Holland Knight

Tel 202 955 3000
Fax 202 955 5564

Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006
www.hklaw.com

November 1, 2005

NORMAN M. GLASGOW, JR.
202-419-2460

Internet Address:
nglasgow@hklaw.com

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210S
441 4th Street, N.W.
Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2005 NOV -1 PM 2:37

Re: BZA Case No. 17390
Pre-Hearing Submission

Dear Members of the Board:

On behalf of the applicant, 15th & H Street Associates, LLP, I enclose an original and twenty (20) copies of the pre-hearing submission for the above-referenced matter.

Please do not hesitate to contact me should you have any questions or comments.

Very truly yours,

HOLLAND & KNIGHT LLP

Norman M. Glasgow, Jr.

Enclosures

cc: John Moore, Office of Planning
Charles Reed, Chairman, Advisory Neighborhood Commission 2F
Christopher Dyer, Advisory Neighborhood Commission 2F-03

3344818_v1

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17390
EXHIBIT NO. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17390
EXHIBIT NO. 23

D.C. OFFICE OF ZONING
RECEIVED
2005 NOV -1 PM 2:48

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

15TH & H STREET ASSOCIATES, LLP

BZA APPLICATION NO. 17390

PUBLIC HEARING: NOVEMBER 15, 2005

BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application of 15th & H Street Associates, LLP

BZA Application No. 17390
Public Hearing: November 15, 2005

ANC 2F

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This is an application pursuant to 11 DCMR 3104 for special exception relief from §§411 and 770.6 to permit: more than one roof structure enclosure; a mechanical equipment penthouse that does not meet the setback requirements; and enclosing roof structure walls of unequal height. This relief is requested in order to permit the restoration and conversion of the Woodward Building to multi-family residential dwellings at 1426 H Street, N.W. (Square 222, Lot 22) (the "Property"). The Property is located in a C-4 zone district and the Fifteenth Street Financial Historic District.

II.
JURISDICTION OF THE BOARD

The Board of Zoning Adjustment has jurisdiction to grant the requested special exception relief pursuant to §3104.1 of the Zoning Regulations.

III.
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: A portion of the Sanborn Atlas showing the Property highlighted in yellow.

Exhibit B: A portion of the Zoning Map showing the Property highlighted in yellow, with zoning designation of C-4.

Exhibit C: Outline of testimony of Representative of 15th & H Street Associates, LLP, Applicant.

Exhibit D: Outline of testimony of Representative of Martinez & Johnson Architecture, Architects.

Exhibit E: Outline of testimony of Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP.

Exhibit F: Letter from ANC 2F stating support of application.

Exhibit G: Architectural plans.

IV.
BACKGROUND

A. Site and Vicinity Characteristics

1. The Property

The Property consists of Lot 22 in Square 222 and includes approximately 24,567 square feet of land area. The Property has 185.08 feet of frontage along H Street and 131.17 feet of frontage along 15th Street. Square 222 is bounded by H Street on the north, 14th Street on the east, New York Avenue on the south, and 15th Street on the west (see Exhibit A). The Property is located in the northwest corner of Square 222, or the southeast quadrant of the intersection of H and 15th Streets. It is included in a C-4 zone district, as shown in Exhibit B, and is in the Fifteenth Street Financial Historic District.

The Property is occupied by the Woodward Building, an eleven-story building constructed in 1911 containing approximately 203,661 square feet of floor area, currently used for office and retail uses. The Woodward Building has remained largely unchanged since its construction, and has not been updated with modern amenities standard to newer office or apartment buildings. The building lacks central air conditioning and heating, relying instead on window units and radiators.

2. Vicinity

To the north of the Property are H Street and office uses, including the Southern Building. To the east of the Property are additional office uses. To the south of the Property are office uses, including the Securities Building and the Folger Building. To the west of the Property are 15th Street and office and bank uses.

B. Description of Proposed Construction

The Applicant proposes to restore the existing building and convert its use to multi-family residential, to include approximately 189 dwelling units. In order to proceed with the development, the Applicant seeks approval by the Board of Zoning Adjustment (hereinafter "Board") of special exception relief from §§411 and 770.6 to permit: more than one roof structure enclosure; a mechanical equipment penthouse that does not meet the setback requirements; and enclosing roof structure walls of unequal height.

V.
THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION RELIEF FROM THE ZONING REGULATIONS

In order to accomplish the proposed development, the Applicant seeks special exception approval pursuant to §§770.6 and 411 of the Zoning Regulations regarding roof structure requirements in commercial zoning districts.

A. Section 770.6

Section 770.6 of the Zoning Regulations provides that, if housing for mechanical equipment or a stairway or elevator penthouse is provided on a building's roof, it must be erected or enlarged in compliance with the provisions of §770.6, as follows:

> (a) It shall meet the requirements of §411.
> (b) It shall be set back from all exterior walls a distance at least equal to its height above the roof upon which it is located;
> (c) [Applicable only to C-5 zoned properties]; and
> (d) It shall not exceed more than 18 feet 6 inches in height above the roof on which it is located, nor shall mechanical equipment extend above the permitted 18 feet 6 inch height of the housing.

The existing penthouse structure was built at a time when there were no Zoning Regulations and no limit on the height of roof structures. The existing penthouse measures 19.52 inches in height and is therefore nonconforming with regard to §770.6(d). The proposed development includes an 18 foot, 6 inch addition to this penthouse in order to conform to current Zoning Regulations. The final roof structure will therefore include enclosing walls of unequal height – a condition that does not comply with the provisions of §770.6(a) (by reference to §411.5) and requires special exception approval by the Board pursuant to §411.11.

The existing penthouse structure is not set back from all exterior walls a sufficient distance. The proposed addition to the existing penthouse follows the building lines of the existing structure to provide both architectural continuity and a functional space for the pump room and additional mechanical equipment. The proposed addition therefore does not comply with the provisions of §770.6(a) (by reference to §411.2) or with §770.6(b), and thus also requires special exception approval by the Board pursuant to §411.11.

Additionally, a second penthouse structure is proposed that will enclose a stairway. This penthouse structure is 10 feet in height and thus complies with §770.6(d). It is also set back from all exterior walls a sufficient distance pursuant to §770.6(a) (by reference to §411.2) and §770.6(b). The addition of a second penthouse structure, however, does not comply with §770.6(a) (by reference to §411.3) and thus also requires special exception approval by the Board pursuant to §411.11.

B. **Section 411**

Section 411 establishes numerous criteria for roof structures in all districts. Section 411.11 provides the Board authority to approve as a special exception the location, design, and other aspects of roof structures, including setbacks, that do not meet the standard matter-of-right requirements. In order to obtain such special exception approval, an applicant must demonstrate that: (1) compliance with the roof structure regulations is impractical because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable and (2) the intent and purpose of Chapter 400 and the Zoning Regulations are not materially impaired by the structure and the light and air of adjacent buildings are not adversely affected.

In this case, special exception approval is required because the existing roof structure and its proposed extension do not meet the current setback requirements of the Zoning Regulations. The existing roof structure also exceeds the maximum height permitted by the current Zoning Regulations. Roof structures are permitted up to a maximum height of 18 feet, 6 inches above the roof upon which they are located, provided that they are set back from all exterior walls one foot for each foot of height above the roof. The existing roof structure is 19.52 feet in height and meets the 1:1 setback requirement on three sides of the building. It does not meet the setback requirement on the south of the building. As an addition to the existing roof structure cannot be constructed to the same height as the existing structure, the roof structure walls will be of unequal height. Additional relief is needed due to the establishment of a second penthouse structure that meets both the height and setback requirements of the Zoning Regulations.

(1) Compliance with the roof structure regulations is impractical because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable

The penthouse structure is an existing condition on an existing building. It is nonconforming with regard to both height and setback on one side. The 1911 roof structure and related equipment are inadequate for modern uses and tenants. In order to provide the building with central air conditioning and heating, a series of additional cooling towers and pumps must be added to the roof, enclosed in appropriate roof structures which go beyond the penthouse now on the roof. In order to maintain the architectural integrity of the building, this equipment will be enclosed in an extension of the existing penthouse that will adhere to the current maximum height requirement. An additional stairway penthouse is included in order to provide an additional means of egress from the newly established roof terrace as required by the Building Code. This stairway is separated from the main roof structure in order to provide an adequate distance between the two means of egress while not adding to the mass of the roof structure by connecting it with a large screen that would exist solely for that purpose.

(2) The intent and purpose of Section 400.7 of the Zoning Regulations are not materially impaired and the light and air of adjacent buildings are not adversely affected

The new penthouse and penthouse addition will harmonize with the main structure and existing penthouse. Any impact of the structure on light and air to adjacent buildings will be minimal, as the addition to the existing penthouse is setback twenty-one feet from the eastern lot line. Although the penthouse addition does not meet the setback on the southern side, it is located primarily to the east of the adjacent 9-story building to the south. The new stairway penthouse, only ten feet in height, is set back more than thirty feet from the H Street frontage and approximately seventeen feet from the 15th Street frontage and will therefore be at most minimally visible from surrounding buildings.

For all these reasons, special exception relief from the roof structure provisions is appropriate.

VI.
WITNESSES

A. Representative of 15th & H Associates, LLP, Applicant

B. Representative of Martinez & Johnson Architecture, Architects

C. Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP

VIII.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations. The applicant therefore requests that the Board grant the application.

