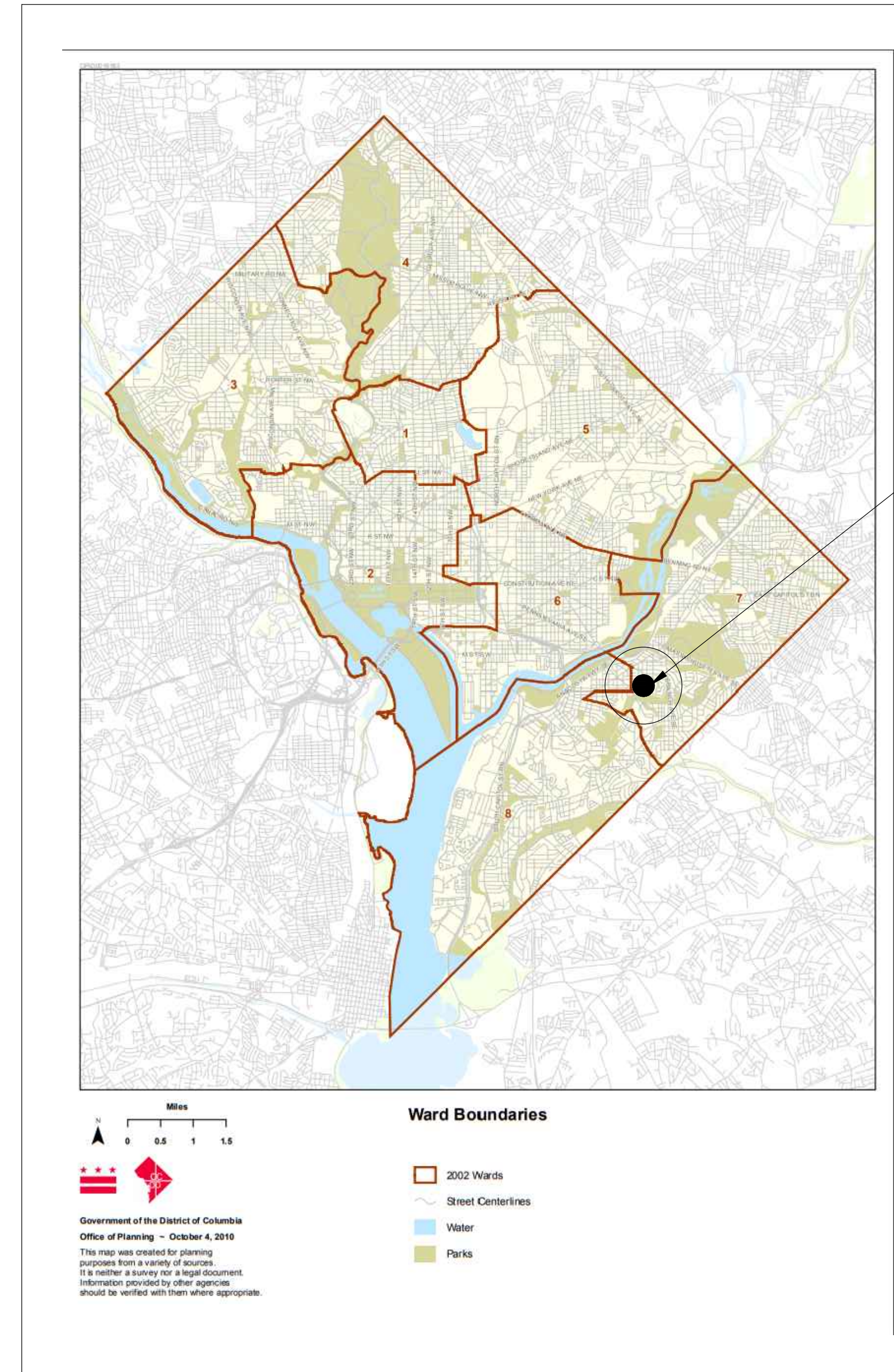
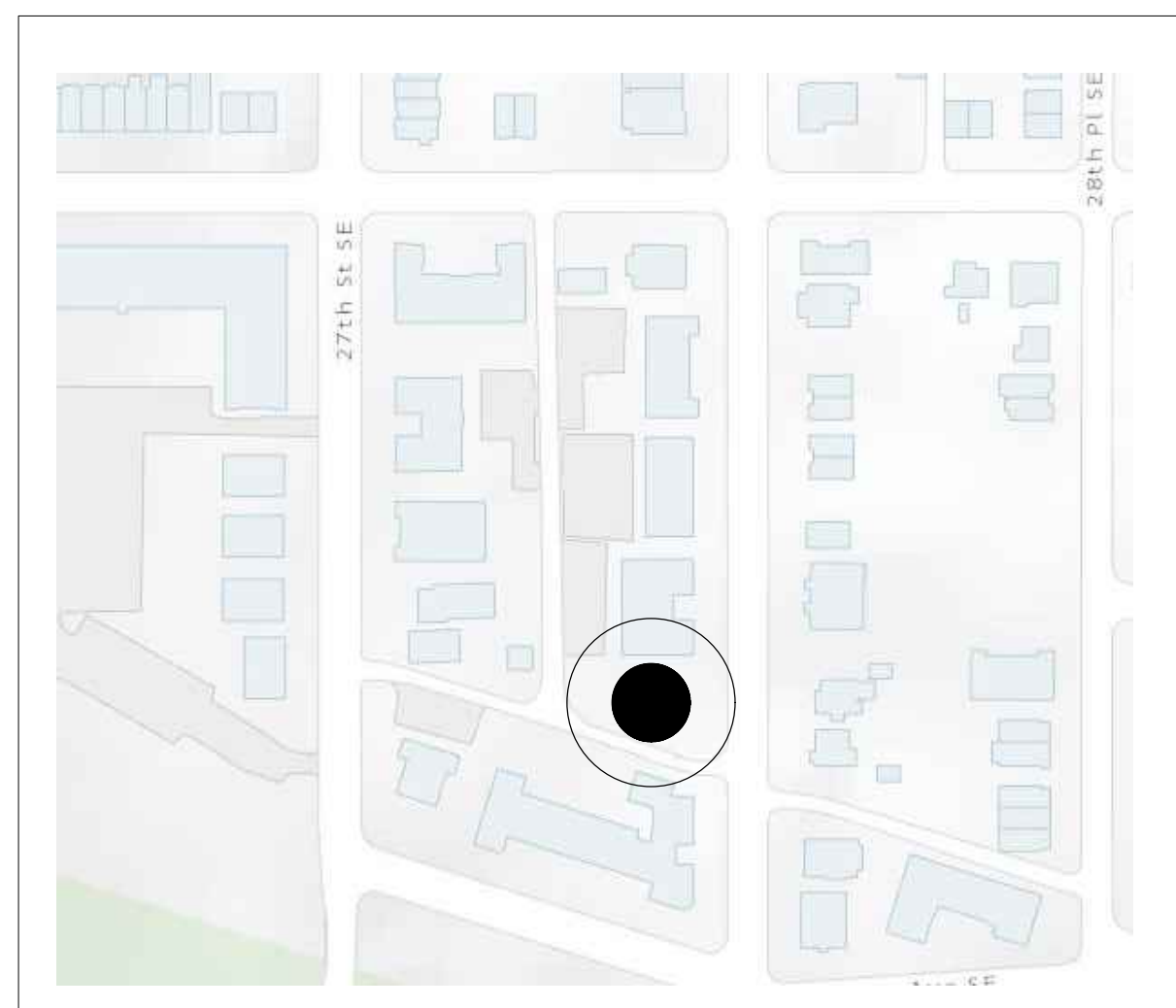


