Exhibit H

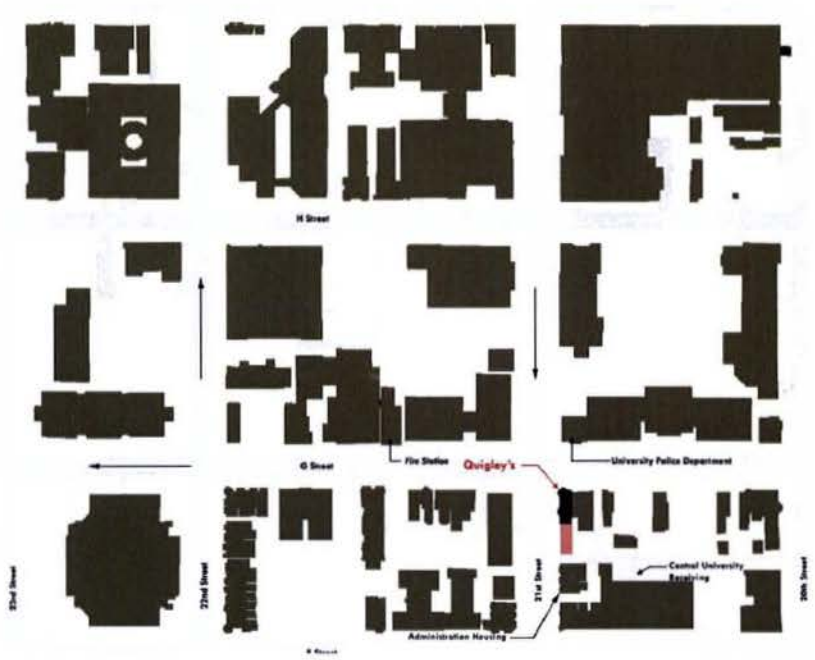
Site Plans, Floor Plans and Elevations

ZONING COMMISSION
District of Columbia
CASE NO.05-11
EXHIBIT NO.9H

The George Washington University

University Food Services Facility

2036 G Street, NW, Washington, DC

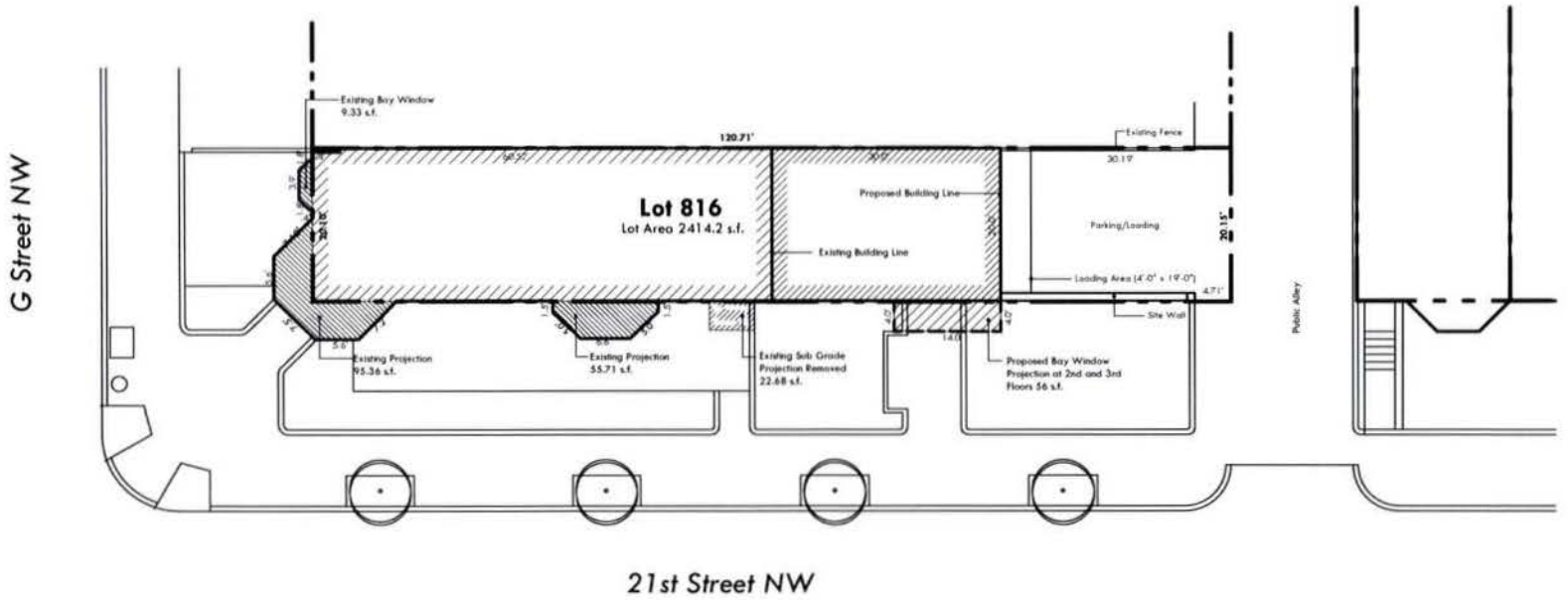


Location Map

Not To Scale



View From 21st and G Streets



Plat

1/16" = 1' - 0"

