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January 6, 2005

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VIA HAND DELIVERY

Carol Mitten, Chair
D C Zoning Commission
441 4th Street, N W
Suite 210
Washington, D C 20001

RE Zoning Commission Case No 04-04
G W Carver Senior Apartments – Supplemental Submission

Dear Ms Mitten and Members of the Commission

At its decision meeting of December 13, 2004, the Zoning Commission requested that the Applicant submit revised drawings reflecting a height reduction in the building, perhaps by utilizing a flat roof and parapet wall The enclosed elevations, perspectives and cross sections respond to this request. Transmitted herewith are twenty (20) sets of elevations, perspective and cross section at 11" X 17" inches and one full-sized set

The Applicant offers two alternative schemes, as follows

A. Flat Roof, Parapet Wall. This alternative is shown on Sheets EL1r and EL2r The result is to lower the height from the peak of the roof in the original design to the top of the parapet wall as depicted herein by 8 feet, 6 inches This approach reduces the height of the building by the equivalent of one story, as intended by the Zoning Commission

B. Low Mansard Roof, Dormers. This alternative, depicted on Sheets EL1 and EL2, is the preferred solution by the project architect and the Applicant's team Following are explanatory comments about this scheme

1 The main mansard roof has been lowered on all four sides by approximately eight feet This is nearly the equivalent of a floor

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District of Columbia
CASE NO. 04-04
EXHIBIT NO. 42

2 This modification puts the top of the main roof only about 3 feet, 8 inches above the roof deck. The remaining mansard parapet roof will allow a continuation of the residential design character along the lengthy north and south sides of the building

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3. The lowered roof will continue to serve as a visual screen for the rooftop equipment that might otherwise be visible with a lower normal parapet

4 The roof material composition, color and texture remain the same The desired roof overhang (sheltering the fourth floor windows from direct sunlight) is also maintained

5. The original four dormers on both the north and the south sides of the building now protrude above the main roof 4 feet (instead of being 4 feet lower) This is intended to be a design element that breaks up the horizontality of the building and main roof line.

6 Thus, the reduction of 8' from the originally designed roof significantly lowers the height physically and visually but still allows the building to retain a terminating building top instead of continuing the fourth floor walls up to a vertical Hardi-planked cap with no real designed terminus

7 The impact of the roof revisions made can clearly be observed by comparing the original Enlarged North Elevation (#5 sheet EL2) with the same detail on the revised sheet. To see the overall new lowered roof design, view the North Elevation (#4 sheet EL2) and the South Elevation (#1 sheet EL1)

The Applicant is prepared to build either alternative in accordance with the decision of the Zoning Commission We hope these modifications successfully address the Commission's issues

Sincerely,
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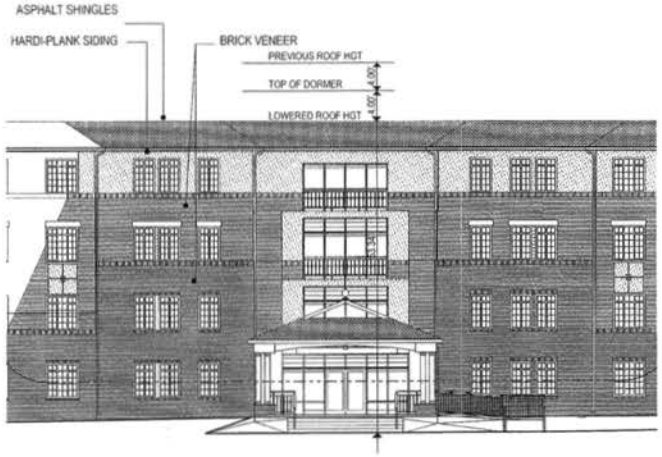
Cynthia A Giordano

Nathan W Gross, AICP

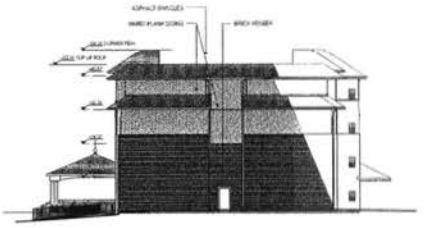
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Office of Planning



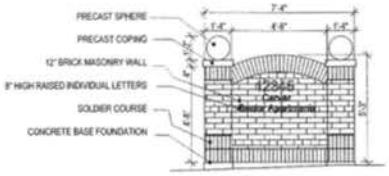
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2 ENLARGED ELEVATION - SOUTH ENTRY
Scale : 1/8" = 1'-0"



