

1735 28th Street, SE

8 APARTMENTS PROJECT

BUILDING SUMMARY / ZONING ANALYSIS

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.
FOUR PARKING SPACES AT REAR YARD, REAR SIDE TRASH DUMPSTER WITH ACCESS.

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



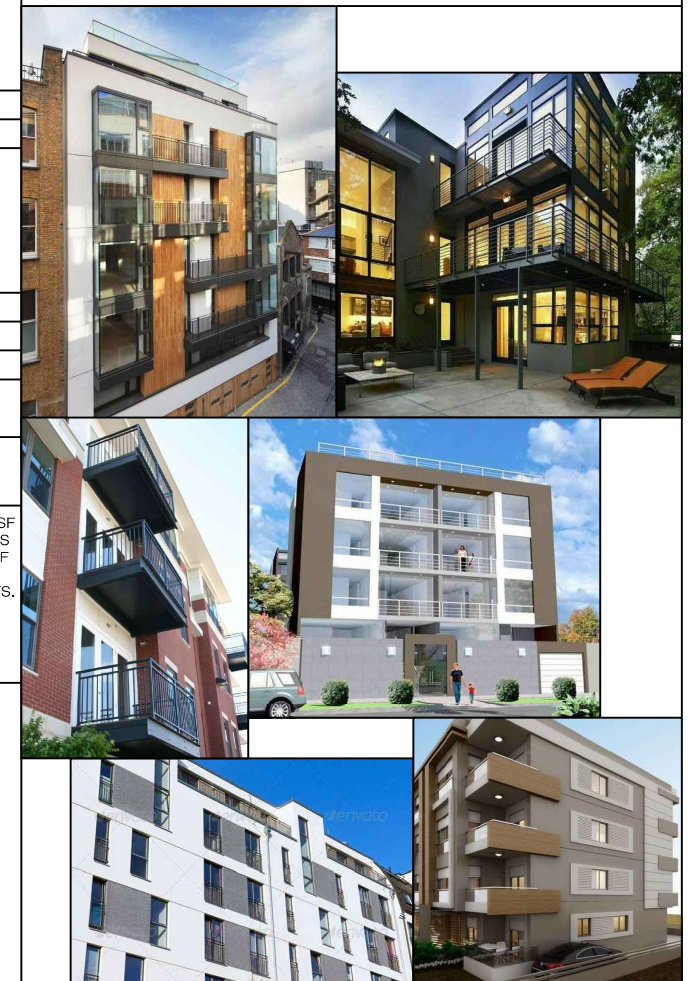
1735 28th ST. SE
Washington DC 20020
SQUARE: 5635 LOT: 44

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 RZ</small>	N/A	(2303) 2303 + 2291 x 2 <small>CELLAR 1ST FL 2-3RD FL</small> = 6,885 <small>TOTAL PROPOSED FLS</small> 6,885 6,926 <small>TOTAL ALLOWABLE FLS</small>
SIDE YARD	8' MIN	N/A	8'
REAR YARD	20' MIN	N/A	42'-6"
PARKING SPACES	N/A	0	4(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

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MEP ENGINEER:
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ARCHITECTURAL DESIGN:
Z+A DEZIGN
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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	

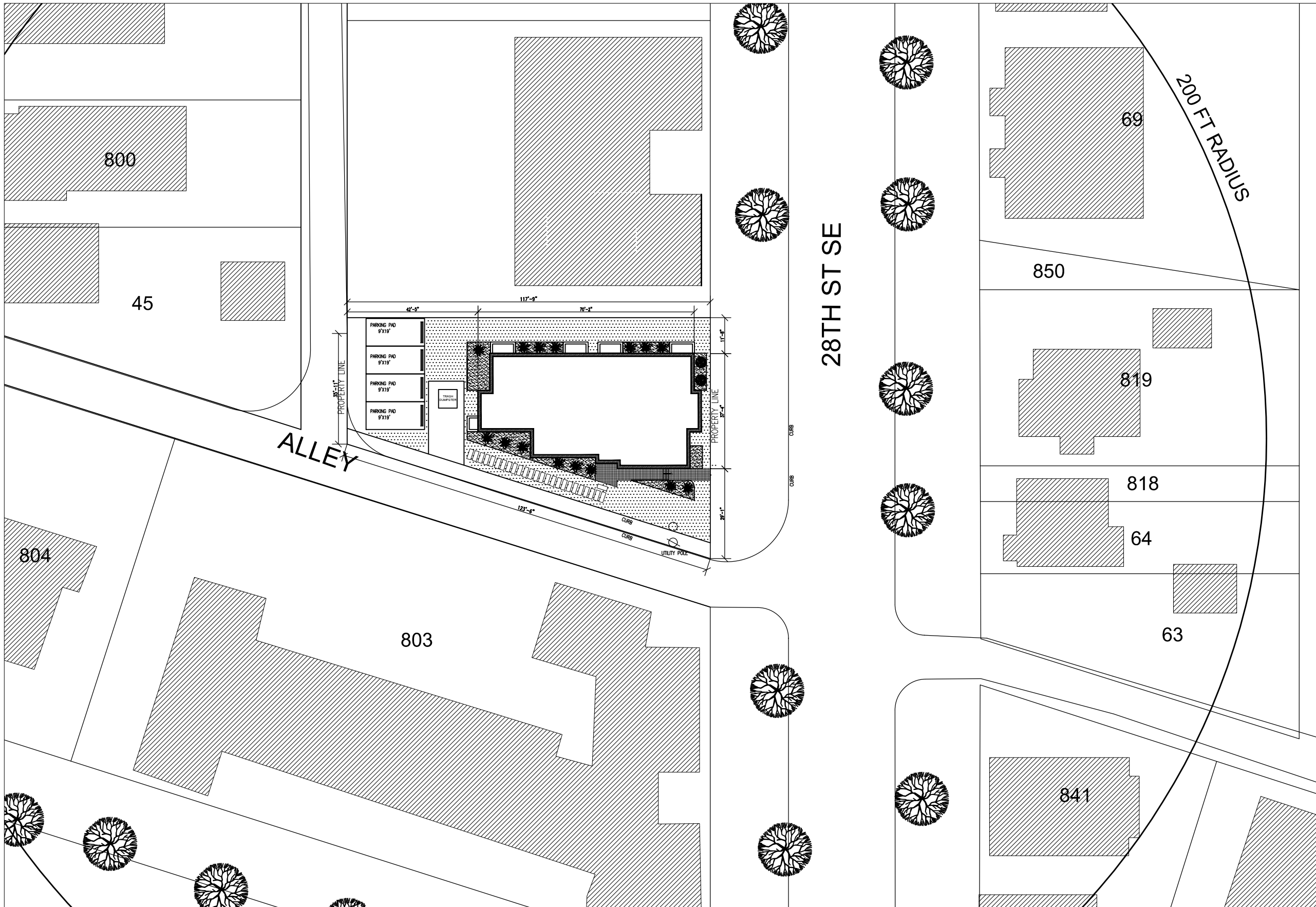
NOTE: ALL UNITS ARE 2 BATH, LAUNDRY, UTILITY ROOM IN UNIT.

