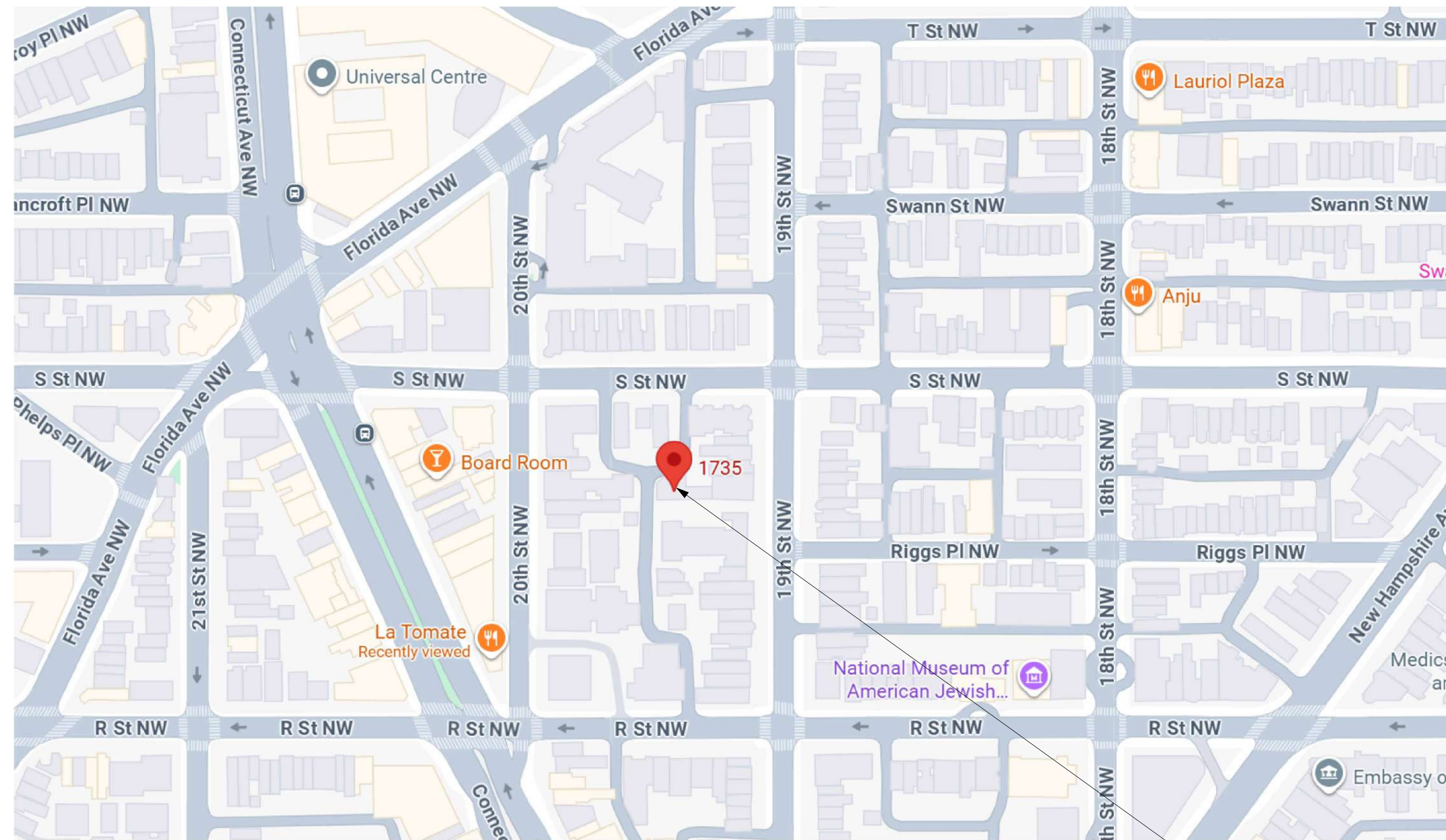


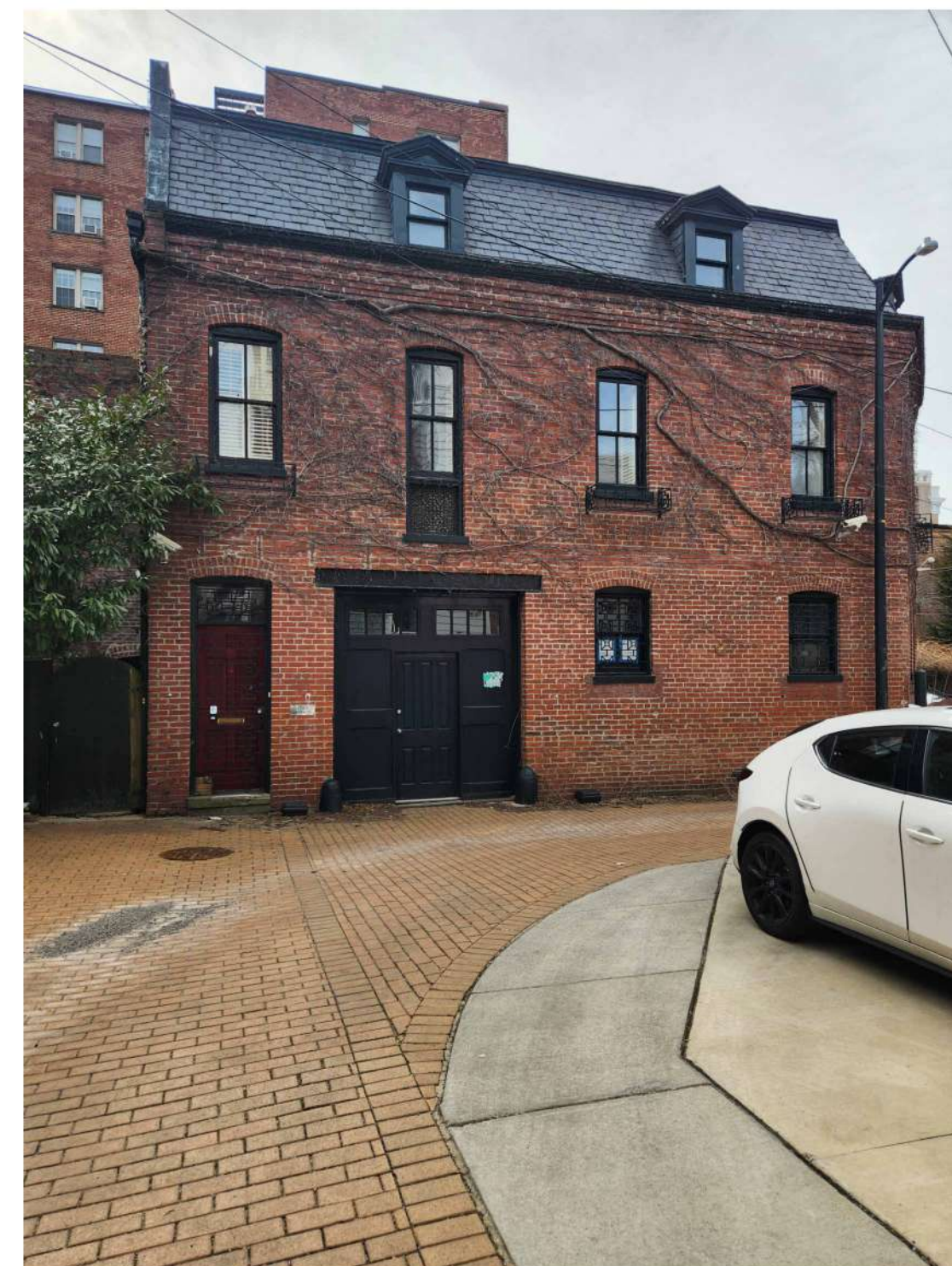
# 1735 Fraser Ct NW

## Washington DC, 20009



1 SITE LOCATION PLAN  
SCALE: NONE

PROPERTY LOCATION



2 EXISTING NORTH ELEVATION  
SCALE: NONE



3 EXISTING WEST ELEVATION  
SCALE: NONE

### PROJECT DESCRIPTION

ADDITION OF 222.73'SQF SUNROOM TO THE 3RD FLOOR OF AN EXISTING NON-CONFORMING SINGLE FAMILY ALLEY LOT STRUCTURE

#### OTHER PERMITS:

INTERIOR RENOVATION INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE SUPPRESSION, FINISHES & FIXTURES #B2506331

STRUCTURAL PERMIT #B2509605

EXTERIOR REHABILITATION OF HISTORIC PROPERTY PERMIT #B2506343

DC WATER #25-640875

### NOTE

ALL DIMENSIONS LISTED CORRELATE WITH THE DESIGN INTENTION. DO NOT SCALE DRAWINGS. IF ANY DIMENSIONS OR NOTES ARE IN QUESTION, REVIEW WITH ARCHITECT PRIOR TO PROCEEDING W/ WORK.

### CODE REVIEW INFO.

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS & DRAWINGS, & SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS, LICENSES & INSURANCE NECESSARY FOR THE PROPER EXECUTION OF WORK SHALL BE SECURED & PAID FOR BY THE GENERAL CONTRACTOR. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- 2015 IRC (INTERNATIONAL RESIDENTIAL CODE) WITH 2017 DCMR 12B, DC RESIDENTIAL CODE SUPPLEMENT & 2016 ZONING REQUIREMENTS
- 2015 IEBC (INTERNATIONAL EXISTING BUILDING CODE) WITH DCMR 12J AMENDMENTS
- 2015 ENERGY CONSERVATION CODE (ECC) WITH DCMR 12I AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE (IMC) WITH DCMR 12E AMENDMENTS
- 2015 INTERNATIONAL PLUMBING CODE (IPC) WITH DCMR 12F AMENDMENTS
- 2015 INTERNATIONAL FUEL GAS CODE (IFGC) WITH DCMR 12D AMENDMENTS
- 2015 INTERNATIONAL FIRE CODE (IFC) WITH DCMR 12H AMENDMENTS
- 2014 NATIONAL ELECTRIC CODE (NEC) WITH DCMR 12C AMENDMENTS
- 2015 GREEN CONSTRUCTION CODE (GCC) WITH DCMR 12K AMENDMENTS

### GENERAL INFO

**OWNER:**  
KATIE DELZELL  
421 FIRST STREET SE  
WASHINGTON, DC 20003

**ARCHITECT:**  
AGGREGATE ARCH & DESIGN, PLLC  
1012 14TH ST NW SUITE 915,  
WASHINGTON, DC 20005  
PH: 202.289.0053

**GENERAL CONTRACTOR:**  
LOFT CONSTRUCTION INC.  
1011 ARLINGTON BLVD. STE 330  
ARLINGTON, VA 22209  
PH: 202.545.0327

**CIVIL ENGINEER**  
HUSKA & HORGAN ENGINEERING, LLC  
1050 30TH STREET NW  
WASHINGTON, DC 20007  
PH: 703.425.3862

**STRUCTURAL ENGINEER**  
APAC ENGINEERING INC.  
8555 16TH ST. SUITE 200  
SILVER SPRING MD 20910

**MEP ENGINEER**  
FRIEDMAN ENGINEERING, LLC  
11709 FULHAM ST  
SILVER SPRING, MD 20902  
PH: 301.298.5070

**SURVEYOR**  
DISTRICT SURVEY  
800 MAINE AVE SW #200  
WASHINGTON, DC 20024  
PH: 571.330.7055

### DESIGN CRITERIA

GROUND SNOW LOAD:	25 psf	WINTER DESIGN TEMP.:	17°
WIND DESIGN SPEED:	90mph	ICE BARRIER REQ'D:	NO
T.E.:	NA	FLOOR HAZARD:	NA
SISMIC DESIGN CAT.:	A	AIR FREEZING INDEX:	500
DAMAGE FROM:		MEAN ANNUAL TEMP.:	55°
WEATHERING:	M		
FROST DEPTH:	30in		
TERMITE:	M-H		

### DRAWING INDEX

C001	COVER DRAWING SHEET		
A-001	PROPOSED FLOORPLAN		
A-002	PROPOSED ROOF PLAN		
A-003	PROPOSED ELEVATIONS		
A-004	PROPOSED ELEVATIONS		
A-005	PROPOSED ADDITION PERSPECTIVE VIEWS		
A-006	PROPOSED ADDITION PERSPECTIVE VIEWS		
A-007	SUMMER SUN SHADING ANALYSIS		
A-008	SUMMER SUN SHADING ANALYSIS		
A-009	FALL SUN SHADING ANALYSIS		
A-010	FALL SUN SHADING ANALYSIS		
A-011	WINTER SUN SHADING ANALYSIS		
A-012	WINTER SUN SHADING ANALYSIS		
A-013	SPRING SUN SHADING ANALYSIS		
A-014	SPRING SUN SHADING ANALYSIS		
A-015	EXISTING CONDITIONS		
A-016	EXISTING CONDITIONS		
A-017	PROPOSED RENDERS		

### ZONING INFO

SQUARE:	0110
LOT:	069
ZONE:	RA-2/DC
EXIST. LOT AREA:	2,444 SQ FT
EXIST. LOT OCC.:	97% (2,370' SQ FT)
PROP. LOT OCC.:	NO CHANGE
MAX. LOT OCC.:	N/A (ALLEY LOT)
EXIST. # OF STORIES:	3
PROP. # OF STORIES:	NO CHANGE
MAX. # OF STORIES:	2
EXIST. BUILD. HEIGHT:	32'-6"
PROP. BUILD. HEIGHT:	NO CHANGE
MAX. BUILD. HEIGHT:	22'-0"
EXIST. # PARK. SPACE:	1
PROP. # PARK. SPACE:	NO CHANGE
MIN. # PARK. SPACE:	0
EXIST. GAR:	0.0
PROP. GAR:	NO CHANGE
MIN. GAR:	N/A (HISTORIC)

### BUILDING DATA

	EXIST. BLDG.	PROP. ALTER.
IBC OCCUPANCY CLASSIFICATION	R-3	R-3
TYPE OF CONSTRUCTION -	V-B	V-B
FULLY SPRINKLERED	YES	YES
FLOOR AREA OF BUILDING	5,526.89 SQ FT	5,749.62 SQ FT

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SHEET NAME  
COVER  
DRAWING SHEET  
SHEET NO.  
C001

DATE  
10/03/25

GENERAL NOTES  
CHECK THESE DOCUMENTS WERE REVISIONS  
OR APPROVED BY ME AND THAT I AM A FULLY  
LICENSED ARCHITECT IN THE DISTRICT OF COLUMBIA LICENSE NO. A.S.C. 2002038  
EXPIRATION DATE 04-30-2026

DRAWING DATE:  
1735 Fraser Ct NW  
Washington DC, 20009

DRAWN BY:  
MC

CHECKED BY:  
MDF

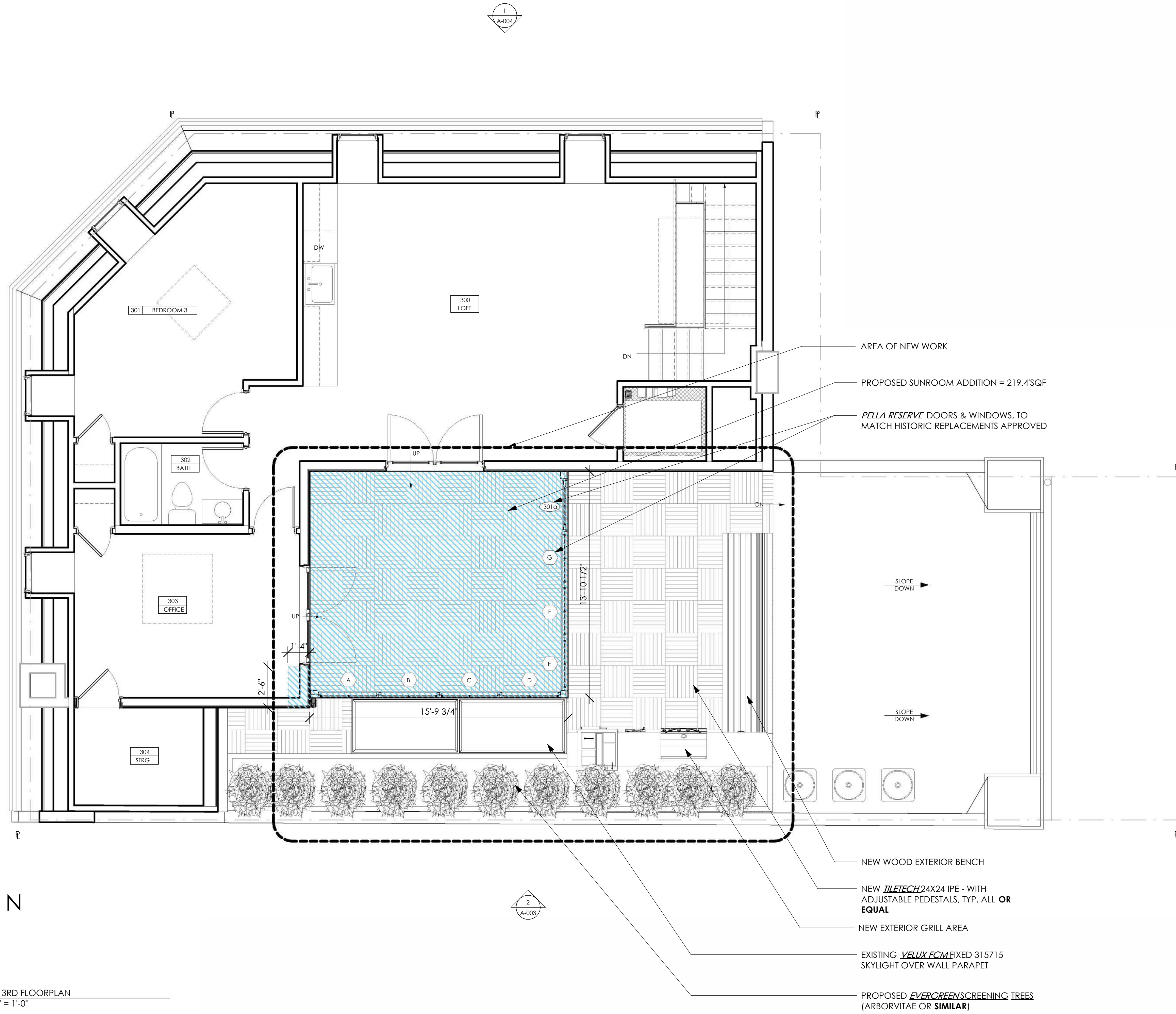
PROJECT NO:  
2025-02

SEAL & SIGNATURE:

COPYRIGHT NOTICE:  
This drawing, and its specifications, is provided as a service by the Architect and is intended for use on this project only. All designs, drawings, and specifications are the property of the Architect. Any reproduction, use, or disclosure of the proprietary information contained herein without the prior written consent of the Architect is strictly prohibited.

aggregate  
architecture+design  
1072 14th Street NW, Washington, DC 20005 | 202.289.0053  
Aggregate Architecture & Design, PLLC © 2025

PRELIMINARY  
NOT FOR CONSTRUCTION



1 PROPOSED 3RD FLOORPLAN  
SCALE: 1/4" = 1'-0"

SUBMISSION		DATE	SHEET NAME
R/A		03/02/25	PROPOSED FLOORPLANS
GENERAL NOTE:		SHEET NO. A-001	
<p>THIS DRAWING IS THE PROPERTY OF AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY OTHER SERVICES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY OTHER SERVICES.</p>		<p>AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. 1075 17TH STREET, NW, WASHINGTON, DC 20036 TEL: 202-638-1000 FAX: 202-638-1001 WWW.AGGRAGATEARCHITECTURE.COM</p>	
DRAWING DATA:			
DRAWN BY: MC		PROJECT NO: 2025-02	
CHECKED BY: Chester			
1735 Fraser Ct NW Washington DC, 20009			

