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April 1, 2005

JILL G. COOPER, AICP
202-457-1835

Internet Address
jill.cooper@hklaw.com

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001
Attn: Richard Nero

Re: BZA Application No. 17328
(Square 537, Record Lot 30)

Dear Mr. Nero:

Enclosed please find twenty (20) copies of the floor plans and elevations for Phase III of the above-referenced project. Phase III was shown on the plat and site plan originally submitted, but the floor plans and elevations were inadvertently omitted.

If you have any questions, please do not hesitate to contact me.

Sincerely,

HOLLAND & KNIGHT LLP

Jill G. Cooper, AICP
Urban Planner

Enclosures

Jennifer Steingasser, Office of Planning
Andy Litsky, Chairman, Advisory Neighborhood Commission 6D
Mark A. Dixon, Advisory Neighborhood Commission 6D-02

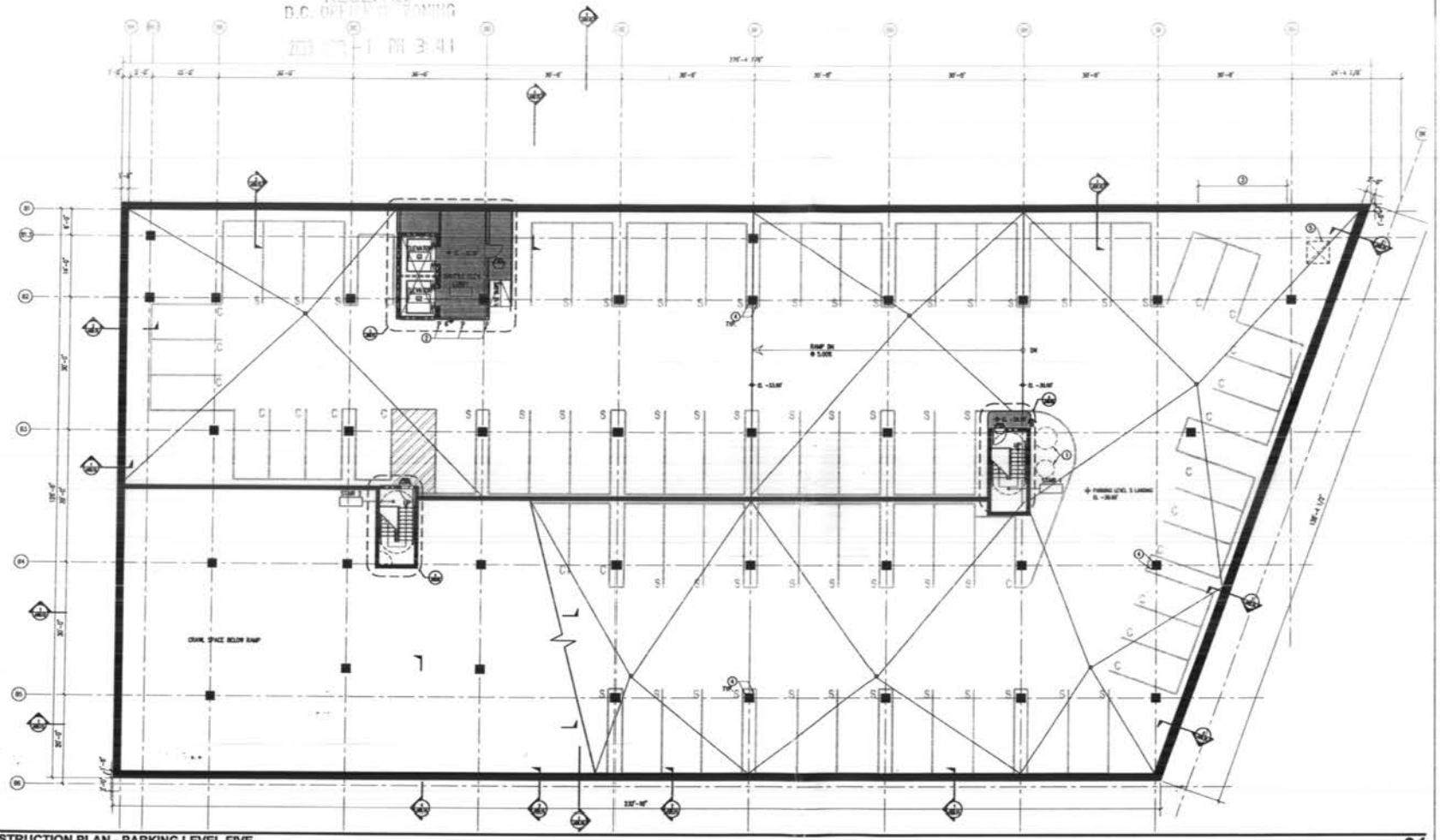
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BZA
Case No. 17328
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17328
EXHIBIT NO. 21

BZA 17328

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CONSTRUCTION PLAN - PARKING LEVEL FIVE 01

SCALE: 1/16" = 1'-0"

KEY NOTES

1. REF: MEP DWGS.
2. PIPE BOLLARDS.
3. FUTURE PARKING LINK. 20'-0"x7'-4". V.I.F. EXACT LOCATION PER PHASE 1 OPENING DEMARKATION.
4. PROVIDE CORNER GUARDS AT ALL COLUMNS AND OUTSIDE WALL CORNERS ALONG DRIVE AISLES AND ADJACENT PARKING SPACES.
5. FAN OPENING ABOVE. REF: MEP & STRUCTURAL DRAWINGS FOR OPENING REQ'D AND PROTECTIVE SCREEN DTL.

SHEET NOTES

A. PARKING COUNT
22 – COMPACT (8'X16' MIN.)
49 – STANDARD (8'X18' MIN.)
71 SPACES TOTAL @ P5

B. MAINTAIN A MIN. CLEARANCE OF 7'-3" ABOVE ALL PARKING SPACES AND DRIVE AISLES AT ALL PARKING LEVELS.

C. PROVIDE (2) SURFACE MOUNTED FIRE EXTINGUISHER CABINETS PER LEVEL. LOCATE PER DIRECTION OF FIRE MARSHAL IN FIELD.

BZA
Case No. 17328
Exhibit No. 21

Square 537
Phase III
Washington, DC

Trammell Crow Company

Gensler

3030 K Street NW
Suite 320
Washington DC 20006
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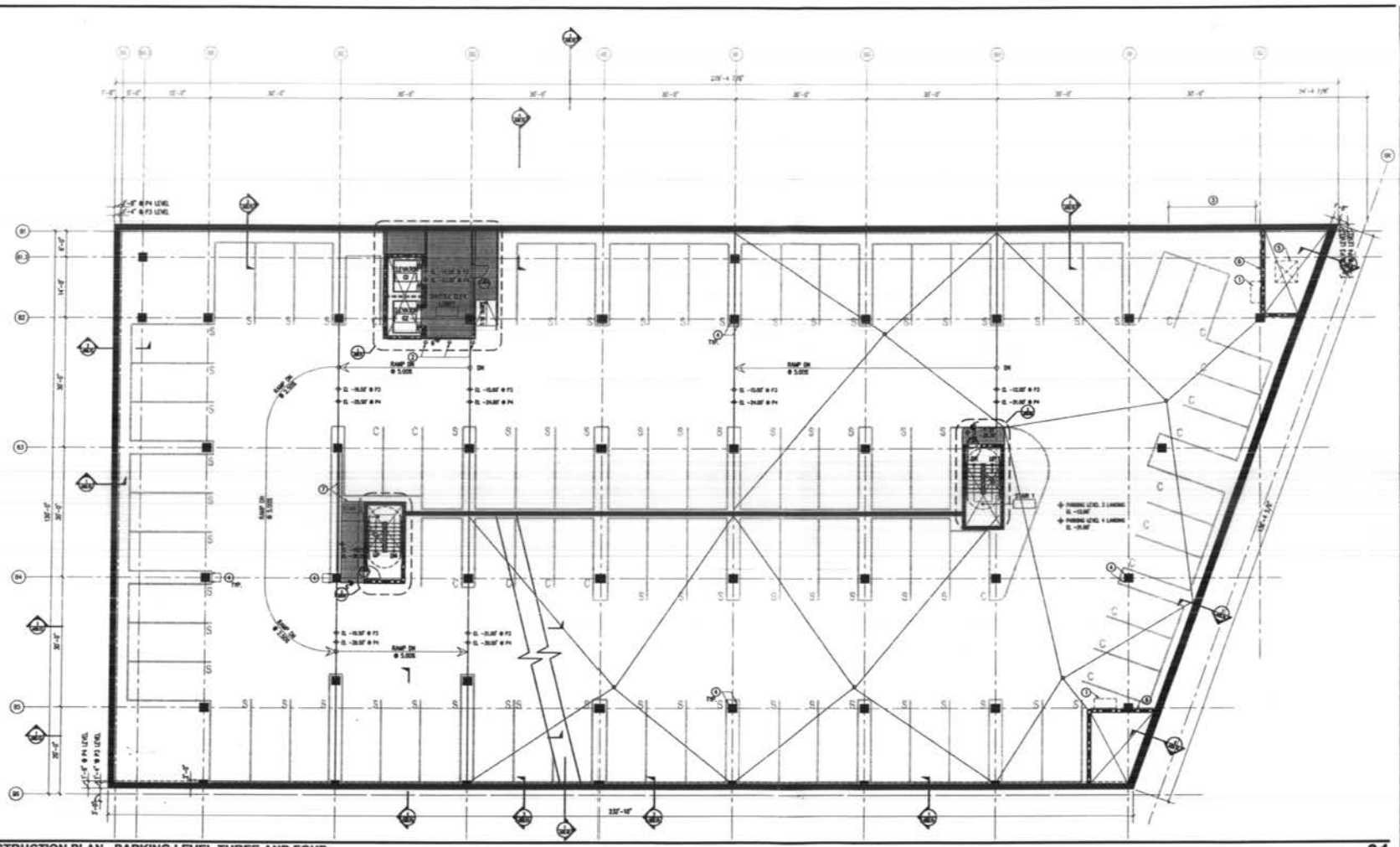
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2	04.11.2005	ISSUE FOR DESIGN DEVELOPMENT