APARTMENT BUILDING DESIGN

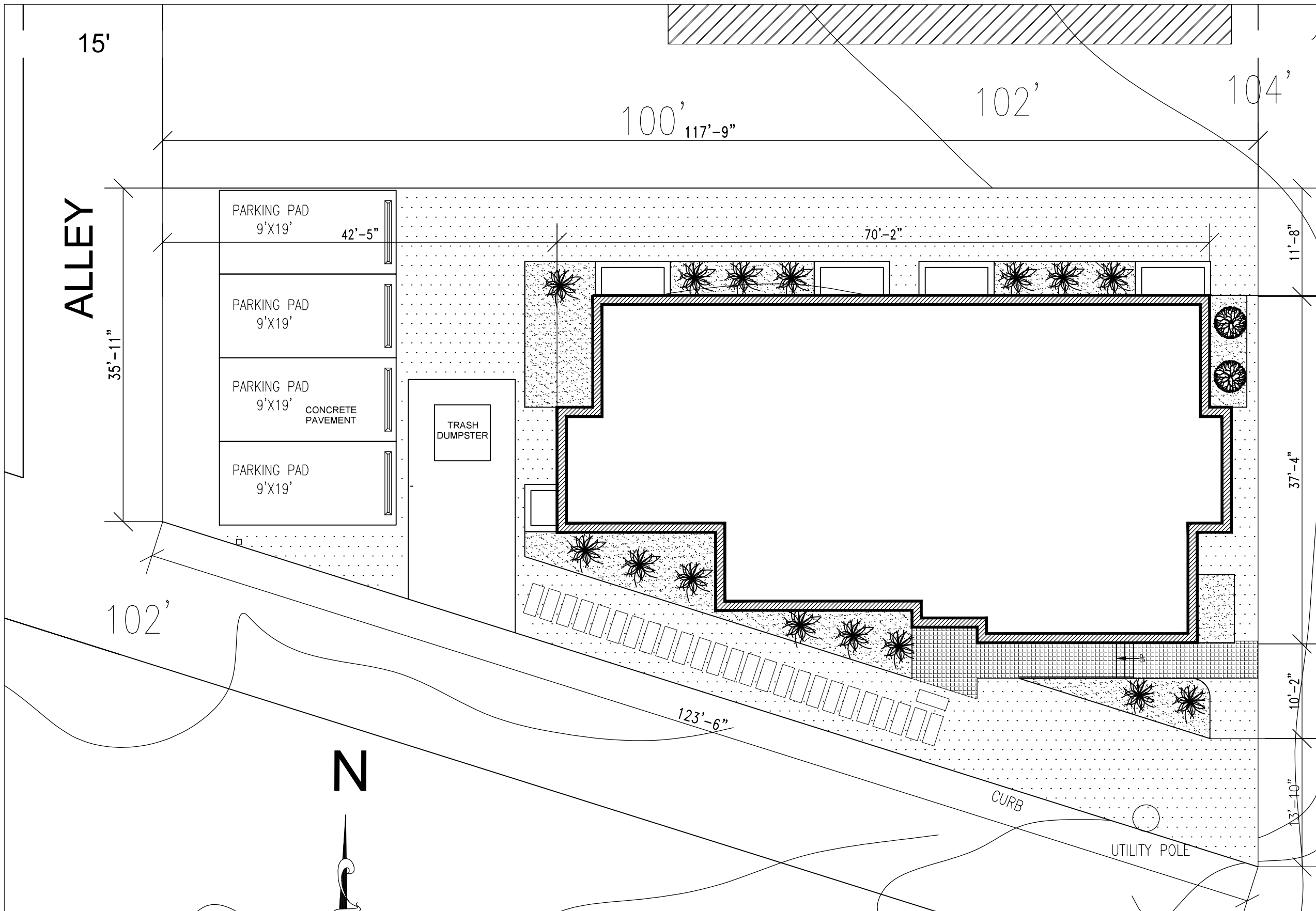
1735 28TH ST SE







VERSION A

Board of Zoning Adjustment
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SITE PLAN WITH CONTEXT