PRELIMINARY  
NOT FOR CONSTRUCTION

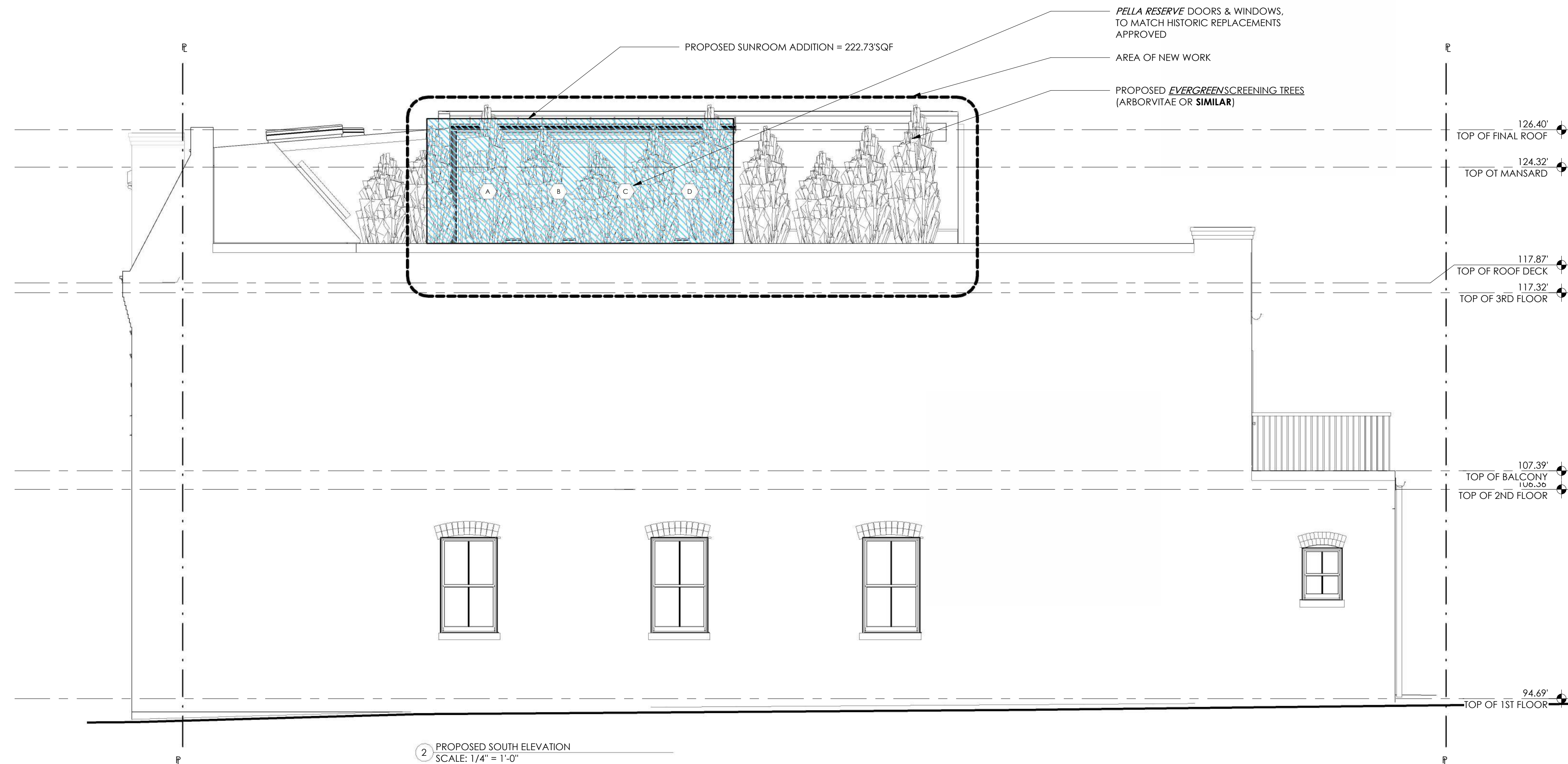




*PRELIMINARY*  
*NOT FOR CONSTRUCTION*



1 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

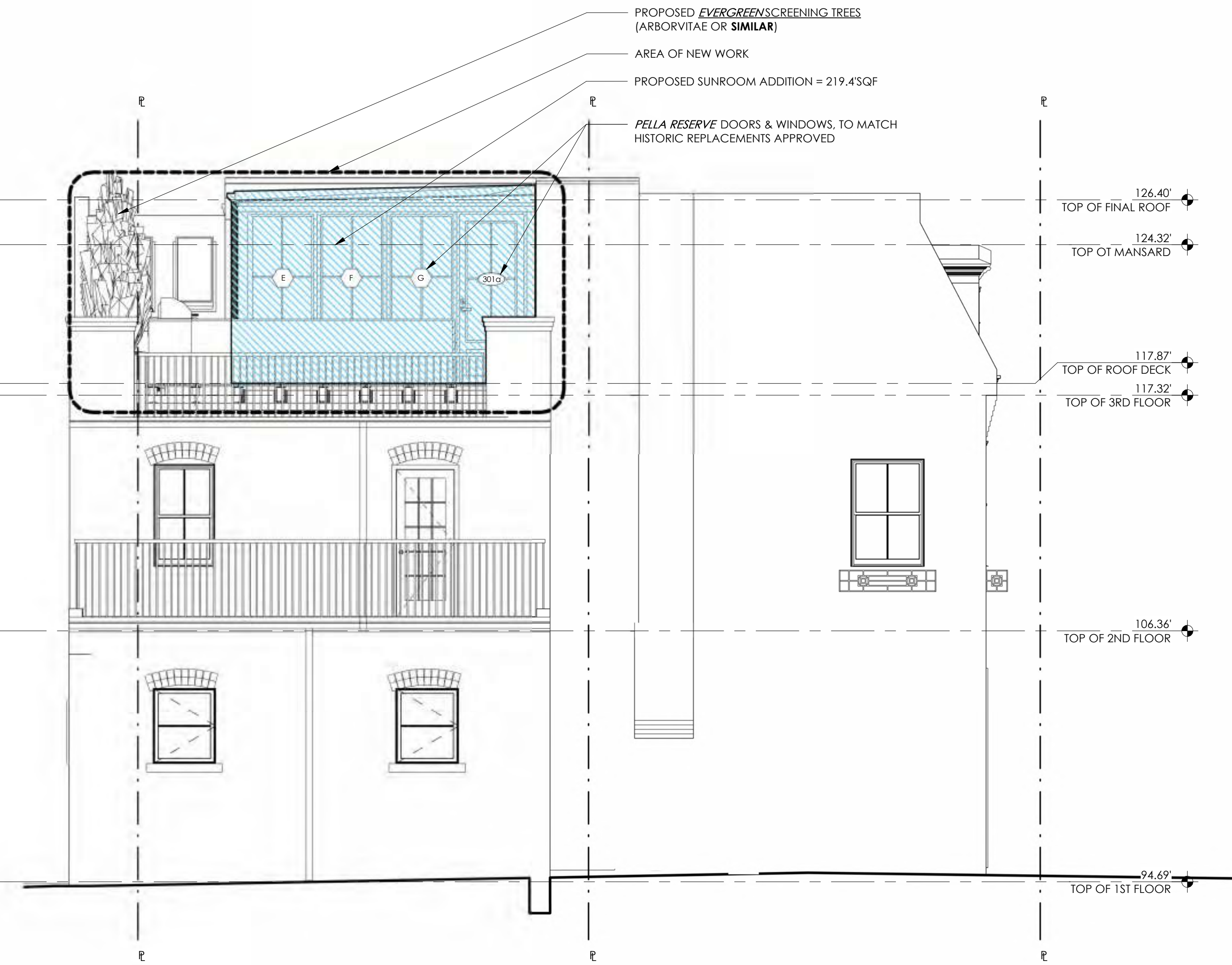


2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION		DATE	SHEET NAME
R/A		10/03/25	PROPOSED ELEVATIONS
DRAWING DATE:		MC	SHEET NO.
DRAWN BY:		CK	A-003
CHECKED BY:		Checker	
SCALE SIGNATURE:		PROJECT NO:	
PROJECT NO:		2025-02	
<p>1735 Fraser Ct NW Washington DC, 20009</p>			
<p><b>aggregate</b> architecture+design 1011 14th Street NW, Suite 200 Washington, DC 20005 Aggregate Architecture &amp; Design, PLLC © 2025</p>			
<p><small>COPYRIGHT NOTICE: This drawing &amp;/or specification is provided as an instrument of service by AGGREGATE ARCHITECTURE+DESIGN and is the property of AGGREGATE ARCHITECTURE+DESIGN. It is to be used only for the project and site specified. All designs, drawings, specifications, models, and arrangements are the property of AGGREGATE ARCHITECTURE+DESIGN and shall remain the property of the Architect. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the Architect. It is strictly prohibited.</small></p>			

**PRELIMINARY**  
NOT FOR CONSTRUCTION



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



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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

SUBMISSION	DATE	SHEET NAME
SEA	10/03/25	PROPOSED ELEVATIONS
GENERAL NOTE:		SHEET NO.
<small>THIS DRAWING IS THE PROPERTY OF AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. EXPIRATION DATE: 01-31-2026.</small>		A-004

1735 Fraser Ct NW  
Washington DC, 20009

DRAWING DATE:	DATE
10/03/25	10/03/25
DRAWN BY:	CHECKED BY:
MC	Chester
PROJECT NO:	2025-02

SCALE SIGNATURE:

COPYRIGHT NOTICE: This drawing and specification is provided as an instrument of service by AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. UNAUTHORIZED WORK (THE PROPERTY OF THE ARCHITECT, ENGINEER, OR DESIGNER) IS STRICTLY PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.





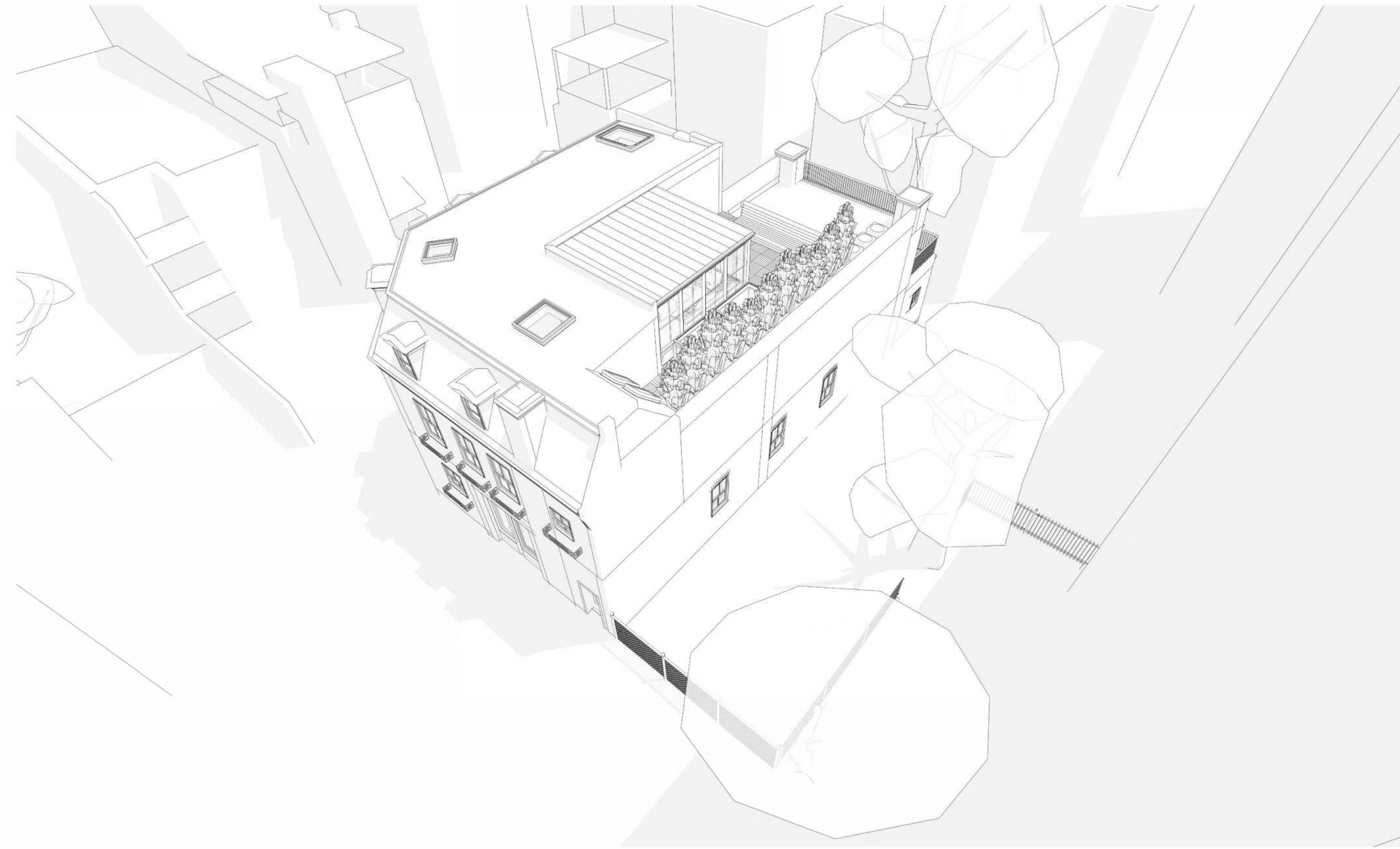
1 PROPOSED BUILDING BIRDS-EYE VIEW FROM NW  
SCALE: NONE



2 PROPOSED BUILDING BIRDS-EYE VIEW FROM SE  
SCALE: NONE



3 PROPOSED BUILDING BIRDS-EYE VIEW FROM NE  
SCALE: NONE



4 PROPOSED BUILDING BIRDS-EYE VIEW FROM SW  
SCALE: NONE

**PRELIMINARY**  
*NOT FOR CONSTRUCTION*

SUBMISSION B/A	DATE 03/02/25	SHEET NAME <b>PROPOSED BUILDING VIEWS</b>	SHEET NO. <b>A-005</b>
	GENERAL NOTE: THIS DRAWING AND ANY CONTENTS ARE UNAPPROVED UNLESS INDICATED OTHERWISE AND SHALL BE LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. PROJECT NO. A/C-200208 EXPIRATION DATE: 01-30-2026		

DRAWING DATE:  
1735 Fraser Ct NW  
Washington DC, 20009

DRAWN BY: AC	CHECKED BY: Chester	PROJECT NO: 2025-02
-----------------	------------------------	------------------------

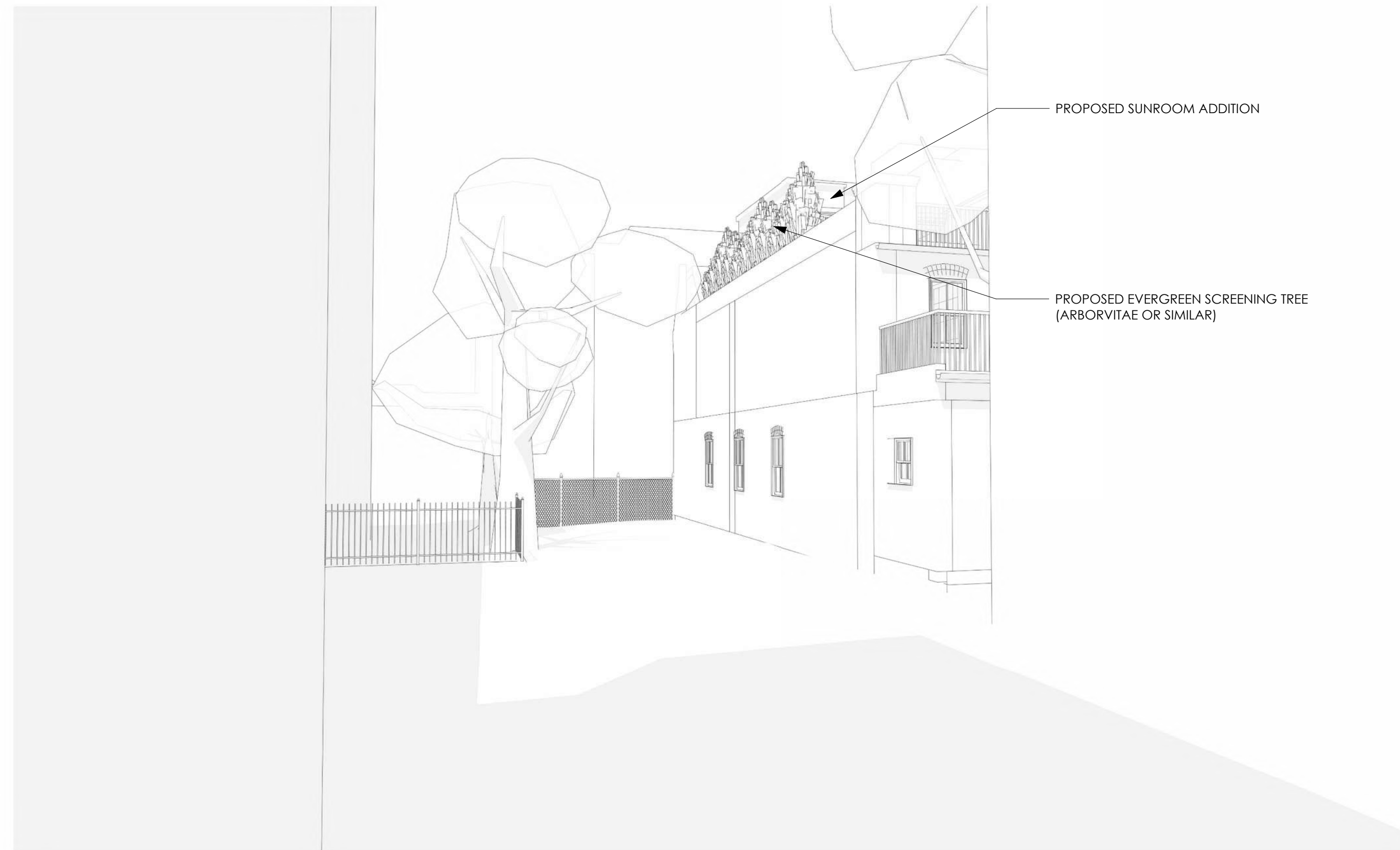
COPYRIGHT NOTICE:  
This drawing and its contents are provided as  
an instrument of service by AGGREGATE  
architectural & design, PLLC and are not to be  
reproduced, copied, or used in any way  
without the prior written consent of the Architect.  
Unauthorized use of this drawing or its contents  
is strictly prohibited.

**aggregate** PLLC  
**architecture+design**  
1075 14th Street, NW, Suite 200  
Washington, DC 20005  
Aggregate Architecture & Design, PLLC © 2025

**PRELIMINARY**  
*NOT FOR CONSTRUCTION*



1 PROPOSED VIEW FROM ALLEY TO THE NORTH  
SCALE: NONE



2 PROPOSED VIEW FROM ADJACENT PROPERTY/PARKING LOT  
SCALE: NONE



3 PROPOSED VIEW FROM ALLEY TO THE WEST  
SCALE: NONE



4 PROPOSED VIEW FROM ALLEY TO THE SOUTHWEST  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION R/A	DATE 03/03/25	SHEET NAME <b>PROPOSED BUILDING VIEWS</b>	SHEET NO. <b>A-006</b>
	GENERAL NOTE: THIS DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CLIENT ACCEPTS THE ARCHITECT'S PROFESSIONAL OPINION AND AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE ARCHITECT'S PROFESSIONAL SERVICES UNDER THE LAWS OF THE DISTRICT OF COLUMBIA. EXPIRATION DATE: 03/30/2026.		

