

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 26, 2013

Plat for Building Permit of: SQUARE 2566 LOT 841

Scale: 1 inch = 20 feet Recorded in Book A & T Page 3727 - B

Receipt No. 13-07296

Furnished to: GUY DAMECOURT

Surveyor, D.C.

By: A.S.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

72.23

73.40

70'

841

RC/R-5-B

61.75

54.55

50.0

RC/C-2-B

September 27, 2013

I certify and attest that the official records of the Zoning Commission for the District of Columbia indicates that, Lot 841 in Square 2566 is split-zoned RC/R-5-B & RC/C-2-B with boundary lines as shown on the attached plat.

RICHARD S. NERO, JR.

Deputy Director of Operations

Office of Zoning

ZONING CALCULATIONS				
2341 Ontario Road, NW				
Land Area - 6279.88 sq. ft. - RC/R-5-B portion - 5120.55 sq. ft. - RC/C-2-B portion - 1159.33 sq. ft.				
Land Areas with 35 ft. extension per Section 2514.2 - RC/R-5-B portion - 2573.55sq. ft. - RC/C-2-B portion - 3706.33 sq. ft.				
	RC/R-5-B min/max	RC/C-2-B min/max	WITH 35' EXTENSION PER SEC. 2514.2 min/max	PROVIDED
HEIGHT	40 ft. max.	50 ft. max.	40' and 50' max.	40' and 50'
FAR	2.16 (w/L.Z.) 11,060.39 sq. ft.	4.2 (w/L.Z.) 4869.19 sq. ft.	RC/R-5-B: 2573.55 x 2.16 = 5558.87 sq. ft. max. RC/C-2-B: 3706.33 x 4.2 = 15,566.59 sq. ft. max. Total: 21,125.46 sq. ft. max.	RC/R-5-B: 8256.67 sq. ft. R/C/C-2-B: 12,039.40 sq. ft. Total: 20,296.07 sq. ft.
LOT OCCUPANCY	60% max. 5120.55 x .6 = 3072.33 sq. ft.	80% max. 1159.33 x .8 = 927.46 sq. ft.	RC/R-5-B: 2573.55 x .6 = 1544.13 sq. ft. max. RC/C-2-B: 3,706.33 x .8 = 2965.06 sq. ft. max. Total: 4509.19 sq. ft. max.	4508.12 sq. ft.
REAR YARD	N/A	15 ft. min.	15 ft. min.	18.5
SIDE YARD	N/A	N/A	N/A	N/A
PARKING	1 for each 2 units	1 for each 3 units	Total # of Units With Majority of Area in RC/R-5-B = 10; 10/2 = 5 spaces Total # of Units With Majority of Area in RC/C-2-B = 10; 10/3 = 3.33 = 3.0 spaces Total - 8 spaces required	8
GAR	0.4 min.	0.3 min.	0.341 Calculated as a Ratio Based on Proposed Land Areas RC/R-5-B Area of (2573.55/6279.88) x .4) + RC/C-2-B Area of (3706.33/6279.88) x .3) = (.41 x .4) + (.59 x .3) = 0.341	0.341

A Twenty Unit, Multi-Family Residential Project at 2341 Ontario Road, NW,
Washington, DC
for Capital City Real Estate

