BOCA TABLE 602
FIRERESISTANCE RATINGS = STRUCTURE ELEMENTS

TYPE 3A PROTECTED

EXTERIOR WALLS - LOADBEARING	2 HR
FIRE WALLS AND PARTY WALLS	2 HR
FIRE ENCLOSURE OF EXITS	2 HR
SHAFTS & ELEVATOR HOISTWAYS	2 HR
MIXED USE AND FIRE SEPARATION ASSEMBLIES AS REQUIRED BY TABLE 313.1.2 USE GROUPS A-3, B & E (NOT LESS THAN TABLE 602 FOR FLOOR CONSTRUCTION)	1 HR
OTHER SEPARATION ASSEMBLIES	1 HR
EXIT ACCESS CORRIDORS PER TABLE 1011.4 USE GROUPS A & B, REQUIRED CAPACITY OF ALL EXITS IN CORRIDOR GREATER THAN 30	0 HR
NON-LOADBEARING PARTITIONS	0 HR
INTERIOR LOADBEARING WALLS, PARTITIONS, COLUMNS, GIRDERS, TRUSSES & FRAMING SUPPORTING ONE OR MORE FLOORS	1 HR
STRUCTURAL MEMBERS SUPPORTING WALL	1 HR
FLOOR CONSTRUCTION INCLUDING BEAMS	1 HR
ROOF CONSTRUCTION - 15' OR LESS IN HEIGHT TO LOWEST MEMBER	1 HR

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BOCA TABLE 503
HEIGHT AND AREA LIMITATION OF BUILDING

3A PROTECTED -- EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM

USE GROUP A-3 ASSEMBLY
4 STORIES, 60 FT

USE GROUP B BUSINESS
5 STORIES, 70 FT

USE GROUP E EDUCATIONAL
4 STORIES, 60 FT

BZA
Case No. 16911
Exhibit No. 11

PERMIT INFORMATION

LOT: 125
SQUARE: 6163
RECORDED IN BOOK 132 PAGE 154
ZONED: R-5-A
CONSTRUCTION TYPE: 3A PROTECTED
MIXED USE GROUP: A-3 COMMUNITY CENTER, B BUSINESS AND E EDUCATIONAL
BUILDING CODE: 1996 BOCA WITH DC SUPPLEMENT 11/19/99
BUILDING FOOTPRINT: 1687.87 SF EXISTING + 888.09 SF PROPOSED ADDITIONS = 2,575.96 SF
LOT AREA: 5,582.99 SF
HEIGHT: 3 STORIES + BASEMENT = 30'-4"
THE BUILDING WILL BE FULLY SPRINKLERED

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COVER SHEET

SHEET C
1 OF 8
DRAWN: AMC
4/17/02

Board of Zoning Adjustment
District of Columbia
CASE NO.16911
EXHIBIT NO.11

EXISTING STRUCTURE B[illegible]LT [illegible]953

LOT AREA = 5,582.99 SF

	REQUIRED OR ALLOWABLE		EXISTING		PROPOSED	
FAR	5,024.69	[illegible]	5,063.61	0.91	6,939.69	1.24
LOT OCCUPANCY	2,233.20	[illegible]%	1,687.37	30%	2,575.96	46%
BUILDING HEIGHT	3 STORIES	3[illegible]	3 STORIES	30'-4"	3 STORIES	30'-4"
SIDE YARD SETBACK	32 x 3" = 96"	[illegible]'		8'		8'
COURT	30.33 x 4" = 121.33"	[illegible]"			PROVIDED @ ENTRY LEVEL: PROVIDED @ 2ND STORY:	8'-7 1/8" 18'-11 1/8"
OFF-STREET PARKING SPACES	ASSEMBLY AREAS: 1 FOR EVERY 10 SEATS 487 SF @ 7 SF = 70 SEATS CHILD DEVELOPMENT CENTERS: 1 FOR EVERY 4 STAFF MEMBERS STAFF =		REQUIREMENT FOR PREVIOUS 7 DWELLING UNITS	7	TOTAL REQUIRED TO BE PROVIDED PROVIDED IN REAR YARD	3 2
	TOTAL REQUIRED FOR PROPOSED USE				TOTAL PROVIDED	2

PROPOSED:	EXISTING STRUCTURE	NEW CONSTRUCTION	TOTAL
BASEMENT	47.59*		47.59
FIRST	1,687.87	888.09	2,575.96
SECOND	1,687.87	470.20	2,158.07
THIRD	1,687.87	470.20	2,158.07
TOTAL	5,111.20	1,828.49	6,939.69

* LENGTH OF EXTERIOR WALL WITH CEILING GREATER THAN 48" ABOVE FINISH GRADE = 5'

