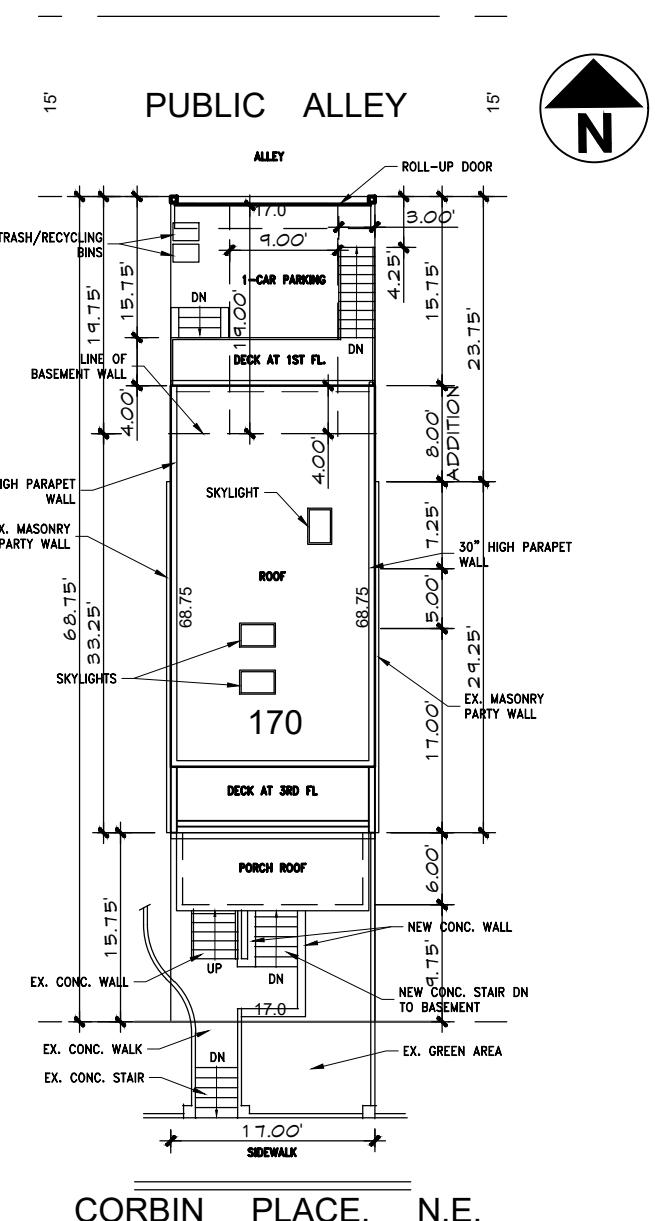


# DRAWING INDEX

0001 COVER SHEET AND GENERAL NOTES  
 D0001 EXISTING AND DEMO PLANS  
 A0001 PROPOSED BASEMENT AND FIRST FLOOR PLANS  
 A0002 PROPOSED SECOND AND THIRD FLOOR PLANS  
 A0003 FRONT AND REAR ELEVATIONS  
 A0004 RIGHT ELEVATION  
 A0005 LEFT ELEVATION



SITE PLAN  
SCALE: 1:16

## PROJECT INFO:

OWNER:  
 INSERT NAME  
 INSERT ADDRESS  
 INSERT PHONE NUMBER  
 ARCHITECT / ENGINEER:  
 Advance Structural Concepts, LLC  
 Aniket K. Nanda, P.E., D.C. Lic # 40000546  
 10875 Main Street, Suite #101  
 Fairfax, VA 22030  
 Tel. (703) 865-7122 / Fax. (703) 865-7155

## PROJECT ADDRESS:

1332 CORBIN PLACE NE  
 WASHINGTON DC, 20003

Contractor:  
 TBD

## CODE ANALYSIS

EXISTING USE GROUP: R1, RF-1 ZONING

TYPE OF CONSTRUCTION: VB

AREA (BUILDING PERMIT): 1,405 SQ.FT

BUILDING IS SPRINKLERED: NO FIRE ALARM: NO

NUMBER OF FLOORS: 3 STORY ABOVE BASEMENT

BUILDING HEIGHT: PROPOSED [APPROX. 34'-3" AT FRONT FROM GRADE]  
 [37'-1" AT REAR FROM GRADE]

# RENOVATION OF EXISTING HOUSE

1332 CORBIN PLACE NE  
 WASHINGTON, D.C. 20003

SQ. 1031, LOT 170



## SCOPE OF WORK

INTERIOR RENOVATION, NEW FLOOR PLANS WITH 3RD FLOOR ADDITION. REPLACE MEP FIXTURES. NEW FRAMING AS NEEDED. NEW REAR EXTERIOR DECK 4'-0"x 17'-0" AND FRONT MODIFICATION

## NOTES

EXISTING BUILDING IS A SINGLE FAMILY WITH BASEMENT AND 2 FLOORS. DEMO EXISTING ROOF TO ADD NEW THIRD FLOOR AND ROOF WITH REAR 8'-0" ADDITION & 4'-0" NEW REAR DECK AT FIRST FLOOR.

# CODE ANALYSIS

EXISTING USE GROUP: R3, RF-1 ZONING

TYPE OF CONSTRUCTION: V-B

AREA (BUILDING PERMIT): 1,405 EST.

BUILDING IS SPRINKLED: NO

STANDPIPES: NO

NUMBER OF STORIES: 3 STORY

BUILDING HEIGHT: 34'-3" FROM AVG. GRADE PLANE

SETBACKS:

FRONT: N/A

SIDE: NONE

REAR: 20 FT. MIN. , PROVIDES 15'-8"

EXISTING HOUSE FOOTPRINT = 29.3 X 17.0 = 498.1SF.

EXISTING PORCH FOOTPRINT = 6.0 X 15.0 = 90SF.

EXISTING LOT OCCUPANCY = 498.1 + 90 = 588.1SF.

PERCENTAGE OF EXISTING LOT OCCUPANCY: 588.1 / 1169 = 50.3%

PROPOSED REAR ADDITION 1ST, 2ND & 3RD FLOOR = 8FT.

PROPOSED BASEMENT ADDITION = 4FT.

PROPOSED ABOVE GRADE S.F. = 498.1 + (8 X 17) = 634.1 X 3 = 1902.3SF.

PROPOSED BASEMENT S.F. = 498.1 + (4 X 17) = 566.1SF.

