

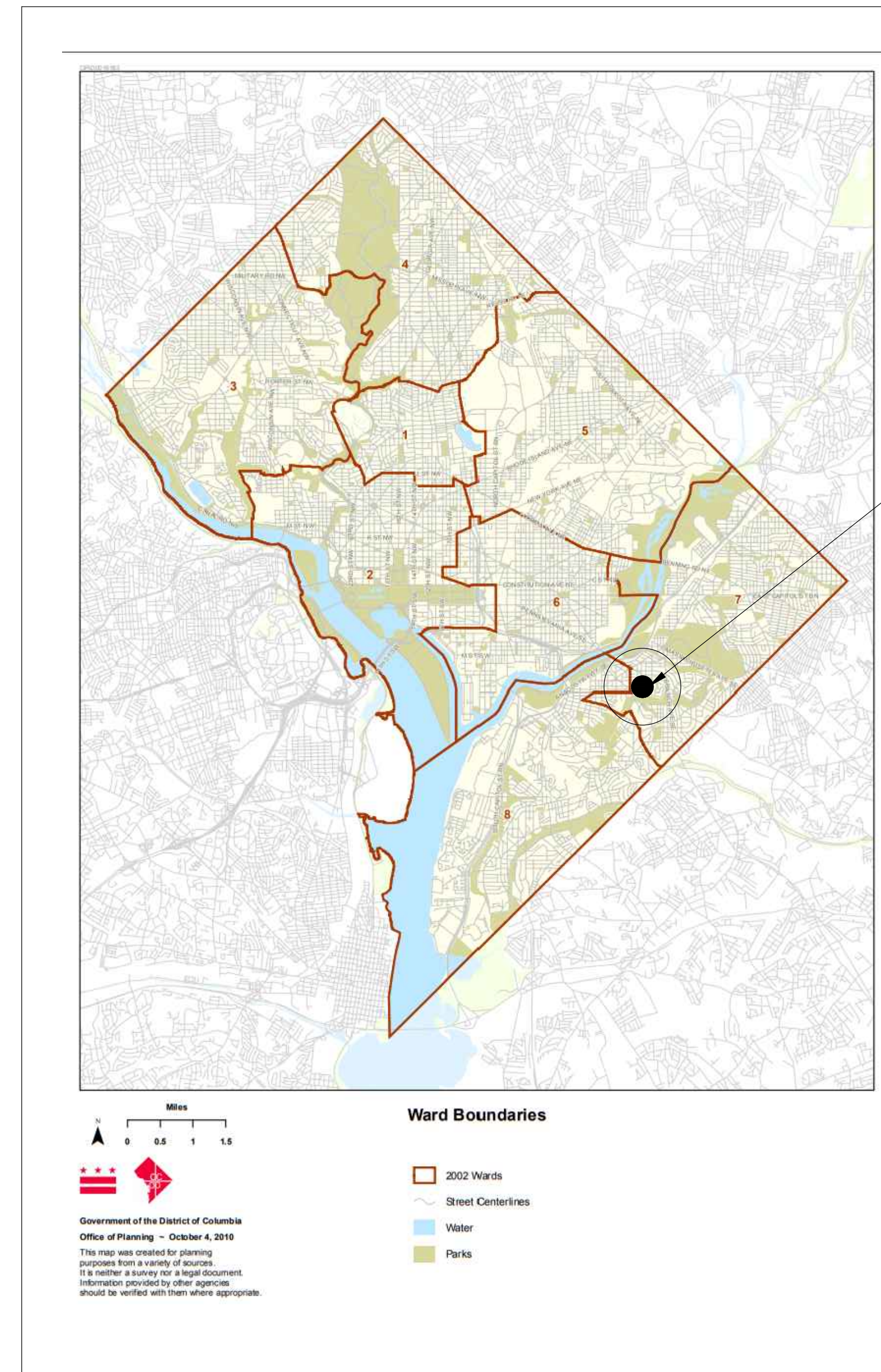
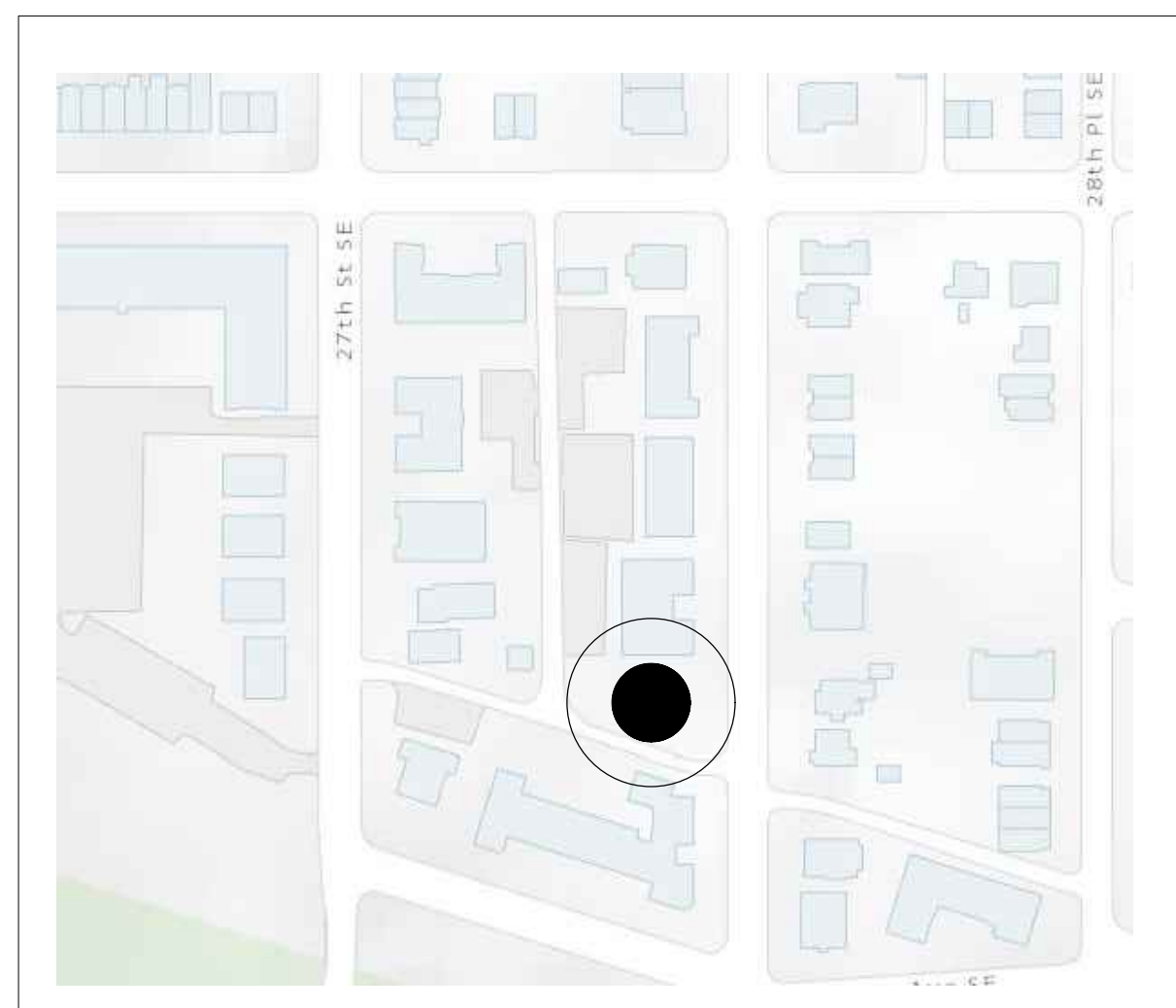
PROJECT NAME :