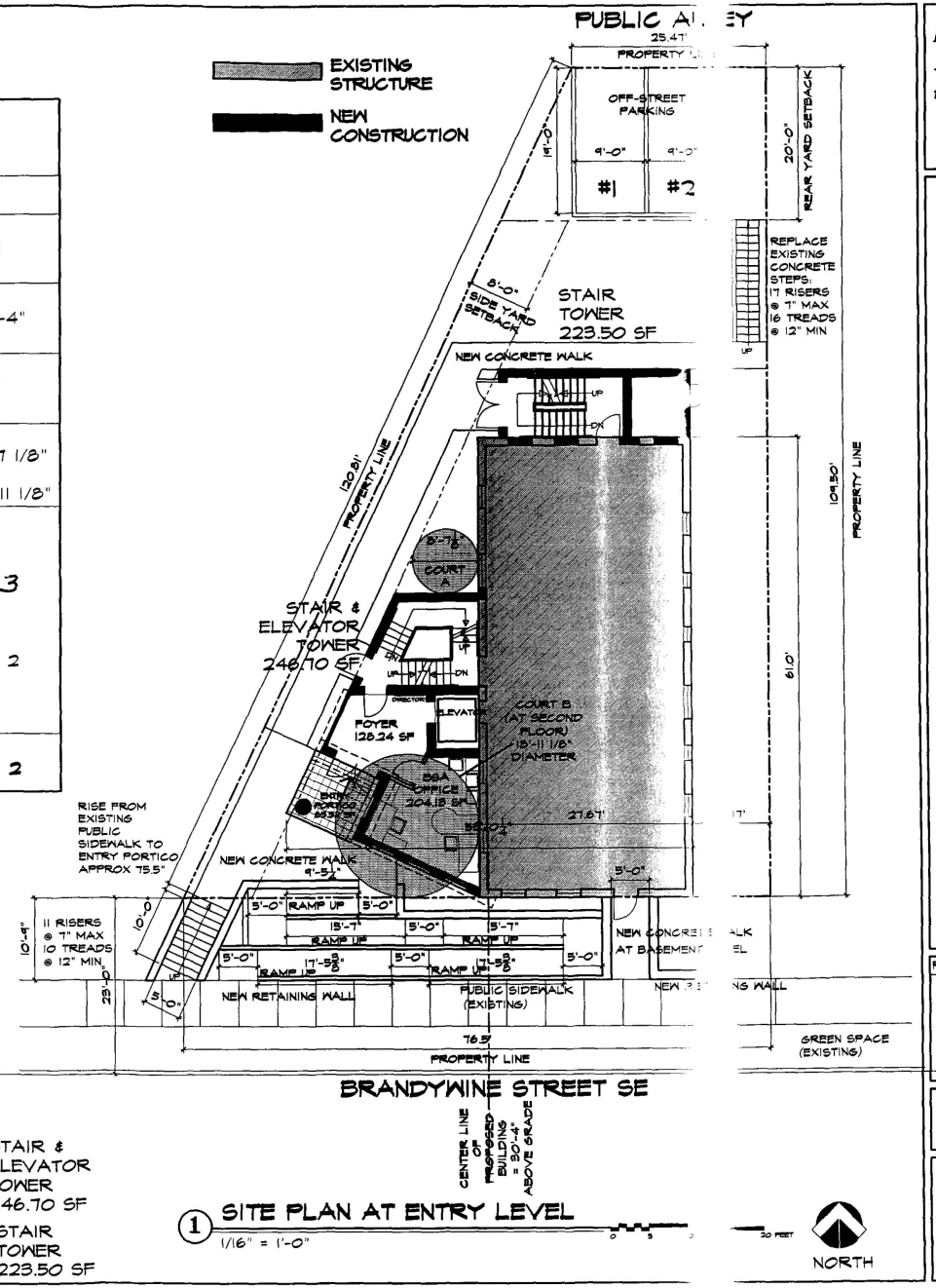
TOTAL PERIMETER = 177.34'

% OF AREA COUNTED TO FAR = 2.32%

TOTAL AREA OF BASEMENT = 1687.37 SF

ADDITION AT FIRST (ENTRY) LEVEL: FOYER FOOTPRINT 128.24 SF; BSA OFFICE FOOTPRINT 204.13 SF; PORTICO UNDER ROOF (UNENCLOSED) 85.52 SF

