



TEASS \ WARREN ARCHITECTS

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7700 Georgia Ave NW

Preliminary Design Review Meeting Exhibit

10 April 2018

Prepared for:

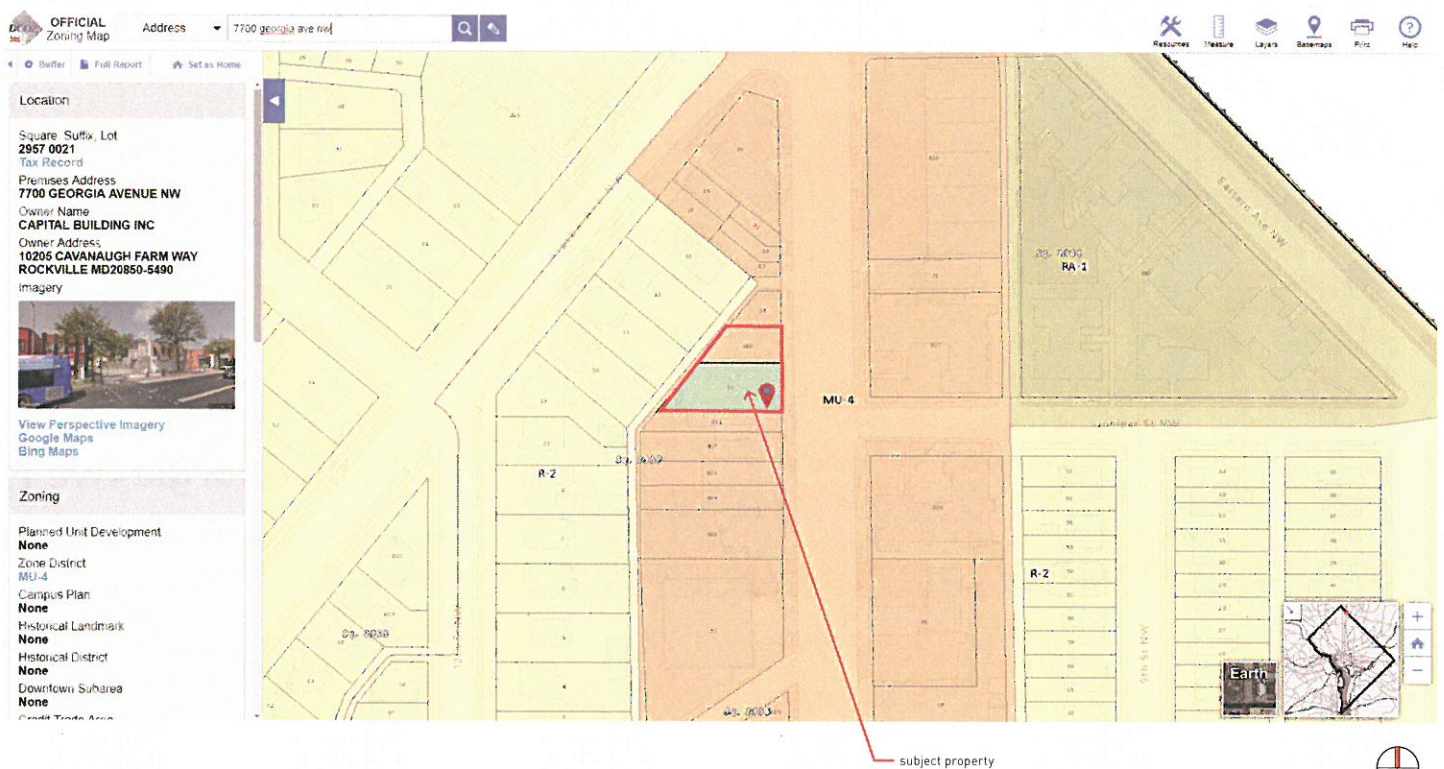
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Prepared by:

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ZONING SUMMARY

ADDRESS	7700 GEORGIA AVE NW
SQUARE	2957
LOT	0021 / 0810 (SUBDIVISION PENDING)
SITE AREA (SF)	7,511 SF (IRREGULARLY SHAPED)
ZONE	MU-4
EXISTING USE	MIXED USE
PROPOSED USE	MULTI-FAMILY BUILDING (32 UNITS)

