

1210|Van Street



Penthouse Modifications

Zoning Commission ZC Case No 15-23A

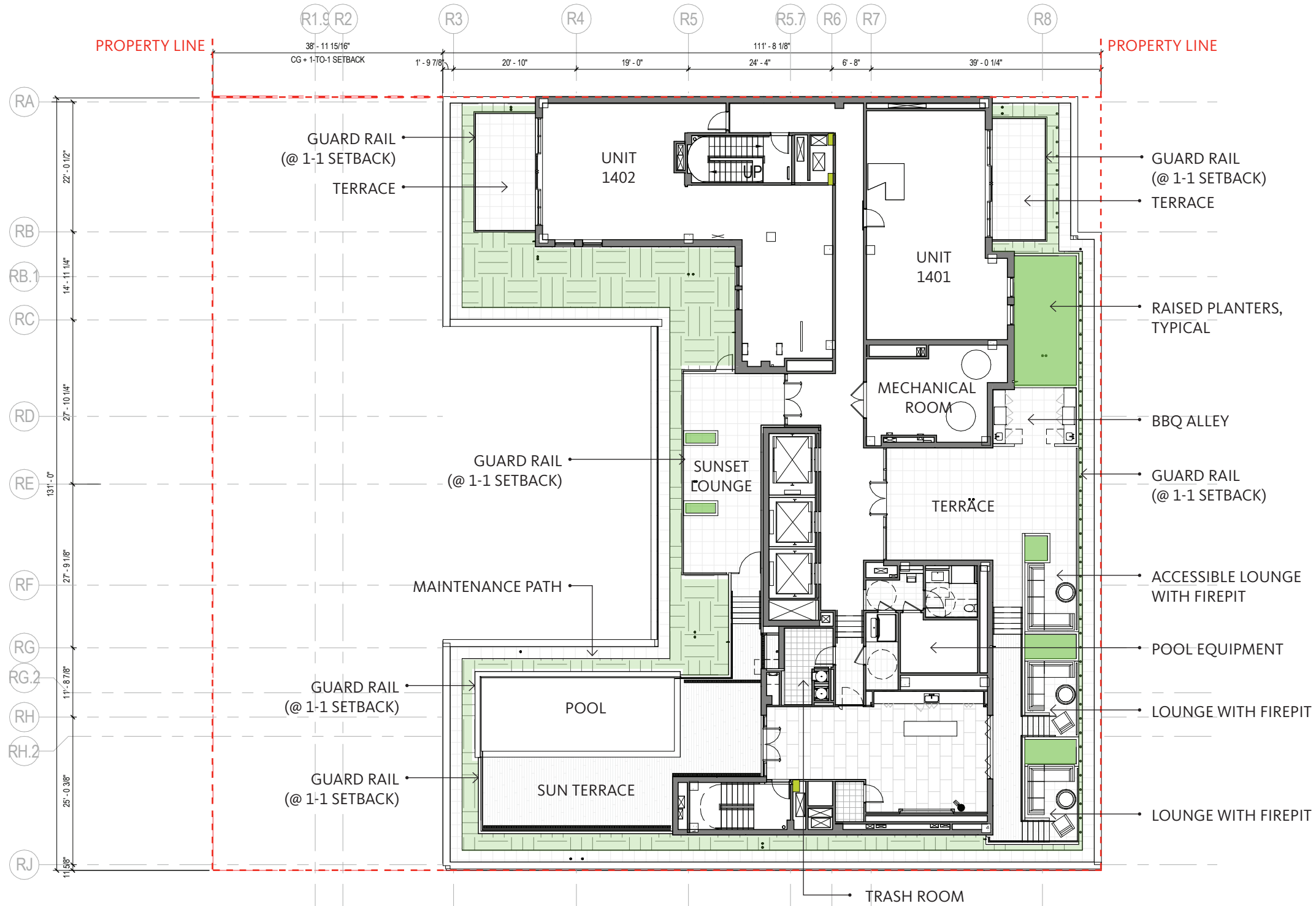
Residential Building
February 07, 2018



Gensler
ZONING COMMISSION
District of Columbia
CASE NO.15-23A
EXHIBIT NO.6A

Plan | Proposed Layout Diagram for Penthouse (Level 14)

Scale: 1" = 20'-0"



Zoning Data:

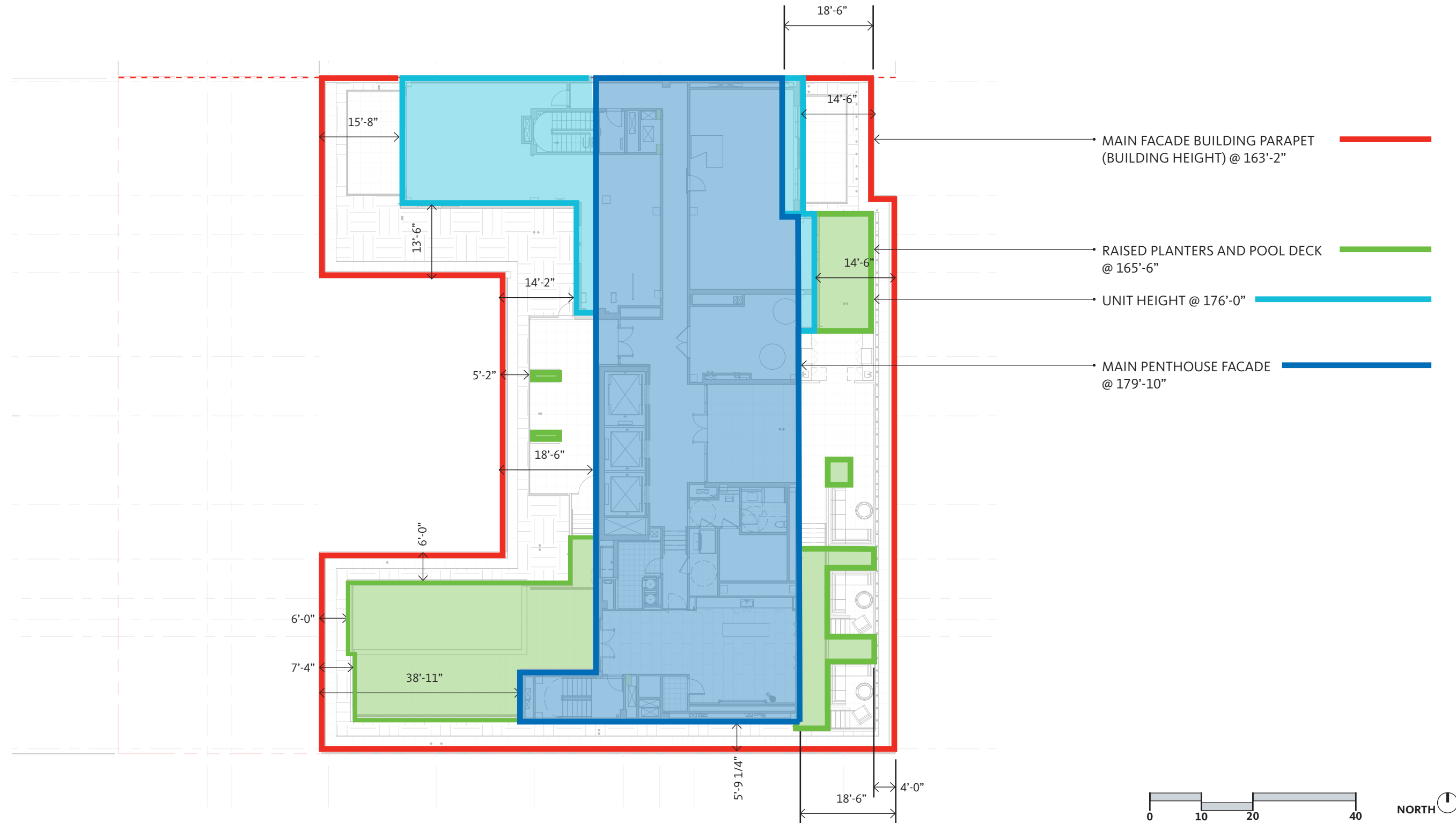
Required Green Area Ratio: 0.20
 Provided in September 9, 2015 Approval: 0.20
Provided Green Area Ratio: 0.22

Allowable Habitable Area: 5,820 Square Feet
 Common Area: 1,320 Square Feet
Area Ratio: 0.22



Plan | Setback Diagram for Penthouse (Level 14)

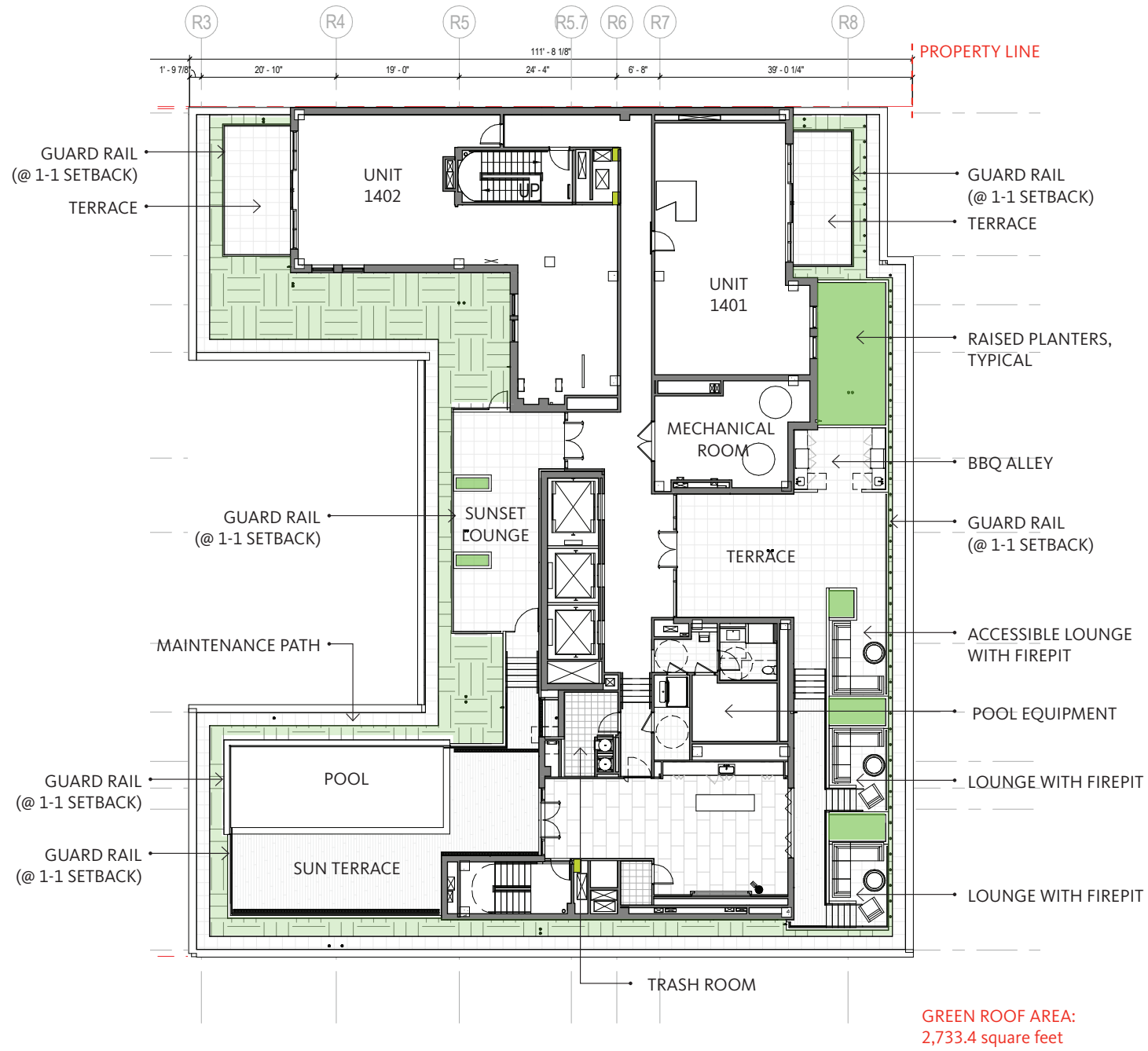
Scale: 1" = 20' - 0"