Project Name: Square 537 Phase III
Project Number: 04.21.00.000
Sheet File Name: 1BSK\SHEETS\SPECIFICATIONS
Description: CONSTRUCTION PLAN PARKING LEVEL FIVE
Scale: 0 1/2" 1" 2" 4"

A02.P5

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BZA 17328



CONSTRUCTION PLAN - PARKING LEVEL THREE AND FOUR

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

01

KEY NOTES

1. SUPPLY/EXHAUST FAN. REF. MEP DWGS FOR MORE INFORMATION.
2. PIPE BOLLARDS.
3. FUTURE PARKING LINE. 25'-0"x7'-4". V.I.F. EXACT LOCATION PER PHASE 1 OPENING.
4. PROVIDE CORNER GUARDS AT ALL COLUMNS AND OUTSIDE WALL CORNERS ALONG DRIVE AISLES AND ADJACENT PARKING SPACES.
5. MOUNT FAN ON 6" CURB AT P4 SLAB WITHIN SHAFT.
6. 2'-0"x2'-0" ACCESS PANEL AT P4 ONLY.
7. 42" HIGH, 8" CIP RETAINING WALL ALONG SLOPE OF RAMP.

SHEET NOTES

A. PARKING COUNT
- 19 – COMPACT (8'X16' MIN.)
- 66 – STANDARD (9'X18' MIN.)
- 85 SPACES TOTAL @ P3
- 85 SPACES TOTAL @ P4

B. MAINTAIN A MIN. CLEARANCE OF 7'-0" ABOVE ALL PARKING SPACES AND DRIVE AISLES AT ALL PARKING LEVELS.

C. PROVIDE (2) SURFACE MOUNTED FIRE EXTINGUISHER CABINETS PER LEVEL. LOCATE PER DIRECTION OF FIRE MARSHAL IN FIELD.

D. PARKING LEVEL 3 FOUNDATION WALLS ARE SHOWN SHADED. PARKING LEVEL 4 FOUNDATION WALLS, WHERE DIFFERING, IS SHOWN DASHED. REF: STRUCTURAL FOR ADDITIONAL INFORMATION.

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Square 537
Phase III

05.21.30.000

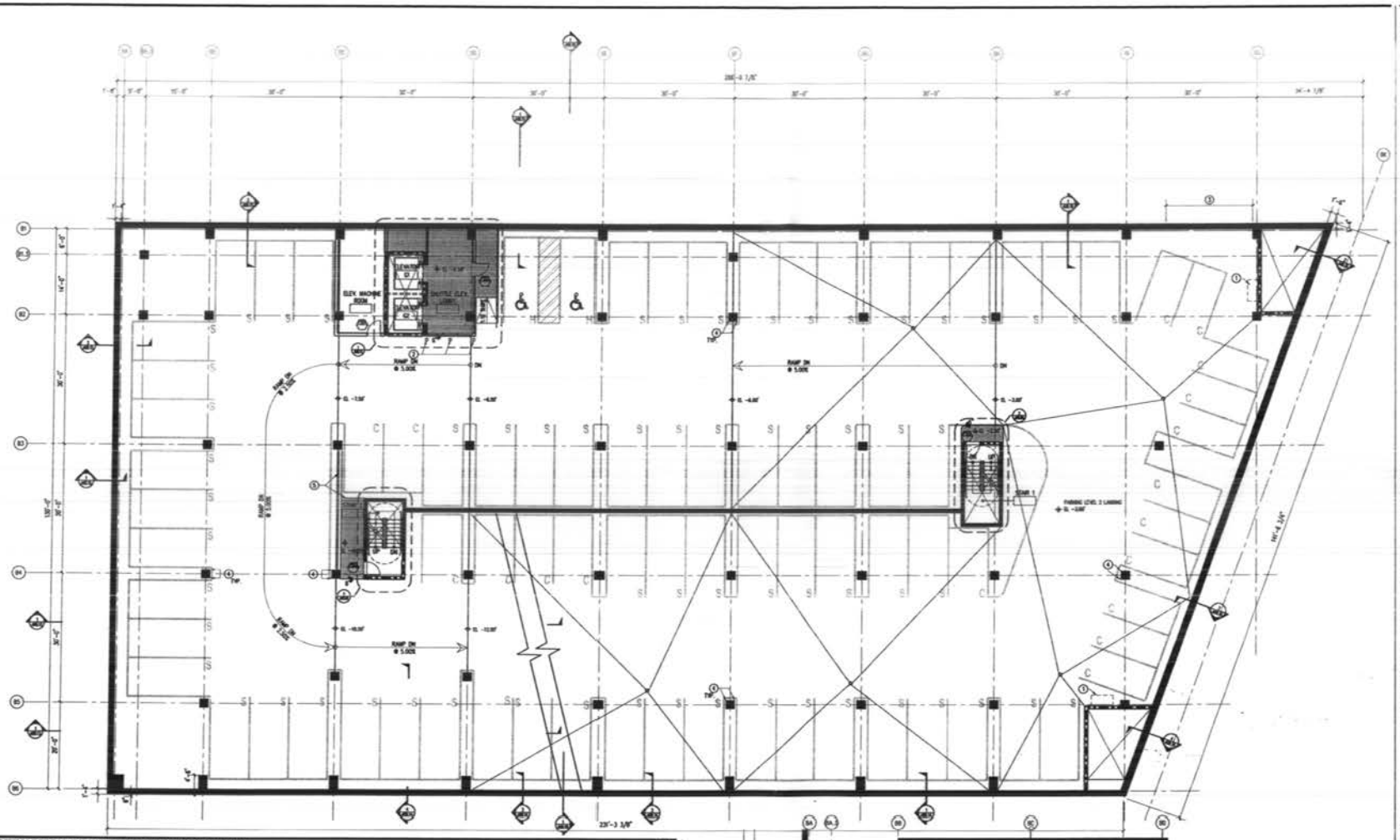
SDK\SQ#5\SPECIFICATIONS

CONSTRUCTION PLAN
PARKING LEVEL THREE AND FOUR

0 2 4 8 16

A02.P3

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CONSTRUCTION PLAN - PARKING LEVEL TWO

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

01

KEY NOTES

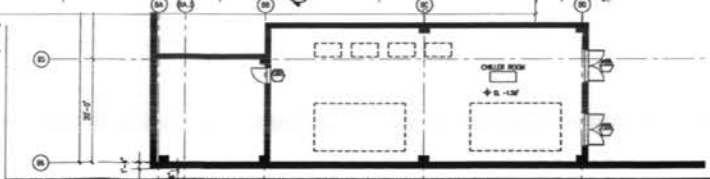
1. SUPPLY/EXHAUST FAN. REF: MEP DWGS FOR MORE INFORMATION.
2. PIPE BOLLARDS.
3. FUTURE PARKING LINK. 35'-6"x7'-4". V.I.F. EXACT LOCATION PER PHASE I OPENING.
4. PROVIDE CORNER GUARDS AT ALL COLUMNS AND OUTSIDE WALL CORNERS ALONG DRIVE AISLES AND ADJACENT PARKING SPACES.
5. 42" HIGH, 8" CIP RETAINING WALL ALONG SLOPE OF RAMP.