1735 28TH ST SE
WASHINGTON DC , 20020

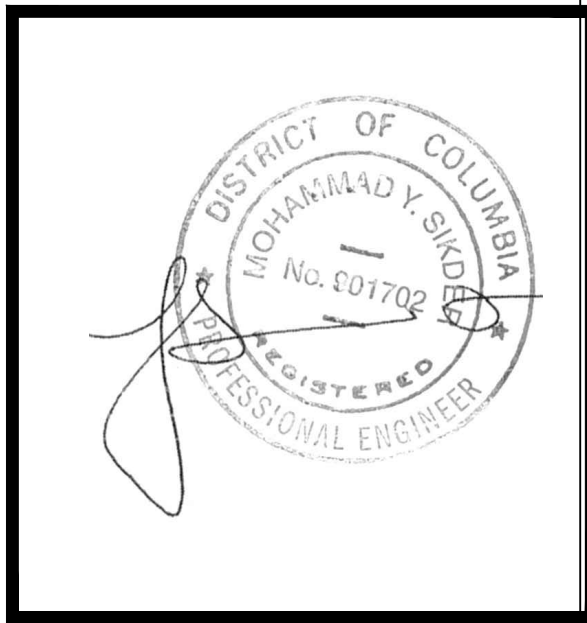
BZA SUBMISSION

INDEX

Sheet Name	Sheet Name
SITE PLAN	001
LANDSCAPE PLAN	002
BASEMENT	003
FIRST FLOOR PLAN	004
SECOND FLOOR PLAN	005
THIRD FLOOR PLAN	006
ROOF PLAN	007
NORTH ELEVATION	008
EAST ELEVATION	009
SOUTH ELEVATION	010
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