TOTAL S.F. = 2468.4SF.  
 BUILDING AREA = 634.1 + 90 = 724.1SF.

BASEMENT IS CONSIDERED AS CELLAR  
 BASEMENT IS 66" FROM ADJACENT GRADE,  
 COMPLIANT WITH 48" REQUIREMENT FROM THE  
 ADJACENT FINISH GRADE

## CODE ANALYSIS

### CURRENT APPLICABLE CODE:

- 2017 District of Columbia Residential Code [2015 edition of the International Residential Code published by the ICC as amended by the District of Columbia Construction Codes Supplement of 2017 (DCMR 12B, Residential Code Supplement)].
- 2017 District of Columbia Electrical [2014 edition of the National Electrical Code published by the National Fire Protection Association (NFPA) as amended by the District of Columbia Construction Codes Supplement of 2017 (DCMR 12C, Electrical Code Supplement)].
- 2017 District of Columbia Fuel Gas Code [2015 edition of the International Fuel Gas Code published by the ICC as amended by the District of Columbia Construction Codes Supplement of 2017 (DCMR 12D, Fuel Gas Code Supplement)].
- 2017 District of Columbia Mechanical Code [2015 edition of the International Mechanical Code published by the ICC as amended by the District of Columbia Construction Codes Supplement of 2017 (DCMR 12E, Mechanical Code Supplement)].
- 2017 District of Columbia Plumbing Code [2015 edition of the International Plumbing Code published by the ICC as amended by the District of Columbia Construction Codes Supplement of 2017 (DCMR 12F, Plumbing Code Supplement)].
- 2017 District of Columbia Fire Code [2015 edition of the International Fire Code published by the ICC as amended by the District of Columbia Construction Codes Supplement of 2017 (DCMR 12H, Fire Code Supplement)].
- 2017 District of Columbia Energy Conservation Code [2013 edition of the Energy Standard for Buildings Except Low-Rise Residential Buildings (ANSI/ASHRAE/IES 90.1-2013) published by ASHRAE (formerly known as the American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc.) and the 2015 edition of the International Energy Conservation Code - Residential Provisions published by the ICC as amended by the District of Columbia Construction Codes Supplement of 2017 (DCMR 12I, Energy Conservation Code Supplement)].
- 2017 District of Columbia Existing Building Code [2015 edition of the International Existing Building Code published by the ICC as amended by the District of Columbia Construction Codes Supplement of 2017 (DCMR 12J, Existing Building Code Supplement)].

### FIRE RESISTANCE ANALYSIS:

- EXTERIOR WALL <10' >5' FROM PROPERTY LINE 1 HR. (N/A)
- EXTERIOR WALL >10' FROM PROPERTY LINE 0 HR.
- INTERIOR WALLS 0 HR.
- CORRIDOR 0 HR.
- ROOF CONSTRUCTION 0 HR.
- FLOOR CONSTRUCTION 0 HR.
- EXISTING EXTERIOR WALL CMU 2HR. UL U905 EST.
- EXISTING PARTY WALL MIN. 8" BRICK UL U905 (2 HR.) EST.

## RENOVATION OF EXISTING HOUSE

1332 CORBIN PLACE  
 WASHINGTON D.C.



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COVER SHEET AND  
GENERAL NOTES

0001

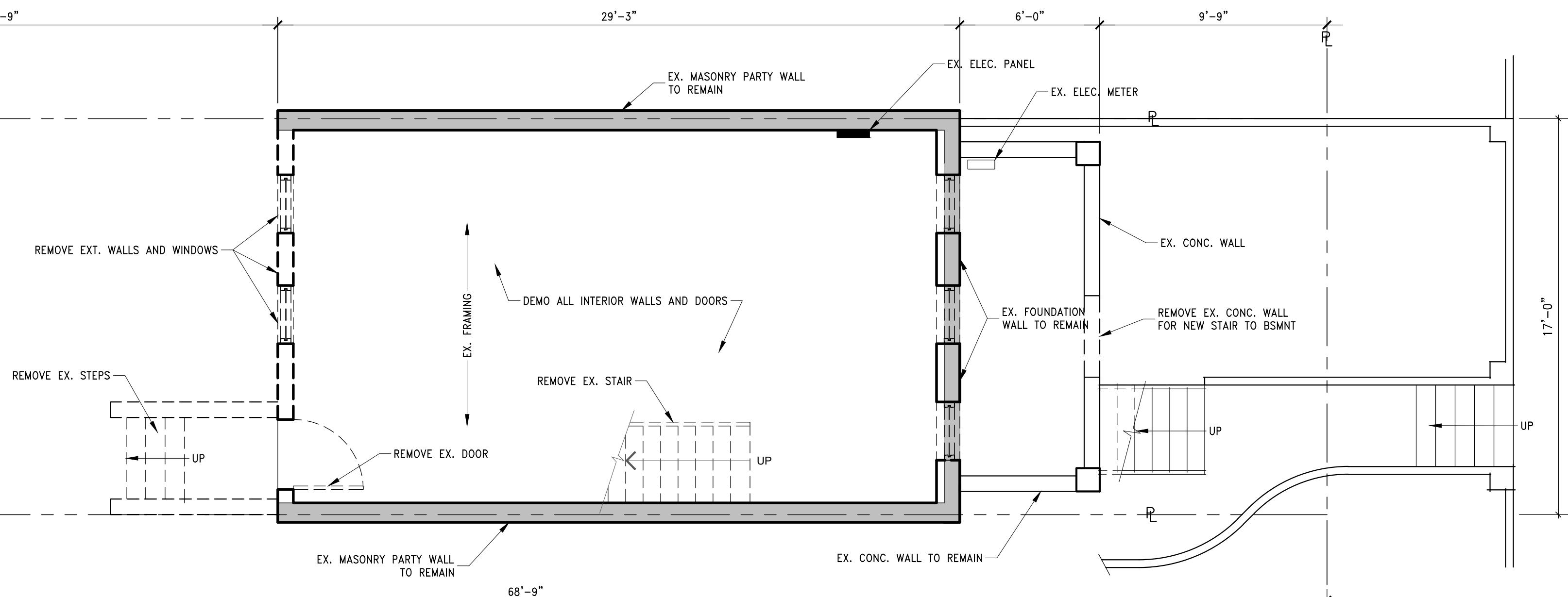
Board of Zoning Adjustment  
 District of Columbia  
 CASE NO. 21386  
 EXHIBIT NO. 10

