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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.

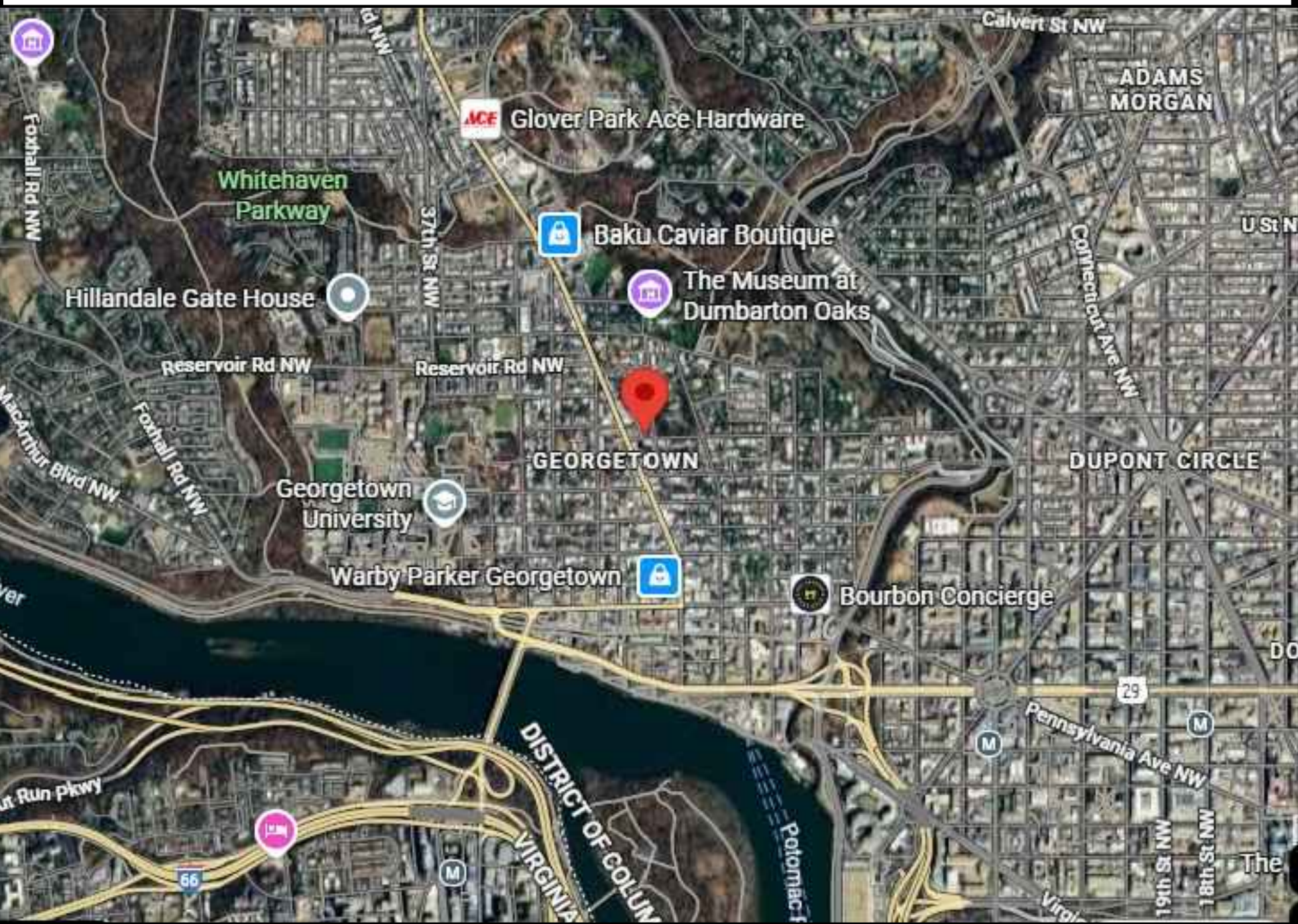
BUILD. AREA CALCULATIONS

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%



1610 32ND STREET
WASHINGTON DC

PRIVATE RESIDENCE



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: 12/19/2025

DATE	SUBMISSION
12.19.2025	BZA REV.



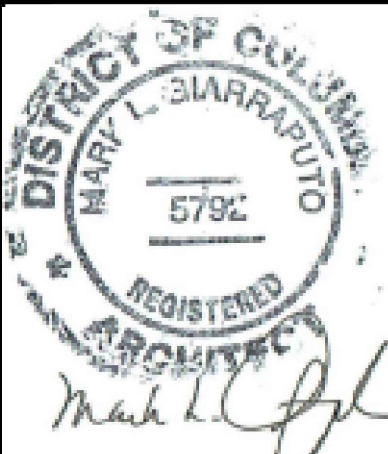
STUDIO Z DESIGN CONCEPTS, LLC

8120 WOODMONT AVENUE SUITE 350
BETHESDA, MARYLAND 20814

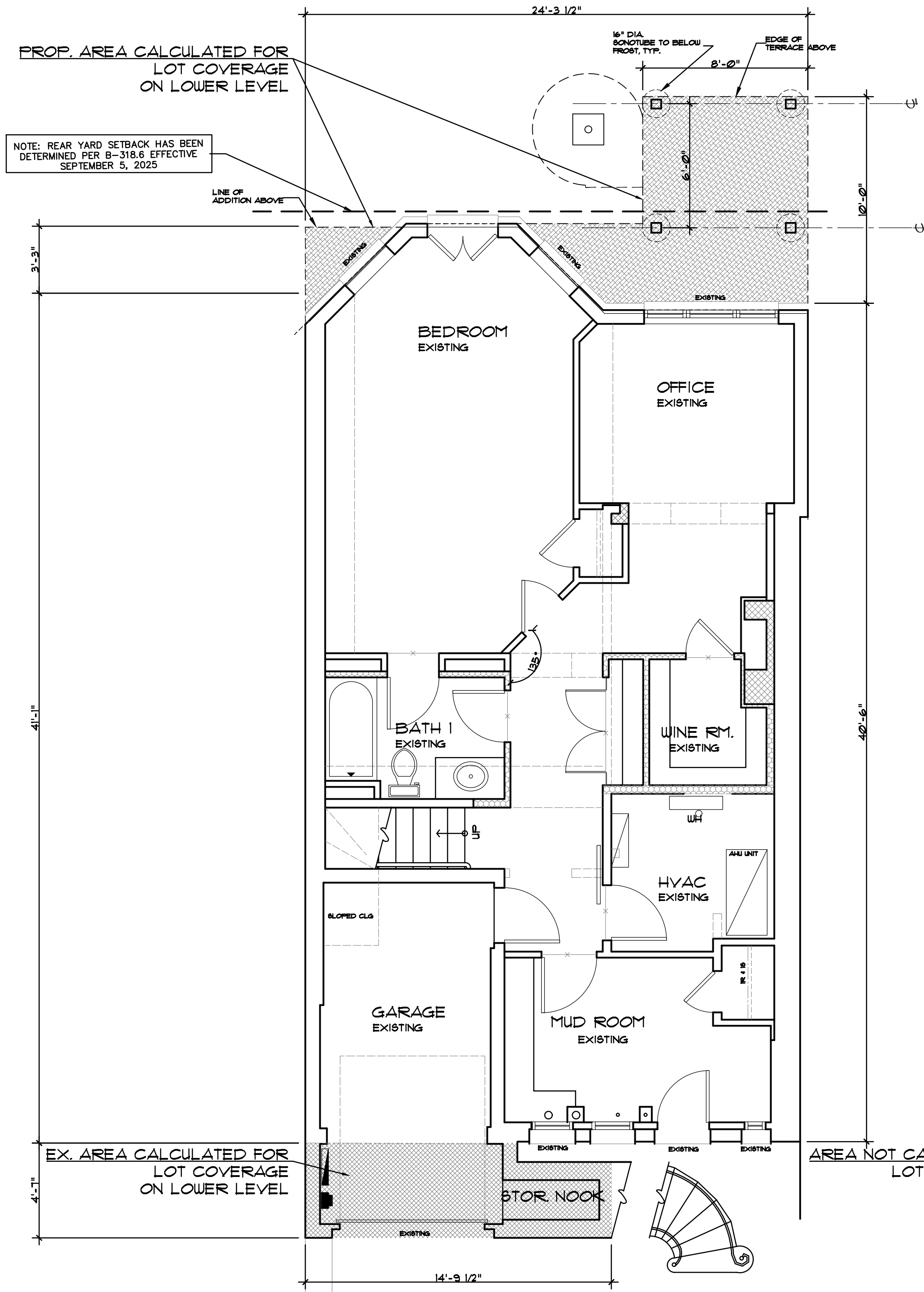
PHONE: 301-951-4391
FAX: 301-951-1913
EMAIL: STUDIOZDC950@GMAIL.COM

