

The Mills Building

1700 Pennsylvania Avenue, NW
Washington DC

Modification before the Board of Zoning
Adjustment

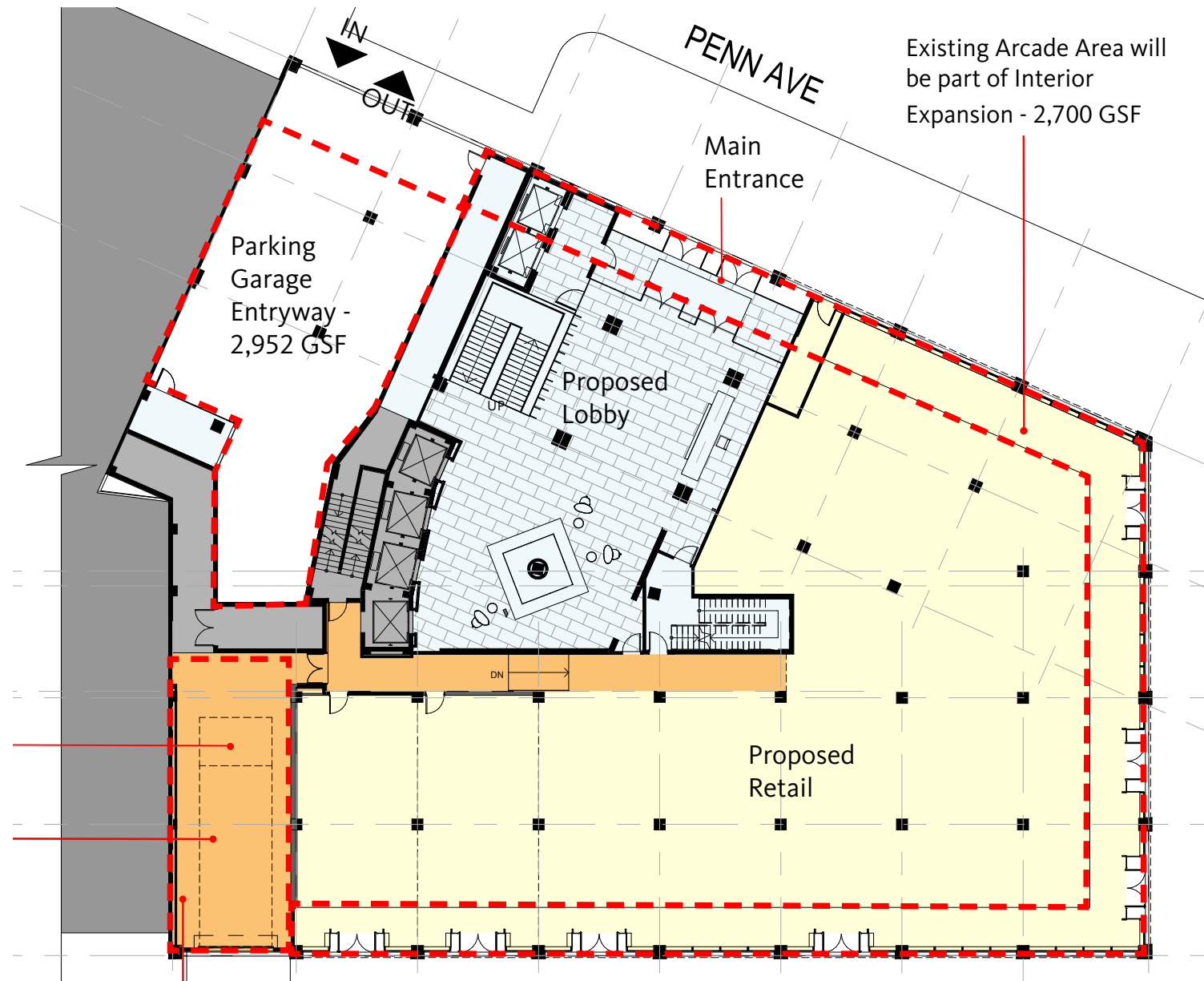
December 3, 2019



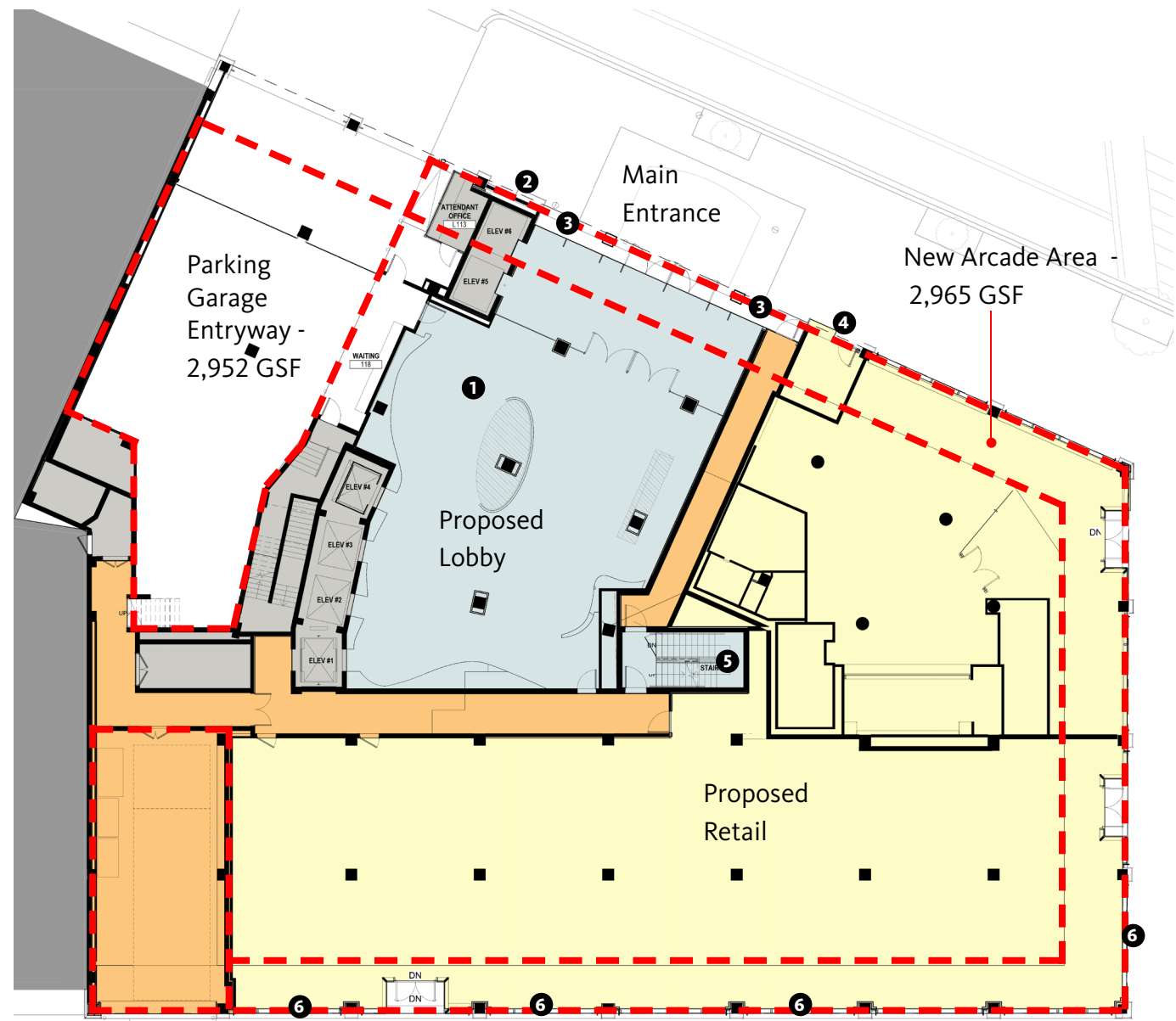
Board of Zoning Adjustment
District of Columbia
CASE NO. 19943A
EXHIBIT NO. 4A

