

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
		SQUARE:	5585
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		

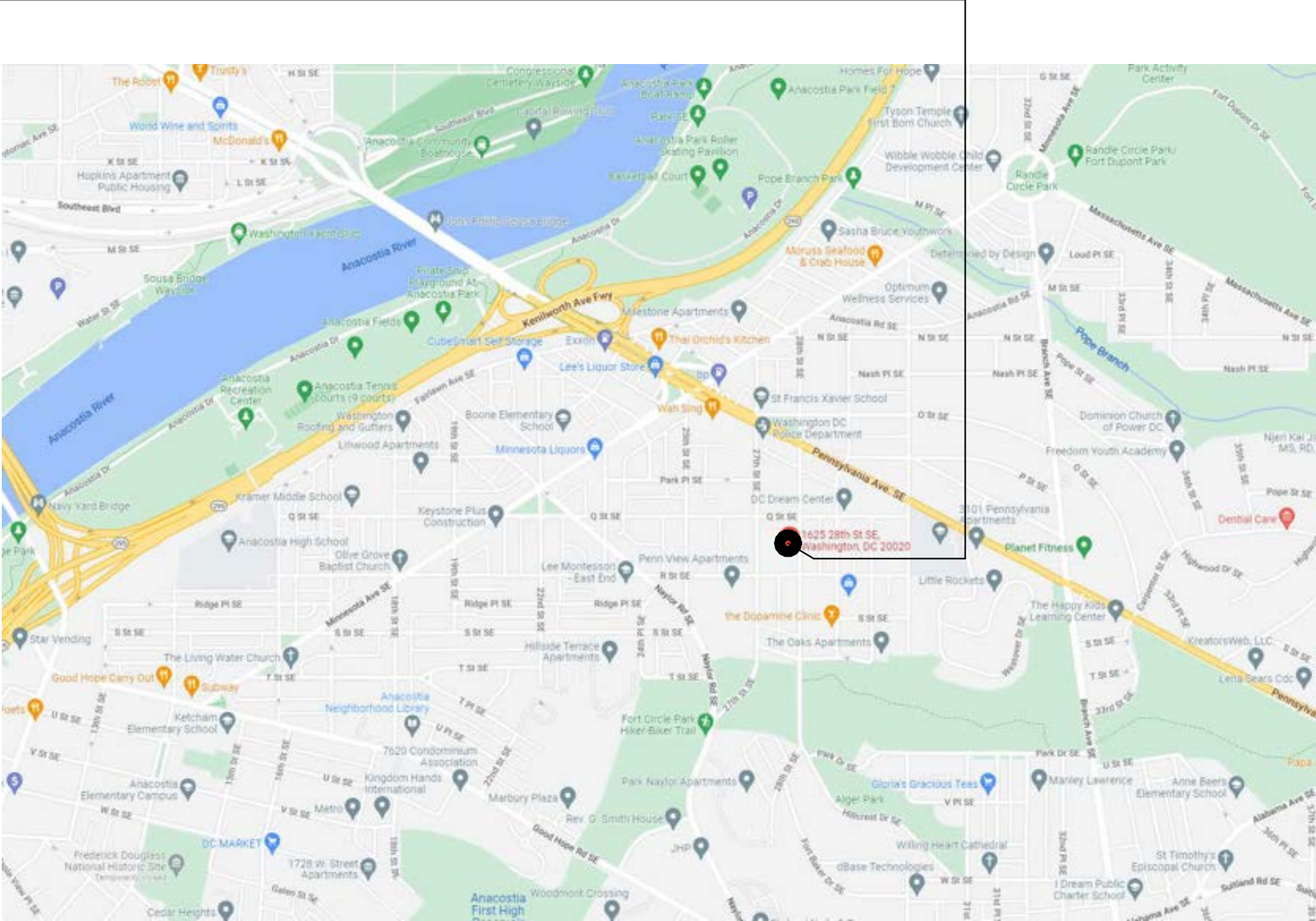
ZONING DATA

	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

DRAWING LIST

GENERAL	
G000	PROJECT INFORMATION, SITE PLAN AND LOCATION MAP
G001	EXISTING CONDITIONS PHOTOGRAPHS
ARCHITECTURAL	
A001	SITE/GRADING PLANS
A002	LANDSCAPE PLAN
A100	EXISTING/DEMOLITION FLOOR PLAN
A101	EXISTING/DEMOLITION ROOF PLAN
A102	EXISTING ELEVATIONS 1
A103	EXISTING ELVATIONS 2
A110	PROPOSED FLOOR PLAN
A200	PROPOSED EXTERIOR ELEVATIONS 1
A201	PROPOSED EXTERIOR ELEVATIONS 2