RELEASE DATE:  
05/23/2025

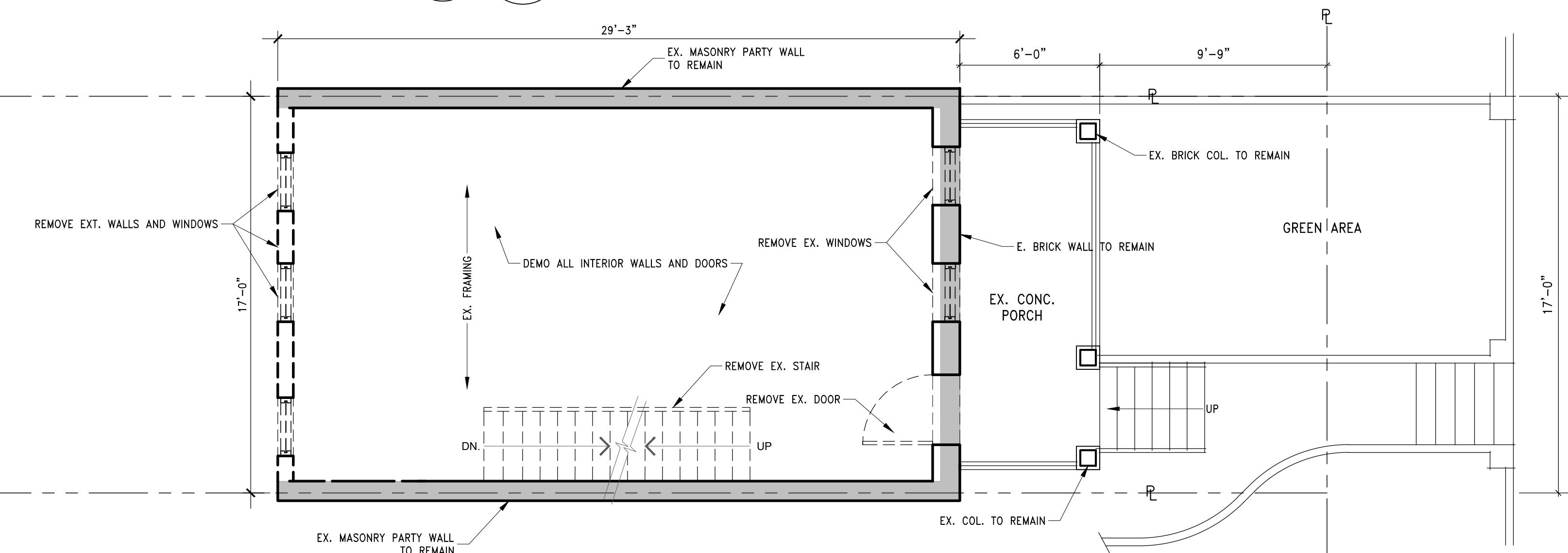
## RENOVATION OF EXISTING HOUSE

1332 CORBIN PLACE  
WASHINGTON D.C.

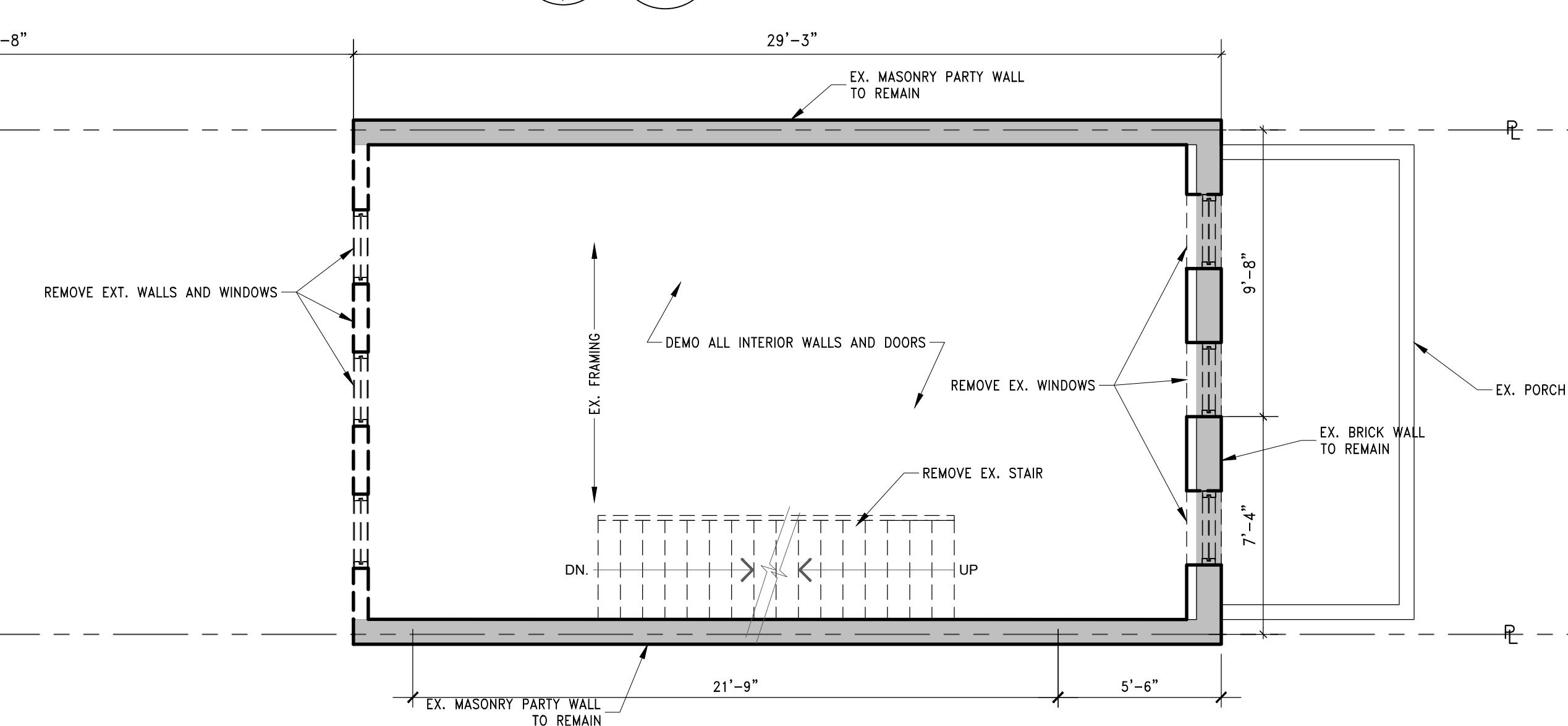
ALLEY



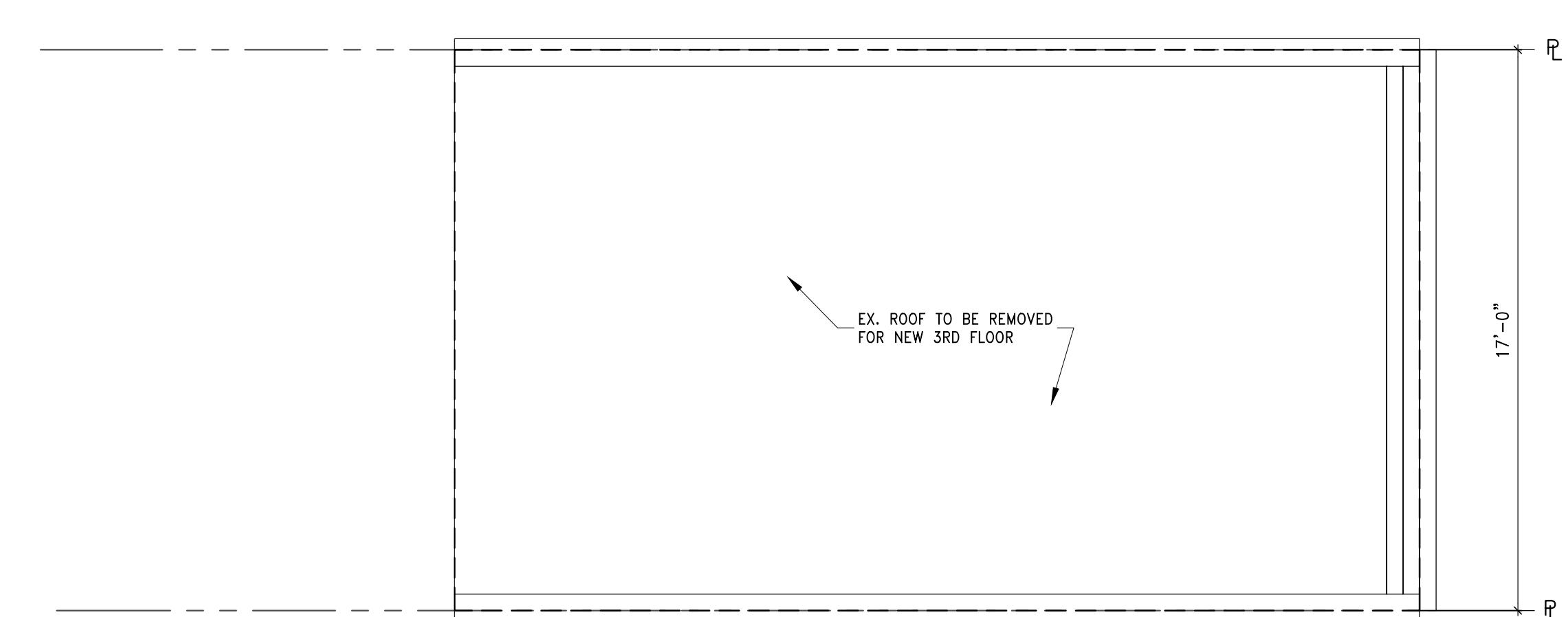
1  
D0001 EXISTING/DEMO BASEMENT PLAN  
SCALE: 1/4"=1'-0"



2  
D0001 EXISTING/DEMO FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



3  
D0001 EXISTING/DEMO SECOND PLAN  
