

# ADDITIONAL DWELLING UNIT

## Vallabhan Residence

### BZA Application

JULY 2025  
100% SET

#### PROJECT LOCATION



#### PROJECT DESCRIPTION

The project at the Vallabhan residence involves an interior alteration and addition to an existing, two-level garage. The garage will receive an additional level, which contains the location of the proposed ADU, and will include a new kitchen, laundry area and bathroom.

**Structure:** A new additional level, interior and exterior walls, a new staircase and exterior windows & doors and roof.

**Plumbing:** New bathroom, kitchen and laundry area at the ADU level. A new shower at the existing garage level.

**Mechanical:** New interior mini split units.

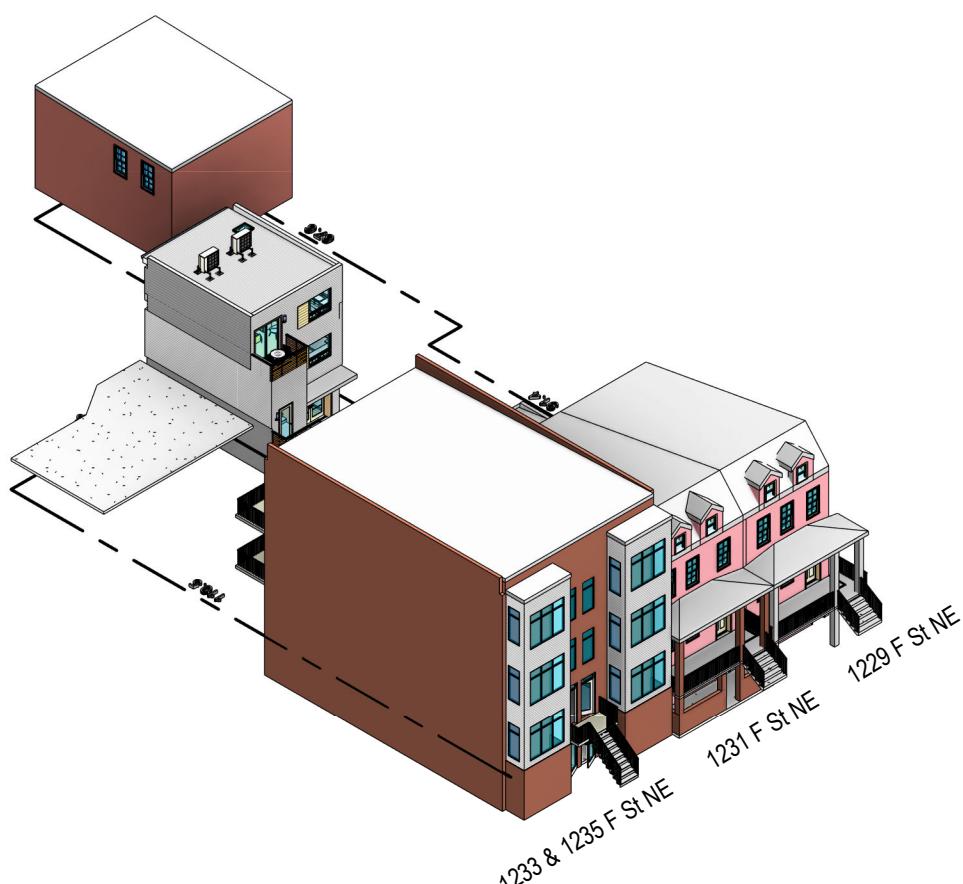
**Electrical:** New outlets and switches to accommodate new ADU and new design layout.

**Exterior Envelope:** A new additional level

**Building Footprint:** No Alteration.

**Change of Use:** Garage to ADU.

#### 3D SITE VIEW

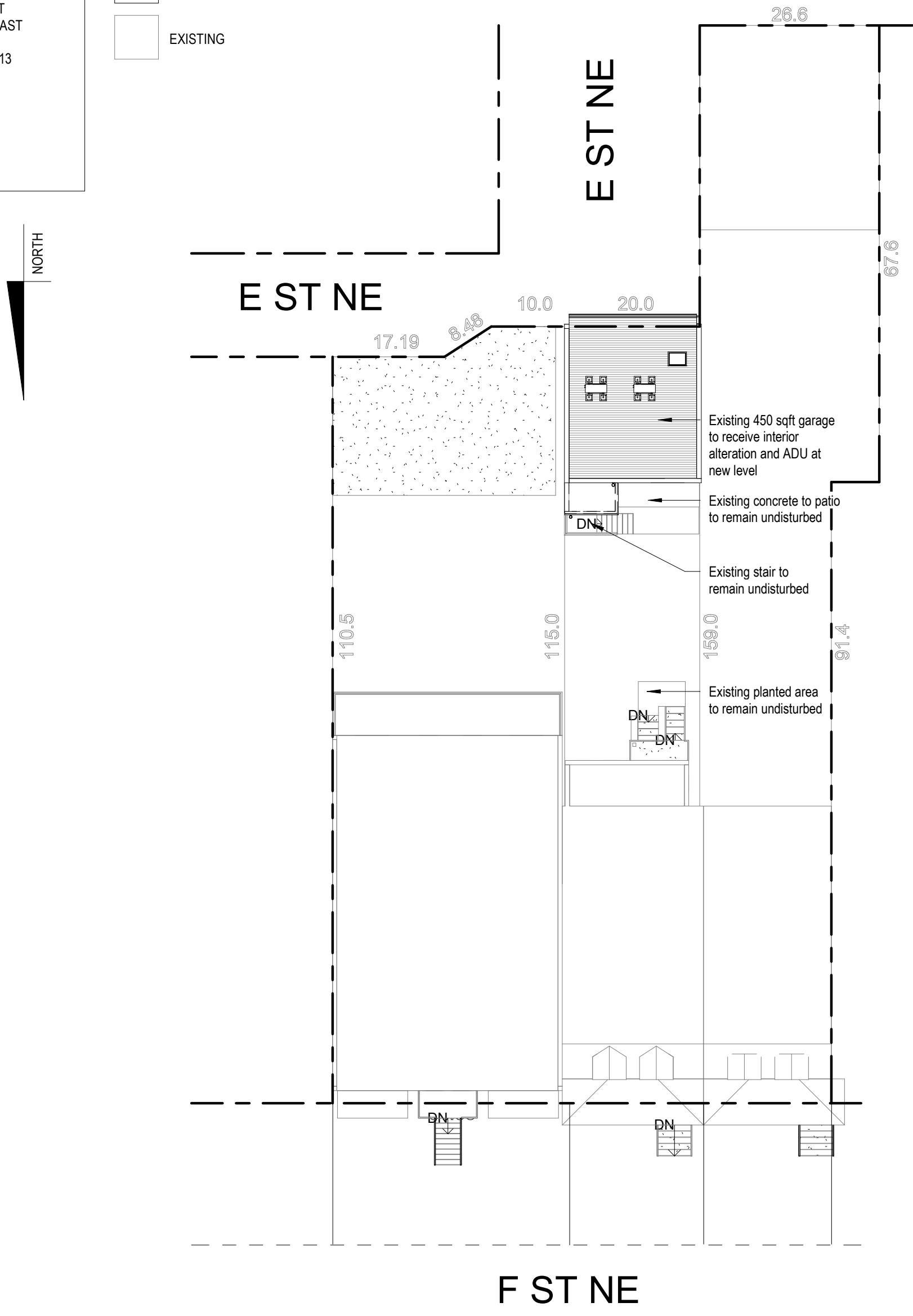


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-BZA-0102	ZONING SUMMARY
-BZA-0103	AERIAL VIEWS - FRONT
-BZA-0104	AERIAL VIEWS - REAR
-BZA-0200	PROPOSED FLOOR PLANS
-BZA-0201	PROPOSED FLOOR PLANS
-BZA-0202	PROPOSED FLOOR PLANS
-BZA-0203	PROPOSED ELEVATIONS
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-BZA-0300	SUMMER SUN SHADE STUDY - ELEVATIONS
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-BZA-0302	SUMMER SUN SHADE STUDY - PERSPECTIVES
-BZA-0303	WINTER SUN SHADE STUDY - PERSPECTIVES

DDOT Tops - Permit Location Information	
Address:	1231 F ST
Quadrant:	NORTHEAST
Zip Code:	20002
SSL	1007 / 0113
Zone	RF-1
Ward	6
ROW Total:	100'-0"
ROW Sidewalk 1:	NORTH
Sidewalk 1 Width:	12'-0"
ROW Parking 1:	NORTH
Parking 1 Width:	20'-1/2"

 PROPOSED  
 EXISTING



## BUILDING CODE AND ZONING SUMMARY

### OWNER INFORMATION

NAME: SHALINI VALLABHAN & SMITA RAWOOT  
 ADDRESS: 1231 F ST NE, WASHINGTON DC 20002  
 EMAIL: SHALINI.VALLABHAN@GMAIL.COM / RAWOOTSMITA@GMAIL.COM  
 PHONE NUMBER: N/A

AUTHORITY HAVING JURISDICTION DISTRICT OF COLUMBIA - DCMR

### APPLICABLE BUILDING CODES

All DCMR Title 12 Amendments -  
 2017 DCMR 12A, DC Building Code Amendments  
 2015 International Building Code (IBC) -  
 2017 DCMR 12B, DC Residential Code Amendments  
 2015 International Residential Code (IRC) -  
 2017 DCMR 12C, DC Electrical Code  
 2014 National Electrical Code (NEC), NFPA 70 -  
 2017 DCMR 12D, DC Fuel Gas Code  
 2015 International Fuel Gas Code (IFGC) -  
 2017 DCMR 12E, DC Mechanical Code  
 2015 International Mechanical Code (IMC) -  
 2017 DCMR 12F, DC Plumbing Code  
 2015 International Plumbing Code (IPC) -  
 2017 DCMR 12G, DC Property Maintenance Code  
 2015 International Property Maintenance Code (IPMC) -  
 2017 DCMR 12H, DC Fire Code  
 2015 International Fire Code (IFC) -  
 2017 DCMR 12I, DC Energy Conservation Code  
 2015 International Energy Conservation Code - Residential Provisions -  
 2013 ANSI / ASHRAE / IES 90.1  
 2017 DCMR 12J, DC Existing Building Code -  
 2015 Existing Building Code  
 2017 DCMR 12K, DC Green Construction Code -  
 2012 International Green Construction Code (IGCC)  
 2017 DCMR 12L, Energy Conservation Code Supplement of  
 2017 - Residential Provisions  
 2015 International Existing Building Code (IEBC)