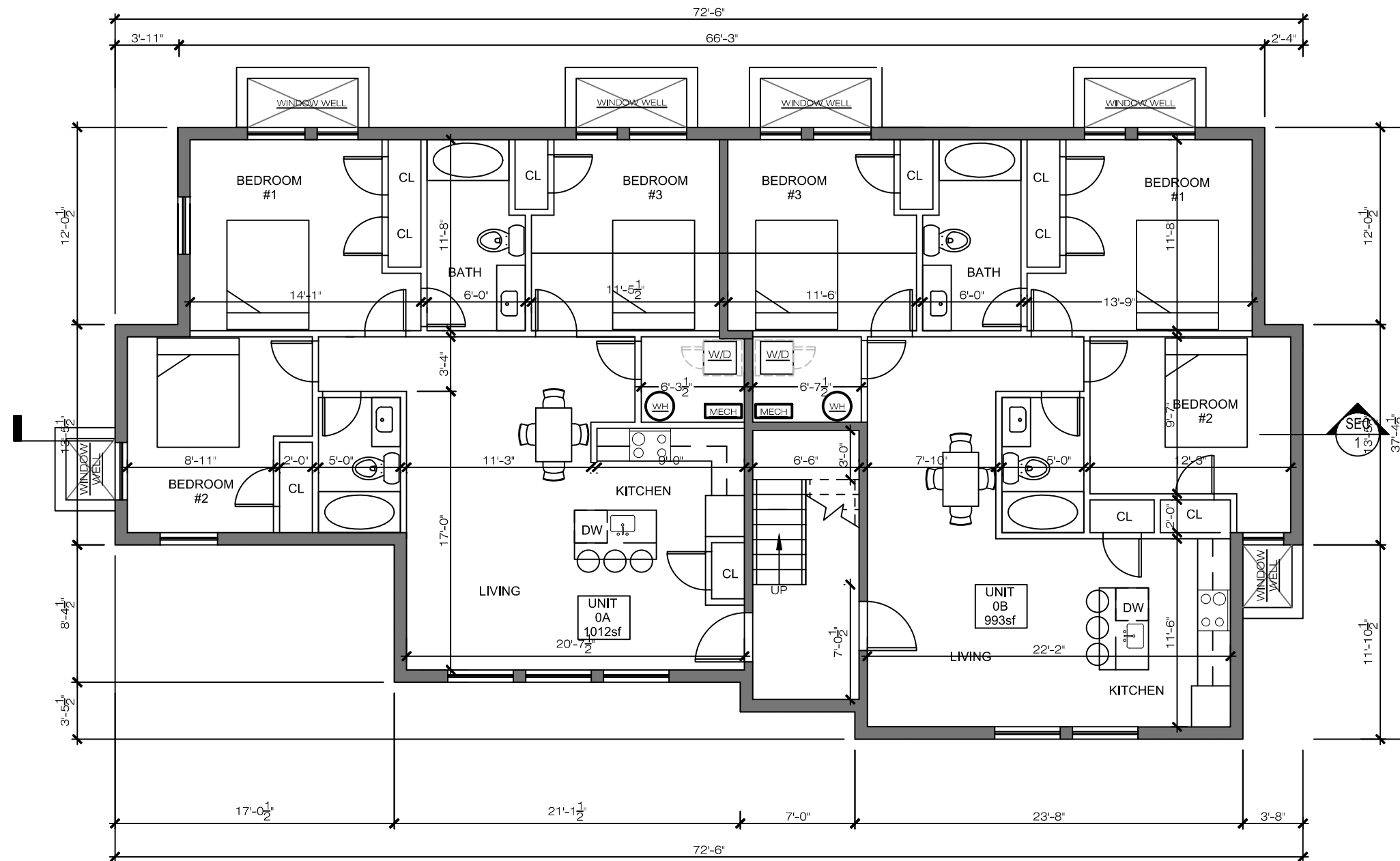
	EXISTING BUILDING
	GREEN SPACE
	STEP PAVERS
	SIDEWALK
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES

LANDSCAPE PLAN

APARTMENT BUILDING DESIGN

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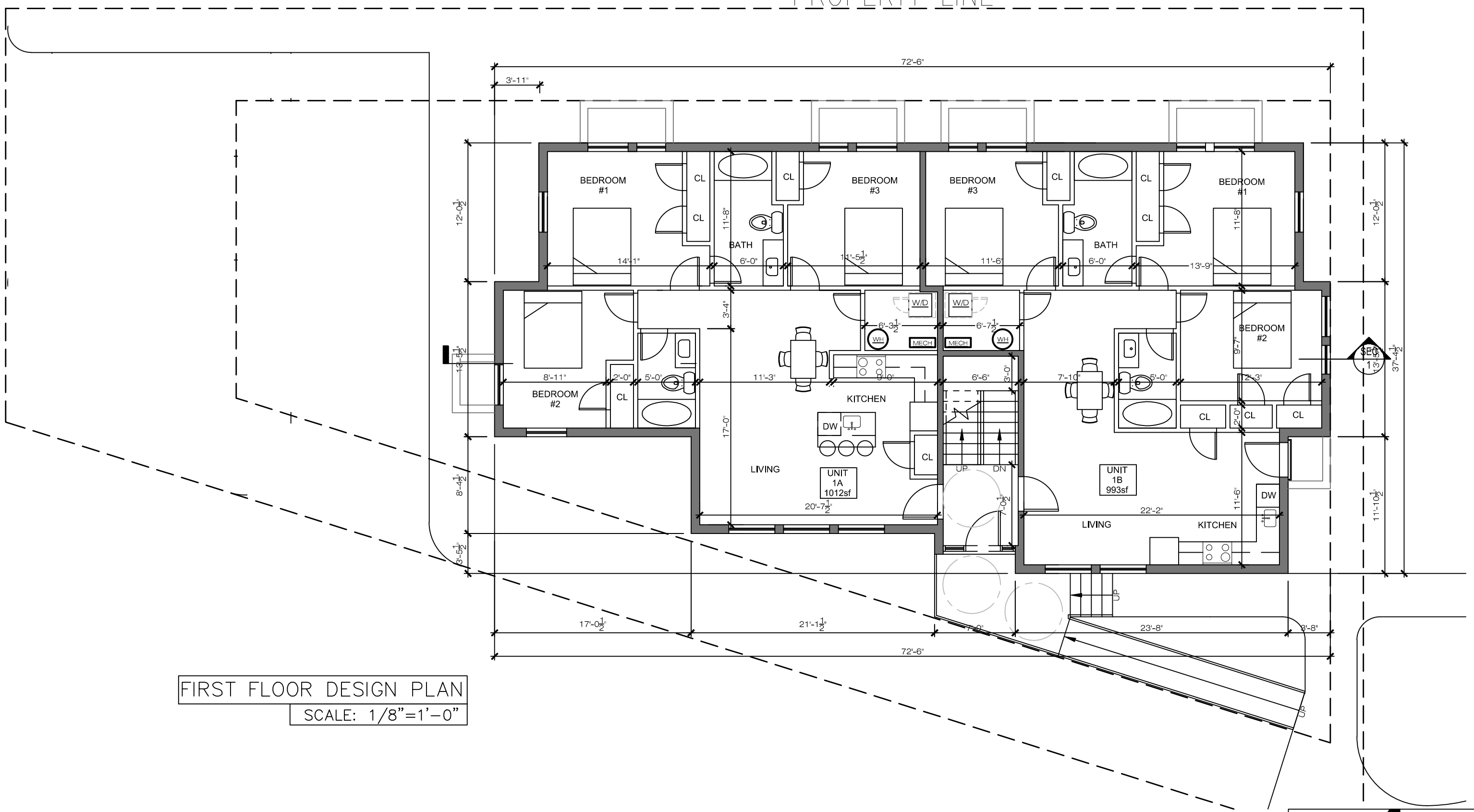


CELLAR FLOOR DESIGN PLAN
 SCALE: 1/8" = 1'-0"

