

**RENOVATION AND ADDITION TO  
THE THORNTON RESIDENCE  
307 15TH STREET NE  
WASHINGTON, DC 20002**

**LOCATION PLAN**



307 15th St. NE

**OWNER:**

Jonathon Haigh Thornton  
307 15th Street NE  
Washington, DC 20002

**PROJECT DESCRIPTION:**

New 2-story + Basement addition to existing 2-story + Basement single family residence.  
New 2-story Garage on the Alley

**ZONING DATA:**

Type: 2-Story + Basement Attached Row Dwelling  
Square: 4564  
Lot: 0021  
Zoning District: RF-1  
ANC: 7D-07

**ZONING ANALYSIS:**

		<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Min. Lot Width:	E 201.1	18 feet	19.5 feet	Unchanged
Min. Lot Area:	E 201.1	1,800 sq ft	2,341.6 sq ft	Unchanged
Min. Pervious Surface:	E 204.1	10%	>10%	Unchanged
Max. Dwelling Units:	E 302.1	2	1	1
Max. Stories:	E 303.1	3 stories	3 stories	Unchanged
Max. Height:	E 303.1	35 feet	28.2 feet	Unchanged
Max. Lot Occupancy:	E 304.1	60%	32.7%	69.8%
Min. Rear Yard:	E 306.1	20 feet	80.5 feet	24.5 feet
Parking Space:	C 701.5	1	0	1

**RELEVANT CODE:**

2016 DCMR 11 - ZONING REGULATIONS  
2017 DC RESIDENTIAL CODE (2015 IRC AS AMENDED BY DCMR TITLE 12B)

**CODE ANALYSIS:**

FIRE DETECTION SYSTEM: HARD WIRED WITH BATTERY BACKUP

**FIRE RATING:**

EXISTING EXTERIOR LOAD BEARING PARTY WALLS: 2-HR  
EXISTING & NEW FLOOR FRAMING: 0-HR  
NEW EXTERIOR WALLS ON PROPERTY LINE: 1-HR  
NEW ROOF FRAMING: 1-HR

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- E1 EXISTING FLOOR PLAN 1ST LEVEL
- E2 EXISTING FLOOR PLAN 2ND LEVEL
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- A1 PROPOSED FLOOR PLAN 1ST LEVEL
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- A3 PROPOSED ROOF PLAN
  
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- A5 PROPOSED SOUTH ELEVATION
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SCALE: NONE



COVER SHEET

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21366  
EXHIBIT NO. 28

**G1**



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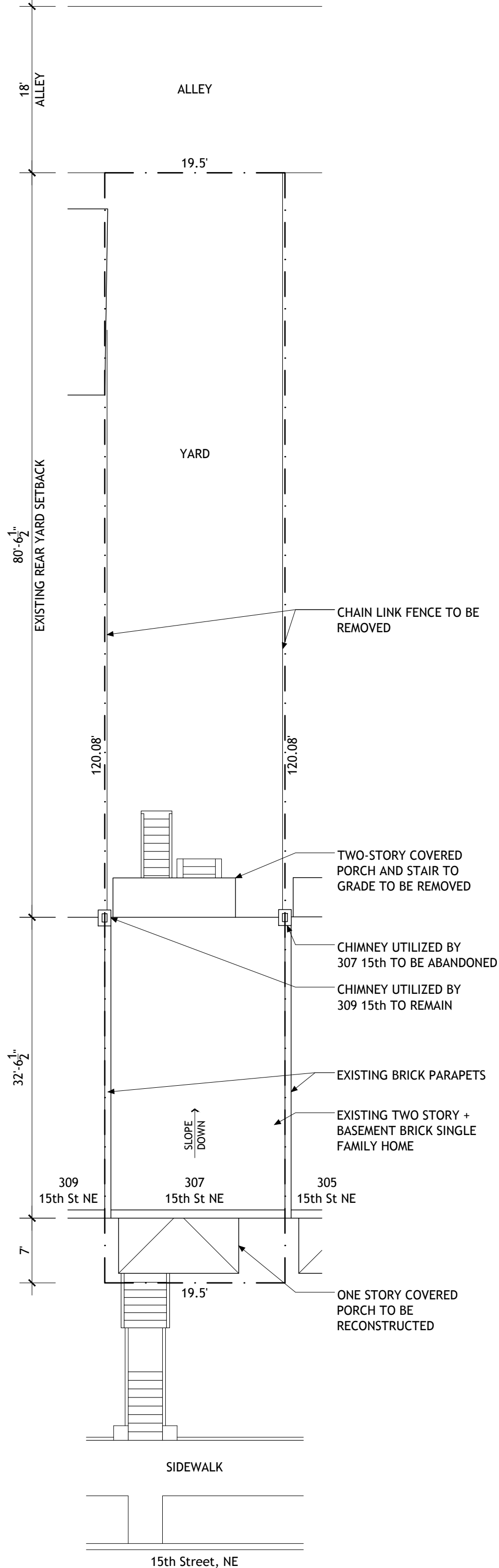
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BLOCK PLAN

G2

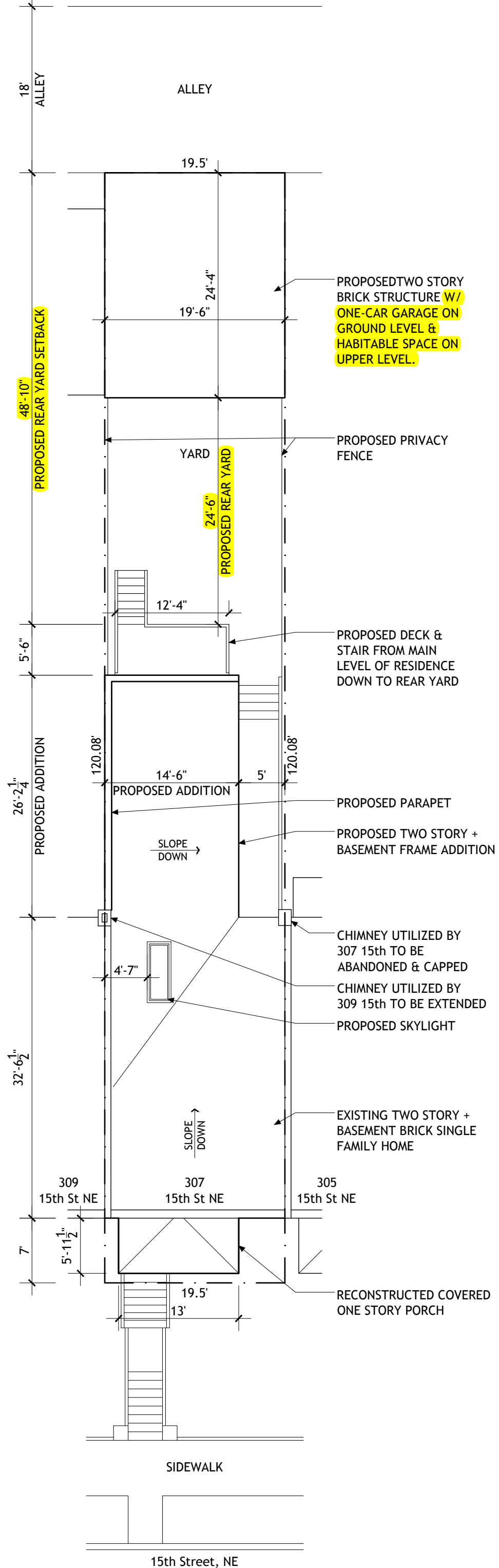


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PROPOSED TWO STORY BRICK STRUCTURE W/ ONE-CAR GARAGE ON GROUND LEVEL & HABITABLE SPACE ON UPPER LEVEL.

ACCESSORY STRUCTURE LOT OCCUPANCY: 20.2%

PROPOSED PRIVACY FENCE

DECK LOT OCCUPANCY: 2.9%

PROPOSED DECK & STAIR FROM MAIN LEVEL OF RESIDENCE DOWN TO REAR YARD

ADDITION LOT OCCUPANCY: 16.2%

PROPOSED PARAPET  
PROPOSED TWO STORY + BASEMENT FRAME ADDITION

CHIMNEY UTILIZED BY 307 15th TO BE ABANDONED & CAPPED  
CHIMNEY UTILIZED BY 309 15th TO BE EXTENDED  
PROPOSED SKYLIGHT

EXISTING RESIDENCE LOT OCCUPANCY: 27.1%

EXISTING TWO STORY + BASEMENT BRICK SINGLE FAMILY HOME

PORCH LOT OCCUPANCY: 3.3%

RECONSTRUCTED COVERED ONE STORY PORCH

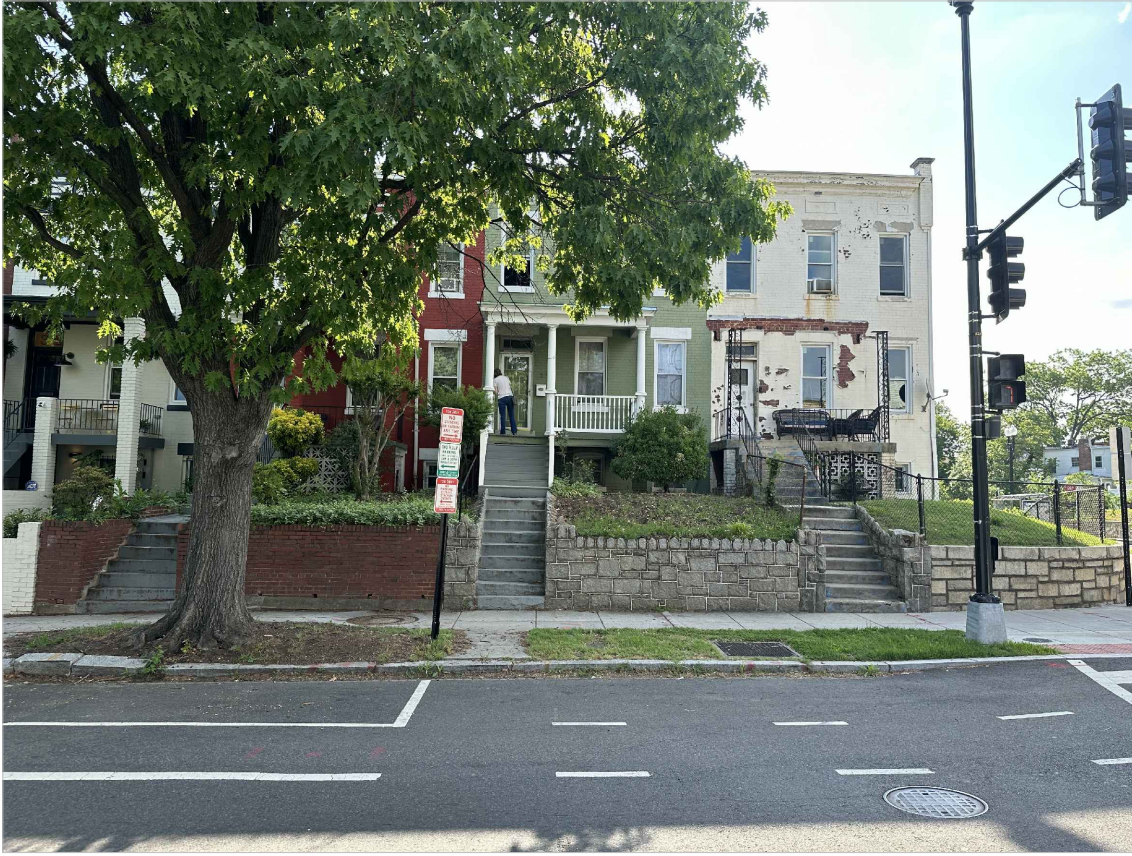
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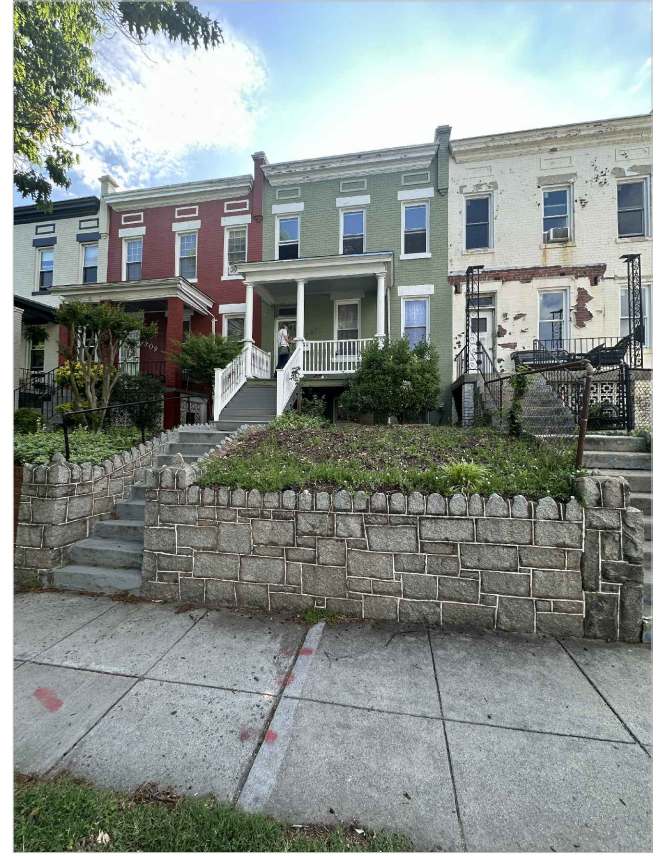
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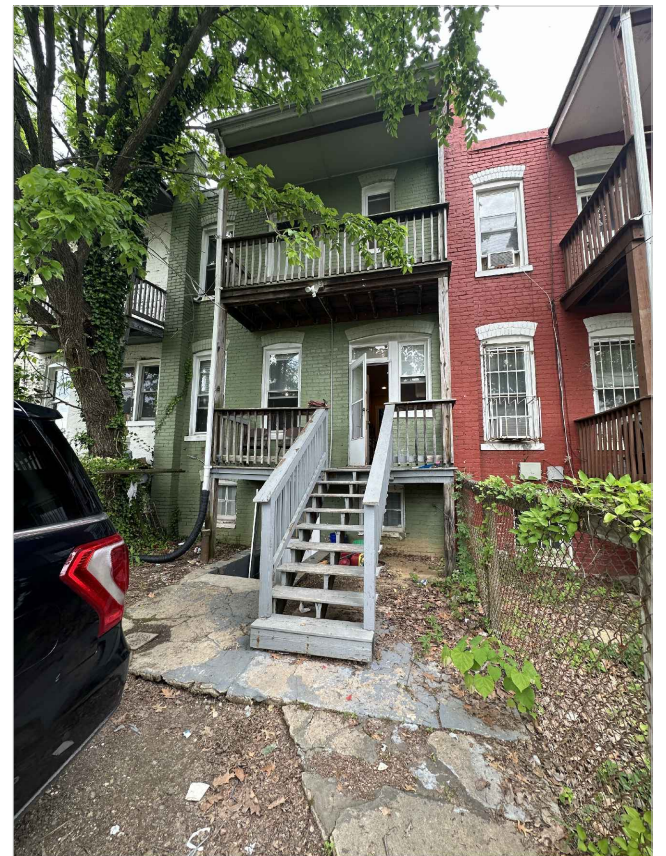
view from 15th Street NE



