

# Holland & Knight

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## **VIA EMAIL**

September 28, 2018

Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 210  
Washington, DC 20001

**Re: Penthouse Plans for Zoning Administrator Minor Modification Request  
Z.C. Order 15-27 – Building C-1**

Dear Members of the Commission:

On September 17, 2018, the Zoning Administrator submitted a memorandum to the Zoning Commission indicating his approval of minor modifications to the architectural drawings approved for Building C-1 in Z.C. Order No. 15-27 (Exhibit 83). As part of his review, the Zoning Administrator approved an increase in height of a portion of Building C-1's penthouse from 15 feet to 20 feet. Other portions of the penthouse were already approved at 20 feet, and the new 20-foot portion of the penthouse would be setback significantly more than 1:1 (a minimum setback dimension of 36 feet).

The Zoning Administrator's memorandum to the Zoning Commission (Ex. 83) did not include the approved and proposed penthouse drawings. Earlier today (September 28, 2018), the Office of Planning called us to request that we file the penthouse drawings approved by the Zoning Administrator as a minor modification and described in the Zoning Administrator's memorandum to the Commission. Because the case record is closed, Office of Zoning staff recommended that we submit the requested drawings via email. A copy has already been sent to the Office of Planning.

If you have any questions, please do not hesitate to have staff contact us.