	REF	EXISTING	ALLOWED / REQ.	PROPOSED
MAX FLOOR AREA RATIO (TOTAL)	G 402.1	-	2.5 / 3.0 [1]	2.99
MAX GROSS FLOOR AREA (TOTAL)	G 402.1	-	18,777 / 22,533 [1]	22,446 SF
MAX FLOOR AREA RATIO, NON-RES (TOTAL)	G 402.1	-	1.5	N/A
MAX GROSS FLOOR AREA, NON-RES (TOTAL)	G 402.1	-	11,266	N/A
MAX BUILDING HEIGHT (FT)	G 403.1	-	50'	50'
MAX BUILDING HEIGHT (STORIES)	G 403.1	-	N/L	4 + CELLAR / PH
MAX LOT OCCUPANCY (%)	G 404.1	-	60% / 75% [1]	75%
MAX LOT OCCUPANCY (SF)	G 404.1	-	4,506 / 5,633 [1]	5,633
MIN REAR YARD (FT)	G 405.2	-	15' [2]	15'
MIN SIDE YARD (FT)	G 406.2	-	1" PER 1' FT HT, 5' MIN [3,4]	N/A
MIN GREEN AREA RATIO	G 407.1	-	0.3	0.3
COURTS (RES.), OPEN (MIN. WIDTH)	G 201.1	-	4" PER 1' FT HT, 10' MIN [5]	N/A
COURTS (RES.), CLOSED (MIN. WIDTH)	G 201.1	-	4" PER 1' FT HT, 15' MIN [5]	N/A
COURTS (RES.), CLOSED (MIN. AREA)	G 201.1	-	2 (VWD), 350 SF MIN [5]	N/A
MIN VEHICULAR PARKING	C 701.5	-	>4 D.U. / 1 PS PER 3 DU [6]	9
MIN BICYCLE PARKING (LONG-TERM)	C 802.1	-	>8 UNITS, 1 PER 3 DU	11
MIN BICYCLE PARKING (SHORT-TERM)	C 802.1	-	>8 UNITS, 1 PER 20 DU	2
MIN NUM OF REQ'D LOADING BERTHS	C 901.1	-	>50 UNITS, 1 REQ'D	N/A
MIN NUM OF REQ'D SERVICE SPACES	C 901.1	-	>50 UNITS, 1 REQ'D	N/A
IZ REQUIREMENTS (SF)	C 1001.1 / 1003.1	-	>10 NEW UNITS, 10% OF GSF	TBD
MAX PENTHOUSE HABITABLE FAR	C 1503.1	-	0.4	0.4
MAX PENTHOUSE HABITABLE AREA	C 1503.1	-	3,004	3,002
MAX PENTHOUSE HEIGHT				

NOTES:

1. INCREASE DUE TO INCLUSIONARY ZONING
2. A HORIZONTAL PLANE MAY BE ESTABLISHED AT TWENTY FEET (20 FT.) ABOVE THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE FOR THE PURPOSE OF MEASURING REAR YARDS.
3. ANY PORTION OF A BUILDING SET BACK FROM THE SIDE LOT LINE SHALL BE CONSIDERED A SIDE YARD AND NOT A COURT.
4. NOT REQUIRED BUT PROVIDED
5. RESIDENTIAL, MORE THAN THREE UNITS
6. COUNT REDUCED BY 50% IF LOCATED WITHIN 1/2 MILE TO METRO OR 1/4 MILE TO PRIORITY BUS (C702.1)
7. REQUIRED FOR 8 OR MORE DWELLING UNITS AND > 4,000 GFA





DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., January 24, 2018

Plat for Building Permit of: SQUARE 2957 LOTS 21 & 810

Scale: 1 inch = 20 feet

Recorded in Book 65 Page 86 (Lot 21)
Book A & T Page 2416 (Lot 810)

