



**eCasa**



**Developer**  
 Mi Casa  
 6230 3rd Street, NE  
 Suite 2  
 Washington, DC 20011

**Architect**  
 Inscap Publico (schematic design)  
 Inscap Studio (architect of record)  
 1353 U Street, NW, Second Floor  
 Washington, DC 20009

**Site Description**

Kramer Street, NE  
 Washington, DC 20002

Square 4540  
 Lots 86, 222-233, 825-828  
 Ward 6, ANC 6A

Existing: 17 lots, average 612 sf per lot  
 Proposed: 6 lots (2 units per lot); 1,734 sf per lot  
 Total Site Area: 10,404 sf

**Zoning Information**

DCMR Title 11 Zoning Regulations

Zone District R-4

Height of Bldg. (400.1) Max. Height: 35'-0" Proposed Height: 23'-2"  
 Max. Stories: 3 Proposed Stories: 2

Lot Size (2604.3) Min. Area: 1,500 sf Proposed Area: 1,734 sf  
 Min. Width: 18'-0" Proposed Width: 34'-8"

Floor Area Ratio (402.4) None prescribed

Lot Occupancy (403.2) Max. Allowable: 60% 1,040 sf  
 Proposed: 62% 1,075 sf  
 (407.1) Requires relief of 2%  
 Seeking a determination from the Zoning Administrator

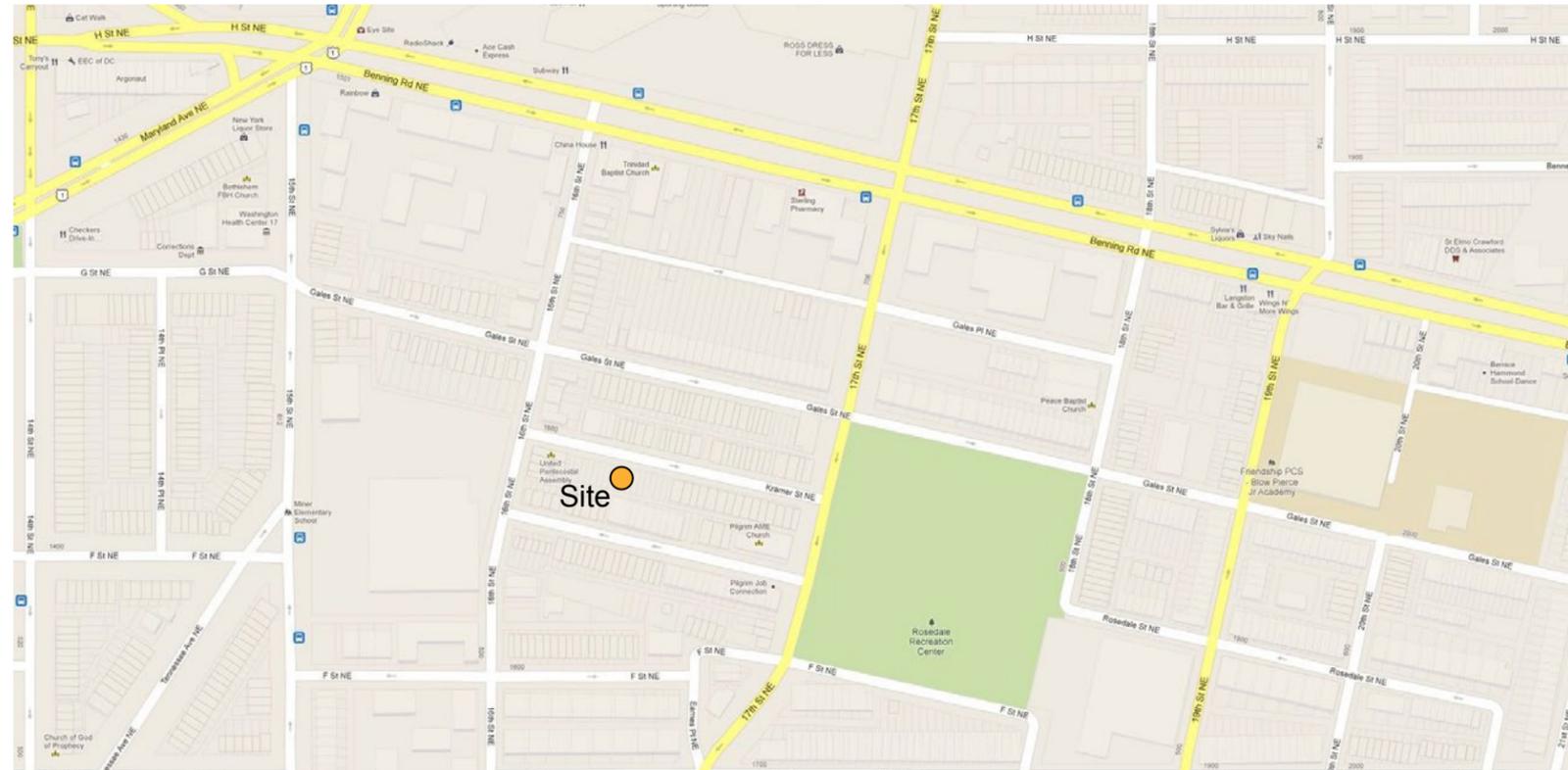
Setbacks (405.6) Front: None Required Proposed: None  
 (404.1) Side: None Required Proposed: None  
 Rear: Min. 20'-0" Proposed: 19'-0"  
 (407.1) Requires relief of 1 ft which is 5% of 20 ft  
 Seeking a determination from the Zoning Administrator