Floor Plan Diagram - Ground Level

Approved



Proposed

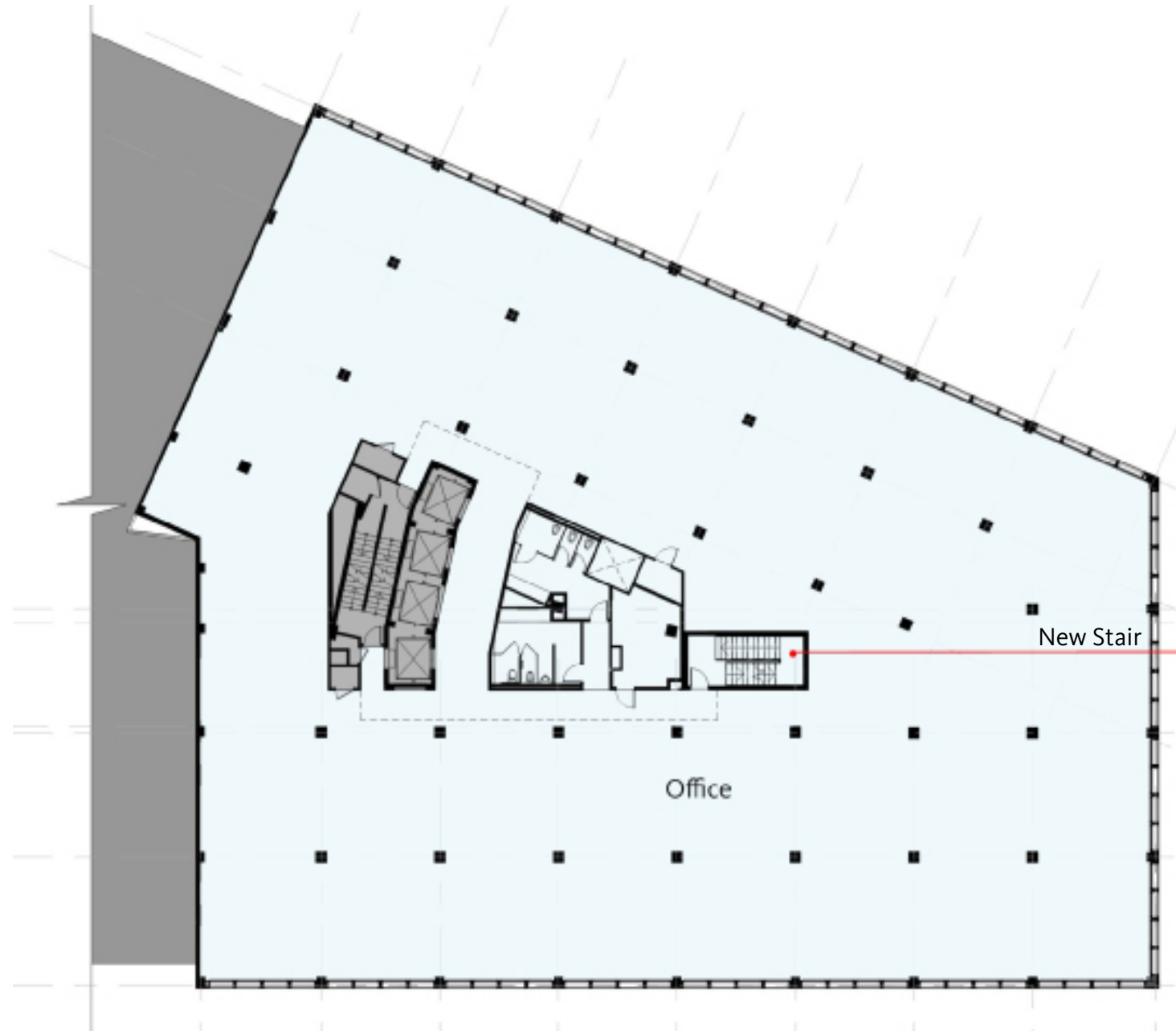


General Note: All proposed floor plans, layouts, square footage, and renderings are illustrative and are subject to modification during permit review.

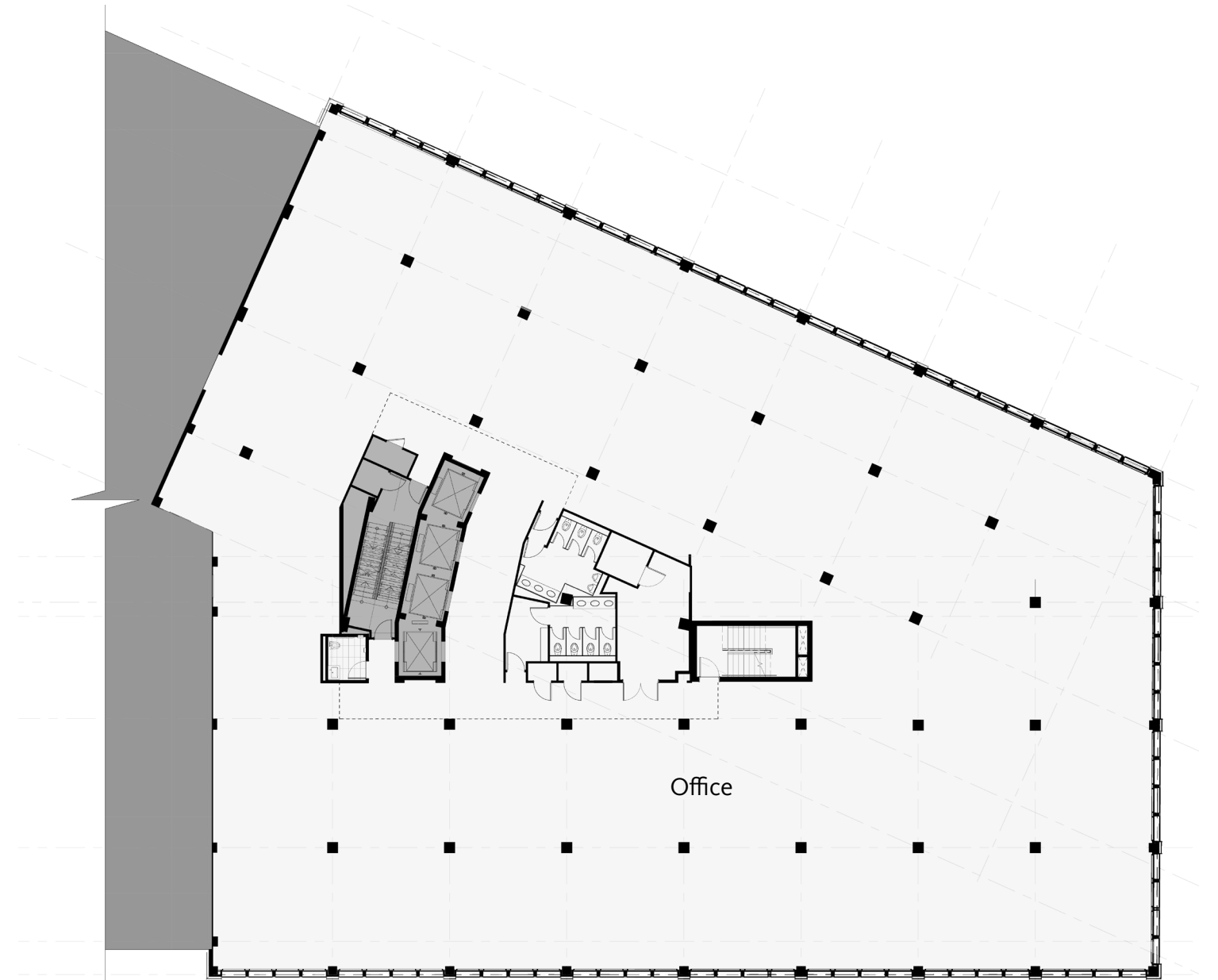
- 1 - Internal lobby stair removed
- 2 - Elevators moved roughly 2" east to coordinate with existing footings
- 3 - Main entrance glazing widened to include shuttle elevator lobby and egress corridor
- 4 - Fire command center revised to code-required dimensions
- 5 - Egress stair shifted slightly and egress corridor added
- 6 - Proposed entrance locations removed