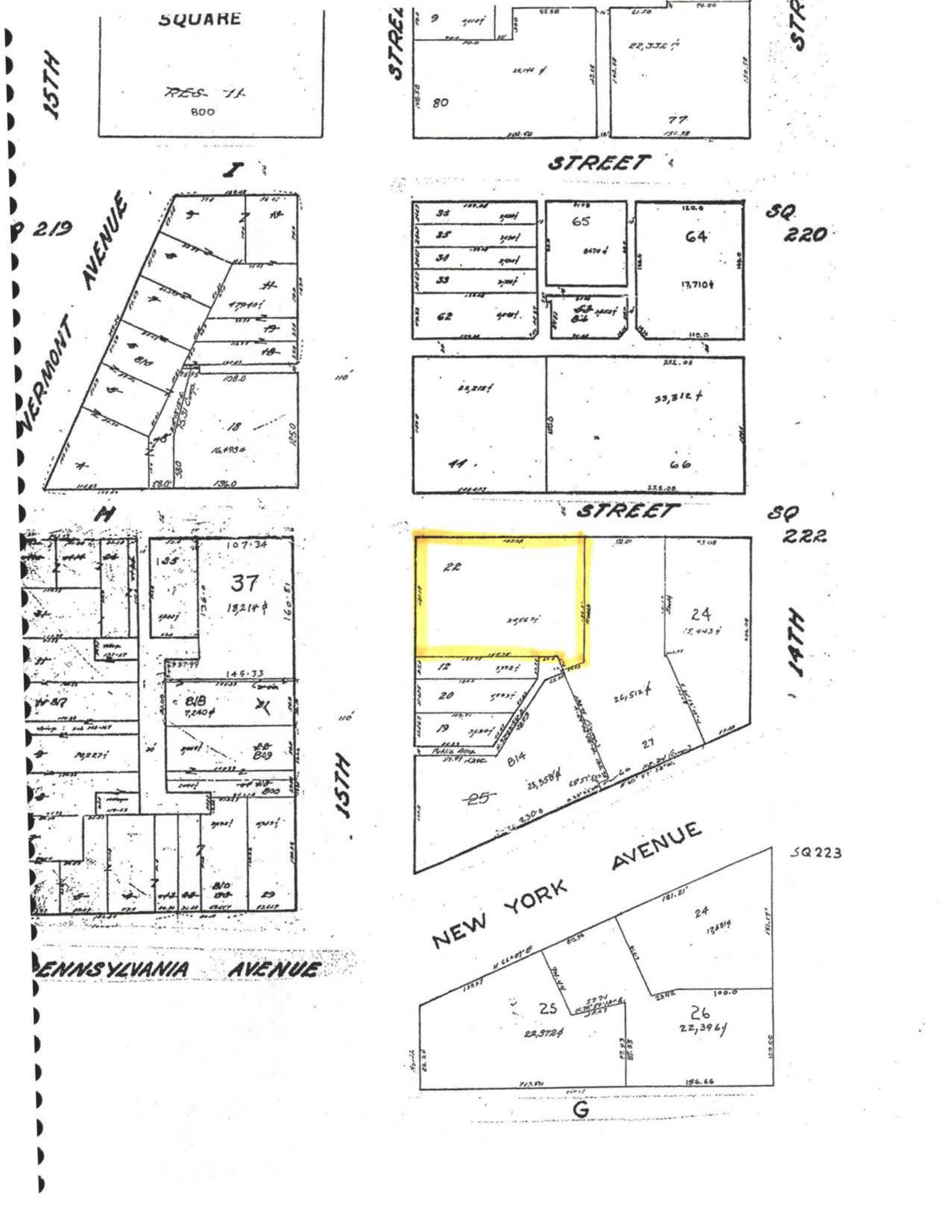
Respectfully submitted,

HOLLAND & KNIGHT LLP

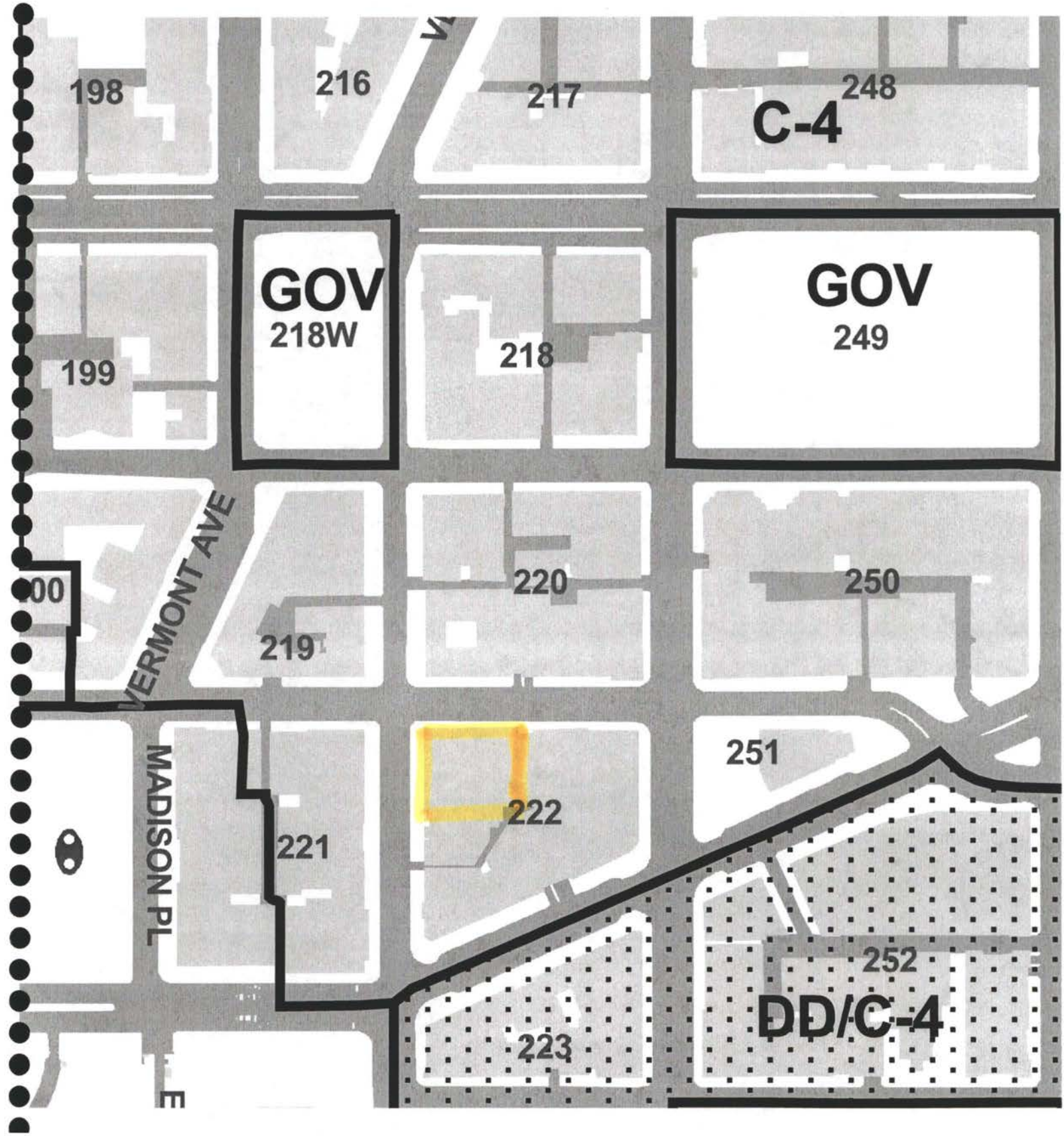
By _____
Norman M. Glasgow, Jr.

2099 Pennsylvania Avenue, NW
Suite 100
Washington, D.C. 20006
(202) 955-3000

A


SQUARE
RES. 11
800
15TH
STREET
80
77
22,332 ft
STREET
I
219
VERMONT AVENUE
SQ 220
65
64
17,710 ft
62
11
66
STREET
H
SQ 222
37
18,214 ft
107.34
145.33
B/B
7,240 ft
B14
B09
B10
29
15TH
22
24
5,443 ft
12
20
19
26,512 ft
27
B14
25
23,358 ft
14TH
NEW YORK AVENUE
SQ 223
24
17,881 ft
25
22,372 ft
26
22,396 ft
156.66
PENNSYLVANIA AVENUE
G

B


198
216
217
248
C-4
GOV
218W
218
GOV
249
199
VERMONT AVE
220
250
219
251
MADISON PL
222
221
252
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223

C

OUTLINE OF TESTIMONY
REPRESENTATIVE
15TH & H ASSOCIATES, LLP

I. INTRODUCTION

II. EXISTING USE OF SITE

III. PROPOSED RESTORATION AND CONVERSION

IV. EXISTING CONDITIONS AND LIMITATIONS

V. REQUIREMENTS FOR GRANTING THE SPECIAL EXCEPTION RELIEF HAVE BEEN MET

VI. CONCLUSION

D

OUTLINE OF TESTIMONY
REPRESENTATIVE
MARTINEZ & JOHNSON ARCHITECTURE, ARCHITECTS

I. INTRODUCTION AND PROFESSIONAL QUALIFICATIONS

II. SITE AND LOCATION DESCRIPTION

A. OVERVIEW OF SITE, VICINITY AND LAND USE/ZONING

B. SITE PLANNING – SIZE, LOT CONFIGURATION, TOPOGRAPHY

III. PROJECT AND BUILDING DESIGN CONSIDERATIONS

IV. ZONING RELIEF IS NEEDED AND THE APPLICANT MEETS ITS BURDEN OF PROOF

V. CONCLUSION

E

OUTLINE OF TESTIMONY
STEVEN E. SHER
DIRECTOR OF ZONING AND LAND USE SERVICES
HOLLAND & KNIGHT LLP

I. SITE LOCATION AND DESCRIPTION

II. DESCRIPTION OF SURROUNDING AREA

III. EXISTING ZONING – C-4

IV. PROPOSED DEVELOPMENT

V. SPECIAL EXCEPTION RELIEF REQUIRED

VI. STANDARDS FOR SPECIAL EXCEPTION RELIEF (§3104.1)

VII. COMPLIANCE WITH THE SPECIAL EXCEPTION STANDARDS

VIII. CONCLUSIONS

3335873_v1

F

ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

Commissioners
2F01 Charles Reed, *Chairman*
2F02 Jim Brandon, *Vice Chairman*
2F03 Christopher Dyer
2F04 Robert Ellison, Secretary
2F05 Sandra Biasalo, *Treasurer*
2F06 Michael Nelson

September 17, 2005

(Via Email and First Class Mail)
Geoffrey H. Griffis
Chair
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: 1426 H Street, NW – Board of Zoning Adjustment Case 17390

Dear Chairman Griffis and Members of the Board:

Please be advised that, at its regularly scheduled meeting on September 7, 2005, for which proper notice was given and at which a quorum was present, Advisory Neighborhood Commission 2F ("ANC") voted unanimously (6-0) to support a request for special exception relief for the above-referenced project. The subject site is located at 1426 H Street, N.W.

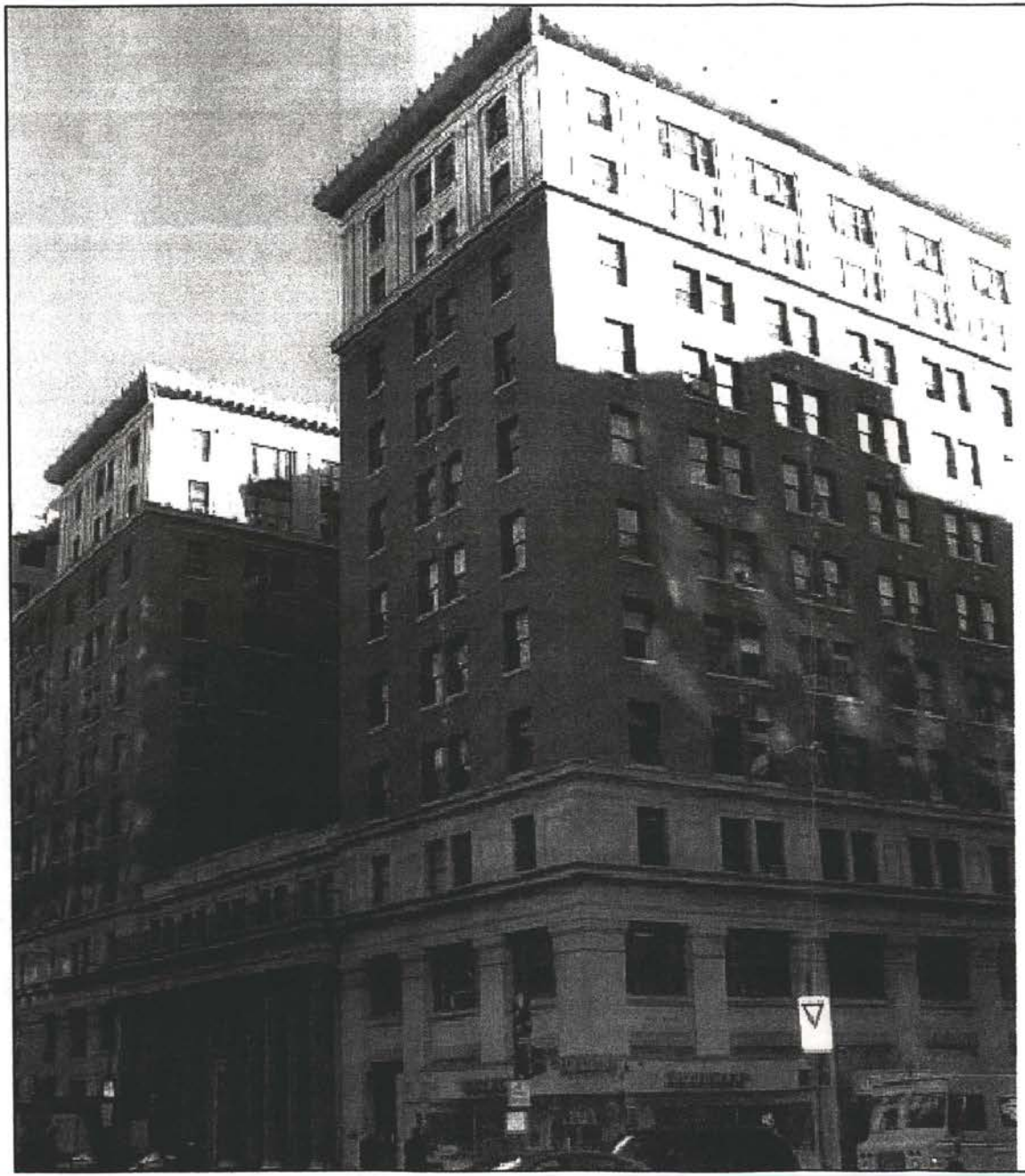
The ANC found that the standard for a roof structure special exception regarding number, setback, and walls of unequal height has been met. The ANC further found that this special exception is necessary due to the conditions of the subject site and that such relief would not adversely impact light and air for adjacent properties. The roof structure is an existing condition on an existing building and is nonconforming with regard to both height and setback on one side. The proposed conversion of the building to residential use requires additional mechanical equipment that will be enclosed in an extension of the existing penthouse that will adhere to the current maximum height requirement. An additional stairway penthouse is included in order to provide an additional means of egress from the newly established roof terrace as required by the Building Code.

We request that the Board of Zoning Adjustments give great weight to our advice herein expressed, as provided by § 1-309.10 of the District of Columbia Code.

Sincerely,

Charles D. Reed
Chairman, ANC 2F

G



THE WOODWARD BUILDING

733 15TH STREET, NW
1426 H STREET, NW
WASHINGTON, D.C.

