

1210|Van Street



Penthouse Modifications

Zoning Commission ZC Case No 15-23

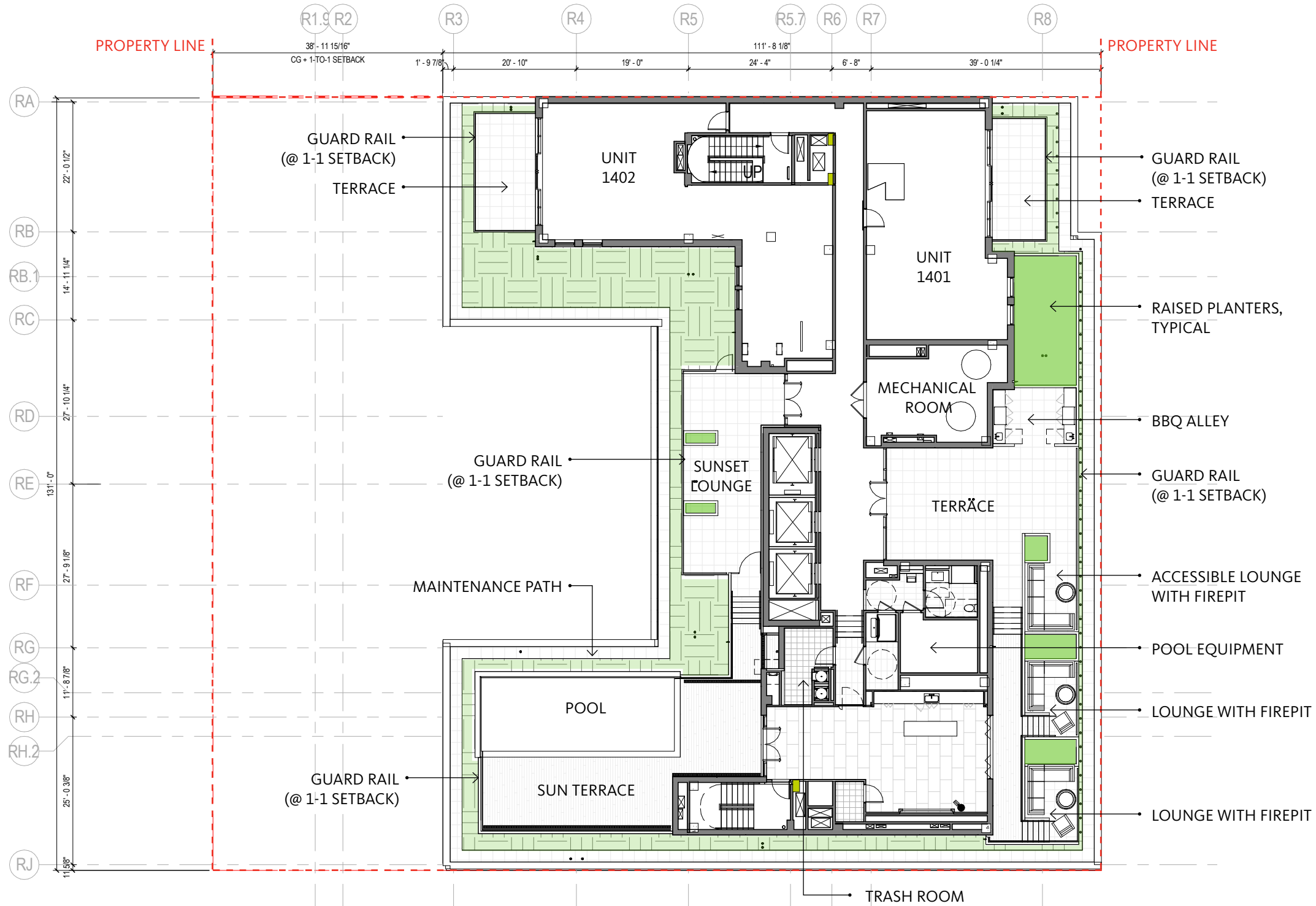
Residential Building
January 3, 2018



Gensler
ZONING COMMISSION
District of Columbia
CASE NO.15-23A
EXHIBIT NO.2B

Plan | Proposed Layout Diagram for Penthouse (Level 14)

Scale: 1" = 20'-0"



Zoning Data:

