

TABLE OF CONTENTS

A000_COVER

A001_LOT COVERAGE FOOTPRINTS

A002_EXISTING SITE PLAN

A003_PROPOSED SITE PLAN

EX100_EXISTING PLANS & REAR ELEV.

A100_PROPOSED PLANS & ELEVATIONS

AS100 SHADE ANALYSIS- SUMMER

AS101 SHADE ANALYSIS- AUTUMN

AS102 SHADE ANALYSIS- WINTER

CODE ANALYSIS

2021 INTERNATIONAL RESIDENTIAL BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS W/ 2018 ICC CODES, 2011 NFPA 70, & 2018 WASH. DC CONSTRUCTION CODE SUPPLEMENT (12 DCMR).

USE GROUP R
CONSTRUCTION TYPE: COMBUSTIBLE, WOOD FRAME

1610 32nd. St. NW.
Washington, DC.
SCOPE OF WORK:

RENOVATION OF THE REAR TERRACE OF EXISTING RESIDENCE.



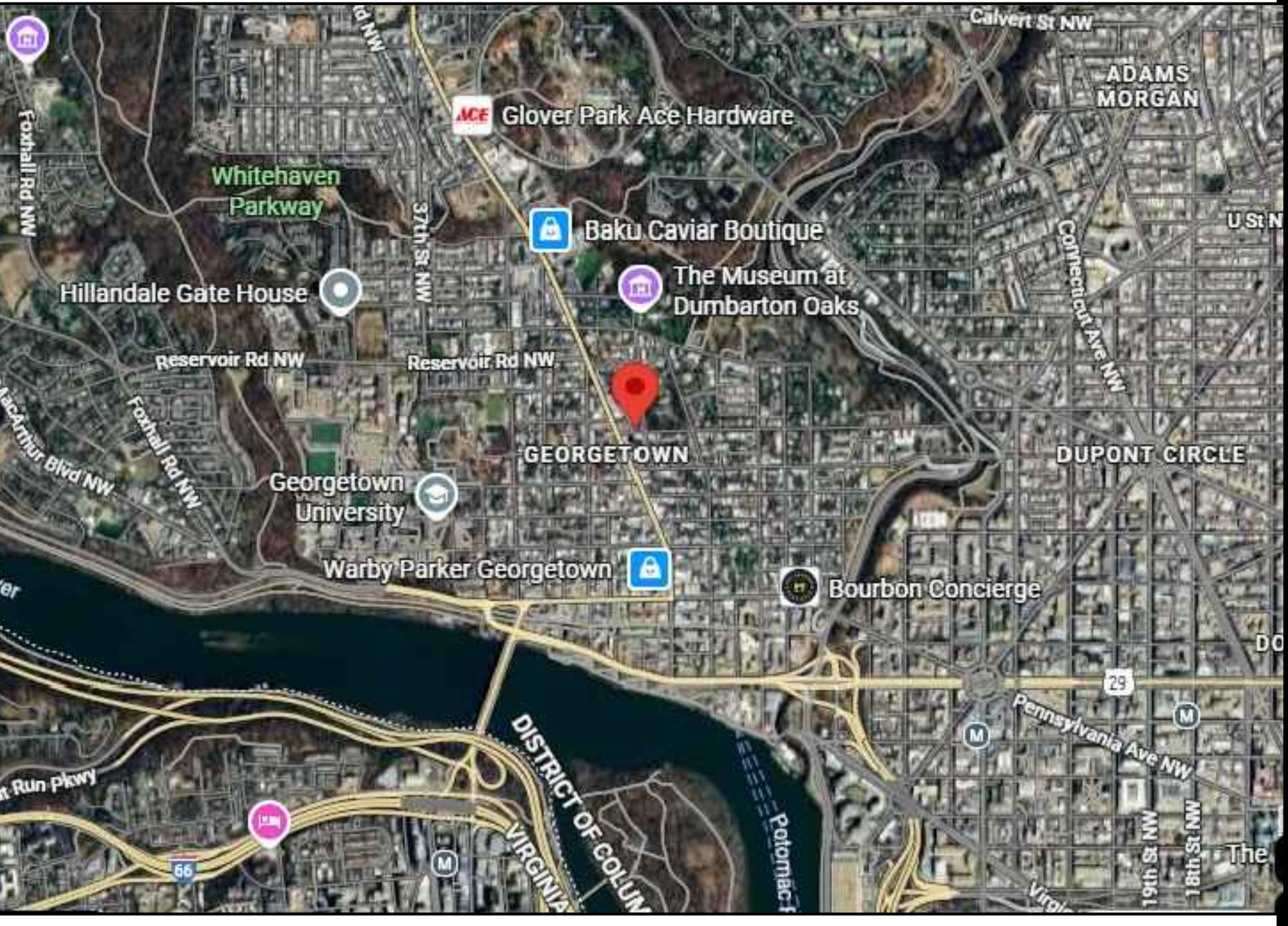
1610 32ND STREET
WASHINGTON DC

PRIVATE RESIDENCE

BUILD. AREA CALCULATIONS

BUILDING AREA CALCULATION PER LEVEL

	EXISTING FOOTPRINT S. F.	LOT C.	PROPOSED FOOTPRINT S. F.	LOT C.
LOWER LVL	1071.3 S. F.	58.86%	1179.63 S. F.	64.81%
MAIN LVL	749.98 S. F.	41.20%	1062.38 S. F.	58.4%
UPPER LVL	740.52 S. F.	40.68%	740.52 S. F.	40.68%



VICINITY MAP

HEIGHT CALCULATION

EXISTING HOUSE NOT BEING MODIFIED AT ALL HEIGHT WISE. HEIGHT 30' - 3" MEASURED FROM LOWER LEVEL SLAB REMAINS SAME.

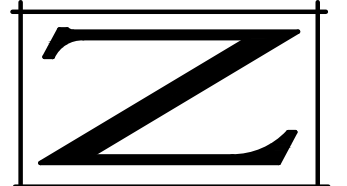
REVIEW SET

FOR REVIEW ONLY, NOT FOR CONSTRUCTION

DATE: 12/03/2025

DATE	SUBMISSION
12.03.2025	BZA REV.

