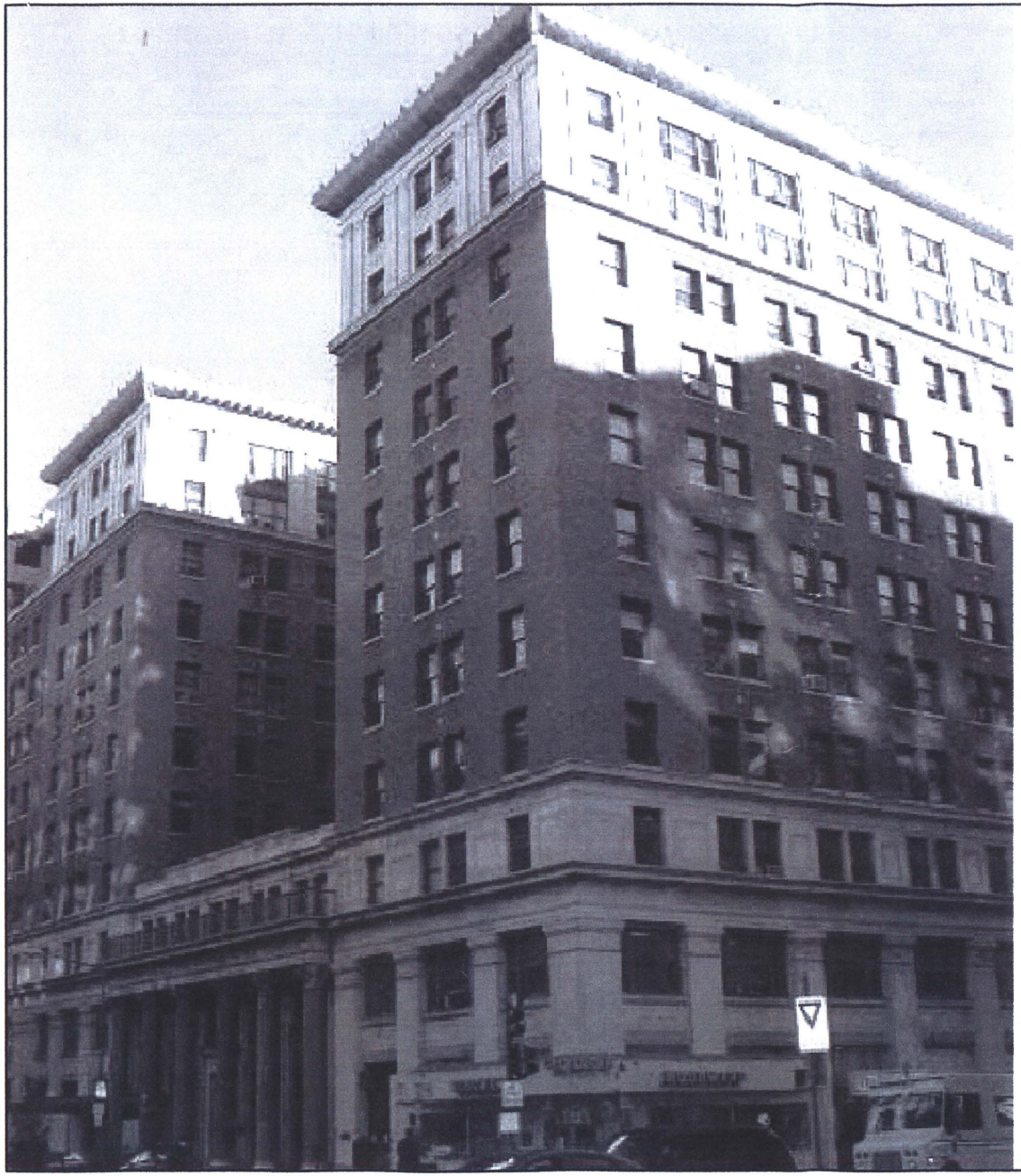


THE WOODWARD BUILDING

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

BZA SUBMISSION

JUNE 16, 2005

Client
GJG Properties
825 15th Street, NW
Washington, D.C. 20005
202.842.5100

Client's Representative
KCM, Inc.
16205 Simpson Circle
Paeonian Springs, Virginia 20129
540.882.3100

Architect
Martinez & Johnson | Architecture PC
1238 Wisconsin Ave, NW Suite 302
Washington, D.C., 20007
202-333-4488

Structural Engineering
Sotiriou, Kehnemui & Associates PC
1108 N Street, NW
Washington, D.C. 20036
202.659.2520

MEP Engineering
GHT Limited
1850 Glebe Road, Suite 200
Arlington, Virginia 22201
703. 243.2200

Civil Engineering
A. Morton Thomas & Associates, Inc.
12150 Tambrook Parkway
Rockville, MD. 20852
301.881.2545

Surveyors
A. Morton Thomas & Associates, Inc.
12150 Tambrook Parkway
Rockville, MD. 20852
301.881.2545

Architectural Historian
Betty Bird
2607 24th Street, NW, Suite 3
Washington, D.C. 20008
202.588.9233

Elevator Consultant
Lerch Bates & Associates
6000 Laurel-Bowie Road, Suite 200
Bowie, MD 20715
301.805.7344

