85-9P613
Form BLRA-15 (12/19/84)

★★★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

BUILDING PERMIT

PERMIT NO. B317980

PERMIT

Date 10/28/86 (Type) ALTER/REPAIR-NEW CONST.

Address of work 3600 M ST. N.W.

Lot 800 Square 1203

Permission is hereby granted to D.C. REALTY CORP. (Owner)

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

NO.

TOTAL PERMIT FEE $ 2,593.60

FILING FEE $ 1,500.00

DATE 8/12/86

FEE PAYABLE $ 1,093.60

Authorized work and conditions of performance thereof:

FOR INSPECTIONS CALL 727-7560

ROOFTOP ADDITION & LANDSCAPING, FACADE RENOVATION, NEW INTERIOR TWO STROY LOBBY AND 1 STORY EXTERIOR COURT. AS PER PLAN & PLAT. PROJECTIONS NOT INCLUDED IN ZONING APPROVAL.

(To be filled in if applicable)

Builder–

Value $ 2,000,000.00 No. of Bldgs.

Width of Bldgs. Length Height No. of Stories 3

Zone C-2-A To be occupied as OFFICE

Height of terrace above grade Projections:

Address of owner SAME AS ABOVE

Deposit No. D-5020 Amount $ 1,500.00

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Carol B. Thompson
DIRECTOR

Chief, Permit Issuance Branch

By C.E. MOSELEY
Permit Clerk

CONSTRUCTION INSPECTION BRANCH 727-7562

'00 MAY -2 P3:42

OFFICE OF ZONING
DISTRICT OF COLUMBIA

BZA
Case No. 16592
Exhibit No. 8

Exhibit B

Board of Zoning Adjustment
District of Columbia
CASE NO.16592
EXHIBIT NO.8

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
O.G. No. 86-67		C-2-A	A-0587		By:
H.P.A. No. 86-223	S.L. No.:		Use Group Classification: 1343 X016	Date: RECEIVED	Receipt No. 7957 KOO

★ ★ ★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

BLRA-33 (Rev. 5/85)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-7039)

APPLICATION FOR CONSTRUCITON PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE; DO NOT WRITE IN SHADED AREAS ON PAGE 4)

703 A

D.C. Fire Prot. 4/12/86

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work:	Suite No.	2. Lot(s):	3. Square:	4. Application Date:
3600 M Street, N.W. Washington, D.C. 20007	NA	800	1203	2/5/86

5. Owner of Building or Property:	6. Address: (include Zip)	7. Phone:
D.C. Realty Corporation	3600 M Street, N.W. Washington, D.C. 20007	Work: 965-9700 Home:

8. Agent for Owner (if applicable):	9. Address: (include Zip)	10. Phone:
Arthur Cotton Moore/Associates	1214 - 28th Street, N.W. Washington, D.C. 20007	337-9081

11. Type of Proposed Work (check all applicable boxes):

- ☐ New Building
- ☒ Addition
- ☒ Alteration and Repair
- ☐ Raze Building
- ☐ Retaining Wall
- ☐ Fence
- ☐ Shed
- ☐ Awning
- ☒ Garage
- ☐ Sign
- ☐ Other (Specify).....

12. Description of Proposed Work:

Rooftop addition and landscaping

Facade Renovation

New interior two story lobby and 1 story exterior court

ZA 86-71

13. Existing Use(s) of Building or Property:	14. No. of Stories:	15. No. of Dwel. Units:	Official Use Only
Group E Business - OFFICE	3	NA	Miscellaneous FEE $
16. Proposed Use(s) of Building or Property:	17. No. of Stories:	18. No. of Dwel. Units:	By: / Date:
Group E Business - OFFICE	4	NA	

19. Starting Date of Work:	20. Completion Date: of Work:	21. Method of Removing Construction Debris:	22. Does the proposed work involve disturbing the earth or razing a building?
ASAP	12/31/86	☐ Pick-up Truck ☒ Dumpster ☐ Other (specify):	☐ Yes, answer q. 23 ☒ No, SKIP q. 23-27

23. Is the area of disturbed earth more than 50 sq. ft.?	24. Soil Erosion Control Methods:	25. Area of Offsite Drainage:	26. No. of Footings or Columns:	27. Size of Footings or Columns:
☐ Yes, answer q. 24-25 ☐ No, SKIP q. 26-27	NOTES - 1-7 NA	NA sq. ft.	NA	NA sq. ft.