LOCATION MAP



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1625 28TH STREET SE



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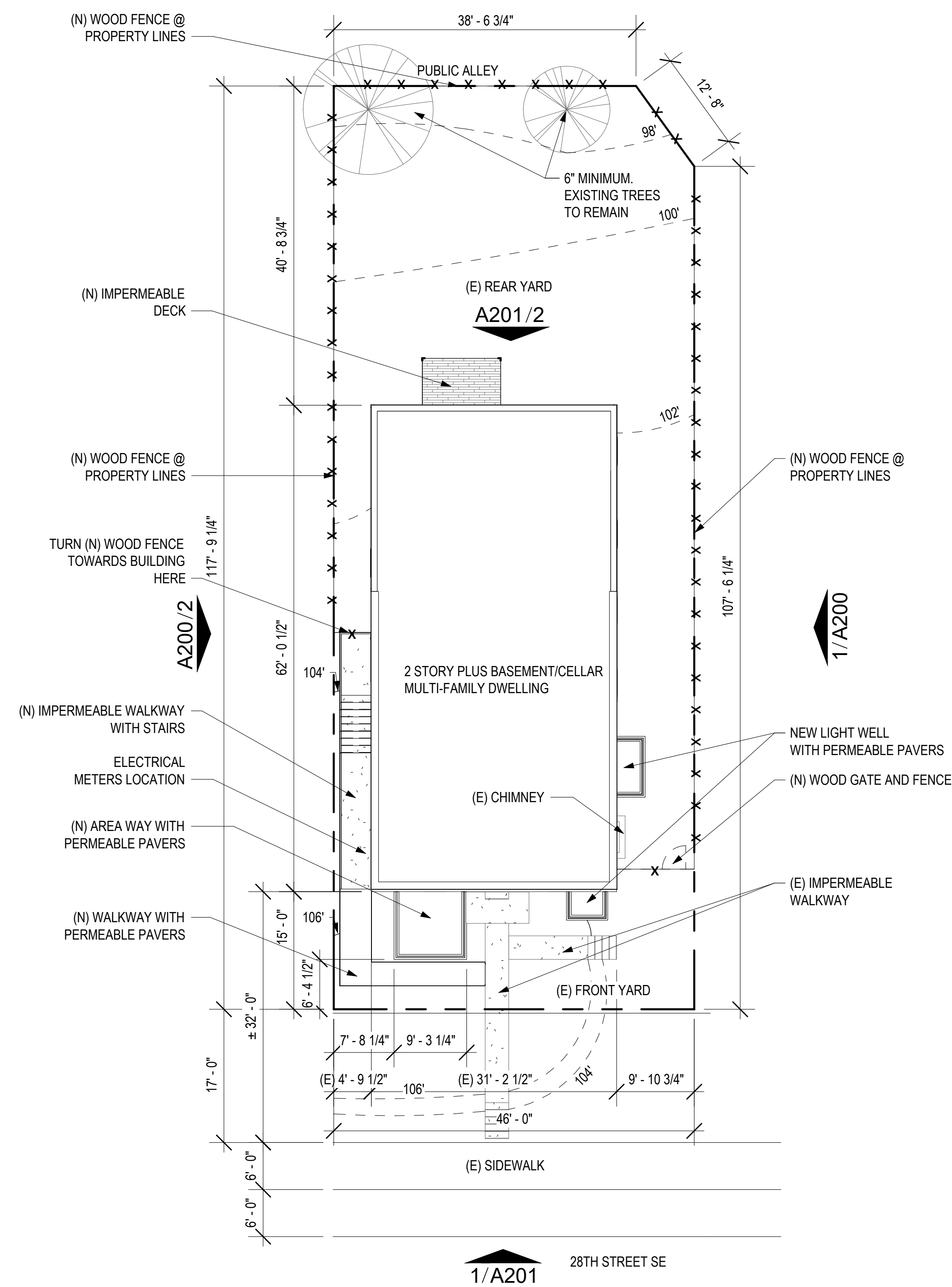
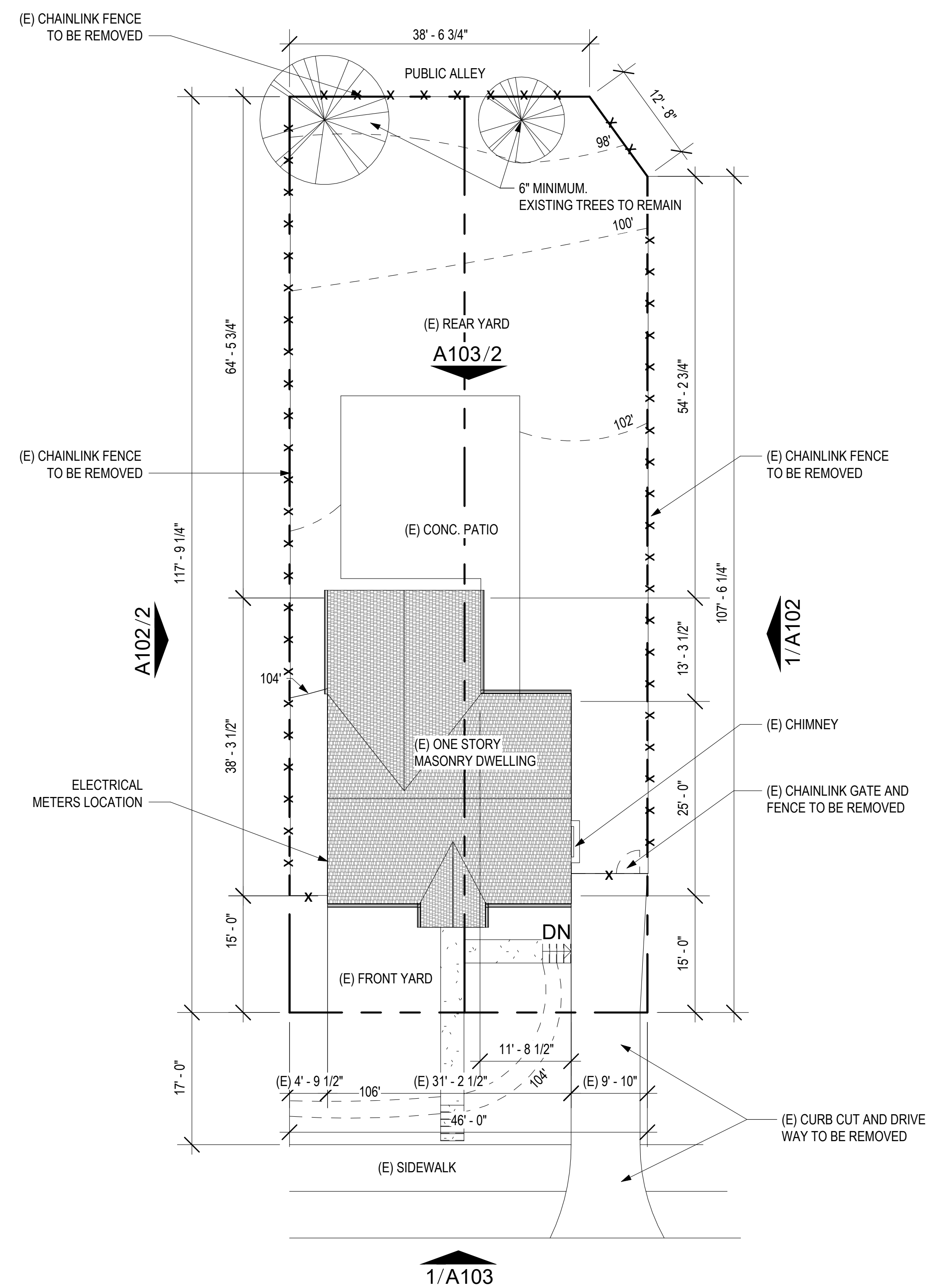
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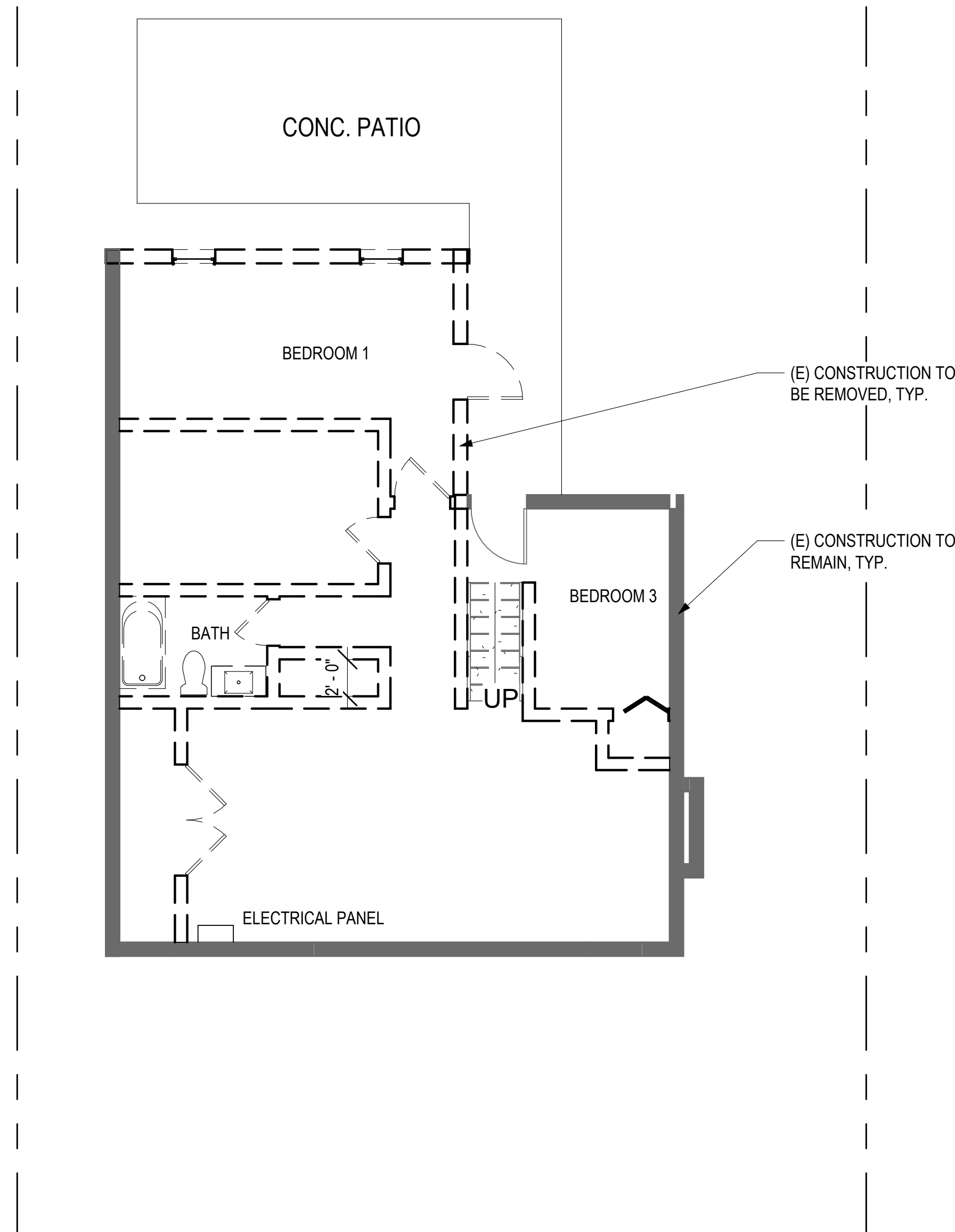
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EXISTING CONDITIONS PHOTOGRAPHS