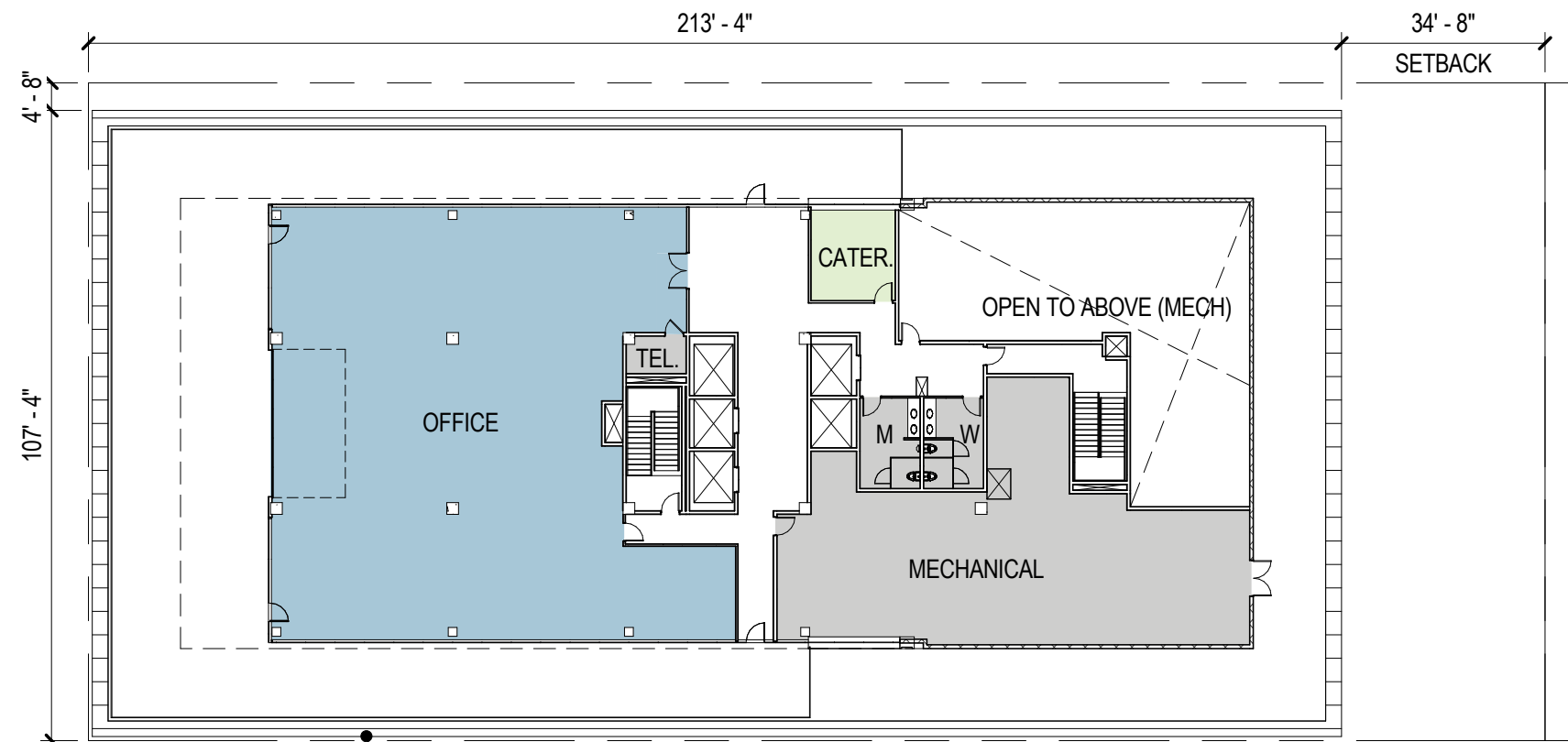
Respectfully,

HOLLAND & KNIGHT LLP

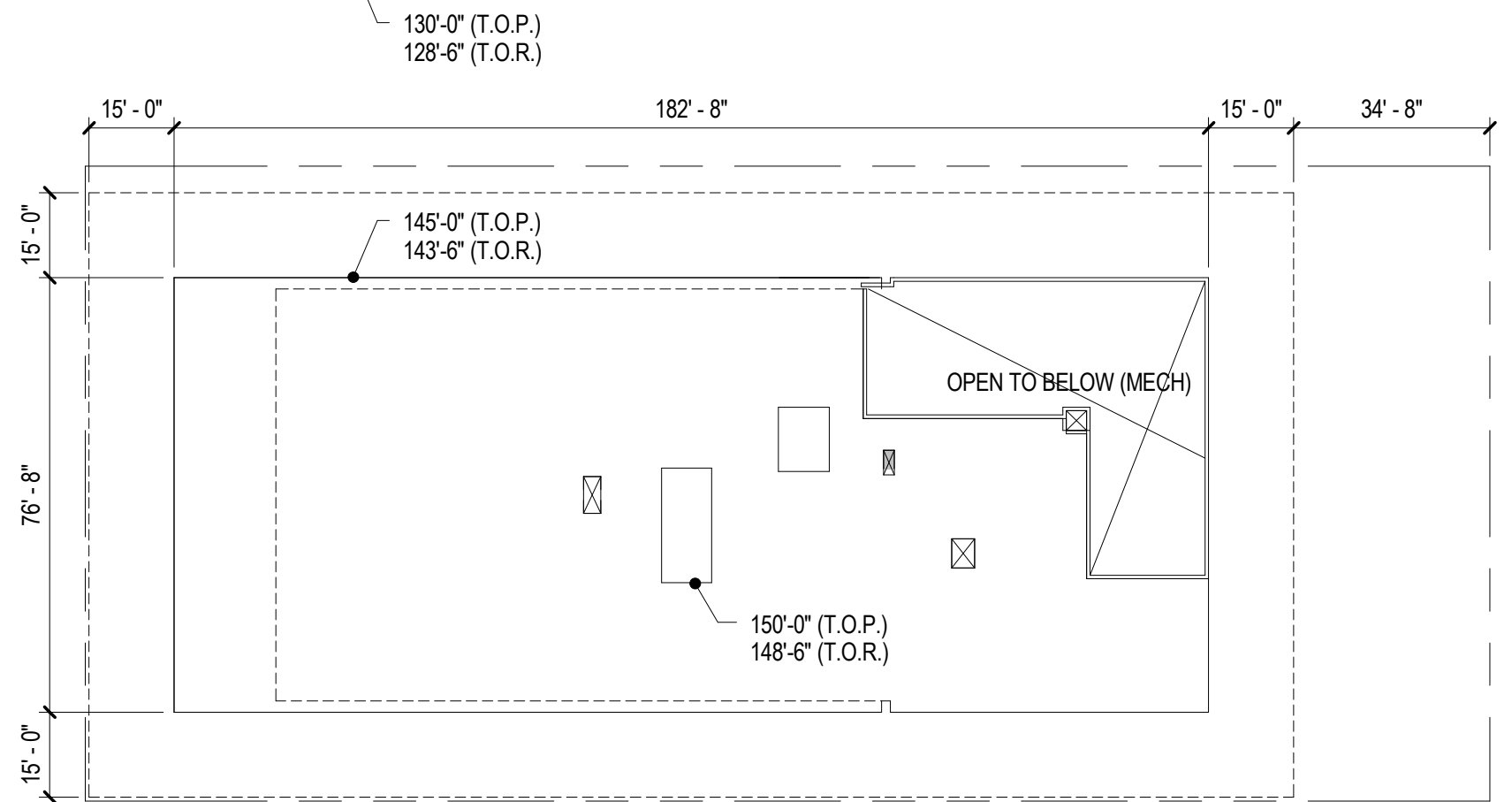


Norman M. Glasgow, Jr.  
Jessica R. Bloomfield

# **APPROVED PLANS**



PENTHOUSE PLAN



PENTHOUSE ROOF PLAN

BUILDING C-1 PENTHOUSE FLOOR PLANS

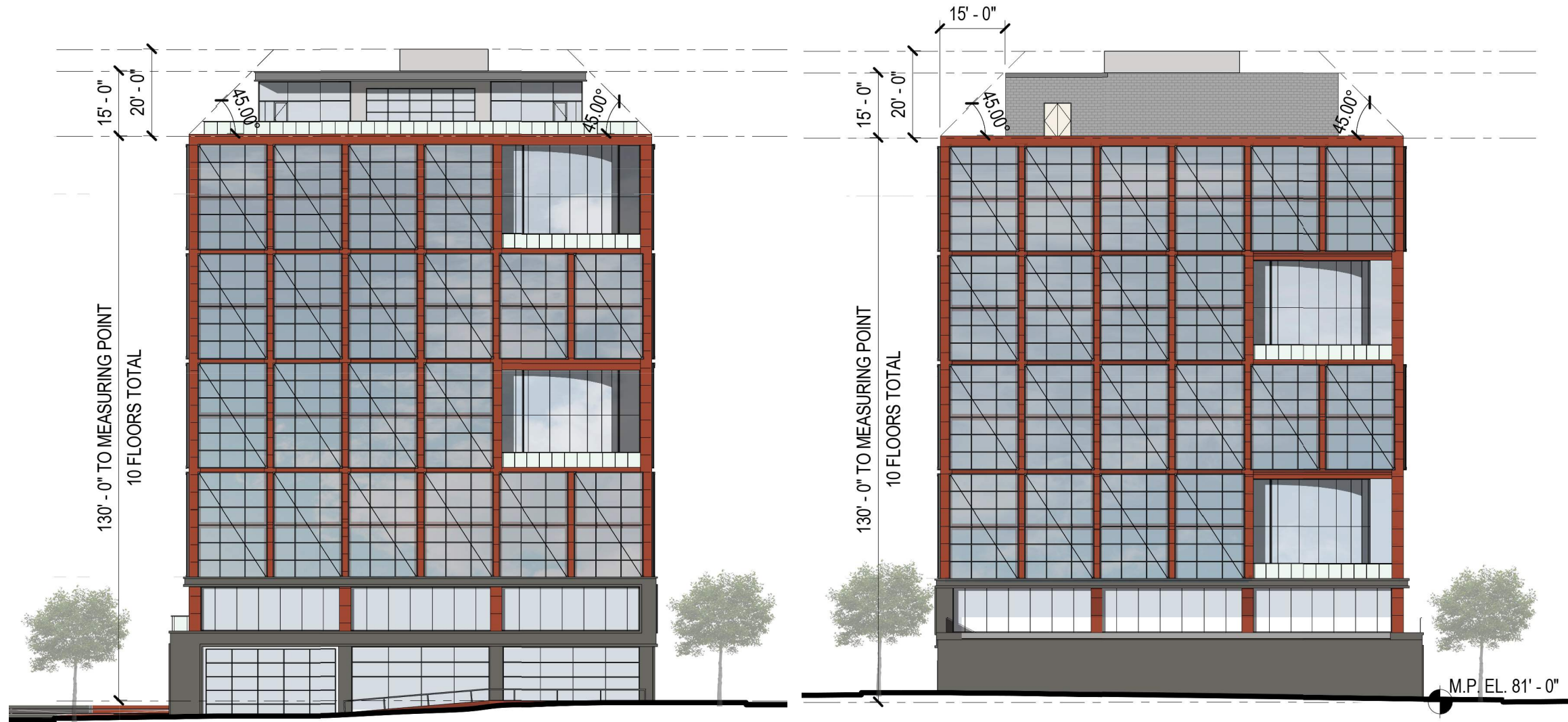
SCALE: 1" = 30'-0"

DECEMBER 23, 2016

**NOTE:**  
 REFER TO OVERALL ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.  
 THE EXTERIOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSE ONLY.  
 ALL RETAIL STOREFRONT, INCLUDING TENANT AWENINGS, CANOPIES AND SIGNAGE ARE SUBJECT TO TENANT MODIFICATION.  
 THE APPLICANT REQUESTS FLEXIBILITY TO VARY THE FINAL SELECTION OF EXTERIOR MATERIALS, BUT WILL MAINTAIN THE DESIGN INTENT AND GENERAL LEVEL OF QUALITY. COLOR RANGE AND TYPE OF MATERIALS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION AND DESIGN DEVELOPMENT.



KEY PLAN



SOUTH ELEVATION - 1

NORTH ELEVATION - 2

DECEMBER 23, 2016

SCALE: 1" = 30'-0" "

