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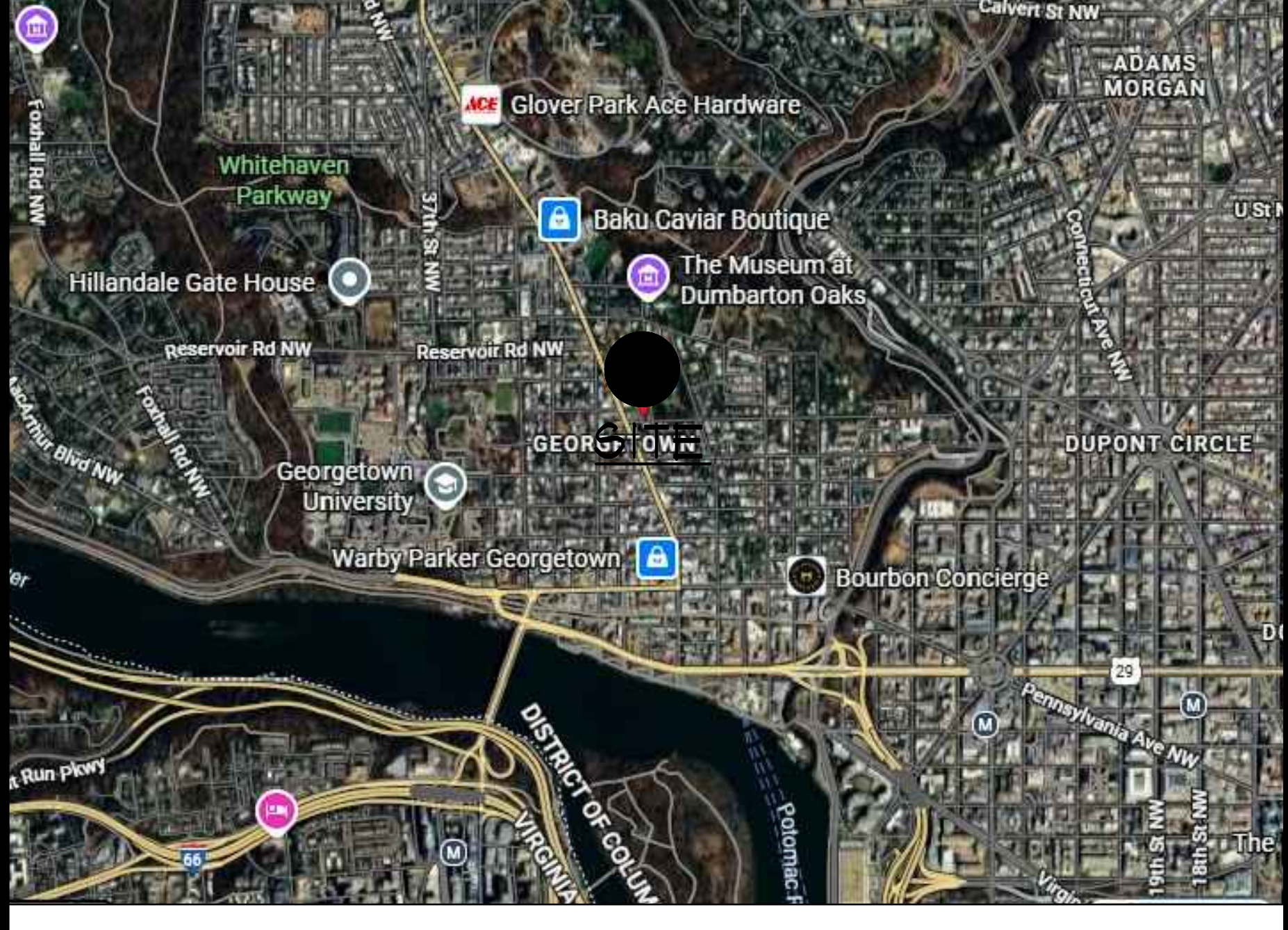
ZONING CHART
- CLIMATE ZONE 4A: WASHINGTON, D.C. - REAR YARD SETBACK REQUIREMENTS PER DCRA ZONING: CODE REQUIREMENT FOR EXISTING BUILDING: 20' - 0" EXISTING: BUILDING - 18' - 9.5" PROPOSED: BUILDING - 18' - 9.5" DECK - 16' - 3" - SIDE YARD SETBACK REQUIREMENT: EXISTING: BUILDING - 0' - 0" PROPOSED: BUILDING - 0' - 0" - PARKING: N. A.. - LOT OCCUPANCY: BUILDING FOOTPRINT-SQUARE FOOTAGE LOWER LEVEL FOOTPRINT- 1,173 SF FIRST FLOOR FOOTPRINT- 951 SF SECOND FLOOR FOOTPRINT-739 SF BUILDING FOOTPRINT- TOTAL: 2,863 SF EXISTING BUILDING LOT COVERAGE: 58.56% PROPOSED BUILDING LOT COVERAGE: 64.45% *LOWER LEVEL WAS USED TO DETERMINE THIS CALCULATION. NO EXTERIOR DECKS, STOOPS, OR STAIRS WERE INCLUDED IN THIS CALCULATION AS PER ZONING CODE. THE HOUSE IS IN ZONE R-3/GT.

