

PROJECT DATA

BUILDING ADDRESS:	1625 28TH ST NW WASHINGTON, DC 20020		
BUILDING OWNER:	OPTIMAL PROPERTY SOLUTIONS 4720A LEE HWY ARLINGTON, VA 22207		
ZONE:	RA-1	LOT:	25,26
USE GROUP:	R-2 APARTMENT		
SCOPE OF WORK:	CONVERSION / ADDITION OF EXISTING SINGLE FAMILY RESIDENCE INTO A NEW 2 STORY PLUS BASEMENT 6 UNIT APARTMENT BUILDING.		
LOT SF:	5,380 SF	EXISTING BUILDING FOOTPRINT:	1,044 SF

ZONING DATA

	REQUIRED	EXISTING	PROPOSED
LOT SIZE		5380 SF	5380 SF
% LOT OCCUPANCY	40%	19.4%	37%
LOT OCCUPANCY		1044 SF	1996 SF
FAR	.9	.28	.9
FAR GFA		1502	4842
SIDE YARD	8'	4' - 9 1/2", 9' - 10"	4' - 9 1/2", 9' - 10"
REAR YARD	20'	64' - 5 3/4"	40' - 8 3/4"
FRONT YARD		15'	15'
BUILDING HEIGHT (MAX)	40'	17' 8"	19'
STORIES (MAX)	3	1 + B	2 + B
PARKING SPACES	0	1	0
GAR	.4	N/A	.409



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DRAWING LIST

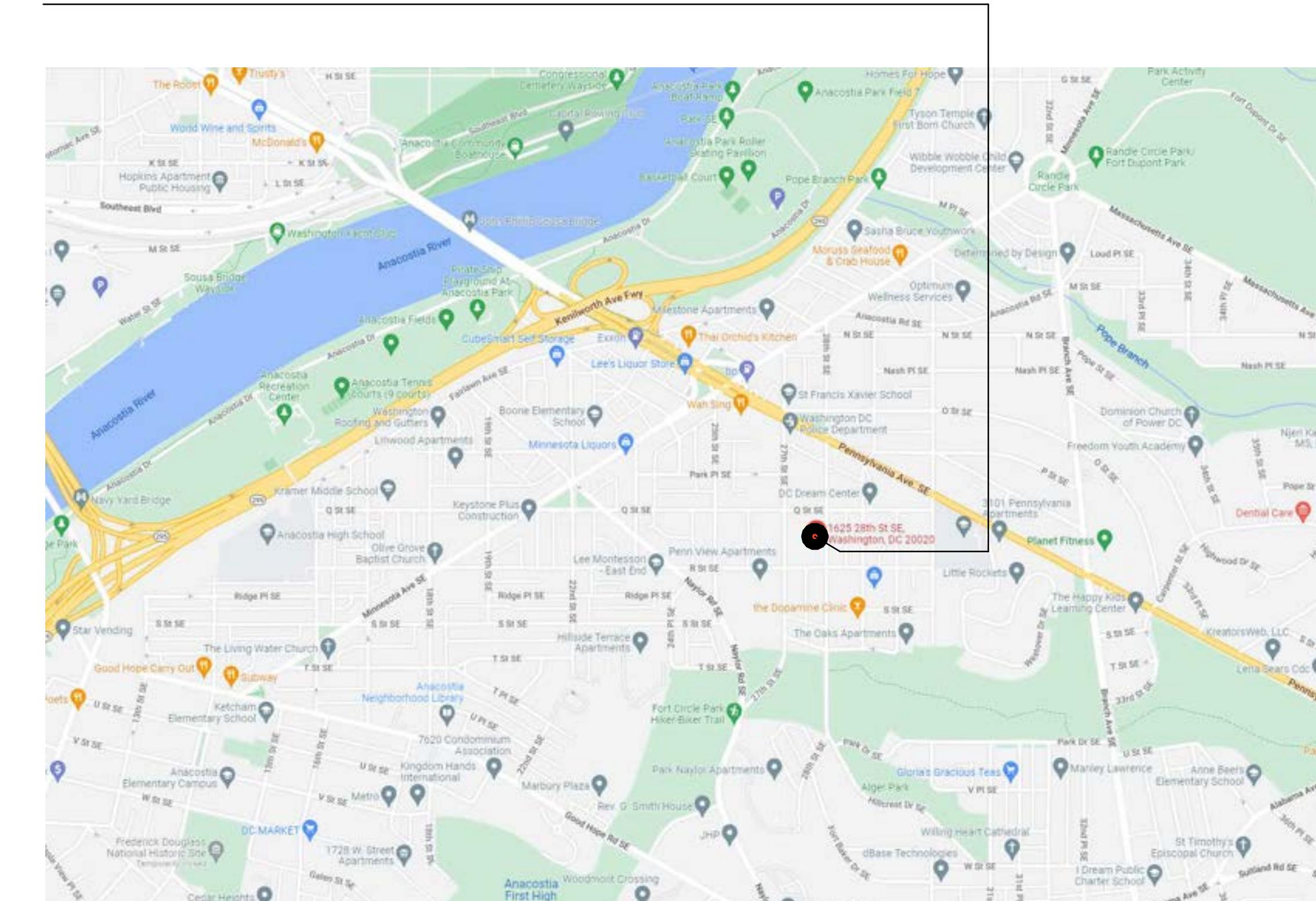
GENERAL

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G001 EXISTING CONDITIONS PHOTOGRAPHS