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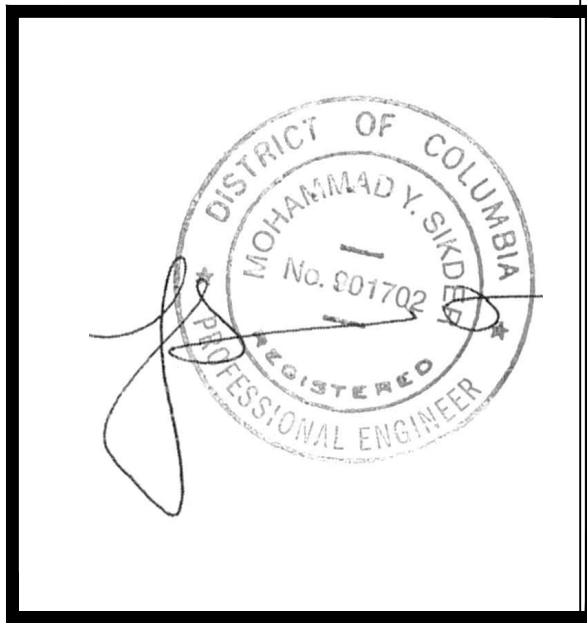
1735 28TH ST SE  
WASHINGTON DC , 20020

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EAST ELEVATION	009
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WEST ELEVATION	011



SUBJECT PROPERTY



BY	DESCRIPTION	REV	DATE

**District-Properties.Com Inc.**  
Residential Development Company  
6500 CHILLUM PL, NW  
WASHINGTON, DC 20012  
TEL: 202 526 8664  
FAX: 202 526 6217

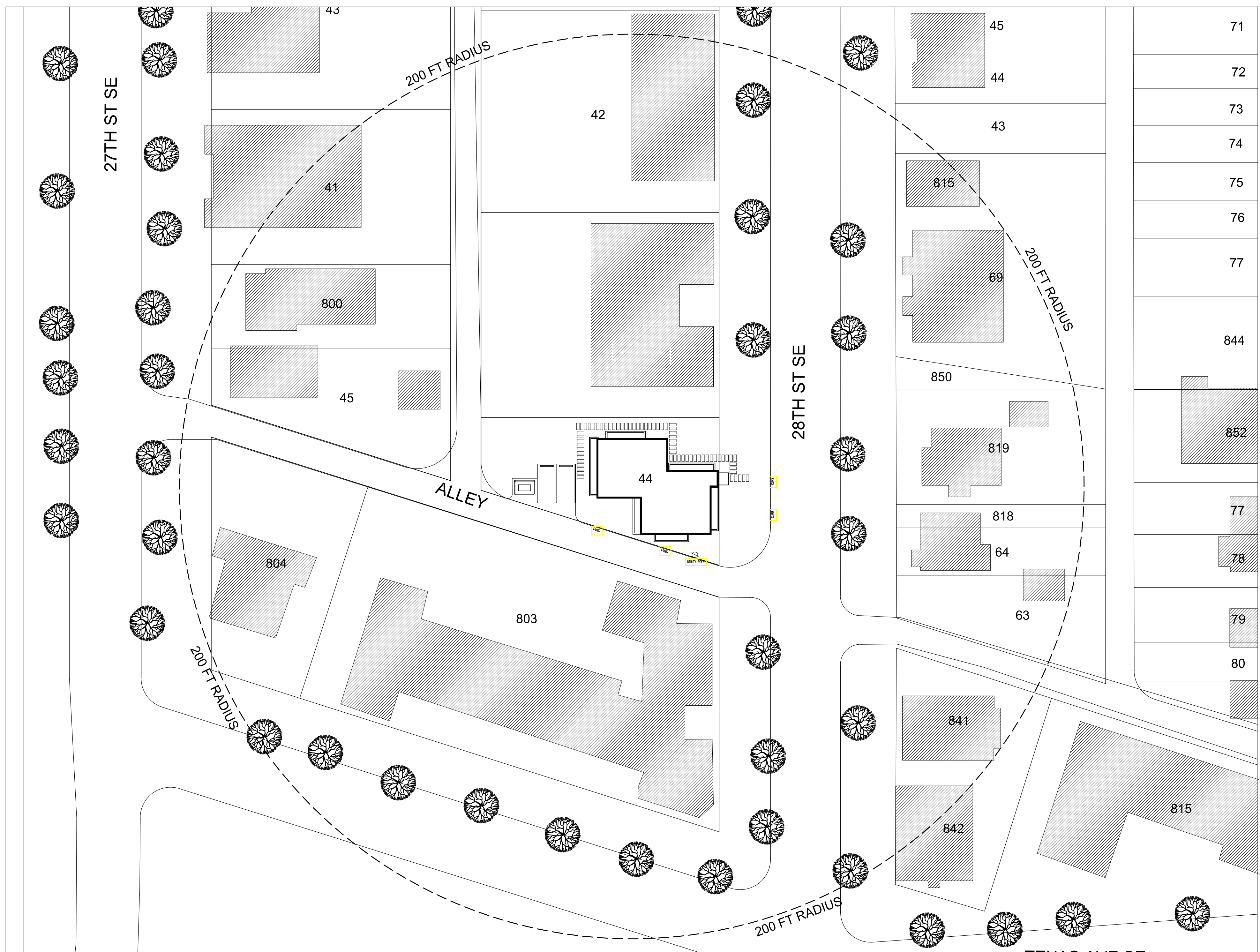
ADDRESS:  
1735 28TH ST, SE  
WASHINGTON DC , 20020

DATE: 07/06/2018  
DESIGNED BY: MS  
DRAWN BY: AH  
CHECKED BY: APPROVED BY:

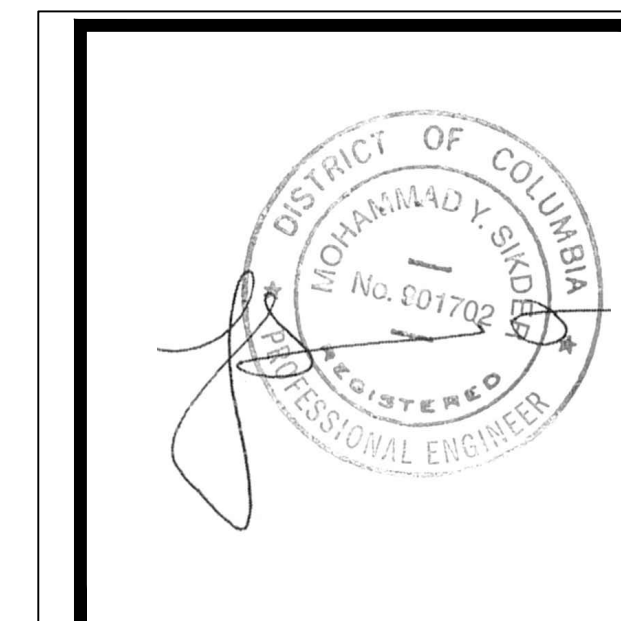
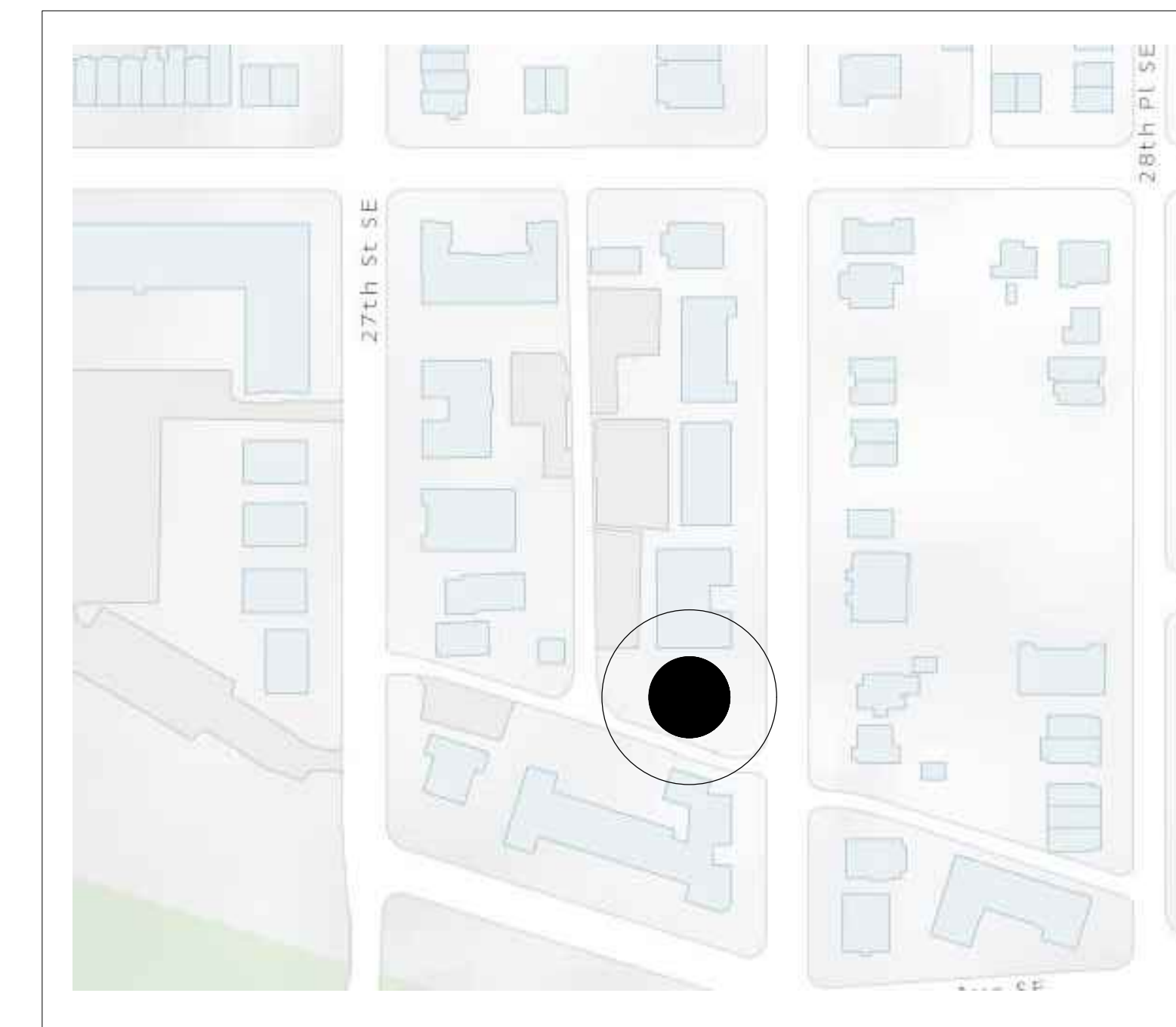
DWG NO.:  
**000**



