

4.0 SUMMARY OF PEER REVIEW FINDINGS

Workshop for High Performance Architecture (WHiP Architecture) provides the following as its summary of the findings of the Zoning and Building Code Peer Review, identifying the items that are of non-compliance and/or deficiency from the zoning and building code analysis information previously provided by Dong Architects.

4.1 Zoning Ordinance Non-Compliance/Deficiency Items:

DC ZONING REGULATION (DCMR 11)

PEER REVIEW NOTE #1: The Site Plan drawings provided on the Civil Sheets C0001 and C0002 are not Plats because they do not comply with DCRA's requirement that the Plat be drawn by the DC Office of the Surveyor.

- **Reference: DCRA Building Plat Instructions** – The Department of Consumer & Regulatory Affairs' (DCRA) Office of the Surveyor maintains the legal records of all land plats and subdivisions of private and District government property within the District of Columbia. The existing records cover a period of more than two centuries. DCRA requires that the Plat is to be drawn by the DC Office of the Surveyor upon which the new development footprint is to be drawn by the architect/civil engineer.

PEER REVIEW NOTE #2: The accuracy of the photo-documentation provided by the developer to demonstrate that the lower level is a cellar, and not a basement, is being disputed as it amounts to only a "visual inspection", not a technical survey. The services of a certified land surveyor should be engaged by the developer to establish the lower level ceiling height above the pertinent exterior grade level.

- **Reference: DCMR 11-199 Definitions**
 - **Basement** - that portion of a story partly below grade, the ceiling of which is four feet (4 ft.) or more above the adjacent finished grade.
 - **Cellar** - that portion of a story, the ceiling of which is less than four feet (4 ft.) above the adjacent finished grade.
 - **Story** - the space between the surface of two (2) successive floors in a building or between the top floor and the ceiling or underside of the roof framing. The number of stories shall be counted at the point from which the height of the building is measured. For the purpose of determining the maximum number of permitted stories, **the term "story" shall not include cellars, stairway or elevator penthouses, or**