view from 15th Street NE



view of rear facade from alley



view of rear facade from yard



view of rear facade from C Street NE

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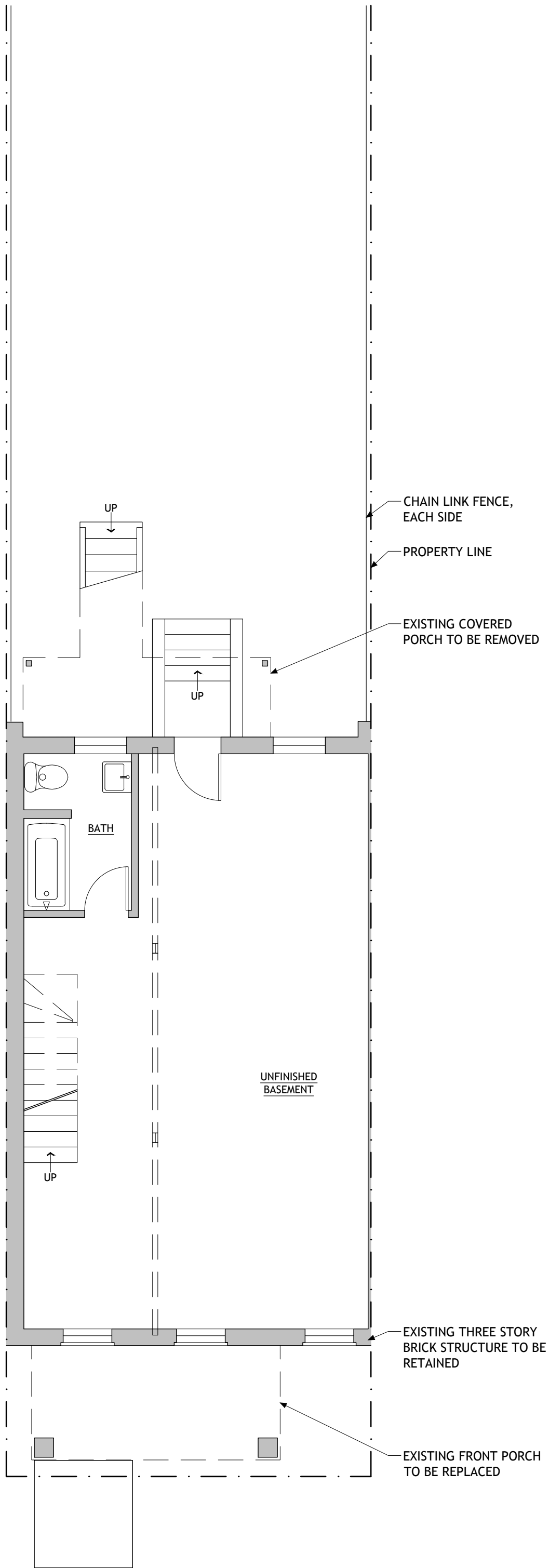
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CONTEXT  
PHOTOS

**G5**





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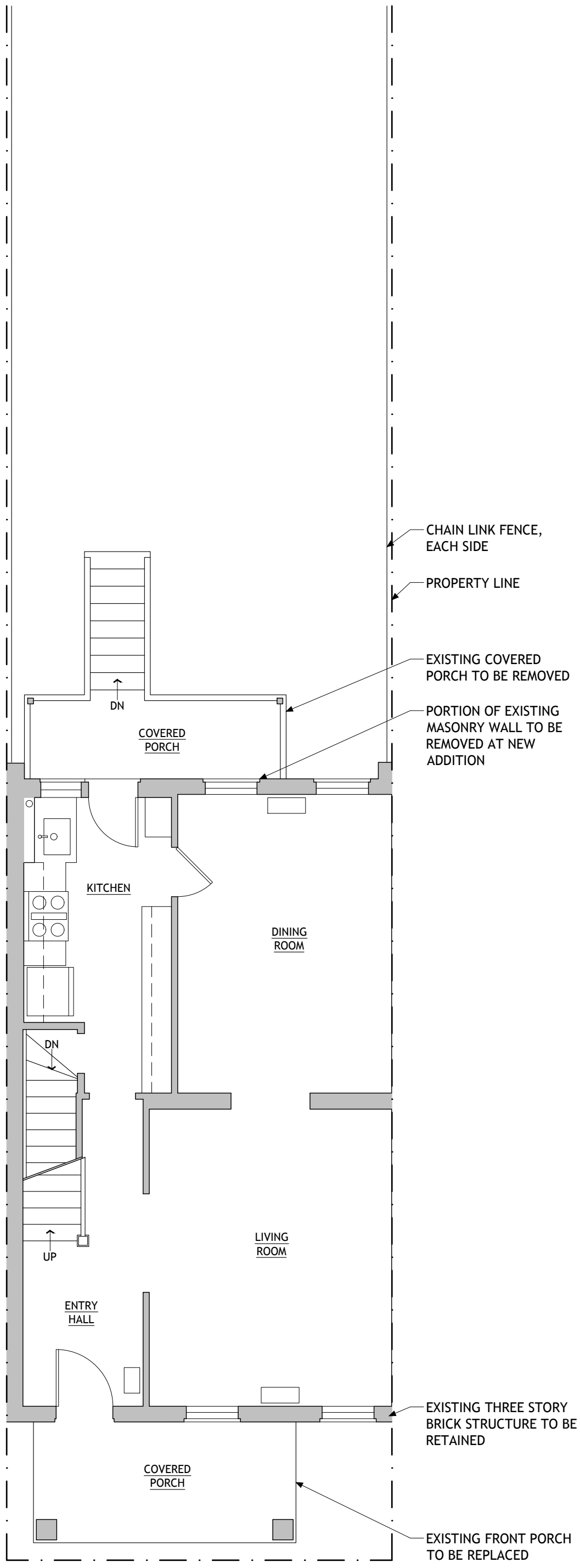
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 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

**1** EXISTING LOWER LEVEL PLAN  
 E0 SCALE: 3/16" = 1'-0"



**E0**



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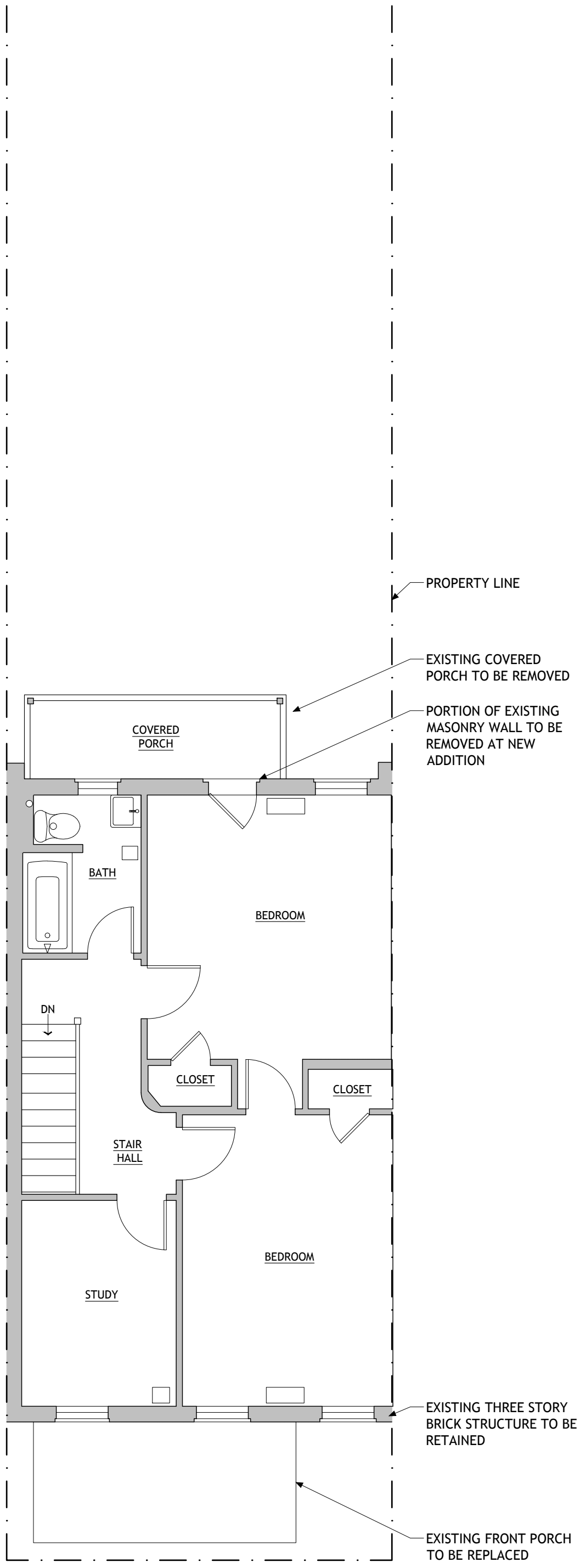
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**1** EXISTING FIRST LEVEL PLAN  
 E1 SCALE: 3/16" = 1'-0"



**E1**



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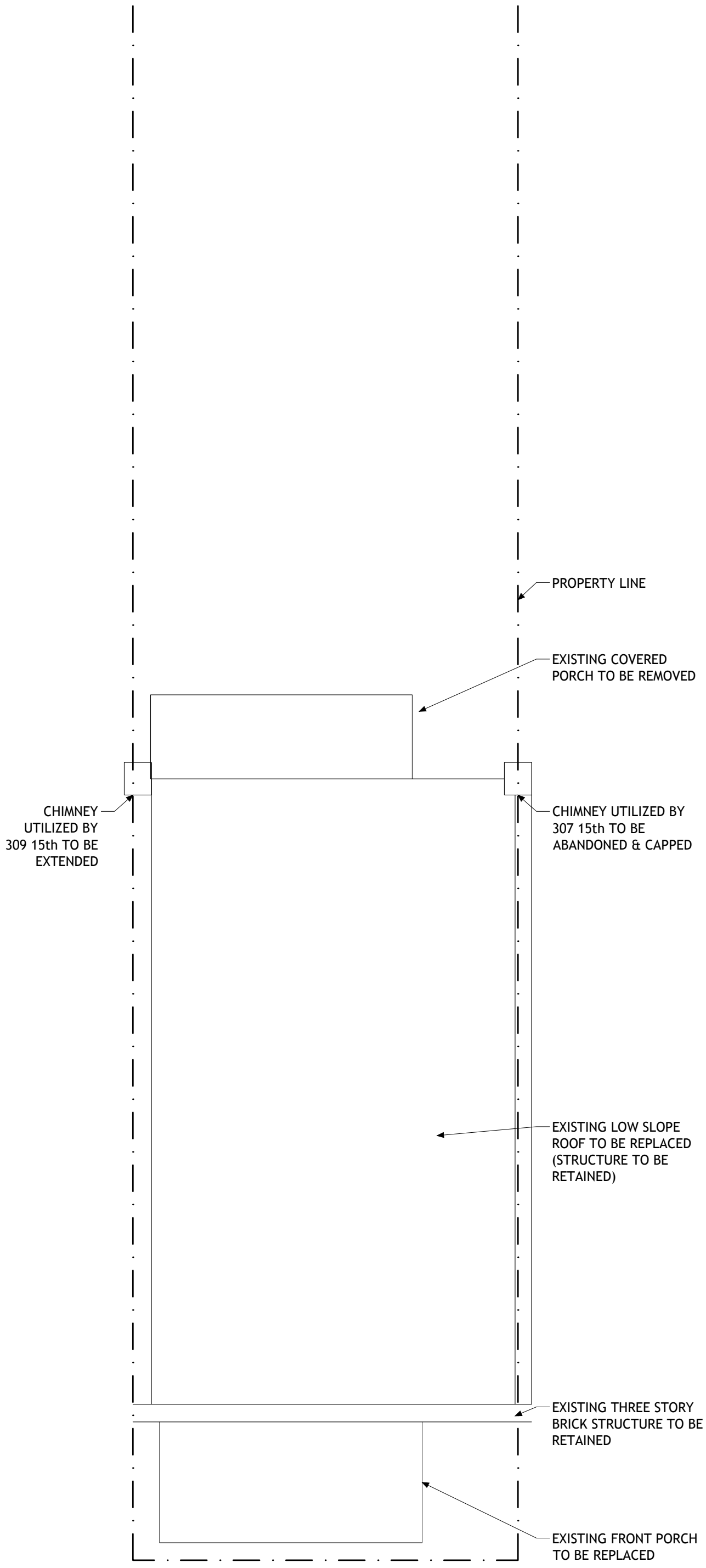
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**1** EXISTING SECOND LEVEL PLAN  
 E2 SCALE: 3/16" = 1'-0"



