

# 4308/4310 GEORGIA AVENUE, NW



AERIAL



DRAWING LIST	
ID	Name
DS-00	COVERSHEET
DS-01	ZONING ANALYSIS
DS-02	METRO - 0.5 MILE WALKING RADIUS MAP
DS-03	SITE SURVEY
DS-04	SITE PLAN
DS-05	CELLAR
DS-06	1ST FLOOR
DS-07	2ND FLOOR
DS-08	3RD FLOOR
DS-09	4TH FLOOR
DS-10	ROOF PLAN
DS-11	BUILDING SECTION
DS-12	N-S BUILDING SECTION
DS-13	GEORGIA AVENUE - VIEWS
DS-14	IOWA AVE - VIEWS
DS-15	PLAT

Scale: 1' = 1'-0", 1:1.11

4308/ 4310 GEORGIA AVE NW

COVERSHEET

DS-00

NeighborhoodDevelopmentCompany  
invest + develop + revitalize

06-10-14

emotive  
Board of Zoning Adjustment  
District of Columbia  
ARCHITECT  
CASE NO. 18819  
EXHIBIT NO. 2





PROJECT DATA

ZONE: C-2-A

PROJECT ADDRESS: 4308/ 4310 GEORGIA AVE NW, WASHINGTON, DC

SITE AREA: 4597 SF  
SQUARE/ LOT: 2914/ 0802 SF  
INCLUSIONARY ZONING ASSUMPTIONS (3.0 FAR & 75% LOT OCCUPANCY)

	ALLOWED	PROPOSED
FAR TOTAL:	13,791 SF	13,791 SF
LOT OCCUPANCY:	3,448 SF (75%)	3,448 SF (75%)
PENTHOUSE:	1701 (0.37 FAR)	389 (.08 FAR)
REAR YARD:	15'-0"(MIN)	16.3'
SIDE YARD:	NONE REQ'D	NONE PROVIDED
BUILDING HGT:	50'-0" MAX	46'-0"
STORIES:	NO LIMIT	4+CELLAR
PARKING:	1 PER 2 UNITS	0 (SEEKING VARIANCE)
GREEN AREA RATIO:	0.3 (1,379 SF)	0.3 (1,379 SF)

ROOF STRUCTURES

	HEIGHT	SETBACK
PENTHOUSE NORTH:	8.5'	21.8'
PENTHOUSE SOUTH:	8.5'	21.8'
ELEVATOR OVerRIDE:	14'	14'

SQUARE FOOTAGES

CELLAR:	3,448 SF (NIC IN FAR)
FLRS 1 -4:	3,448 SF EACH = 13,791 SF
TOTAL GROSS SF:	17,239 SF

UNIT MIX

STUDIO:	5
1 BEDROOM:	10
1 BEDROOM + DEN:	1
2 BEDROOM:	4
TOTAL:	20 UNITS



VICINITY MAP

ZONING ANALYSIS

DS-01

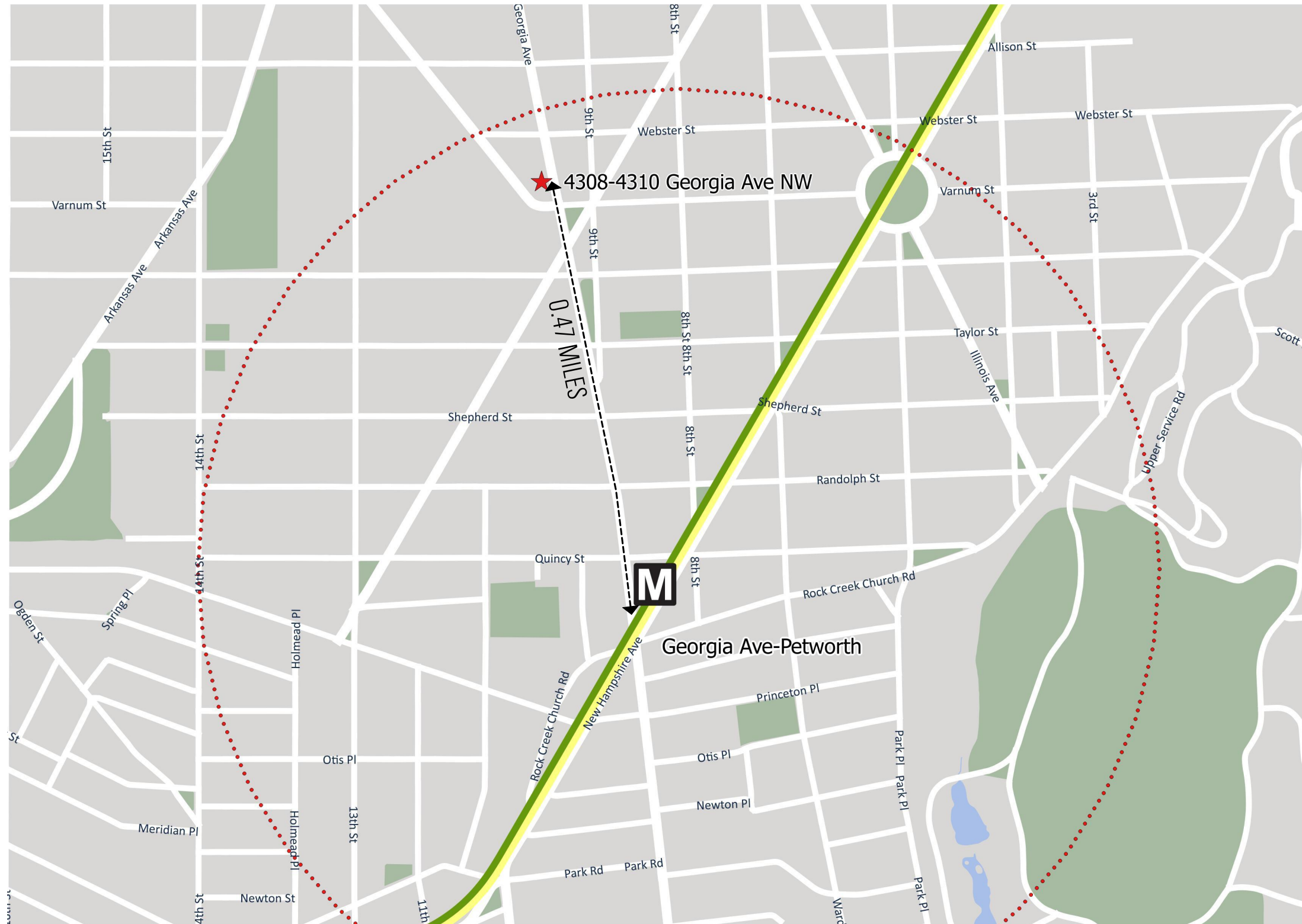
Scale: 1:1.68

4308/ 4310 GEORGIA AVE NW

NeighborhoodDevelopmentCompany  
invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE



METRO - 0.5 MILE WALKING  
RADIUS MAP

4308/ 4310 GEORGIA AVE NW

Neighborhood**Development**Company

invest + develop + revitalize

06-10-14

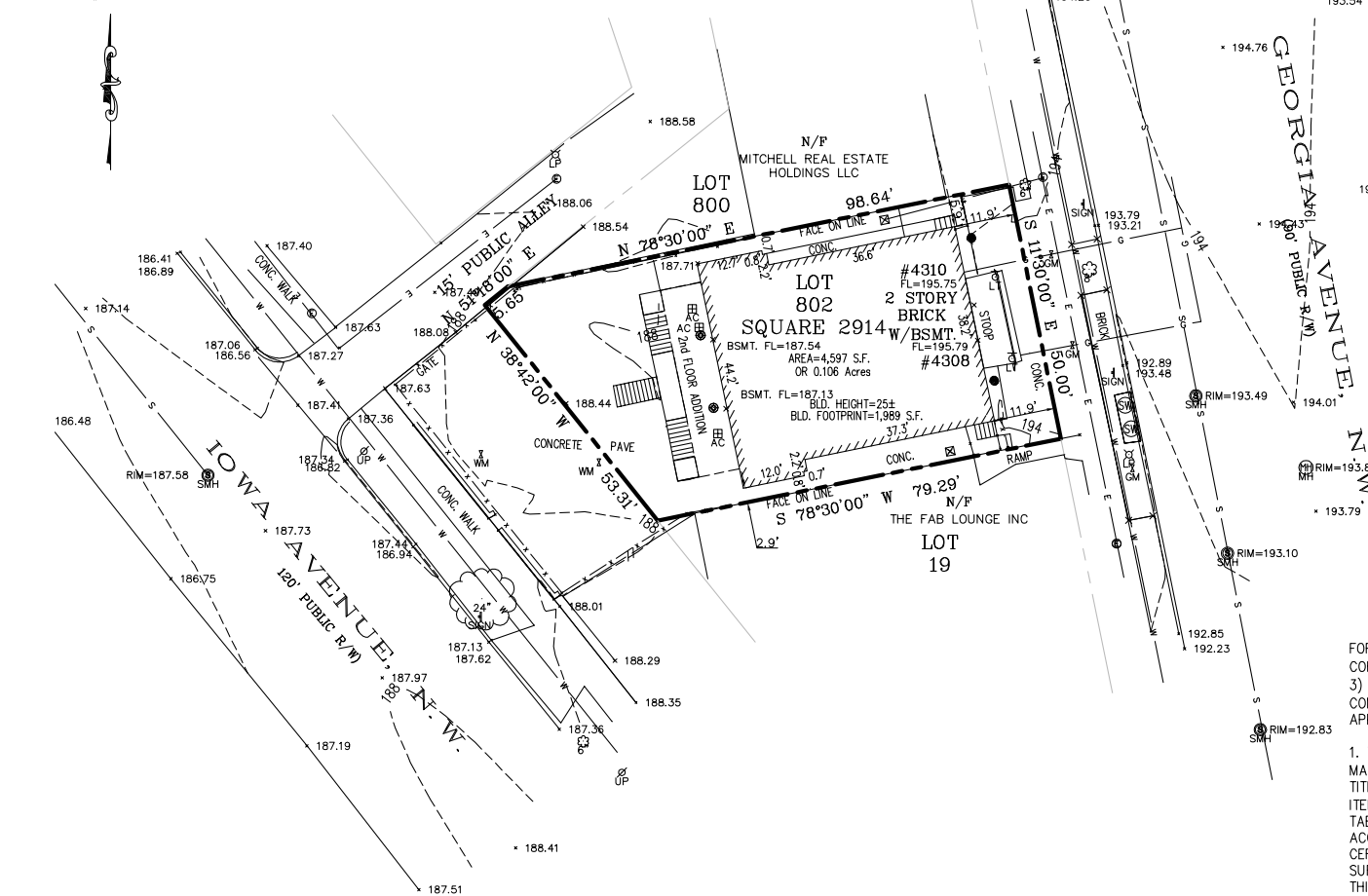
emotive  
ARCHITECTURE



EXCEPTIONS FROM  
CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT No. 12-0721, DATED SEPTEMBER 14, 2012  
SCHEDULE B, SECTION 2

PURSUANT TO SCHEDULE B - PART II (EXCEPTIONS) OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. 12-0721, DATED SEPTEMBER 14, 2012, THE PARCEL OF LAND SHOWN HEREON IS SUBJECT TO:

EXCEPTIONS # 1 - 12 ARE NOT SURVEYABLE.



LEGAL DESCRIPTION  
ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE DISTRICT OF COLUMBIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18) IN SQUARE NUMBERED TWENTY-NINE HUNDRED FOURTEEN (2914), IN EASLEY AND HILL'S SUBDIVISION OF "FOURTEENTH STREET HEIGHTS", AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER COUNTY 21 AT FOLIO 7.  
  
NOTE: AT THE DATE HEREOF, THE ABOVE DESCRIBED PROPERTY IS DESIGNATED ON THE RECORDS OF THE ASSESSOR FOR THE DISTRICT OF COLUMBIA FOR PURPOSES OF ASSESSMENT AND TAXATION AS LOT NUMBERED EIGHT HUNDRED TWO (0802) IN SQUARE NUMBERED TWENTY-NINE HUNDRED FOURTEEN (2914).

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A LICENSED SURVEYOR OF THE DISTRICT OF COLUMBIA CERTIFIES TO FOR 1) LATINO ECONOMIC DEVELOPMENT CORPORATION (LEDC), A DISTRICT OF COLUMBIA NONPROFIT CORPORATION. 2) DOLPHIN & EVANS SETTLEMENT, INC., A DISTRICT OF COLUMBIA CORPORATION. 3) PREMIUM TITLE & ESCROW, LLC, ITS AUTHORIZED AGENT, 4) CHICAGO TITLE INSURANCE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, AS FOLLOWS:

1. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7, 8, 9, 10(A), 11(B), 13, 16, 17, 18, 19, 20(A), 20(B), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 25, 2012. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE DISTRICT OF COLUMBIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND ON DECEMBER 05, 2012 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. OTHER THAN SHOWN HEREON, THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT No. 12-0721, DATED SEPTEMBER 14, 2012 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE LOCATIONS OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE INSURANCE COMMITMENT.
6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
7. OTHER THAN SHOWN HEREON, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.
8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

LEGEND

- WATER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- + GUY WIRE
- GM GAS METER
- SEWER MANHOLE
- WM WATER METER
- 4 SIGN
- ∕ UTILITY POLE
- ⊙ UNKNOWN MANHOLE
- TREE
- OVERHEAD ELECTRIC/CABLE LINE
- UNDERGROUND SANITARY SEWER CONDUIT
- UNDERGROUND WATER CONDUIT
- UNDERGROUND NATURAL GAS CONDUIT
- UNDERGROUND ELECTRICAL CONDUIT
- IRON RAIL FENCE

NOTE:

1. HORIZONTAL DATUM IS BASED UPON DC SURVEYOR OFFICE.
2. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP 110001-0010 C, EFFECTIVE DATE: SEPTEMBER 27, 2010. FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED, THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA. THE SUBJECT PROPERTIES LIES WITHIN ZONE X.
3. UTILITY PLANS FOR ELECTRIC, GAS AND TELEPHONE ARE NOT AVAILABLE AT THIS TIME.
4. THIS PROPERTY IS ZONED C-2-A . PERMITS MATTER-OF-RIGHT LOW DENSITY DEVELOPMENT, INCLUDING OFFICE EMPLOYMENT CENTERS, SHOPPING CENTERS, MEDIUM-BULK MIXED USE CENTERS, AND HOUSING TO A MAXIMUM LOT OCCUPANCY OF 60% FOR RESIDENTIAL USE AND 100% FOR ALL OTHER USES, A MAXIMUM FAR OF 2.5 FOR RESIDENTIAL USE AND 1.5 FAR FOR OTHER PERMITTED USES, AND A MAXIMUM HEIGHT OF FIFTY (50) FEET. REAR YARD REQUIREMENTS ARE FIFTEEN (15) FEET; ONE FAMILY DETACHED DWELLINGS AND ONE FAMILY SEMI-DETACHED DWELLINGS SIDE YARD REQUIREMENTS ARE EIGHT (8) FEET.

