

2604 29TH STREET SE WASHINGTON DC

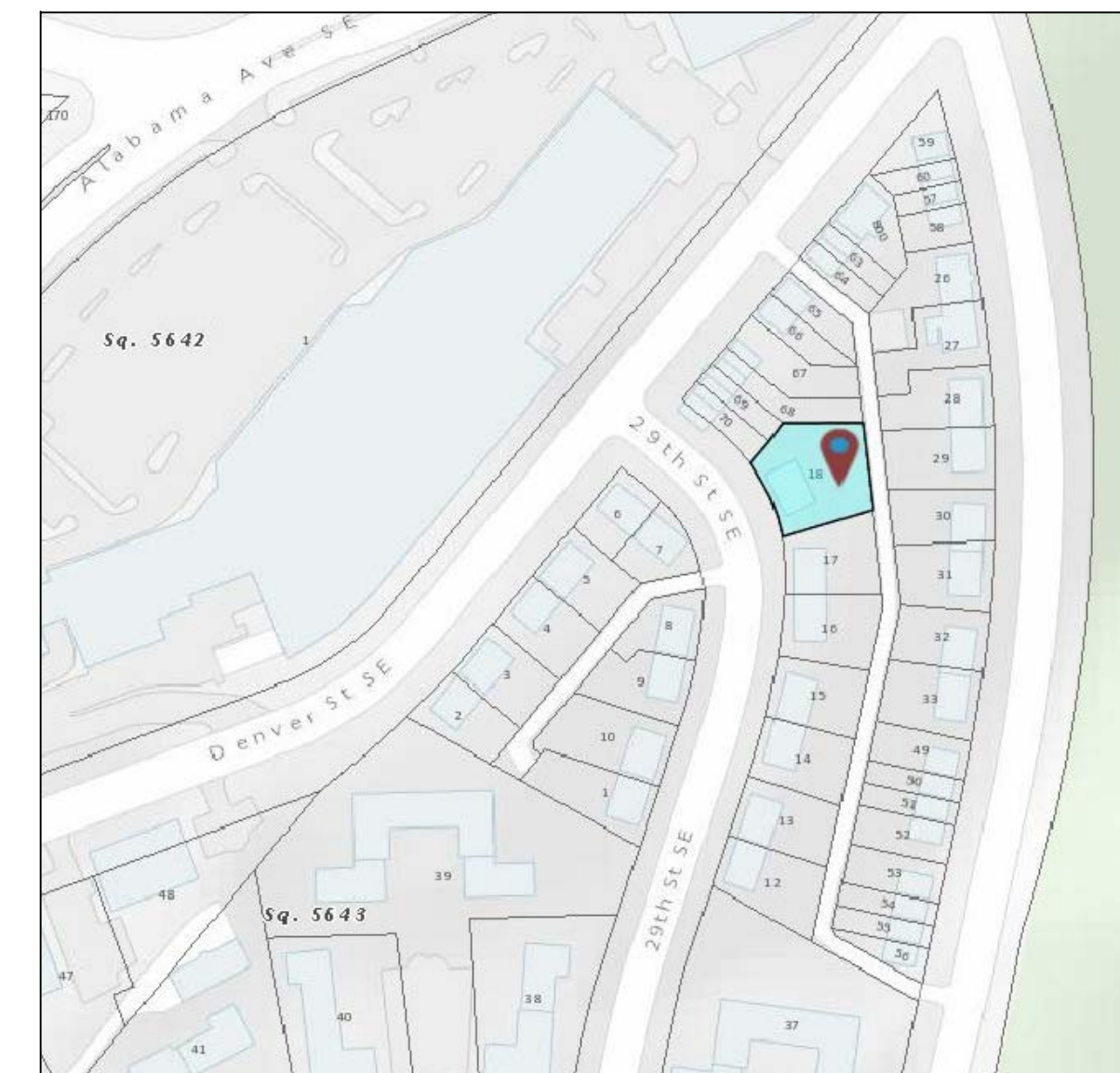
ADDITION/ALERATION/REPAIR

BUILDING CODES
2013 DISTRICT OF COLUMBIA BUILDING CODE
2012 INTERNATIONAL BUILDING CODE

FIRE SPRINKLER SYSTEM
THIS PROJECT SHALL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM THAT IS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION 13, NFPA 13R, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN LOW-RISE RESIDENTIAL OCCUPANCIES AS WELL AS THE 2012 INTERNATIONAL BUILDING CODE, IBC 2012. IN ADDITION, FIRE SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DCRA OF DESIGNED SYSTEM TO BE INSTALLED PRIOR TO FIELD INSTALLATION.

SITE SUMMARY		
	EXISTING	PROPOSED
USE GROUP	R2	R2
CONSTRUCTION TYPE	V	V
ZONE	RA-1	RA-1
NO. OF STORIES	2 + BASEMENT	3 + CELLAR
NO. OF DWELLING UNITS	2	12

DRAWING INDEX	
SHEET NUMBER	SHEET DESCRIPTION
CS01	COVER SHEET
CIV01	PROPOSED SITE PLAN
CIV02	EXISTING SITE PLAN
A001	CELLAR FLOOR PLAN
A100	FIRST FLOOR PLAN
A200	SECOND FLOOR PLAN
A300	THIRD FLOOR PLAN
A400	ROOF PLAN
A800	BUILDING ELEVATION
A801	BUILDING ELEVATION
A802	BUILDING ELEVATION
A803	BUILDING ELEVATION



DCRA ZONING MAP
NOT TO SCALE



EXISTING BUILDING
NOT TO SCALE

ZONING CALCULATIONS

EXISTING LOT AREA = 8754 SQ. FT.
 MAXIMUM FAR (WITH IZ BONUS) = 1.08
 MAXIMUM ALLOWABLE GROSS FLOOR AREA = 8754*1.08 = 9454 SQ. FT.
 FIRST FLOOR AREA = 3113 SQ. FT.
 SECOND FLOOR AREA = 3113 SQ. FT.
 THIRD FLOOR AREA = 3113 SQ. FT.
 TOTAL GROSS FLOOR AREA = 9339 SQ. FT. < 9454 SQ. FT.

