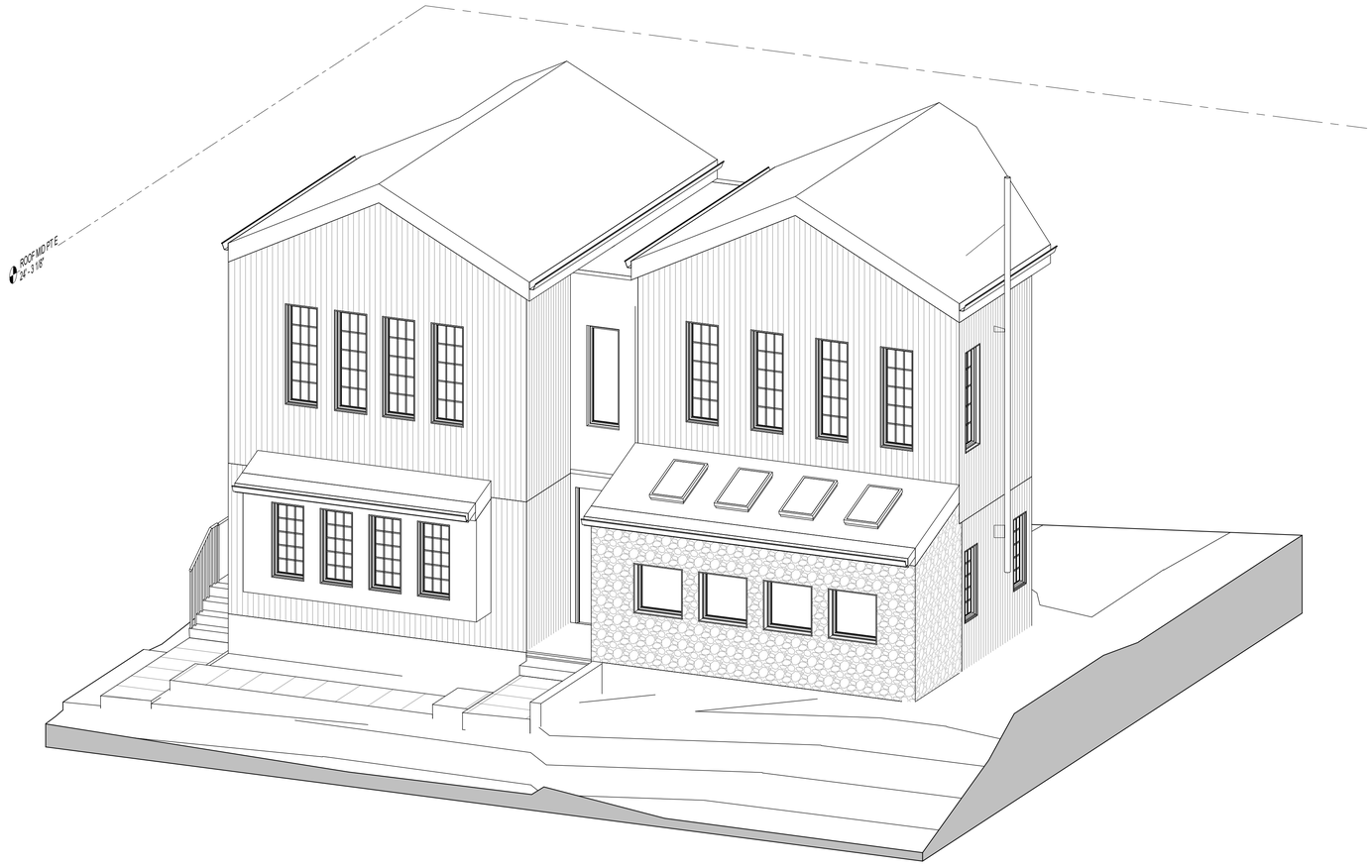
2420 CHAIN BRIDGE RD. WASHINGTON DC 20016
BZA - SPECIAL EXEPMTION SET



SHEET INDEX

SHEET NUMBER	SHEET NAME
A000	COVER SHEET
A004	SURVEY
A005	SITE PLANS
A101	CRAWL SPACE
A102	LEVEL 1
A104	LEVEL 2
A106	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	BUILDING SECTION
A600	SOLAR ANALYSIS - SUMMER SOLSTICE
A601	SOLAR ANALYSIS - WINTER SOLSTICE
A602	SOLAR ANALYSIS - SPRING EQUINOX
A603	SOLAR ANALYSIS - FALL EQUINOX

GENERAL PROJECT INFORMATION

OWNER
CHRIS HEBDON & VANESSA BERRUETTA
ADDRESS: 2420 CHAIN BRIDGE RD.
WASHINGTON DC 20016
301.787.6693
crhebdon@gmail.com

ARCHITECT
SPACE LA PLLC, DBA; SPACE LA ARCHITECTURE & DESIGN
ADDRESS: 2701 CONNECTICUT AVE. NW, 309,
WASHINGTON, DC 20008
P:703.622.8856
E: LEITH@SPACELA.NET

CIVIL ENG.

STRUCTURAL ENG.

MEP ENG.

