

WAYNE PLACE APARTMENTS

113 Wayne Place SE.

CONSTRUCTION DOCUMENTS

Washington, DC
20032

PREPARED FOR:

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CODE INFORMATION

I. PROJECT LOCATION 113 WAYNE PLACE SE
WASHINGTON, DC 20032

2. SCOPE OF WORK : THE PROJECT SCOPE OF WORK IS TO BUILD AN ADDITION TO THE EXISTING BUILDING. THE BUILDING WILL INCLUDE 6 UNITS ON 3 LEVELS. EACH UNIT WILL BE 3 BEDROOMS AND 1 BATHROOM.

II. DESCRIPTION & USER GROUP CLASSIFICATION OF BLDG

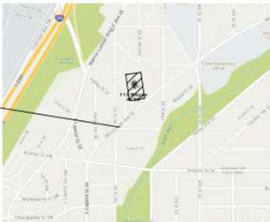
SQUARE: 6117
SUFFIX: 0052
ZONE: RA-1
FUTURE LAND USE: RMOD
GREEN AREA RATIO (GAR): 4
FLOOR AREA RATIO (FAR): 9
LAND AREA: 7984
BLDG HT: 36'-0"
NO. STORIES ABOVE GRADE: 3
BASEMENT: YES
BUILDING GROUP: R-2
CONSTRUCTION TYPE: V-A
FIRE RATING:

REFERENCED CODES

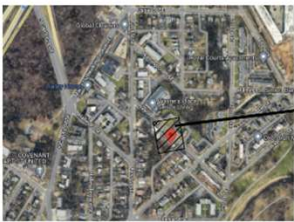
BUILDING: 2017 DC CONSTRUCTION CODES
2017 DCMR 12A, DC BUILDING CODE AMENDMENTS

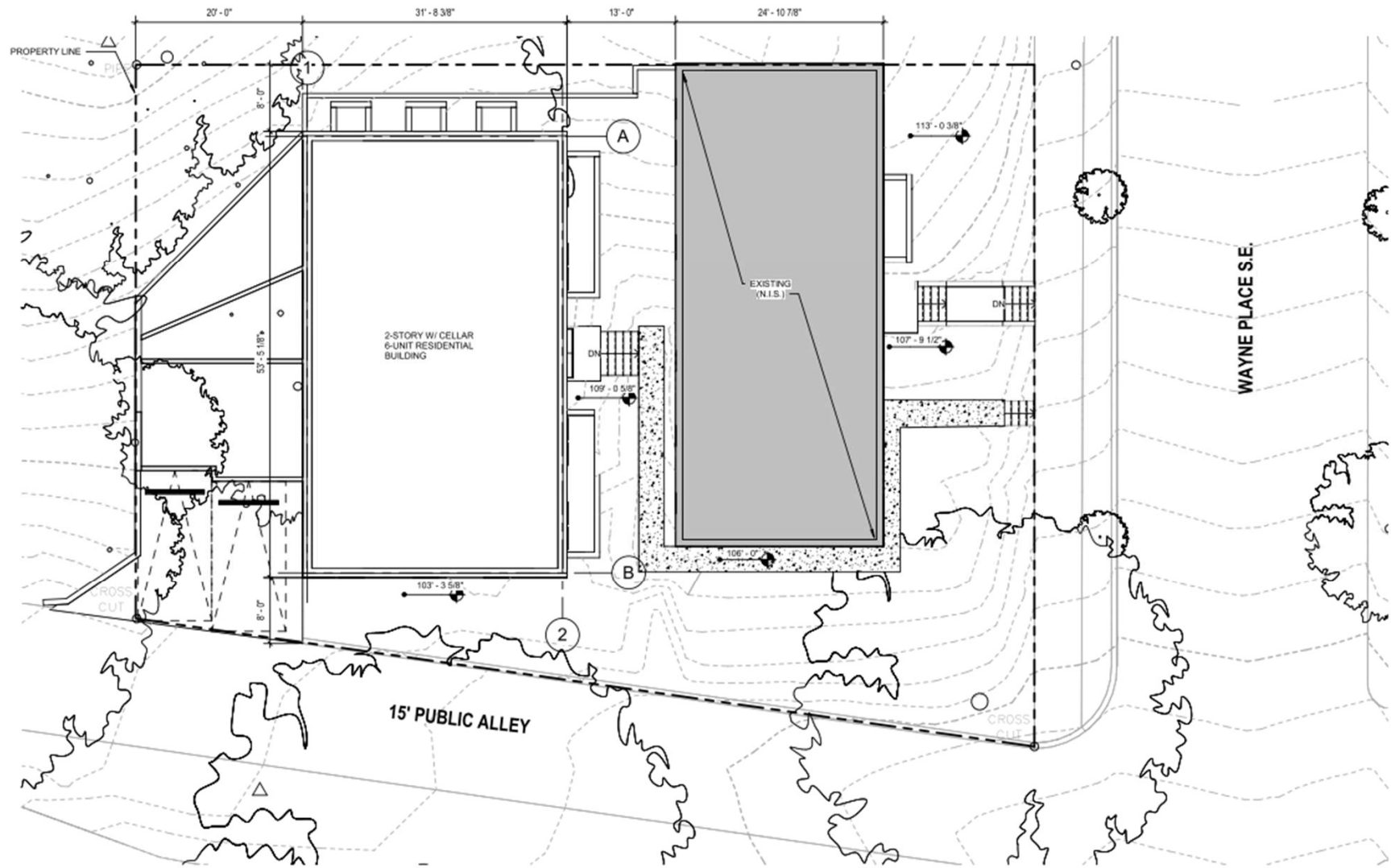
BUILDING AREA	LOT OCCUPANCY
OLD 2,880 SF	0.36 36%
NEW 3,373 SF	0.42 42%
TOTAL 6,253 SF	0.78 78%
TOTAL ALLOWABLE BUILDABLE SQ. FT. ON LOT	
LOT AREA 7,984 SF x .975 (FOR RA-1) = 7,785.6 SF	