BUILDING HEIGHT = 32.5 FEET
 LOT OCCUPANCY = 0.35 (35%)
 PARKING = 2 SPACES
 REAR YARD = 29 FEET
 SIDE YARD = 12 FEET

SYSTEMATIC ENGINEERING LLC
 3803 BARN OWL LANE, GLEN ALLEN, VA 23060
 JESSE WASTLER, P.E.
 PHONE (703) 431-6809
 JWASTLER@SYSTEMATICENGINEERING.COM

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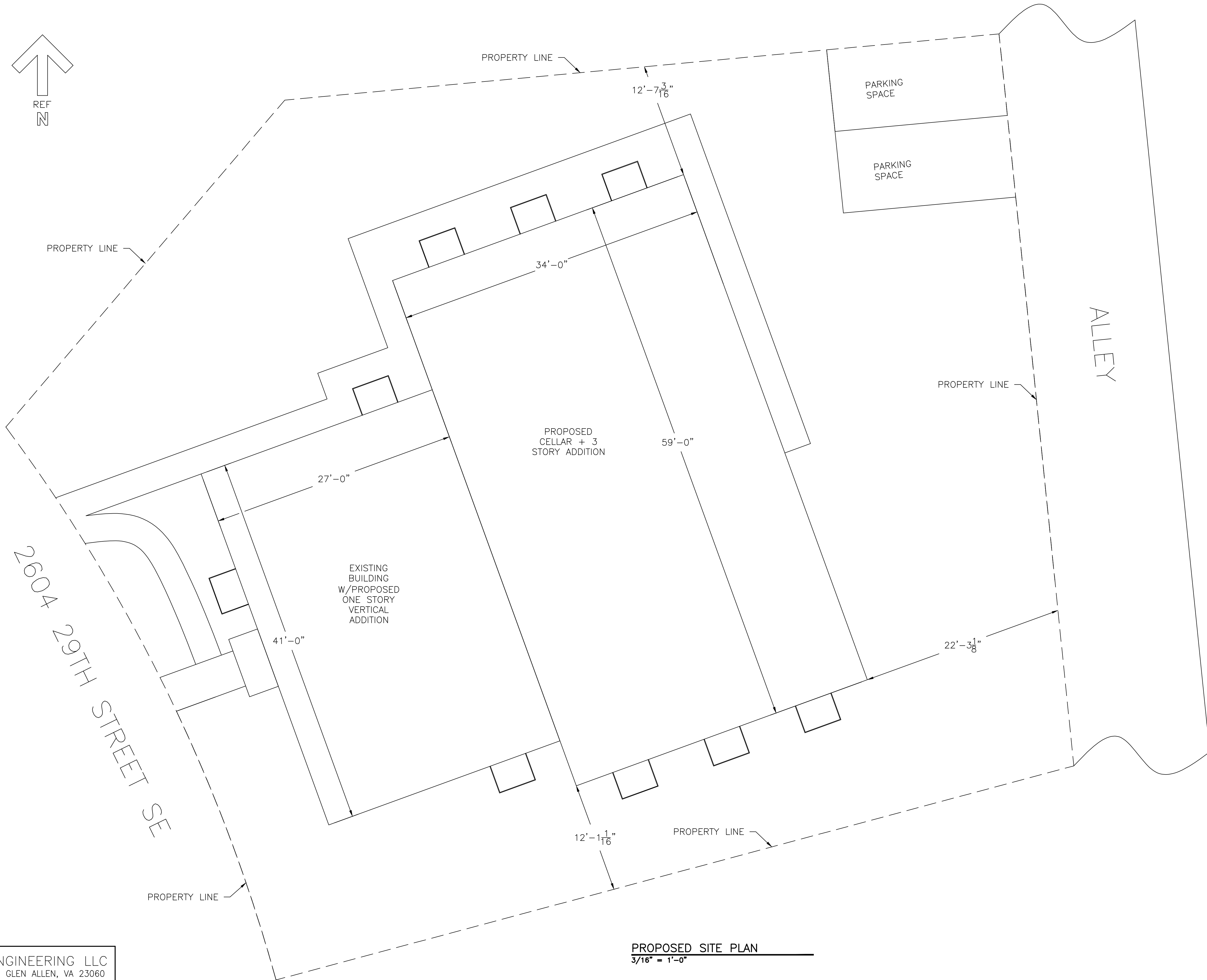
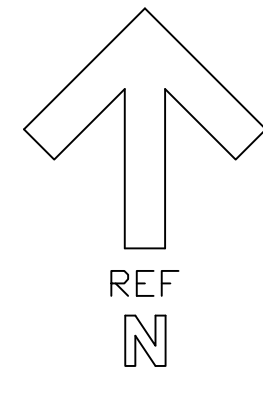


PROJECT
 ADDITION
 2604 29TH ST WASHINGTON DC

COVER SHEET	JOB NO.		SHEET NO.	
	DATE	3/12/18	SCALE	CS01
	DRAWN BY	CHECKED BY	J. WASTLER	

REVISIONS	DESCRIPTION	DATE	BY

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19787
 EXHIBIT NO. 11



SYSTEMATIC ENGINEERING LLC
 3803 BARN OWL LANE, GLEN ALLEN, VA 23060
 JESSE WASTLER, P.E.
 PHONE (703) 431-6809
 JWASTLER@SYSTEMATICENGINEERING.COM