ELLIS RESIDENCE

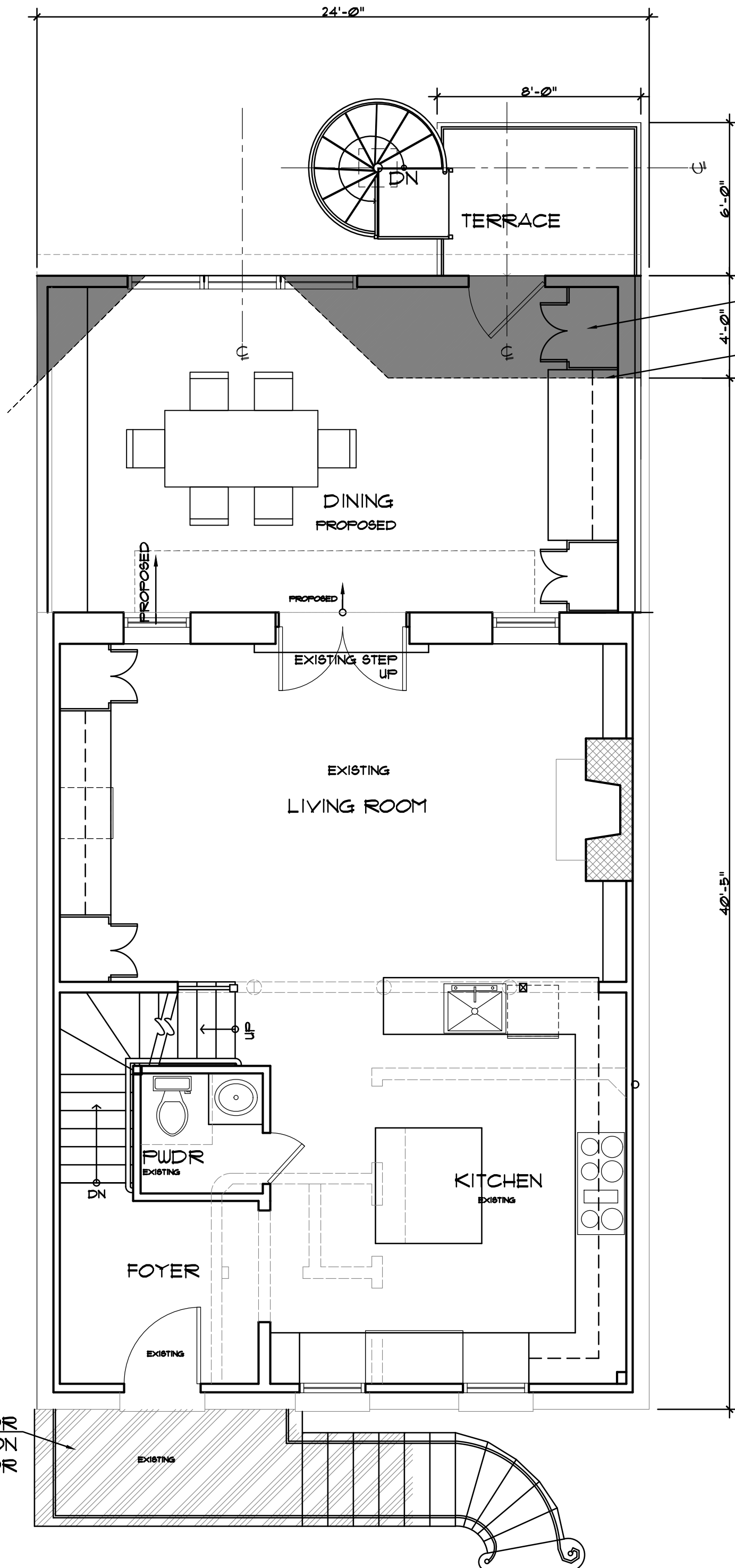
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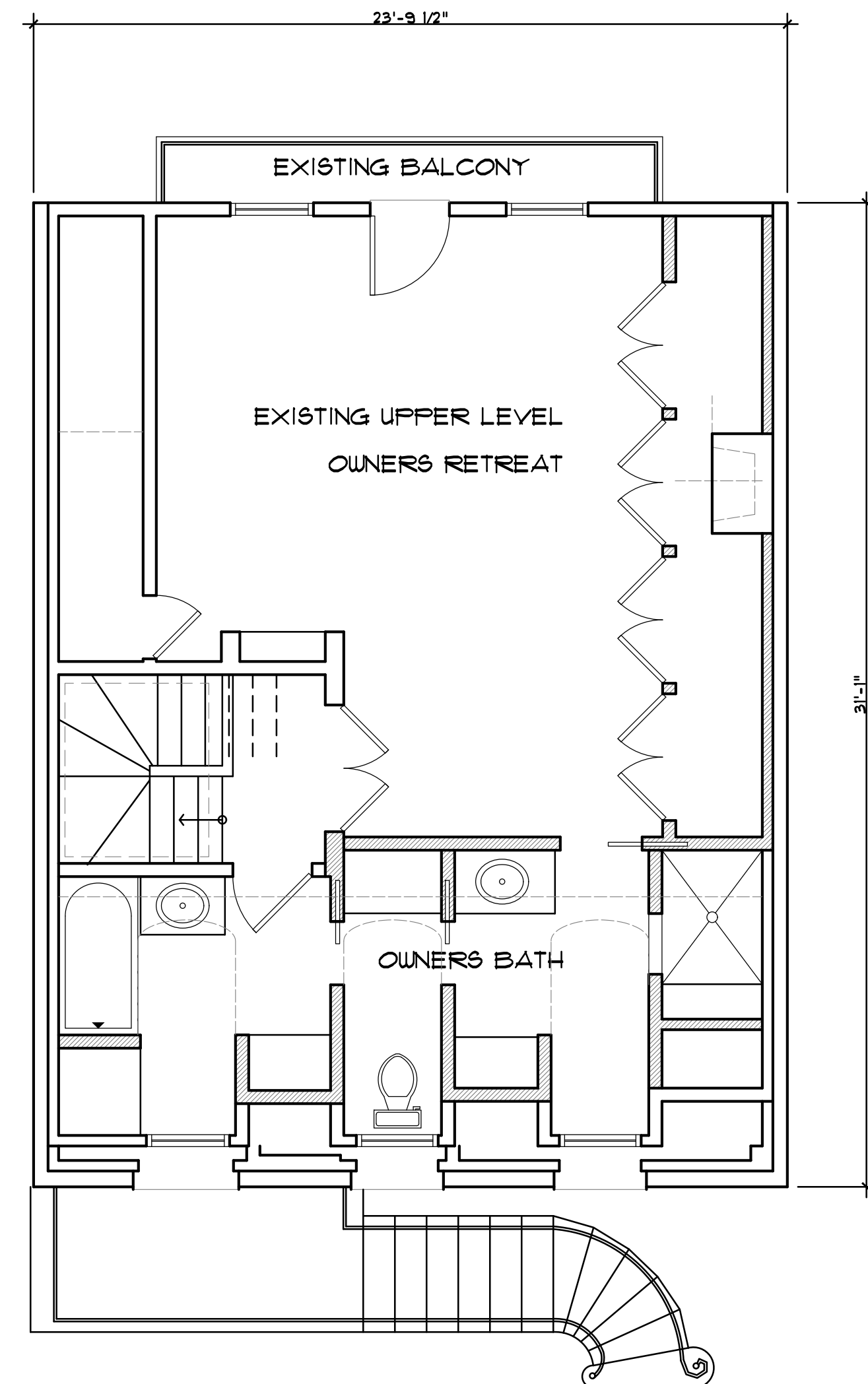
A000



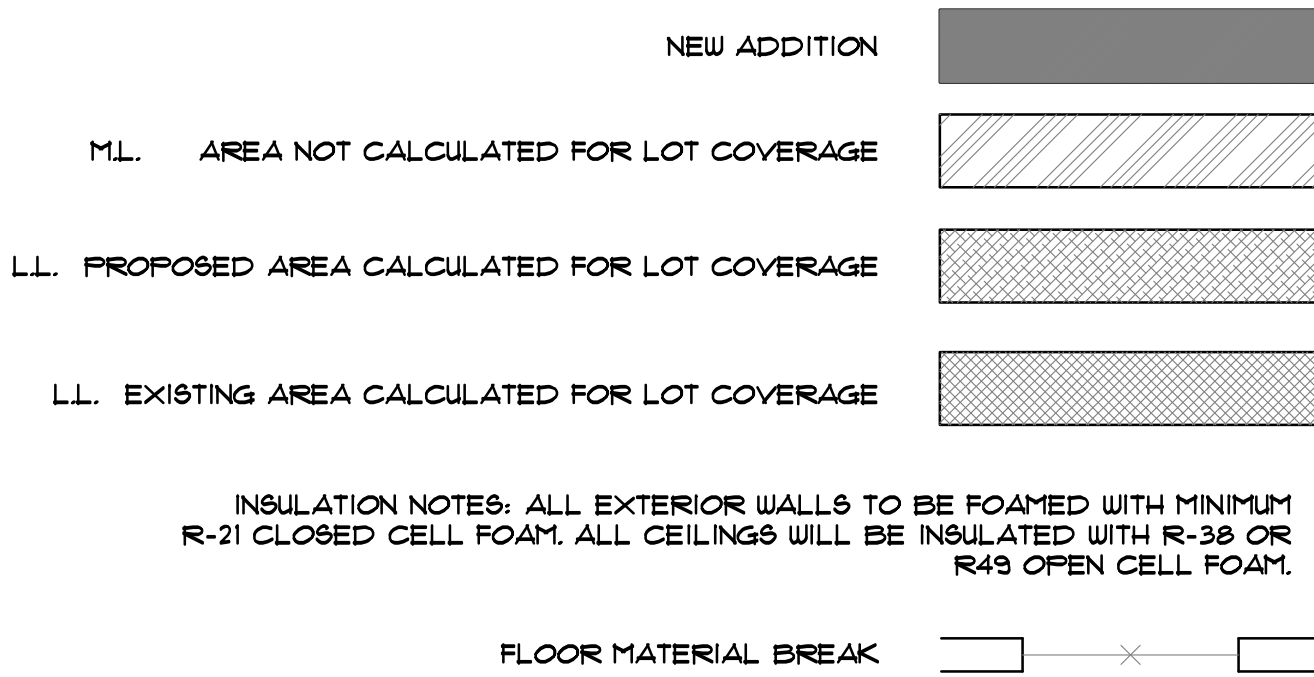
EXISTING LOWER LEVEL FLOOR PLAN
FOR LOT COVERAGE



PROPOSED MAIN LEVEL PLAN
FOR LOT COVERAGE



EXISTING UPPER LEVEL PLAN



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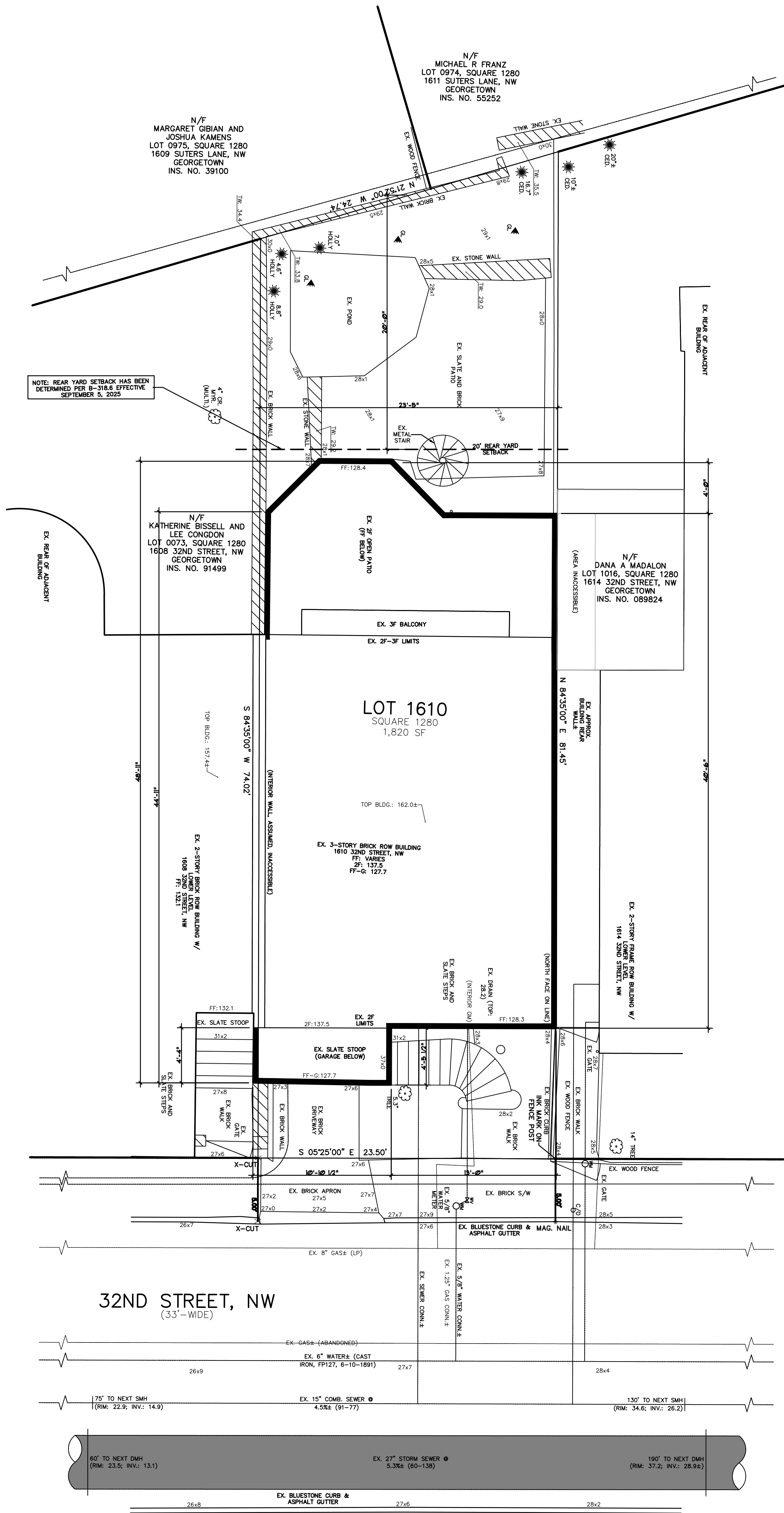
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DISTRICT OF COLUMBIA
MARY L. BISHARA
5792
REGISTERED
ARCHITECT

AAO01

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NOTE:
FYI ALL DIMENSIONS ARE APPROXIMATE.

