

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

LOCATION PLAN



OWNER:
Jonathan Raigh Thornton
807 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:	ALLOWED	EXISTING	PROPOSED
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. Previous 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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SCALE: NONE



COVER
SHEET

G1



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Board of Zoning Adjustment
District of Columbia
CASE NO. 21366
EXHIBIT NO. 47

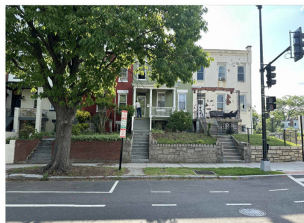
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BLOCK PLAN

G2



view from 15th Street NE



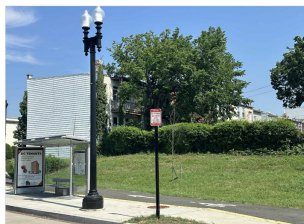
view from 15th Street NE



view of rear facade from alley



view of rear facade from yard



view of rear facade from C Street NE

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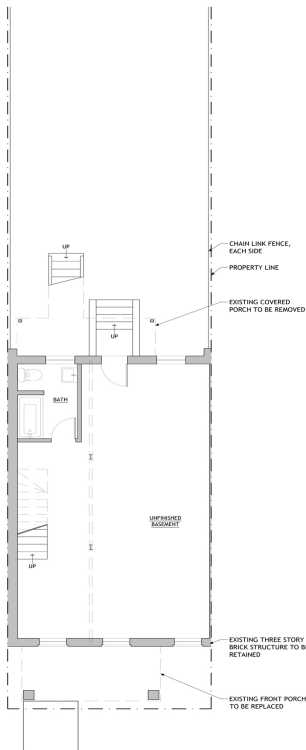
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CONTEXT
PHOTOS

G5



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

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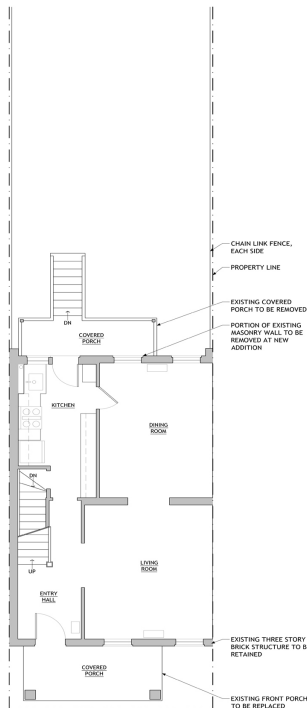
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SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



EXISTING
FLOOR PLAN
LOWER LEVEL

E0



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



EXISTING
FLOOR PLAN
FIRST LEVEL

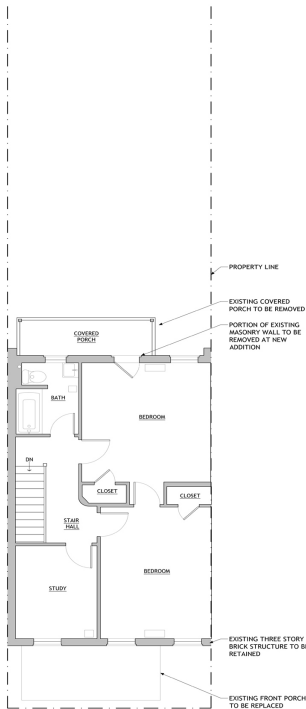
E1

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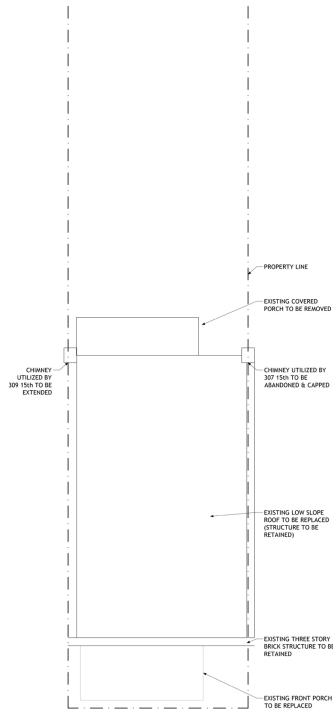
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E2



