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# 2628 Martin Luther King Jr Ave SE

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NEW 10-UNIT APARTMENT HOUSE

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



① PERSPECTIVE 2



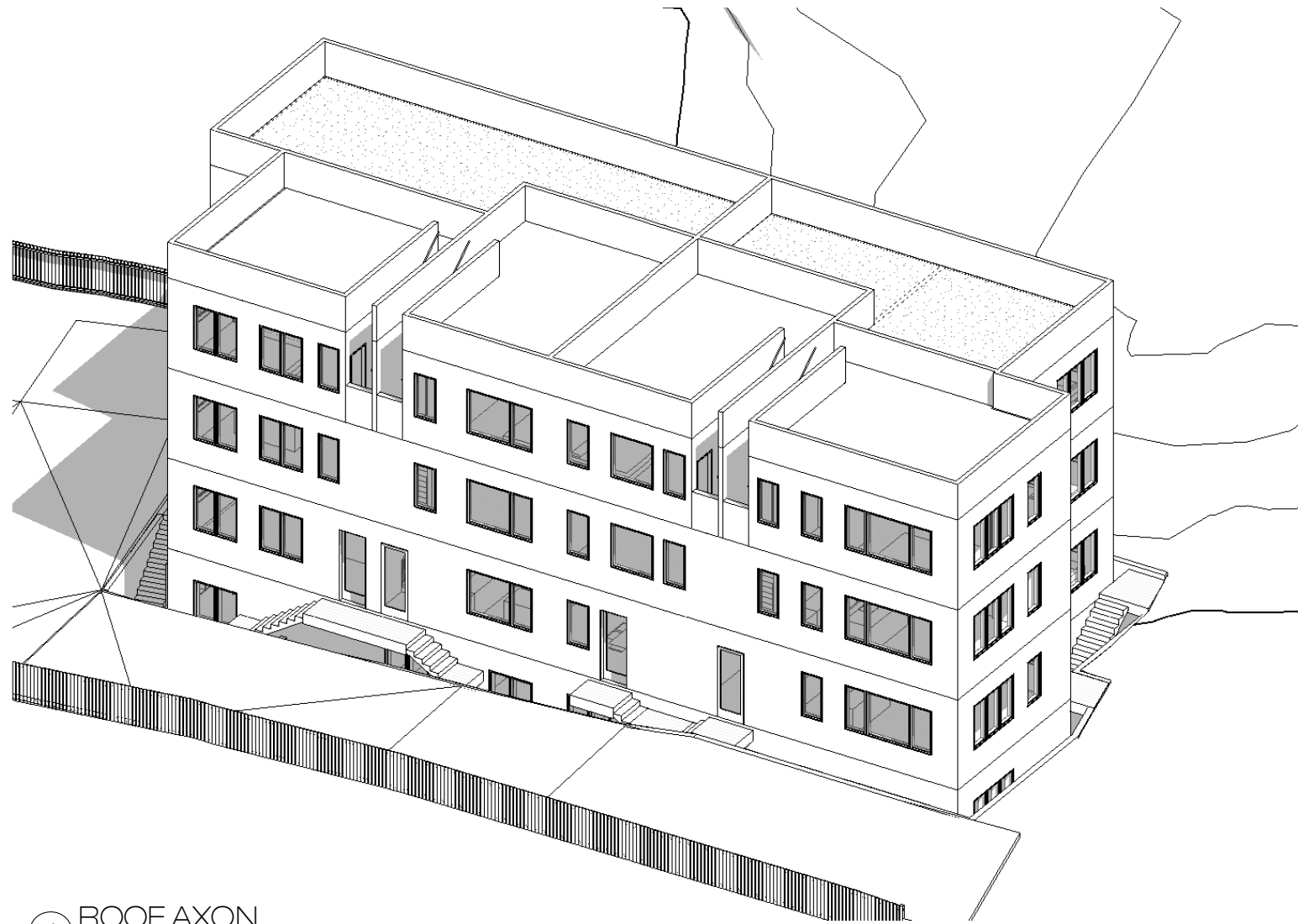
② PERSPECTIVE 1

# NEW 10-UNIT APARTMENT HOUSE

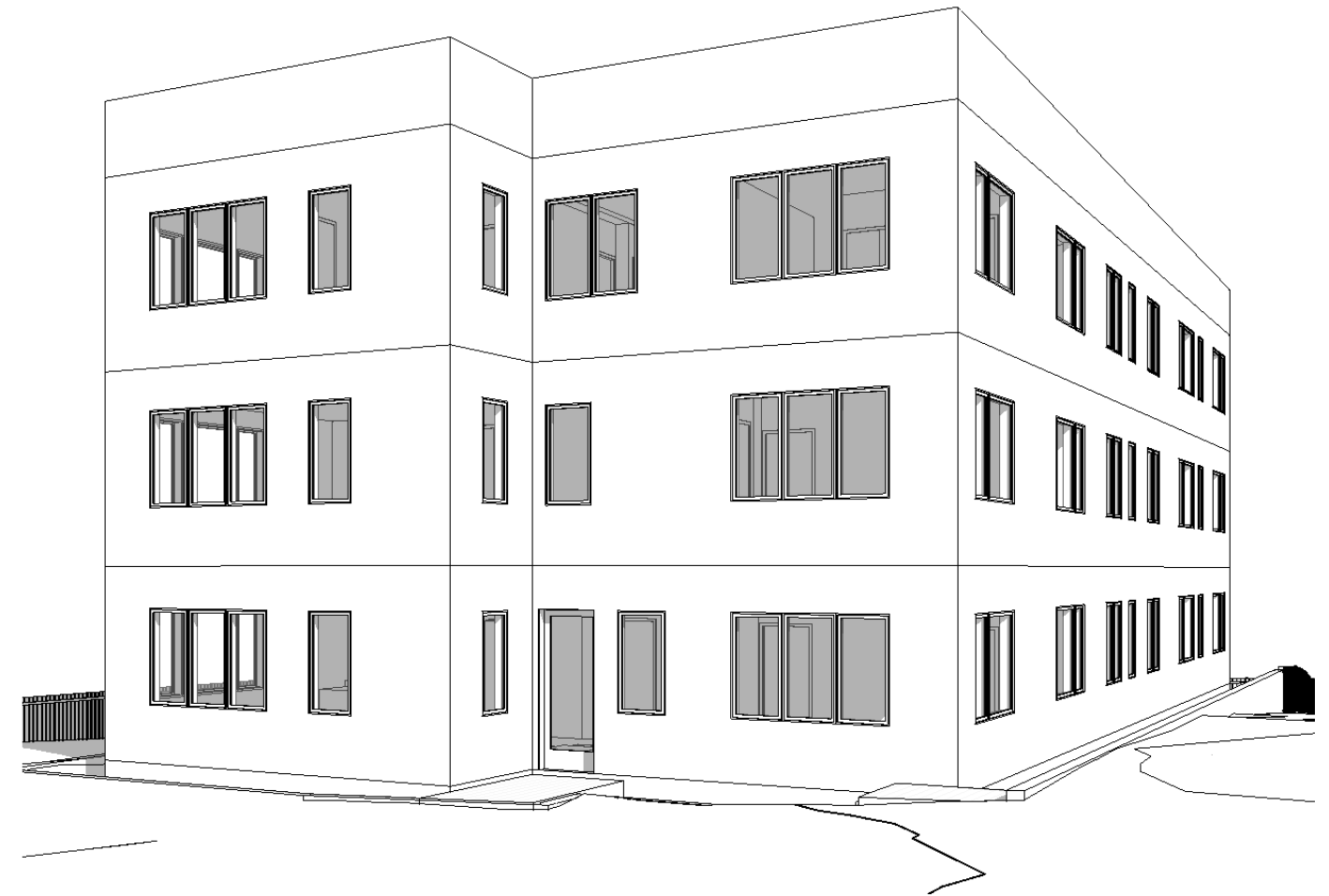
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE  
NTS