SITE PLAN WITH CONTEXT



LOCATION MAP



DATE	REV	DESCRIPTION	BY

**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL, NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

**SITE PLAN**

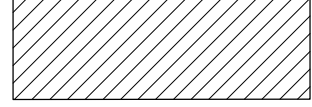
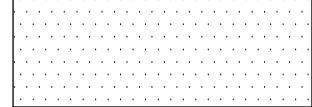
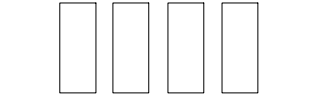
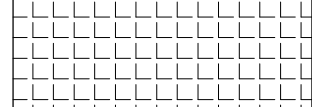
ADDRESS:  
 1735 28TH ST, SE  
 WASHINGTON DC, 20020

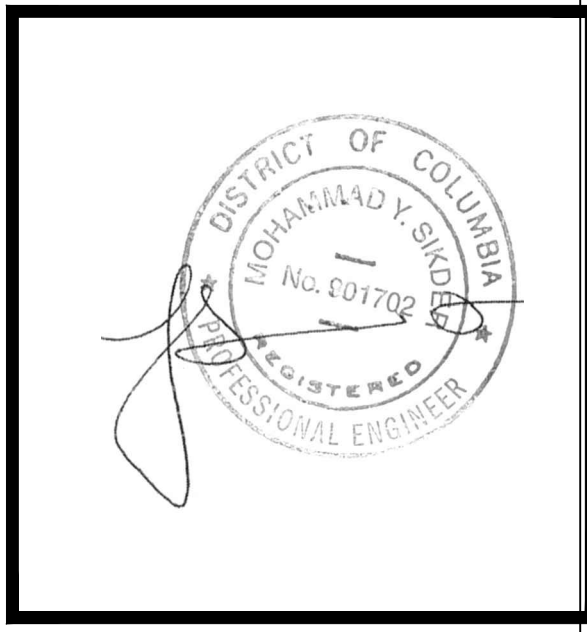
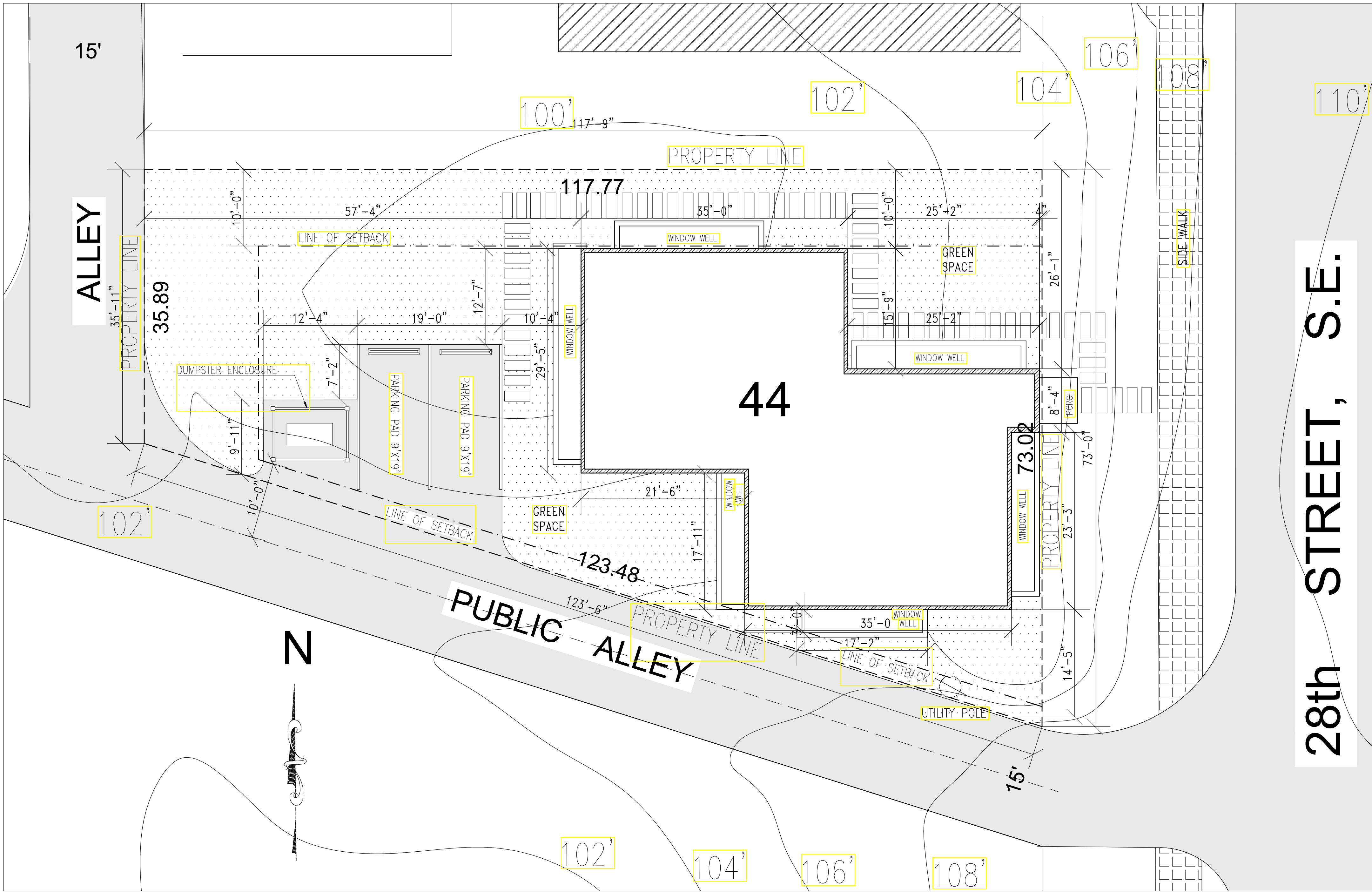
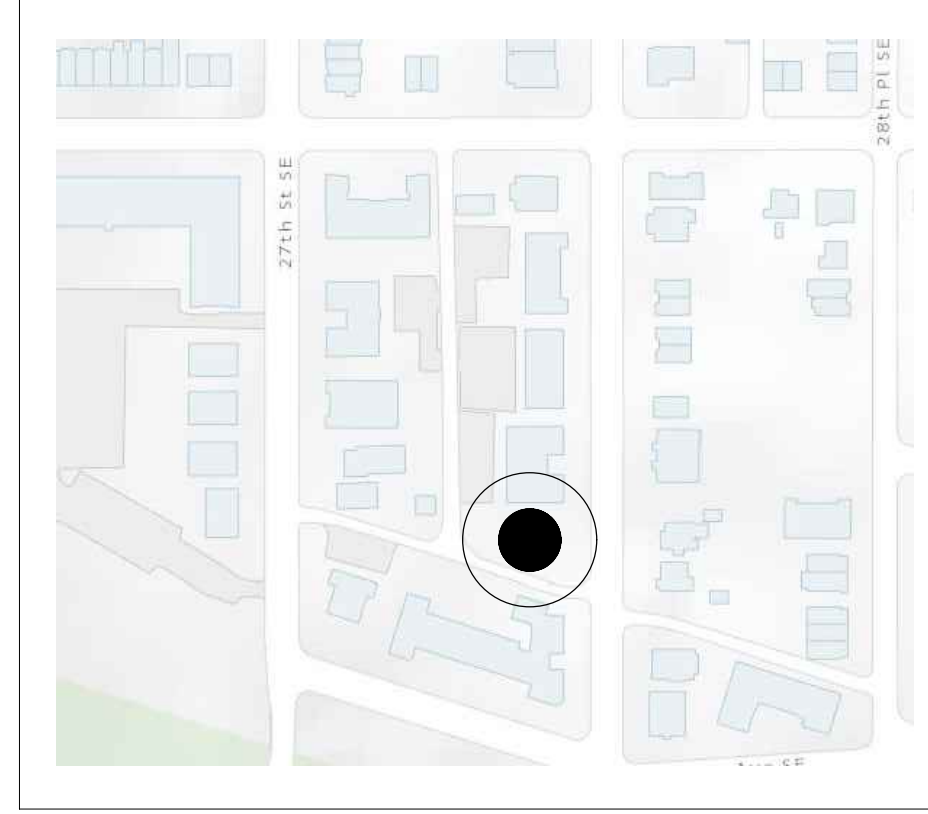
DATE:	07/06/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:
SCALE: 1"=30'-0"	DWG NO:
1"=30'-0"	<b>001</b>

