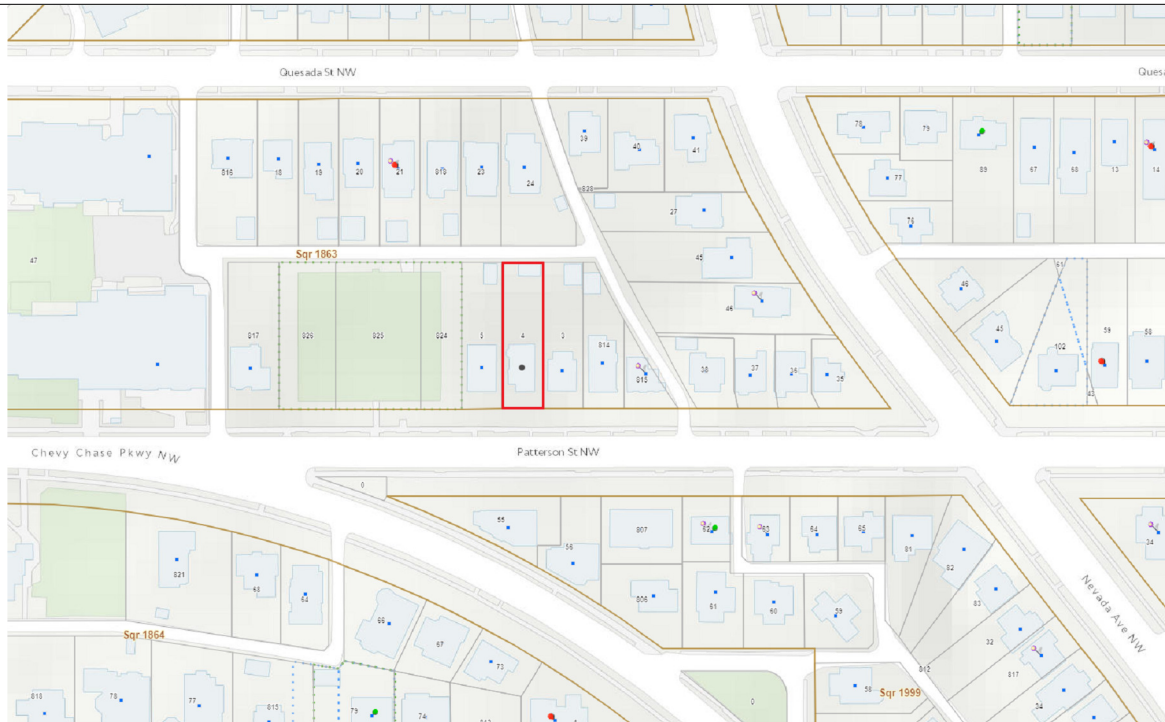


# ADDITIONAL DWELLING UNIT Bosch Residence BZA Application

OCTOBER 2023,  
100% SET

PROJECT LOCATION - 3621 Patterson Street NW, Washington DC 20015



## PROJECT DESCRIPTION

The project at the Bosch Residence involves the alteration and addition of an existing garage to accommodate an additional dwelling unit. The building consists of a single story.

**Structure:** addition of a single story structure adjacent to existing masonry garage

**Plumbing:** 2 new full bathrooms, 1 kitchen, and laundry

**Mechanical:** multi head mini split, laundry and bath exhausts

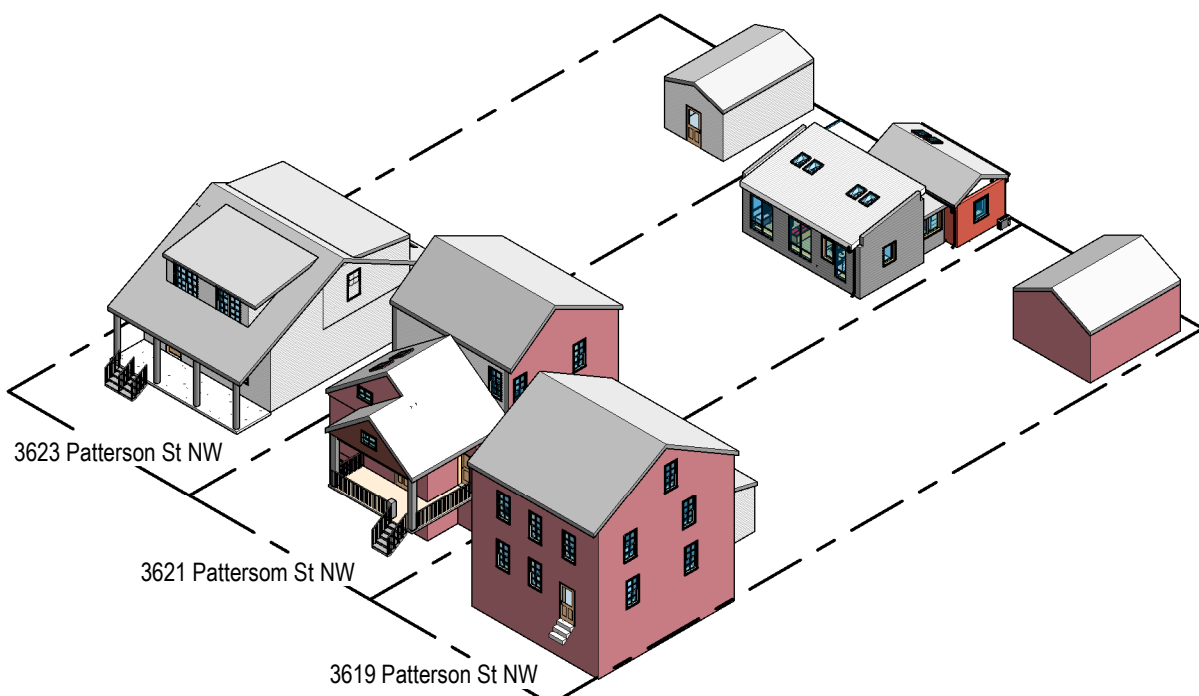
**Electrical:** all new system

**Exterior Envelope:** 2x6 zip system and cement board siding

**Building Footprint:** slab on grade

**Change of Use:** from garage to single-story additional dwelling unit

## 3D SITE VIEW



## SHEET INDEX

Sheet Number	Sheet Name
-A-0000	COVER SHEET
-A-0100	ZONING REPORT
-A-0101	ZONING SUMMARY
-A-0102	FRONT AERIAL VIEWS
-A-0103	REAR AERIAL VIEWS
-A-0200	EXTERIOR ELEVATIONS
-A-0201	PROPOSED 1st FLOOR PLAN
-A-0202	PROPOSED ROOF
-A-0203	EXISTING FLOOR PLANS
-A-0500	Sun Shade Study Summer - Elevations
-A-0501	Sun Shade Study Winter - Elevations
-A-0502	Sun Shade Study Summer - Perspectives
-A-0503	Sun Shade Study Summer - Perspectives
-A-0504	Sun Shade Study Winter - Perspectives
-A-0505	Sun Shade Study Winter - Perspectives
-A-0506	Sun Shade Study Summer - Site
-A-0507	Sun Shade Study Winter - Site



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**BOSCH**  
3621 PATTERSON ST NW  
WASHINGTON, DC 20015  
**ADDITIONAL DWELLING UNIT**

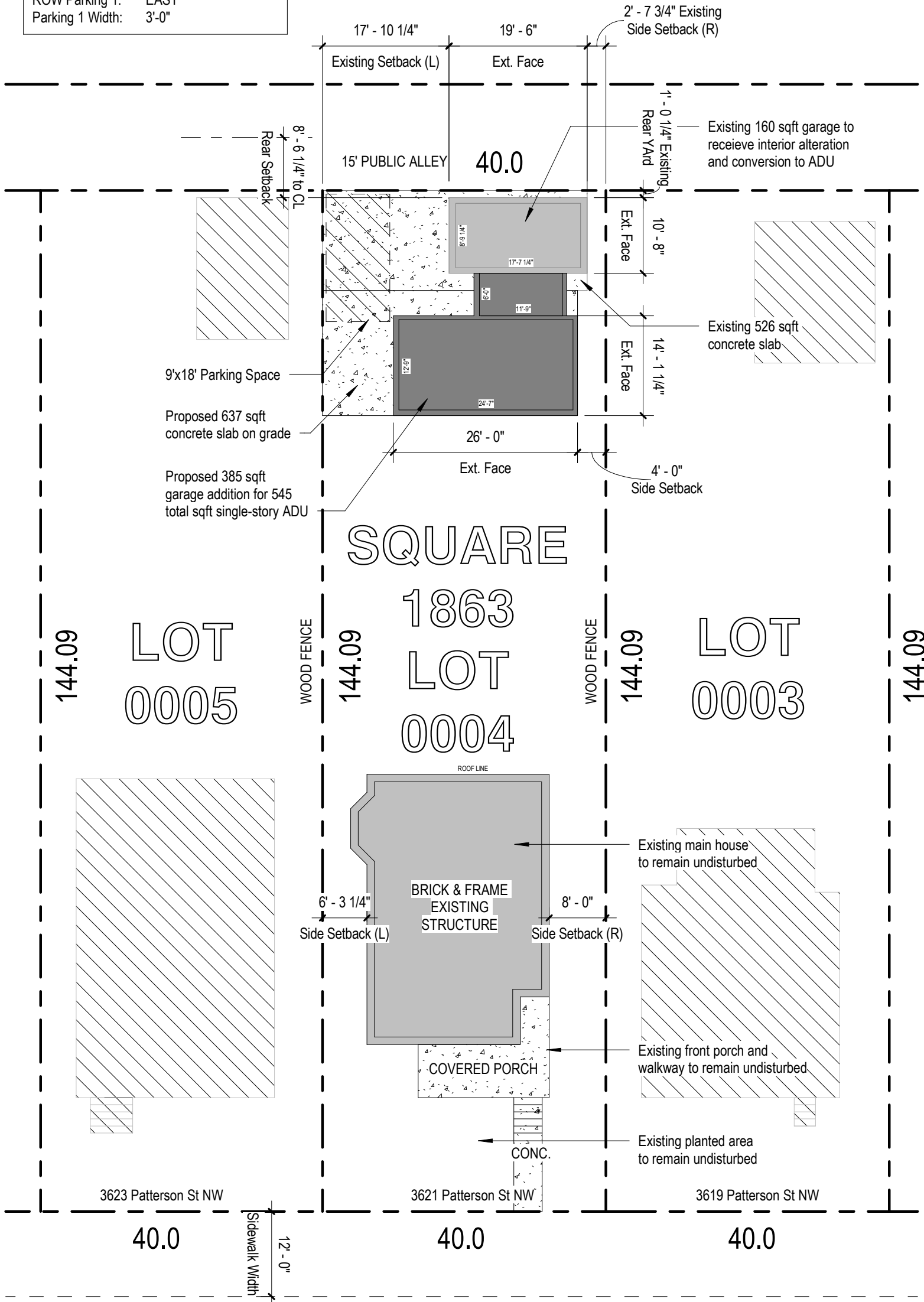
COVER SHEET

Scale	
Project number	210618
Date	10/10/2023

**-A-0000**

**DDOT Tops - Permit Location Information**

Address: 3621 PATTERSON ST  
 Quadrant: NORTHWEST  
 Zip Code: 20015  
 SSL: 1863 / 0004  
 Zone: R-1-B  
 Ward: 3  
 ROW Total: 60'-0"  
 ROW Sidewalk 1: EAST  
 Sidewalk 1 Width: 12'-0"  
 ROW Parking 1: EAST  
 Parking 1 Width: 3'-0"



**ARQ**  
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**ADDITIONAL DWELLING UNIT**

ZONING REPORT	
Scale	1/16" = 1'-0"
Project number	210618
Date	10/10/2023
<b>-A-0100</b>	

**BUILDING CODE AND ZONING SUMMARY**

**OWNER INFORMATION**  
**NAME:** ANDREA BOSCH  
**ADDRESS:** 3621 PATTERSON ST NW, WASHINGTON DC 20015  
**EMAIL:** ANDIBOSCH@GMAIL.COM  
**PHONE NUMBER:** (202) 725 - 4545

**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 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** R-1-B (SINGLE FAMILY DETACHED)  
**PROPOSED BUILDING OCCUPANCY USE GROUP** R-1-B (SINGLE FAMILY + ADDITIONAL DWELLING)

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

<u>LEVEL</u>	<u>EXISTING AREA(SF)</u>	<u>ADD/ALTER AREA(SF)</u>	<u>PROPOSED AREA (SF)</u>
BASEMENT	803	0	0
1ST FLOOR	837	0	0
2ND FLOOR	985	0	0
GARAGE	160	160	0
ADU ADDITION 1	0	0	385
TOTAL	2,785	160	385
TOTAL ADU	-	-	545

	<u>EXISTING</u>	<u>PROPOSED</u>
<b>BUILDING USE:</b>	SINGLE FAMILY	SINGLE FAMILY + ADU
<b># OF STORIES:</b>	2	2
<b>STORIES PLUS:</b>	BASEMENT + GARAGE	BASEMENT + ADU
<b># OF DWELLING UNITS:</b>	1	2

<u>AREA COVERAGE:</u>	<u>EXISTING</u>	<u>PROPOSED</u>
TOTAL LOT AREA (SQFT):	5,764 SQFT	EXISTING TO REMAIN
SIDE YARD SETBACK (LEFT)	8 FT	0 FT
SIDE YARD SETBACK (RIGHT)	5 FT	5 FT
REAR YARD SETBACK	2 FT	2 FT