Lot Areas

Lot Area: 2,428 s.f.
Existing Public Space Projections: 183.08 s.f.
Proposed Public Space Projections: 56.0 s.f.
Public Space Projections Removed: 22.68 s.f.
Total Public Space Projections: 216.40 s.f.

DISTRICT OF COLUMBIA
GUILLERMO RUEDA
CERT NO. 05198
LICENSE NO. 25009
REGISTERED
ARCHITECT

Plat For Building Permit of Square: 103 Lot 816
Scale= 1" = 16'-0" Feet
Recorded in Book: 3633 Page
Furnished to: The George Washington University
Singletary Rueda Architects, pc
By: AWS

I hereby certify that all existing improvements 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 the 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 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 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 March 3, 2005

Signature of owner or his authorized agent

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Zoning and Building Code Analysis

Zoning Data

Building Description			
Address	2036 G Street, NW		
Proposed Use	University Food Service		
Proposed Building Type	University Food Service		
Lot Description			
Square	103		
Lot	816		
Lot Area	2,428 s.f.		
Building Square Footage			
Proposed Floor Area (projections)	Cellar	1,808 S.F (160 S.F.)	
	First Floor	1,808 S.F. (160 S.F.)	
	Second Floor	1,808 S.F. (207 S.F.)	
	Third Floor	1,808 S.F. (207 S.F.)	
Total Gross Floor Area		7,232 S.F. (734 S.F.)	
Total Gross Floor Area Including Projections		7,966 S.F.	
Zoning Analysis			
Zone Classification	R-5D		
General	District permits college and university uses to a relatively high height and medium-high density		
Height Permitted	90'; Stories- No Limit		
Height Proposed	Approx 37'-9"		
Minimum Lot dimensions	None Prescribed		
Floor Area Ratio Permitted	As set forth in the approved campus plan		
Floor Area Ratio Proposed	2.24		
Gross Floor Area Proposed (excludes cellar)	5,424 S.F.		
Percentage of Lot Occupancy Permitted	75% or 1,821.5 S.F.		
Percentage of Lot Occupancy Existing	49.8% or 1,208 S.F.		
Percentage of Lot Occupancy Proposed	74.5% or 1,810.5 S.F.		
Rear Yard Required	15'-0" minimum		
Rear Yard Proposed	30' - 2-1/2"		
Side Yard Required	None required		
Side Yard Proposed	None		
Courts Required	None required		
Courts Proposed	None		
Parking Requirements	As set forth in the approved campus plan		

Building Code Review

Applicable Codes:	IBC 2000	
	IBC Plumbing and Mechanical 2000	
	IBC Fire Code 2000	
	NFPA NEC 1996	
	DCMR 12 – January 2004	
Use Group:	Assembly A-2	
Height and Area		
Proposed GSF (includes Projections):	Cellar	1,954 S.F.
	First Floor	1,954 S.F.
	Second Floor	2,001 S.F.
	Third Floor	2,001 S.F.
Total Gross Floor Area		7,910 S.F.
Allowable Height:	2 Stories and 50' above grade	
Allowable Height modifications:	1 story and 20' (as per 504.2, sprinkler)	
Revised Allowable Height:	3 stories and 70' above grade	
Allowable Area:	11,500 S.F.	
Allowable Area Modifications:	Not required	
Construction		
Construction Type:	5A	
Rated Partitions:	Fire/Party Wall (2 hours) (705.4)	
	Exterior Load bearing partitions (1 hour) (Table 601)	
	Enclosure of exits (1 hour) (707.4)	
	Shafts (1 hour) (707.4)	
	Exit Passageways (1 Hour) (1005.3.3.2)	
	Bearing partitions (1 hour) (Table 601)	
	Floor and Roof construction - 1 hour (Table 601)	
Means of Egress		
Occupants	Cellar	1810/200 (Kitchen)=10 people
	First Floor	1226/15 sf (assembly) 756/300 sf (Storage/Mech) = 85 occupants
	Second Floor	955/15 sf (assembly) 1027/300 sf (Storage/Mech) = 68 occupants
	Third Floor	1062/15 sf (assembly) 920/300 sf (Storage/Mech) = 75 occupants
	Total	238 occupants
Length of Travel:	150'	
No. Of Exits:	2	
Capacity of Exits:	Minimum as Required	
Remoteness:	1/3 diagonal Area, or 90'-2"/3 = 30'-1"	
Public Space Encroachments (DCMR Title 12 - 3203.10.3):		
Existing Bay Window Encroachment at corner:	14'-10"	
Existing Bay window encroachment at mid block:	14'-0"	
Total :	28'-10"	
Allowable Encroachment (DCMR 12 - 3203.10.3.2):	13' + (90'-6"-24'-0")/2 – 28'10" = 17'-5"	
Proposed Encroachment	14'-0"	
Encroachment width:	4'-0" (based on 90' street width)	