1735 28TH ST SE, WASHINGTON, DC / MULTI-FAMILY HOUSING

	ALLOWED / REQUIRED	PROVIDED	COMPLIANT
ZONING	RA-1	RA-1	
LOT AREA	-	6426 SF	
NUMBER OF UNITS	-	8	
LOT OCCUPANCY	40%	1982 SQ FT = 30.84%	YES
MAX HEIGHT	40' - 0"	34' - 7"	YES
MAX STORIES	3	3	YES
3RD FLOOR AREA		1869 SF	
2ND FLOOR AREA		1869 SF	
1RST FLOOR AREA		1869 SF	
CELLAR FLOOR AREA		N/A	
FLOOR AREA RATIO TOTAL	.90	5607 SQ FT = .87	YES
SIDE YARD	8' MIN (ONE SIDE)	10' - 0"	YES
REAR YARD	20' MIN (ONE SIDE)	57' - 4"	YES
PARKING	1 PER 3 UNITS IN ACCESS OF 4	2	YES



 EXISTING BUILDING  
 GREEN SPACE  
 STEP PAVERS  
 SIDEWALK

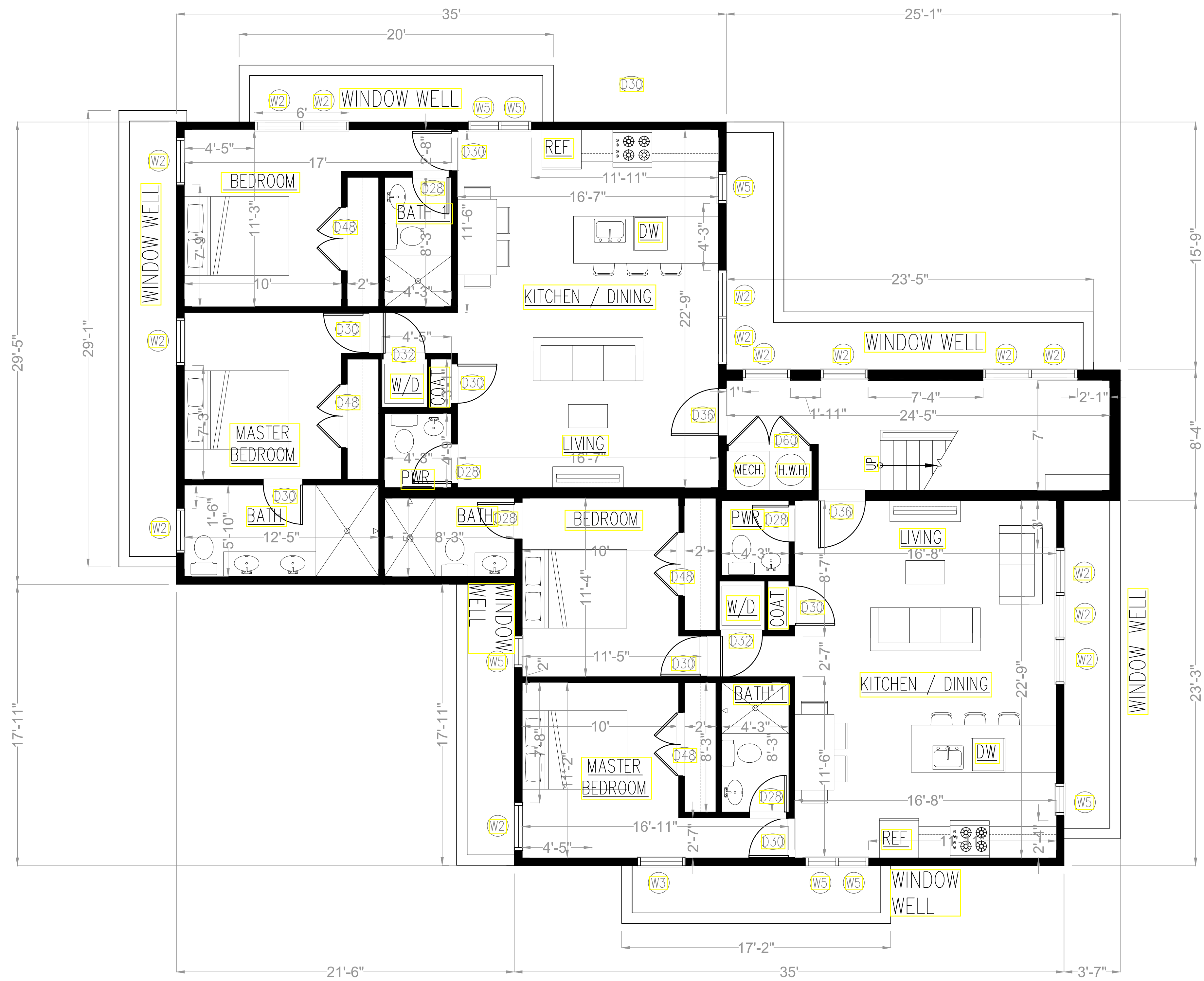


DATE	REV	DESCRIPTION	BY

**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL, NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

LANDSCAPE PALN  
 ADDRESS:  
 1735 28TH ST, SE  
 WASHINGTON DC, 20020

DATE:	07/06/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/8"=1'-0"	<b>002</b>