GENERAL SCOPE

VERTICAL ADDITION
VERTICAL ADDITION ABOVE EXISTING HOUSE FOOTPRINT

HORIZONTAL ADDITION
FRONT INFILL ADDITION IN PLACE OF THE EXISTING FRONT PORCH FOOTPRINT

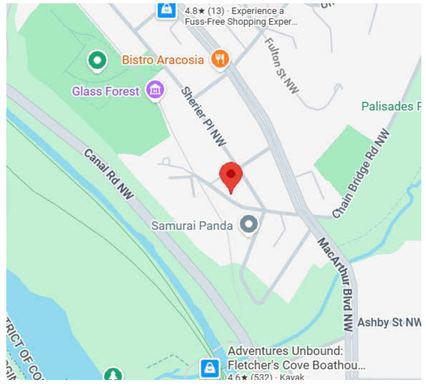
LEVEL 1 BOX BAY WINDOW, 2FT INTO FRONT YARD

REMODELING OF LEVEL 1 AND LEVEL 2 LAYOUTS

REPLACE ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS.

EXTERIOR SCOPE :
STONE PATIO
ENTRY SEQUENCE REDESIGN

SITE LOCATION



ZONING CODE ANALYSIS

ZONING ANALYSIS

ZONING CODE	
SQUARE, SUFFIX, LOT (SSL):	SQUARE 1413, LOT 0076
NEIGHBORHOOD / USE CODE:	THE PALISADES / 001 (SINGLE-FAMILY RESIDENTIAL DETACHED)
YEAR BUILT:	1937
STRUCTURE STYLE:	2-STORY CAPE COD / DETACHED SINGLE-FAMILY DWELLING.
ZONING DISTRICT:	R-1B (PALISADES NEIGHBORHOOD CONTEXT)
MATTER-OF-RIGHT USE:	SINGLE-FAMILY DETACHED DWELLING.
SETBACKS:	
REAR YARD	MINIMUM OF 25 FEET;
SIDE YARD	MINIMUM OF 8 FEET
FRONT YARD	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK

	EXISTING	PROPOSED	ALLOWABLE
GROSS SF OF EX. PRINCIPLE DWELLING:	959 SF (EST)	**1862 SF** (859+144+859)	-
LOT AREA:	2,904 SF	-	-
TOTAL LOT OCCUPANCY:	**36%** (1,028 SF)	**35%** (1,003 SF)	**40%** (1,161 SF)
LOT OCCUPANCY OF PRINCIPLE DWELLING:	859 SF	859+144= **1,003 SF**	-
LOT OCCUPANCY OF COVERED FRONT PORCH:	144 SF	0 SF	-
LOT OCCUPANCY OF SHED:	25 SF	0 SF	-
PERVIOUS SURFACE %:	56% (1601SF)	38% (1100SF)	YES UNDER 11 DCMR SUBTITLE C § 601.5
IMPERVIOUS SURFACES: (BREEZE WAY, CONCRETE PATH , STEPS, PORCH)	444 SF (300+144)	801 SF	
BUILDING HEIGHT:	14'-4.5"	24'-5.5"	40'
NOTE: BHMP CALCULATION: (126.49' + 128.98' + 136.17')/3=391.64'/3=130.55' (4.5" LOWER THAN 130.92' (LEVEL 1))			
STORIES:	2	2	3

BUILDING CODES

2017 DISTRICT OF COLUMBIA BUILDING CODE
2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE
2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
2017 DC CONSTRUCTION CODES (DC AMENDMENTS & ASSOCIATED ICC MODEL CODES)
TITLE 12 DCMR, SUBTITLES A TO L, DC CONSTRUCTION CODES SUPPLEMENT (2013)
DCMR 12 DC CONSTRUCTION CODES SUPPLEMENT (2016)
AMENDMENT TO DCMR 12 DC CONSTRUCTION CODE SUPPLEMENT 2016

SOLAR STUDY NOTES (A600-3) :

The proposed design was evaluated across all standard daylight benchmarks, including the **Winter Solstice (Dec 21), Summer Solstice (June 21), and the Spring/Fall Equinoxes (March 21 / Sept 21) at 9:00 AM, 12:00 PM, and 3:00 PM** and demonstrates no significant overshadowing or light loss impact on the adjacent neighboring properties.

Across all evaluated scenarios, the results fall well clear of recognized industry threshold markers for overshadowing:

- Sustained Daylight Access: The neighboring property retains well above the standard target of 2+ hours of continuous direct sunlight across primary outdoor living areas and garden spaces during the equinox baseline (March 21 / Sept 21).

- Core Daytime Coverage (9 AM – 3 PM): During peak daylight hours when direct sun carries the highest intensity, the shadow footprint of the proposed addition remains contained predominantly within the subject lot lines or mimics the profile of permissible baseline massing.

- No Impact on Primary Windows or Solar Access: Shadow progression does not create a severe or prolonged reduction in vertical daylighting (VSC) to neighboring primary living room or bedroom windows, nor does it obstruct existing rooftop solar arrays during peak generation windows.

- Solstice Performance: Even during the worst-case Winter Solstice, when low sun angles naturally stretch shadows neighborhood-wide, the incremental difference in shade directly attributable to the proposed design is minimal and transient.

The solar analysis conclusively confirms that the requested relief will not unreasonably impair the light, air, or solar access of neighboring properties, fully satisfying standard zoning performance criteria for overshadowing.

