

# ADDITIONAL DWELLING UNIT

## Vallabhan Residence

### BZA Application

JULY 2025  
100% SET

PROJECT LOCATION

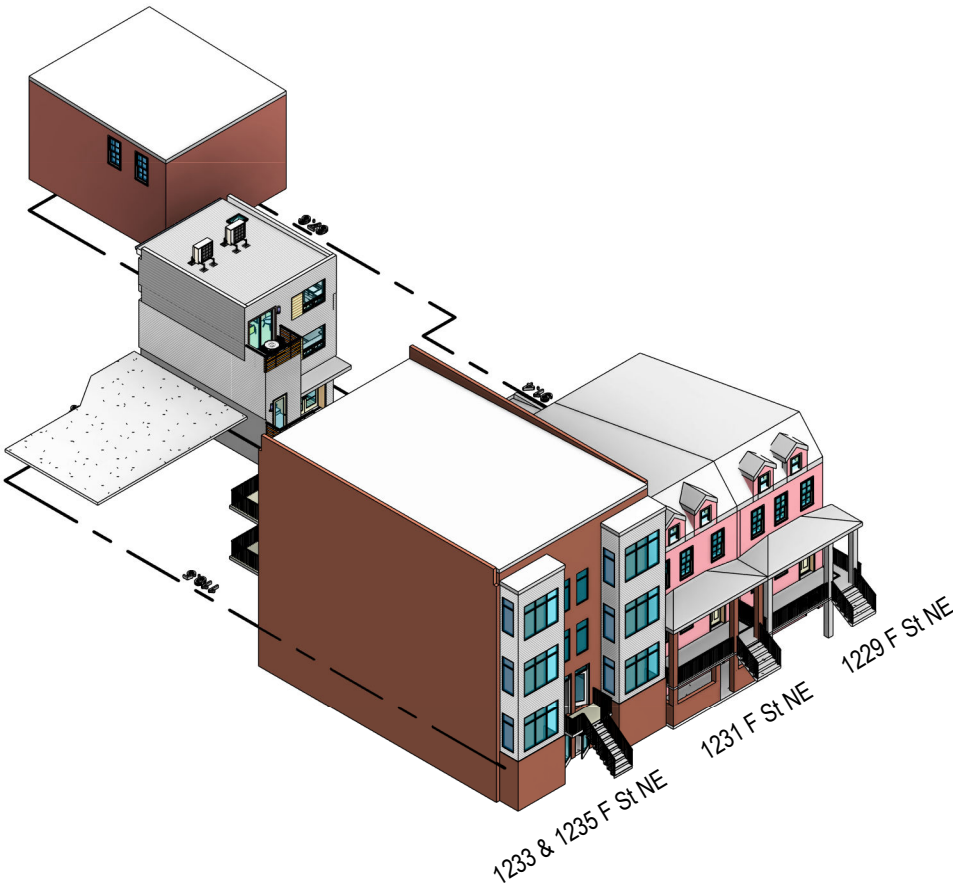


PROJECT DESCRIPTION

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-0302	SUMMER SUN SHADE STUDY - PERSPECTIVES
-BZA-0303	WINTER SUN SHADE STUDY - PERSPECTIVES



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VALLABHAN  
1231 F St NE  
Washington DC 20015  
ADDITIONAL DWELLING UNIT

COVER SHEET

Scale	
Project number	230315
Date	04/01/2025

Board of Zoning Adjustment  
District of Columbia  
CASE NO. A130  
EXHIBIT NO. 16  
**-BZA-0000**

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"



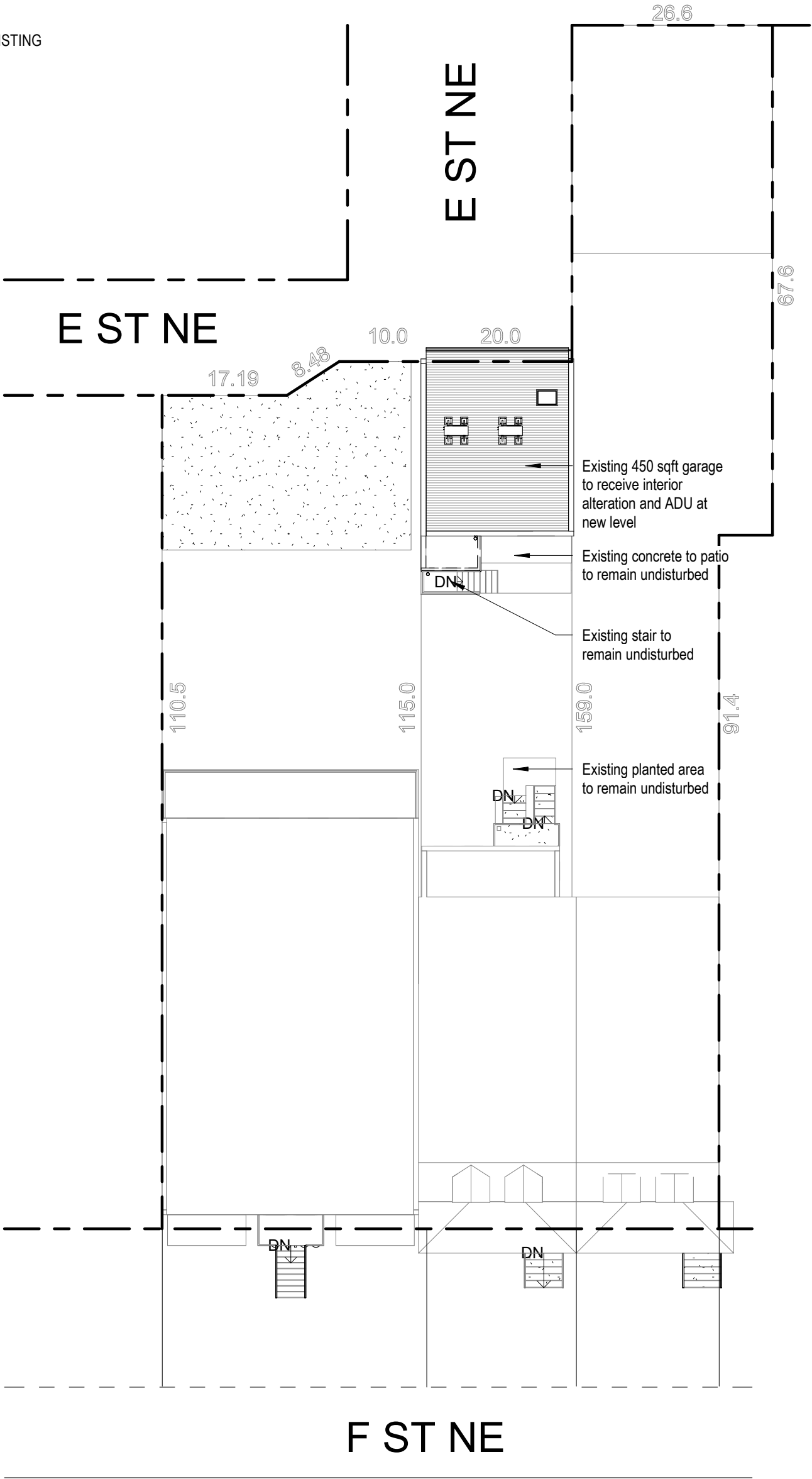
PROPOSED



EXISTING



NORTH



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ADDITIONAL DWELLING UNIT

ZONING REPORT

Scale	1/16" = 1'-0"
Project number	230315
Date	04/01/2025

-BZA-0100

BUILDING CODE AND ZONING SUMMARY		
<b>OWNER INFORMATION</b>		
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	
<b>AUTHORITY HAVING JURISDICTION</b>	DISTRICT OF COLUMBIA - DCMR	
<b>APPLICABLE BUILDING CODES</b>	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 Constructoin Code (IGCC) 2017 DCMR 12I, 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)	
<b>GENERAL INFORMATION: GROSS FLOOR AREA (GFA)</b>		
<b>LEVEL</b>	<b>EXISTING AREA(SF)</b>	<b>PROPOSED AREA(SF)</b>
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
<b>FLOOR AREA RATIO</b>	<b>EXISTING</b>	<b>PROPOSED</b>
BUILDING USE:	SINGLE FAMILY	SINGLE FAMILY + ADU
# OF STORIES:	2	2
STORIES PLUS:	2 + BASEMENT	3 + BASEMENT
# OF DWELLING UNITS:	2	3
<b>AREA COVERAGE:</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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
<b>BUILDING AREA:</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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		



