23 June 2000

Board of Zoning Adjustment
Application for Zoning Relief
Case # 16573
Sq 2556 lot 28, 1821-23 Florida Avenue NW

Copies of presentation and Supplementary Materials
Requested by the Board in the
June 20,2000 hearing

BZA
Case No. 16573
Exhibit No. 69

Board of Zoning Adjustment
District of Columbia
CASE NO 16573
EXHIBIT NO.69

23 June 2000

Board of Zoning Adjustment Application for Zoning Relief
Case # 16573, Square 2556, lot 28, 1821-23 Florida Avenue NW

Copies of presentation and Supplementary Materials
Requested by the Board in the
June 20,2000 hearing

List of materials

1) Material presented at the hearing on 6/20/2000 (View of Site, Photographs of models, and plans for Alternative proposal for the 2-family flat).
2) Resubmission and verification of Sun Studies, including verification of azimuths
3) Copy of Subdivision Plat for Square 2556, lot 28, recorded June 7,2000
4) Construction Management Plan
5) Plat and plans of the Lothrop House Condominium, 1822 Vernon Street, NW

Copies to:

Mrs Elaine Morris (pro se), and:
Mrs Elaine Morris,
President
Lothrop House Condominium Association
1822 Vernon Street NW
Washington DC 20009

Mr. Boushra Hanna
c/o Mr Naguib Nassif
1814 Lamont Street, NW
Washington DC 20010