EXISTING SITE PLAN

SQUARE 1280
1,820 SF



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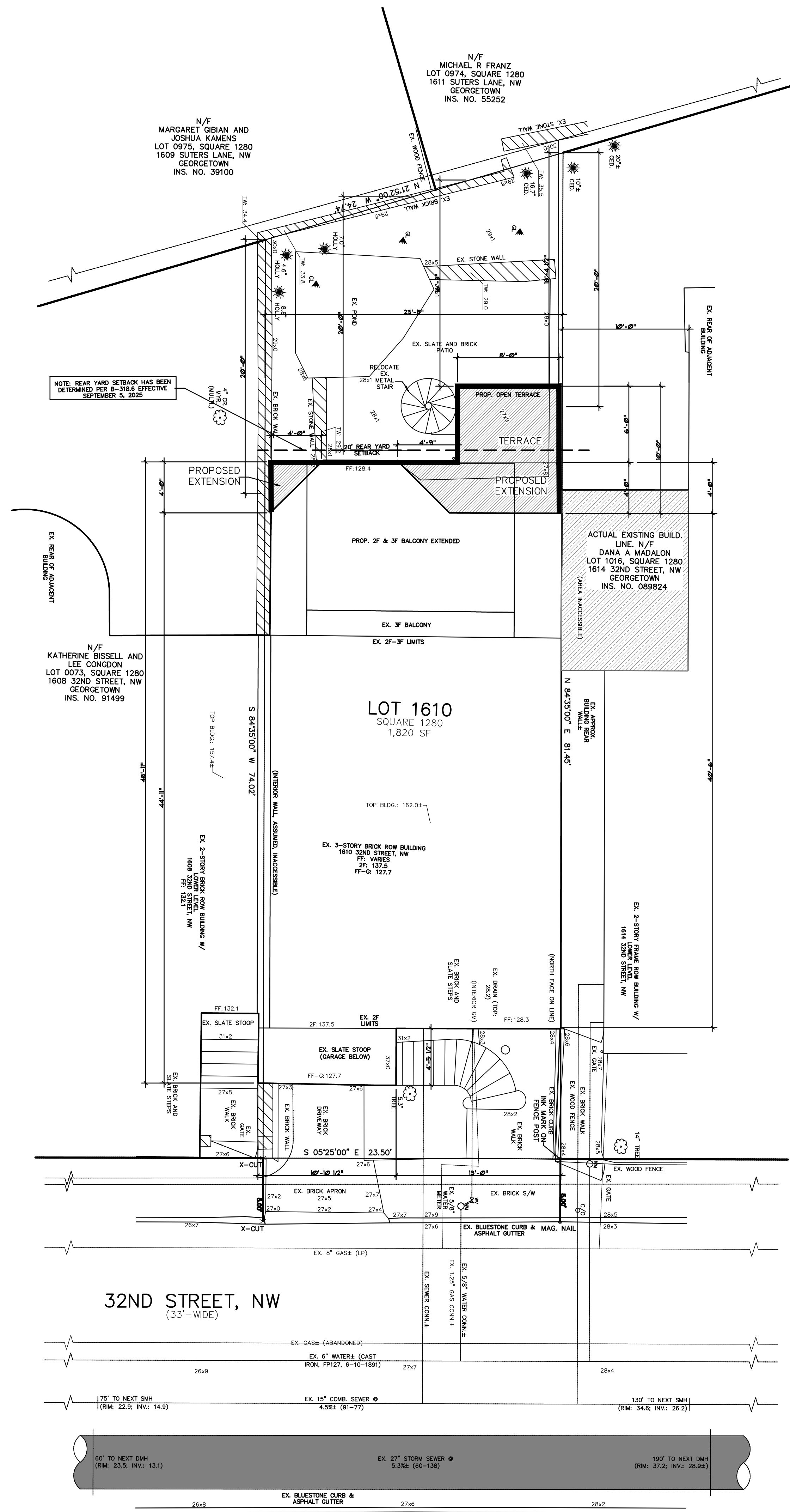
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A002

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PROPOSED SITE PLAN

SQUARE 1280
1,820 SF



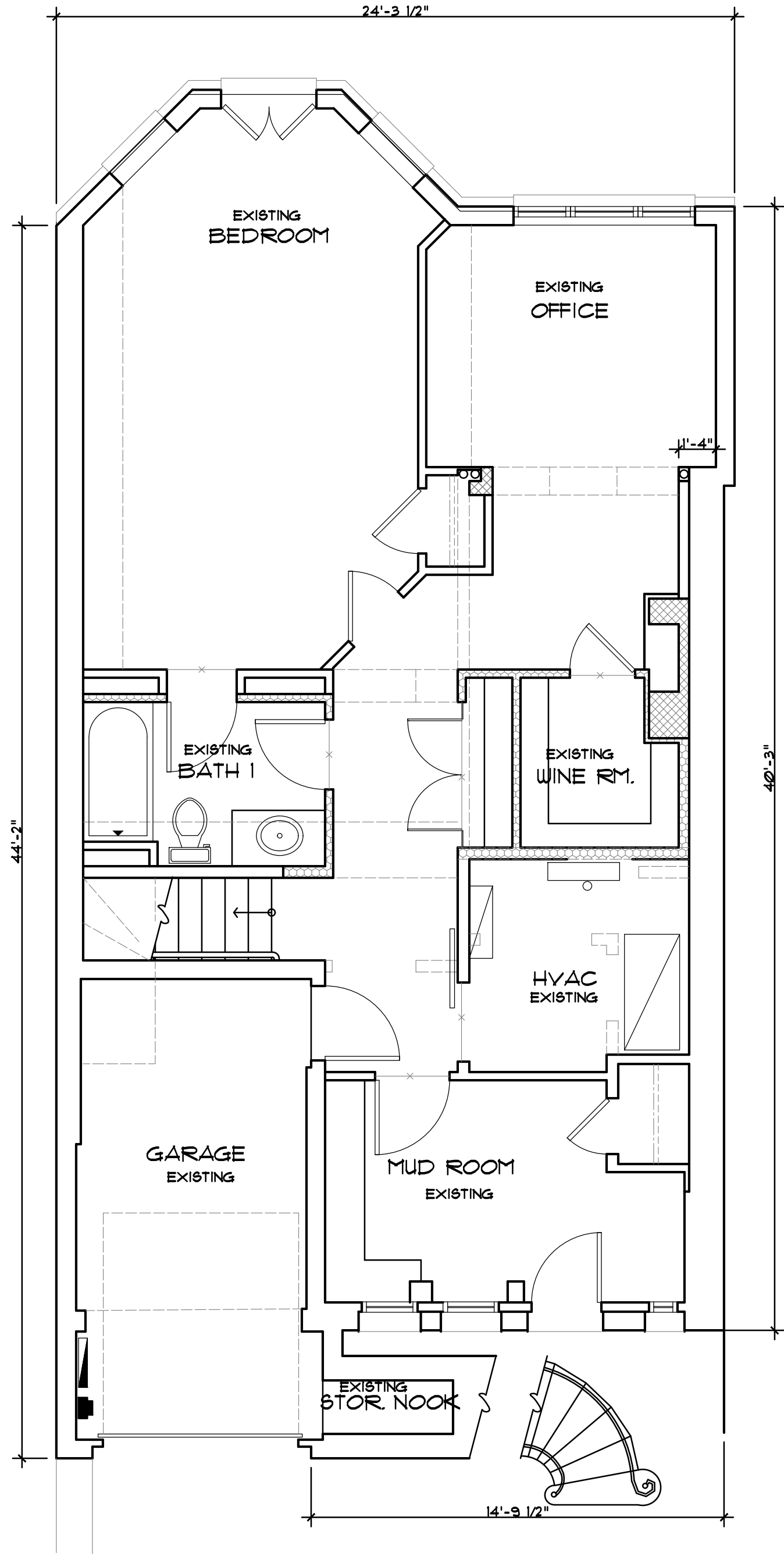
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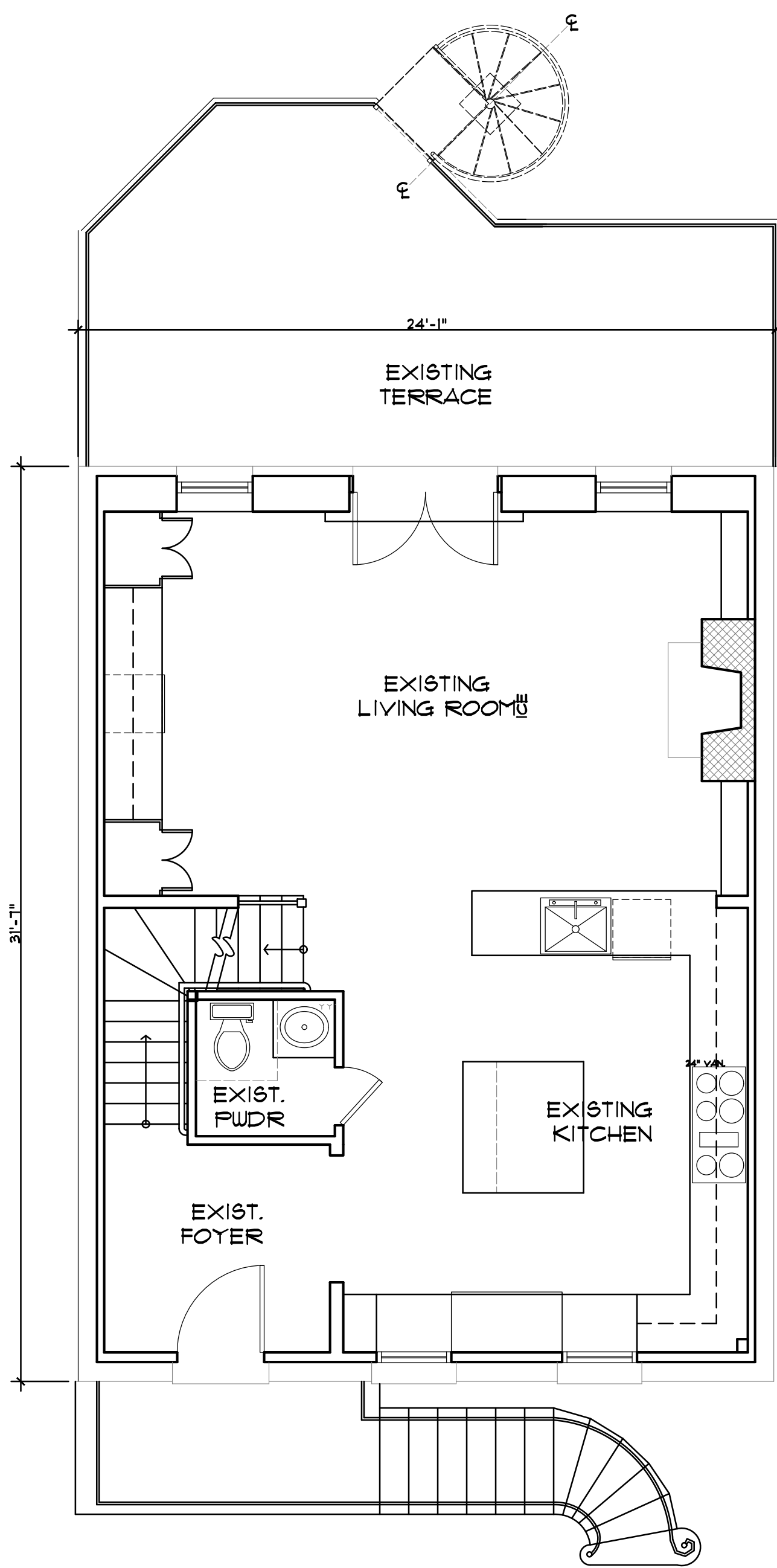
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A003