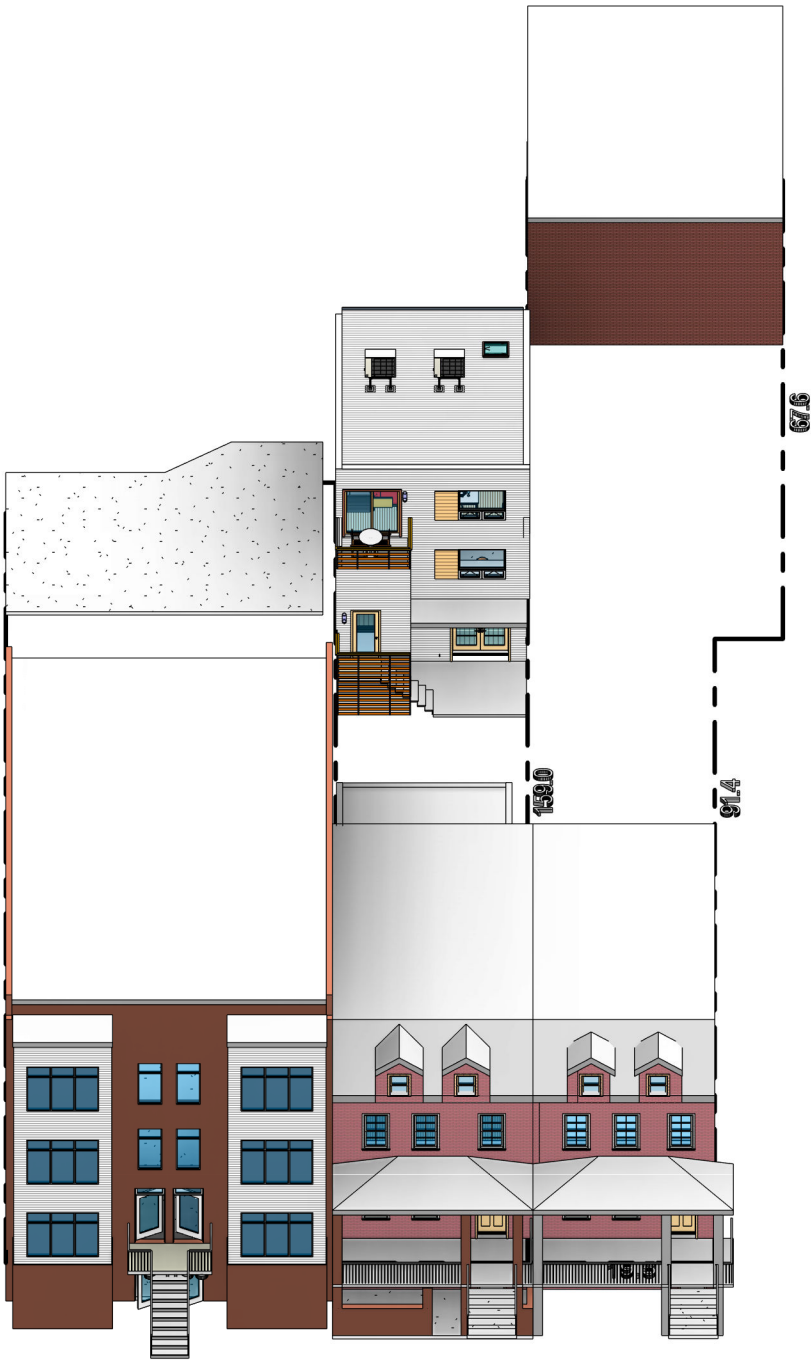
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VALLABHAN

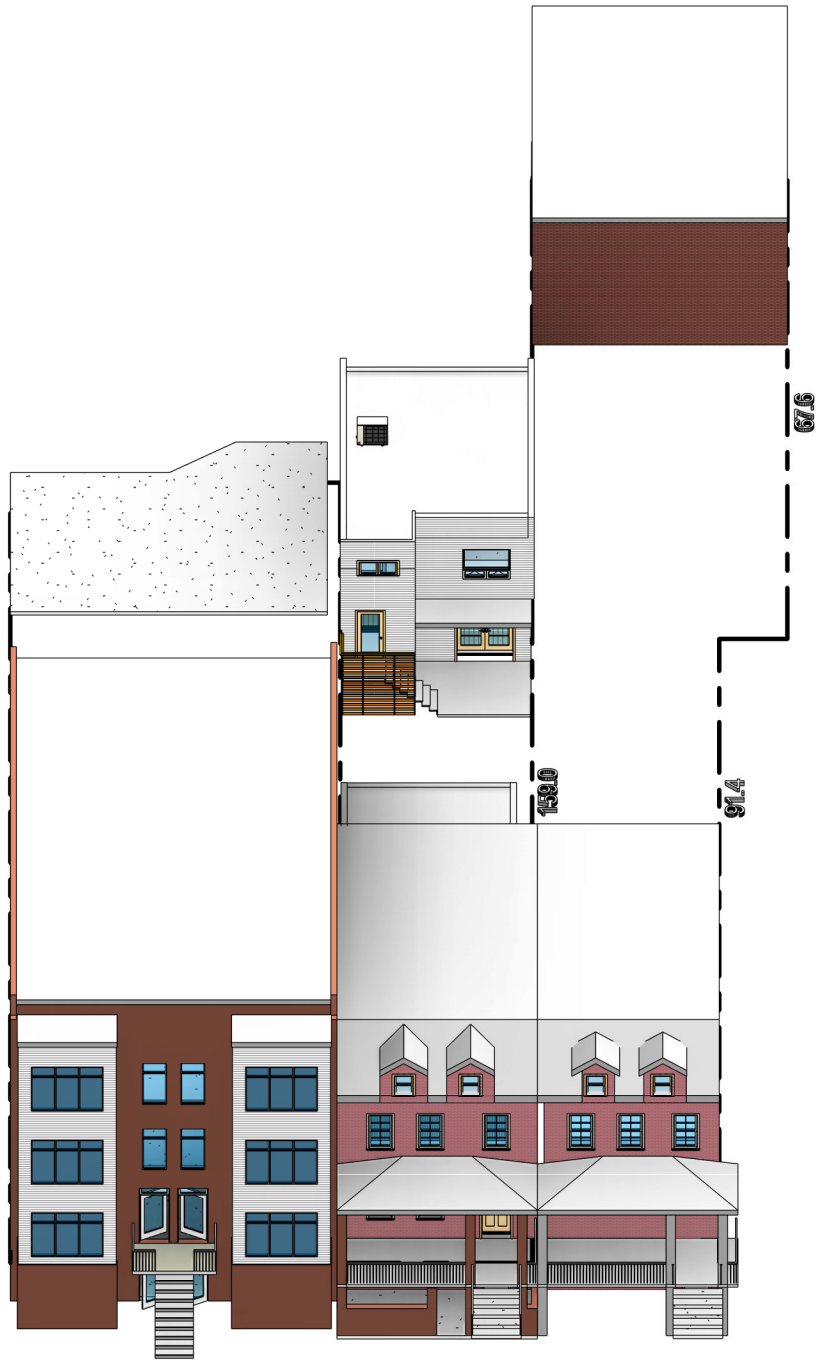
1231 F St NE  
Washington DC 20015

ADDITIONAL DWELLING UNIT

ZONING SUMMARY		
Scale	1/4" = 1'-0"	<b>-BZA-0102</b>
Project number	230315	
Date	04/01/2025	



1 Aerial Views (Front) - Proposed



2 Aerial Views (Front) - Existing



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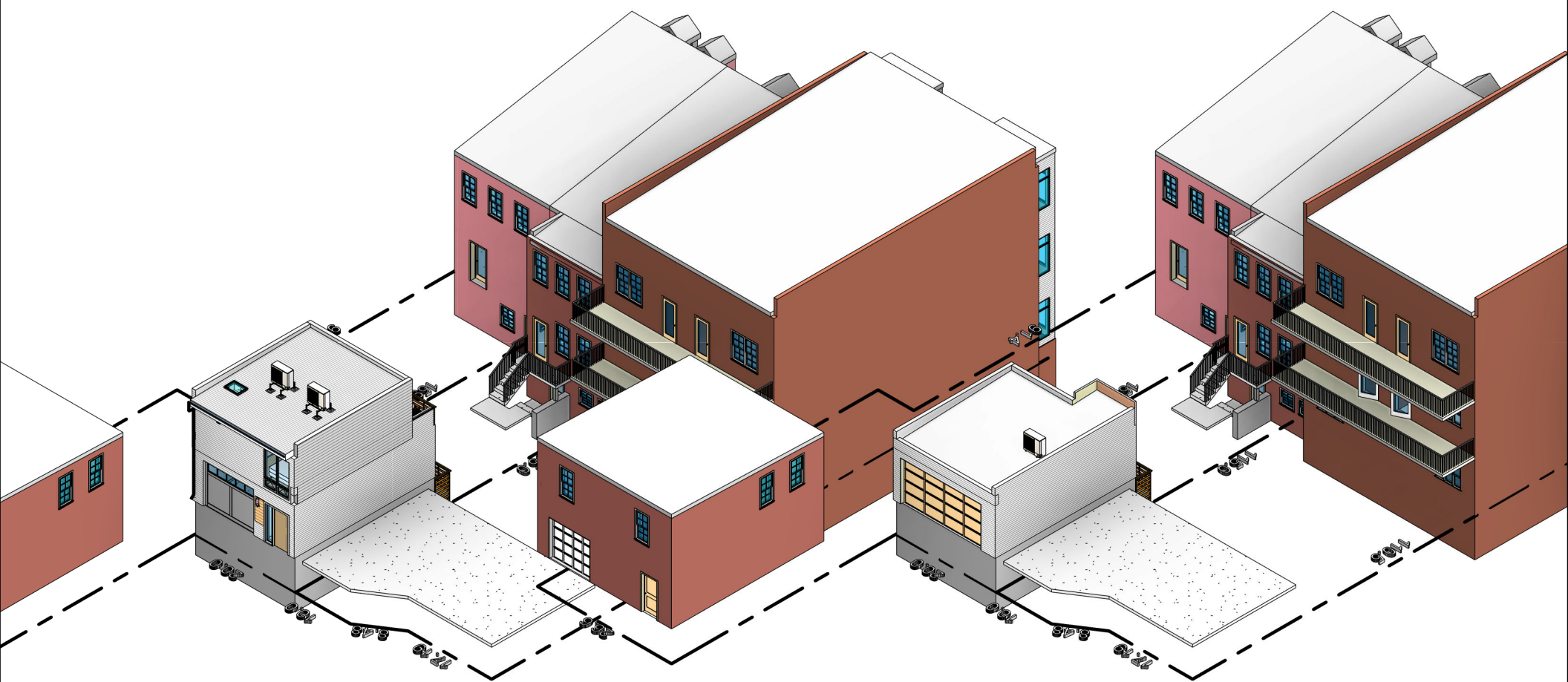
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ADDITIONAL DWELLING UNIT

