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May 19, 2004

Board of Zoning Adjustment

Case # 17177; 304 Maryland Avenue, NE, Washington, DC 20003

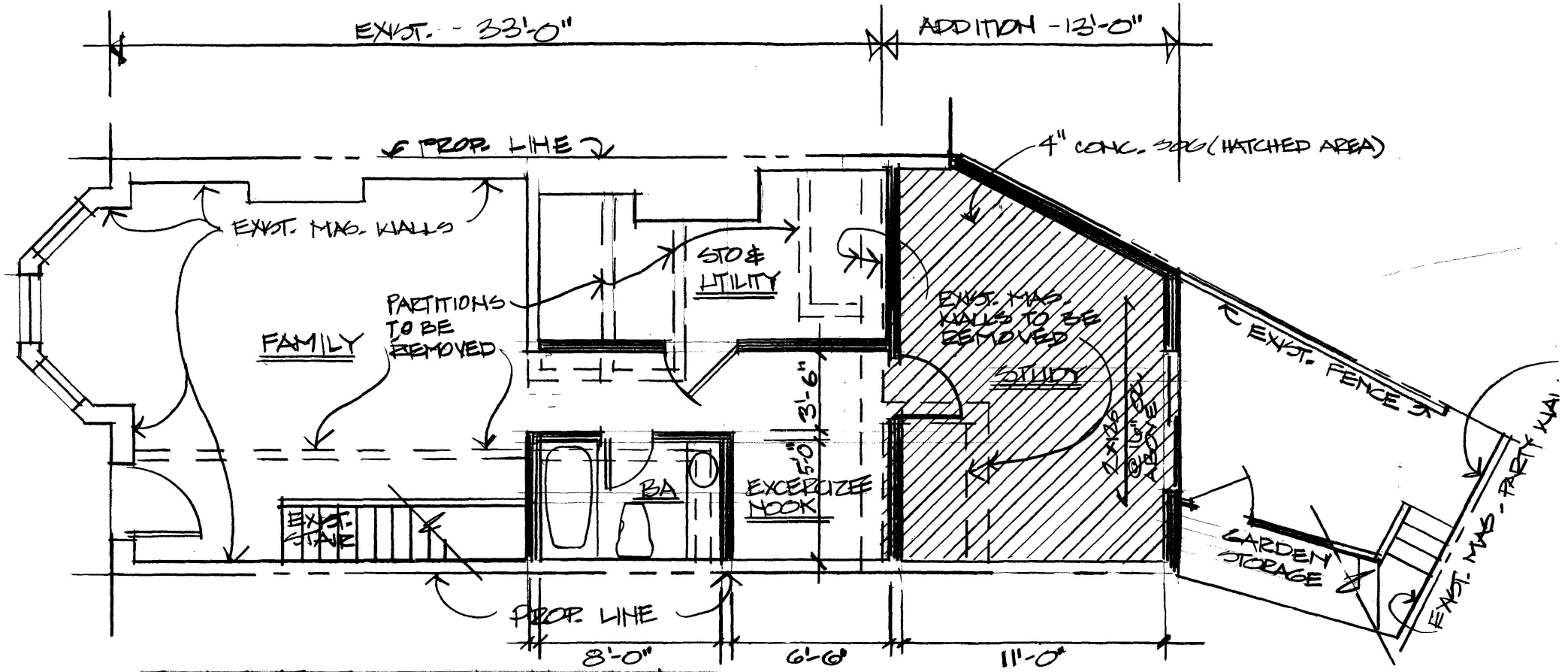
As the board requested at the hearing on July 6, 2004, I am submitting additional drawings, done in hard line and to scale and with dimensions of the above mentioned project. Specifically, the Basement Plan is Attachment "A". The First Floor Plan is Attachment "B". The Second Floor Plan is Attachment "C". The Section and the Rear Elevation is Attachment "D".

In addition, as requested, I am submitting a revised computation for the FAR and the Percent of Lot Occupancy for the project, with my calculations as Attachment E.