Floor Plan Diagram - Level 2 to Level 8

Approved



Proposed



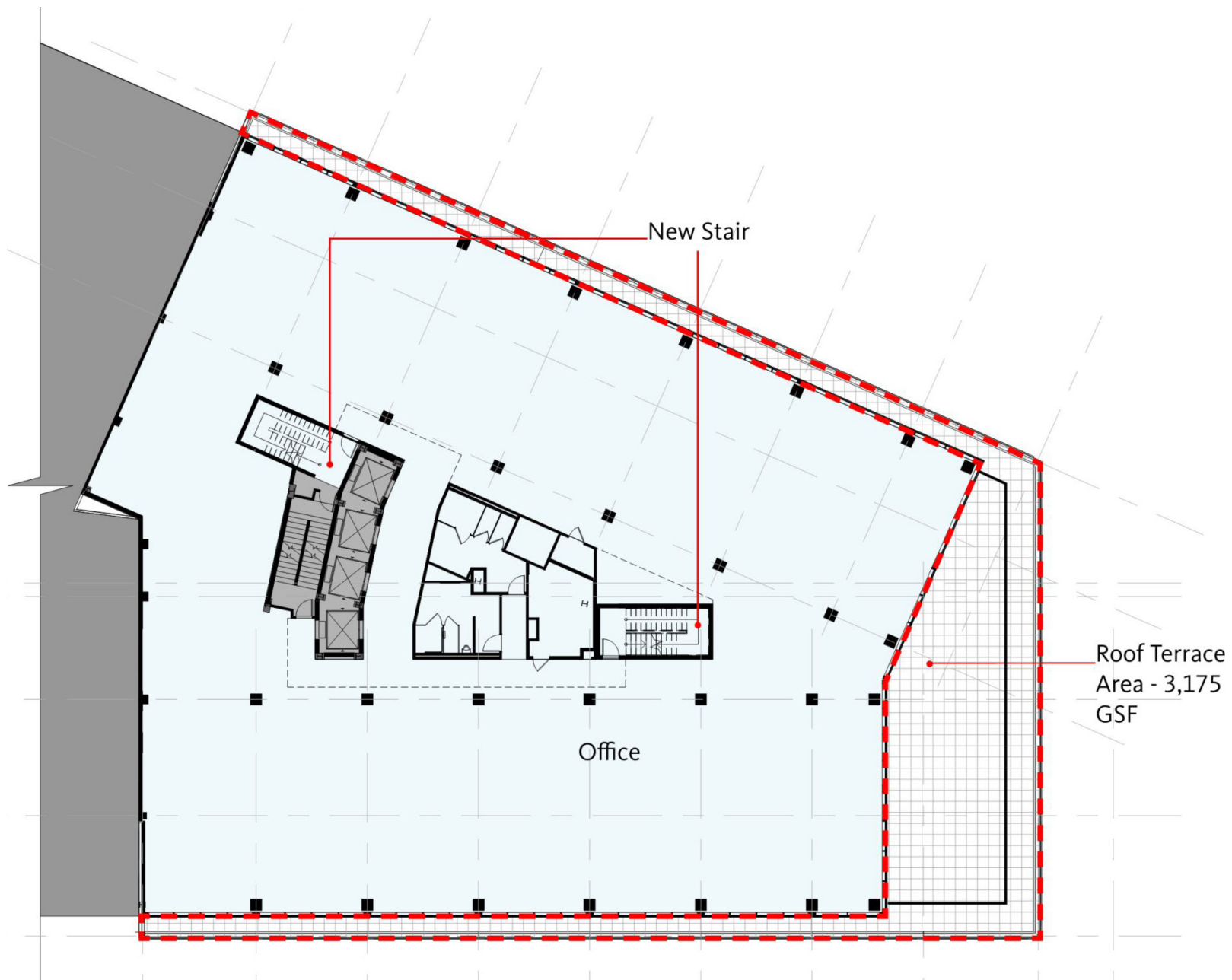
General Note: All proposed floor plans, layouts, square footage, and renderings are illustrative and are subject to modification during permit review.

No exterior revisions compared to approved plan.