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

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.

SQUARE FOOTAGE CALCULATIONS		
EXISTING VS. PROPOSED		
EXISTING	FOOTPRINT SQUARE. FOOTAGE	TOTAL
LOWER LEVEL	920 SQUARE FEET.	
FIRST FLOOR	747 SQUARE FEET	
SECOND FLOOR	739 SQUARE FEET	
UNFIN. GARAGE	145 SQUARE FEET	
TOTAL SF @ ALL LEVELS		2,551 SQUARE FEET
PROPOSED	COVERED SQUARE. FOOTAGE + TERRACE	
LOWER LEVEL	ADDED 108 SQUARE FEET	
FIRST FLOOR	60 S.F.+ 48 S. F. TER..	
SECOND FLOOR	0 SQUARE FEET + 166 S.F. TER.	
GROSS SF WITH PROPOSED ADDITION @ ALL LEVELS		2,611 SQUARE FEET
PROPOSED DECK ADDITION@ ALL LEVELS		214 SQUARE FEET

REVIEW SET
FOR REVIEW ONLY, NOT FOR CONSTRUCTION
DATE: 08/23/2025

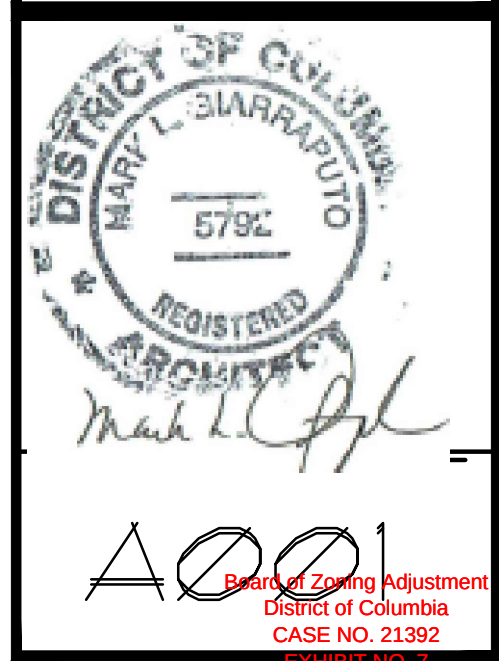

1610 32ND STREET WASHINGTON DC PRIVATE RESIDENCE

VICINITY MAP

DATE	SUBMISSION
8/23/2025	BZA REV.

