

**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., September 27, 2017

Plat for Building Permit of: SQUARE 3088 LOT 50

Scale: 1 inch = 20 feet Recorded in Book 56 Page 171

Receipt No. 17-08028

Furnished to: SUZANNAH CODLIN

Anup Shrestha
Anup Shrestha
Surveyor, D.C.

for Surveyor, D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon are completely dimensioned and are correctly plated that all proposed buildings or construction or parts thereof, including covered porches, are correctly dimensioned and plated and agree with plans accompanying the application that the foundation plans as shown herein 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 herein, the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations and that this area has been correctly drawn and dimensioned herein. 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 flats 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 private restricted property). Owner/Agent shall indemnify, defend and hold the District, its officers, employees and agents, harmless from and against any and all losses, costs, claims, damages, liabilities and causes of action (including reasonable attorneys' fees and court costs) arising out of death or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents. It is the policy of the Zoning Office that a Building Plat is valid for six (6) months from the date of issuance.

Date: _____

(Signature of owner or his authorized agent)

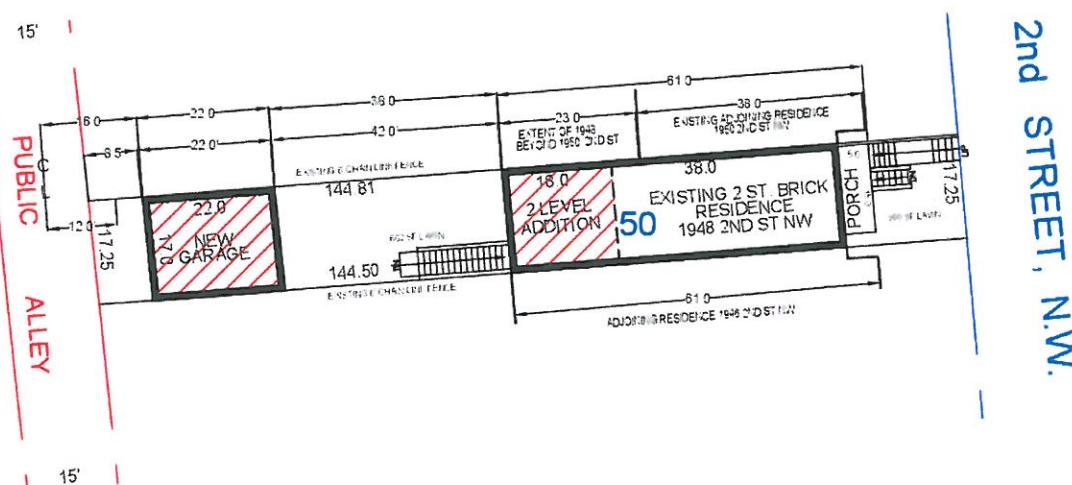
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue Assessment Administration and do not necessarily agree with deed description.

PROJECT ADDRESS
1948 SECOND STREET NW **ZONING DATA**
DISTRICT: R-F1 LOT #: 0050 SQ : 3088
LOT AREA: 2494SF (17.25X144.50)

	REQUIRED	ACTUAL
HEIGHT IN FT:	< 35'	23'-8"
HEIGHT IN FL:	< 3	2
FL. AREA RATIO:	NONE	N/A
LOT OCCUPANCY:	< 60%	< 1496
LOT OCCUPANCY:	58.2%	1451SF
SIDE YARD:	8'	N/A
REAR YARD:	20'	42'
GREEN SPACE REQ	20%	39 %P
	499 SF	973 SF

LOT OCCUPANCY CALC:

HOUSE	56.0' X 17.25=	966 SF
PORCH	5.0' X 15.0' =	75 SF
STAIRS ETC.		28 SF
GARAGE		385 SF
TOTAL		1451 SF



0 10 30 60 100

SCALE: 1:20