ARCHITECTURAL

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LOCATION MAP



PROJECT INFORMATION, SITE PLAN AND LOCATION MAP

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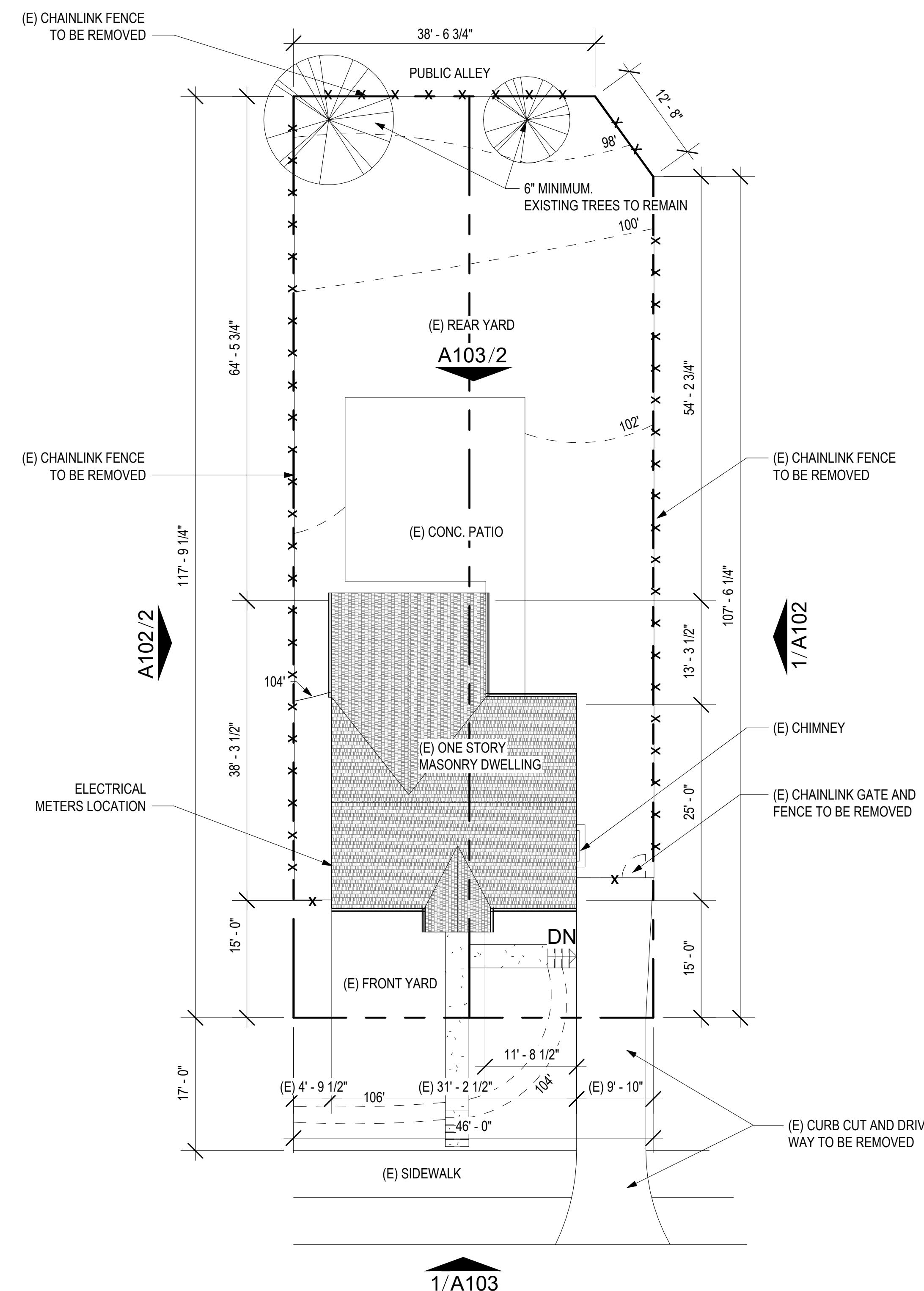
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EXISTING CONDITIONS PHOTOGRAPHS

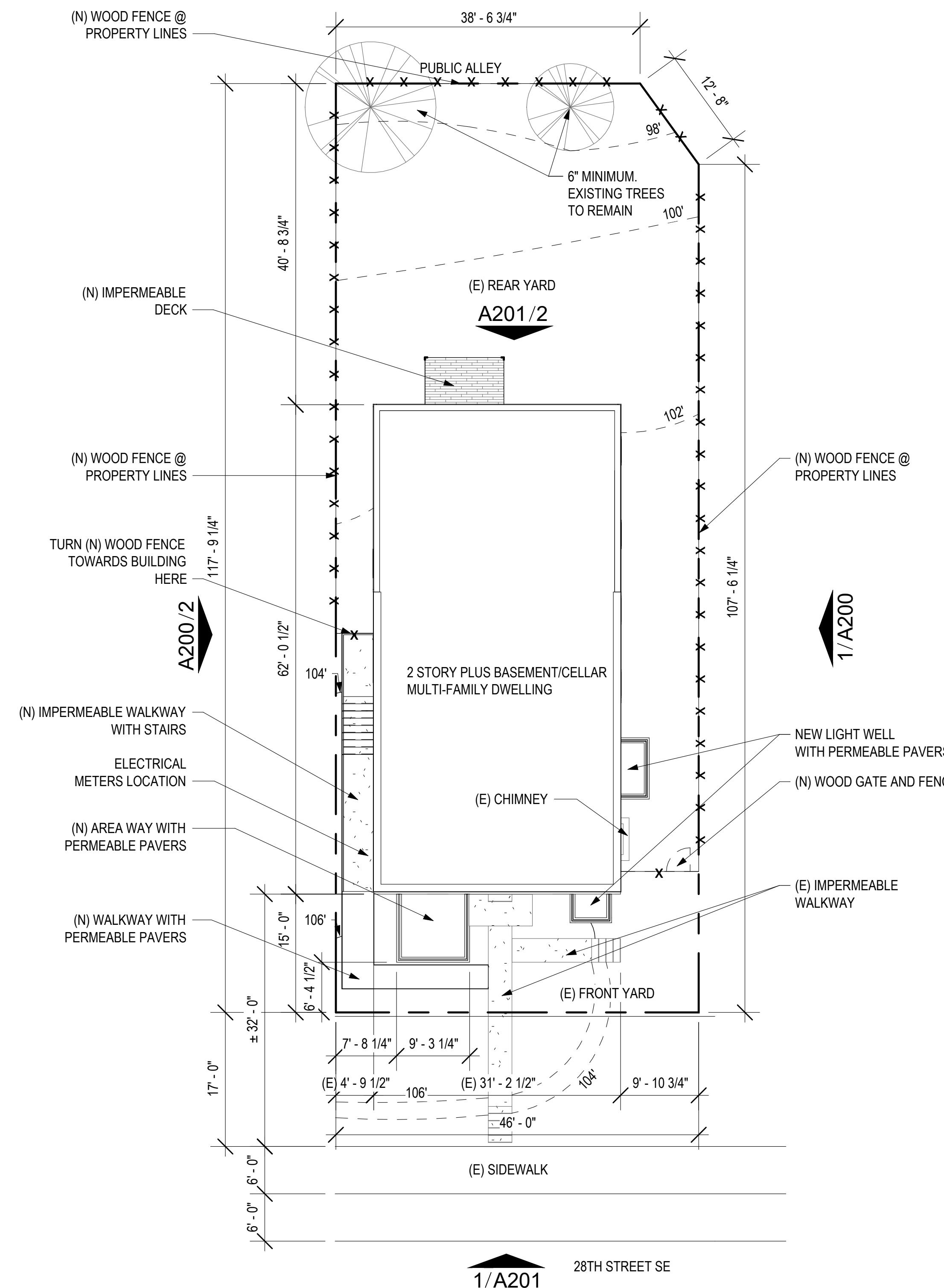
G001

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1 | SITE/GRADE PLAN - EXISTING

A102 | SCALE 1" = 20'-0"



