

1735 28th Street, SE

8 APARTMENTS PROJECT

BUILDING SUMMARY / ZONING ANALYSIS

ZONING DISTRICT:	DC/ RA-1
TOTAL LOT AREA:	6,413 SF
TOTAL LOT WIDTH	73'-3"
LOT:	44
SQUARE:	5635
USE GROUP:	R2
CONSTRUCTION TYPE:	VB
FULLY SUPPRESSED SPRINKLERED:	YES
NUMBER OF UNITS	8

VICINITY MAP



SCOPE OF WORK: NEW CONSTRUCTION, NEW FOUNDATION, ELEC, PLUMB, FRAMING, CELLAR, 3 FLOORS, 8 UNITS. HANDICAPPED RAMP TO ENTRANCE LOBBY FOR ACCESSIBLE UNITS AT 1ST FLOOR LEVEL. TWO PARKING SPACES AT REAR YARD, REAR SIDE TRASH DUMPSTER WITH ACCESS.

1735 28th ST. SE
Washington DC 20020
SQUARE: 5635 LOT: 44

JANUARY 21, 2019

ZONING ANALYSIS

CATEGORY	ALLOWABLE	EXISTING	PROPOSED
LOT OCCUPANCY	40% X 6413 = 2,565 <small>RATIO LOT SF</small>	N/A	2303 / 6413 = 34.0% <small>FOOTPRINT LOT SF</small>
BUILDING HEIGHT	40' MAX	N/A	39'-6"
NO. OF STORIES	3	N/A	3 STORY(w/cellar)
F.A.R.	0.9 X 6413 = 5771.7 1.2 X 5771.7 = 6926 <small>LOT SF RATIO FOR FZ</small>	N/A	(2303) 2303 + 2291 x 2 <small>CELLAR NOT COUNTABLE 1ST FL 2-3RD FL</small> = 6,885 <small>TOTAL PROPOSED FLS</small> 6,885 6,926 <small>TOTAL TOTAL ALLOWABLE FLS</small>
SIDE YARD	8' MIN	N/A	8'
REAR YARD	20' MIN	N/A	42'-6"
PARKING SPACES	N/A	0	2(BACKYARD)
GREEN AREA RATIO (GAR)	0.40 MIN	N/A	2600/6413=0.41 <small>GREEN AREA LOT AREA GAR</small> 0.41

BUILDING DESIGN PROTOTYPES



CONTACT INFORMATION

OWNER:
DISTRICT PROPERTIES INC
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www.district-properties.com

MEP ENGINEER:
TBD

ARCHITECTURAL DESIGN:
Z+A DEZIGN
YURIY ZADOROZHNY
240-527-4381
yzador@live.com

STRUCTURAL ENGINEER:
TBD
CIVIL ENGINEER:
TBD

UNIT ANALYSIS

FLOOR	UNIT	UNIT RENTABLE SF	BALCONY /DECK (SF)	NOTES
CELLAR	0A 3BR	1012 SF	0	NOTE: 10% OF NET SF OF ALL APARTMENTS (9,188 SF) = 918.8 SF MINIMUM TO BE INCLUSIONARY UNITS. 1B TO BE INCLUSIONARY ACCESSIBLE UNITS = 993 SF
CELLAR	0B 3BR	993 SF	0	
1ST FL.	1A 3BR	1012 SF	37 SF	ACCESSIBLE
1ST FL.	1B 3BR	993 SF	0	
2ND FL.	2A 3BR	1012 SF	37 SF	
2ND FL.	2B 3BR	993 SF	22 SF	
3RD FL.	3A 3BR	1012 SF	37 SF	
3RD FL.	3B 3BR	993 SF	22 SF	

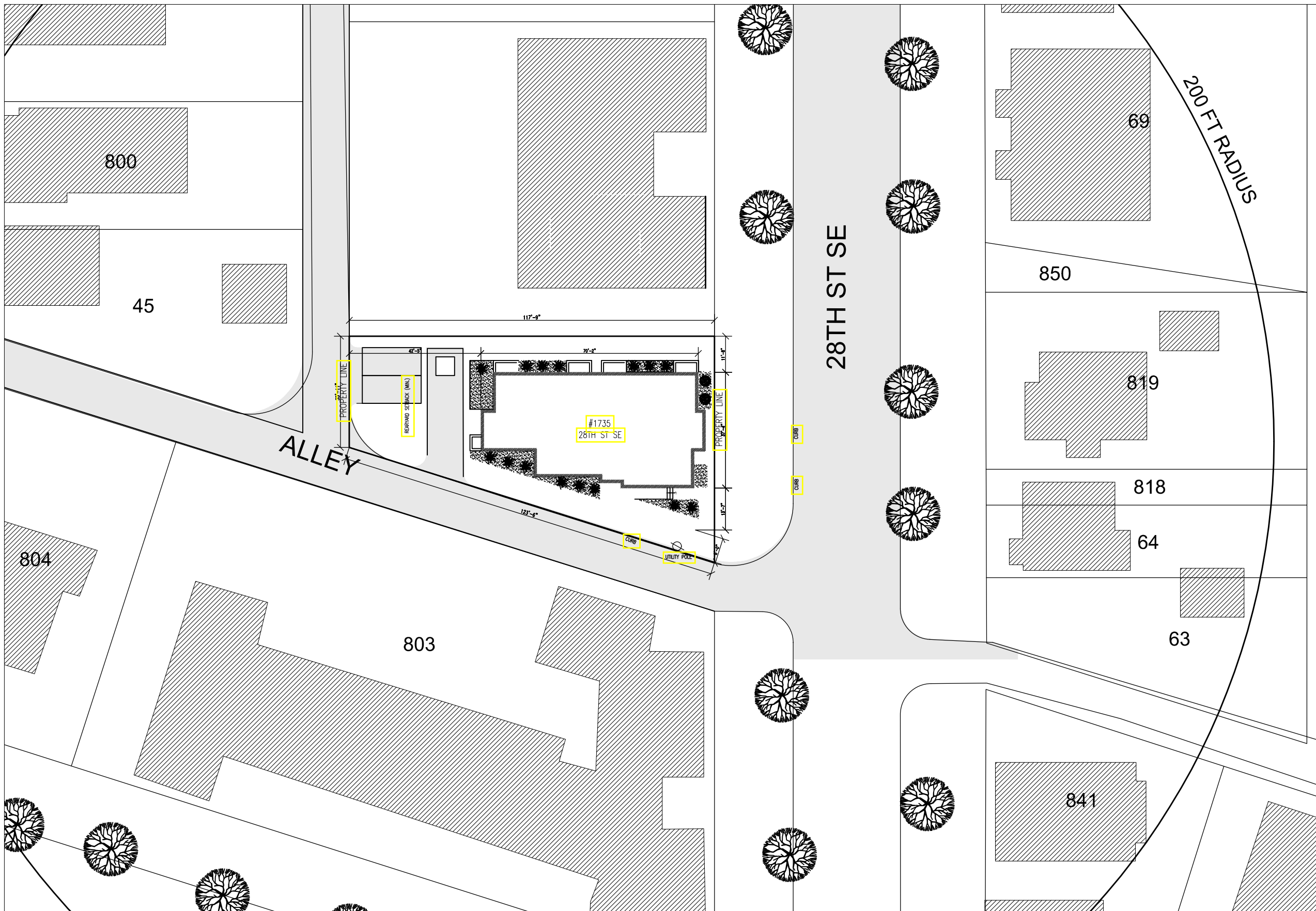
NOTE: ALL UNITS ARE 2 BATH, LAUNDRY, UTILITY ROOM IN UNIT.