002



④ ROOF AXON



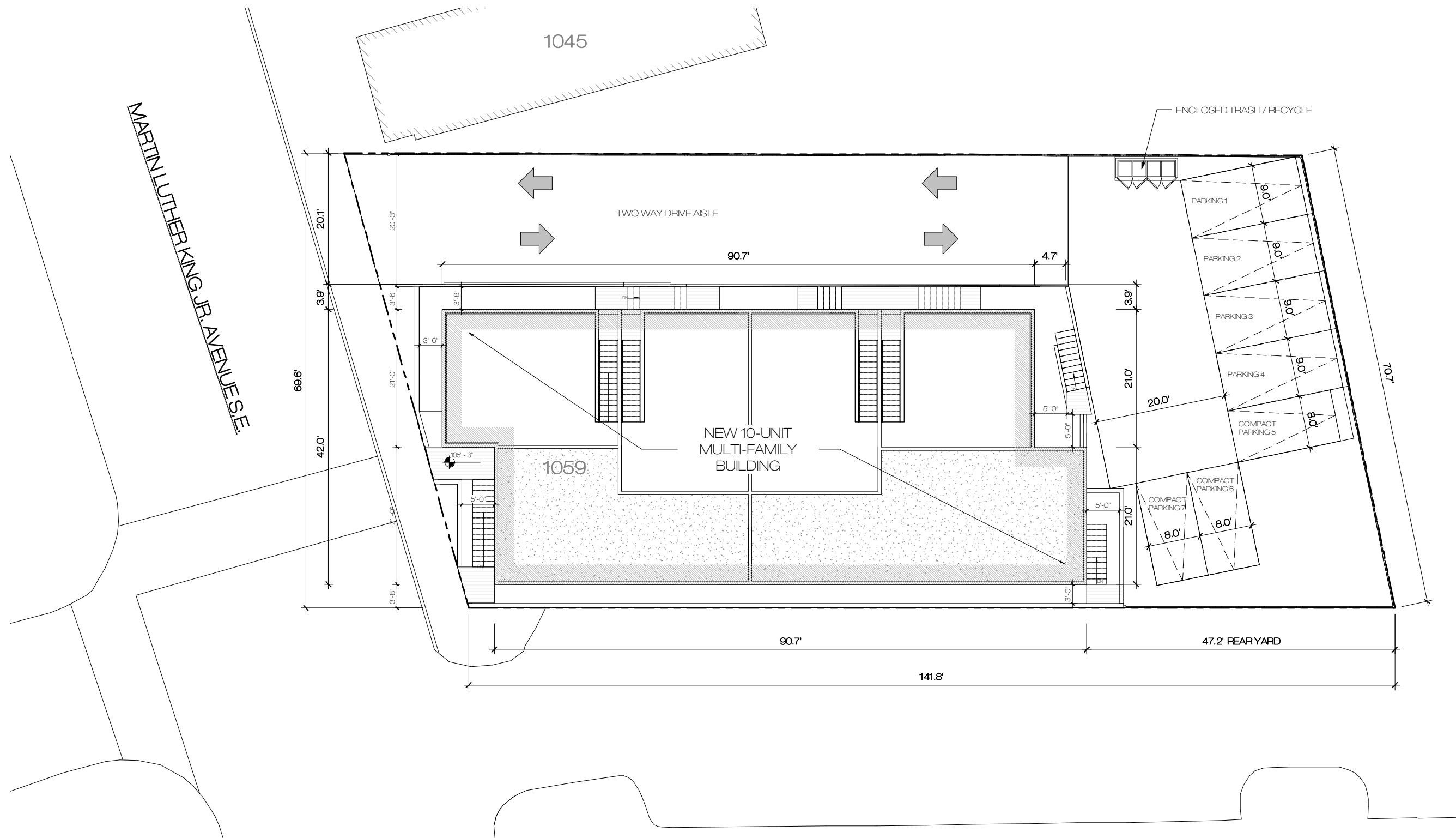
③ PERSPECTIVE 3

# NEW 10-UNIT APARTMENT HOUSE

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

SCALE  
NTS

001



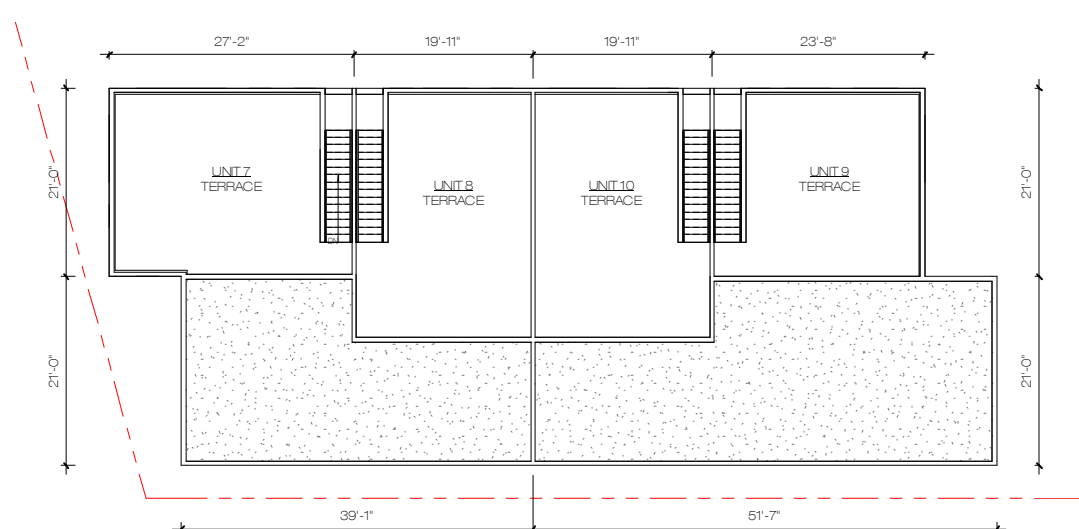
1 PROPOSED SITE PLAN  
1/8" = 1'-0"



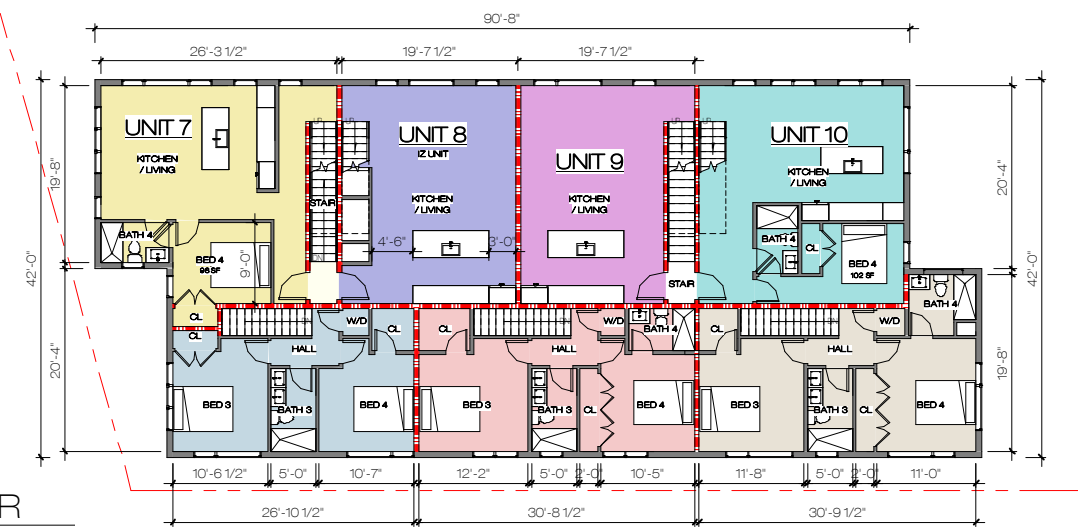
SCALE  
3/32" = 1'-0"