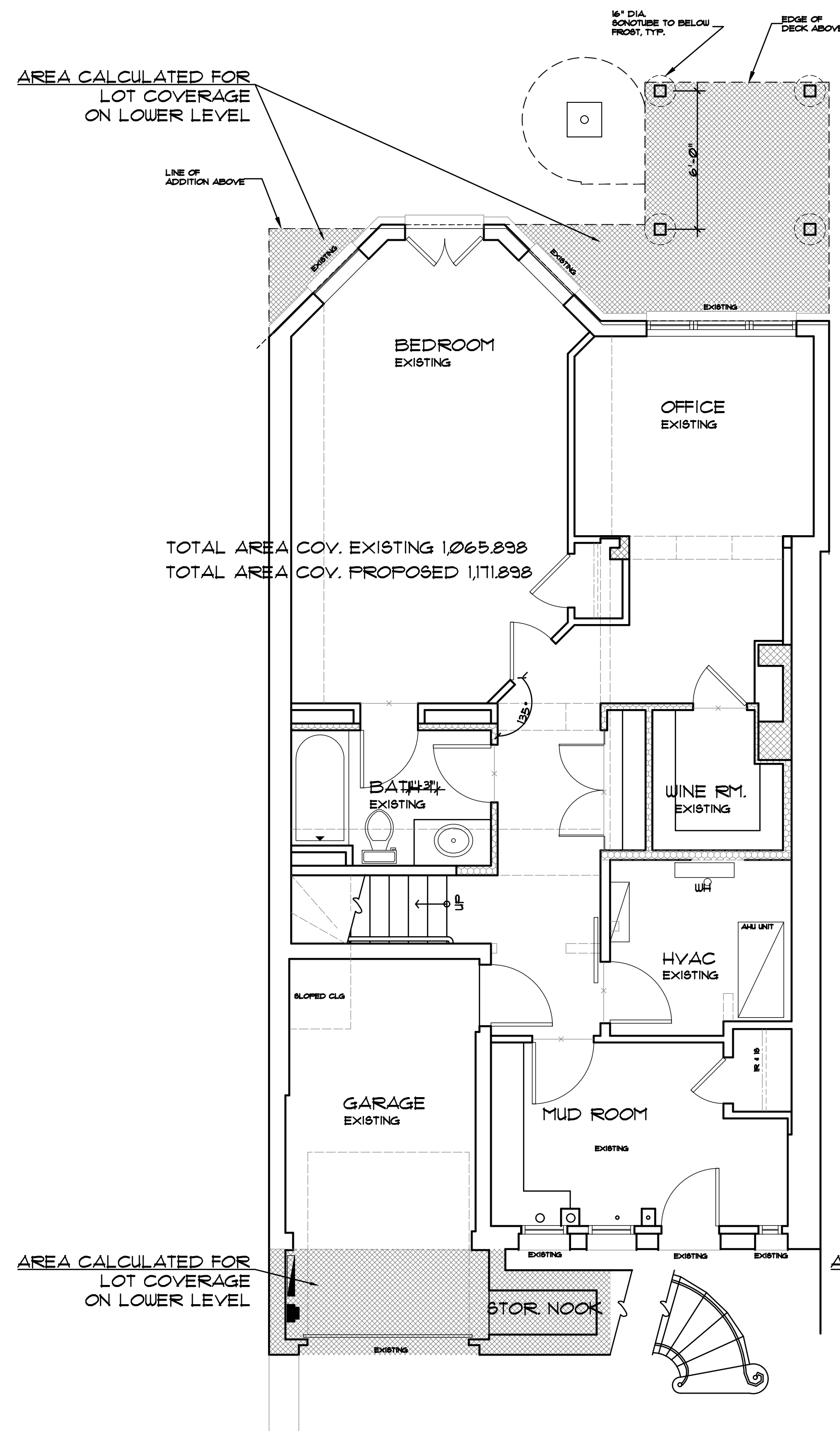


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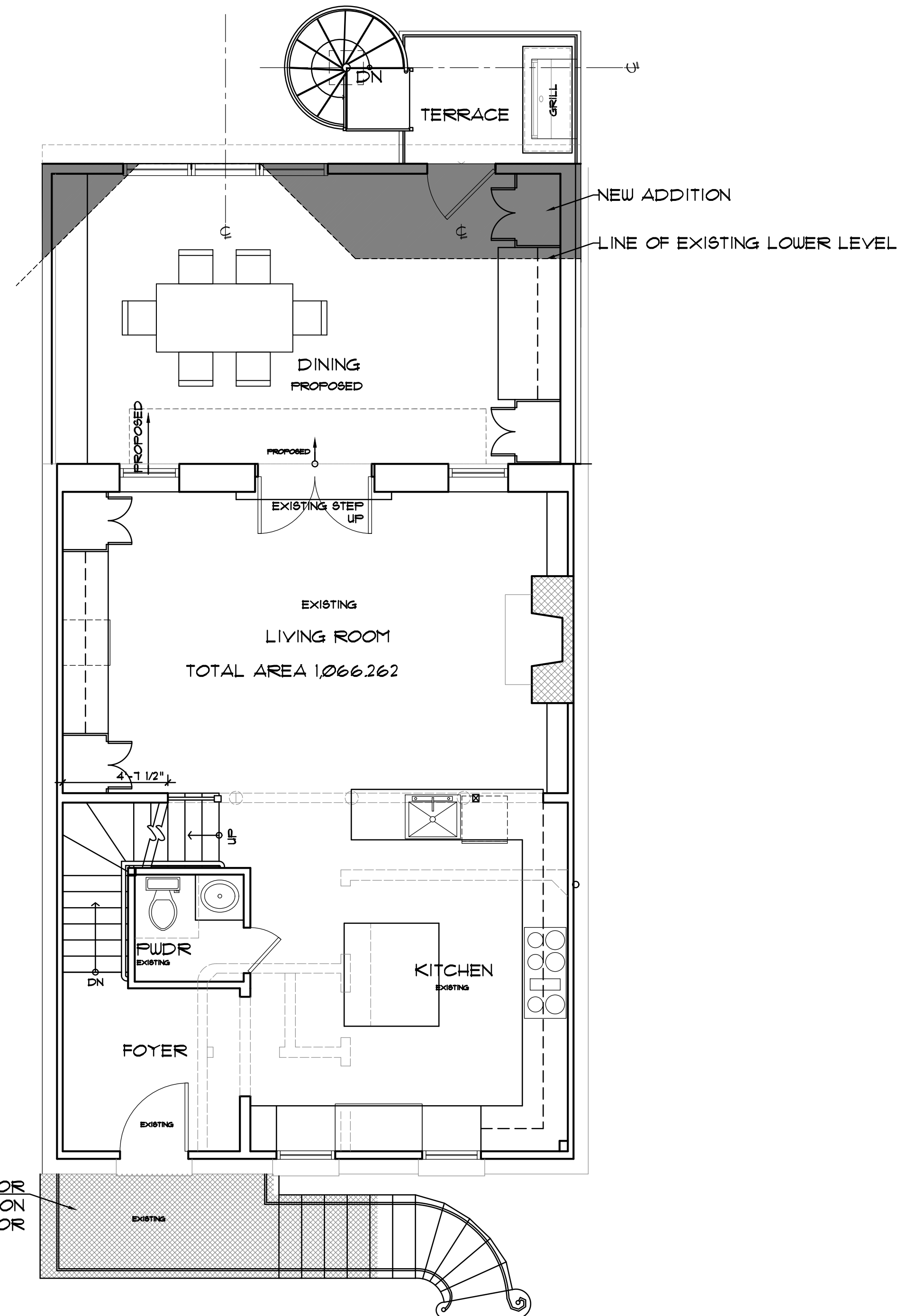
ELLIS RESIDENCE
1610 32ND ST NW
WASHINGTON DC



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EXISTING LOWER LEVEL FLOOR PLAN
FOR LOT COVERAGE



PROPOSED FIRST FLOOR PLAN
FOR LOT COVERAGE

NEW ADDITION

EXISTING AREA