SCALE: 1/4"=1'-0"



4  
D0001 EXISTING/DEMO ROOF PLAN  
SCALE: 1/4"=1'-0"

EXISTING AND DEMO  
FLOOR PLANS

D0001



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www.advancestructuralconcept.com

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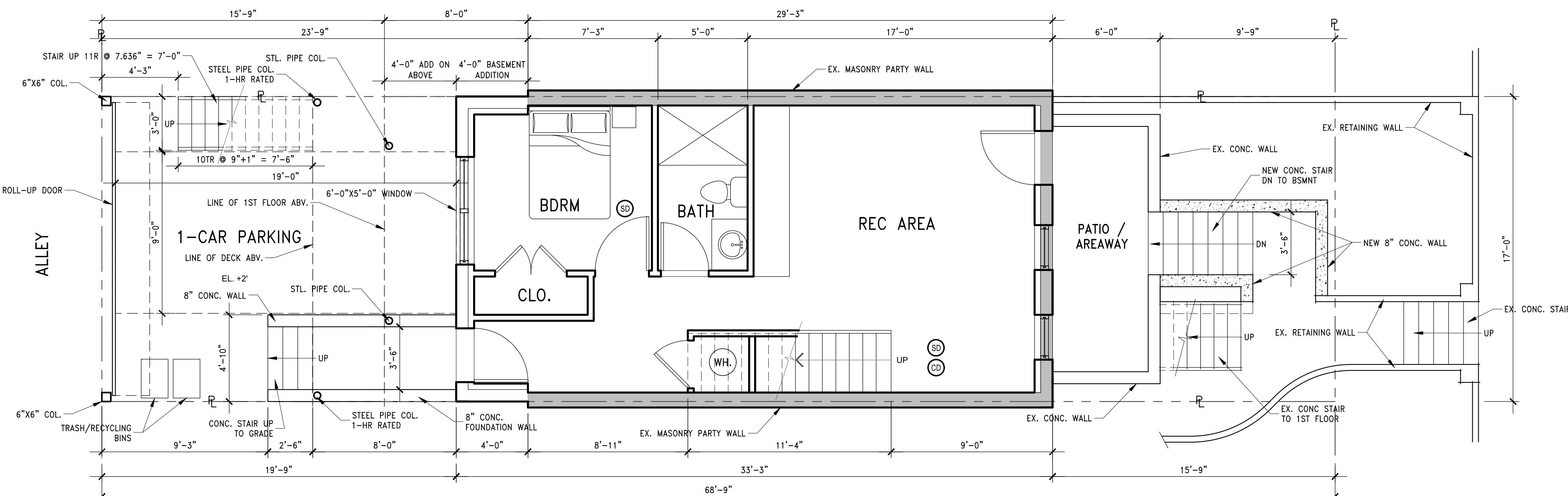
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EXISTING AND DEMO  
FLOOR PLANS

