

AGENDA
Economic Development & Zoning Committee (EDZ)
of Advisory Neighborhood Commission 6A
Wednesday March 18, 2026, 7:00–8:00 pm
Virtual Meeting via Zoom

For those attending via Zoom use this link: <https://dc-gov.zoom.us/j/87666044337>

Call-in Number: +1 301 715 8592

Webinar ID (access code): 876 6604 4337

One tap mobile: +16469313860,,87666044337#

Public Meeting – All are welcome

Community comment welcome; may be limited to two minutes to provide opportunity for all to speak. Community comment time will be opened after each old and new business item.

7:00 pm Call to order

7:01 pm Introductions, announcements, approve agenda

7:02 pm Old Business

1. **1332 Corbin Place NE** (Square 1031, Lot 170) (BZA [21386](#)): Submitted by Olutoye Bello and AMW Associates, LLC, to construct a third story and a three-story with basement rear addition, to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone.

Type	Relief	Pursuant To
Special Exception	The rear yard requirements of Subtitle E § 207.1	Subtitle E § 5201 and Subtitle X § 901.2
Special Exception	The lot occupancy requirements of Subtitle E § 210.1	Subtitle E § 5201 and Subtitle X § 901.2

EDZ supported at October 25, 2025 meeting. Plans were superseded in January 2026. BZA was scheduled for March 11, 2026, administratively rescheduled for April 29, 2026. Notice of EDZ meeting posted at the location on March 4, 2026..

2. **628 15th Street NE** (Square 1051, Lot 113) ([BZA 21349](#)). We received notification that the alley does not meet 10' requirement. No changes from original plan supported by ANC in September 2025. BZA hearing administratively rescheduled to May 13, 2026.

7:20 pm New Business

1. **1350 East Capitol Street, NE** (Square 1035, Lot 87) (BZA [21447](#)) Submitted by Christopher Boehmler via Joseph Boyette at Old City Design Studio. To construct a two-story plus cellar rear addition and a one-story plus cellar side addition, to an existing, attached, two-story plus cellar, principal dwelling unit in the RF-1 zone.

Type	Relief	Pursuant To
Special Exception	The lot occupancy requirements of Subtitle E § 210.1	Subtitle E § 5201 and Subtitle X § 901.2
	Notice of EDZ meeting posted at the property on March 3, 2026. BZA hearing administratively rescheduled to June 3, 2026.	
	<ol style="list-style-type: none"> 2. Postcard permits: https://dob.dc.gov/node/1616046 3. H Street Corridor Plan discussion at ANC April 9, 2026 meeting. 4. Coming up: vacant property at ANC meeting Thursday May 14, 2026 5. DC Comp Plan 2050: https://planning.dc.gov/comprehensiveplan 6. FLUM: https://qgwash.org/view/102581/do-something-112-comp-plan-questionnaires-bring-back-main-street#FLUM 7. https://qgwash.org/view/102637/grow-vernigh-scenario-where-op-has-suggested-growth-is-and-is-not-on-the-table?emci=62d9c857-b91b-f111-a69a-000d3a1f0a97&emdi=c296e861-bb1b-f111-a69a-000d3a1f0a97&ceid=36518565 	

7:50 pm

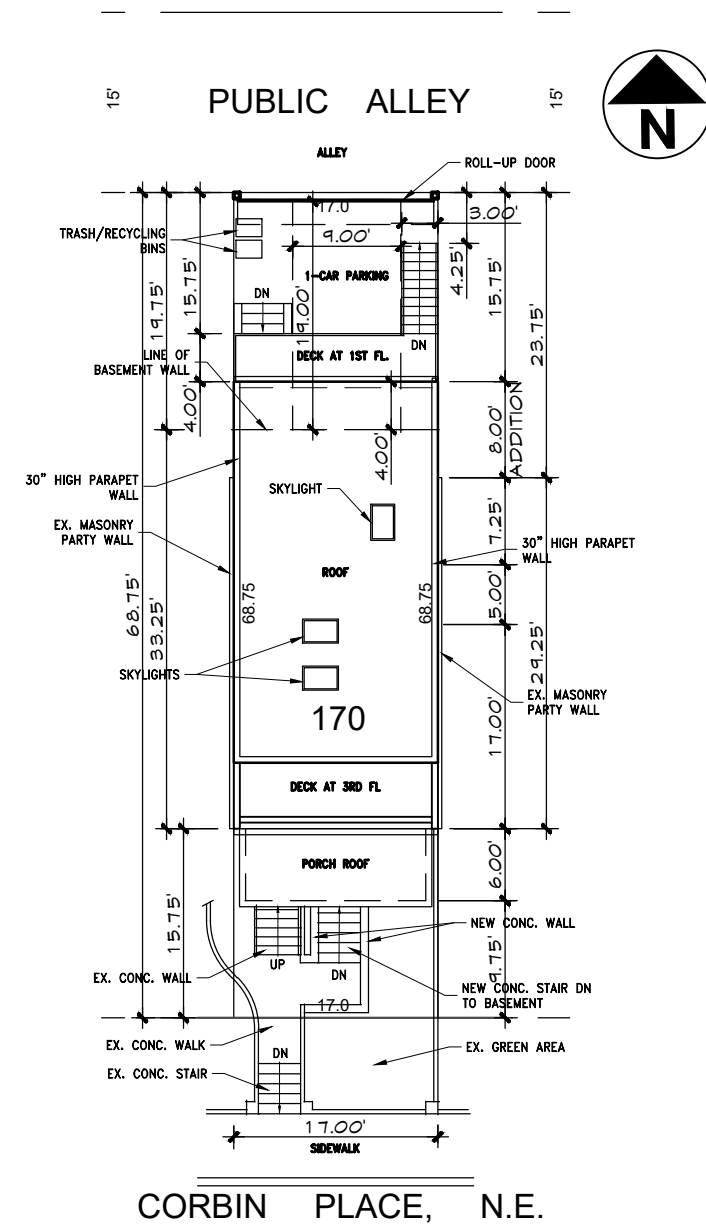
Adjourn

**Next Scheduled EDZ Committee Meeting:
Wednesday, April 15, 2026 7:00-9:00 pm
Agenda to be posted at <https://anc6a.org/agendas/>**

For more information, please contact Rachael Loper at RachaelANC6A@gmail.com and Michael Cushman at michael.cushman@gmail.com.

DRAWING INDEX

- 0001 COVER SHEET AND GENERAL NOTES
- D0001 EXISTING AND DEMO PLANS
- A0001 PROPOSED BASEMENT AND FIRST FLOOR PLANS
- A0002 PROPOSED SECOND AND THIRD FLOOR PLANS
- A0003 FRONT AND REAR ELEVATIONS
- A0004 RIGHT ELEVATION
- A0005 LEFT ELEVATION



SITE PLAN
SCALE: 1:16

RENOVATION OF EXISTING HOUSE

1332 CORBIN PLACE NE
WASHINGTON, D.C. 20003

SQ. 1031, LOT 170



SCOPE OF WORK

INTERIOR RENOVATION, NEW FLOOR PLANS WITH 3RD FLOOR ADDITION. REPLACE MEP FIXTURES. NEW FRAMING AS NEEDED. NEW REAR EXTERIOR DECK 4'-0" X 17'-0" AND FRONT MODIFICATION

NOTES

EXISTING BUILDING IS A SINGLE FAMILY WITH BASEMENT AND 2 FLOORS. DEMO EXISTING ROOF TO ADD NEW THIRD FLOOR AND ROOF WITH REAR 8'-0" ADDITION & 4'-0" NEW REAR DECK AT FIRST FLOOR.

CODE ANALYSIS

EXISTING USE GROUP: R3, RF-1 ZONING

TYPE OF CONSTRUCTION: V-B

AREA (BUILDING PERMIT): 1,405 EST.

BUILDING IS SPRINKLERED: NO

STANDPIPES: NO

NUMBER OF STORIES: 3 STORY

BUILDING HEIGHT: 34'-3" FROM AVG. GRADE PLANE

SETBACKS:

FRONT: N/A

SIDE: NONE

REAR: 20 FT. MIN. , PROVIDES 15'-8"

EXISTING HOUSE FOOTPRINT =
29.3 X 17.0 = 498.1SF.

EXISTING PORCH FOOTPRINT =
6.0 X 15.0 = 90SF.

EXISTING LOT OCCUPANCY =
498.1 + 90 = 588.1SF.

PERCENTAGE OF EXISTING LOT OCCUPANCY:
588.1 / 1169 = 50.3%

PROPOSED REAR ADDITION 1ST, 2ND & 3RD FLOOR = 8FT.

PROPOSED BASEMENT ADDITION = 4FT.

PROPOSED ABOVE GRADE S.F. =
498.1 + (8 X 17) = 634.1 X 3 =
1902.3SF.

PROPOSED BASEMENT S.F. =
498.1 + (4 X 17) = 566.1SF.

TOTAL S.F. = 2468.4SF.
BUILDING AREA = 634.1 + 90 = 724.1SF.

BASEMENT IS CONSIDERED AS CELLAR
BASEMENT IS 66" FROM ADJACENT GRADE,
COMPLIANT WITH 48" REQUIREMENT FROM THE
ADJACENT FINISH GRADE

CODE ANALYSIS

CURRENT APPLICABLE CODE:

- 2017 District of Columbia Residential Code [2015 edition of the International Residential Code published by the ICC as amended by the District of Columbia Construction Codes Supplement of 2017 (DCMR 12B, Residential Code Supplement)].
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- 2017 District of Columbia Existing Building Code [2015 edition of the International Existing Building Code published by the ICC as amended by the District of Columbia Construction Codes Supplement of 2017 (DCMR 12J, Existing Building Code Supplement)].

FIRE RESISTANCE ANALYSIS:

- EXTERIOR WALL <10' >5' FROM PROPERTY LINE 1 HR. (N/A)
- EXTERIOR WALL >10' FROM PROPERTY LINE 0 HR.
- INTERIOR WALLS 0 HR.
- CORRIDOR 0 HR.
- ROOF CONSTRUCTION 0 HR.
- FLOOR CONSTRUCTION 0 HR.
- EXISTING EXTERIOR WALL CMU 2HR. UL U905 EST.
- EXISTING PARTY WALL MIN. 8" BRICK UL U905 (2 HR.) EST.

PROJECT INFO:

OWNER:
INSERT NAME
INSERT ADDRESS
INSERT PHONE NUMBER
ARCHITECT / ENGINEER:
Advance Structural Concepts, LLC
Aniket K. Nanda, P.E., D.C. Lic # 40000546
10875 Main Street, Suite #101
Fairfax, VA 22030
Tel. (703) 865-7122 / Fax. (703) 865-7155

PROJECT ADDRESS:

1332 CORBIN PLACE NE
WASHINGTON DC, 20003

Contractor:
TBD

CODE ANALYSIS

EXISTING USE GROUP:	R1, RF-1 ZONING
TYPE OF CONSTRUCTION:	VB
AREA (BUILDING PERMIT):	1,405 SQ.FT
BUILDING IS SPRINKLERED:	NO FIRE ALARM: NO
NUMBER OF STORIES:	3 STORY ABOVE BASEMENT
BUILDING HEIGHT:	PROPOSED [APPROX. 34'-3" AT FRONT FROM GRADE] [37'-1" AT REAR FROM GRADE]

RENOVATION OF EXISTING HOUSE

1332 CORBIN PLACE
WASHINGTON D.C.

RELEASE DATE:

05/23/2025

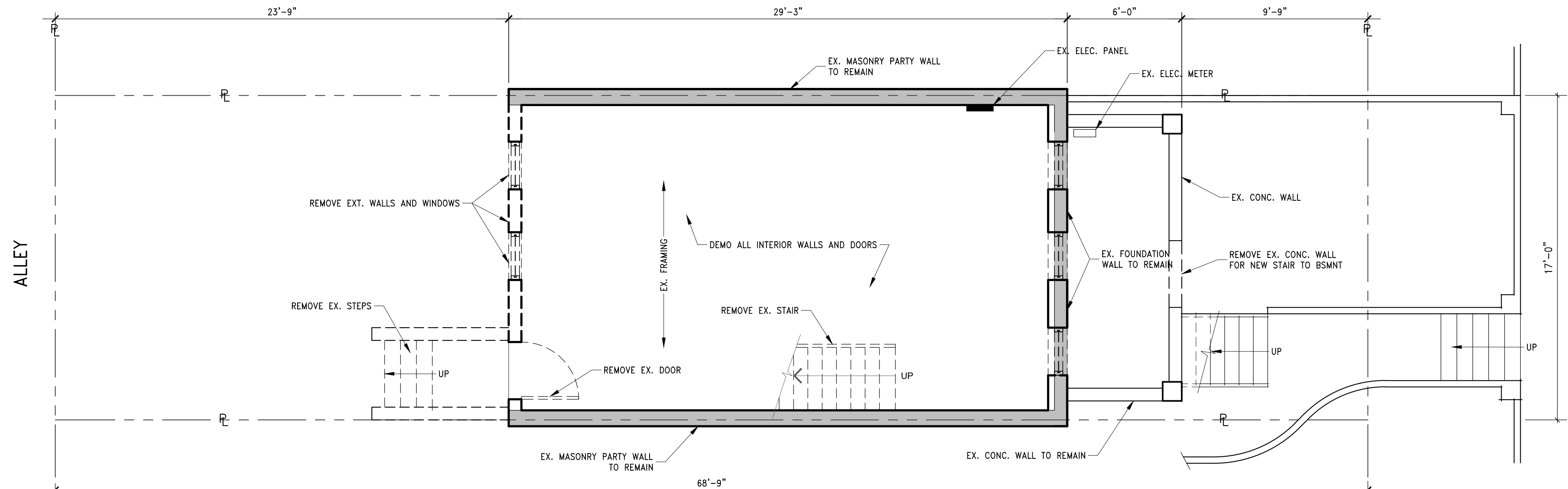


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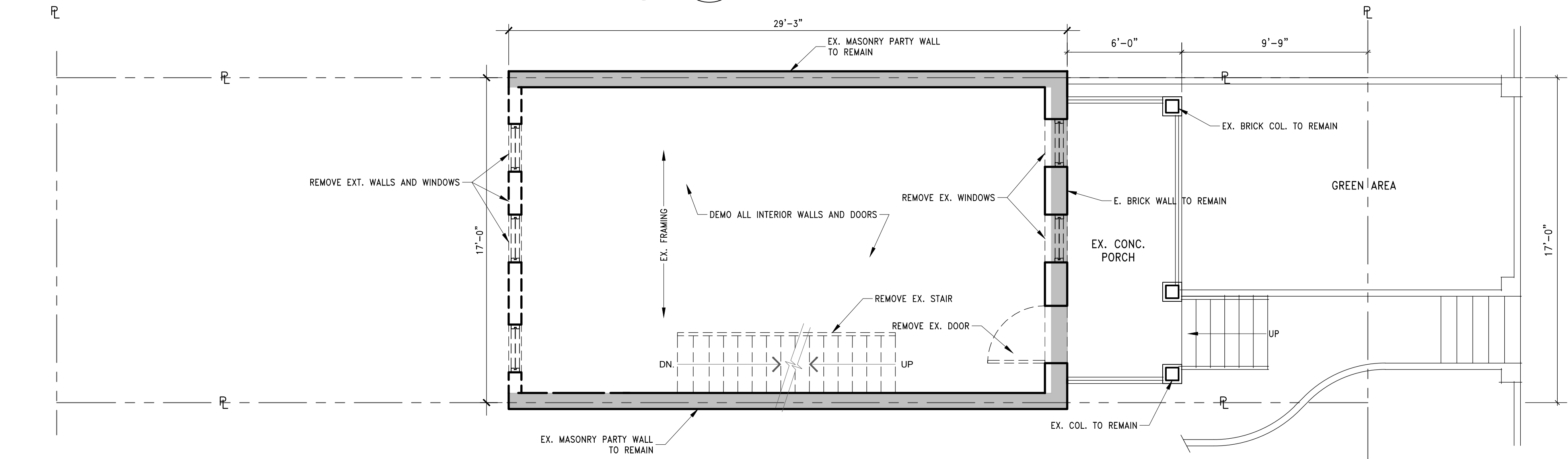
COVER SHEET AND GENERAL NOTES

0001

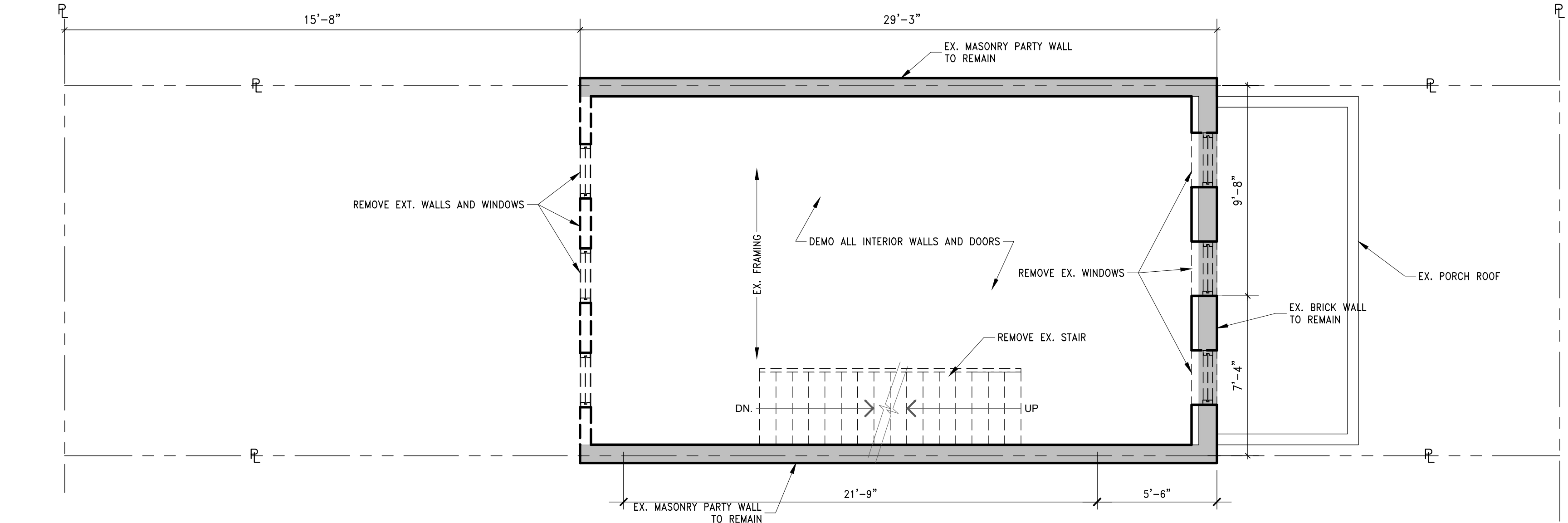
Board of Zoning Adjustment
District of Columbia
CASE NO. 21386
EXHIBIT NO. 19



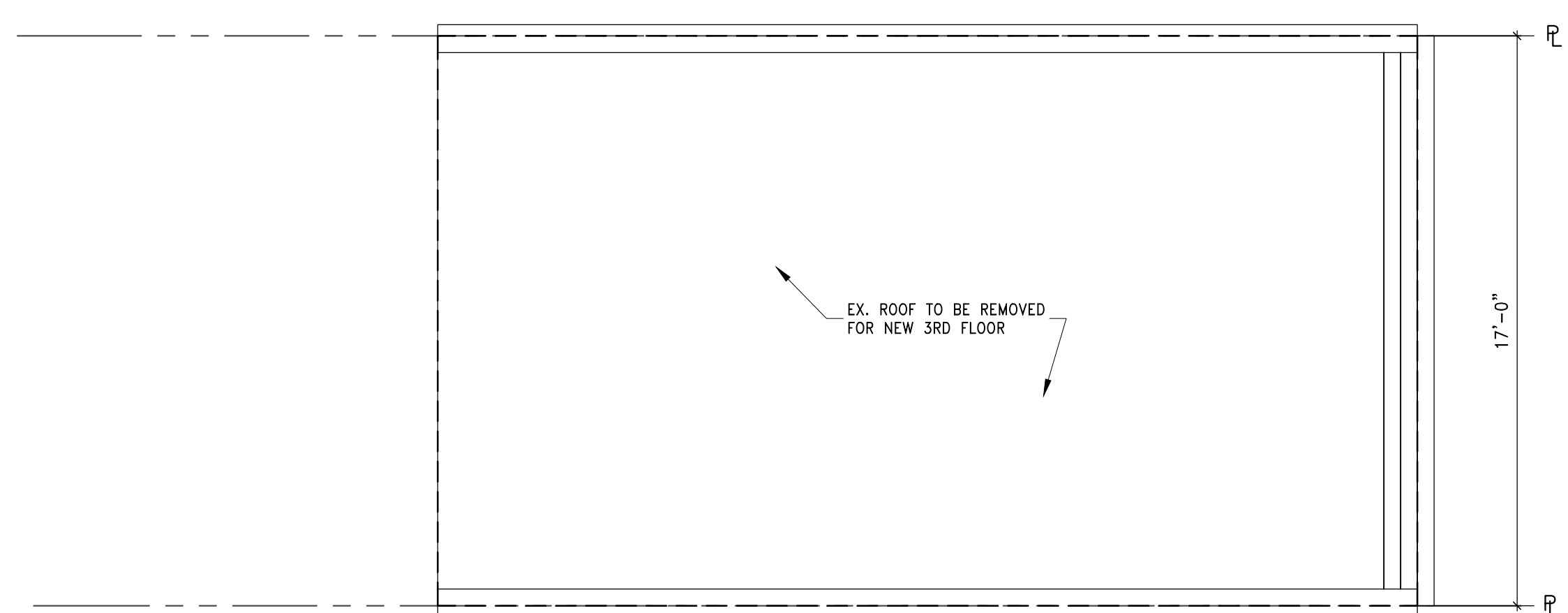
1 EXISTING/DEMO BASEMENT PLAN
 D0001 SCALE: 1/4"=1'-0"



2 EXISTING/DEMO FIRST FLOOR PLAN
 D0001 SCALE: 1/4"=1'-0"



3 EXISTING/DEMO SECOND PLAN
 D0001 SCALE: 1/4"=1'-0"



4 EXISTING/DEMO ROOF PLAN
 D0001 SCALE: 1/4"=1'-0"

RELEASE DATE:
 05/23/2025

RENOVATION OF EXISTING HOUSE

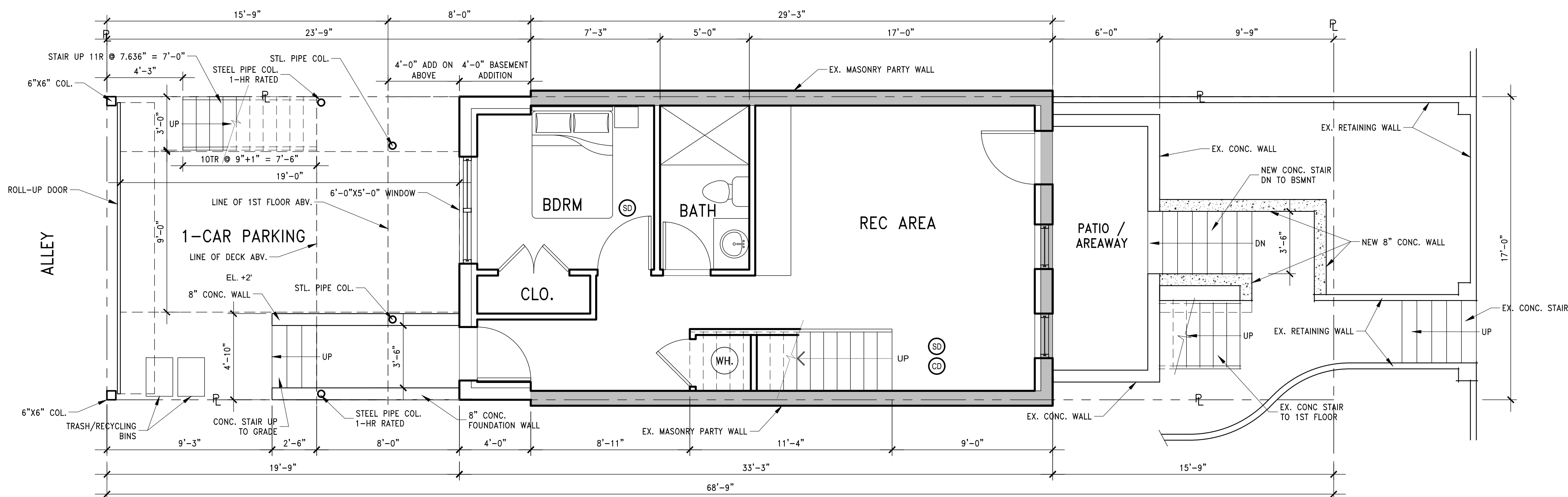
1332 CORBIN PLACE
 WASHINGTON D.C.

ADVANCE STRUCTURAL CONCEPTS
 Advance Structural Concepts LLC
 10857 Main Street, Suite 101
 Fairfax, VA 22030
 (703) 865-7122 Ext. 2
 www.advancestructuralconcept.com

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EXISTING AND DEMO FLOOR PLANS

D0001



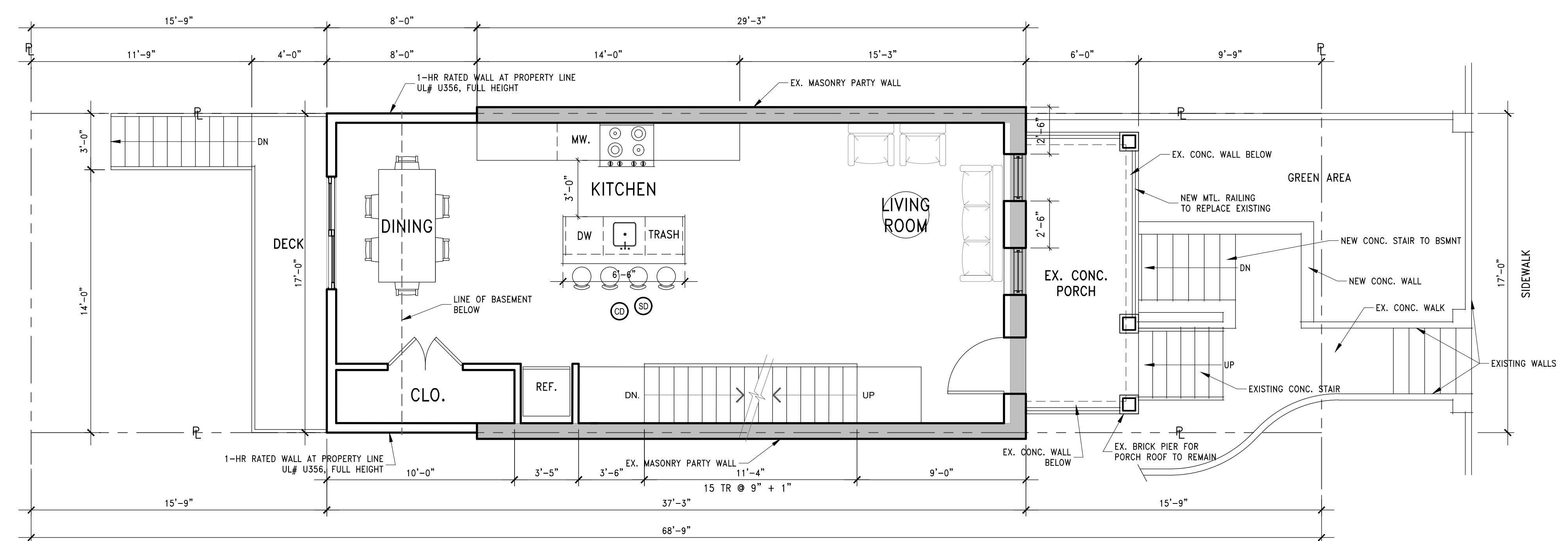
1 PROPOSED BASEMENT PLAN
 SCALE: 1/4"=1'-0"

- LEGEND:**
- INDICATES NEW WALL
 - INDICATES EXISTING WALL
 - PROPERTY LINE
 - PROPERTY LINE

ALL BEDROOMS (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW / DOOR TO EXTERIOR (IBC 2015, 1009; IRC 2015, 210). THE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.75 SQ. FT. WITH A MINIMUM CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IBC 2015, SECTION 1009.3; IRC 2015, SECTION 310.1).

- ADDITIONAL NOTES:**
- WALL LOCATED ON OR WITHIN 5 FEET OF A PROPERTY LINE SHALL BE CONSTRUCTED AS A FIRE WALL. FIRE RATING SHALL BE A MINIMUM OF 1 HOUR RATED AND PROTECTED FROM FIRE FROM BOTH SIDES
 - WHERE A FIRE WALL INTERSECTS A ROOF, THE ROOF SHALL EITHER BE PROTECTED BY A 1 HOUR FIRE RESISTANT RATED CONSTRUCTION 4 FEET OR A 1 HOUR RATED 30 INCH HIGH PARAPET
 - ANY WALL LOCATED ON A LOT LINE BETWEEN ADJACENT BUILDINGS, WHICH IS USED OR ADAPTED FOR JOINT SERVICE BETWEEN THE TWO BUILDINGS, SHALL BE CONSTRUCTED AS A FIRE WALL INCLUDING PARAPET WALL.

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR



2 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

RELEASE DATE:
05/23/2025

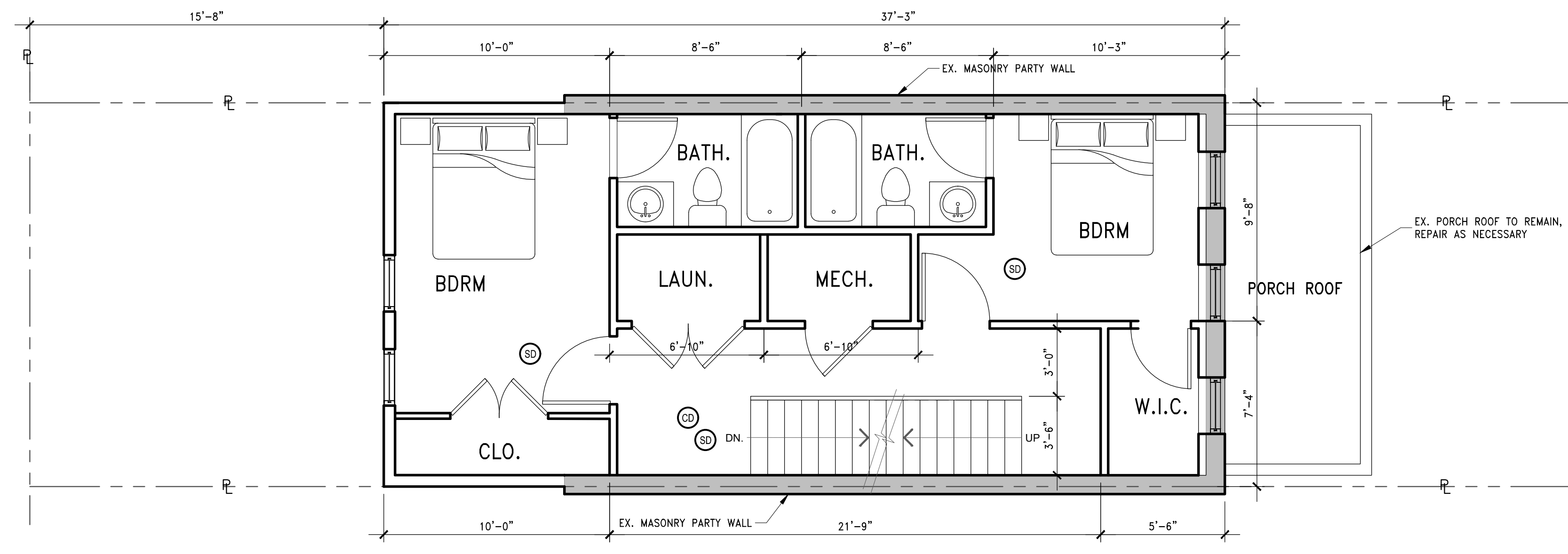
RENOVATION OF EXISTING HOUSE
 1332 CORBIN PLACE
 WASHINGTON D.C.