G001

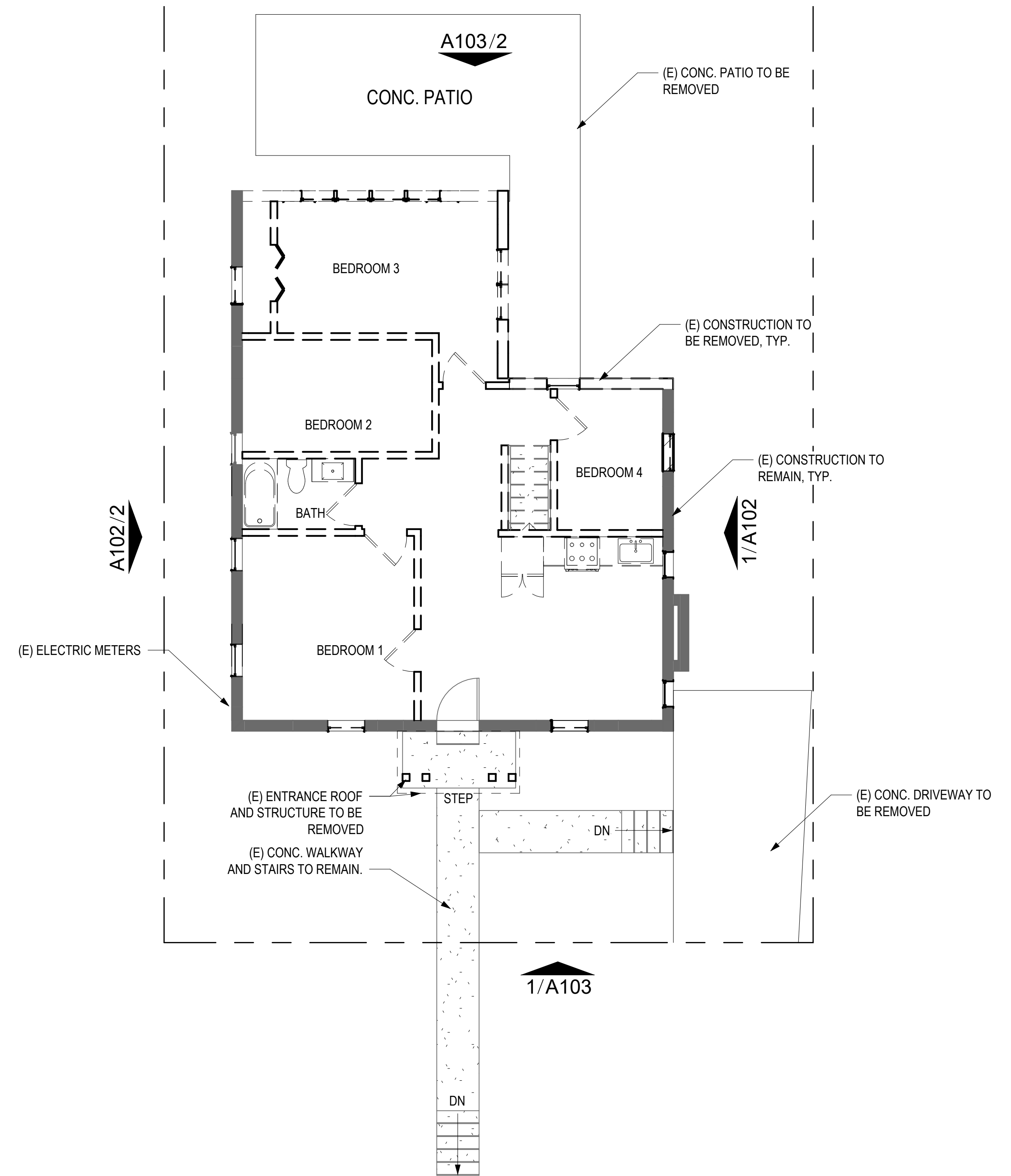
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2 | EXISTING/DEMOLITION BASEMENT FLOOR PLAN