**1332 CORBIN PLACE  
WASHINGTON D.C.**

**RENOVATION OF EXISTING HOUSE**

RELEASE DATE:  
05/23/2025

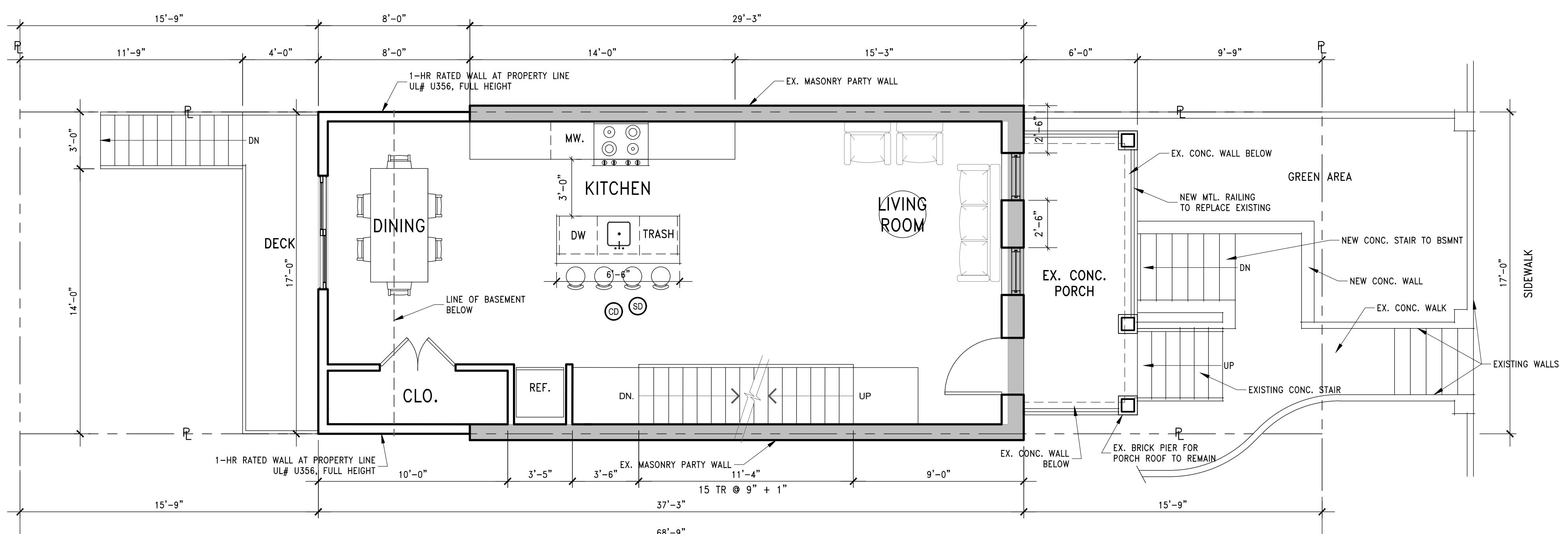


**ADDITIONAL NOTES:**

- WALL LOCATED ON OR WITHIN 5 FEET OF A PROPERTY LINE SHALL BE CONSTRUCTED AS A FIRE WALL. FIRE RATING SHALL BE A MINIMUM OF 1 HOUR RATED AND PROTECTED FROM FIRE FROM BOTH SIDES.
- WHERE A FIRE WALL INTERSECTS A ROOF, THE ROOF SHALL EITHER BE PROTECTED BY A 1 HOUR FIRE RESISTANT RATED CONSTRUCTION 4 FEET OR A 1 HOUR RATED 30 INCH HIGH PARAPET.
- ANY WALL LOCATED ON A LOT LINE BETWEEN ADJACENT BUILDINGS, WHICH IS USED OR ADAPTED FOR JOINT SERVICE BETWEEN THE TWO BUILDINGS, SHALL BE CONSTRUCTED AS A FIRE WALL INCLUDING PARAPET WALL.

SD SMOKE DETECTOR

CD CARBON MONOXIDE DETECTOR

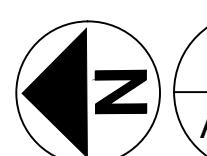
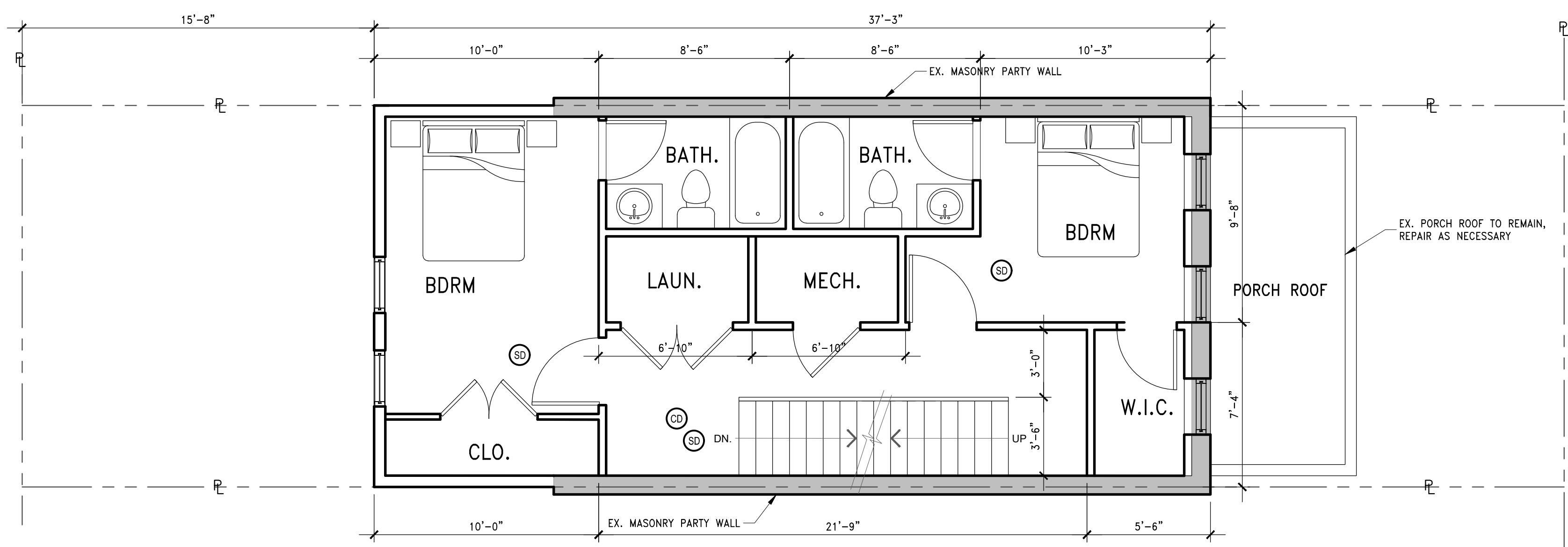


