BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Application of 800 8th Street, NW, LLC,
Chinese Consolidated Benevolent Assn.

BZA Application No. 16578
Public Hearing: June 7, 2000
ANC 2C

'00 MAY 24 P3:03
OFFICE OF ZONING
DISTRICT OF COLUMBIA

STATEMENT OF THE APPLICANT

I.
Nature Of Relief Sought

This is an application pursuant to §3103.2 of the Zoning Regulations (Title 11, DCMR) for a variance from the requirement of §2101.1, to have fewer than the required number of parking spaces for a retail/office building in the DD/C-3-C Zone. Relief as requested here would allow the construction of a nine-story building of combined office and retail uses. The subject property consists of Lots 800 and 801 in Square 404.

The Board of Zoning Adjustment approved plans for development of the subject property by Order No. 16498, dated November 3, 1999. (Please see attached Order at Exhibit A.) Among the special exception and variance relief approved in the Order were variances from §2101.1, Schedule of Requirements for Parking Spaces, and from §2117.4, regarding driveway access to parking. In response to the severe space limitations of the site, the Applicants originally had proposed to provide two levels of below-grade parking, accessible by car elevator. After further study, the Applicants have determined that the costs associated with providing such below-grade parking and car elevator access far exceed their original estimates and jeopardize the marketability of the required parking. Thus, the Applicants hereby request a further variance from §2101.1 to relieve them of the requirement of providing parking. Approval of this

BZA
Case No. 16578
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16578
EXHIBIT NO.24

Application by the Board will have the effect of rendering moot the Applicants' request for a variance from §2117.4 as there would no longer be parking and consequently no need for access.

II.
Jurisdiction Of The Board

The Board of Zoning Adjustment has jurisdiction to grant the requested variance relief pursuant to §3103.2 of the Zoning Regulations.

III.
Background Of The Case

The subject property is located at the northwest corner of 8th and H Streets, NW. Comprised of Lots 801 and 800 in Square 404, the property measures 85 feet along 8th Street, NW and 47.33 feet along H Street, NW. The site is extremely small among new development commercial sites in the DD/C-3-C Zone, with a lot area of only 4,023 square feet. The subject property is bounded by the Greater New Hope Baptist Church to the north and the eight-story United States Mint Offices to the west. To the east of the site, across 8th Street, NW, is Chop Sticks Chinese Restaurant. To the south of the site, across H Street, NW, and in the DD/C-4 Zone, is a small seemingly-unoccupied building and a vacant lot currently used for parking. Diagonally southeast across the intersection of the 8th and H Streets is Calvary Baptist Church. A plat of the subject property is attached as Exhibit B.

Lot 801 is improved with a brick, three-story-plus-attic structure, while Lot 800, the corner lot, is unimproved. The building and the lot are both vacant.

The Applicants intend to clear the site and construct a nine-story mixed use building of retail and office space. The proposed building complies with all applicable height, use, and density

provisions set forth in the Zoning Regulations for the DD/C-3-C Zone.(11 DCMR §771, et seq.) The building will measure no more than 120 feet in height, in keeping with the height regulations for the C-3-C Zone and the Downtown Development overlay as well as the Act of 1910. The total gross floor area ("GFA") for the project is 34,195.9 square feet, with a Floor Area Ratio ("FAR") of 8.5. Retail operations, in the form of a restaurant, will occupy the ground floor and likely the second level. Office space is contemplated for the third through the ninth floors of the building. Both of these uses are permitted as a matter-of-right in the DD/C-3-C Zone.

This combination of uses also is in keeping with the Comprehensive Plan's encouragement of a "balanced mixture of uses,"(10 DCMR §900.3) as well as the pertinent Zoning Regulations for the DD overlay which provide for retail among the "preferred uses" in the Downtown Development District.(11 DCMR §1700.3) As proposed, this project is wholly consistent with the goals of the city, meets all of the preferred use requirements of the Downtown Development District and will be a substantial contribution to the Downtown area.

As the Board heard during the Applicants' presentation of their original request for zoning relief for this project, the underlying site is comparatively very small for its zoning classification and immediate surroundings. As such, development of the site in conformity with the use, height and density limitations imposed in the DD/C-3-C Zone places the Applicants in an exceptional circumstance. It also imposes upon them the practical difficulty of having to conform to building and zoning requirements on a proportionally greater scale than do much larger commercial projects, (namely, emergency egress, elevator cores, and parking access) without account being taken for the disproportionate loss in utilizable space suffered by a project of this diminutive scale. The Board acknowledged the practical difficulty being suffered by the Applicants and unanimously approved special exception and variance relief from the Zoning Regulations.

The Board's approval of the original application included two special exceptions: (1) to waive the rear yard requirements, and (2) to approve the elevator machine room which does not meet the normal setback requirements; along with three variances, (1) to have fewer than the minimum number of required parking spaces, (2) to provide parking access by car elevator rather than an improved driveway, and (3) to have less than the one required loading berth in a DD/C-3 Zone. Based on the record before the Board, the Board concluded that the Applicants had satisfied their respective burdens of proof and that the requested relief could be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concluded that its granting the requested relief would not tend to affect adversely the use of neighboring property. In addition, as the Board noted in its Order, no person or party appeared at the hearing in opposition to the application.

To mitigate their inability to provide sufficient parking space in compliance with §2101.1, the Applicants originally proposed to the Board that they would lease from the District vault space under public space adjacent to 8th Street, NW, and also arrived at the creative prospect of accessing all the property's parking spaces by car elevator rather than by ramp. Unfortunately, subsequent to receiving approval from the Board for the above proposals, the Applicants have undertaken further studies and learned that this innovative approach to parking will entail a cost of approximately $275,000 over and above the normal construction costs for providing the required number of parking spaces. These costs, atop the numerous other premiums the Applicants are paying as a result of the small size of the subject lot and the demands of the Zoning Regulations upon commercial properties, will result in a practical difficulty for the Applicants to market these required parking spaces.

IV.
Exhibits In Support Of The Application

Before proceeding with the discussion of the merits of this application, the following additional materials are submitted:

Exhibit A:	Board of Zoning Adjustment Order #16498 (October 13, 1999)
Exhibit B:	Surveyor's Plat of the Subject Property.
Exhibit C:	A portion of the Sanborn Atlas showing the Subject Property outlined in red.
Exhibit D:	A portion of the Zoning Map showing the Subject Square outlined in red.
Exhibit E:	Photographs of the Subject Property.
Exhibit F:	Outline of testimony of Mr. Glenn Golonka, representative of 800 8th Street, NW, LLC, Applicant.
Exhibit G:	Outline of testimony of Architect Eric Colbert.
Exhibit H:	Architectural Plans.

V.
Revisions to the Originally Approved Plans.

The relief which the Applicants now seek involves the removal of parking and related access from the approved plans. Specifically, the Applicants request approval to eliminate the 12 parking spaces they had planned to provide on two below-grade levels, an additional 8 parking spaces that the Applicants had intended to provide in adjacent vault space, and a car elevator to be utilized for automobile access to these two levels.

In its Order, the Board stated its satisfaction with the Applicants' arguments in support

of their special exception and variance requests and found that the Applicants had satisfied their burdens of proof. Likewise, the Board was persuaded in the Applicants' case that variance relief could be granted without substantial detriment to the public good and without impairing the intent, purpose and integrity of the Zone Plan.

Unfortunately, upon further detailed study, the Applicants have determined that the costs of construction, operation and maintenance of such an elevator and excavation and build out of vault space would be prohibitive for a project of such diminutive size. In fact, the Applicants estimate that these costs could easily run as high as $275,000. These costs, combined with the expense of leasing vault space, make the provision of parking impractical.

VI.
The Applicants are Entitled to Variance Relief Under § 2101.1 of the Zoning Regulations

As set forth below, the Applicants satisfy their burden of proving conformance with the three-part test for variance from §2101.1 which sets forth the schedule of off-street parking requirements for all new building construction in the District of Columbia. Pertinent to the present application, that schedule would require a total of 17 off-street parking spaces be provided for the mixture of office and retail uses contemplated by the Applicants. This number of required spaces includes a 25% reduction provided by §2104 of the Regulations for the proximity of the subject site to the Gallery Place/Chinatown Metrorail Station.

1. The Property is Affected by an Exceptional Situation or Condition.

As a result of the exceptionally small size of the property for the DD/C-3-C Zone, measuring only 4,023 square feet, it simply would not be possible for the Applicants to provide the required number of parking spaces within the property's lot lines. This inability is a direct result of the specific requirements relating to the size and slope of parking ramps and aisle access to those spaces that would have to be provided. The driveway system alone would consume virtually the entire footprint of the below-grade levels.

