

DEVELOPMENTAL STANDARDS

ZONE DISTRICT:
DOWNTOWN ZONE

ZONE:
D-6

BUILDING CATEGORY:
NON-RESIDENTIAL

DESCRIPTION:
PERMITS HIGH-DENSITY COMMERCIAL AND RESIDENTIAL
DEVELOPMENT

FLOOR AREA RATIO - MAXIMUM:
10.0

FLOOR AREA RATIO - PROPOSED (UTILIZING DENSITY CREDITS):
10.1

HEIGHT (FT):
130'
SEE CHAPTER 5 I-46 SECTION 563: "THE MAXIMUM PERMITTED
HEIGHT OF A PENTHOUSE SHALL BE TWENTY FEET (20 FT.). THE
MAXIMUM PERMITTED NUMBER OF STORIES FOR PENTHOUSE
HABITABLE SPACE SHALL BE ONE
(1) PLUS A MEZZANINE, EXCEPT A SECOND STORY SHALL BE
PERMITTED FOR PENTHOUSE MECHANICAL SPACE."

HEIGHT - PROPOSED (FT) :
NO CHANGE

LOT AREA (SQ FT):
20,755

LOT OCCUPANCY (%):
84%

LOT OCCUPANCY - PROPOSED (%):
NO CHANGE

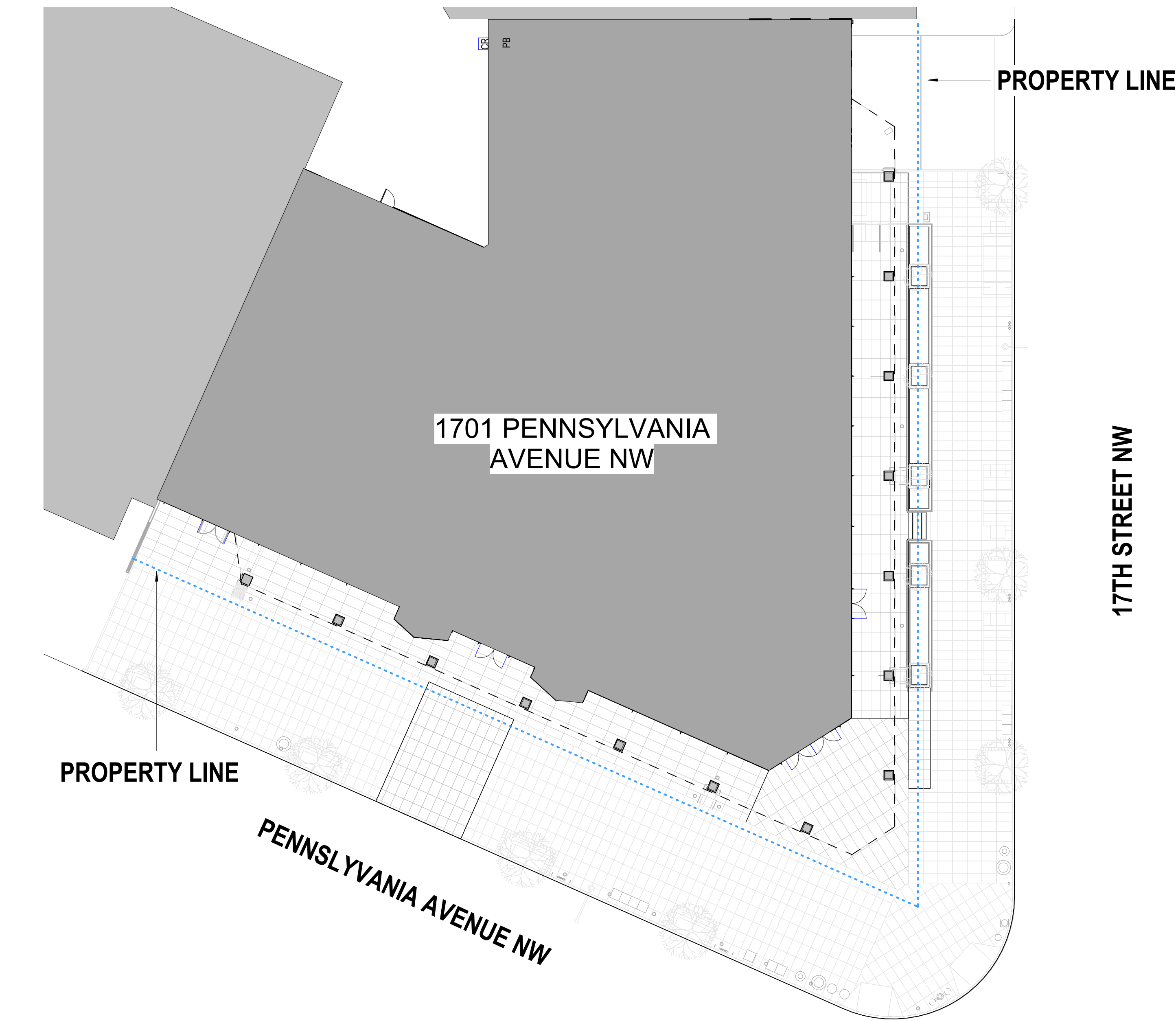
FRONT SETBACK (FT):
SEE CHAPTER 5 I-46 SECTION 565: "A FRONT SETBACK SHALL
NOT BE REQUIRED FOR A BUILDING IN THE D-6-R ZONE EXCEPT
WHEN SUBJECT TO THE FRONT SETBACK REGULATIONS
SUBTITLE I § 608 FOR A BUILDING FRONTING ON PENNSYLVANIA
AVENUE, N.W. OR OTHERWISE GOVERNED BY A REGULATION
REFERENCED IN SUBTITLE I § 608. "

FRONT BUILD TO (FT):
75% WITHIN 4 FEET OF BUILD-TO LINE, TO A HEIGHT OF 15 FT

REAR YARD SETBACK (FT):
SEE SUBTITLE I CHAPTER 210

GREEN AREA RATIO:
0.2

DESIGN REQUIREMENTS:
SEE CHAPTER 5 I-46 SECTION 567: "A BUILDING IN THE D-6-R
ZONE ON A LOT IN THE PENNSYLVANIA AVENUE SUB-AREA IS
SUBJECT TO THE DESIGN REQUIREMENTS REFERENCED IN
SUBTITLE I § 608. "



1 SITE PLAN
SCALE 1/16" = 1'-0"

PROPERTY INFORMATION

PROPERTY INFORMATION: SQUARE 0166 LOT 0032	ZONE DISTRICT: D-6
ADDRESS: 1701 PENNSYLVANIA AVE, NW WASHINGTON D.C 20006	CFA CASE NUMBER: SL 26-039
LOT SIZE: 20,755 SF	EXISTING MECHANICAL PENTHOUSE AREA: 3,516 SF
DESCRIPTION: PROPERTY IS AN OFFICE BUILDING WITH RETAIL ON THE GROUND FLOOR AND BELOW-GRADE PARKING FOR TENANTS.	PROPOSED PENTHOUSE AREA: 2,030 SF MECHANICAL 3,093 SF HABITABLE
NOTES: SPECIAL EXCEPTION RELIEF IS REQUIRED DUE TO THE NEW HABITABLE PENTHOUSE/ROOF TERRACE, D.C. BOARD OF ZONING ADJUSTMENT SPECIAL EXCEPTION RELIEF WILL BE REQUIRED DUE TO THE PROPERTY'S PROXIMITY TO THE WHITE HOUSE UNDER SECTION C-1501.1(E) OF THE ZONING REGULATIONS.	ADDITIONAL SF ON PENTHOUSE LEVEL: 3,964 GSF