Martinez & Johnson
ARCHITECTURE

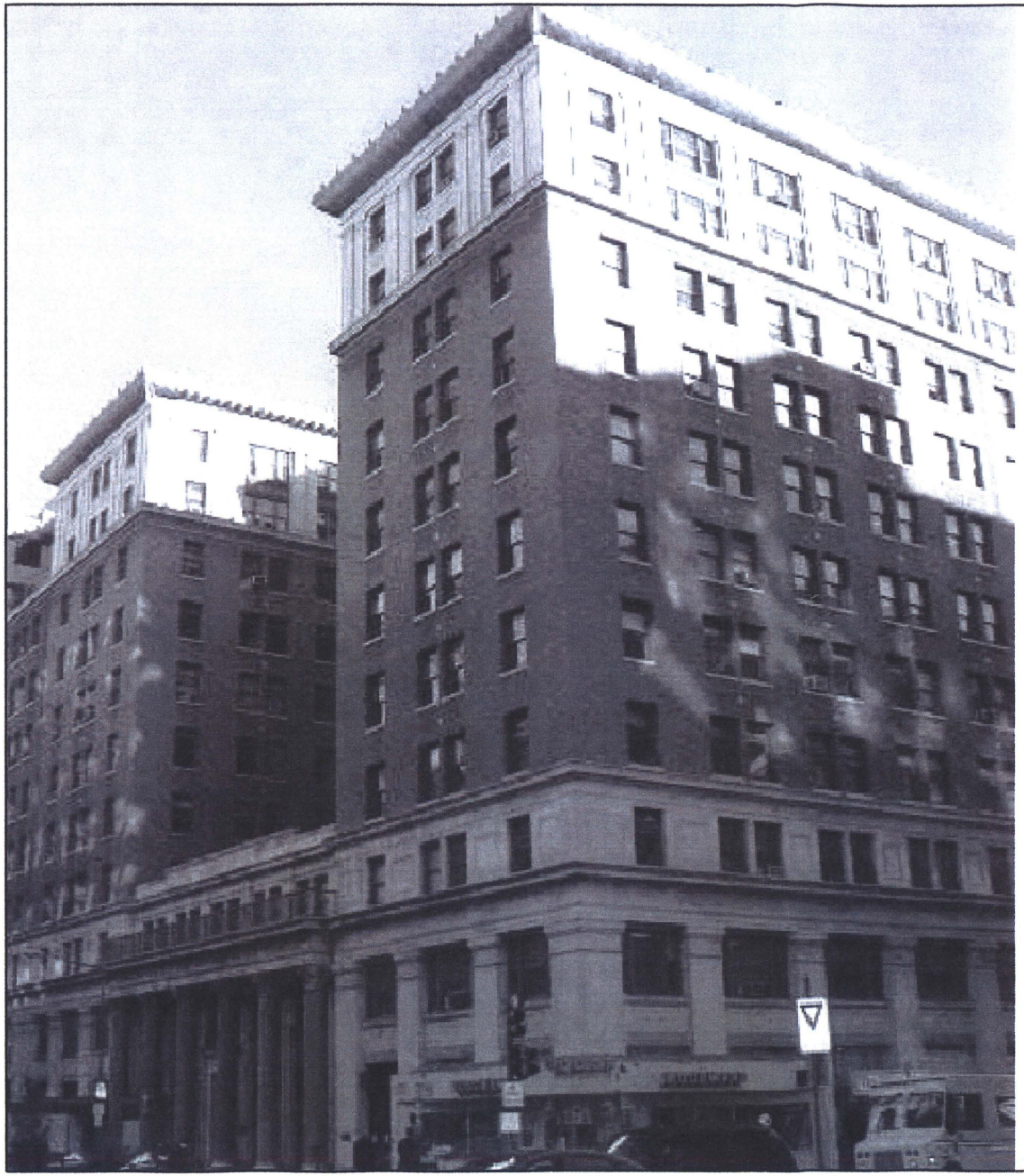
MJA Project No.: 1406

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B.Z.A.
CASE No. 17390
EXHIBIT No. 8

17390

Board of Zoning Adjustment
District of Columbia
CASE NO. 17390
EXHIBIT NO. 8



THE WOODWARD BUILDING

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

BZA SUBMISSION

JUNE 16, 2005

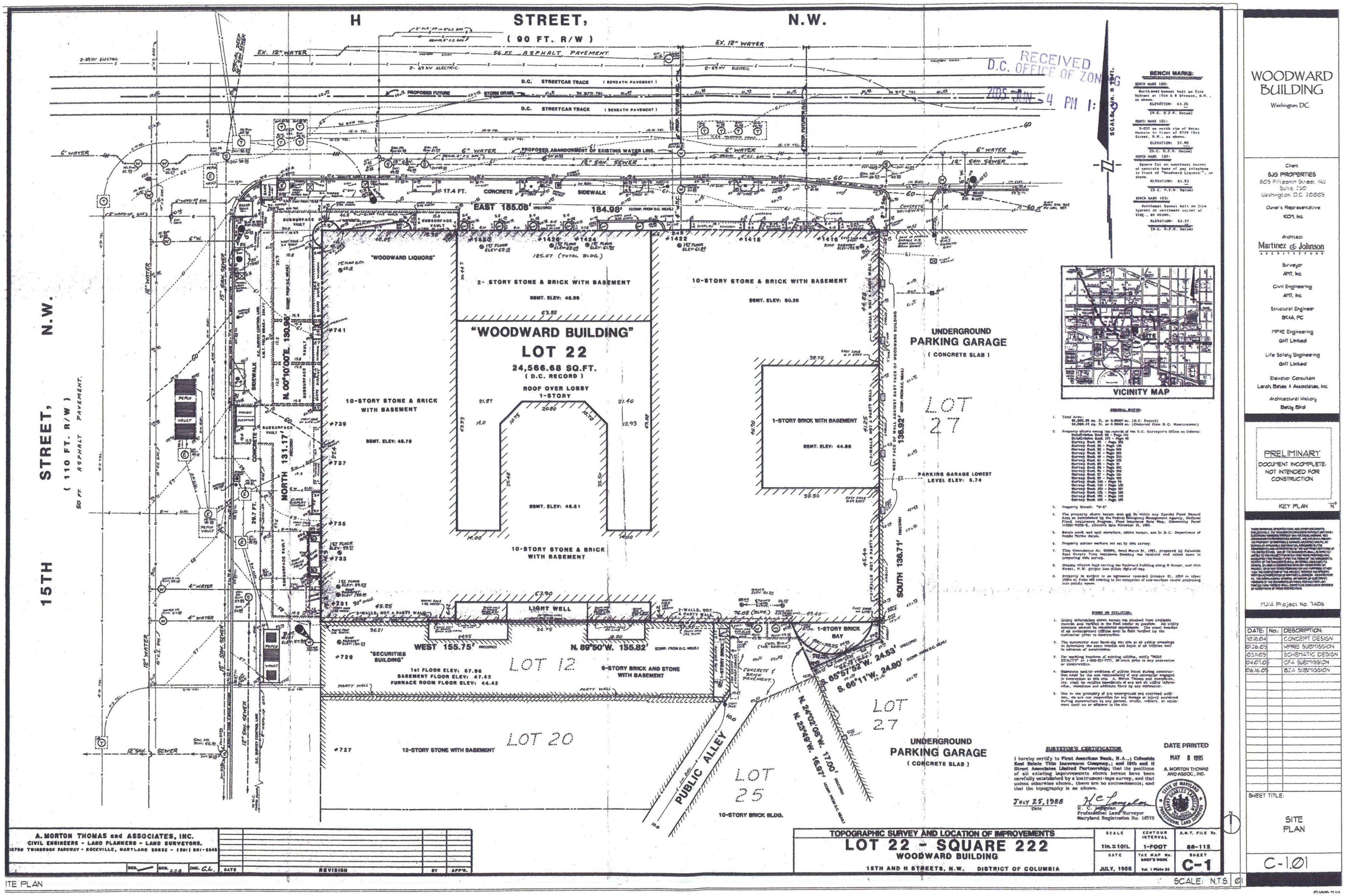
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INDEX OF DRAWINGS

