



GARAGE VIEW



FRONT VIEW

30 W ST NW, 20001

BUILDING ADDITION

PROJECT TEAM

OWNER:
ANAHITA MEHRANI
AND SIYASH KOOHMARAJE

CONTRACTOR:
T.B.D.

ARCHITECT:
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RETROSPEC
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PROJECT DESCRIPTION

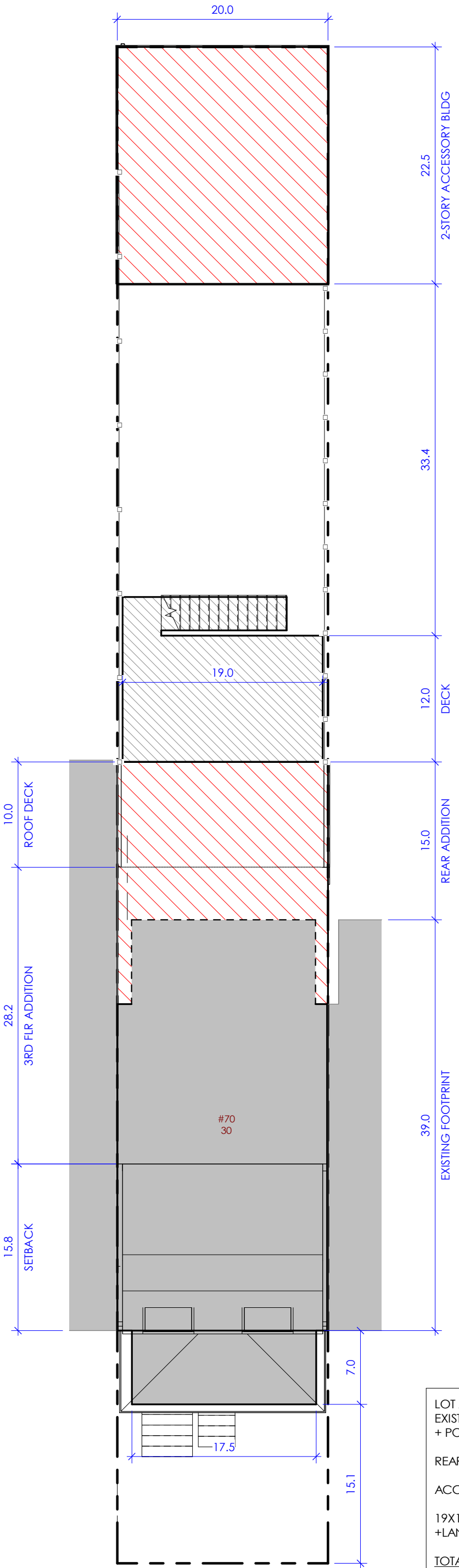
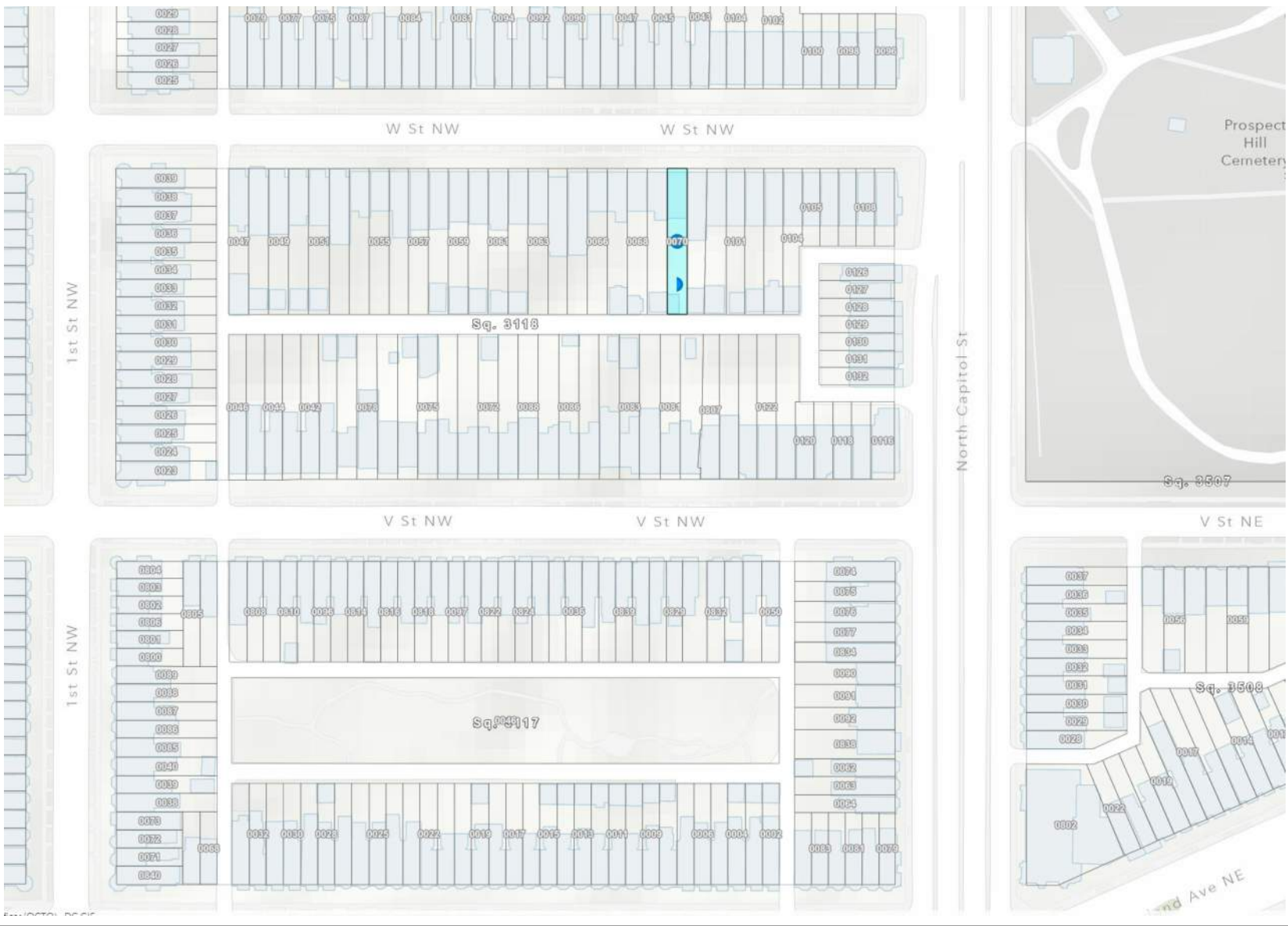
PROPOSED REAR 3 - STORY ADDITION W/ CELLAR FOUNDATION, 3RD FLOOR ADDITION WITH ROOF DECK, REAR DECK, AND DETACHED REAR ACCESSORY BUILDING.

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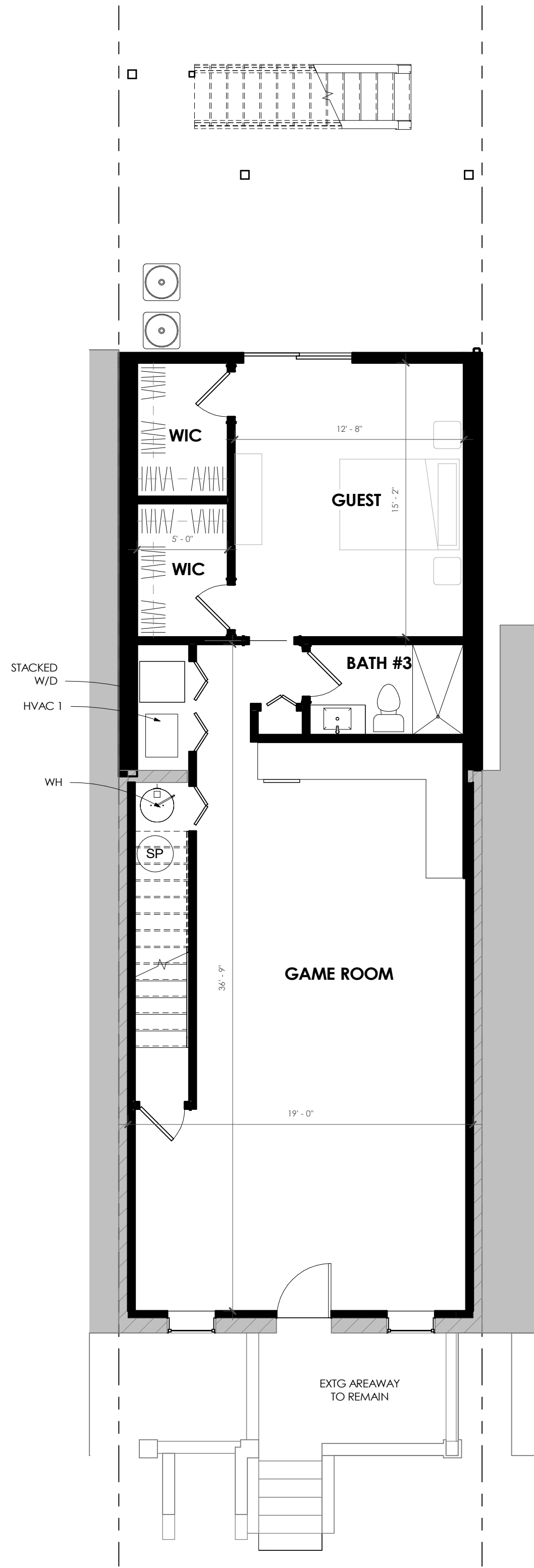
Retrospec
717 TRAIL AVE FREDERICK, MD 21701
paul@retrospectstudio.com
267-469-1544