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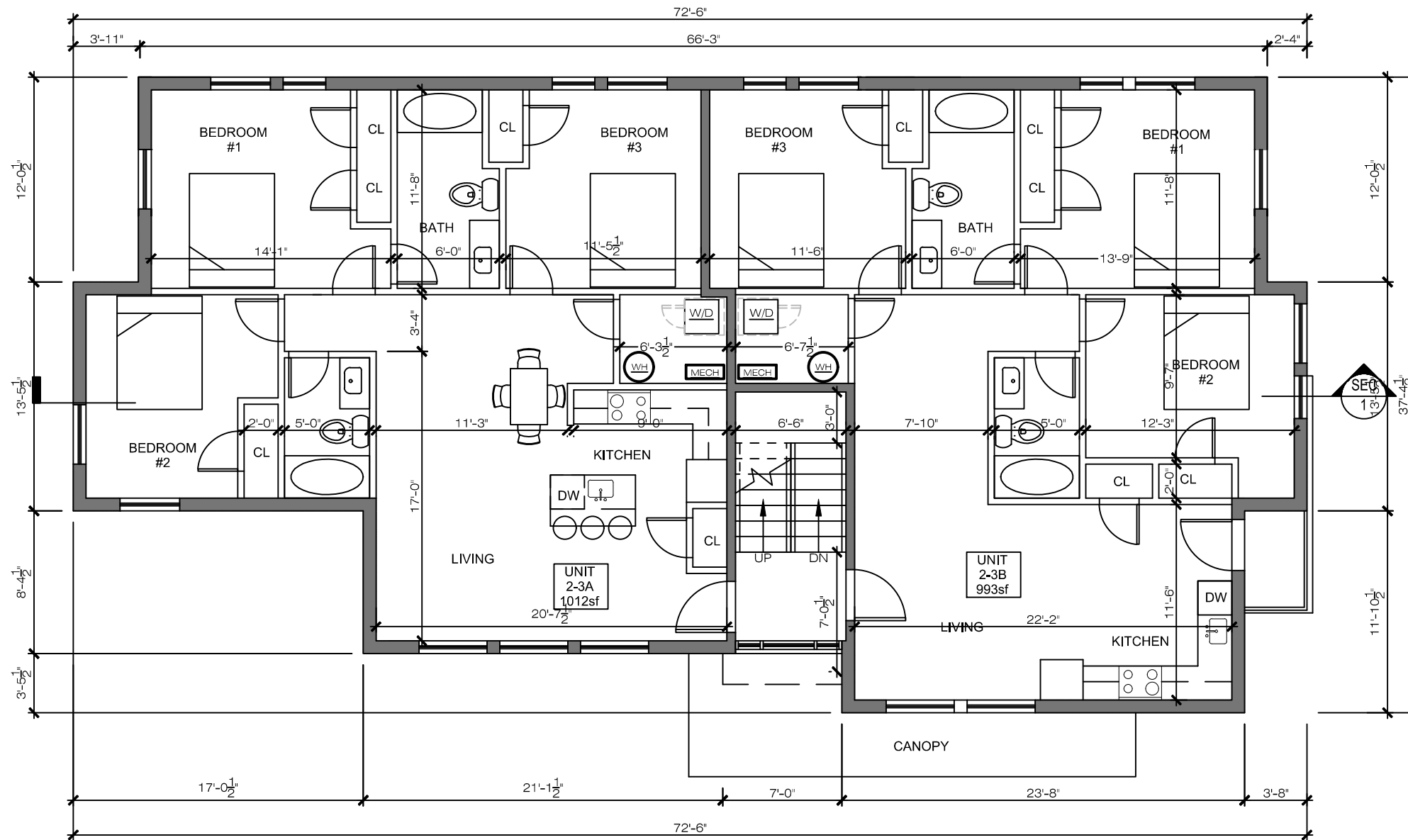
PROPERTY LINE