<u>BUILDING AREA:</u>	<u>EXISTING</u>	<u>PROPOSED</u>
LOT OCCUPANCY:	20%	28%
PERVIOUS SURFACE:	13%	26%
GREEN AREA RATIO:	67%	46%

**EXISTING FOOTPRINT AREA OF BUILDING:** 1,180 SQFT  
**PROPOSED FOOTPRINT AREA OF BUILDING:** 1,180 + 445 SQFT  
**FLOORS INVOLVED IN THIS PROJECT:** ADDITIONAL DWELLING UNIT (653 SQFT)

**\*\*TAXABLE ASSESSMENT (2022)** \$1,108,800.00

**BUILDING CONSTRUCTION TYPE:** TYPE III NON COMBUSTIBLE EXTERIOR WALLS



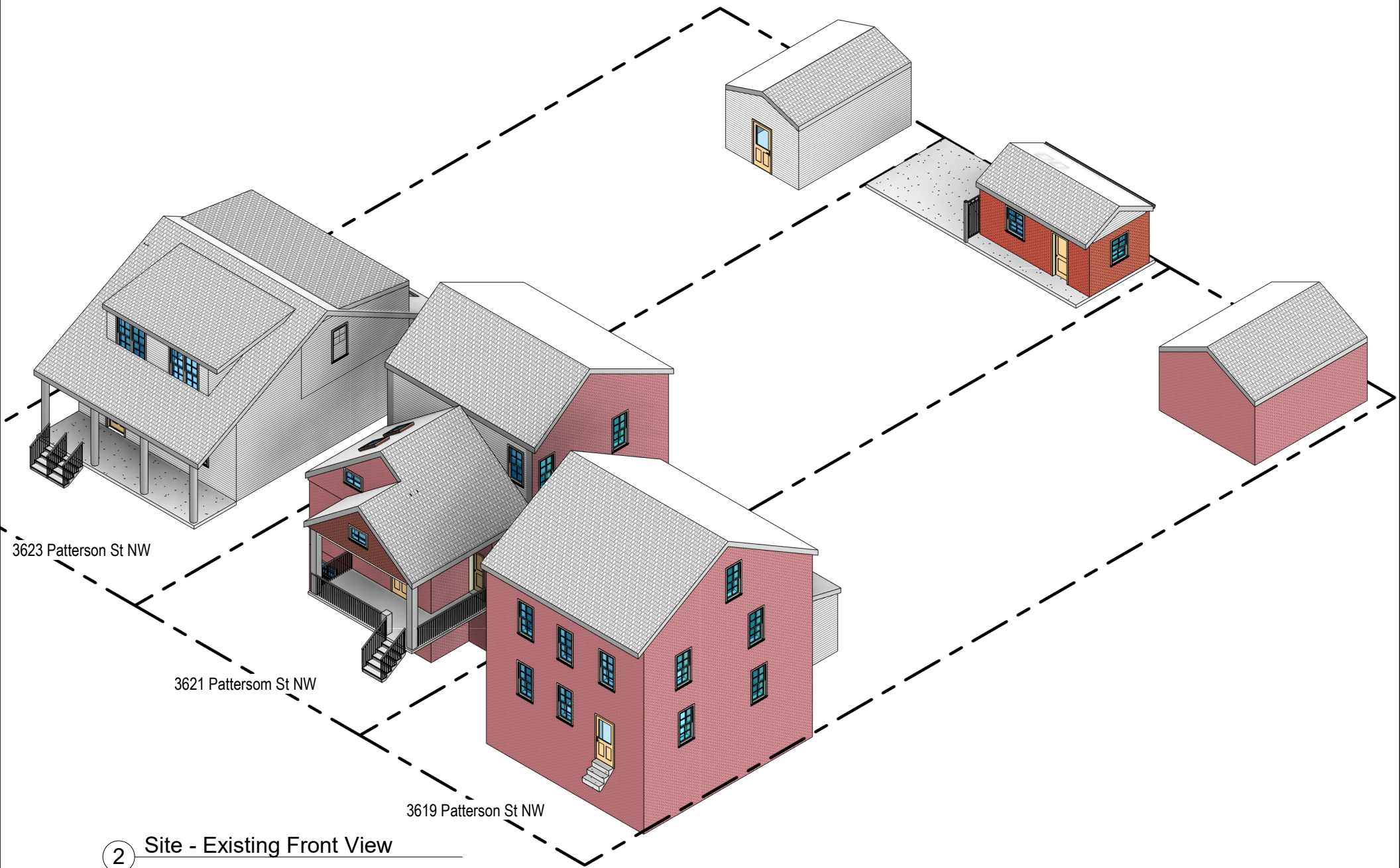
**BOSCH**  
 3621 PATTERSON ST NW  
 WASHINGTON, DC 20015

**ADDITIONAL DWELLING UNIT**

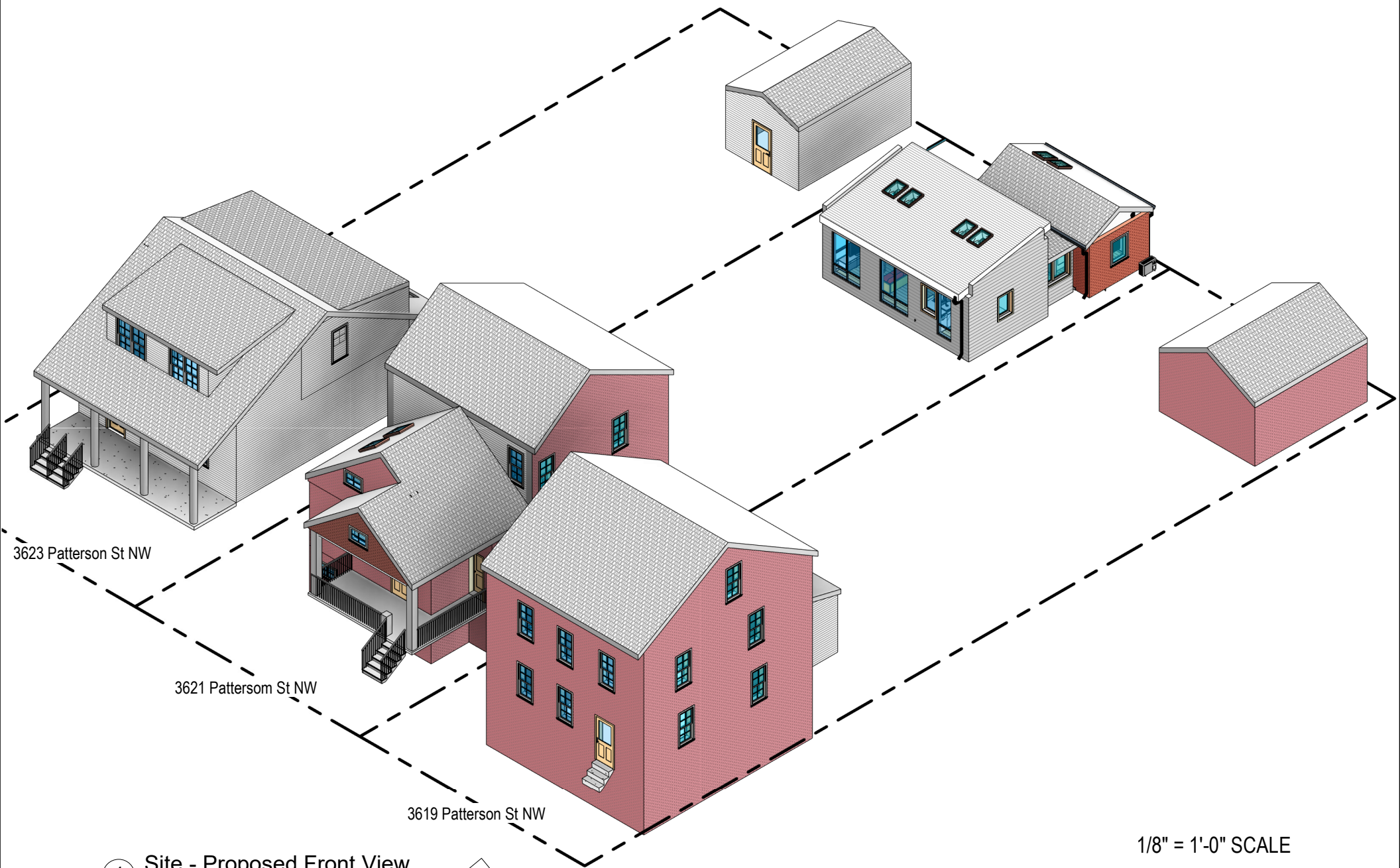
Ileana Schinder, Architect  
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 6316 2nd Street NW, Washington DC 20011

ZONING SUMMARY	
Scale	1/4" = 1'-0"
Project number	210618
Date	10/10/2023

-A-0101

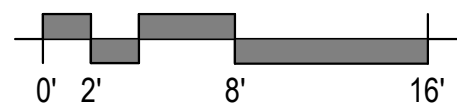


2 Site - Existing Front View



1 Site - Proposed Front View

1/8" = 1'-0" SCALE



NOT FOR CONSTRUCTION

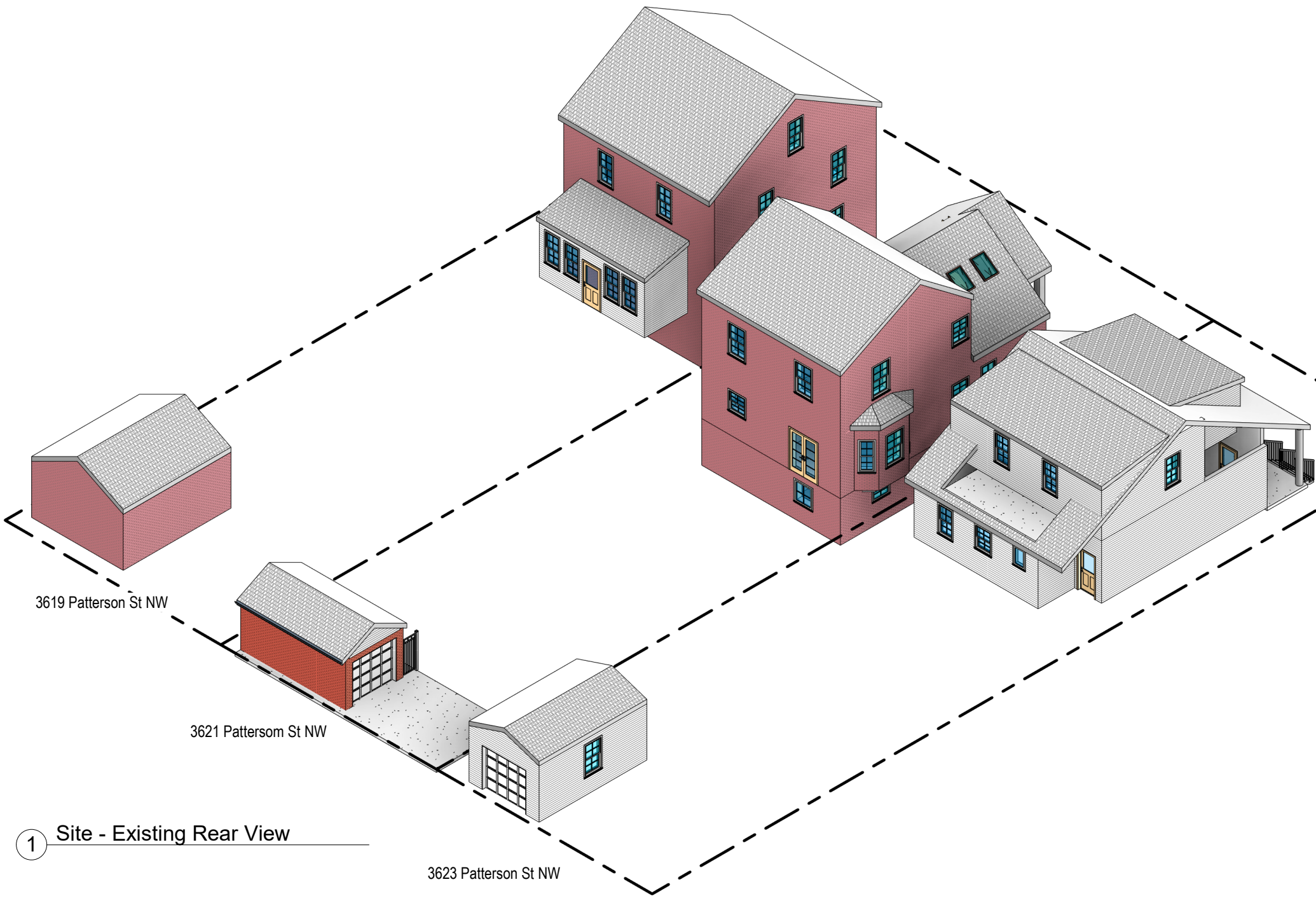


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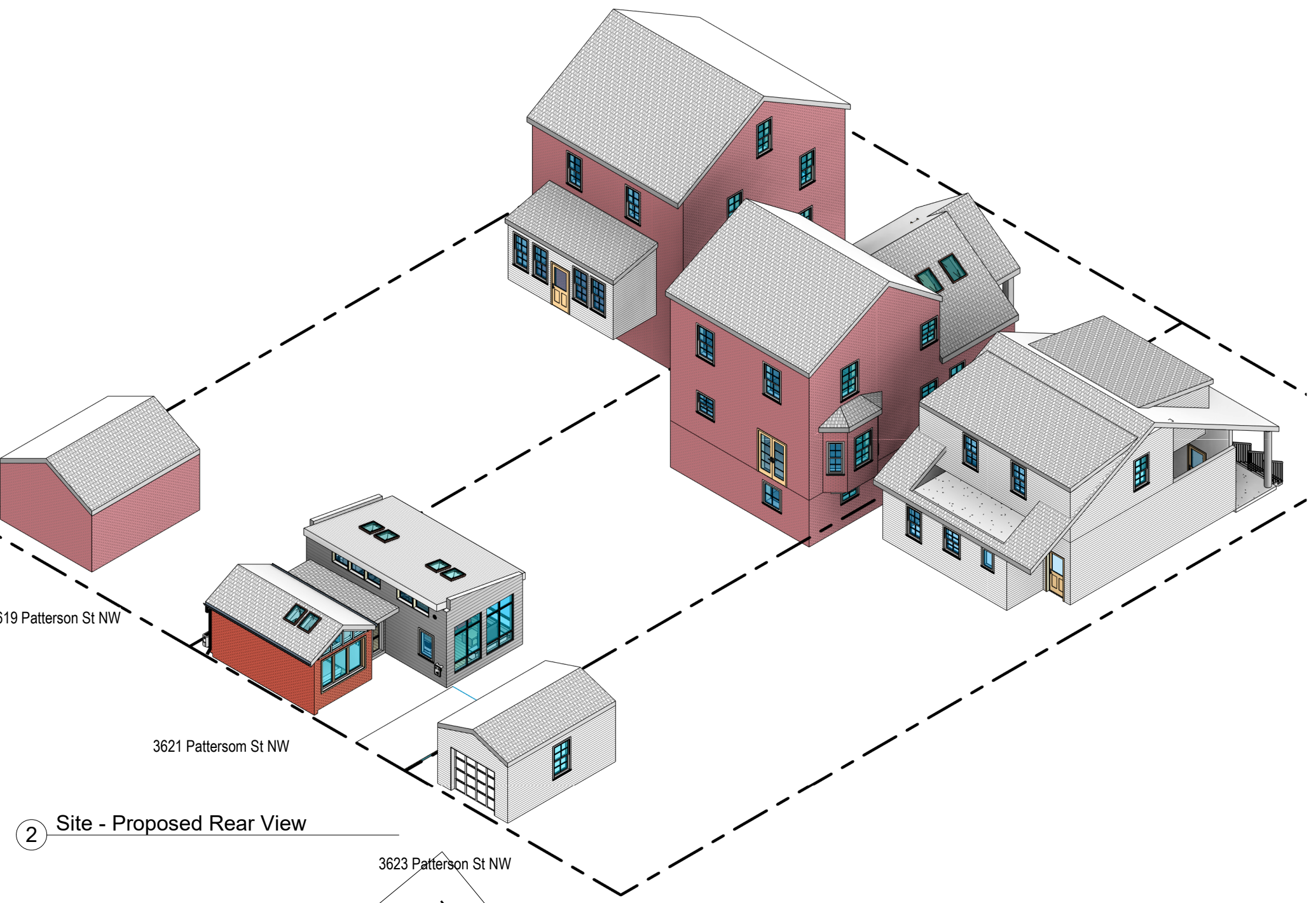
**BOSCH**  
 3621 PATTERSON ST NW  
 WASHINGTON, DC 20015  
**ADDITIONAL DWELLING UNIT**

FRONT AERIAL VIEWS

Scale		<b>-A-0102</b>
Project number	210618	
Date	10/10/2023	



1 Site - Existing Rear View



2 Site - Proposed Rear View

NOT FOR  
CONSTRUCTION



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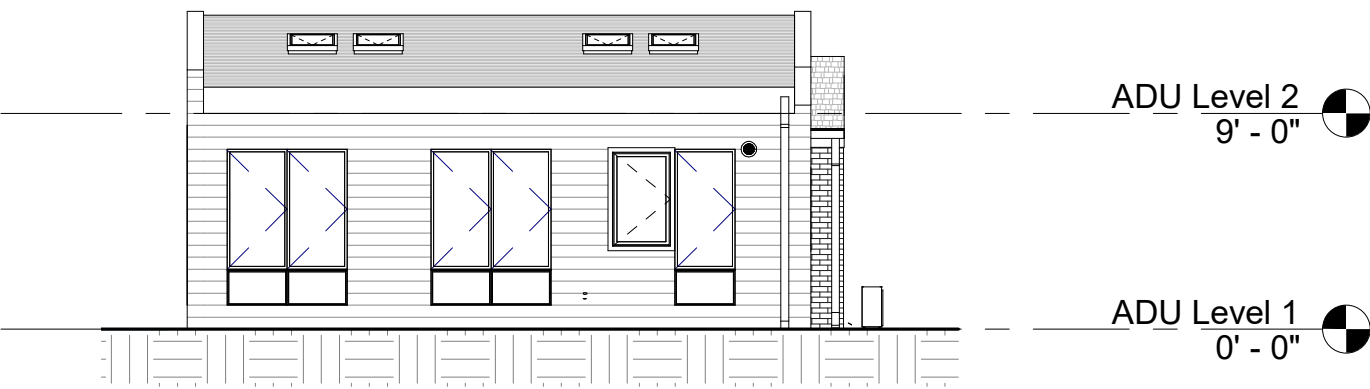
REAR AERIAL VIEWS

Scale	
Project number	210618
Date	10/10/2023

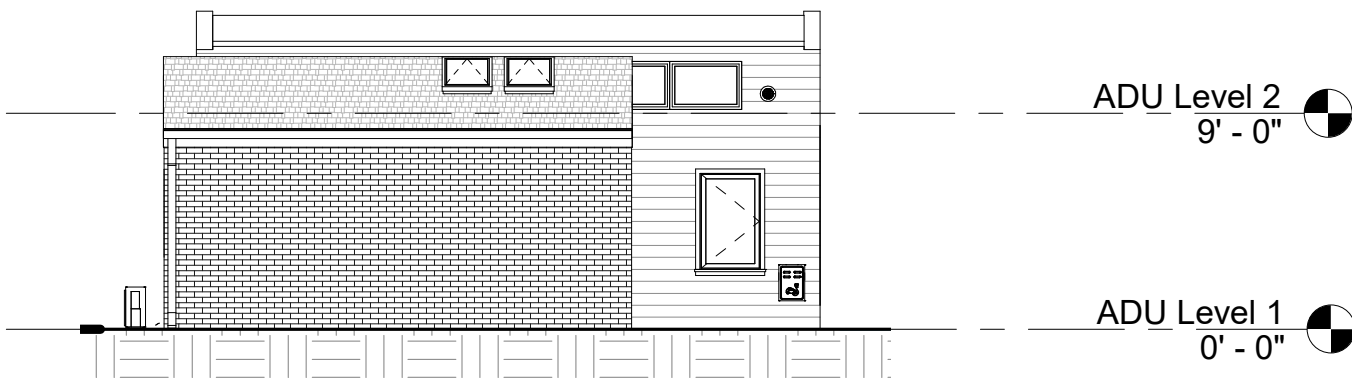
**-A-0103**



1 ADU East Elevation - Proposed  
1/8" = 1'-0"



2 ADU North Elevation - Proposed  
1/8" = 1'-0"



3 ADU South Elevation - Proposed  
1/8" = 1'-0"



4 ADU West Elevation - Proposed  
1/8" = 1'-0"



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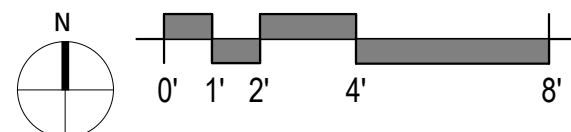
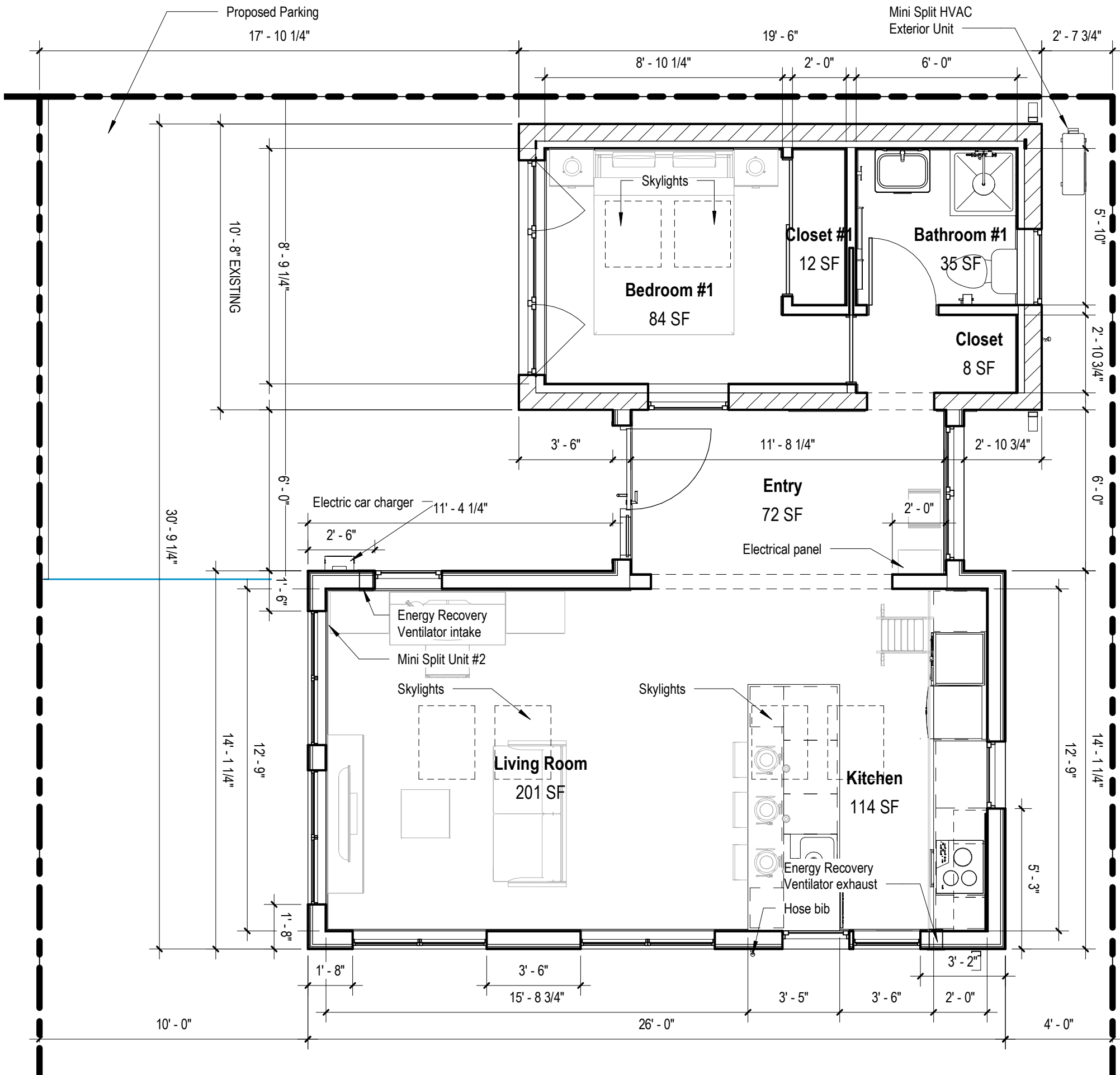
**BOSCH**  
3621 PATTERSON ST NW  
WASHINGTON, DC 20015  
**ADDITIONAL DWELLING UNIT**

EXTERIOR ELEVATIONS

Scale	1/8" = 1'-0"
Project number	210618
Date	10/10/2023

**-A-0200**

-A-0501  
1



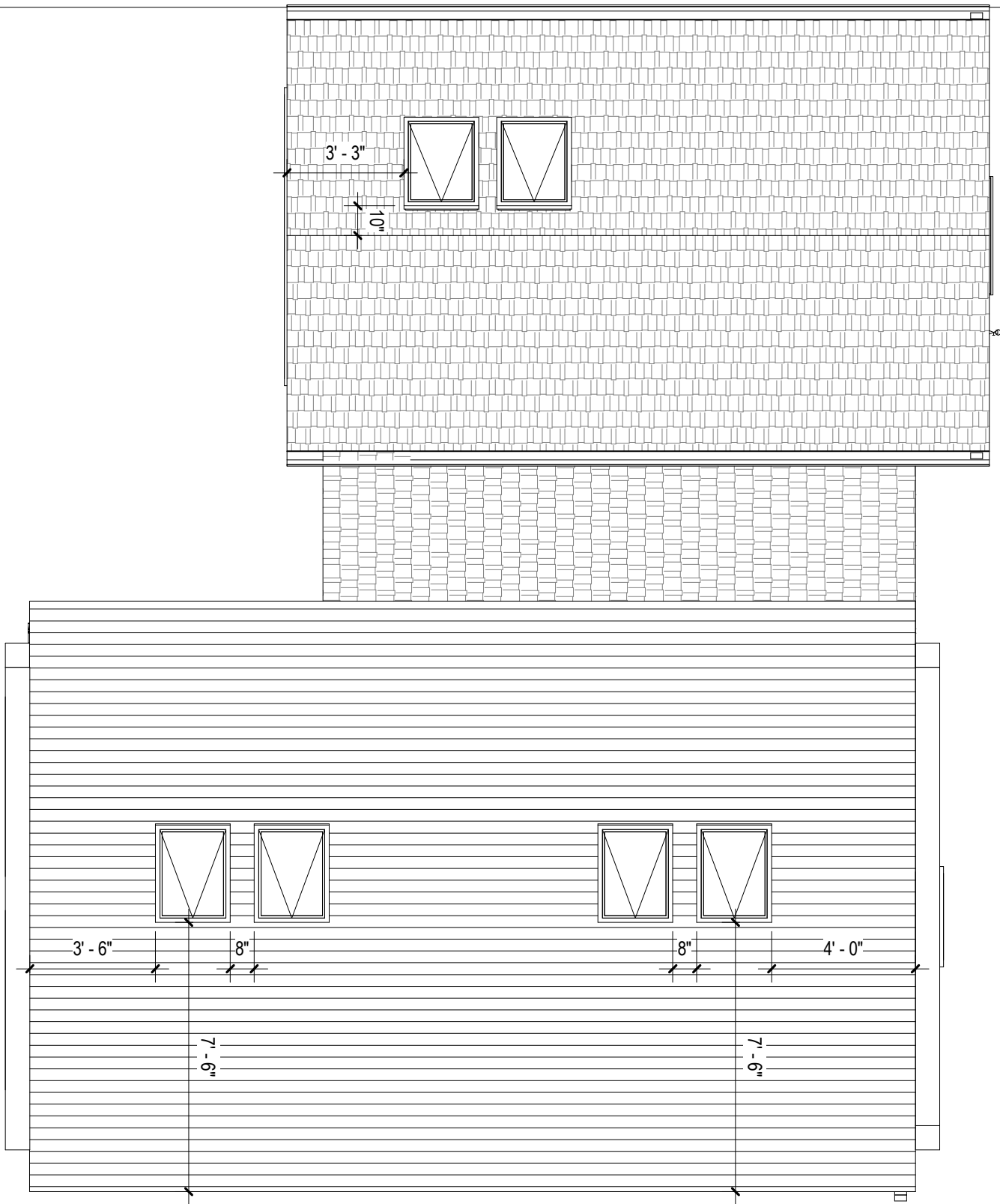
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PROPOSED 1st FLOOR PLAN

Scale	1/4" = 1'-0"
Project number	210618
Date	10/10/2023

**-A-0201**



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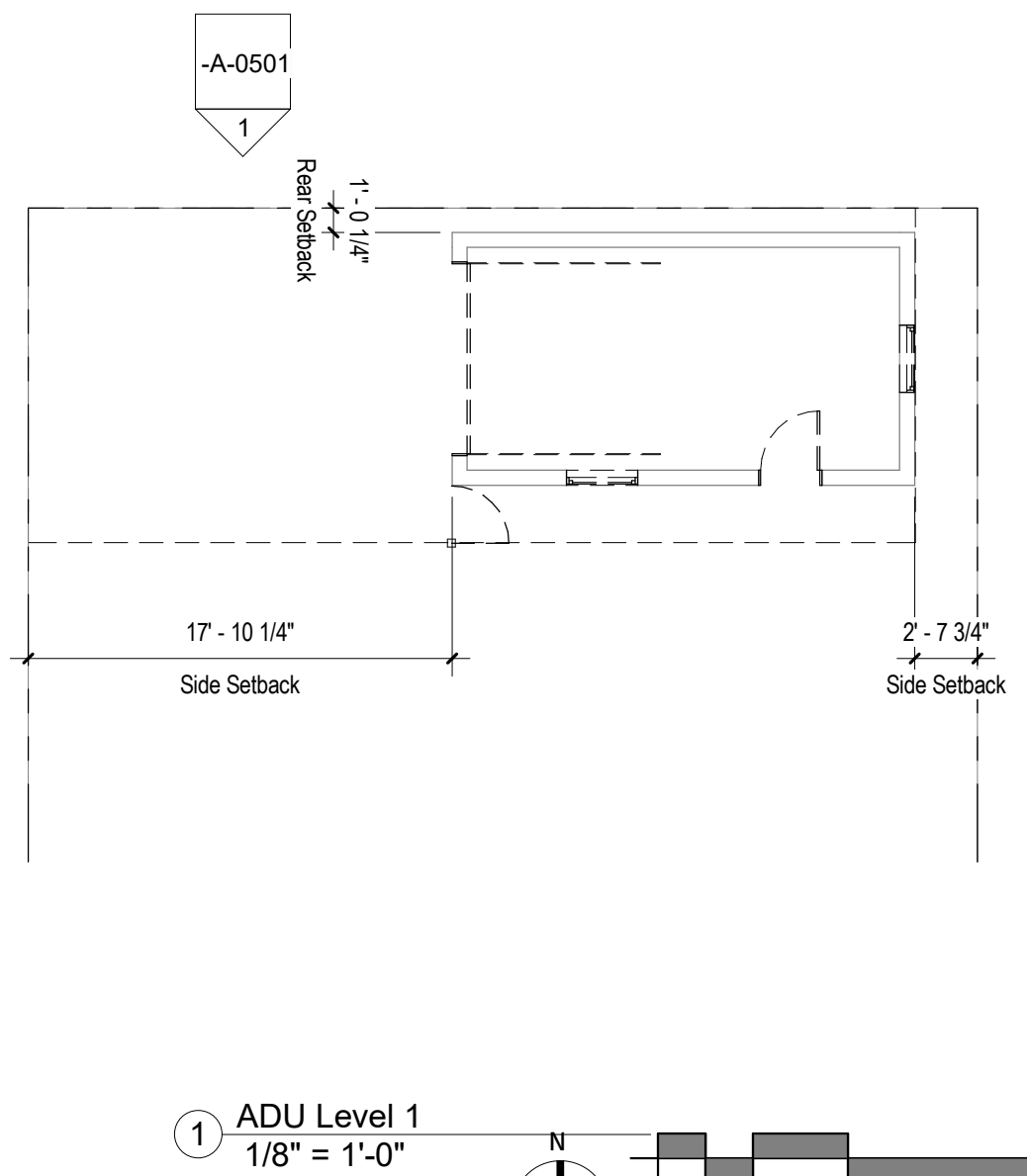
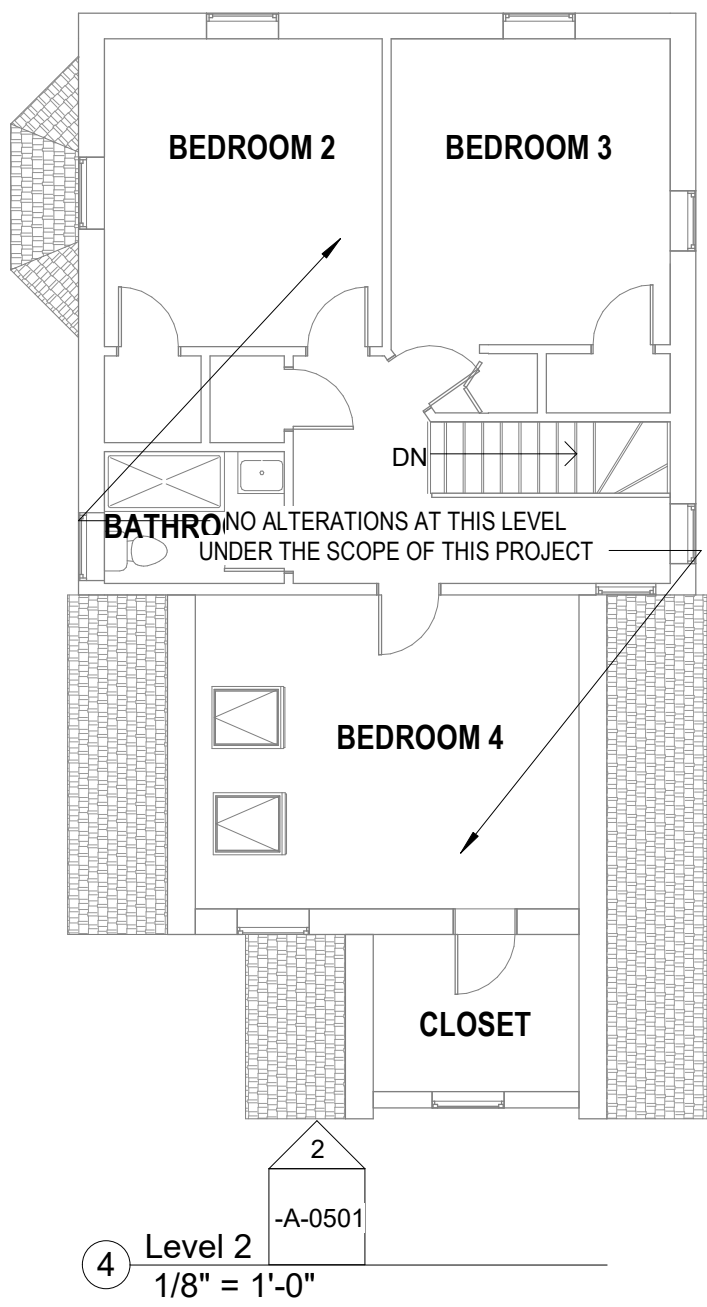
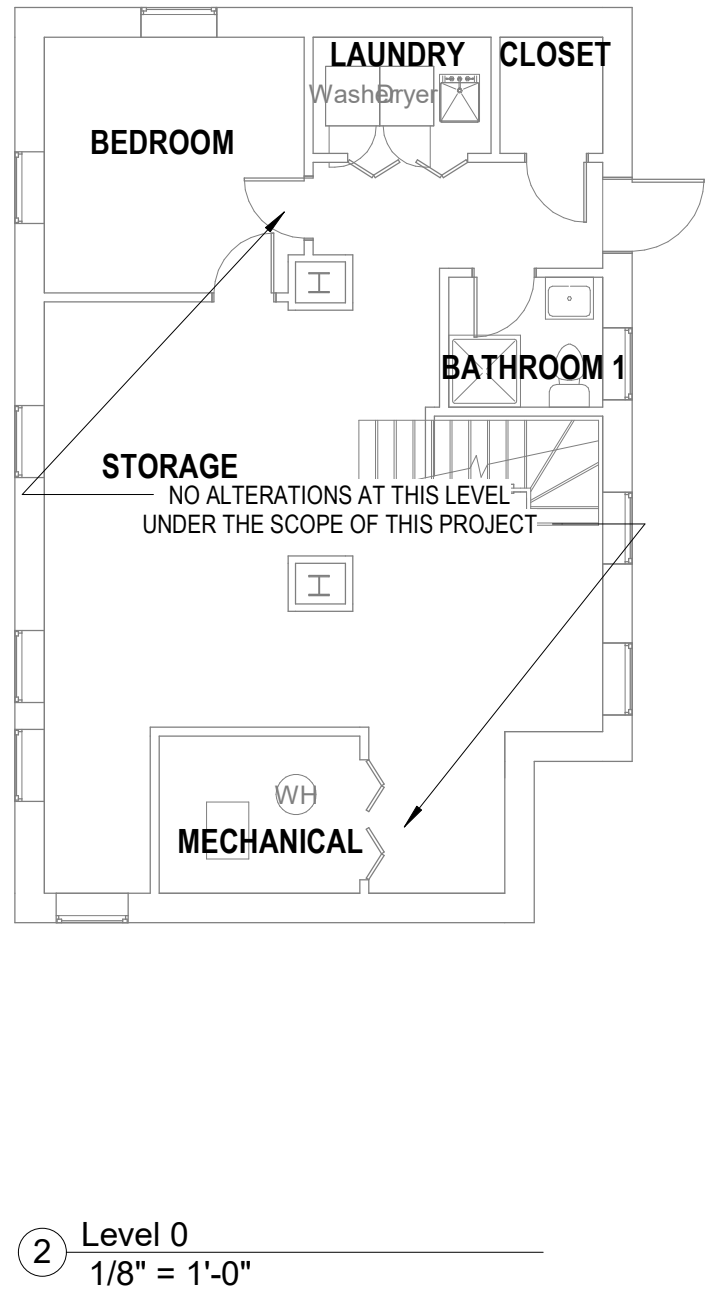
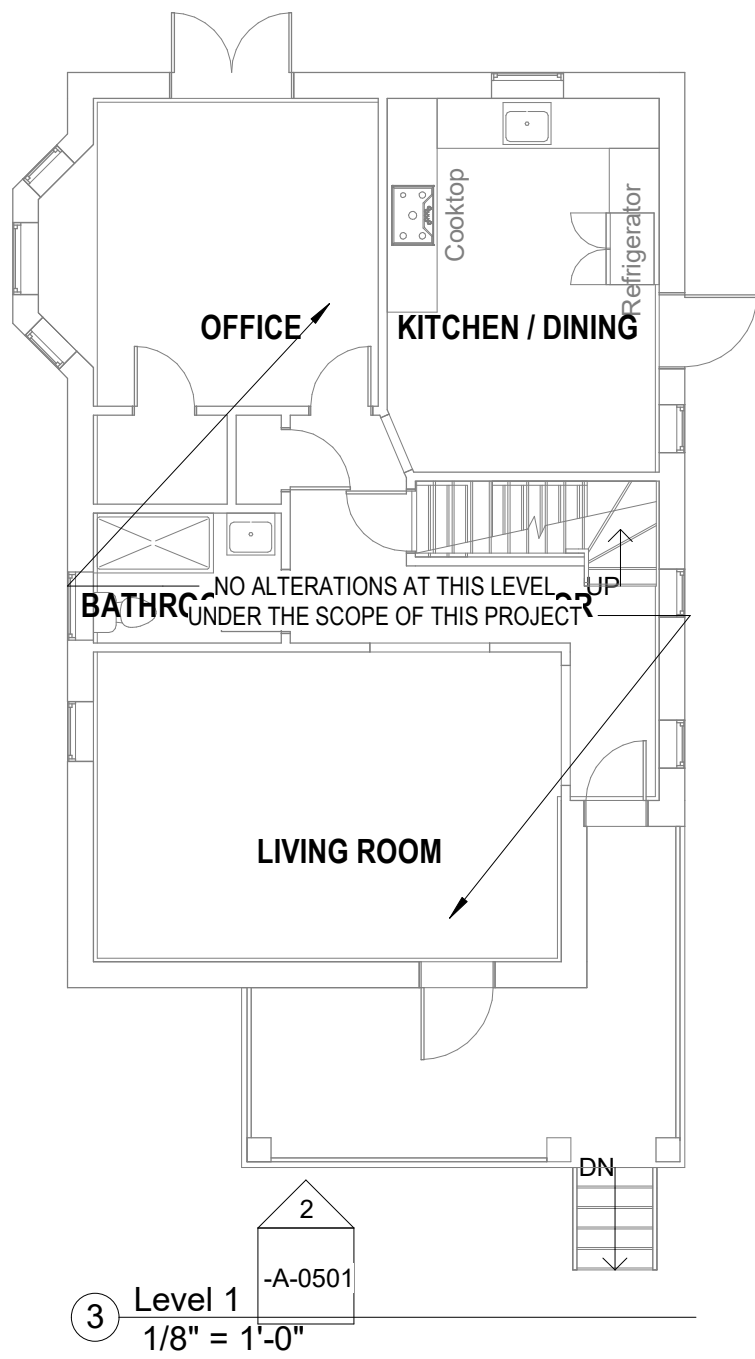
**BOSCH**  
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**ADDITIONAL DWELLING UNIT**

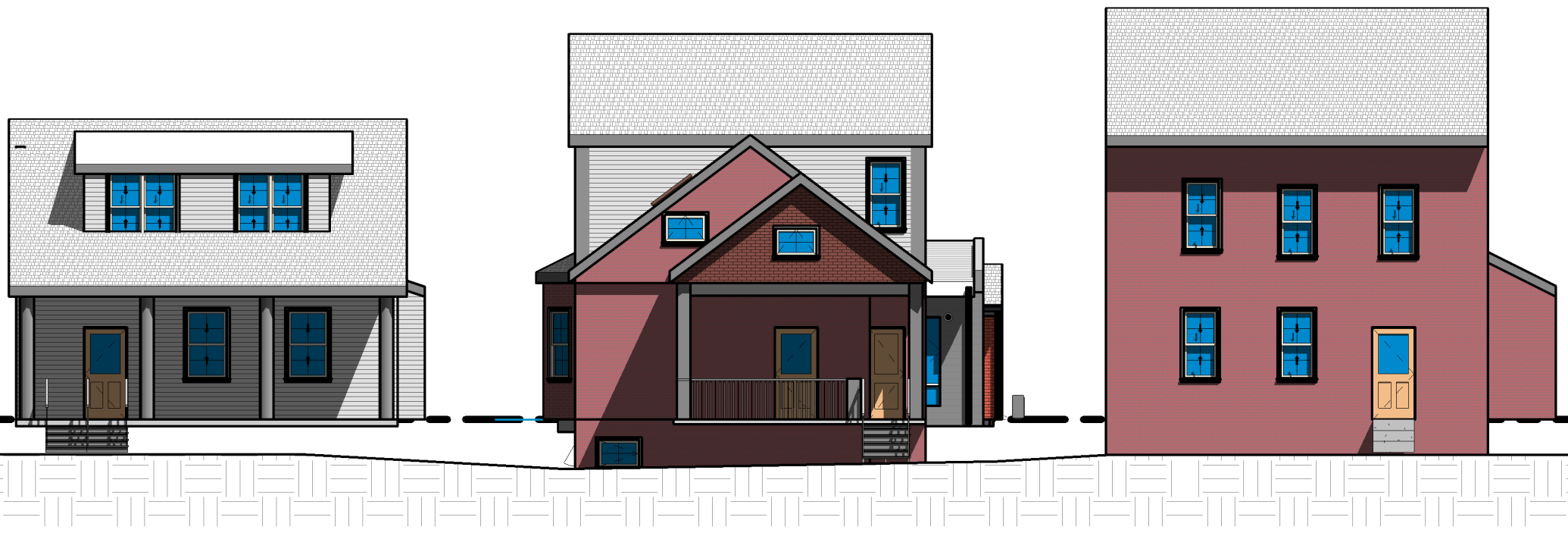
PROPOSED ROOF

Scale	1/4" = 1'-0"
Project number	210618
Date	10/10/2023

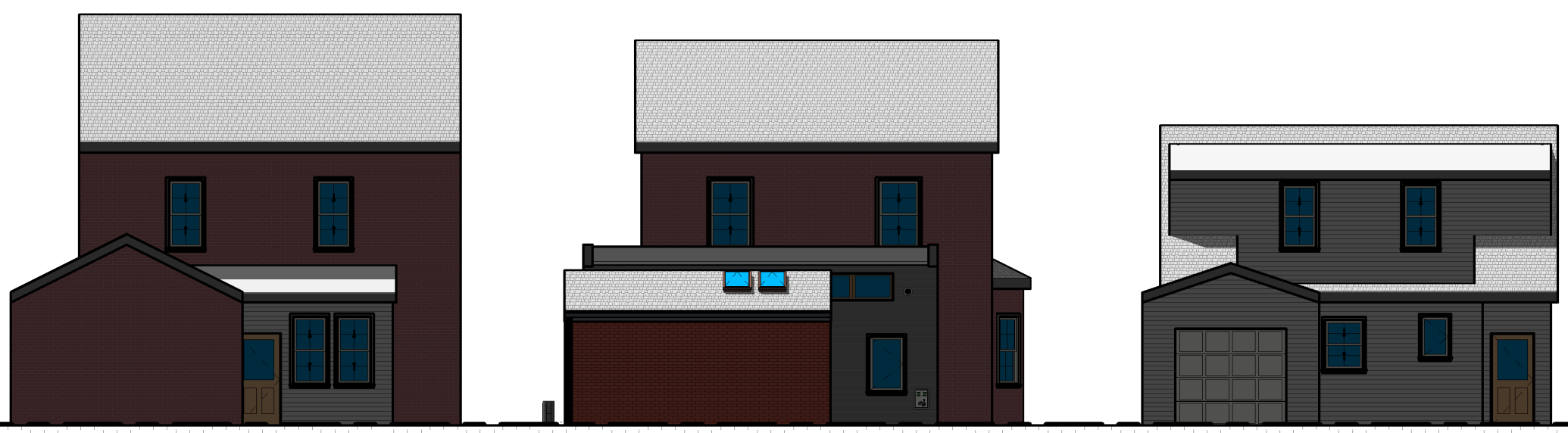
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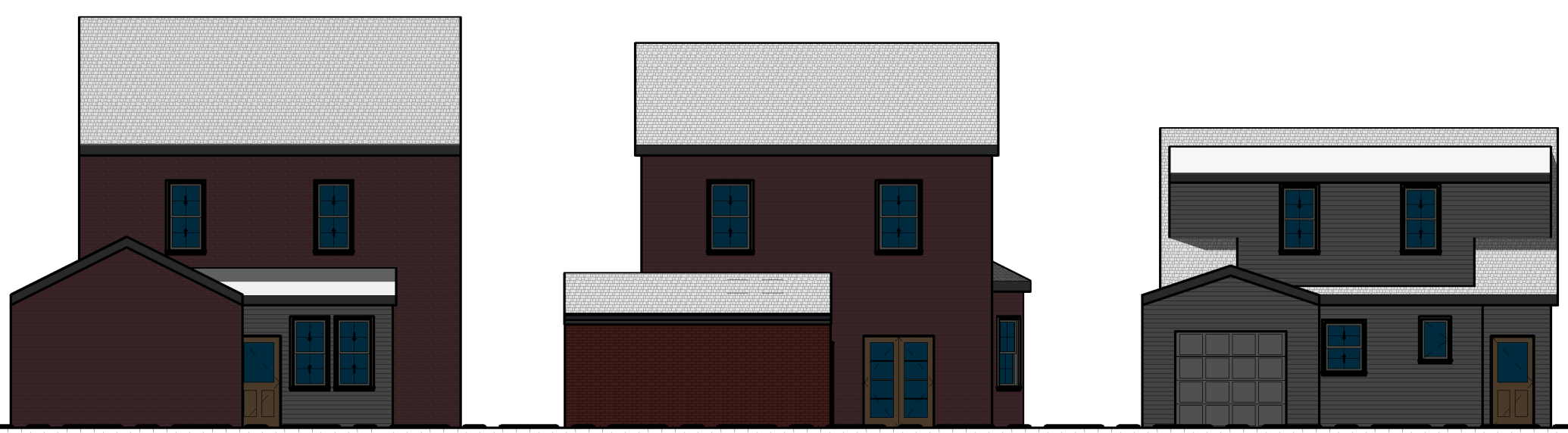




① South (Front) View - Summer Solciste  
3/32" = 1'-0"



② North (Alley) View - Summer Solciste - Proposed  
3/32" = 1'-0"



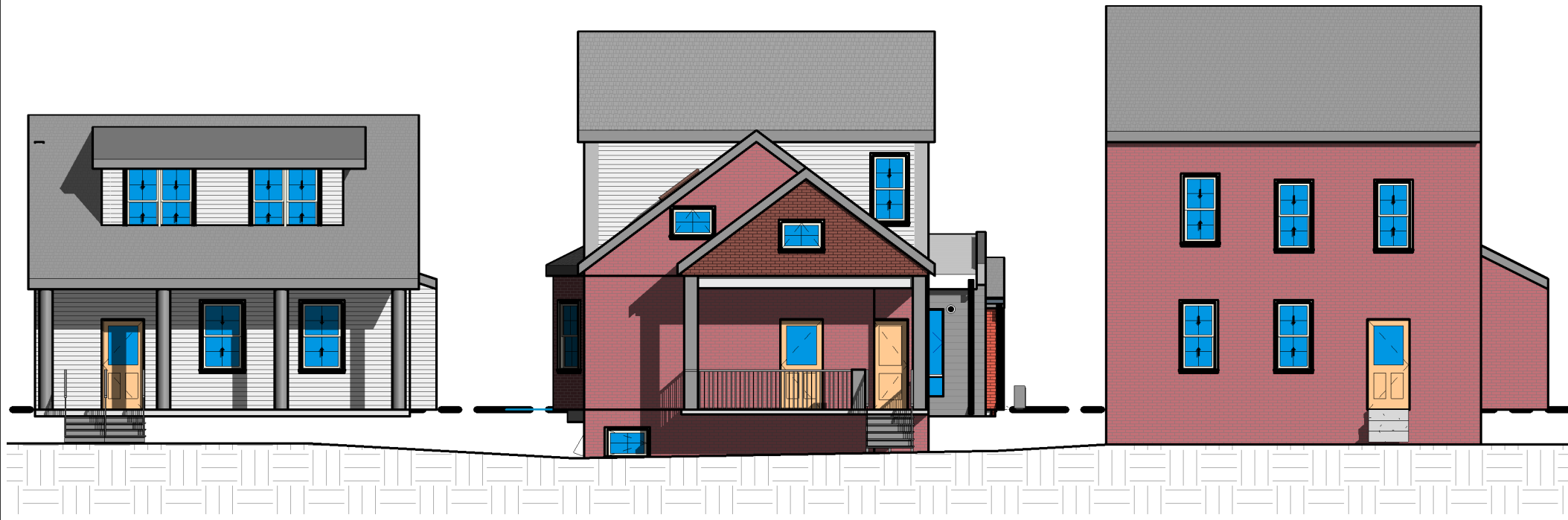
③ North (Alley) View - Summer Solciste - Existing  
3/32" = 1'-0"



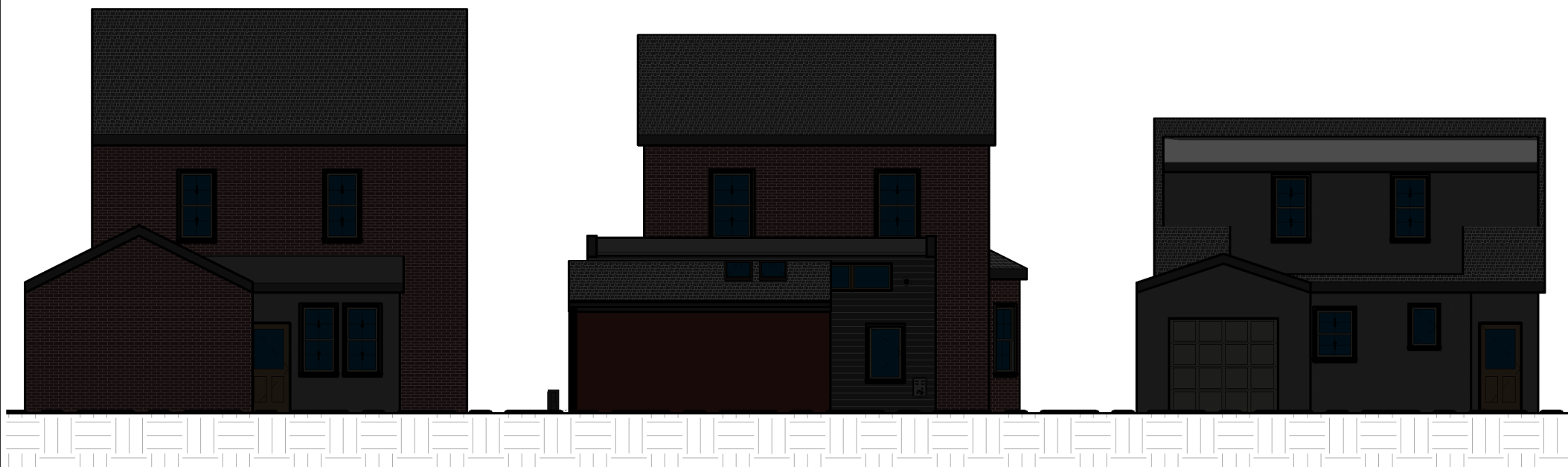
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**BOSCH**  
3621 PATTERSON ST NW  
WASHINGTON, DC 20015  
**ADDITIONAL DWELLING UNIT**

Sun Shade Study Summer - Elevations		<b>-A-0500</b>
Scale	3/32" = 1'-0"	
Project number	210618	
Date	10/10/2023	



② South (Front) View - Winter Solciste  
3/32" = 1'-0"



① North (Alley) - Winter Solciste - Proposed  
3/32" = 1'-0"



③ North (Alley) View - Winter Solciste - Existing  
3/32" = 1'-0"



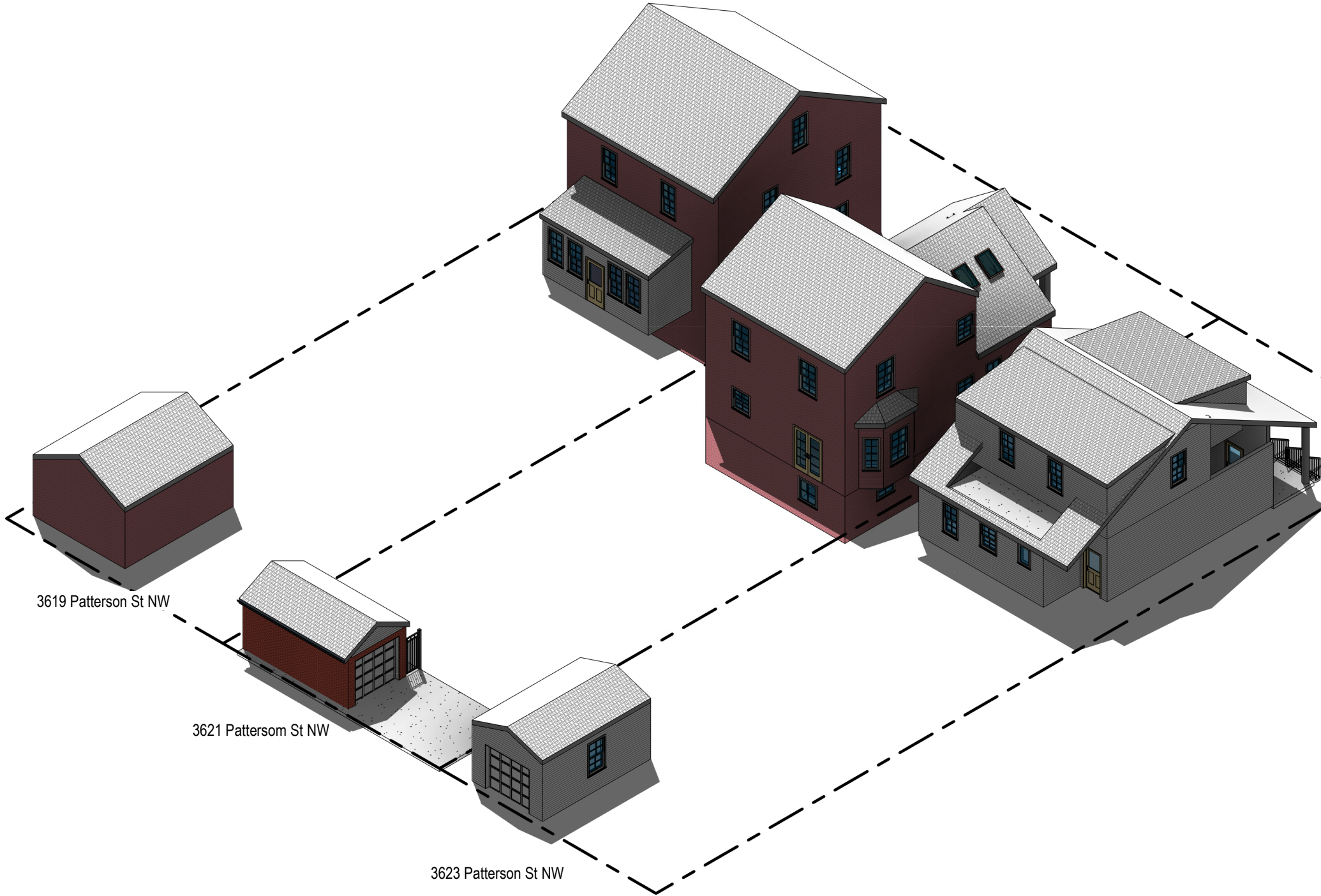
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**BOSCH**  
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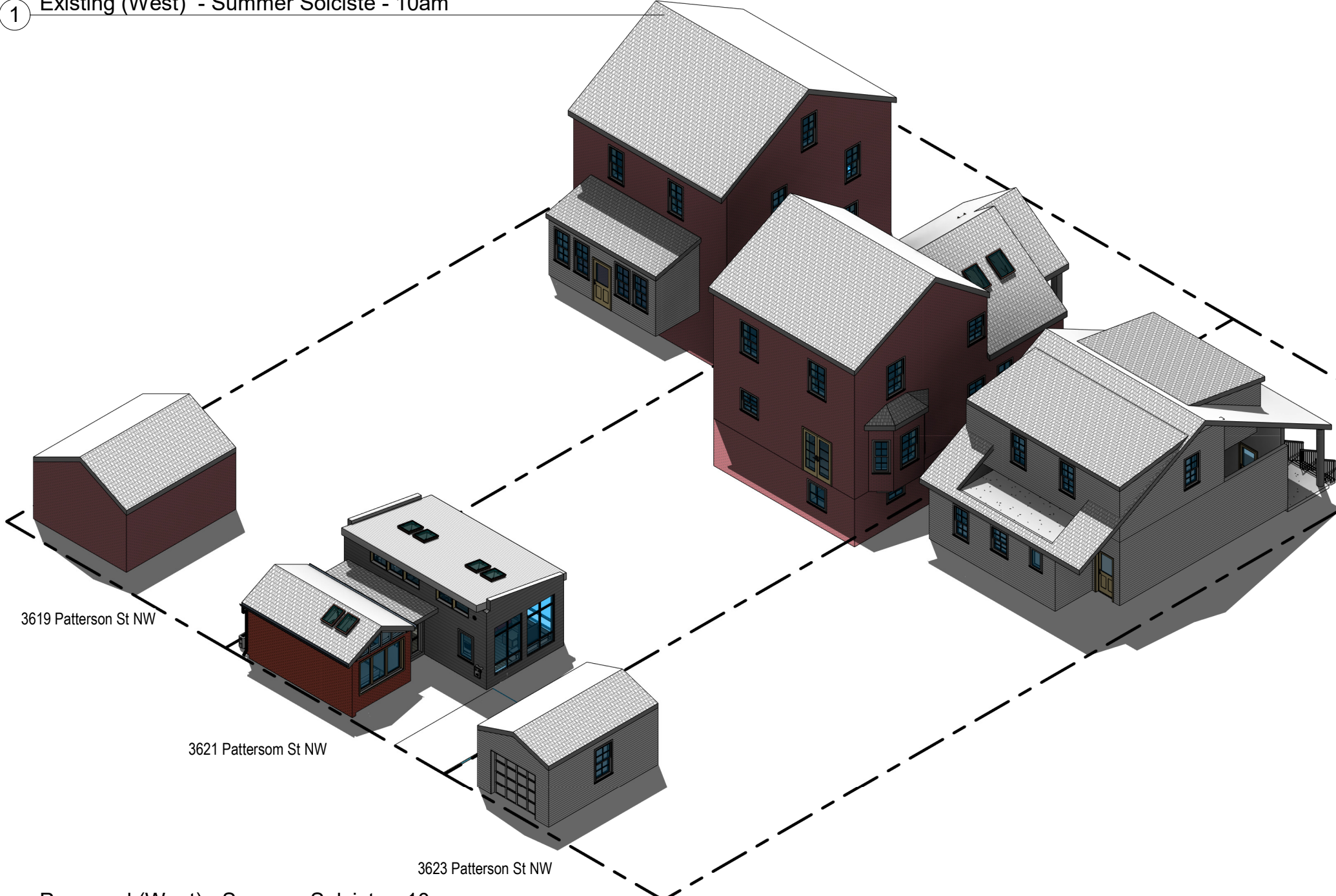
Sun Shade Study Winter - Elevations

Scale	3/32" = 1'-0"
Project number	210618
Date	10/10/2023

**-A-0501**



1 Existing (West) - Summer Solciste - 10am

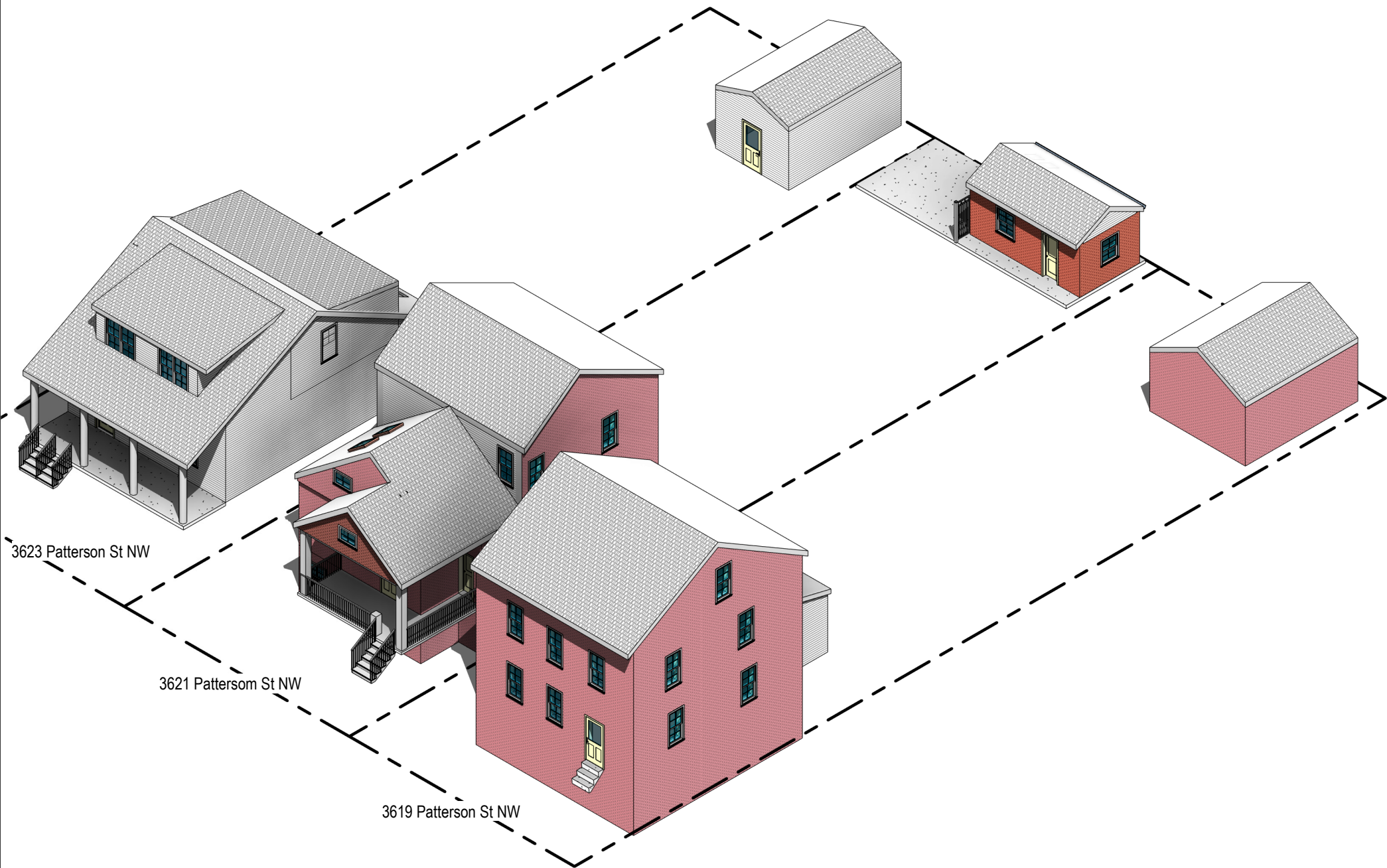


2 Proposed (West) - Summer Solciste - 10am

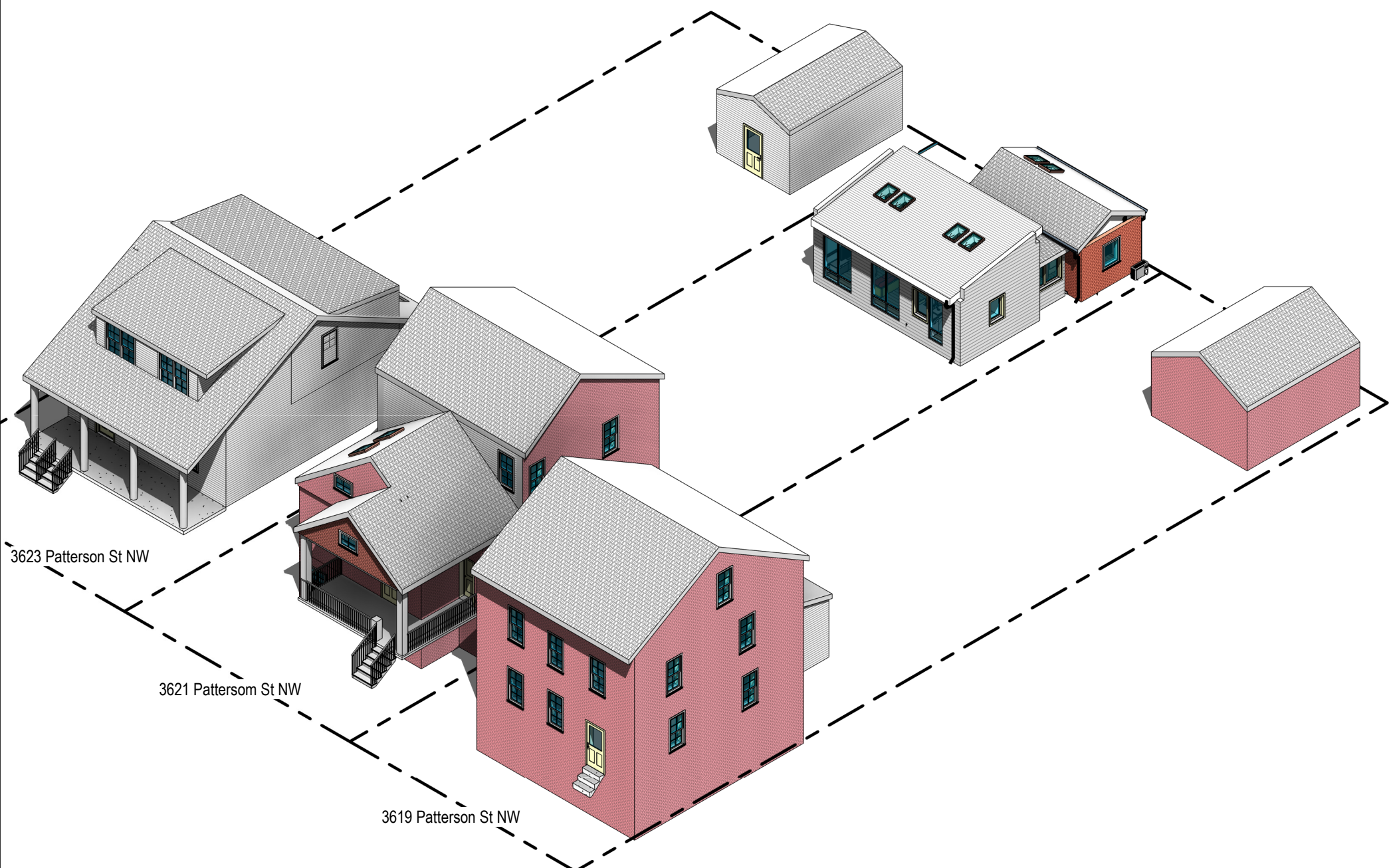


**BOSCH**  
 3621 PATTERSON ST NW  
 WASHINGTON, DC 20015  
**ADDITIONAL DWELLING UNIT**

Sun Shade Study Summer - Perspectives		<b>-A-0502</b>
Scale		
Project number	210618	
Date	10/10/2023	



2 Existing (East) - Summer Solciste - 10am



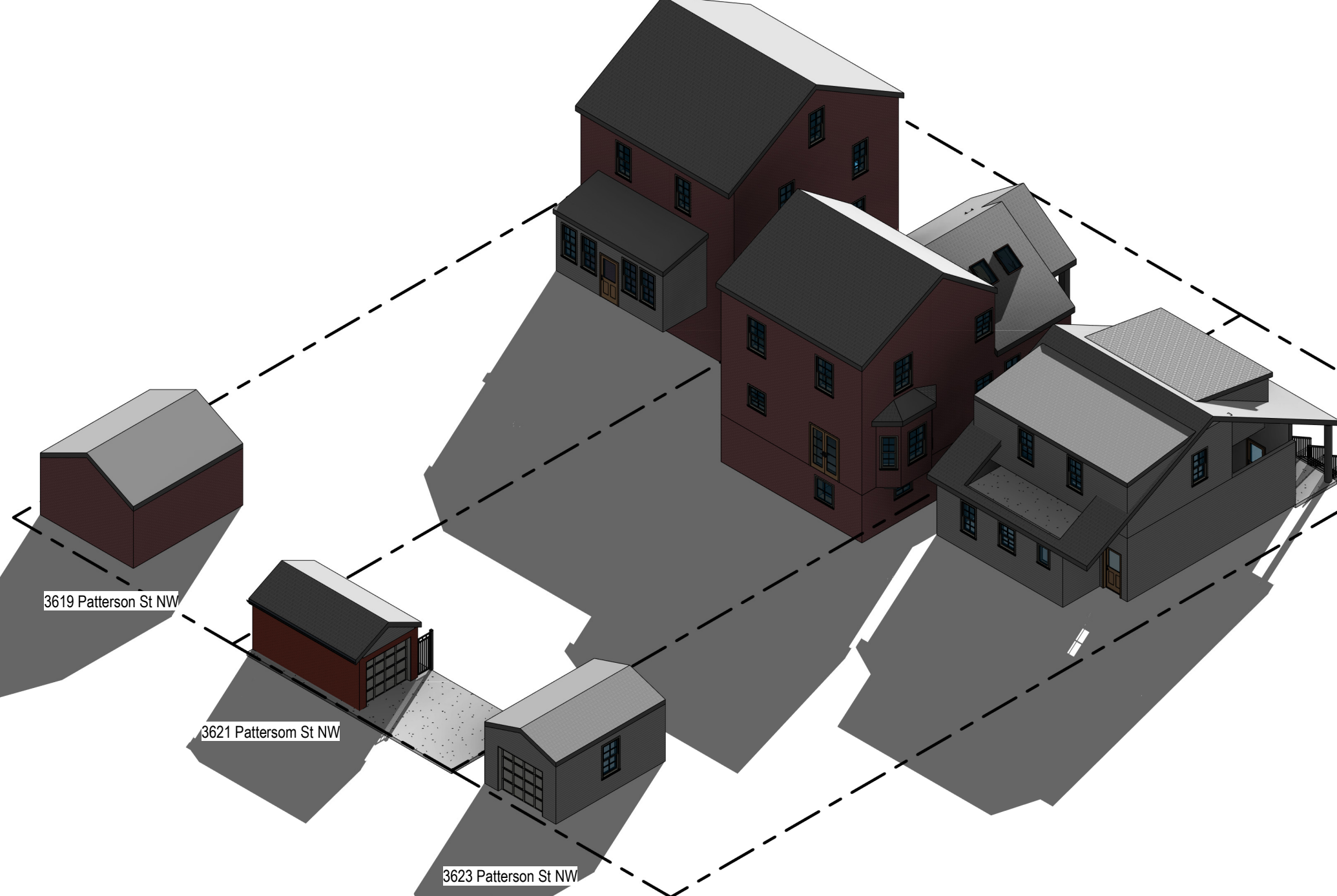
1 Proposed (East) - Summer Solciste - 10am



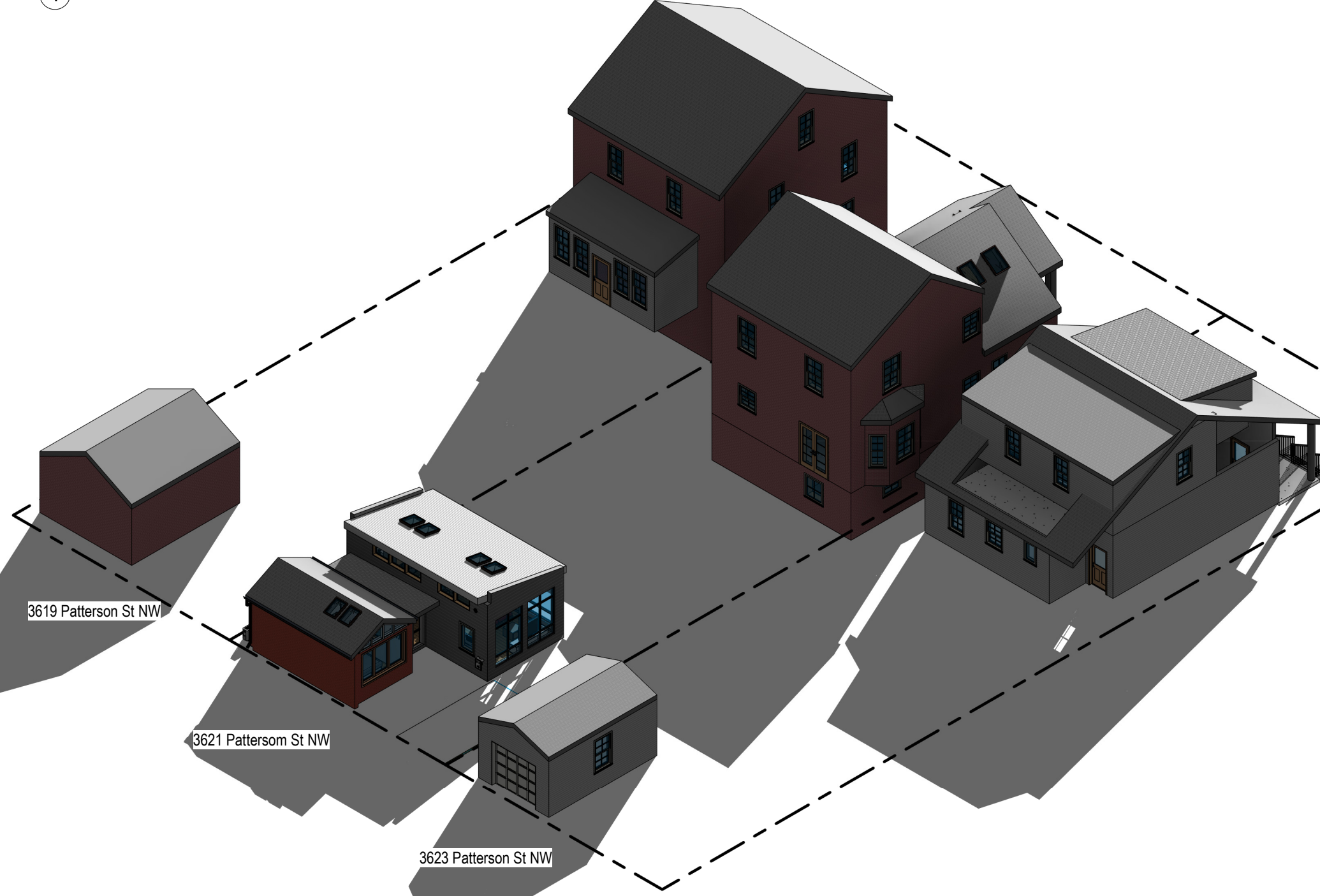
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**BOSCH**  
 3621 PATTERSON ST NW  
 WASHINGTON, DC 20015  
**ADDITIONAL DWELLING UNIT**

Sun Shade Study Summer - Perspectives		<b>-A-0503</b>
Scale		
Project number	210618	
Date	10/10/2023	



1 Existing (West) - Winter Solciste - 10am



2 Proposed (West) - Winter Solciste - 10am



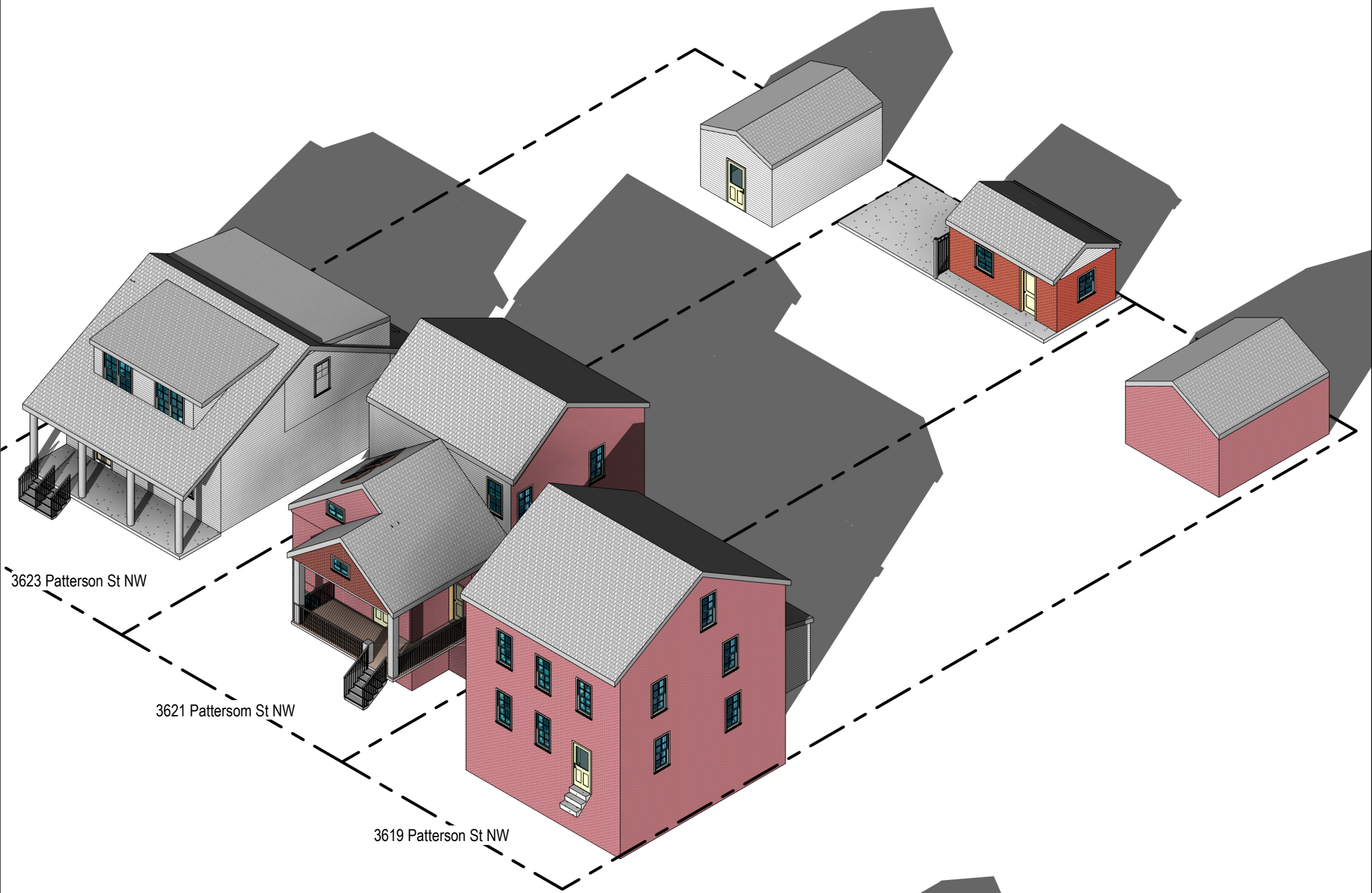
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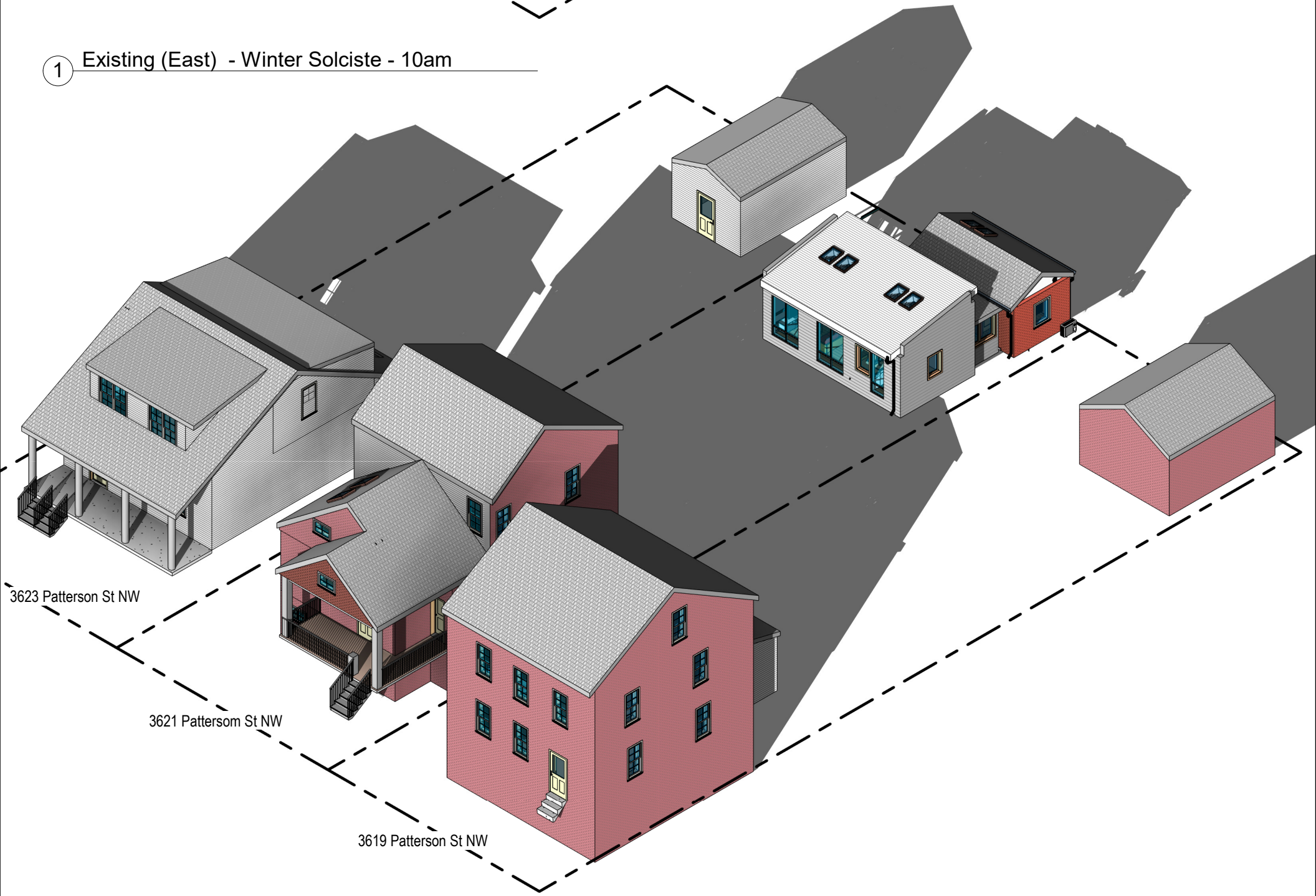
Sun Shade Study Winter - Perspectives

Scale	
Project number	210618
Date	10/10/2023

**-A-0504**



1 Existing (East) - Winter Solciste - 10am

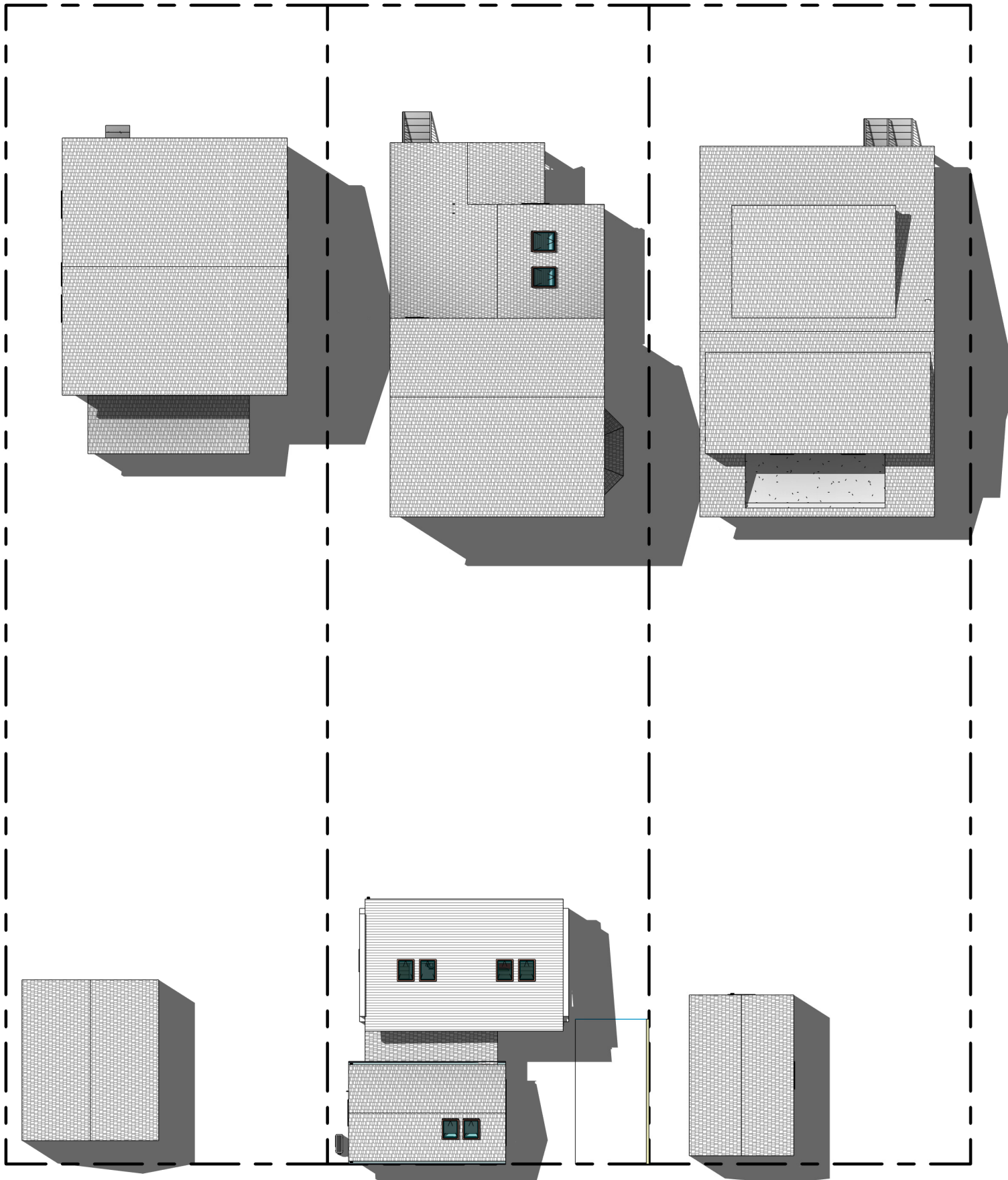


2 Proposed (East) - Winter Solciste - 10am

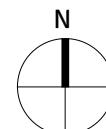


**BOSCH**  
 3621 PATTERSON ST NW  
 WASHINGTON, DC 20015  
**ADDITIONAL DWELLING UNIT**

Sun Shade Study Winter - Perspectives		<b>-A-0505</b>
Scale		
Project number	210618	
Date	10/10/2023	



1 Proposed (Site) - Summer Solciste - 10am



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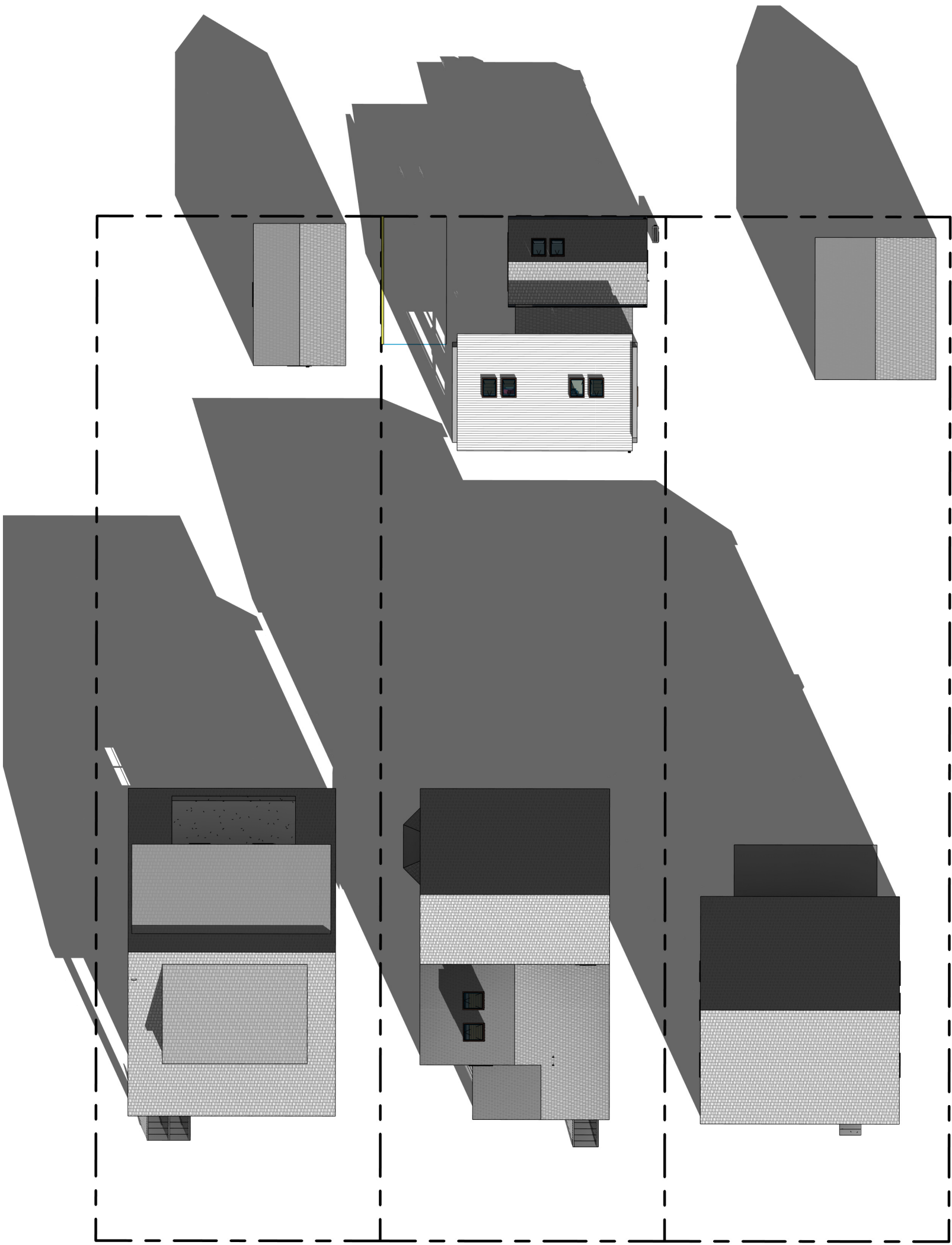
**BOSCH**  
 3621 PATTERSON ST NW  
 WASHINGTON, DC 20015  
**ADDITIONAL DWELLING UNIT**

Sun Shade Study Summer - Site

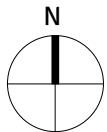
Scale	
Project number	210618
Date	10/10/2023

**-A-0506**





1 Proposed (Site) - Winter Solciste - 10am



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**BOSCH**  
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Sun Shade Study Winter - Site

Scale	
Project number	210618
Date	10/10/2023

**-A-0507**