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PROJECT OWNER:

Jeff Alpher & Haley Kaufman
2938 Macomb Street, N.W.
Washington, D.C. 20008

PROJECT DESCRIPTION

THE PROJECT IS A PROPOSED COVERED FRONT PORCH AND A
SCREEN PORCH ADDITION TO THE SIDE AND REAR OF AN
EXISTING THREE STORY PLUS BASEMENT HOUSE. THE PROJECT
SEEKS RELIEF FROM THE SIDE YARD RESTRICTION.

BUILDING CODE DATA

ZONE: R-1-B
LOT: 525
SQUARE: 2084
USE: R-3

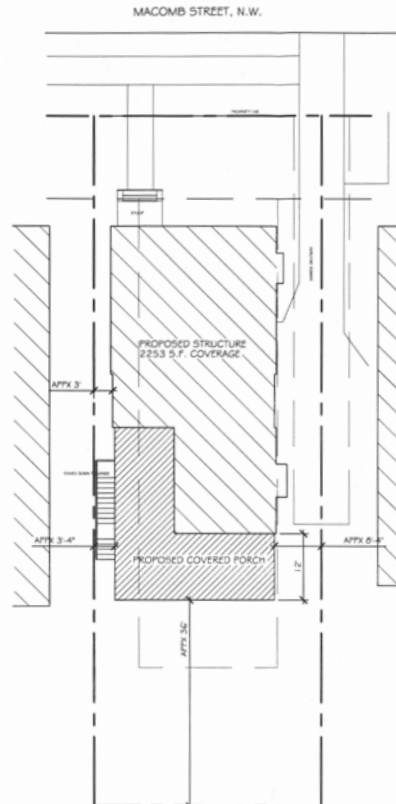
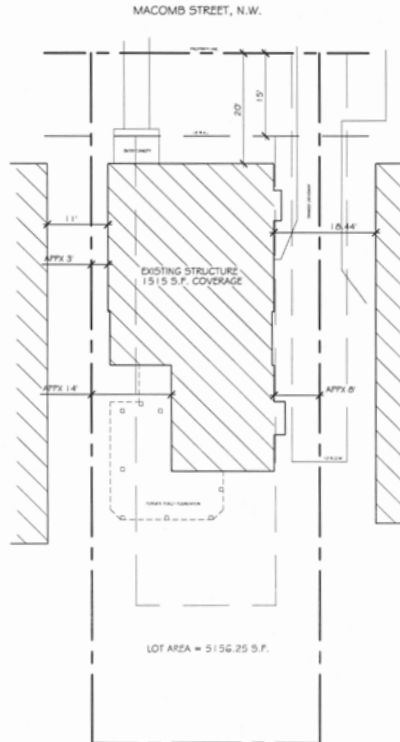
LOT AREA: 5156.25 S.F.
EXISTING COVERAGE: 1515.0 S.F. (29.4 %)
PROPOSED COVERAGE: 2073.6 S.F. (40.2 %)
ALLOWABLE COVERAGE: 40%
ALLOWABLE HEIGHT: 40 FEET or 3 STORIES
PROPOSED HEIGHT: 3 STORIES with BASEMENT (EXISTING)

FRONT RESTRICTION: 15' B.R.L.
SIDE YARD RESTRICTION: 0 FEET
REAR YARD RESTRICTION: 25 FEET

CONSTRUCTION TYPE: III-B

NON-SPRINKLERED

APPLICABLE CODES:
2006 INTERNATIONAL RESIDENTIAL CODE (DCMR 12A)
2006 INTERNATIONAL PLUMBING CODE (DCMR 12F)
2006 INTERNATIONAL MECHANICAL CODE (DCMR 12E)
2006 INTERNATIONAL FIRE CODE (DCMR 12I)
2006 INTERNATIONAL FUEL CODE (DCMR 12J)
2006 NFPA NEC (DCMR 12C)



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18377

EXHIBIT NO. 11

ACANTHUS Architects

225 EYE STREET, N.E. SUITE 608 WASHINGTON, DISTRICT OF COLUMBIA, 20002 (202) 966-7900

MODIFICATIONS BY:
The ALPHER - KAUFMAN RESIDENCE
2938 MACOMB STREET, N.W.
WASHINGTON, D.C. 20008
LOT 525 SQUARE 2084

SCALE: 1" = 10'