APARTMENT BUILDING DESIGN

1735 28TH ST SE

VERSION A

Board of Zoning Adjustment
Yuriy Zadorozhny
Design Services
Case No. 19872
Call 240 527-4381 yzador@live.com

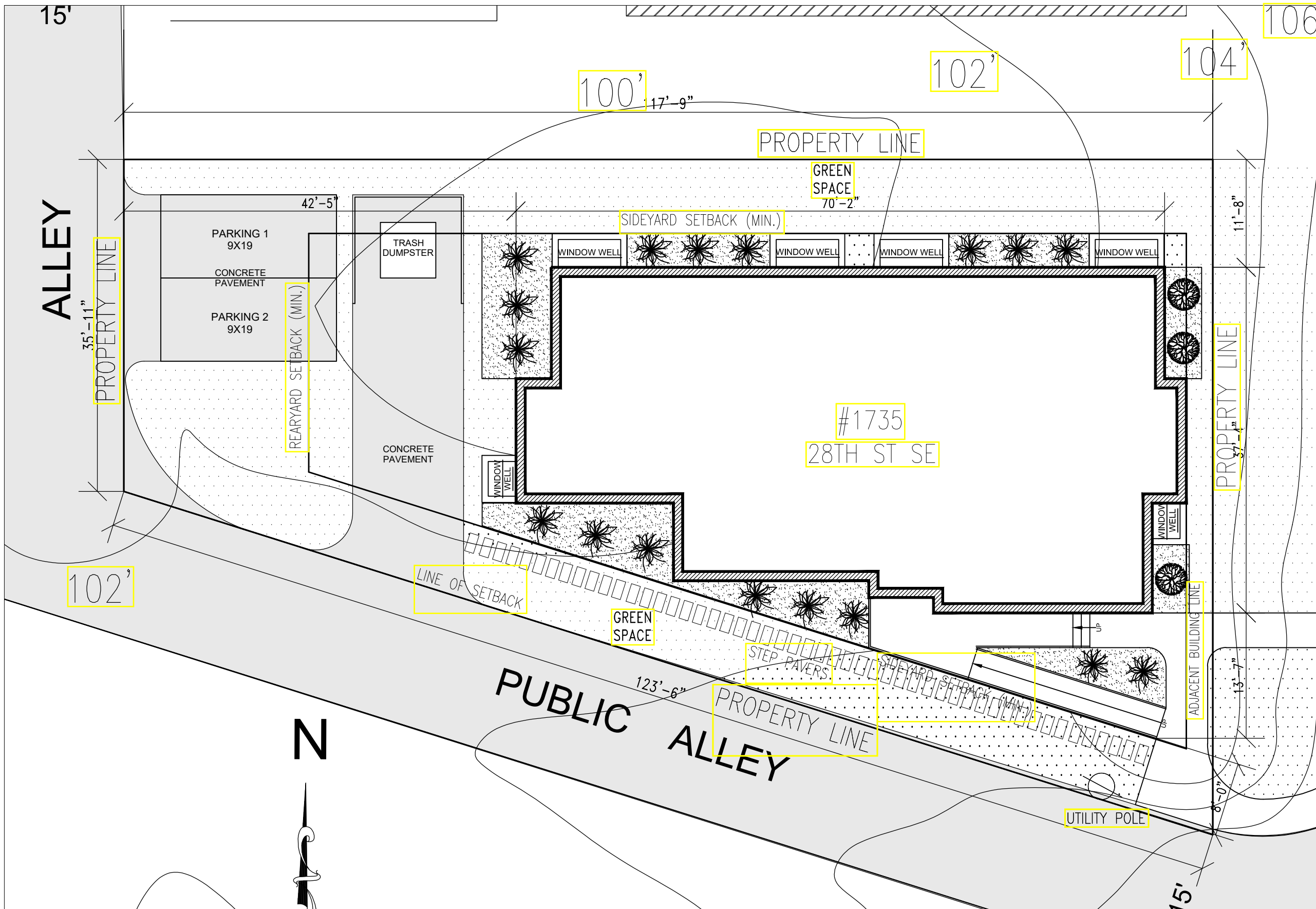


SITE PLAN WITH CONTEXT

SCALE - 1/32" = 1' 0"

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+A design
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 Cell 243 627-4981 yzad@ave.com