AERIAL VIEWS - FRONT

Scale	
Project number	230315
Date	04/01/2025

-BZA-0103





1 Aerial View (Rear) - Proposed

2 Aerial View (Rear) - Existing



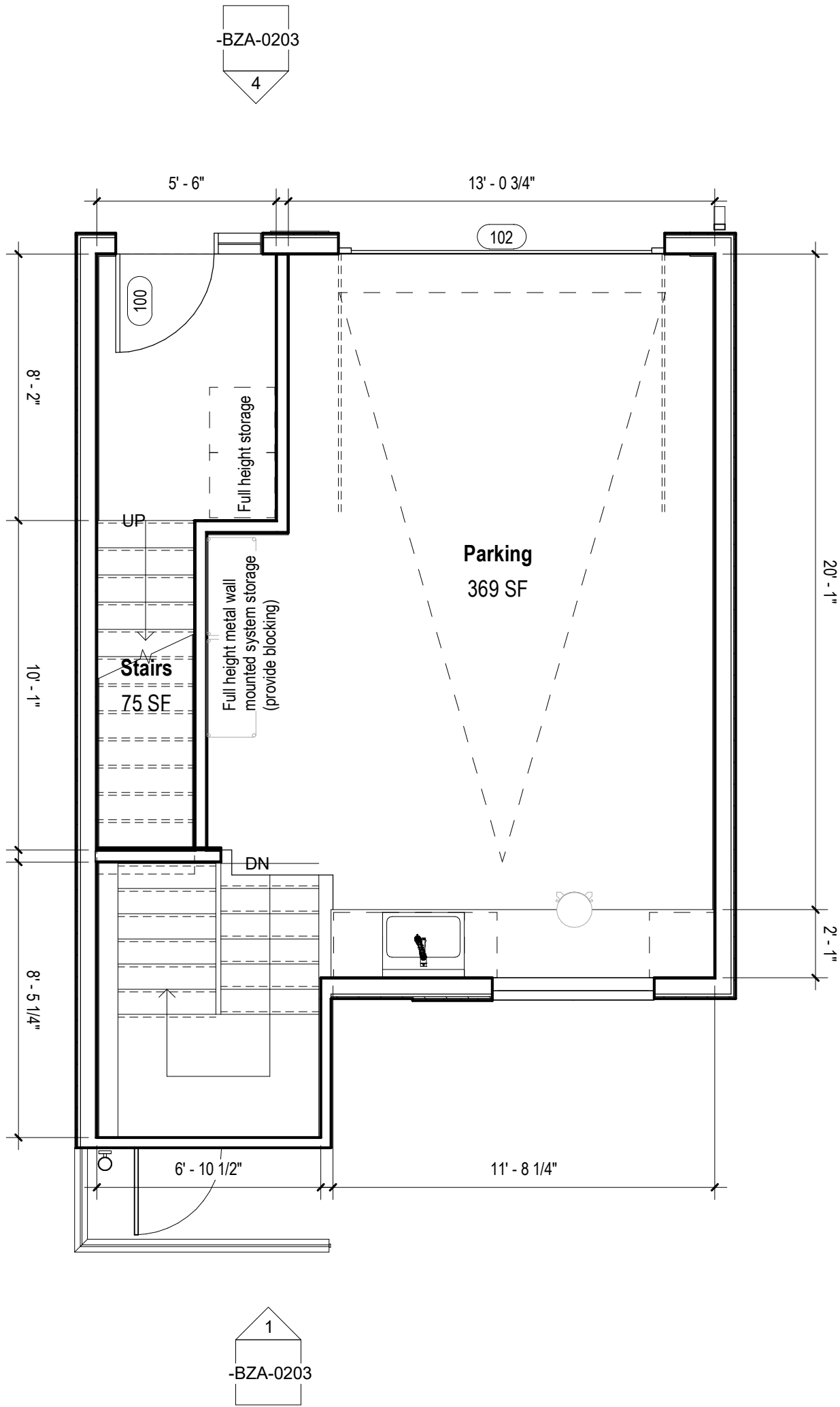
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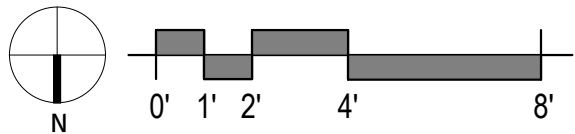
AERIAL VIEWS - REAR

Scale	
Project number	230315
Date	04/01/2025

-BZA-0104



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



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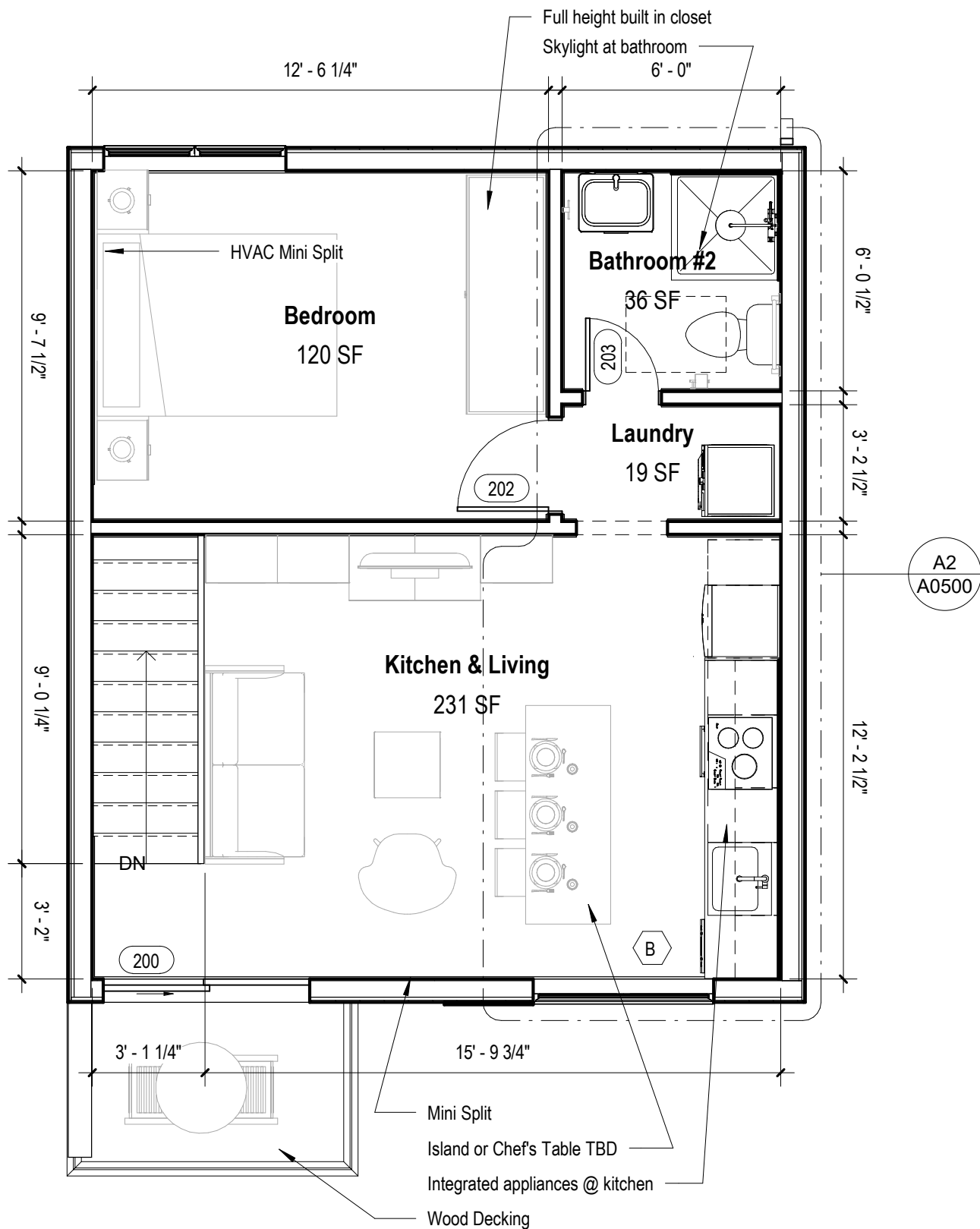
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ADDITIONAL DWELLING UNIT

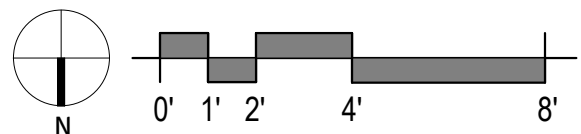
PROPOSED FLOOR PLANS

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

-BZA-0200



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



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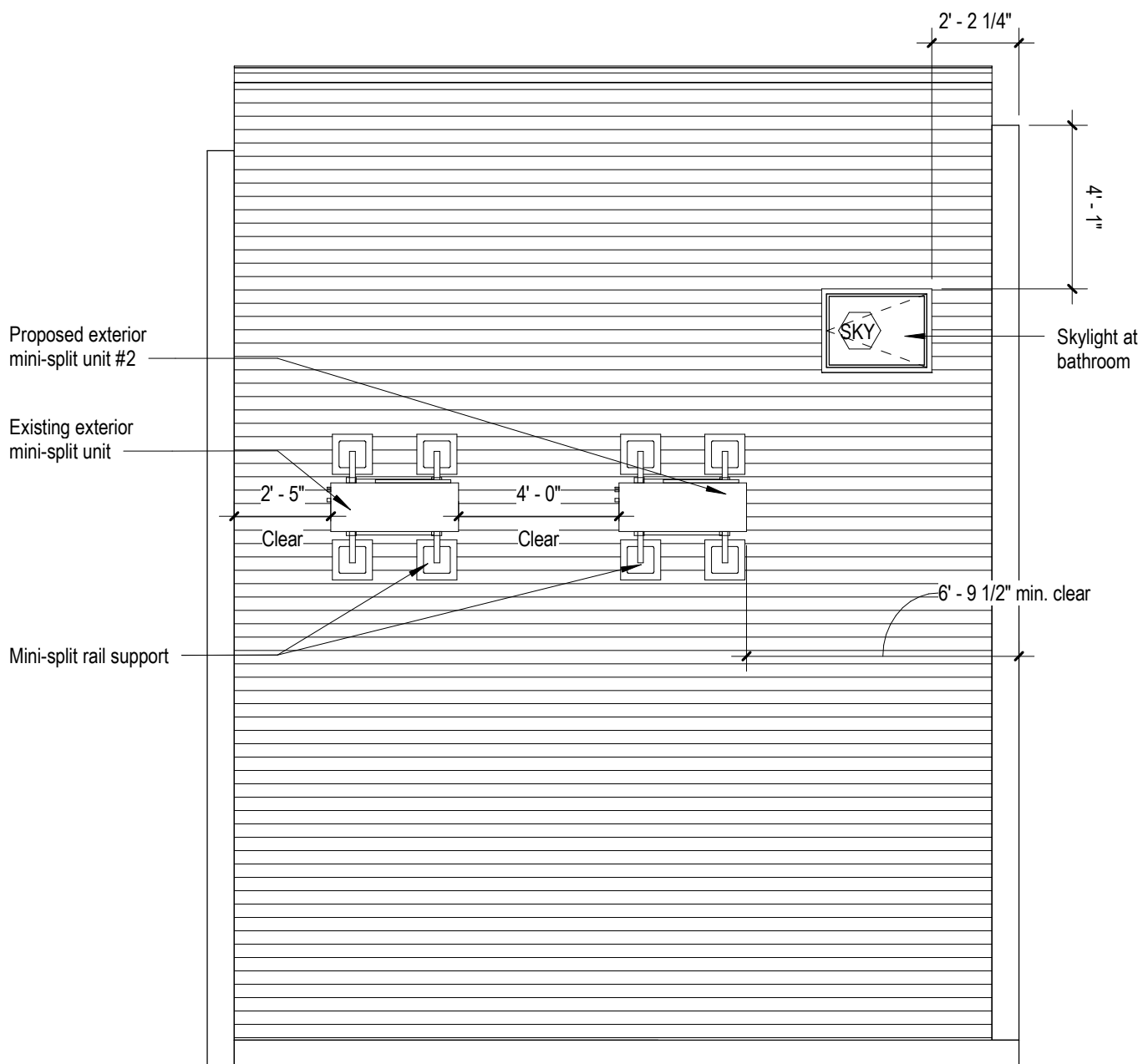
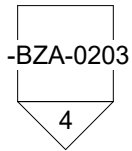
ADDITIONAL DWELLING UNIT