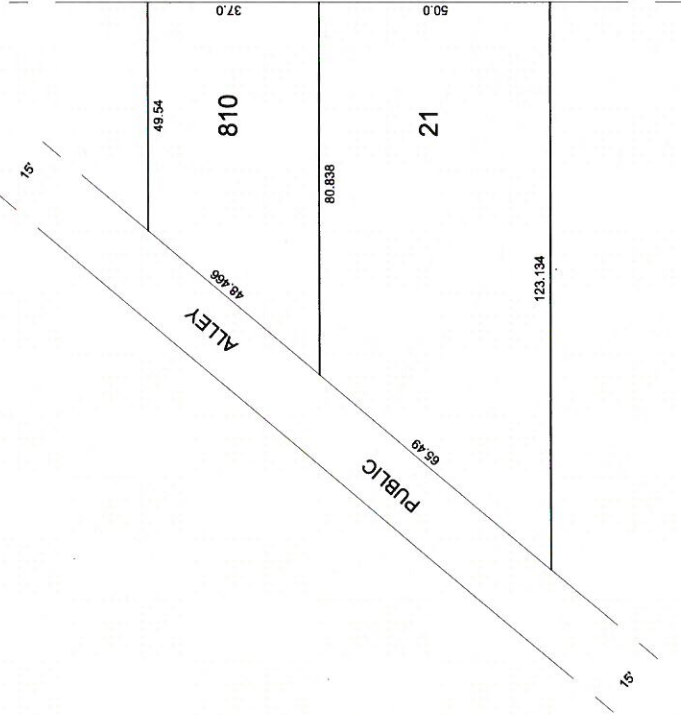
Receipt No. 18-02524 Drawn by: A.S.

Furnished to: WILL TEASS

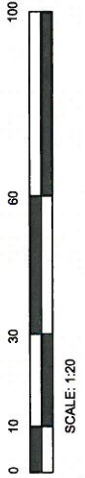
"I hereby certify that the dimensions and configuration of the lot(s) shown depicted are correct as shown on the plat, and that the Surveyor has not been notified of any error or omission in the field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Surveyor, D.C.

Signature: _____ Date: _____
Printed Name: _____ Relationship to Lot Owner: _____
If a registered design professional, provide license number _____ and include stamp below.



GEORGIA AVENUE, N.W.



plat

SR-18-02524(2018)
• E-MAIL

TEASS WARREN
ARCHITECTS

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 previous 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.

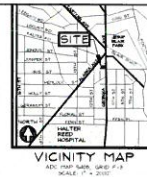
I also hereby certify that:

- 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/has not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/has 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 6 months 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 §22-2905).

GENERAL NOTES

- [illegible]

[illegible]

PROP. LOT
(N/F LOTS 0021 & 0010)
SQUARE 2957
SHERBORN BLVD

7700-7706
GEORGIA
AVENUE, NW

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

TRAFFIC CONTROL PLAN 02-402	02-10-02
BASE SHEET 02-402	02-10-02
FACE PERMIT SET	02-10-02
BASE SHEET 02-402	02-10-02
DRIFT ALTA 02-402	02-10-02
FACE PERMIT SET	02-10-02
TRAFFIC CONTROL PLAN 02-402	02-10-02
BASE SHEET 02-402	02-10-02

PROJECT	10-142-01
DATE	07/20/01
DRAWN BY	gms
CHECKED BY	gms
APPROVED	

[illegible]

