

APPLICABLE BUILDING CODES

2008 DC CONSTRUCTION CODES SUPPLEMENT (DCMR 12) WHICH AMENDS THE FOLLOWING:
2006 ICC INTERNATIONAL BUILDING CODE
2006 ICC INTERNATIONAL BUILDING CODE (DCMR 12A)
2006 ICC INTERNATIONAL RESIDNETIAL CODE (DCMR 12B)
2006 ICC WITH 1998 ICC A117.1
2008 TITLE 11 DCMR ZONING REGULATIONS

ENERGY CONSERVATION

THE FOLLOWING PROVISIONS FOR THERMAL RESISTANCE MEET OR EXCEED THE REQUIREMENTS STIPULATED THE DISTRICT OF COLUMBIA RESIDENTIAL ENERGY CODE (DCMR 12)

INSULATION
FRAME WALLS R=16
GLAZING U=0.40
AIR INFILTRATION
-WINDOWS: NOT TO EXCEED 0.5 CFM OF SASH CRACK.
-SWING DOORS: NOT TO EXCEED 1.25 CFM/SF OF DOOR AREA. PROVIDE 1” FIBERGLASS SILL SEALER BETWEEN FOUNDATION AND WALL AND SILL PLATES.
-FILL CONSTRUCTION (ELECTRICAL AND PLUMBING) HOLES, CRACKS, LOOSE JOINTS AND SPACES IN ROUGH FRAMING AND ROUGH MASONRY WITH APPROVED FROM SEALER OR SIMILAR SEALANT.

BUILDING CODE INFORMATION

- 1. BUILDING USE GROUP (IBC 310.1): R-4
- 2. CONSTRUCTION TYPE (IBC CHAPTER 6): V-B (TABLE 601)

ZONING INFORMATION

LOT AREA = 1067 SQ. FT.
EXISTING LOT COVERAGE = 756 SQ FT
PROPOSED LOT COVERAGE = 926 SQ FT

ITEMS	DCMR11	REQ'D/ALLOWED	EXISTING	PROPOSED
LOT AREA	401.3	1800 sq. ft.	1067 sq. ft.	NO CHANGE
LOT OCCUPANCY	403.2	60%	70.9%	86.8% (+15.9%)
MAXIMUM BUILDING HEIGHT	400.1	40’	32’	NO CHANGE
MAXIMUM NO. OF STORIES	400.1	3	2+BASEMENT	NO CHANGE
REAR YARD	404.1	20’	12’-6”	NO CHANGE
SIDE YARD	405.9	0’	0’	NO CHANGE
NO. PARKING SPACES REQ	2101.1	NONE	NONE	NO CHANGE

CHOHARIS IMPROVEMENTS PHASE 1

REAR STAIR AND PARKING

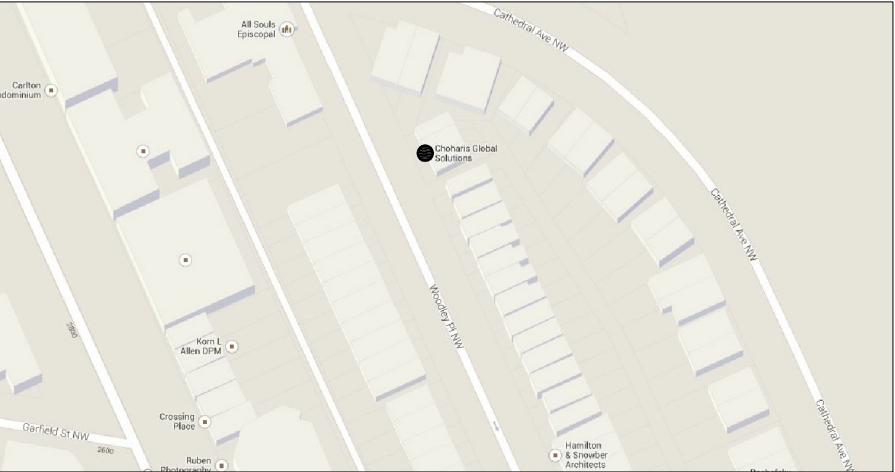
SCOPE OF WORK INCLUDES EXTERIOR WOOD STAIR FROM FIRST FLOOR TO GRADE, PROPERTY FENCE AND RESURFACING THE PARKING PAD