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

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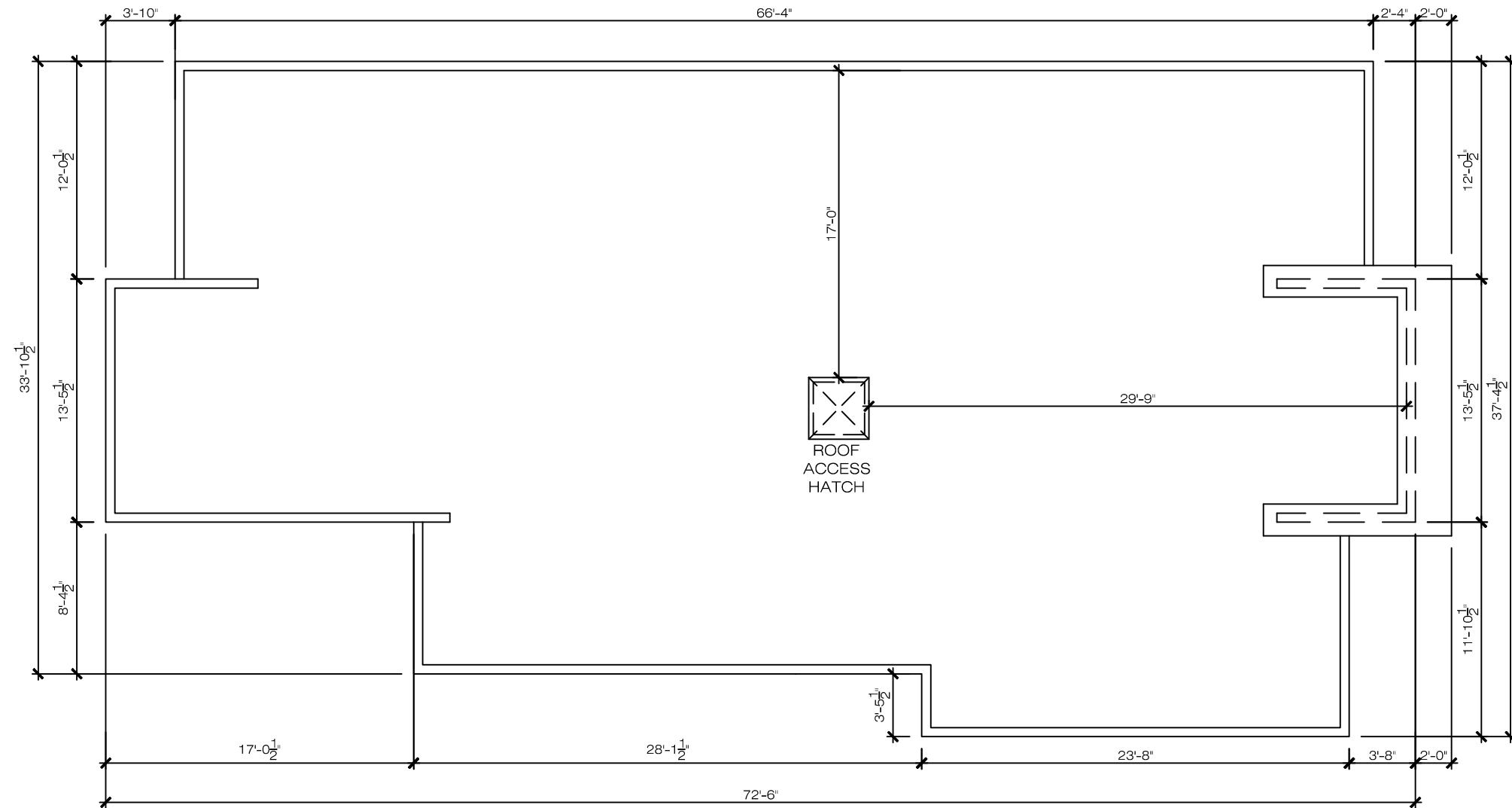
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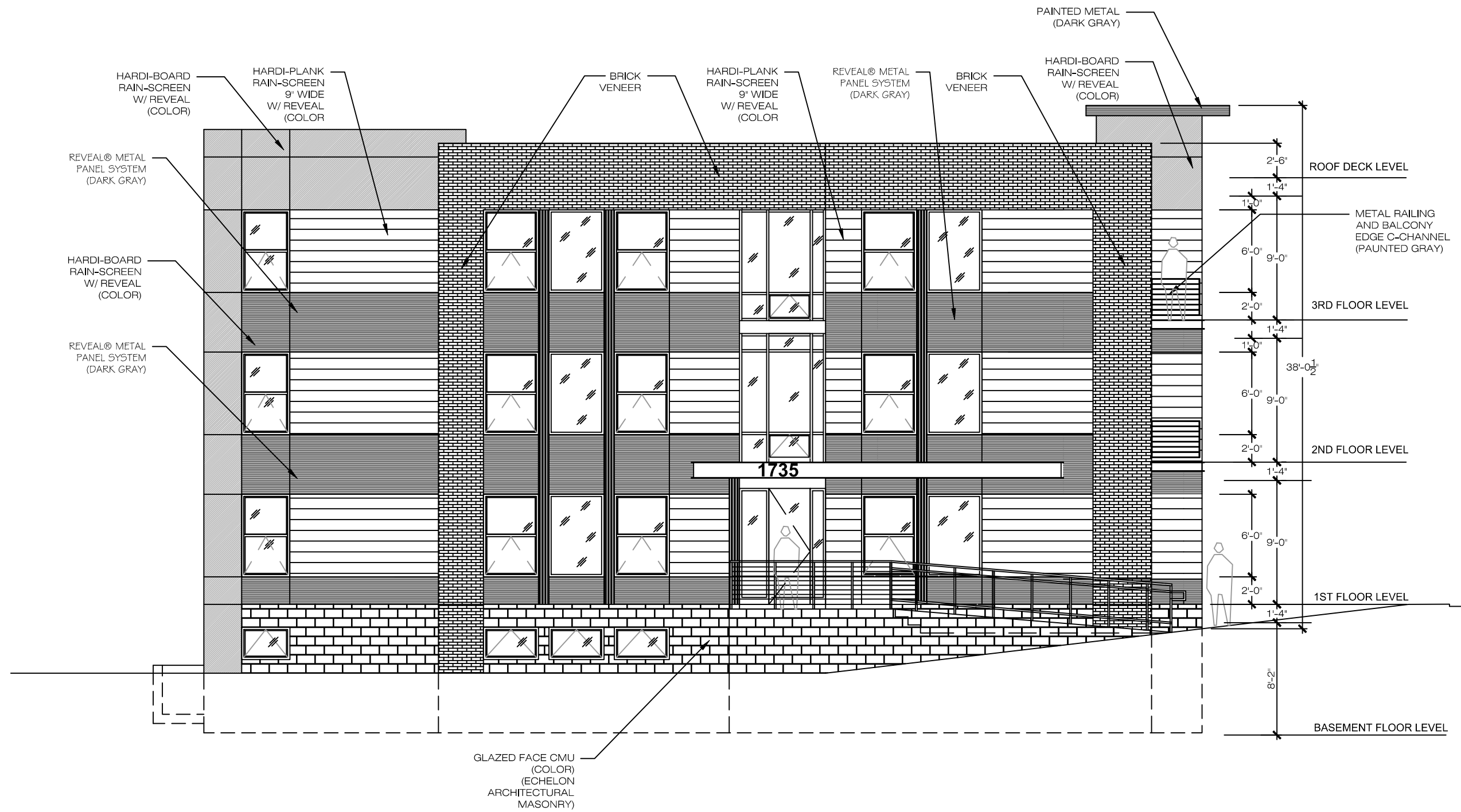
2nd-3rd FLOORS DESIGN PLAN
 SCALE: 1/8"=1'-0"