ADDITION AT ALL LEVELS: STAIR & ELEVATOR TOWER 246.70 SF; STAIR TOWER 223.50 SF



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SITE PLAN AT ENTRY LEVEL

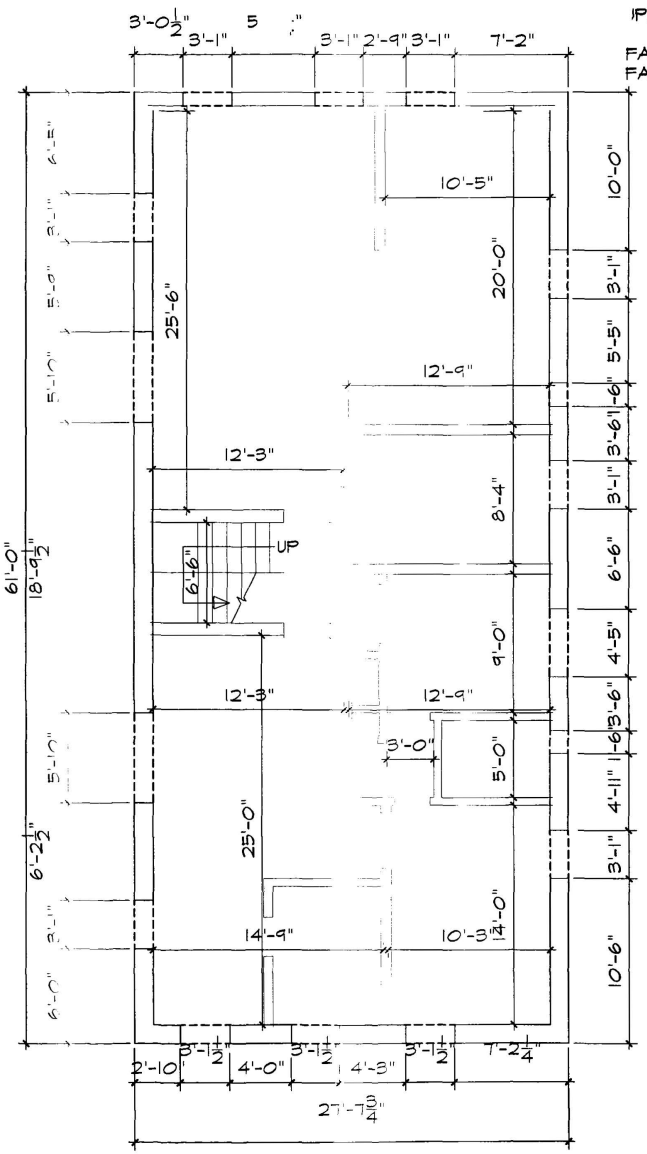
SHEET SP 2 OF 8

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4/22/02

BASEMENT WALLS 14"

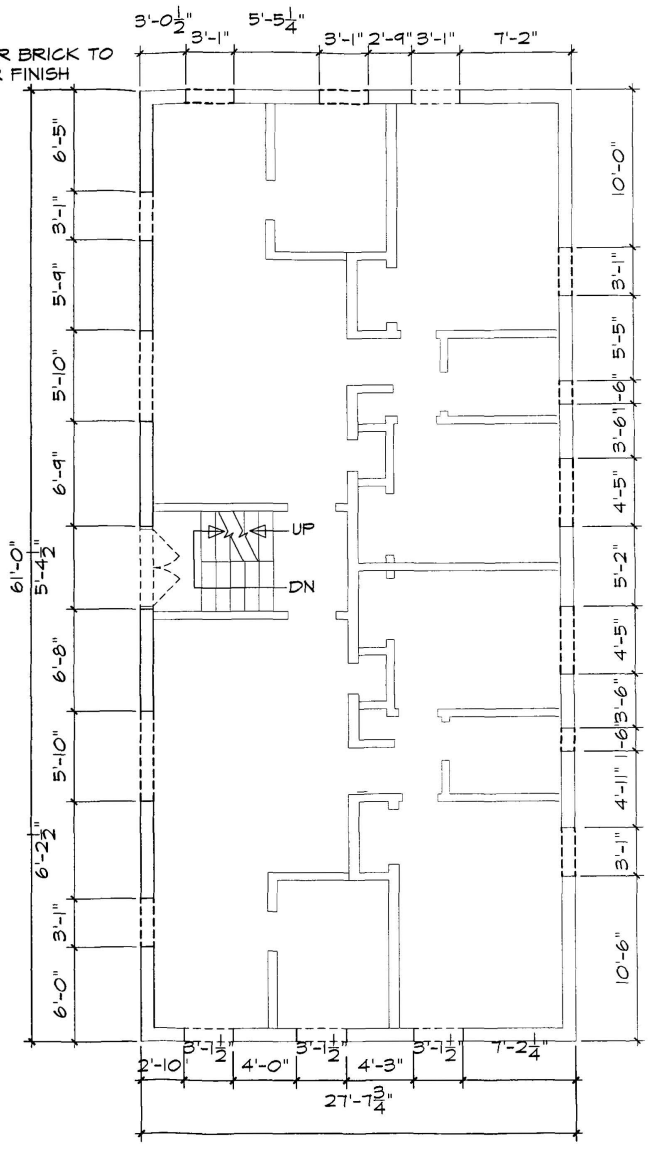
UPPER WALLS 10"

FACE OF EXTERIOR BRICK TO FACE OF INTERIOR FINISH



1 EXISTING CONDITIONS -- BASEMENT

1/8" = 1'-0"



2 EXISTING CONDITIONS -- 1ST FLOOR

1/8" = 1'-0"

NORTH

0 5 10 20 FEET

NOTE:
EXISTI[illegible] CONDITIO[illegible]S
ARE B[illegible]D ON
PRELIM[illegible]ARY
INFORM[illegible]TION SUPP[illegible]IED
BY DC [illegible]MESTEAD
PROGR[illegible]M.

THE INT[illegible]NIOR FRAMING
ABOVE [illegible]HE FIRST F[illegible]LOOR
IS BAD[illegible] DETERIOR[illegible]ATED
AND UN[illegible]FE, THEREFORE
CURRE[illegible]Y NOT
ACCES[illegible]LE FOR
ACCUR[illegible] FIELD
MEASU[illegible]MENTS AN[illegible]
DOCUM[illegible]TATION.