PARKING TABULATION

THE ARE NO STRIPED PARKING ON THIS PROPERTY

SITE SURVEY

NeighborhoodDevelopmentCompany  
invest + develop + revitalize

ALTA / ACSM LAND TITLE SURVEY FOR:  
**LOT 802 SQUARE 2914**  
**4308-4310 GEORGIA AVENUE**  
**NORTH WEST**  
**WASHINGTON, D.C.**

PLANS PREPARED BY:

LANDPLAN ASSOCIATES, INC.  
966 Hungerford Drive, Suite 6A  
Rockville, MD 20850  
VOICE: 202-558-2529  
FAX: 202-318-7604

REVISIONS

GRAPHIC SCALE 1"=20'  
10' 0' 20'  
DATE: 12-05-2012  
JOB NUMBER: 120102  
FILE NUMBER: 4310 GEORGIA  
PLOTTED: 12-06-2012  
DRAWN BY: K.S.

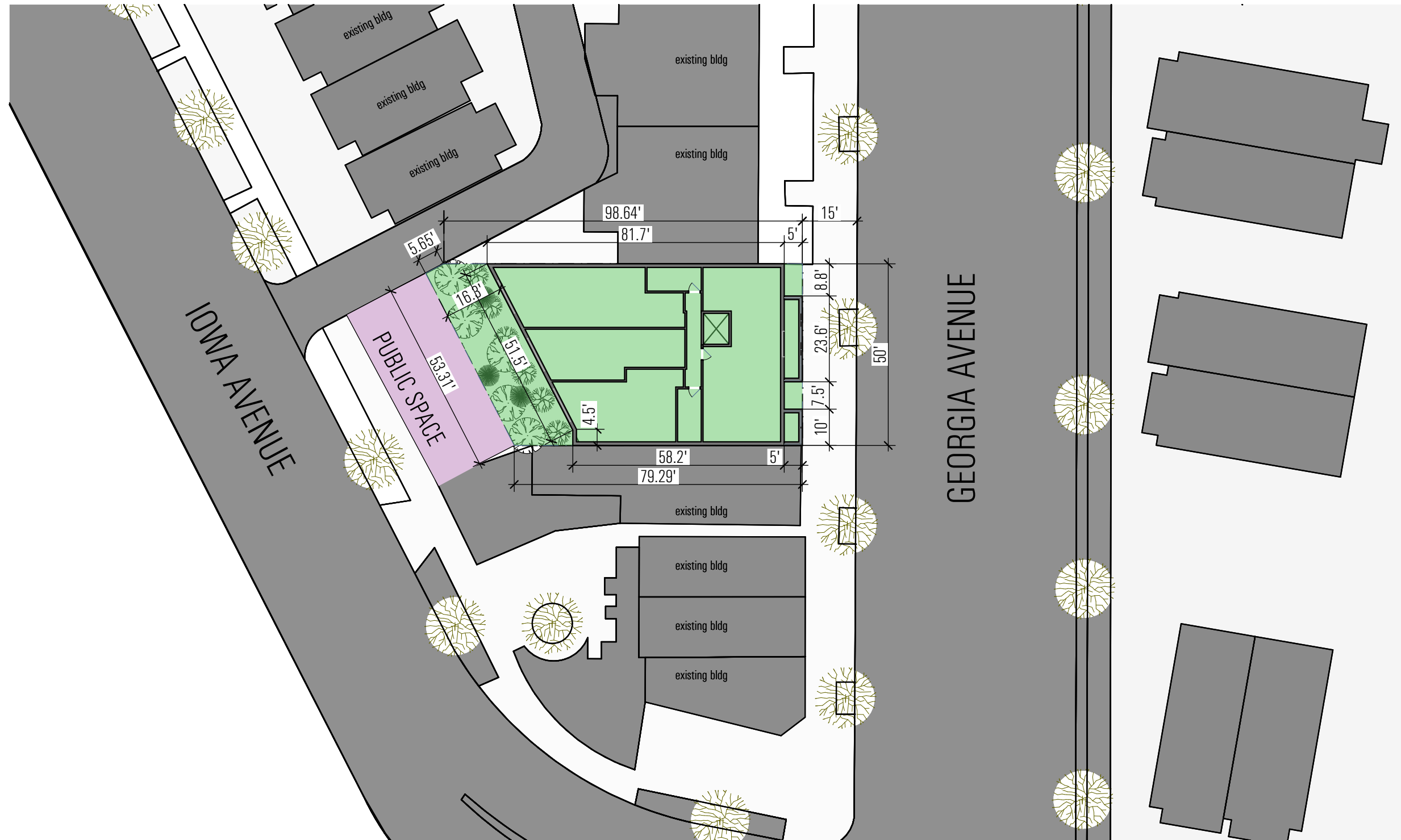
ALTA/ACSM  
LAND TITLE  
SURVEY

SHEET  
1  
1 of 1

4308/ 4310 GEORGIA AVE NW

06-10-14

emotive  
ARCHITECTURE



## SITE PLAN

DS-04

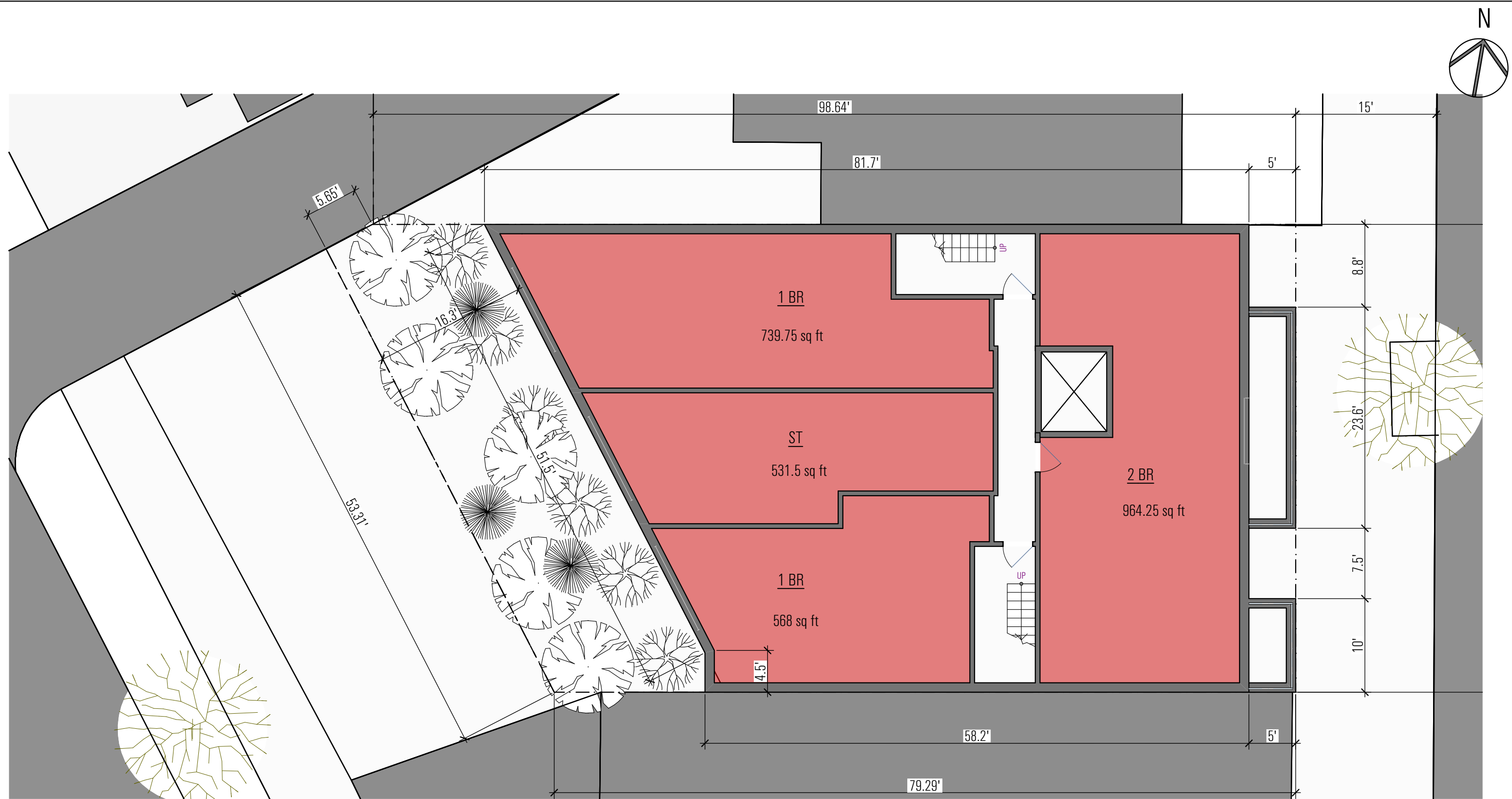
4308/ 4310 GEORGIA AVE NW

Neighborhood**Development**Company

invest + develop + revitalize

06-10-14

**emotive**  
ARCHITECTURE



Scale: 1" = 10'