2. The Strict Application of the Zoning Regulations Would Result in a Practical Difficulty.

The practical difficulty encountered by the Applicants as a result of the Zoning Regulations' parking requirement is their inability to provide the required number of parking spaces, and accommodate mechanical, fire, safety and access codes. Section 2116 requires that, with few exceptions, the parking space requirement must be satisfied on site.

Owing to the diminutive size of the subject site within the DD/C-3-C Zone, the Applicants have been confronted with certain additional considerations and costs in developing their project. In smaller projects such as this, mandated safety and building code elements (including elevator cores, mechanical equipment and emergency egress) consume a disproportionately large amount of otherwise utilizable space, creating added financial pressure in the development process.

In addition to the above-mentioned safety and building code requirements, the Applicants are required by the parking schedule in §2101.1 of the Zoning Regulations to provide 17 parking spaces. The Board demonstrated its appreciation for the Applicants' practical difficulty in

providing these spaces when it granted the Applicants' variances from §2101.1 and §2117.4 with the expectation that the Applicants would utilize a car elevator to access 20 below-grade spaces, including 8 created using District-owned vault space. Unfortunately, and the reason for the Applicants' return to the Board in the present matter, the Applicants have undertaken further study of their original proposal and have determined that the costs involved with such an undertaking require a premium of approximately $275,000, excluding vault rental costs, over the typical costs involved in excavating and finishing a standard multi-level below-grade parking garage. This figure is far in excess of their original estimates.

As demonstration of the practical difficulty confronting the Applicants by §2101.1, the cost just to provide car elevator access and excavate and finish the two levels of rented vault space for parking use, excluding vault rental costs, is a cost permium of approximately $275,000 which averages to $13,750 per parking space for the 20 total spaces. By comparison, the complete construction price for a below-grade space in the multi-level parking garage of the building under construction just south of the property across H Street, NW is approximately $21,850. Thus, with the above-mentioned premium added to the normal cost of parking construction, without the relief here requested, the Applicants would be faced with the prospect of providing parking at a total cost of $35,600 per space, 61% higher than the average cost . The Applicants did not fully understand the exorbitant costs of their proposal to provide on site parking at the time of their original application and suggest to the Board that the added cost of providing this parking will likely render parking for the proposed project impractical.

3. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan.

While not in compliance with the parking schedule at §2101.1, the Applicants have made every effort to satisfy the policy behind the provision and thus to support the purpose and integrity of the Regulations. Likewise, variance relief can be granted here without substantial detriment to the public good. To that end, there will be only a very minimal increase in off-site parking generated by the project, especially in light of the project's proximity to the Gallery Place/Chinatown Metrorail Station. Furthermore, any increase in parking generated by this small project can readily be absorbed in the immediate neighborhood of larger commercial buildings and public parking garages and lots.

The Applicants have conducted a survey of parking garages and surface lots within a two-block radius of the subject property. From this survey, the Applicants have determined that there are currently a total of more than 1,450 parking spaces within two blocks of the subject property, 508 of which are available to the public for daily use during normal business hours. Within one block to the north, the garage at Techworld alone has a capacity of 1,000 total spaces, 75 of which are currently available for daily public use. That facility alone has more than four times the capacity to handle the parking required for the subject site. Furthermore, this survey does not include an estimated 850-space garage planned for the Gallery Place development to be located at the southeast corner of 7th and H Streets, NW (600 of those spaces to be available to daily users), nor does it include any public parking currently available at the MCI Center as that establishment was unwilling to furnish its parking numbers to the Applicants. Regardless, from the results of their survey, the Applicants are confident that any demand for parking in their diminutive building can readily be absorbed into the parking systems in the immediately surrounding area.

In addition, the removal of the car elevator and parking spaces from the proposed project will remove any increased traffic along 8th Street. The immediate vicinity of the subject property experiences a high level of business hour traffic. Techworld, which as mentioned above has a parking capacity of 1,000 vehicles, generates a significant amount of traffic in and out of its parking garage at I Street, NW, a one-way street. 8th Street is a two-way street that currently provides an outlet for the heavy traffic generated by Techworld and surrounding offices. While the automobile traffic to and from the subject building would be comparatively very little, there does remain the possibility of an occasional queue along 8th Street as a result of cars waiting to enter the single car elevator. Removal of parking from the proposed project avoids any traffic along 8th Street, NW.

VII.
Witnesses

A. Glenn Golonka, representative of the Applicant, 800 8th Street, NW, LLC.

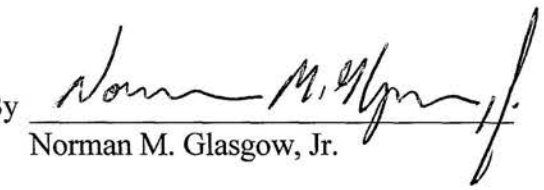
B. Eric Colbert, Eric Colbert & Associates, expert witness in architecture.

VIII.
Conclusion

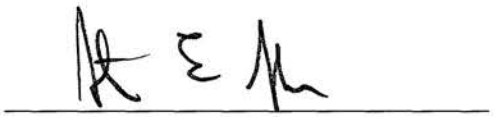
For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose and integrity of the Zoning Regulations. The Applicants therefore request that the Board grant the application.

Respectfully submitted,

WILKES ARTIS, CHARTERED

By 
Norman M. Glasgow, Jr.


Dennis R. Hughes


Steven E. Sher,
Director of Zoning Services

1666 K Street, N.W., Suite 300
Washington, D.C. 20006
(202) 457-7800

May 24, 2000



Application No. 16498 800 8th Street, N.W., LLC and Chinese Consolidated Benevolent Association, pursuant to 11 DCMR **3108.1 (new 3104.1)** for a special exception under Section 774.2 to waive the rear yard requirements, Section 411.11 to approve the elevator machine room which does not meet the normal setback requirements; and pursuant to 3107.2 **(new 3103.2)** for variances from Section 773.7 to have residential space on a roof with a dimension less than twenty five feet; Section 2101.1 to have fewer than the minimum number of required parking spaces; Section 2117.4 to provide parking access by car elevator rather than an improved driveway, and Section 2205.3 to have less than the one required loading berth in a DD/C-3-C District at premises 800 8th Street, N.W. (Square 404, Lots 800 and 801.

HEARING DATE: **October 13, 1999**
DECISION DATE: **October 13, 1999**

CORRECTED SUMMARY ORDER

The Summary Order has been corrected to reflect a change in the following sentence: "It is therefore **ORDERED** that the application be **GRANTED, SUBJECT** to the following **CONDITION**". The corrected sentence reads as follows: "It is therefore **ORDERED** that the application be **GRANTED**".

The application was amended at the public hearing to eliminate the variance from 11 DCMR 773.7 to have residential recreational space on a roof with dimension less than twenty-five feet. The applicant submitted into the record a change in the application eliminating the proposed apartment on the top floor, therefore, a variance from Section 773.7 is no longer requested. The Board determined that due to the elimination of the apartment on the top floor the variance from Section 773.7 is no longer needed.

The Board provided proper and timely notice of the public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 2-C, ANC 2-F, and to owners of property within 200 feet of the site.

The site of the application is located within the jurisdiction of ANC-2C. ANC-2C which is automatically a party to this application, submitted a written statement in support of the application.

As directed by 11 DCMR 3324.2, **(new 3119.2)** the Board required the applicant to satisfy the burden of proving the elements, which are necessary to establish the case

for a special exception pursuant to 11 DCMR Sections 774.2, 411.11, and a variance from Sections 2101.1, 2117.4, and 2205.3. No person or entity appearing as a party to this case testified in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108.1 **(new 3104.1)** and 3107.2 **(new 3103.2)** that the requested relief can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board further concludes that granting the requested relief will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map. It is therefore **ORDERED** that the application be **GRANTED.**

Pursuant to 11 DCMR 3301.1 **(new 3101.6)** the Board has determined to waive the requirement of 11 DCMR 3331.3 **(new 3125.3)** that findings of fact and conclusions of law accompany the order of the Board. The waiver will not prejudice the rights of any party, and is appropriate in this case.

