

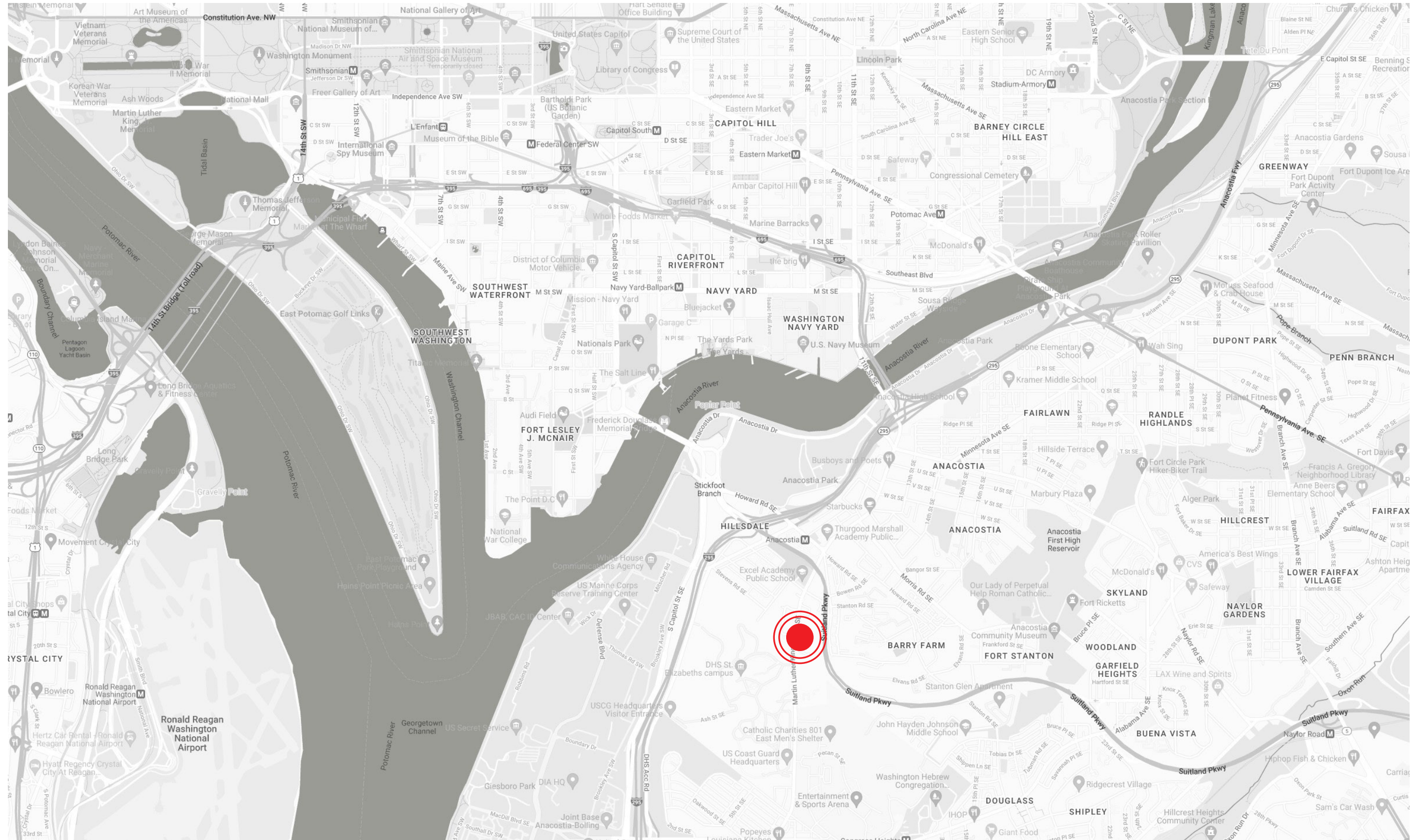


2628 Martin Luther King Jr Ave SE

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE,
Washington, DC 20020

REGION SITE CONTEXT



NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020



SCALE
NTS

002



① PERSPECTIVE 2



② PERSPECTIVE 1

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
NTS

003



④ ROOF AXON



③ PERSPECTIVE 3

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
NTS

001



Ⓒ EX SITE IMAGE



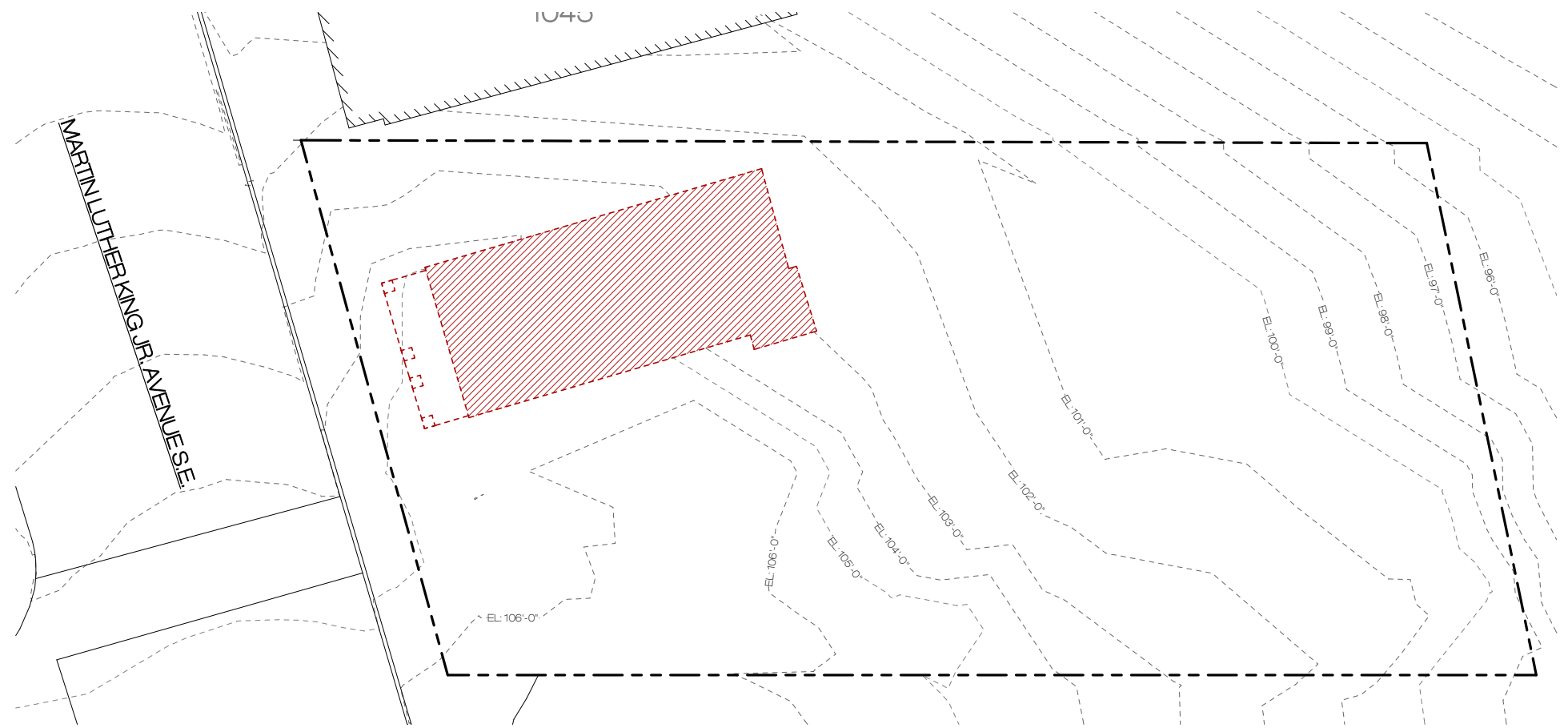
Ⓓ EX SITE IMAGE



Ⓐ EX SITE IMAGE



Ⓐ LOCATION MAP
1" = 100'-0"



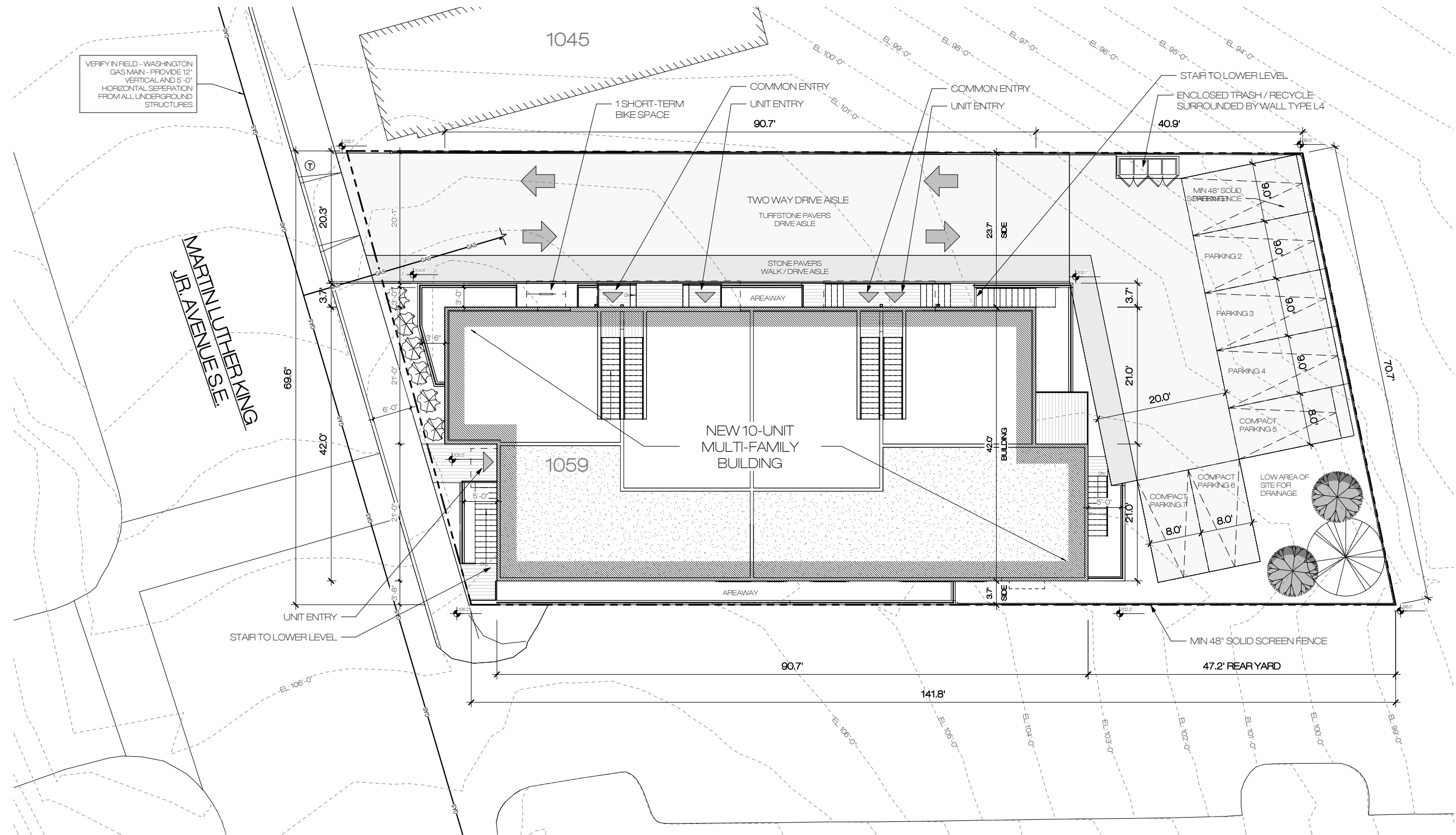
Ⓐ DEMOLITION SITE PLAN
1" = 10'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020



SCALE
3/32" = 1'-0"



VERIFY IN FIELD - WASHINGTON GAS MAIN - PROVIDE 12" VERTICAL AND 5'-0" HORIZONTAL SEPERATION FROM ALL UNDERGROUND STRUCTURES