Andre F. Houston
AIA

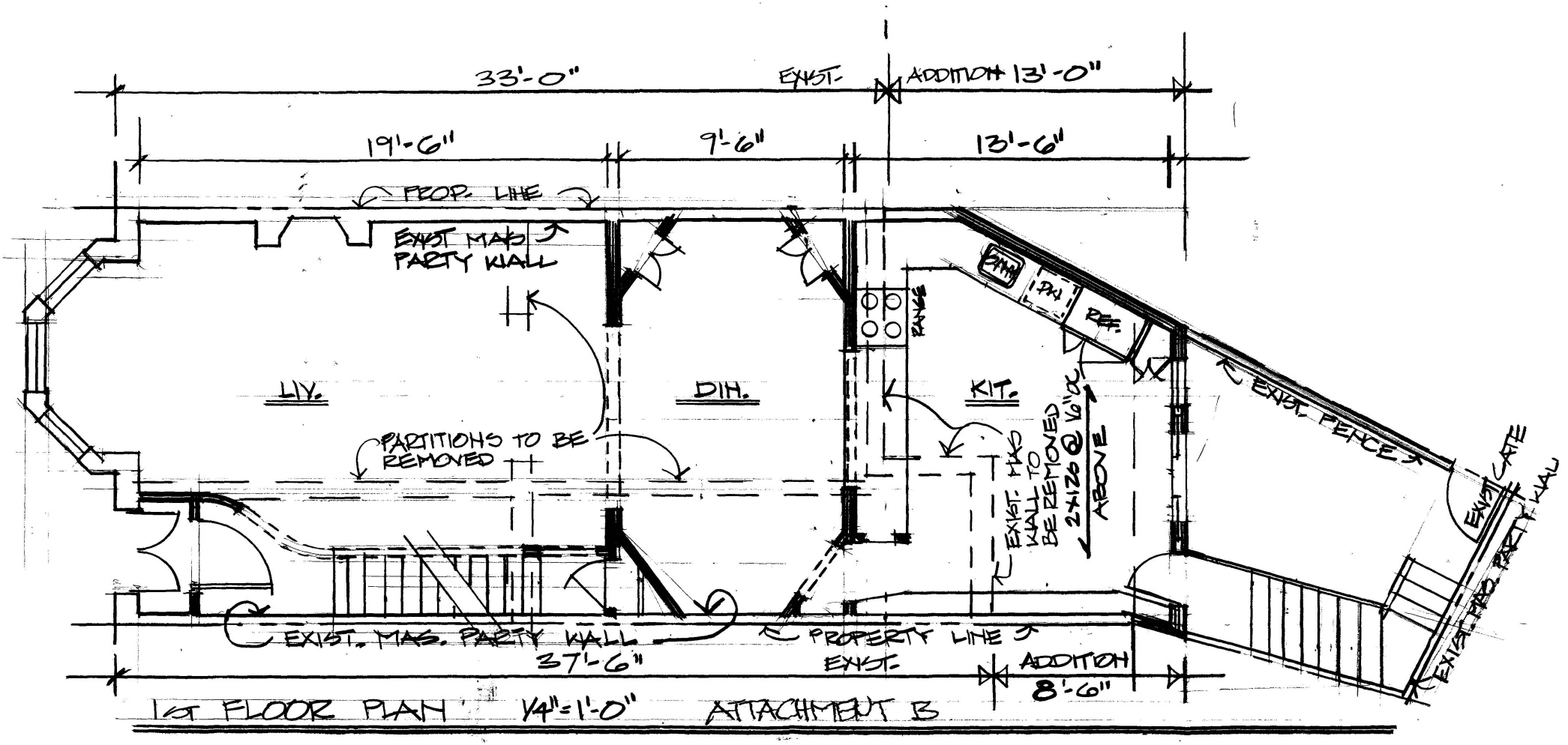
BZA
Case No. 17177
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17177
EXHIBIT NO. 32