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BERRUETTA
RESIDENCE
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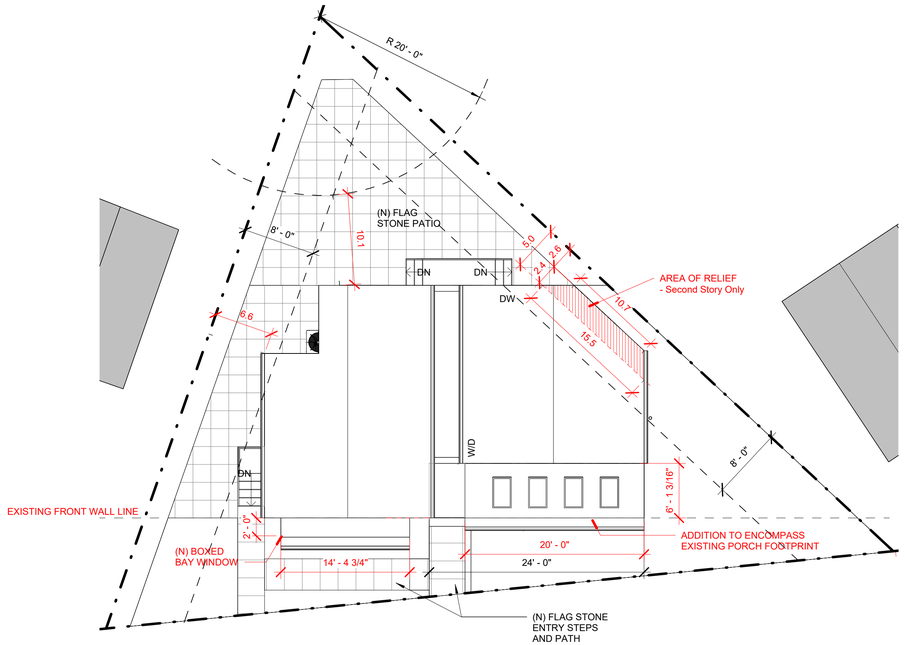
COVER SHEET
SPECIAL EXEMPTION SET

REVISIONS

#	DESCRIPTION	DATE

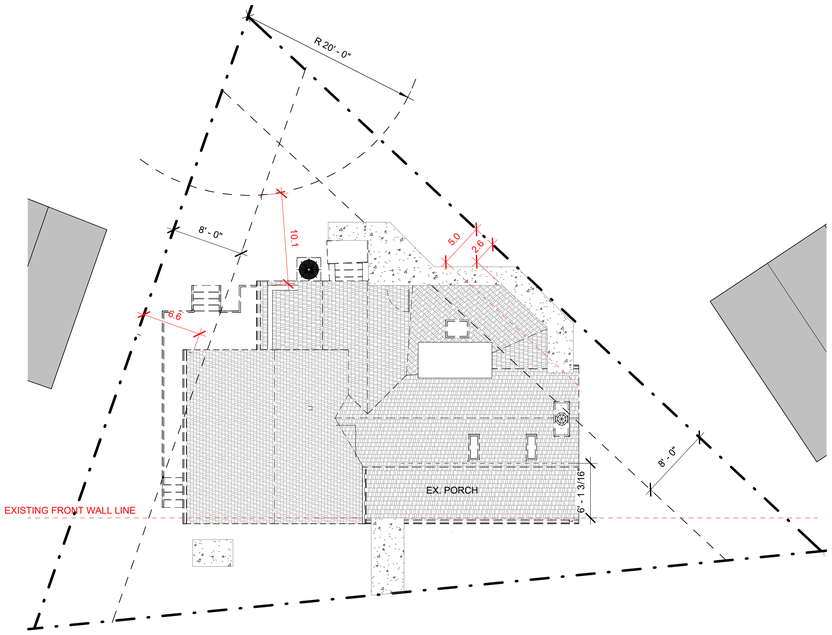
10/30/2026

A000



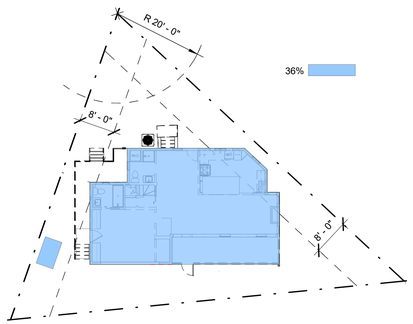
1 SITE PLAN - PROPOSED

1/8" = 1'-0"



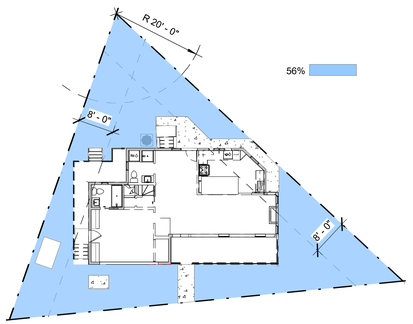
2 SITE PLAN - EXISTING

1/8" = 1'-0"



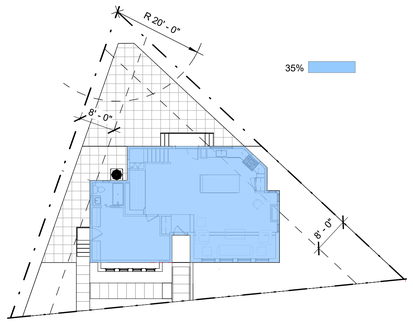
4 LOT OCCUPANCY DIAGRAM - EXISTING

1/16" = 1'-0"



5 PERVIOUS SURFACES DIAGRAM - EXISTING

1/16" = 1'-0"



3 LOT OCCUPANCY DIAGRAM - PROPOSED

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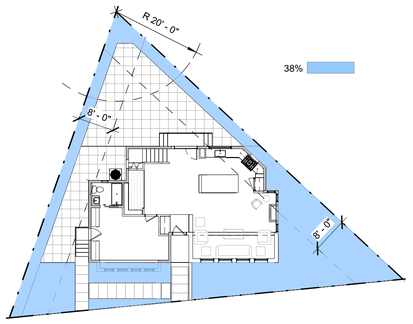

6 PERVIOUS SURFACES DIAGRAM - PROPOSED

1/16" = 1'-0"

ZONING ANALYSIS

ZONING CODE

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STORIES:	2	2	3

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BERRUETTA
RESIDENCE

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SITE PLANS

SPECIAL EXEMPTION SET

REVISIONS

#	DESCRIPTION	DATE

10/30/2026

A005

GENERAL NOTES

1. DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY COMPONENETS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
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11. REFER TO DOOR SCHEDULE FOR DETAILS AND SPECIFICATIONS.