BZA SUBMISSION

JUNE 16, 2005

Client
SJG Properties
805 15th Street, NW
Washington, D.C. 20005
202.842.5100

Client's Representative
KCH, Inc.
16305 Stepson Circle
Paeonian Springs, Virginia 20129
540.882.3100

Architect
Martinez & Johnson | Architecture PC
1238 Wisconsin Ave, NW Suite 302
Washington, D.C., 20007
202-333-4480

Structural Engineering
Gatskova, Kahmann & Associates PC
1109 N Street, NW
Washington, D.C. 20036
202.659.2520

MEP/FP Engineering
GHT Limited
1010 Glebe Road, Suite 200
Arlington, Virginia 22201
703. 243.3300

Civil Engineering
A. Morton Thomas & Associates, Inc.
12150 Tetbrook Parkway
Rockville, MD. 20852
301.881.5748

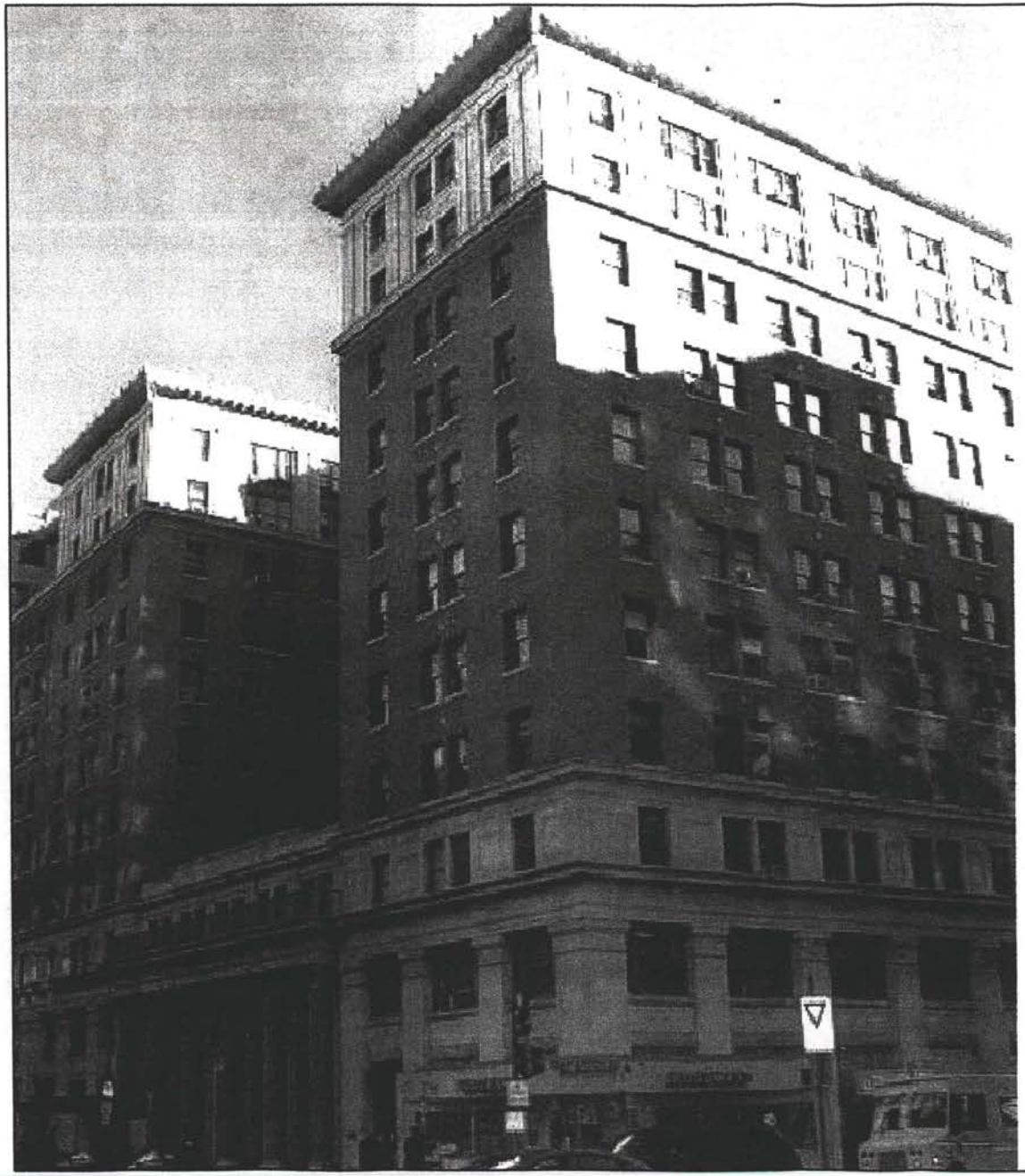
Surveyors
A. Morton Thomas & Associates, Inc.
12150 Tetbrook Parkway
Rockville, MD. 20852
301.881.5748

Architectural Historian
Beltz Bird
2601 24th Street, NW, Suite 3
Washington, D.C. 20008
202.560.5033

Elevator Consultant
Lerch Bates & Associates
6000 Laurel-Bowie Road, Suite 200
Bowie, MD 20715
301.809.1944

Martinez & Johnson
ARCHITECTURE

MJA Project No.: 7406



THE WOODWARD BUILDING

733 15TH STREET, NW
1426 H STREET, NW
WASHINGTON, D.C.

BZA SUBMISSION

JUNE 16, 2005

INDEX OF DRAWINGS

CIVIL DRAWINGS
C-101 SITE PLAN

ARCHITECTURAL DRAWINGS
A8-001 VICINITY & KEY PLAN

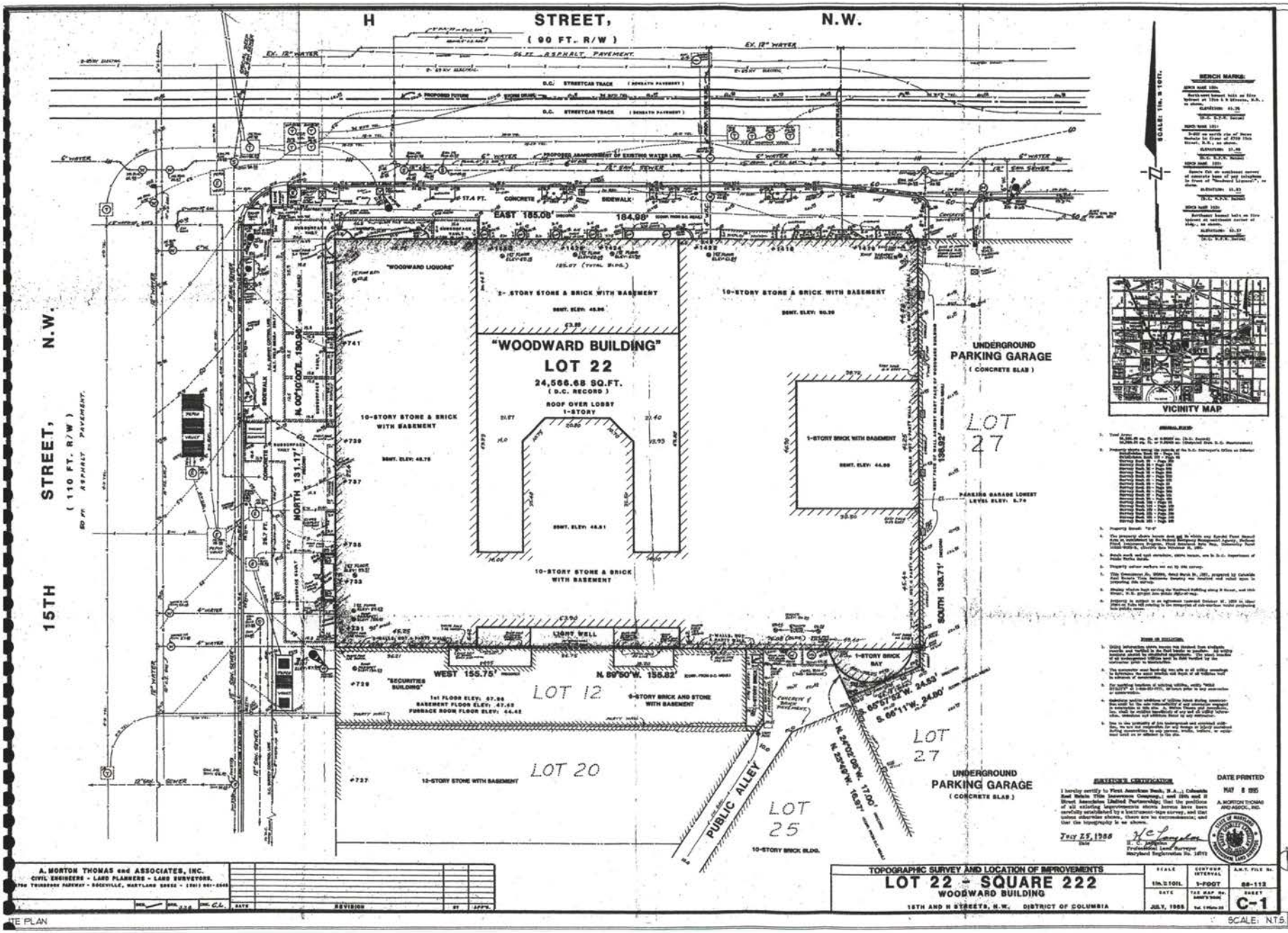
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A-202 WEST ELEVATION - EXISTING "DEMO" & NEW

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A-302 BUILDING SECTION "C-C"
A-303 BUILDING SECTION "D-D"
A-304 BUILDING SECTION "E-E"

Martinez & Johnson
ARCHITECTURE

MJA Project No.: 1406



A. MORTON THOMAS and ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS.
7700 TOWNSHIP PARKWAY - ROCKVILLE, MARYLAND 20855 - (301) 881-2645

DES.	DRN.	CHK. C.L.	DATE	REVISION	BY	APP'D.

TOPOGRAPHIC SURVEY AND LOCATION OF IMPROVEMENTS

LOT 22 - SQUARE 222

WOODWARD BUILDING

15TH AND H STREETS, N.W. DISTRICT OF COLUMBIA

SCALE	CONTOUR INTERVAL	A.M.T. FILE No.
1in.=10ft.	1-FOOT	88-112
DATE	TAX MAP No. (WASH'N Suburb)	SHEET
JULY, 1988	Sq. 172/Parcel 29	C-1

SITE PLAN

SCALE: N.T.S.

WOODWARD BUILDING
Washington, D.C.

Client
SJG PROPERTIES
805 Fifteenth Street, NW
Suite 250
Washington, D.C. 20005

Owner's Representative
KDM, Inc.

Architect
Martinez & Johnson

Surveyor
AMT, Inc.

Civil Engineering
AMT, Inc.

Structural Engineer
BKAA, PC

MEP/FP Engineering
Gilt Limited

Life Safety Engineering
Gilt Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betty Bird

PRELIMINARY
DOCUMENT INCOMPLETE
NOT INTENDED FOR CONSTRUCTION

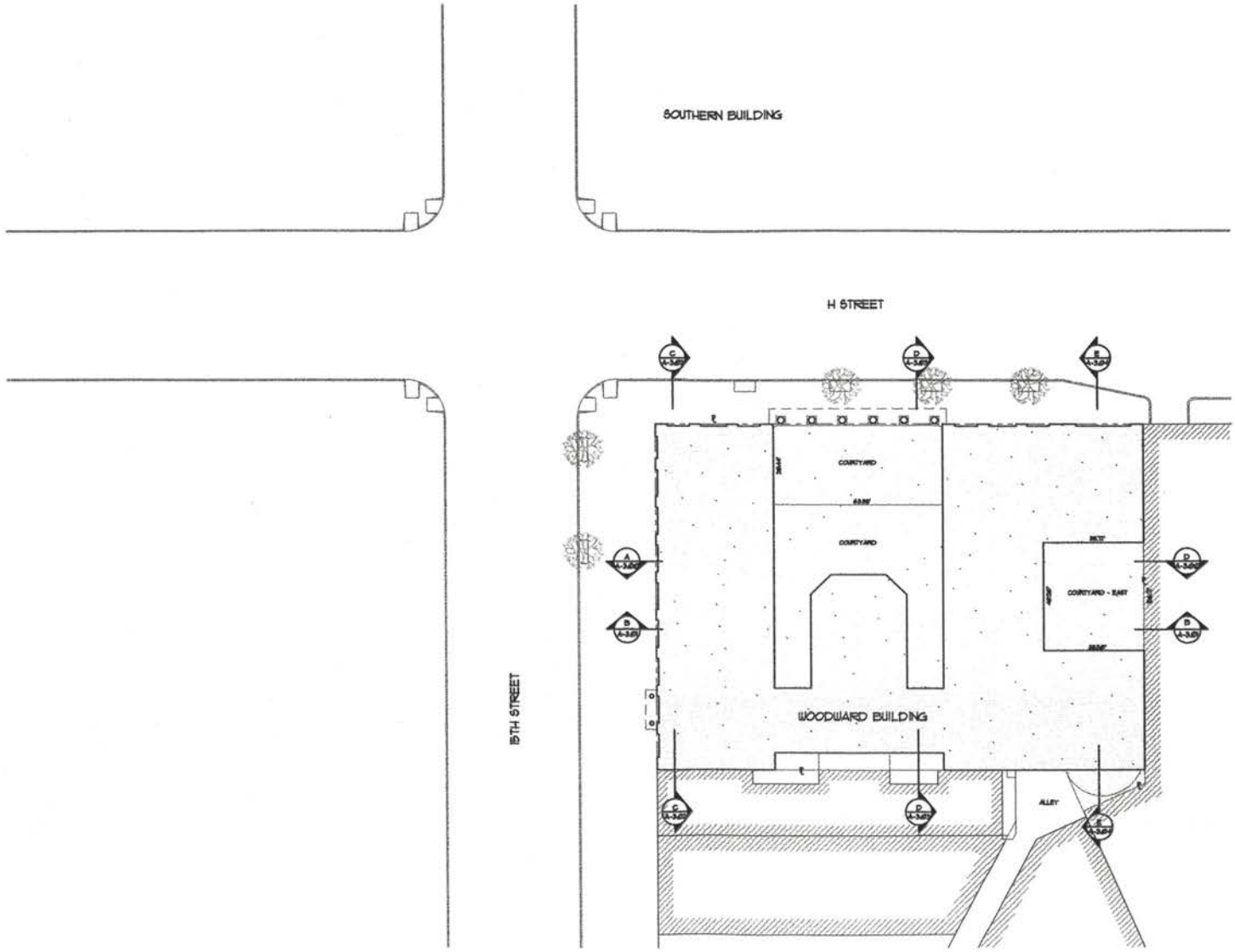
KEY PLAN

HJIA Project No. 7486

DATE	No.	DESCRIPTION
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12.06.05		HPRB SUBMISSION
03.13.06		SCHEMATIC DESIGN
04.07.06		CFA SUBMISSION
06.16.06		BZA SUBMISSION

SHEET TITLE:
SITE PLAN

C-1.01



WOODWARD BUILDING
Washington, DC

Client
645 PROPERTIES
925 Fifteenth Street, NW
Suite, 230
Washington, D.C. 20005

Client's Representative
RDI, Inc.

