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4804 Georgia Avenue NW

Revised PDRM Exhibit

23 October 2017

Prepared for:

4804 Georgia Avenue LLC

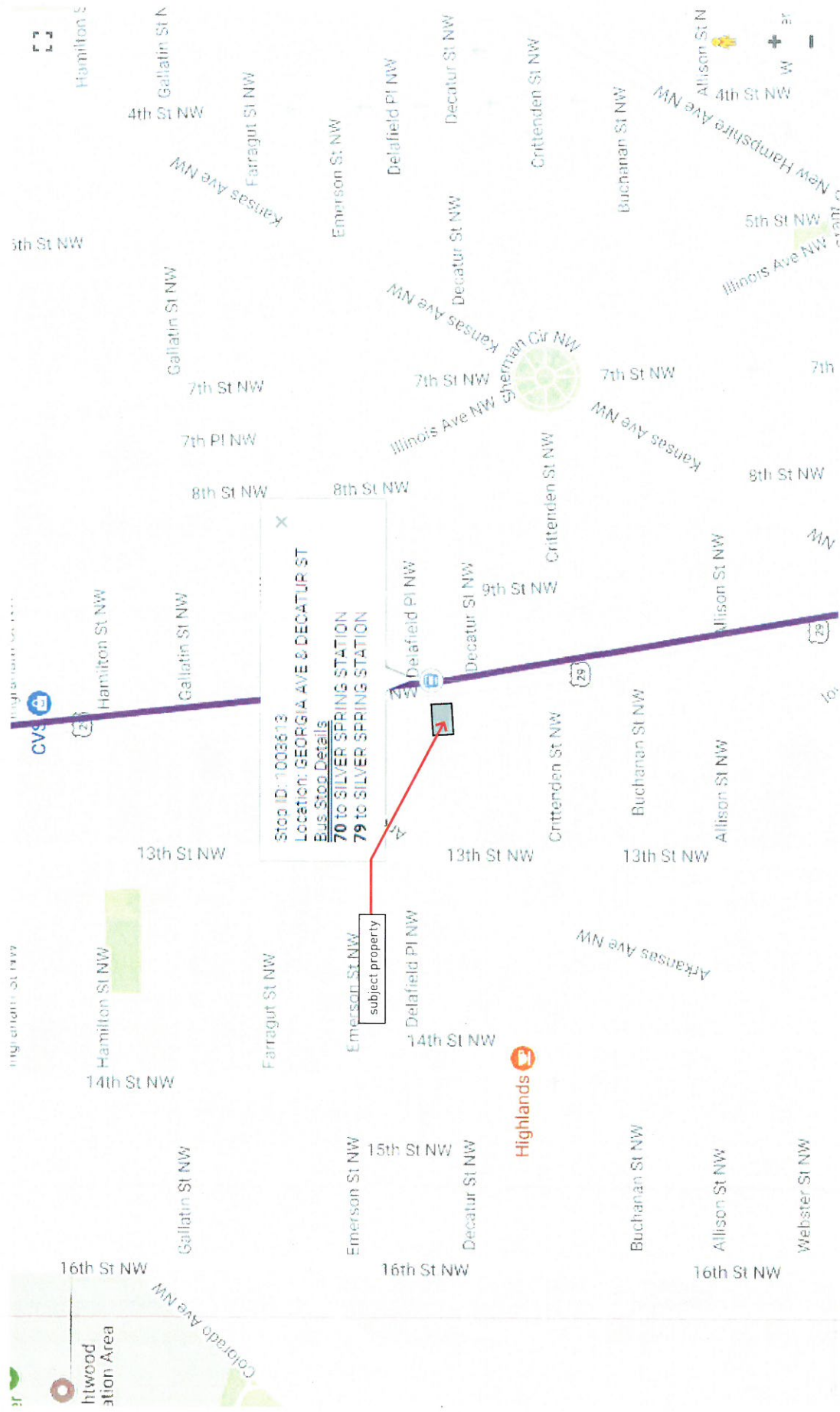
350 Fortune Terrace, 2nd Floor
Rockville, MD 20854
301.656.6566

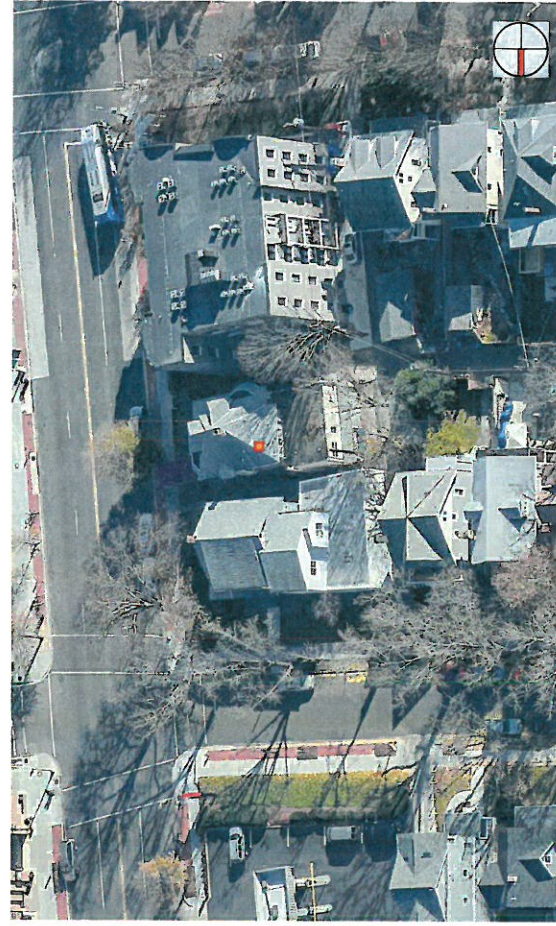
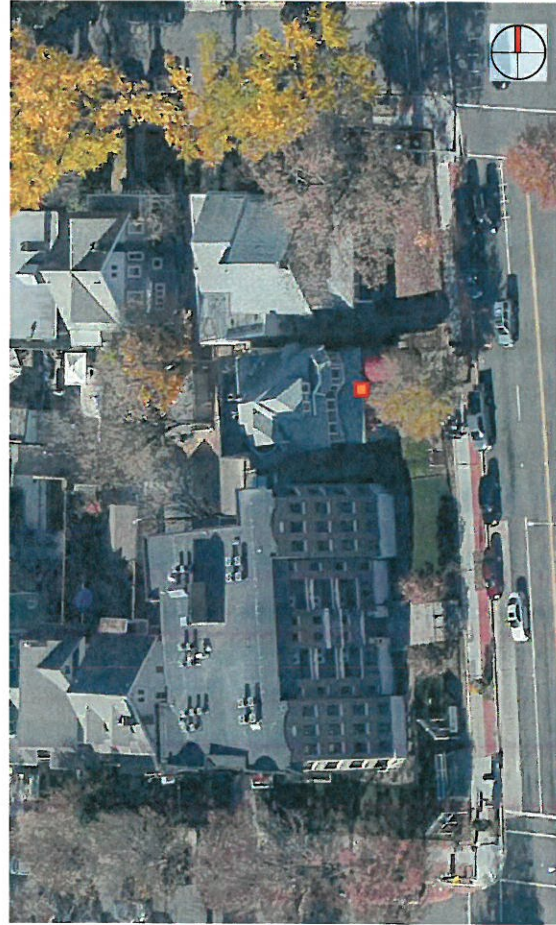
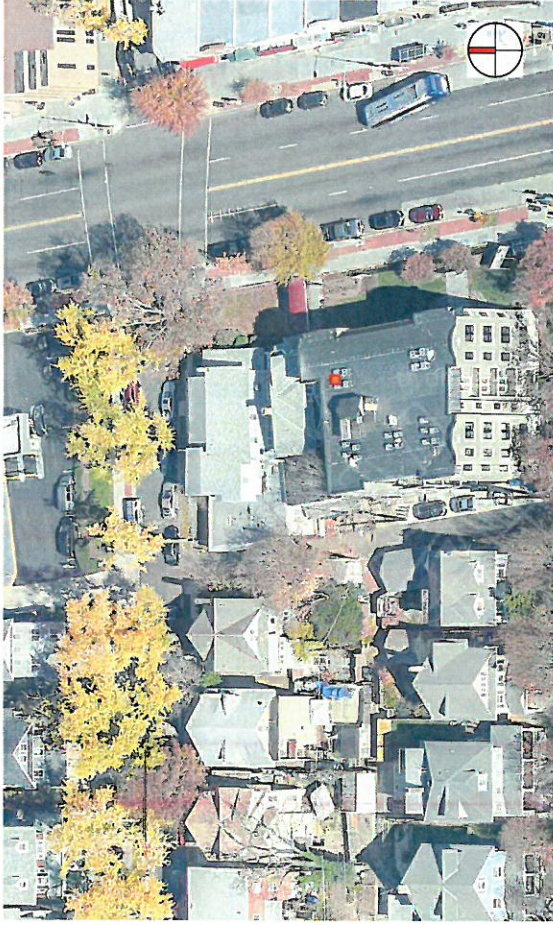
Prepared by:

Teass | Warren Architects
Will Teass, AIA LEED AP

515 M St SE, Suite 200
Washington, DC 20003
202.683.6260
will@teass-warren.com







ZONING SUMMARY

ADDRESS	4804 GEORGIA AVENUE NW			
SQUARE	2922			
LOT	0040			
SITE AREA [SF]	4,500			
ZONE	MU-4			
OVERLAY	N/A			
HISTORIC DISTRICT	N/A			
EXISTING USE:	N/A			
PROPOSED USE:	MULTI-FAMILY BUILDING [UNIT COUNT: 18]			
INCLUSIONARY ZONING [IZ]	YES - 10% OF RESIDENTIAL USE			
	REF	EXISTING	ALLOW. / REQ'D	PROPOSED
MAX. BUILDING HEIGHT (FT)	G 403.1	N/A	50	50
MAX. BUILDING HEIGHT (STORIES)	G 403.1	N/A	N/A	4
MAX. PENTHOUSE HEIGHT (FT)	G 403.2	N/A	12' (15' FOR MECH. SPACE)	15'
MAX. PENTHOUSE HEIGHT (STORIES)	G 403.2	N/A	1 (1)	1
MIN. LOT AREA [SF]	-	N/A	-	-
MIN. LOT WIDTH (FT)	-	N/A	-	-
MAX. LOT OCCUPANCY	G 404.1	N/A	60% (75% IZ)	2,700 SF (3,375 SF)
FLOOR AREA RATIO [FAR]	G 402.1	N/A	2.5 (3.0 IZ)	11,250 SF (13,500 SF)
MIN YARD REQ'TS - FRONT (FT)	-	N/A	-	-
MIN YARD REQ'TS - REAR (FT)	G 405.2	N/A	15	15
MIN YARD REQ'TS - SIDE (FT)	G 406.1	N/A	N/A [2]	0
COURT - OPEN / WIDTH (FT)	G 202.1	N/A	4" / 1' HT, 10' MIN.	N/A
COURT - CLOSED / WIDTH (FT)	G 202.1	N/A	4" / 1' HT, 15' MIN.	N/A
COURT - CLOSED / AREA [SF]	G 202.1	N/A	2(WD)², >350 SF	N/A
GREEN AREA REQUIREMENT [GAR]	G 407.1	N/A	0.3	0.3
PARKING (NO. OF SPACES)	C 701.5	N/A	>4 DU, 1 PER 3 D.U.	4
PARKING EXEMPTIONS	C 702.1	N/A	50% [3]	
BIKE STORAGE - LONG TERM (NO. OF SPACES)	C 802.1	N/A	1 PER 3 D.U.	6
BIKE STORAGE - SHORT TERM (NO. OF SPACES)	C 802.1	N/A	1 PER 20 D.U.	0

NOTES:

- Second story permitted for penthouse mechanical space.
- If a side yard is provided it shall be at least two inches (2 in.) wide for each one foot (1 ft.) of height of building but no less than five feet (5 ft.). 406.3 Any
- Within any zone other than an R or RF zone, the minimum vehicle parking requirement identified in the table of Subtitle C § 701.5 shall be reduced by fifty percent (50%) for any site which is located...Georgia Avenue Bus Route 79.

DELAFIELD PL. NW
R.O.W. 70' - 0"

ADJACENT PROPERTY
1200 DELAFIELD PLACE NW
SQ. 2922 | LOT 0039

OWNER:
JOSEPH GREEN
1200 DELAFIELD PLAVE NW

100.00' [100'-0"]
PROPERTY LINE

GEORGIA AVE. NW
R.O.W. 95' - 0"

4804 GEORGIA AVE NW

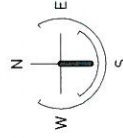
45.00' [45'-0"]
PROPERTY LINE

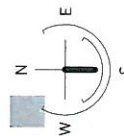
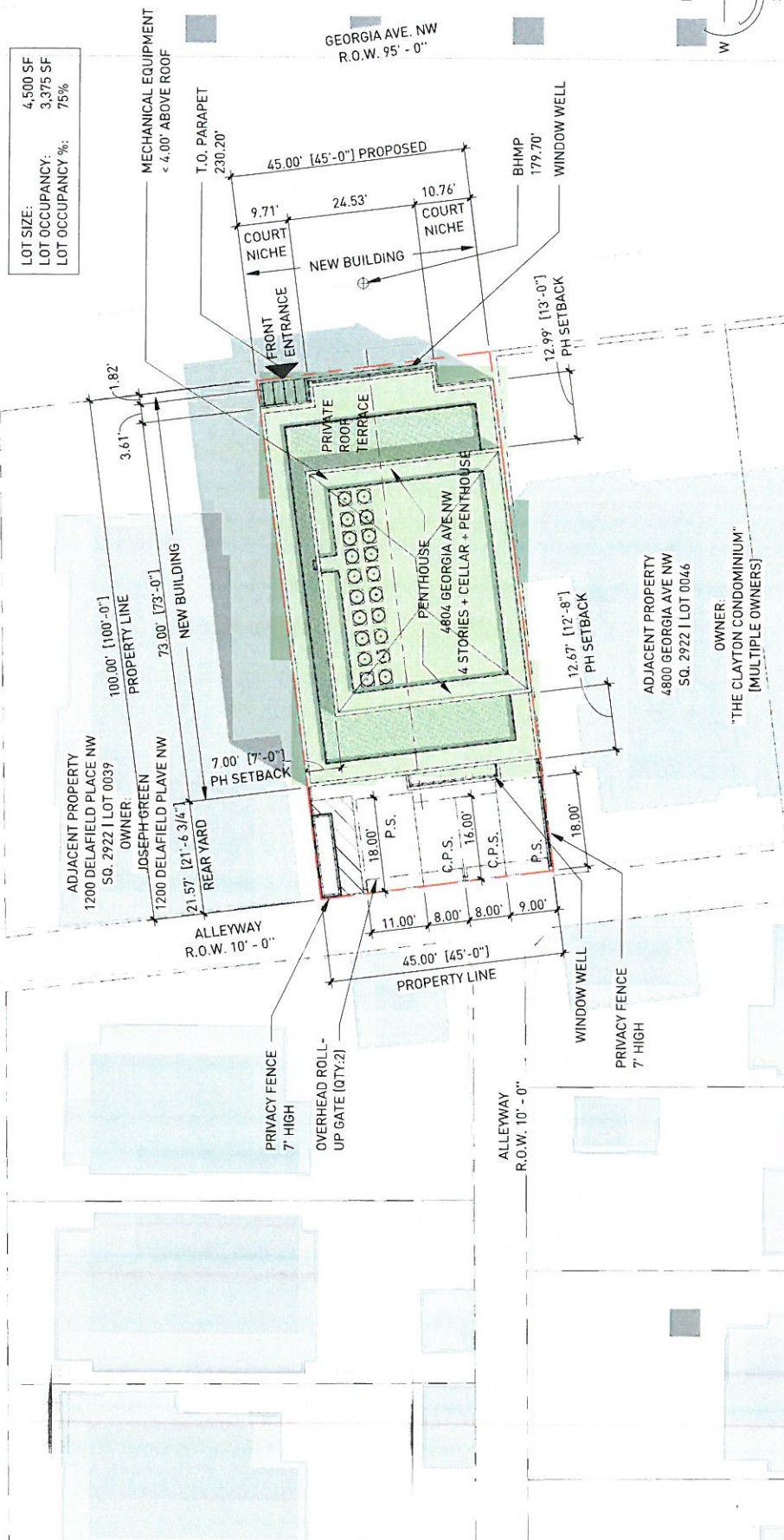
ALLEYWAY
R.O.W. 10' - 0"

