

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	
<div><div>SQUARE</div><div>LOT</div></div>		WARD 5	
SITE DATA: 4242 0044		ANC ANC5B (SMD 5B07)	
		SMB 5B07 - Zahid Rathore	
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'-8"	NONE
	3 STOREYS	N/A	3 STOREYS	3 STOREYS	NONE
REAR YARD SETBACK:	31'-2"	25'-0"	N/A	27' - 11 1/4"	NONE
ACCESSORY STRUCTURE IN SIDE YARD	0	N/A	30% OF 25'X25' = 187.5 SF	184 SF	NONE
SIDE YARD*:	3'-0"(L) / 4'-6" (R)	5'-0"(L) / 5'-0" (R)*	N/A	1'-0"(L) / 4'-6"(R)	4'-0"(L) / 0'-6"(R)
FRONT SETBACK:	Within Exist Range	18'-0"	N/A	18'-0"	NONE
LOT OCCUPANCY:	35.39%	40%	N/A	50.00%	10.00%
	915.80 SF	1,035 SF	N/A	1,294 SF	259 SF
PERVIOUS SURFACE	61%	50%	N/A	51%	NONE
	1,570 SF	1,294 SF	N/A	1,308 SF	N/A

*EXISTING NON-CONFORMING PER D-208.7