# NEW 10-UNIT APARTMENT HOUSE

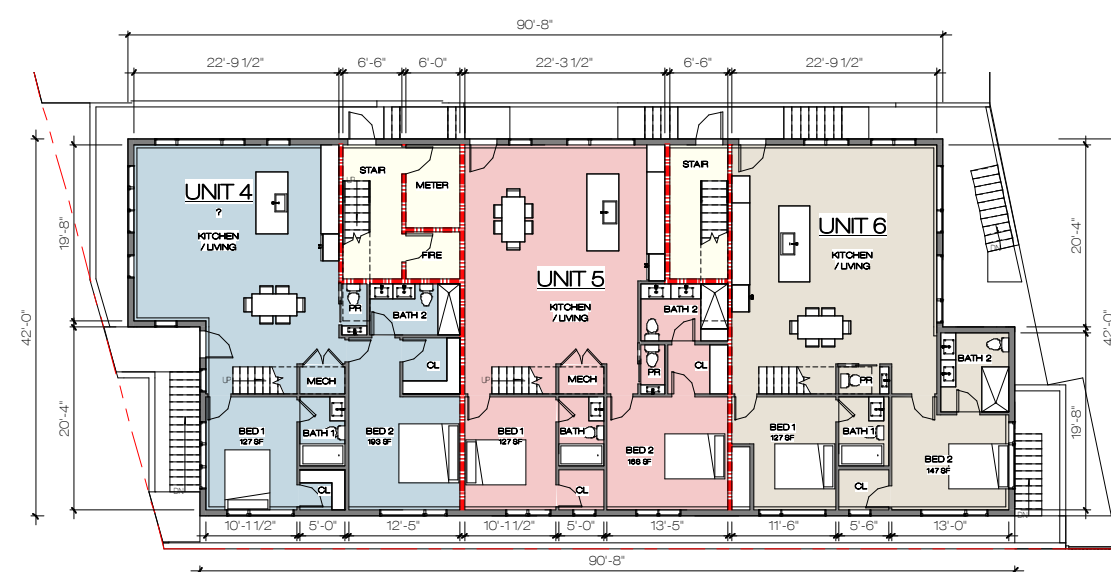
2628 Martin Luther King Jr Ave SE, Washington, DC 20020



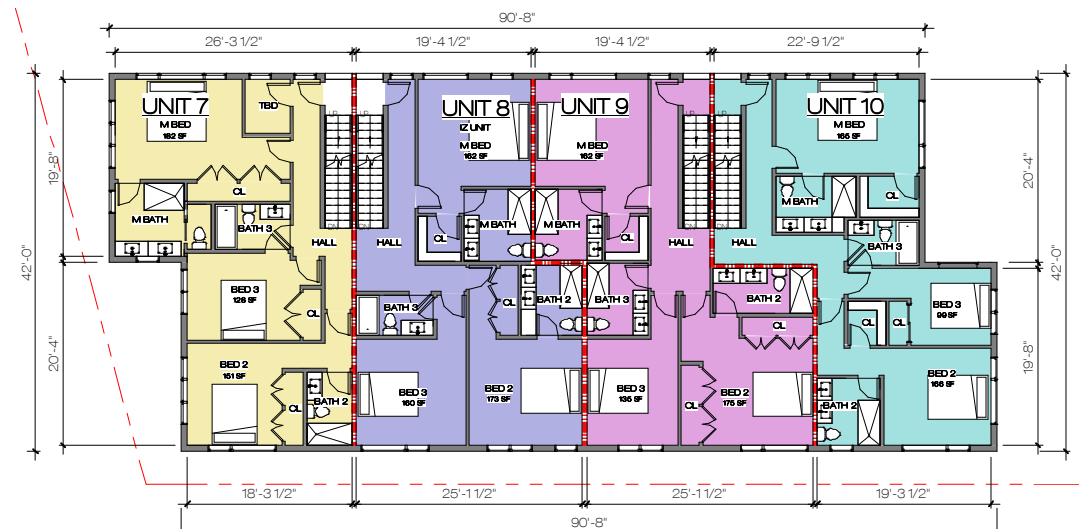
3 SECOND FLOOR  
3/32" = 1'-0"



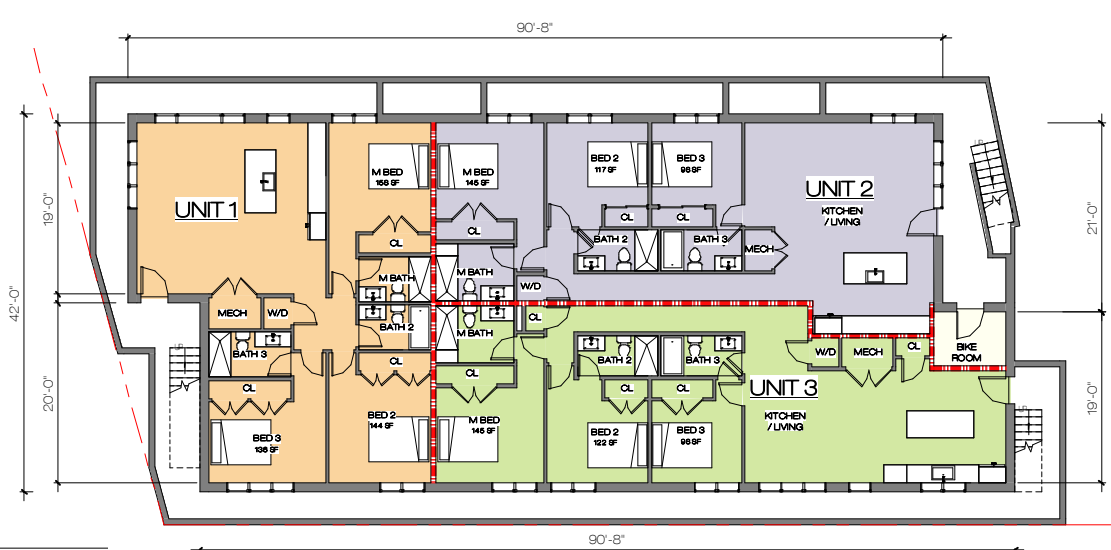
2 FIRST FLOOR  
3/32" = 1'-0"



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



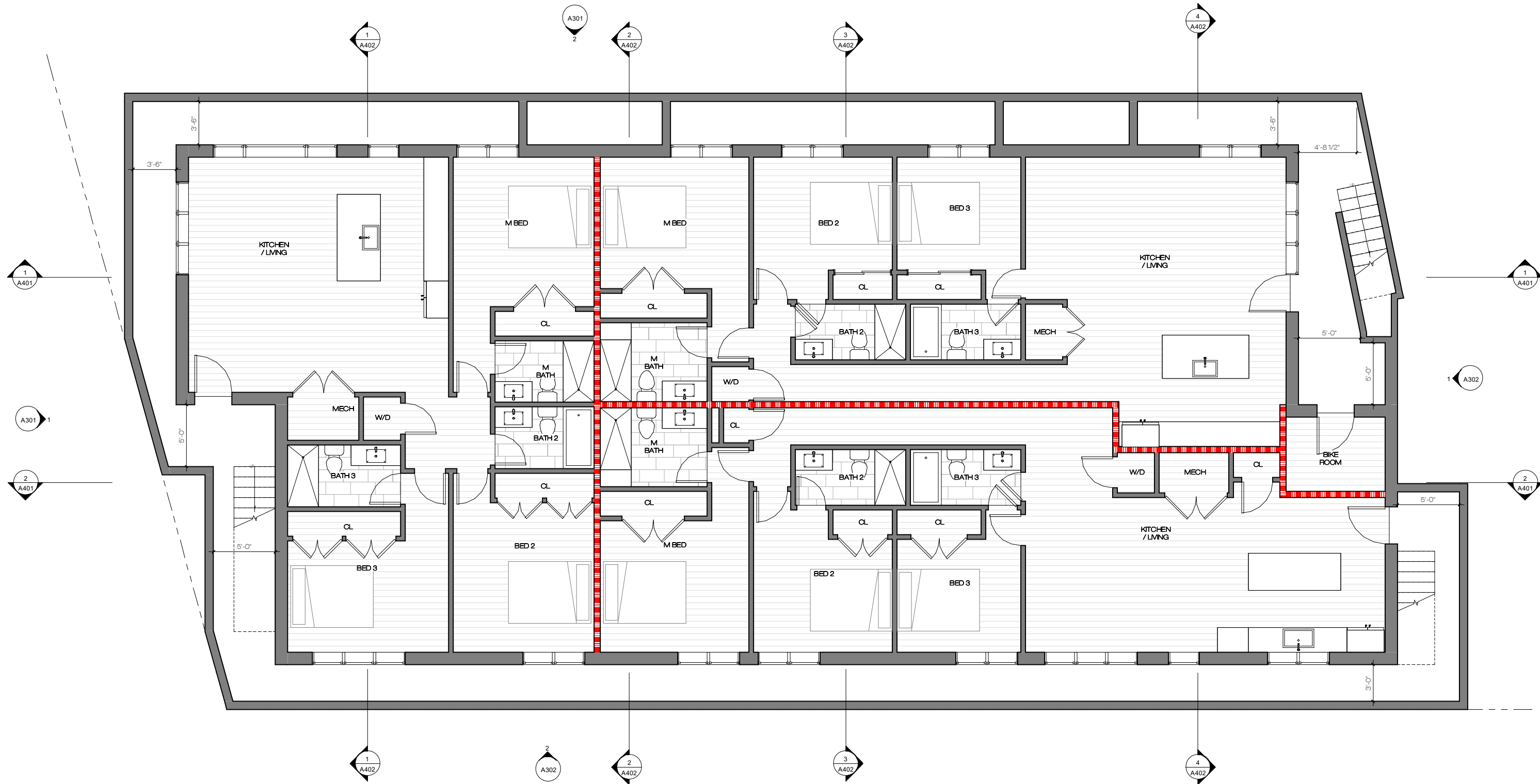
1 CELLAR  
3/32" = 1'-0"



