



GARAGE VIEW



FRONT VIEW

# 30 W ST NW, 20001

## BUILDING ADDITION

### PROJECT TEAM

**OWNER**  
ANAHITA MEHRANI  
AND SIYASH KOOHMARAJE

**CONTRACTOR**  
T.B.D.

**ARCHITECT:**  
PAUL DUPNICK  
RETROSPEC  
717 TRAIL AVENUE  
ARC #201057  
267-469-1544  
Paul@retrospectstudio.com

### PROJECT DESCRIPTION

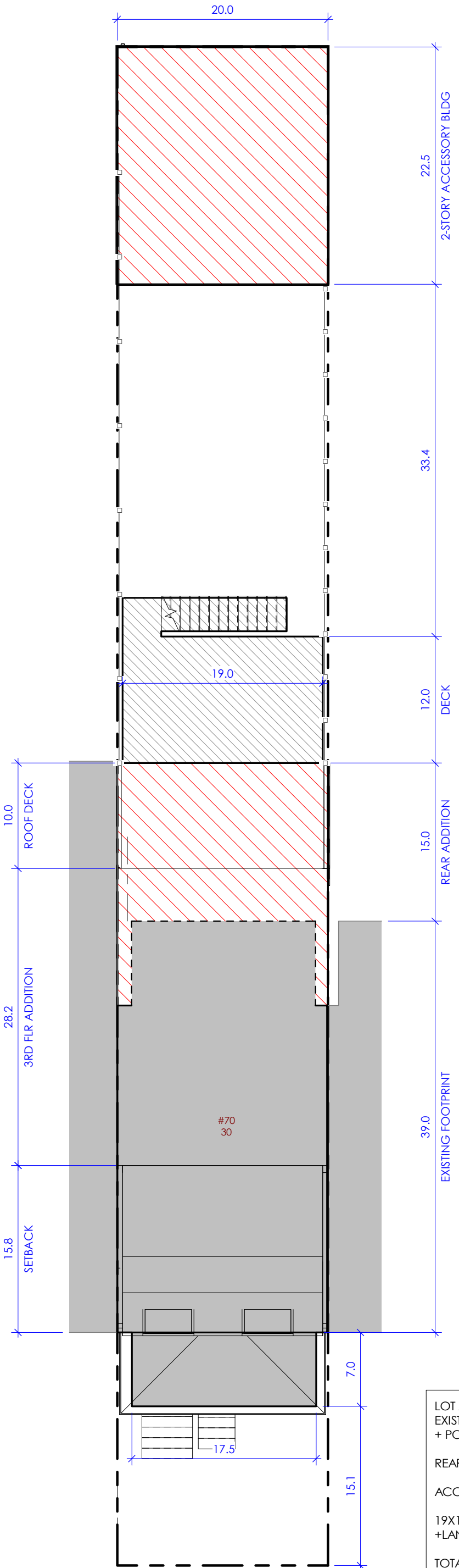
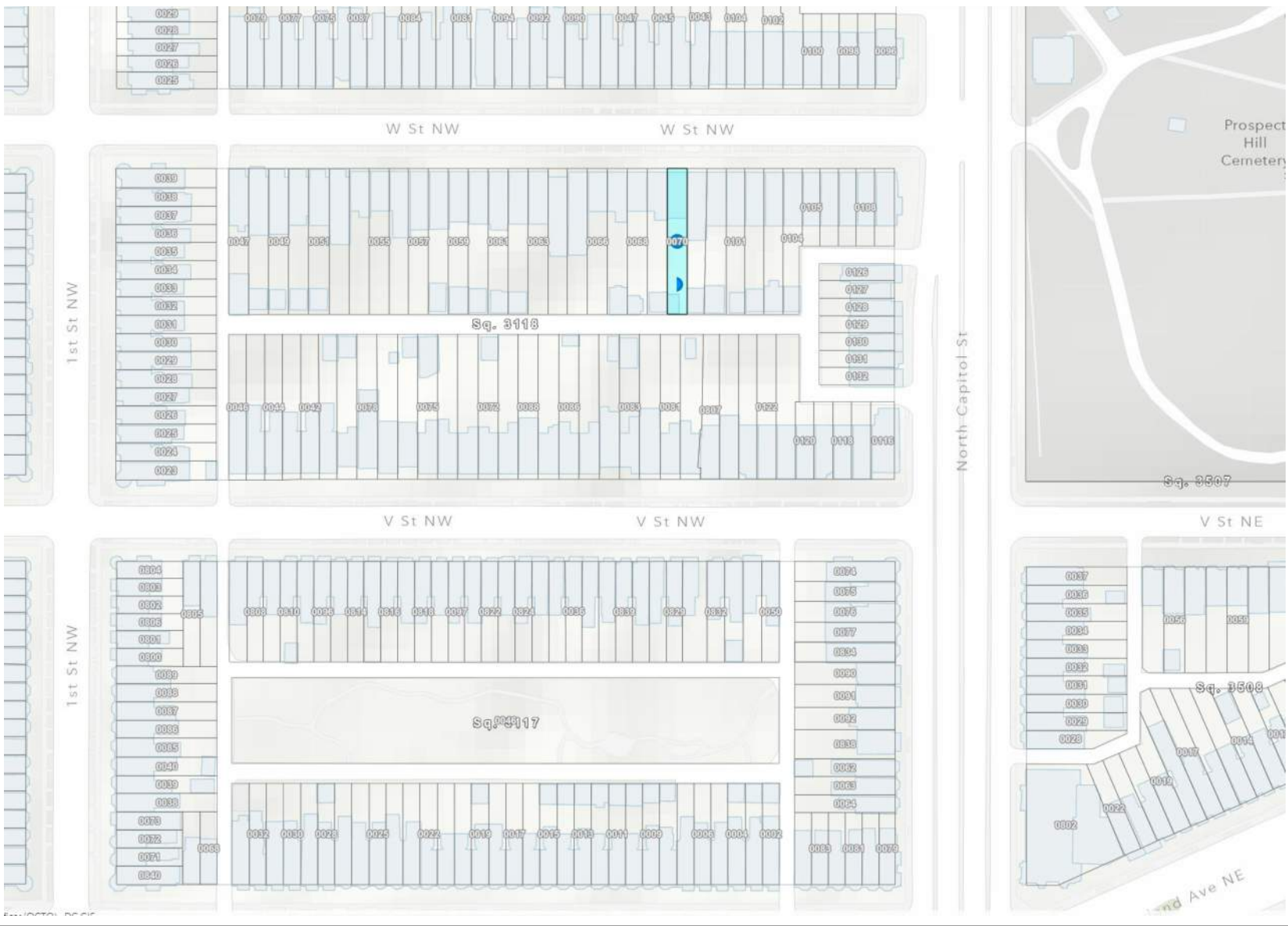
PROPOSED REAR 3 - STORY ADDITION W/ CELLAR FOUNDATION, 3RD FLOOR ADDITION  
WITH ROOF DECK, REAR DECK, AND DETACHED REAR ACCESSORY BUILDING.

### APPLICABLE CODES

OCCUPANCY GROUP R-3, TYPE V-B CONSTRUCTION

DC RESIDENTIAL CODE (2017)  
CONSISTING OF:  
ICC-INTERNATIONAL RESIDENTIAL CODE (2015)  
AMENDED BY:  
DCMR 12B DC RESIDENTIAL CODES SUPPLEMENTS (2017)  
AND INCLUDE:  
2017 DC ELECTRIC CODE  
2017 DC FUEL GAS CODE  
2017 DC MECHANICAL CODE  
2017 DC PLUMBING CODE  
2017 DC EXISTING BUILDING CODE

### VICINITY MAP



LOT AREA:	2,844
EXISTING FOOTPRINT + PORCH:	740
REAR ADDITION:	460
ACC. BLDG:	450
19X11 DECK +LANDING & STAIRS:	280
TOTAL:	1,930
OCCUPANCY:	67.9%

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**Retrospec**  
717 TRAIL AVE FREDERICK, MD 21701  
paul@retrospectstudio.com  
267-469-1544