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PROJECT

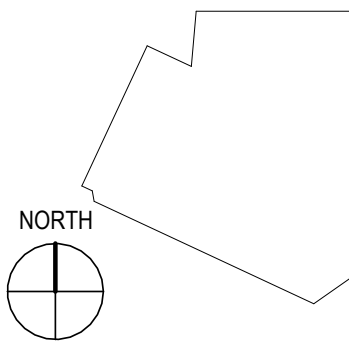
1701 Pennsylvania
Avenue

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GROSVENOR
1701 PENN AVE NW

CLIENT ADDRESS

KEYPLAN



ISSUE CHART

DATE	ISSUE	DATE
Job Number	860968.000	TITLE

SITE AND ZONING
INFORMATION

SHEET NUMBER

G0201

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South

West

North

1701 Penn Ave

Eisenhower Executive
Office Building

The White House



IMF

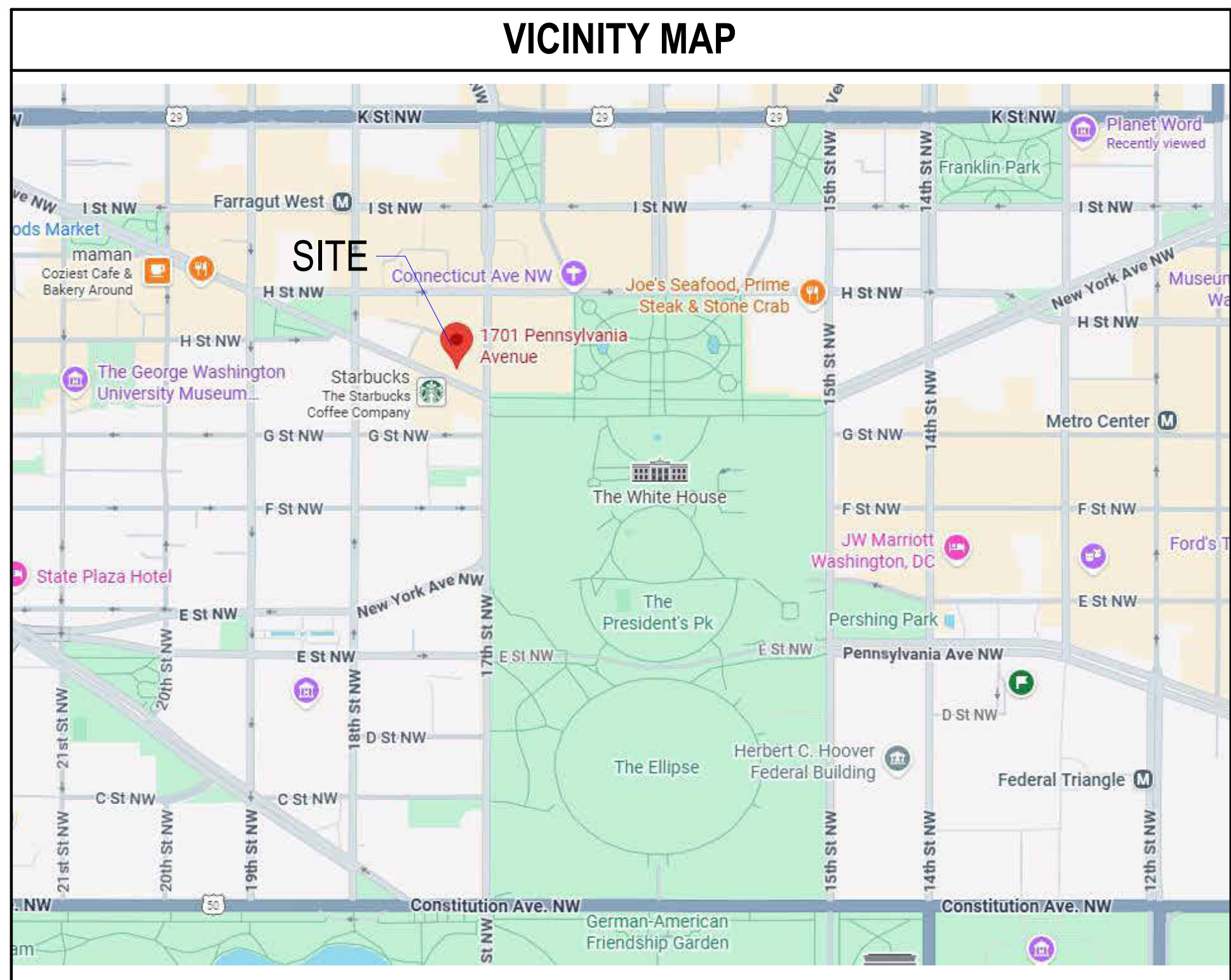
World Bank

Renwick Gallery

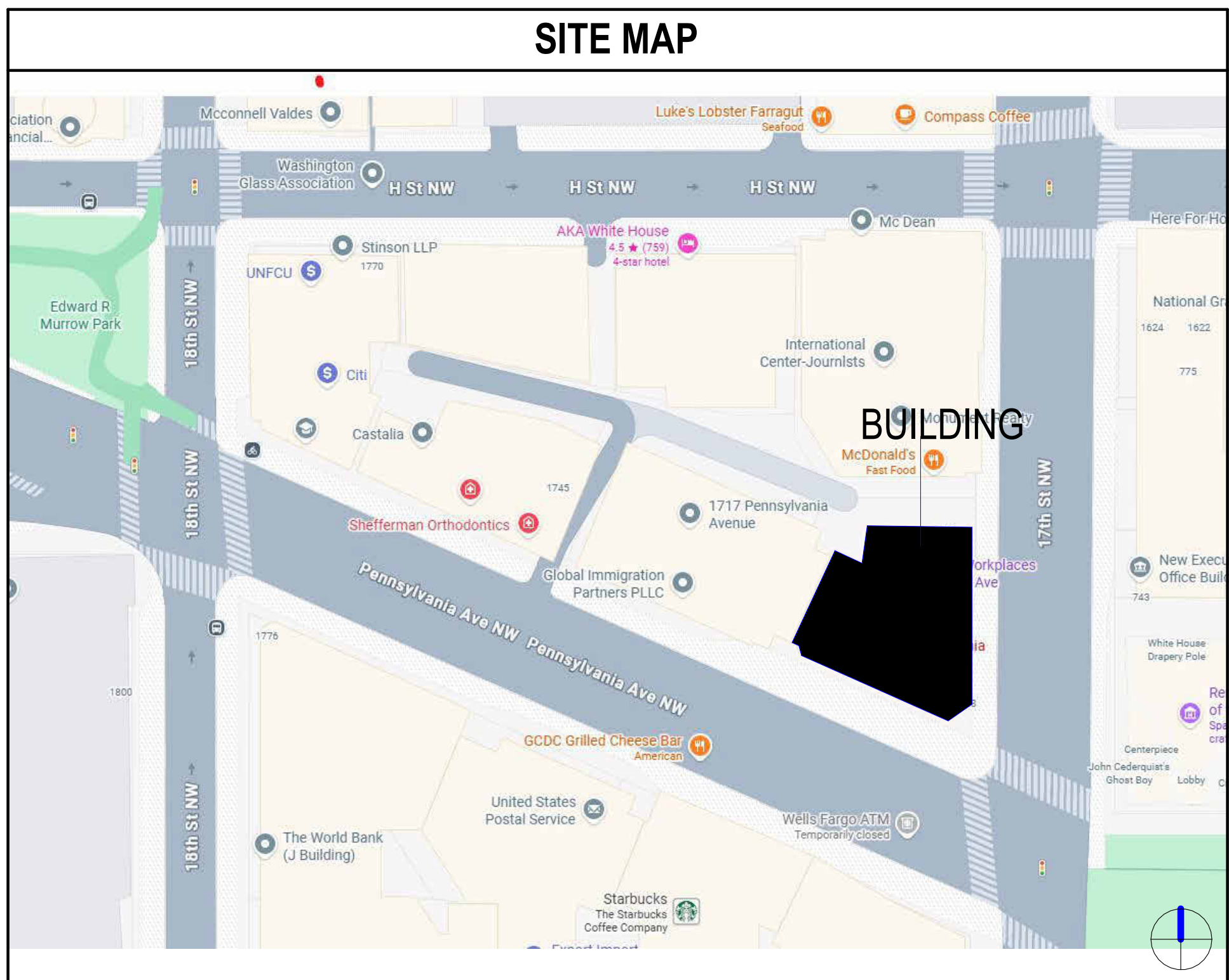
Blair House

East

VICINITY MAP



SITE MAP



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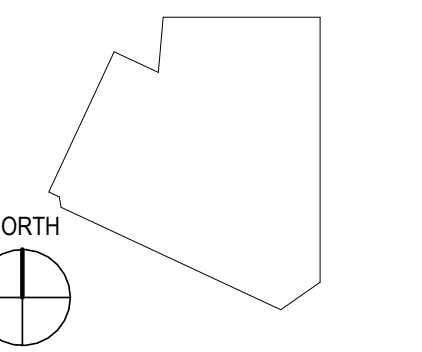
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ISSUE CHART

DATE
Job Number 860968.000
TITLE

SITE LOCATION AND
CONTEXT

SHEET NUMBER

G0202

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VIEW OF BUILDING FROM 17TH STREET AND H STREET 1701 PENNSYLVANIA AVE NW



VIEW OF BUILDING FROM PENNSYLVANIA AVENUE AND LAFAYETTE SQUARE 1701 PENNSYLVANIA AVE NW



VIEW OF INTERSECTION OF PENNSYLVANIA AVE AND 17TH STREET 1701 PENNSYLVANIA AVE NW



VIEW OF BUILDING FROM INTERSECTION OF 17TH STREET AND G STREET 1701 PENNSYLVANIA AVE NW



VIEW OF 17TH STREET 1701 PENNSYLVANIA AVE NW

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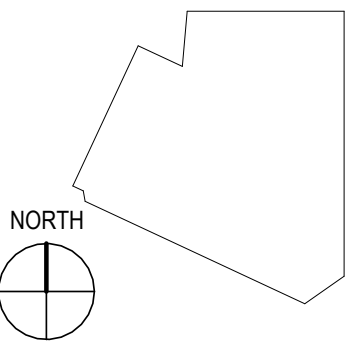
PROJECT
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ISSUE CHART