STUDIO



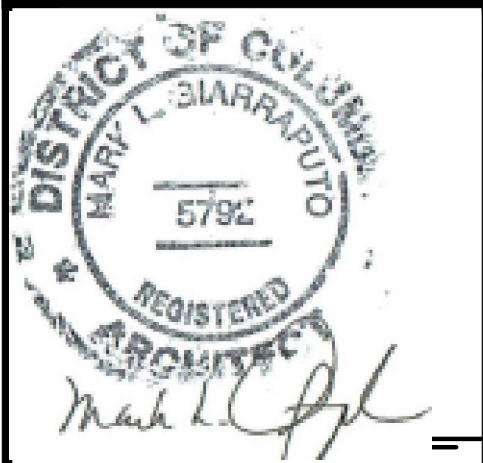
DESIGN CONCEPTS

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PHONE: 301-951-4391
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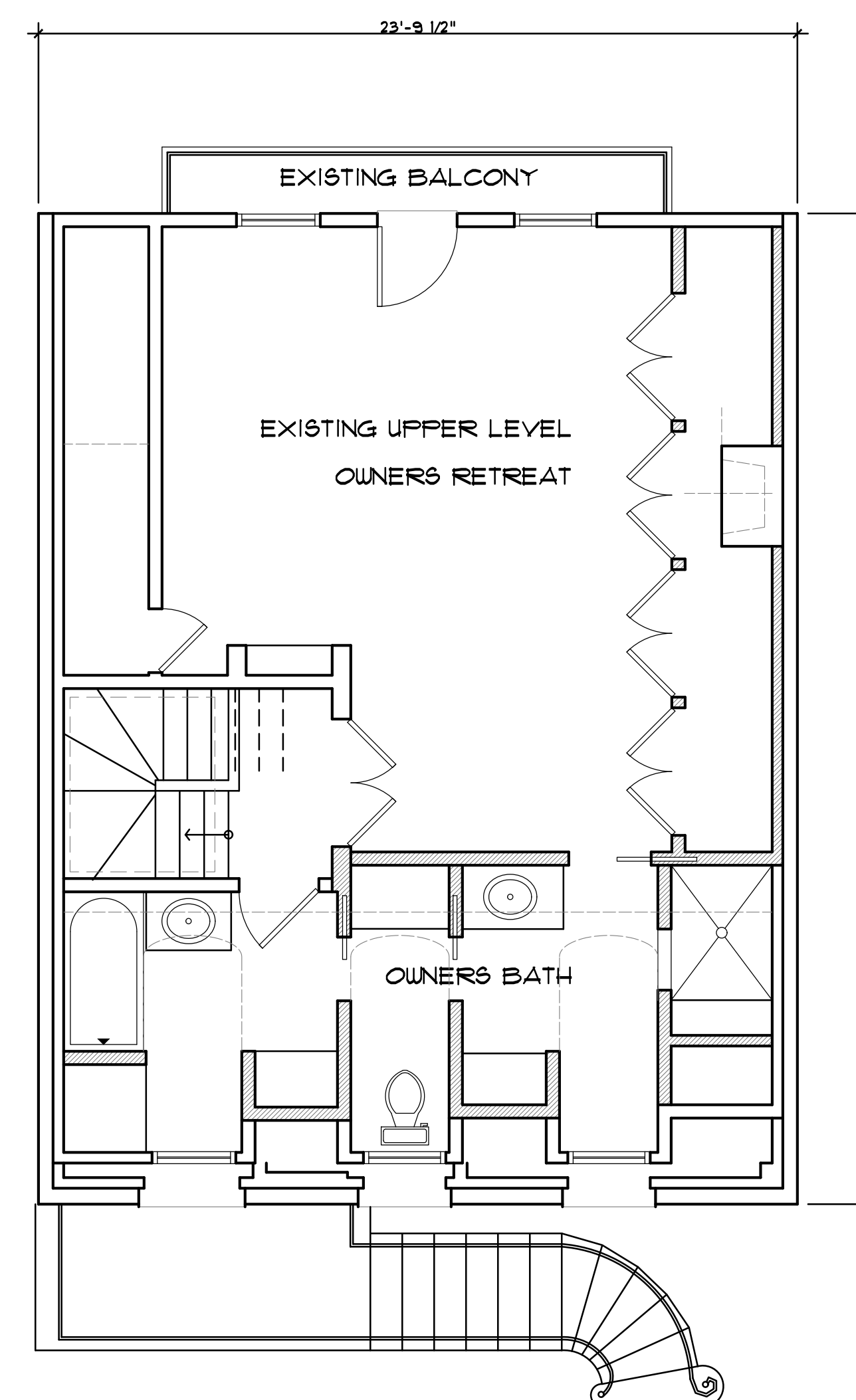
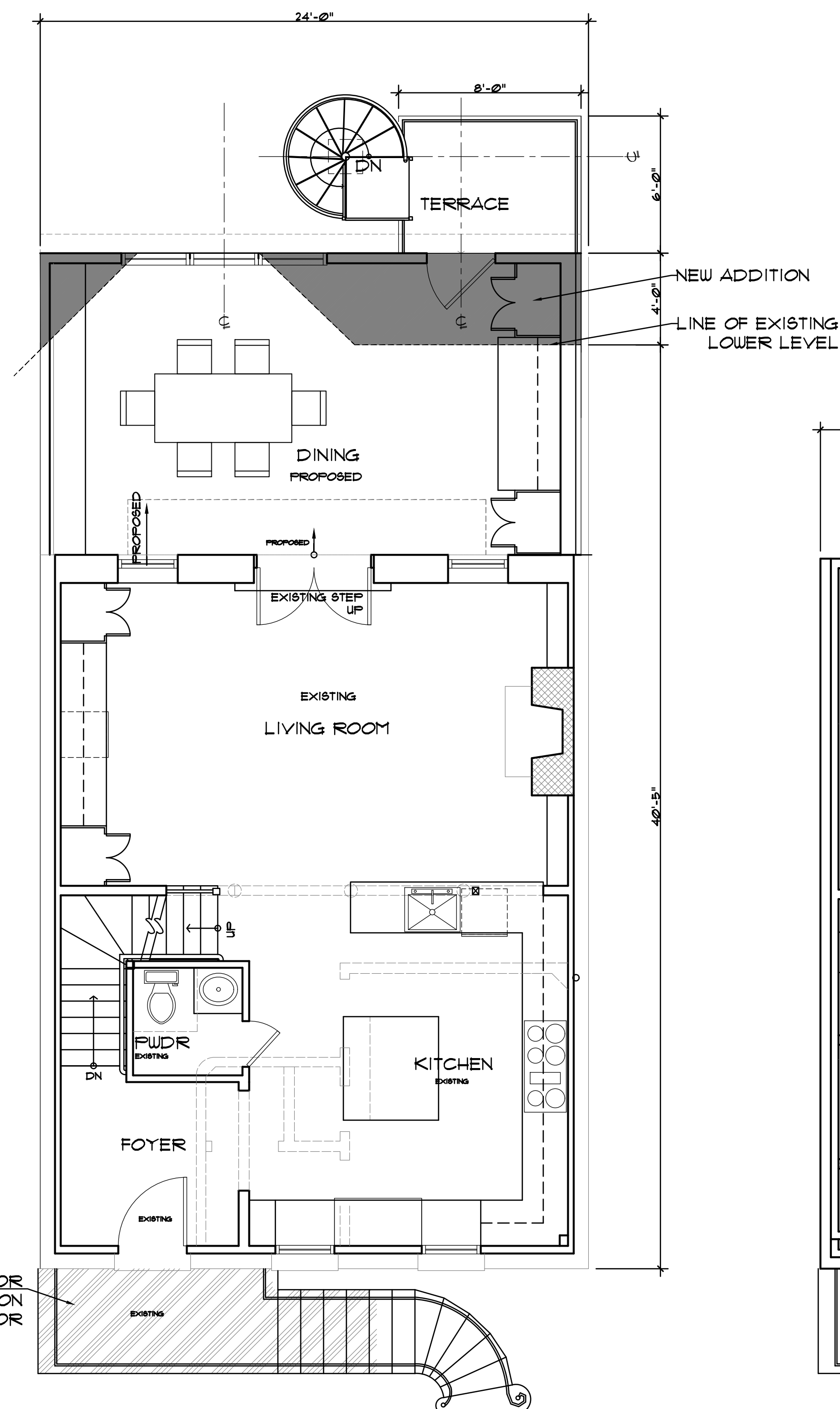
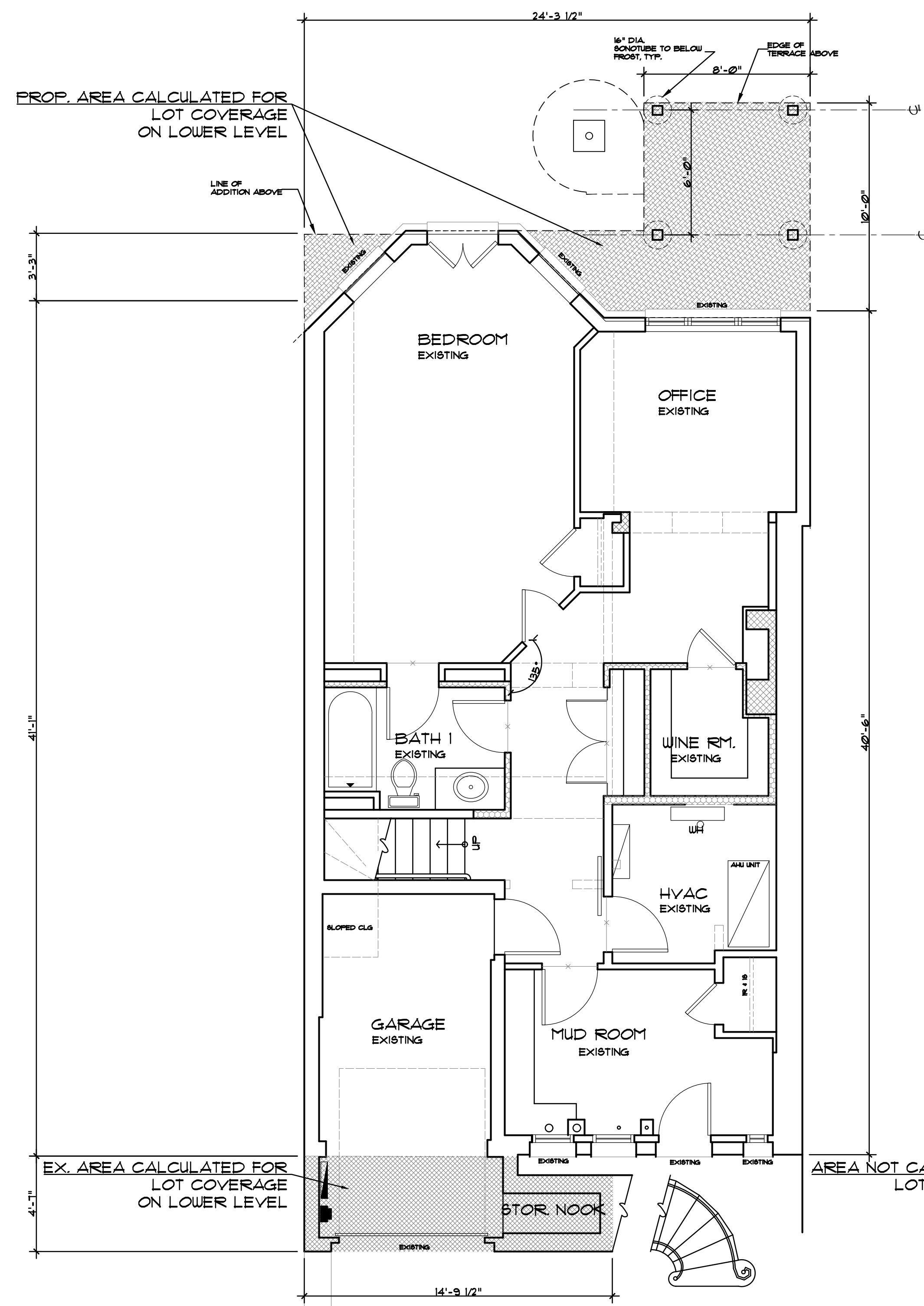
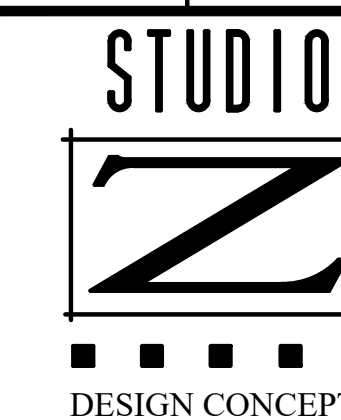
ELLIS RESIDENCE

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A000

Case 12-0002 Adjusted
District of Columbia
CASE NO. 21203
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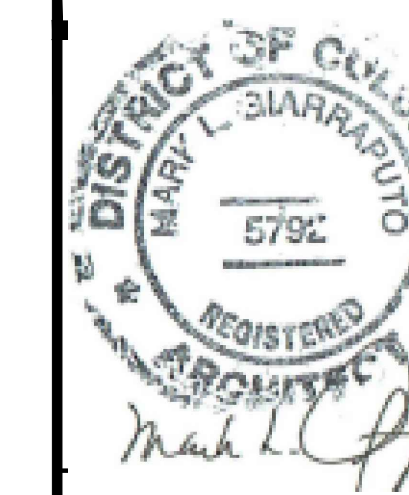
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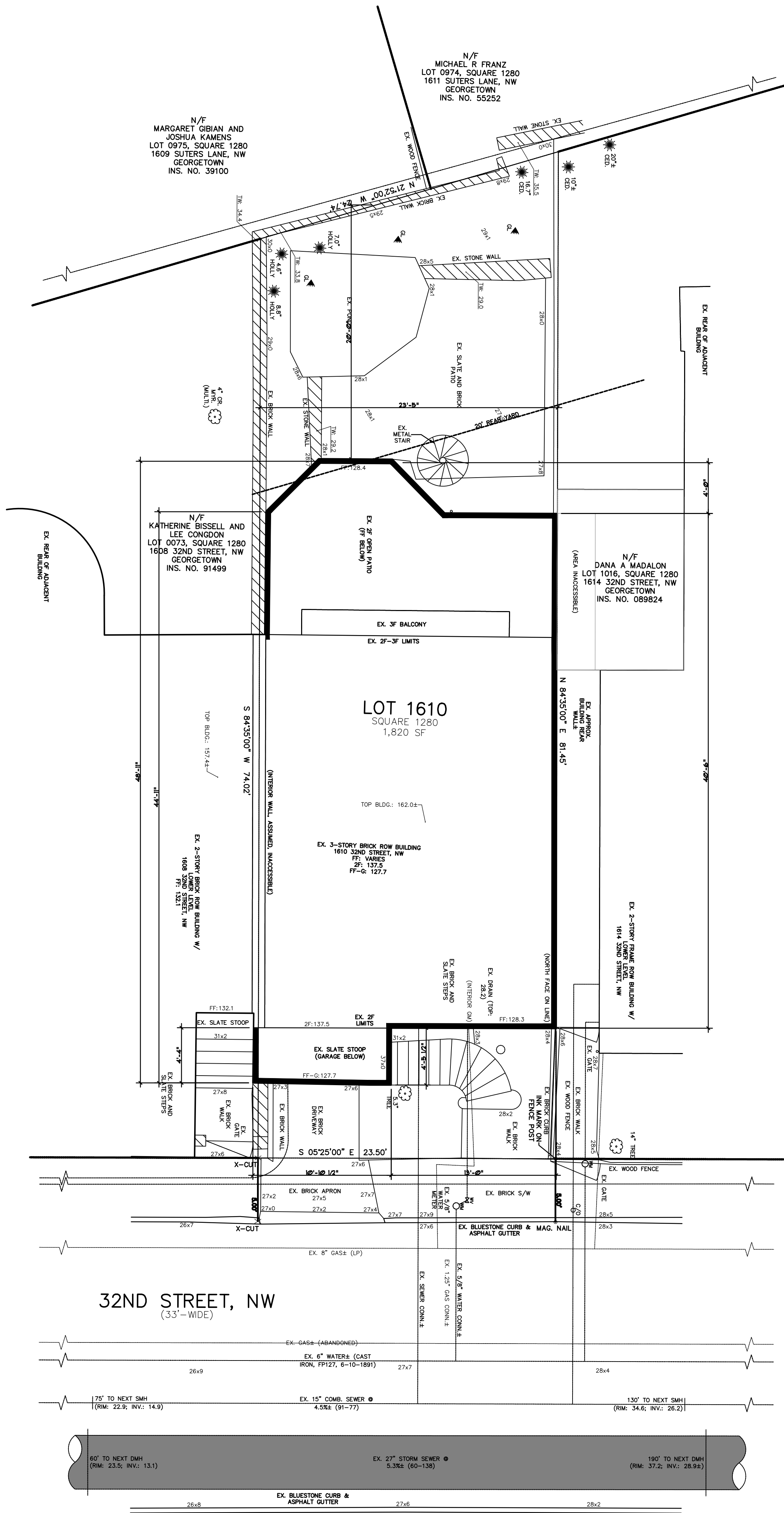
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NOTE:
FYI ALL DIMENSIONS ARE APPROXIMATE.