EXISTING CONSTRUCTION CLASSIFICATION III-B  
 PROPOSED CONSTRUCTION CLASSIFICATION III-B

EXISTING BUILDING OCCUPANCY USE GROUP RF-1 (SINGLE FAMILY DETACHED)  
 PROPOSED BUILDING OCCUPANCY USE GROUP RF-1 (PRINCIPAL & SECONDARY DWELLING)

### GENERAL INFORMATION: GROSS FLOOR AREA (GFA)

LEVEL	EXISTING AREA(SF)	PROPOSED AREA(SF)
BASEMENT	820	0
1ST FLOOR	820	0
2ND FLOOR	820	0
GARAGE 1ST FLR	380	0
GARAGE 2ND FLR	450	450
ADU 3RD FLR	0	420
TOTAL	3,290	870

### FLOOR AREA RATIO

	EXISTING	PROPOSED
BUILDING USE:	SINGLE FAMILY	SINGLE FAMILY + ADU
# OF STORIES:	2	2
STORIES PLUS:	2 + BASEMENT	3 + BASEMENT
# OF DWELLING UNITS:	2	3

### AREA COVERAGE:

	EXISTING	PROPOSED
TOTAL LOT AREA (SQFT):	2,300 SQFT	EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT)	N/A	N/A
SIDE YARD SETBACK (RIGHT)	N/A	N/A
REAR YARD SETBACK	64'-6" FT	EXISTING TO REMAIN

### BUILDING AREA:

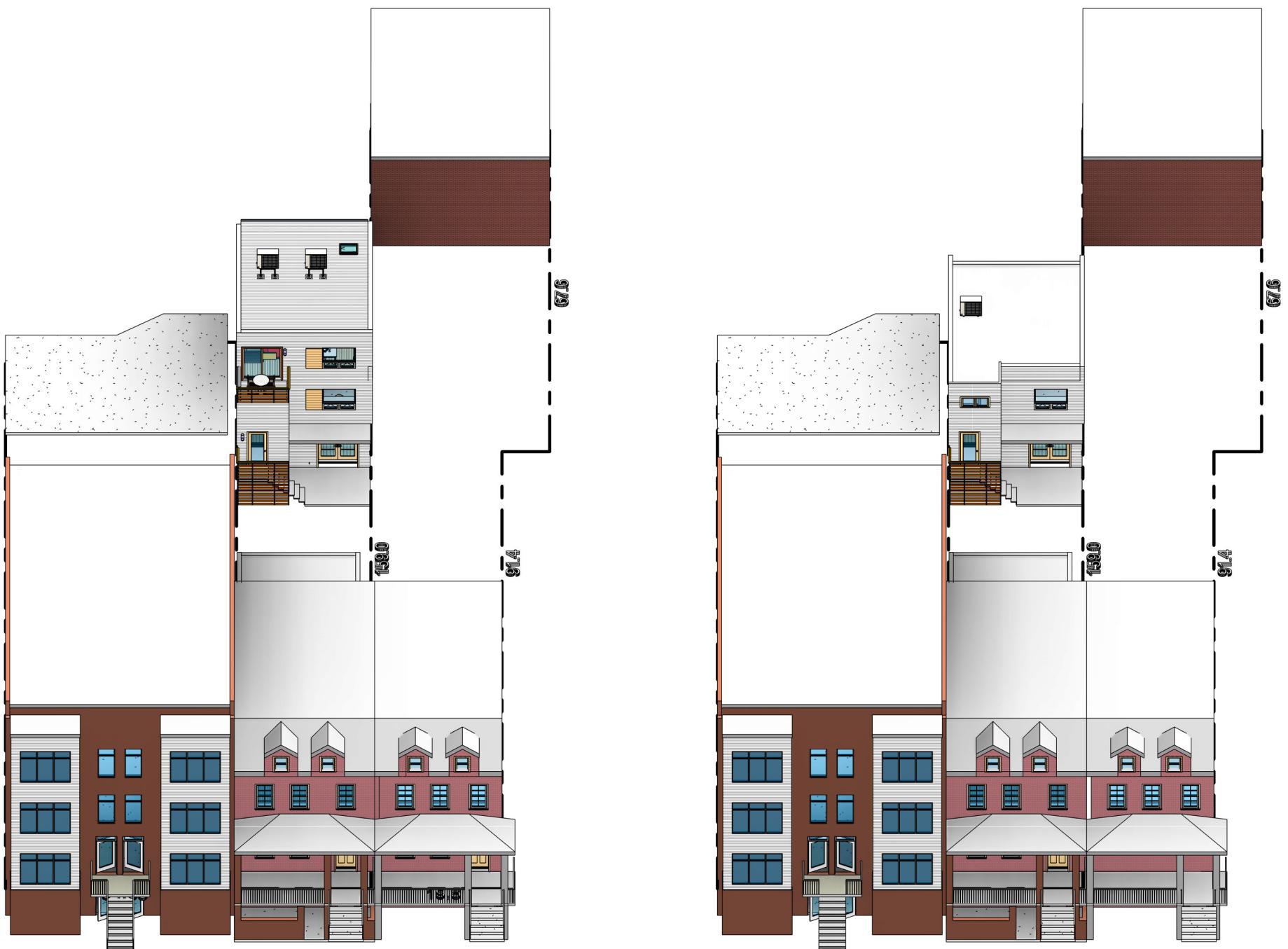
	EXISTING	PROPOSED
LOT OCCUPANCY:	64%	EXISTING TO REMAIN
PERVIOUS SURFACE:	27%	EXISTING TO REMAIN
GREEN AREA RATIO (GAR):	9%	EXISTING TO REMAIN

EXISTING FOOTPRINT AREA OF BUILDING: 1,476 SQFT  
 PROPOSED FOOTPRINT AREA OF BUILDING: 1,476 SQFT  
 FLOORS INVOLVED IN THIS PROJECT: GARAGE (1,248 SQFT)