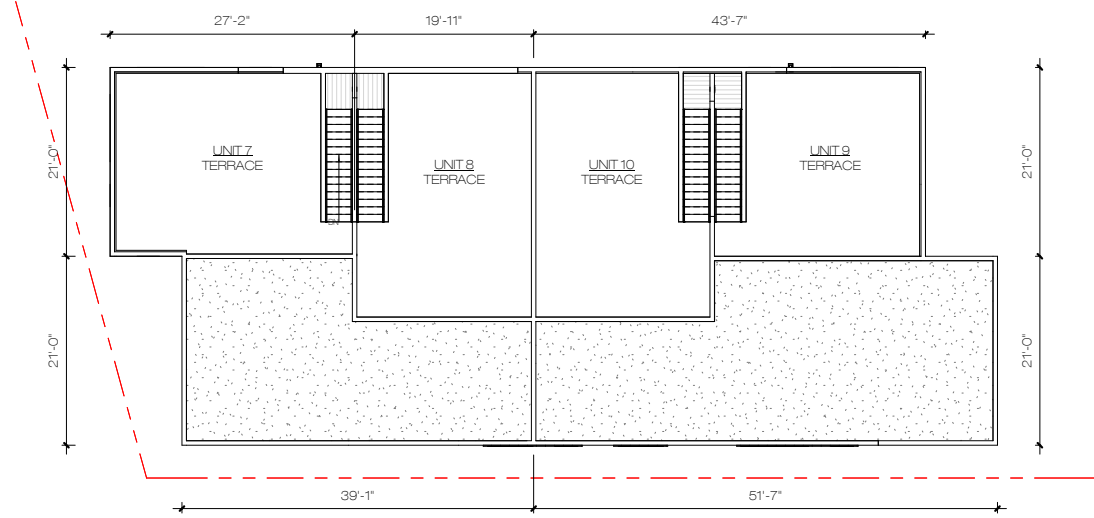
1 PROPOSED SITE PLAN
1/8" = 1'-0"



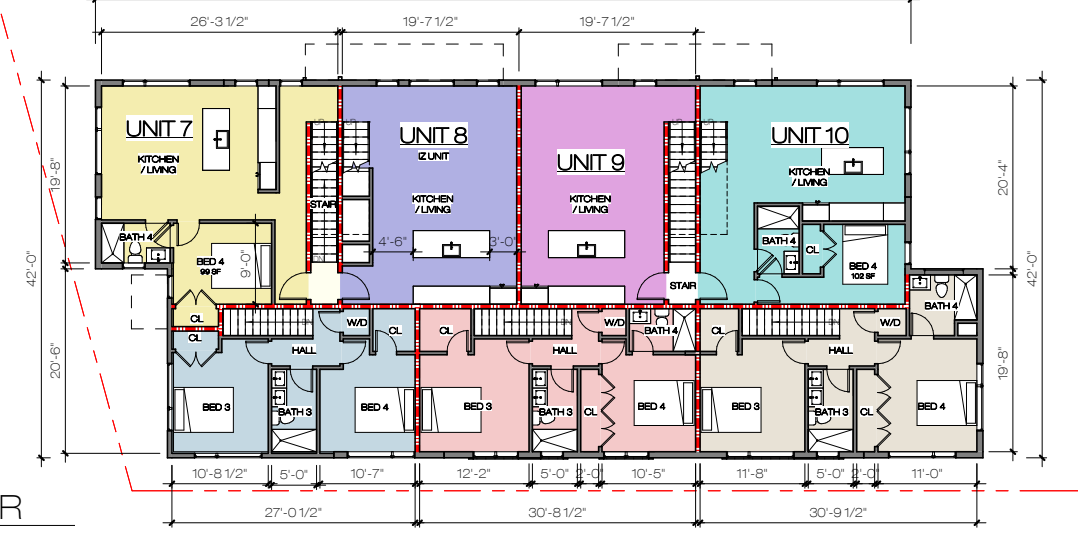
SCALE
3/32" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

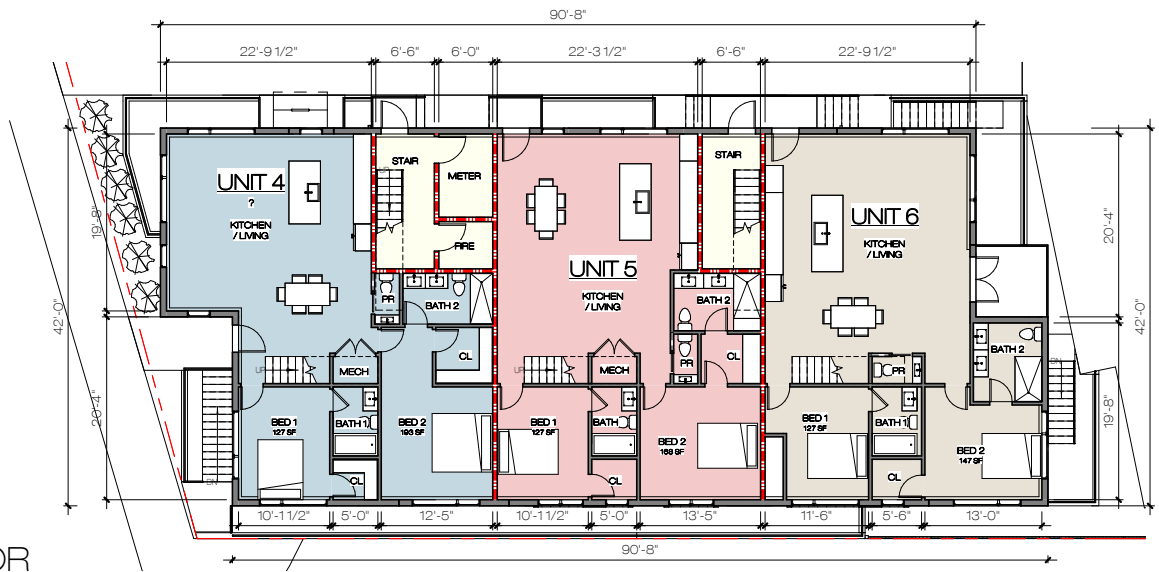
2628 Martin Luther King Jr Ave SE, Washington, DC 20020



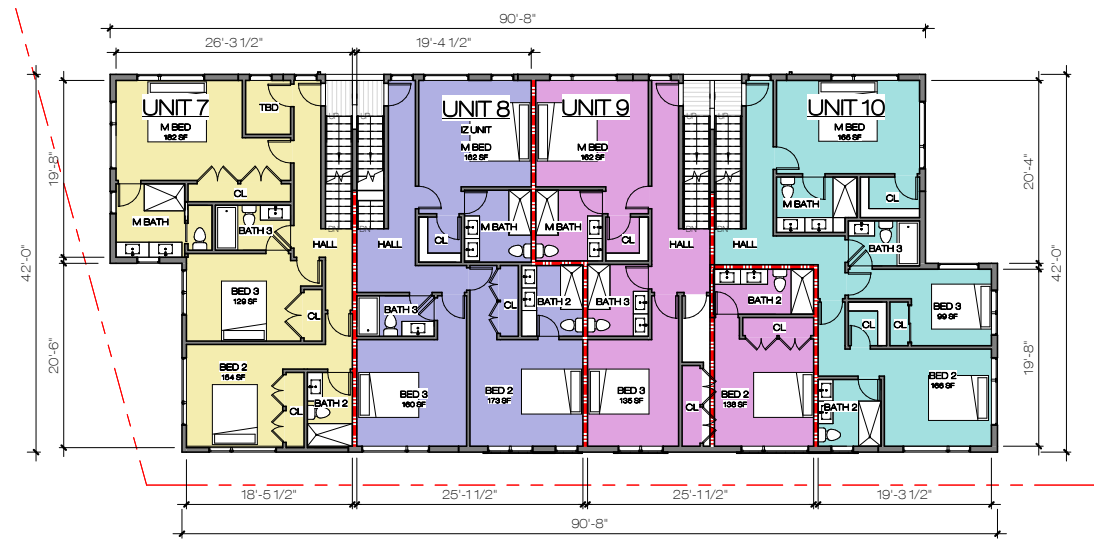
3 SECOND FLOOR
3/32" = 1'-0"



2 FIRST FLOOR
3/32" = 1'-0"



4 3RD FLOOR
3/32" = 1'-0"



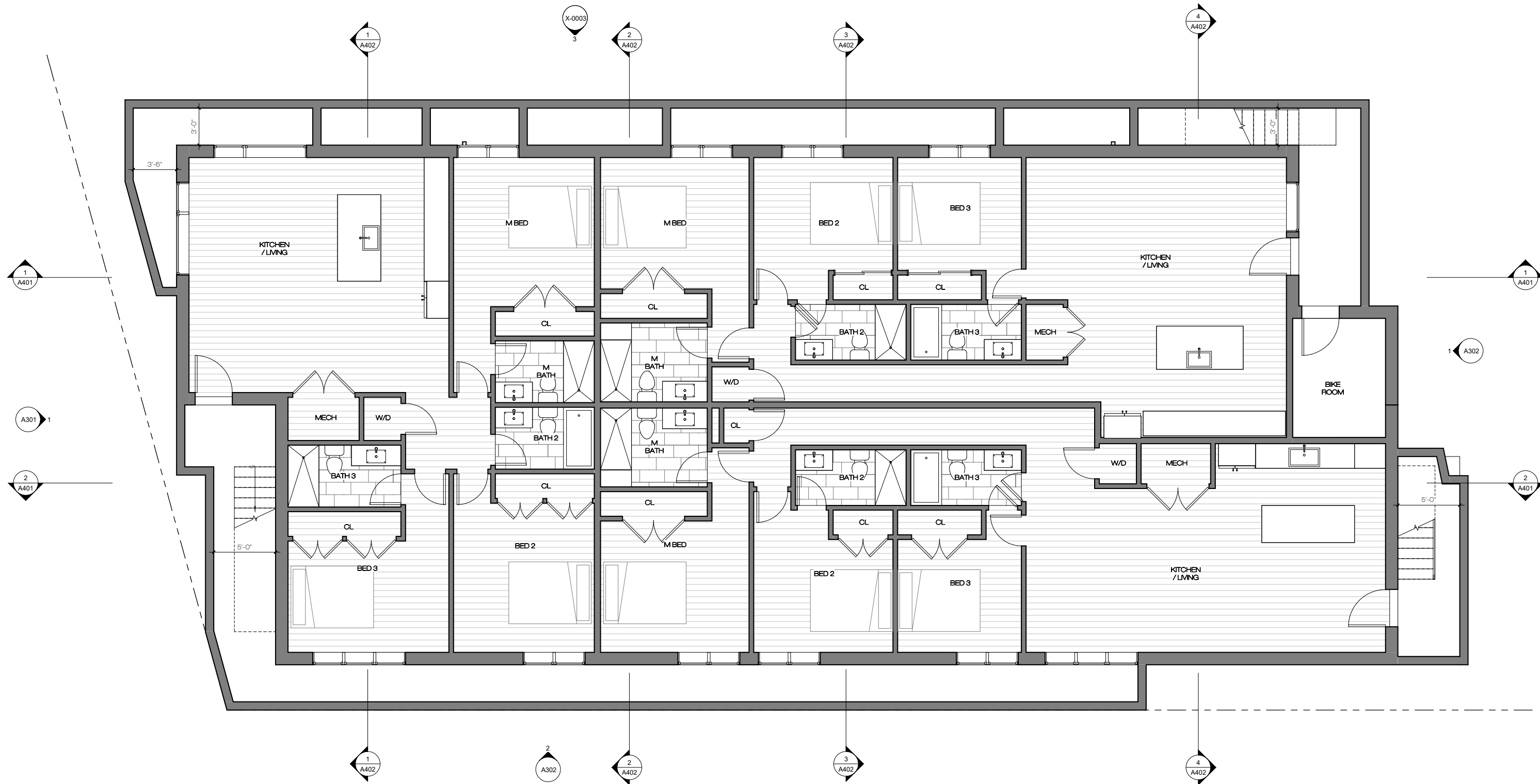
1 CELLAR
3/32" = 1'-0"



NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
1/16" = 1'-0"



① CELLAR LEVEL PROPOSED
 1/4" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

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SCALE
 1/8" = 1'-0"

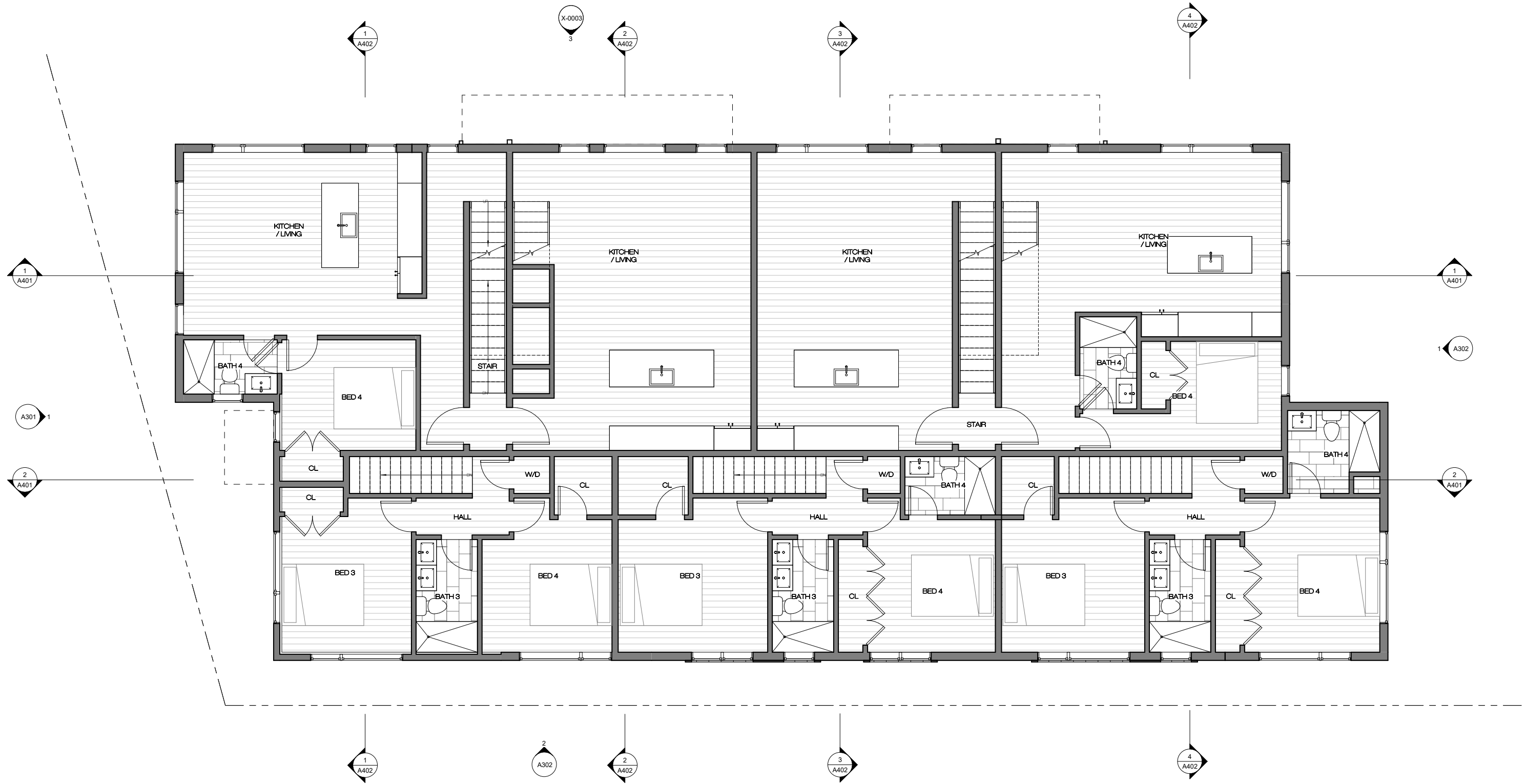


1 FIRST FLOOR PROPOSED
1/4" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
1/8" = 1'-0"



1 SECOND FLOOR PROPOSED
 1/4" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

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SCALE
 1/8" = 1'-0"

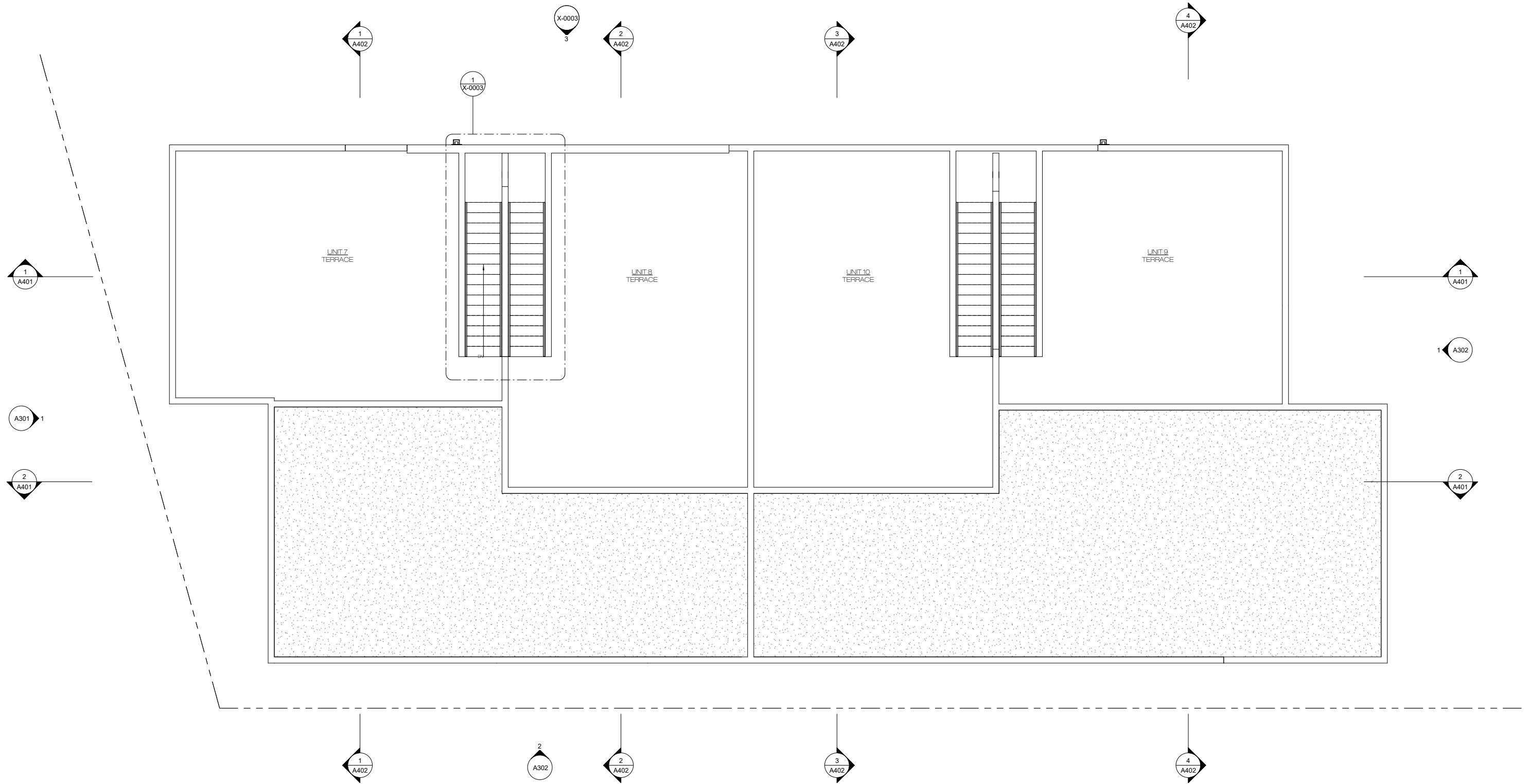


1 THIRD FLOOR PROPOSED
1/4" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

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SCALE
1/8" = 1'-0"



1 ROOF PLAN PROPOSED
1/4" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
1/8" = 1'-0"



② NORTH (TOP) ELEVATION
3/16" = 1'-0"



① WEST (LEFT) STREET ELEVATION
3/16" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

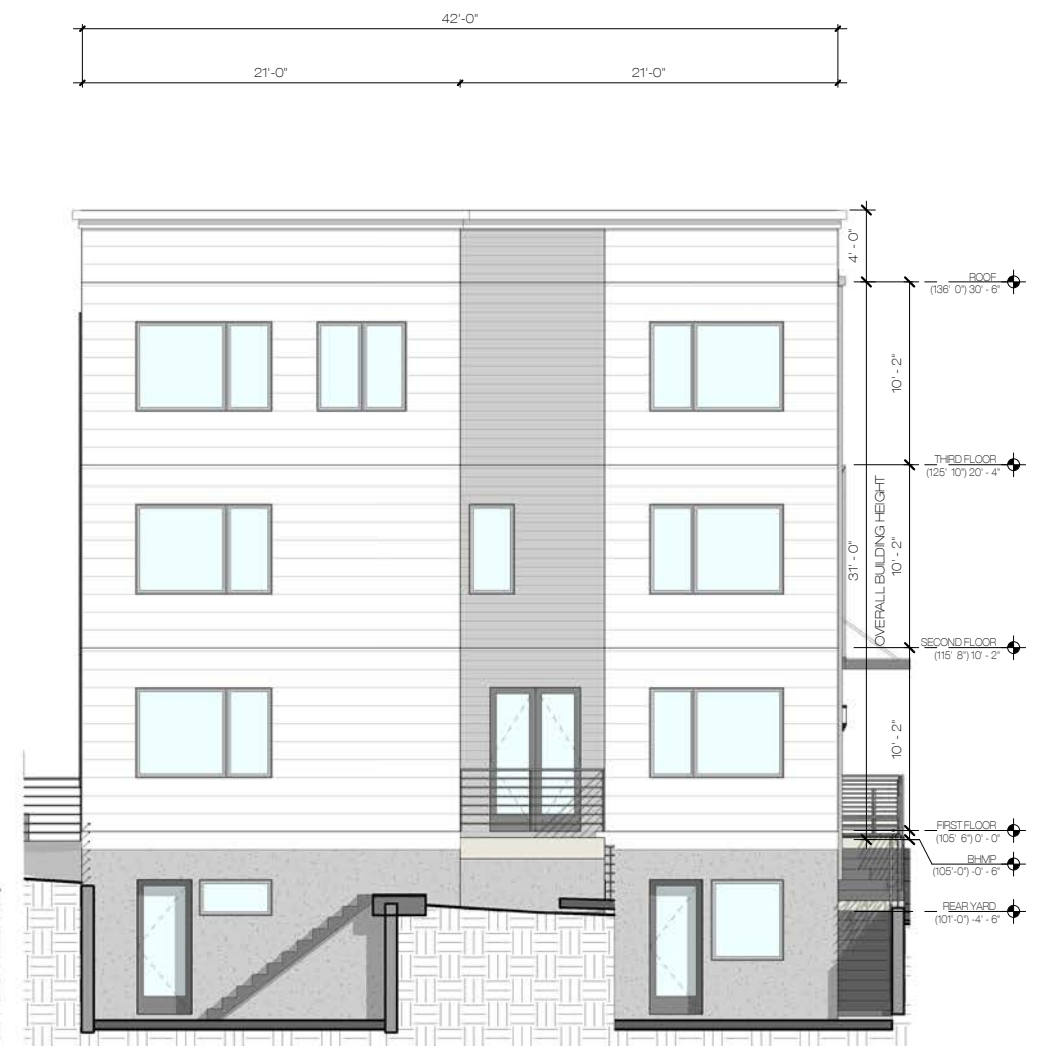
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
3/32" = 1'-0"