Architect
Martinez & Johnson

Surveyor
ANE, Inc.

Civil Engineering
ANE, Inc.

Structural Engineer
GKM, PC

MPVE Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates + Associates, Inc.

Architectural Rating
Delta Blind

PRELIMINARY
DOCUMENT INCOMPLETE
NOT INTENDED FOR CONSTRUCTION.

MJWA Project No. 7-626

DATE	No	DESCRIPTION
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03.16.05		SCHEMATIC DESIGN
04.07.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

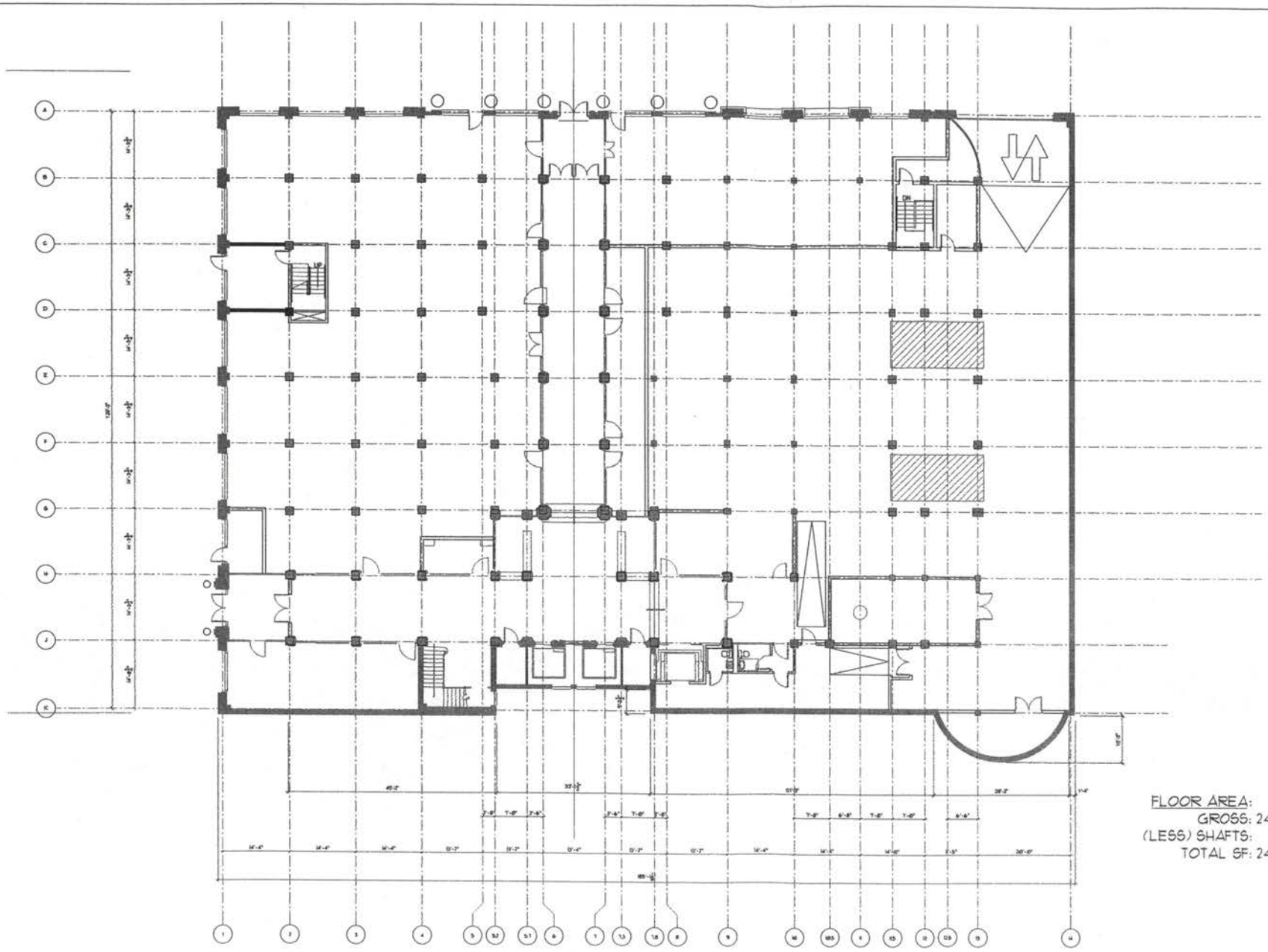
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VICINITY & KEY PLAN

AS-0.01

VICINITY AND KEY PLAN

SCALE: 1" = 40'-0" | 01

©2005 MJWA



FLOOR AREA:
GROSS: 24,278 SF
(LESS) SHAFTS: 51 SF
TOTAL SF: 24,227 SF

GROUND FLOOR PLAN

SCALE: 1" = 20'-0"

WOODWARD BUILDING
Washington, DC

Client
SJS PROPERTIES
6th Pennsylvania Street, NE
Suite 230
Washington, D.C. 20003

Owner's Representative
KDM, Inc.

Architect
Martinez & Johnson Architecture

Surveyor
APE, Inc.

Civil Engineering
APE, Inc.

Structural Engineer
GGA, PC

MEP/E Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch Bates + Associates, Inc

Architectural History
Betsy Bird

PRELIMINARY
DOCUMENT INCOMPLETE
NOT INTENDED FOR CONSTRUCTION

KEY PLAN

MJVA Project No. 7408

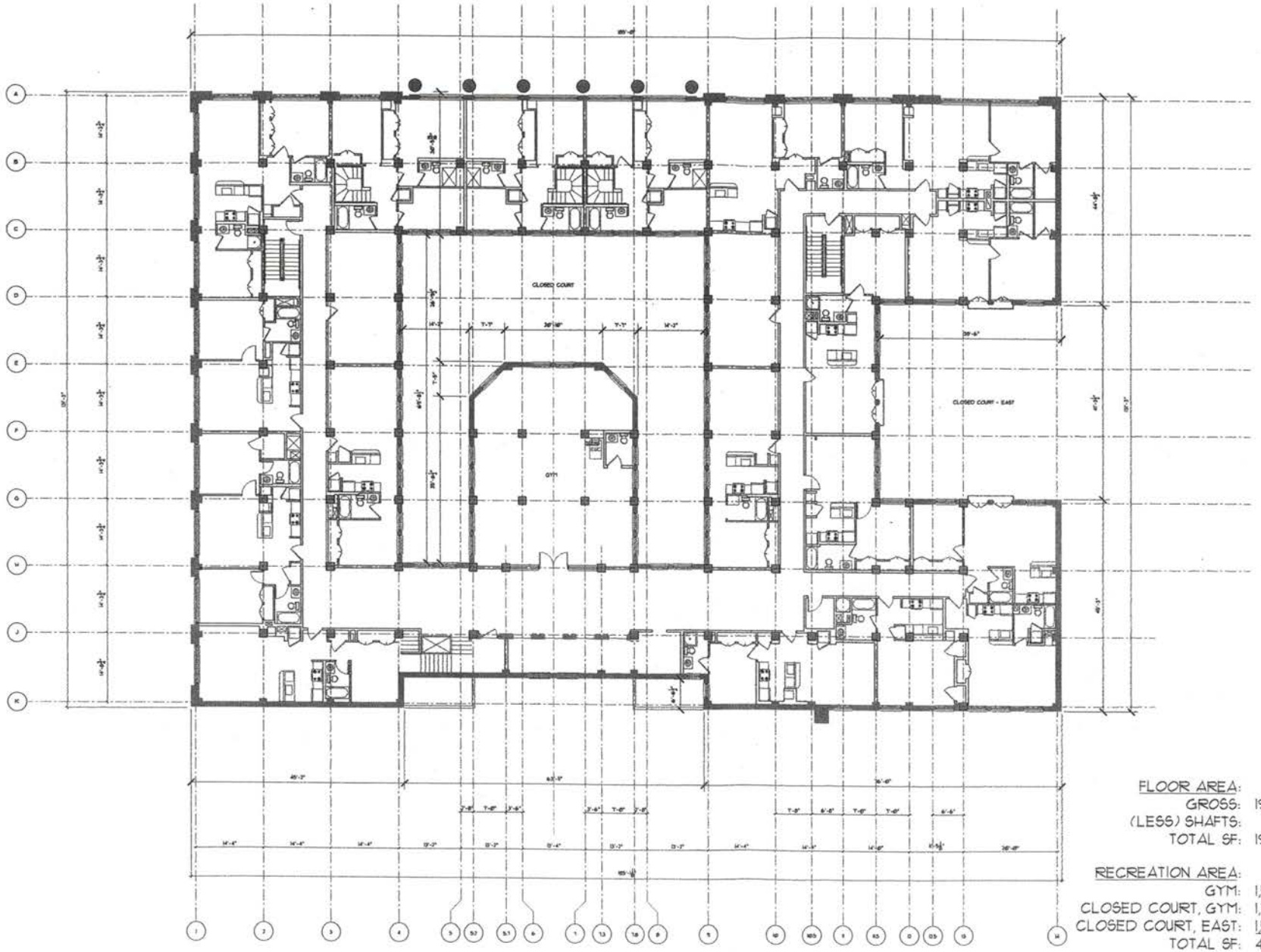
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03.14.05		SCHEMATIC DESIGN
04.07.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

SHEET TITLE

GROUND FLOOR PLAN

A-1.01

©2005 MJVA



FLOOR AREA:

GROSS:	19,300 SF
(LESS) SHAFTS:	61 SF
TOTAL SF:	19,239 SF

RECREATION AREA:

GYM:	1,532 SF
CLOSED COURT, GYM:	1,724 SF
CLOSED COURT, EAST:	1,588 SF
TOTAL SF:	4,844 SF

SECOND FLOOR PLAN

SCALE: 1" = 20'-0" | 01

WOODWARD BUILDING

Washington, DC

Client
535 PROPERTIES
805 Fifteenth Street, NW
Suite 250
Washington, D.C. 20005

Owner's Representative
KDM, Inc.

Architect
Martinez & Johnson Architecture

Surveyor
APE, Inc.

Civil Engineering
APE, Inc.