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BASEMENT AND FIRST FLOOR PLAN

A0001



1 PROPOSED SECOND PLAN
 A0002 SCALE: 1/4"=1'-0"

LEGEND:

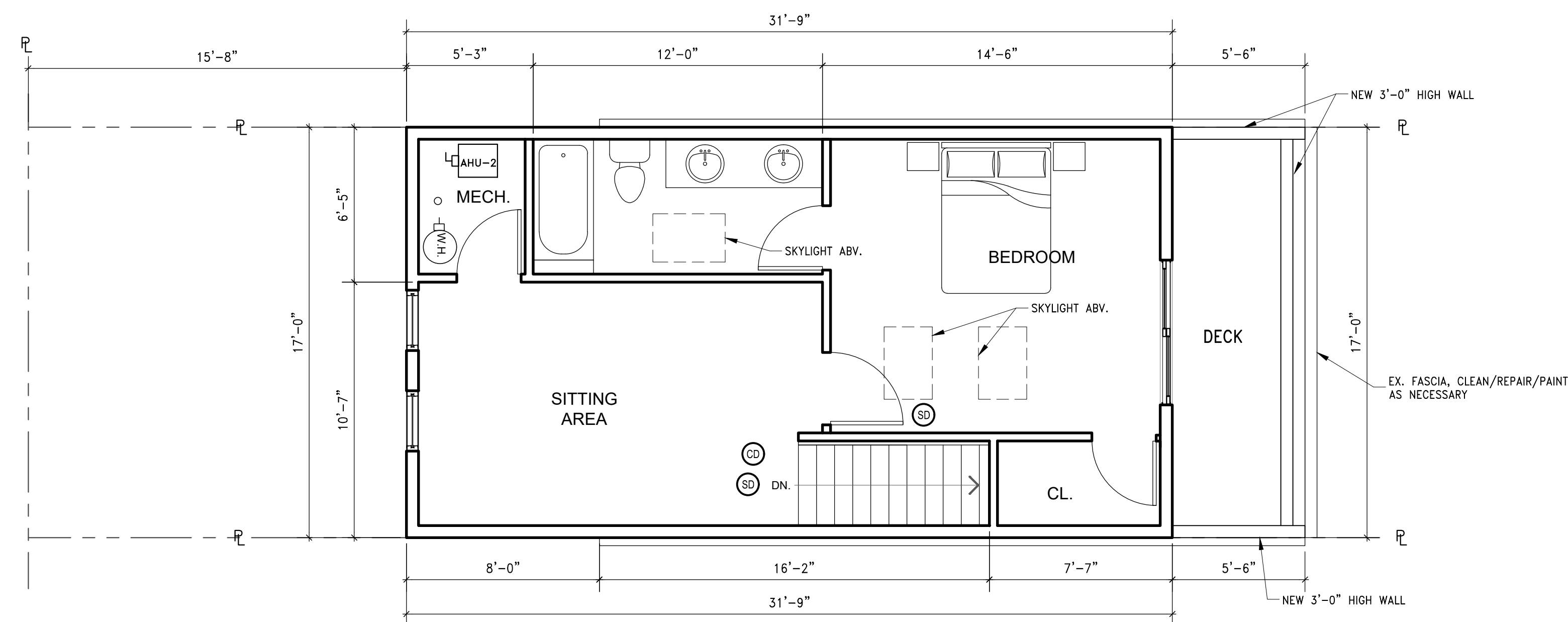
- INDICATES NEW WALL
- INDICATES EXISTING WALL
- PROPERTY LINE
- PROPERTY LINE

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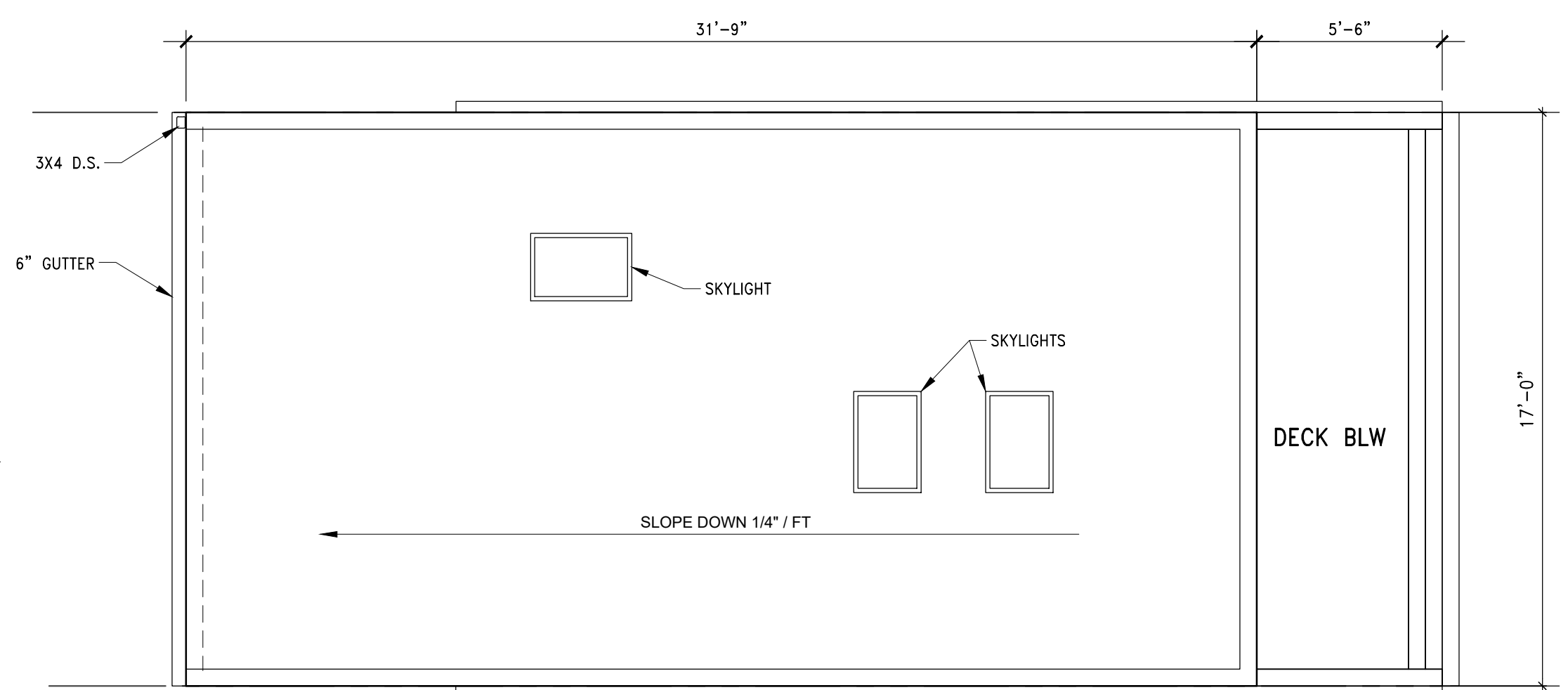
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- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR



2 PROPOSED THIRD FLOOR PLAN
 A0002 SCALE: 1/4"=1'-0"



3 PROPOSED ROOF PLAN
 A0002 SCALE: 1/4"=1'-0"

RENOVATION OF EXISTING HOUSE

1332 CORBIN PLACE
 WASHINGTON D.C.

RELEASE DATE:

05/23/2025

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SECOND AND THIRD FLOOR AND ROOF PLAN

A0002

RELEASE DATE:

10/06/2025

RENOVATION OF EXISTING HOUSE

1333 CORBIN PLACE NE
WASHINGTON, D.C.



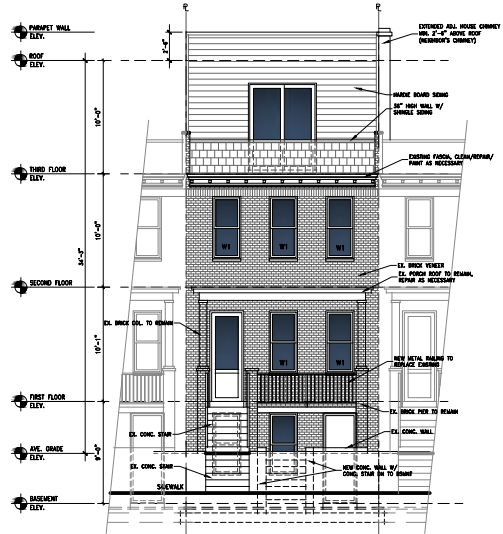
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FRONT AND REAR ELEVATIONS

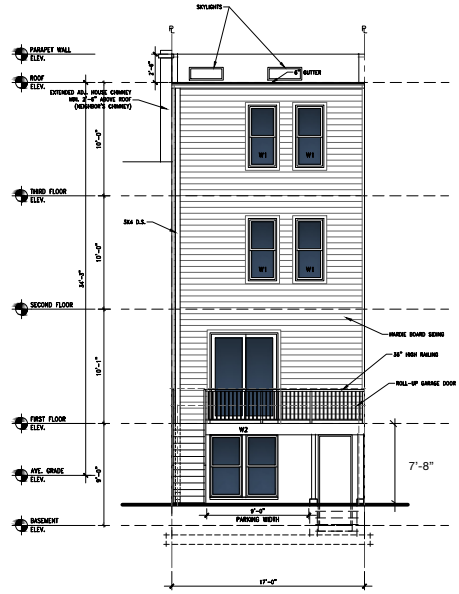
A0003

NOTE: CHIMNEY IS NEIGHBOR'S PROPERTY. CHIMNEY TO BE CLOSED WITH MATCHING BRICK AND MORTAR.



NOTE: PROPOSED SKYLIGHTS NOT VISIBLE FROM FRONT ELEVATIONS

FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

RELEASE DATE:

05/23/2025

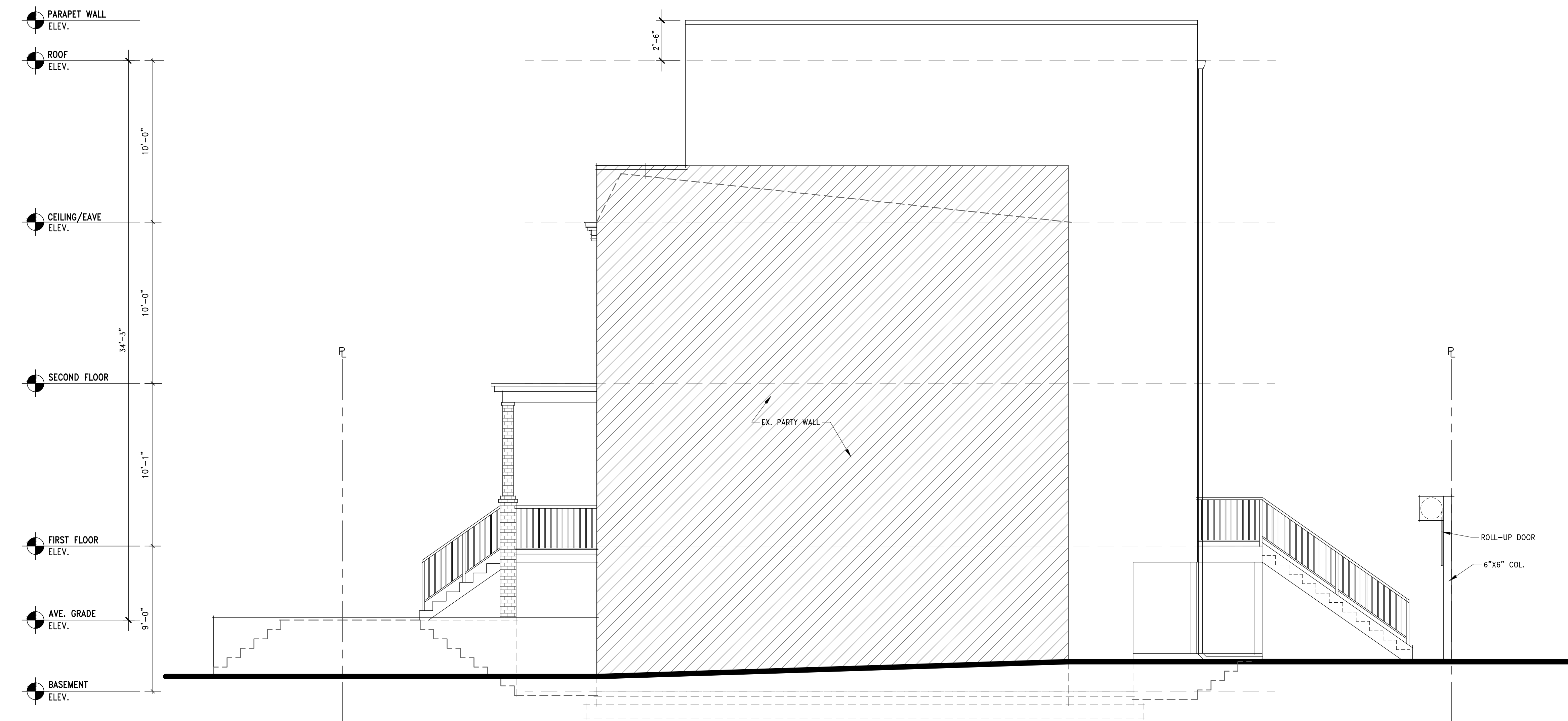
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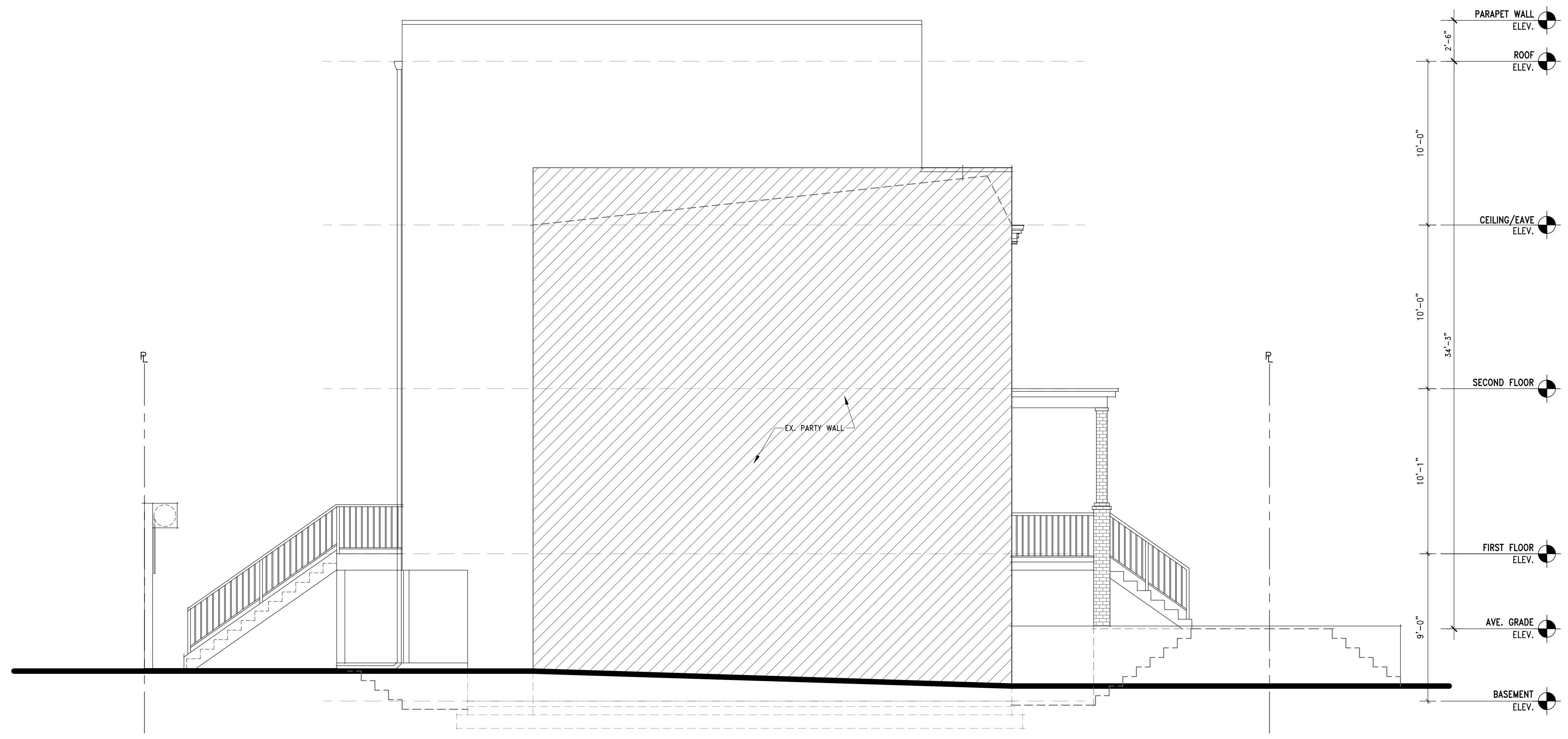


RIGHT ELEVATION

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

RIGHT ELEVATION

A0004



LEFT ELEVATION
SCALE: 1/4"=1'-0"

RELEASE DATE:
05/23/2025

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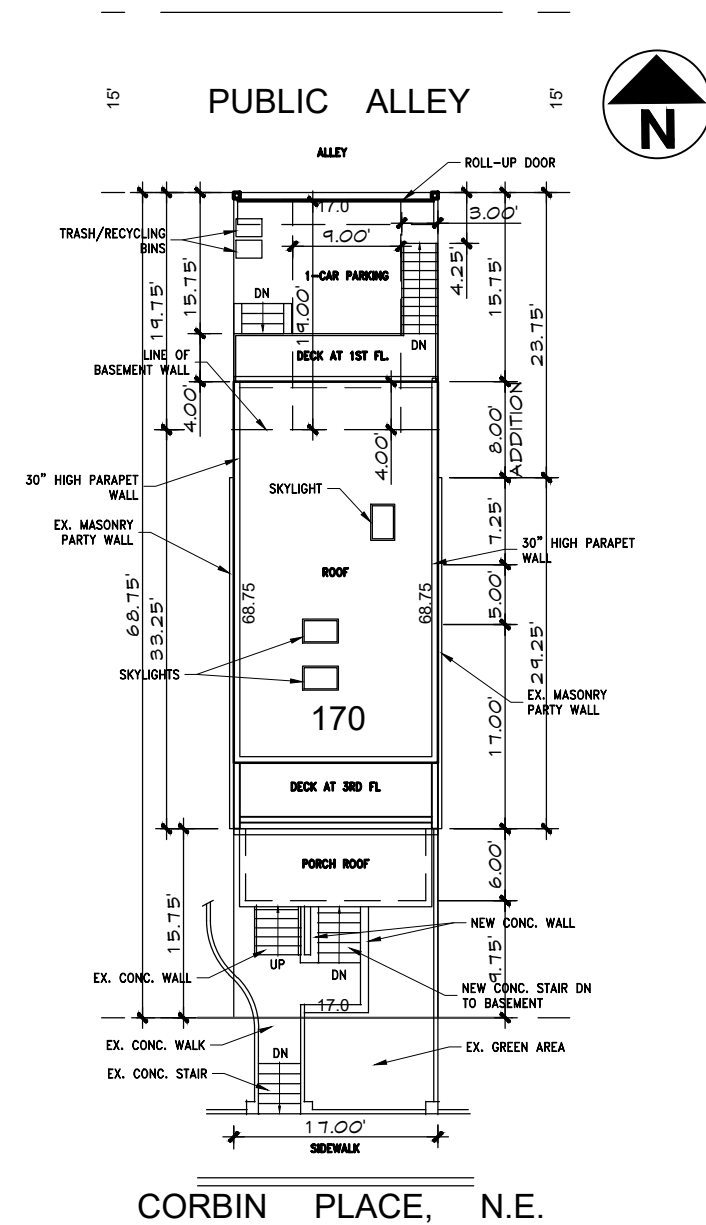
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LEFT ELEVATION

A0005

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SITE PLAN
SCALE: 1:16

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1332 CORBIN PLACE NE
WASHINGTON, D.C. 20003

SQ. 1031, LOT 170



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INTERIOR RENOVATION, NEW FLOOR PLANS WITH 3RD FLOOR ADDITION. REPLACE MEP FIXTURES. NEW FRAMING AS NEEDED. NEW REAR EXTERIOR DECK 4'-0" x 17'-0" AND FRONT MODIFICATION

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PROJECT INFO:

OWNER:
INSERT NAME
INSERT ADDRESS
INSERT PHONE NUMBER
ARCHITECT / ENGINEER:
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Aniket K. Nanda, P.E., D.C. Lic # 40000546
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PROJECT ADDRESS:

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WASHINGTON DC, 20003

Contractor:
TBD

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1332 CORBIN PLACE
WASHINGTON D.C.

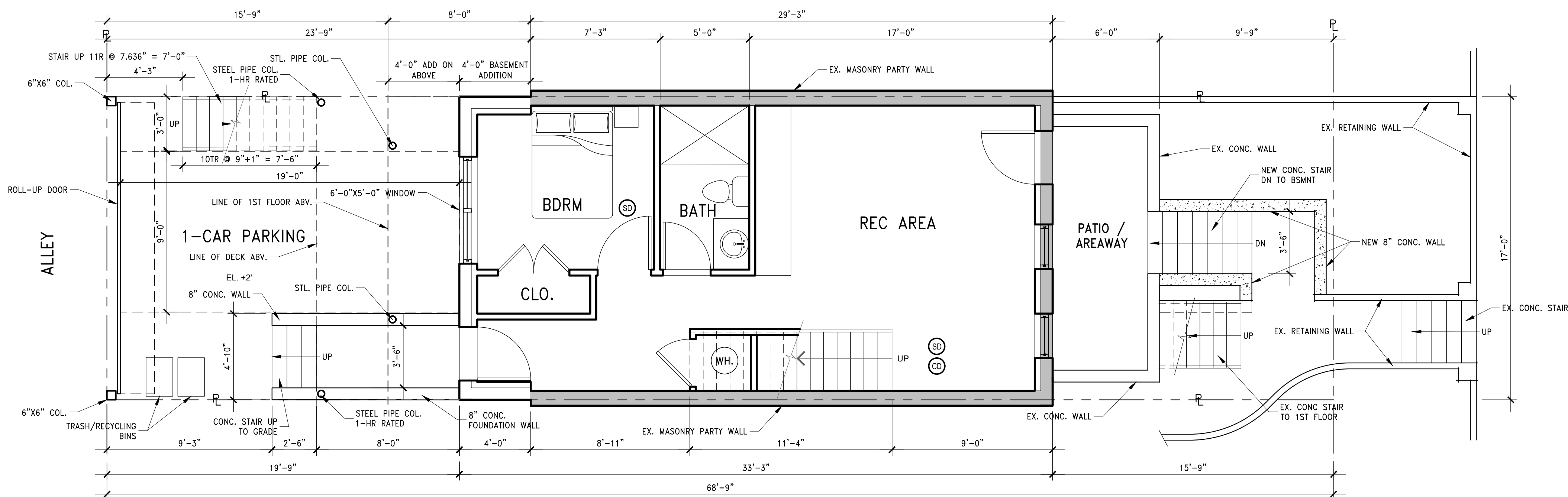


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COVER SHEET AND
GENERAL NOTES

0001

Board of Zoning Adjustment
District of Columbia
CASE NO. 21386
EXHIBIT NO. 4



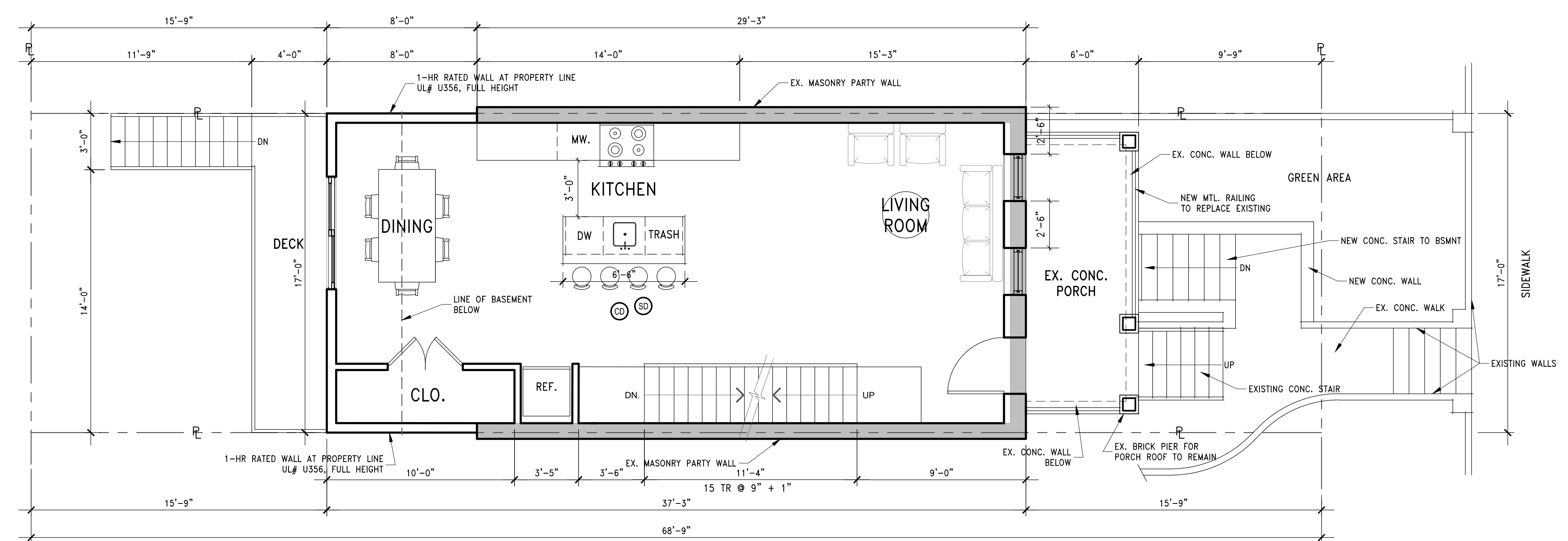
1 PROPOSED BASEMENT PLAN
 SCALE: 1/4"=1'-0"

- LEGEND:**
- INDICATES NEW WALL
 - INDICATES EXISTING WALL
 - PROPERTY LINE
 - PROPERTY LINE

ALL BEDROOMS (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW / DOOR TO EXTERIOR (IBC 2015, 1009; IRC 2015, 210). THE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.75 SQ. FT. WITH A MINIMUM CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IBC 2015, SECTION 1009.3; IRC 2015, SECTION 310.1).

- ADDITIONAL NOTES:**
- WALL LOCATED ON OR WITHIN 5 FEET OF A PROPERTY LINE SHALL BE CONSTRUCTED AS A FIRE WALL. FIRE RATING SHALL BE A MINIMUM OF 1 HOUR RATED AND PROTECTED FROM FIRE FROM BOTH SIDES
 - WHERE A FIRE WALL INTERSECTS A ROOF, THE ROOF SHALL EITHER BE PROTECTED BY A 1 HOUR FIRE RESISTANT RATED CONSTRUCTION 4 FEET OR A 1 HOUR RATED 30 INCH HIGH PARAPET
 - ANY WALL LOCATED ON A LOT LINE BETWEEN ADJACENT BUILDINGS, WHICH IS USED OR ADAPTED FOR JOINT SERVICE BETWEEN THE TWO BUILDINGS, SHALL BE CONSTRUCTED AS A FIRE WALL INCLUDING PARAPET WALL.

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR



2 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

RELEASE DATE:
05/23/2025

RENOVATION OF EXISTING HOUSE

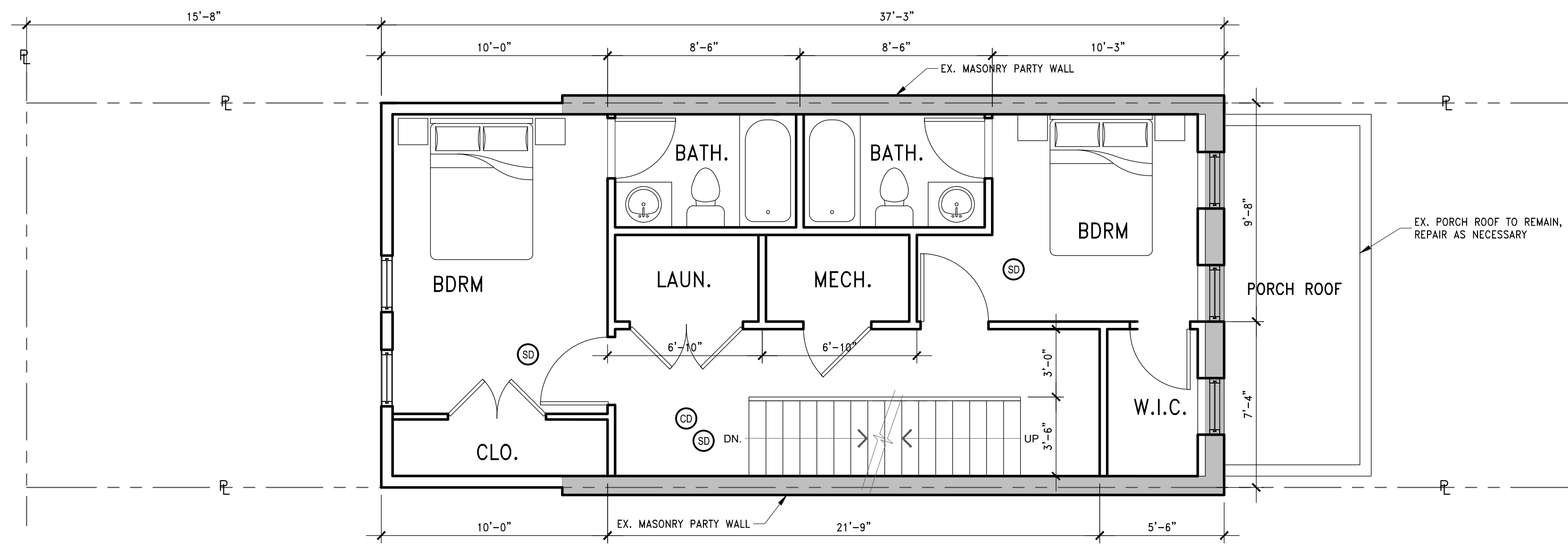
1332 CORBIN PLACE
WASHINGTON D.C.

ADVANCE STRUCTURAL CONCEPTS
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 (703) 865-7122 Ext. 2
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BASEMENT AND FIRST FLOOR PLAN

A0001



1 PROPOSED SECOND PLAN
 A0002 SCALE: 1/4"=1'-0"

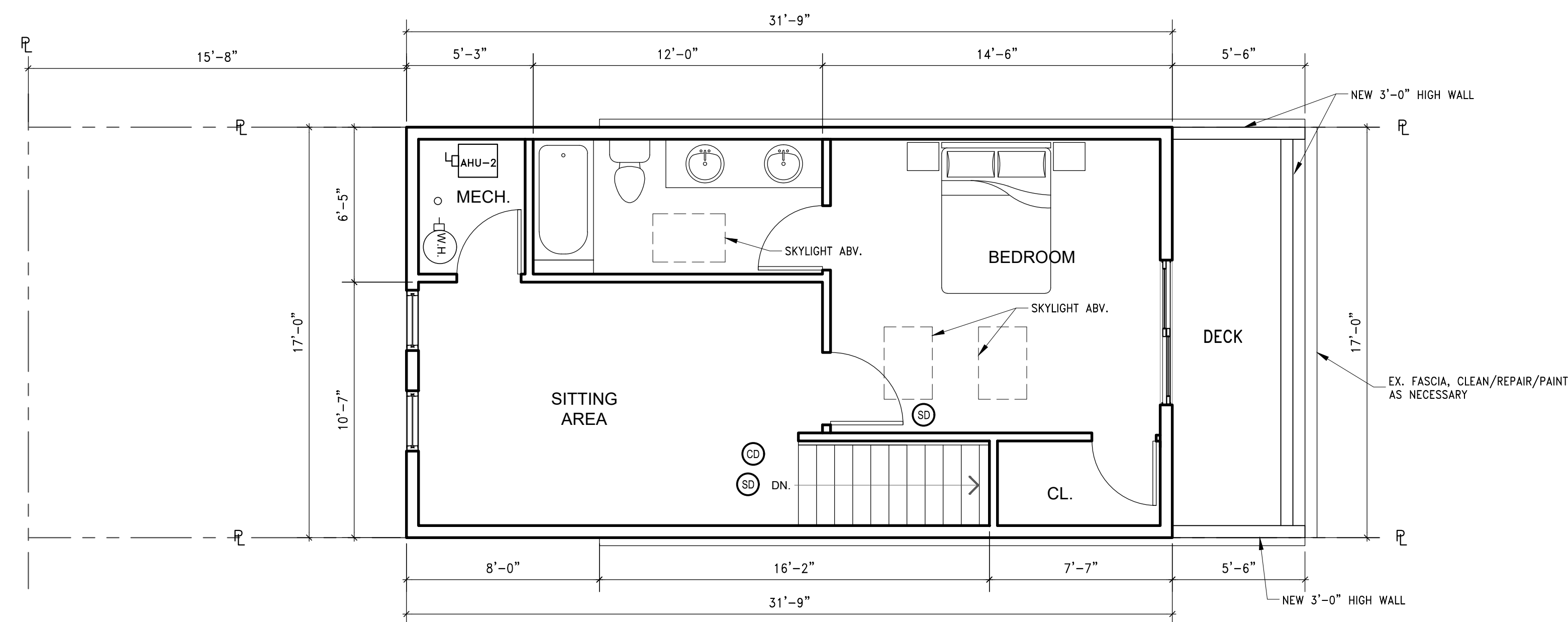
- LEGEND:**
- INDICATES NEW WALL
 - INDICATES EXISTING WALL
 - PROPERTY LINE
 - PROPERTY LINE

ALL BEDROOMS (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW / DOOR TO EXTERIOR (IBC 2015, 1009; IRC 2015, 210). THE WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.75 SQ. FT. WITH A MINIMUM CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IBC 2015, SECTION 1009.3; IRC 2015, SECTION 310.1).

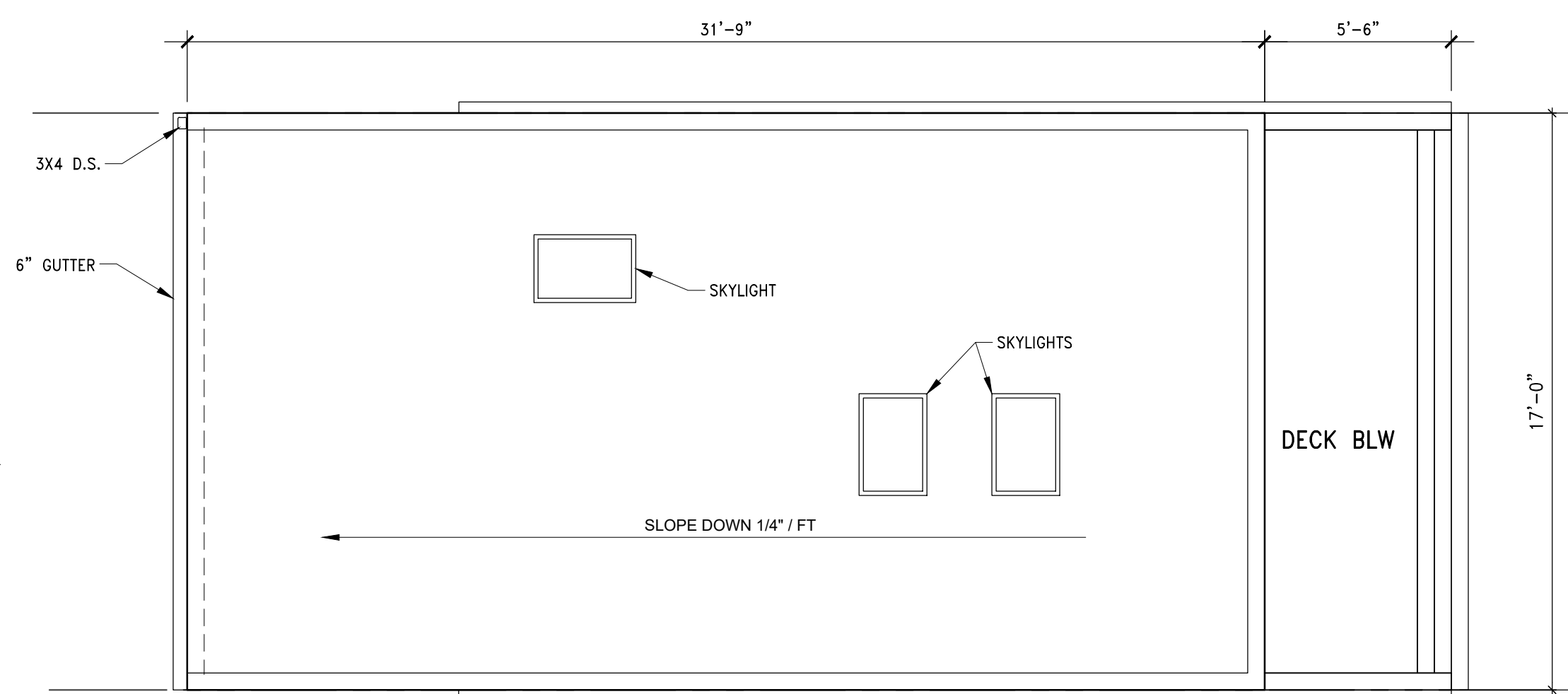
ADDITIONAL NOTES:

- WALL LOCATED ON OR WITHIN 5 FEET OF A PROPERTY LINE SHALL BE CONSTRUCTED AS A FIRE WALL. FIRE RATING SHALL BE A MINIMUM OF 1 HOUR RATED AND PROTECTED FROM FIRE FROM BOTH SIDES
- WHERE A FIRE WALL INTERSECTS A ROOF: THE ROOF SHALL EITHER BE PROTECTED BY A 1 HOUR FIRE RESISTANT RATED CONSTRUCTION 4 FEET OR A 1 HOUR RATED 30 INCH HIGH PARAPET
- ANY WALL LOCATED ON A LOT LINE BETWEEN ADJACENT BUILDINGS, WHICH IS USED OR ADAPTED FOR JOINT SERVICE BETWEEN THE TWO BUILDINGS, SHALL BE CONSTRUCTED AS A FIRE WALL INCLUDING PARAPET WALL.