0010



② SOUTH (BOTTOM) ELEVATION
3/16" = 1'-0"



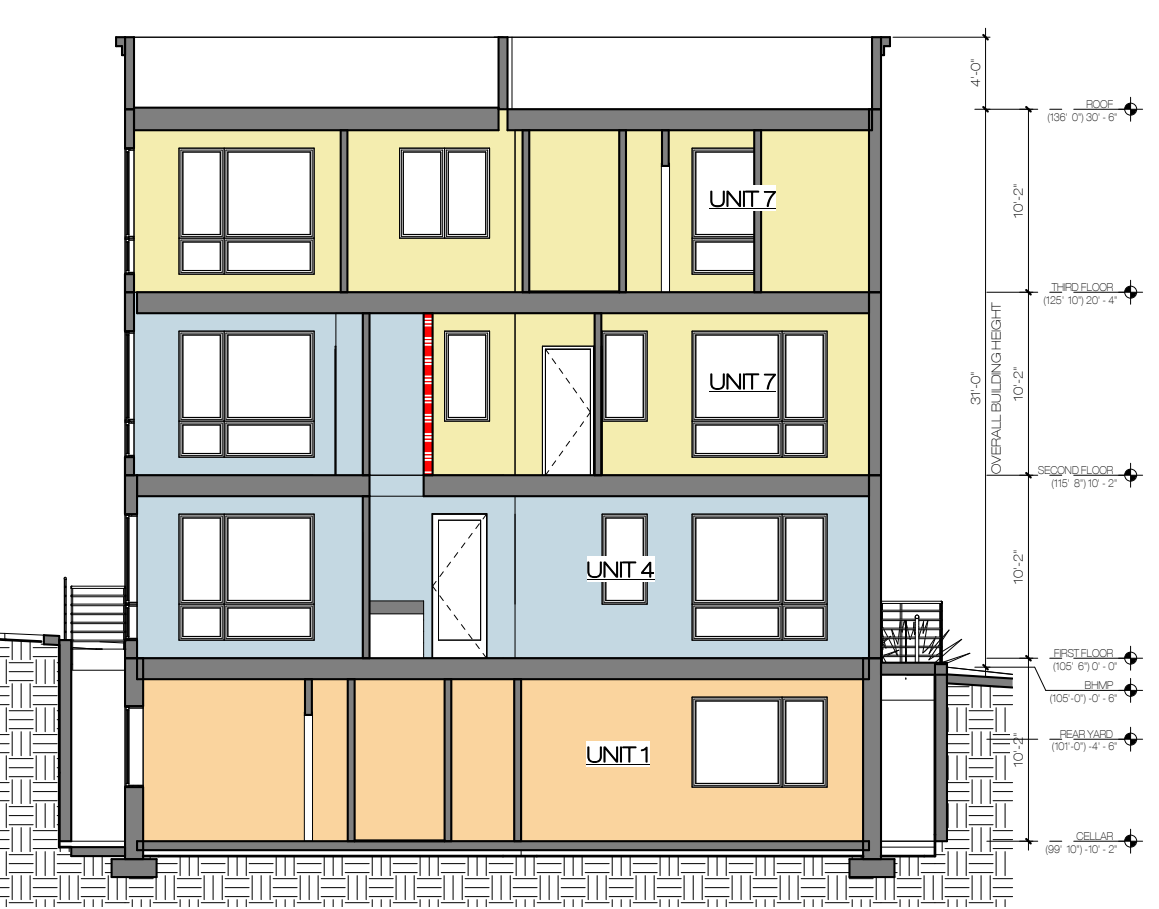
① EAST (RIGHT) REAR ELEVATION
3/16" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

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SCALE
3/32" = 1'-0"

0011



1 CROSS SECTION 1
3/16" = 1'-0"



2 LONGITUDINAL SECTION 2
3/16" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

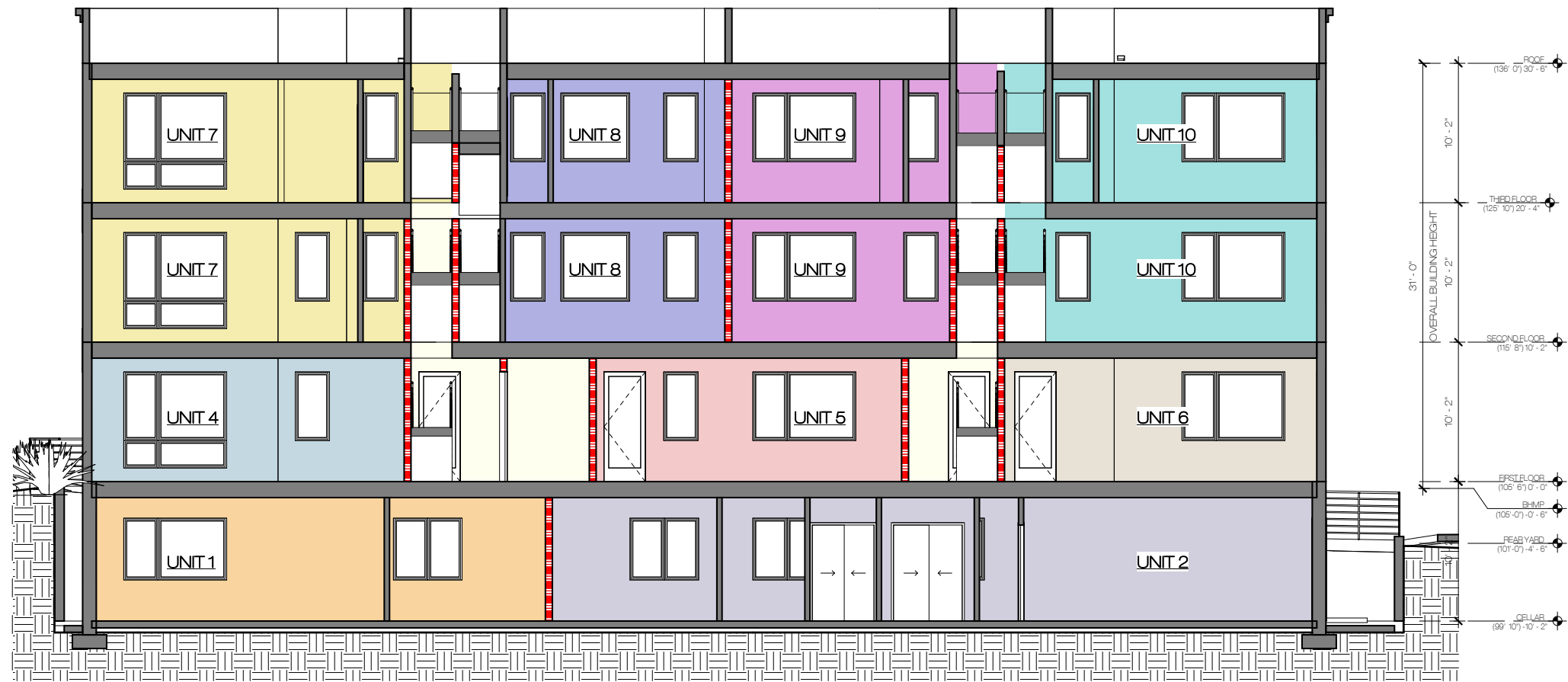
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
3/32" = 1'-0"

0012



3 CROSS SECTION 3
3/16" = 1'-0"



1 LONGITUDINAL SECTION 1
3/16" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

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SCALE
3/32" = 1'-0"

0013

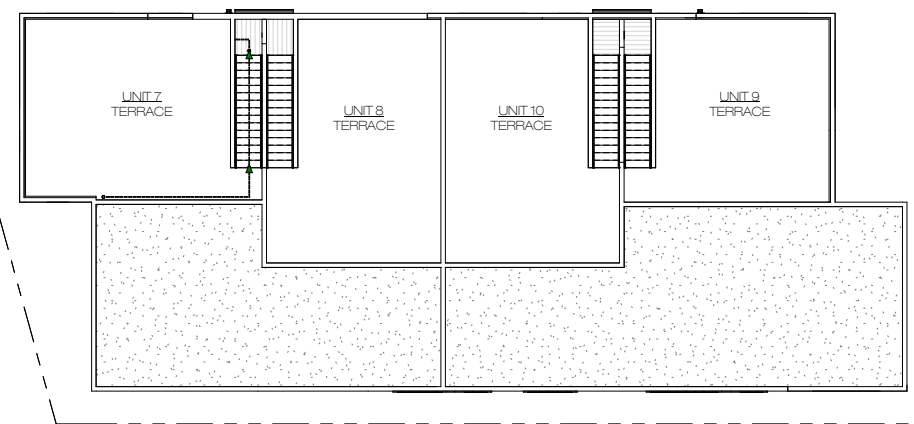
NEW 10-UNIT APARTMENT HOUSE

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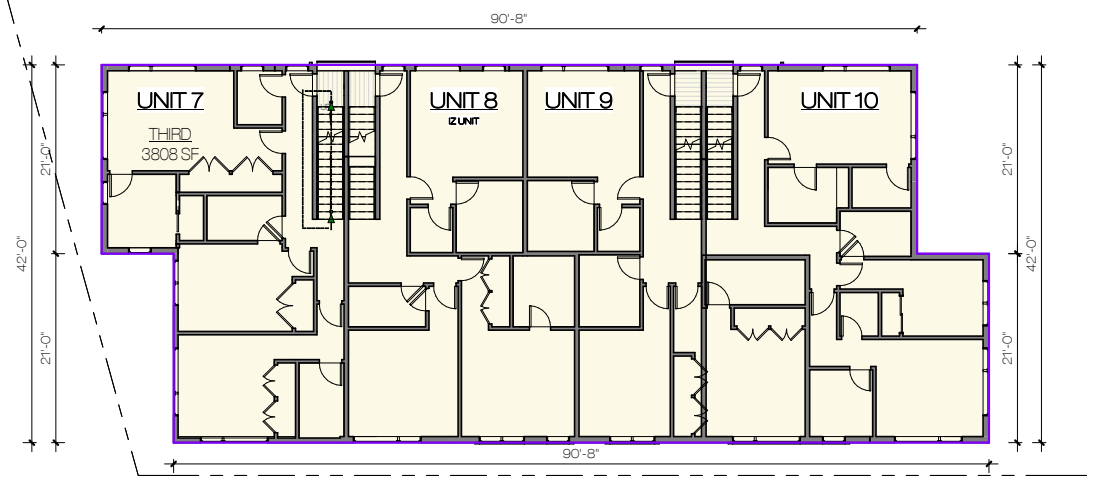
SCALE
3/32" = 1'-0"

0014

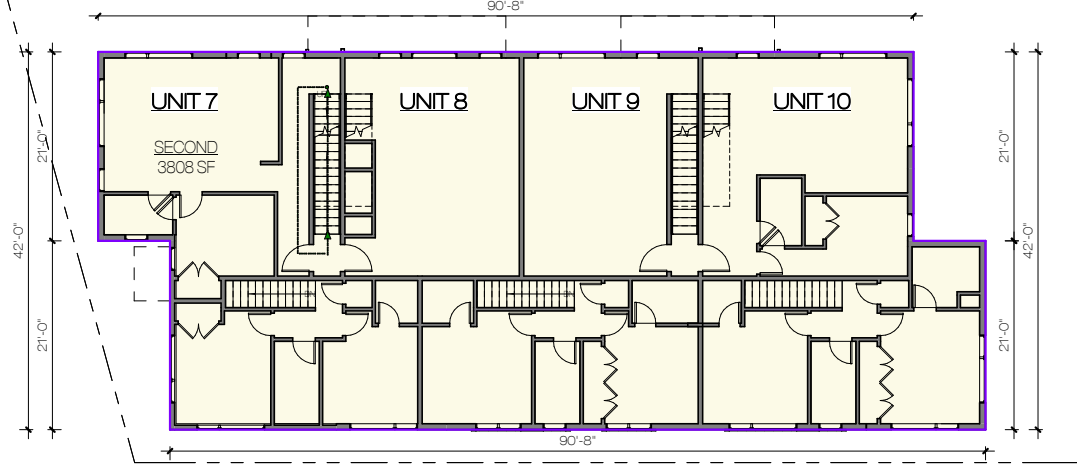
5 ROOF ZONING
3/32" = 1'-0"



