

# 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
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DS-15	PLAT

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

4308/ 4310 GEORGIA AVE NW

## COVERSHEET

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DS-00

emotive  
Board of Zoning Adjustment  
ARCHITECTURE  
District of Columbia  
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)

	<u>ALLOWED</u>	<u>PROPOSED</u>
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

	<u>HEIGHT</u>	<u>SETBACK</u>
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

Scale: 1:1.68

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VICINITY MAP

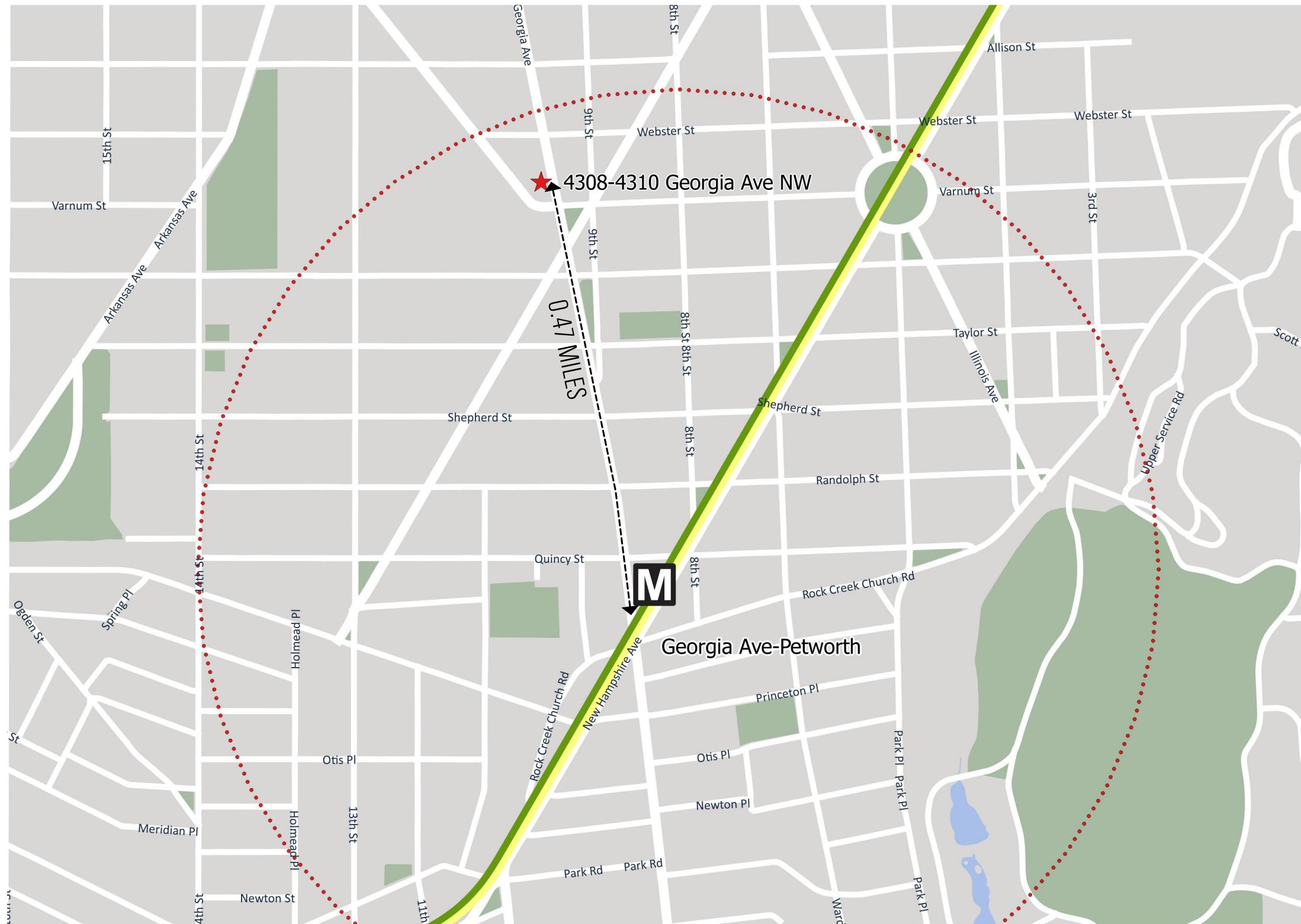
ZONING ANALYSIS

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METRO - 0.5 MILE WALKING  
RADIUS MAP

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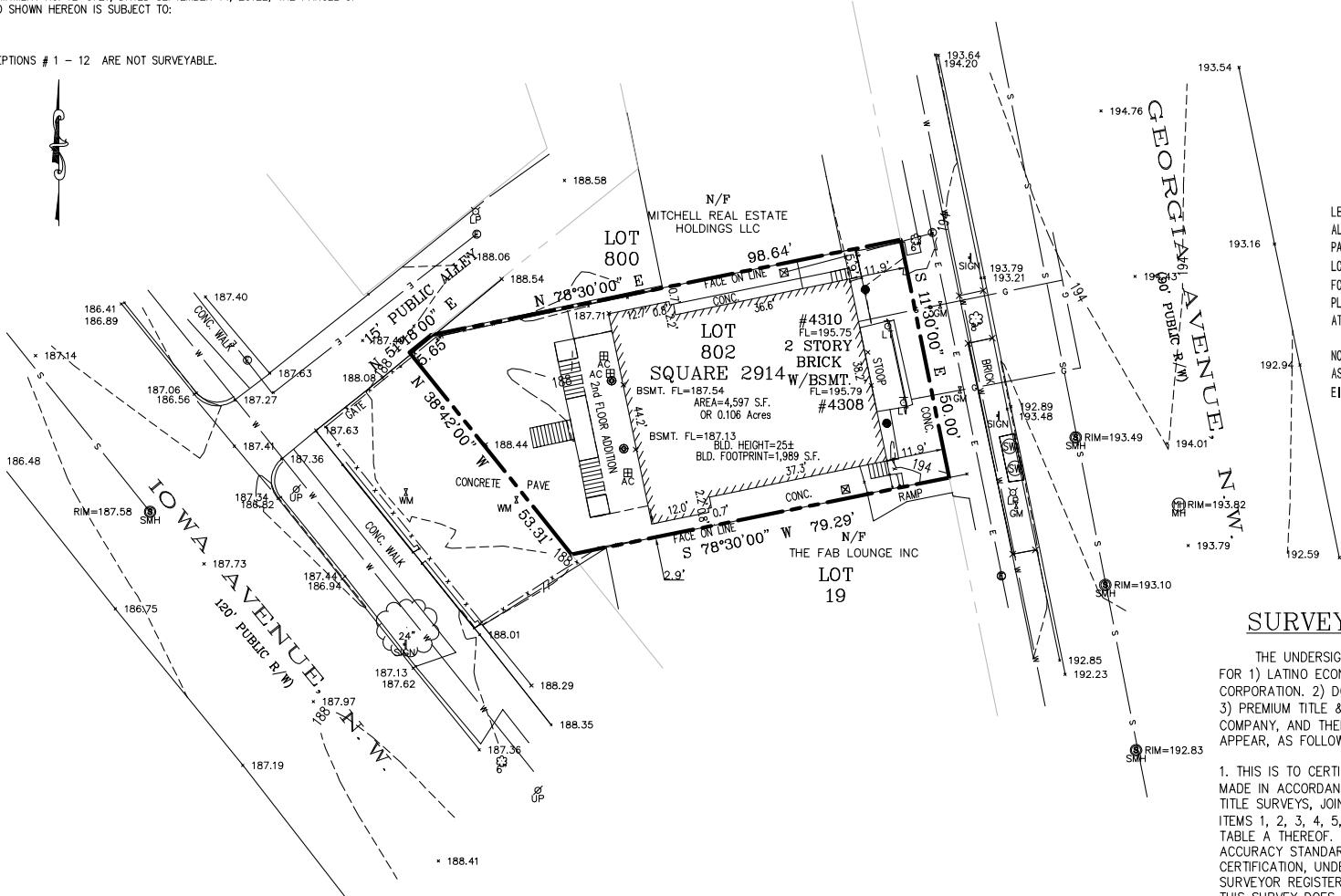
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EXCEPTIONS FROM  
CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT No. 12-0721, DATED SEPTEMBER 14, 2012  
SCHEDULE B, SECTION 2