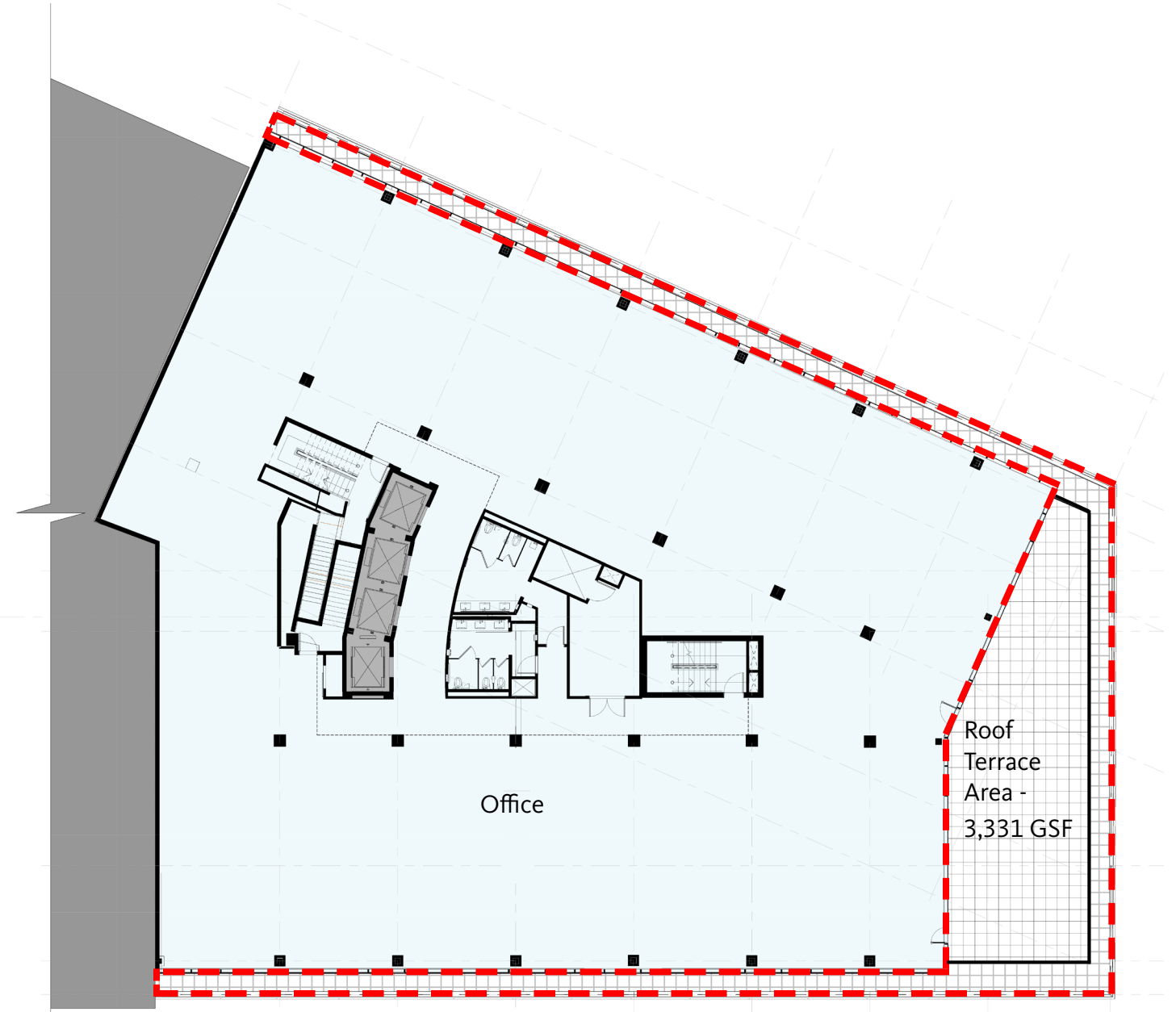
Interior revisions limited to minor changes to core layout to accommodate existing utility services to remain, new services, and ADA.

Floor Plan Diagram - Level 9

Approved



Proposed

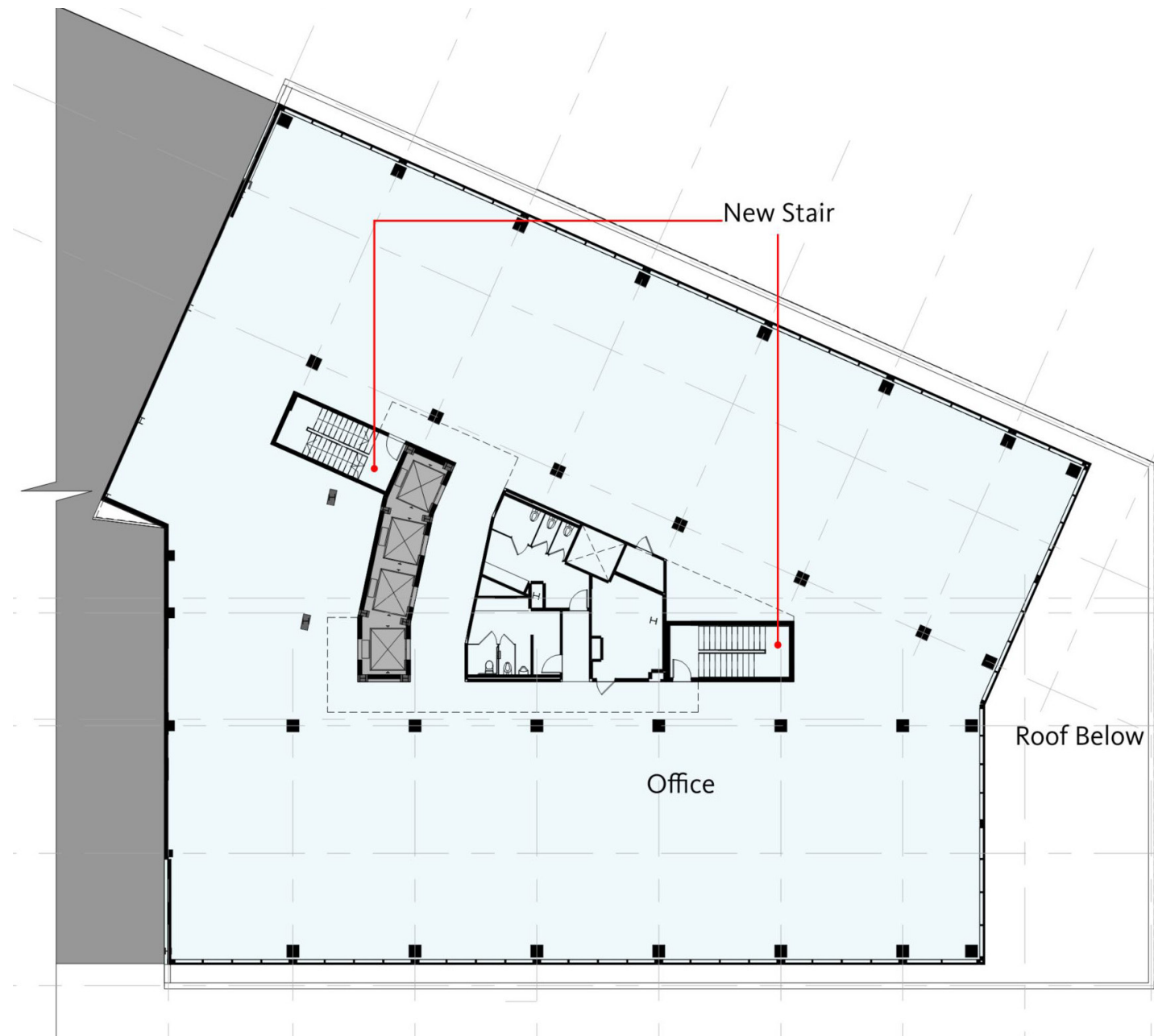


General Note: All proposed floor plans, layouts, square footage, and renderings are illustrative and are subject to modification during permit review.