EXISTING SITE PLAN

SQUARE 1280
1,820 SF



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12.03.2025	BZA REV.



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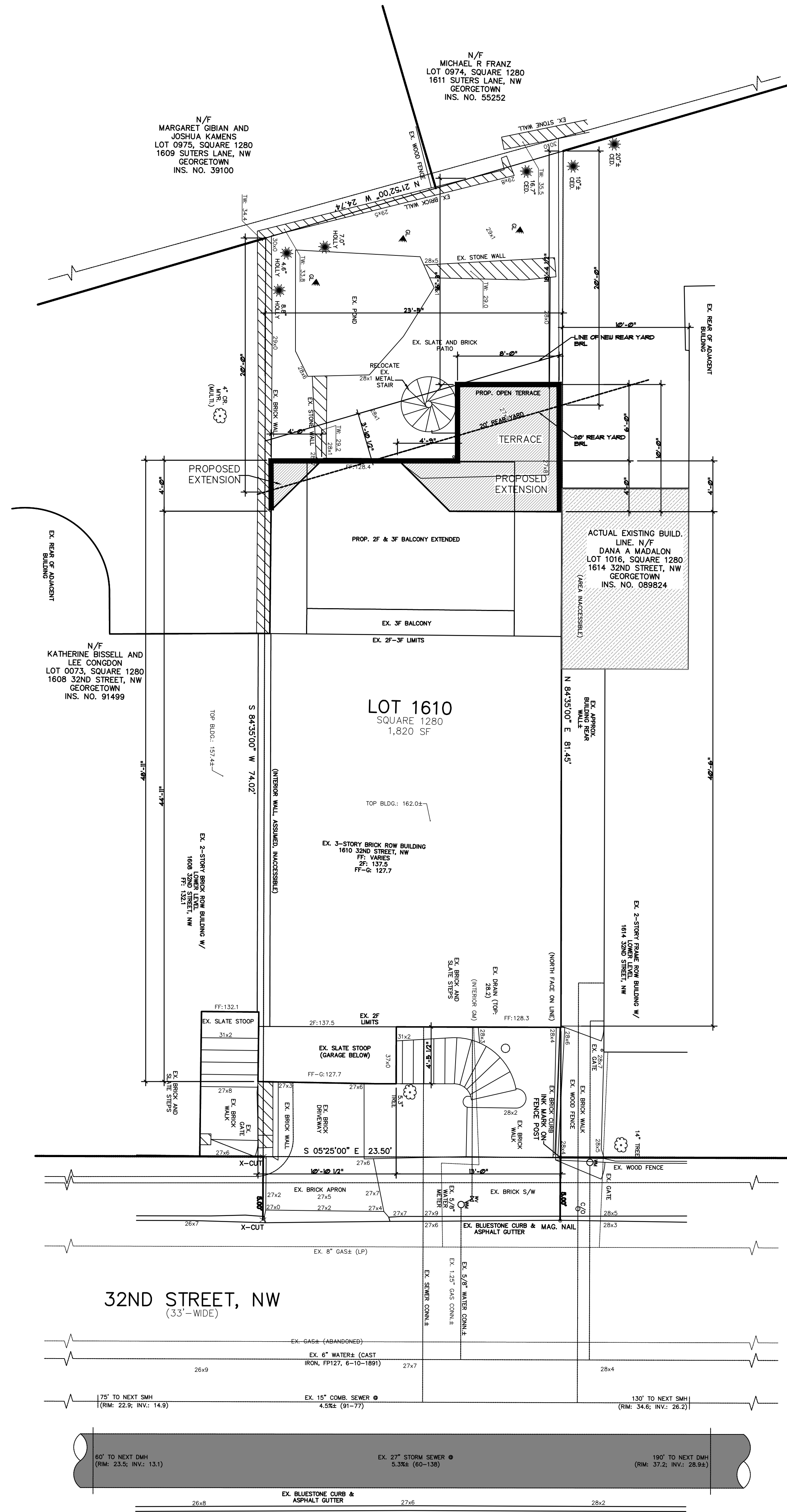
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A002

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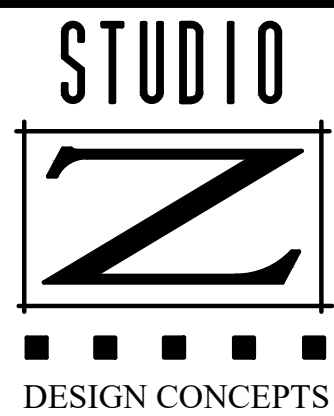
NOTE:
FYI, ALL DIMENSIONS ARE APPROXIMATE.

PROPOSED SITE PLAN

SQUARE 1280
1,820 SF



DATE	SUBMISSION
12.03.2025	BZA REV.



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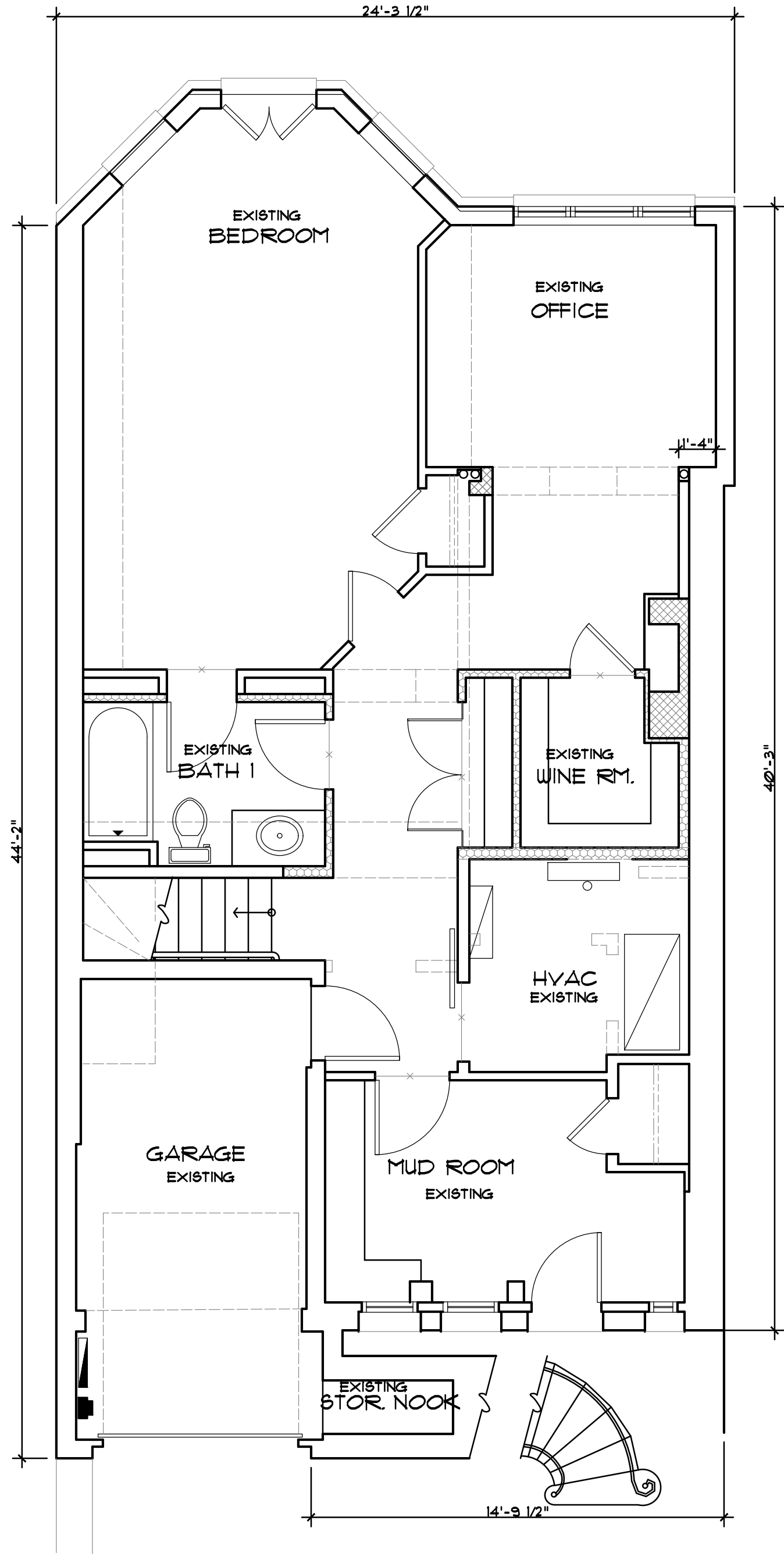
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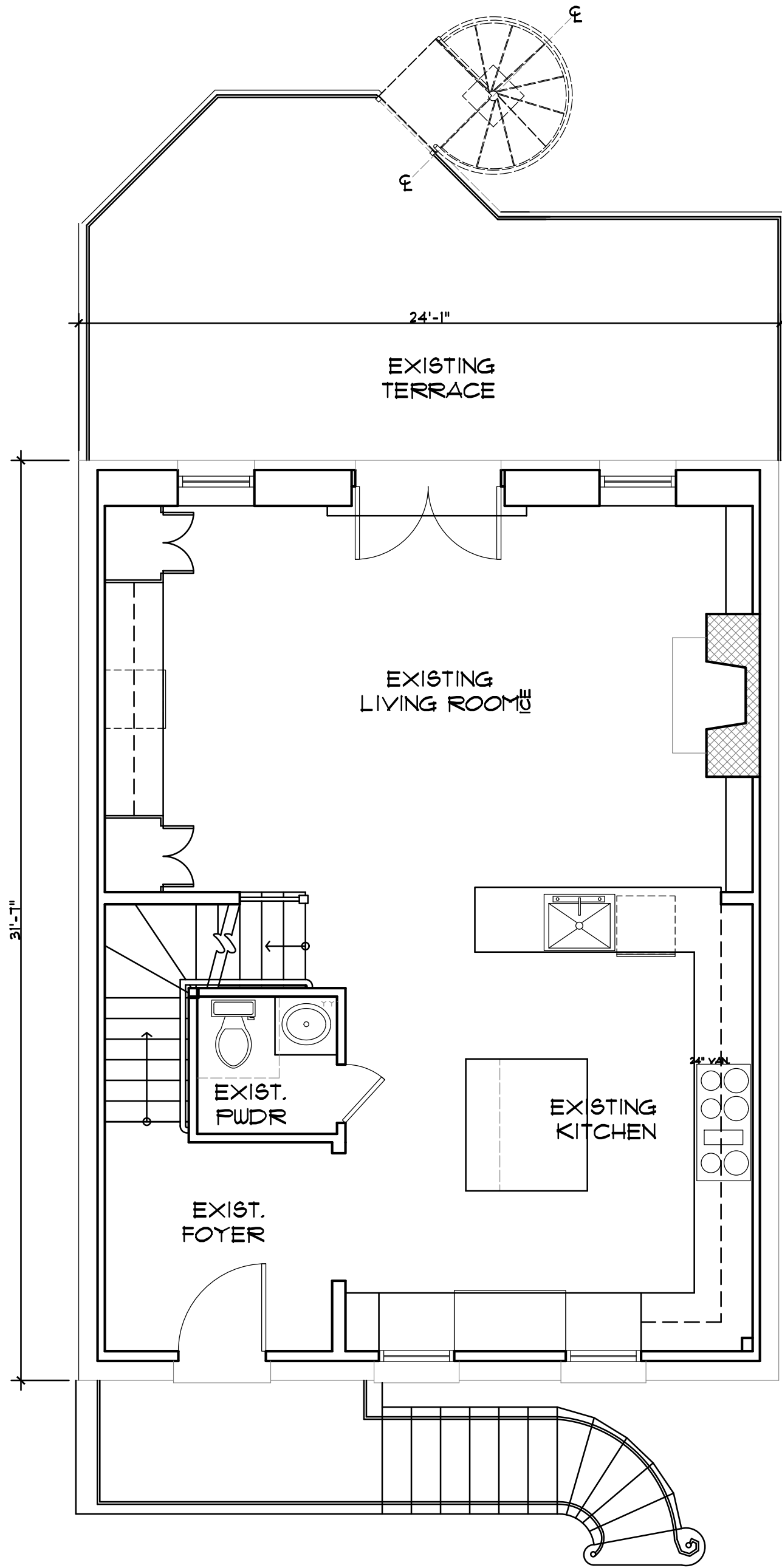
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EXISTING LOWER LEVEL FLOOR PLAN
SCALE = 1/4" = 1'-0"
1071.3 SF