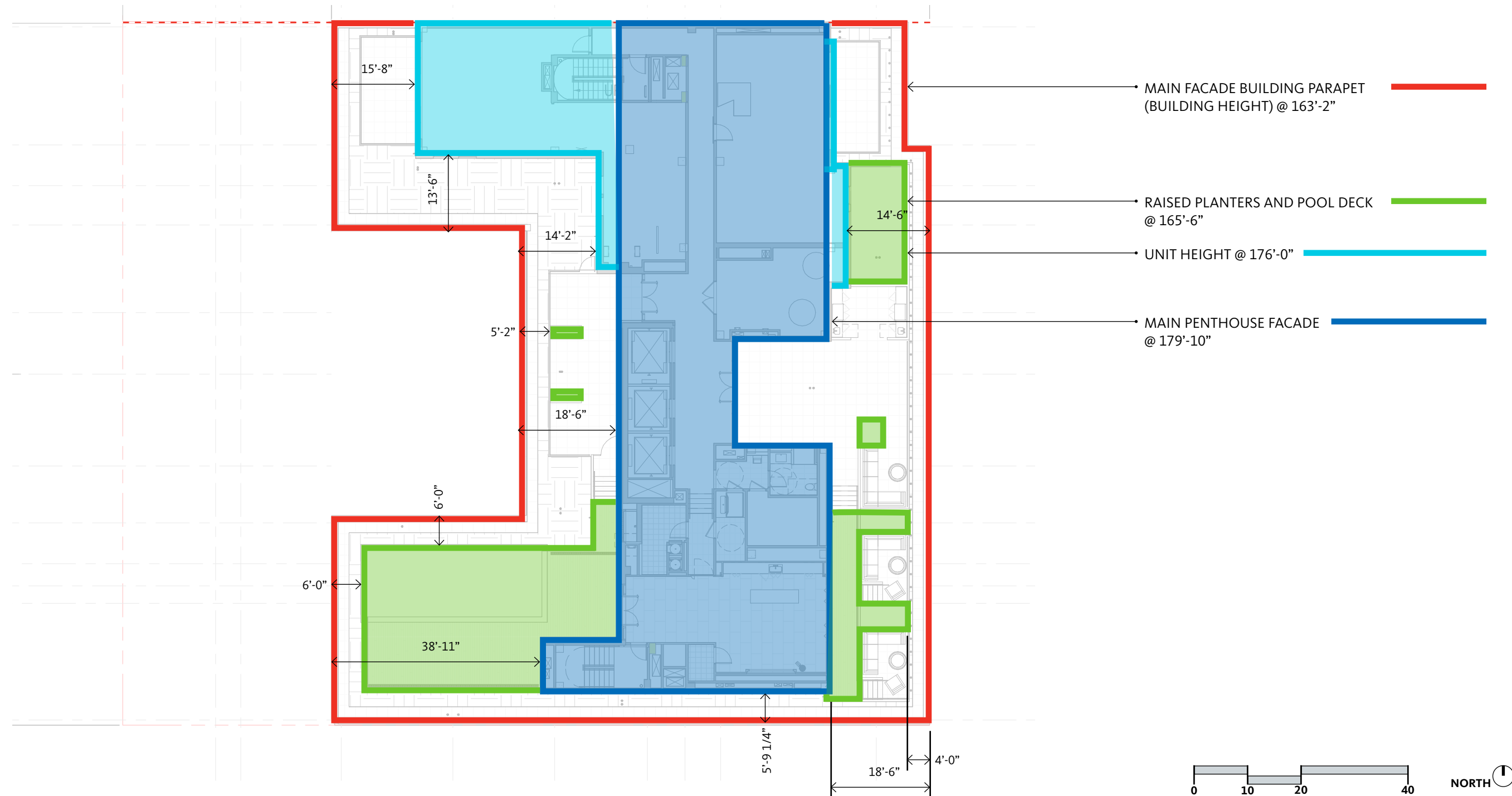
Required Green Area Ratio: 0.20
 Provided in September 9, 2015 Approval: 0.20
Provided Green Area Ratio: 0.22

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



Plan | Setback Diagram for Penthouse (Level 14)

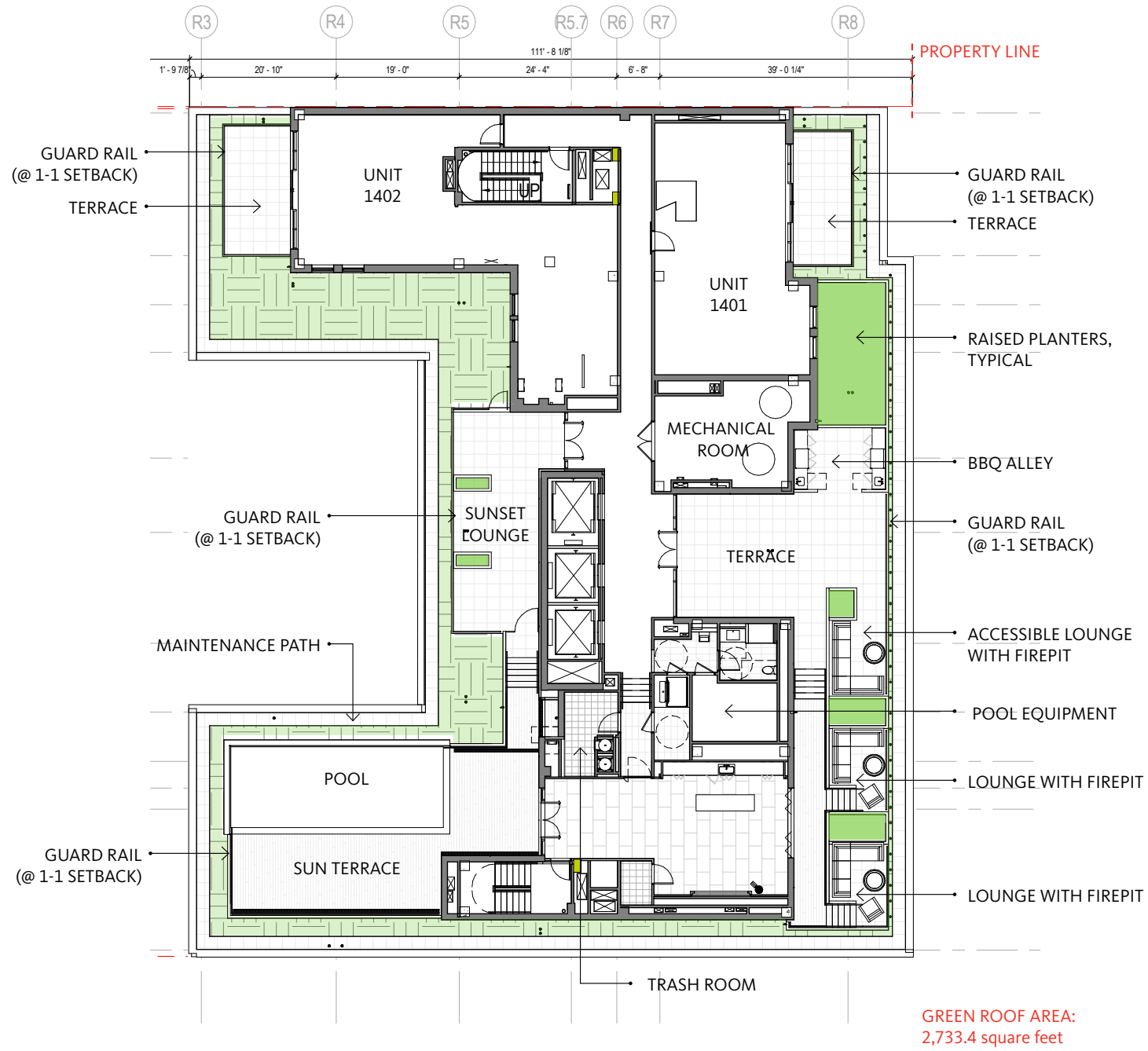
Scale: 1" = 20'-0"