2 | SITE/GRADING PLAN - PROPOSED

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SITE/GRADING PLANS

A001

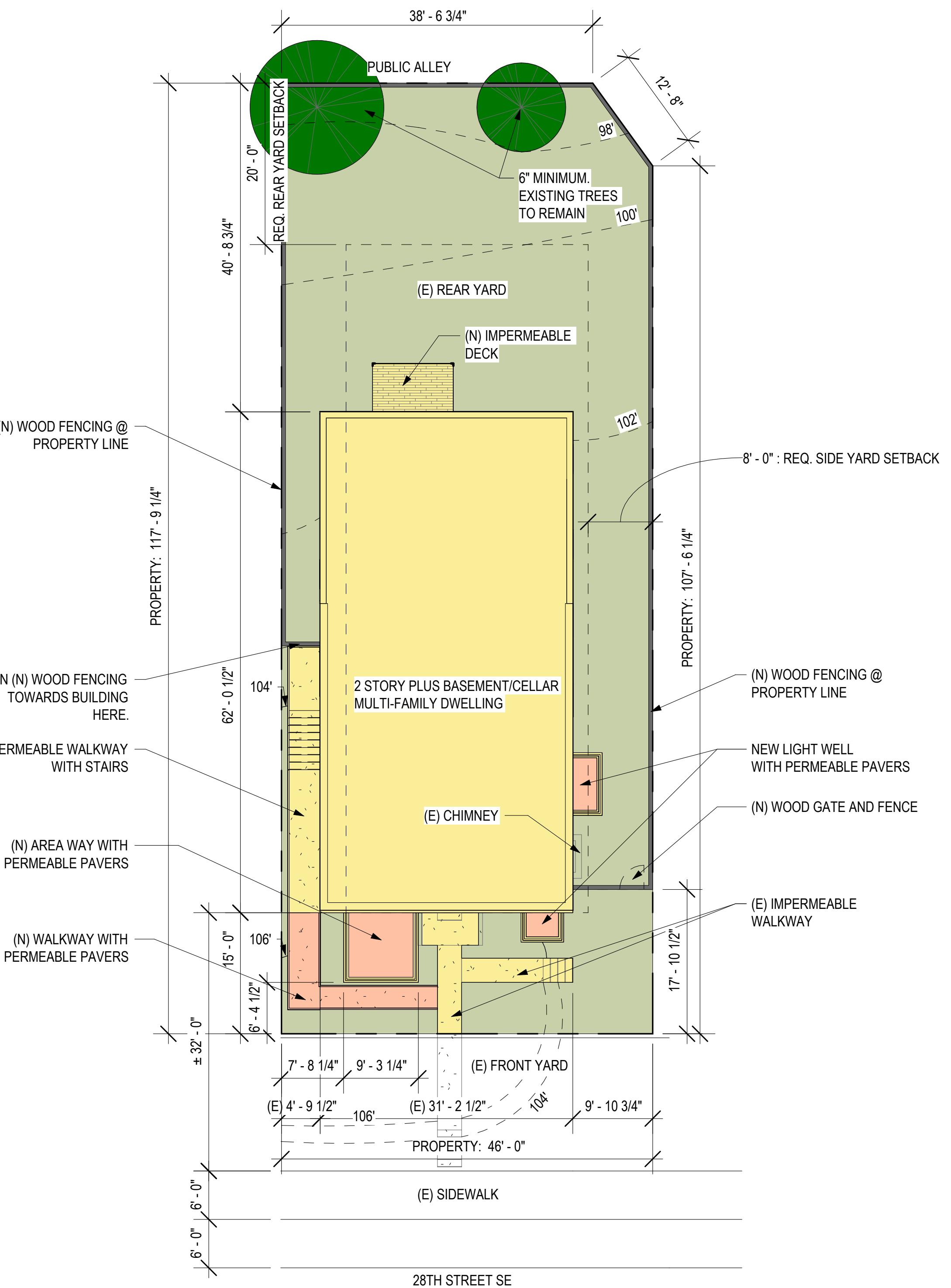
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Green Area Ratio Scoresheet			
Address	1625 28TH STREET SE	Lot	Zone District
Other		5585	25,26 RA-1
Lot size (enter this value first) *		Lot area (sf)	Minimum Score
		5,380	.4
		Multiplier GAR Score	
		SCORE: 0.409	
Landscape Elements			
Square Feet Factor			
A Landscaped areas (select one of the following for each area)			
1	Landscaped areas with a soil depth < 24"	square feet	0 0.30
2	Landscaped areas with a soil depth \geq 24"	square feet	2,924 0.60
3	Bioretention facilities	square feet	
1,754.6			
B Plantings (credit for plants in landscaped areas from Section A)			
1	Groundcovers, or other plants < 2' height	square feet	
2	Plants \geq 2' height at maturity - calculated at 9-sf per plant	# of plants	0 0.30
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0 0.50
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0 0.60
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	2 500 0.70
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0 0.70
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0 0.70
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0 0.80
9	Vegetated wall, plantings on a vertical surface	square feet	
350.0			
C Vegetated or "green" roofs			
1	Over at least 2" and less than 8" of growth medium	square feet	0.60
2	Over at least 8" of growth medium	square feet	0.80
-			
D Permeable Paving***			
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0 0.40
2	Permeable paving over at least 24" of soil or gravel	square feet	187 0.50
93.5			
E Other			
1	Enhanced tree growth systems***	square feet	0.40
2	Renewable energy generation	square feet	0.50
3	Approved water features	square feet	0.20
-			
F Bonuses		sub-total of sq ft =	3,611
1	Native plant species	square feet	0 0.10
2	Landscaping in food cultivation	square feet	
3	Harvested stormwater irrigation	square feet	0.10
-			
Green Area Ratio numerator = 2,198			