Structural Engineer
GCM, PC

MEP/FP Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betty Bird

PRELIMINARY
DOCUMENT INCOMPLETE-
NOT INTENDED FOR
CONSTRUCTION

KEY PLAN

M/A Project No. 7406

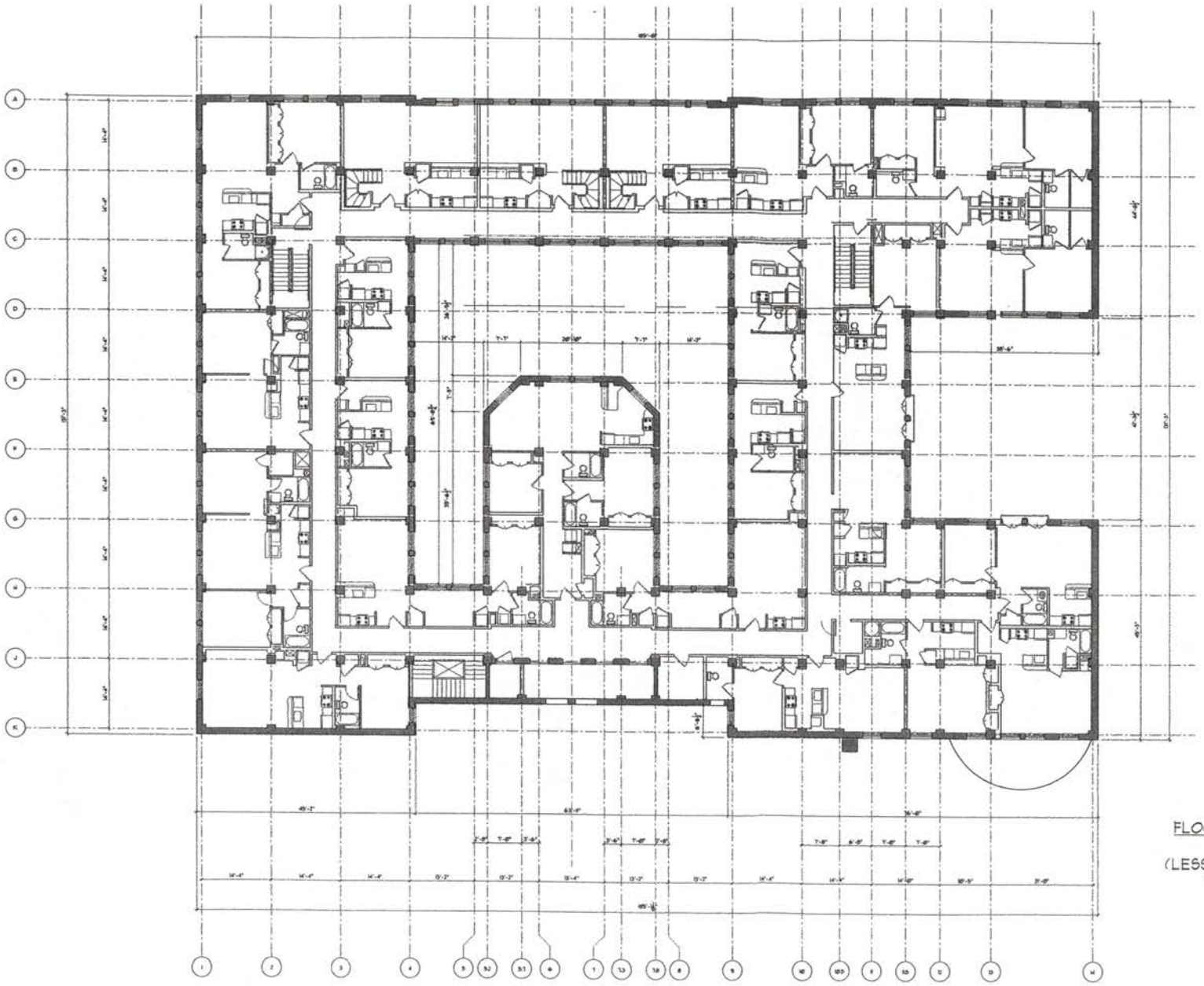
DATE	No.	DESCRIPTION
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01.14.08		HPRB SUBMISSION
03.13.08		SCHEMATIC DESIGN
04.07.08		CFA SUBMISSION
08.18.08		BZA SUBMISSION

SHEET TITLE

SECOND FLOOR PLAN

A-1.02

©2008 M/A



FLOOR AREA:
GROSS: 19,300 SF
(LESS) SHAFTS: 61 SF
TOTAL SF: 19,239 SF

WOODWARD BUILDING
Washington, DC

Client
SJG PROPERTIES
805 Fifteenth Street, NW
Suite, 230
Washington, D.C. 20005

Owner's Representative
KDS, Inc.

Architect
Martinez & Johnson Architecture

Surveyor
AMS, Inc.

Civil Engineering
AMS, Inc.

Structural Engineer
GGA, PC

MP&E Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch Bates & Associates, Inc.

Architectural History
Betsy Bird

PRELIMINARY
DOCUMENT INCOMPLETE/ NOT INTENDED FOR CONSTRUCTION

KEY PLAN

MJA Project No. 7406

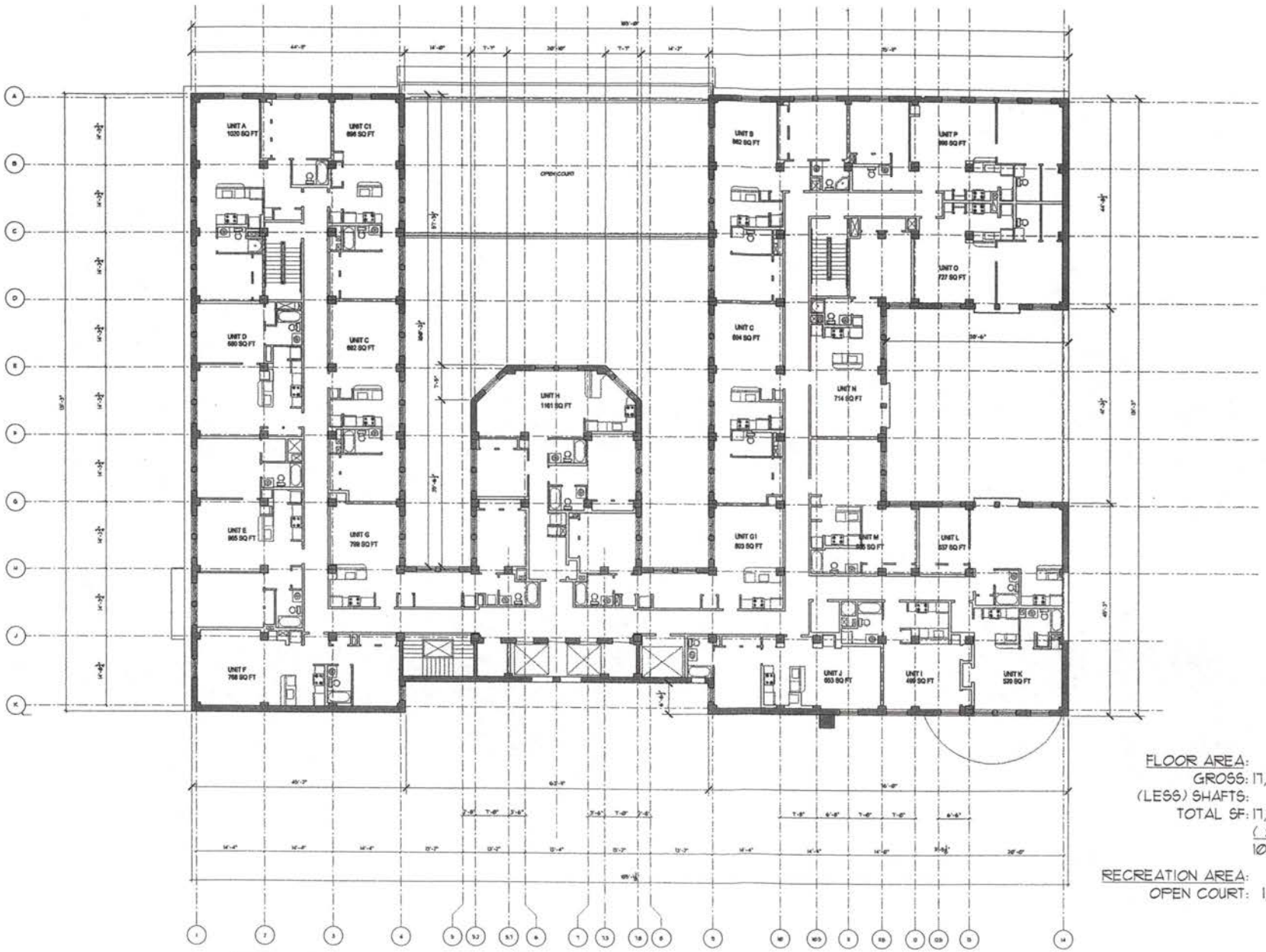
DATE	No.	DESCRIPTION
10.15.04		CONCEPT DESIGN
02.14.05		HPRB SUBMISSION
03.1.05		SCHEMATIC DESIGN
04.01.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

SHEET TITLE:
THIRD FLOOR PLAN

A-1.03

THIRD FLOOR PLAN

SCALE: 1" = 20'-0" | 01



FLOOR AREA:
GROSS: 17,355 SF
(LESS) SHAFTS: 61 SF
TOTAL SF: 17,294 SF
(x6 FLR.)
103,764 SF

RECREATION AREA:
OPEN COURT: 1,854 SF

TYPICAL FLOOR PLAN

SCALE: 1" = 20'-0" | 01

WOODWARD BUILDING
Washington, DC

Client
SJS PROPERTIES
500 Pennsylvania Avenue, NW
Suite, 230
Washington, D.C. 20005

Owner's Representative
KGP, Inc.

Architect
Martinez & Johnson

Surveyor
APE, Inc.

Civil Engineering
APE, Inc.

Structural Engineer
KCAA, PC

MEP/FP Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betsy Bird

PRELIMINARY
DOCUMENT INCOMPLETE
NOT INTENDED FOR CONSTRUCTION

KEY PLAN

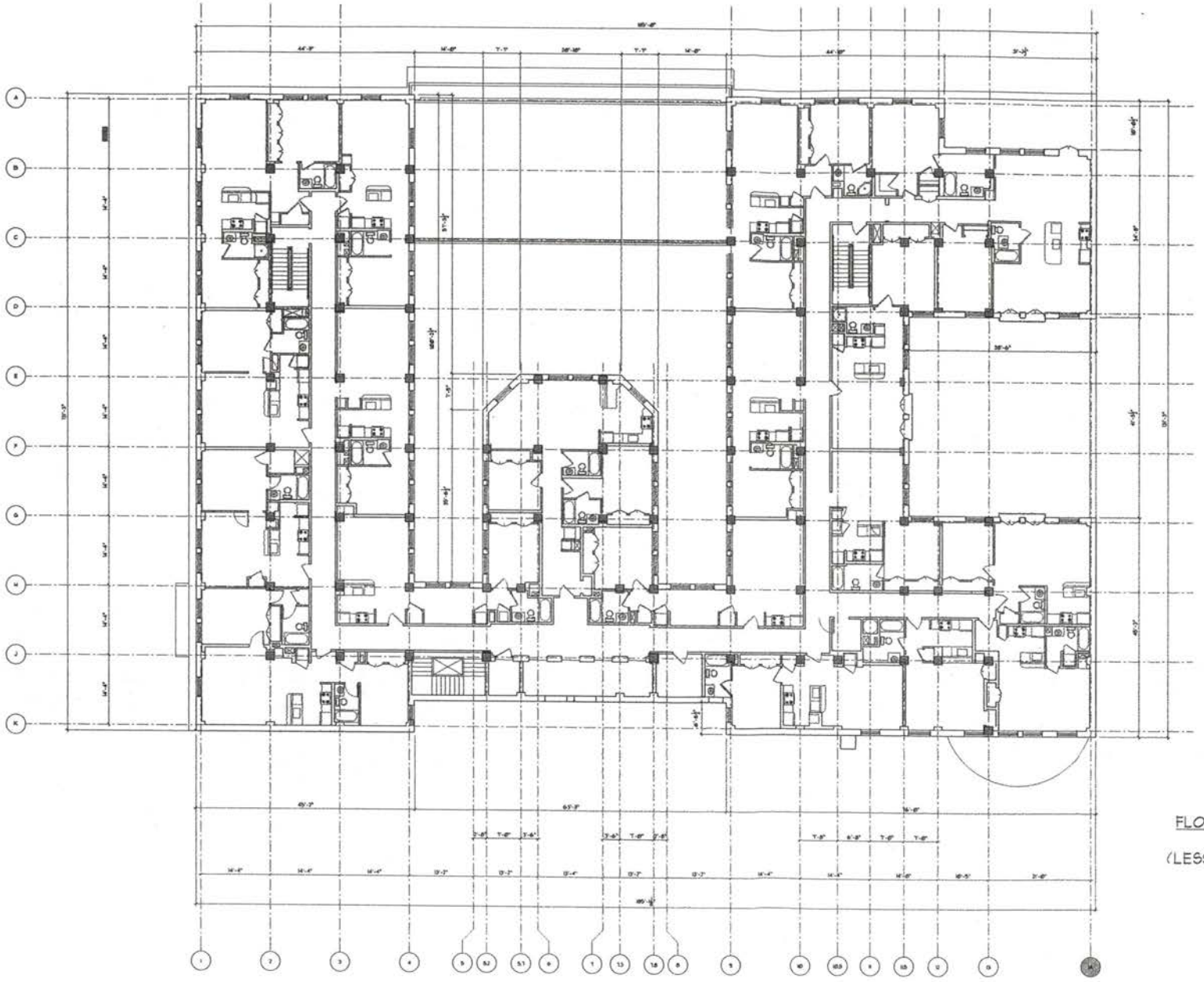
MJA Project No. 7486

DATE	No	DESCRIPTION
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12.16.04		HPRB SUBMISSION
03.11.05		SCHEMATIC DESIGN
04.07.05		CFA SUBMISSION
04.14.05		BZA SUBMISSION

SHEET TITLE:
TYPICAL LEVEL PLAN

A-1.04

©Smith MJA



FLOOR AREA:
GROSS: 17,042 SF
(LESS) SHAFTS: 61 SF
TOTAL SF: 16,981 SF

ELEVENTH FLOOR PLAN

SCALE: 1" = 20'-0" Ø1

WOODWARD BUILDING

Washington, DC

Client
EJS PROPERTIES
805 Fifteenth Street, NW
Suite, 230
Washington, D.C. 20005

Owner's Representative
KOH, Inc.

Architect
Martinez & Johnson Architecture

Surveyor
APE, Inc.

Civil Engineering
APE, Inc.

