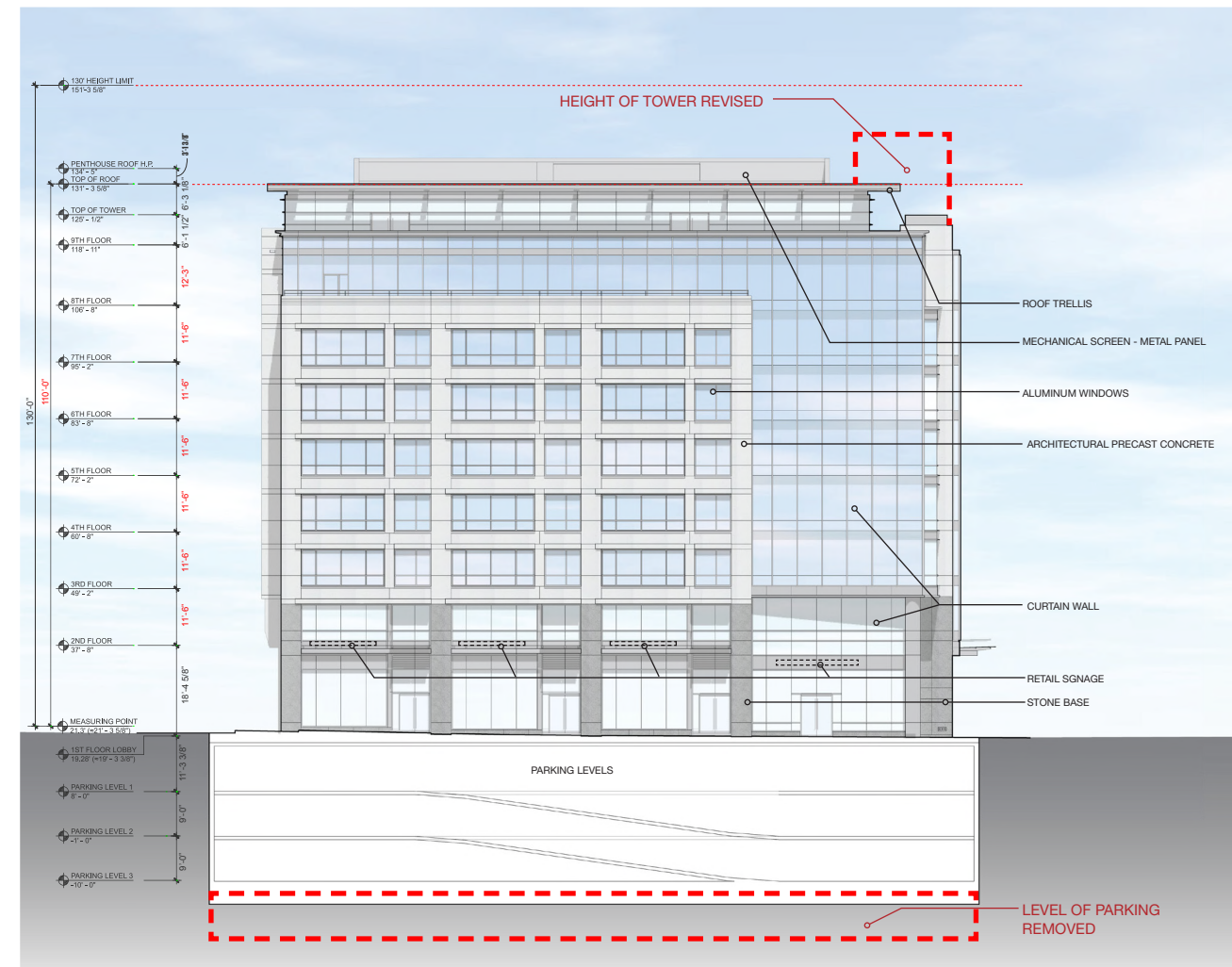
250 M STREET, SE
SQUARE 769, LLC



250 M ST, SE - Square 769
Washington DC 20003



APPROVED PUD SUBMISSION 05.08.09



PROPOSED 06.04.18

DATE:
JUNE 04, 2018

MODIFICATION OF
CONSEQUENCE

TITLE:
2ND PLACE (WEST)
ELEVATION

NUMBER:

A - 10

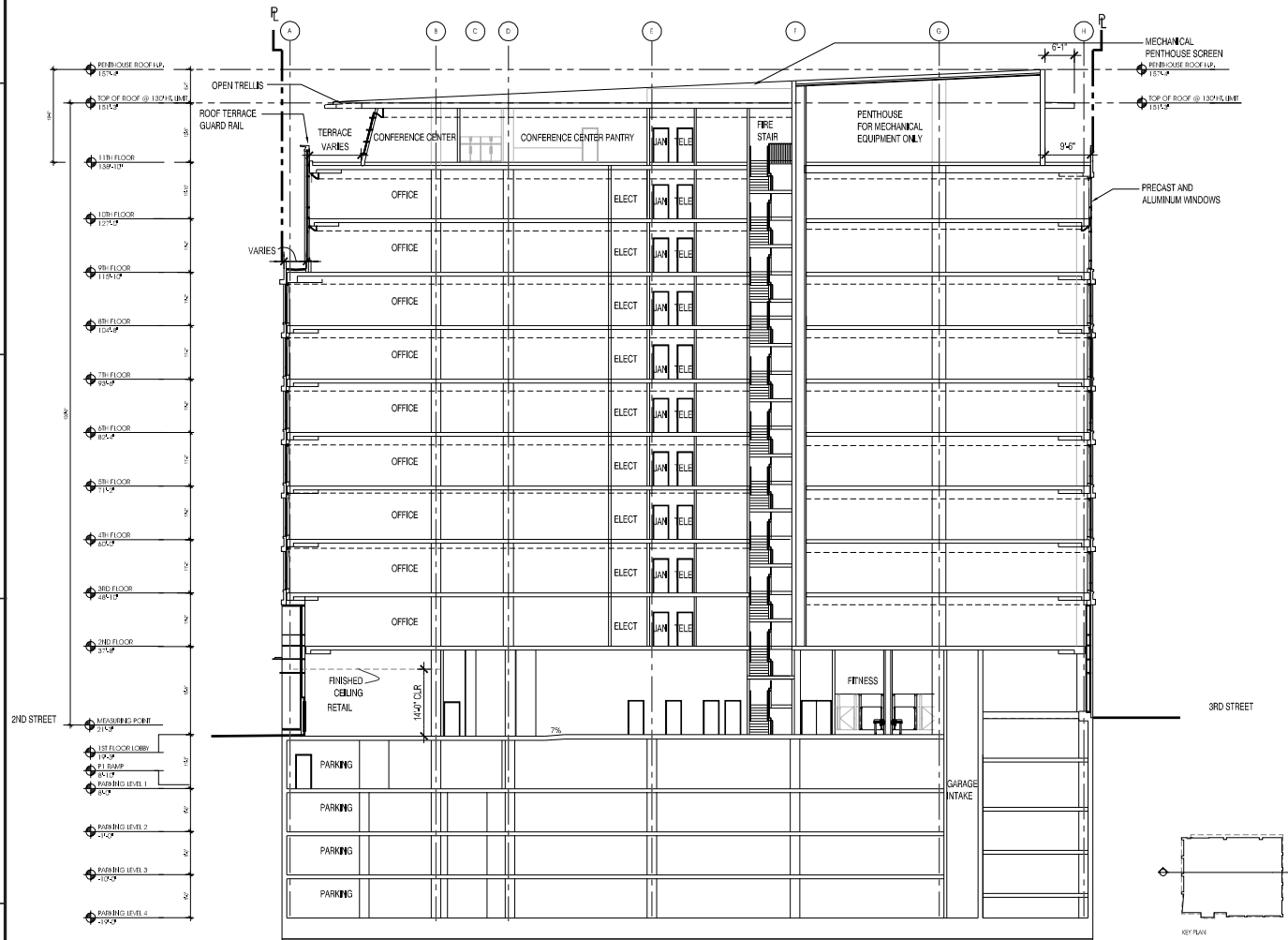
250 M STREET, SE
SQUARE 769, LLC



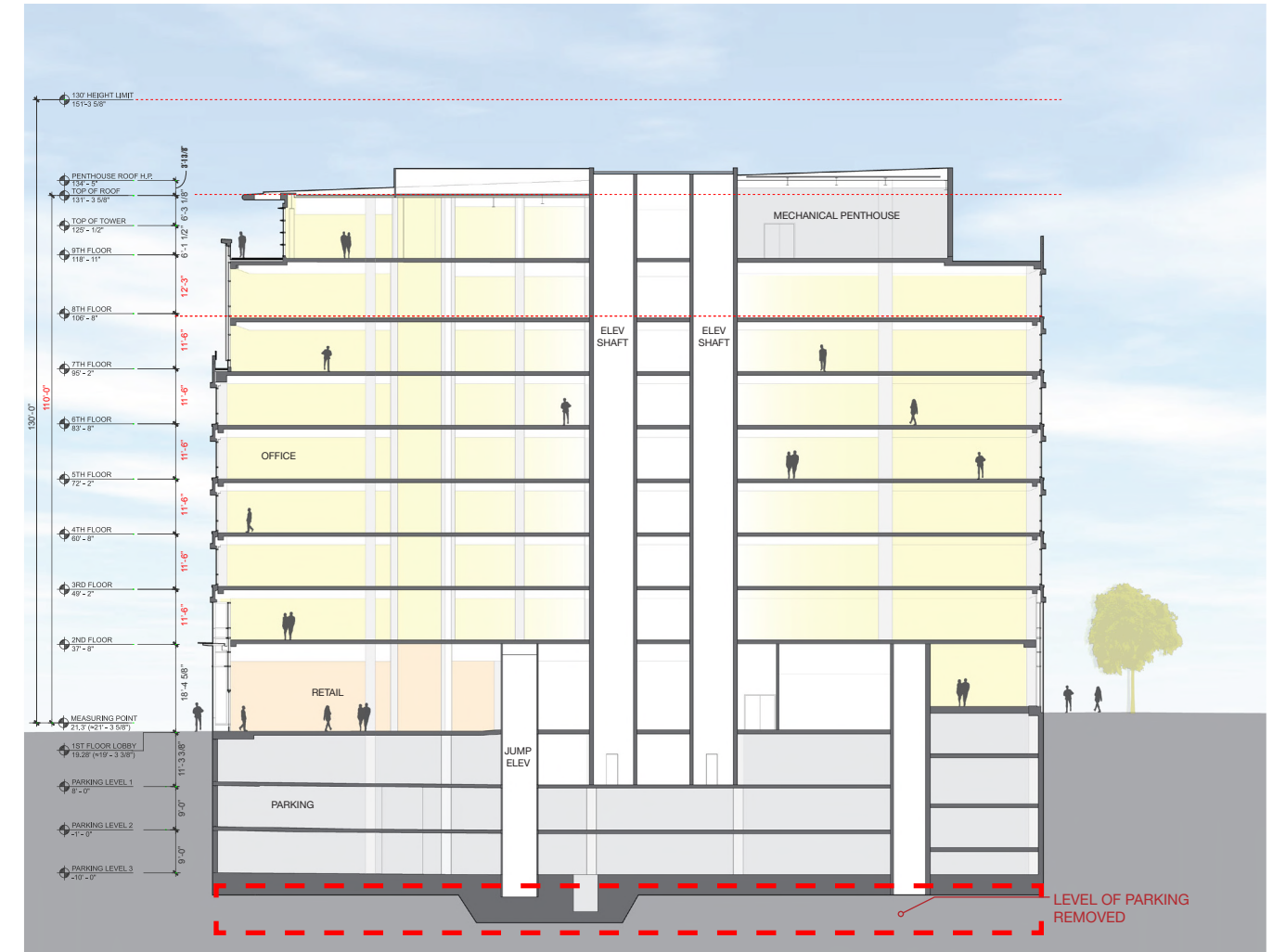
250 M ST, SE - Square 769
Washington DC 20003



E/W BUILDING SECTION



APPROVED PUD SUBMISSION 5.08.09



PROPOSED 06.04.18

DATE:
JUNE 04, 2018

MODIFICATION
OF CONSEQUENCE

TITLE:
E/W BUILDING SECTION

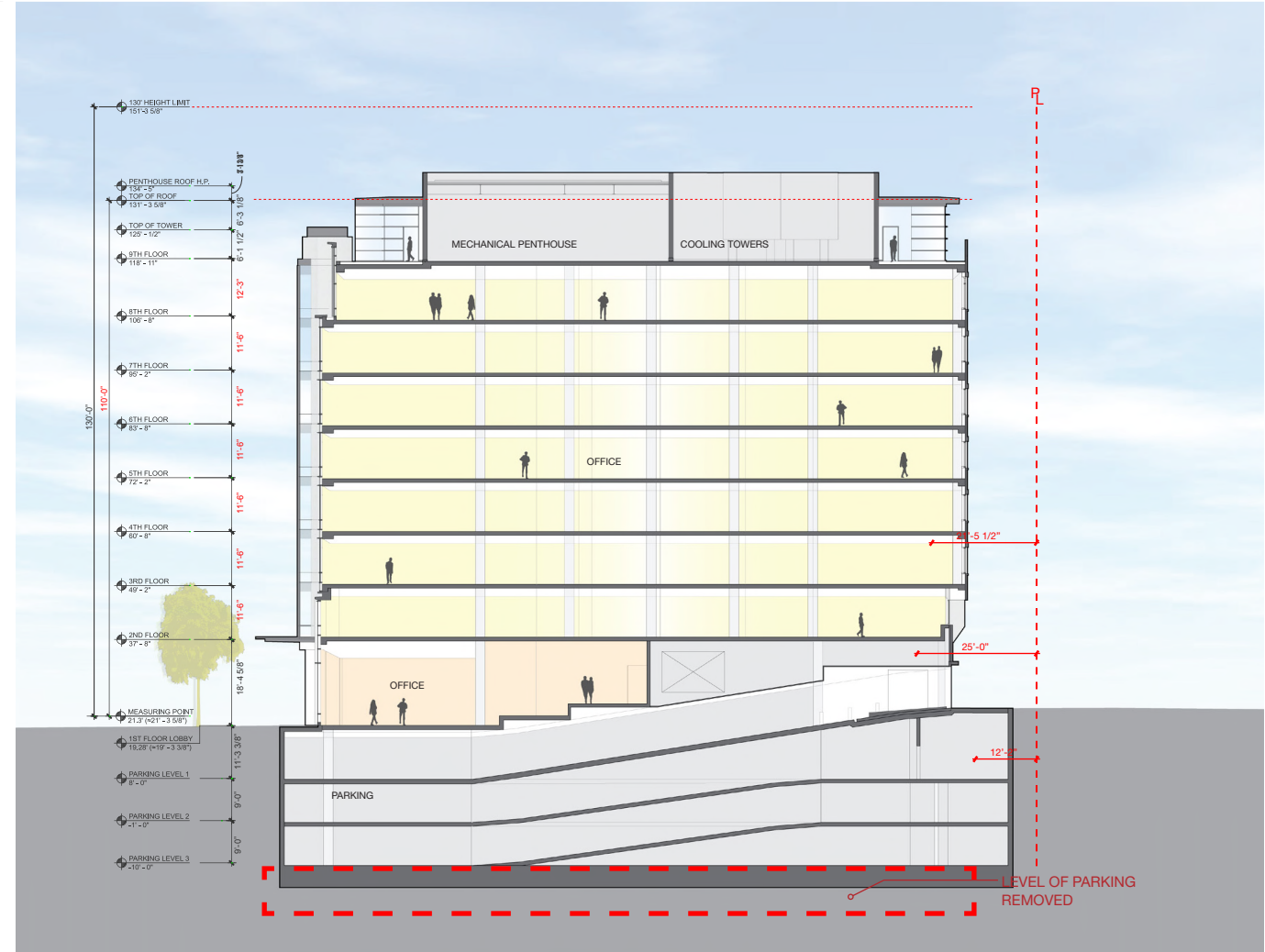
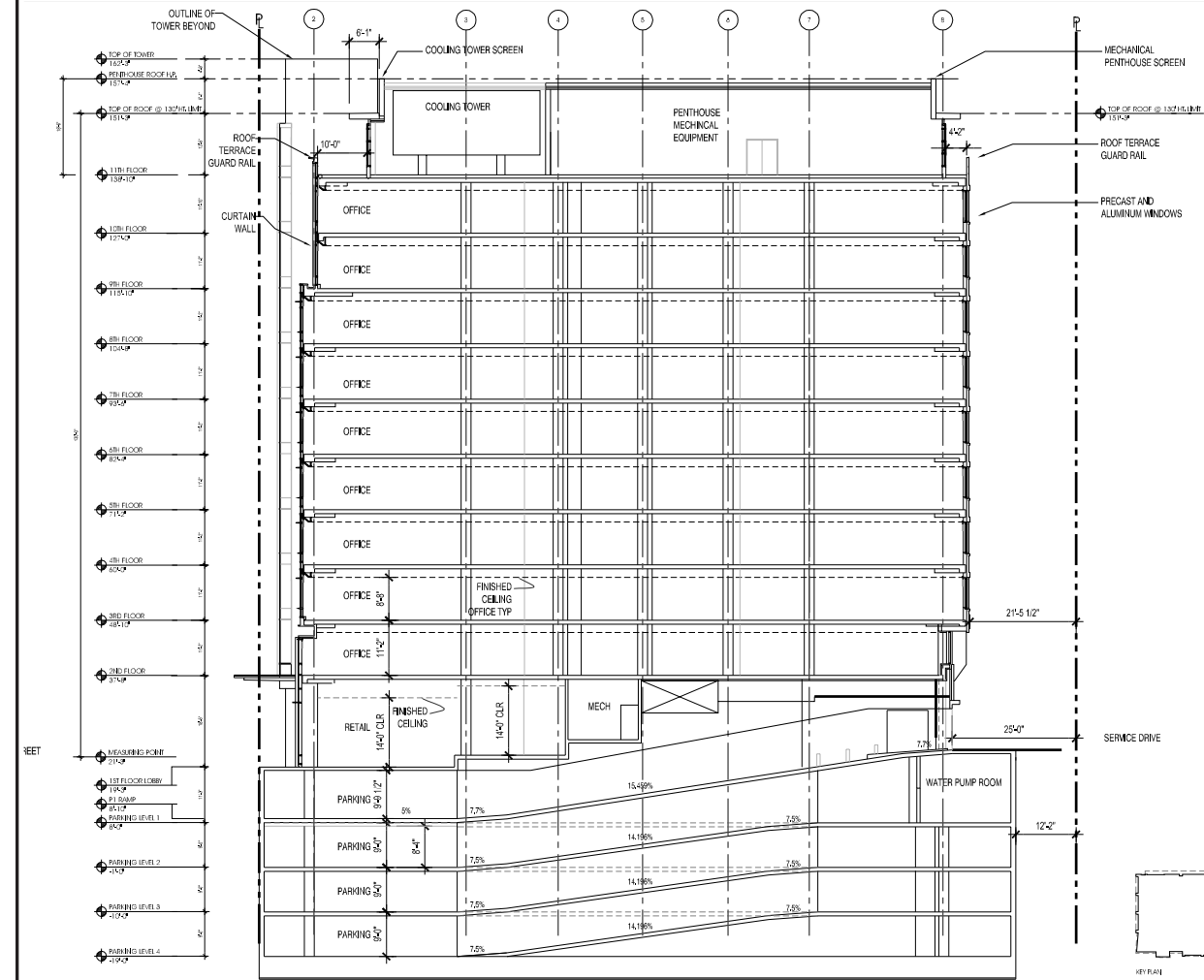
NUMBER:
A- 11