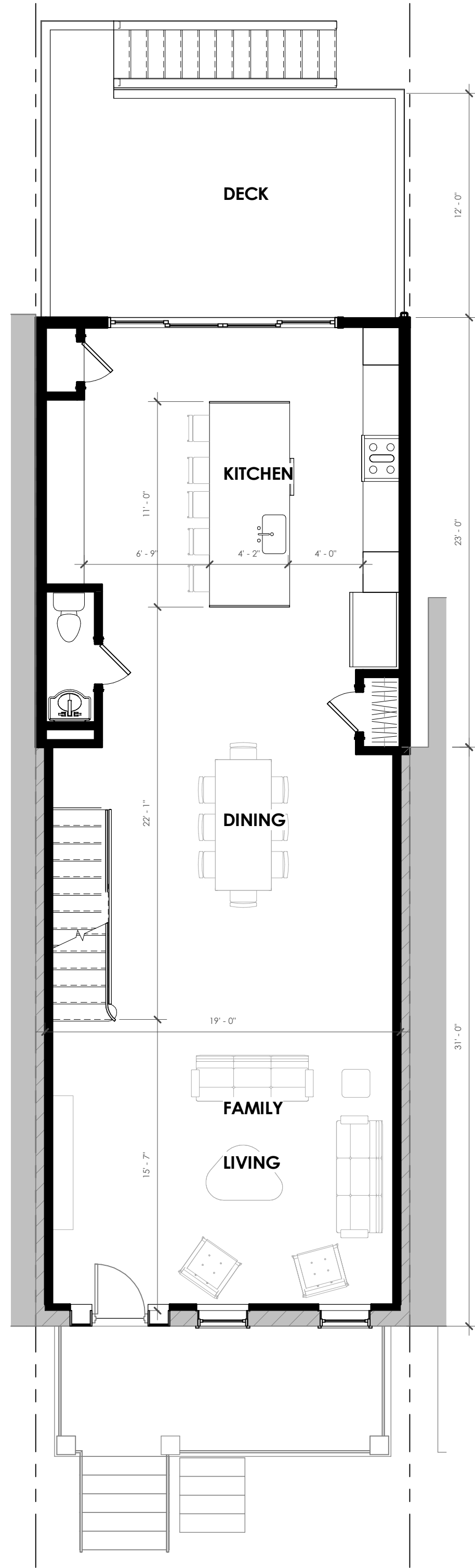
ZONING REVIEW COVER SHEET
SINGLE FAMILY ADDITION/ALTERATION
30 W ST NW WASHINGTON, DC 20001
LOT: 0070 SQ: 3118

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

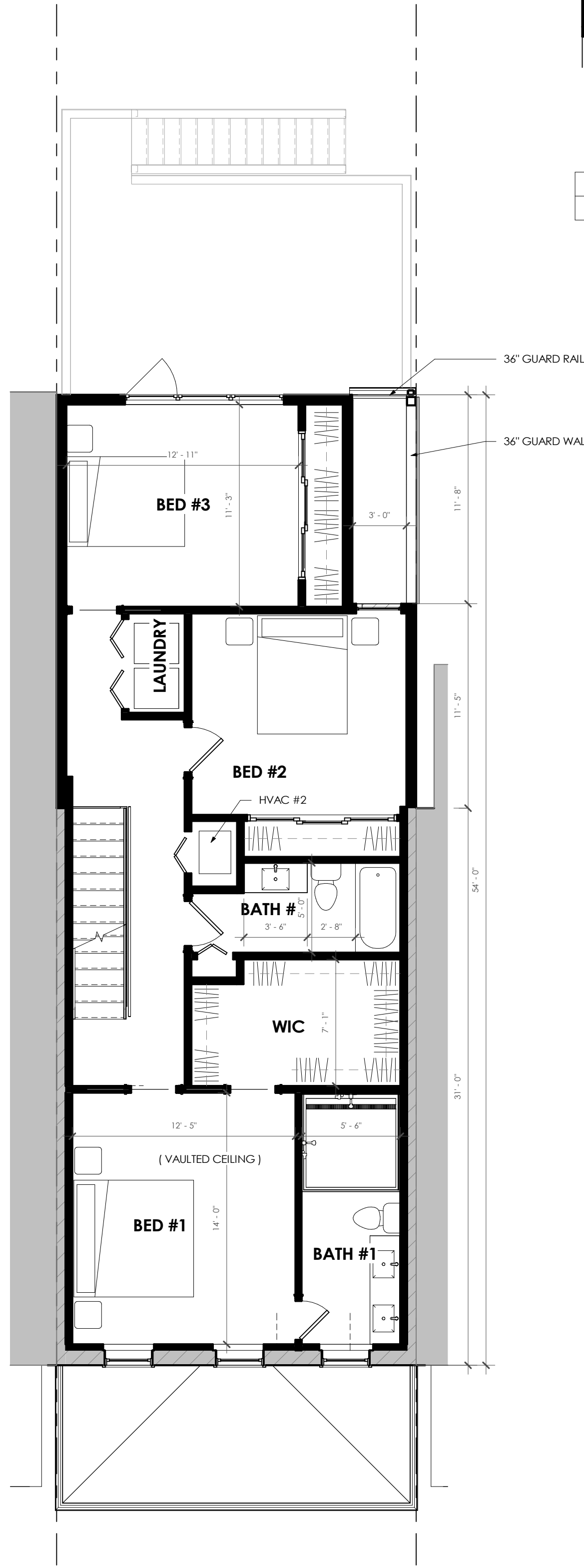
Z001
District of Columbia
CASE NO.21313
EXHIBIT NO.6



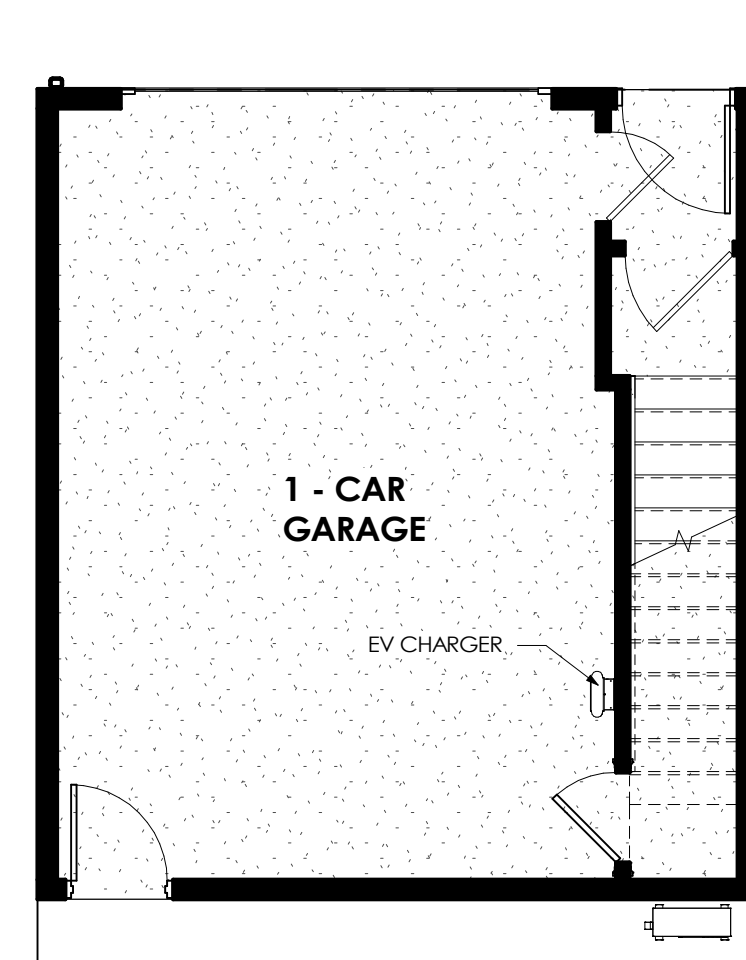
1 Z - CELLAR
Z100 3/16" = 1'-0"