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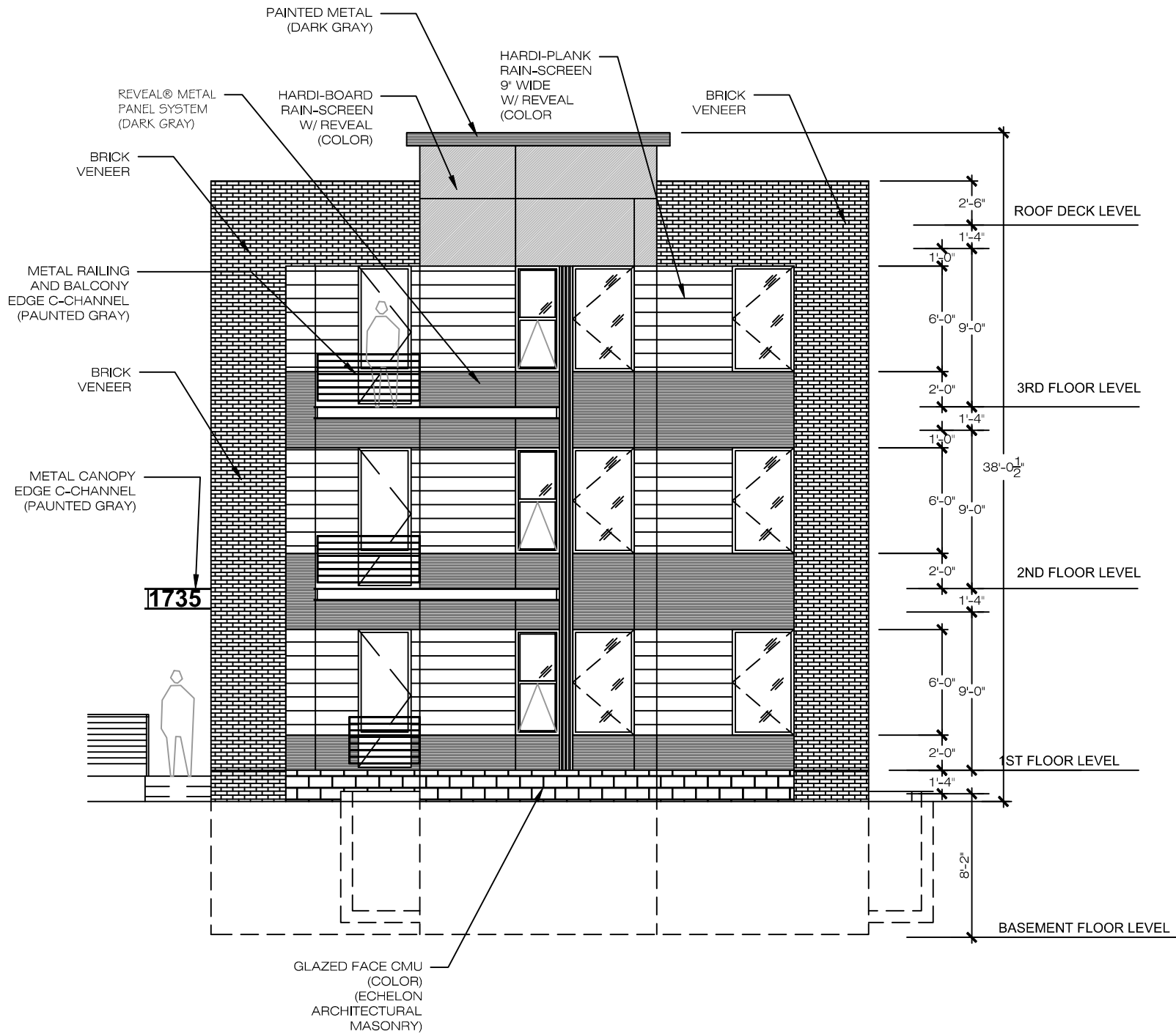
ROOF DESIGN PLAN
 SCALE: 1/8"=1'-0"



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

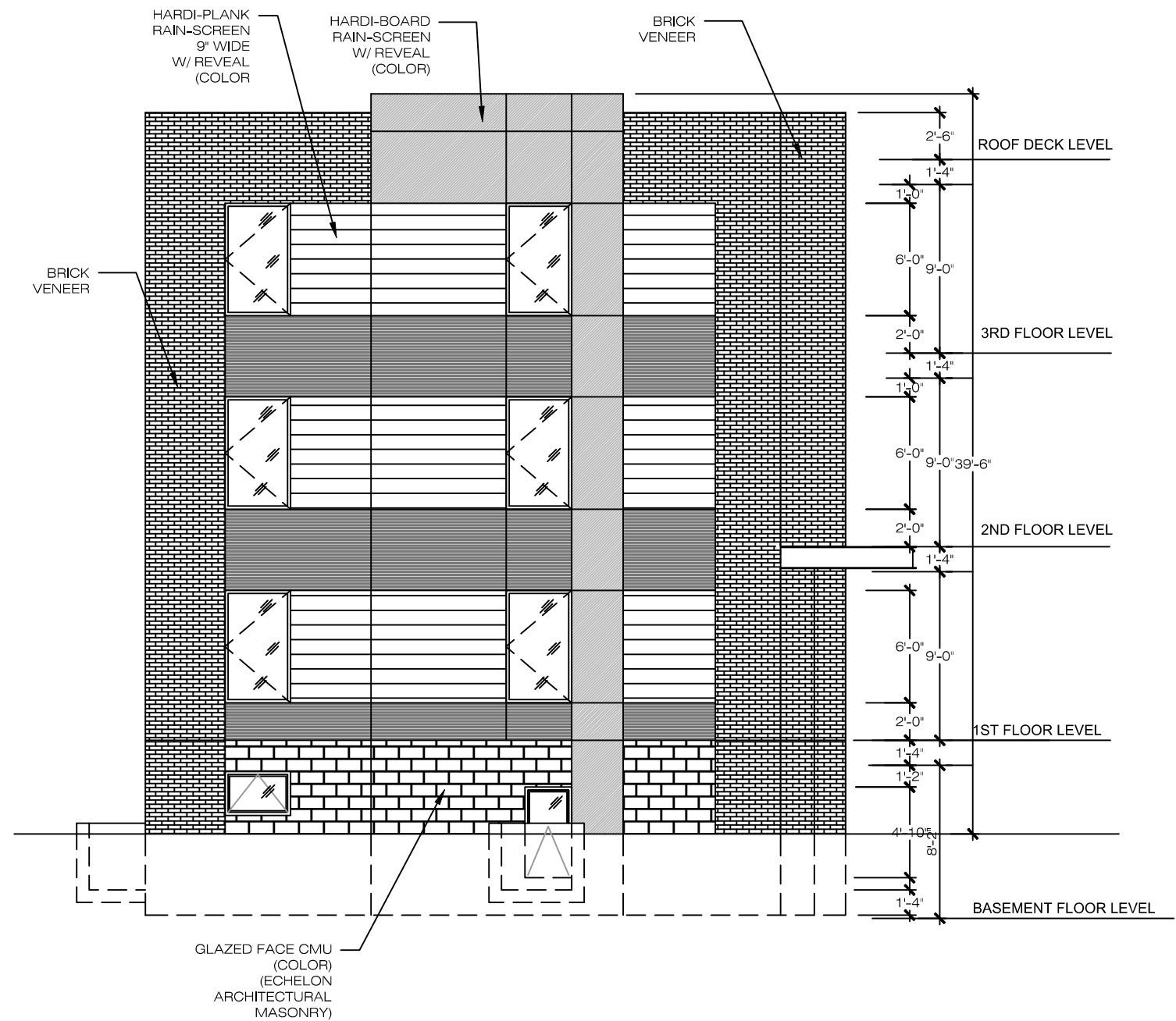
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STREET SIDE BUILDING ELEVATION

