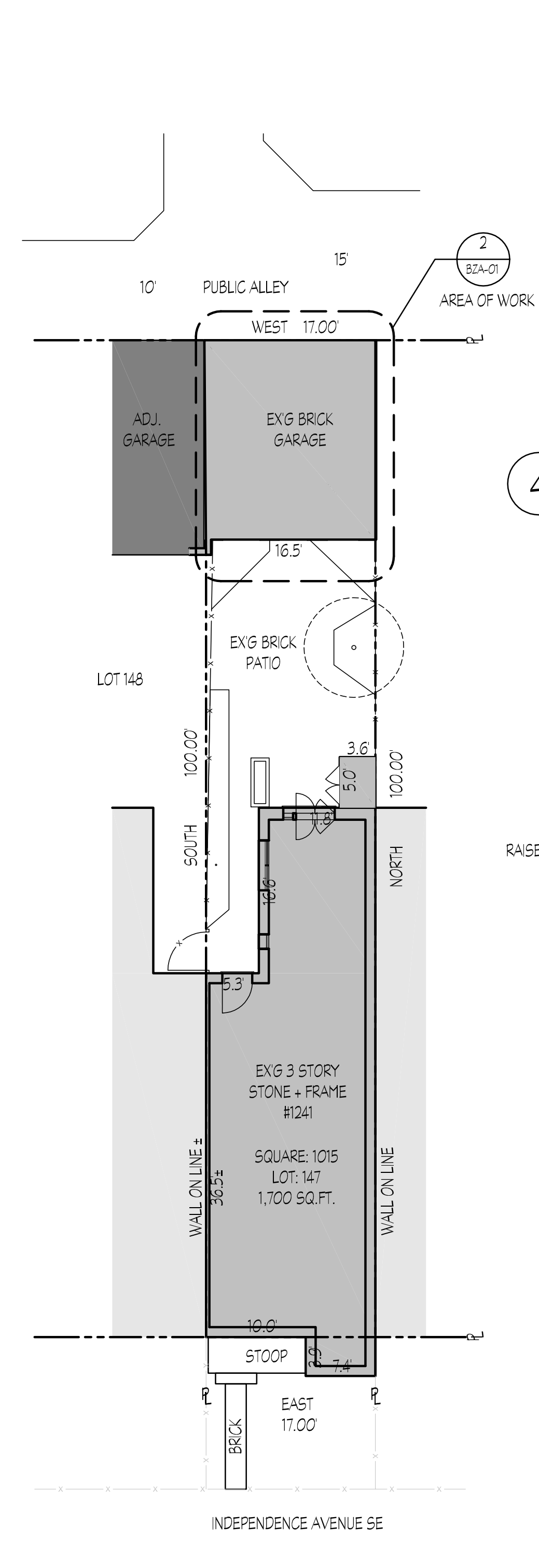


PROJECT DESCRIPTION			
REMOVE ROTTED AND UNDERSIZED ROOF STRUCTURE FROM EXISTING, ALLEY-FACING GARAGE. CONSTRUCT NEWLY SIZED ROOF RAFTERS WITH ROOF DECK/VEGETATED ROOF ABOVE FOR GROWING VEGETABLES IN RAISED BEDS. CONSTRUCT SPIRAL STAIR ACCESS TO THE ROOF INCREASING.			
ZONING DATA			
SQUARE	1015		
LOT	147		
ZONE	RF-1		
OVERLAYS	N/A		
APPLICABLE CODE	ZR-16 DC ZONING CODE OF 2016		
APPLICABLE BZA OR ZC ORDERS	N/A		
PROPOSED USE	SINGLE FAMILY RESIDENCE		
	PERMITTED/REQ'D	EXISTING	PROPOSED
NUMBER OF DWELLING UNITS	2 MAX	1	UNCHANGED
NUMBER OF PARKING SPACES	1	1	UNCHANGED
SIDE YARD SETBACK LEFT	NOT REQUIRED	-	UNCHANGED
SIDE YARD SETBACK RIGHT	NOT REQUIRED	-	UNCHANGED
REAR YARD SETBACK	20' MIN	0	UNCHANGED
BUILDING HEIGHT - RESIDENCE	35' MAX	30' +/-	UNCHANGED
BUILDING HEIGHT - GARAGE	35' MAX	11.38'	13.88
LOT AREA	1,800 SF MIN	1,700 SF	UNCHANGED
FLOOR AREA RATIO	N/A	N/A	N/A
BUILDING AREA (FOOTPRINT ≥ 4 FEET ABV. GRADE)	1173.8 SF	1173.8 SF	1189.2
LOT OCCUPANCY	60% MAX	69.05%	70.00%
PERVIOUS SURFACE	0% MIN	-	-
GREEN AREA RATIO (IF APPLICABLE)	N/A	N/A	N/A
LOT WIDTH	18' MIN	17'	UNCHANGED
NUMBER OF STORIES	3	3	UNCHANGED