West Elevation



North Elevation



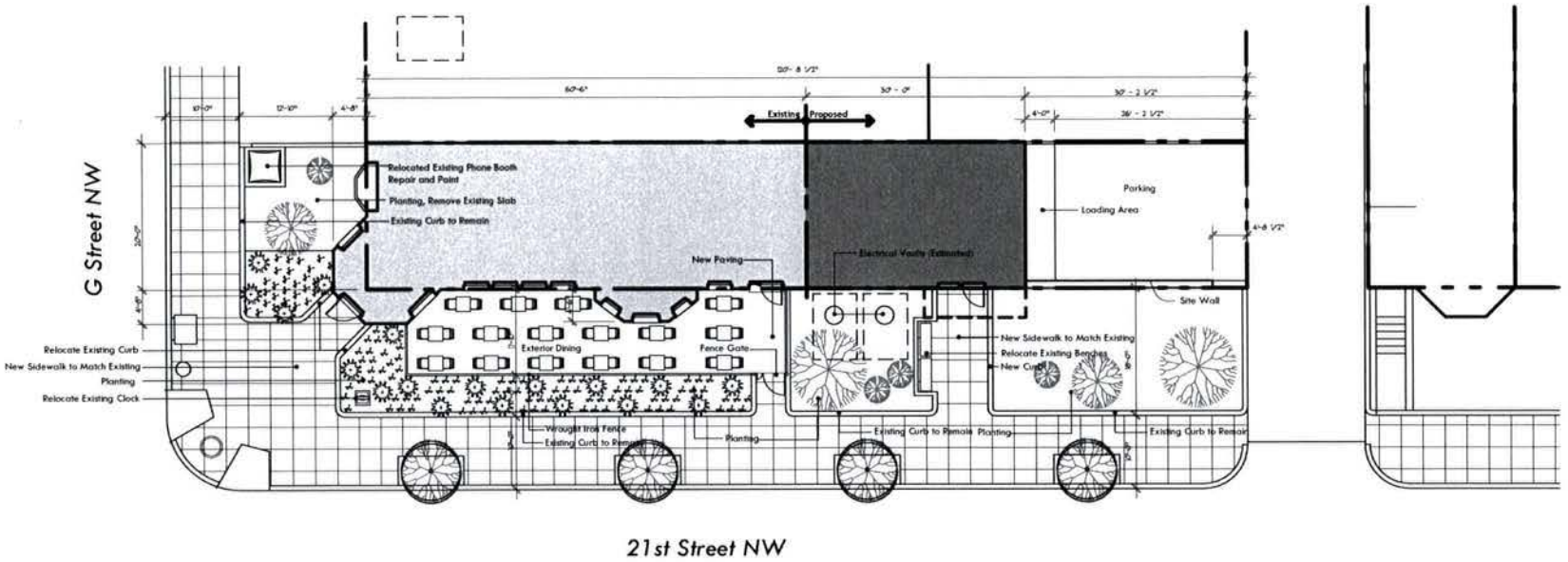
South Elevation

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Site Plan with First Floor

1/16" = 1' - 0"

Total Area Calculations

Proposed Gross Area by Floor:
- Cellar: 1954 gross square feet
- First Floor: 1954 gross square feet
- Second Floor: 2001 gross square feet
- Third Floor: 2001 gross square feet

Total Area: 7910 gross square feet

Total Outdoor Seating: 32 Seats

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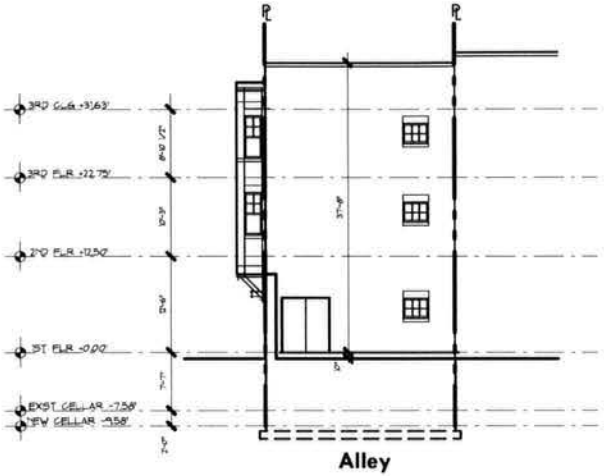
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North Elevation - Proposed