\*\*TAXABLE ASSESSMENT (2023) \$1,222,452.00

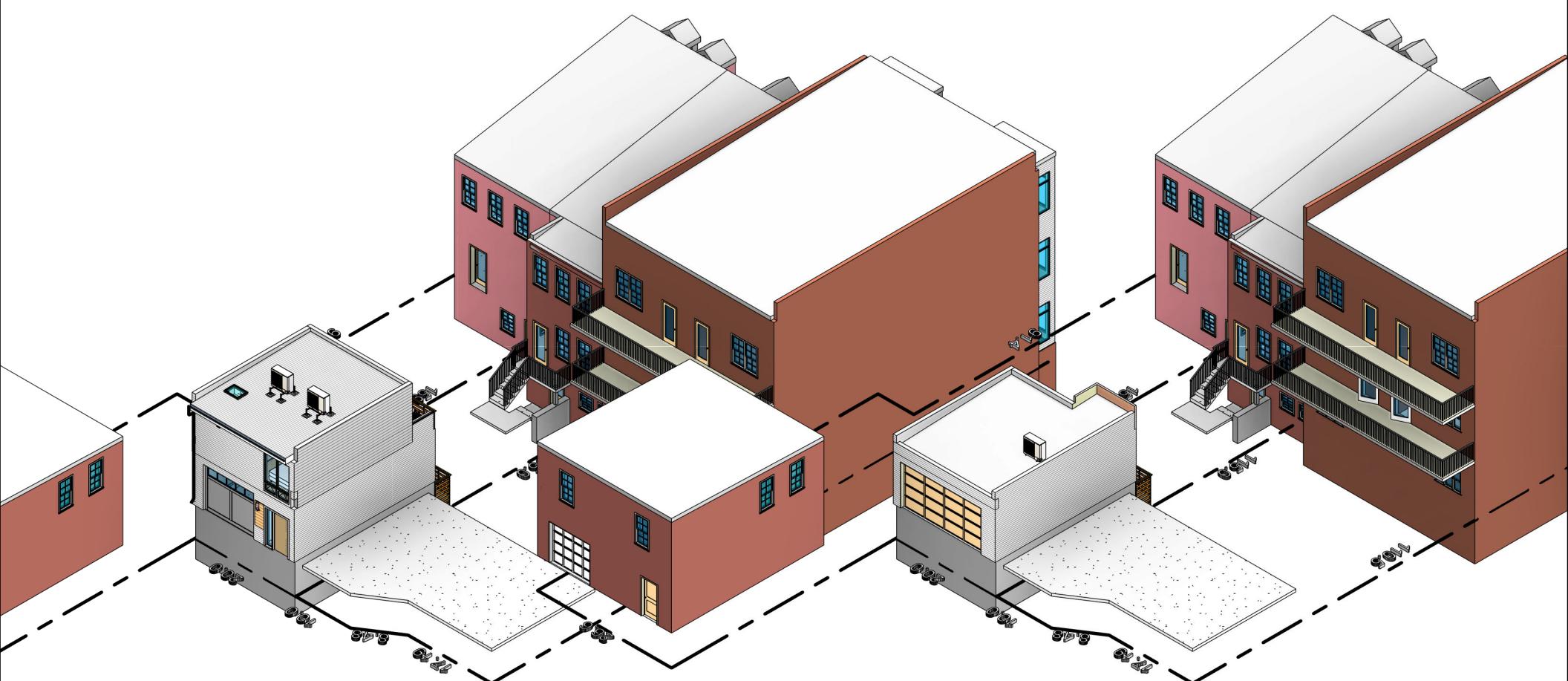
BUILDING CONSTRUCTION TYPE: TYPE III NON COMBUSTIBLE EXTERIOR WALLS

Scale	1/4" = 1'-0"
Project number	230315
Date	04/01/2025



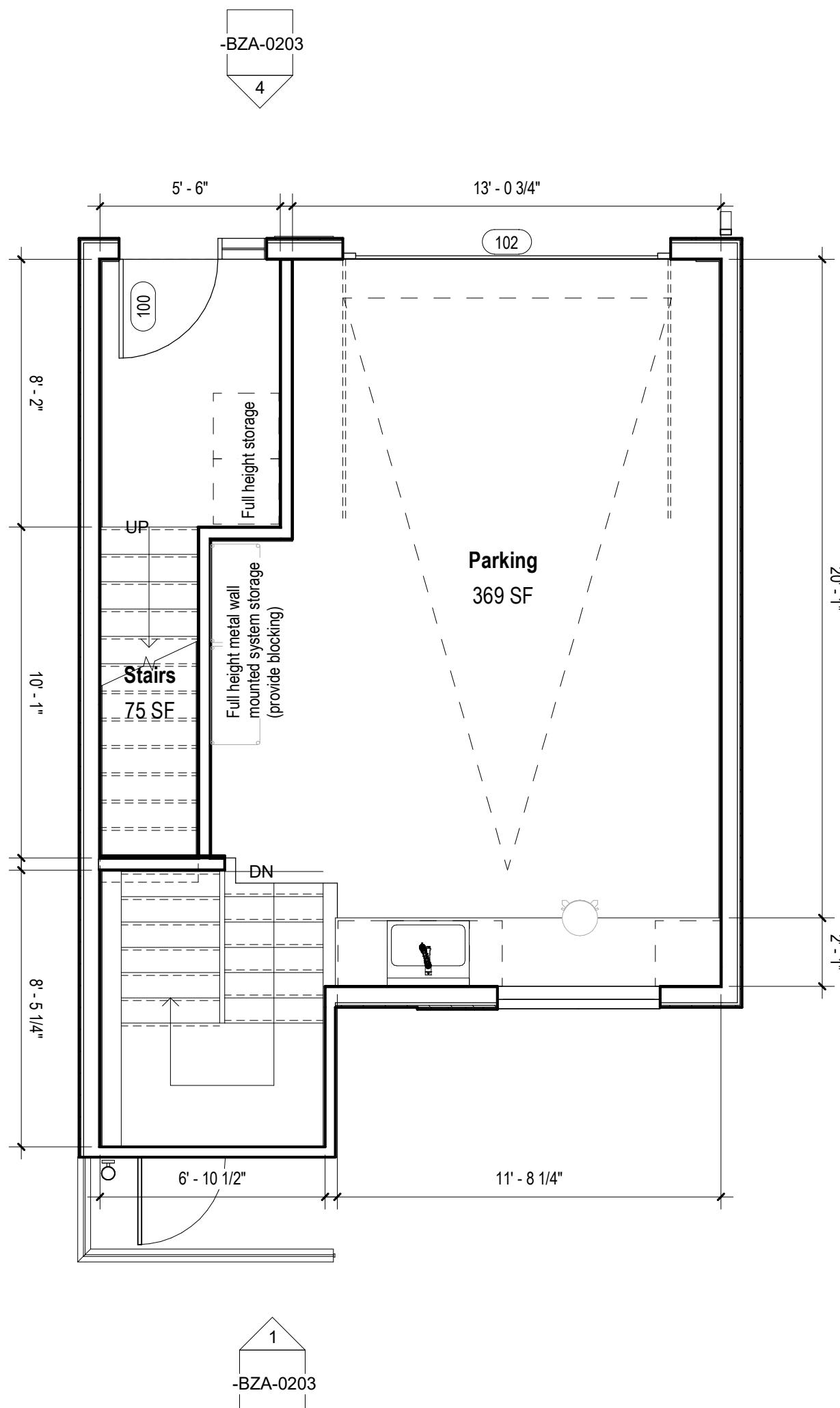
① Aerial Views (Front) - Proposed

② Aerial Views (Front) - Existing

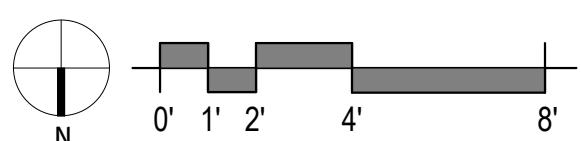


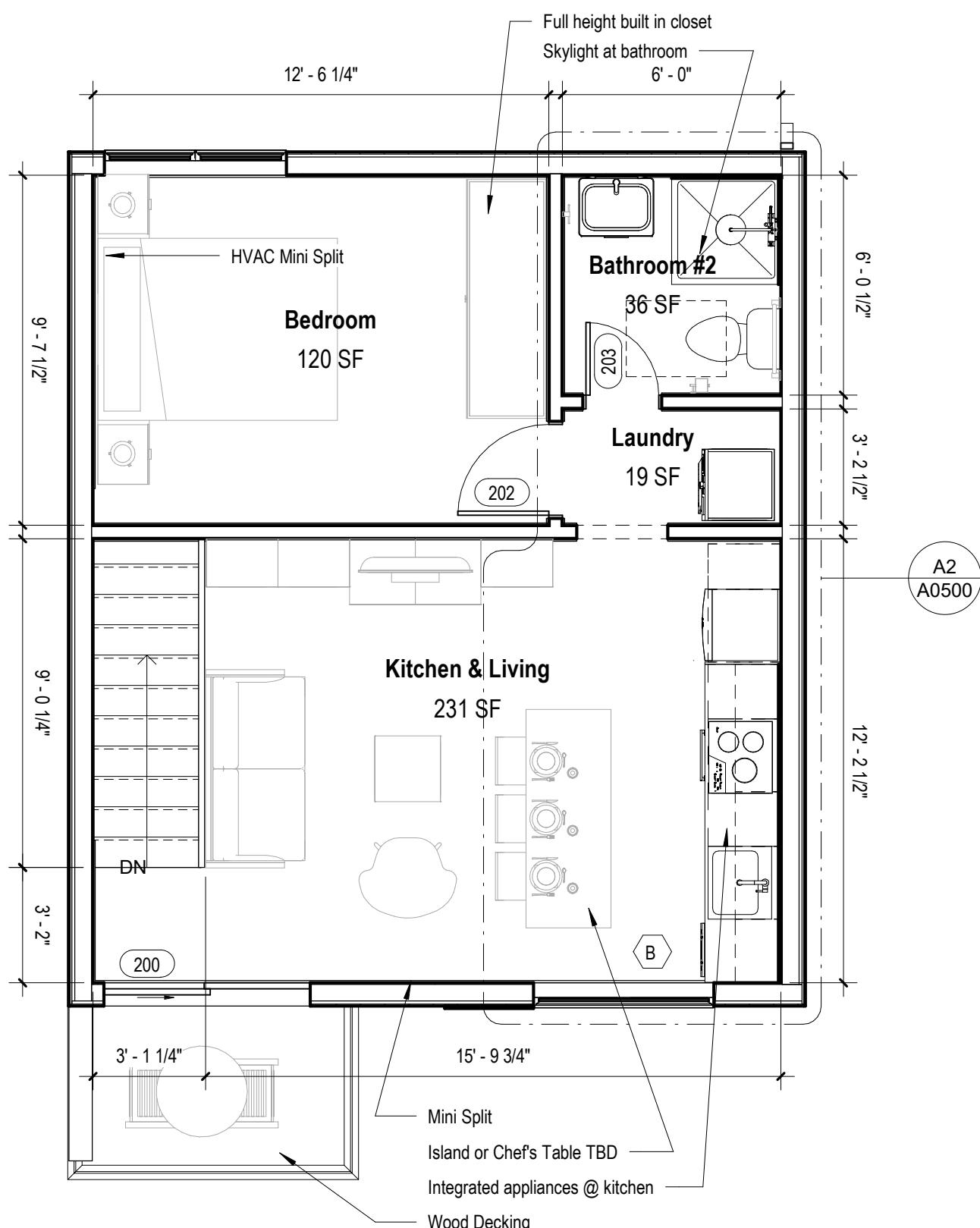
1 Aerial View (Rear) - Proposed

2 Aerial View (Rear) - Existing

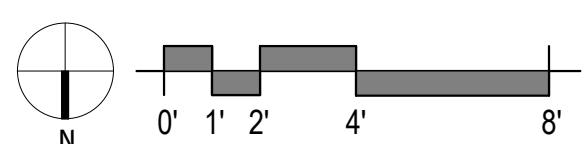


① ADU - Level 2 Proposed  
1/4" = 1'-0"