**CELLAR**

DOOR AND WINDOW SCHEDULE											
DESCRIPTION	SYMBOL	ACTUAL SIZE		ROUGH OPENING		CLEAR OPENING		SILL HT.	U-FACTOR	SHGC	REMARKS
		W	H	W	H	W	H				
DOORS	D28	28"	80"					0			HINGED SINGLE
	D30	30"	80"					0			HINGED SINGLE
	D36	36"	80"					0			HINGED SINGLE
	D48	48"	80"					0			HINGED DOUBLE FRENCH
	D60	60"	80"					0			HINGED DOUBLE FRENCH
WINDOWS	W1	35- <sup>3</sup> / <sub>4</sub> "	71- <sup>3</sup> / <sub>4</sub> "	36- <sup>1</sup> / <sub>4</sub> "	72- <sup>1</sup> / <sub>4</sub> "			24"	0.35	0.40	DOUBLE HUNG EGRESS
	W2	35- <sup>3</sup> / <sub>4</sub> "	59- <sup>3</sup> / <sub>4</sub> "	36- <sup>1</sup> / <sub>4</sub> "	60- <sup>3</sup> / <sub>4</sub> "			24"	0.35	0.40	DOUBLE HUNG EGRESS
	W4	23- <sup>3</sup> / <sub>4</sub> "	59- <sup>3</sup> / <sub>4</sub> "	24- <sup>1</sup> / <sub>4</sub> "	60- <sup>1</sup> / <sub>4</sub> "			24"	0.35	0.40	DOUBLE HUNG
	W5	23- <sup>3</sup> / <sub>4</sub> "	59- <sup>3</sup> / <sub>4</sub> "	24- <sup>1</sup> / <sub>4</sub> "	60- <sup>1</sup> / <sub>4</sub> "			24"	0.35	0.40	DOUBLE HUNG

NOTE: W1 AND W2 ARE EGRESS WINDOWS, (CLEAR OPENING MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN. WIDTH 20". MAX. SILL HEIGHT= 44" A.F.F.)

**NOTE:**  
 DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.  
 ALL THE GLAZED DOOR INCLUDING SHOWER ENCLOSURE SHALL HAVE TEMPERED GLASS.  
 ALL THE WINDOWS IN HAZARDOUS LOCATION ARE MARKED AS "TMPR" INDICATING TEMPERED GLASS. THE HAZARDOUS LOCATIONS SHALL BE AS DEFINED BY IRC 2006 R308.

**INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT**

FENESTRATION U - FACTOR	= 0.35
SKYLIGHT U - FACTOR	= 0.55
CEILING R - VALUE	= 49
WOOD FRAME WALL R - VALUE	= 20
WOOD FLOOR R - VALUE	= 19
CRAWL SPACE R - VALUE	= 19
BASEMENT R - VALUE	= 13



BY	DESCRIPTION	REV	DATE

**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL. NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

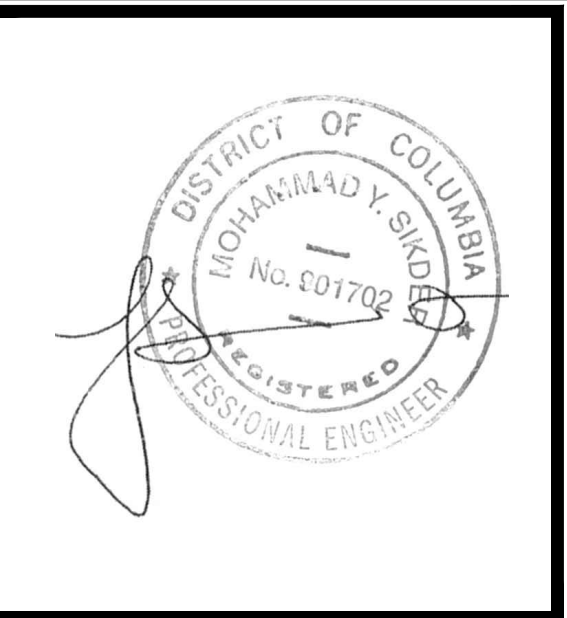
CELLAR FLOOR PLAN  
 ADDRESS:  
 1735 28TH ST. SE  
 WASHINGTON DC, 20020

DATE:	07/03/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO. <b>003</b>
1/4"=1' 0"	





1ST FLOOR



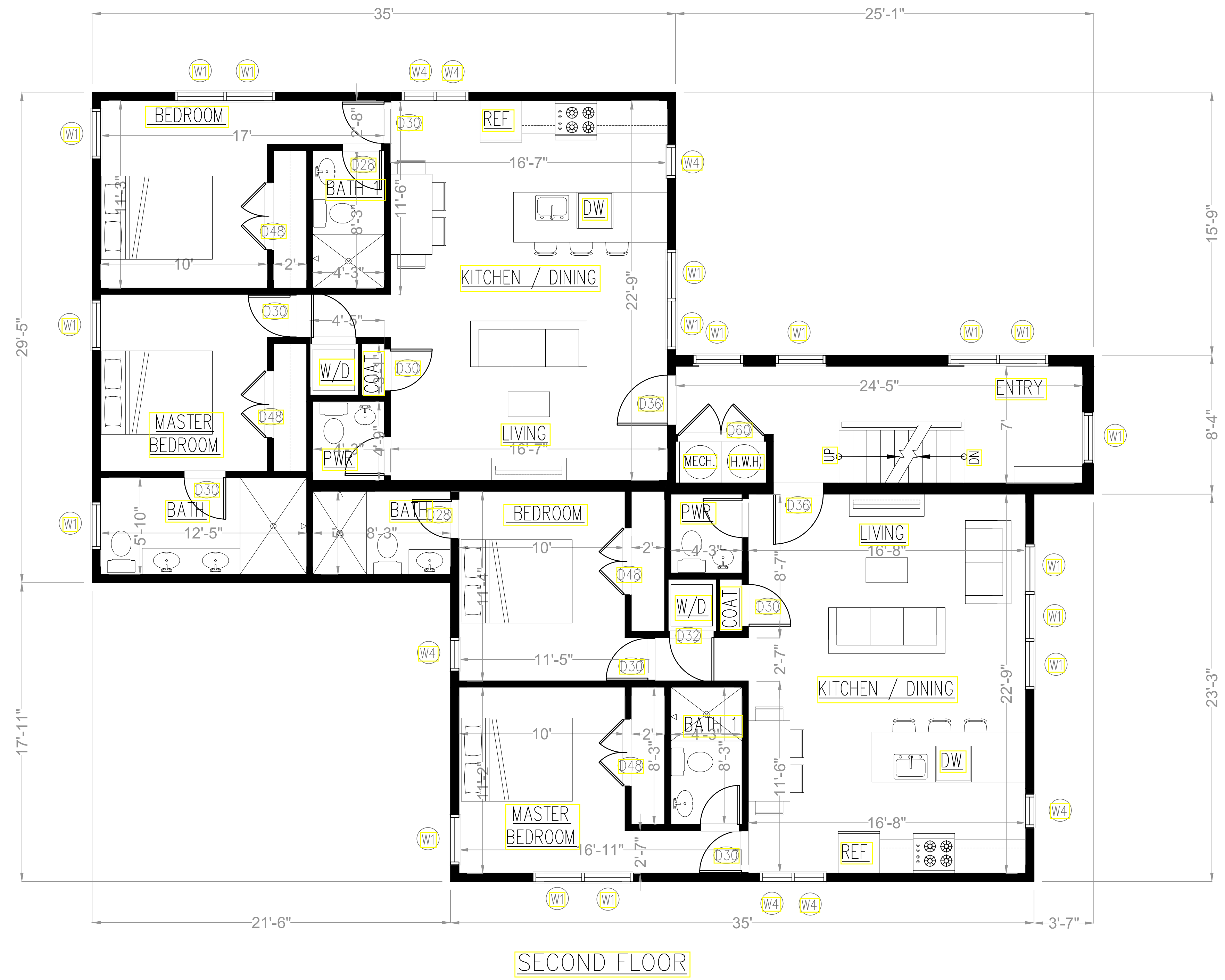
DATE	REV	DESCRIPTION	BY

**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL. NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

FIRST FLOOR PLAN

ADDRESS:  
 1735 28TH ST. SE  
 WASHINGTON DC , 20020

DATE:	07/03/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/4"=1' 0"	<b>004</b>



SECOND FLOOR

REV	DATE	DESCRIPTION	BY

**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL. NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

SECOND FLOOR PLAN

ADDRESS:  
 1735 28TH ST, SE  
 WASHINGTON DC, 20020

DATE:	07/03/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/4"=1' 0"	<b>005</b>



REV	DATE	DESCRIPTION	BY

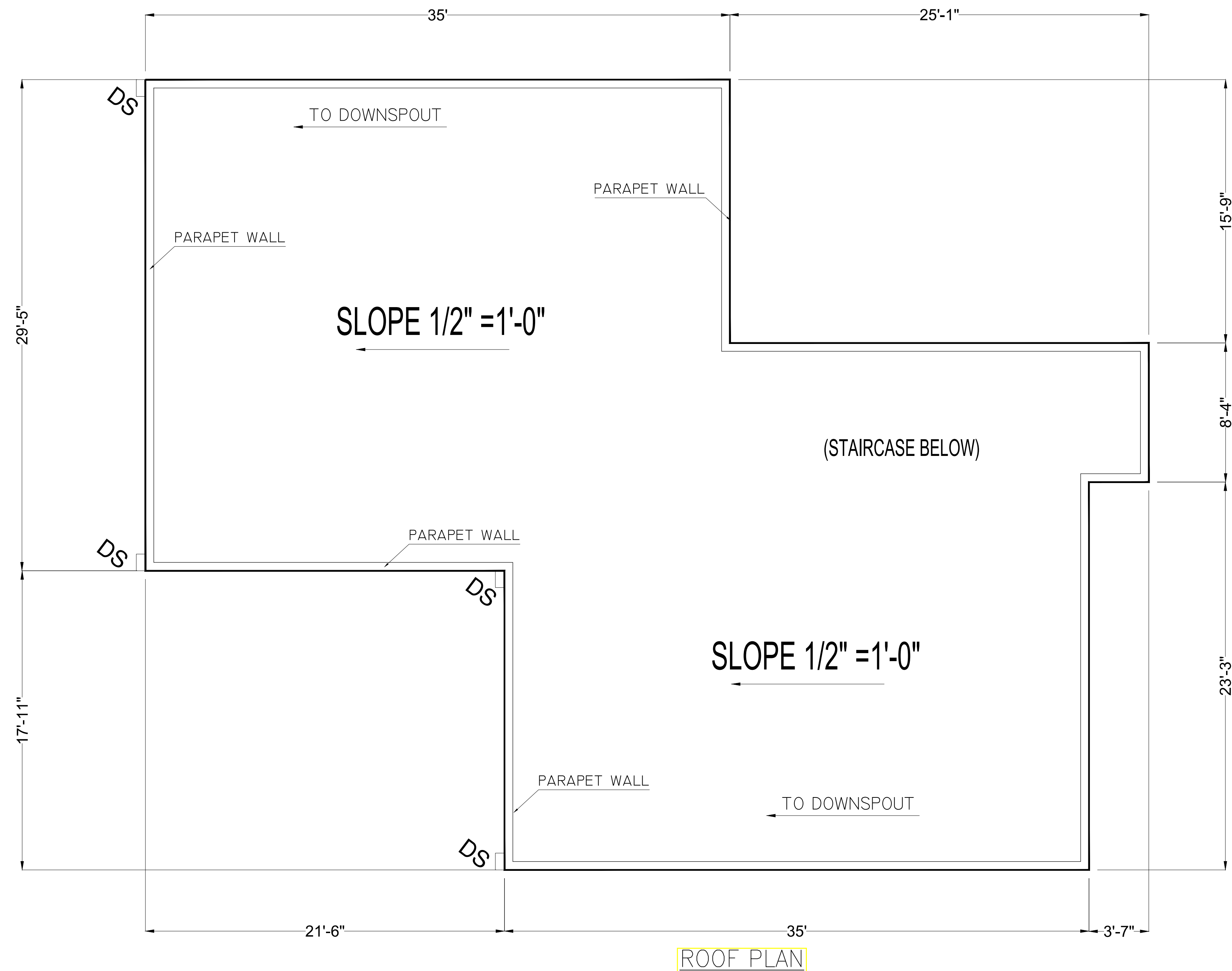
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL. NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

**THIRD FLOOR PLAN**

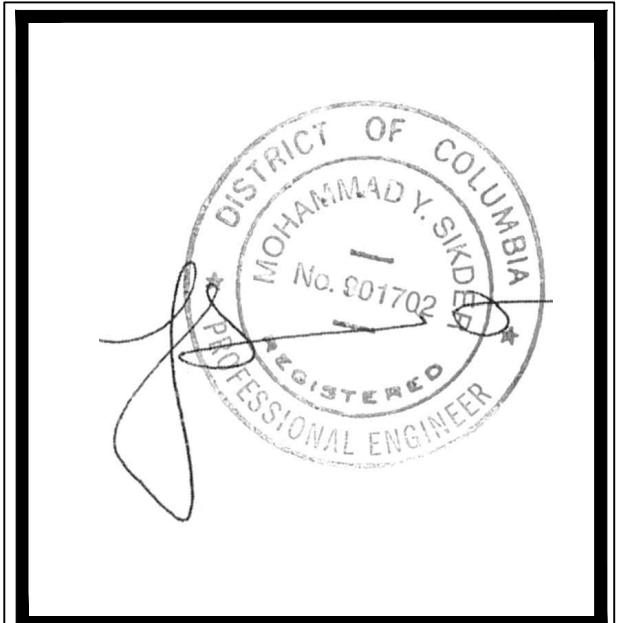
ADDRESS:  
 1735 28TH ST, SE  
 WASHINGTON DC, 20020

DATE:	07/03/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:

SCALE: 1/4"=1' 0"  
 DWG NO.: **006**



ROOF PLAN



DATE	REV	DESCRIPTION	BY

**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL, NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

ROOF PLAN

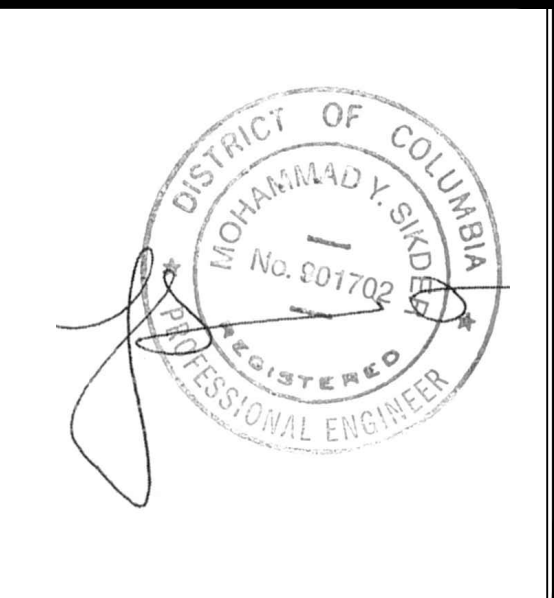
ADDRESS:  
 1735 28TH ST, SE  
 WASHINGTON DC, 20020

DATE:	07/03/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/4" = 1' 0"	007





NORTH ELEVATION

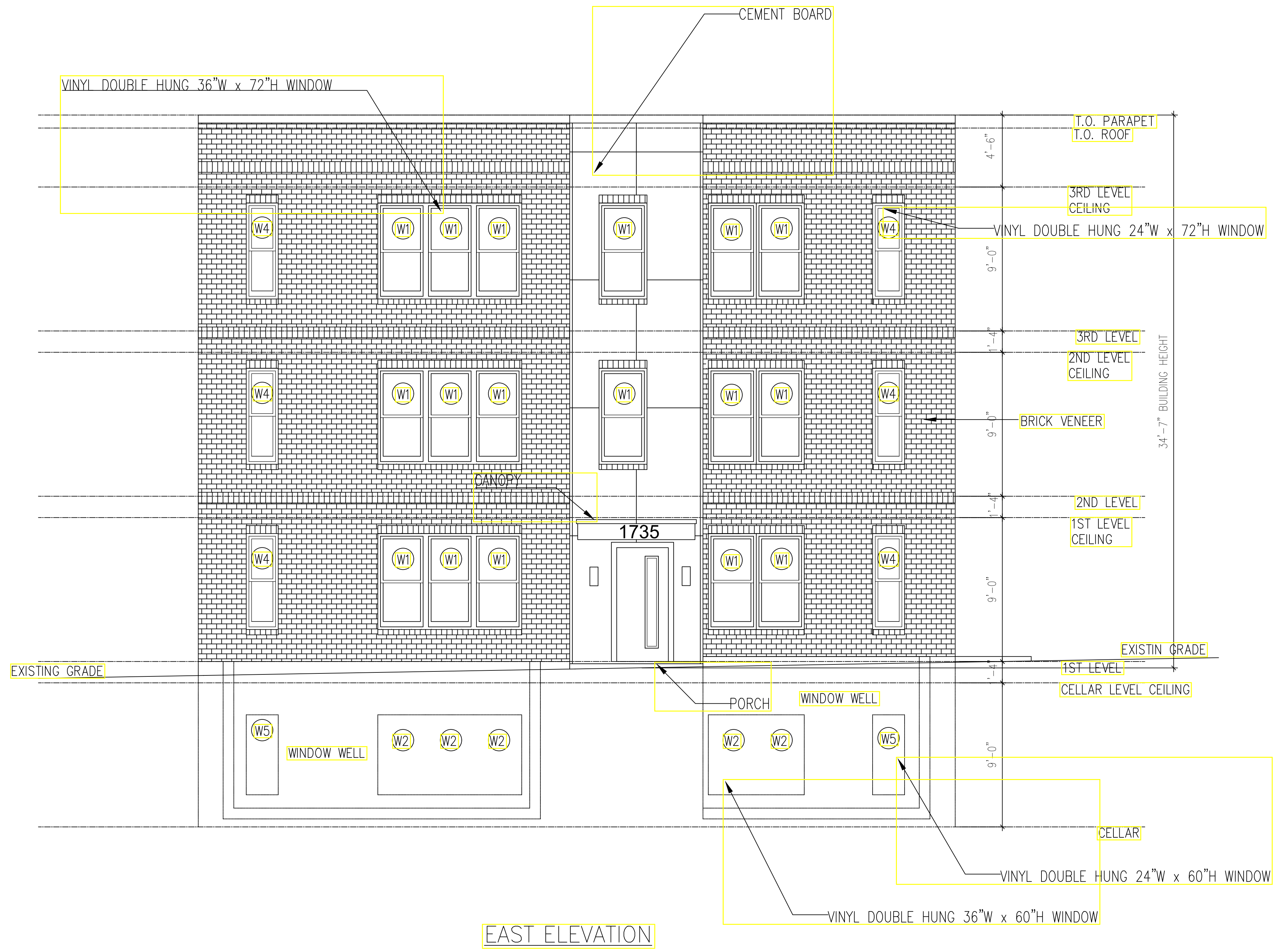


DATE	REV	DESCRIPTION	BY

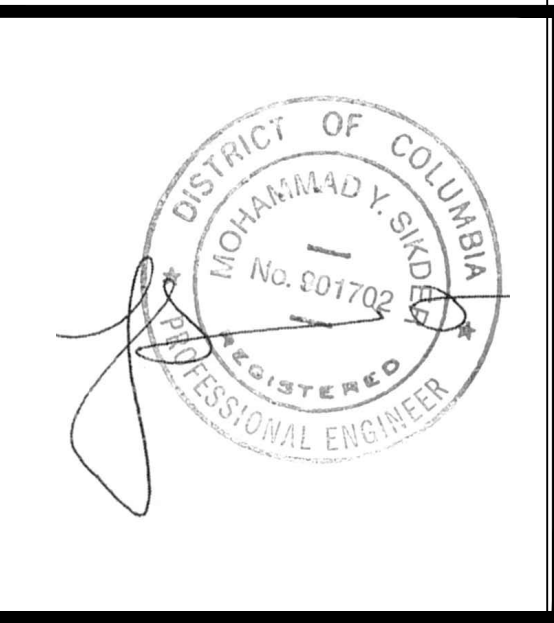
**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL. NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

NORTH ELEVATION  
 ADDRESS:  
 1735 28TH ST., SE  
 WASHINGTON DC, 20020

DATE:	07/03/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/4"=1' 0"	<b>008</b>