PROPOSED SITE PLAN
 3/16" = 1'-0"

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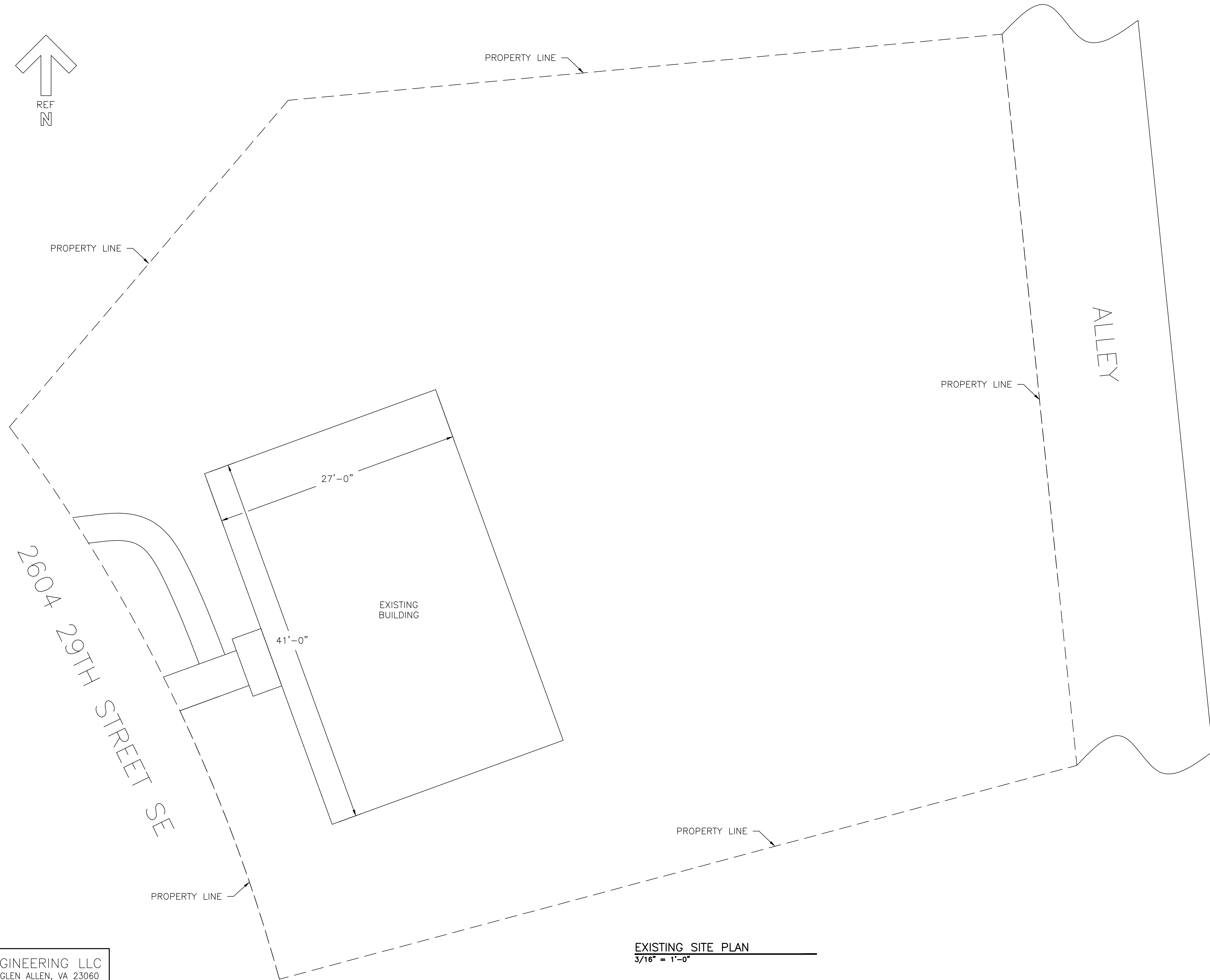
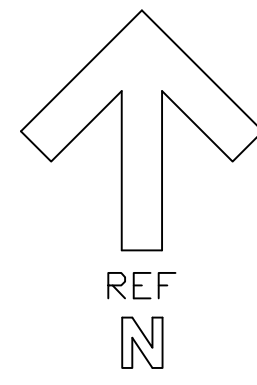


PROJECT
 ADDITION
 2604 29TH STREET SE WASHINGTON DC

PROPOSED SITE PLAN		SHEET NO.	
DATE	JOB NO.	SCALE	NOTED
4/10/18			
DRAWN BY		CHECKED BY	J.WASTLER

CIV01

REV	DESCRIPTION	DATE	BY



EXISTING SITE PLAN
 3/16" = 1'-0"

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 3803 BARN OWL LANE, GLEN ALLEN, VA 23060
 JESSE WASTLER, P.E.
 PHONE (703) 431-6809
 JWASTLER@SYSTEMATICENGINEERING.COM