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.



## LEGEND

- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- ▲ GUY WIRE
- GM GAS METER
- SEWER MANHOLE
- WM WATER METER
- 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

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### 3. SURVEYOR

Dated:

## SITE SURVEY

4308/ 4310 GEORGIA AVE NW

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DS-03

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

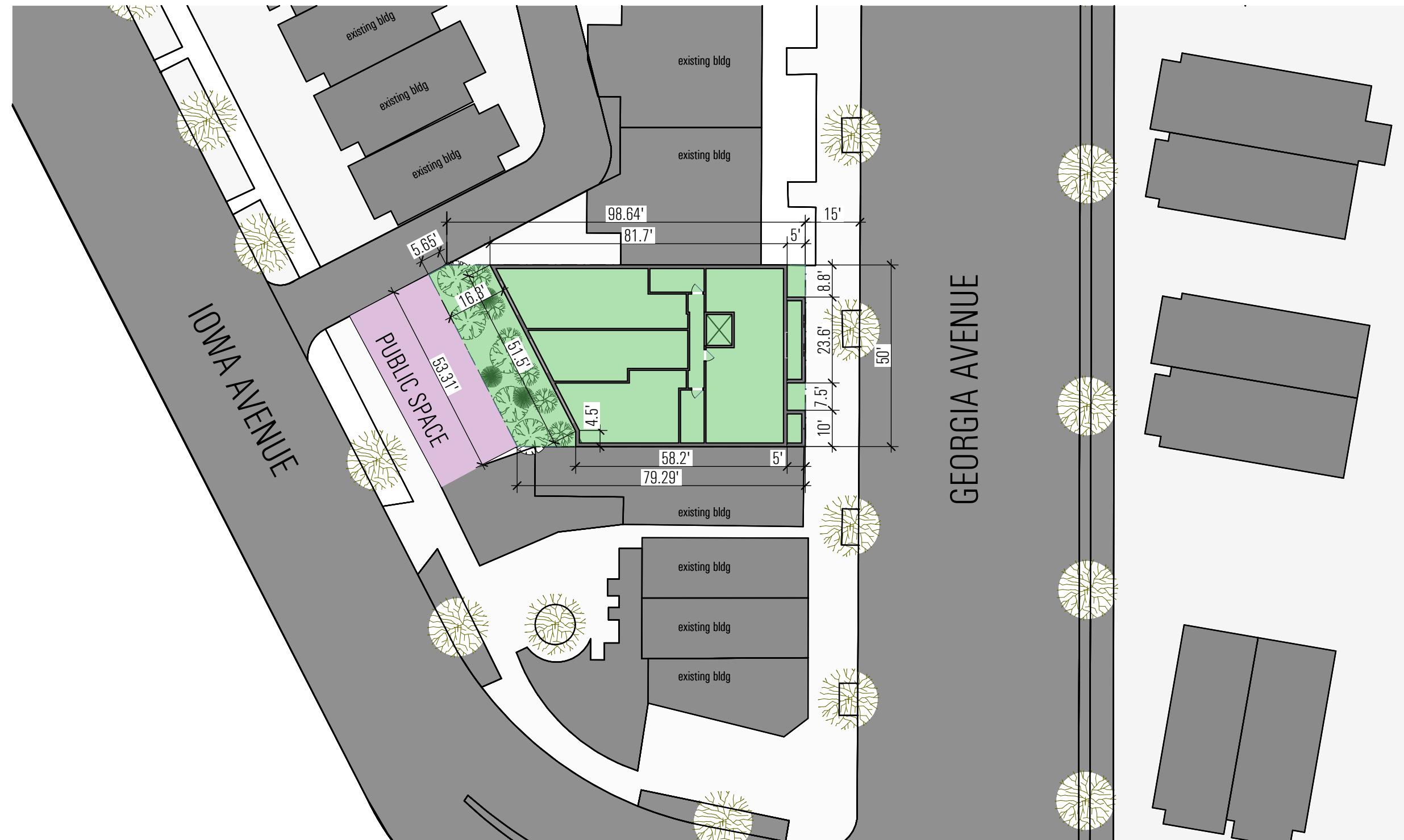
ALTA / ACSM LAND TITLE SURVEY FOR:

PLANS PREPARED BY:

## REVISIONS

GRAPHIC SCALE 1"=20'		
10'	0'	20'
<p>DATE: 12-05-2012</p> <p>JOB NUMBER: 120102</p> <p>FILE NUMBER: 4310 GEORGIA</p> <p>PLOTTED: 12-06-2012</p> <p>DRAWN BY: K.S.</p> <p>ALTA/ACSM LAND TITLE SURVEY</p> <p>SHEET 1 1 of 1</p>		

