

# KRAMER RESIDENCE

1324 29TH STREET NW, WASHINGTON, DC 20007

## PROPERTY INFORMATION

OWNER: CALEB KRAMER  
ADDRESS: 3033 W LANE KYS NW  
WASHINGTON DC 20007  
LOT: 0820  
SQUARE: 1234

## BUILDING DATA

USE GROUP: RESIDENTIAL GROUP R-3  
DWELLING UNITS: 1  
CONSTRUCTION TYPE: TYPE III-B  
SPRINKLERED: NO  
SMOKE DETECTORS: YES - HARDWIRED & INTERCONNECTED WITH BATTERY BACKUP ON A DEDICATED CIRCUIT.

## ZONING DATA

GENERAL  
ZONING DISTRICT: RESIDENTIAL R-20  
WARD: 2  
ANC: 2E  
SMD: 2E06

LOT  
LOT AREA: 900 FT<sup>2</sup>  
EXISTING BUILDING AREA: 680 FT<sup>2</sup>  
PROPOSED BUILDING AREA: NO CHANGE  
MAXIMUM LOT OCCUPANCY: 60%  
EXISTING LOT OCCUPANCY: 76%  
PROPOSED LOT OCCUPANCY: NO CHANGE

BUILDING  
MAXIMUM HEIGHT: 35 FT  
EXISTING HEIGHT: 28 FT  
PROPOSED HEIGHT: NO CHANGE  
MAXIMUM STORIES: 3  
EXISTING STORIES: 2 + CELLAR  
PROPOSED STORIES: NO CHANGE

FLOOR AREA  
EXISTING CELLAR: 455 FT<sup>2</sup>  
PROPOSED CELLAR: 492 FT<sup>2</sup>  
EXISTING FIRST FLOOR: 651 FT<sup>2</sup>  
PROPOSED FIRST FLOOR: 680 FT<sup>2</sup>  
EXISTING SECOND FLOOR: 680 FT<sup>2</sup>  
PROPOSED SECOND FLOOR: NO CHANGE

SETBACKS  
MINIMUM FRONT YARD SETBACK: CONSISTENT WITH AT LEAST ONE ADJACENT PROPERTY  
EXISTING FRONT YARD SETBACK: 0 FT  
PROPOSED FRONT YARD SETBACK: NO CHANGE  
MINIMUM REAR YARD SETBACK: 20.0 FT  
EXISTING REAR YARD SETBACK: 7.9 FT  
PROPOSED REAR YARD SETBACK: NO CHANGE  
MINIMUM SIDE YARD SETBACK: 5.0 FT, IF PROVIDED  
EXISTING NORTH: 0 FT  
PROPOSED NORTH: NO CHANGE  
EXISTING SOUTH: 3.9 FT / 6.4 FT  
PROPOSED SOUTH: NO CHANGE

PERVIOUS SURFACE  
MINIMUM PERVIOUS SURFACE: N/A, NO CHANGE TO LOT OCCUPANCY  
EXISTING PERVIOUS SURFACE: 3% (25 FT<sup>2</sup>)  
PROPOSED PERVIOUS SURFACE: NO CHANGE

## CONSULTANTS

ARCHITECT  
OVERMYER ARCHITECTS  
CONTACT: LAURA ROWLAND  
3213 P STREET NW  
WASHINGTON, DC 20007  
(202) 333-5596 x102  
laura@overmyerarchitects.com

## SCOPE OF WORK

- INTERIOR REMODELING OF EXISTING KITCHEN, BATHS, AND CELLAR. ADD NEW BATH ON SECOND FLOOR.
- ENCLOSE EXISTING COVERED PORCH AT REAR OF BUILDING.

## APPLICABLE CODES

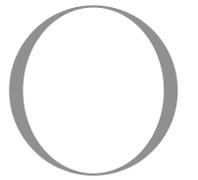
2017 DC CONSTRUCTION CODES:  
DC BUILDING CODE SUPPLEMENT - DCMR TITLE 12, SECTIONS A-M  
2015 ICC INTERNATIONAL RESIDENTIAL CODE  
2015 ICC EXISTING BUILDING CODE  
2015 ICC FUEL GAS CODE  
2014 NATIONAL ELECTRICAL CODE  
2015 ICC MECHANICAL CODE  
2015 ICC PLUMBING CODE  
2015 ICC ENERGY CONSERVATION CODE

## SHEET INDEX

0001 COVER SHEET  
A101 SITE PLAN  
A102 CELLAR & FIRST FLOOR PLANS  
A103 SECOND FLOOR & ROOF PLANS  
A201 WEST & SOUTH ELEVATIONS  
PHOTO-1 PHOTOS OF BUILDING EXTERIOR



1 VICINITY MAP  
0001 NOT TO SCALE



OVERMYER  
ARCHITECTS

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FOR CONCEPT REVIEW BY  
THE OLD GEORGETOWN BOARD  
NOT FOR CONSTRUCTION