BASEMENT AND  
FIRST FLOOR PLAN

A0001

## RENOVATION OF EXISTING HOUSE

1332 CORBIN PLACE  
WASHINGTON D.C.



**PROPOSED SECOND PLAN**

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

### LEGEND:

	INDICATES NEW WALL
	INDICATES EXISTING WALL
	PROPERTY LINE
	PROPERTY LINE

RELEASE DATE:  
05/23/2025

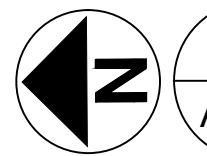
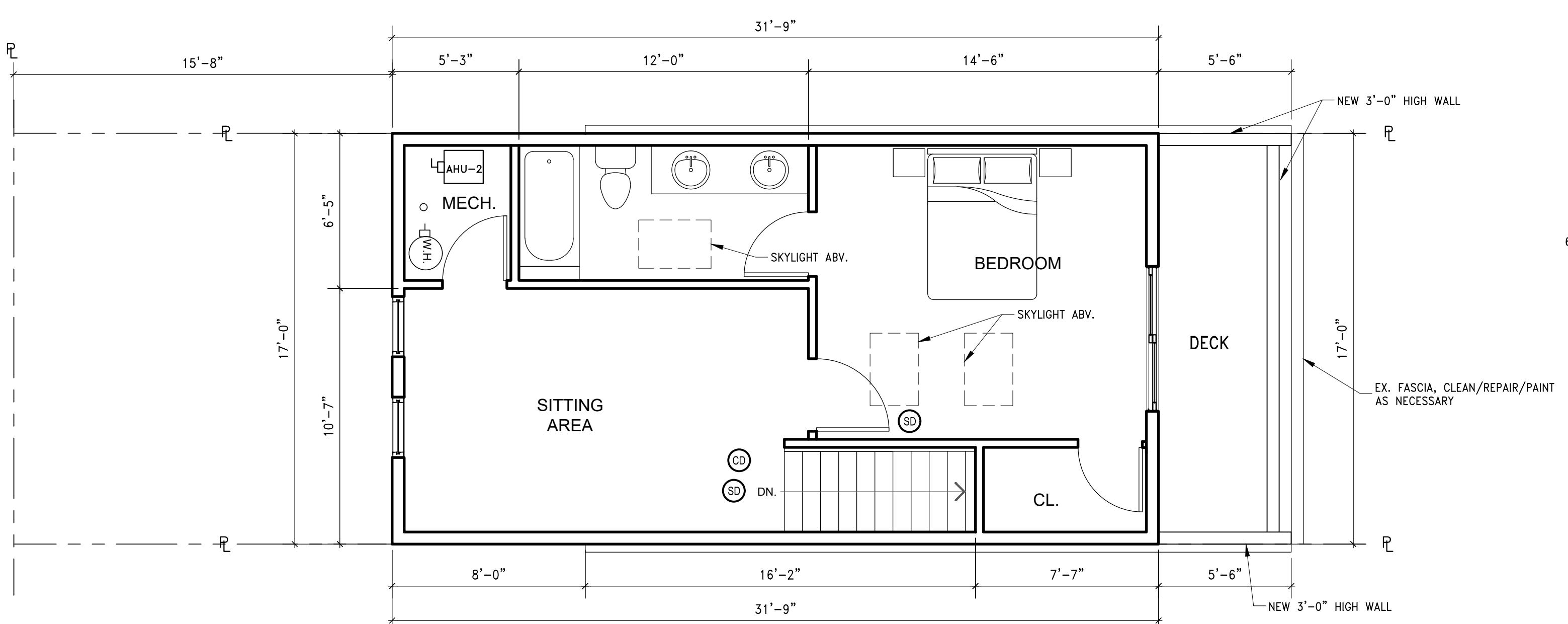
ALL BEDROOMS (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW / DOOR TO EXTERIOR (IBC 2015, 1009; IRC 2015, 210). THE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.75 SQ. FT. WITH A MINIMUM CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IBC 2015, SECTION 1009.3; IRC 2015, SECTION 310.1).

### ADDITIONAL NOTES:

- WALL LOCATED ON OR WITHIN 5 FEET OF A PROPERTY LINE SHALL BE CONSTRUCTED AS A FIRE WALL. FIRE RATING SHALL BE A MINIMUM OF 1 HOUR RATED AND PROTECTED FROM FIRE FROM BOTH SIDES.
- WHERE A FIRE WALL INTERSECTS A ROOF, THE ROOF SHALL EITHER BE PROTECTED BY A 1 HOUR FIRE RESISTANT RATED CONSTRUCTION 4 FEET OR A 1 HOUR RATED 30 INCH HIGH PARAPET.
- ANY WALL LOCATED ON A LOT LINE BETWEEN ADJACENT BUILDINGS, WHICH IS USED OR ADAPTED FOR JOINT SERVICE BETWEEN THE TWO BUILDINGS, SHALL BE CONSTRUCTED AS A FIRE WALL INCLUDING PARAPET WALL.