EXISTING MAIN LEVEL
SCALE = 1/4" = 1'-0"
149.98 SF



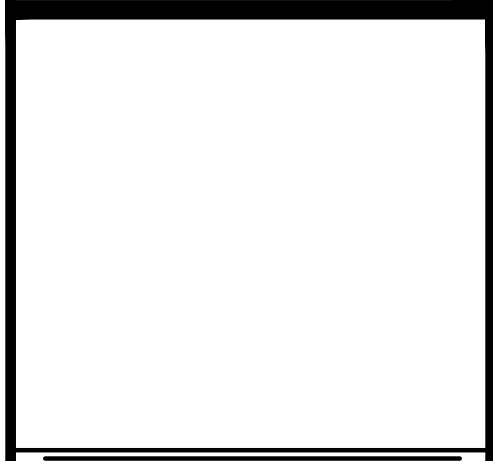
EXISTING REAR ELEVATION W/
SPIRAL STAIR
SCALE = 1/4" = 1'-0"

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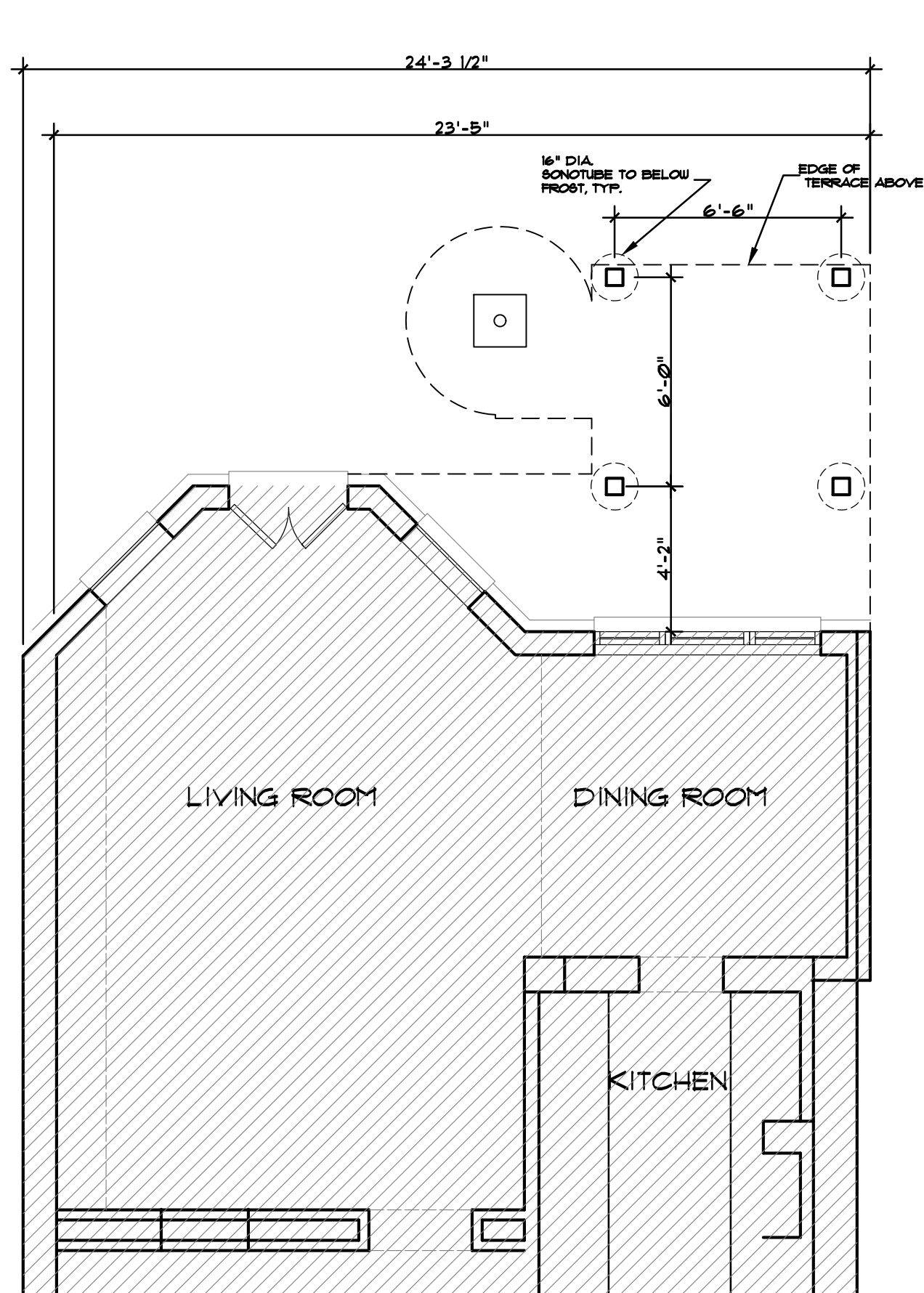


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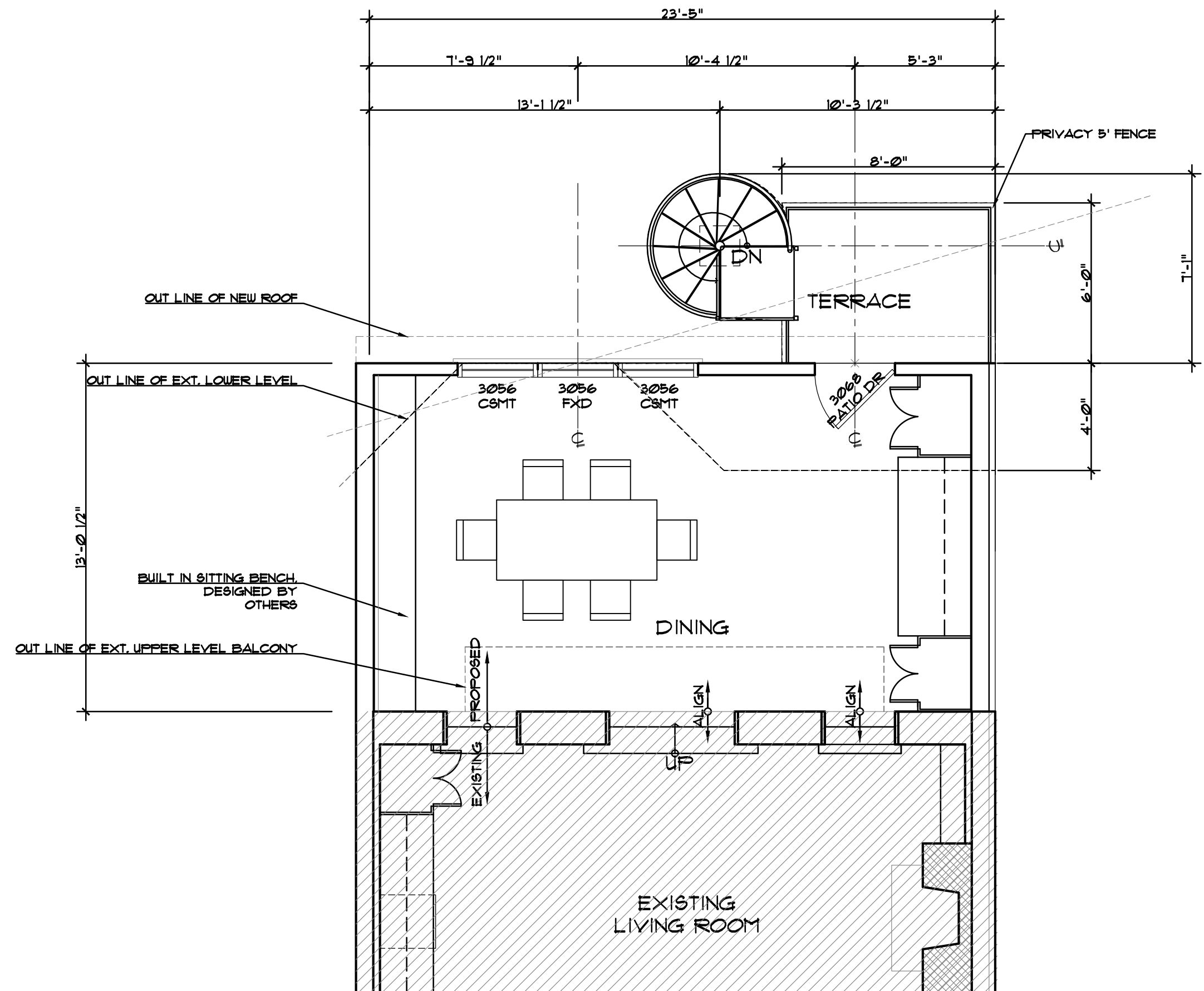
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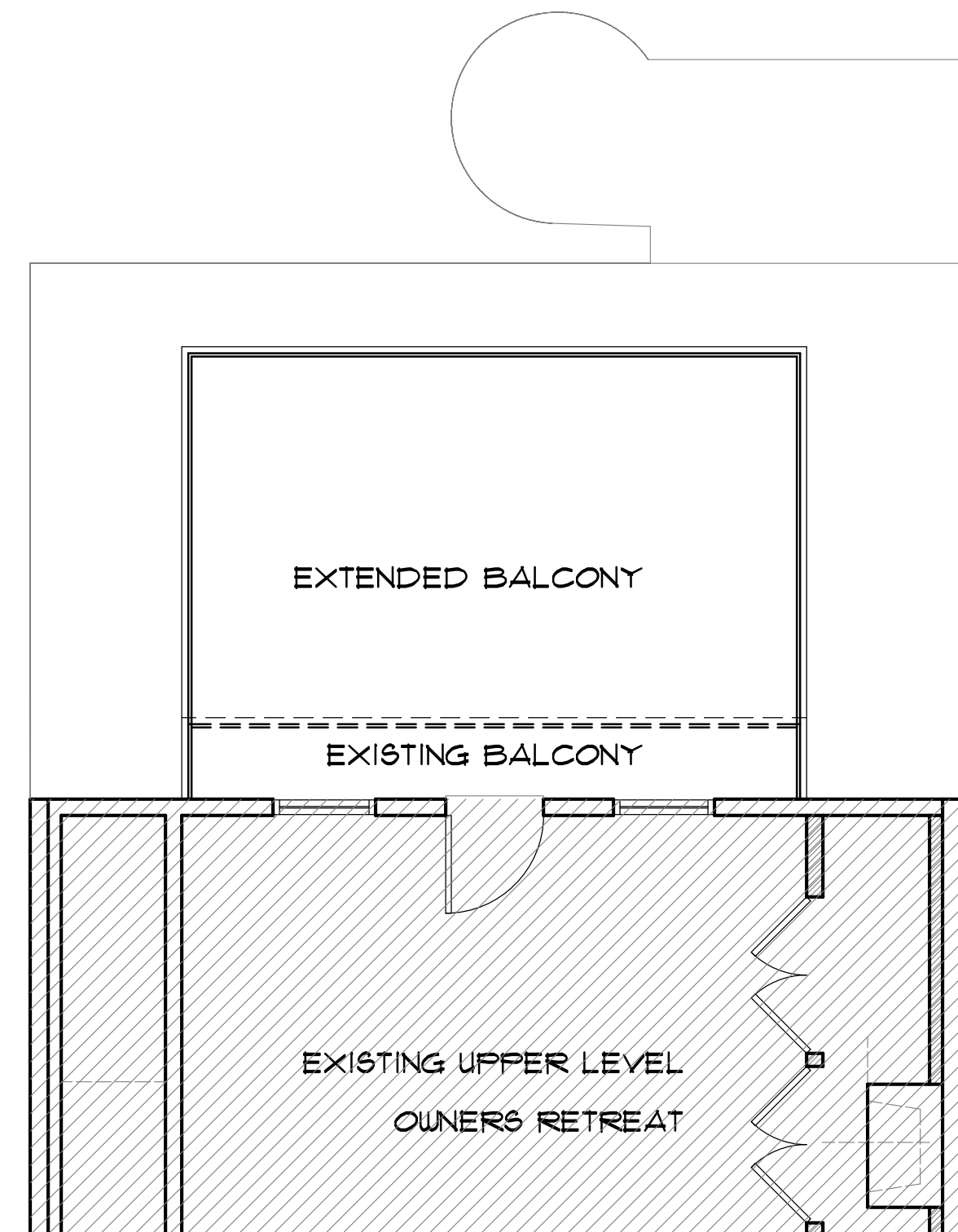
EX100