4308/ 4310 GEORGIA AVE NW

CELLAR

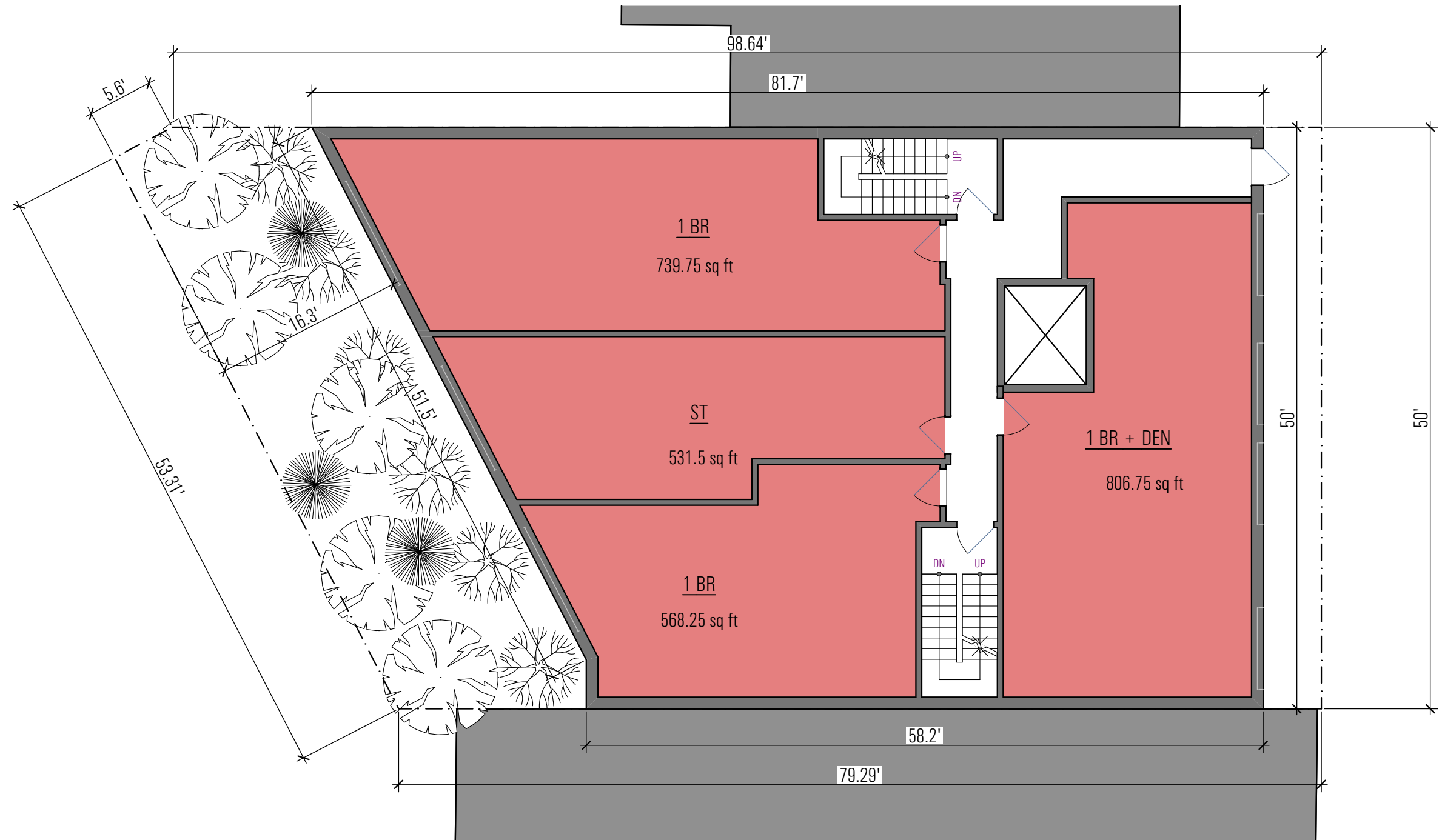
DS-05

NeighborhoodDevelopmentCompany

invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE



1ST FLOOR

DS-06

Scale: 1" = 10'

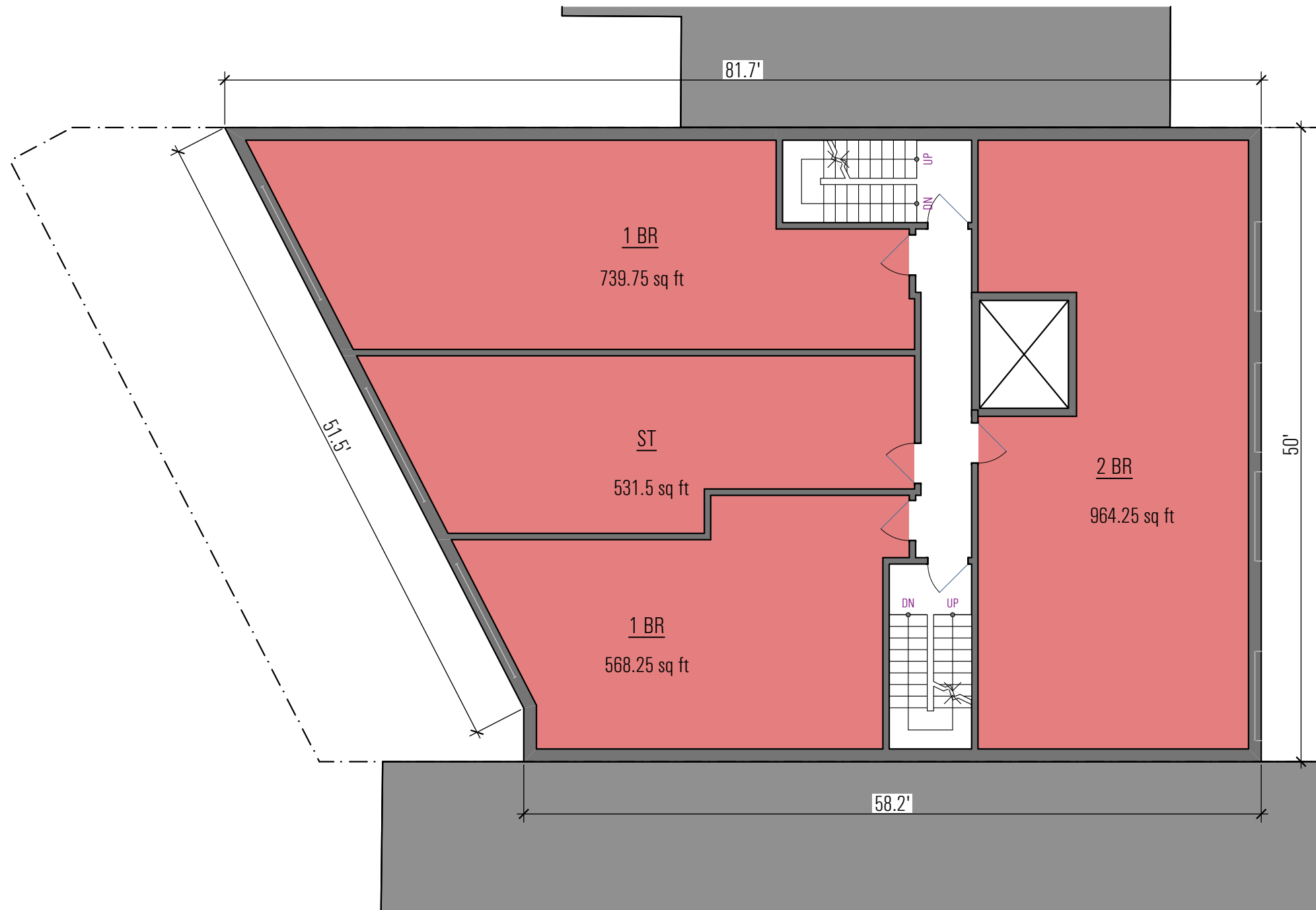
4308/ 4310 GEORGIA AVE NW

NeighborhoodDevelopmentCompany

invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE



## 2ND FLOOR

DS-07

Scale: 1" = 10'