**E2**





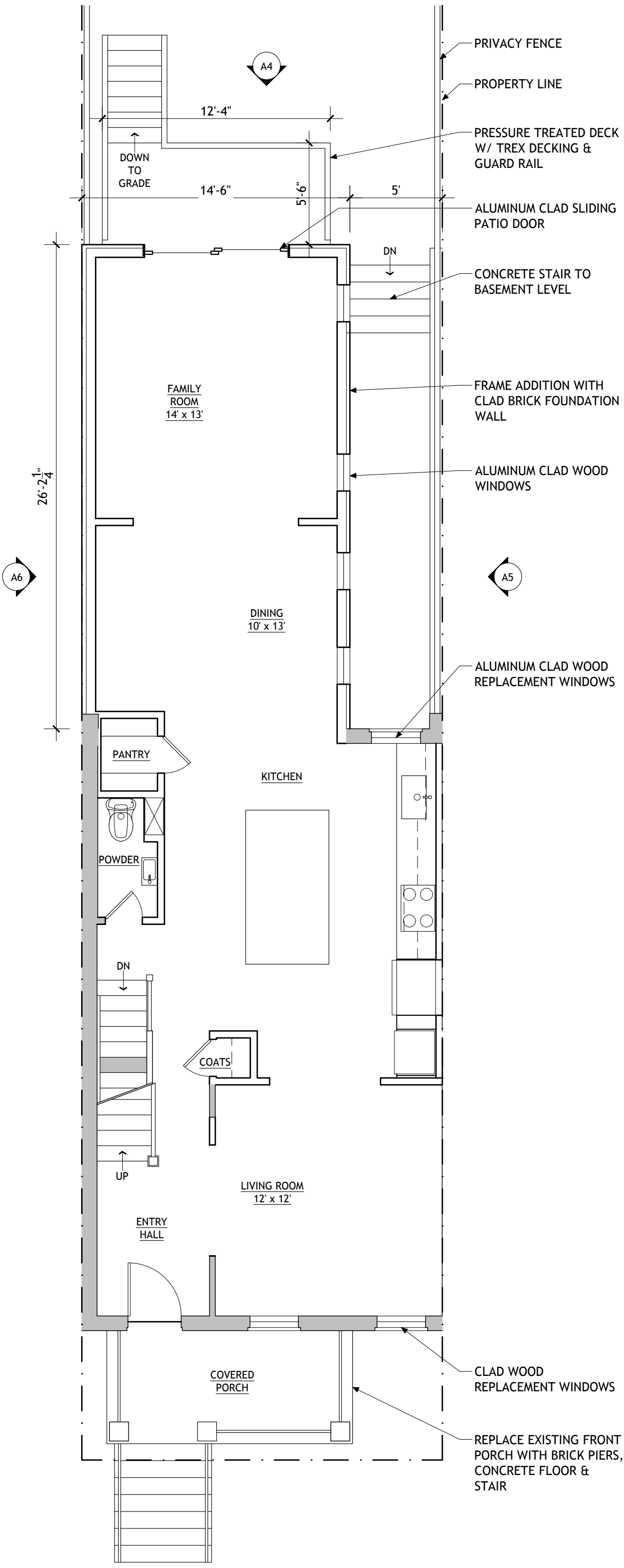
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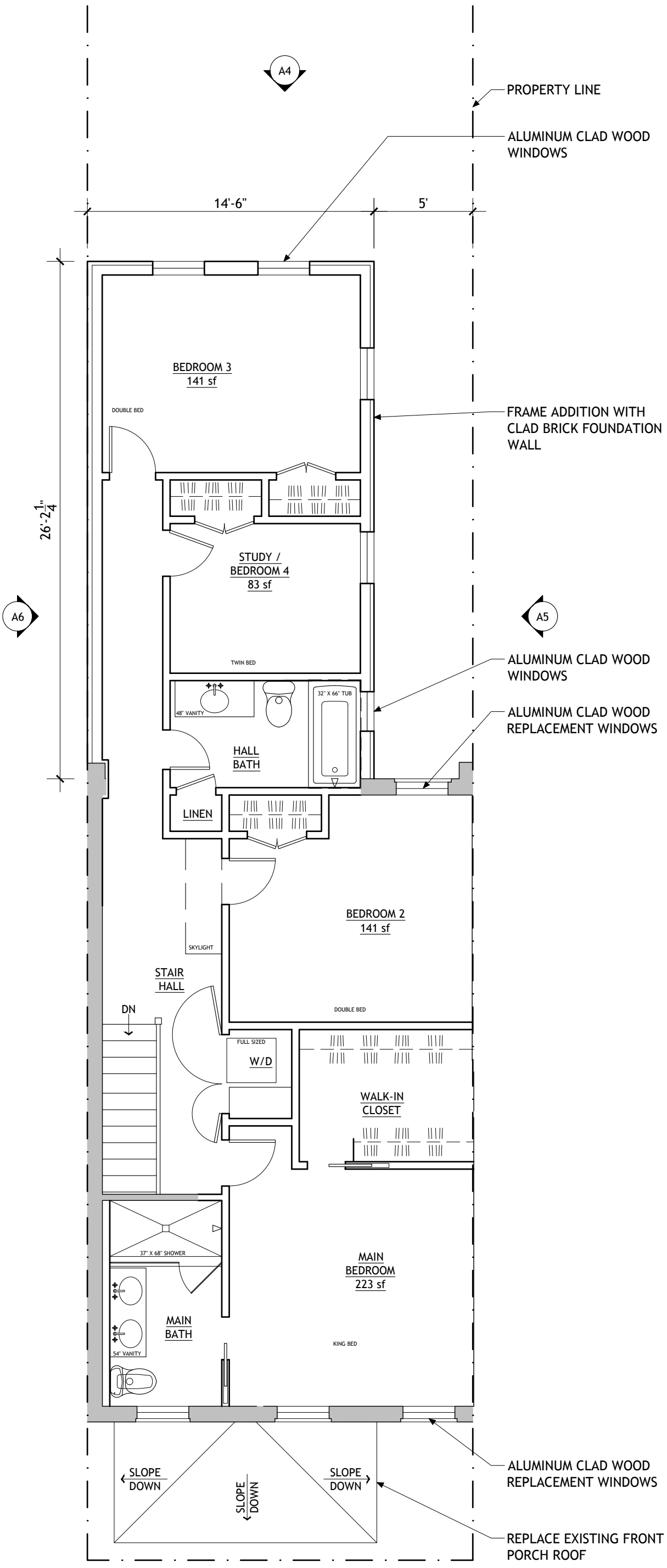
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1 FIRST LEVEL PLAN  
 A1 SCALE: 3/16" = 1'-0"





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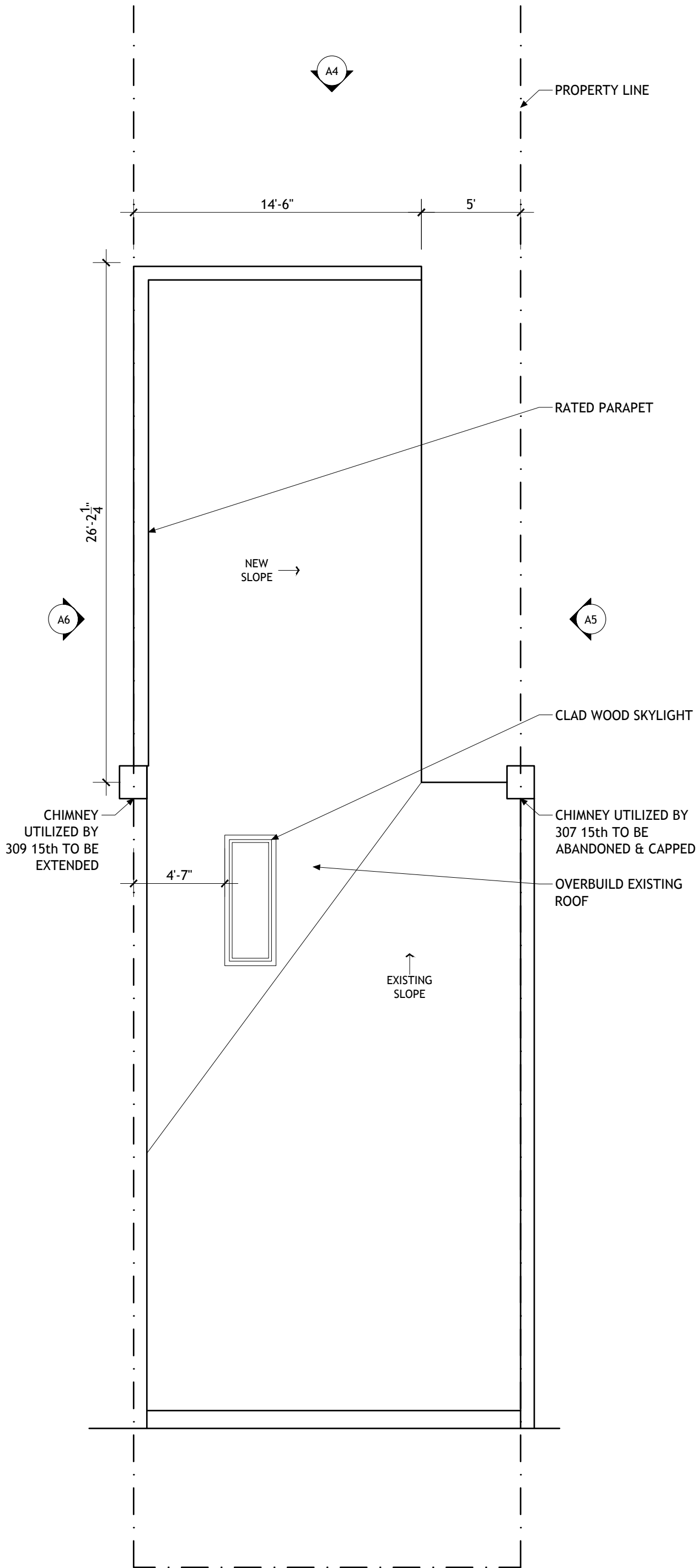
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1 SECOND LEVEL PLAN  
 A2 SCALE: 3/16" = 1'-0"

PROPOSED  
 FLOOR PLAN  
 SECOND LEVEL

A2

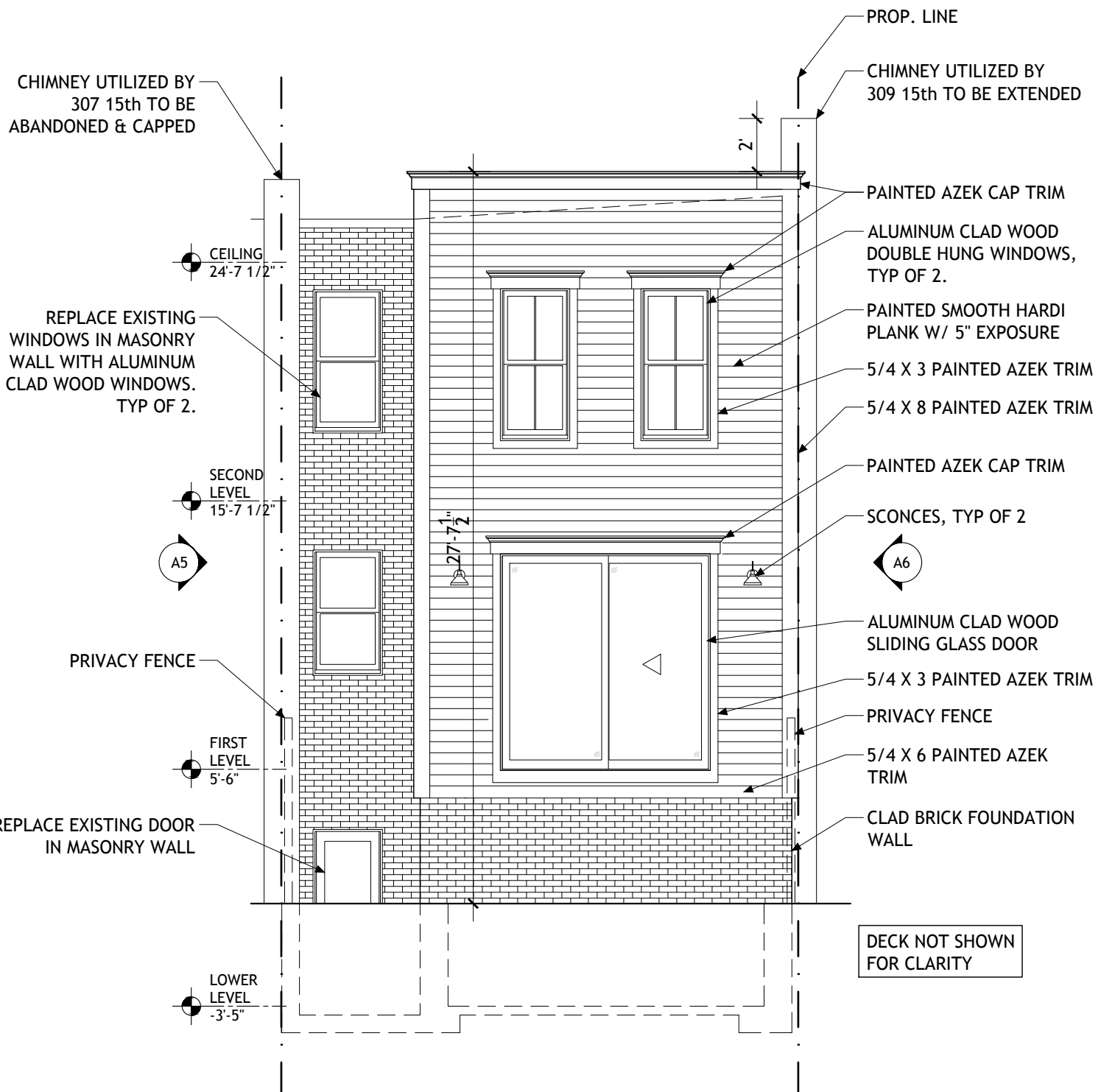


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1 EAST ELEVATION (REAR)  
A4 SCALE: 3/16" = 1'-0"