ALLEYWAY
R.O.W. 10' - 0"

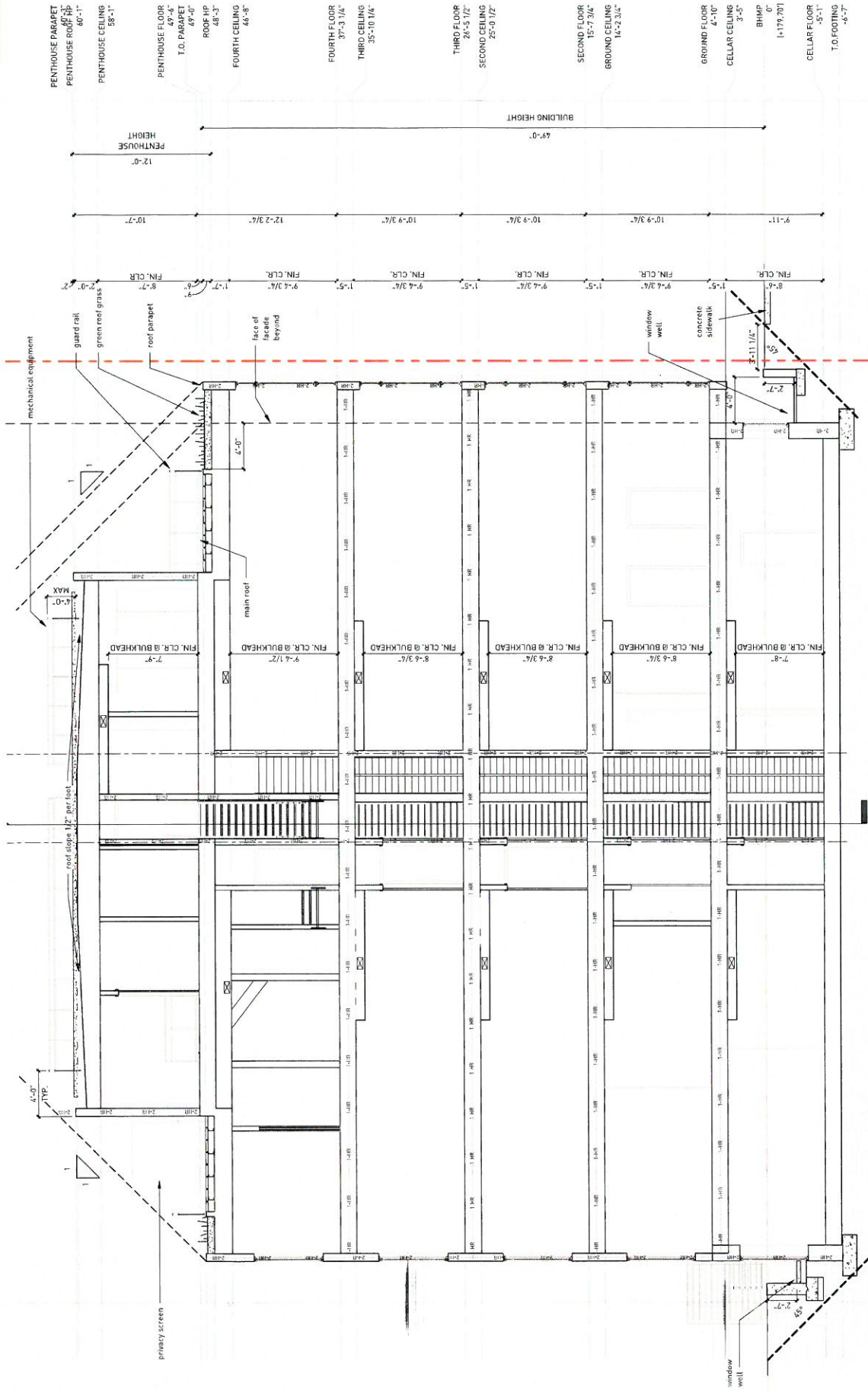
ADJACENT PROPERTY
4800 GEORGIA AVE NW
SQ. 2922 | LOT 0046

