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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.

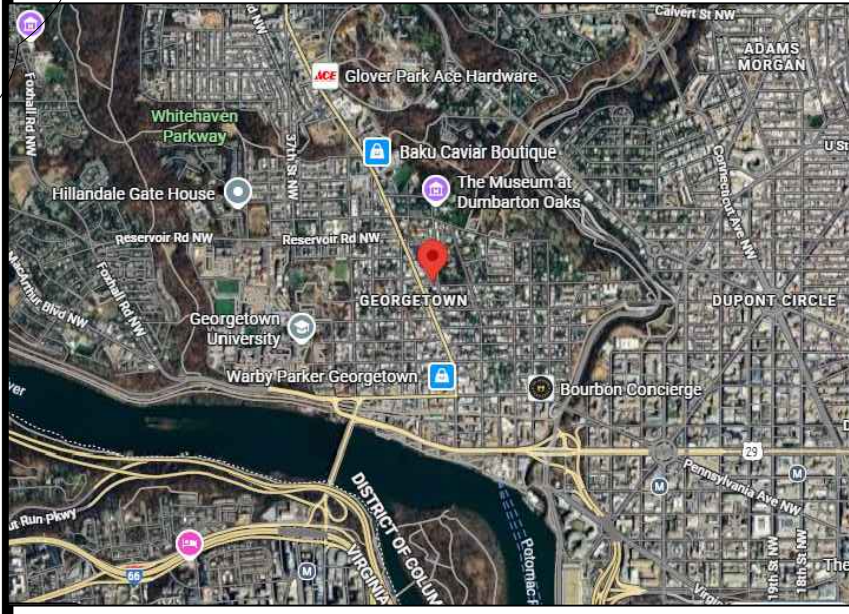


1610 32ND STREET
WASHINGTON DC
PRIVATE RESIDENCE

BUILD. AREA CALCULATIONS

BUILDING AREA CALCULATION PER LEVEL

| | EXISTING FOOTPRINT S. F. | LOT C. | PROPOSED FOOTPRINT S. F. | LOT C. |
|-----------|--------------------------|--------|--------------------------|--------|
| GROUND FL | 1036.96 S. F. | 56.97% | 1140.95 S. F. | 62.7% |
| MAIN FL | 775.33 S. F. | 42.60% | 1045.75 S. F. | 57.5% |
| THIRD FL | 730.85 S. F. | 40.2% | 730.85 S. F. | 40.2% |