PROPOSED FLOOR PLANS

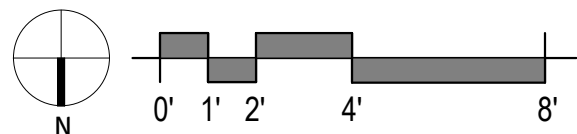
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Project number	230315
Date	04/01/2025

-BZA-0201

7/29/2025 12:17:00 PM



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



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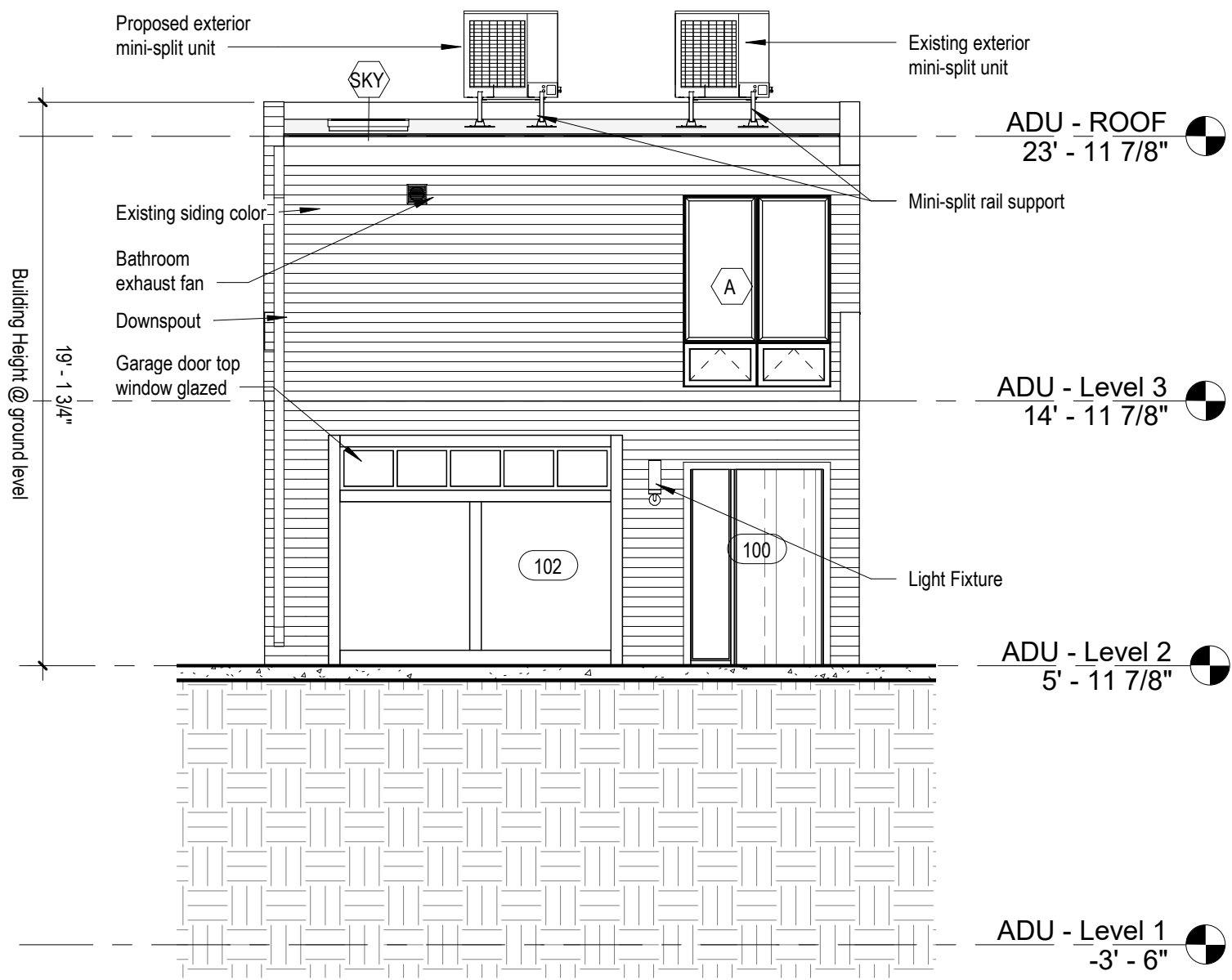
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ADDITIONAL DWELLING UNIT

PROPOSED FLOOR PLANS

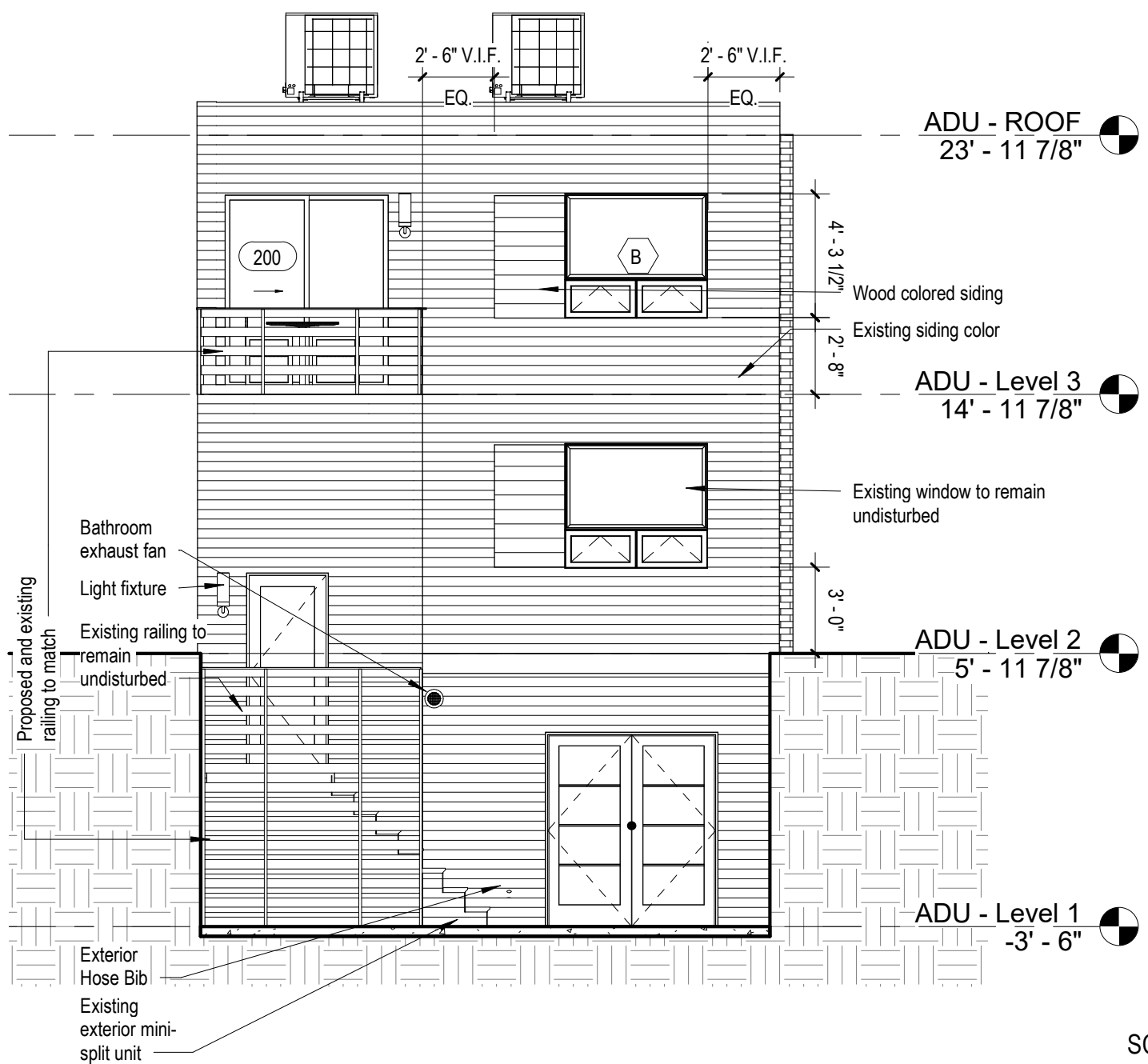
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Project number	230315
Date	04/01/2025

-BZA-0202



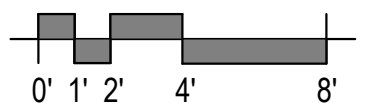


④ Rear Elevation - Proposed  
3/16" = 1'-0"



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

SCALE 3/16" = 1'-0"