'00 JUN 23 P4:31

BZA Case#16573: 1821-23 Florida Ave NW--View of Site



Vicinity Map



View to Northwest



View to Northeast

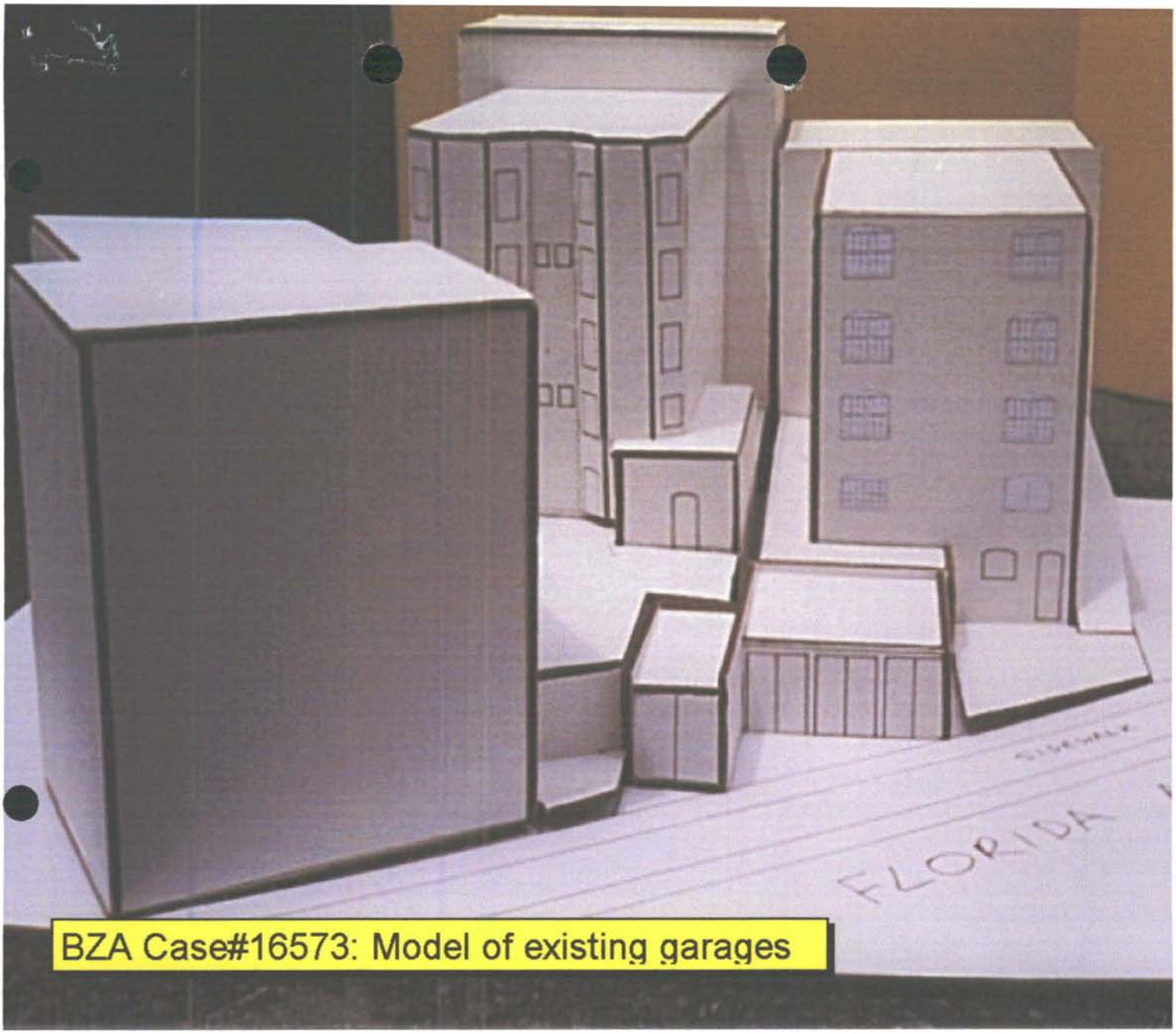


View to Southwest

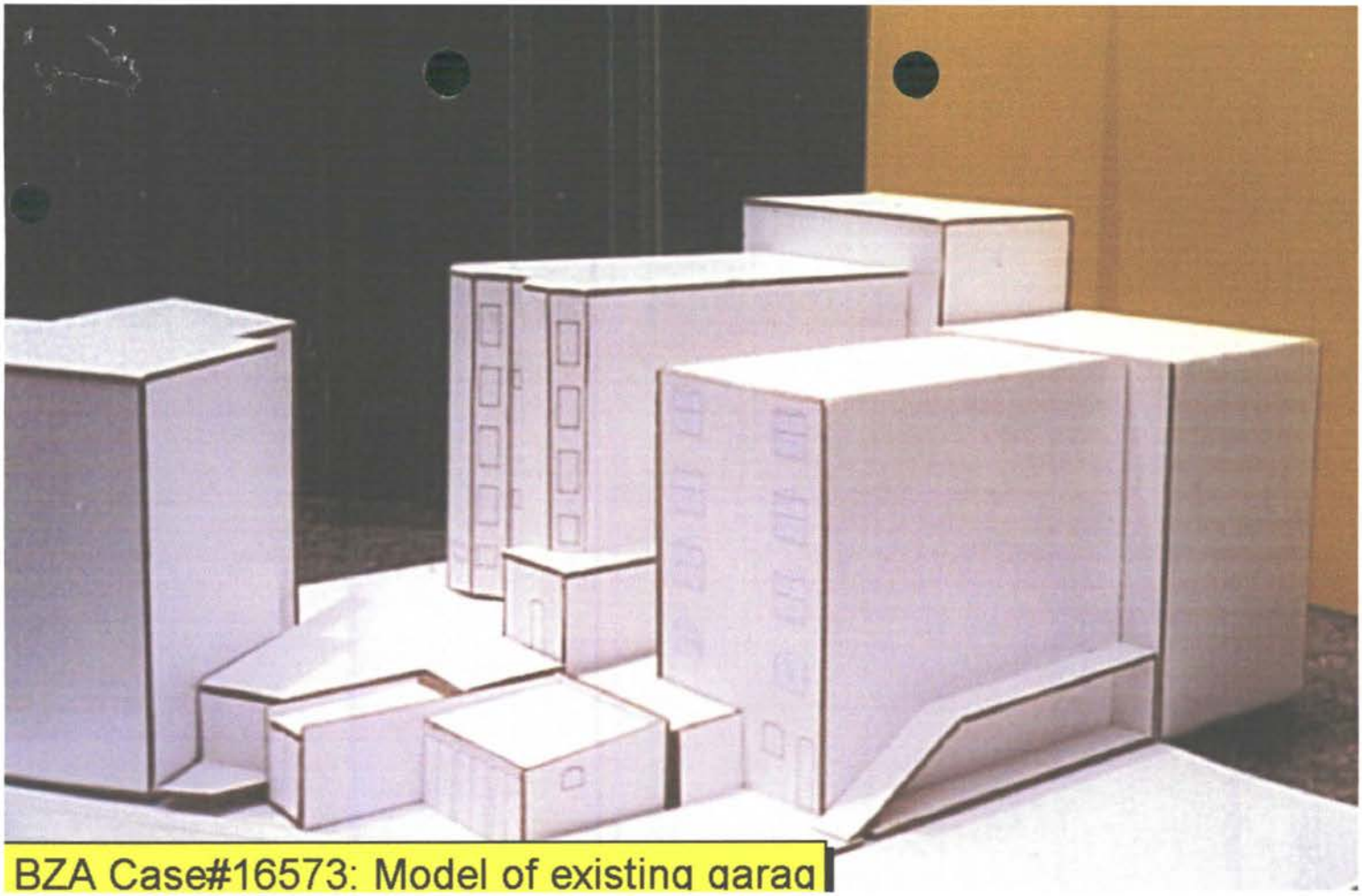
APEXSTUDIOS
architecture graphic design

1821 &1823 Florida Avenue, NW
Site

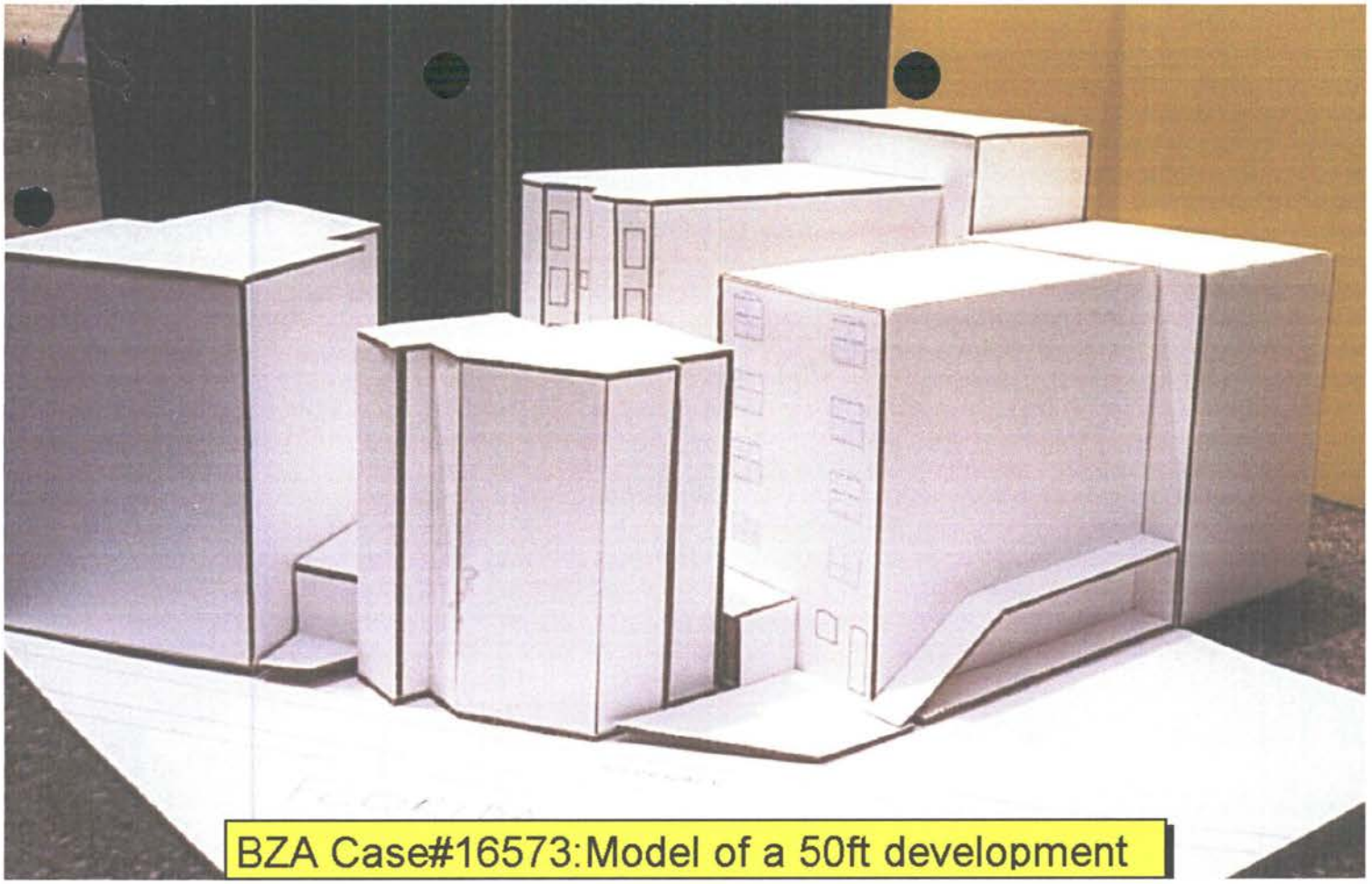
Hardy Enterprises
June 20, 2000



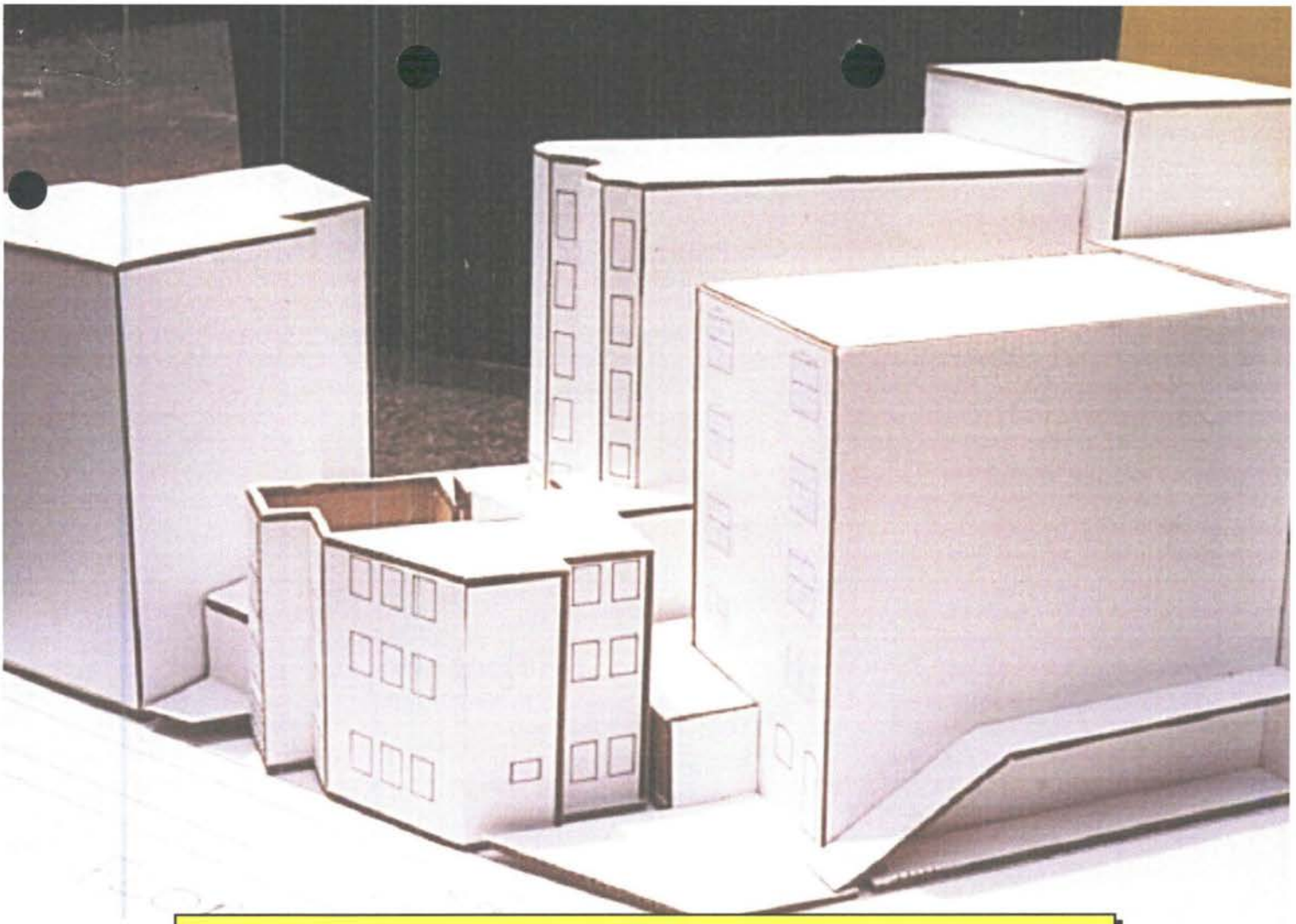
BZA Case#16573: Model of existing garages