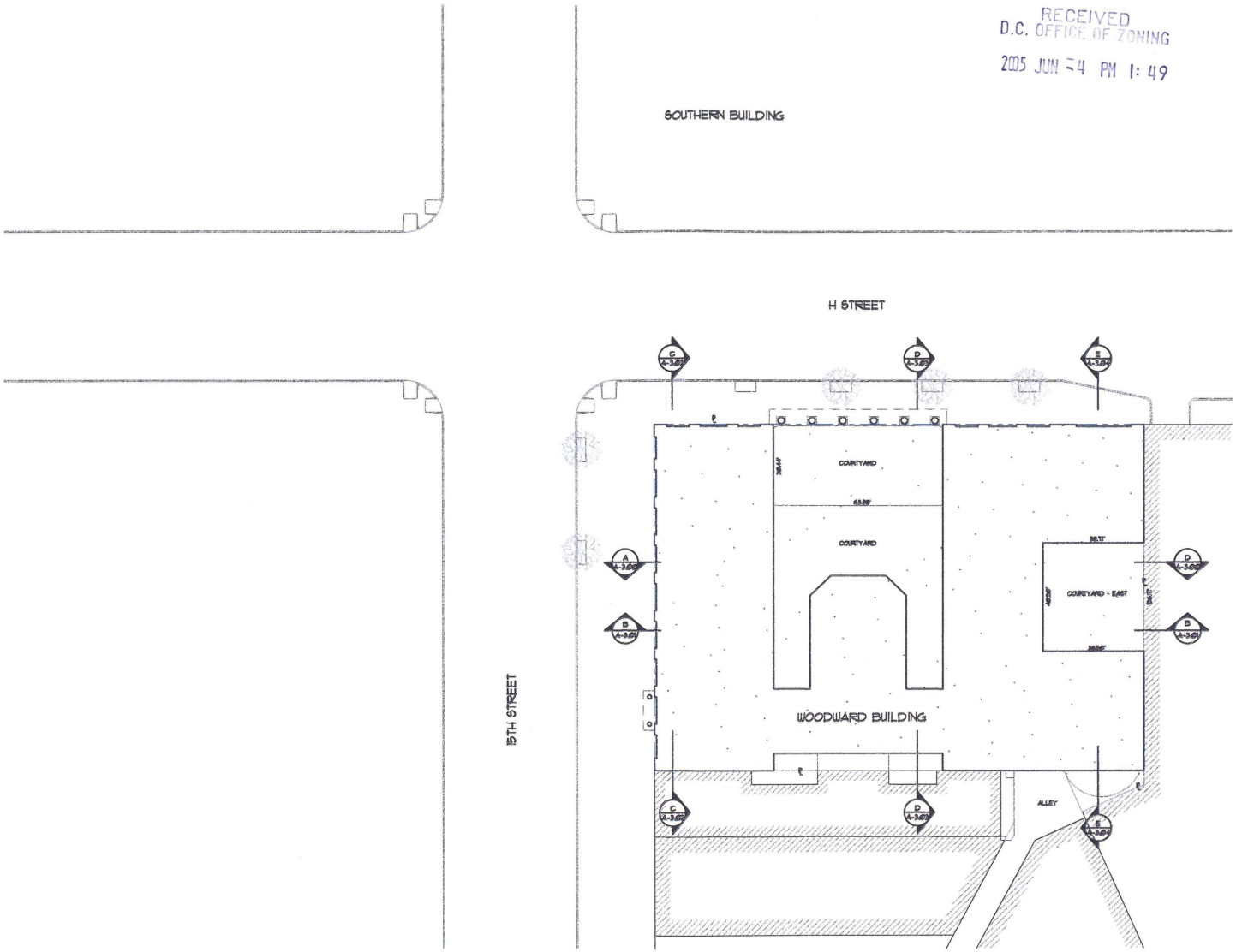
CIVIL DRAWINGS
C-101 SITE PLAN
ARCHITECTURAL DRAWINGS
A6-001 VICINITY & KEY PLAN
A-100 PLAN- BASEMENT LEVEL PLAN
A-101 PLAN- GROUND LEVEL PLAN
A-102 PLAN- 2ND LEVEL PLAN
A-103 PLAN- 3RD LEVEL PLAN
A-104 PLAN- TYPICAL LEVEL PLAN (4-9)
A-105 PLAN- 10TH LEVEL PLAN
A-106 PLAN- 11TH LEVEL PLAN
A-107 PLAN- PENTHOUSE LEVEL PLAN
A-108 PLAN- ROOF LEVEL PLAN
A-200 NORTH ELEVATION - EXISTING "DEMO"
A-201 NORTH ELEVATION - NEW
A-202 WEST ELEVATION - EXISTING "DEMO" & NEW
A-300 BUILDING SECTION "A-A"
A-301 BUILDING SECTION "B-B"
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