DRAWINGS, DESIGN AND SPECIFICATIONS ARE © 2014 NORMAN SMITH ARCHITECTURE

BZA SUBM 060514

Norman Smith Architecture
1341 H Street, NW, Washington, DC
20002-4406

Multi-Family
Residential Project at
2341 Ontario Road, NW

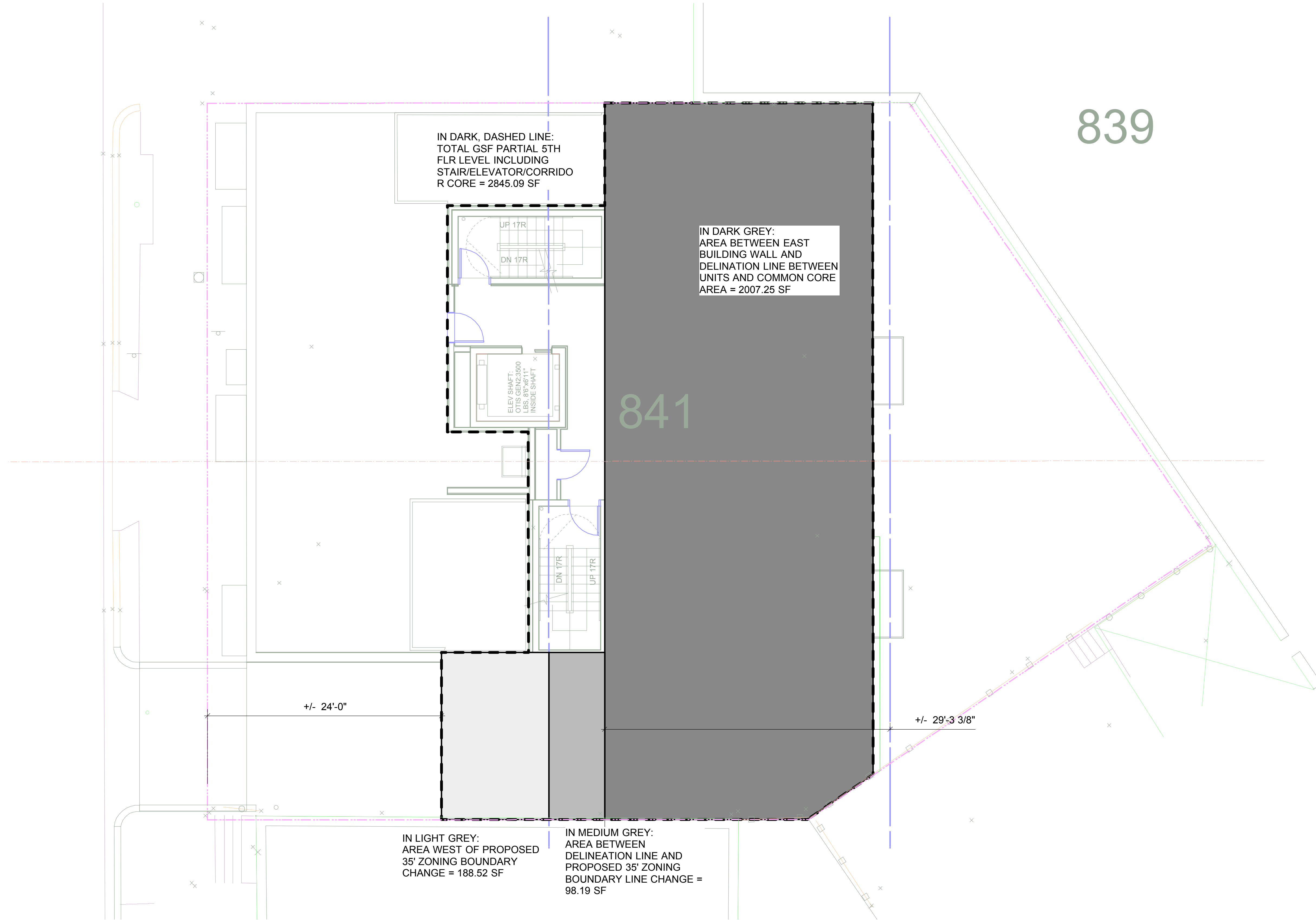
Capital City Real Estate

A.0.0.0

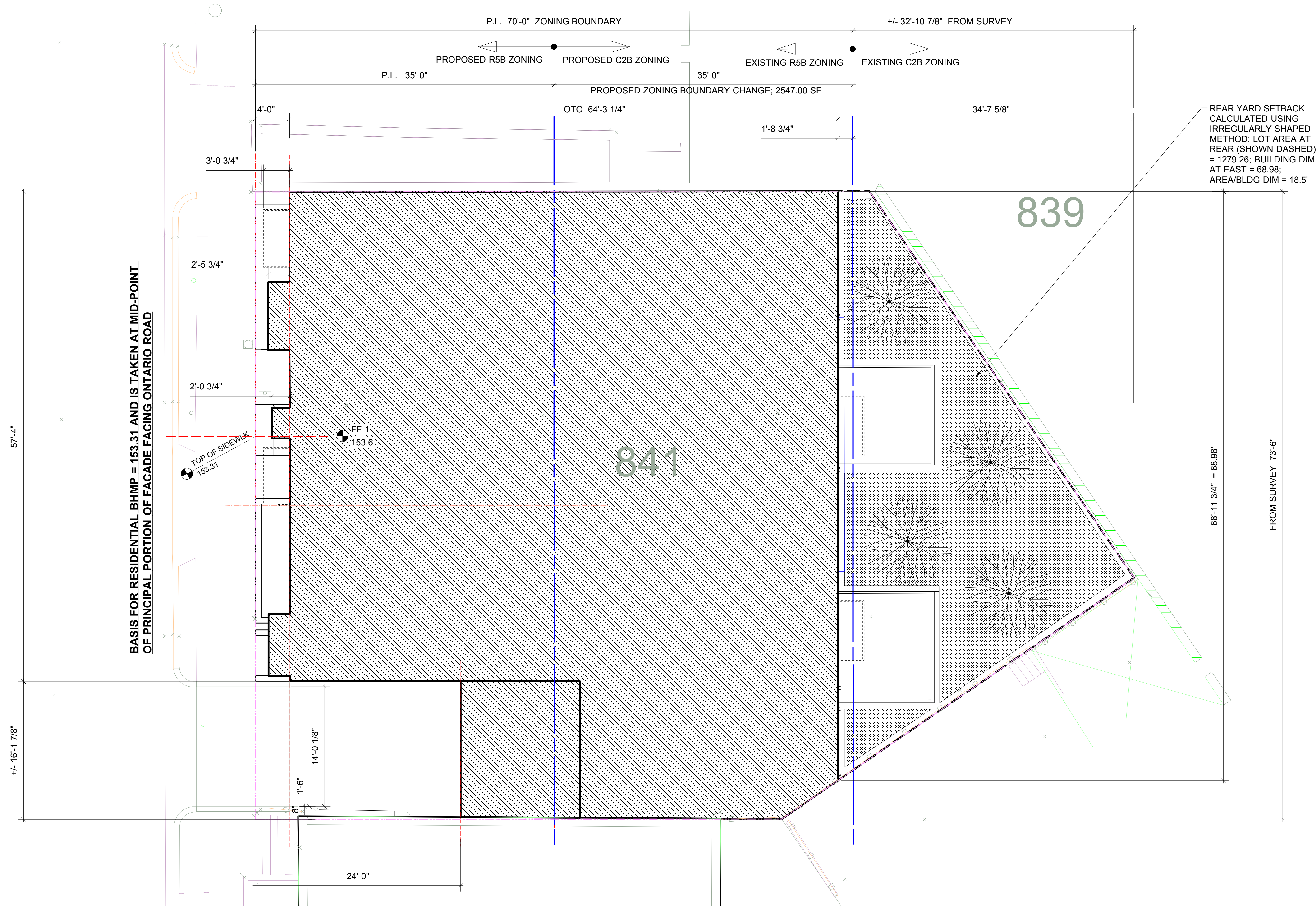
Board of Zoning Adjustments
District of Columbia

CASE NO.18814
EXHIBIT NO.9

ELECTRONIC FILE(S) DISCLAIMER:
THIS PROJECT'S DRAWING FILES PROVIDED DIRECTLY BY NORMAN SMITH ARCHITECTURE (NSA) OR BY DIGITAL SCANNING OF PAPER COPIES ARE © NSA UNLESS THE FILES ARE THE INTELLECTUAL PROPERTY OF A NON-NSA ENTITY. THE FILES MAY NOT BE MANIPULATED, REVISED OR MODIFIED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