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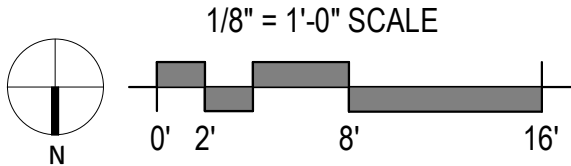
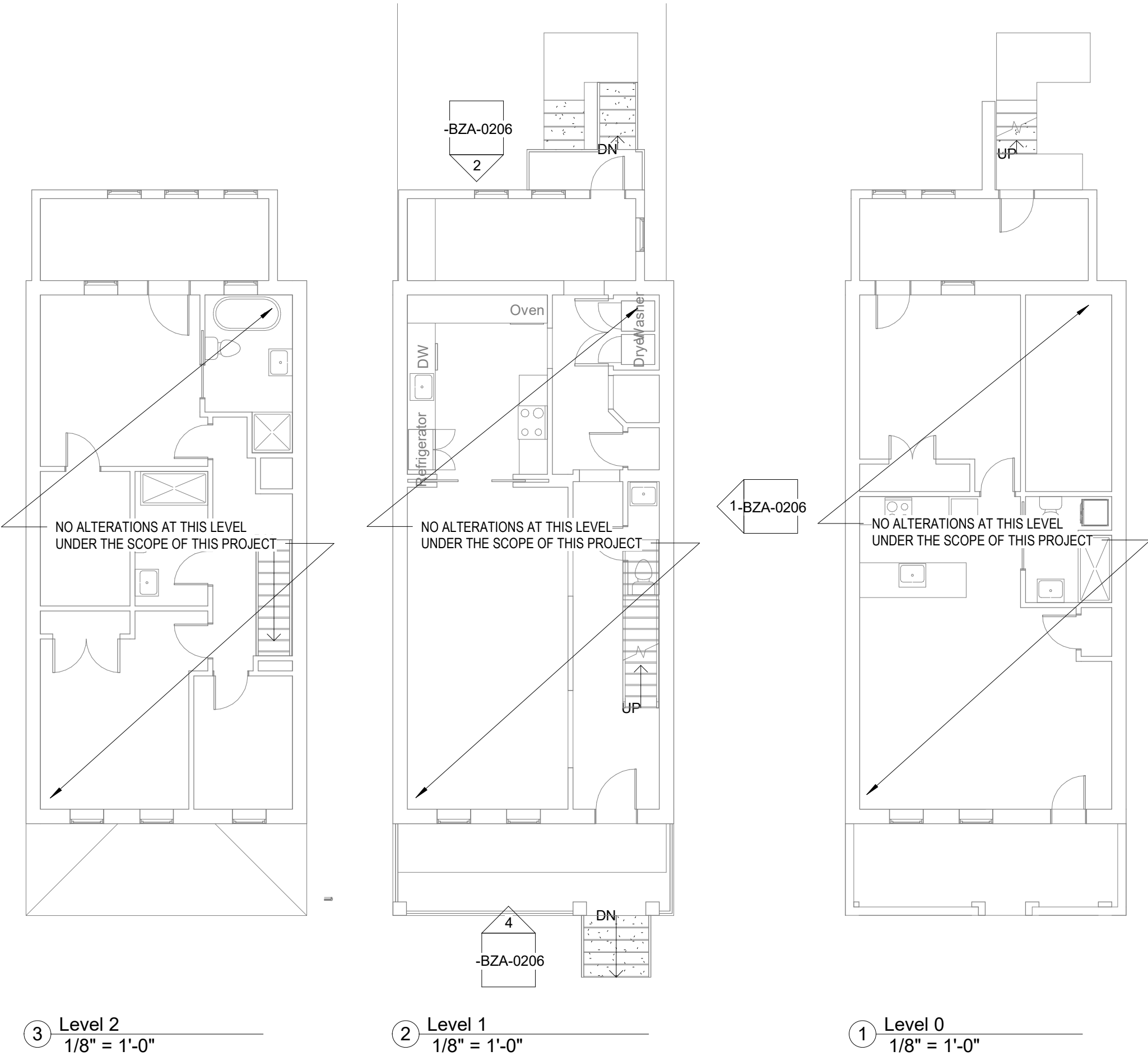
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ADDITIONAL DWELLING UNIT

PROPOSED ELEVATIONS

Scale	3/16" = 1'-0"
Project number	230315
Date	04/01/2025

-BZA-0203



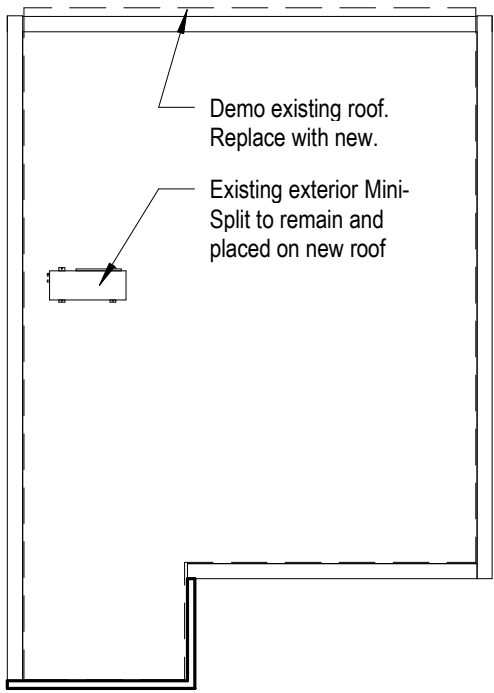


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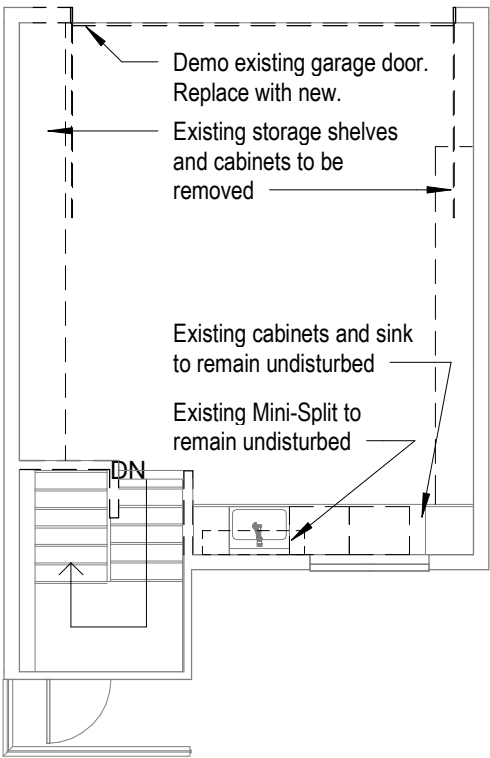
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ADDITIONAL DWELLING UNIT

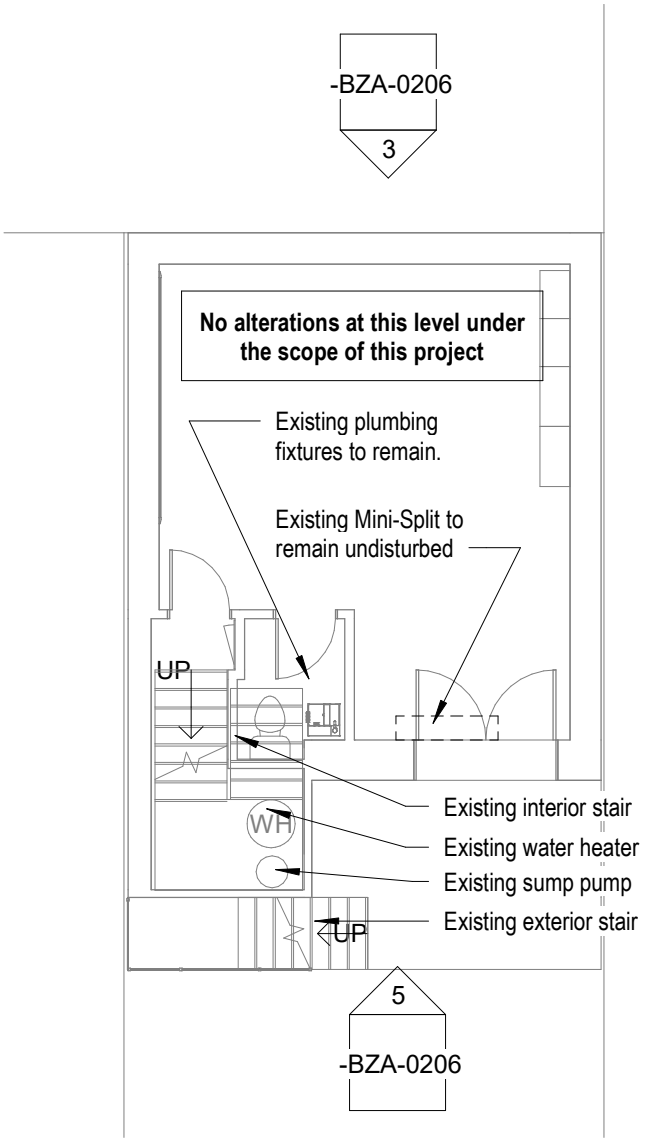
EXISTING FLOOR PLANS		
Scale	1/8" = 1'-0"	<b>-BZA-0204</b>
Project number	230315	
Date	04/01/2025	



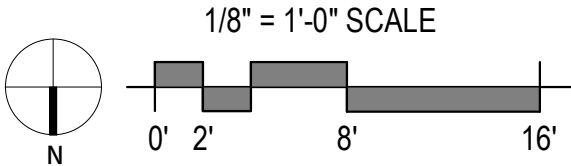
3 ADU - Level 3 Existing  
1/8" = 1'-0"