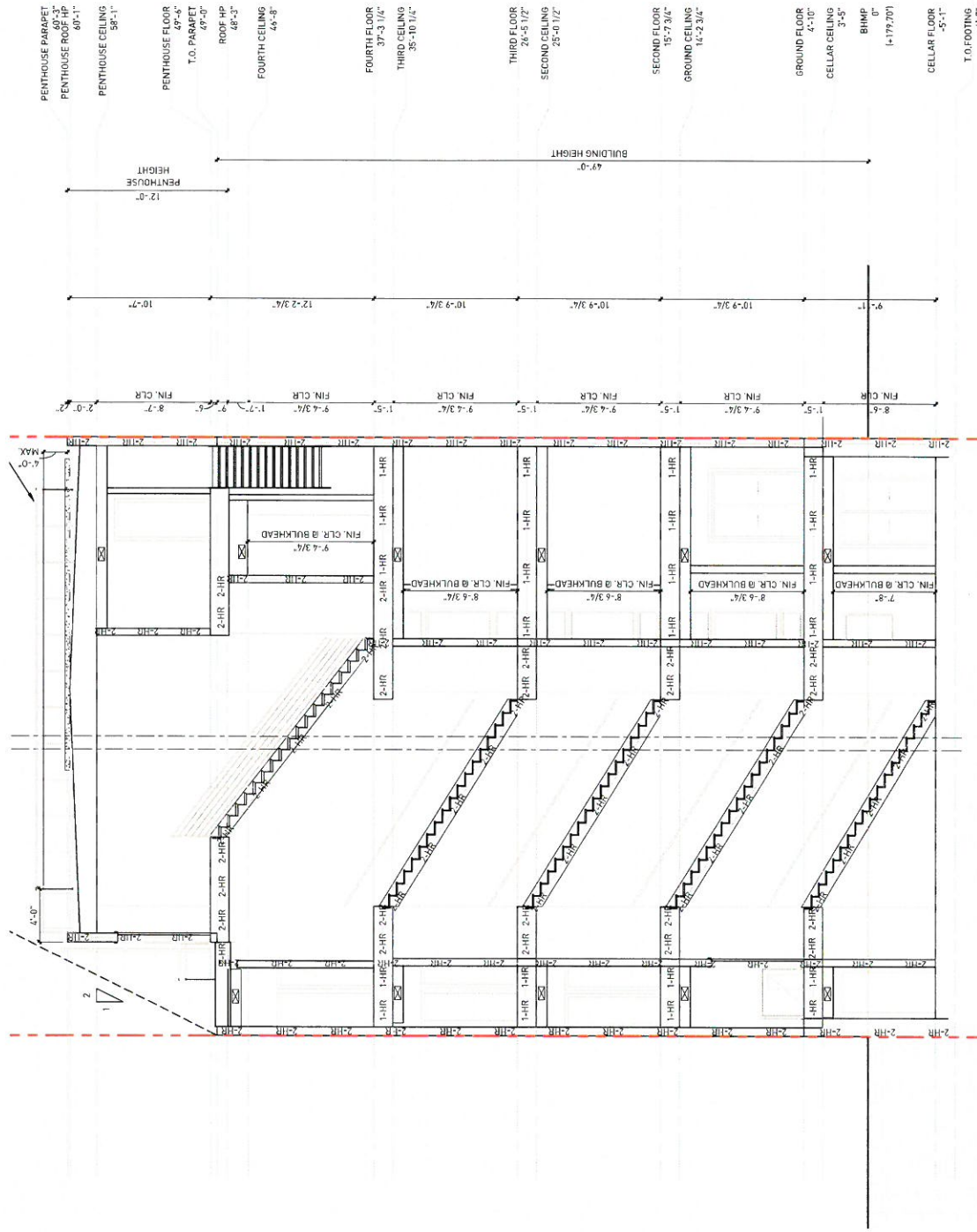
OWNER:
"THE CLAYTON CONDOMINIUM"
[MULTIPLE OWNERS]





proposed site plan





Green Area Ratio Scoresheet			
Address	Parcel ID	Zone	Score
4804 Georgia Avenue NW	40 2322	NW	
Owner / Use Owner	enter sq ft of lot	enter sq ft of lot	enter sq ft of lot
	4,500	4,500	4,500
Total			0.311

Landscape Elements		Score
A Landscaped areas (select one of the following for each area)		
1 Landscaped areas with a soil depth of less than 24"	enter sq ft	0.3
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6
3 Bioretention facilities	enter sq ft	0.4
B Plantings (credit for plants in landscaped areas from Section A)		
1 Groundcovers, or other plants less than 2' tall at maturity	enter sq ft	0.2
2 Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	0.3
3 Tree canopy for all new trees 2.5' to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	0.5
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.6
5 Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.7
6 Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 500 sq ft per tree	enter number of trees	0.7
7 Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1,000 sq ft per tree	enter number of trees	0.7
8 Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2,000 sq ft per tree	enter number of trees	0.8
9 Vegetated wall, plantings on a vertical surface	enter sq ft	0.6
C Vegetated or "green" roofs		
1 Over at least 2" and less than 8" of growth medium	enter sq ft	0.6
2 Over at least 8" of growth medium	enter sq ft	0.8
D Permeable Paving***		
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.4
2 Permeable paving over at least 24" of soil or gravel	enter sq ft	0.5

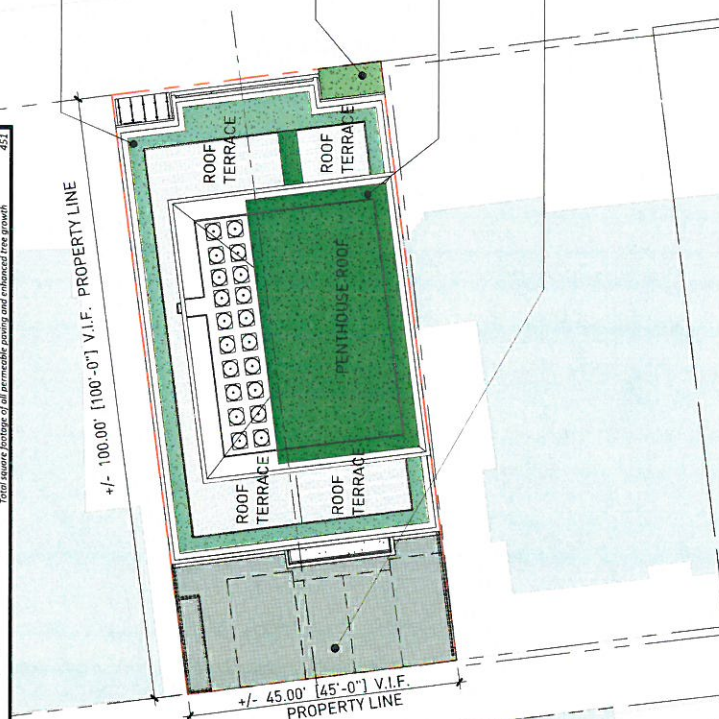
GAR required: 0.300
GAR provided: 0.311

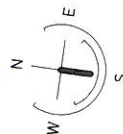
extensive 4" green roof (C1)
roof terrace
483.79 sf

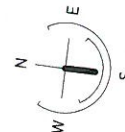
planting area at grade (A2/B2)
51.67 sf / 4 plants