1,50C [illegible]F
ESTI[illegible]TED GROSS
INTE[illegible]R PER LEVEL

6,0C [illegible]SF
TOT[illegible] ESTIMATED
GRO[illegible] INTERI[illegible]R

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	4/17/02	FIELD DIMS

DEMOLITION BASEMENT & 1ST

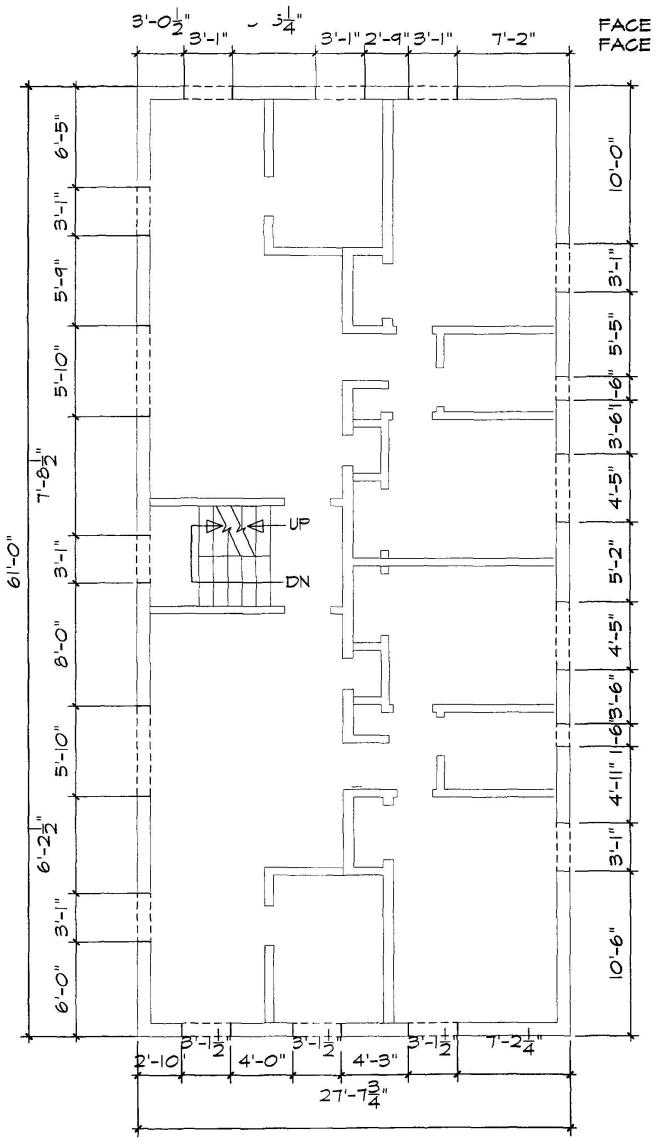
SHEET D-1 3 OF 8

DRAWN AMC

10/4/00

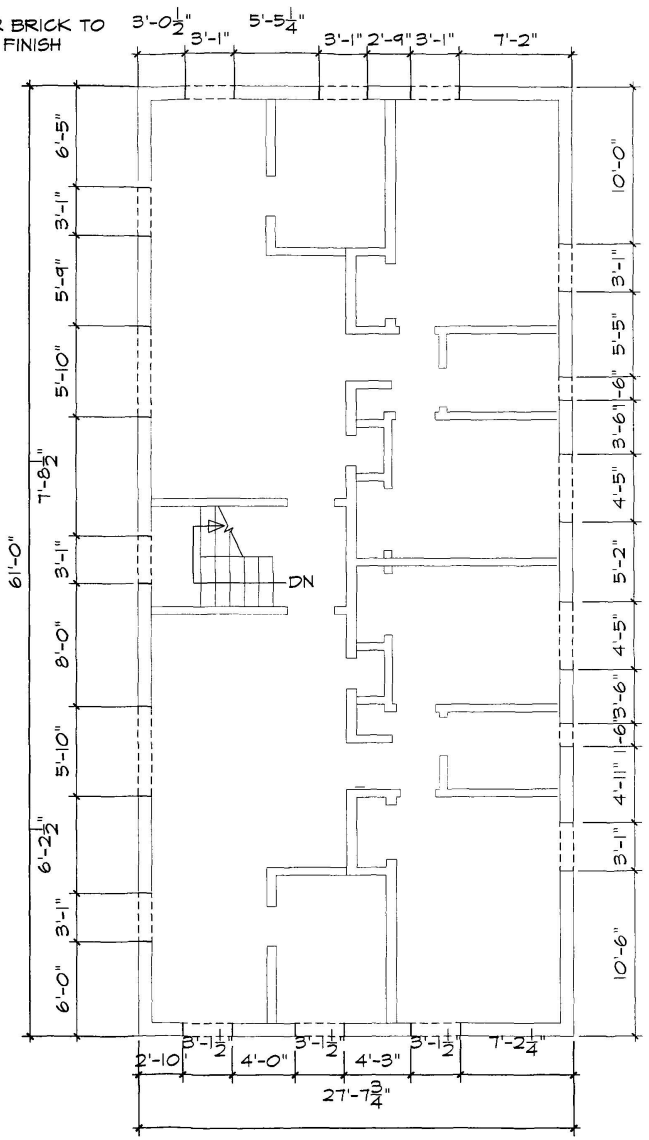
*PER WALLS 10"

FACE OF EXTERIOR BRICK TO
FACE OF INTERIOR FINISH



1 EXISTING CONDITIONS -- 2ND FLOOR

1/8" = 1'-0"



2 EXISTING CONDITIONS -- 3RD FLOOR

1/8" = 1'-0"

NOTE:
EXISTING CONDITIONS ARE BASED ON PRELIMINARY INFORMATION SUPPLIED BY DC HOMESTEAD PROGRAM.