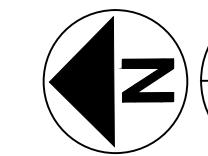
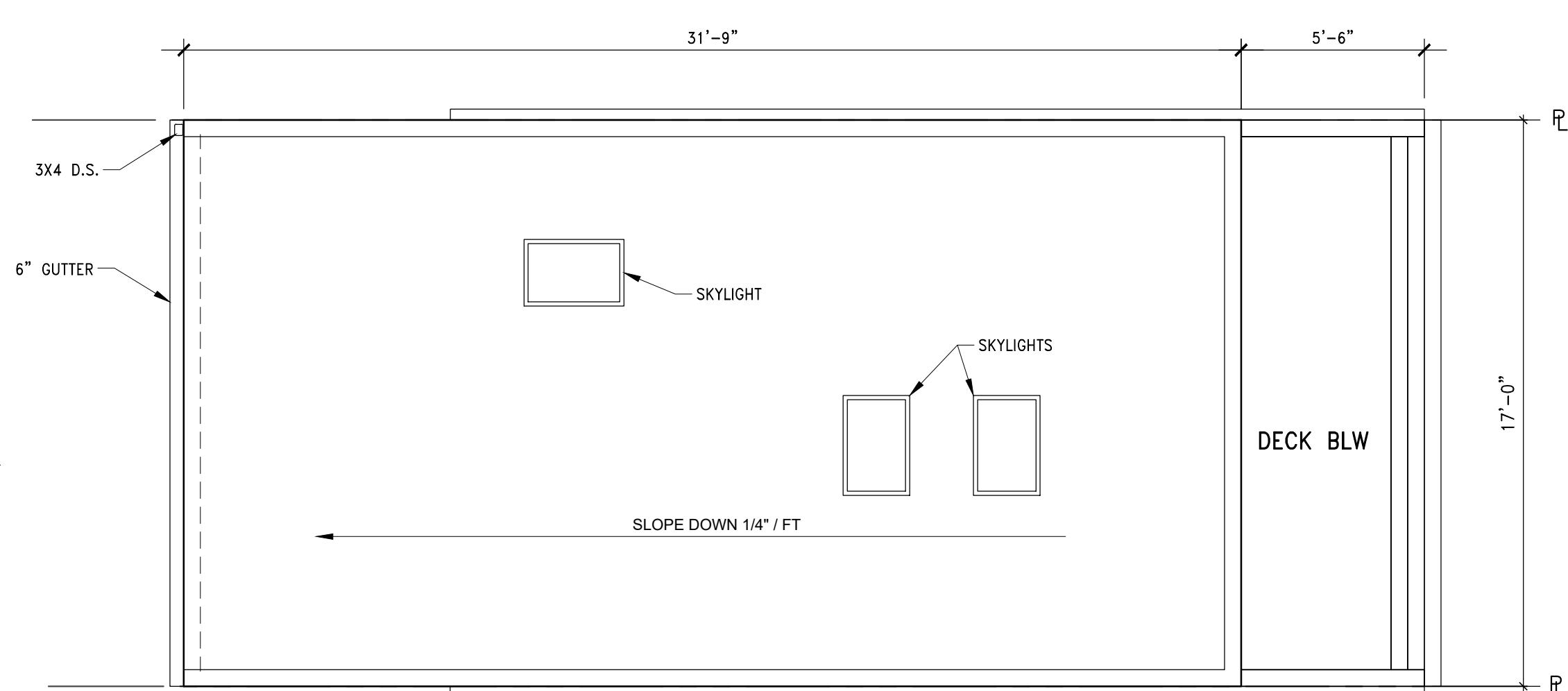
SMOKE DETECTOR

CARBON MONOXIDE DETECTOR



**PROPOSED THIRD FLOOR PLAN**

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



**PROPOSED ROOF PLAN**

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

SECOND AND  
THIRD FLOOR AND  
ROOF PLAN

**A0002**



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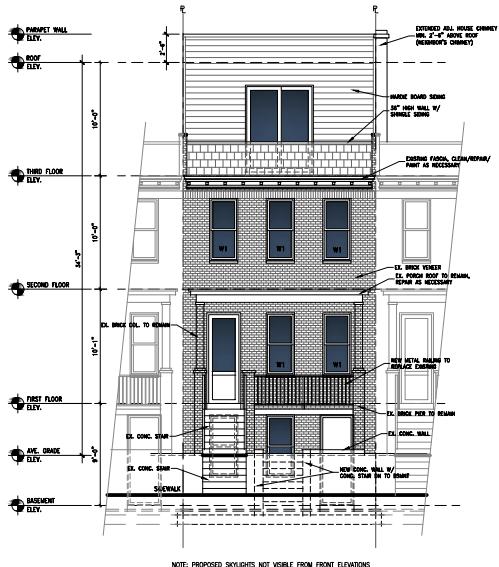
**RENOVATION OF EXISTING HOUSE**