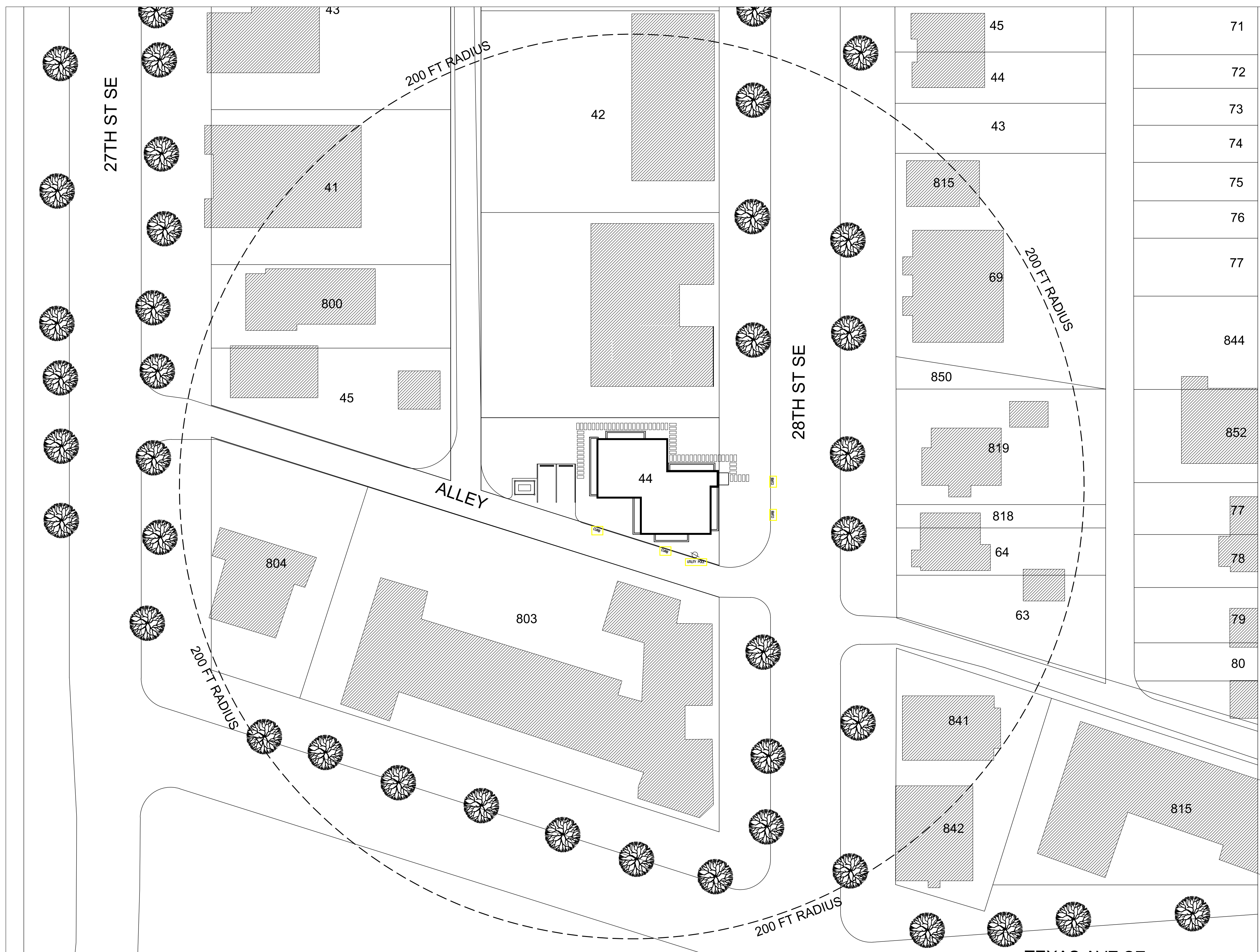
BZA SUBMISSION

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

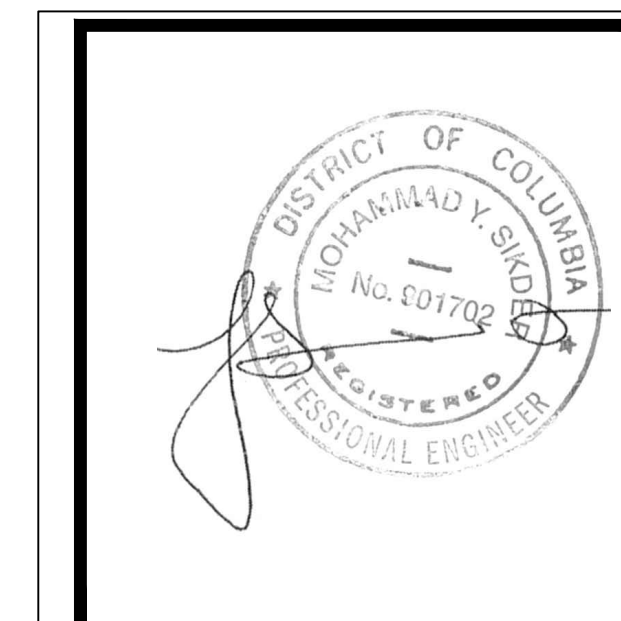
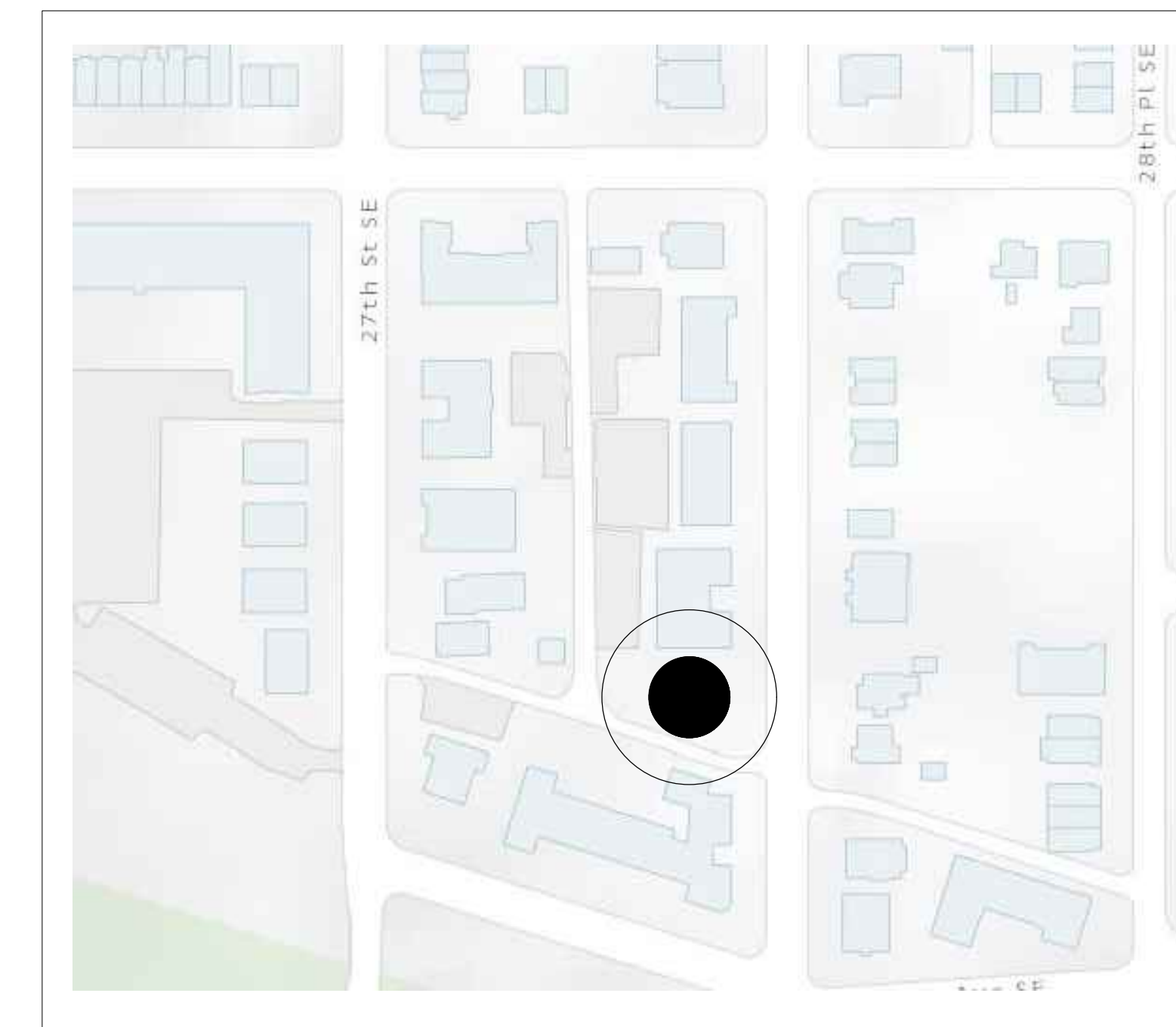
DATE: 07/06/2018
DESIGNED BY: MS
DRAWN BY: AH
CHECKED BY: APPROVED BY:

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
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 FAX: 202 526 6217

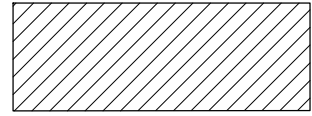
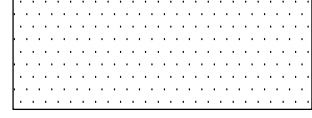
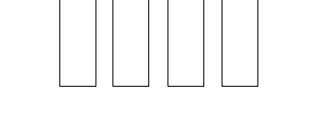
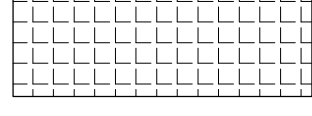