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR



2 PROPOSED THIRD FLOOR PLAN
 A0002 SCALE: 1/4"=1'-0"



3 PROPOSED ROOF PLAN
 A0002 SCALE: 1/4"=1'-0"

RENOVATION OF EXISTING HOUSE
 1332 CORBIN PLACE
 WASHINGTON D.C.

RELEASE DATE:
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SECOND AND THIRD FLOOR AND ROOF PLAN

A0002

RELEASE DATE:

05/23/2025

RENOVATION OF EXISTING HOUSE

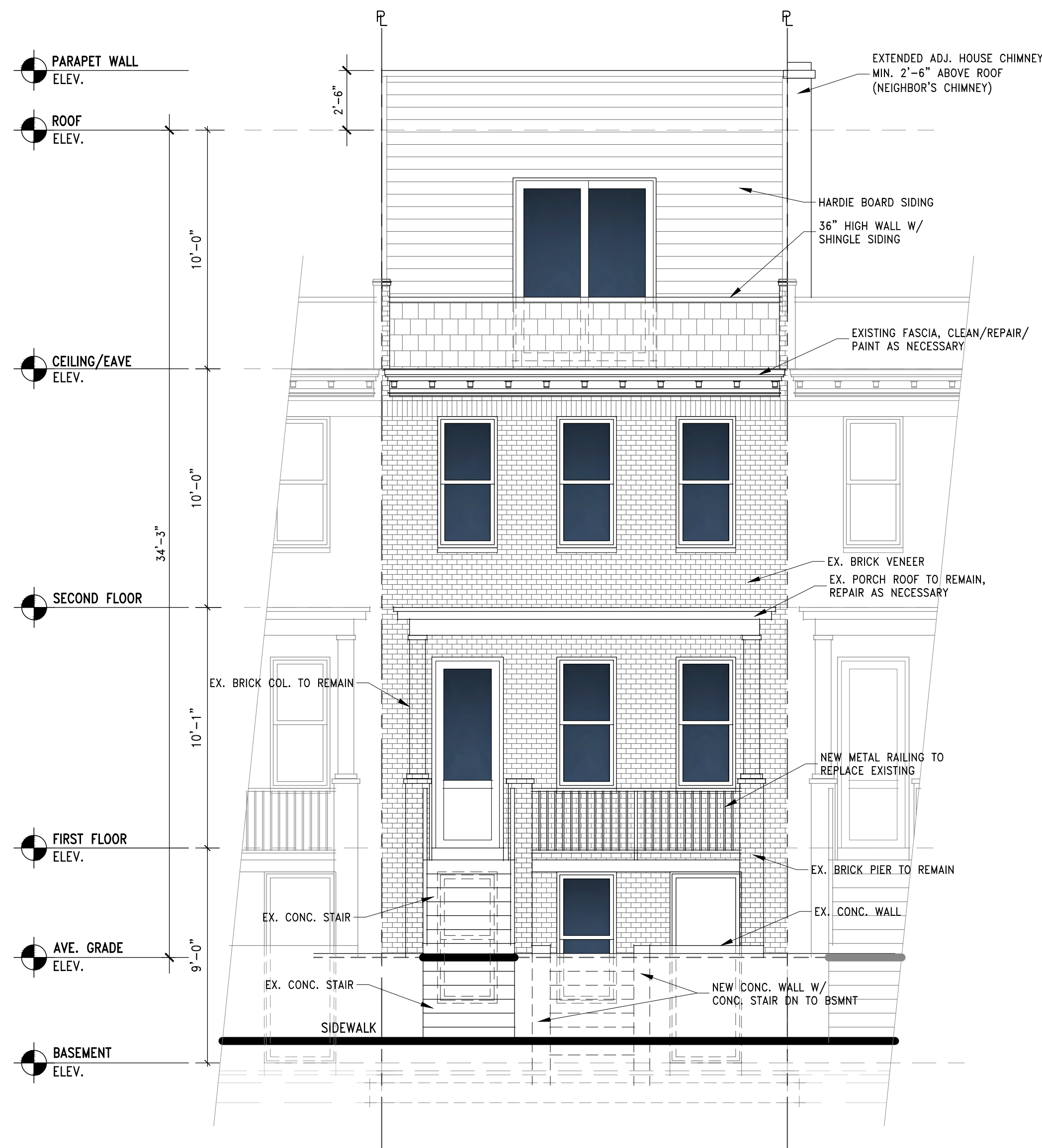
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FRONT AND REAR
ELEVATIONS

A0003



FRONT ELEVATION

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



REAR ELEVATION

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

RELEASE DATE:

05/23/2025

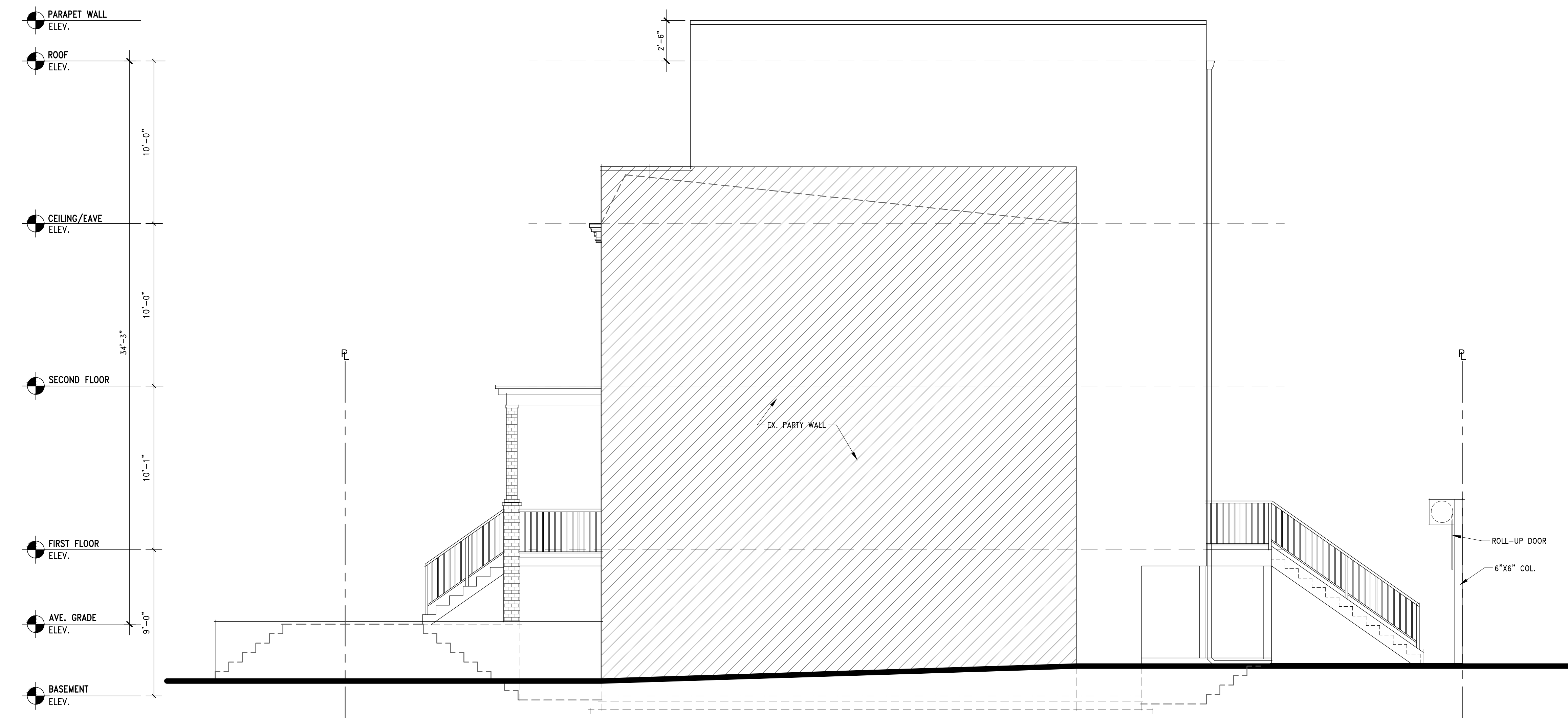
RENOVATION OF EXISTING HOUSE

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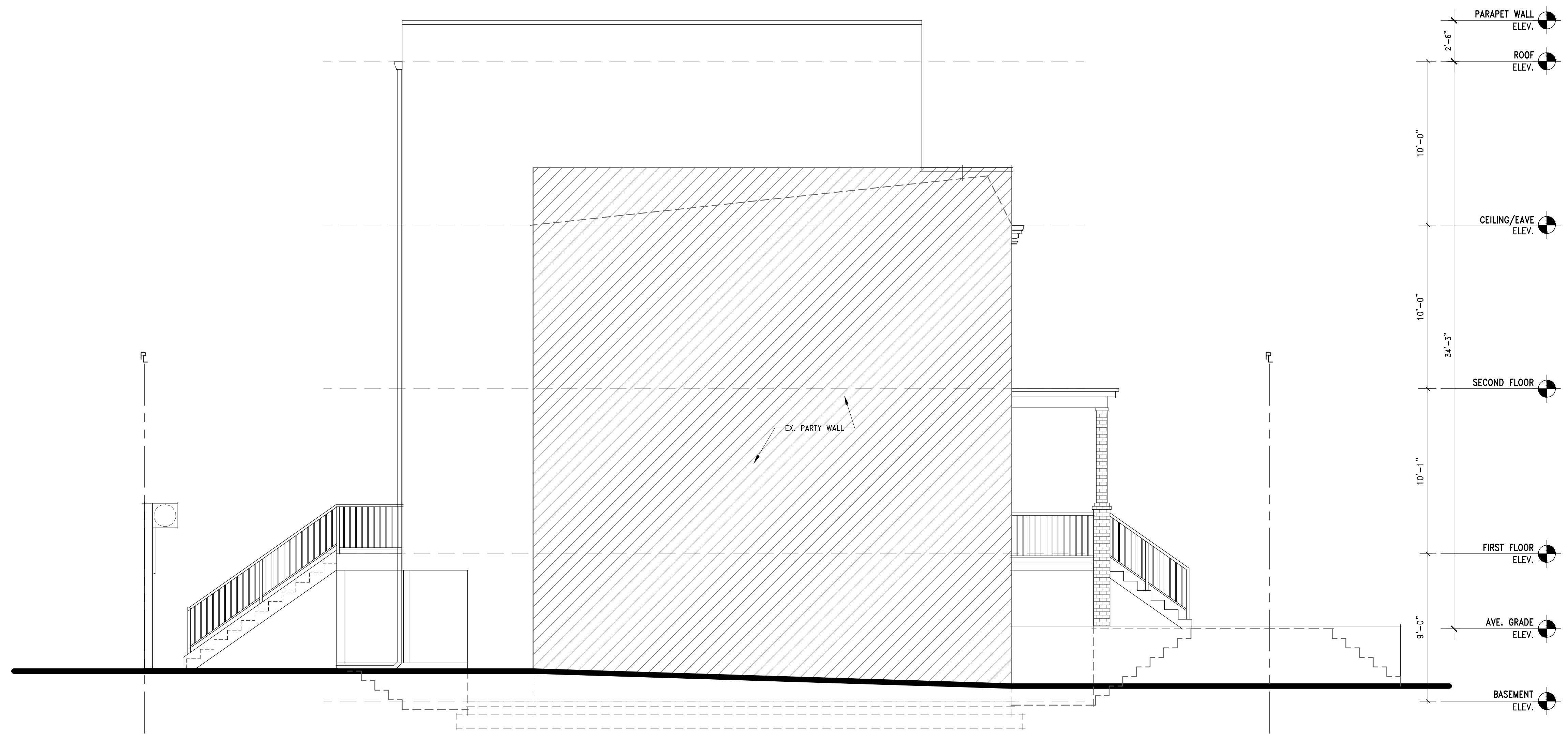
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RIGHT ELEVATION
SCALE: 1/4"=1'-0"

RIGHT ELEVATION

A0004



LEFT ELEVATION
SCALE: 1/4"=1'-0"

RELEASE DATE:
05/23/2025

RENOVATION OF EXISTING HOUSE

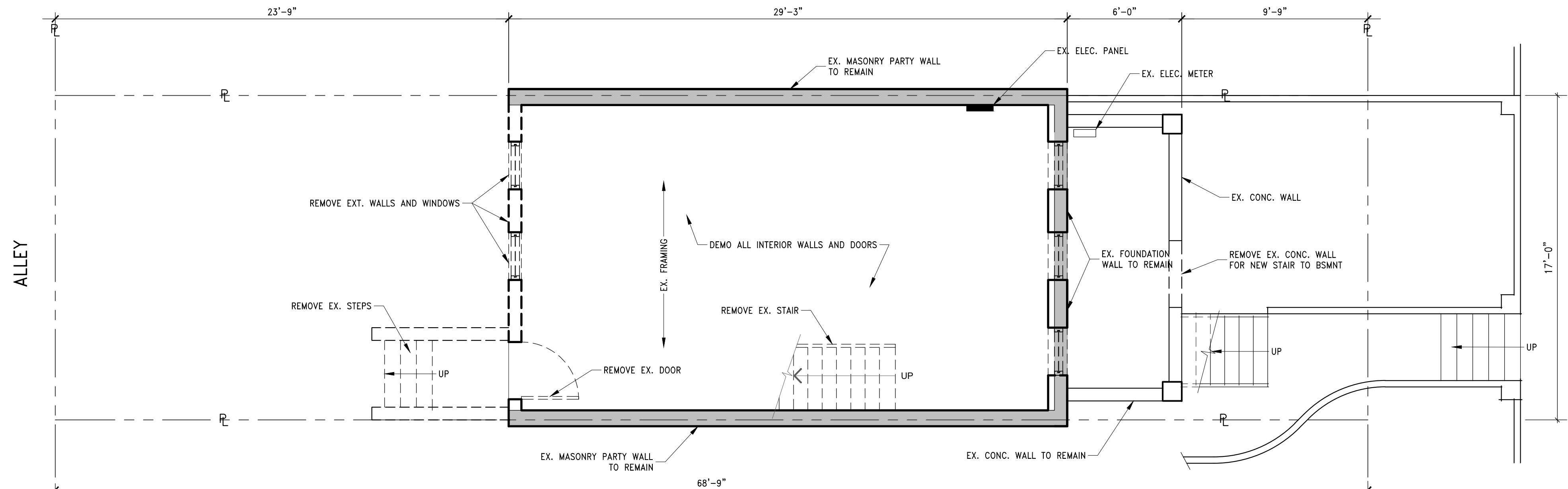
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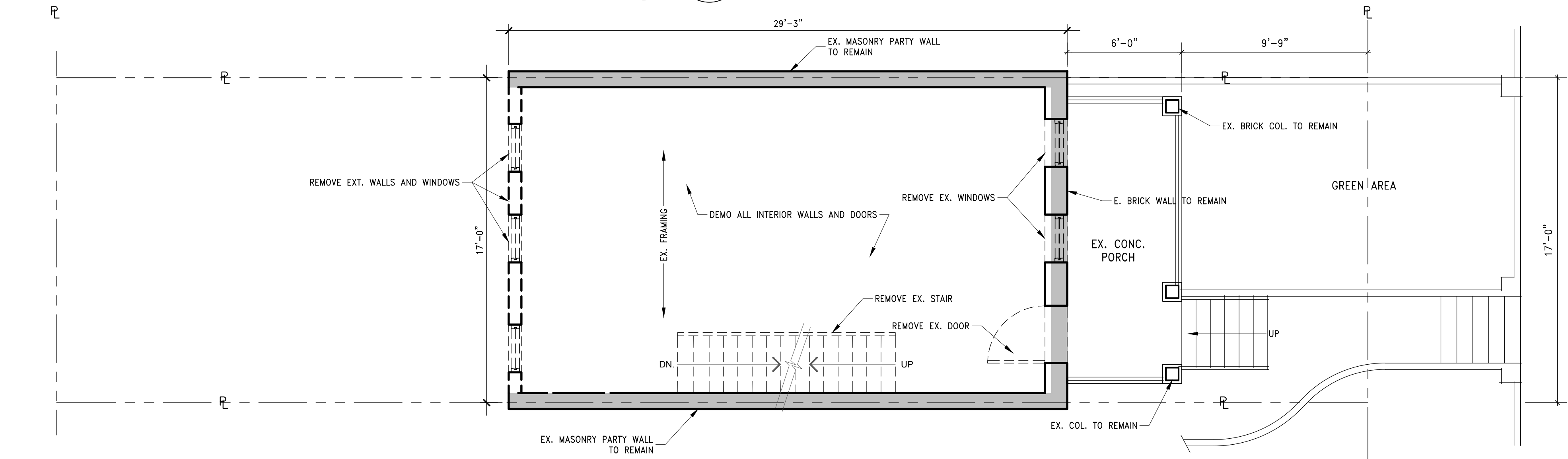
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LEFT ELEVATION

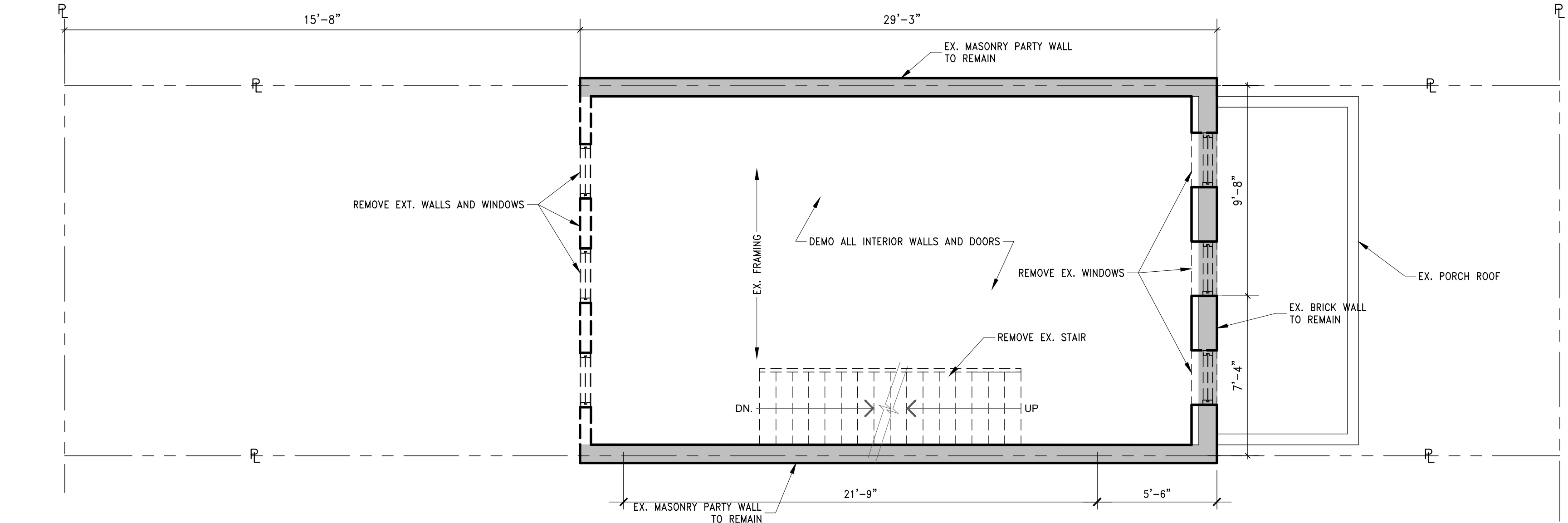
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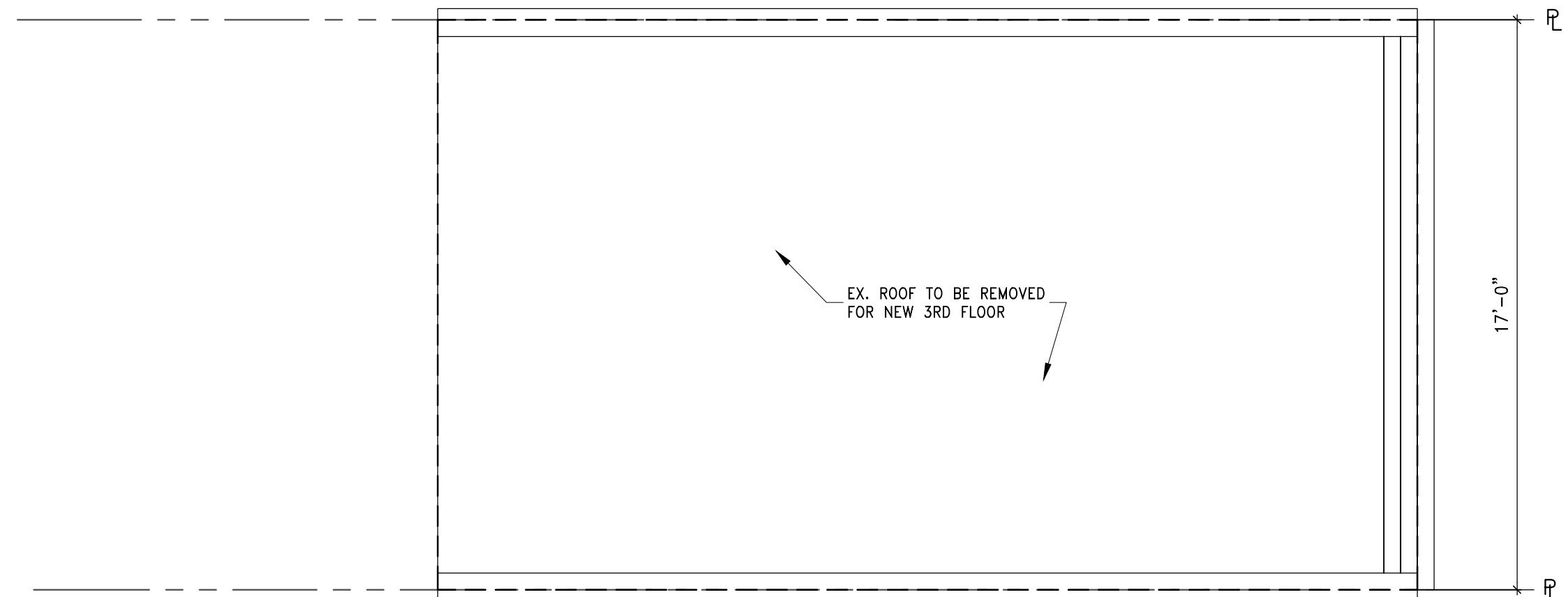
1 EXISTING/DEMO BASEMENT PLAN
 D0001 SCALE: 1/4"=1'-0"



2 EXISTING/DEMO FIRST FLOOR PLAN
 D0001 SCALE: 1/4"=1'-0"



3 EXISTING/DEMO SECOND PLAN
 D0001 SCALE: 1/4"=1'-0"



4 EXISTING/DEMO ROOF PLAN
 D0001 SCALE: 1/4"=1'-0"

RELEASE DATE:
05/23/2025

RENOVATION OF EXISTING HOUSE
 1332 CORBIN PLACE
 WASHINGTON D.C.

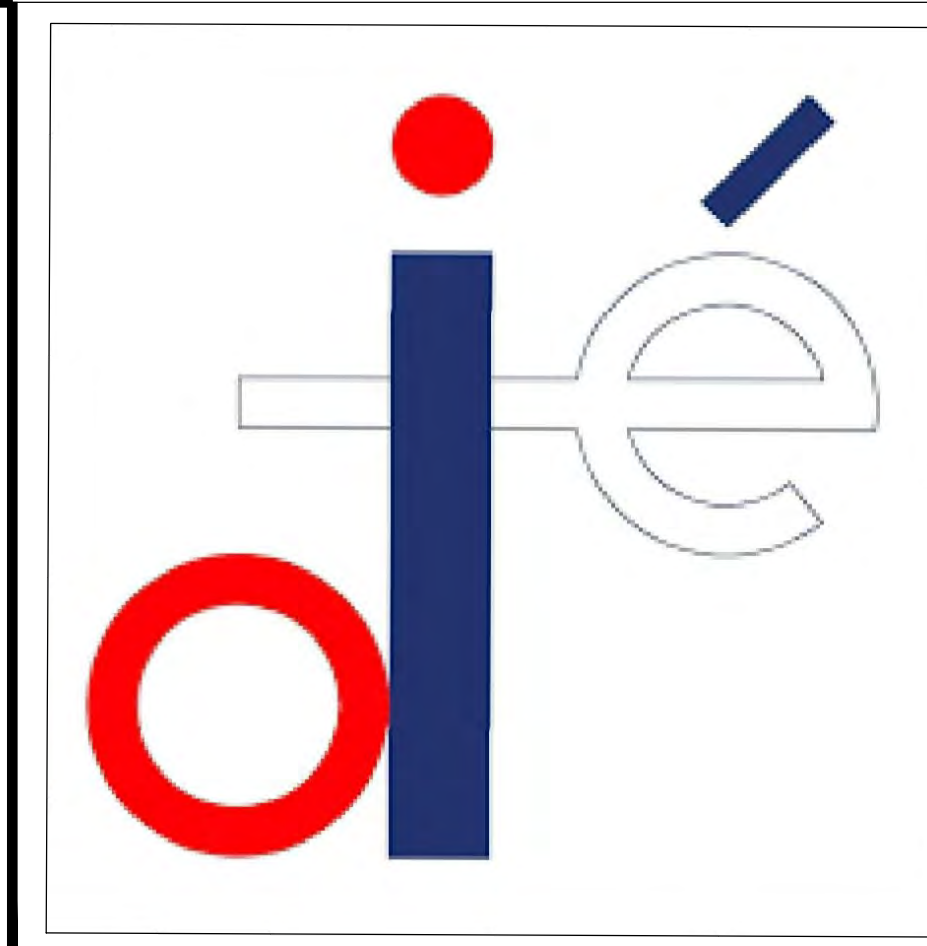
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EXISTING AND DEMO FLOOR PLANS

D0001

AUTUMN/FALL EQUINOX (23 SEP 2026)



TIME OF DAY : 6:00 AM (FRONT VIEW)

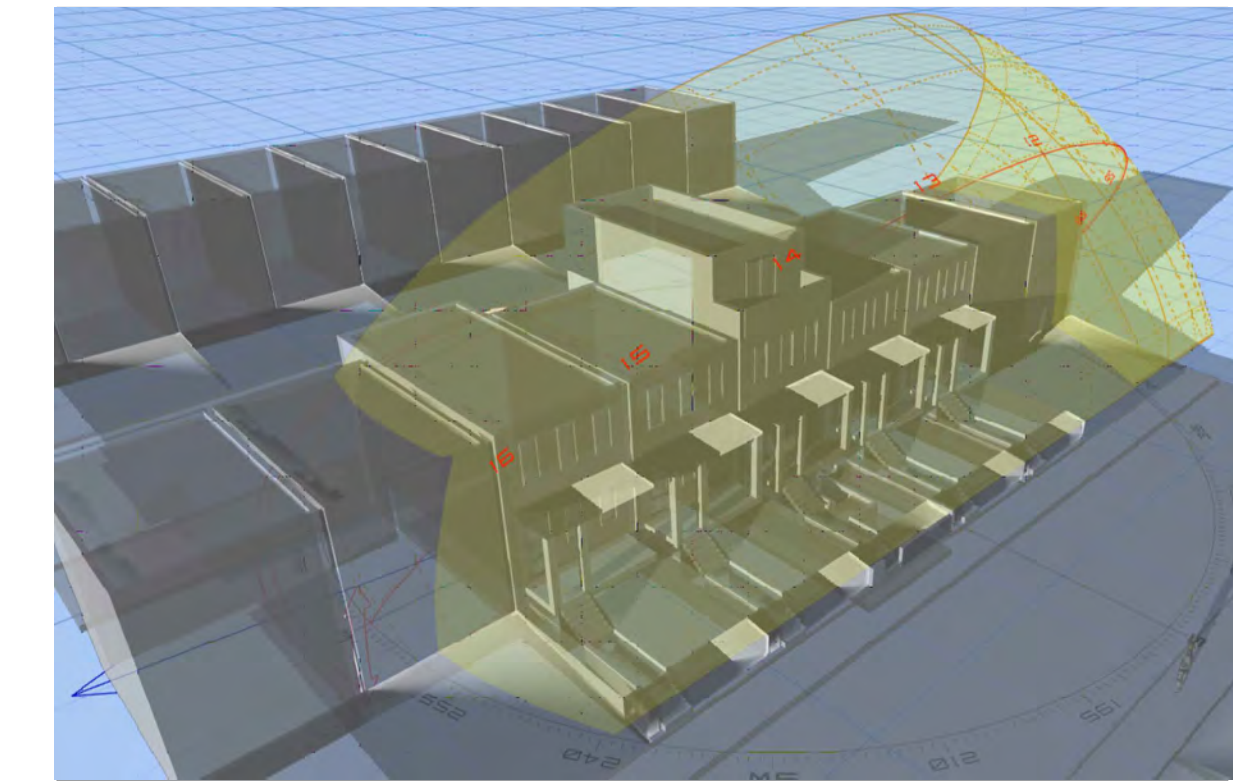
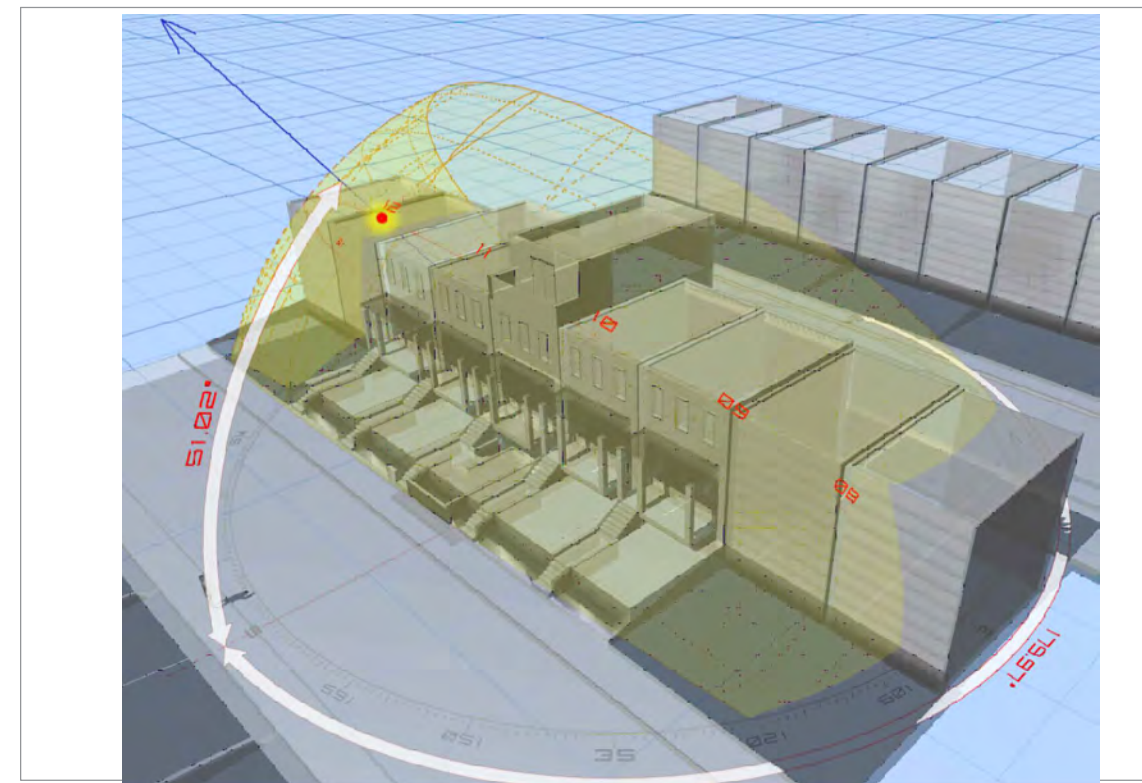
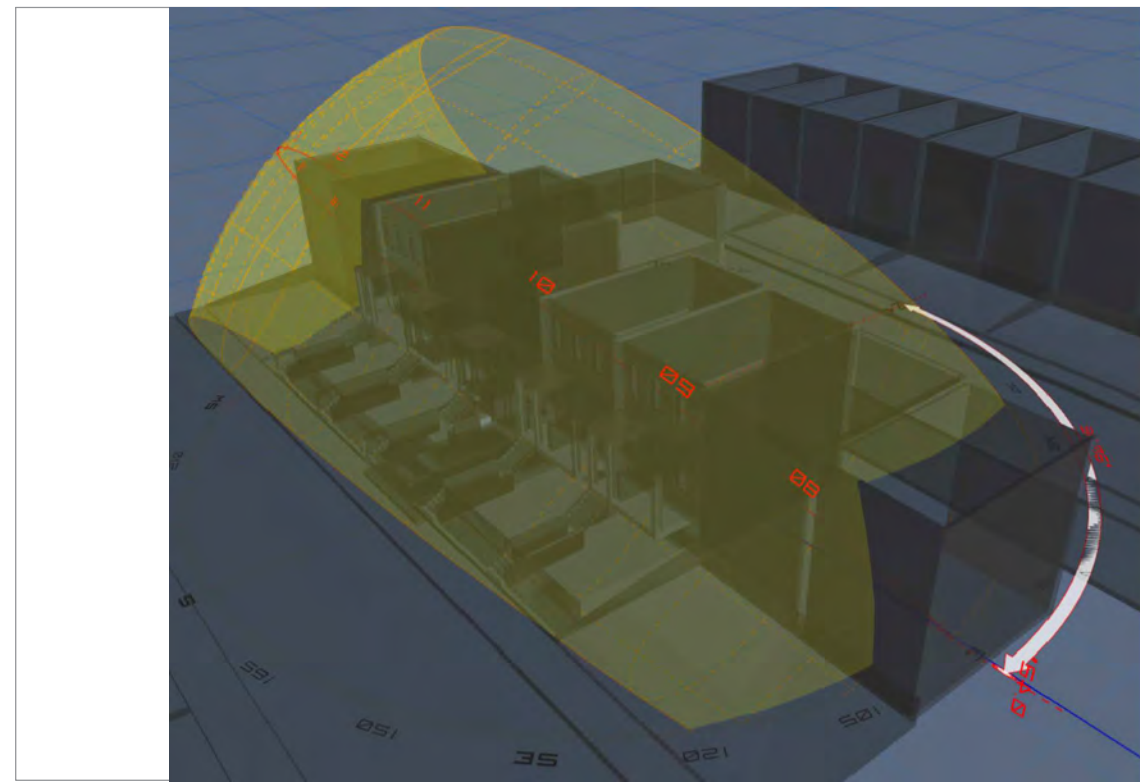
TIME OF DAY : 12:00 PM (FRONT VIEW)