RENOVATION TO THE

**KRAMER  
RESIDENCE**

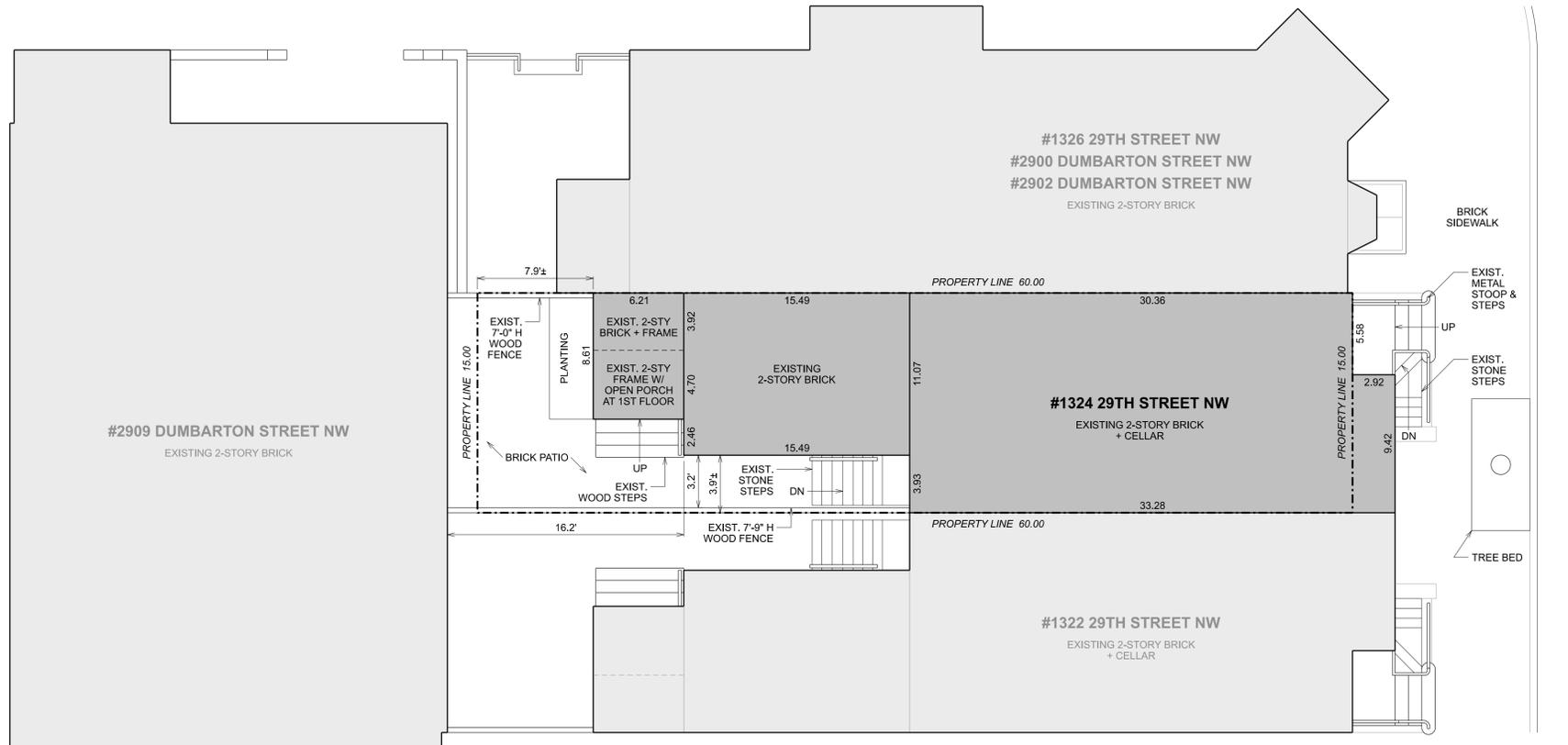
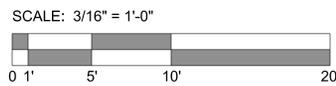
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WASHINGTON, DC 20007