SITE PLAN

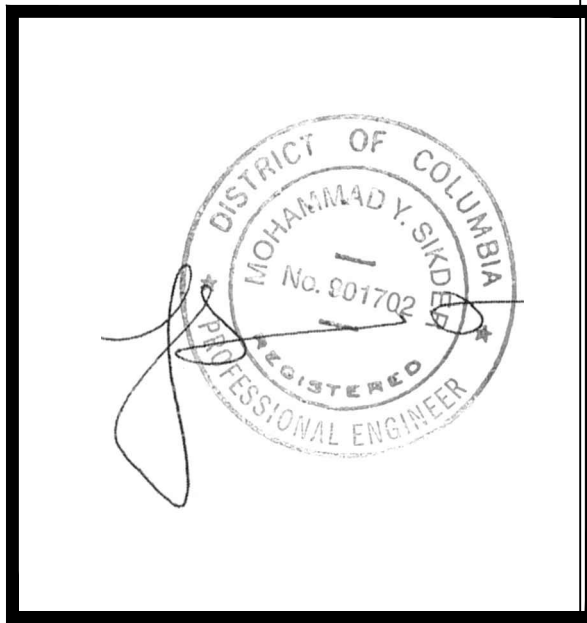
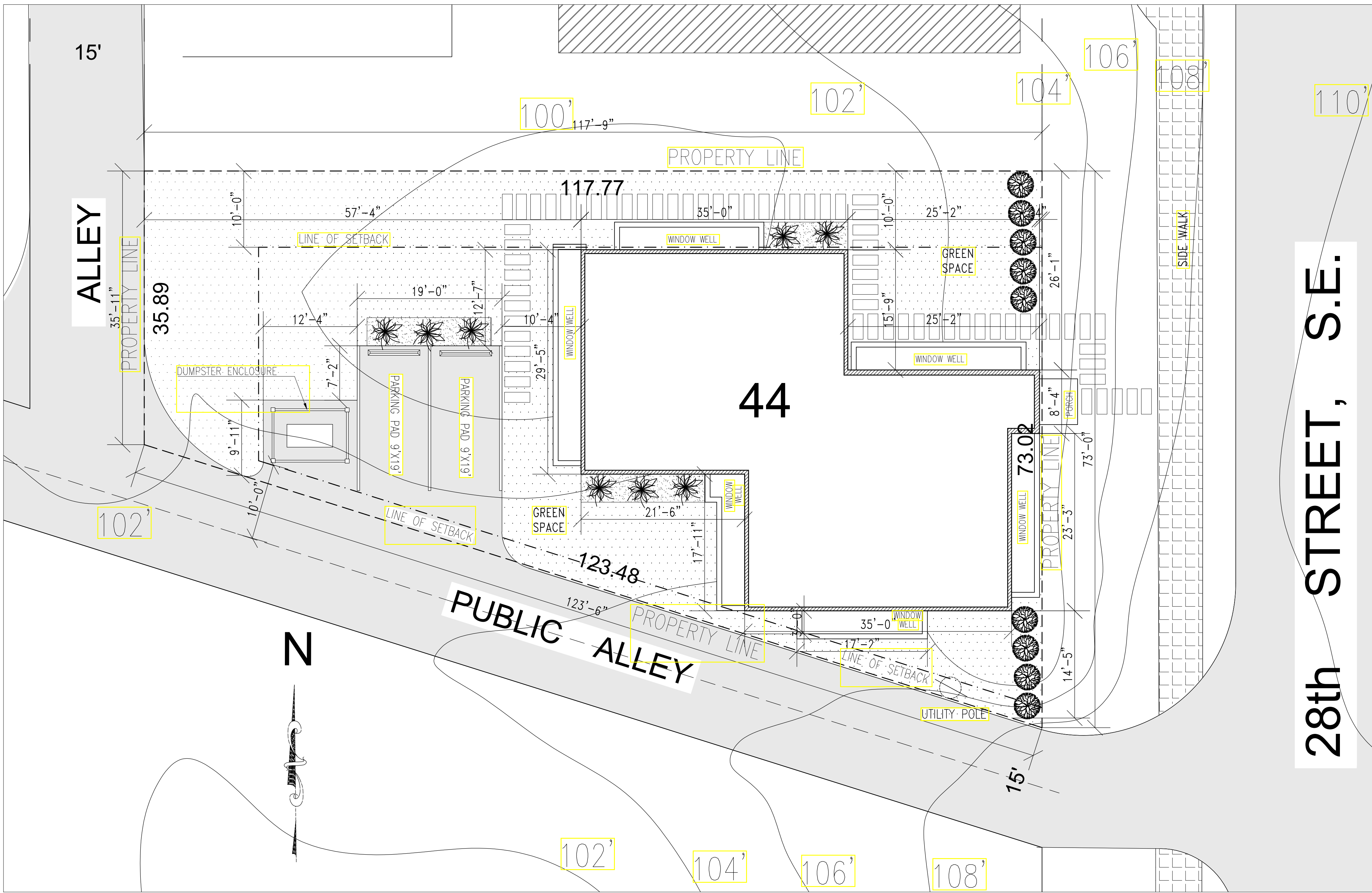
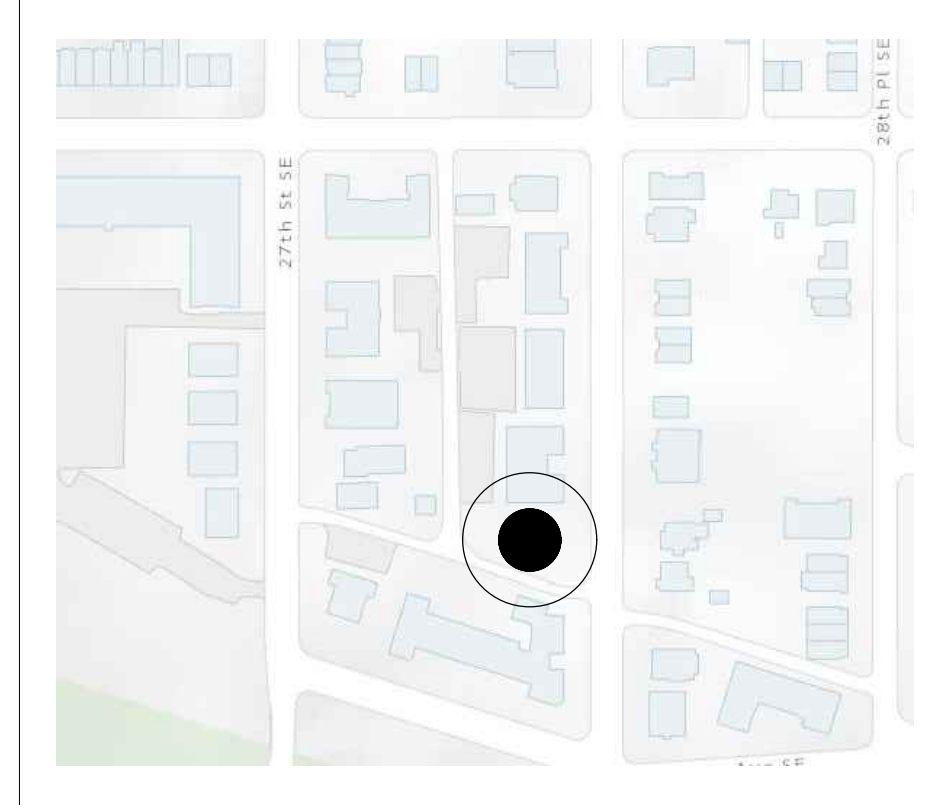
 ADDRESS:
 1735 28TH ST, SE
 WASHINGTON DC, 20020

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

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
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES



DATE	REV	DESCRIPTION	BY

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 WASHINGTON, DC 20012
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LANDSCAPE PLAN
 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"	002



CELLAR

DESCRIPTION	SYMBOL	DOOR AND WINDOW SCHEDULE								REMARKS	
		ACTUAL SIZE		ROUGH OPENING		CLEAR OPENING		SILL HT.	U-FACTOR		SHGC
		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	35-3/4"	71-3/4"	36-1/4"	72-1/4"			24"	0.35	0.40	DOUBLE HUNG EGRESS
	W2	35-3/4"	59-3/4"	36-1/4"	60-3/4"			24"	0.35	0.40	DOUBLE HUNG EGRESS
	W4	23-3/4"	59-3/4"	24-1/4"	60-1/4"			24"	0.35	0.40	DOUBLE HUNG
	W5	23-3/4"	59-3/4"	24-1/4"	60-1/4"			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:

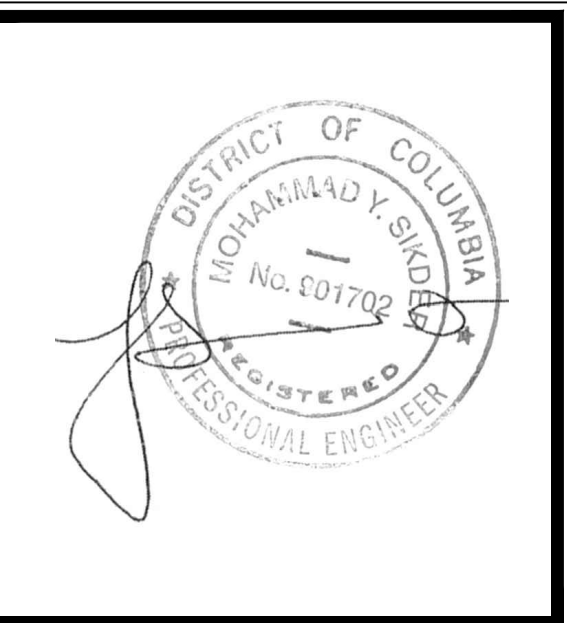
DIMENSION ARE GIVEN FROM FACE TO FACE OF THE STUD EXCEPT PERIMETER WALL. PERIMETER WALL ARE MEASURED FROM FACE OF SHEATHING.