THE INTERIOR FRAMING ABOVE THE FIRST FLOOR IS BADLY DETERIORATED AND UNSAFE, THEREFORE CURRENTLY NOT ACCESSIBLE FOR ACCURATE FIELD MEASUREMENTS AND DOCUMENTATION.

1,500 SF
ESTIMATED GROSS INTERIOR PER LEVEL

6,000 SF
TOTAL ESTIMATED GROSS INTERIOR

NORTH

0 5 10 20 FEET

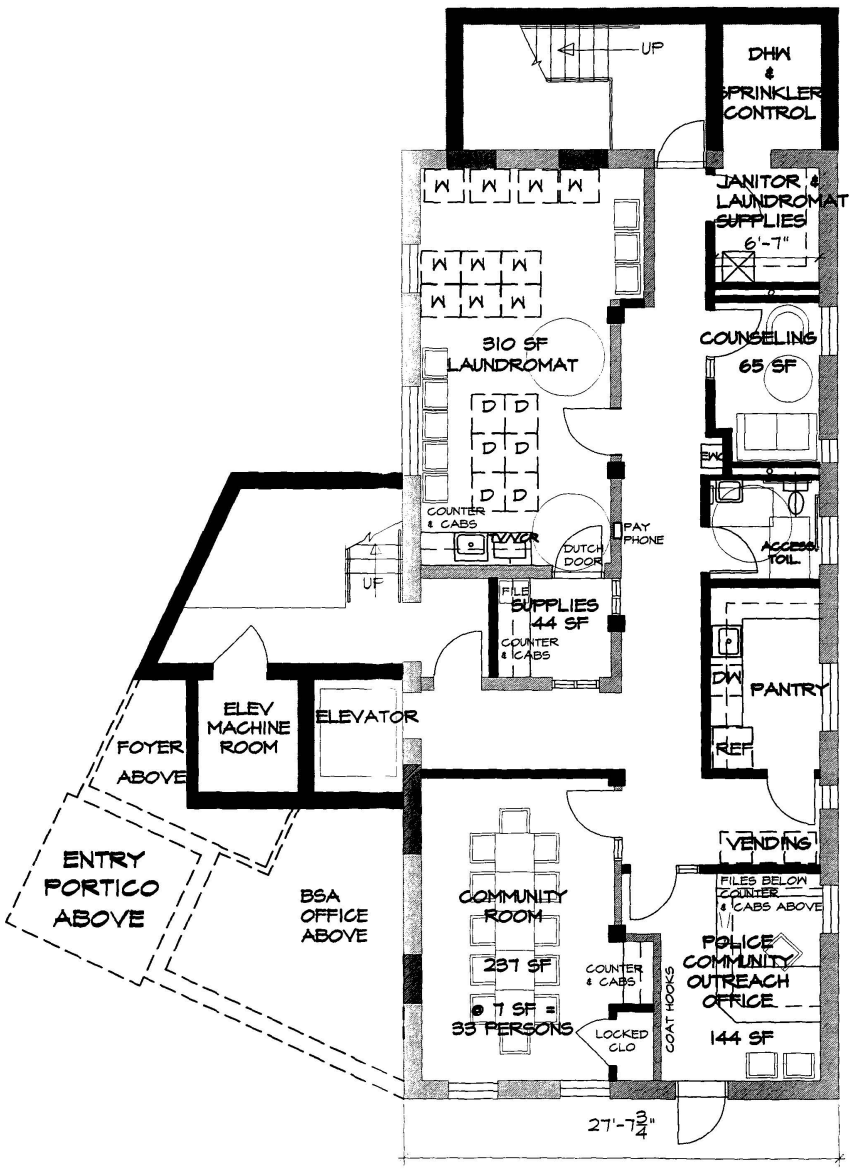
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DEMOLITION
2ND & 3RD

SHEET
D-2
4 OF 8
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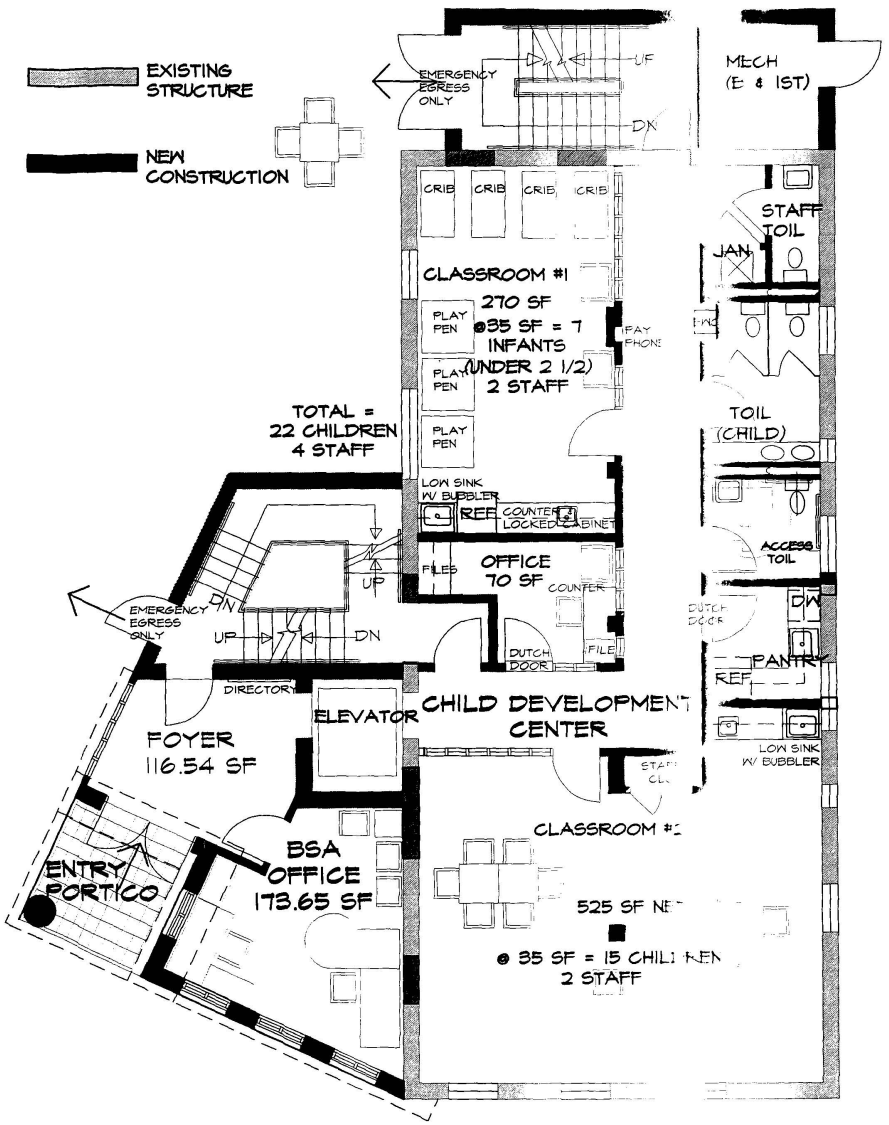