1 ARCH SCHEMATIC 5TH FLR LEVEL SETBACK AREAS
A.1.0.0.b Scale: 3/16" = 1'-0"



1 ARCH SITE PLAN-PROPOSED NEW
A.2.0.2 Scale: 3/16" = 1'-0"

SITE CONDITIONS BASED ON MADDOX ENGINEERS SURVEY. SITE
ELEVATIONS ARE APPROXIMATE



DRAWINGS, DESIGN AND SPECIFICATIONS ARE © 2014 NORMAN SMITH ARCHITECTURE

ELECTRONIC FILE(S) DISCLAIMER:
THIS DRAWING AND ALL FILES PROVIDED DIRECTLY BY NORMAN SMITH ARCHITECTURE (NSA) OR BY DIGITAL SCANNING OF PAPER COPIES ARE © NSA UNLESS THE FILES ARE THE INTELLECTUAL PROPERTY OF A NON-NSA ENTITY. THE FILES MAY NOT BE MANIPULATED, REVISED OR MODIFIED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

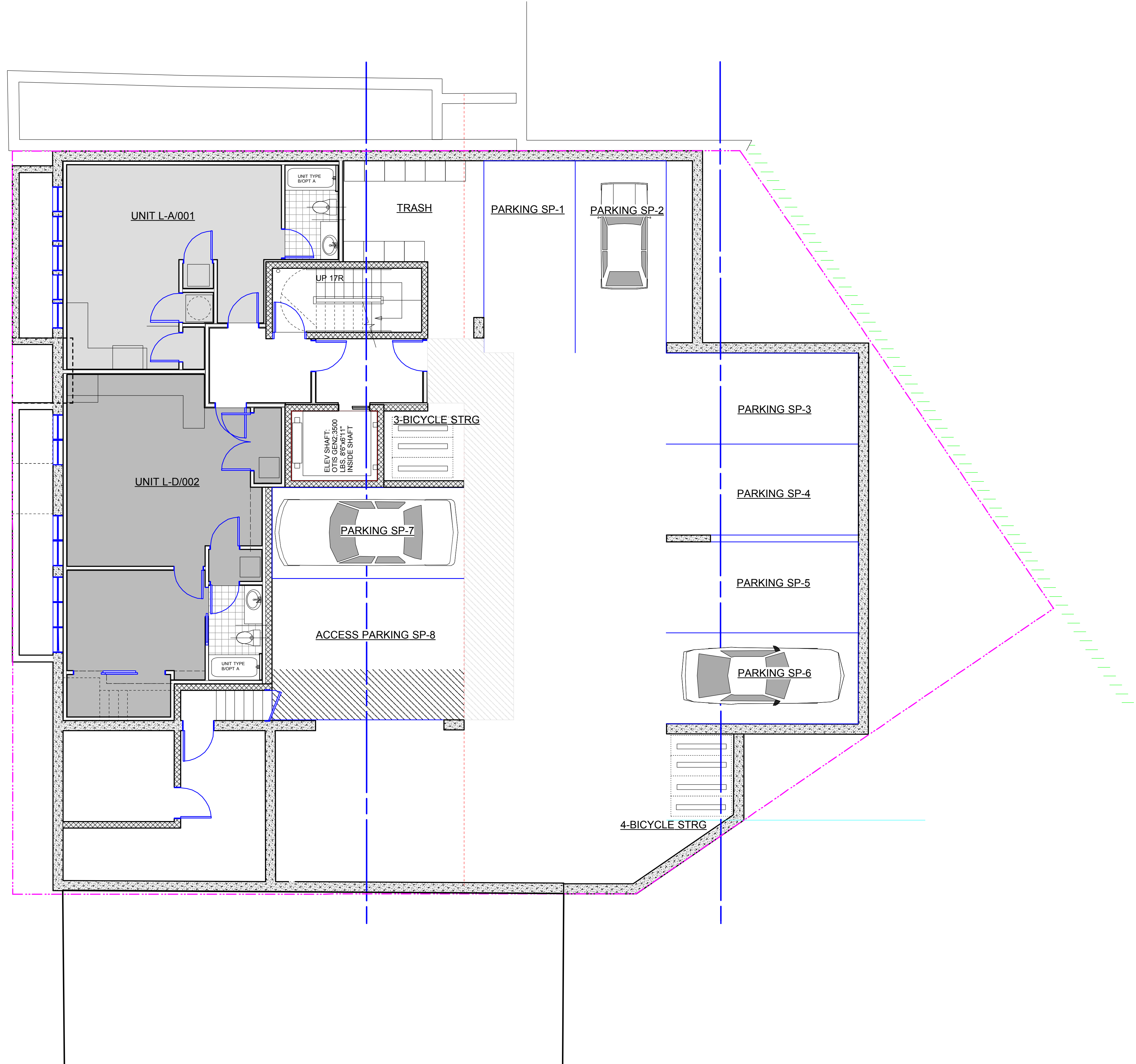
BZA SUBM 060514

Norman Smith Architecture
1341 H Street, NW, Washington, DC
20002-4406

Multi-Family
Residential Project at
2341 Ontario Road, NW

Capital City Real
Estate

A.2.0.2



1 ARCH FLOOR PLAN-LOWER LEVEL
A.3.0.0 Scale: 3/16" = 1'-0"

DRAWINGS, DESIGN AND SPECIFICATIONS ARE © 2014 NORMAN SMITH ARCHITECTURE
ELECTRONIC FILE(S) DISCLAIMER:
THIS DRAWING OR ANY PARTS THEREOF ARE PROVIDED DIRECTLY BY NORMAN SMITH ARCHITECTURE (NSA) OR BY DIGITAL SCANNING OF PAPER COPIES ARE © NSA UNLESS THE FILES ARE THE INTELLECTUAL PROPERTY OF A NON-NSA ENTITY. THE FILES MAY NOT BE MANIPULATED, REVISED OR MODIFIED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

