

The Mills Building

1700 Pennsylvania Avenue, NW
Washington DC

Modification before the Board of Zoning
Adjustment

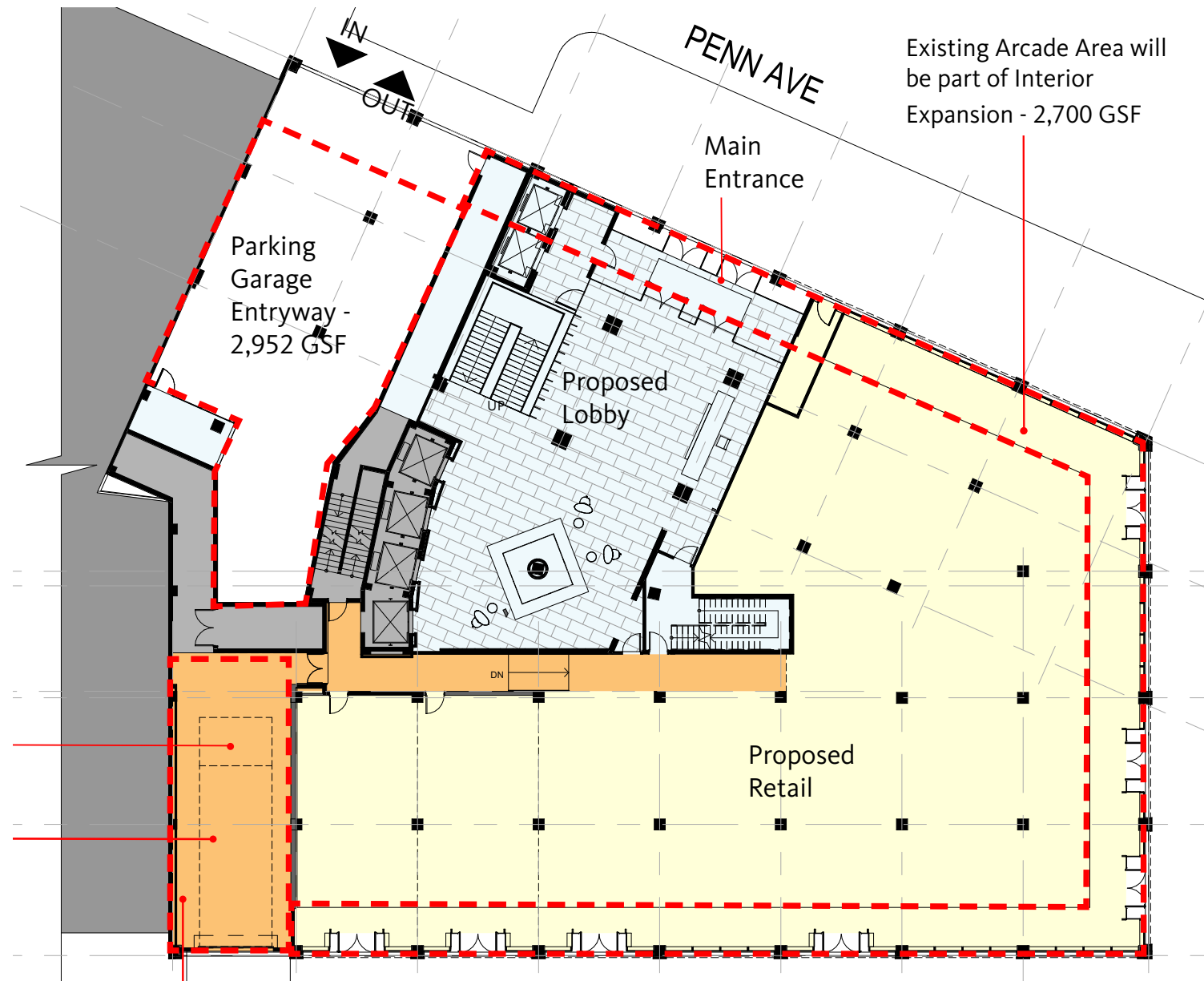
October 21, 2019



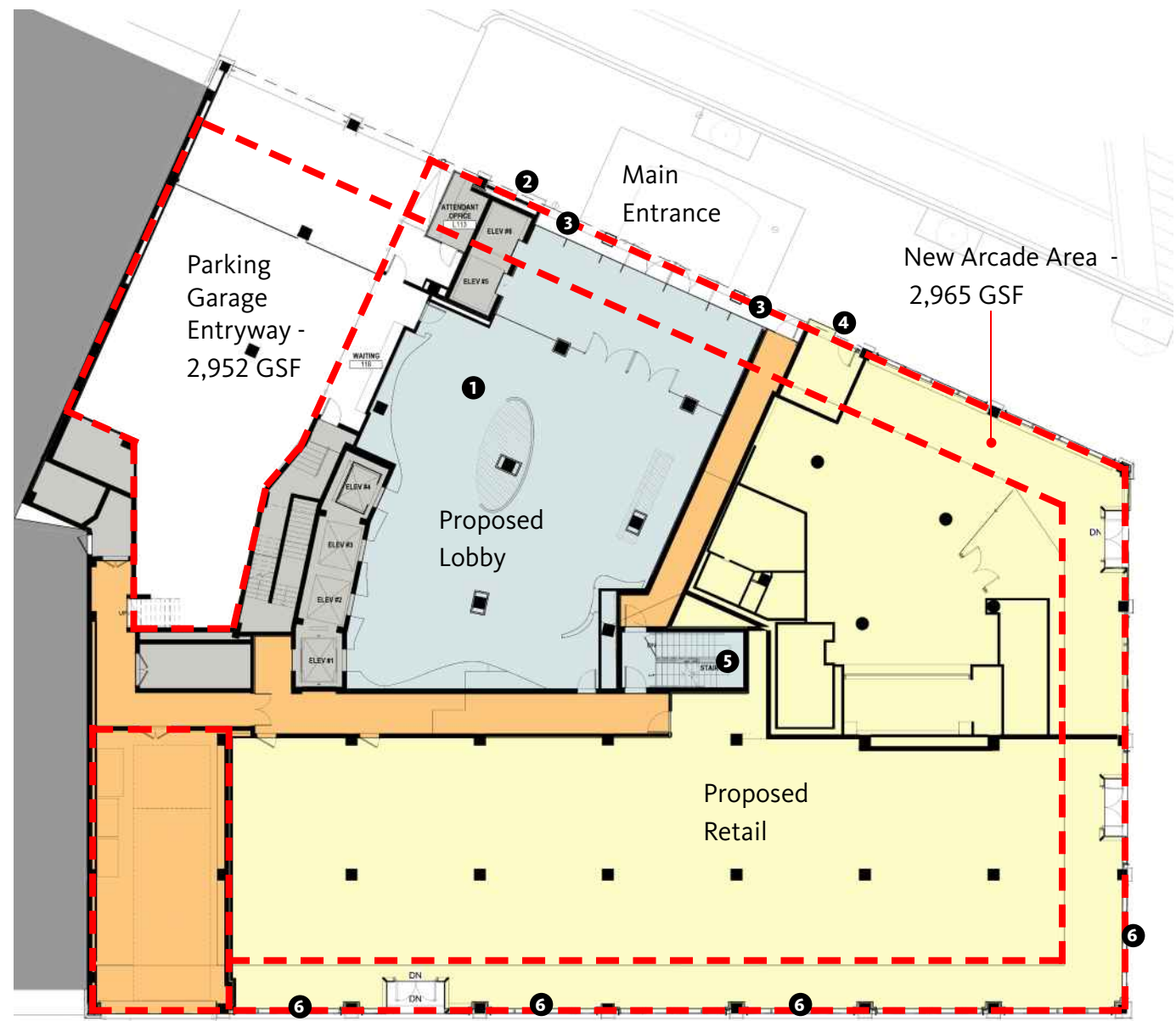
Board of Zoning Adjustment
District of Columbia
CASE NO. 2019-0003
EXHIBIT NO. 3B