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



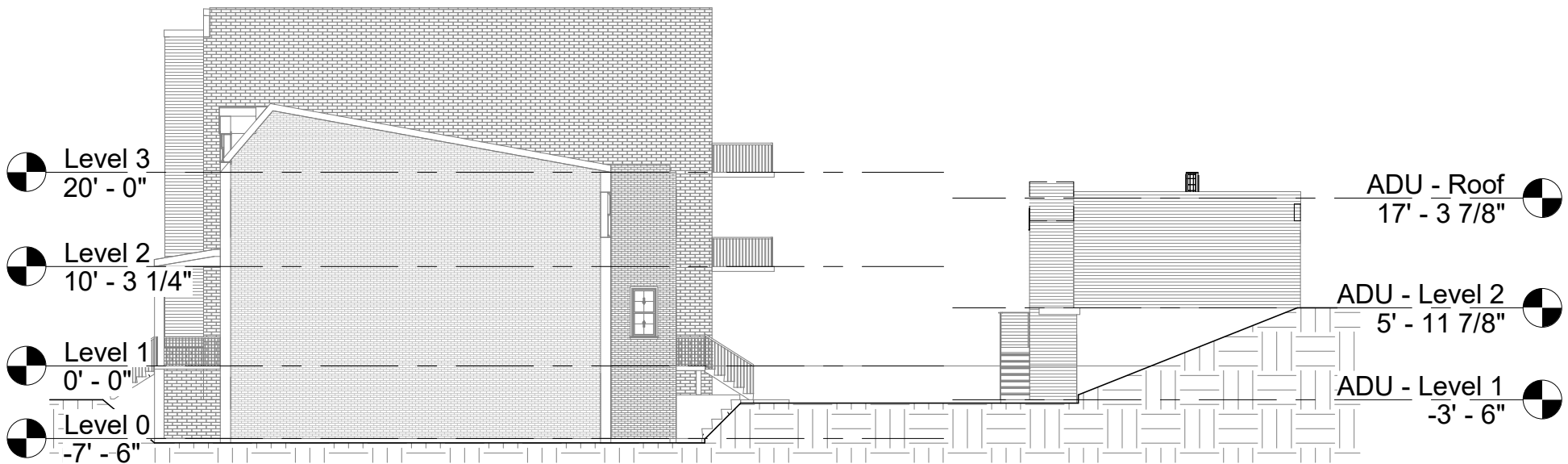
1 ADU - Level 1 Existing  
1/8" = 1'-0"



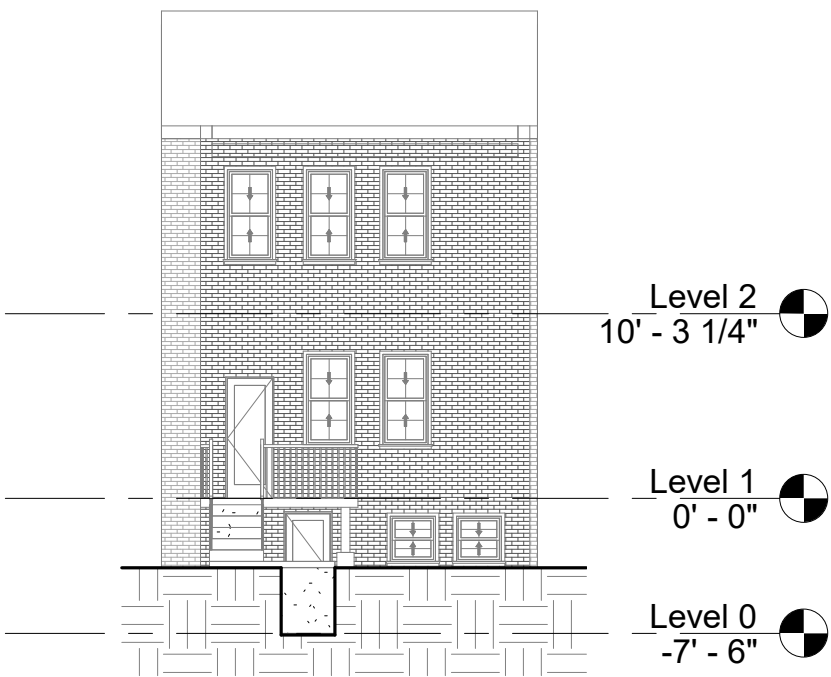
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**VALLABHAN**  
1231 F St NE  
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**ADDITIONAL DWELLING UNIT**

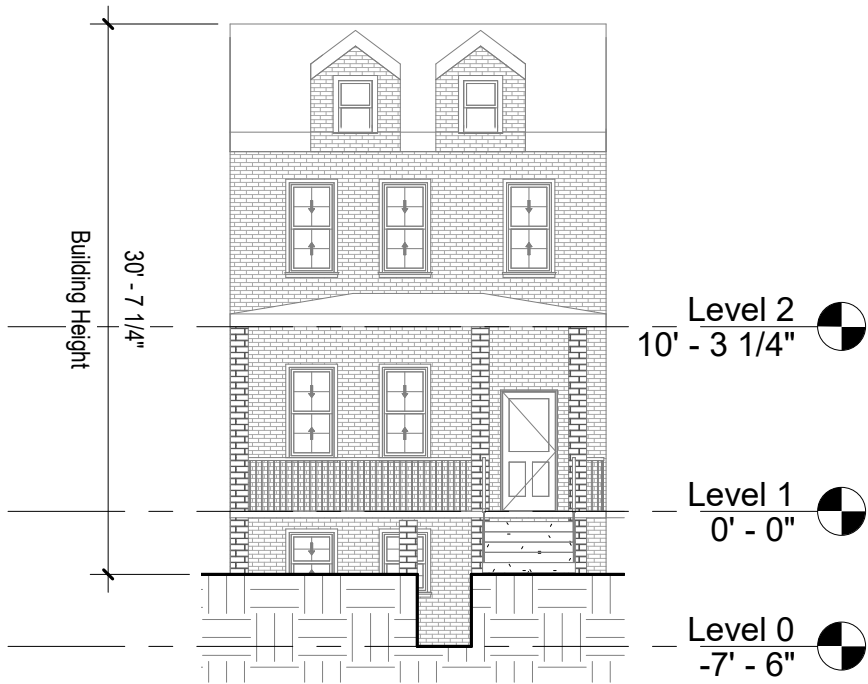
EXISTING FLOOR PLANS		
Scale	1/8" = 1'-0"	<b>-BZA-0205</b>
Project number	230315	
Date	04/01/2025	



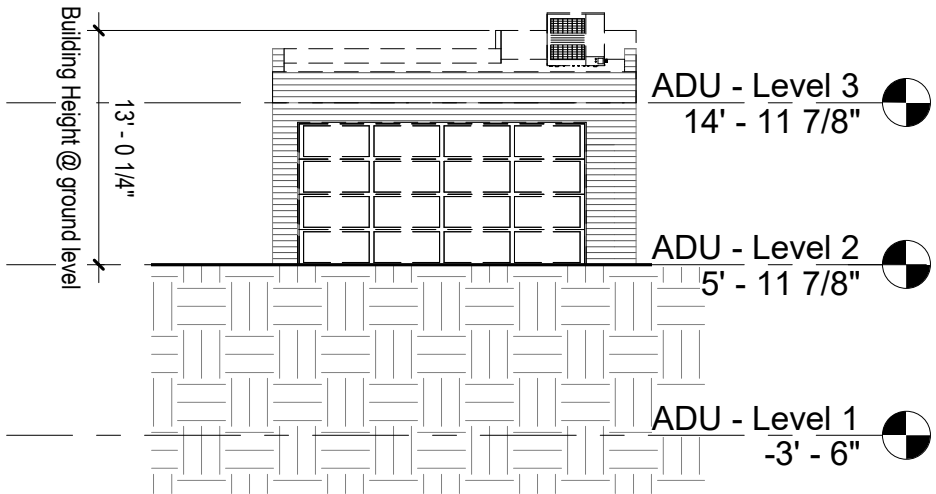
1 East - Existing  
1/16" = 1'-0"



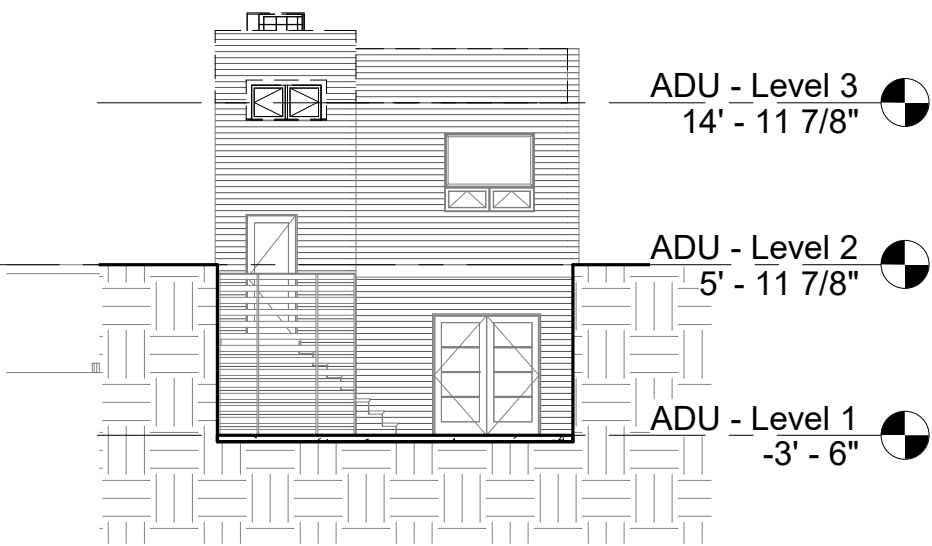
2 North - Existing  
3/32" = 1'-0"



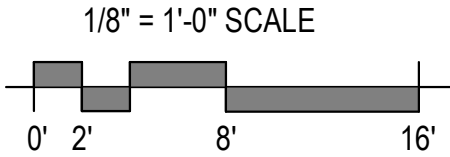
4 South - Existing  
3/32" = 1'-0"