3 EAST ELEVATION
Scale : 1/16" = 1'-0"



ELEVATION



PLAN



4 YARD SIGN
Scale : 1/4" = 1'-0"



5 CANOPY PERSPECTIVE
Scale : 3/16" = 1'-0"

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Senior Apartments

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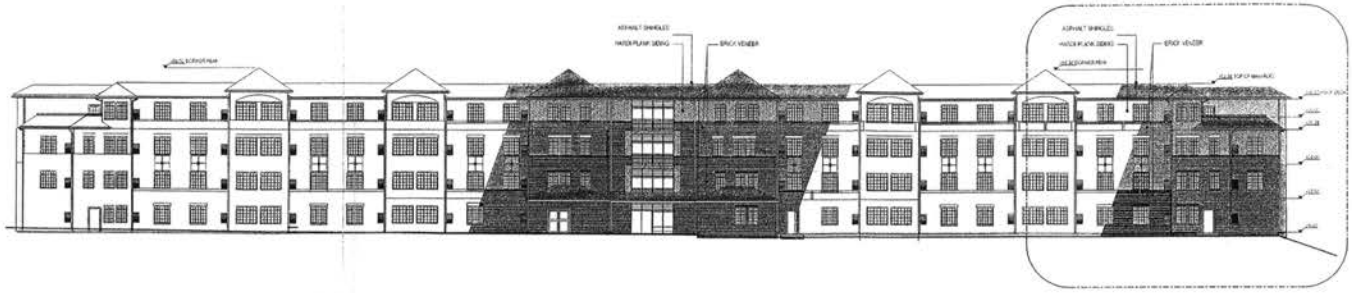
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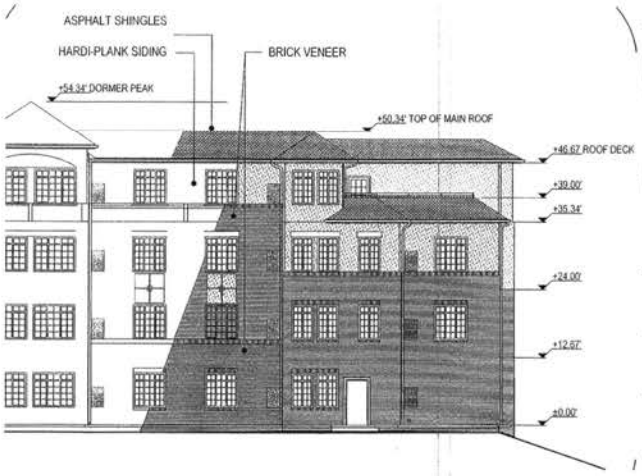
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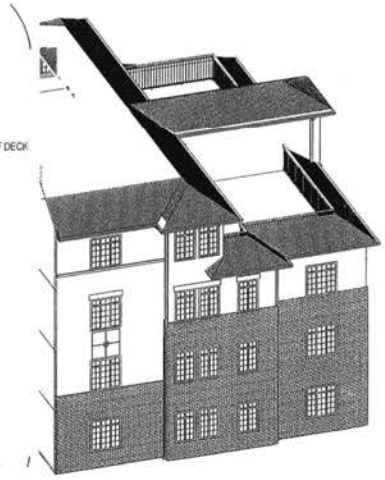
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EL1



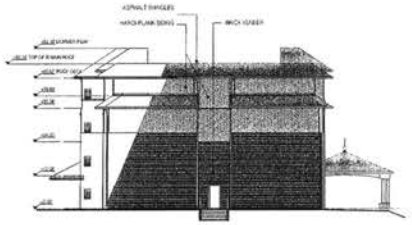
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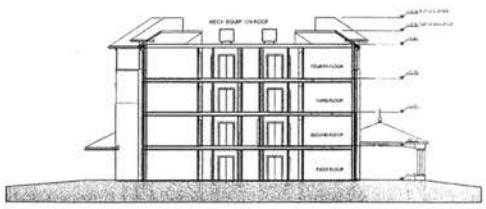
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Scale : 1/8" = 1'-0"



6 ROOF TERRACE - PERSPECTIVE
Scale : 1/8" = 1'-0"



7 WEST ELEVATION
Scale : 1/16" = 1'-0"



8 CROSS SECTION
Scale : 1/16" = 1'-0"

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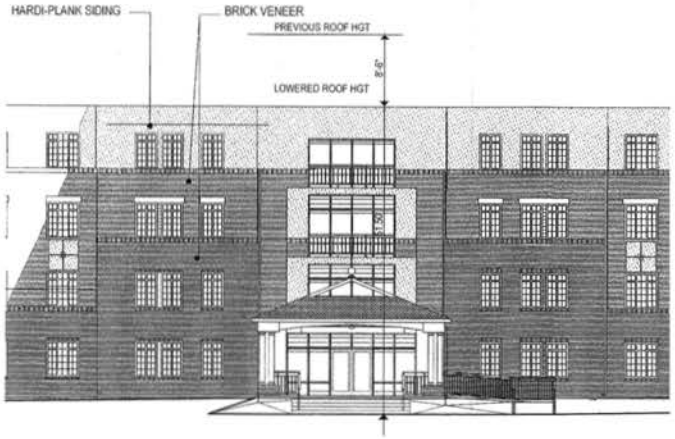
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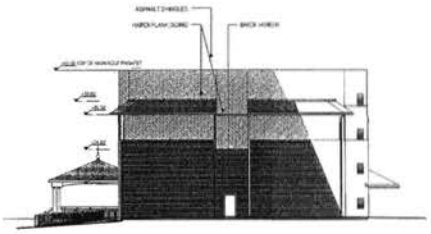
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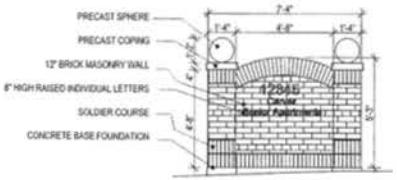
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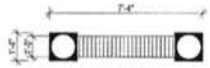
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3 EAST ELEVATION
Scale : 1/16" = 1'-0"