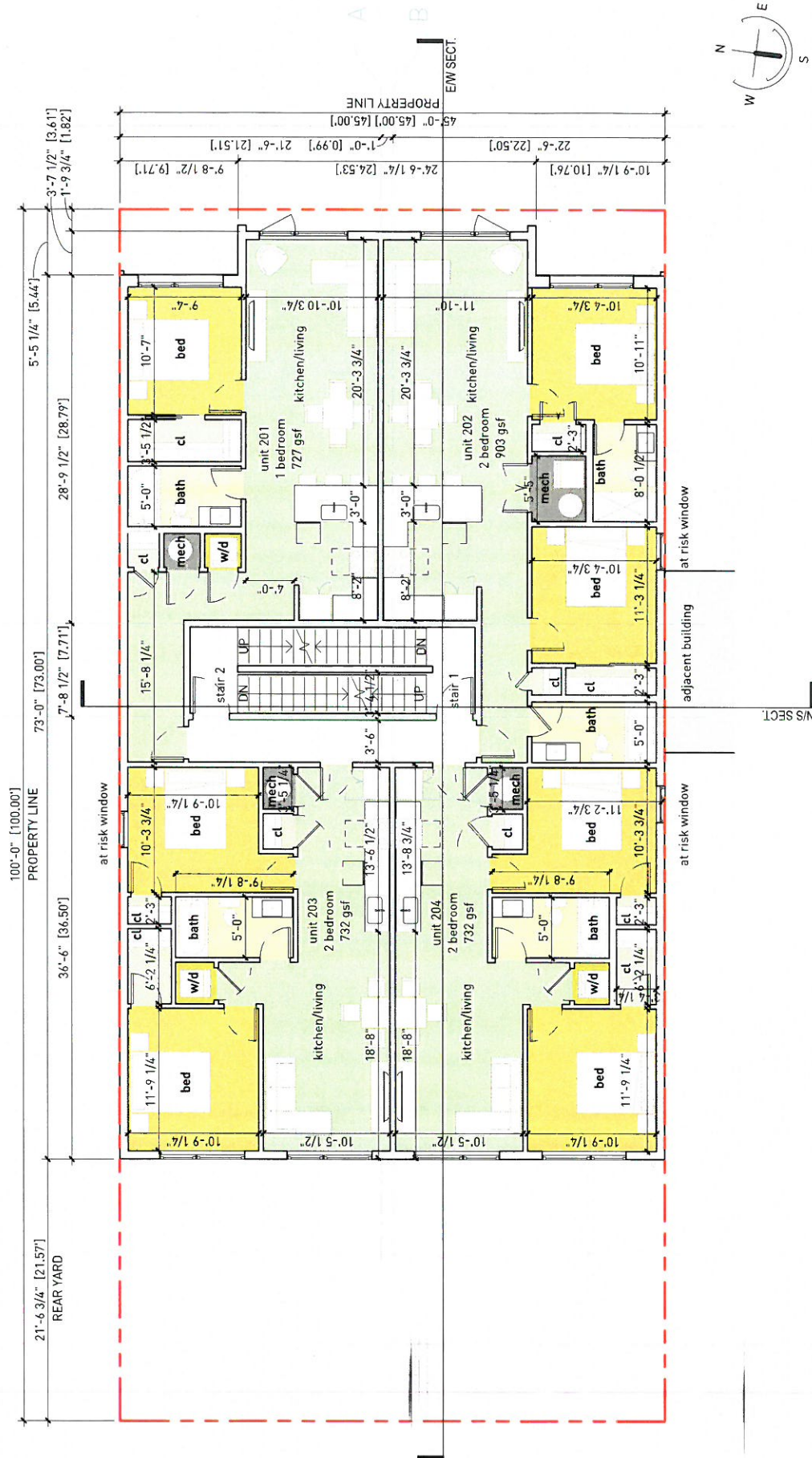
extensive 4" green roof (C1)
penthouse roof
1027.66 sf

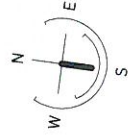
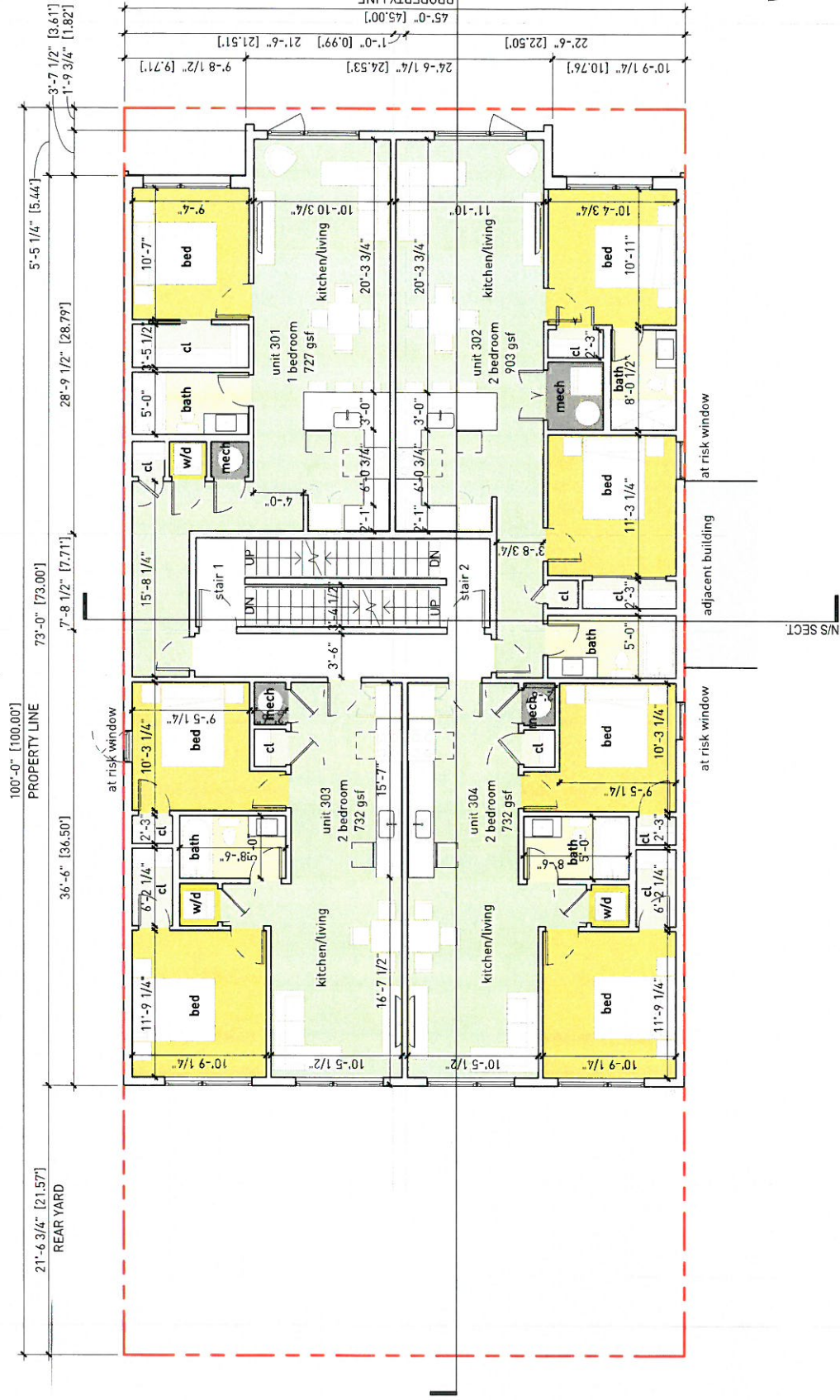
permeable pavers (D2)
901.09 sf