GAR LEGEND | AREA

	NON PERMEABLE	2,268.53 SF
	LANDSCAPE AREA > 24"	2,924.32 SF
	PERMEABLE PAVING > 24"	187.09 SF
	TOTAL	5,379.94 SF

LANDSCAPE LEGEND



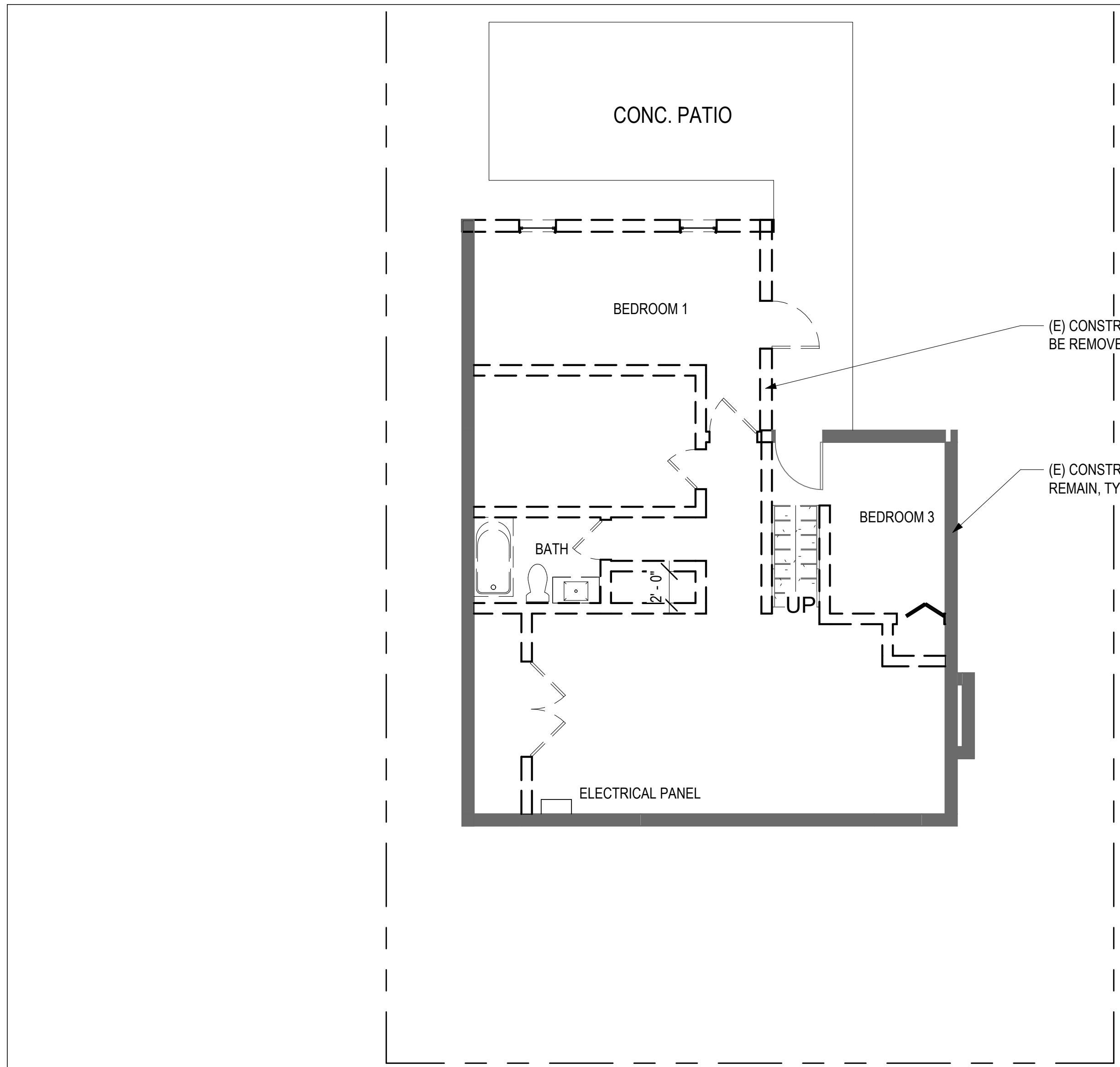
1 | LANDSCAPE PLAN

A102 SCALE 1" = 20'-0"

LANDSCAPE PLAN

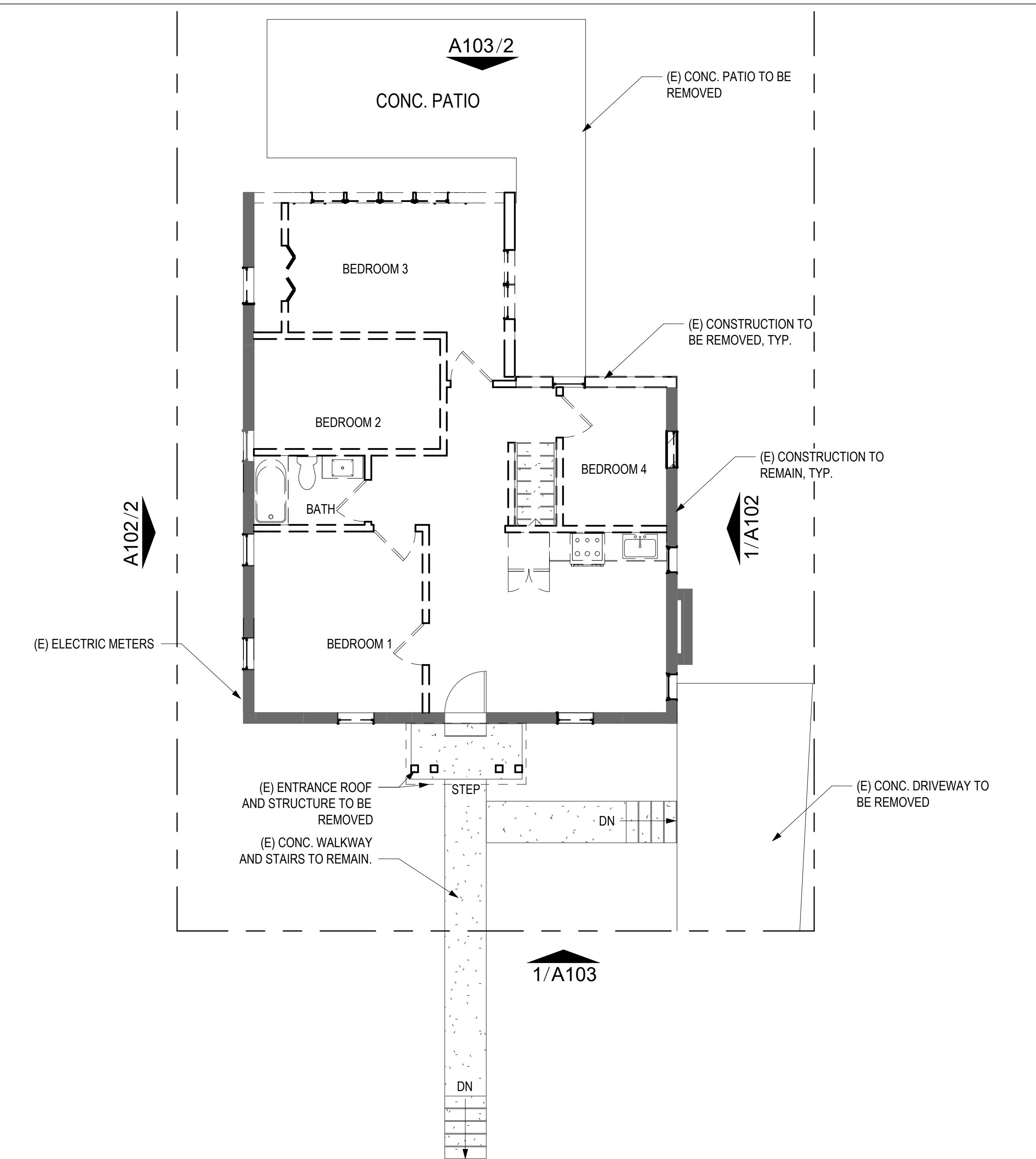
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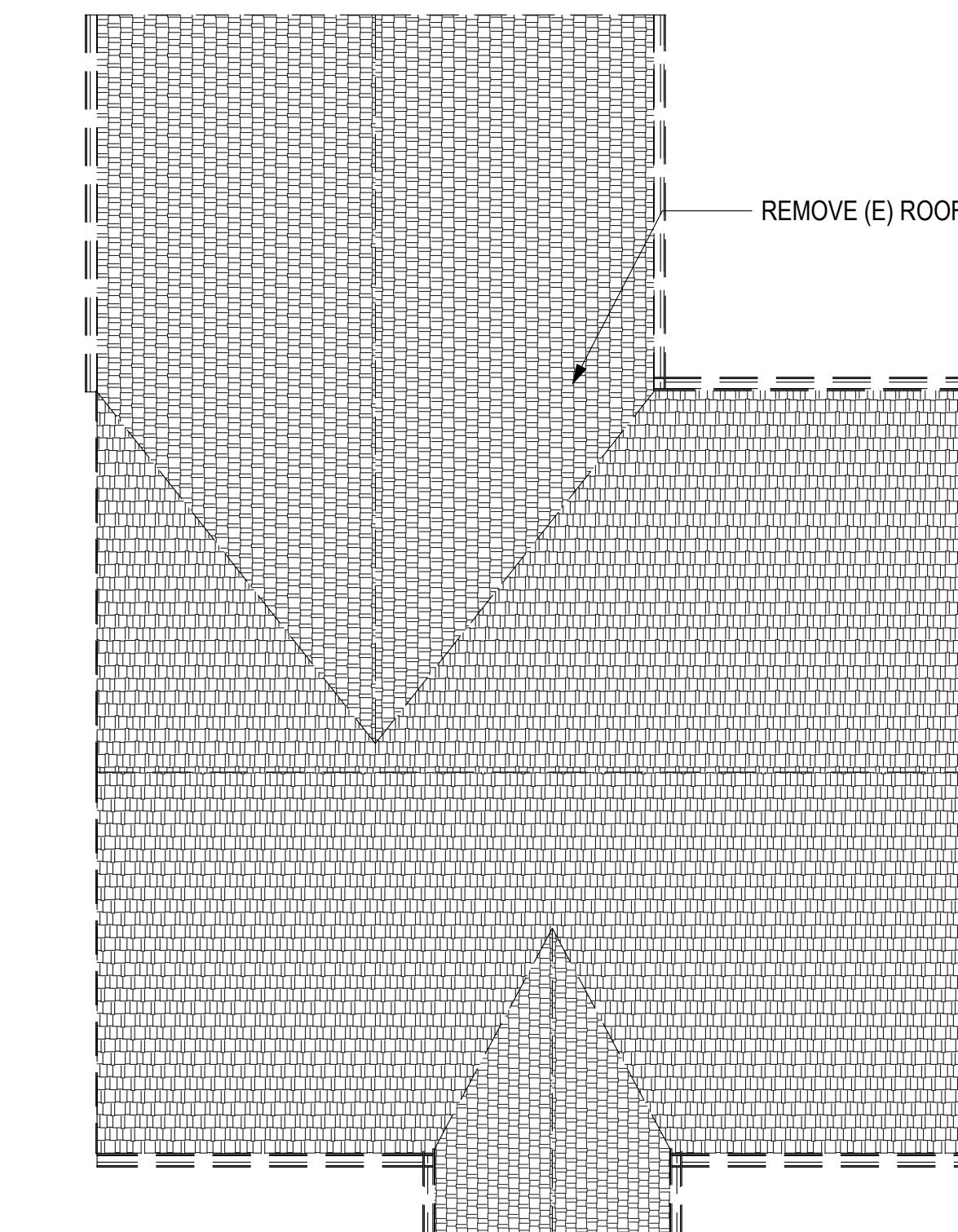
2 | EXISTING/DEMOLITION BASEMENT FLOOR PLAN