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



ALLEY SIDE BUILDING ELEVATION

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

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1735 28TH ST SE

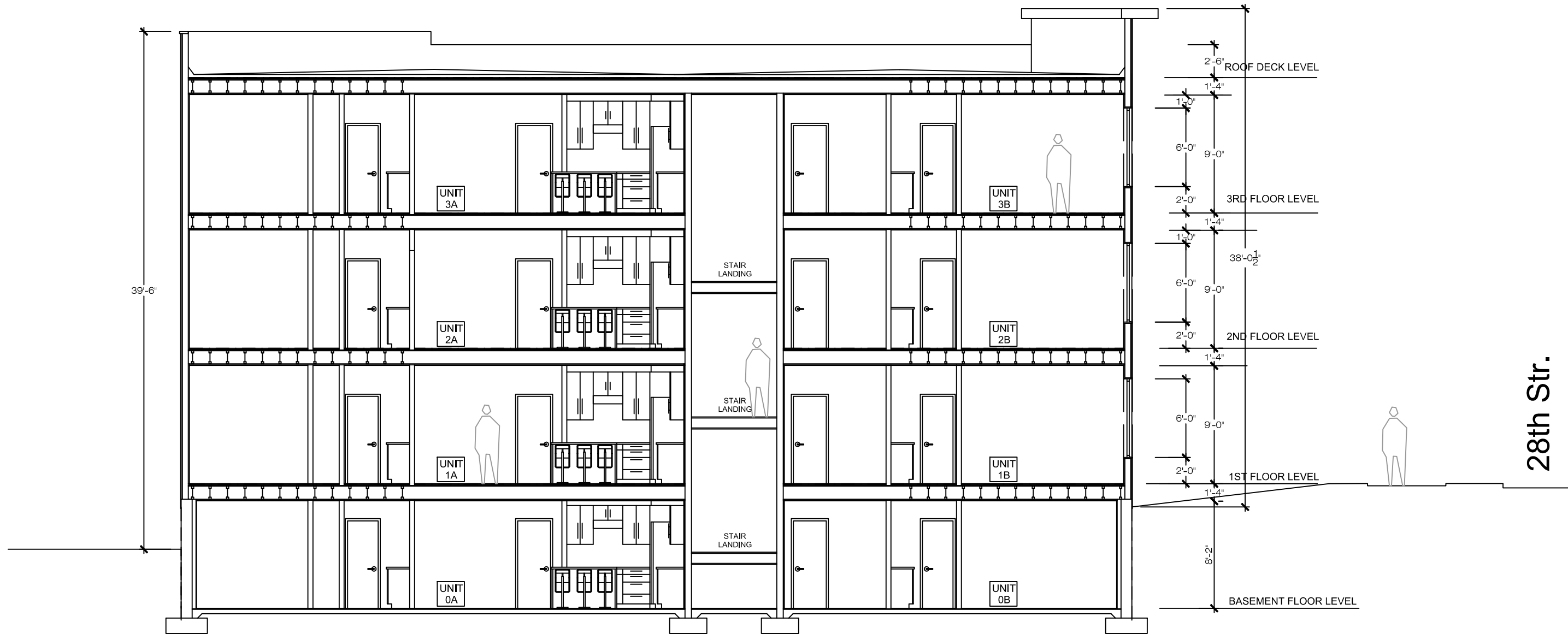
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DESIGN BUILDING SECTION
SCALE: 1/8"=1'-0"

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