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



DATE	REV	DESCRIPTION	BY

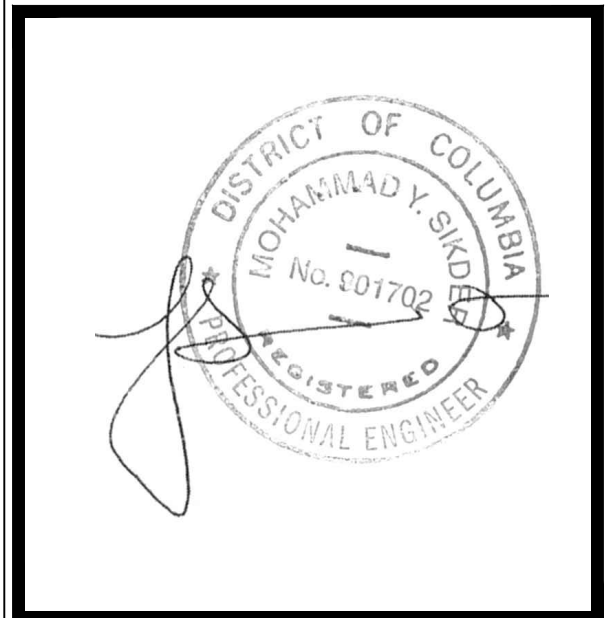
District-Properties.Com Inc.
Residential Development Company
6500 CHILLUM PL. NW
WASHINGTON, DC 20012
TEL: 202 526 8664
FAX: 202 526 6217

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. 003
1/4"=1' 0"	



1ST FLOOR

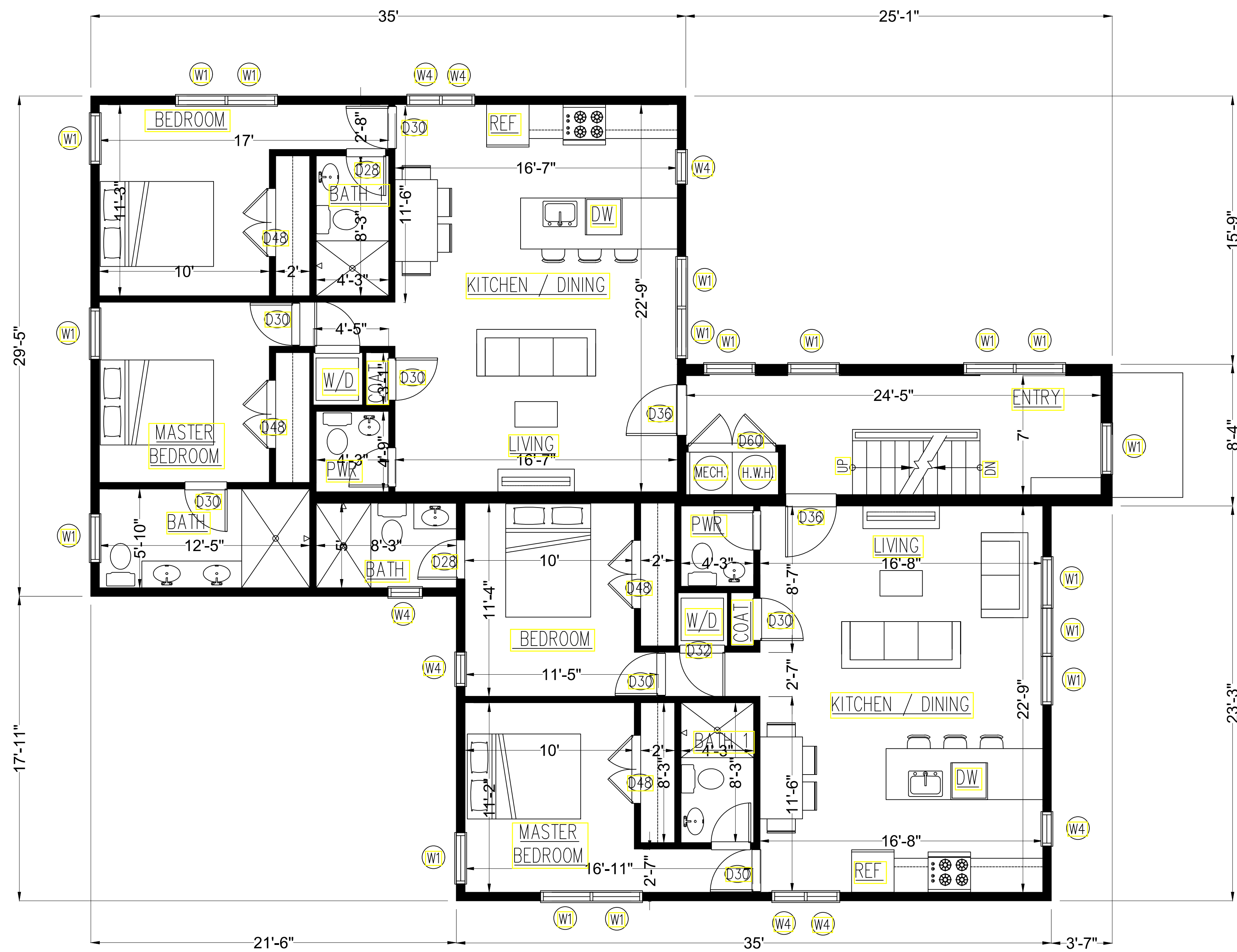


DATE	REV	DESCRIPTION	BY

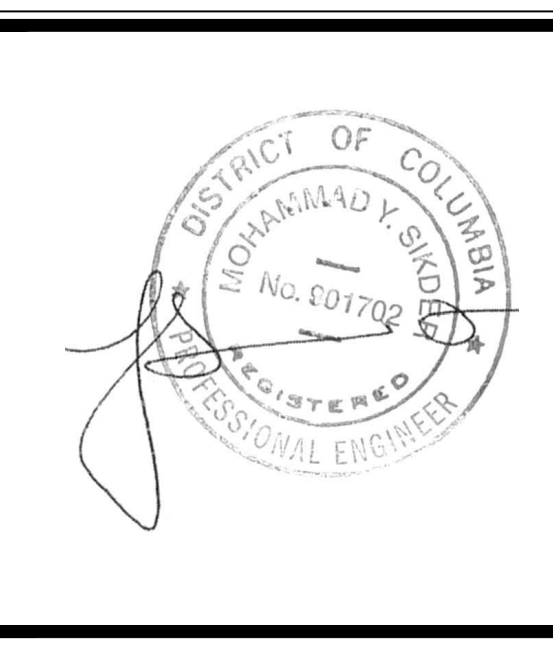
District-Properties.Com Inc.
 Residential Development Company
 6500 CHILLUM PL, NW
 WASHINGTON, DC 20012
 TEL: 202 526 8664
 FAX: 202 526 6217

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"	004



SECOND FLOOR



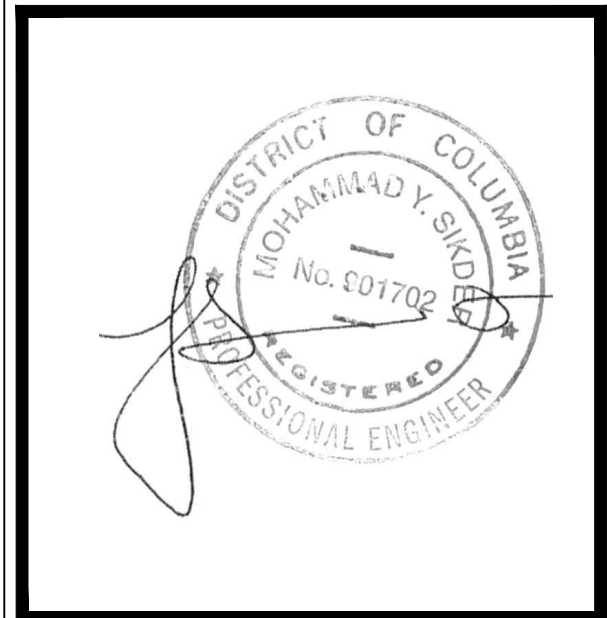
DATE	REV	DESCRIPTION	BY

District-Properties.Com Inc.
 Residential Development Company
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 WASHINGTON, DC 20012
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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"	005



