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PROJECT INFO:

OWNER:
INSERT NAME
INSERT ADDRESS
INSERT PHONE NUMBER
ARCHITECT / ENGINEER:
Advance Structural Concepts, LLC

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 STORIES:	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. 20002

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

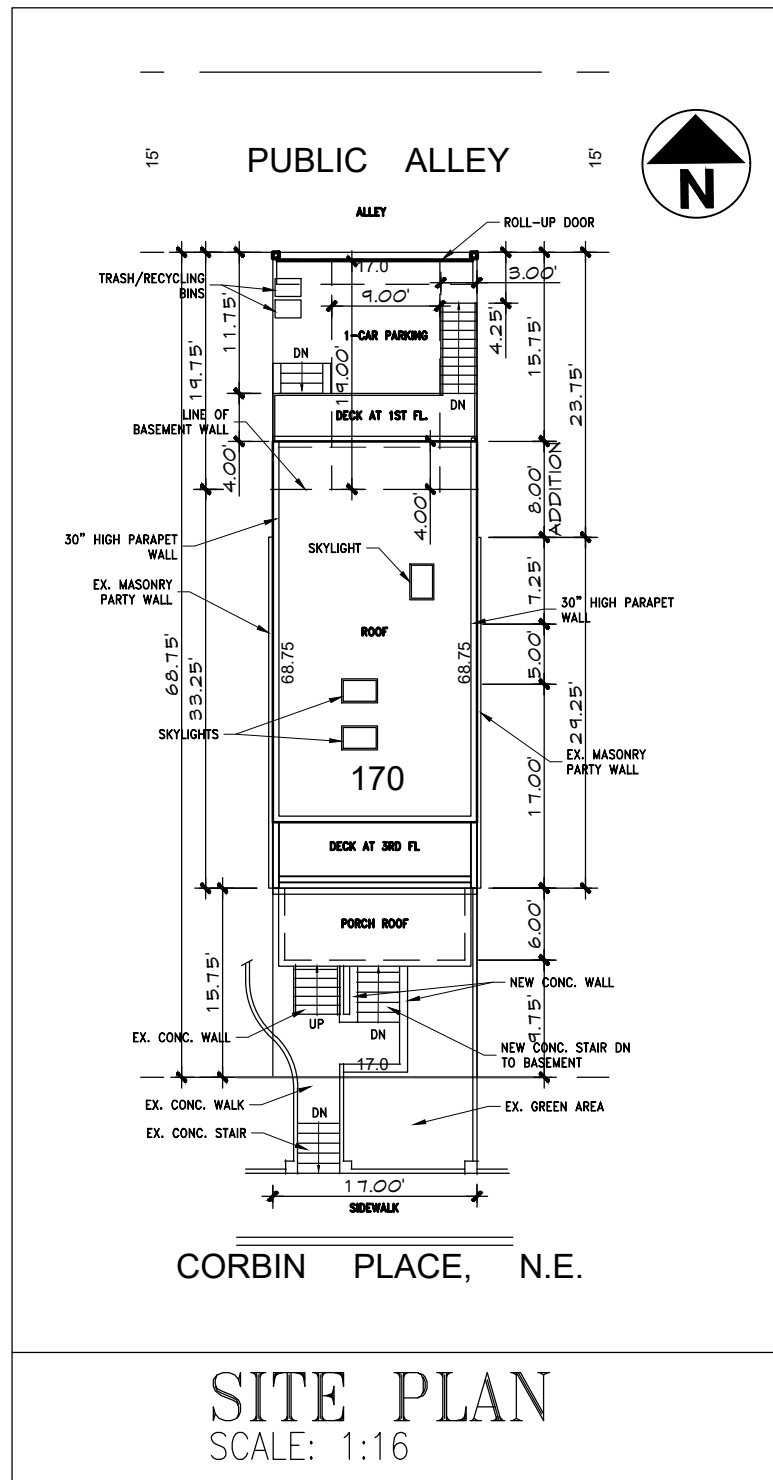
CODE ANALYSIS

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.)