DRAWING DATE:  
**1735 Fraser Ct NW**  
Washington DC, 20009

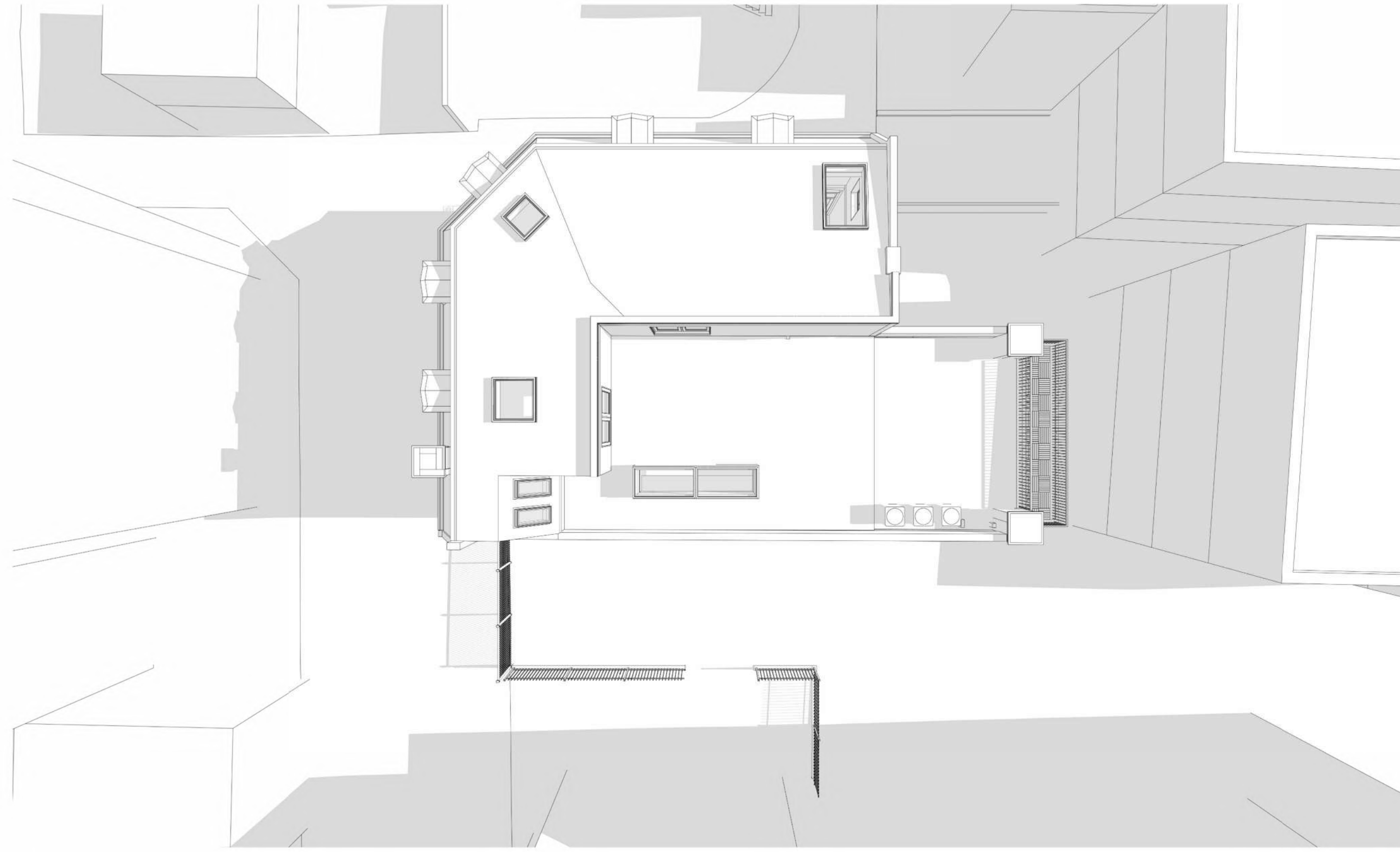
DRAWN BY: MC	CHECKED BY: Chester	PROJECT NO: 2025-02
-----------------	------------------------	------------------------

**aggregate** P.L.L.C.  
architecture+design  
1075 14th Street, NW  
Washington, DC 20005  
Aggregate Architecture & Design, P.L.L.C. © 2025

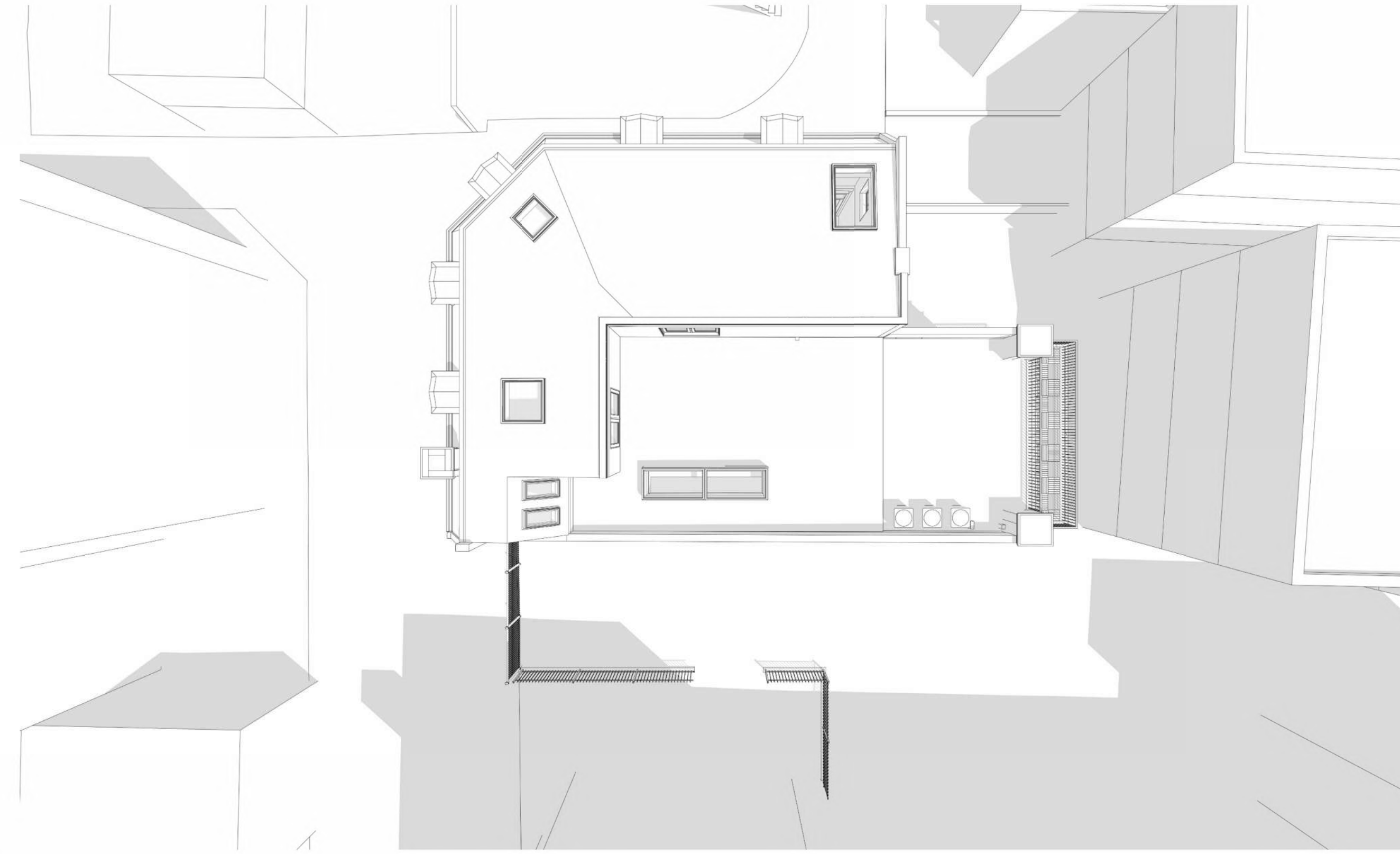
*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

COPYRIGHT NOTICE:  
This drawing and specification is provided as an instrument of service by AGGREGATE and is the property of AGGREGATE. It is to be used only for the project and site specified. It is not to be reproduced, copied, or otherwise used for any other project without the written consent of the Architect. Any unauthorized use or reproduction of this drawing or specification is prohibited.

# SHADING DIAGRAMS WITHOUT ADDITION

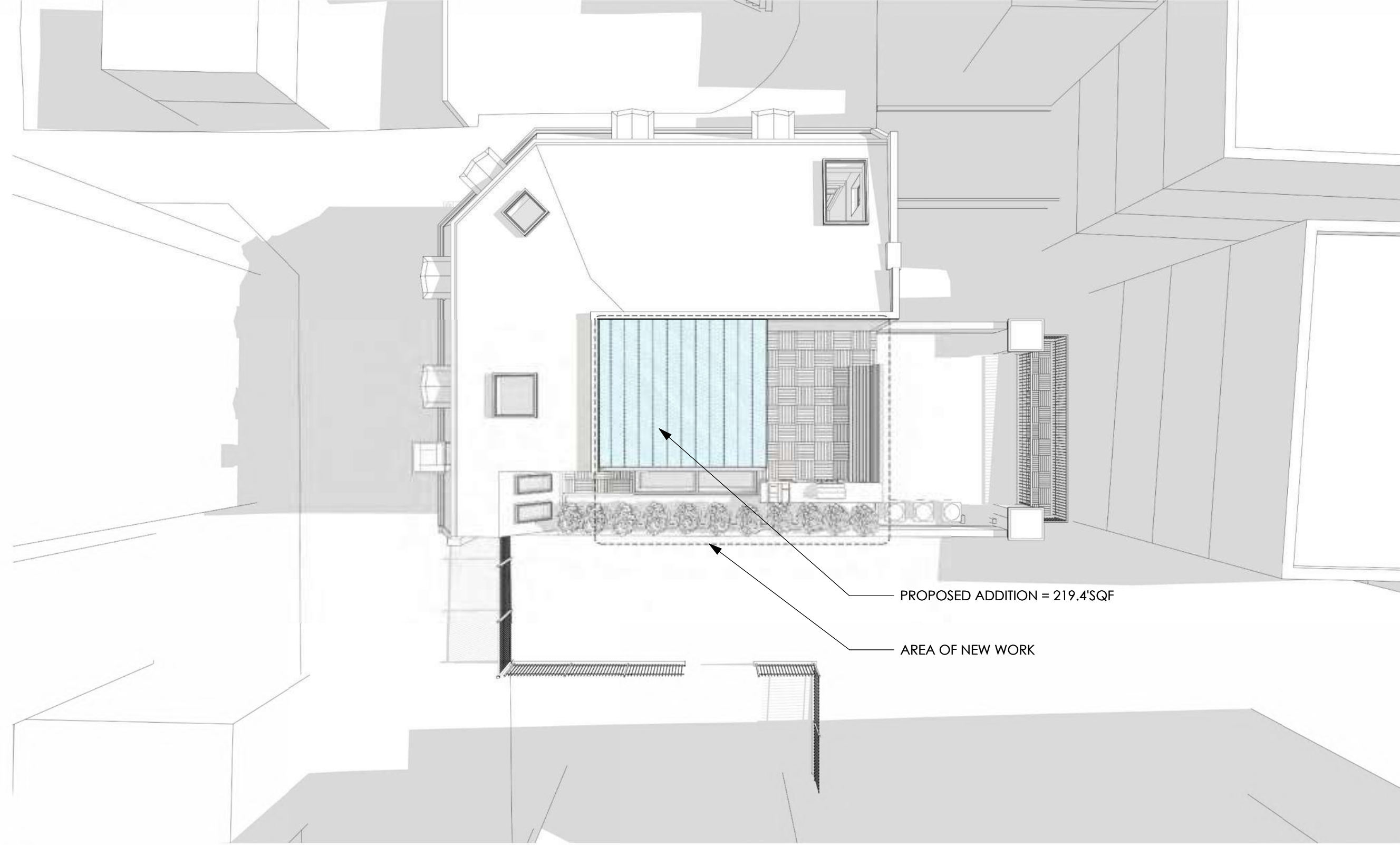


1 SUMMER SOLSTICE 9:00AM  
SCALE: NONE

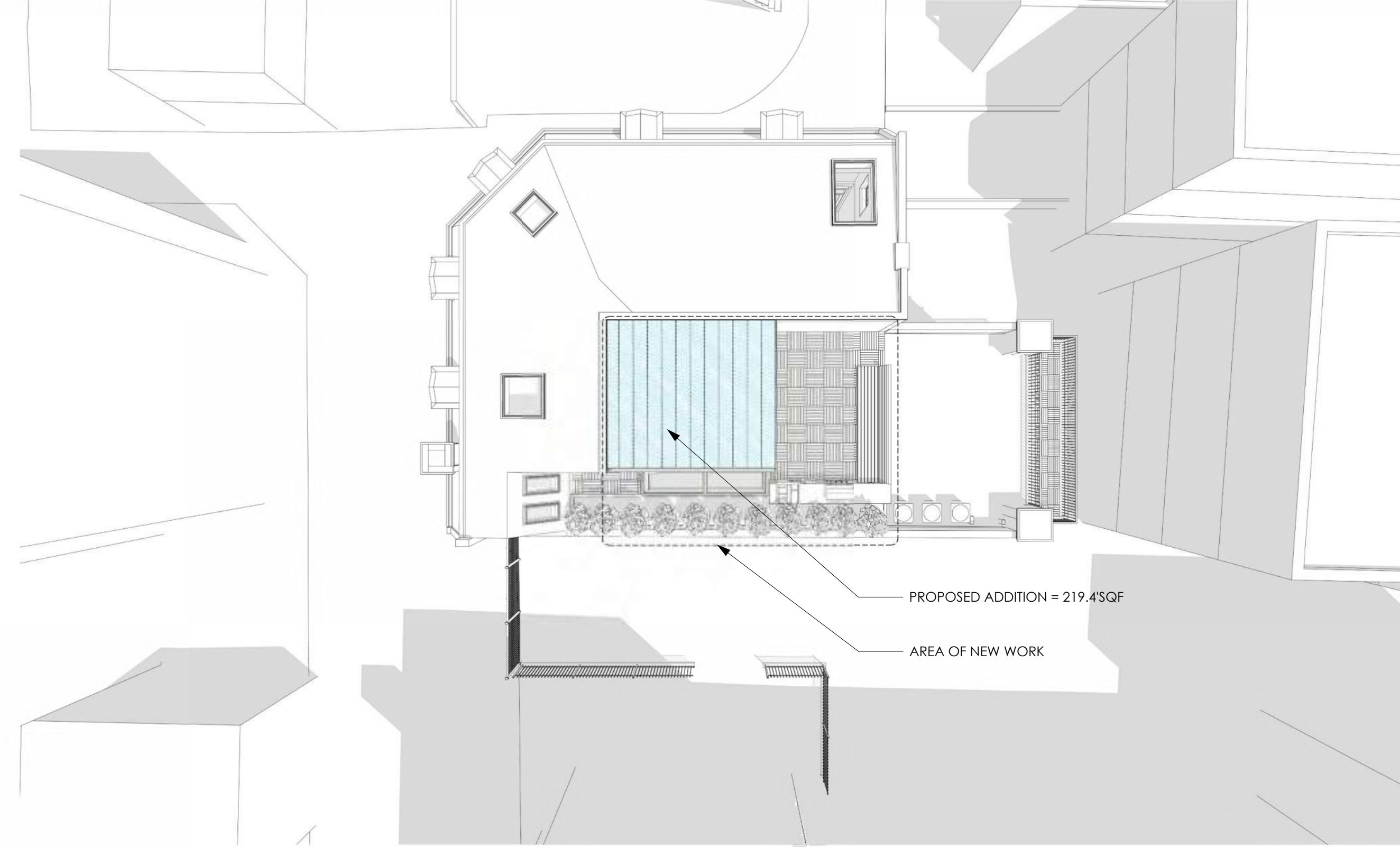


2 SUMMER SOLSTICE 12:00PM  
SCALE: NONE

# SHADING DIAGRAMS WITH PROPOSED ADDITION



3 SUMMER SOLSTICE 9:00AM  
SCALE: NONE



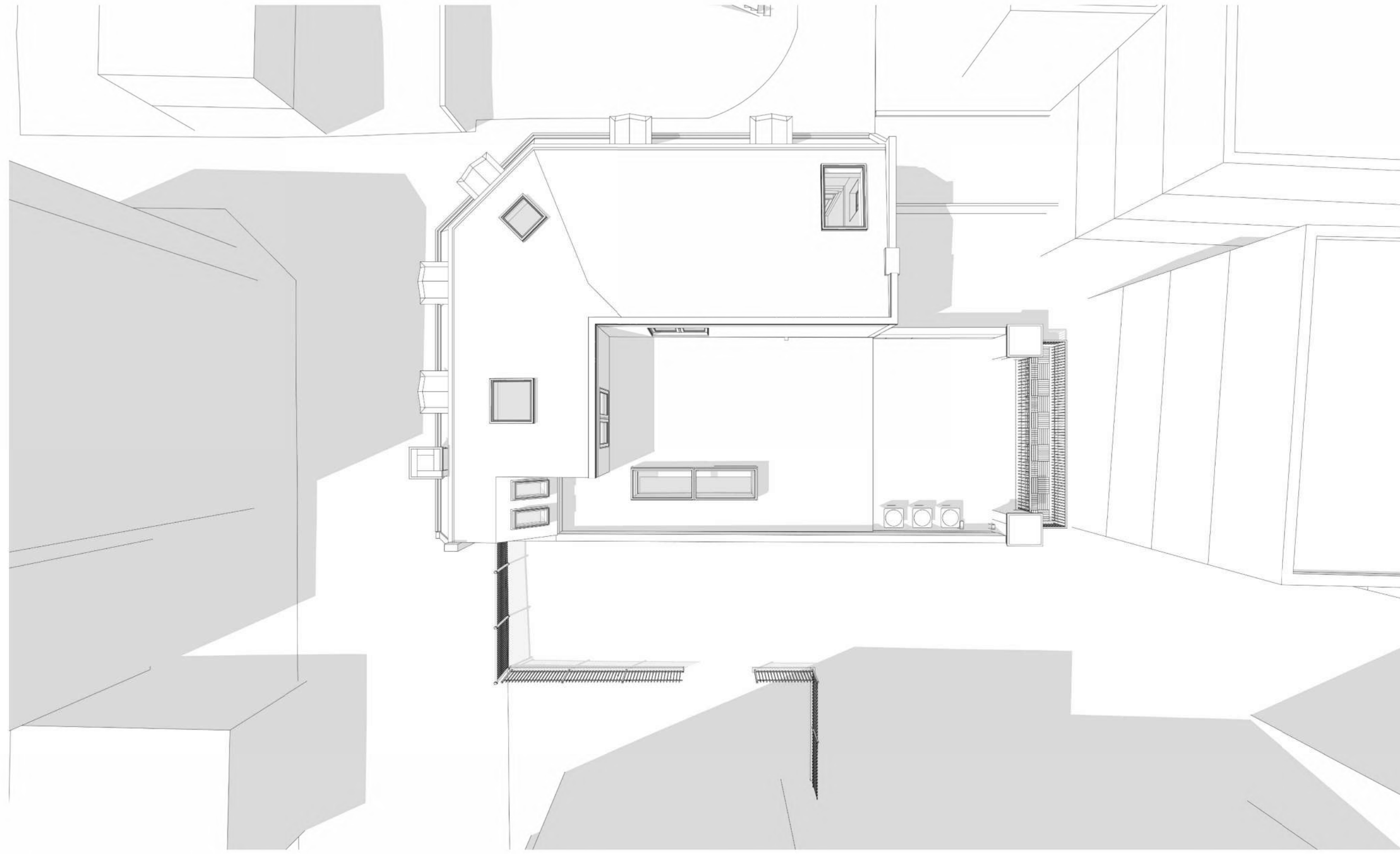
4 SUMMER SOLSTICE 12:00PM  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

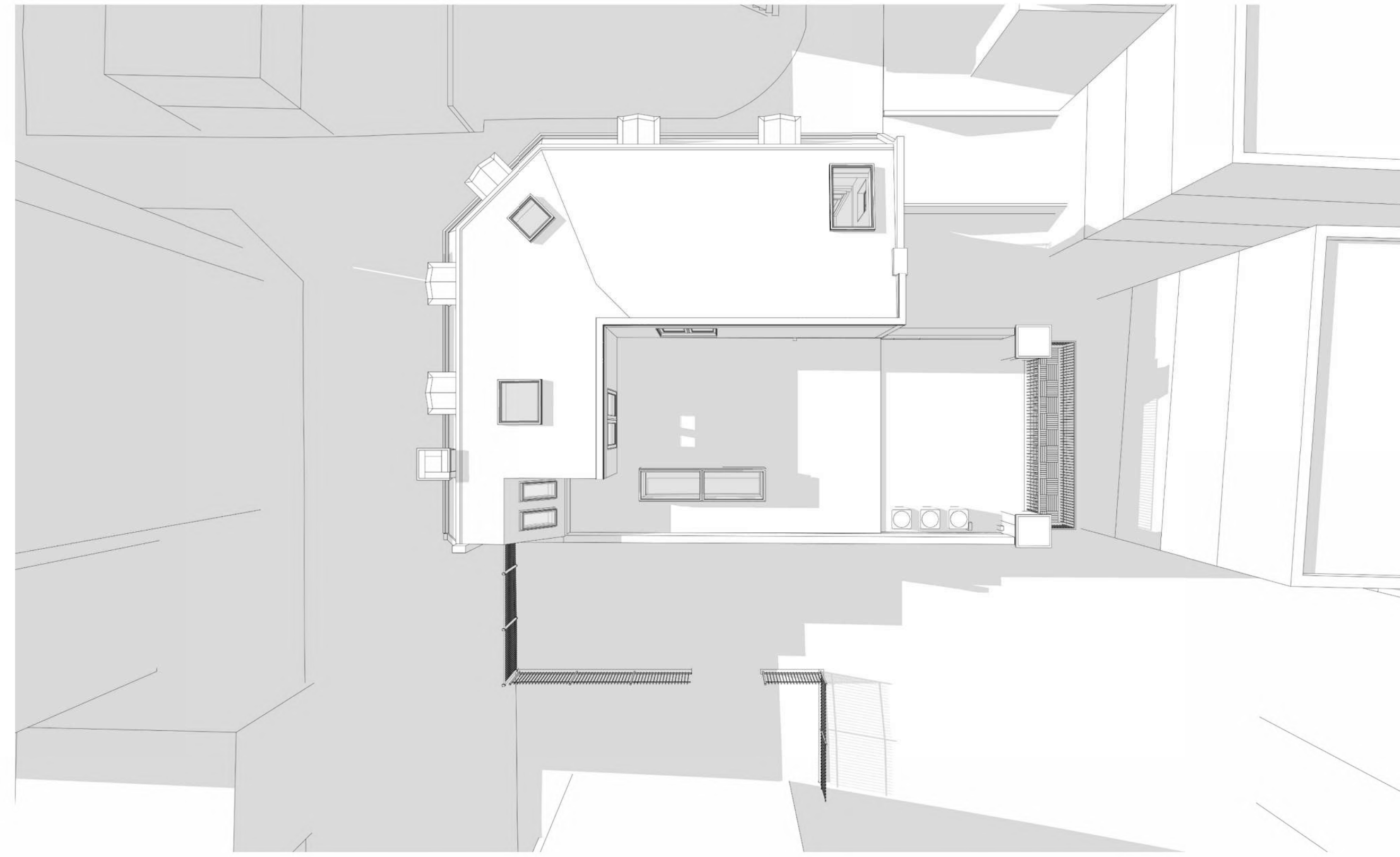
SUBMISSION		DATE	SHEET NAME	SHEET NO.
BA		03/03/25	SUMMER SUN SHADING ANALYSIS	A-007
<small>GENERAL NOTE: THIS DRAWING IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. EXPIRATION DATE: 01-31-2026.</small>				
DRAWING DATE:		DRAWN BY:	CHECKED BY:	PROJECT NO.:
1735 Fraser Ct NW Washington DC, 20009		MC	Chester	2025-02
<small>COPYRIGHT NOTICE: This drawing &amp;/or specification is prepared as an instrument of service by AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. and is the property of AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. It is not to be used for any other project without the written consent of AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. All designs, drawings, specifications, models, and arrangements are the property of AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. and shall remain the property of AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. without the written consent of the Architect is strictly prohibited.</small>				
<p>Aggregate Architecture &amp; Design, P.L.L.C. © 2025</p>				

