

3RD FLOOR ADDITION

1226 F ST NE, WASHINGTON DC 20002



1 VICINITY MAP

Project: 3RD FLOOR RESIDENTIAL ADDITION								
Project Address: 1226 F ST NE, Washington DC 20002								
Zoning District: RF-1 (Residential Flats)								
Site Area: 1973 sf								
Zoning Requirements for RF-1 District								
Building Height	Number of stories	Percentage of Lot Occupancy	Building floor plate @ 60% lot occupancy	Number of Dwelling units	Front Setback	side setback	Rear Setback	
35 ft.	3	60%	1,183 sf	4	No lesser or greater than existing setbacks on the same block	0 required or 5 ft when provided	20 ft.	
EXISTING BUILDING PROVISIONS								
Building Height	Number of stories	Percentage of Lot Occupancy	Building floor plate @ 1st floor	Number of Dwelling units	Front Setback	side setback	Rear Setback	Gross Floor area
22 ft.	2	82%	1,633 sf	4	Building face on property line with 4 ft bay projection	Face on property line at right side, 9.17' on left side	one ft. from face to rear property line	3,266 sf
PROPOSED 3RD FLOOR ADDITION								
Building Height	Number of stories	Percentage of Lot Occupancy	Building floor plate @ 3rd floor	Number of Dwelling units	Front Setback	side setback	Rear Setback	Gross Floor area
31 ft. 6.5 in.	3	70%	1,381 sf (addition area)	4	Building face on property line with 4 ft bay projection	2'6" to property line at right side, 11' 8 1/2" to left side property line	one ft. from face to rear property line	4,647 sf (gross area of existing building with addition)
PARKING REQUIREMENTS FOR 3RD FLOOR ADDITION								
0 Spaces Required for Addition								
Provided in Existing site plan: 0 parking spaces								
Proposed with 3rd floor addition: 1 space								



PROPOSED 3RD FLOOR ADDITION TO AN EXISTING 2 STORY 4 UNIT APARTMENT

PROJECT NARRATIVE DESCRIPTION:
The project is located at 1226 F ST NE, Washington, DC. The property has an existing 4-unit two story building that has 2 dwelling units per story. Each unit is a typical 3-bedroom apartment unit that has a mirror layout with a common central staircase located between the 2 units per floor. The owner's goal is to add a third floor that will expand the area of the 2 existing upper-level units by converting them to 2 level units that have the living, dining, den, & kitchen space on the 2nd floor while 3 bedrooms and 2 bathrooms occupy the 3rd floor of each of the 2 expanded units. The goal is to expand each of the existing 2 bedroom units on the 2nd floor into 4 bedroom units after a 3rd floor is added. An enclosed stair is proposed to go up to the rooftop which is intended for outdoor terrace use and for solar panel installations. The 3rd floor addition is proposed to have a rear building face that is aligned to the rear face of the existing building which is approximately 2 ft to the rear property line. The rear property line is adjacent to a 5 ft. platted alley. A new open stair for each of the 2 units is proposed at the rear of the building from the 3rd floor leading to the rooftop terrace and solar panel installation area.

Owner

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				Preliminary Design
GENERAL				
A000	COVER			
ARCHITECTURE				
A200	EXISTING FLOOR PLANS & ROOF PLAN			
A201	PROPOSED 1ST FLOOR			
A202	PROPOSED SECOND & THIRD FLOOR PLANS			
A203	PROPOSED ROOF PLAN & AXONOMETRIC VIEWS			
A301	EXISTING EXTERIOR ELEVATIONS			
A302	ISOMETRIC VIEWS OF EXISTING BUILDING			
A304	PROPOSED EXTERIOR ELEVATIONS			
A305	PROPOSED EXTERIOR ELEVATIONS			

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ISSUE DATE

PROJECT TITLE

3RD FLOOR
ADDITION

1226 F ST NE, WASHINGTON
DC 20002

PROJECT NO.	DESIGN REVIEW
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DRAWING TITLE