SHEET NOTES

A. PARKING COUNT
- 16 - COMPACT (8'X16' MIN.)
- 64 - STANDARD (9'X18' MIN.)
- 2 - HANDICAPPED (8'X16' MIN.)
- 84 SPACES TOTAL AT P2

B. MAINTAIN A MIN. CLEARANCE OF 7'-0" ABOVE ALL PARKING SPACES AND DRIVE AISLES AT ALL PARKING LEVELS.

C. PROVIDE (2) SURFACE MOUNTED FIRE EXTINGUISHER CABINETS PER LEVEL. LOCATE PER DIRECTION OF FIRE MARSHAL IN FIELD.



CONSTRUCTION PLAN - PARKING LEVEL 1 1/2 @ CHILLER ROOM

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

02

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Project Name
Square 537
Phase III

Project Number
05.21.30.000

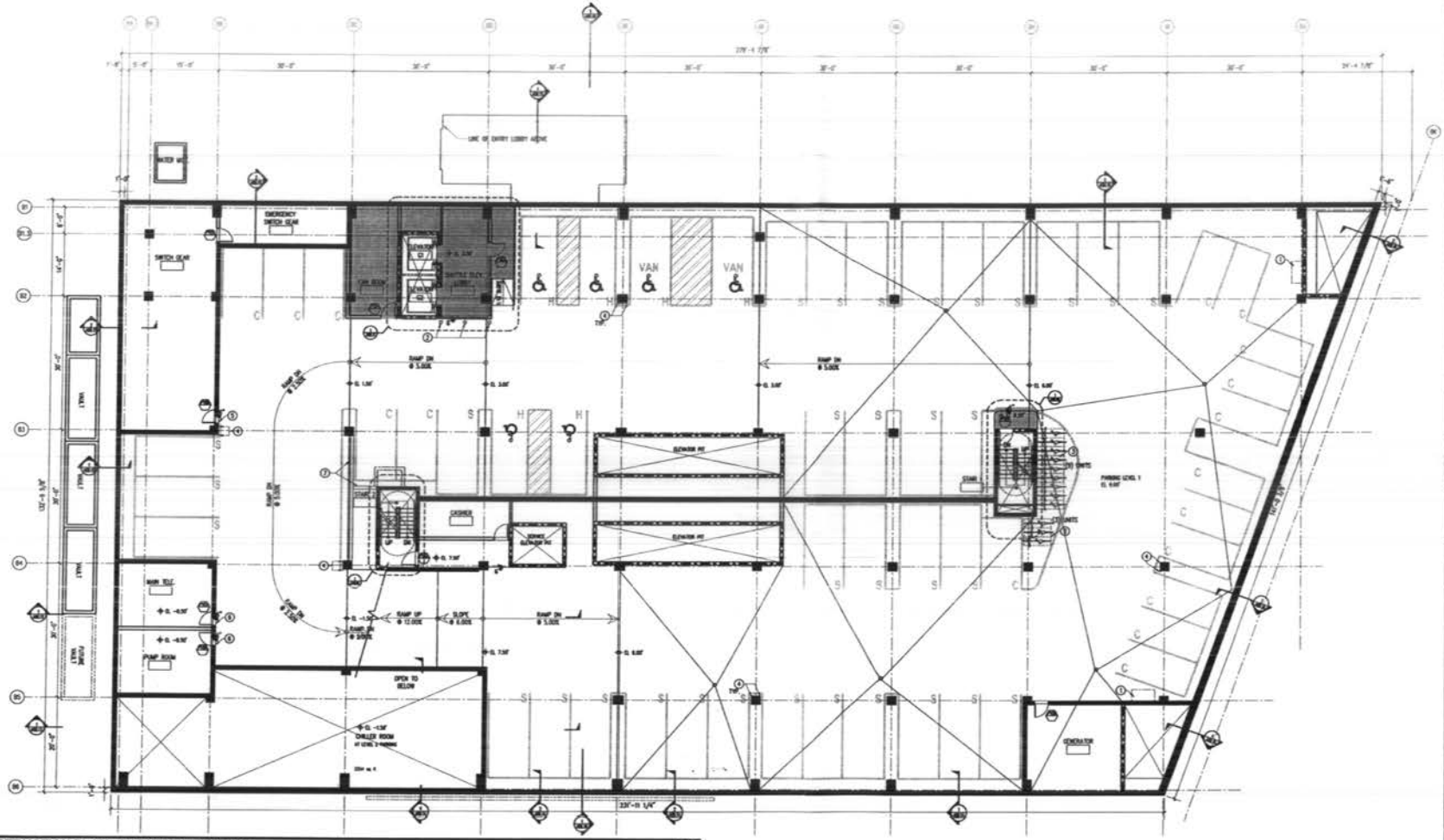
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Description
CONSTRUCTION PLAN
PARKING LEVEL TWO

Scale
1/8" = 1'-0"

A02.P2

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CONSTRUCTION PLAN - PARKING LEVEL ONE

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

01

KEY NOTES

1. SUPPLY/EXHAUST FAN, REF: MEP DWGS FOR MORE INFORMATION.
2. PIPE BOLLARDS.
3. BIKE RACK, REF: PROJECT MANUAL
4. PROVIDE CORNER GUARDS AT ALL COLUMNS AND OUTSIDE WALL CORNERS ALONG DRIVE AISLES AND ADJACENT PARKING SPACES.
5. 16" HIGH CONCRETE CURB.
6. 6" HIGH CONCRETE CURB.
7. 42" HIGH, 8" DIP RETAINING WALL ALONG SLOPE OF RAMP.

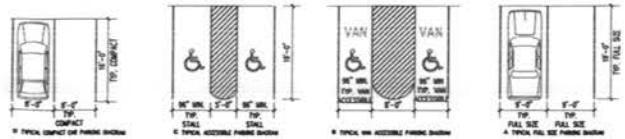
SHEET NOTES

A. PARKING COUNT
- 15 – COMPACT (8'0W MIN.)
- 35 – STANDARD (9'0W MIN.)
- 6 – HANDICAPPED (8'0W MIN.)
- 56 SPACES TOTAL @ P1

B. MAINTAIN A CONTINUOUS MINIMUM CLEARANCE OF 8'-2" FROM GARAGE ENTRANCE TO VAN ACCESSIBLE PARKING.

C. MAINTAIN A MINIMUM CLEARANCE OF 7'-0" ABOVE ALL PARKING SPACES AND DRIVE AISLES AT ALL PARKING LEVELS.

D. PROVIDE (2) SURFACE MOUNTED FIRE EXTINGUISHER CABINETS PER LEVEL. LOCATE PER DIRECTION OF FIRE MARSHAL IN FIELD.



A. TYPICAL COMPACT CAR PARKING DIAGRAM
B. TYPICAL STANDARD ACCESSIBLE PARKING DIAGRAM
C. TYPICAL VAN ACCESSIBLE PARKING DIAGRAM
D. TYPICAL FULL SIZE PARKING DIAGRAM

TYPICAL PARKING DIAGRAMS

SCALE: NTS

02

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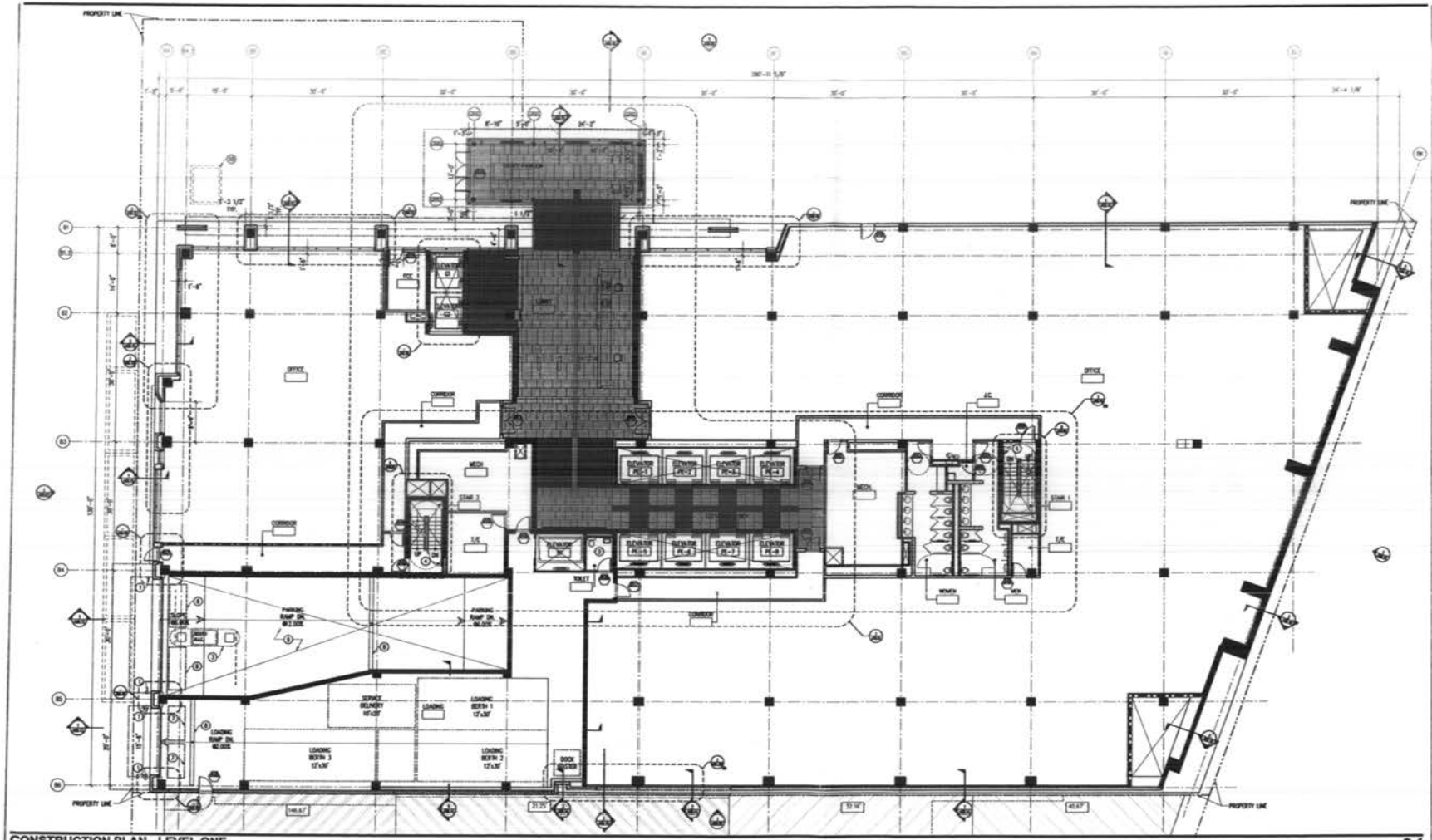
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Phase III

