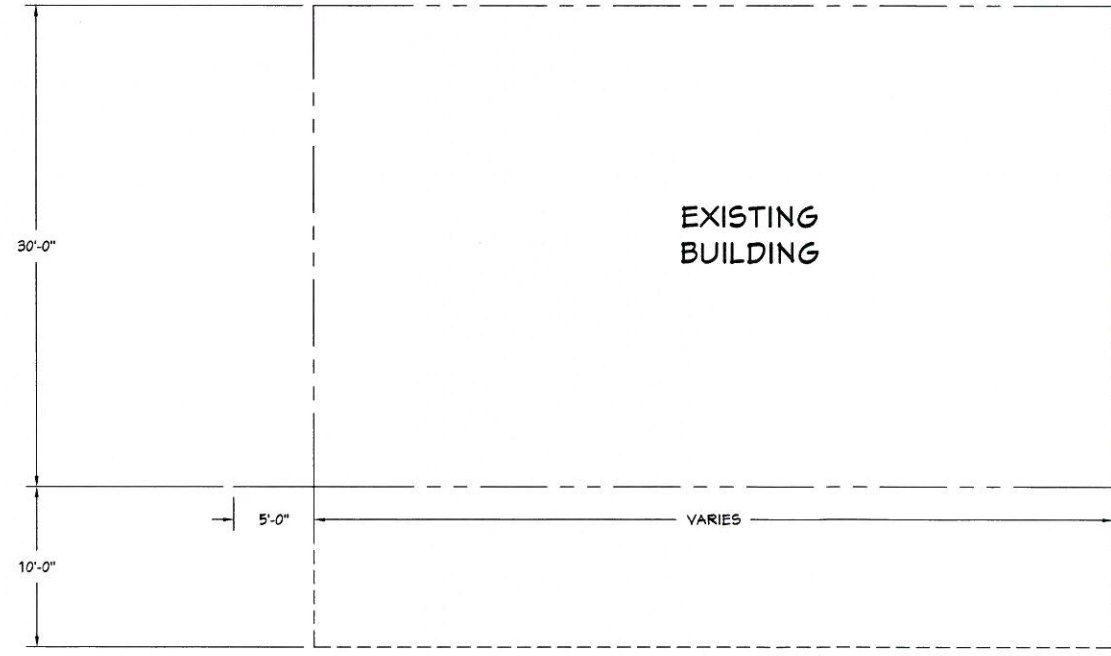


SITE PLAN
NOT TO SCALE

- SCOPE OF WORK:**
1. CONSTRUCT A NEW 3 STORY + CELLAR + MEZZANINE RESIDENTIAL MULTI-FAMILY STRUCTURE ADDITION TO THE EXISTING RESIDENTIAL MULTI-FAMILY STRUCTURE.
 2. CONSTRUCT AN ENCLOSED AND CONDITIONED MEANINGFUL CONNECTION BETWEEN THE NEW BUILDING AND EXISTING BUILDING.
 3. CONSTRUCT A 10-FOOT WIDE OPEN COURT BETWEEN THE NEW BUILDING AND EXISTING BUILDING WITH STRUCTURAL WALLS ADJACENT TO THE COURTYARD.
 4. CONSTRUCT 10 NEW PARKING SPACES AT THE REAR OF THE NEW BUILDING ADDITION.

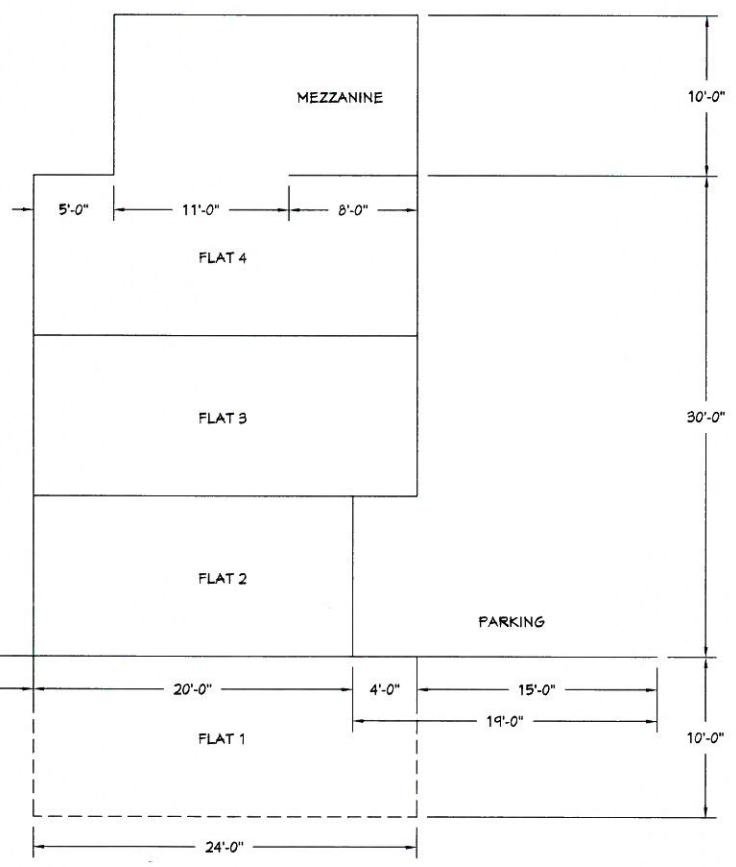


EXISTING BUILDING W/4-LEVEL FLATS ELEVATION
3/16" = 1'-0"

ZONING DATA SUMMARY	
ADDRESS	4016 S CAPITOL STREET SE
SQUARE	6170
LOT	55
DISTRICT	MIXED-USE
MAX LOT OCCUPANCY	75%
MAXIMUM HEIGHT	50 FT.
REAR YARD SET BACK	15 FT.
MAXIMUM FLOOR AREA RATIO	3



ZONING MAP
NOT TO SCALE



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PROJECT
NEW TENANT FLATS
4016 SOUTH CAPITOL STREET WASHINGTON DC

PDRM DOCUMENT		SHEET NO.	
DATE	JOB NO.	SCALE	NOTED
11/14/2011			
DRAWN BY	CHECKED BY		
JWASTLER			

REVISIONS		DATE	BY
REV	DESCRIPTION		