CONSULTATION PERMIT
FEB. 11, 2011

CI



SOUTH ELEVATION



EAST ELEVATION

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WEST ELEVATION



NORTH ELEVATION

EXISTING ELEVATIONS

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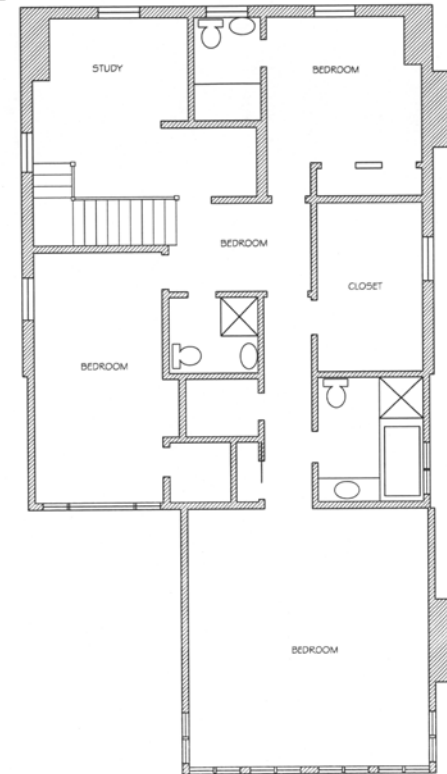
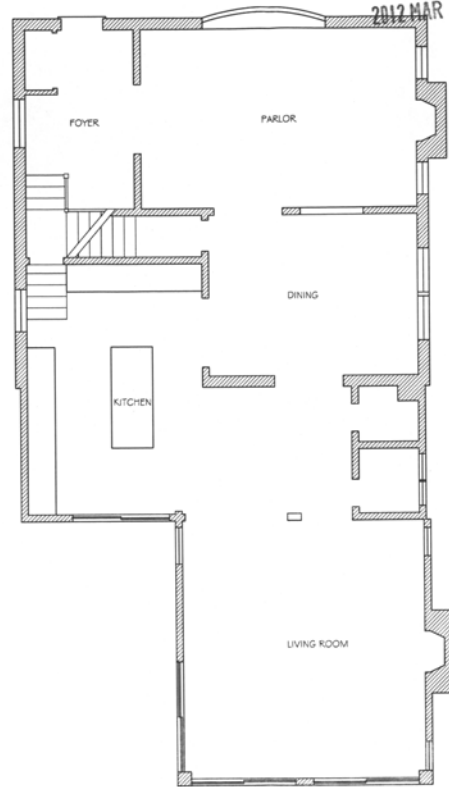
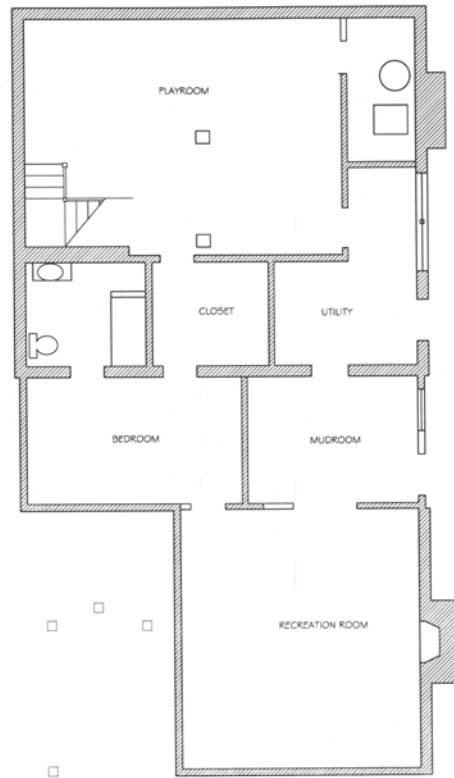
225 EYE STREET, N.E. SUITE 808 WASHINGTON, DISTRICT OF COLUMBIA, 20002 (202) 966-7900

MODIFICATIONS TO:
The ALPHEA - KAUFMAN RESIDENCE
2938 MACOMB STREET, N.W.
WASHINGTON, D.C. 20008
LOT 825 SQUARE 2004

EXISTING
ELEVATIONS

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

A1



EXISTING FLOOR PLANS

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ACANTHUS ARCHITECTS, LLC
The ALPHEA - KAUFMAN RESIDENCE
2938 MACOMB STREET, N.W.
WASHINGTON, D.C. 20008
LOT 815 5042 2004

ACANTHUS Architects
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A2

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WEST ELEVATION



SOUTH ELEVATION

PROPOSED ELEVATIONS

ACANTHUS Architects 225 EYE STREET, N.E. SUITE 606 WASHINGTON, DISTRICT OF COLUMBIA, 20002 (202) 966-7900	
MODIFICATIONS by: The ALPHER - KAUFMAN RESIDENCE 2938 MACOMB STREET, N.W. WASHINGTON, D.C. 20008 LOT 825 SQUARE 2004	
PROPOSED ELEVATIONS	
SCALE 1/4" = 1'-0" DOES NOT INCLUDE PORCHES	
A3	