SOUND BATTS, R-13/15 MIN. AT ALL BATHROOM, LAUNDRY ROOM, AT MECHANICAL CHASES AND SECOND FLOOR DECK BELOW ALL BATHROOMS AND LAUNDRY ROOMS.

INSULATION NOTES: ALL EXTERIOR WALLS TO BE FOAMED WITH MINIMUM R-21 CLOSED CELL FOAM. ALL CEILINGSS WILL BE INSULATED WITH R-38 OR R49 OPEN CELL FOAM.

FLOOR MATERIAL BREAK

DATE	SUBMISSION
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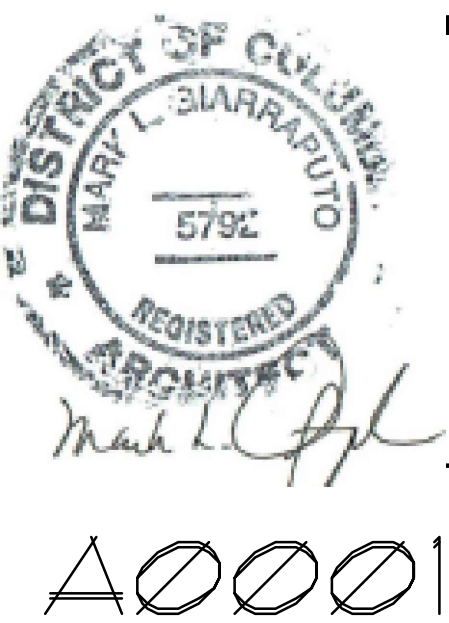