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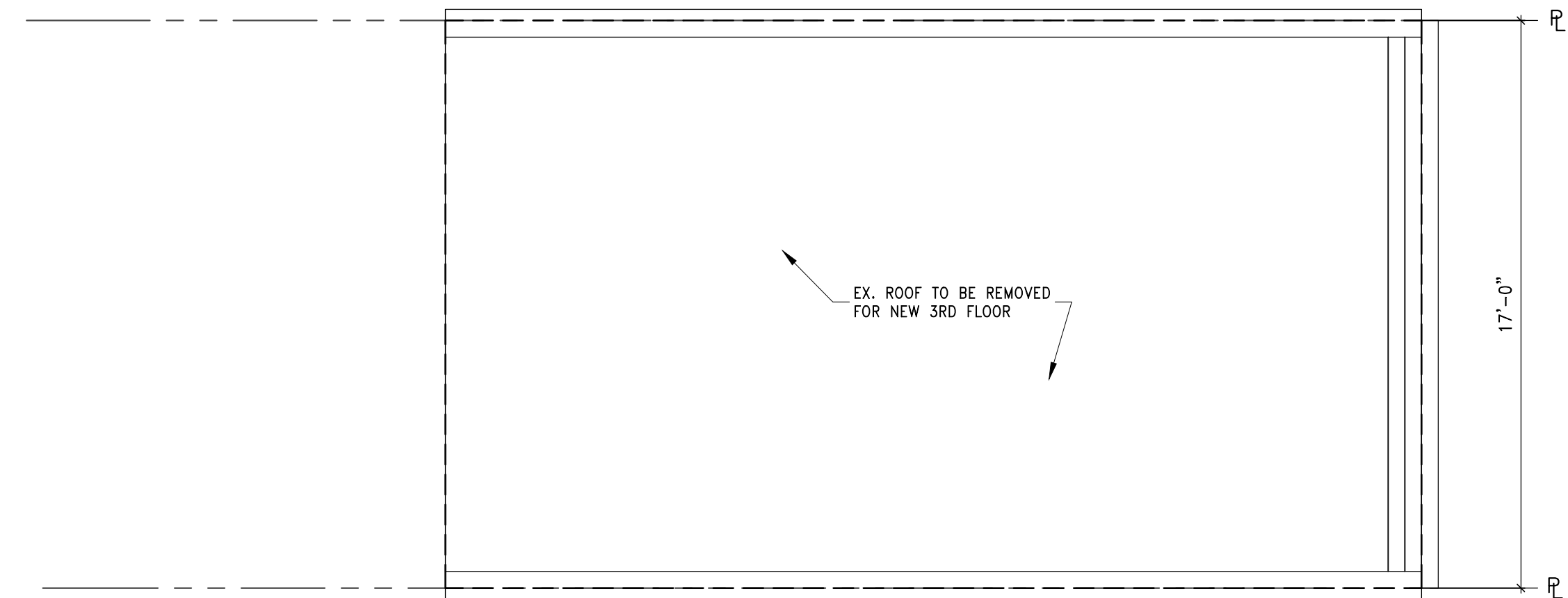
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COVER SHEET AND
GENERAL NOTES

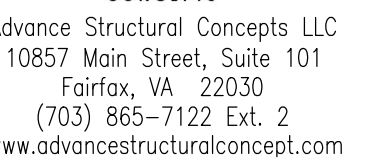
0001

Board of Zoning Adjustment
District of Columbia
CASE NO. 21386
EXHIBIT NO. 44


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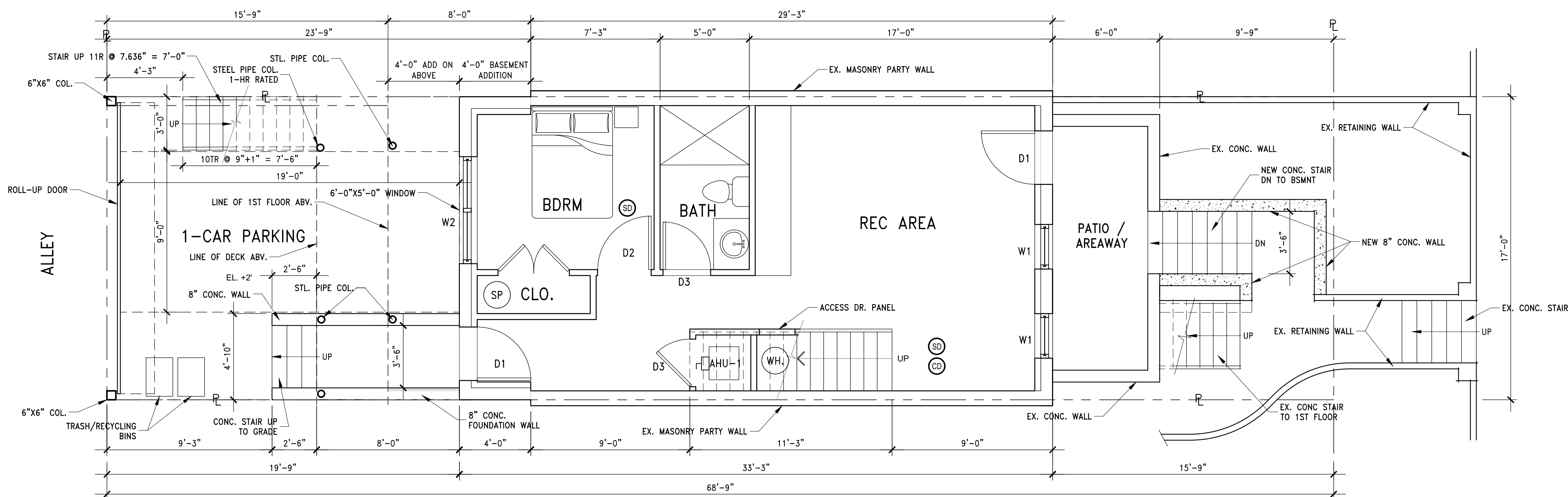
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EXISTING AND DEMO FLOOR PLANS