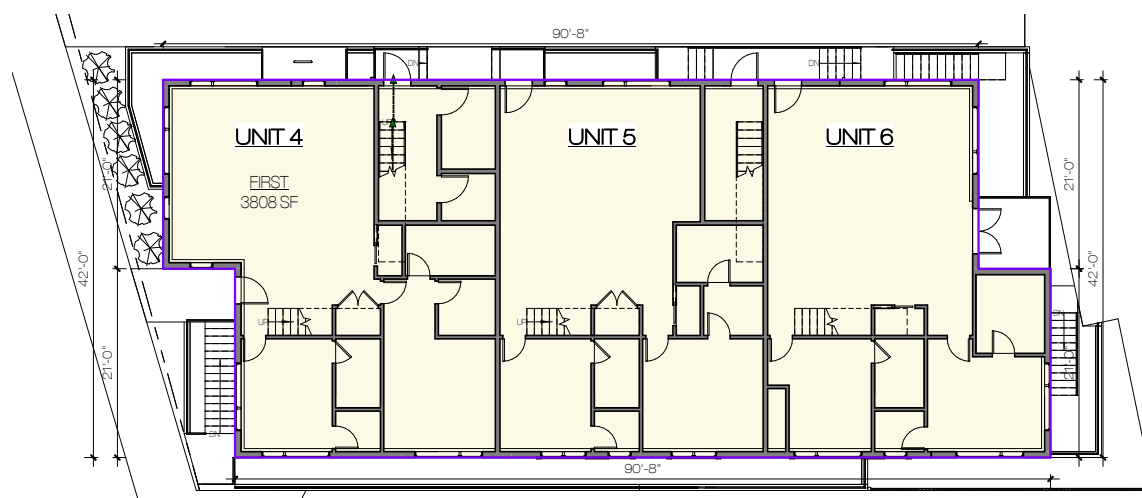
4 THIRD ZONING
3/32" = 1'-0"



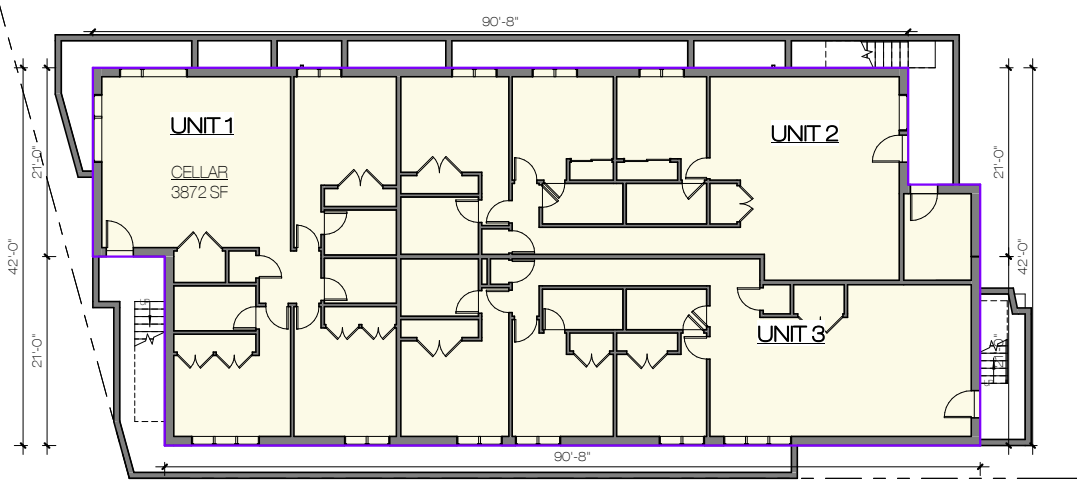
3 SECOND ZONING
3/32" = 1'-0"



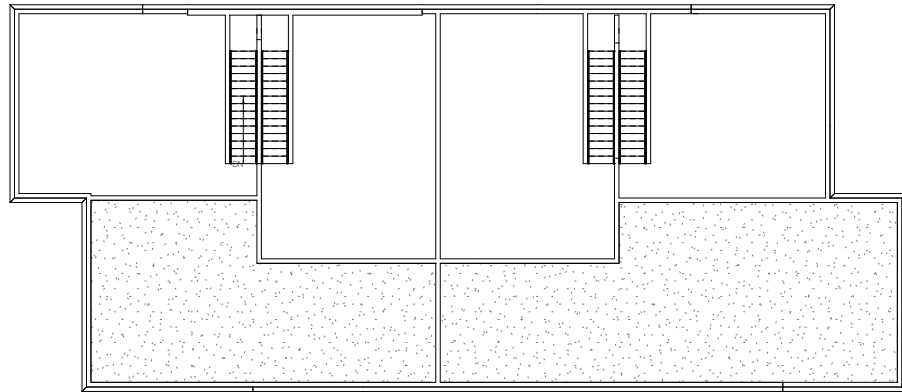
2 FIRST ZONING
3/32" = 1'-0"



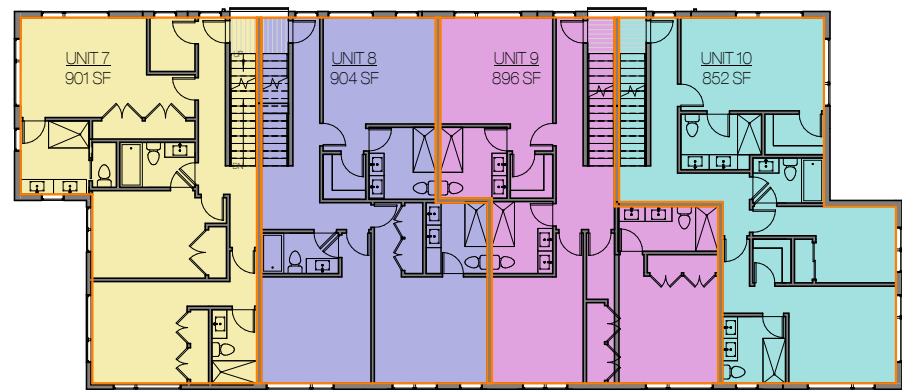
1 CELLAR ZONING
3/32" = 1'-0"



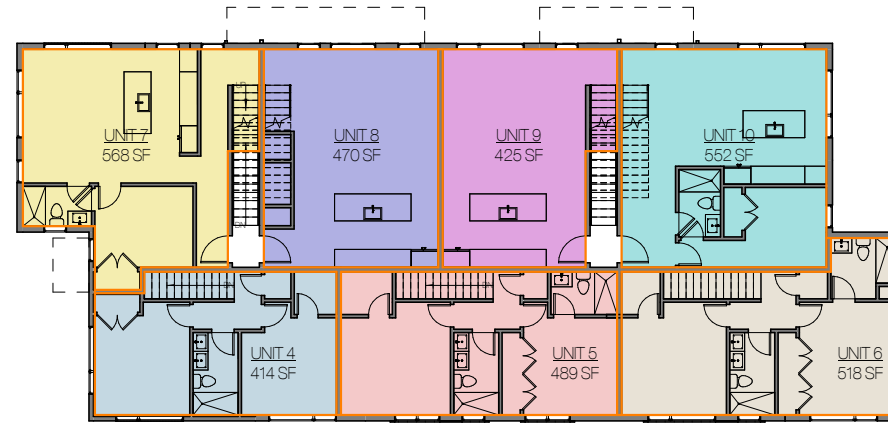
ZONING INFORMATION	
ZONING CLASSIFICATION:	RA-1
LOT OCCUPANCY	
EXISTING LOT AREA	10,585 SF
MAX OCC. 40%	4,234 SF
PROPOSED FOOTPRINT	3,808 SF
TOTAL LOT OCCUPANCY	36%
FAR CALCULATION	
MAX FAR ALLOWABLE -	0.9 9,526.5 SF ALLOWABLE
MAX FAR ALLOWABLE (Z)	1.08 11,432 SF ALLOWABLE
AREAS	
LEVEL 1	3808 SF
LEVEL 2	3808 SF
LEVEL 3	3808 SF
GROSS SF	11,424 SF // 1.08 FAR
CELLAR	3872 SF
TOTAL SF W/ CELLAR	15,296 SF
MISC	
BUILDING HEIGHT ALLOWABLE:	
40' MAXIMUM PER TABLE H 803.1; MAX PERMITTED BLDG HEIGHT	
BUILDING HEIGHT PROVIDED:	
32'-0" MEASURED FROM CENTER OF FRONT GRADE (B.H.M.P)	
STORIES:	
ALLOWABLE:	3
PROVIDED:	3 (PLUS CELLAR)
MIN REQUIRED SIDE YARD:	
REQUIRED:	ONE 8'-0" SIDE SETBACK
PROVIDED:	23'-0"
MIN REQUIRED REAR YARD:	
REQUIRED:	20'-0"
PROVIDED:	47.2'
GREEN AREA RATIO	
REQUIRED:	0.4
PROVIDED:	SEE GREEN AREA RATIO SHEETS
PARKING:	
REQUIRED:	1 PER 4 DWELLING UNITS ABOVE 4 // 2 MIN REQ'D
PROVIDED:	7 PARKING SPACES (4 STANDARD SPACES & 3 COMPACT SPACES)



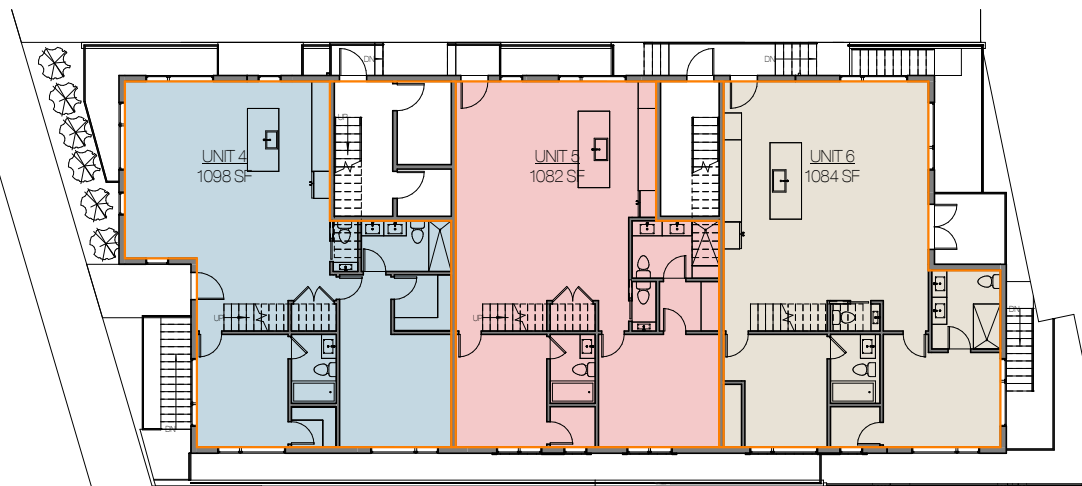
⑤ FOURTH FLOOR
3/32" = 1'-0"