PROJECT DATA

2771 WOODLEY PLACE, NW
WASHINGTON, DC 20008
LOT: 87
SQUARE: 2206
ZONING DISTRICT: R-4
FLOORS: 2+BASEMENT+ATTIC
CONSTRUCTION (EXISTING): MASONRY AND WOOD
CONSTRUCTION (PROPOSED): WOOD (STAIRS)
DESCRIPTION: EXTERIOR STAIR AND PARKING PAD

LOCATION MAP

2771 WOODLEY PLACE NW



DRAWING LIST

NUMBER	TITLE	SCALE
G 100	PROJECT INFORMATION	NTS
L 100	SITE PLAN	1/8" = 1'-0"
A 100	GROUND FLOOR PLAN	1/4"=1'-0"
A 101	1ST FLOOR PLAN	1/4"=1'-0"
A 200	REAR ELEVATION	1/4"=1'-0"

FOWLKES FS STUDIO

1711 Connecticut Ave NW
#204B
Washington, DC 20009
202 758-5518

builder:

FOR AREA VARIANCE

project name:
CHOHARIS IMPROVEMENTS

2771 Woodley Place NW
Washington, DC 20008

date:
8 July 2014

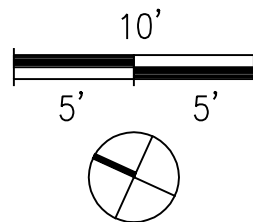
owner:
Owner:

Peter Choharis
2771 Woodley Place NW
Washington, DC 20008

scale:
NTS

title:
COVER & ZONING INFORMATION

number:
Board of Zoning Adjustment
District of Columbia
CASE NO. 18849
EXHIBIT NO.3
G 100



NEW PRESSURE-TREATED DECK STRUCTURE
AND RAILINGS W/ TREX DECKING MATERIAL

15' PUBLIC ALLEY
13'-11 1/2"

13'-8"

DN

CONCRETE PARKING PAD BELOW

13'-7 3/8"

2773 WOODLEY
PLACE
LOT 88

53'-0"

2771 WOODLEY PLACE
SQ 2206 LOT 87

EXIST 2-STORY MASONRY +
WOOD STRUCTURE W/
BASEMENT AND ATTIC

2769 WOODLEY
PLACE
LOT 86

53'-0"

15' PUBLIC ALLEY

EXISTING WOOD BALCONY
AND STEPS

DN

16'-6"

WOODLEY PLACE, N.W.

FOWLKES **STUDIO** **FS**

1711 Connecticut Ave NW
#204B
Washington, DC 20009
202 758-5518

builder:

FOR AREA VARIANCE

project name:

**CHOHARIS
IMPROVEMENTS**

2771 Woodley Place NW
Washington, DC 20008

date:

8 July 2014

owner:

Owner:

Peter Choharis
2771 Woodley Place NW
Washington, DC 20008

scale:

1/8"=1'-0"

title:

SITE PLAN

number:

L 101

builder:

FOR AREA VARIANCE

project name:

CHOHARIS
IMPROVEMENTS

2771 Woodley Place NW
Washington, DC 20008

date:

8 July 2014

owner:

Owner:

Peter Choharis
2771 Woodley Place NW
Washington, DC 20008

scale:

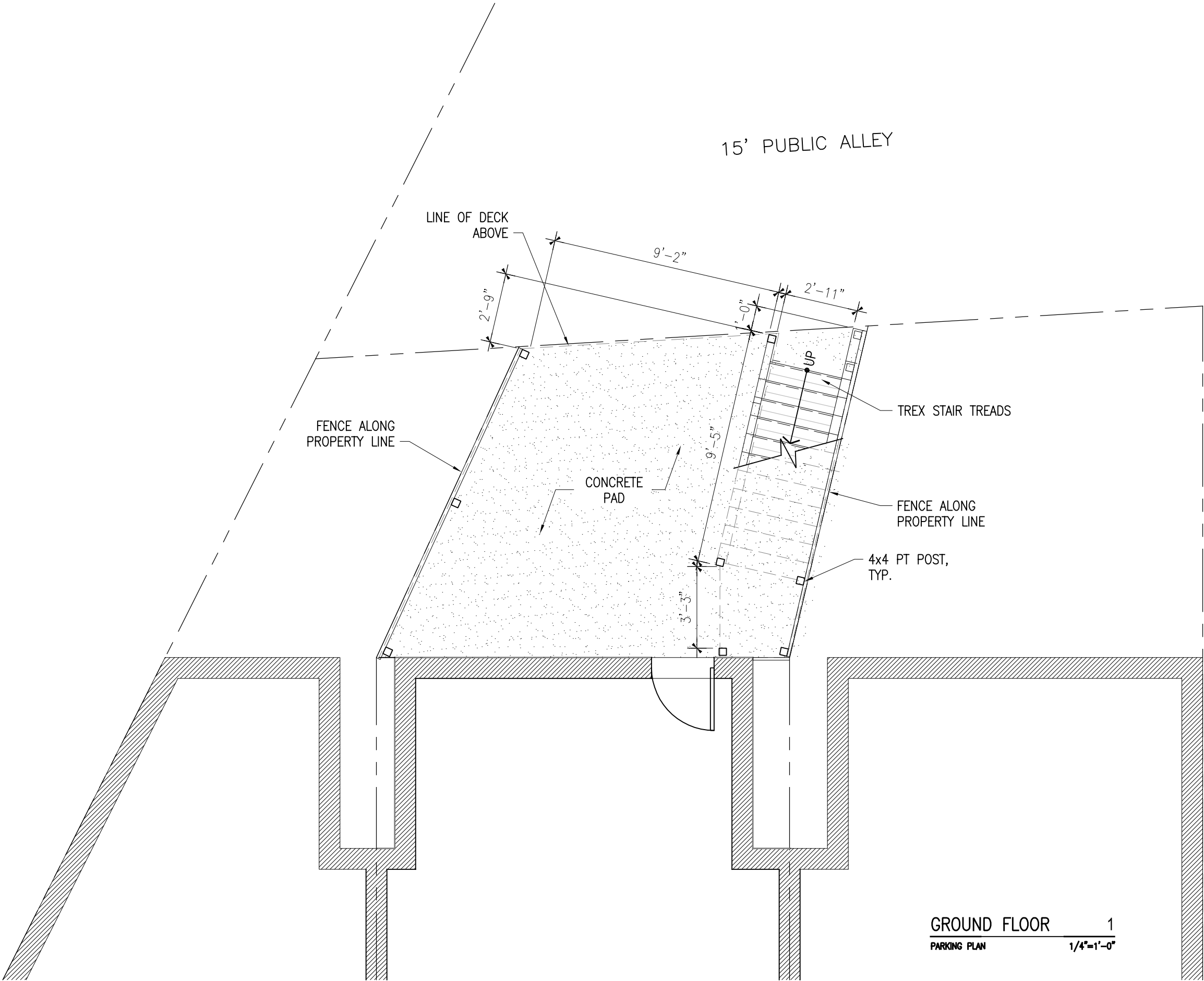
1/4"=1'-0"

title:

GROUND FLOOR
PLAN

number:

A 100



builder:

FOR AREA VARIANCE

project name:

**CHOHARIS
IMPROVEMENTS**

2771 Woodley Place NW
Washington, DC 20008

date:

8 July 2014

owner:

Owner:

Peter Choharis
2771 Woodley Place NW
Washington, DC 20008

scale:

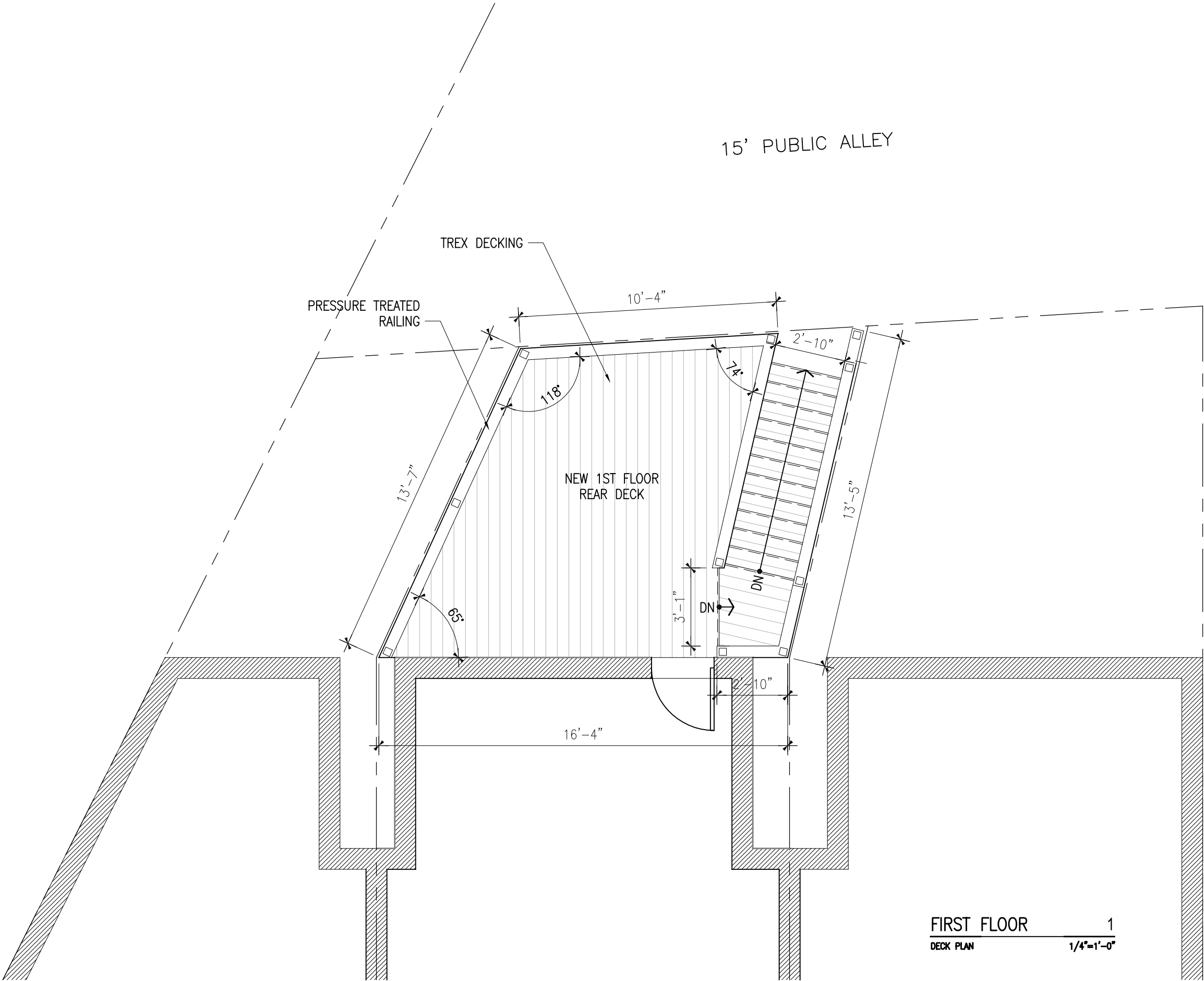
1/4"=1'-0"

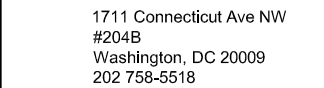
title:

**FIRST FLOOR
PLAN**

number:

A 101





FOR AREA VARIANCE

CHOHARIS IMPROVEMENTS

8 July 2014

Peter Choharis
2771 Woodley Place NW
Washington, DC 20008

$$1/4'' = 1' - 0''$$
REAR DECK
ELEVATION

A 200



REAR DECK	1
ELEVATION	$1/4"=1'-0"$