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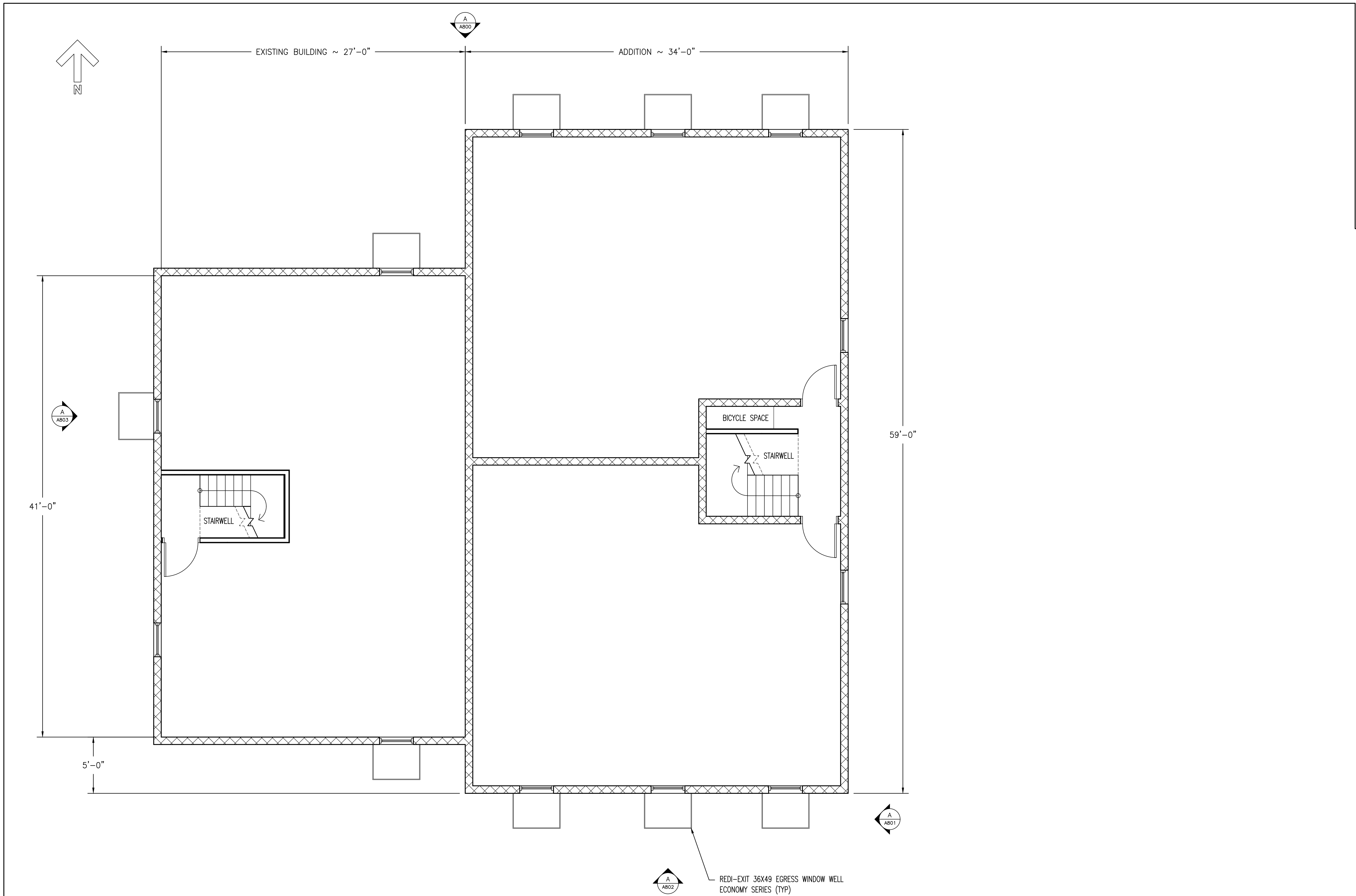


PROJECT
 ADDITION
 2604 29TH STREET SE WASHINGTON DC

EXISTING SITE PLAN		SHEET NO.	
DATE	JOB NO.	SCALE	NOTED
4/10/18			
DRAWN BY		CHECKED BY	
J.WASTLER		J.WASTLER	

CIV02

REVISIONS		DATE	BY
REV	DESCRIPTION		



SYSTEMATIC ENGINEERING LLC
 3803 BARN OWL LANE, GLEN ALLEN, VA 23060
 JESSE WASTLER, P.E.
 PHONE (703) 431-6809
 JWASTLER@SYSTEMATICENGINEERING.COM