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



1 | EXISTING/DEMOLITION 1ST FLOOR PLAN

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

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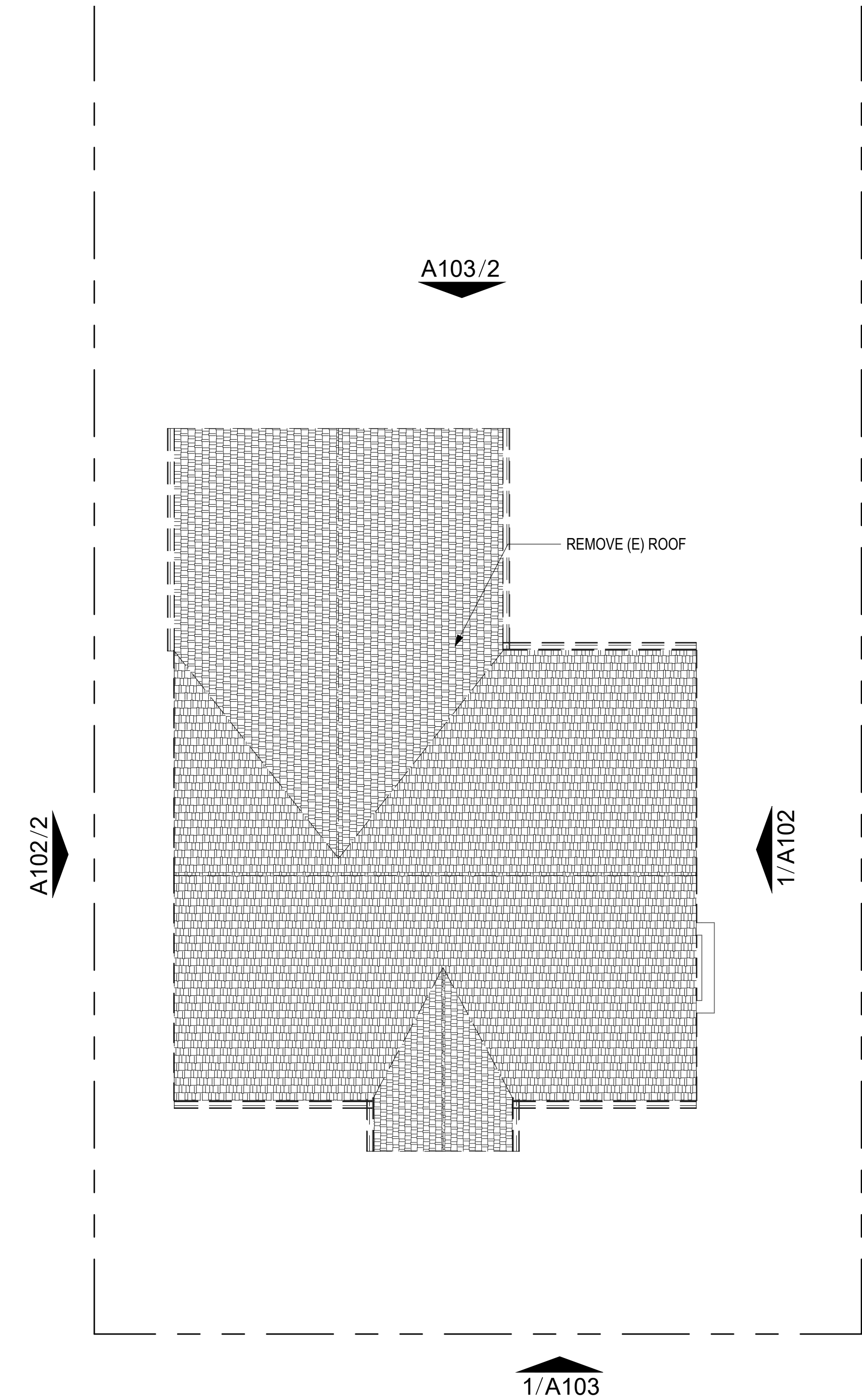
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EXISTING/DEMOLITION FLOOR PLAN

A100

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1 | EXISTING/DEMOLITION ROOF
SCALE 3/32" = 1'-0"

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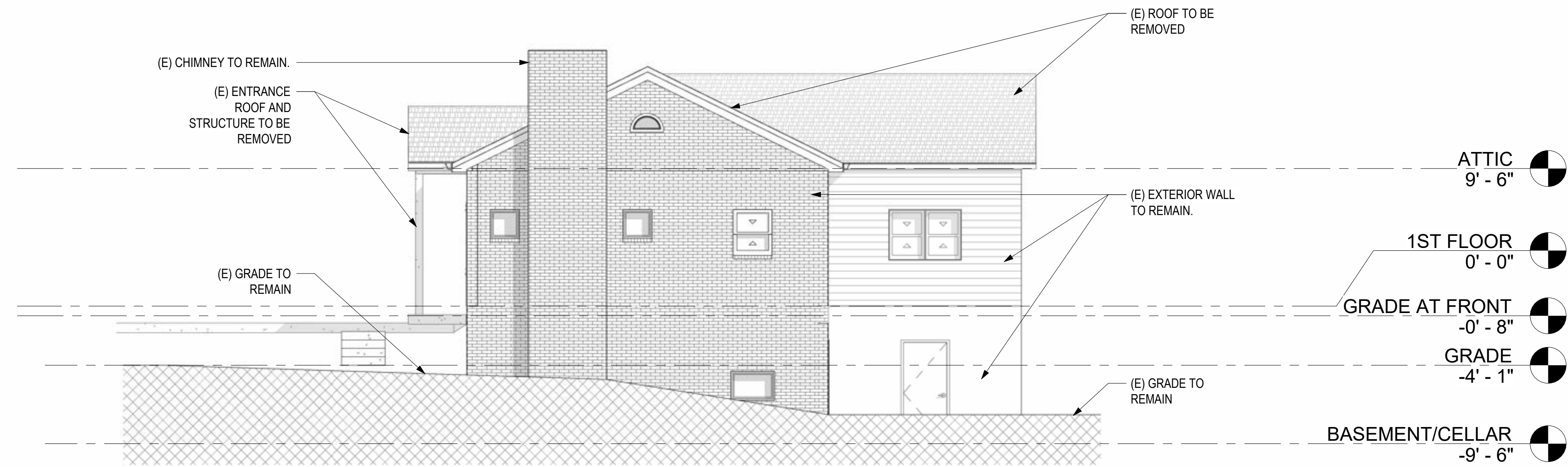
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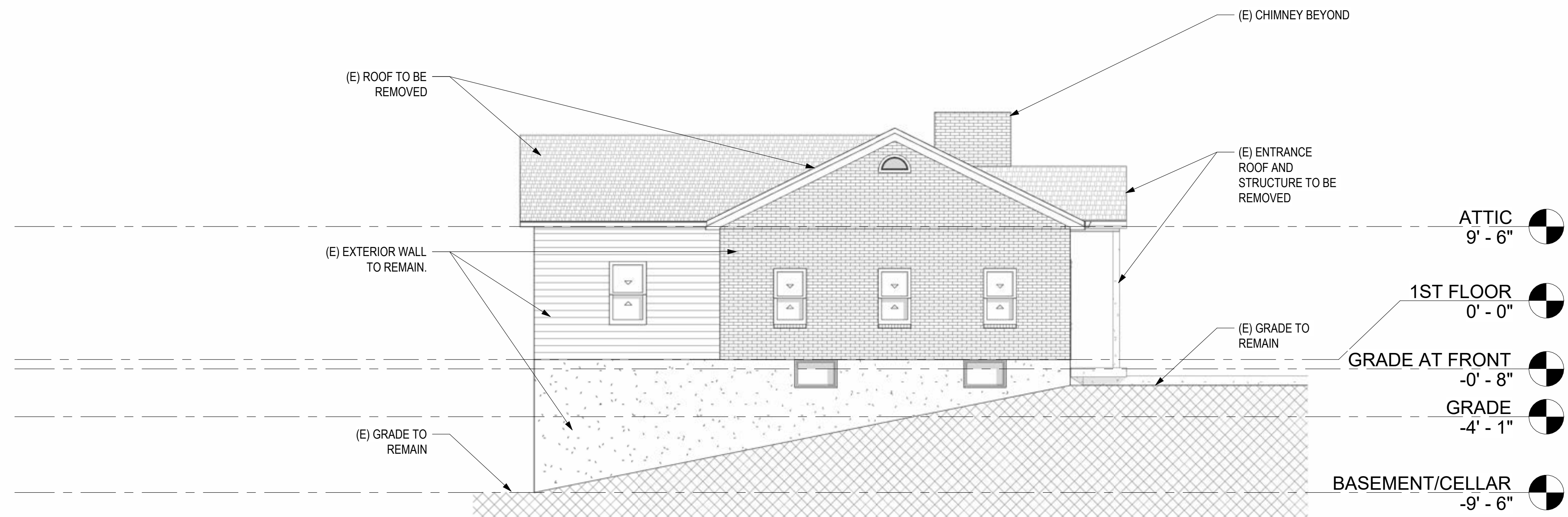
EXISTING/DEMOLITION ROOF PLAN