Parking (2101.1) Required: Flat: 1 space per 2 dwelling units  
 12 units = 6 spaces at 9'x19'  
 Proposed: 12 Spaces at 9'x19'

Building Area 1,075 sf per unit, 2 units per lot = 2,150 sf per lot  
 6 lots = total of 12,900 sf

**Building Code**

2012 International Construction Codes, as modified by the  
 2013 DCMR-12 Construction Codes Supplements



Site Location

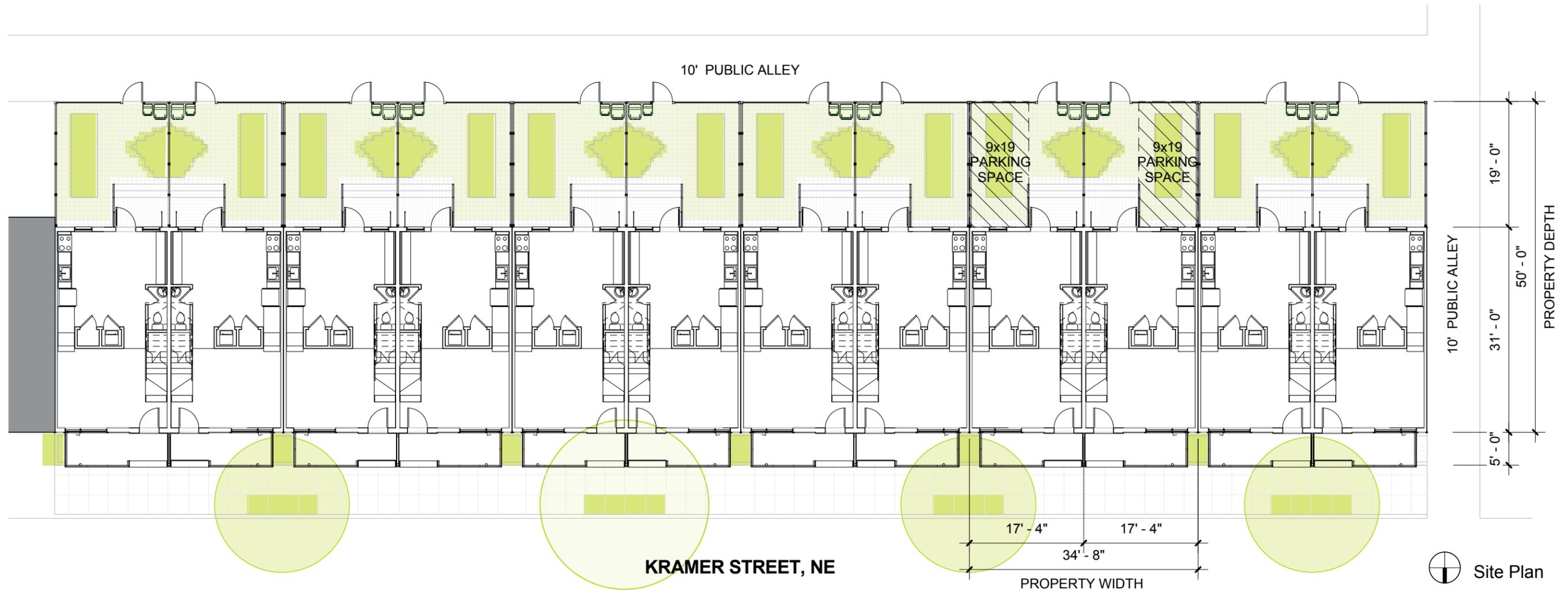


Aerial Image

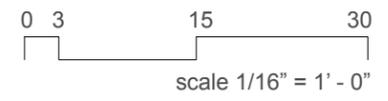


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Site Elevation

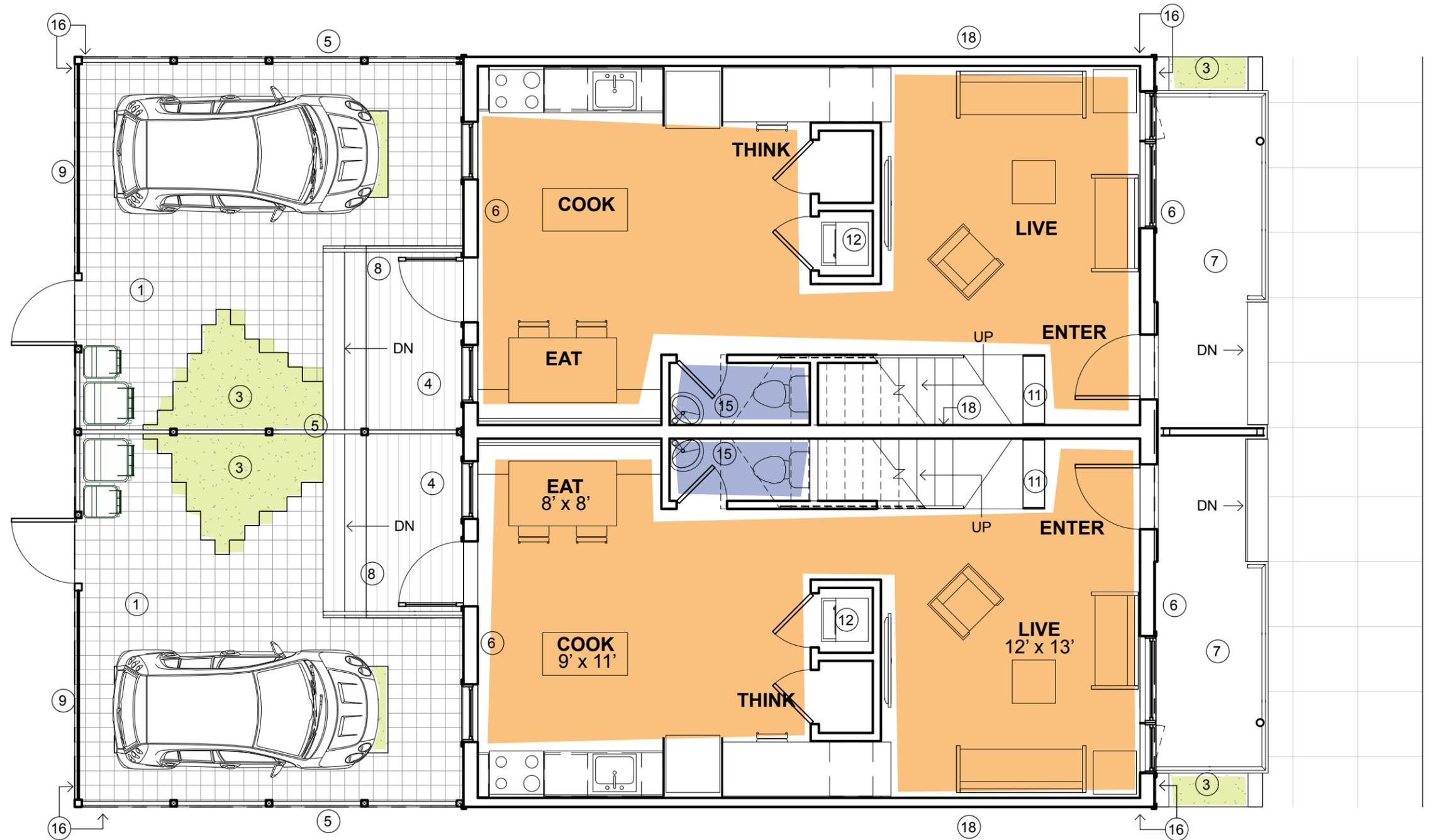


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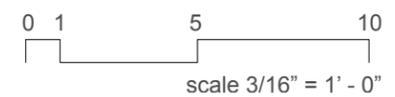
ALLEY

KRAMER STREET



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|---|--|--|