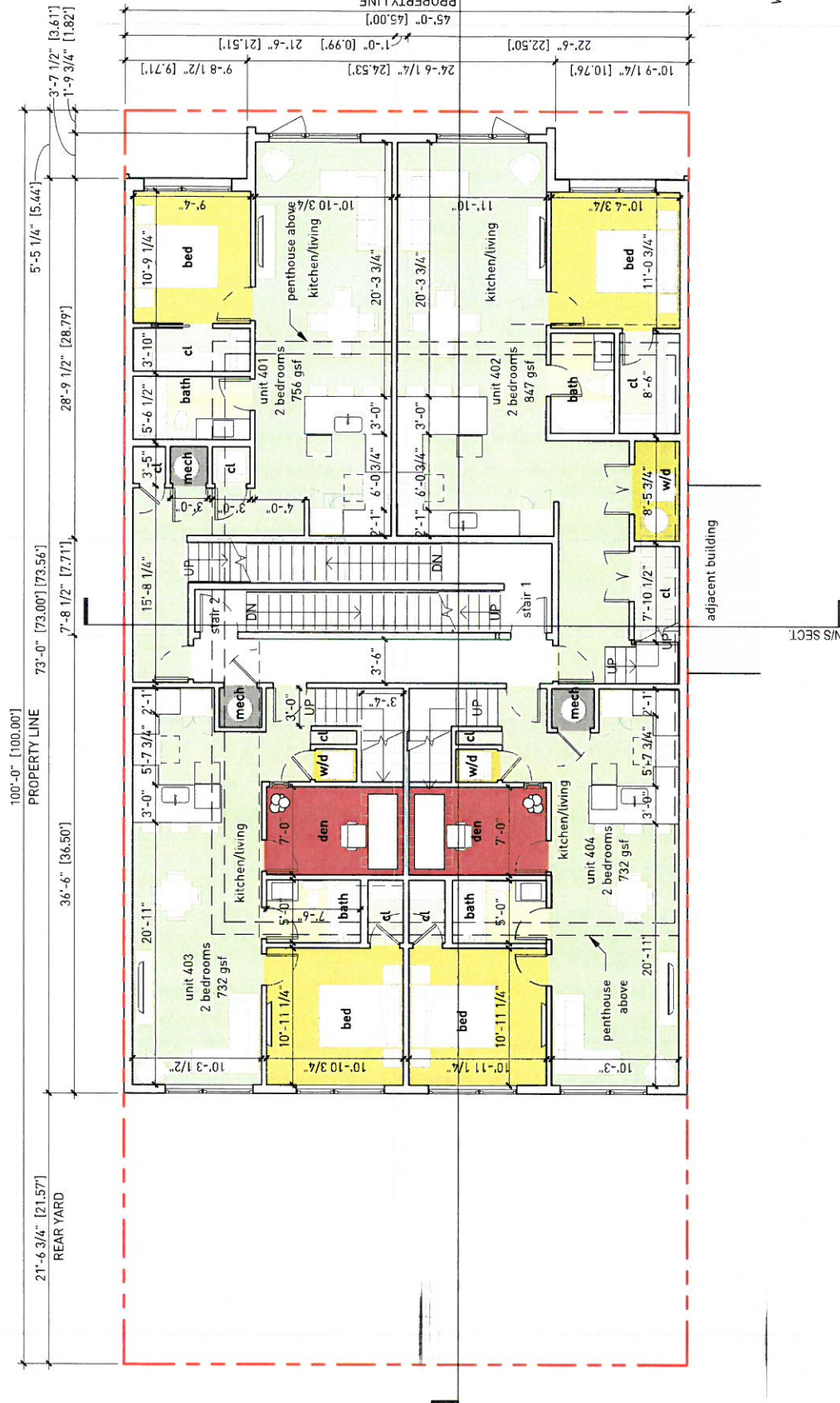


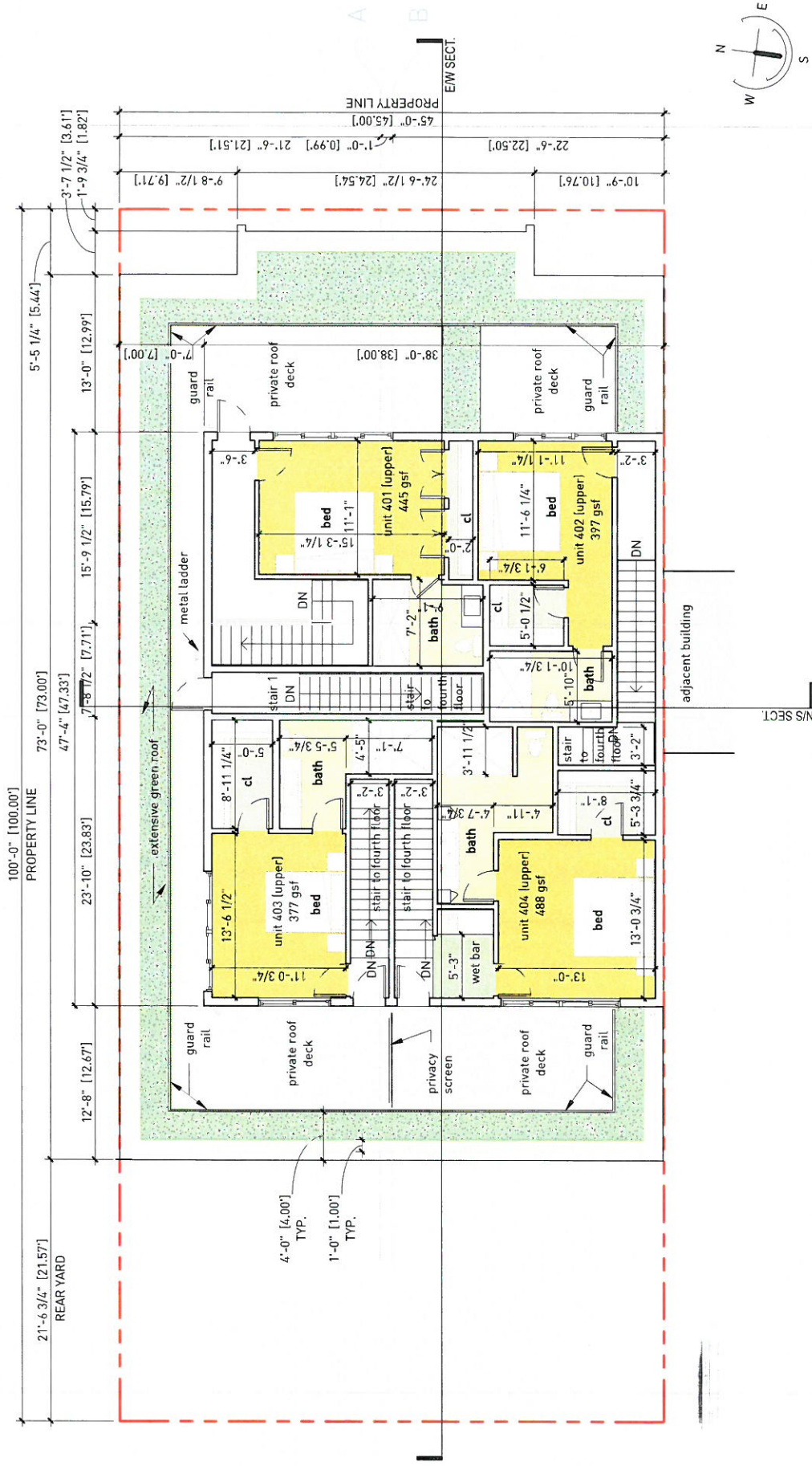


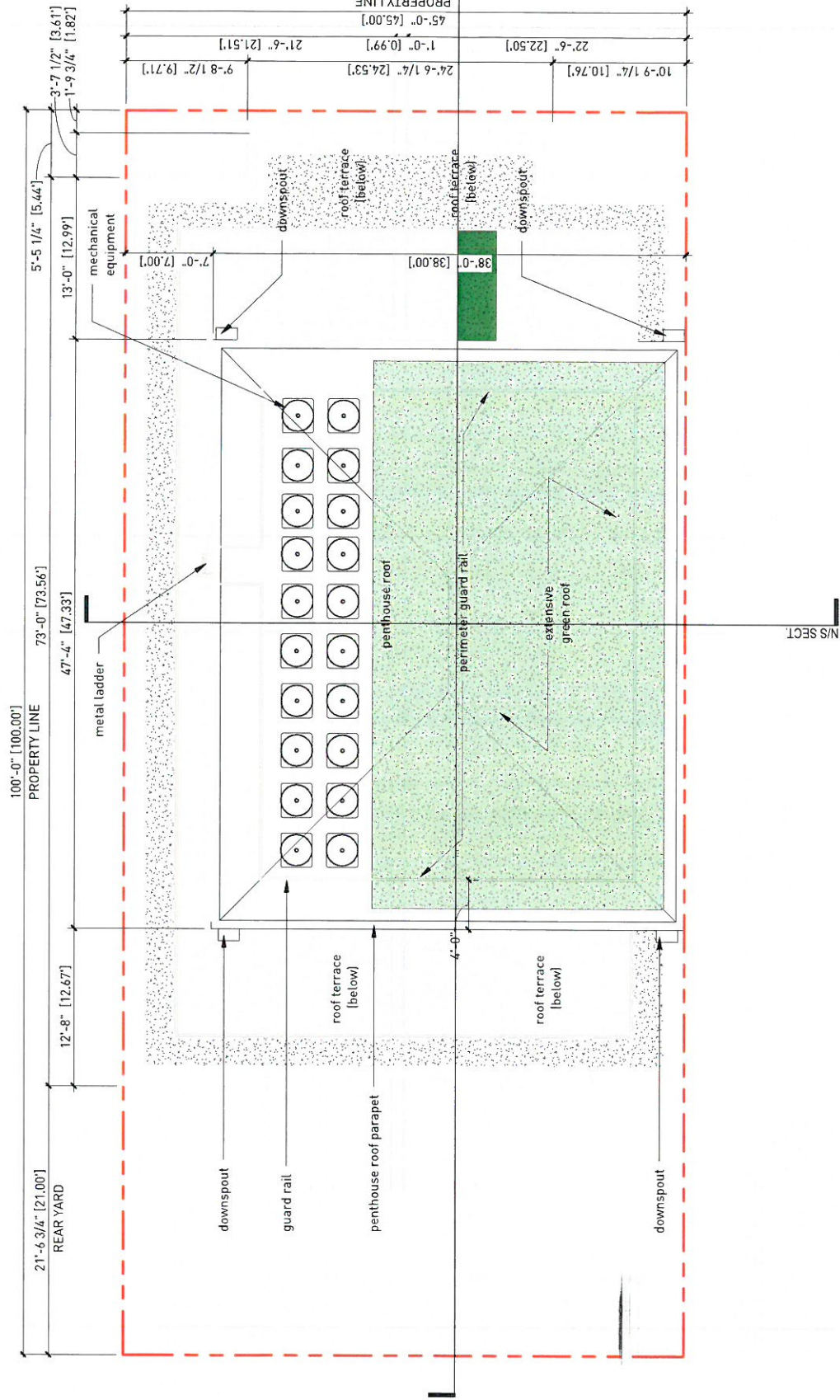


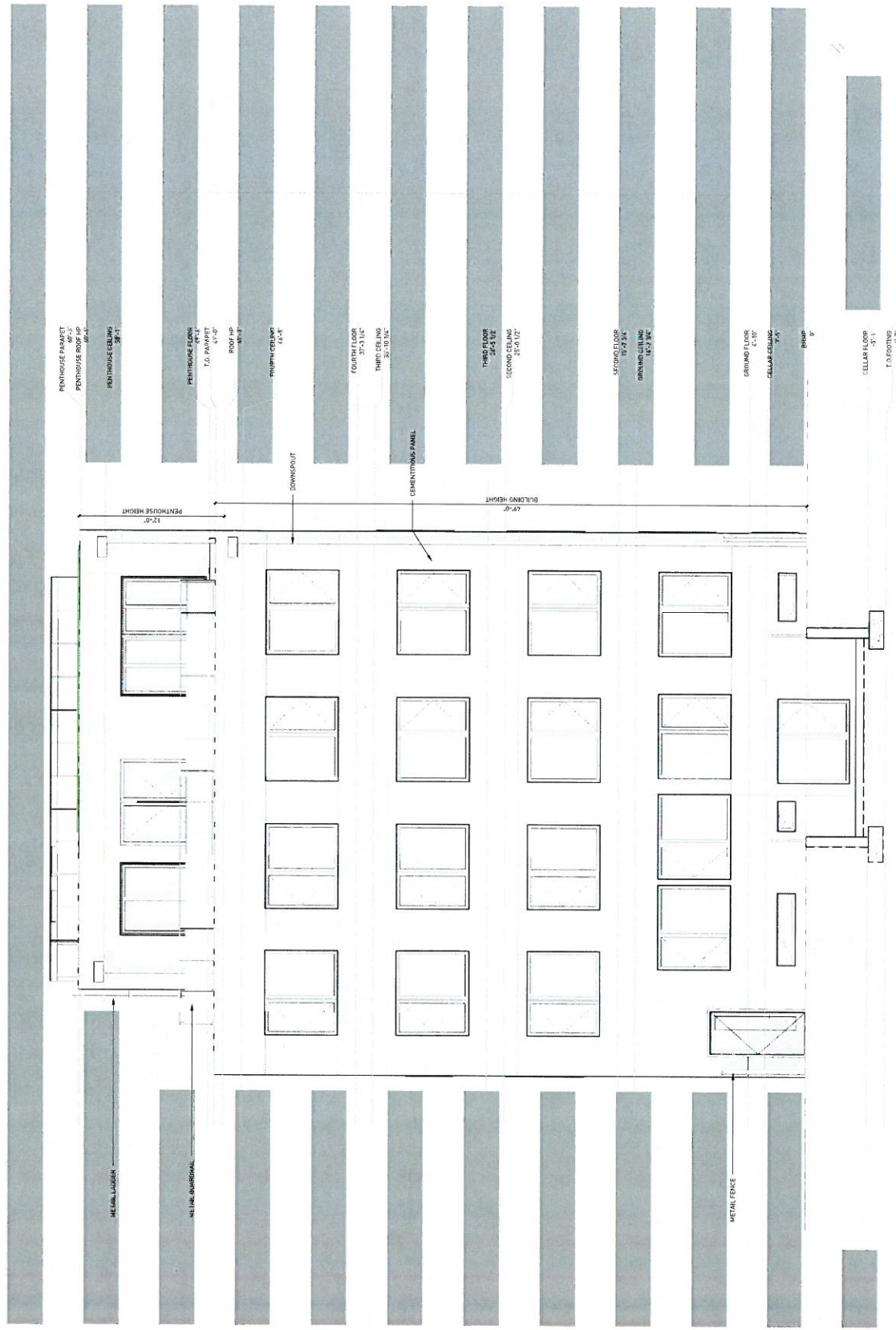














GSF TABULATION

Levels	GSF		Total
	New	Projection	
Penthouse	1,800		1,800
4th	3,375		3,375
3rd	3,375		3,375
2nd	3,375		3,375
1st	3,375		3,375
Cellar	3,285		3,285
NEW GROSS SQUARE FOOT			
	18,585		0
ADDITIONAL GROSS SQUARE FOOT			
TOTAL GROSS SQUARE FOOT			18,585
TOTAL GROSS FLOOR AREA			
TOTAL FAR			3.00
PENTHOUSE FAR			0.40
TOTAL GSF / UNIT			
TOTAL UNIT GSF			
COMMON AREA GSF			
COMMON AREA / TOTAL GSF (%)			

GFA
0
3,375
3,375
3,375
3,375
3,375
3,375
13,500
3.00
0.40

Unit																		
001	002	003	101	102	103	201	202	203	204	301	302	303	304	401	402	403	404	Common
														445	397	377	488	93
														756	847	732	732	308
										727	903	732	732					281
						727	903	732	732									281
																		828
																		873
1,152	523	737	1,277	532	738													