EAST ELEVATION



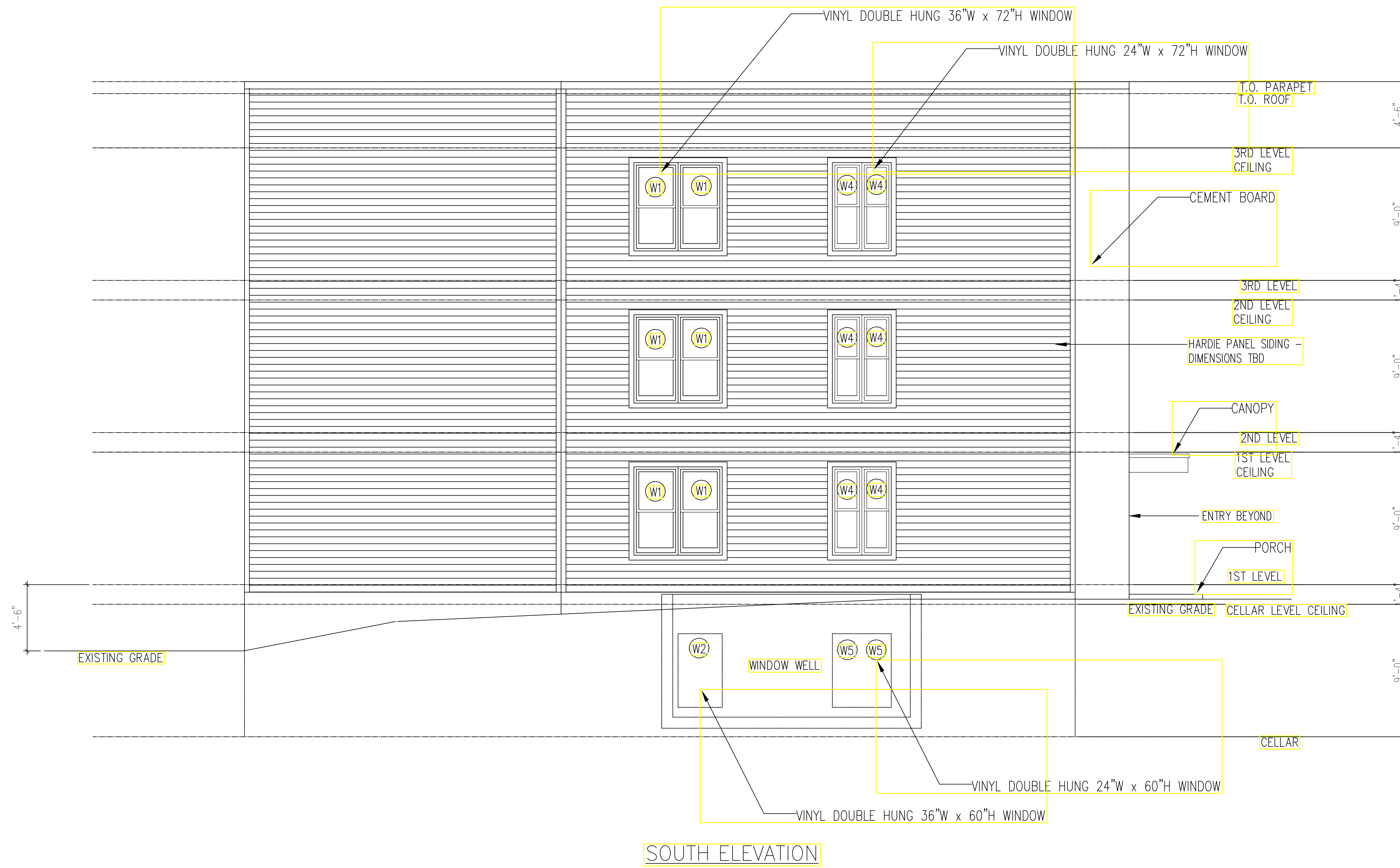
BY	DESCRIPTION	REV	DATE

**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL, NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

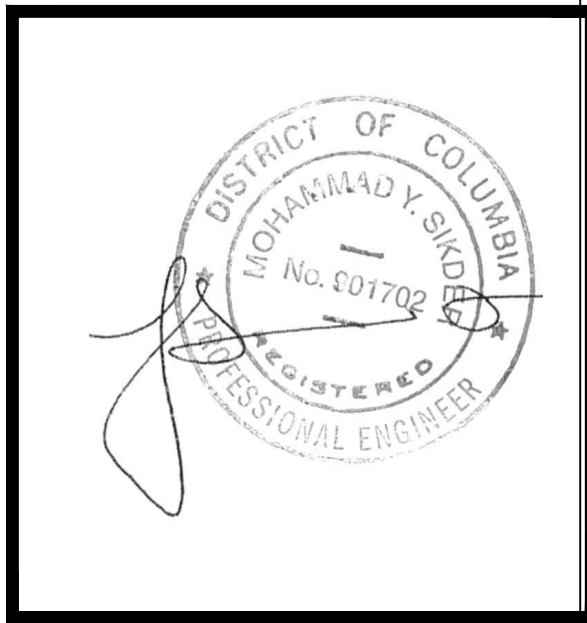
EAST ELEVATION  
 ADDRESS:  
 1735 28TH ST, SE  
 WASHINGTON DC, 20020

DATE:	07/03/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/4"=1' 0"	009





SOUTH ELEVATION



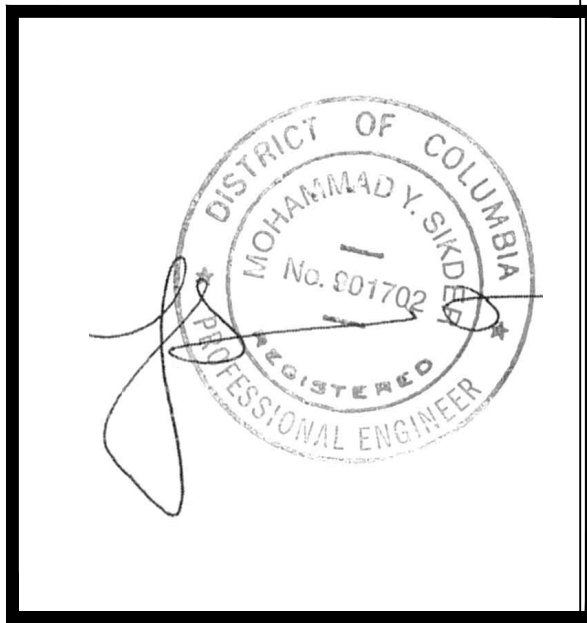
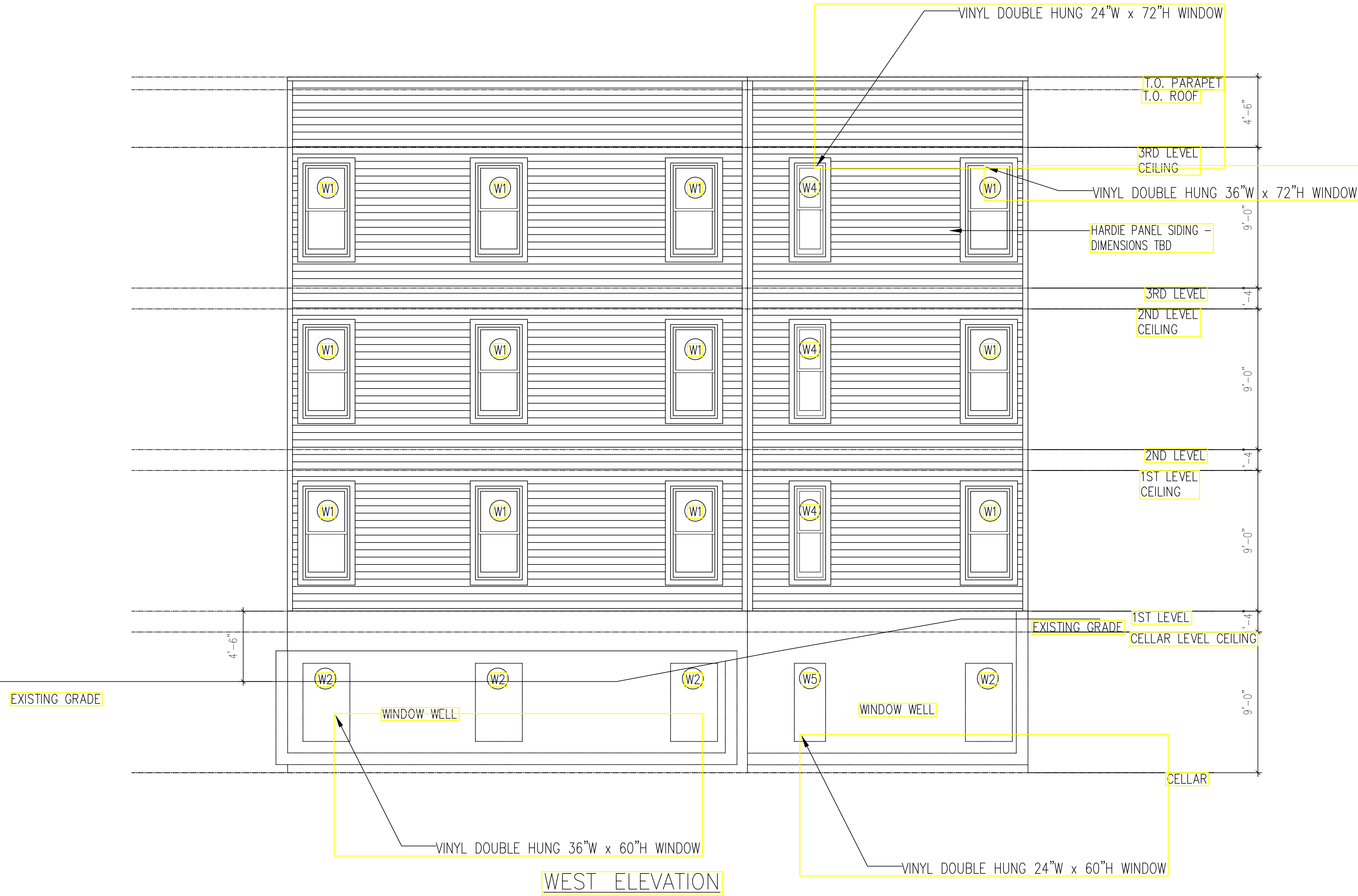
DATE	REV	DESCRIPTION	BY

**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL, NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

SOUTH ELEVATION

ADDRESS:  
 1735 28TH ST, SE  
 WASHINGTON DC, 20020

DATE:	07/03/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/4"=1' 0"	<b>010</b>



DATE	REV	DESCRIPTION	BY

**District-Properties.Com Inc.**  
 Residential Development Company  
 6500 CHILLUM PL. NW  
 WASHINGTON, DC 20012  
 TEL: 202 526 8664  
 FAX: 202 526 6217

**WEST ELEVATION**

ADDRESS:  
 1735 28TH ST, SE  
 WASHINGTON DC, 20020

DATE:	07/03/2018
DESIGNED BY:	MS
DRAWN BY:	AH
CHECKED BY:	APPROVED BY:
SCALE:	DWG NO.:
1/4"=1' 0"	<b>011</b>