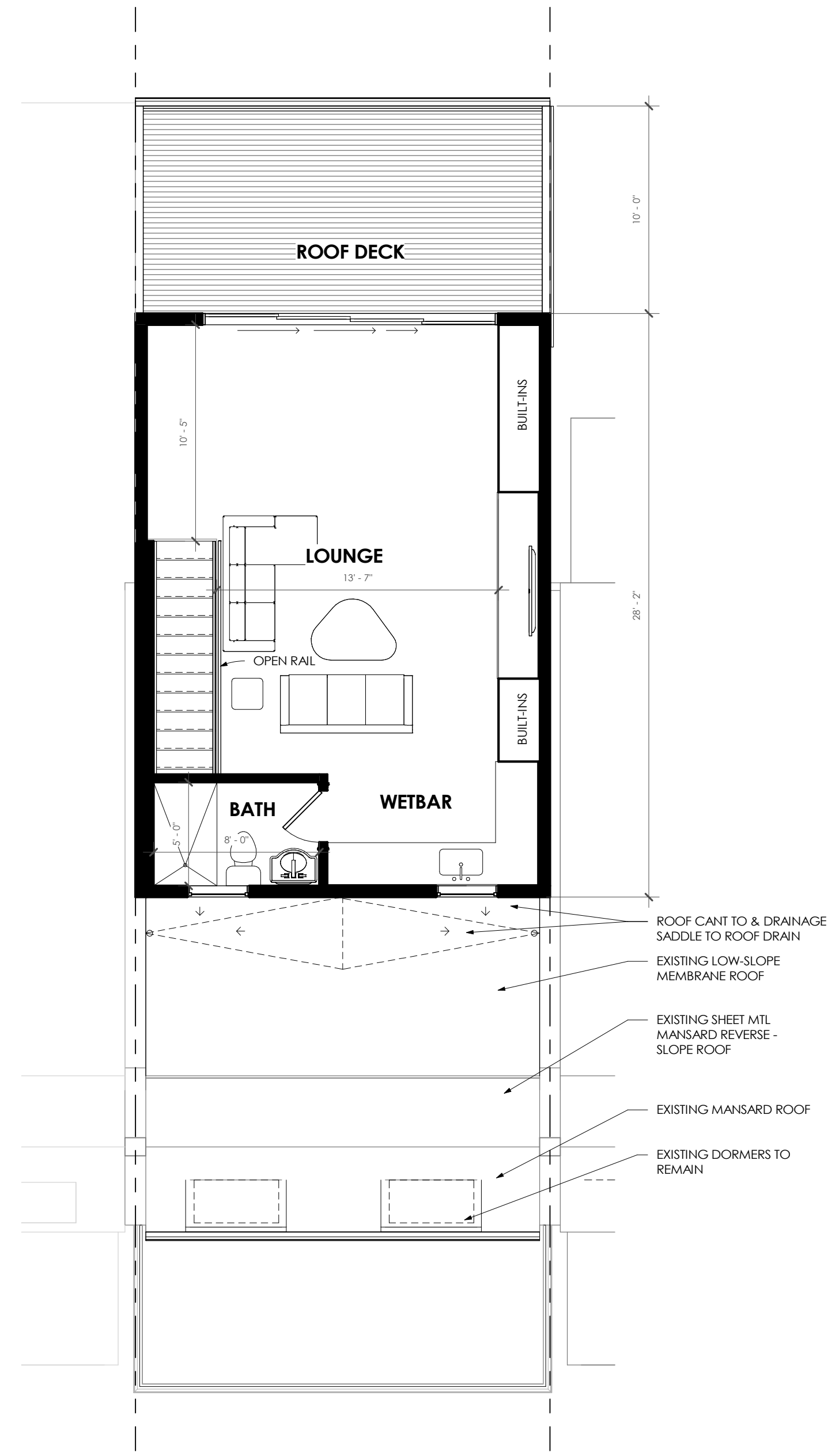
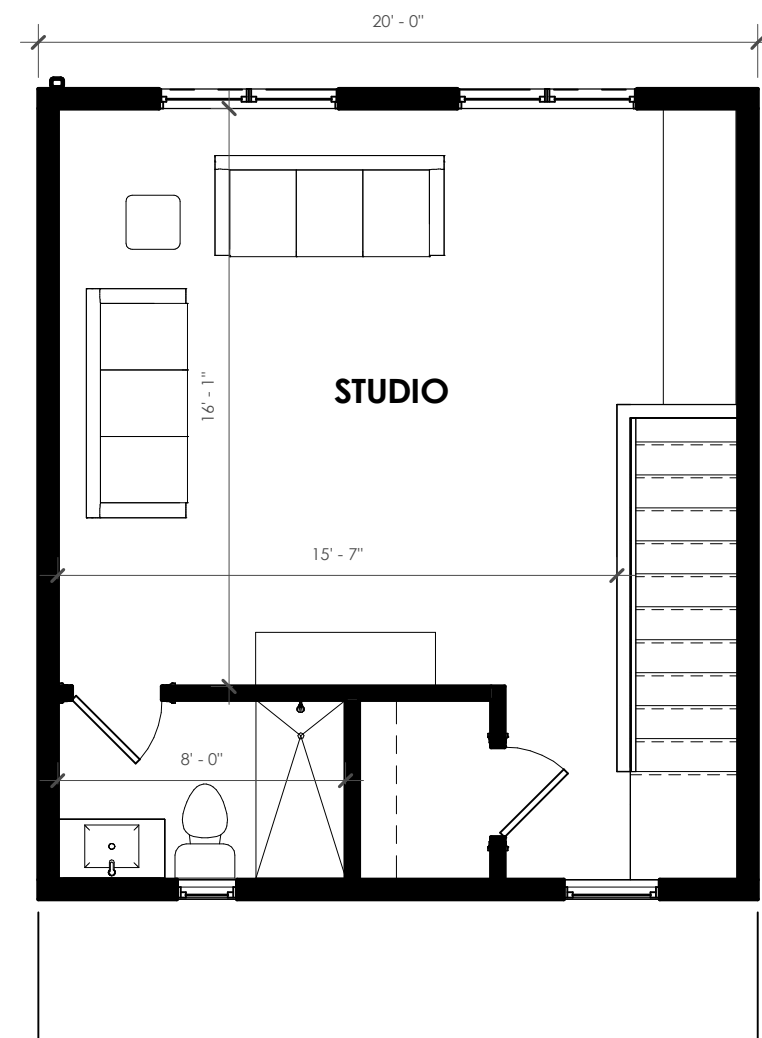
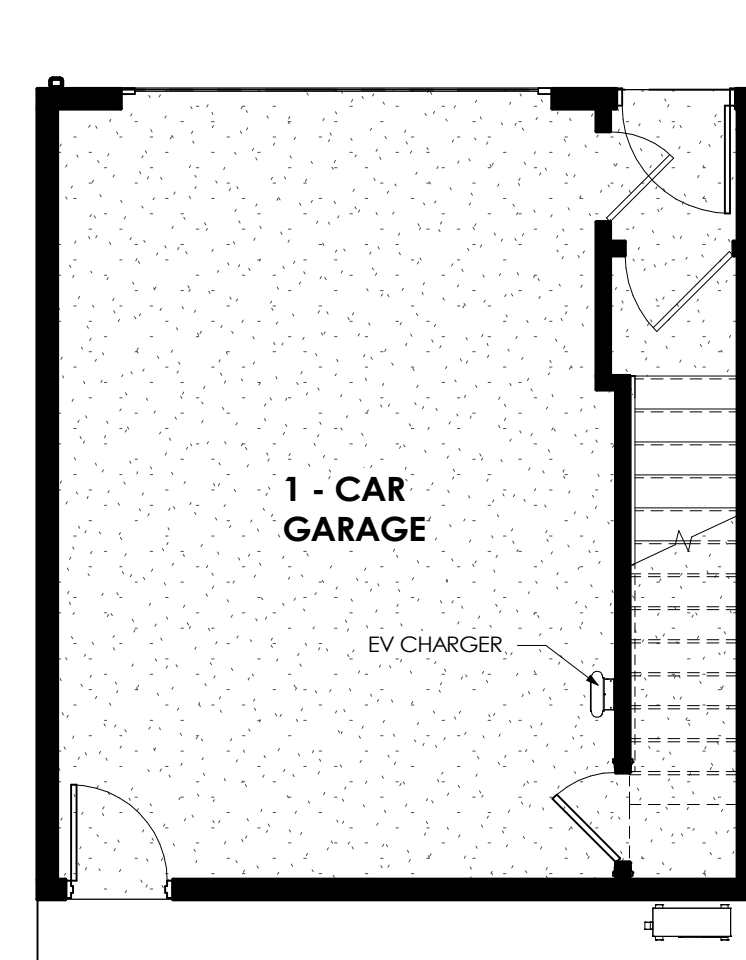
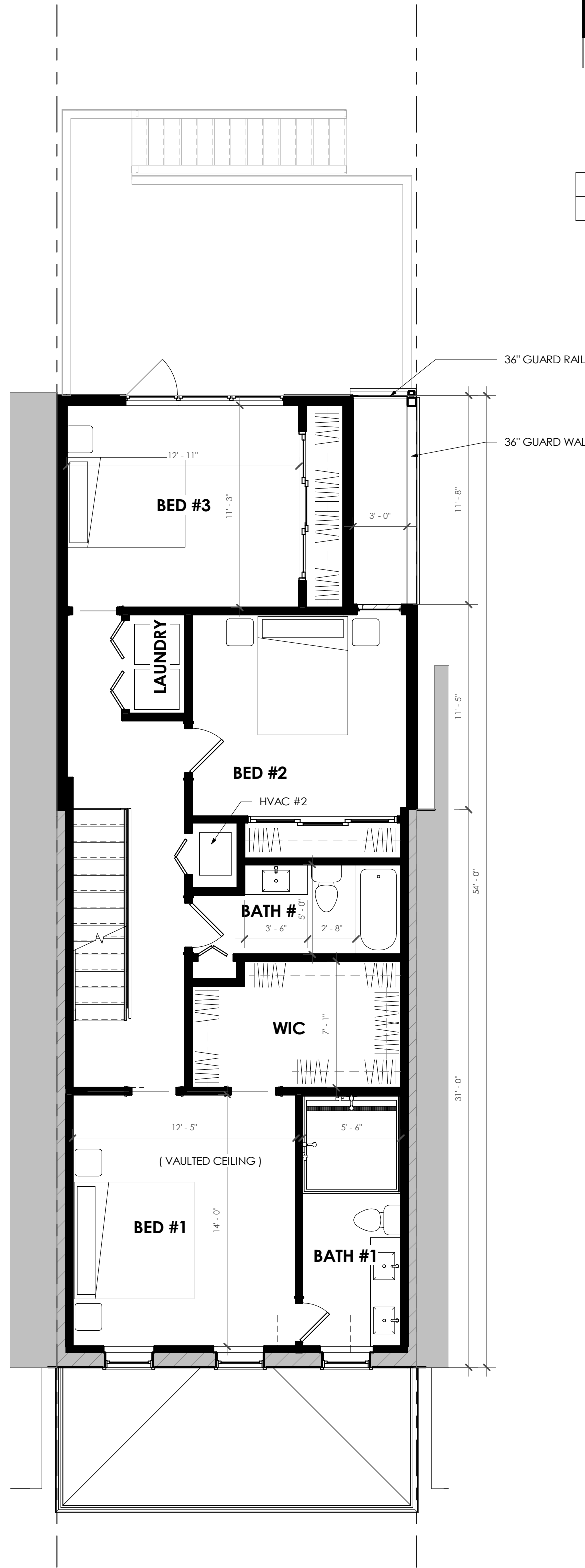
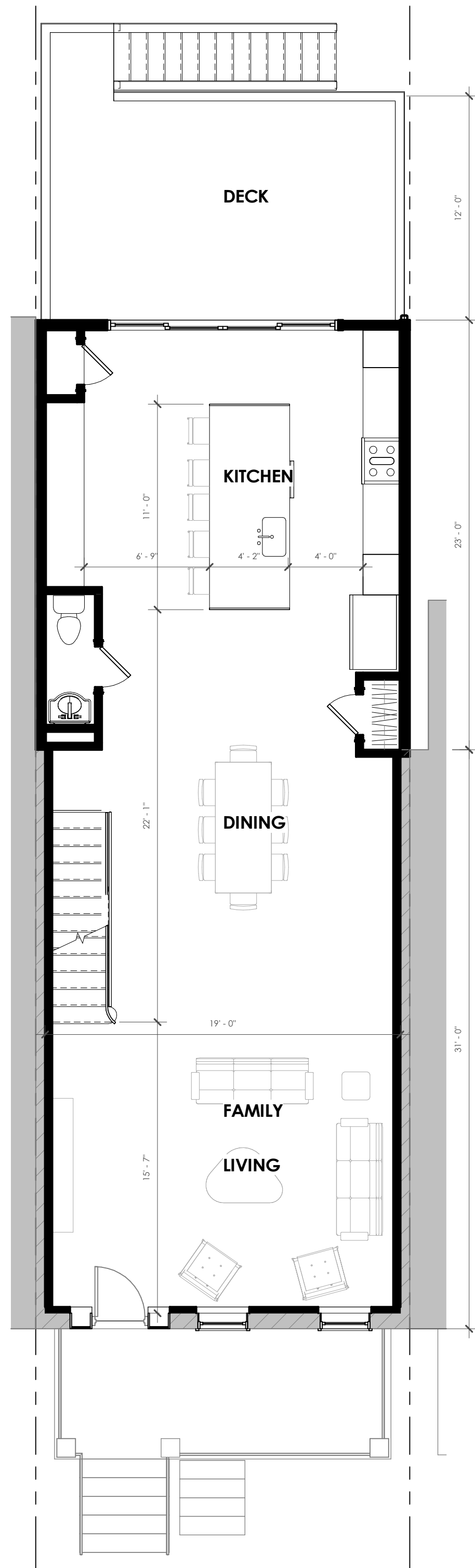
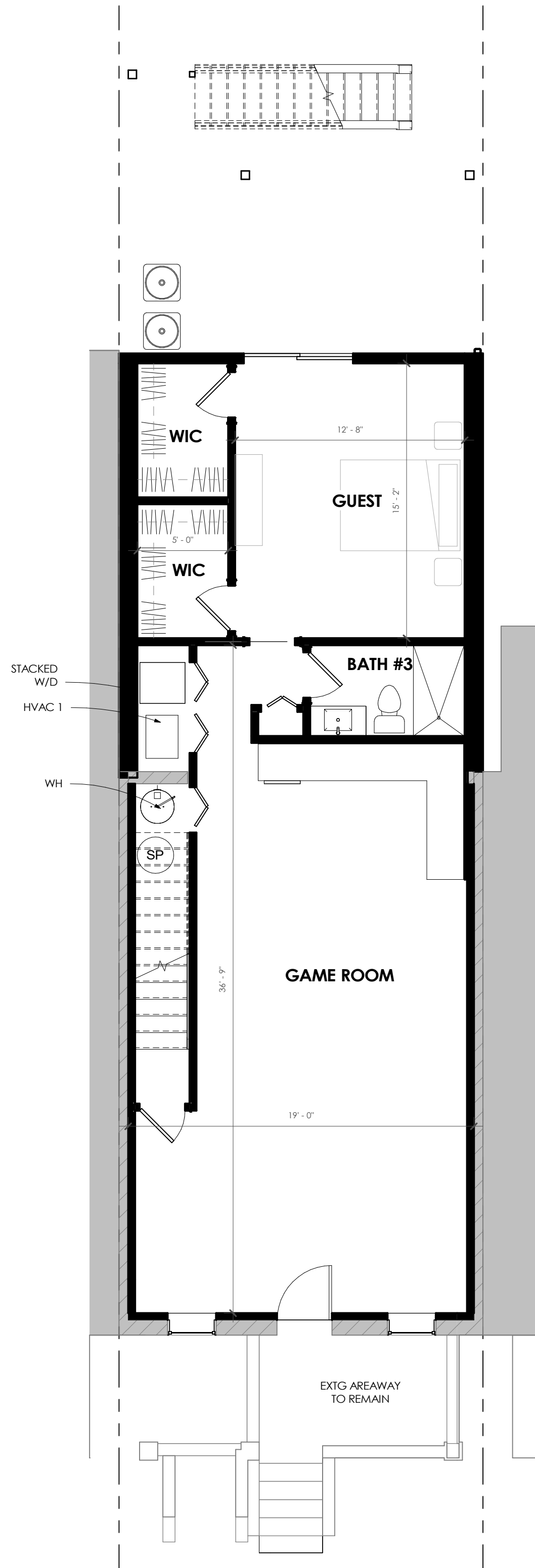