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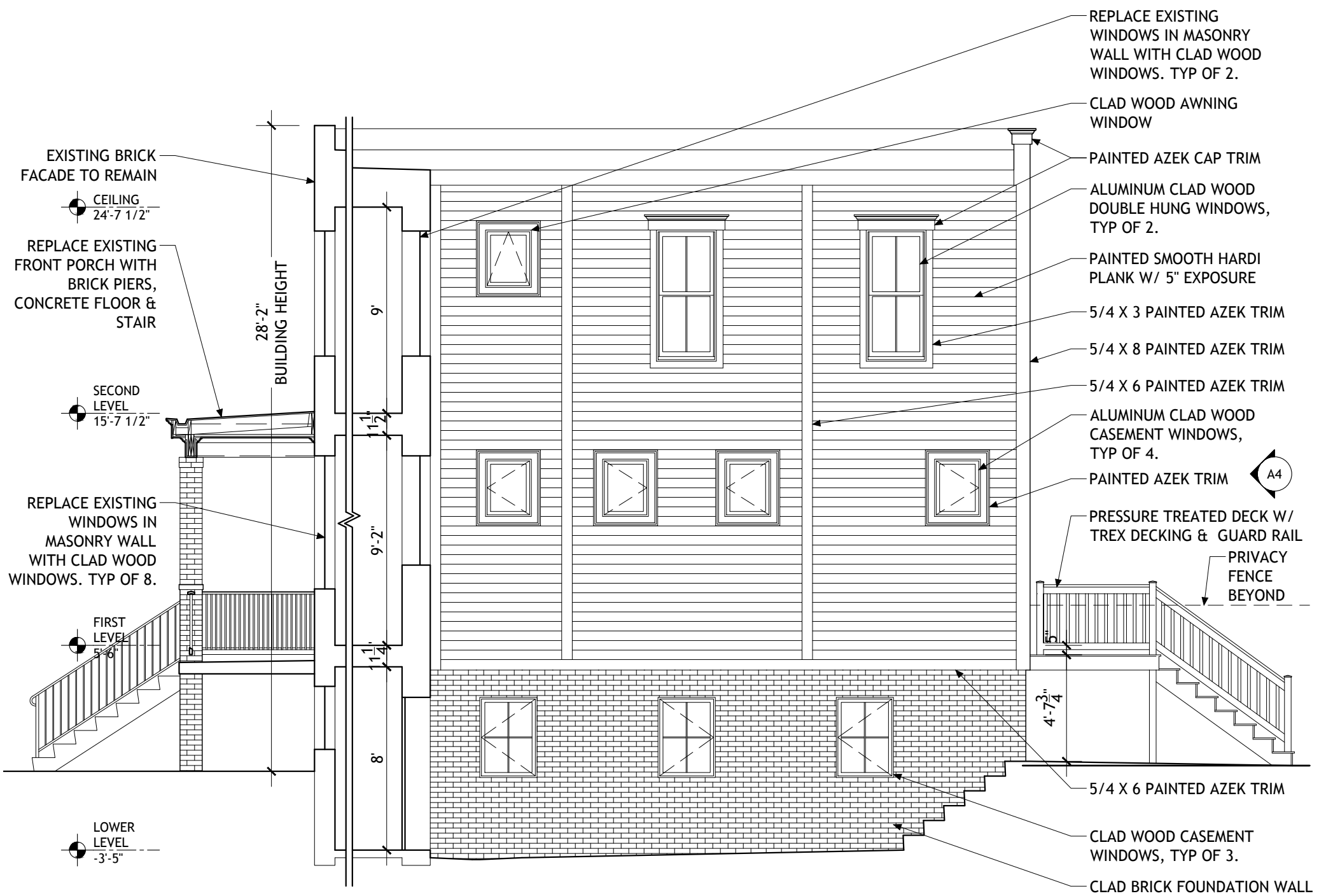
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PROPOSED EAST  
ELEVATION

A4





1 SOUTH ELEVATION / SECTION  
 A5 SCALE: 3/16" = 1'-0"

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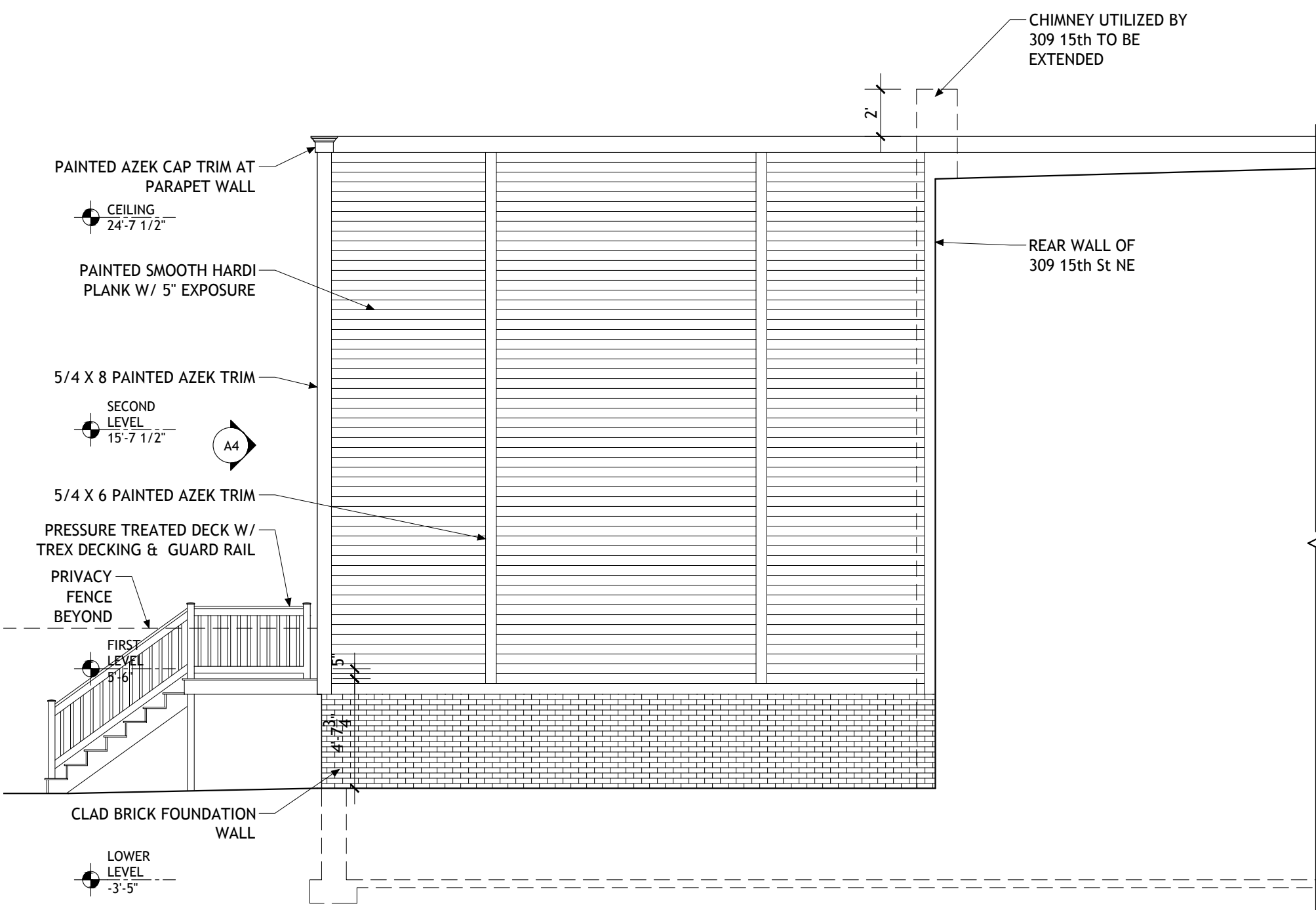
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PROPOSED SOUTH  
 ELEVATION / SECTION

A5



1 NORTH ELEVATION  
 A6 SCALE: 3/16" = 1'-0"

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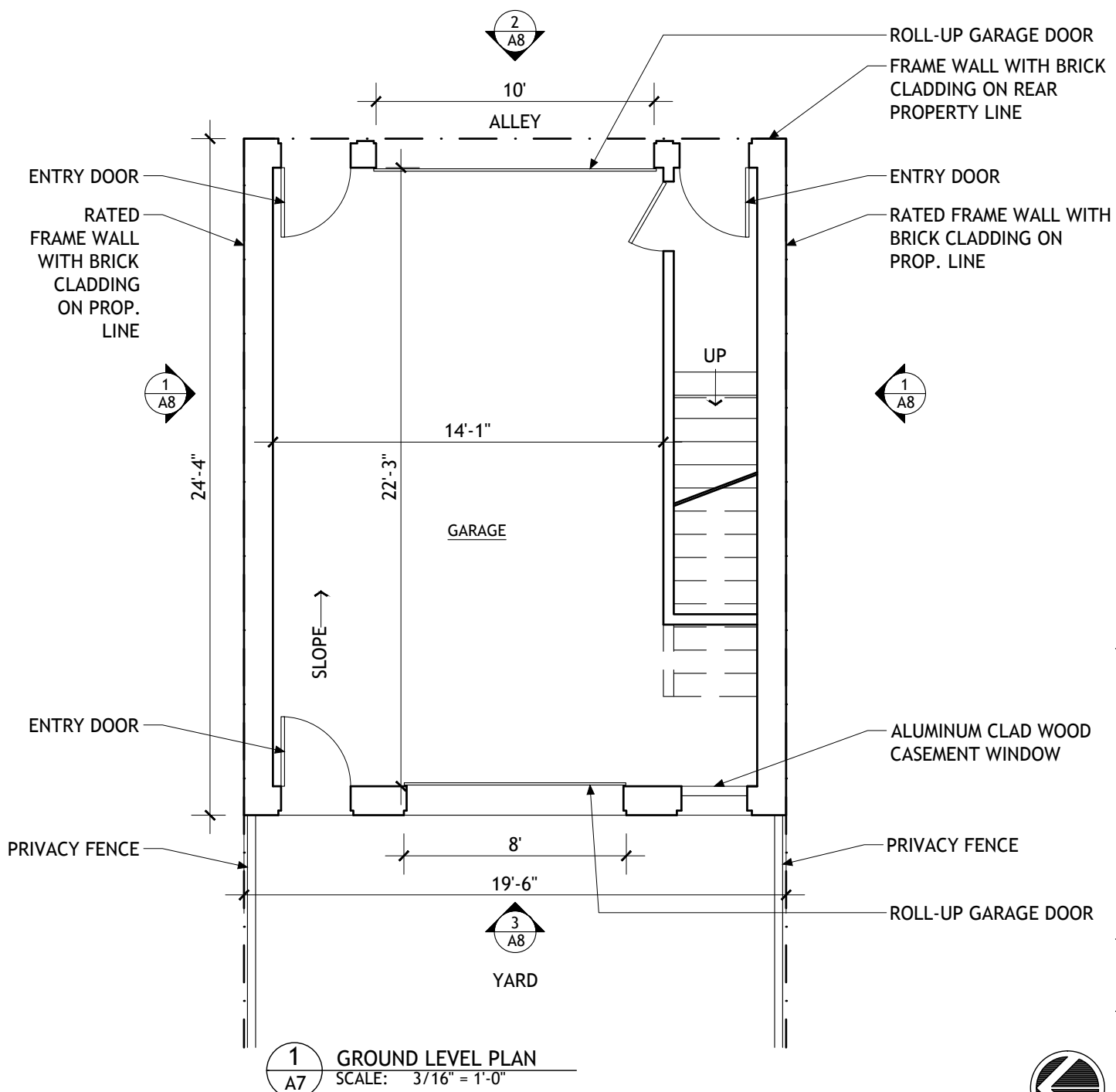
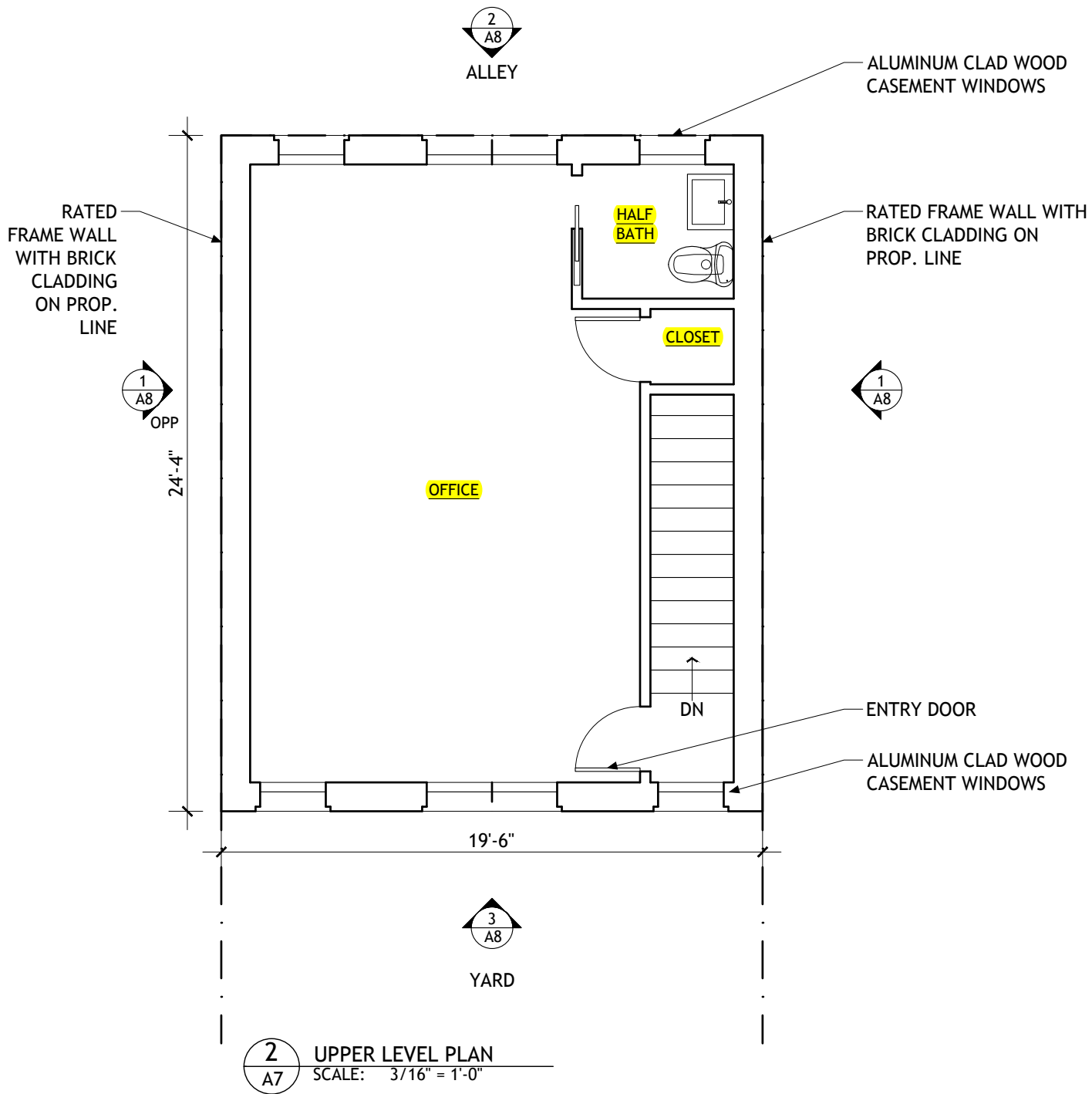
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PROPOSED NORTH  
 ELEVATION