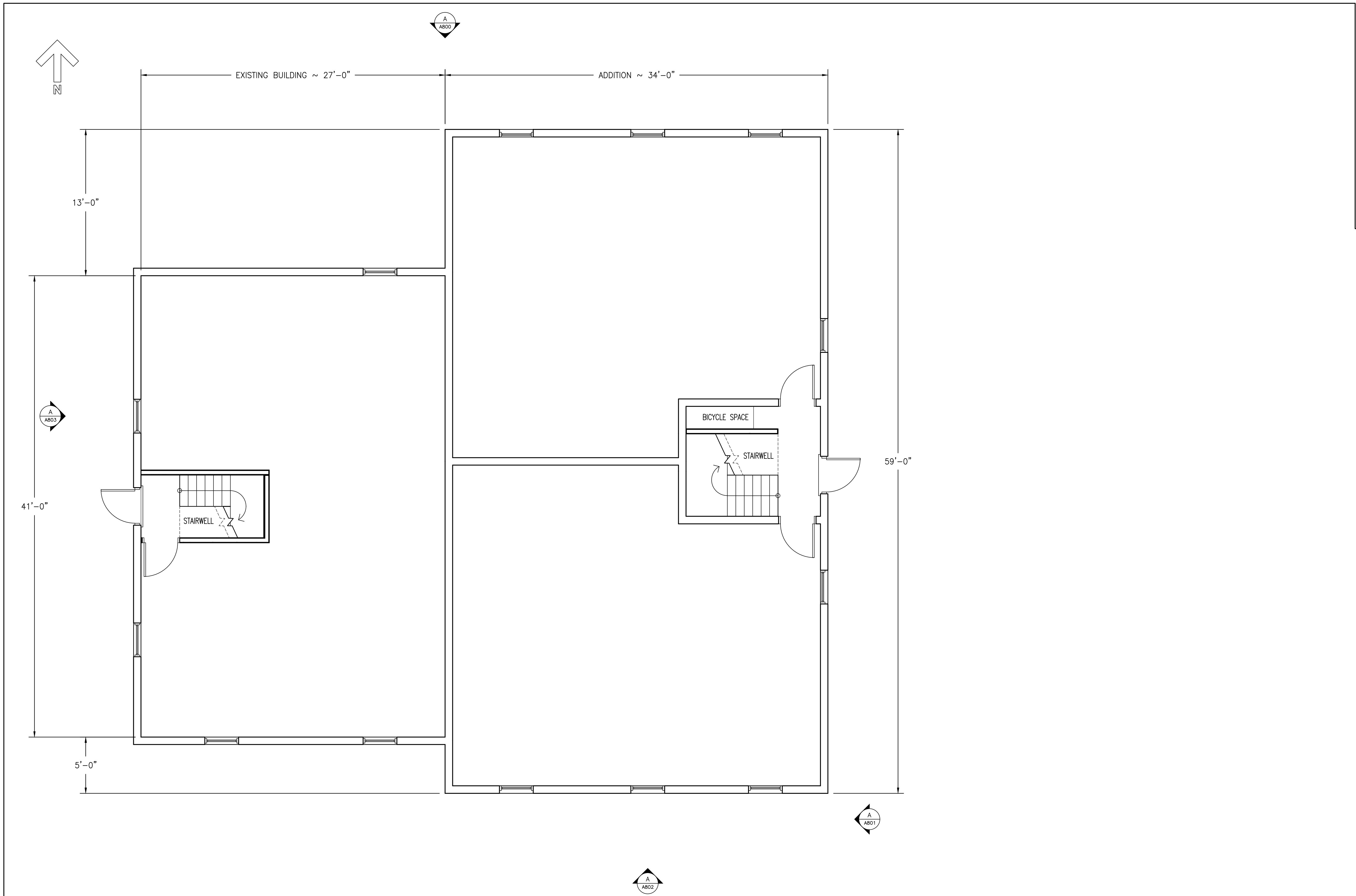
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PROJECT
 ADDITION
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CELLAR FLOOR PLAN		SHEET NO.	
DATE	JOB NO.	SCALE	A001
4/10/18		NOTED	
DRAWN BY	CHECKED BY	J. WASTLER	