ZONING REVIEW COVER SHEET  
SINGLE FAMILY ADDITION/ALTERATION  
30 W ST NW WASHINGTON, DC 20001  
LOT: 0070 SQ: 3118

DATE:	03/24/2025
CLIENT:	Siavash Koohmarajae
SCALE:	As indicated
DWG NO:	

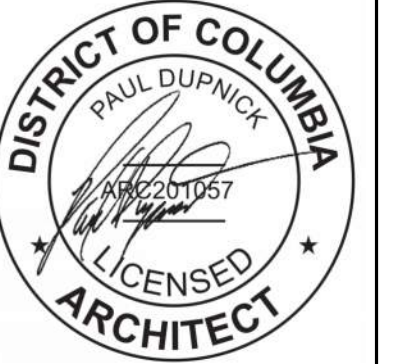
**Z001**  
1" = 10'-0"  
Case No. 21313  
EXHIBIT NO. 30A





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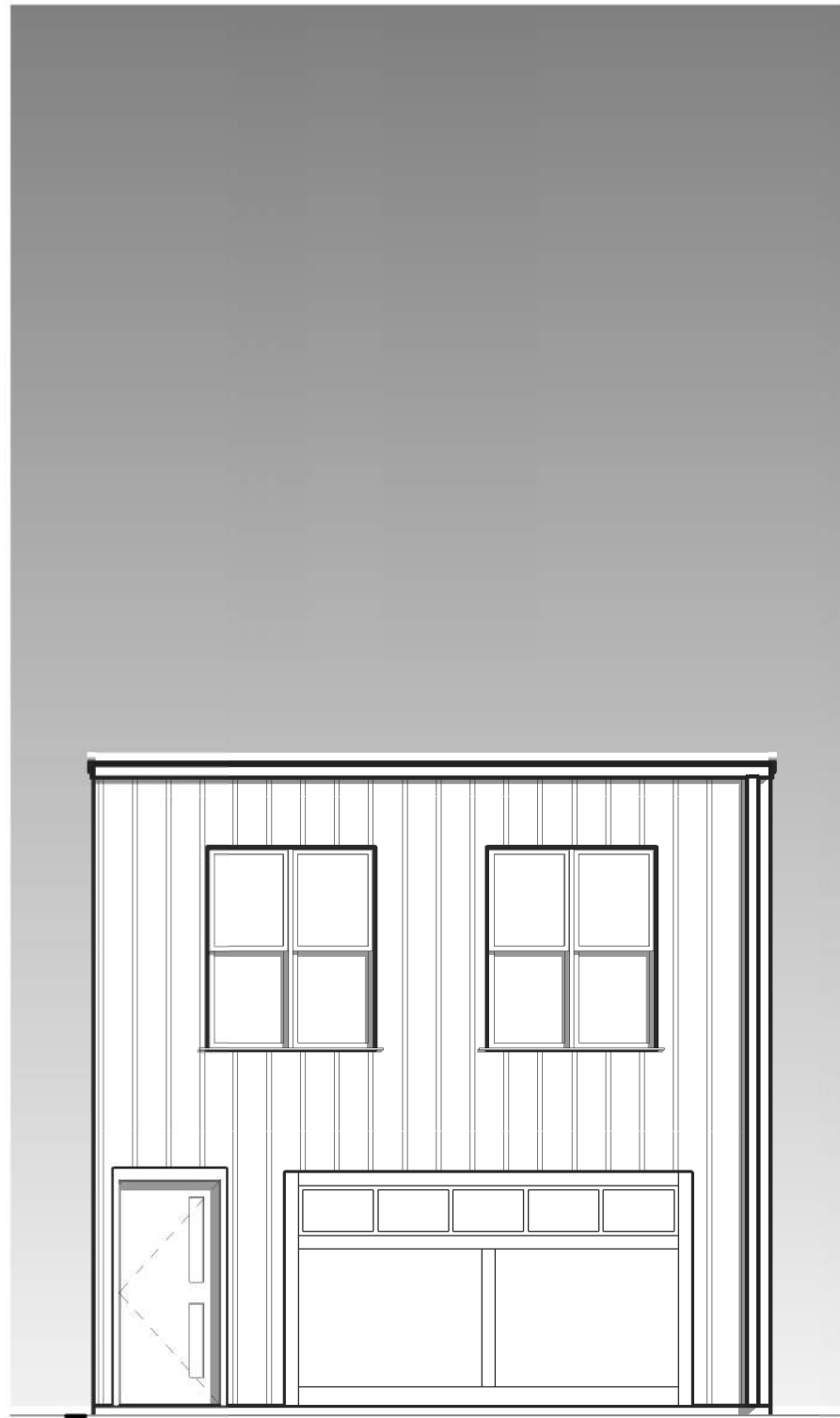
**RetroSpec**  
717 TRAIL AVE FREDERICK, MD 21701  
paul@retrospectstudio.com  
267-469-1544