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

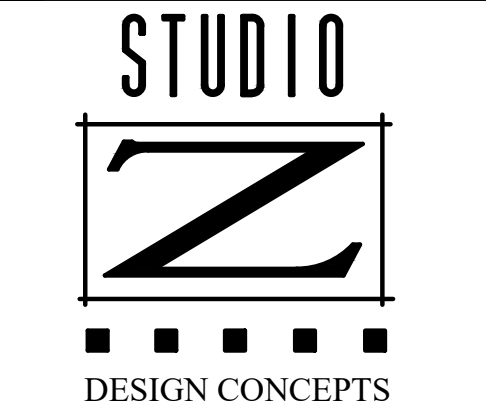


EXISTING MAIN LEVEL
 SCALE = 1/4" = 1'-0"
 149.98 SF



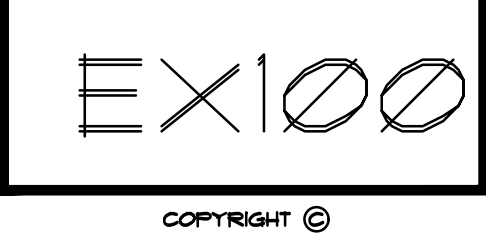
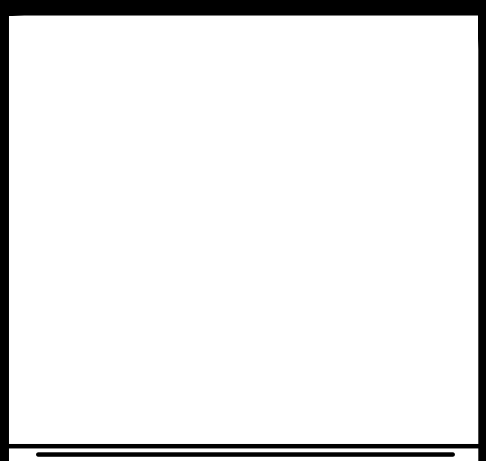
EXISTING REAR ELEVATION W/
 SPIRAL STAIR
 SCALE = 1/4" = 1'-0"

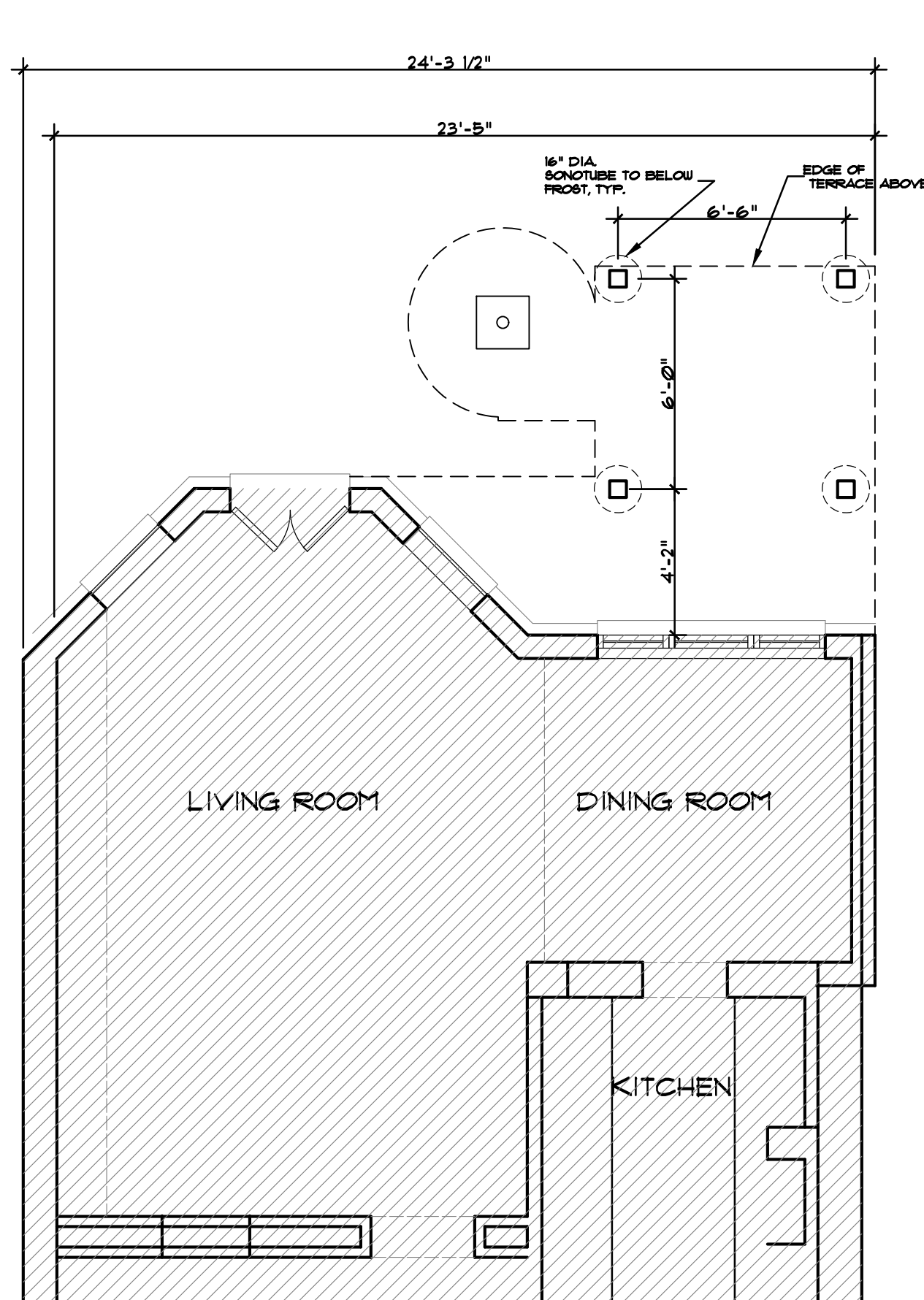
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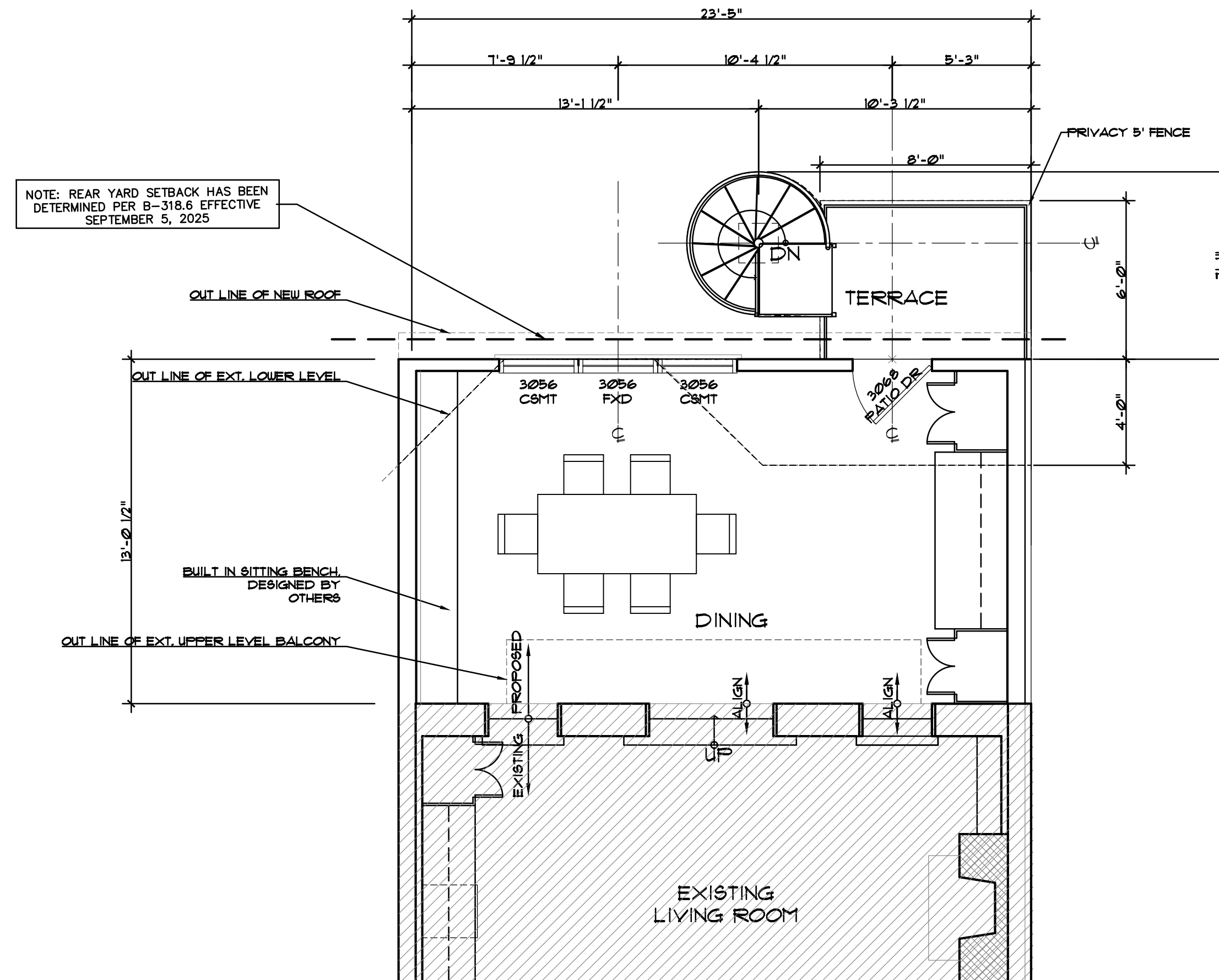
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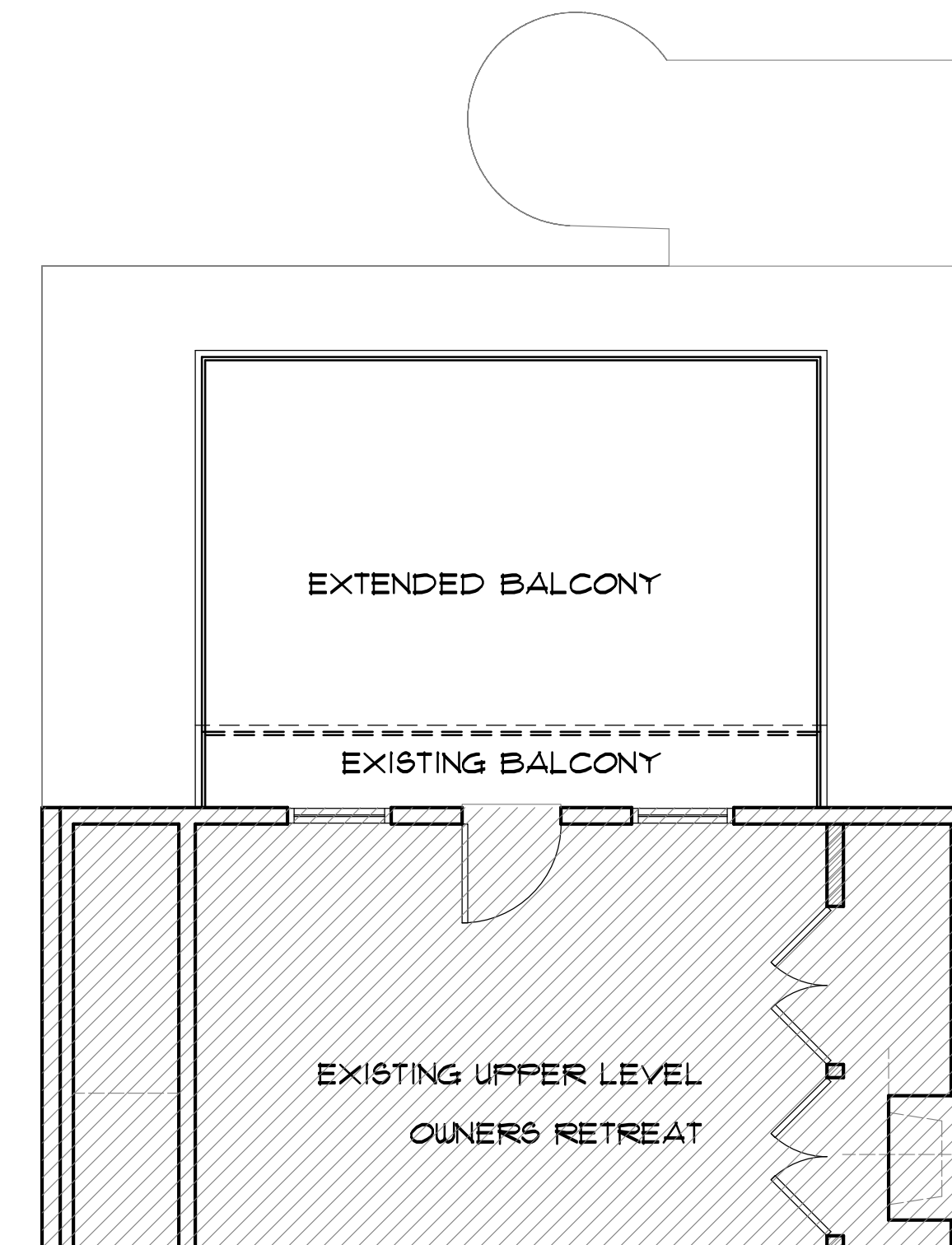