EXISTING CONDITIONS PLAN

CIV100

LEGEND

EXISTING FEATURES

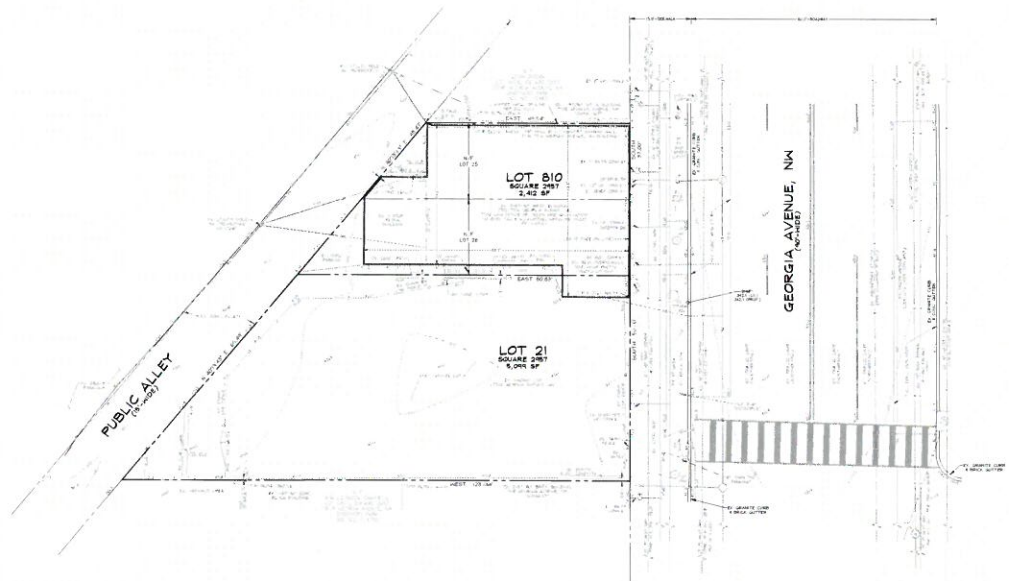
- PROPERTY LINE
- EX. SANITARY SEWER LINE
- EX. STORM SEWER LINE
- EX. WATER LINE WITH MANHOLE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. TWIN- AND TRIPOLE-CONDUCTOR
- EX. FIRE WATERTIGHT
- EX. SPOT ELEVATION
- EX. GUY WIRE FENCE
- EX. RETAIN FENCE
- EX. LIGHT POLE
- EX. SIGN
- EX. PIPED DOWNSPOUT
- EX. SPILLED DOWNSPOUT
- EX. TREE
- EX. HILL