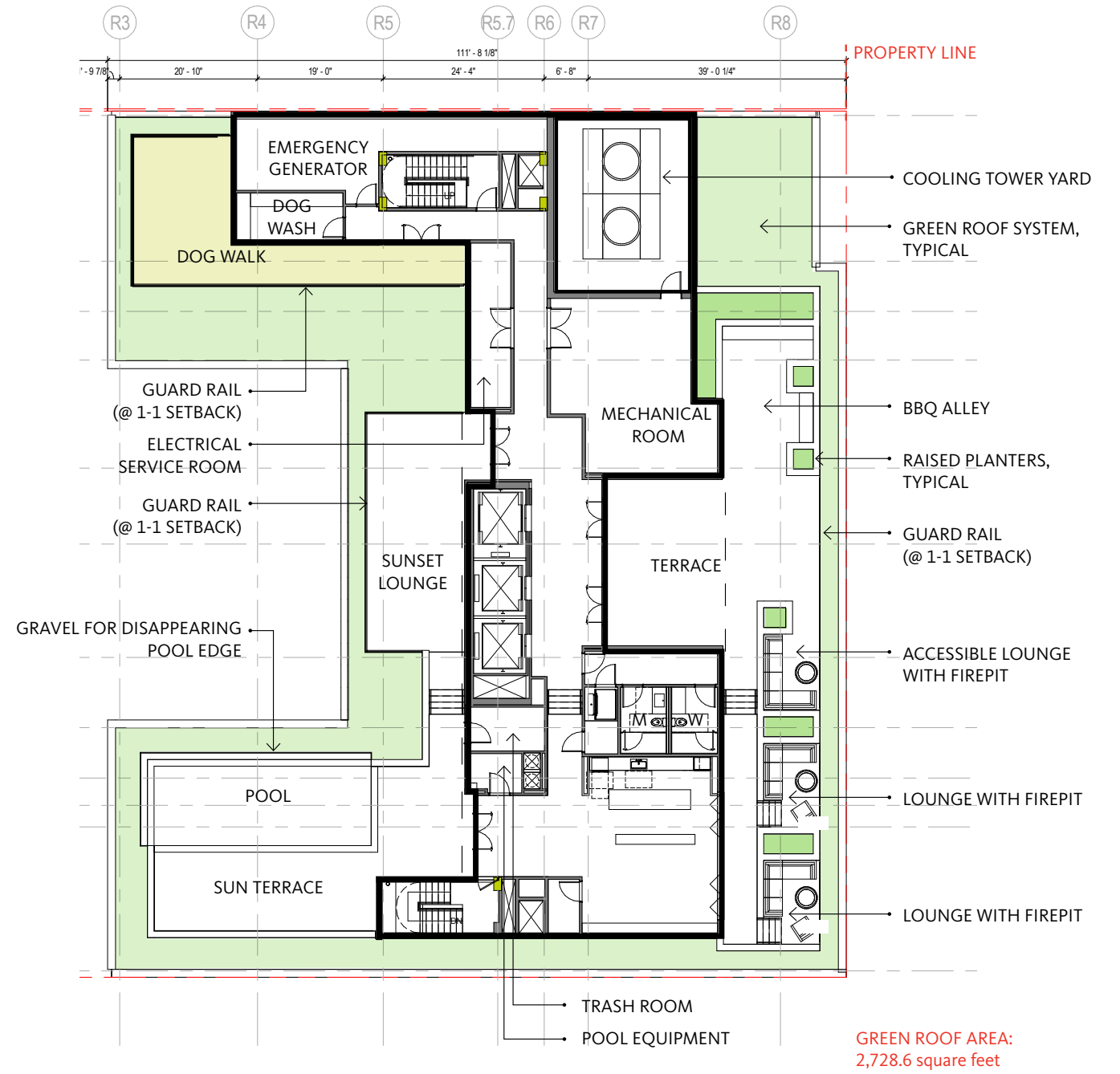
Plan | Penthouse Comparison

Not to Scale

Proposed Penthouse Plan



Approved Penthouse Plan




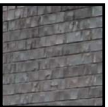




Rendering | Aerial Perspective at East Roof Terrace

Not to Scale

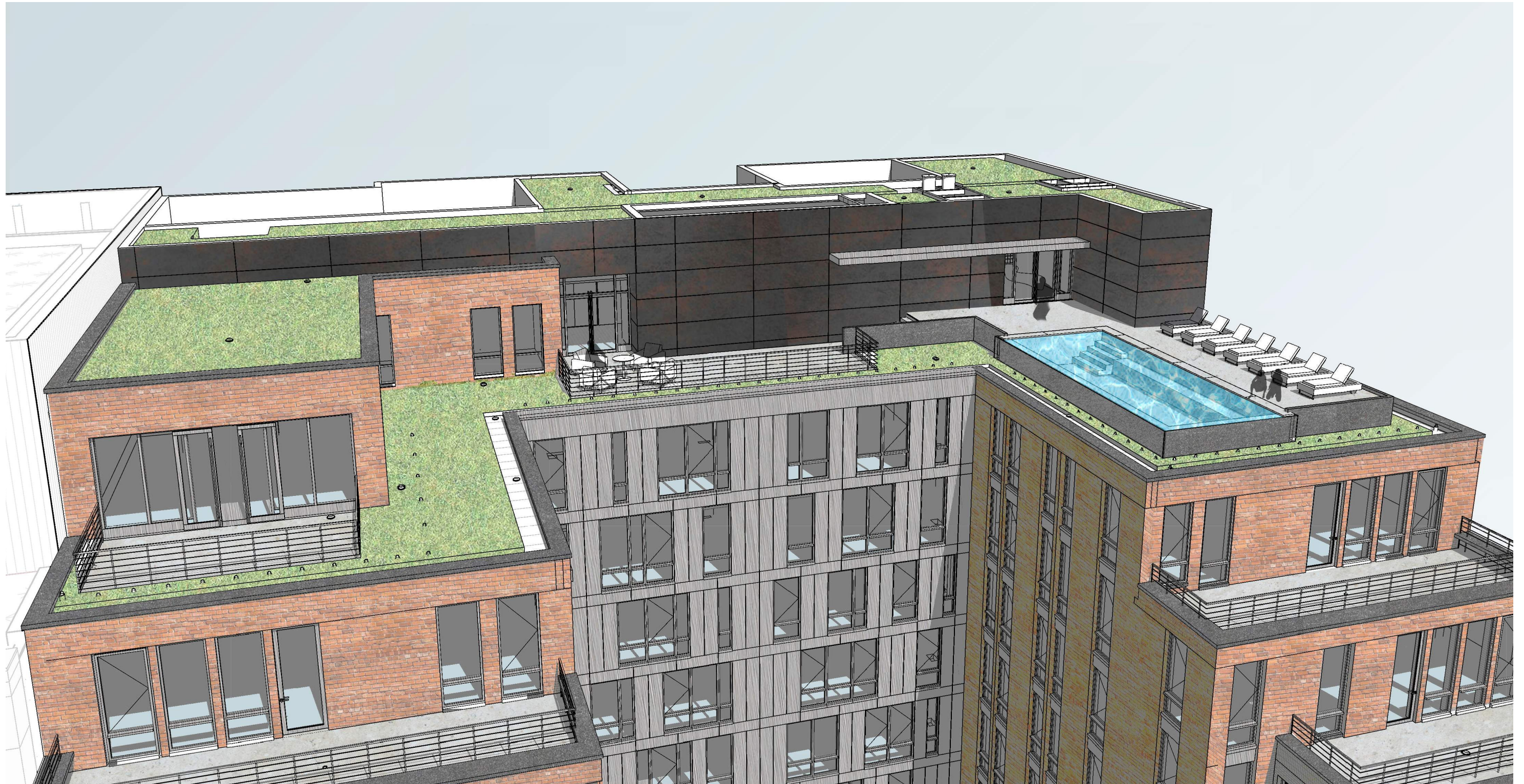


Material Legend:

	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



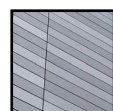
Material Legend:



Antietam Blend Brick



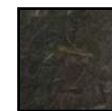
Nox Corten Tile



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



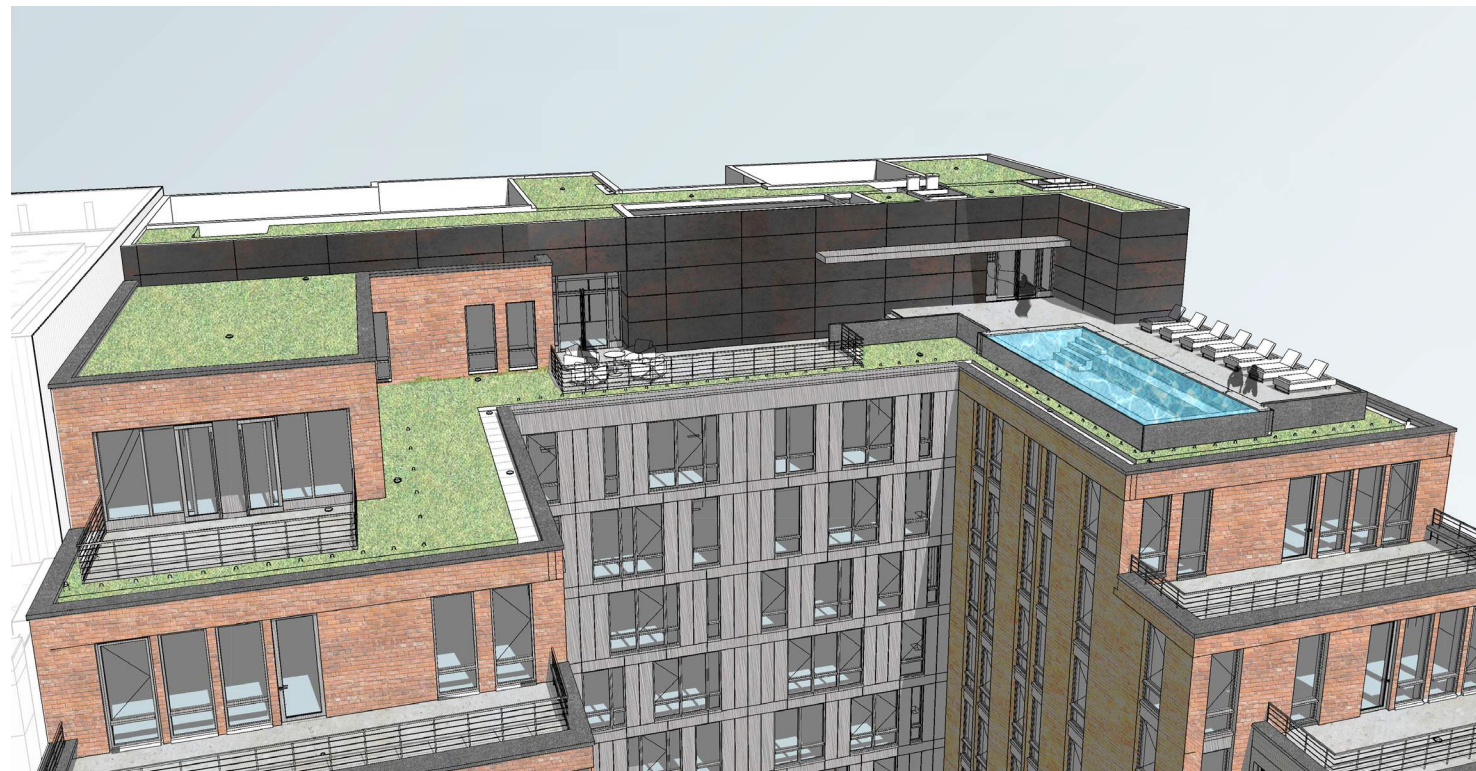
Previous Perspective



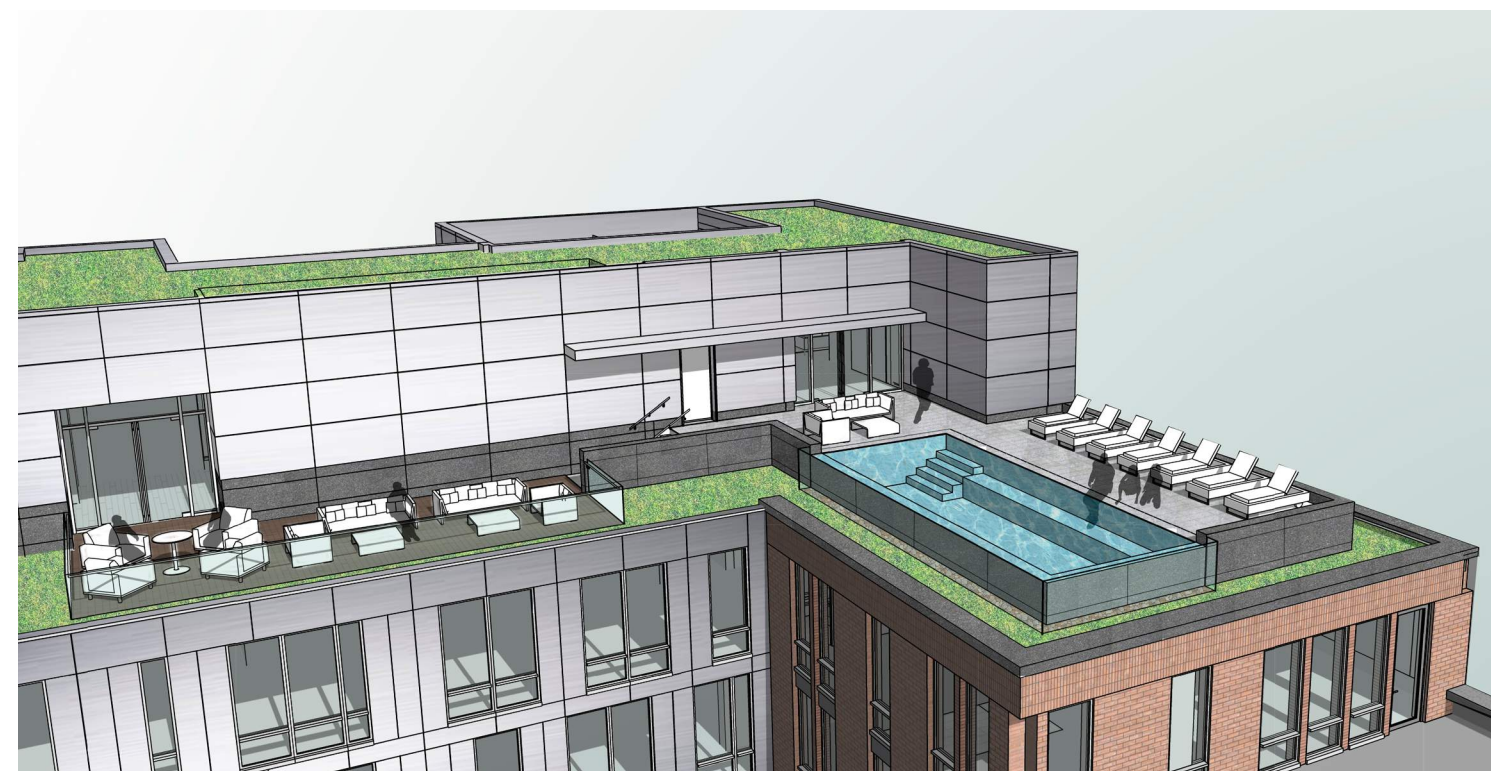
Rendering | Perspective Comparison

