

January 22, 2008

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Hand Delivery

Zoning Commission of the
District of Columbia
441 4th Street, NW
Suite 210S
Washington, DC

Re: Zoning Commission Case No. 06-46A
Square 701, Minor Modification

Dear Members of the Commission:

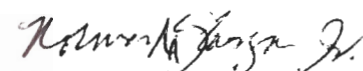
In furtherance of the Commission's direction of January 14th, for clarification of the minor modifications requested in the above-referenced case, submitted herewith is further text explaining the minor modifications requested and a submission booklet comparing plans as approved by the Commission in January 2007 and those changes requested by the Applicant on a facing page so that the Commission may easily review the changes from the January 2007 approved plans and the requested minor modifications in the January 11, 2008 plans.

The Applicant is requesting that after a review of these plans and explanatory text, the Commission will concur that the Applicant's request, as supported by the Office of Planning does indeed constitute a request for minor modifications and warrants the approval of the Commission.

The Applicant appreciates the Commission's consideration of this matter and scheduling its disposition in a time frame that is consistent with the construction schedule at the site.

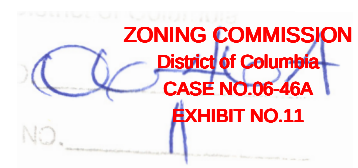
Respectfully submitted,

HOLLAND & KNIGHT LLP


Norman M. Glasgow, Jr.

cc: Office of Planning
ANC 6D

5072937_v1



MONUMENT BALLPARK
SQUARE 701, SE

WASHINGTON , DC

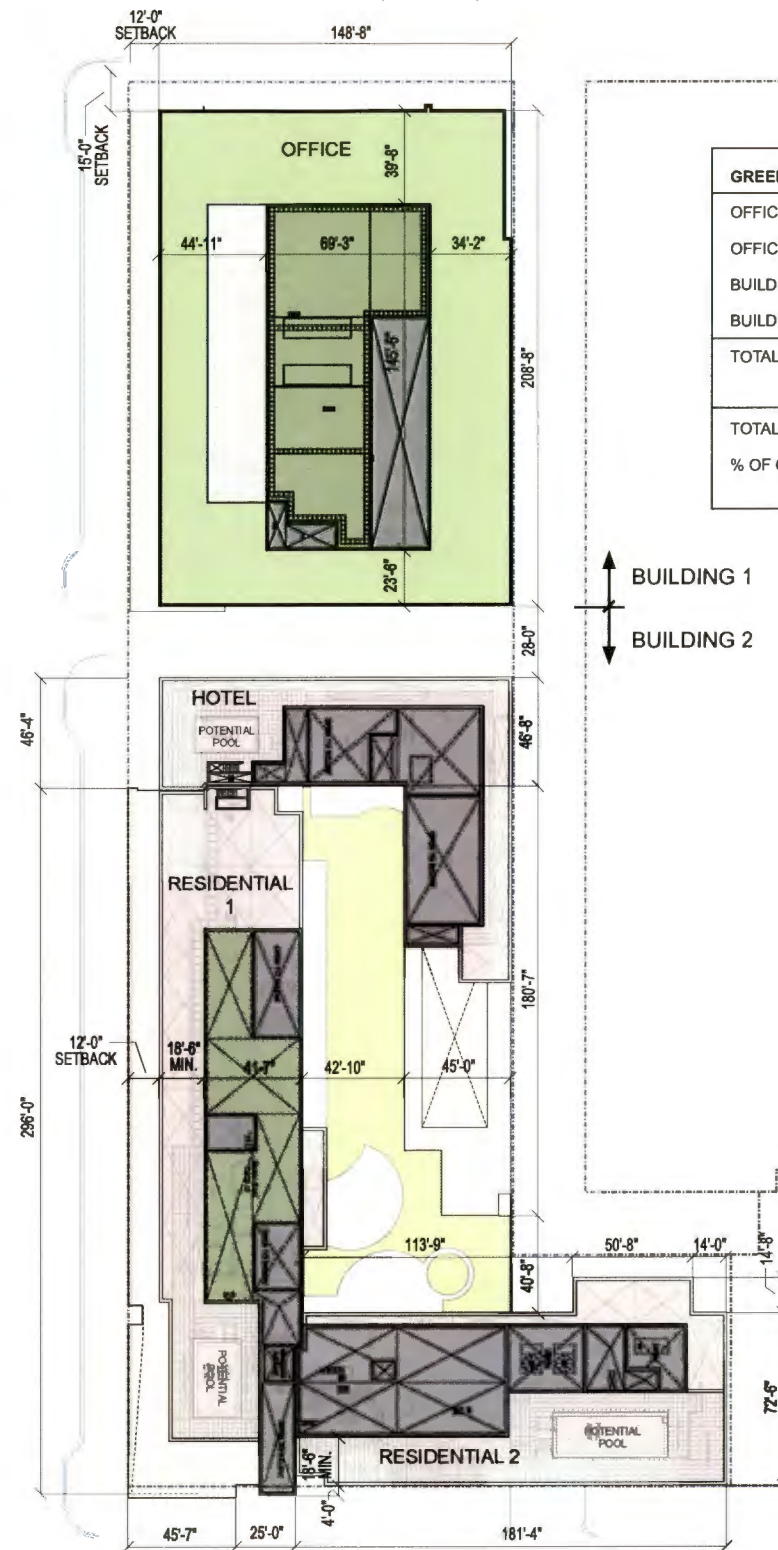
ZONING COMMISSION REVIEW UNDER CG OVERLAY
POST SUBMISSION MODIFICATION, JANUARY 11, 2008

OWNER / DEVELOPER:	MONUMENT REALTY
MASTER PLANNER	SHALOM BARANES ASSOCIATES
RESIDENTIAL AND HOTEL ARCHITECT:	SHALOM BARANES ASSOCIATES
OFFICE ARCHITECT:	DAVIS, CARTER, SCOTT ASSOCIATES
LAND USE COUNSEL:	HOLLAND & KNIGHT, LLP
CIVIL ENGINEER:	BOHLER ENGINEERING
STRUCTURAL ENGINEER:	SK&A STRUCTURAL ENGINEERS, PLLC
LANDSCAPE ARCHITECT:	LANDSCAPE ARCHITECTURE BUREAU
RETAIL ARCHITECT:	GENSLER
MECHANICAL/ELECTRICAL/PLUMBING:	GIRARD ENGINEERING, PC