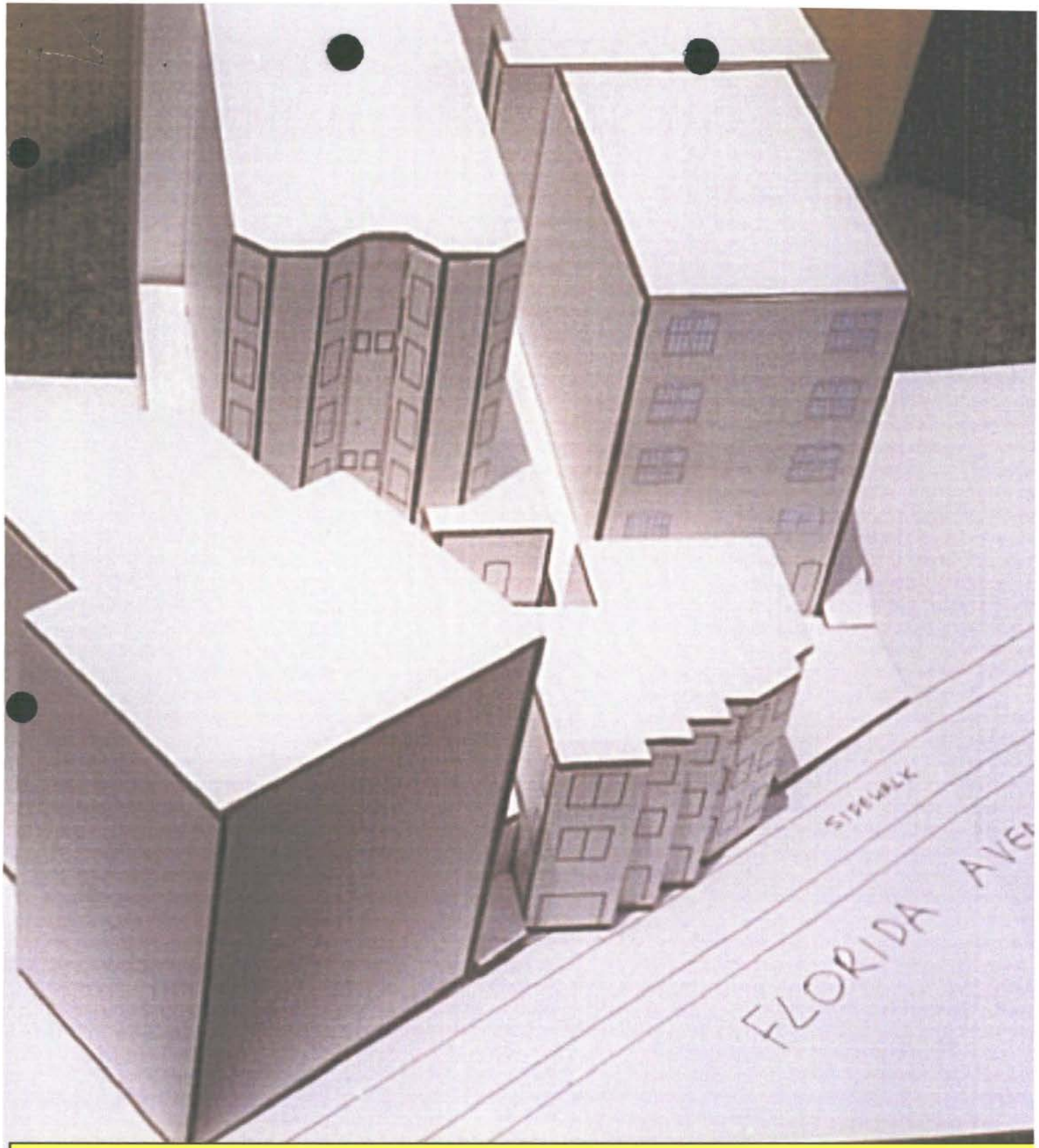
BZA Case#16573: Model of existing garag



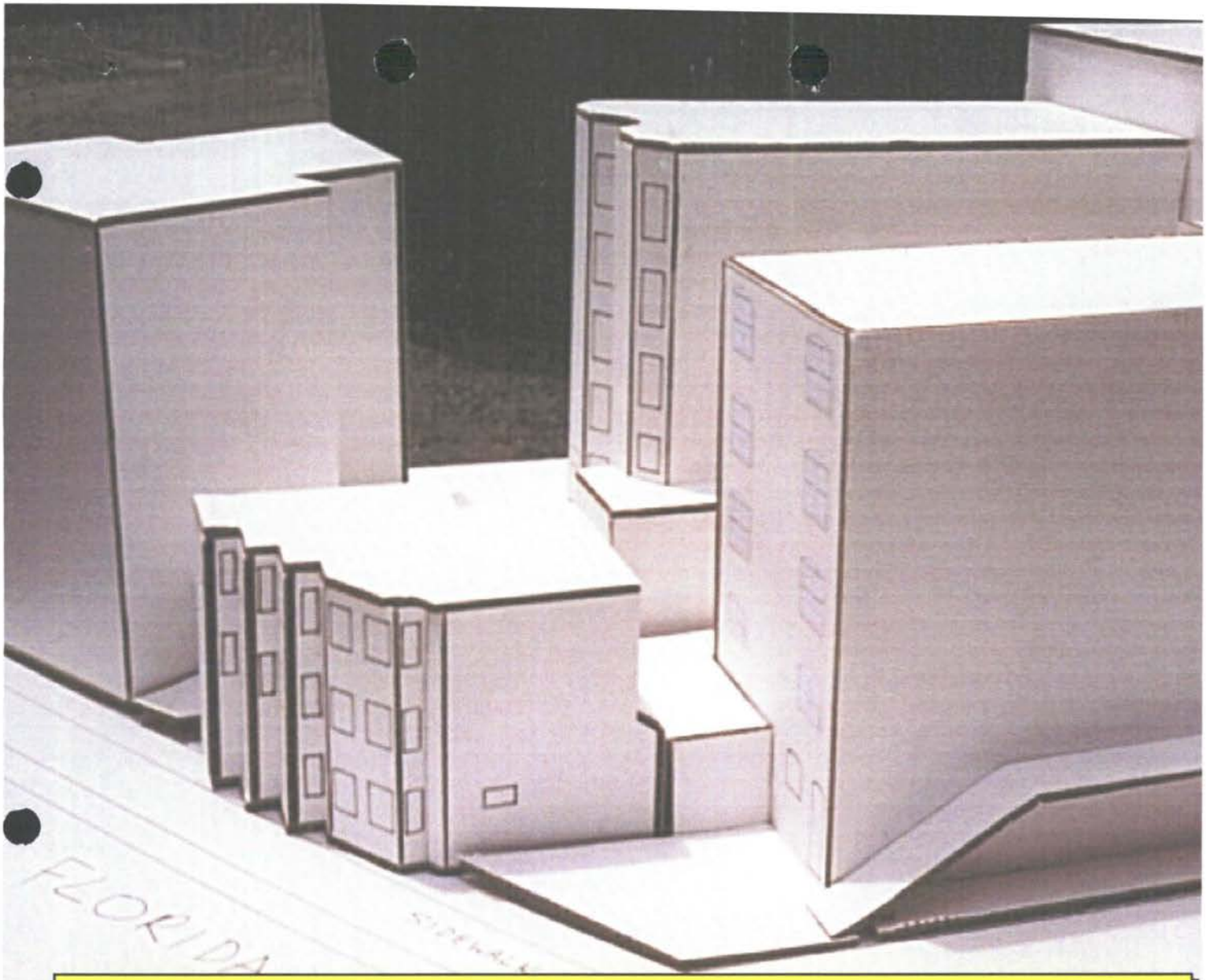
BZA Case#16573:Model of a 50ft development



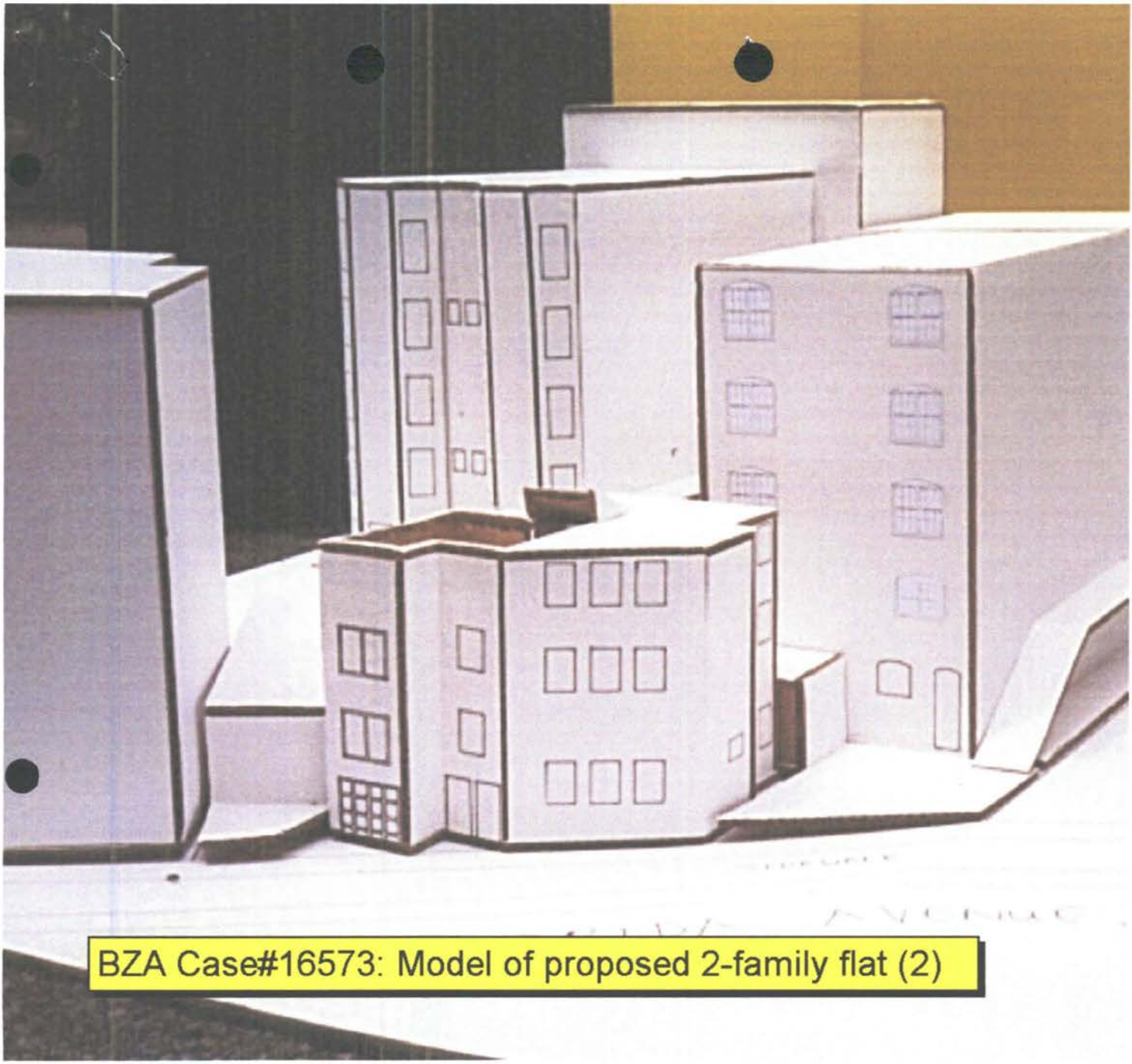
BZA Case#16573: Model of proposed 2-family flat