A6



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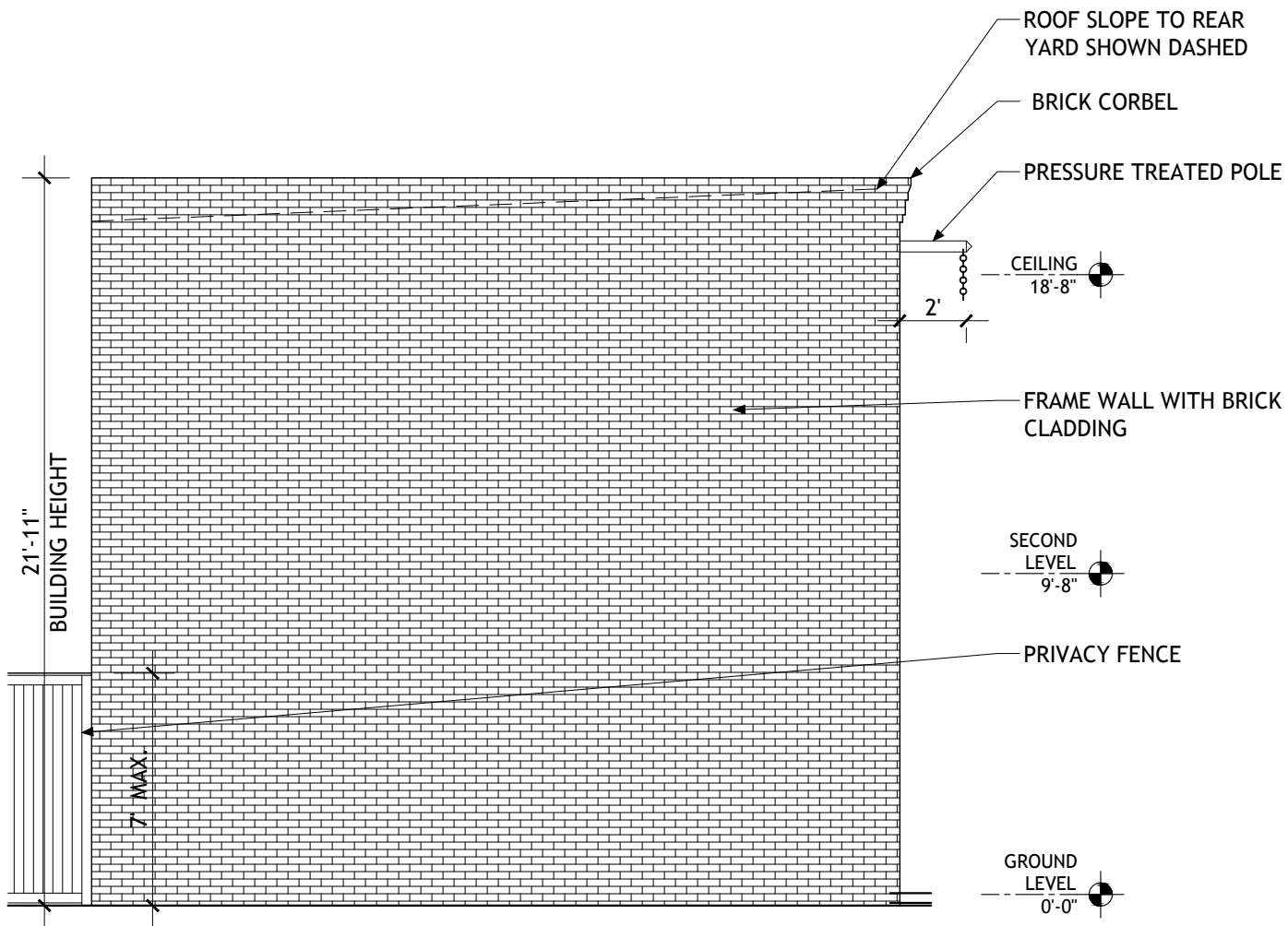
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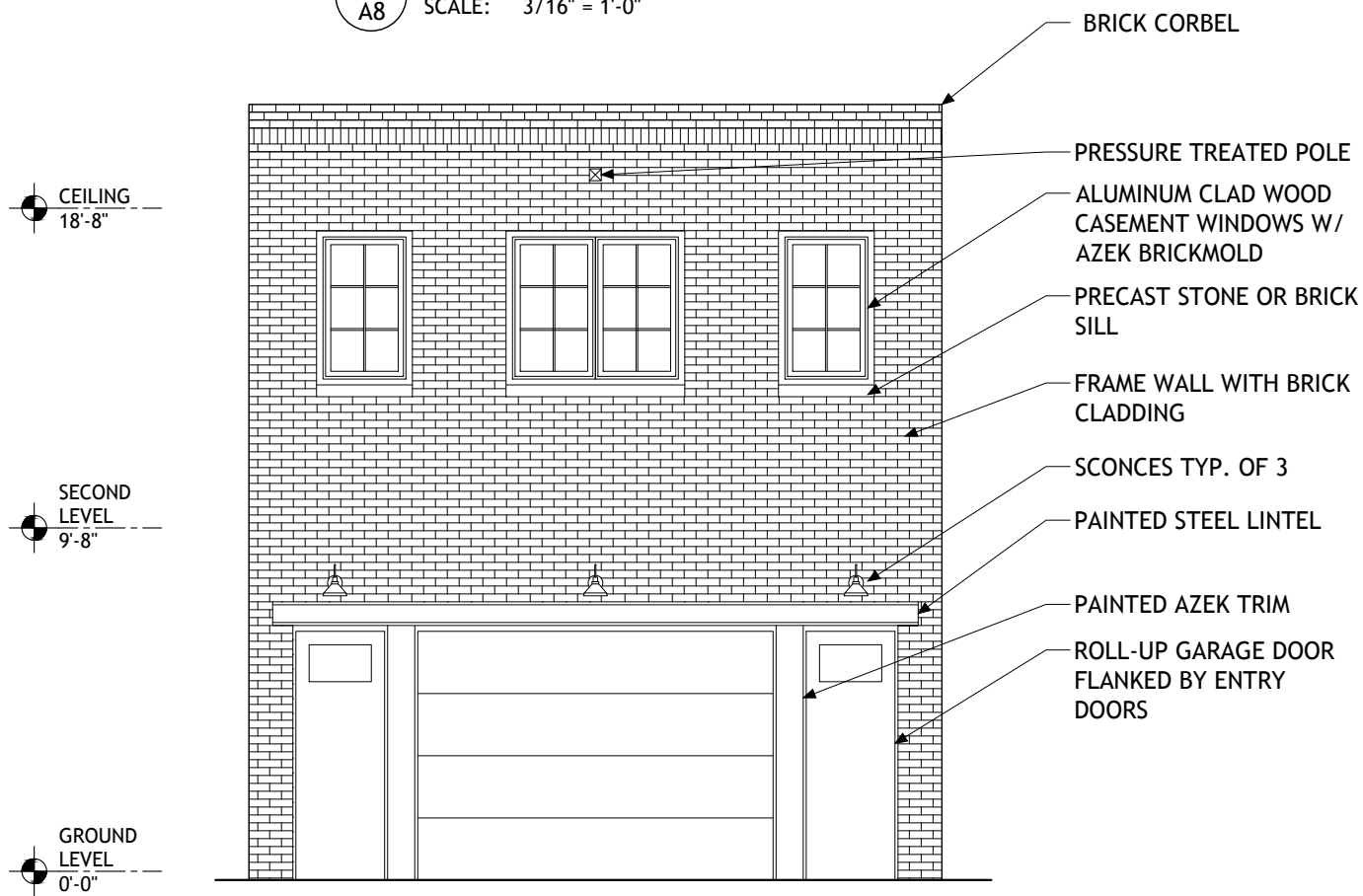
PROPOSED  
FLOOR PLANS  
- GARAGE

A7

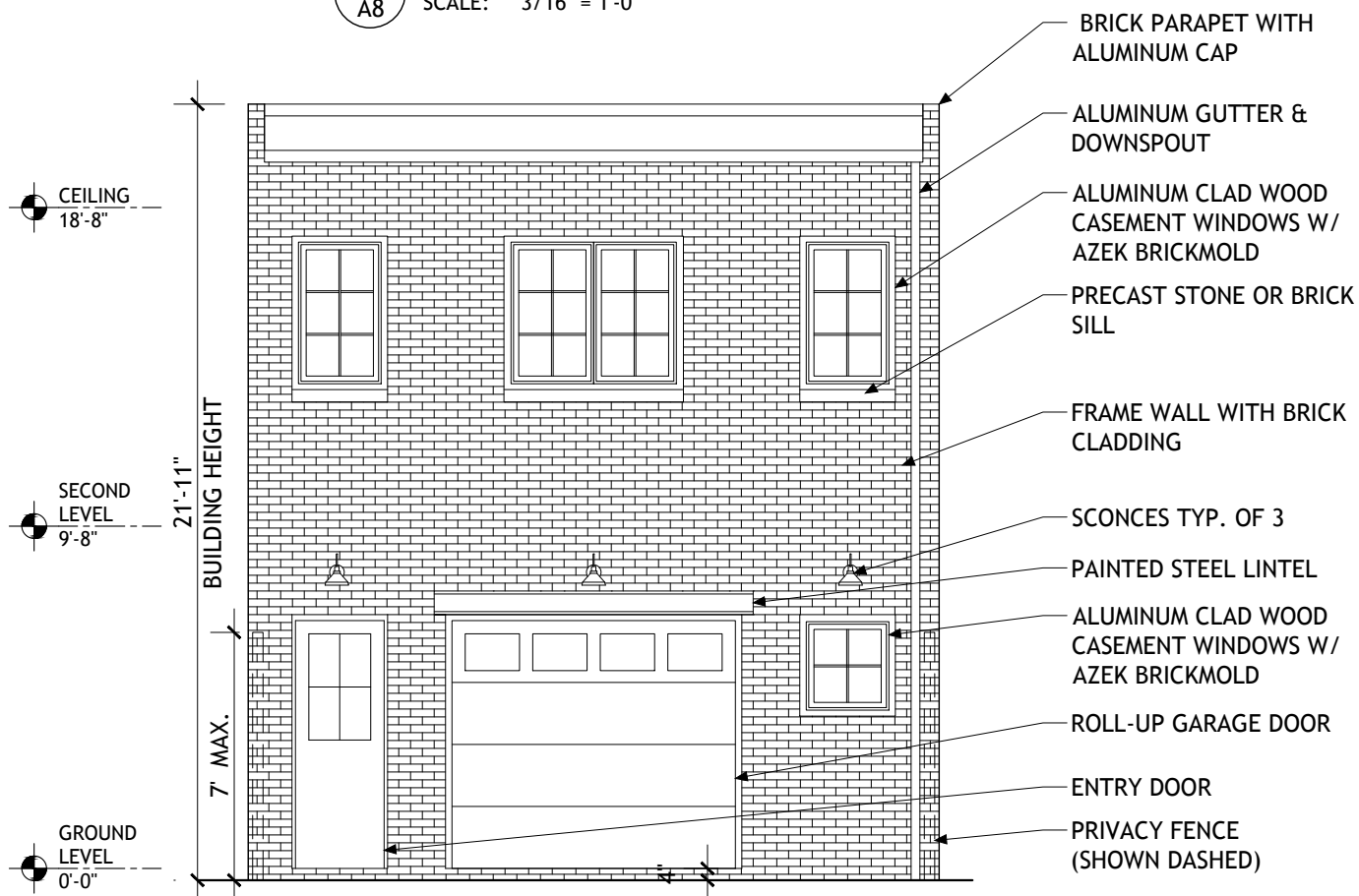




**1** SOUTH FACADE (NORTH FACADE OPPOSITE HAND)  
A8 SCALE: 3/16" = 1'-0"



**2** EAST FACADE (ALLEY)  
A8 SCALE: 3/16" = 1'-0"



**3** WEST FACADE (YARD)  
A8 SCALE: 3/16" = 1'-0"

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PROPOSED  
ELEVATIONS  
- GARAGE