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D.C. OFFICE OF ZONING
2008 JAN 11 PM 1:54

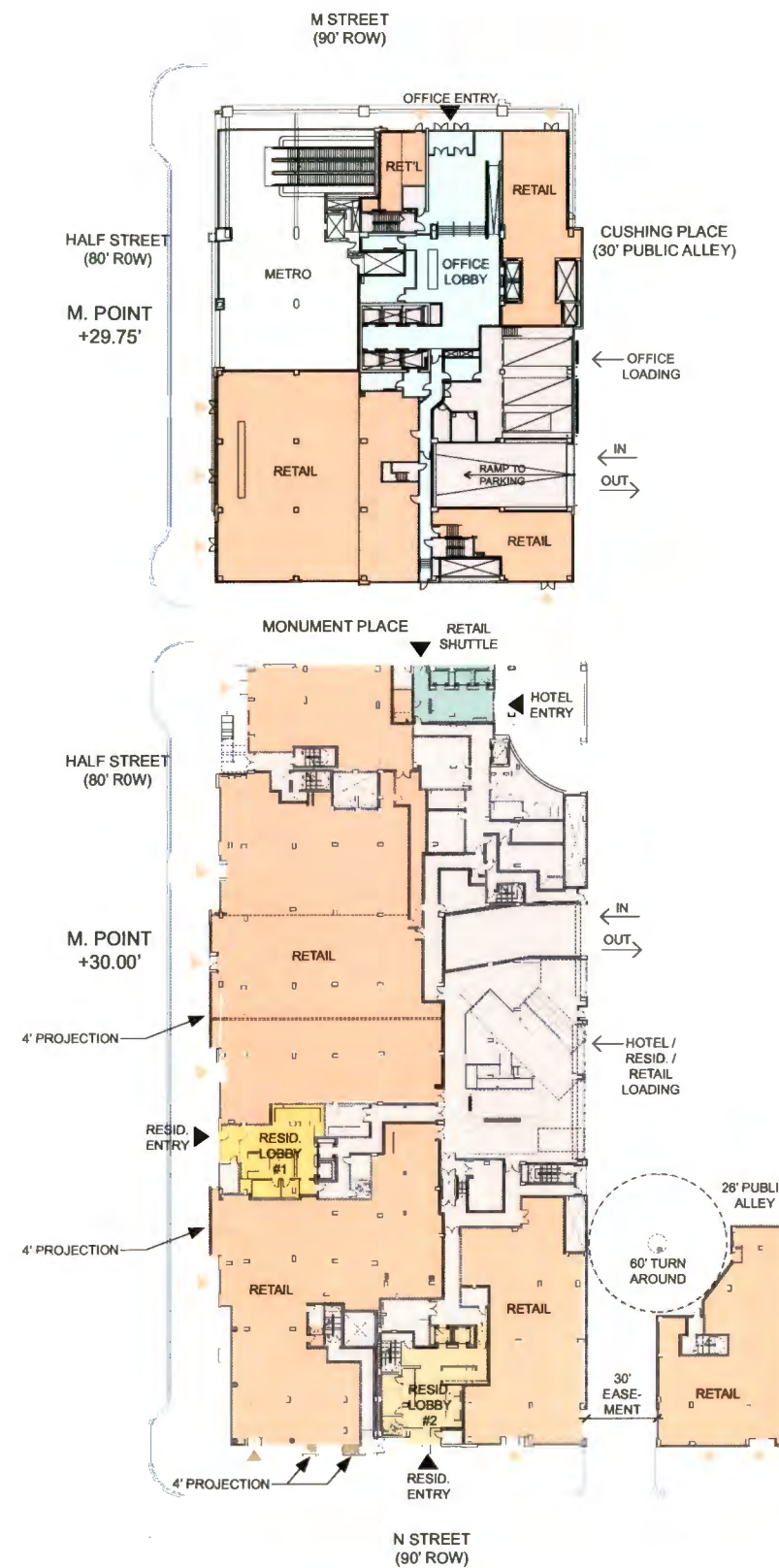
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SQUARE 701, SE WASHINGTON, DC.



GREEN ROOF AREA	
OFFICE HIGH PENTHOUSE	6,974
OFFICE TERRACE	11,456
BUILDING 2 HIGH PENTHOUSE	3,772
BUILDING 2 COURTYARD	7,608
TOTAL GREEN ROOF AREA	29,810
TOTAL ROOF AREA	95,015
% OF GREEN ROOF	31.37 %

BUILDING 1
BUILDING 2

ROOF PLAN



GROUND LEVEL PLAN

- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
 2. THE GRILLES SHOWN ON THE EXTERIOR ELEVATIONS WILL MATCH ADJACENT ARCHITECTURAL TRIM.
 3. RETAIL FACADE ELEVATIONS SHOW DESIGN INTENT. DOOR LOCATIONS, LOCATION OF WINDOW PROJECTIONS AND COLORS OF ARCHITECTURAL FRAMES MAY BE MODIFIED DURING TENANT FIT OUT TO ACCOMMODATE SPECIFIC RETAIL TENANT REQUIREMENTS AND STANDARDS.

LEGEND:

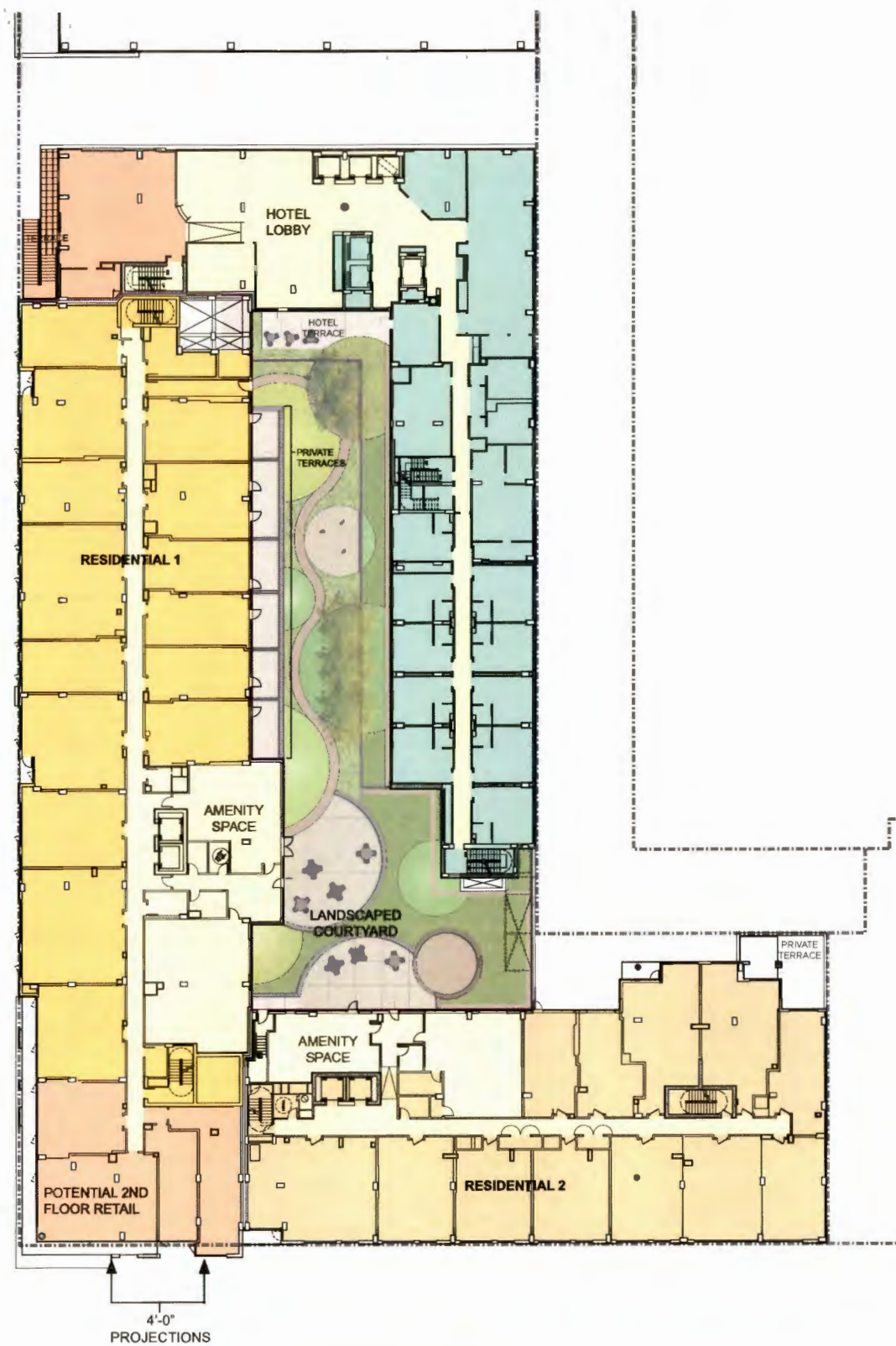
RETAIL ENTRANCE

OVERALL GROUND FLOOR PREFERRED RETAIL USE

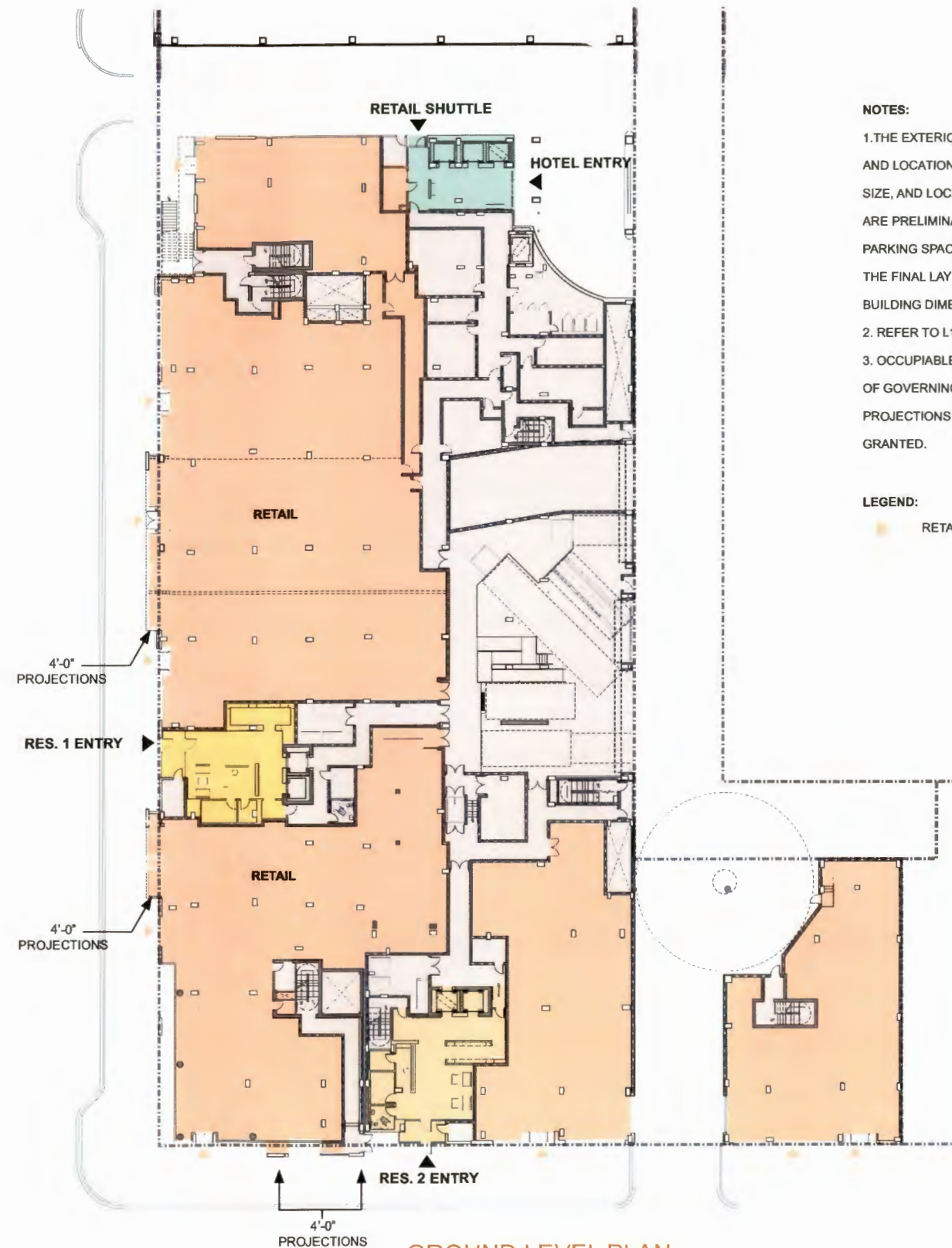
	SF	%
TOTAL GROSS FLOOR AREA	90,424	100%
RETAIL BUILDING 1	13,878	
RETAIL BUILDING 2	37,225	
TOTAL RETAIL	51,103	56.6%
WMATA	7,992	8.8%
COVERED CONNECTION FROM CUSHING PL. TO N STREET	3,035	3.4%



MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.



LEVEL 2 PLAN



GROUND LEVEL PLAN

NOTES:

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2. REFER TO L1 THRU L4 FOR STREETSCAPE
3. OCCUPIABLE RETAIL PROJECTIONS SHOWN ARE SUBJECT TO APPROVAL OF GOVERNING DC AUTHORITIES. PLAN ON SHEET A13A WITHOUT THE PROJECTIONS WOULD BE BUILT IF APPROVAL FOR PROJECTIONS IS NOT GRANTED.

LEGEND:

RETAIL ENTRANCE

MONUMENT BALLPARK
SQUARE 701, SE WASHINGTON, DC.

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GROUND LEVEL & LEVEL 2 - RESIDENTIAL-HOTEL BUILDING

A4

shalom baranes associates architects



METRO ENTRY PERSPECTIVE

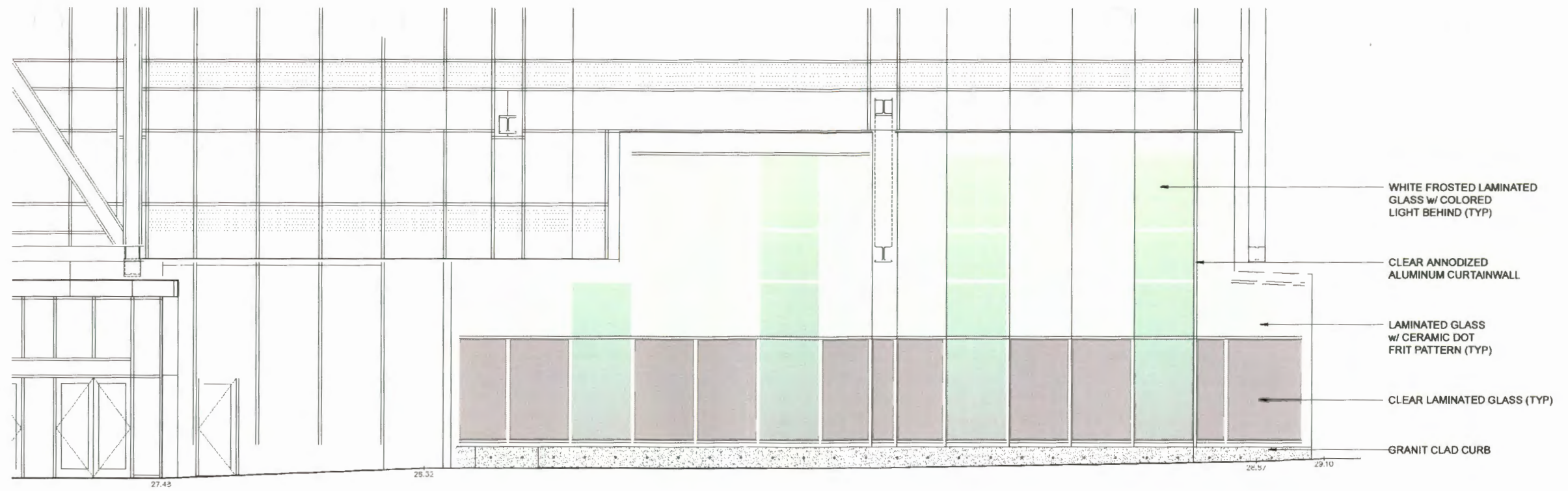


HALF AND 'M' STREET PERSPECTIVE

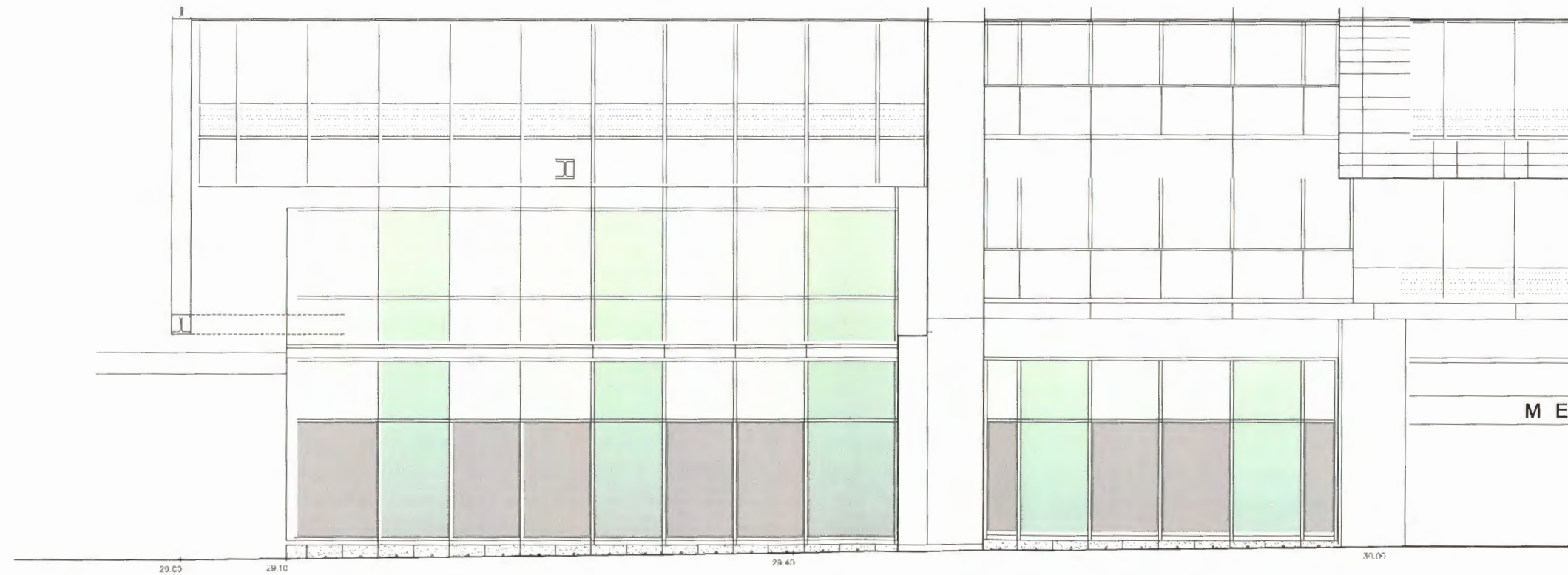
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WMATA EXTERIOR VIEW