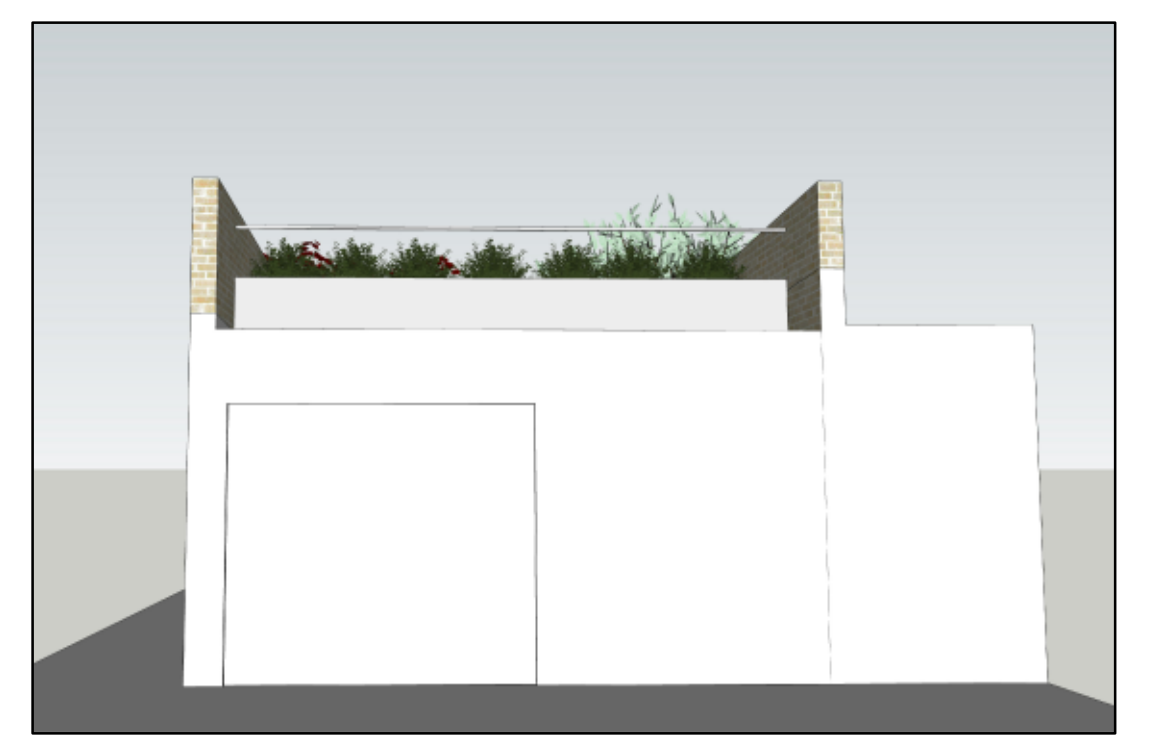
LOT OCCUPANCY (60% MAX.)	EXISTING	PROPOSED
	69.05%	70.00%