VOTE: 3 – 0 (Robert Sockwell, Sheila Cross Reid and Jerry Gilreath to grant.)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____
JERRILY R. KRESS, FAIA
DIRECTOR

FINAL DATE OF ORDER: NOV - 3 1999

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS

OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3125.9, "NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBSECTION 3125.6."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

SMP.10.17.99

BZA APPLICATION NO.: 16498

As Director of the Office of Zoning, I certify and attest that on NOV - 3 1999 a copy of the order entered on that date in this matter was mailed first class, postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

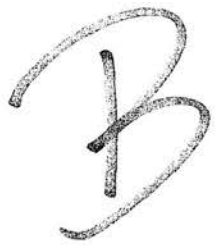
Norman M. Glasgow, Jr.
Wilkes, Artis, Hedrick & Lane, Chartered
1666 K Street, NW, Suite 1100
Washington, D.C. 20006

Lawrence L. Thomas, Chairperson
Advisory Neighborhood Commission 2C
First & Pierce Streets, NW
Terrell Junior High School
Washington, D.C. 20001

Attested by: _____
JERRILY R. KRESS, FAIA
Director

Date: NOV - 3 1999

Attest/SO /POH



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

...ington, D. C., ... 5-16-... 19...

...LOT 800
AND 801

...in Book ... 167 ... page ...

Receipt No. 9615

...

Surveyor, D. C.

By ...

DMS

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 6/29/99

...
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

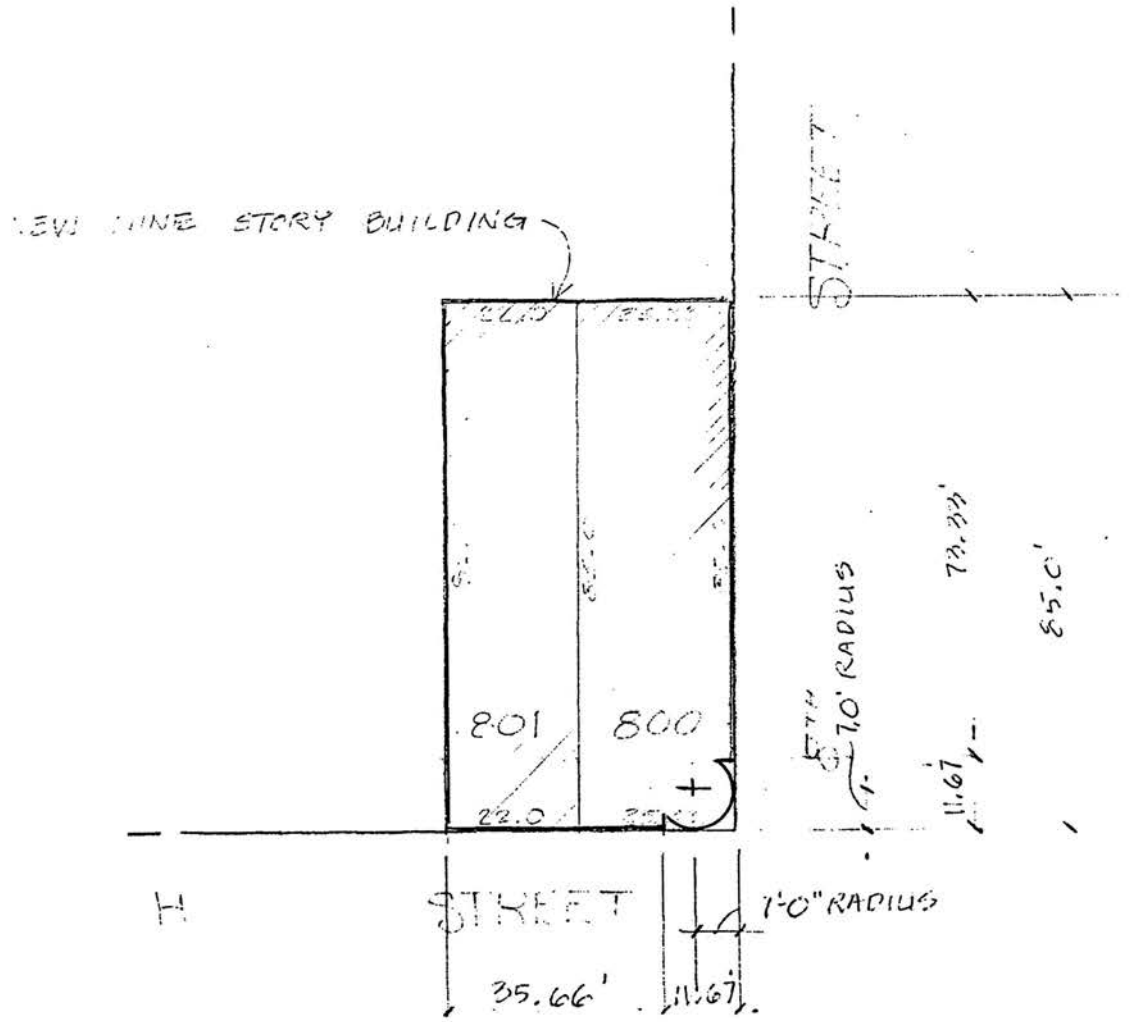


Exhibit B

Survey Plat of Subject Property



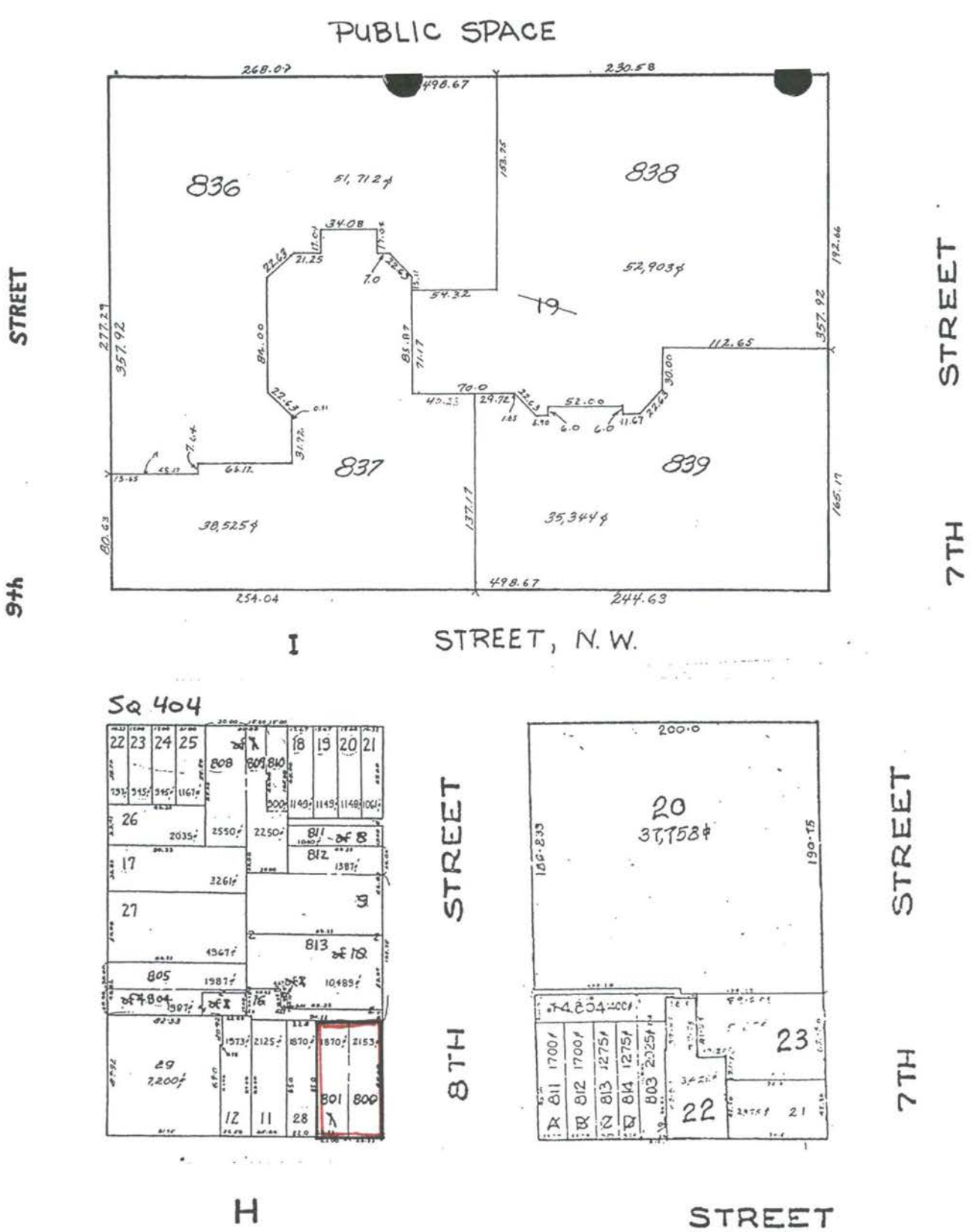
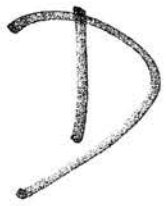