H STREET, N.W.
(90 FT. R/W)
EX. 12" WATER
56 FT. ASPHALT PAVEMENT
D.C. STREETCAR TRACK (BENEATH PAVEMENT)
RECEIVED
D.C. OFFICE OF ZONING
2005 JUN -4 PM 1:
6" WATER
12" SAN. SEWER
CONCRETE
SIDEWALK
17.4 FT.
EAST 185.08' (RECORD)
184.98' (COMP. FROM D.C. MEAS.)
185.07 (TOTAL BLDG.)
"WOODWARD LIQUORS"
2- STORY STONE & BRICK WITH BASEMENT
BSMT. ELEV: 48.96
10-STORY STONE & BRICK WITH BASEMENT
BSMT. ELEV: 50.20
"WOODWARD BUILDING"
LOT 22
24,566.68 SQ.FT.
(D.C. RECORD)
ROOF OVER LOBBY
1-STORY
10-STORY STONE & BRICK WITH BASEMENT
BSMT. ELEV: 48.78
BSMT. ELEV: 48.81
1-STORY BRICK WITH BASEMENT
BSMT. ELEV: 44.86
10-STORY STONE & BRICK WITH BASEMENT
LIGHT WELL
UNDERGROUND PARKING GARAGE
(CONCRETE SLAB)
PARKING GARAGE LOWEST LEVEL ELEV: 5.74
LOT 27
SOUTH 136.71' (RECORD)
136.92' (COMP. FROM D.C. MEAS.)
15TH STREET, N.W.
(110 FT. R/W)
50 FT. ASPHALT PAVEMENT
NORTH 131.17'
N. 00°10'00"E. 130.98'
WEST 155.75' (RECORD)
N. 89°50'W. 155.82' (COMP. FROM D.C. MEAS.)
"SECURITIES BUILDING"
1st FLOOR ELEV: 57.96
BASEMENT FLOOR ELEV: 47.62
FURNACE ROOM FLOOR ELEV: 44.42
LOT 12
9-STORY BRICK AND STONE WITH BASEMENT
1-STORY BRICK BAY
S. 65°57'52"W. 24.53'
S. 66°11'W. 24.80'
N. 24°02'06"W. 17.00'
N. 23°49'W. 16.97'
LOT 20
12-STORY STONE WITH BASEMENT
PUBLIC ALLEY
LOT 25
10-STORY BRICK BLDG.
UNDERGROUND PARKING GARAGE
(CONCRETE SLAB)
BENCH MARKS:
VICINITY MAP
SURVEYOR'S CERTIFICATION
I hereby certify to First American Bank, N.A.; Columbia Real Estate Title Insurance Company; and 15th and H Street Associates Limited Partnership; that the positions of all existing improvements shown hereon have been carefully established by a instrument-tape survey, and that unless otherwise shown, there are no encroachments; and that the topography is as shown.
JULY 25, 1988
H. C. Langston
Professional Land Surveyor
Maryland Registration No. 10712
DATE PRINTED
MAY 8 1995
A. MORTON THOMAS AND ASSOC., INC.
A. MORTON THOMAS and ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852
REVISION
TOPOGRAPHIC SURVEY AND LOCATION OF IMPROVEMENTS
LOT 22 - SQUARE 222
WOODWARD BUILDING
15TH AND H STREETS, N.W. DISTRICT OF COLUMBIA
SCALE 1in.=10ft.
CONTOUR INTERVAL 1-FOOT
A.M.T. FILE No. 88-112
DATE JULY, 1988
SHEET C-1
WOODWARD BUILDING
Washington, DC
Client
SJG PROPERTIES
Owner's Representative
KCM, Inc.
Architect
Martinez & Johnson
Surveyor
AMT, Inc.
Civil Engineering
AMT, Inc.
Structural Engineer
SK&A, PC
MEP 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
MJ/A Project No. 1406
DATE | No. | DESCRIPTION
10.18.04 CONCEPT DESIGN
01.26.05 HPRB SUBMISSION
03.11.05 SCHEMATIC DESIGN
04.07.05 CFA SUBMISSION
06.16.05 BZA SUBMISSION
SHEET TITLE:
SITE PLAN
C-1.01
SITE PLAN
SCALE: N.T.S.

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WOODWARD BUILDING

Washington, DC

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

Owner's Representative
KDM, Inc.

Architect
Martinez & Johnson Architects

Surveyor
AVE, Inc.

Civil Engineering
AVE, Inc.

Structural Engineer
EKAA, PC

MPAE Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Stacy Bird

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M/A Project No. 7426

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

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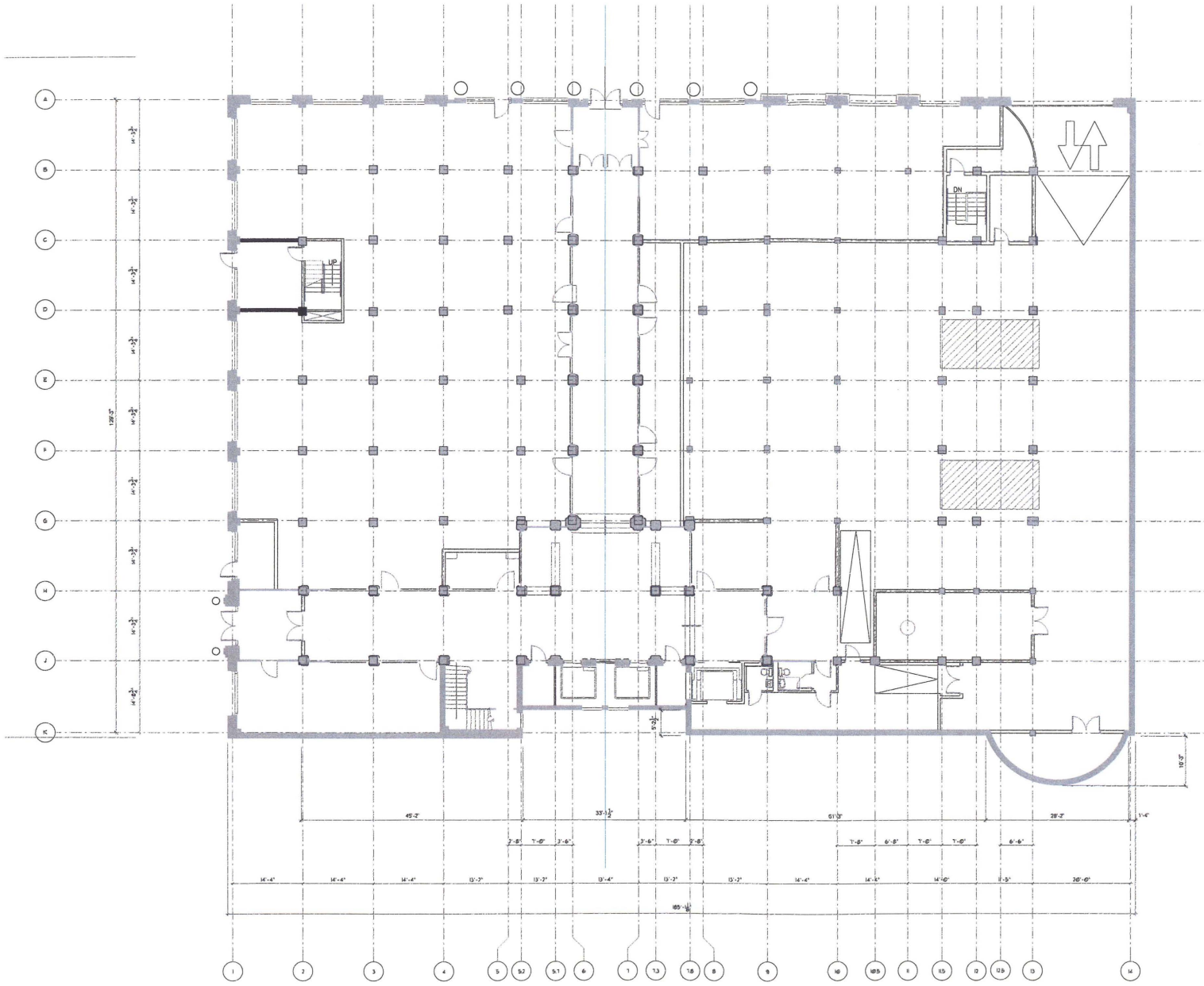
VICINITY & KEY PLAN