LOT: 0820 SQUARE: 1234

COVER SHEET

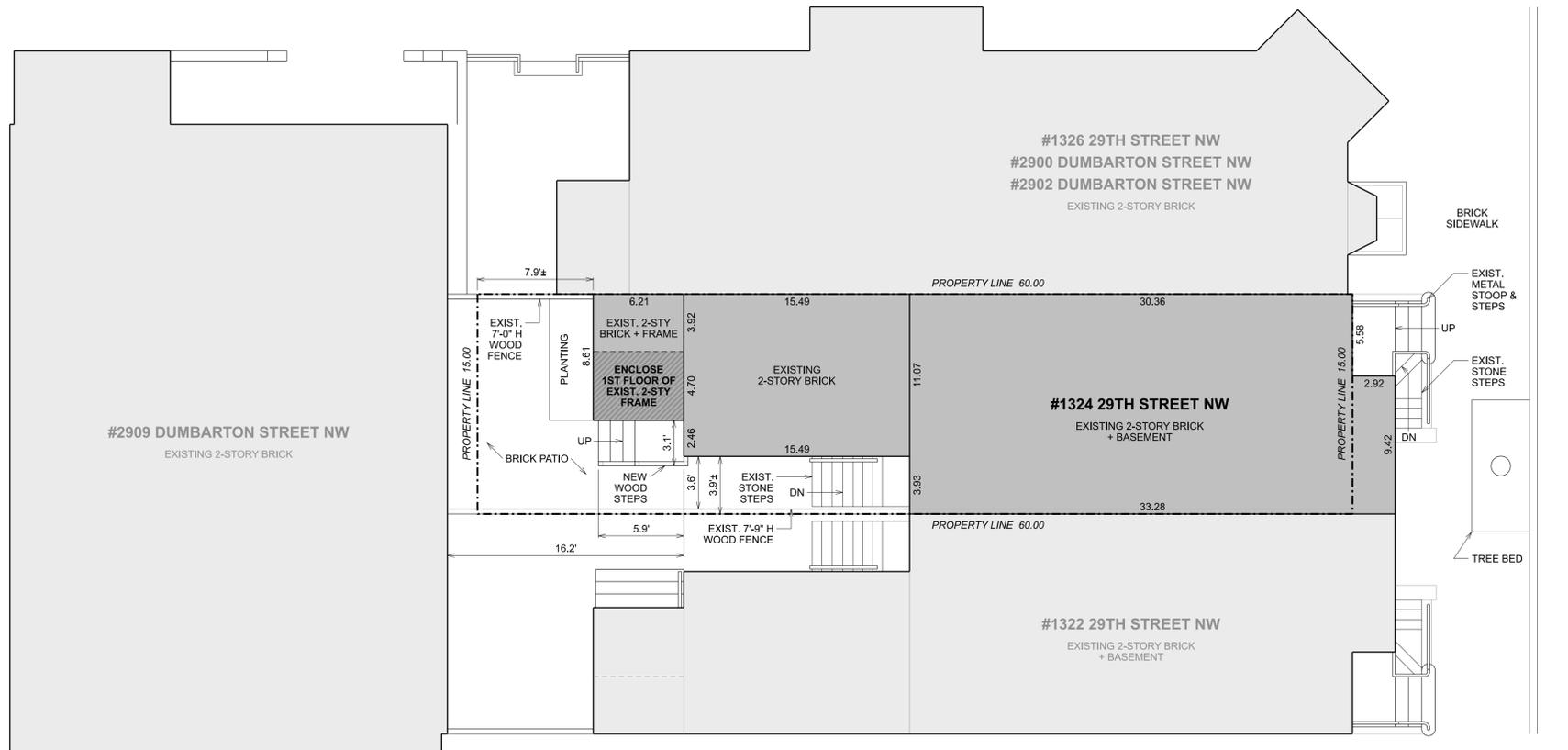
0001

DATE: 02-09-2023



**1** EXISTING SITE PLAN  
A101 SCALE: 3/16" = 1'-0"

EXISTING BUILDING AREA



**2** PROPOSED SITE PLAN  
A101 SCALE: 3/16" = 1'-0"

PROPOSED ADDITIONAL FLOOR AREA

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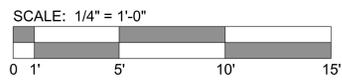
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SITE PLAN