1 NEW WORK -- BASEMENT PLAN

1/8" = 1'-0"

4/17/02

NORTH



2 NEW WORK - FIRST FLOOR PLAN

1/8" = 1'-0"

0 5 10 20 FEET

4/17/02

NORTH

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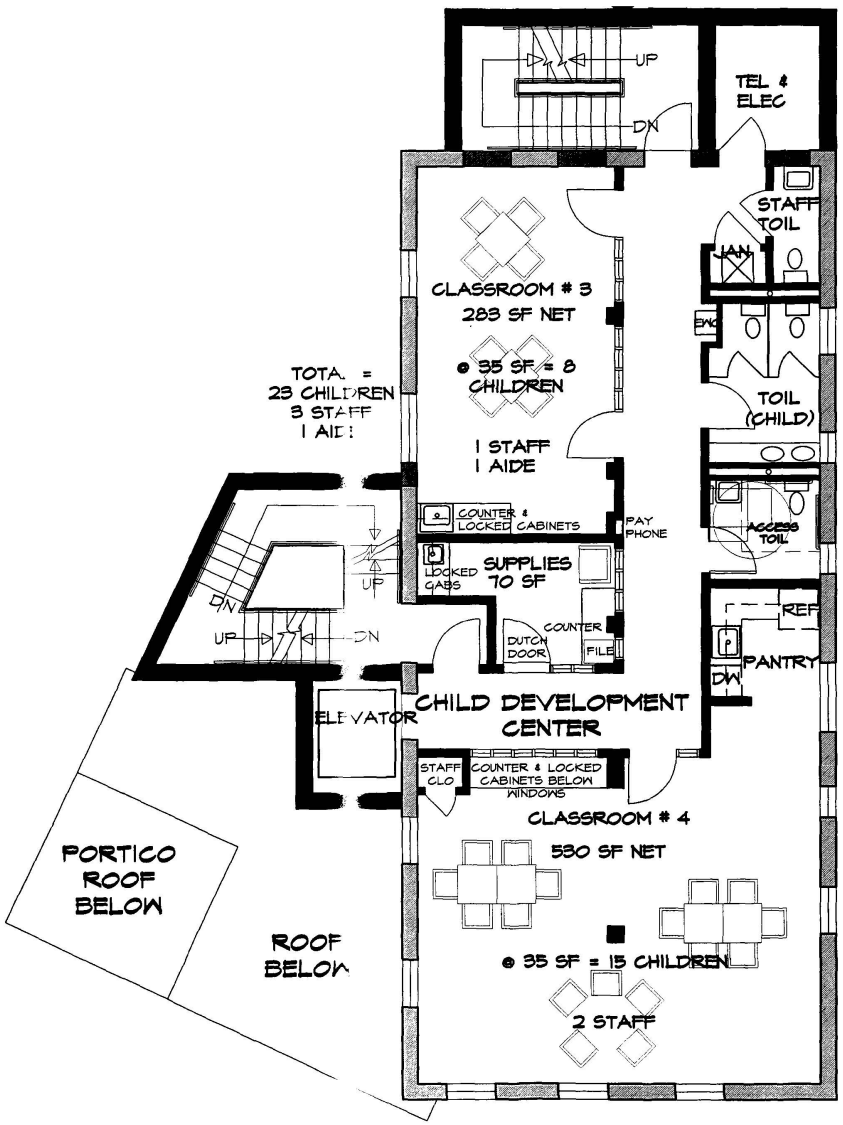
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NEW WORK
BASEMENT & FIRST