Exhibit C

Portion of Sanborn Atlas Showing Subject Property in Red Ink



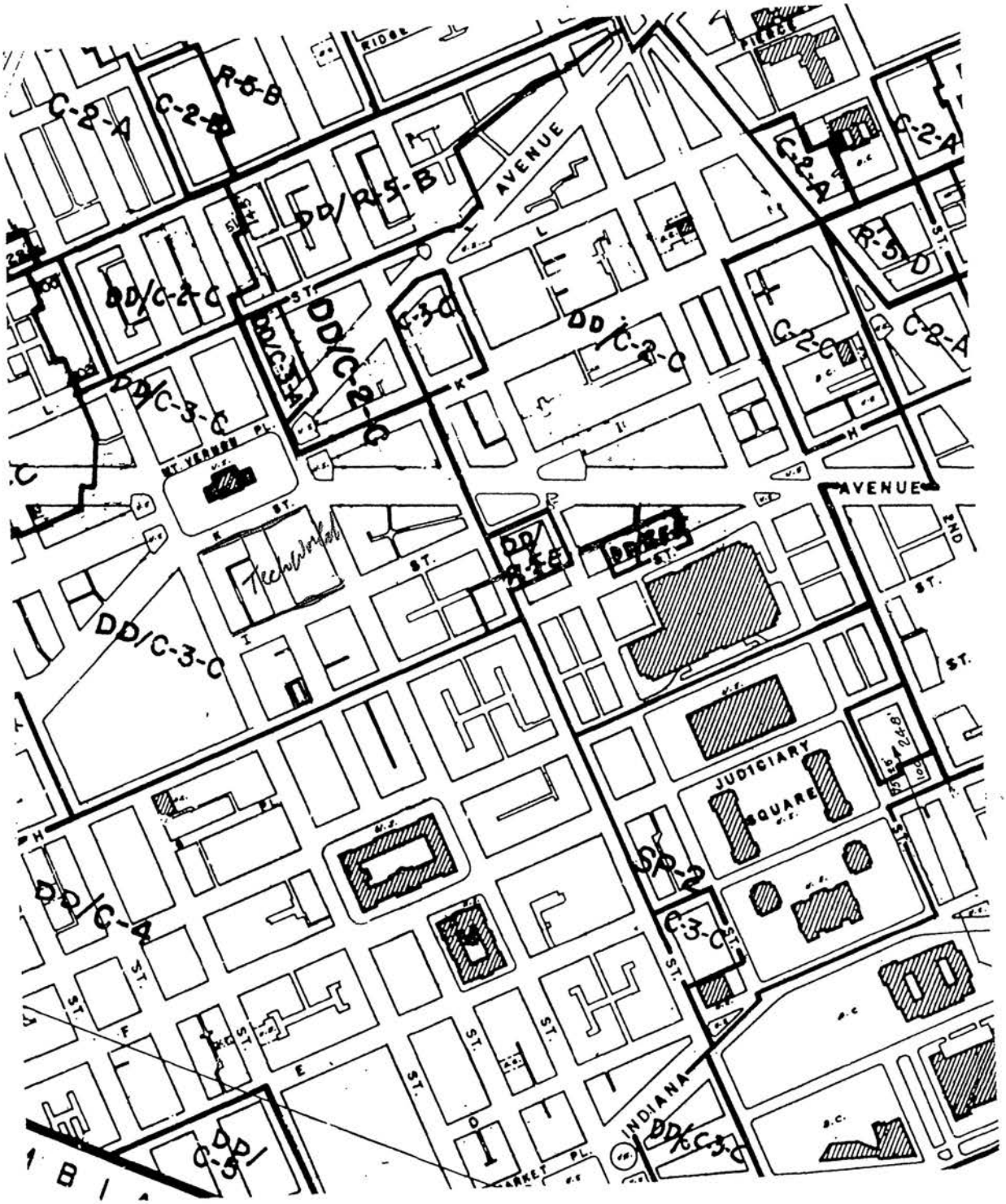


Exhibit D

Portion of Zoning Map
Showing Subject Property in Red Ink





View of the subject property from the
south side of H Street looking north

Exhibit E



View of the subject property from the east side of 8th Street
north of H Street looking west



View of the subject property from the east side
of 8th Street north of H Street looking southwest



View of the subject property from the northeast corner of the intersection of 8th and H Streets looking west



View of the subject property from the southwest corner
of the intersection of 8th and H Streets looking north



Outline of Testimony of
Glenn Golonka
Representative of 800 8th Street, LLC

I. INTRODUCTION

A. General Description of 800 8th Street, LLC

II. OVERVIEW OF THE DEVELOPMENY HISTORY OF PROJECT

A. BZA Case #15498

III. OVERVIEW OF THE OFFICE/RETAIL PROJECT

A. Summary of exceptional costs involved in providing parking on-site
B. Discussions with prospective tenants
C. Availability of parking in vicinity

IV. CONCLUSION

Exhibit F

Outline of Testimony of
Eric Colbert,
Expert in Architecture

I. INTRODUCTION

II. BRIEF SITE AND LOCATION DESCRIPTION

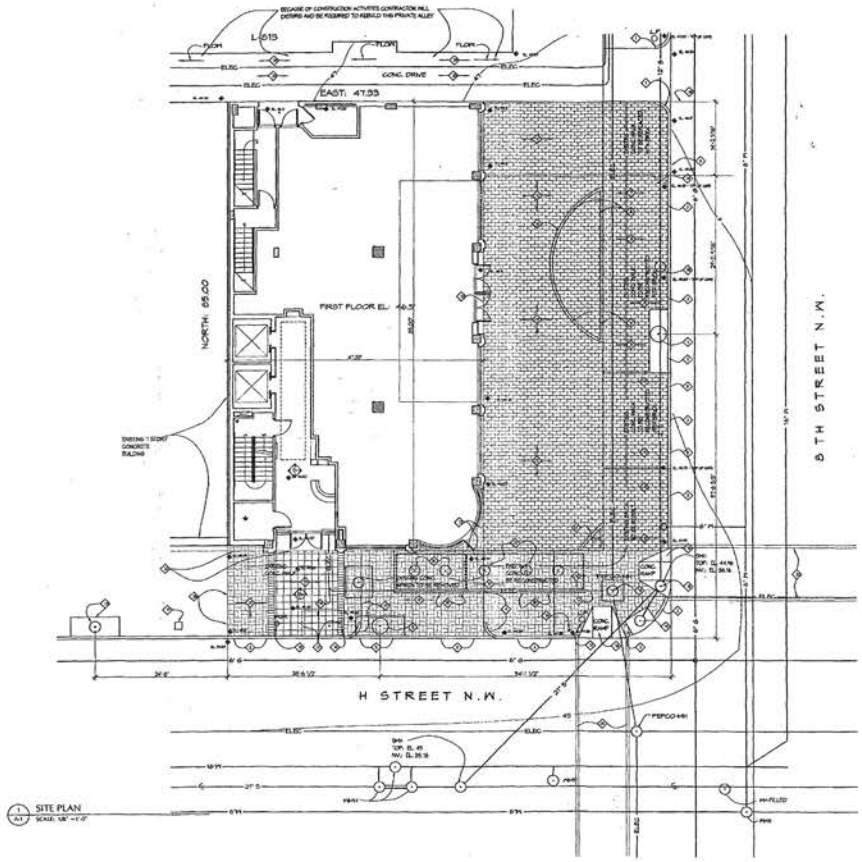
III. BRIEF DESCRIPTION OF PROJECT
- A. Overall design considerations for site
- B. Access, parking and loading

IV. JUSTIFICATION FOR RELIEF

V. CONCLUSION

Exhibit G





GENERAL NOTES:

- ALL WORK IN PUBLIC SPACE TO BE PERFORMED PER D.C. STANDARDS.
- WHERE NEW IMPROVEMENTS ARE SHOWN THE WORK INCLUDES THE DEMOLITION OF EXISTING SITE SURFACES, ETC. AS REQUIRED TO INSTALL THE NEW IMPROVEMENTS.
- PAINT AND PAINT ALL MANHOLE COVERS IN PUBLIC SPACE ALONG OUR PROPERTY.