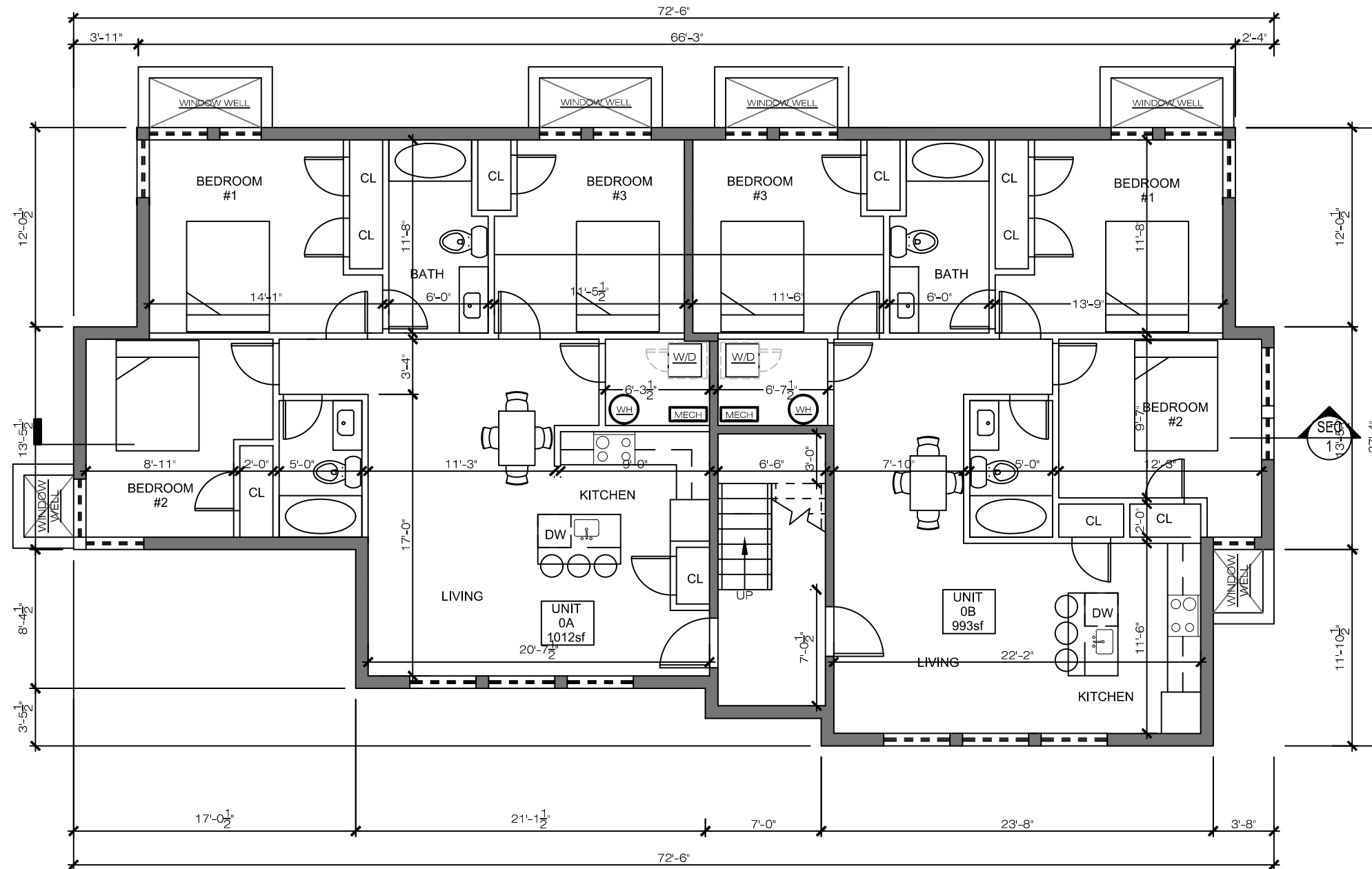
	EXISTING BUILDING
	GREEN SPACE
	STEP PAVERS
	SIDEWALK
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES

LANDSCAPE PLAN

SCALE: 3/32" = 1' 0"