N/S BUILDING SECTION

250 M STREET, SE
SQUARE 769, LLC



250 M ST, SE - Square 769
Washington DC 20003



APPROVED PUD SUBMISSION 05.08.09

PROPOSED 06.04.18

DATE:
JUNE 04, 2018

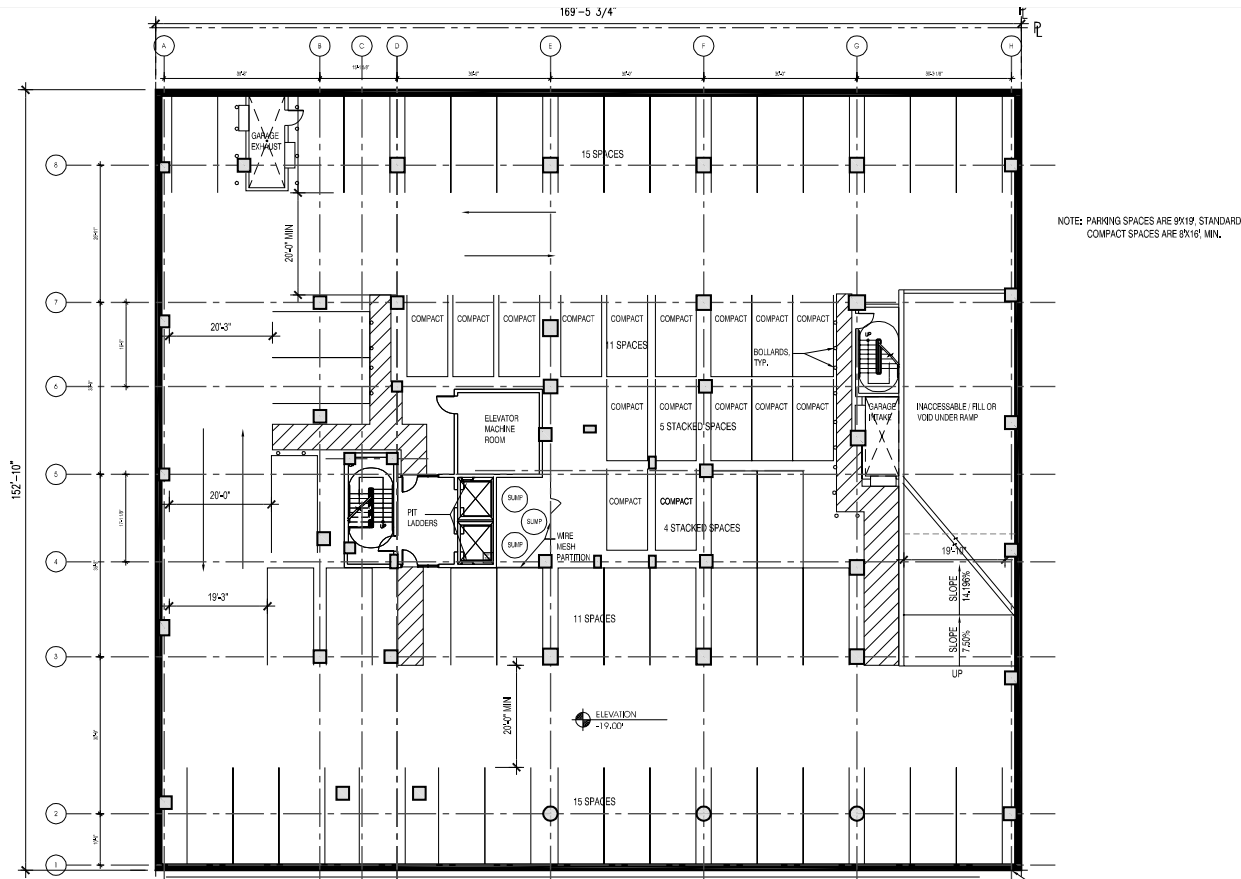
MODIFICATION OF
CONSEQUENCE

TITLE:
N/S BUILDING SECTION

NUMBER:
A - 12



250 M ST, SE - Square 769
Washington DC 20003



NOTE: PARKING SPACES ARE 9'X19'. STANDARD
COMPACT SPACES ARE 8'X16'. MIN.

LEVEL	# OF SPACES								TOTAL
	STANDARD	VAN	REGULAR		HANDICAP		STANDARD	COMPACT	
P1	17	12	3	6	2	2	-	6	48
P2	33	-	9	6	3	-	2	9	62
P3	46	-	-	6	-	-	2	10	64
P4	43	-	-	9	-	-	2	7	61
TOTAL	139	12	12	27	5	2	6	32	235

PROPERTY LINE
NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING
PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS,
NOT AFFECTING THE EXTERIOR ENVELOPE OR THE
SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
TOTAL SPACES REQUIRED BY ZONING: 150
TOTAL SPACES PROVIDED: 235 (38 STACKED, 197
NON-STACKED)