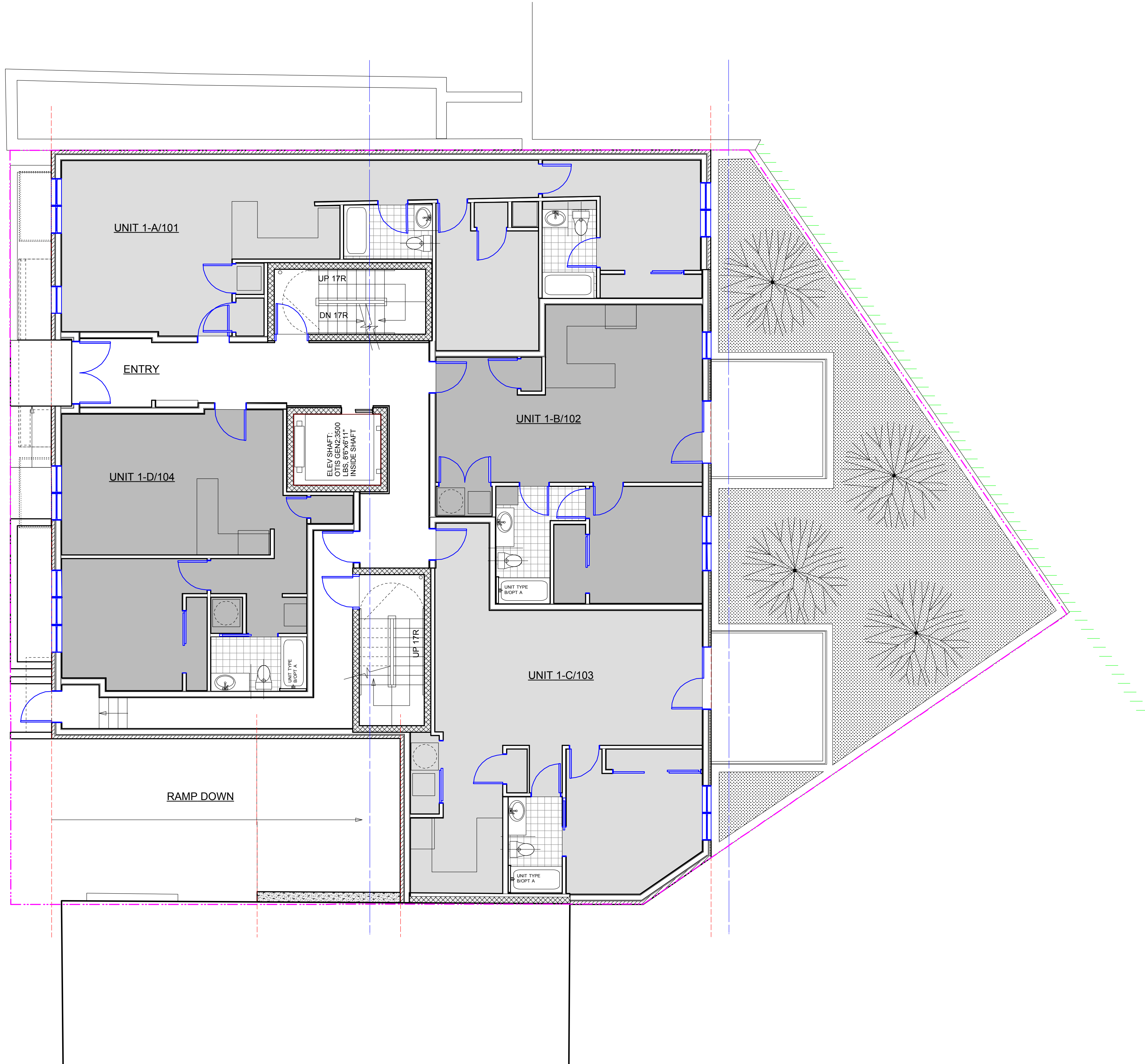
BZA SUBM 060514

Norman Smith Architecture
1341 H Street, NW, Washington, DC
20002-4406

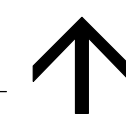
Multi-Family
Residential Project at
2341 Ontario Road, NW