Floor Plan Diagram - Ground Level

Approved



Proposed

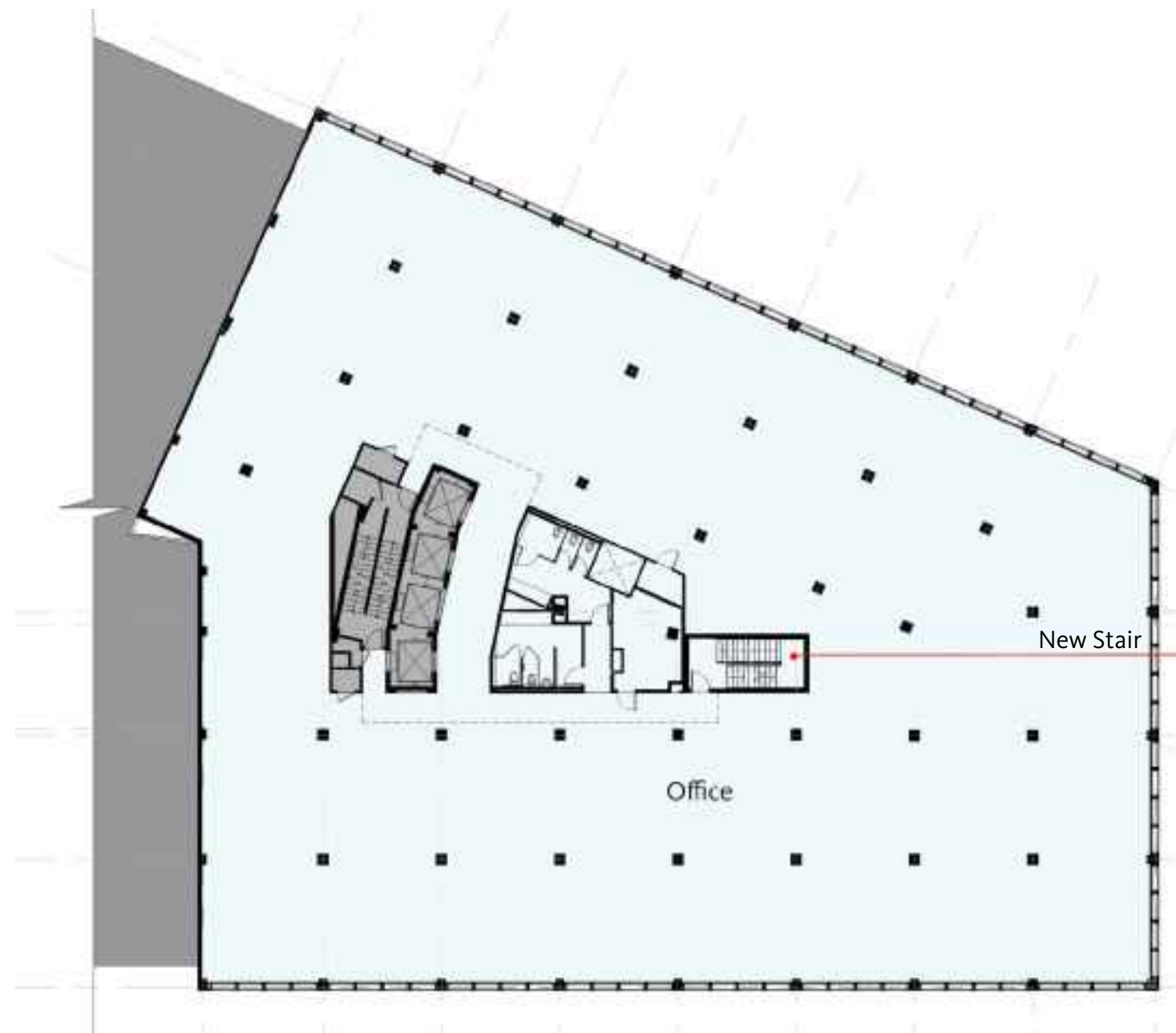


General Note: All proposed floor plans, layouts, square footage, and renderings are illustrative and are subject to modification during permit review.

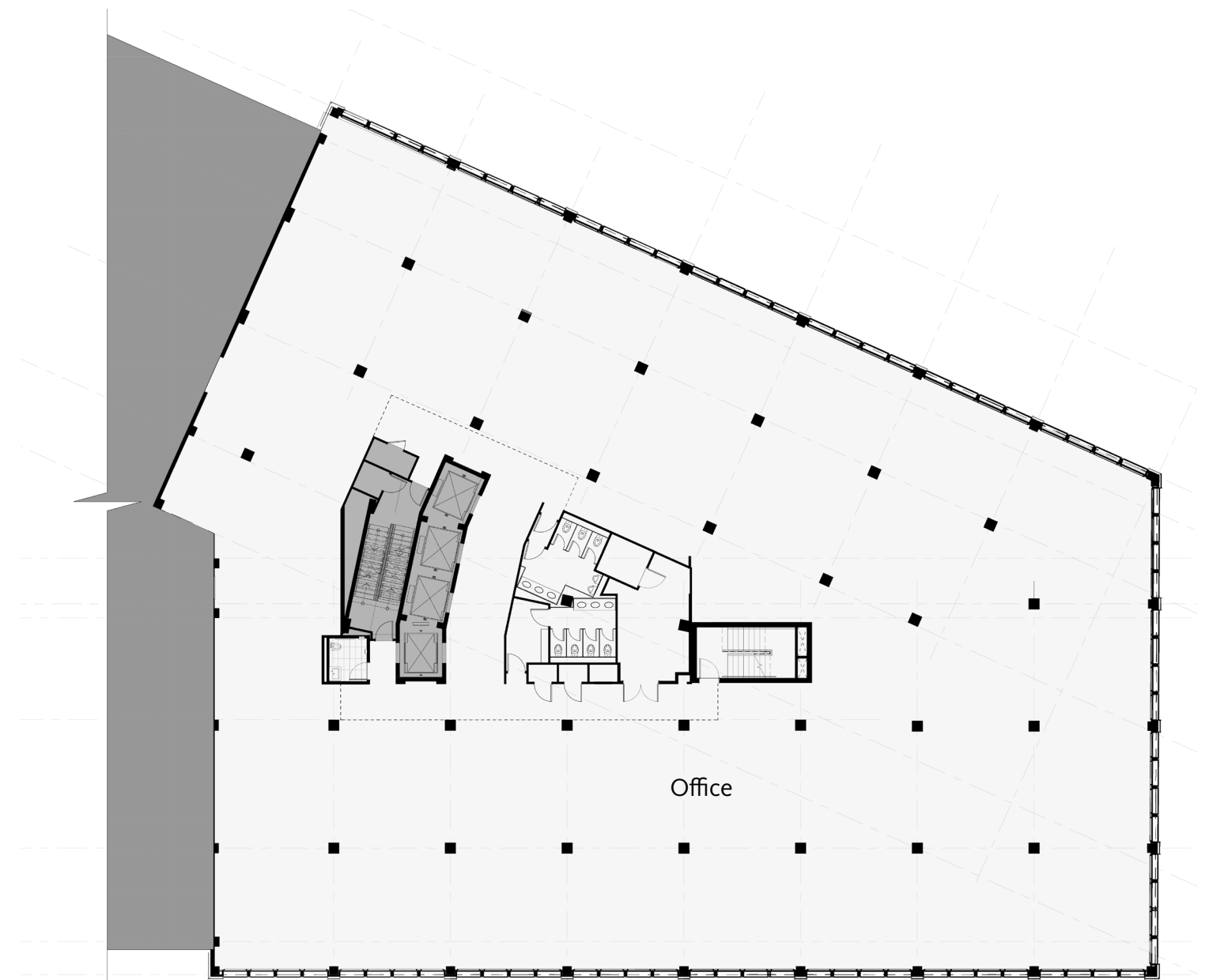
- 1 - Internal lobby stair removed
- 2 - Elevators moved roughly 2" east to coordinate with existing footings
- 3 - Main entrance glazing widened to include shuttle elevator lobby and egress corridor
- 4 - Fire command center revised to code-required dimensions
- 5 - Egress stair shifted slightly and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