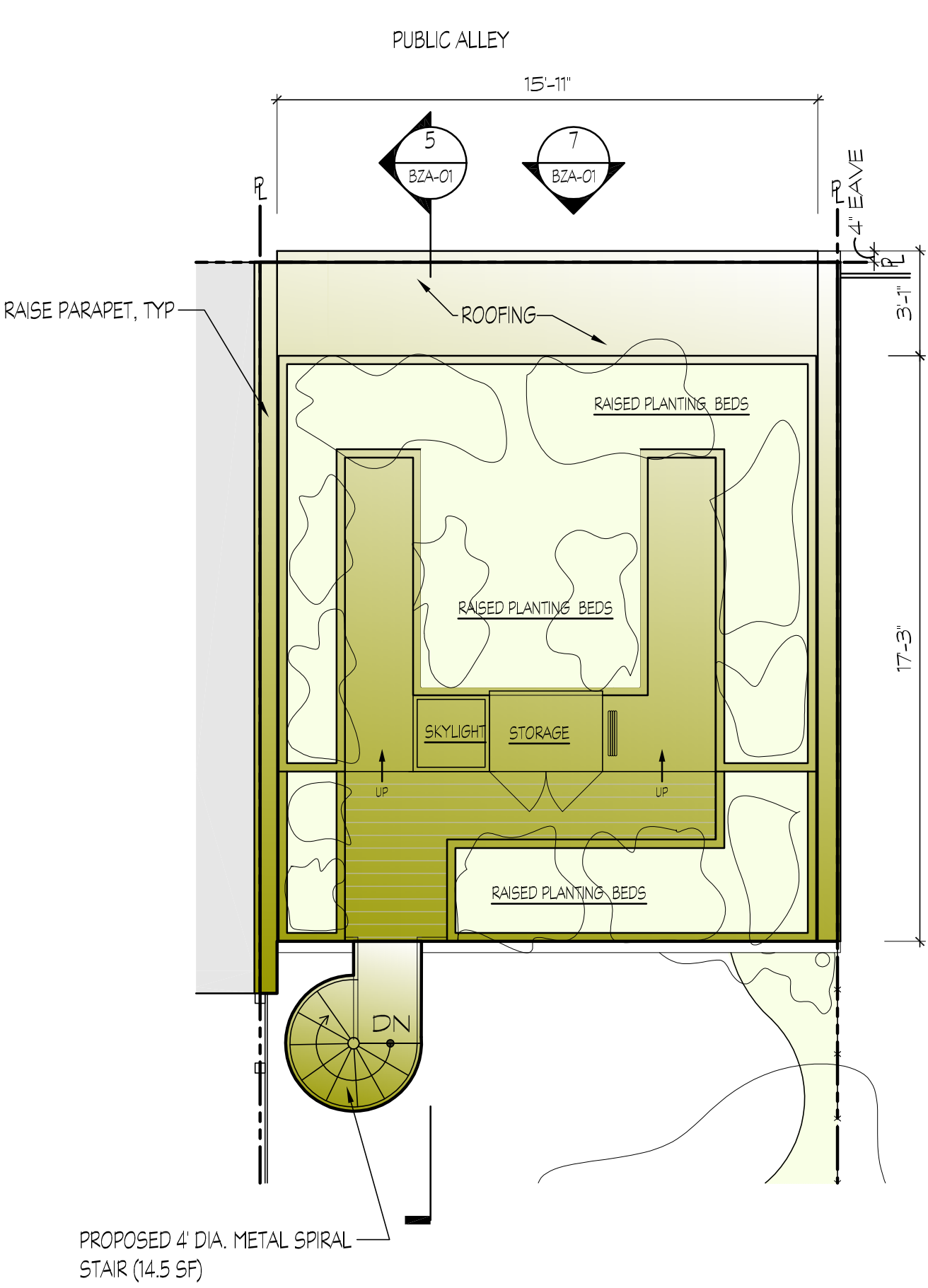
1 SITE LOCATION PLAN
NTS
BUILDING NORTH



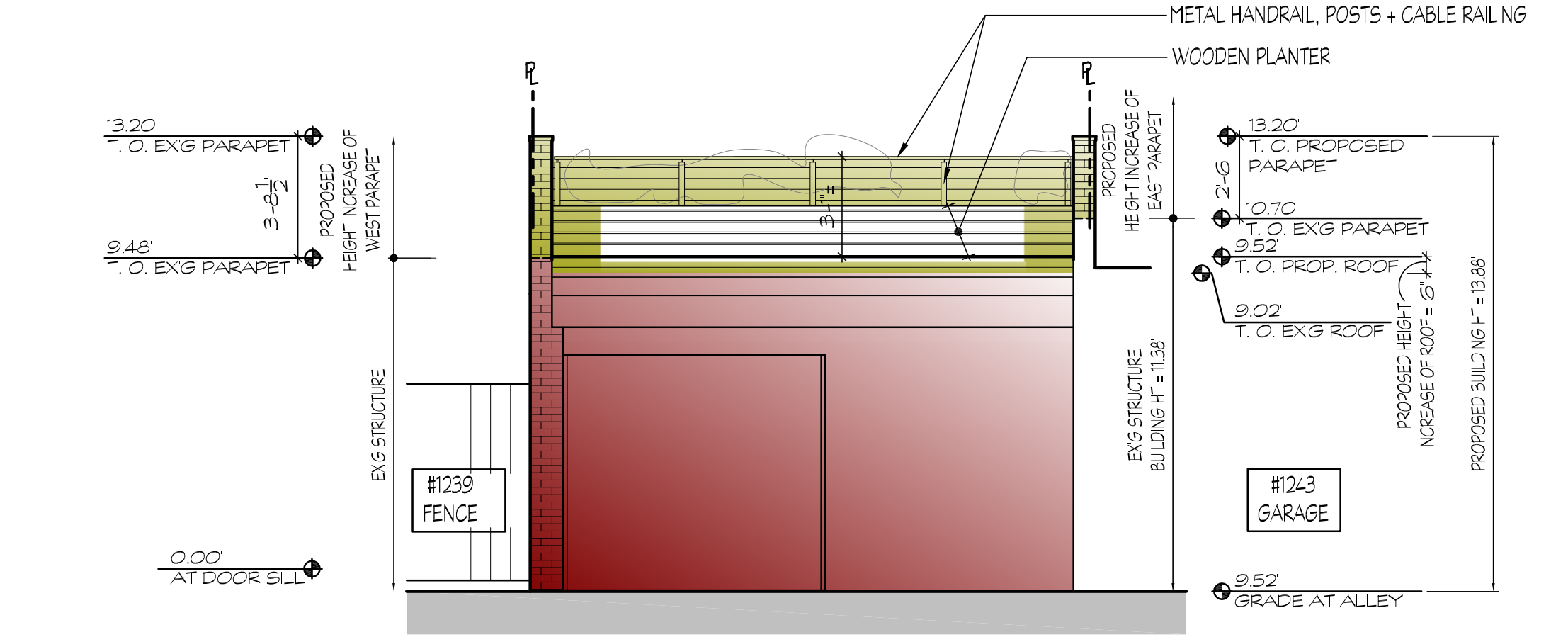