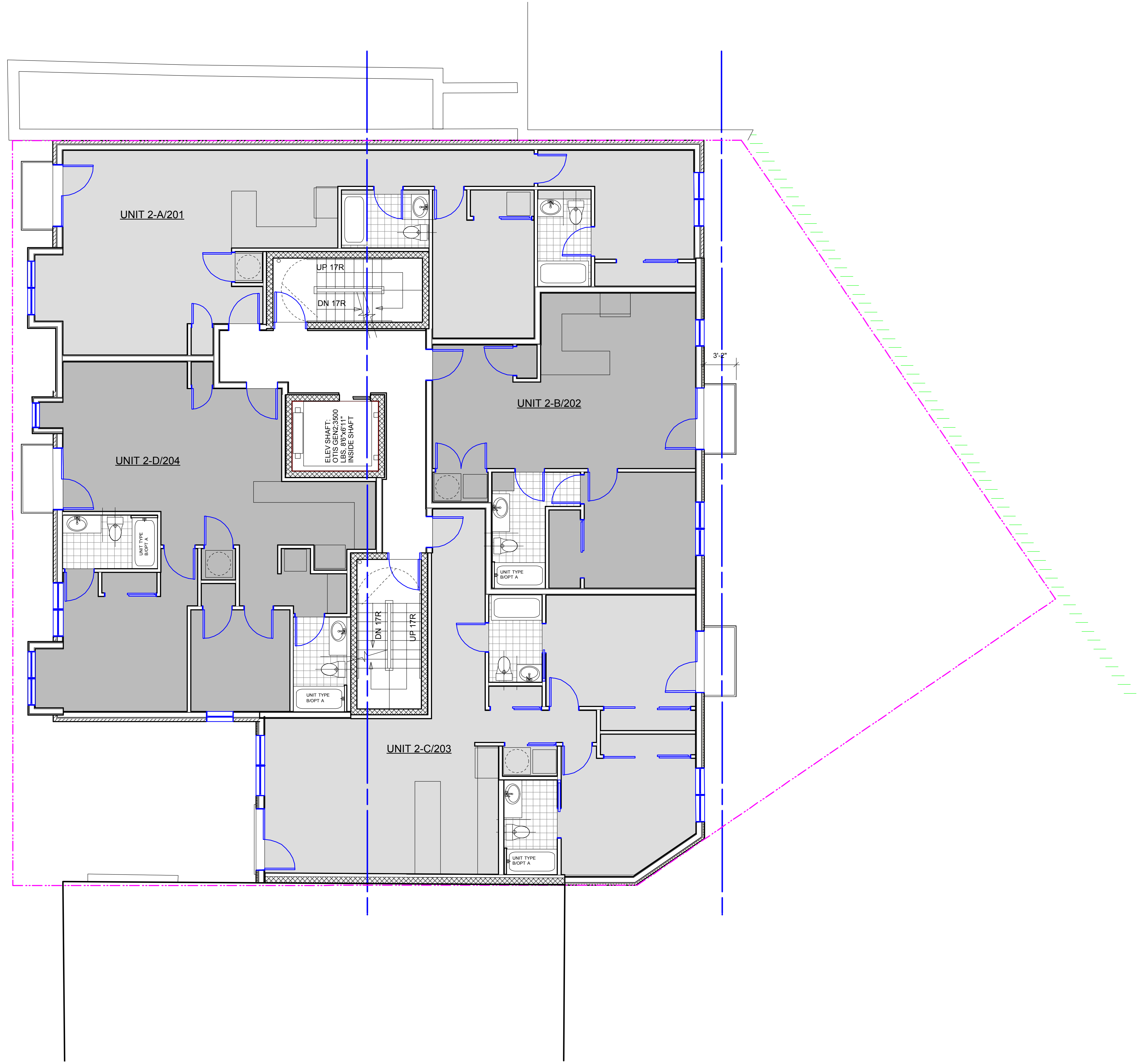
Capital City Real
Estate

A.3.0.0



1 ARCH FLOOR PLAN-GROUND LEVEL
A.3.0.1 Scale: 3/16" = 1'-0"





1 ARCH FLOOR PLAN-RESIDENTIAL LEVEL-2
A.3.0.2 Scale: 3/16" = 1'-0"

A.3.0.2

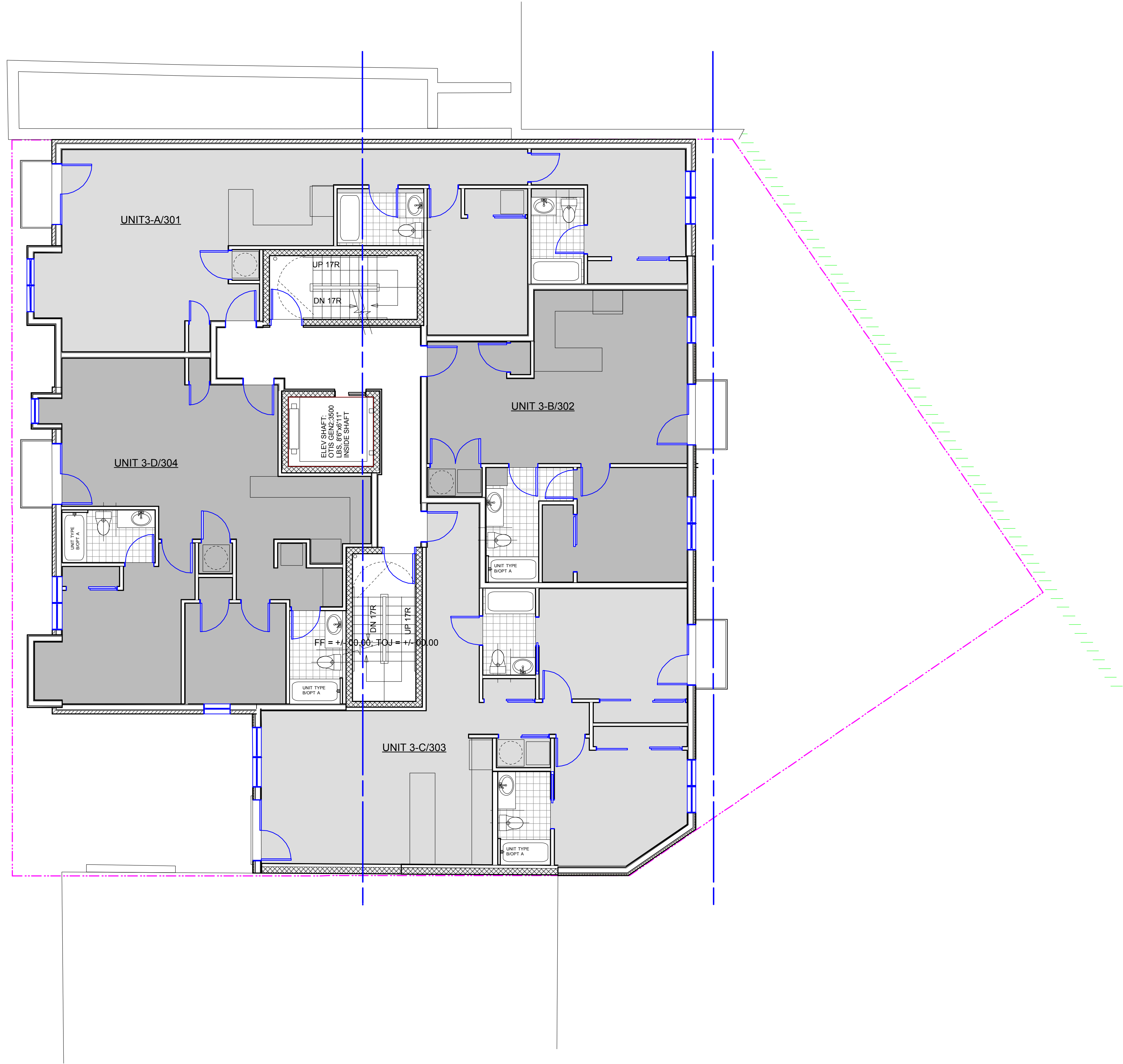
Capital City Real Estate

Multi-Family Residential Project at 2341 Ontario Road, NW

Norman Smith Architecture
1341 H Street, NW, Washington, DC
20002-4406

BZA SUBM 060514

DRAWINGS, DESIGN AND SPECIFICATIONS ARE © 2014 NORMAN SMITH ARCHITECTURE
ELECTRONIC FILE(S) DISCLAIMER:
THIS DRAWING AND ALL FILES PROVIDED DIRECTLY BY NORMAN SMITH ARCHITECTURE (NSA) OR BY DIGITAL SCANNING OF PAPER COPIES ARE © NSA UNLESS THE FILES ARE THE INTELLECTUAL PROPERTY OF A NON-NSA ENTITY. THE FILES MAY NOT BE MANIPULATED, REVISED OR MODIFIED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