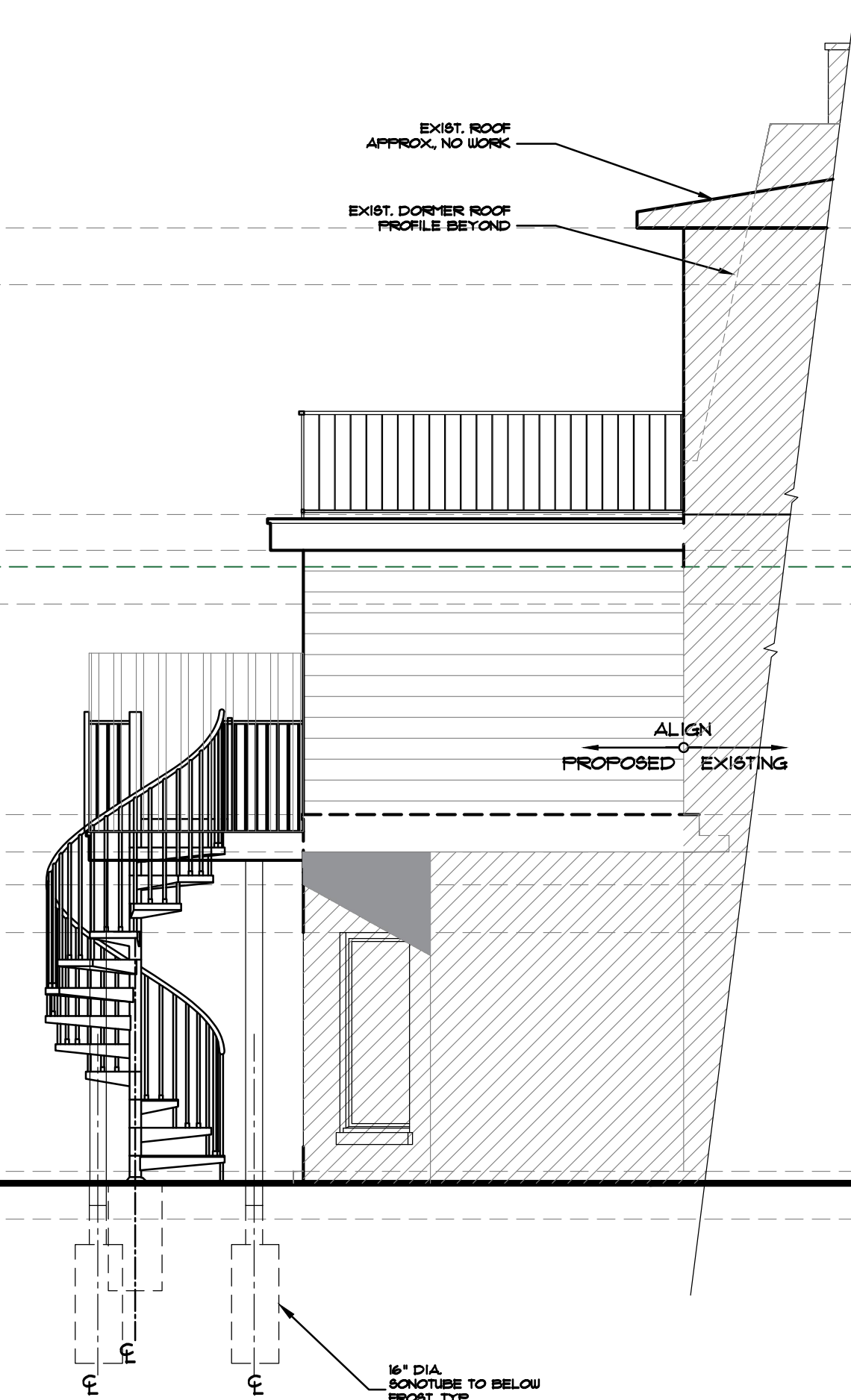
PROP. LOWER LEV. PLAN W/ TERRACE LINE
SCALE = 1/4" = 1'-0"



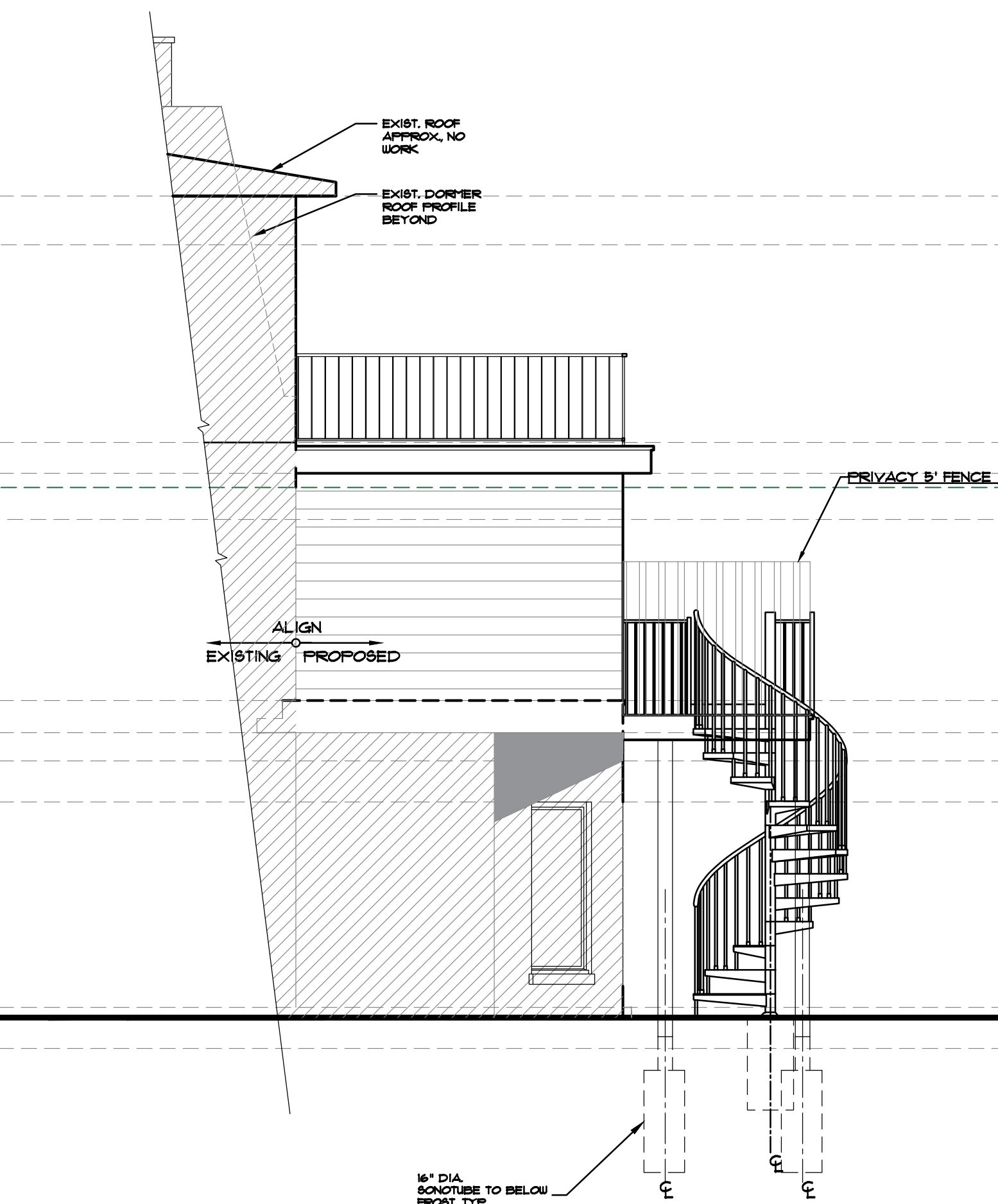
PROP. MAIN LEVEL PLAN W/ TERRACE
SCALE = 1/4" = 1'-0"



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.)