AS-0.01

VICINITY AND KEY PLAN

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

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

WOODWARD BUILDING
Washington DC

Client
SJG PROPERTIES
805 Pennsylvania Street, NW
Suite 130
Washington D.C. 20005

Owner's Representative
HOK, Inc.

Architect
Martinez & Johnson Architecture

Surveyor
APT, Inc.

Civil Engineering
APT, Inc.

Structural Engineer
BCKA, PC

MEPE Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch Bates & Associates, Inc.

Architectural History
Betty Bird

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M/A Project No. 1408

DATE:	No:	DESCRIPTION
10.18.04		CONCEPT DESIGN
01.26.05		HPRB SUBMISSION
03.16.05		SCHEMATIC DESIGN
04.07.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

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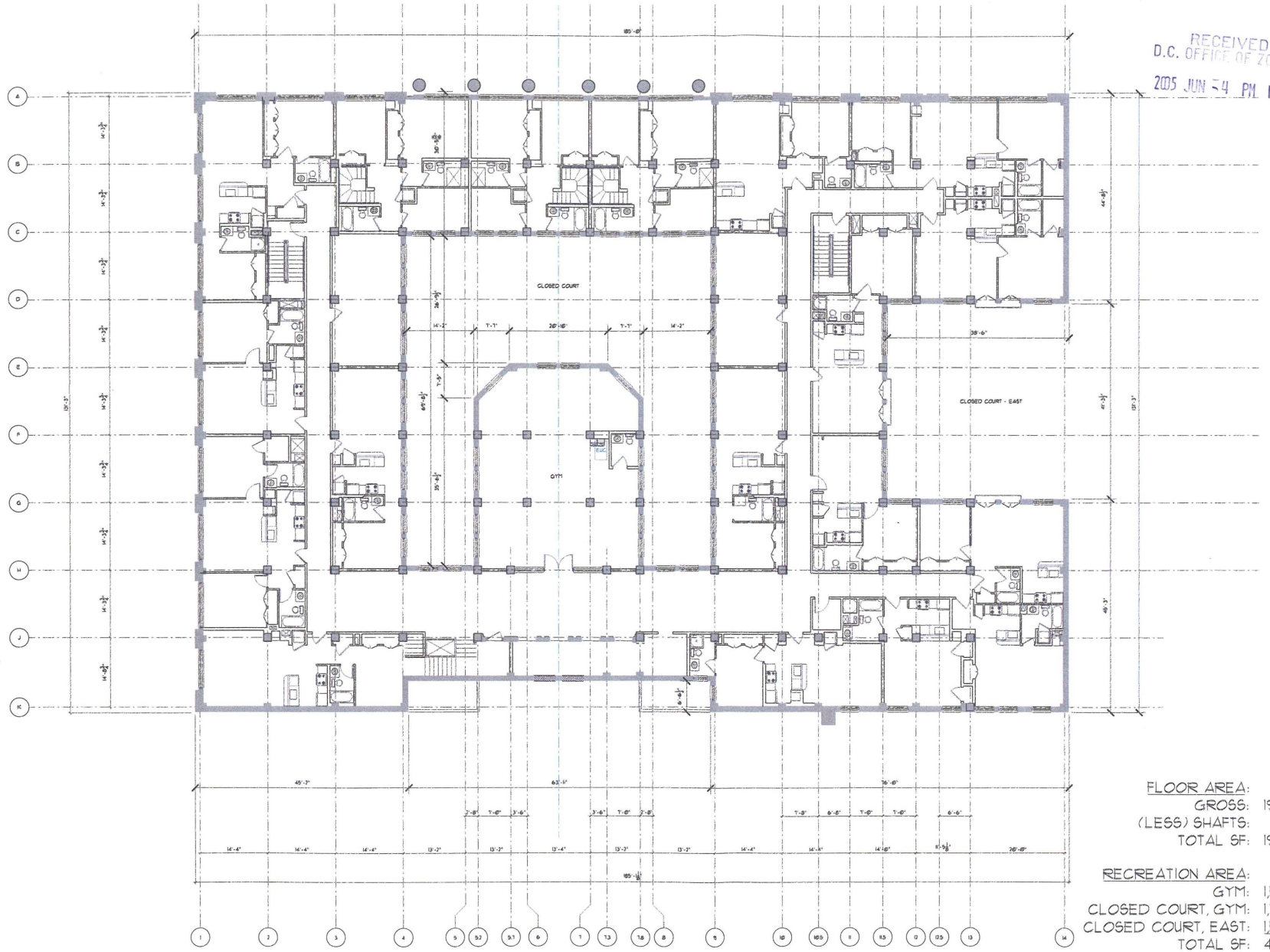
GROUND FLOOR PLAN

A-1.01

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GROUND FLOOR PLAN

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



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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

WOODWARD BUILDING

Washington, DC

Client
SJG PROPERTIES
805 Fifteenth Street, NW
Suite 330
Washington, D.C. 20005

Owner's Representative
KDM, Inc.

Architect
Martinez & Johnson Architecture

Surveyor
AMT, Inc.