D0001



1 PROPOSED BASEMENT PLAN
A0001 SCALE: 1/4"=1'-0"

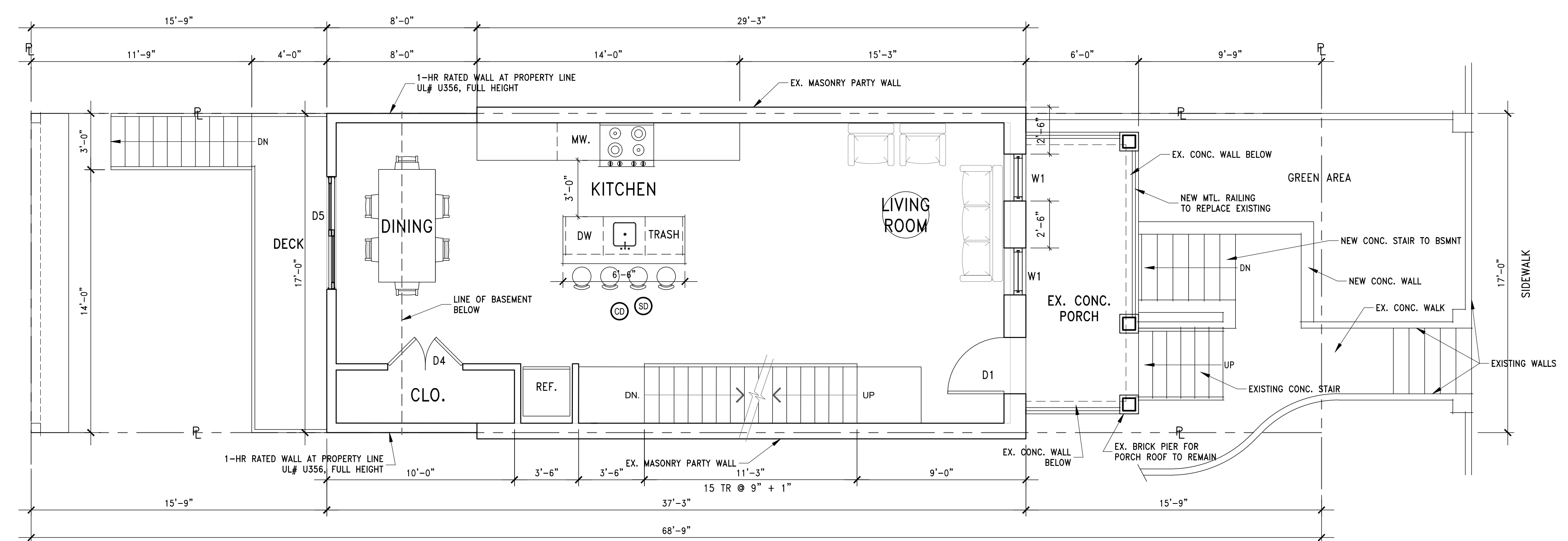
- LEGEND:
- INDICATES NEW WALL
 - INDICATES EXISTING WALL
 - PROPERTY LINE
 - PROPERTY LINE
 - NEW ADDITION

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.