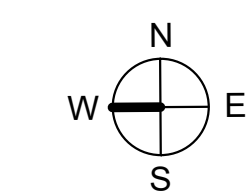
COVER

DRAWN BY	EV
QC CHECKED BY	KK
CA REVIEWED BY	TBD

DRAWING NUMBER

Board of Zoning Adjustment
District of Columbia
CASE NO. 21475
EXHIBIT C-231

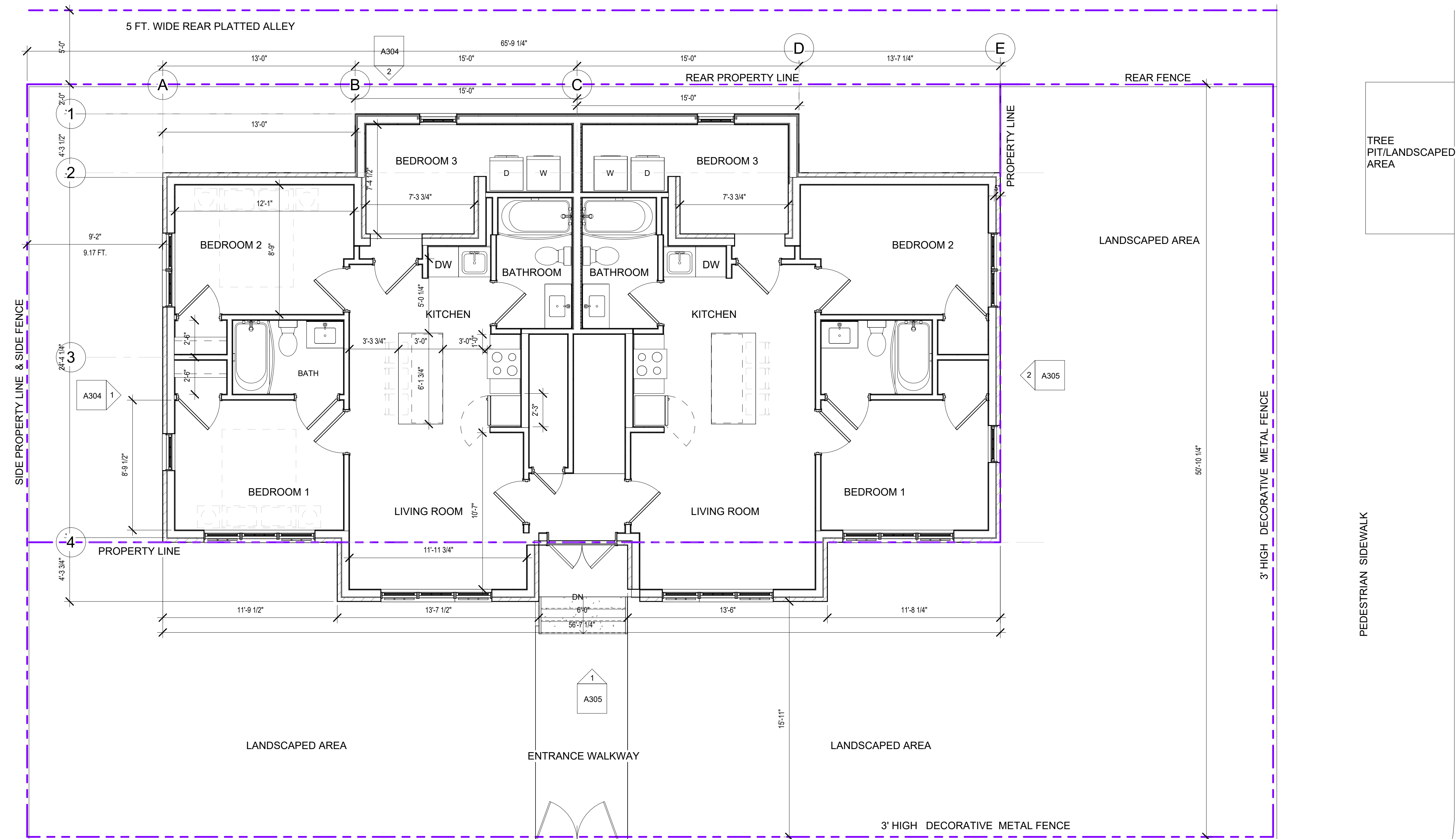
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1 EXISTING TYPICAL 1ST & 2ND FLOOR PLANS



