DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., December 15, 2022

Plat for Building Permit of:

SQUARE 6264 LOT 804

Recorded per Deed

Receipt No. 23-01240

Scale: 1 inch = 100 feet

Drawn by: L.E.S.

Furnished to: MOLLY WILLIAMS

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Anup Shrestha
For Surveyor, D.C.

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.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;

2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit

application ; and 3) any existing chimney or vent on an adjacent property that is

located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;

3) I have have not (circle one) filed a subdivision application with the Office of the Surveyor;

4) I have have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and

5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of

D.C. Law 4-164 (D.C. Official Code §22-2405). Signature: Date: 10/11/2023 Printed Name: JAMES GAPINSKI Relationship to Lot Owner: AGENT If a registered design professional, provide license number PE904969 and include stamp below. ONE-WAY BUS ENTRANCE W/ ROLL-UP VEHICLE GATE & PEDESTRIAN GATE STAFF PARKING VEHICLE RAMP ENTRANCE W/ ROLL-UP VEHICLE GATE GUARD BOOTH 4' WIDTH CONCRETE SIDEWALK, TYP

> -8 BIKE SPACES ONE-WAY BUS EXIT W/ ROLL-UP VEHICLE GATE & PEDESTRIAN GATE PAD-MOUNTED TRANSFORMER & GENERATOR

158 60° DIAGONAL (MIN 10'X23.5') BUS STORAGE

PARKING SPACES ON-GRADE BELOW DECK W/

18'+ ONE-WAY PARKING DRIVE AISLES

- EGRESS/ACCESSIBLE ROUTE

OSSE GARAGE EXTERIOR STAIR TOWER

- ONE-WAY VEHICLE ENTRANCE

DIESEL & GAS FUEL STATION

ONE-WAY VEHICLE EXIT

4' WIDTH CONCRETE SIDEWALK, TYP

-1 VAN ACCESSIBLE PARKING SPACE 11 STANDARD VEHICLE PARKING SPACES

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD
C1	346.50'	14*10'47"	85.75	43.10°	S16"10"20"E	85.53'
C2	236.50	24*50*54*	102.57	52.10°	S06°41'57"W	101.76
C3	96.50'	45°35'18"	76.78	40.55'	S41*55'03"WB(ard of z

OSSE GARAGE EXTERIOR STAIR TOWER

ROLL-UP VEHICLE GATE &

PEDESTRIAN GATE, TYP

GARAGE DISPERSAL AREA & ACCESSIBLE

ROUTE FROM GARAGE STAFF PARKING TO

3 STANDARD PARKING SPACE

2 VAN ACCESSIBLE PARKING SPACES 1 ACCESSIBLE PARKING SPACE

DELIVERY SPACE, TYP

14 BIKE SPACES

PAD-MOUNTED TRANSFORMER

STORMWATER MANAGEMENT BIORETENTION, TYP

> FEMS FLEET VEHICLE MAINTENANCE FACILITY & OFFICE

LOADING SPACE & BERTH, TYP ROLL-UP VEHICLE GATE &

8' HEIGHT PERMIETER SECURITY FENCE

W/ VEHICLE & PEDESTRIAN GATES, TYP

CONNECTING TO BUILDING FRONTAGES

PEDESTRIAN GATE, TYP

& GENERATOR

FEMS MAINTENANCE BUILDING

8' HEIGHT PERMIETER SECURITY FENCE CONNECTING TO BUILDING FRONTAGES W/ VEHICLE & PEDESTRIAN GATES, TYP

OSSE GARAGE STAFF PARKING DECK-

1 VAN ACCESSIBLE PARKING SPACE 5 ACCESSIBLE PARKING SPACES 178 COMPACT PARKING SPACES

804

231 TOTAL PARKING SPACES

(OPEN AIR UPPER LEVEL OF 1-STORY STRUCTURE)
47 STANDARD PARKING SPACES

10 BIKE SPACES LINE TABLE BEARING DISTANCE INE NO. S24°57'05"E 147.56 L2 S2315'43"E 131.80' L3 S19'07'24"W 169.95 L4 S64°42'42"W 536.64 L5 N24'06'59"V 147,78 L6 N26'16'52"W 253.77 L7 N48'54'10"W 40.39 L8 N72*41'30"W 44.87 N77°00'57"W 168.31' N64°23'35"E 617.07 L10 N22°20'13"E 55.06 L12 N67°03'49"E 322.74

> Doning Adjustment District of Columbia **CASE NO.21186**

> > **EXHIBIT NO.3**

SR-15-07500(2015)