1 ARCH FLOOR PLAN-RESIDENTIAL LEVEL-3
A.3.0.3 Scale: 3/16" = 1'-0"

A.3.0.3

Capital City Real
Estate

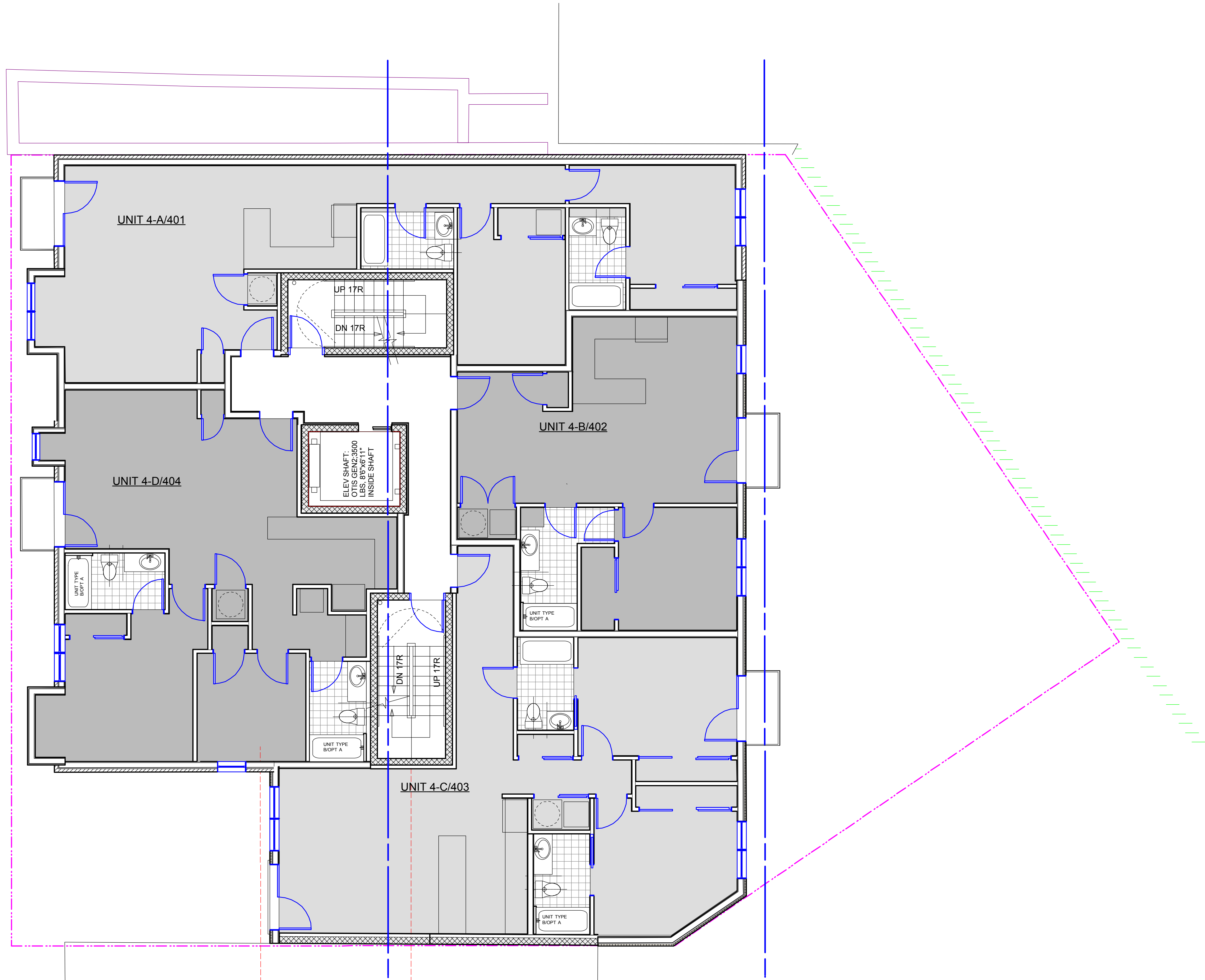
Multi-Family
Residential Project at
2341 Ontario Road, NW

