

BUILDING CODE DATA

ZONE: R-4
LOT: 36
SQUARE: 3119
USE: R-3

LOT AREA: 1,564 sf
EXISTING COVERAGE:
MAIN HOUSE: 1038.5 sf (66%)
PROPOSED FOOTPRINT COVERAGE: NO CHANGE
THIRD STOREY ADDITION (ROOFTOP) = 498.67 sf

ALLOWABLE COVERAGE: 60% OR 938.4 SF
ALLOWABLE HEIGHT: 40 FEET or 3 STORIES
PROPOSED HEIGHT: 3 STORIES + BASEMENT (EXISTING)

FRONT RESTRICTION: NONE
SIDE YARD RESTRICTION: 8 FEET(IF PROVIDED)
REAR YARD RESTRICTION: 20 FEET

CONSTRUCTION TYPE: III-B

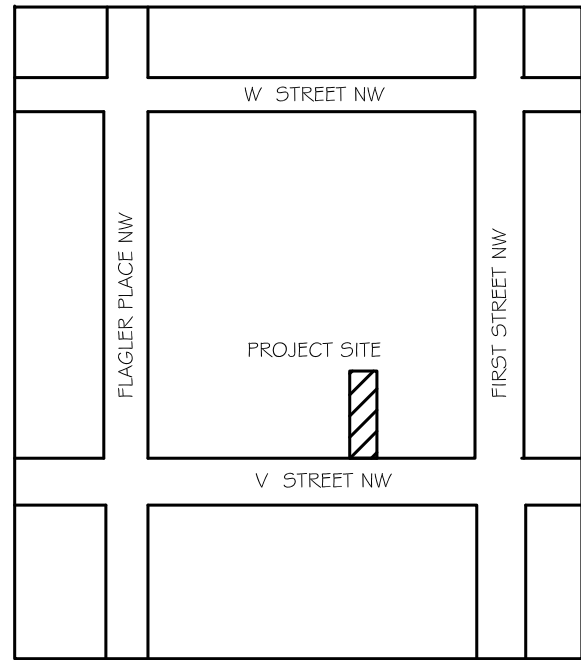
FIRE SEPARATIONS:
VERTICAL UNIT SEPARATION FLOOR/CEILING
1 HOUR BETWEEN UNIT A & B
HORIZONTAL SEPARATION PARTY WALL
2 HOUR MASONRY ASSEMBLY

FIRE SUPPRESSION - NONE REQUIRED

MEANS OF EGRESS per IRC-2006
WIDTH: 36"
TREADS: 10" Min,
RISERS: 7.75" Max WITHIN DWELLING UNIT
HANDRAILS: per IRC Section R-311
EGRESS WINIDOWS; per IRC Section R-310

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 12H)
2006 INTERNATIONAL FUEL CODE (DCMR 12D)
2006 NFPA NEC (DCMR 12C)

AREAS:
BASEMENT: 961 SF Gross
FIRST FLOOR: 961 SF Gross
SECOND FLOOR: 961 SF Gross + 60 sf EXISTING DECK
THIRD FLOOR: 498.67 SF