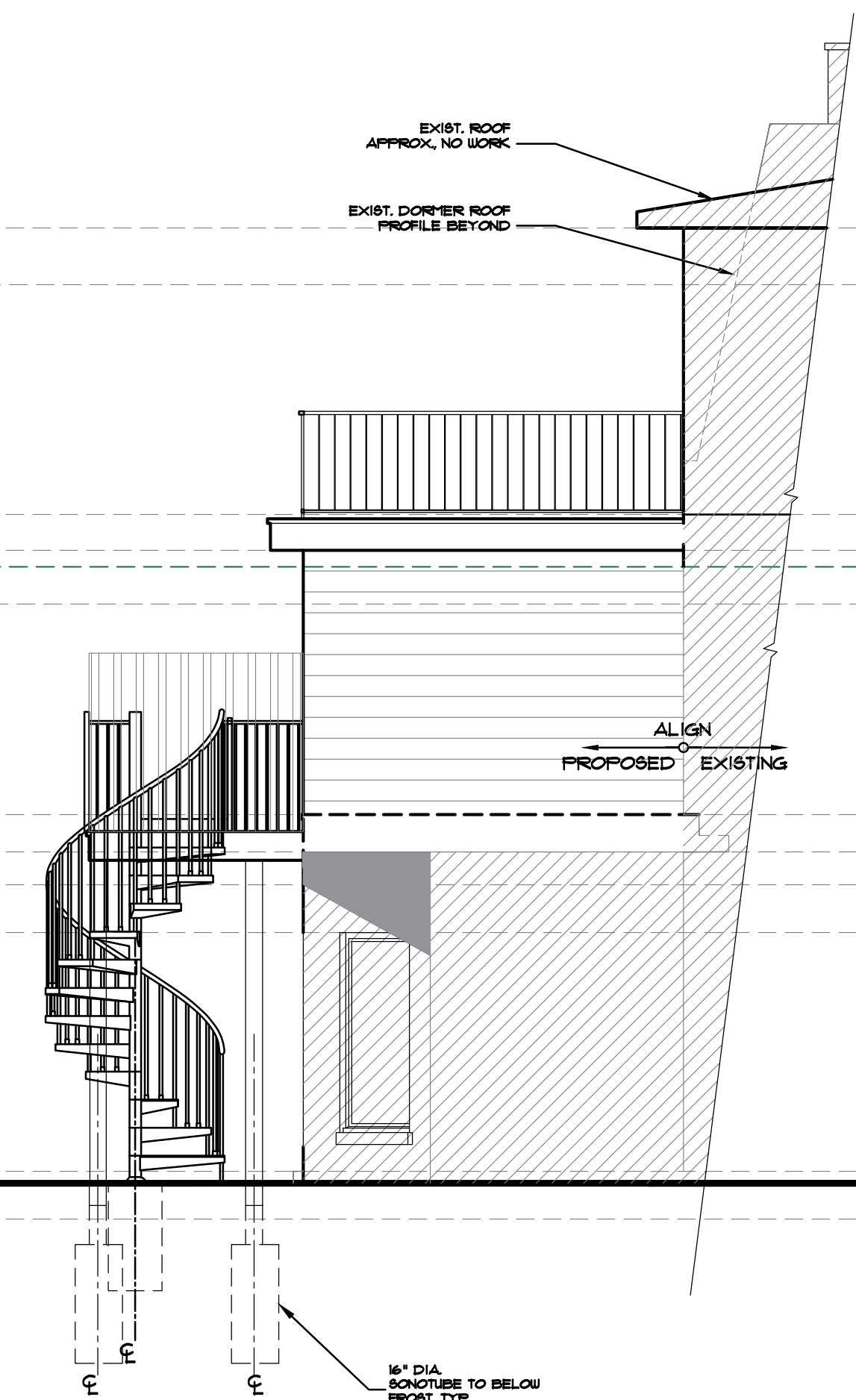
PROP. LOWER LEV. PLAN W/ TERRACE LINE
SCALE = 1/4" = 1'-0"



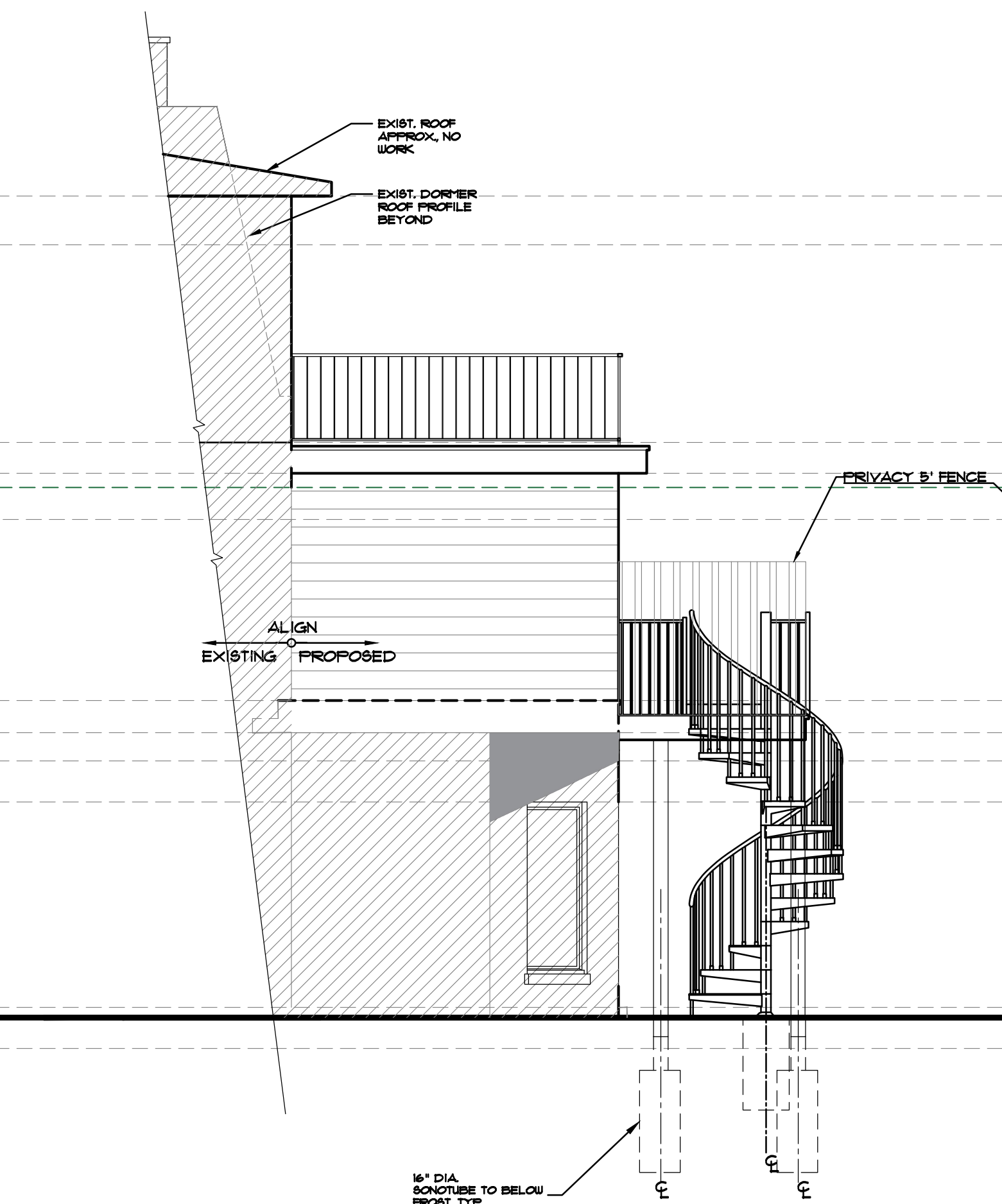
PROP. MAIN LEVEL PLAN W/ TERRACE
SCALE = 1/4" = 1'-0"



EXISTING UPPER LEVEL
NO WORK
SCALE = 1/4" = 1'-0"



PROPOSED SOUTH FACING ELEVATION W/
NEW DINING & TERRACE
SCALE = 1/4" = 1'-0"



PROPOSED NORTH FACING ELEVATION
W/ NEW DINING & TERRACE
SCALE = 1/4" = 1'-0"



PROPOSED WEST FACING ELEVATION
W/ NEW DINING & TERRACE
SCALE = 1/4" = 1'-0"

SHADOW
EXISTING HOUSE (NO WORK, U.O.N.)