Structural Engineer
GKM, PC

MPVE Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betsy Bird

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NOT INTENDED FOR CONSTRUCTION

KEY PLAN

MJA Project No. 1406

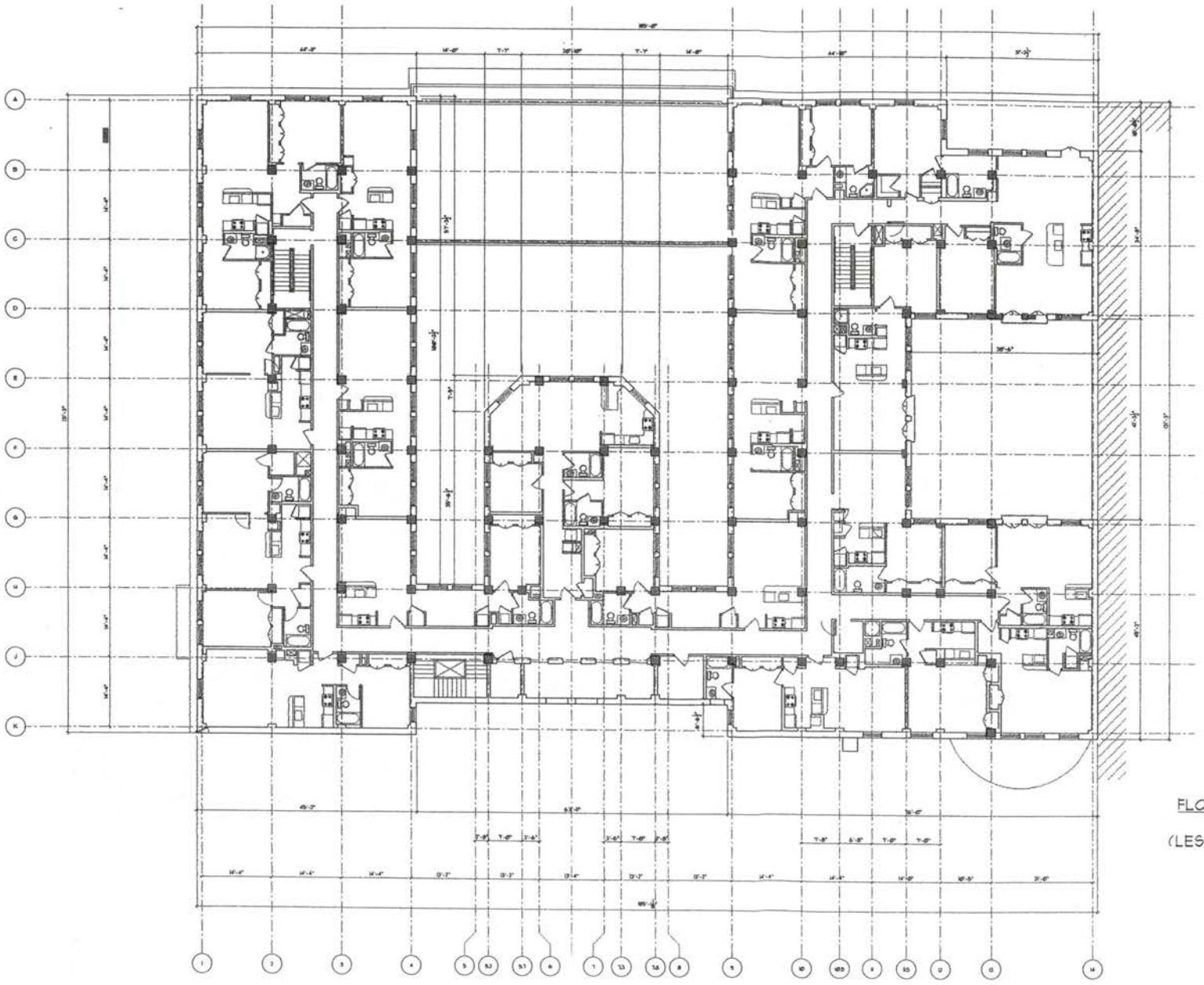
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11.16.06		HPRB SUBMISSION
03.16.07		SCHEMATIC DESIGN
04.07.08		CFA SUBMISSION
06.16.09		BZA SUBMISSION

SHEET TITLE:

ELEVENTH FLOOR PLAN

A-1.06

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FLOOR AREA:
GROSS: 17,042 SF
(LESS) SHAFTS: 61 SF
TOTAL SF: 16,981 SF

1

TENTH FLOOR PLAN

SCALE: 1" = 20'-0" | 01

WOODWARD BUILDING

Washington DC

Client
BJS PROPERTIES
805 Fifteenth Street, NW
Suite, 250
Washington, D.C. 20005

Owner's Representative
KOP, Inc.

Architect
Martinez & Johnson

Surveyor
APE, Inc.

Civil Engineering
APE, Inc.

Structural Engineer
BCAA, PC

MEP/E Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betsy Bird

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DOCUMENT INCOMPLETE
NOT INTENDED FOR CONSTRUCTION.

KEY PLAN

MJA Project No. 7486

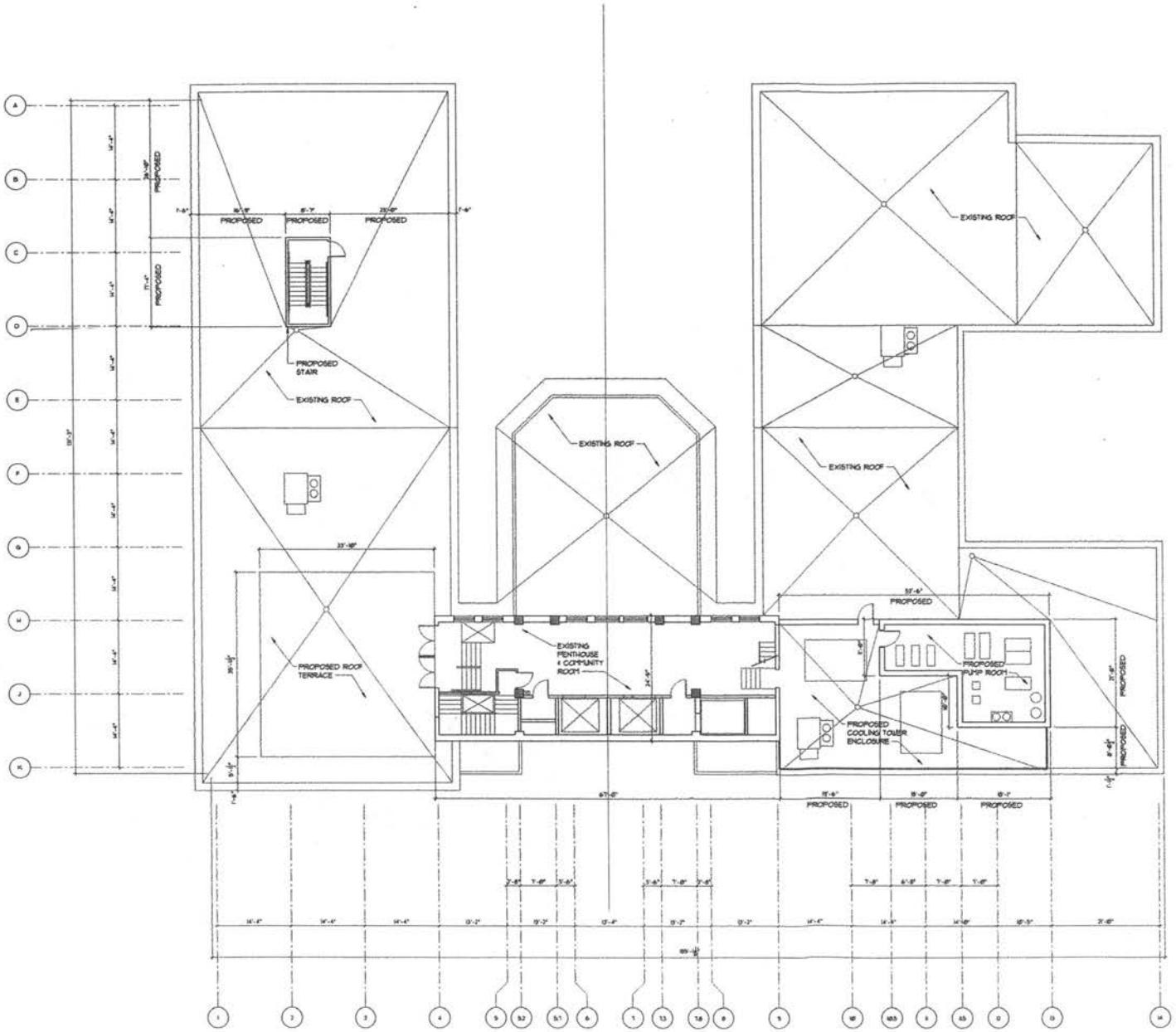
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01.14.05		HPRB SUBMISSION
03.15.05		SCHEMATIC DESIGN
04.07.05		CFA SUBMISSION
04.18.05		BZA SUBMISSION

SHEET TITLE:

TENTH FLOOR PLAN

A-1.05

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FLOOR AREA:	
GROSS:	2,332 SF
(LESS) SHAFTS:	- 48 SF
TOTAL SF:	2,284 SF
RECREATION AREA:	
COMMUNITY ROOM:	737 SF
ROOF TERRACE:	878 SF
TOTAL SF:	1,615 SF

PENTHOUSE LEVEL PLAN

SCALE: 1" = 20'-0"

WOODWARD BUILDING

Washington, DC

Client
SJG PROPERTIES
805 Fifteenth Street, NW
Suite, 230
Washington, D.C. 20005

Owner's Representative
KDT, Inc.

Architect
Martinez & Johnson

Surveyor
AFT, Inc.

Civil Engineering
AFT, Inc.

Structural Engineer
BCAA, PC

MEP/E Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betty Bird

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DOCUMENT INCOMPLETE: NOT INTENDED FOR CONSTRUCTION.

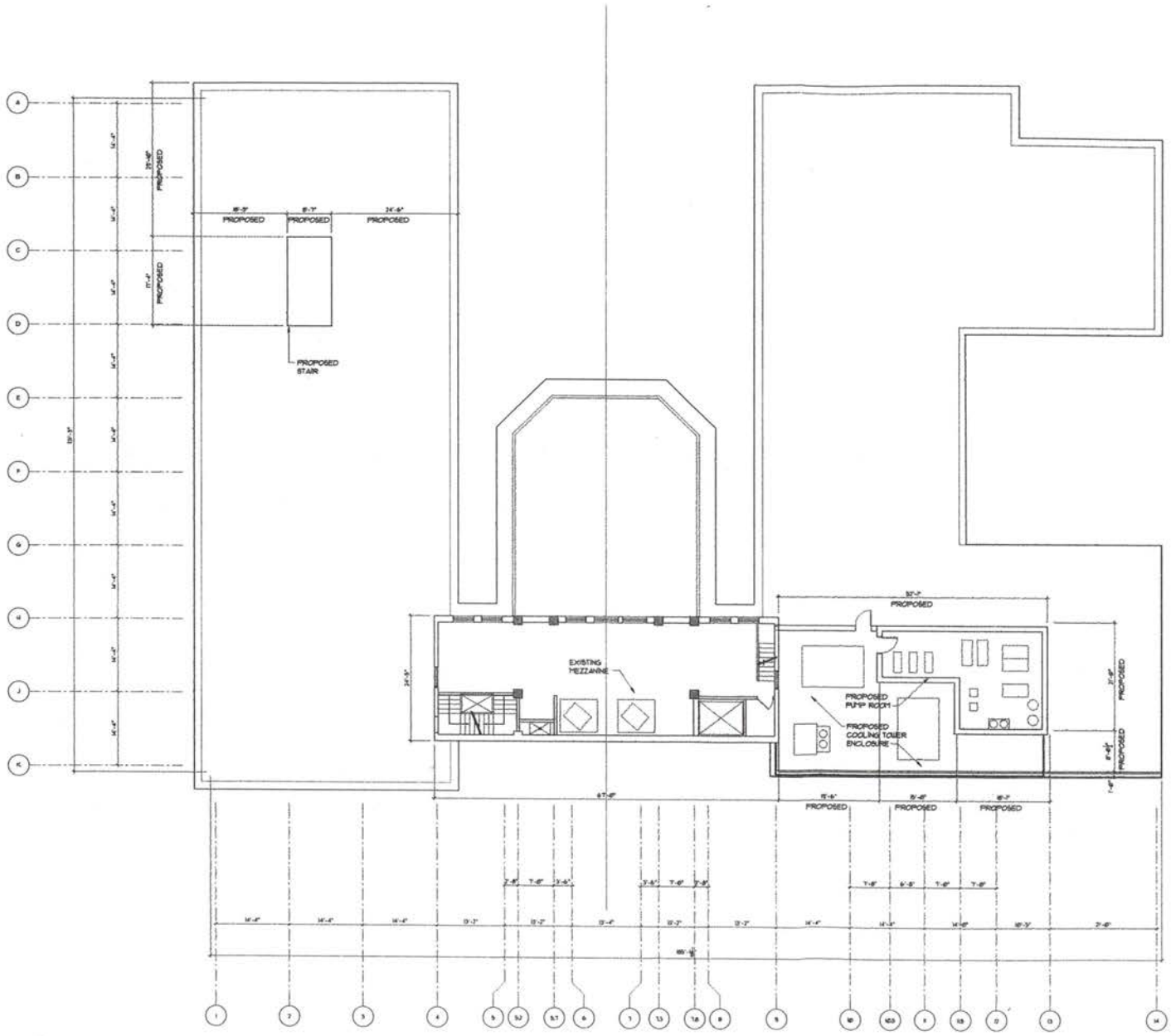
KEY PLAN

MJ/S Project No. 1406

DATE:	No:	DESCRIPTION:
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01.24.08		HPRB SUBMISSION
03.5.08		SCHEMATIC DESIGN
04.01.08		CFA SUBMISSION
06.16.08		BZA SUBMISSION

SHEET TITLE:
PENTHOUSE LEVEL PLAN

A-1.07



FLOOR AREA:

GROSS FLOOR AREA:	992 SF
(LESS) SHAFTS:	- 46 SF
TOTAL SF:	946 SF

PENTHOUSE MEZZANINE PLAN

SCALE: 1" = 20'-0" | 01

WOODWARD BUILDING
Washington, DC

Client
BJS PROPERTIES
805 Pennsylvania Street, NE
Suite, 230
Washington, D.C. 20003

Owner's Representative
KCP, Inc.