A102 | SCALE 3/32" = 1'-0"



1 | EXISTING/DEMOLITION 1ST FLOOR PLAN

A102 | SCALE 3/32" = 1'-0"



1 | EXISTING/DEMOLITION ROOF

SCALE 3/32" = 1'-0"

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EXISTING/DEMOLITION ROOF PLAN

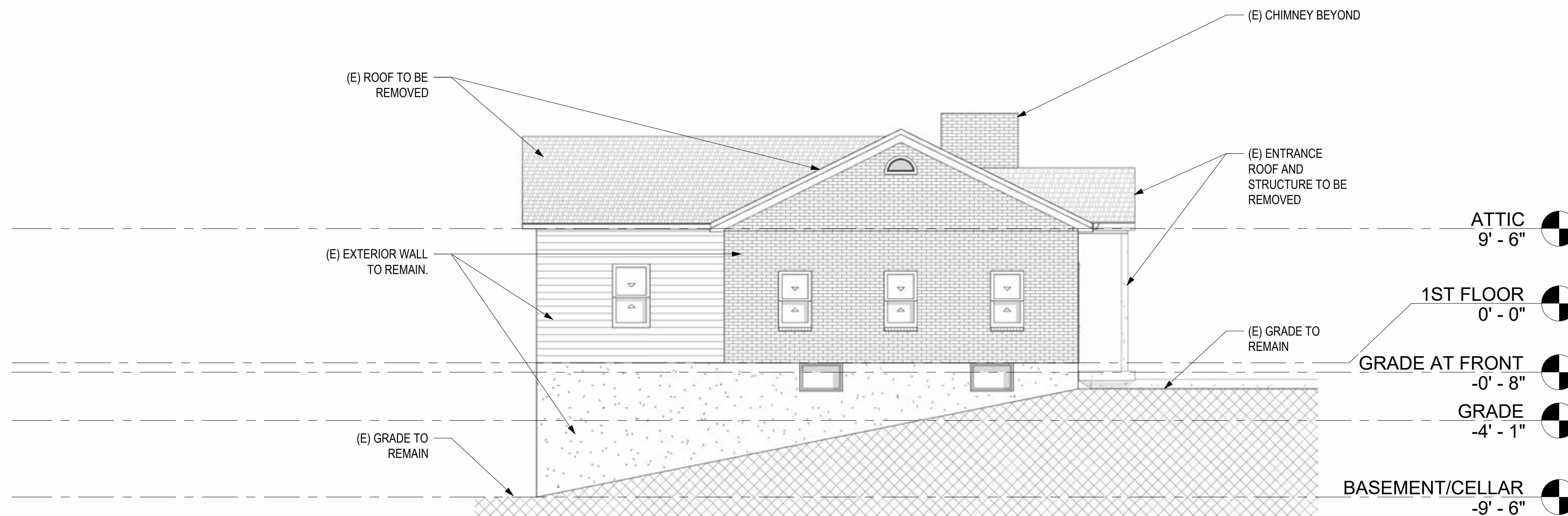
A101

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1 | EXISTING NORTH ELEVATION

A001 SCALE 1" = 10'-0"



2 | EXISTING SOUTH ELEVATION

A001 SCALE 1" = 10'-0"

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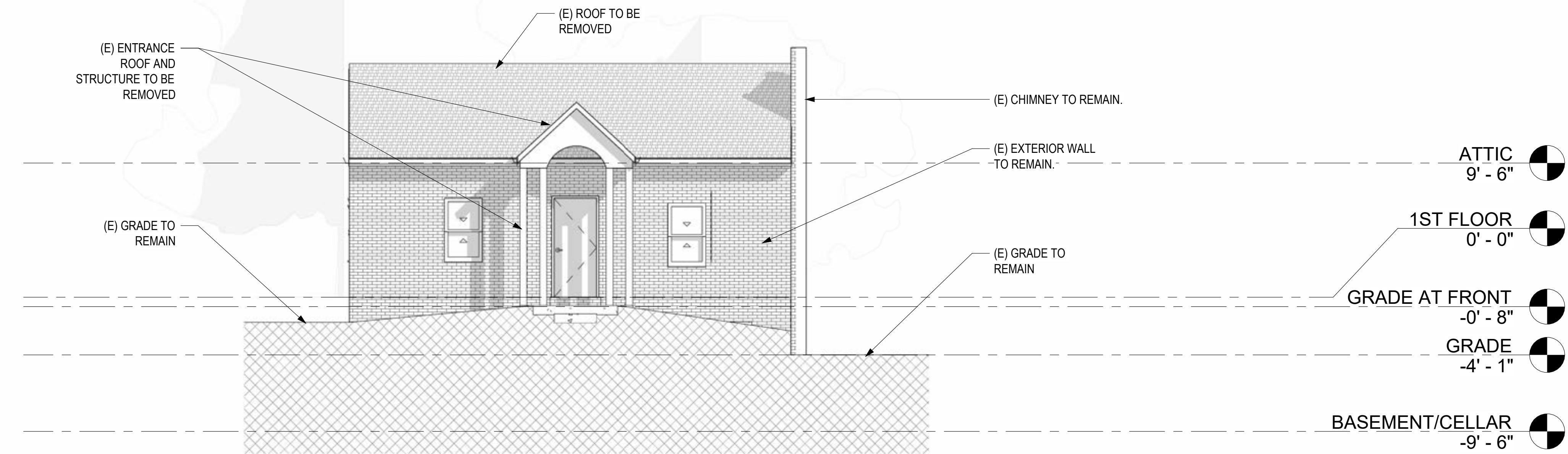
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EXISTING ELEVATIONS 1