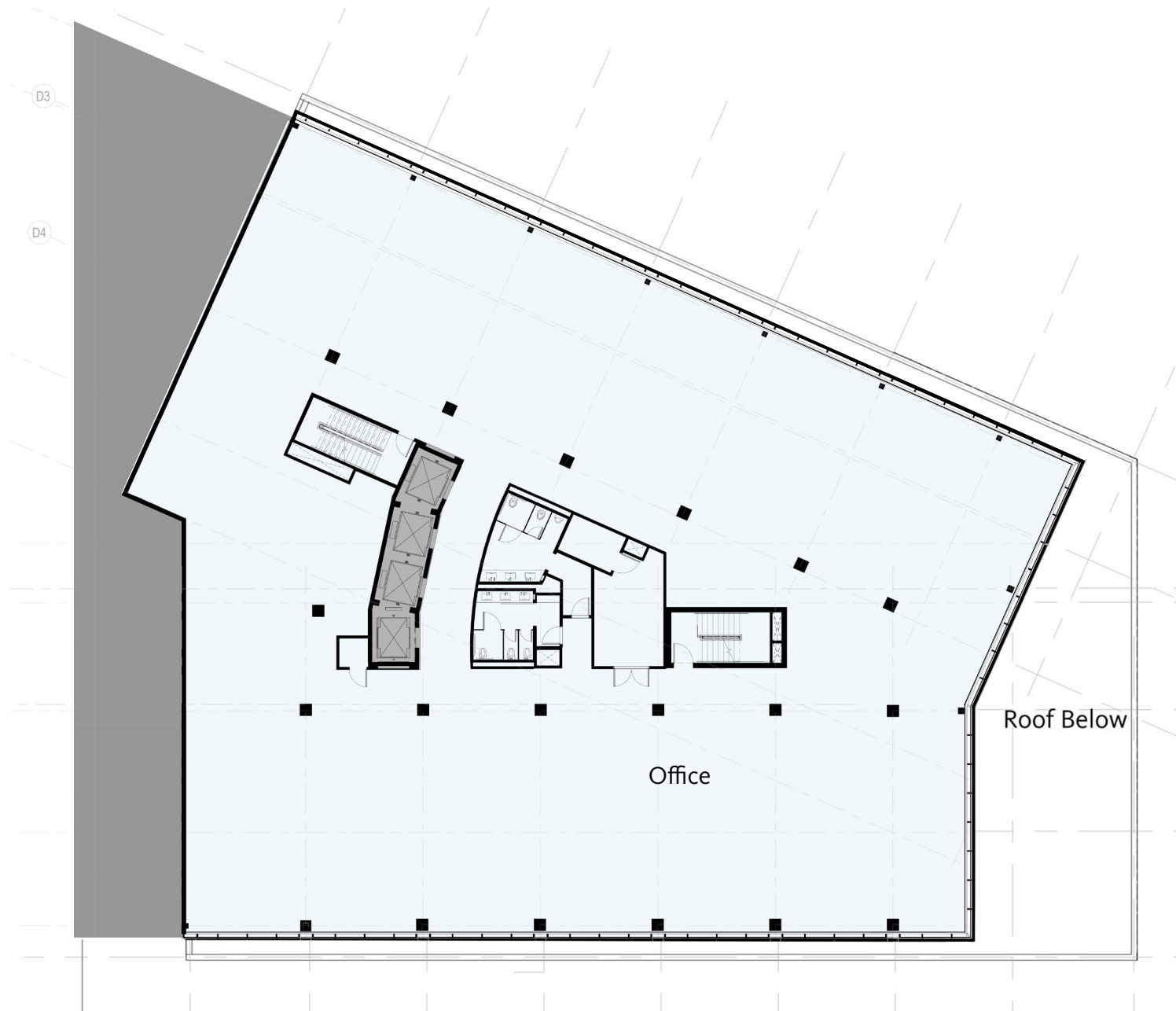
Exterior Revisions limited to facade treatments to satisfy CFA commentary which altered setbacks and terrace area slightly, and addition of doors to satisfy egress requirements from Roof Terrace.
Interior revisions limited to minor changes to core layout to accommodate existing utility services to remain, new services, and ADA.

Floor Plan Diagram - Level 10 to Level 11 (16,013 GSF/ Level)