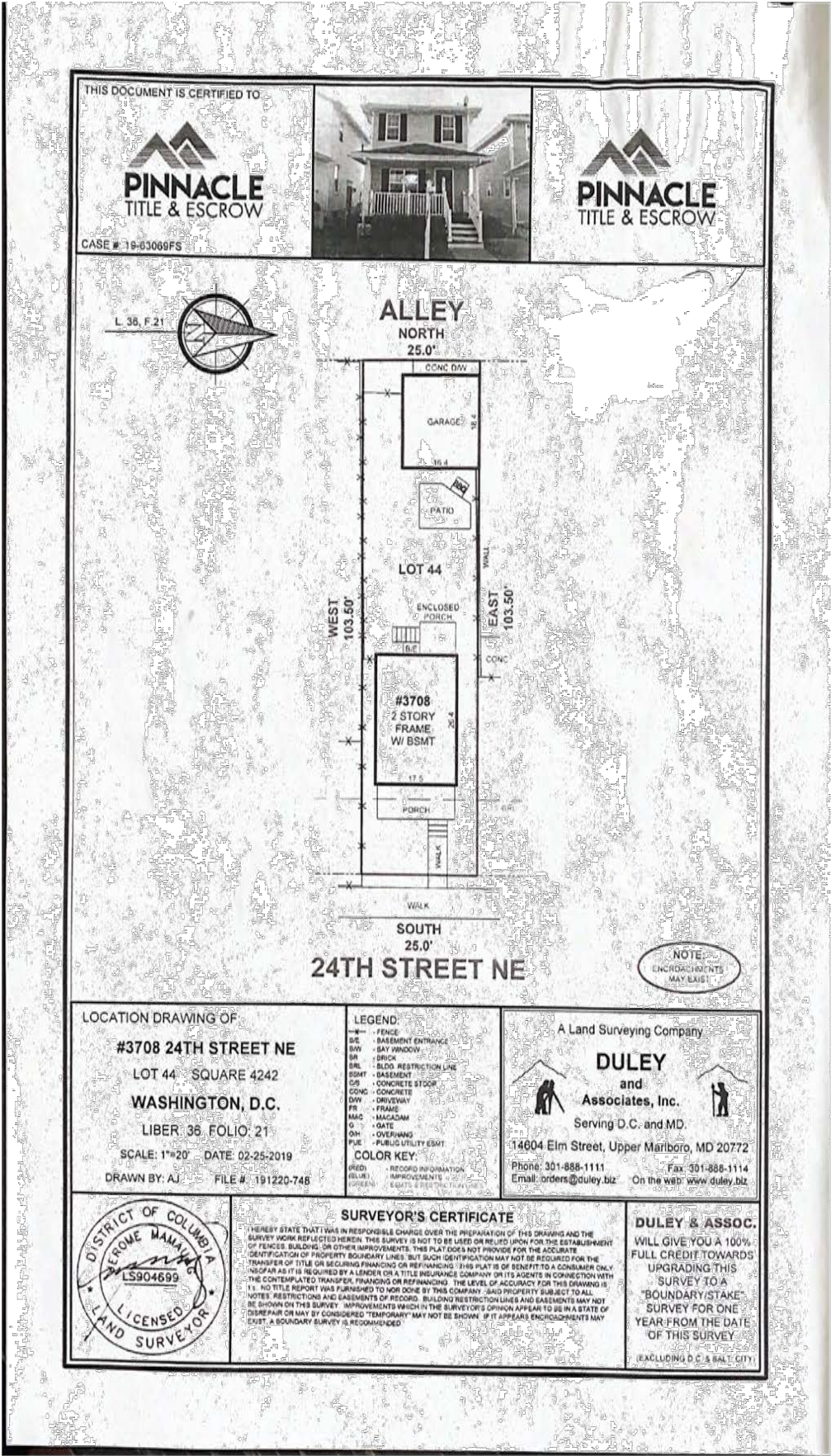
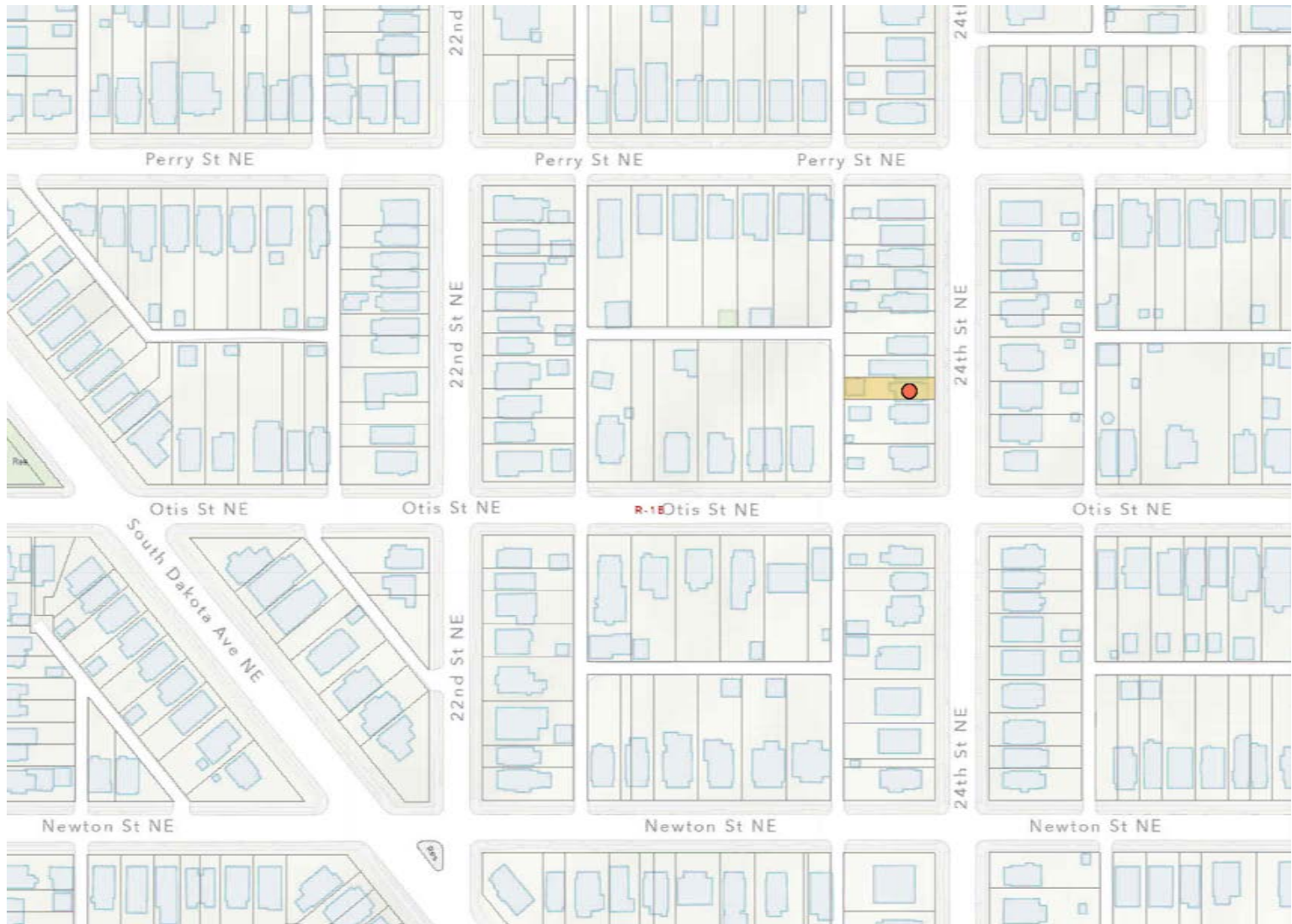
BUILDING AREAS

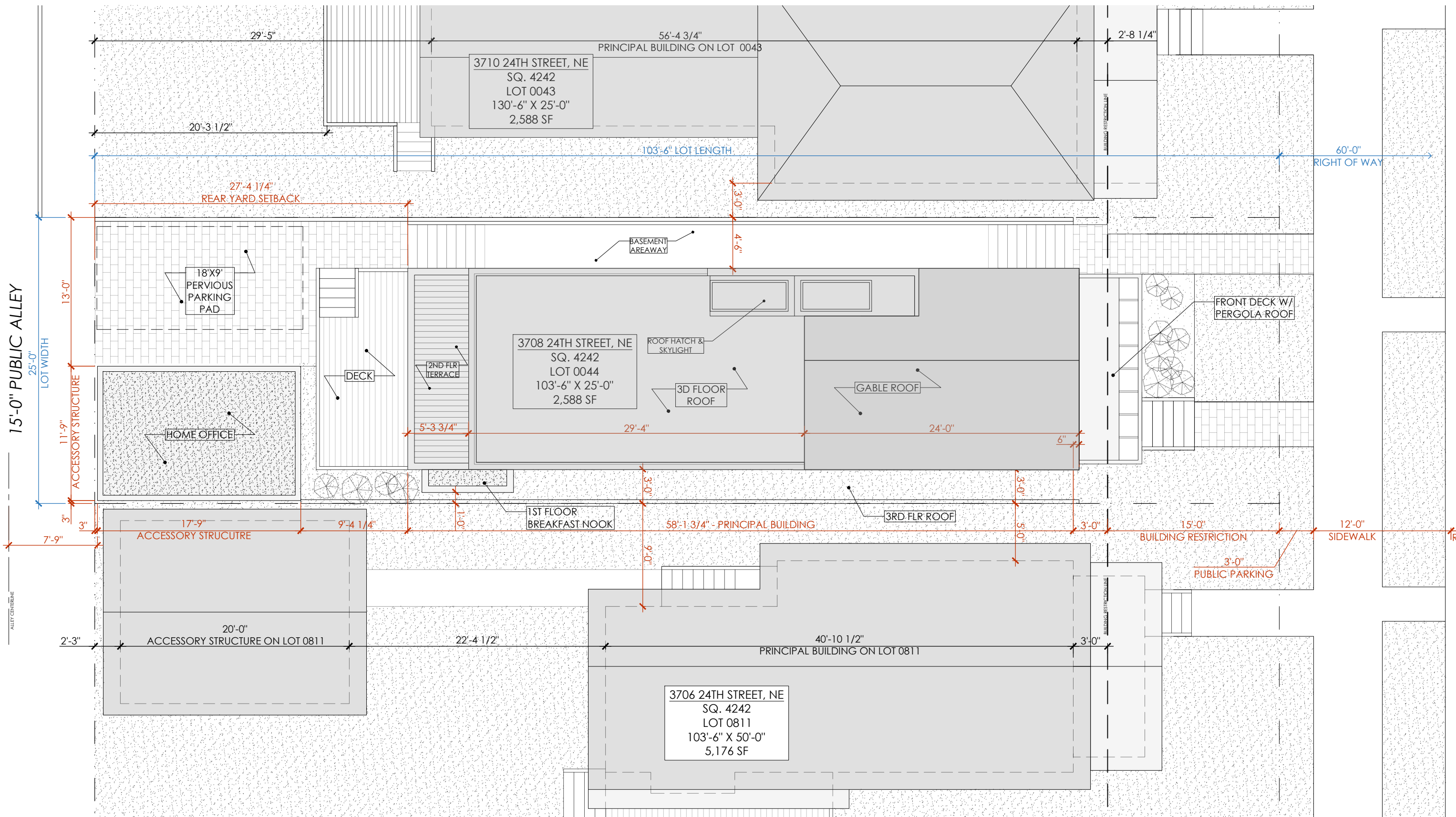
PRINCIPAL BUILDING AREAS	EXISTING (GSF)	NEW (GSF)	TOTAL (GSF)
THIRD FLOOR	0 GSF	925 GSF	925 GSF
SECOND FLOOR	462 GSF	556 GSF	1,018 GSF