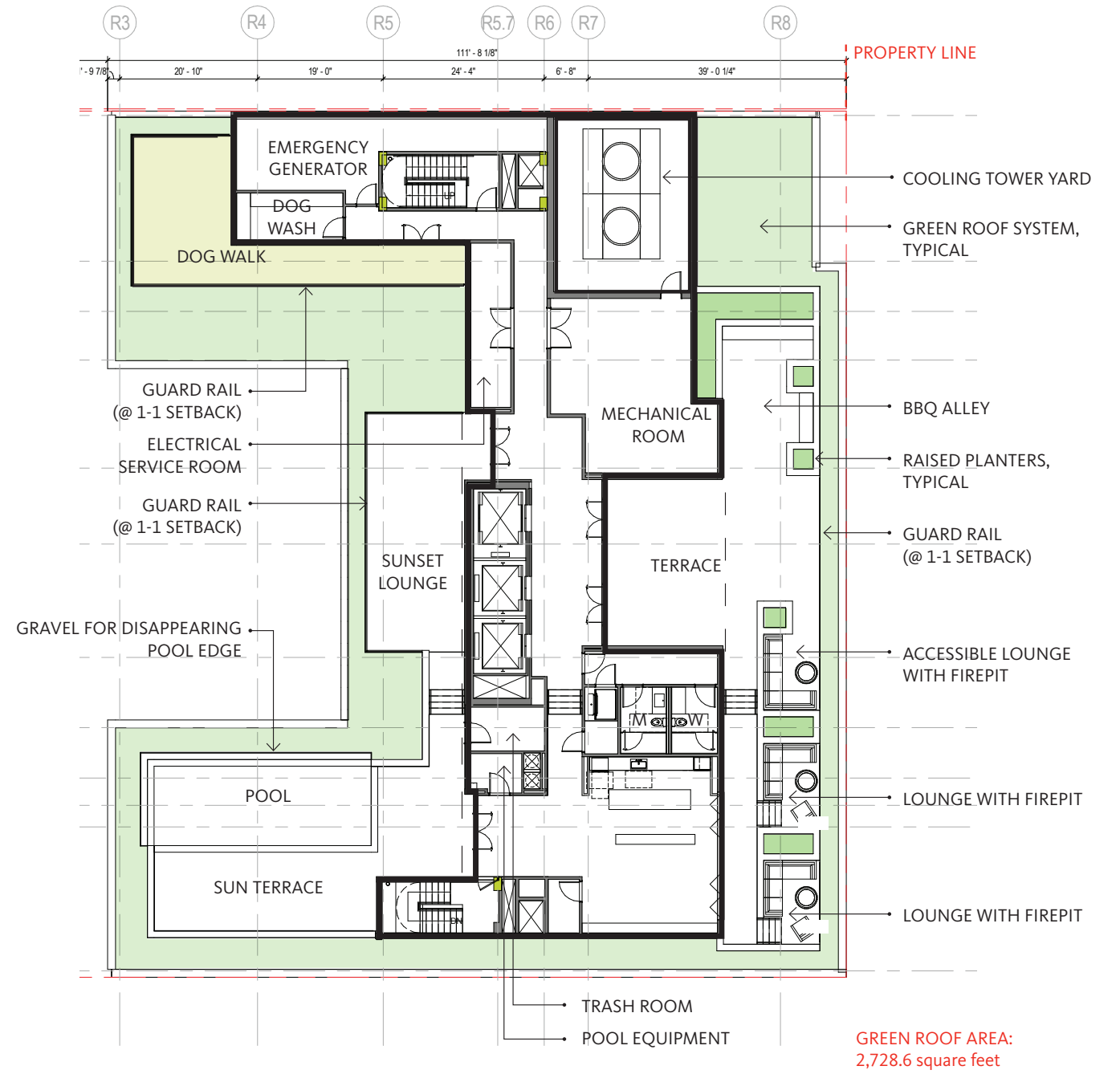
Plan | Penthouse Comparison

Not to Scale

Proposed Penthouse Plan

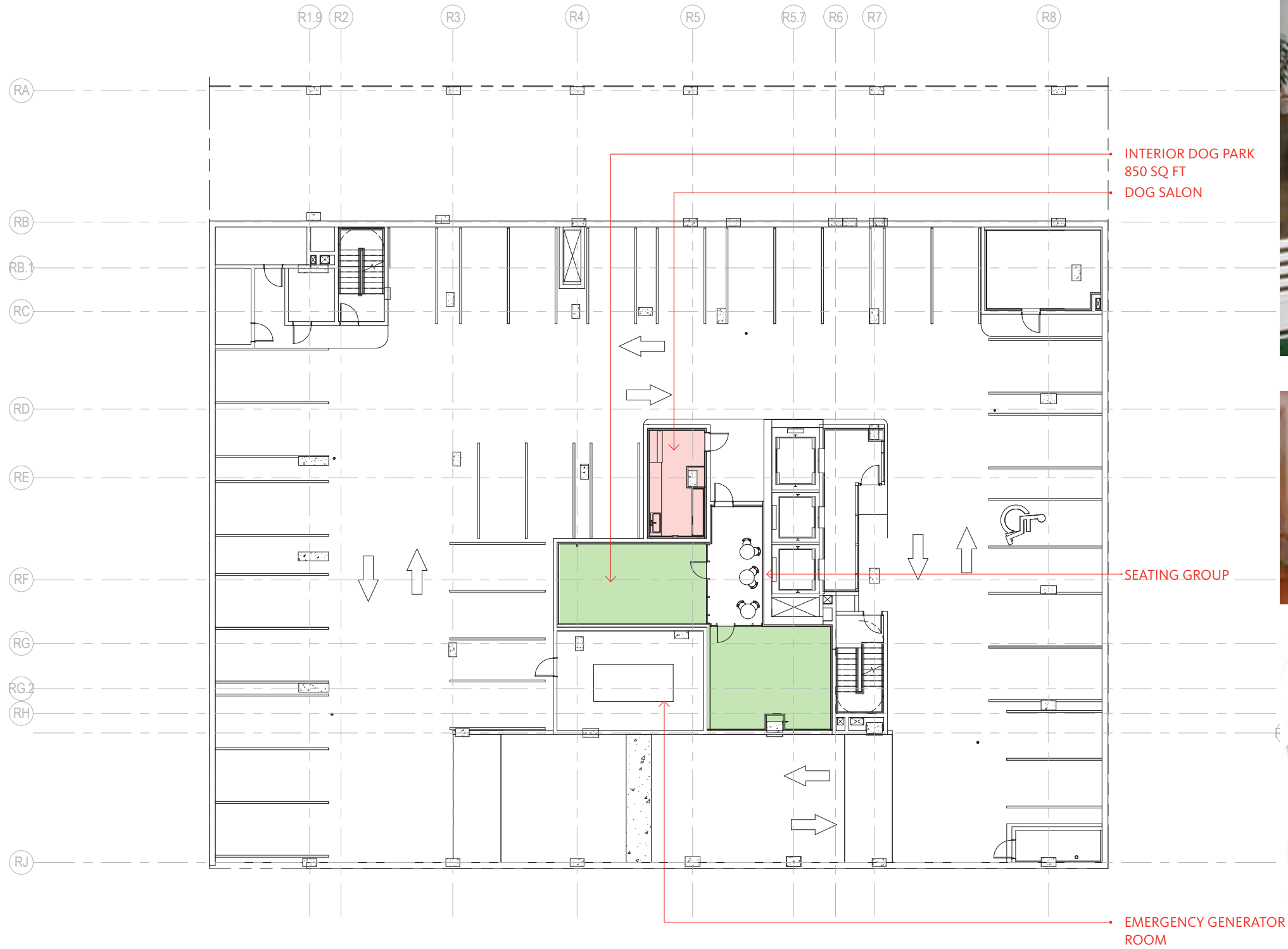


Approved Penthouse Plan



Plan | Proposed Layout Diagram for Interior Dog Walk (Lower Level 02)

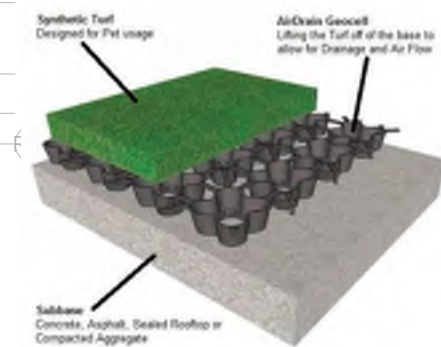
Scale: 1" = 20' - 0"



PRECEDENT IMAGES: INTERIOR DOG EXERCISE PARK



- REAR ELEVATOR DOOR PROVIDES ACCESS TO DOG WALK AREA
- DOG SALON AND WASH ON SAME LEVEL FOR CONVENIENCE
- DIGITAL SCREENS PROVIDED TO SIMULATE EXTERIOR VIEWS AND CONNECTION TO OUTDOORS
- SEATING AREA PROVIDES RESIDENTS WITH COMMUNITY ACTIVITY
- TWO DOG ACTIVITY ZONES ALLOW FOR DOGS WITH DIFFERENT TEMPERAMENTS TO FIND THEIR PLACE
- SOLID WASTE IS COLLECTED WITH PROVIDED BAGS AND DISPOSED IN SEALED TRASH RECEPTACLES
- "K9 TURF" PROVIDES DRAINAGE OF LIQUID WASTE WITH HOSE CONNECTIONS TO WASH AREAS