DATE	SUBMISSION
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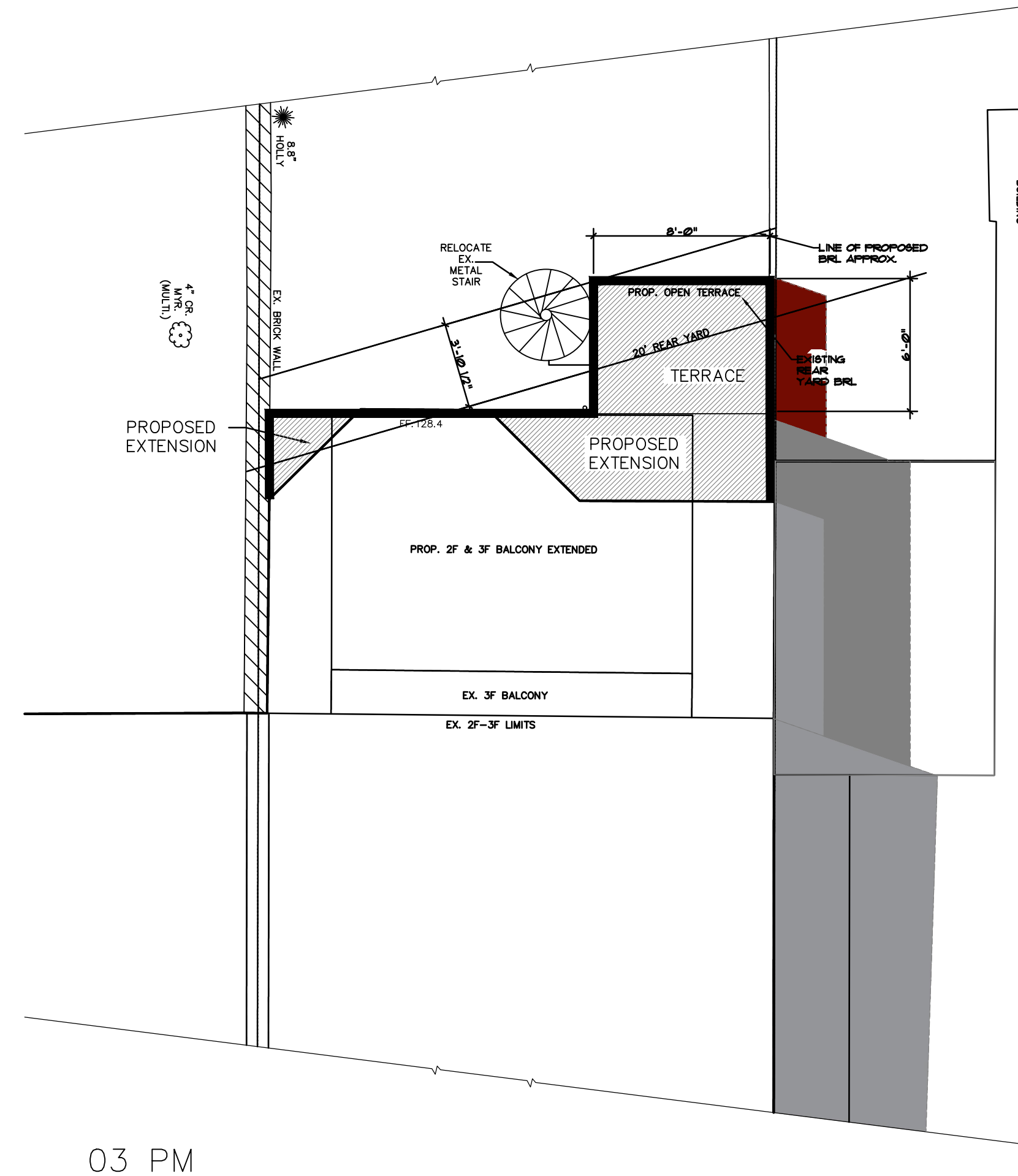
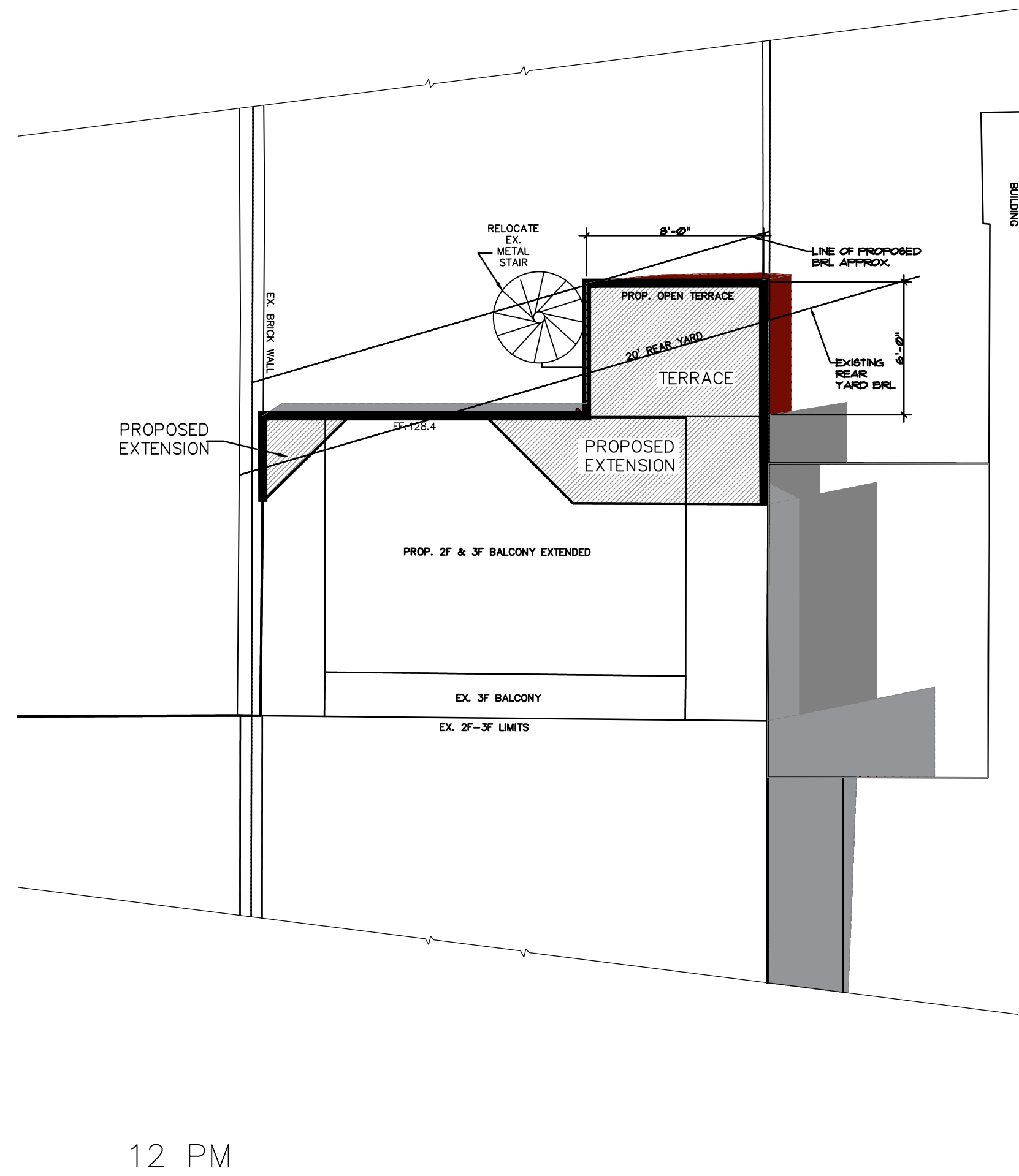
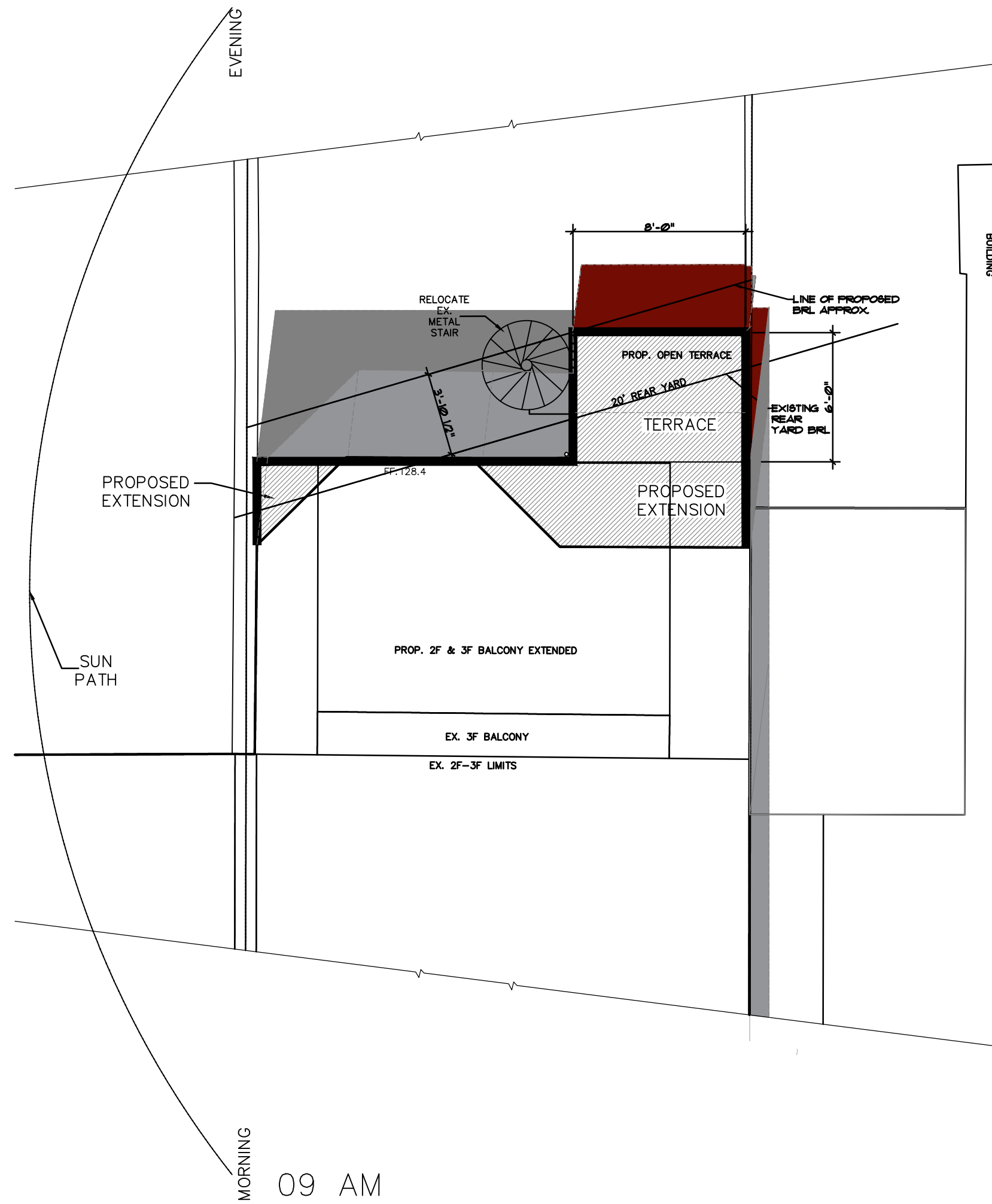
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PROPOSED ADDITION SHADOW
STUDY – SUMMER SOLSTICE



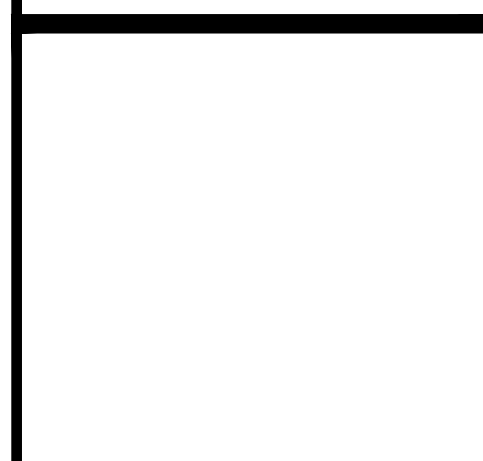
- EXISTING HOUSE SHADOW
- SPECIAL EXCEPTION RELIEF SHADOW
- MATTER OF RIGHT SHADOW