2 EXISTING SITE PLAN
1"=10'
BUILDING NORTH



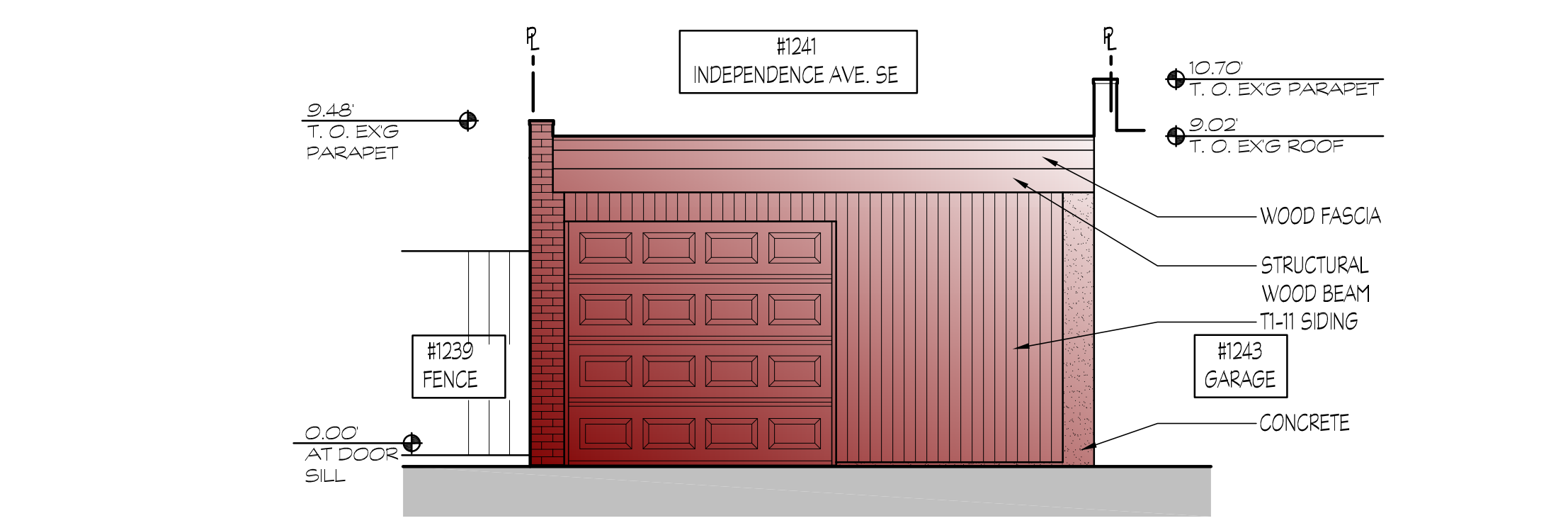
4 PROPOSED VIEW LOOKING NORTH FROM ALLEY
NTS