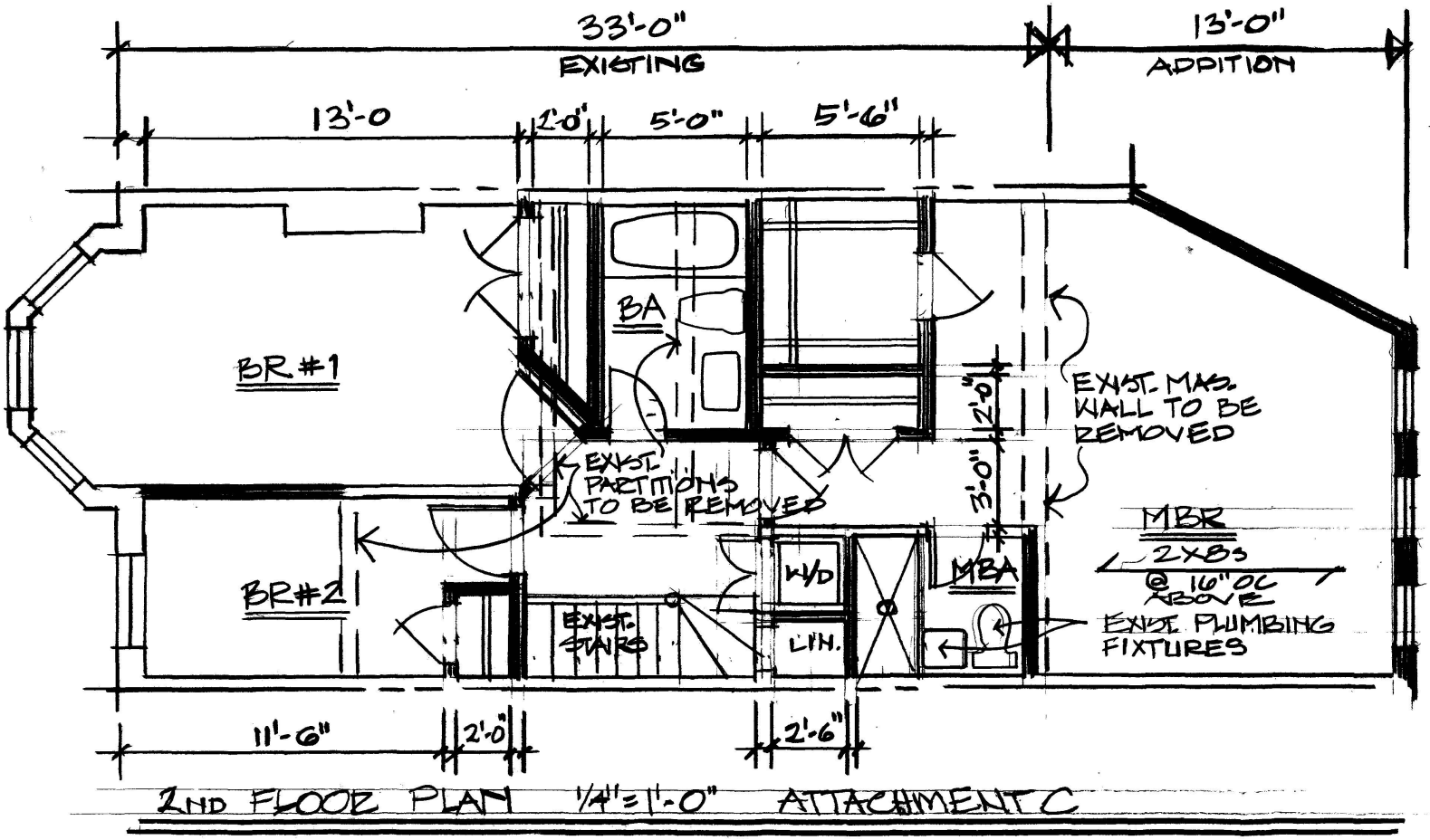


BASEMENT PLAN 1/4" = 1'-0"