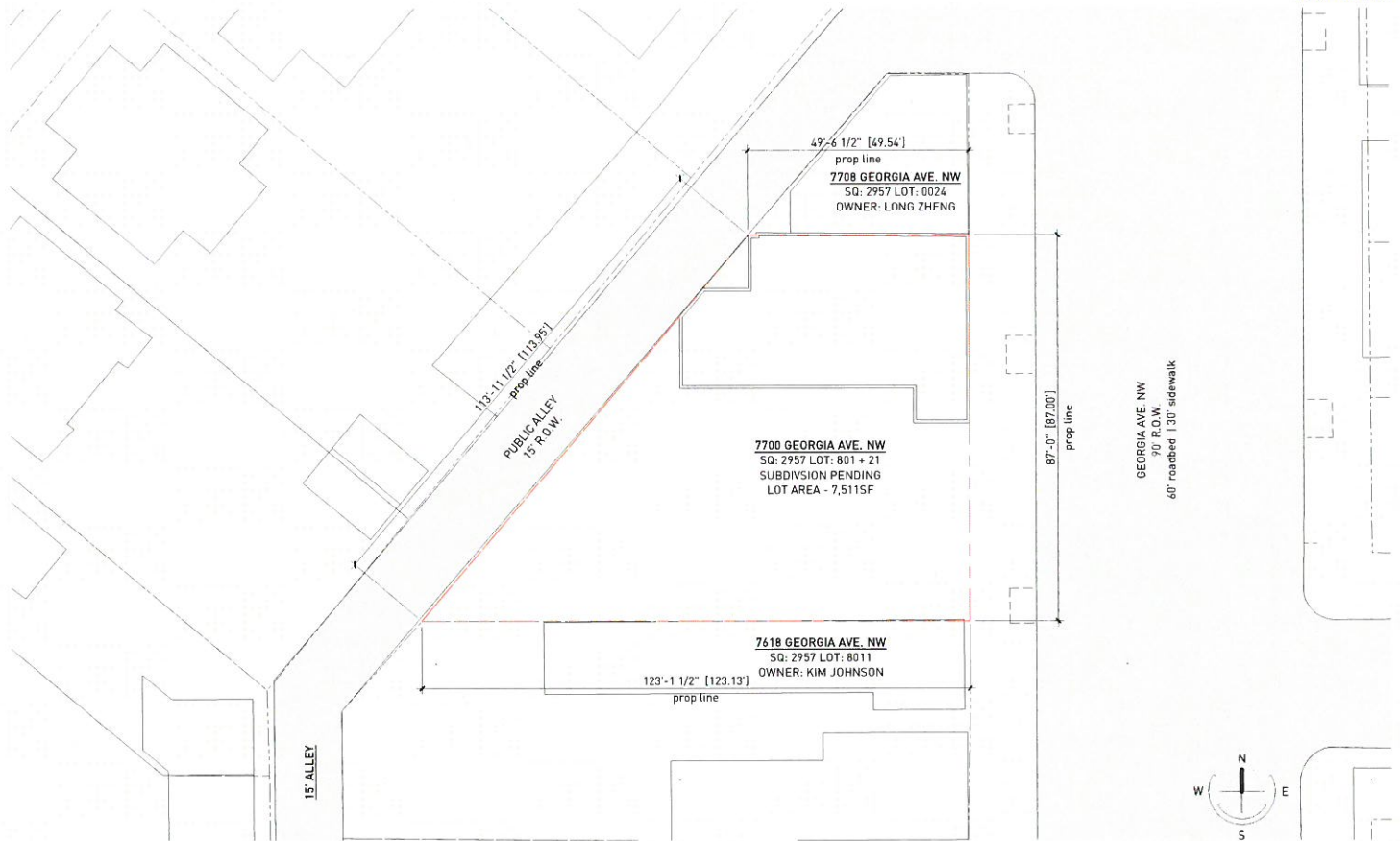
UTILITY INFORMATION

[illegible]

