

**Conformation of Compliance of the 601-645 H Project with the H Street Strategic Plan
Design Guidelines**

Type I development.

Development guidelines

Building Envelope

Rear Setback - 10' to 25' required.

The proposed building has a rear set back of 15' to the balconies and 18' to the face of the building.

Side setback - 0' required

Because of the unusual configuration of the lot with townhouses backing onto the side lane a 10' set back has been provided.

Building Height 4 to 8 stories

The proposed building fronting on to H street is 9 stories. This is within the 95' height allowed under the zoning. The front elevation has been designed with lighter colored brick and double height windows to combine the top 2 floors as one giving an overall impression of 8 stories.

Architecture Standards

Storefronts

Storefront Windows

1. Windows should be set a maximum of 18 inches above the ground and within 12 inches of the finished ceiling. *Windows are a maximum of 18 inches above the ground and 12 inches below the ceiling.*
2. Black glass, opaque glass and other "false window" techniques are prohibited. *Black glass, opaque glass and other "false window" techniques are not being used.*
3. Garage, security and service doors shall not face a street. Wire mesh security grills shall be mounted on the inside of the buildings. *Security and service doors will not face a street. Wire mesh security grills will be mounted on the inside of the building. A special exception has been requested to allow the garage door to face H Street.*

Storefront Materials

4. Windows and doors of commercial enterprises may be made of wood (left natural or painted) or aluminum. *The windows are aluminum.*
5. Aluminum windows and doors may be finished with electrostatic paint. (Windows and doors of commercial enterprises shall use clear (not frosted, textured or otherwise affected) glass providing an unobstructed view into the store of no less than 12 feet. *Aluminum windows and doors will be finished with electrostatic paint. The commercial windows and doors will use clear (not frosted, textured or otherwise affected) glass providing an unobstructed view into the store of not less than 12 feet.*
6. Doors which are part of the storefront shall be more than 50% clear glass. *Complied with.*
7. Solid "security" doors with no opacity shall not be located on H Street or Side Street elevations. *Complied with*

Storefront Finishes

8. Brick storefronts may be left unpainted or may be painted any high gloss color. *Brick storefronts, were used, will be left unpainted.*
9. Wood storefronts may left natural or painted any high gloss color. *Not used*
10. Metal storefronts may be left natural or may be finished in any high gloss color. *High gloss color*

CASE NO.

17521

EXHIBIT NO.

92

Board of Zoning Adjustment
District of Columbia
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11. One trim color may be used in addition to the principal color of the storefront system.
Complied with.

Windows and Doors

Intent

12. Windows should be operable and be set into window opening a minimum of 2 inches to provide a shadow line and express the depth of the building. *Windows will be set into openings between 4" and 12"*
13. Doors are intended to be located appropriately (service doors, for instance are not permitted on a frontage). *Complied with*

Window & Door Configurations

14. A window or door "opening" consists of the rough masonry opening or rough wall opening into which the window or door is placed. All window and door openings shall be vertical in proportion, and any subsequent divisions of openings (lites, sashes, etc.) shall also be in the configuration of vertically oriented rectangles. *Complied with.*
15. Vertically-oriented rectangular windows may be grouped or "ganged" in a horizontal opening whose length does not exceed twice its height. *Complied with.*
16. Windows and doors shall be located no less than 24 inches from building corners.
Complied with.

Window & Door Materials - Complied with.

17. Window frames may be wood or metal.
18. Doors may be wood, glass or steel.
19. Doors on a front or side of a building shall have raised panels or glass, and door operating hardware (handsets or leversets) on the outside of the door. *Complied with.*

Window & Door Finishes

20. Windows and window lites shall be clear glass. Black glass, "spandrel glass" and other "false window" techniques are prohibited. *Complied with.*
21. Windows and doors, frames may be painted any color that is consistent with the design of the building. *Complied with.*
22. Visible window and door hardware shall be metal and remain unfinished. *Complied with.*

Awnings and Canopies

Awnings - Complied with.

23. Awnings may be mounted inside window frames or above windows, below transoms.
24. Awnings shall be permitted on any building, beginning at a height of 8 feet above the sidewalk. No portion of the awning shall drop below a height of 7 feet above the sidewalk.
25. Awnings shall be triangular in section. Awnings shall not have a panel on the underside.
26. The internal structure of awnings shall be metal. Awnings shall be made of canvas or solution-dyed acrylic fabric.
27. Awnings may have lettering/icons on the valance only.
28. Awnings shall not be internally illuminated, but may be lighted from above by shrouded fixtures mounted to the building wall.

Canopies - Complied with.

29. Canopies shall be permitted to encroach over the sidewalk.
30. Canopies shall be permitted on any building, beginning at a height of 8 feet above the sidewalk. No portion of the awning shall drop below a height of 7 feet above the sidewalk.

31. Canopies shall be triangular in section. Awnings may have side panels, but shall not have a panel on the underside.
32. Canopies may have lettering/icons on the valance only.
33. Lettering may be applied to the edges of canopies, or may be placed on top of the canopy at its front edge.
34. Canopies may not be internally illuminated.
35. Canopies shall be made of canvas or solution-dyed acrylic fabric.
36. Canopies shall be made of wood, metal or glass.

Roofs, Parapets & Cornices

Roofs

37. Flat roofs may be constructed of any material (permitted by all applicable building codes), while other roof shapes shall be finished in metal or natural slate tiles. *Complied with.*
38. Flat roofs shall include a parapet above the roof facing any front or side street. *Complied with.*
39. Any equipment placed on a building roof shall be screened by parapet walls or other devices rendering the equipment invisible from the street. *Complied with.*
40. Roofs extending beyond the building wall and are highly visible from below shall have a finished, decorative soffit *Not applicable*

Parapets

41. Parapets shall be made of an approved wall material and may be covered by an elaborated cornice of an approved material and configuration. *Approved materials will be complied with.*

Cornices

42. Cornices shall be made of brick, stone, precast concrete, wood or synthetic material (Fypon or equal) meant to appear like wood. (cornices are optional). *Complied with.*
43. Cornices shall be located at or very near the top of the building, in keeping with local historical vernacular. (cornices are optional). *Complied with- refer to elevation attached.*

**Prepared by
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