4308/ 4310 GEORGIA AVE NW

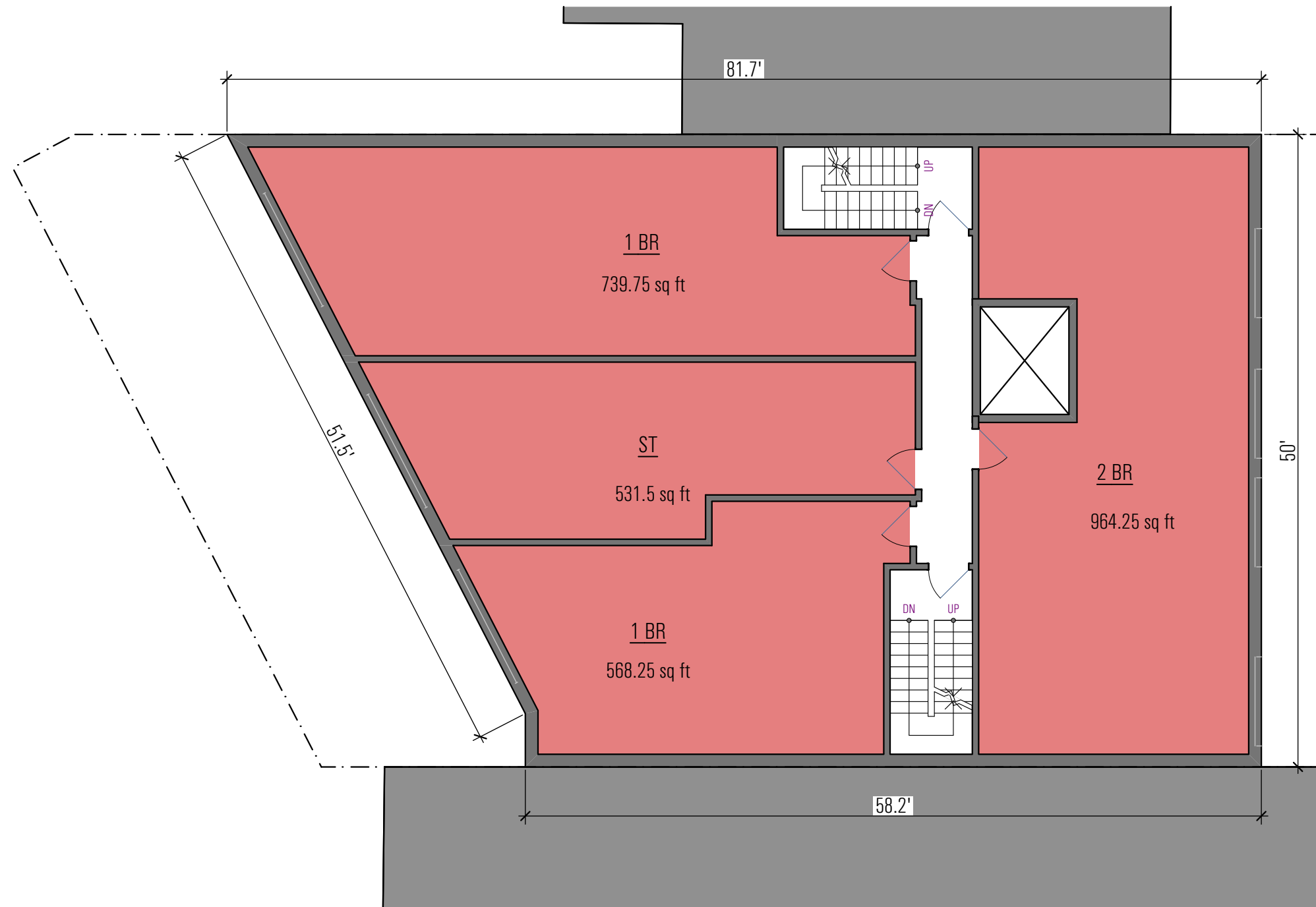
NeighborhoodDevelopmentCompany

invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE





Scale: 1" = 10'

4308/ 4310 GEORGIA AVE NW

3RD FLOOR

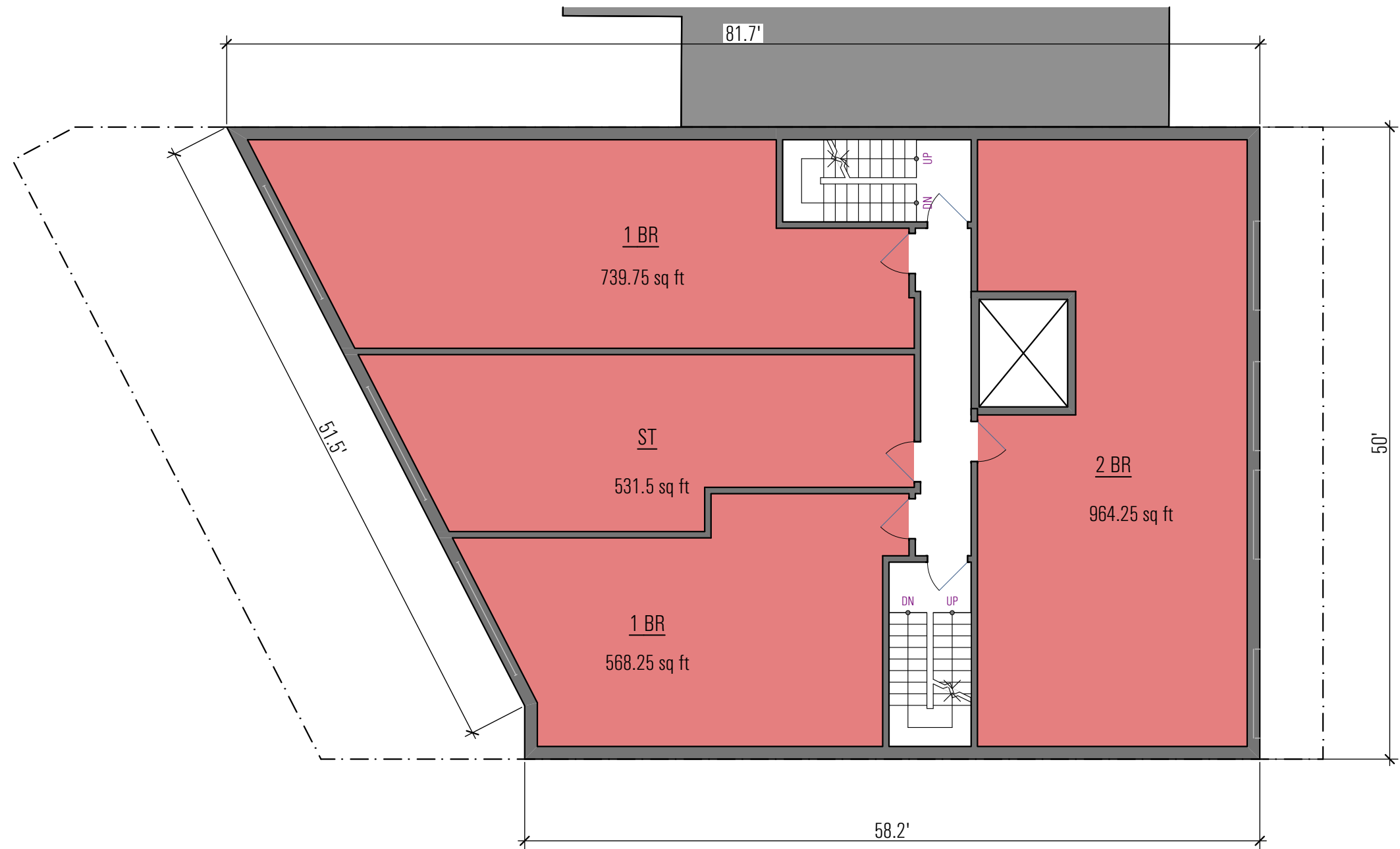
NeighborhoodDevelopmentCompany

invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE

DS-08



Scale: 1" = 10'