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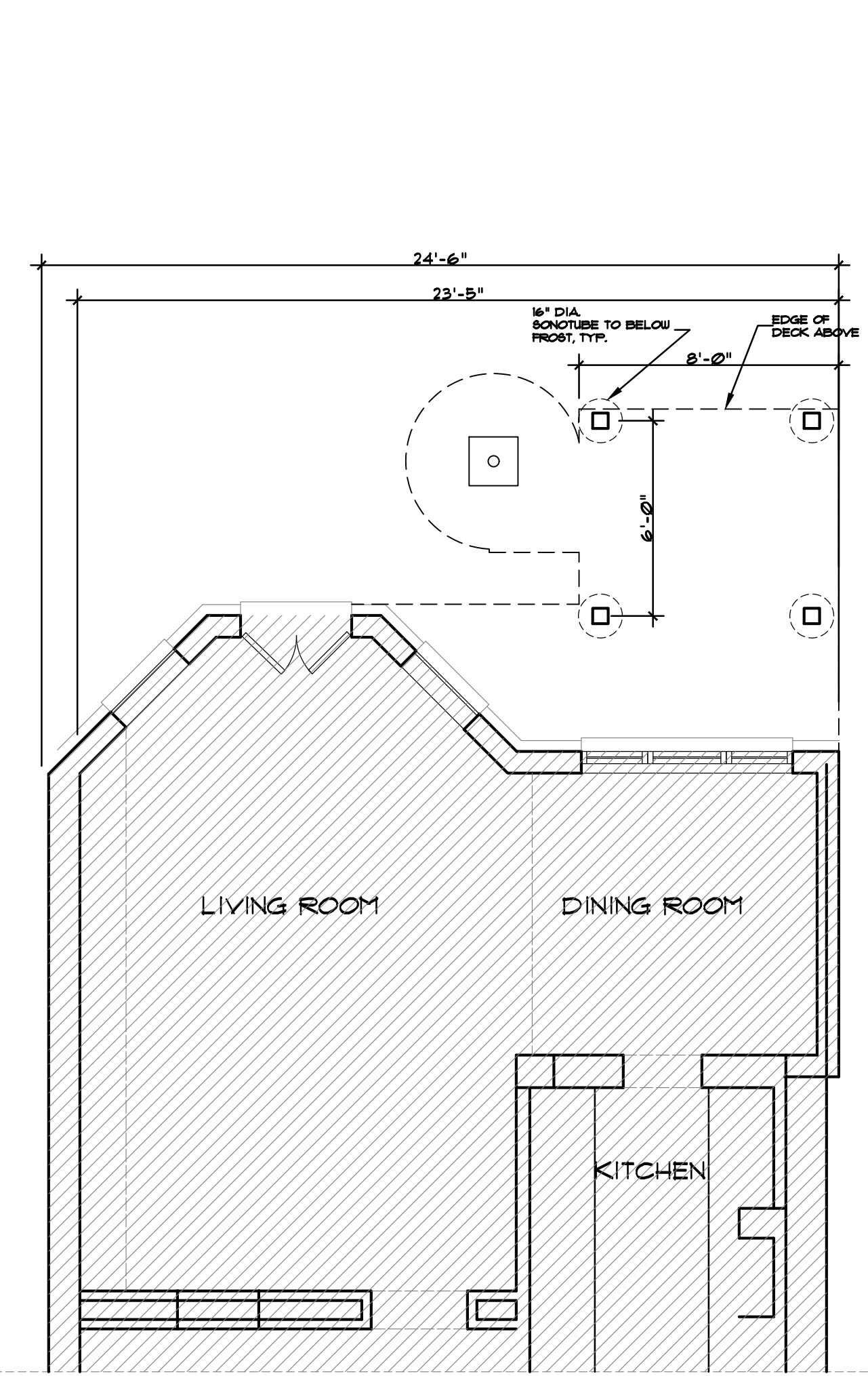