| 1. PERVIOUS PAVERS                            | 7. FRONT PORCH ON PUBLIC SPACE         | 13. HIGH CEILING AT MASTER BEDROOM                             |
| 2. PHOTOVOLTAIC PANELS                        | 8. WOOD DECK & STEPS                   | 14. STORAGE IN ATTIC SPACE ABOVE BATHROOM/CLOSET               |
| 3. GARDEN                                     | 9. ROLL-UP GARAGE DOOR                 | 15. POWDER ROOM  |
| 4. RAIN BARREL UNDER DECK                     | 10. LINEN CLOSET                       | 16. PROPERTY LINE  |
| 5. FENCE                                      | 11. FLOOR TO CEILING ENTRANCE SHELVING | 17. BUILT IN DESK/ BED   |
| 6. SEE TYPICAL DETAILS FOR EXTERIOR WALL INFO | 12. WASHER/ DRYER                      | 18. 2x6 WALL BETW. UNITS, 2-HR 2x4 WALL AT SIDE PROPERTY LINES |

- PUBLIC
- PRIVATE
- UTILITIES



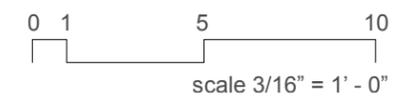
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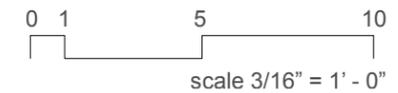
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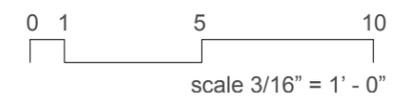


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|--|-------------------------------|
| 1. CEMENTITIOUS STUCCO                     | 7. METAL RAIL                 |
| 2. HARDI SIDING                            | 8. STEEL COLUMN               |
| 3. INTUS "ARCADE" LINE WINDOWS & REAR DOOR | 9. SUN SCREEN                 |
| 4. METAL CANOPY                            | 10. REAR DECK                 |
| 5. CONCRETE PORCH                          | 11. DIVIDING WALL             |
| 6. WOOD DOOR                               | 12. SOLAR PHOTOVOLTAIC PANELS |