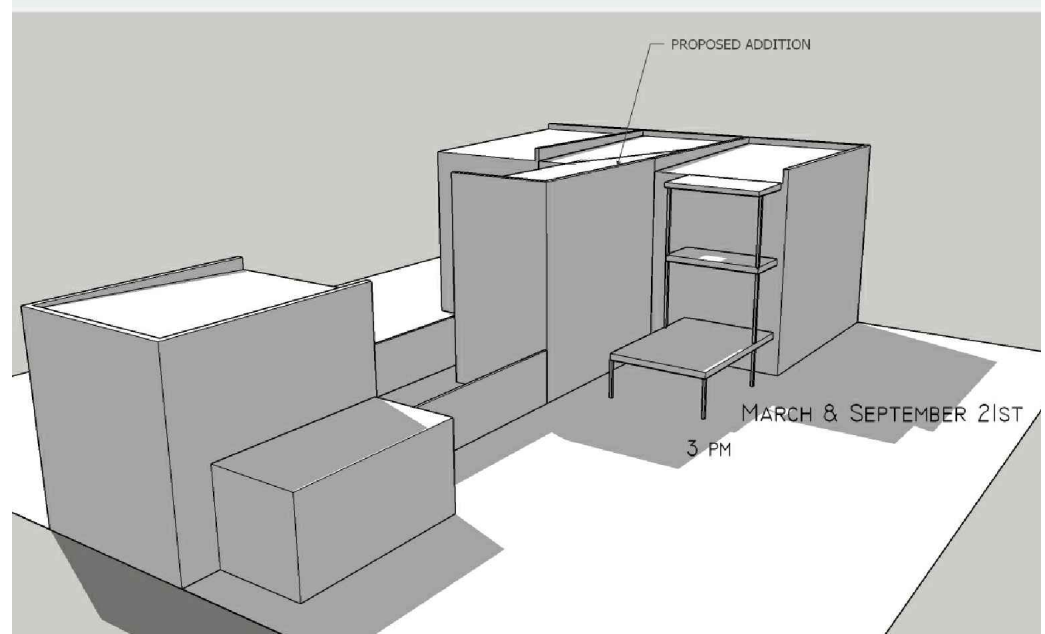
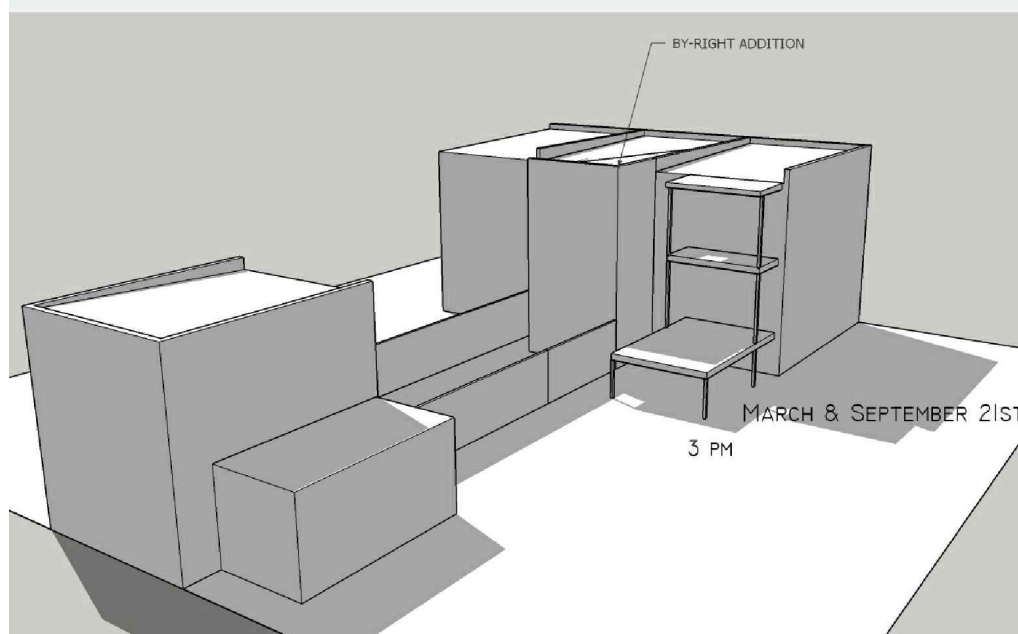
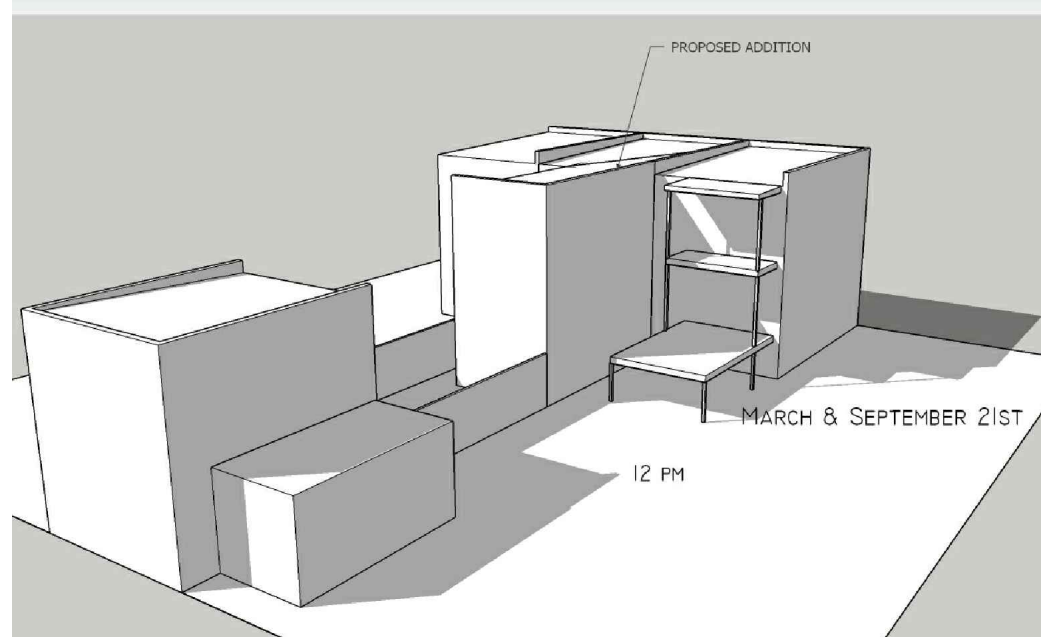
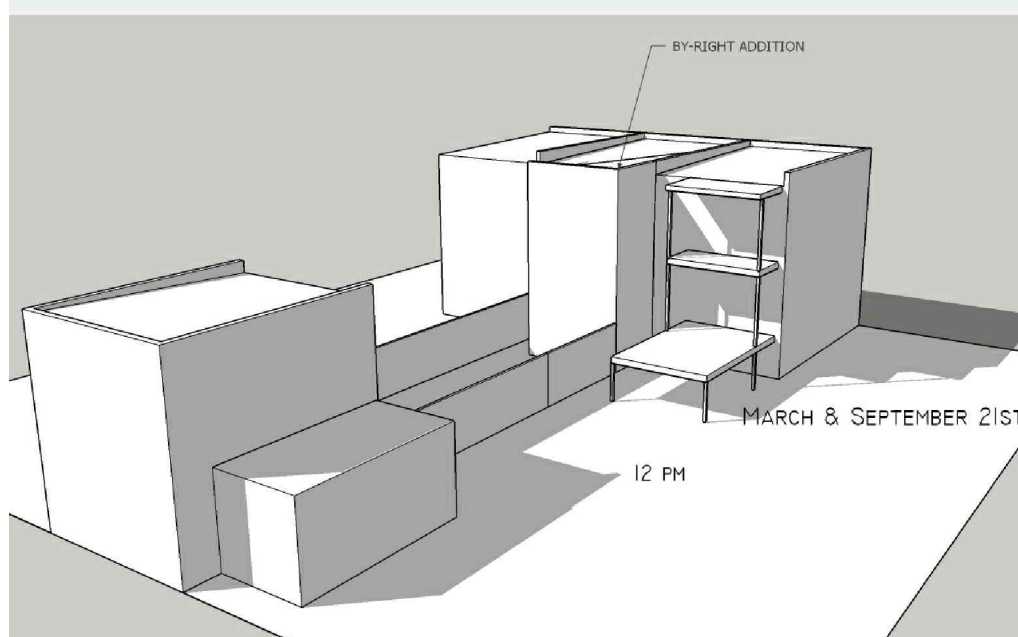
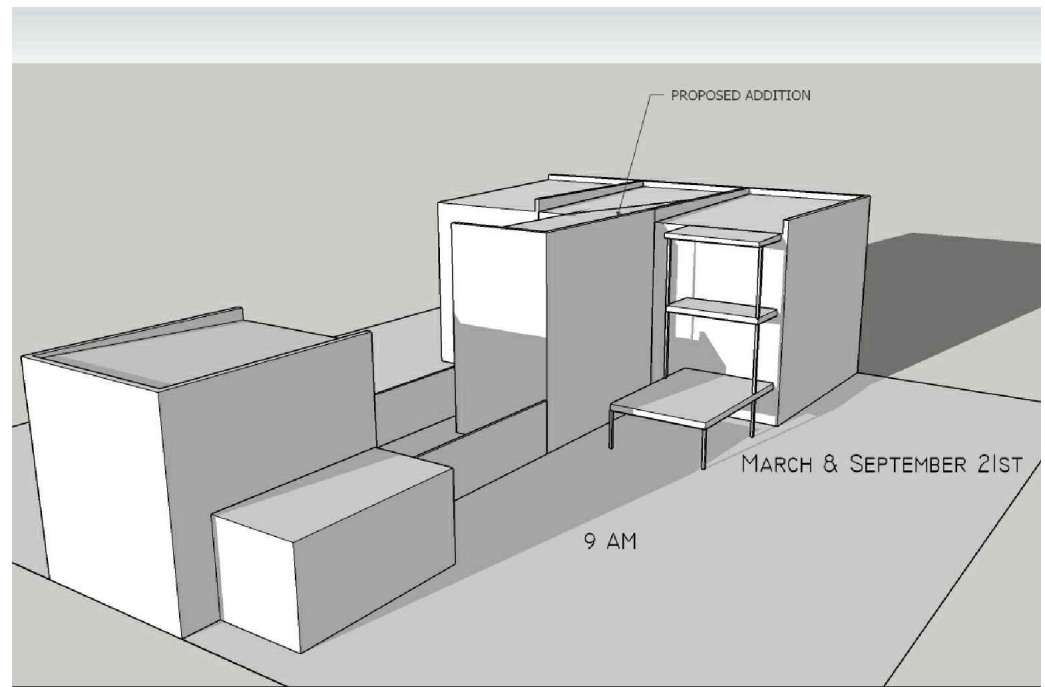
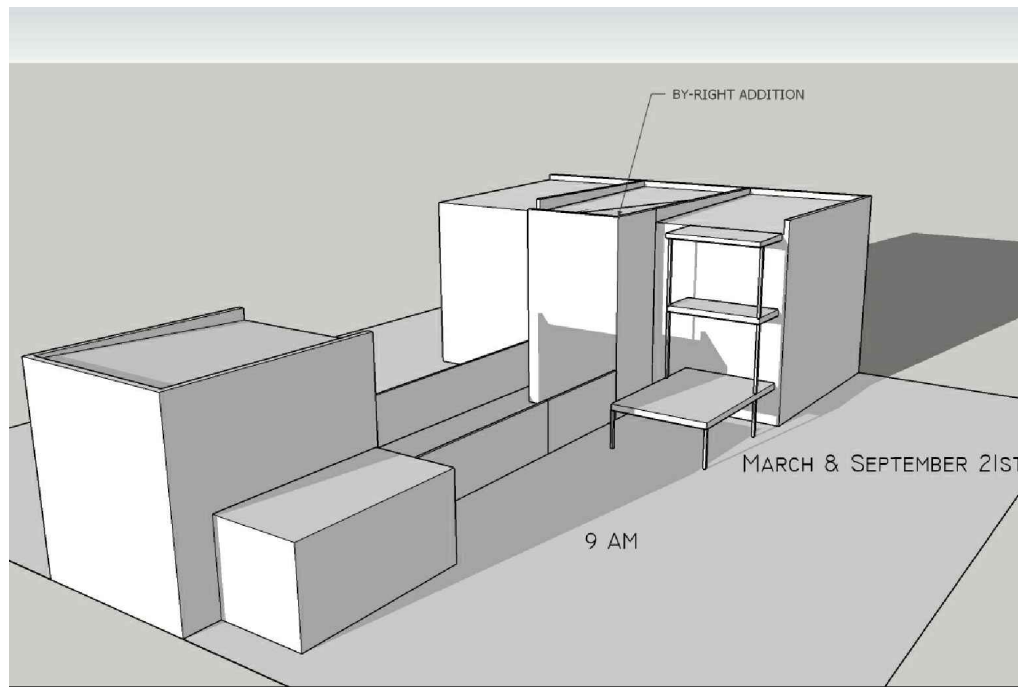
**A8**