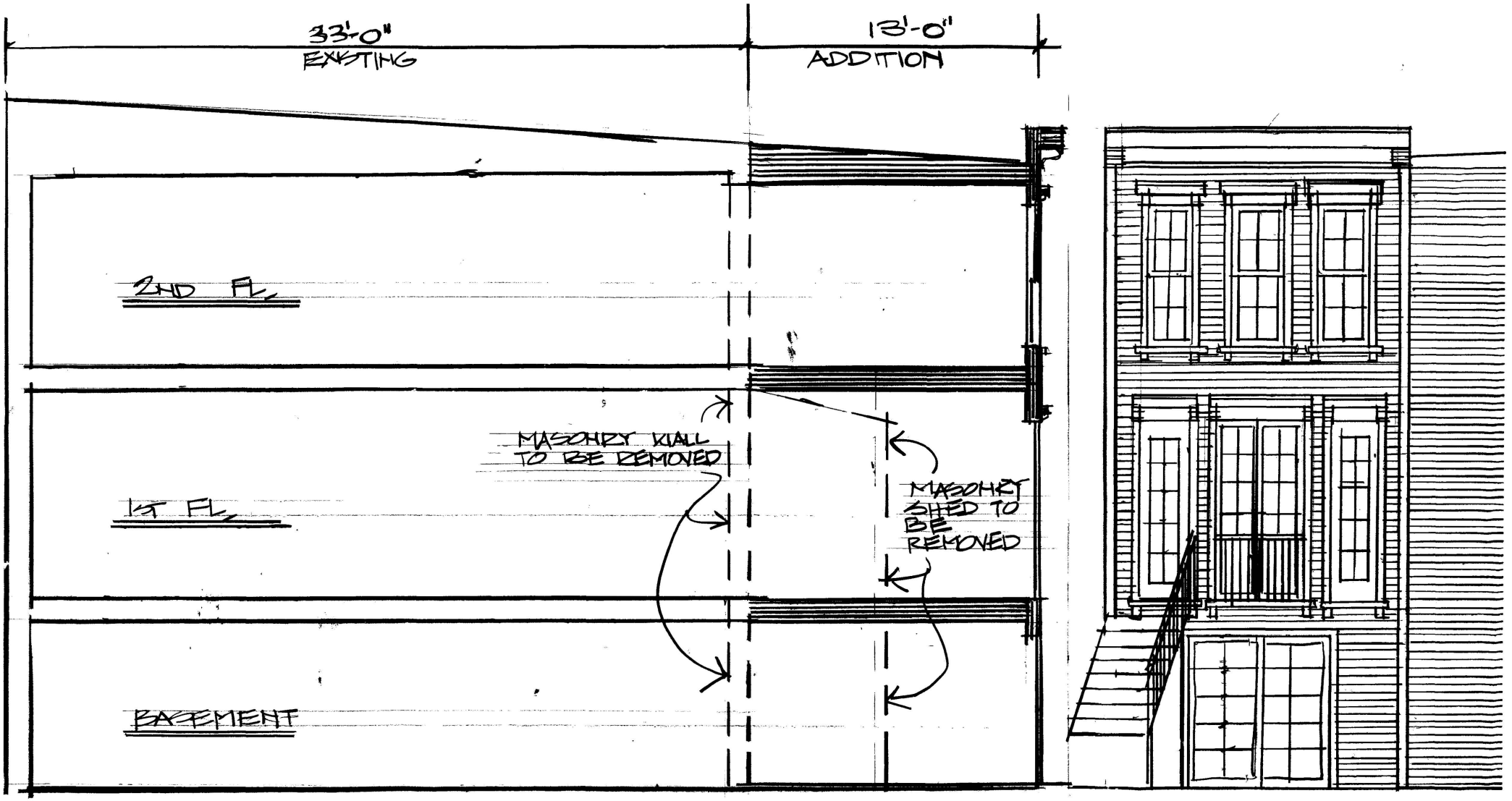
ATTACHMENT A



1ST FLOOR PLAN 1/4"=1'-0" ATTACHMENT B



2ND FLOOR PLAN 1/4"=1'-0" ATTACHMENT C



LONGITUDINAL SECTION 1/4"=1'-0" ATTACHMENT D REAR ELEVATION 1/4"=1'-0"