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

# SHADING DIAGRAMS WITHOUT ADDITION

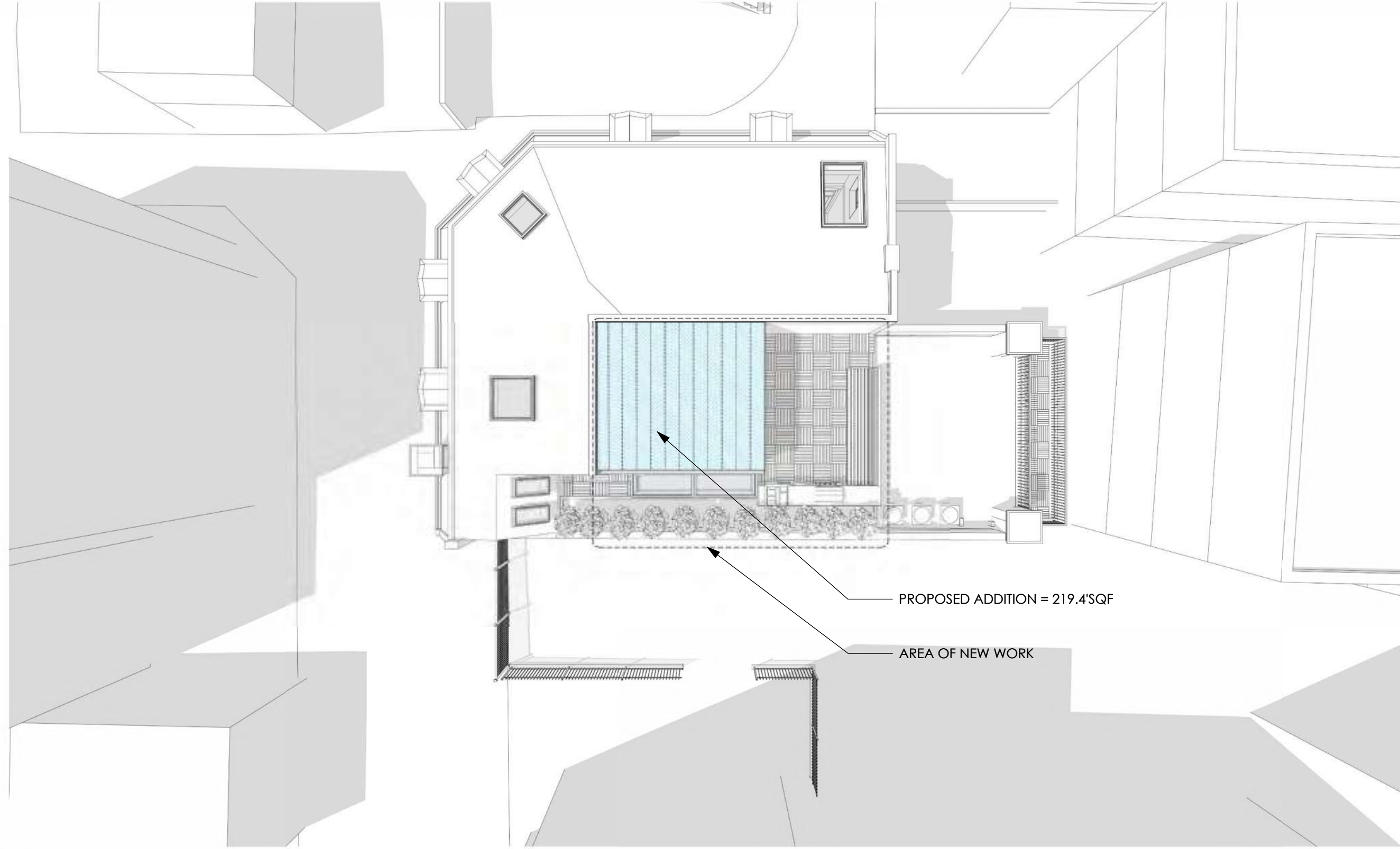


1 SUMMER SOLSTICE 3:00PM  
SCALE: NONE

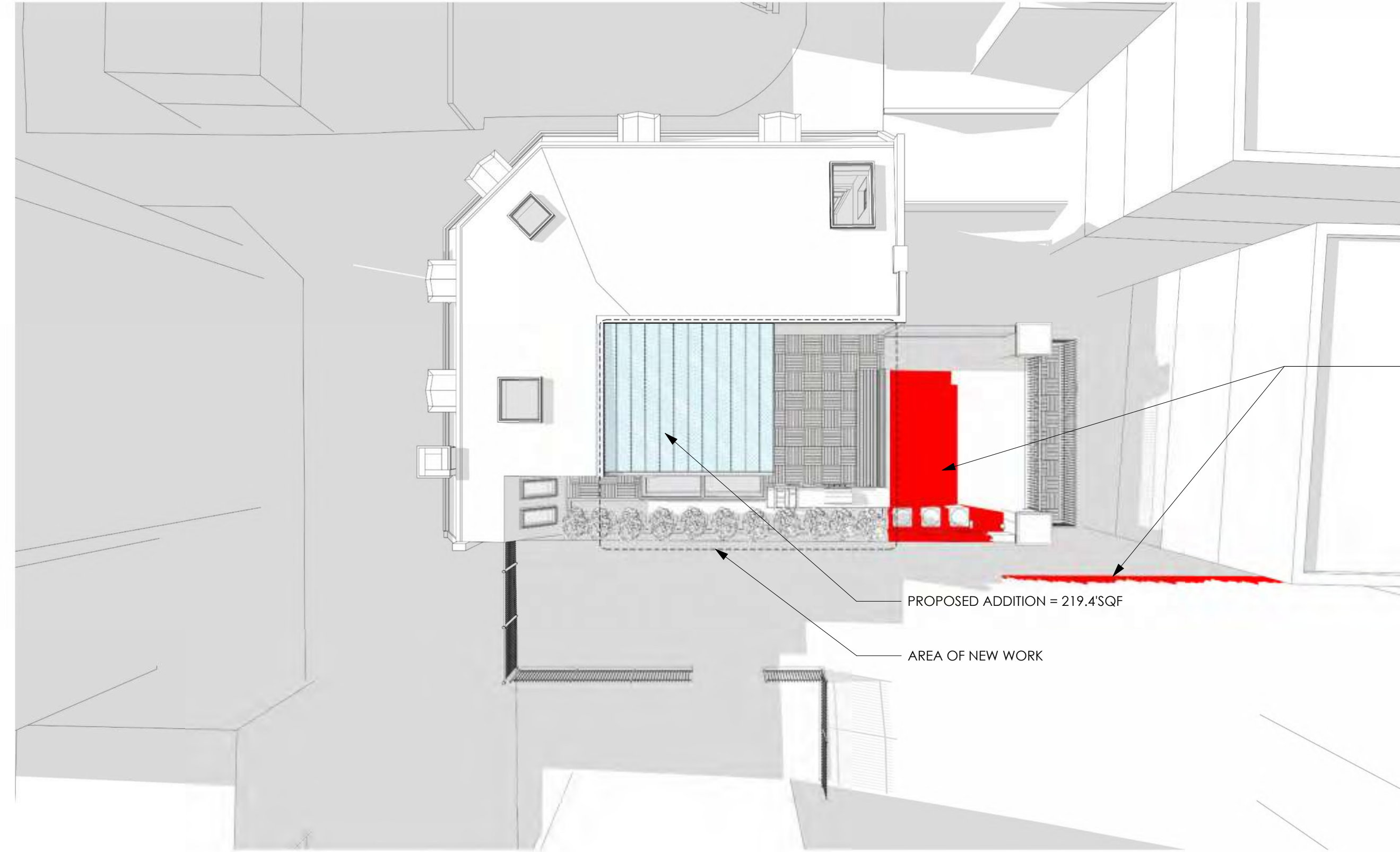


2 SUMMER SOLSTICE 6:00PM  
SCALE: NONE

# SHADING DIAGRAMS WITH PROPOSED ADDITION



3 SUMMER SOLSTICE 3:00PM  
SCALE: NONE



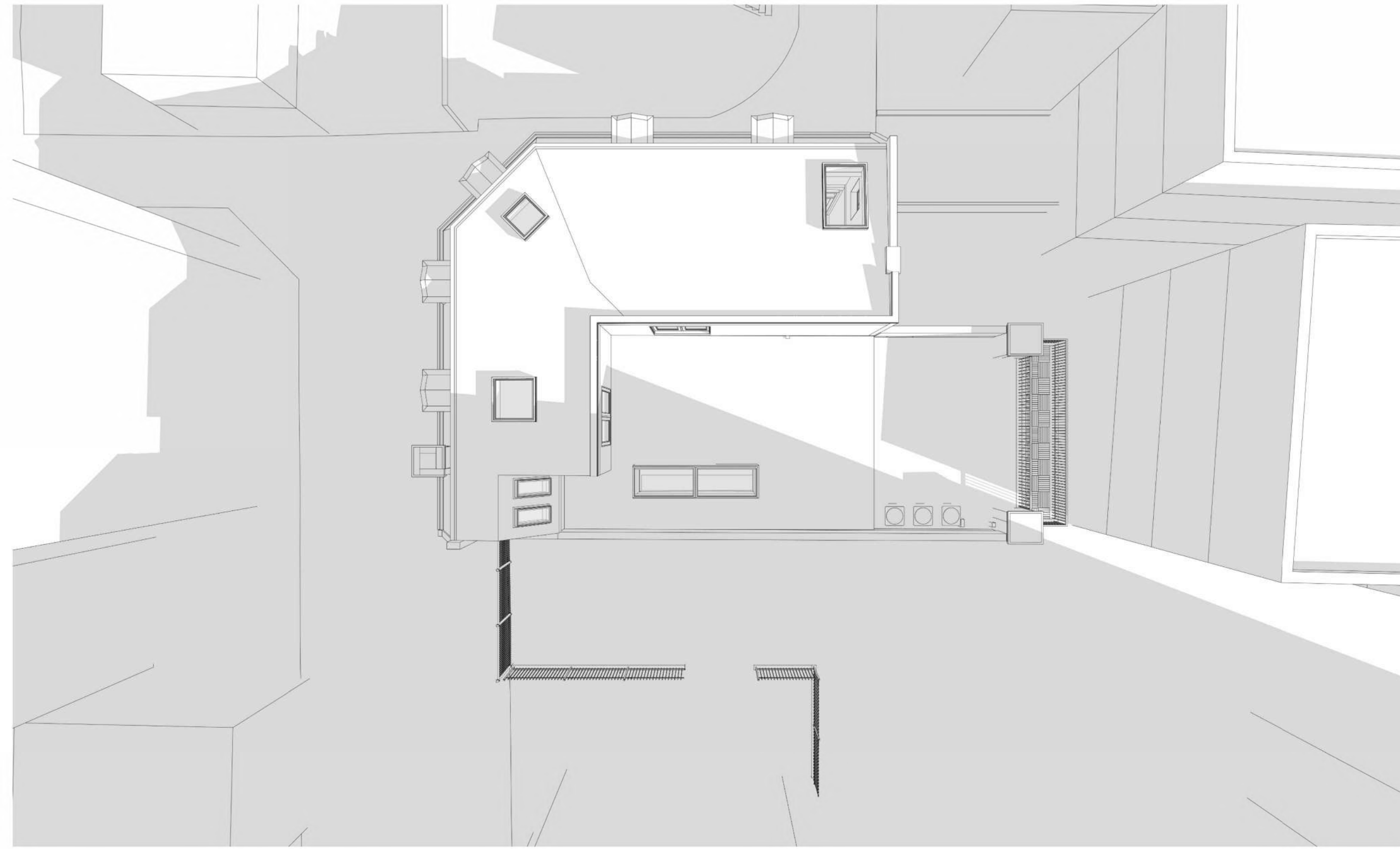
4 SUMMER SOLSTICE 6:00PM  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

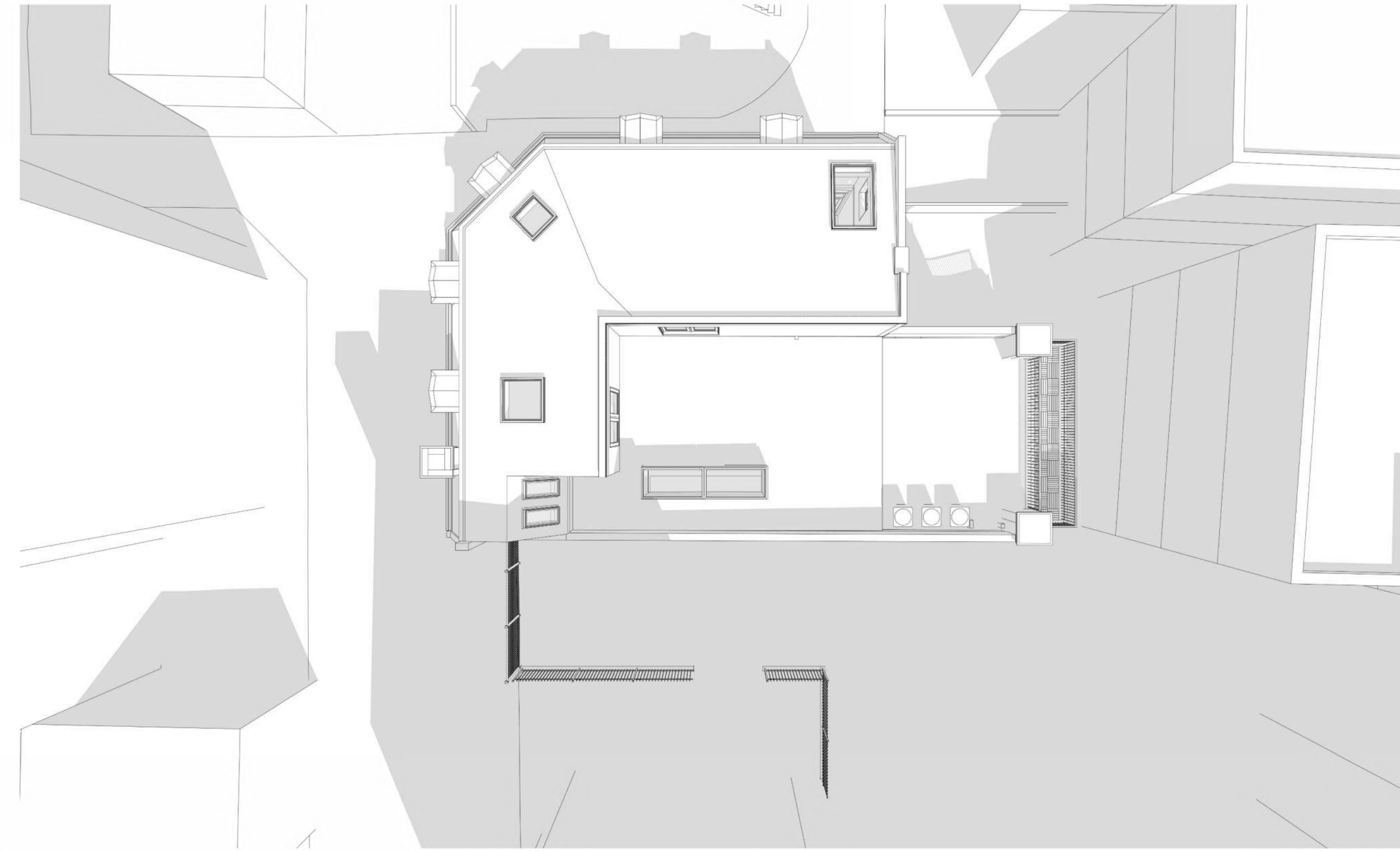
SUBMISSION		DATE	SHEET NAME	SHEET NO.
R/A		03/03/25	SUMMER SUN SHADING ANALYSIS	A-008
GENERAL NOTE: THIS DRAWING IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. EXPIRATION DATE: 01.31.2026.				
DRAWING DATA:		1735 Fraser Ct NW Washington DC, 20009		
DRAWN BY:	MC	CHECKED BY:	Checker	PROJECT NO:
SCALE SIGNATURE:				2025-02
<small>COPYRIGHT NOTICE: This drawing and specification is provided as an instrument of service by AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. and is the property of AGGREGATE ARCHITECTURE + DESIGN, P.L.L.C. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the Architect. The Architect shall not be liable for any errors or omissions in this drawing and specification, and the user assumes all responsibility for the accuracy and completeness of the information contained herein without liability to the Architect.</small>				
 1015 14th Street NW, Suite 200 Washington, DC 20005 Aggregate Architecture & Design, P.L.L.C. © 2025				