Floor Plan Diagram - Level 2 to Level 8

Approved



Proposed



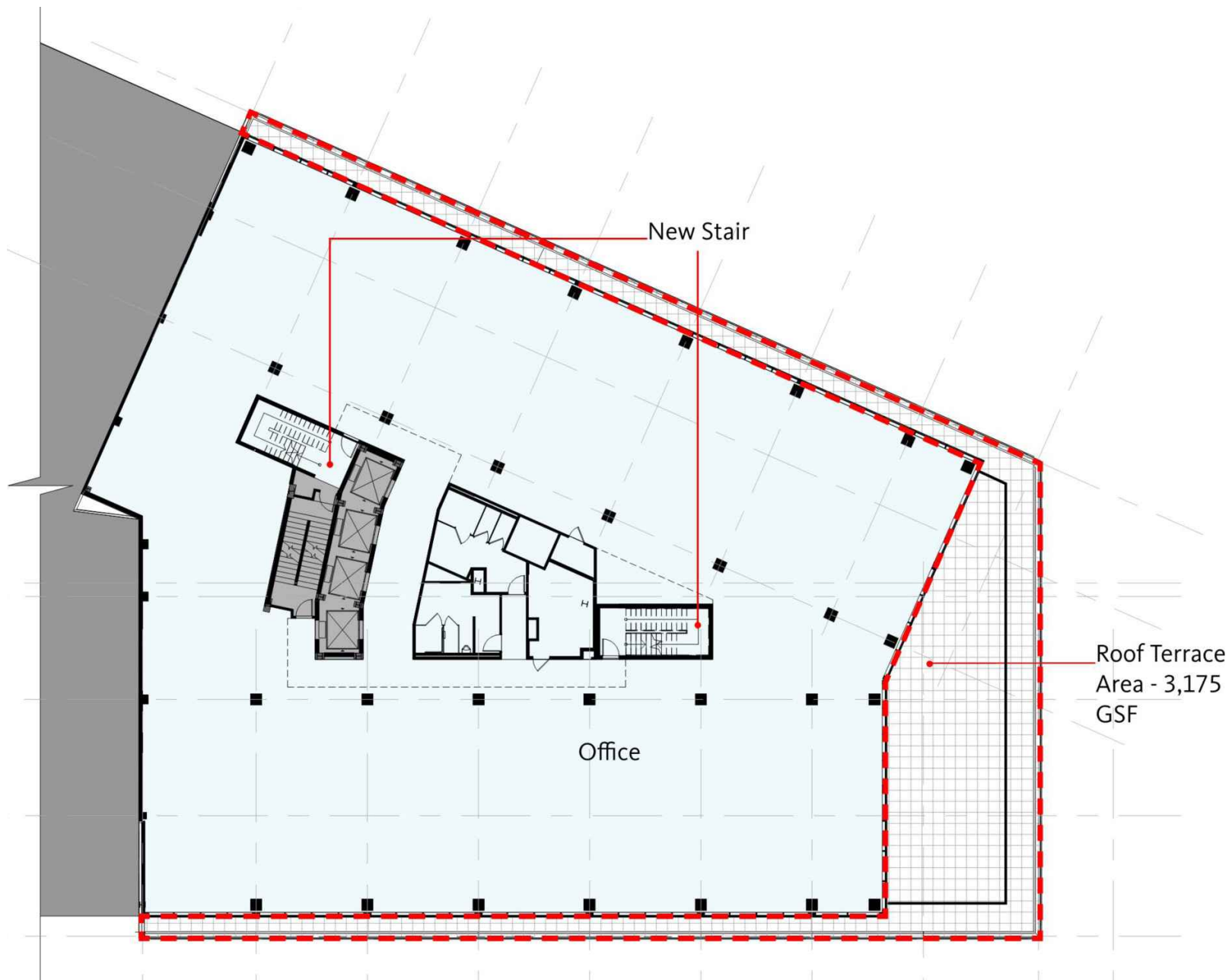
General Note: All proposed floor plans, layouts, square footage, and renderings are illustrative and are subject to modification during permit review.

No exterior revisions compared to approved plan.