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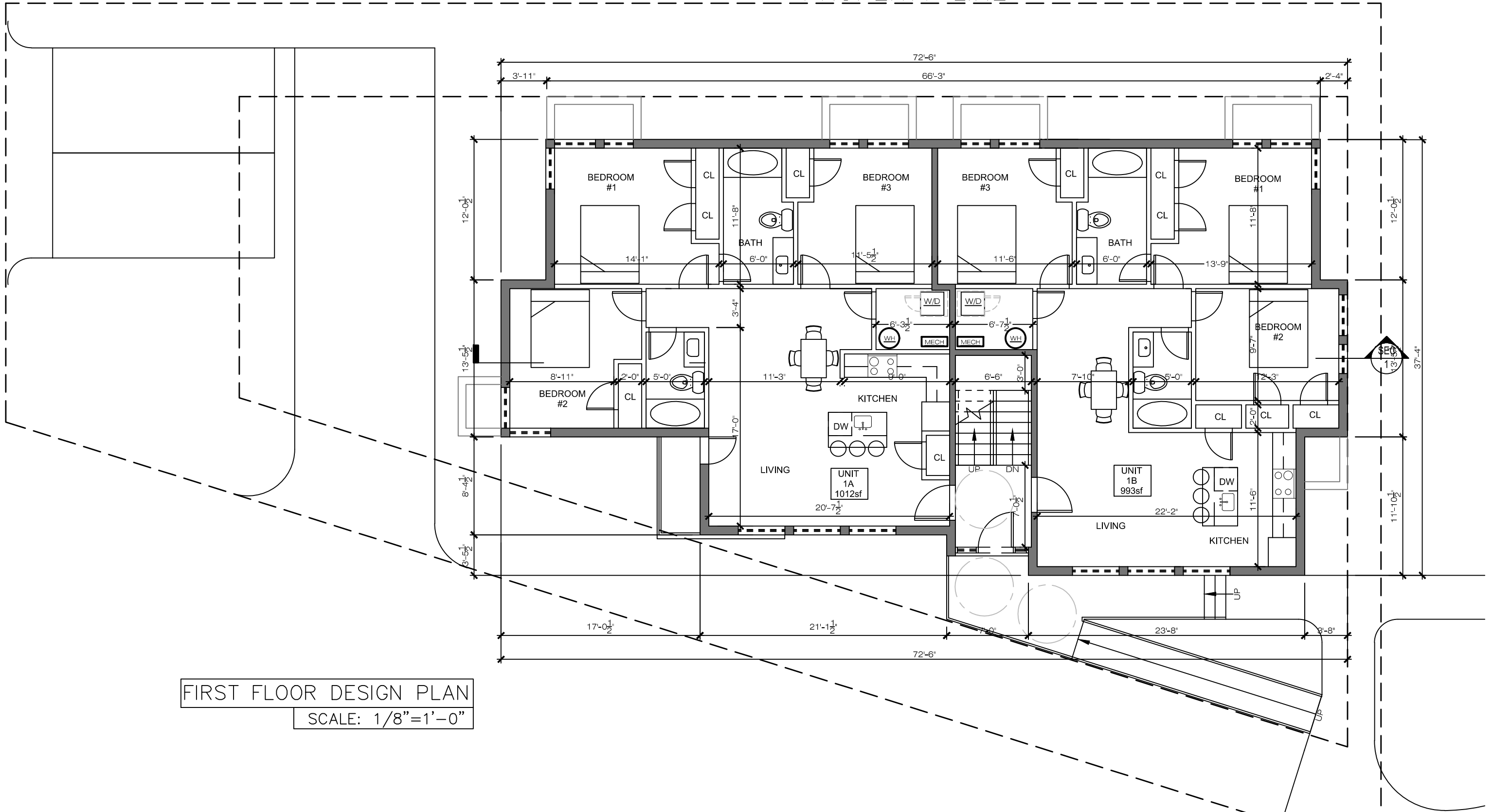


CELLAR FLOOR DESIGN PLAN
 SCALE: 1/8" = 1'-0"

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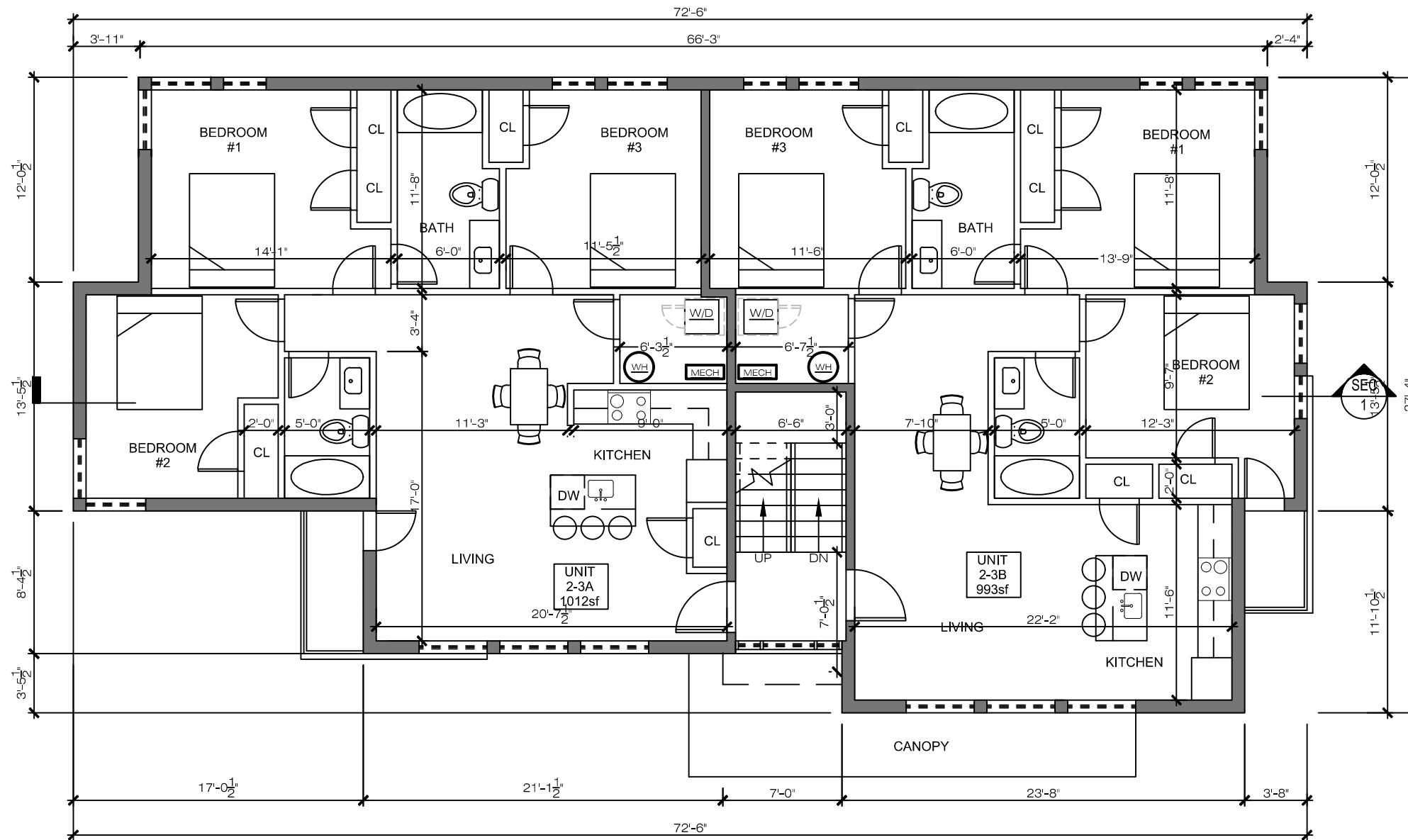
PROPERTY LINE