LEGEND

PROPOSED

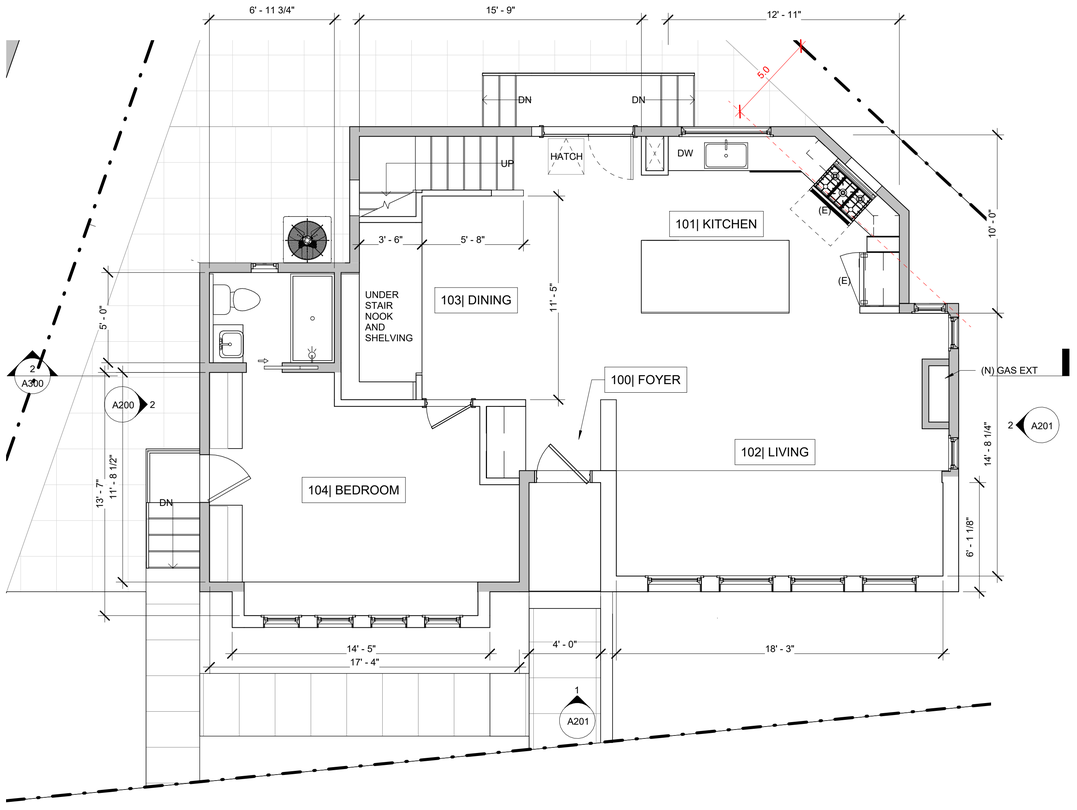
EXISTING OR REMAIN

DEMOLITION

ABOVE INTERIOR

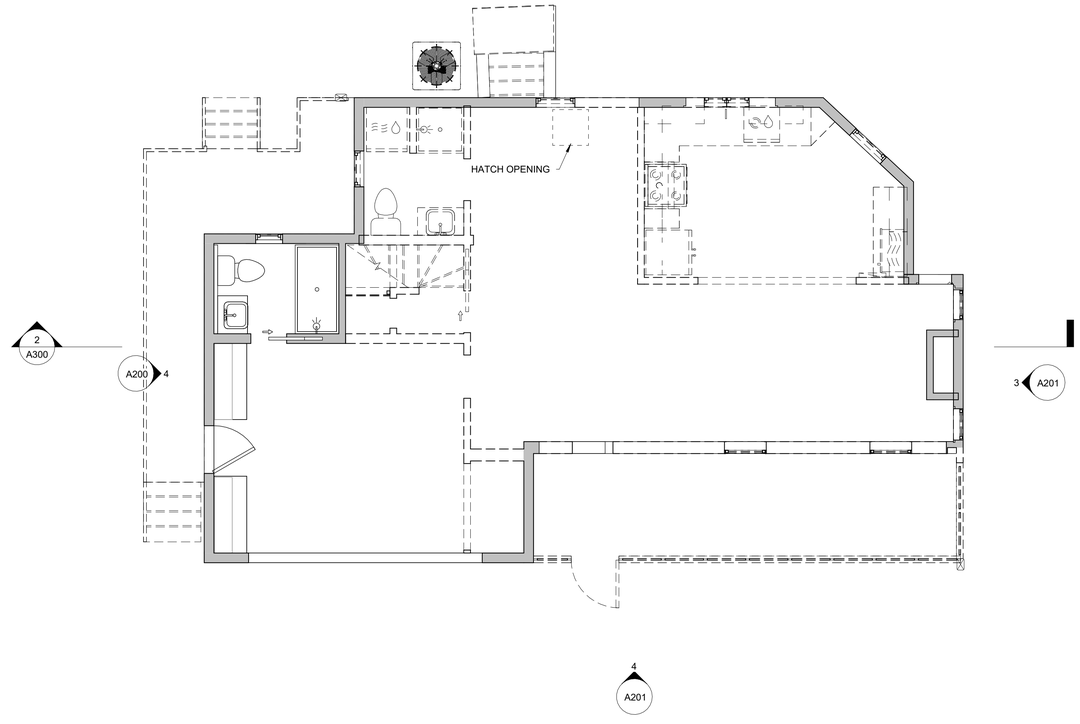
ABOVE EXTERIOR

AREA OF RELIEF



2 1ST FLOOR PLAN - PROPOSED

1/4" = 1'-0"