Civil Engineering
AMT, Inc.

Structural Engineer
BCAA, 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

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03.11.05		SCHEMATIC DESIGN
04.01.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

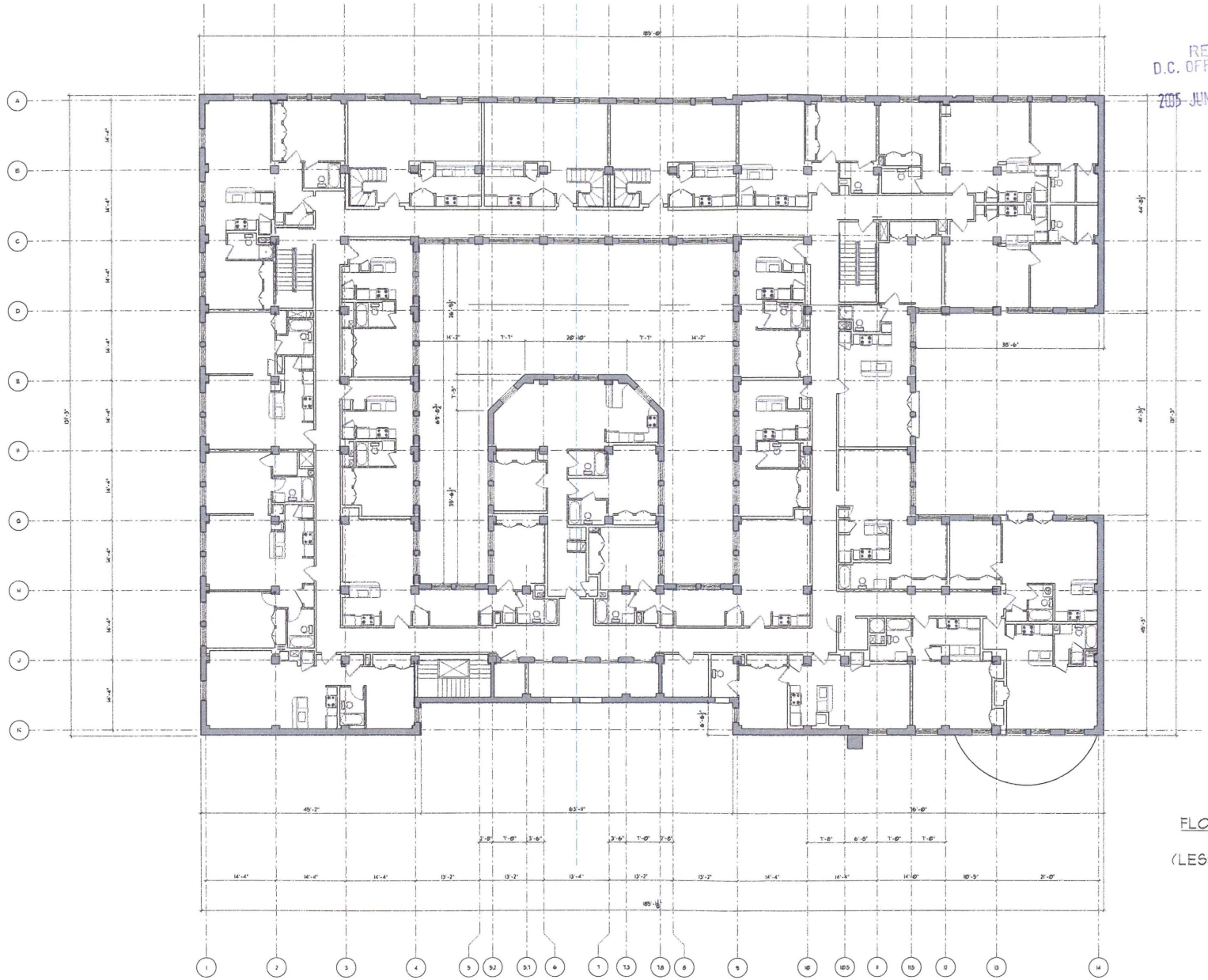
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SECOND FLOOR PLAN

A-1.02

SECOND FLOOR PLAN

SCALE: 1" = 20'-0" @1

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

WOODWARD BUILDING

Washington DC

Client:
SJG PROPERTIES
805 Pennsylvania Ave. NW
Suite 330
Washington, D.C. 20005

Owner's Representative:
KDM, Inc.

Architect:
Martinez & Johnson Architecture

Surveyor:
APM, Inc.

Civil Engineering:
APM, Inc.

Structural Engineer:
SKKA, PC

MPAE Engineering:
GHT Limited

Life Safety Engineering:
GHT Limited

Elevator Consultant:
Lerch Bates & Associates, Inc.

Architectural History:
Betty Bird

PRELIMINARY
DOCUMENT INCOMPLETE:
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KEY PLAN

[boilerplate]