A101

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1 | EXISTING NORTH ELEVATION
A001 | SCALE 1" = 10'-0"



2 | EXISTING SOUTH ELEVATION
A001 | SCALE 1" = 10'-0"



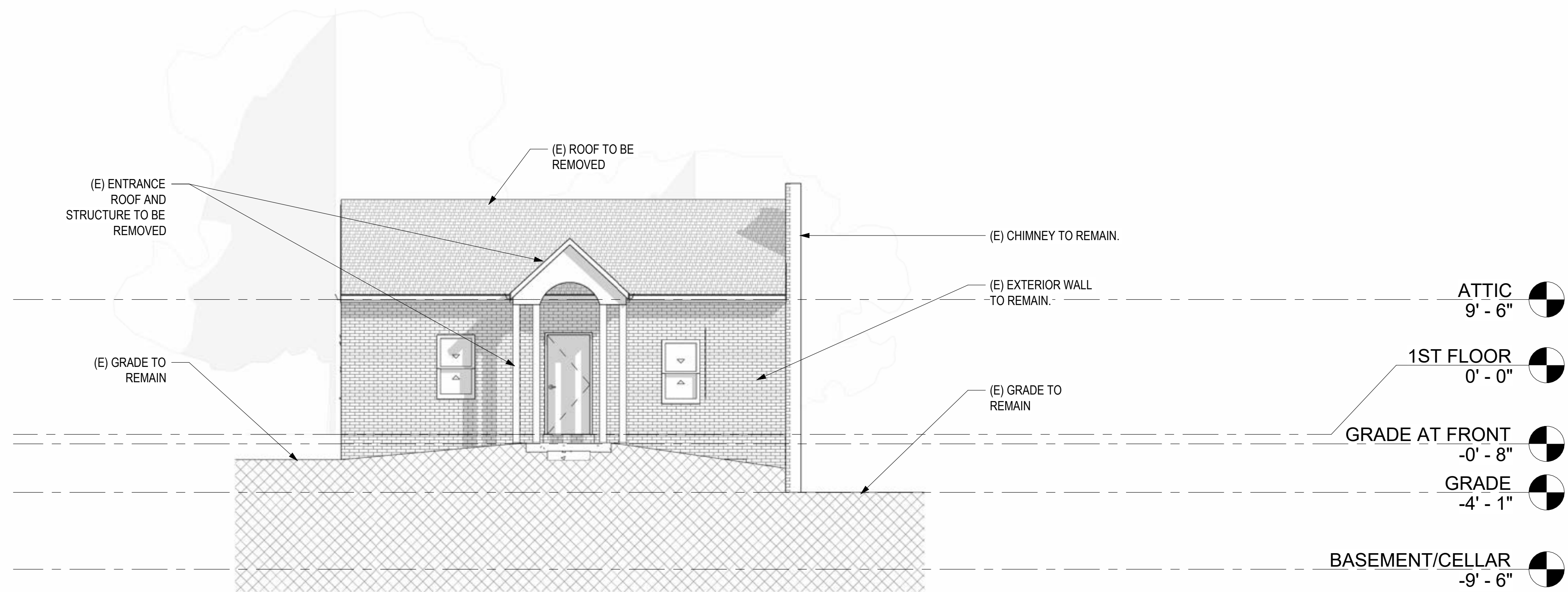
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EXISTING ELEVATIONS 1

