DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., DECEMBER 23, 2009

Plat for Building Permit of SQUARE 2873 LOT 889

Scale: 1 Inch = 100 feet Book A&T Page 3736-L

Receipt No. 08114

Furnished to: USACE

For Surveyor, D.C.

By: B.D.M.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat, and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not diminished to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be marked in accordance with the Zoning Regulations, and that the area has been correctly drawn and dimensioned hereon, it is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or less, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

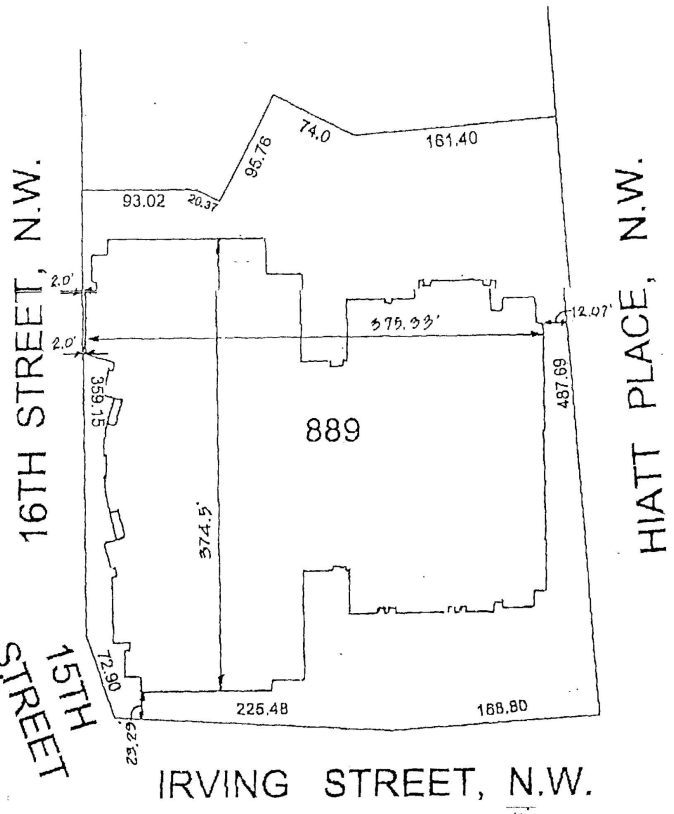
Date: _____

_____
(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.

DISTRICT OF COLUMBIA
BRUCE G. MONGRAIN
No. APC100458
REGISTERED
ARCHITECT





BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17235
EXHIBIT NO. 3

SITE / BUILDING DETAIL SUMMARY

BUILDING TOTAL G.S.F.

PARKING GARAGE	57,826
FIRST FLOOR	107,378
SECOND FLOOR	84,652
THIRD FLOOR	40,464
FOURTH FLOOR	22,627
MECHANICAL PENTHOUSES	10,495
EXTERIOR OVERHANGS	1,775
BUILDING TOTAL	325,217

SITE TOTAL G.S.F.

4.2956 ACRES OR 187,116 S.F. IN
ZONES "R-5-B" AND "R-5-D"

FLOOR AREA RATIO (FAR)

FAR = G.F.A. OF BUILDING / LOT AREA S.F.
FAR = 325,217 / 187,116
FAR = 1.738

FAR ALLOWED IN ZONE R-5-D = 3.5
FAR ALLOWED IN ZONE R-5-B = 1.8

FAR OF 1.738 IS WITHIN THE ALLOWED
FAR FOR BOTH ZONES

Board of Zoning Adjustment
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