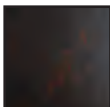


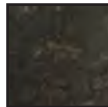



Rendering | Aerial Perspective at East Roof Terrace

Not to Scale

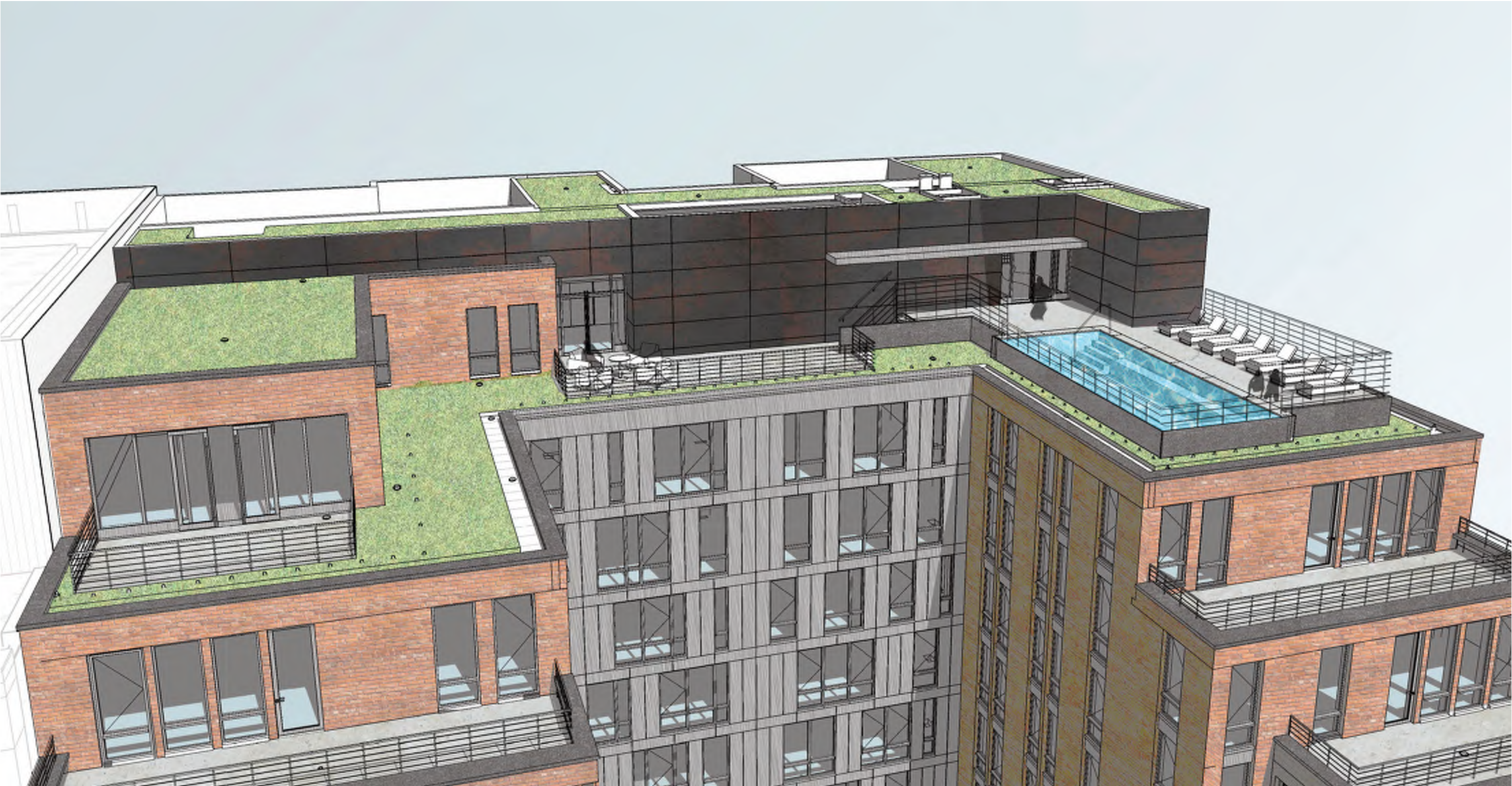


Material Legend:

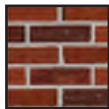
	Antietam Blend Brick		Nox Corten Tile		Aluminum Metal Panel System (Variations of Gray Tones)		Manganese Artisan Brick		Virginia Mist Granite (Polished)		Glass (Insulated Glass Units)
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Rendering | Aerial Perspective at West Roof Terrace

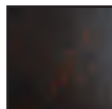
Not to Scale



Material Legend:



Antietam Blend Brick



Nox Corten Tile



Aluminum Metal Panel System
(Variations of Gray Tones)



Manganese Artisan Brick



Virginia Mist Granite
(Polished)



Glass
(Insulated Glass Units)

