

## 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**  
 SQUARE **LOT**  
 SITE DATA: **4242** **0044**

ZONING DISTRICT: **R-1B**  
 WARD **5**  
 ANC **ANC5B (SMD 5B07)**  
**SMB 5B07 - Zahid Rathore**

LOT WIDTH: **25'-0"**  
 LOT DEPTH: **103'-6"**  
 SITE AREA: **2,588 SF**

HISTORIC DISTRICT: **N/A**

ZONING DATA	EXISTING	MINIMUM	MAXIM	PROPOSED	DEVIATION
USE GROUP:	SINGLE FAMILY (R)	N/A	SINGLE FAMILY + ADU	SINGLE FAMILY + ADU	<b>NONE</b>
BUILDING HEIGHT:	24'-11" 3 STOREYS	N/A	40'-0"	39'-8"	<b>NONE</b>
REAR YARD SETBACK:	31'-2"	25'-0"	N/A	27' - 11 1/4"	<b>NONE</b>
ACCESSORY STRUCTURE IN SIDE YARD	0	N/A	30% OF 25'X25' = 187.5 SF	184 SF	<b>NONE</b>
SIDE YARD*:	3'-0"(L) / 4'-6" (R)	5'-0"(L) / 5'-0" (R)*	N/A	1'-0"(L) / 4'-6" (R)	<b>4'-0"(L) / 0'-6"(R)</b>
FRONT SETBACK:	Within Exist Range	18'-0"	N/A	18'-0"	<b>NONE</b>
LOT OCCUPANCY:	35.39% 915.80 SF	40% 1,035 SF	N/A	50.00% 1,294 SF	<b>10.00%</b> <b>259 SF</b>
PERVIOUS SURFACE	61% 1,570 SF	50% 1,294 SF	N/A	51% 1,308 SF	<b>NONE</b> <b>N/A</b>