MARK	ISSUE	DATE
Job Number	860968.000	

TITLE

EXISTING CONDITIONS

SHEET NUMBER

G0203



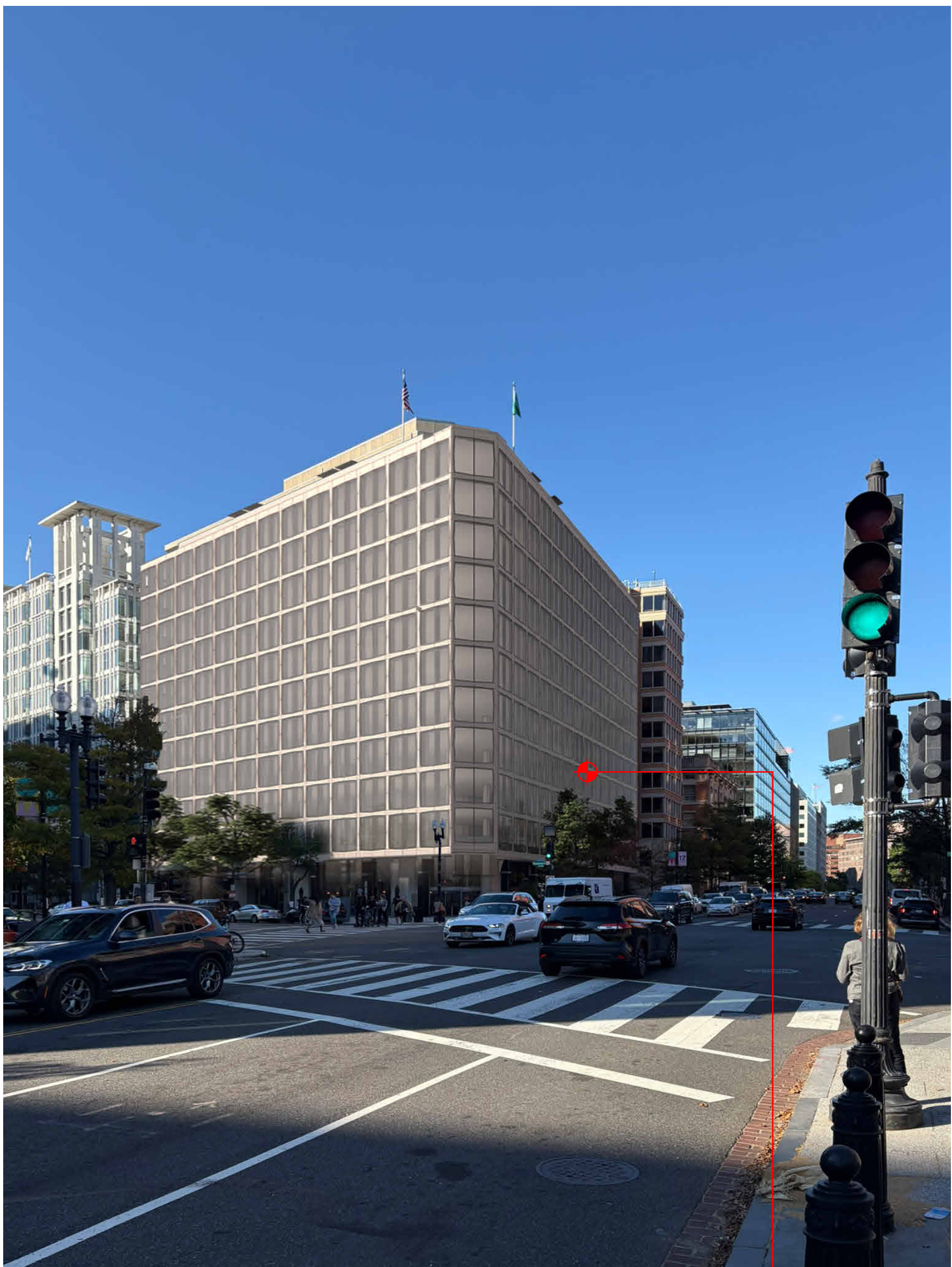
RENDERED VIEW OF ADDITION AT PENTHOUSE LEVEL



VIEW OF BUILDING FROM 17TH STREET AND H STREET 1701 PENNSYLVANIA AVE NW



VIEW OF BUILDING FROM PENNSYLVANIA AVENUE AND LAFAYETTE SQUARE 1701 PENNSYLVANIA AVE NW



VIEW OF INTERSECTION OF PENNSYLVANIA AVE AND 17TH STREET 1701 PENNSYLVANIA AVE NW



VIEW OF BUILDING FROM INTERSECTION OF 17TH STREET AND G STREET 1701 PENNSYLVANIA AVE NW



VIEW OF 17TH STREET 1701 PENNSYLVANIA AVE NW

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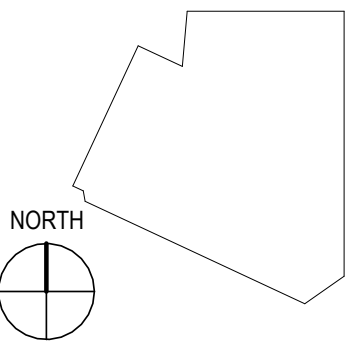
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ISSUE CHART

BZA APPLICATION AUGUST 27, 2026

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Job Number	860968.000	

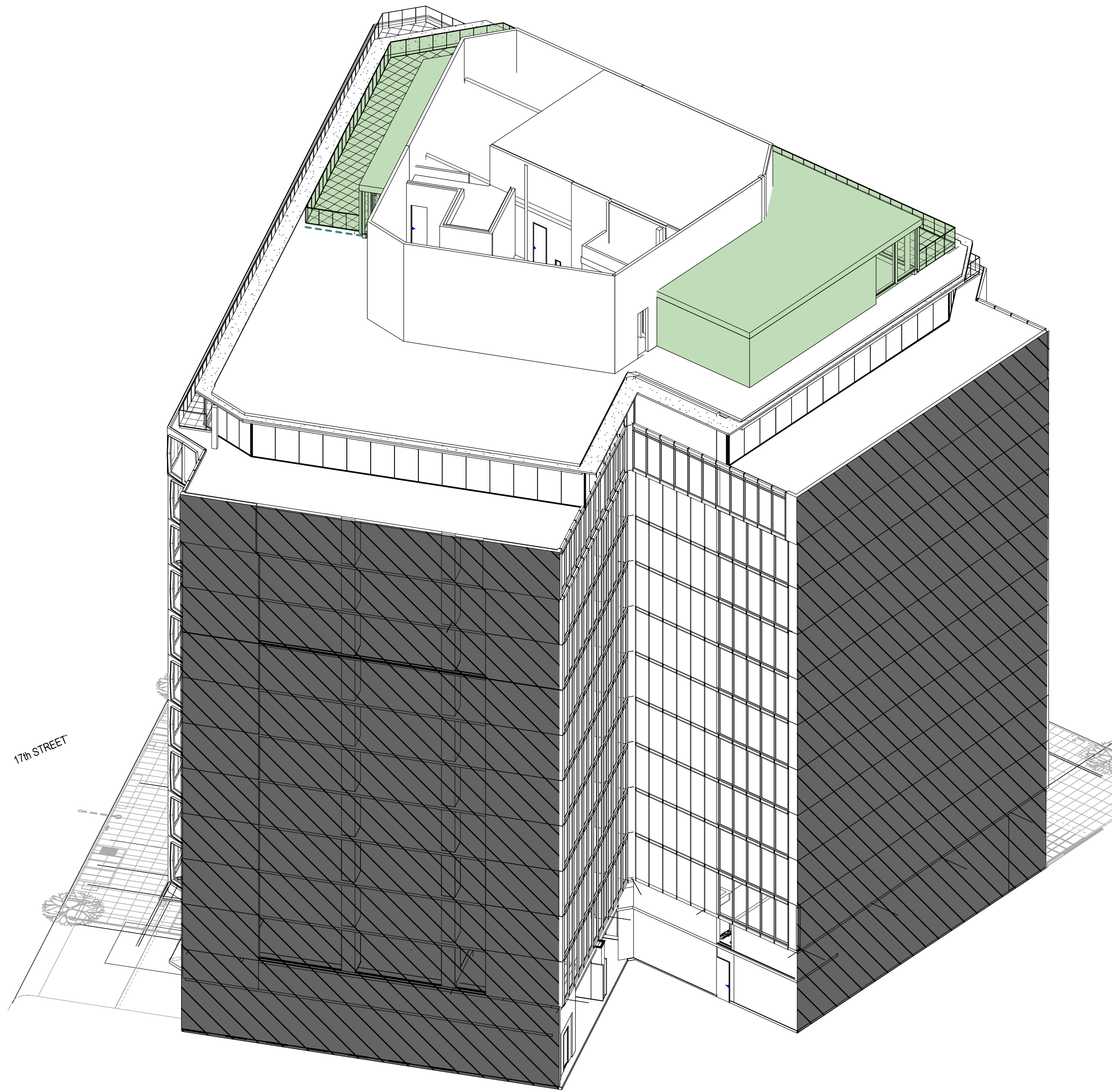
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3D RENDERED VIEWS -
PROPOSED