BZA Case#16573: Model of Alternative project for 2-family flat (1)



BZA Case#16573: Model of Alternative project for 2-family flat (2)



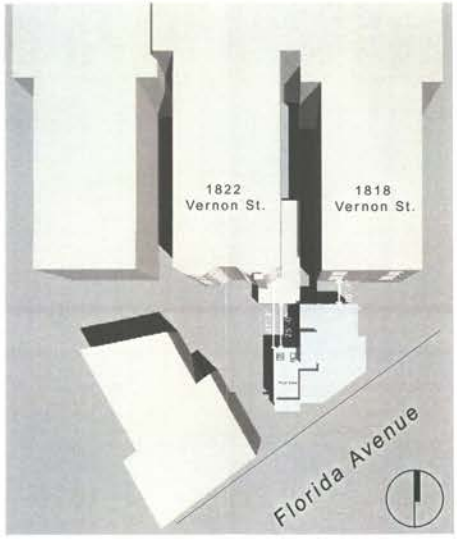
BZA Case#16573: Model of proposed 2-family flat (2)



Florida Ave. Massing



East Elevation Massing



Aerial View

Site Massing

NOTES AND COMPUTATIONS

ADDRESS: 1821 and 1823 Florida Avenue, N.W. LOT(S): 808 and 812 SQUARE: 2558

ZONED: R-5-B

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		1,044.7 Sq.Ft.	
LOT WIDTH	N/P		34.62'	
LOT OCCUPANCY (60%)		626.83 Sq.Ft.	1,021.79 Sq.Ft. (97.8%)	282.87 Sq.Ft. (62.47%)
FLOOR AREA RATIO (1.8)		1,880.46 Sq.Ft.	3,066.0 Sq.Ft. (2.93)	1,184.54 Sq.Ft. (62.99%)
PARKING SPACES	1		1 (Garage)	
LOADING BERTHS	N/A		N/A	
FRONT YARD	N/A		N/A	
REAR YARD	15' min.		0'	15' (100%)
SIDE YARD	0' and 0'		0' and 0'	
COURT, OPEN	N/A		N/A	
COURT, CLOSED	Min. Width: 15' Min. Area: 350 Sq.Ft.		Width: 3.1' Area: 32.85 Sq.Ft.	11.9' (79.33%) 317.14 Sq.Ft. (90.60%)



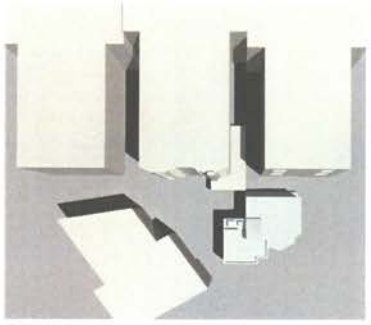
Florida Avenue Elevation



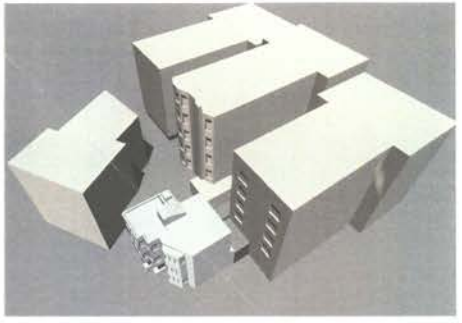
APEXSTUDIOS

1821 &1823 Florida Avenue, NW
Townhouse Elevations, Site Massing and Calculations

Hardy Enterprises
June 20, 2000



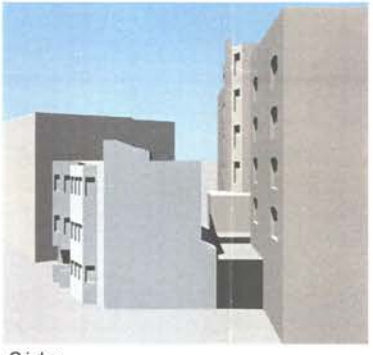
Aerial



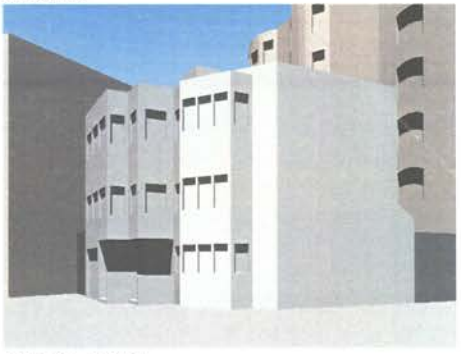
Isometric



Florida Avenue



Side

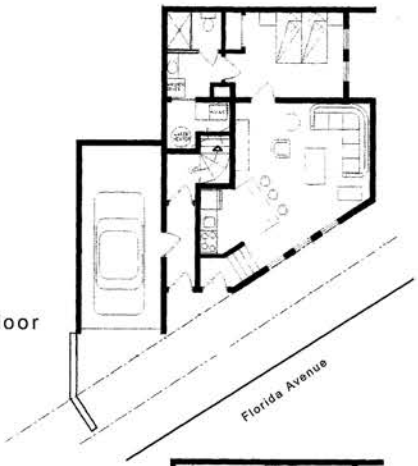


Street Level

1821 &1823 Florida Avenue, NW
Alternate Townhouse Massing

Hardy Enterprises
June 20, 2000

Ground Floor



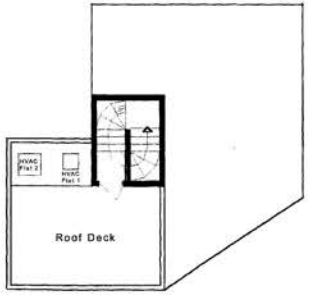
Third Floor



Second Floor



Roof Plan



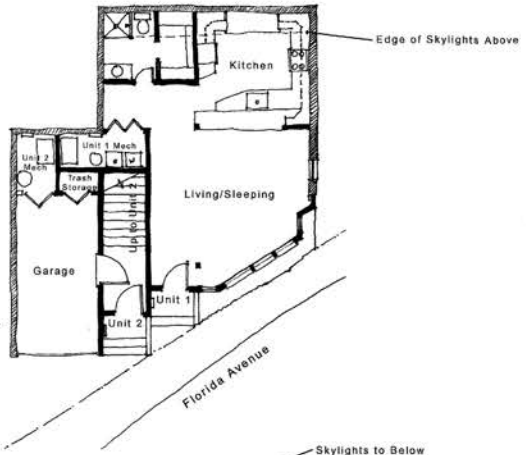




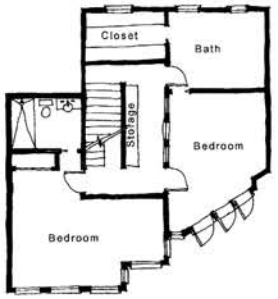


1821 &1823 Florida Avenue, NW
Townhouse Plans

Hardy Enterprises
June 20, 2000



Ground Floor



Third Floor



Second Floor



Roof Plan







1821 &1823 Florida Avenue, NW
Alternate Townhouse Plans

Hardy Enterprises
June 20, 2000


California St NW
In support of proposal
18th St NW
Vermont St NW
19th St NW
18th St NW
Florida Ave NW
18th St NW
T St NW



Frequently Asked Questions

What web browsers can run the program?

Any browser that supports Javascript 1.1. This should include version 3.0 or greater of both Netscape Navigator and Microsoft Internet Explorer for all operating systems. Some browsers, especially earlier versions of Explorer, did not do a very good job implementing Javascript, so you may encounter glitches. If this happens, please **let me know**, and consider upgrading your browser to a more recent release.