Rendering | Perspective Comparison

Not to Scale

Proposed Perspective



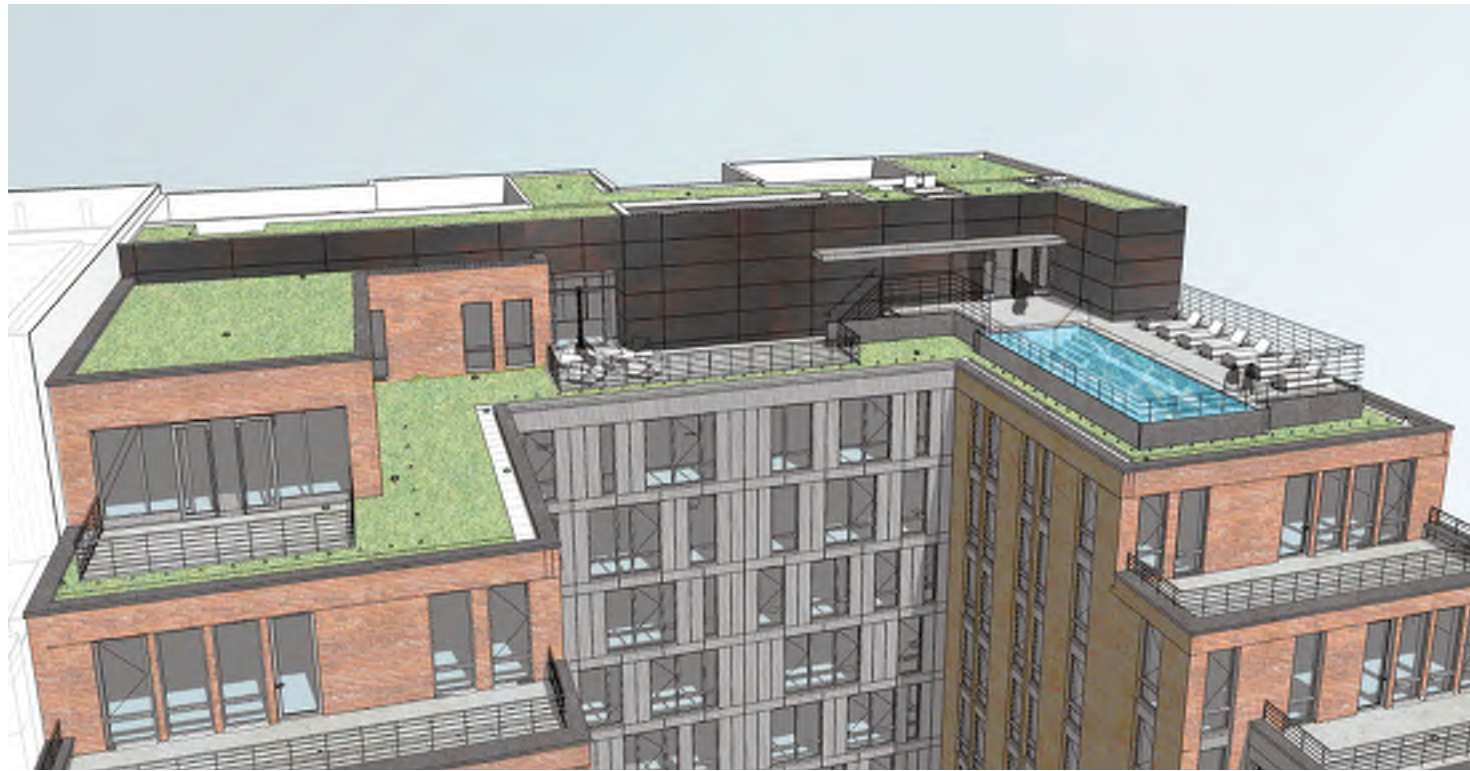
Previous Perspective



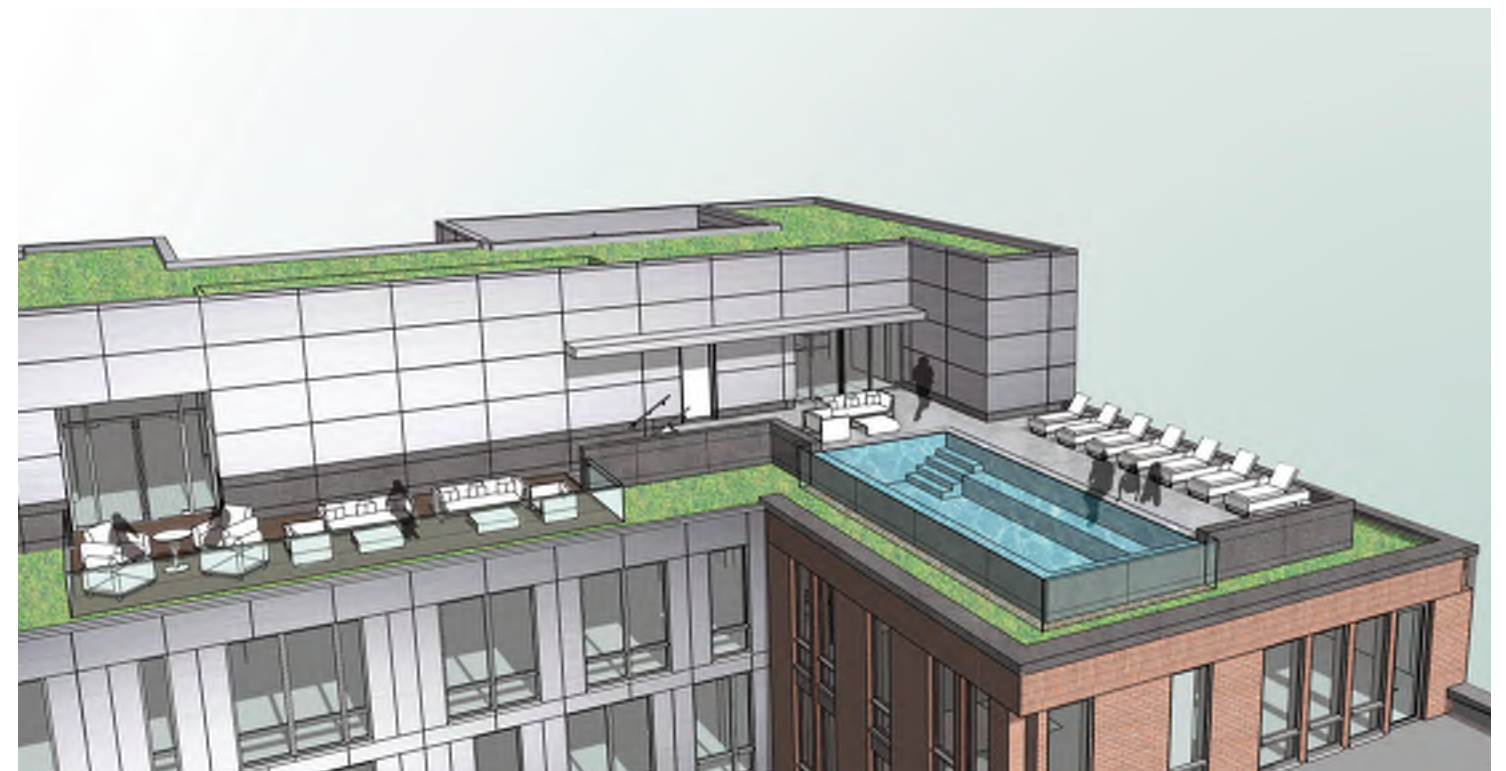
Rendering | Perspective Comparison

Not to Scale

Proposed Perspective

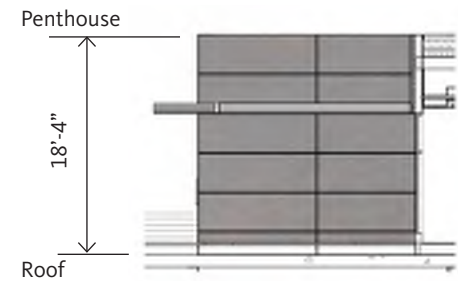


Previous Perspective



Elevations | Penthouse

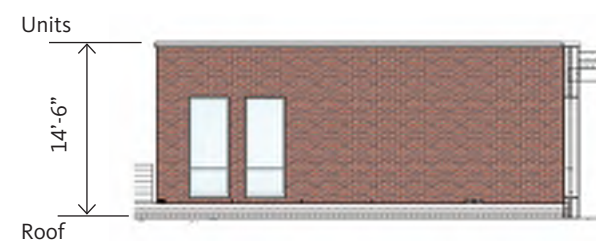
Scale: 1" = 4' - 0"



1 | South Patio Wall (Similar Opposite)