1/16" = 1' - 0"



South Elevation - Proposed

1/16" = 1' - 0"



West Elevation - Proposed

1/16" = 1' - 0"

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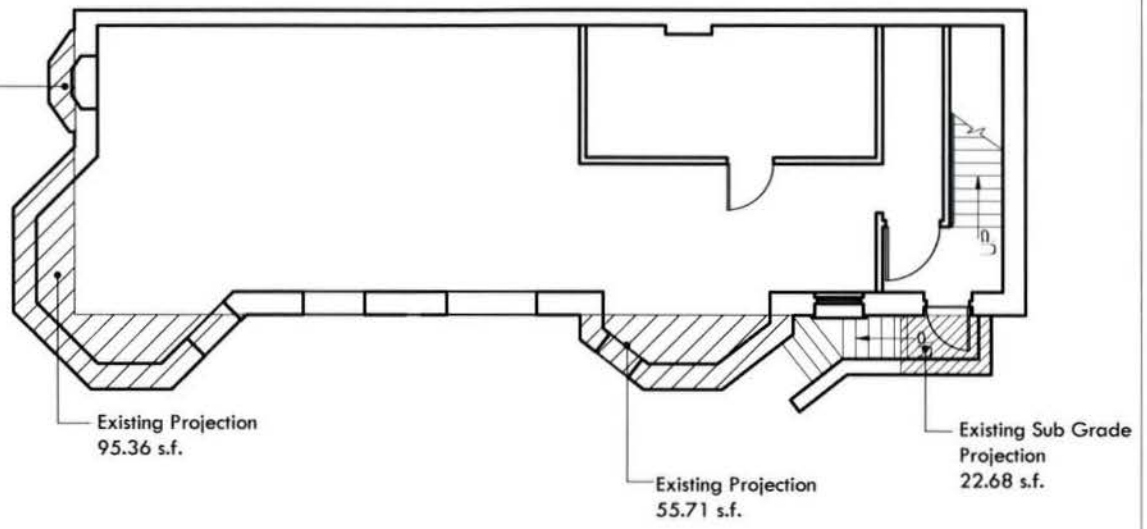
Existing Cellar Plan

1/8" = 1' - 0"

Area Calculations

Existing Gross Building Area (excluding projections): 1208 s.f.

Existing Gross Building Area (including projections): 1391 s.f.



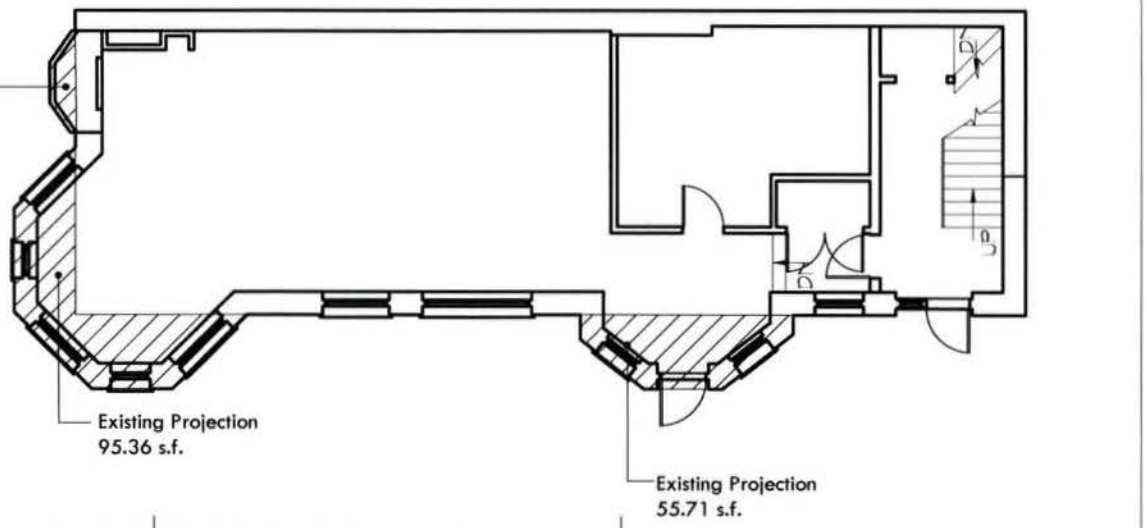
Existing First Floor Plan

1/8" = 1' - 0"

Area Calculations

Existing Gross Building Area (excluding projections): 1208 s.f.

Existing Gross Building Area (including projections): 1368 s.f.