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CONSTRUCTION PLAN
PARKING LEVEL ONE

A02.P1



CONSTRUCTION PLAN - LEVEL ONE

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

01

KEY NOTES

1. PIPE BOLLARDS AT CORNERS OF GARAGE ENTRANCES.
2. PROVIDE 24x36 MIRROR, TOILET PAPER DISPENSER, AND PAPER TOWEL DISPENSER AT TOILET ROOM. RE: PROJECT MANUAL.
3. PROVIDE CONCRETE PAD POURED WICH COORDINATED WITH SECURITY CONSULTANT.
4. DIRECTIONAL GATE WITH SPRING HINGE CLOSER.
5. RECESSED FUEL FILL STATION AND ALARM PANEL.
6. FUTURE 10'-0" WEDGE BARRIER, N.I.C. PROVIDE STRUCTURE, ELECTRICAL AND PLUMBING TO ACCOMODATE. PROVIDE STEEL PLATE COVER.
7. FUTURE 8'-0" WEDGE BARRIER, N.I.C. PROVIDE STRUCTURE, ELECTRICAL AND PLUMBING TO ACCOMODATE. PROVIDE STEEL PLATE COVER.
8. TRENCH DRAIN. REF: 8/A12.51.
9. 4" TOPPING SLAB AT RAMP FROM ENTRANCE TO TRENCH DRAIN. REF: STRUCTURAL DRAWINGS.
10. STORMWATER MANAGEMENT TANK BELOW.

SHEET NOTES

A. SHADED AREA REPRESENTED 3" SLAB DEPRESSION.

B. PROVIDE INSULATION AT UNDERSIDE OF 1ST FLOOR SLAB/PLYWOOD CEILING AT EXTENT OF OFFICE AREAS AND FUTURE LOBBY.

C. PROVIDE SEMITIC TOPPING AT LOADING DOCK. REF: PROJECT MANUAL.

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Project Name: Square 537 Phase III

Project Number: 04.21.00.000

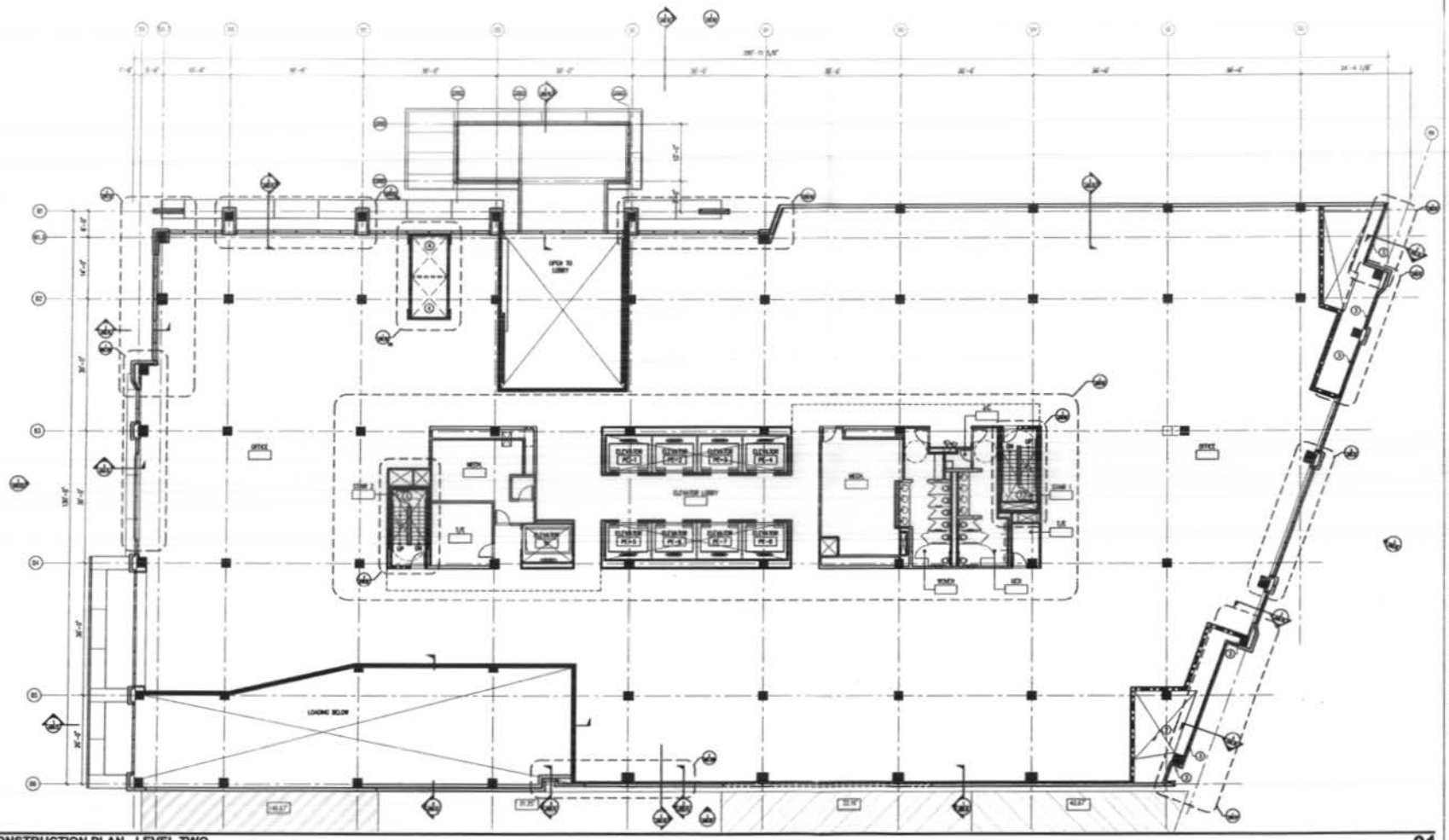
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Description: CONSTRUCTION PLAN LEVEL ONE

Scale: 1/16" 1/8" 1/4" 1/2" 1"

A02.01

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CONSTRUCTION PLAN - LEVEL TWO 01

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

KEY NOTES

1. MESH PARTITION BARRIER WITH MESH DOOR (3'-6"x7'-6"). TYPE 'C'. COORDINATE SIZE OF PARTITION WITH STAIR. RUN TO EDGE OF SLAB.
2. GARAGE EXHAUST PLENUM.
3. CUSTOM ALUMINUM GRILL WITH BIRD SPIDERS.
4. SHUTTLE ELEVATORS ENDERUN.

