

ZONING & CODE INFORMATION

PROJECT DATA

100 S
100 S STREET, NW
WASHINGTON, DC 20001
LOT: 104
SQUARE: 3104
ZONING DISTRICT: S-4
LOT AREA: 1505 SF
FLOOR: 2HARDWOOD+HWC
CONSTRUCTION (EXISTING): MASONRY & WOOD
CONSTRUCTION (PROPOSED): WOOD
DESCRIPTION: INTERIOR RENOVATION PLUS THREE-STORY ADDITION AT REAR

ZONING INFORMATION

ITEMS	DCMR11	REQ'D/ALLOWED	PROVIDED
FAIR	402.4	NONE PRESCRIBED	N/A
LOT OCCUPANCY	403.2	60%	74% *
MAXIMUM BUILDING HEIGHT	400.1	40'	31'-0"
MAXIMUM NO. OF STORES	400.1	3	3
REAR YARD	404.1	20'	24'-2"
SIDE YARD	405.5	NONE REQUIRED	N/A
NO. PARKING SPACES REQ	2101.1	NONE	1

* EXISTING LOT OCCUPANCY OF 74% WILL NOT BE ALTERED BY THIS PROJECT.

APPLICABLE BUILDING CODES

2008 DC CONSTRUCTION CODES SUPPLEMENT (DCMR 12) WHICH AMENDS THE FOLLOWING:
2008 ICC INTERNATIONAL BUILDING CODE (DCMR 12A)
2008 ICC INTERNATIONAL BUILDING CODE (DCMR 12A)
2008 ICC INTERNATIONAL PLUMBING CODE (DCMR 12B)
2008 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	R-38
ROOF	R-18
FRAME WALLS	R-10 (NA)
FLOOR OVER UNHEATED SPACE	R-9
BASEMENT WALLS	R-8
SLAB PERIMETER	R-8 FOR DEPTH OF 'Z'
CLADDING	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" RUBBERGLASS GILL 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 FORM SEALER OR SIMILAR SEALANT.

BUILDING CODE INFORMATION

- BUILDING USE GROUP (BIC 310.1): R-3, RESIDENTIAL BUILDING WITH NO MORE THAN 2 UNITS
- CONSTRUCTION TYPE (BIC CHAPTER 6): V-B (TABLE 601)
- FAIR AND OCCUPANT LOAD

	AREA (SF)	OCCUPANT LOAD	EGRESS
GARDEN LEVEL	943	5	2
STREET LEVEL	1071	5	2
BEDROOM LEVEL	1071	5	1
ATTIC LEVEL	152	1	1
TOTAL BUILDING AREA	3565	—	—
TOTAL LOT AREA	1523	—	—
FLOOR AREA RATIO	2.1	—	—

4. STAIR & CURVED (R311.5, 312.1)

	REQ'D/ALLOWED	PROVIDED
WIDTH	36" MIN	36.5"
RISER (DCMR12B)	8.25" MAX	6.5"
TREAD (DCMR12B)	9" MIN	10.25"
RAILING	34" MIN	36"

- FIRE PROTECTION (R313.3 BIC 2006): SMOKE DETECTORS HARDWIRED INTERCONNECTED WITH BATTERY BACKUP
- NUMBER OF STORES (BIC TABLE 503): 3 STORES ALLOWED, 3 STORES PROVIDED
- FIRE RESISTANCE RATINGS (SEE RATED ASSEMBLIES)

TYPE I-III (BIC TABLE 601)

STRUCTURAL FRAME	0 HR
BEARING WALLS (INT & EXT)	0 HR
NONBEARING WALLS PER TABLE 602 (INT & EXT)	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION*	0 HR

FLOOR/CEILING SEPARATION ABOVE BASEMENT UNIT 2 HRS

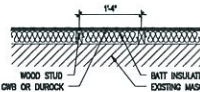
*—AS PARAPETS ARE LESS THAN 30", ROOF TO BE COVERED WITH MINIMUM OF CLASS C COVERING AND 5/8" TYPE X GYPSUM DIRECTLY BENEATH ROOF SHEATHING, MINIMUM 4" FROM PARTY WALL, AS PER R312.2.2
DWELLING UNIT SEPARATION / PARTY WALL (BIC 700.1, 700.3) 1 HR
—FIRE RESISTANCE CONTINUITY TO BE CONSTRUCTED AS PER BIC 700.4 THE SPACE BETWEEN THE CEILING AND THE SHEATHING, ROCK SHALL BE FIRELOADED OR DRAFTSTOPPED IN ACCORDANCE WITH SECTIONS 717.2 AND 707.3 AT THE PARTITION LINE.

WALL TYPES

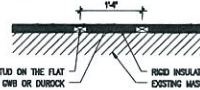
A. EXISTING MASONRY WALL WITH STUD WALL INTERIOR FURR OUT (4")



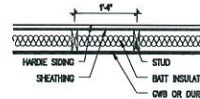
B. 2X4 OR 2X6 STUD WALL WITH 1/2" DRYWALL OR DUROCK INTERIOR; HARDIE SIDING + SHEATHING EXTERIOR



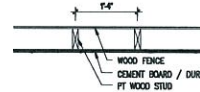
C. EXISTING MASONRY WALL WITH STUD WALL INTERIOR FURR OUT ON THE FLAT (2")



D. PRESSURE TREATED STUD WALL WITH EXTERIOR CLADDING TO MATCH PRIVACY FENCE

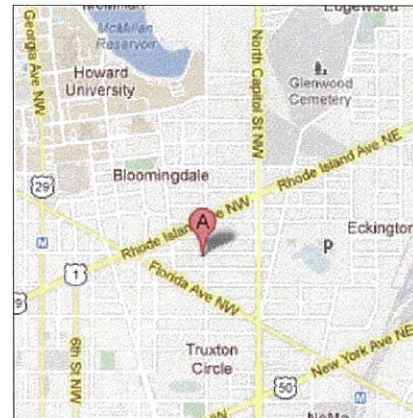


E. 4" CMU INTERIOR AND BRICK EXTERIOR



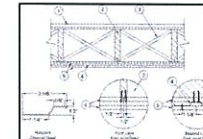
LOCATION MAP

100 S STREET NW



FIRE SEPARATION (ABOVE BASEMENT UNIT)

DESIGN NO. L511
RATING 2 HR



- Subflooring —Min 1 by 6 in. T & G lumber fastened diagonally to joists.
Vapor Barrier —Nom 0.010 in. thick commercial resin-saturated building paper.
Finish Flooring —Min 1 by 3 in. T & G and end matched, laid perpendicular to joists.
- Wood Joists —Min 2 by 10, spaced 16 in. OC and effectively fireloaded in accordance with local codes.
- Cross Bridging —Min 1 by 3 in. or min 2 by 10 solid blocking.
- Resilient Channels —Formed of 25 M30 galv steel, spaced 24 in. OC perpendicular to joists and located 12 in. from each side edge of base layer gypsum board. Channels placed with 1/4 in. clearance at the side and fastened to each joist with 1-7/8 in. long No. 7 Type 2 buple head screws. Side and clearance of channels to walls: 3/8 in. Additional channels 60 in. long, placed adjacent to continuous channels of joists of second layer of gypsum board (Item 5) and similarly secured. Channel ends to extend 6 in. beyond each side of joist.
- Gypsum Board* —Two layers of nom 5/8 in. thick, 4 ft wide gypsum board. When resilient channels (Item 4) are used, first layer installed perpendicular to joists with end joints located over bottom of joists. Gypsum board attached to joists with 1d cement coated cooler nails spaced 1 in., 8 in. and 21 in. from each side edge in the field of the board. Butt edges shall occur under joists, fastened with nails spaced 1 in., 8 in., 15 in. and 21 in. from side edges of board, and 1/2 in. back from butt edge. Second layer of gypsum board secured to resilient channels with 1 in. long No. 7 Type 2 buple head screws spaced 12 in. OC with additional screws placed 3 in. from each side edge. End joints of second layer offset from end joints in first layer, and secured to both resilient channels as shown in end joint detail. Screws located 3/4 in. and 1-1/4 in. from side and end joints of boards.
- Finishing System —(Not Shown) —Vulc, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternative, nom. 3/32 in. thick veneer plaster may be applied to the entire surface of the gypsum board.

STANDARD

Contact:
VW Fowlkes
1711 Connecticut Ave
#204B
Wash. DC 20009
202 758-6518

FOR PRICING - PROGRESS SET

100 S Street Renovation

100 S St. NW
Wash. DC 20001

date:
8 February 2013

Owner:

Deldra Barkdale
100 S St NW
Wash. DC 20001

code:

NTS

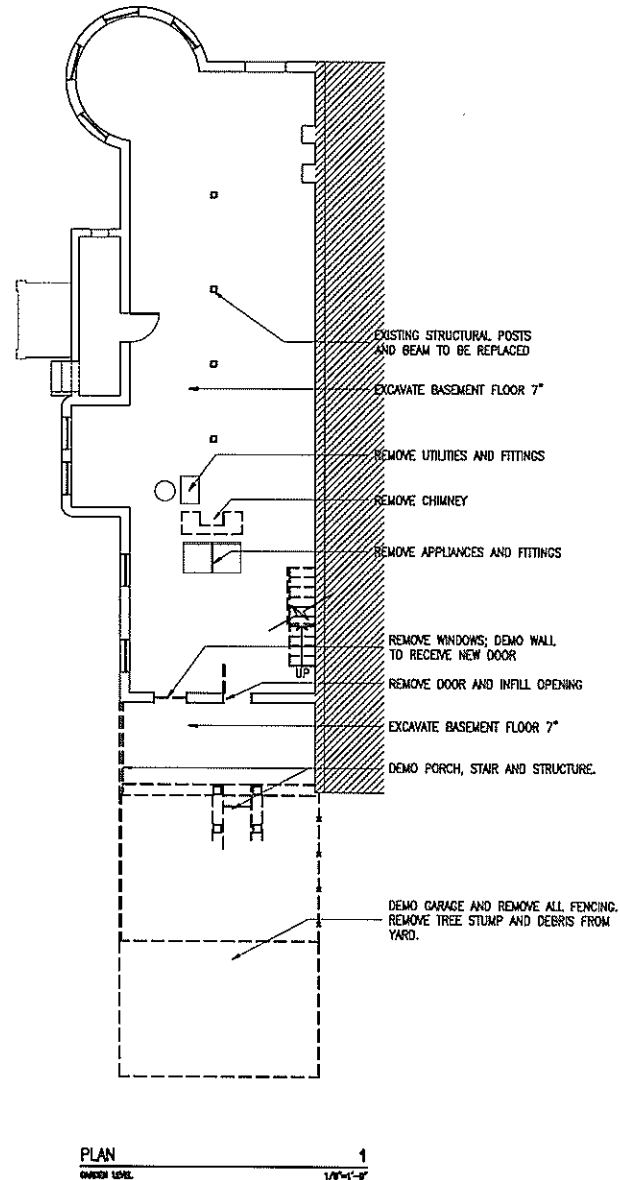
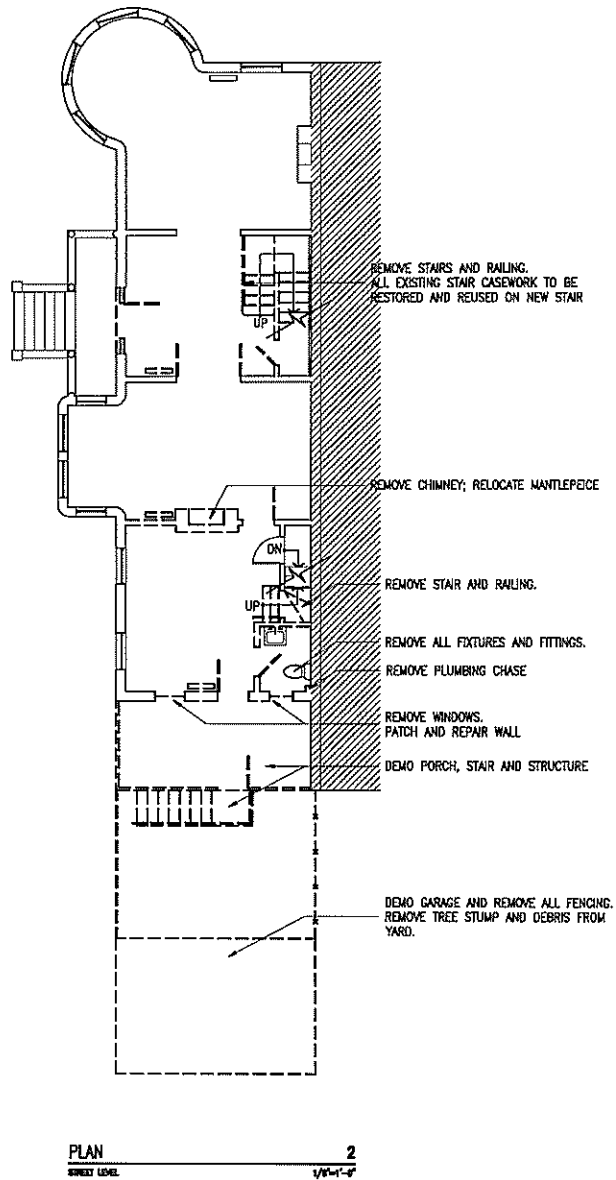
file:

Project Information

number:

G 000

Board of Zoning Adjustment
District of Columbia
CASE NO.18873
EXHIBIT NO.5



STANDARD

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VW Fowlkes
1711 Connecticut Ave
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Wash. DC 20009
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Owner:

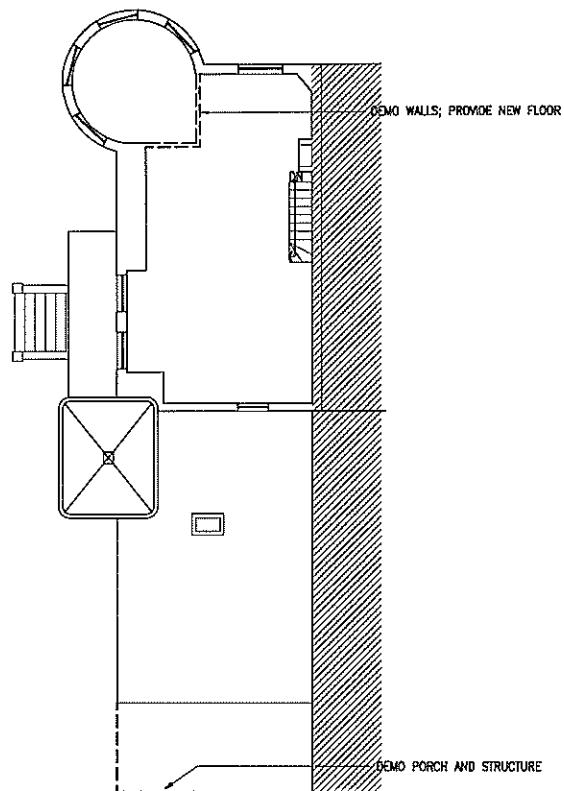
Dendra Barkadele
100 S St NW
Wash. DC 20001

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

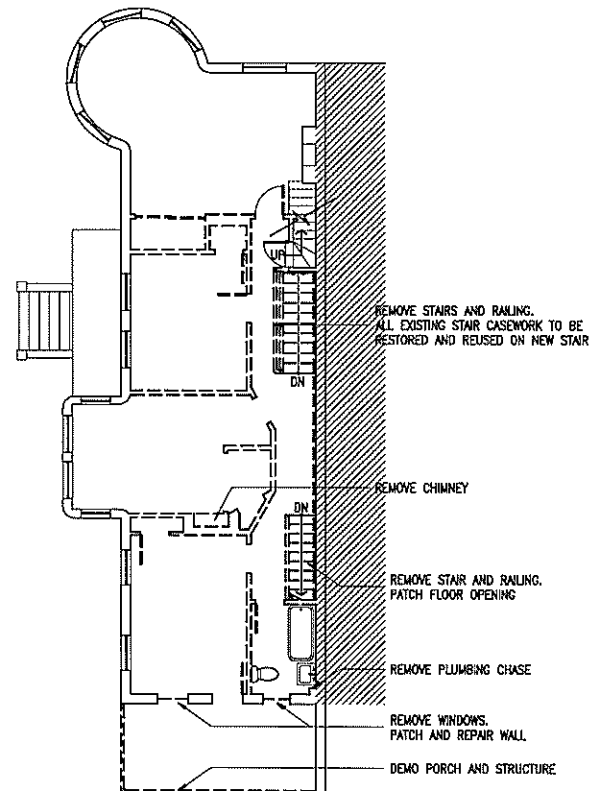
Scope & Demo

number:

Ex 101



PLAN
2ND FLOOR
1/8"=1'-0"



PLAN
1ST FLOOR
1/8"=1'-0"

STANDARD

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VW Fowlkes
1711 Connecticut Ave
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202 758-5518

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100 S Street Renovation

100 S St NW
Wash. DC 20001

Date:
8 February 2013

Owner:

Deidra Barkdale
100 S St NW
Wash. DC 20001

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

Scope & Demo

Number:

Ex 102

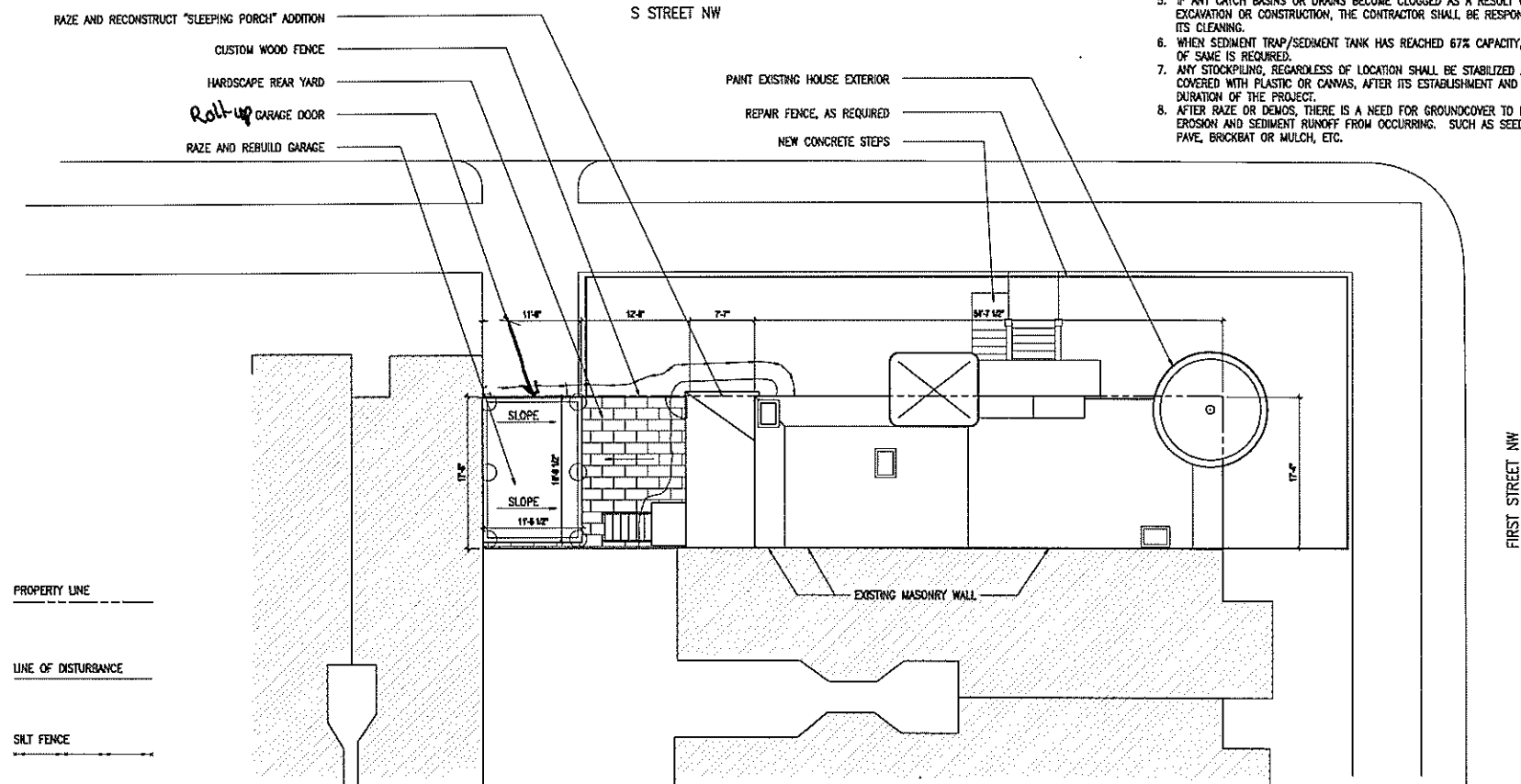
AREA OF WORK: 169 SF
DISTURBED AREA: 251 SF
EXCAVATION VOLUME: .62 CUBIC YARDS**

*ALL PROPOSED WORK IS TO REPLACE IN-KIND EXISTING STRUCTURES.

**ALL EXCAVATION AND NEW CONSTRUCTION IS TO REPLACE IN KIND EXISTING STRUCTURES. EXCAVATION VOLUMES REFLECT REMOVAL OF SOIL FOR NEW GARAGE FOOTINGS. NO EXCAVATION IS CALLED FOR IN RECONSTRUCTION OF THE EXISTING SLEEPING PORCH

EROSION CONTROL NOTES

1. ALL THE SEDIMENT AND EROSION CONTROL METHODS SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS-AND-SPECIFICATION-S-FOR-SOIL-EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS/SIDEWALKS SHALL BE SWEEPED CLEAN AT ALL TIME DURING THE EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAIN AREA SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
8. AFTER RAZE OR DEMOS, THERE IS A NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS SEED, SOO, PAVE, BRICKBAT OR MULCH, ETC.



STANDARD

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100 S St. NW
Wash. DC 20001

date:
8 February 2013

Owner:
Deidra Barkdale
100 S St NW
Wash. DC 20001

scale:
1"=10'-0"

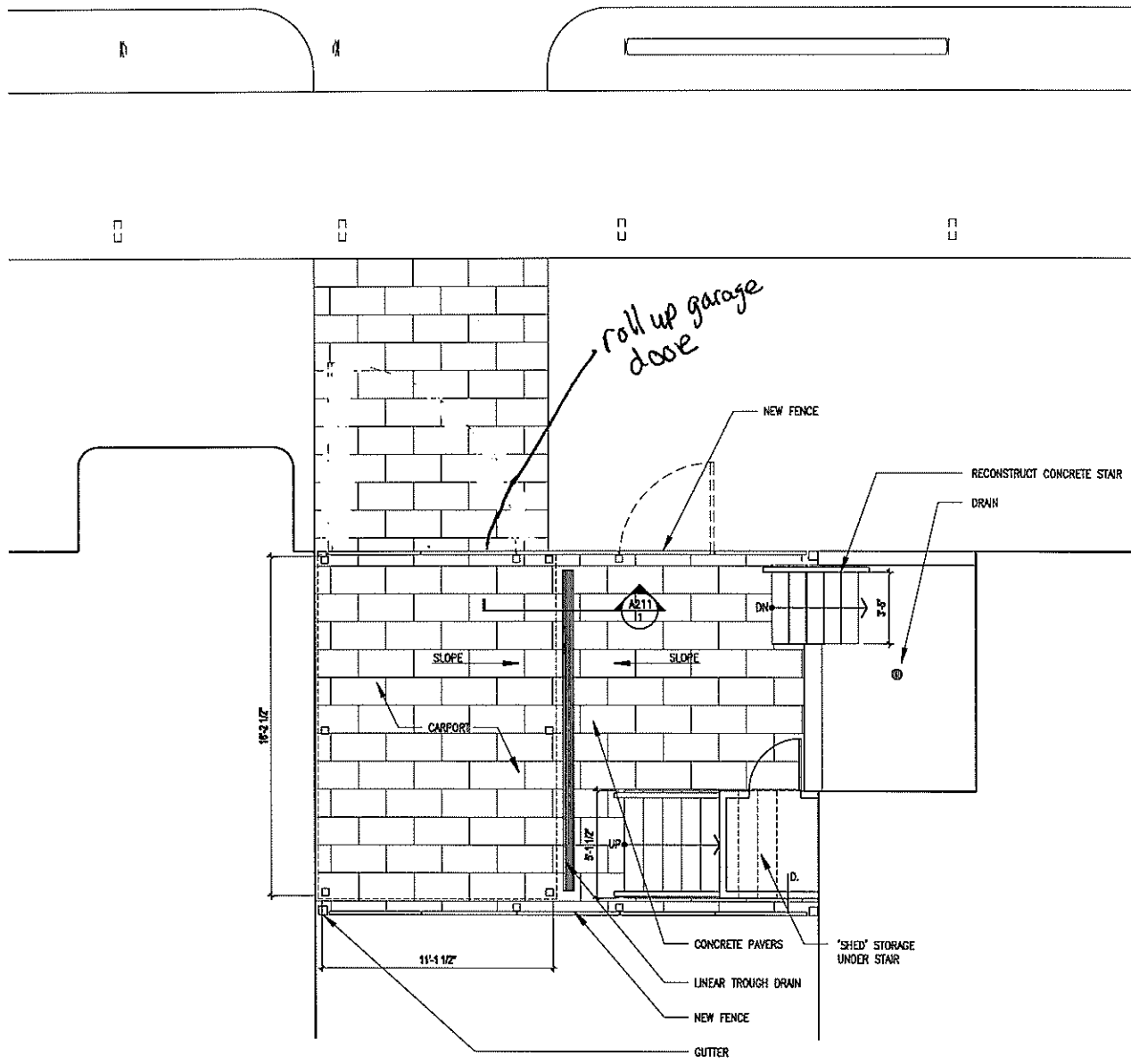
title:
Siteplan

number:
A 100



Architectural drawing of a storage rack system. The drawing shows a side elevation of a rack with multiple horizontal shelves. Dimensions are provided for the overall width, depth, and height. The width is 13'-9 1/8" and 13'-7 1/16". The depth is 14'-10" and 14'-8". The height is 1'-4". The material specification is 2x10s @ 16". A detail view of a corner joint is shown in the top right corner.

DETAIL ROOF DECK FRAMING PLAN
SCALE: 1/2" = 1'-0"



PLAN
FOOTSCALE 1
1/4"=1'-0"

STANDARD

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1711 Connecticut Ave
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202 758-6518

FOR PRICING -
PROGRESS SET

100 S Street Renovation

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Wash. DC 20001

Date:
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Owner:

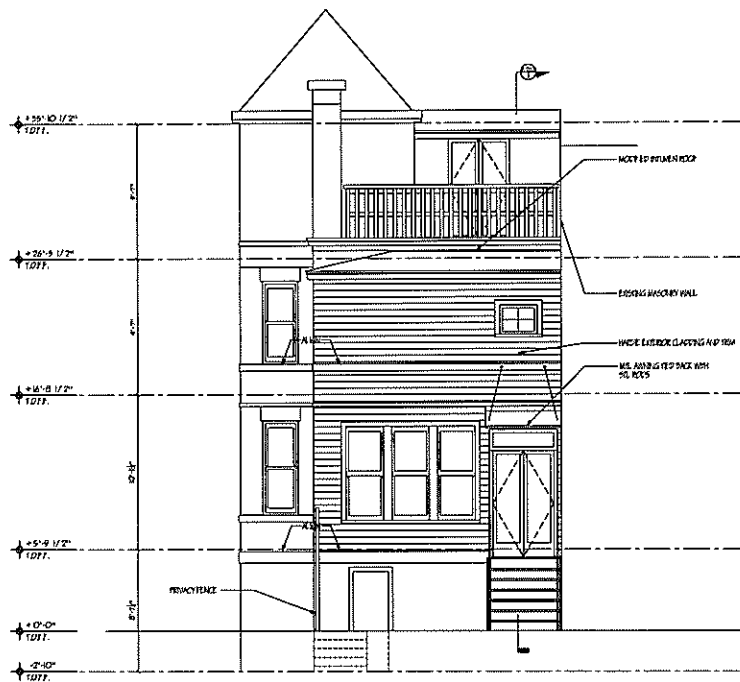
Deldra Berkadale
100 S St NW
Wash. DC 20001

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

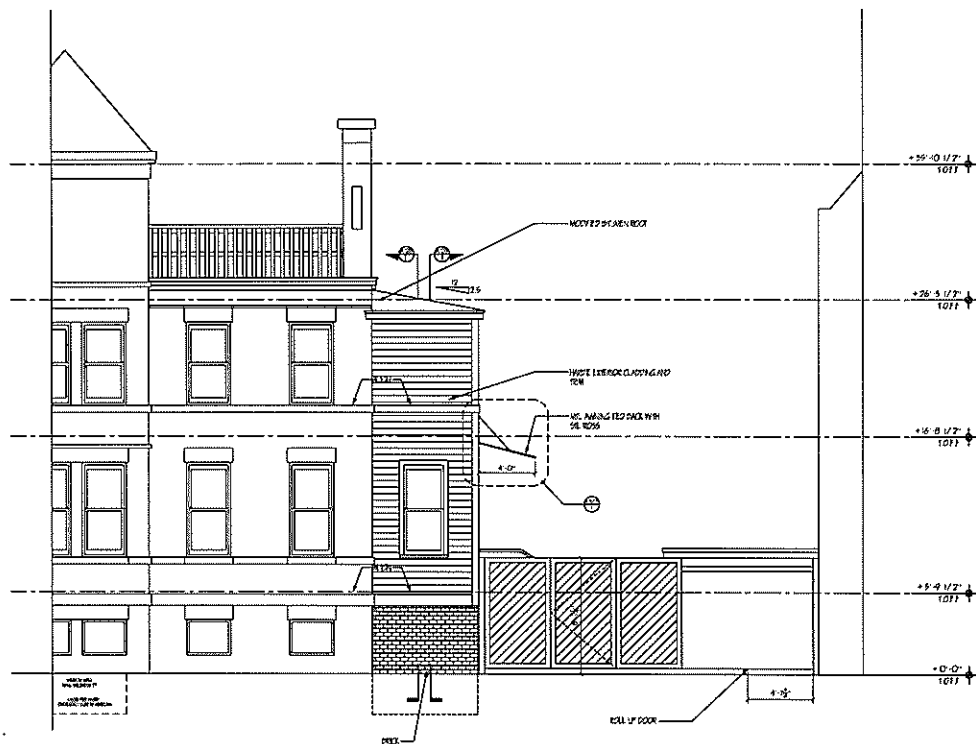
Rear Court & Areaway

Number:

A 105



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



⊕ **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

HARMON ARCHITECTURE
1115 UNCLIN RD NE
WASHINGTON, DC 20002
301.437.0442
HARMON.AS@HARMONARCH.COM



SHEET
ELEVATIONS
PROPOSED BY

PROJECT
100 S STREET NW
WASHINGTON, DC

A201

05.29.14



NORTH FULL ELEVATION

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

HARMON ARCHITECTURE
1115 LINCOLN RD NE
WASHINGTON, DC 20002
301.457.8442
HARMONARCHITECTURE@GMAIL.COM



SHEET
ELEVATIONS
PROJECT: 100 S STREET NW
WASHINGTON, DC

PROJECT
100 S STREET NW
WASHINGTON, DC

A202

05/28/14

STANDARD

Contact:
VW Fowlkes
1711 Connecticut Ave
#204B
Wash. DC 20009
202 758-6518

FOR PRICING -
PROGRESS SET

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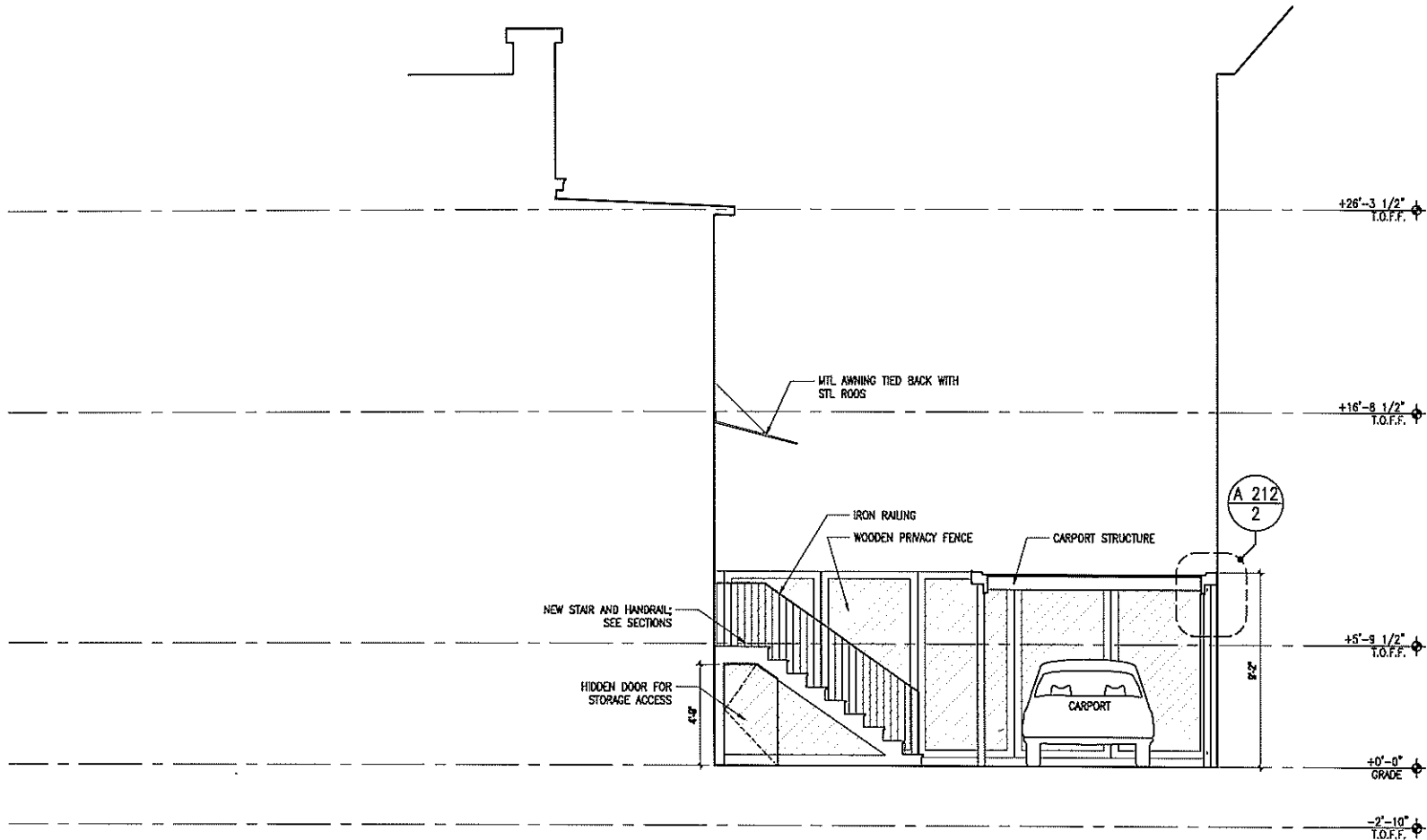
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title:

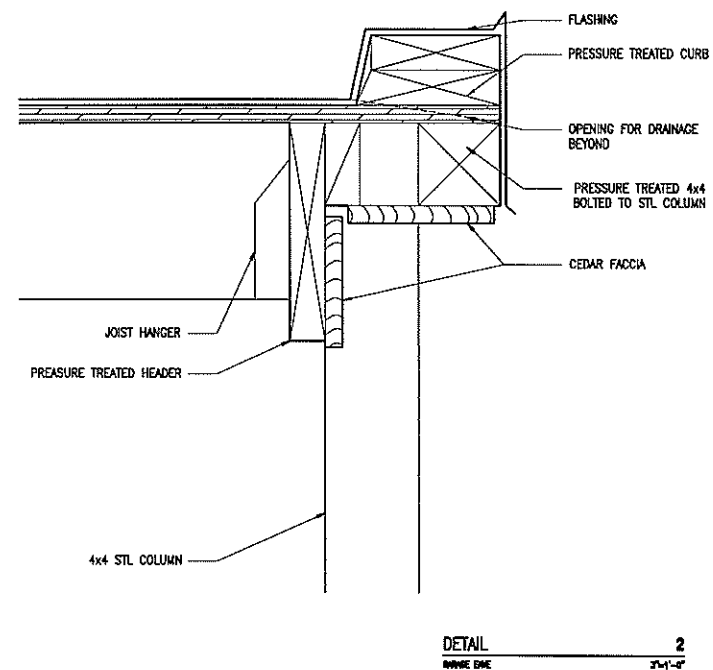
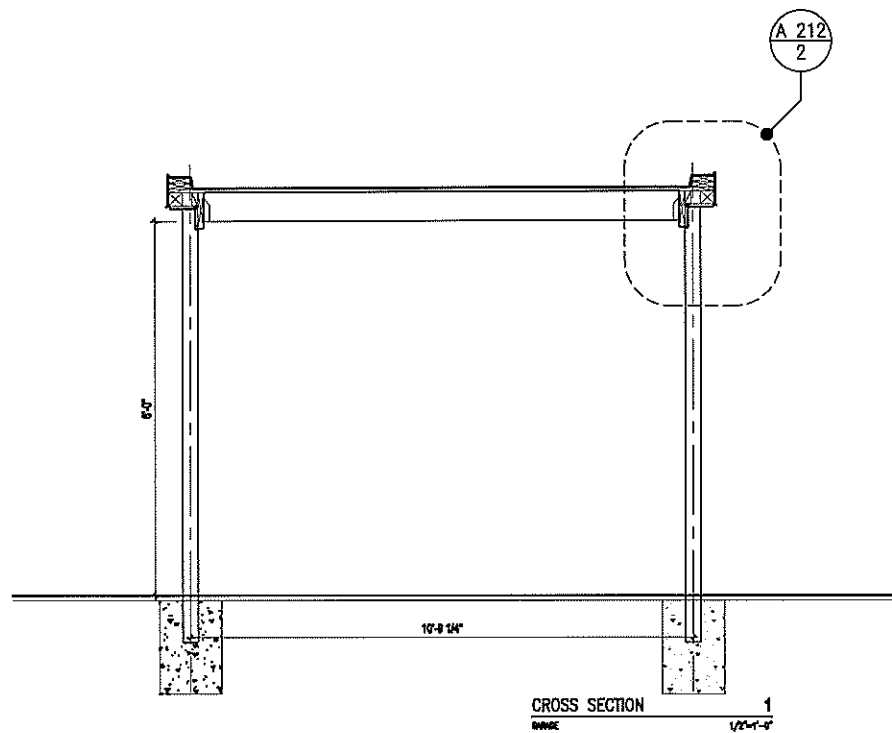
North
Elevation