# 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"

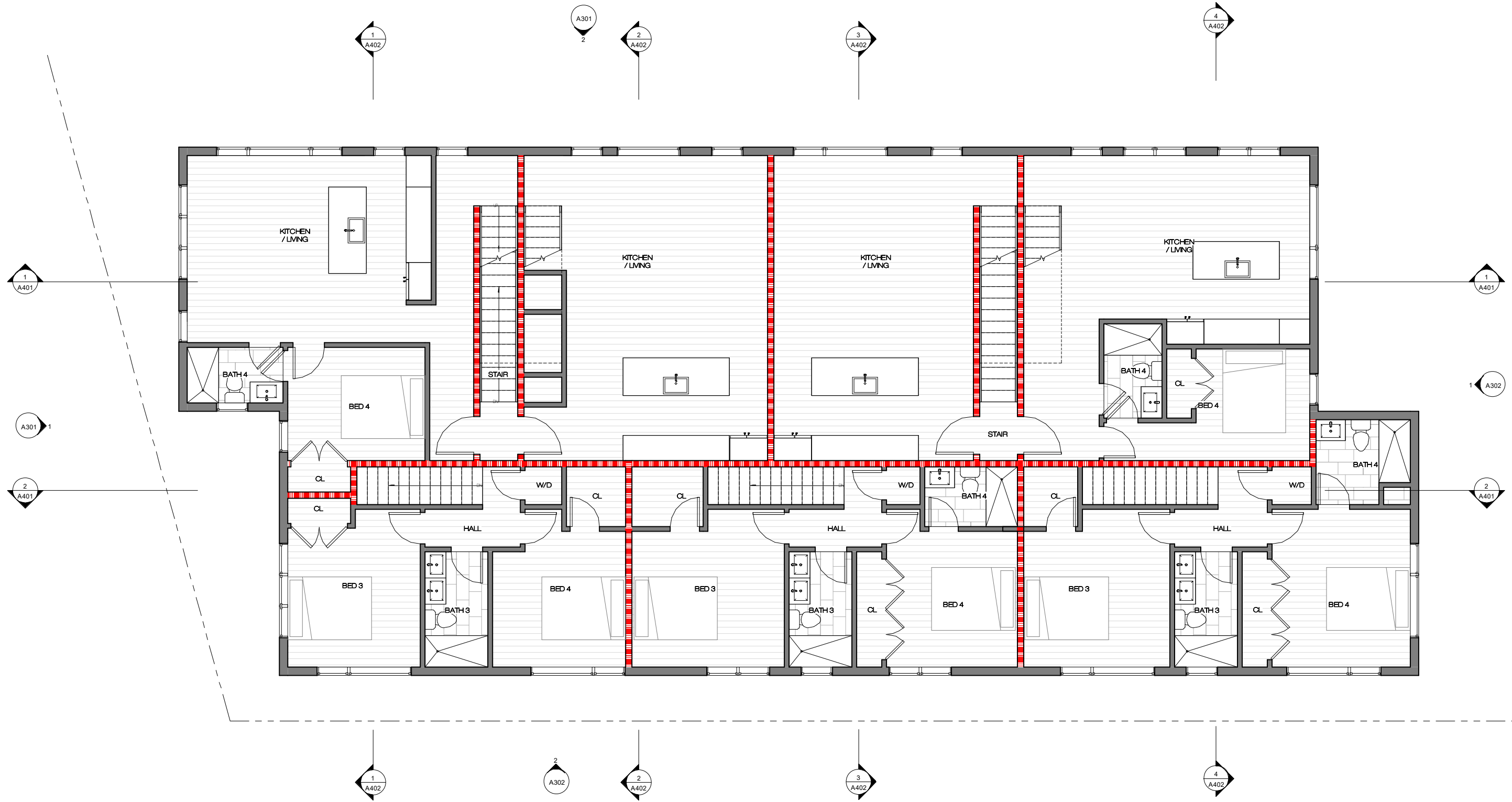


① FIRST FLOOR PROPOSED  
1/4" = 1'-0"

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SCALE  
1/8" = 1'-0"



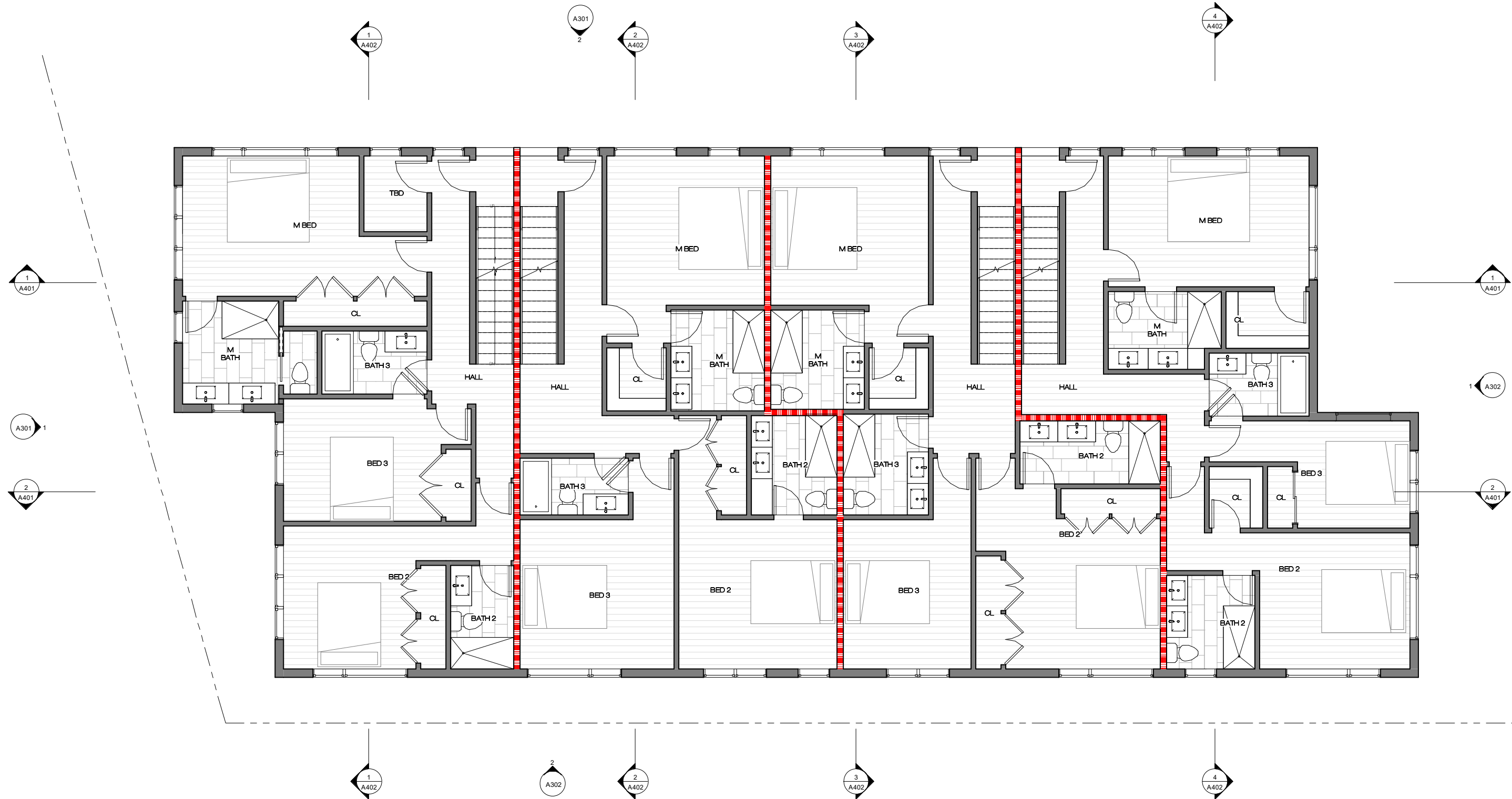
1 SECOND FLOOR PROPOSED  
1/4" = 1'-0"

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SCALE  
1/8" = 1'-0"



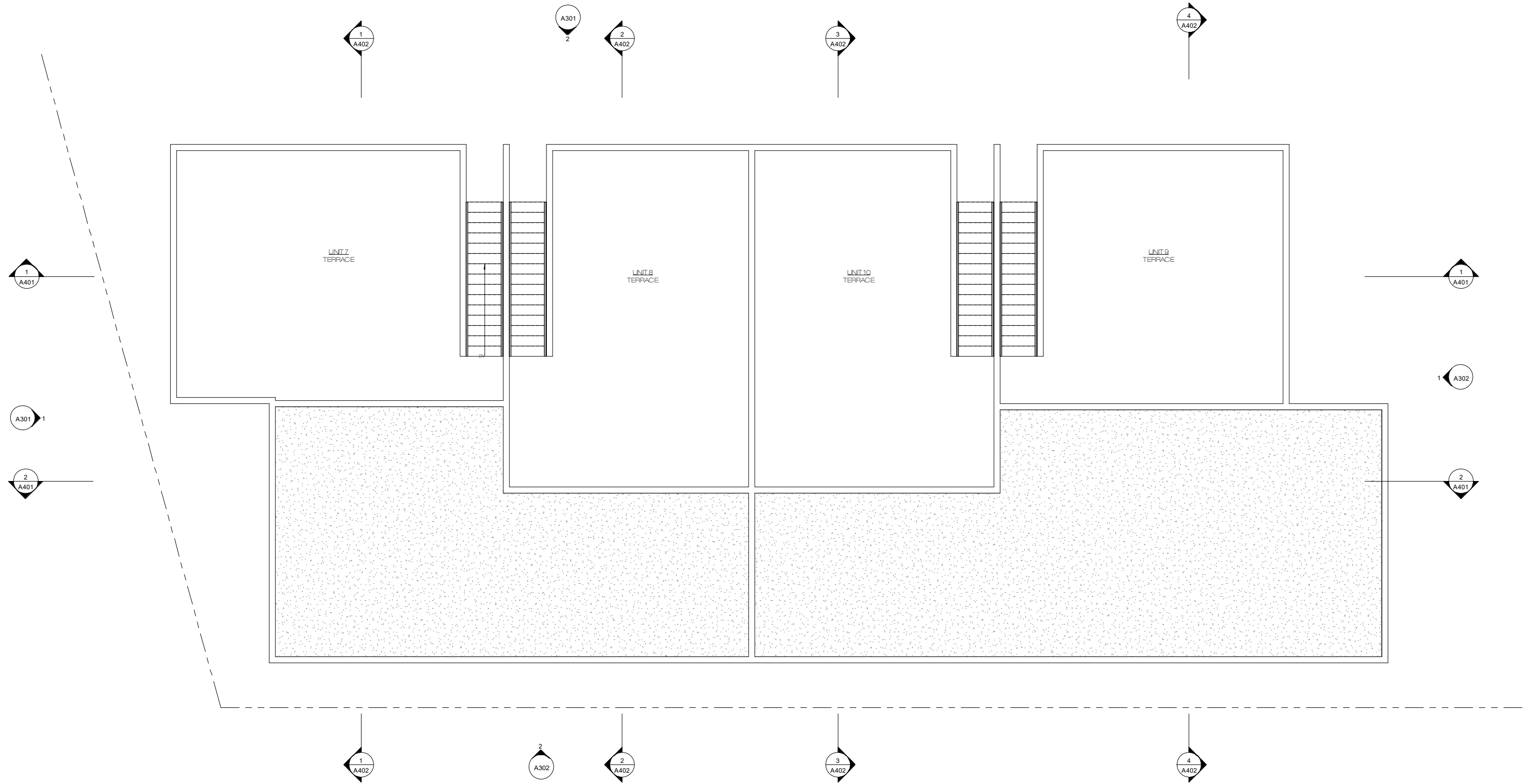


1 THIRD FLOOR PROPOSED  
1/4" = 1'-0"

# NEW 10-UNIT APARTMENT HOUSE

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SCALE  
1/8" = 1'-0"

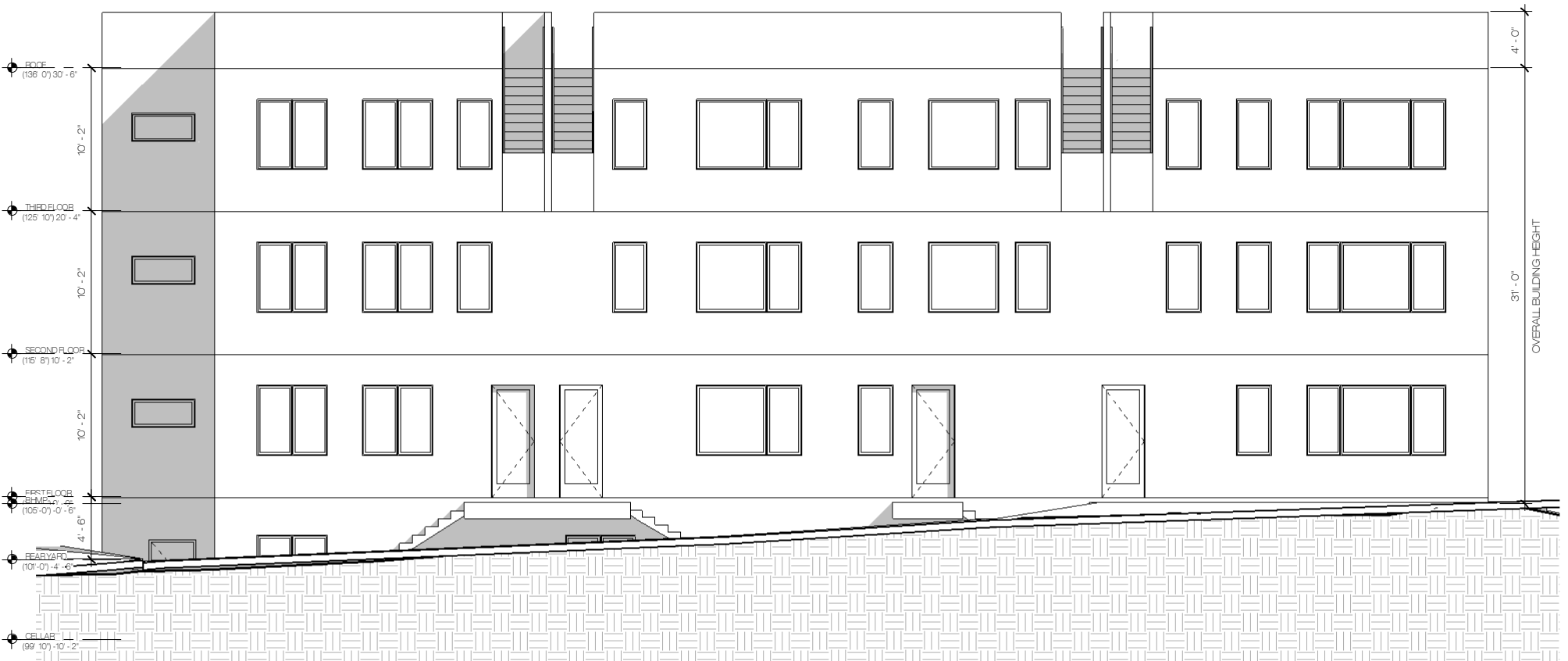


1 ROOF PLAN PROPOSED  
1/4" = 1'-0"

# 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"



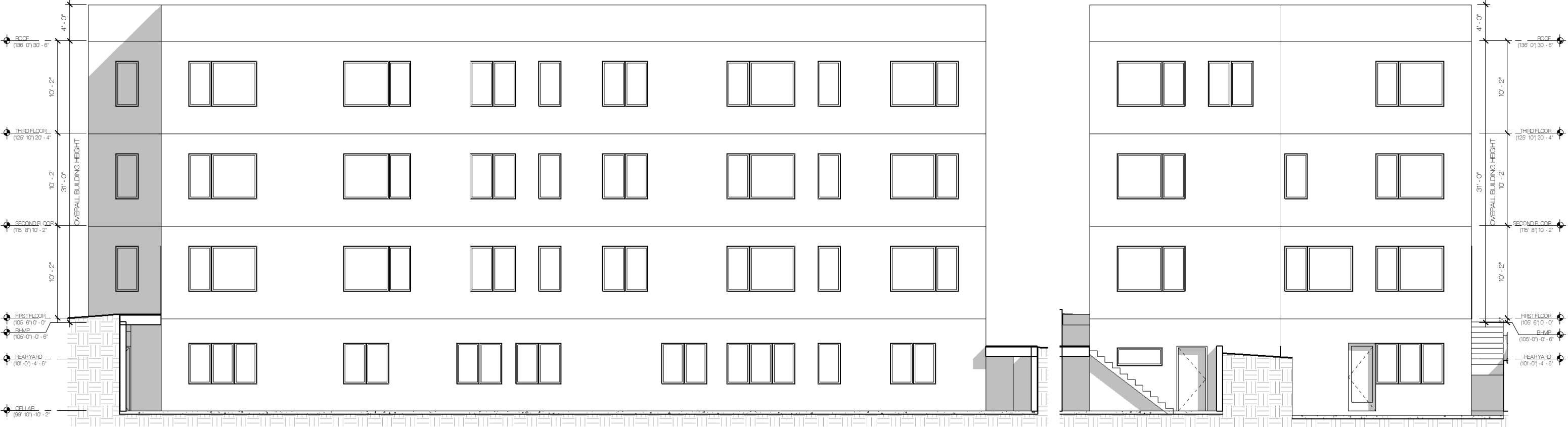
1 FRONT (LEFT) ELEVATION  
3/16" = 1'-0"

# NEW 10-UNIT APARTMENT HOUSE

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

SCALE  
3/32" = 1'-0"

009



# NEW 10-UNIT APARTMENT HOUSE

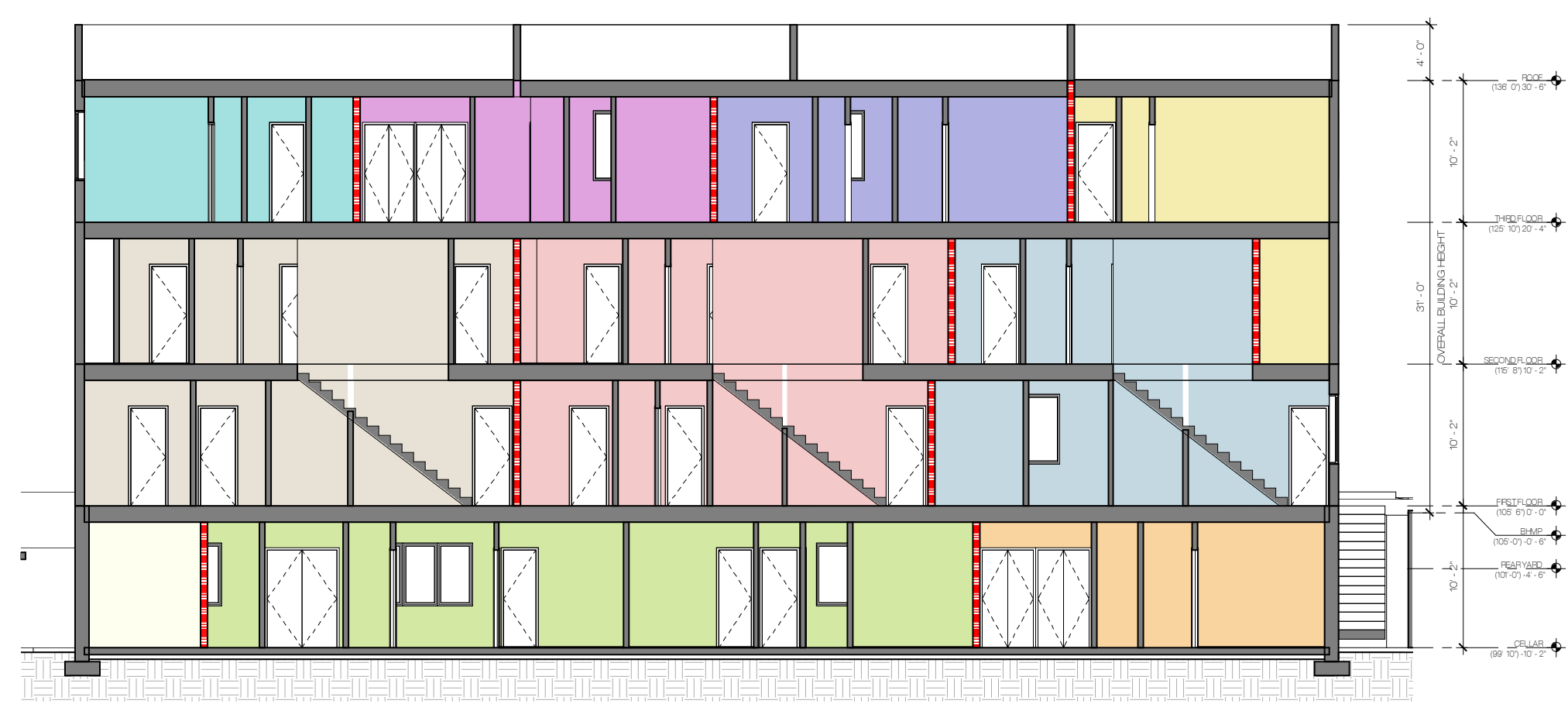
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE  
3/32" = 1'-0"

0010



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"

0011



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



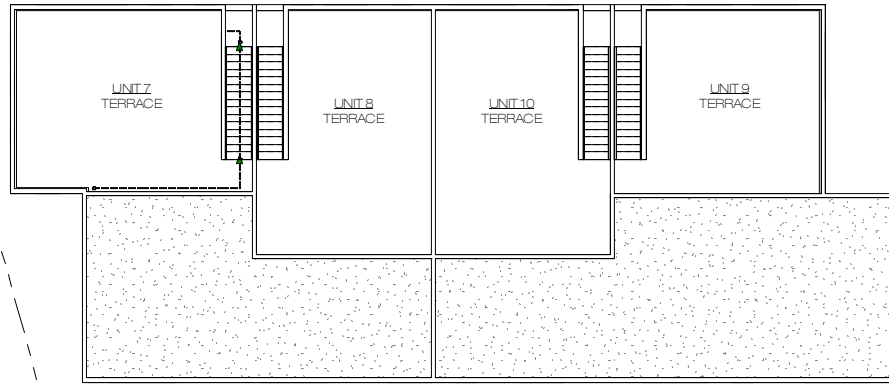
1 LONGITUDINAL SECTION 1  
3/16" = 1'-0"