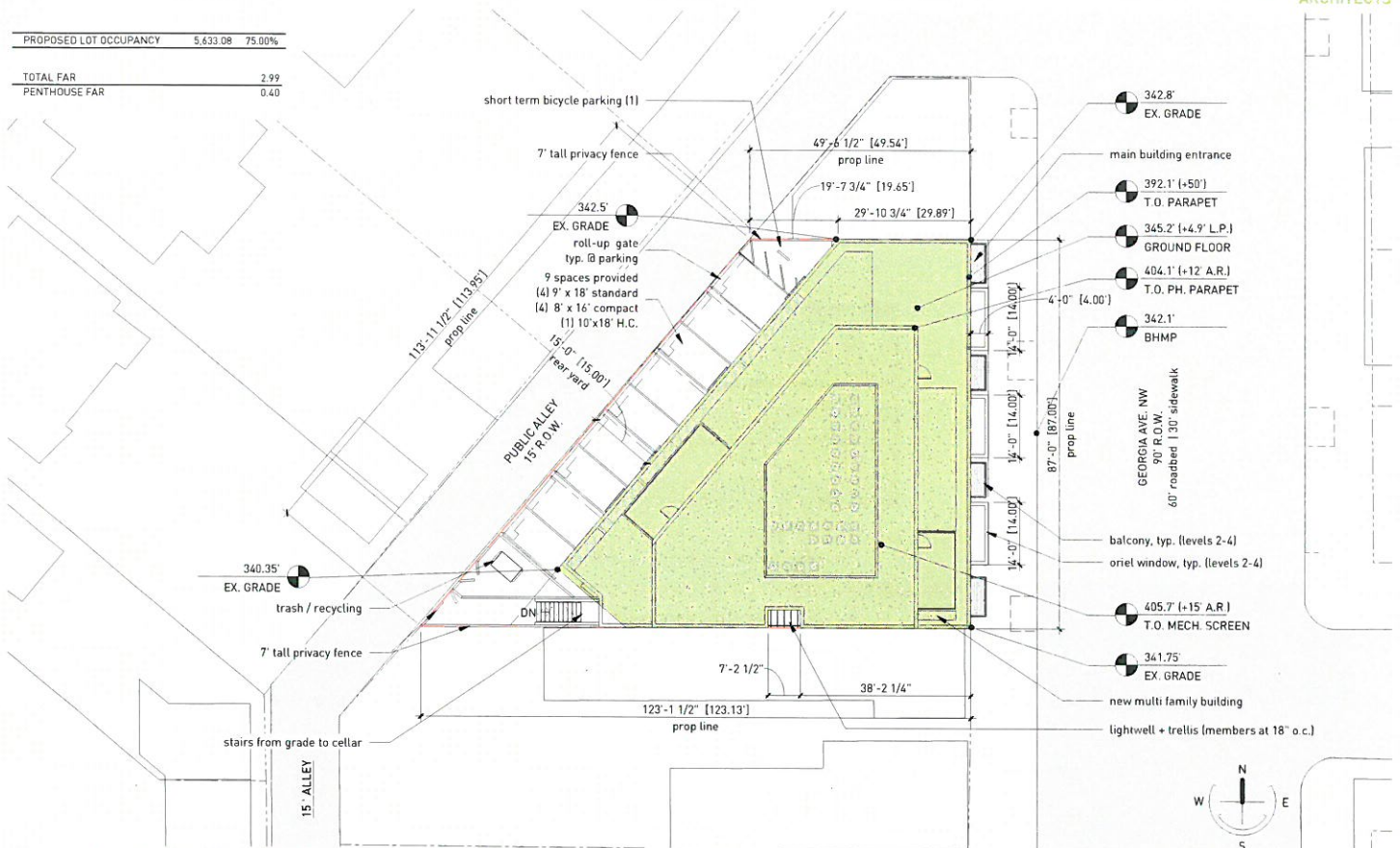
MISS UTILITY

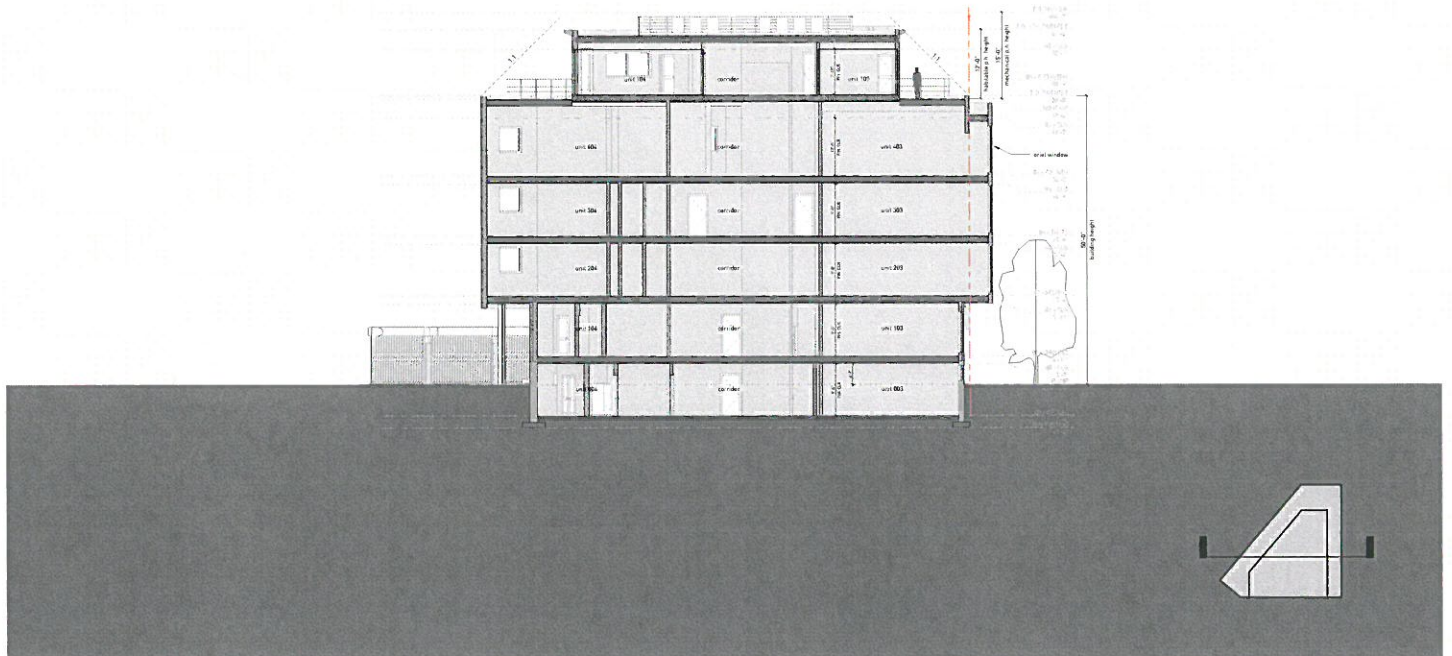
FOR LISTENING, QUERIES, AND "HELP" VISIT AT www.227-1011. WE LONG TO
 HEAR FROM YOU! WE WANT TO KNOW HOW WE CAN SERVE YOU BETTER. WE
 ENCOURAGE YOUR FEEDBACK. ALL PUBLIC SPACES COMPAIRED WITH UNITED STATES PATRIOTISM
 IN THE AREA OF PROPOSED CONSTRUCTION AND/OR OTHER PROJECTS LOCATED BY THE
 UNITED STATES PATRIOTISM IN CONSTRUCTION. THE CHAIRMAN IS RESPONSIBLE
 FOR COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