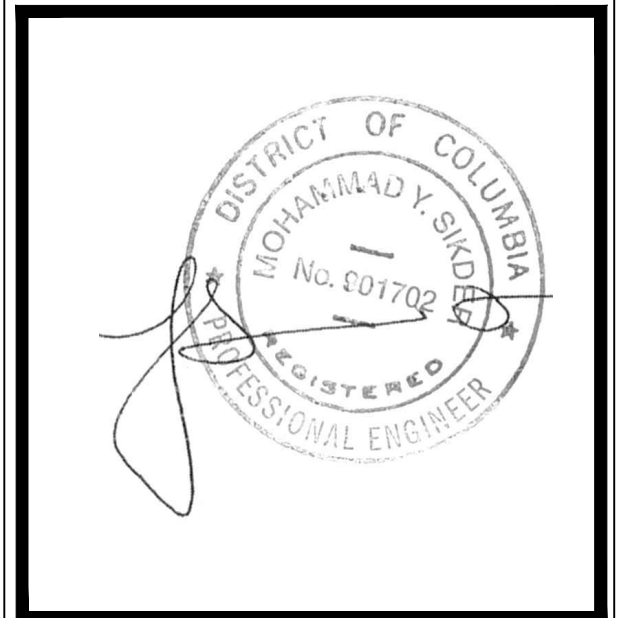
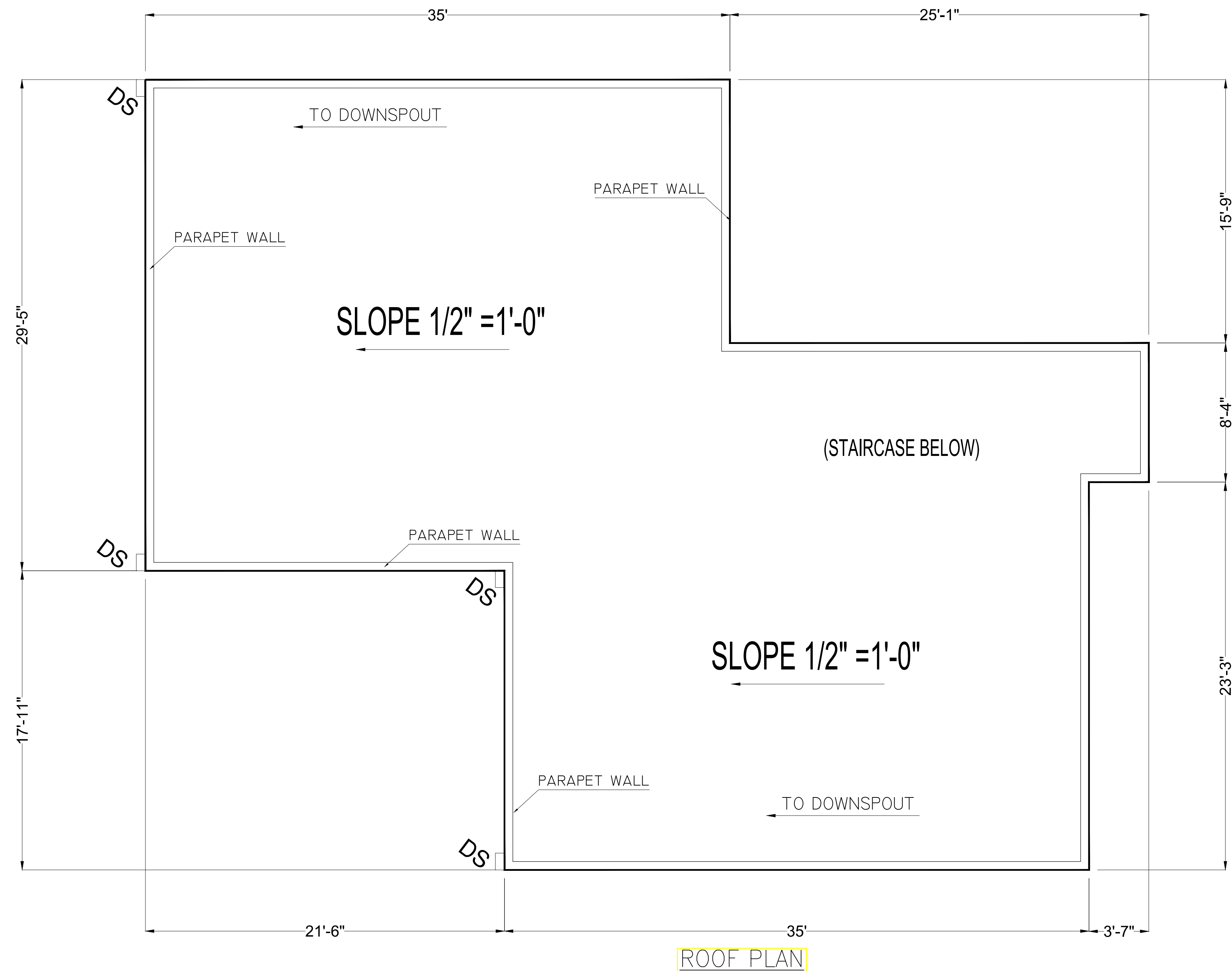
DATE	REV	DESCRIPTION	BY