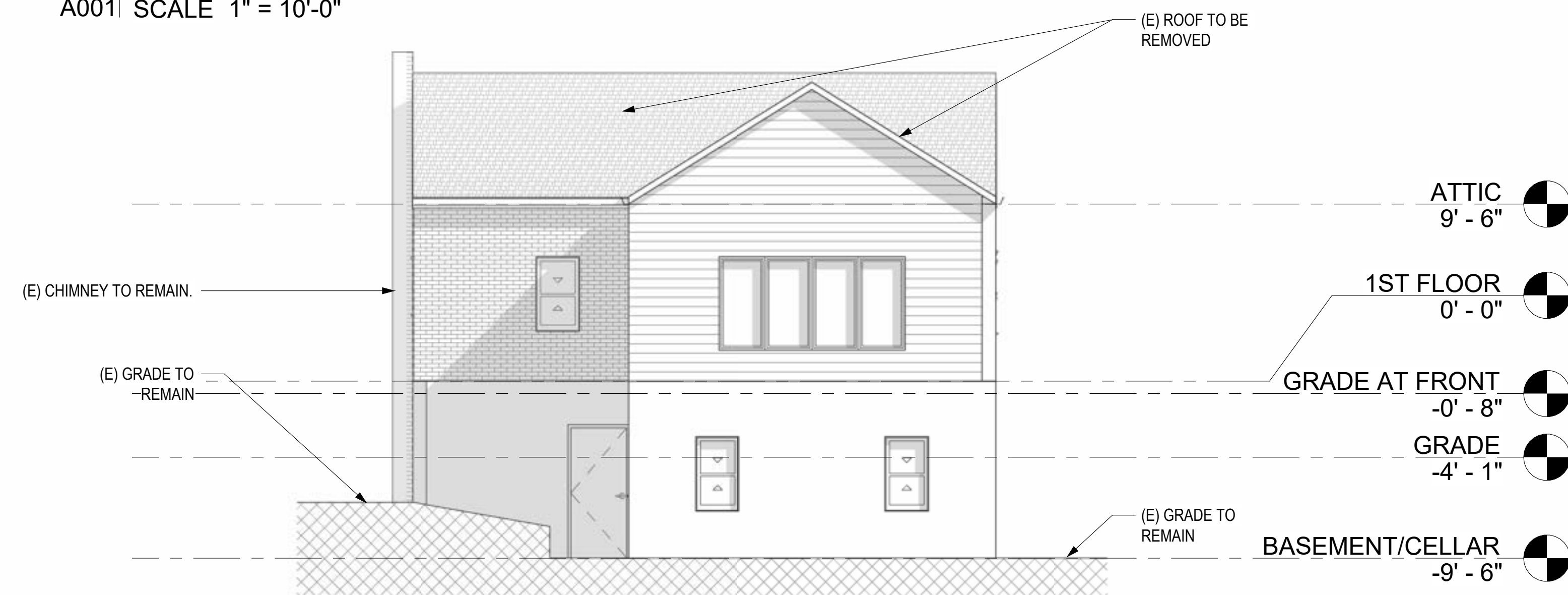
A102

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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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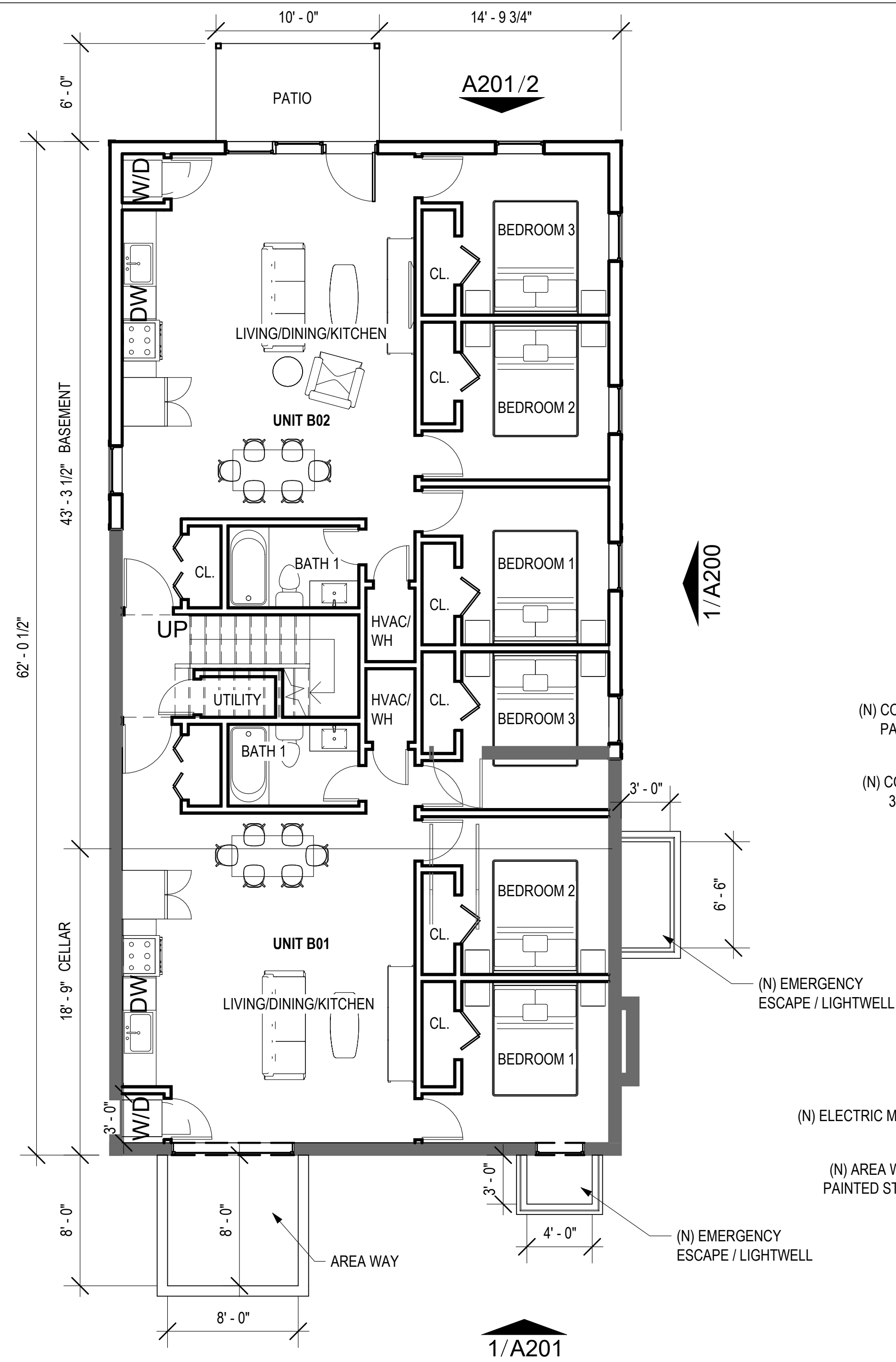
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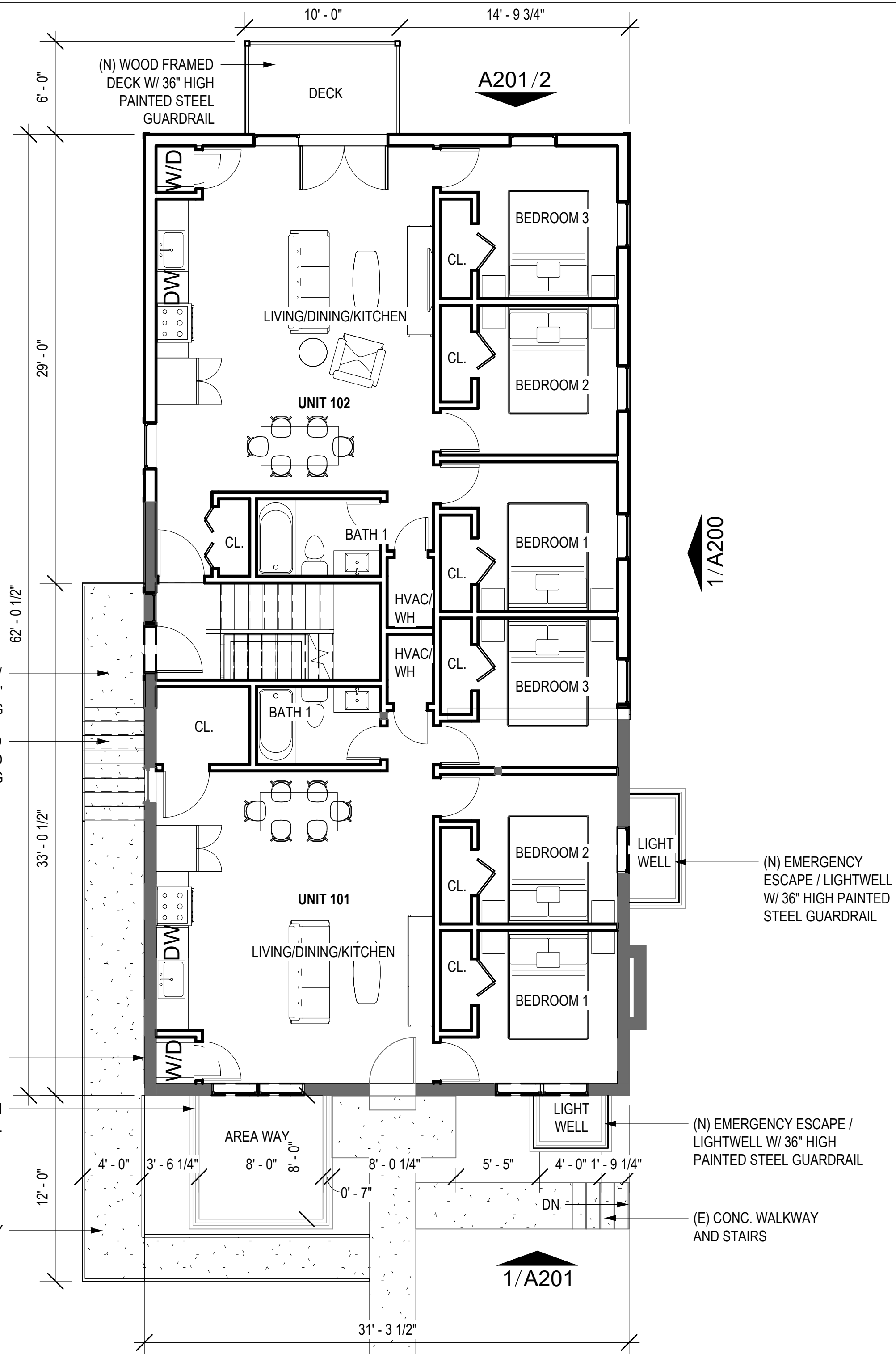
EXISTING ELVATIONS 2