ATTACHMENT E

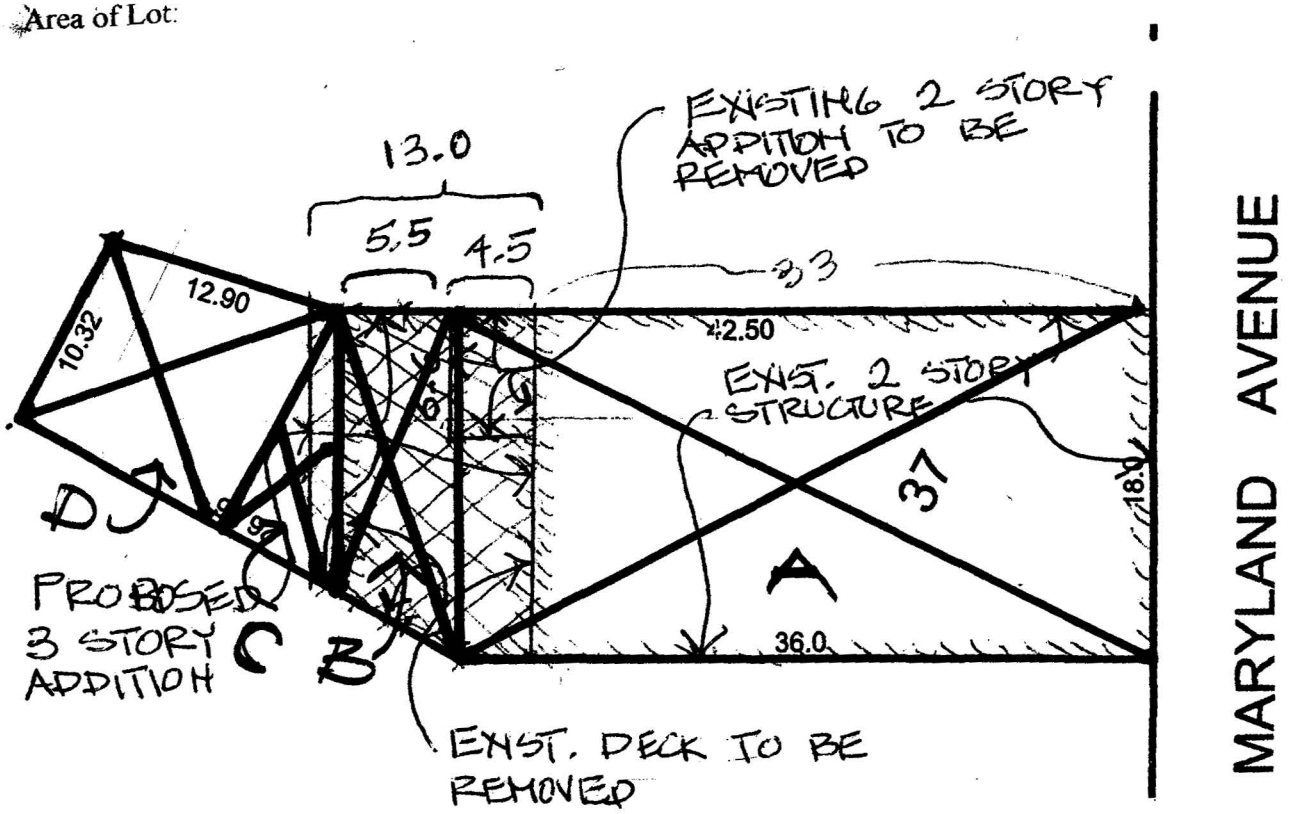
FAR Existing $\frac{\text{FLOOR AREA EXISTING}}{\text{LOT AREA}} = \frac{1841.4}{927.5} = 1.99$

FAR Proposed $\frac{\text{FLOOR AREA PROPOSED}}{\text{LOT AREA}} = \frac{2317}{927.5} = 2.50$

% of Lot Occupancy Existing $\frac{\text{EXIST BUILDING AREA}}{\text{LOT AREA}} = \frac{767}{927.5} = 82.7\%$

% of Lot Occupancy Proposed $\frac{\text{PROPOSED BUILDING AREA}}{\text{LOT AREA}} = \frac{773}{927.5} = 83.3\%$

Area of Lot:



AREA A: $36 \times 18 = 648$

AREA B: $6 \times 16 = 96$

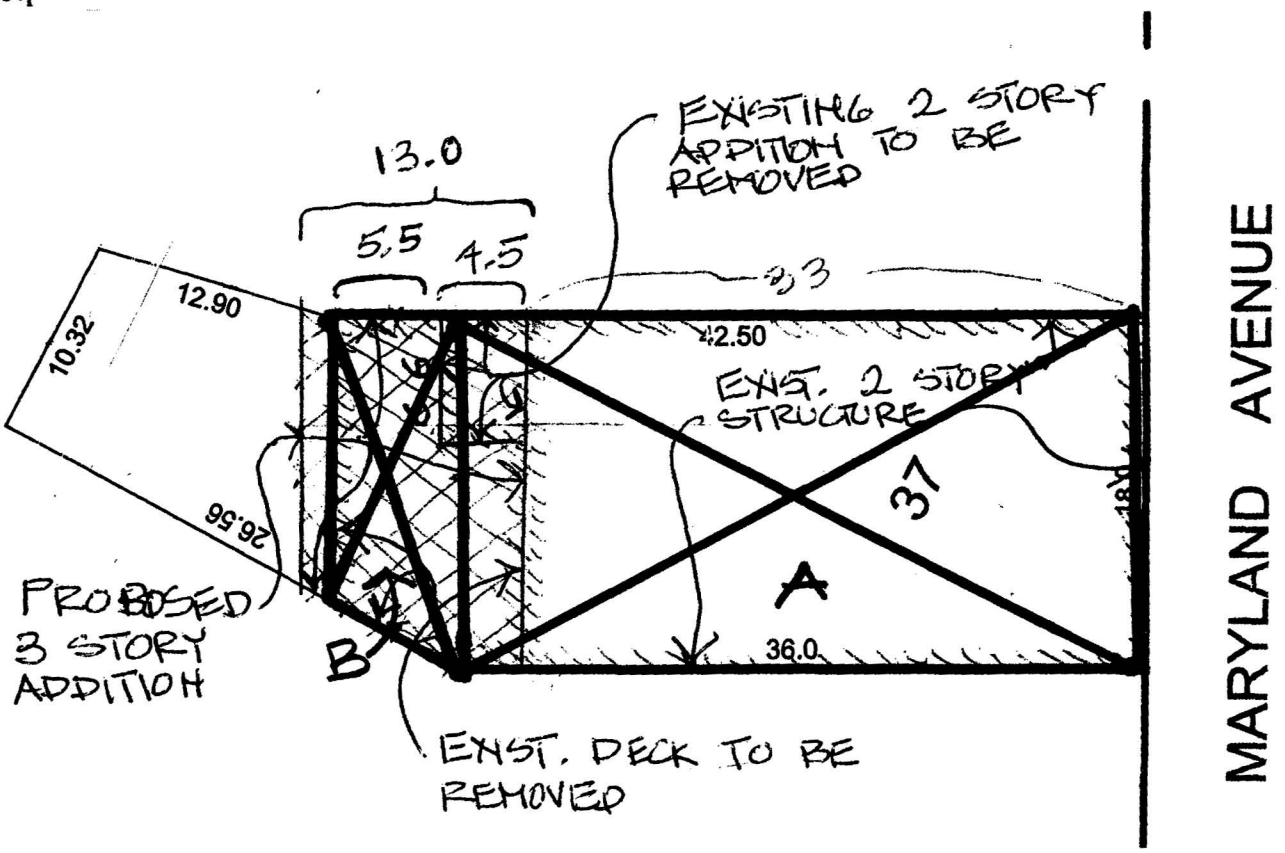
AREA C: $\frac{13 \times 7}{2} = 45.5$

AREA D: 12×11.5 138

TOTAL 927.5

BUILDING AREA

Footprint of Existing Structure for Purpose