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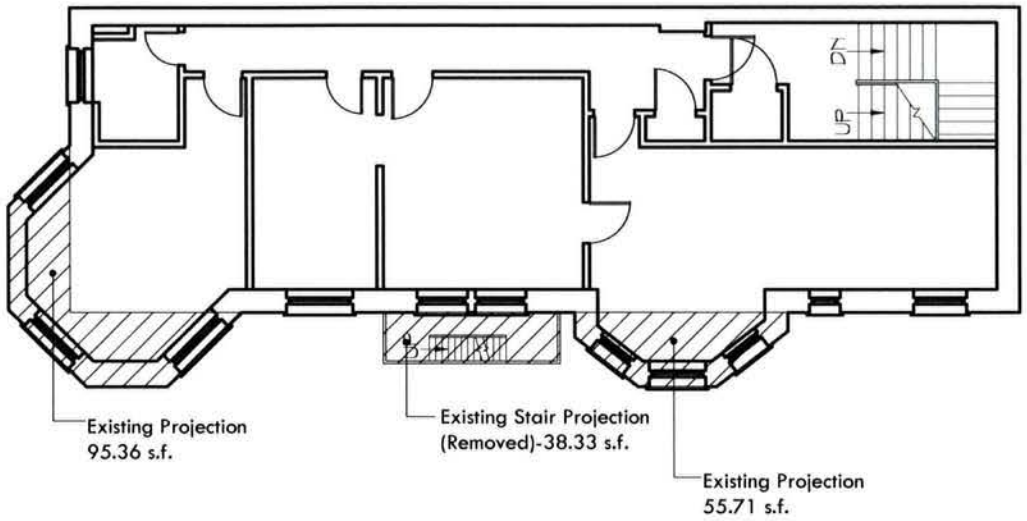
Existing Second Floor Plan

1/8" = 1' - 0"

Area Calculations

Existing Gross Building Area (excluding projections): 1208 s.f.

Existing Gross Building Area (including projections): 1397 s.f.



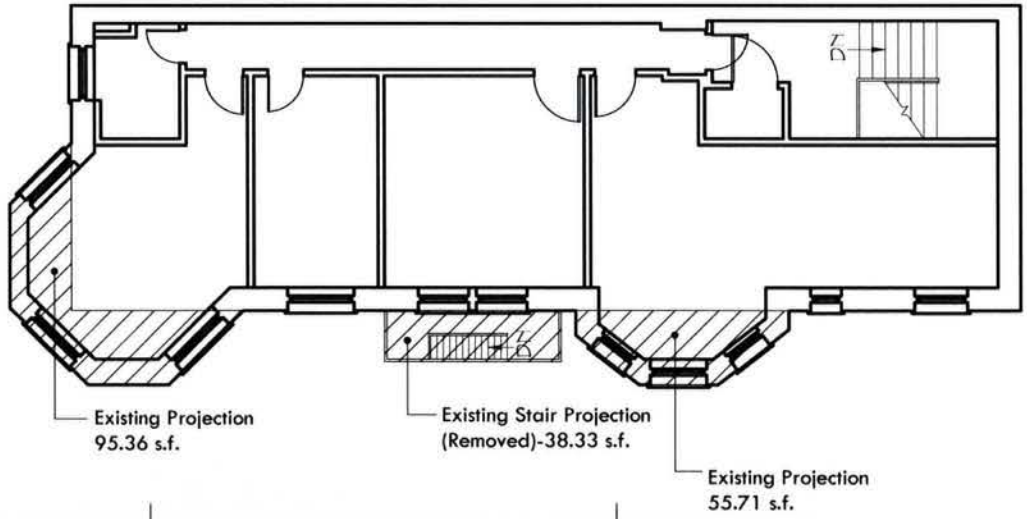
Existing Third Floor Plan

1/8" = 1' - 0"

Area Calculations

Existing Gross Building Area (excluding projections): 1208 s.f.

Existing Gross Building Area (including projections): 1397 s.f.

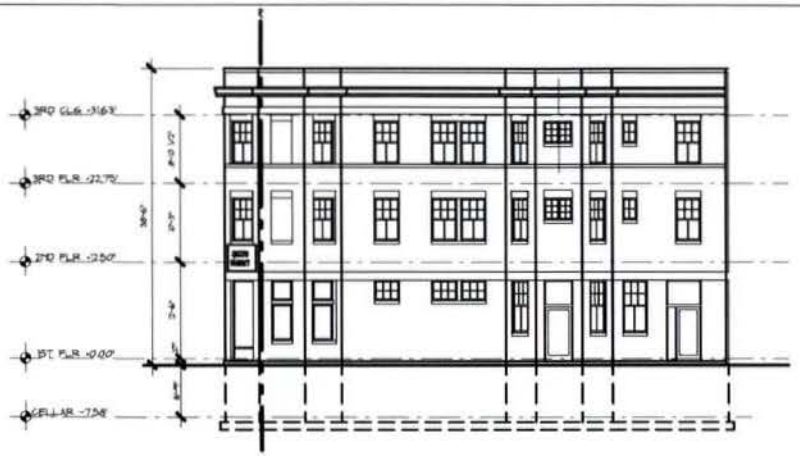


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West Elevation - Existing

1/16" = 1' - 0"