\*EXISTING NON-COMFORMING PER D-208.7

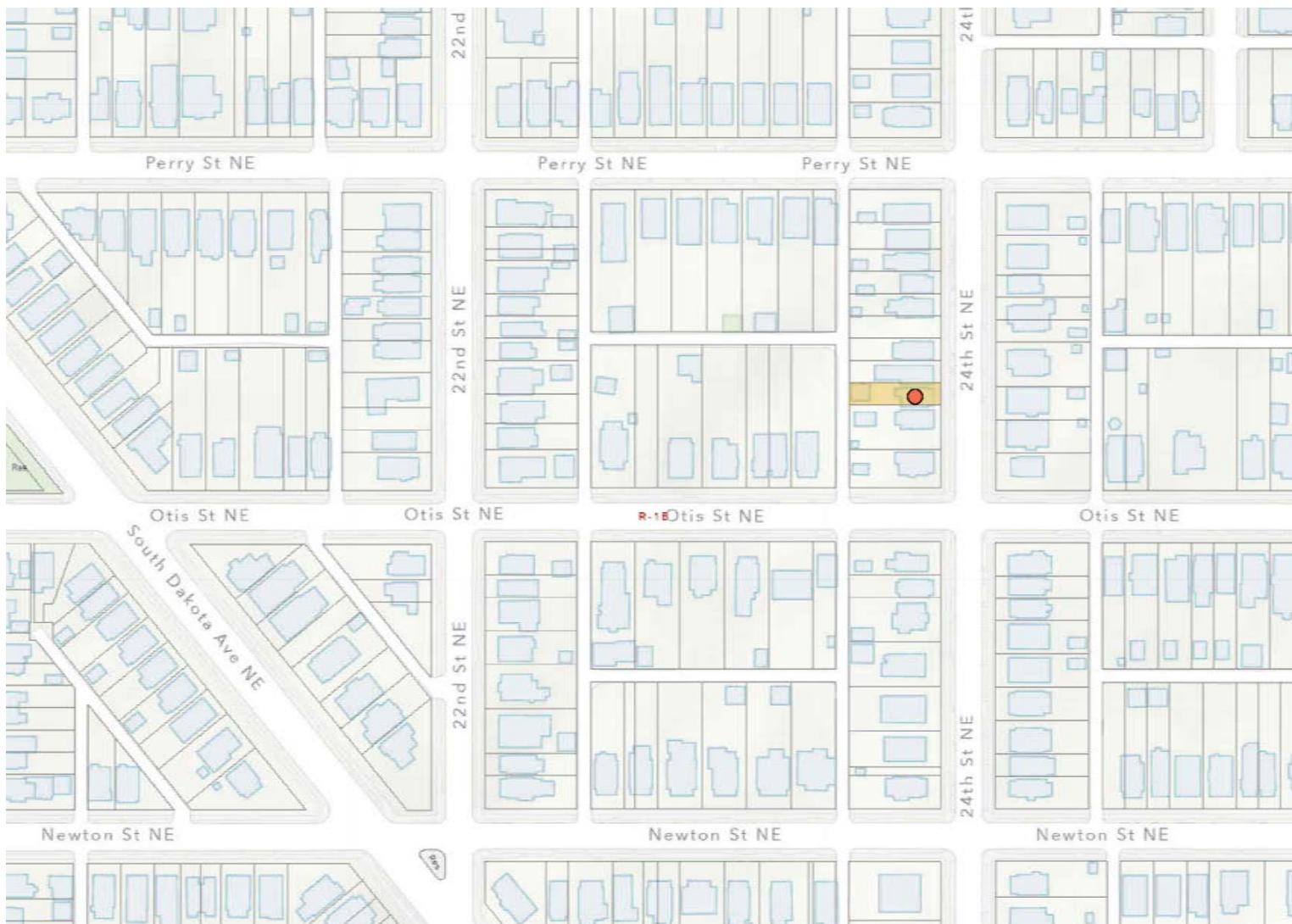
## BUILDING AREAS

PRINCIPAL BUILDING AREAS	EXISTING (GSF)	NEW (GSF)	TOTAL (GSF)
THIRD FLOOR	0 GSF	925 GSF	925 GSF
SECOND FLOOR	462 GSF	556 GSF	1,018 GSF
FIRST FLOOR	511 GSF	523 GSF	1,034 GSF
CELLAR	462 GSF	556 GSF	1,018 GSF
<b>TOTAL GSF</b>	<b>1,435 GSF</b>	<b>2,483 GSF</b>	<b>3,918 GSF</b>
		PRINCIPAL DWELLING	3,357 GSF
		ADU	561 GSF
			14% OF TOTAL PRINCIPAL BUILDING GSF

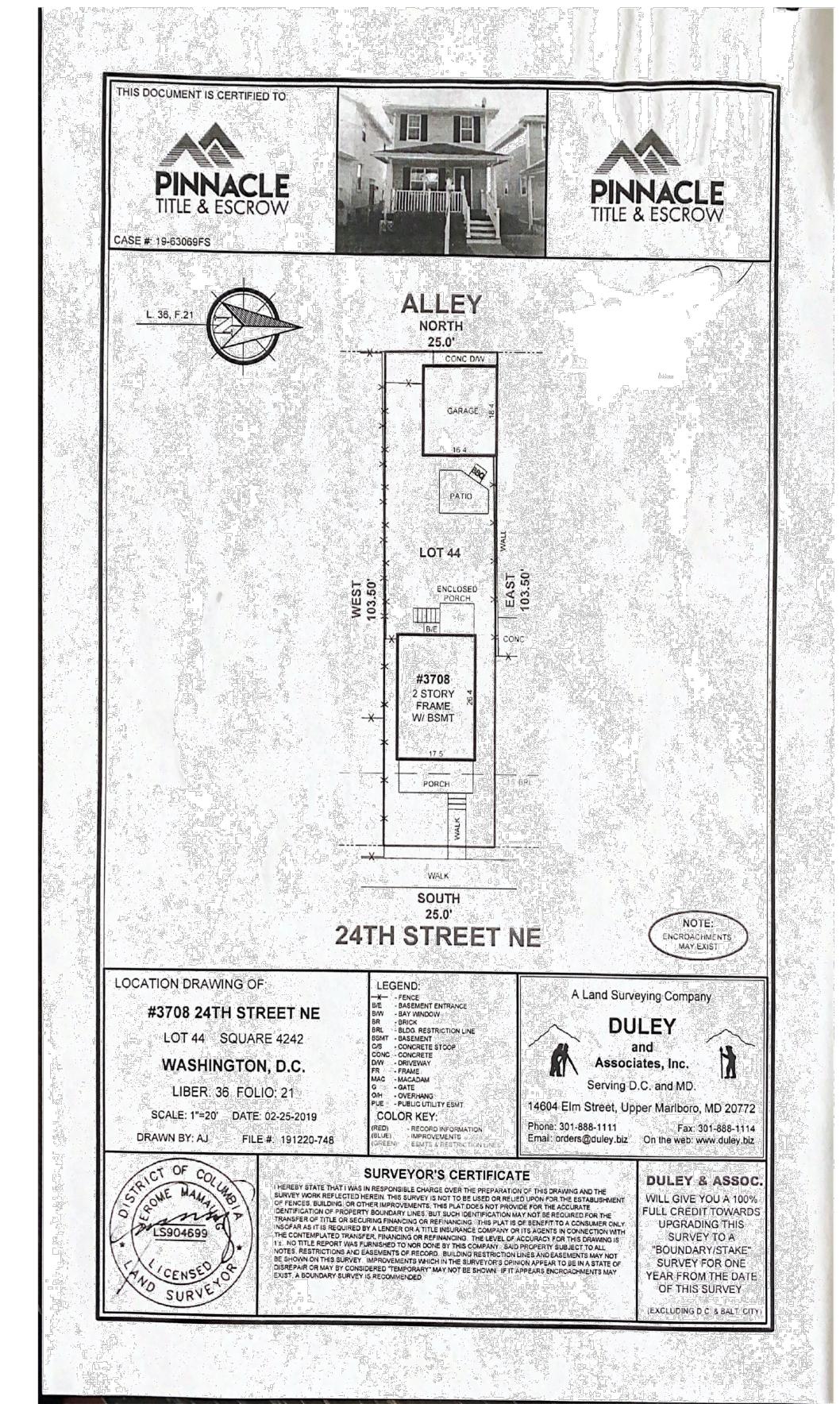
ACCESSORY BUILDING AREAS	EXISTING (GSF)	NEW (GSF)	TOTAL (GSF)
FIRST FLOOR	0 GSF	209 GSF	209 GSF