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

# SHADING DIAGRAMS WITHOUT ADDITION

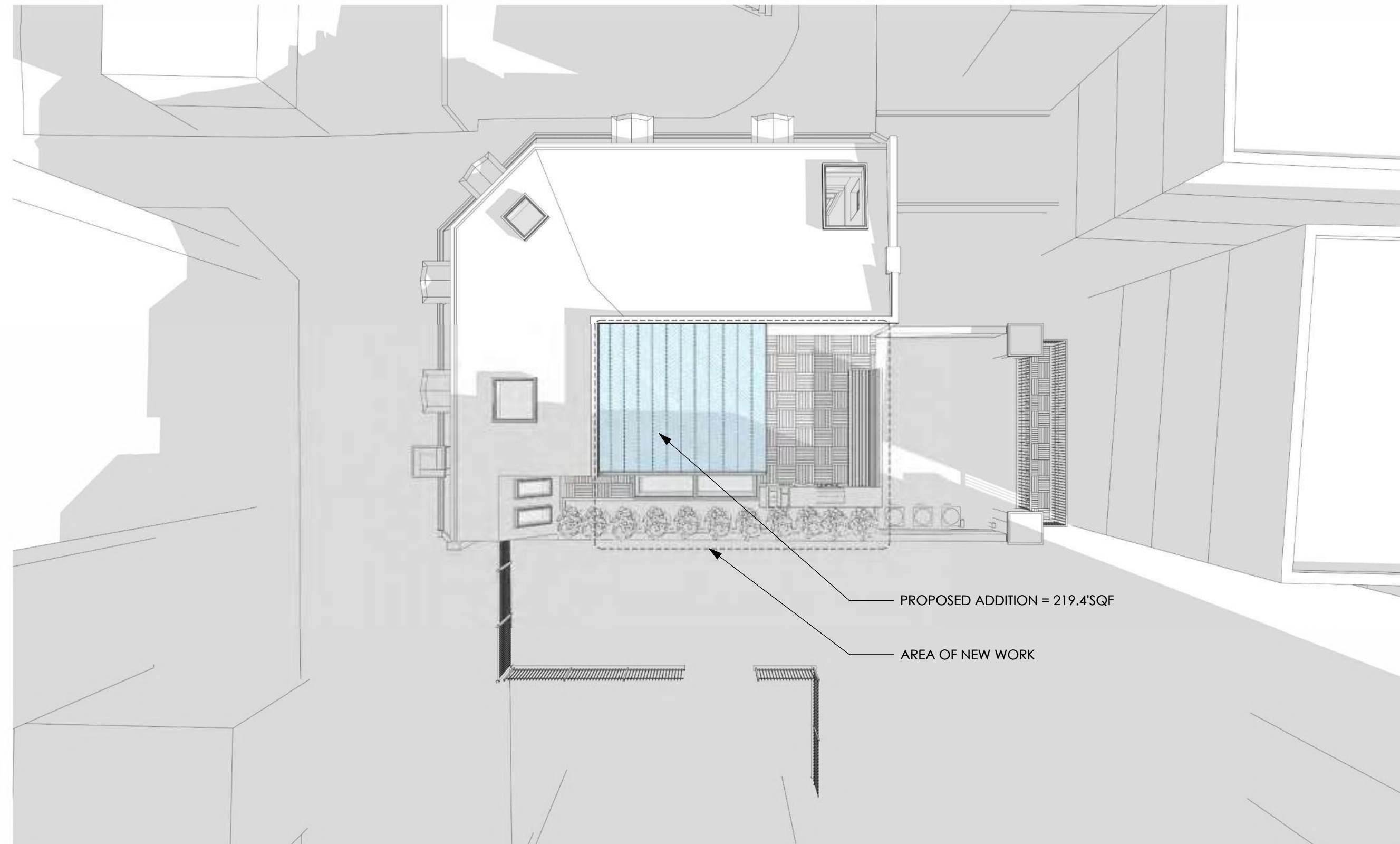


1 FALL AUTUMNAL EQUINOX 9:00AM  
SCALE: NONE

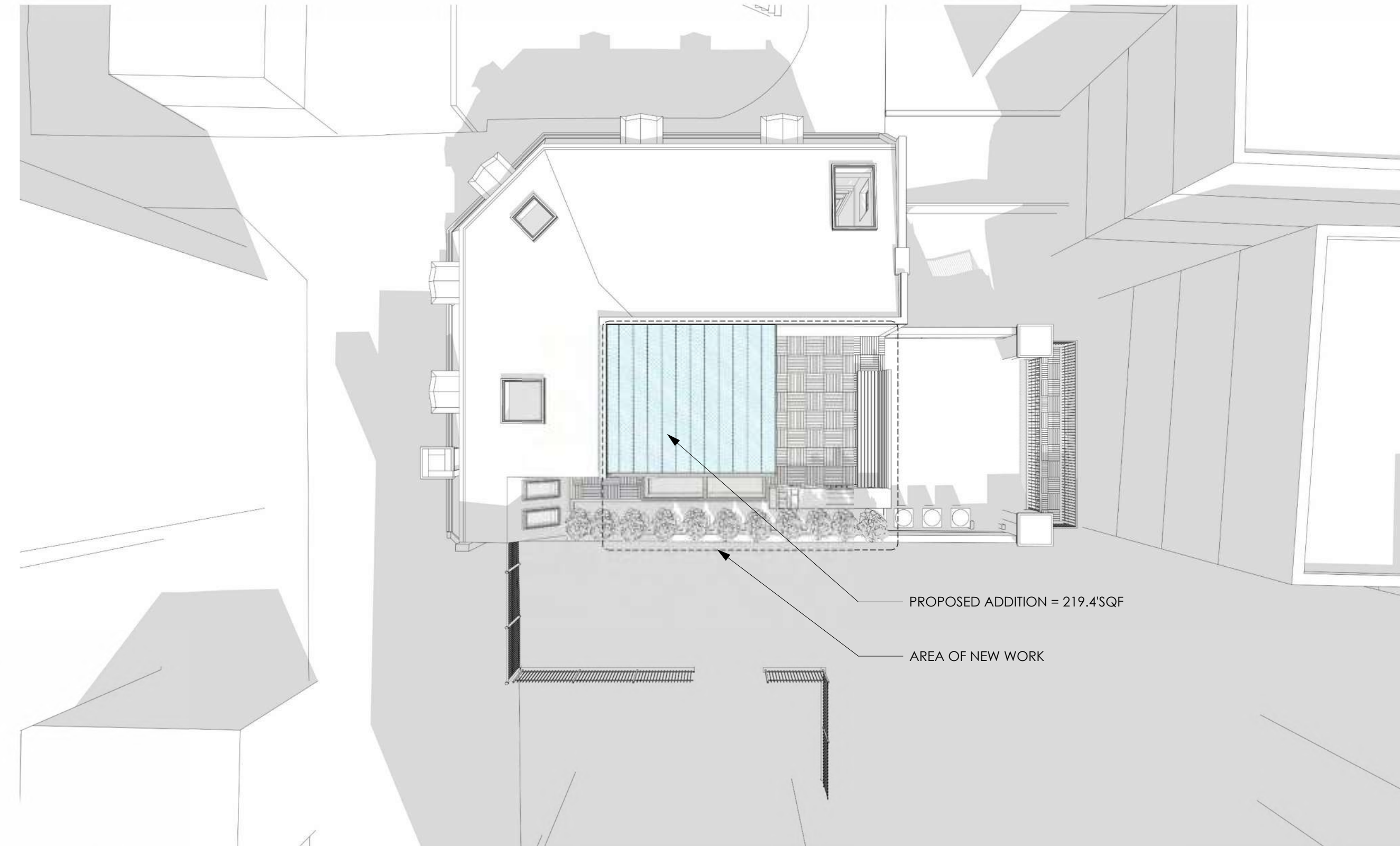


2 FALL AUTUMNAL EQUINOX 12:00PM  
SCALE: NONE

# SHADING DIAGRAMS WITH PROPOSED ADDITION



3 FALL AUTUMNAL EQUINOX 9:00AM  
SCALE: NONE



4 FALL AUTUMNAL EQUINOX 12:00PM  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION	DATE	SHEET NAME
	03/03/25	FALL SUN SHADING ANALYSIS
GENERAL NOTE:	SHEET NO. A-009	
<small>IF YOU ARE PROVIDING SERVICES AS AN UNLICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA, YOU MUST REGISTER WITH THE BOARD OF ARCHITECTURE AND PLANNING PROFESSIONALS OF THE DISTRICT OF COLUMBIA. EXPIRATION DATE: 01-31-2026.</small>		

DRAWING DATA:	PROJECT NO:
1735 Fraser Ct NW	2025-02
Washington DC, 20009	
DRAWN BY:	CHECKED BY:
MC	Chester

SCALE SIGNATURE

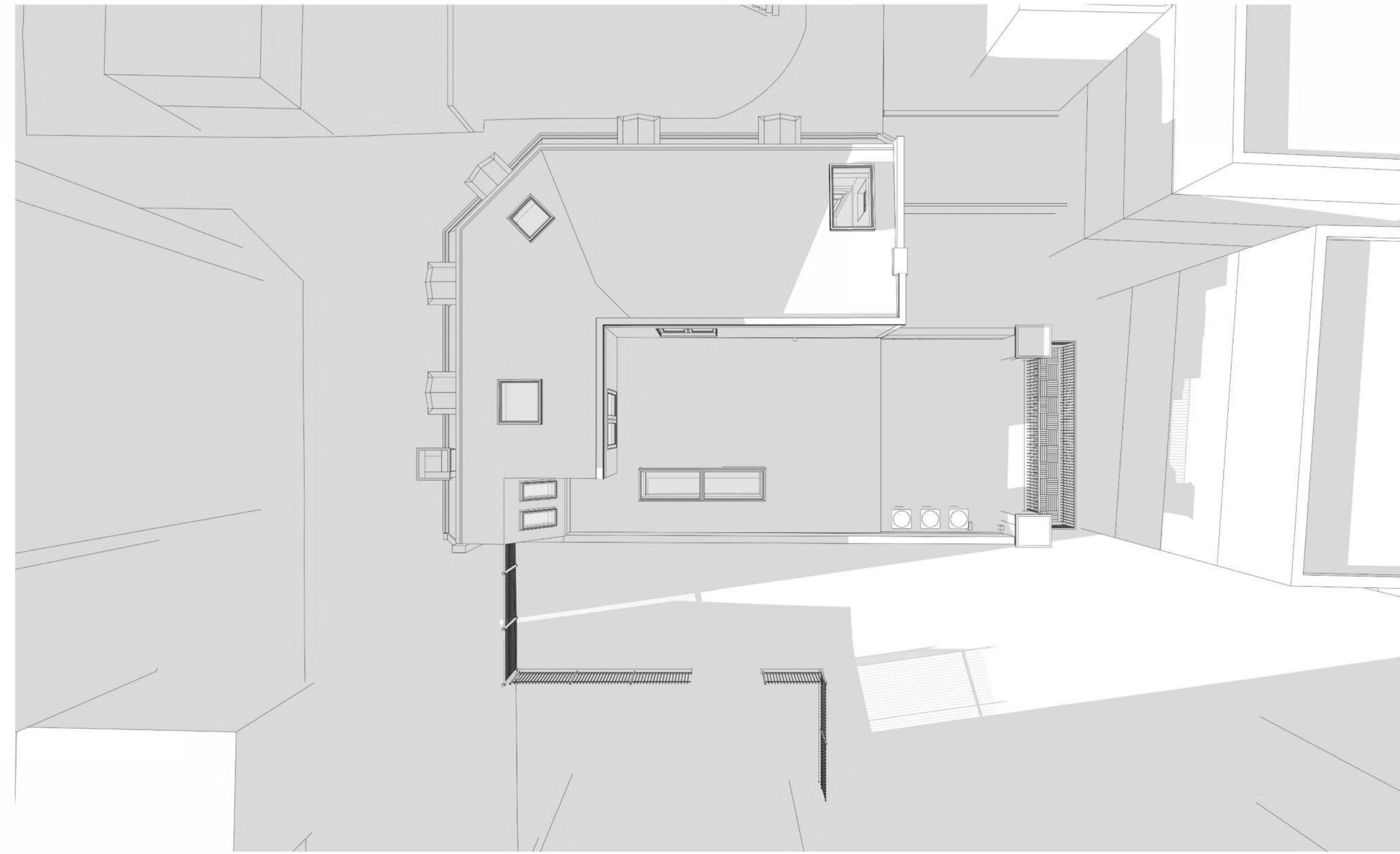
**aggregate**  
architecture+design  
1071 14th Street, NW  
Washington, DC 20005  
Aggregate Architecture & Design, PLLC © 2025

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

# SHADING DIAGRAMS WITHOUT ADDITION

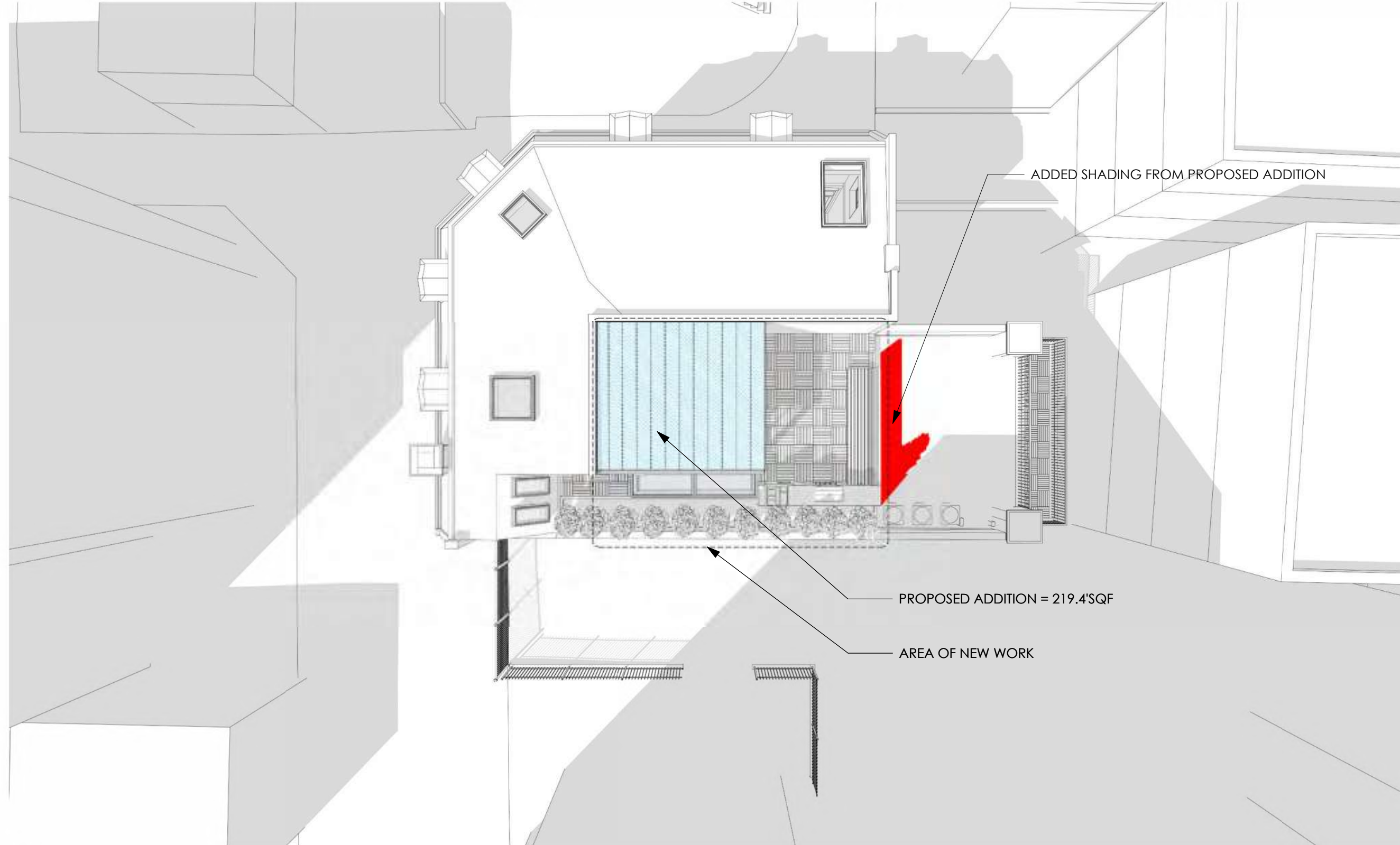


1 FALL AUTUMNAL EQUINOX 3:00PM  
SCALE: NONE

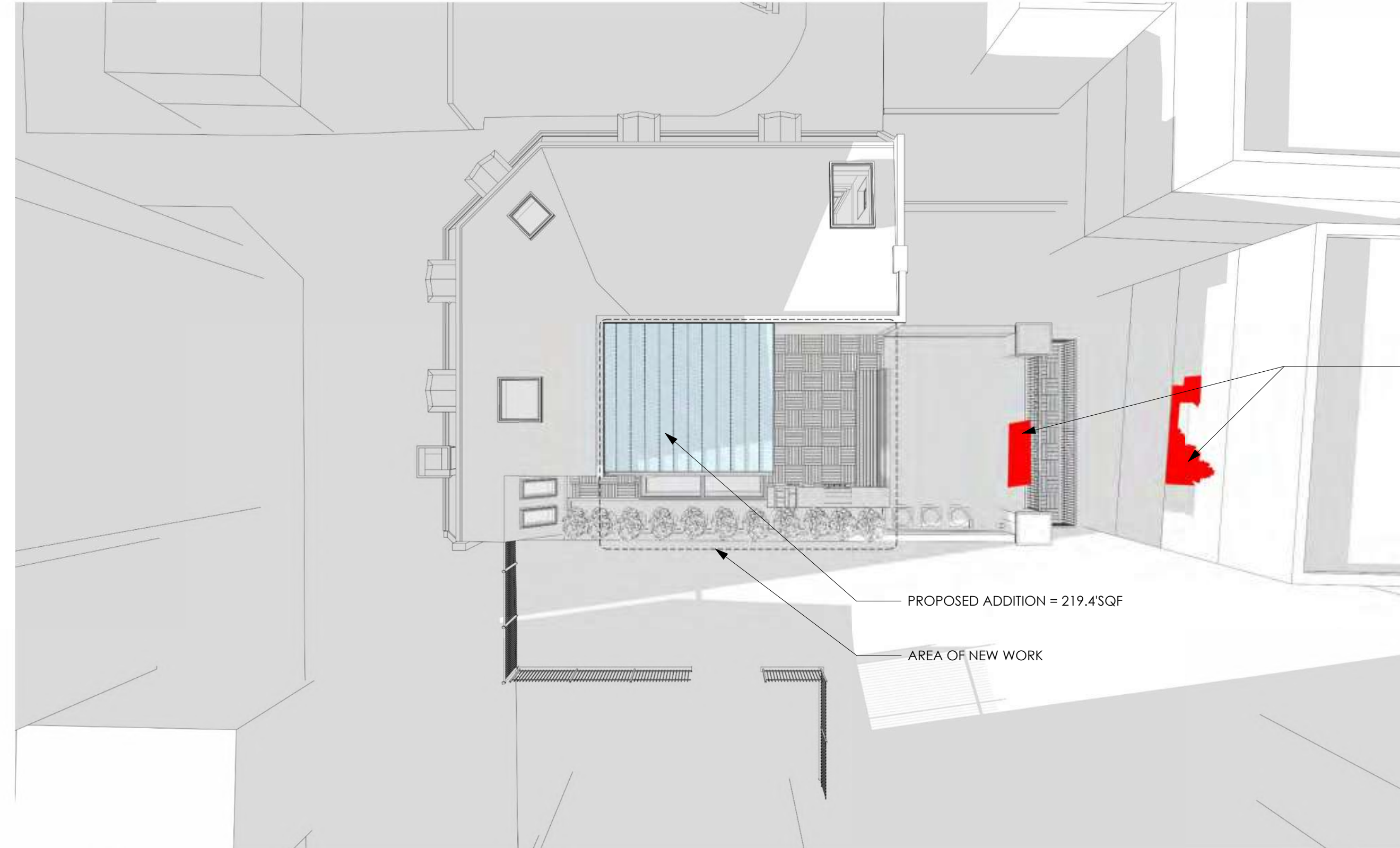


2 FALL AUTUMNAL EQUINOX 6:00PM  
SCALE: NONE

# SHADING DIAGRAMS WITH PROPOSED ADDITION



3 FALL AUTUMNAL EQUINOX 3:00PM  
SCALE: NONE



4 FALL AUTUMNAL EQUINOX 6:00PM  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION	DATE	SHEET NAME	SHEET NO.
SEA	10/03/25	FALL SUN SHADING ANALYSIS	A-010
<small>GENERAL NOTE: THIS DRAWING AND SPECIFICATIONS ARE PREPARED AND SUBMITTED BY THE ARCHITECT AS INDICATED AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR SPECIFICATIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA. EXPIRATION DATE: 01-31-2026.</small>			

DRAWING DATE:  
1735 Fraser Ct NW  
Washington DC, 20009

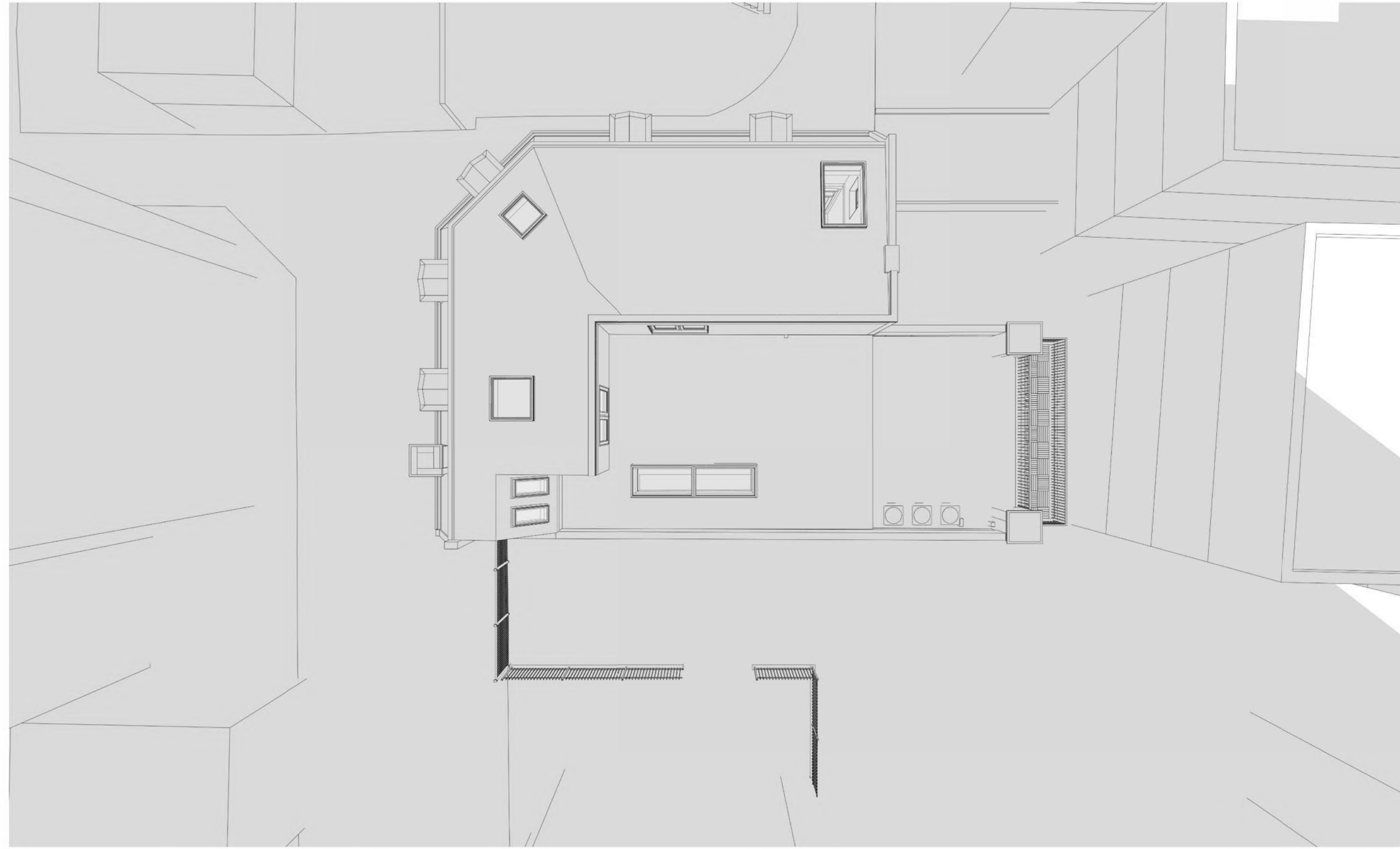
DRAWN BY:	CHECKED BY:	PROJECT NO.:
MC	Chester	2025-02

COPYRIGHT NOTICE:  
This drawing and specifications are prepared as an instrument of service by AGGREGATE and are the property of AGGREGATE. They are to be used only for the project and site specified. No part of this drawing or specifications, in whole or in part, may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the Architect. It is strictly prohibited.