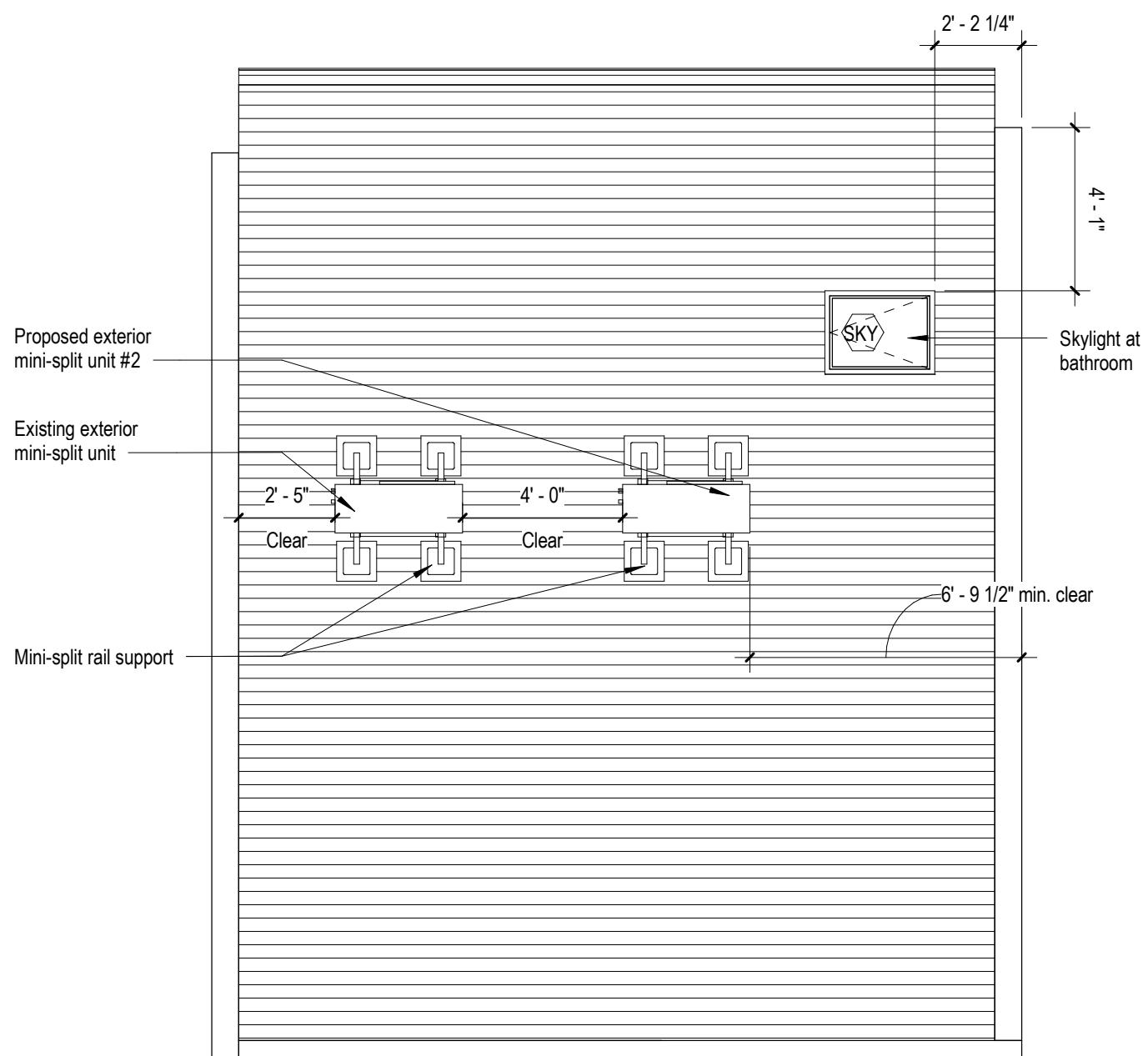




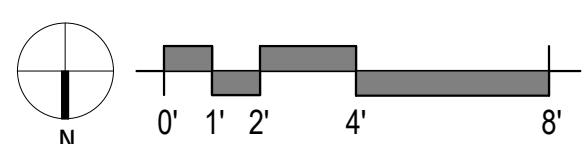
① ADU - Level 3 Proposed  
1/4" = 1'-0"