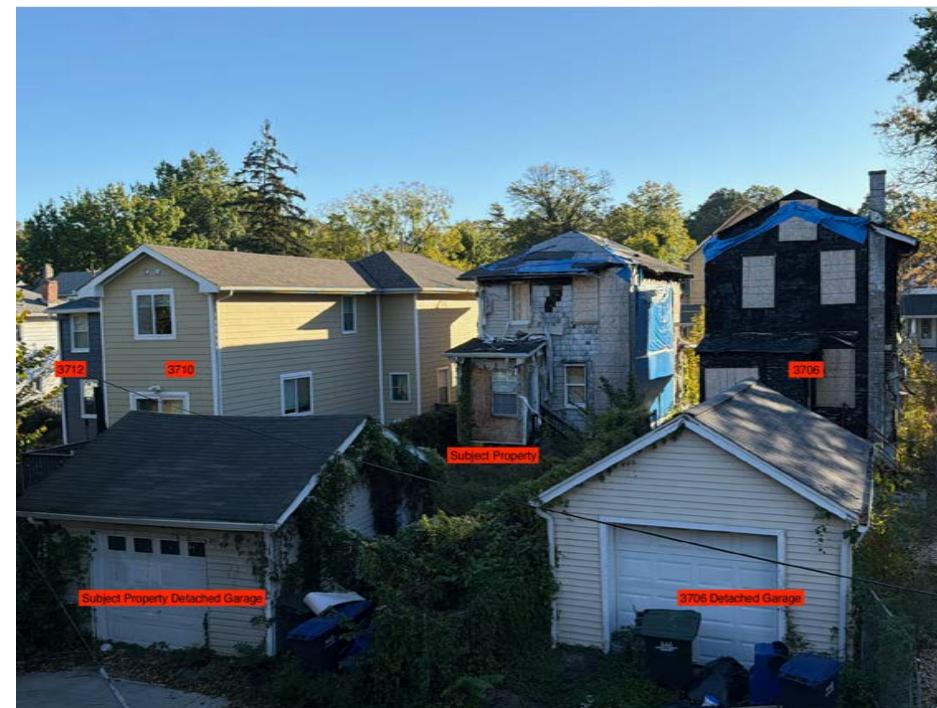
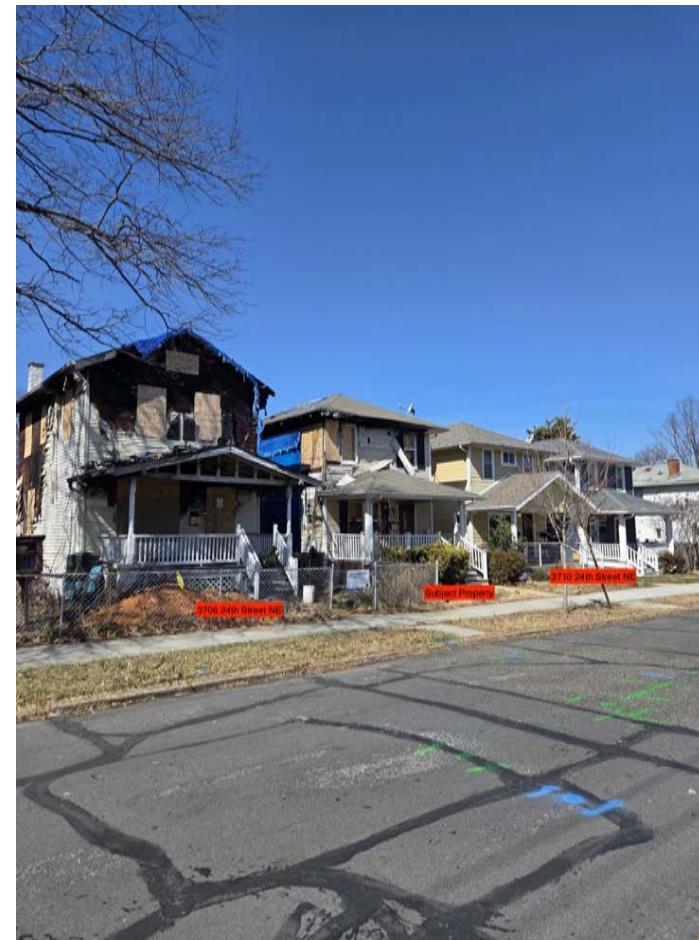
## DRAWING INDEX