Architect
Martinez & Johnson

Surveyor
APT, Inc.

Civil Engineering
APT, Inc.

Structural Engineer
BCAA, PC

MEP/E Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates + Associates, Inc.

Architectural History
Betty Bird

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DOCUMENT INCOMPLETE-
NOT INTENDED FOR CONSTRUCTION

KEY PLAN

FLMA Project No. 7406

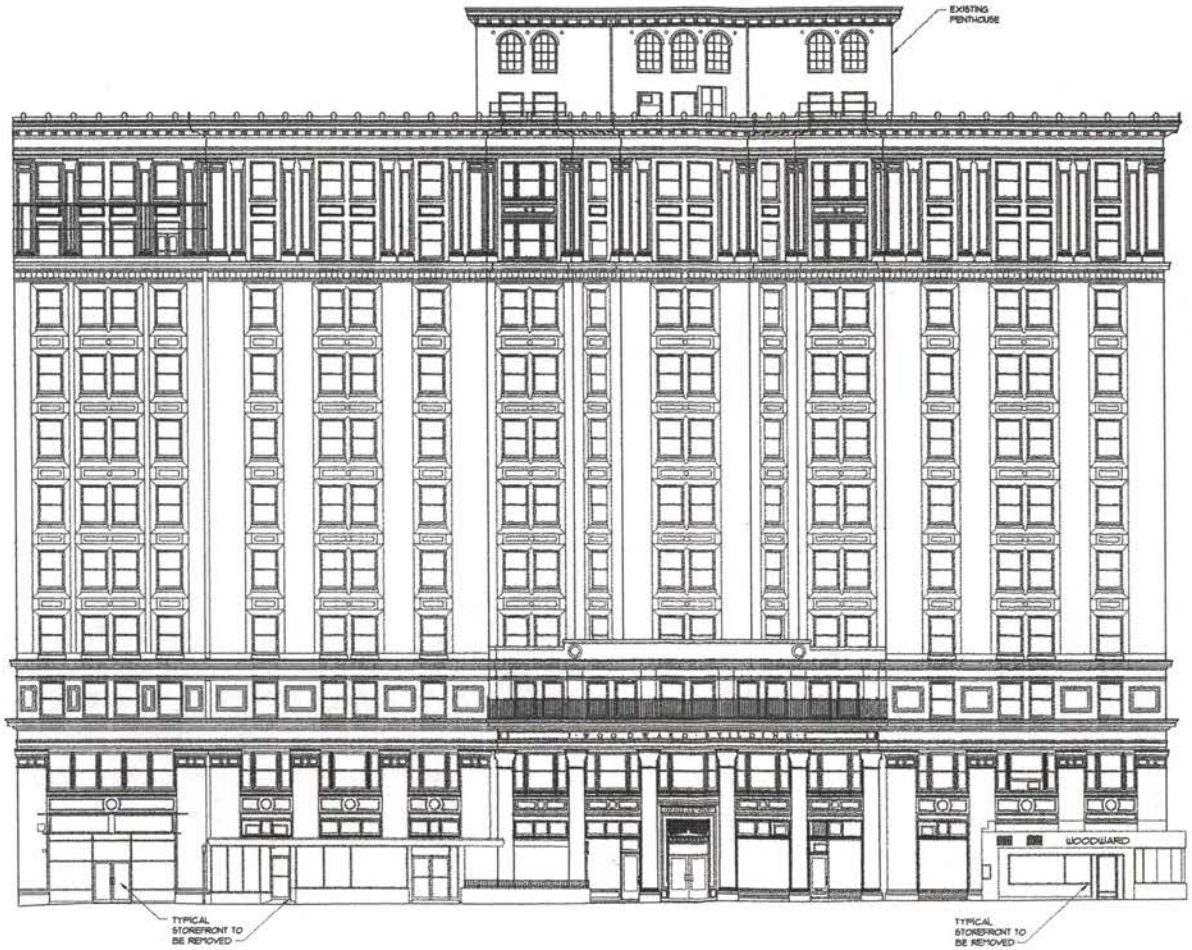
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10.18.04		CONCEPT DESIGN
01.13.05		HPRB SUBMISSION
03.30.05		SCHEMATIC DESIGN
04.01.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

SHEET TITLE:

PENTHOUSE MEZZANINE PLAN

A-1.08

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WOODWARD BUILDING

Washington, DC

Client
BJG PROPERTIES
805 Fifteenth Street, NW
Suite, 230
Washington, D.C. 20005

Owner's Representative
KDM, Inc.

Architect
Martinez & Johnson

Surveyor
APH, Inc.

Civil Engineering
APH, Inc.

Structural Engineer
GKM, PC

MPVE Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates + Associates, Inc.

Architectural History
Betsy Bird

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KEY PLAN

MJ+A Project No. 7406

DATE	No.	DESCRIPTION
10.18.04		CONCEPT DESIGN
02.14.05		HPRB SUBMISSION
03.14.05		SCHEMATIC DESIGN
04.01.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

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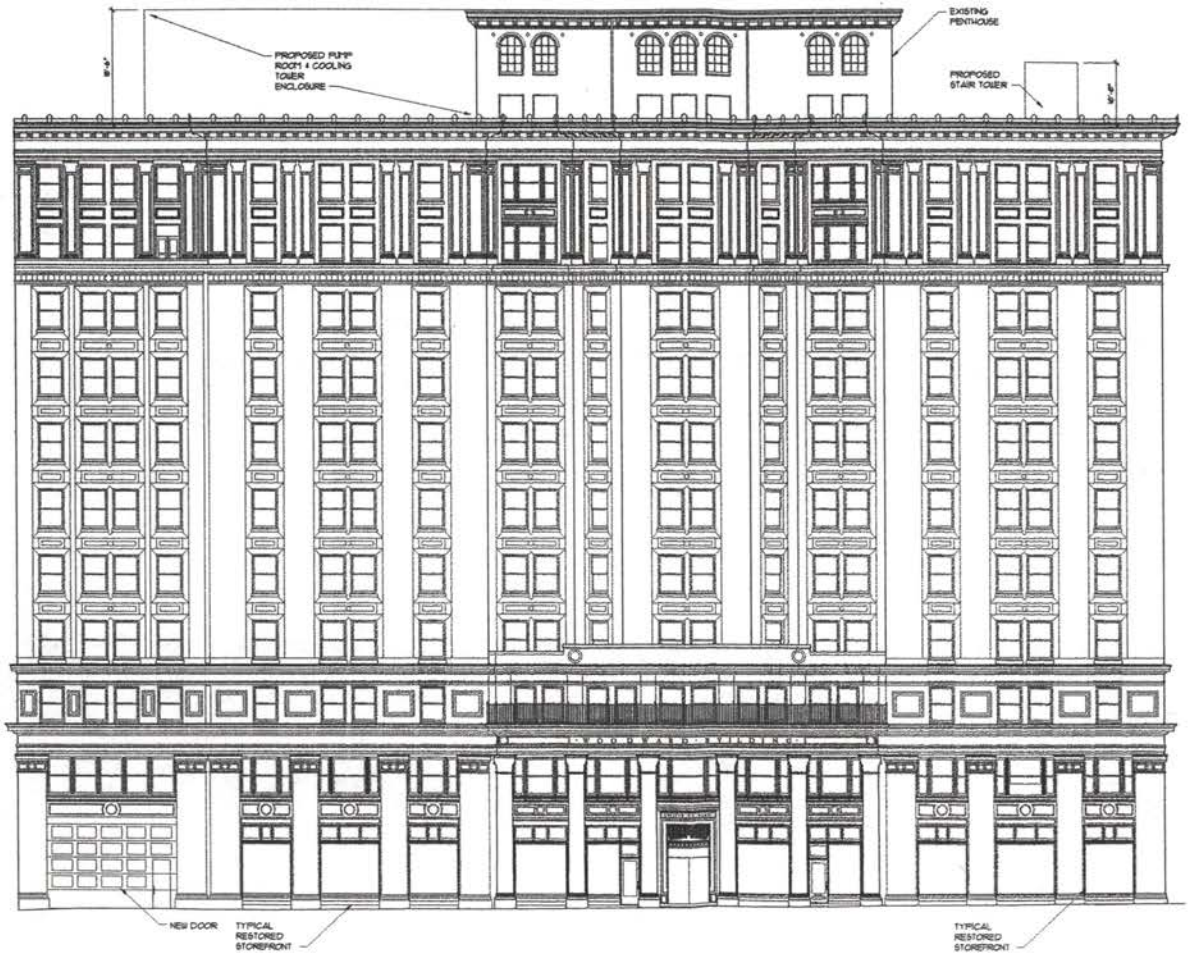
NORTH ELEVATION EXISTING "DEMO"

A-2.00

NORTH ELEVATION EXISTING "DEMO"

SCALE: 1" = 20'-0" 01

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NEW NORTH ELEVATION

SCALE: 1" = 20'-0" | 01

WOODWARD BUILDING

Washington, DC

Client
BJS PROPERTIES
805 Fifteenth Street, NW
Suite, 230
Washington, D.C. 20005

Owner's Representative
KOP, Inc.

Architect
Martinez & Johnson

Surveyor
AMT, Inc.

Civil Engineering
AMT, Inc.

Structural Engineer
SK&A, PC

MP+E Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betty Bird

PRELIMINARY
DOCUMENT INCOMPLETE
NOT INTENDED FOR CONSTRUCTION

KEY PLAN

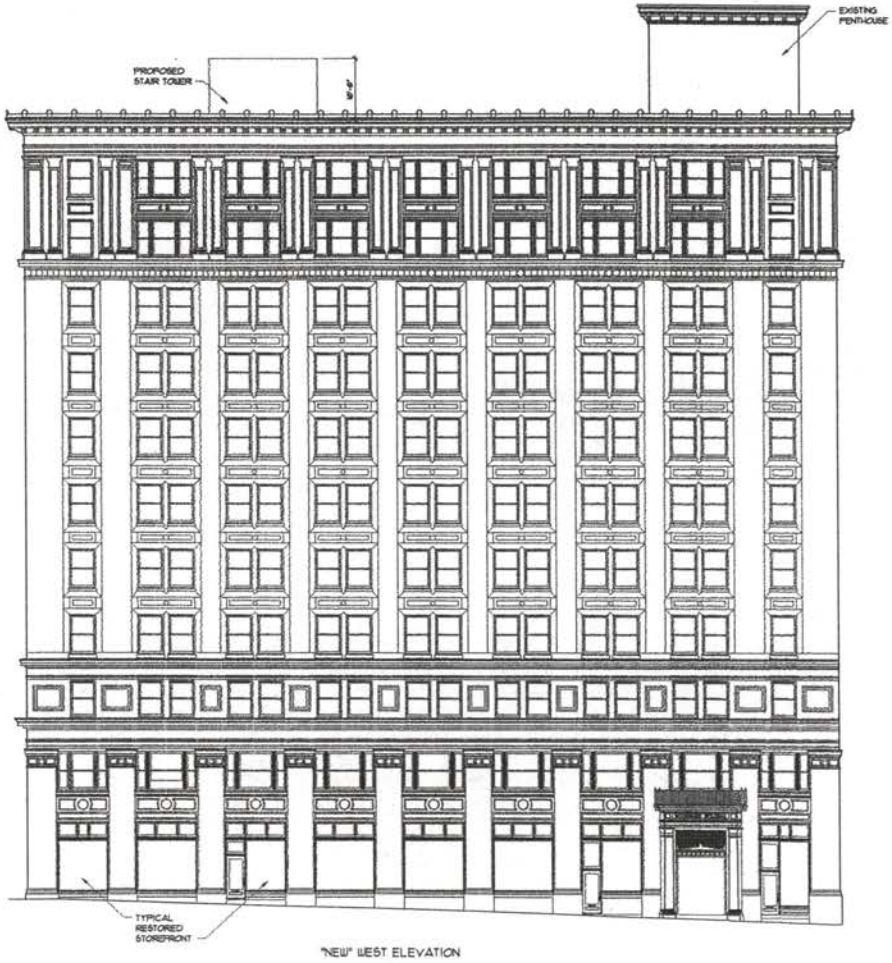
MJA Project No. 1406

DATE	No	DESCRIPTION
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05.11.05		SCHEMATIC DESIGN
07.07.05		CFA SUBMISSION
09.16.05		BZA SUBMISSION