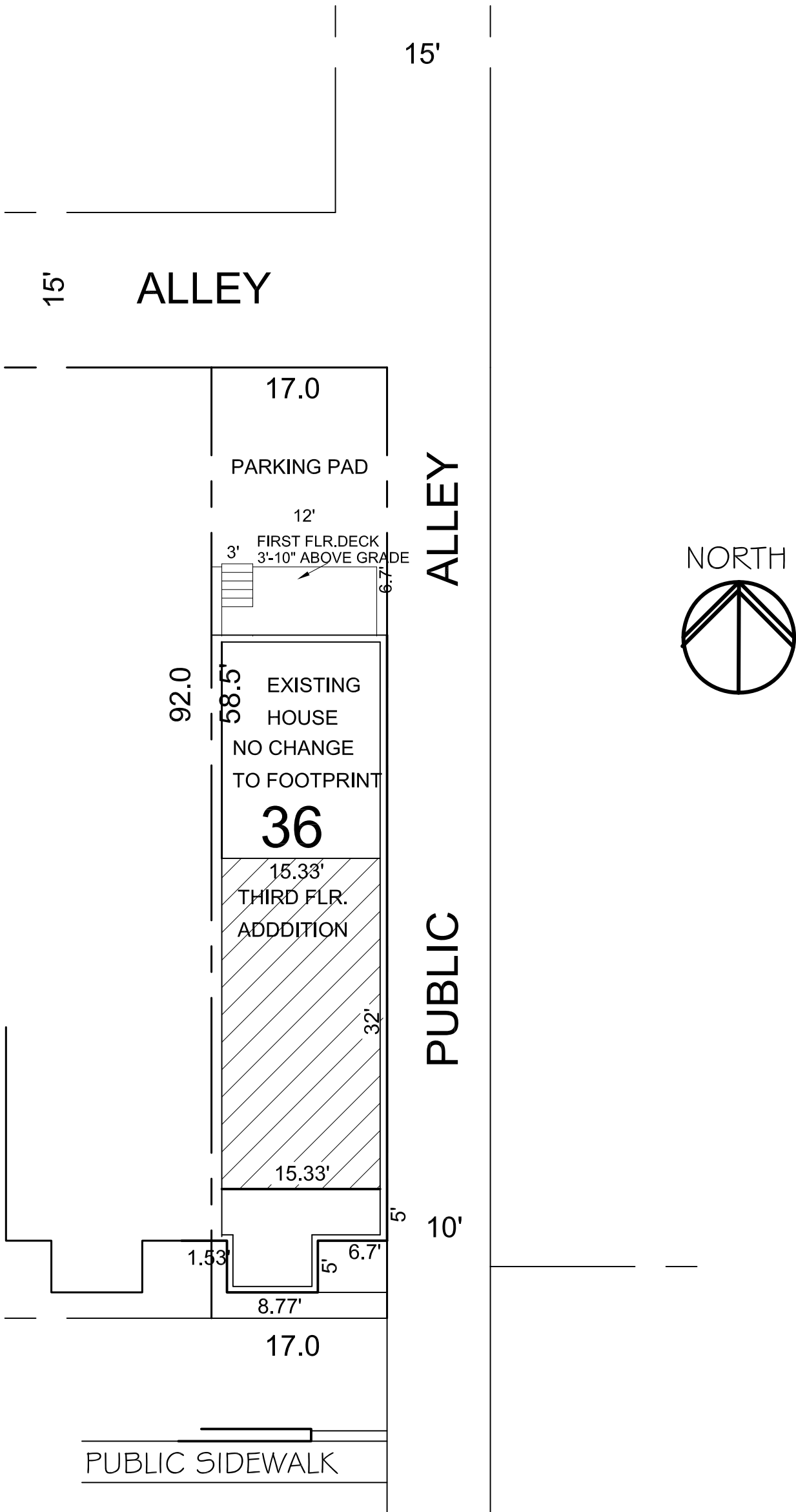
VICINITY MAP

PROJECT DESCRIPTION

THE PROJECT IS A THIRD FLOOR ADDITION TO AN EXISTING TWO FAMILY TOWNHOUSE STRUCTURE CONSISTING OF TWO STORIES AND BASEMENT.
THE HOUSE HAS BEEN GRANTED PERMIT B1407762 TO RENOVATE THE EXISTING STRUCTURE. THIS PERMIT IS FOR THE 3RD. FLOOR ONLY FOR ZONING EXEMPTION.

LIST OF DRAWINGS

- C1 PROJECT DATA, SITE PLAN, SEDIMENT EROSION CONTROL
- A1 BUILDING SECTION
A2 PROPOSED FLOOR PLANS
A3 ROOF PLAN & EXTERIOR ELEVATIONS
A4 SECTIONS & DETAILS
- MPE UNDER PERMIT B1407929
STUCTURAL - UNDER PERMIT B1407929



V STREET, N.W.

ACANTHUS Architects

2714 QUEBEC STREET, N.W. WASHINGTON , DISTRICT OF COLUMBIA, 20008 (202) 966-7900

MODIFICATIONS TO:
ZALDIVAR - OSBORNE RESIDENCE
115 V STREET, N.W. WASHINGTON, D.C. 20001

BUILDING DATA

SPECS

SCALE 1/4" = 1'-0"
UNLESS NOTED OTHERWISE

AUGUST 25,2014
REVISED 9.16.14
REVISED 10.28.14
REVISED 11.05.14

C1