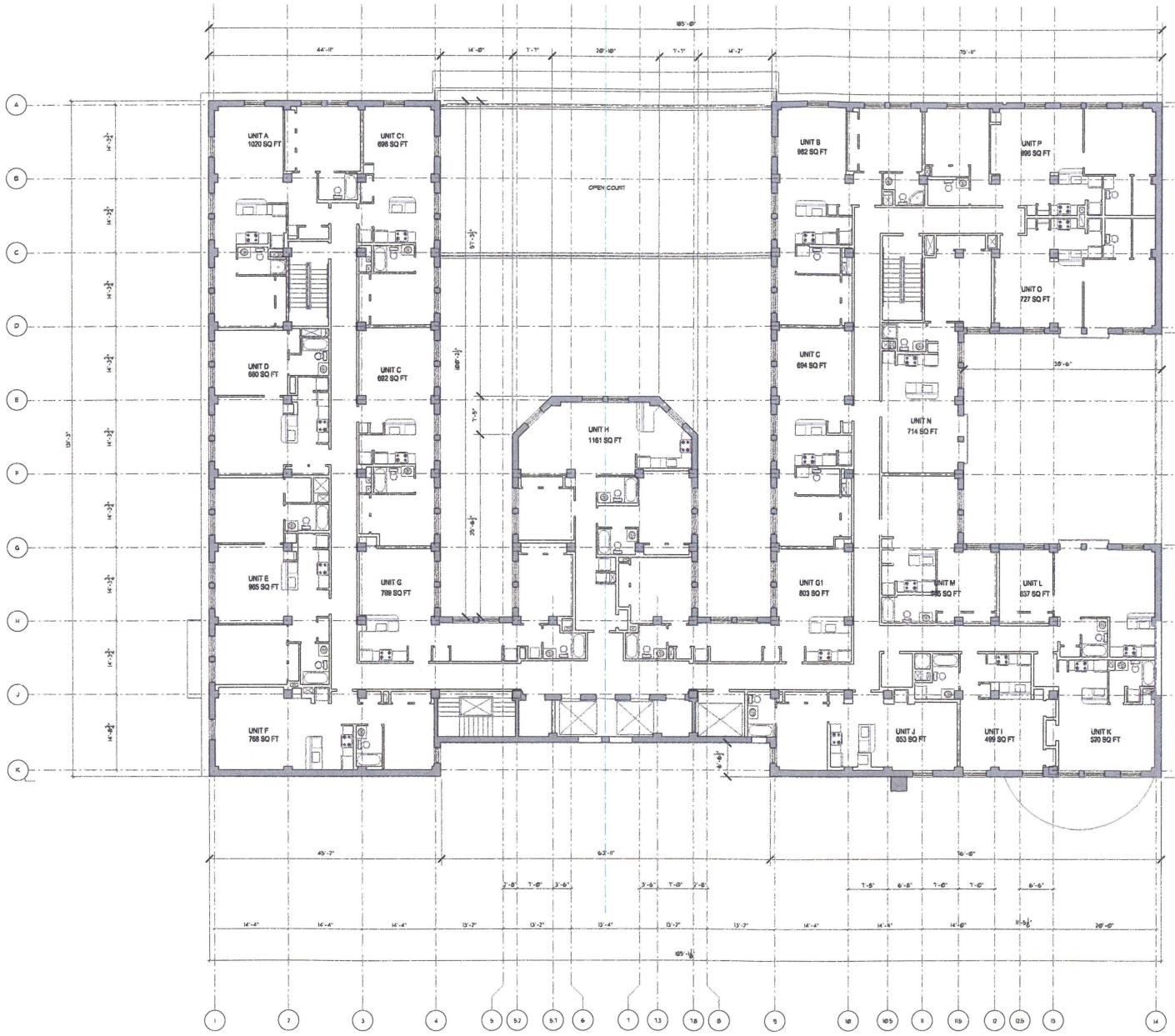
MJ & Project No. 7408

DATE:	No.:	DESCRIPTION:
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01.26.05		HPRB SUBMISSION
03.11.05		SCHEMATIC DESIGN
04.01.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

SHEET TITLE:
THIRD FLOOR PLAN

A-1.03

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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

WOODWARD BUILDING

Washington, DC

Client
SJG PROPERTIES
805 Pinkney Street, NW
Suite 110
Washington, D.C. 20005

Owner's Representative
HOK, Inc.

Architect
Martinez & Johnson
ARCHITECTURE

Surveyor
APH, Inc.

Civil Engineering
APH, Inc.

Structural Engineer
GCAA, PC

MP&E Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betty Bird

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KEY PLAN

MJA Project No. 7426

DATE	No.	DESCRIPTION
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01.26.05		HPRB SUBMISSION
03.11.05		SCHEMATIC DESIGN
04.01.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