- SD SMOKE DETECTOR
- CD CARBON MONOXIDE DETECTOR



2 PROPOSED FIRST FLOOR PLAN
A0001 SCALE: 1/4"=1'-0"

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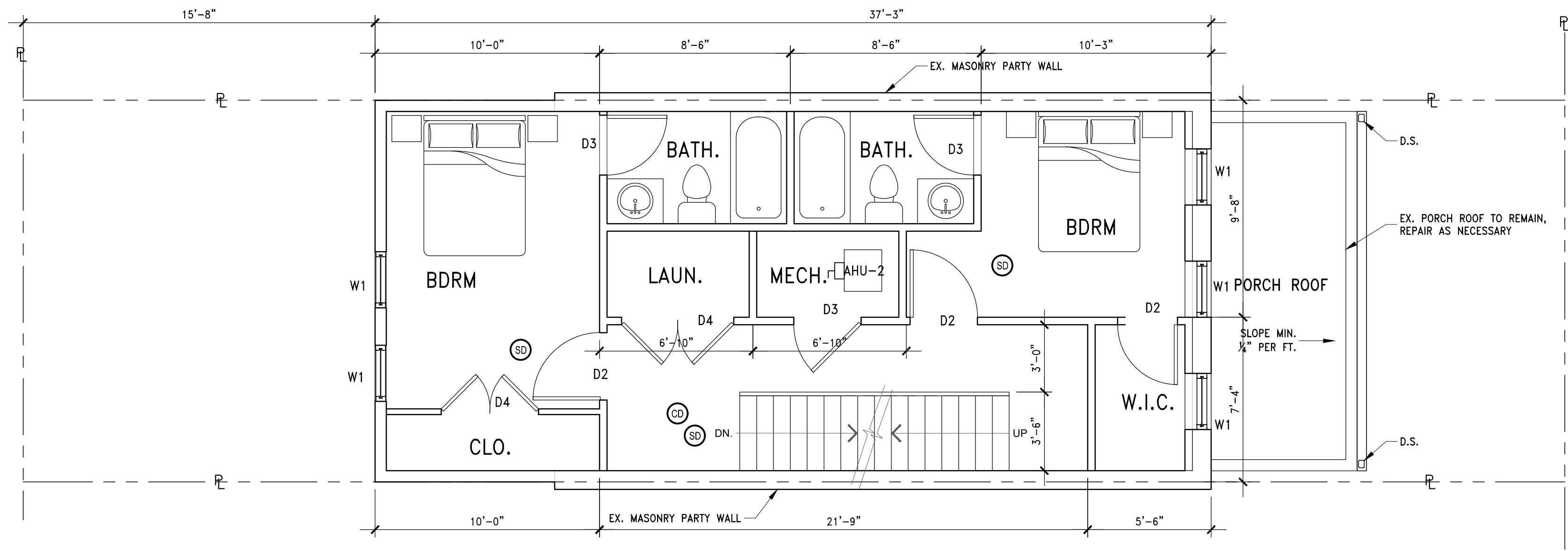
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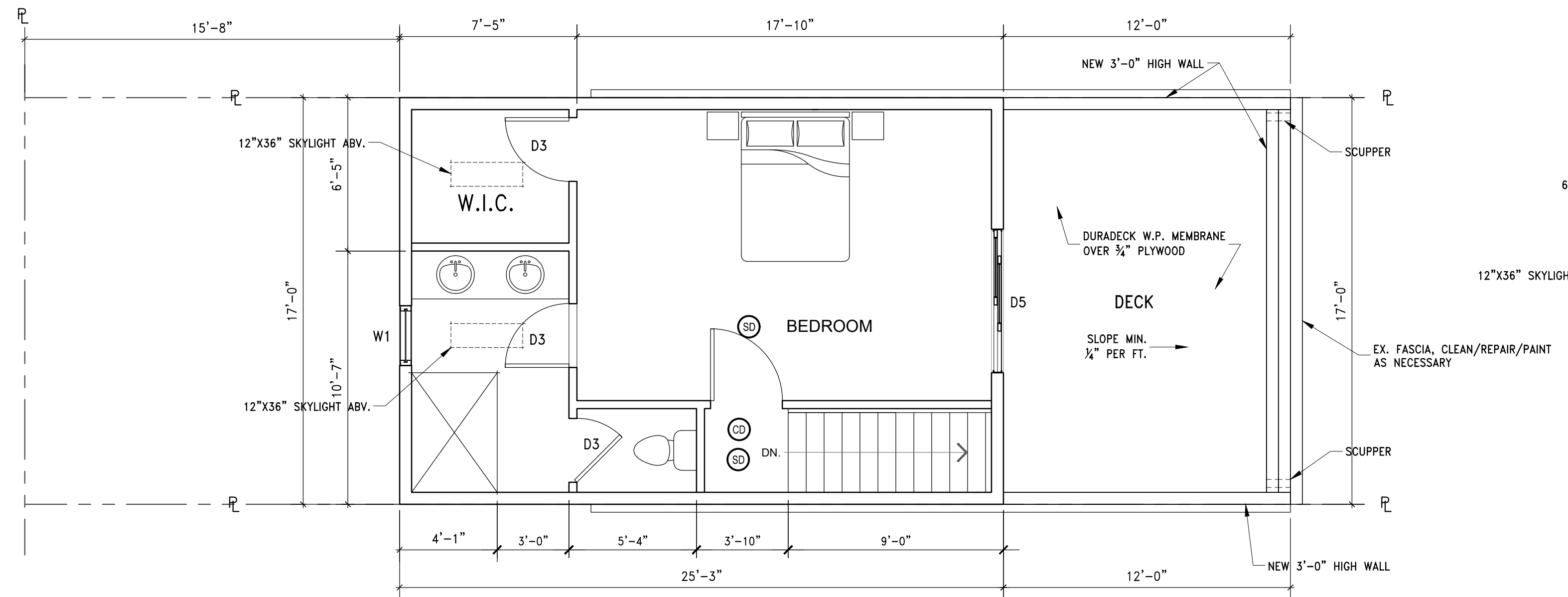