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

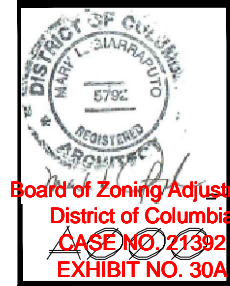
DATE: 12/19/2025

| DATE | SUBMISSION |
|------------|------------|
| 12.19.2025 | BZA REV. |
| 2.9.2026 | FRT PORCH |
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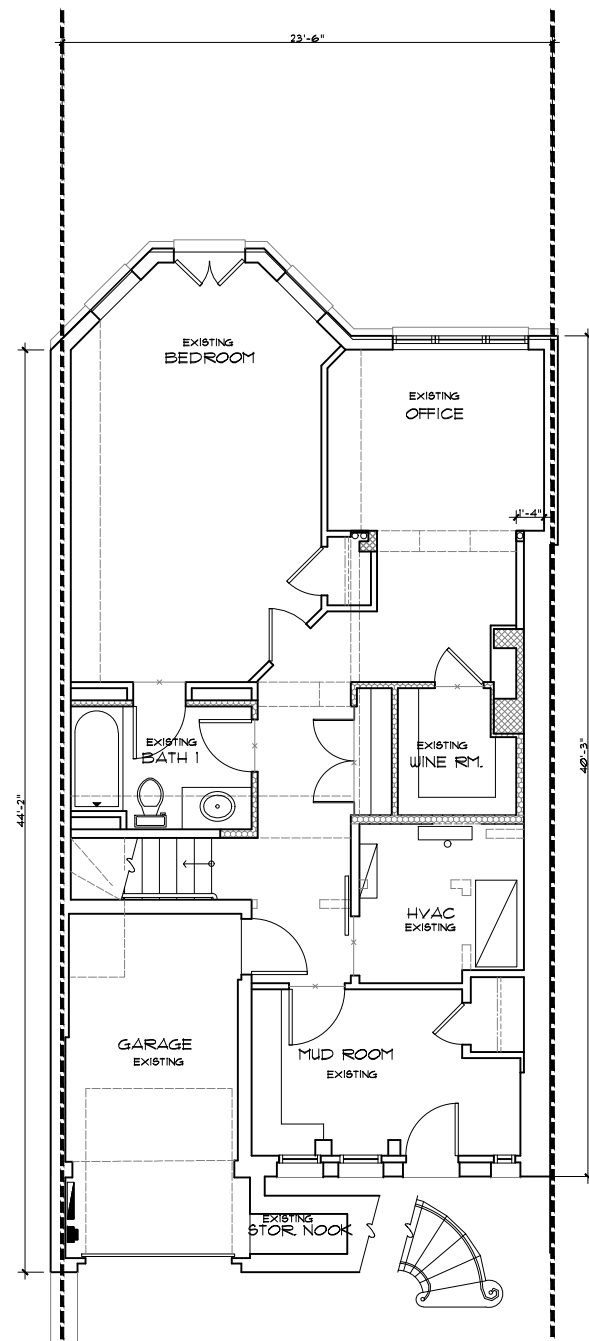
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ELLIS RESIDENCE
1610 32ND ST NW
WASHINGTON DC



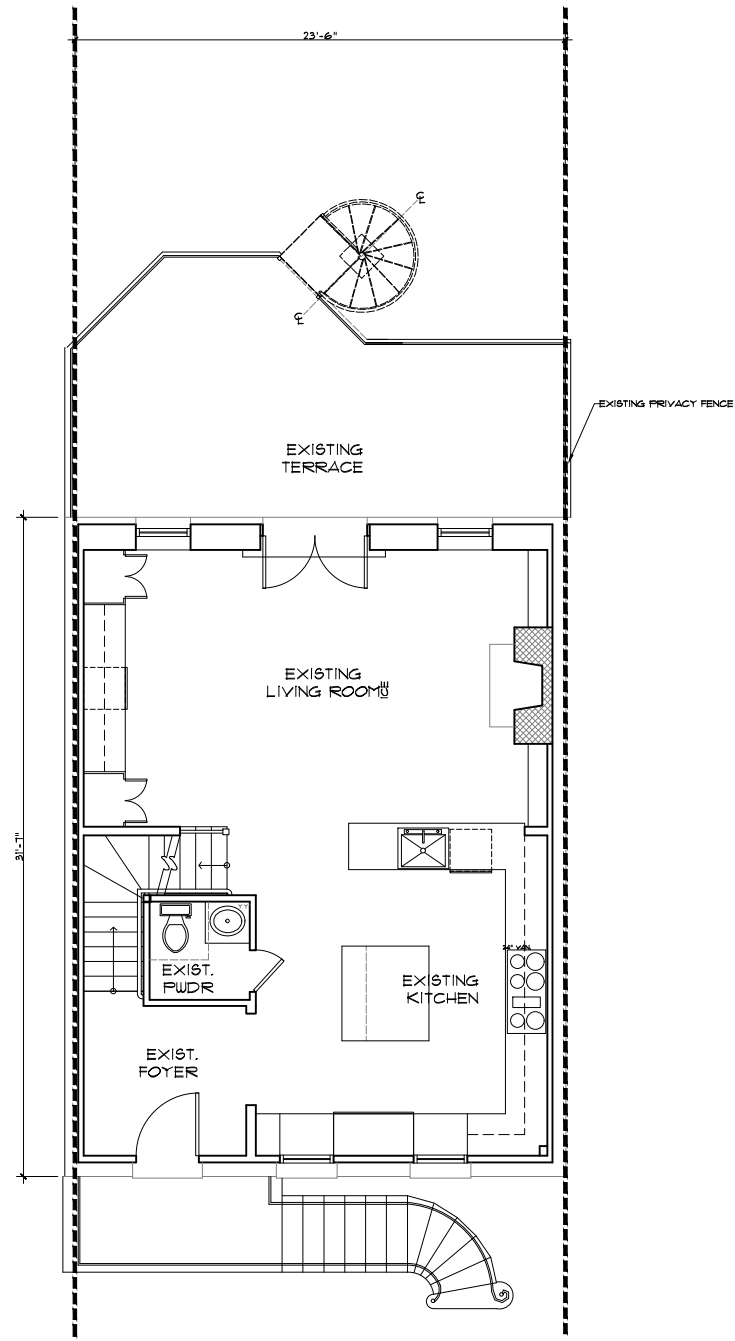
Board of Zoning Adjustment
District of Columbia
CASE NO. Z1392
EXHIBIT NO. 30A