307 15TH ST NE  
SHADOW STUDY OF A BY-RIGHT ADDITION

VERNAL EQUINOX & AUTUMNAL EQUINOX

307 15TH ST NE  
SHADOW STUDY OF PROPOSED ADDITION  
REQUIRING ZONING RELIEF

VERNAL EQUINOX & AUTUMNAL EQUINOX



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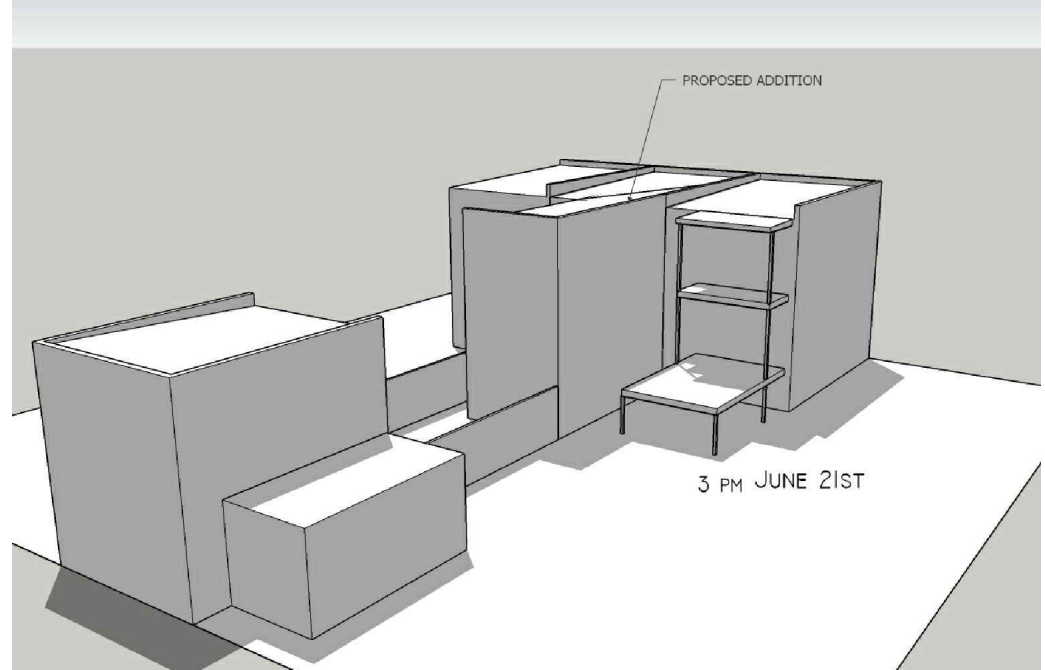
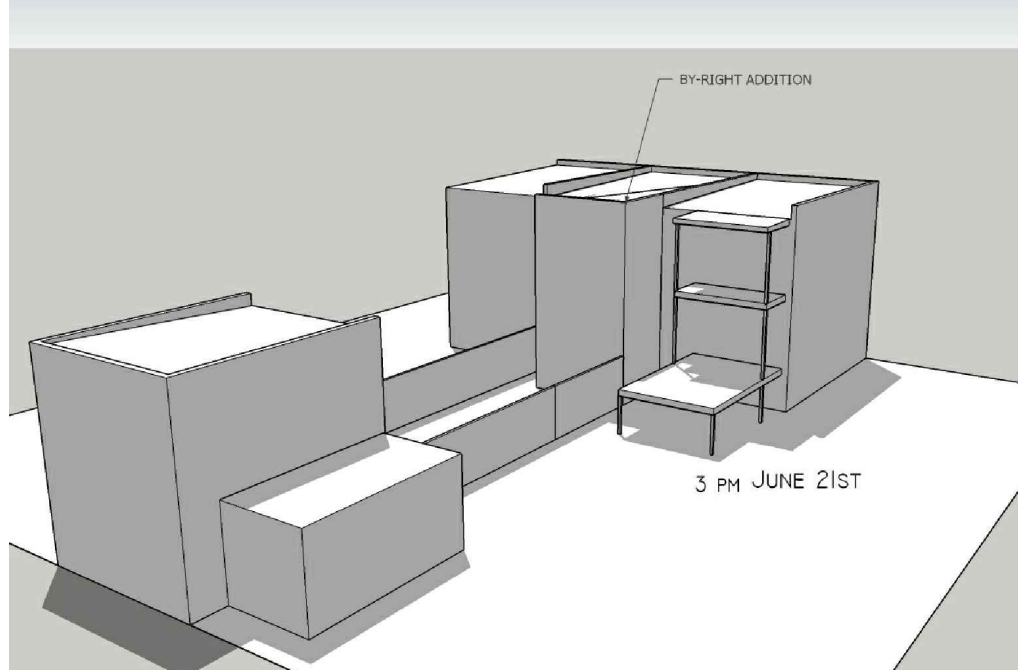
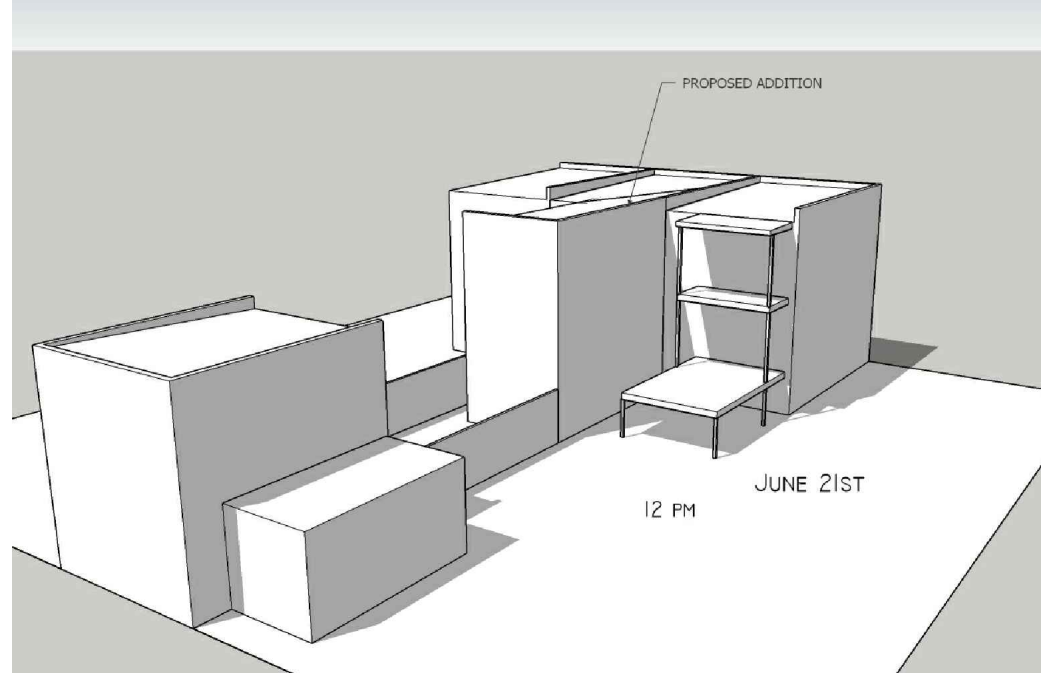
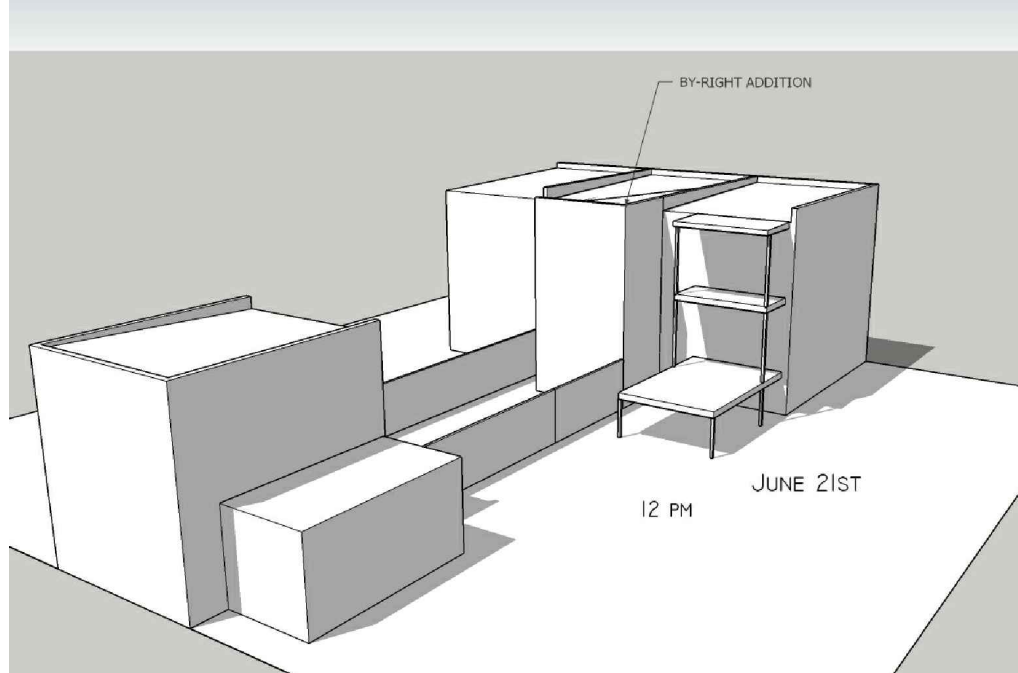
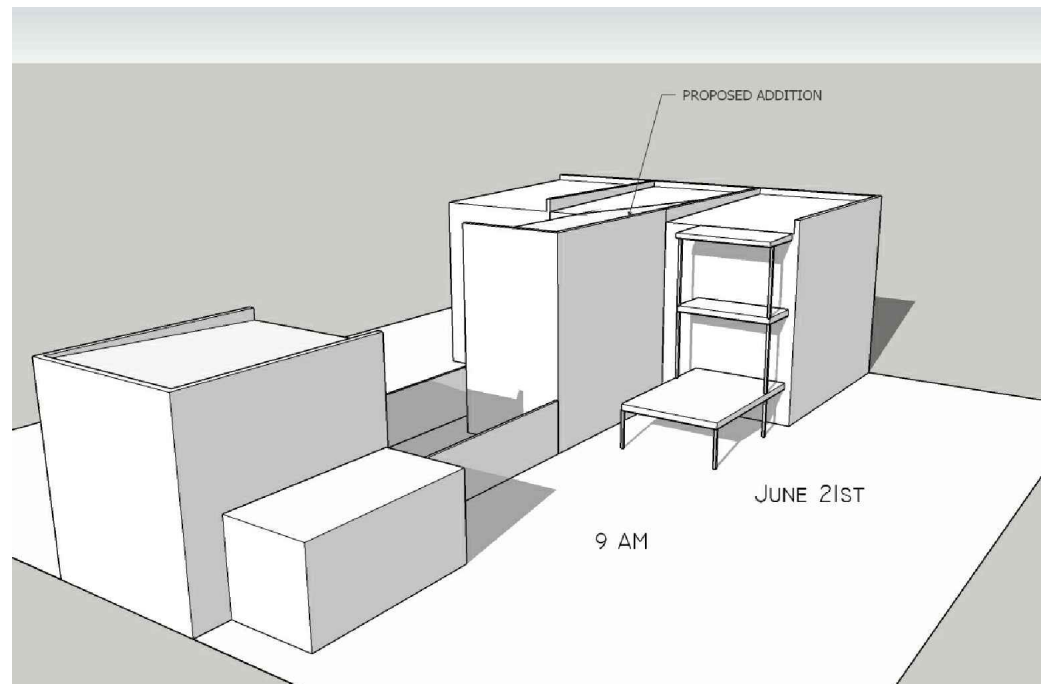
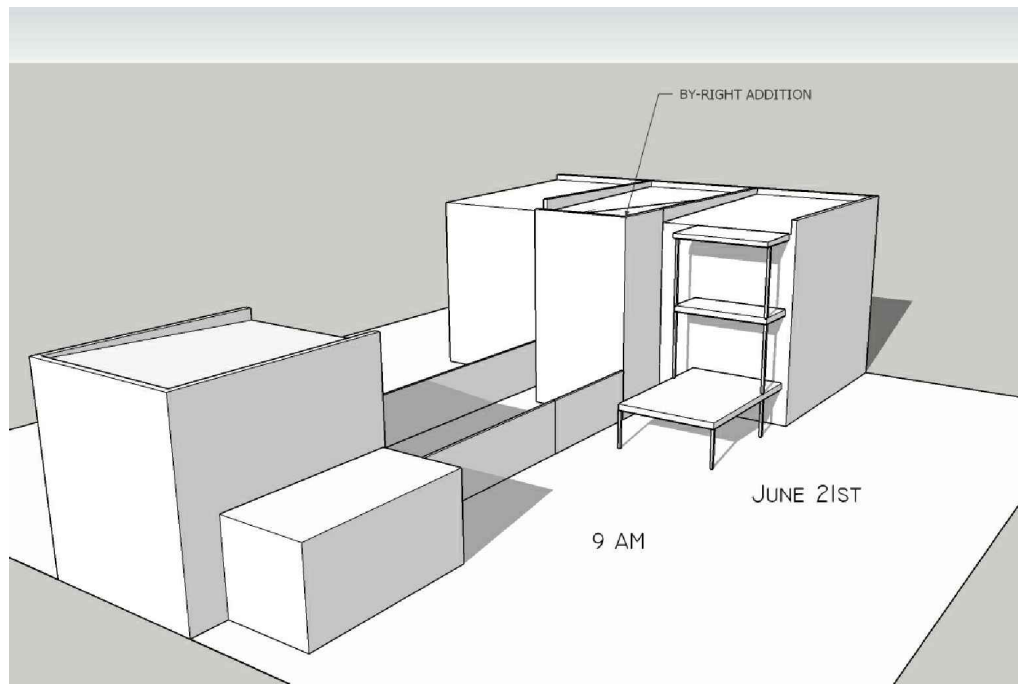
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SHADOW STUDIES  
VERNAL EQUINOX &  
AUTUMNAL EQUINOX