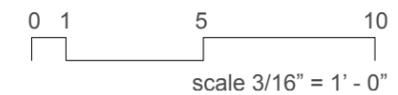


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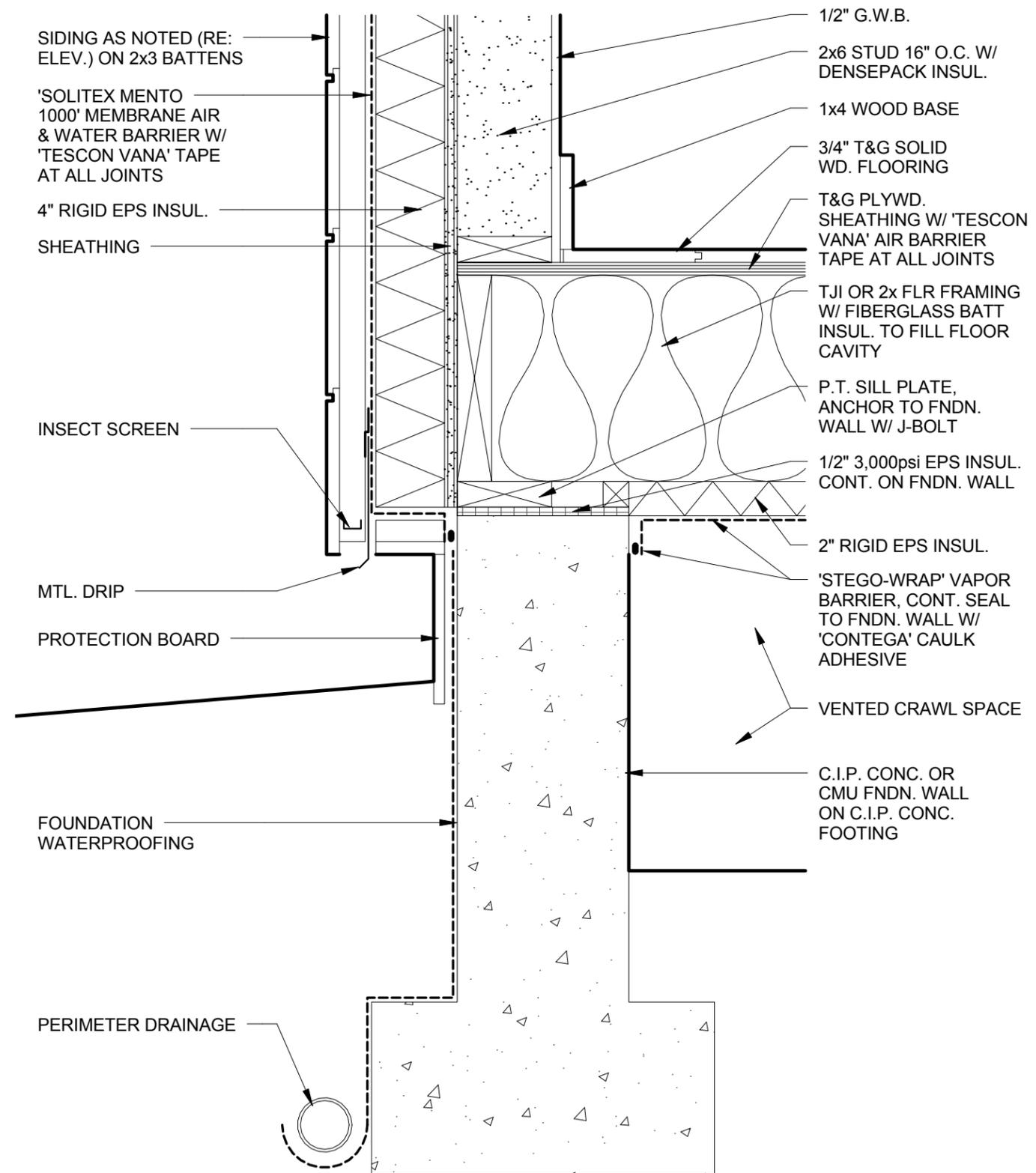