BUILDING C-1 ELEVATIONS

**NOTE:**

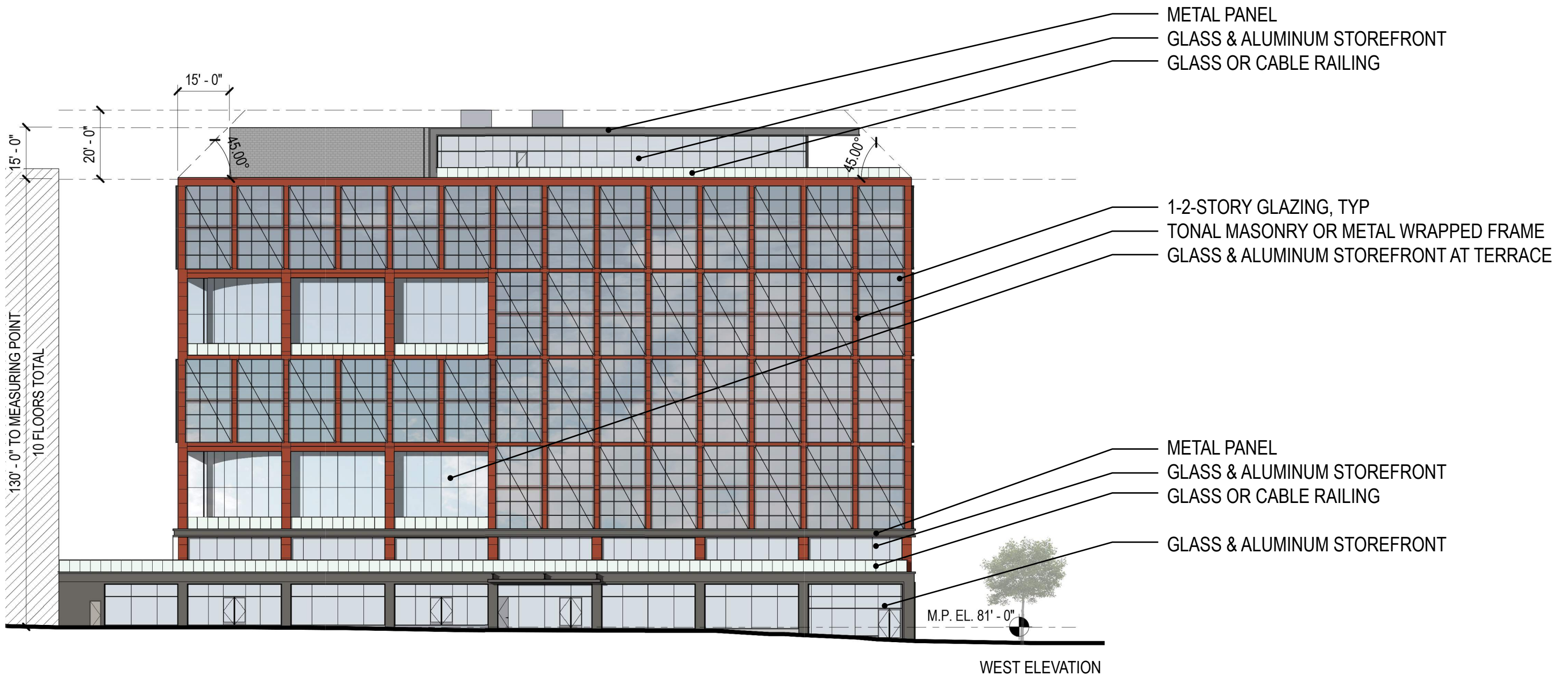
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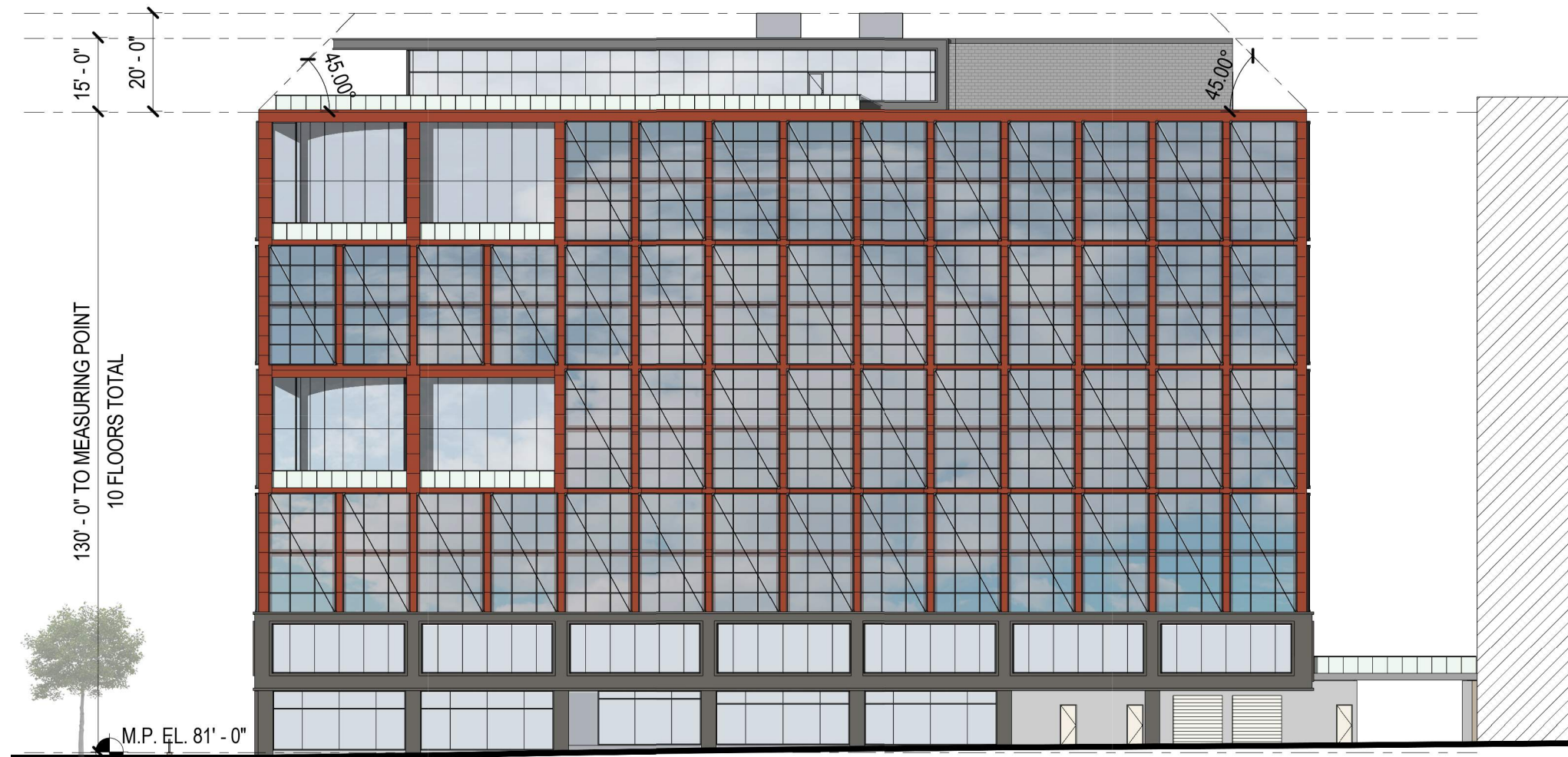
KEY PLAN



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KEY PLAN



EAST ELEVATION

DECEMBER 23, 2016

SCALE: 1" = 30'-0"