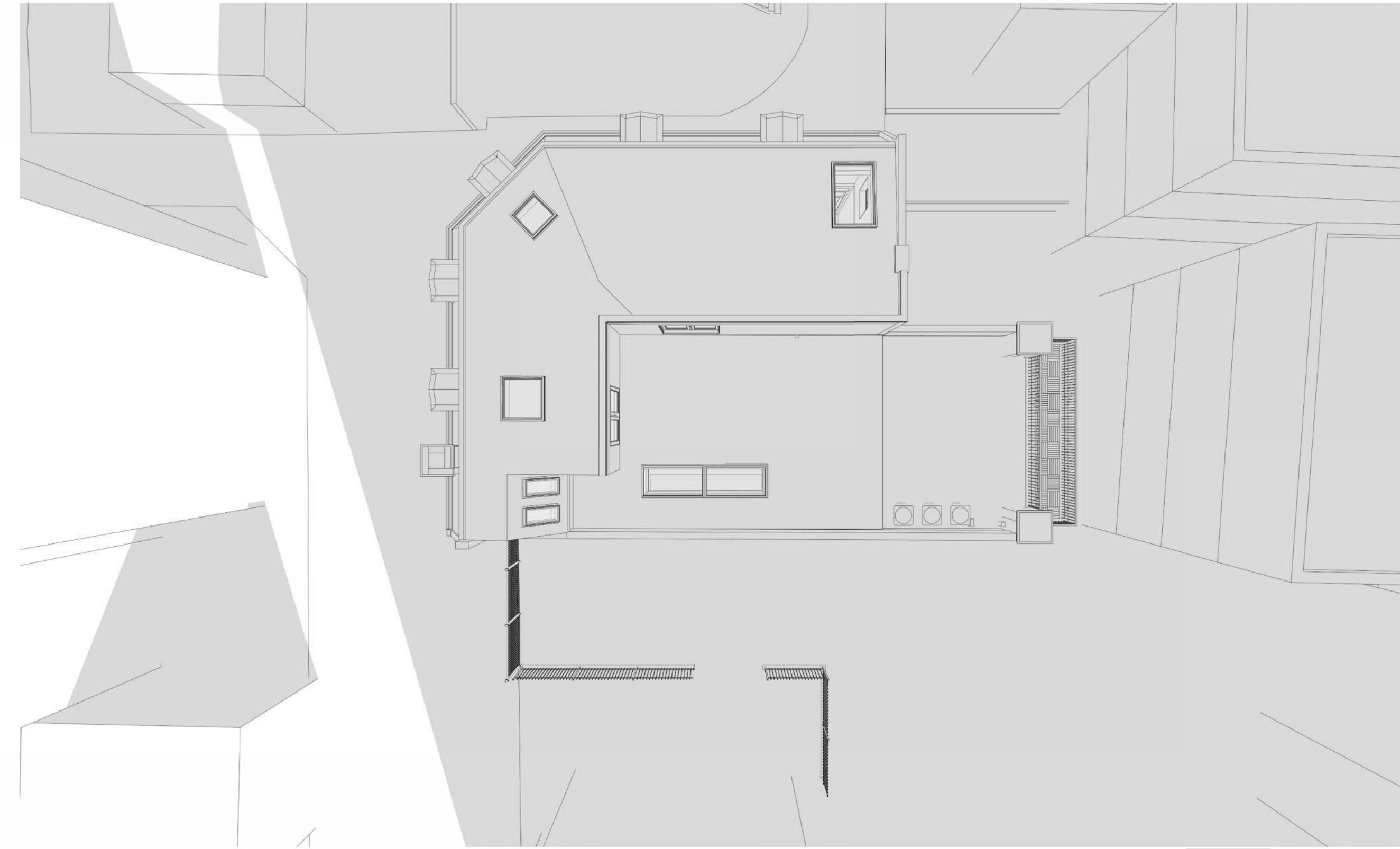
**aggregate**  
architecture+design  
1075 14th Street NW, Suite 200  
Washington, DC 20005  
Aggregate Architecture & Design, PLLC © 2025

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

# SHADING DIAGRAMS WITHOUT ADDITION

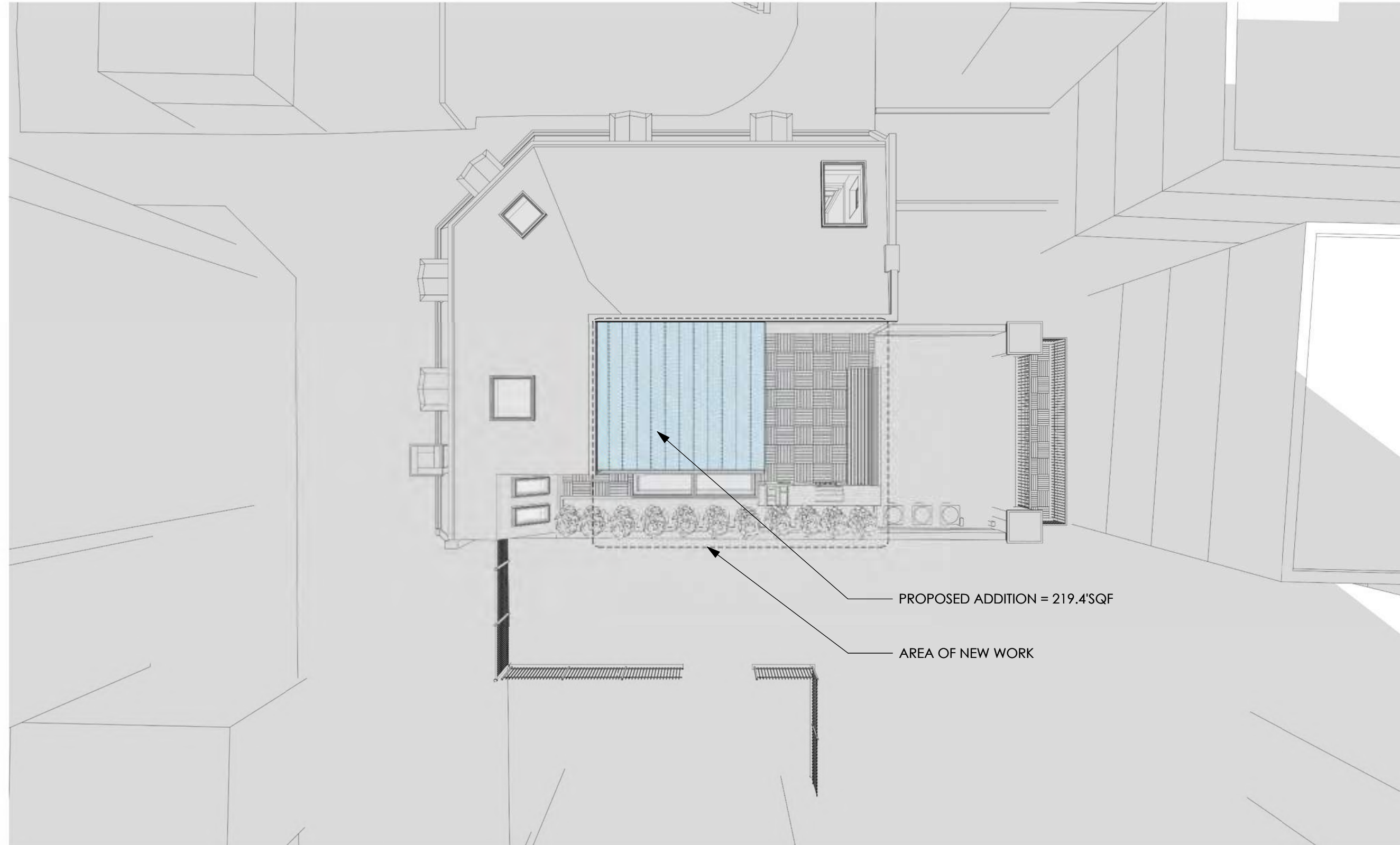


1 WINTER SOLSTICE 9:00AM  
SCALE: NONE

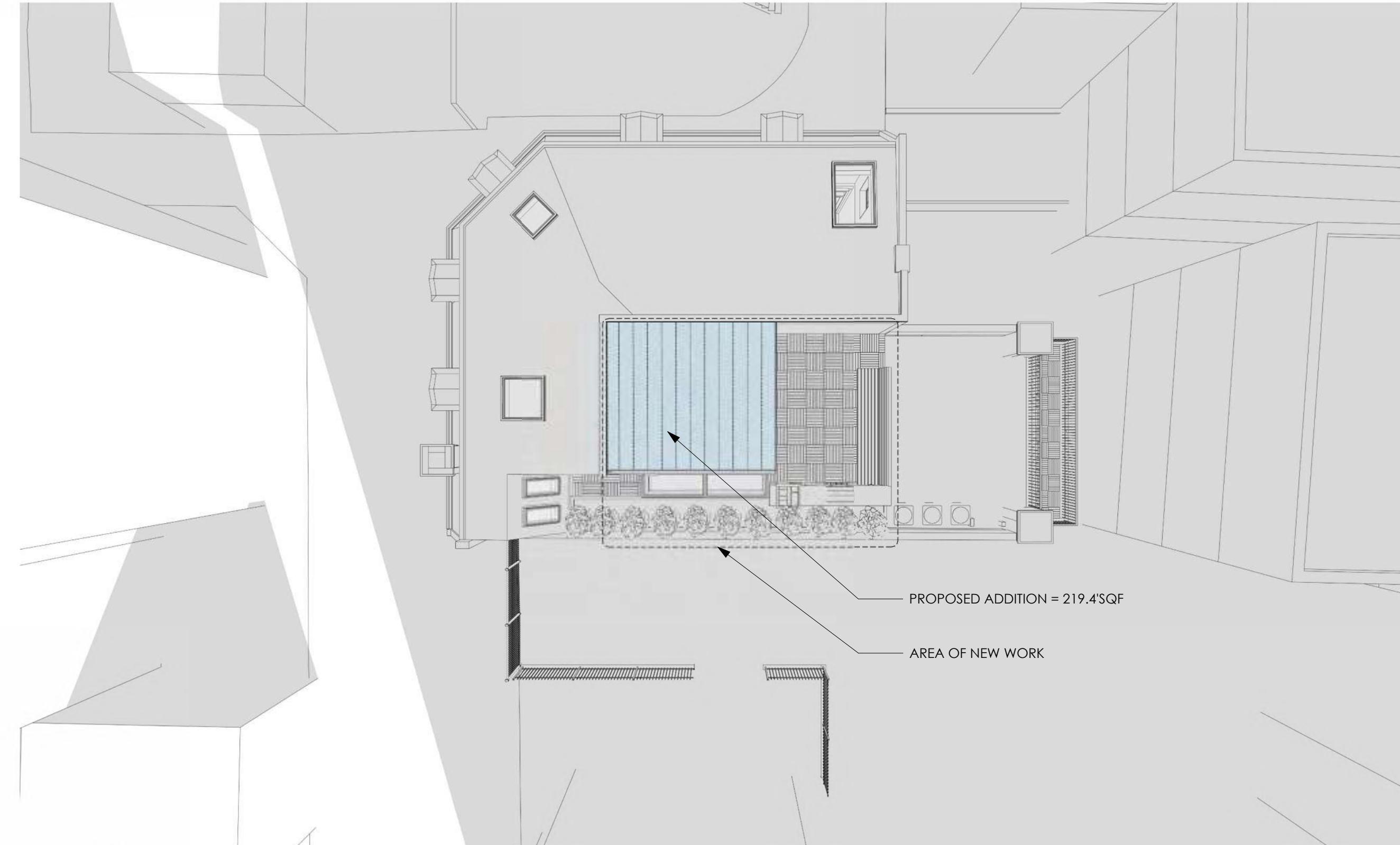


2 WINTER SOLSTICE 12:00PM  
SCALE: NONE

# SHADING DIAGRAMS WITH PROPOSED ADDITION



3 WINTER SOLSTICE 9:00AM  
SCALE: NONE



4 WINTER SOLSTICE 12:00PM  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION	DATE	SHEET NAME
BA	03/03/25	WINTER SUN SHADING ANALYSIS
GENERAL NOTE:		SHEET NO.
THIS DRAWING IS THE PROPERTY OF AGGREGATE ARCHITECTURE & DESIGN, P.L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AGGREGATE ARCHITECTURE & DESIGN, P.L.L.C.		A-011

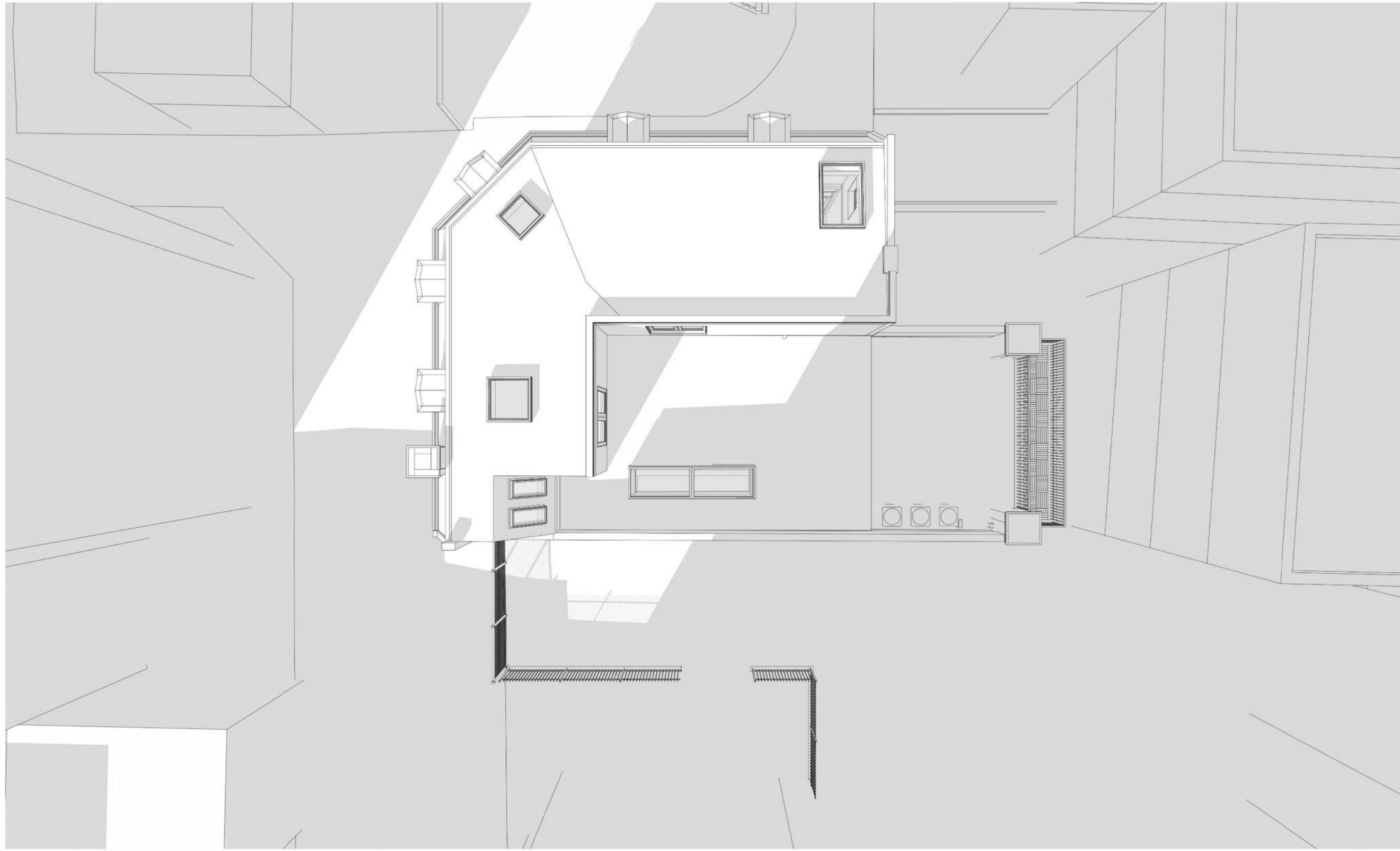
DRAWING DATE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:
1735 Fraser Ct NW Washington DC, 20009	MC	Chester	2025-02

**COPYRIGHT NOTICE:**  
This drawing and specification is provided as an instrument of service by AGGREGATE ARCHITECTURE & DESIGN, P.L.L.C. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the Architect. The Architect's liability is limited to the professional services rendered and shall not extend to any other damages, including consequential, special, or punitive damages. The Architect's liability shall not be limited by any limitation of damages or recovery in any contract, agreement, or statute. The Architect's liability shall not be limited by any limitation of damages or recovery in any contract, agreement, or statute.

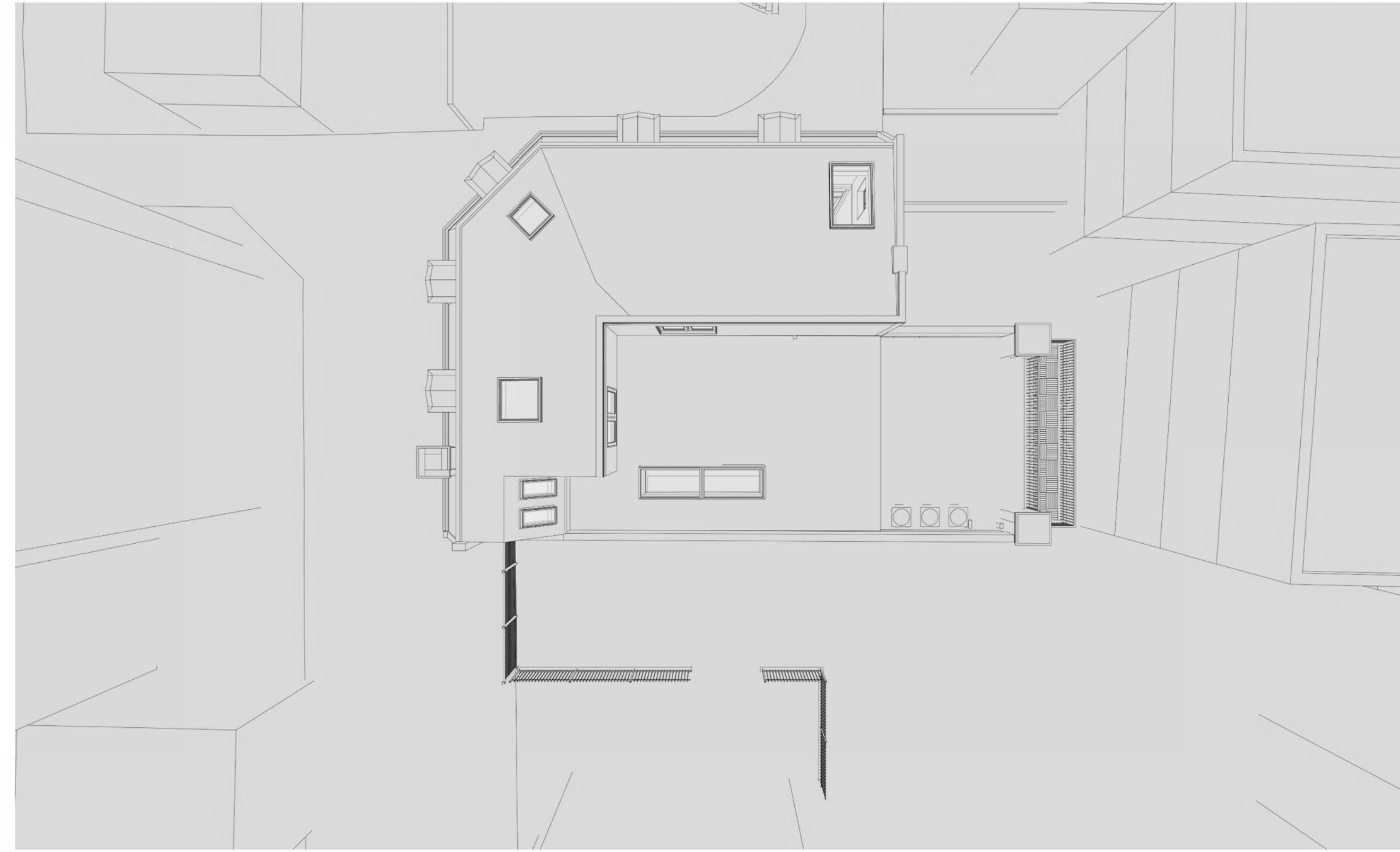
*PRELIMINARY*  
*NOT FOR CONSTRUCTION*



# EXISTING BUILDING CONDITIONS WITHOUT SUNROOM

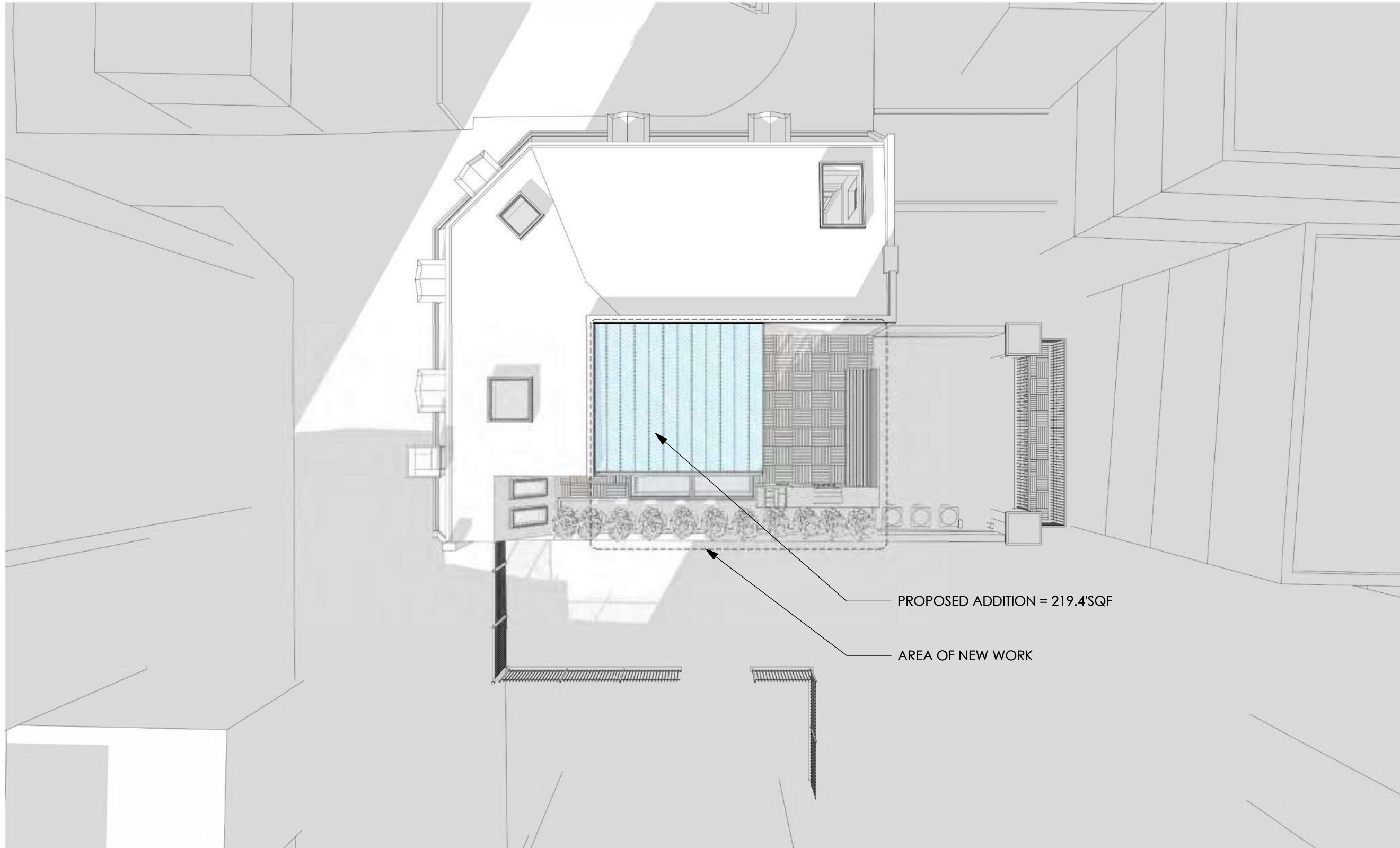


1 WINTER SOLSTICE 3:00PM  
SCALE: NONE



2 WINTER SOLSTICE DUSK  
SCALE: NONE

# PROPOSED SUNROOM ADDITION ON EXISTING 3-STORY TERRACE



3 WINTER SOLSTICE 3:00PM  
SCALE: NONE



4 WINTER SOLSTICE DUSK  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION	DATE	SHEET NAME	SHEET NO.
SEA	2025-02	WINTER SUN SHADING ANALYSIS	A-012