SHEET 1 of 1



SITE PLAN

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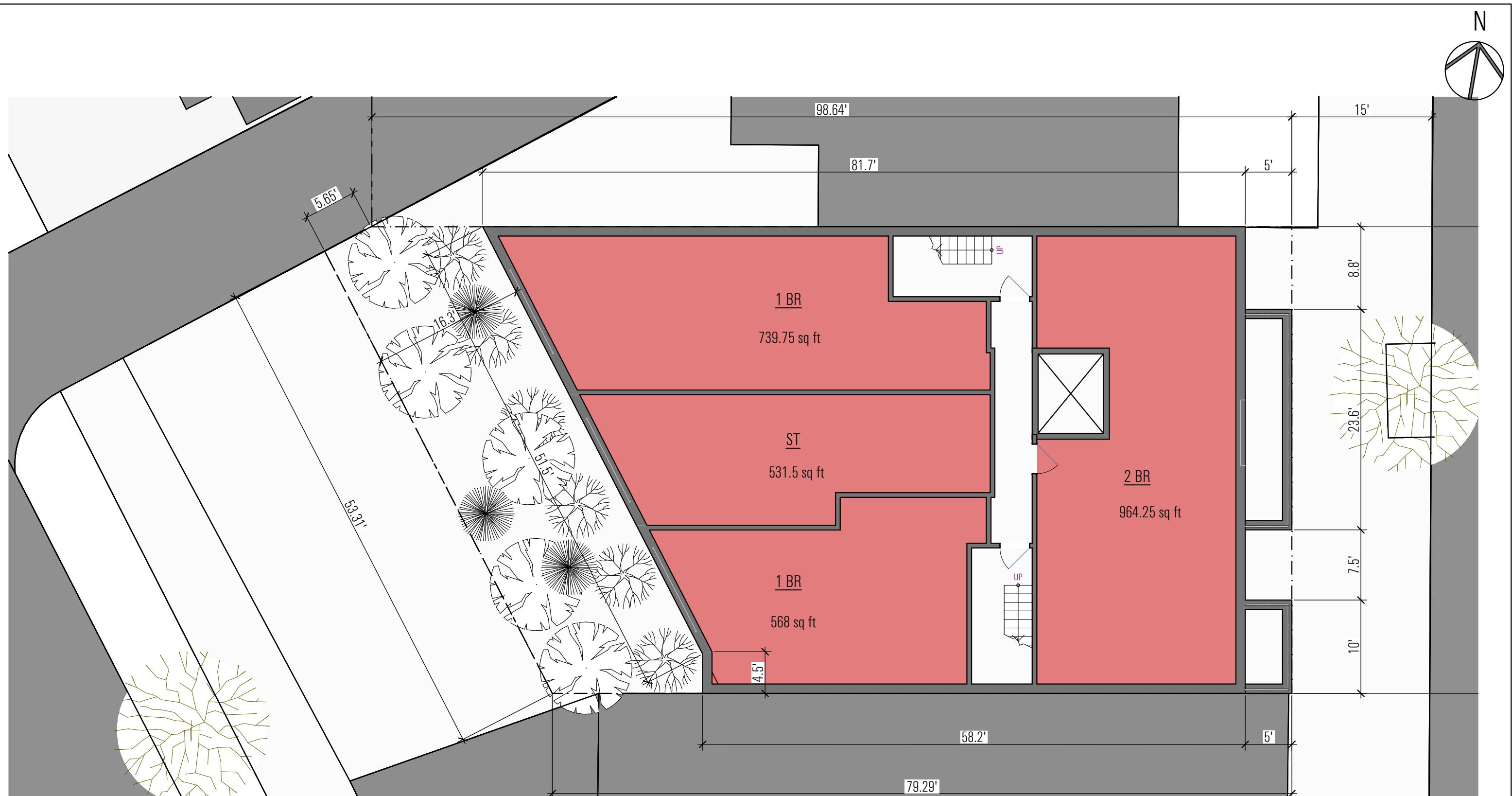
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DS-04



Scale: 1" = 10'

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CELLAR

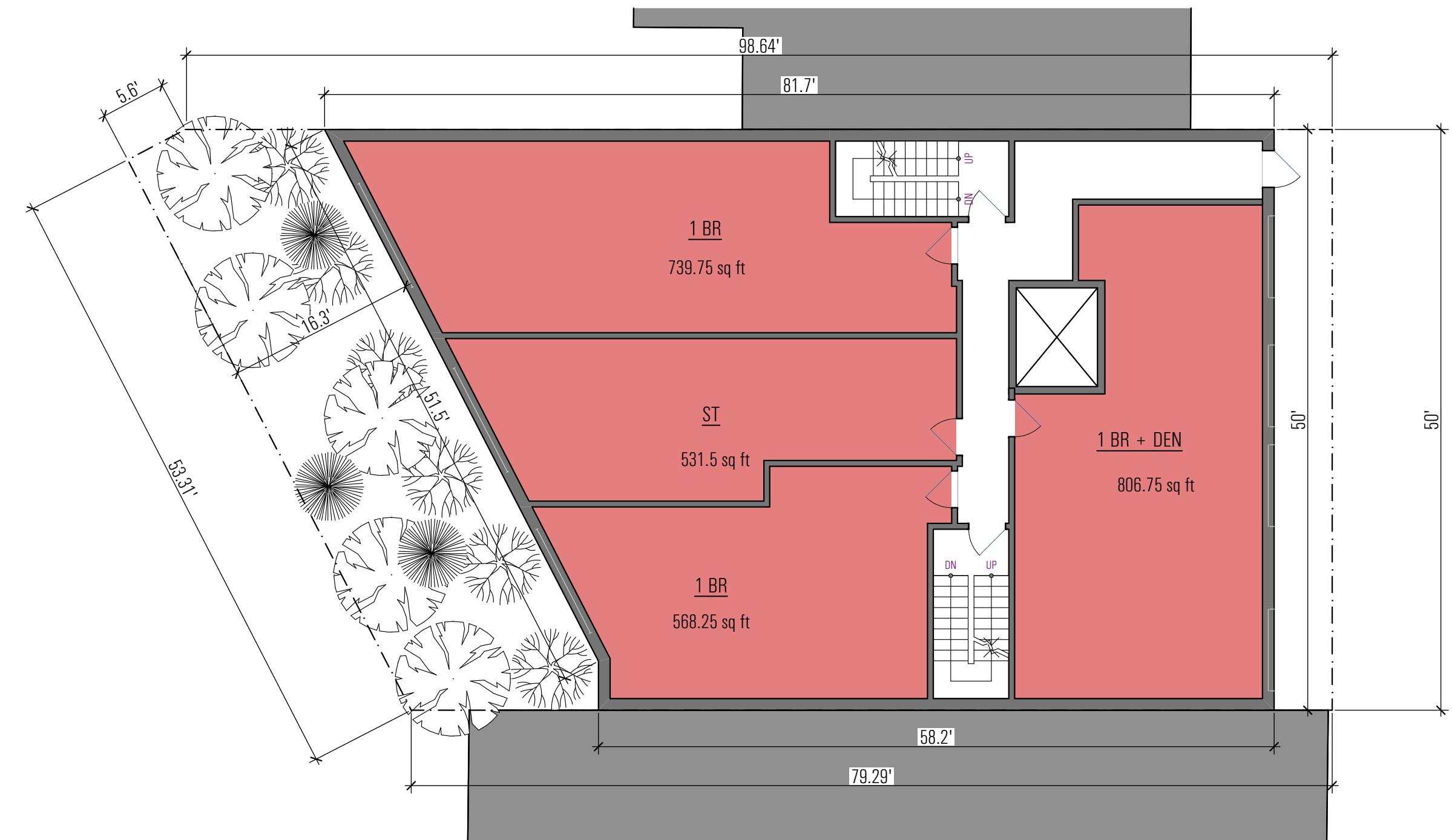
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Scale: 1" = 10'