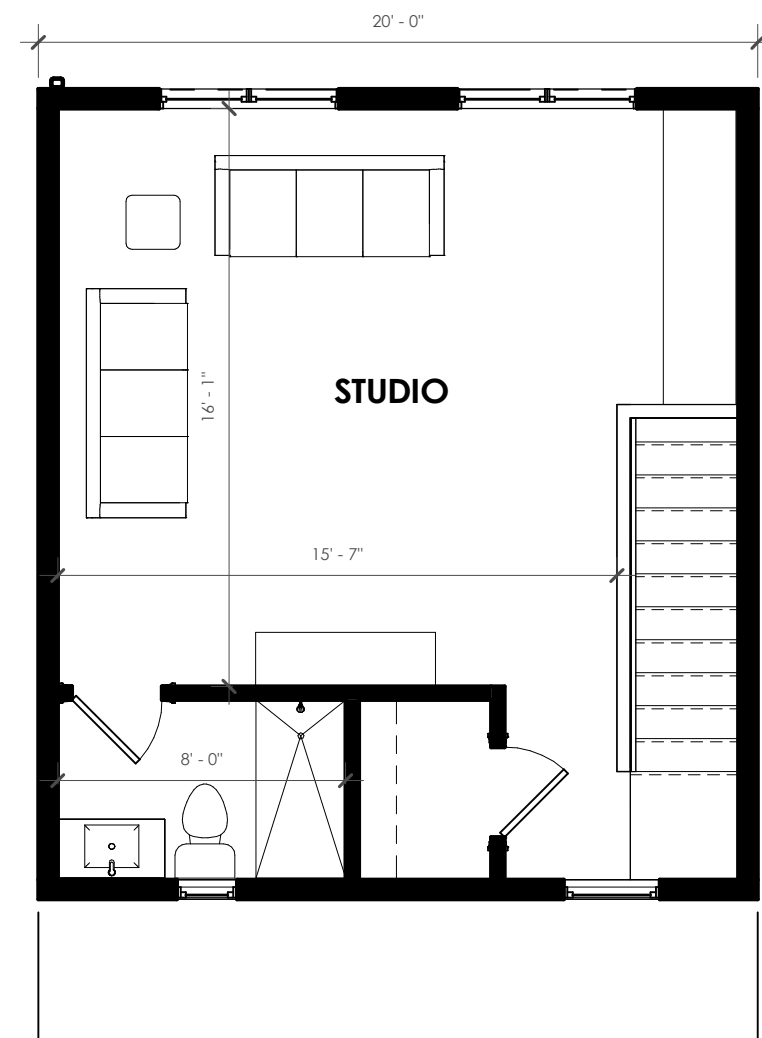
2 Z - 1ST FLOOR
Z100 3/16" = 1'-0"



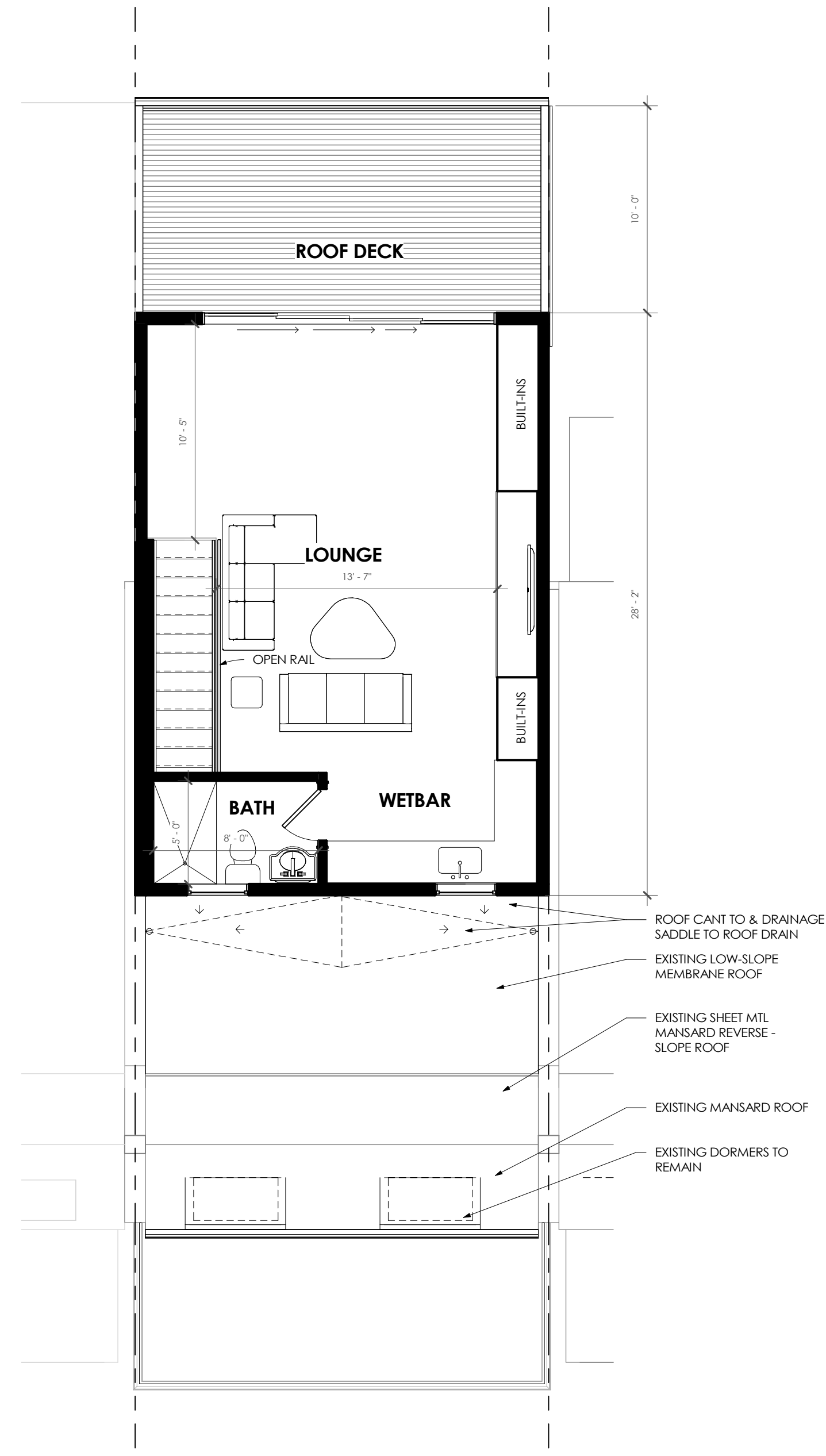
3 Z - 2ND FLOOR
Z100 3/16" = 1'-0"