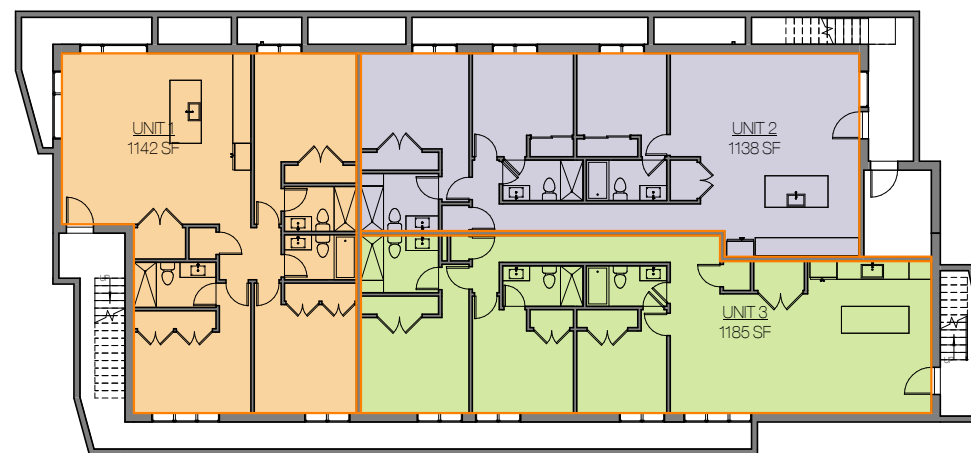
④ THIRD FLOOR
3/32" = 1'-0"



③ SECOND FLOOR
3/32" = 1'-0"



② FIRST FLOOR
3/32" = 1'-0"



① CELLAR
3/32" = 1'-0"

I-Z UNIT INFORMATION

I-Z UNIT SET ASIDE REQUIREMENTS OF TITLE 11 - ZONING (1003)

I-Z WORKSHEET:

BOX 20.	TOTAL LAND AREA	10,585 SF
BOX 21.	TOTAL GROSS FLOOR AREA (FAR)	11,424 SF
BOX 22.	I-Z BONUS DENSITY USED	1,905 SF
BOX 23.	TOTAL GROSS FLOOR AREA (RESIDENTIAL)	11,424 SF
BOX 24.	NOT APPLICABLE	
BOX 25.	RESIDENTIAL GROSS FLOOR AREA (BOX 23) + GROSS CELLAR AREA + GROSS PROJECTIONS	11,424 SF 3,808 SF -- SF TOTAL: 15,232 SF
BOX 26.	RESIDENTIAL NET FLOOR AREA + NET CELLAR AREA + NET PROJECTIONS	10,253 SF 3,426 -- SF TOTAL: 13,679 SF
BOX 27.	RATIO BOX 26 / BOX 25	.90
BOX 28.	FACTOR YIELDING GREATER I-Z 10% OF GFA (BOX 25) 75% OF BONUS DENSITY UTILIZED (1102*.75)	X / 1,523 SF ✓ / 1,429 SF
BOX 29.	PRELIMINARY I-Z REQUIREMENT: RESIDENTIAL GROSS FLOOR AREA: NET RESIDENTIAL FLOOR AREA GROSS * BOX 27:	15,233 SF 13,705 SF 1,370 SF
BOX 30.	OWNERSHIP 20% REDUCTION	--
BOX 31.	PENTHOUSE I-Z REQ W/IN BLDG SF	--
BOX 32.	PENTHOUSE I-Z FULFILLED BY PAYMENT?	--
BOX 33.	TOTAL NET RESIDENTIAL I-Z REQUIRED	1,370 SF

UNIT REQUIRED TO BE 98% OF AVE. UNIT SIZE

I-Z UNIT PROPOSED: **UNIT 8 / 3 BED 1374 SF**

NET UNIT AREA TOTALS

-FOR INFORMATION ONLY.
-UNIT MEASUREMENT SHOWN IS INSIDE FACE
OF UNIT EXTERIOR WALLS. (PAINT TO PAINT)

NAME	AREA	BEDS
UNIT 1	1142 SF	3 BEDS
UNIT 2	1138 SF	3 BEDS
UNIT 3	1185 SF	3 BEDS
UNIT 4	1513 SF	4 BEDS
UNIT 5	1571 SF	4 BEDS
UNIT 6	1602 SF	4 BEDS
UNIT 7	1469 SF	4 BEDS
UNIT 8	1374 SF	3 BEDS
UNIT 9	1321 SF	3 BEDS
UNIT 10	1404 SF	4 BEDS
Grand total	13718 SF	

NEW 10-UNIT APARTMENT HOUSE

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SCALE
1/16" = 1'-0"

0015

MATERIALS



HARDIE PLANK LAP SIDING
COLOR: ARTIC WHITE



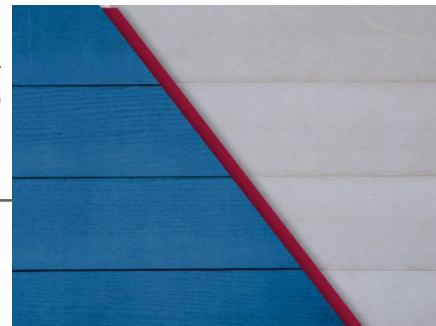
HARDIE PLANK LAP SIDING
COLOR: GREY



HARDIE PANEL
GREY



BORAL
NICKEL GAP
COLOR: TBD



BOARD ON BOARD WOOD FENCE
HEIGHT VARIES, 3'-6' MIN
STAIN COLOR: TBD

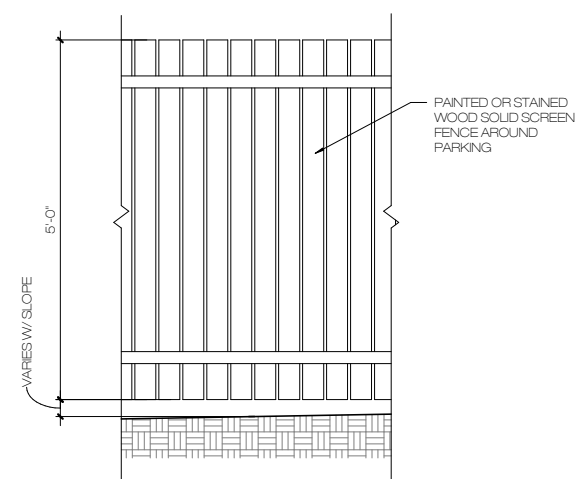
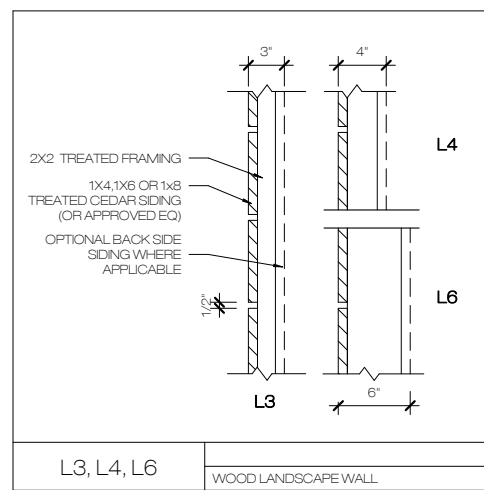


NEW 10-UNIT APARTMENT HOUSE

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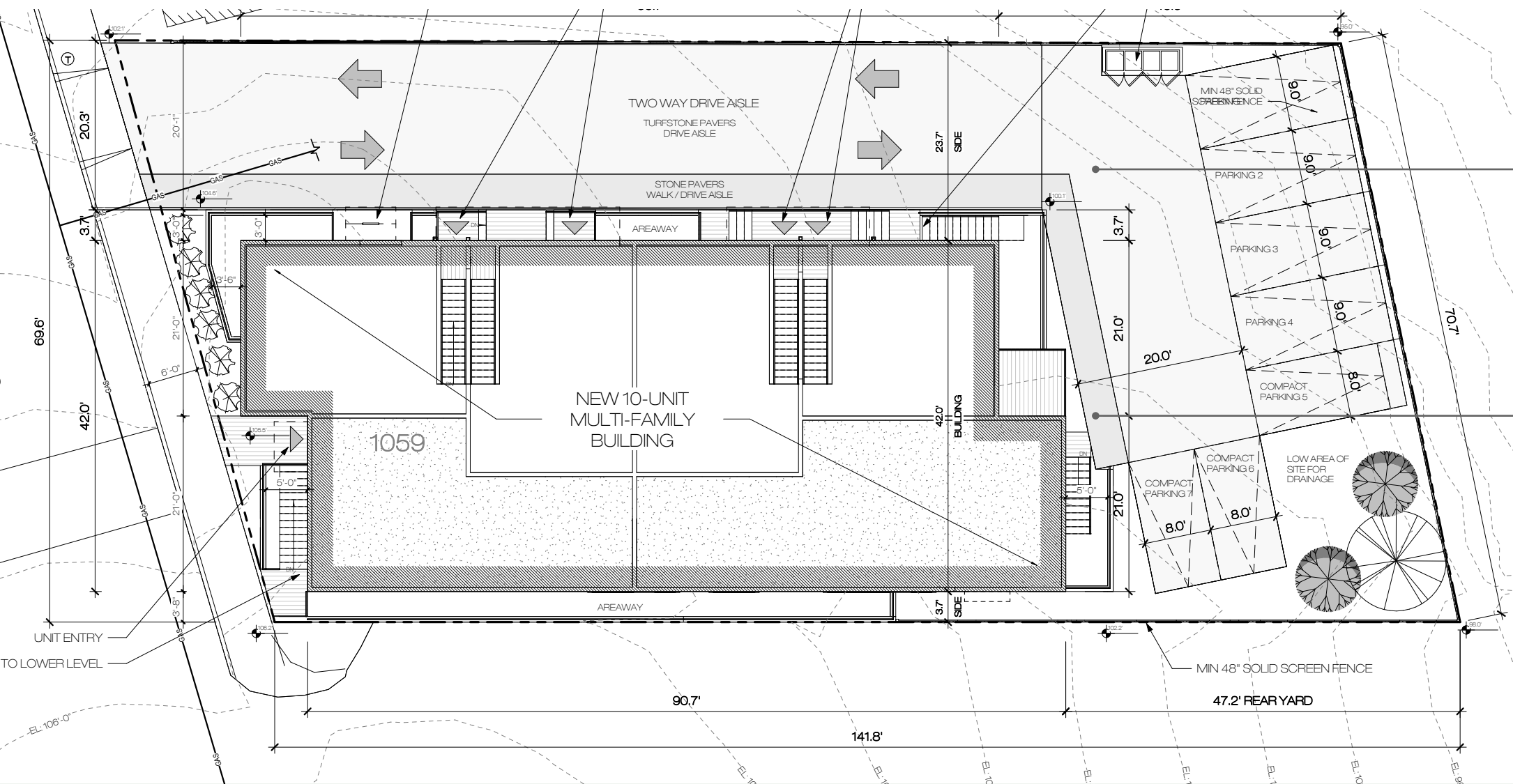
SCALE
NTS

0016



② TRASH / RECYCLING ENCLOSURE

① SOLID SCREEN FENCE



DRIVEWAY
TURFSTONE PAVERS



PARKING SPACES
SANDHILLS PAVER
(GREY)

NEW 10-UNIT APARTMENT HOUSE

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SCALE
NTS

0017

In-grade luminaire

Ground surface illuminator



A series of LED in-grade luminaires to illuminate ground surfaces. Equipped with one, two or four light apertures to meet different lighting requirements. These luminaires are designed to bear pressure loads up to 8800 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Die-cast aluminum · Clear safety glass · Reflector made of pure anodized aluminum

LED color temperatures: 2700K, 3000K, 3500K, 4000K

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards - Suitable for wet locations - Protection class IP 67