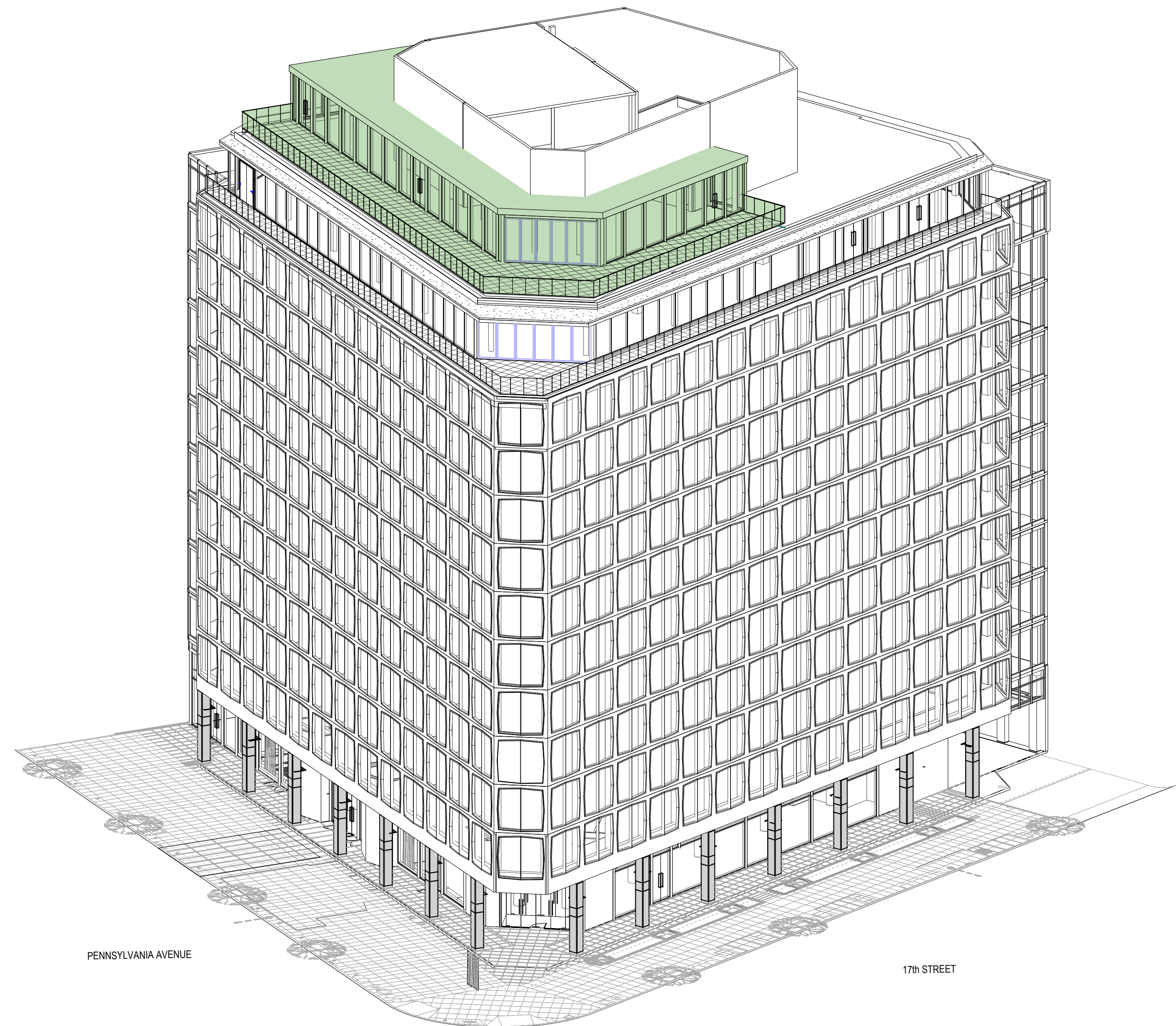
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G0204

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2 AXO diagram - BZA W & N
SCALE



1 AXO diagram - BZA E & S
SCALE

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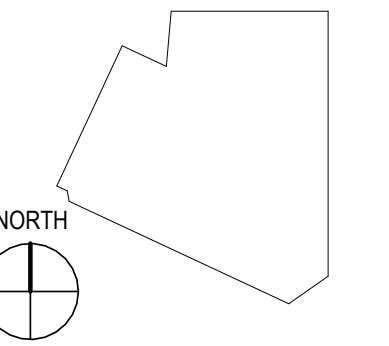
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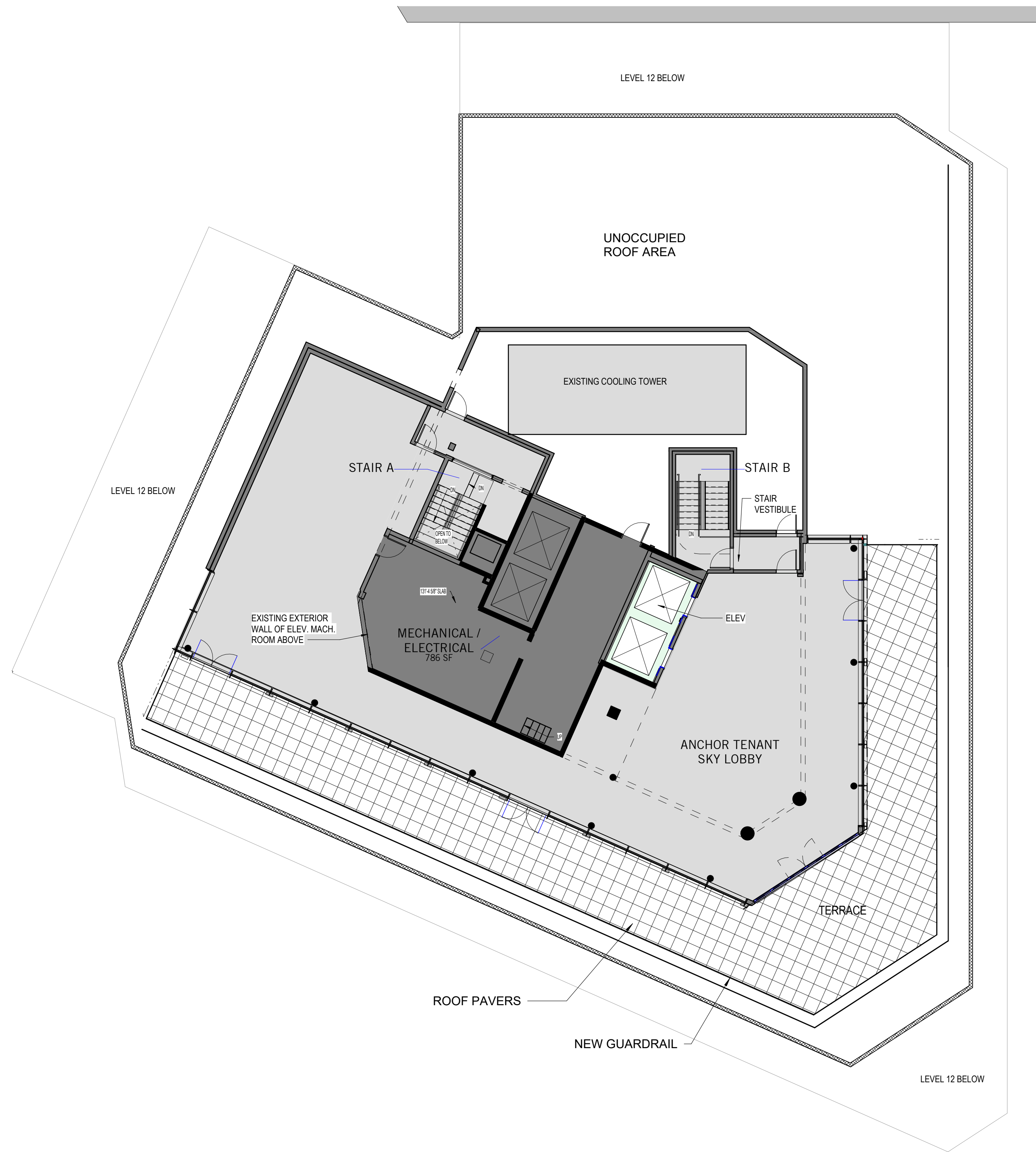
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TITLE		