FIRST FLOOR	511 GSF	523 GSF	1,034 GSF
CELLAR	462 GSF	556 GSF	1,018 GSF
TOTAL GSF	1,435 GSF	2,483 GSF	3,918 GSF
		PRINCIPAL DWELLING	3,357 GSF
		ADU	561 GSF
			14% OF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

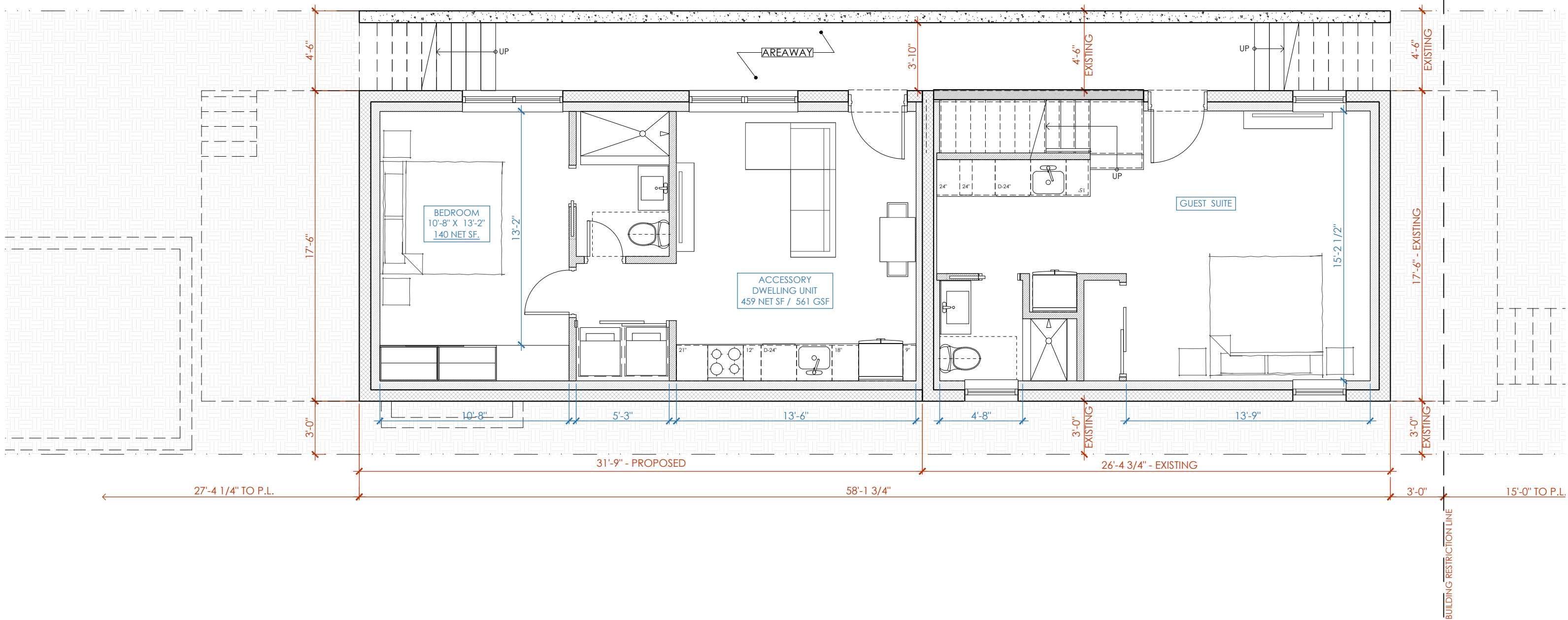