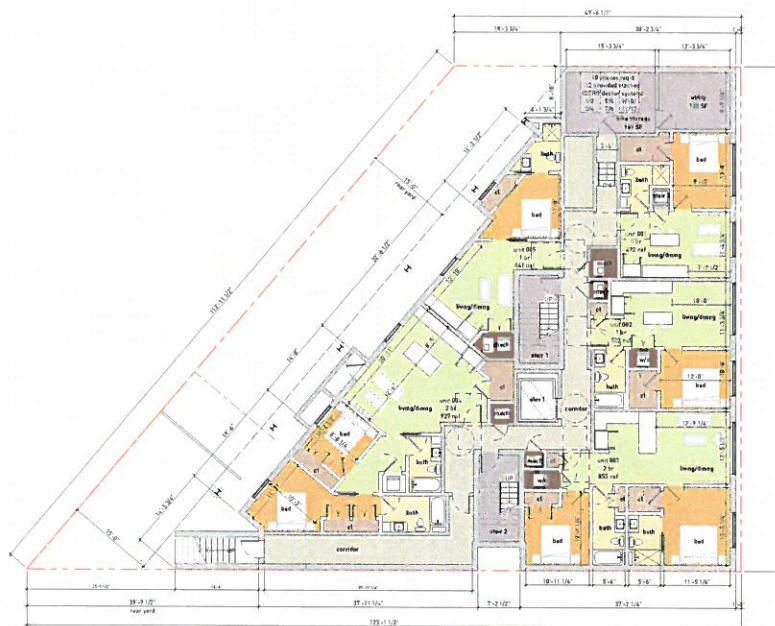


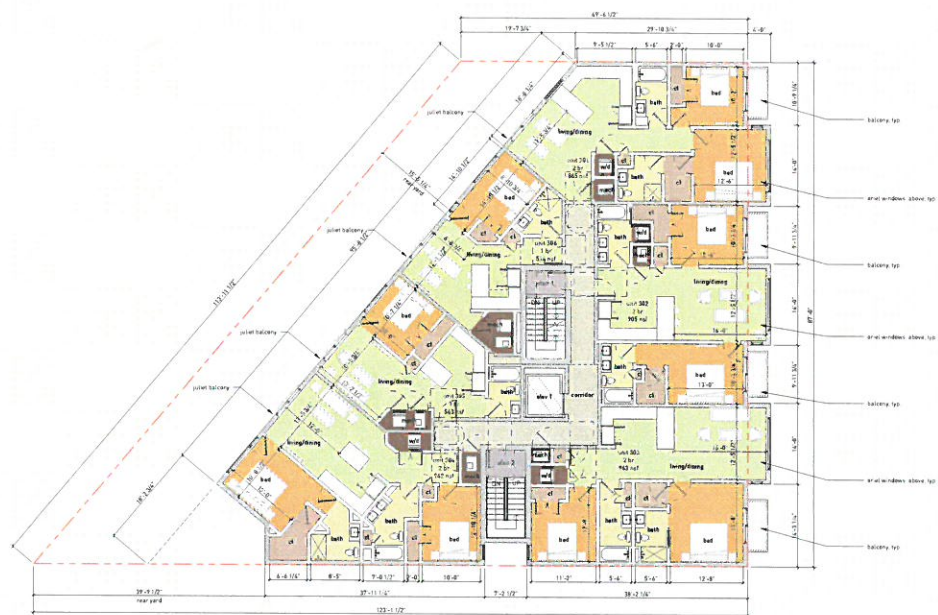


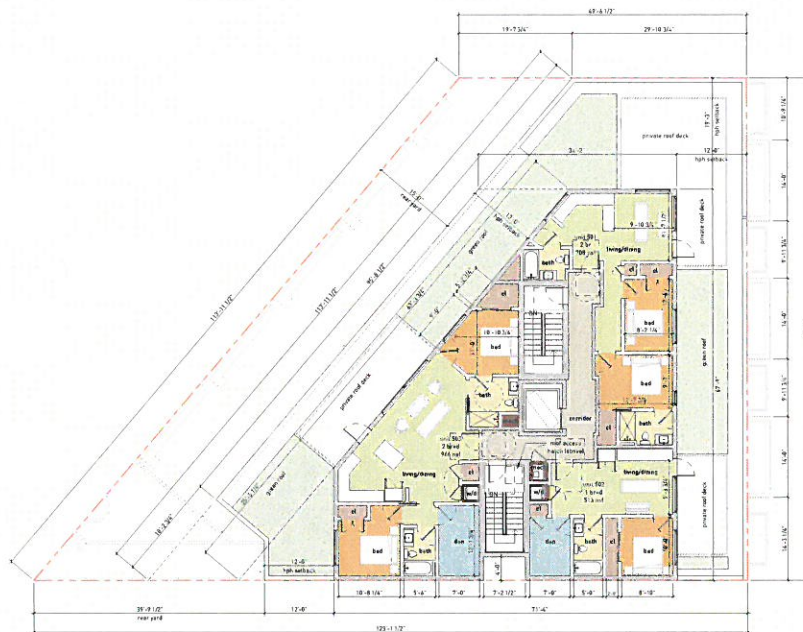
PROPOSED LOT OCCUPANCY	5,633.08	75.00%
TOTAL FAR	2.99	
PENTHOUSE FAR	0.40	

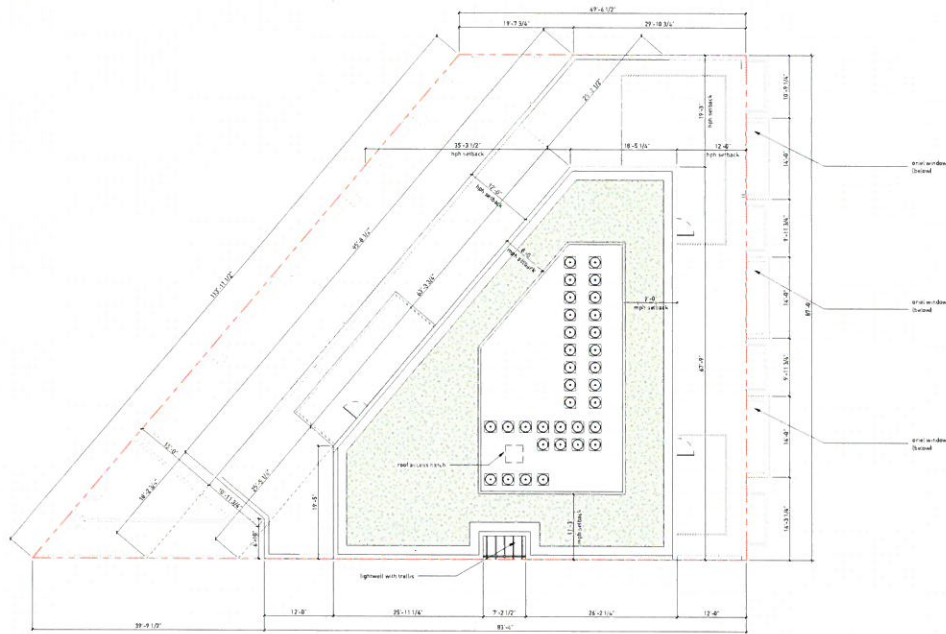












TAB D