

**BOARD OF ZONING ADJUSTMENT
APPLICATION NO. 18372**

Affidavit of Application in Support of One-Year Extension of Time

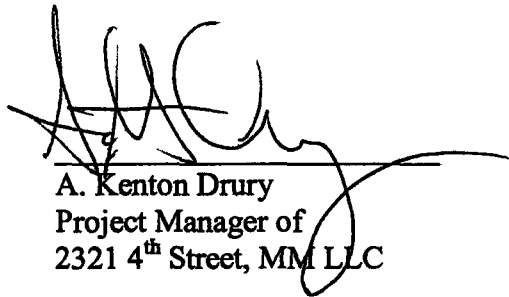
I, Kenton Drury, being duly sworn, depose and state as follows:

1. I am the Project Manager for 2321 4th Street, MM LLC, the Managing Member of 2321 4th Street, LLC (the "Developer"). 2321 4th Street, MM LLC is a joint venture between H Street Community Development Corporation ("H Street CDC") and the E&G Group ("E&G"). H Street CDC is the current owner of the property located at 2321 4th Street, N.E. (Square 3629, Lot 808) (the "Site") and the Site is under contract with the Developer.
2. Pursuant to Board of Zoning Adjustment ("BZA") Order No. 18372, which became final and effective on July 3, 2012, and BZA Order No. 18372-A, which modified the plans approved in BZA Order No. 18372 and became final and effective on June 24, 2013, (the "Orders") the BZA approved an application to develop a new residential apartment building in the C-3-A District at the Site. The approved development will contain approximately 116-120 residential units, approximately 12,072 square feet of ground floor retail and service uses, and 32 vehicle parking spaces (the "Project").
3. Since the Board approved the Orders, we have worked diligently to obtain financing for the Project and to secure all required governmental agency approvals. As described below, we have worked with various District agencies and utilities as part of predevelopment activities and in order to garner support for the Project.
4. In May of 2013, we submitted the Project to the Department of Housing and Community Development ("DHCD") through a competitive request for proposals process. By letter dated December 3, 2013, DHCD affirmed its commitment to reserve funds for the Project, based on the Project's unique ability to increase the supply of decent and affordable housing within the district and foster neighborhood revitalization (*see* letter from Michael P. Kelly, DHCD Director, attached hereto as Exhibit A).
5. Moreover, by resolution dated March 13, 2014, the District of Columbia Housing Finance Agency ("DCHFA") granted funding for the Project in an amount not to exceed \$18,500,000. This allocation was made through an offering of DCHFA's Tax-Exempt and/or Taxable Multifamily Housing Mortgage Revenue Bonds (*see* DCHFA Resolution No. 2014-02, attached hereto as Exhibit B).
6. Now that we have secured funding commitments, we have instructed our team to move forward expeditiously with the development of detailed construction plans for the filing of a building permit application with the Department of Consumer and Regulatory Affairs ("DCRA"). We have also submitted construction plans to the Institute for Building Technology and Safety ("IBTS") as a third-party plans reviewer. IBTS has reviewed the plans and we are currently in the process of addressing and responding to

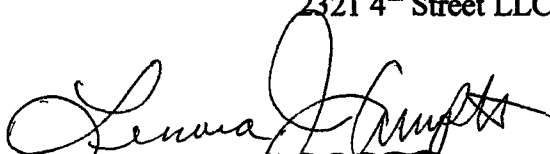
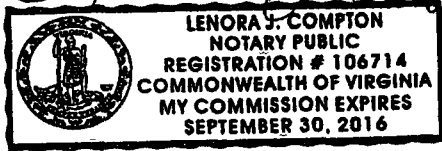
IBTS's comments (*see* IBIT D.C. Commercial Plan Review Comments, attached hereto as Exhibit C).

7. In addition, on May 30, 2014, we submitted plans and paid all of the required filing fees to D.C. Water for preliminary plan review of the Project. The scheduled completion date for this application is June 29, 2014 (*see* Application Receipt from D.C. Water, attached hereto as Exhibit D).
8. We are committed to moving forward with the approved Project. We have invested substantially in the Site over several years and have been awarded significant financing opportunities from multiple District agencies. We are almost ready to submit construction plans to DCRA to apply for a building permit. However, out of an abundance of caution, we ask the Board to approve a one year extension of the validity of the Orders before they expire on July 3, 2014.

I solemnly affirm under the penalty of perjury that the contents of this Affidavit are true and correct to the best of my personal knowledge.


A. Kenton Drury
Project Manager of
2321 4th Street, MM LLC

Managing Member of
2321 4th Street LLC

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Housing and Community Development



DEC 3 2013

Mr. Kenneth Brewer
Executive Director
H Street Community Development Corp.
501 H Street, NE
Washington, DC 20020

RE: 2321 4th Street, NE

Dear Mr. Brewer:

Congratulations This letter is to advise you that your organization's proposal for the project at **2321 4th Street, N.E., Washington, DC** has been reviewed by the District of Columbia Department of Housing and Community Development ("DHCD"), pursuant to the 2013 Request for Proposals ("RFP") process, and a reservation of funding has been made for this project. DHCD believes your project will support the District of Columbia's goals of increasing the supply of decent and affordable housing and fostering neighborhood revitalization.

Please note that this letter should not to be construed as a commitment letter. However, your project has successfully completed an important step in substantive review, and DHCD has reserved funds in order to proceed with your project on the terms, conditions and timeline outlined in the enclosed term sheet

Mr. Ray Slade, your project manager, will be in contact with you within the next week to schedule a meeting to review the terms, conditions, and time line needed to successfully move to closing. This meeting must occur no later than 30 days from the date of this letter in order to move the process forward. There will be no exceptions to this timeline.

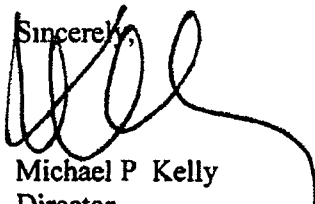
Once you have met the relevant pre-closing conditions, the next step is for the DHCD Loan Review Committee to review the final deal structure and make a final funding recommendation to the Director. Approval at this stage would result in issuance of a conditional commitment letter. The process concludes only after the Director and Council of the District of Columbia (if applicable) approvals have been successfully obtained

In an effort to ensure timely processing of all funding proposals, the Department will require that all requested supplemental information be submitted within given deadlines, as outlined in the attached Term Sheet. Failure to submit requested items on a timely basis may result in the rejection of your application and the withdrawal of the funding reservation by the Department. If your funding application is unable to move forward due to your failure to comply with any conditions or submission requirements, you may choose to resubmit an application for that project through any of the Department's future RFPs.

Please be advised that applicants are under a continuing obligation to report any and all changes in eligibility status of either the proposed project or their organization. At any point in the application process, DHCD reserves the right to terminate further consideration of your application for funding, if it is discovered that it contains any false or misleading information.

I thank you for your interest in partnering with DHCD to bring about housing and community development in our nation's capital. We look forward to working with you to bring this important project to a successful conclusion.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael P. Kelly", with a long, sweeping horizontal line extending to the right.

Michael P. Kelly
Director

Enclosure

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**



Project Name: 2321 4th St NW
Address: 2321 4th St NW
Developer: H St CDC & E&G Group

Project Description

Developer will construct 116 units of affordable rental housing, plus structured parking, and 5,000 square feet of commercial space. H St CDC and E&G Group share control of the developer 51% to 49% respectively. E&G Property services will operate the property. 20 units will provide permanent supportive housing occupied by and affordable to very low income individuals at 30% AMI. 96 units will provide rental housing occupied by and affordable to households earning 60% AMI.

Deal Description

Borrower: 2321 4th St LLC

Private Funds

- First trust financing in the amount of \$10,445,288 at no more than 6% interest, a minimum term of 17 years, minimum 30 year amortization, with a debt service coverage requirement of no more than 1.20
- LIHTC Equity in the amount of at least \$9,983,349
- Seller loan of \$1,000,000 from H St CDC. Repayment to be 49% of cash flow after repayment of deferred developer fee loan
- Deferred developer fee loan of \$1,225,000.

Public Funds:

- HPTF &/or HOME: \$6,806,239, 3%, 40 year term, annual payments of 49% of cash flow to begin after repayment of deferred developer fee loan (HPTF funds will increase if DBH funding is lower than \$500,000)
- DBH: up to \$500,000 funds provided as a grant for up to 10 units
- DHS: up to \$180,000 of funding for case management for up to 15 DHS consumers
- LRSP/ACC: 20 units of Permanent Supportive Housing will have LRSP and ACC subsidies

Security position. DHCD will have a second security position.

The following conditions must be met within 120 days of receipt of this reservation letter:

- Satisfactory results from additional site environmental testing or satisfactory plan for addressing any issues revealed in testing;
- Satisfactory review of 3 years financials for E&G Property Services, plus management statements for the most current quarter available,

- Satisfactory review of a draft audit for H Street CDC for the year ending September 30, 2013, current quarterly financial statements, and the budget for FY 2014,
- Agreement between DBH, DHS, developer and service providers on distribution of permanent supportive housing units between DBH & DHS consumers, and appropriate designation of units for DBH clients,
- Documentation of commitment of all funds as outlined above, on term satisfactory to DHCD
- Satisfactory review of:
 - Updated development budget and operating budget,
 - Updated construction drawings and specifications, and
 - Updated 212/215 forms,
 - Final executed contract with General Contractor,
 - Signed contract with property management company,
 - Building permit,
 - Executed detailed marketing plan;
 - Executed operating agreement w LLC,
- Designation of all units as either HPTF Reserved Units or DBH units, based on final distribution and funding agreements with DBH and DHS This will include at least 20 units reserved for and affordable to households below 30% AMI and the balance reserved for and affordable to households at 60% AMI.
- Other pre-closing conditions as determined by DHCD

If all conditions are met within 120 days of this letter, the next step is review by the DHCD Loan Committee and DHCD Director Approval by the Director results in issuing a commitment letter. Closing must occur within 60 days of receipt of commitment letter

Loan Covenants:

- Project will have up to 10 units designated for DBH clients for at least 25 years, based on final distribution of permanent supportive housing units;
- Project will comply with all relevant regulations associated with LRSP and ACC subsidies.
- HPTF Reserved units shall be continuously affordable to low, very low and extremely low-income households for a period of at least 40 years from the date of the issuance of a Certificate of Occupancy for the project.
- Other loan covenants as approved by DHCD.

**DISTRICT OF COLUMBIA HOUSING FINANCE AGENCY
RESOLUTION AS TO THE ELIGIBILITY OF 2321 4TH STREET FOR TAX-
EXEMPT AND/OR TAXABLE MULTIFAMILY HOUSING MORTGAGE
REVENUE BOND FINANCING**

WHEREAS, the District of Columbia Housing Finance Agency (the "Agency") received a request on April 17, 2013 from the E&G Group, LLC (the "Applicant") that the Agency provide acquisition and construction financing for 2321 4th Street, which is expected to consist of one (1) building containing a total of one hundred sixteen (116) residential rental units, and will be located at 2321 4th Street, NE on Square 3629, Lot 808, in Ward 5 (the "Project");

WHEREAS, the Applicant has elected, pursuant to Section 142 of the Internal Revenue Code of 1986, as amended (the "Code"), to set aside at least forty percent (40%) of the units for households at or below sixty percent (60%) of the area median income, adjusted for family size ("AMI");

WHEREAS, the Applicant is eligible for Low Income Housing Tax Credits pursuant to Section 42 of the Code, and has elected to set aside one hundred percent (100%) of the units at the Project for households at or below sixty percent (60%) of AMI;

WHEREAS, the Agency has conducted a preliminary review of the request for financing of the Project in order to determine, among other things, that the Project and the financing requested therefor, comply with the

requirements of the District of Columbia Housing Finance Agency Act, D.C. Law 2-135, as amended, D.C. Code § 42-2701.01 et seq. (the "Act");

WHEREAS, the Applicant has requested financing in an amount not to exceed \$18,500,000 through an offering of the Agency's Tax-Exempt and/or Taxable Multifamily Housing Mortgage Revenue Bonds (the "Bonds") for acquisition and construction financing, including the financing of reasonably related and subordinate facilities and any permissible reimbursement expenses of the Project;

WHEREAS, all or a portion of the Project may be financed with proceeds of the Agency's Tax-Exempt Multifamily Housing Mortgage Revenue Bonds, and such portion that is not financed with the Agency's Tax-Exempt Multifamily Housing Mortgage Revenue Bonds may be financed with proceeds of the Agency's Taxable Multifamily Housing Mortgage Revenue Bonds;

WHEREAS, Agency staff recommends the issuance of the Bonds in an amount not to exceed \$18,500,000, in one or more series, for the benefit of the Applicant or other related entity affiliated with or related to the Applicant that will own and operate the property (the "Borrower"); and

WHEREAS, providing the financing requested for the Project will confer a public benefit and serve the public interest by lowering the cost of and expanding available housing opportunities for low and moderate income residents of the District of Columbia (the "District"), all in accordance with and in furtherance of the purposes of the Act in the following manner:

1. Making available one hundred sixteen (116) units, one hundred percent (100%) of which are estimated to be affordable to households with incomes at or below sixty percent (60%) of AMI;
2. Providing opportunities for construction jobs to District residents by requiring that the Applicant and the Borrower give priority to District residents; and
3. Contributing to the overall social and economic improvement of the Edgewood neighborhood.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Agency (the "Board") that:

1. Based upon a review of the request by Agency staff as it relates to the Project, the report on such review to the Board, the favorable recommendation of the Interim Executive Director, and upon due deliberation and consultation with Agency staff, the Board hereby determines that, based on the requirements of eligibility for financing by the Agency, the Project and its financing by the Agency will meet the requirements of the Act.
2. Final approval of any financing shall be subject to such terms, conditions and documentation acceptable or deemed necessary by the Agency.
3. This reservation of volume cap in the amount of \$18,500,000, to the extent available to the Agency, is for a period of twelve (12) months which period may be extended at the sole discretion of the Board.
4. Adoption of this Eligibility Resolution shall not constitute a commitment from the Agency to issue Bonds or to provide financing for the Project.

- 5. The Interim Executive Director is authorized to undertake such actions as are required to be taken pursuant to the Act and the regulations of the Agency, including the selection of bond professional services.**
- 6. The Interim Executive Director is hereby authorized and directed to send to the Chairman of the Council of the District of Columbia written notification of the adoption of this Eligibility Resolution describing the nature of the Project and the benefits designed to result therefrom as required by D.C. Code § 42-2702.07.**
- 7. This Eligibility Resolution shall take effect immediately.**

DCHFA Resolution No. 2014-02

**ADOPTED ON MARCH 13, 2014
AT A SPECIAL MEETING OF
THE BOARD OF DIRECTORS.**

ROLL CALL VOTE:

Derek Ford	: APPROVED
Leila Batties	: APPROVED
Charles R. Lowery, Jr.	: APPROVED
Stanley Jackson	: ABSENT
M. Craig Pascal	: APPROVED



**Maria K. Day-Marshall
Interim Secretary to the Board**



DC Commercial Plan Review Comments

Permit #	
Project Name	2321 4 th St, NE – 75% CD
Project Address	2321 4 th St, NE Washington DC
Use Group(s)	A-3/B/M/R-2/S-2
Construction Type	IA/VA
Applicable Codes	IEBC 2006, and DCMR 12J-2008; IBC 2006, and DCMR 12A-2008; IMC 2006, and DCMR 12E-2008; IPC 2006, and DCMR 12F 2008; IFC 2006, and DCMR 12H 2008; IECC 2006, and DCMR 12I 2008; NEC 2005, and DCMR 12C 2008; ANSI 117.1-2003, and DCMR 12A chapter 11.
Review Date	5/16/2014

Provide a written response narrative detailing how each comment was addressed. Failure to provide a response may result in both delay of the review and rejection of the revised plans. Note that a response such as "Will Comply" does not constitute a complete response.

#	Drawing	Building and Life Safety	Code Reference
6	CS.01	Please provide a door schedule complete with sill, frame, and hardware details. <i>5/16/14 – On the door schedule, please note "Panic Hardware" on the drawing for all exit doors or exit access doors serving A use group. Additionally, the G-23 serving the elevator machine room shall be rated 90 min.</i>	DCMR 12A 106.1
13	A1.02	Please provide the occupant load of the outdoor terrace and the egress plan for the area. <i>5/16/14 – On each floor, please breakdown the floor area for each use group, occupant load for that use group, and total occupant load for each floor.</i>	DCMR 12A 106.1
25	CS.01	The allowable building area of R-2 portion can be Aa X 3 only if the R-2 portion above the concrete podium is protected by NFPA 13 system. Please clarify if NFPA 13R system was used for R-2 portion.	IBC 596.4
26	CS.02	The common path of travel on ground floor shall be 75 feet due to non-separated mix use on this floor.	IBC 1014.3
27	CS.02	Egress out of amenity space goes through parking garage. Please provide discernable marking on the garage floors to identify the egress path. Provide exit signs and emergency lighting on that path as necessary.	IBC 1014.2
28	A1.01	The Community Room seems to have occupant load more than 50. Please ensure that the two exit doors out this space are remotely located. Provide exit signs and install panic hardware on each door	IBC 1008.1.9
29	A1.02-A1.05	The Trash room wall facing the residential corridor shall be rated 1 hour instead of ½ hour.	IBC 707.13.3
30	A1.03	The floors of Unit 310 and 322 are over the top of exit passage	DCMR 106.1.1

#	Drawing	Building and Life Safety	Code Reference
		way. They shall be rated 2 hours. Please provide UL assembly for these floor areas.	
31	A2.01-A3.01	Please provide elevation of average grade plane and the height of the building relative to the average grade plane.	IBC 502

#	Drawing	Accessibility	Code Reference
1	General	Please provide design details complete with fixture, grab and signage locations, dimensions, accessible approaches, clearances and all other information needed to determine compliance with ADA code requirements. <i>5/16/14 – On A8.02, the toilet seat cover dispenser is beyond 4' reach height of a person on wheelchair.</i>	DCMR 12A 106.1
3	CS.02	Please provide accessible type A and type B unit matrix for this project. 15% shall be Type A units with 1% or at least one unit shall be served by roll-in shower. <i>5/16/14 – The matrix did not identify the number of Type A units in the Building and their percentage out of all units.</i>	DCMR 12-1107.6.2

#	Drawing	Structural	Code Reference
2	General	Please provide a statement of special inspections for the project sealed and signed by a Washington D.C. registered design professional. The report shall indicate the type, frequency of the special inspections on the project. <i>5/16/14 – Please provide DC statement of special inspection schedule form.</i>	IBC 1704.1.1 & DCMR 12A 109.4
5	S0.06	In Detail #1, fire blocking shall be installed at the interconnection between the concealed vertical stud space and the concealed horizontal floor truss system. <i>5/16/14 – Please clarify where this issue is addressed on the architectural drawing</i>	IBC 717.2.3

#	Drawing	Fire Safety	Code Reference
1	General	Please indicate the location and type for portable fire extinguishers on each floor. <i>5/16/14 – Not addressed.</i>	IFC 906.1
3	E1.12	Weatherproof fire alarm notification appliances shall be installed on the outdoor terrace level. <i>5/16/14 – Not addressed.</i>	IBC 907.9.1.1
6	General	Single station smoke detectors shall be located a minimum of 3 feet from bathroom and kitchen entrances and HVAC diffusers. <i>5/16/14 – Some smoke detectors are still over the kitchen area.</i>	NFPA 72

9	M1.02 through M1.05	All duct penetrations through the 2-hour shaft enclosure shall be equipped with smoke/fire dampers or meet the provisions of IBC 716.5.3, exception #2. Ducts shall be constructed .019" steel and extend a minimum 22" up into shaft enclosure. The shaft shall be continuously, mechanically exhausted from the top of the shaft in order to provide an uninterrupted upward airflow. Please clarify. <i>5/16/14- Comment not fully addressed duct shaft not exhausted at the top of the shaft.</i>	IBC 716.5.3, exception #2
10	M1.02	Please provide the horizontal assembly numbers and details of the assemblies used to enclose the bottom of the fire rated mechanical shafts. <i>5/16/14- Comment not addressed no detail could be found.</i>	IBC 707.11
13	M4.01 & M5.02 - Detail #6	The topmost duct penetrations in the kitchen and toilet exhaust risers shall be equipped with smoke/fire dampers since they do not meet exception #2 of IBC 716.5.3. Please correct. <i>5/16/14-Comment not addressed no fire/smoke dampers shown in return air duct in the details of sheet M5.02.</i>	IBC 716.5.3
14	M5.02	Refrigerant lines shall be located within a 2-hour fire rated shaft and all penetrations properly protected. <i>5/16/14- Comment not addressed refrigerant piping shown in shaft wall not in shaft.</i>	IBC 707.2 & 712.4
15	E0.02	Fire alarm graphic display panel shall be provided with north arrow, fire alarm zoning, location of exit stairways and labeled with respective designations, location of elevator banks, location of elevator machine room, location of annunciator with "YOU ARE HERE" marker, location of fire department connection, etc. <i>5/16/14- Comment not fully addressed. Please provide north arrow, location of elevator banks, elevator machine room, FDC, and exit stairways.</i>	DCMR 12A 907.8.1.2.2.1
18	E1.02	Emergency egress lighting is needed in all assembly areas with occupant loads greater than 50, corridors, exits and exit passageways, and roof terrace. <i>5/16/14- Emergency egress lighting was not provided for the roof terrace.</i>	IBC 1011.1
21	P0.01	Under Plumbing General Note #4, please reference the 2006 IPC, not the 2012. <i>5/16/14 Comment not addressed still refers to IPC 2012.</i>	DCMR 12A

#	Drawing	Mechanical	Code Reference
7	M3.01	In RTU schedule coordinate the name of units with information shown in dwg 1.06 and revise the temperatures of EAT to be 95/76°F. <i>5/16/14 -Comment not addressed fully Entering Wet Bulb Temperature is shown as 78 F should be 76 F.</i>	IMC 106.3

#	Drawing	Electrical	Code Reference
1	General	Please add the drawing title, scale and north arrow on all floor plans. <i>5/16/14-Not addressed.</i>	DCMR 106.1

2	E0.02	Please indicate the elevators, stairs and add the north arrow on the FAAP layout. <i>5/16/14-Not addressed.</i>	NFPA 72 4.4.6.3
3	E1.01 & E1.02	Please provide emergency lighting at all exit discharges. <i>5/16/14-Partially addressed. Please provide emergency lighting for the exit discharge shown on E1.02.</i>	IBC 1006.1
5	E4.01	Please provide available short circuit current at service equipment to allow the circuit protective devices used to clear a fault to function without extensive damage to the electrical components. <i>5/16/14-Not addressed.</i>	NEC 110.10
6	E4.01	Please provide the AIC rating for the service equipment and meter centers used on this project. <i>5/16/14-Not addressed.</i>	NEC 110.9, 110.10
7	E4.02	Please provide the calculations for the building service. <i>5/16/14-Not addressed.</i>	NEC 230.31 (A)
8	E4.02	Please provide the calculations for typical units and meter centers. <i>5/16/14-Not addressed.</i>	NEC 220
9	General	<i>Please provide the Electrical Energy Compliance document.</i>	ASHRAE 90.1
10	E2.01	<i>In the dwelling unit, the receptacles shall be installed such that no point on any wall space is more than 6 ft. Please add/adjust the receptacles in the living room of unit type A2.</i>	NEC 210.52 (A) (1)
11	E2.01	<i>Please add/adjust the receptacles in the bedroom of unit type G2.</i>	NEC 210.52 (A) (1)
12		<i>Please add/adjust the receptacles in the bedroom of unit type E and check the other units.</i>	NEC 210.52 (A) (1)
13	E2.01	<i>A receptacle shall be installed at each wall countertop space that is 12" or wider. Please add the receptacle for the kitchen counter in unit type B.</i>	NEC 210.52 (C) (1)
14	E2.01	<i>Please add the receptacle for the kitchen counter in unit type E and check the other units.</i>	NEC 210.52 (C) (1)
15	E2.02	<i>In dwelling unit, the receptacles shall be installed such that no point on any wall space is more than 6 ft. Please adjust the receptacle located in the closet.</i>	NEC 210.52 (A) (1)
16	E4.01	<i>Please provide the service grounding detail. Indicate how the service equipment is grounded by providing the size of the grounding electrode conductor and the types of the grounding electrodes required by code.</i>	NEC 250.50
17	E4.01	<i>Please provide the emergency power system (ATS) grounding detail.</i>	NEC 250.20(D)
18	E4.01	<i>Please provide the permanent plaque at each of the service equipment denoting the area served and all other service equipment locations.</i>	NEC 230.2(E)
19	E4.01	<i>100A magnetic only circuit breaker for 40HP (114A) fire pump is undersized. Please revise it.</i>	NEC 430.

#	Drawing	Plumbing	Code Reference
---	---------	----------	----------------

2	P2 1 P2.2	Identify in plans the water supplying riser number for each unit type and its connection to units' distribution system <i>5/16/14-Comment not addressed pending 100% CD submission</i>	IPC 106 3
3	P2 11 P2 12	Identify in plans the drainage riser serving each unit. <i>5/16/14-Comment not addressed pending 100% CD submission</i>	IPC 106 3
4	General	As submitted the plumbing drawings are incomplete. Please provide complete plumbing plans showing 1. Domestic water riser diagram, indicate all pipe sizes , design water load (wsfu's) and show all required valves 2 Sanitary drainage riser diagram, indicate piping sizes, waste load (dfu's), clarify venting method and show the means of clean-out 3. Clarify storm drainage, indicate sizes for all storm drain lines with projected roof area identified for each horizontal and vertical storm lines, 4 Gas piping riser diagram; indicate gas loads and pressure, gas piping size, piping maximum developed length, show sediment tees, valves, gas regulators, etc <i>5/16/14-Comment not addressed pending 100% CD submission</i>	IPC 106.3
5	General	Provide plumbing floor plans for common use areas <i>5/16/14-Comment not addressed pending 100% CD submission</i>	IPC 104 1
6	General	As shown in plans, pipes are installed inside dwelling units' separation wall Please provide detail drawing of firestop system used and indicate UL number for pipe through- penetration <i>5/16/14-Comment not addressed pending 100% CD submission.</i>	IBC 713 1
7	General	Provide domestic water demand and fire protection system demand values <i>5/16/14- Comment not addressed for domestic water demand</i>	IPC 106 3
8	General	Provide a sprinkler head at the top of trash/linen chute and in their terminal rooms <i>5/16/14-Comment not addressed</i>	IBC 903 2 11 2
9	General	Condensate drains (and standpipes) shall be trapped as required by equipment manufacturer Please clarify the method used to maintain trap seal at floor drains serving AHU's condensate <i>5/16/14-Comment not addressed</i>	IPC 314 2 4
10	General	Indicate on plan that all accessible lavatories are provided with tempered water at 109° F, through a separate mixing valve or an ADA faucet with an integral mixing valve. <i>5/16/14- Comment not fully addressed detail shows tempering valve but does not indicate maximum hot water temperature for lavatories of 109 F</i>	IPC 416 5, IPC 607 1.1, ANSI A 17.1 608 9
11	General	Provide means of clean-out at the base of each sanitary, storm and condensate stack <i>5/16/14-Comment not addressed</i>	IPC 708.3.4

12	General	In order to verify adequate gas line sizing, provide design parameters used for the gas system, including gas inlet pressure, gas loads, pressure drop through piping system , longest gas pipe run, IFGC table used for pipe sizing, etc <i>5/16/14-Comment not addressed</i>	IFGC 402.1
----	---------	---	------------



D.C. Water and Sewer Authority

Application Receipt

This receipt confirms that DC Water has received your application submission. DC Water will proceed to review the application as applicable and will either approve or disapprove the application. You will be notified in writing of DC Water's decision

Application Tracking #: 14-216735

Project Location: 2313 4TH ST NE

Square/Lot: 3629/0808

Application Type: Preliminary Plan Review - Large

Description: Preliminary Plan Review - Large
2321 4th St NE

Applicant: 2321 4th St NE

Applicant's Address: 1651 OLD MEADOW RD, SUITE 305

Applicant's Telephone #: 202 289-4545

Applicant's e-Mail Address: jgapinski@amtengineering.com

Scheduled Completion Date: June 29, 2014

Date Received: May 30, 2014

Reviewer:

Reviewer's Phone #:

Reviewer's e-Mail Address:

If you have questions regarding this application or if you would like to inquire about its status, please call the person / phone # listed above or call 202-646-8600 and refer to the Application Tracking # shown above.