6 Z - GARAGE
Z100 3/16" = 1'-0"



7 Z - ACCESSORY BLDG
Z100 3/16" = 1'-0"



4 Z - 3RD FLR & ROOF DECK
Z100 3/16" = 1'-0"

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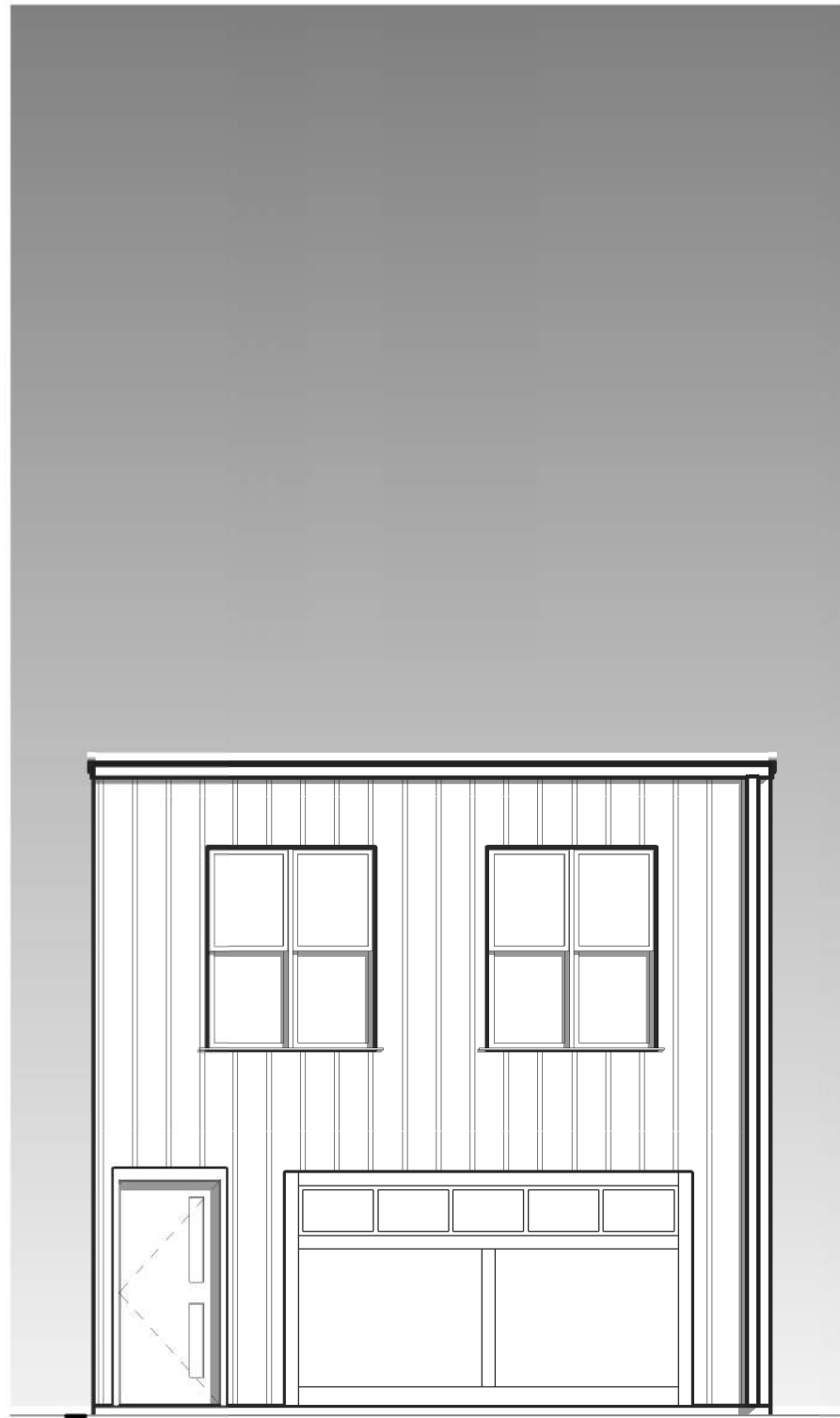
RetroSpec
717 TRAIL AVE FREDERICK, MD 21701
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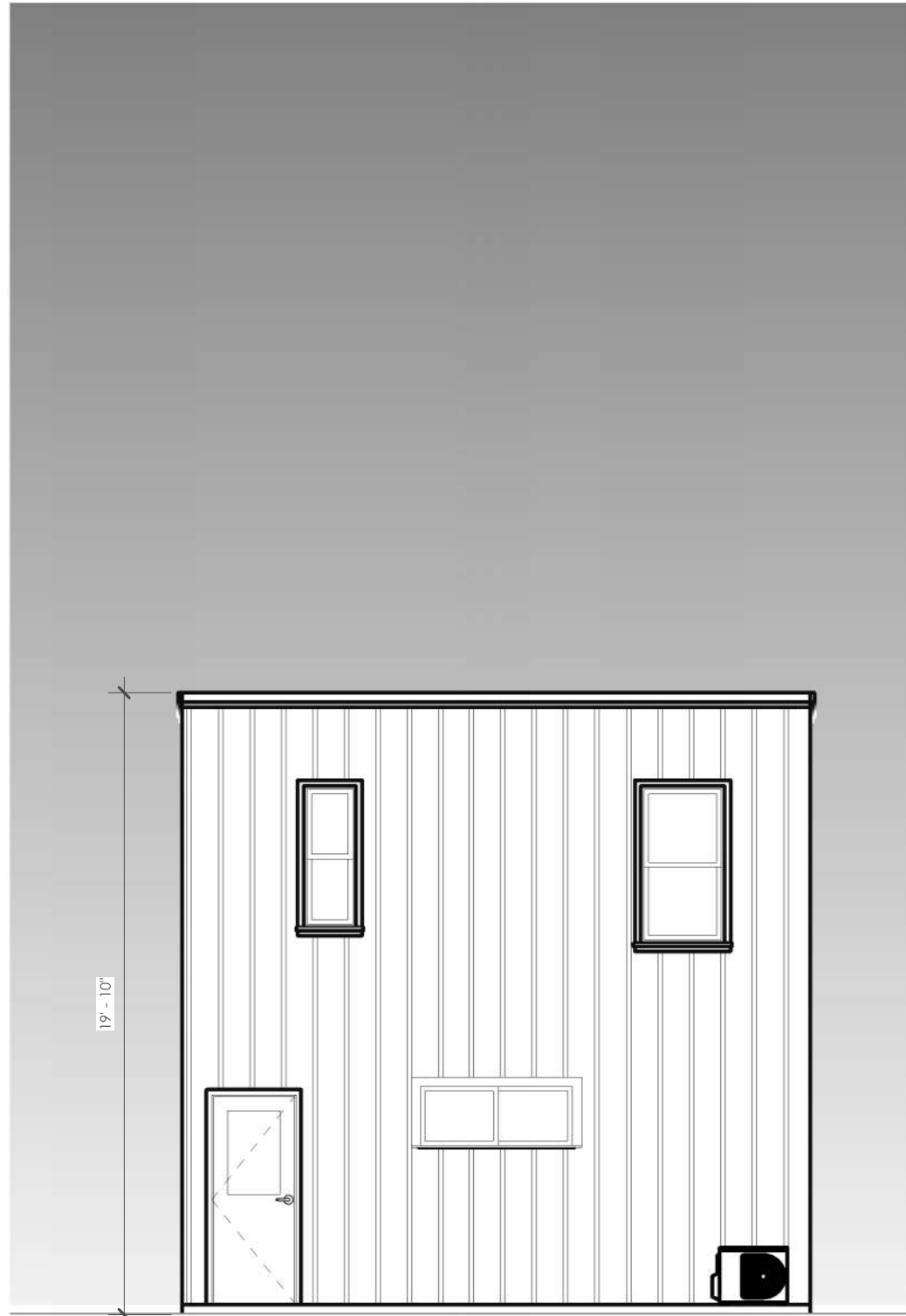
PROPOSED FLOOR PLANS
SINGLE FAMILY ADDITION/ALTERATION
30 W ST NW WASHINGTON, DC 20001
LOT: 0070 SQ: 3118