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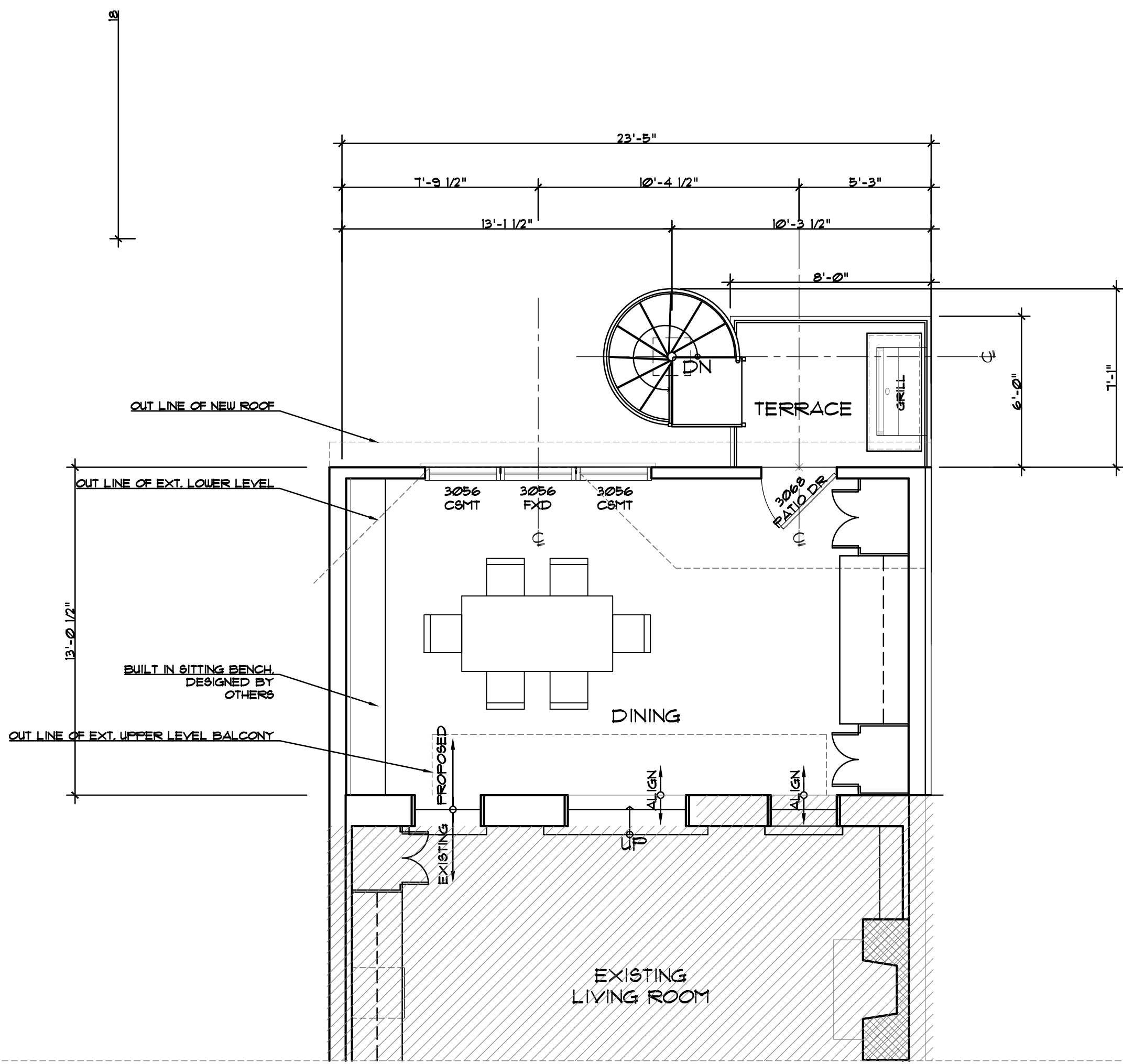