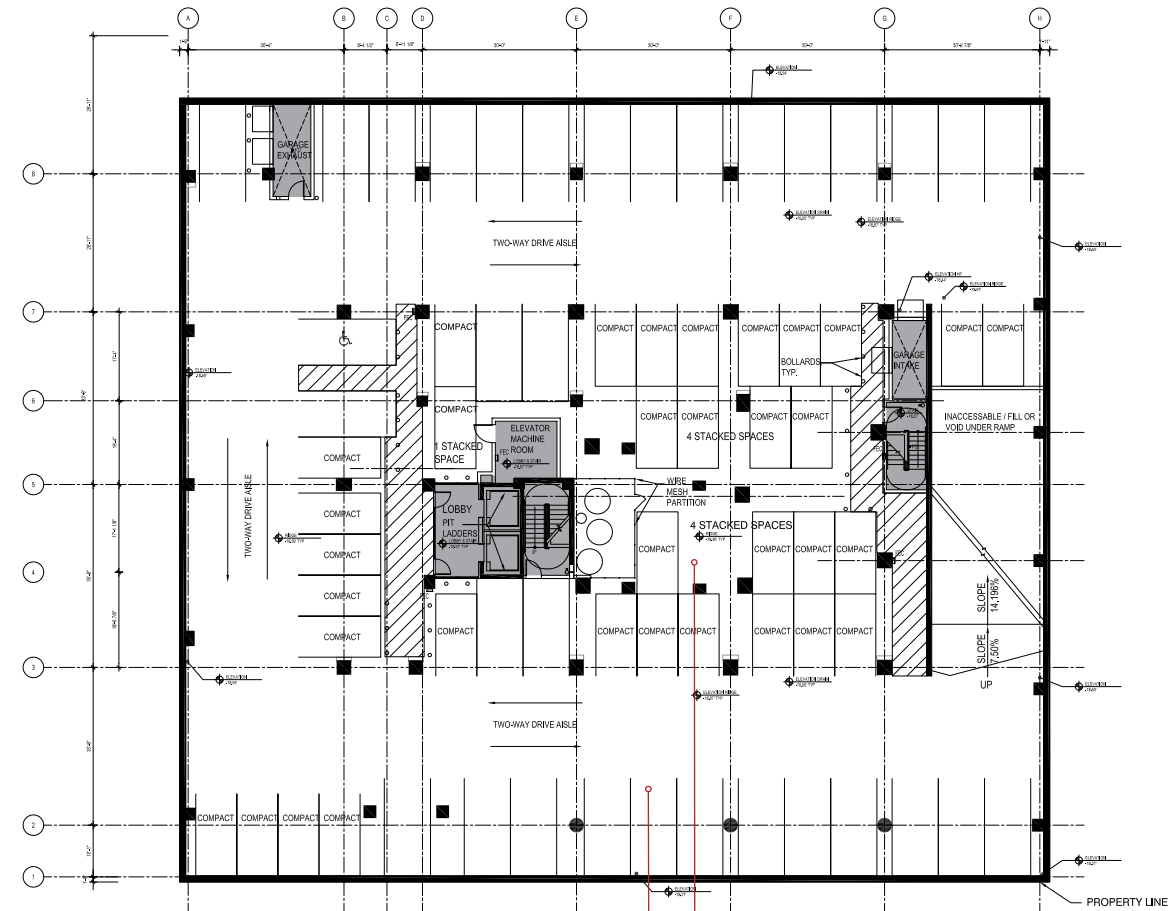
APPROVED PUD SUBMISSION 05.08.09

***DUE TO THE PROPOSED REMOVAL OF PARKING LEVEL P4,
PARKING LEVEL P3 IS NOW THE LOWEST LEVEL OF PARKING
WITHIN THE BUILDING**

DATE:
JUNE 04, 2018
MODIFICATION
OF CONSEQUENCE

TITLE:
P4/P3 LEVEL PLAN

NUMBER:
A- 13



MODIFIED STRIPING PLAN
MODIFIED CORE LAYOUT

PROPOSED 06.04.18

PARKING LEVEL P3 - PARKING COUNTS

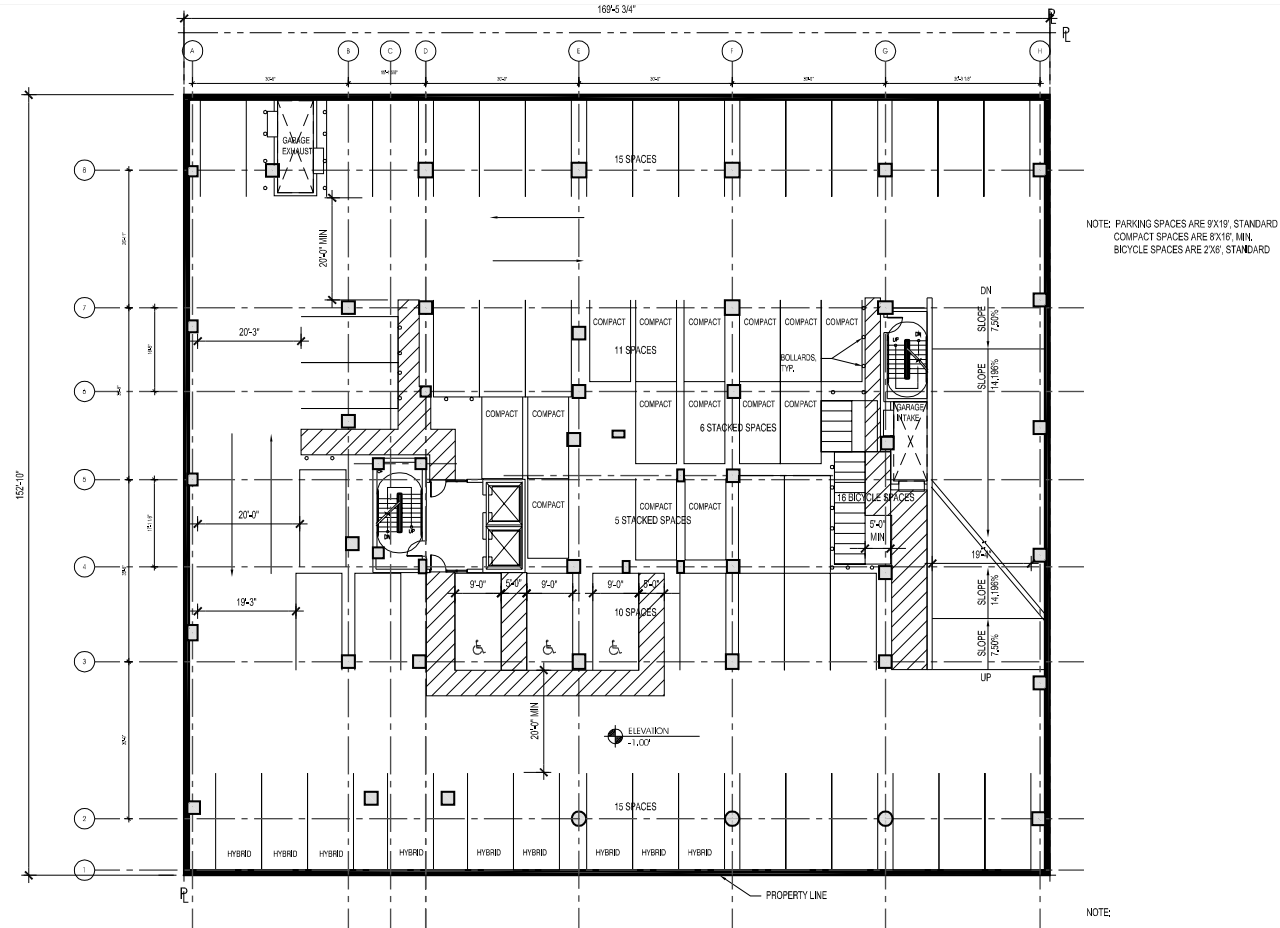
STANDARD SPACES	32
COMPACT SPACES	33
STANDARD HYBRID	00
STANDARD VAN SPACES	00
STANDARD HC SPACES	01
STANDARD HC VAN SPACES	00
TOTAL PARKING SPACES	66