TIME OF DAY : 17:00 PM (FRONT VIEW)

Solar Study Axonometric View

Solar Study Axonometric View

Solar Study Axonometric View



Shadow Profile Analysis

Shadow Profile Analysis

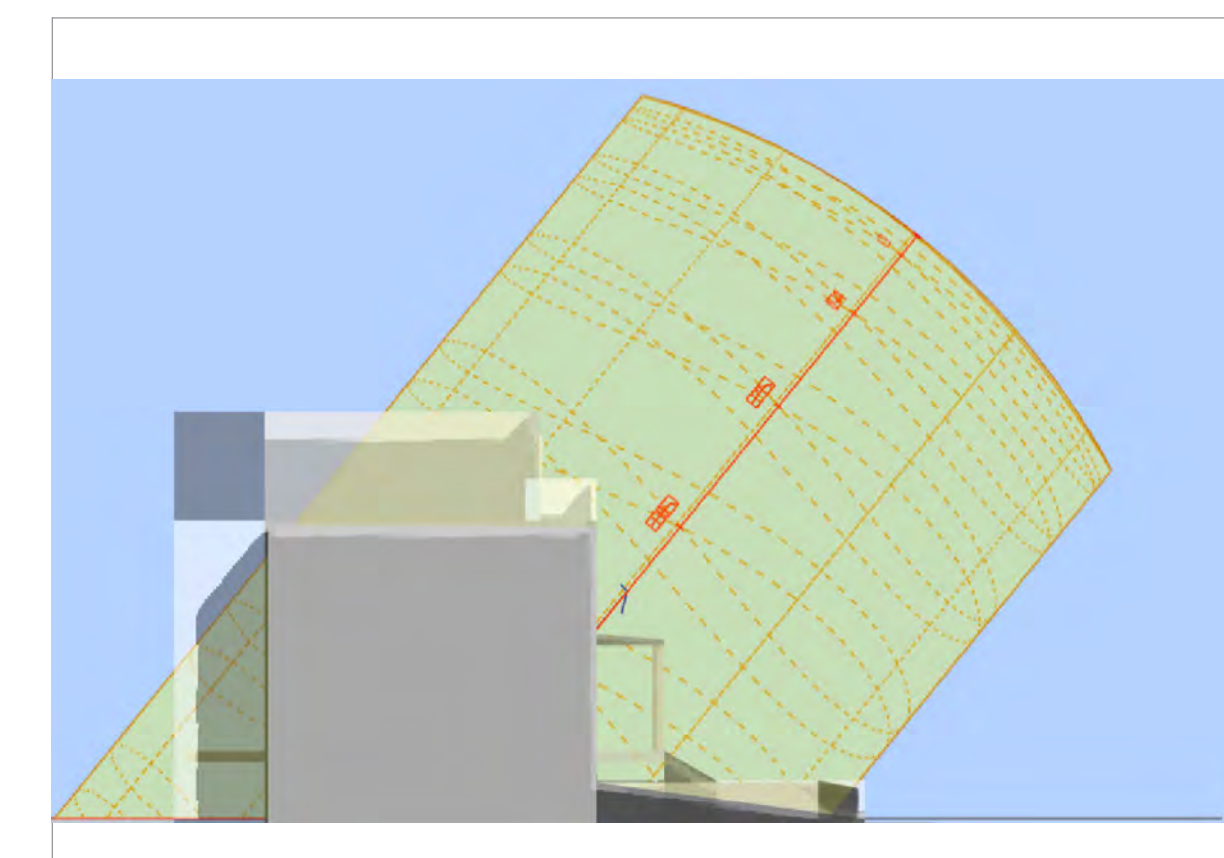
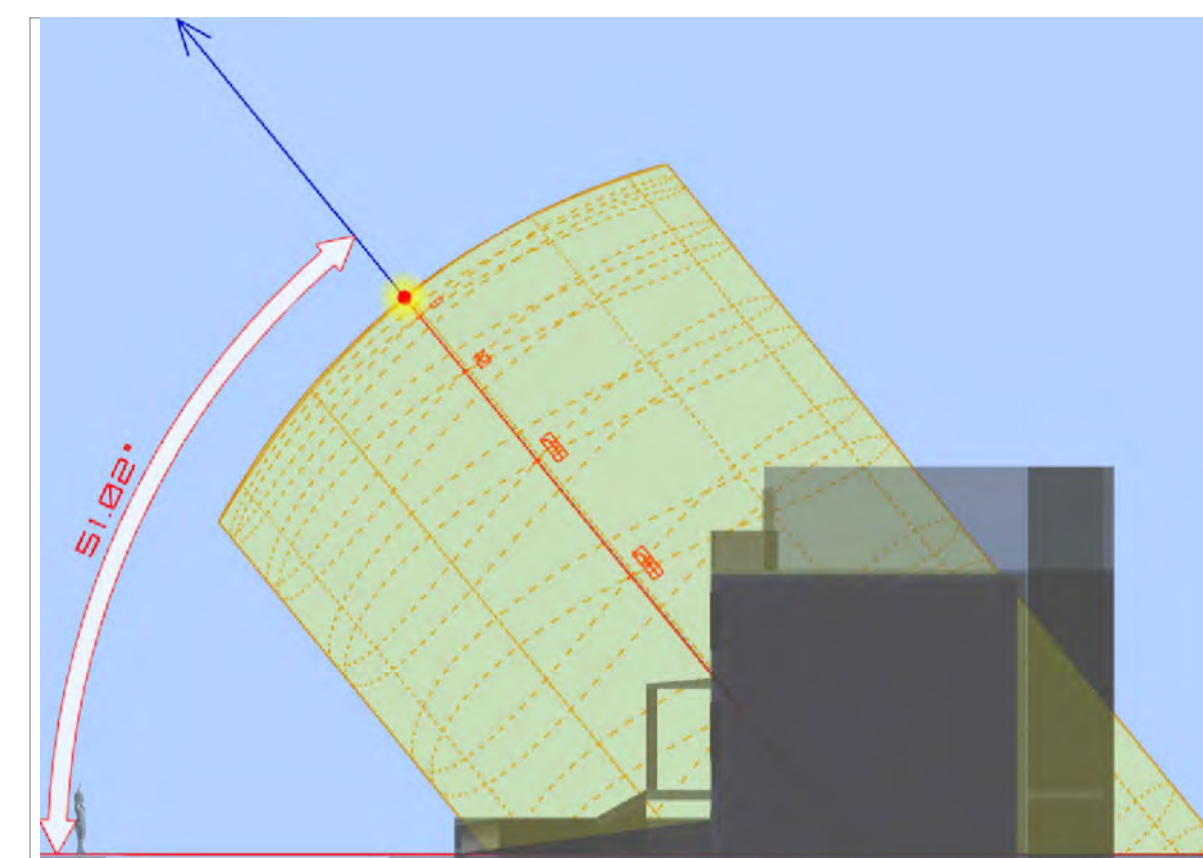
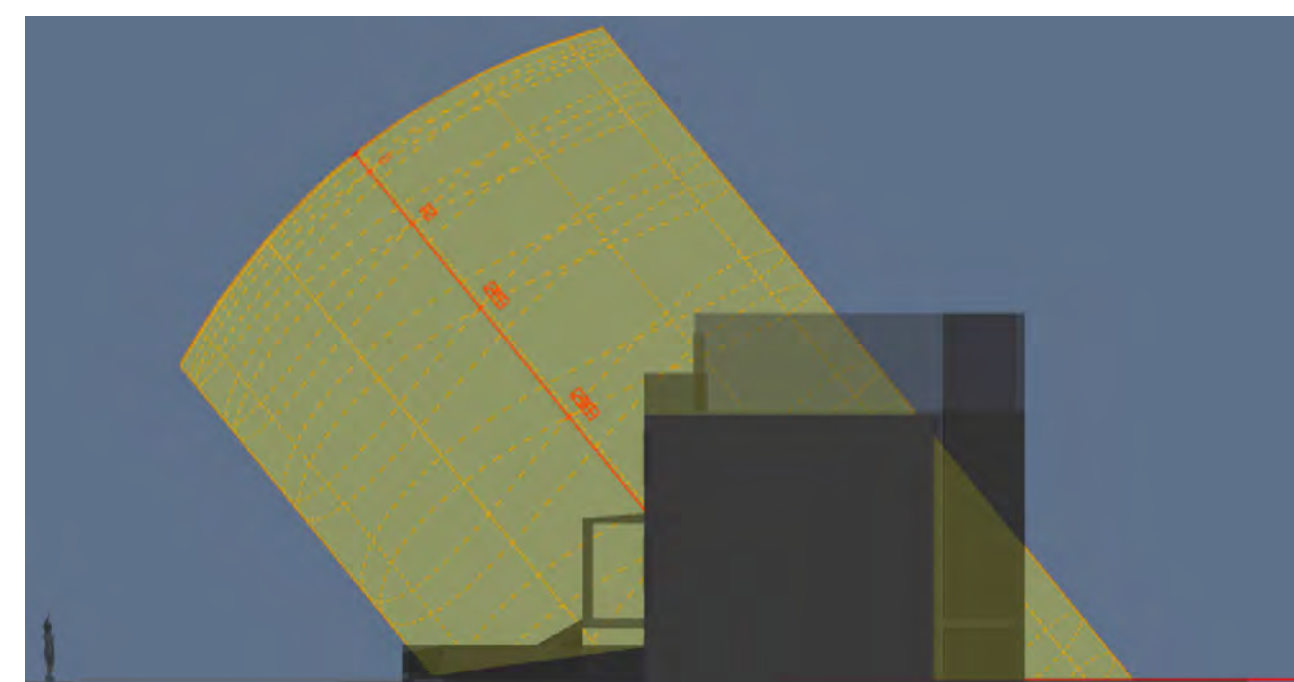
Shadow Profile Analysis



Solar Path Elevation

Solar Path Elevation

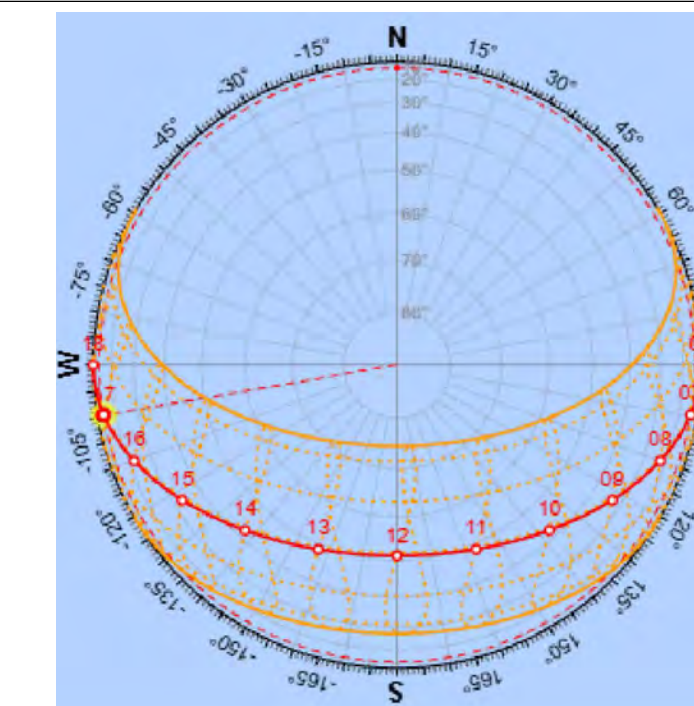
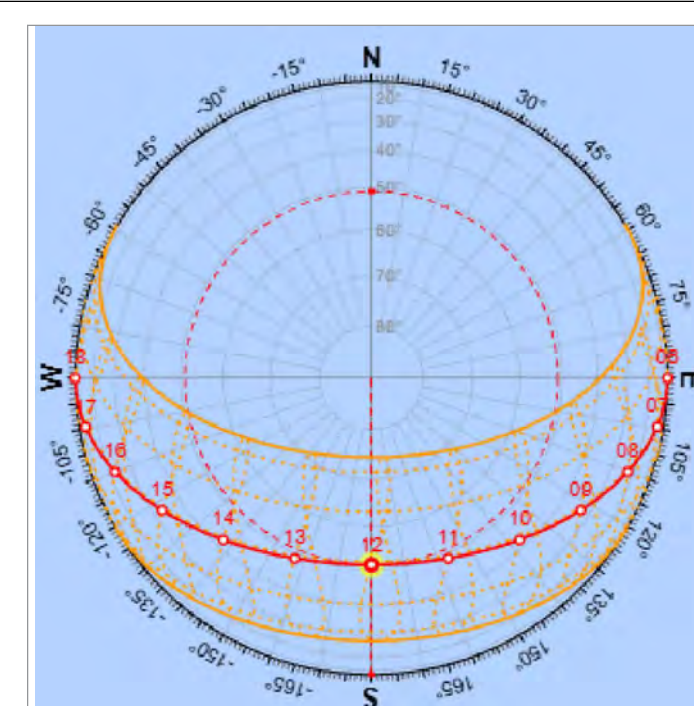
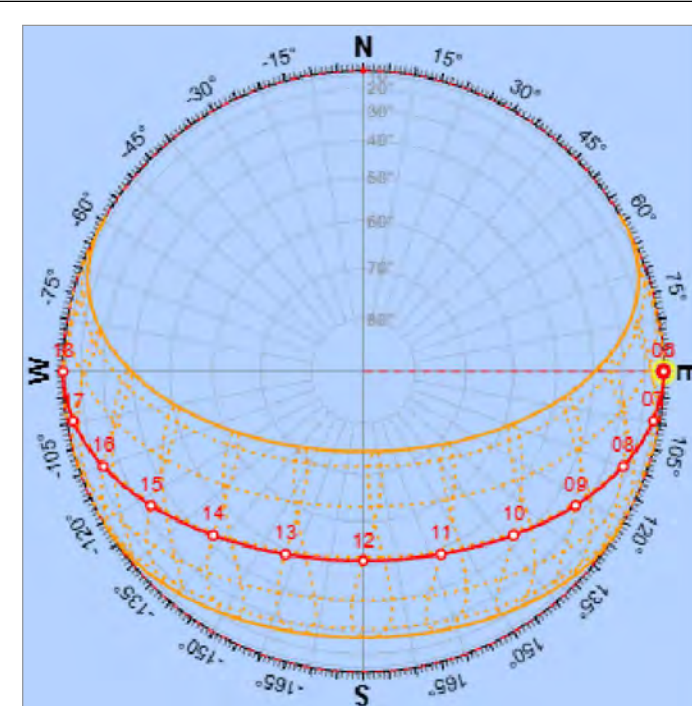
Solar Path Elevation



Stereographic Sun Path Diagram

Stereographic Sun Path Diagram

Stereographic Sun Path Diagram



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Project:

SOLAR STUDY

Drawing Title:

PLAN CHECK SUBMITTAL

REVISIONS

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JPG Project Number: 000.00

Reviewed: JPG

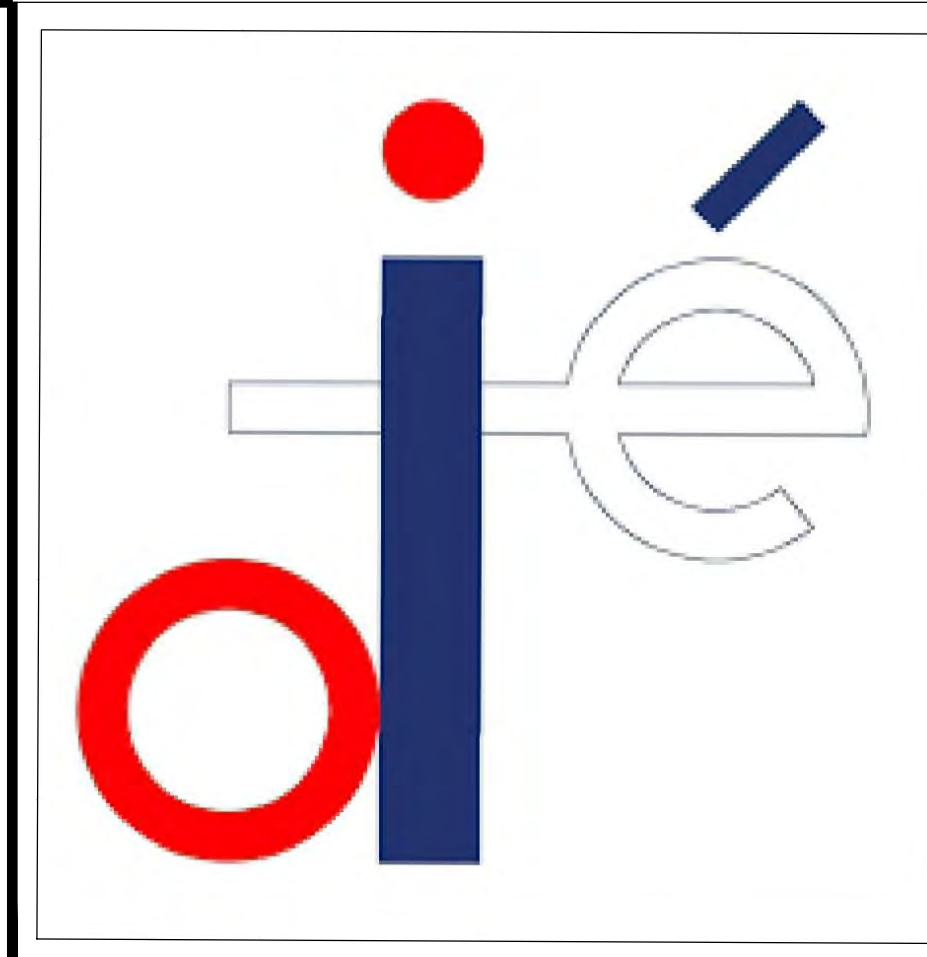
Drawn By:

Scale: AS NOTED

Date: FEB 17, 2026

A 001

AUTUMN/FALL EQUINOX (23 SEP 2026)



TIME OF DAY : 6:00 AM (BACK VIEW)

Shadow Profile Analysis



Shadow Profile Analysis

TIME OF DAY : 12:00 PM (BACK VIEW)

Shadow Profile Analysis



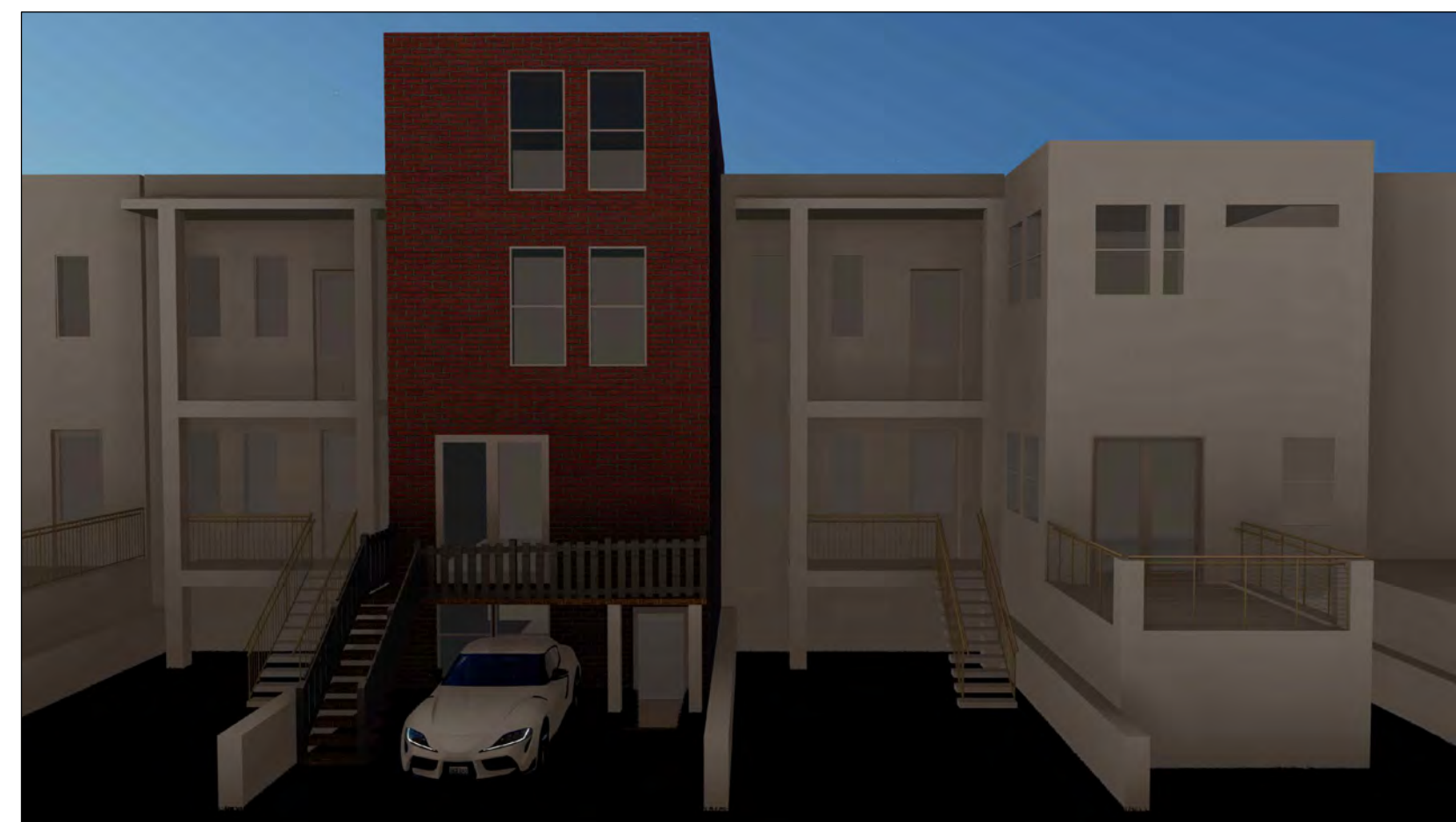
Shadow Profile Analysis

TIME OF DAY : 17:00 PM (BACK VIEW)

Shadow Profile Analysis



Shadow Profile Analysis



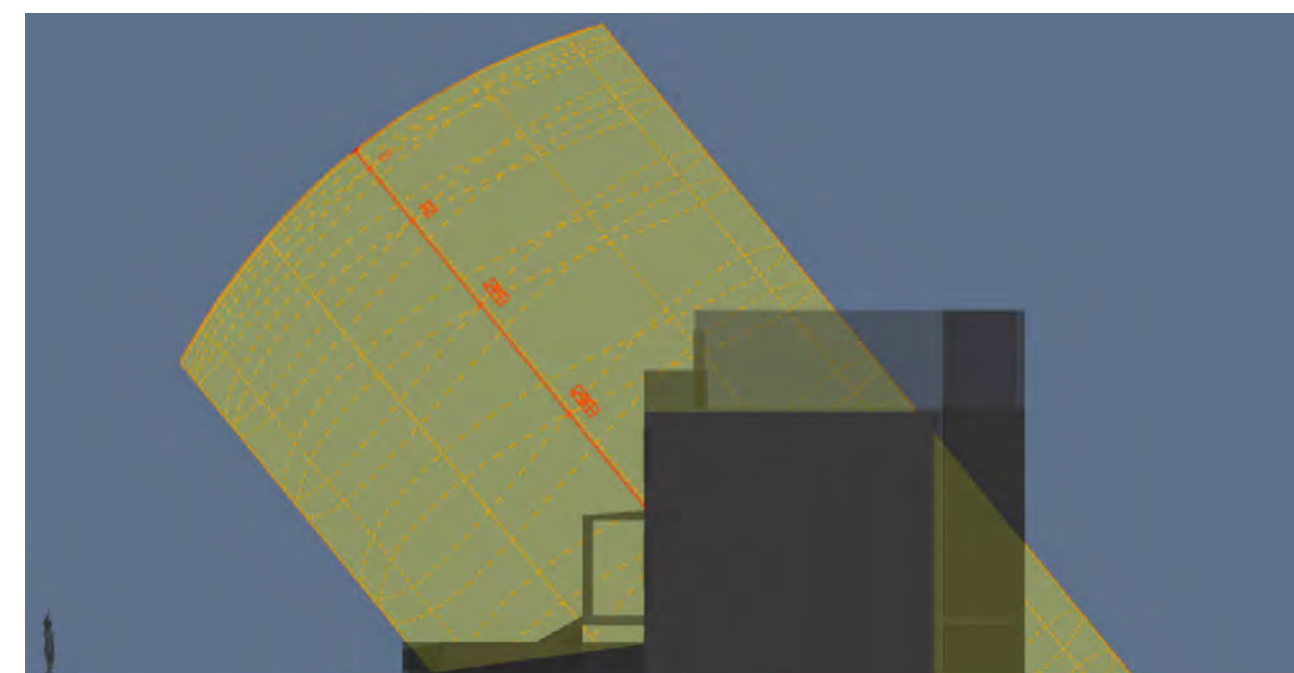
Solar Path Elevation



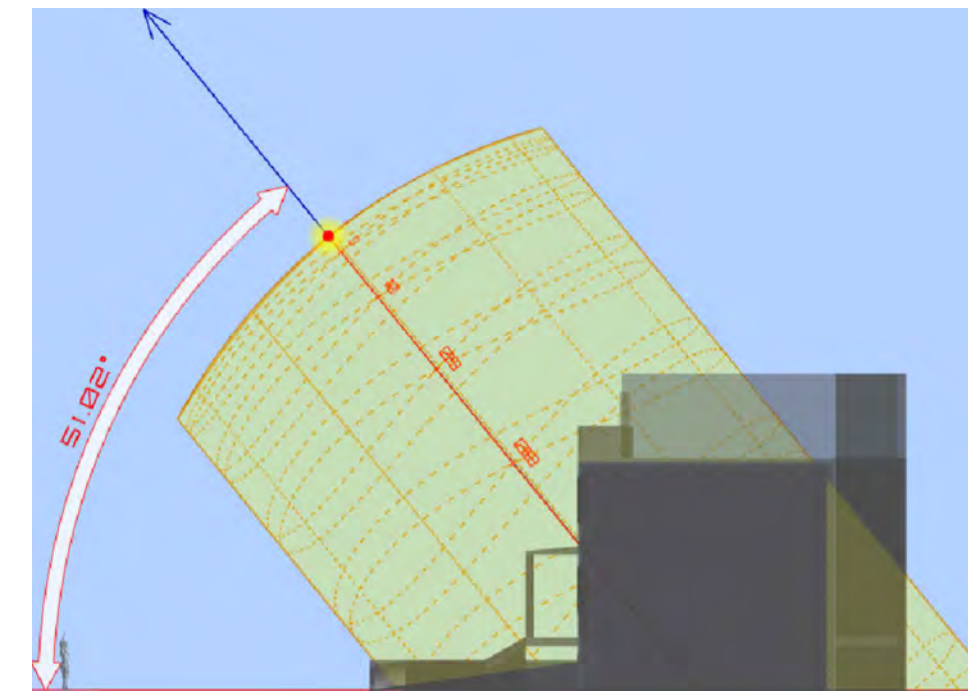
Solar Path Elevation



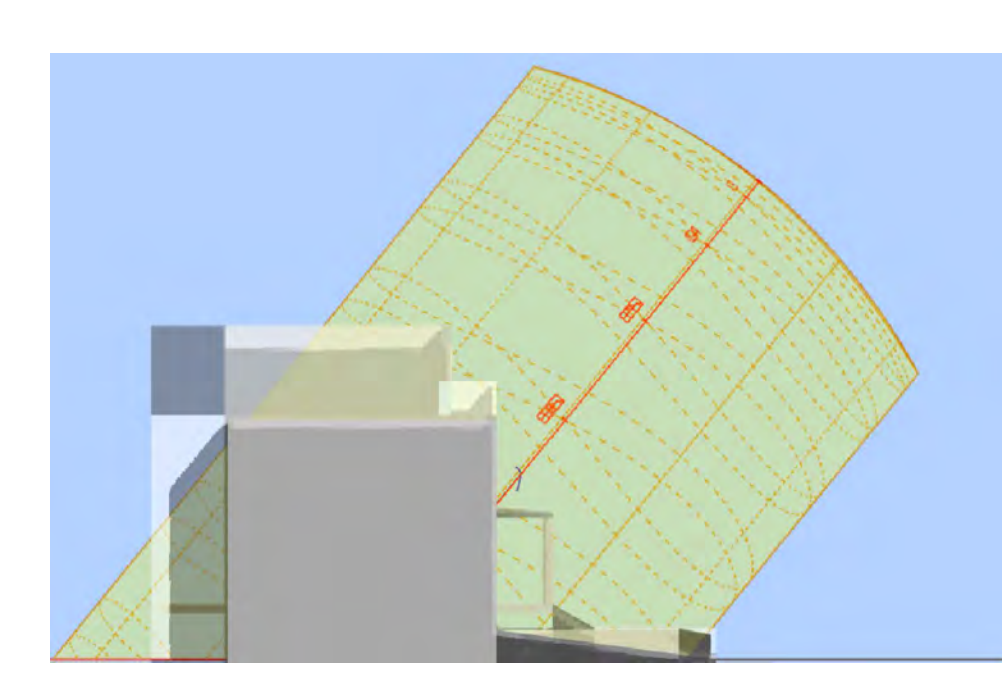
Solar Path Elevation



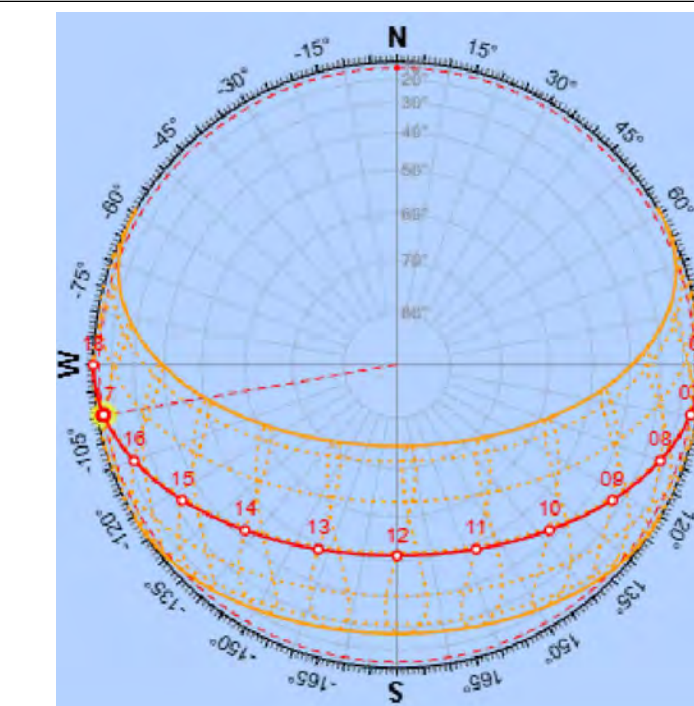
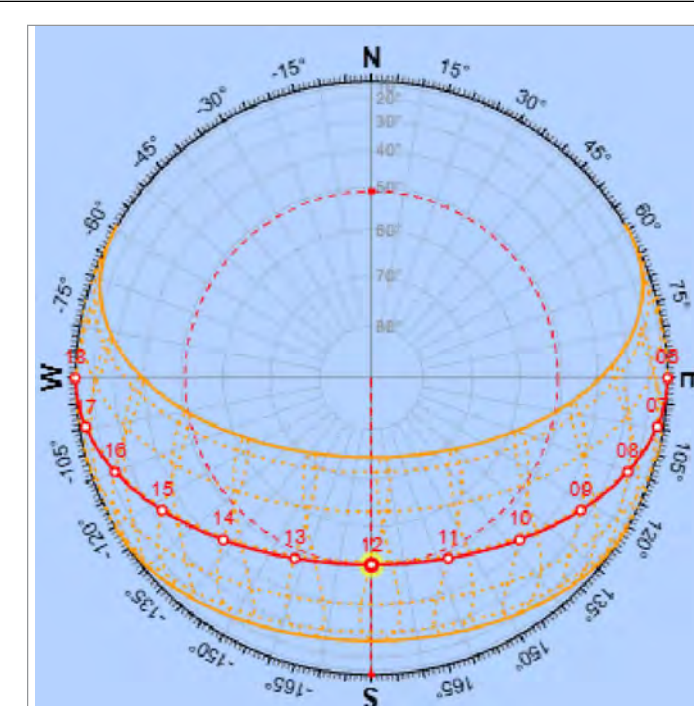
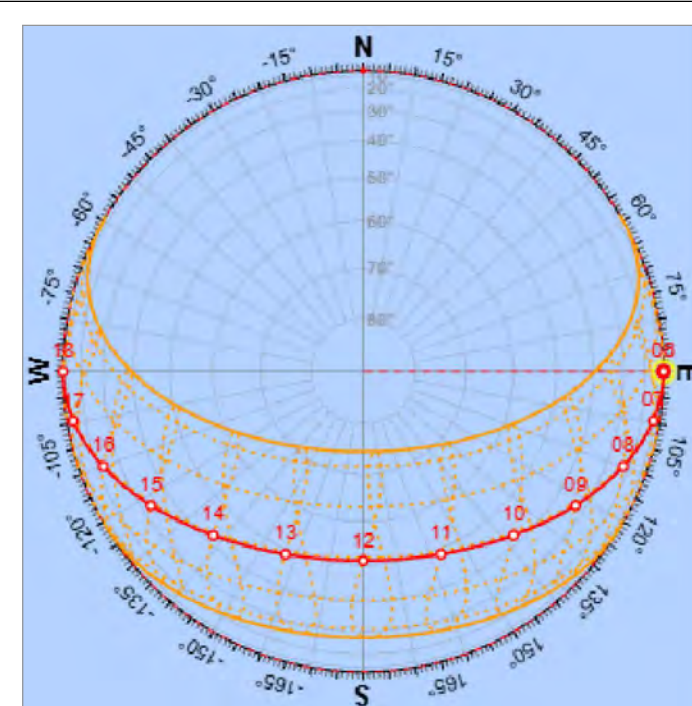
Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