ACCESSORY BUILDING AREAS	EXISTING (GSF)	NEW (GSF)	TOTAL (GSF)
FIRST FLOOR	0 GSF	209 GSF	209 GSF

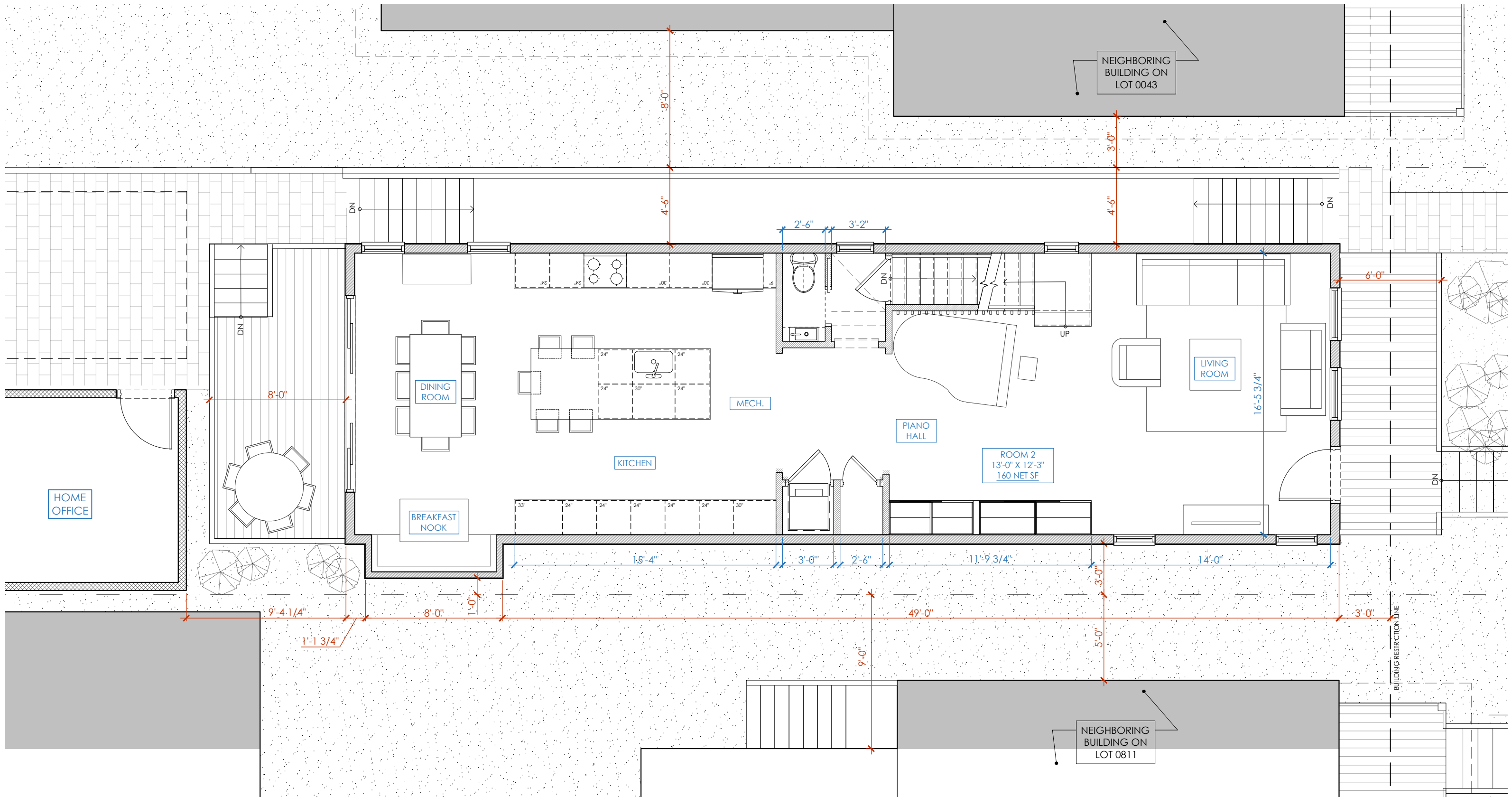
DRAWING INDEX

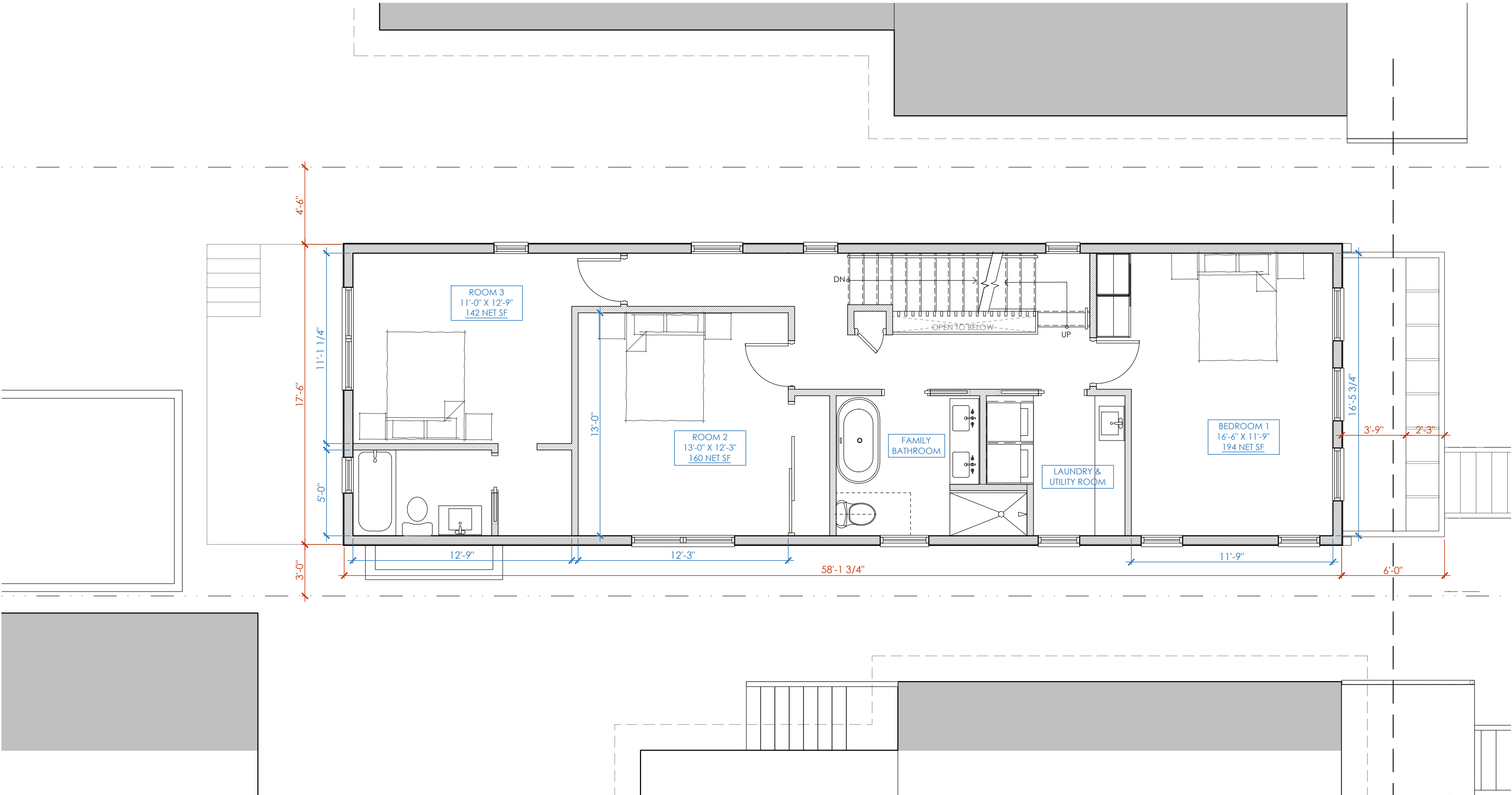
X1	COVER SHEET
X2	VISINITY PLAN & EXISTING SURVEY