Bollard

Symmetric



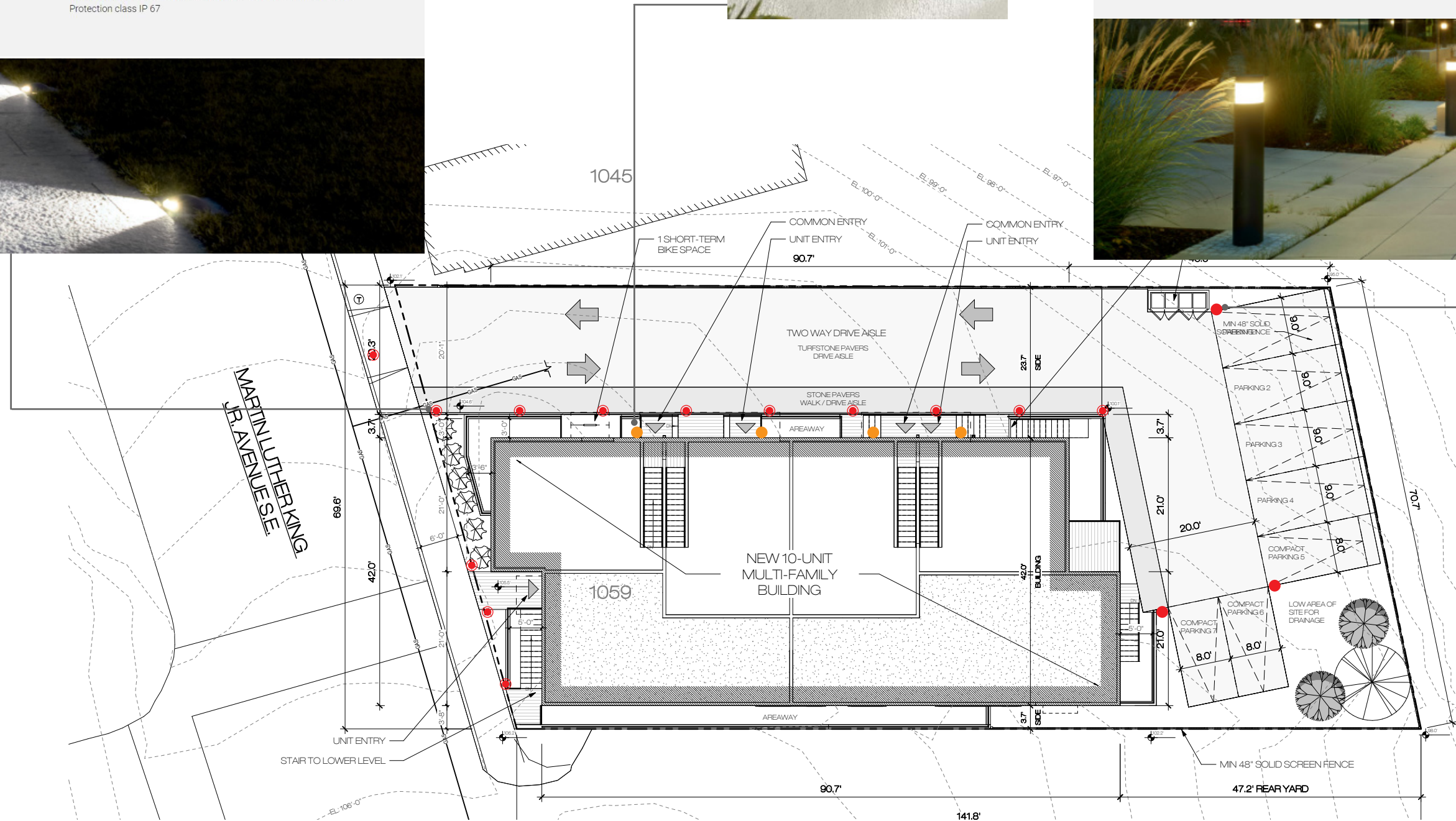
A series of LED bollard luminaires with unshielded 360° light distribution. Luminaires in this family are provided without safety guard and hand-blown three-ply opal glass for even illumination. Designed for use in the illumination of gardens and residential installations.

Die-cast and extruded aluminum · Three-ply opal glass diffuser

LED color temperatures: 2700K, 3000K, 3500K, 4000K

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards - Suitable for wet locations - Protection class IP 65

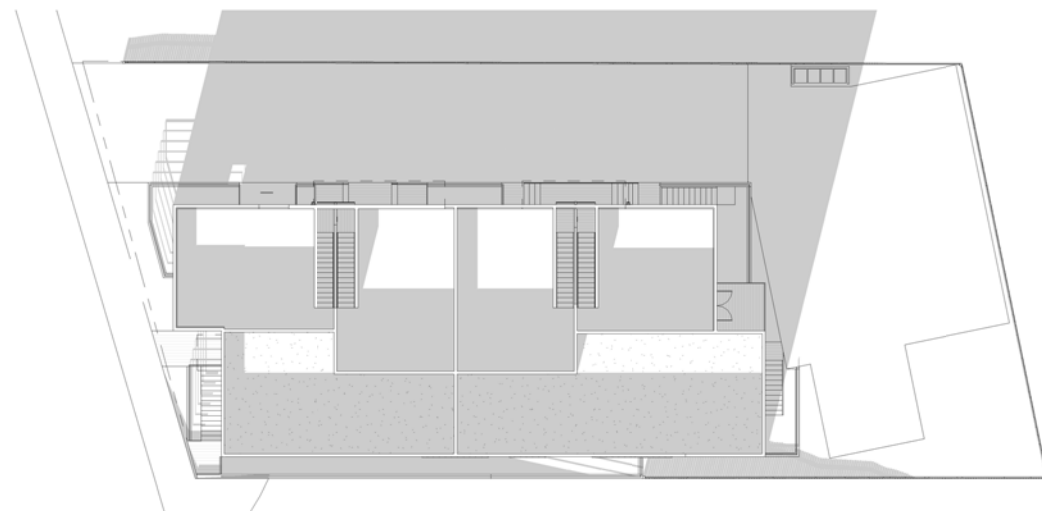


NEW 10-UNIT APARTMENT HOUSE

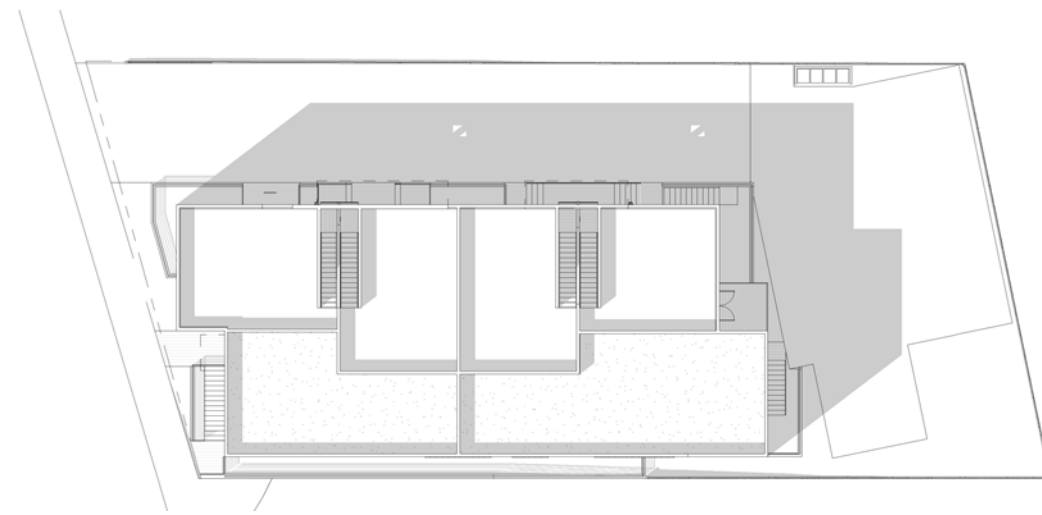
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE
NTS

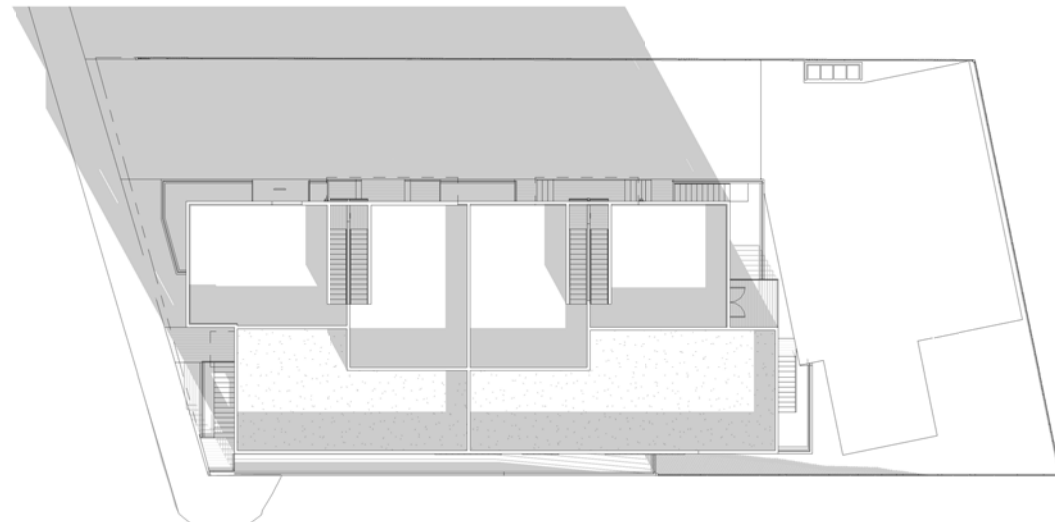
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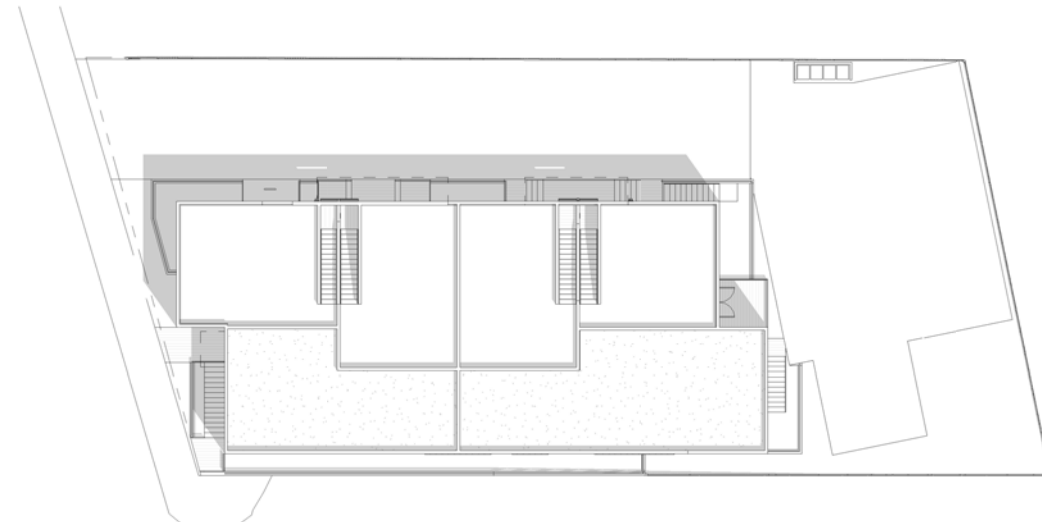
⑥ SHADOW STUDY - 3PM WINTER SOLSTICE
1/16" = 1'-0"



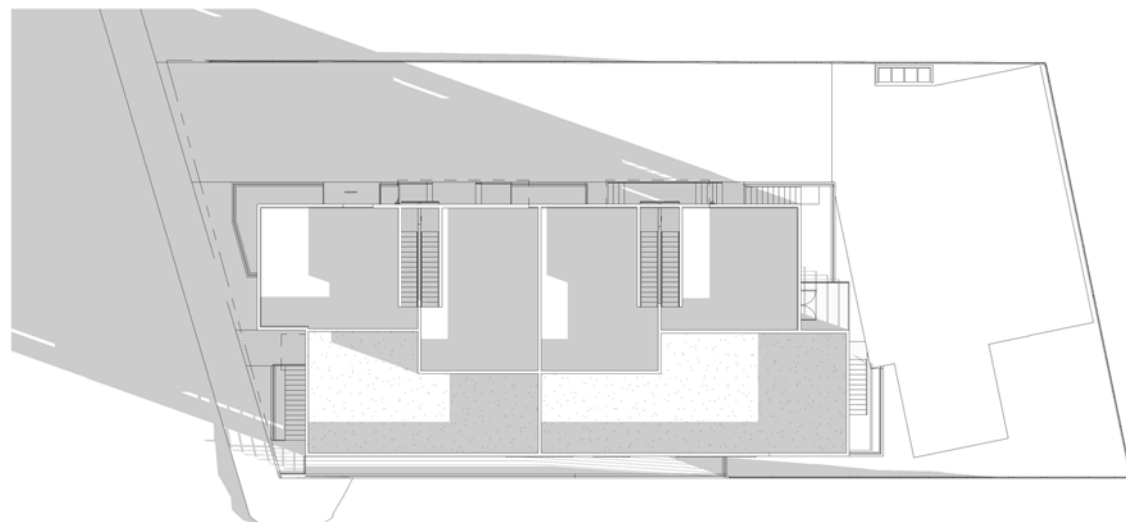
③ SHADOW STUDY - 3PM SUMMER SOLSTICE
1/16" = 1'-0"