of Computing % of Lot Occupancy



AREA A : 36 x 18 = 648

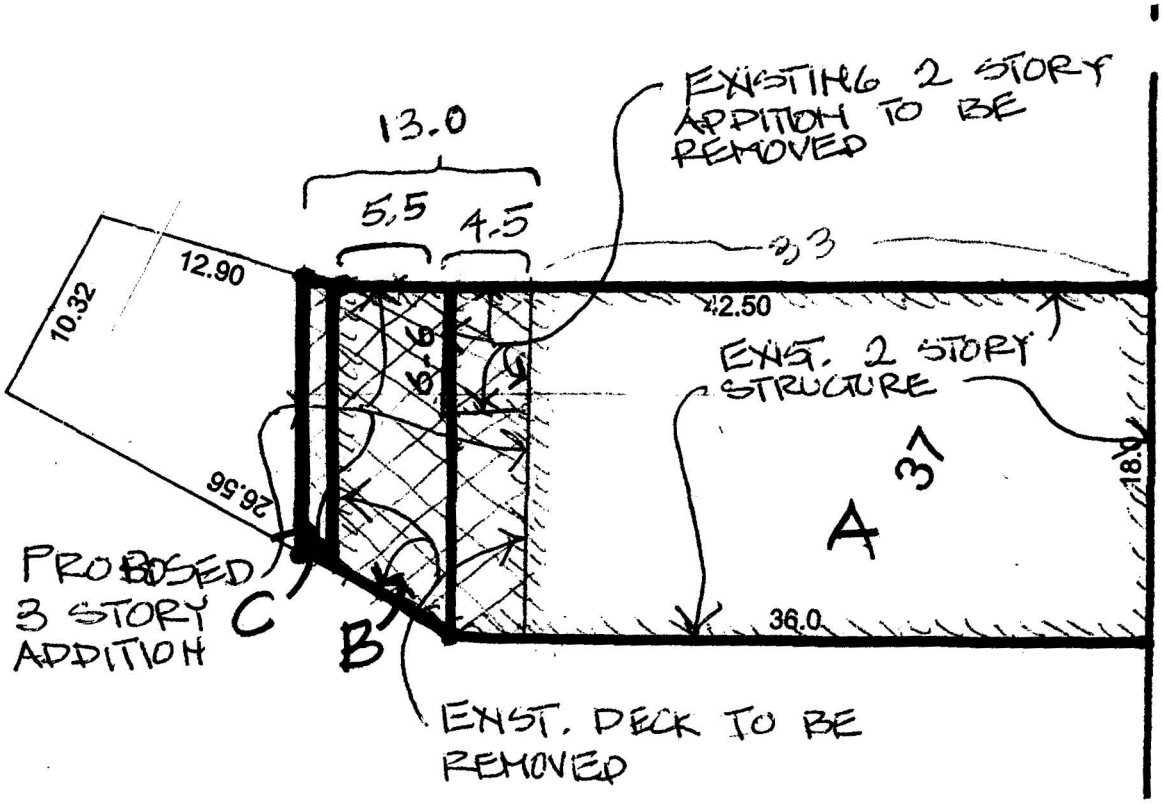
AREA B : 7 x 17 = 119

TOTAL 767

(INCLUDING DECK, WHICH IS PART OF "BUILDING AREA", AS IT BLOCKS LIGHT & AIR TO LOWER FLOOR.