SHEET NOTES

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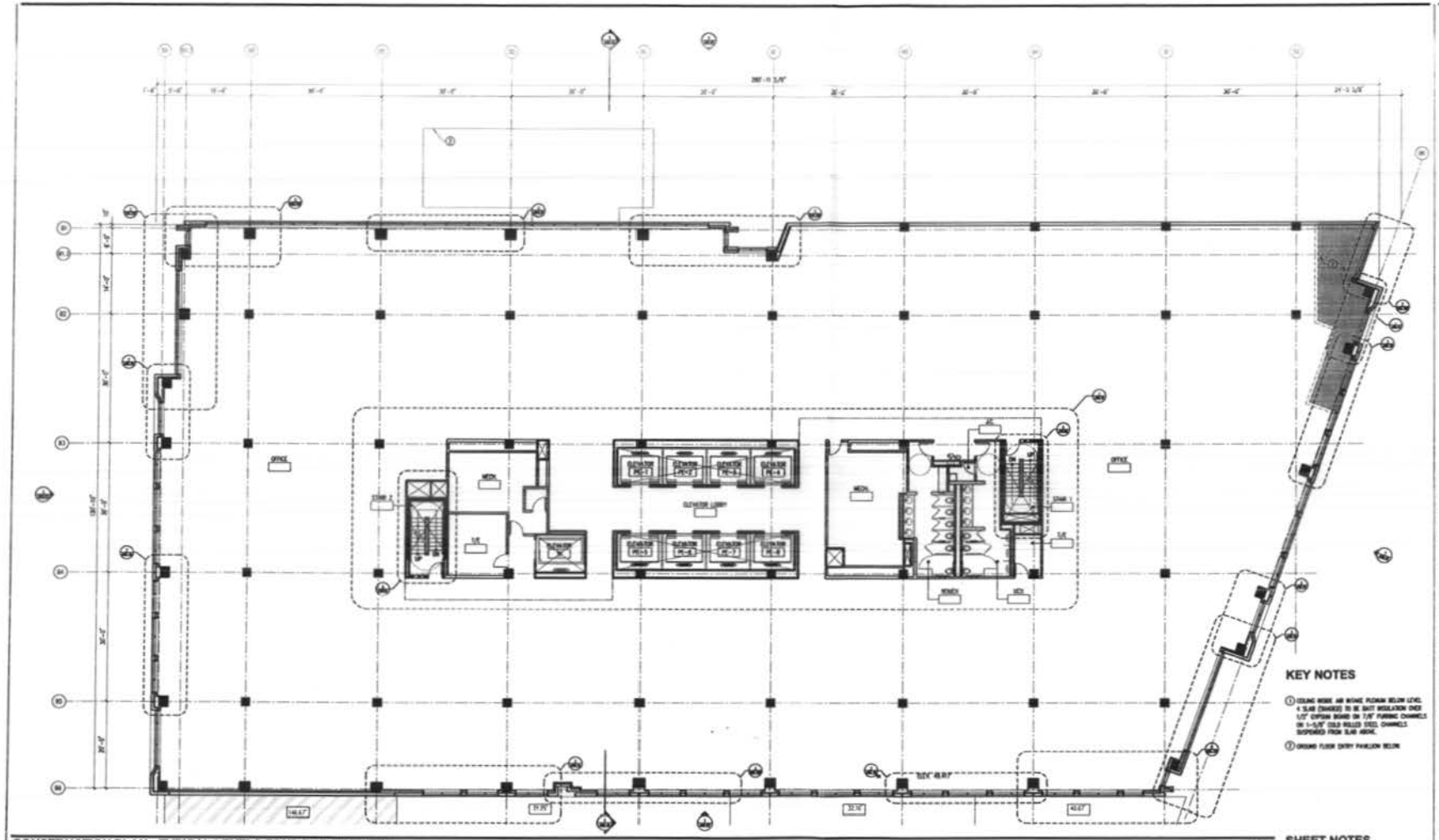
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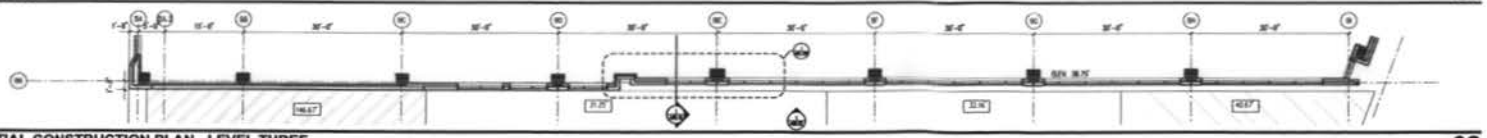
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CONSTRUCTION PLAN
LEVEL TWO

A02.02



CONSTRUCTION PLAN - TYPICAL LEVELS FOUR THROUGH TEN
SCALE: 1/8" = 1'-0"
01



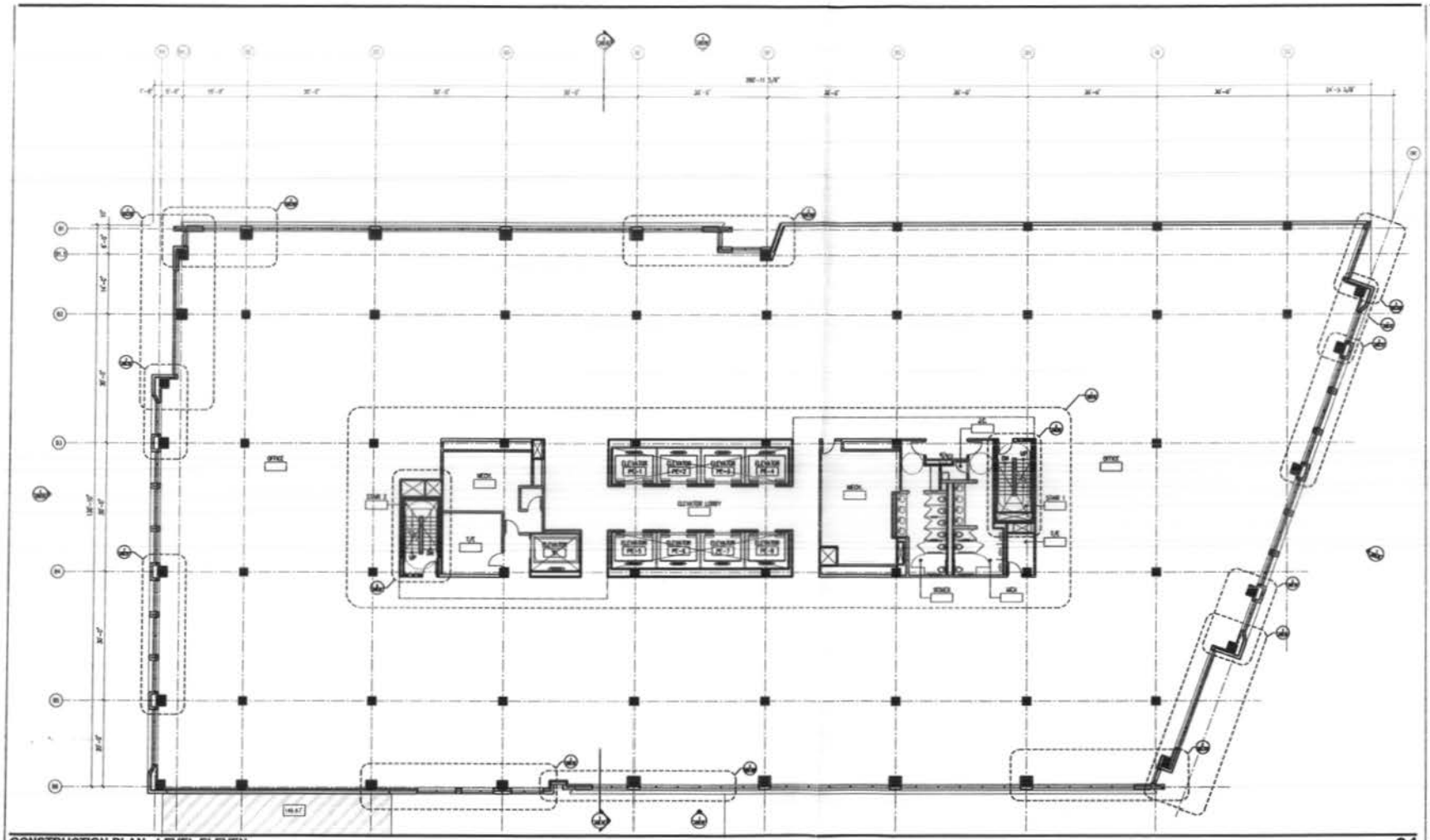
PARTIAL CONSTRUCTION PLAN - LEVEL THREE
SCALE: 1/8" = 1'-0"
02

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A02.04



CONSTRUCTION PLAN - LEVEL ELEVEN
SCALE: 1/8" = 1'-0"