North Elevation - Existing

1/16" = 1' - 0"



South Elevation - Existing

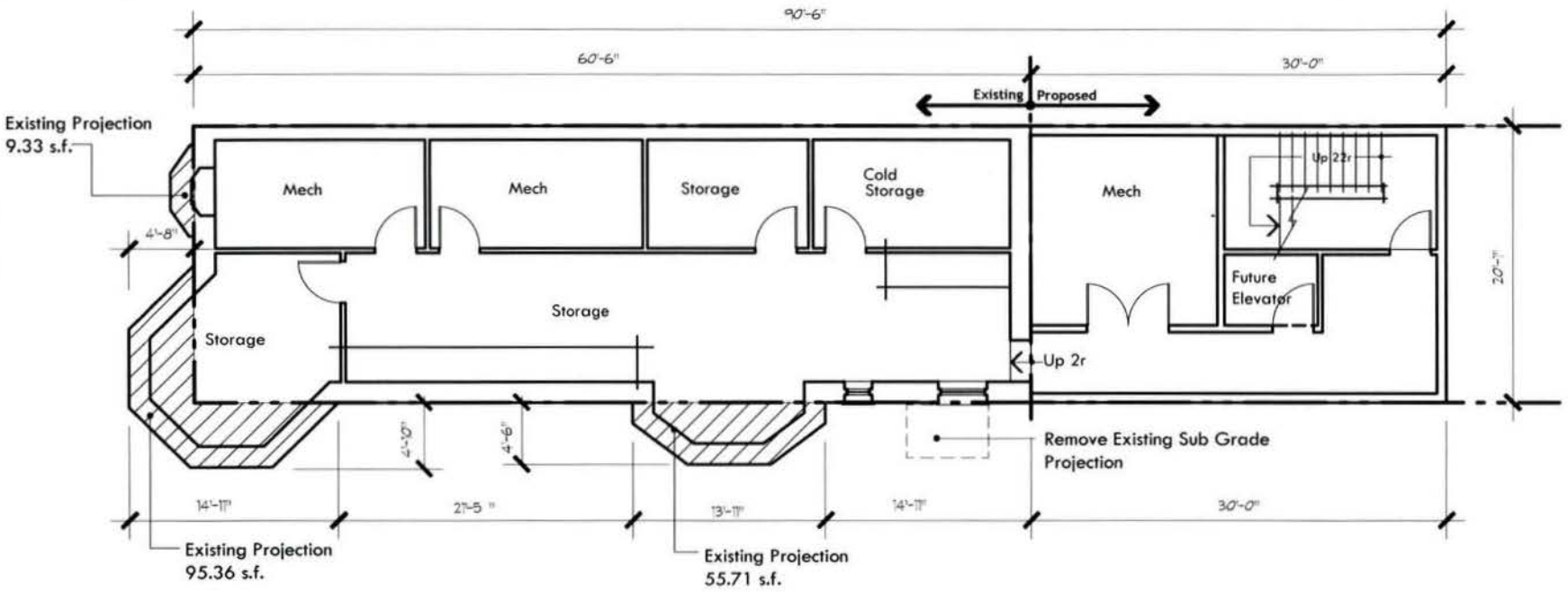
1/16" = 1' - 0"

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Cellar Plan

1/8" = 1' - 0"

Area Calculations

Existing Gross Building Area: 1208 s.f.

Gross Area Proposed Addition: 600 s.f.

Storage Area- 863 s.f.