Not to Scale

Proposed Perspective

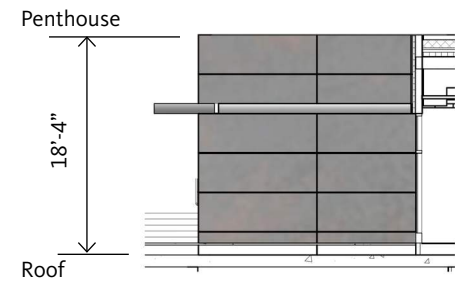


Previous Perspective



Elevations | Penthouse

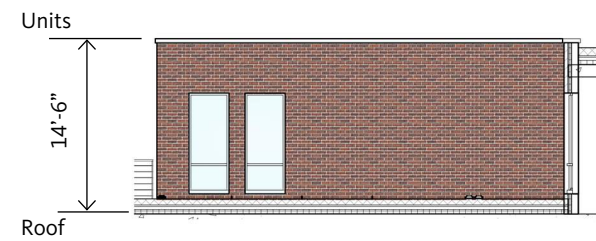
Scale: 1" = 4' - 0"



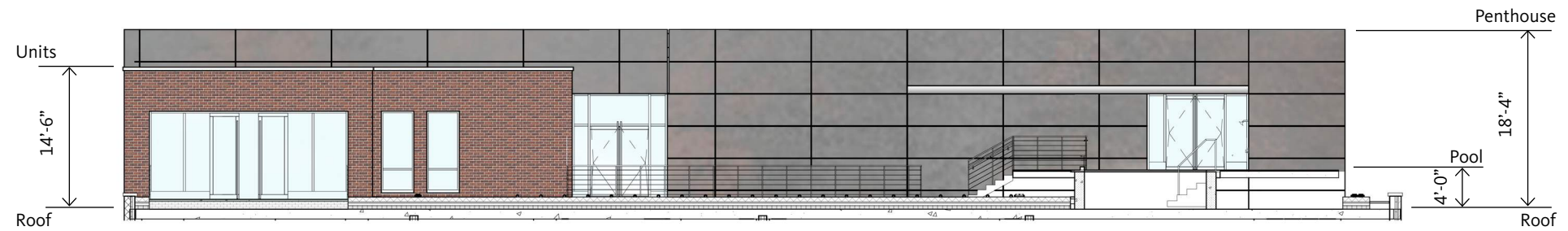
1 | South Patio Wall (Similar Opposite)