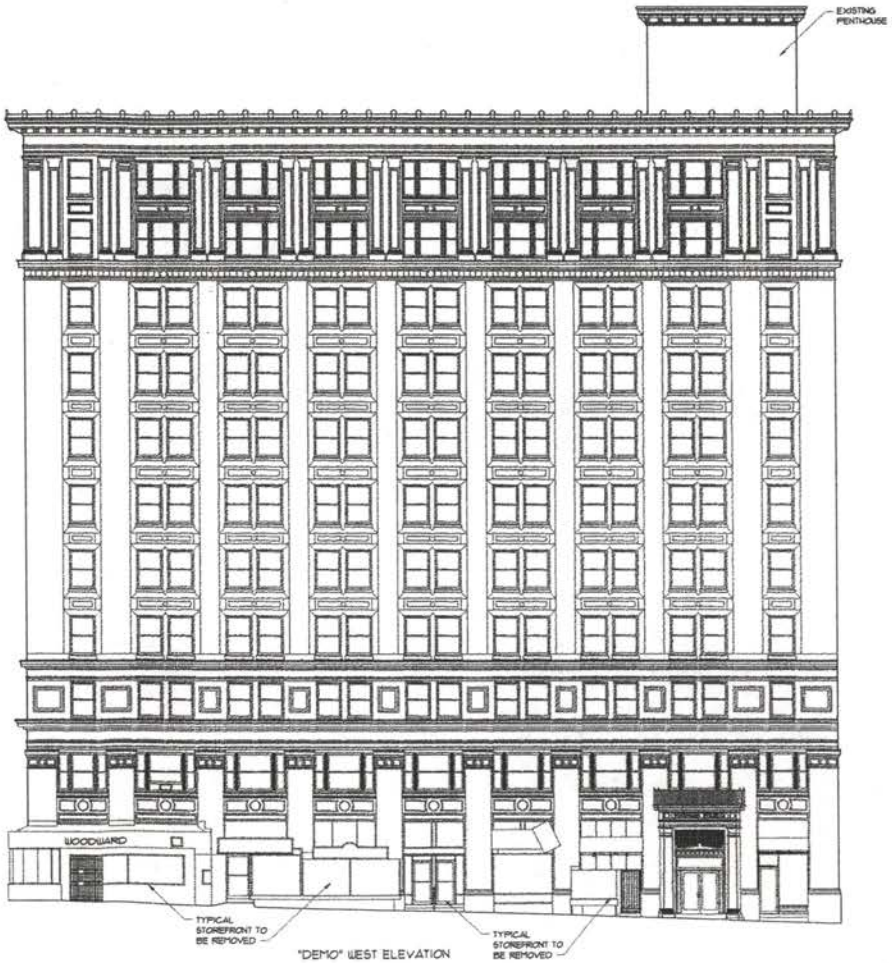
SHEET TITLE:

NEW NORTH ELEVATION

A-2.01



"NEW" WEST ELEVATION



"DEMO" WEST ELEVATION

WOODWARD BUILDING

Washington, DC

Client
SJG PROPERTIES
805 Fifteenth Street, NW
Suite, 250
Washington, DC 20005

Owner's Representative
KOP, Inc.

Architect
Martinez & Johnson

Surveyor
APIT, Inc.

Civil Engineering
APIT, Inc.

Structural Engineer
BCAA, PC

MPVE Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Beltz Bird

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DOCUMENT INCOMPLETE
NOT INTENDED FOR CONSTRUCTION

KEY PLAN

HPA Project No. 3406

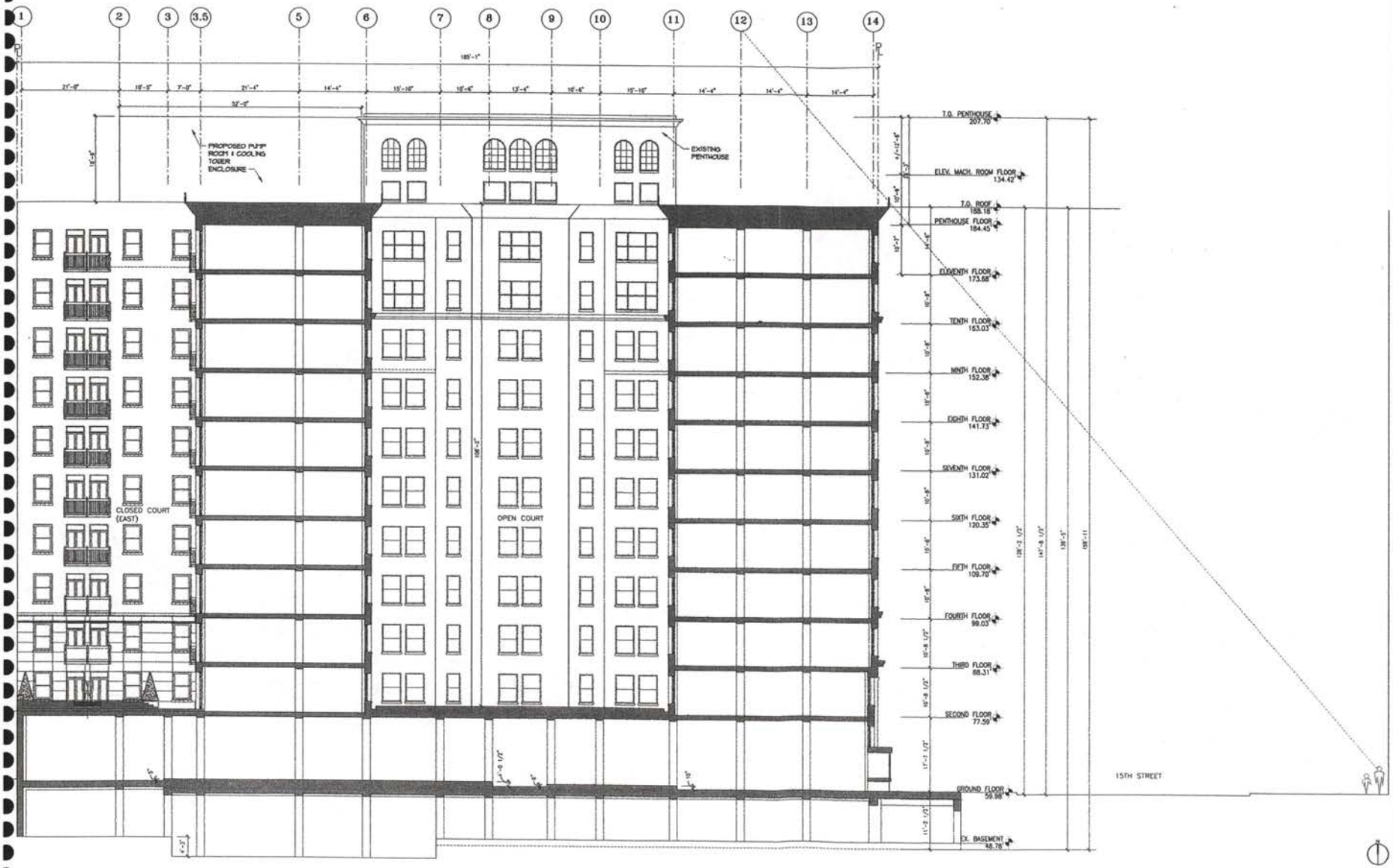
DATE	No.	DESCRIPTION
10.18.04		CONCEPT DESIGN
01.26.05		HPRB SUBMISSION
03.11.05		SCHEMATIC DESIGN
04.27.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

SHEET TITLE:

WEST ELEVATION
EXISTING "DEMO"
& NEW

A-2.02

©2005 PLAN



SECTION "A-A"

SCALE: 1" = 20'-0"

WOODWARD BUILDING
Washington, DC

Client
SJG PROPERTIES
805 Fifteenth Street, NW
Suite 238
Washington, D.C. 20005

Owner's Representative
HDR, Inc.

Architect
Martinez & Johnson

Surveyor
JMT, Inc.

Civil Engineering
JMT, Inc.

Structural Engineer
WGA, PC

MEPFP Engineering
Gilbert Limited

Life Safety Engineering
Gilbert Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betsy Bird

PRELIMINARY
DOCUMENT INCOMPLETE
NOT INTENDED FOR CONSTRUCTION

KEY PLAN

HPA Project No. 7486

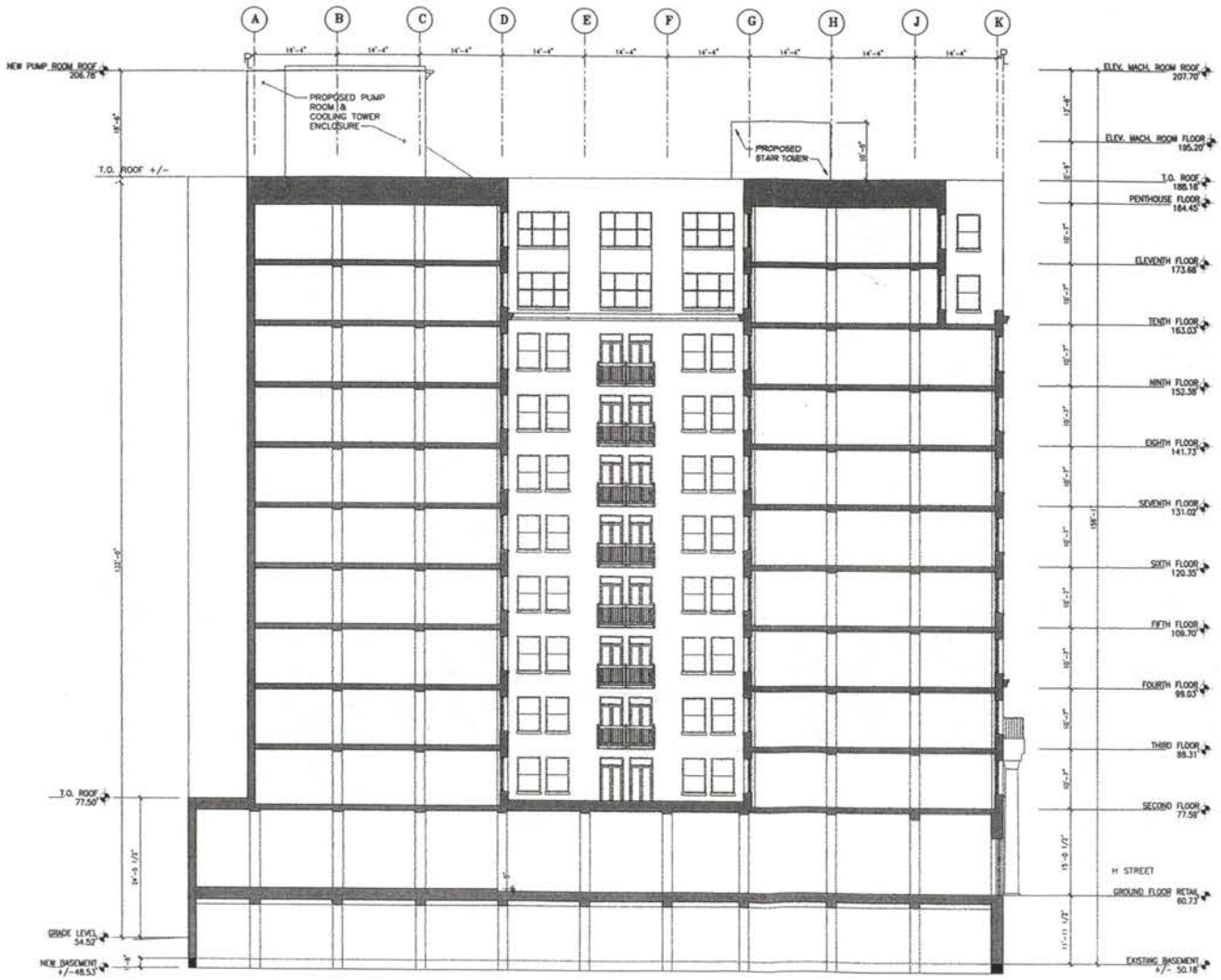
DATE	No.	DESCRIPTION
10.18.04		CONCEPT DESIGN
02.15.05		HPRB SUBMISSION
03.14.05		SCHEMATIC DESIGN
04.27.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

SHEET TITLE:

SECTION "A-A"

A-3.00

©2005 HPA



WOODWARD BUILDING

Washington, DC

Client
SJG PROPERTIES
805 Fifteenth Street, NW
Suite 250
Washington, D.C. 20005

Owner's Representative
KDM, Inc.

Architect
Martinez & Johnson Architecture

Surveyor
APE, Inc.

Civil Engineering
APE, Inc.

Structural Engineer
BKM, PC

MME Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betsy Bird

PRELIMINARY
DOCUMENT INCOMPLETE
NOT INTENDED FOR CONSTRUCTION

KEY PLAN

HJA Project No. 1486

DATE	No.	DESCRIPTION
10.15.04		CONCEPT DESIGN
01.26.05		HPRB SUBMISSION
05.16.05		SCHEMATIC DESIGN
04.07.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

SHEET TITLE:

SECTION "E-E"

A-3.04

SECTION "E-E"

SCALE: 1" = 20'-0" | 01