# NEW 10-UNIT APARTMENT HOUSE

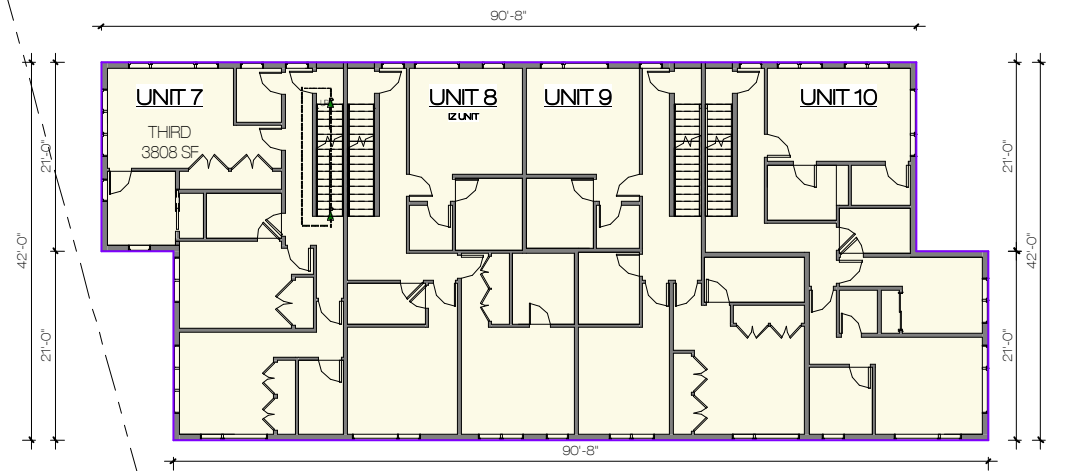
2628 Martin Luther King Jr Ave SE, Washington, DC 20020

SCALE  
3/32" = 1'-0"

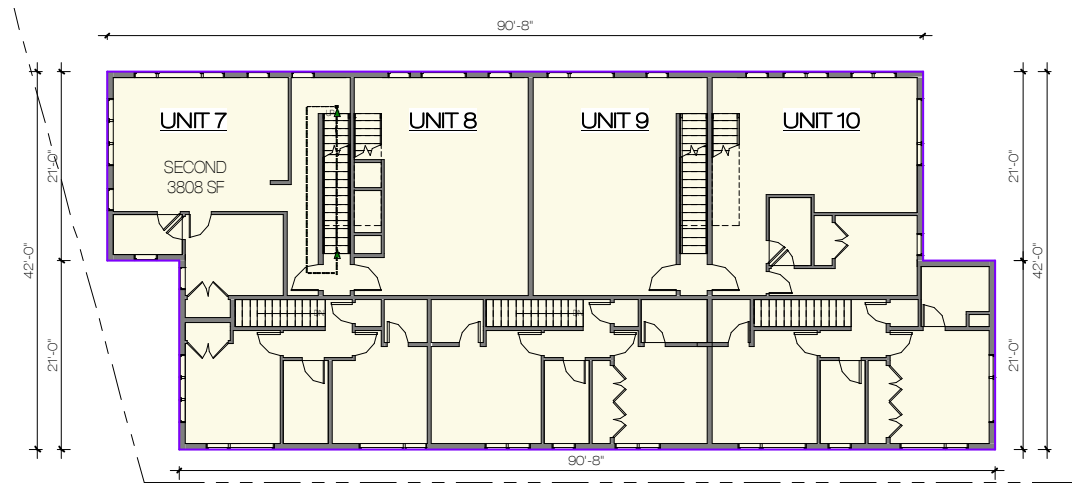
0012



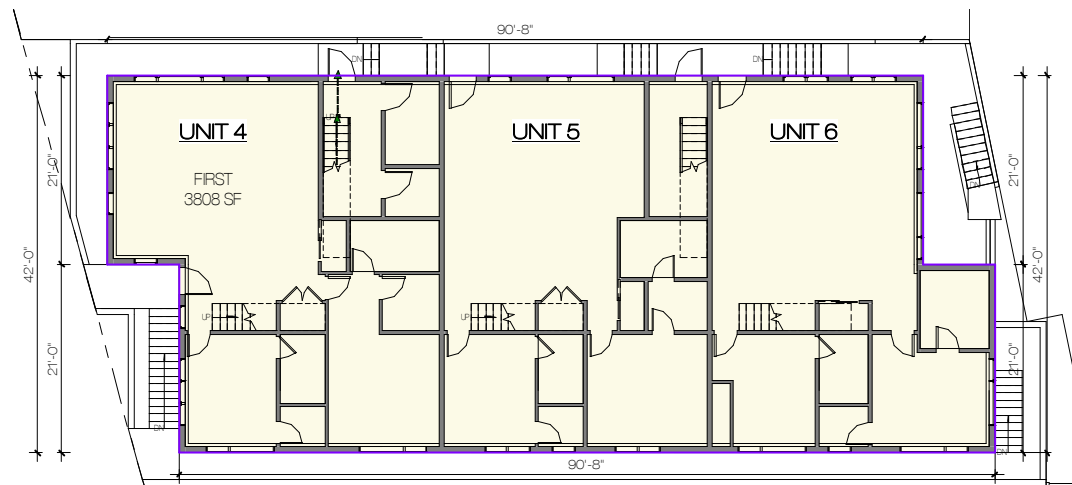
5 ROOF ZONING  
3/32" = 1'-0"



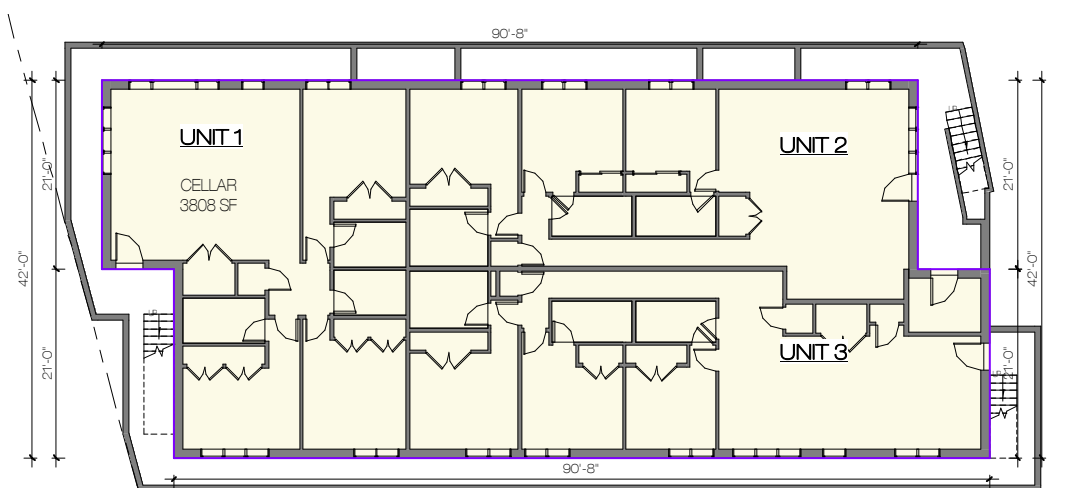
4 THIRD ZONING  
3/32" = 1'-0"



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



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



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

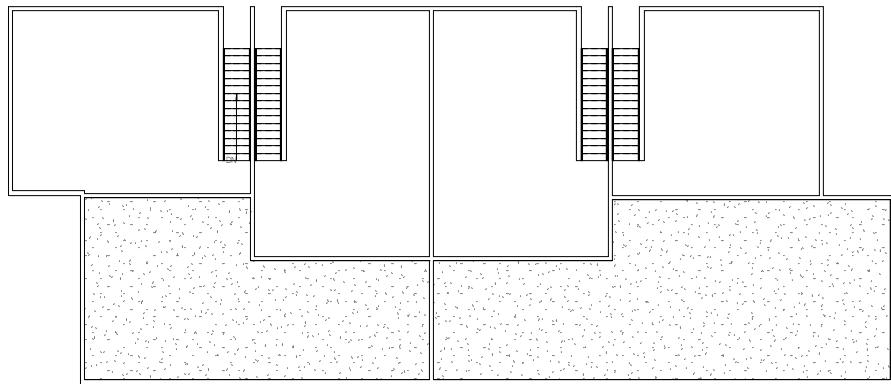
ZONING INFORMATION	
ZONING CLASSIFICATION:	RA-1
<b>LOT OCCUPANCY:</b>	
EXISTING LOT AREA	10,585 SF
MAX OCC. 40%	4,234 SF
PROPOSED FOOTPRINT	xx SF
TOTAL LOT OCCUPANCY	40%
<b>EAR CALCULATION:</b>	
MAX FAR ALLOWABLE -	0.9 9,526.5 SF ALLOWABLE
MAX FAR ALLOWABLE (Z)	1.08 11,432 SF ALLOWABLE
<b>AREAS:</b>	
LEVEL 1	3808 SF
LEVEL 2	3808 SF
LEVEL 3	3808 SF
<b>GROSS SF</b>	<b>11,424 SF // 1.08 FAR</b>
CELLAR	3808 SF
<b>TOTAL SF W/ CELLAR</b>	<b>15,232 SF</b>
<b>MISC:</b>	
BUILDING HEIGHT ALLOWABLE:	
<b>40'</b> MAXIMUM PER TABLE H 803.1; MAX PERMITTED BLDG HEIGHT	
BUILDING HEIGHT PROVIDED:	
<b>31 ft</b> MEASURED FROM CENTER OF FRONT GRADE (B-HMP)	
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)	