A102

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1 | EXISTING EAST ELEVATION

A001 SCALE 1" = 10'-0"



2 | EXISTING WEST ELEVATION

A001 SCALE 1" = 10'-0"

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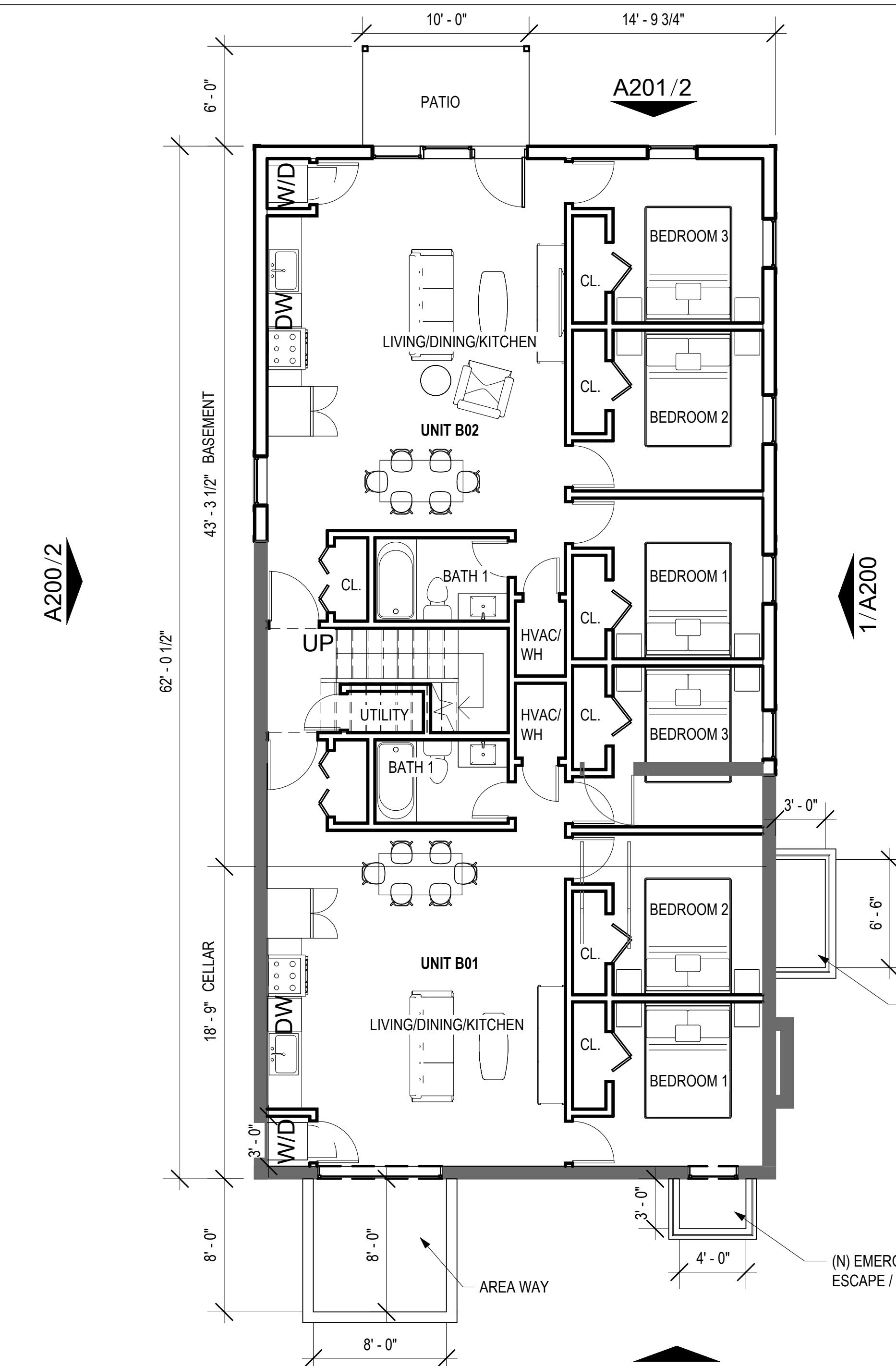
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EXISTING ELVATIONS 2