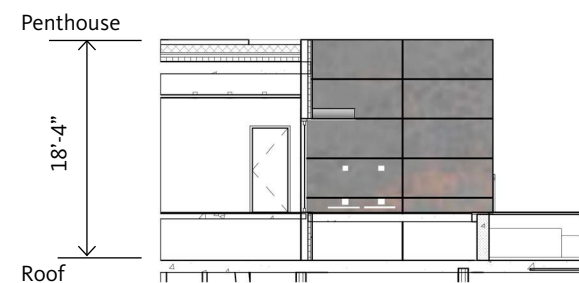
2 | East Penthouse Wall



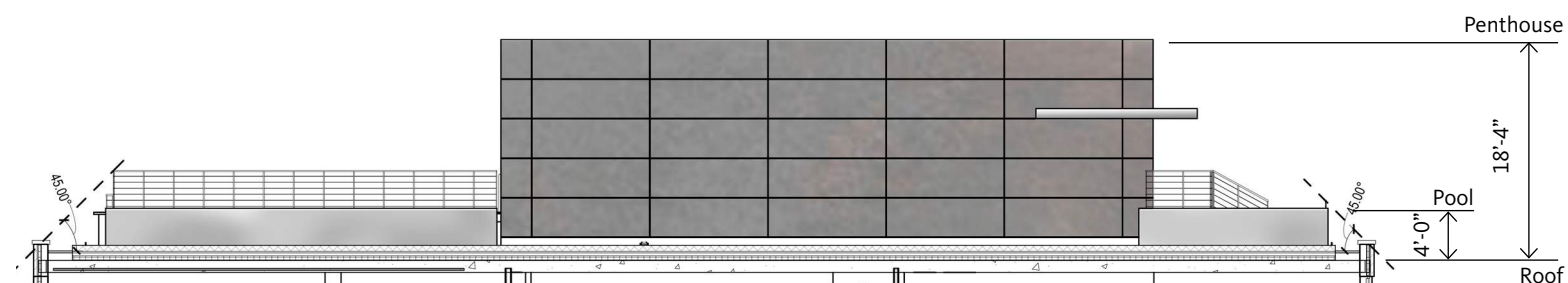
3 | North Return Wall



4 | West Penthouse Wall

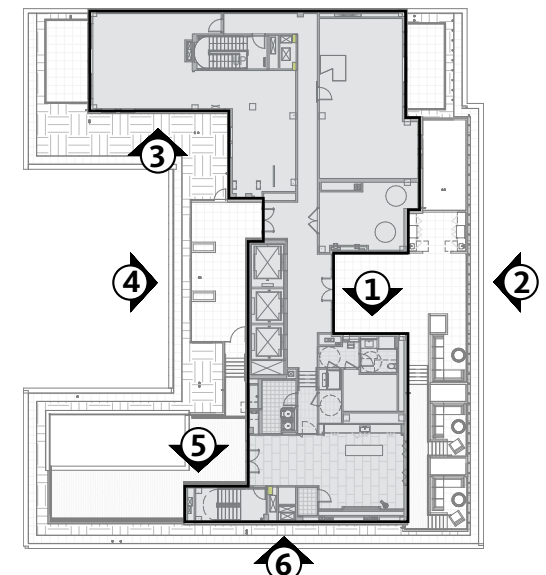