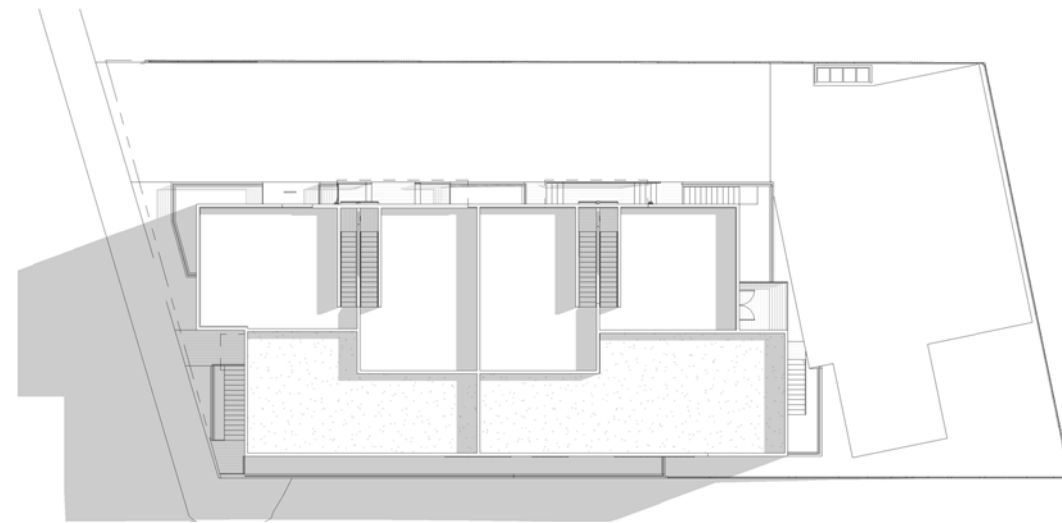
⑤ SHADOW STUDY - 12PM WINTER SOLSTICE
1/16" = 1'-0"



② SHADOW STUDY - 12PM SUMMER SOLSTICE
1/16" = 1'-0"



④ SHADOW STUDY - 9AM WINTER SOLSTICE
1/16" = 1'-0"



① SHADOW STUDY - 9AM SUMMER SOLSTICE
1/16" = 1'-0"

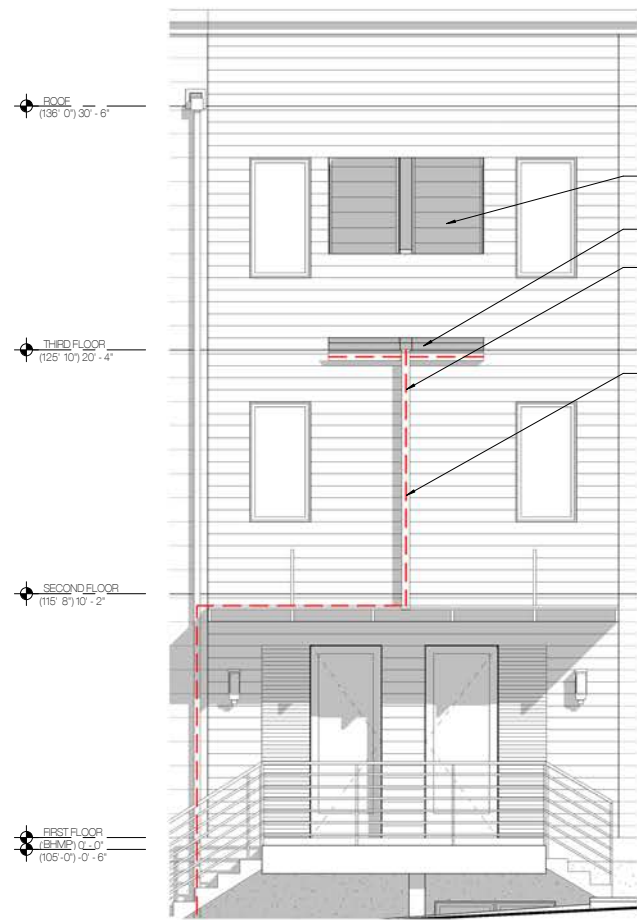


NEW 10-UNIT APARTMENT HOUSE

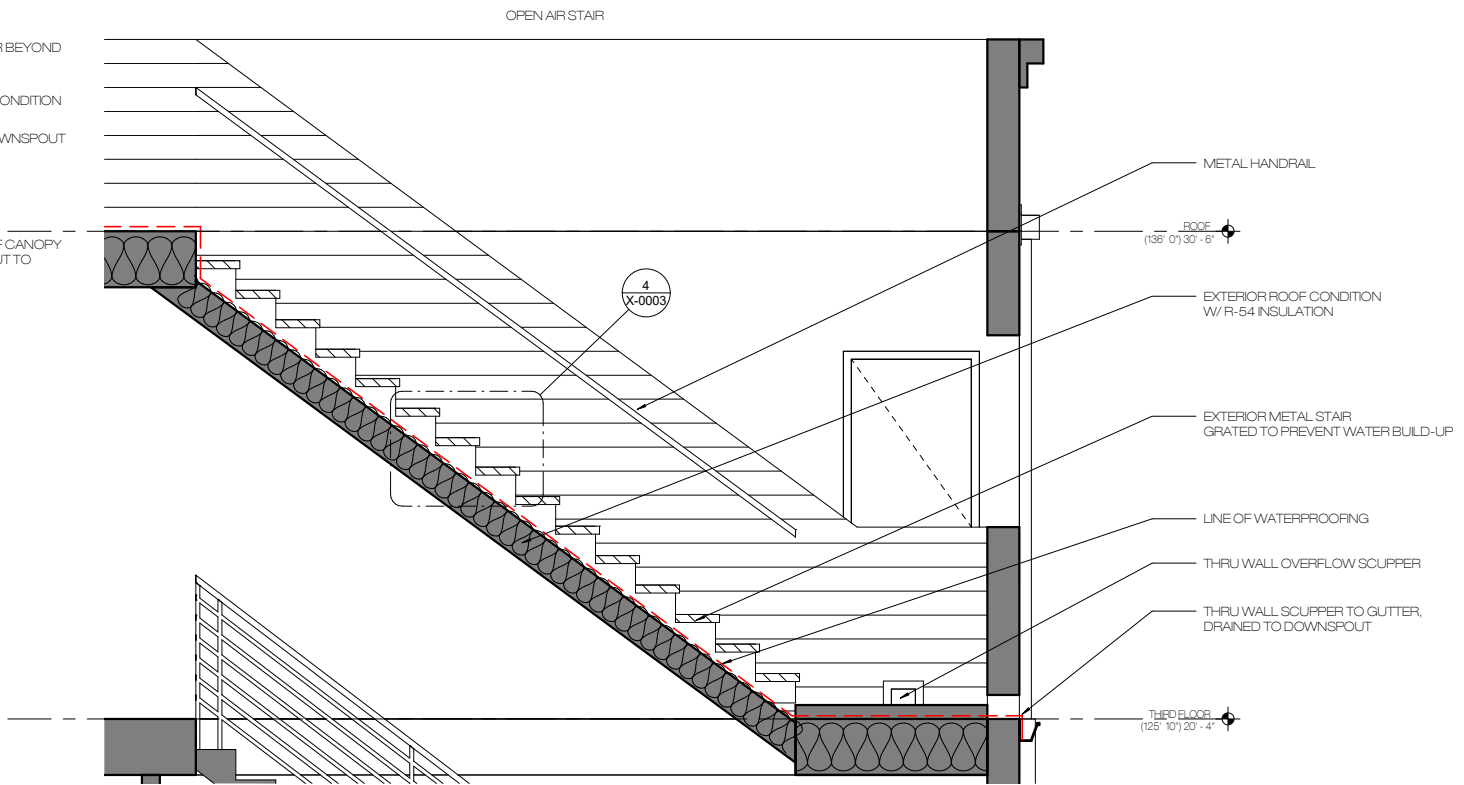
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SCALE

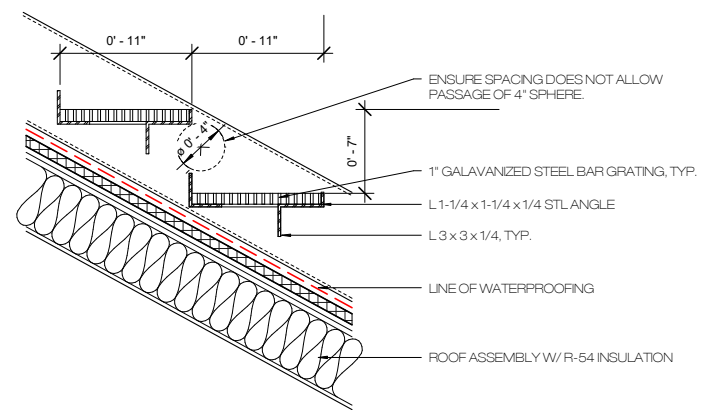
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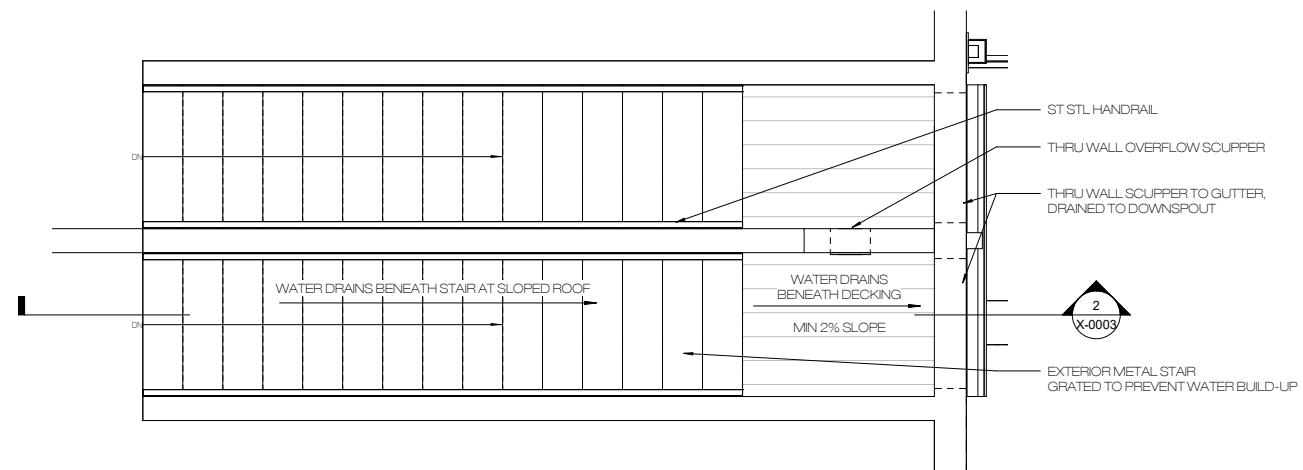
3 EXTERIOR ELEV AT STAIR
1/4" = 1'-0"



2 EXTERIOR STAIR SECTION
1/2" = 1'-0"



4 EXTERIOR STAIR DETAIL
1 1/2" = 1'-0"



1 EXTERIOR STAIR ENLARGED
1/2" = 1'-0"

NEW 10-UNIT APARTMENT HOUSE

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SCALE

0020