1 1ST FLOOR PLAN - EXISITNG

1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"

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LEVEL 1

SPECIAL EXEMPTION SET

REVISIONS

#	DESCRIPTION	DATE

10/30/2026

A102

GENERAL NOTES

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LEGEND

PROPOSED

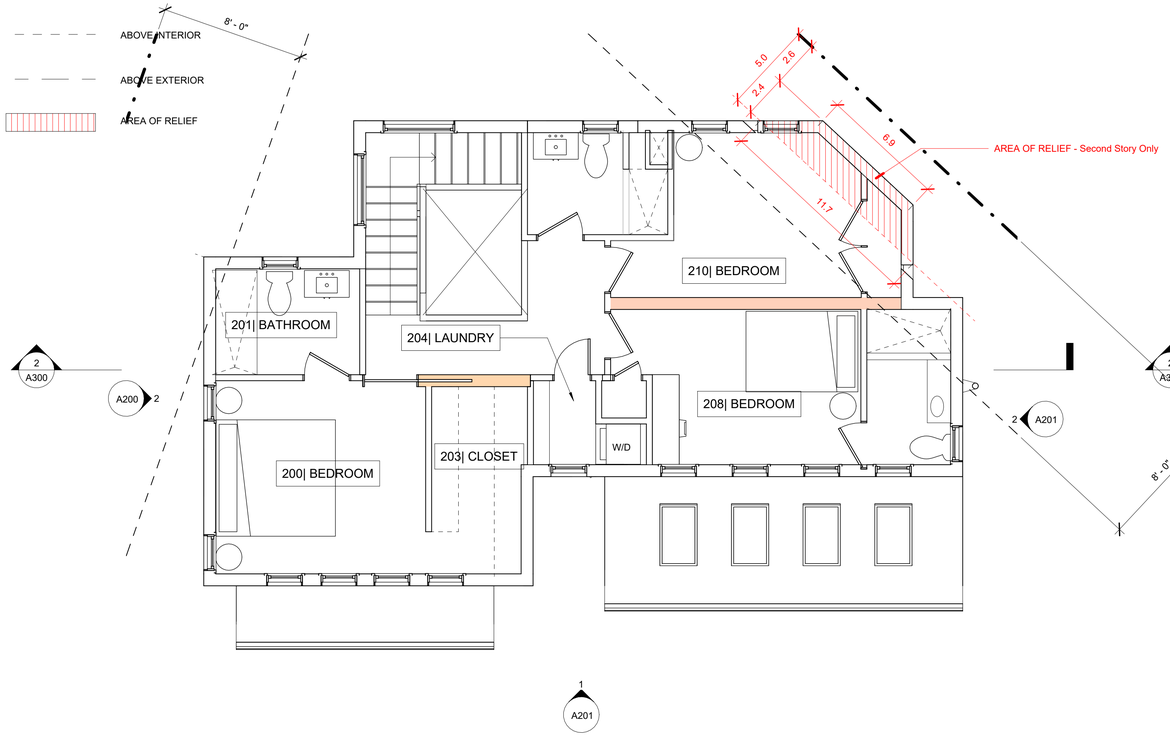
EXISTING OR REMAIN

DEMOLITION

ABOVE INTERIOR

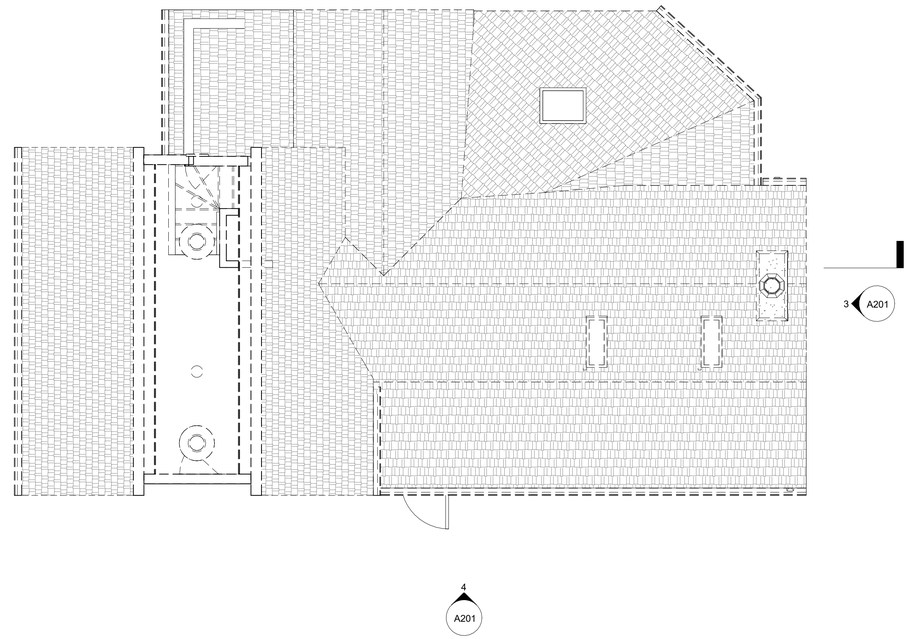
ABOVE EXTERIOR

AREA OF RELIEF



2 LEVEL 2 - PROPOSED

1/4" = 1'-0"