**A101**

DATE: 02-09-2023

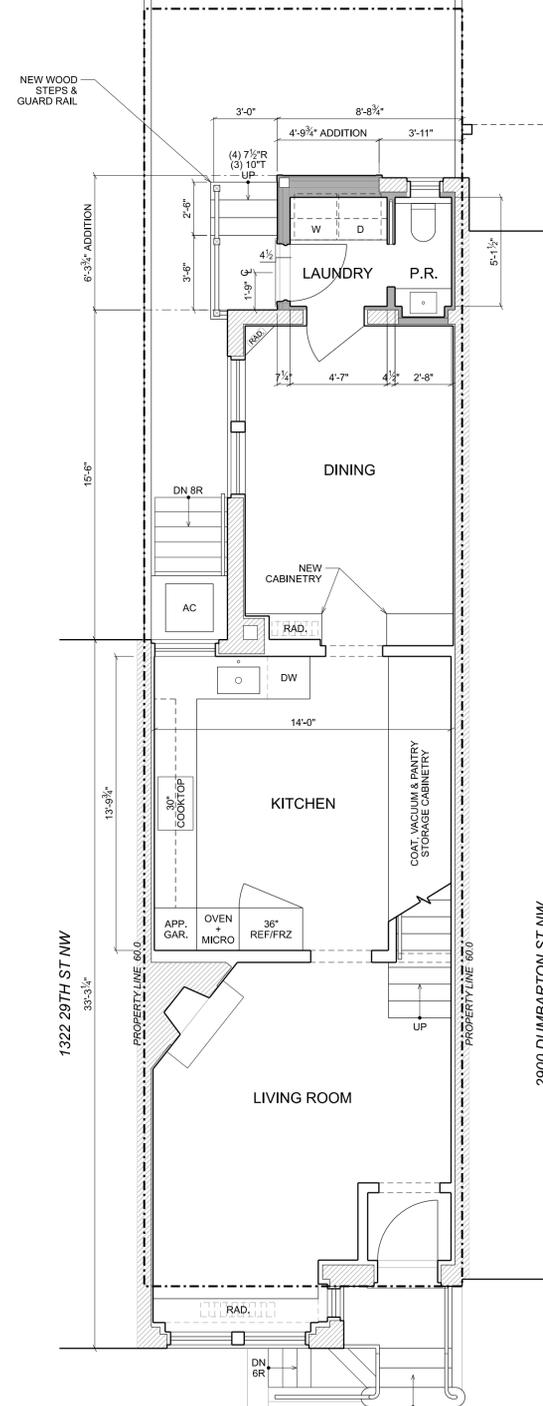
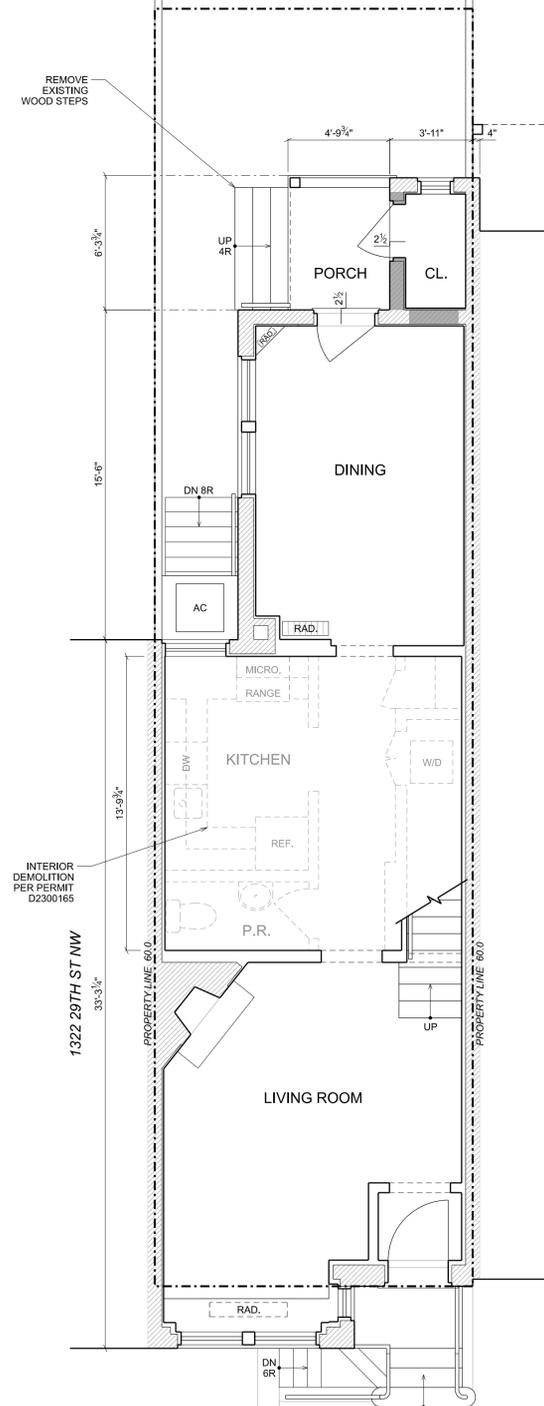