BASEMENT AND FIRST FLOOR PLAN

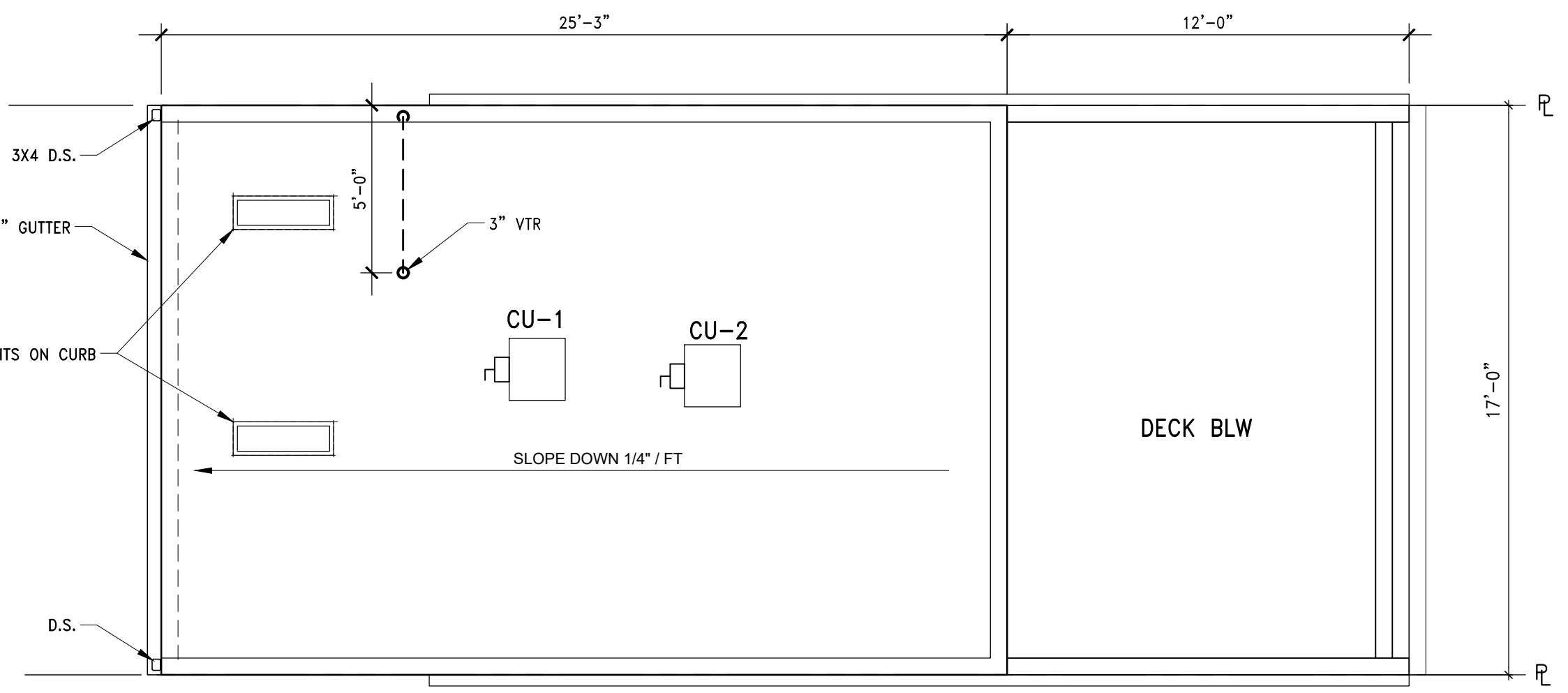
A0001



1 PROPOSED SECOND PLAN
A0002 SCALE: 1/4"=1'-0"