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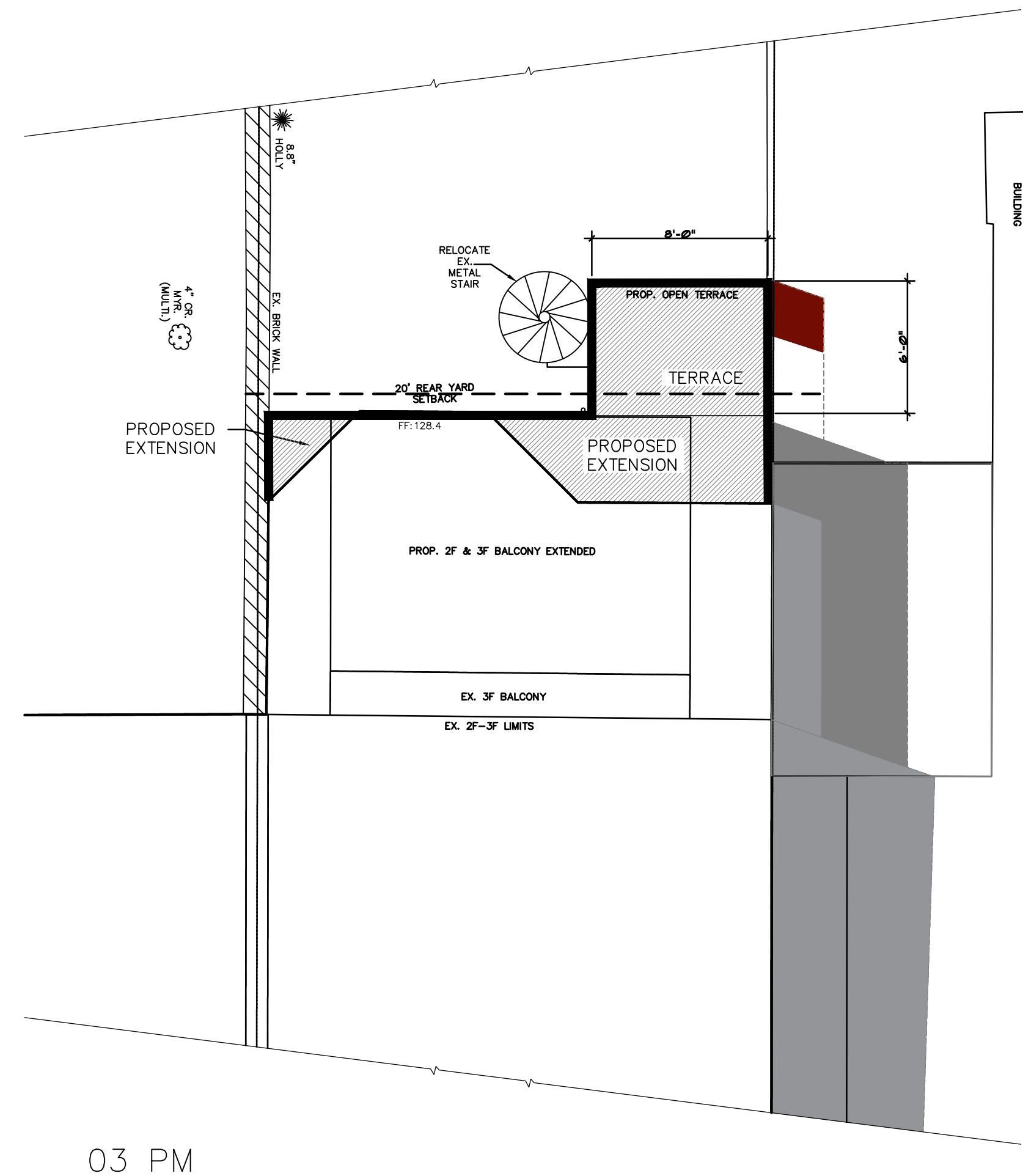
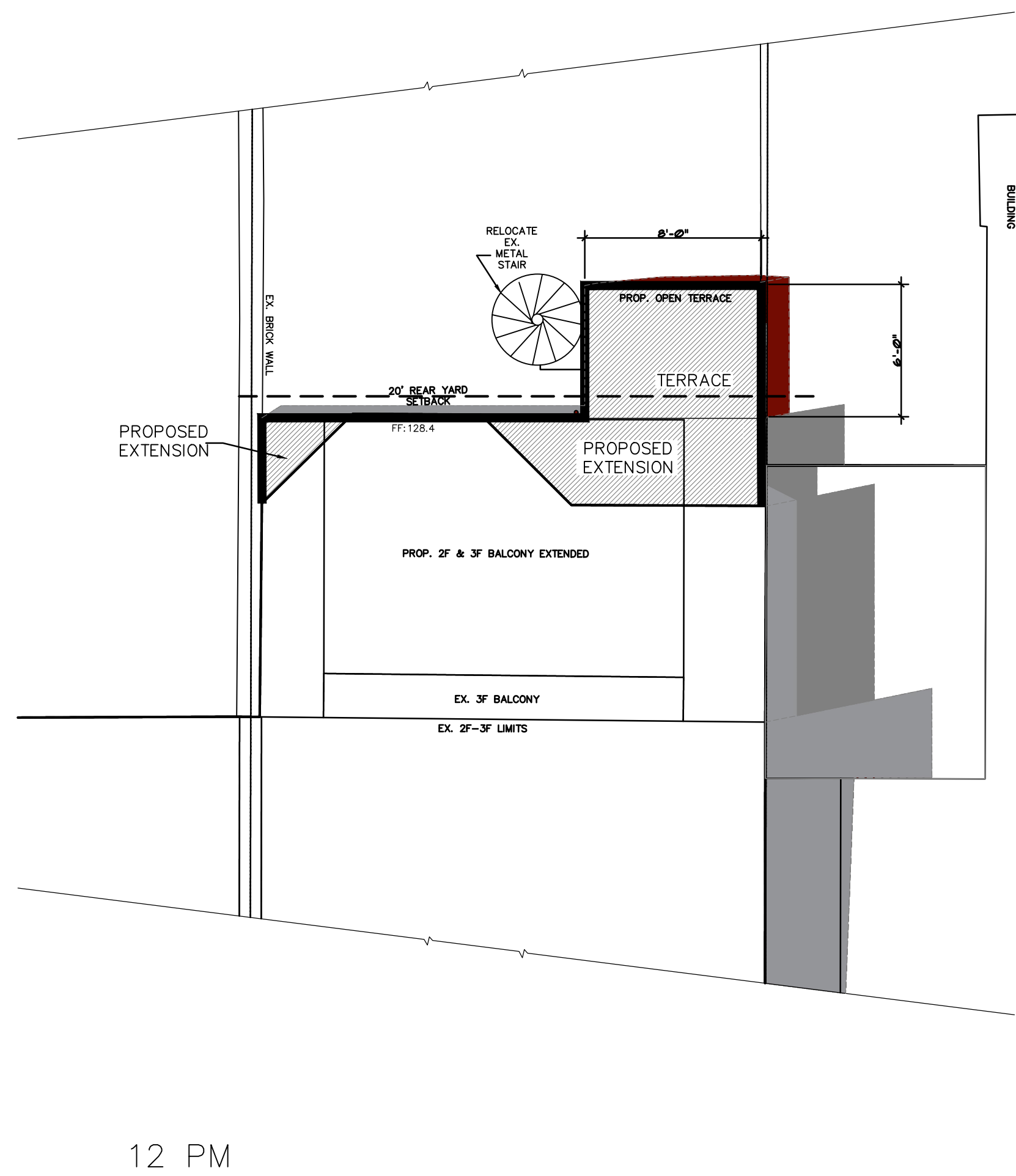
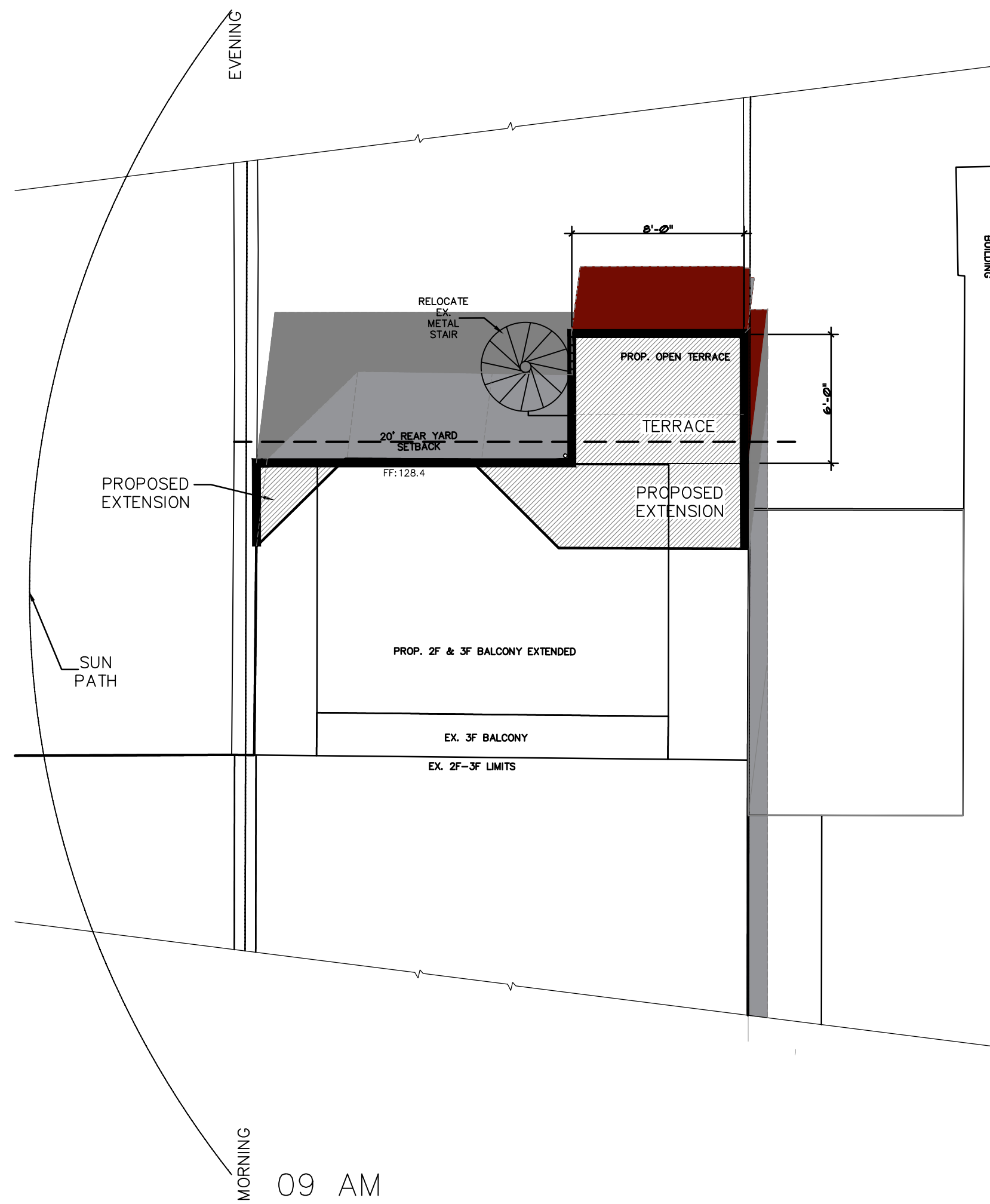
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PROPOSED ADDITION SHADOW
STUDY – SUMMER SOLSTICE



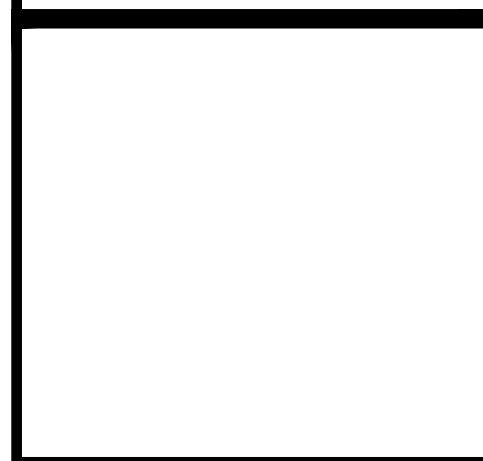
- EXISTING HOUSE SHADOW
- SPECIAL EXCEPTION RELIEF SHADOW
- MATTER OF RIGHT SHADOW