Norman Smith Architecture
1341 H Street, NW, Washington, DC
20002-4406

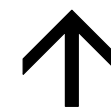
BZA SUBM 060514

DRAWINGS, DESIGN AND SPECIFICATIONS ARE © 2014 NORMAN SMITH
ARCHITECTURE

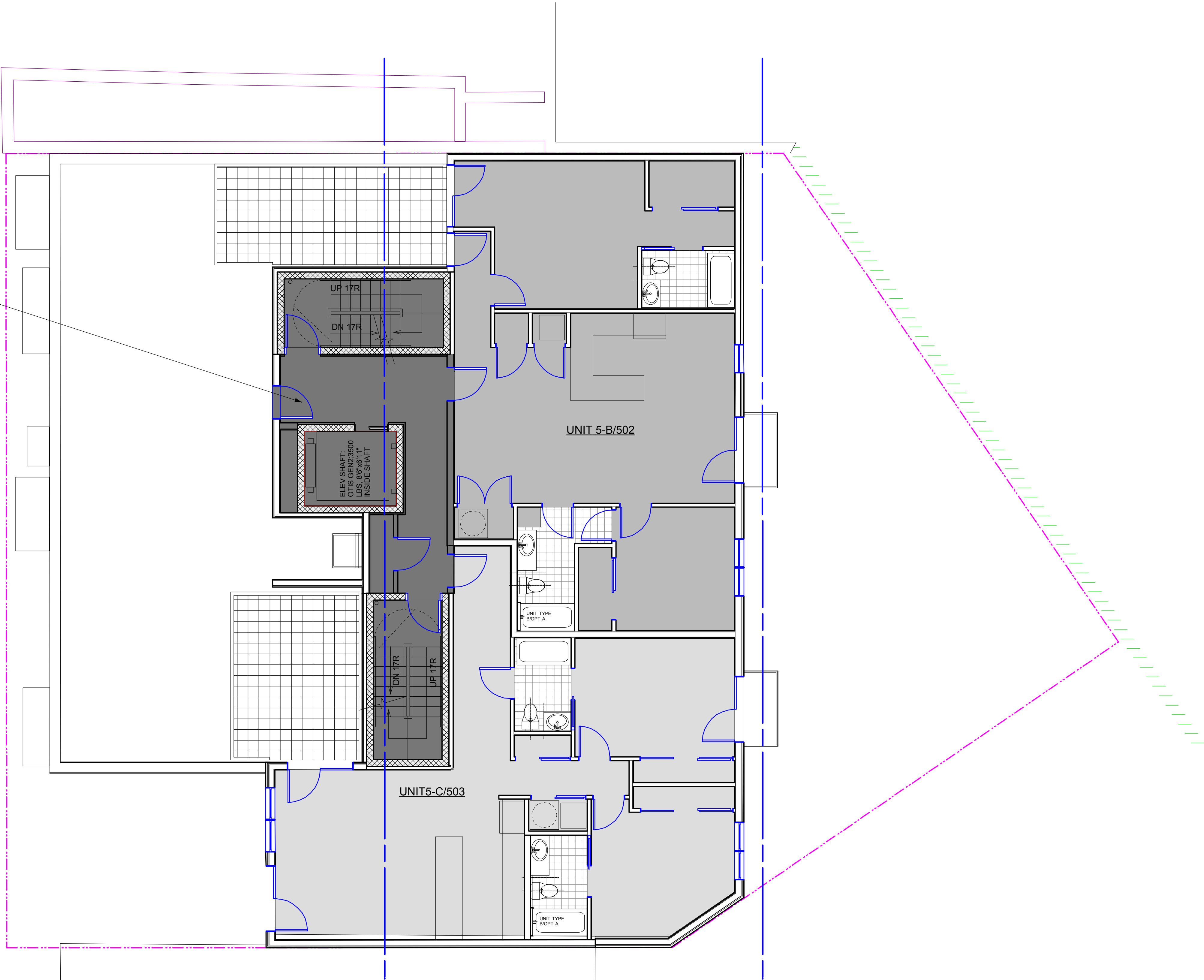
ELECTRONIC FILE(S) DISCLAIMER:
THIS DRAWING AND ALL FILES PROVIDED DIRECTLY BY NORMAN
SMITH ARCHITECTURE (NSA) OR BY DIGITAL SCANNING OF PAPER COPIES ARE
© NSA UNLESS THE FILES ARE THE INTELLECTUAL PROPERTY OF A NON-NSA
ENTITY. THE FILES MAY NOT BE MANIPULATED, REVISED OR MODIFIED IN ANY
MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



1 ARCH FLOOR PLAN-RESIDENTIAL LEVEL-4
A.3.0.4 Scale: 3/16" = 1'-0"



ROOF STRUCTURE SHOWN
IN DARK SHADING



1 ARCH FLOOR PLAN-RESIDENTIAL LEVEL-5
A.3.0.5 Scale: 3/16" = 1'-0"

A.3.0.5

Capital City Real
Estate

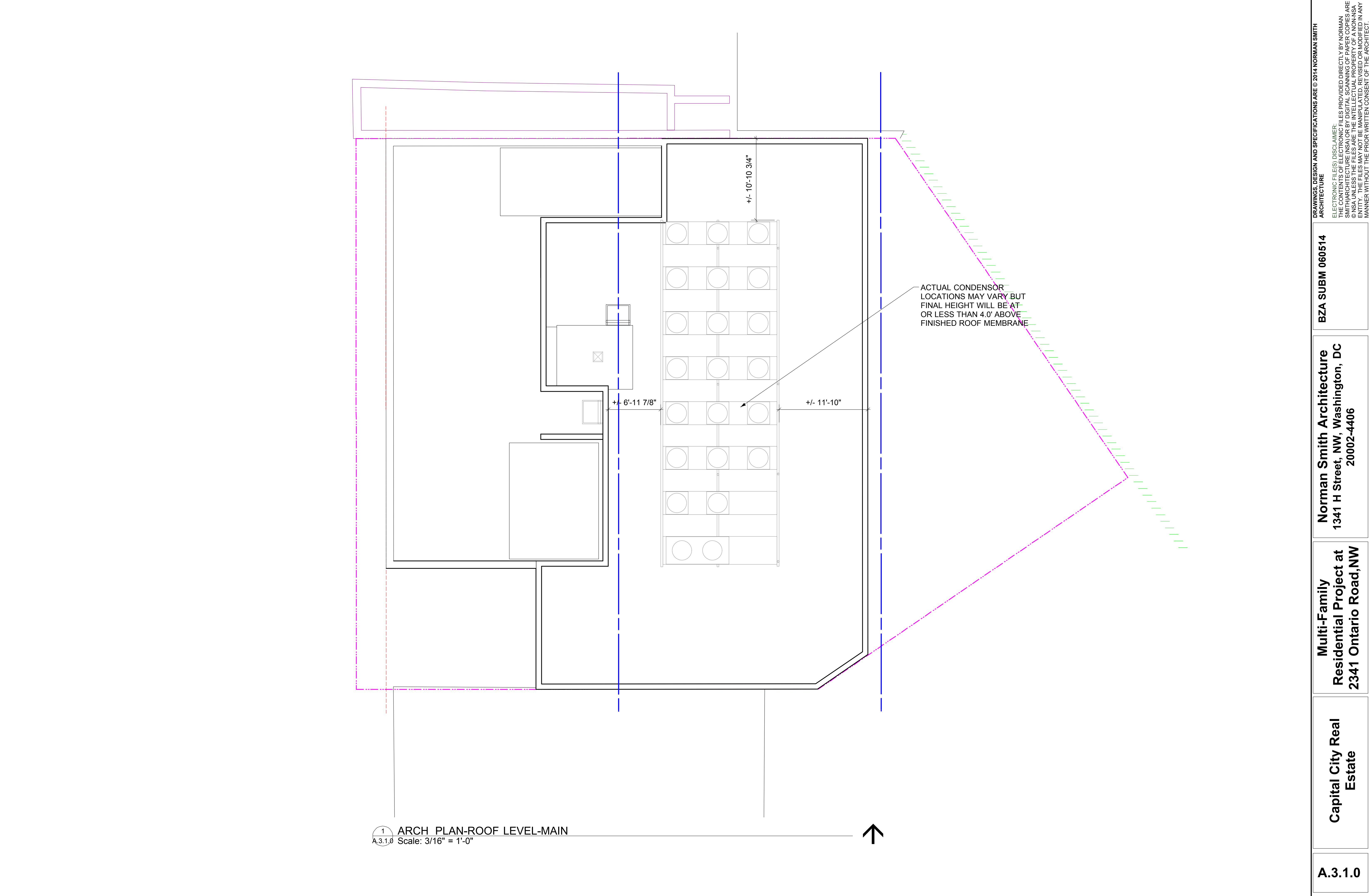
Multi-Family
Residential Project at
2341 Ontario Road, NW