FIRST FLOOR DESIGN PLAN
 SCALE: 1/8"=1'-0"

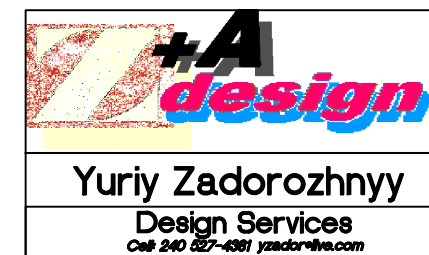
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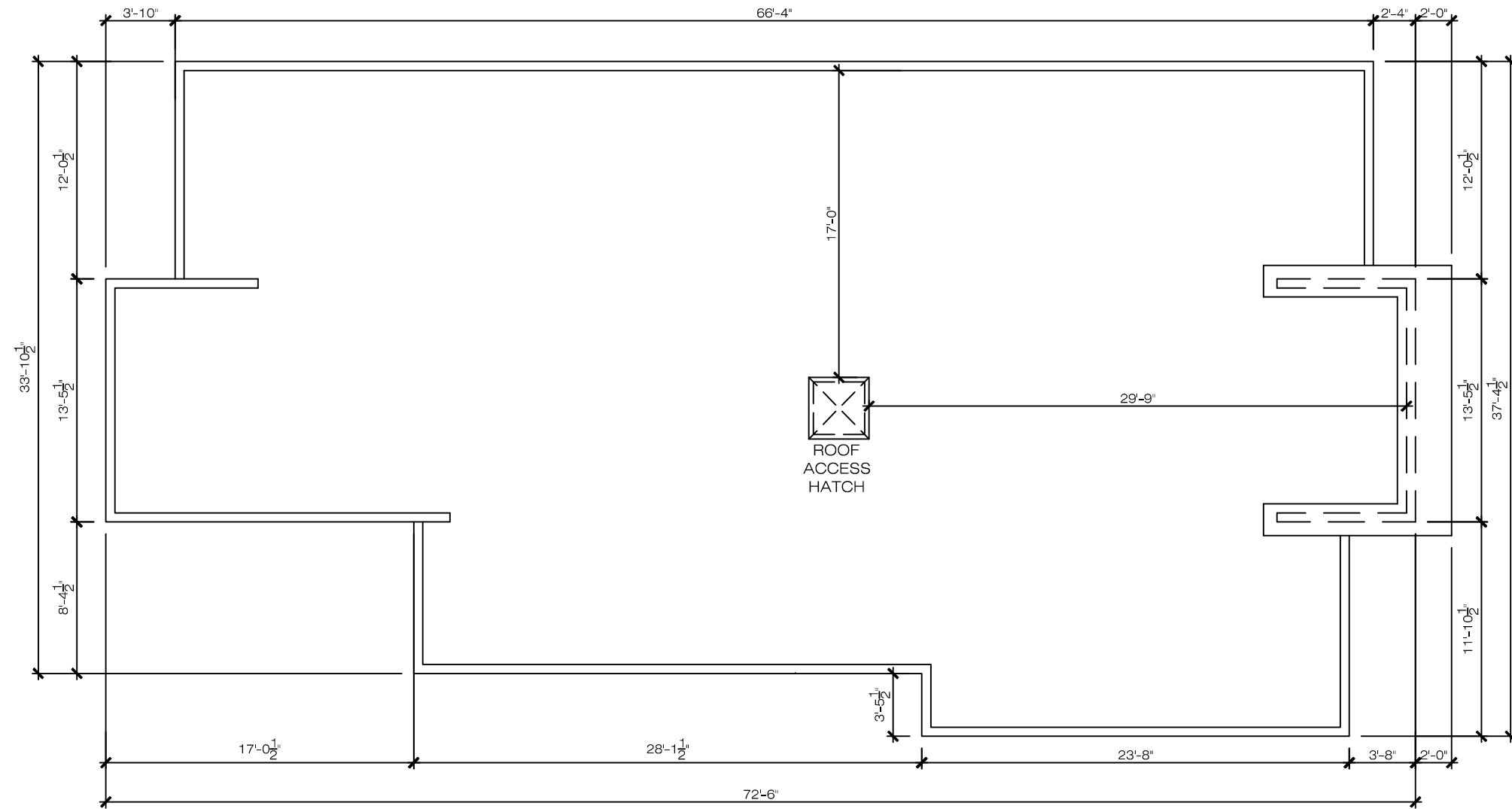