AXONOMETRIC VIEWS

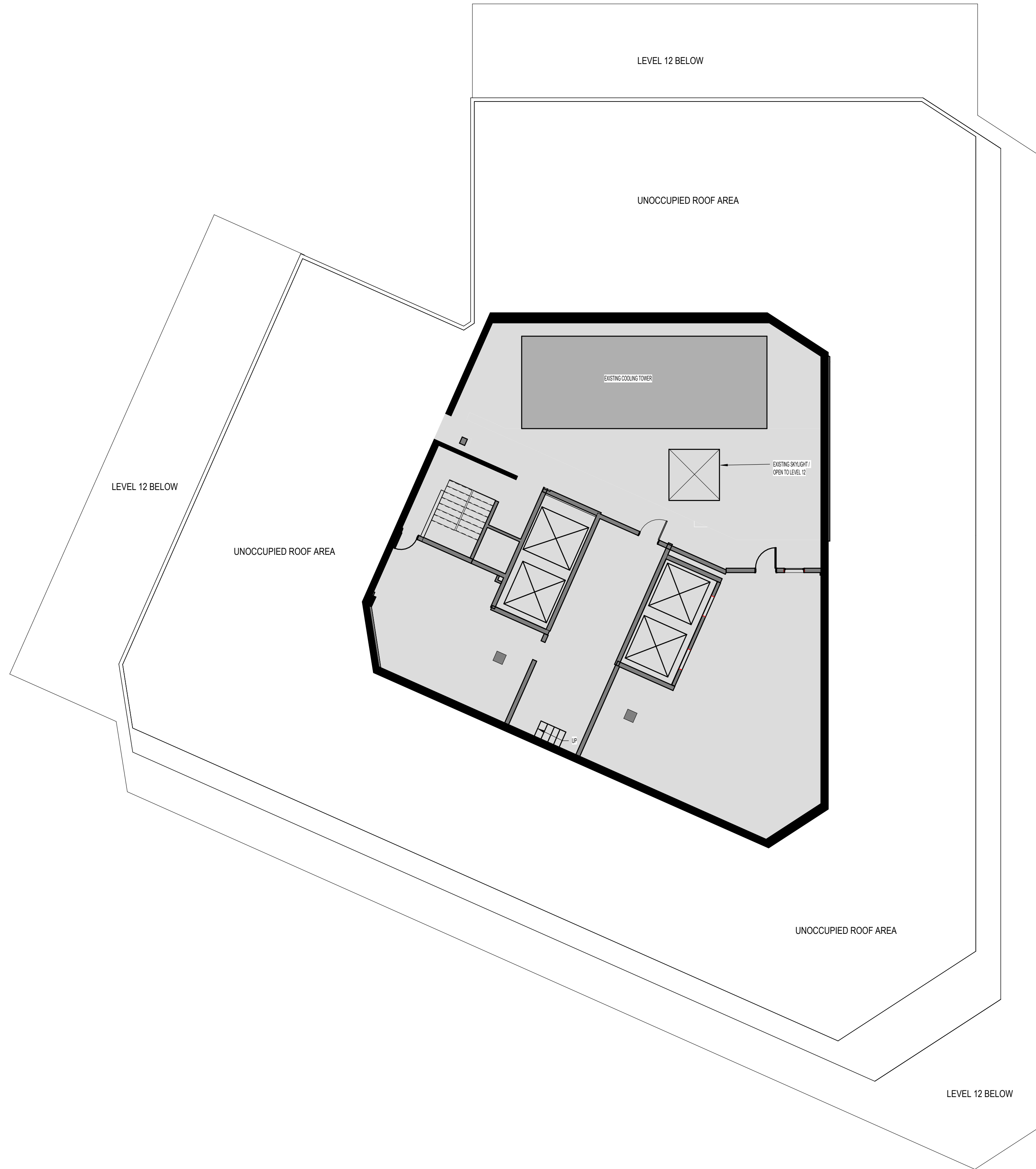
SHEET NUMBER

G0205

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2 LEVEL PH - PROPOSED WORK PLAN
SCALE 3/32" = 1'-0"



1 LEVEL PH - T.O.S. EXISTING
SCALE 3/32" = 1'-0"

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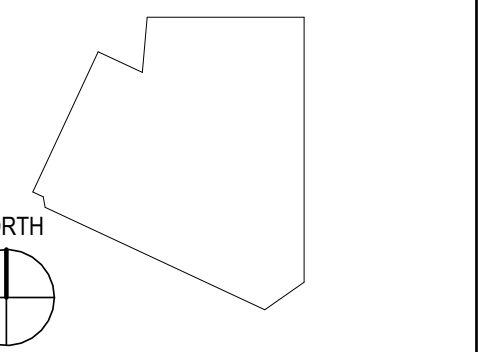
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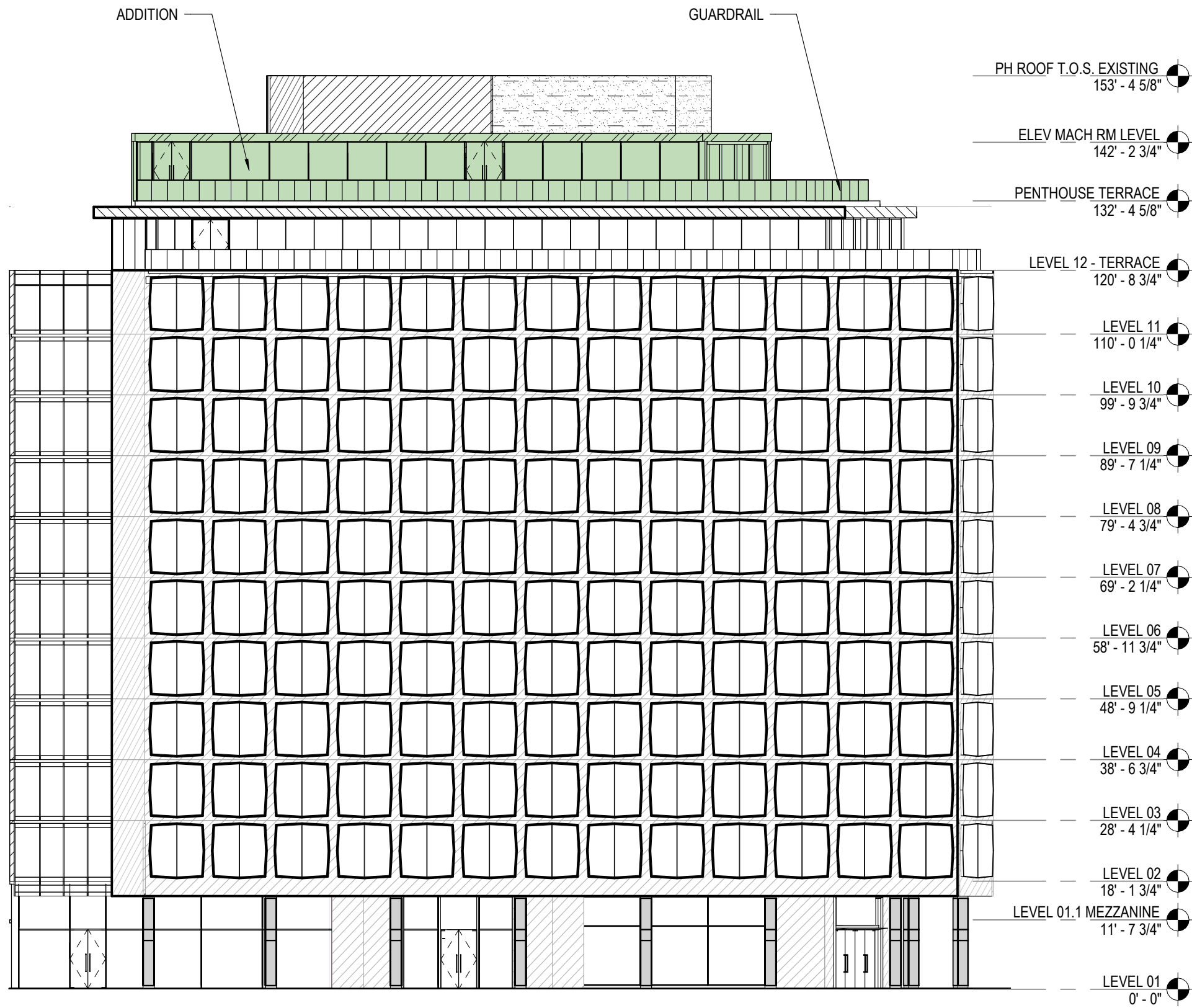
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TITLE		