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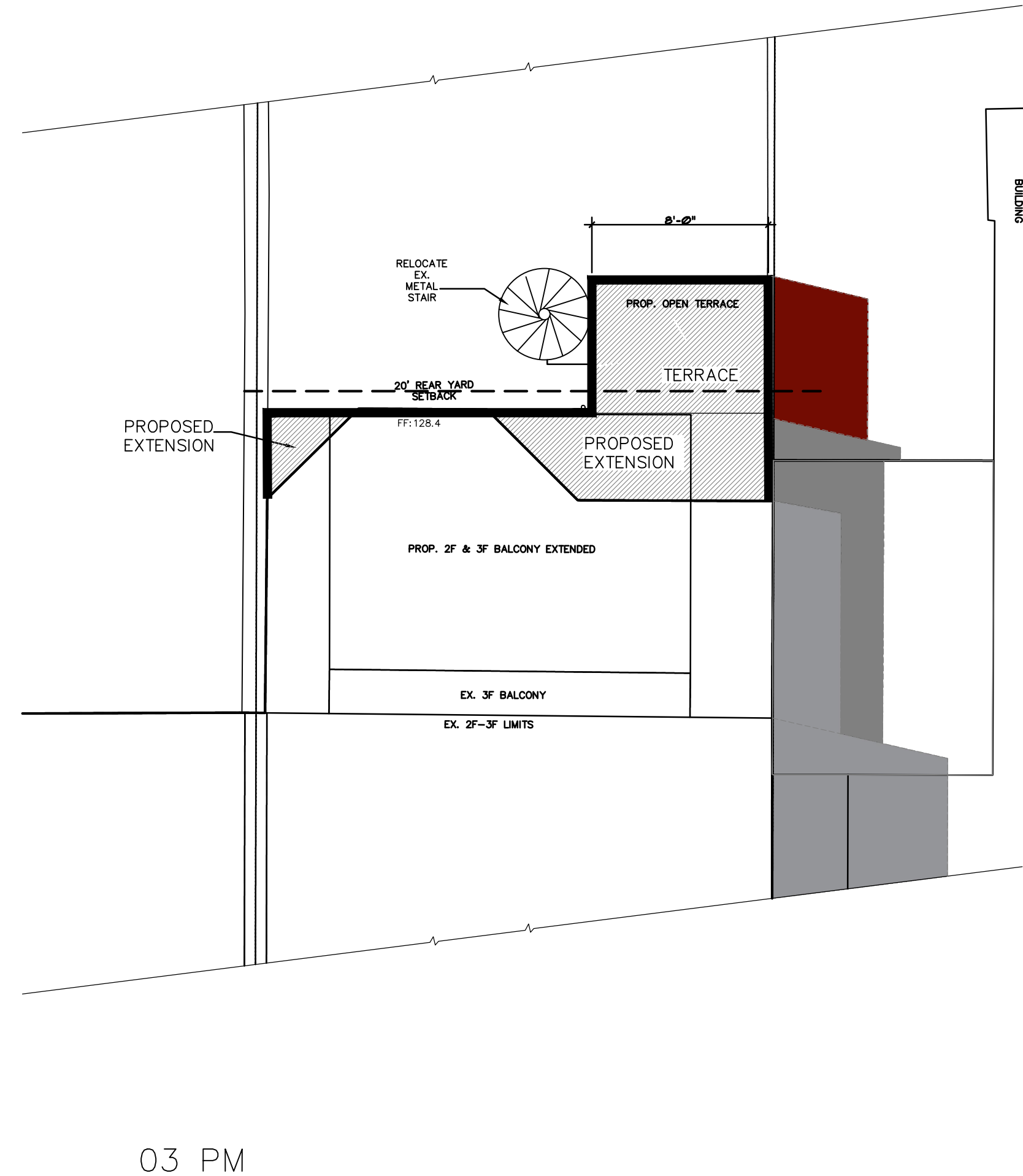
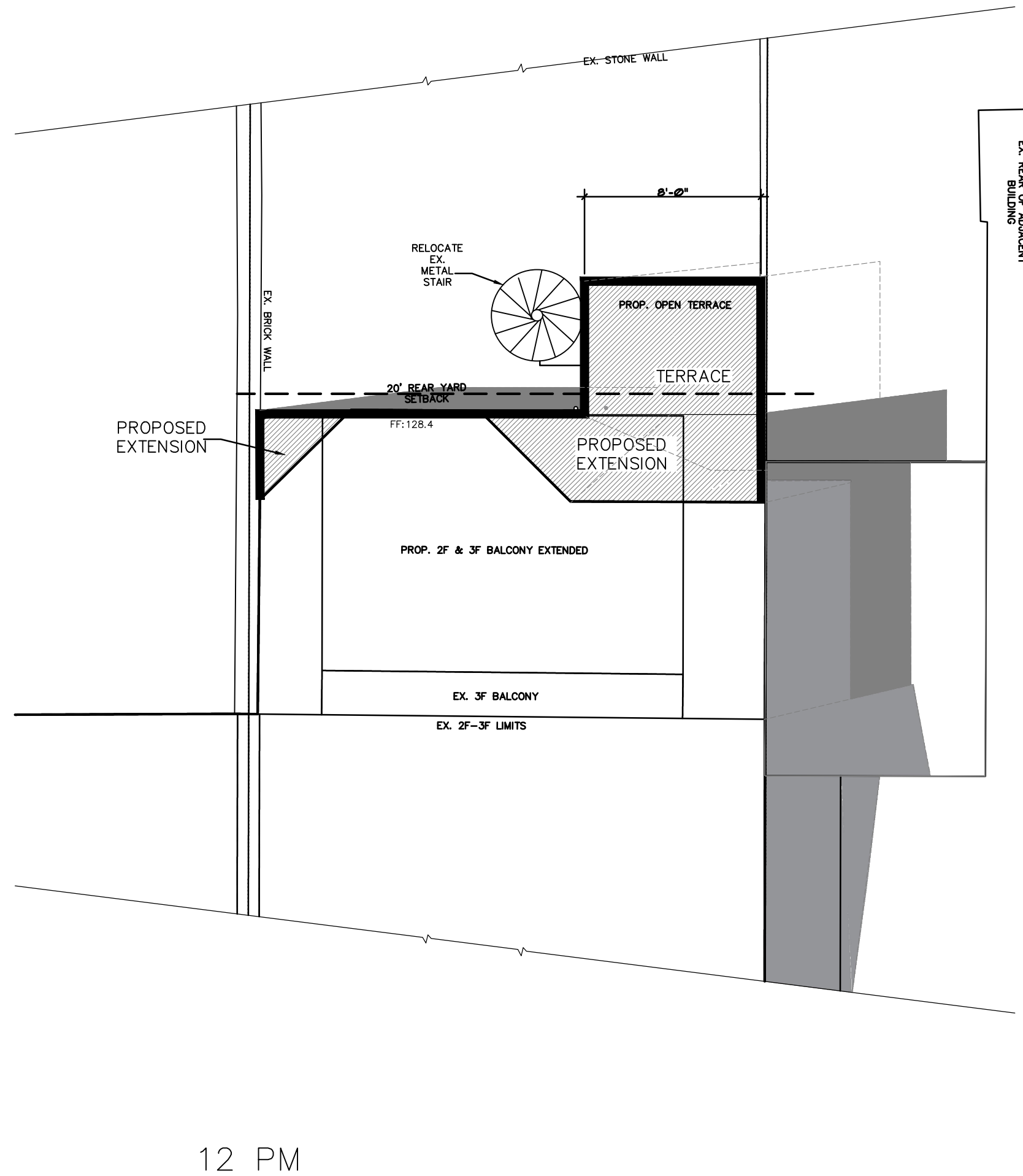
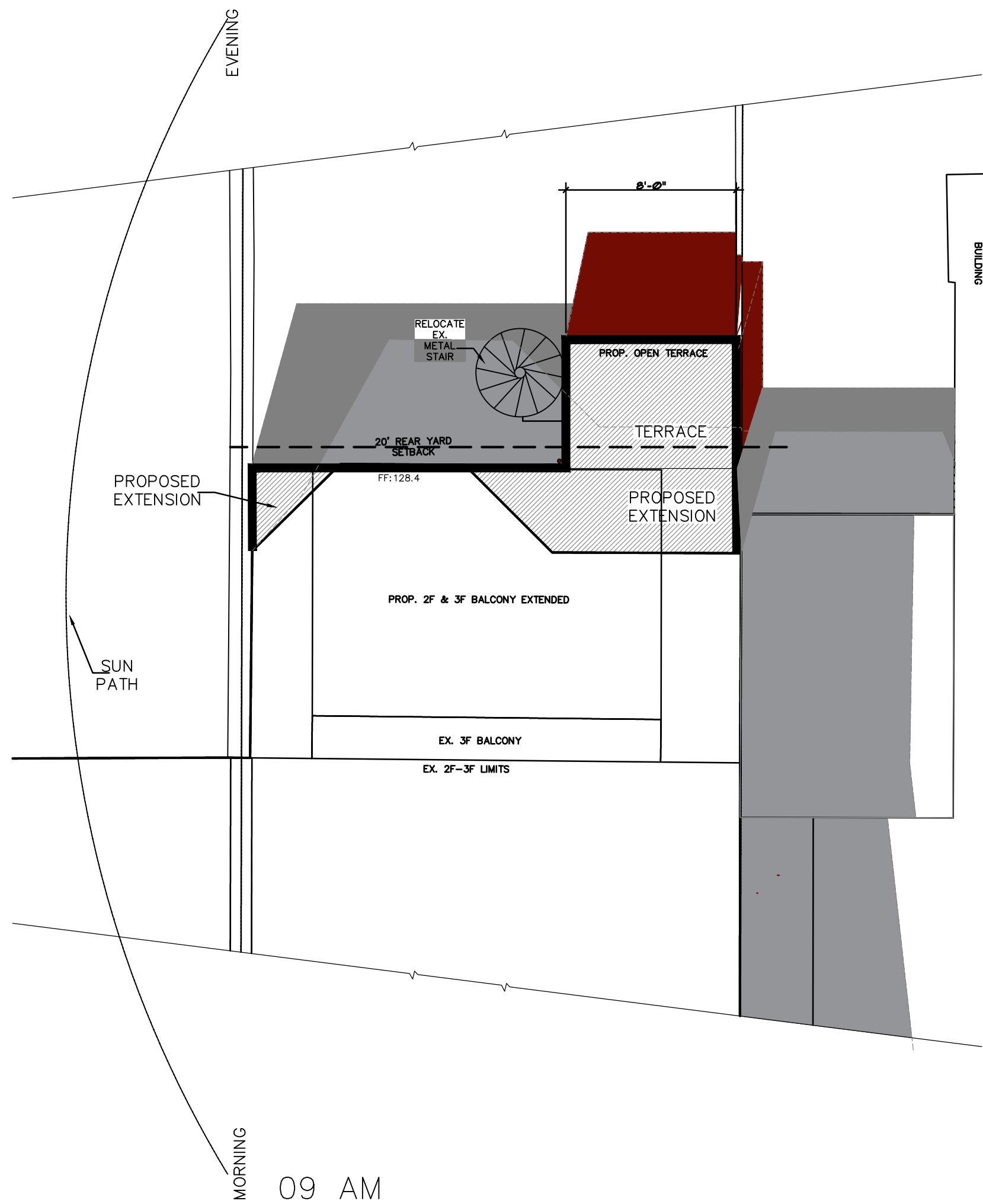