4308/ 4310 GEORGIA AVE NW

## 4TH FLOOR

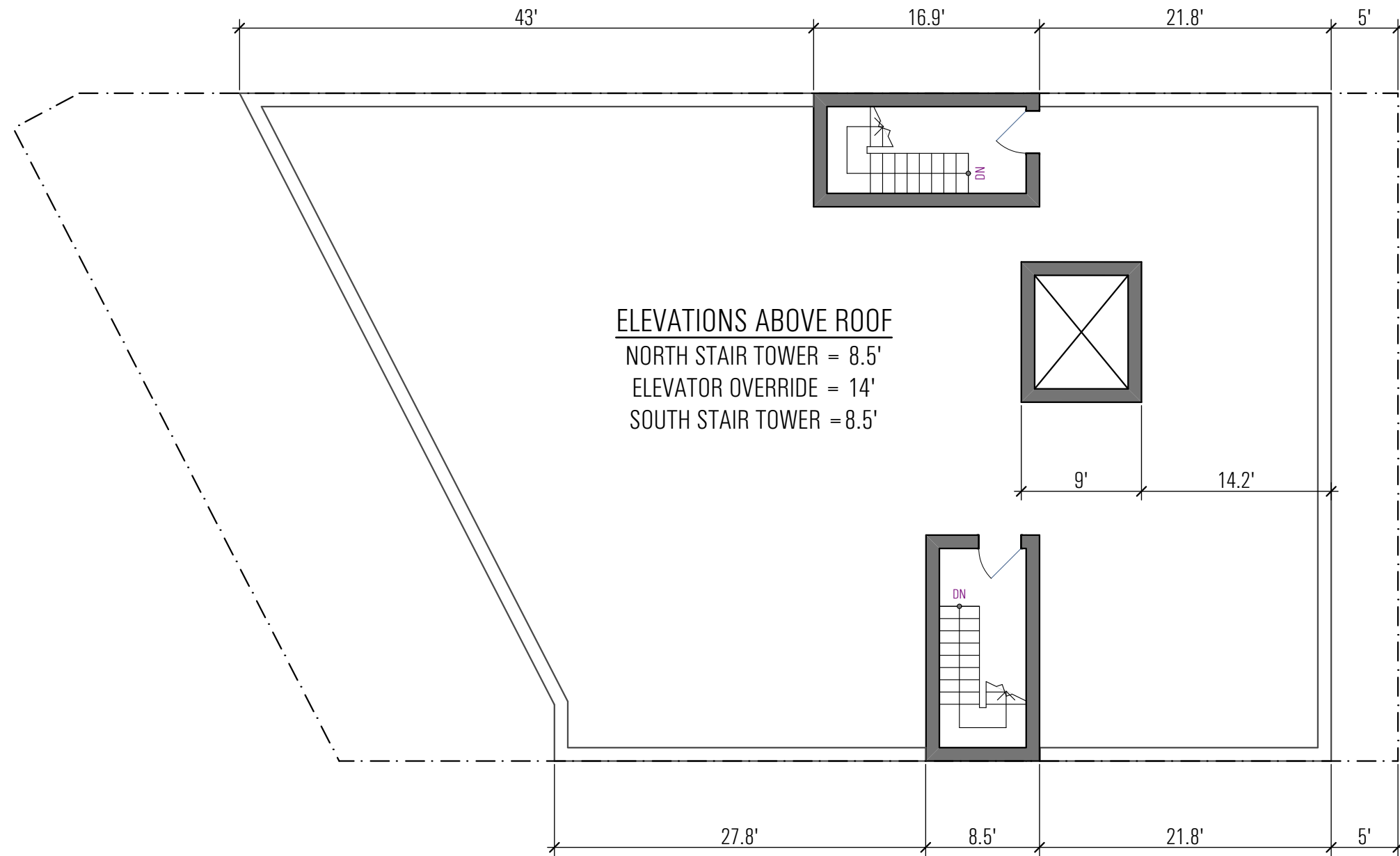
NeighborhoodDevelopmentCompany

invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE

DS-09



## ROOF PLAN

DS-10

Scale: 1" = 10'

4308/ 4310 GEORGIA AVE NW

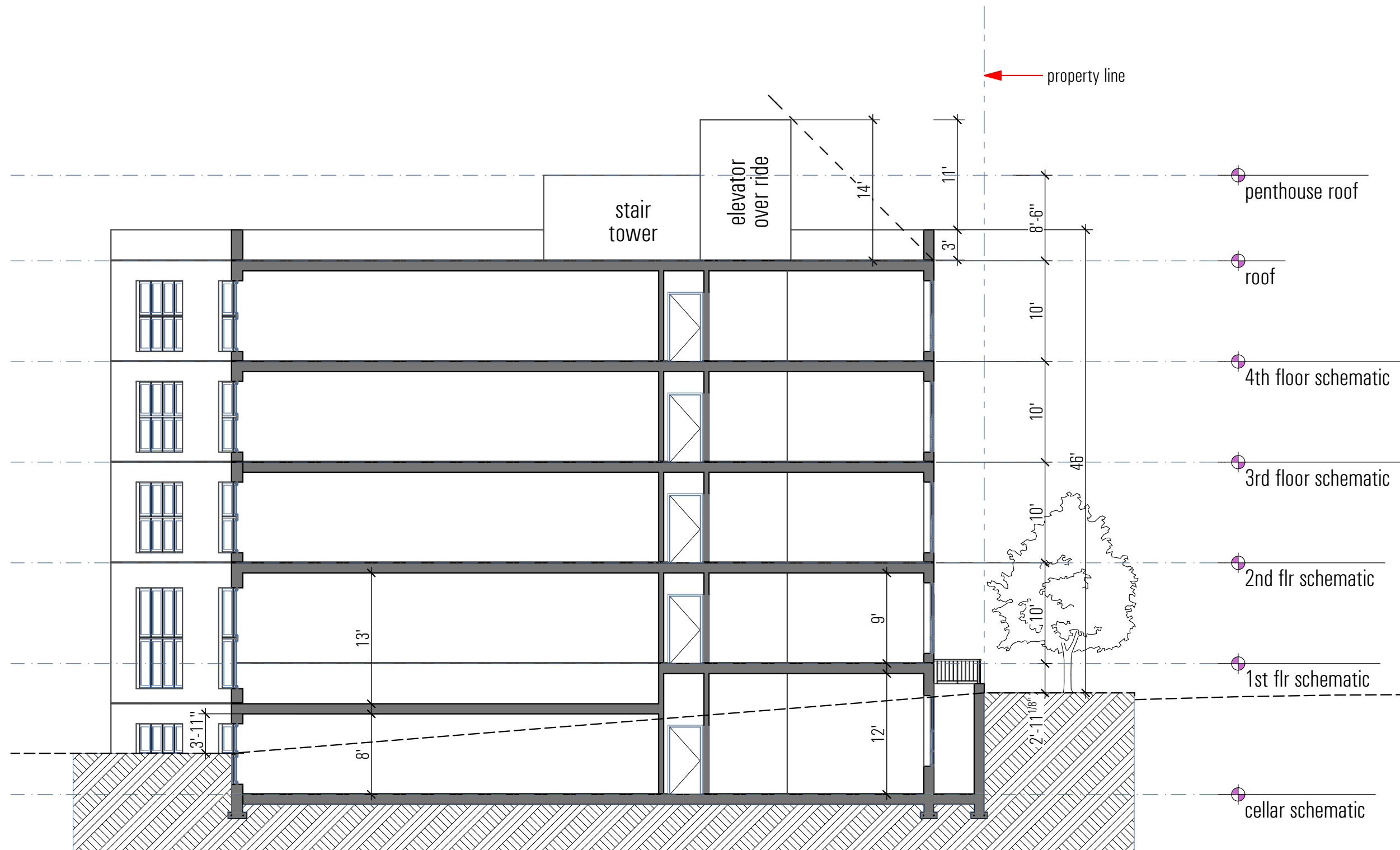
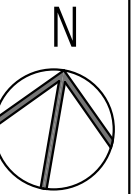
NeighborhoodDevelopmentCompany

invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE





Scale: 3/32" = 1'-0"

4308/ 4310 GEORGIA AVE NW

## BUILDING SECTION

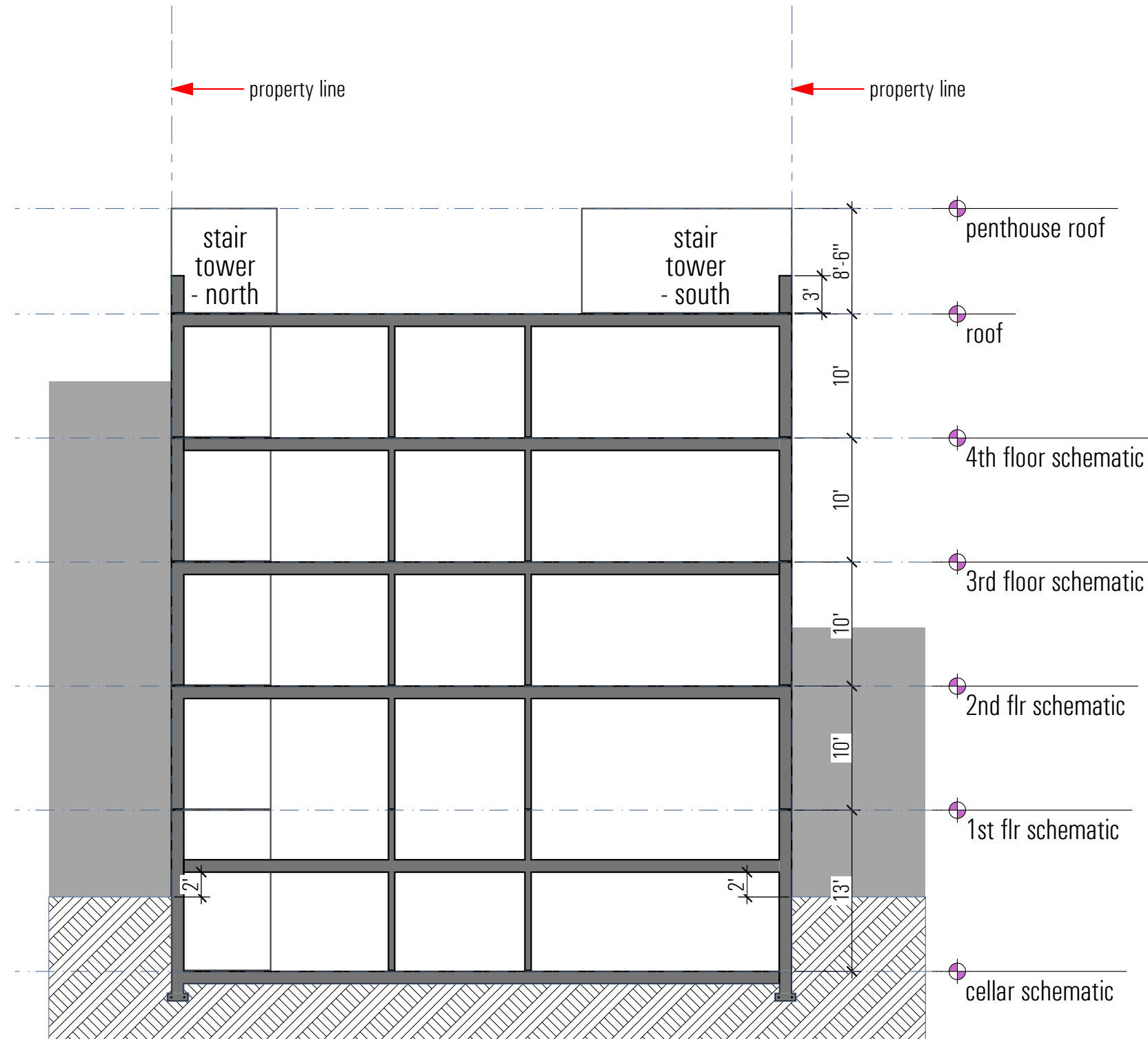
NeighborhoodDevelopmentCompany

invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE

DS-11



Scale: 3/32" = 1'-0"

4308/ 4310 GEORGIA AVE NW

## N-S BUILDING SECTION

NeighborhoodDevelopmentCompany

invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE

DS-12





1 - GEORGIA AVE (looking south)



2 - GEORGIA AVE (looking north)

.66, 1/16" = 1'-0"

