

# 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): .9  
FLOOR AREA RATIO (FAR): .9  
LAND AREA: 7984  
BLDG. AREA: 36'-6"  
NO. STOREYS 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: 3,370 SF	0.42 42%
TOTAL: 6,250 SF	0.78 78%
TOTAL ALLOWABLE BLDG. AREA ON LOT: 7,185.6 SF	

SITE  
LOCATION



MAP



SITE MAP

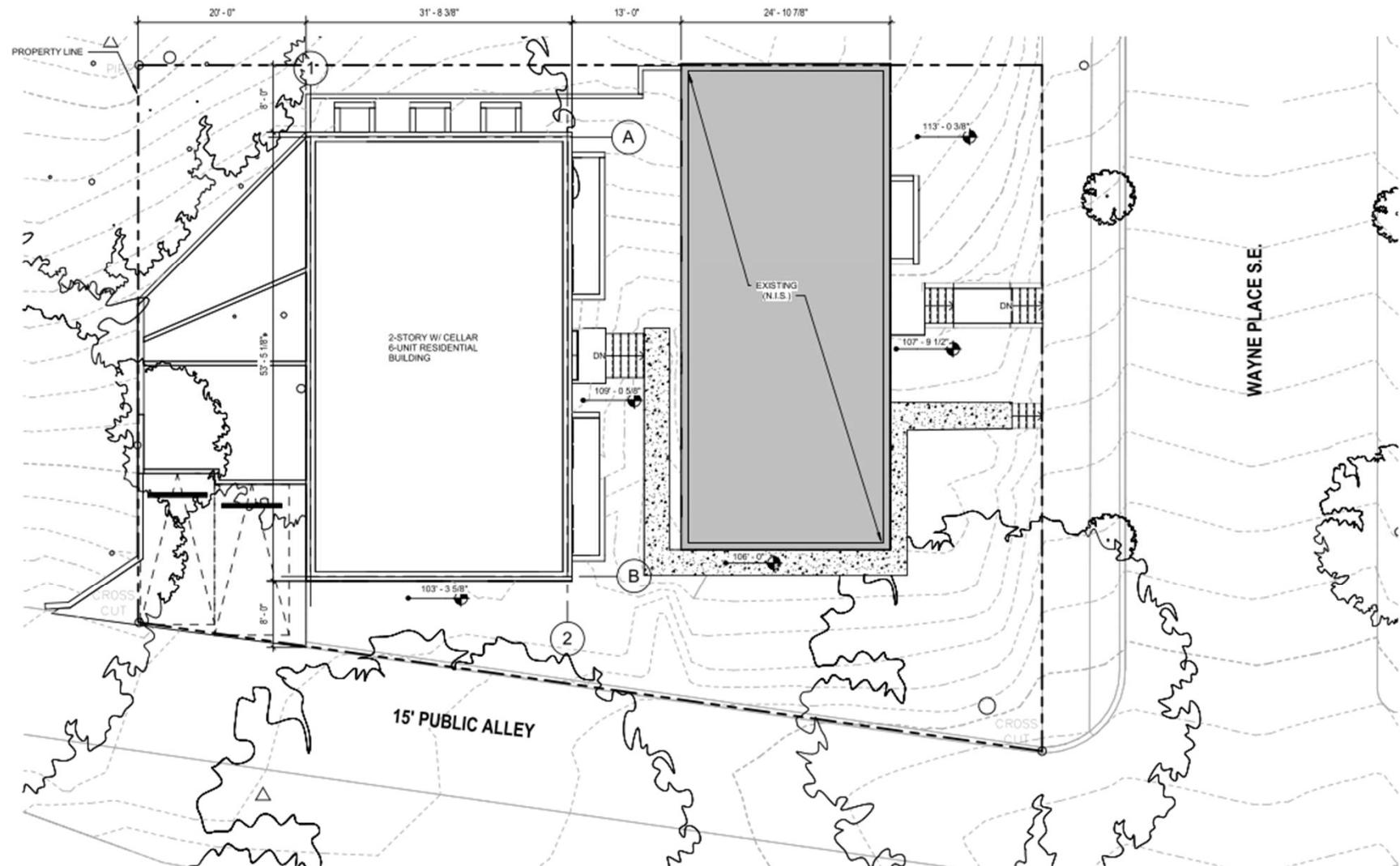
PROJECT  
SITE

### DRAWING INDEX

GENERAL  
G000 COVER  
G001 NOTES AND LEGENDS  
G002 PROJECT INFO  
G003 WALL TYPES