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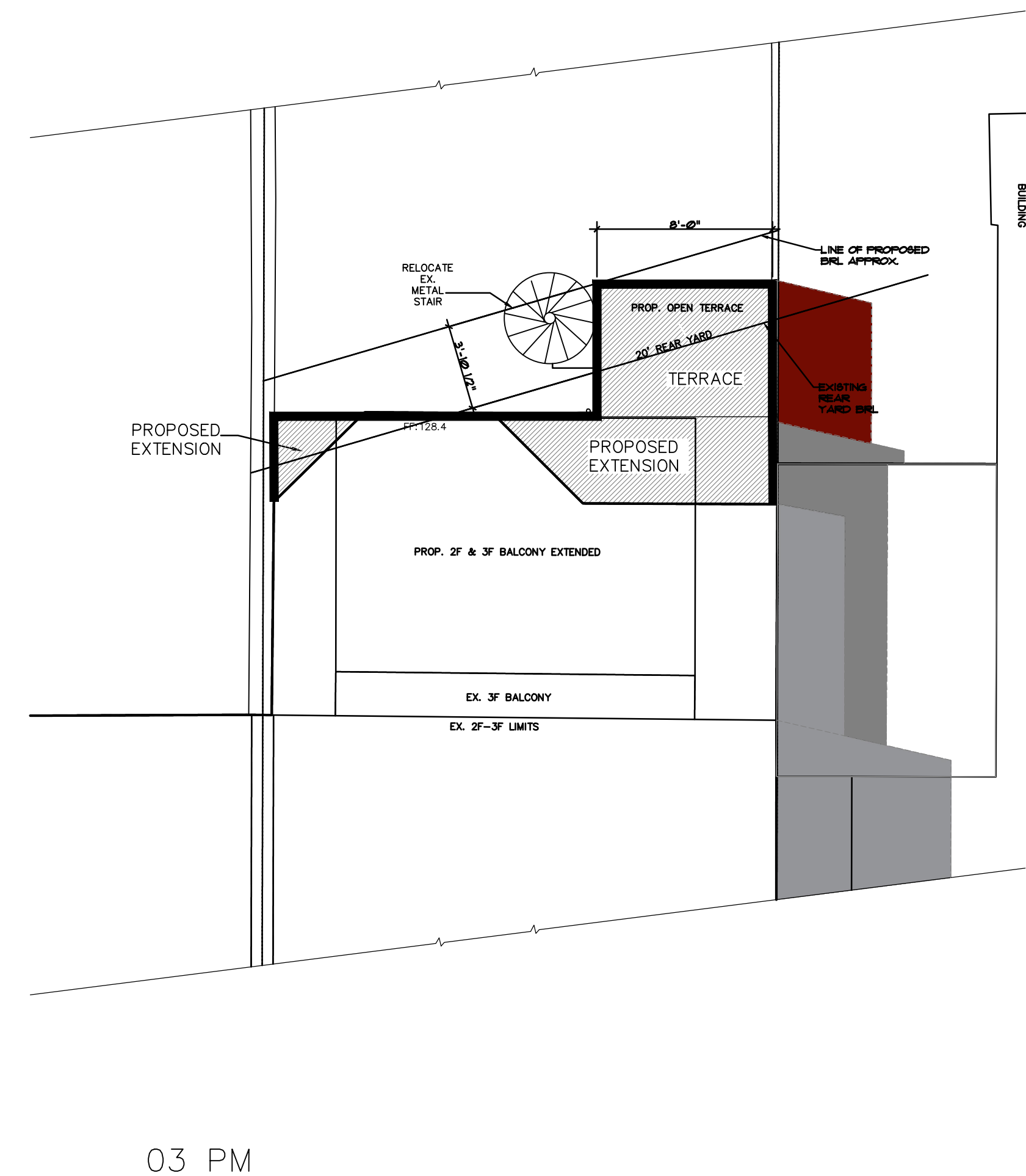
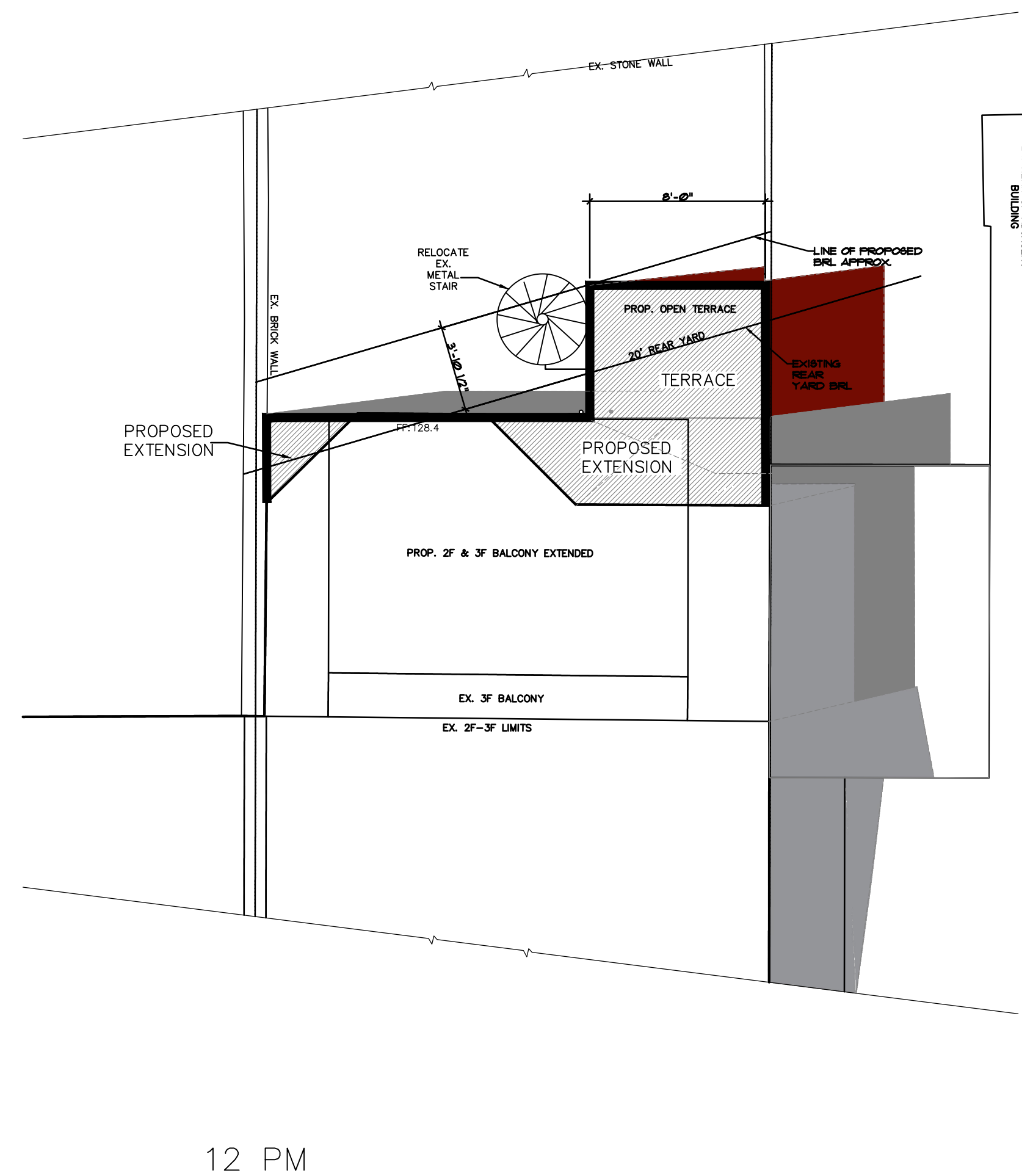
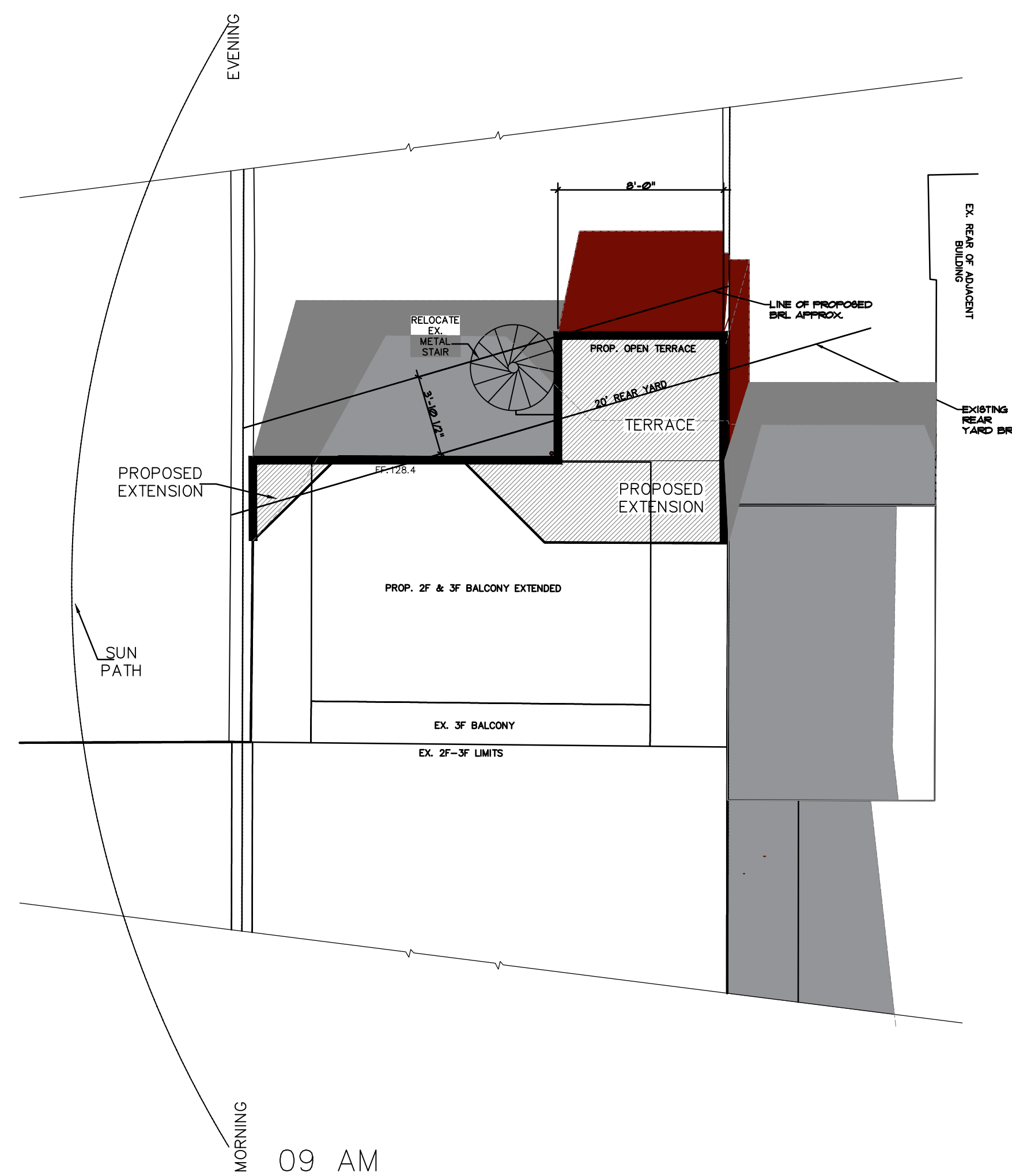


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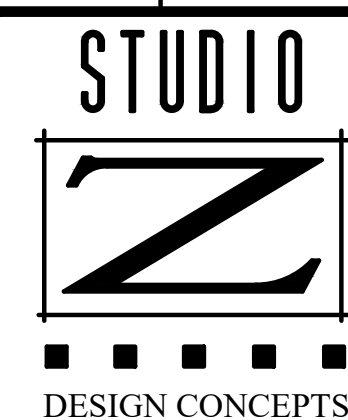
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PROPOSED SITE PLAN SHADOW STUDY – AUTUMN EQUINOX