GENERAL NOTE:  
THIS DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS THE ARCHITECT'S RESPONSIBILITY TO VERIFY ALL INFORMATION AND CONDITIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE COST OF MATERIALS OR CONSTRUCTION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE COST OF MATERIALS OR CONSTRUCTION.

**1735 Fraser Ct NW**  
Washington DC, 20009

DRAWN BY:	CHECKED BY:	PROJECT NO.:
MC	Chester	2025-02

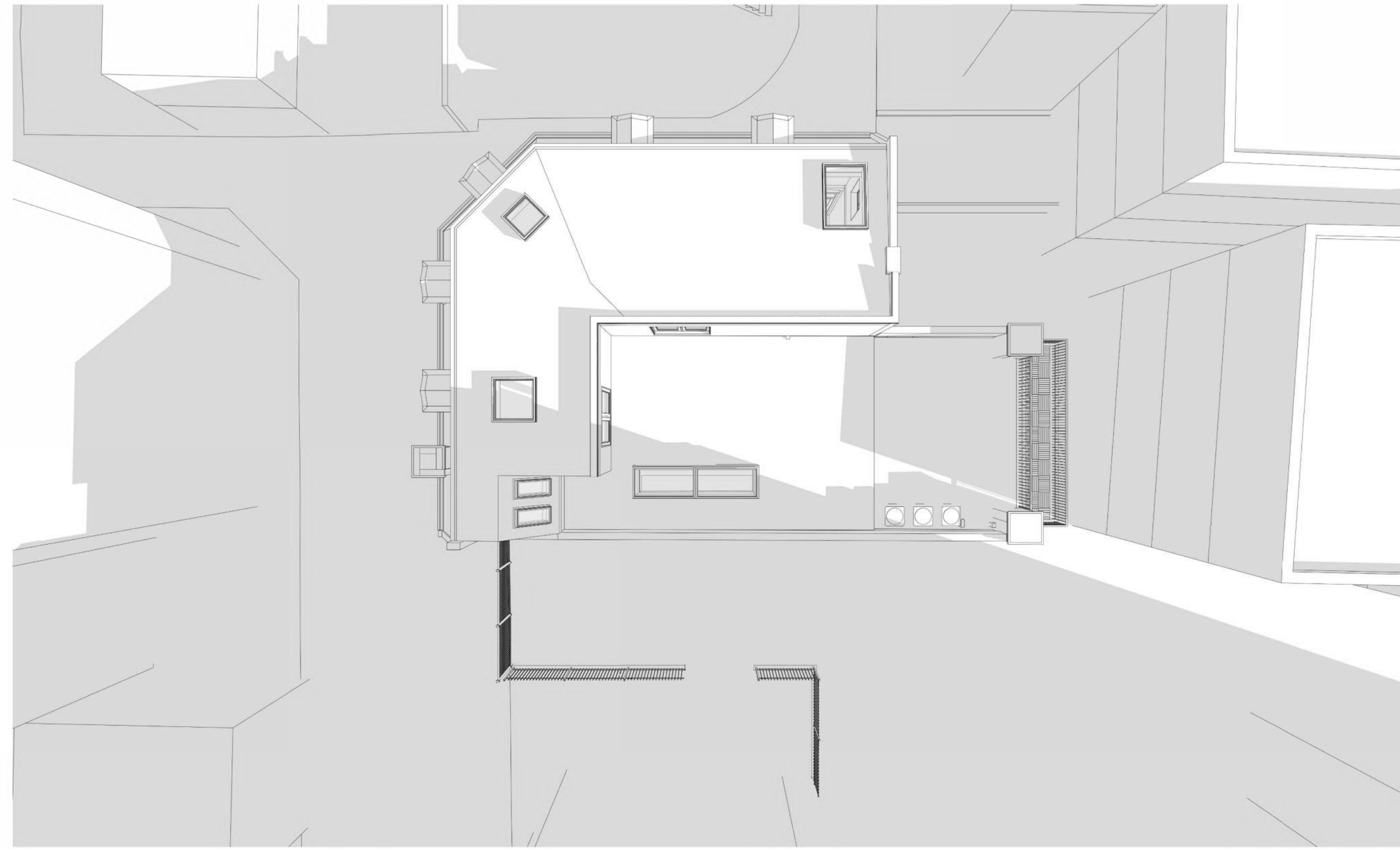
SCALE SIGNATURE

COPYRIGHT NOTICE:  
This drawing and specification is provided as an instrument of service by AGGREGATE and shall not be used for any other project without the prior written consent of the Architect. All designs, drawings, specifications, models, and arrangements are the property of the Architect. Any reproduction or use of this drawing without the prior written consent of the Architect is strictly prohibited.

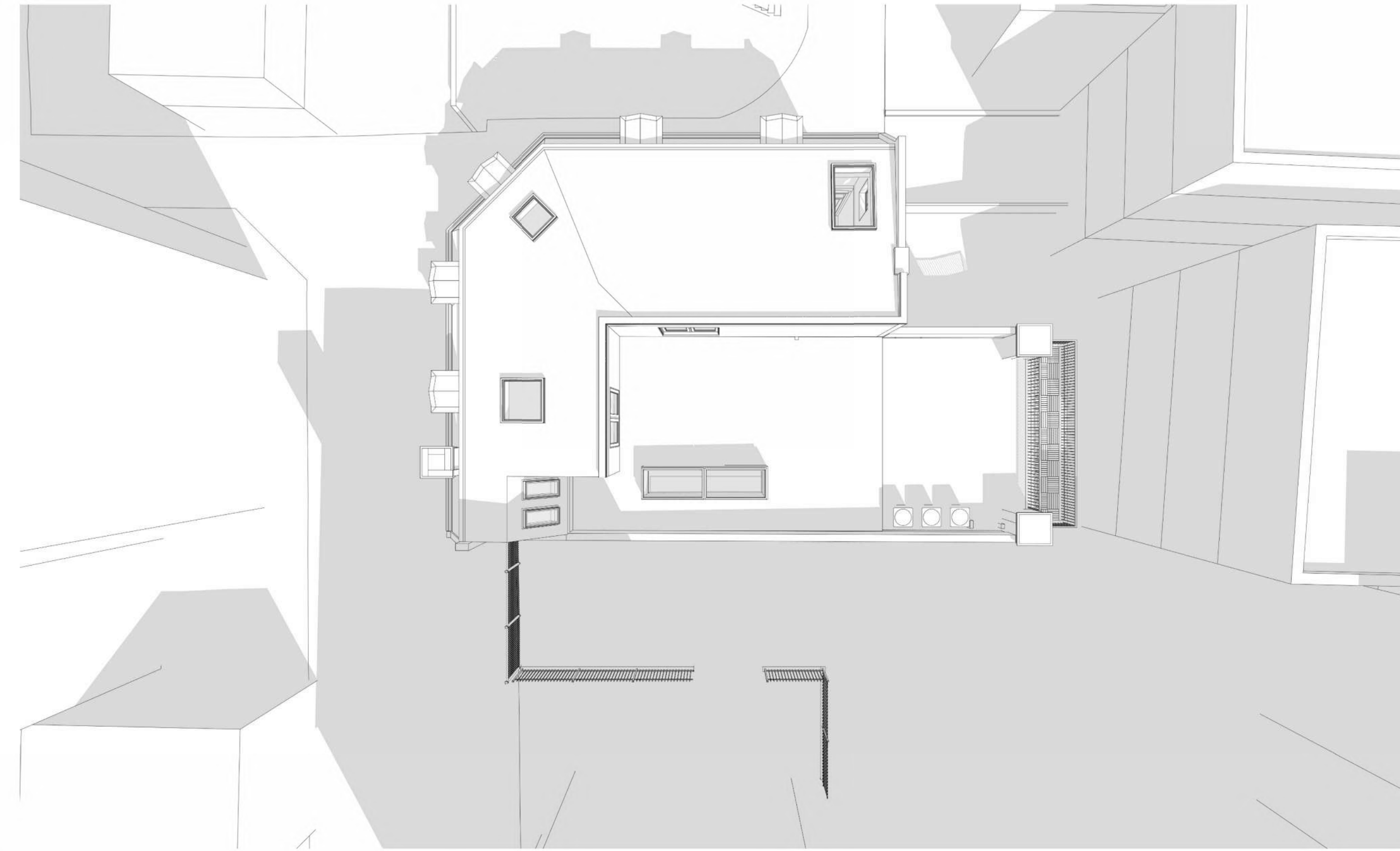
**aggregate**  
architecture+design  
1075 14th Street NW, Suite 200  
Washington, DC 20005  
Aggregate Architecture & Design, PLLC © 2025

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

# SHADING DIAGRAMS WITHOUT ADDITION

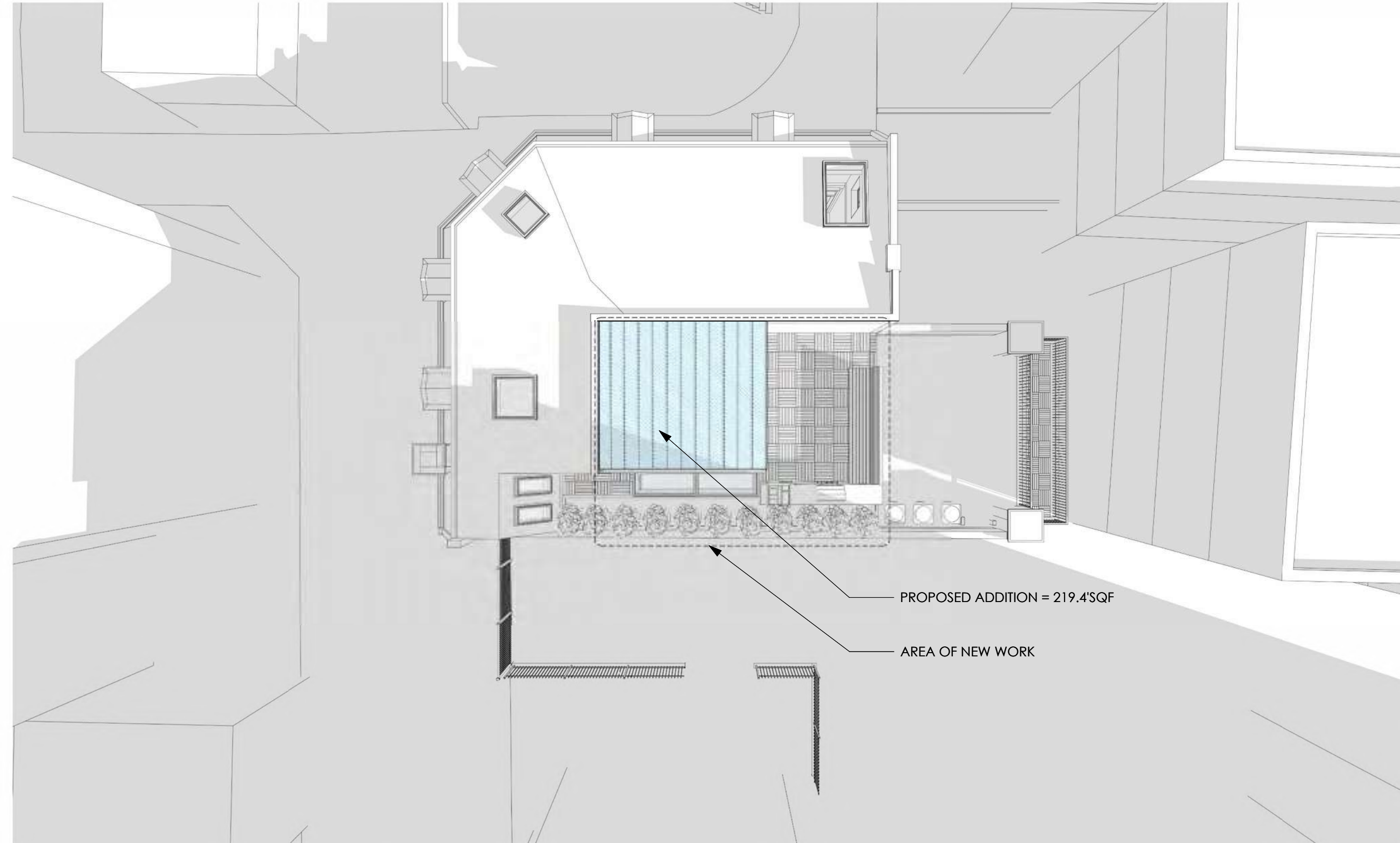


1 SPRING VERNAL EQUINOX 3:00PM  
SCALE: NONE

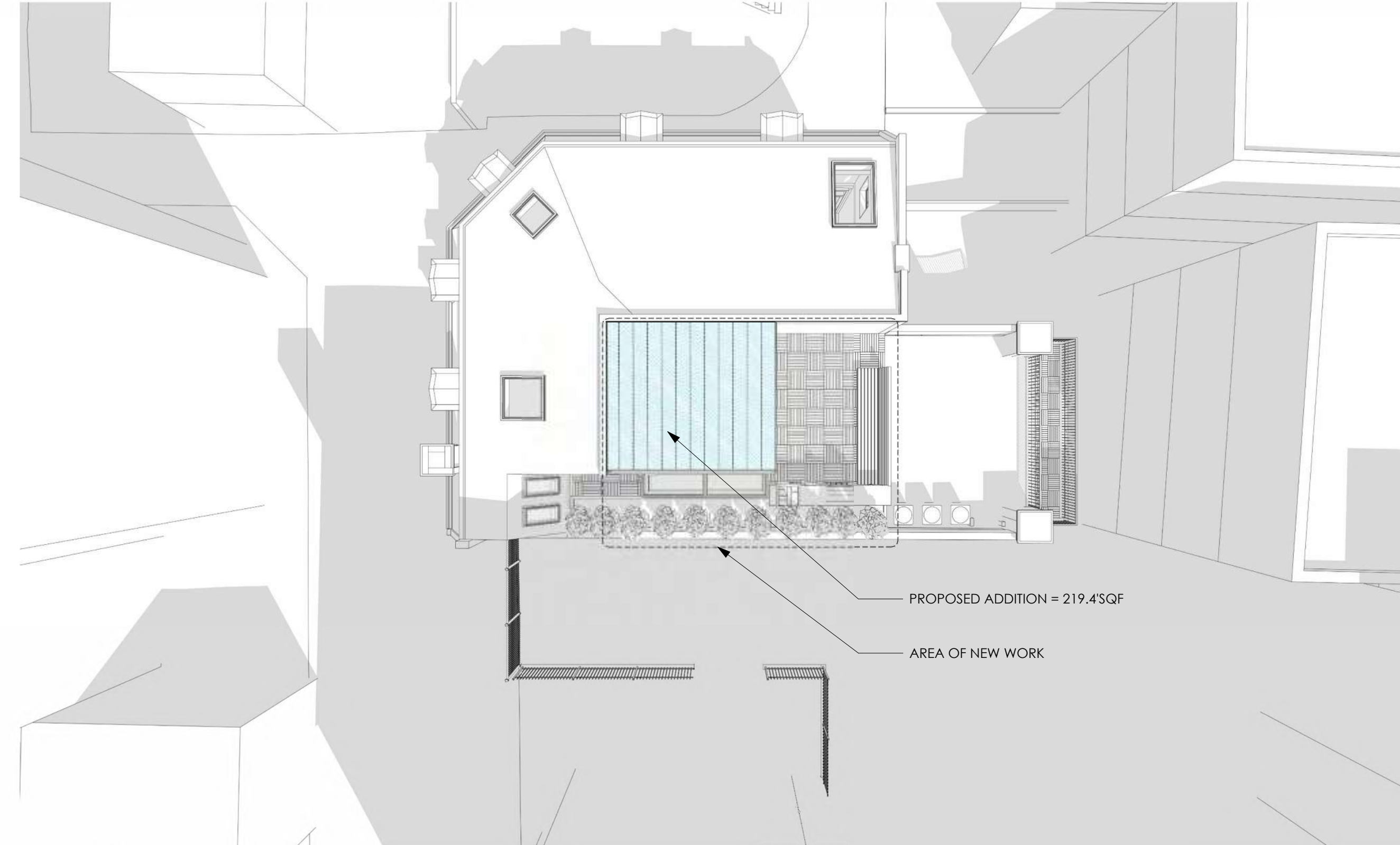


2 SPRING VERNAL EQUINOX 6:00PM  
SCALE: NONE

# SHADING DIAGRAMS WITH PROPOSED ADDITION



3 SPRING VERNAL EQUINOX 3:00PM  
SCALE: NONE



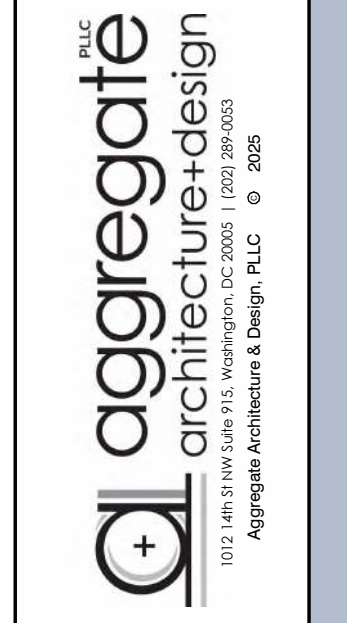
4 SPRING VERNAL EQUINOX 6:00PM  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION	DATE	SHEET NAME	SHEET NO.
BA	03/03/25	SPRING SUN SHADING ANALYSIS	A-013
<small>GENERAL NOTE: THIS DRAWING AND SPECIFICATIONS ARE PREPARED AND PROVIDED BY THE ARCHITECT AS A SERVICE TO THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. EXPIRATION DATE: 03-30-2026.</small>			