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I).

Complete Section B if the proposed work is **new building, addition or alteration.** (Page 2)
Complete Section C if the proposed work is **razing** a building. (Page 2)
Complete Section D if the proposed work is a **retaining wall.** (Page 2)
Complete Section E if the proposed work is a **fence.** (Page 3)
Complete Section F if the proposed work is a **shed/garage.** (Page 3)
Complete Section G if the proposed work is an **awning.** (Page 3)

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:	29. Lic. No.:	30. Architect's Address: (include Zip)	31. Phone:
Arthur Cotton Moore/Associates	A-1463	1214 - 28th Street, N.W. Wash. D.C. 20007	337-9081
32. Engineer's Name:	**33. Lic. No.:**	**34. Engineer's Address: (include Zip)**	**35. Phone:**
Smislova, Kehnemui and Associates	6352	6101 Executive Blvd., Rockville MD 20852	881-1141
36. Building Contractor's Name:		**37. Contractor's Address:**	**38. Phone:**

39. Type of Construction:	40. Fire Suppression:	41. Sump Pump:	42. Total Lot Area:	43. Breakdown of Lot Area (= 100%):
☒ Masonry ☒ Steel	☒ Sprinkler System	☒ New	39,871 sq. ft.	a. Building: 99 %
☐ Wood ☐ Other:	☐ Standpipe System	☒ Existing		b. Paved Area: NA %
☒ Concrete	☐ None	■ None		c. Greenery: 1 %

44. Present Gross Floor Area:	45. Proposed Gross Floor Area:	46. Expiration Date of Water/ Sewer Reserv. (if applicable):	47. Projection beyond building line?
114,452 sq. ft.	120,648 sq. ft.	NA	☐ Yes, answer q. 48-52 ☒ No, SKIP q. 48-52

48. Number and type of projection:	49. Distance of projection:	50. Width:	51. Width of building frontage:	52. Signature of Owner (projection only):
NA	NA	NA	NA ft.	NA

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheeting/shoring Necessary?	56. Elevators involved?	57. No. and type of elev.:	58. Plans Certified by Architect or Engineer?
☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	☒ Yes, answer q. 57 ☐ No, SKIP q. 57	2 Hydraulic	☐ Yes, cert. is attached ☒ No

59. Estimated Cost of Work:
(a) New/Add.: $.....
(b) Alt./Rep.: $2,000,000.00
Total: $2,000,000.00

60. Volume of New Bldg. or Addition: 106,000 cubic ft.

OFFICIAL USE ONLY

Alter/Repair FEE	New Const. FEE	Filing FEE	TOTAL PERMIT FEE
$ Sub-total 2000.00	$ 593.60	$ 1500.00	$ 1093.60
By: JSC Date: 10/27	By: JSC Date: 10/27	By: RD Date: 8/10/82	By: JSC Date: 10/27

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:	62. Contractor's Address: (include Zip)	63. Phone:

64. Insurance Company:	65. Policy or Certif. No.:	66. Expir. Date:	67. Raze Method:

68. Building Material:	69. Raze Entire Bldg.?	70. Bldg. Condemned?	71. Public space vault?	72. Disconnect water and/or sewer?	73. Size of water connect.:
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	in

74. Plumber's Name:	75. Lic. No.	76. Party Wall?	77. Length:	78. Width:	79. Height:	80. Volume:
		☐ Yes ☐ No	ft.	ft.	ft.	cu. ft.

81. Asbestos in the building?	82. Raze Contractor Signature:	OFFICIAL USE ONLY		
☐ Yes, location & procedure:.....		FEE	By:	Date:
☐ No.....	83. Owner's Signature:	$		

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93)

The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations.