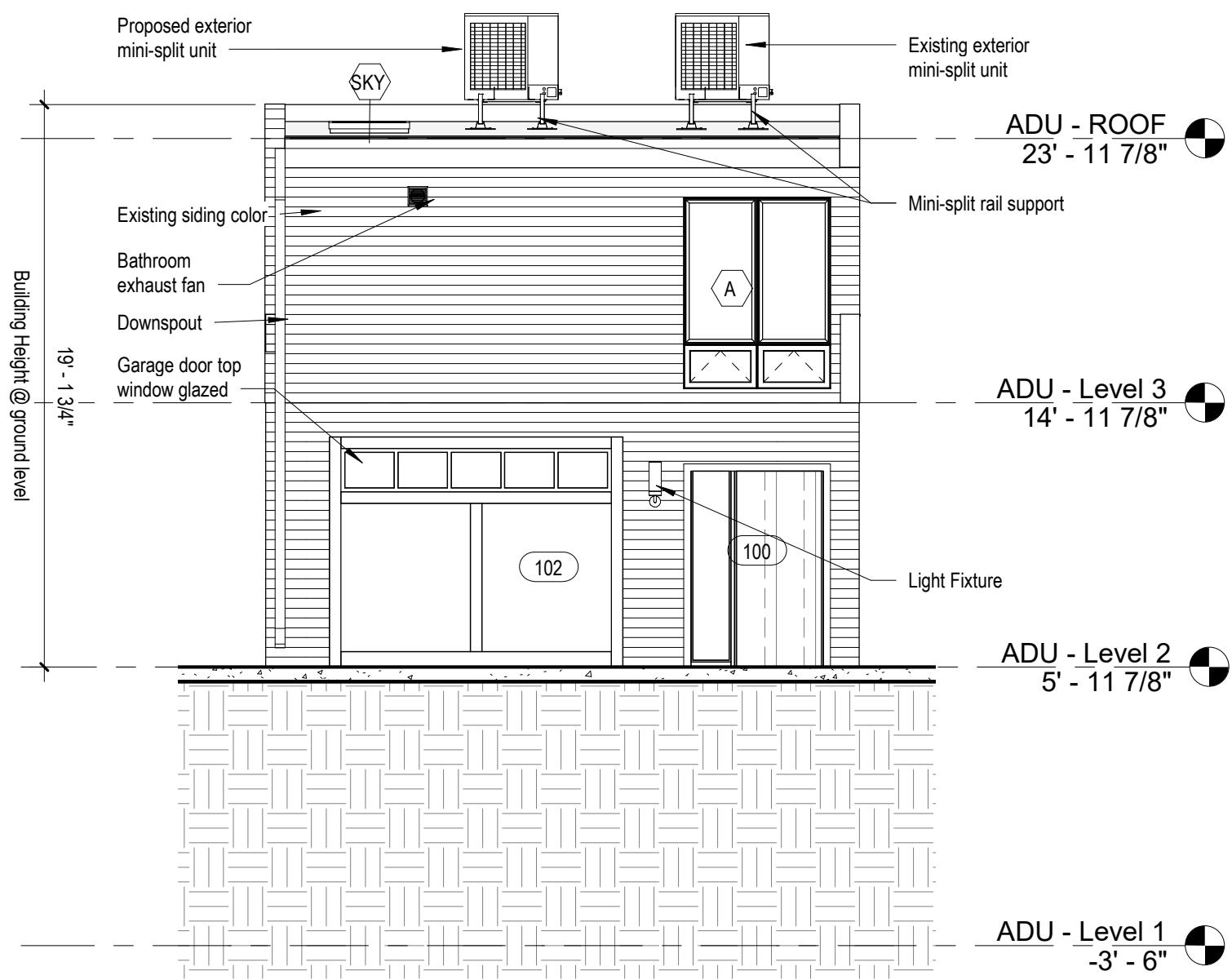


-BZA-0203  
4

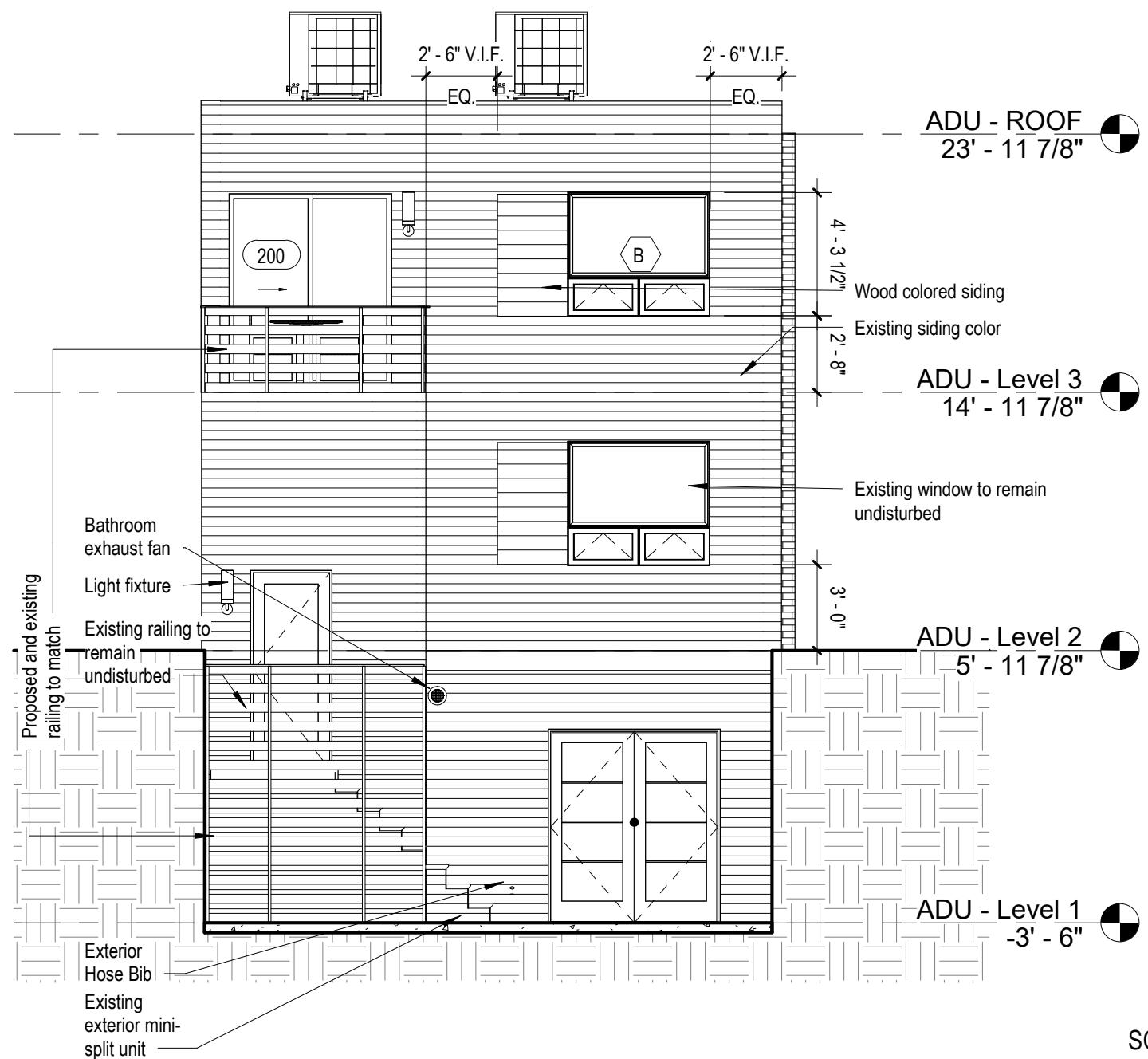


1 ADU - Level 4  
1/4" = 1'-0"



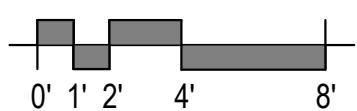


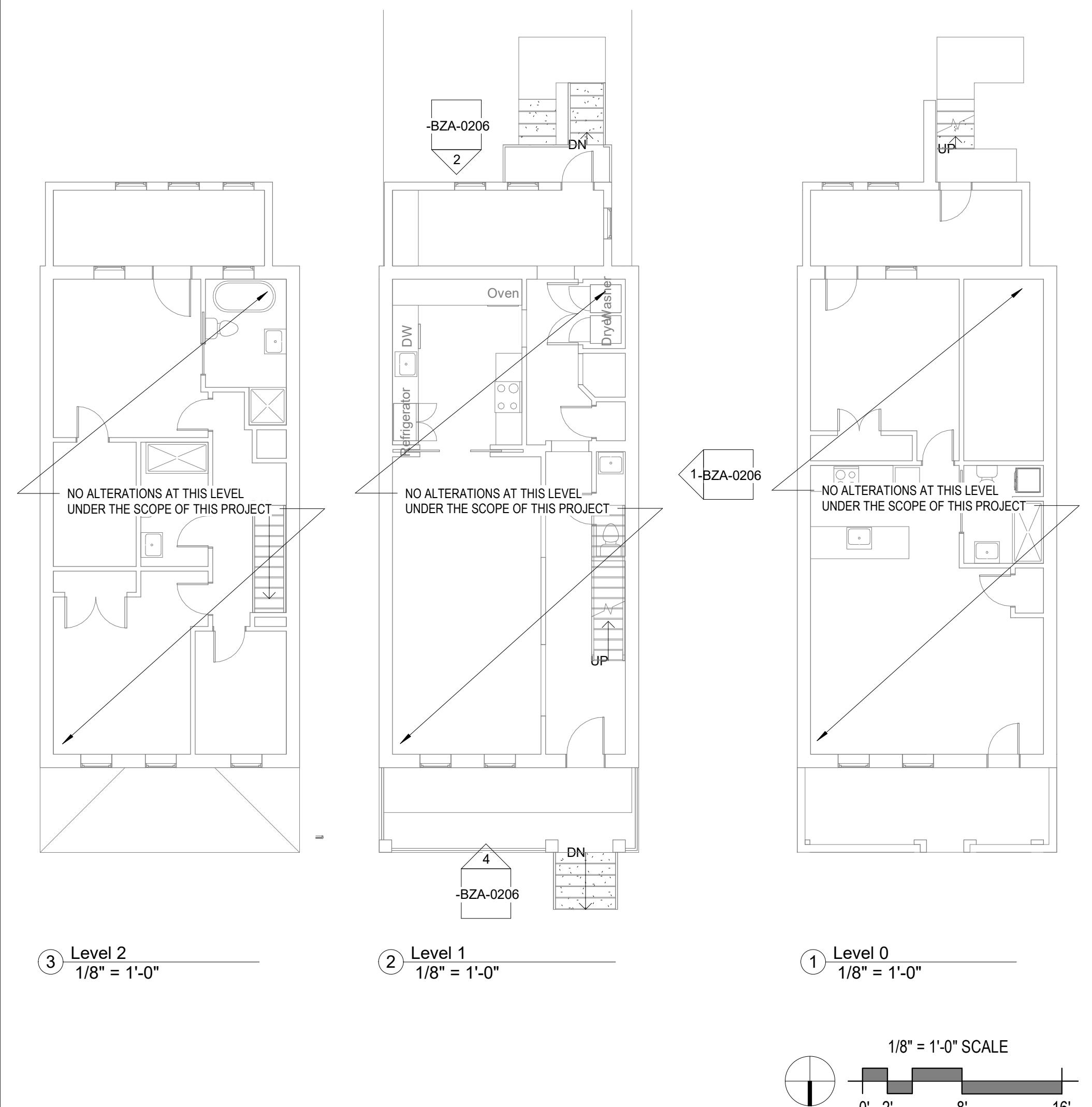
④ Rear Elevation - Proposed  
3/16" = 1'-0"

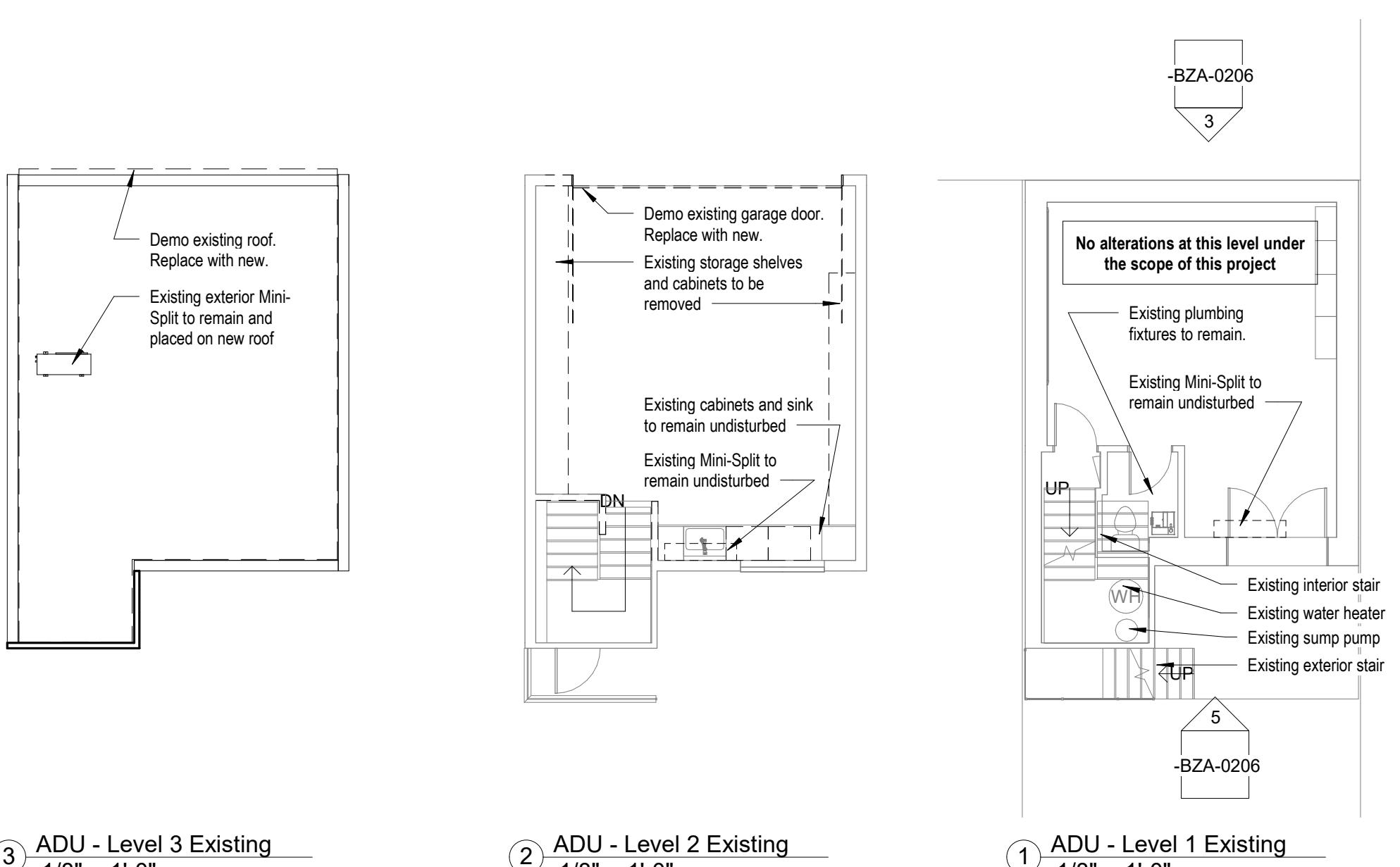


① Elevation at Patio - Proposed  
3/16" = 1'-0"

SCALE 3/16" = 1'-0"



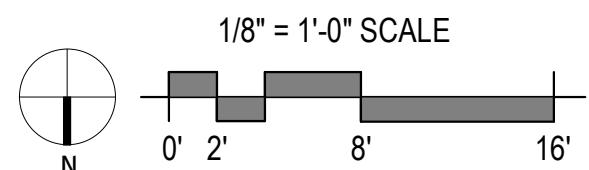


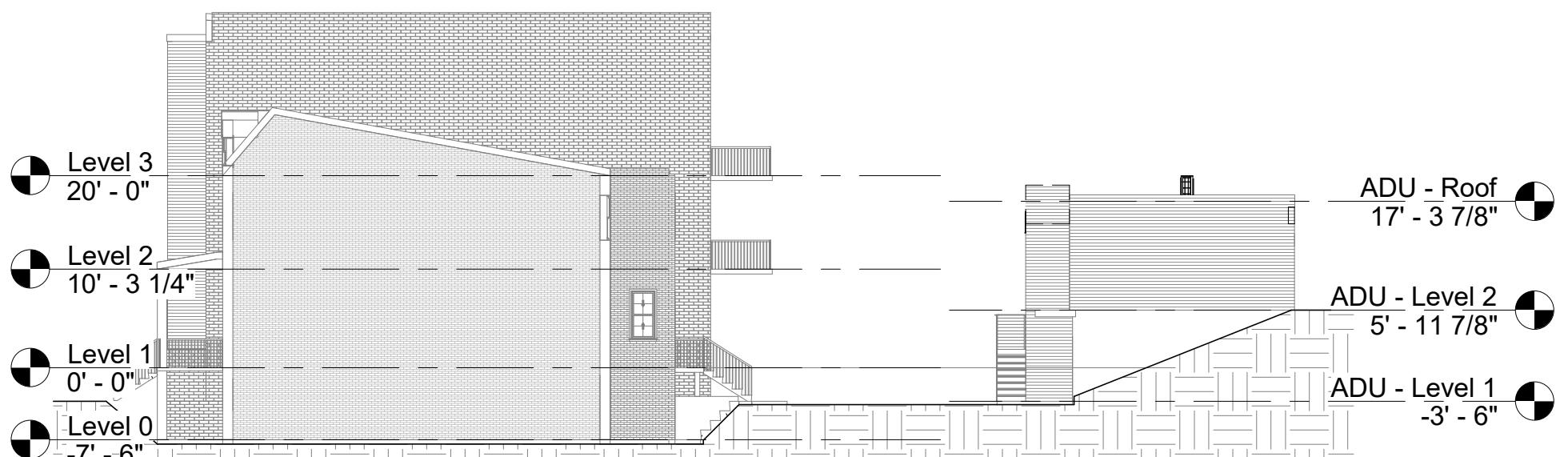


③ ADU - Level 3 Existing  
1/8" = 1'-0"