P2 LEVEL PLAN

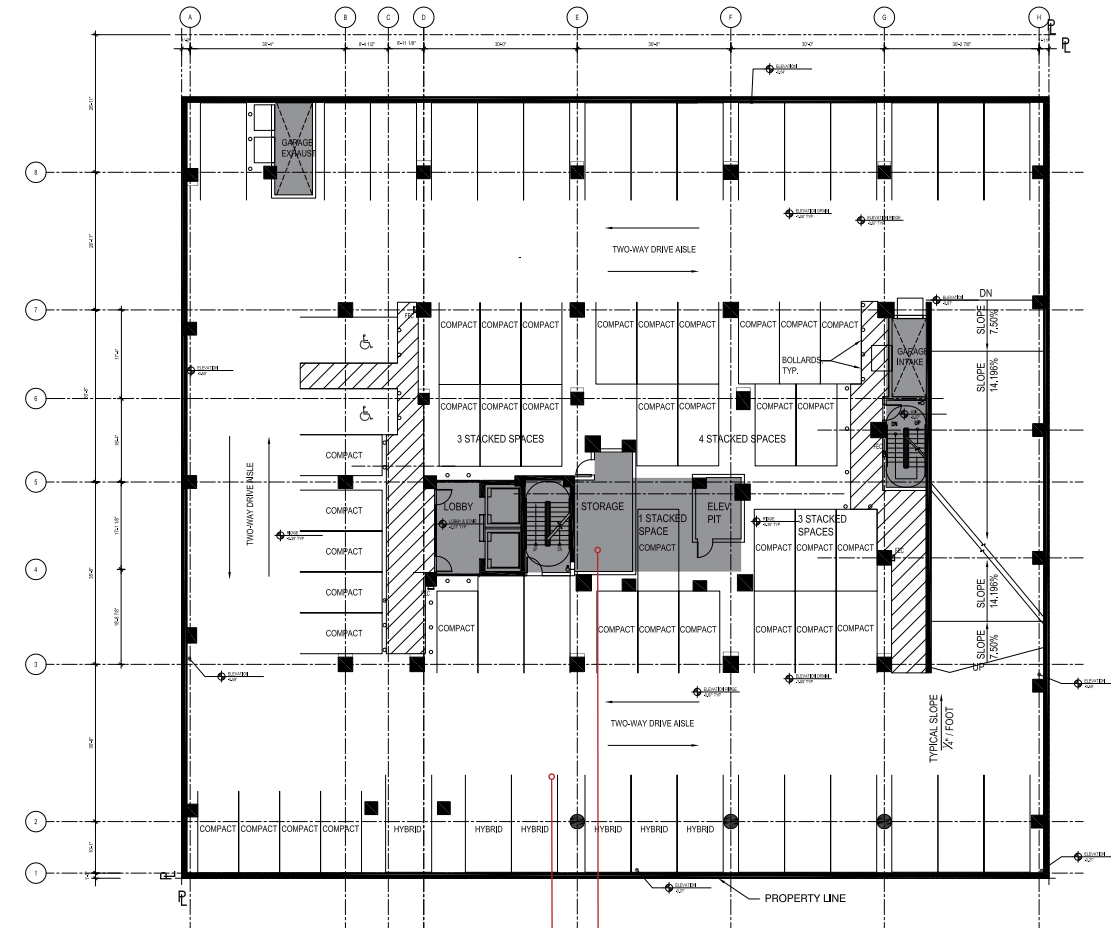
250 M STREET, SE
SQUARE 769, LLC



250 M ST, SE - Square 769
Washington DC 20003



APPROVED PUD SUBMISSION 05.08.09



PROPOSED 06.04.18

PARKING LEVEL P2 - PARKING COUNTS

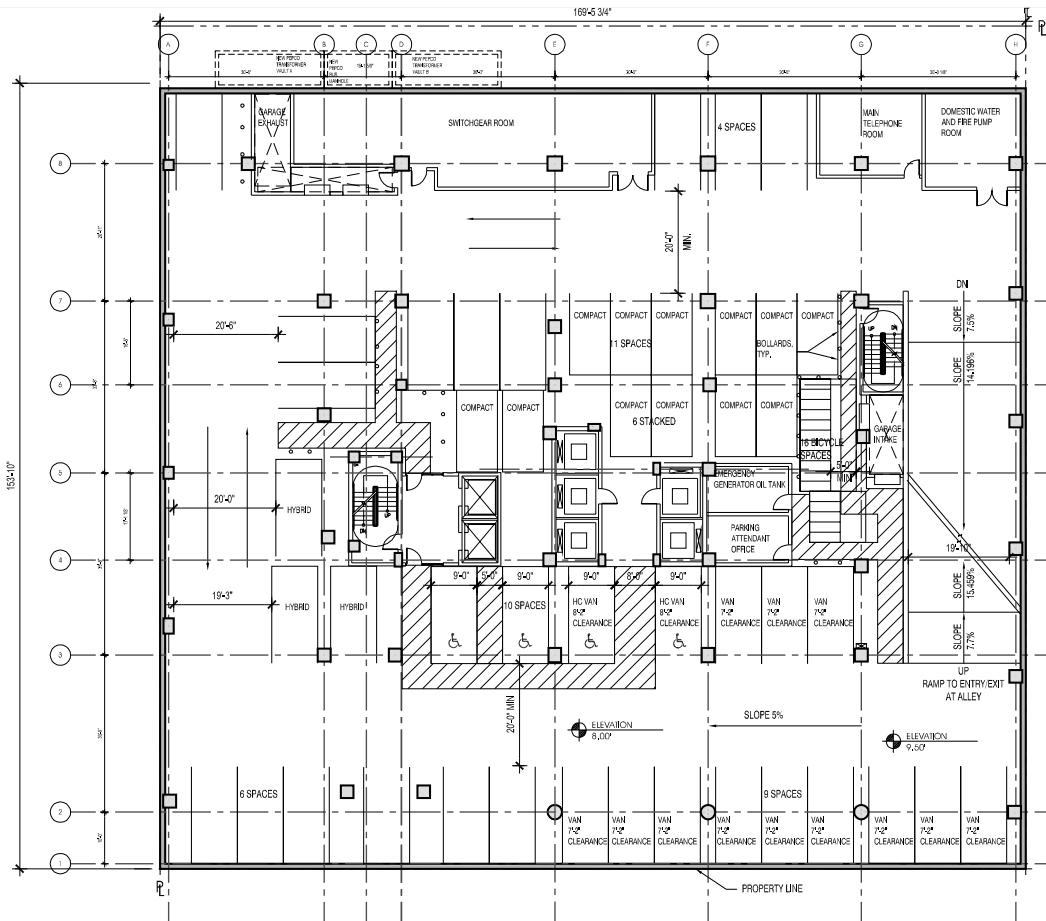
STANDARD SPACES	23
COMPACT SPACES	36
STANDARD HYBRID	06
STANDARD VAN SPACES	00
STANDARD HC SPACES	02
STANDARD HC VAN SPACES	00
TOTAL PARKING SPACES	67

DATE:
JUNE 04, 2018

MODIFICATION OF
CONSEQUENCE

TITLE:
P2 LEVEL PLAN

NUMBER:
A - 14

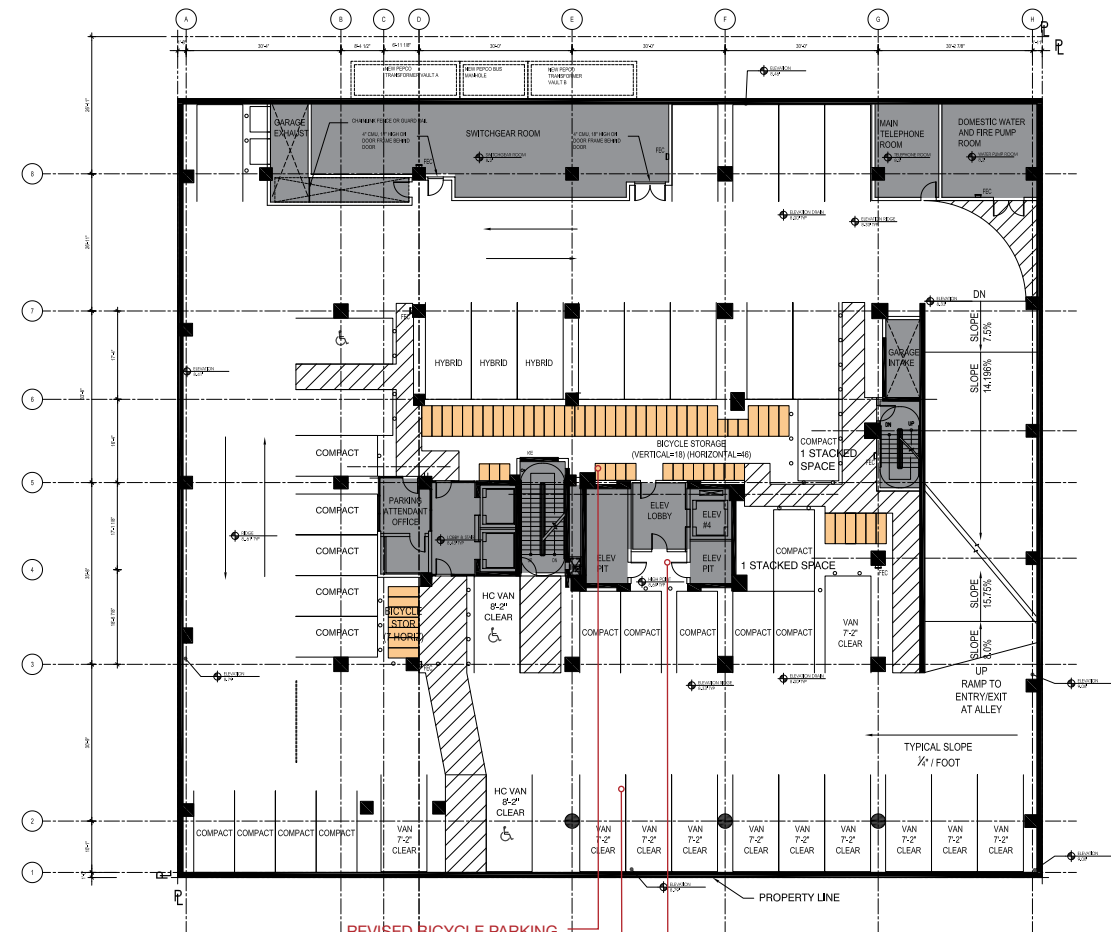


NOTE: PARKING SPACES ARE 9'X11', STANDARD
COMPACT SPACES ARE 6'X16' MIN
BICYCLE SPACES ARE 2'X6', STANDARD

NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING
PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS,
NOT AFFECTING THE EXTERIOR ENVELOPE OR THE
SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

LEVEL	TOTAL PARKING SPACES							# OF SPACES		TOTAL
	STANDARD	VAN	HYBRID	COMPACT	STANDARD HANDICAP	VAN HANDICAP	STANDARD	COMPACT		
P1	17	12	3	6	2	2	8	6	48	

APPROVED PUD SUBMISSION 05.08.09



REVISED BICYCLE PARKING
MODIFIED STRIPING PLAN
MODIFIED CORE LAYOUT

PROPOSED 06.04.18

PARKING LEVEL P1 - PARKING COUNTS

STANDARD SPACES	11
COMPACT SPACES	16
STANDARD HYBRID	03
STANDARD VAN SPACES	11
STANDARD HC SPACES	01
STANDARD HC VAN SPACES	02
TOTAL PARKING SPACES	44

BICYCLE PARKING -

HORIZONTAL SPACES	46
VERTICAL SPACES	18
TOTAL BICYCLE PARKING	64

DATE:
JUNE 04, 2018

MODIFICATION
OF CONSEQUENCE

TITLE:

P1 LEVEL PLAN

NUMBER:

A- 15

GROUND LEVEL PLAN

250 M STREET, SE
SQUARE 769, LLC

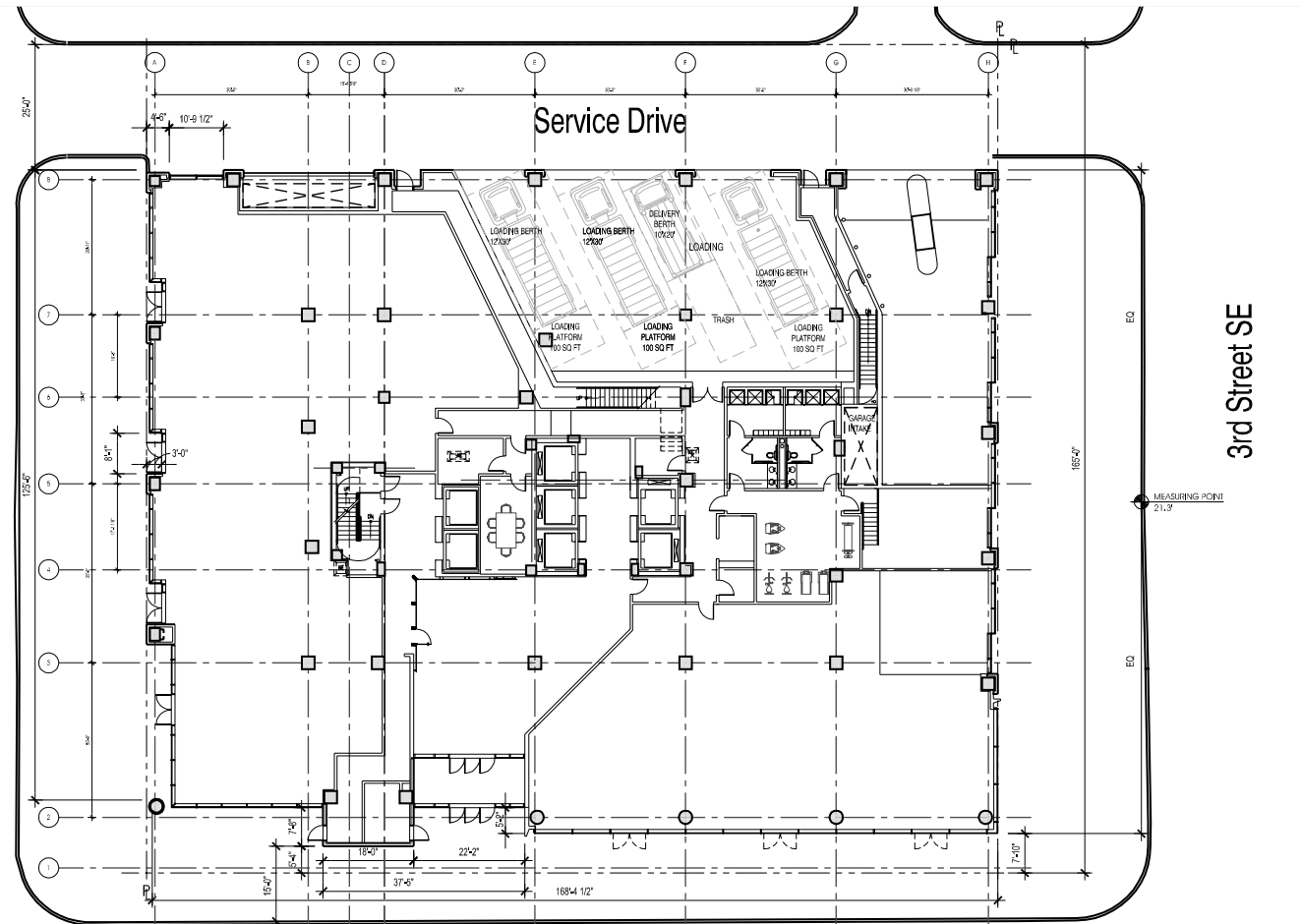


250 M ST, SE - Square 769
Washington DC 20003



2nd Street SE

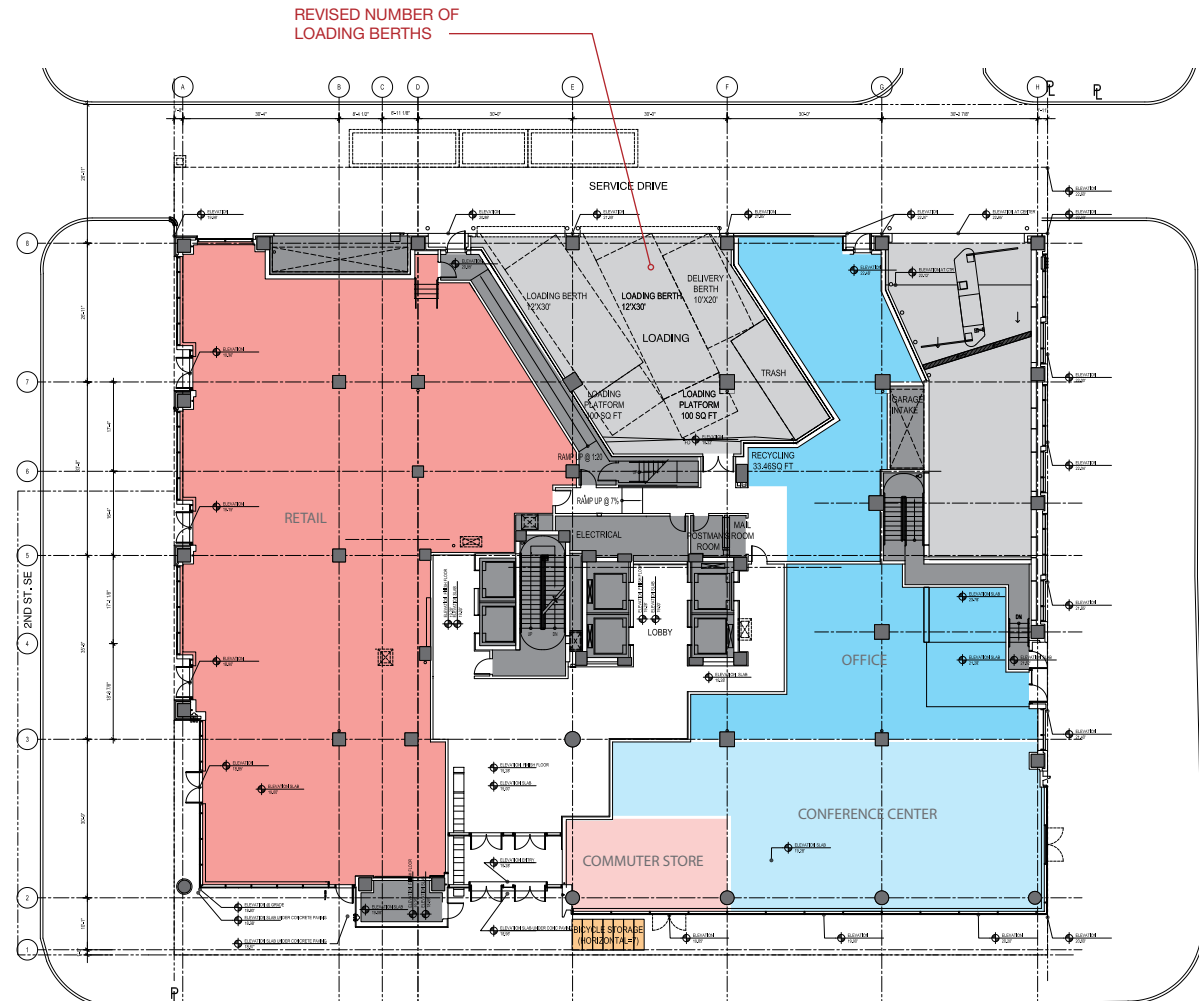
3rd Street SE



M Street SE

NOTE:
THE INTERIOR LAYOUTS SHOWN ON THE BUILDING
PLANS ARE SCHEMATIC; CHANGES TO THE LAYOUTS,
NOT AFFECTING THE EXTERIOR ENVELOPE OR THE
SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.