A12



WMATA - M Street Elevation



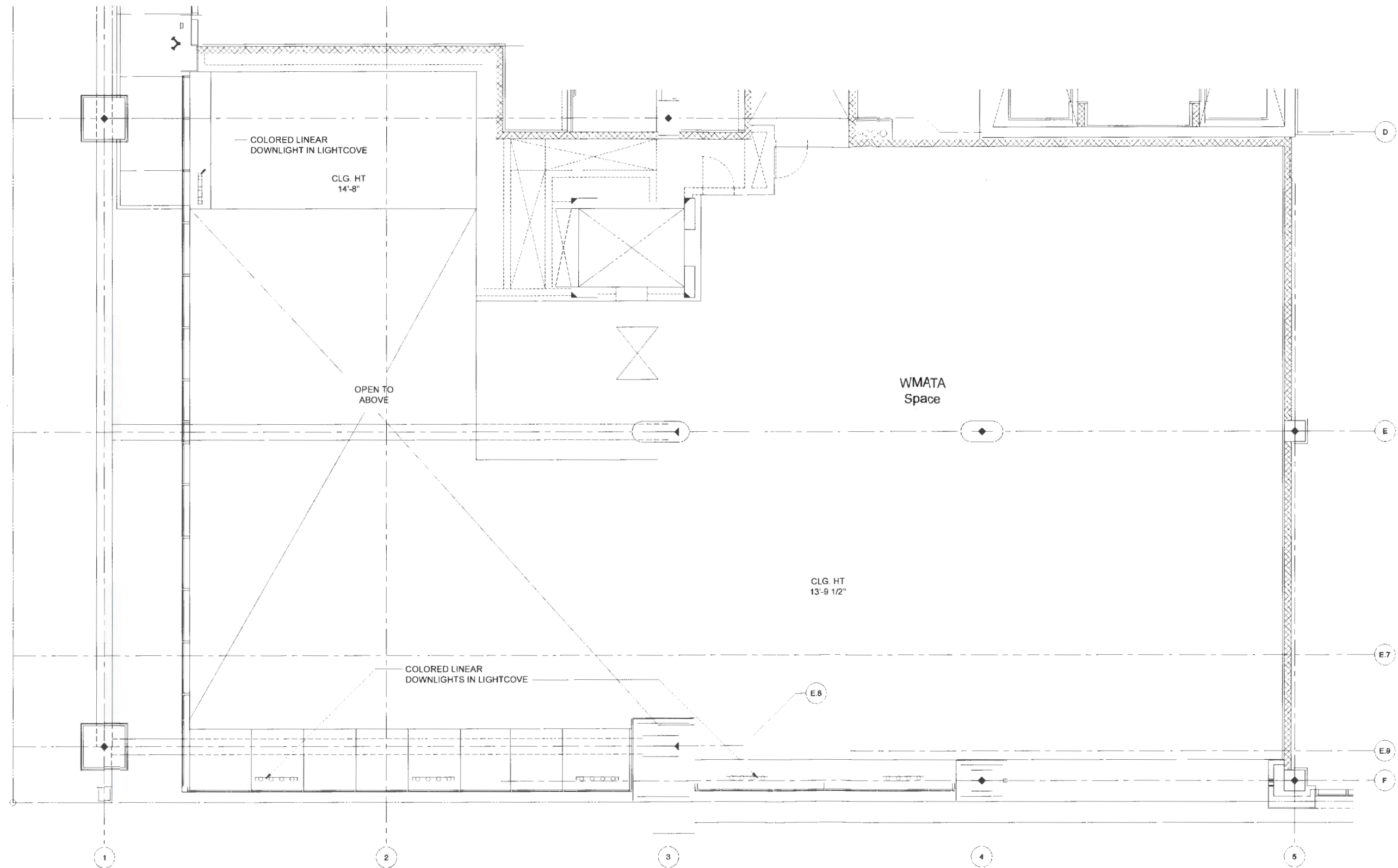
WMATA - Half Street Elevation

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WMATA EXTERIOR ELEVATIONS | A12a