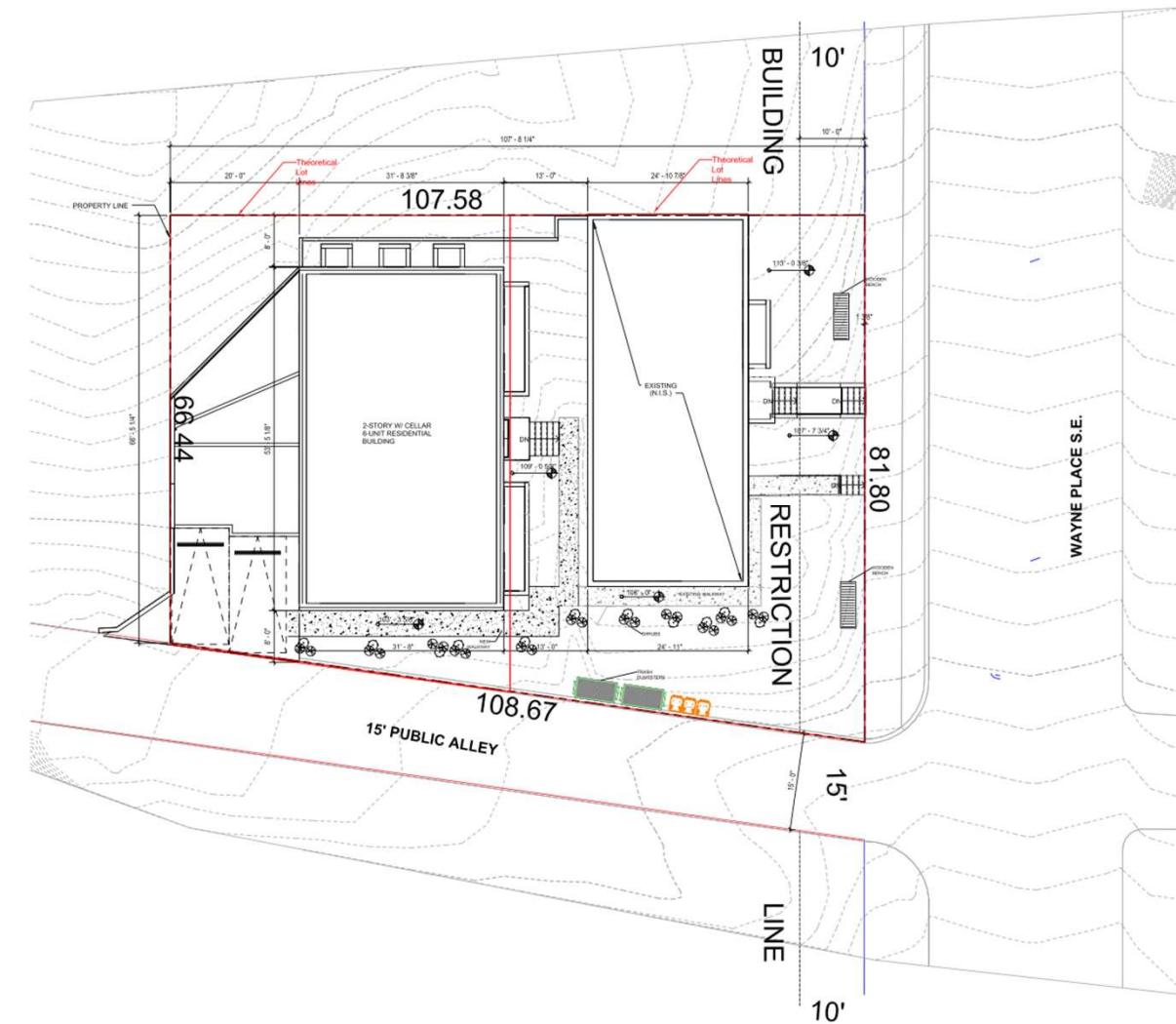
#### ARCHITECTURAL

AXONOMETRIC SITE PLAN  
A1.01 CONSTRUCTION PLANS  
A1.02 CONSTRUCTION PLANS  
A1.03 REFLECTED CEILING PLANS  
A1.04 REFLECTED CEILING PLANS  
A2.01 BUILDING ELEVATIONS  
A3.01 BUILDING SECTIONS  
A5.01 TYPICAL ENLARGED UNIT PLAN  
A6.01 MILLWORK DETAILS - UPPER AND BASE CABINETS  
A7.01 DOOR AND WINDOW SCHEDULE AND DETAILS  
A8.00 DETAILS





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.



1 SITE PLAN  
A1.00 SCALE: 1/8" = 1'-0"