EXISTING AND
PROPOSED PLANS -
PENTHOUSE LEVEL

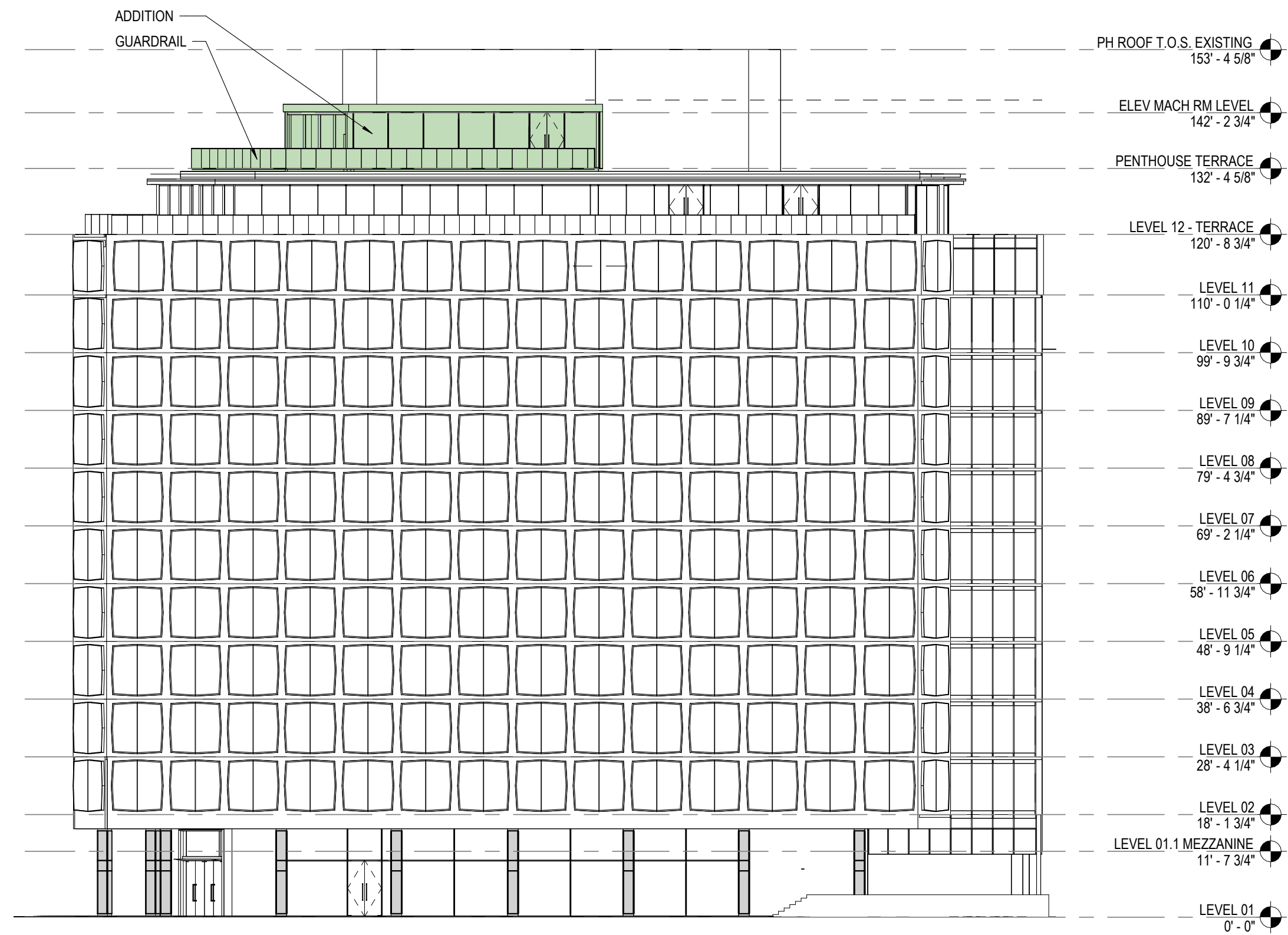
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G0206

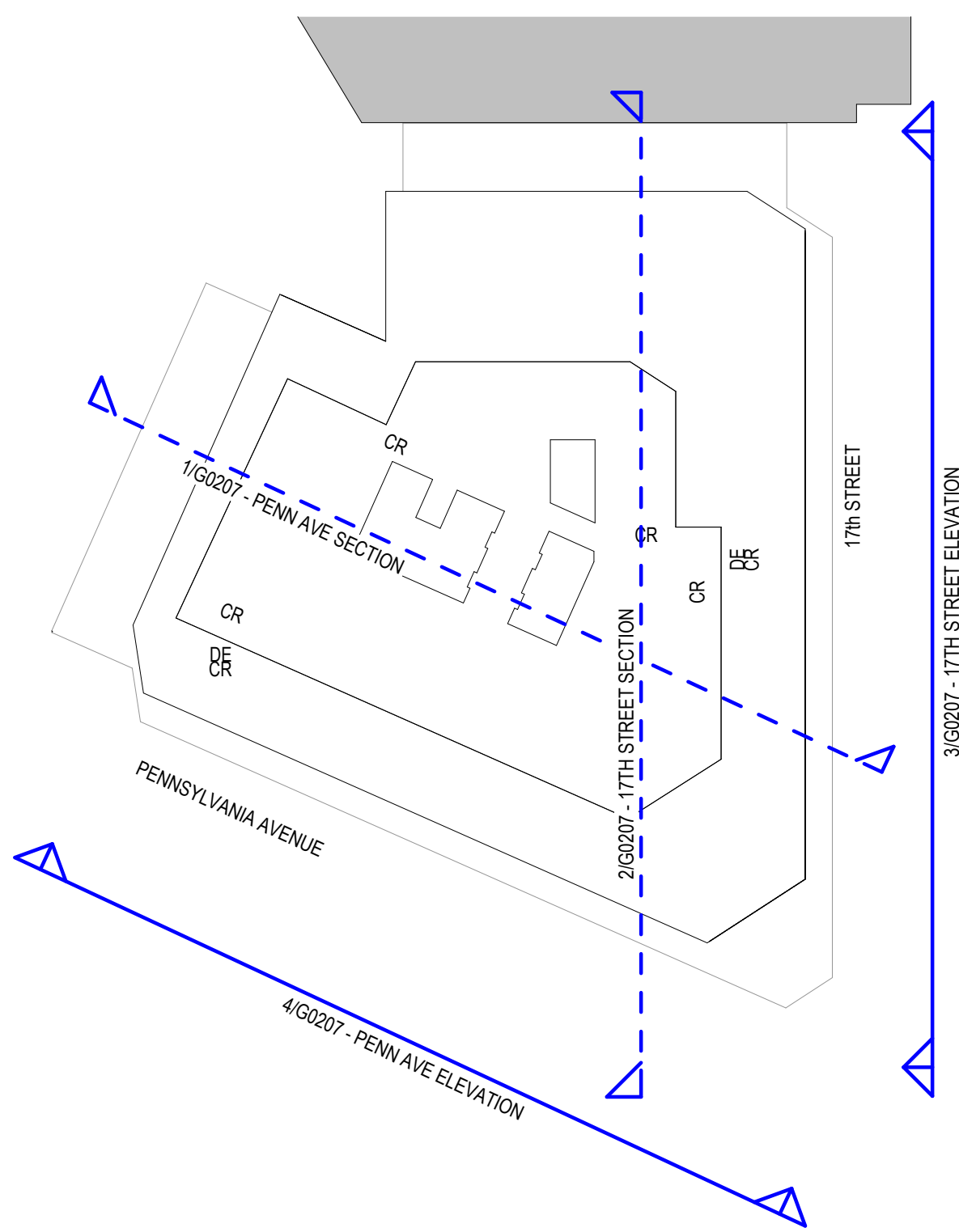
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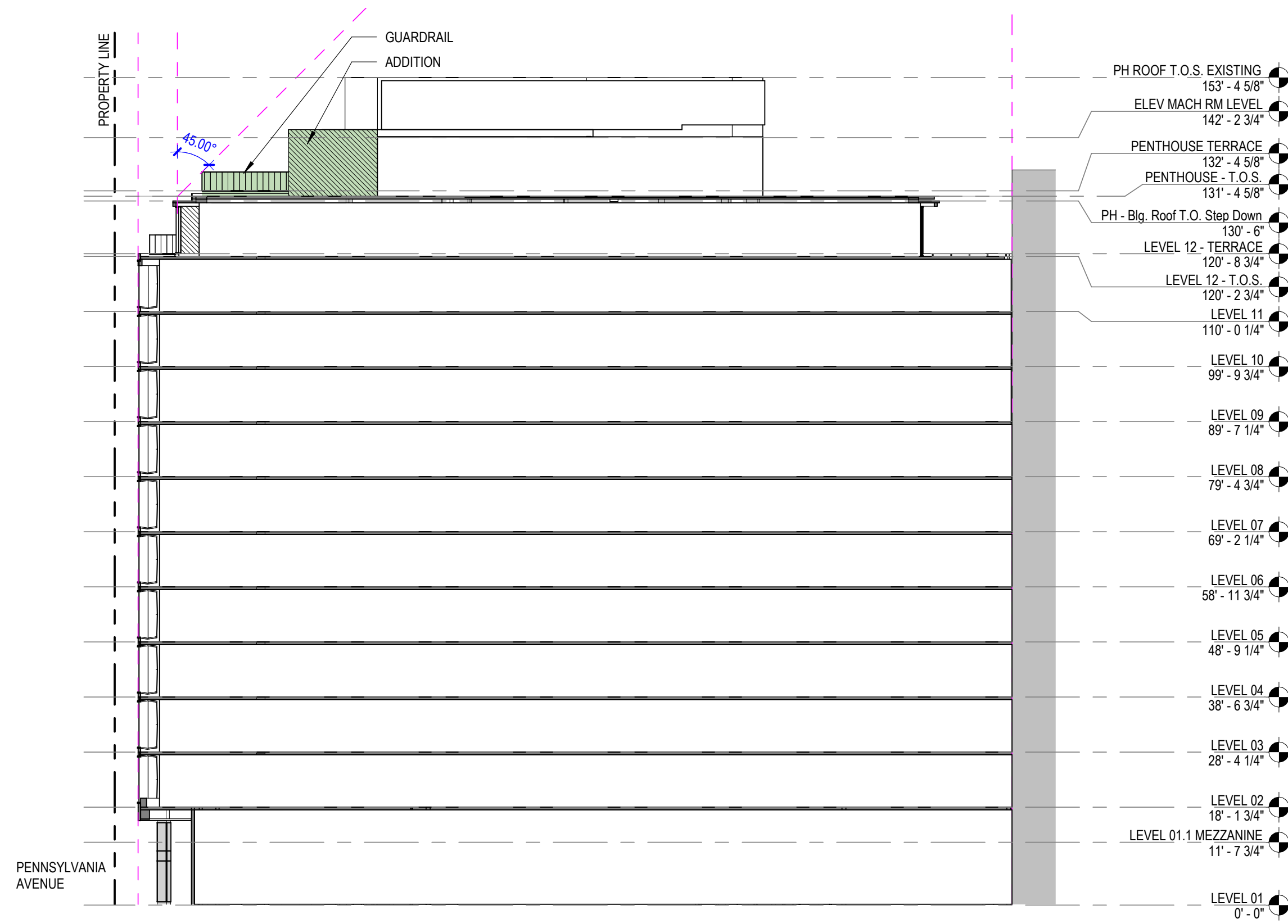
4 BUILDING ELEVATION - SOUTH - BZA
SCALE 1" = 20'-0"