01

KEY NOTES

SHEET NOTES

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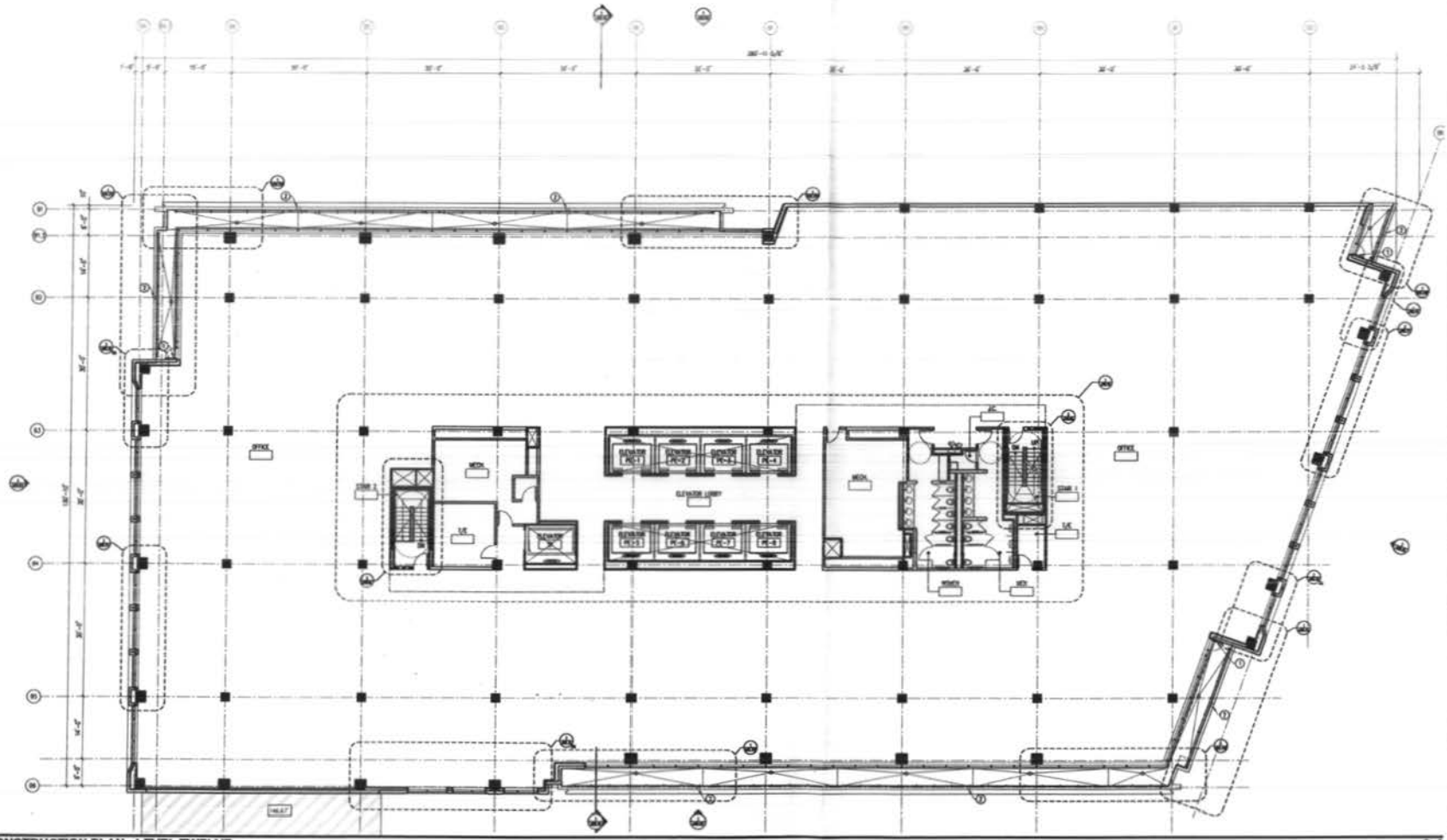
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Phase III

CONSTRUCTION PLAN
LEVEL ELEVEN

A02.11



CONSTRUCTION PLAN - LEVEL TWELVE 01

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

KEY NOTES

1. OPERABLE WINDOW.
2. ARCHITECTURAL METAL EQUIPMENT ASSEMBLY, 41'-1 x 6'-6".

SHEET NOTES

Square 537
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Project Number

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Square 537
Phase III

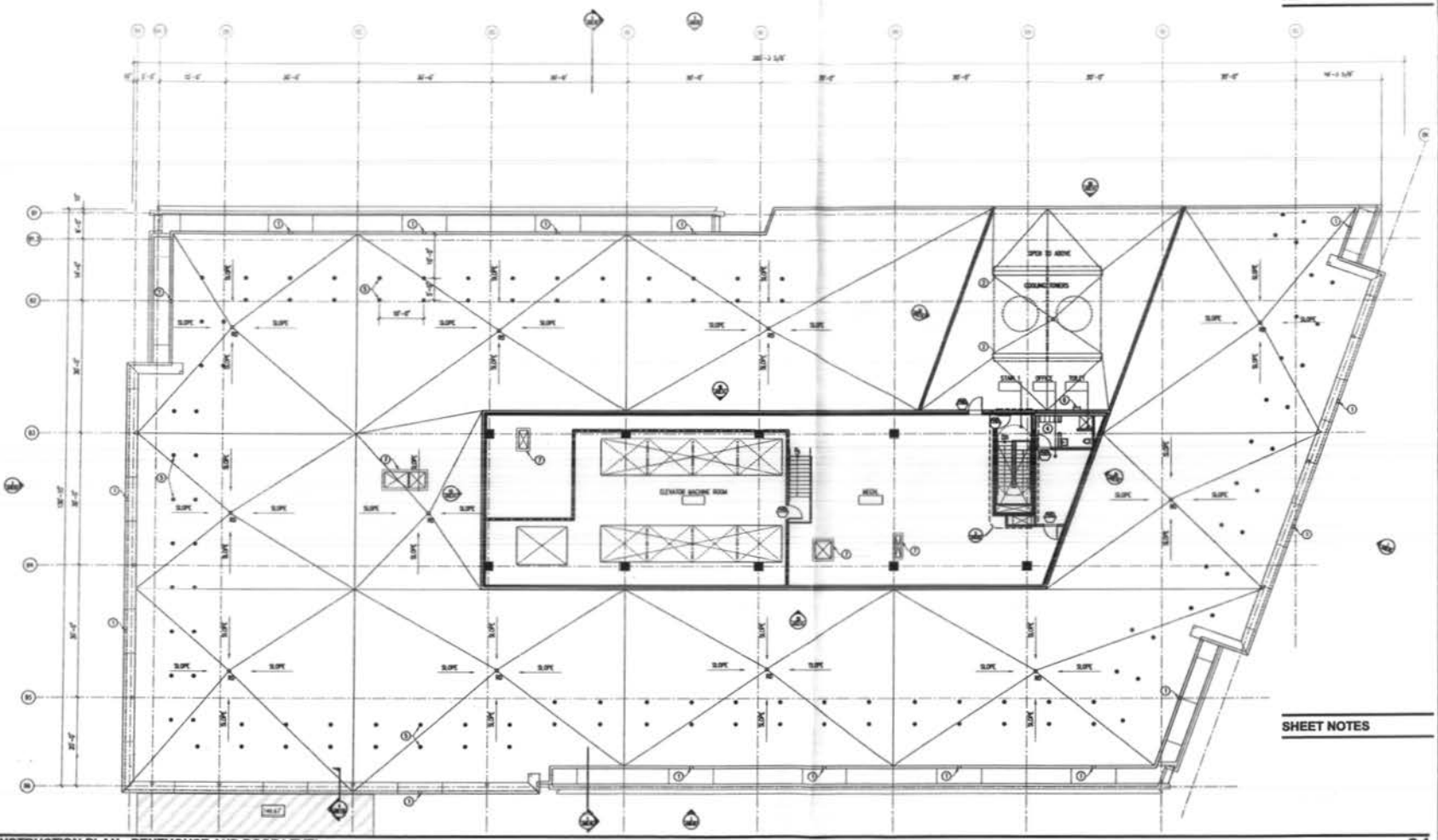
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04.21.04.000

Date/Revision
SEE SCHEMATIC SPECIFICATIONS

Description
CONSTRUCTION PLAN
LEVEL TWELVE

Scale

A02.12



CONSTRUCTION PLAN - PENTHOUSE AND ROOF LEVEL

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

01

KEY NOTES

1. ARCHITECTURAL METAL COPING ASSEMBLY, 6'-1, 4"H x 8"W.
2. COOLING TOWER RUNNERS.
3. STRUCTURAL BEAMS ABOVE.
4. SHOWER, SHOWER CURTAIN, CURTAIN HOOK, PAPER TOWEL DISPENSER, TOWEL BAR, 24"x36" MIRROR AND TOILET PAPER DISPENSER. REF: PROJECT MANUAL.
5. ROOF ANCHOR, TYP.
6. ROOF ACCESS LADDER WITH CAGE
7. 6" CURB AT MECHANICAL PENETRATION, REF: S/A400.00