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

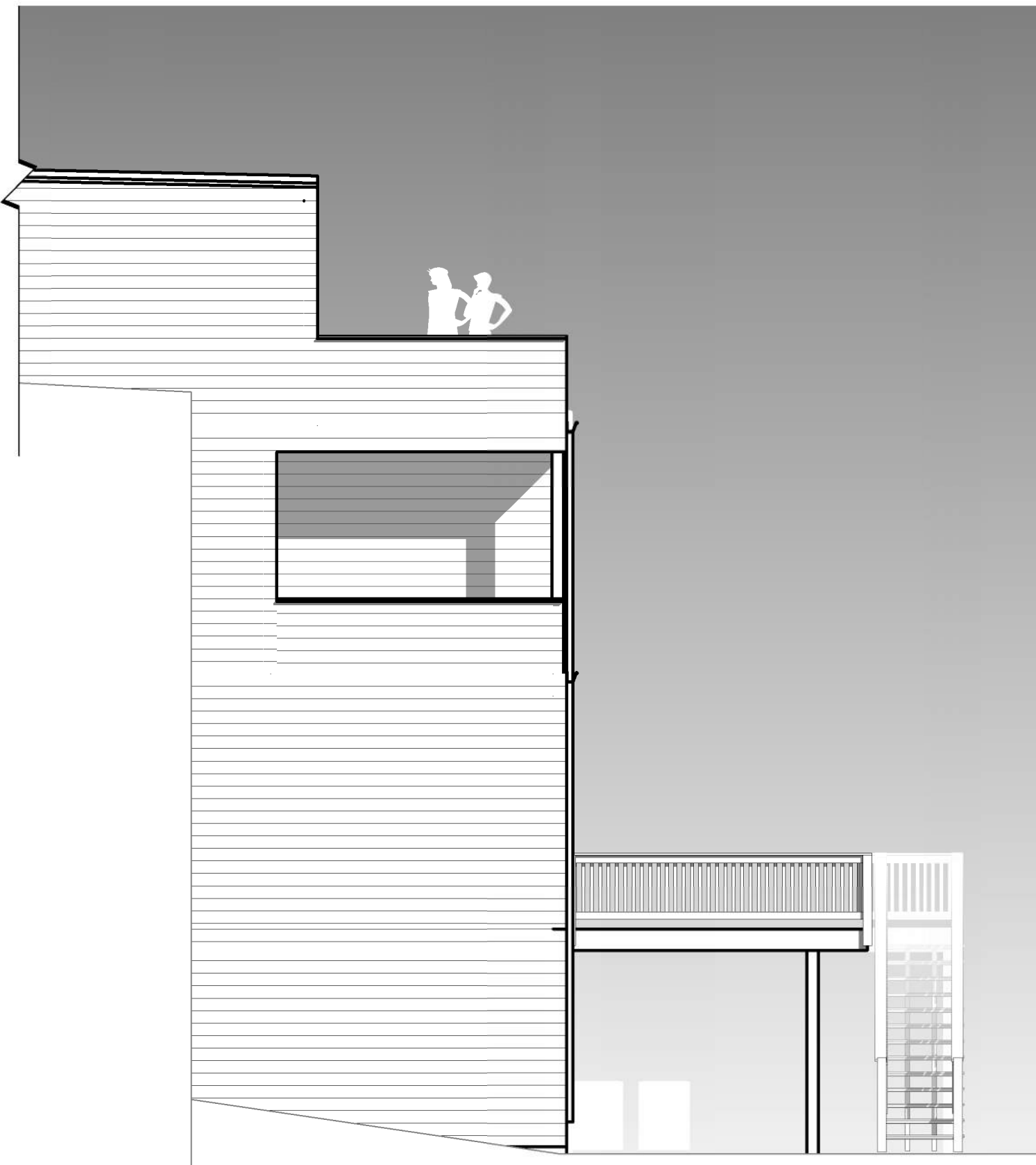
Z100



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



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



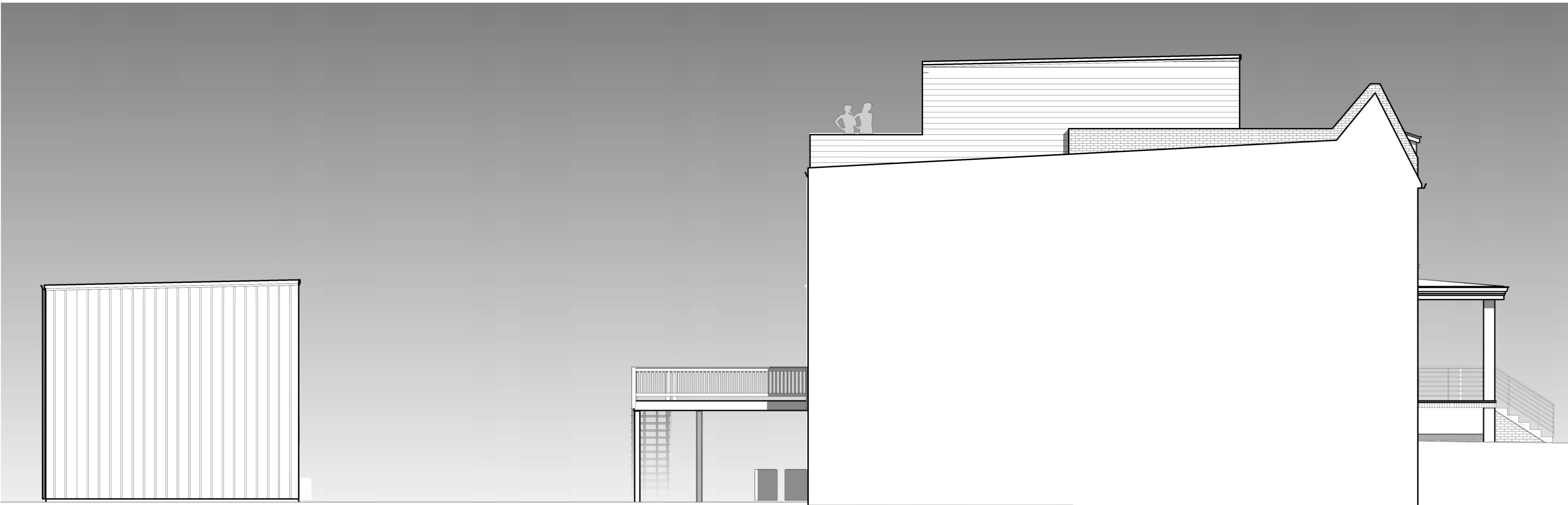
3 Z - RIGHT ELEVATION
Z200 3/16" = 1'-0"



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



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

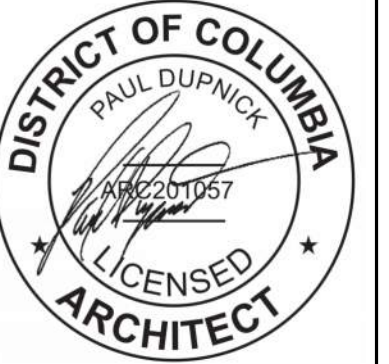


6 Z - LEFT ELEVATION
Z200 3/16" = 1'-0"

(LEFT & RIGHT SIDES IDENTICAL)

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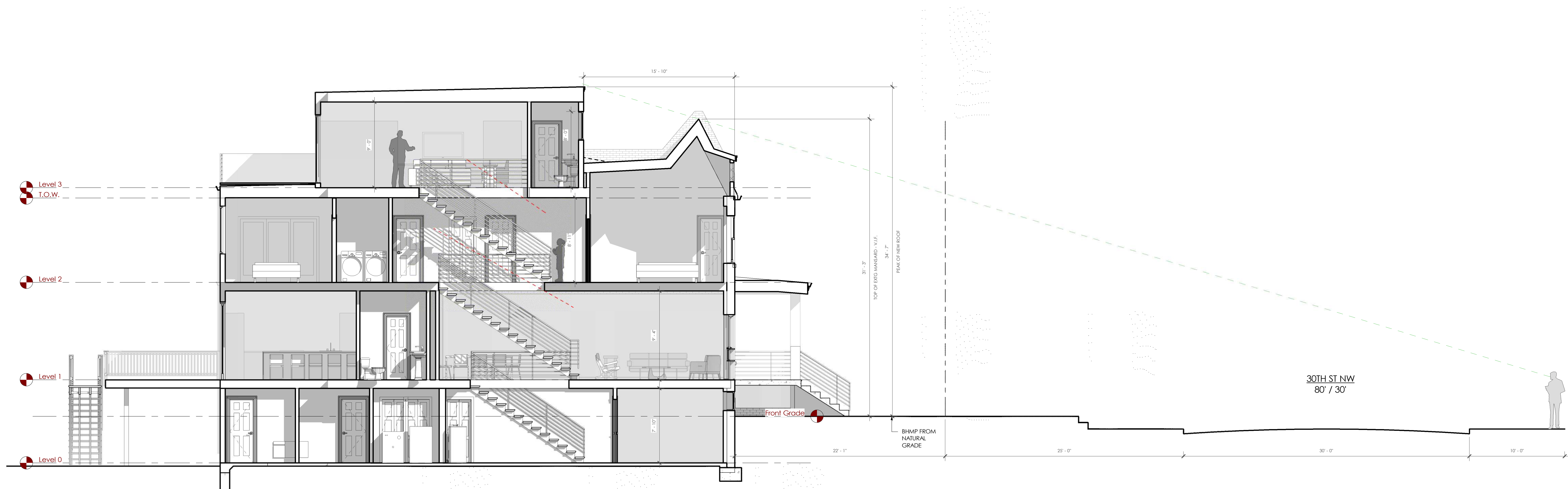
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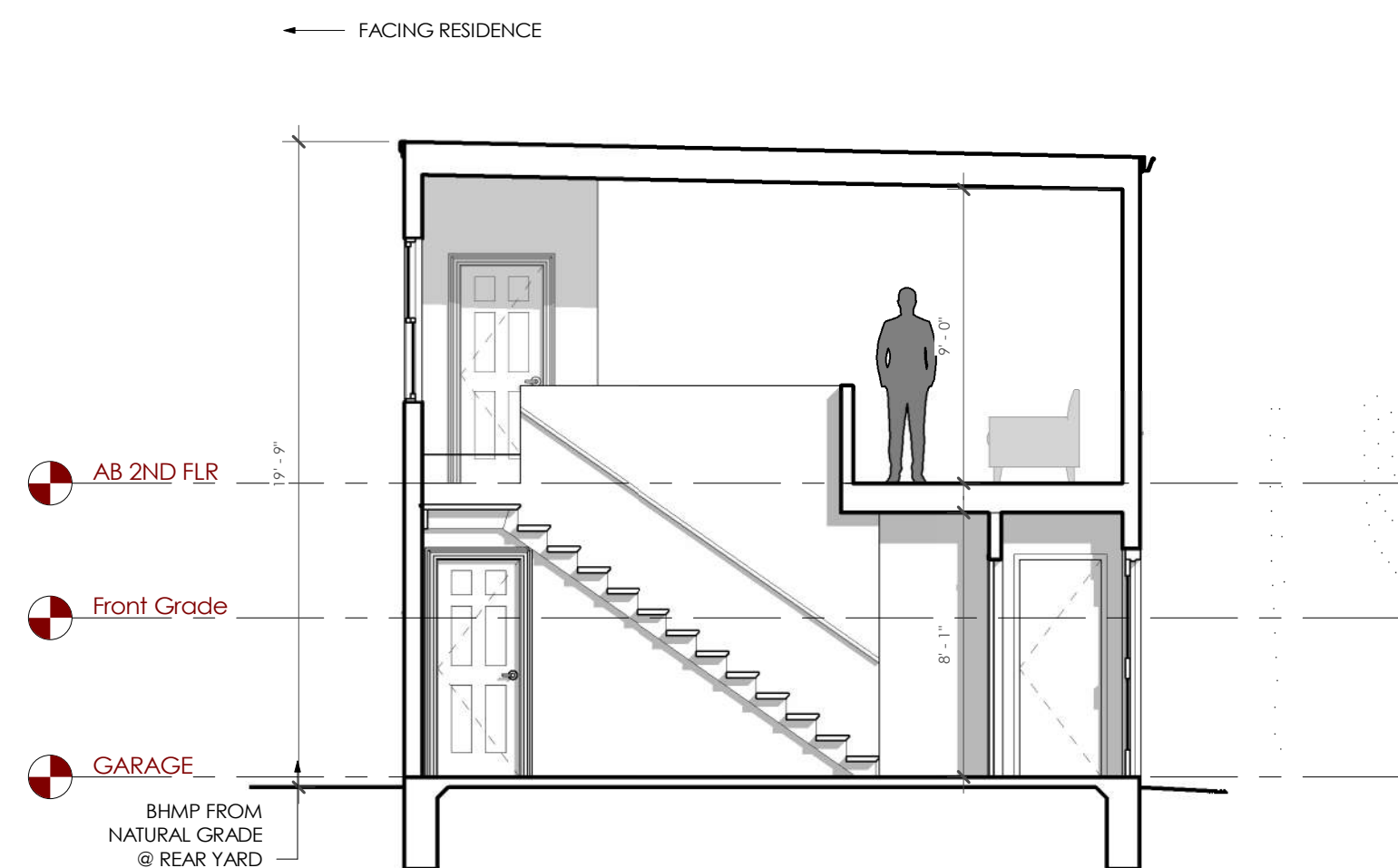
BUILDING ELEVATIONS
SINGLE FAMILY ADDITION/ALTERATION
30 W ST NW WASHINGTON, DC 20001
LOT: 0070 SQ: 3118