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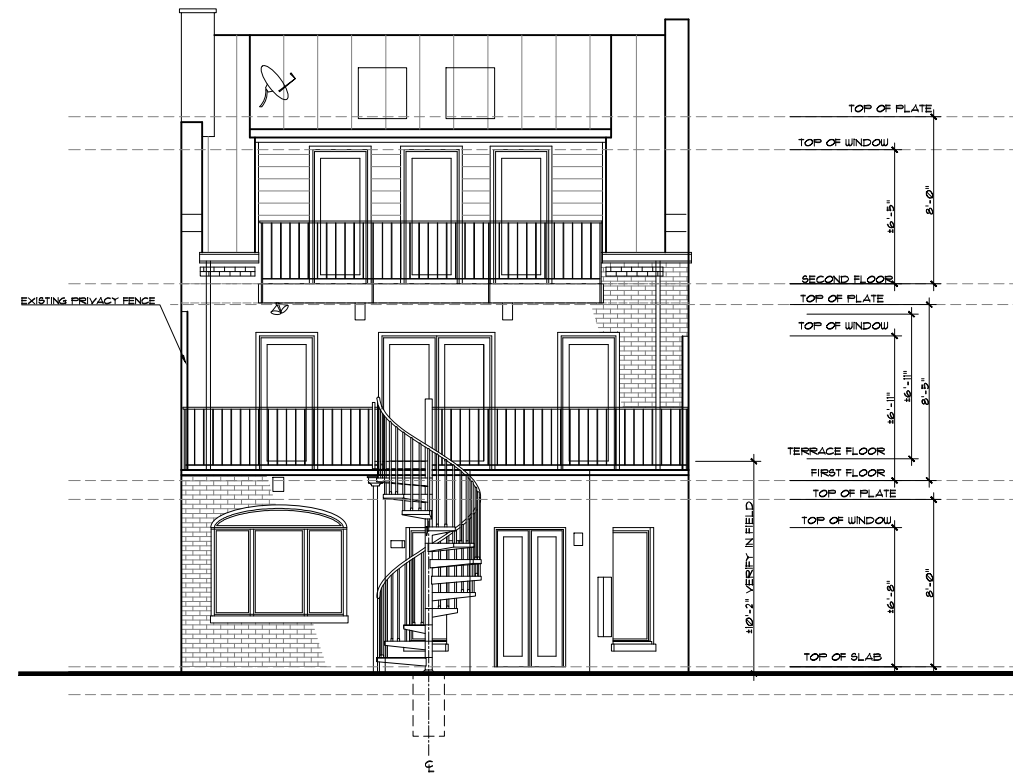
EXISTING GROUND FLOOR PLAN

SCALE = 1/4" = 1'-0"
EXISTING = 1036.96 SF



EXISTING MAIN LEVEL

SCALE = 1/4" = 1'-0"
EXISTING = 775.33 SF



EXISTING REAR ELEVATION W/
SPIRAL STAIR

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

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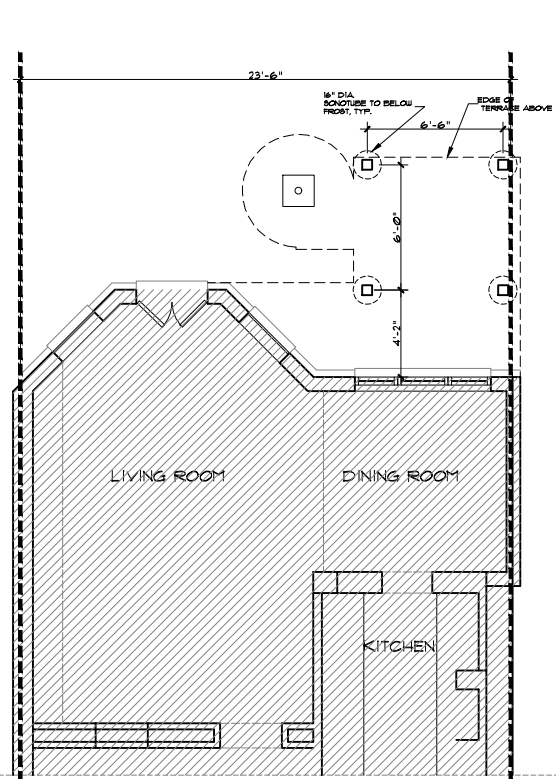
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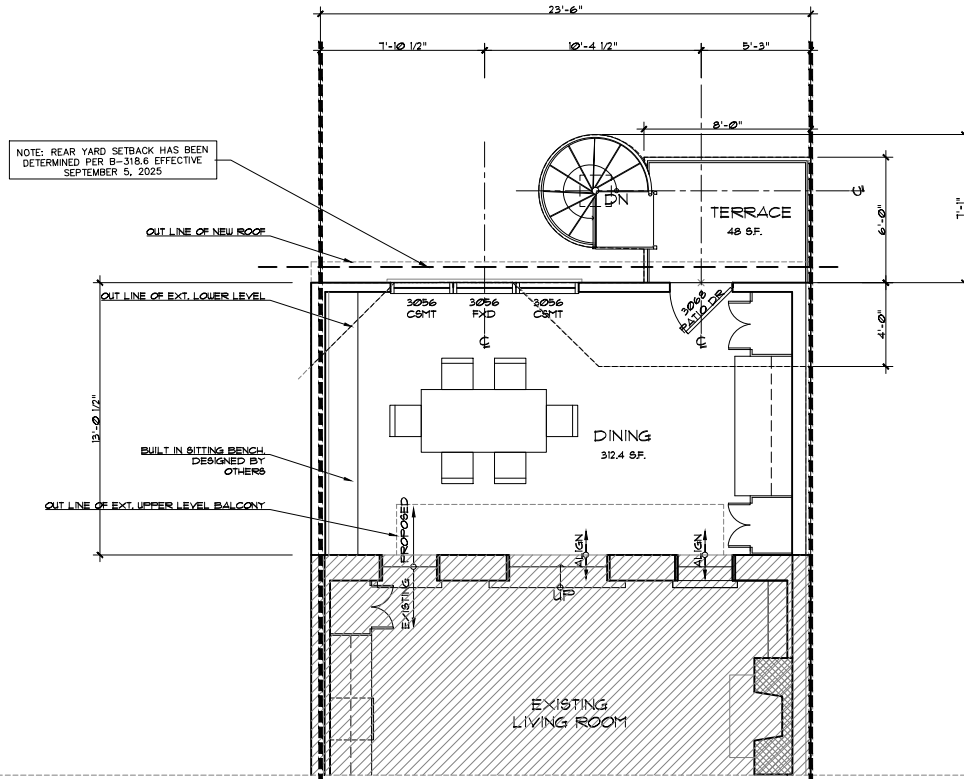