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EAST ELEVATION

PROPOSED ELEVATIONS

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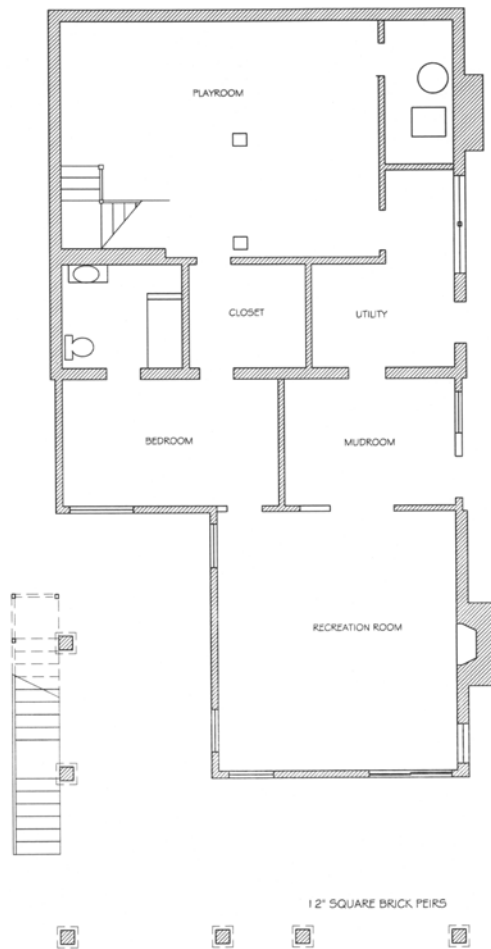
225 EYE STREET, N.E. SUITE 606 WASHINGTON, DISTRICT OF COLUMBIA, 20002 (202) 966-7900

MODIFICATIONS to:
The ALPHER - KAUFMAN RESIDENCE
2938 MACOMB STREET, N.W.
WASHINGTON, D.C. 20008
LOT 635 SQUARE 2004

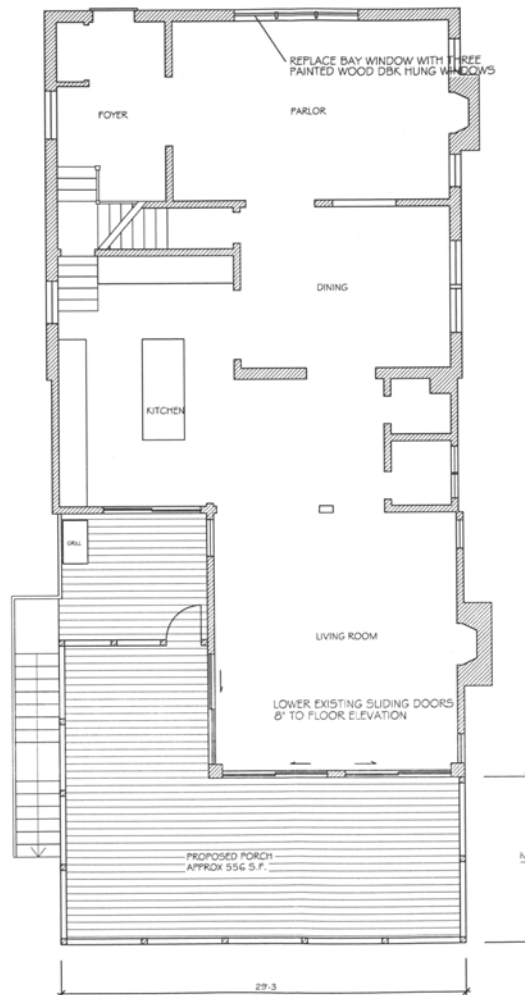
PROPOSED
ELEVATIONS

SCALE 1/4" = 1'-0"
DO NOT SCALE DRAWING

A4

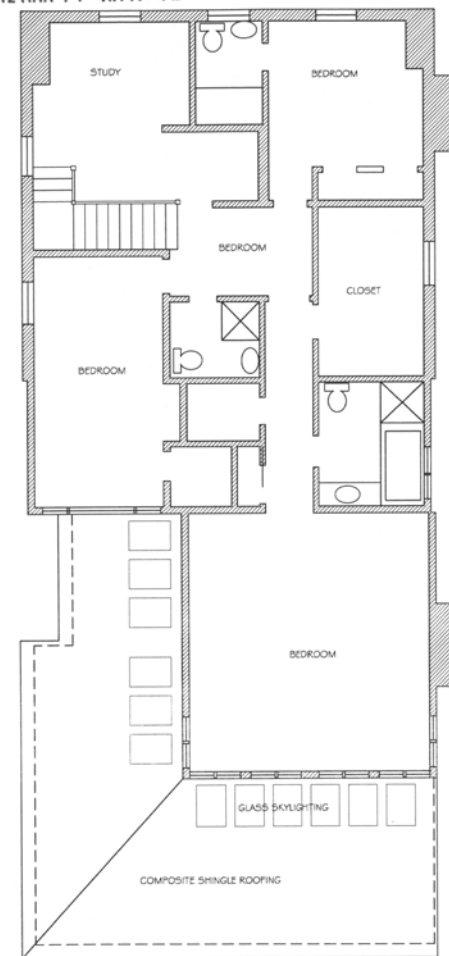


LOWER LEVEL



FIRST FLOOR

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SECOND FLOOR

PROPOSED FLOOR PLANS

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WASHINGTON, D.C. 20008
LOT 825 SQUARE 2004

PROPOSED
PLANS

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

EXPLANATION: REVISION
REV. 11.1.2011

A5

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