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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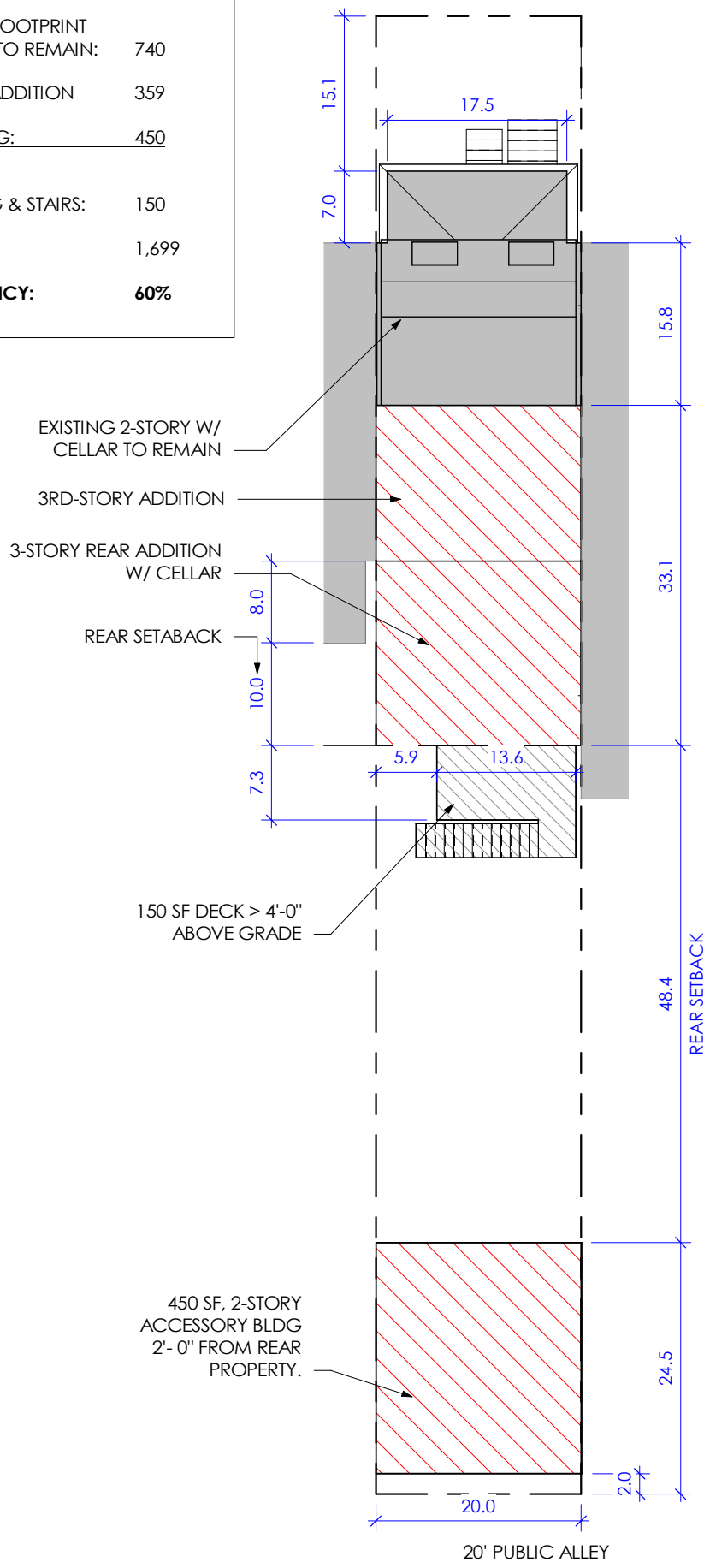