BUILDING AREA

Footprint of Proposed Structure for Purpose of Computing % of Lot Occupancy



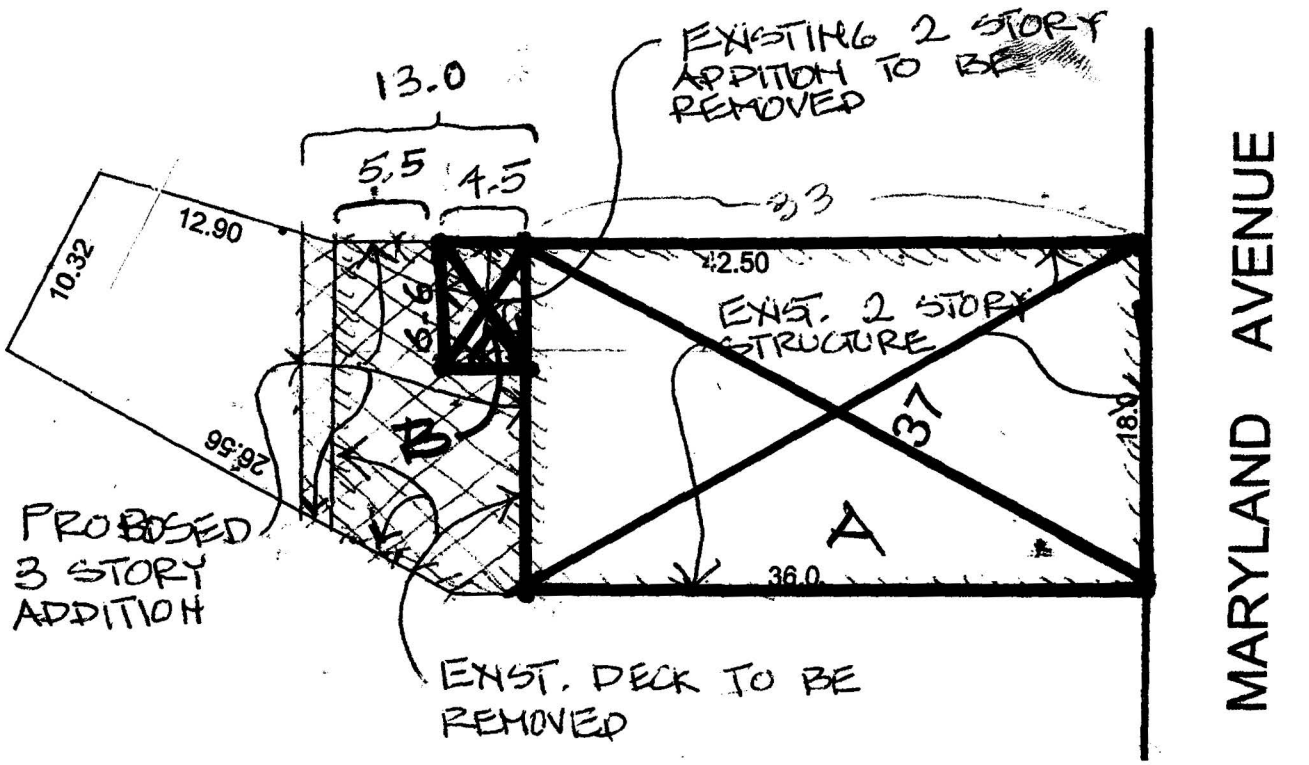
AREA A: 36 x 18 = 648

AREA B: 6 x 16 = 96

AREA C: 2 x 14.5 = 29

TOTAL 773

Floor Area of Existing Structure for Purpose of Computing FAR

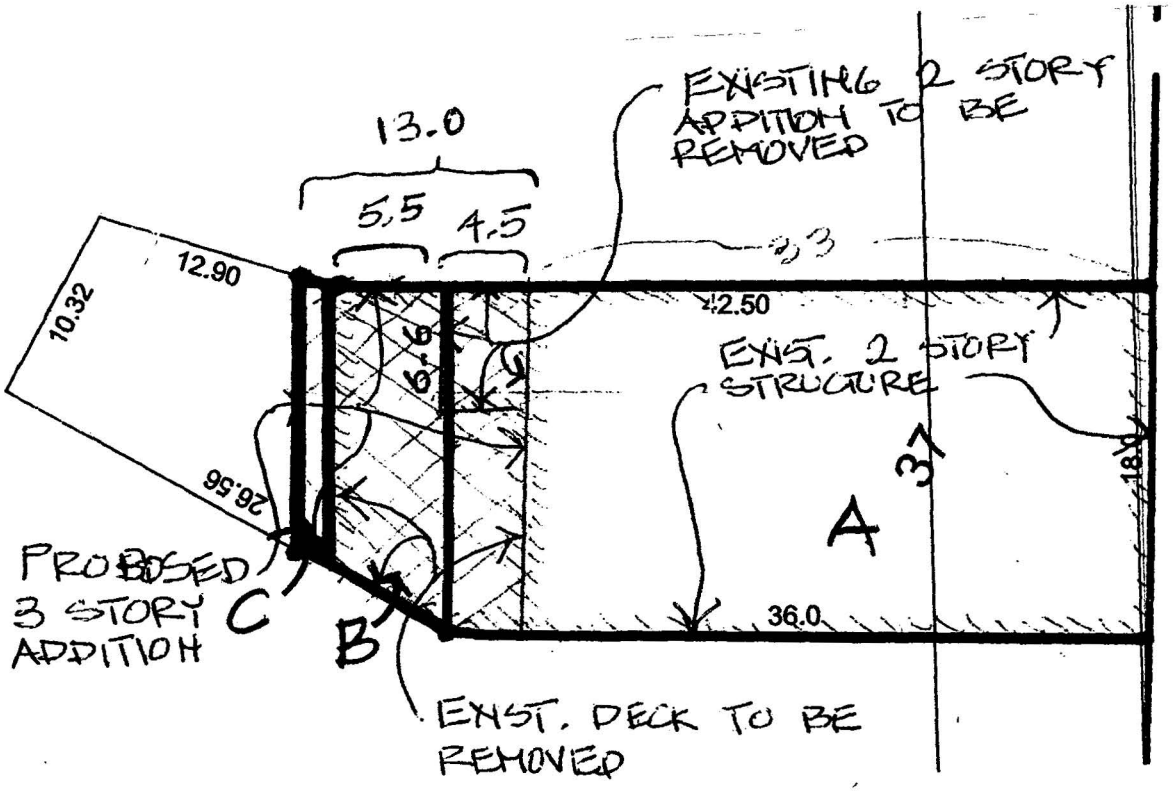


AREA A x 3 : (33 x 18) 3 = 1782

AREA B x 2 : (4.5 x 6.6) 2 = 59.4

TOTAL 1841.4

Floor Area of Proposed Structure for Purpose of Computing FAR



AREA A x 3 : (36x8)3 = 1944

AREA B x 3 : (6x6)3 = 288

AREA C x 3 : (2x4.5)3 = 87

TOTAL 2319