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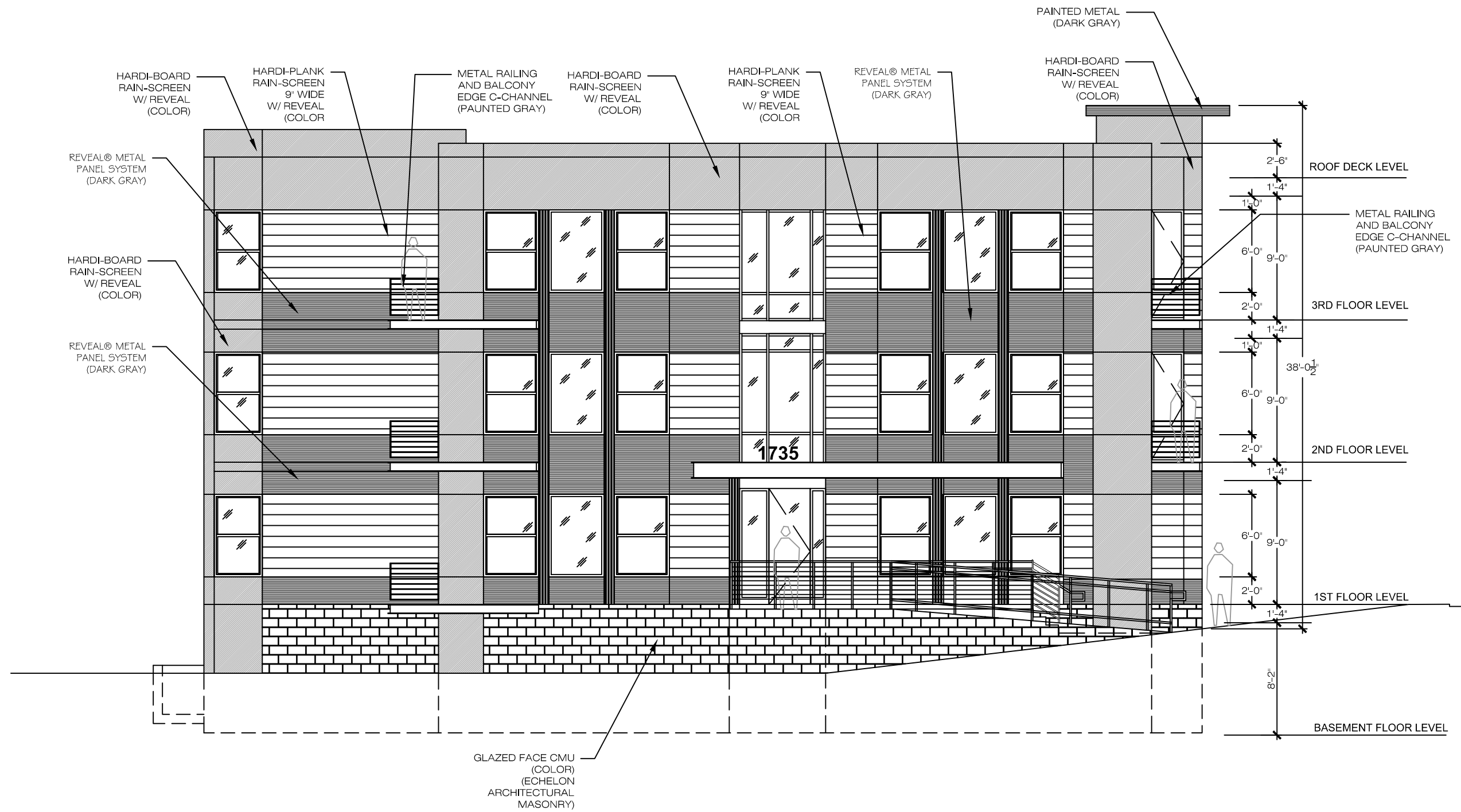
2nd-3rd FLOORS DESIGN PLAN
 SCALE: 1/8"=1'-0"