A103

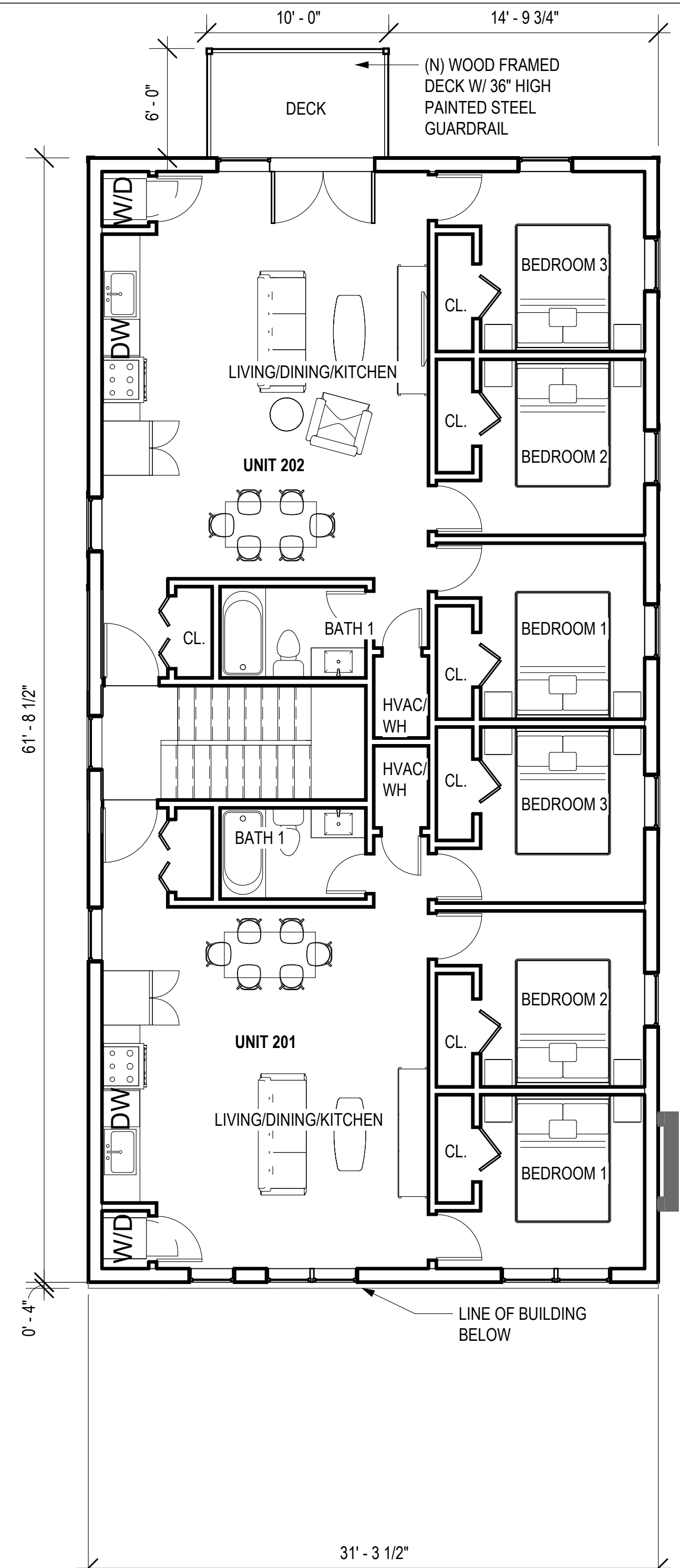
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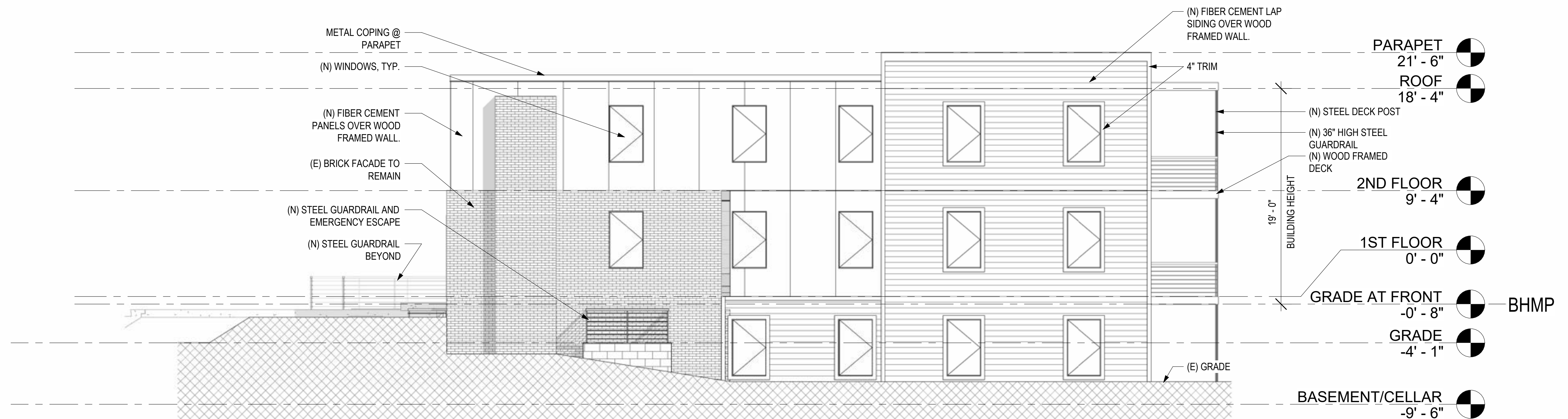
1 BASEMENT/CELLAR
A102 SCALE 3/32" = 1'-0"