APPROVED PUD SUBMISSION 05.08.09



M STREET SE

PROPOSED 06.04.18

THE LOCATION AND DESIGN OF INTERIOR COMPONENTS ARE SUBJECT TO CHANGE, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

DATE:
JUNE 04, 2018

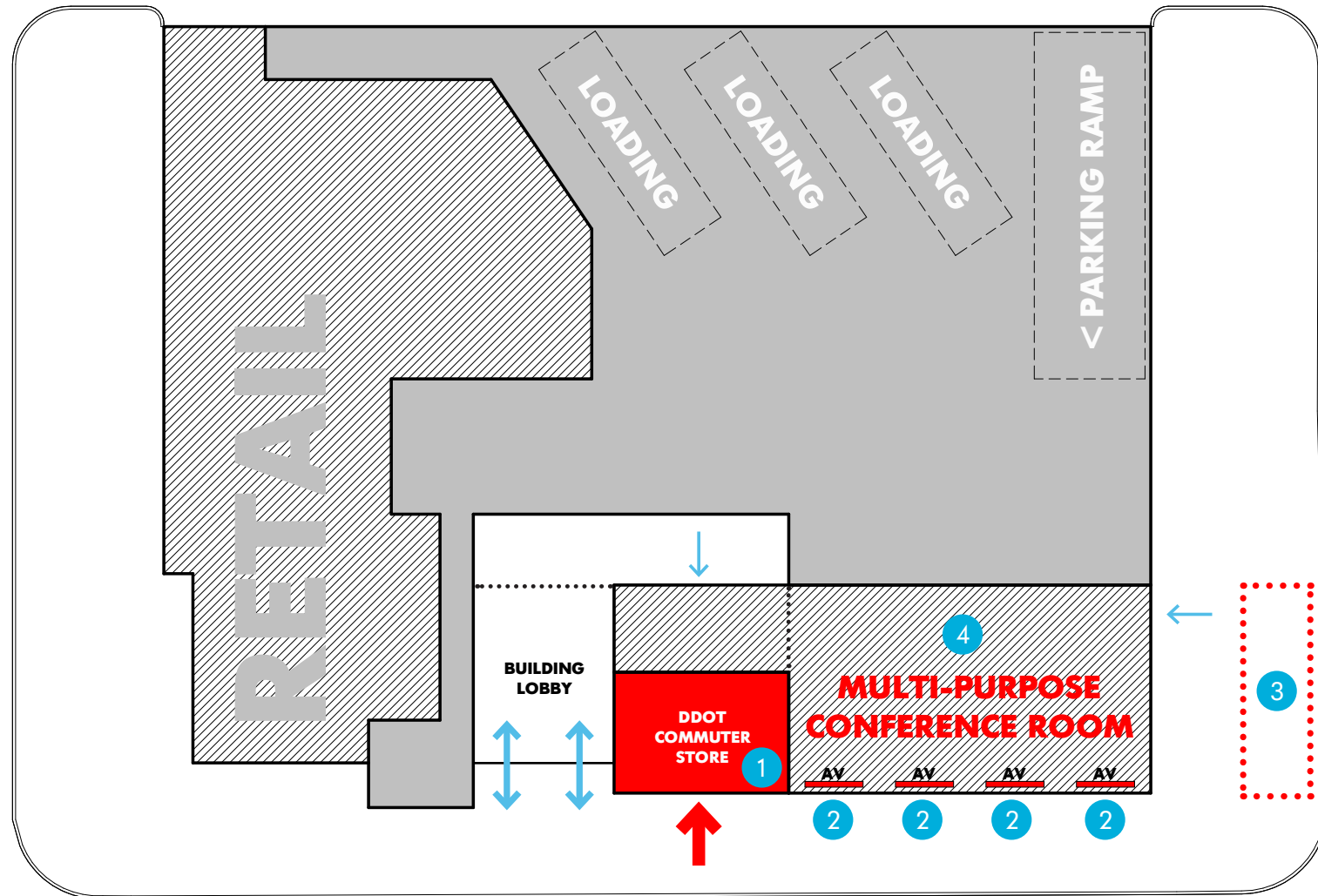
MODIFICATION OF
CONSEQUENCE

TITLE:
GROUND FLOOR PLAN

NUMBER:
A - 16

2ND STREET SE

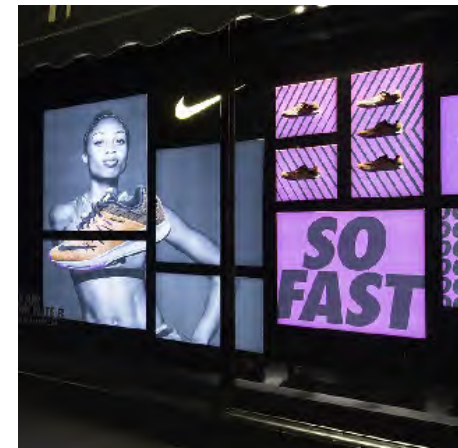
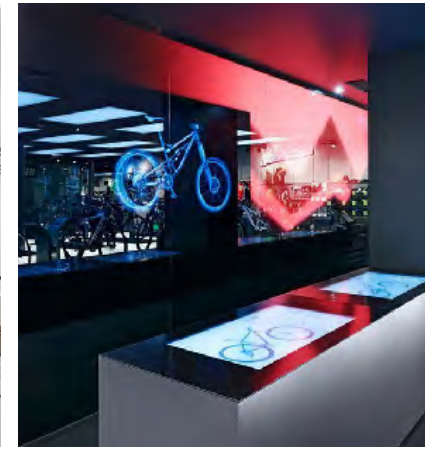
SERVICE DRIVE



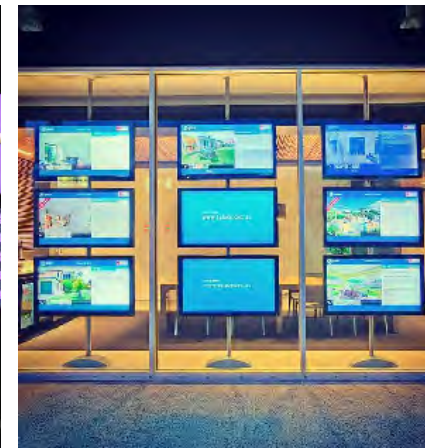
M STREET SE



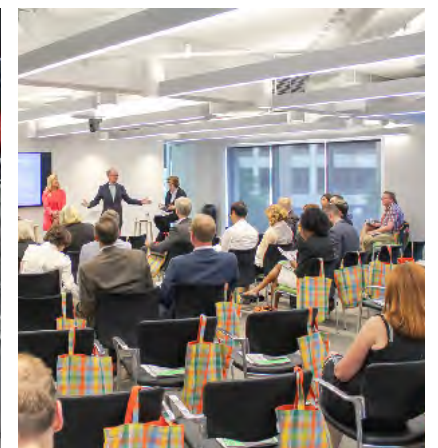
1 DDOT COMMUTER STORE



2 DDOT STREET-FACING INFORMATION SCREENS



3 CAPITAL BIKESHARE DOCKING STATION



4 LARGE CONFERENCE ROOM



250 M STREET SE - RETAIL STUDY FLOOR PLAN

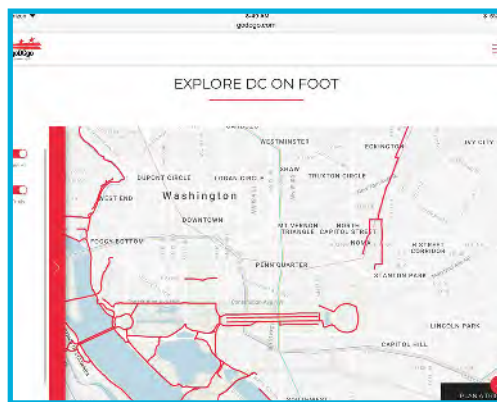
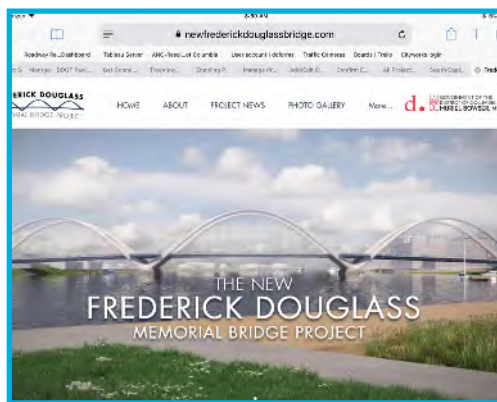
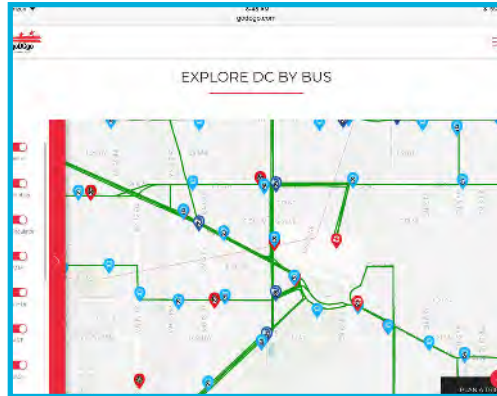
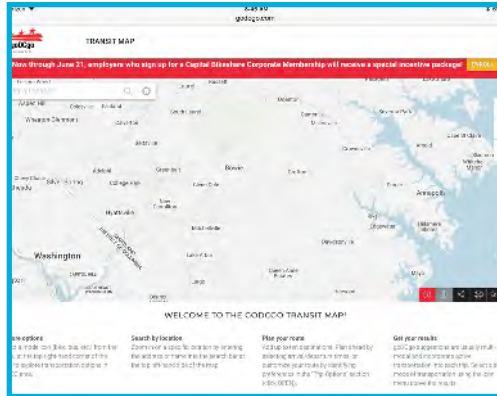
DISTRICT DEPARTMENT OF TRANSPORTATION (DDOT)