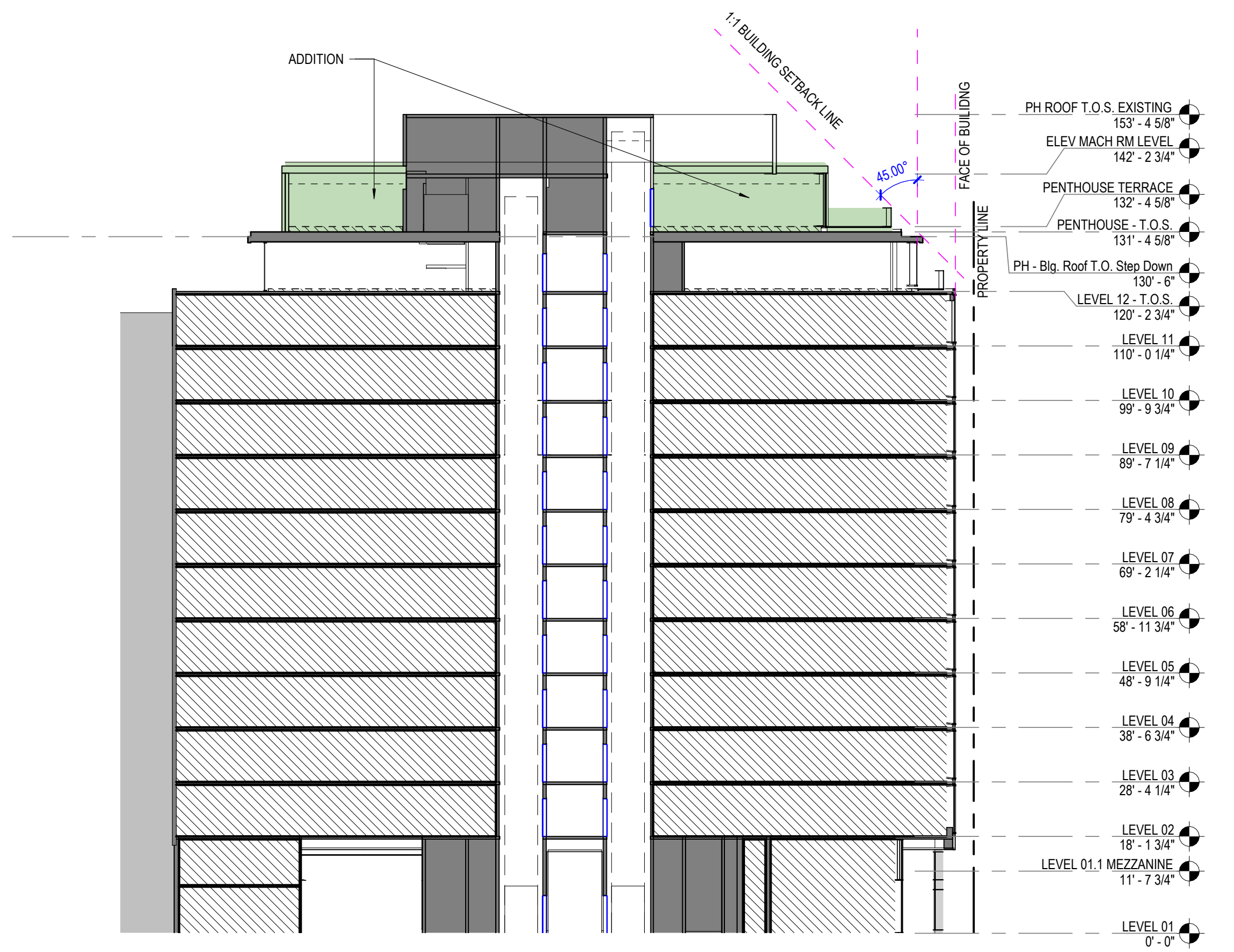
3 17th STREET ELEVATION - BZA
SCALE 1" = 20'-0"



A KEY PLAN DIAGRAM - BZA BLDG SECTIONS & ELEVATIONS
SCALE 1" = 30'-0"



2 17th STREET SECTION - BZA
SCALE 1" = 20'-0"



1 PENN AVENUE SECTION - BZA
SCALE 1" = 20'-0"

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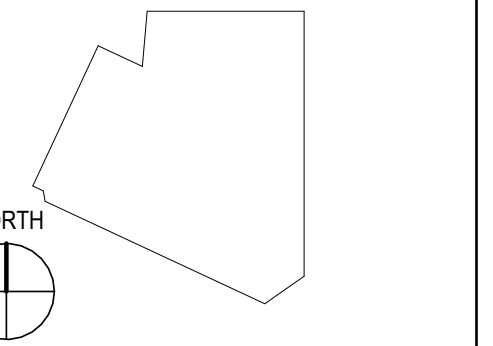
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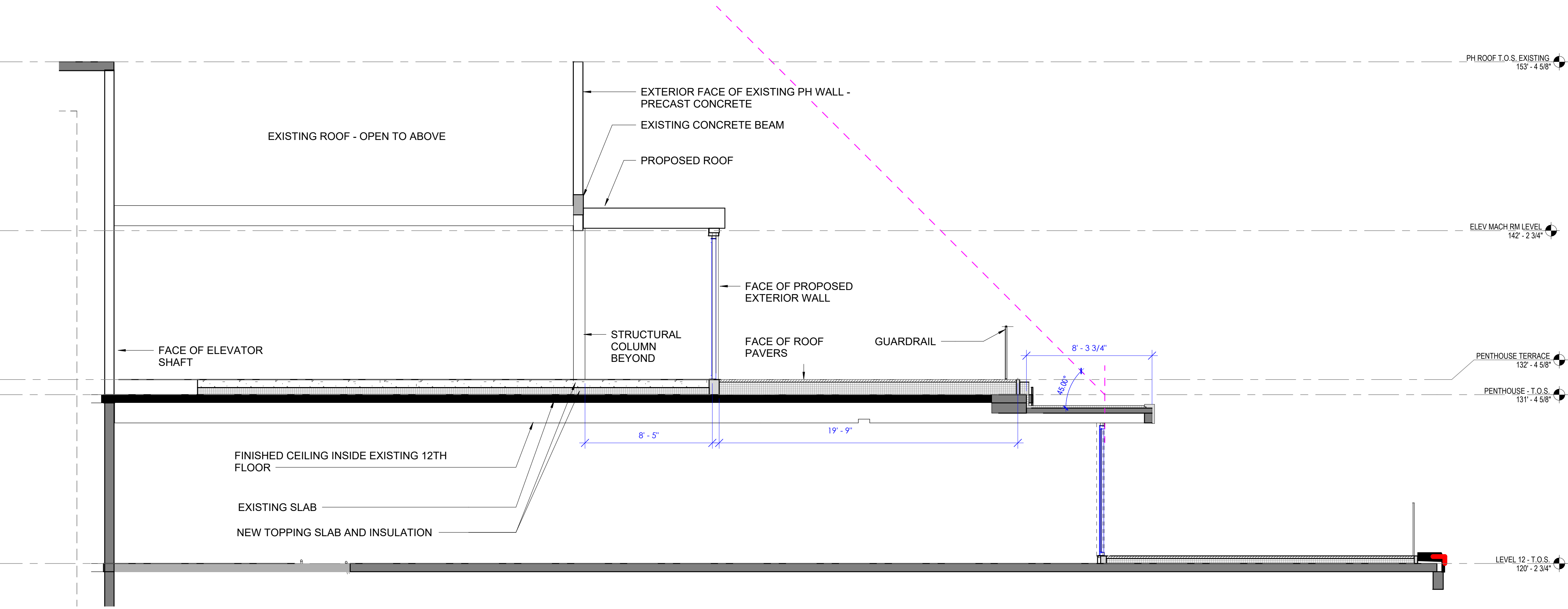
MARKET ISSUE DATE
Job Number 860968.000
TITLE