## GEORGIA AVENUE - VIEWS

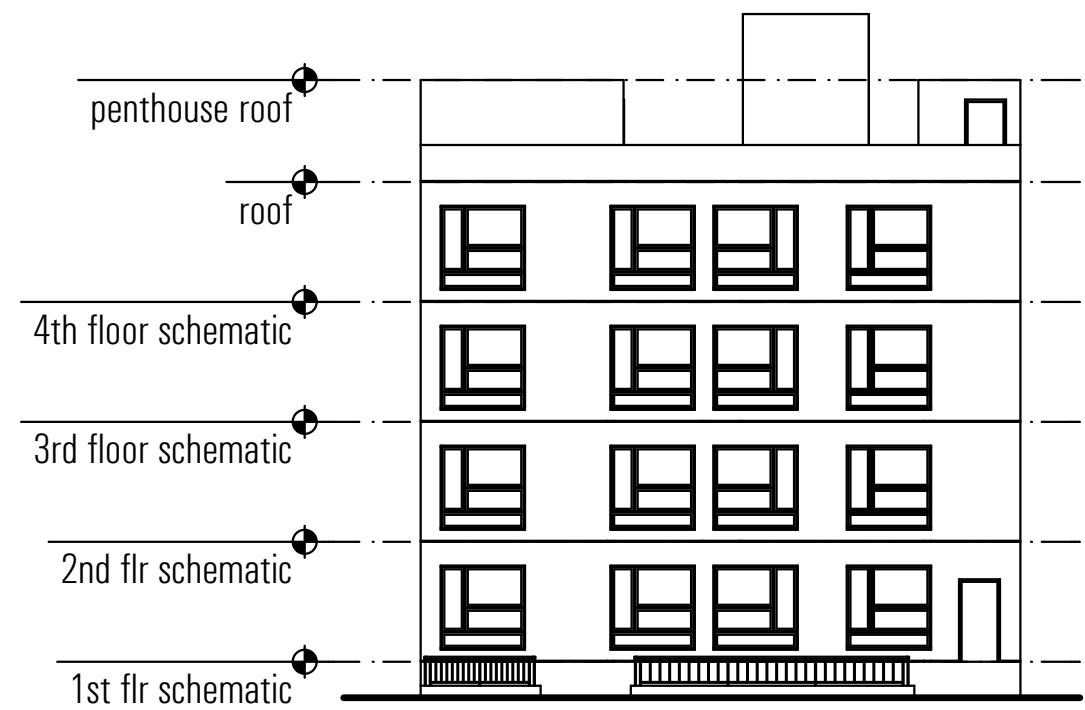
4308/ 4310 GEORGIA AVE NW

NeighborhoodDevelopmentCompany

invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE



## PROPOSED GEORGIA AVENUE ELEVATION



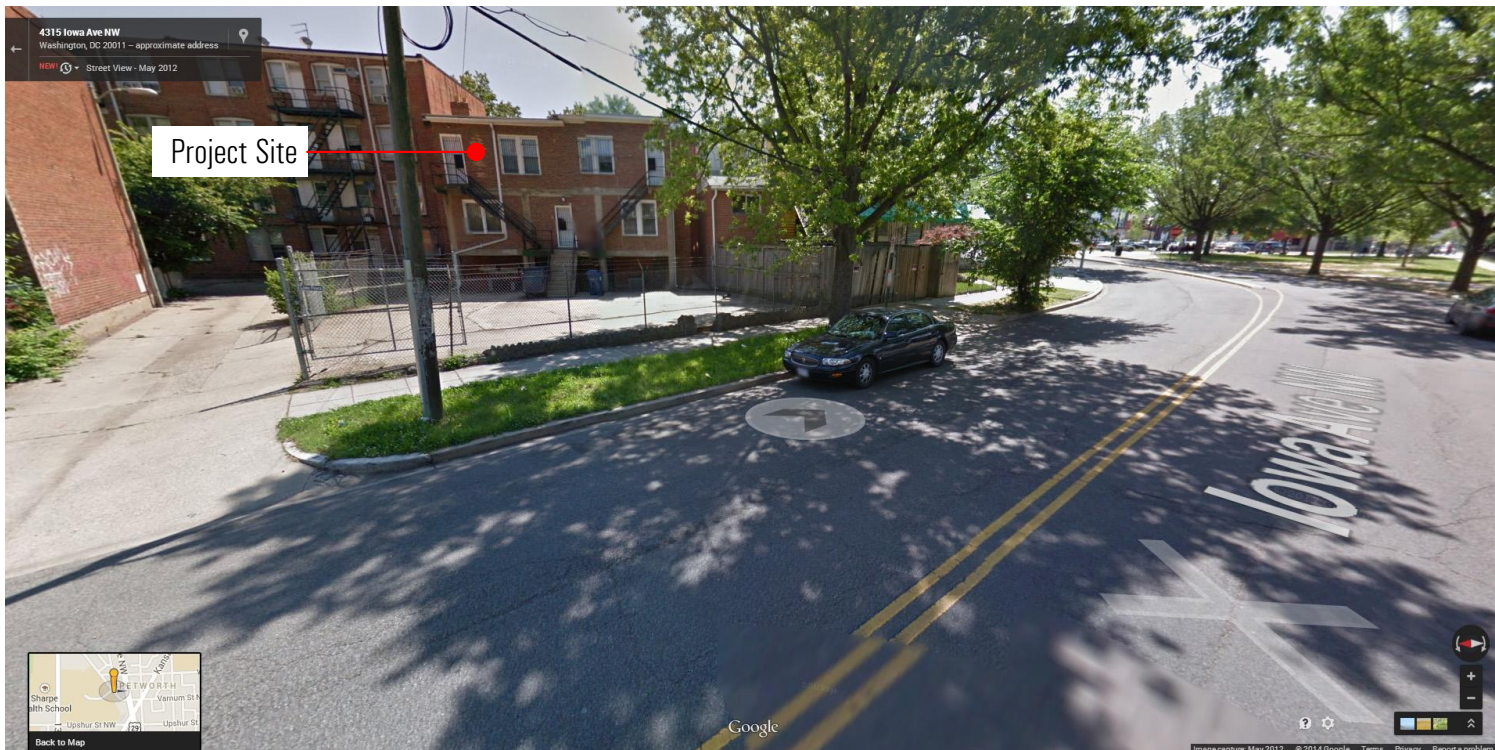
## VICINITY MAP

DS-13





1 - IOWA AVE (looking south)

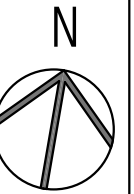
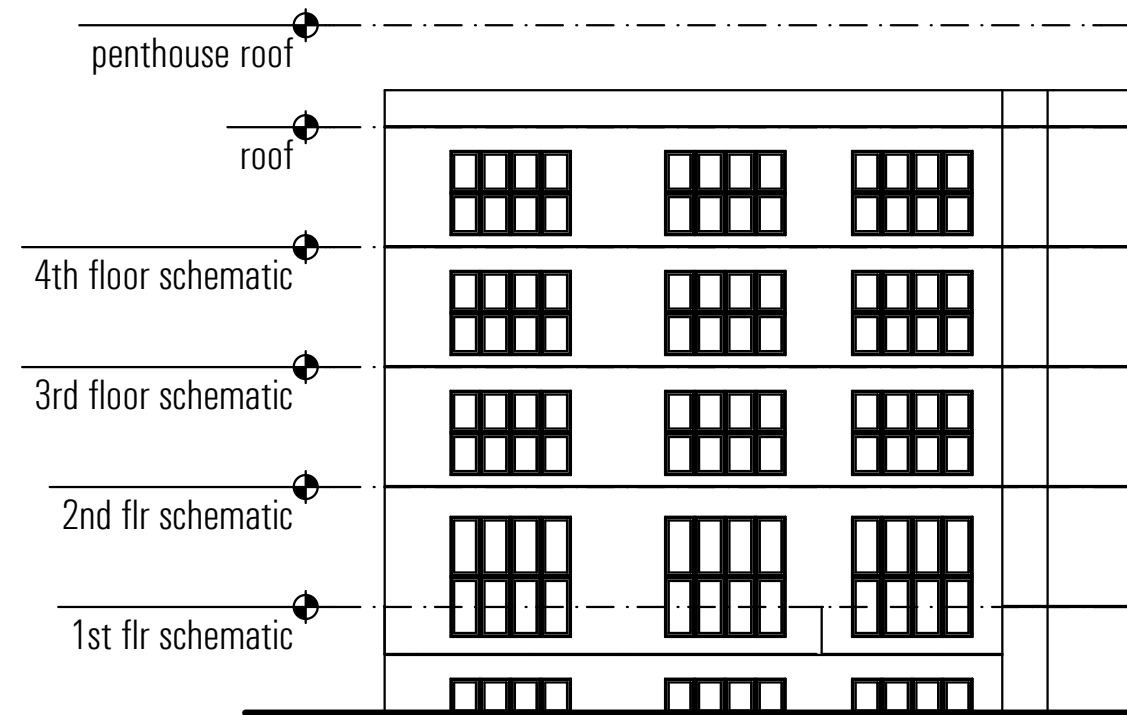


2 - IOWA AVE (looking direct)

.66, 1/16" = 1'-0"

## IOWA AVE - VIEWS

## PROPOSED IOWA AVENUE ELEVATION



VICINITY MAP

DS-14

4308/ 4310 GEORGIA AVE NW

NeighborhoodDevelopmentCompany

invest + develop + revitalize

06-10-14

emotive  
ARCHITECTURE



DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., June 5, 2014

Plat for Building Permit of SQUARE 2914 LOT 802

Scale: 1 inch = 20 feet      Recorded in Book A&T Page 3844 - M

Receipt No.                    14-05414

Furnished to:                AUBREY JASON GRANT

\_\_\_\_\_  
Surveyor, D.C.  
  
By: A.S.

I hereby certify that all existing improvements shown thereon, 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 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 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 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 of 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.

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.

