

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. 18-449  
EXHIBIT NO.3  
**G 100**

## 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 RESIDENTIAL 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 FROST 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

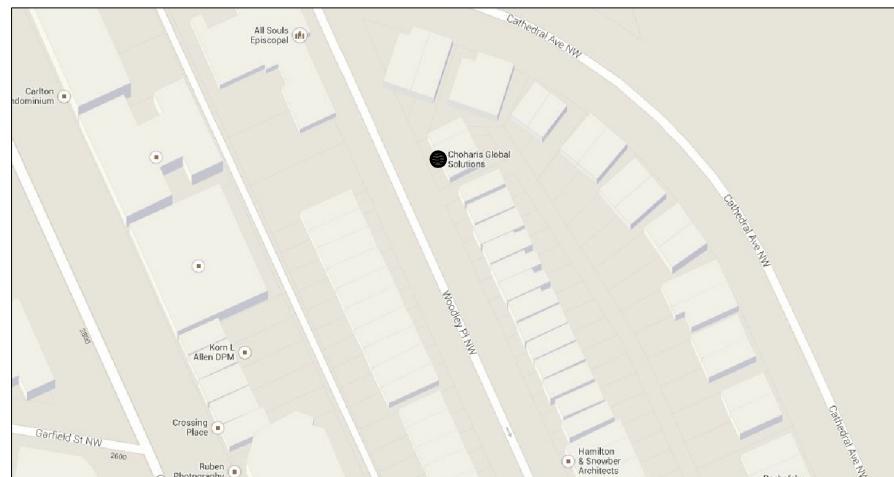
SCOPE OF WORK INCLUDES EXTERIOR WOOD STAIR FROM FIRST FLOOR TO GRADE, PROPERTY FENCE AND RESURFACING THE PARKING PAD

### 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	$\frac{1}{8}$ " = 1'-0"
A 100	GROUND FLOOR PLAN	$\frac{1}{4}$ "=1'-0"
A 101	1ST FLOOR PLAN	$\frac{1}{4}$ "=1'-0"
A 200	REAR ELEVATION	$\frac{1}{4}$ "=1'-0"

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

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scale:  
1/8"=1'-0"

title:  
**SITE PLAN**

number:

**L 101**

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

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

13'-8"

13'-7 3/8"

CONCRETE PARKING PAD BELOW

2771 WOODLEY PLACE  
SQ 2206 LOT 87

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

2769 WOODLEY  
PLACE  
LOT 86

53'-0"

53'-0"

EXISTING WOOD BALCONY  
AND STEPS

DN

10'  
5' 5'  
WOODLEY PLACE, N.W.

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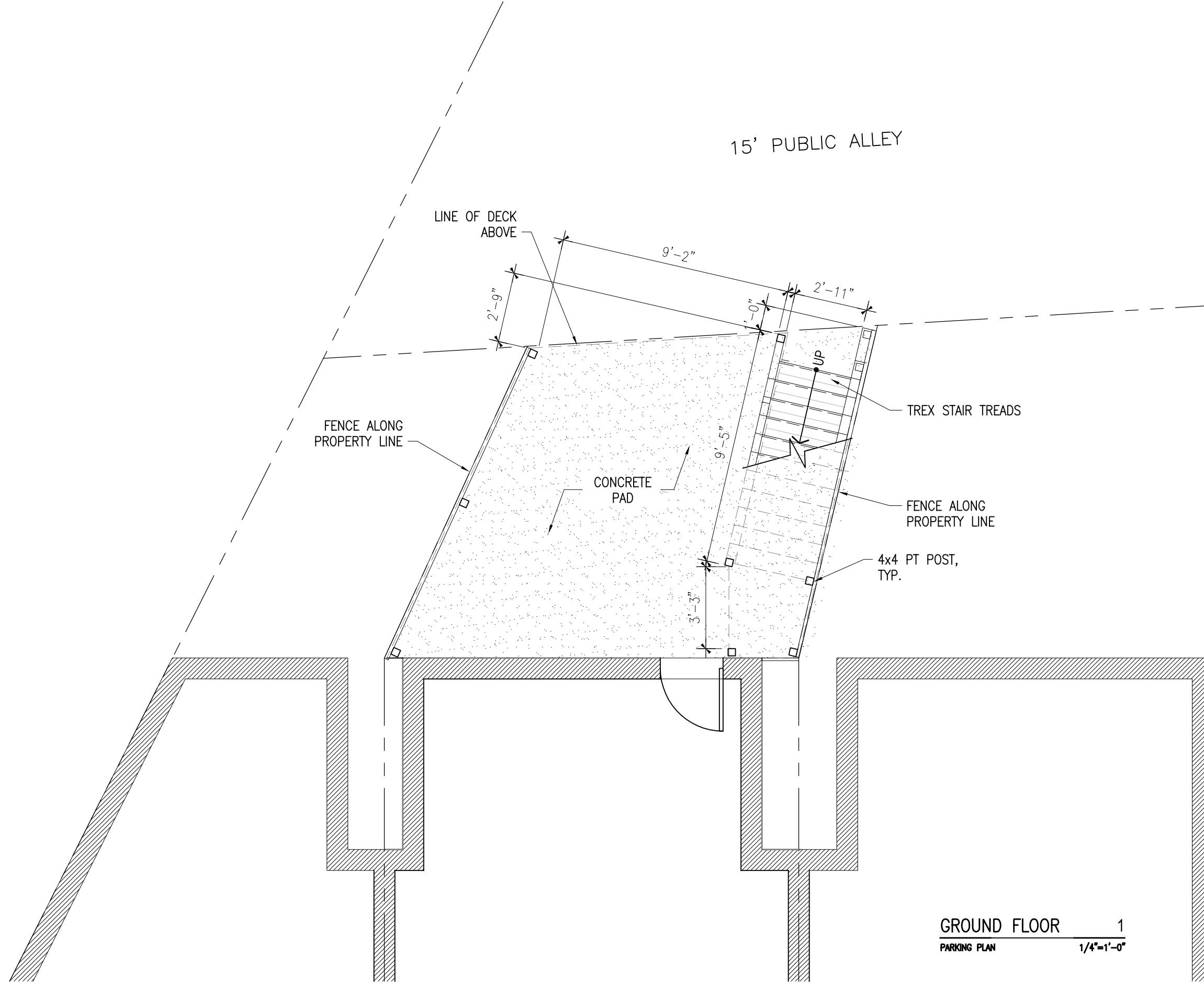
owner:  
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scale:  
1/4"=1'-0"

title:  
**GROUND FLOOR  
PLAN**

number:

**A 100**



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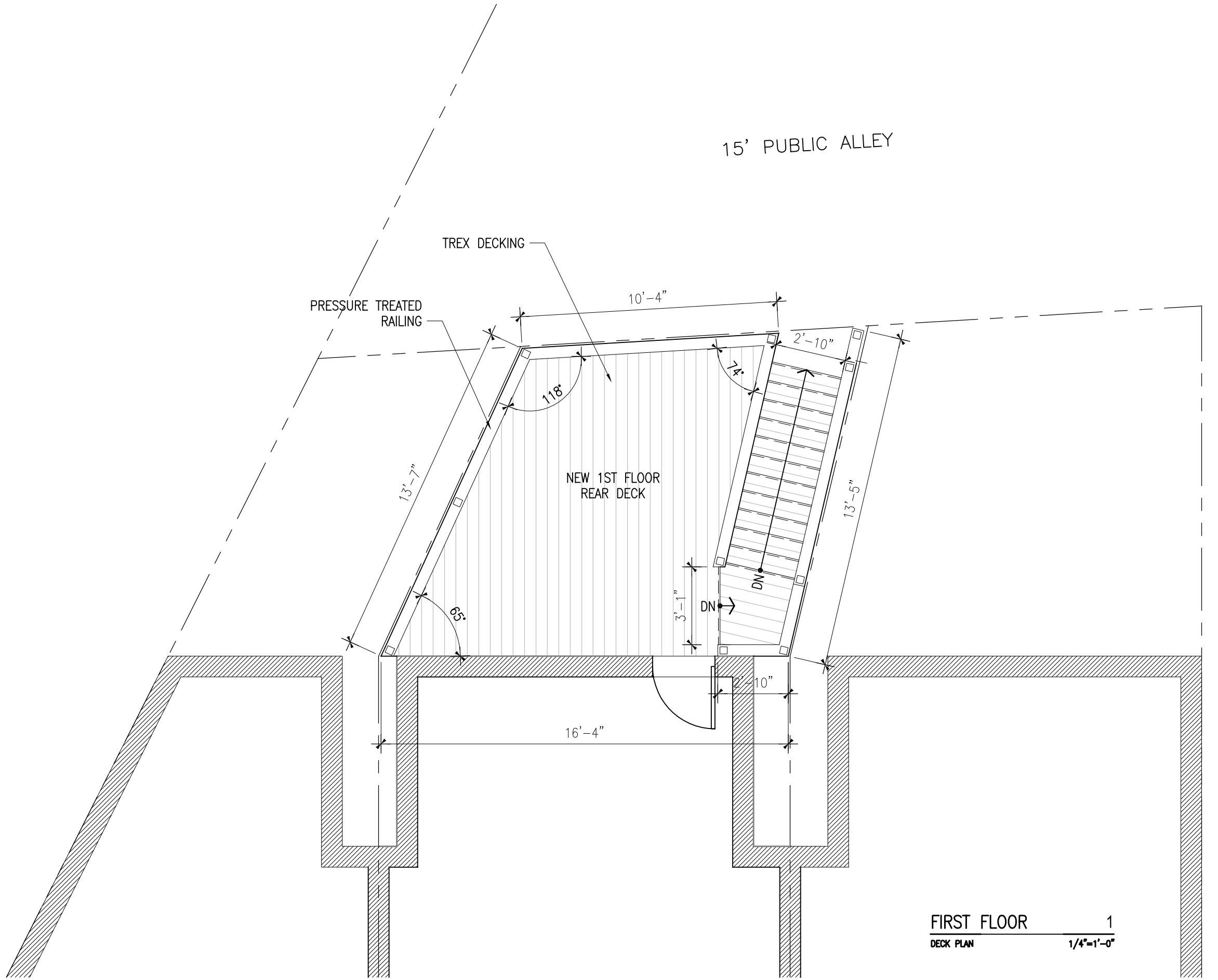
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**FIRST FLOOR  
PLAN**

number:

**A 101**



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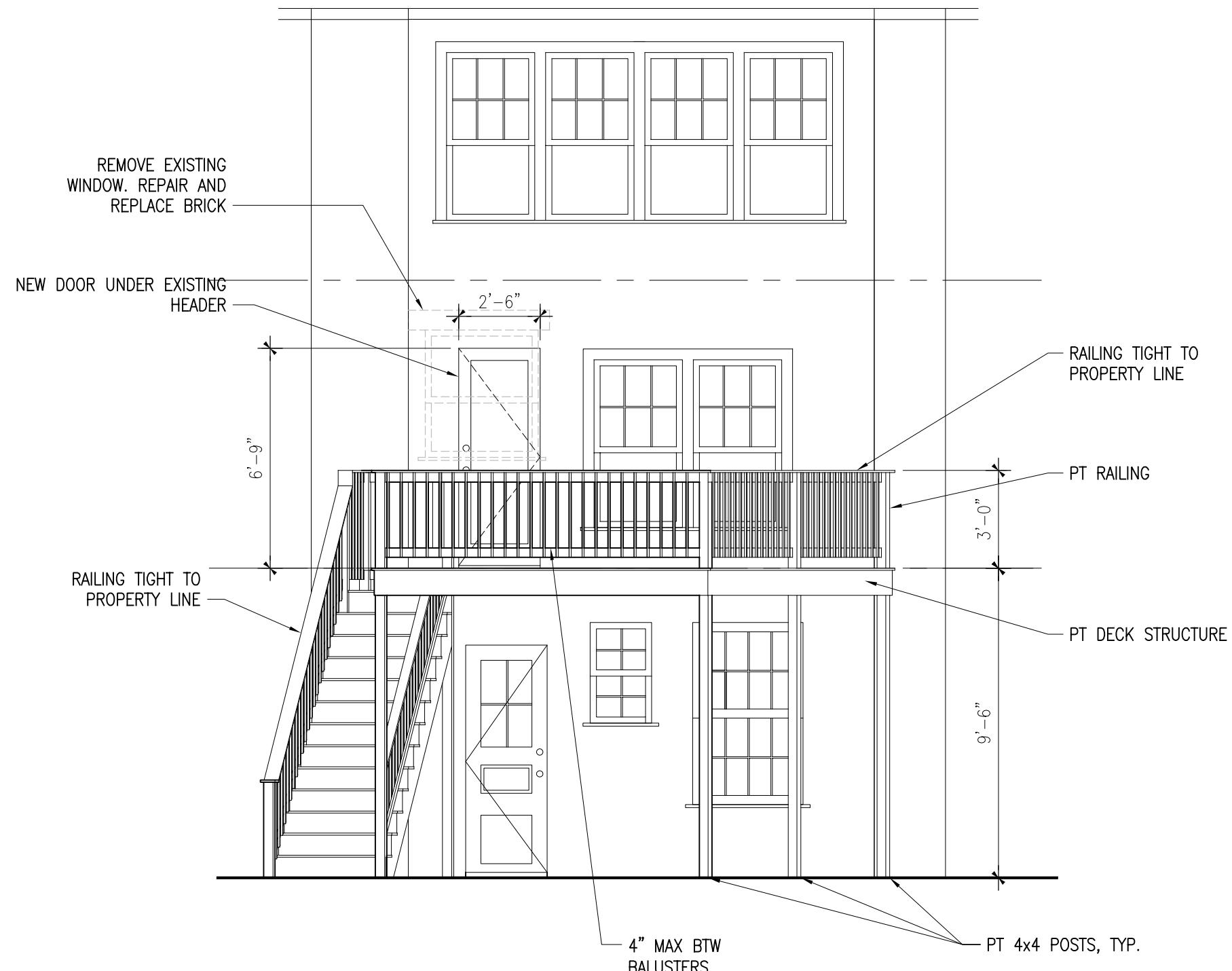
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**REAR DECK  
ELEVATION**

number:

**A 200**



1  
1/4"=1'-0"