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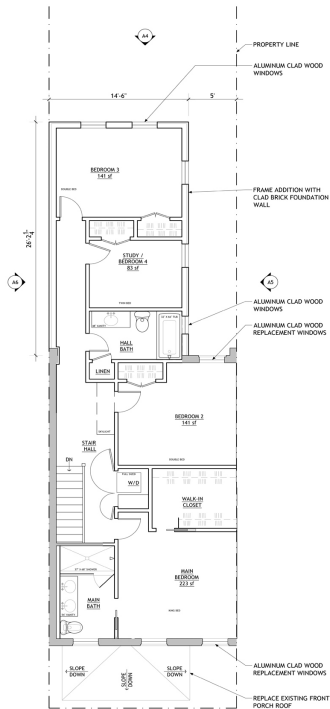
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E3



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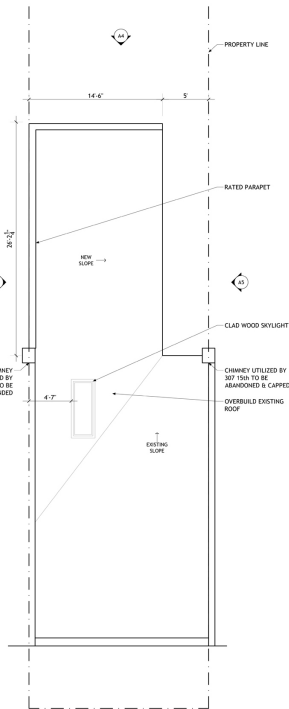
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PROPOSED
FLOOR PLAN
SECOND LEVEL

A2



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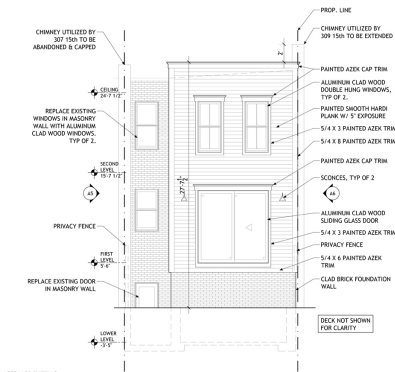
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SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

PROPOSED
FLOOR PLAN
ROOF LEVEL

A3

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

1 ROOF PLAN
SCALE: 3/16" = 1'-0"



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

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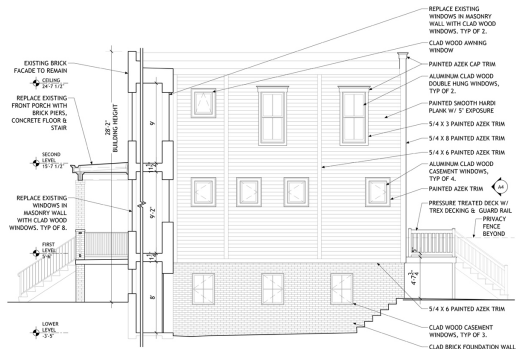
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PROPOSED EAST
ELEVATION

A4



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

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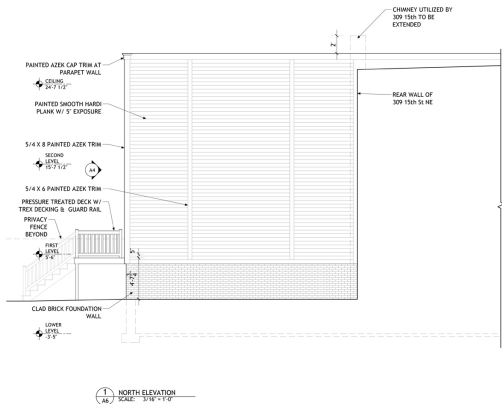
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PROPOSED SOUTH
ELEVATION / SECTION