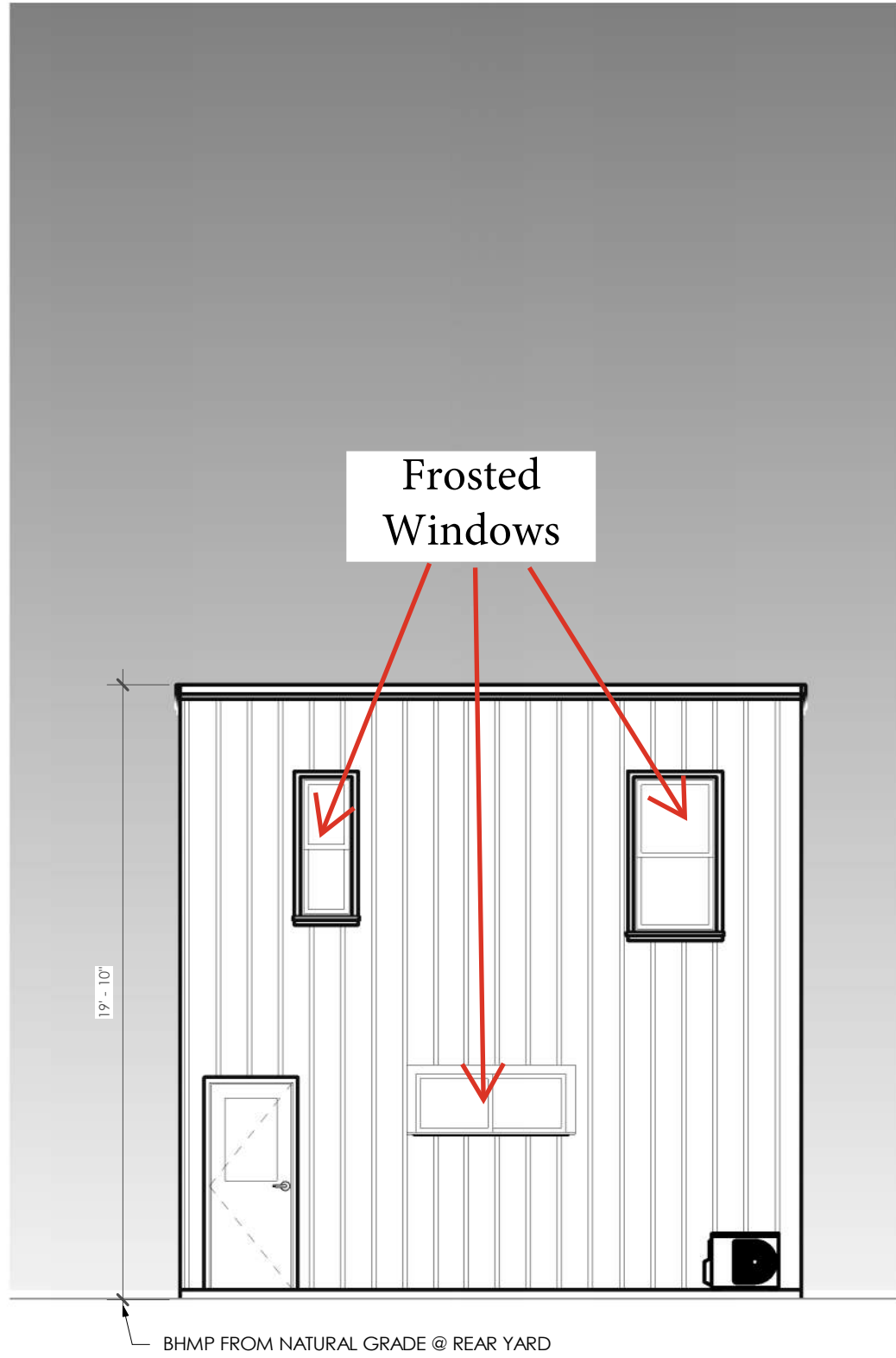
**PROPOSED FLOOR PLANS**  
**SINGLE FAMILY ADDITION/ALTERATION**  
**30 W ST NW WASHINGTON, DC 20001**  
LOT: 0070 SQ: 3118

DATE: 03/24/2025  
CLIENT: Siavash Koohmariaie  
SCALE: 3/16" = 1'-0"  
DWG NO:

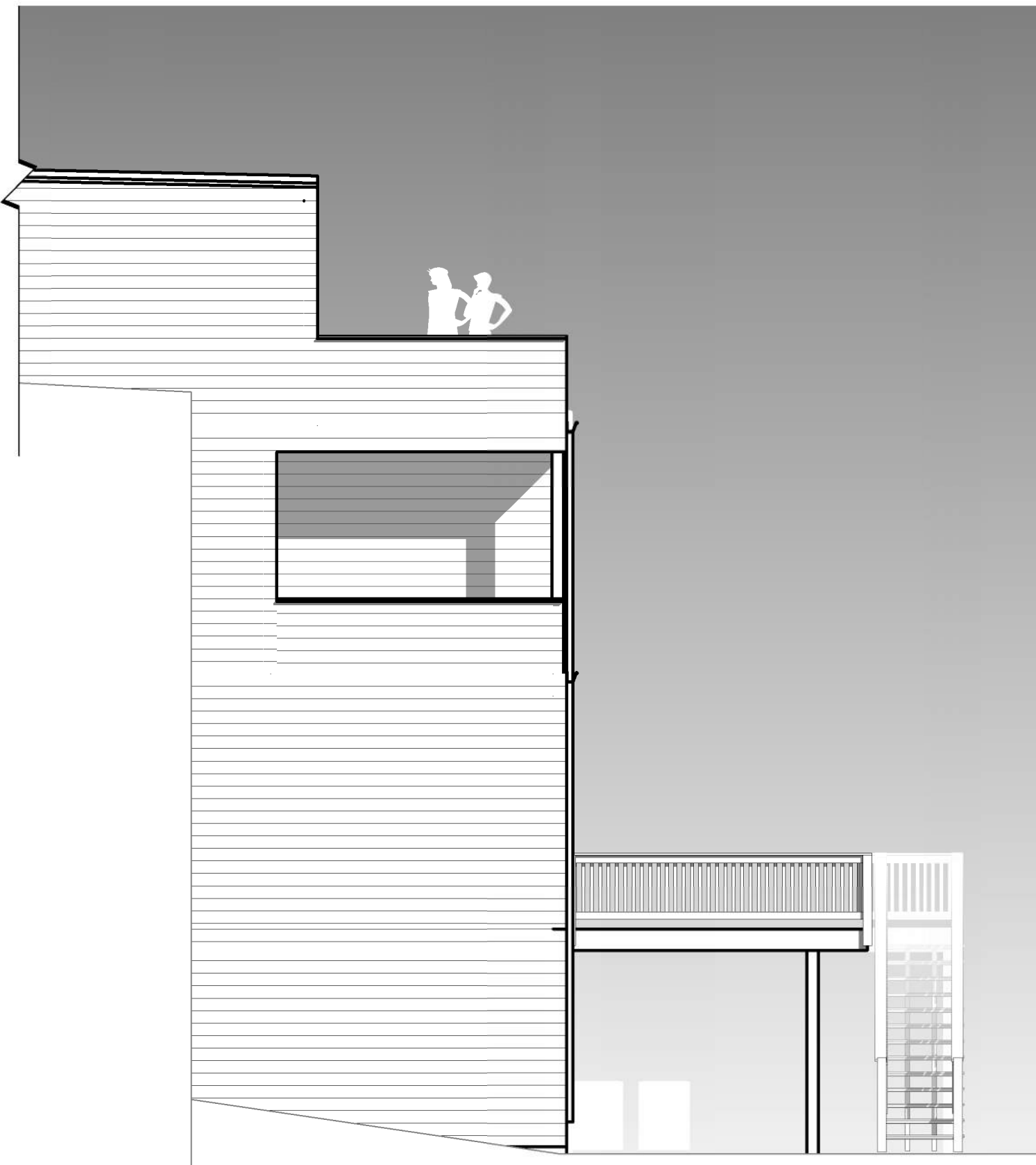
**Z100**



5 Z - ALLEY ELEVATION  
Z200 3/16" = 1'-0"



4 Z - REAR GARAGE ELEV  
Z200 3/16" = 1'-0"



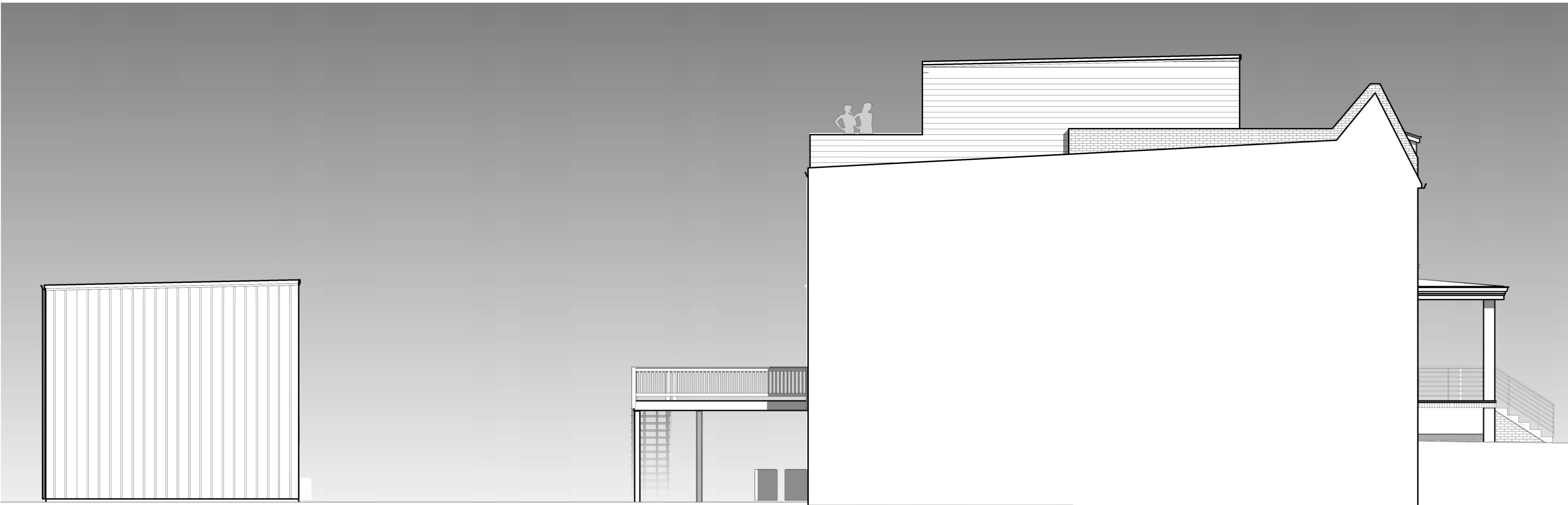
3 Z - RIGHT ELEVATION  
Z200 3/16" = 1'-0"



2 Z - REAR HOUSE ELEVATION  
Z200 3/16" = 1'-0"



1 Z - FRONT ELEVATION  
Z200 3/16" = 1'-0"

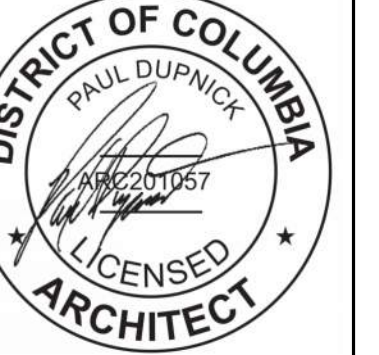


6 Z - LEFT ELEVATION  
Z200 3/16" = 1'-0"

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**RetroSpec**

717 TRAIL AVE FREDERICK, MD 21701  
paul@retrospectstudio.com  
267-469-1544

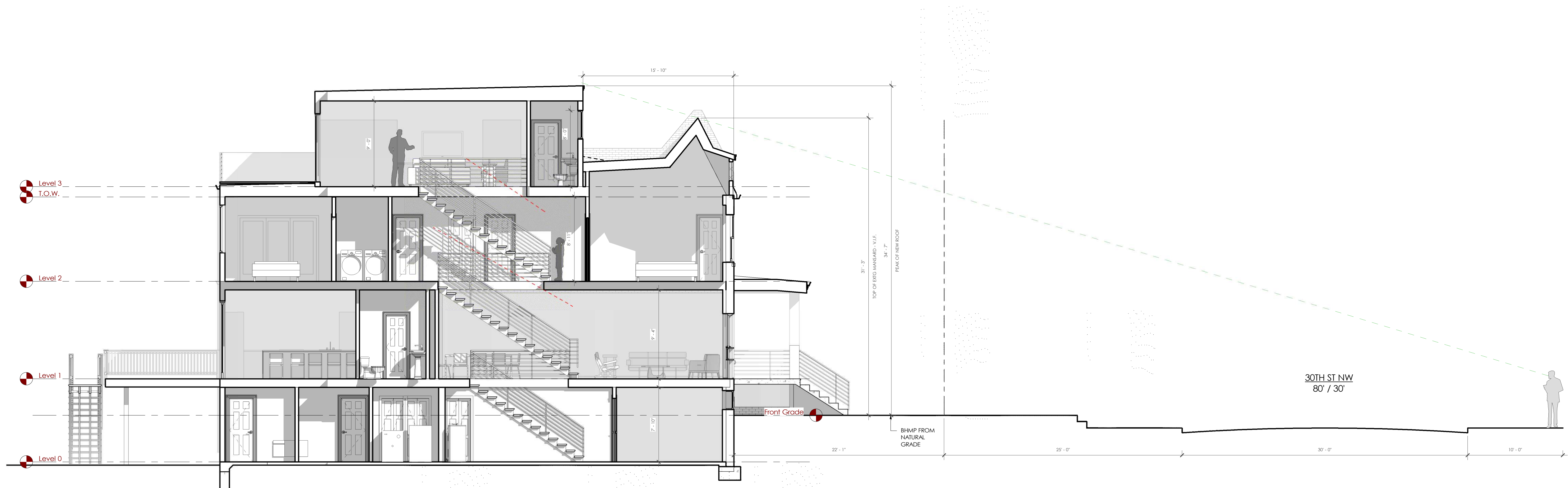


**BUILDING ELEVATIONS**  
**SINGLE FAMILY ADDITION/ALTERATION**  
**30 W ST NW WASHINGTON, DC 20001**  
LOT: 0070 SQ: 3118

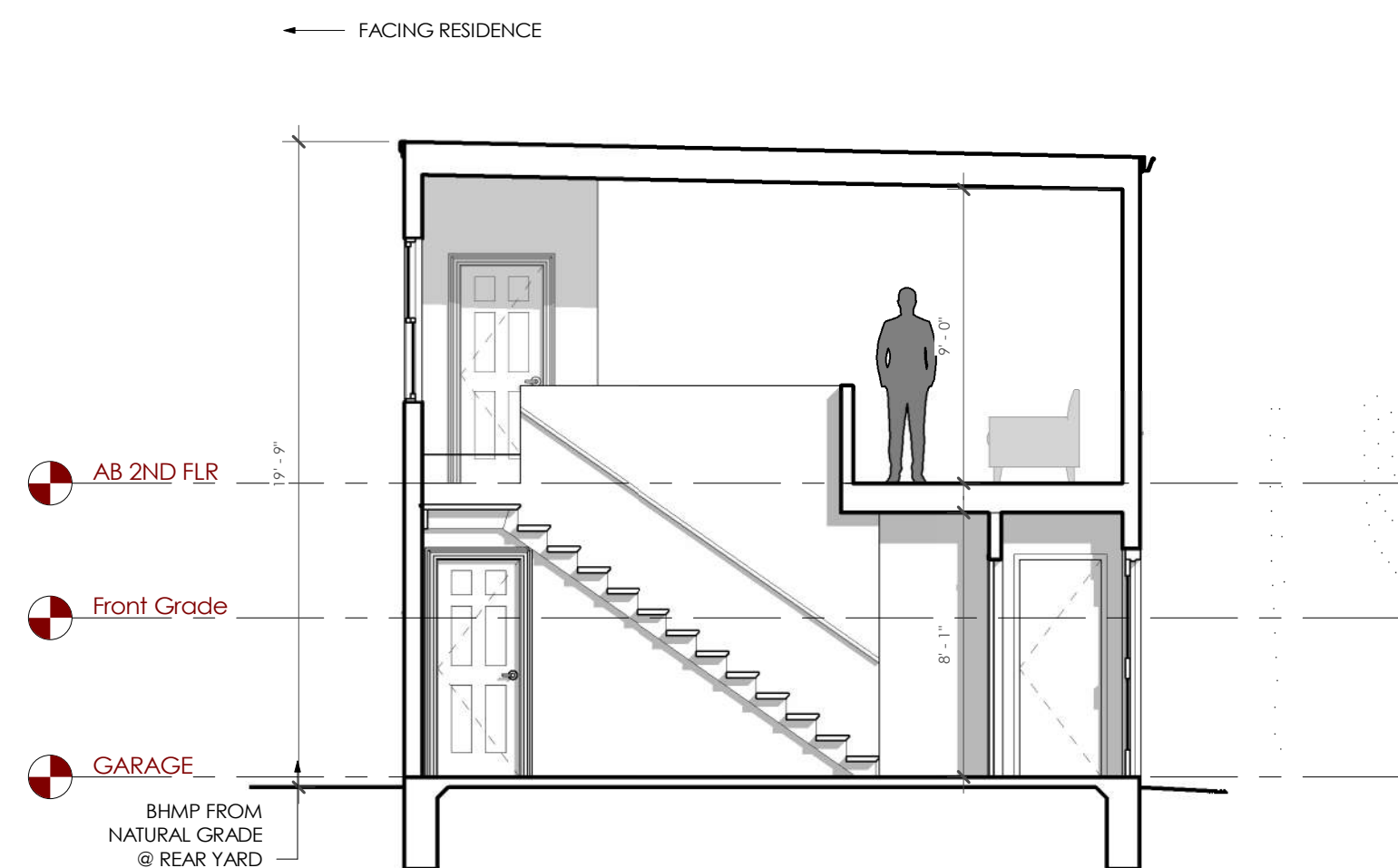
DATE: 03/24/2025  
CLIENT: Siavash Koohmariaie  
SCALE: 3/16" = 1'-0"  
DWG NO:

**Z200**





1 LINE-OF-SITE SECTION  
3/16" = 1'-0"



2 GARAGE SECTION  
3/16" = 1'-0"

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**RetroSpec**

4404 RIMROCK DR, LEANDER, TX  
paul@retrospectstudio.com  
267-469-1544

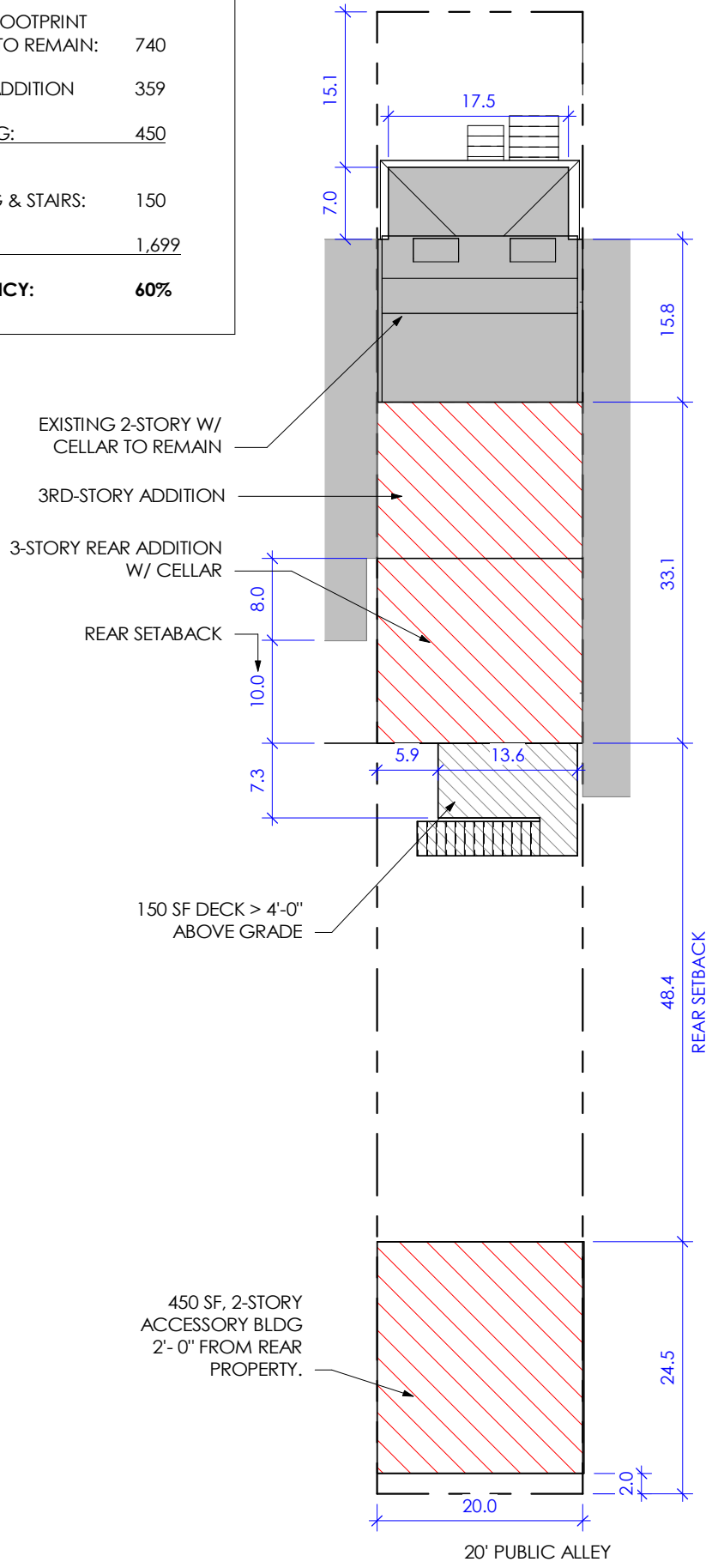


**BUILDING SECTIONS**  
**ACCESSORY BUILDING NEW CONSTRUCTION**  
**30 W ST NW WASHINGTON, DC 20001**  
LOT: 0070 SQ: 3118 #B2308023

DATE:	03/24/2025
CLIENT:	Siavash Koohmariaie
SCALE:	3/16" = 1'-0"
DWG NO:	

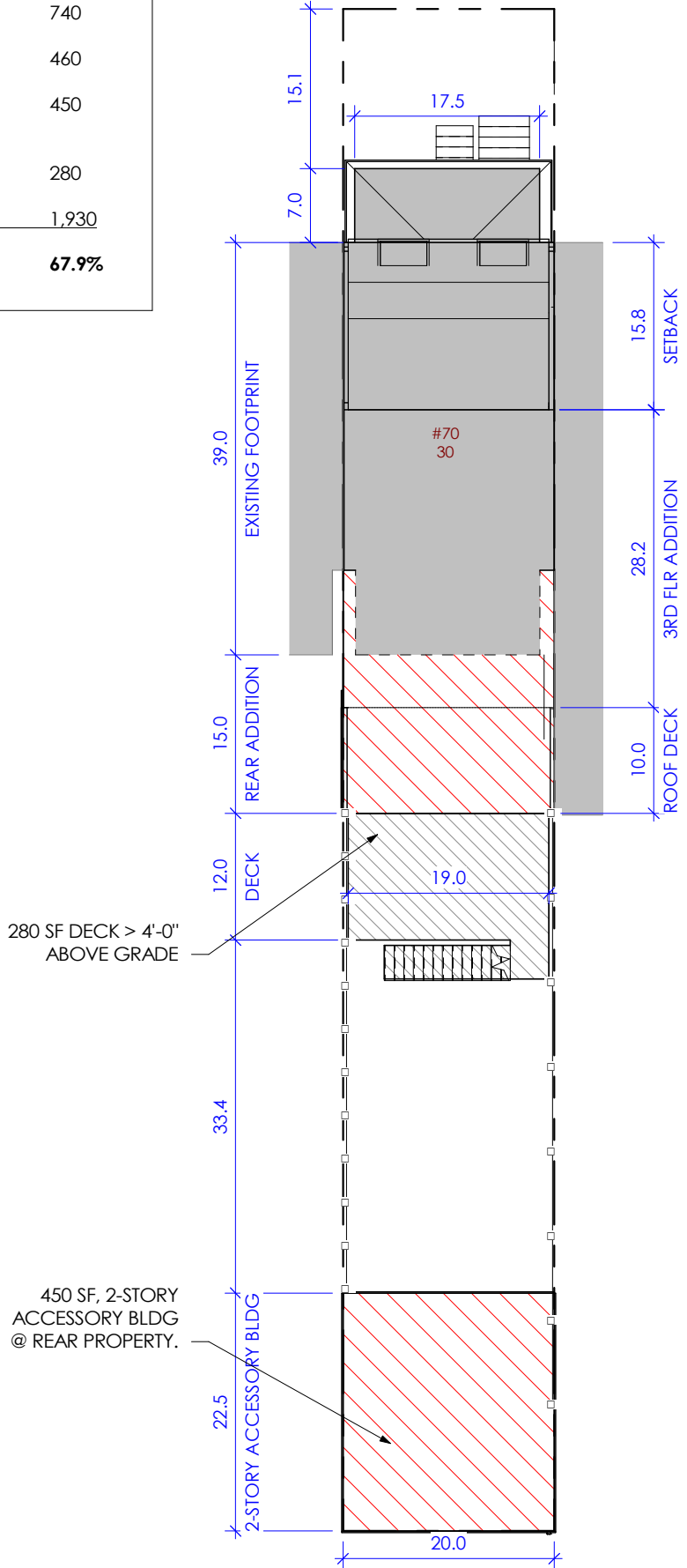
**Z300**

LOT AREA:	2,844
EXISTING FOOTPRINT + PORCH TO REMAIN:	740
10' REAR ADDITION	359
ACC. BLDG:	450
DECK +LANDING & STAIRS:	150
TOTAL:	1,699
OCCUPANCY:	60%