Norman Smith Architecture
1341 H Street, NW, Washington, DC
20002-4406

BZA SUBM 060514

DRAWINGS, DESIGN AND SPECIFICATIONS ARE © 2014 NORMAN SMITH
ARCHITECTURE

ELECTRONIC FILE(S) DISCLAIMER:
THIS DRAWING AND ALL FILES PROVIDED DIRECTLY BY NORMAN
SMITH ARCHITECTURE (NSA) OR BY DIGITAL SCANNING OF PAPER COPIES ARE
© NSA UNLESS THE FILES ARE THE INTELLECTUAL PROPERTY OF A NON-NSA
ENTITY. THE FILES MAY NOT BE MANIPULATED, REVISED OR MODIFIED IN ANY
MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.



TOP OF RC/C2B ROOF STRUCTURE HT LIMIT
221.81

TOP OF RC/R5B ROOF STRUCTURE HT LIMIT
211.81

TO PPT/50' HT LIMIT
203.31

40' HT LIMIT
193.31

50'-0"

40'-0"

BHMP MEASURING
POINT @ MIDPOINT
OF PRINCIPAL
PORTION OF
FACADE

EXTRAP TOS/MDPNT
153.31
3% SIDEWALK CROSS SLOPE
6.0' RAMP RUN AT 1:12 = .50'

TO PPT
202.82

FF-5
192.31

FF-4
182.63

FF-3
172.95

FF-2
163.26

FF-1
153.6

TOS-LL
144.18

9'-8"

9'-8 1/8"

9'-8 1/16"

9'-8 1/8"

9'-5"

+/- 8'-6 7/8"

+/- 8'-7"

+/- 8'-7"

+/- 8'-6 7/8"

8'-1"



HI-POINT OF PARAPET
AND ROOF SLOPE
BEYOND

1 ARCH ELEVATION-EAST
A.503 Scale: 3/16" = 1'-0"

DRAWINGS, DESIGN AND SPECIFICATIONS ARE © 2014 NORMAN SMITH ARCHITECTURE

ELECTRONIC FILE(S) DISCLAIMER:
THE CONTENTS OF THE ELECTRONIC FILE(S) ARE PROVIDED DIRECTLY BY NORMAN SMITH ARCHITECTURE. NORMAN SMITH ARCHITECTURE DOES NOT WARRANT THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE(S). THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NONINFRINGEMENT. NORMAN SMITH ARCHITECTURE SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THE ELECTRONIC FILE(S). THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMISSIONS FROM THE APPROPRIATE ENTITIES TO REPRODUCE OR TRANSMIT THE INFORMATION IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

BZA SUBM 060514

Norman Smith Architecture
1341 H Street, NW, Washington, DC
20002-4406

Multi-Family
Residential Project at
2341 Ontario Road, NW

Capital City Real Estate

A.5.0.3

TOP OF RC/C2B ROOF STRUCTURE HT LIMIT
221.81

TOP OF RC/R5B ROOF STRUCTURE HT LIMIT
211.81

TO PPT/50' HT LIMIT
203.31

TO PPT
202.82

40' HT LIMIT
193.31

FF-5
192.31

FF-4
182.63

FF-3
172.95

FF-2
163.26

FF-1
153.6

BHMP MEASURING
POINT @ MIDPOINT
OF PRINCIPAL
PORTION OF
FACADE

EXTRAP TOS/MDPNT
153.31
3% SIDEWALK CROSS SLOPE
6.0' RAMP RUN AT 1:12 = .50'

TOS-LL
144.18

9'-8"
+/- 8'-6 7/8"
9'-8 1/8"
+/- 8'-7"
9'-8 1/16"
+/- 8'-7"
9'-8 1/8"
+/- 8'-6 7/8"
9'-5"
8'-1"

1:12 RAMP FROM 153.1 TO
FF-1 @ 153.6

15R@77/14 T@11" = 12.8' RUN

+/- 3'-11 5/8"

6'-10 1/2"

1 ARCH SCHEM BLDG SITE SECTION EW LOOKING NORTH WITH SIGHTLINES
A.6.0.0 Scale: 3/16" = 1'-0"

DRAWINGS, DESIGN AND SPECIFICATIONS ARE © 2014 NORMAN SMITH ARCHITECTURE

BZA SUBM 060514

Norman Smith Architecture
1341 H Street, NW, Washington, DC
20002-4406

Multi-Family
Residential Project at
2341 Ontario Road, NW

Capital City Real
Estate

A.6.0.0

ELECTRONIC FILE(S) DISCLAIMER:
THE CONTENTS OF THIS ELECTRONIC FILE(S) ARE PROVIDED DIRECTLY BY NORMAN SMITH ARCHITECTURE. THE CONTENTS OF THIS ELECTRONIC FILE(S) ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF NORMAN SMITH ARCHITECTURE. © NSM UNLESS THE FILES ARE THE INTELLECTUAL PROPERTY OF A NON-NSM ENTITY. THE FILES MAY NOT BE MANIPULATED, REVISED OR MODIFIED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.