SHEET
A-1
5 OF 8

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1/25/02



1 NEW WORK - SECOND FLOOR PLAN

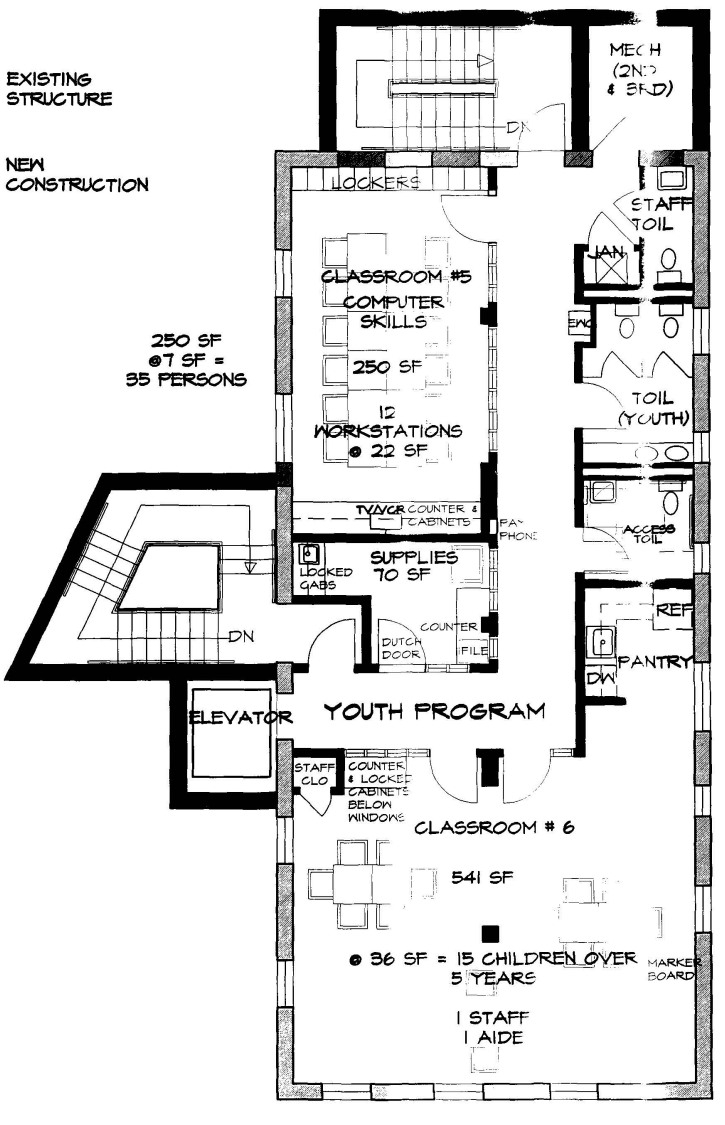
1/8" = 1'-0"

4/17/02

NORTH

EXISTING STRUCTURE

NEW CONSTRUCTION



2 NEW WORK - THIRD FLOOR PLAN

1/8" = 1'-0"

4/17/02

NORTH

0 5 10 20 FEET

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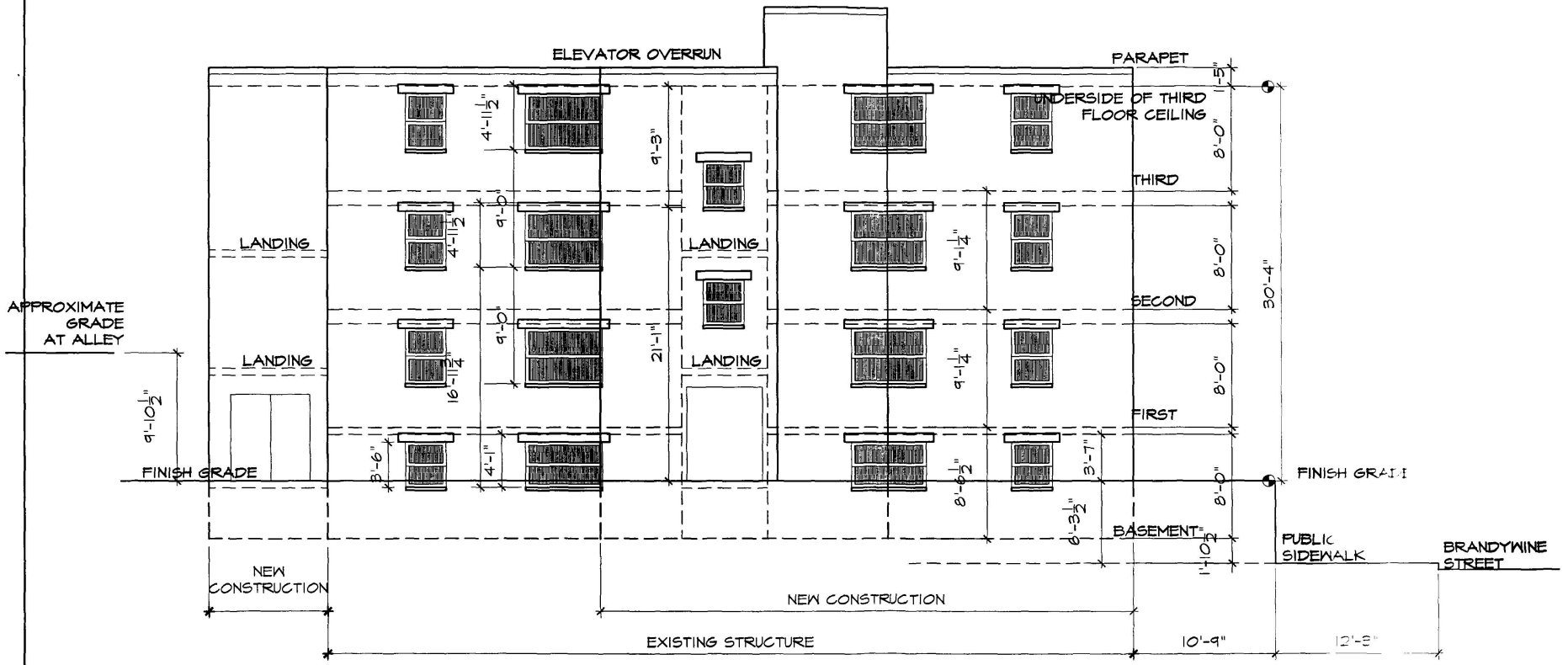
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NEW WORK SECOND & THIRD