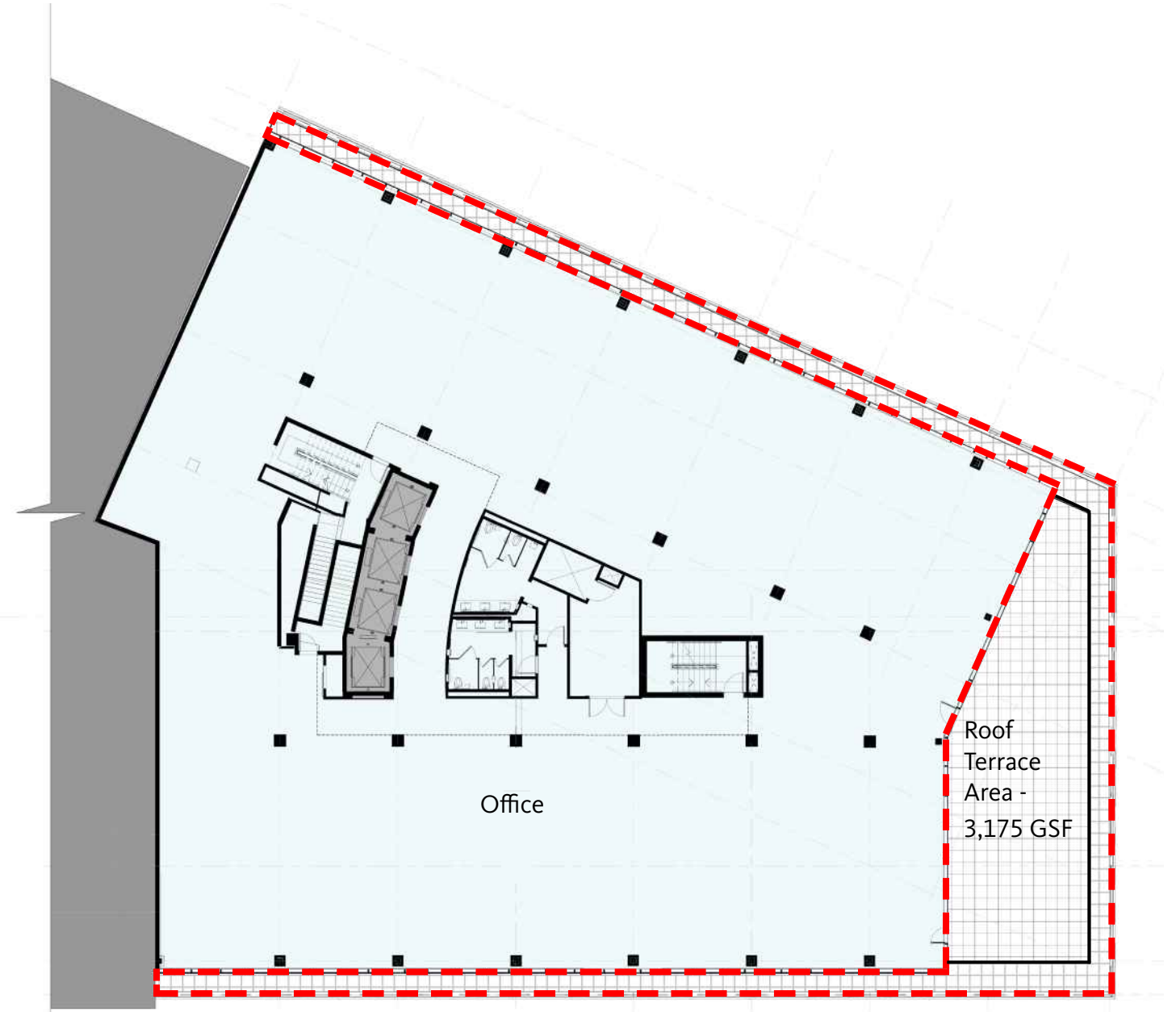
Interior revisions limited to minor changes to core layout to accommodate existing utility services to remain, new services, and ADA.