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## 1ST FLOOR

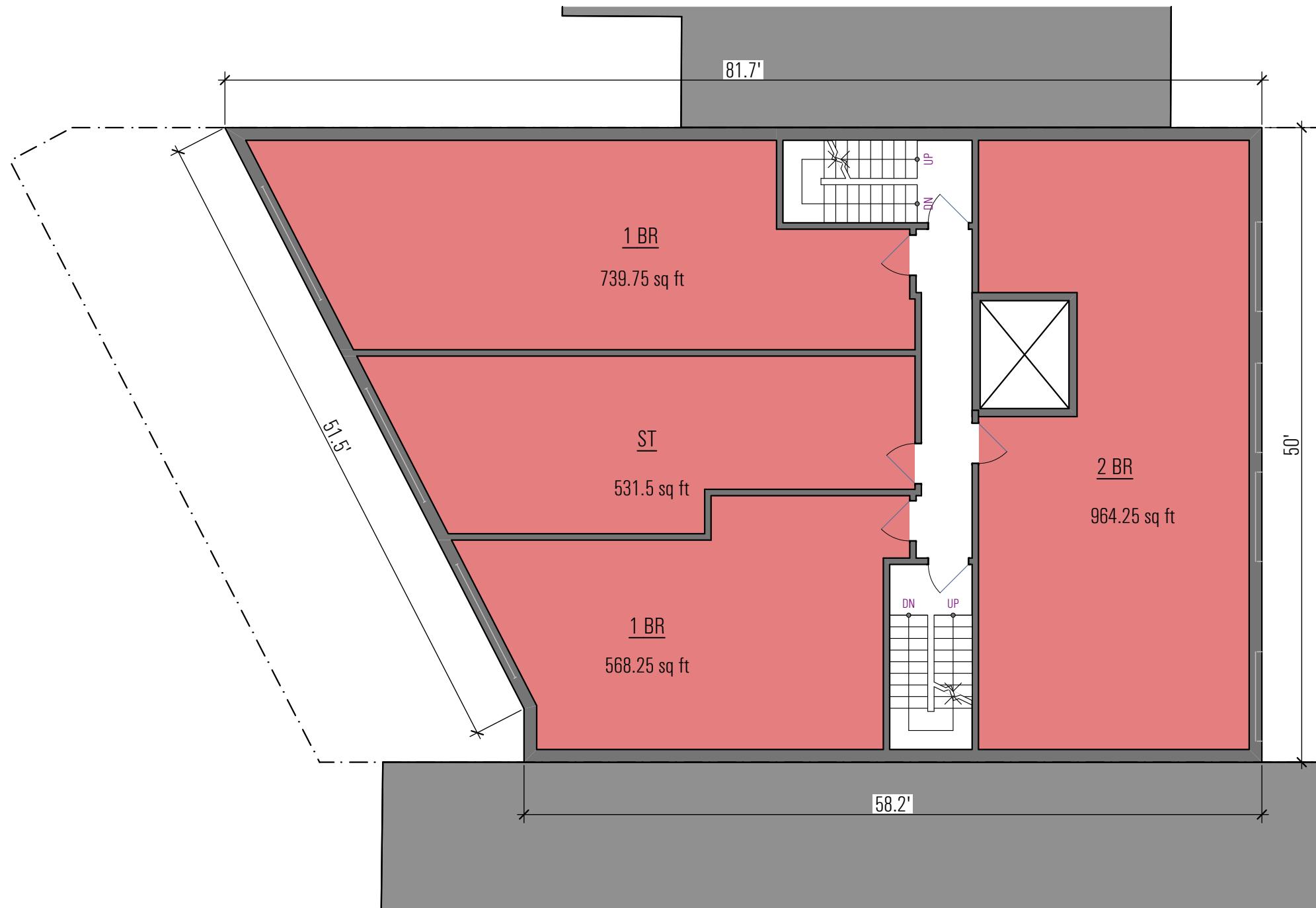
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Scale: 1" = 10'

4308/ 4310 GEORGIA AVE NW

## 2ND FLOOR

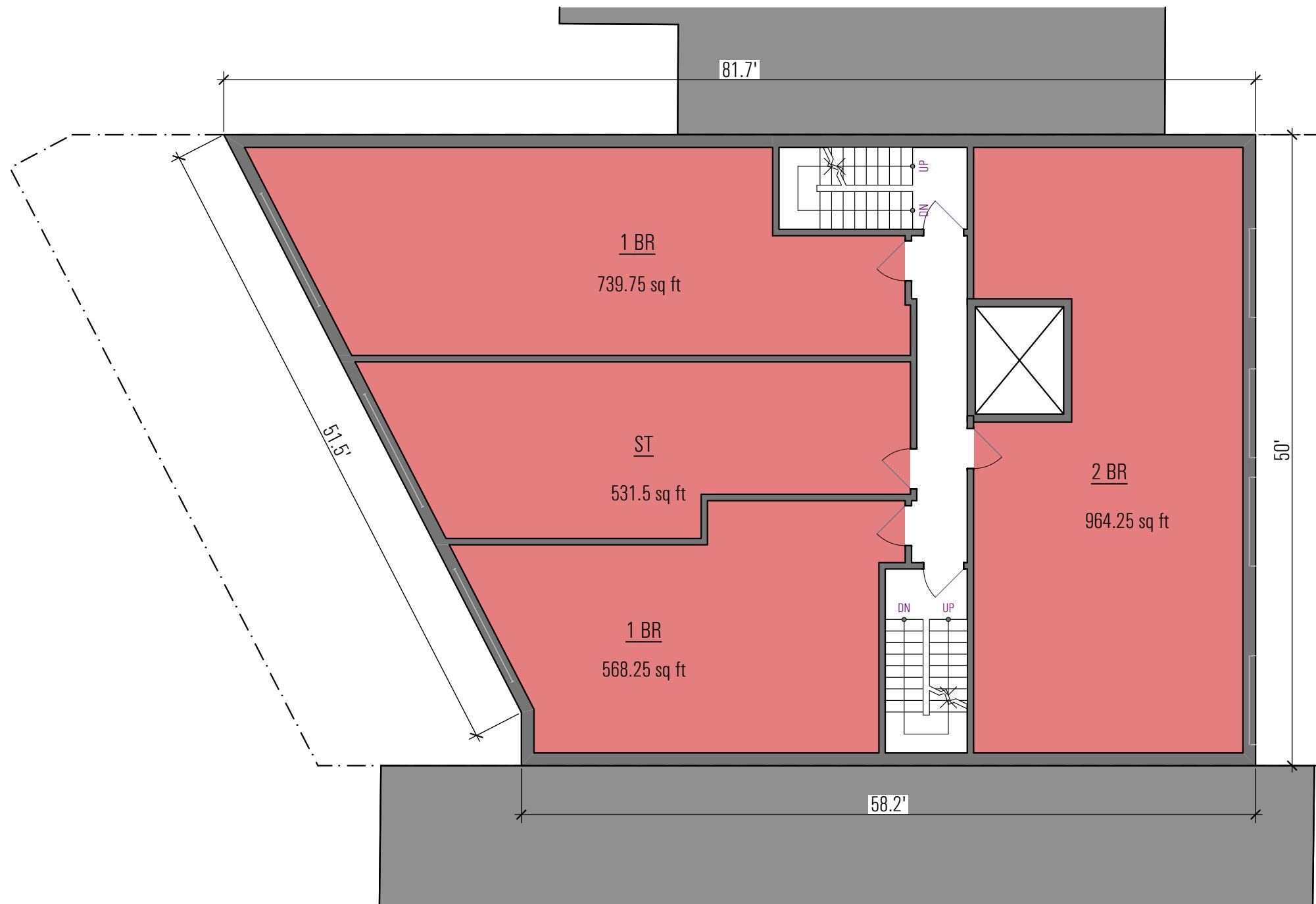
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Scale: 1" = 10'