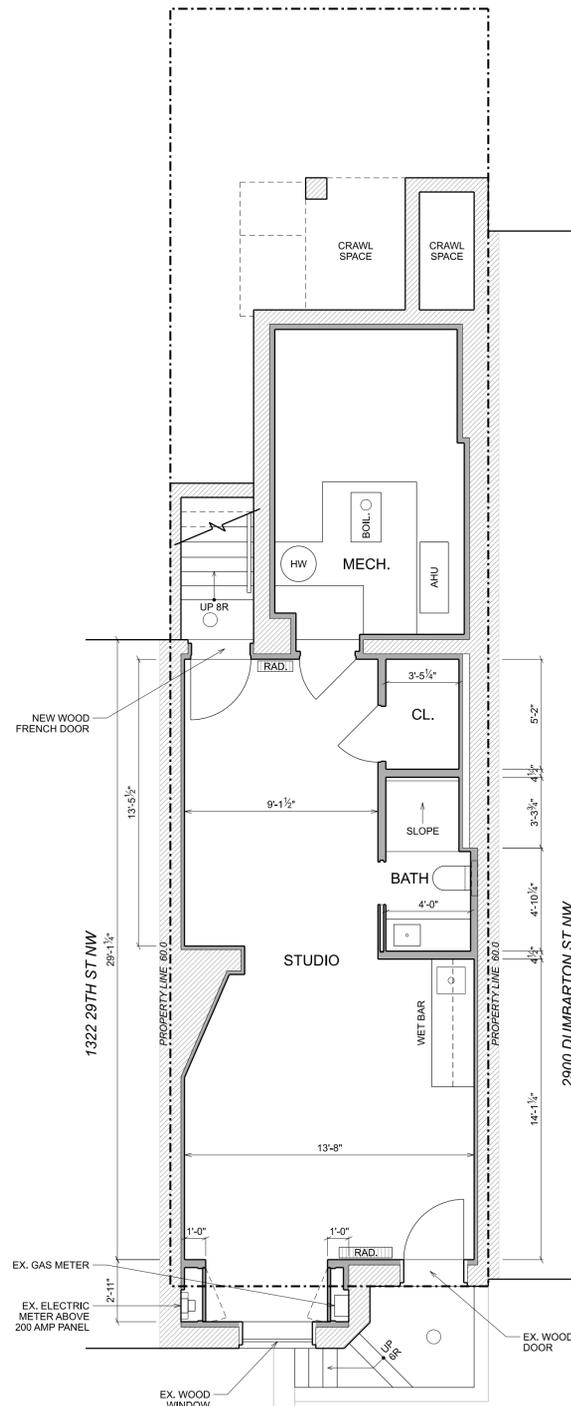
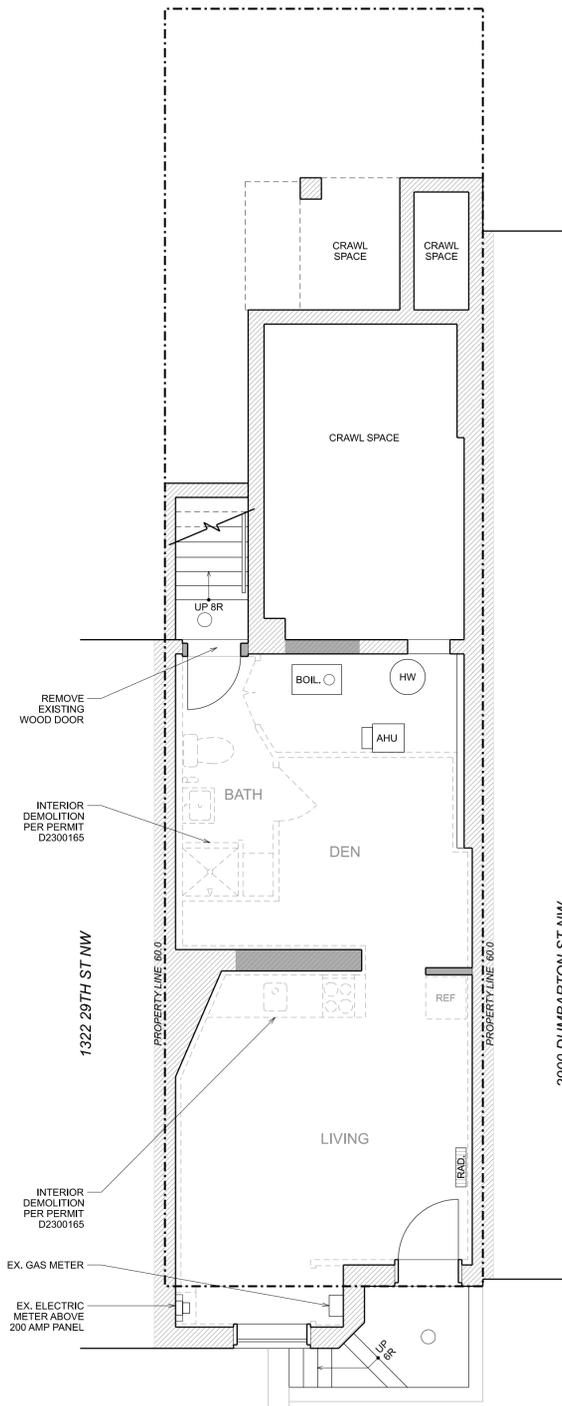