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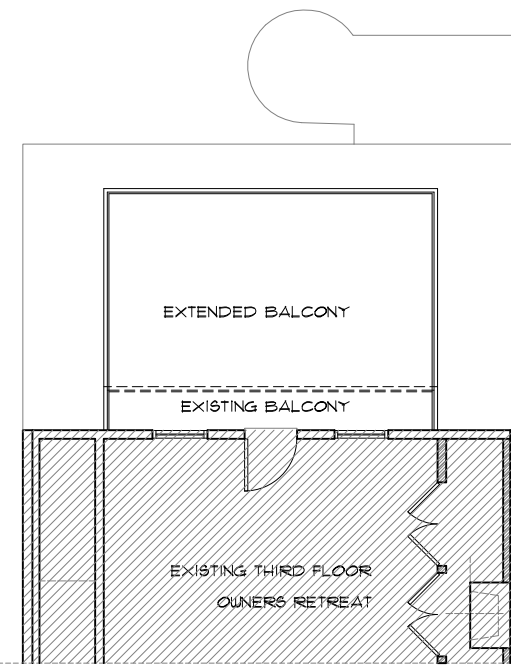
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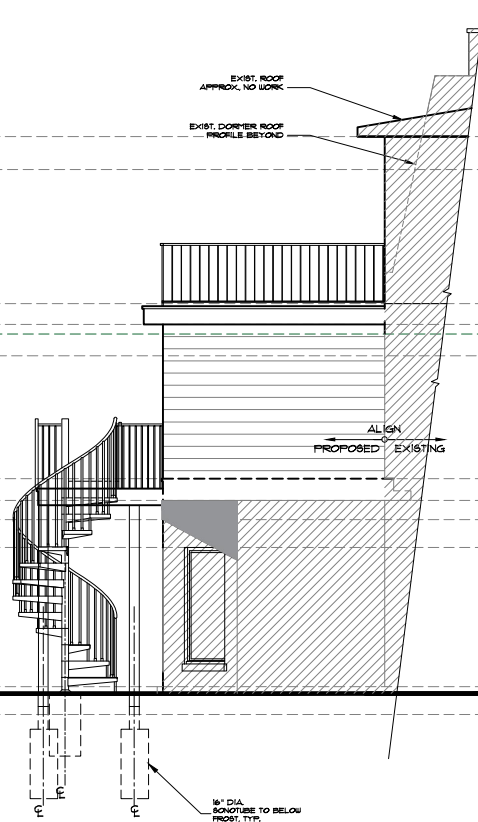
PROP. GROUND FL. PLAN W/ TERRACE LINE
SCALE = 1/4" = 1'-0"



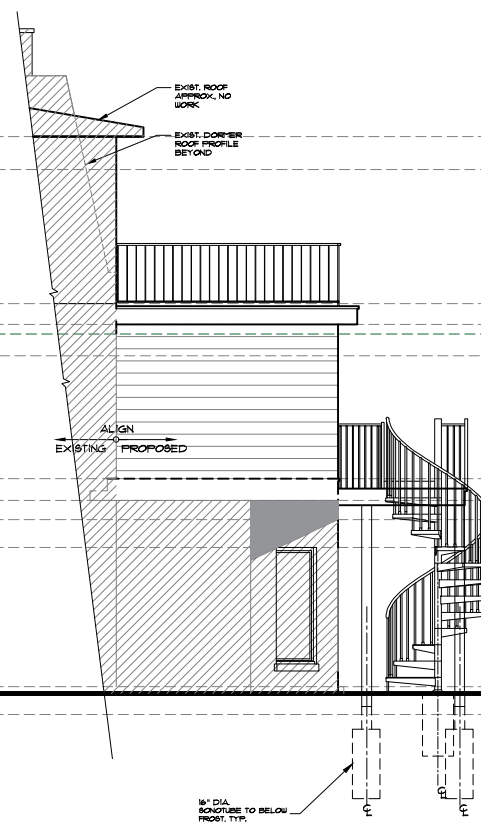
PROP. MAIN LEVEL PLAN W/ TERRACE
SCALE = 1/4" = 1'-0"



EXISTING THIRD FL. PLAN
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 WORK)