ELEVATIONS - BUILDING C-1

# **PROPOSED PENTHOUSE PLANS**

## 2. Increased Penthouse Mechanical Height

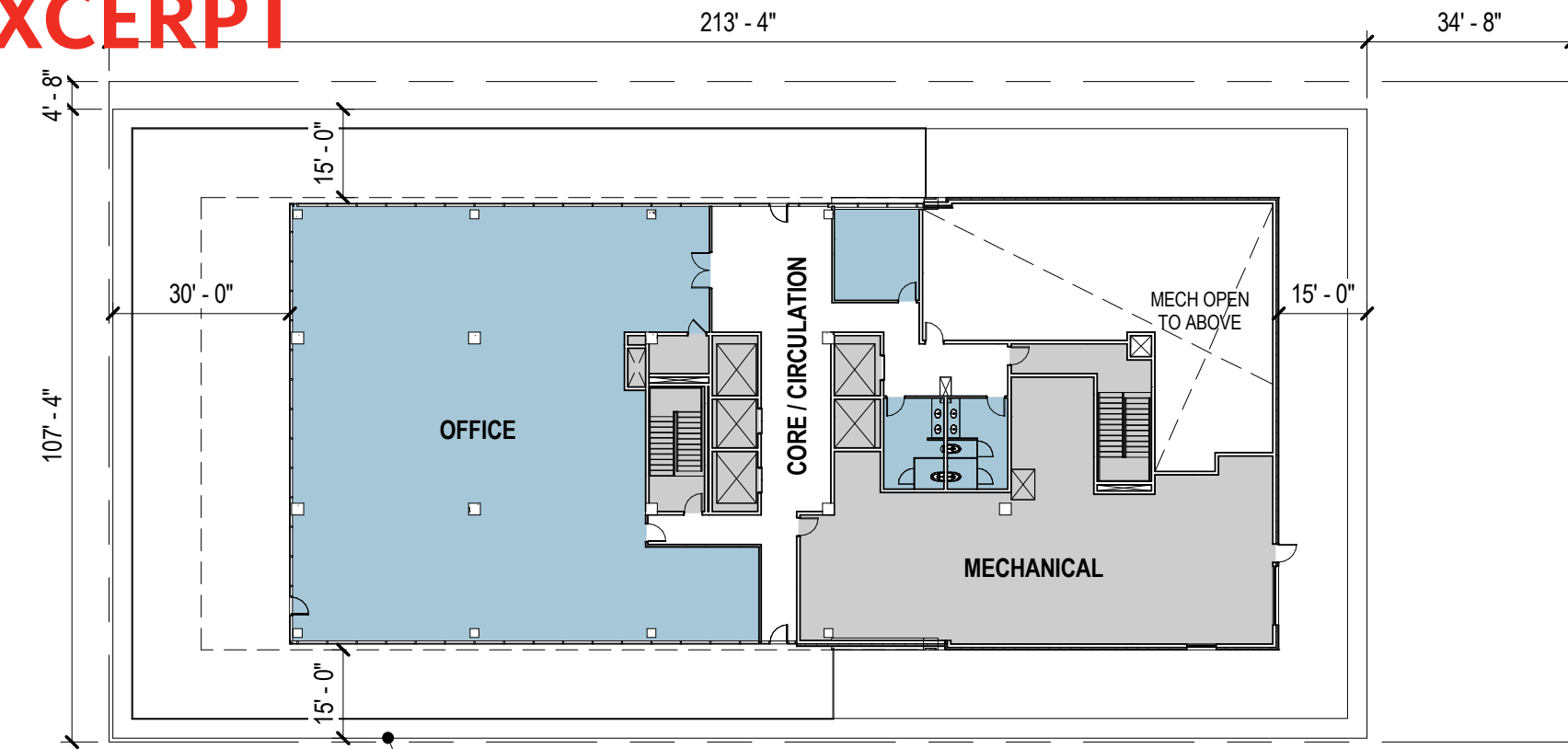
RED OUTLINE = NEW MEP MEZZANINE (WITHIN 1:1 SETBACKS)