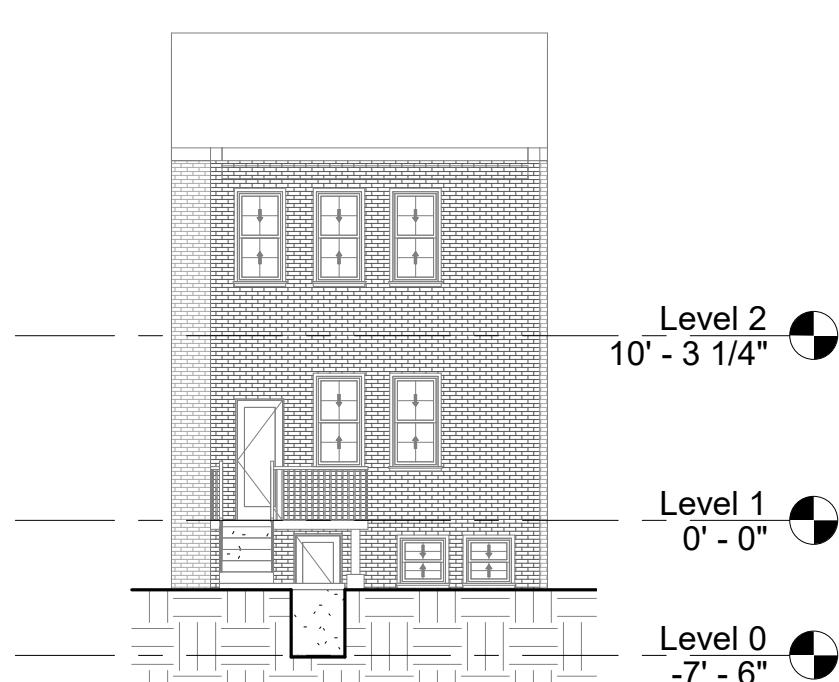
② ADU - Level 2 Existing  
1/8" = 1'-0"

① ADU - Level 1 Existing  
1/8" = 1'-0"

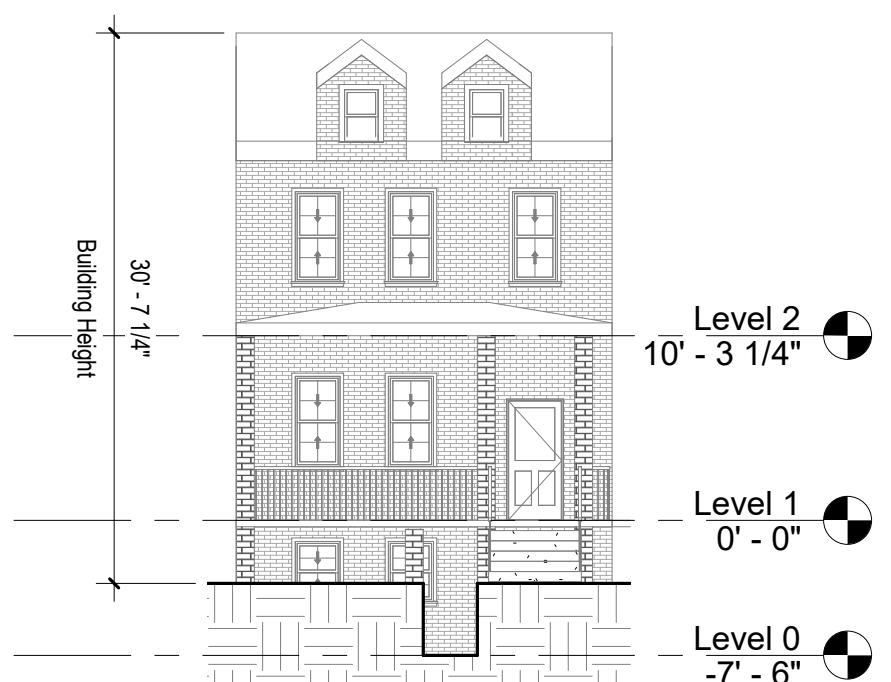




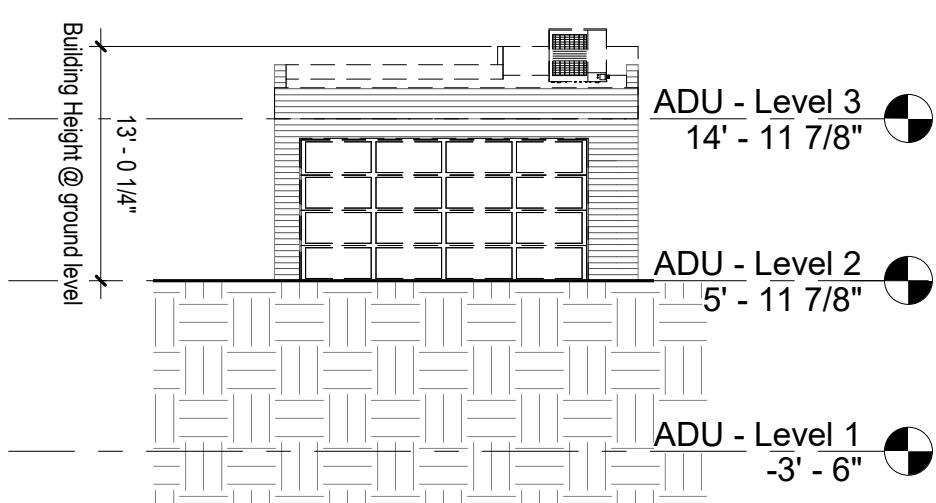
① East - Existing  
1/16" = 1'-0"



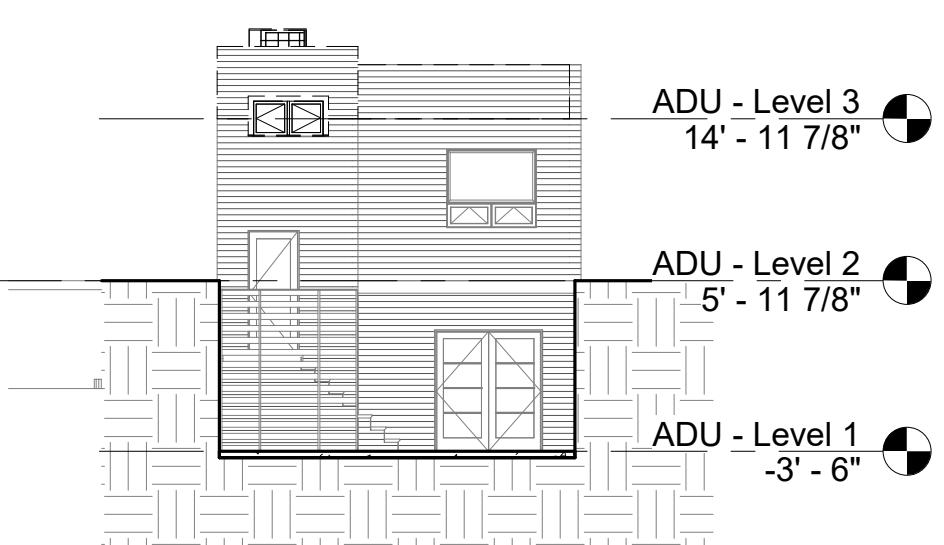
② North - Existing  
3/32" = 1'-0"



④ South - Existing  
3/32" = 1'-0"

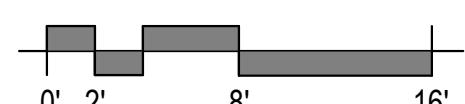


③ Rear Elevation - Existing  
3/32" = 1'-0"



⑤ Elevation at Patio - Existing  
3/32" = 1'-0"

1/8" = 1'-0" SCALE





① Summer Shade Study - Elevation  
1" = 10'-0"



② Summer Shade Study - Proposed  
1" = 10'-0"



③ Summer Shade Study - Existing  
1" = 10'-0"