Floor Plan Diagram - Level 9

Approved



Proposed



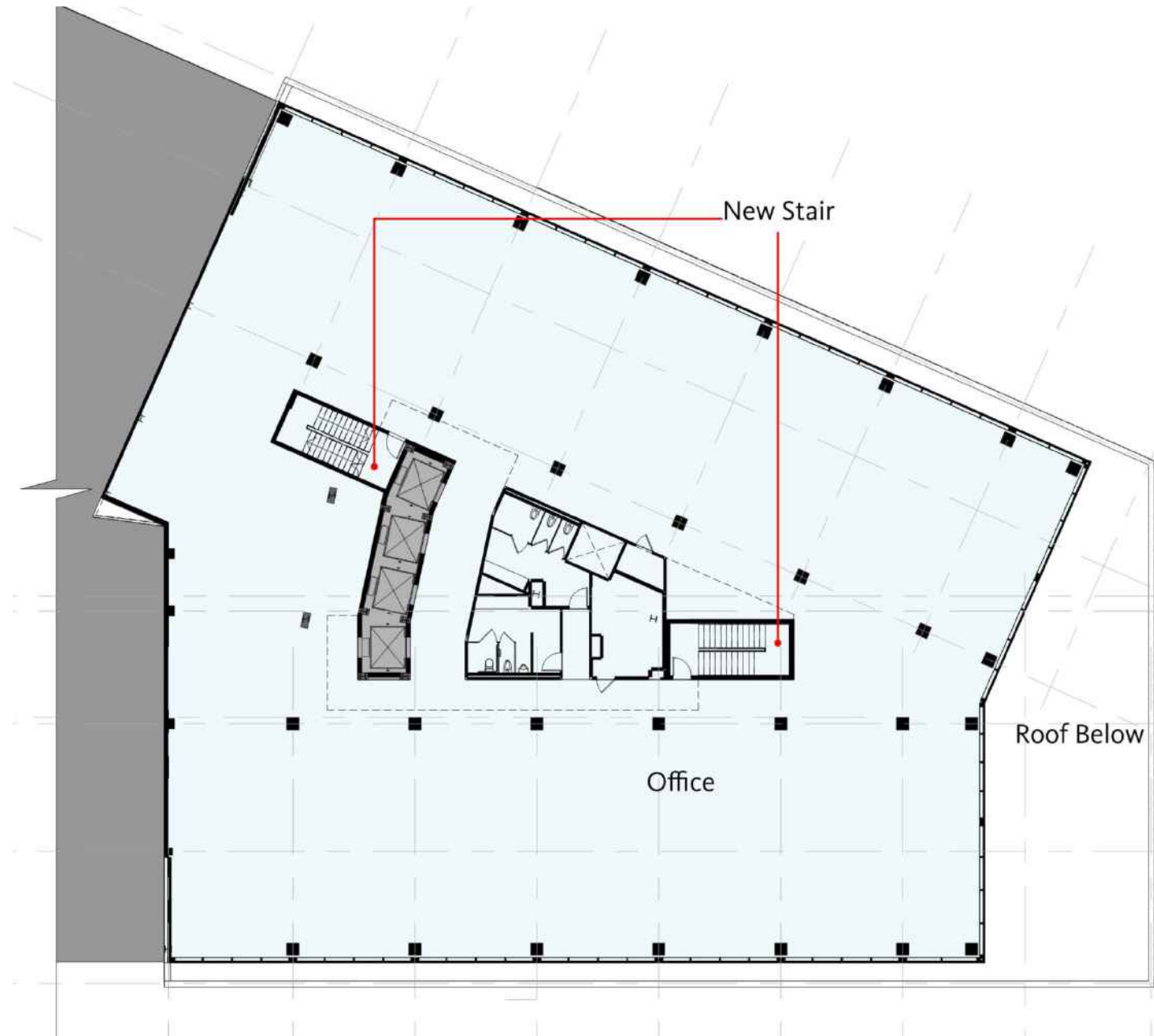
General Note: All proposed floor plans, layouts, square footage, and renderings are illustrative and are subject to modification during permit review.

Exterior Revisions limited to facade treatments to satisfy CFA commentary and addition of doors to satisfy egress requirements from Roof Terrace.

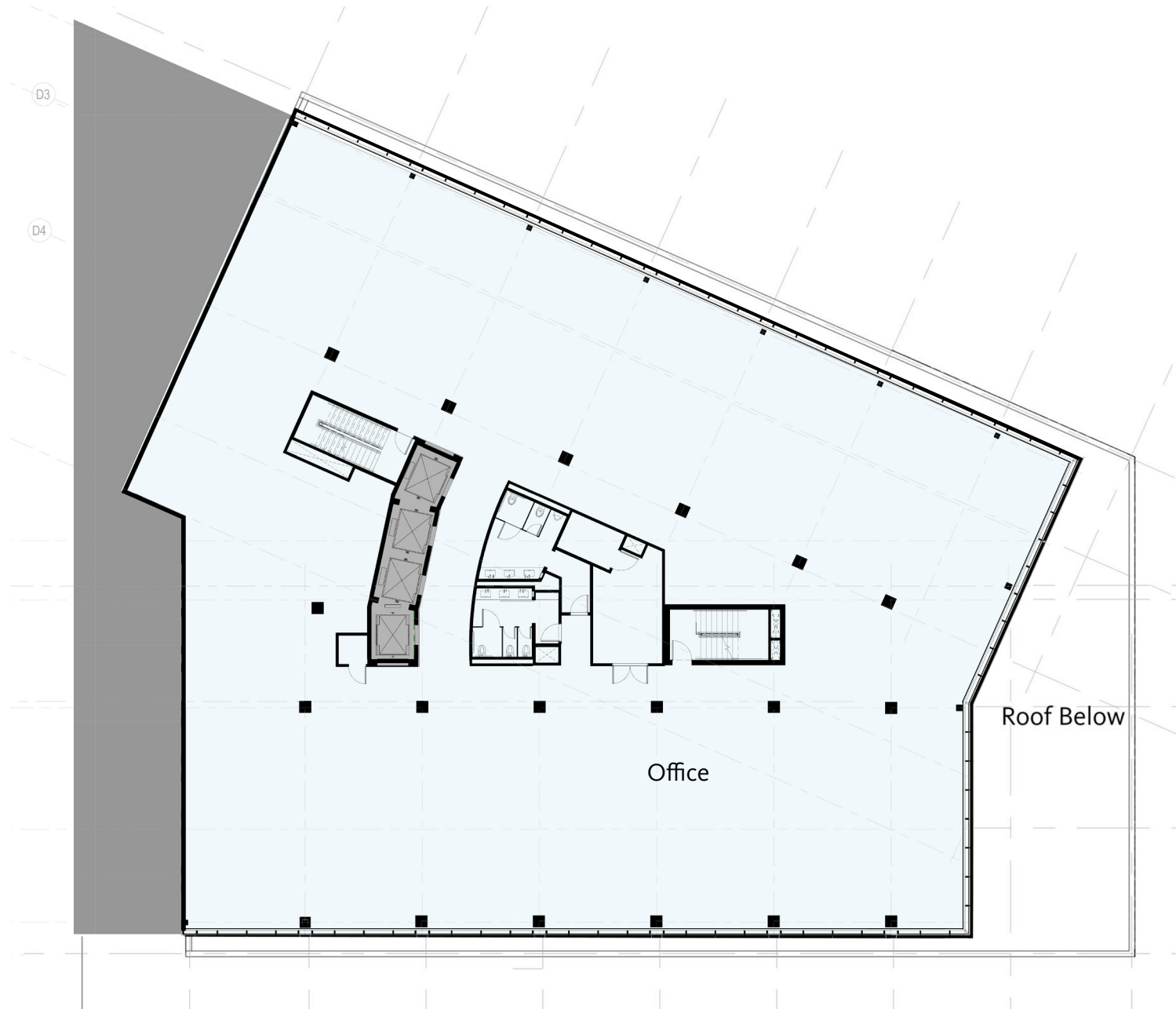
Interior revisions limited to minor changes to core layout to accommodate existing utility services to remain, new services, and ADA.