YELLOW AREA'S = ELEVATOR OVERRUN ZONES IDENTIFIED IN PUD



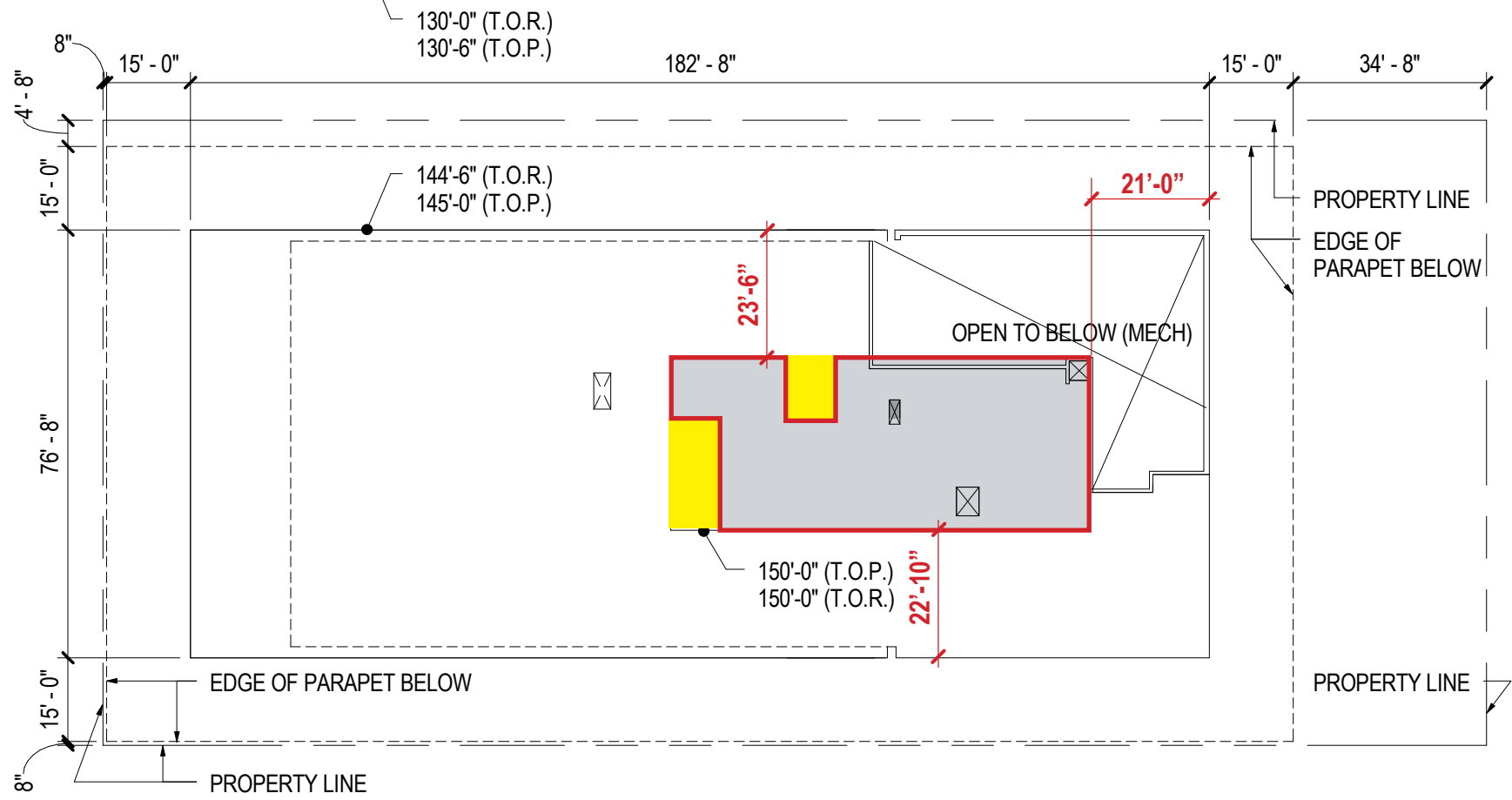


# PUD EXCERPT



PENTHOUSE HABITABLE SPACE		PENTHOUSE MECHANICAL SPACE	
NAME	AREA	NAME	AREA
CATERING	236 SF	MECHANICAL	2,426 SF
MEN	156 SF	OVERRUN	64 SF
OFFICE	4,994 SF	OVERRUN	78 SF
WOMEN	156 SF	P1	78 SF
	5,542 SF	P2	63 SF
WITH CORE FACTOR	6,347 SF	S1	79 SF
		SHAFT	26 SF
		STAIR NORTH	275 SF
		STAIR SOUTH	199 SF
		TELE	65 SF
			3,353 SF