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3RD FLOOR

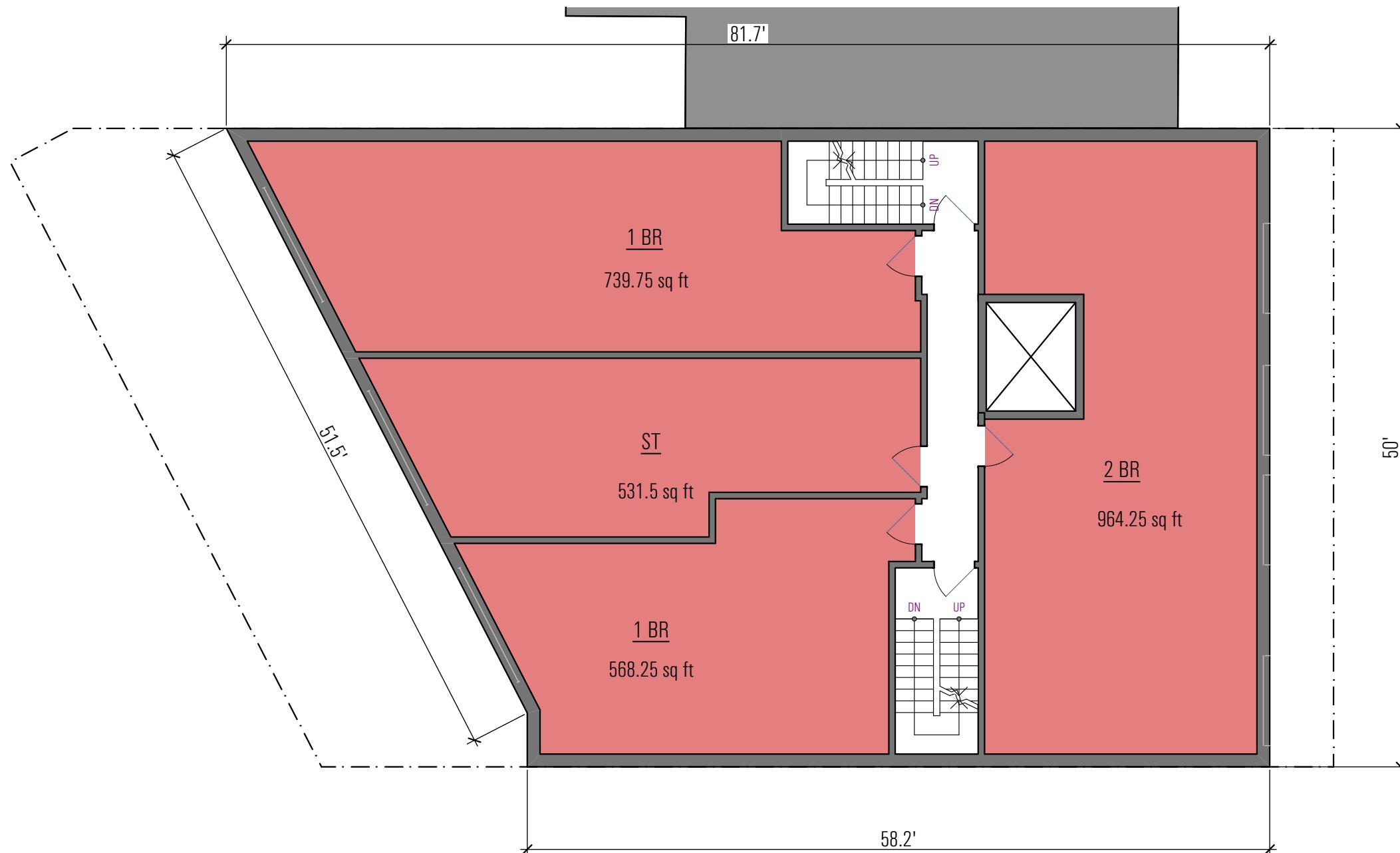
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Scale: 1" = 10'

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4TH FLOOR

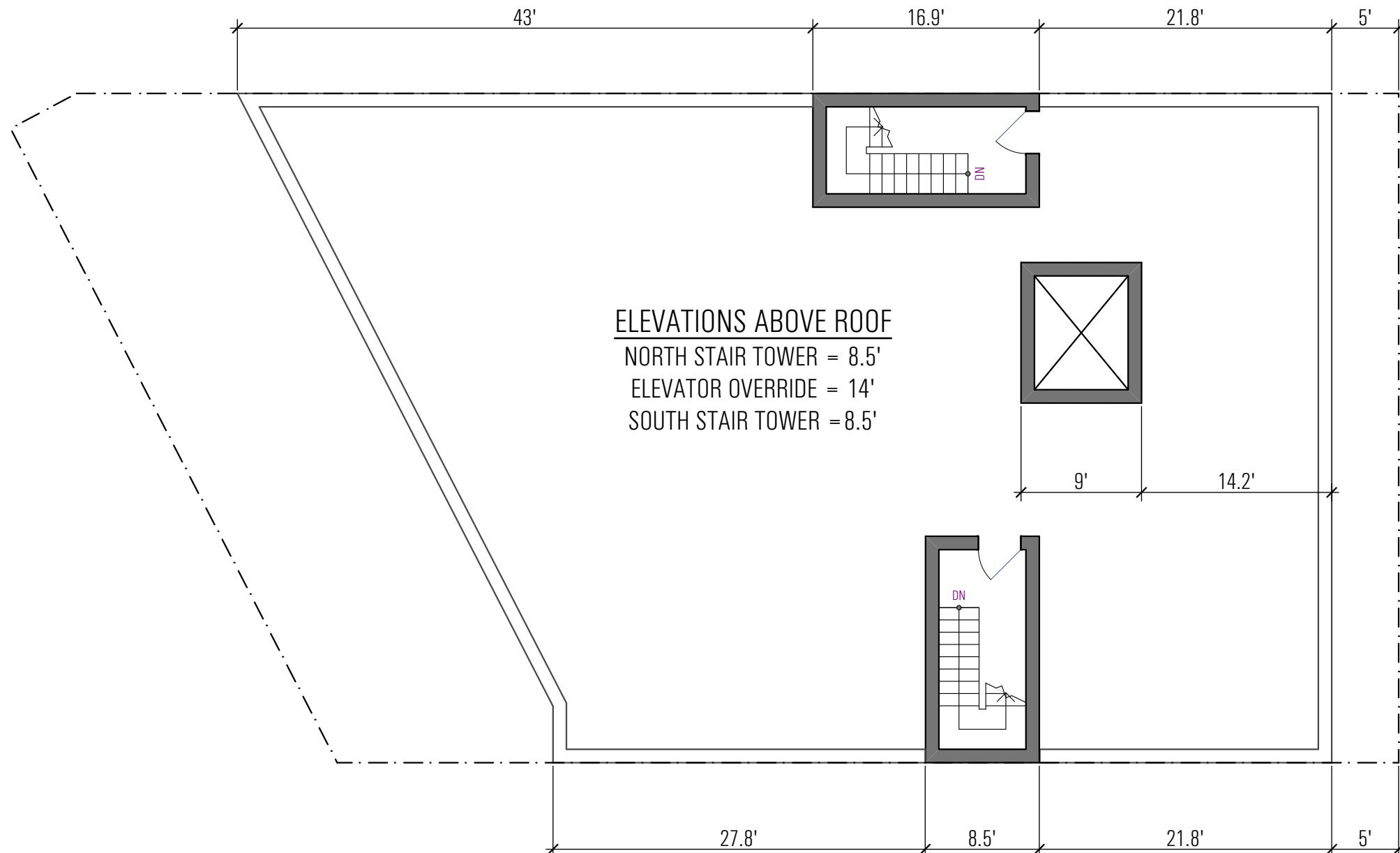
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DS-09