X3	SITE IMAGES
X4	SITE PLAN
PLANS	
0	BASEMENT PLAN
1	FIRST FLOOR PLAN
2	SECOND FLOOR PLAN
3	THIRD FLOOR PLAN
ELEVATIONS	
4	FRONT / 24TH STREET ELEVATION
5	STRUCTURAL NOTES
6	SCHEDULE OF SPECIAL INSPECTIONS
PERSPECTIVE VIEWS	
A	PERSPECTIVE VIEWS - 24TH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

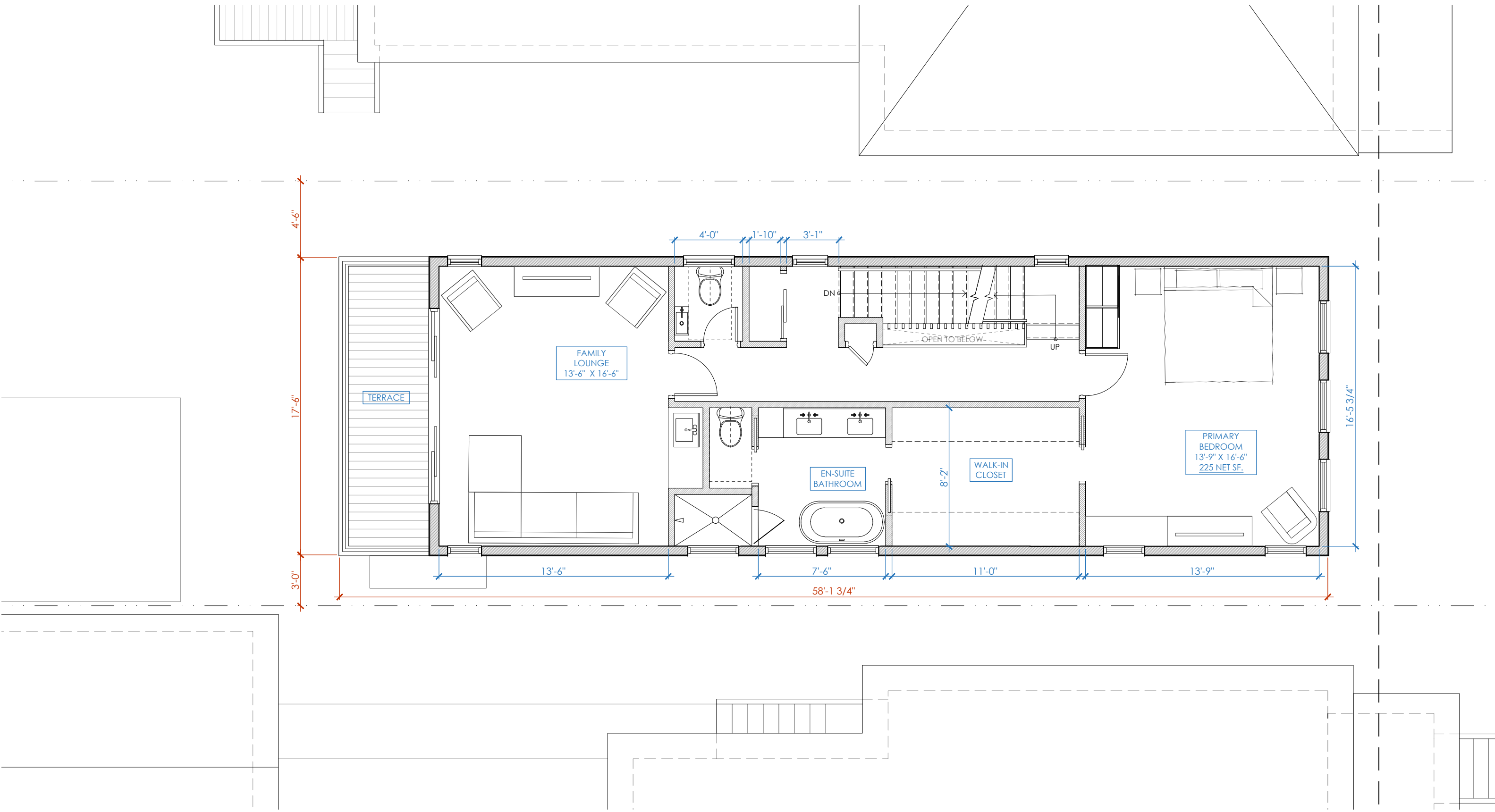




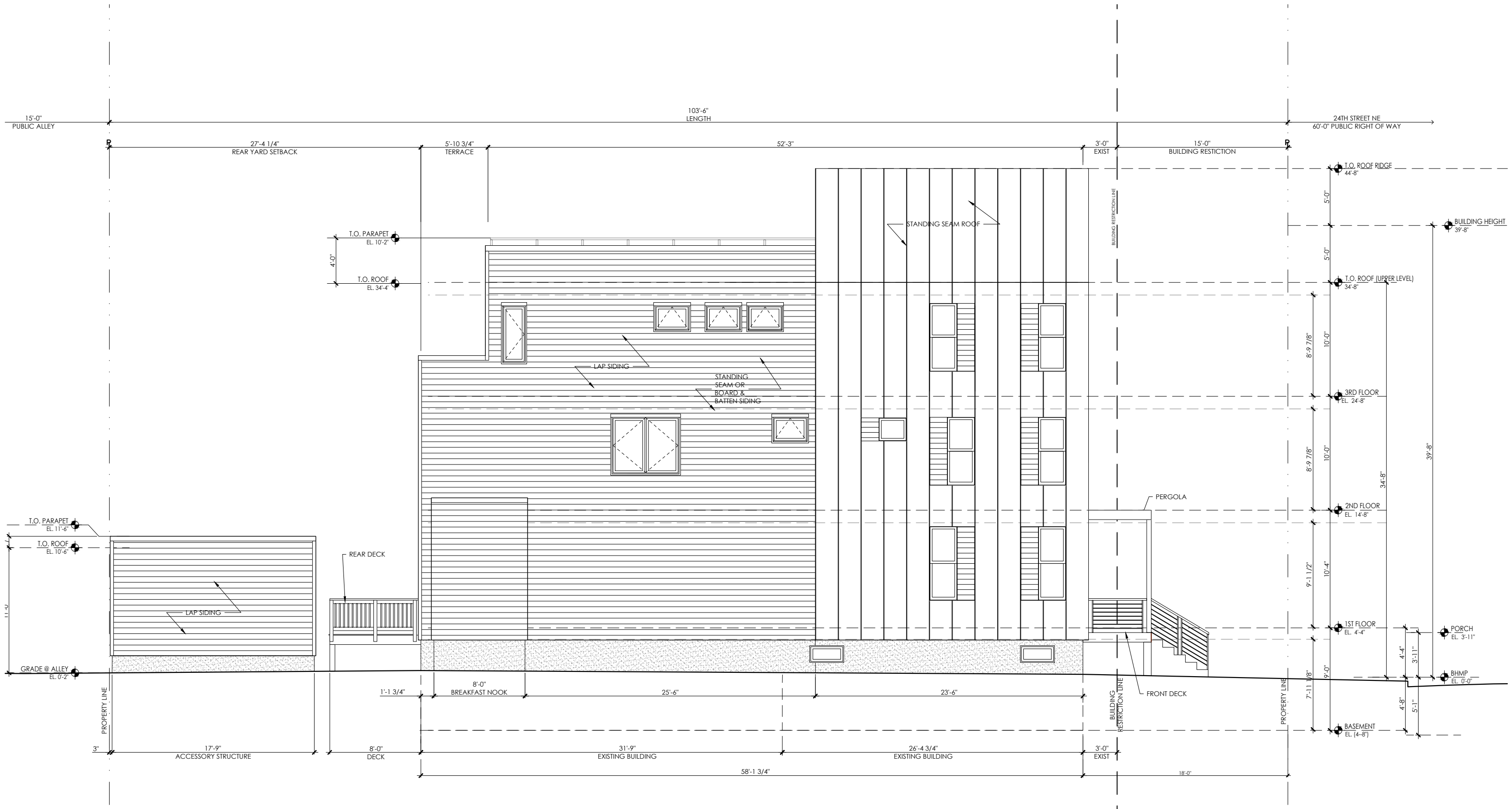


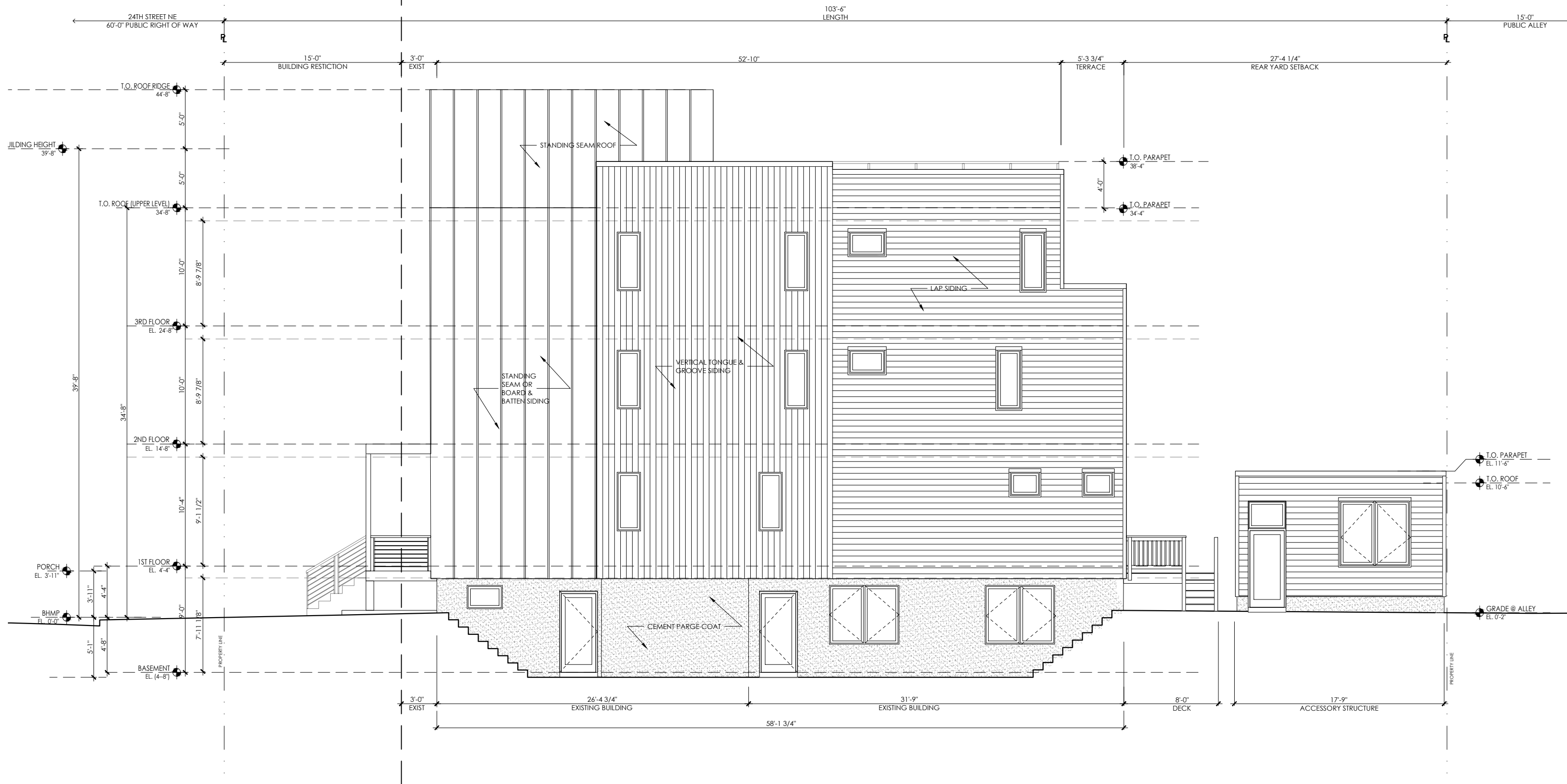














VIEW 1



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