1 LEVEL 2 - EXISITING / DEMO

1/4" = 1'-0"

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LEVEL 2

SPECIAL EXEMPTION SET

REVISIONS

#	DESCRIPTION	DATE

10/30/2026

0 2'-0" 4'-0" 8'-0"

A104

GENERAL NOTES

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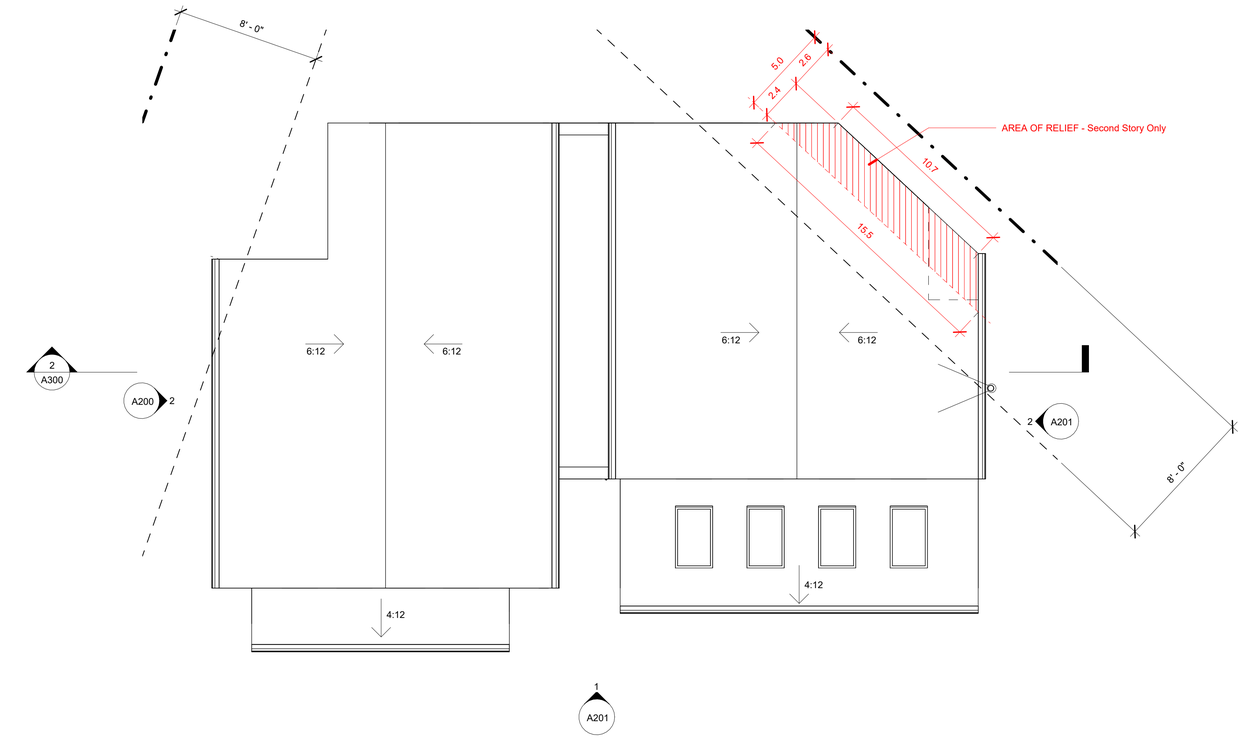
LEGEND