BUILDING SECTIONS
ACCESSORY BUILDING NEW CONSTRUCTION
30 W ST NW WASHINGTON, DC 20001
LOT: 0070 SQ: 3118 #B2308023

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

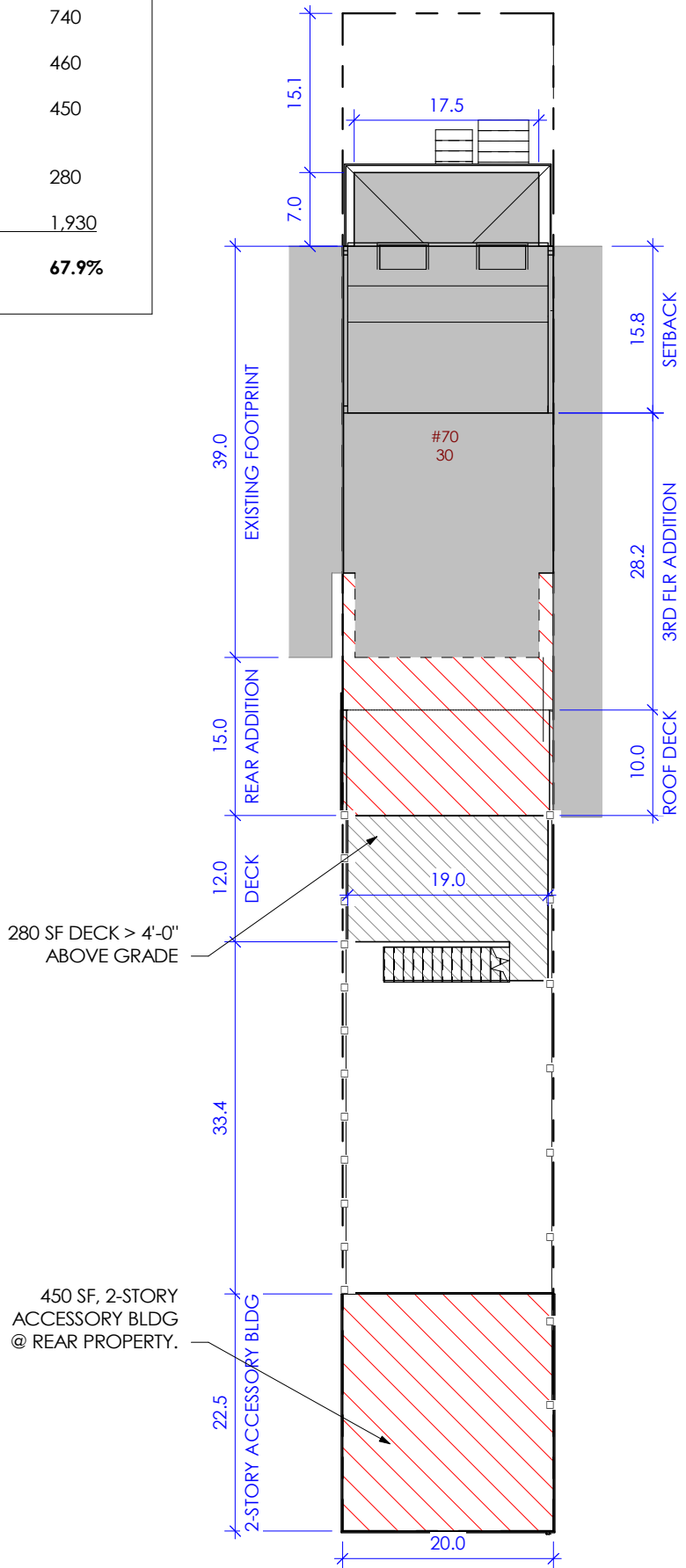
Z300

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%

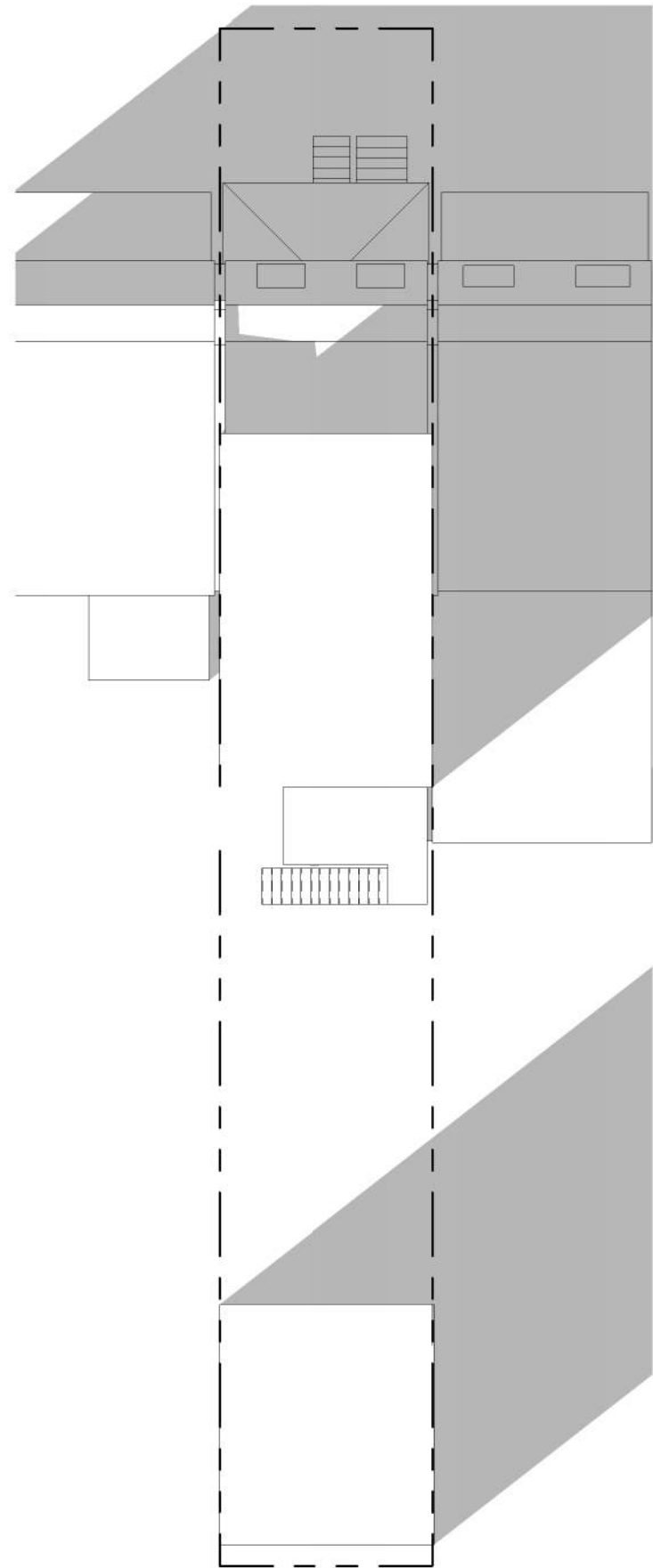


Z - BY RIGHT SITE PLAN

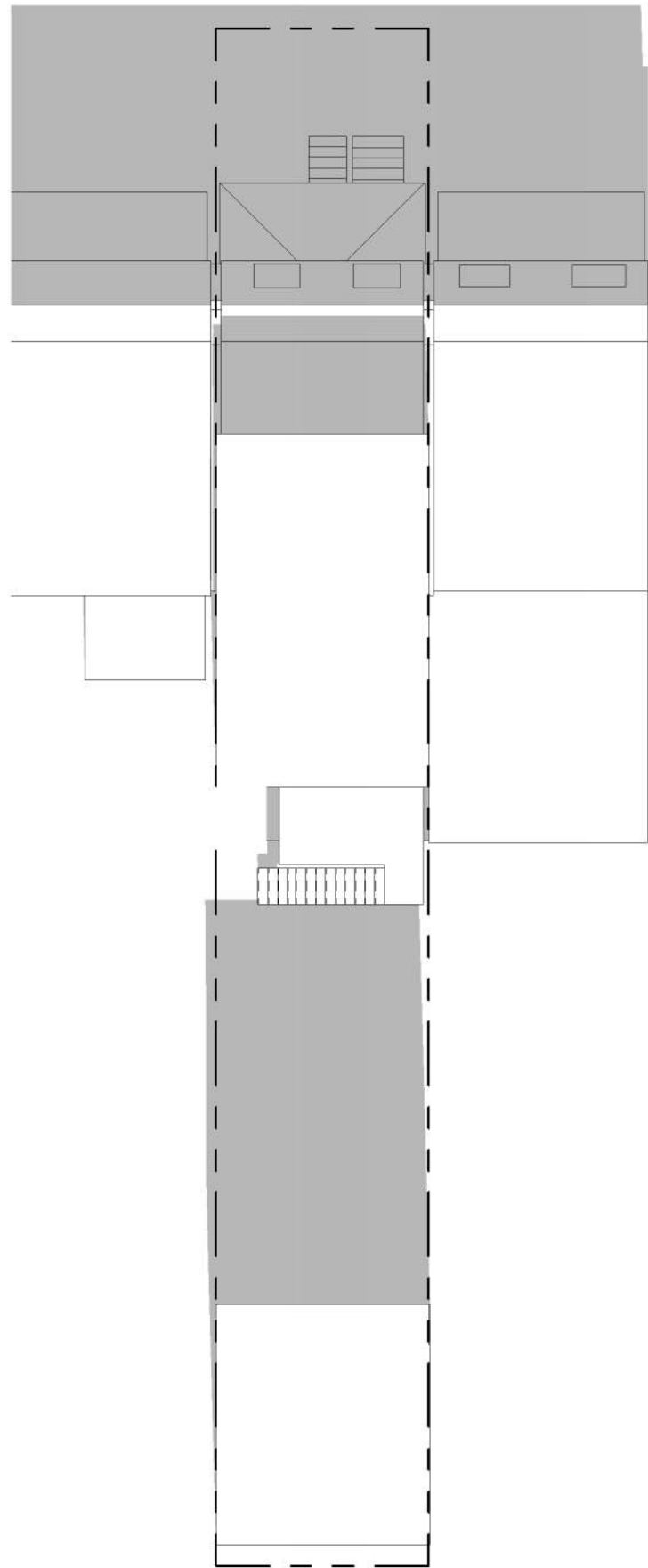
LOT AREA:	2,844
EXISTING FOOTPRINT + PORCH:	740
REAR ADDITION:	460
ACC. BLDG:	450
19'X11 DECK +LANDING & STAIRS:	280
TOTAL:	1,930
OCCUPANCY:	67.9%