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Scale: 1" = 10'

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## ROOF PLAN

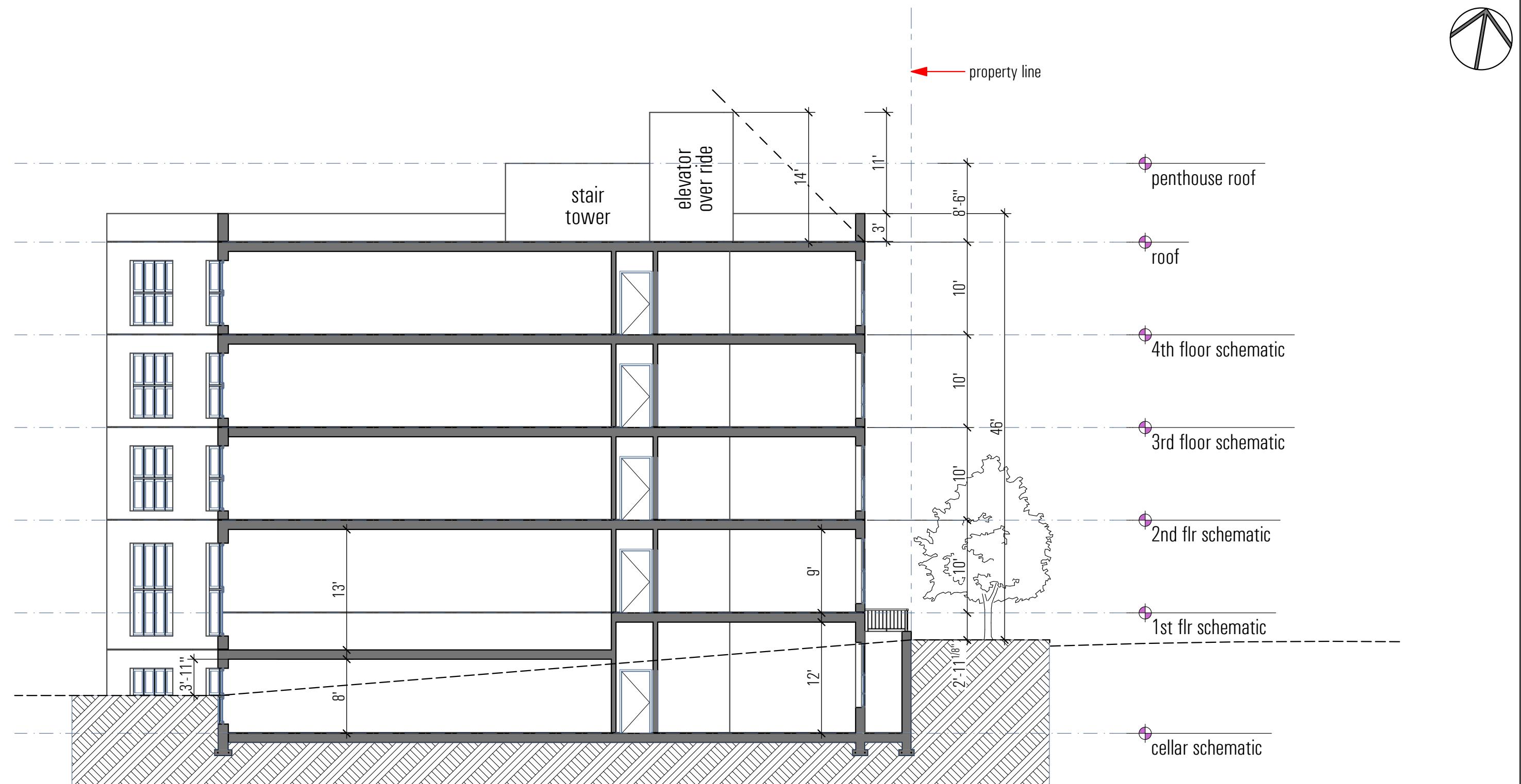
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Scale: 3/32" = 1'-0"