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

Approved



Proposed

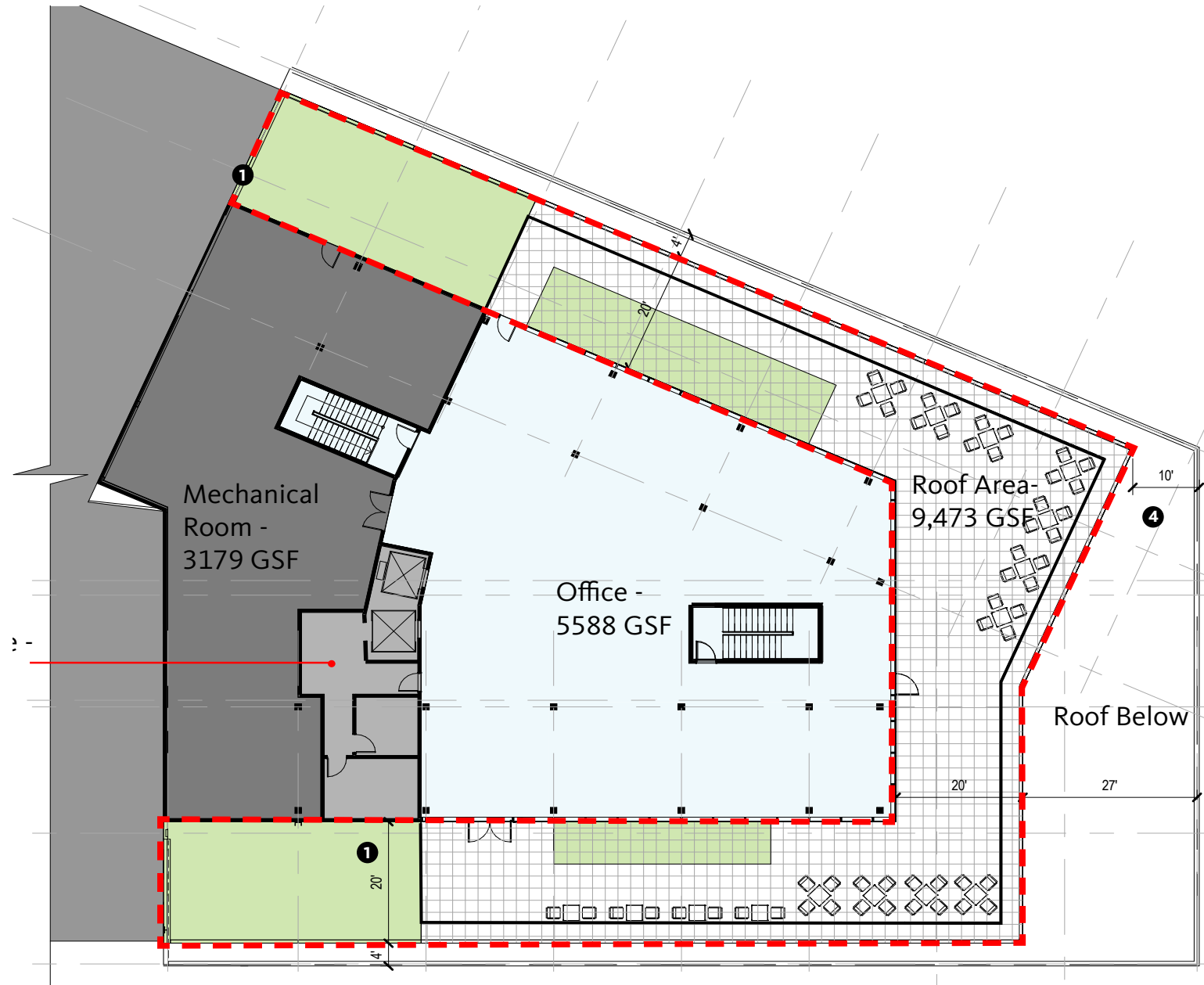


General Note: All proposed floor plans, layouts, square footage, and renderings are illustrative and are subject to modification during permit review.

Exterior Revisions limited to facade treatments to satisfy CFA commentary.

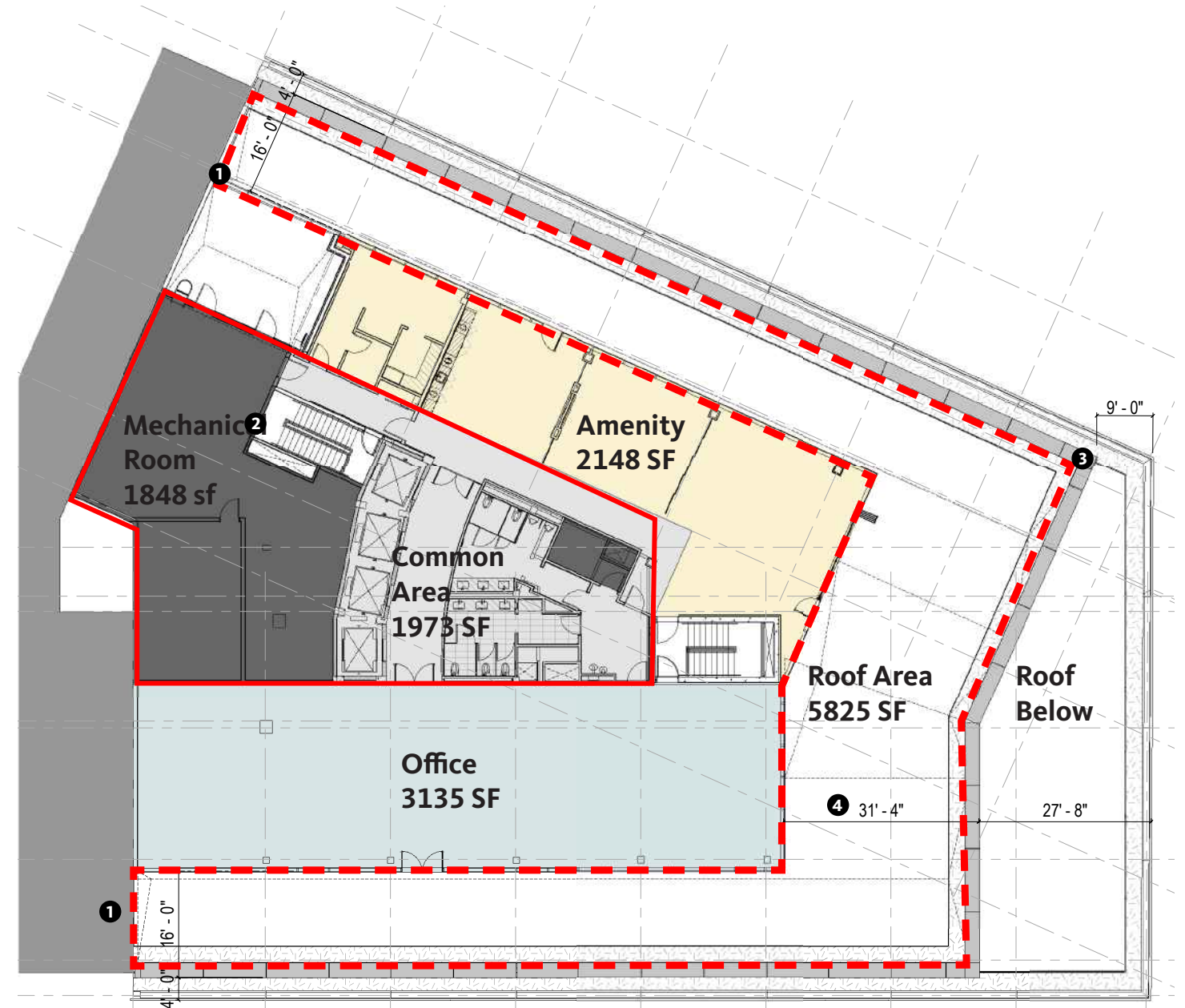
Interior revisions limited to minor changes to core layout to accommodate existing utility services to remain, new services, and ADA.

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 16' for the perimeter amenity and office areas, with a height of 20' for the interior mechanical and common areas.
- 3 - Setback of outdoor terrace reduced by 1'.
- 4 - Butterfly form introduced at east end and setback dimensions increased

Interior Revisions:

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

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