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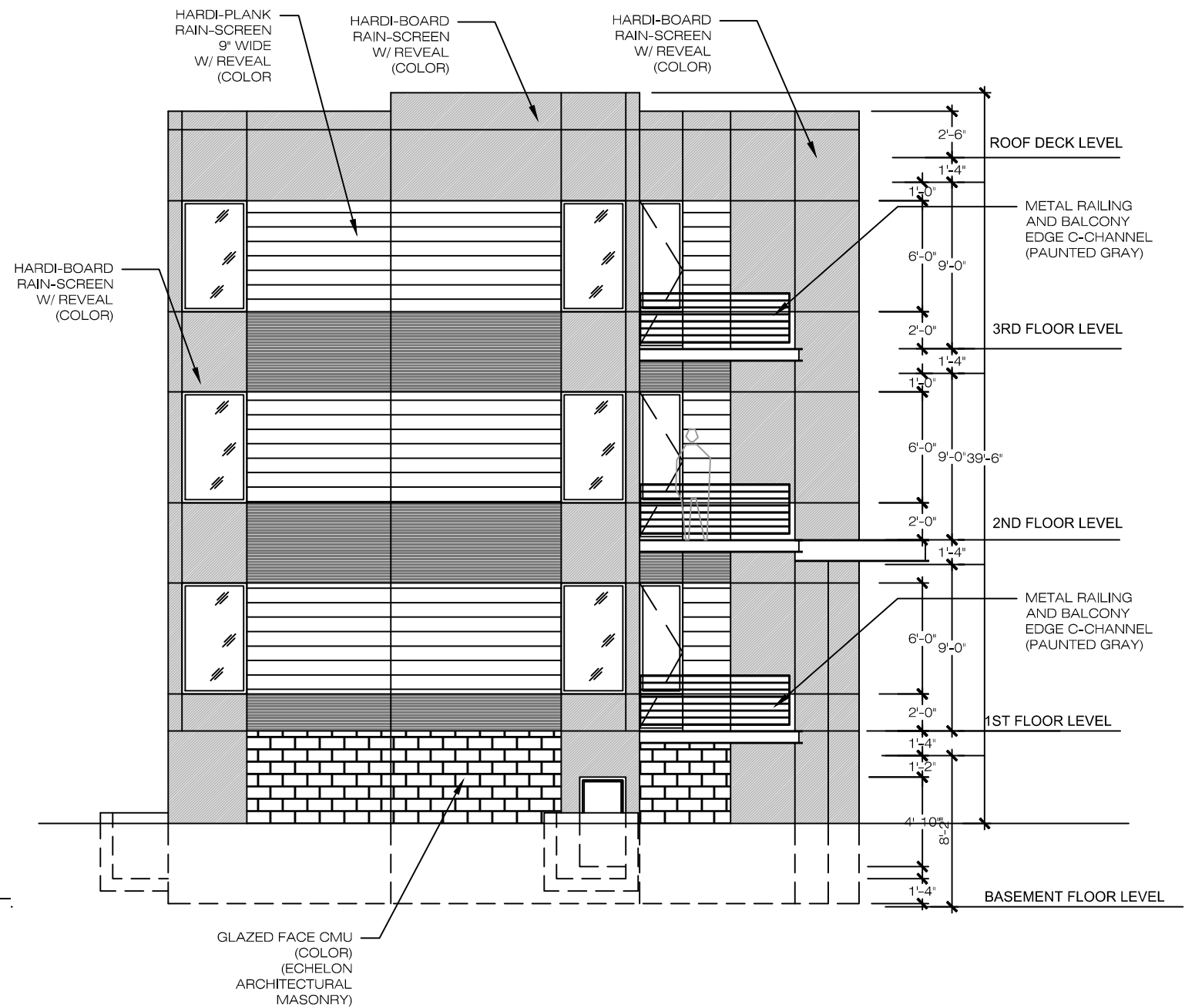
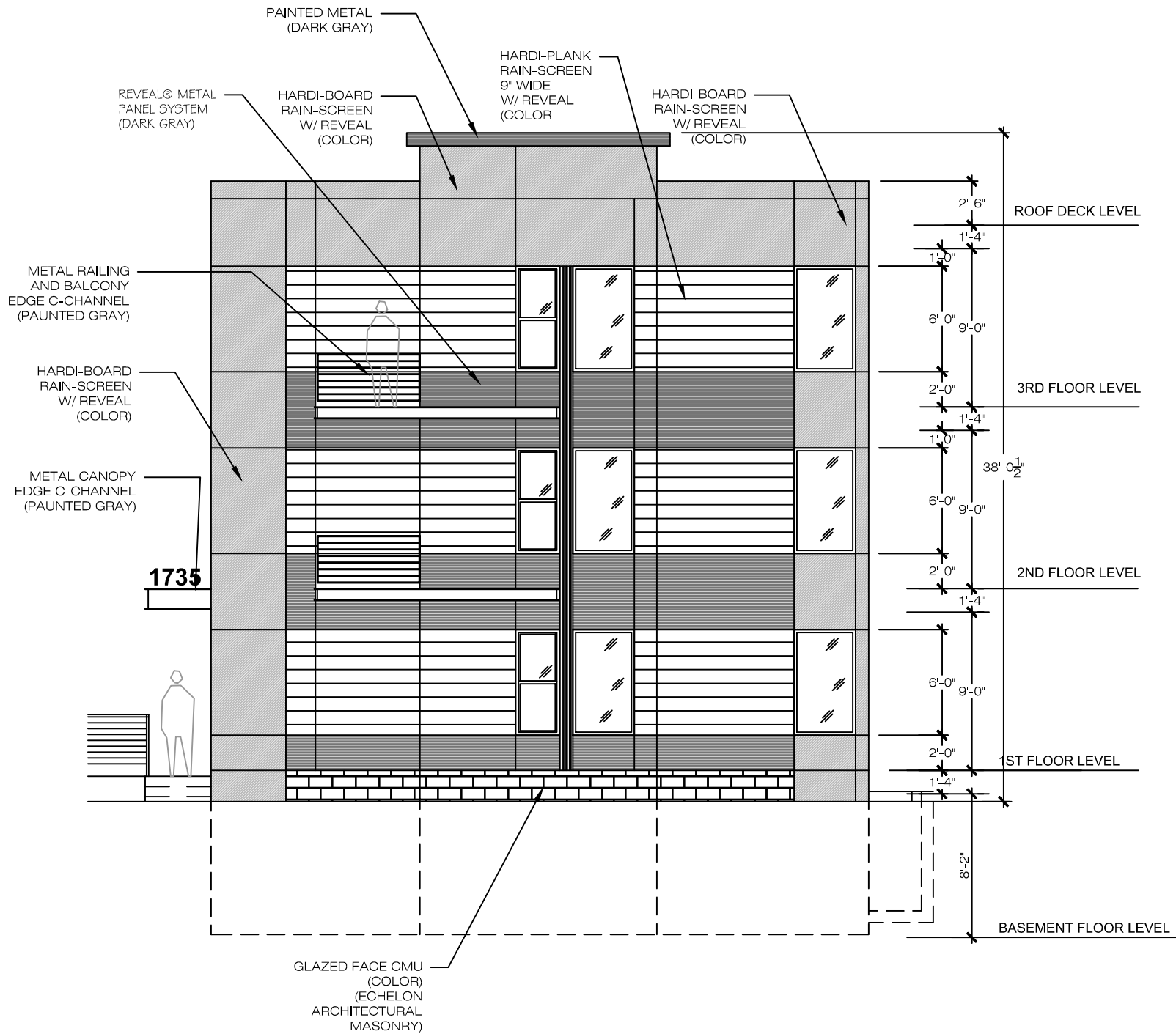
ROOF DESIGN PLAN
SCALE: 1/8"=1'-0"