REVISIONS	DESCRIPTION	DATE	BY



PROJECT
 ADDITION
 2604 29TH ST WASHINGTON DC

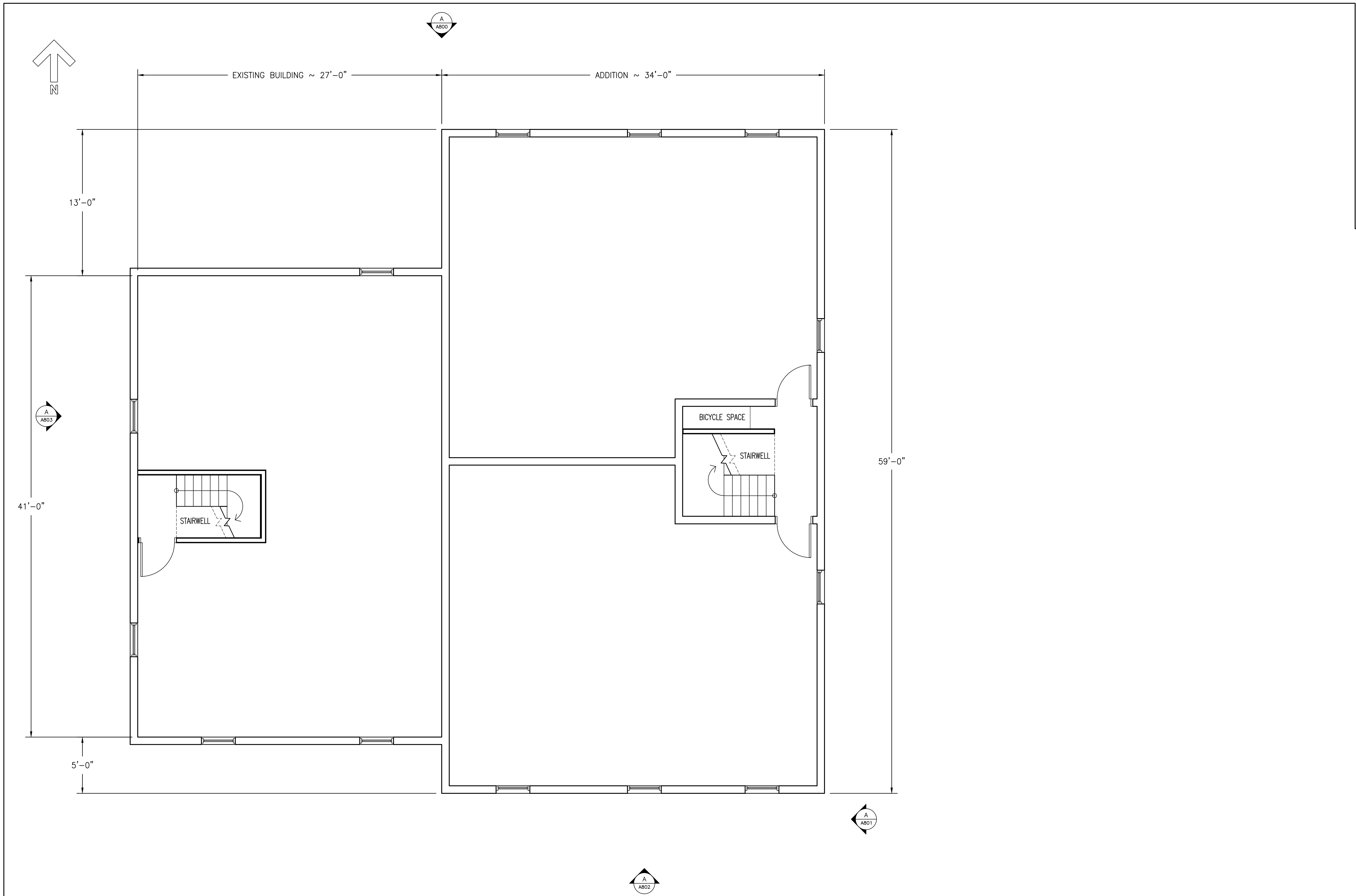
FIRST FLOOR PLAN

DATE	JOB NO.	SCALE	SHEET NO.
4/10/18			A100
DRAWN BY	CHECKED BY	J. WASTLER	

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REV	DESCRIPTION	DATE	BY



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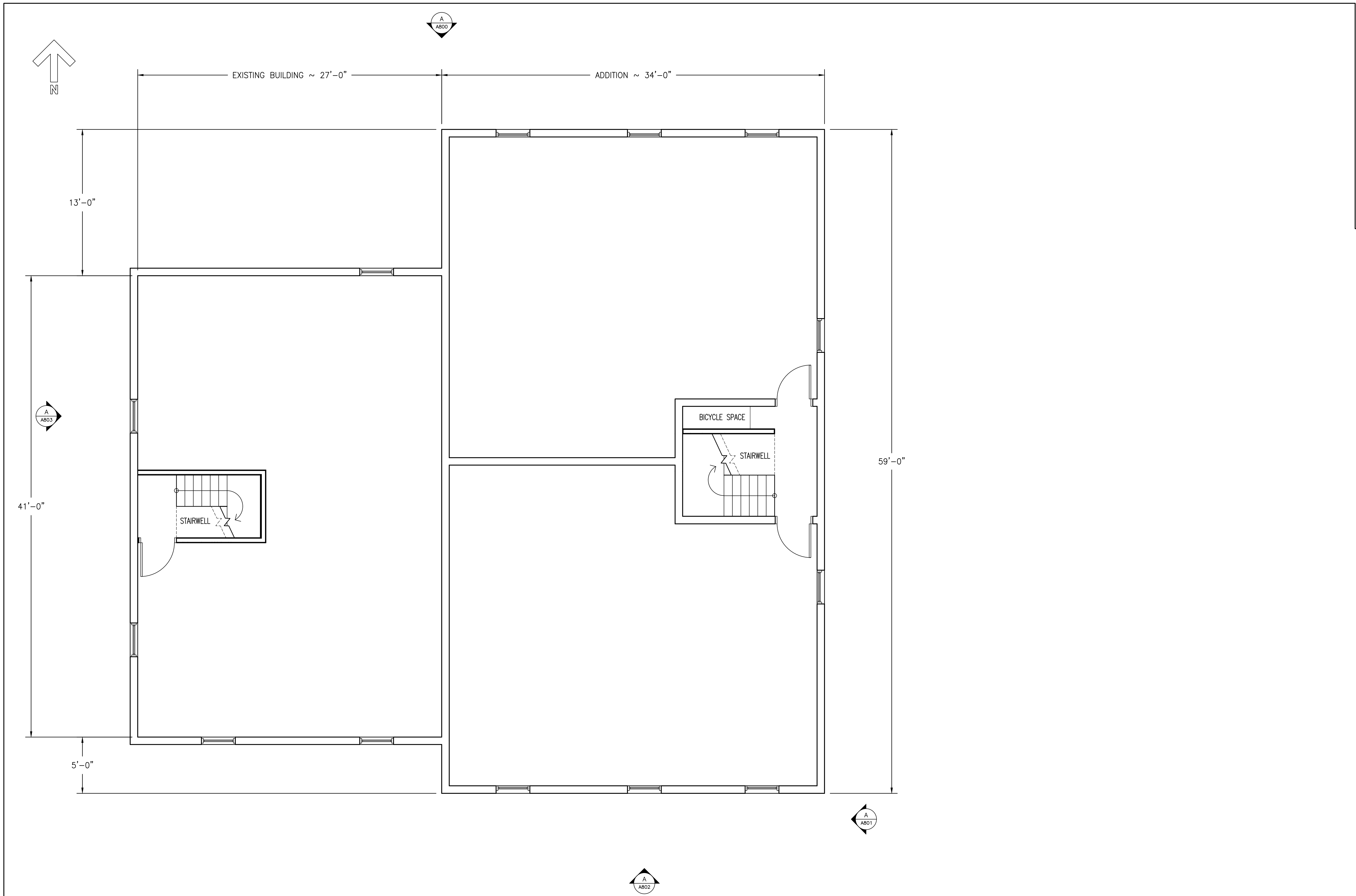
SECOND FLOOR PLAN

DATE	JOB NO.	SCALE	SHEET NO.
4/10/18			A200
DRAWN BY	CHECKED BY	J. WASTLER	

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 3803 BARN OWL LANE, GLEN ALLEN, VA 23060
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 JWASTLER@SYSTEMATICENGINEERING.COM