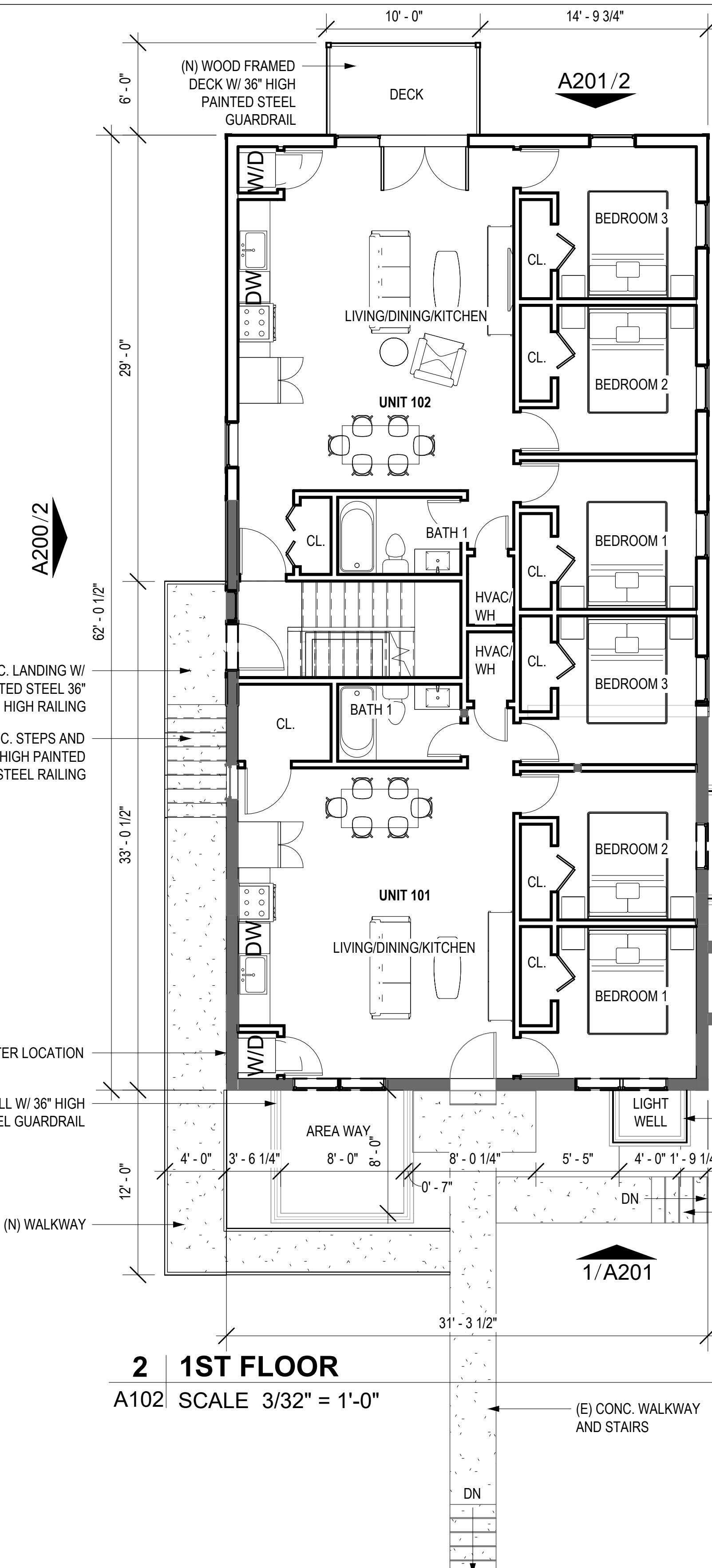
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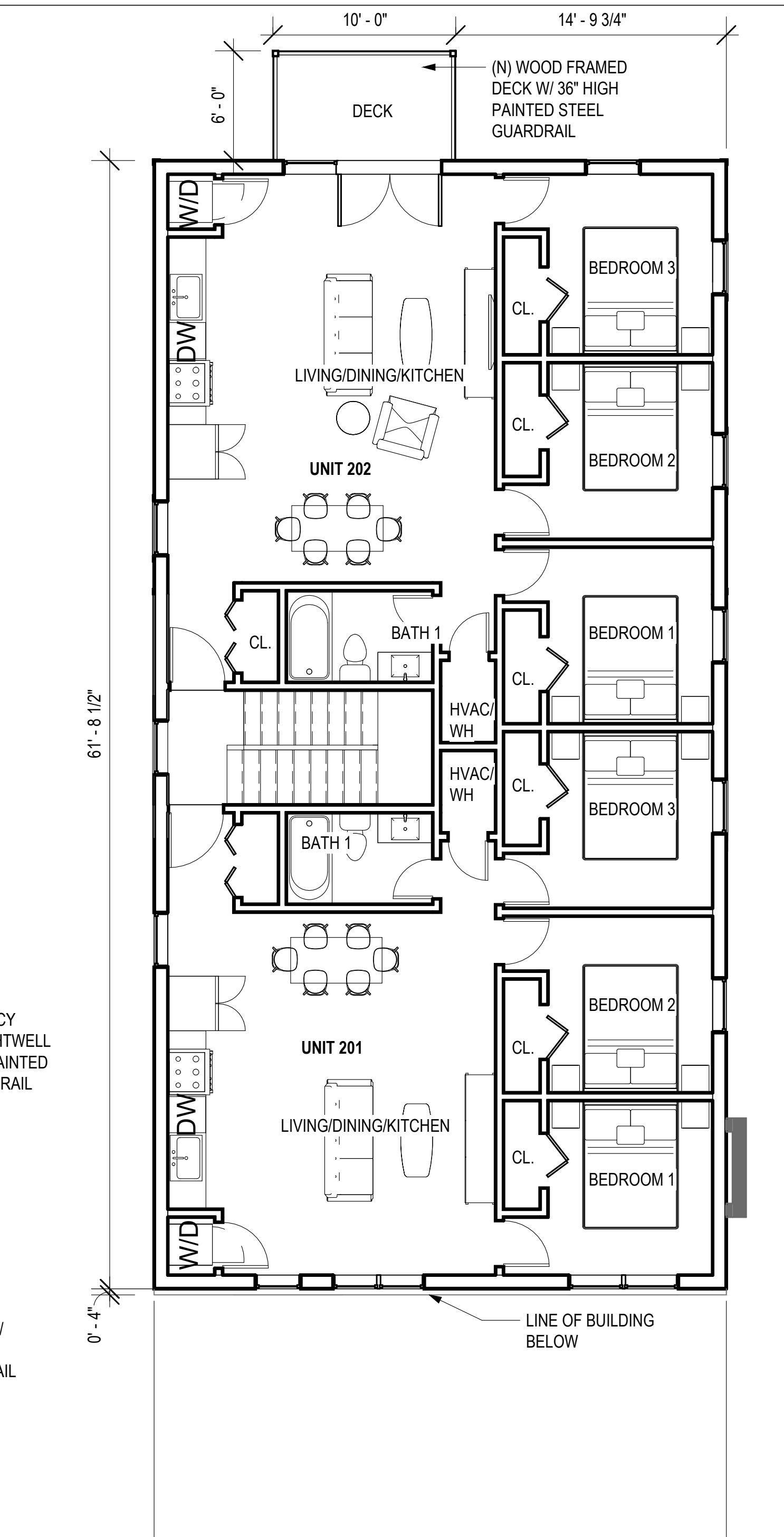
1 | BASEMENT/CELLAR

A102 SCALE 3/32" = 1'-0"



2 | 1ST FLOOR

A102 SCALE 3/32" = 1'-0"



3 | 2ND FLOOR

A200 SCALE 3/32" = 1'-0"