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



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



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ADDITIONAL DWELLING UNIT

EXISTING ELEVATIONS

Scale	As indicated
Project number	230315
Date	04/01/2025

-BZA-0206



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



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



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



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ADDITIONAL DWELLING UNIT

SUMMER SUN SHADE STUDY - ELEVATIONS

Scale	1" = 10'-0"
Project number	230315
Date	04/01/2025

-BZA-0300



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



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



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



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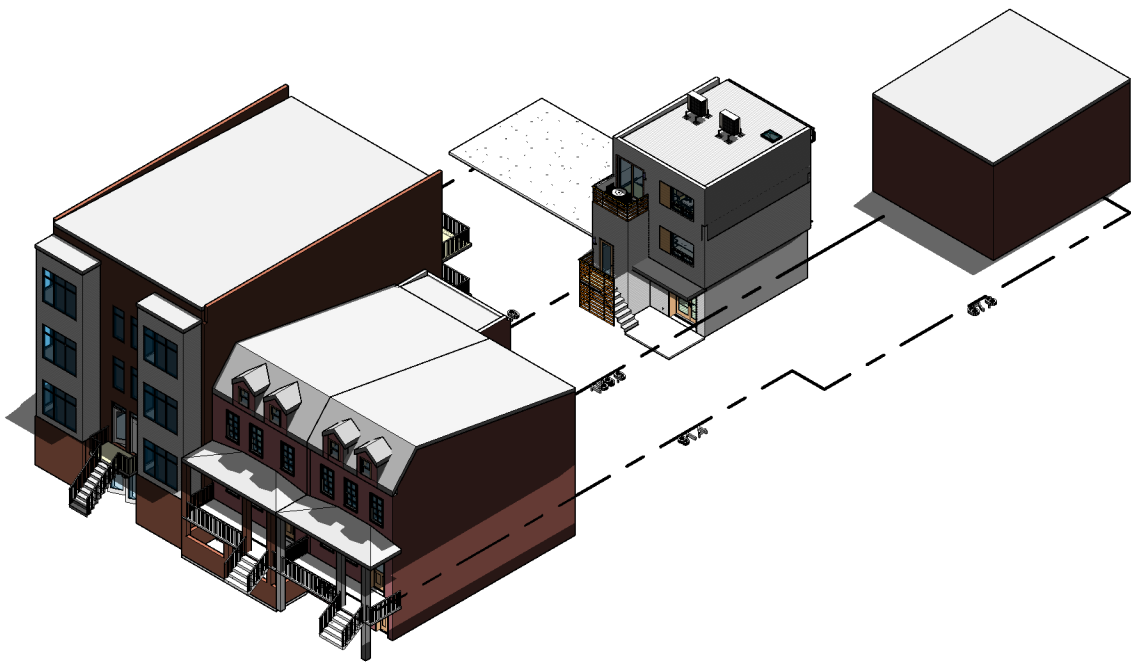
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Washington DC 20015  
ADDITIONAL DWELLING UNIT

WINTER SUN SHADE STUDY - ELEVATIONS

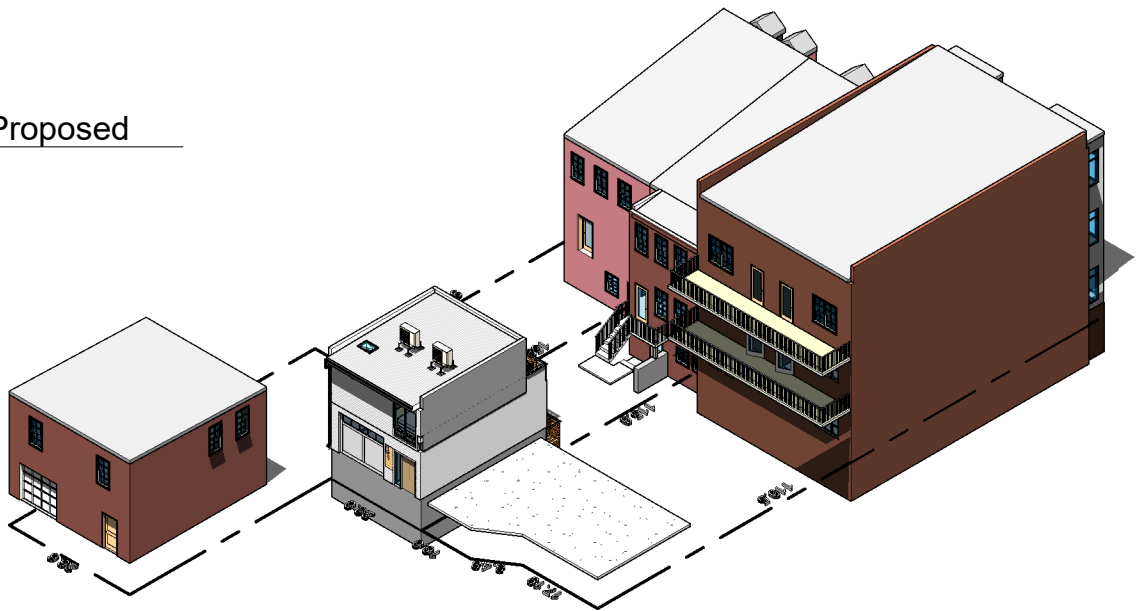
Scale	1" = 10'-0"
Project number	230315
Date	04/01/2025