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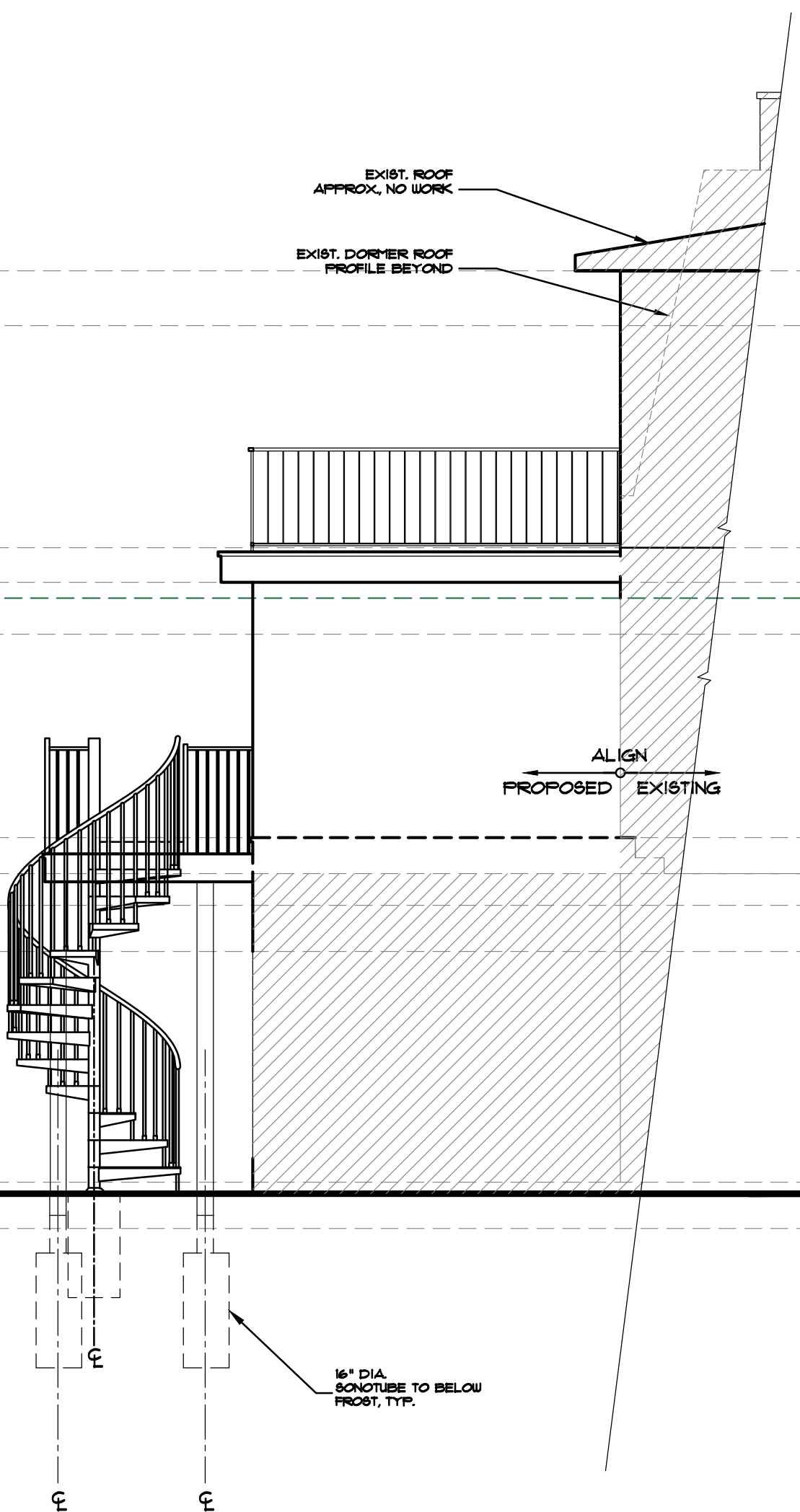
A00001