2 PROPOSED THIRD FLOOR PLAN
A0002 SCALE: 1/4"=1'-0"



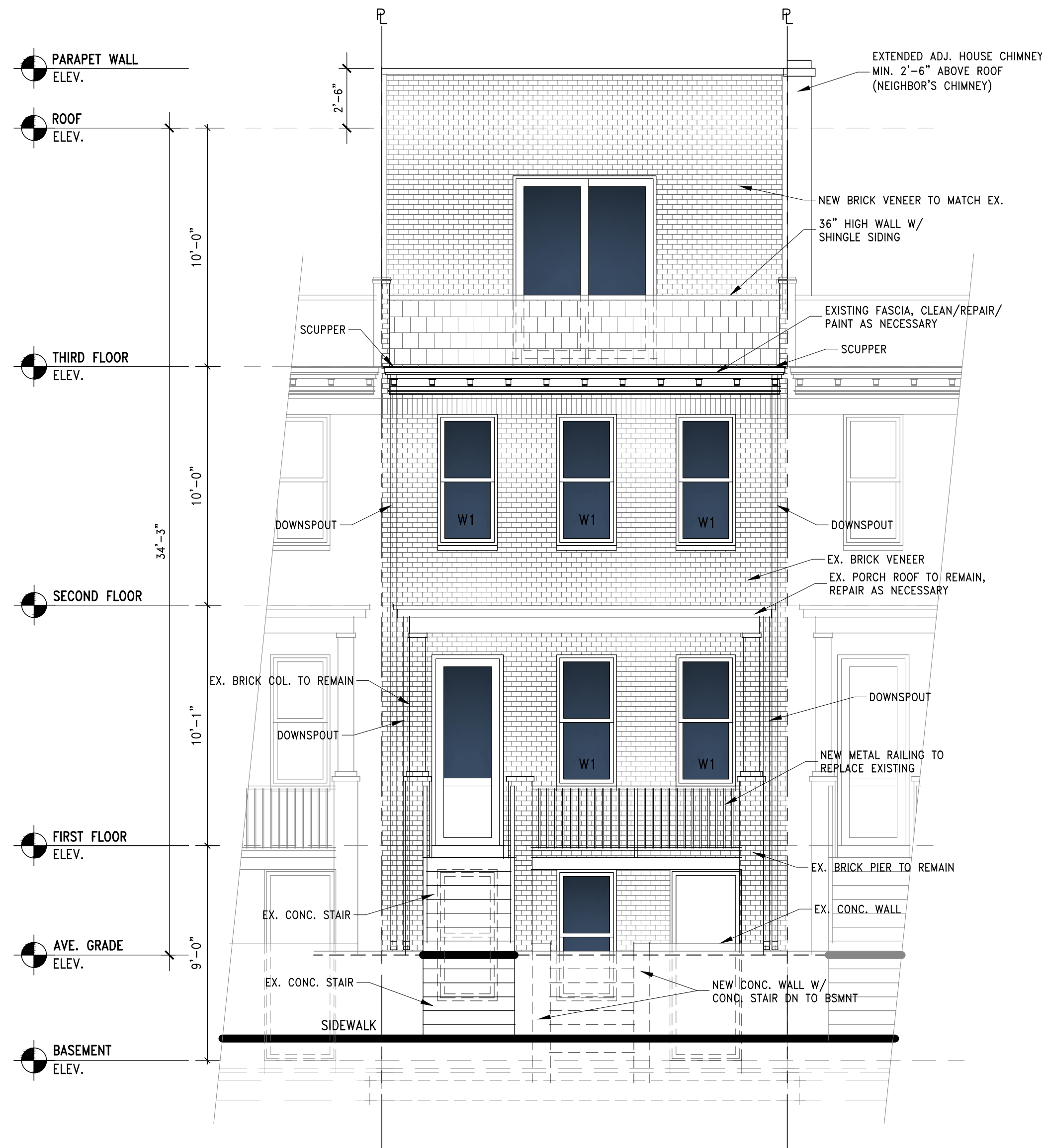
3 PROPOSED ROOF PLAN
A0002 SCALE: 1/4"=1'-0"