How do I convert degree-minute-second latitudes into decimal notation?

The program requires that the latitude and longitude be entered in decimal notation (like 45.62), and not DMS notation (like 37°24'11"). To convert the latter to the former, keep the degrees the same, and multiply the minutes by 100/60 (1.67) and put that after the decimal place. The seconds can be ignored because that exceeds the accuracy of the program. For example, 37°24'11" translates to 37.40 degrees.

What if I want to calculate values for years other than those in the pull-down menu?

I will soon be adding the capability to perform the calculation for other years, but note that the year input really only affects the declination and equation of time calculations, and even those not much at all. So if you're looking for altitude and azimuth angles, you can more or less ignore this input unless you're looking for very accurate results.

Why are some of the output fields blank?

If the required inputs are not filled in with valid data, the outputs that depend on them are blank. But as many outputs are calculated as possible for a given set of inputs, even if some are left empty.

How accurate is the program?

Good question! The calculations are quite precise and accurate as far as I can tell, and I've checked them against some published tables and have found excellent agreement. I'd say that the results are good to three digits of precision, but I'd need to check some more to verify that. I plan to do some further verification this summer, and suggestions are appreciated.

Can I copy your calculations?

The program and its design are copyrighted, as noted in the source code. But I don't mind if you use my calculations as a reference in writing your own. Please do not copy the program or page design wholesale and reproduce it for commercial purposes or without due acknowledgement. If you have a question about what's reasonable to copy, **just ask**.

What is your source for these calculations?

The basic solar angle calculations are from a variety of sources, and I would suggest looking in the ASHRAE Fundamentals volume for more information, as well as the book by Dr. T. Muneer mentioned on the **notes** page.

What's up with the error message "WARNING: longitude differs from time zone meridian..."?

This means that you have specified a longitude that isn't anywhere near the time zone meridian that would be expected for that value. For example, if you're at longitude 120 degrees West, and you leave the "Time Zone" input set to its default value of "GMT", the program will detect that there is 120 degrees of difference between your local longitude and the time zone meridian, and alert you that one is incorrect. This error message most frequently appears if you have the longitude "East/West" indicator set incorrectly.

What is Javascript?

Javascript, the programming language used for SunAngle, is a language built in to web browsers that allows for browser windows and other elements to be controlled. Javascript implements most basic mathematical functions and so it works great for modest calculation programs like SunAngle. The big advantage of using Javascript is that it runs in your browser and doesn't require a web server to perform the calculations, so there's no latency in getting results once the page is entirely loaded (a CGI-based program, which SunAngle used to be, sends input data to a web server over the internet, which returns a new HTML page with results). Note that Javascript is not Java, even though the names are similar.

Can You Write a Custom Program for Me?

Yes...if you need a program or calculator similar to SunAngle, please **let me know**.

©1999 Christopher Gronbeck

Inbox for apexstudio@yahoo.com Yahoo! - My Yahoo! Options - Sign Out - Help
Mail Addresses Calendar Notepad

Yahoo! Platinum Visa : 2.9% APR ~ Instant Credit ~ Rewards with GiftCertificates.com ~ No Annual Fee.

Reply | Reply All | Forward | as attachment | **Download** Attachments
Delete | **Prev** | **Next** | **Inbox** | - Choose Folder - | Move
Add Addresses

From: "Scott Davidson" <scottd@mcneel.com> | **Block address**
To: "Michael Vallen" <apexstudio@yahoo.com>
Subject: Re: accurender sun angle accuracy
Date: Thu, 22 Jun 2000 08:47:24 -0700

My initial run through these numbers shows me that the two calculations are actually very close. I am currently trying to find a more traditional way to get sun angles that I can use. Unfortunately the traditional methods are not as accurate, so finding a good source for that is hard.

Here are the numbers so far. Remember that the AccuRender and the Web site are measuring azimuth from a different position. I have correlated there position in this table.

	AccuRender 3 Sus Design			
	Altitude	Azimuth*	Altitude	Azimuth**
June 20, 9am	35.54	87.06	35.5	87.02
June 20, 12pm	68.63	131.38	68.6	131.24
June 20, 4pm	50.78	-100.43	50.84	-100.48
Dec 20, 9am	14.1	136.87	14.02	136.75
Dec 20, 12pm	27.64	178.67	27.63	178.5
Dec 20, 4pm	6.94	-127.82	7.05	-127.95

} - I HAD DAYLIGHT SAVINGS TIME SET — WRONG!

If you have any questions, please fire away.

Scott Davidson
Robert McNeel & Associates
www.mcneel.com
(206)634-4595
----- Original Message -----
From: "Michael Vallen" <apexstudio@yahoo.com>
To: "Scott Davidson" <scottd@mcneel.com>
Sent: Thursday, June 22, 2000 6:27 AM
Subject: Re: accurender sun angle accuracy

> Scott,
> Here is the info,
>
> The site is Washington DC, the times of day are:
>
> June 20, 9am

> June 20, 12pm
> June 20, 4pm
> Dec 20, 9am
> Dec 20, 12pm
> Dec 20, 4pm
>
> Let me know what your altitude and azimuths are and I
> will compare them to both the Accurender generated
> once and the Susdesign ones and see which appears to
> be the most accurate.
>
> Thanks for your help!
>
> Michael Vallen
> --- Scott Davidson <scottd@mcneel.com> wrote:
> > Can you give me the location and the time of day you
> > are calculating for? I
> > can look into it today.
> >
> > Scott Davidson
> > Robert McNeel & Associates
> > www.mcneel.com
> > (206)634-4595
> > ----- Original Message -----
> > From: "Michael Vallen" <apexstudio@yahoo.com>
> > To: "Scott Davidson" <scottd@mcneel.com>
> > Sent: Wednesday, June 21, 2000 2:27 PM
> > Subject: Re: accurender sun angle accuracy
> >
> >
> > > Scott,
> > >
> > > I really appreciate your help. I went to the
> > > susdesign site and used the sunangle javascript
> > > program. I had searched for hours yesterday trying
> > to
> > > find such a site. It was very helpful. However, I
> > > discovered that the altitude generated in
> > accurender
> > > was accurate within a couple hundredths of a
> > degree
> > > but the azimuth is off considerably.
> > >
> > > In order for me to trust the software's numbers I
> > need
> > > to know if you could somehow standby your product
> > in
> > > the form of a letter. I could then use this as
> > > evidence in my zoning case. If you don't feel that
> > > your numbers are accurate and you think that the
> > > numbers generated by susdesign's software is more
> > > accurate then I will rerender the images using the
> > > corrected azimuth degrees and submit the
> > calculations
> > > from the website.
> > >
> > > What do you think is most accurate?
> > >
> > > Thanks again.
> > >
> > > Michael Vallen
> > > --- Scott Davidson <scottd@mcneel.com> wrote:
> > > > http://www.susdesign.com/sunangle/
> > > >

> > > > Here is another sun angle calculator you can try
> > to
> > > > use to verify.
> > > >
> > > > Scott Davidson
> > > > Robert McNeel & Associates
> > > > www.mcneel.com
> > > > (206)634-4595
> > > > ----- Original Message -----
> > > > From: "Michael Vallen" <apexstudio@yahoo.com>
> > > > To: <scottd@mcneel.com>
> > > > Sent: Tuesday, June 20, 2000 3:34 PM
> > > > Subject: accurender sun angle accuracy
> > > > >
> > > > >
> > > > > > Scott,
> > > > > >
> > > > > > Hi,
> > > > > >
> > > > > > I'm the guy whose image you used in
> > advertising
> > > > your
> > > > > > product for about a year. My name is Michael
> > > > Vallen.
> > > > > >
> > > > > > I have continued to use the product but have
> > had a
> > > > > > specific question raised as a result of using
> > your
> > > > > > software to demonstrate the effects a new
> > building
> > > > > > will have on others regarding the amount of
> > sun
> > > > light
> > > > > > blocked. The demonstration was before the
> > Board of
> > > > > > Zoning Adjustment for the city of Washington,
> > DC.
> > > > My
> > > > > > analysis, using your software showed little if
> > any
> > > > > > impact regarding shadowing from the sun. My
> > > > analysis
> > > > > > was challenged by one of the board members of
> > the
> > > > > > Zoning Board. He claimed that my calculations
> > were
> > > > off
> > > > > > significantly. He claimed that the sun angles
> > and
> > > > > > azimuths were wrong. I have been challenged to
> > > > prove
> > > > > > that my work is correct by this friday June 23
> > by
> > > > a
> > > > > > third party reviewer. What is in question is
> > the
> > > > > > accuracy of your software in its ability to
> > > > calculate
> > > > > > sun angles and the effects of this light on
> > > > objects.
> > > > > > So, my question is simple, have you ever had
> > your
> > > > sun