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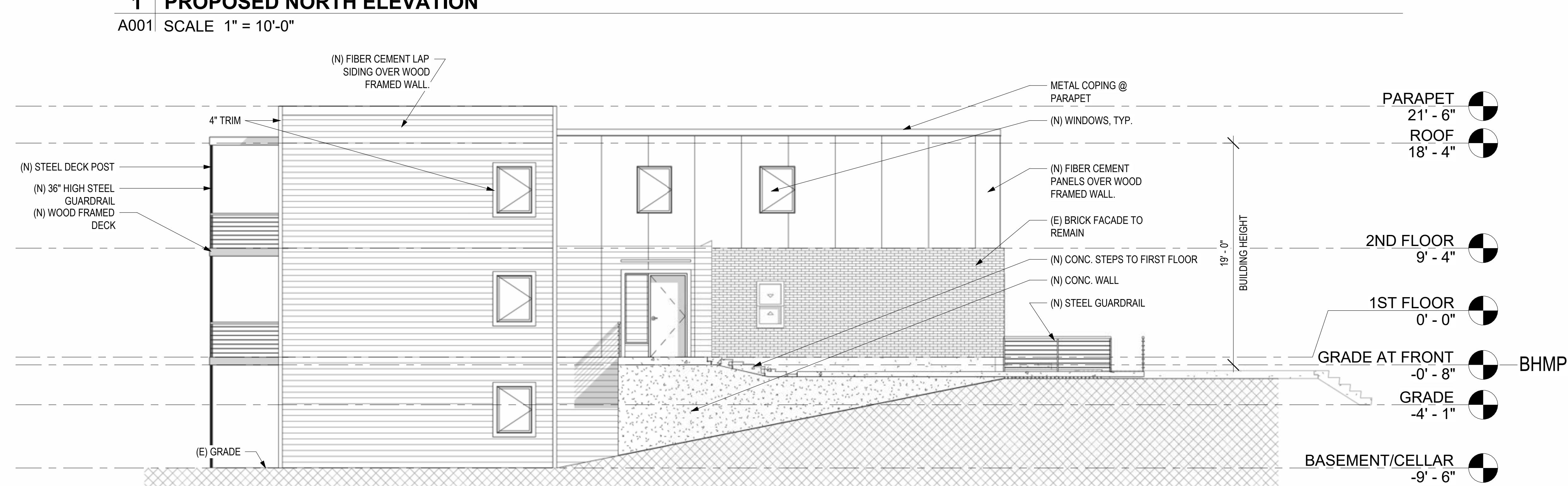
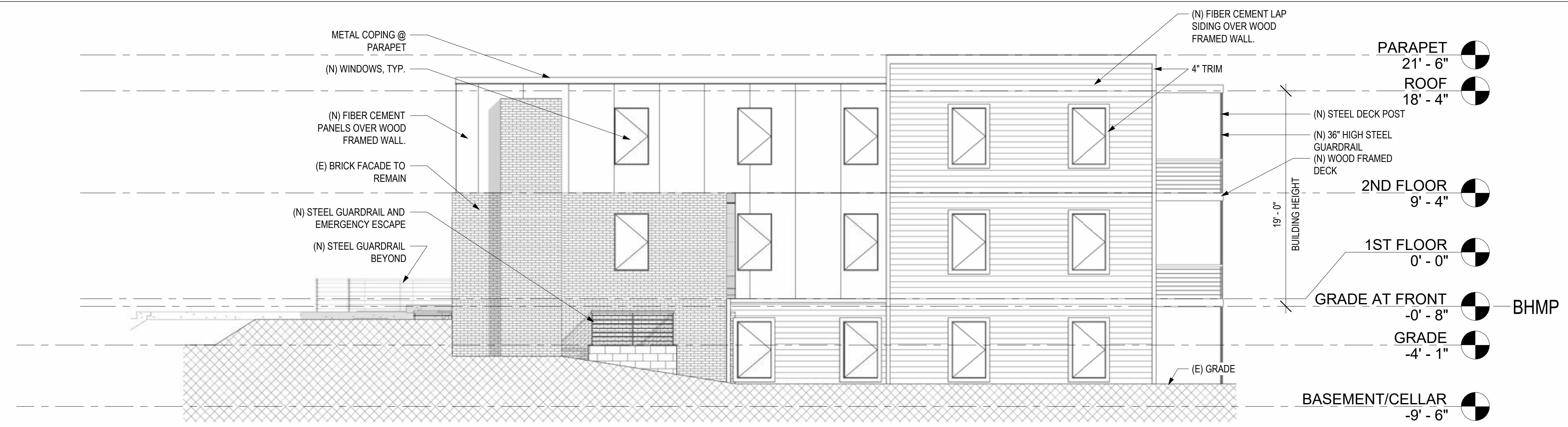
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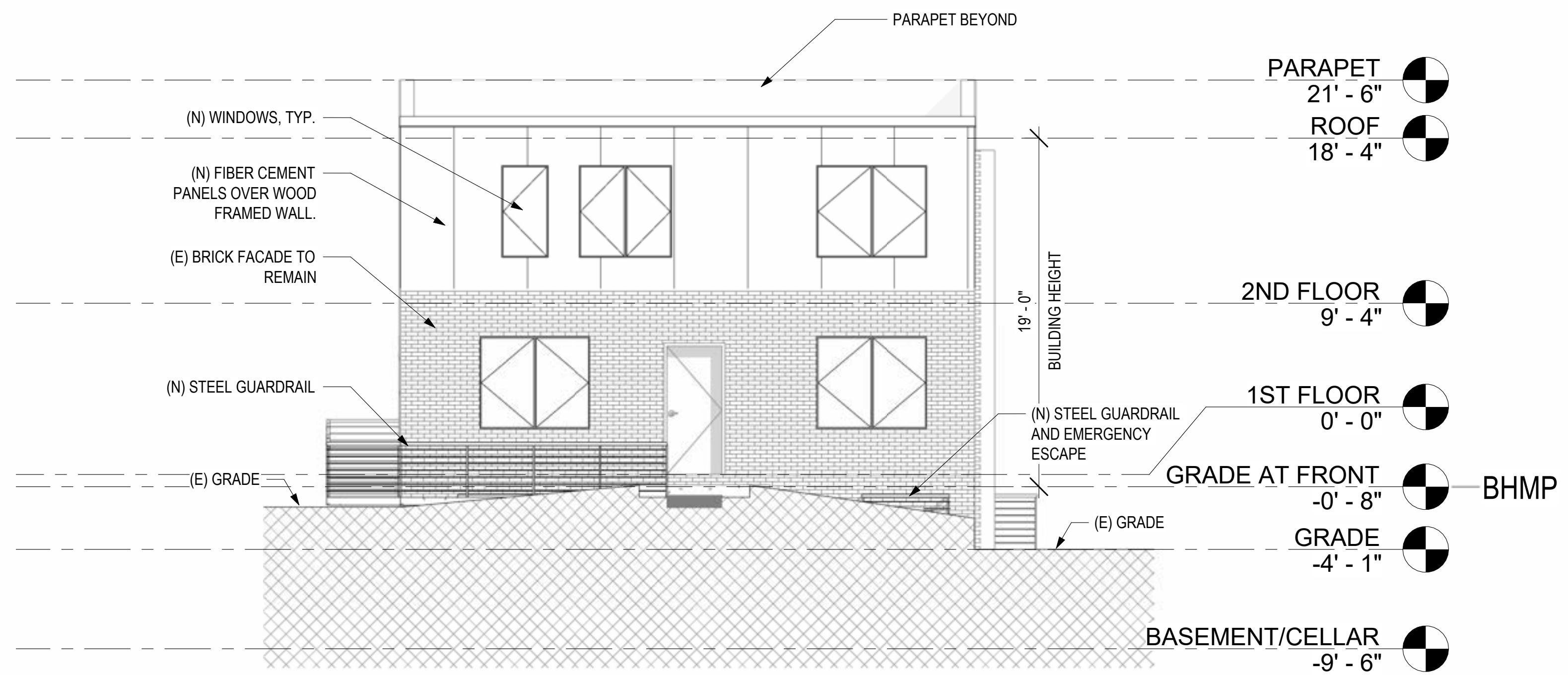
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PROPOSED FLOOR PLAN

A110

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1 | PROPOSED EAST ELEVATION

A001 | SCALE 1" = 10'-0"



2 | PROPOSED WEST ELEVATION

A001 | SCALE 1" = 10'-0"

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PROPOSED EXTERIOR ELEVATIONS 2

A201

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