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|------------|------------|
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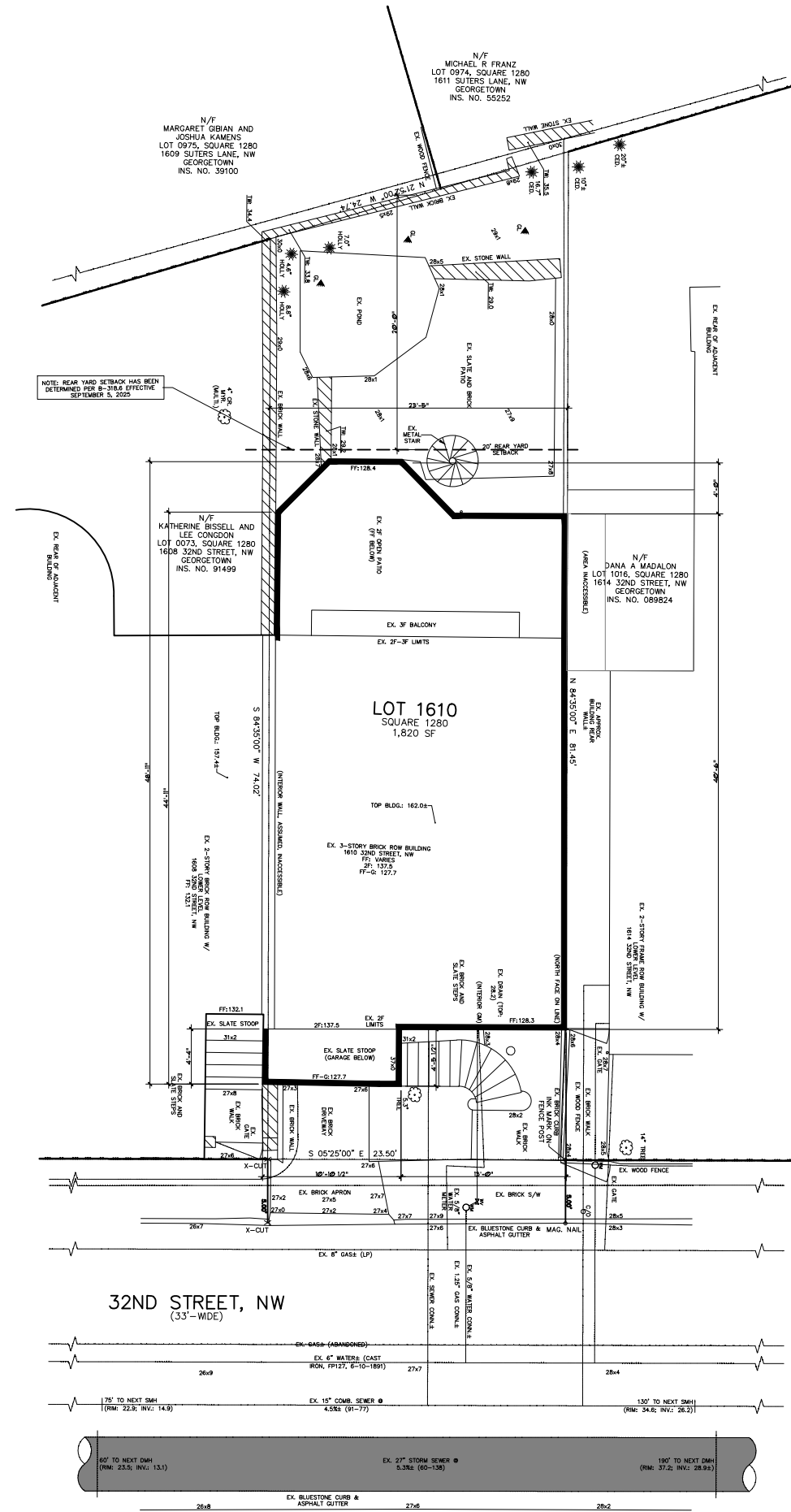


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NOTE:
FYI, ALL DIMENSIONS ARE APPROXIMATE.