> > > > > system verified and if so who by? Is it
> > possible
> > > > for
> > > > > you to forward to me a copy of this
> > verification
> > > > or
> > > > > for your company to verify for me that your
> > system
> > > > is
> > > > > accurate? I am in a real bind and really need
> > your
> > > > > help...it would be a shame if your software
> > > > actually
> > > > > causes me to loose this battle and for my
> > client
> > > > to
> > > > > not be able to build his building!!! Please
> > help
> > > > ASAP.
> > > > >
> > > > > Email vallenme@sverdrup.com or this email.
> > > > >
> > > > > Thanks so much,
> > > > >
> > > > > mev
> > > > >
> > > > > =====
> > > > > Apexstudios
> > > > > Design-Architecture-Illustration
> > > > > Michael Vallen
> > > > >
> > > > > http//www.apexstudios.com
> > > > >
> > > > > "Any deviation from simplicity results in a
> > loss
> > > > of dignity." Irving J.
> > > > Gill 1932
> > > > >
> > > > >
> > _____
> > > > > Do You Yahoo!?
> > > > > Send instant messages with Yahoo! Messenger.
> > > > > http://im.yahoo.com/
> > > > >
> > > >
> > > >
> > > > =====
> > > Apexstudios
> > > Design-Architecture-Illustration
> > > Michael Vallen
> > >
> > > http//www.apexstudios.com
> > >
> > > "Any deviation from simplicity results in a loss
> > of dignity." Irving J.
> > Gill 1932
> > >
> > > _____
> > > Do You Yahoo!?
> > > Send instant messages with Yahoo! Messenger.
> > > http://im.yahoo.com/
> > >
> >

SUBDIVISION
SQUARE 2556

undersigned certify that they are ow[illegible] in fee simple of the property to be subdivided and are in peaceful pation thereof; that there are no pending suits or actions that affect title to the property; that parties to any s of trust hereon indicated their assent; and that there are no interests or claims affecting title to the arty other than such deeds of trust. The undersigned hereby combines the remainder of Lot 3 in Square (Book 73, Page 118) and part of Lot 4 in Square 2556 (Book 173, Page 185) into one Lot and requests his subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES	OWNERS
Richard Nils K. Pahl	
RODNEY GOTTSMAN	MARTIN E. HARDY

Subscribed and sworn before me this 19th day of MAY 2000

Notary Public — My Commission Expires MARCH 14, 2005

NUMBER OF TRUSTS: 0

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Surveyed for: MARTIN E. HARDY

Surveyed by: L.E.S. Checked by: FS

Plat and computations by: [signature]

Plat dated: 8:35 AM June 7, 2000

Recorded in Book 193 Page 156 S.O. 7936

Scale: 1 inch = 20 feet File No. 2000-79

DEPARTMENT OF FINANCE AND REVENUE

5/25/ 2000

I certify that the following statements relating to this subdivision are correct.

1 Ownership agrees with our records: 5/25/2000 KB

2 Real estate taxes are paid to: 9/30/2000 KB

3 There are no unpaid assessments: 5/25/2000 KB

[signature]
Associate Director, Office of Real Property Tax

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

[signature]

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

June 5, 2000

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: "R-5-B"

[signature]
Zoning Administrator

6/6, 2000

Not Landmark (Beverly Harris)
HISTORIC PRESERVATION

OFFICE OF THE SURVEYOR

June 7, 2000

I certify that this plat is correct and is hereby recorded.

[signature]
Surveyor, D.C.



BZA Case # 16573--Supplementary Material Requested by the Board in the June 20,2000 hearing

Item 3: Copy of Subdivision Plat for Square 2556, lot

construction (construction will conform with applicable District of Columbia regulations regarding working hours), theft, rodents, and/or accumulation of construction material/debris by regular disposal of anything requiring such. He will also protect the site so that it will not be cluttered. Dunnage will be protected from weather and from passers-by.

Depending on the final design, the owner reserves the right to build a cellar, which will not affect the zoning issues requested in BZA Application # 16573. No blasting is expected to be used.

CONDOMINIUM BOOK 33 PAGE 12
SHEET 1 OF 5

PLAT AND PLANS OF CONDOMINIUM SUBDIVISION

THE LOTHROP HOUSE CONDOMINIUM
16-RESIDENTIAL UNITS, AND 3-PARKING UNITS
1822 VERNON STREET, N.W.

LOT 26 - SQUARE 2556

IN ACCORDANCE WITH THE CONDOMINIUM ACT OF 1976, D.C. LAW 1-89, THE UNDERSIGNED, OWNER OF LOT 26 IN SQUARE 2556, AS PER PLAT RECORDED IN SUBDIVISION BOOK 173 AT PAGE 165 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA, HEREBY SUBDIVIDES THE BUILDING AND THE LAND SHOWN HEREON INTO 16-RESIDENTIAL CONDOMINIUM UNITS AND 3-PARKING CONDOMINIUM UNITS, WITH CERTAIN GENERAL AND LIMITED COMMON ELEMENTS AS MORE FULLY SET FORTH IN THE DECLARATION AND BY-LAWS OF THE TRUSTEE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE DISTRICT OF COLUMBIA AS INSTRUMENT NUMBERS 40187 AND 40188, ON Dec 9, 1982.

THE UNDERSIGNED OWNER FURTHER REQUESTS THAT THE CONDOMINIUM TRUSTEE AS SHOWN ON THE ATTACHED PLAT AND PLANS, CONSISTING OF 5 SHEETS, BE ACCEPTED FOR RECORDATION IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

THE UNDERSIGNED OWNER, BEING FIRST DULY SWORN, HEREBY CERTIFIES, DEPOSES, AND SAYS THAT HE, JOSEPH W. MORRIS, IS THE OWNER IN FEE SIMPLE OF THE ABOVE-MENTIONED PROPERTY INCLUDING IMPROVEMENTS; THAT NO OTHER PERSON OR PERSONS OTHER THAN THE UNDERSIGNED OWNER HAVE ANY INTEREST OR CLAIM THEREIN, EXCEPT FOR AN EXISTING TRUST; THAT THE UNDERSIGNED OWNER IS IN PEACEFUL OCCUPATION THEREOF; THAT THERE ARE NO PENDING SUITS OR ACTIONS AFFECTING THE TITLE TO SAID PROPERTY, INCLUDING THE IMPROVEMENTS; THAT THERE IS ONE EXISTING TRUST ON SAID PROPERTY; AND THAT THE USE OF THE INDIVIDUAL UNITS CONFORMS TO THE APPLICABLE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA.

WITNESS OUR HANDS AND SEALS THIS 17th DAY OF May, 1983.

WITNESSES:

Barbara A. [illegible]
WITNESS

Thomas Cooley
WITNESS

OWNER:

Joseph W. Morris
JOSEPH W. MORRIS, OWNER.

SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF May, 1983.

Thomas Cooley
NOTARY PUBLIC

(MY COMMISSION EXPIRES Nov 30, 1983)

REGISTERED ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLATS AND PLANS ARE CORRECT; THAT THEY REPRESENT A FIELD SURVEY MADE UNDER MY DIRECTION; THAT ALL OF THE UNITS HAVE BEEN SUBSTANTIALLY COMPLETED; AND THAT THE INFORMATION SHOWN HEREIN IS IN CONFORMANCE WITH THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA AND COMPLIES WITH THE REQUIREMENTS OF THE CONDOMINIUM ACT OF 1976, D.C. LAW 1-89.

OCTOBER 7, 1982
DATE

George Ridgely Kelley
GEORGE RIDGELY KELLEY
DISTRICT OF COLUMBIA
PROFESSIONAL ENGINEER No. 3903-CIVIL

DISTRICT OF COLUMBIA — No. 3903 — REGISTERED PROFESSIONAL ENGINEER

DEPARTMENT OF FINANCE AND REVENUE.
Nov. 16, 1983.

OWNERSHIP CORRECT ACCORDING TO RECORDS OF THIS OFFICE Nov 16, 1983 MC
GENERAL TAXES PAID TO 12/31/83 MC
NO UNPAID ARREARS Nov 16, 1983 MC
NO UNPAID SPECIAL ASSESSMENTS Nov 16, 1983

I ACKNOWLEDGE THAT THIS IS NOT A TAX CERTIFICATE AS INTENDED BY D.C. CODE, TITLE 47 - SECTION 405.

[illegible]
SIGNATURE OF AUTHORIZED AGENT

[illegible]
ASSISTANT SUPERINTENDENT, OFFICE OF REAL PROPERTY TAX.

DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.
Dec 15, 1983.

I CERTIFY THAT THIS CONDOMINIUM SUBDIVISION COMPLIES WITH THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA.

ZONING: "R-5-B"

Donald J. Bottner, Jr.
Deputy CHIEF ZONING REGULATIONS DIVISION.

OFFICE OF THE SURVEYOR, D.C.
December 19, 1983.

THESE PLATS ARE RECEIVED FOR RECORDATION IN ACCORDANCE WITH THE CONDOMINIUM ACT OF 1976, D.C. LAW 1-89.

R B Sheaffer
ACTING SURVEYOR, D.C.

RECORDED AT 10:00 A.M. December 19, 1983
RECORDED IN CONDOMINIUM BOOK 33 PAGE 12
SURVEY RECORDED ON ANNEX PLATS 1 TO 5

BENCH MARK -

TOP NORTHWEST CORNER OF FIRST MARBLE STEP, AT FRONT OF #1900 "R" STREET, N.W.

ELEVATION: 93.16

THE DATUM OF THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION.