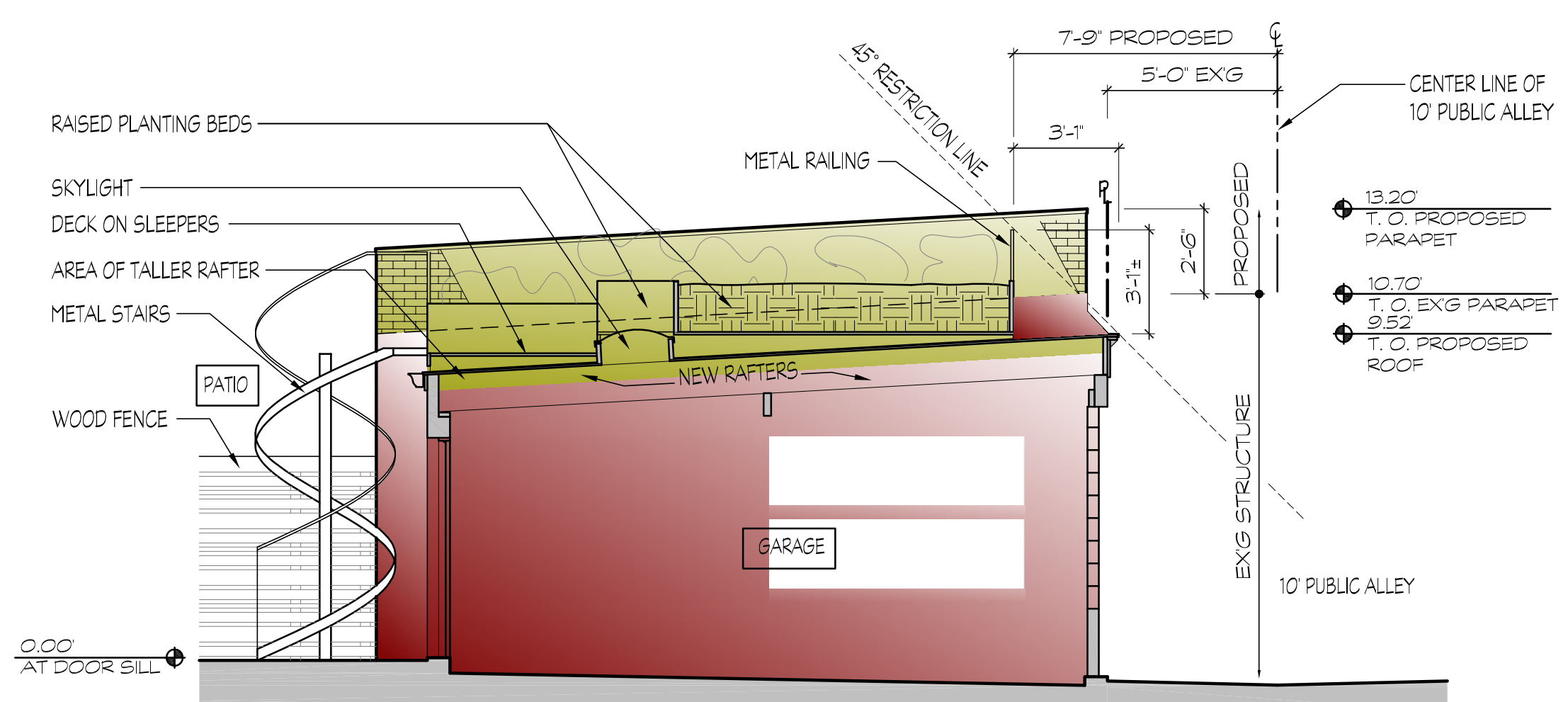
3 PROPOSED GARAGE ROOF PLAN
1/4"=1'-0"
BUILDING NORTH



7 PROPOSED SOUTH ELEVATION AT PUBLIC ALLEY
1/4"=1'-0"



6 EXISTING SOUTH ELEVATION AT PUBLIC ALLEY
1/4"=1'-0"



5 PROPOSED SECTION AT GARAGE LOOKING EAST
1/4"=1'-0"



RENOVATION TO THE:
DALZELL RESIDENCE
1241 Independence Avenue SE, Washington, DC 20003

SCHEMATIC DESIGN
PLANS + ELEVATIONS
16 JULY 2021 SHEET: **BZA-01**

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