# BUILDING SECTION

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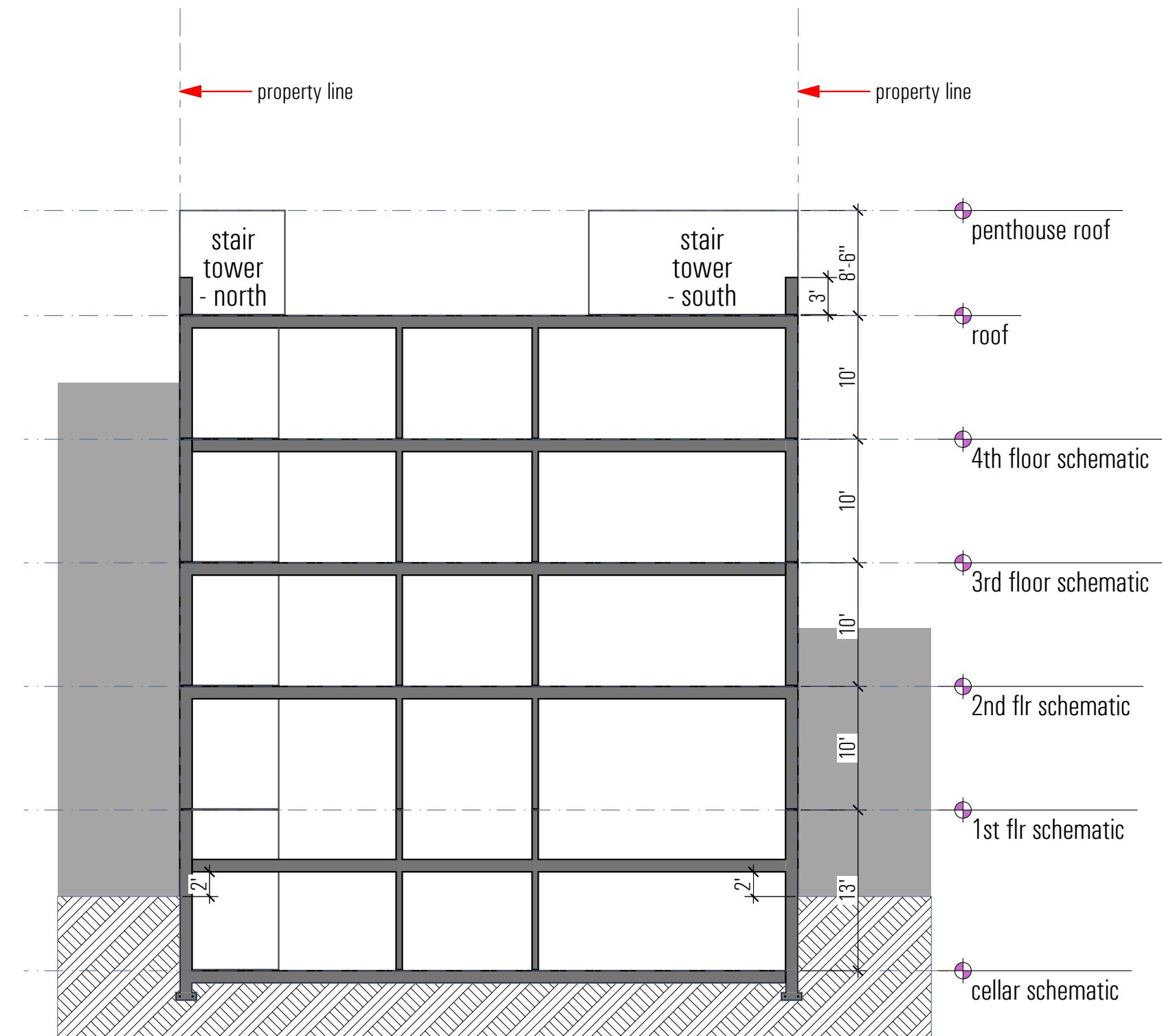
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Scale: 3/32" = 1'-0"

4308/ 4310 GEORGIA AVE NW

## N-S BUILDING SECTION

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**DS-12**

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A R C H I T E C T U R E



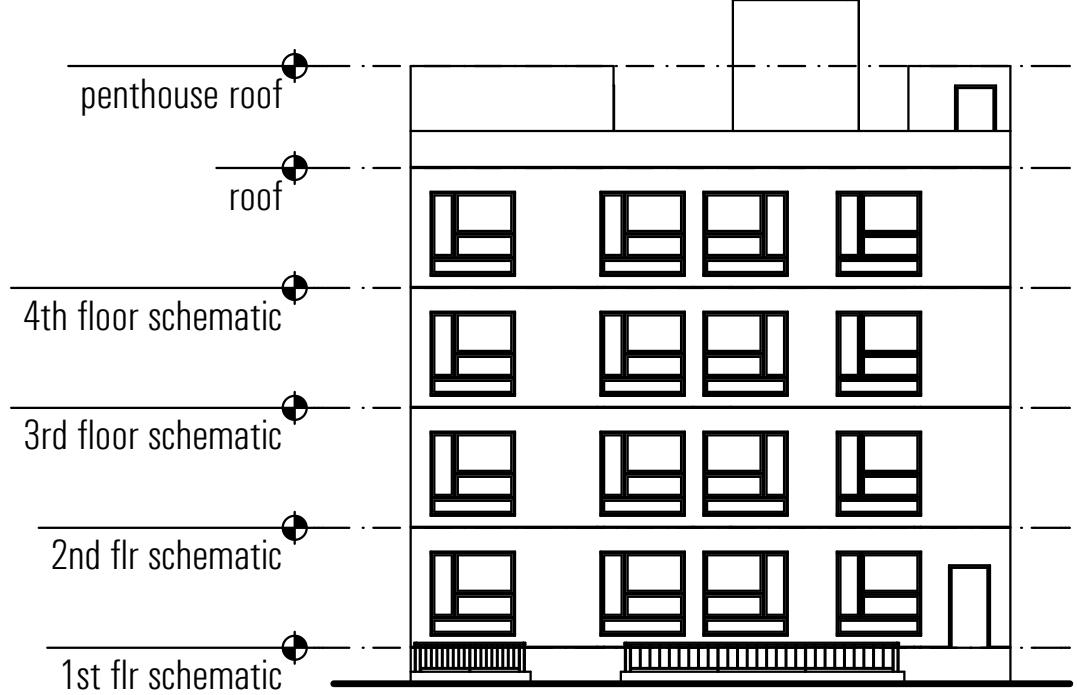
1 - GEORGIA AVE (looking south)



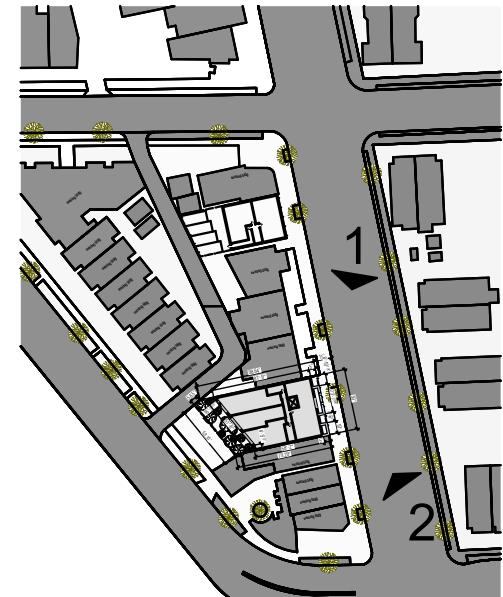
2 - GEORGIA AVE (looking north)