2 | East Penthouse Wall



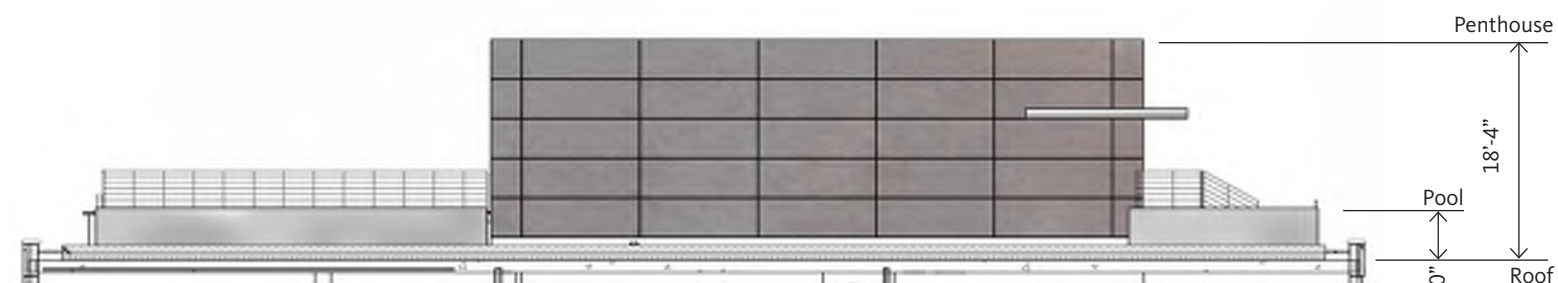
3 | North Return Wall



4 | West Penthouse Wall

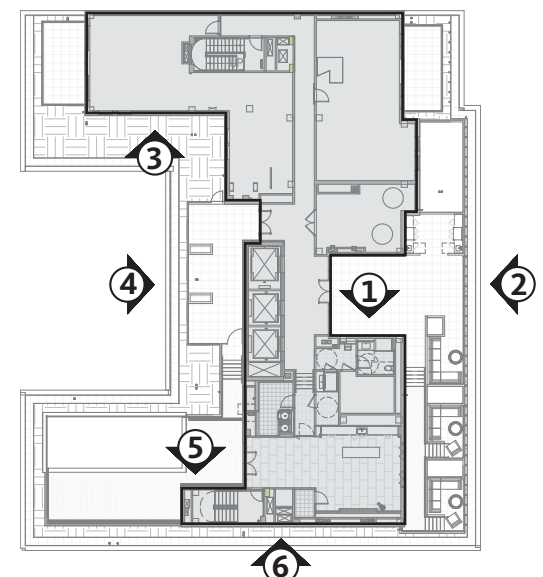


5 | South Return Wall



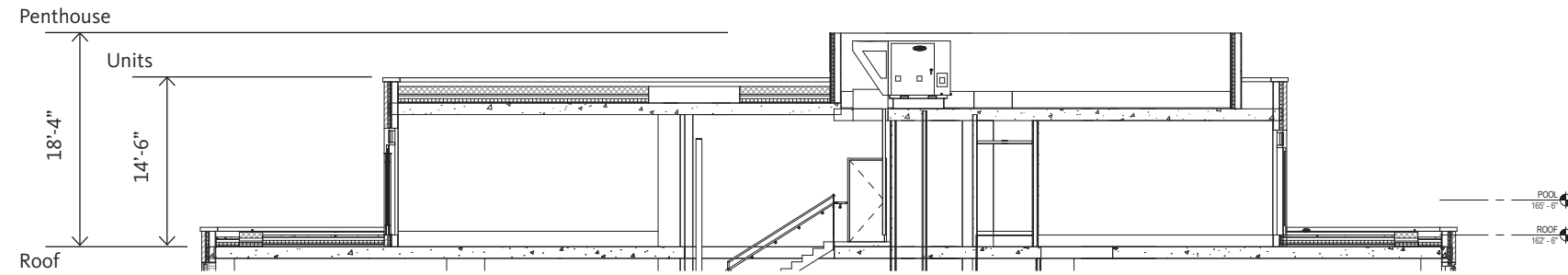
6 | South Penthouse Wall

Penthouse Elevation Key Plan

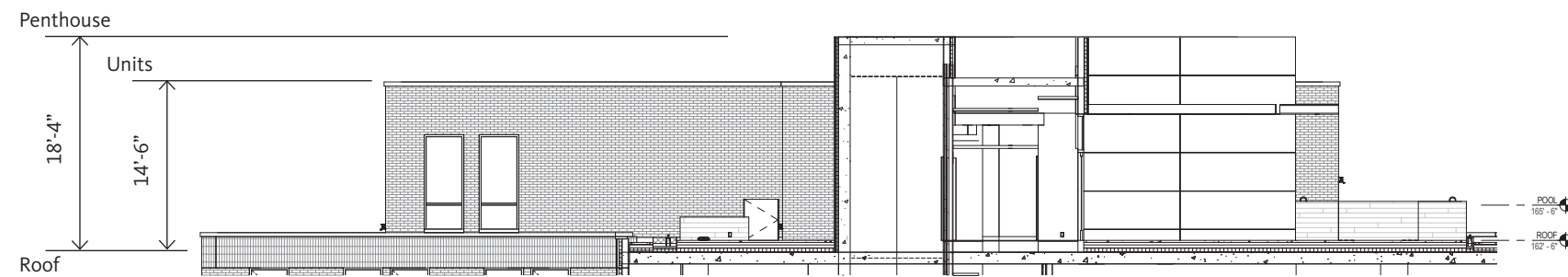


Sections | Penthouse

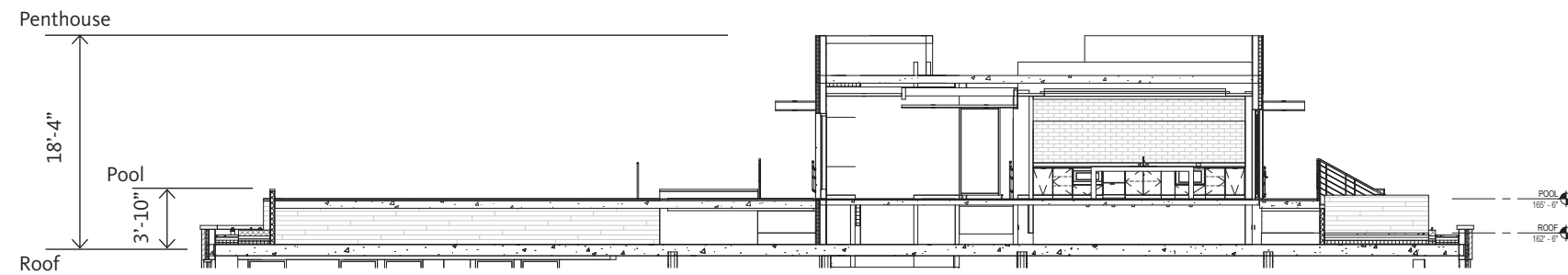
Scale: 1" = 4' - 0"



1 | Section at North Units



2 | Section at Elevator Hoistway



3 | Section at South

Penthouse Section Key Plan

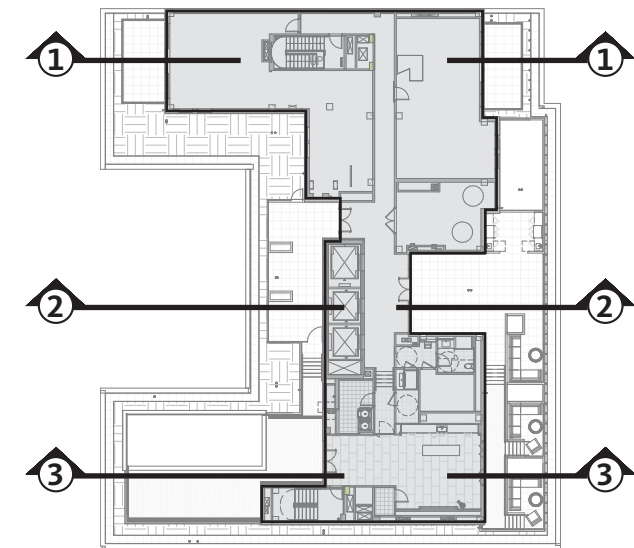


Diagram | Material Palette at Building Exterior

Not to Scale