SURVEY AND PLATS BY:
A. Morton Thomas & Assoc., Inc.
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
12750 TWINBROOK PARKWAY, ROCKVILLE, MARYLAND 20852
TELEPHONE: (301) 881-2248
A.M.T. FILE NO: M-82-9433

S.O. 94042 - S.O. 94042

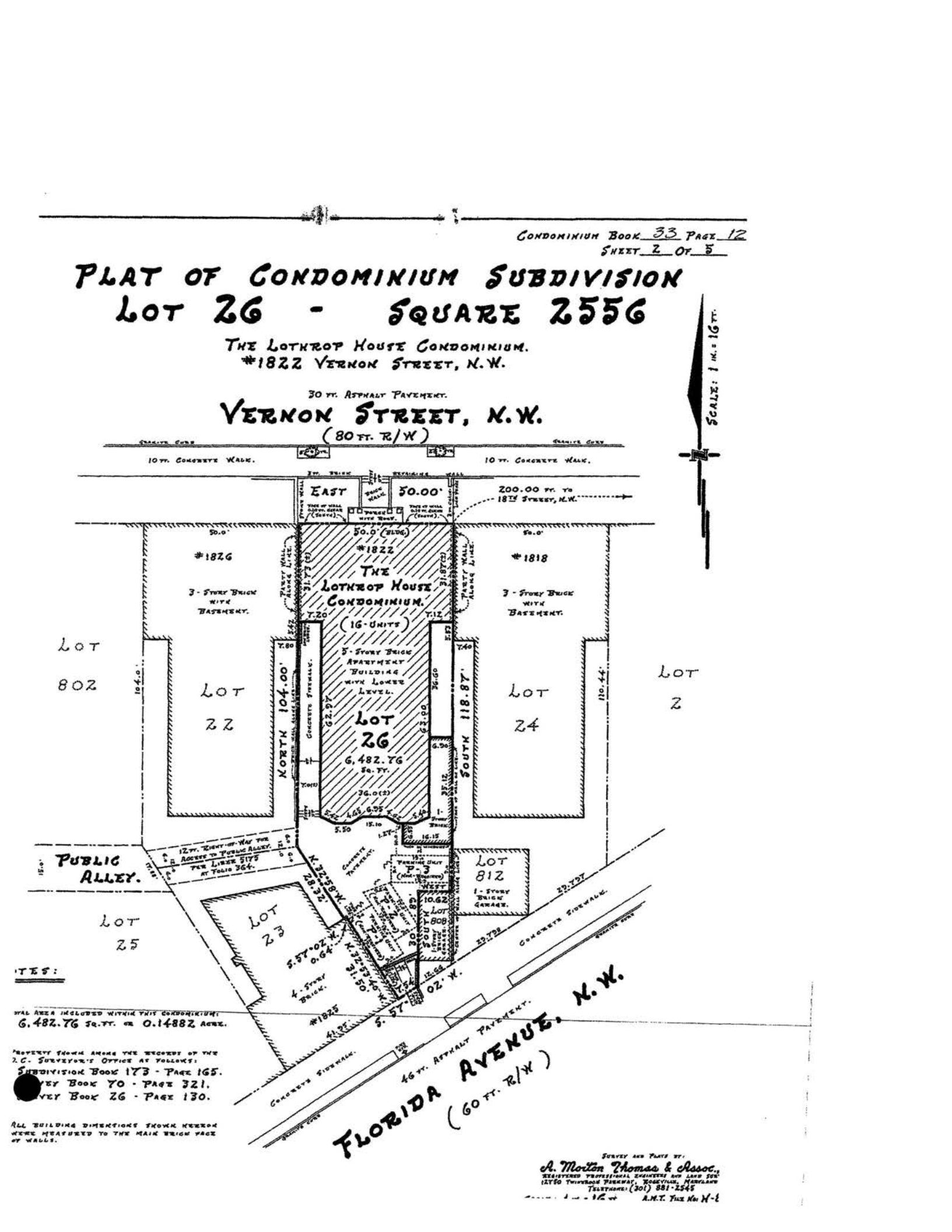
BZA Case # 16573--Supplementary Material Requested by the Board in the June 20,2000 hearing

Item 5 Plat and plans of the Lothrop House Condominium

CONDOMINIUM BOOK 33 PAGE 12
SHEET 2 OF 5

PLAT OF CONDOMINIUM SUBDIVISION
LOT 26 - SQUARE 2556

THE LOTHROP HOUSE CONDOMINIUM.
#1822 VERNON STREET, N.W.



SCALE: 1 IN. = 16 FT.

NOTES:

TOTAL AREA INCLUDED WITHIN THIS CONDOMINIUM:
6,482.76 SQ. FT. OR 0.14882 ACRES.

PROPERTY SHOWN AMONG THE RECORDS OF THE D.C. SURVEYOR'S OFFICE AT FOLLOWS:
SUBDIVISION BOOK 173 - PAGE 165.
SURVEY BOOK 70 - PAGE 321.
SURVEY BOOK 26 - PAGE 130.

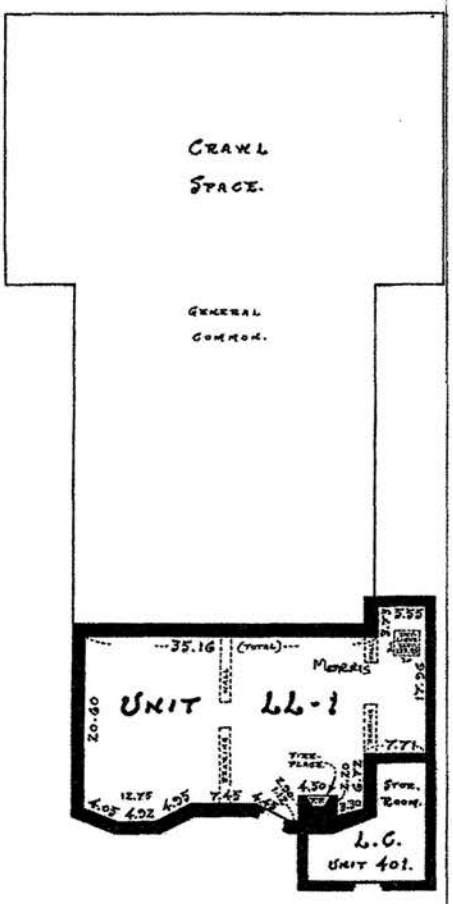
ALL BUILDING DIMENTIONS SHOWN HEREON WERE MEASURED TO THE MAIN BRICK FACE OF WALLS.

SURVEY AND PLATS BY:
A. Morton Thomas & Assoc.,
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
12750 TWINBROOK PARKWAY, ROCKVILLE, MARYLAND
TELEPHONE: (301) 881-2545
A.M.T. FILE NO. M-6

CONDOMINIUM BOOK 33 PAGE 12
SHEET 3 OF 5

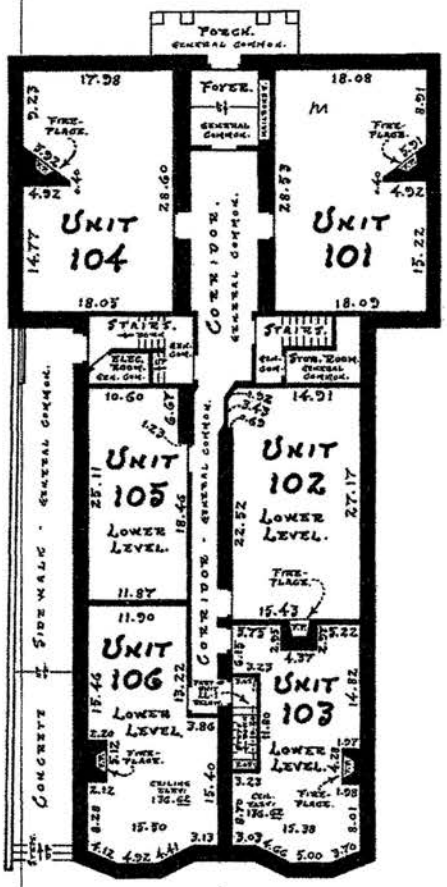
PLAN OF CONDOMINIUM SUBDIVISION
LOT 26 - SQUARE 2556

THE LOTHROP HOUSE CONDOMINIUM.
#1822 VERNON STREET, N.W.



LOWER LEVEL

FLOOR ELEVATION: 120.84
CEILING ELEVATION: 127.66



1ST FLOOR

FLOOR ELEVATION: 128.57
CEILING ELEVATION: 137.85 (VARIES.)