5 | South Return Wall



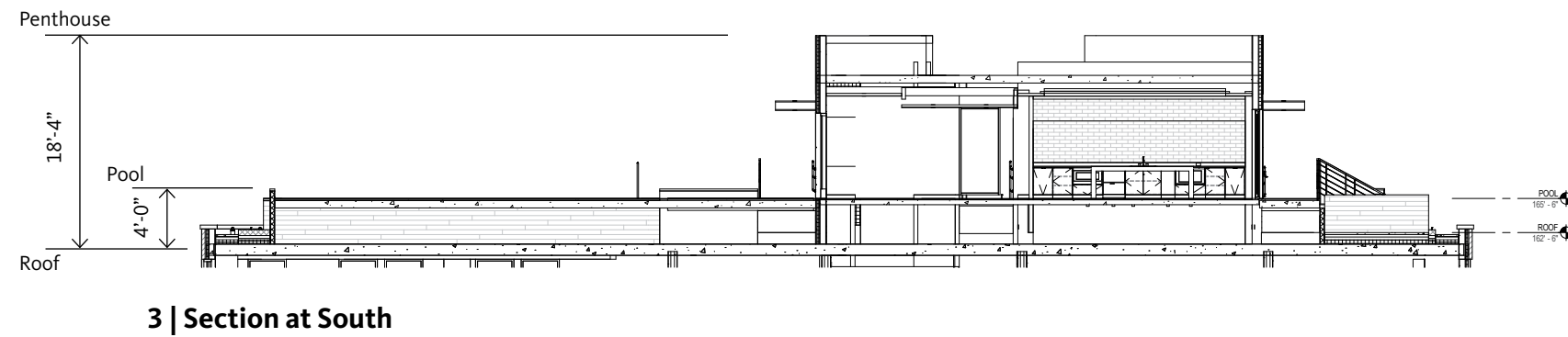
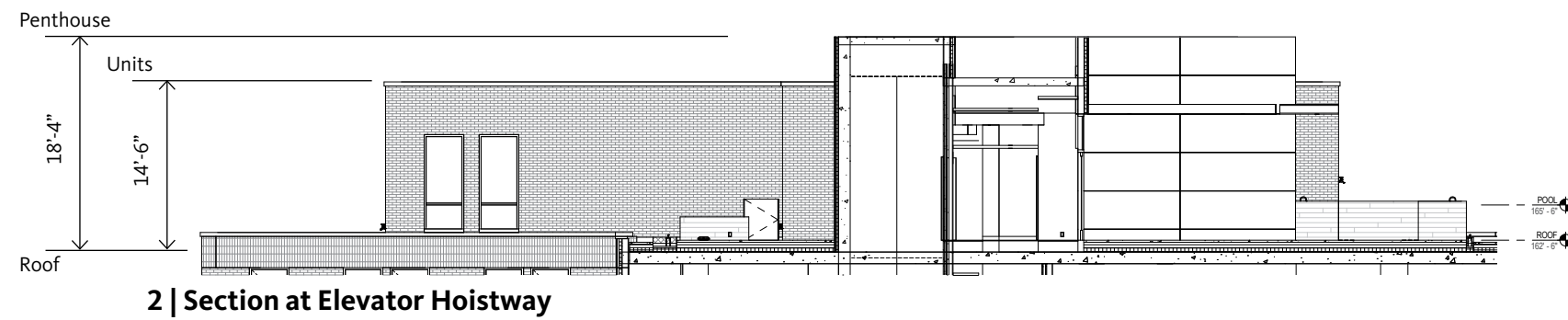
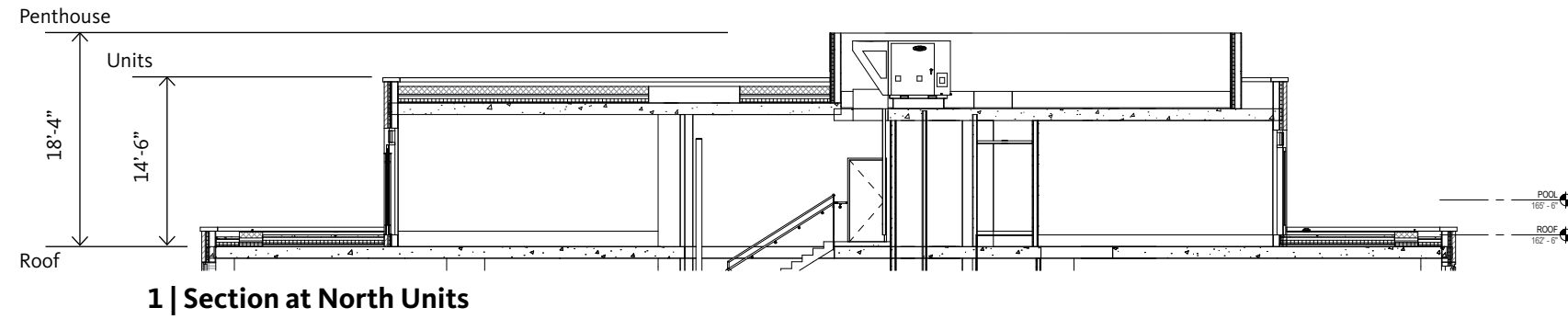
6 | South Penthouse Wall