2908 DUMBARTON ST NW

2908 DUMBARTON ST NW

2908 DUMBARTON ST NW

2908 DUMBARTON ST NW



**EXISTING CELLAR PLAN**

SCALE: 1/4" = 1'-0"

**PROPOSED CELLAR PLAN**

SCALE: 1/4" = 1'-0"

**EXISTING FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

DEMOLITION PER THIS PERMIT

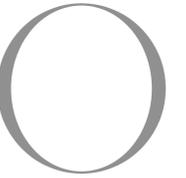
INTERIOR DEMOLITION PER PERMIT D2300165

NEW CONSTRUCTION

DEMOLITION PER THIS PERMIT

INTERIOR DEMOLITION PER PERMIT D2300165

NEW CONSTRUCTION



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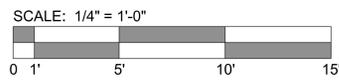
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CELLAR &  
FIRST FLOOR  
PLANS

**A102**

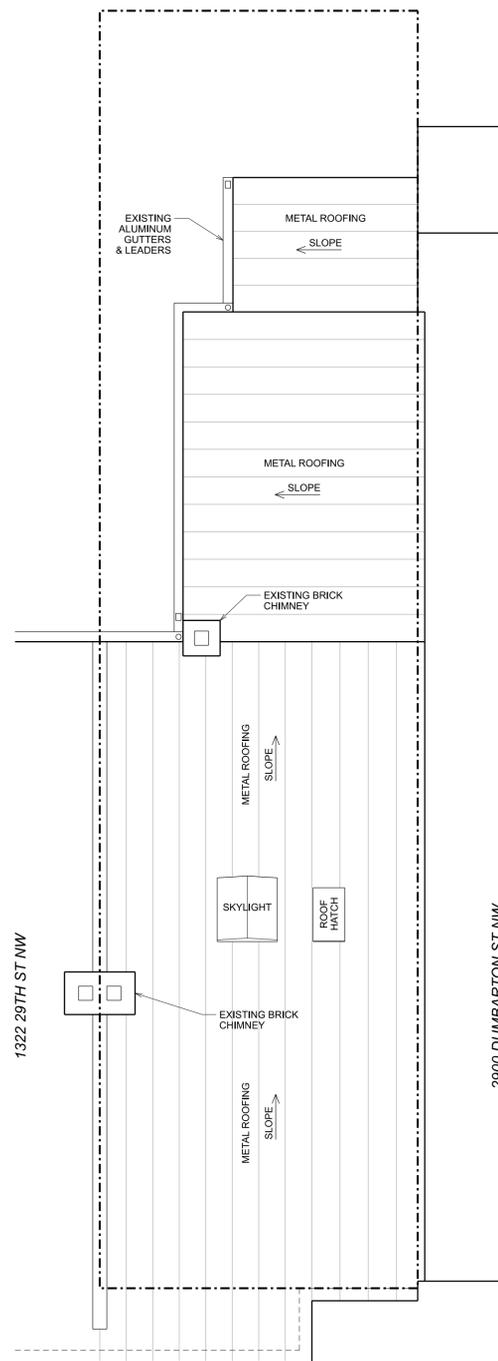
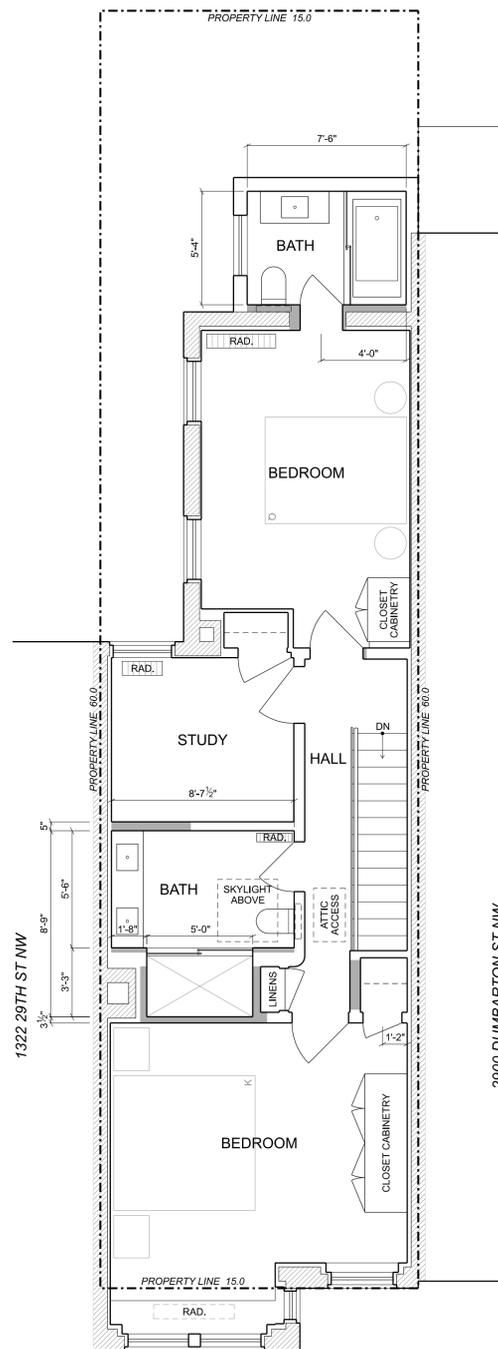
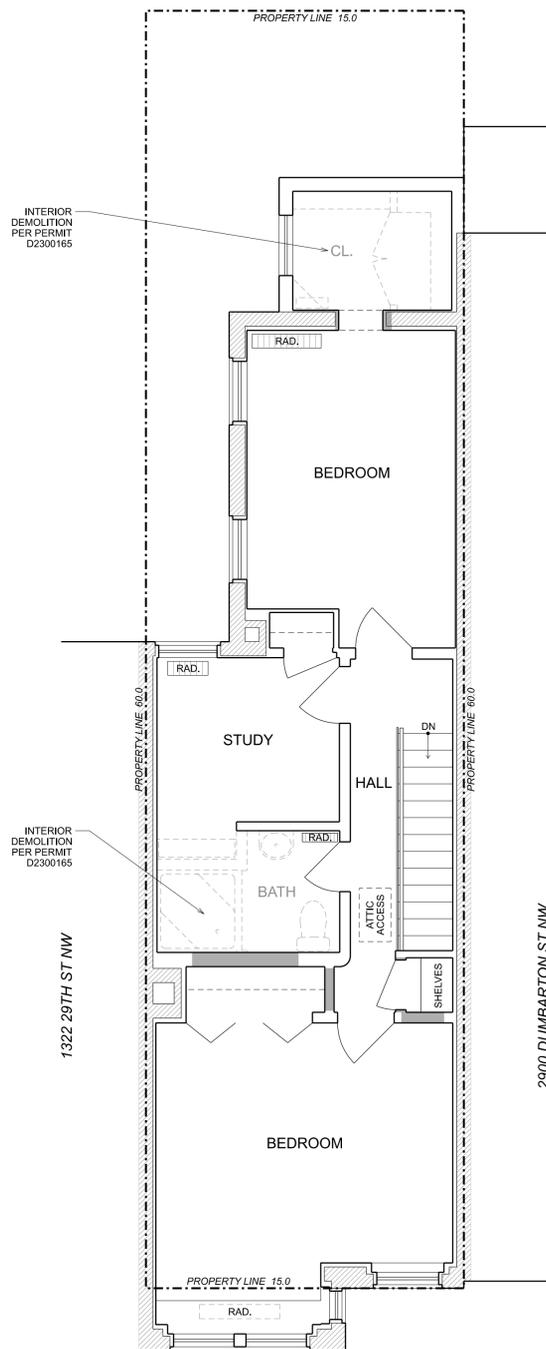
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2908 DUMBARTON ST NW