NOTES:

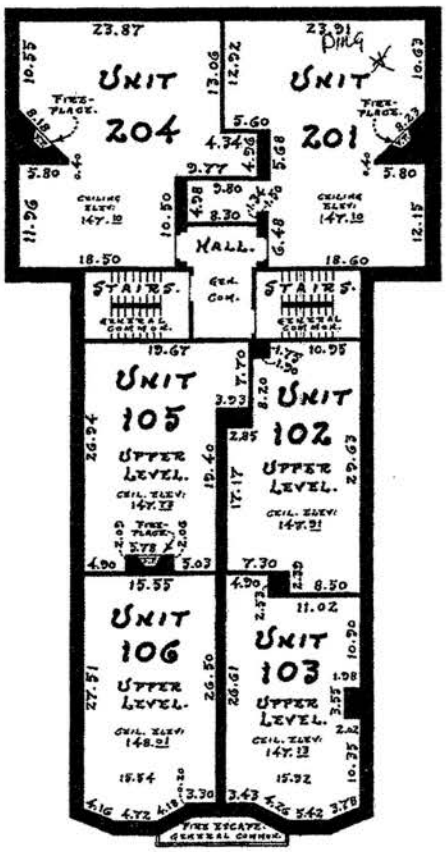
1. ALL UNIT DIMENSIONS ARE APPROXIMATE.
2. ALL UNIT DIMENSIONS SHOWN HEREON WERE MEASURED TO THE INTERIOR FINISHED SURFACES OF FLOORS, CEILINGS, AND PERIMETER WALLS.

SURVEY AND PLATS BY:
A. Morton Thomas & Assoc., Inc.
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS

CONDOMINIUM BOOK 33 PAGE 12
SHEET 4 OF 5

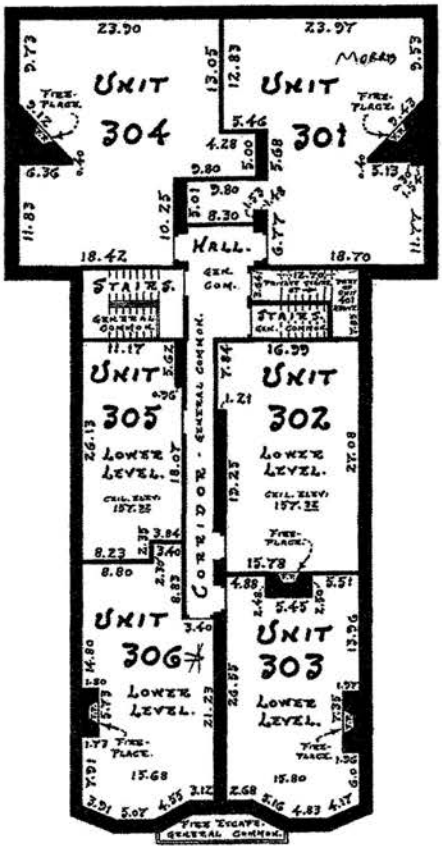
PLAN OF CONDOMINIUM SUBDIVISION
LOT 26 - SQUARE 2556

THE LOTHROP HOUSE CONDOMINIUM.
#1822 VERNON STREET, N.W.



2ND FLOOR

FLOOR ELEVATION: 139.00
CEILING ELEVATION: VARIES.



3RD FLOOR

FLOOR ELEVATION: 149.00
CEILING ELEVATION: 157.08 (VARIES)

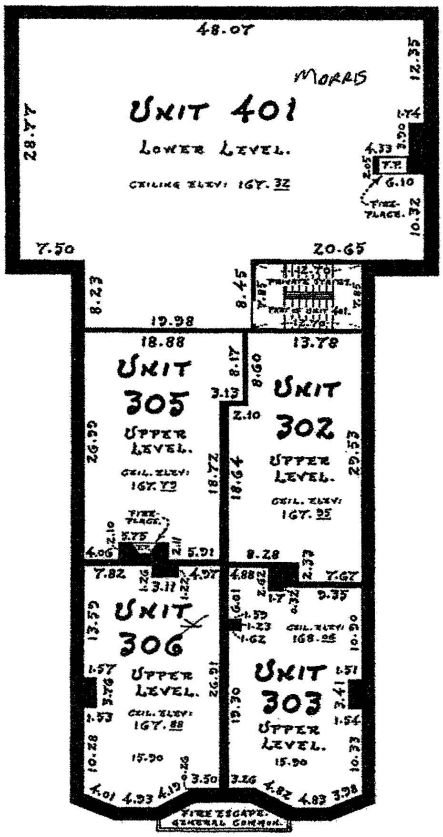
NOTES:

1. ALL UNIT DIMENSIONS ARE APPROXIMATE.

CONDOMINIUM BOOK 33 PAGE 12
SHEET 5 OF 5

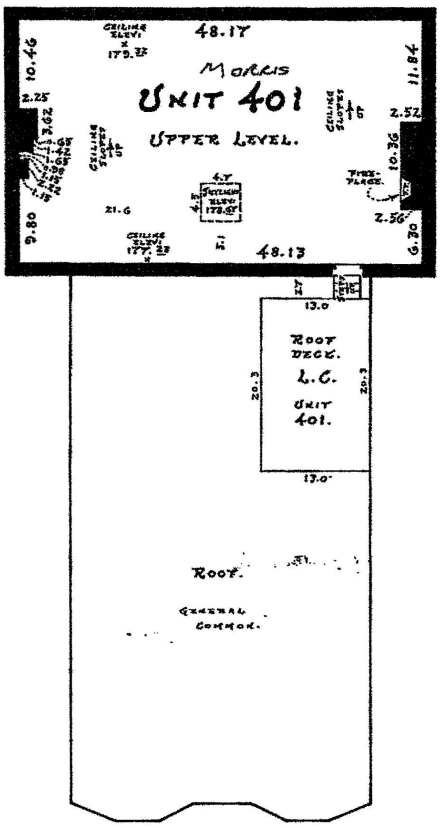
PLAN OF CONDOMINIUM SUBDIVISION
LOT 26 - SQUARE 2556

THE LOTHROP HOUSE CONDOMINIUM.
#1822 VERNON STREET, N.W.



4TH FLOOR

FLOOR ELEVATION: 159.00
CEILING ELEVATION: VARIES.

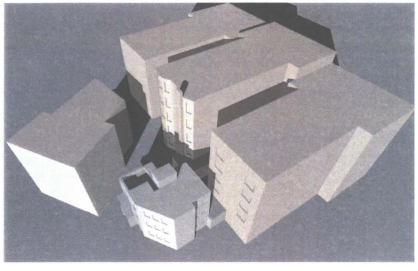


5TH FLOOR

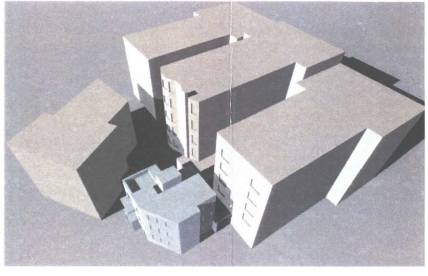
FLOOR ELEVATION: 168.35
CEILING ELEVATION: VARIES.

NOTES:

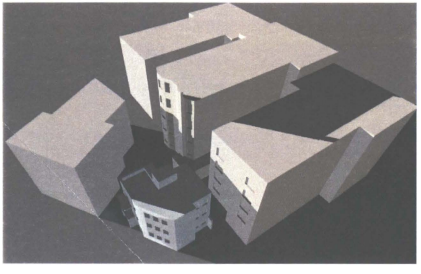
1. "L.C." DENOTES LIMITED COMMON ELEMENTS.
2. ALL UNIT DIMENSIONS ARE APPROXIMATE.
3. ALL UNIT DIMENSIONS ARE [illegible]



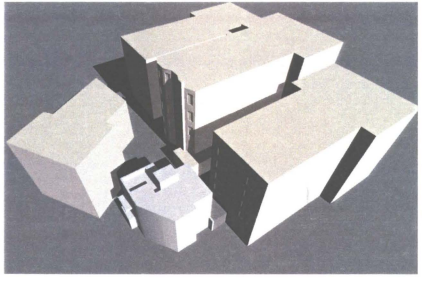
December 20 9am
Azimuth 136.87
Altitude 14.1



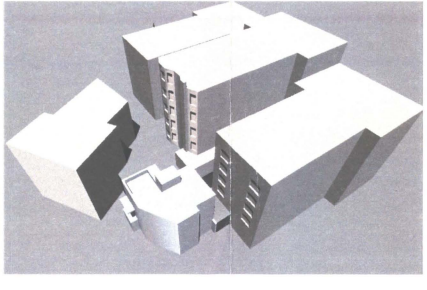
December 20 12pm
Azimuth 178.67
Altitude 27.64



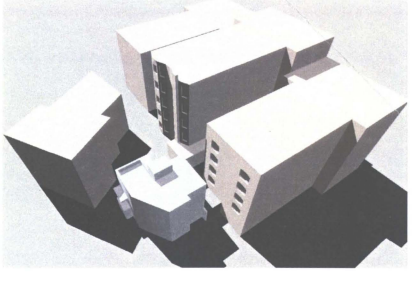
December 20 4pm
Azimuth -127.82
Altitude 6.94



June 20 9am
Azimuth 86.99
Altitude 35.52



June 20 12pm
Azimuth 131.22
Altitude 68.63



June 20 4pm
Azimuth -100.43
Altitude 50.84

Sun studies were created with Auto CAD 14 and Accurender 3. Using real world coordiates and true north.

APEXSTUDIOS
architecture graphics design

1821 &1823 Florida Avenue, NW
Sun Studies

Hardy Enterprises
June 20, 2000