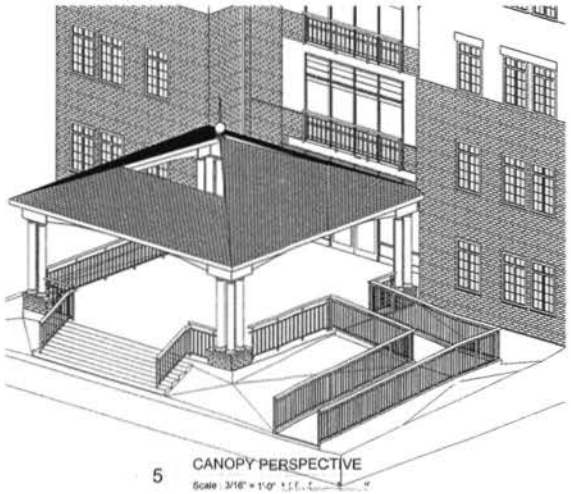
ELEVATION



PLAN



4 YARD SIGN
Scale : 1/4" = 1'-0"



5 CANOPY PERSPECTIVE
Scale : 3/16" = 1'-0"

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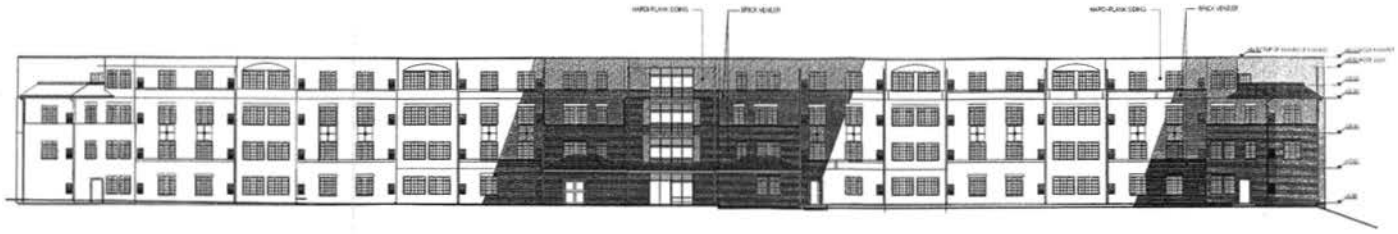
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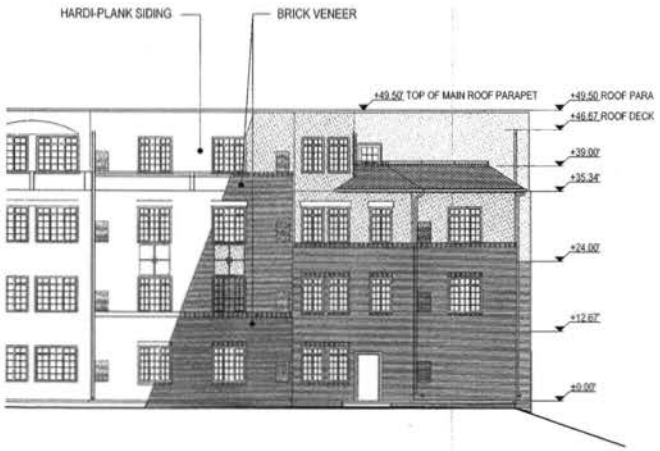
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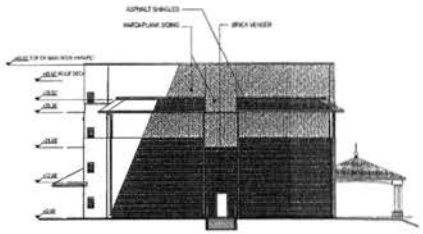
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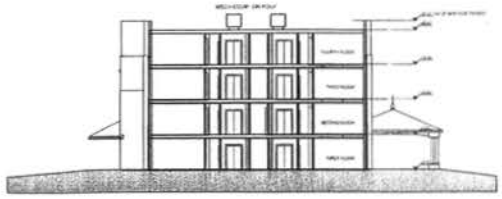
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5 ENLARGED ELEVATION - NORTH
Scale : 1/8" = 1'-0"



7 WEST ELEVATION
Scale : 1/16" = 1'-0"



8 CROSS SECTION
Scale : 1/16" = 1'-0"

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