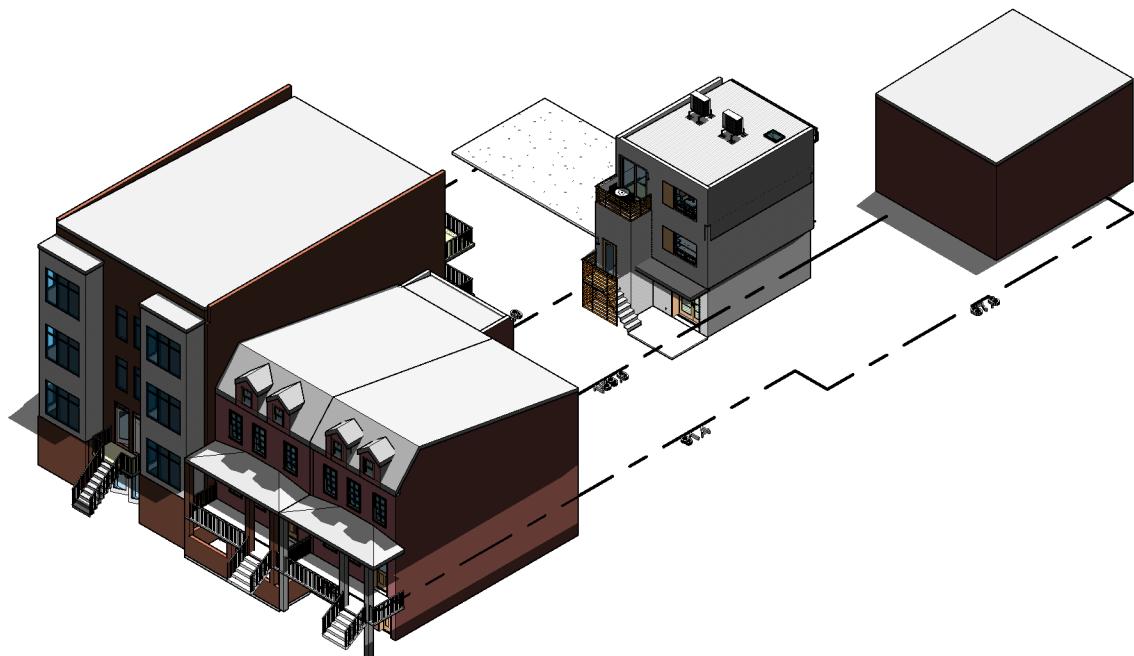
① Winter Shade Study - Elevation  
1" = 10'-0"



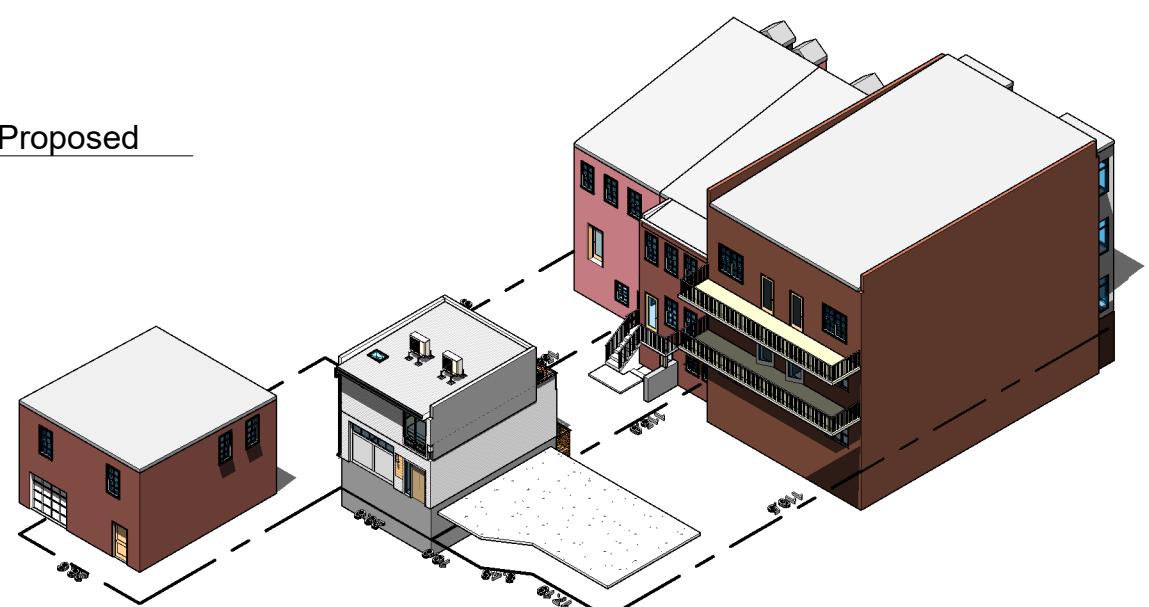
② Winter Shade Study - Proposed  
1" = 10'-0"



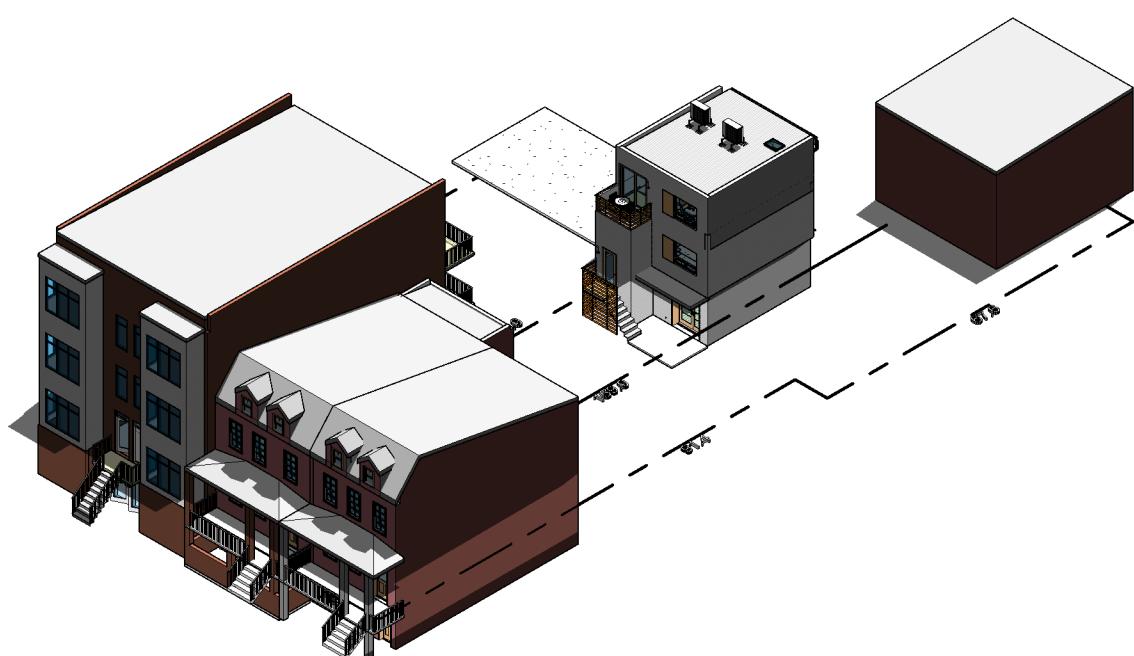
③ Winter Shade Study - Existing  
1" = 10'-0"