Approved



Proposed

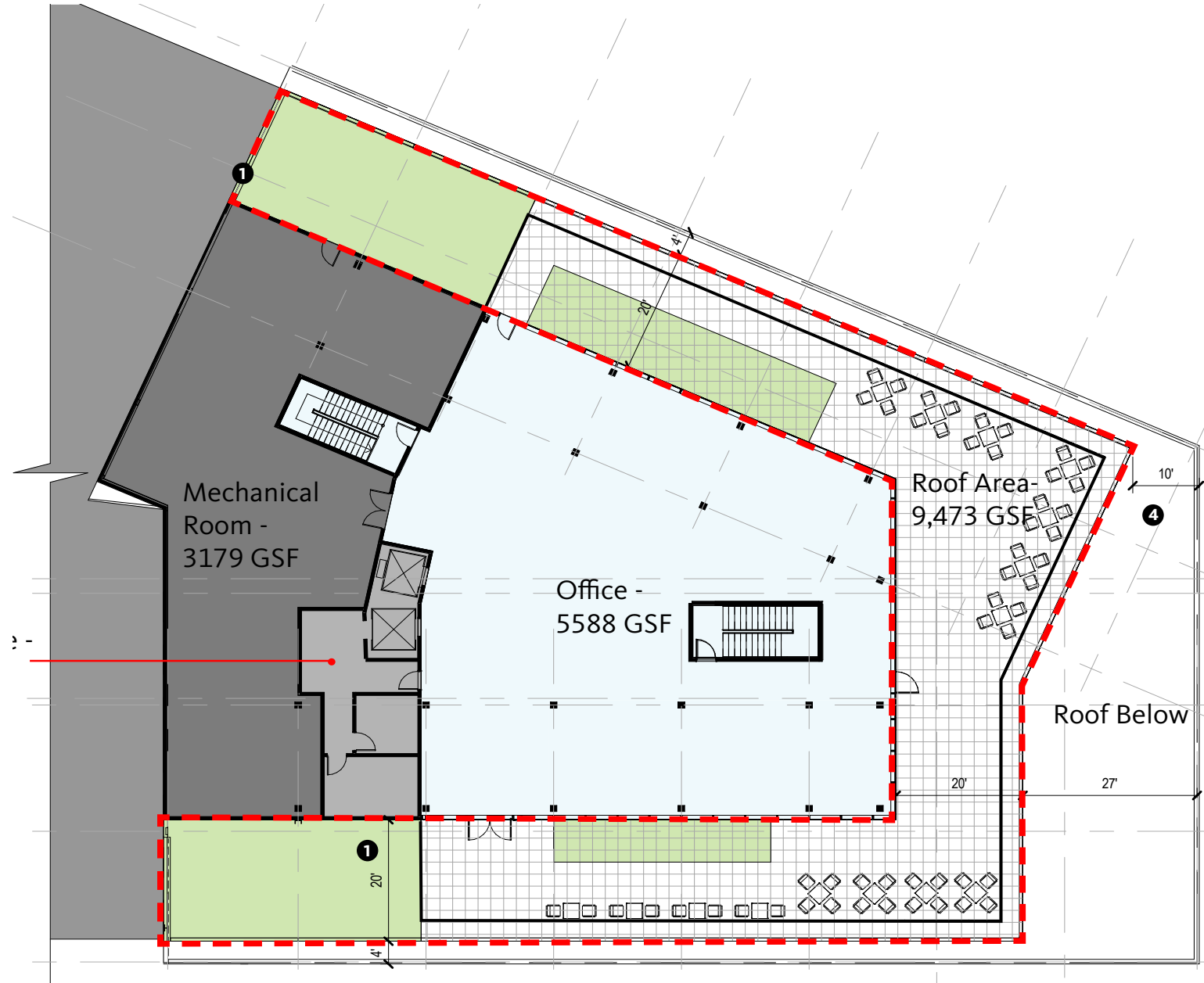


General Note: All proposed floor plans, layouts, square footage, and renderings are illustrative and are subject to modification during permit review.

Exterior Revisions limited to facade treatments to satisfy CFA commentary.

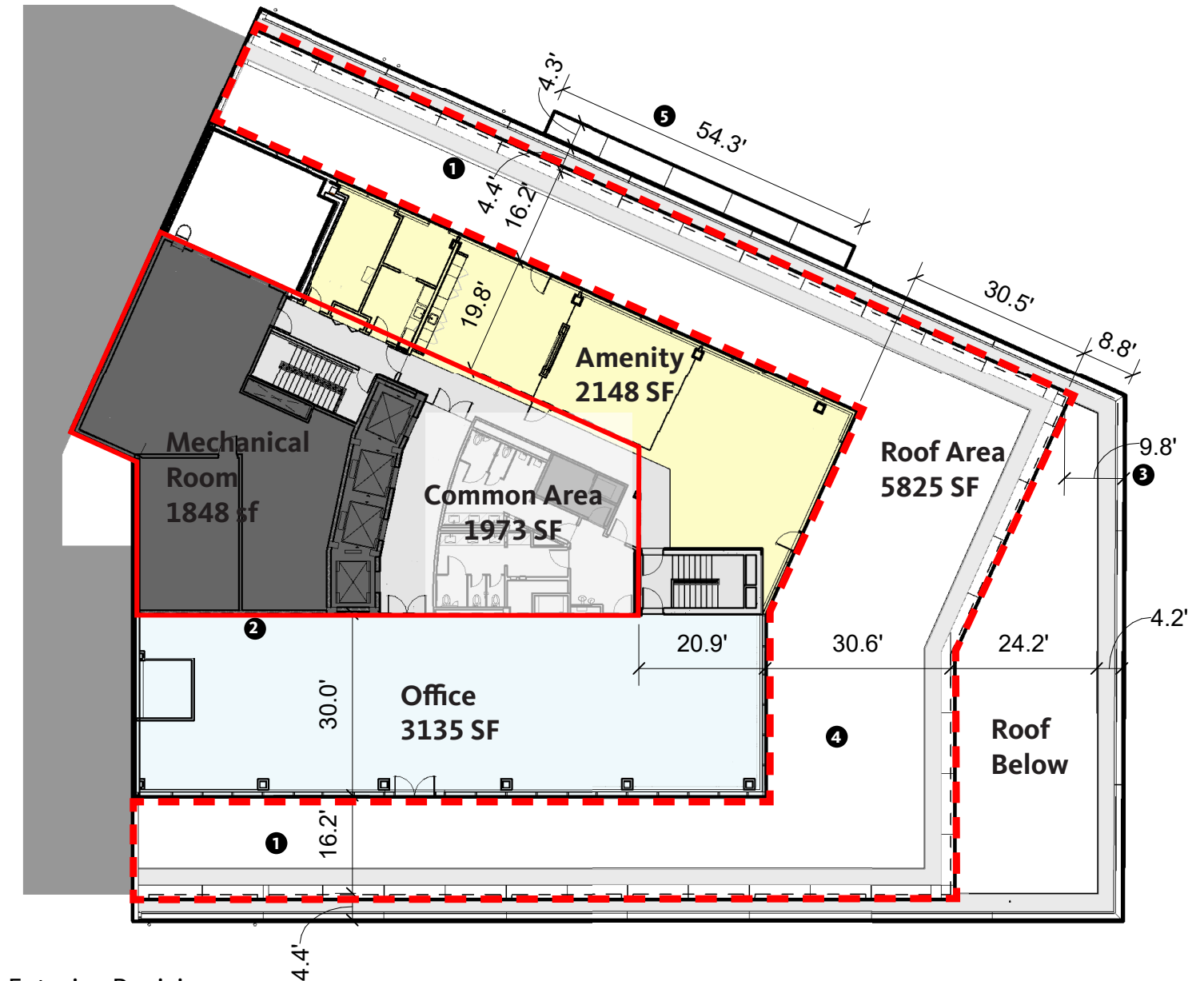
Interior revisions limited to minor changes to core layout to accommodate existing utility services to remain, new services, and ADA.

Floor Plan Diagram - Penthouse Approved



General Note: All proposed floor plans, layouts, square footage, and renderings are illustrative and are subject to modification during permit review.

Proposed



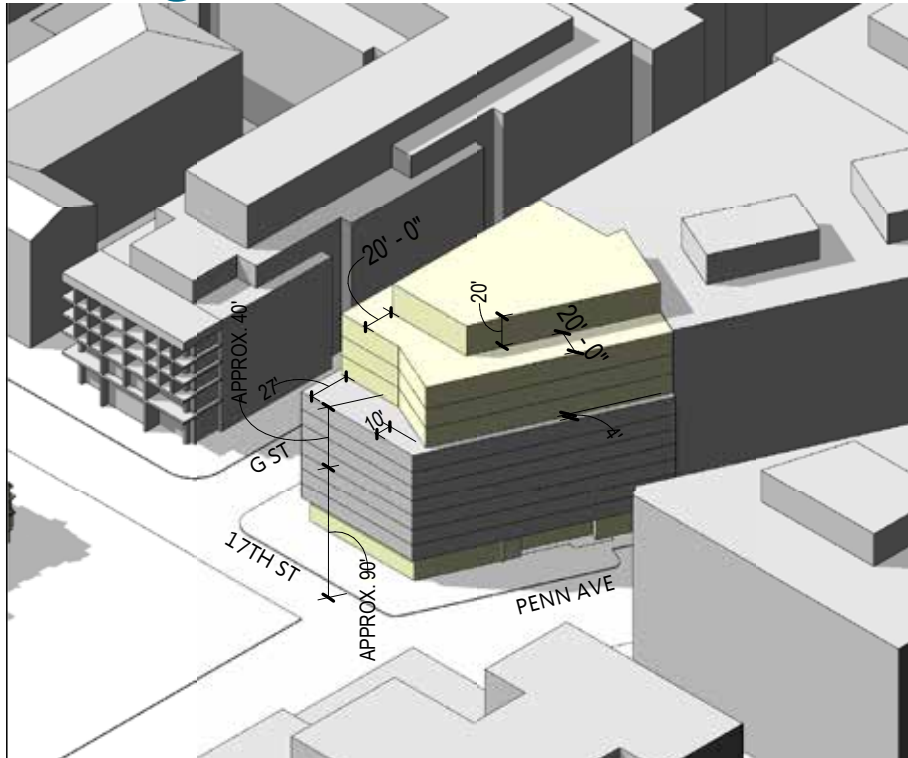
Exterior Revisions:

- 1 - Setbacks reduced slightly and penthouse enclosure stepped accordingly to meet 1:1 setback
- 2 - Previous design provided a height of 20' for the entire penthouse; revised design proposes a height of 15.5' for the perimeter amenity and office areas, with an additional 4.5' for the interior mechanical and common areas.
- 3 - Setback of outdoor terrace reduced slightly at NE corner and increased slightly at SE corner
- 4 - Butterfly form introduced at east end of PH and setback dimensions increased
- 5- Main Entrance Canopy below at Level 2 not previously shown or dimensioned

Interior Revisions:

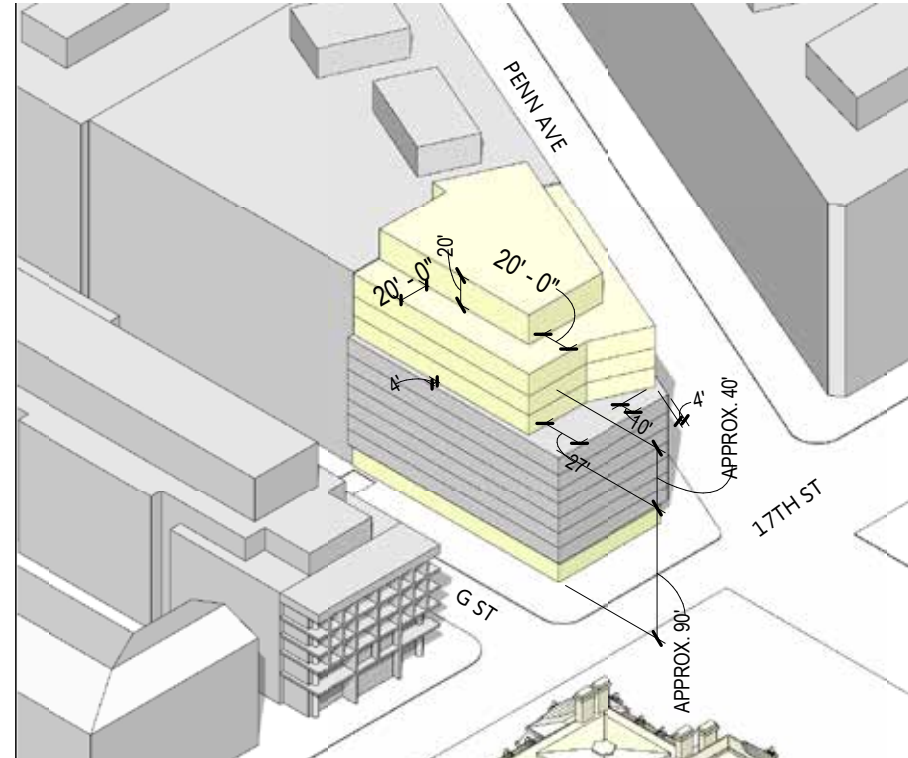
Layout adjusted to accommodate more detailed program requirements and MEP coordination.

Massing - Originally Proposed (Top) vs. Updated (Below)



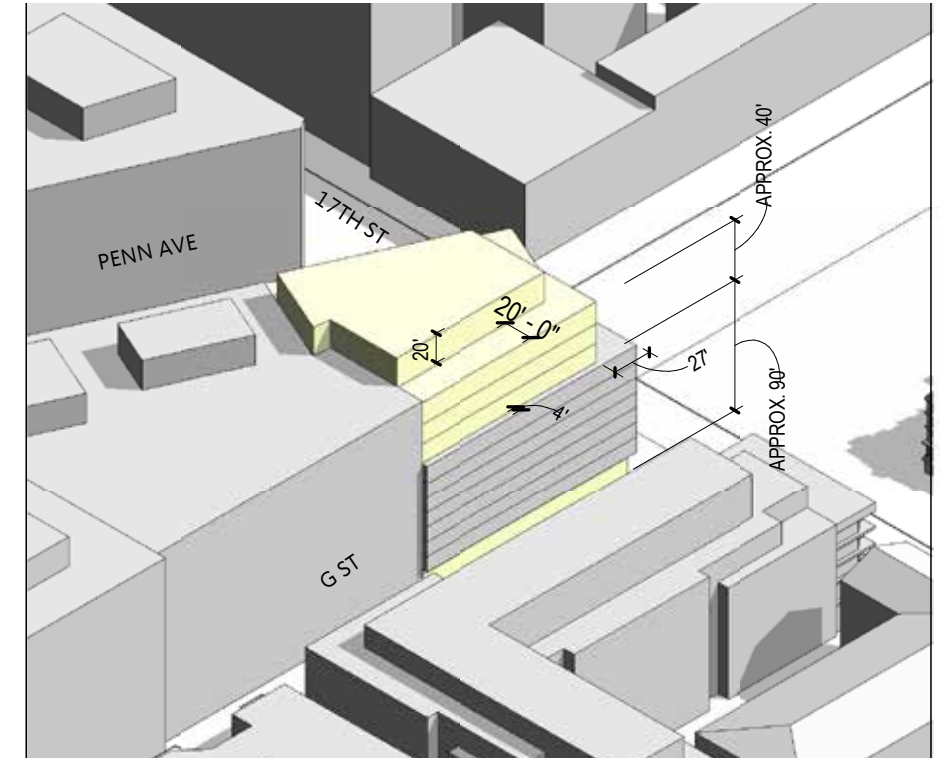
At 90.0' To 130' From Street Level:

- 4.4' Setback Along G St.
- 4.4' Setback Along Penn Ave.
- 9.8' To 28.4' Setback Along 17th St.
- No Setback Adjacent To Neighboring Property.