May 2018

DDOT COMMUTER STORE



DDOT STREET-FACING INFORMATION SCREENS



250 M STREET SE - RETAIL STUDY
DISTRICT DEPARTMENT OF TRANSPORTATION (DDOT)

May 2018



250 M STREET, SE
SQUARE 769, LLC



250 M ST, SE - Square 769
Washington DC 20003

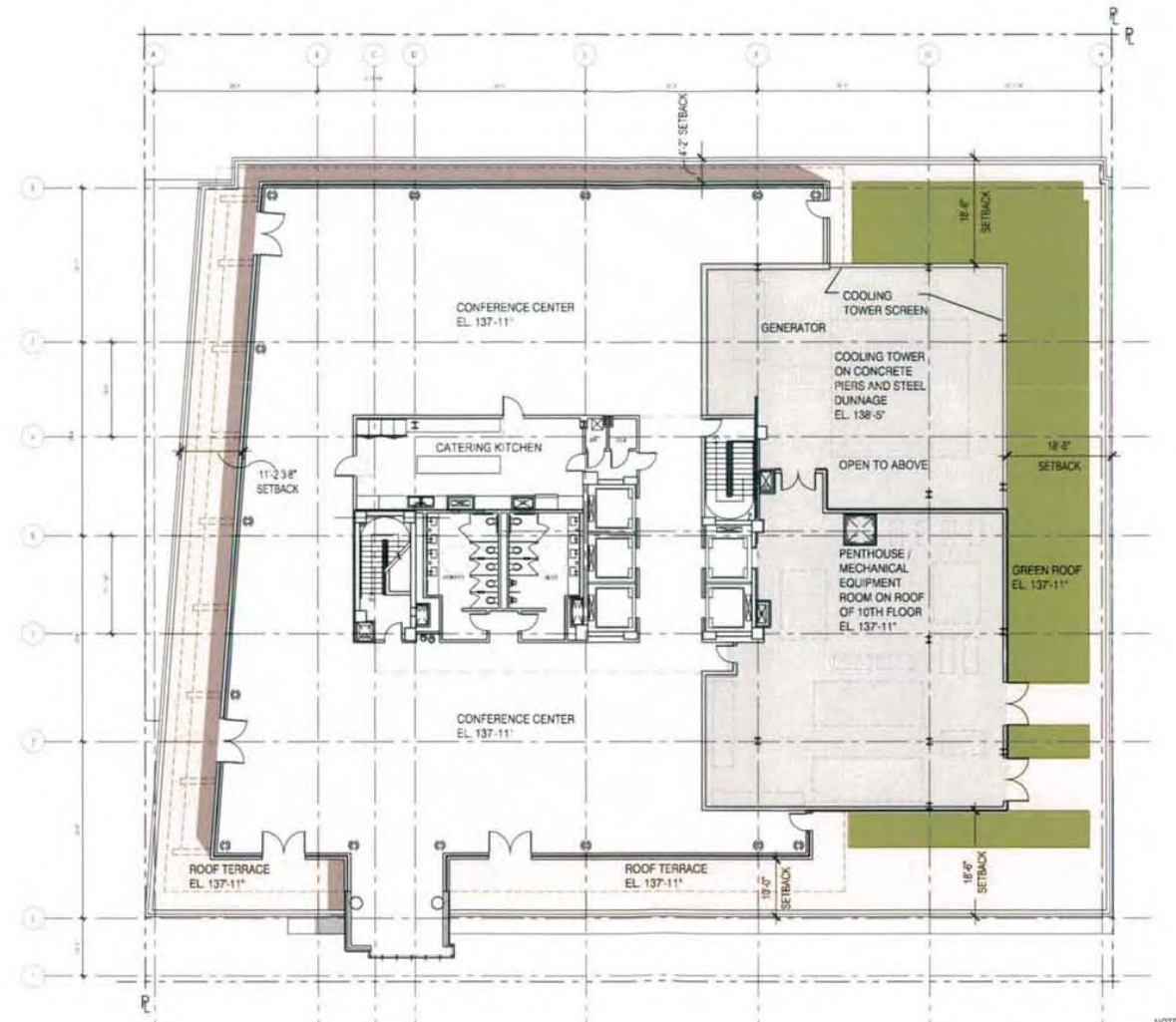


DATE:
JUNE 04, 2018

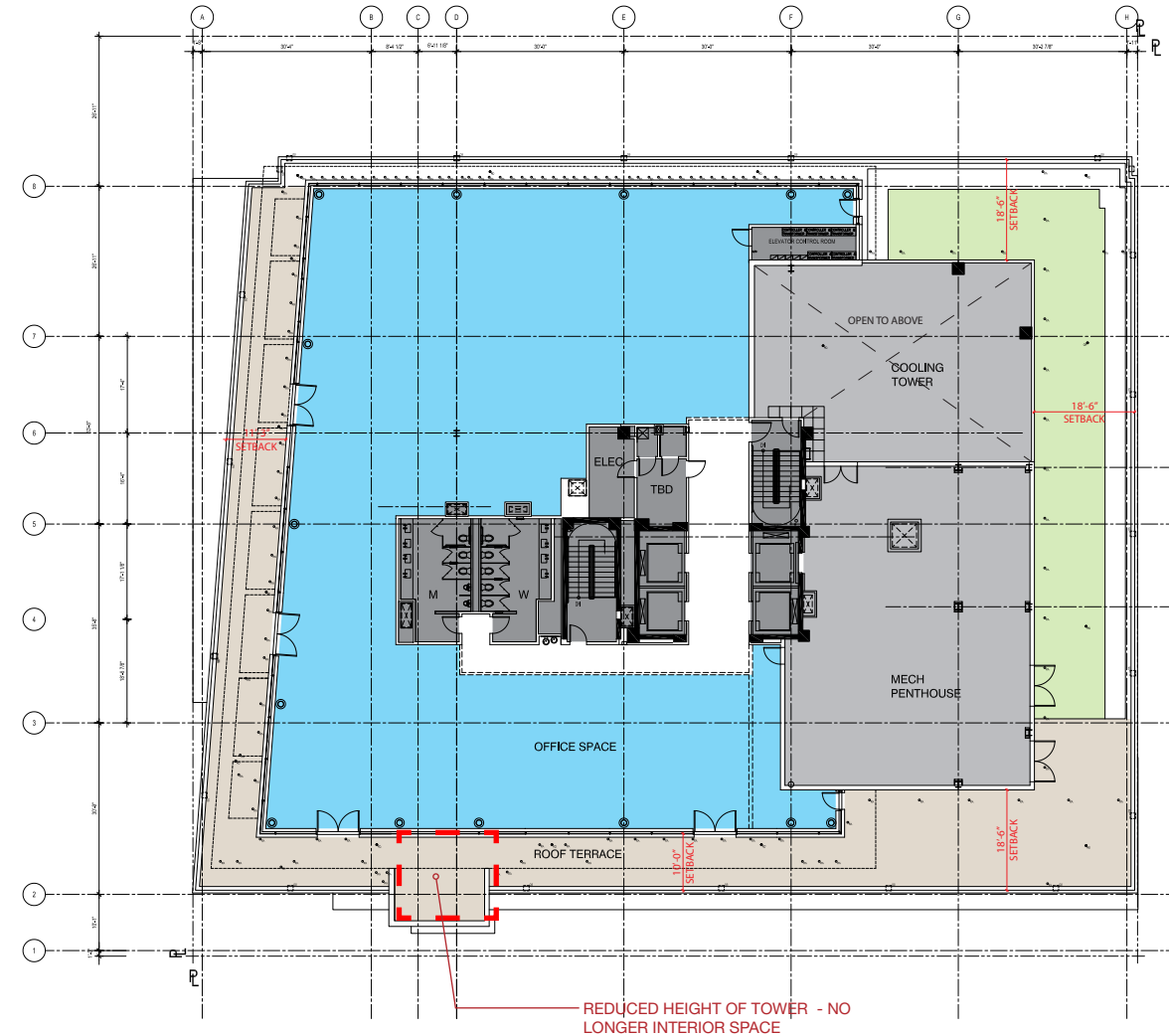
MODIFICATION OF
CONSEQUENCE

TITLE:
DDOT COMMUTER STORE
AND INFO SCREEN
CONCEPTS

NUMBER:
A - 18



PUD SUBMISSION 05.08.09



PROPOSED 06.04.18

***DUE TO THE PROPOSED REMOVAL OF TWO OFFICE LEVELS THE PREVIOUS LEVEL 11 IS NOW LEVEL 9.**

DATE:
JUNE 04, 2018

MODIFICATION
OF CONSEQUENCE

TITLE:

9TH LEVEL PLAN

NUMBER:

A- 19