# NEW 10-UNIT APARTMENT HOUSE

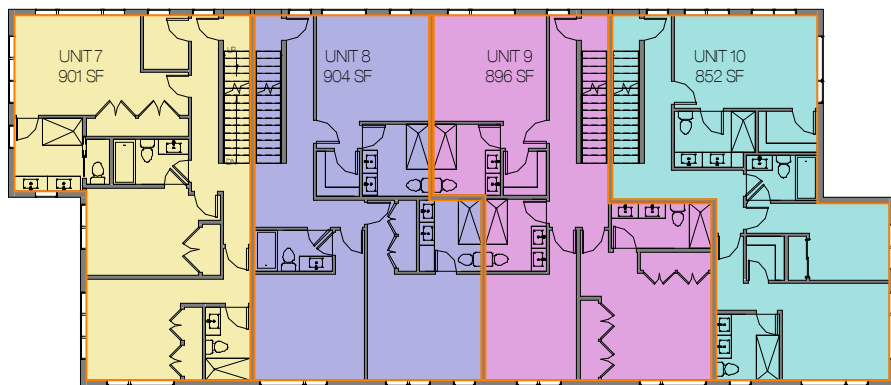
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SCALE  
3/32" = 1'-0"

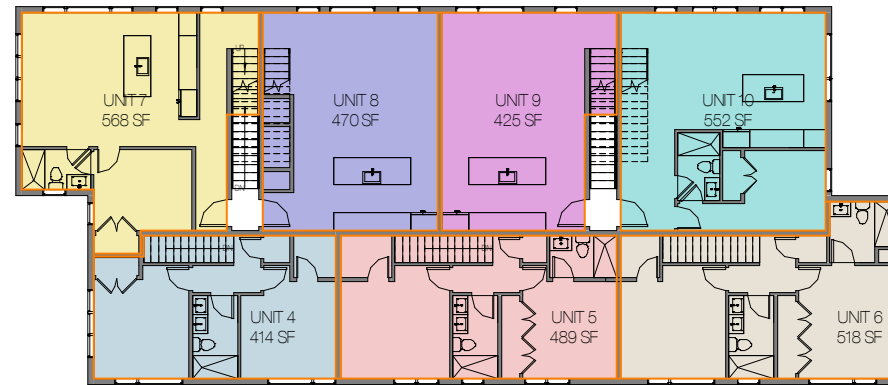
0013



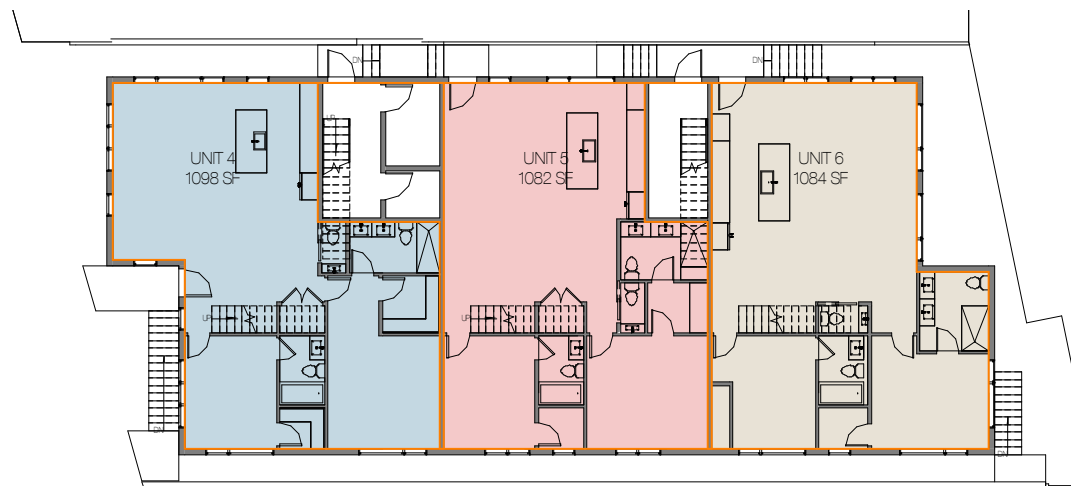
⑤ FOURTH FLOOR  
3/32" = 1'-0"



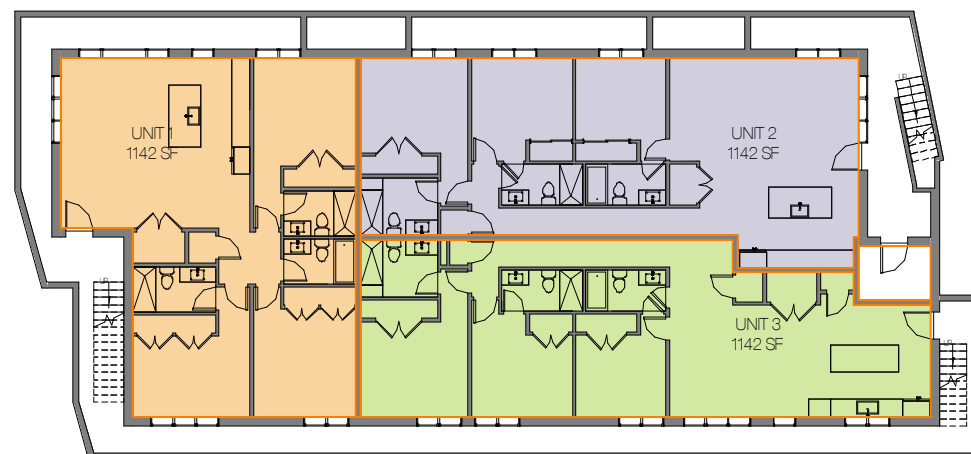
④ THIRD FLOOR  
3/32" = 1'-0"



③ SECOND FLOOR  
3/32" = 1'-0"



② FIRST FLOOR  
3/32" = 1'-0"



① CELLAR  
3/32" = 1'-0"

### IZ UNIT INFORMATION

#### IZ UNIT SET ASIDE REQUIREMENTS OF TITLE 11 - ZONING (1003)

IZ WORKSHEET:

BOX 20.	TOTAL LAND AREA	10,585 SF
BOX 21.	TOTAL GROSS FLOOR AREA (FAR)	11,424 SF
BOX 22.	IZ 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 IZ 10% OF GFA (BOX 25) 75% OF BONUS DENSITY UTILIZED (1102:75)	X / 1,523 SF ✓ / 1,429 SF
BOX 29.	PRELIMINARY IZ REQUIREMENT: RESIDENTIAL GROSS FLOOR AREA NET RESIDENTIAL FLOOR AREA GROSS * BOX 27.	15,233 SF 13,70 SF
BOX 30.	OWNERSHIP 20% REDUCTION	--
BOX 31.	PENTHOUSE IZ REQ W/IN BLDG SF	--
BOX 32.	PENTHOUSE IZ FULFILLED BY PAYMENT?	--
BOX 33.	TOTAL NET RESIDENTIAL IZ REQUIRED	<b>1370 SF</b>

UNIT REQUIRED TO BE 98% OF AVE. UNIT SIZE

IZ 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	1142 SF	3 BEDS
UNIT 3	1142 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	13679 SF	

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1/16" = 1'-0"

0014