2908 DUMBARTON ST NW

2908 DUMBARTON ST NW



NO CHANGE TO EXISTING

1  
A103  
**EXISTING SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

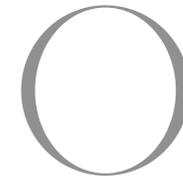
2  
A103  
**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

3  
A103  
**EXISTING ROOF PLAN**  
SCALE: 1/4" = 1'-0"

4  
A103  
**PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"

DEMOLITION PER THIS PERMIT  
INTERIOR DEMOLITION PER PERMIT D2300165

NEW CONSTRUCTION



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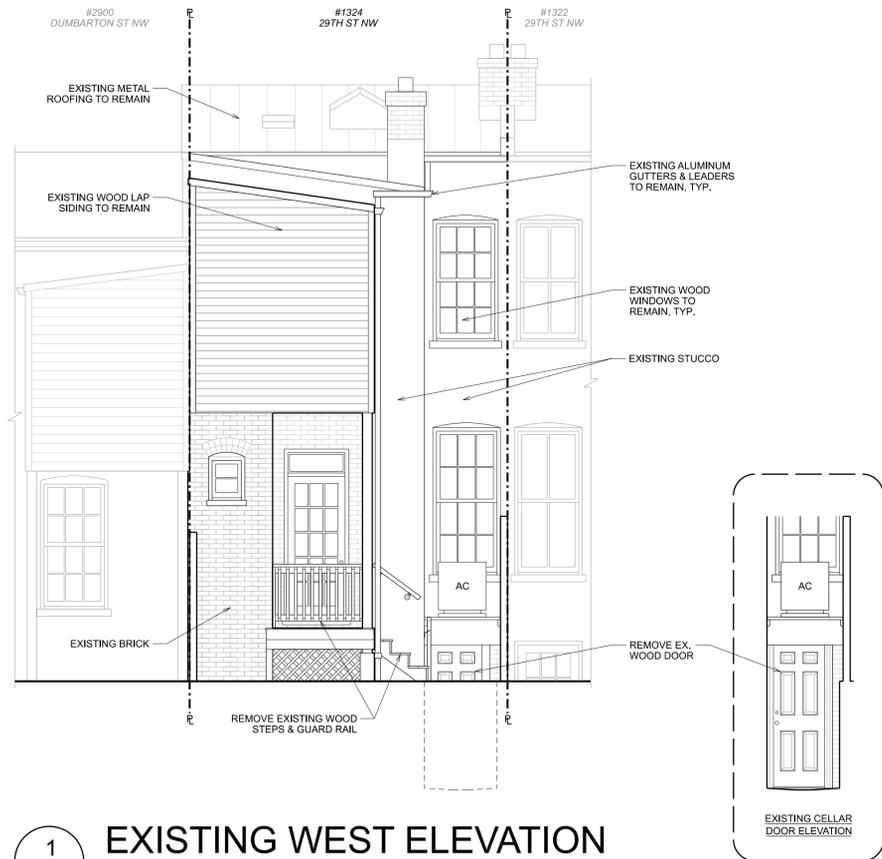
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SECOND FLOOR  
& ROOF PLANS