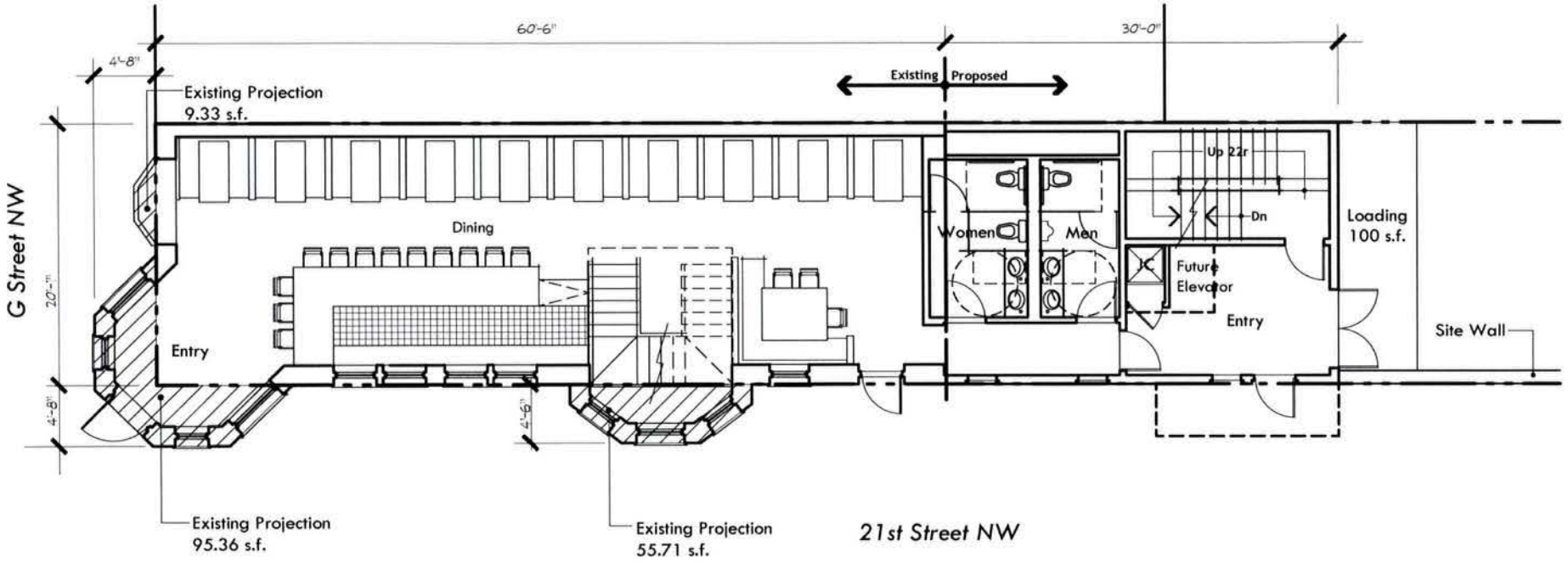
Mechanical Areas- 479 s.f.

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First Floor Plan

1/8" = 1' - 0"

Area Calculations

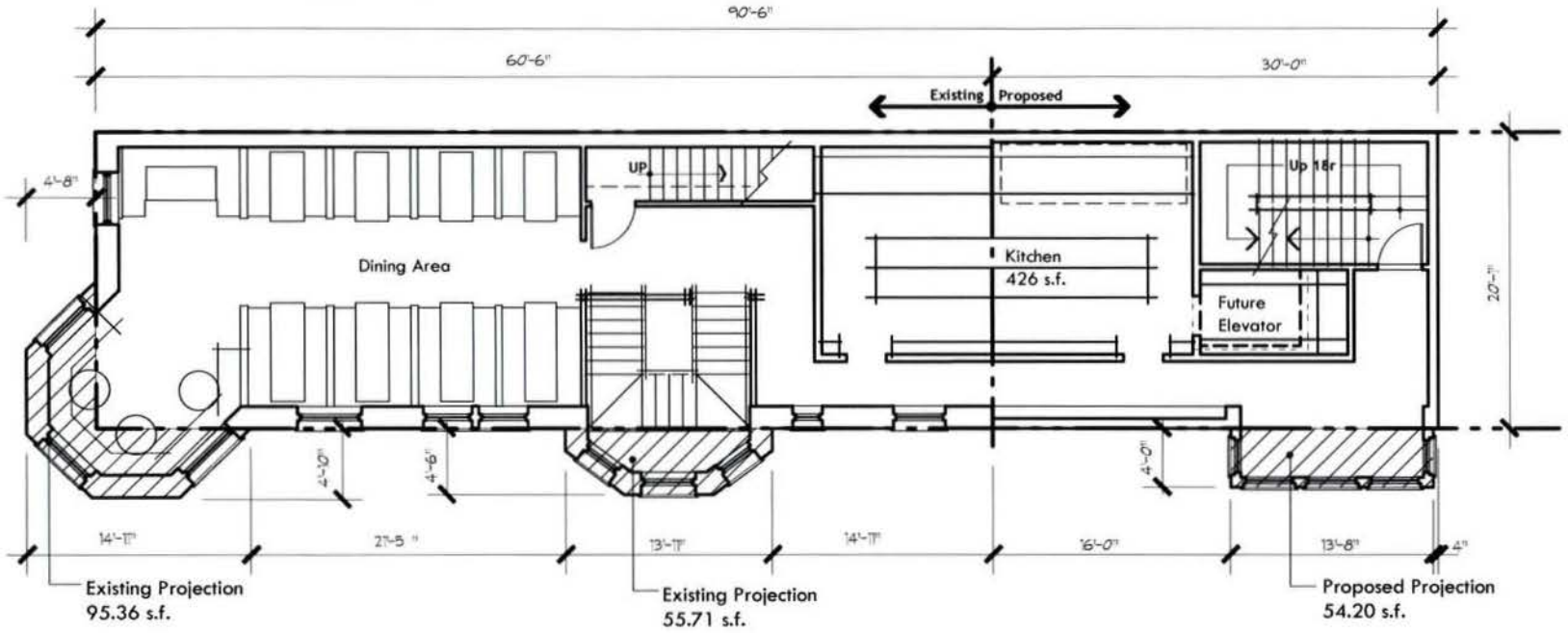
Existing Gross Building Area: 1208 s.f.
Gross Area Proposed Addition: 600 s.f.
Dining Area (includes Counter)- 985 s.f.
Dining Seating- Approximately 60 Seats