SITE PLAN NOTES:

1. INSTALL KNOX CURB.
2. EXISTING CURB AND GUTTER TO BE REPLACED WITH NEW TO MATCH D.C. STANDARDS. (GRANITE CURB AND BRICK GUTTER.) REPAIR STREET AS REQUIRED.
3. NEW CURB AND GUTTER TO BE CONSTRUCTED TO MATCH D.C. STANDARD. (GRANITE CURB AND BRICK GUTTER.) REPAIR STREET AS REQUIRED.
4. REMOVE EXISTING CURB CUT AND APRON. REPAVE SIDEWALK TO DC STANDARDS.
5. INSTALL NEW TREE BOX AND TREE TO D.C. STANDARDS.
6. REMOVE TREE AND TREE BOX AND INSTALL SIDEWALK IN THIS AREA TO MATCH ADJACENT EXISTING.
7. EXISTING TREE BOX TO REMAIN. INSTALL NEW TREE PER D.C. STANDARDS.
8. REMOVE EXISTING CURB.
9. INSTALL NEW TREE PER D.C. STANDARDS. EXISTING TREE BOX MOVED SOUTH.
10. EXISTING BRICK PAVING TO REMAIN.
11. INSTALL NEW BRICK PAVING.
12. INSTALL NEW CONCRETE PAVING.
13. REMOVE OLD WATER METER.
14. EXISTING SIGN TO REMAIN.
15. EXISTING MANHOLE COVER TO REMAIN.
16. EXISTING PRESTO-LOCK CURB CUT TO REMAIN.
17. EXISTING LIGHT POLE TO REMAIN.
18. NOT USED.
19. EXISTING UNDERGROUND ELECTRIC LINE TO BE ABANDONED.
20. NEW PEPCO VAULT. PROVIDE TOP TO ACCOMODATE PAVING PER D.C. STANDARDS. USE AN AIR CONDITIONED VAULT. DRAIN IN BOTTOM OF VAULT INTO STORM SEWER.
21. NEW MANHOLE COVERS OVER NEW PEPCO VAULTS.
22. PROPERTY LINE
23. CONTRACTOR IS RESPONSIBLE FOR REPAIRING PRIVATE ALLEY ALL ALONG NORTH SIDE OF PROPERTY PER D.C. STANDARDS.
24. HANDICAP RAMP(S), FOR PEDESTRIAN EMERGENCY EGRESS FROM ADJACENT BUILDING. CONTRACT TO COMPLY W/ OSHA STANDARDS.
25. DISTURBED GROSS PAVE LINES TO BE RESTORED AT END OF JOB.
26. THESE PROPERTY LINES EXISTING KEYSTONE TILE LAY UP WORK IN PUBLIC SPACE EXCEPT THE SURFACES DISTURBED BY THE CONTRACTOR WHICH MAY BE REPLACED TO RESTORE TO NEW CONDITION, OR AS OTHERWISE NOTED.
27. EXISTING TREE BOX TO BE REMOVED.
28. EXISTING TREE AND TREE BOX TO REMAIN.

Exhibit H

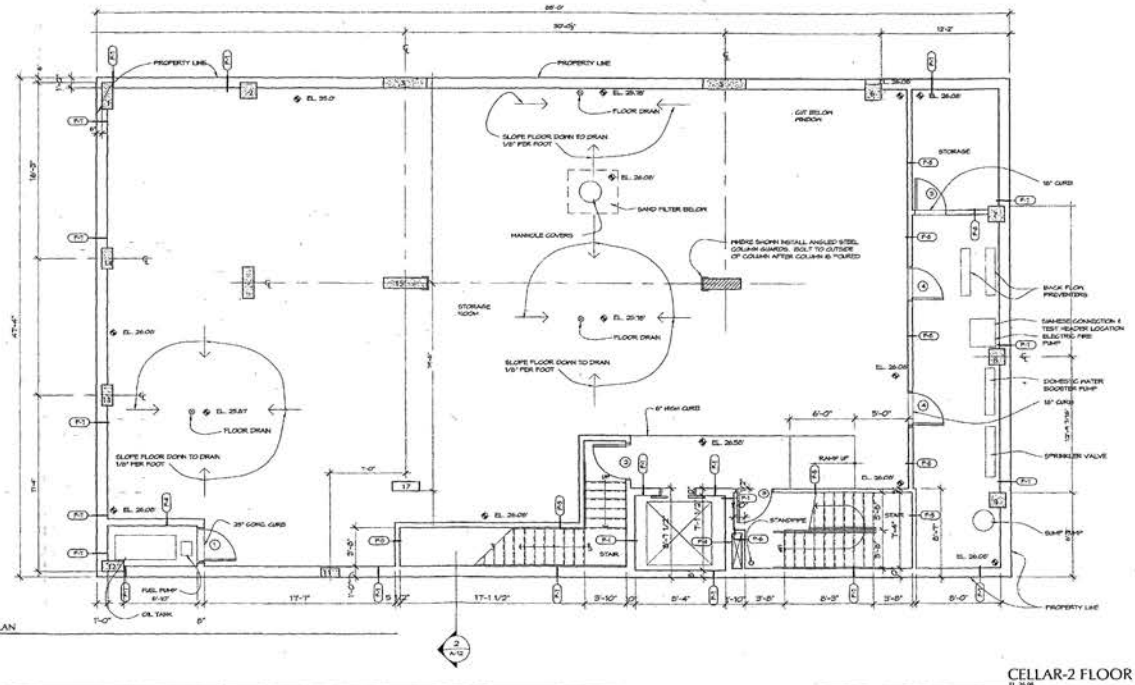
SITE PLAN

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET NW, L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, NW WASHINGTON, D.C.

A-1



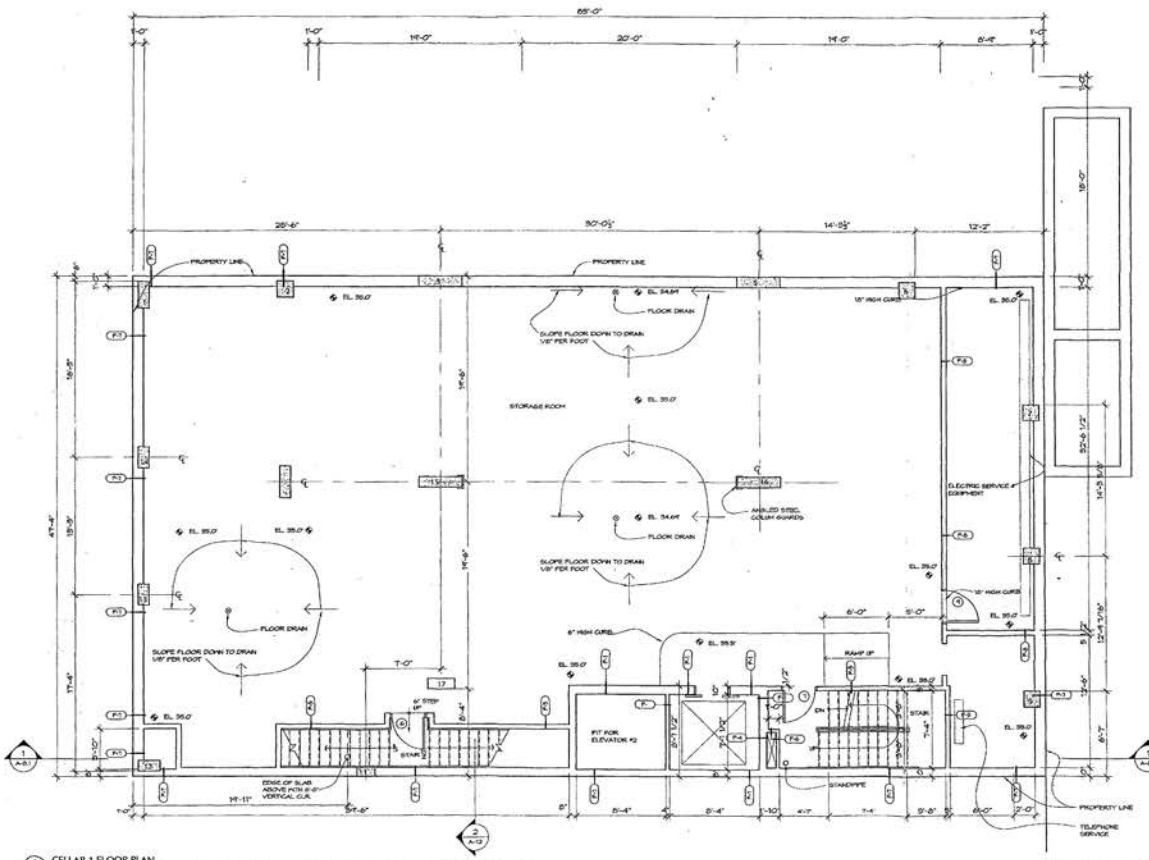
CELLAR-2 FLOOR PLAN

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET NW, L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, NW WASHINGTON, D.C.