A200



TREE
PIT/LANDSCAPED
AREA

PRINT DATE 7/10/2026 12:30:54 AM

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PERMIT SET

REVISION DATE

PROJECT TITLE

SHADOW STUDY

1226 F ST NE, WASHINGTON
DC 20002

PROJECT NO.	DESIGN REVIEW
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DRAWING TITLE

PROPOSED 1ST
FLOOR

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QC CHECKED BY _____ EV _____

CA REVIEWED BY TBD

DRAWING NUMBER

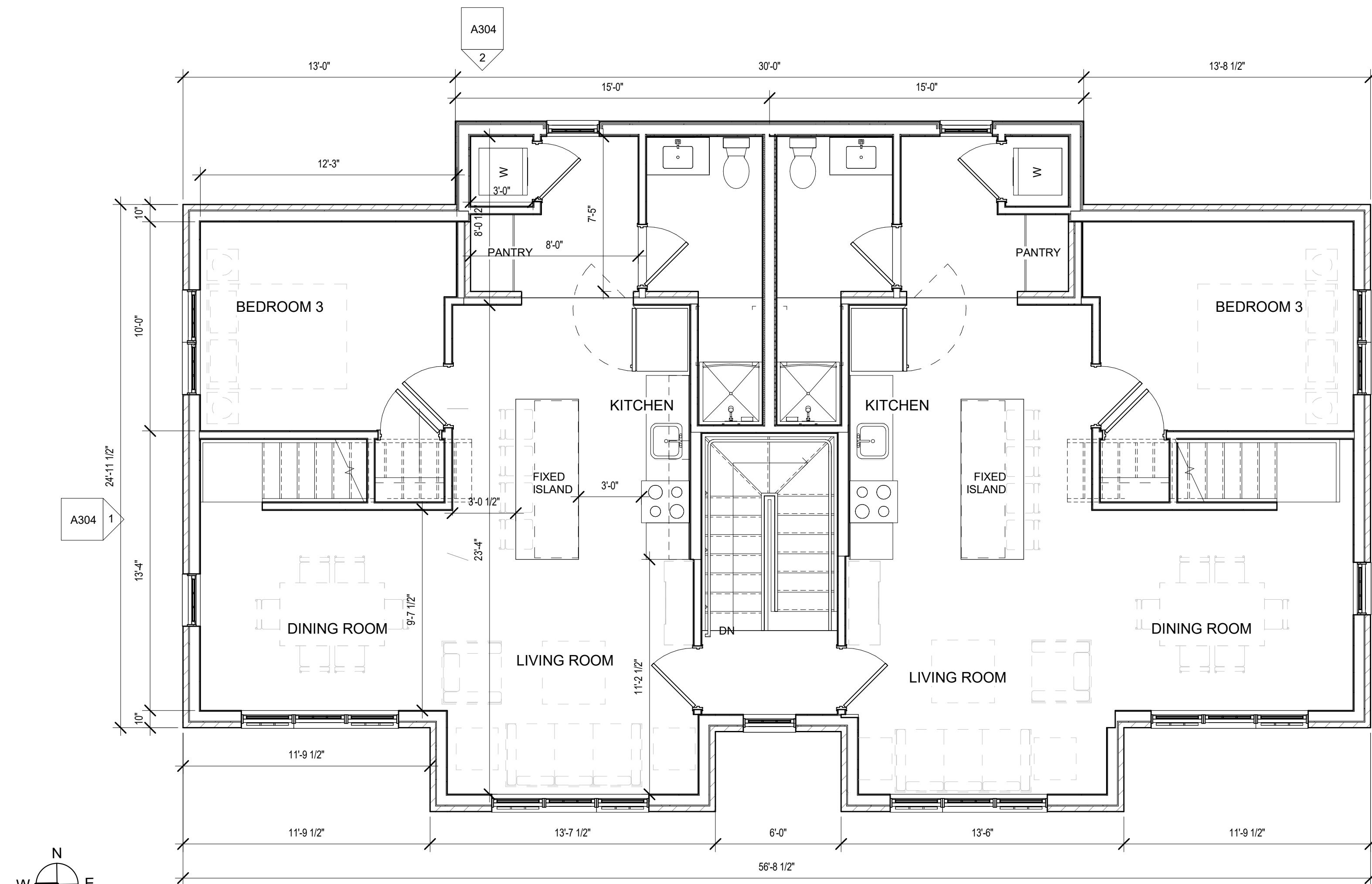
A201

F STREET N.E.