PENTHOUSE PLAN



PENTHOUSE ROOF PLAN

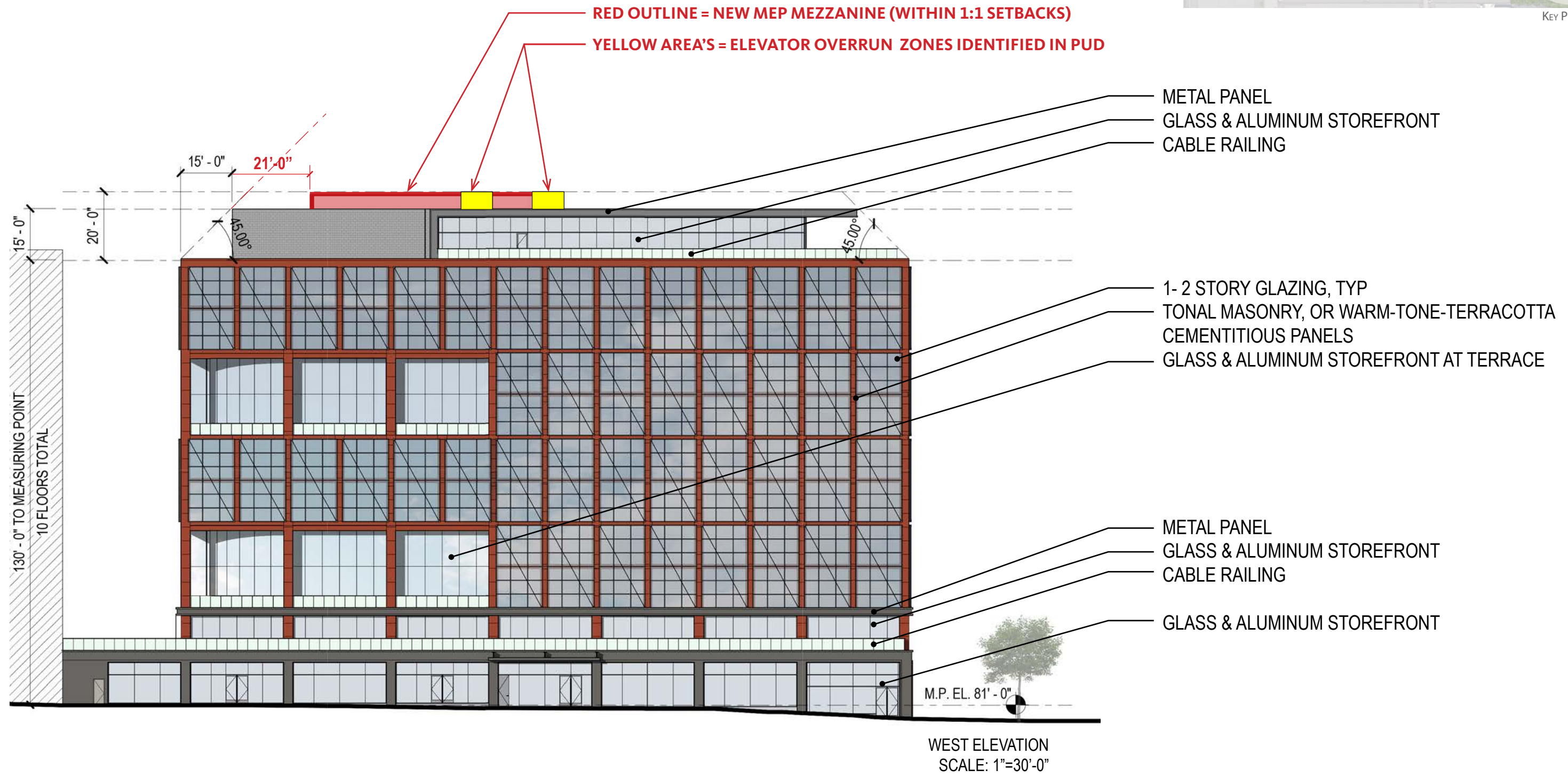
BUILDING C-1 PENTHOUSE FLOOR PLANS

SCALE: 1" = 30'-0"

# PUD EXCERPT



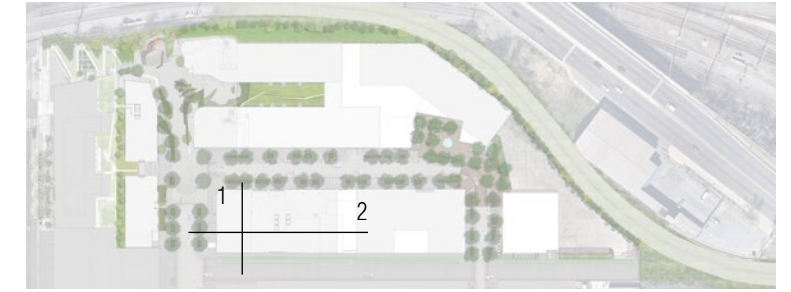
KEY PLAN



ELEVATIONS - BUILDING C-1

SCALE: 1" = 30'-0"