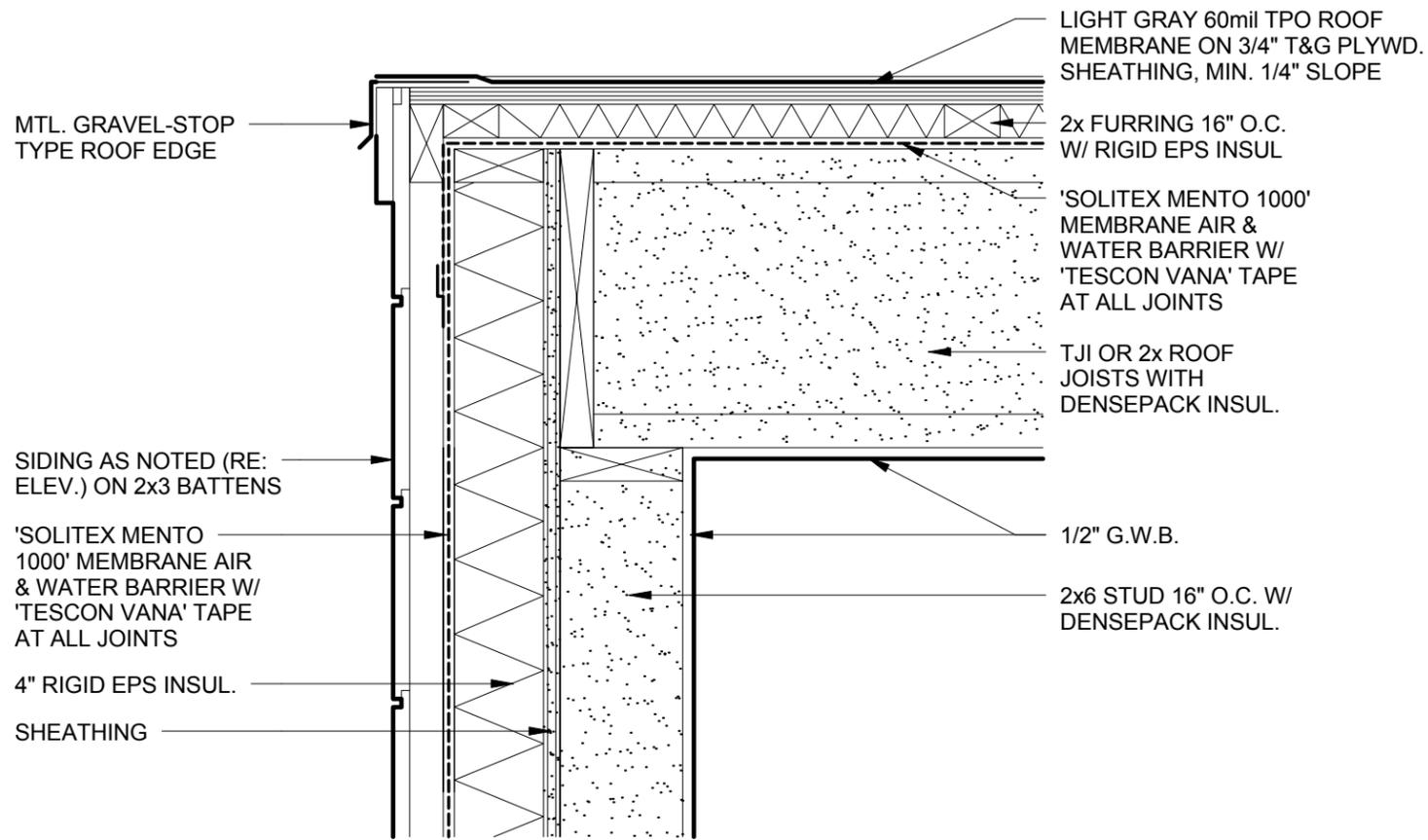
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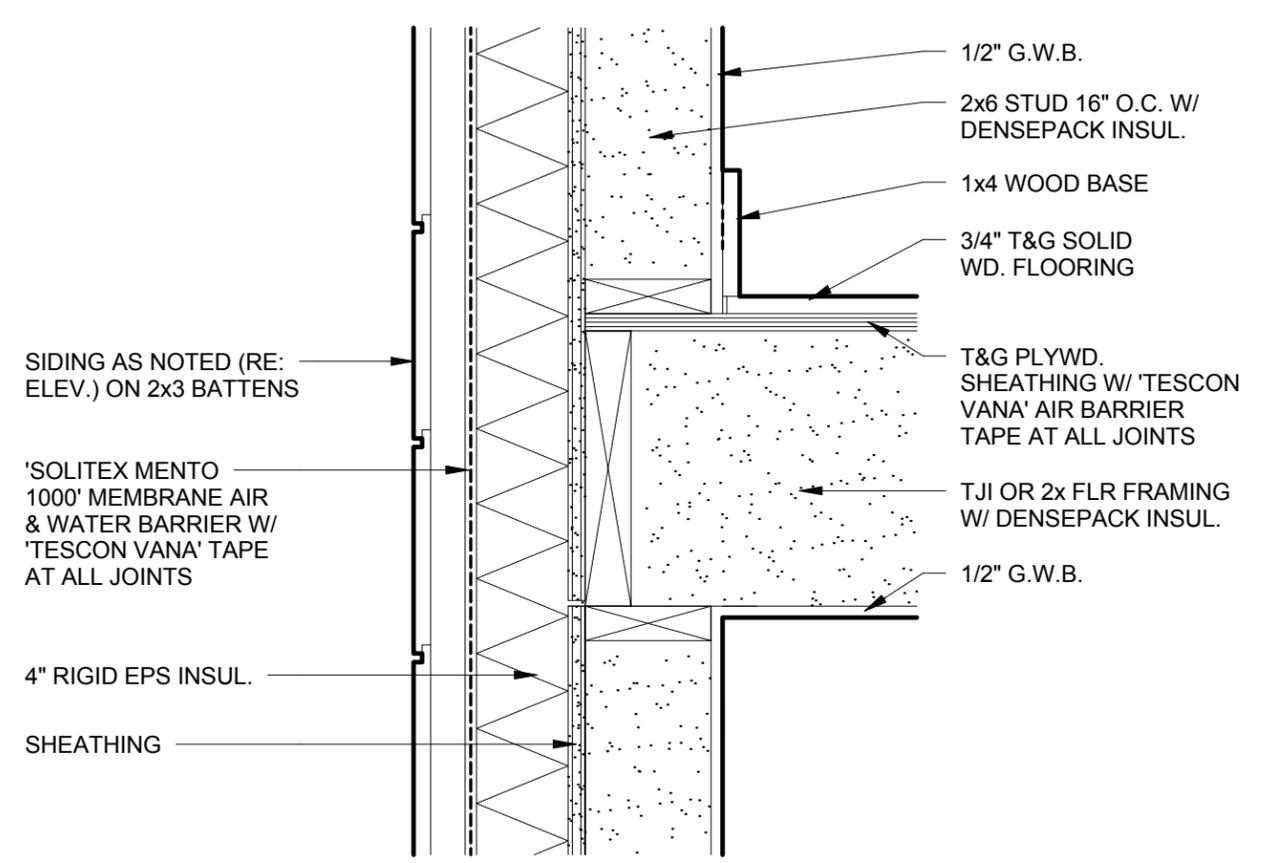
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Wall / Floor / Crawl Space  
 scale 1-1/2" = 1' - 0"



Wall Roof Intersection  
scale 1-1/2" = 1' - 0"



Wall Floor Intersection  
scale 1-1/2" = 1' - 0"