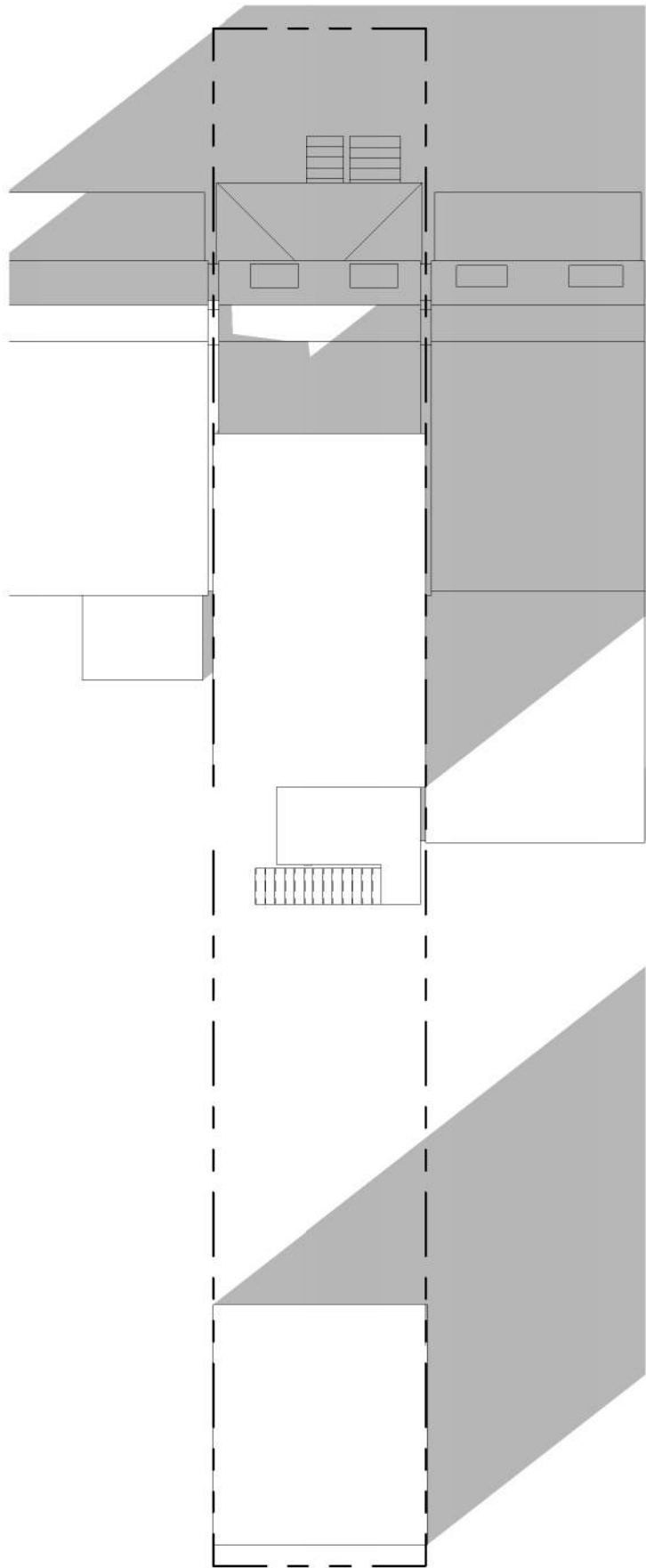


Z - BY RIGHT SITE PLAN

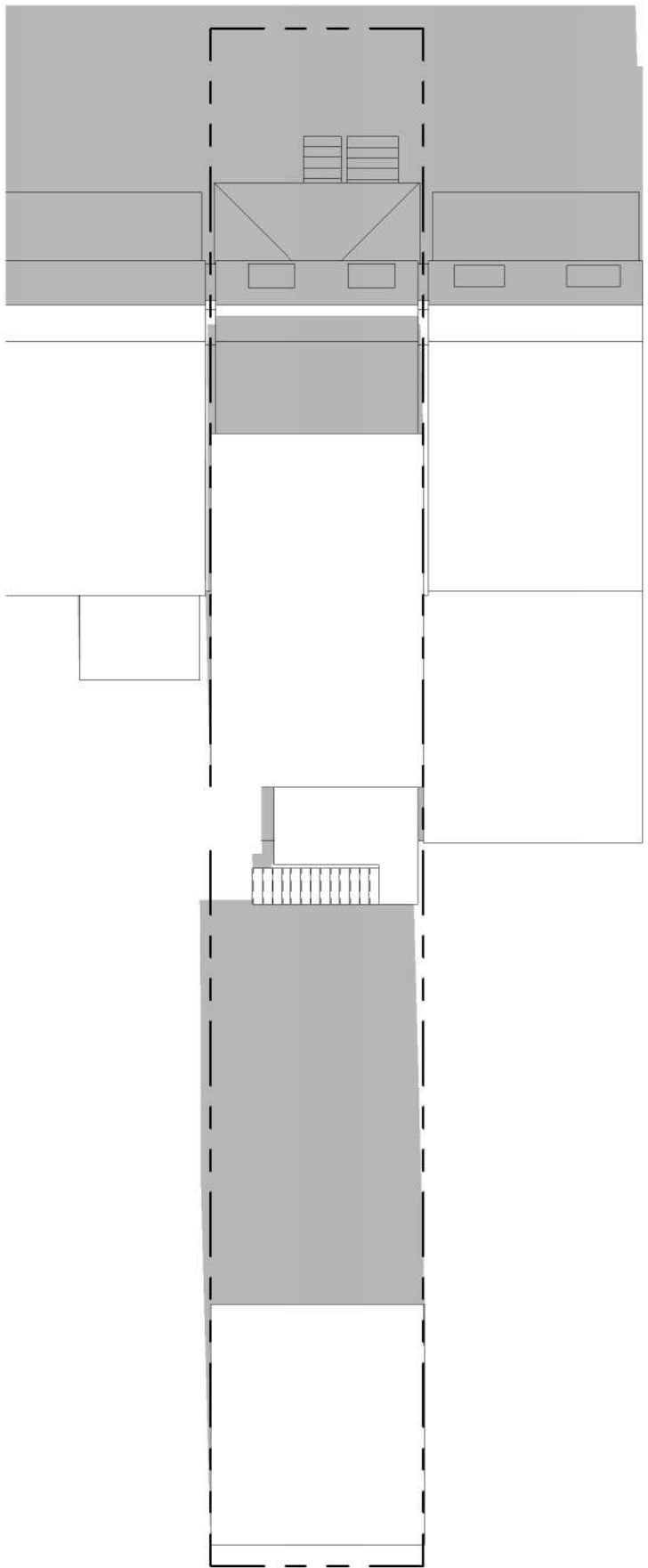
LOT AREA:	2,844
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TOTAL:	1,930
OCCUPANCY:	67.9%