84. Cost of Work:	85. Material:	86. Height:	87. Color:	88. Location:
$		ft.		☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*

* If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application.

89. Signature of Adjoining Owner:	90. Phone: Work / Home	OFFICIAL USE ONLY		
		FEE: $	By:	Date:
91. Address of Adjoining Owner:	**92. Lot:**	**93. Square:**		

(E) FENCE (COMPLETE ITEMS 94 THRU 102) The fence will not obstruct any accessible parking required by D.C Zoning Regulations.

94. Material:	95. Height: ft.	96. Color:	97. Location: ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application.

98. Signature of Adjoining Owner:	99. Phone: Work Home	OFFICIAL USE ONLY FEE	By:	Date:
100. Address of Adjoining Owner:	101. Lot:	102. Square:	$	

(F) SHED OR GARAGE (COMPLETE ITEMS 103 THRU 113)

103. Number:	104. Length: ft.	105. Width: ft.	106. Area: Sq. ft.	107. Height: ft.	108. Volume: cu. ft.	109. Estimated Cost of Work: $	OFFICIAL USE ONLY FEE $ By: Date:
110. Material of Roof:	111. Material of Sides:	112. Wall thickness: ☐ External( ) inches ☐ Party...( ) inches				113. Color:	

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color:	116. Type: ☐ folding ☐ hinged	117. Projections: ☐ Beyond bldg. line ☐ Beyond pt. of attachm.		118. Height of lowest part of awning: (a)_____ft above sidewalk (b)_____ft above parking (c)_____ft above grade	OFFICIAL USE ONLY FEE $ By: Date:
119. Material of Frame:	120. Material of Covering:	121. Fixed iron frames? ☐ yes ☐ no	122. Fixed iron posts? ☐ yes ☐ no	123. Over side-walk cafe? ☐ yes ☐ no		

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

124. Number:	125. Electric Signs? ☐ Yes, answer q. 126-132 ☐ No, SKIP q. 126-132	126. Type: ☐ Incandes. ☐ Fluoresc. ☐ Neon	127. Volt-amp:	128. Electrical Contractor:
129. Address of Electrical Contractor: (Zip)	130. Signature of Lic. Electrician:	131. Phone:	132. Lic. No.:	

133. Height relative to building and ground: (a)_____ft_____in above sidewalk (b)_____ft_____in above roof (c)_____ft_____in is bldg height (d)_____ft_____in above projection or window (e)_____ft_____in from roof to sign's bottom	134. Material of Sign:	135. Type of Sign:	136. Color:
	137. Width: ft	138. Length: ft	139. Area of Sign: sq. ft.	140. Width of Business Frontage: f

141. C of O Number for Building:	142. Sign Contractor & (License Number):	OFFICIAL USE ONLY Sign FEE	Elect. FEE	Total FEE
143. Contractor Address:	144. Phone:	$ By: Date:	$ By: Date:	$ By: Date:

(I) APPLICANT'S SIGNATURE:

A. OWNER: I hereby certify that I am the owner of the property; that the application and plans are complete and correct to the best of my knowledge; and that if a permit (or permits) is issued, the construction will conform to the D.C. Building Code, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

D.C. Realty and Development Corporation
Signature of Owner: _____ Address: 3600 M Street, NW, Wash., DC 20007 Date: Feb. 4

B. AGENT: I hereby certify that I have the authority of the owner to make this application. I declare that that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Building Code, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Agent:_____ Address:_____ Date:_____

(J) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):

A. PERMIT CONTROL

- [x] 1. Fine Arts by: [signature] Date: 8/11/86
- [x] 2. Landmark by: [signature] Date: 8/11/86
- [ ] 3. PADC by: _____ Date: _____
- [ ] 4. Cap. Gateway by: _____ Date: _____
- [ ] 5. W/H Precinct by: _____ Date: _____
- [ ] 6. Flood Control by: _____ Date: _____
- [ ] 7. WMATA by: _____ Date: _____
- [ ] 8. Condem. by: _____ Date: _____
- [ ] 9. RLA by: _____ Date: _____
- [ ] 10. Rental Acccom. by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- [ ] 1. Eng. Tech. by: _____ Date: _____
- [ ] 2. Zoning by: [signature] Date: 2/7/86
- [ ] 3. DPW — Permit and Records Division