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Project:

SOLAR STUDY

Drawing Title:

PLAN CHECK SUBMITTAL

REVISIONS

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JPG Project Number: 000.00

Reviewed: JPG

Drawn By:

Scale: AS NOTED

Date: FEB 17, 2026

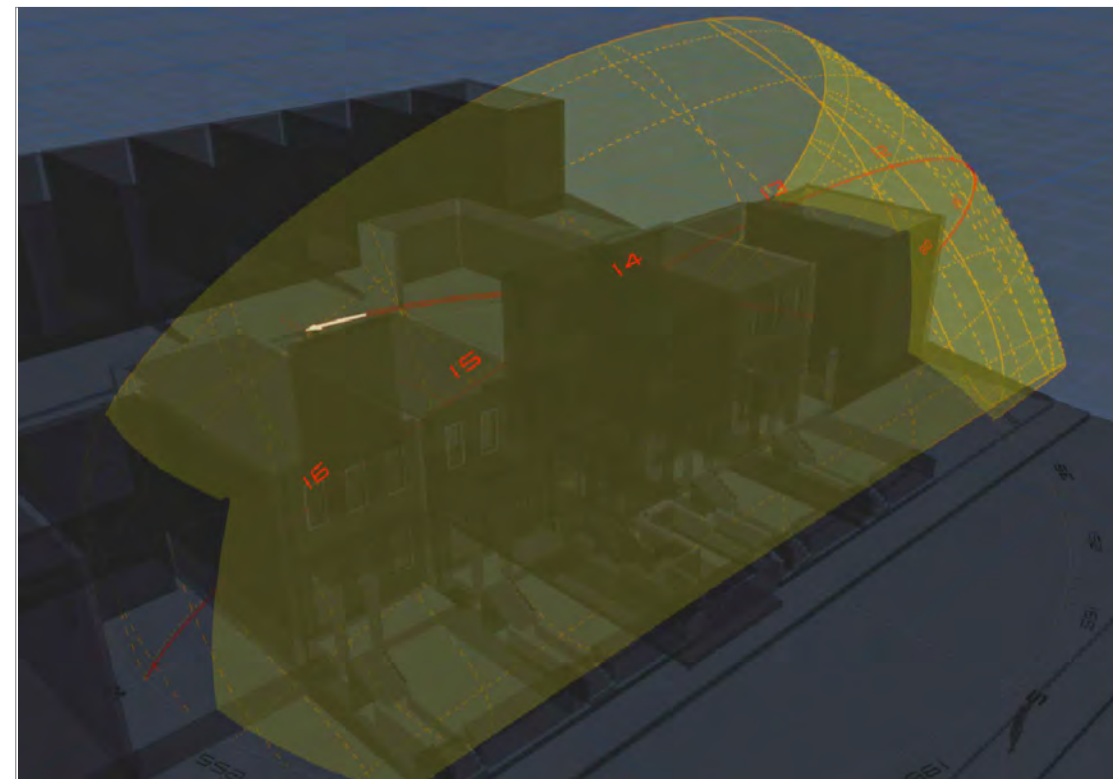
A 002

SPRING / VEMAL EQUINOX (20 MAR 2026)



TIME OF DAY : 6:00 AM (FRONT VIEW)

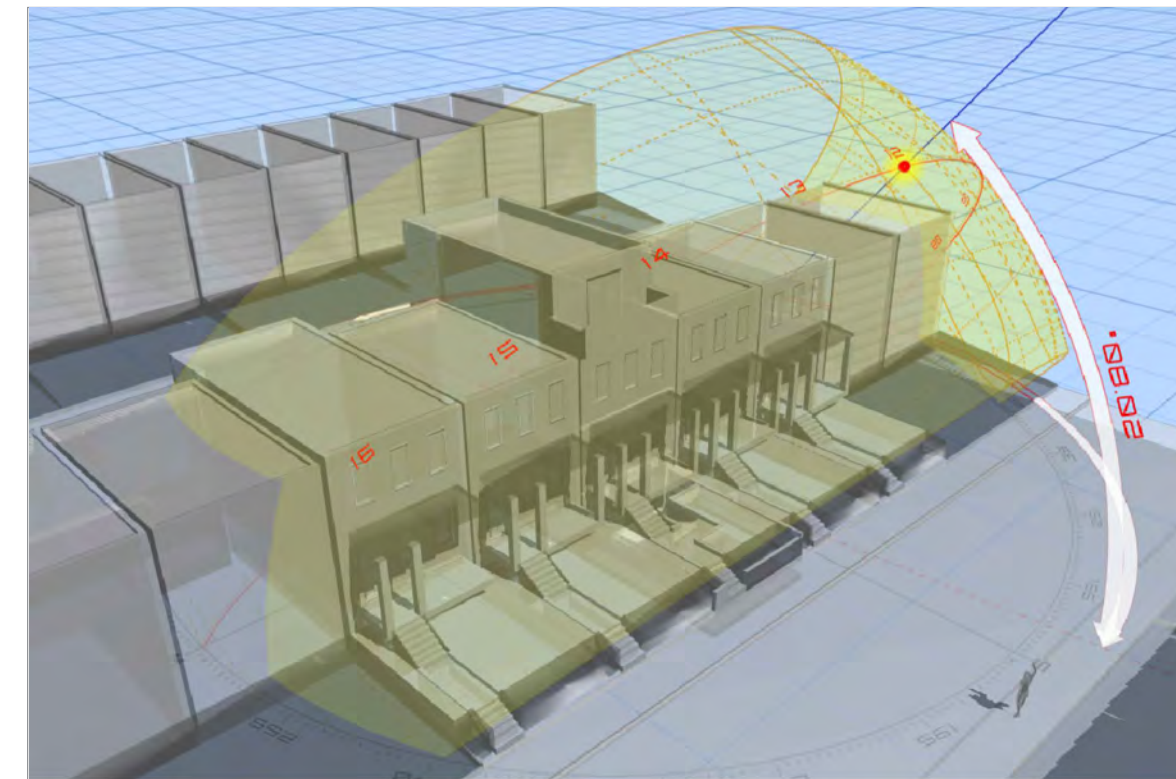
Solar Study Axonometric View



Shadow Profile Analysis

TIME OF DAY : 12:00 PM (FRONT VIEW)

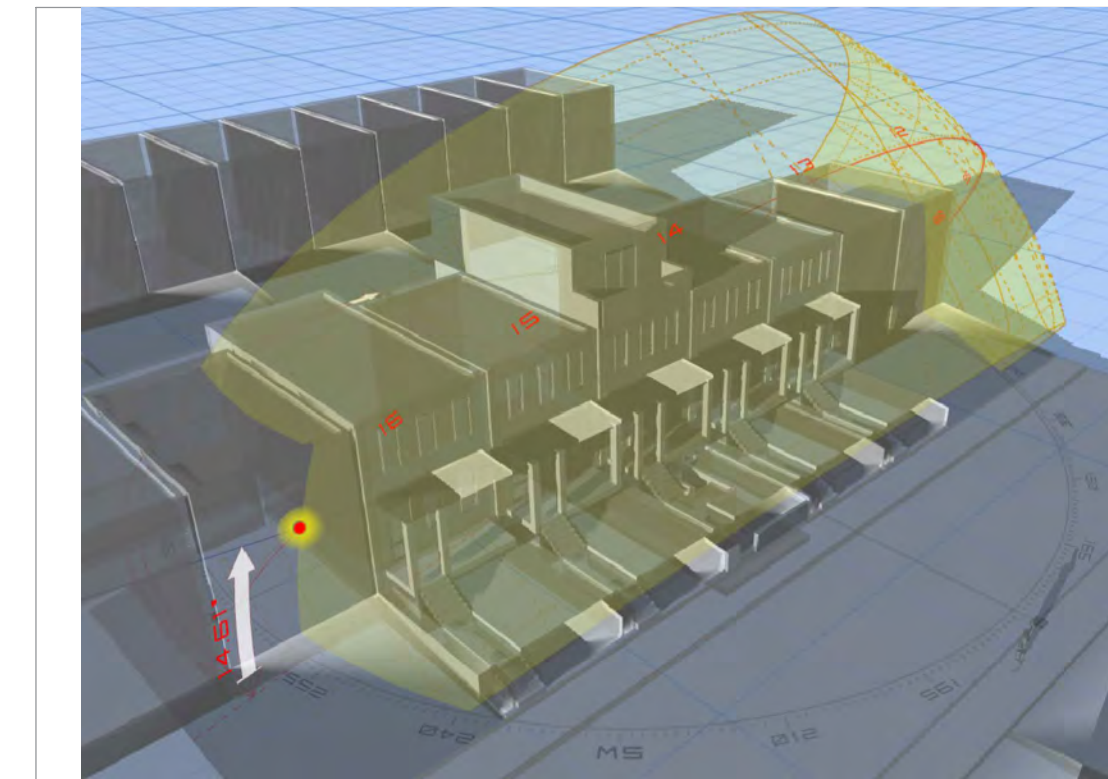
Solar Study Axonometric View



Shadow Profile Analysis

TIME OF DAY : 17:00 PM (FRONT VIEW)

Solar Study Axonometric View



Shadow Profile Analysis



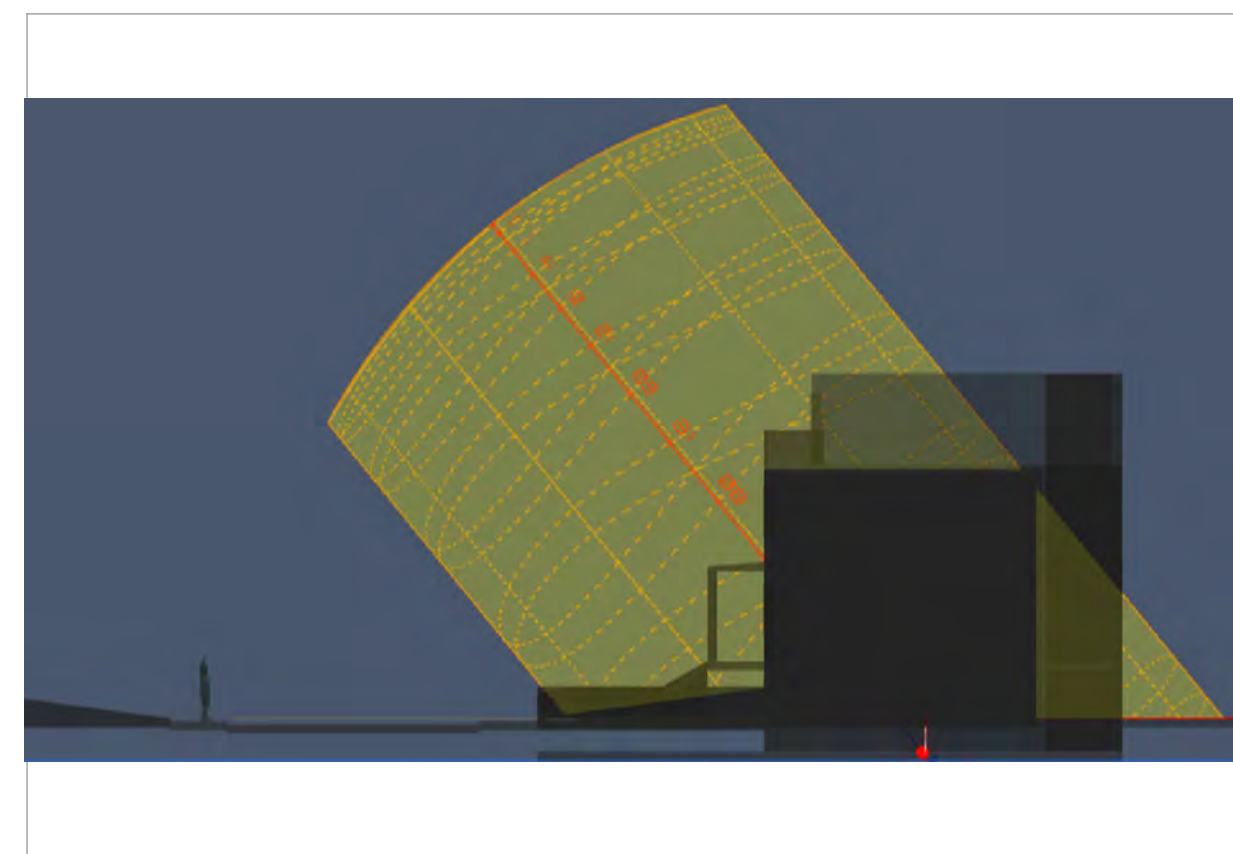
Solar Path Elevation



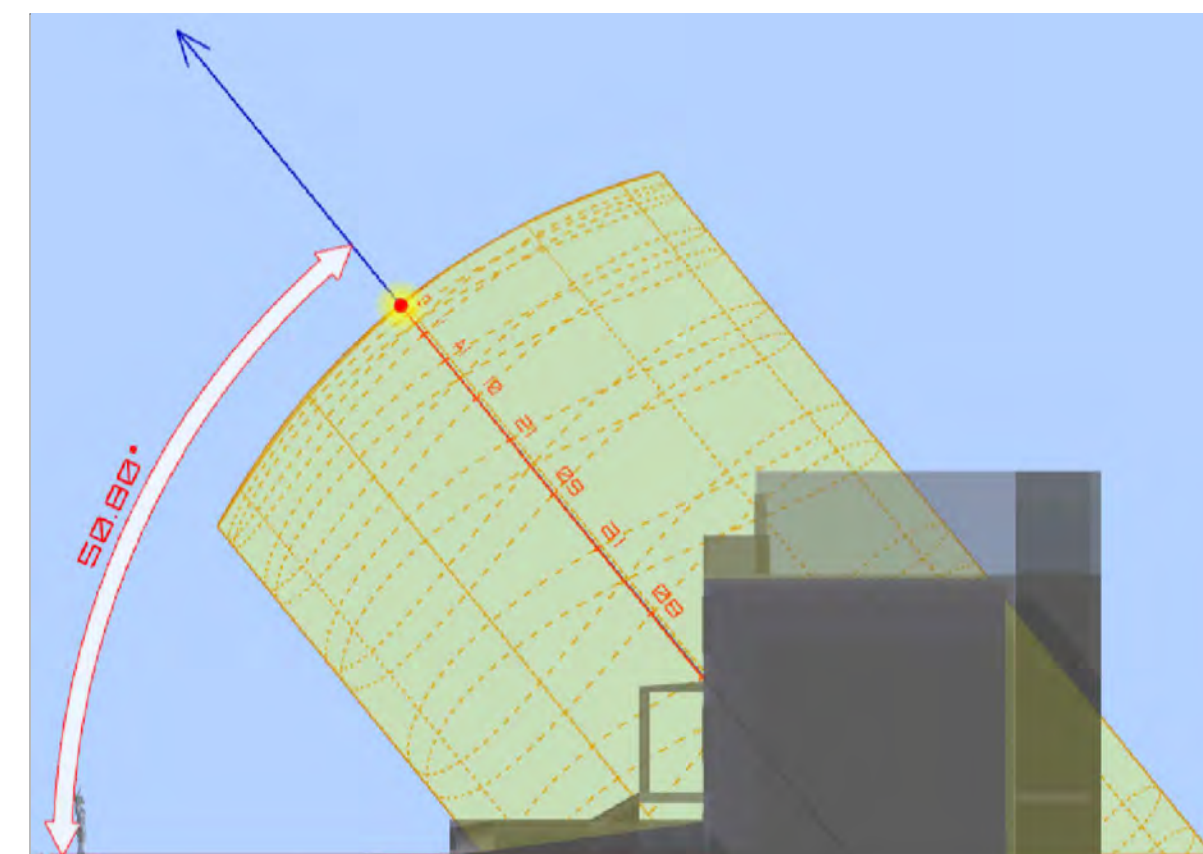
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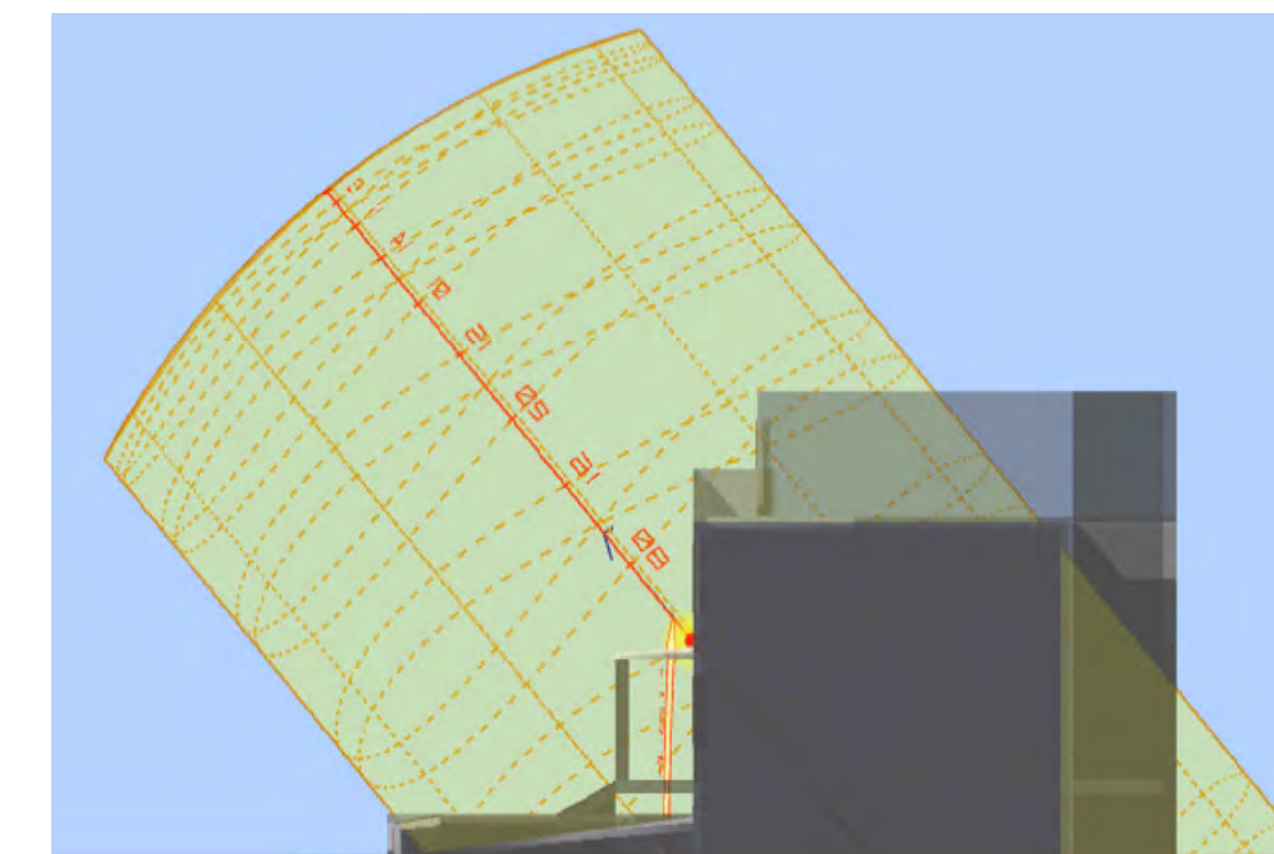
Solar Path Elevation



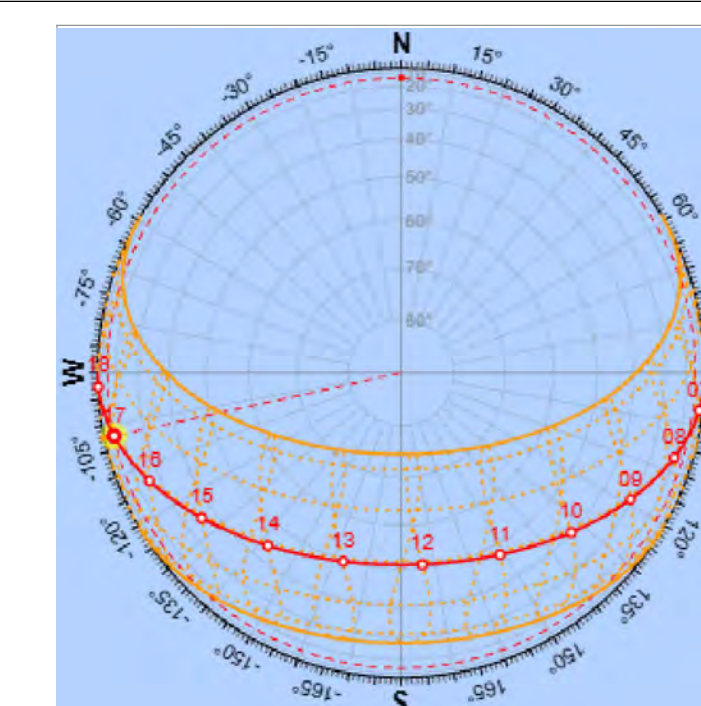
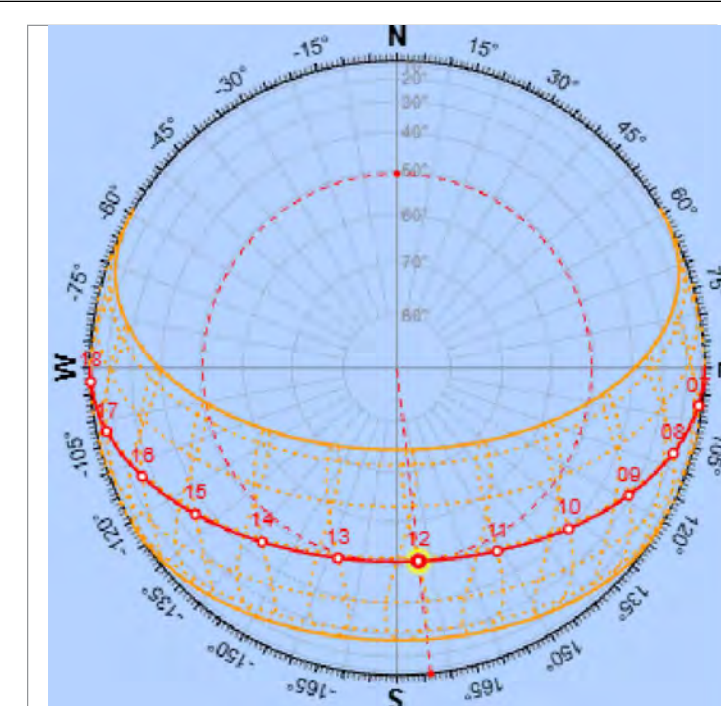
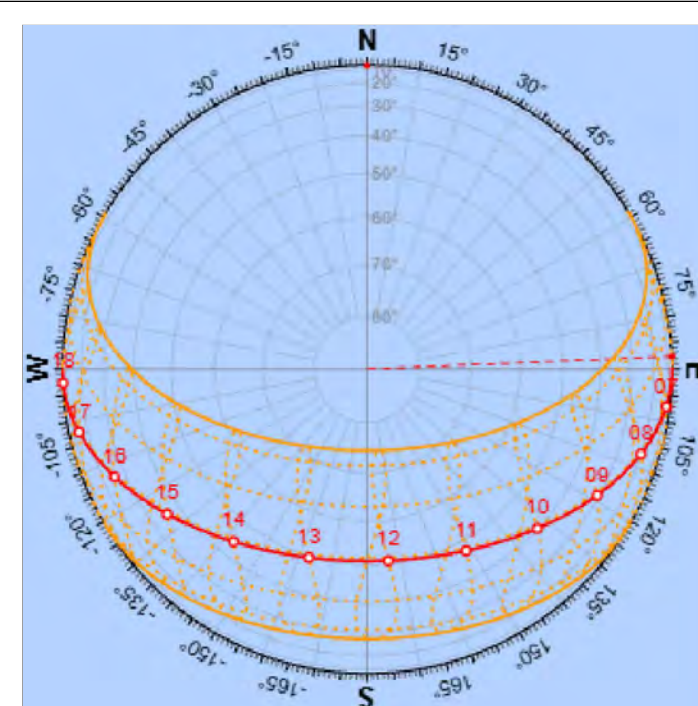
Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



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Project:

SOLAR STUDY

Drawing Title:

PLAN CHECK SUBMITTAL

REVISIONS

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JPG Project Number: 000.00

Reviewed: JPG

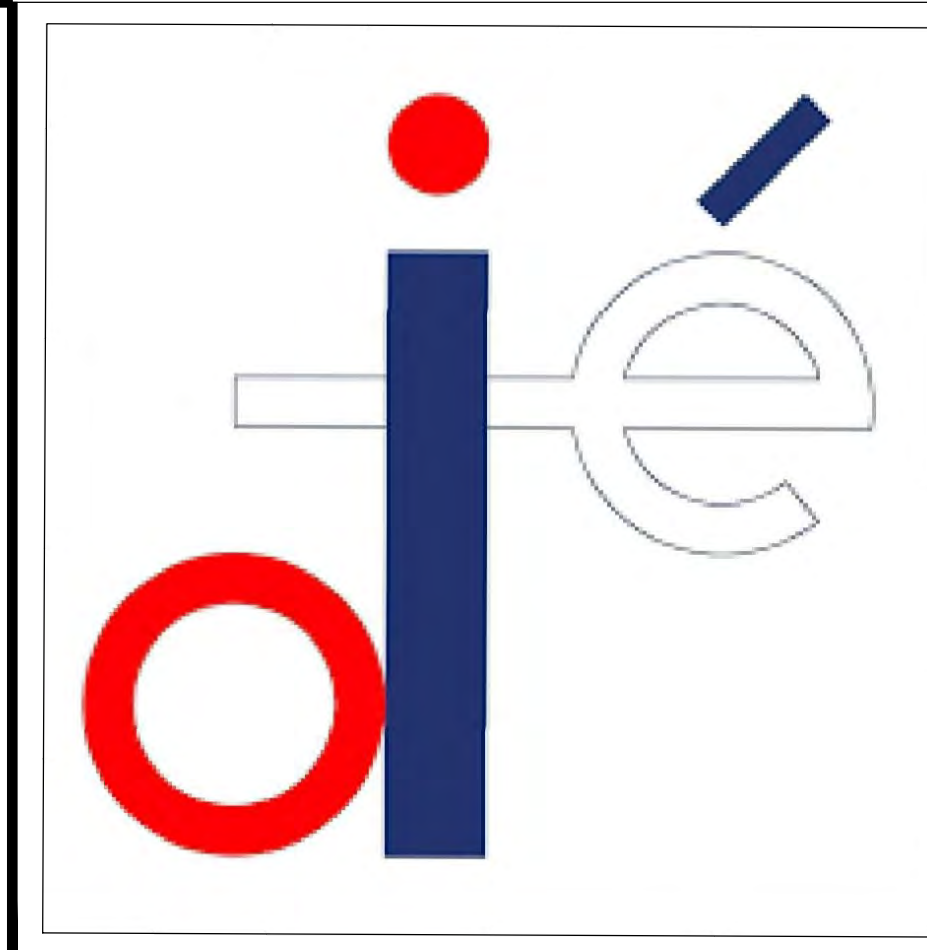
Drawn By:

Scale: AS NOTED

Date: FEB 17, 2026

A 003

SPRING / VEMAL EQUINOX (20 MAR 2026)



TIME OF DAY : 6:00 AM (BACK VIEW)

Shadow Profile Analysis



Shadow Profile Analysis

TIME OF DAY : 12:00 PM (BACK VIEW)

Shadow Profile Analysis



Shadow Profile Analysis

TIME OF DAY : 17:00 PM (BACK VIEW)