- PROPOSED
- EXISTING OR REMAIN
- DEMOLITION
- ABOVE INTERIOR
- ABOVE EXTERIOR
- AREA OF RELIEF



2 ROOF - PROPOSED
1/4" = 1'-0"

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ROOF PLAN

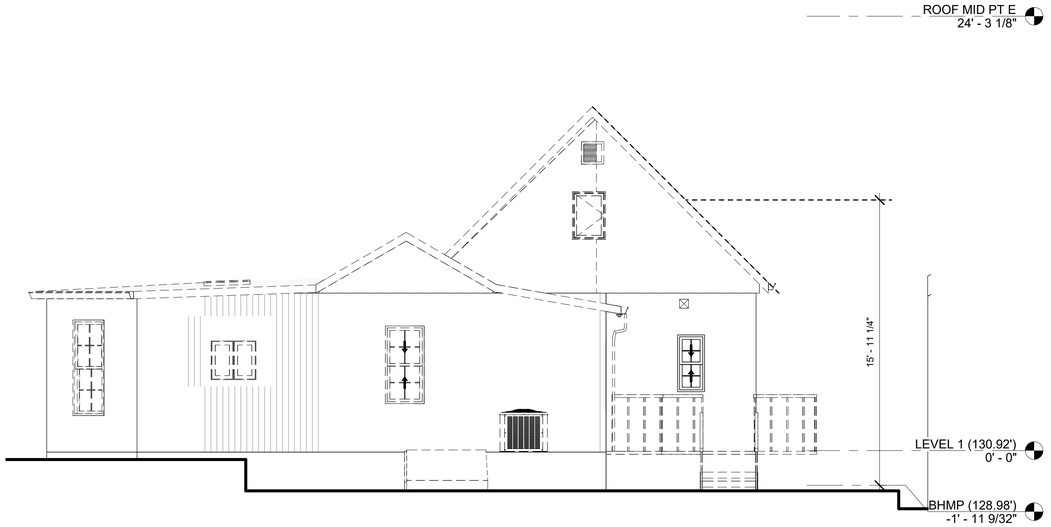
SPECIAL EXEMPTION SET

REVISIONS

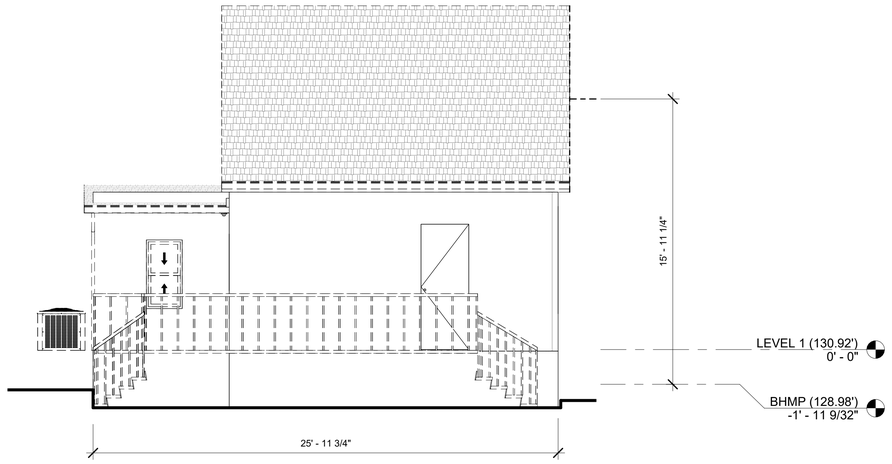
#	DESCRIPTION	DATE

10/30/2026

A106



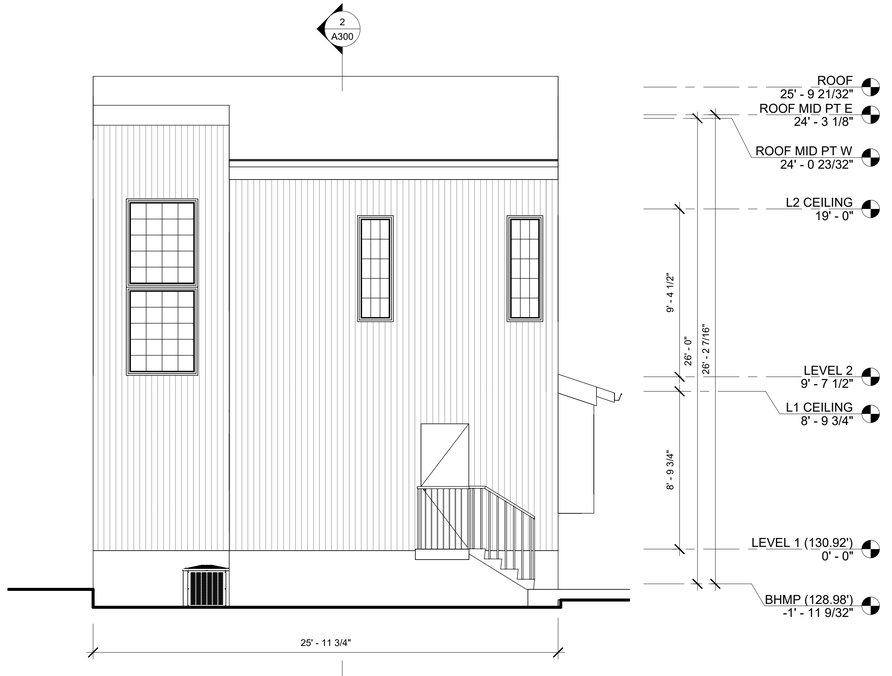
3 NORTH ELEVATION - EXISTING
1/4" = 1'-0"



4 WEST ELEVATION - EXISTING
1/4" = 1'-0"



1 NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/4" = 1'-0"

0 2'-0" 4'-0" 8'-0"