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

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



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

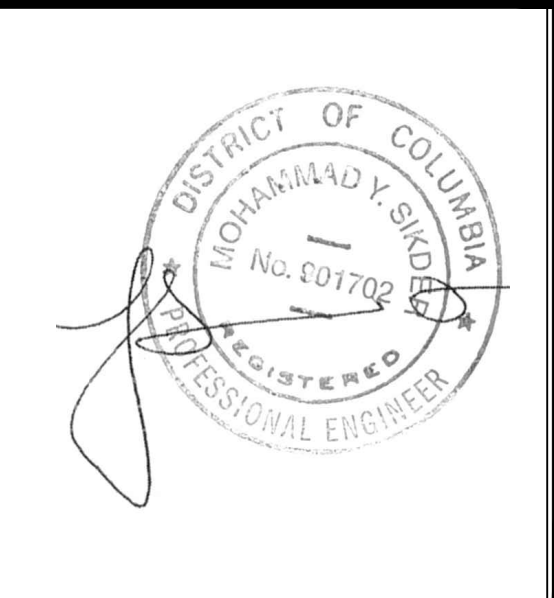
ROOF PLAN

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

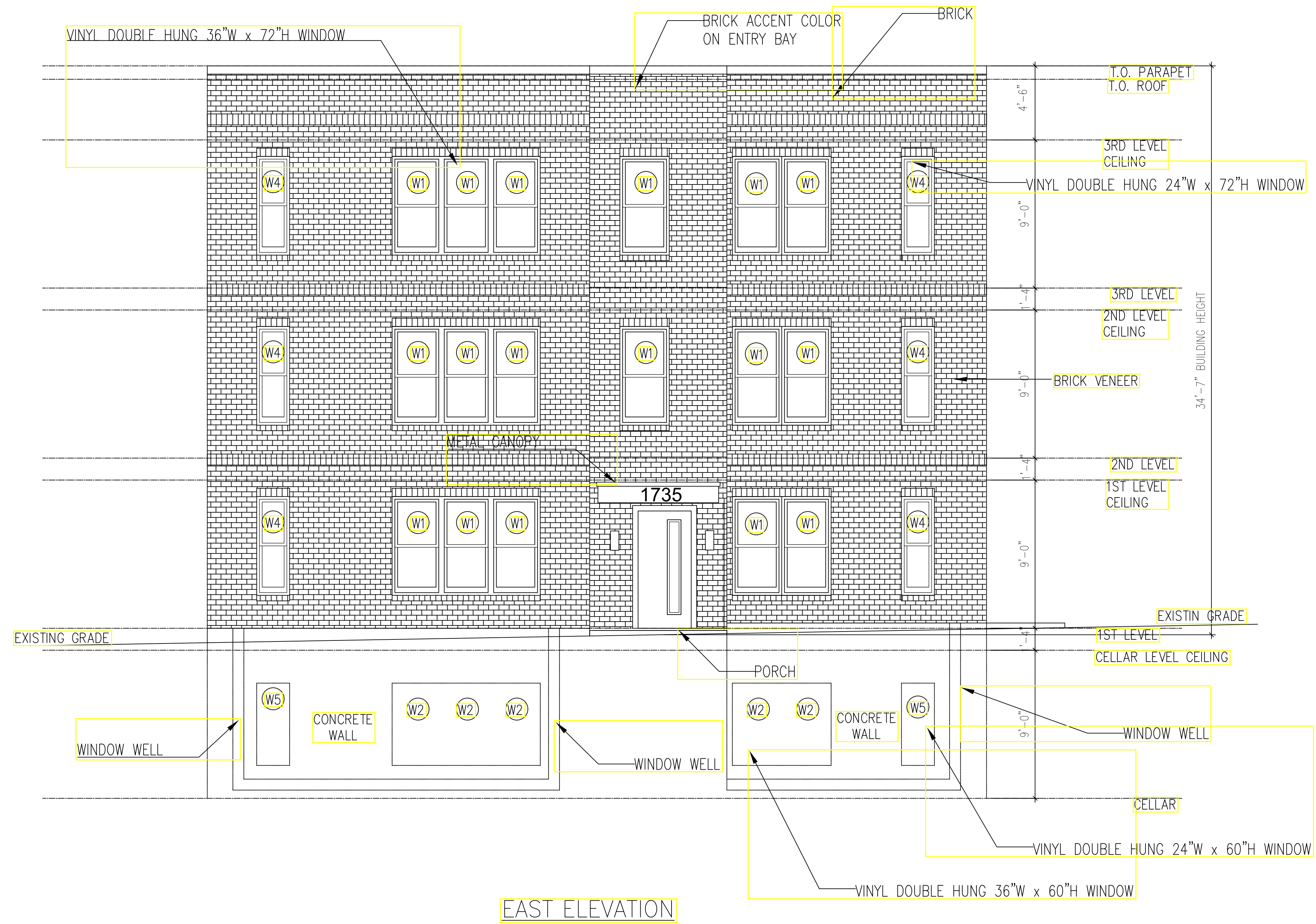


BY	DESCRIPTION
REV	DATE

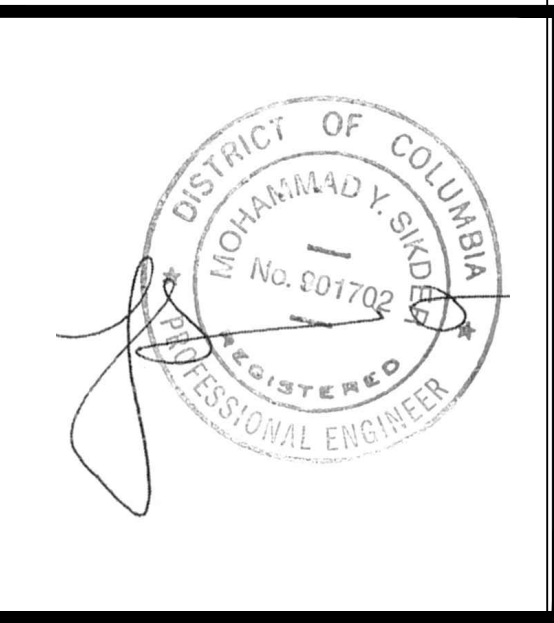
District-Properties.Com Inc.
 Residential Development Company
 6500 CHILLUM PL. NW
 WASHINGTON, DC 20012
 TEL: 202 526 8664
 FAX: 202 526 6217

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"	008



EAST ELEVATION



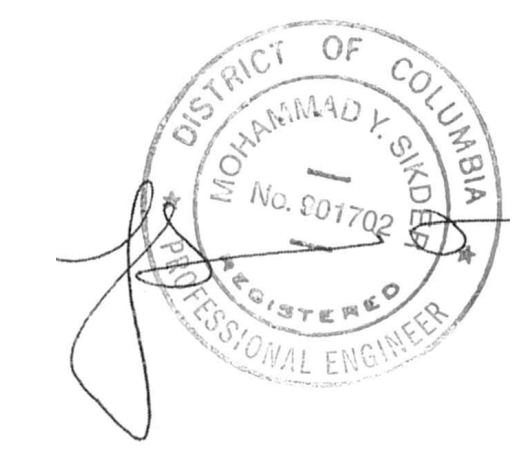
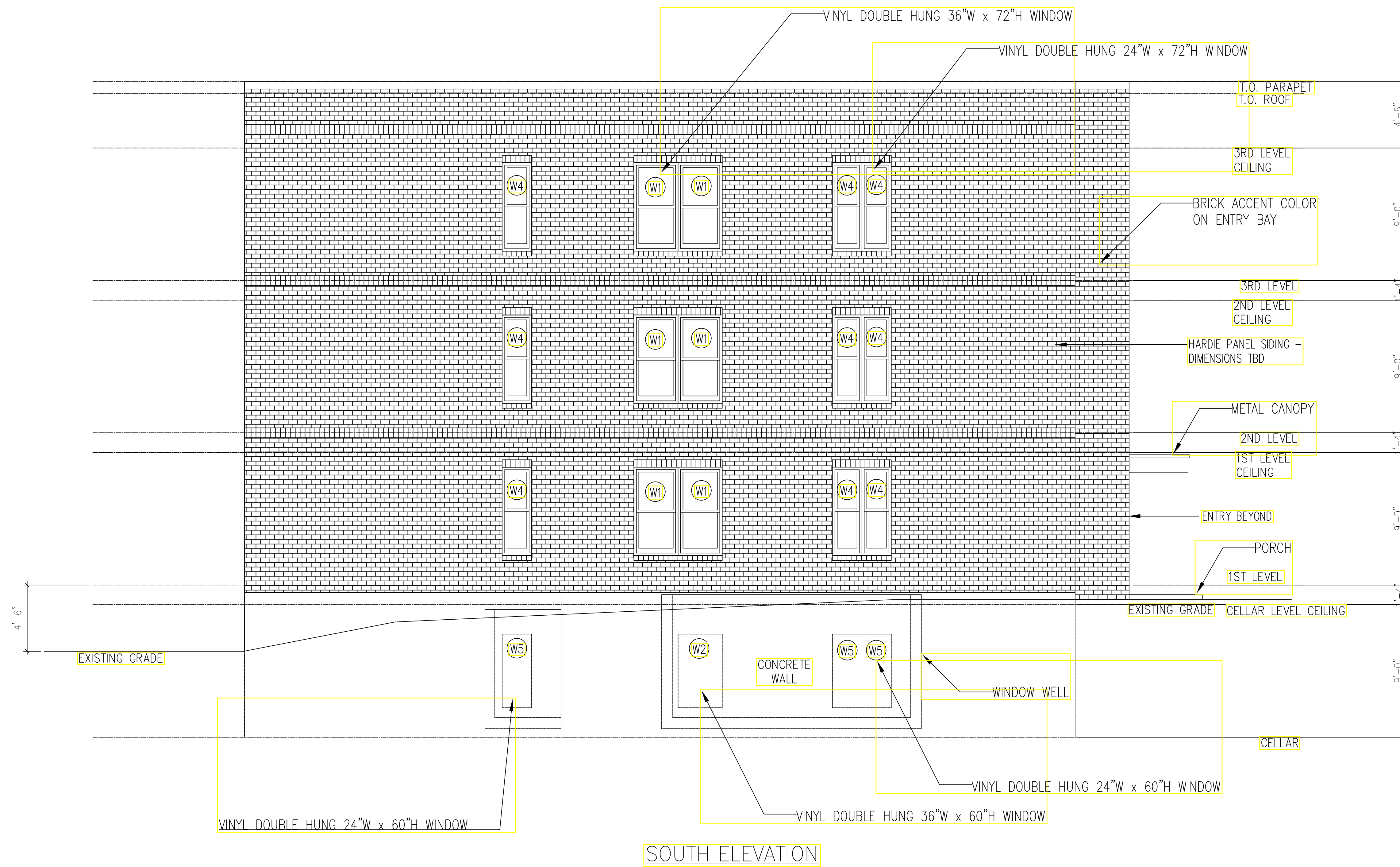
DATE	REV	DESCRIPTION	BY