[illegible]

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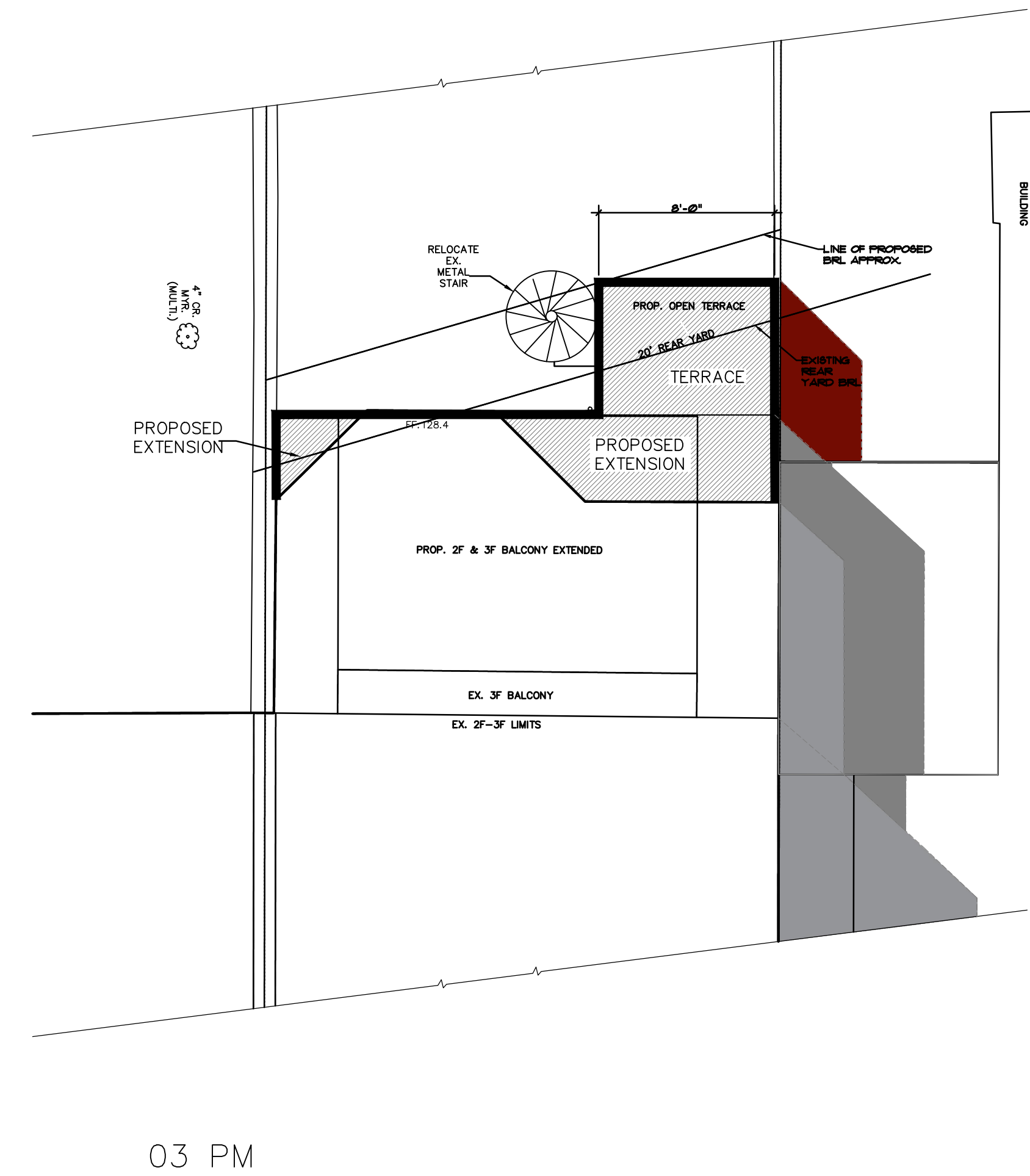
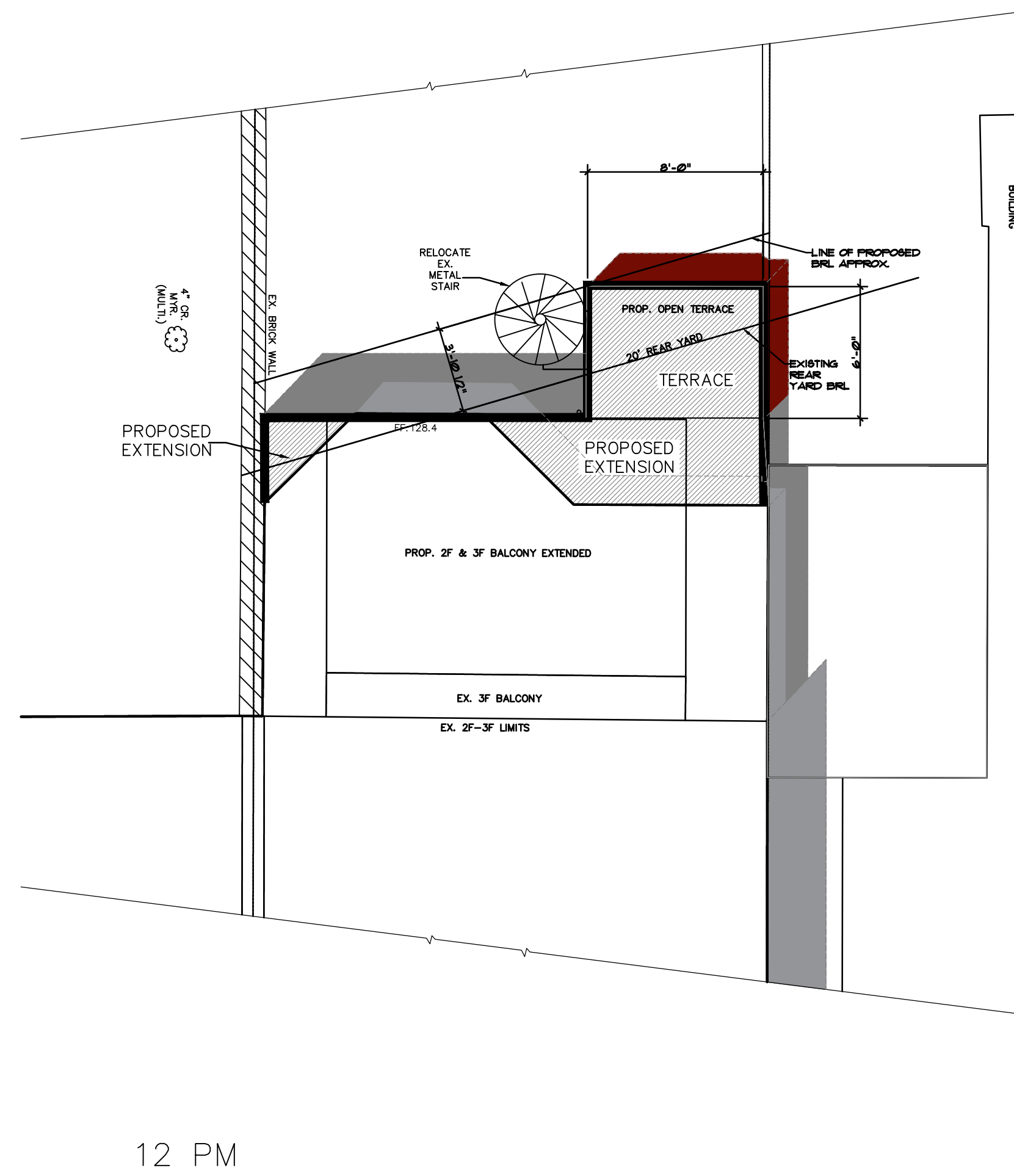
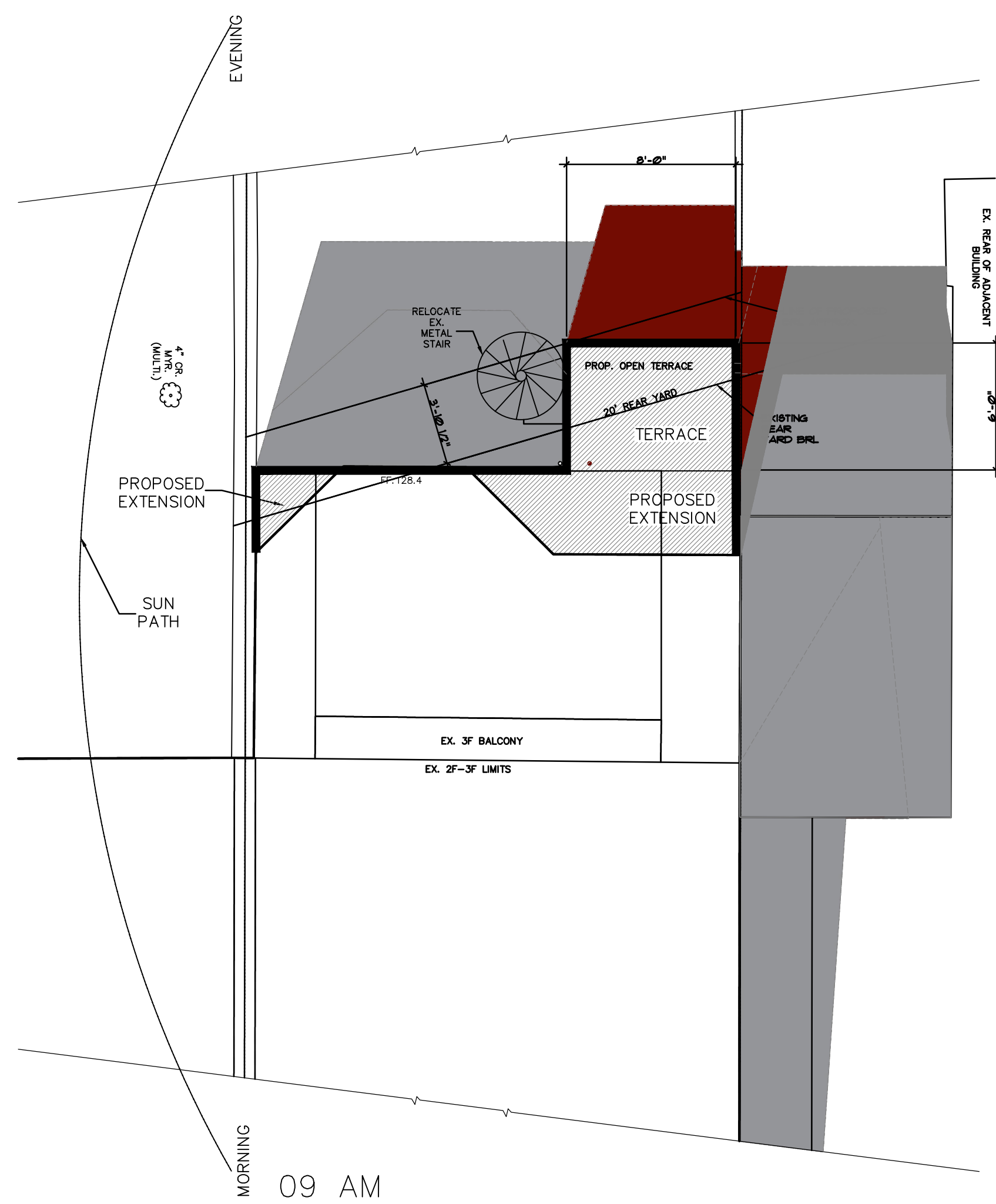
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PROPOSED ADDITION SHADOW
STUDY – WINTER SOLSTICE