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EXTERIOR
ELEVATIONS

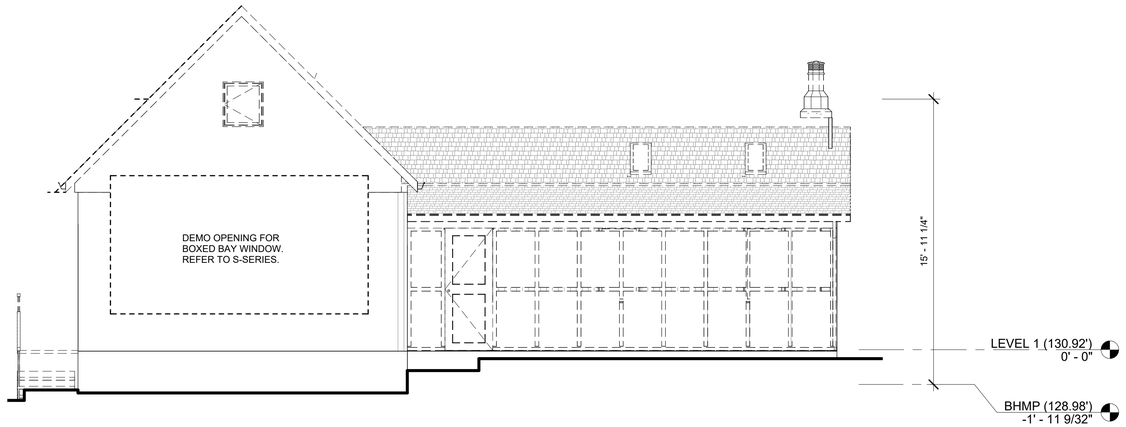
SPECIAL EXEMPTION SET

REVISIONS

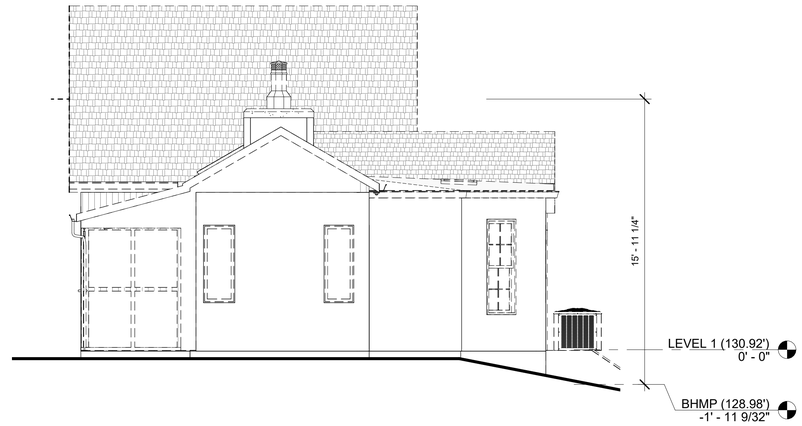
#	DESCRIPTION	DATE

10/30/2026

A200



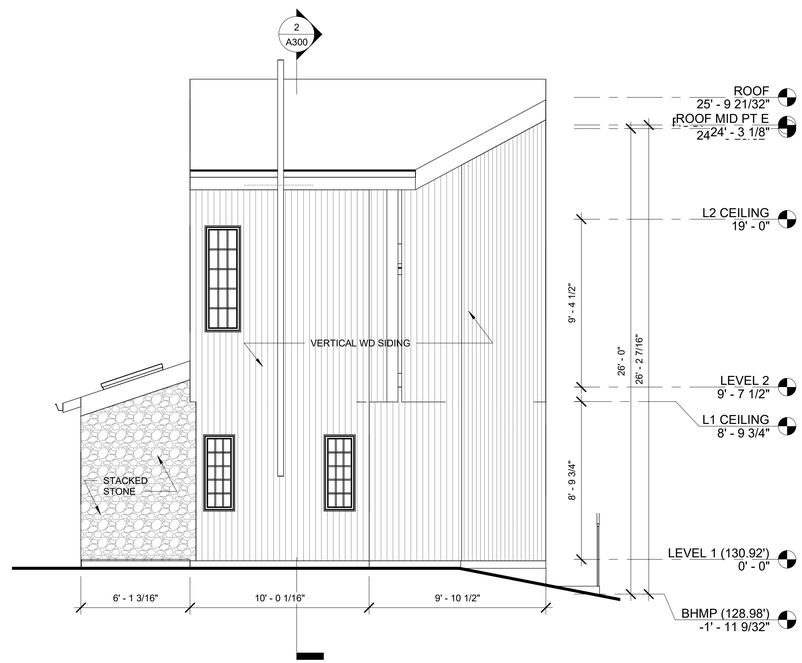
4 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



3 EAST ELEVATION - EXISTING
1/4" = 1'-0"



1 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED
1/4" = 1'-0"

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EXTERIOR
ELEVATIONS

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0 2'-0" 4'-0" 8'-0"

A201

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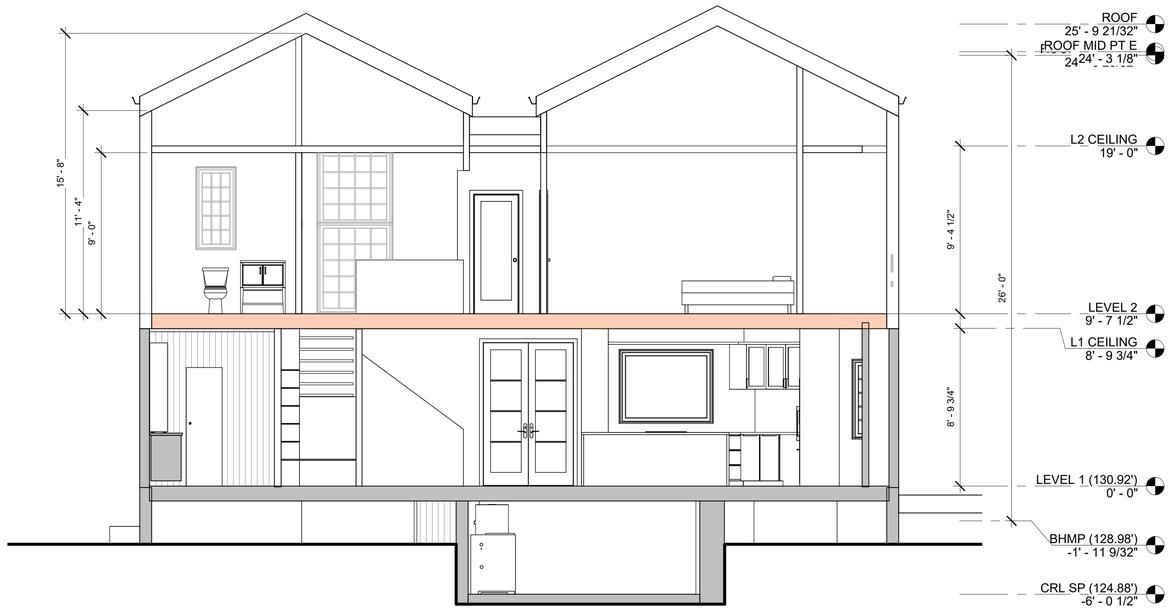
LEGEND

- PROPOSED
- EXISTING OR REMAIN
- DEMOLITION
- ABOVE INTERIOR
- ABOVE EXTERIOR
- AREA OF RELIEF



2 LONGITUDINAL SECTION
1/4" = 1'-0"

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BUILDING SECTION

SPECIAL EXEMPTION SET

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0 2'-0" 4'-0" 8'-0"

A300