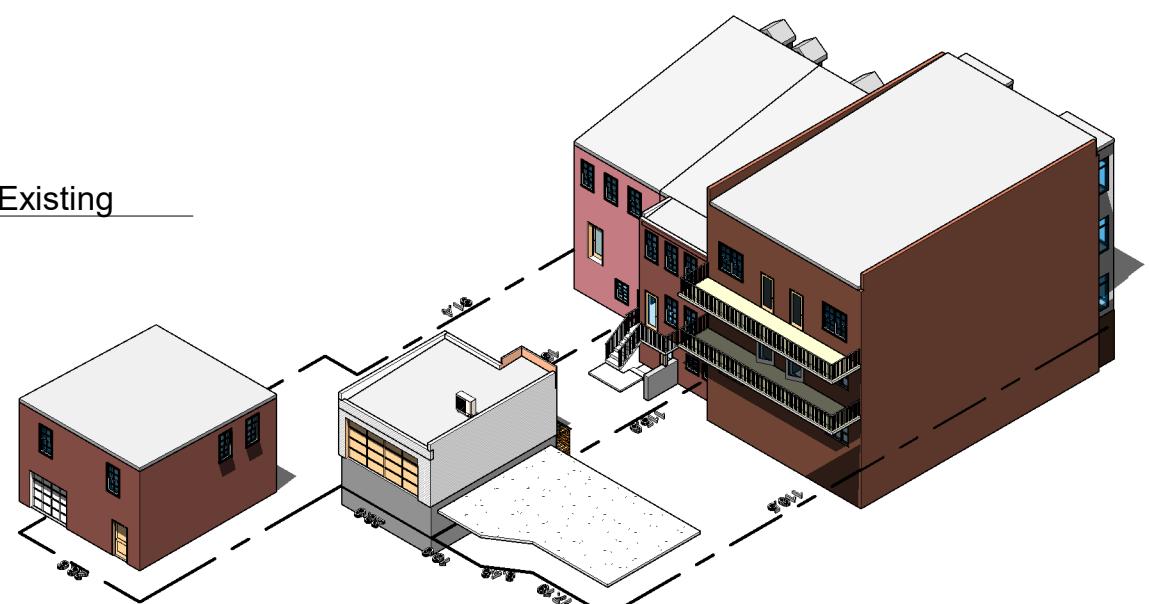
③ Summer Sun Shade (Front) - Proposed



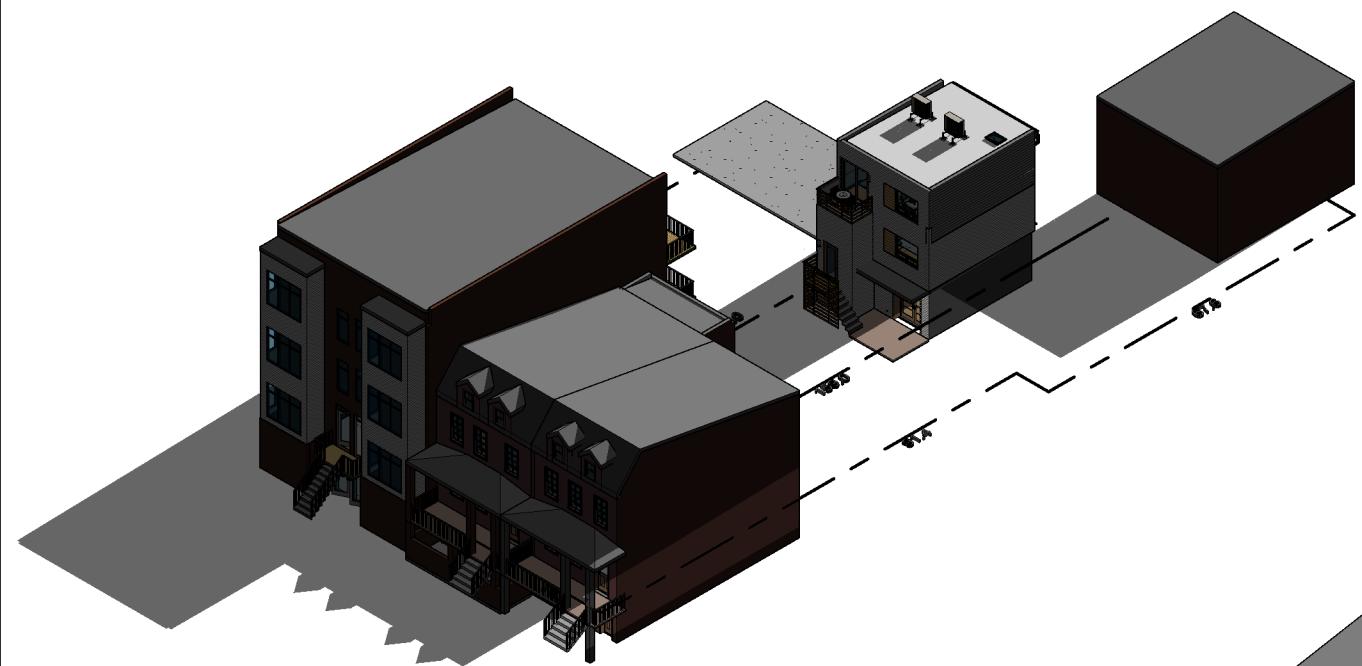
① Summer Sun Shade (Rear) - Proposed



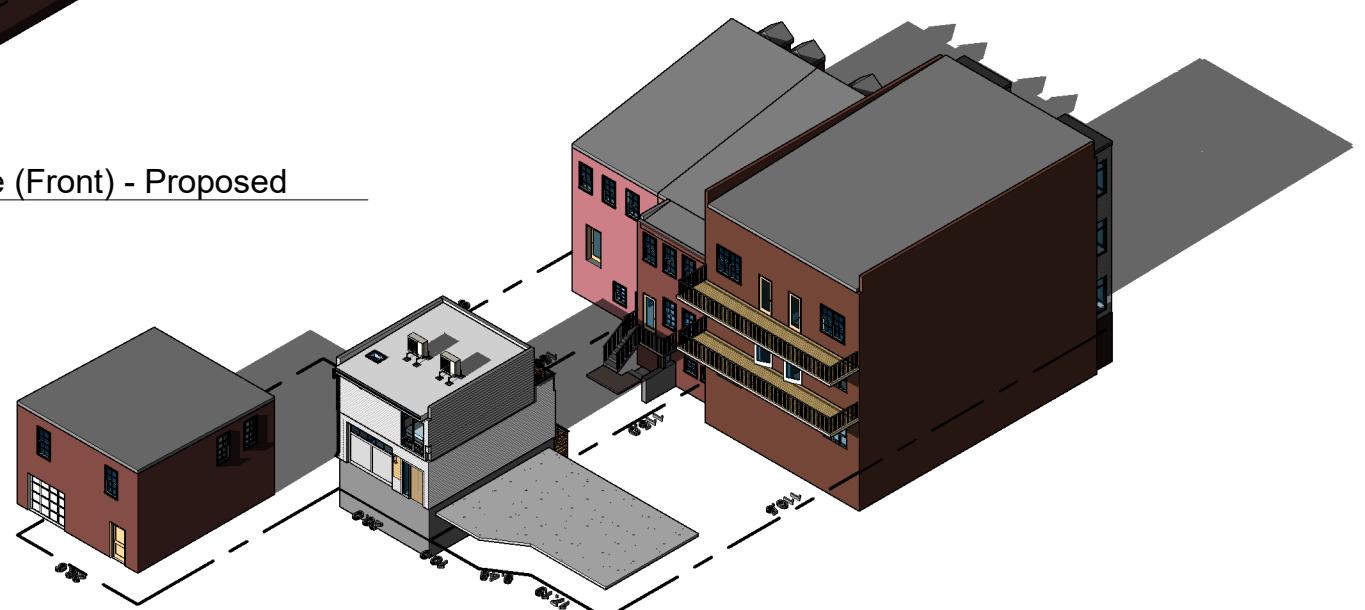
④ Summer Sun Shade (Front) - Existing



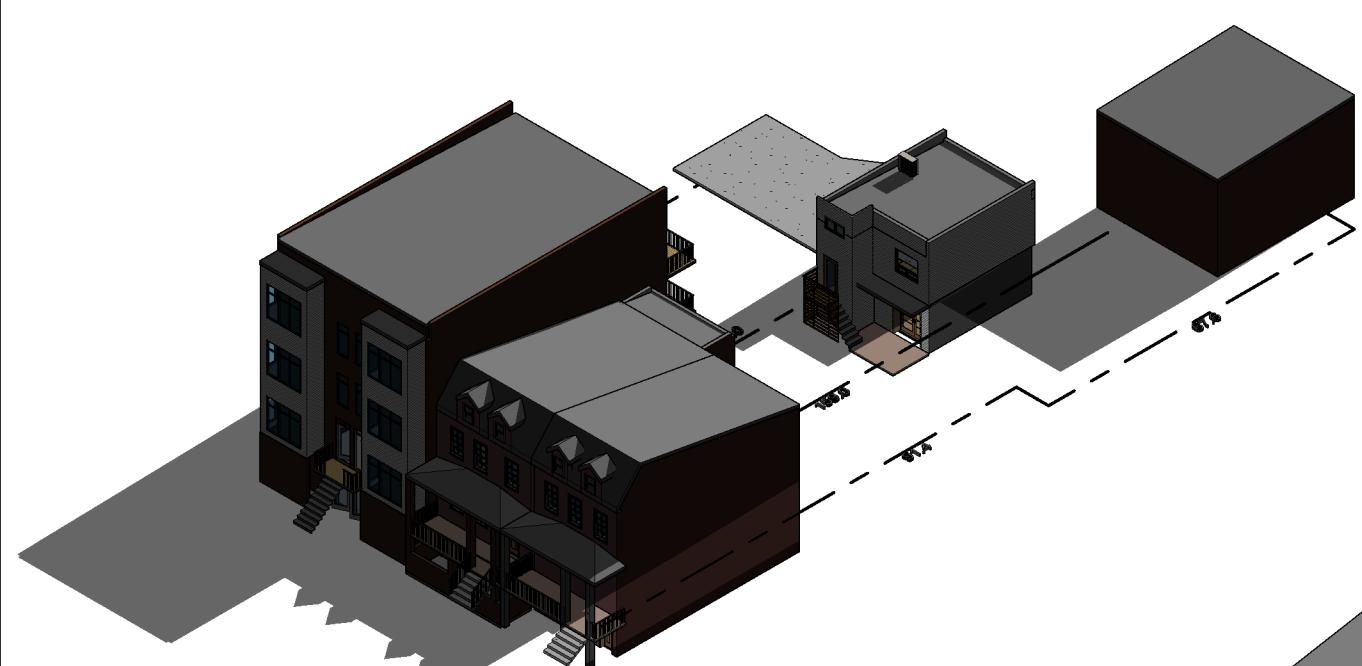
② Summer Sun Shade (Rear) - Existing



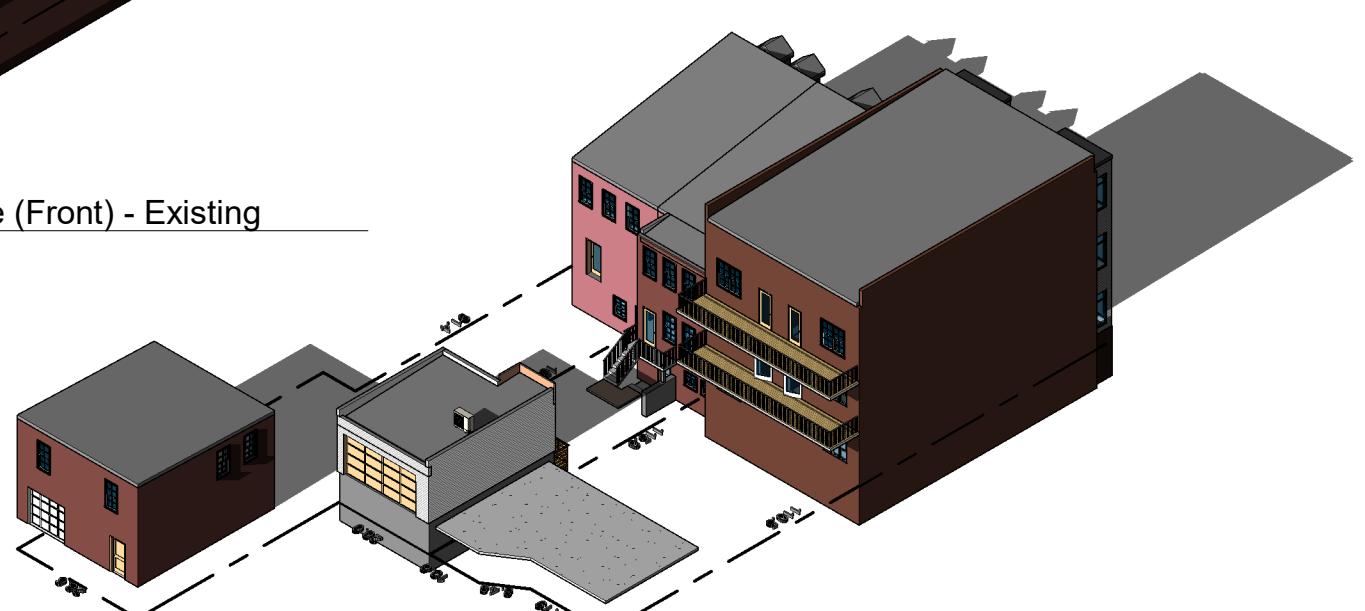
② Winter Sun Shade (Front) - Proposed



④ Winter Sun Shade (Rear) - Proposed



① Winter Sun Shade (Front) - Existing



③ Winter Sun Shade (Rear) - Existing