dcsc architects



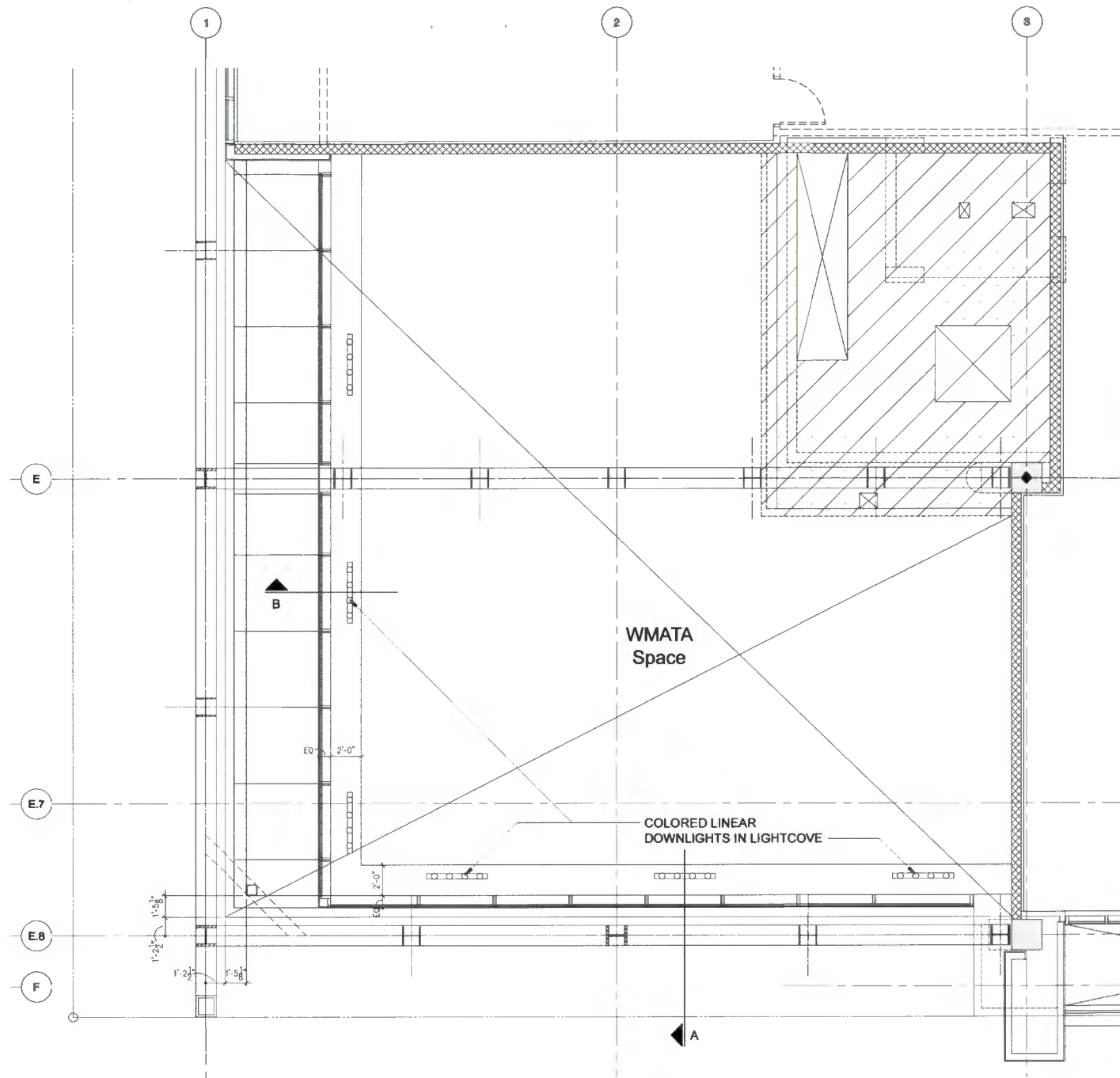
Lower Level Ceiling Plan

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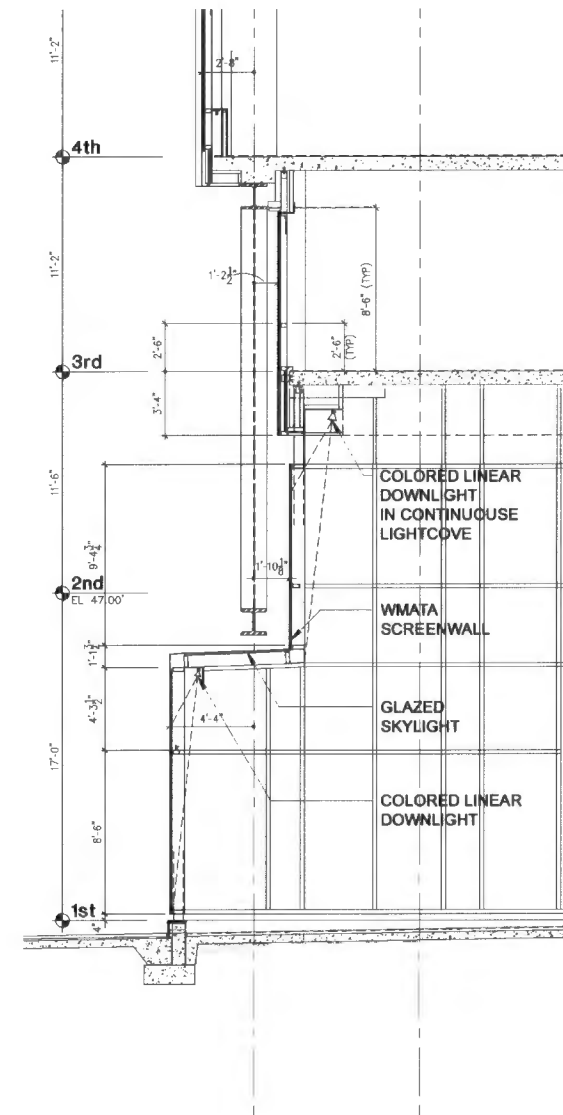
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WMATA LOWER CEILING PLAN A12b