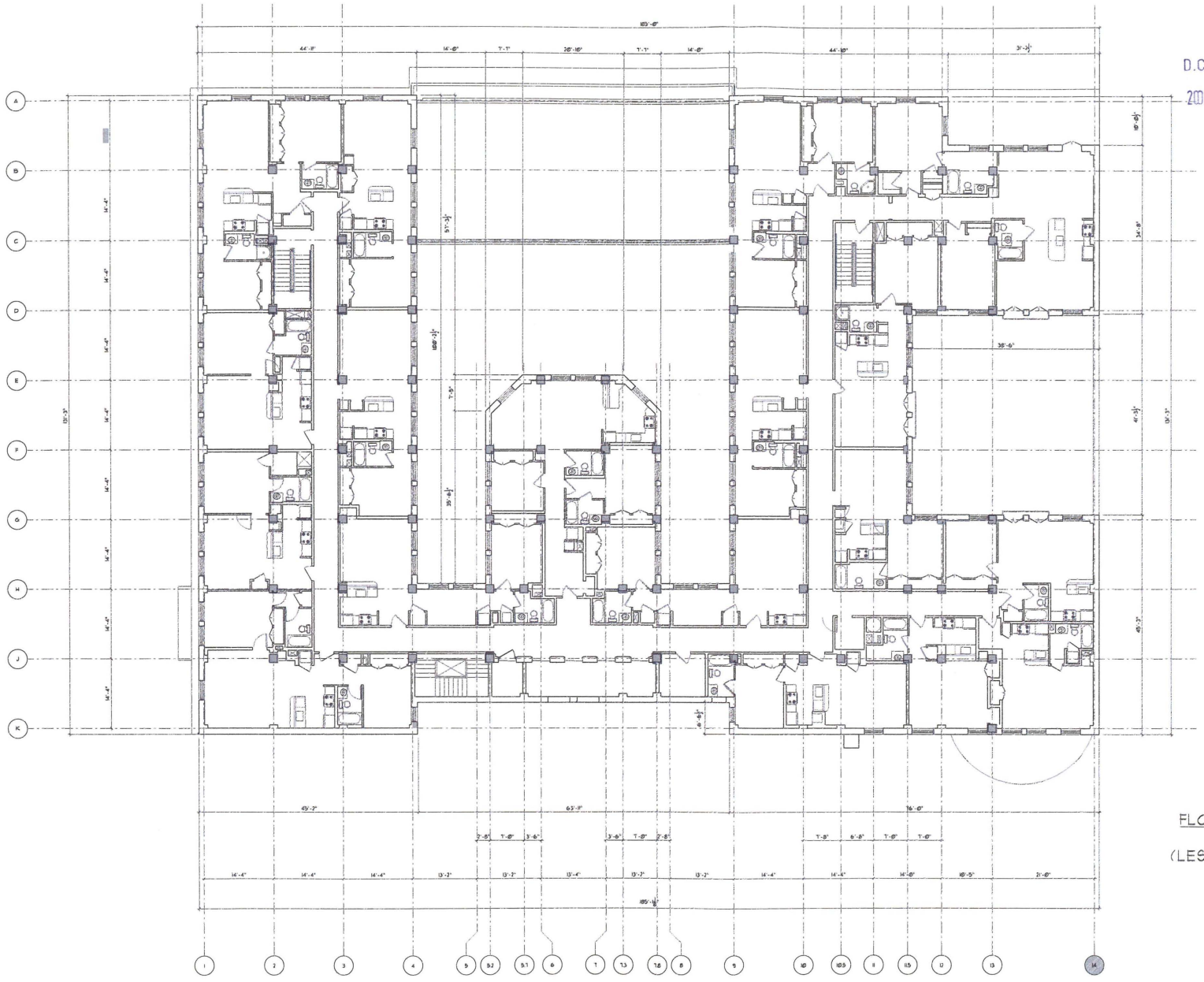
SHEET TITLE:
TYPICAL LEVEL PLAN

A-104

TYPICAL FLOOR PLAN

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

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

WOODWARD BUILDING
Washington, DC

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

Owner's Representative
KGM, Inc.

Architect
Martinez & Johnson Architecture

Surveyor
APT, Inc.

Civil Engineering
APT, Inc.

Structural Engineer
SK&A, PC

MPFE Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch, Bates & Associates, Inc.

Architectural History
Betty Bird

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MJA Project No. 7406

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03.11.05		SCHEMATIC DESIGN
04.01.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

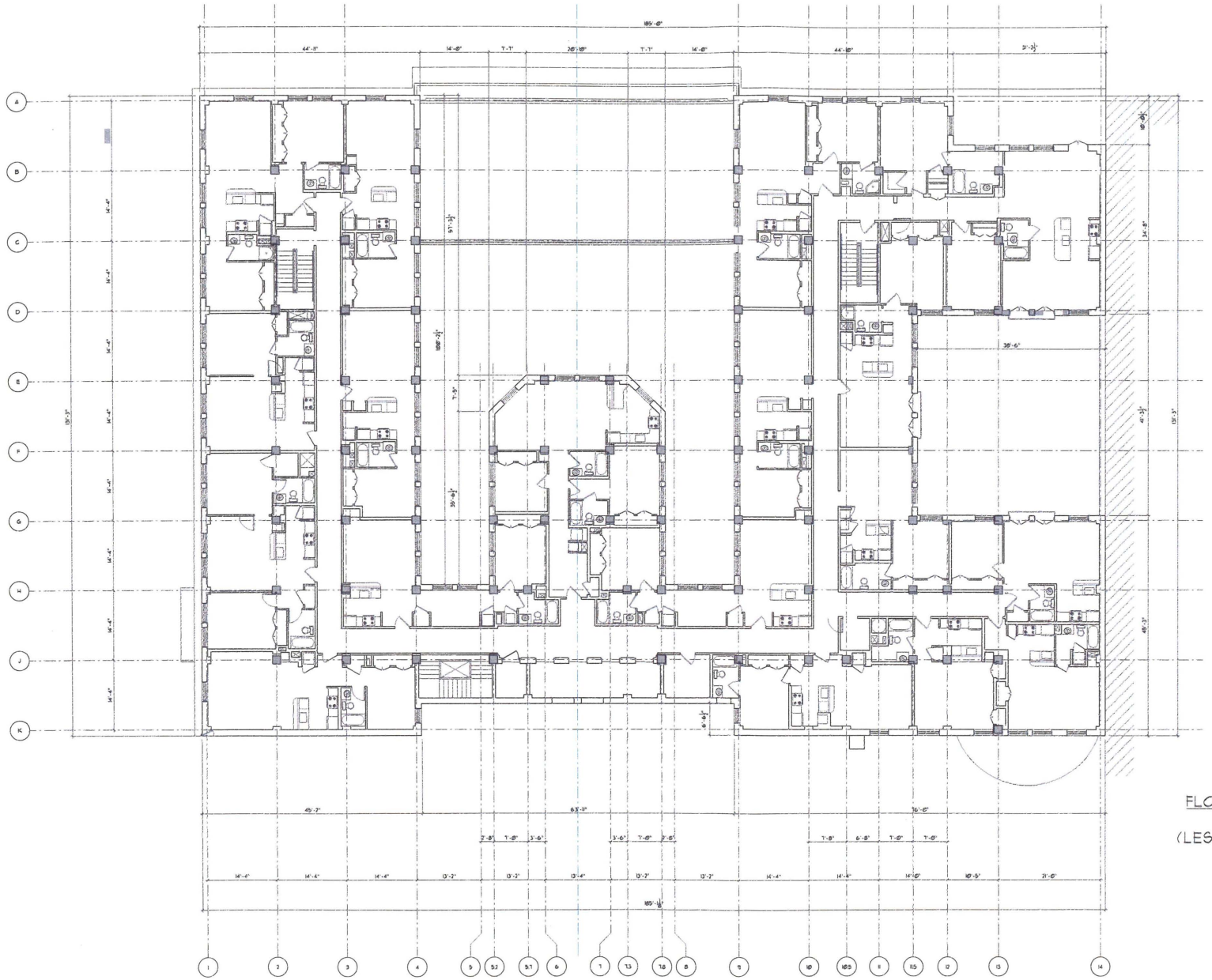
SHEET TITLE:
ELEVENTH FLOOR PLAN

A-1.06

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ELEVENTH FLOOR PLAN

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



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

WOODWARD BUILDING

Washington, DC

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

Owner's Representative
KDM, Inc.

Architect
Martinez & Johnson Architecture

Surveyor
APIT, Inc.

Civil Engineering
APIT, Inc.

Structural Engineer
BCAA, PC

MP&E Engineering
GHT Limited

Life Safety Engineering
GHT Limited

Elevator Consultant
Lerch Bates & Associates, Inc.

Architectural History
Betty Bird

PRELIMINARY
DOCUMENT INCOMPLETE:
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KEY PLAN

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M/A Project No. 7408

DATE:	No:	DESCRIPTION:
10.18.04		CONCEPT DESIGN
01.26.05		HPRB SUBMISSION
03.11.05		SCHEMATIC DESIGN
04.07.05		CFA SUBMISSION
06.16.05		BZA SUBMISSION

SHEET TITLE:

TENTH FLOOR PLAN

A-1.05

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TENTH FLOOR PLAN

SCALE: 1" = 20'-0" 01