Brick | Antietam Blend at Main Facades



Brick | Manganese Artisan at Townhouses



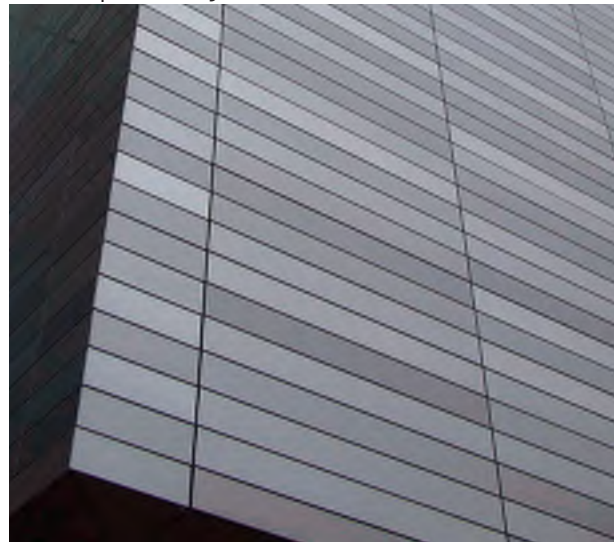
Tile | Nox Corten at Penthouse



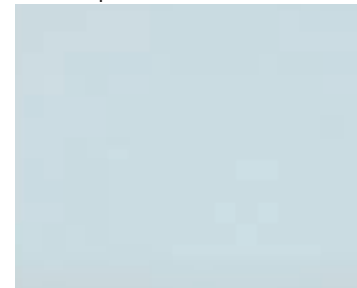
Granite | Virginia Mist Walls and Accents



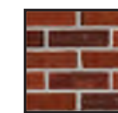
Metal | Panel System with Color Variation



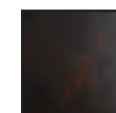
Glass | Windows



Material Legend:



Antietam Blend Brick



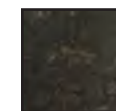
Nox Corten Tile



Aluminum Metal Panel System
(Variations of Gray Tones)



Manganese Artisan Brick



Virginia Mist Granite
(Polished)



Glass
(Insulated Glass Units)