A-1a



CELLAR-1 FLOOR PLAN

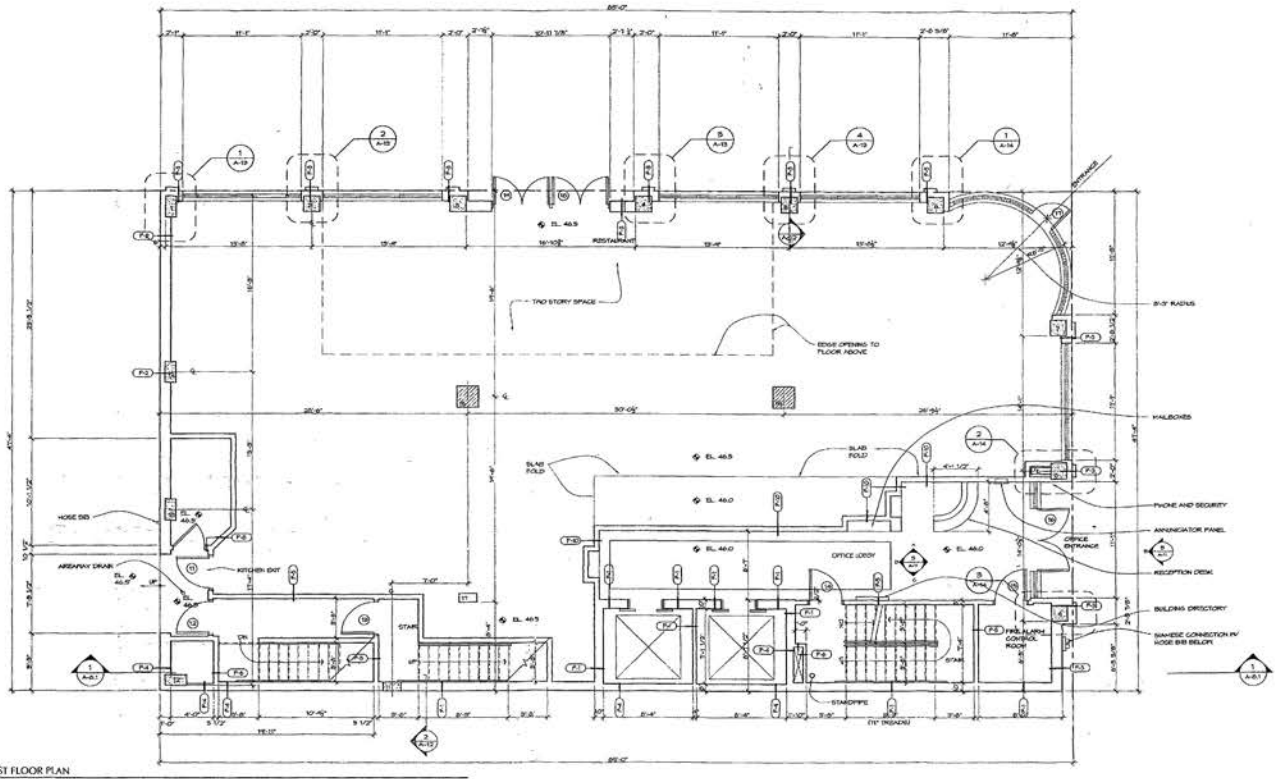
CELLAR-1 FLOOR PLAN

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET NW, L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, N.W. WASHINGTON, D.C.

A-1b



1 / A-1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

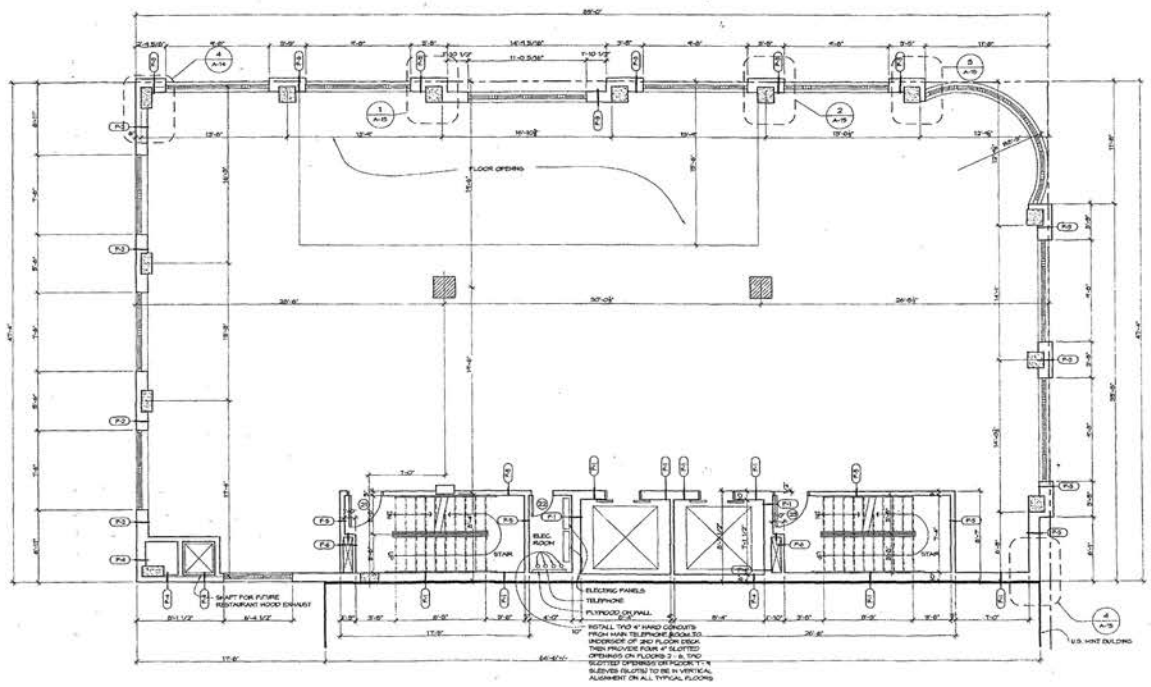
FIRST FLOOR PLAN

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET, NW L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, N.W. WASHINGTON, D.C.

A-2



1 SECOND FLOOR PLAN
A2a SCALE: 1/8"=1'-0"

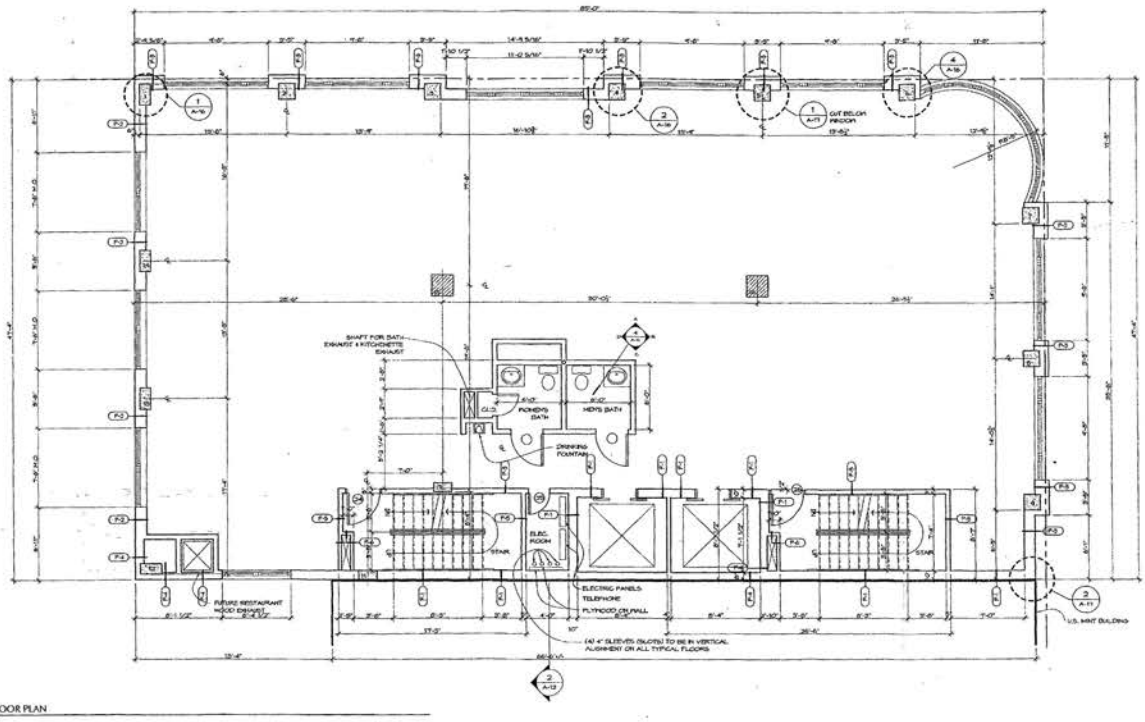
SECOND FLOOR PLAN

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET NW, L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, N.W. WASHINGTON, D.C.