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

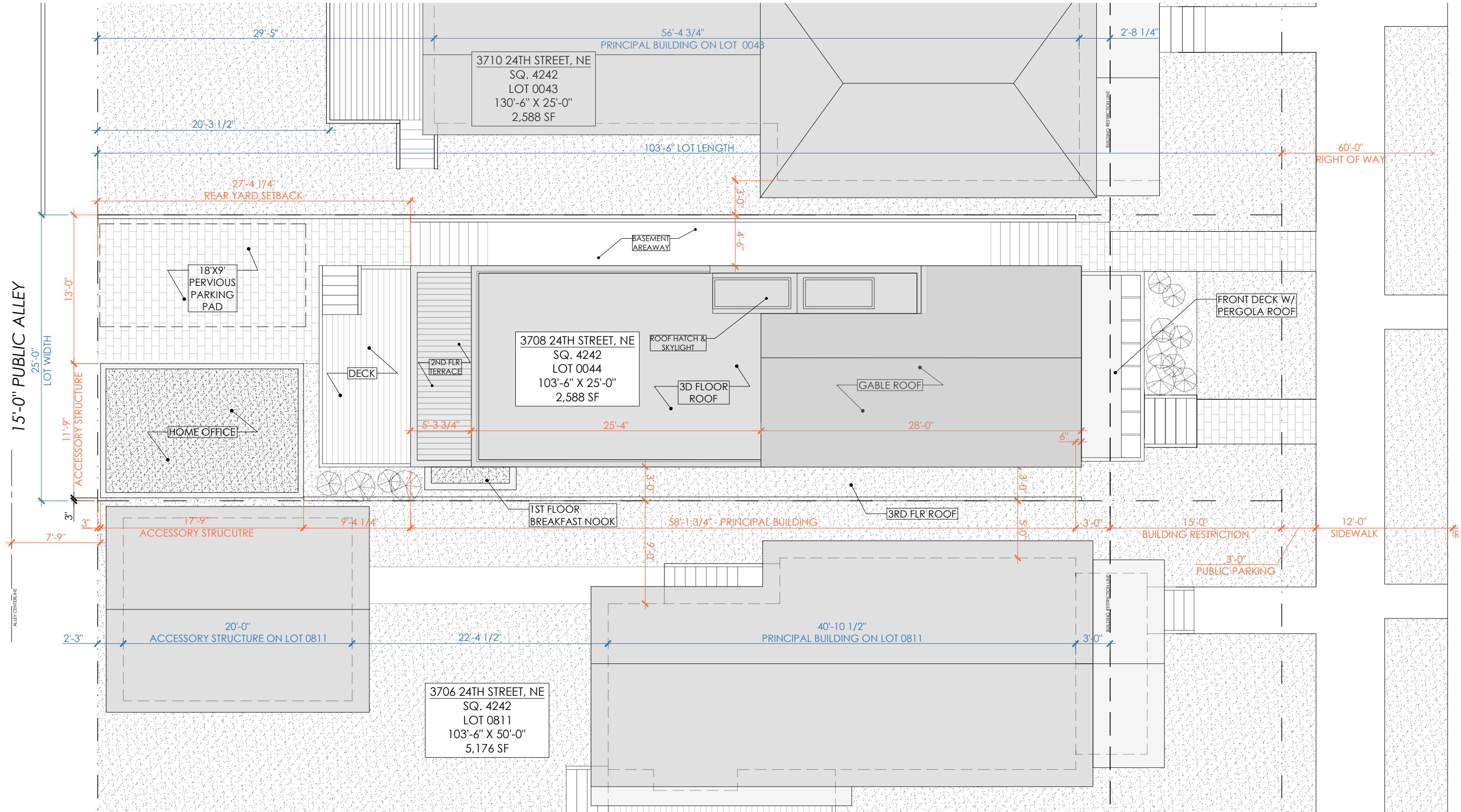


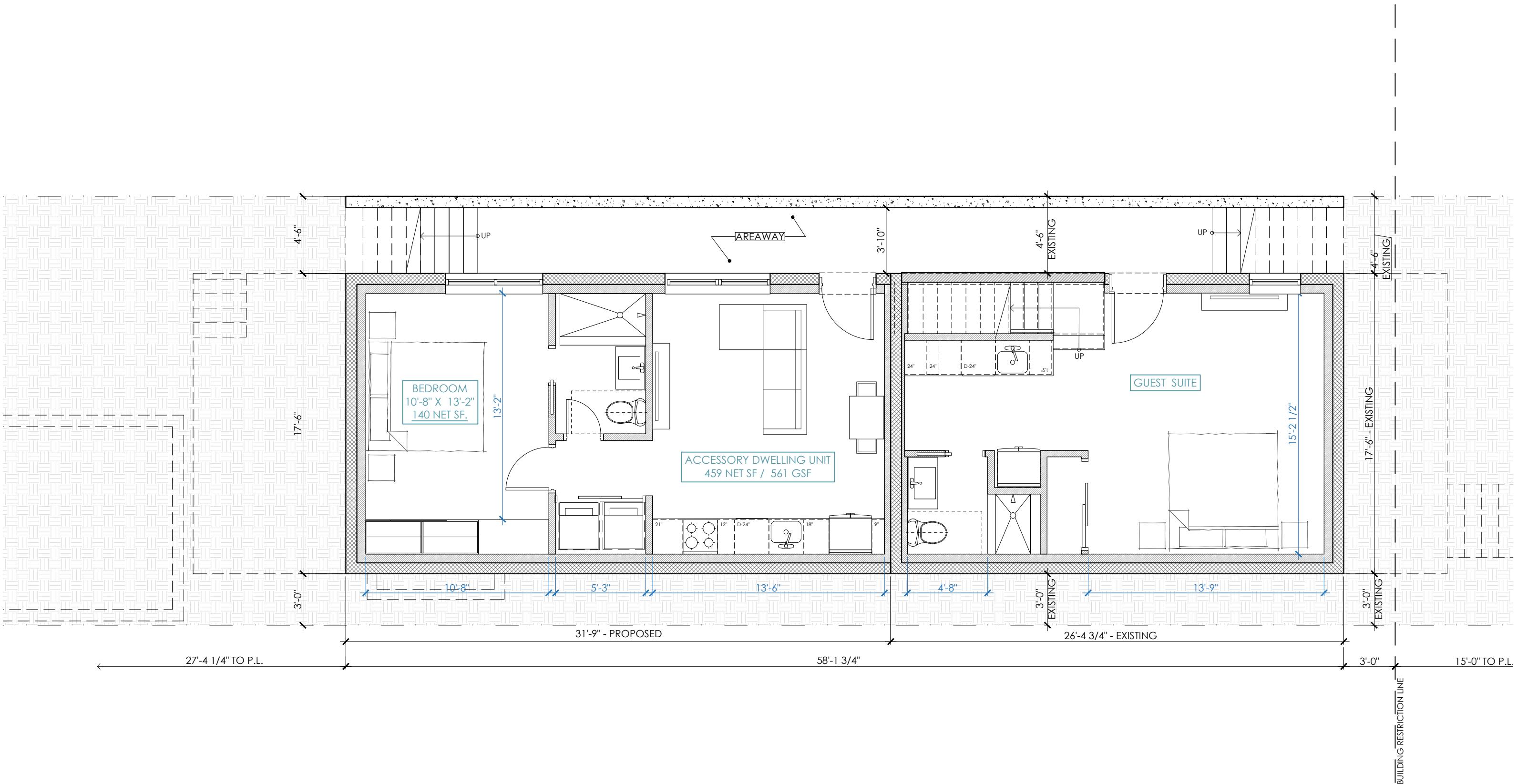
VICINITY PLAN & SURVEY

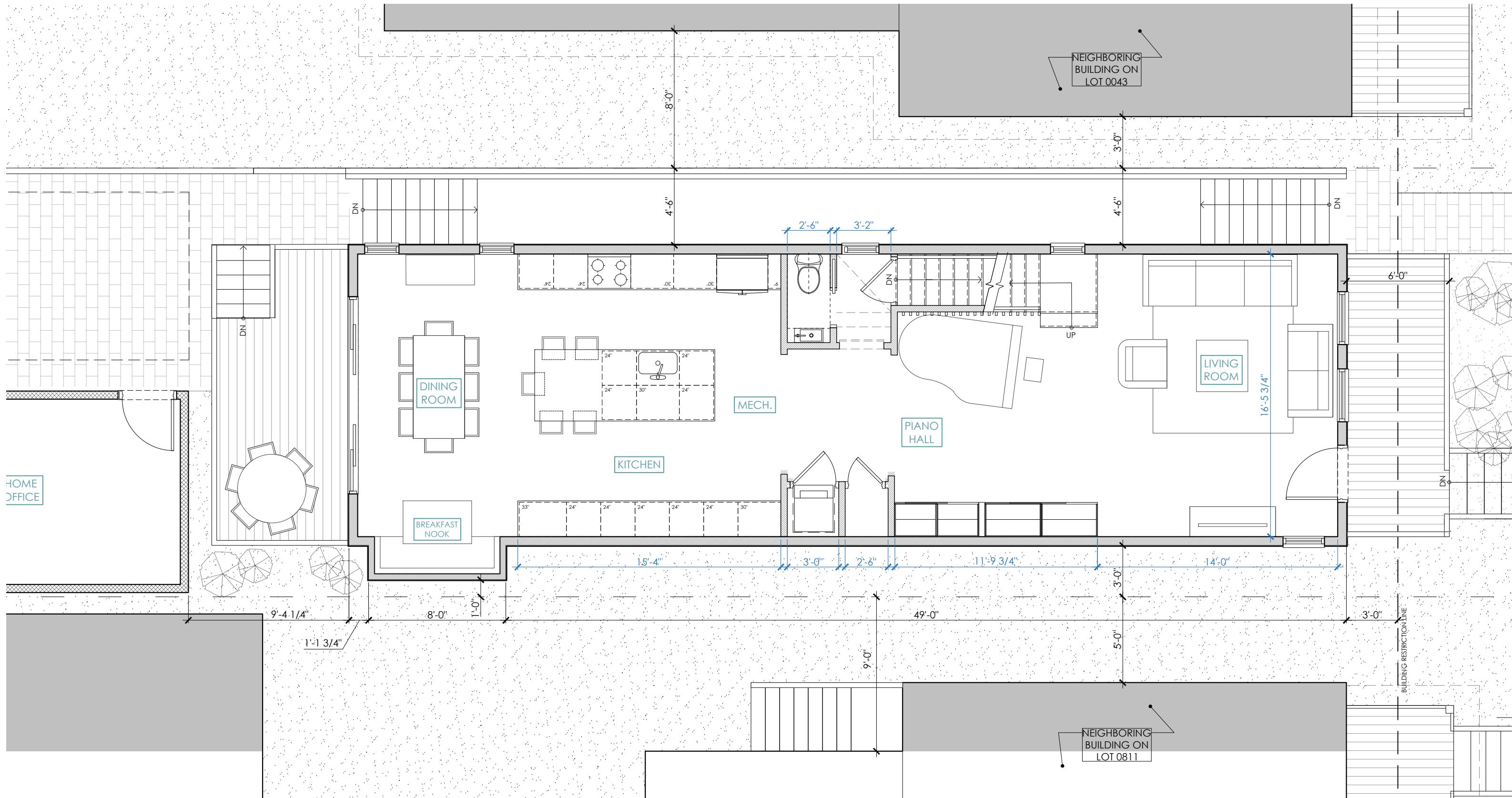


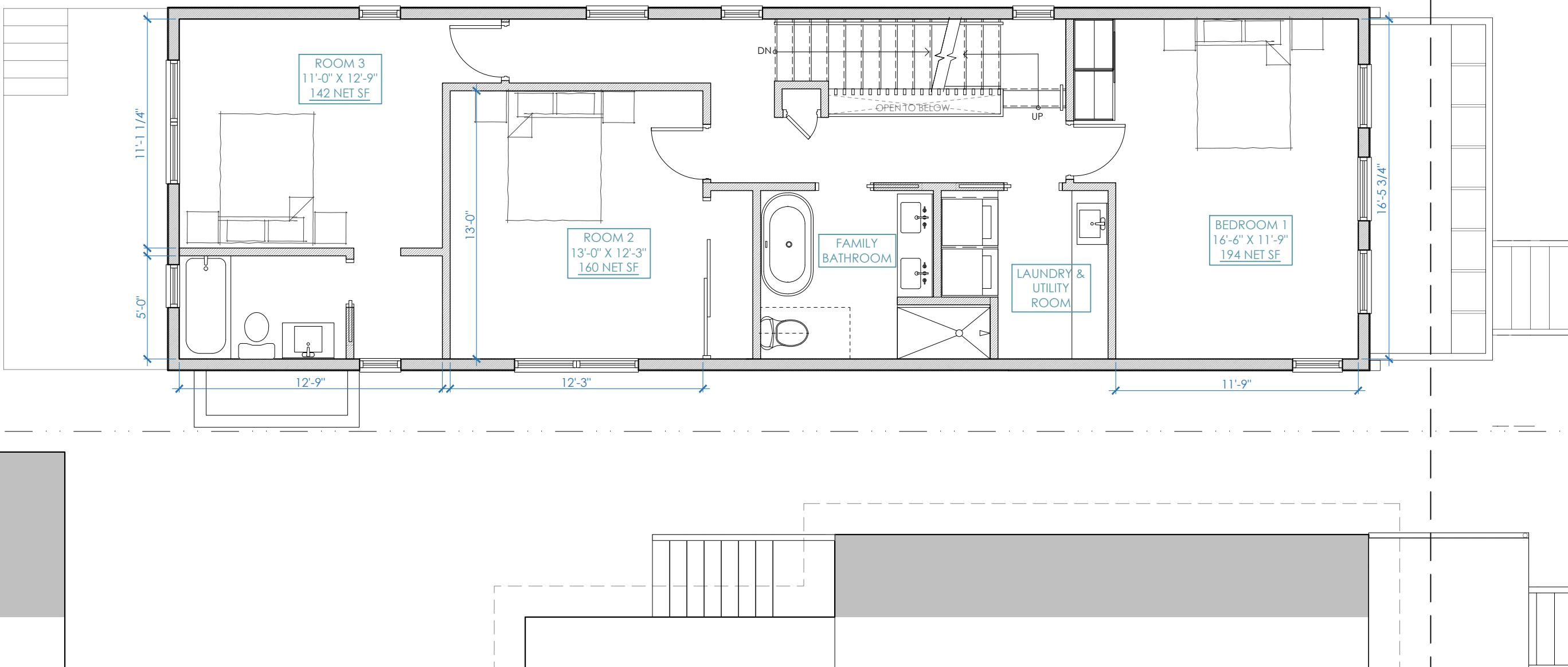


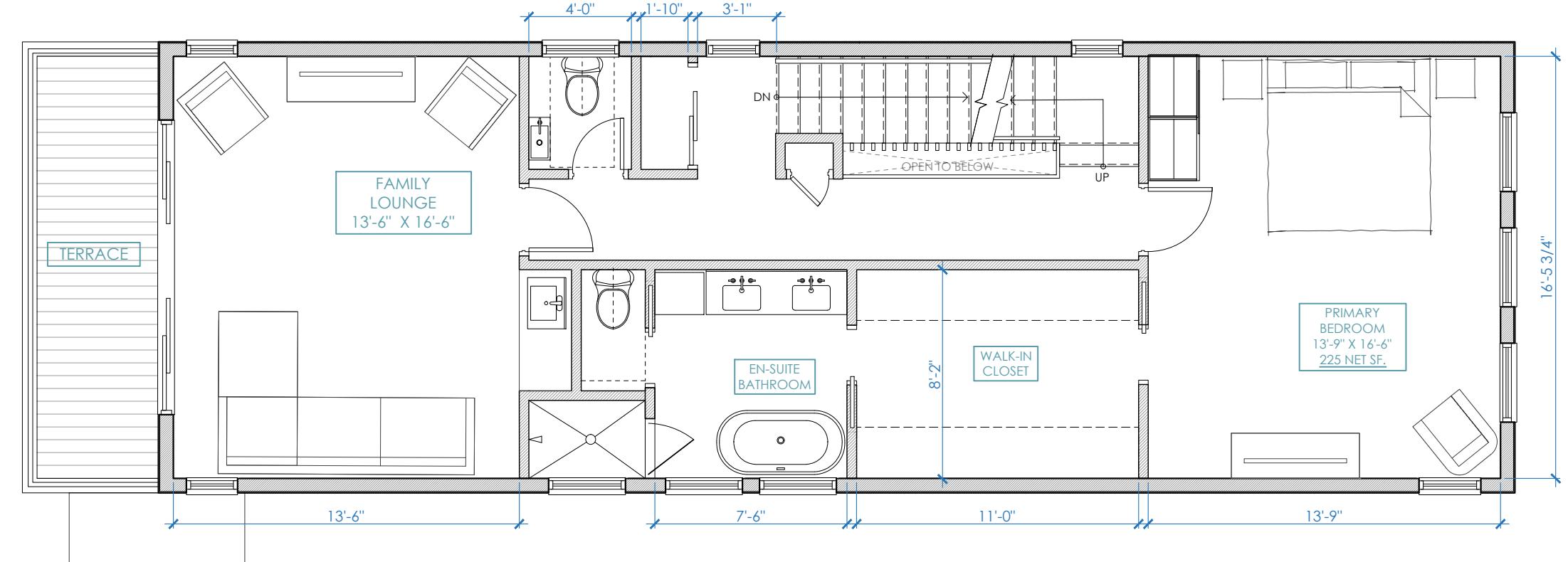
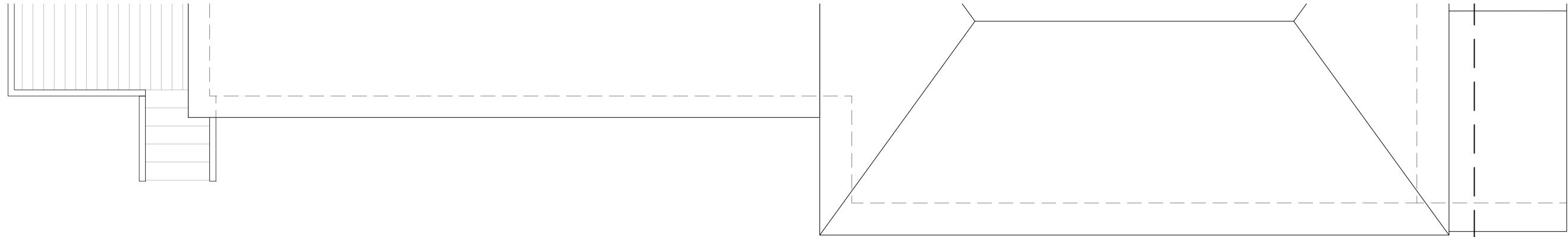
SITE IMAGES