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



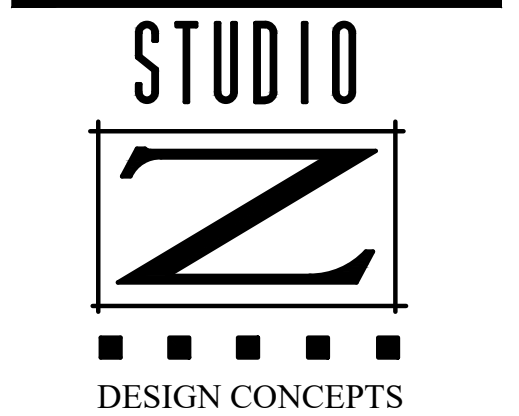
PROP. FIRST FLOOR PLAN W/ DECK
SCALE = 1/4" = 1'-0"



PROPOSED REAR ELEVATION W/
NEW DINING & DECK
SCALE = 1/4" = 1'-0"

EXISTING HOUSE
(NO WORK, U.O.)

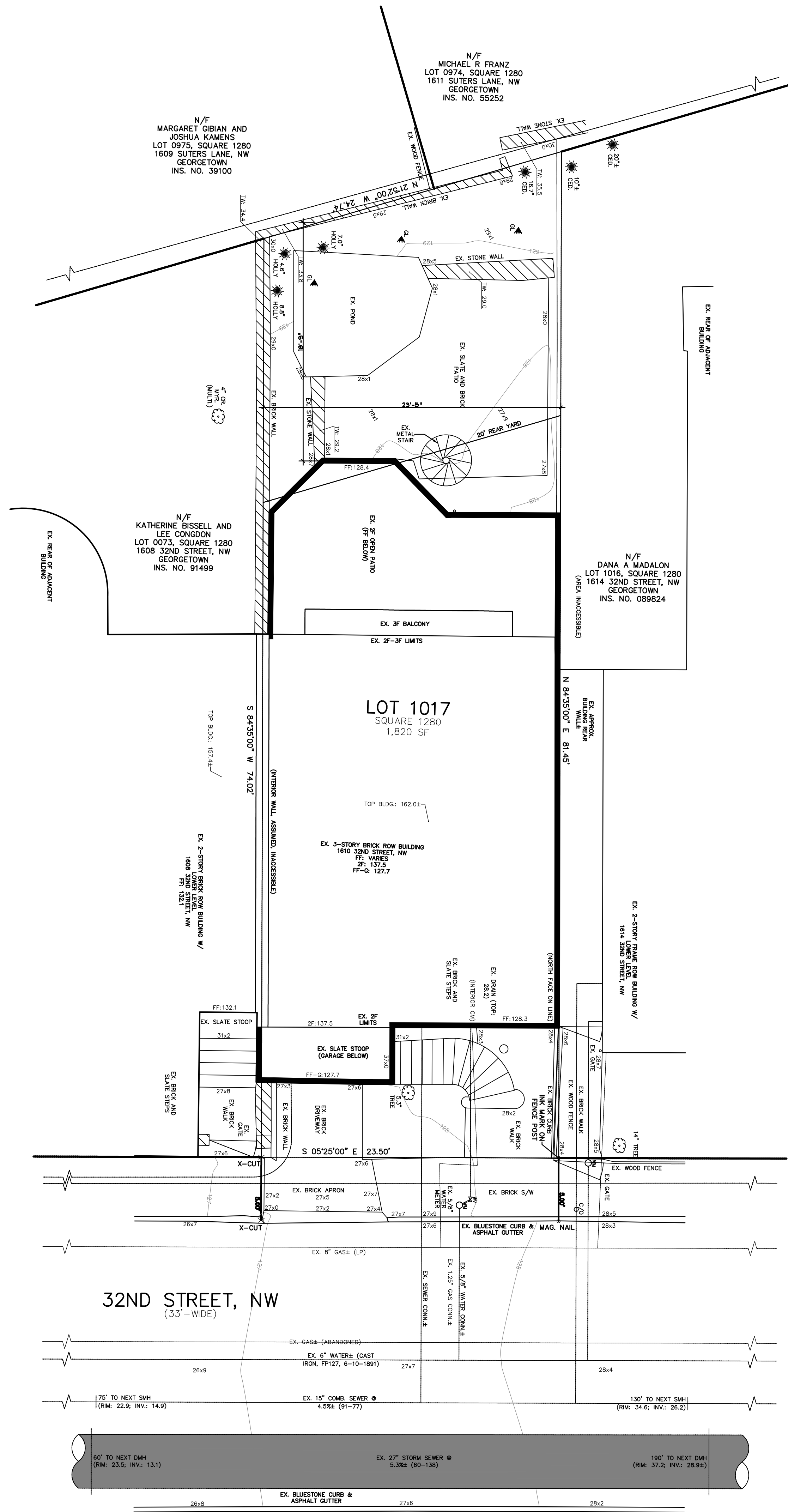
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A100



EXISTING SITE PLAN

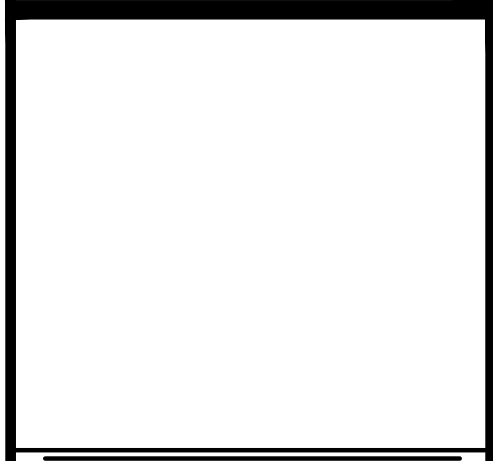
SQUARE 1280
1,820 SF

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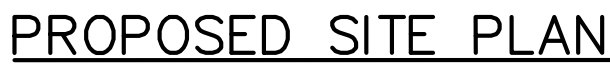
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A002

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