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

4308/ 4310 GEORGIA AVE NW



PROPOSED GEORGIA AVENUE ELEVATION



VICINITY MAP

DS-13

GEORGIA AVENUE - VIEWS

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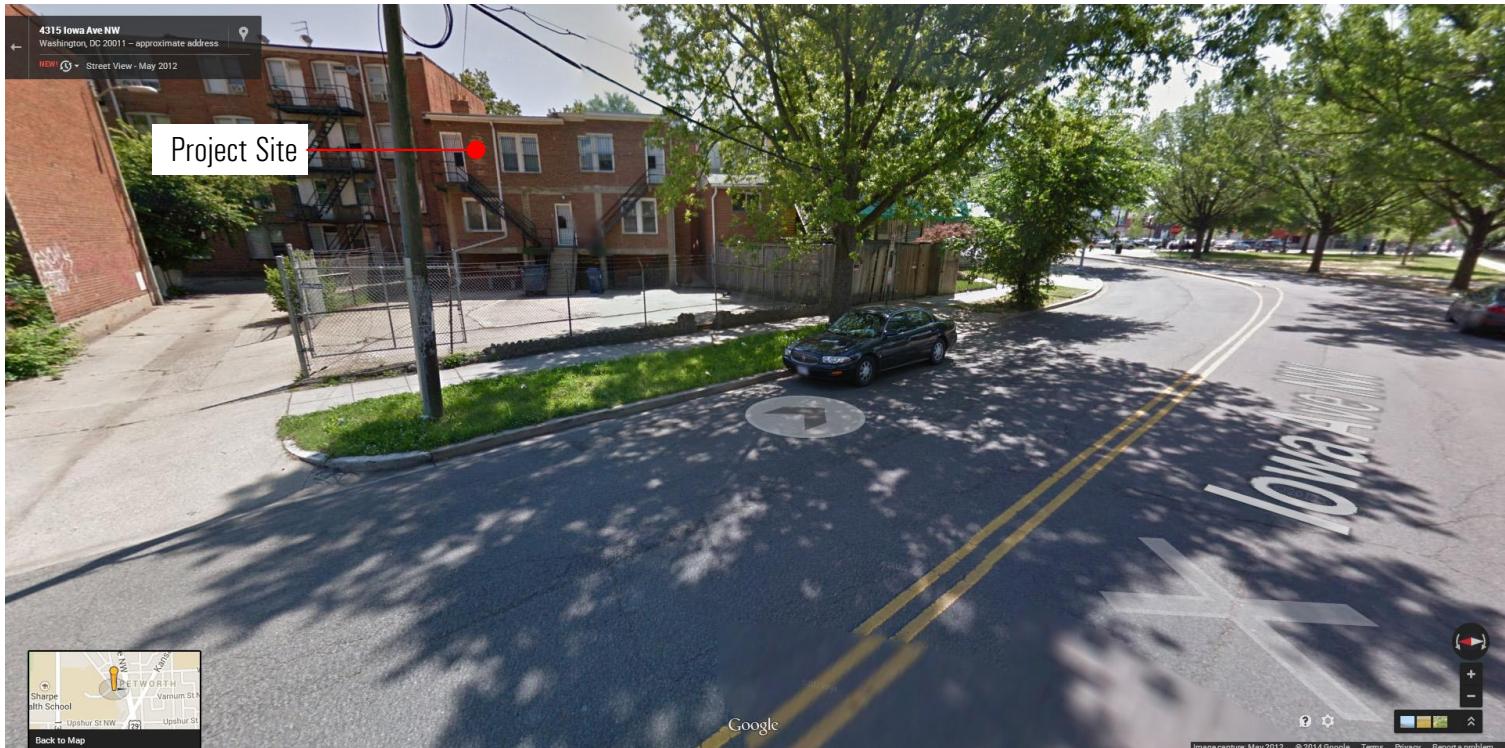
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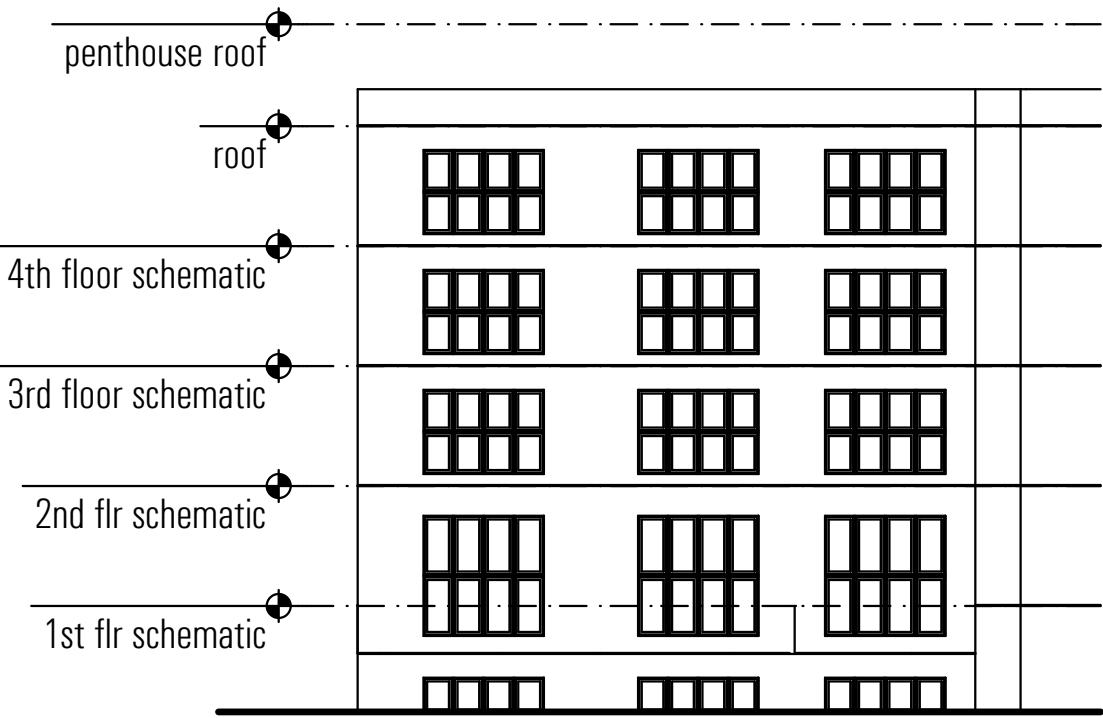
1 - IOWA AVE (looking south)



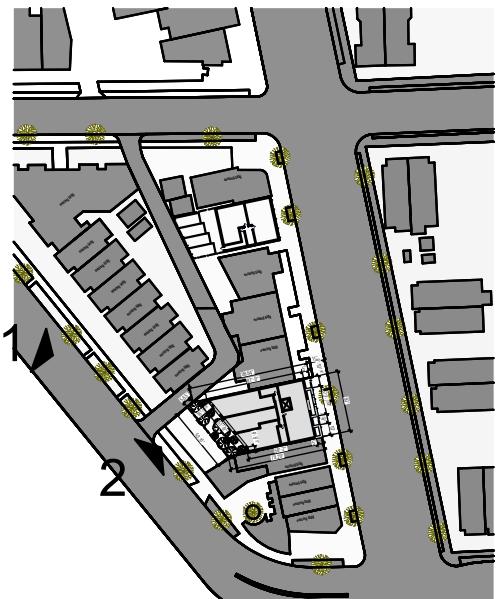
2 - IOWA AVE (looking direct)

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

4308/ 4310 GEORGIA AVE NW



PROPOSED IOWA AVENUE ELEVATION



VICINITY MAP

IOWA AVE - VIEWS

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DS-14

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 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.