Penthouse Elevation Key Plan



Sections | Penthouse

Scale: 1" = 4' - 0"



Penthouse Section Key Plan

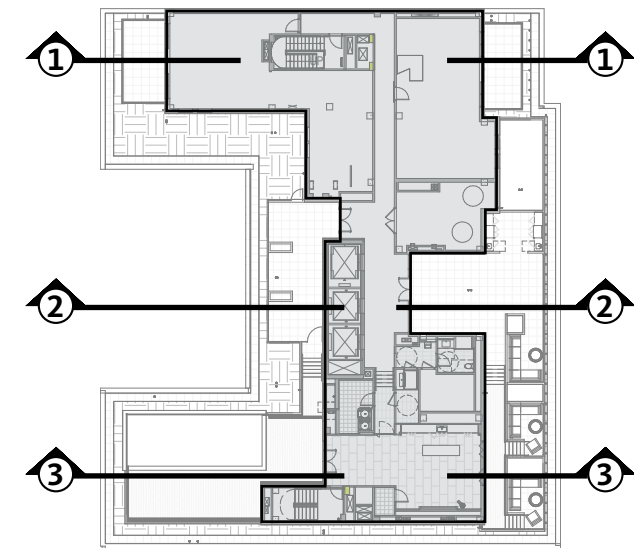
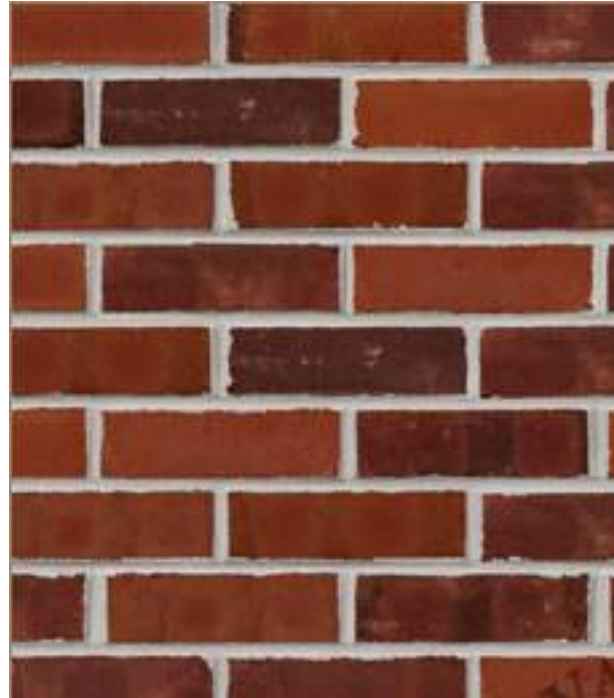


Diagram | Material Palette at Building Exterior

Not to Scale

Brick | Antietam Blend at Main Facades



Brick | Manganese Artisan at Townhouses



Tile | Nox Corten at Penthouse



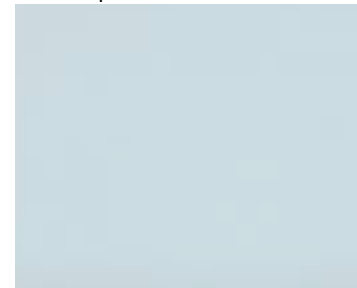
Granite | Virginia Mist Walls and Accents



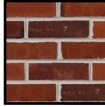

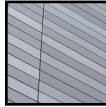



Metal | Panel System with Color Variation



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)