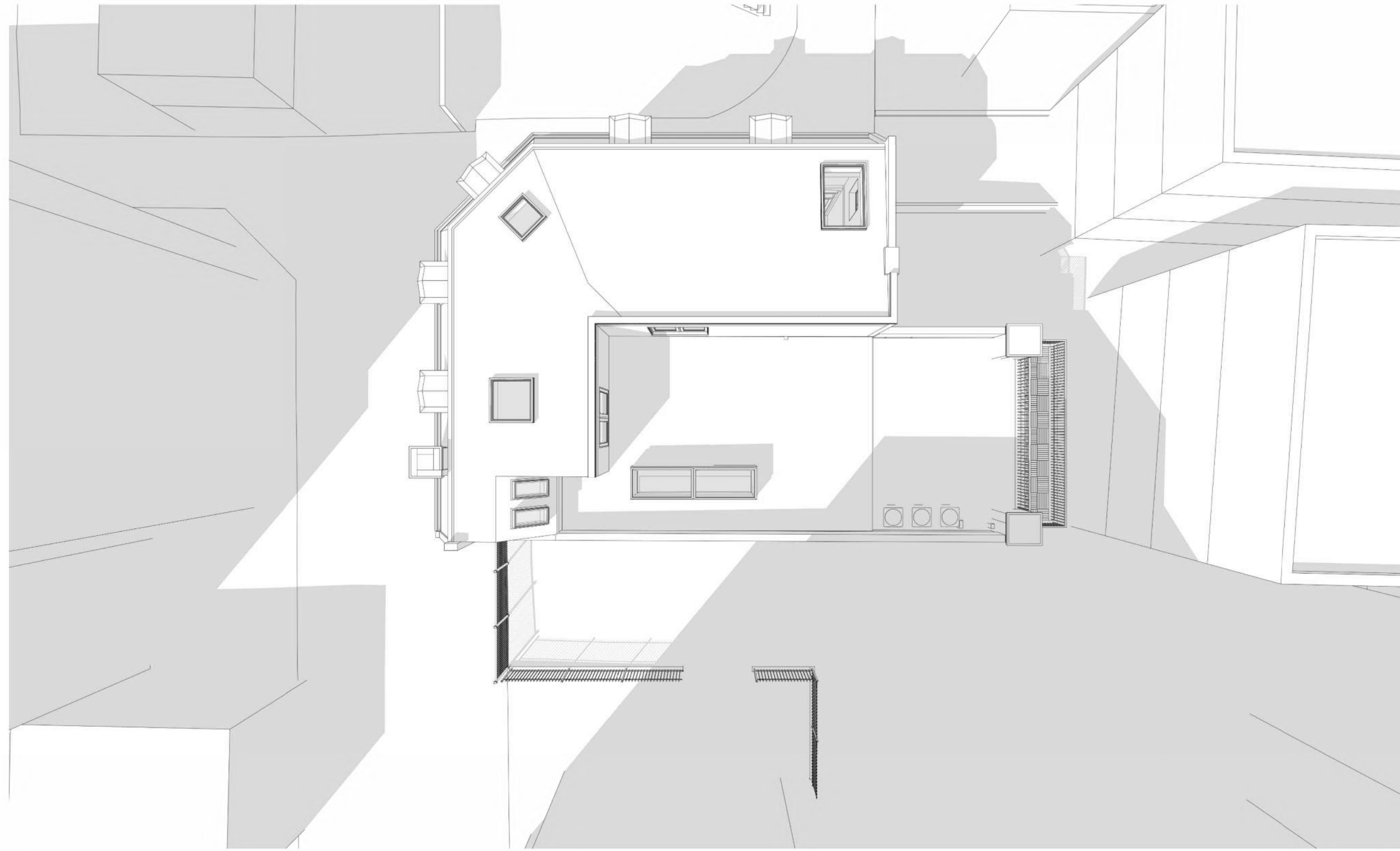
DRAWING DATE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:
MC	MC	Chester	2025-02
1735 Fraser Ct NW Washington DC, 20009			

COPYRIGHT NOTICE:  
This drawing and specifications are prepared as an instrument of service by AGGREGATE and are the property of AGGREGATE. They are to be used only for the project and site specified. All designs, drawings, specifications, models, and arrangements are the property of AGGREGATE and shall remain the property of AGGREGATE. No part of this drawing or specifications may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the Architect. It is strictly prohibited.

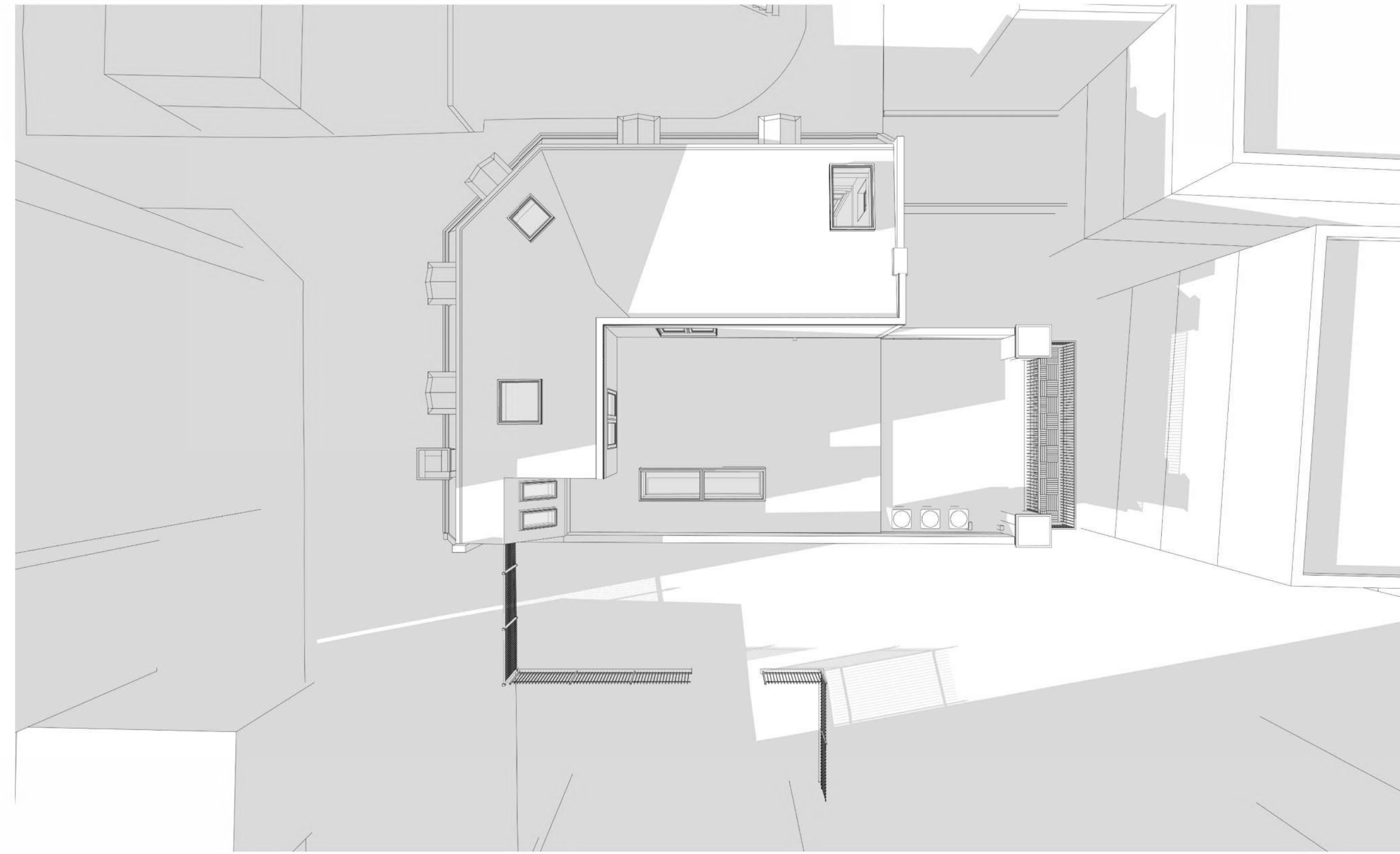


*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

# SHADING DIAGRAMS WITHOUT ADDITION

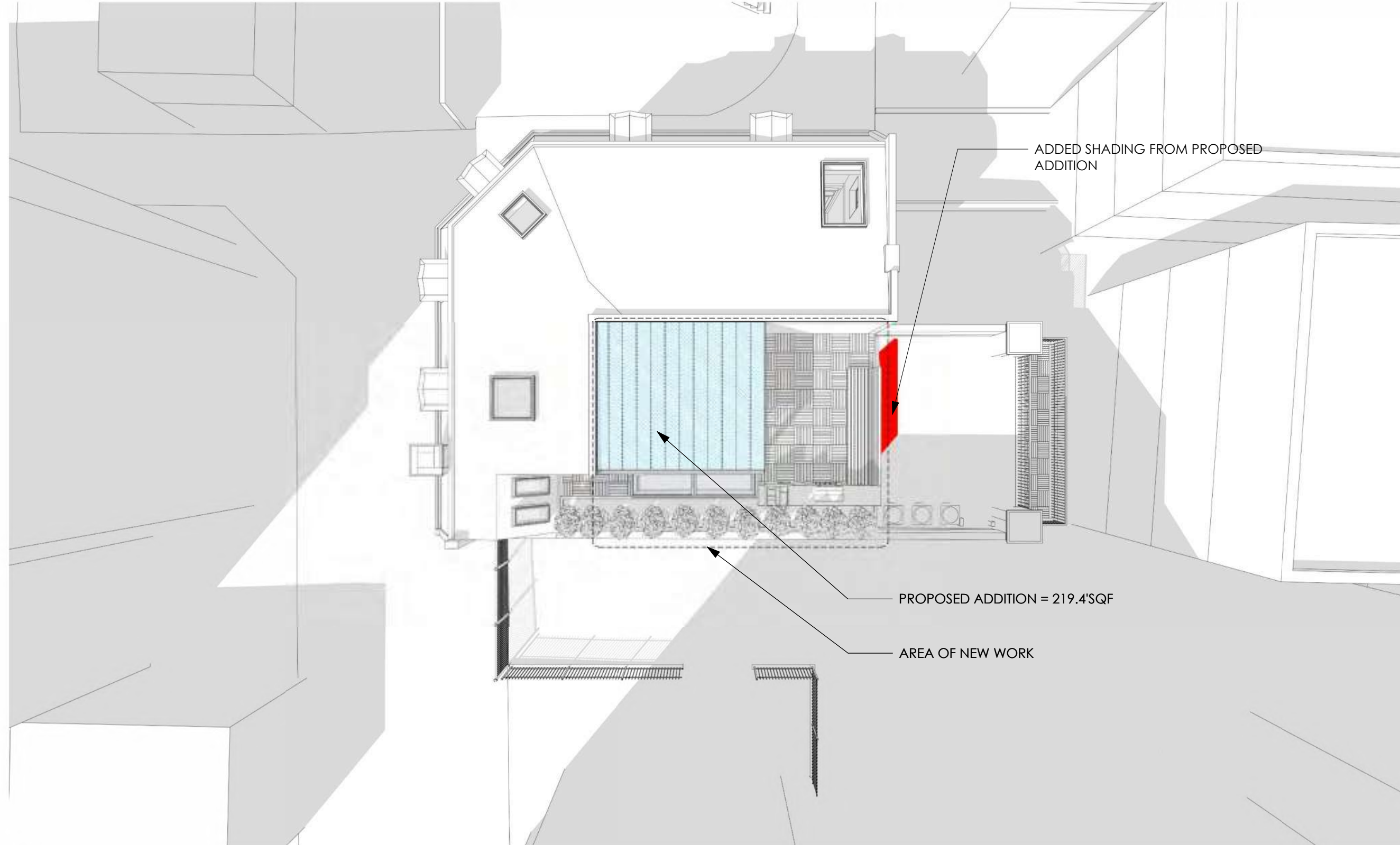


1 SPRING VERNAL EQUINOX 3:00PM  
SCALE: NONE



2 SPRING VERNAL EQUINOX 6:00PM  
SCALE: NONE

# SHADING DIAGRAMS WITH PROPOSED ADDITION



3 SPRING VERNAL EQUINOX 3:00PM  
SCALE: NONE



4 SPRING VERNAL EQUINOX 6:00PM  
SCALE: NONE

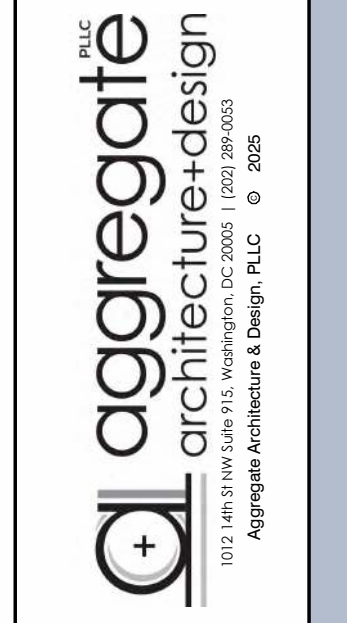
*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION	DATE	SHEET NAME	SHEET NO.
SEA	03/03/25	SPRING SUN SHADING ANALYSIS	A-014
GENERAL NOTE: THIS DRAWING IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.			

DRAWING DATA:  
1735 Fraser Ct NW  
Washington DC, 20009

DRAWN BY:	MC
CHECKED BY:	Chester
PROJECT NO.:	2025-02

COPYRIGHT NOTICE:  
This drawing and specification is prepared as an instrument of service by AGGREGATE and is the property of AGGREGATE. It is not to be used for any other project, in any form, without the written consent of AGGREGATE. All designs, drawings, specifications, models, and arrangements are the property of AGGREGATE and shall remain the property of AGGREGATE. No part of this drawing or specification may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of the Architect. It is strictly prohibited.



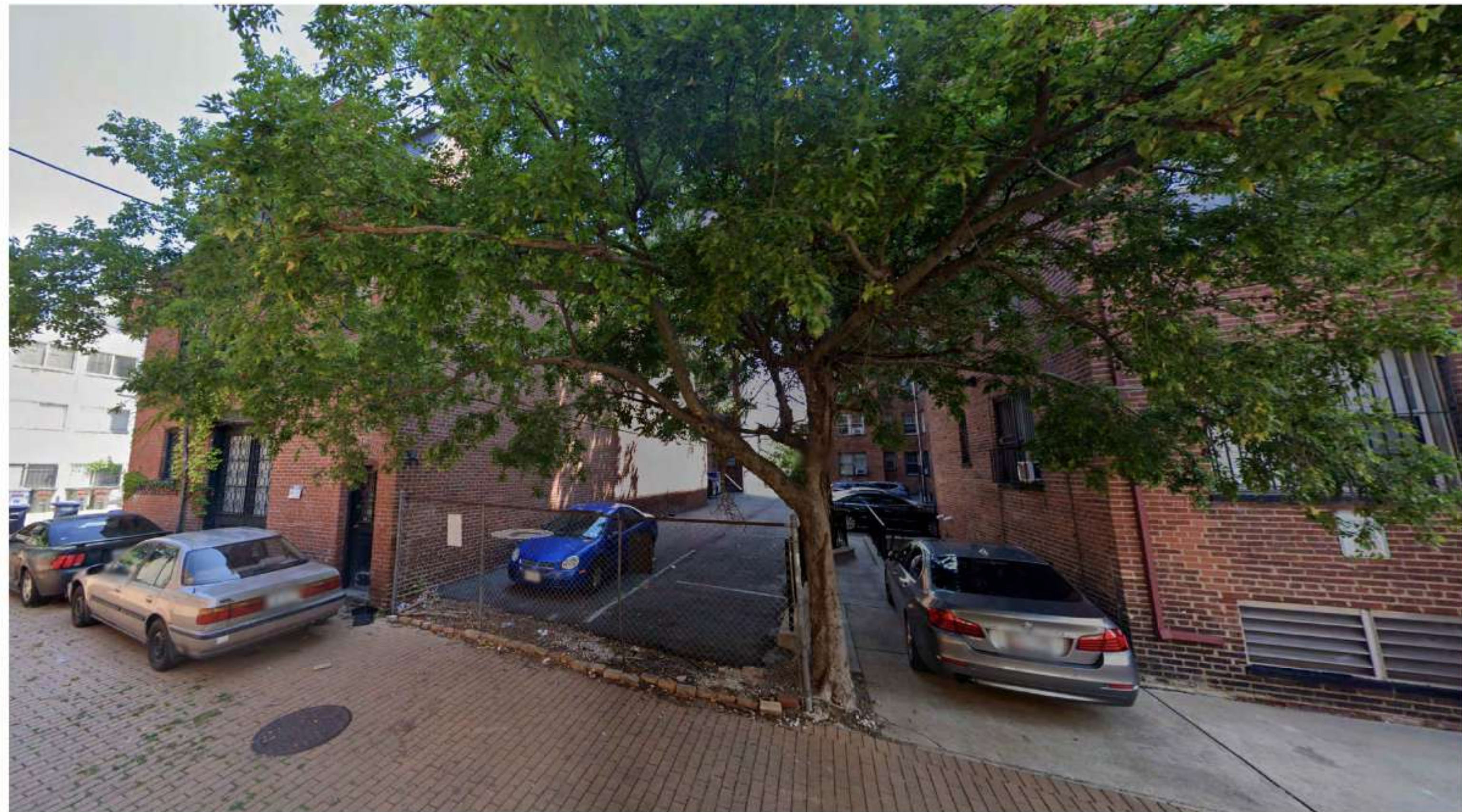
*PRELIMINARY*  
*NOT FOR CONSTRUCTION*



1 EXISTING VIEW TO THE NORTH  
SCALE: NONE



2 EXISTING VIEW TO THE WEST  
SCALE: NONE



3 EXISTING VIEW FROM ALLEY  
SCALE: NONE



4 EXISTING VIEW FROM ALLEY TO THE SOUTHWEST  
SCALE: NONE



5 EXISTING VIEW FROM REAR NEIGHBORING PARKING LOT  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION	DATE	SHEET NAME
SEA	03/03/25	EXISTING CONDITIONS
GENERAL NOTE:		SHEET NO.
<small>THIS DRAWING AND SPECIFICATIONS IS PROVIDED AS AN INSTRUMENT OF SERVICE BY AGGREGATE ARCHITECTURE + DESIGN FOR USE ON THE PROJECT ONLY. ALL DESIGN, DRAWINGS, SPECIFICATIONS, MODELS, AND INFORMATION UNLESS OTHERWISE NOTED ARE THE PROPERTY OF THE ARCHITECT. ANY REUSE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.</small>		A-015

DRAWING DATE:	DRAWN BY:	PROJECT NO.:
1735 Fraser Ct NW Washington DC, 20009	MAC	2025-02
CHECKED BY:	PROJECT NO.:	
Chester	2025-02	

COPYRIGHT NOTICE: This drawing and specifications is provided as an instrument of service by AGGREGATE ARCHITECTURE + DESIGN FOR USE ON THE PROJECT ONLY. ALL DESIGN, DRAWINGS, SPECIFICATIONS, MODELS, AND INFORMATION UNLESS OTHERWISE NOTED ARE THE PROPERTY OF THE ARCHITECT. ANY REUSE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.

**aggregate**  
architecture+design  
1071 14th Street NW, Suite 200  
Washington, DC 20005  
Aggregate Architecture & Design, PLLC © 2025

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*



1 WINTER VIEW FROM ALLEY  
SCALE: NONE



2 EXISTING VIEW FROM REAR NEIGHBORING PARKING LOT  
SCALE: NONE



3 EXISTING VIEW FROM ALLEY  
SCALE: NONE



4 EXISTING VIEW OF REAR  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION	DATE	SHEET NAME
SEA	10/03/25	EXISTING CONDITIONS
GENERAL NOTE:		SHEET NO.
THIS DRAWING AND SPECIFICATIONS IS PROVIDED AS AN INSTRUMENT OF SERVICE BY AGGREGATE ARCHITECTURE + DESIGN FOR USE ON THE PROJECT ONLY. ALL DESIGN, DRAWINGS, SPECIFICATIONS, MODELS, AND ORGANIZED INFORMATION ARE THE PROPERTY OF AGGREGATE ARCHITECTURE + DESIGN. ANY REUSE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.		A-016

DRAWING DATA:  
1735 Fraser Ct NW  
Washington DC, 20009

DRAWN BY:	MC
CHECKED BY:	Chester
PROJECT NO.:	2025-02

COPYRIGHT NOTICE:  
This drawing and specifications is provided as an instrument of service by AGGREGATE ARCHITECTURE + DESIGN FOR USE ON THE PROJECT ONLY. ALL DESIGN, DRAWINGS, SPECIFICATIONS, MODELS, AND ORGANIZED INFORMATION ARE THE PROPERTY OF AGGREGATE ARCHITECTURE + DESIGN. ANY REUSE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.



*PRELIMINARY*  
*NOT FOR CONSTRUCTION*



1 PROPOSED SUNROOM INTERIOR RENDER VIEW  
SCALE: NONE



2 PROPOSED SUNROOM EXTERIOR RENDER VIEW  
SCALE: NONE



3 PROPOSED SUNROOM INTERIOR RENDER VIEW  
SCALE: NONE



4 PROPOSED SUNROOM EXTERIOR RENDER VIEW  
SCALE: NONE

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*

SUBMISSION	DATE	SHEET NAME
SEA	10/03/25	PROPOSED RENDERS
GENERAL NOTE:		SHEET NO.
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.		A-017

DRAWING DATE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:
10/03/25	MC	Chester	2025-02

1735 Fraser Ct NW  
Washington DC, 20009

**aggregate**  
architecture+design  
1015 14th Street NW, Suite 1000  
Washington, DC 20005  
Aggregate Architecture & Design, P.L.L.C. © 2025

*PRELIMINARY*  
*NOT FOR CONSTRUCTION*