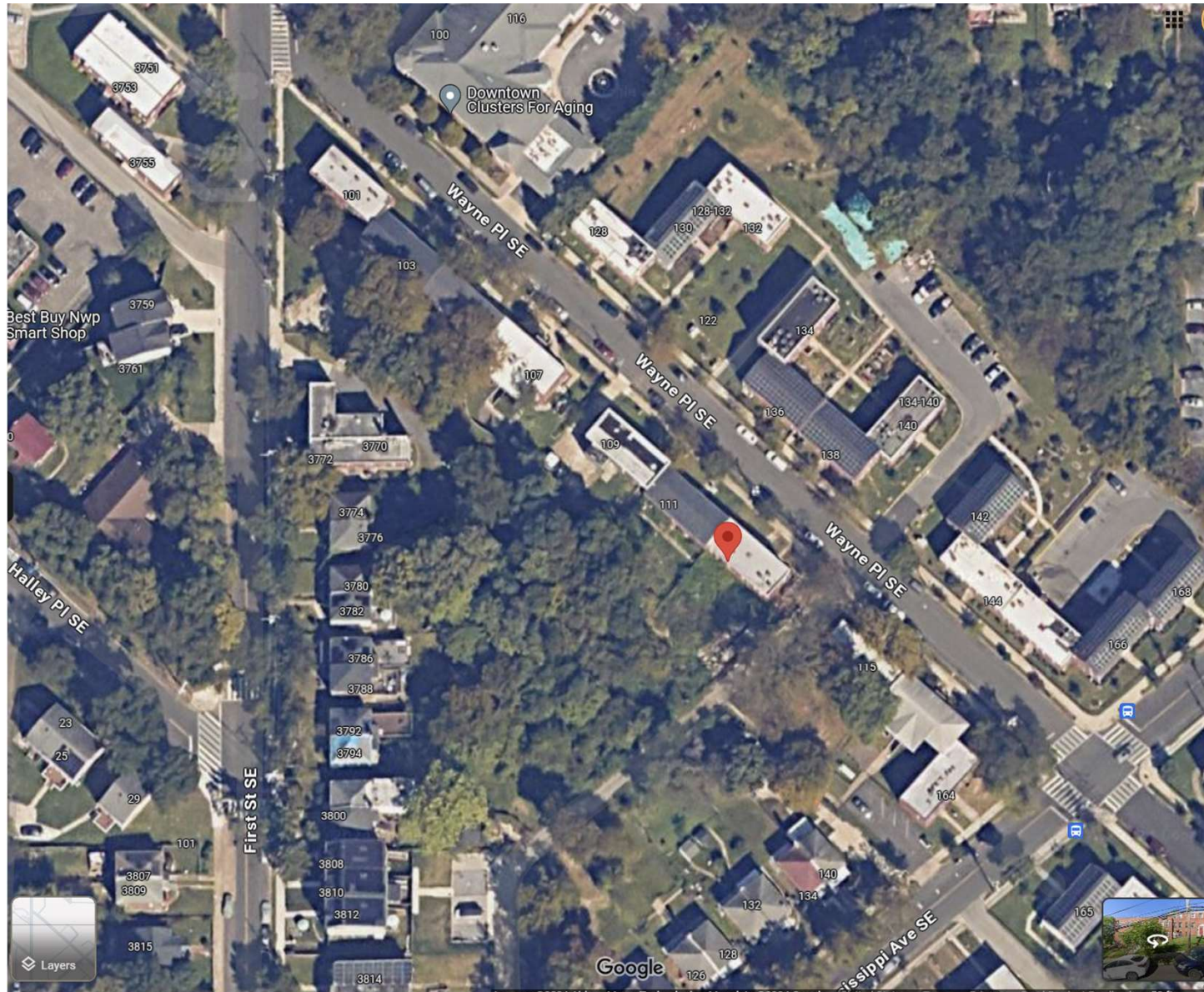
SITE
LOCATION



PROJECT
SITE







1. **New Residential Development in RA-1 Zone** - Special Exemption Approval (U-§421.1): Enlargement of the Proposed Building,
2. **Density (FAR) Inclusionary Zoning Relief (Subtitle F-§201.4)**: Voluntary application of Inclusionary Zoning to allow a maximum permitted FAR of 1.08. The proposed FAR for the Project is 1.00.
3. **Theoretical Subdivision Relief (C-§305)**: Two primary buildings on lot
4. **Rear Setback Area Relief (F-§207.1)**: As a result of the application of theoretical subdivision, relief of rear setback of 20 ft to accommodate the proposed 13 ft setback.