-BZA-0301

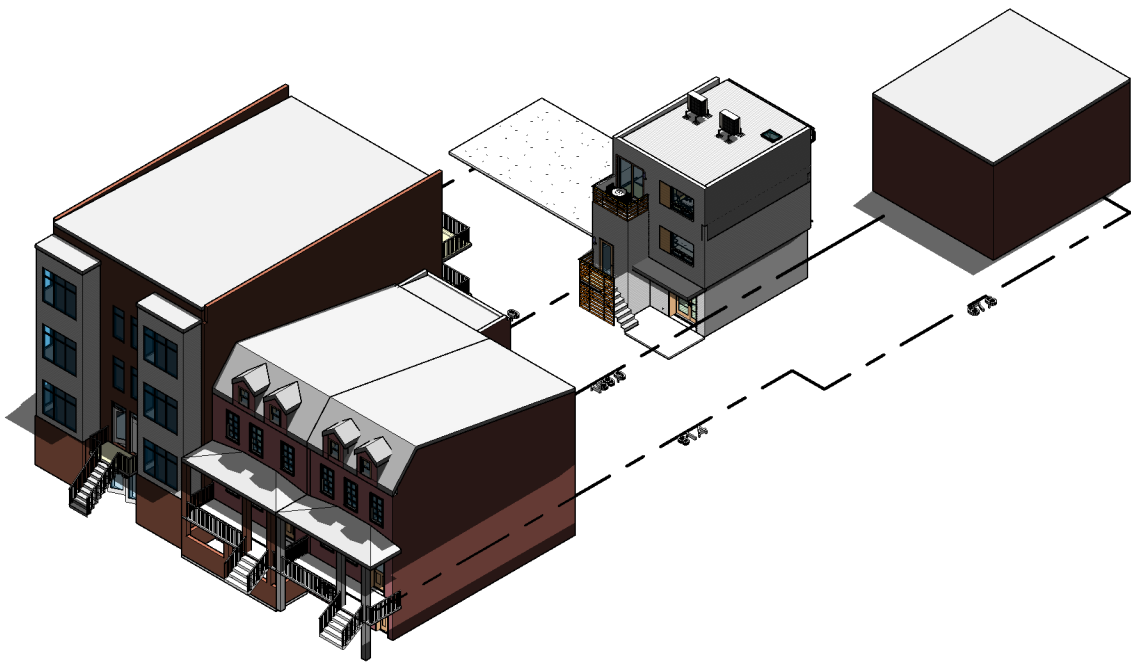




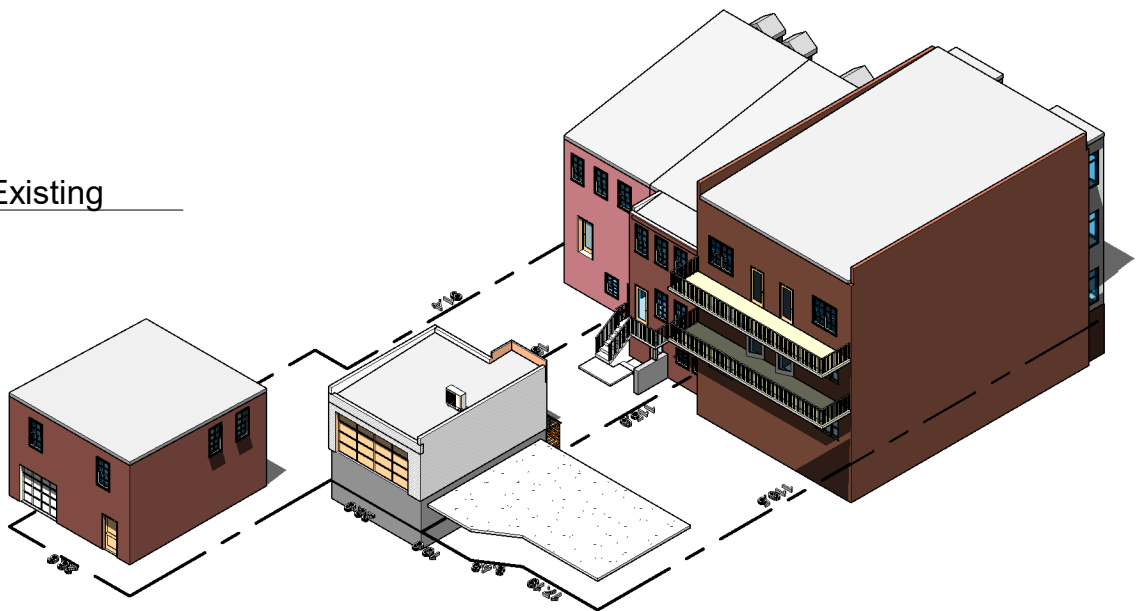
3 Summer Sun Shade (Front) - Proposed



1 Summer Sun Shade (Rear) - Proposed



4 Summer Sun Shade (Front) - Existing



2 Summer Sun Shade (Rear) - Existing



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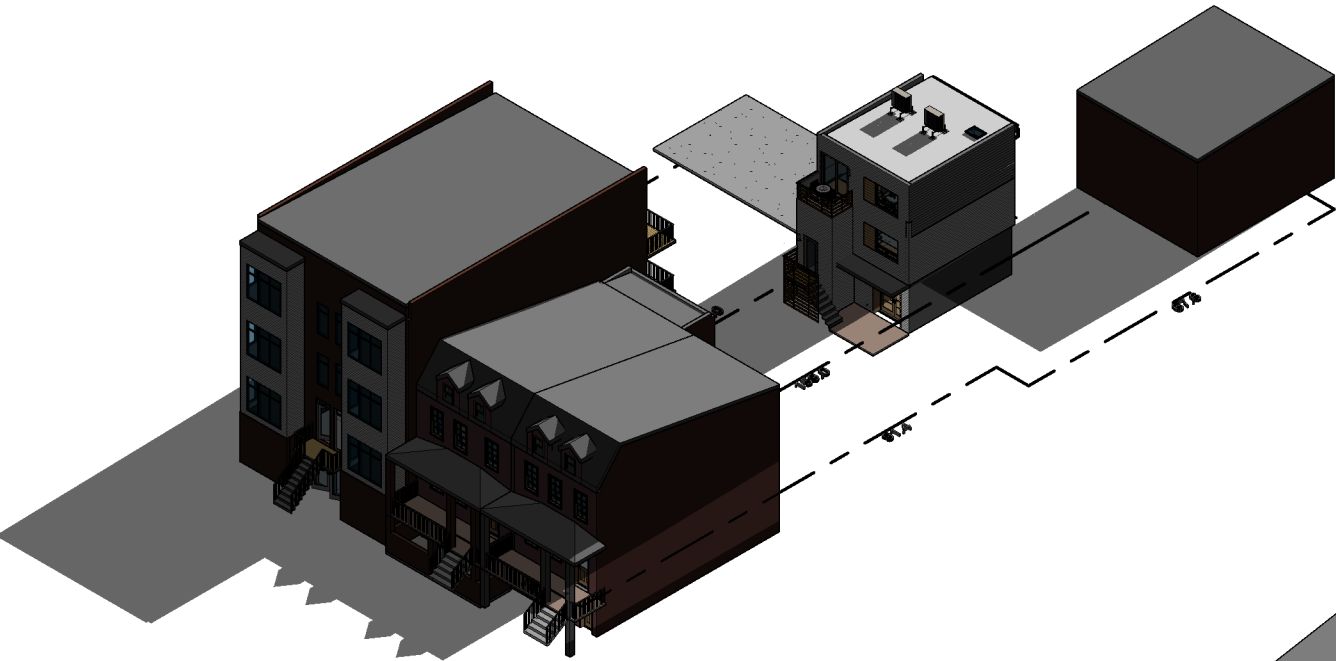
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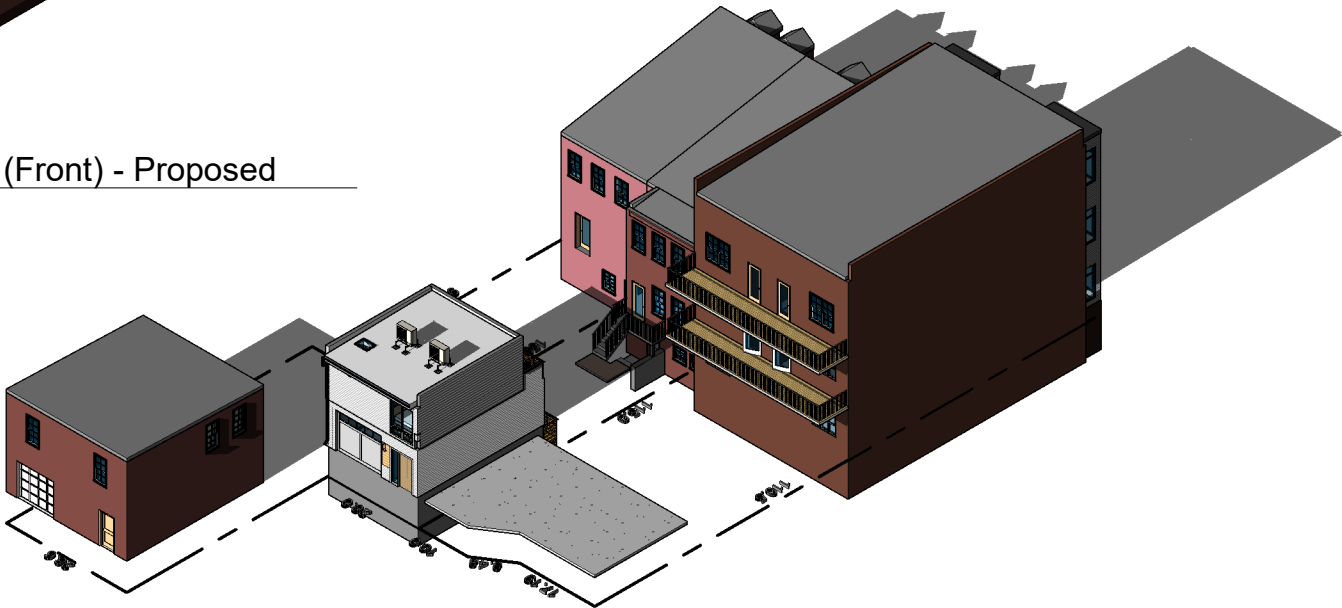
SUMMER SUN SHADE STUDY - PERSPECTIVES

Scale	
Project number	230315
Date	04/01/2025

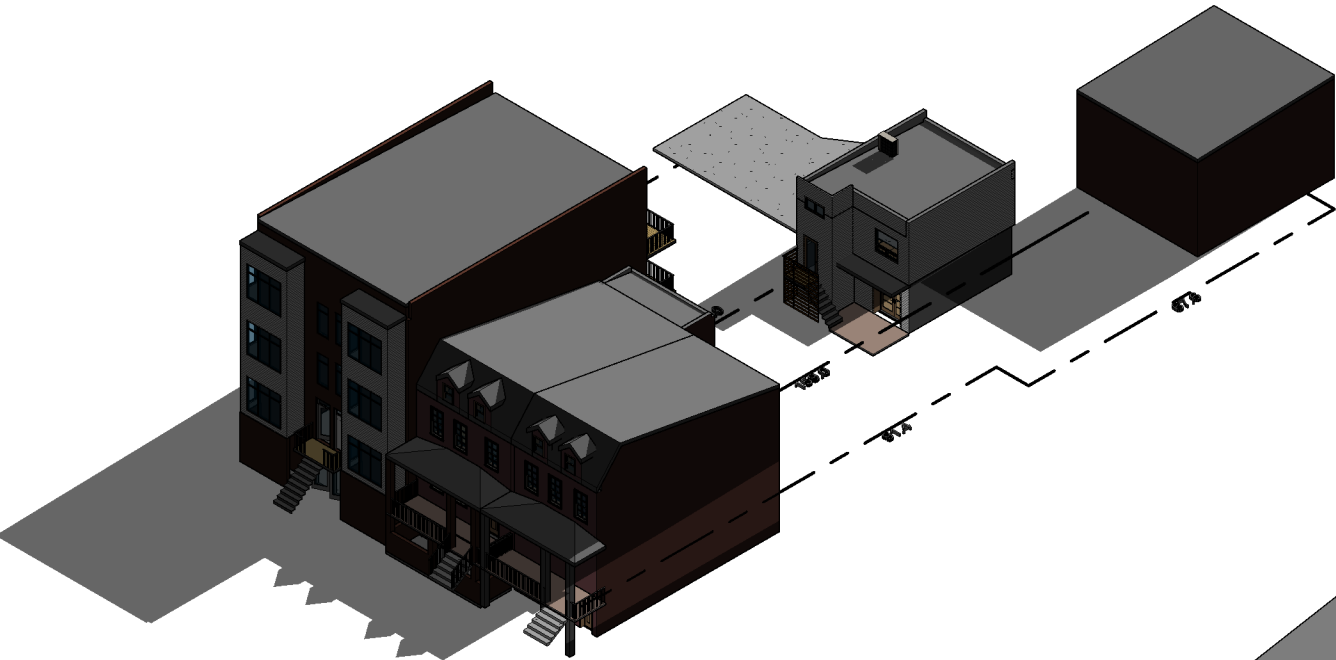
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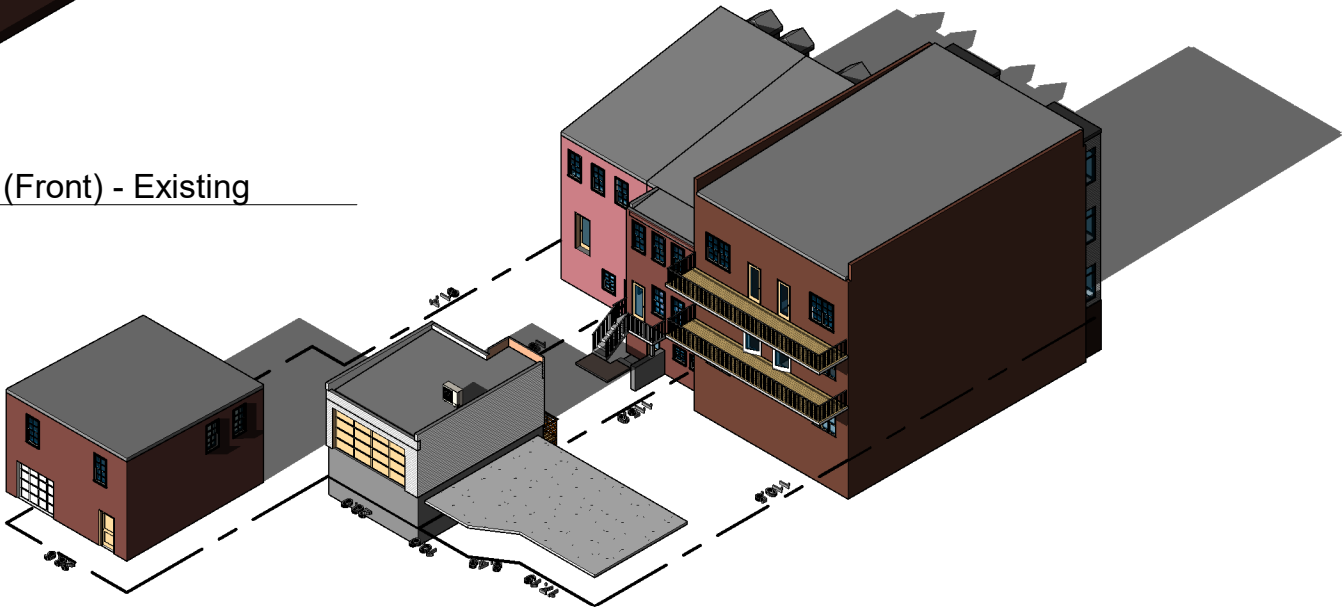
2 Winter Sun Shade (Front) - Proposed



4 Winter Sun Shade (Rear) - Proposed



1 Winter Sun Shade (Front) - Existing



3 Winter Sun Shade (Rear) - Existing