

3708 24TH STREET, NE

SQ. 4242 LOT 0044

TALEESHA SCOTT AND VINCENT RICHARDSON RESIDENCE

PROJECT DESCRIPTION:

FULL LEVEL-3 RENOVATION OF EXISTING SINGLE FAMILY HOME TO CREATE A NEW SINGLE FAMILY HOME WITH ADU ON THREE LEVELS WITH BASEMENT WITH A NEW ACCESSORY BUILDING CONTAINING A HOME OFFICE.



ZONING SUMMARY

ADDRESS: 3708 24TH STREET, NE		ZONING DISTRICT: R-1B	
SQUARE		WARD 5	
SITE DATA: 4242		ANC ANC5B (SMD 5B07)	
LOT		SMB 5B07 - Zahid Rathore	
LOT 0044			
LOT WIDTH: 25'-0"		HISTORIC DISTRICT: N/A	
LOT DEPTH: 103'-6"			
SITE AREA: 2,588 SF			

ZONING DATA	EXISTING	MINIMUM	MAXIM	PROPOSED	DEVIATION
USE GROUP:	SINGLE FAMILY (R)	N/A	SINGLE FAMILY + ADU	SINGLE FAMILY + ADU	NONE
BUILDING HEIGHT:	24'-11"	N/A	40'-0"	39'-0"	NONE
	3 STOREYS	N/A	3 STOREYS	3 STOREYS	NONE
REAR YARD SETBACK:	31'-2"	25'-0"	N/A	27' - 11 1/4"	NONE
SIDE YARD*:	3'-0"(L) / 4'-6" (R)	5'-0"(L) / 5'-0" (R)*	N/A	0'-3"(L) / 4'-6"(R)	4'-9"(L) / 0'-6"(R)
FRONT SETBACK:	Within Exist Range	18'-0"	N/A	18'-0"	NONE
LOT OCCUPANCY:	35.39%	40%	N/A	48.88%	8.88%
	915.80 SF	1,035 SF	N/A	1,265 SF	1141
PERVIOUS SURFACE	61%	50%	N/A	39%	11%
	1,570 SF	1,294 SF	N/A	1,008 SF	286

*EXISTING NON-CONFORMING PER D-208.7

BUILDING AREAS

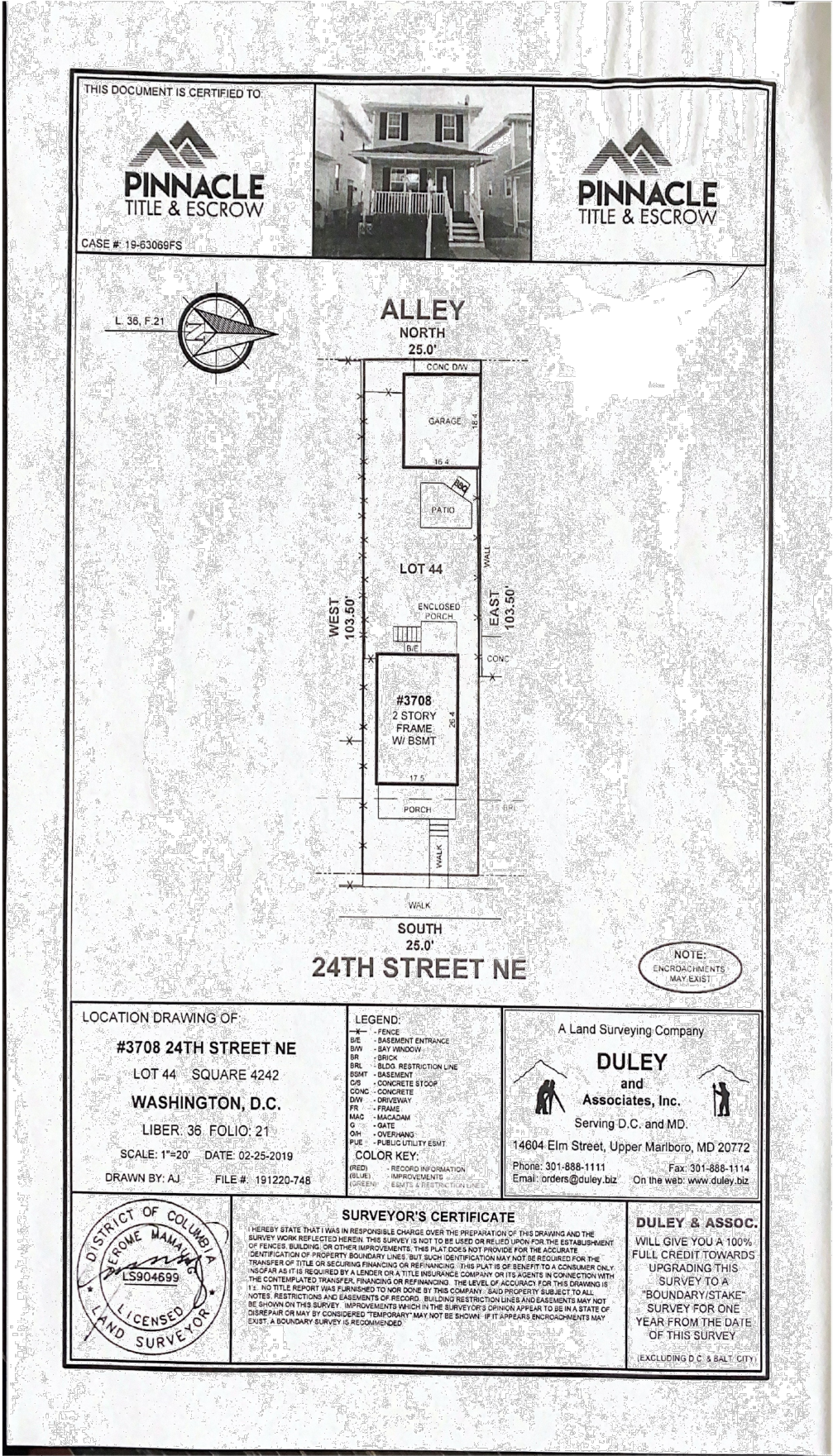
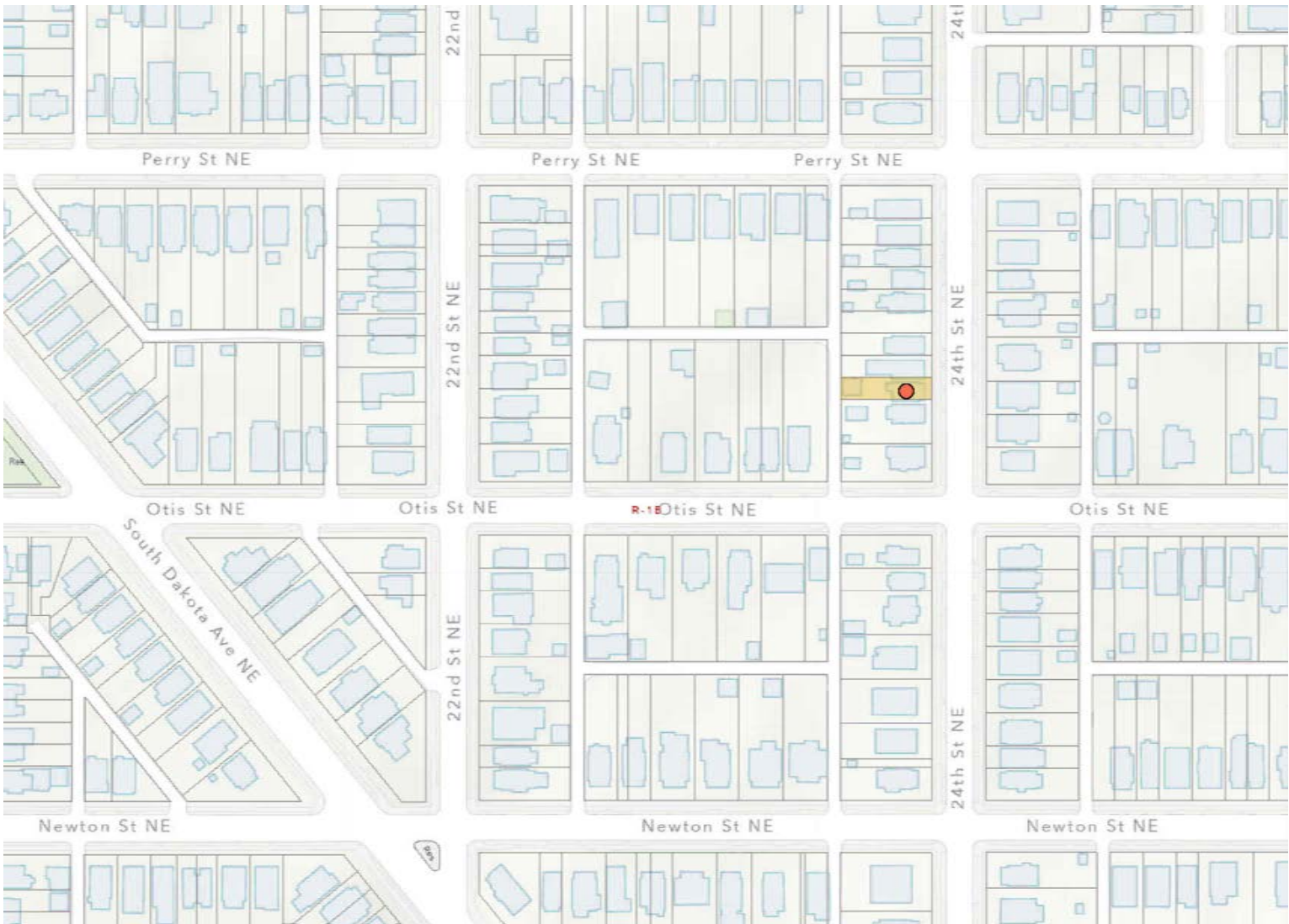
PRINCIPAL BUILDING AREAS	EXISTING (GSF)	NEW (GSF)	TOTAL (GSF)
THIRD FLOOR	0 GSF	941 GSF	941 GSF
SECOND FLOOR	462 GSF	572 GSF	1,034 GSF
FIRST FLOOR	511 GSF	542 GSF	1,053 GSF
CELLAR	462 GSF	545 GSF	1,007 GSF
TOTAL GSF	1,435 GSF	2,523 GSF	3,958 GSF
		PRINCIPAL DWELLING	3,407 GSF
		ADU	551 GSF

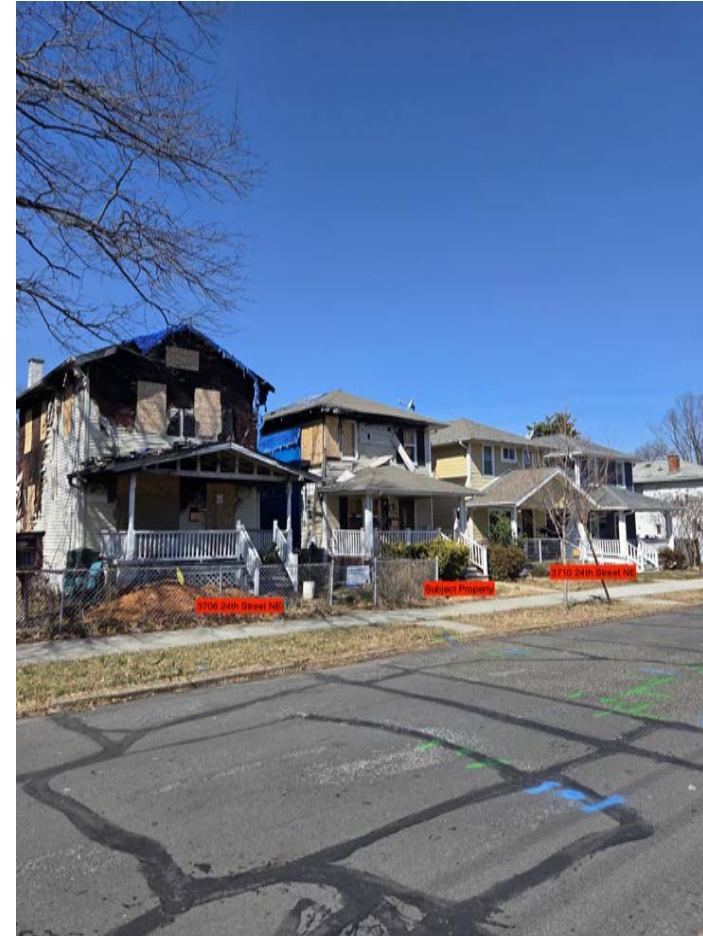
PRINCIPAL BUILDING AREAS	EXISTING (GSF)	NEW (GSF)	TOTAL (GSF)
THIRD FLOOR	0 GSF	963 GSF	963 GSF

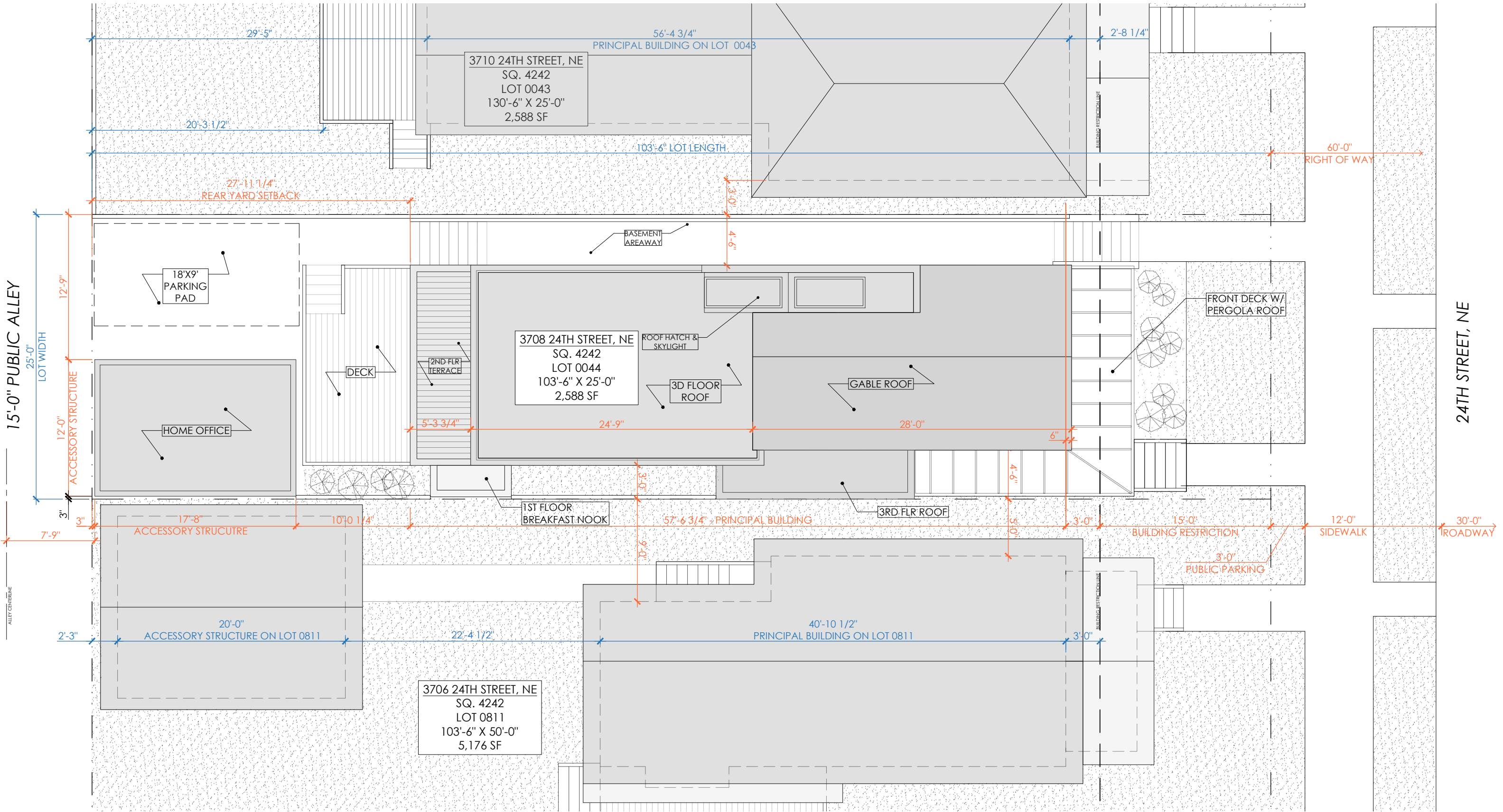
(302 GSF EXISTING ACCESSORY STRUCTURE BEING REPLACED)

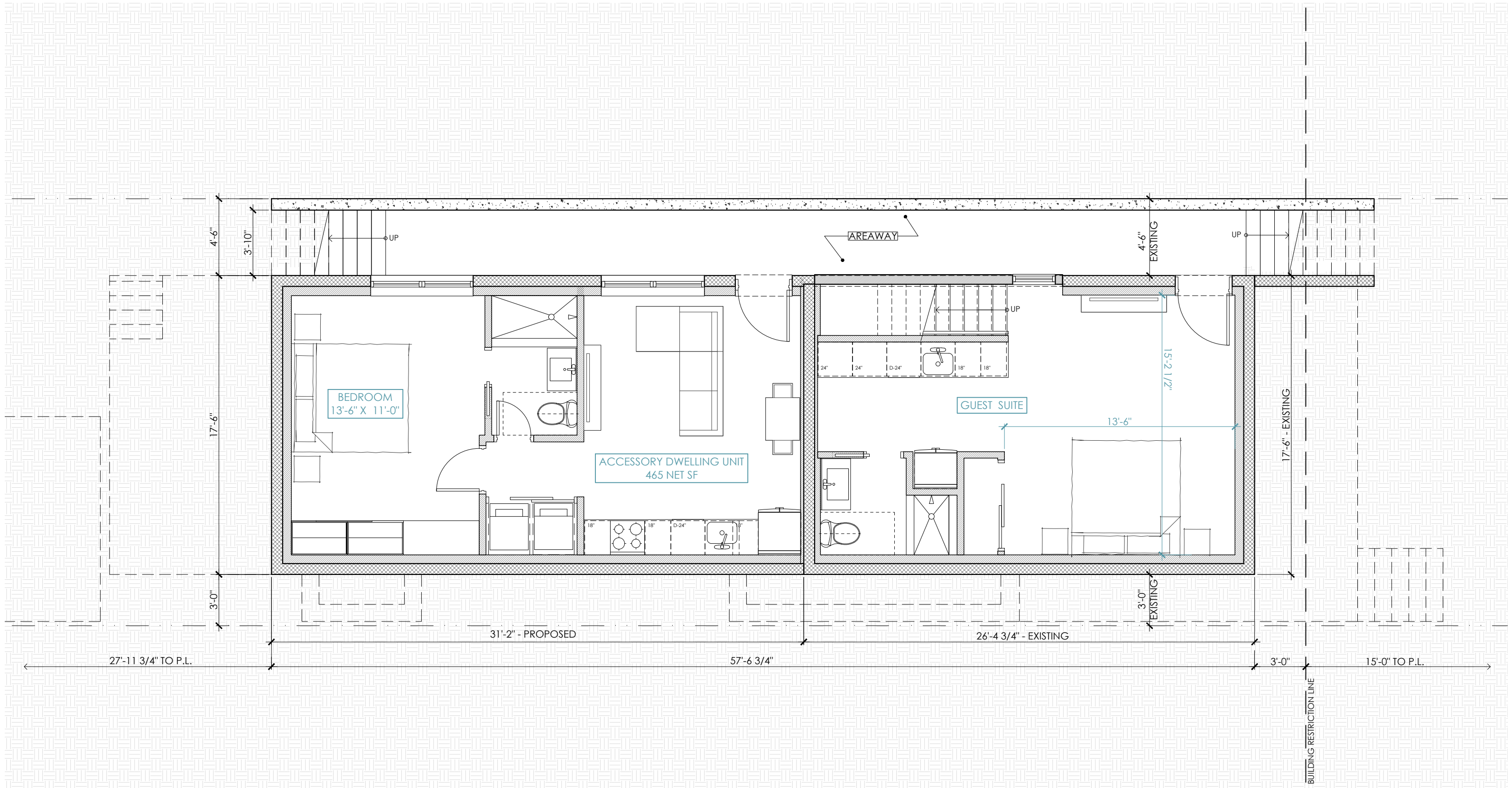
DRAWING INDEX

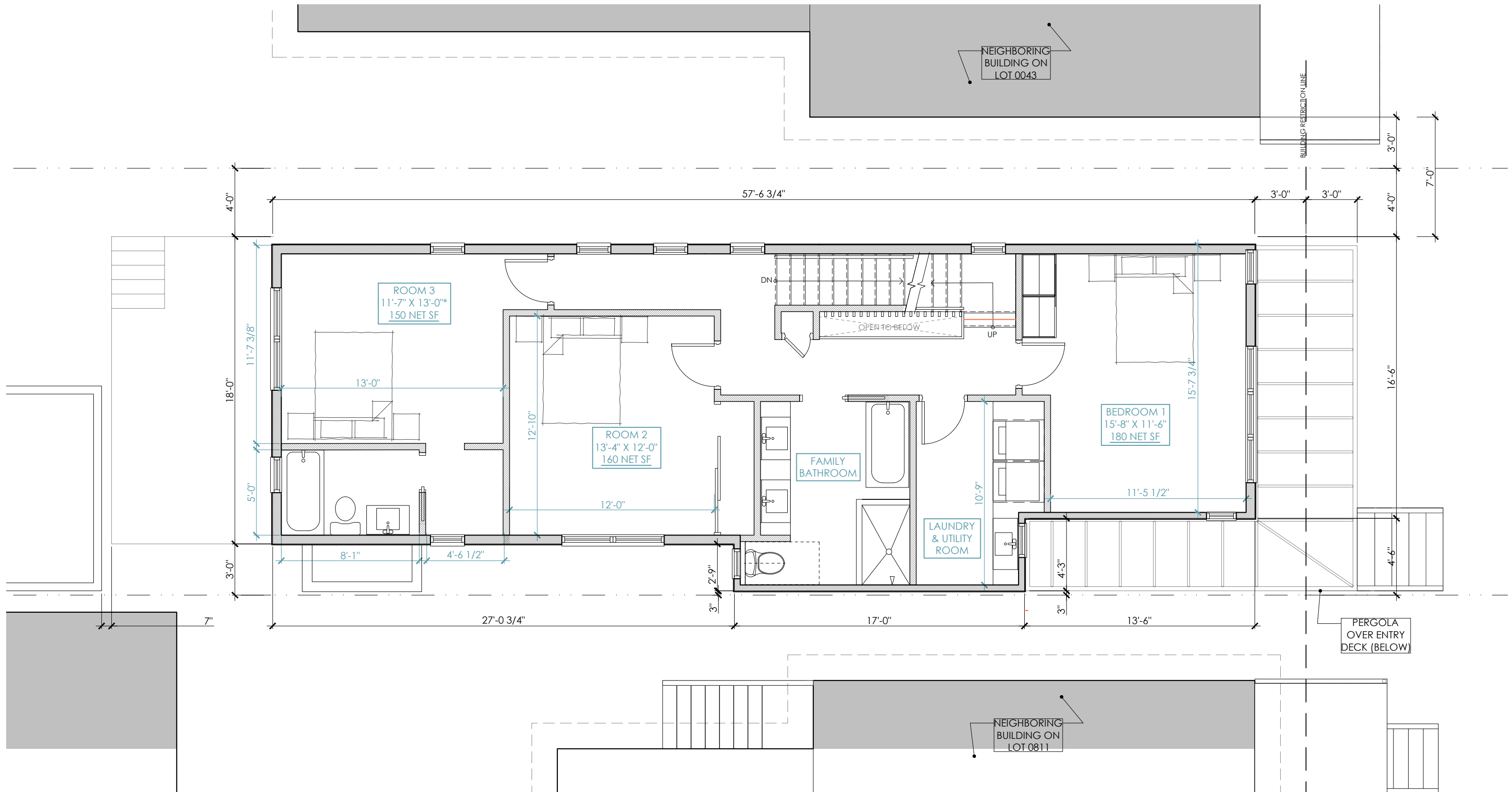
X1	COVER SHEET
X2	VISINITY PLAN & EXISTING SURVEY
X3	SITE IMAGES
X4	SITE PLAN
PLANS	
0	BASEMENT PLAN
1	FIRST FLOOR PLAN
2	SECOND FLOOR PLAN
3	THIRD FLOOR PLAN
ELEVATIONS	
4	FRONT / 24TH STREET ELEVATION
5	STRUCTURAL NOTES
6	SCHEDULE OF SPECIAL INSPECTIONS
PERSPECTIVE VIEWS	
A	PERSPECTIVE VIEWS - 24TH STREET
B	PERSEPCTIVE VIEWS - ALLEY
C	BIRD'S EYE VIEWS

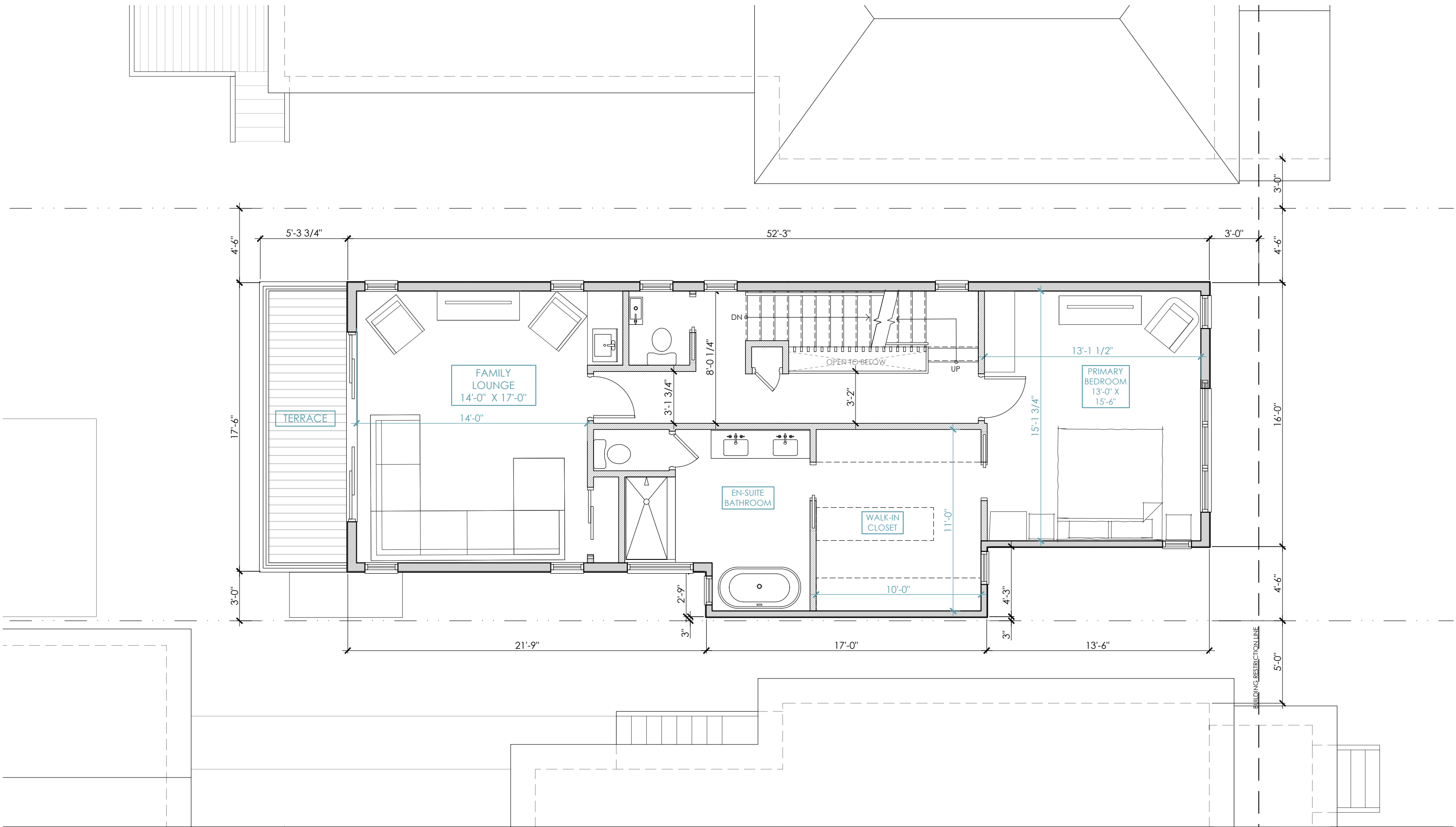






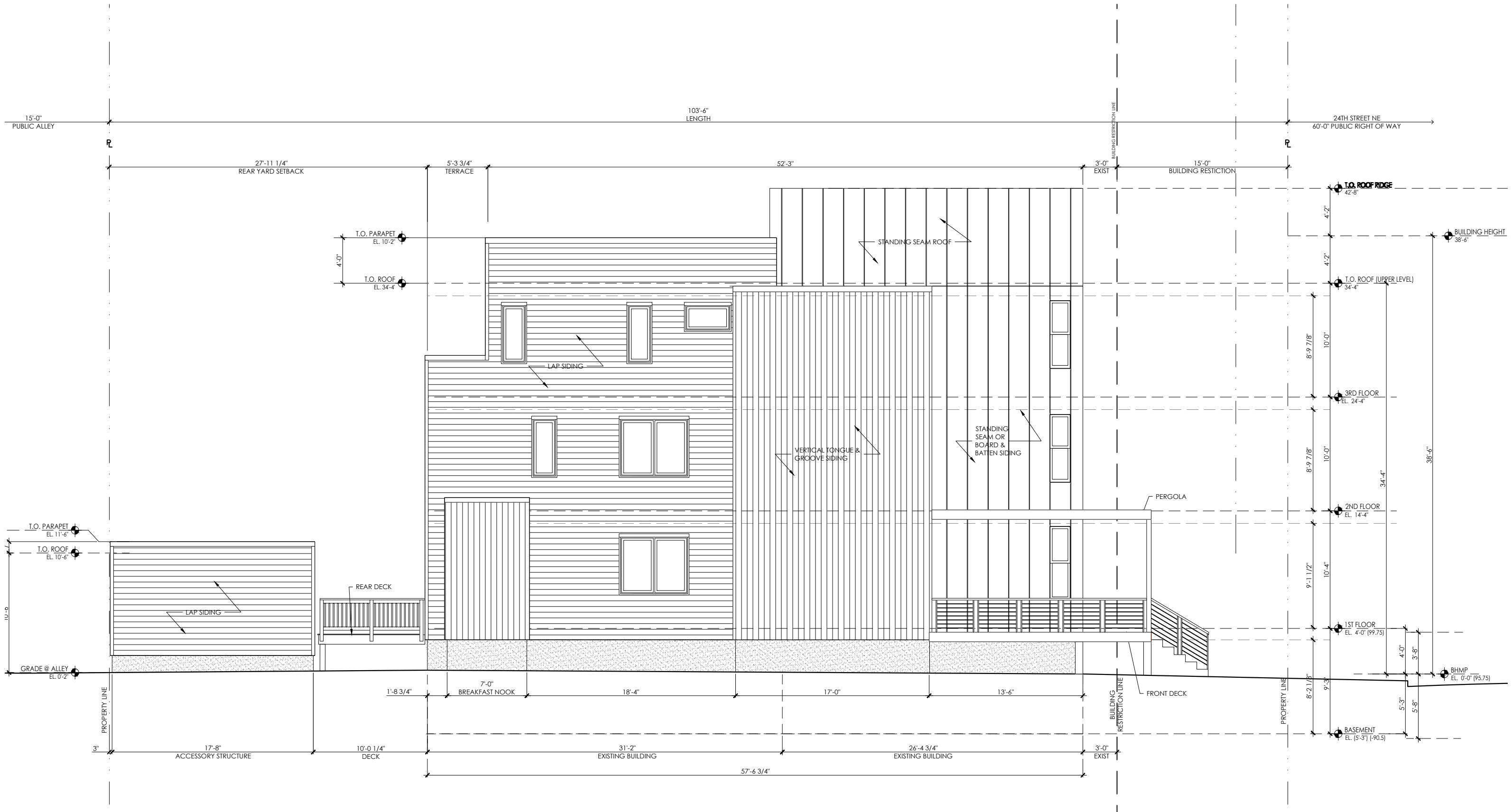


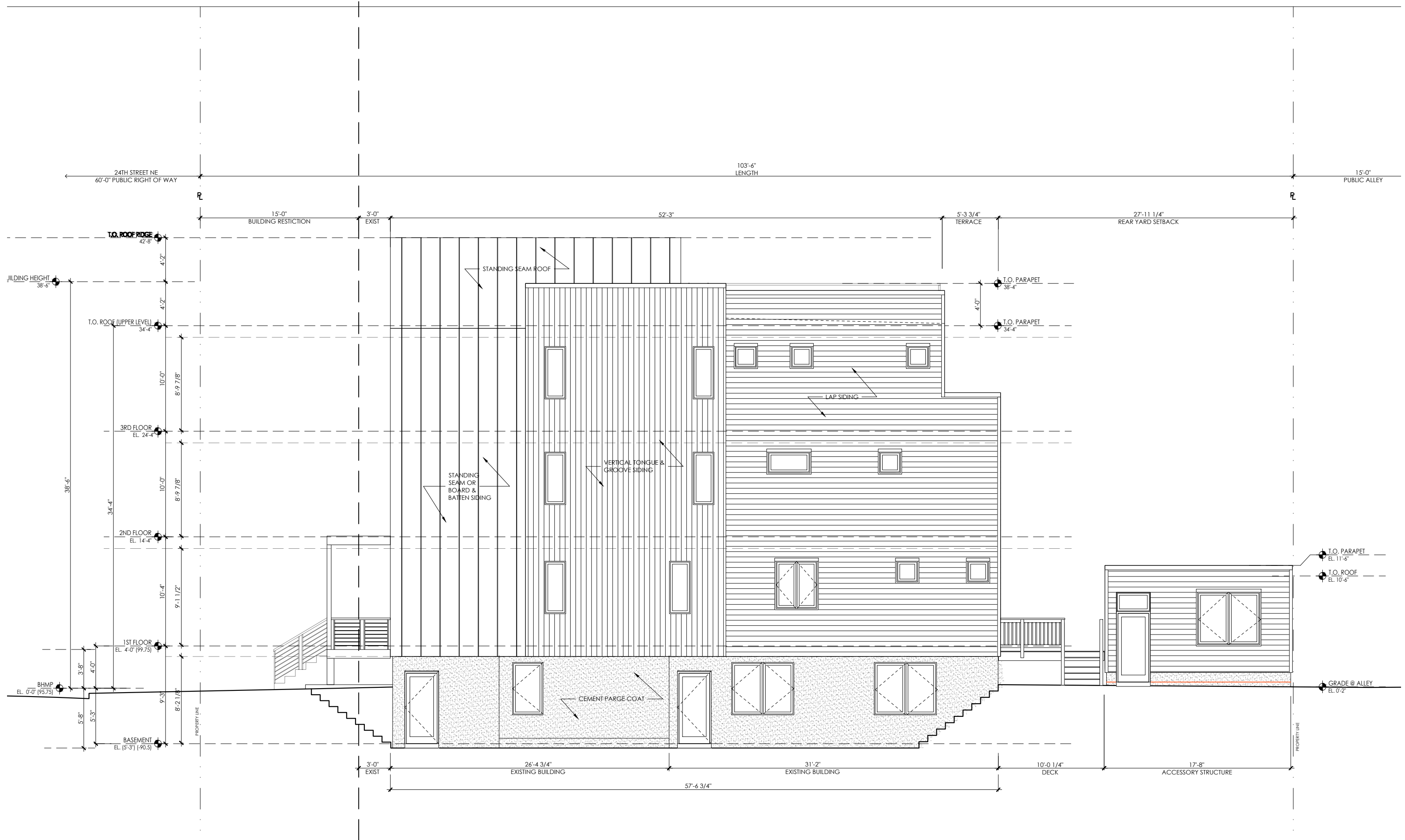














VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 5 - FROM OTIS STREET



VIEW 5 - FROM ALLEY



VIEW 5 - FROM REAR LOOKING WEST



VIEW 5 - FROM REAR LOOKING NORTH



AERIAL 1 - LOOKING NW



AERIAL 2 - LOOKING SW



AERIAL 3 - LOOKING SE



AERIAL 4 - LOOKING NE