A5



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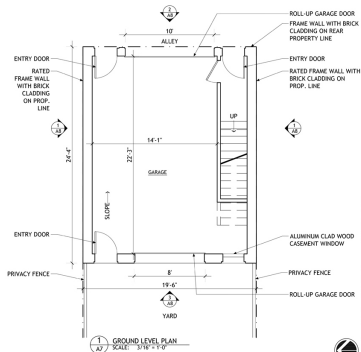
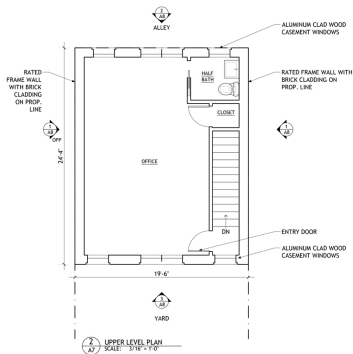
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SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

PROPOSED NORTH
ELEVATION

A6



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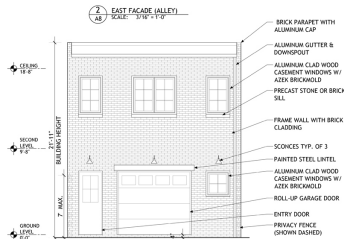
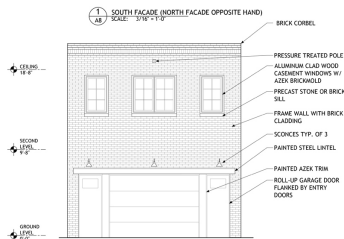
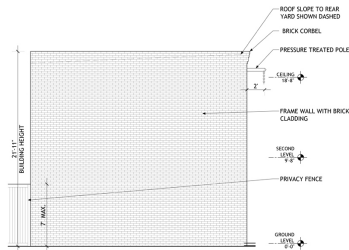
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PROPOSED
FLOOR PLANS
- GARAGE

A7



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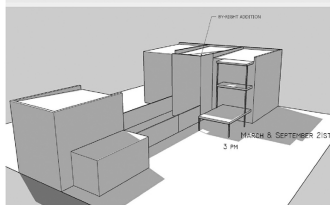
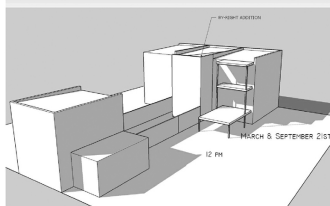
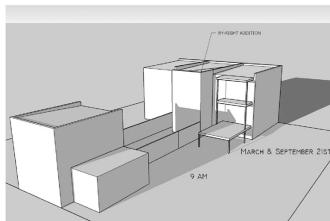
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PROPOSED
ELEVATIONS
- GARAGE

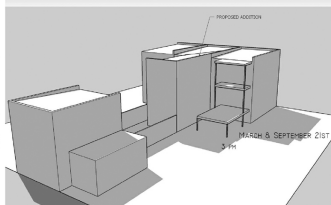
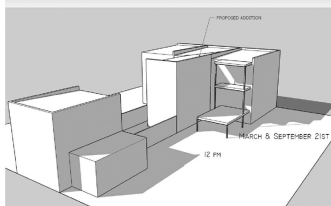
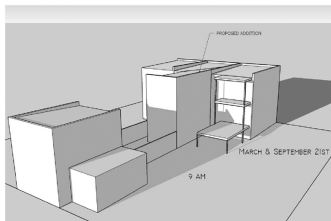
A8

307 15TH ST NE
SHADOW STUDY OF A BY-RIGHT ADDITION
VERNAL EQUINOX & AUTUMNAL EQUINOX

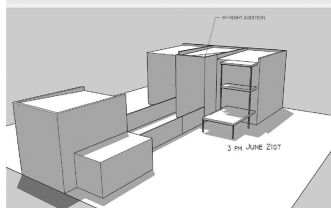
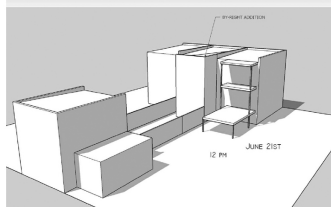
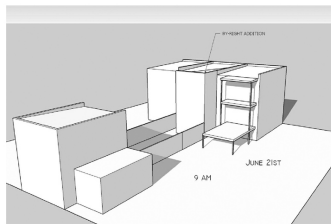