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PROPOSED SITE PLAN SHADOW
STUDY – AUTUMN EQUINOX

EXISTING HOUSE SHADOW PROPOSED ADDITION SHADOW PROPOSED ADDITION

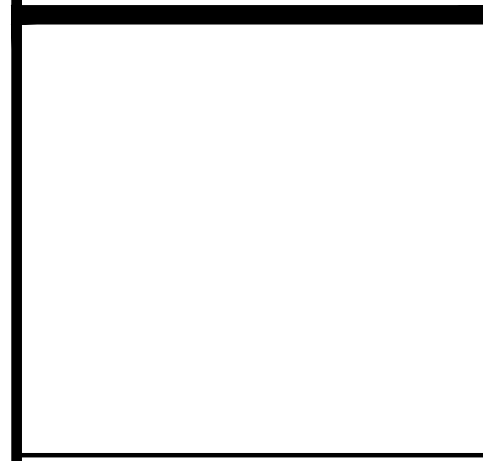


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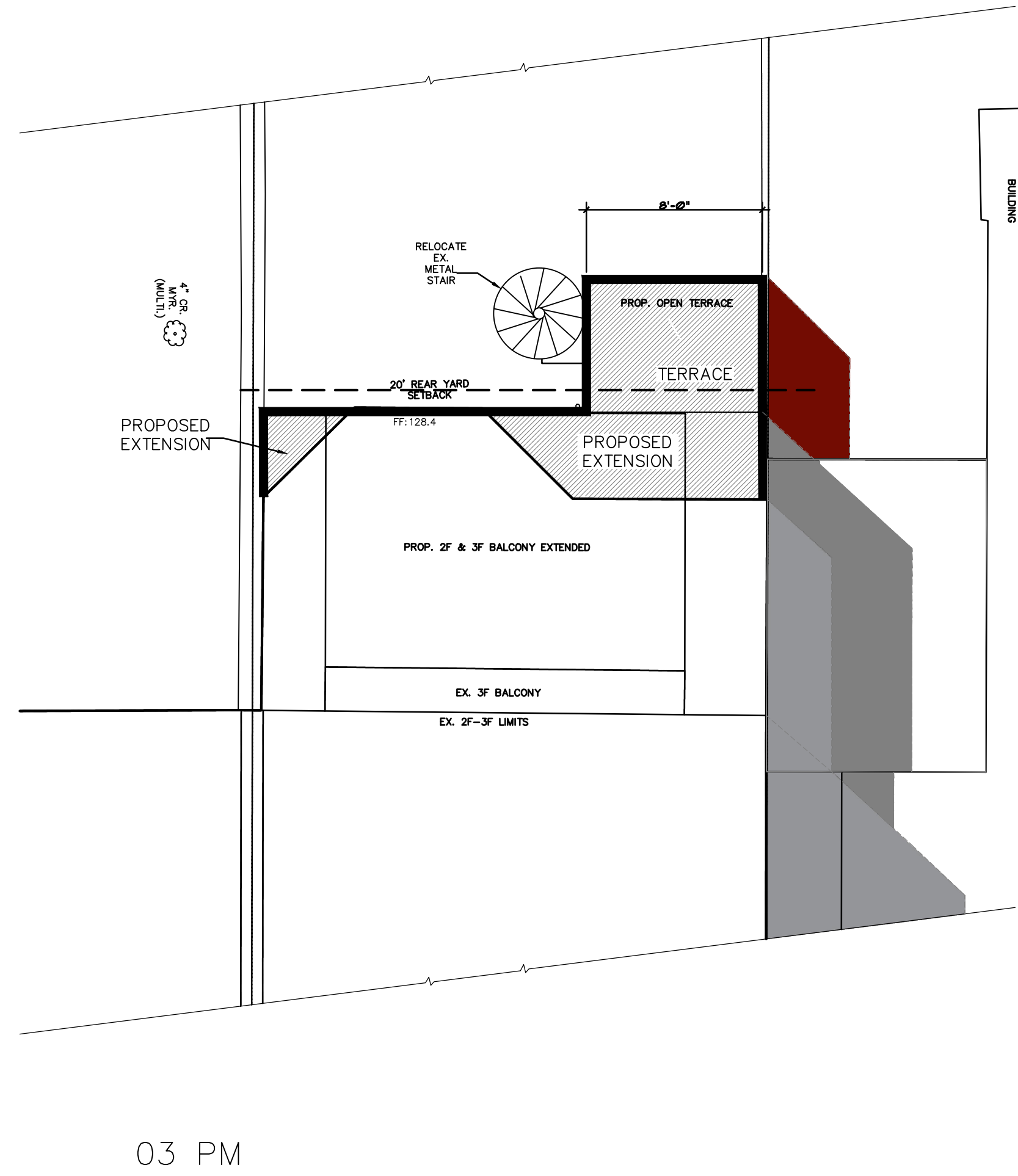
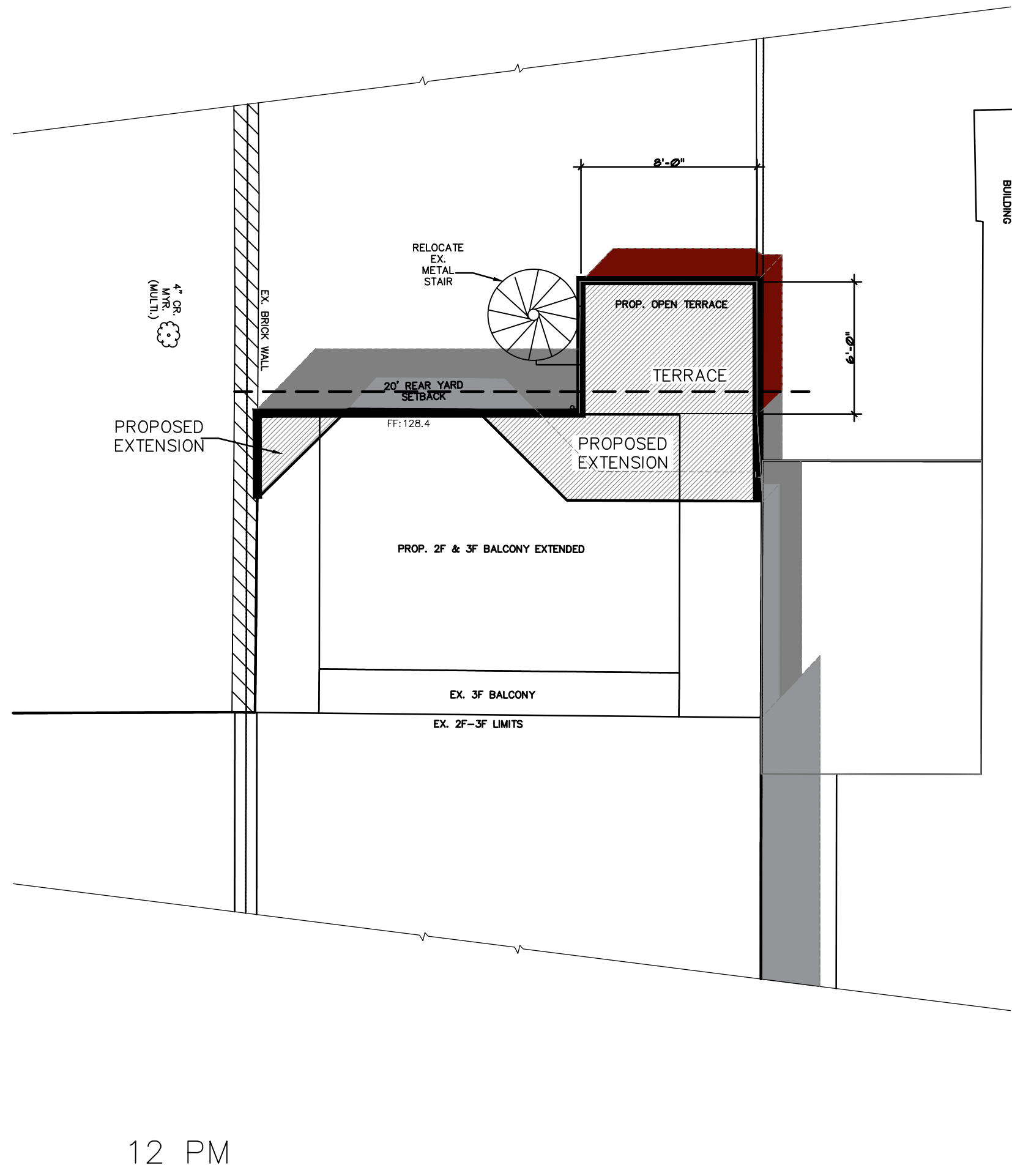
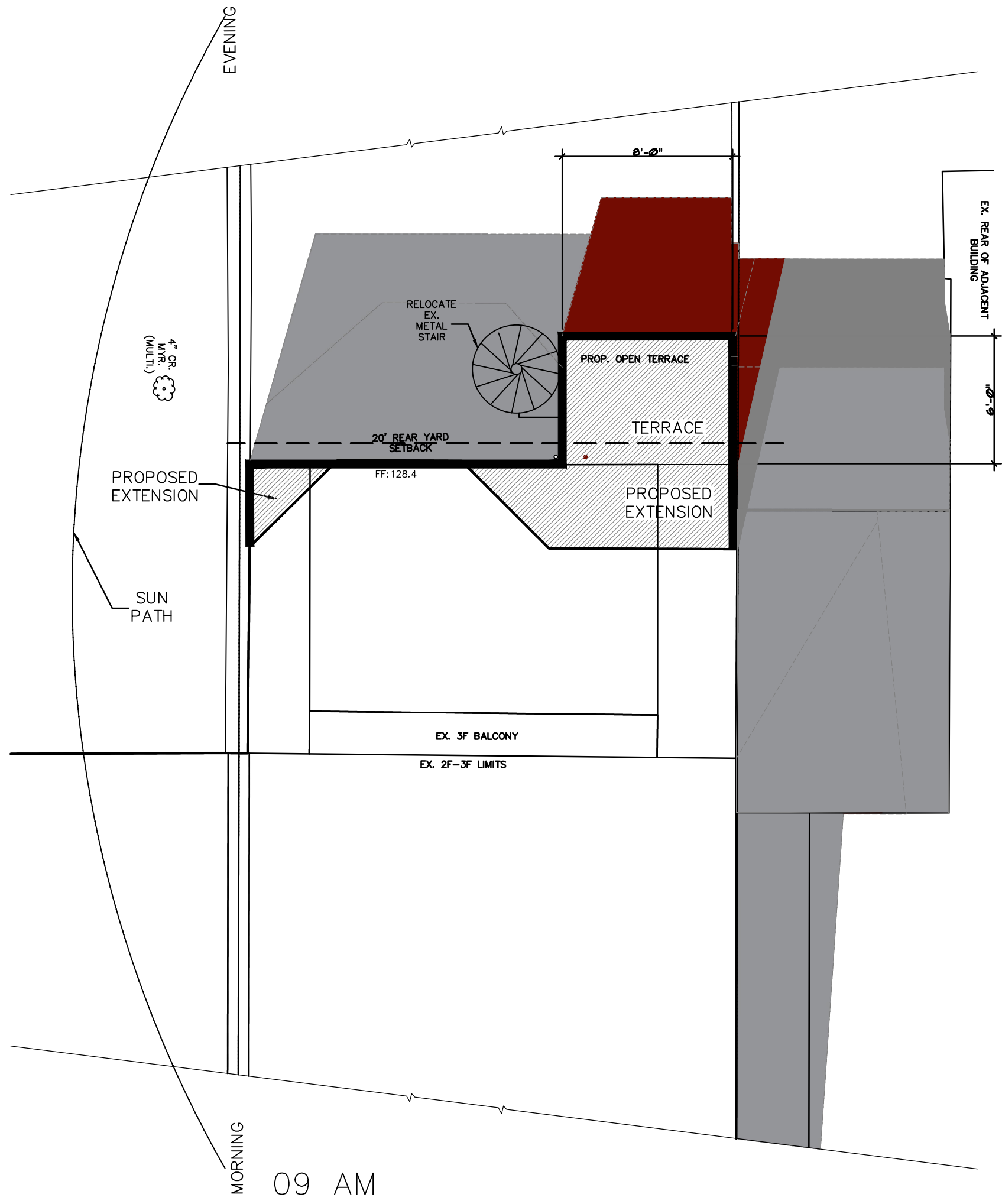


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AS101



PROPOSED ADDITION SHADOW
STUDY – WINTER SOLSTICE

EXISTING HOUSE SHADOW PROPOSED ADDITION SHADOW PROPOSED ADDITION

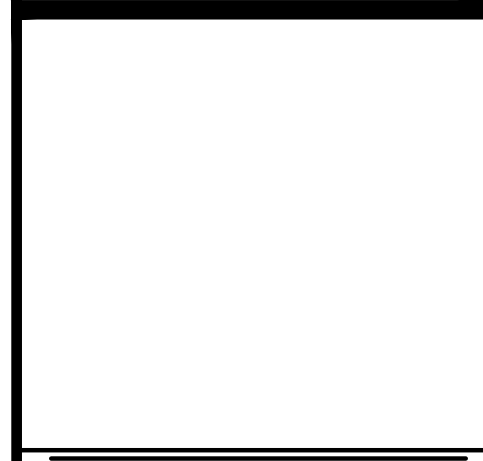


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