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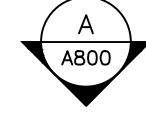
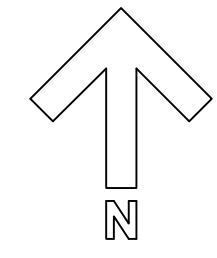
THIRD FLOOR PLAN

DATE	JOB NO.	SCALE	SHEET NO.
4/10/18			A200
DRAWN BY	CHECKED BY	J. WASTLER	

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REVISIONS	DESCRIPTION	DATE	BY

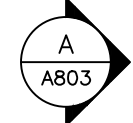


EXISTING BUILDING ~ 27'-0"

ADDITION ~ 34'-0"

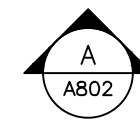
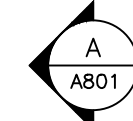
13'-0"

41'-0"



59'-0"

AREA FOR HVAC UNITS



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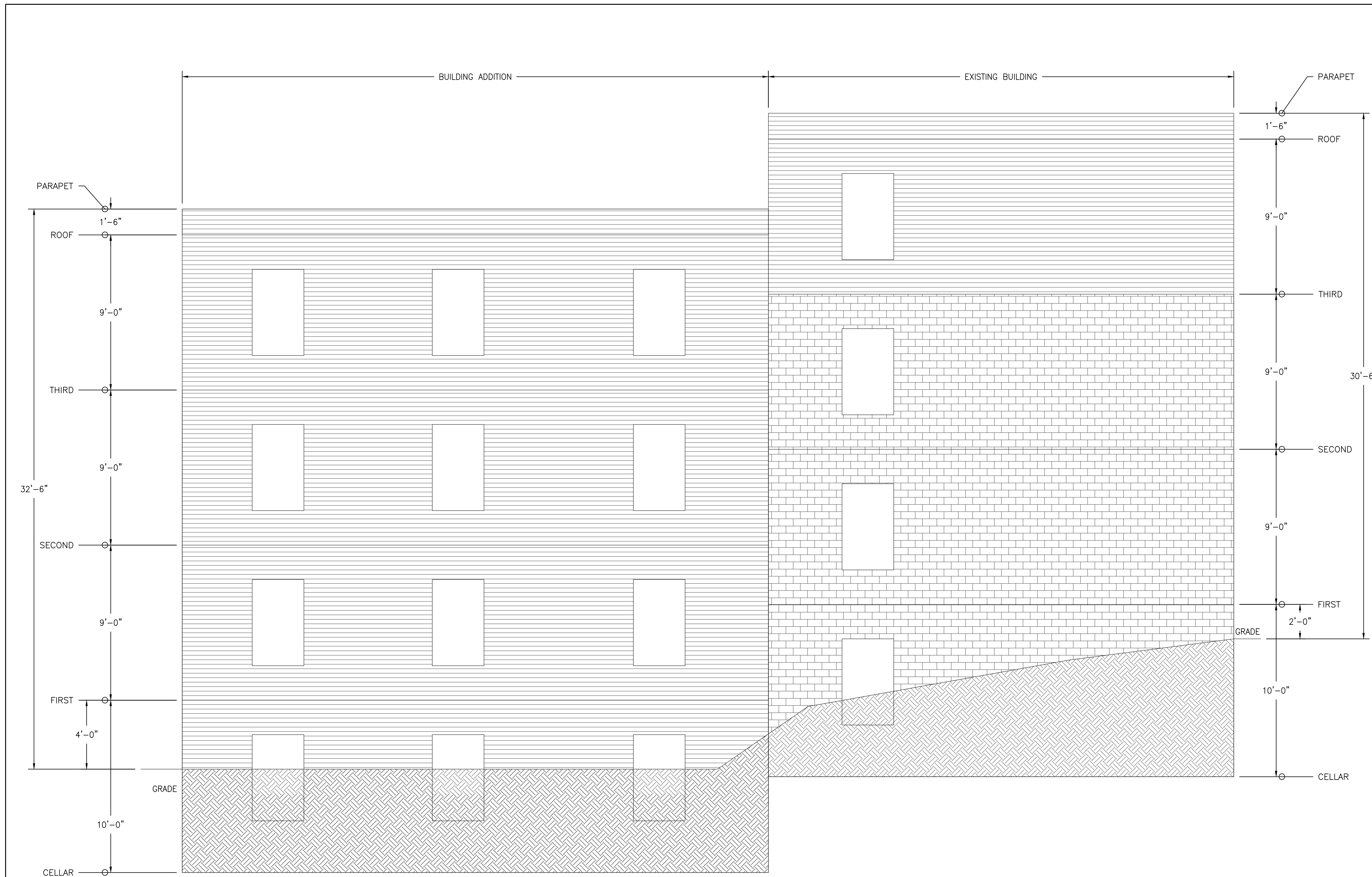
PROJECT
 ADDITION
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ROOF PLAN

DATE	JOB NO.	SCALE	SHEET NO.
4/10/18			A400
DRAWN BY	CHECKED BY	NOTED	
	J. WASTLER		

REVISIONS

REV	DESCRIPTION	DATE	BY



A BUILDING ELEVATION
 3/8" = 1'-0"