# PUD EXCERPT

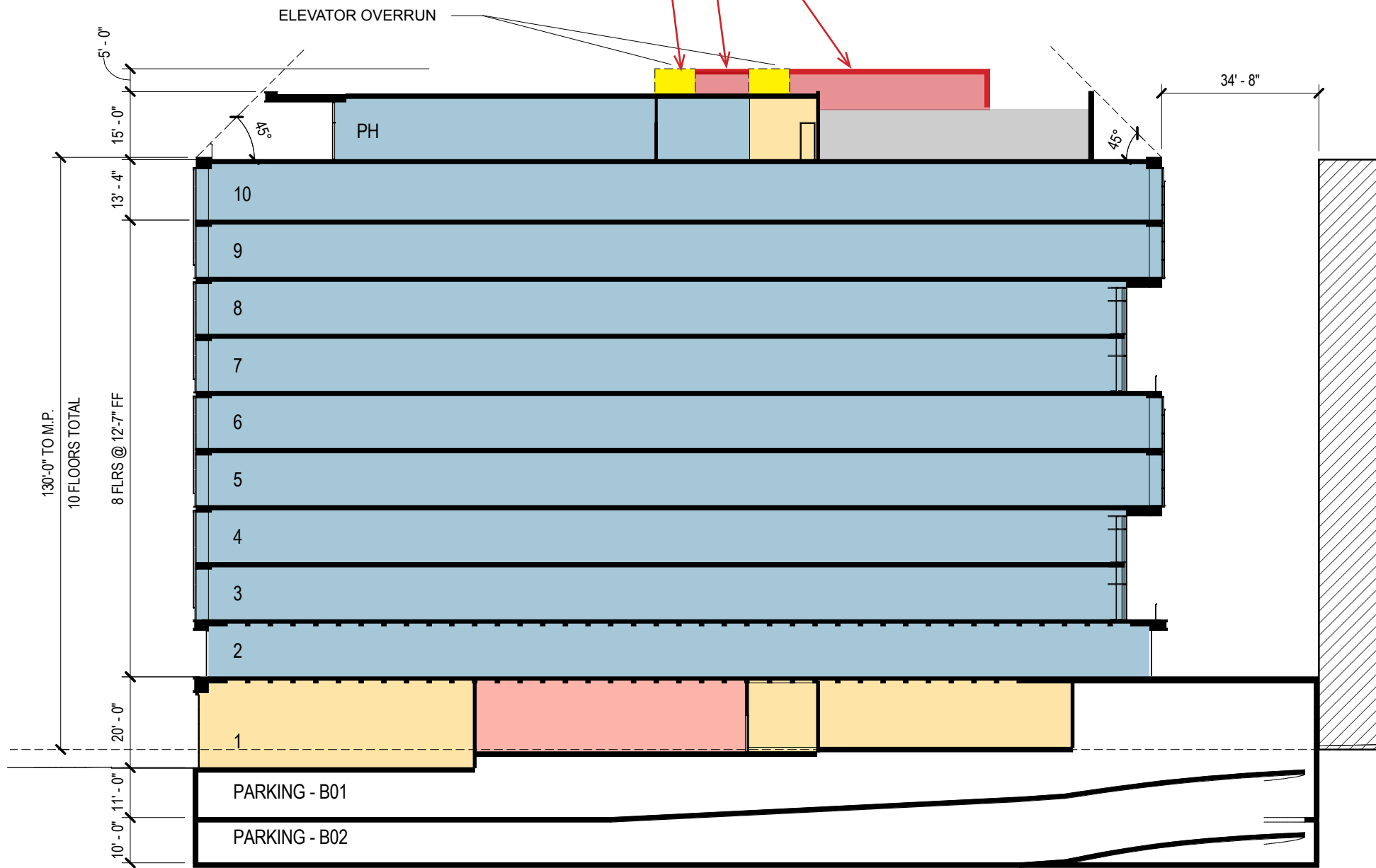
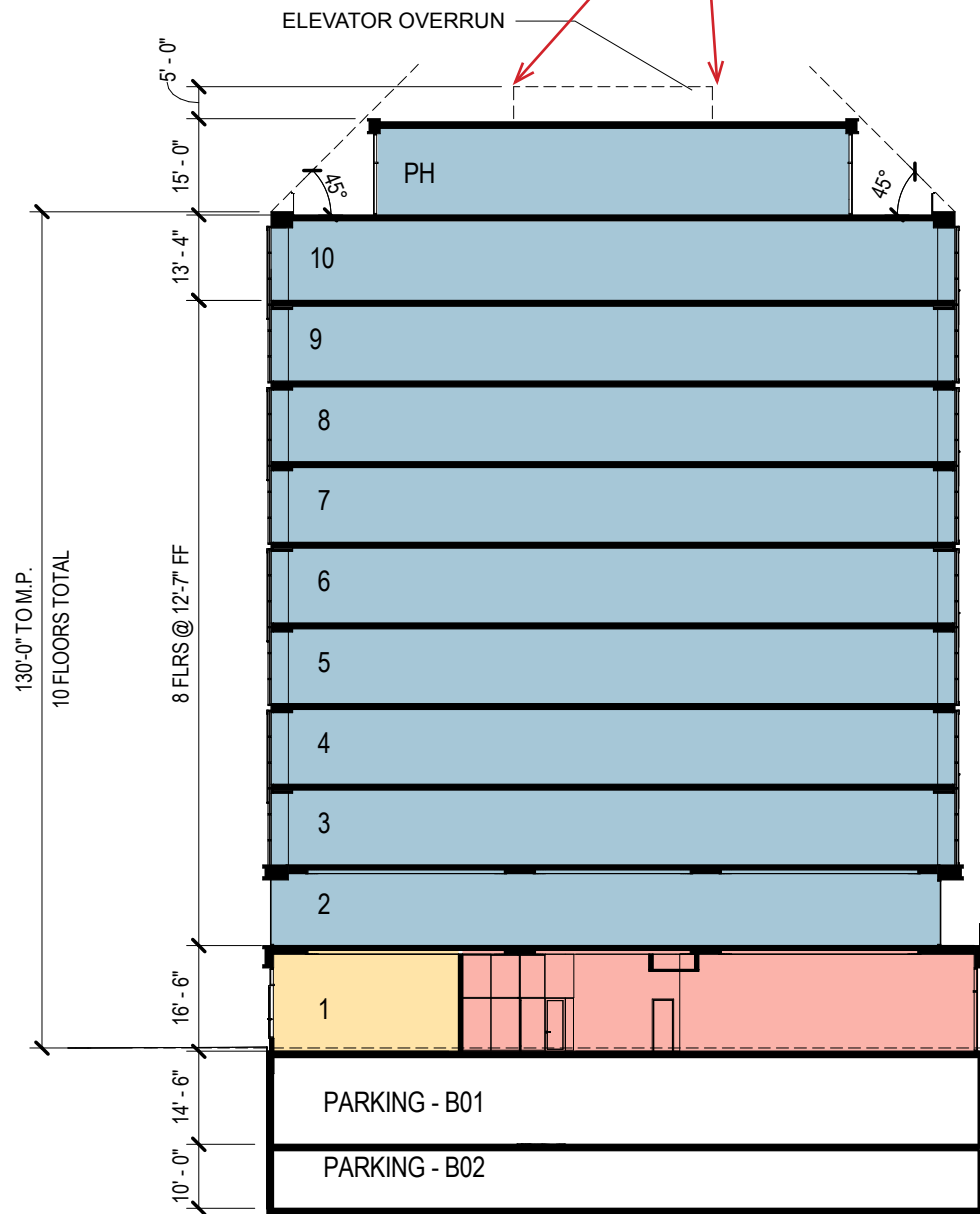


KEY PLAN

NO CHANGE TO WEST AND EAST BOUNDARIES

RED OUTLINE = NEW MEP MEZZANINE (WITHIN 1:1 SETBACKS)

YELLOW AREA'S = ELEVATOR OVERRUN ZONES IDENTIFIED IN PUD



1\_CROSS SECTION

2\_LONGITUDINAL SECTION

BUILDING SECTIONS - BUILDING C-1

SCALE: 1" = 30'-0"