1332 CORBIN PLACE NE  
WASHINGTON D.C.



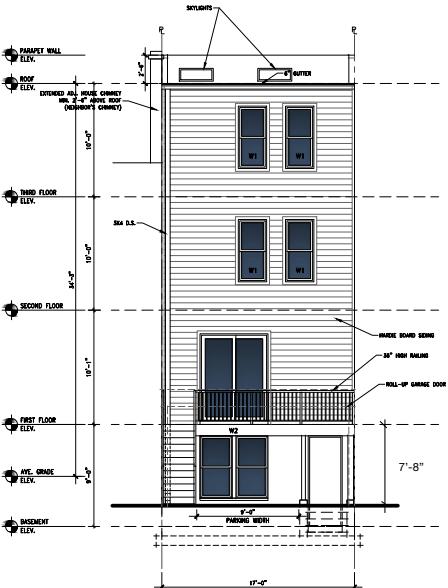
FRONT AND REAR ELEVATIONS

A0003



FRONT ELEVATION

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



REAR ELEVATION

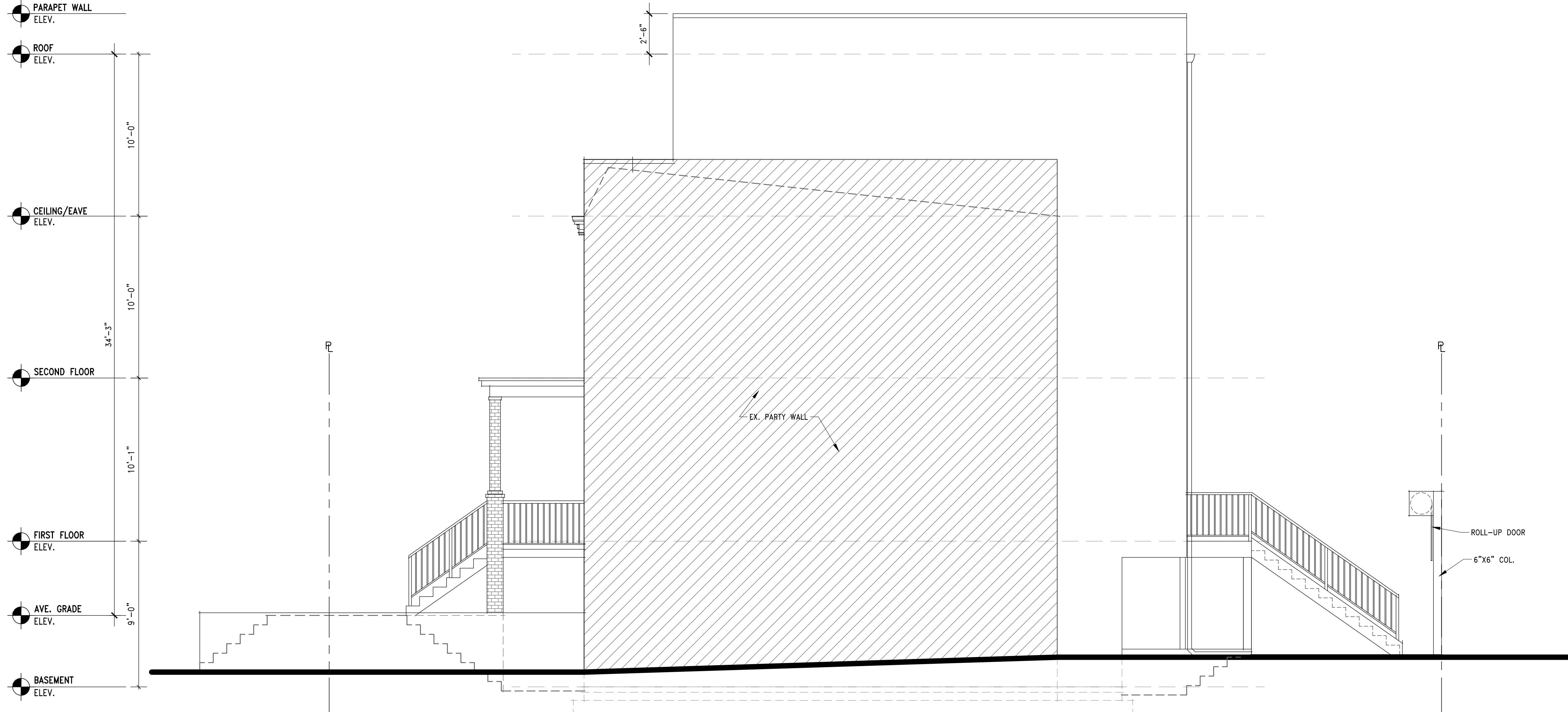
SCALE: 1/4"=1'-0"

NOTE: CHIMNEY IN  
REAR ELEVATION  
CHIMNEY TO BE  
CLOSED WITH  
MADE BRICK AND  
MORTAR

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**RENOVATION OF EXISTING HOUSE**



RIGHT ELEVATION

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

RIGHT ELEVATION

A0004



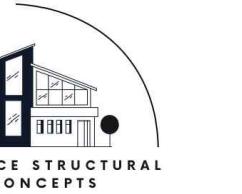
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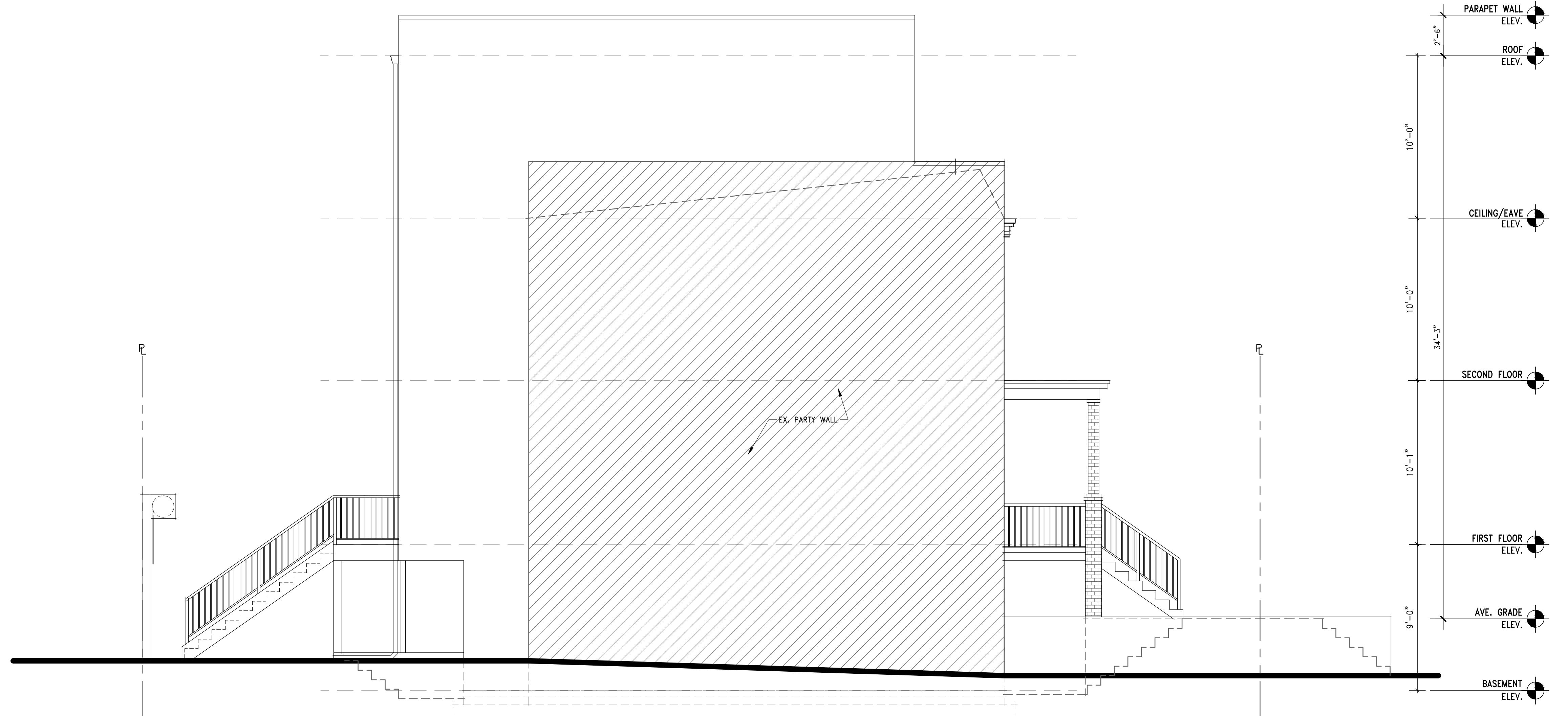
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LEFT ELEVATION

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

LEFT ELEVATION

A0005