307 15TH ST NE
SHADOW STUDY OF PROPOSED ADDITION
REQUIRING ZONING RELIEF

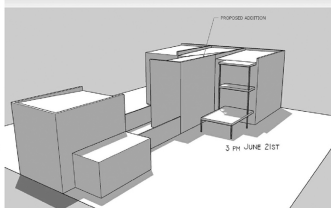
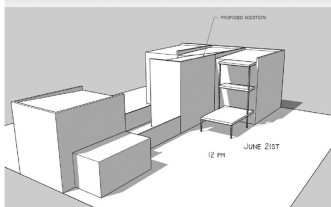
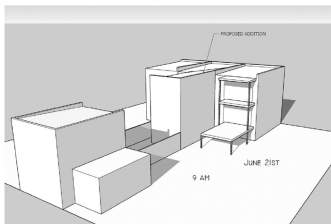
VERNAL EQUINOX & AUTUMNAL EQUINOX



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

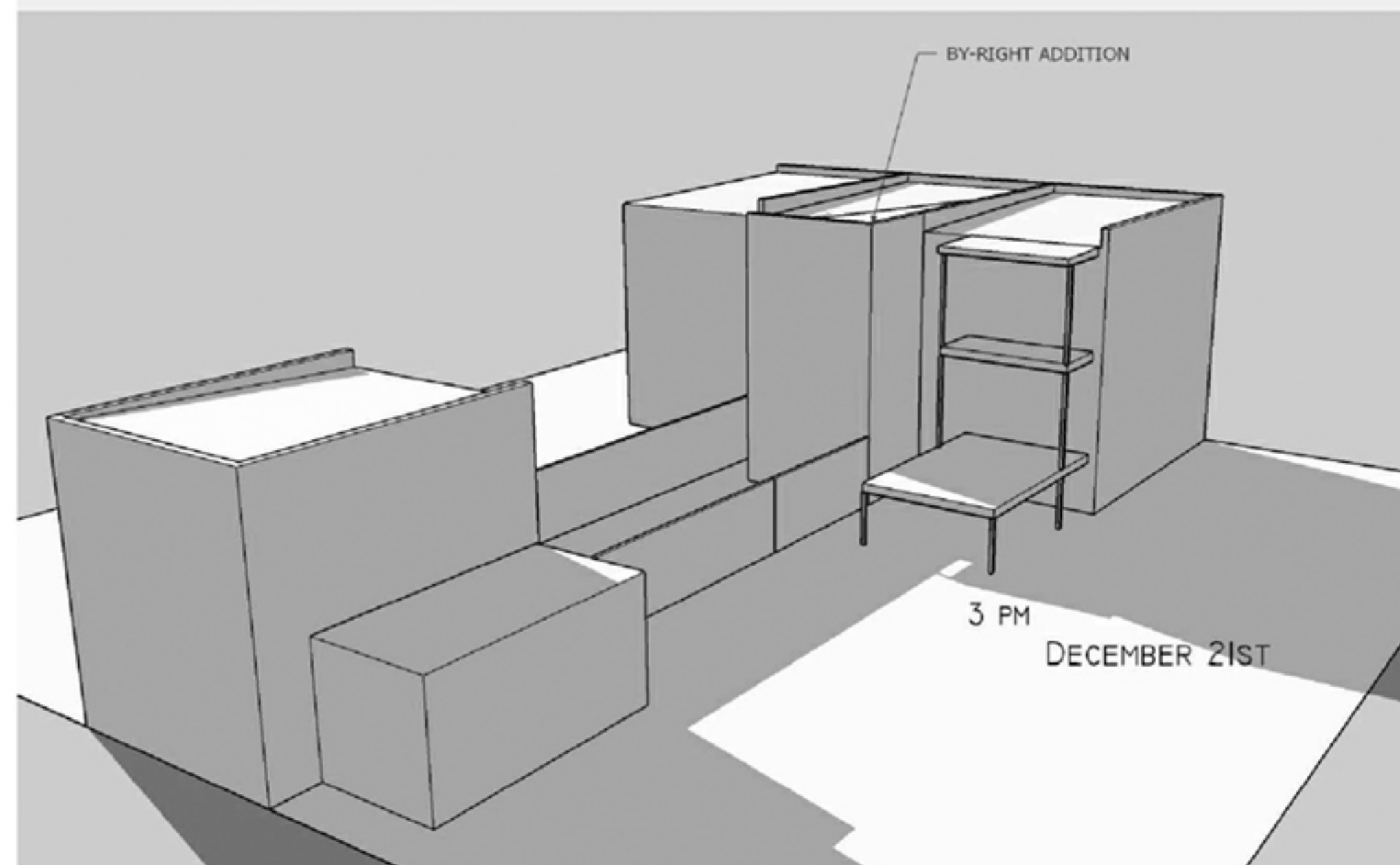
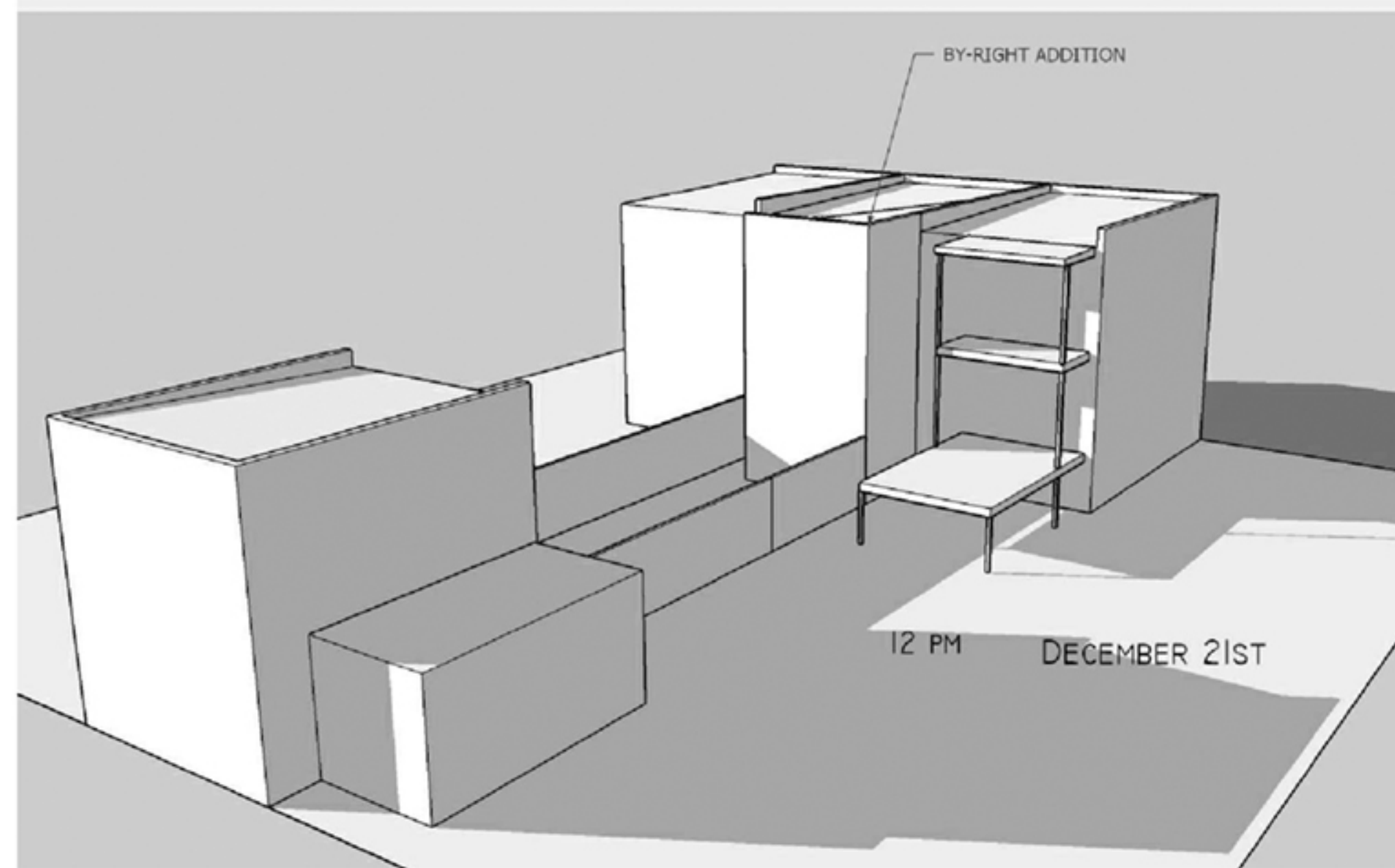