  Access to Parking Street O Street

  O Alley

  Cleared by: Anthony Downing Date: 8-12-86
- [x] 4. DPW - Consumer Engineer

  Cleared by: C.L. Collins Date: 8-12-86
- [ ] 5. Stru. Eng. by: _____ Date: _____

Restrictions of the Permit:

PROJECTIONS [illegible]

C. PLANS AND APPLICATION APPROVAL

- [x] 1. Information Counter by: [signature] Date: [illegible]
- [x] 2. Information Center by: [signature] Date: 8/11/86
  - [ ] (a) ABC Board by: _____ Date: _____
  - [ ] (b) Air Pollution by: _____ Date: _____
  - [ ] (c) Noise Control by: _____ Date: _____
  - [ ] (d) Industrial Safety by: _____ Date: _____
  - [ ] (e) Permit Info. Br. Utility Clearance by: _____ Date: _____
  - [ ] (f) General Liability Ins. Policy Clearance by: _____ Date: _____
  - [ ] (g) D.C. Animal by: _____ Date: _____
  - [ ] (h) Police Dept. by: _____ Date: _____
- [x] 3. Zoning by: Gladys Hicks Date: 6/25/86
- [x] 4. DPW - Permit and Records Division (Deposit # D-5020 PAID
  Sidewalk Deposit $1,500 Driveway Deposit $_____
  by: Anthony Downing Date: _____
- [x] 5. Water/Sewer Design Branch
  - [ ] (a) Water/Sewer Alloc. by: _____ Date: _____
    Capacity Reserved: _____ Gal./Day
    Expiration Date: _____
  - [ ] (b) Water/Sewer Availability by: _____ Date: _____
  - [ ] (c) Water Meter Division by: _____ Date: _____
  - [ ] (d) Vector Control by: _____ Date: _____
  - [ ] (e) Consumer Eng. by: CEC Date: 9-11-86
- [x] 6. Erosion Control by: RAL Date: 8-12-86
  Plan No. 86-474
- [x] 7. Mechanical Eng. Review by: MP Date: 10/27/86
- [x] 8. Plumbing Eng. Review by: _____ Date: _____
- [x] 9. Electrical Eng. Review by: MR Date: SEP 24 1986
- [ ] 10. Health Plan Review
  - [ ] (a) Food Plan Review by: _____ Date: _____
  - [ ] (b) Medical X-ray Plan Rev. by: _____ Date: _____
- [x] 11. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: [signature] Date: OCT 23 1986
- [ ] 12. Elevator Plan Rev. Sec. by: JJ Date: 9-25-86
- [ ] 13. Plumbing Insp. Rev. by: _____ Date: _____
- [ ] 14. Construction Insp. Rev. Sec. (Field Check) by: _____ Date: _____
- [x] 15. Structural Eng. by: [signature] Date: 10/29/86
- [ ] 16. Permit and Certificate Issuance Counter
  - [ ] (a) Permit and Certificate (Issuance) Review by: _____ Date: _____
  - [ ] (b) D.C. Cashier by: _____ Date: _____
  - [ ] (c) Permit and Certificate Issuance (Typing) by: _____ Date: _____

DPW — PUBLIC SPACE

Street Name: _____

Street Width: _____

Road Width: _____

Sidewalk Width: _____

Parking: _____

Restrictions: _____

Zoning	Fire Dept.	Construction Insp.
B 14322 2-26-59 office Building	Built Before 3/8/46? ☐ Yes ☐ No Class 1 2 3 4	