PROJECT
 ADDITION
 2604 29TH ST WASHINGTON DC

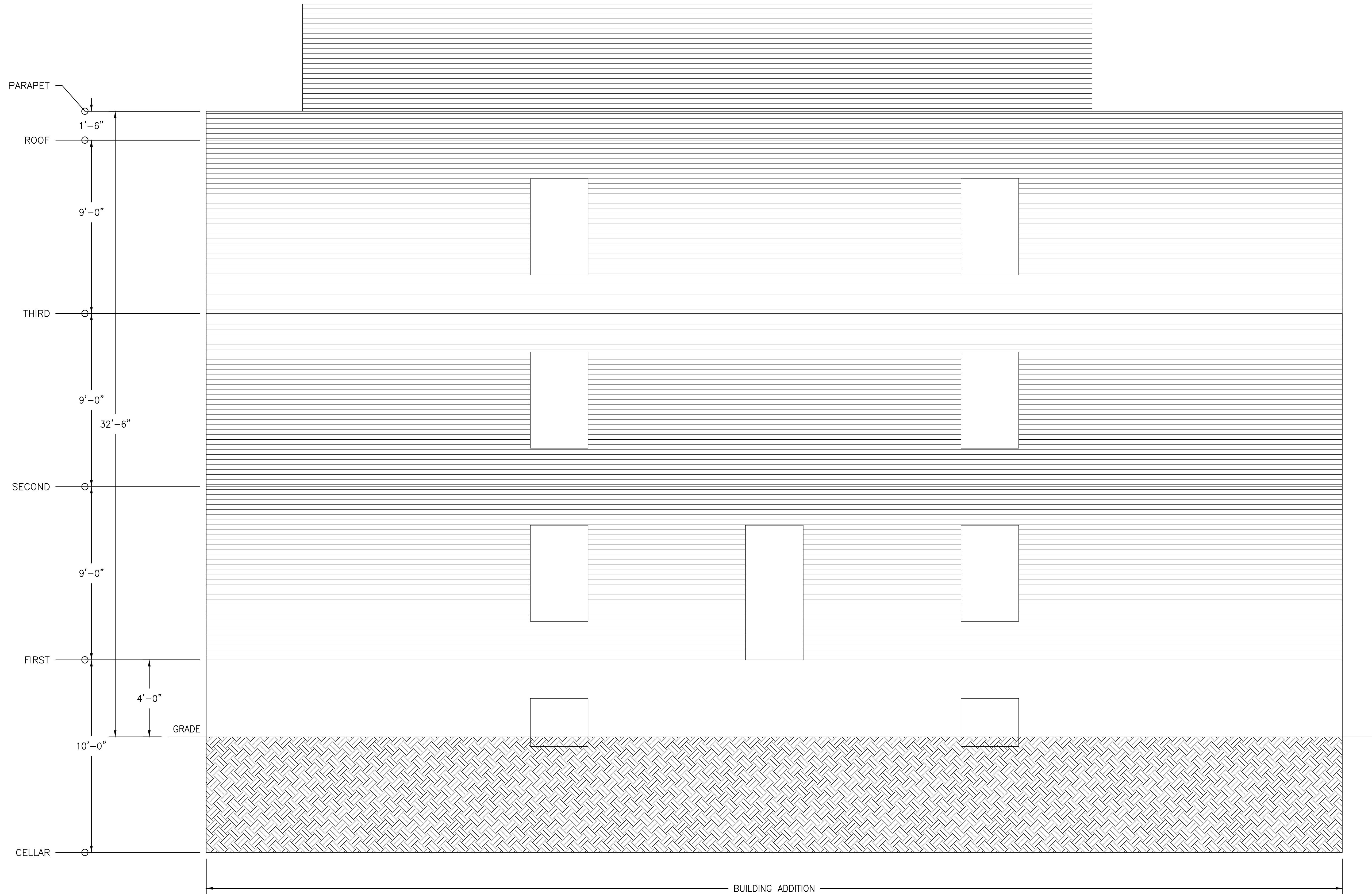
BUILDING ELEVATIONS		SHEET NO.	
DATE	JOB NO.	SCALE	NOTED
4/10/18			
DRAWN BY	CHECKED BY	J. WASTLER	
		A800	

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REV	DESCRIPTION	DATE	BY

SYSTEMATIC ENGINEERING LLC
 3803 BARN OWL LANE, GLEN ALLEN, VA 23060
 JESSE WASTLER, P.E.
 PHONE (703) 431-6809
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A BUILDING ELEVATION
3/8" = 1'-0"



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BUILDING ELEVATIONS		DATE	JOB NO.	SCALE	NOTED	CHECKED BY	J. WASTLER
		4/10/18					

SHEET NO.
A801

REV	DESCRIPTION	DATE	BY

SYSTEMATIC ENGINEERING LLC
3803 BARN OWL LANE, GLEN ALLEN, VA 23060
JESSE WASTLER, P.E.
PHONE (703) 431-6809
JWASTLER@SYSTEMATICENGINEERING.COM

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A BUILDING ELEVATION
3/8" = 1'-0"



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ADDITION
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BUILDING ELEVATIONS		SHEET NO.	
DATE	JOB NO.	SCALE	NOTED
4/10/18			
DRAWN BY	CHECKED BY	J. WASTLER	
		A802	

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3803 BARN OWL LANE, GLEN ALLEN, VA 23060
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REVISIONS	
REV	DESCRIPTION

PARAPET
 ROOF
 9'-0"
 THIRD
 7'-5 1/4"
 SECOND
 30'-6"
 9'-0"
 FIRST
 GRADE
 10'-0"
 CELLAR

1'-6"
 18'-0"
 9'-0"
 10'-0"

BUILDING ADDITION EXISTING BUILDING BUILDING ADDITION

A BUILDING ELEVATION
 3/8" = 1'-0"

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BUILDING ELEVATIONS		SHEET NO.	
DATE	JOB NO.	SCALE	NOTED
4/10/18			
DRAWN BY	CHECKED BY	J. WASTLER	
		A803	

REV	DESCRIPTION	DATE	BY