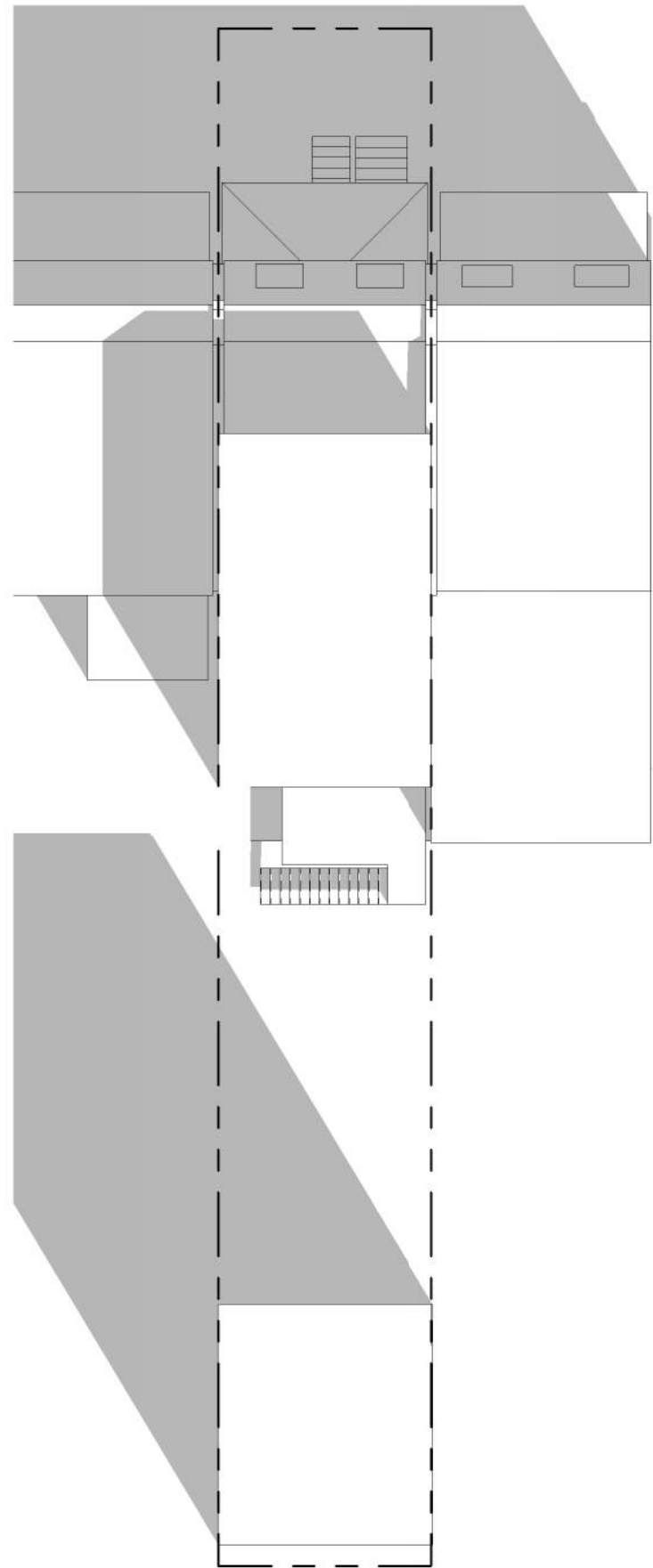
Z - SITE PLAN Copy 1



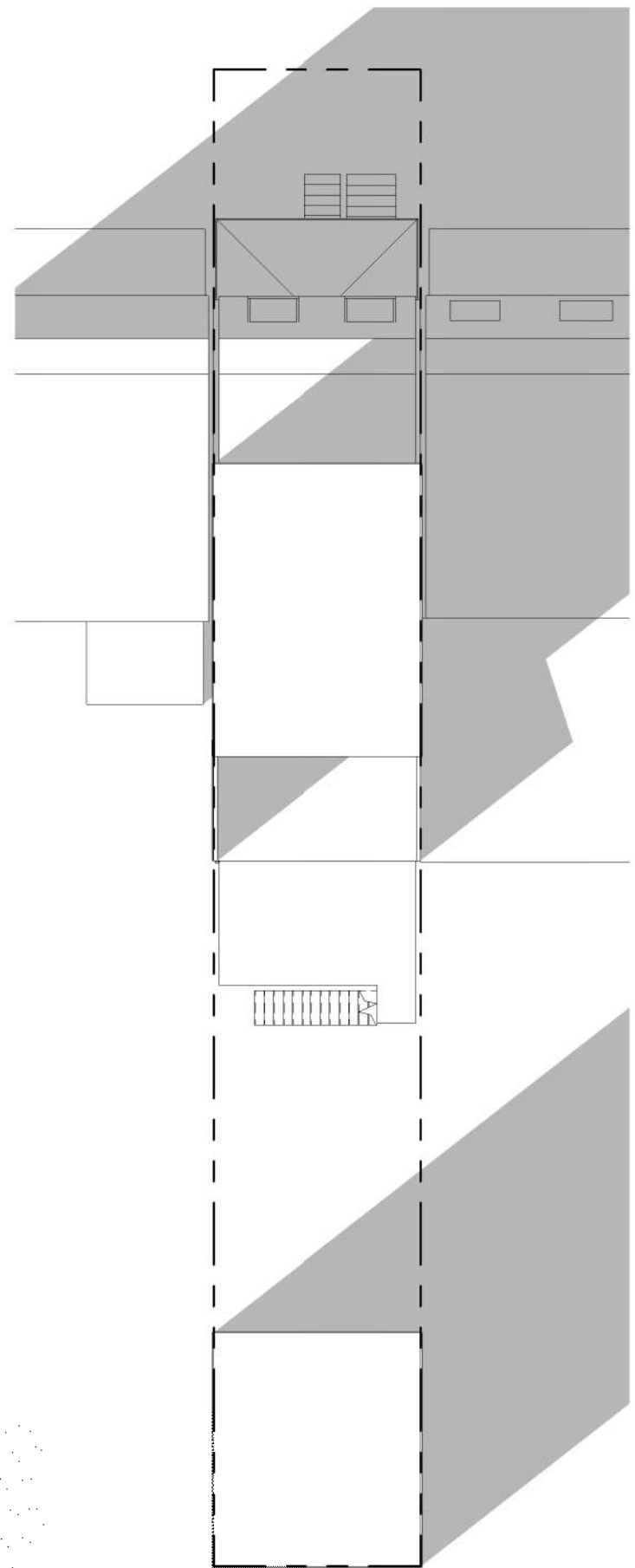
I - EXISTING 4 PM DEC 21ST



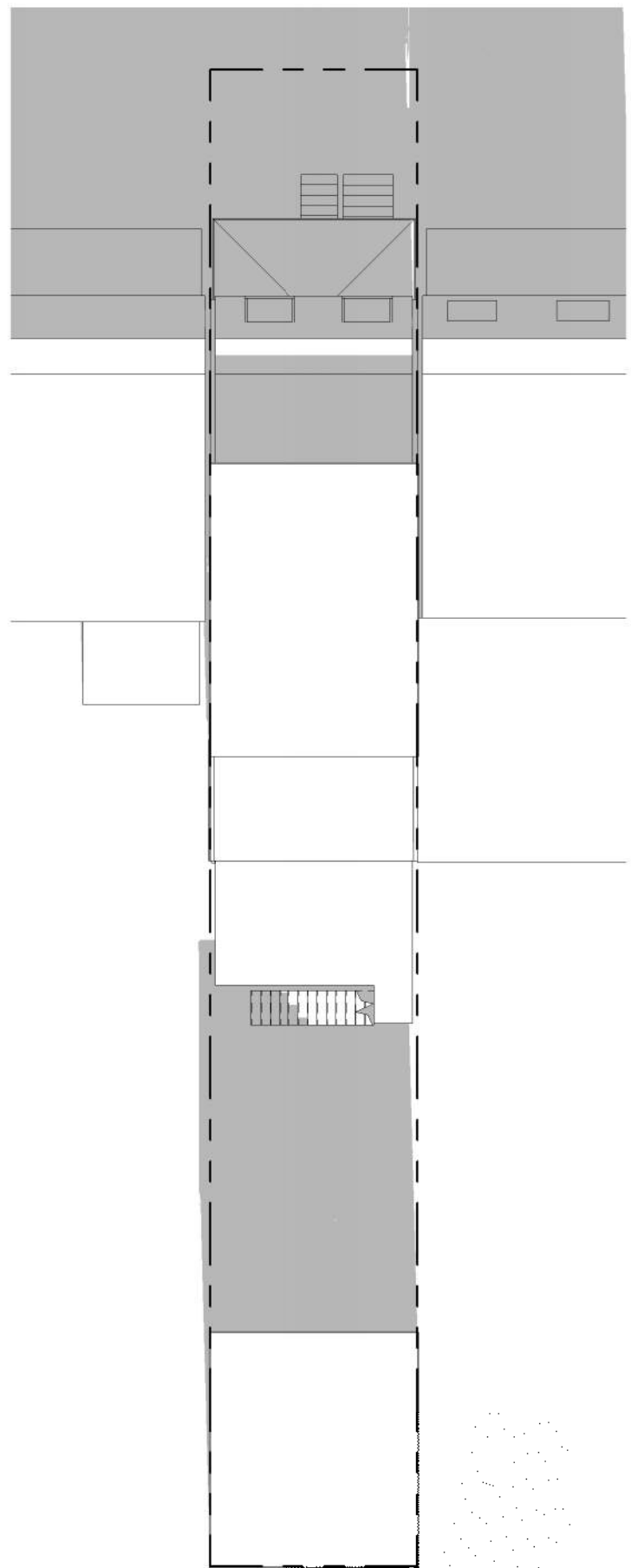
I - EXISTING NOON DEC 21ST



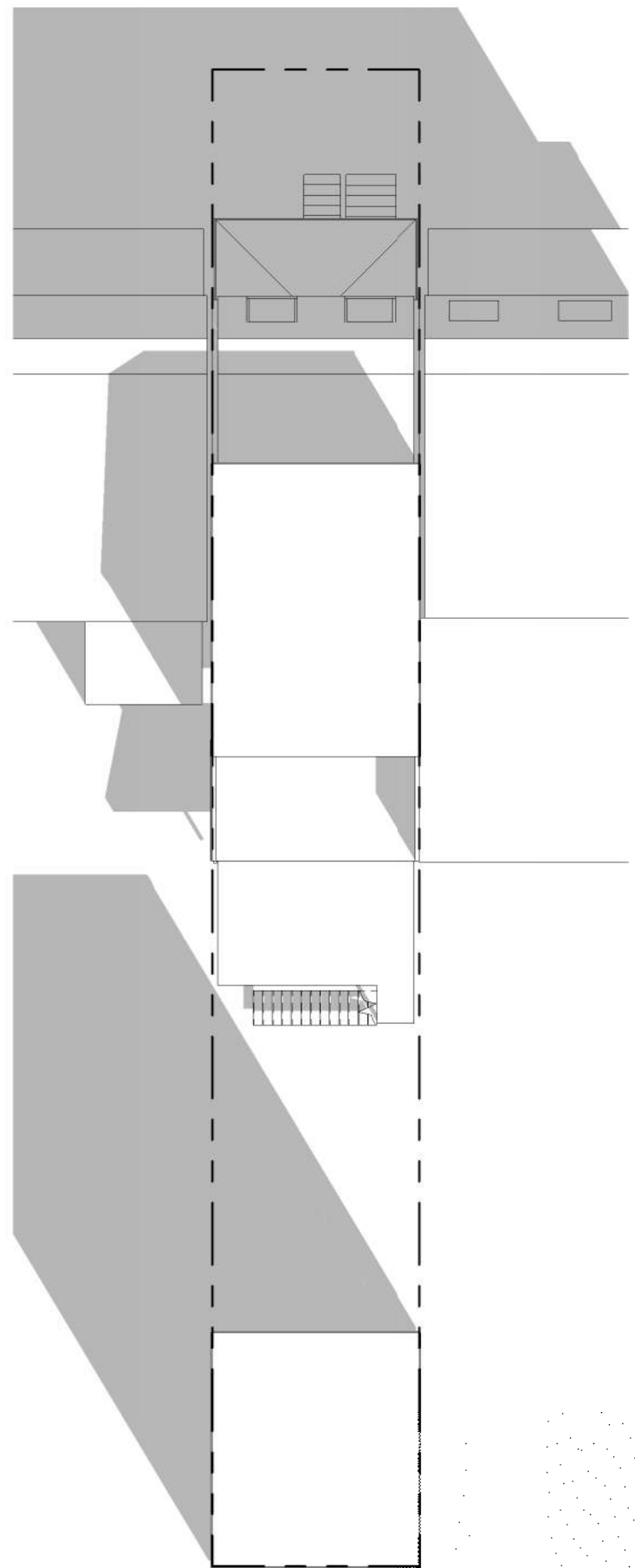
I - EXISTING 10 AM DEC 21ST



II - PROPOSED 4 PM DEC 21ST



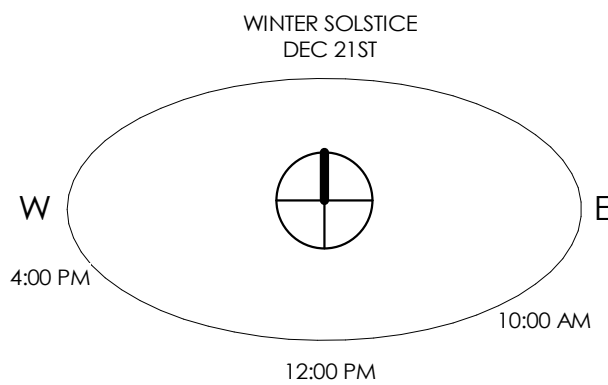
II - PROPOSED NOON DEC 21ST



II - PROPOSED 10 AM DEC 21ST

8
Z500

1/16" = 1'-0"



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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