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

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



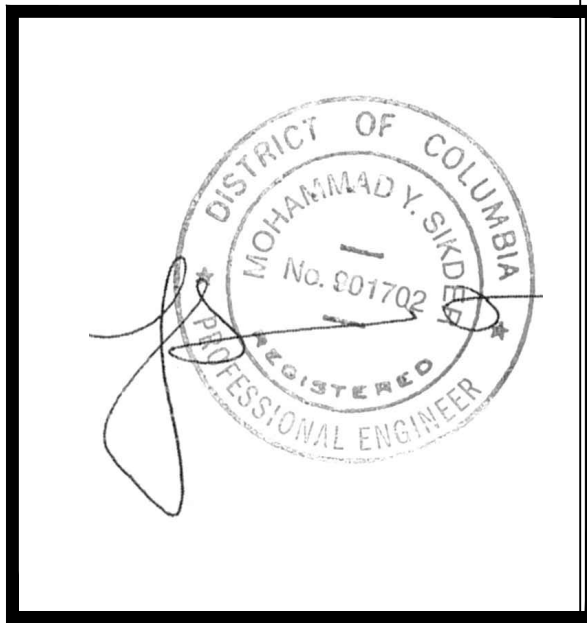
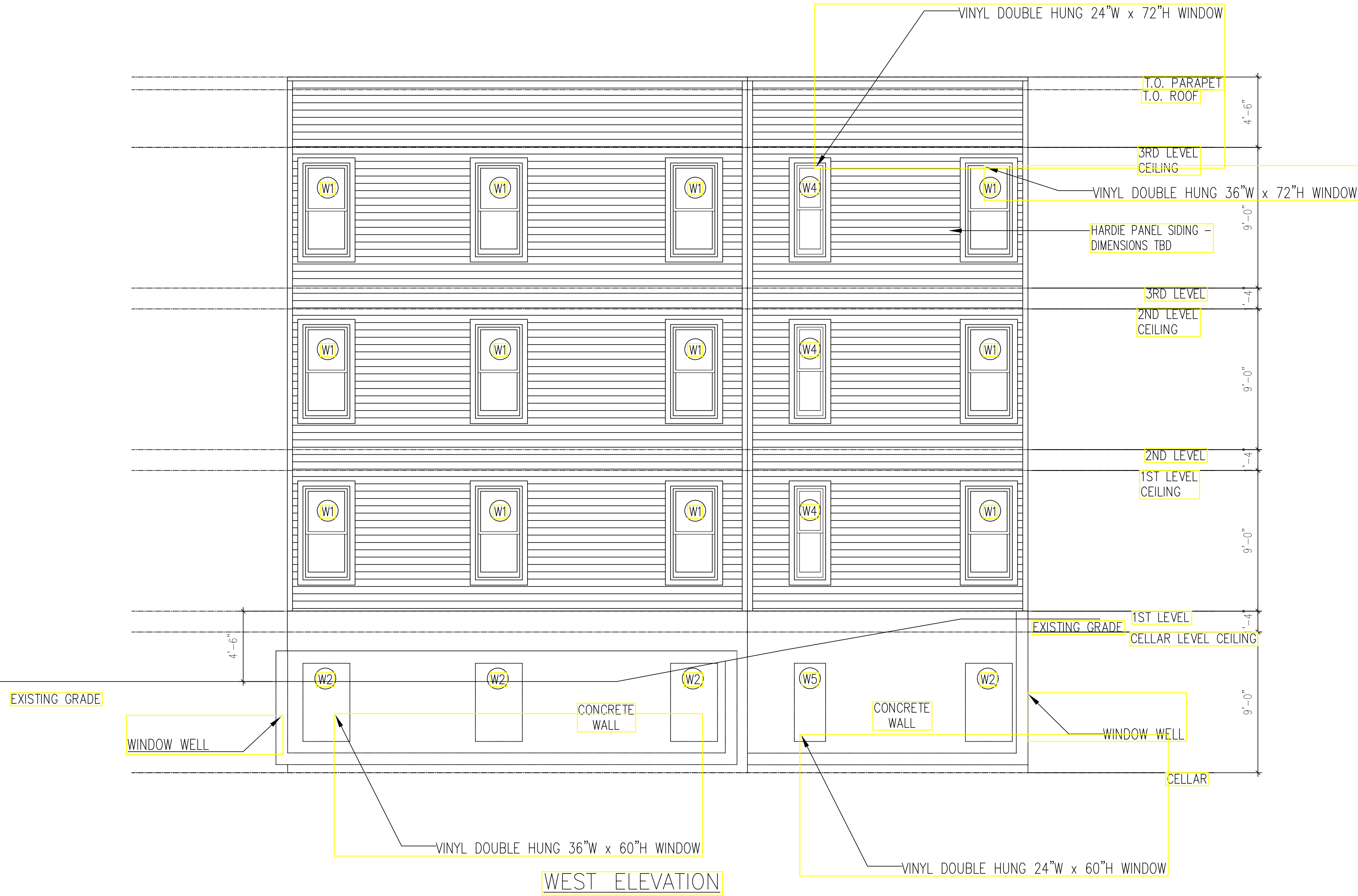
DATE	REV	DESCRIPTION	BY

District-Properties.Com Inc.
 Residential Development Company
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 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"	010



DATE	REV	DESCRIPTION	BY

District-Properties.Com Inc.
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 WASHINGTON, DC 20012
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 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: 1/4"=1' 0"
 DWG NO.: **011**