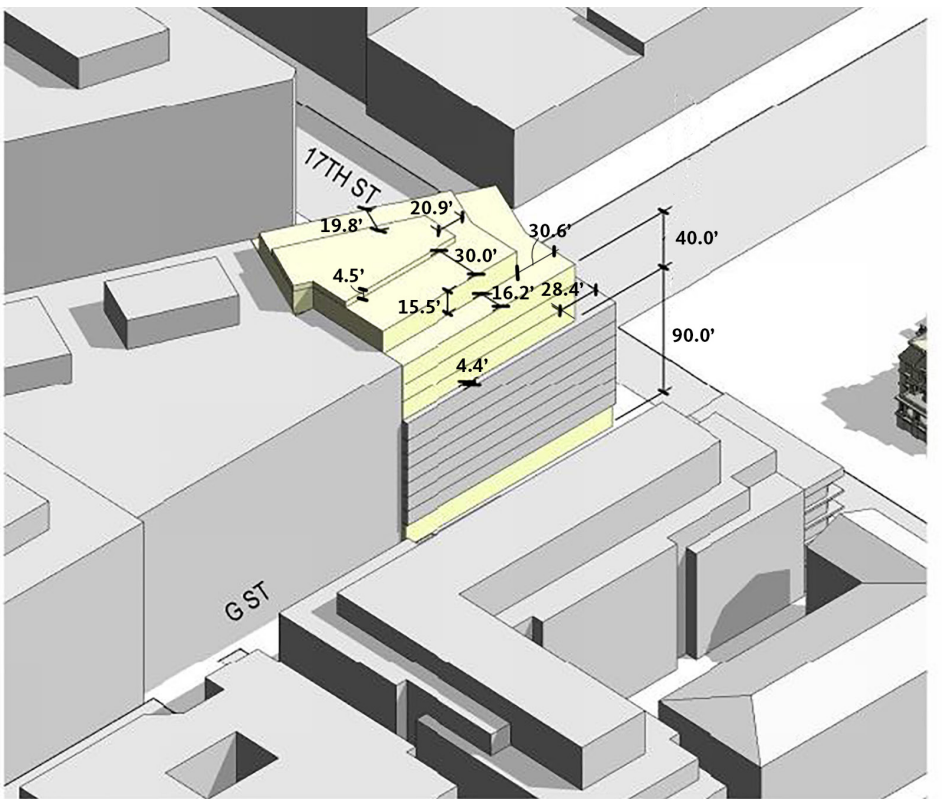
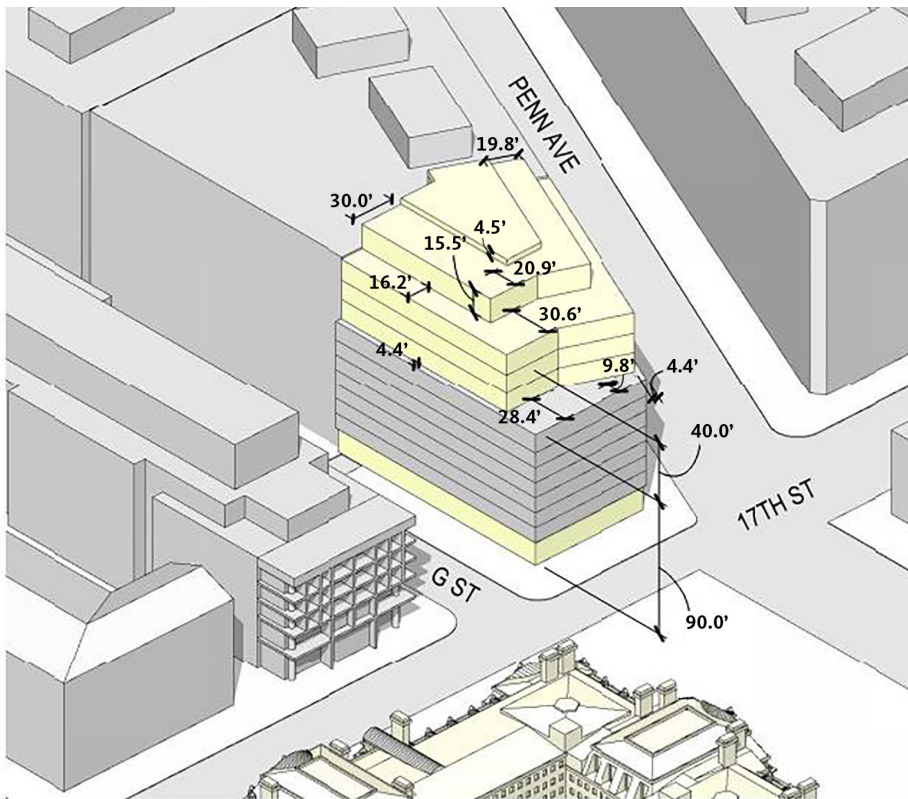
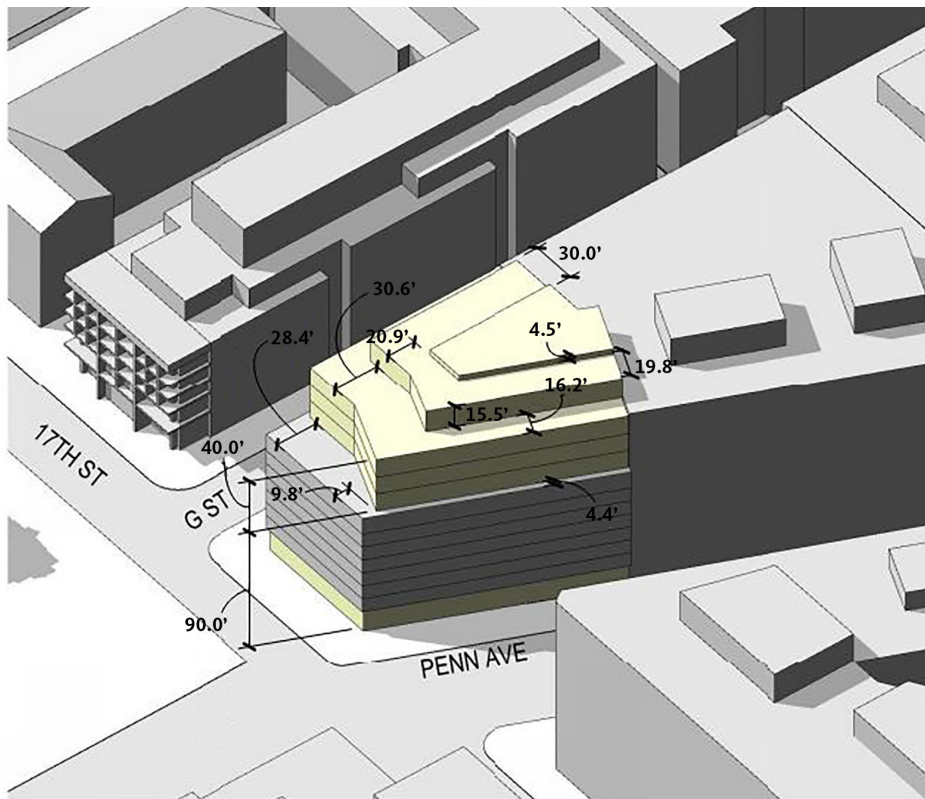
At 130' To 145.5' Penthouse Roof From Street Level:

- 20.6' Setback Along G St.
- 20.6' Setback Along Penn Ave.
- 40.4' to 59.0' Setback Along 17th.
- No Setback To Adjacent Neighboring Property.



At 145.5' To 160' Penthouse Roof From Street Level:

- 50.6' Setback Along G St.
- 40.4' Setback Along Penn Ave.
- 79.9' Setback Along 17th.
- No Setback To Adjacent Neighboring Property.



Approved Facade - Street Views



NE Corner, Penn Ave & 17th St



SE Corner, G St & 17th St



NE Corner, Penn Ave

Proposed Facade - Street Views



SE Corner, G St & 17th St



NE Corner, Penn Ave