A-2a



1 / A-7 TYPICAL FLOOR PLAN
SCALE: 1/8"=1'-0"

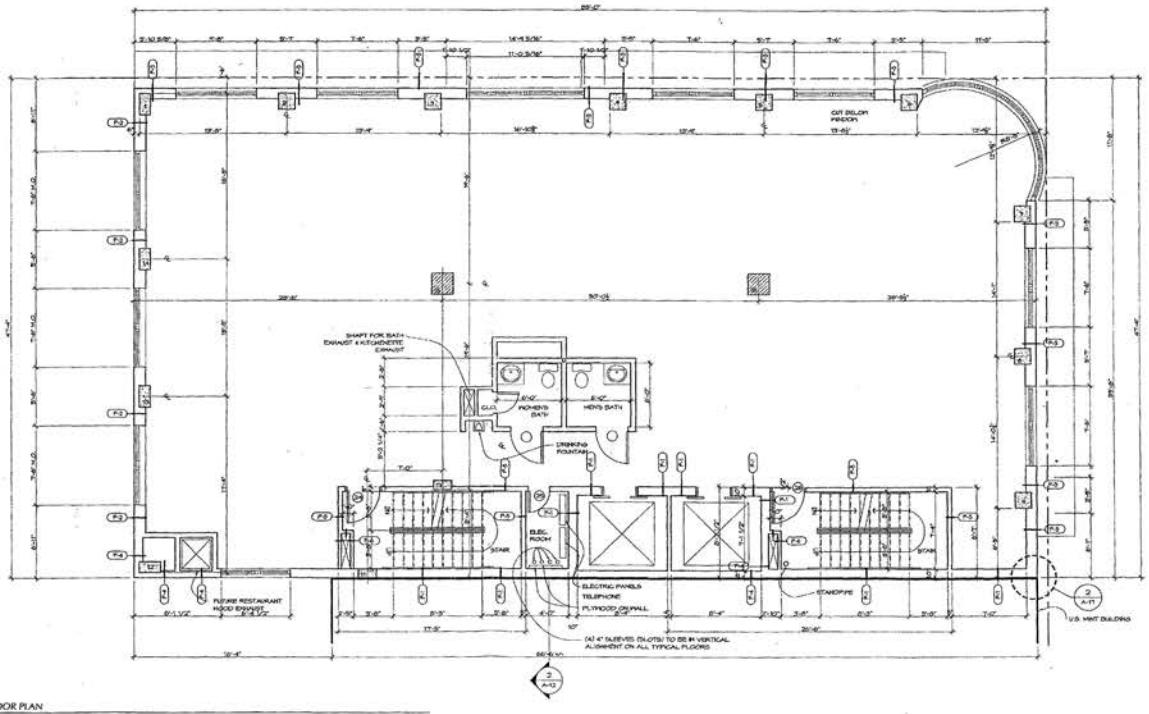
TYPICAL FLOOR PLAN

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET, NW L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, N.W. WASHINGTON, D.C.

A-3



1 EIGHTH FLOOR PLAN
SCALE: 1/8"=1'-0"

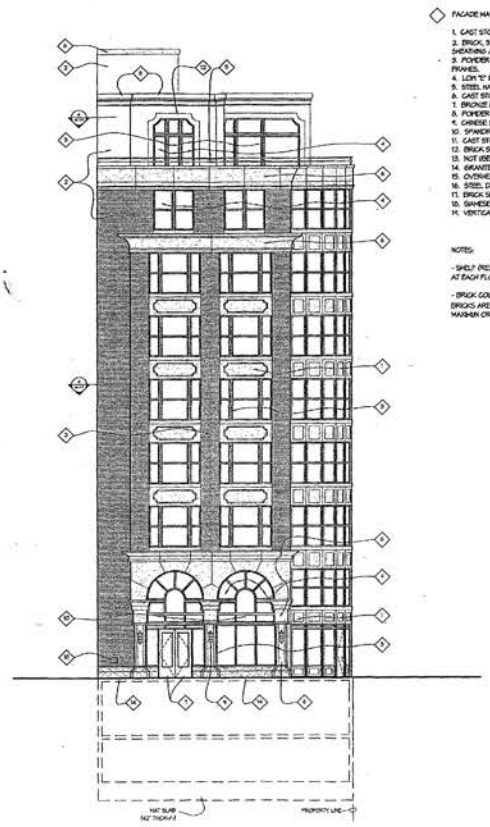
EIGHTH FLOOR PLAN

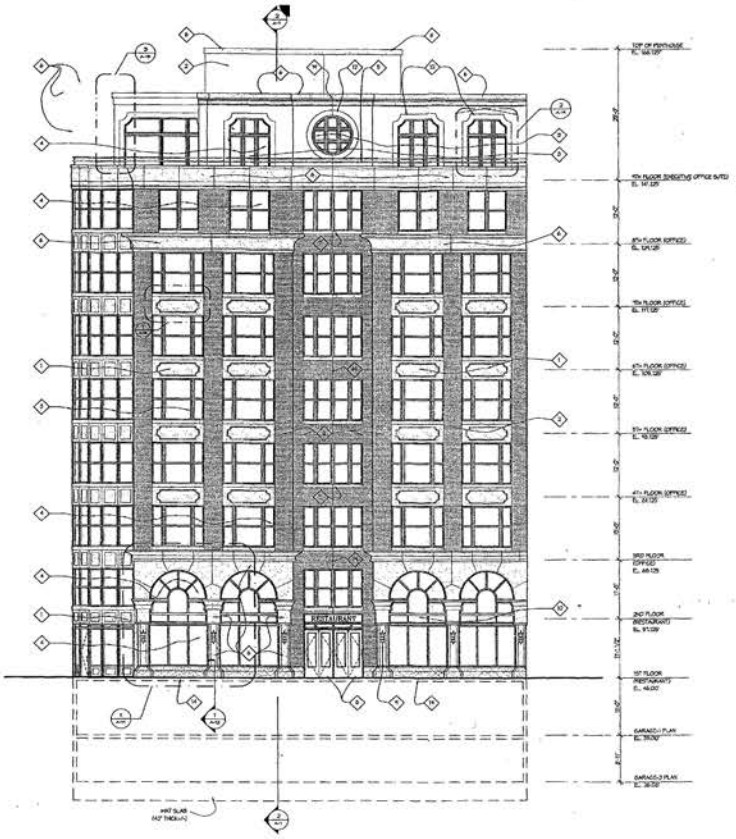
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET, NW L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, N.W. WASHINGTON, D.C.

A-3a





FACADE MATERIALS:

1. CAST STONE 4" THICK PANEL.
2. BRICK, 3 5/8" THICK W/ AIR SPACE, GYPSUM SHEATHING AND STEEL STUDS.
3. POWDER COATED ALUMINUM WINDOW FRAMES.
4. LOW "E" INSULATING GLASS.
5. STEEL HANDRAIL, PRIME AND PAINT.
6. CAST STONE COLUMNS AND ORNAMENT.
7. BRONZE DOORS.
8. POWDER COATED ALUMINUM DOORS.
9. CHINESE LANTERN LIGHT FIXTURES.
10. SPANDREL PANEL.
11. CAST STONE SILL.
12. BRICK SOLDIER COURSE.
13. NOT USED.
14. GRANITE BASE.
15. OVERHEAD DOOR.
16. STEEL DOOR AND FRAME.
17. BRICK SILLS.
18. SIAMESE CONNECTOR.
19. VERTICAL CONTROL JOINT

NOTES:

- SHELF (RELIEVING) ANGLE TO BE INSTALLED AT EACH FLOOR.

- BRICK COURSING TO BE AS FOLLOWS - BRICKS ARE 2 1/4" HIGH, BRICK JOINT TO BE 3/8" MAXIMUM OR SMALLER.