**A9**

307 15TH ST NE  
 SHADOW STUDY OF A BY-RIGHT ADDITION  
 SUMMER SOLSTICE

307 15TH ST NE  
 SHADOW STUDY OF PROPOSED ADDITION  
 REQUIRING ZONING RELIEF  
 SUMMER SOLSTICE



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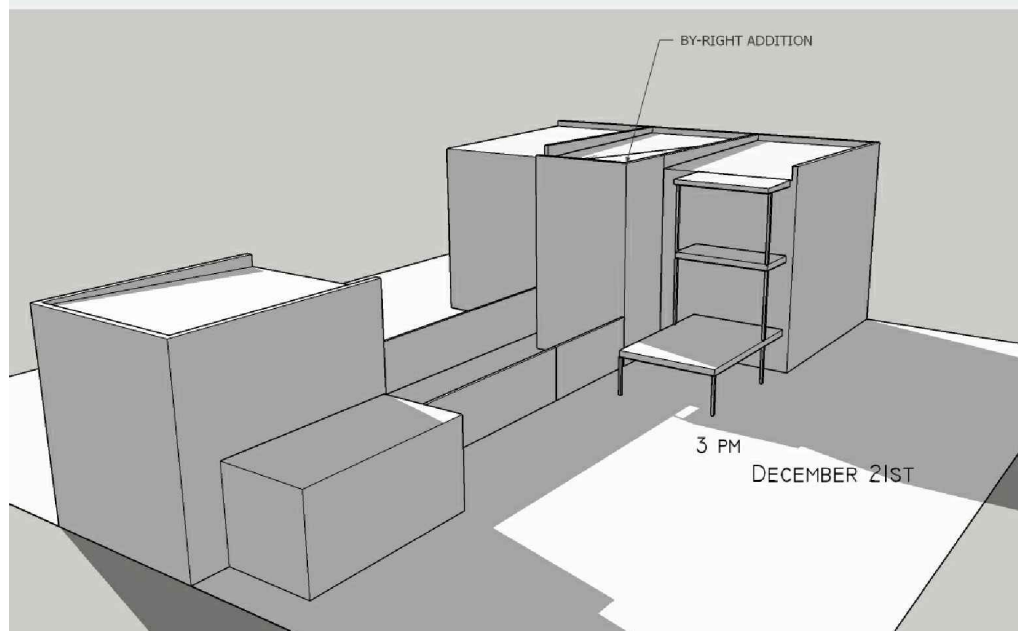
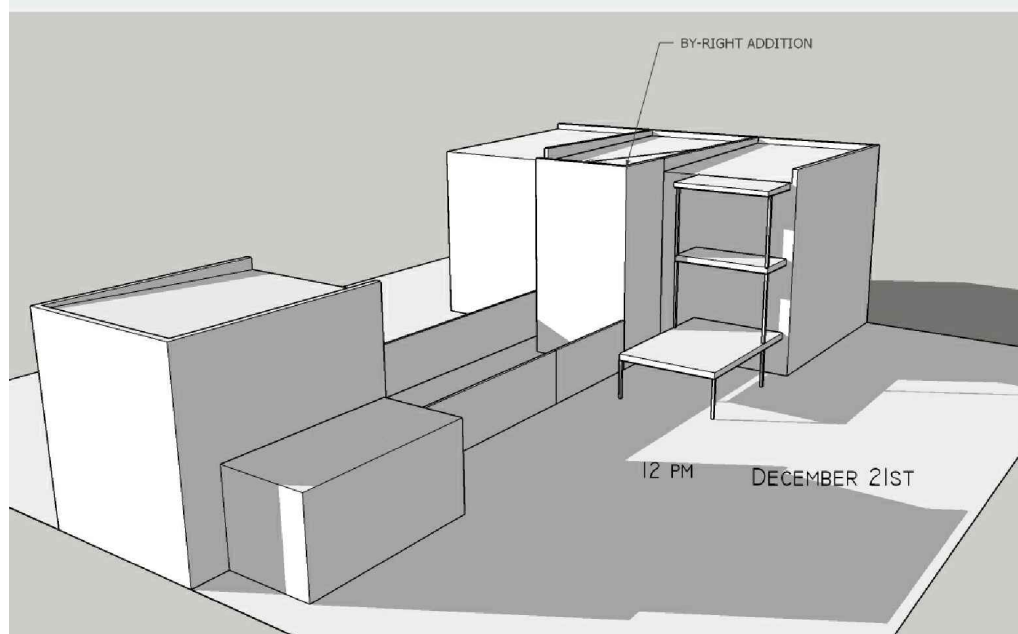
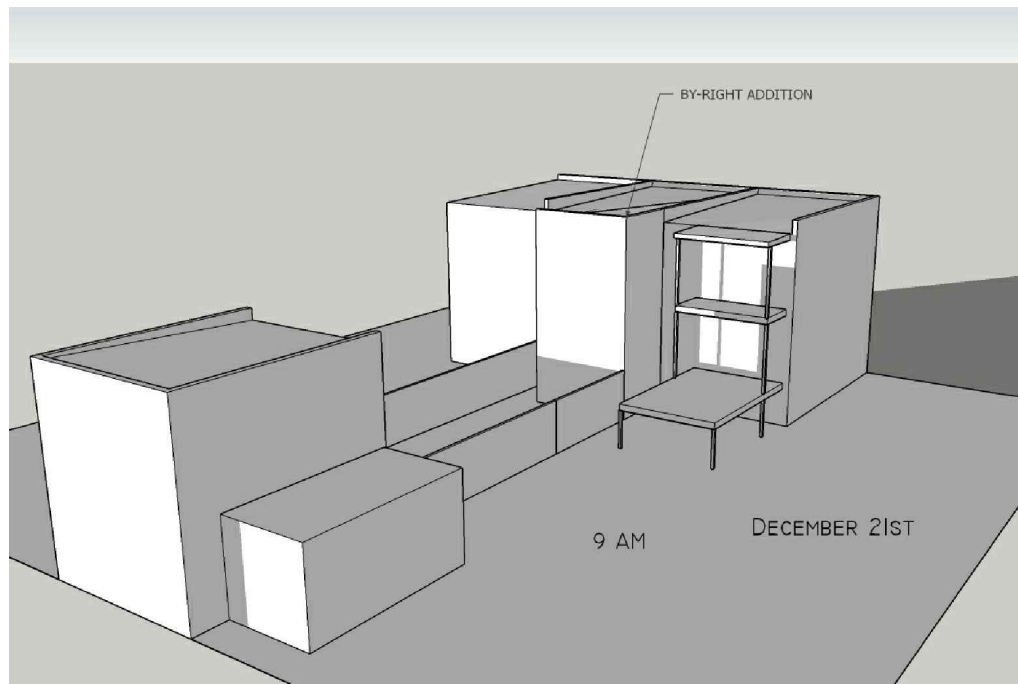
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SHADOW STUDIES  
 SUMMER SOLSTICE

**A10**

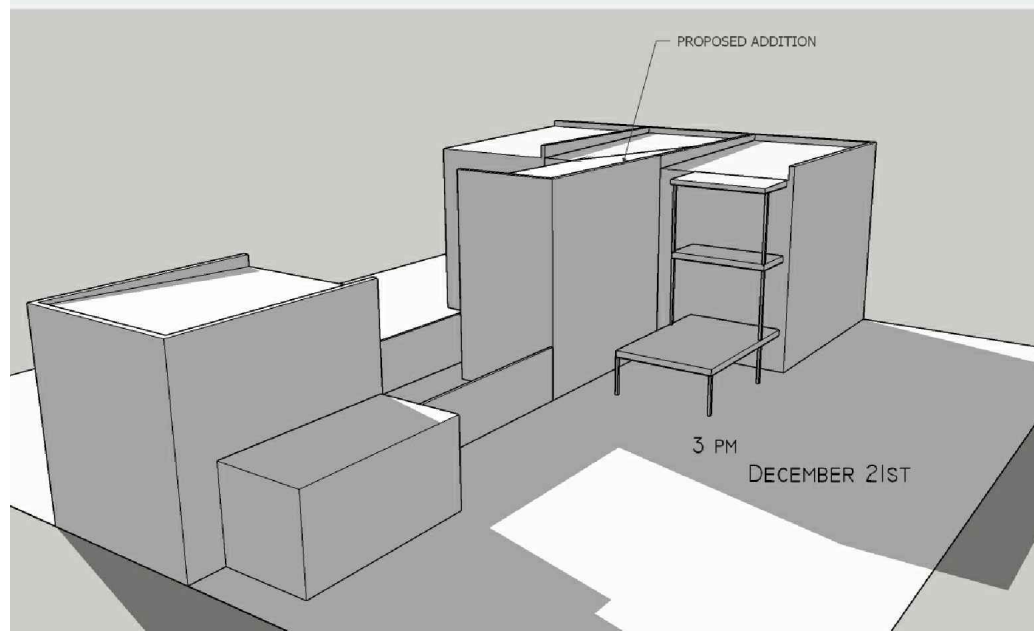
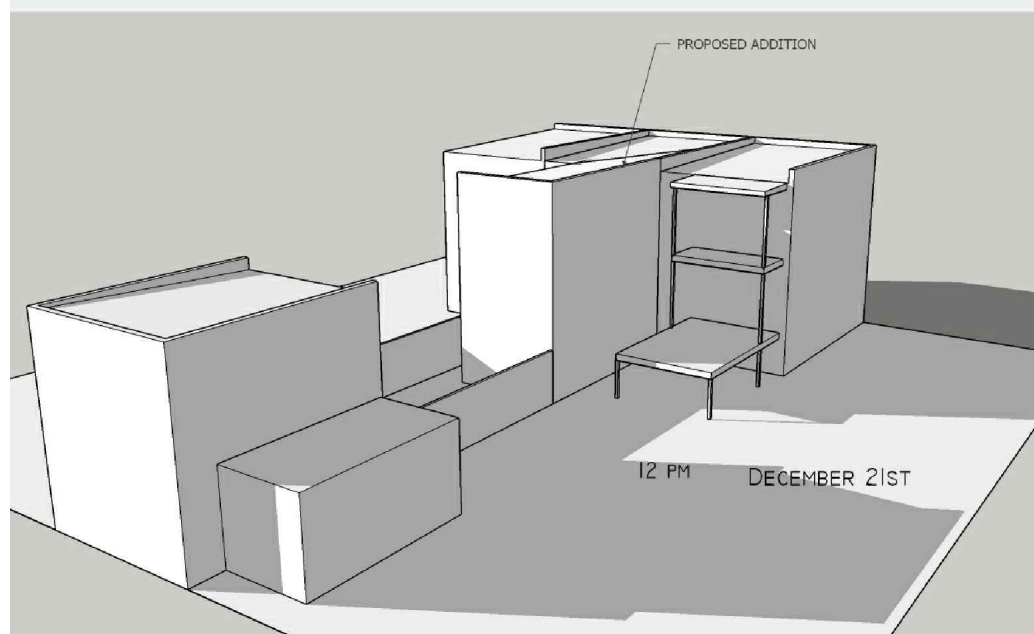
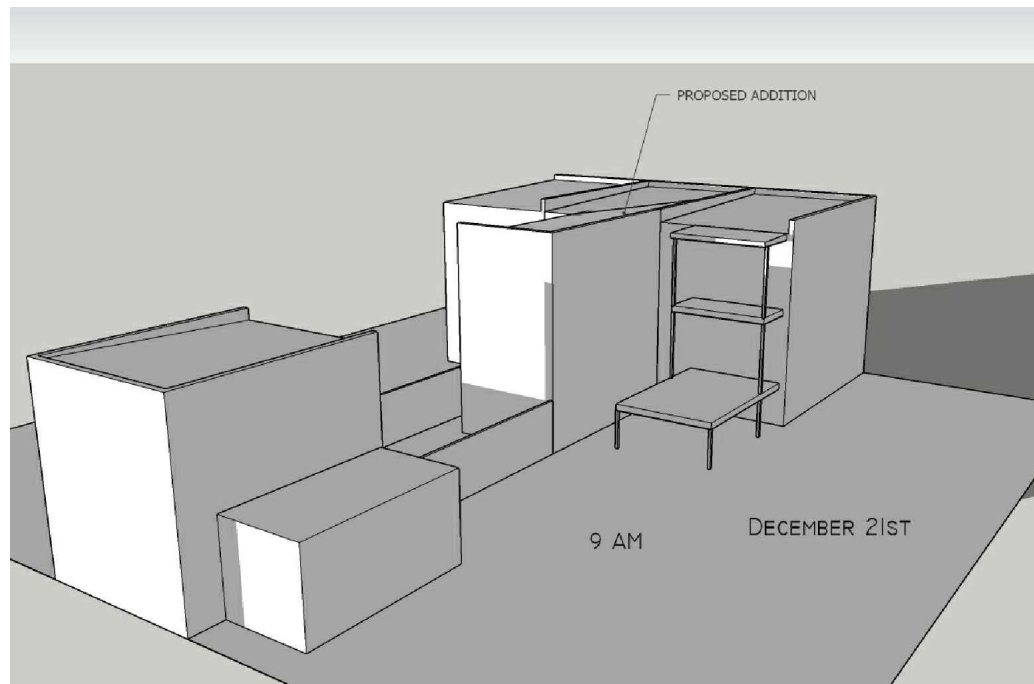
307 15TH ST NE  
SHADOW STUDY OF A BY-RIGHT ADDITION

WINTER SOLSTICE



307 15TH ST NE  
SHADOW STUDY OF PROPOSED ADDITION  
REQUIRING ZONING RELIEF

WINTER SOLSTICE



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SHADOW STUDIES  
WINTER SOLSTICE

**A11**