Permit Operations
Ph 202 646 8600

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY | 1100 4th STREET, SW | SUITE 310 | WASHINGTON, DC 20024

PERMIT OPERATIONS RECEIPT

May 30, 2014

Payee:

2321 4th St - c/o E&G Group c/o 2321 4th St - c/o E&G Group
1651 Old Meadow Rd, Suite 305
McLean, VA 22102

Receipt # 11663

Check Name and Number	Maximo Information	Purpose	Total
2321 4th St - c/o E&G Group			
1066	14-216735		
	2321 4th St NE		
	2321 4th St NE	PPR - Large	\$7,500.00
1066 Total			\$7,500.00
Grand Total			\$7,500.00

PAID
MAY 30 2014
DC WATER
PERMITS

Signature

David R. Paige



Permit Operations
Ph 202 646 8600

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY | 1100 4th STREET, SW | SUITE 310 | WASHINGTON, DC 20024

INVOICE FOR REVIEW FEES

Date	May 30, 2014	Square #	3629	Check #	1066
Project Address	2321 4th St NE	Lot #	808	Receipt #	11663
Project Name	2321 4th St NE	Tracking #	14-216735		
Payer's Name	2321 4th St - c/o E&G Group	Payer's Phone #	202 289-4545		
Payer's Address	1651 Old Meadow Rd, Suite 305, McLean, VA 22102	Payer's Email	igapinski@amtengineering.com		

Item #	Description	Review Fees	Amount \$
1	Large Basic Project Review Fee ⁱ	\$7,500	7,500.00
2	Small Commercial Project Review Fee ⁱⁱ	\$2,500	-
3	Small Basic Residential Project Review Fee ⁱⁱⁱ <i>Residential projects up to 9 Single Family Dwellings (non commercial account type).</i>	\$300	-
4	New Home for a Large Project Subdivision Review Fee	\$150	-
5	Large Fast Track for Basic Project Review Fee	\$10,000	-
6	Basic Large Project Excessive Submission Fee ^{iv}	\$1,000	-
7	Foundation to Grade Review Fee	\$1,000	-
8	Approved Plan Revision Review Fee (<i>change in project scope/design</i>)	\$1,000	-
9	Approved Plan Revision Review Fee (<i>change in field conditions</i>)	\$250	-
10	Large Sheeting & Shoring Review Fee	\$1,000	-
11	Small Sheeting & Shoring Review Fee	\$500	-
12	Large Water & Sewer Availability Letter Fee	\$500	-
13	Small Water & Sewer Availability Letter Fee	\$125	-
14	Raze Permit Review Fee	\$150	-
15	Request to Delay Abandonment of Existing Water & Sewer Services Fee	\$500	-
16	Fire Hydrant Flow Test	\$225	-
		Total	7,500.00

Prepared by	David R. Paige	Date	5/30/2014
-------------	----------------	------	-----------

Received by	David R. Paige	Date	5/30/2014
-------------	----------------	------	-----------

Notes:

- i- Large Project refers to a water service connection that is $\geq 3"$ in diameter.
- ii- Applies to all projects where the billing account is commercial and the water connection is ≤ 2 inches.
- iii- Small Project refers to a water service connection that is $\leq 2"$ in diameter (non commercial account type).
- iv- If a project requires more than 4 submissions to obtain approval the applicant will be charged an additional \$1000/submission after the 4th submission. See the Fees Schedule web site at http://www.dcwater.com/business/permits/fees_charges.cfm for additional information.
- v- The review fee is due at the time the plans are submitted to DC Water.
- vi- Checks (made payable to DC Water) and credit cards (MC and Visa) are acceptable.
- vii- Make all payments at 1100 4th St SW, Suite 310, Washington, DC 20024.

PAID

MAY 30 2014

**DC WATER
PERMITS**



BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE:

FEE

UNIT

TOTAL

VARIANCE:

Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040		

TOTAL FOR VARIANCES:

0

SPECIAL EXCEPTION:

Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%	1	\$1,081.60

TOTAL FOR SPECIAL EXCEPTIONS:

\$1,081.60

APPEAL:

NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		

TOTAL FOR APPEALS:

0

GRAND TOTAL:

\$1,081.60

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Name:

Kyrus L. Freeman, Esq.

Signature:

Exhibit No. _____

Last Revised (10/18/10)

Case No. _____

Handwritten signature and date: 6/5/14