**A103**

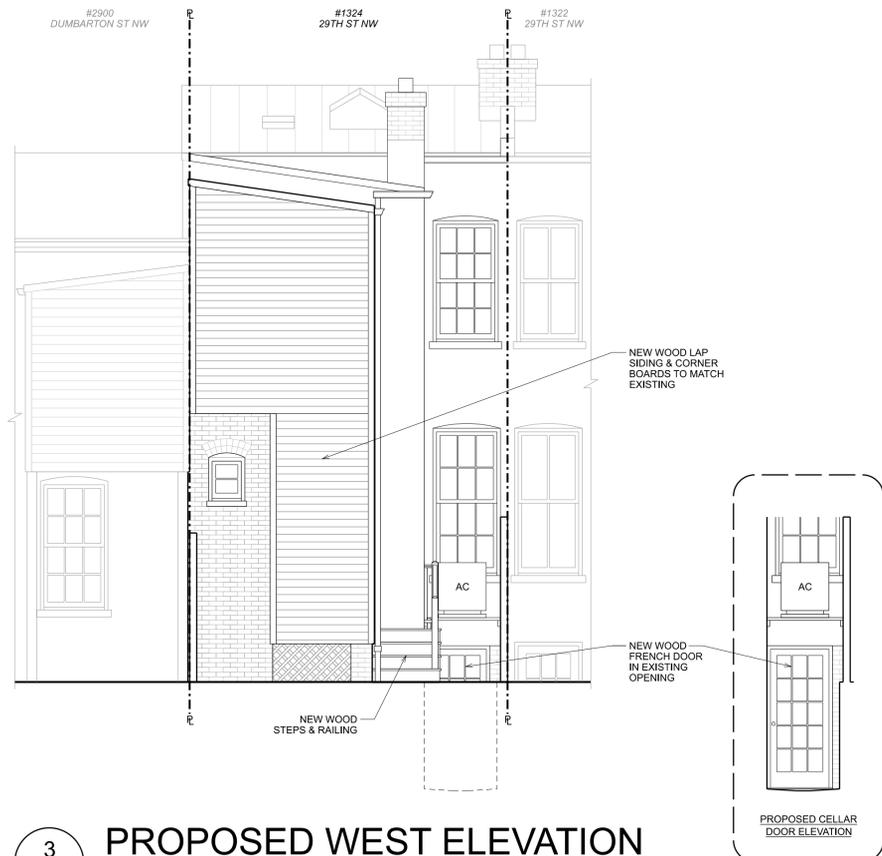
DATE: 02-09-2023



**1** EXISTING WEST ELEVATION  
A201 SCALE: 1/4" = 1'-0"



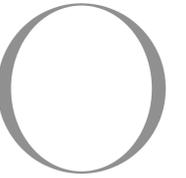
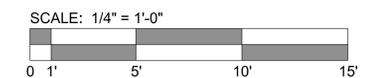
**2** EXISTING SOUTH ELEVATION  
A201 SCALE: 1/4" = 1'-0"



**3** PROPOSED WEST ELEVATION  
A201 SCALE: 1/4" = 1'-0"



**4** PROPOSED SOUTH ELEVATION  
A201 SCALE: 1/4" = 1'-0"



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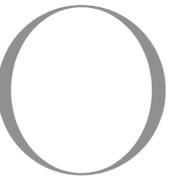
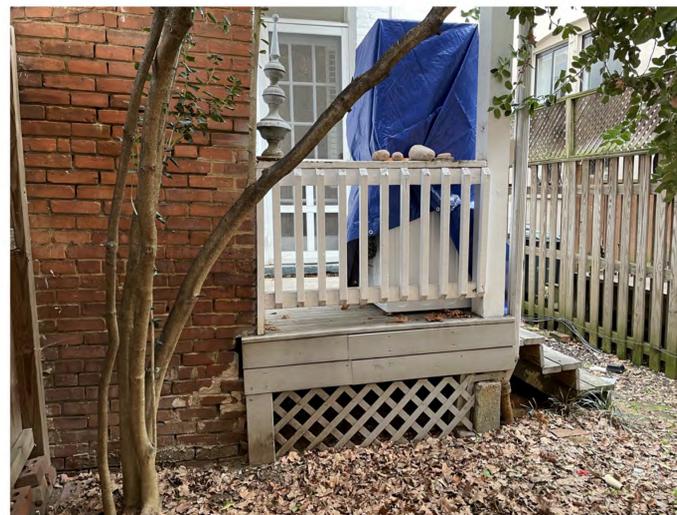
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WEST & SOUTH  
ELEVATIONS

**A201**

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PHOTOS OF  
BUILDING EXTERIOR

**PHOTO-1**

DATE: 02-15-2023