1,152	523	737	1,277	532	738	727	903	732	732	732	732	732	732	1,201	1,244	1,109	1,220	
																		2,664
																		14%

Legend

UNIT TYPE	IZ DEF.	MARKET RATE QTY	MR %	IZ QTY	IZ %
JR 1 BR	STUDIO	2	12.50%	0	
1 BR	1 BR	2	56.25%	0	50.00%
2 BR	1 BR (+DEN)	7		1	
2 BR	2 BR	4		0	
3 BR	2 BR (+DEN)	1	31.25%	1	50.00%

SECTION A – BUILDING PERMIT AND PROJECT INFORMATION (All information must match building permit applications, where applicable)									
1. Name of Inclusive Development 4504 Georgia Avenue NW	2. Address(es) of Inclusive Development 4504 Georgia Avenue NW	3. Square Footage 2322	4. Lot(s) 0040	5. Ward 4C	6. Zoning District N/A	7. Zoning Commission N/A	8. Building Permit Application TBD	9. Building Permit Number TBD	
10. Owner Address (include ZIP code) 380 Potomac Ter and Floor, Rockville, MD 20854		11. Agent Address (include ZIP code) 515 M St SE Suite 200 Washington DC 20003		12. Agent for Owner Tessa Warren Architects		13. Agent Phone # & Email 202.683.6260 email@tessa-warren.com		14. Agent Phone # & Email 202.683.6260 email@tessa-warren.com	
15. Is the development exempt from IZ per C-1001.6(a)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		16. Is the development an RF conversion? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		17. Is the project involve conversion of residential to commercial? <input checked="" type="checkbox"/> Yes, Full out Penthouse Affordable Housing <input type="checkbox"/> No		18. Does the project involve conversion of residential to commercial? <input checked="" type="checkbox"/> Yes, Full out Penthouse Affordable Housing <input type="checkbox"/> No		19. Conversion Type for Majority of Residential Units <input checked="" type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input type="checkbox"/> Other	
20. Total Land Area of the site (including the Inclusive Development) 4500 sq. ft.		21. Total Gross Floor Area (all uses) 13200 sq. ft.		22. Total Residential Gross Floor Area 13500 sq. ft.		23. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		24. Total: 13500 sq. ft.	
25. Total Net Residential Floor Area including Residential Add-on: 13500 sq. ft.		26. Residential Gross Floor Area (shown on IZ 22 or 23): 13500 sq. ft.		27. Net residential Floor Area (shown on IZ 22 or 23): 13500 sq. ft.		28. Ratio of IZ 22 or 23 to 24: 0.78		29. Net residential Floor Area (shown on IZ 22 or 23): 13500 sq. ft.	
30. Gross seller area (when res. units are in retail): 0 sq. ft.		31. Gross enclosed, public space projections: 0 sq. ft.		32. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		33. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		34. Total: 10785 sq. ft.	
35. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		36. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		37. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		38. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		39. Total: 10785 sq. ft.	
40. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		41. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		42. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		43. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		44. Total: 10785 sq. ft.	
45. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		46. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		47. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		48. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		49. Total: 10785 sq. ft.	
50. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		51. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		52. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		53. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		54. Total: 10785 sq. ft.	
55. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		56. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		57. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		58. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		59. Total: 10785 sq. ft.	
60. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		61. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		62. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		63. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		64. Total: 10785 sq. ft.	
65. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		66. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		67. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		68. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		69. Total: 10785 sq. ft.	
70. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		71. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		72. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		73. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		74. Total: 10785 sq. ft.	
75. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		76. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		77. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		78. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		79. Total: 10785 sq. ft.	
80. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		81. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		82. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		83. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		84. Total: 10785 sq. ft.	
85. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		86. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		87. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		88. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		89. Total: 10785 sq. ft.	
90. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		91. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		92. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		93. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		94. Total: 10785 sq. ft.	
95. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		96. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		97. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		98. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		99. Total: 10785 sq. ft.	
100. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		101. Preliminary IZ requirement within the development (shown on IZ 22 or 23): 1578 sq. ft.		102. Total Net Residential Floor Area for IZ Amendment: 10785 sq. ft.		103. If the IZ requirement applies (only to an additional residential floor area of addition to meet N/A)		10	

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 14, 2017

Plat for Building Permit of: SQUARE 2922 LOT 40

Scale: 1 inch = 20 feet
Recorded in Book 35 Page 116

Receipt No. 17-05606

Furnished to: WILL TEASS

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, employees and agents harmless from and against any and all 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. 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)

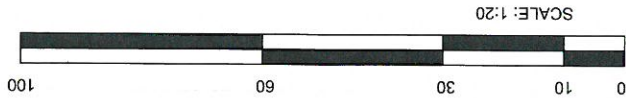
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

GEORGIA AVENUE, N.W.

40

PUBLIC ALLEY

ALLEY



Centre
ville
Uniontown

Fairfax
Data
Overview

Mantua
API Explorer

Lake Barcroft
Annandale
Lynchburg

Hillcrest Heights

Residential Parking Permit Blocks

Showing 3,241 to 3,250 of 5,851

OBJECTID	Block Side	Street Name	Street Type	Quadrant
82576	S	GEORGIA	AVE	NW
82934	S	GEORGIA	AVE	NW
82994	O	GEORGIA	AVE	NW
83008	B	GEORGIA	AVE	NW
84220	B	GEORGIA	AVE	NW
83330	B	GEORGIA	AVE	NW
83334	B	GEORGIA	AVE	NW
83340	B	GEORGIA	AVE	NW
84219	B	GEORGIA	AVE	NW
83009	B	GEORGIA	AVE	NW

Does this additional information have any impact on your assessment of the situation?

Please let me know. Thanks,

Steve

From: Bridges, Kelsey (DDOT-Contractor) [mailto:kelsey.bridges@ddc.gov]

Sent: Tuesday, August 8, 2017 11:40 AM

To: Varga, Stephen <SVarga@cozen.com>

Subject: RE: RPP/meters - 4800 block of Georgia Ave. NW

Hi Steve,

Thanks for the additional information. It After a discussion with our Parking team this block of Georgia Avenue NW does not have RPP on Georgia Avenue NW. Georgia Avenue can't have RPP spaces because of its road function. The only way a resident on Georgia Avenue gets RPP is if their block is adjacent to a side street with RPP. Let me know if you have any further questions.

Kelsey

From: Varga, Stephen [mailto:SVarga@cozen.com]

Sent: Monday, August 07, 2017 3:00 PM

To: Bridges, Kelsey (DDOT-Contractor)

Subject: RE: RPP/meters - 4800 block of Georgia Ave. NW

Hi Kelsey,

Thanks for the quick reply.

Just to clarify, we have a client who wants clarity on their eligibility for the parking exemption located in Subtitle C 702.1(c) which states that the minimum parking requirement shall be reduced by 50% for any site which is located "Within one-quarter mile (.25 mi.) of one (1) of the following Priority Corridor Network Metrobus Routes located entirely or partially within the District of Columbia, provided that the property is on a street on which participation in a District Residential Parking Permit program is not permitted, or is otherwise exempted from a District Residential Parking Permit program: (1) Georgia Avenue/7th Street (Routes 70, 79)."

Because the street appears to have meters, is this block of Georgia Avenue eligible for participation in the RPP program? Or do the meters exempt it? See below for a screenshot of the list: