

PROJECT DESCRIPTION			
THE EX'G SINGLE FAMILY RESIDENCE IS A 2 STORY W/ BSMT MASONRY HOUSE ORIGINALLY BUILT IN 1955.			
SCOPE OF PROJECT IS AS FOLLOWS:			
ZONING DATA			
SQUARE	1548		
LOT	832		
ZONE	R-1B		
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	1	1	UNCHANGED
NUMBER OF PARKING SPACES	1	1	UNCHANGED
SIDE YARD SETBACK LEFT	8' MIN	8.0'	UNCHANGED
SIDE YARD SETBACK RIGHT	8' MIN	5.8'	UNCHANGED
REAR YARD SETBACK	25' MIN	20.0'	UNCHANGED
BUILDING HEIGHT	40' MAX	25'	UNCHANGED
LOT AREA	5,000 SF MIN	2,478 SF	UNCHANGED
FLOOR AREA RATIO	N/A	N/A	N/A
BUILDING AREA (FOOTPRINT ≥ 4 FEET ABV. GRADE)	853 SF	853 SF	895 SF
LOT OCCUPANCY	40% MAX	34.40%	36.12%
PERVIOUS SURFACE	50% MIN	31.50%	37.00%
GREEN AREA RATIO (IF APPLICABLE)	N/A	N/A	N/A
LOT WIDTH	50' MIN	42.8'	UNCHANGED
NUMBER OF STORIES	3	1	UNCHANGED

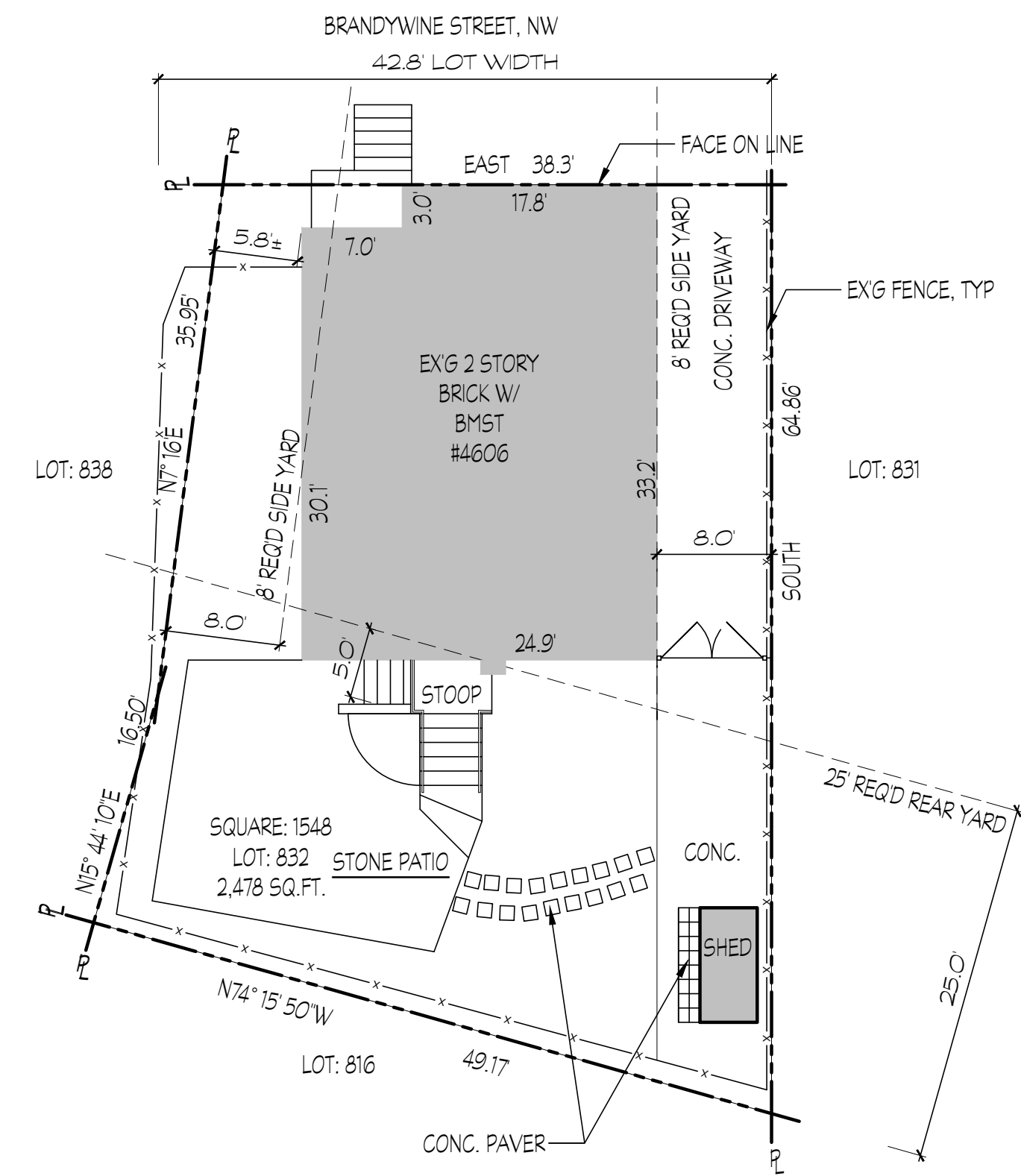
PERVIOUS SURFACE (50% MIN.)	EXISTING	PROPOSED
	31.50%	37.00%



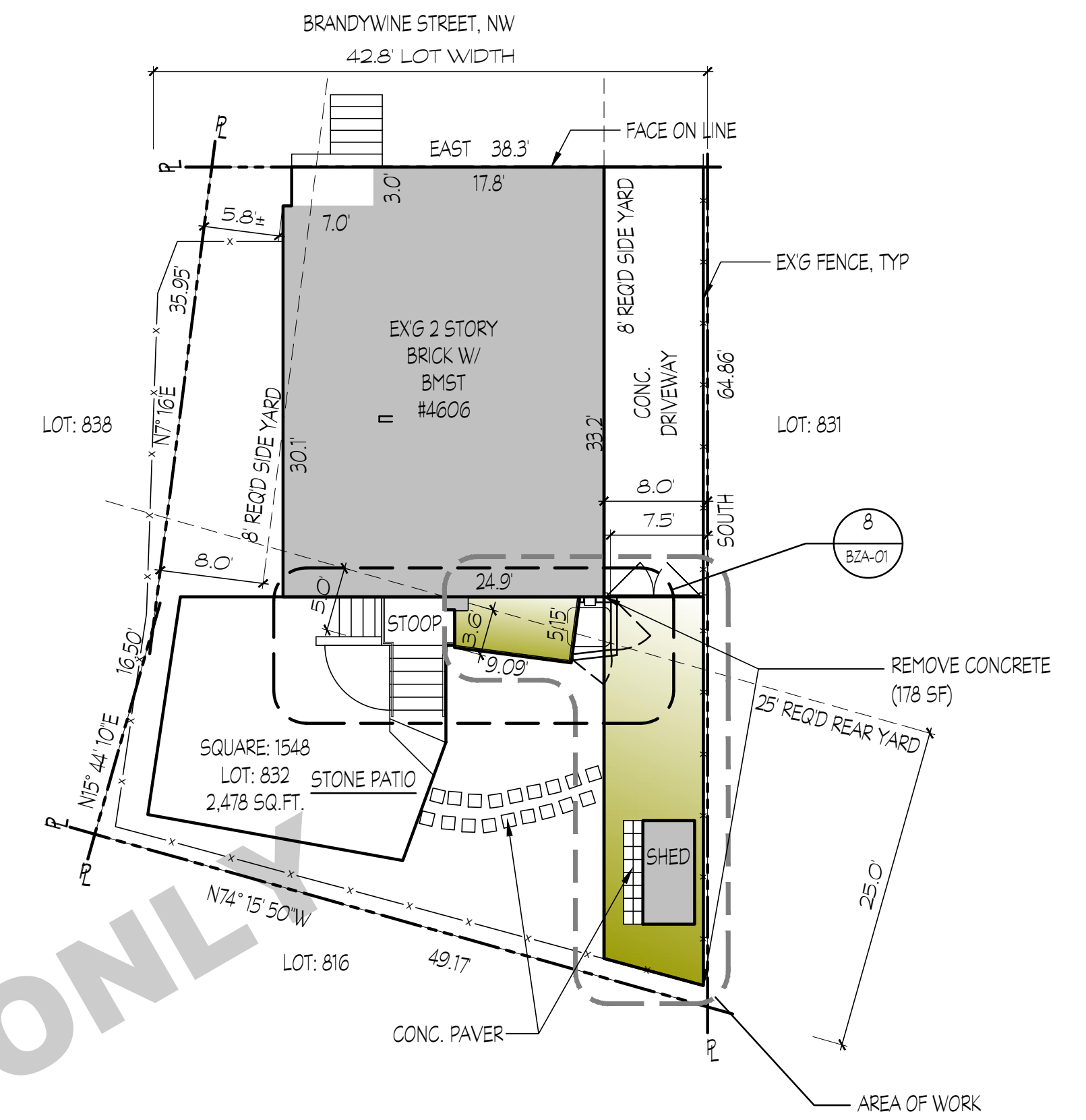
1 SITE LOCATION PLAN
NTS