FRONT BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"

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STREET SIDE BUILDING ELEVATION

SCALE: 1/8"=1'-0"

ALLEY SIDE BUILDING ELEVATION

SCALE: 1/8"=1'-0"

APARTTMENT BUILDING DESIGN

1735 28TH ST SE

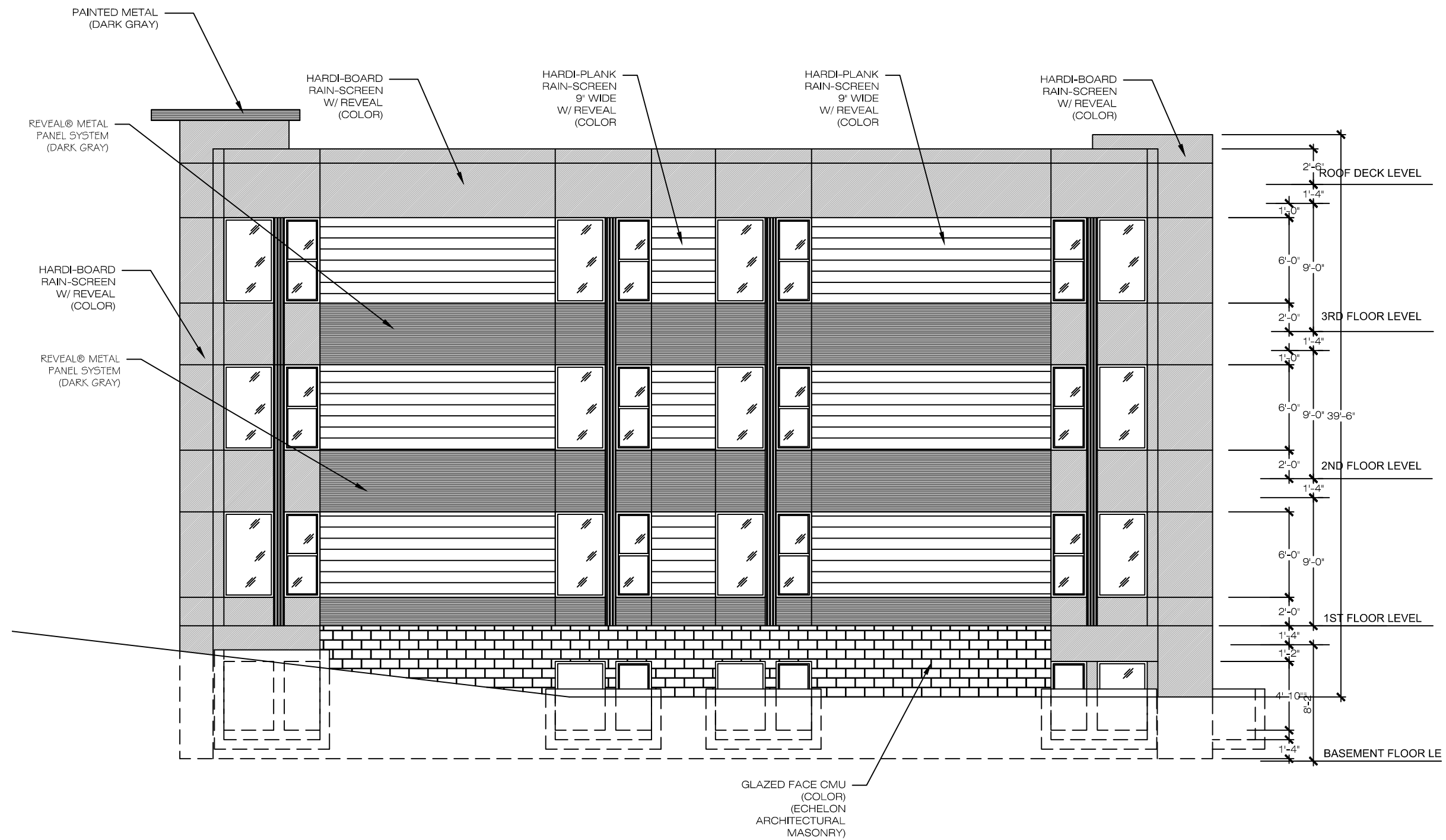
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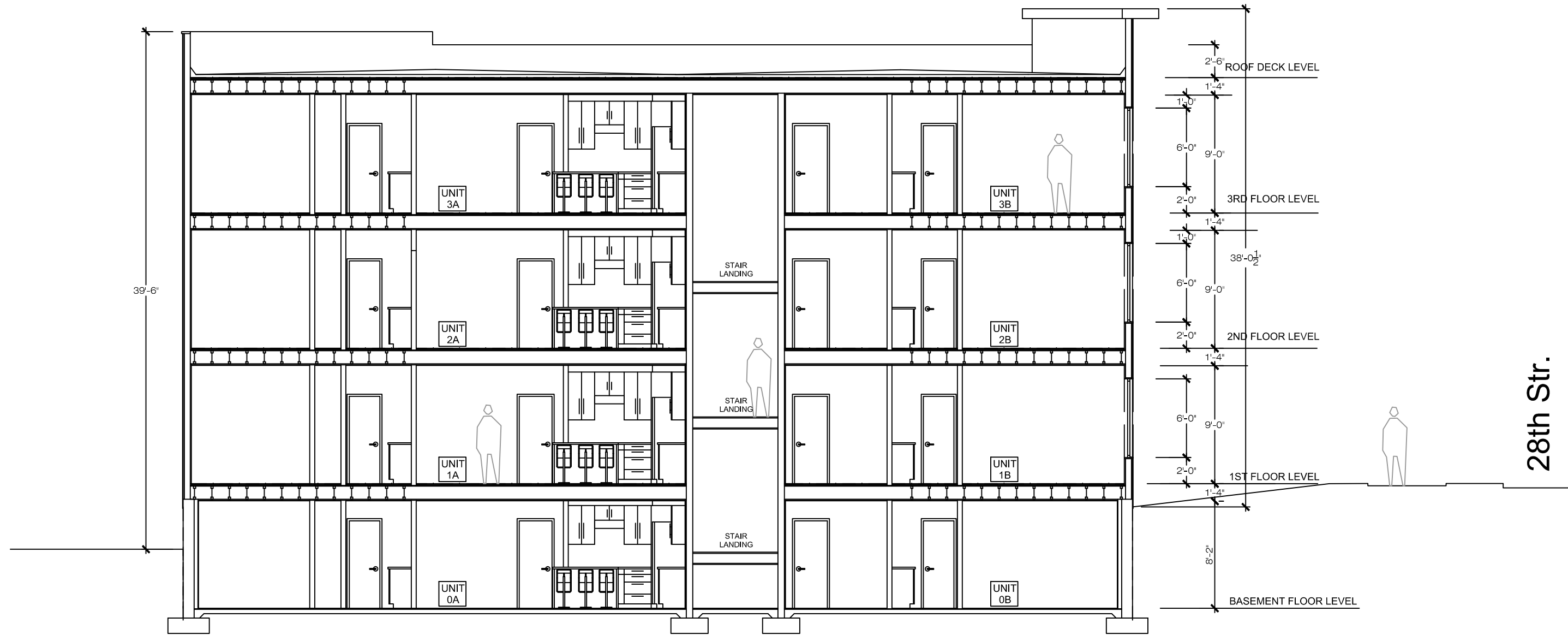
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REAR BUILDING ELEVATION
SCALE: 1/8"=1'-0"

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DESIGN BUILDING SECTION
 SCALE: 1/8"=1'-0"

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