Shadow Profile Analysis



Shadow Profile Analysis



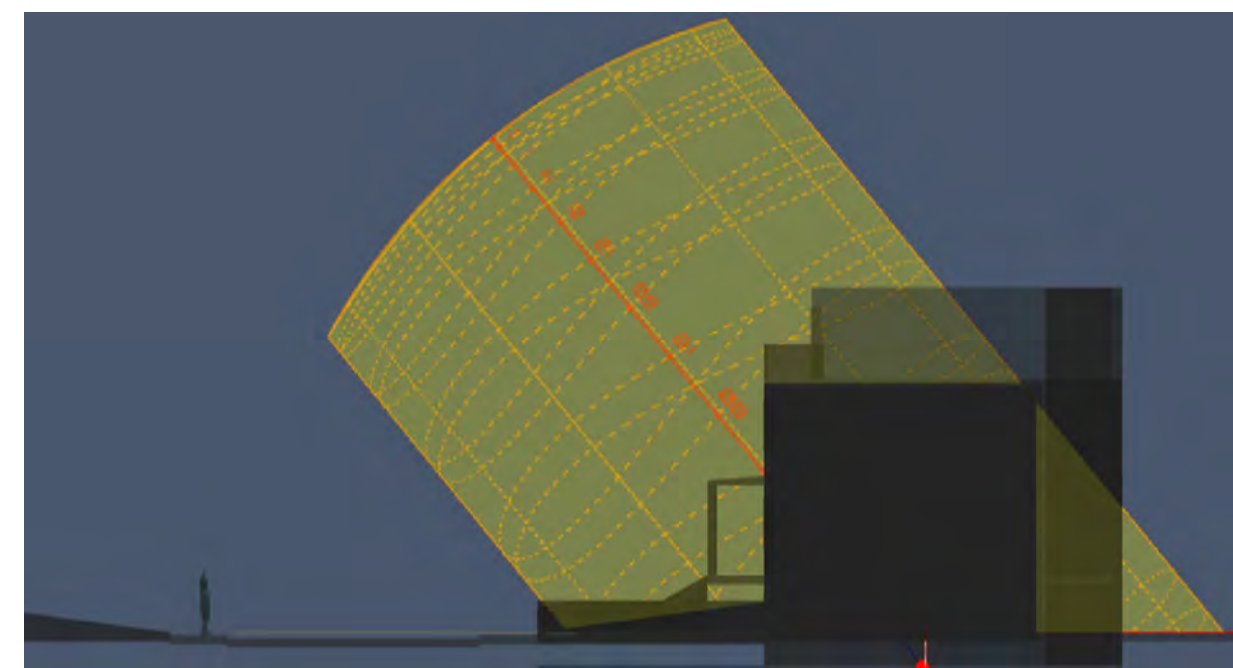
Solar Path Elevation



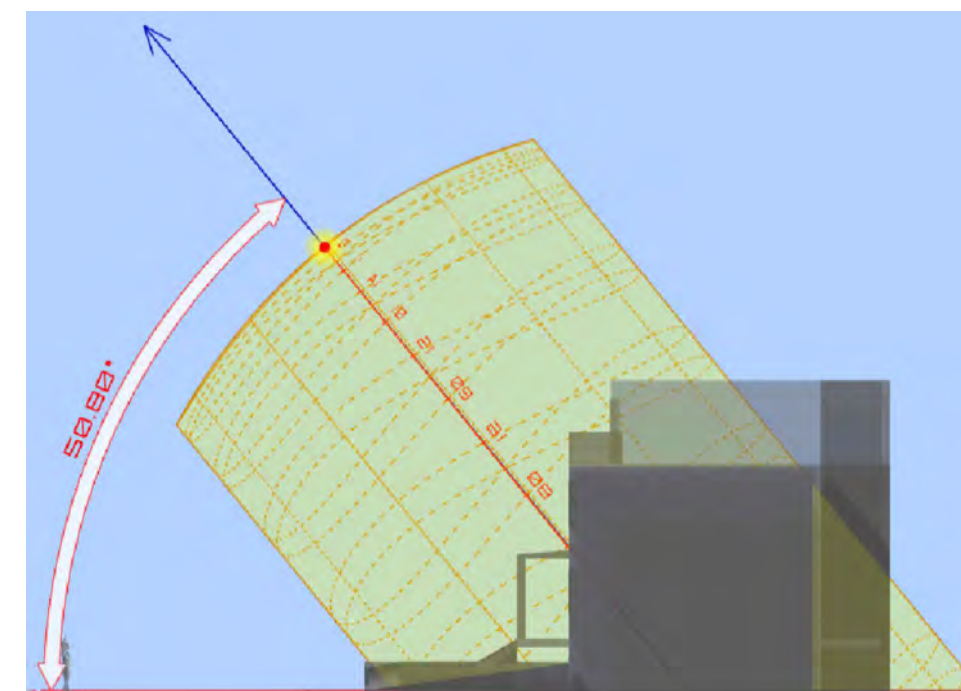
Solar Path Elevation



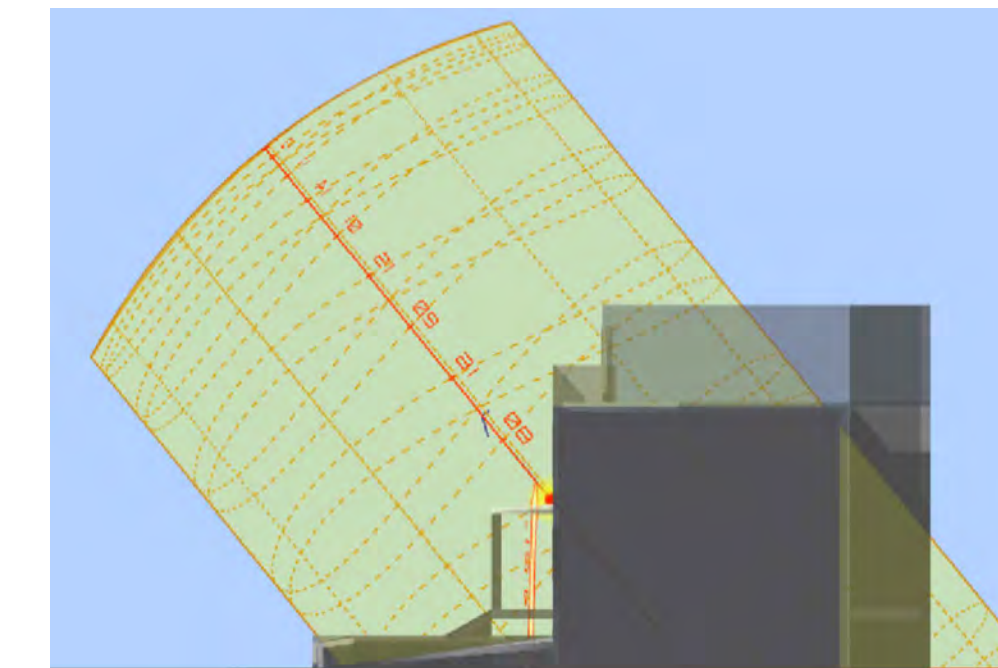
Solar Path Elevation



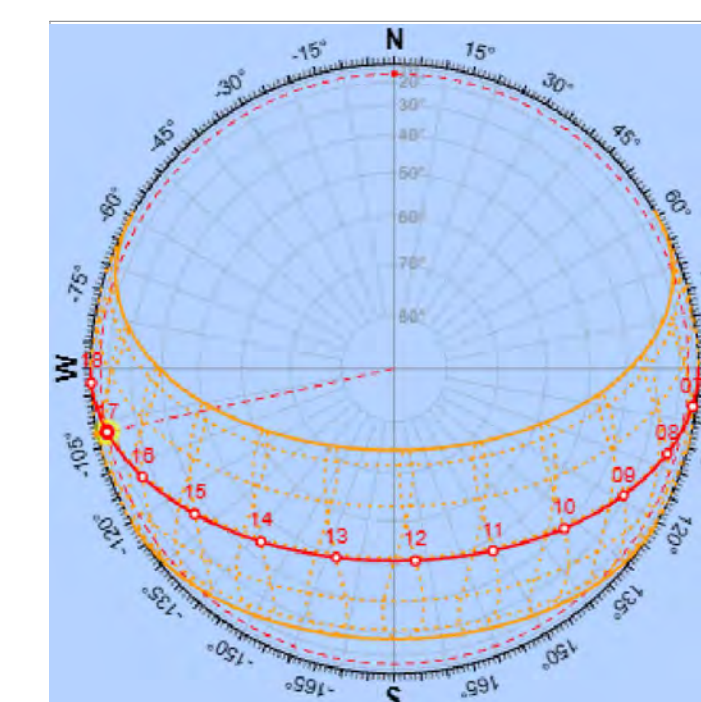
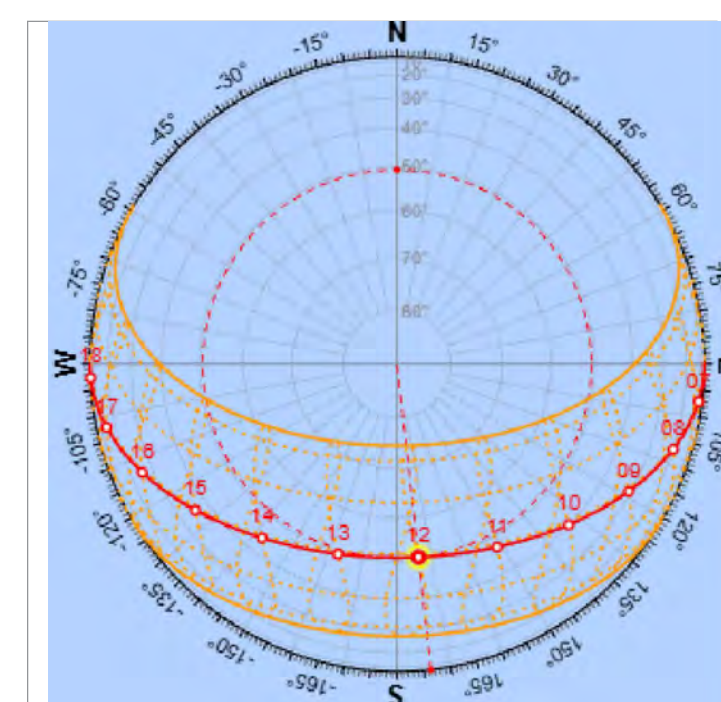
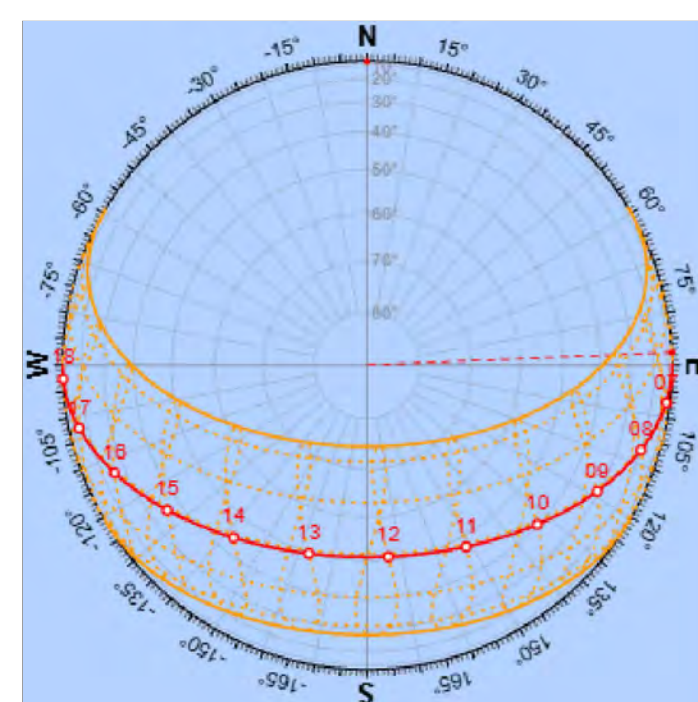
Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



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Drawing Title:

PLAN CHECK SUBMITTAL

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JPG Project Number: 000.00

Reviewed: JPG

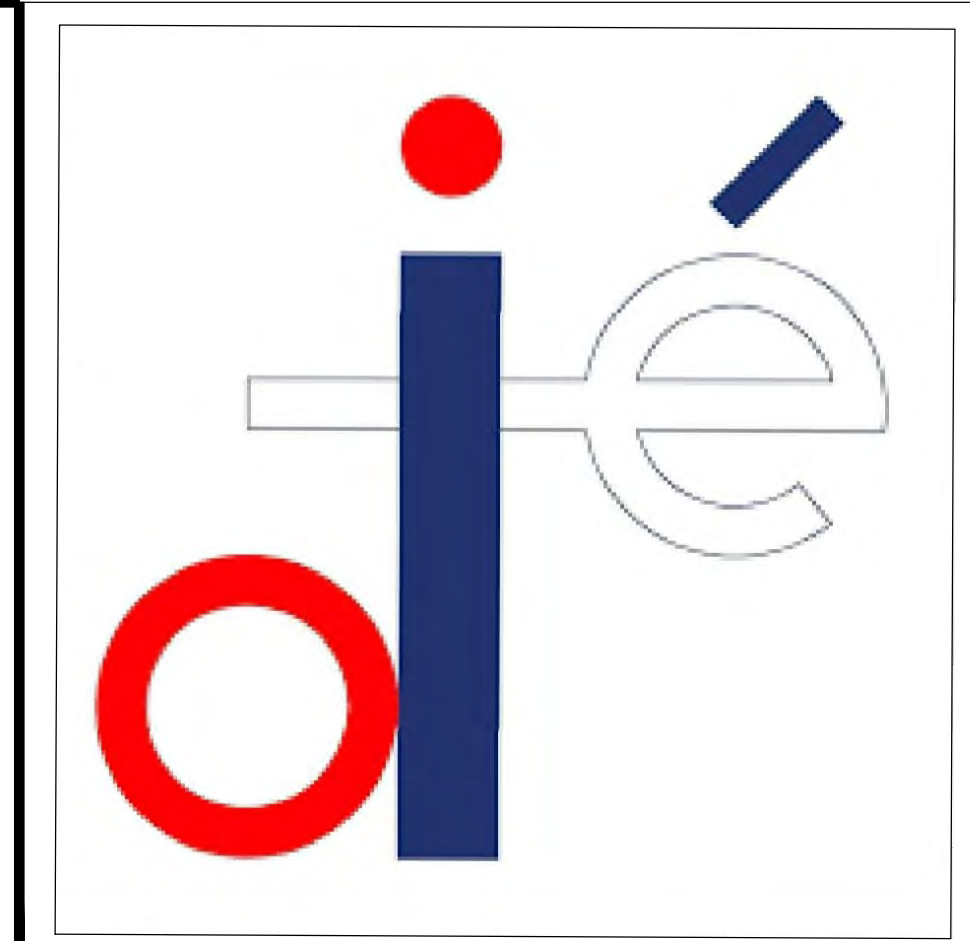
Drawn By:

Scale: AS NOTED

Date: FEB 17, 2026

A 004

SUMMER SOLSTICE (21 JUN 2026)



TIME OF DAY : 6:00 AM (FRONT VIEW)

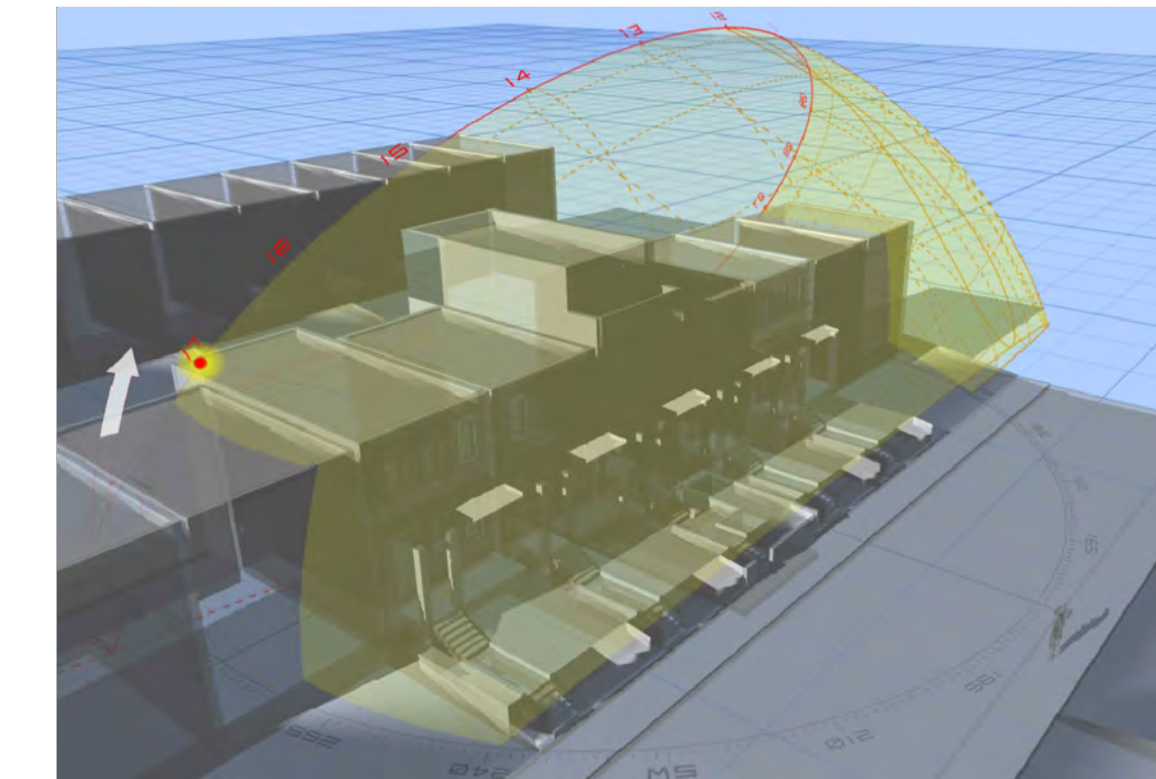
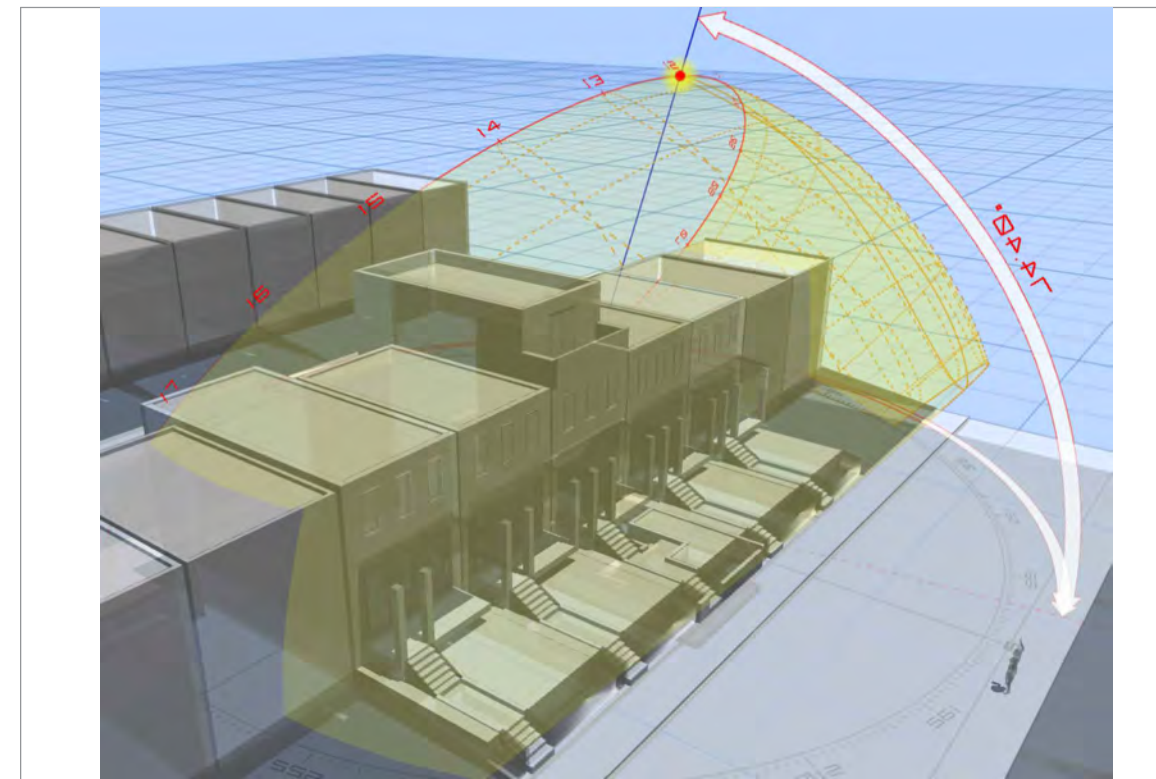
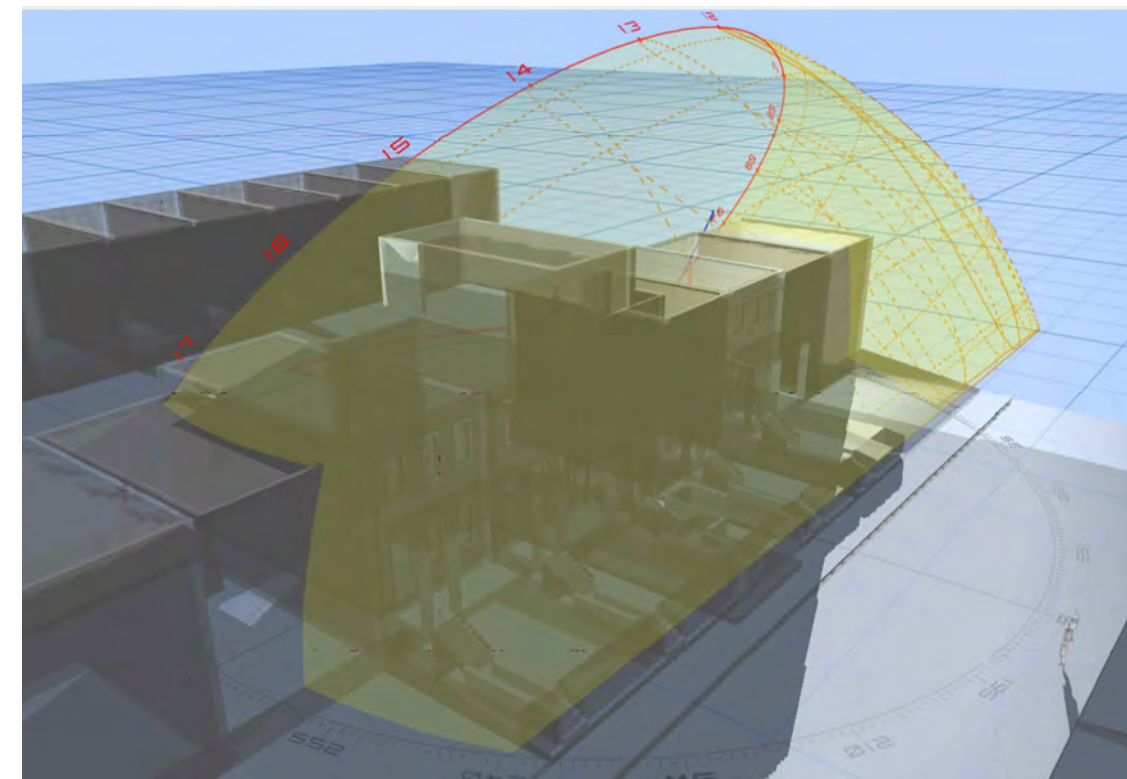
TIME OF DAY : 12:00 PM (FRONT VIEW)

TIME OF DAY : 17:00 PM (FRONT VIEW)

Solar Study Axonometric View

Solar Study Axonometric View

Solar Study Axonometric View



Shadow Profile Analysis

Shadow Profile Analysis

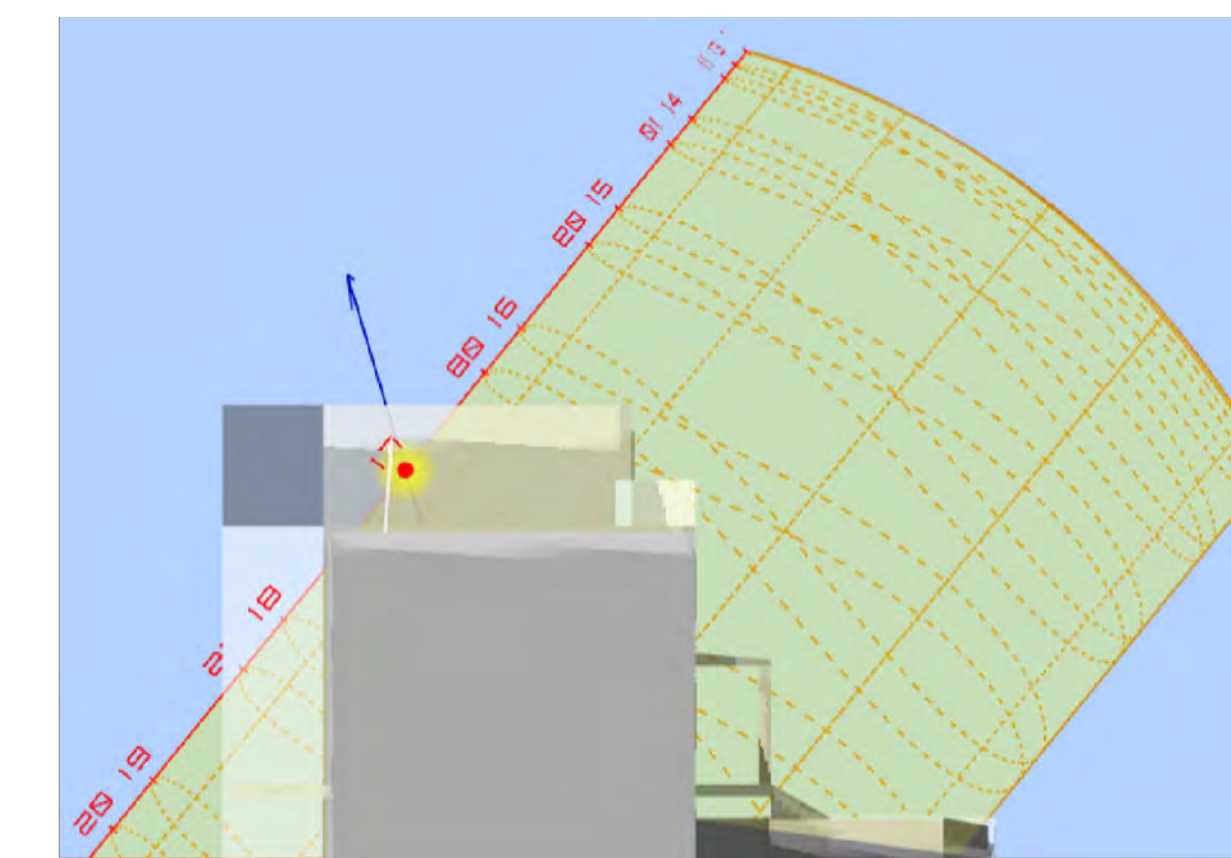
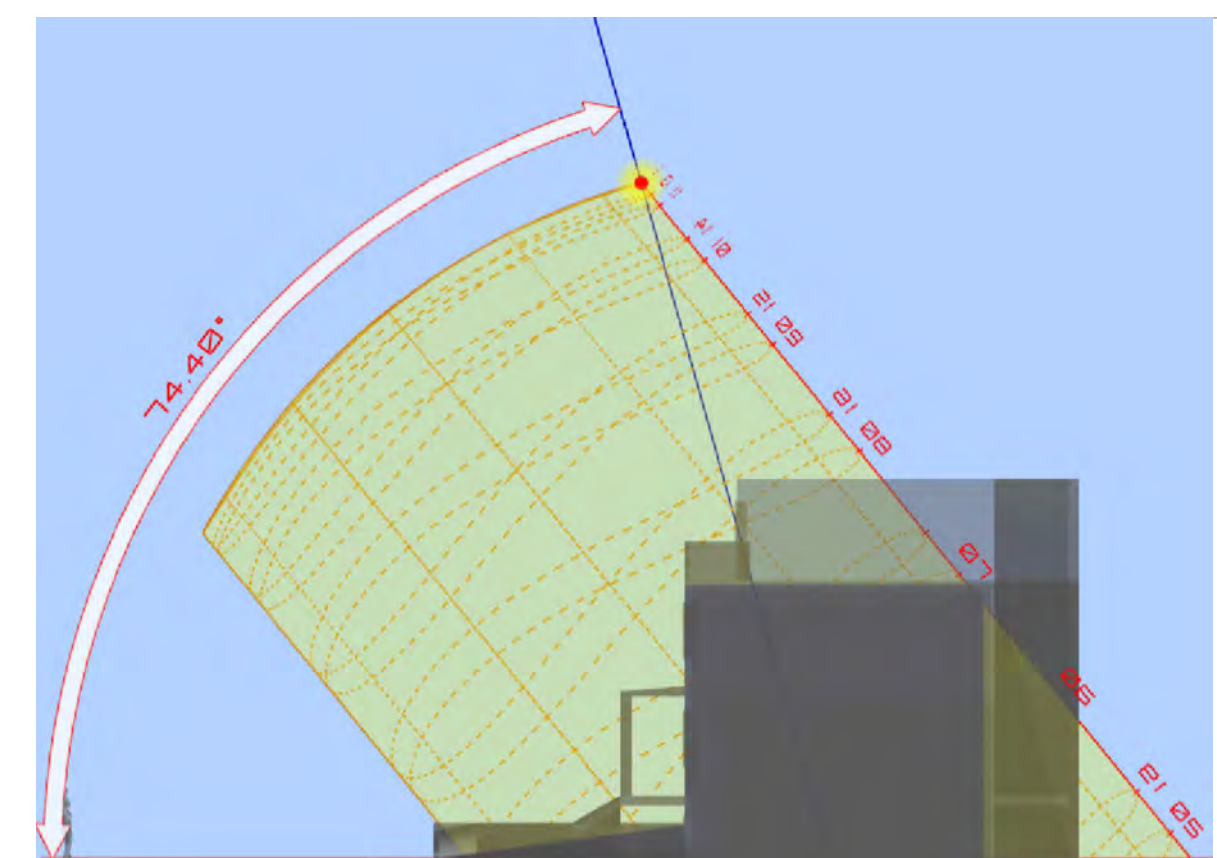
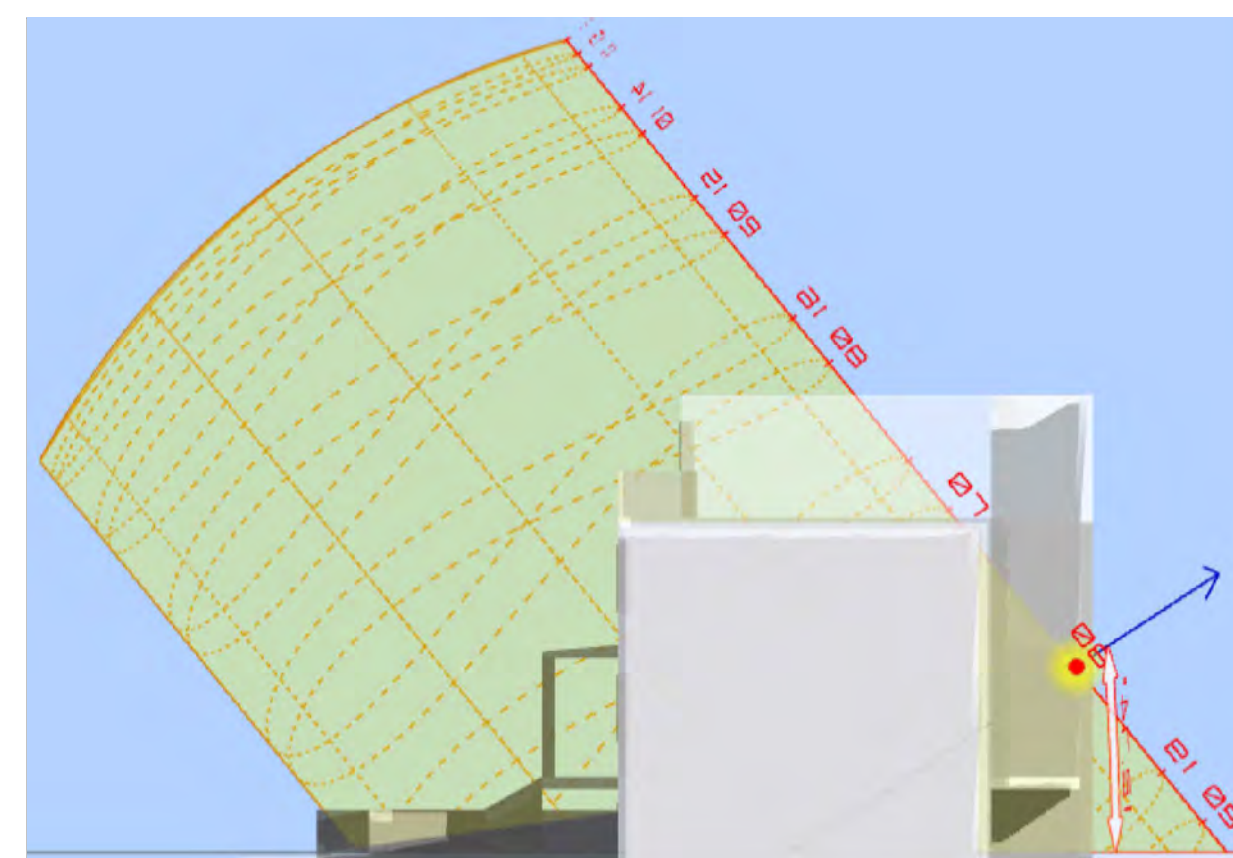
Shadow Profile Analysis



Solar Path Elevation

Solar Path Elevation

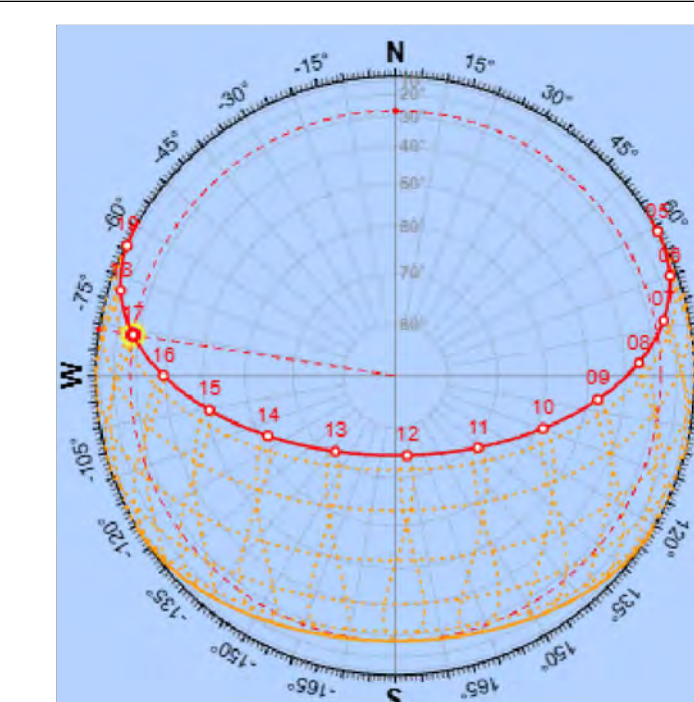
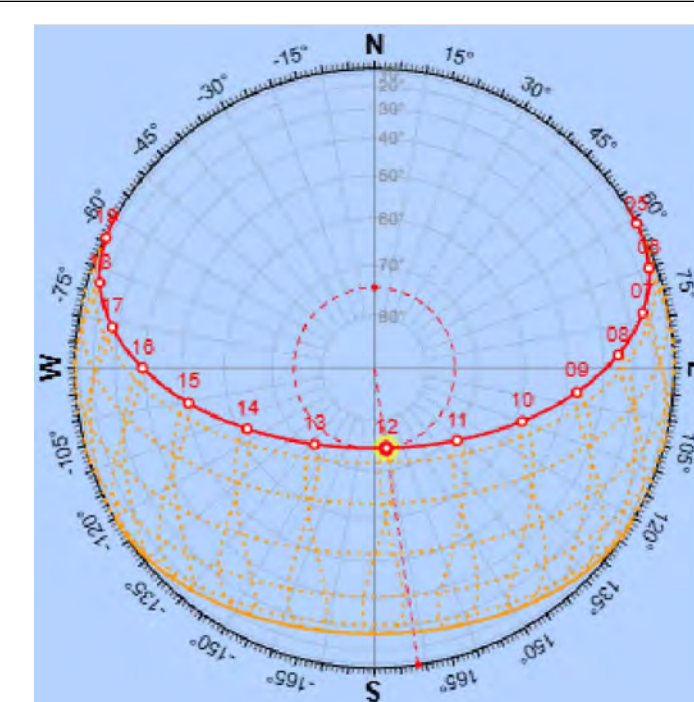
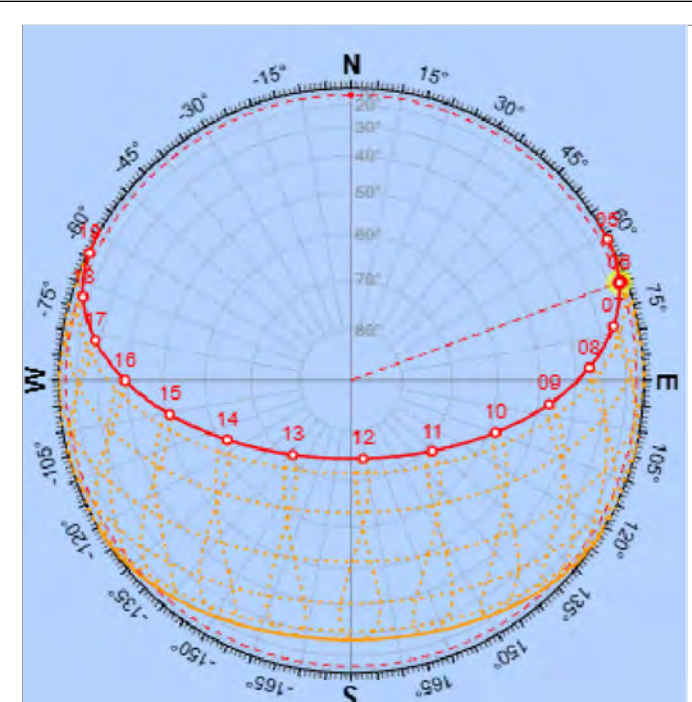
Solar Path Elevation



Stereographic Sun Path Diagram

Stereographic Sun Path Diagram

Stereographic Sun Path Diagram



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Project:

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REVISIONS

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JPG Project Number: 000.00

Reviewed: JPG

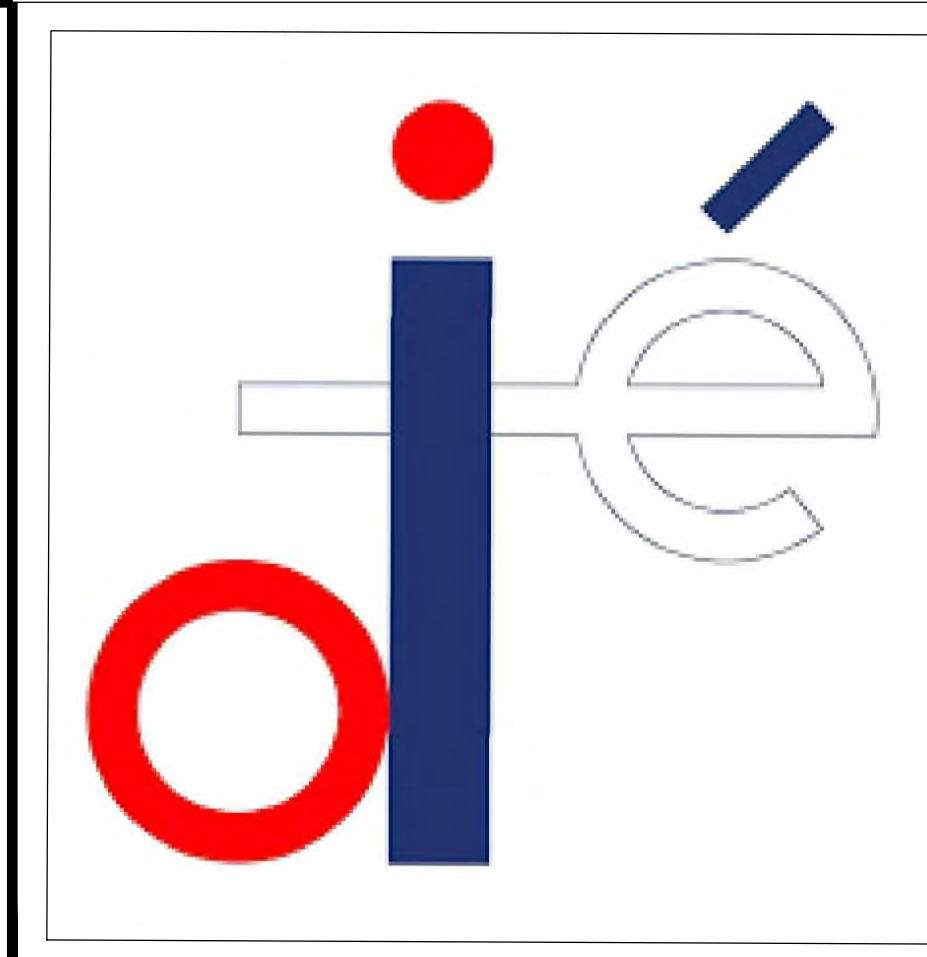
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Scale: AS NOTED

Date: FEB 17, 2026

A 005

SUMMER SOLSTICE (21 JUN 2026)



TIME OF DAY : 6:00 AM (BACK VIEW)

Shadow Profile Analysis



Shadow Profile Analysis

TIME OF DAY : 12:00 PM (BACK VIEW)

Shadow Profile Analysis



Shadow Profile Analysis

TIME OF DAY : 17:00 PM (BACK VIEW)

Shadow Profile Analysis



Shadow Profile Analysis



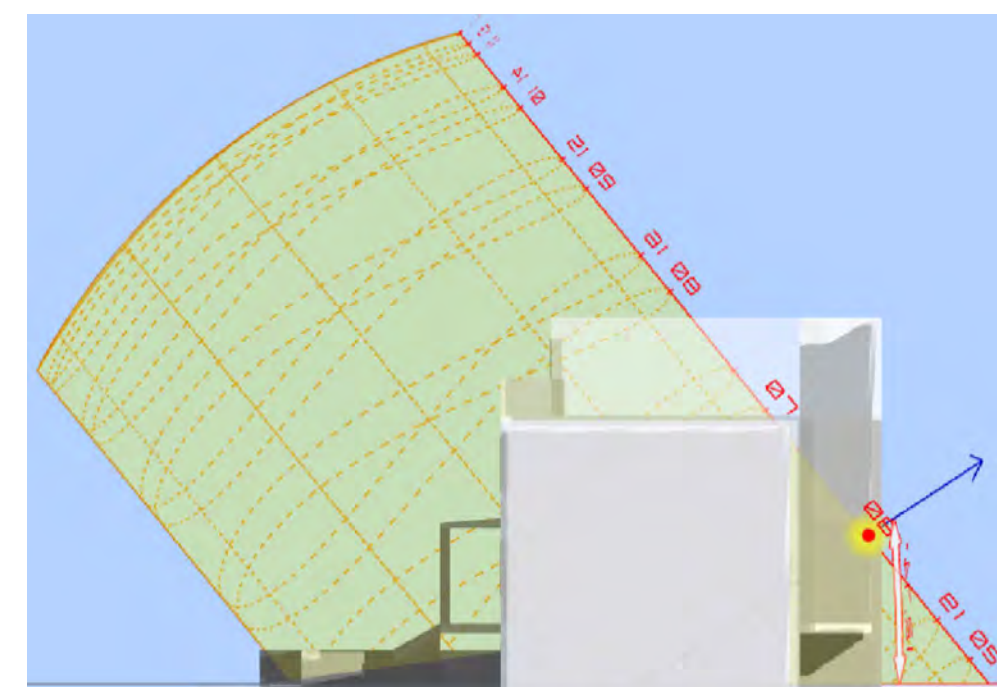
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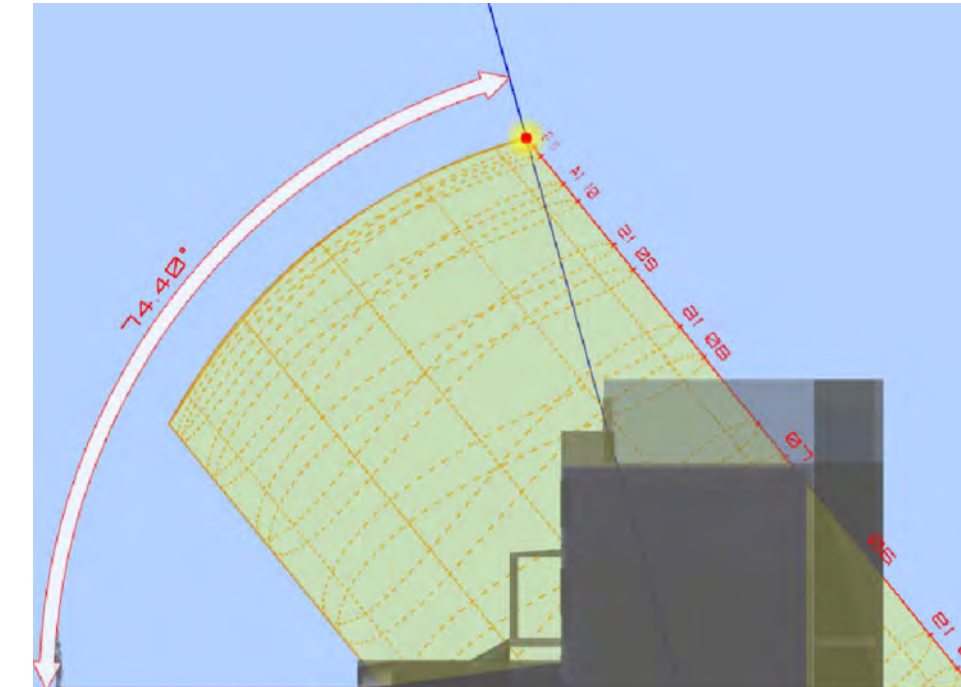
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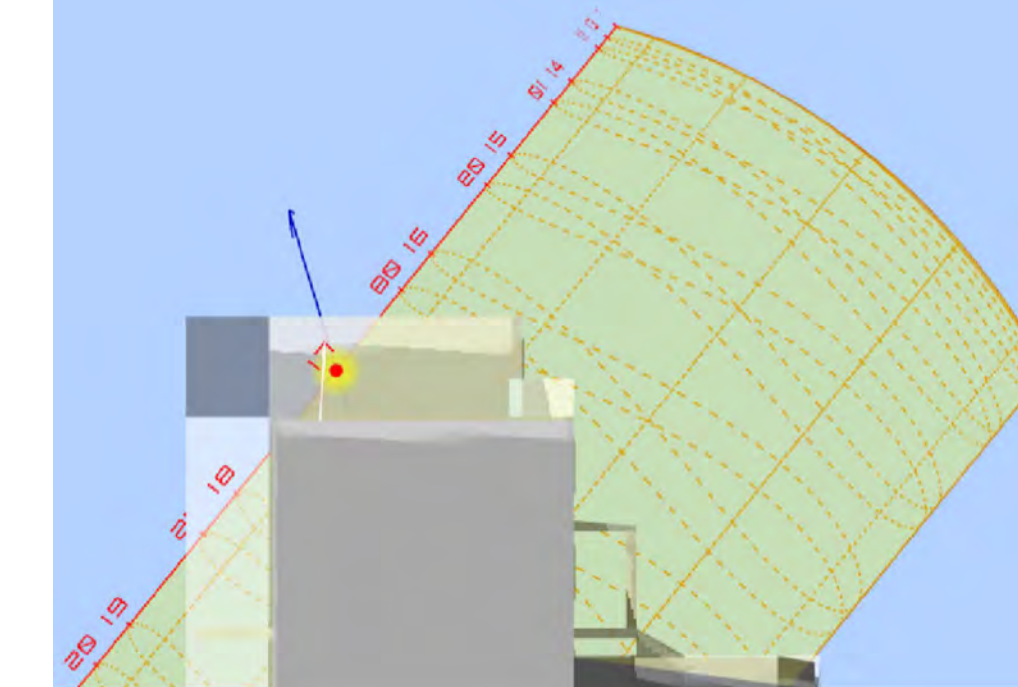
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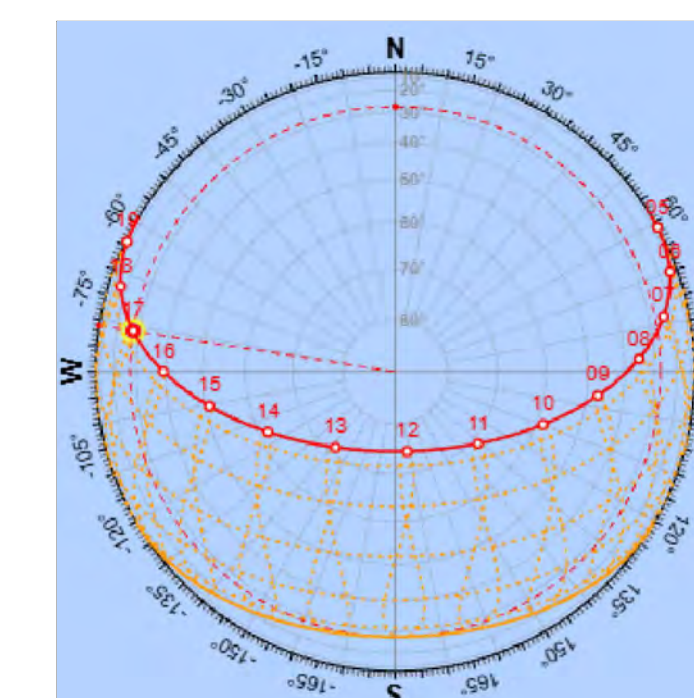
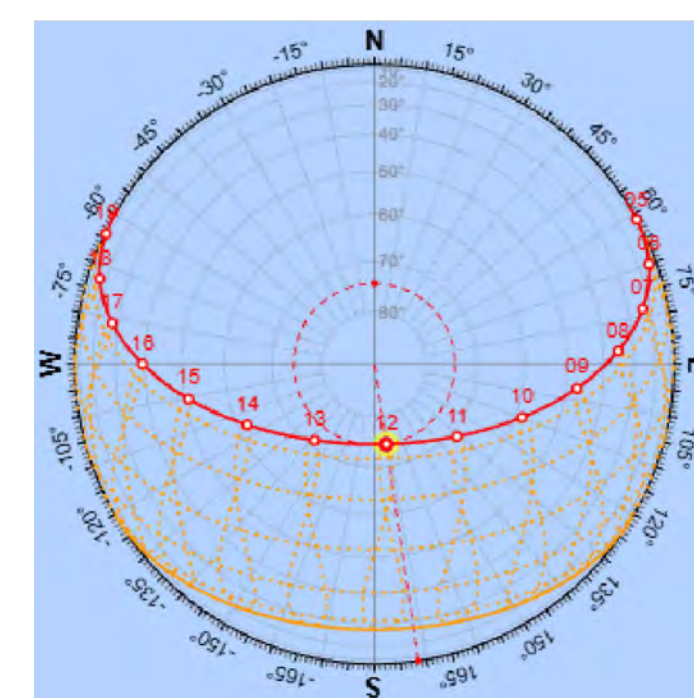
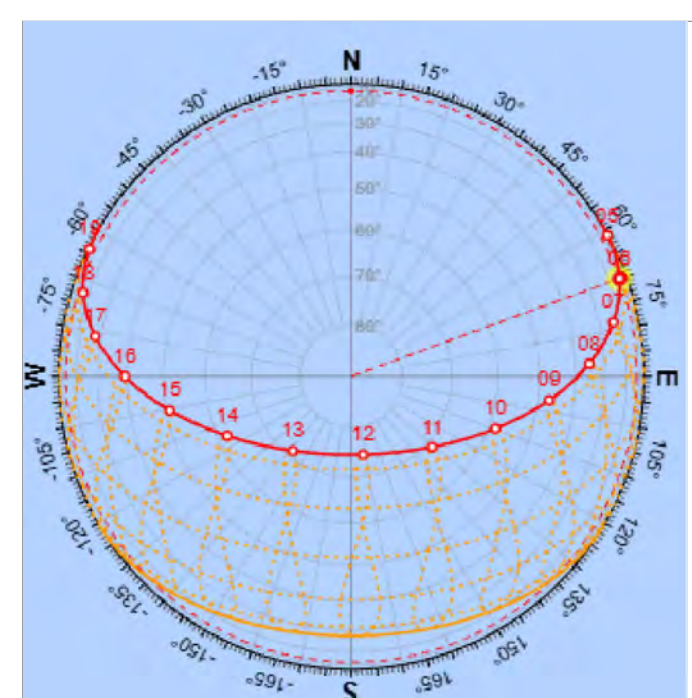
Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



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Reviewed: JPG

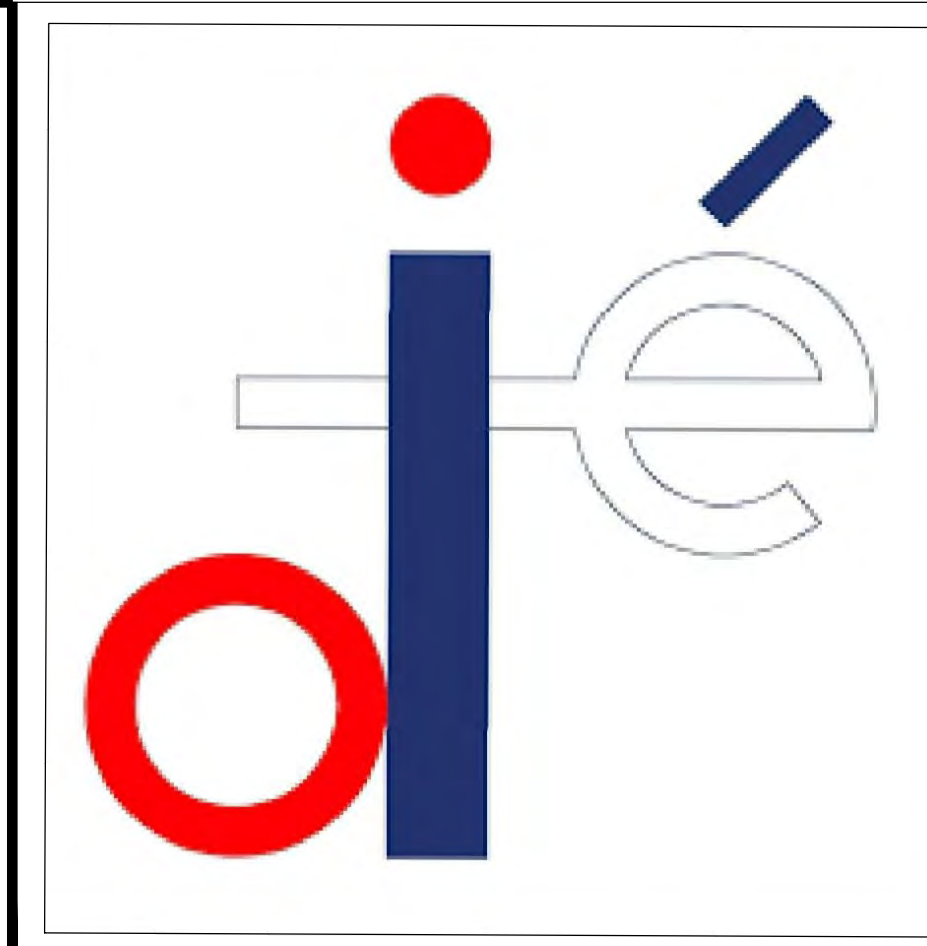
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Scale: AS NOTED

Date: FEB 17, 2026

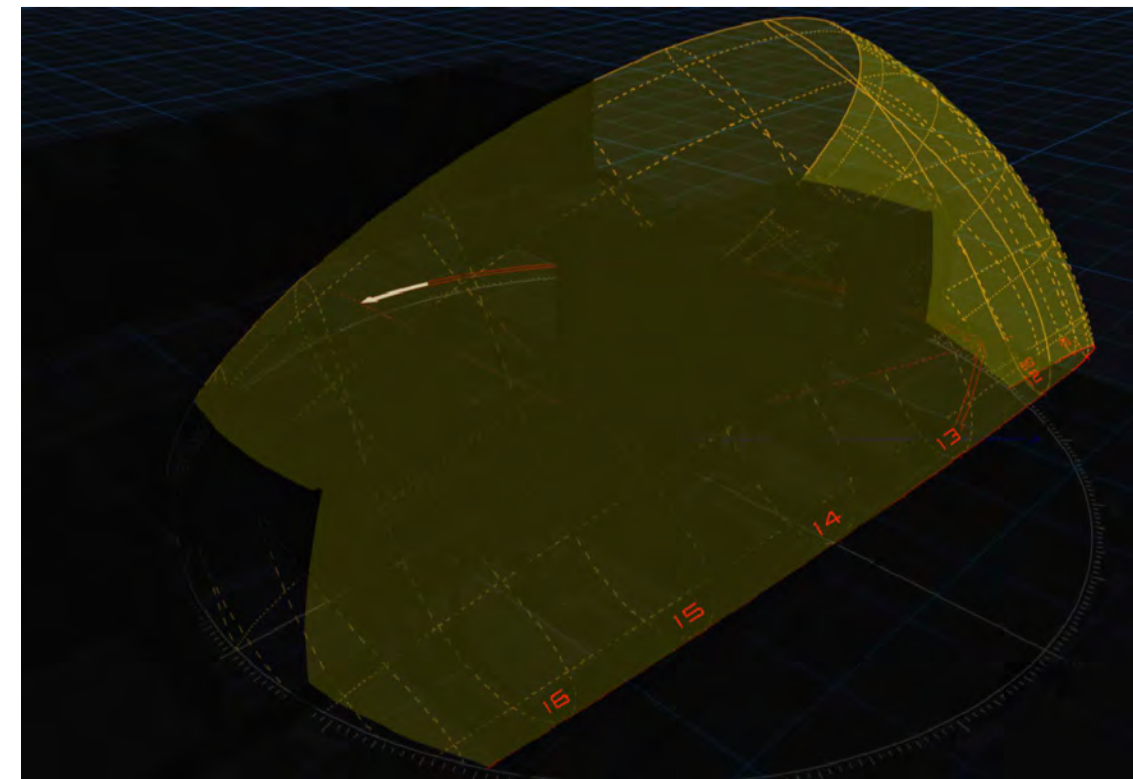
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WINTER SOLSTICE (21 DEC 2026)



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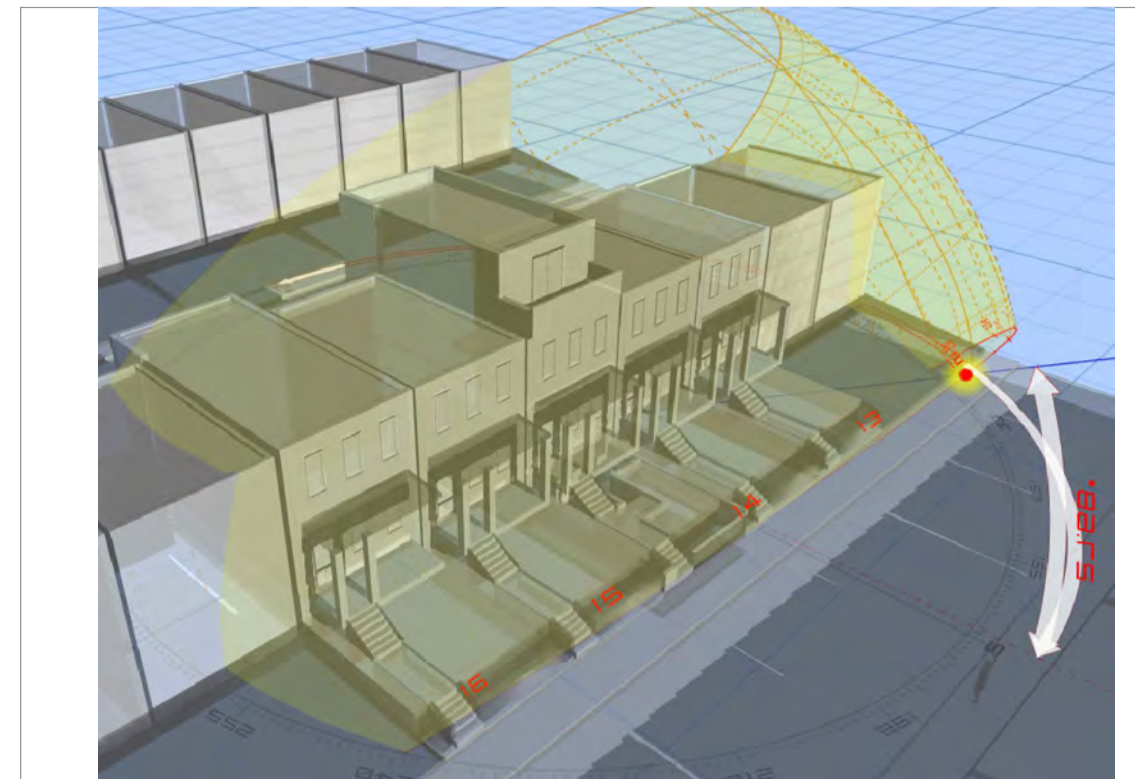
Solar Study Axonometric View



Shadow Profile Analysis

TIME OF DAY : 12:00 PM (FRONT VIEW)

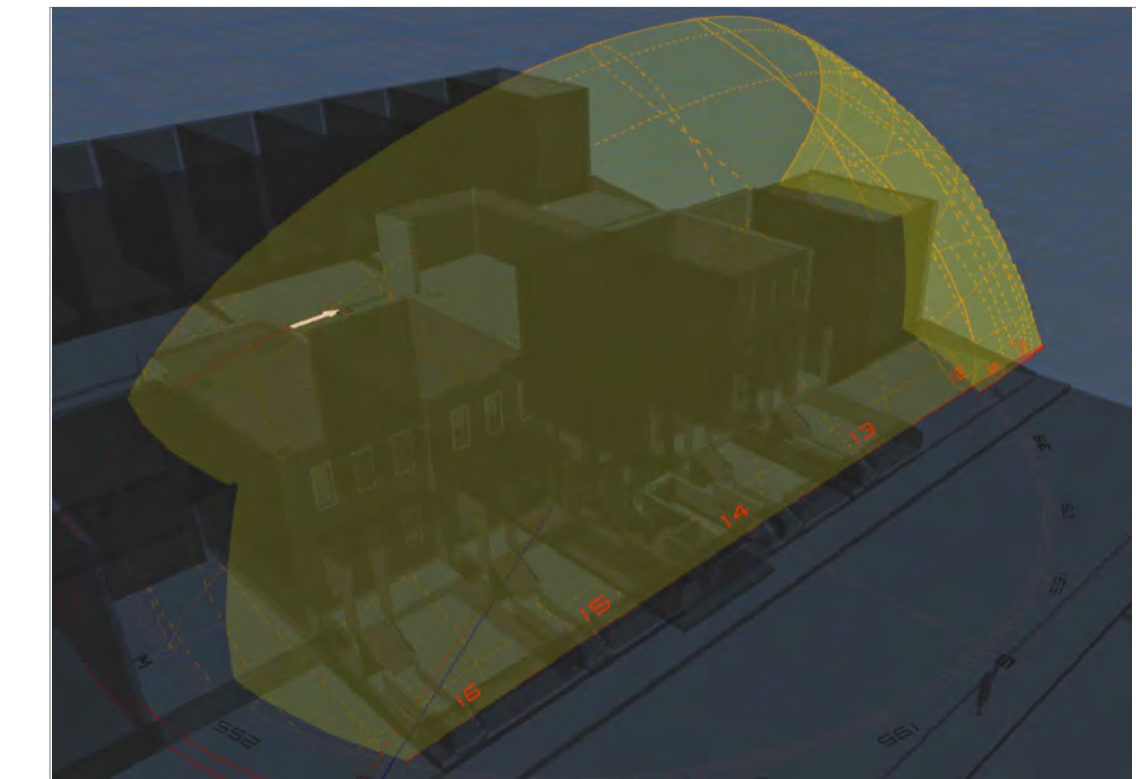
Solar Study Axonometric View



Shadow Profile Analysis

TIME OF DAY : 17:00 PM (FRONT VIEW)