SHEET NOTES

KEY NOTES

SHEET NOTES

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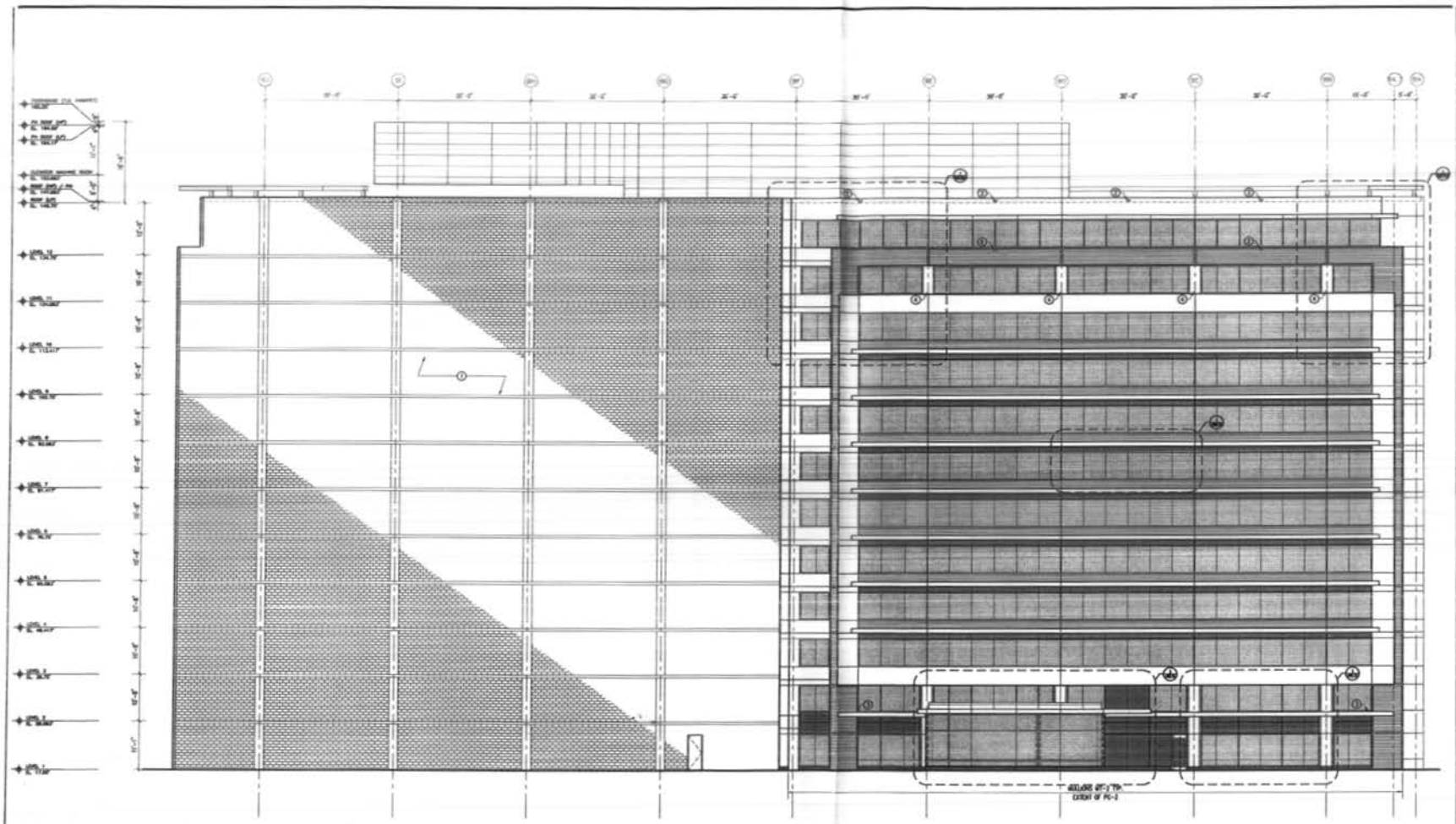
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Square 537
Phase III

CONSTRUCTION PLAN
PENTHOUSE AND ROOF LEVEL

A02.13



ELEVATION - WEST BUILDING

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

01

KEY NOTES

1. CMU BLOCK WALL AT FACE OF EXISTING PHASE II BUILDING.
2. ARCHITECTURAL METAL SCUPPER ASSEMBLY, MT-1, 4"H x 8"W.
3. PROVIDE ANCHOR IN PRECAST FOR METAL CANOPY.
4. METAL PANEL MT-2

SHEET NOTES

A. SEE AREA H FOR PENTHOUSE ELEVATION.

B. STONE, REF. ARCHITECTURAL DETAILS FOR STONE TYPE IN EACH AREA

VISION GLASS, REF. ARCHITECTURAL DETAILS FOR GLASS TYPE IN EACH AREA

SPANDREL GLASS, REF. ARCHITECTURAL DETAILS FOR GLASS TYPE IN EACH AREA

PRECAST FORMLINER, REF. ARCHITECTURAL DETAILS FOR PATTERN

C. FOR FULL EXTENT OF PC-1 AND PC-2 REF. PLANS AND DETAILS.

D. ALL EXTERIOR WALKING AT LEVELS 1 & 2 TO BE PAINTED MT-2.

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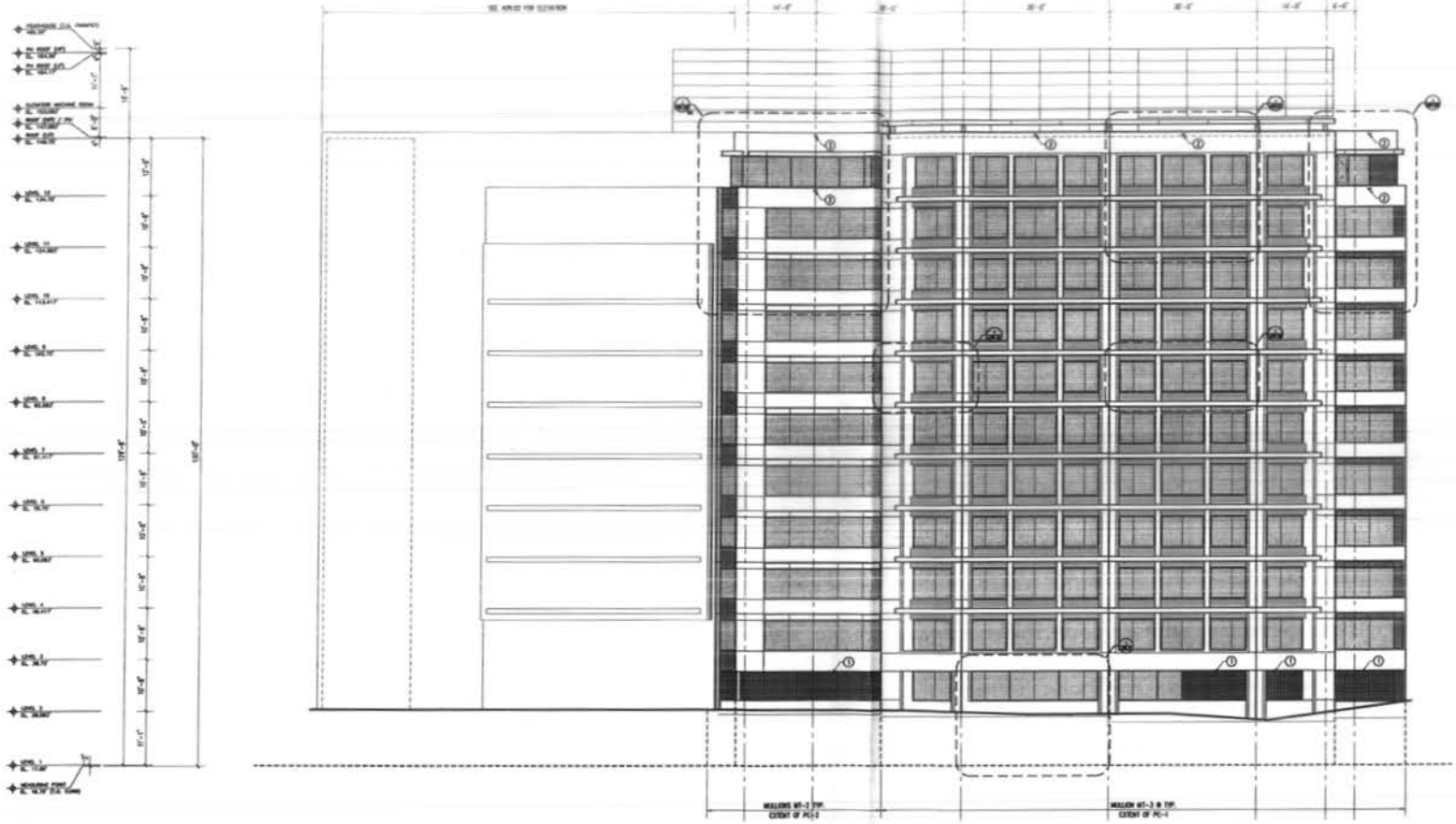
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2		04.11.2005 ISSUE FOR DESIGN DEVELOPMENT		