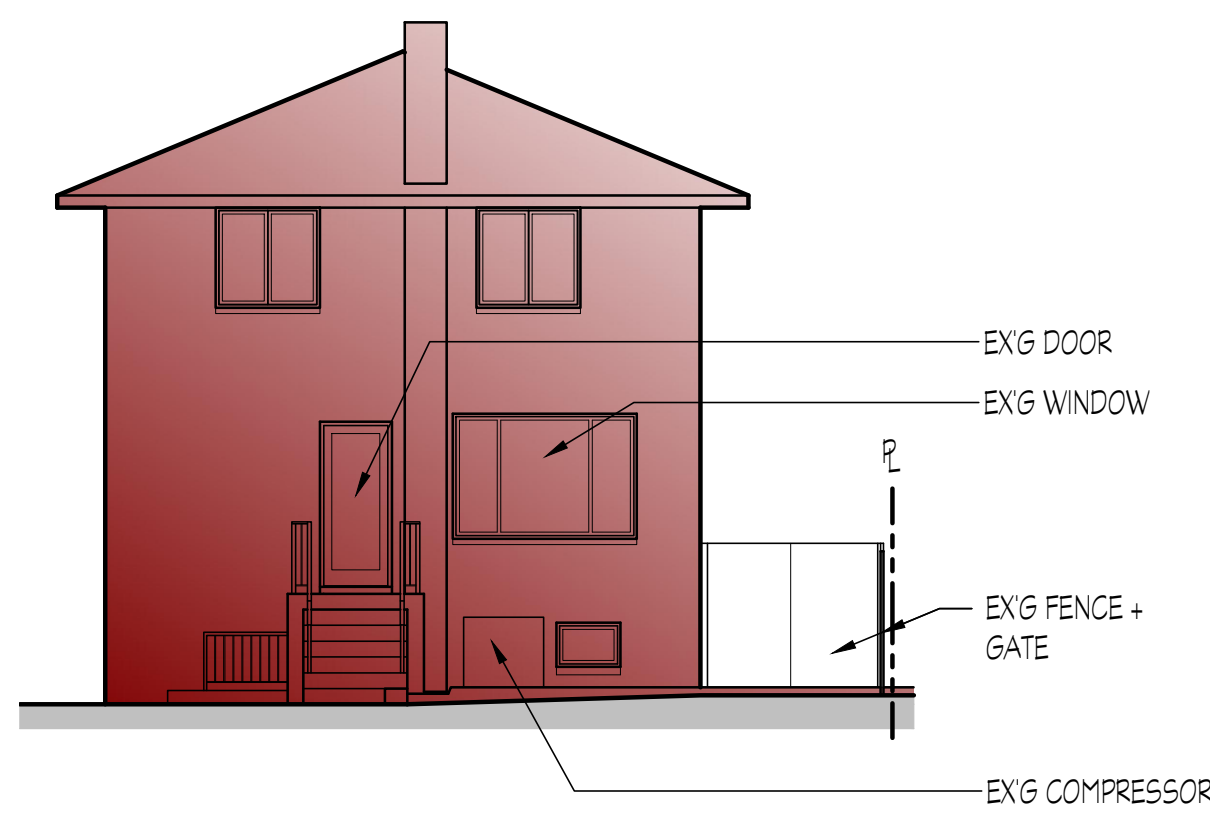
4 PROPOSED VIEW AT REAR OF RESIDENCE
NTS