- LEGEND:**
- INDICATES NEW WALL
 - INDICATES EXISTING WALL
 - PROPERTY LINE
 - PROPERTY LINE
 - NEW ADDITION

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- ADDITIONAL NOTES:**
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- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR



NOTE: PROPOSED SKYLIGHTS NOT VISIBLE FROM FRONT ELEVATIONS

FRONT ELEVATION

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

NOTE: CHIMNEY IN
NEIGHBOUR PROPERTY
CHIMNEY TO BE
CLOSED WITH
MATCHING BRICK AND
MORTAR



REAR ELEVATION

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

RELEASE DATE:

10/08/2025

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FRONT AND REAR
ELEVATIONS

A0003

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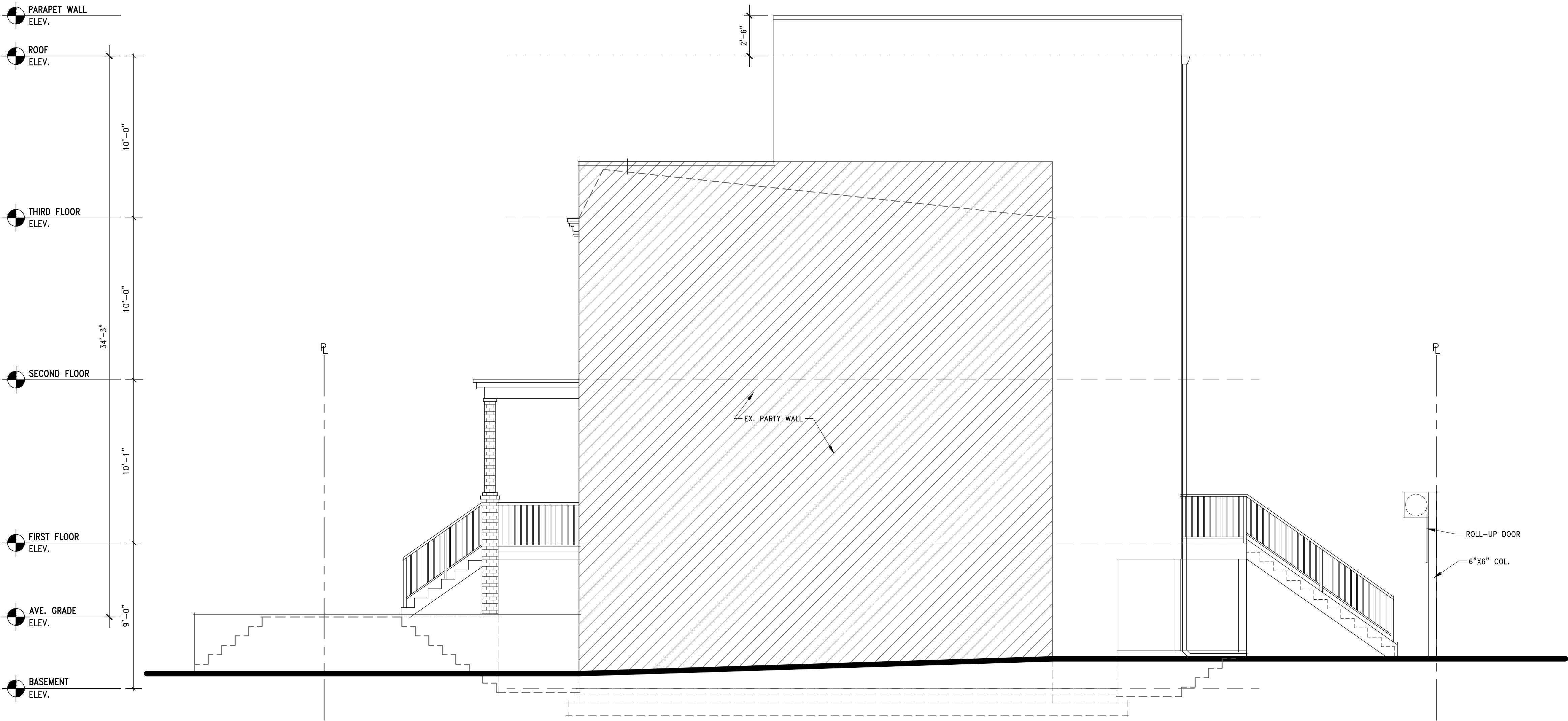
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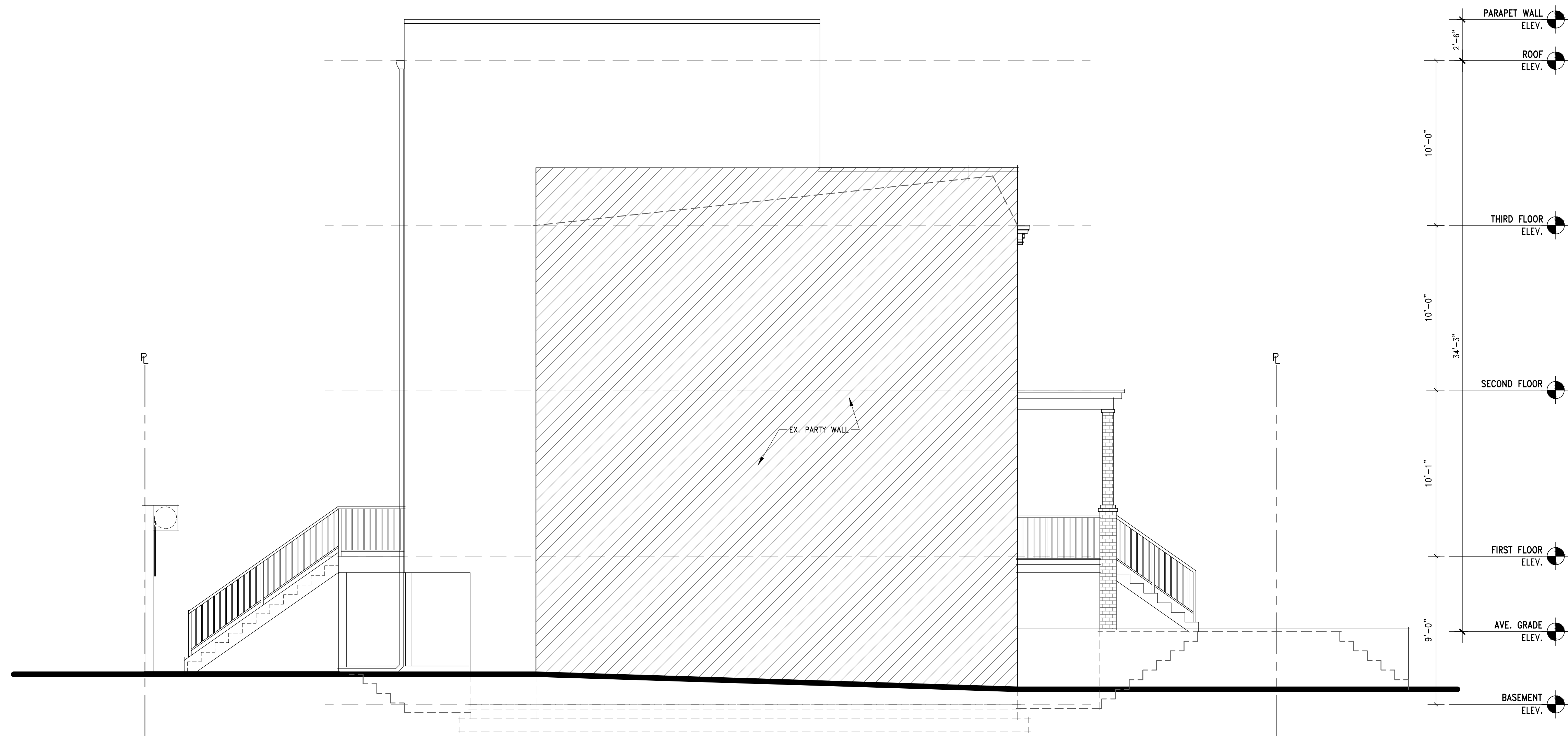
RIGHT ELEVATION

A0004



RIGHT ELEVATION

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



LEFT ELEVATION

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

RELEASE DATE:

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LEFT ELEVATION

A0005