number:

A 203



GARDEN LEVEL FORECOURT 1
NORTH ELEVATION
1/4"=1'-0"



STANDARD

Contact:
VW Fowlkes
1711 Connecticut Ave
#204B
Wash. DC 20009
202 758-5518

FOR PRICING -
PROGRESS SET

100 S Street Renovation

100 S St NW
Wash. DC 20001

date:
8 February 2013

Owner:

Dekdra Bankadele
100 S St NW
Wash. DC 20001

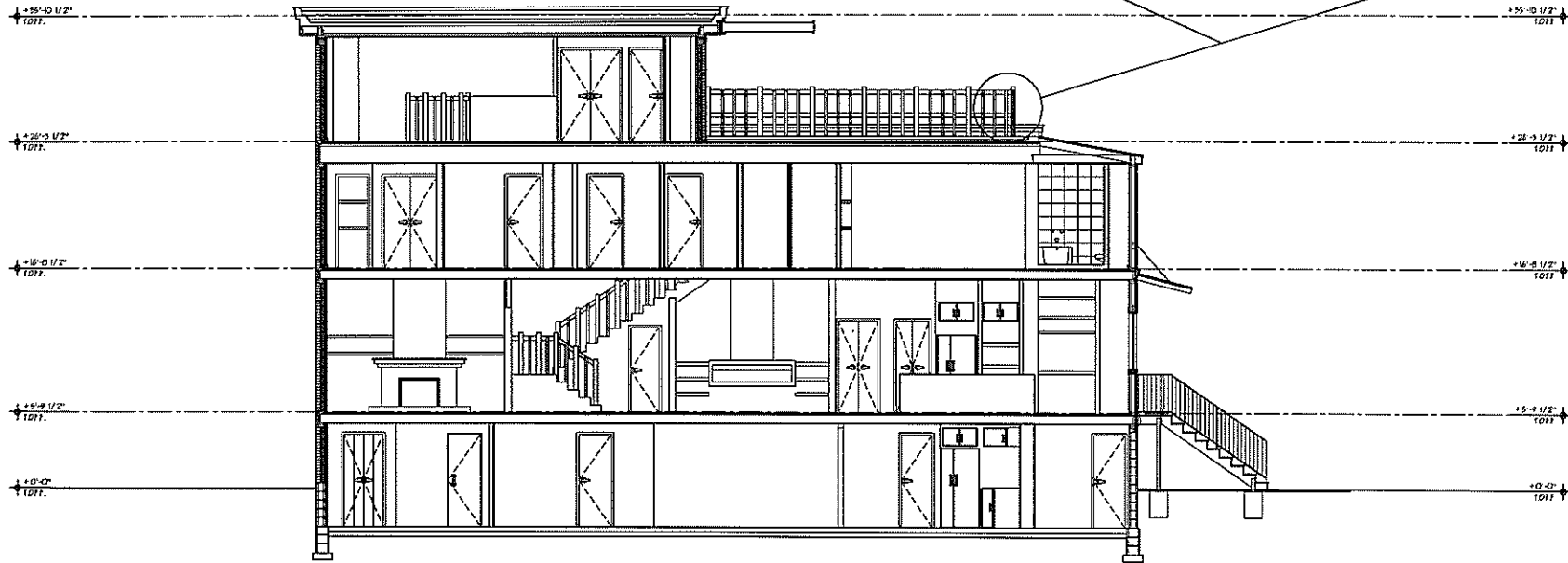
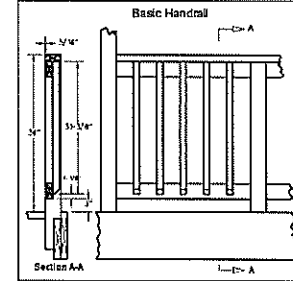
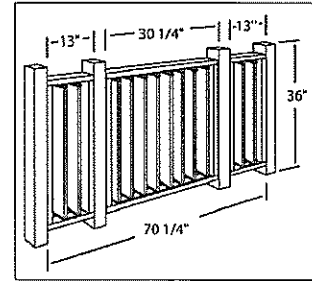
scale:
Varies

Garage Section

number:

A 212

DECK RAIL DETAILS



NORTH FULL SECTION

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