EXISTING SITE PLAN

SQUARE 1280
1,820 SF



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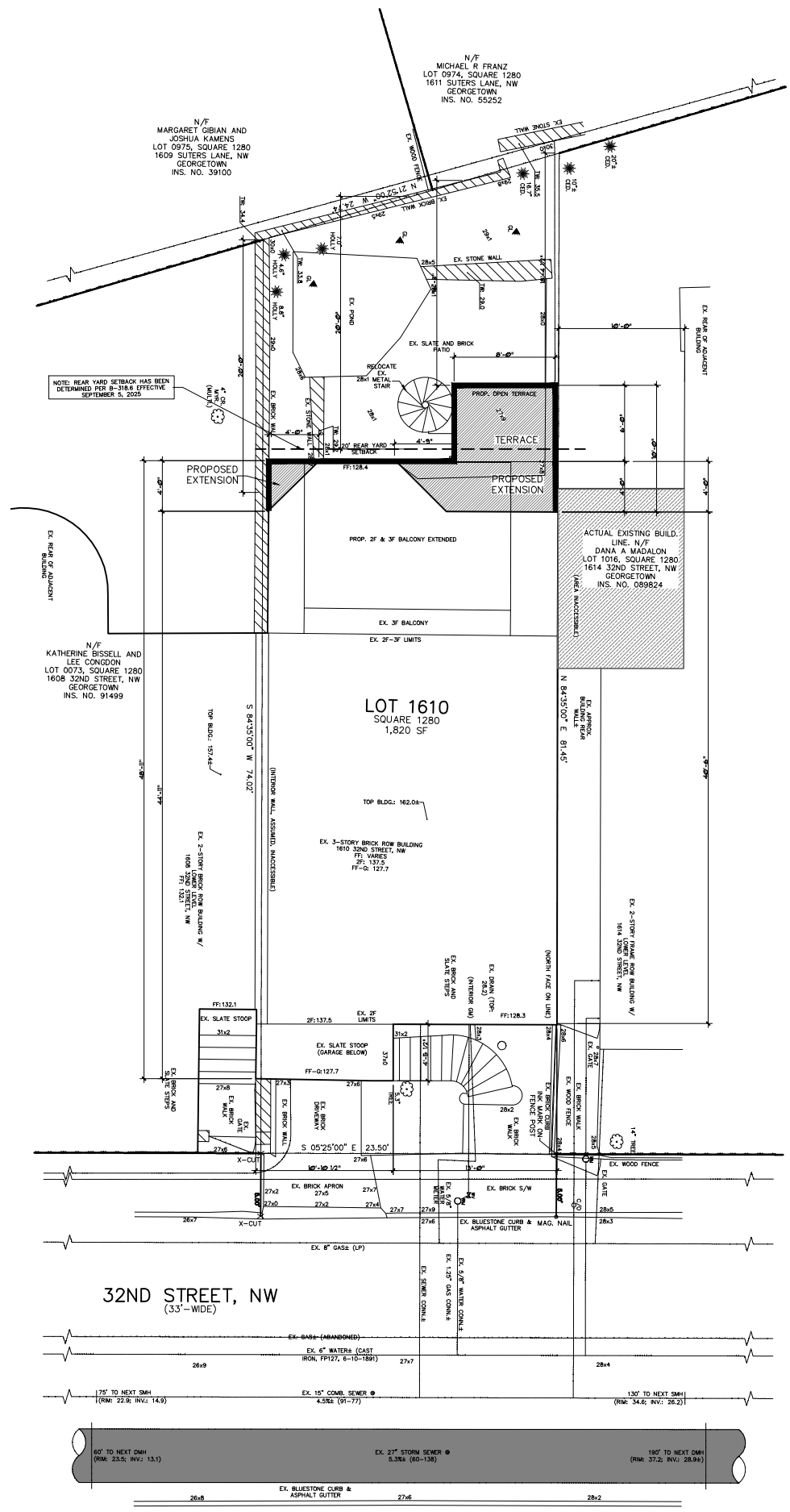


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NOTE:
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PROPOSED SITE PLAN

SQUARE 1280
1,820 SF



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