2 1ST FLOOR
A102 SCALE 3/32" = 1'-0"

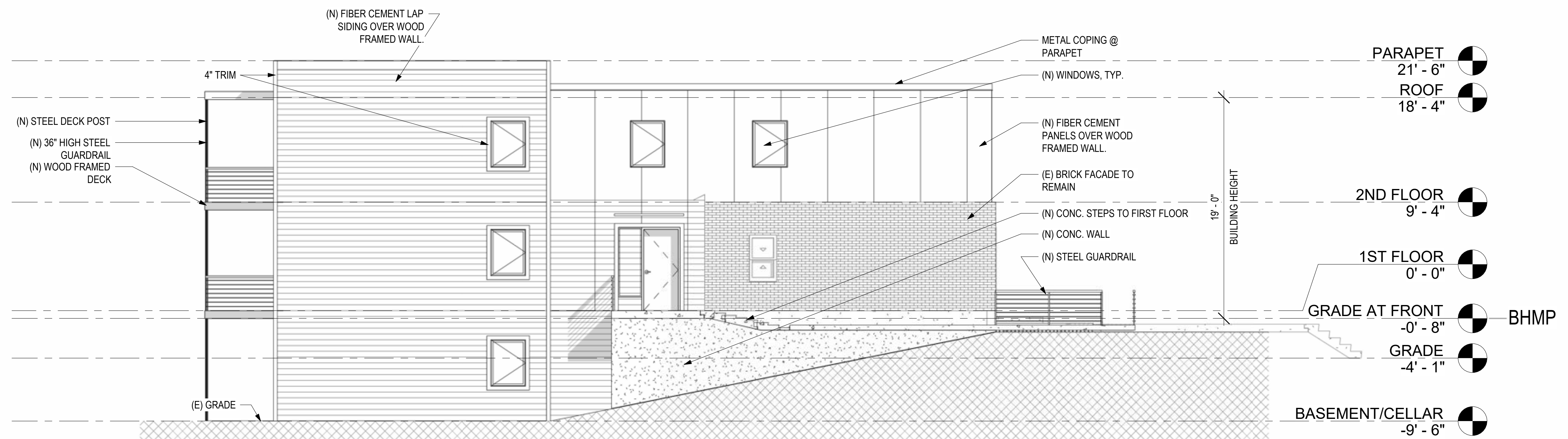


3 2ND FLOOR
A200 SCALE 3/32" = 1'-0"



1 | PROPOSED NORTH ELEVATION

A001 | SCALE 1" = 10'-0"



2 | PROPOSED SOUTH ELEVATION

A001 | SCALE 1" = 10'-0"

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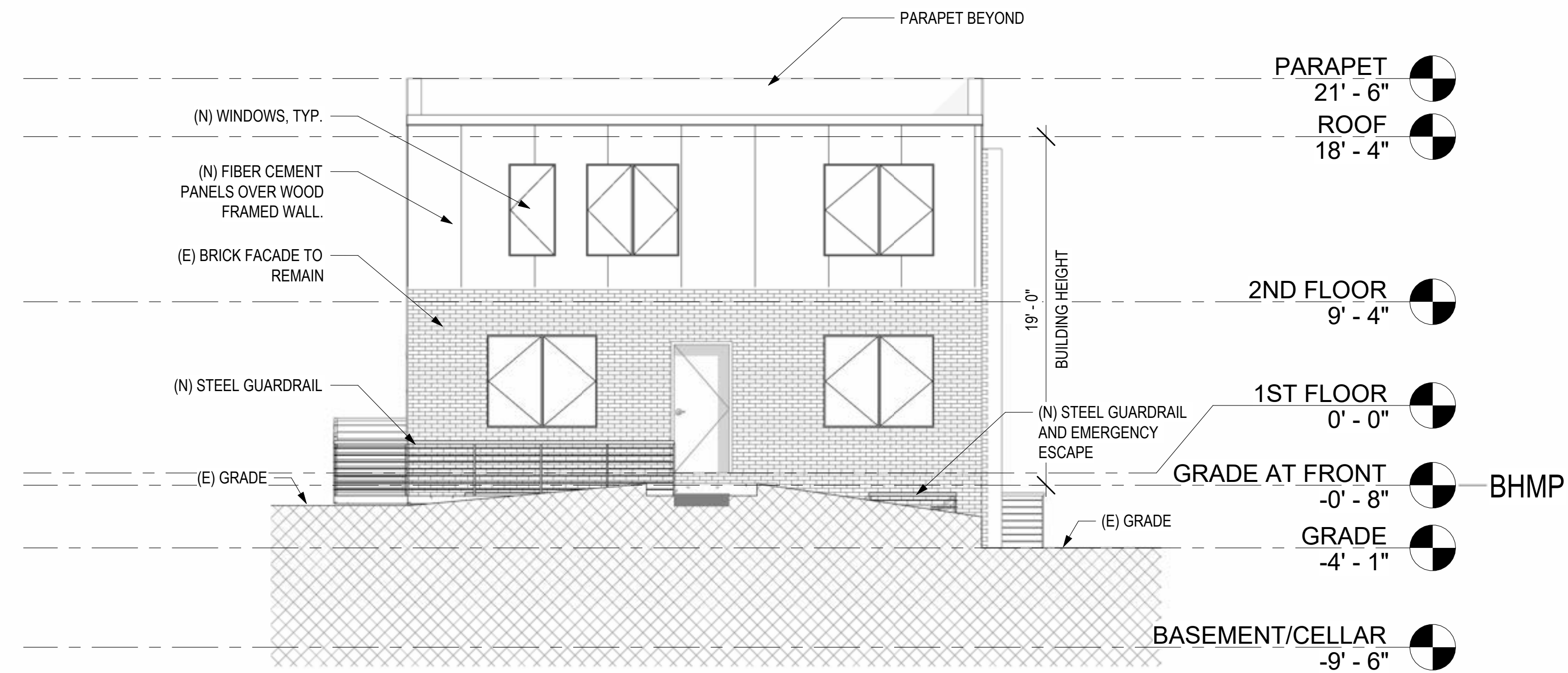
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PROPOSED EXTERIOR ELEVATIONS 1

A200

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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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