Solar Study Axonometric View



Shadow Profile Analysis



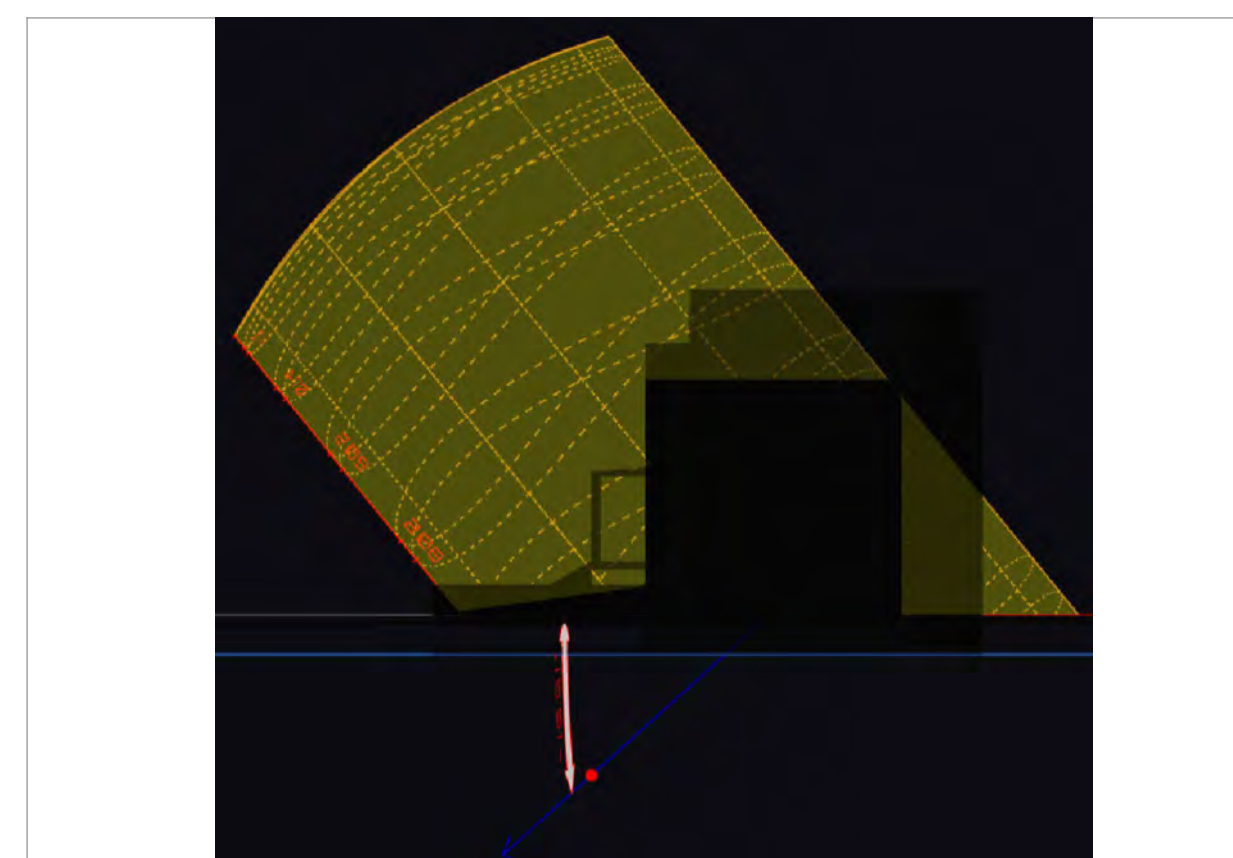
Solar Path Elevation



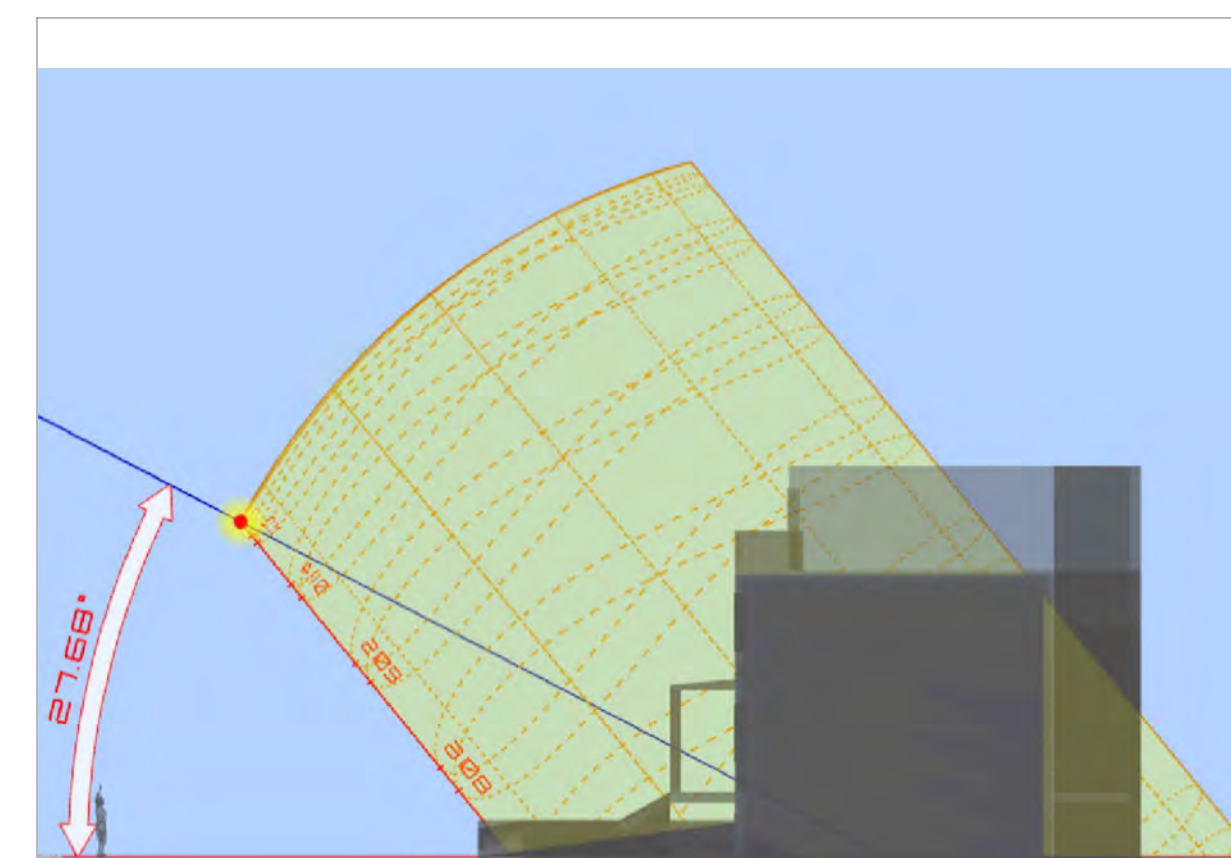
Solar Path Elevation



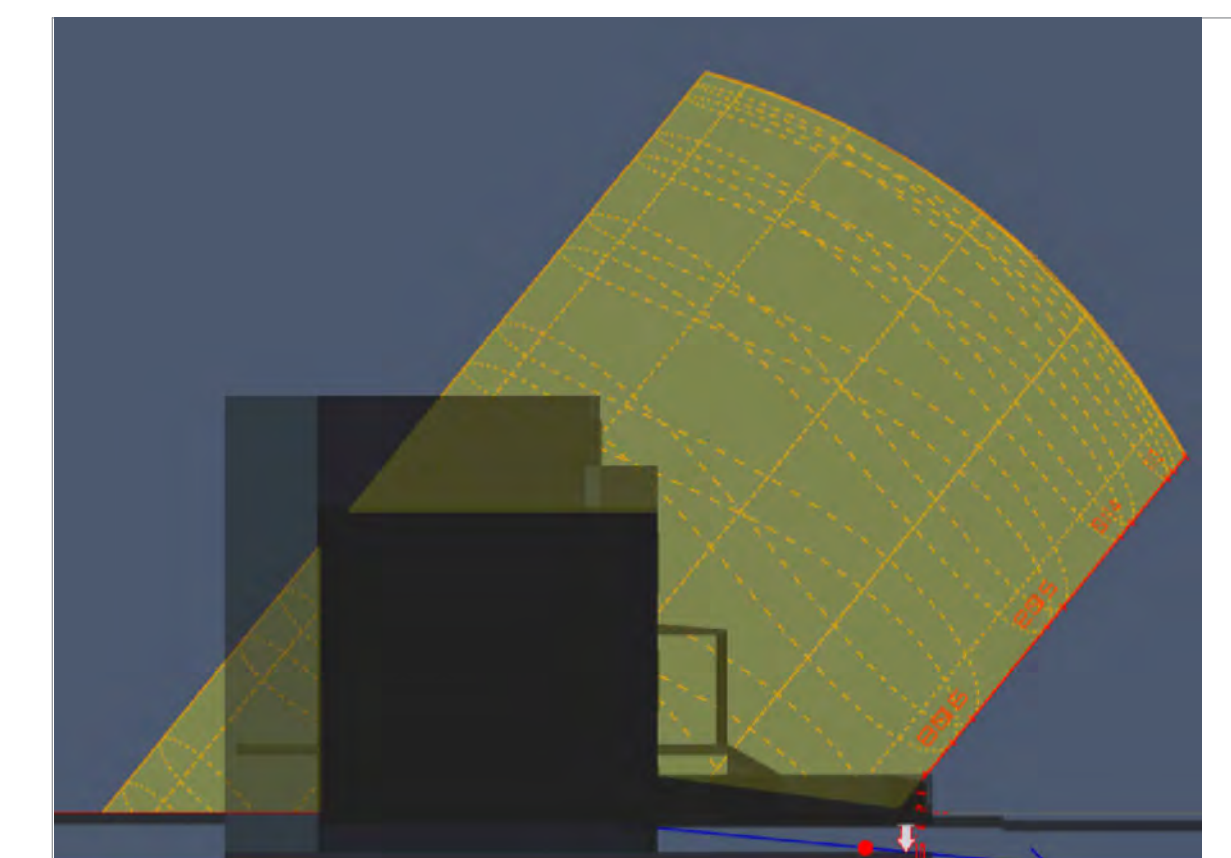
Solar Path Elevation



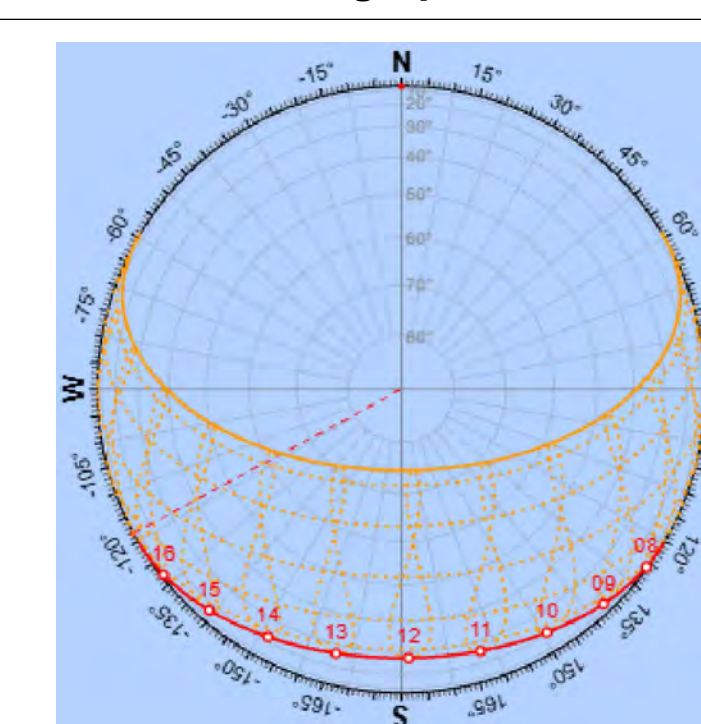
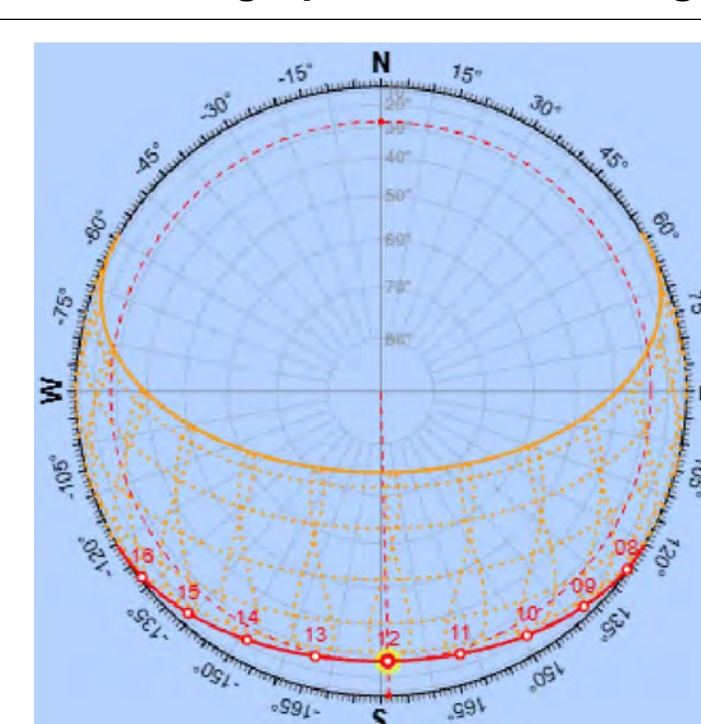
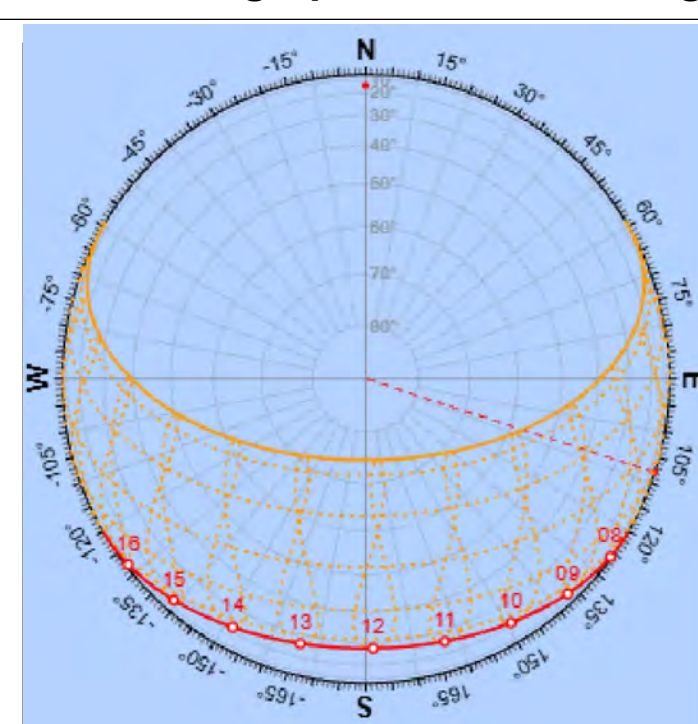
Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



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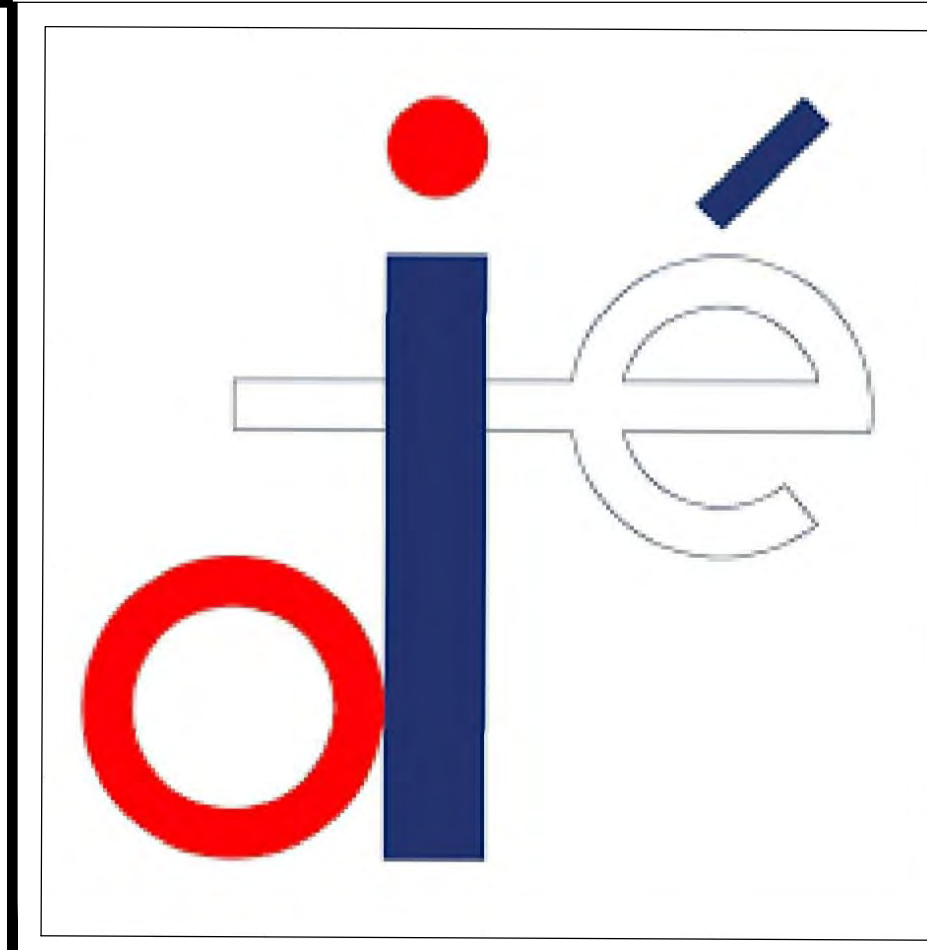
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Scale: AS NOTED

Date: FEB 17, 2026

A 007

WINTER SOLSTICE (21 DEC 2026)



TIME OF DAY : 6:00 AM (BACK VIEW)

Shadow Profile Analysis



TIME OF DAY : 12:00 PM (BACK VIEW)

Shadow Profile Analysis



TIME OF DAY : 17:00 PM (BACK VIEW)

Shadow Profile Analysis



Shadow Profile Analysis



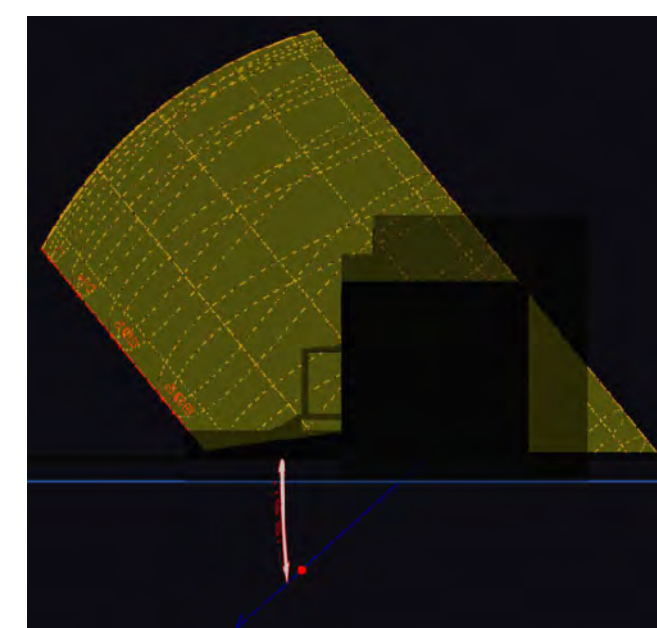
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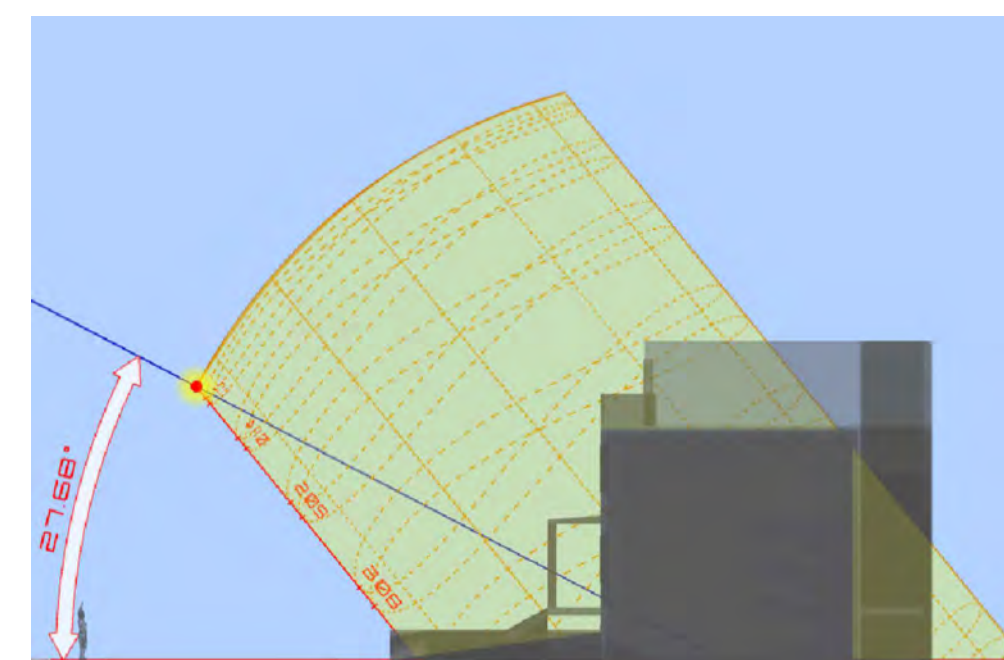
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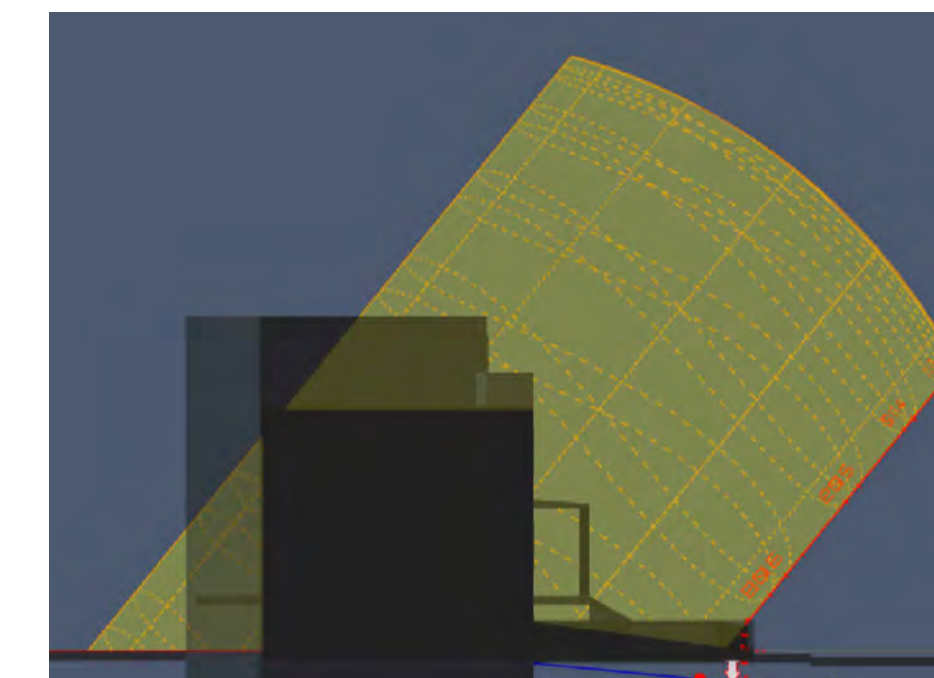
Solar Path Elevation



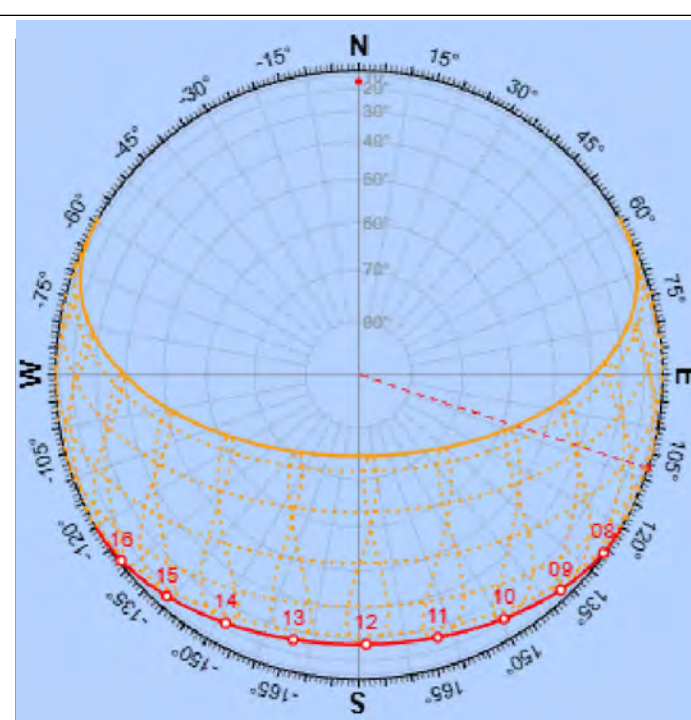
Solar Path Elevation



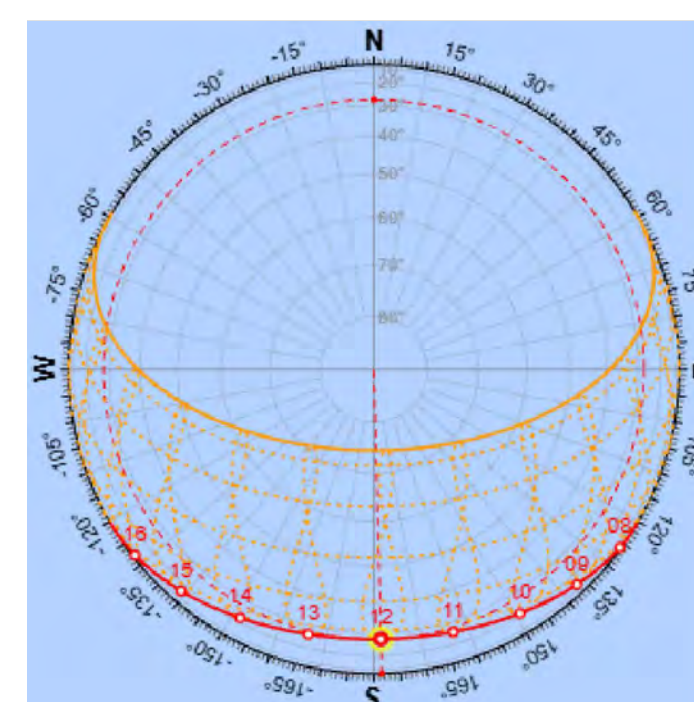
Solar Path Elevation



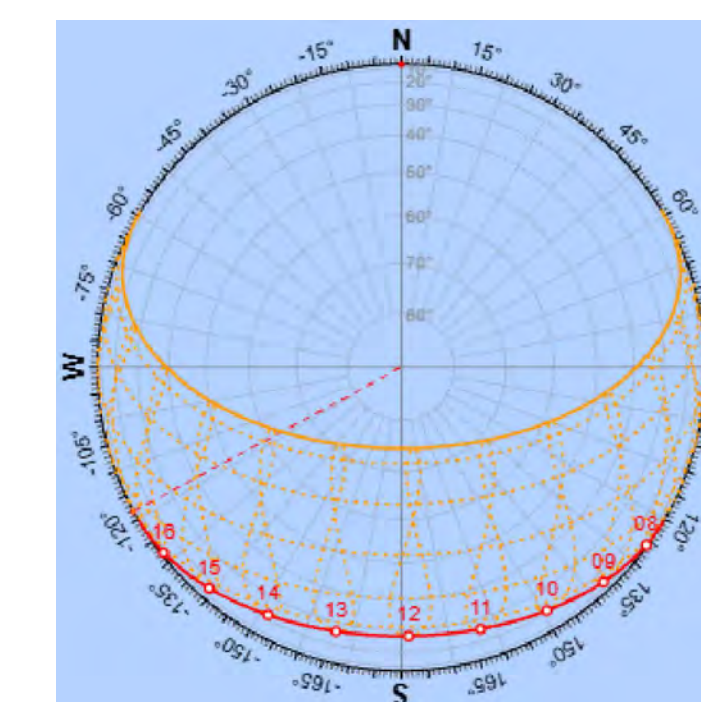
Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



Stereographic Sun Path Diagram



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REVISIONS

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JPG Project Number: 000.00

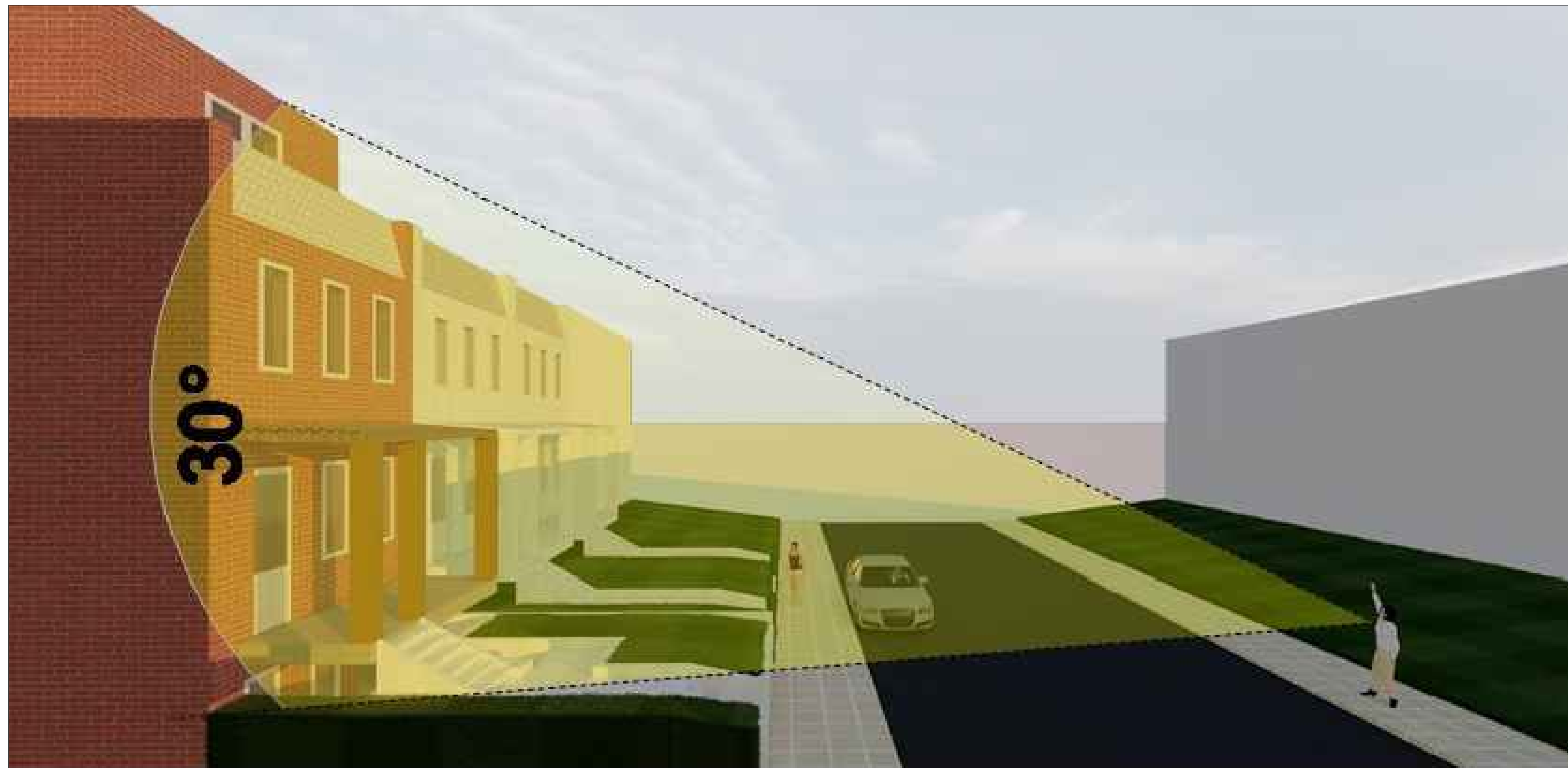
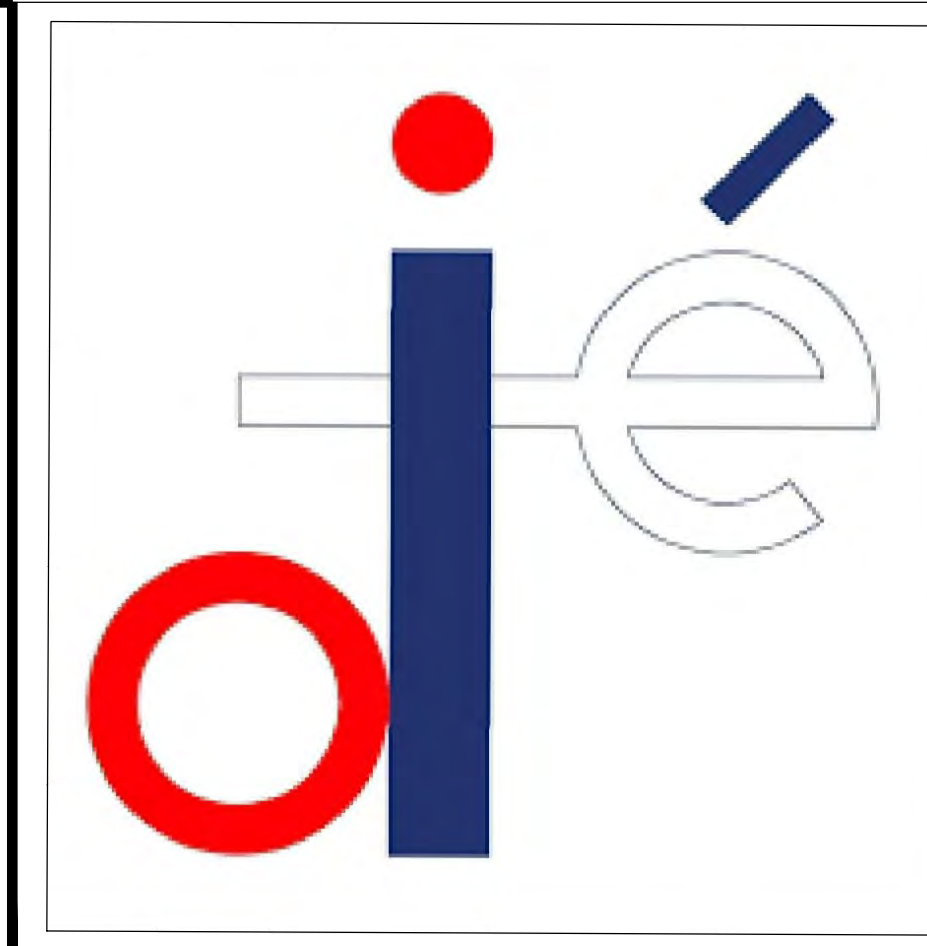
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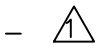
1332 Corbin PI NE
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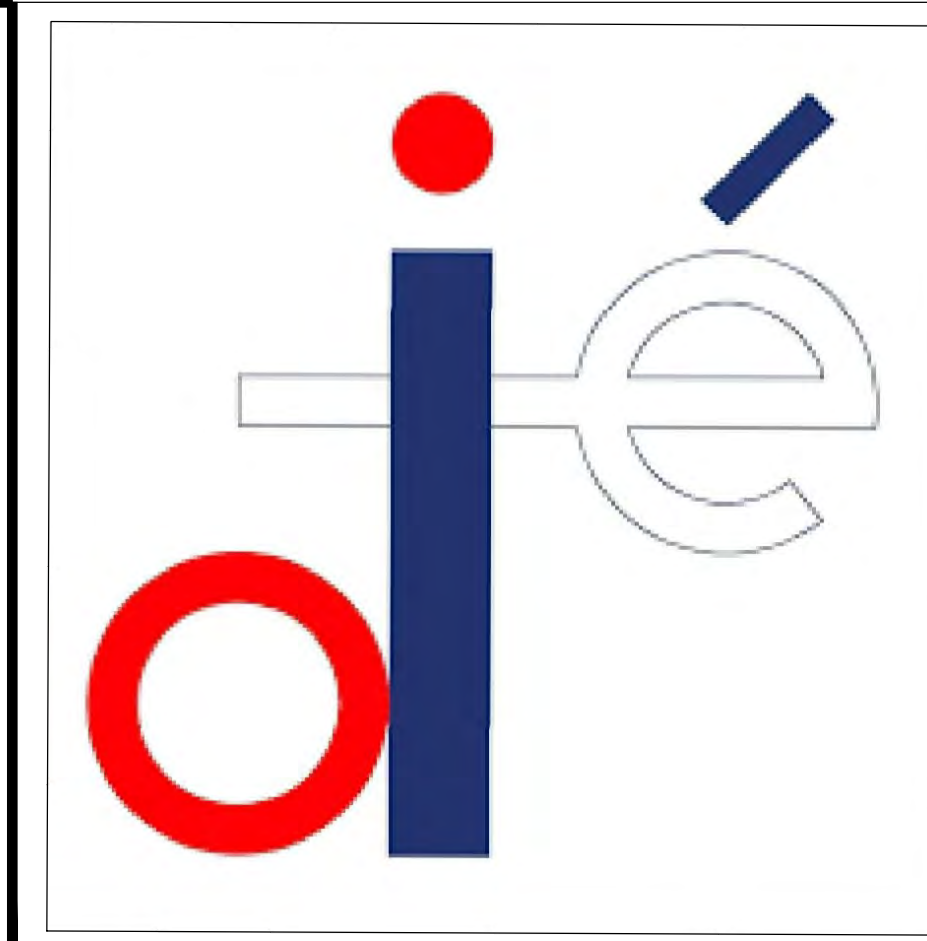
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Date: FEB 17, 2026

A 009

1332 Corbin PI NE, Washington, DC 20002

STREET VIEW



Solar Impact Analysis Report

Project: 1332 Corbin PI NE, Washington, DC 20002
Annual Solar Cycle: 2026

1. Spring Equinox – March 20, 2026

With a maximum solar altitude of 50°, solar incidence is concentrated on the front facades. During this period, the sun's trajectory does not allow direct radiation to reach the rear facades at any time of the day (sunrise or sunset), keeping these areas in a state of projected shadow.

2. Summer Solstice – June 21, 2026

This period features the highest solar altitude, reaching 74.40°. The sun directly impacts the roofs and upper levels. Due to the orientation and volumetric additions, the following determinants are observed:

- Sunrise: The architectural addition of the house at 1330 Corbin PI NE obstructs the solar angle due to its rear volume, generating a projected shadow that covers the rear facade of 1332 Corbin PI NE.
- Sunset: The rear addition of the house at 1328 Corbin PI NE blocks light entry into the dwelling at 1330 Corbin PI NE, significantly limiting luminous comfort in the late afternoon.
- Seasonal Conclusion: Summer is identified as the season with the most critical shadow projections toward the rear facades, primarily affecting 1330 Corbin PI NE.

3. Autumn Equinox (FALL) – September 23, 2026

During this transition, the maximum solar altitude is at 51°. Lighting is pronounced only on the front facades. There is a total absence of solar radiation on the rear facades of 1332 Corbin PI NE, both during the early morning hours and at sunset.

4. Winter Solstice – December 21, 2026

The solar altitude decreases to its minimum point of 27.66°. Consequently, lighting is predominant and deep on the main (front) facades. During this solstice, the sun rises later and sets earlier, resulting in fewer hours of natural light; the rear facades remain in absolute shadow throughout the day.

Final Study Conclusion

After analyzing the four seasons of 2026, it is concluded that the properties in the sector feature optimal front lighting throughout the annual cycle. However, the rear facades strictly depend on the summer solstice to receive direct sunlight. This light reception is conditioned and limited by the existing volumetric additions.

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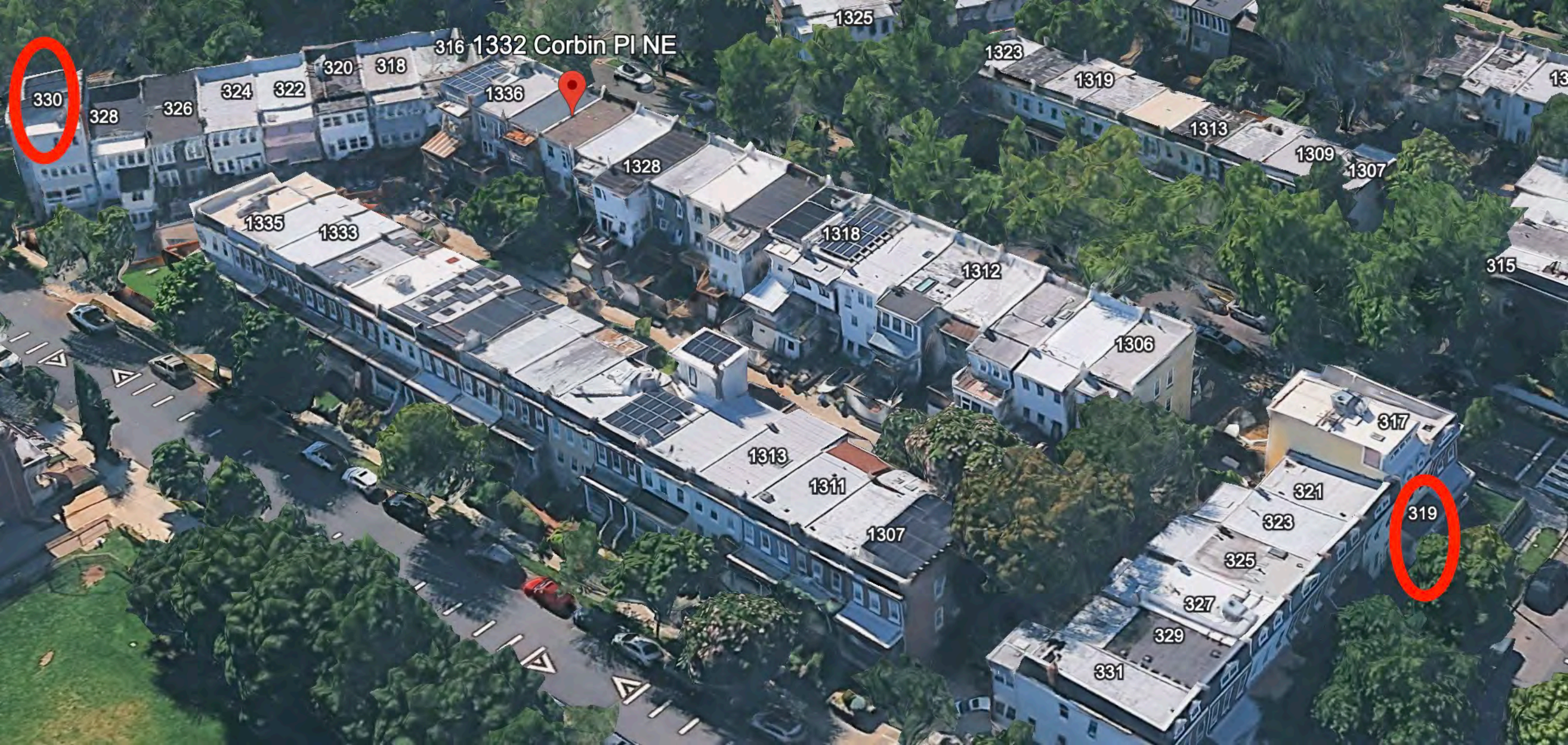




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316 1332 Corbin PI NE

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