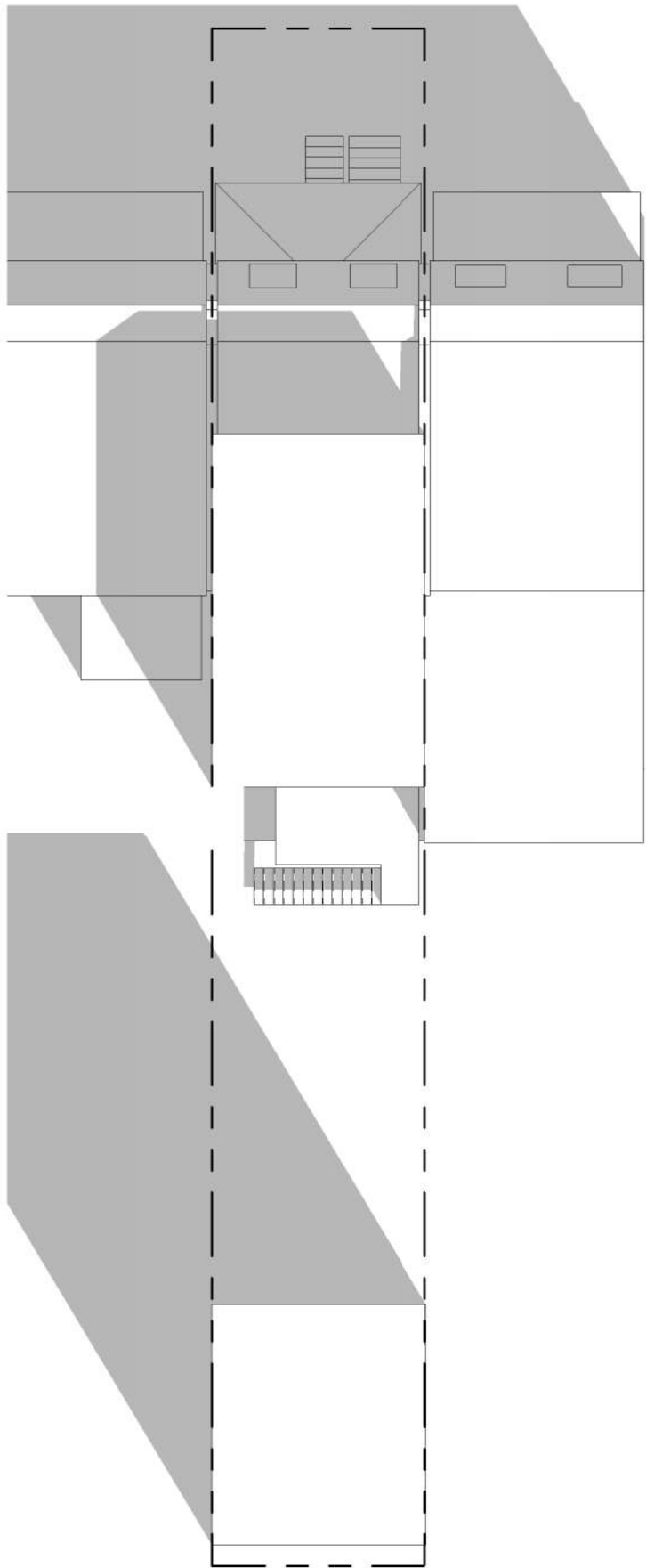
Z - SITE PLAN Copy 1



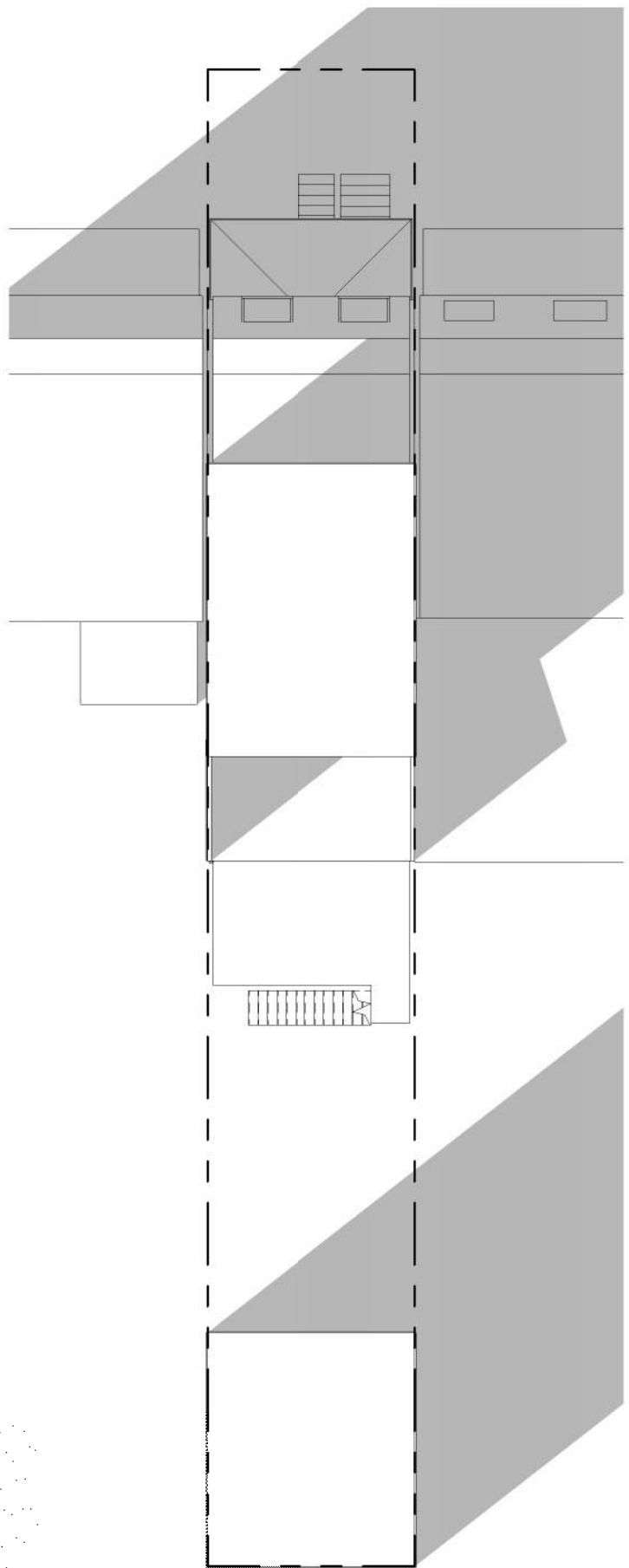
I - EXISTING 4 PM DEC 21ST



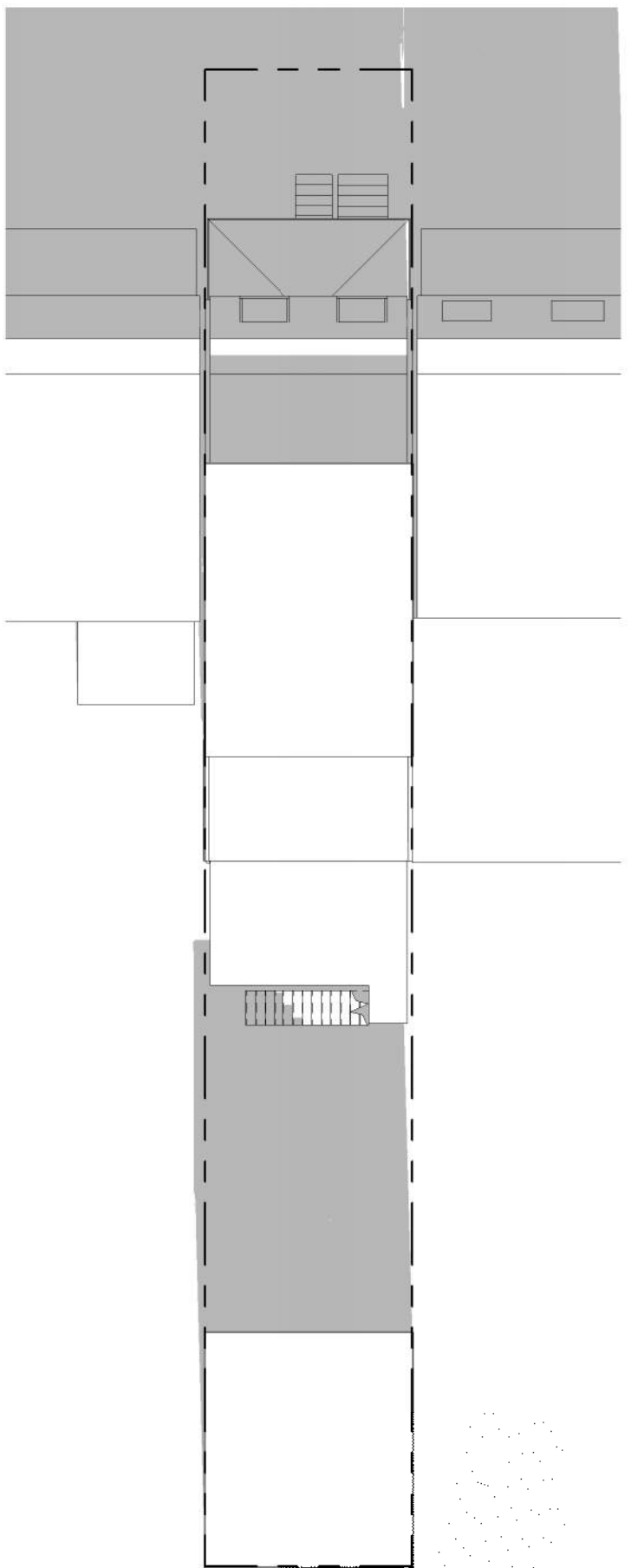
I - EXISTING NOON DEC 21ST



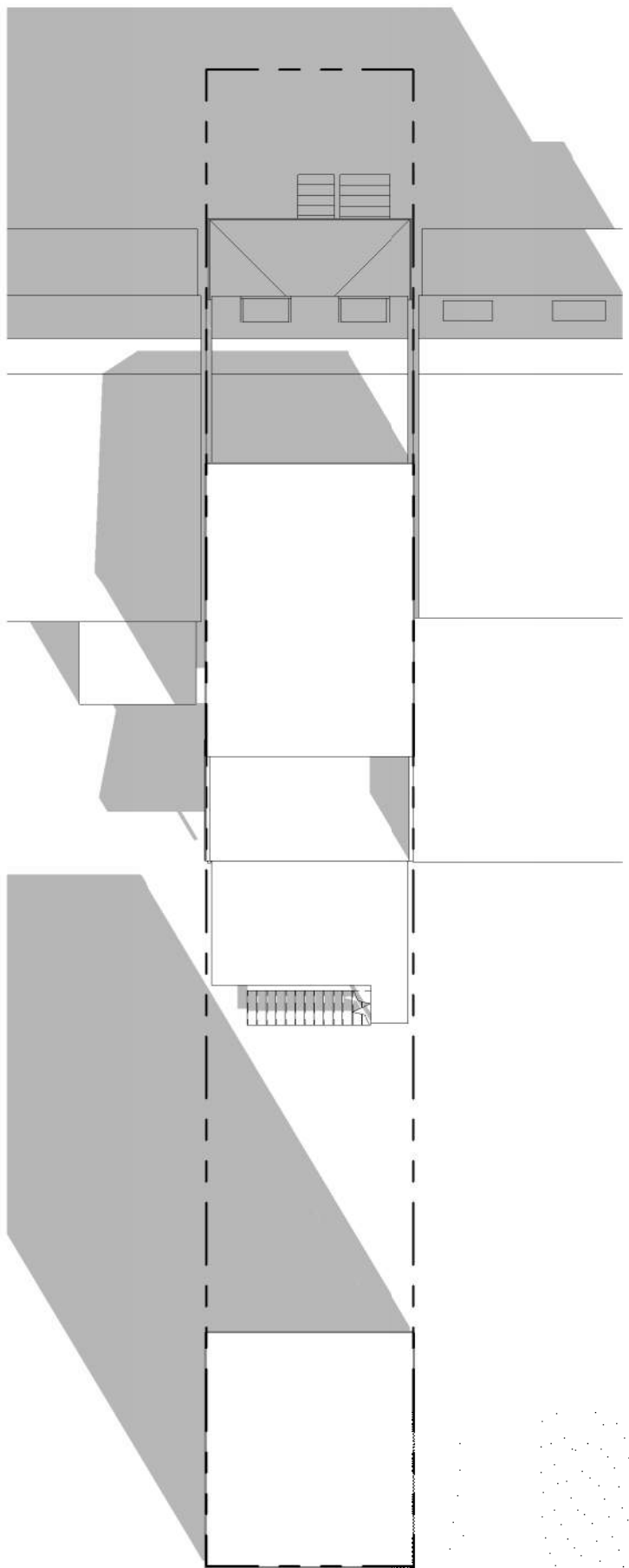
I - EXISTING 10 AM DEC 21ST



II - PROPOSED 4 PM DEC 21ST



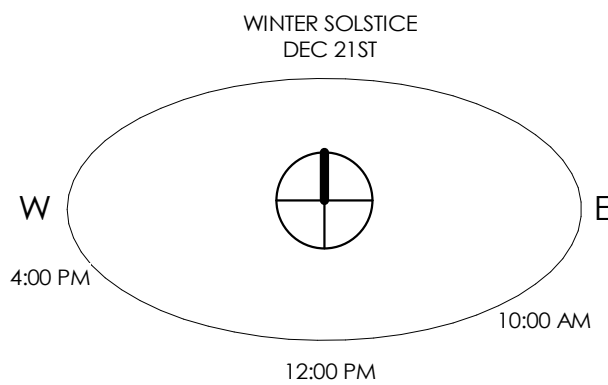
II - PROPOSED NOON DEC 21ST



II - PROPOSED 10 AM DEC 21ST

8  
Z500

1/16" = 1'-0"



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**RetroSpec**  
4404 RIMROCK DR, LEANDER, TX  
paul@retrospectstudio.com  
267-469-1544



**SOLAR STUDY**  
**ACCESSORY BUILDING NEW CONSTRUCTION**  
**30 W ST NW WASHINGTON, DC 20001**  
LOT: 0070 SQ: 3118  
#B2308023

DATE:	03/24/2025
CLIENT:	Siavash Koohmariaie
SCALE:	1/16" = 1'-0"
DWG NO:	

**Z500**