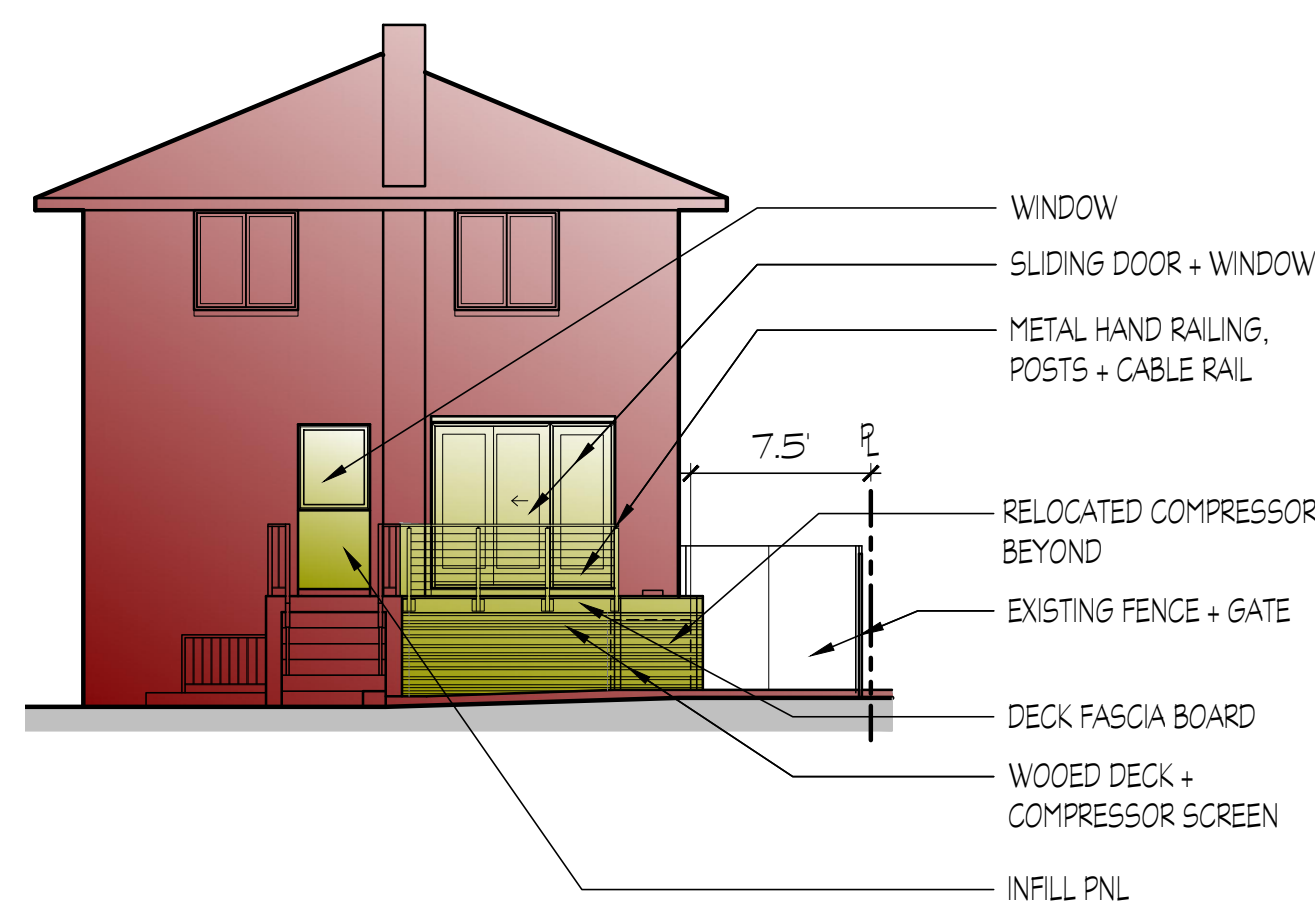
2 EXISTING SITE PLAN
1" = 10'



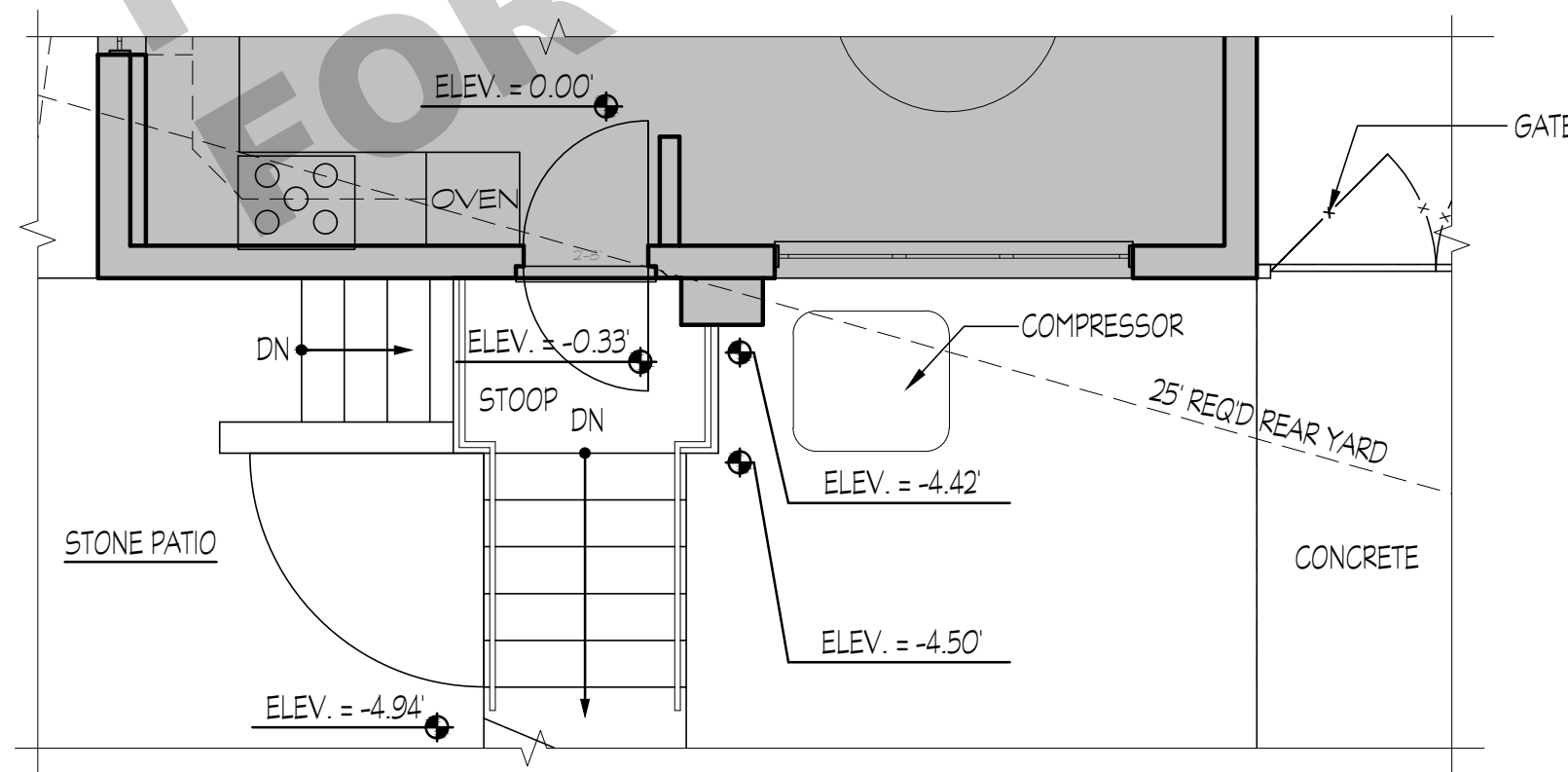
3 PROPOSED SITE PLAN
1" = 10'



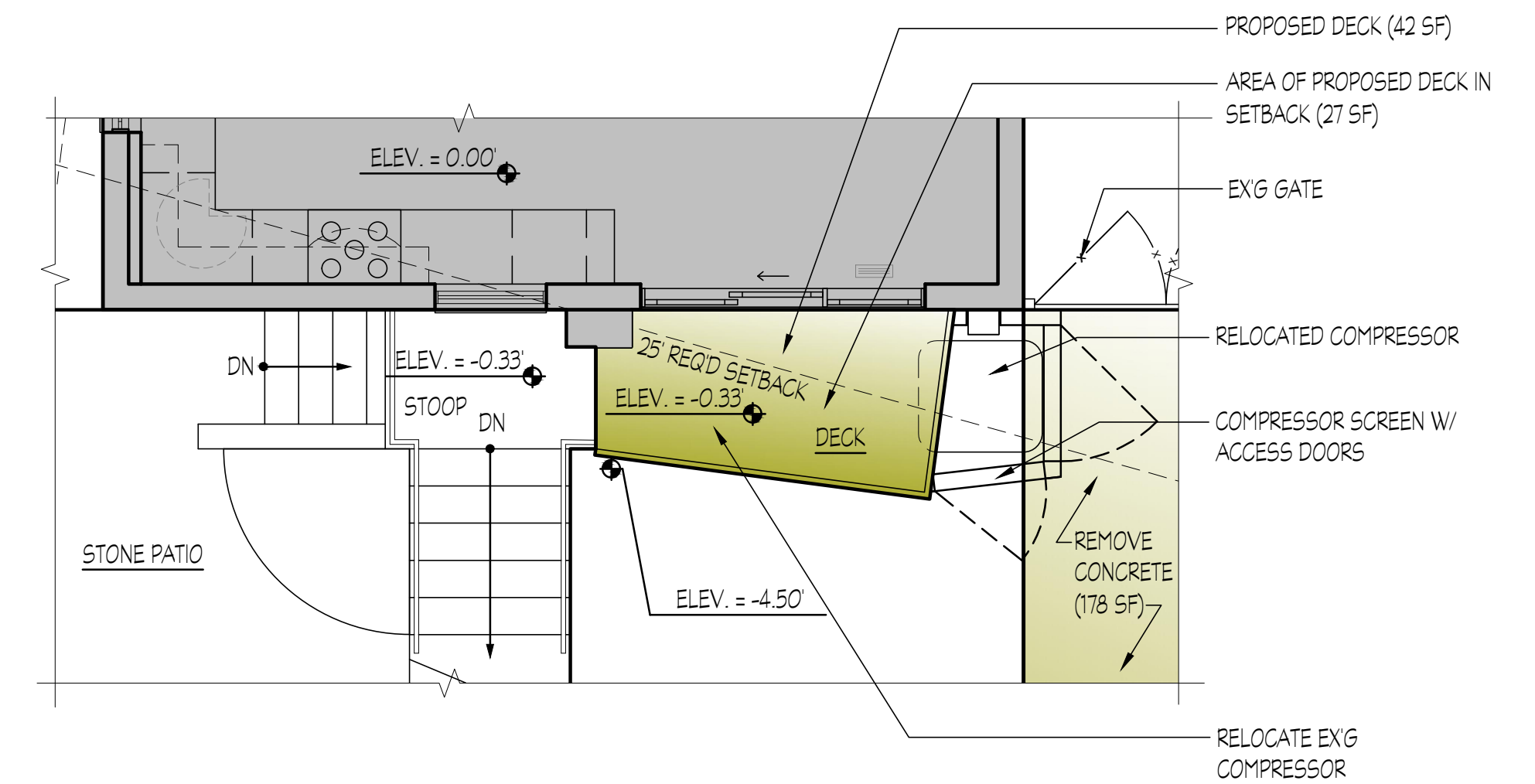
5 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



6 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



7 EXISTING PARTIAL FLOOR PLAN
1/4" = 1'-0"



8 PROPOSED PARTIAL FLOOR PLAN
1/4" = 1'-0"



OSSOLINSKI ARCHITECTS
1633 CONNECTICUT AVE, NW SUITE 200
WASHINGTON, DC. 20009
TELEPHONE: 202.966.9449

RENOVATIONS TO THE:
ROKUS RESIDENCE
4606 Brandywine Street NW, Washington, DC 20016

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