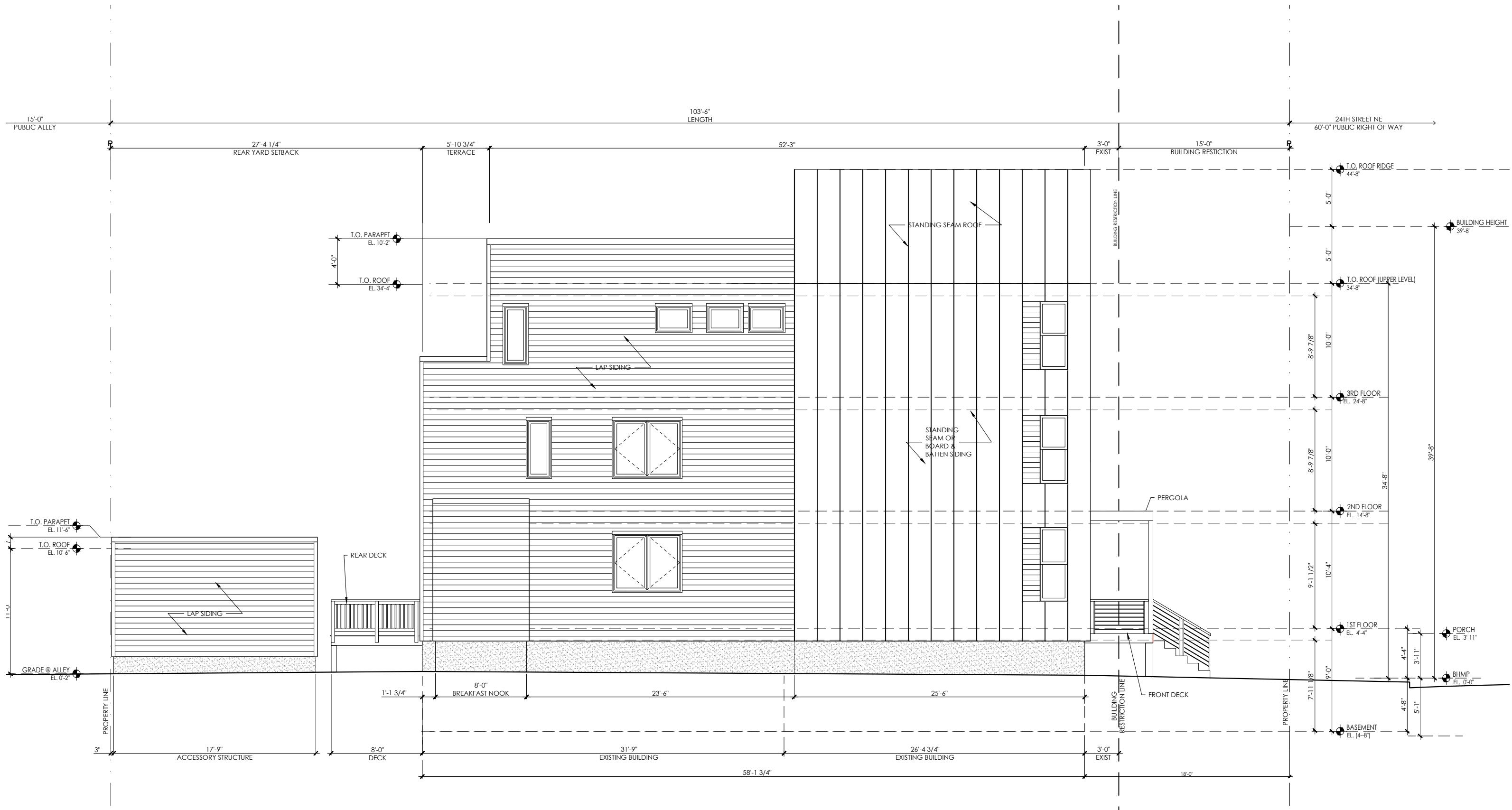


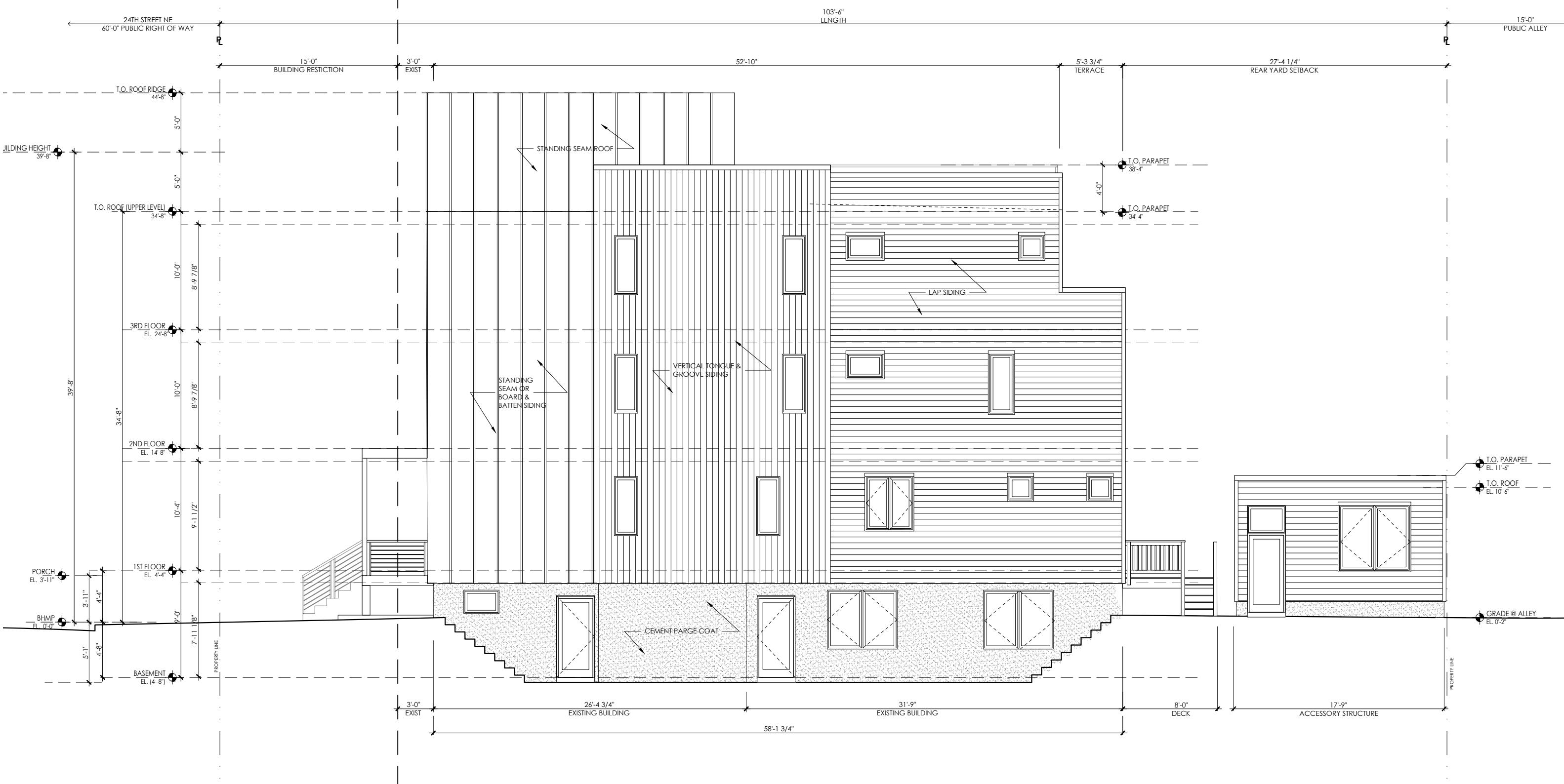
PROPOSED - THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0" 0' 2' 4' 8'









SCALE: 1/8" = 1'-0" 0' 4' 8' 16'



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

AERIAL VIEWS