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Second Floor Plan

1/8" = 1' - 0"

Area Calculations

Existing Gross Building Area: 1208 s.f.

Gross Area Proposed Addition: 654 s.f.

Dining Seating Areas- 620 s.f.

Kitchen Area- 426 s.f.

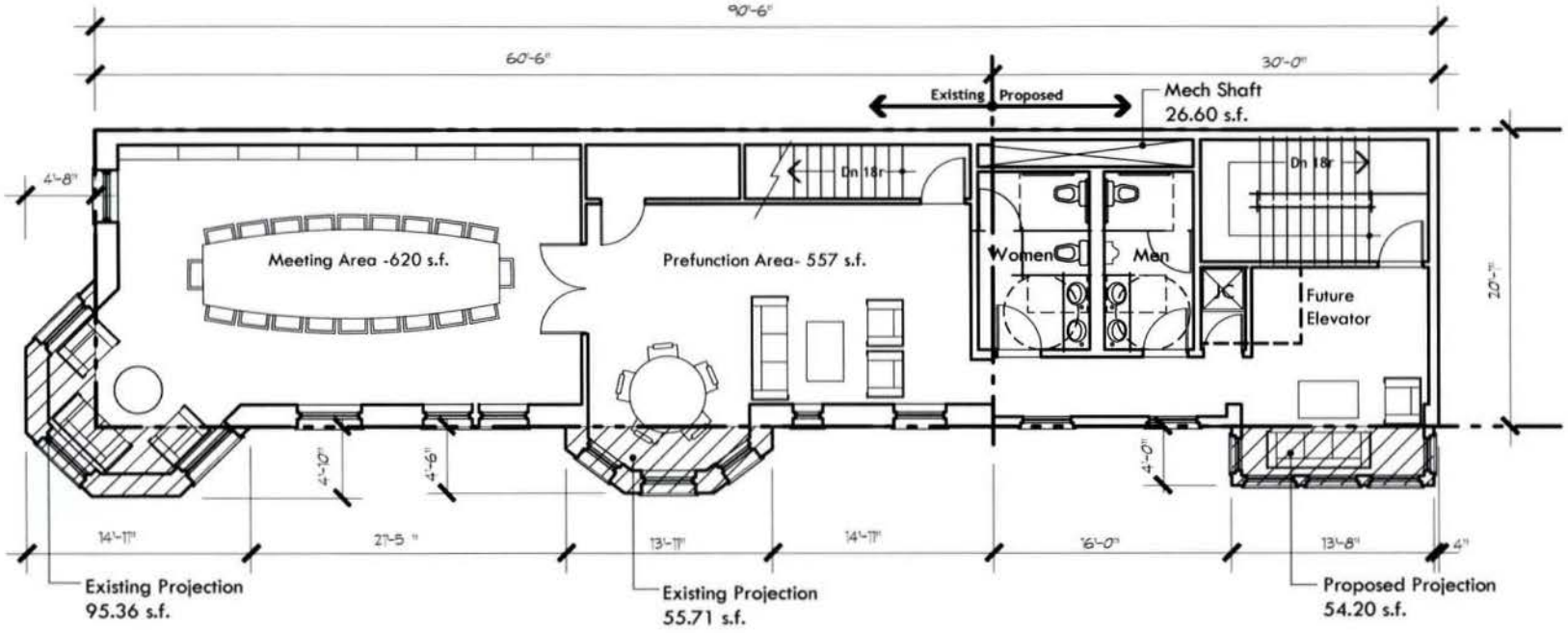
Dining Seating: Approximately 50 Seats

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Third Floor Plan

1/8" = 1' - 0"

Area Calculations

Existing Gross Building Area: 1208 s.f.

Gross Area Proposed Addition: 654 s.f.

Prefunction Areas- 557 s.f.

Meeting Area- 620 s.f.

Meeting Area Seating- Approximately 20 Seats

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Rendering

View From 21st and G Streets, NW

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