H STREET ELEVATION

8TH STREET ELEVATION

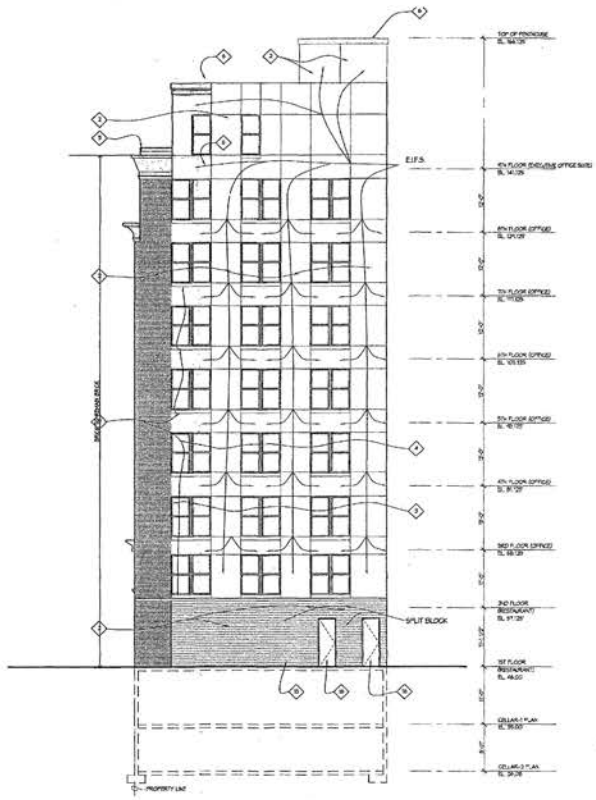
ELEVATIONS

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET, NW L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, NW WASHINGTON, D.C.

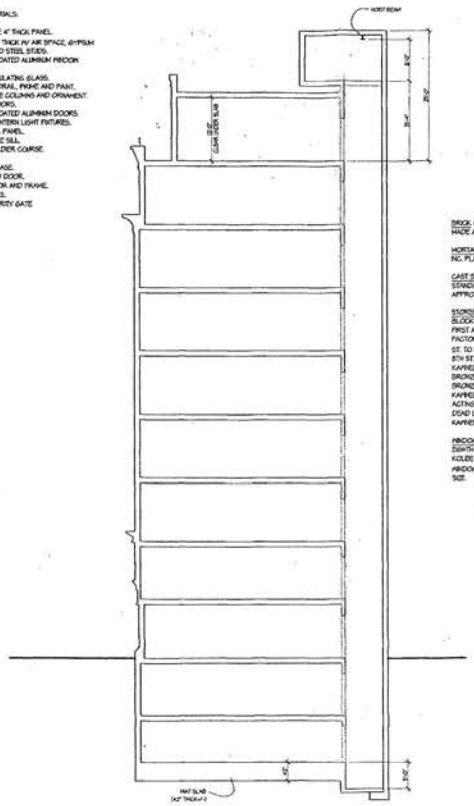
A-6



1 A-7 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

FACADE MATERIALS:

1. CAST STONE 4" THICK PANEL.
2. BRICK, 3 5/8" THICK W/ AIR SPACE, 6"PSM SHEATHING AND STEEL STUDS.
3. POWDER COATED ALUMINUM WINDOW FRAMES.
4. LOW 'E' INSULATING GLASS.
5. STEEL HANDRAIL, PRIME AND PAINT.
6. CAST STONE COLUMNS AND ORNAMENT.
7. BRONZE DOORS.
8. POWDER COATED ALUMINUM DOORS.
9. CHINESE LANTERN LIGHT FIXTURES.
10. SPANDREL PANEL.
11. CAST STONE SILL.
12. BRICK SOLDIER COURSE.
13. NOT USED.
14. GRANITE BASE.
15. OVERHEAD DOOR.
16. STEEL DOOR AND FRAME.
17. BRICK SILLS.
18. IRON SECURITY GATE



2 A-7 BUILDING SECTION
SCALE: 1/8" = 1'-0"

BRICK = MODULAR NO. 661 SMOOTH A 9N-08 MADE AT SHAMROCKEN PLANT 6.

MORTAR = SOLOMON GRAND GREY SERVICES, INC. PLAIN MASONRY CEMENT.

CAST STONE = AREAN ASSOCIATES - SUBMIT STANDARD COLORS FOR ARCHITECT'S APPROVAL.

STOREFRONT = KAWNEER 1600 SERIES SHEAR BLOCK SORSA SPLINE FOR ALL WINDOWS ON FIRST AND SECOND FLOORS. FINISH = KYNAR FACTORY PAINTED ALUMINUM. DOORS ON 8TH ST. TO BE KAWNEER MEDIUM STYLE 350 (3 1/2). 8TH ST. DOORS TO BE PROVIDED WITH KAWNEER ROUND BENT BAR 140 DARK BRONZE ANODIZED. PUSH & PULL. PROVIDE 8" BRONZE THRESHOLD. CLOSERS TO BE KAWNEER LCN CONCEALED OVERHEAD SINGLE ACTING. DEAD BOLT = ADAMS RITE MS2 1840 DEAD LOCK/ LATCH COMBINATION. PROVIDE KAWNEER BRASS BAT HINGE (3 PER DOOR).

WINDOWS = ALL WINDOWS FROM THE THIRD TO EIGHTH FLOORS INCLUSIVE TO BE KOLBE & KOLBE WOOD, ALUMINUM CLAD DOUBLE HUNG WINDOWS W/ 5/8" INSULATED GLASS, 4 5/8" - JAMB SIZE.

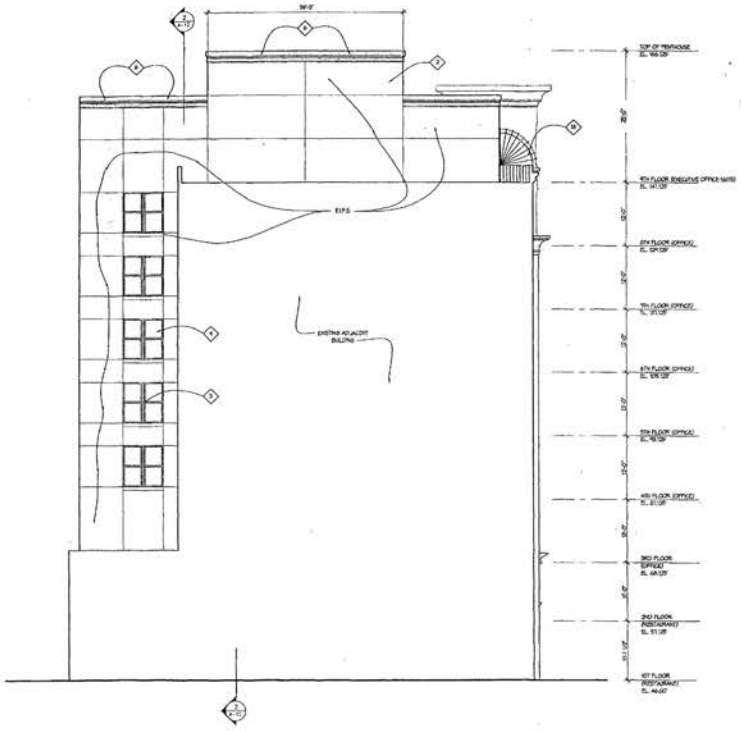
ELEVATION & SECTION

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET, L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, NW WASHINGTON, D.C.

A-7



1 WEST ELEVATION
A-8 SCALE: 1/8" = 1'-0"

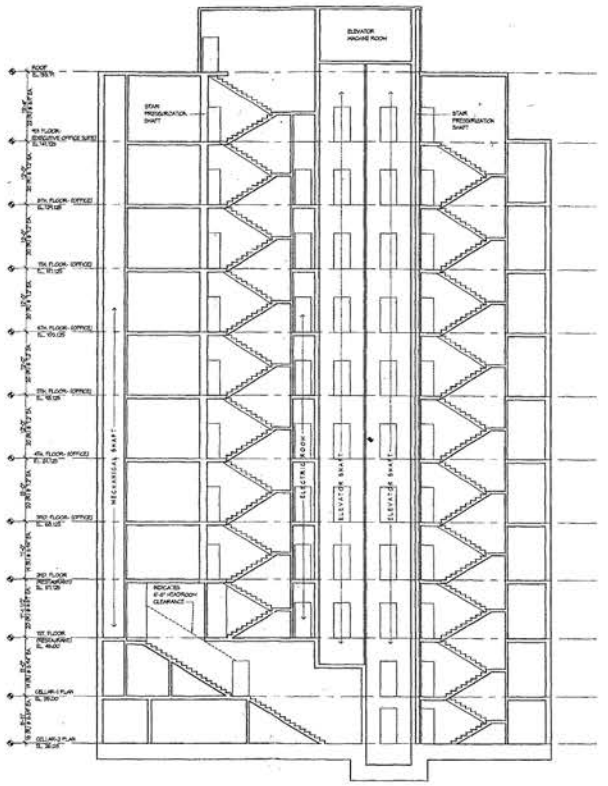
WEST ELEVATION

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 8TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET, NW L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, NW WASHINGTON, D.C.

A-8



1 BUILDING SECTION
A-8a SCALE: 1/8"=1'-0"

BUILDING SECTION

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

OWNER: 800 8TH STREET, NW L.L.C.

PROJECT: GALLERY CENTER
800 8TH STREET, NW WASHINGTON, D.C.

A-8a