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
ZONING DIVISION

FILE NO. ZA 86-71

ZONING COMPUTATION SHEET - COMMERCIAL USE

1. Owner	2. Location	3. Square
DC REALTY CORPORATION	3600 M STREET NORTHWEST	1203

4. Lot	5. Zone	6. Use of Building or Structure	7. New
47 ~~800~~	C-2-A / R-3	OFFICE (4 STORIES)	Addition to EXTG ✓ / Alter existing

8. Type of Structure	9. Use of Structure	10. Width of Adjacent Streets,	11. Width of Adjacent Alley
Conforming ✓ / Nonconforming	Conforming ✓ / Nonconforming	M ST NW RIGHT OF WAY - 82.5' ROADWAY - 60' SIDEWALK - 11.2', PKG 0	NONE

12. Width of Restriction Lines	13. Application of Act of June 1, 1910	14. Type of Lot	15. Number of Dwelling Units
NONE	Height of Bldg. — / Express Height —	Corner / Through / Triangular / Alley / Interior	NONE

16. Lot Area	17. Lot Occupancy	18. Gross Floor Area	19. Cellar Area	20. Floor Area Ratio
Required — N/P Provided — 39,871 ✓	39,871 ✓ Allowed — 100% Provided —	23,854.26 ✓ Total ADDN - 7609.76 EXIST 16,244.5 ✓	Total 3374.5 ✓	COMMERCIAL Allowed — 1.5 Provided — 0.7 23,854.29

21. Number of Residential Parking Spaces	22. Number of Commercial Parking Spaces	23. Number of Loading Berths
Required — Provided — Open Area — Within Bldg. —	Required — 13 SPACES FOR ADDITION Provided — ACC GARAGE 25 ACCESSIBLE SPACES Open Area — Within Bldg. —	Required — — Provided —

24. Height of Bldg. ON PROSPECT ST NW	25. Number of Stories	27. 1/2 OF M ST	Required	Provided
Allowed — — — 50' Curb, to first floor — — — SEE REAR OF PAGE 3.5' to high point of roof — — Grade, to first floor — — — to ceiling top story — — to high point of roof — —	Allowed — N/P Provided — 4 Basement — — Cellar — 1	Rear Yard Depth — Side Yard Width — Open Court Width — Closed Court Width — Closed Court Area —	NONE NONE — 3	— 41.25' @ M ST — — — 38.5

REMARKS:

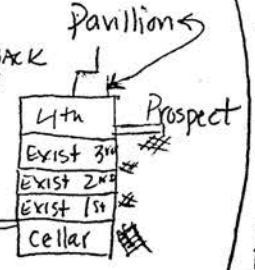
(1) C/O B14322 OFFICE BLDG ISSUED 2/26/59 1ST, 2ND & 3RD FLOORS

(2) C/O 120934 - OFFICE USE ALL FLOORS ISSUED 6/11/48

MICHEL GILLIAM
TRISH COOPER MORRISON FOR STREET ADDRESS CORRECTION

KEVIN HILDEBRAND
PH. 337-9081

* SEE BACK OF PAGE



Height measured from Prospect st side T/C to the top of roof + from top of roof to top Pavillion

36TH Street NW

ROW - 60'
RDWAY - 30'
SIDEWALK - 10'
PARKING - 0

PROSPECT ST NW

ROW - 60'
RDWAY - 40'
SIDEWALK - 10'
PARKING - 0

1. B. Z. A.

2. EXCESS HEIGHT

3. COVENANTS

4. SUBDIVISION ACT

5. CAC CERTIFICATION ACT

REMARKS

THIS BUILDING OR STRUCTURE DOES OR DOES NOT CONFORM TO ALL REQUIREMENTS OF THE ZONING REGULATIONS

G Hicks
(Zoning Engineer)

6/25/86
(Date)

APPROVED FOR COMPLIANCE WITH THE ZONING REGULATIONS

J Buttner
(Zoning Administrator)

6/25/86
(Date)

MEASURE FROM PROSPECT ST NW

Top of Pavillion el 217.42'] 37.5' considered Carchitectural embellishment
Top of roof el 179.92']
Top of curb el 152.34'] 27.58'