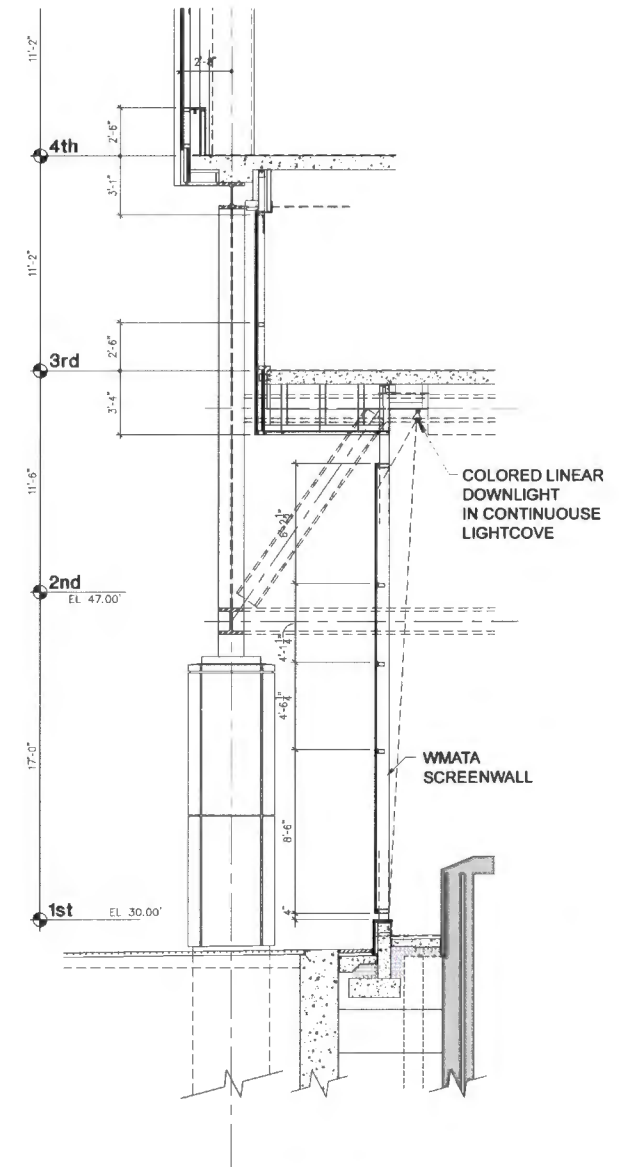
dcsl architects



Second Floor Ceiling Plan



Half Street Section - A



M Street Section - B

HALF AND 'M' STREET PERSPECTIVE

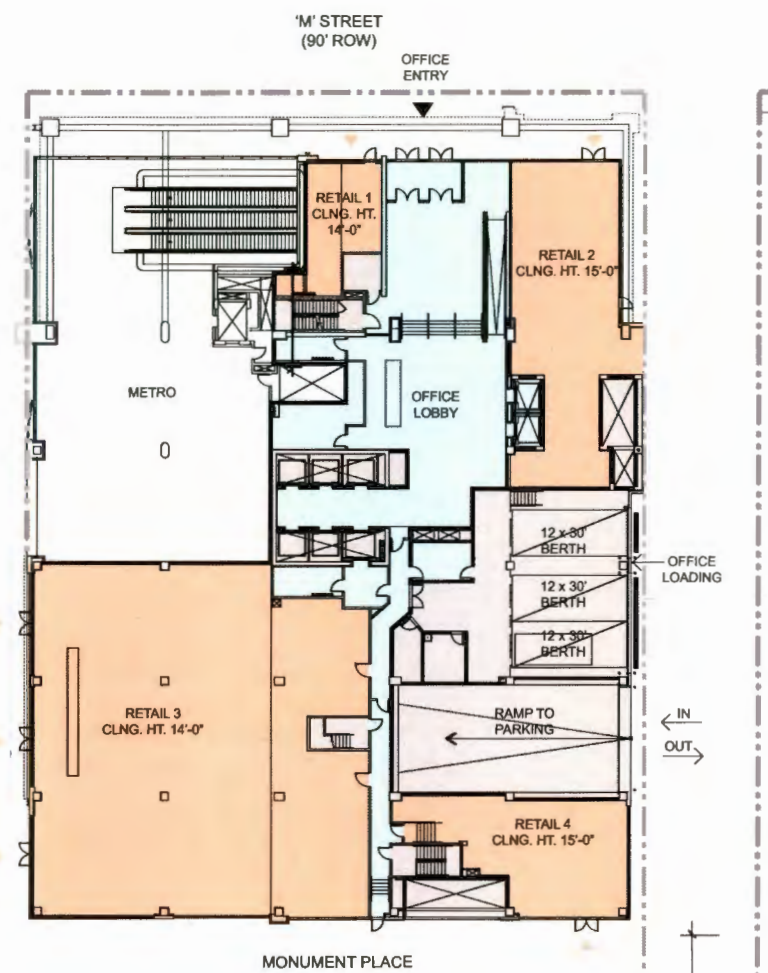
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WMATA HIGH CEILING PLAN & SECTIONS

A12c



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2. REFER TO SHEETS L1 THRU L5 FOR STREETSCAPE.
3. OCCUPIABLE RETAIL PROJECTIONS SHOWN ARE SUBJECT TO APPROVAL OF GOVERNING DC AUTHORITIES. PLAN ON SHEET A13A WITHOUT THE PROJECTIONS WOULD BE BUILT IF APPROVAL FOR PROJECTIONS IS NOT GRANTED.

LEGEND:

- RETAIL ENTRANCE
- 11'-0" CEILING HEIGHT ZONE (BACK OF HOUSE AND SERVICE). NOT TO EXCEED 25% OF TOTAL RETAIL.

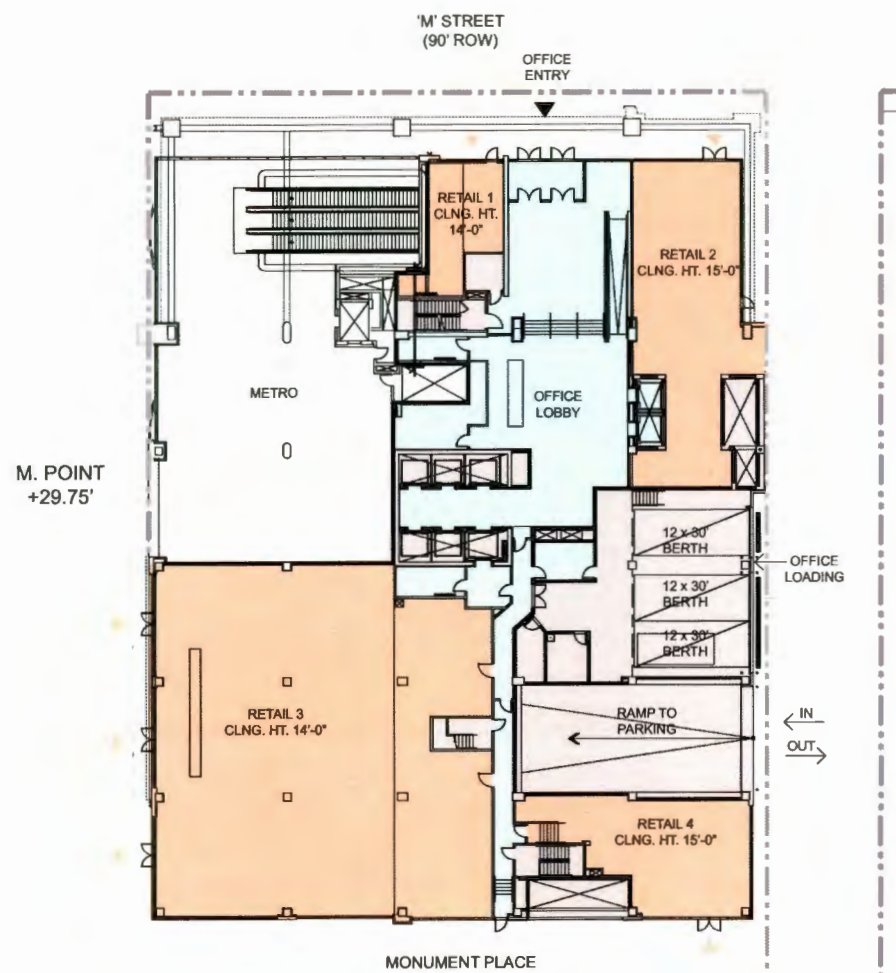
AVERAGE CEILING HEIGHT OF RETAIL SPACE CALCULATION:

	SF	%
TOTAL RETAIL AREA AT 11'-6"	2,865 SF	5.50%
TOTAL RETAIL AREA AT 13'	5,143 SF	10.04%
TOTAL RETAIL AREA AT 14'	26,473 SF	51.69%
TOTAL RETAIL AREA AT 15' OR ABOVE	16,434 SF	32.11%
TOTAL RETAIL AREA	51,103 SF	
AVERAGE RETAIL SPACE CEILING HEIGHT (EXCLUDING SERVICE & BACK OF HOUSE ZONE)	14'-1"	

NOTE: RETAIL AREA PROJECTIONS NOT INCLUDED IN CALCULATIONS.

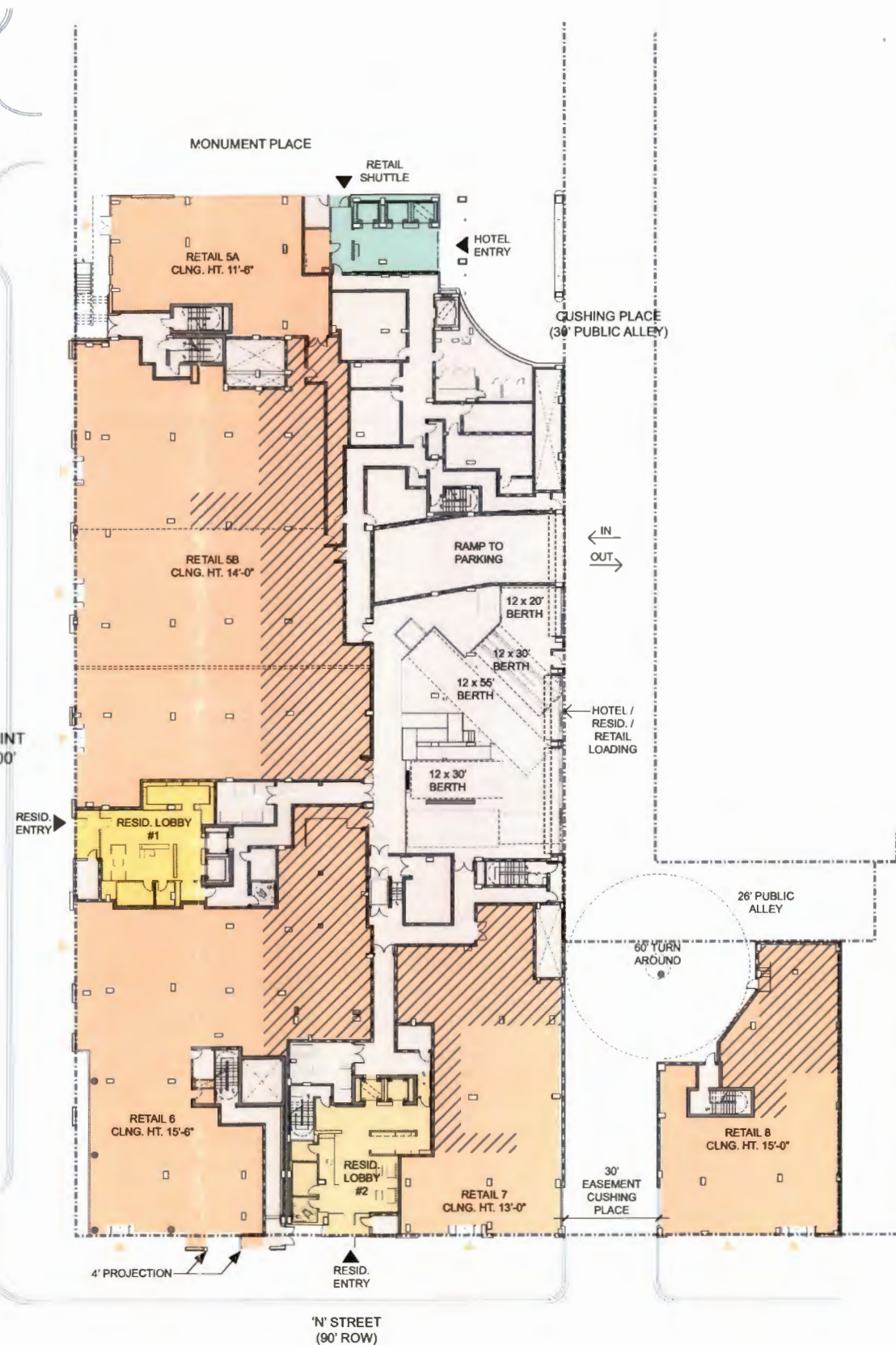
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RETAIL PLAN w/ STOREFRONT PROJECTIONS A13



HALF STREET
(80' ROW)

M. POINT
+30.00'



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2. REFER TO SHEETS L1 THRU L5 FOR STREETSCAPE.

LEGEND:
 RETAIL ENTRANCE
 11'-0" CEILING HEIGHT ZONE (BACK OF HOUSE AND SERVICE). NOT TO EXCEED 25% OF TOTAL RETAIL.

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