SHEET A-2 6 OF 8

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1 NORTH-SOUTH SECTION / WEST ELEVATION

0 5 10 20 FEET

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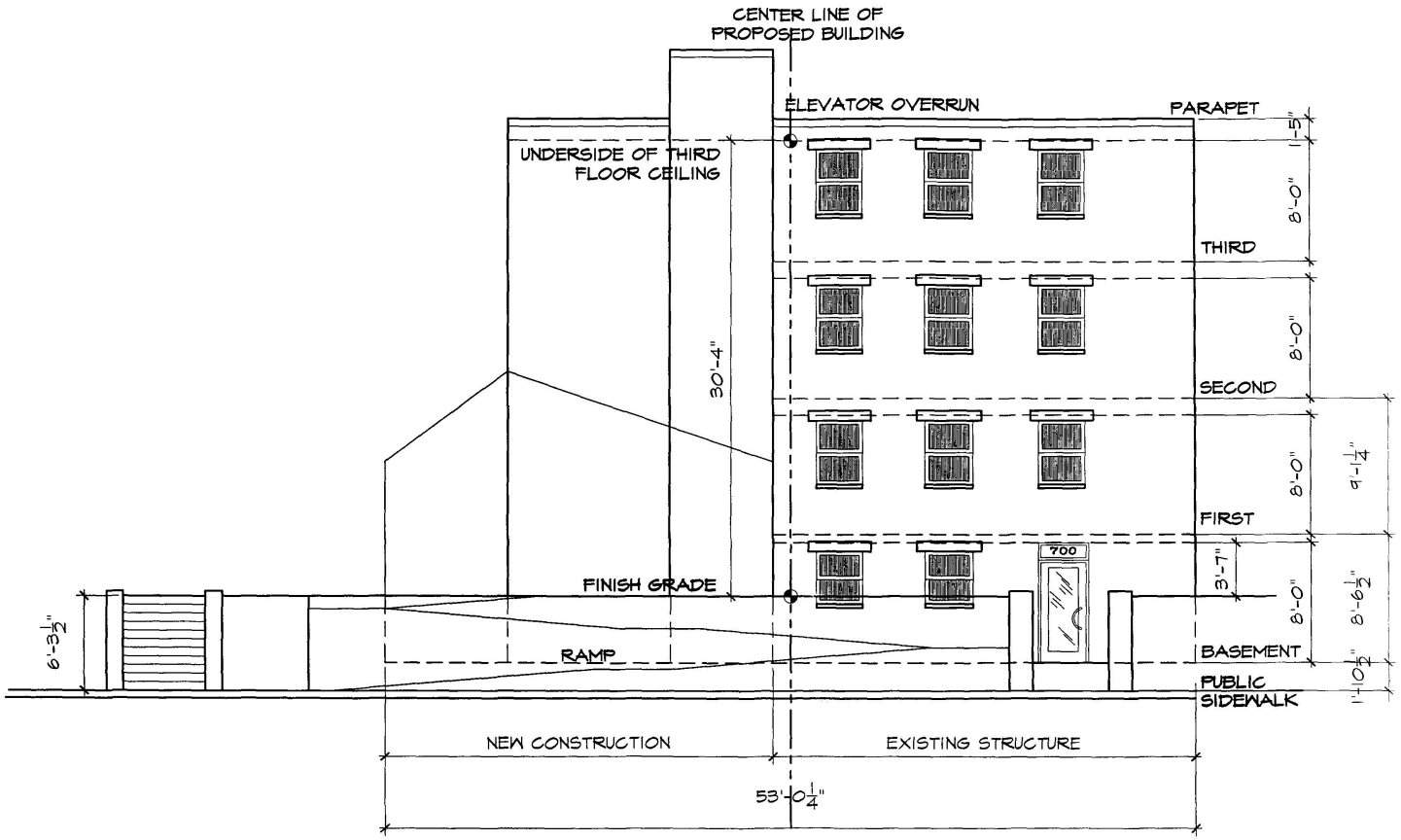
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NORTH-SOUTH SECTION/ELEVATION

SHEET
A-3
7 OF 8

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1 EAST-WEST SECTION / BRANDYWINE STREET ELEVATION (SOUTH ELEVATION)

1/8" = 1'-0"

0 5 10 20 FEET

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EAST-WEST SECTION/ELEVATION

SHEET
A-4
8 OF 8

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4/20/02