BUILDING SECTIONS
AND ELEVATIONS

SHEET NUMBER

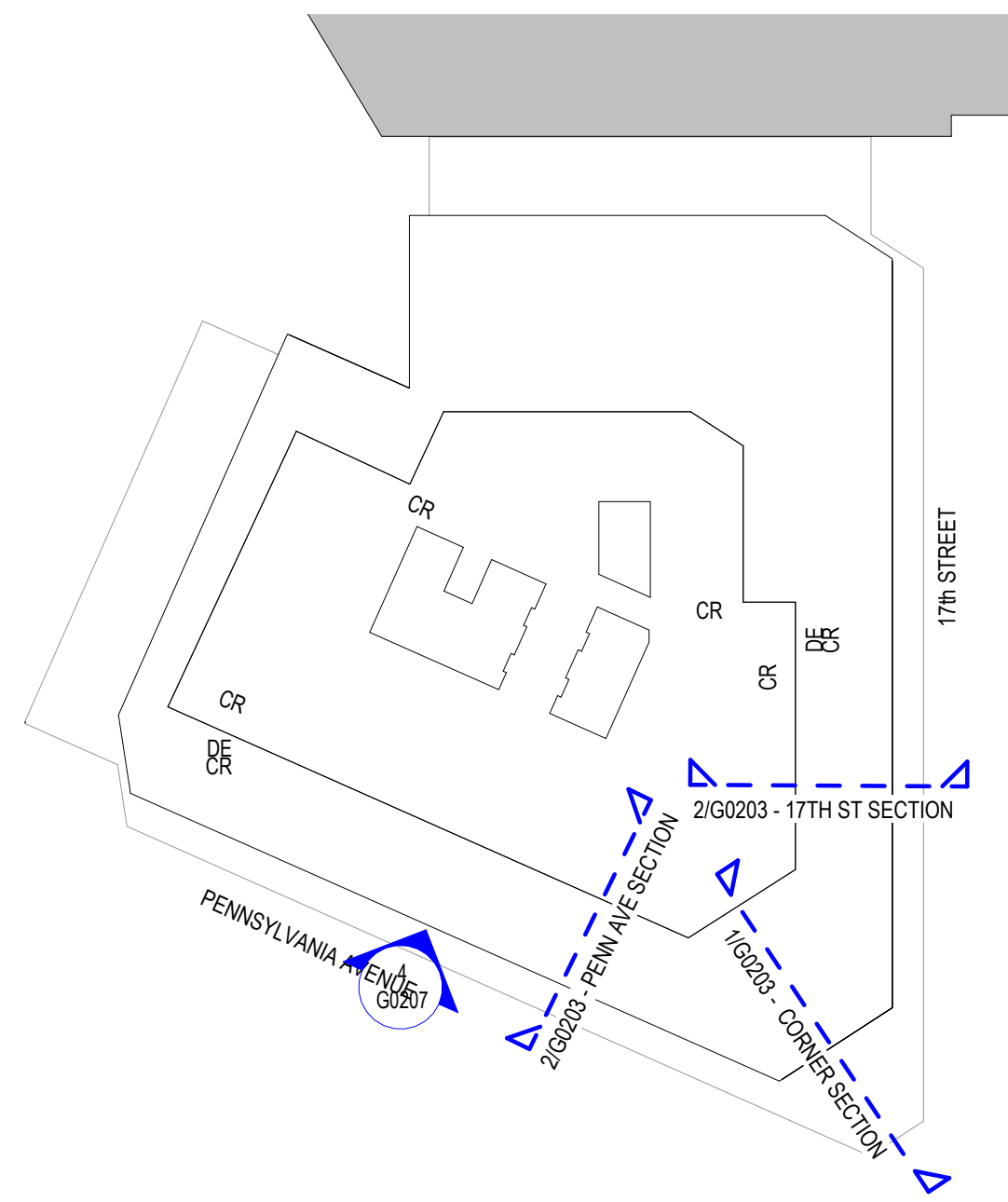
G0207

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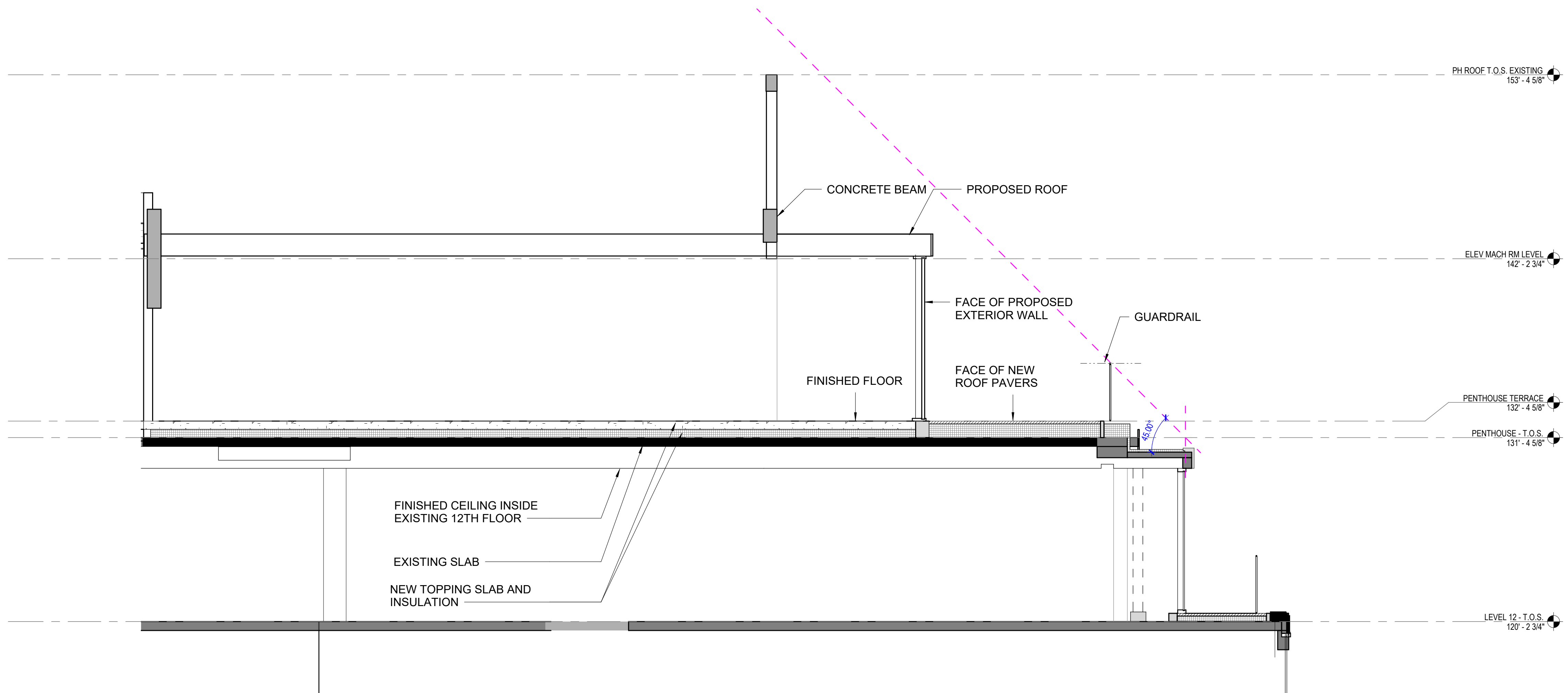
2 CORNER SETBACK SECTION - UPDATED

SCALE 1/4" = 1'-0"



A KEY PLAN DIAGRAM -BZA SETBACK SECTIONS

SCALE 1" = 30'-0"



1 PENN AVE & 17TH STREET SETBACK SECTION

SCALE 1/4" = 1'-0"

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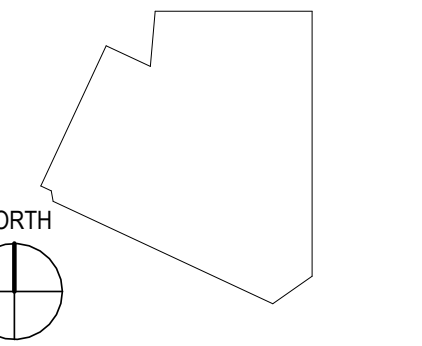
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ISSUE CHART

MARK	ISSUE	DATE
Job Number	860968.000	

TITLE

SET BACK SECTIONS

SHEET NUMBER

G0208