Square 537
Phase III

08.23.05.002

EXTERIOR ELEVATION
WEST BUILDING

A09.00



ELEVATION - NORTH BUILDING

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

01

KEY NOTES

1. CUSTOM GRILL WITH 45% OPENESS. PAINT TO MATCH MT-2.
2. ARCHITECTURAL METAL SCUPPER ASSEMBLY, MT-1, 4"h x 8"w.

SHEET NOTES

A. SEE A003.14 FOR PENTHOUSE ELEVATION.

B. STONE, REF. ARCHITECTURAL DETAILS FOR STONE TYPE IN EACH AREA

VISION GLASS, REF. ARCHITECTURAL DETAILS FOR GLASS TYPE IN EACH AREA

SPANDREL GLASS, REF. ARCHITECTURAL DETAILS FOR GLASS TYPE IN EACH AREA

PRECAST FORMLINER, REF. ARCHITECTURAL DETAILS FOR PATTERN

C. FOR FULL EXTENT OF PC-1 AND PC-2 REF. PLANS AND DETAILS.

D. ALL EXTERIOR WALLIONS AT LEVELS 1 & 2 TO BE PAINTED MT-2.

MULLIONS MT-2 TYP. EXTENT OF PC-2

MULLION MT-3 @ TYP. EXTENT OF PC-1

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Phase III
Washington, DC

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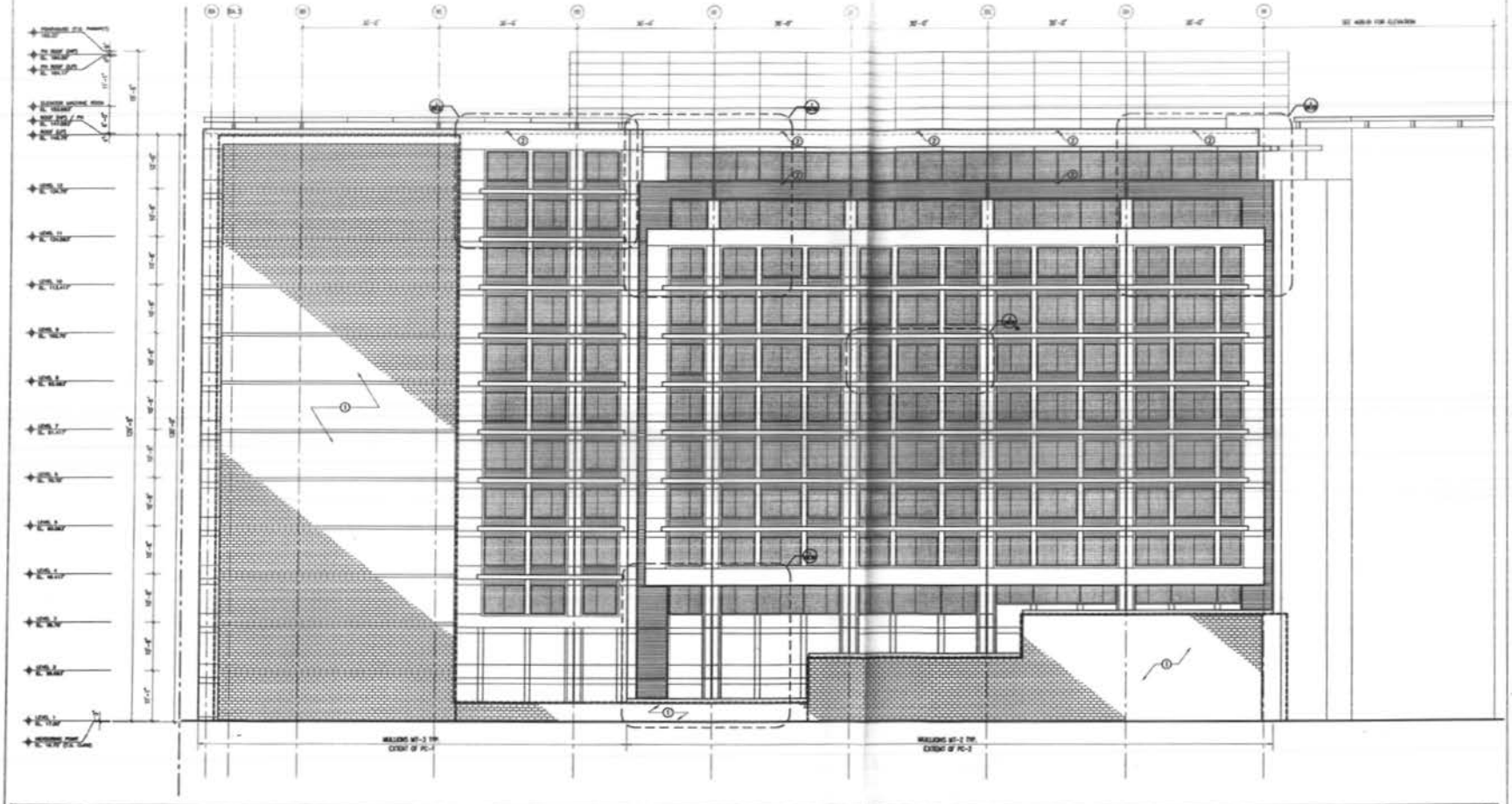
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Square 537
Phase III

EXTERIOR ELEVATION
NORTH BUILDING

A09.01



ELEVATION - EAST BUILDING

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

01

KEY NOTES

1. CMU BLOCK WALL AT FACE OF EXISTING HOTEL BUILDING
2. ARCHITECTURAL METAL SCUPPER ASSEMBLY, MT-1, 4"h x 8"w

SHEET NOTES

A. SEE A09.11 FOR PENTHOUSE ELEVATION.

B.
- STONE, RE: ARCHITECTURAL DETAILS FOR STONE TYPE IN EACH AREA
- VISION GLASS, RE: ARCHITECTURAL DETAILS FOR GLASS TYPE IN EACH AREA
- SPANDREL GLASS, RE: ARCHITECTURAL DETAILS FOR GLASS TYPE IN EACH AREA
- PRECAST FORMLINER, RE: ARCHITECTURAL DETAILS FOR PATTERN

C. FOR FULL EXTENT OF PC-1 AND PC-2 SEE: PLANS AND DETAILS.

D. ALL EXTERIOR WALLING AT LEVELS 1 & 2 TO BE PAINTED MT-2.

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Phase III
Washington, DC

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Project Number: 09.21.30.000

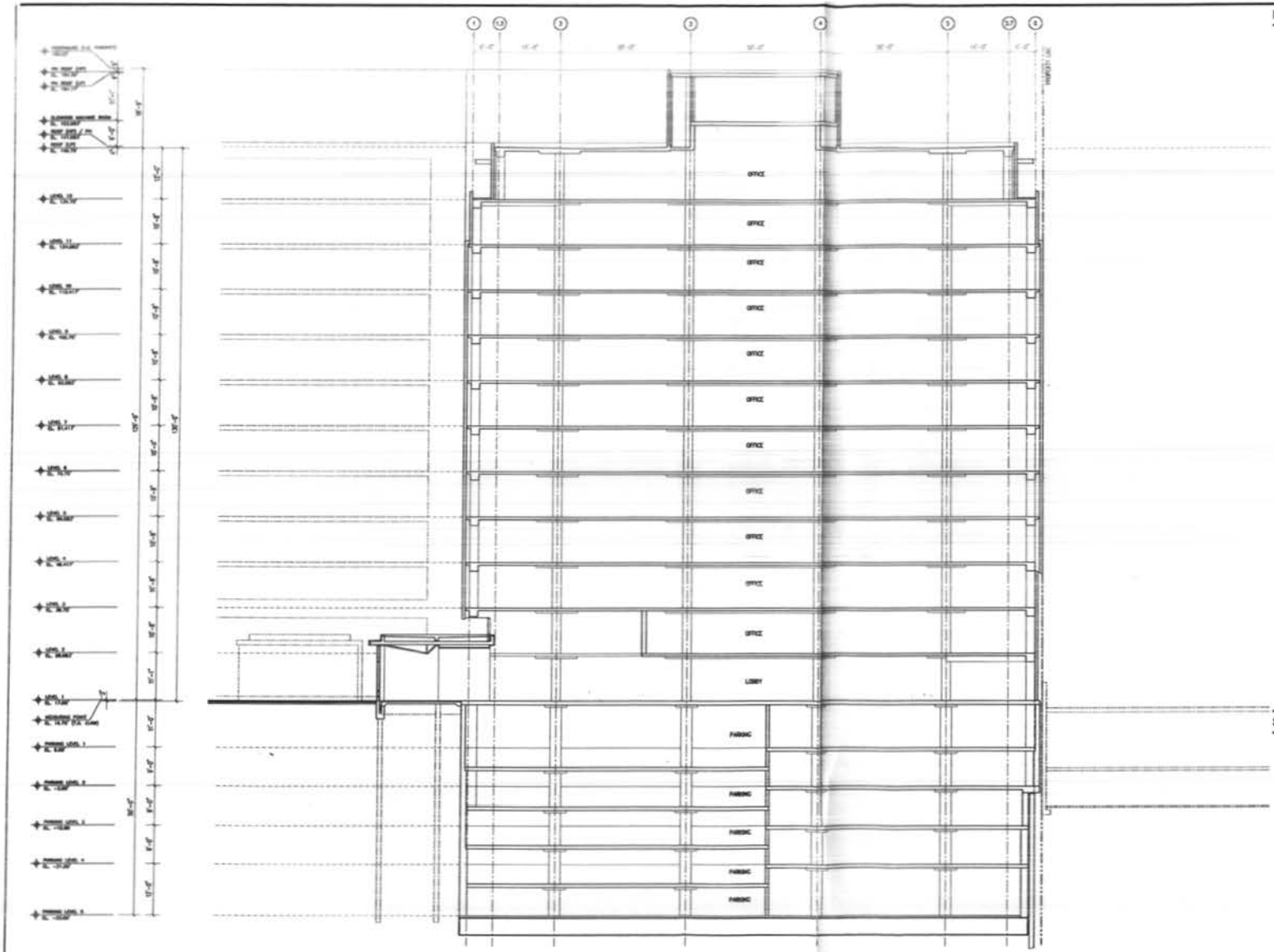
Cad File Name: 250130FILESPECIFICATIONS

Description: EXTERIOR ELEVATION EAST BUILDING

Check:

A09.02

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BUILDING SECTION - EAST / WEST

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

1

KEY NOTES

SHEET NOTES

Square 537
Phase III
Washington, DC

Transwell Crow Company

Gensler

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Issue	Date & Issue Description	By	Check
	12.07.2004		
	SCHEMATIC DESIGN		
	04.11.2005		
	ISSUE FOR DESIGN DEVELOPMENT		

Square 537
Phase III

BUILDING SECTION
EAST/WEST

A09.10