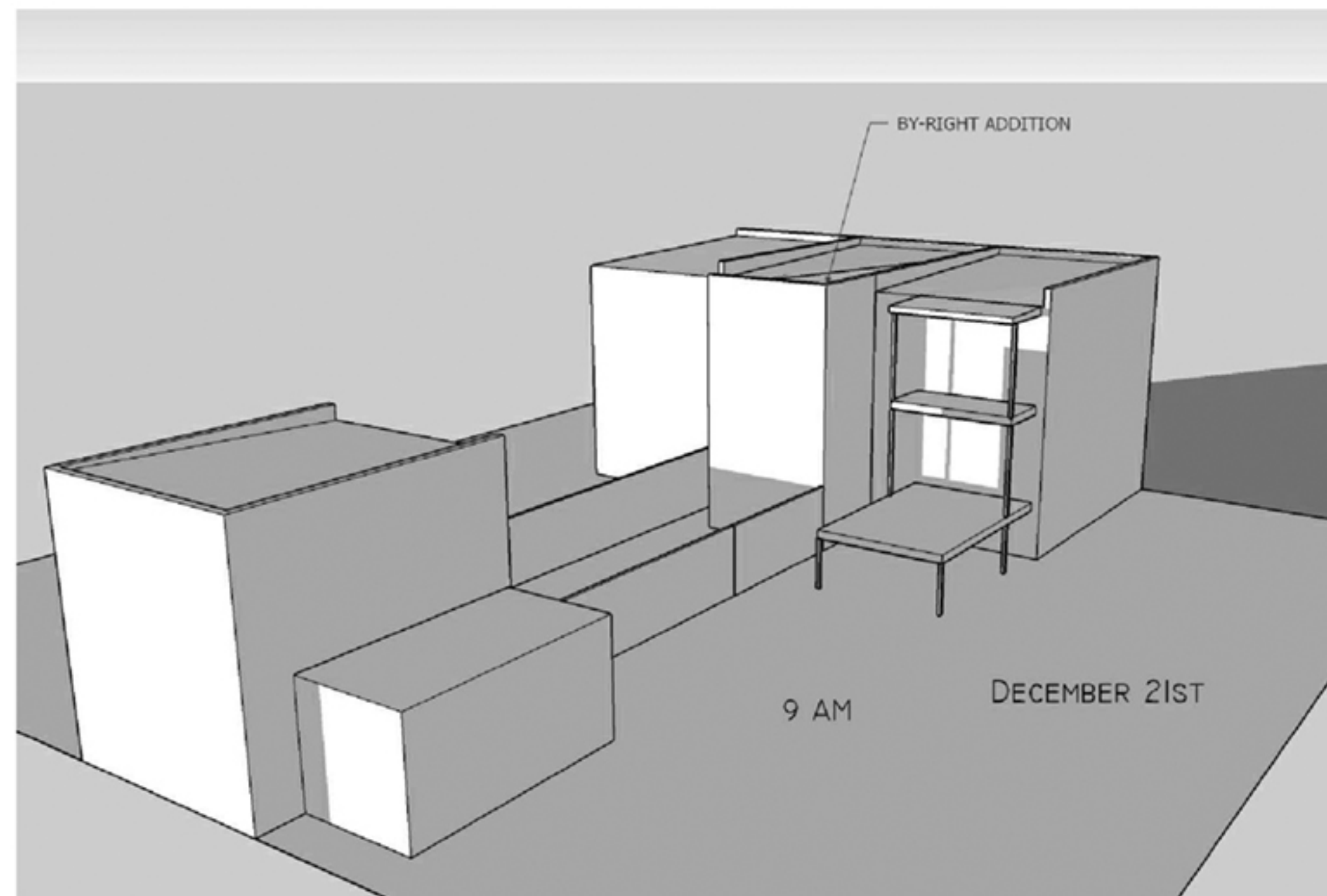


307 15TH ST NE
SHADOW STUDY OF PROPOSED ADDITION
REQUIRING ZONING RELIEF
SUMMER SOLSTICE



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