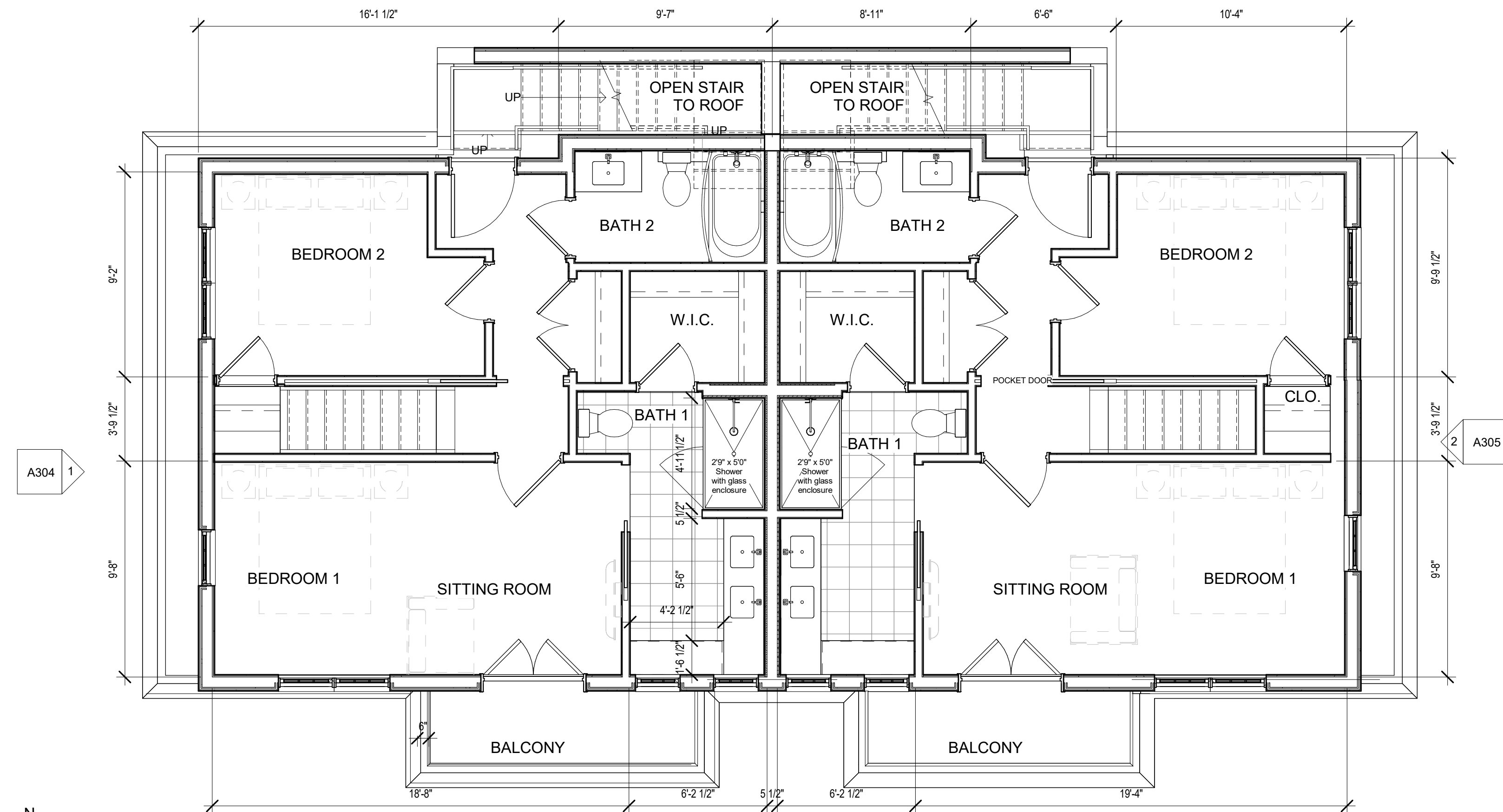
1 PROPOSED FIRST FLOOR PLAN/SITE PLAN

SITE INFORMATION
SITE AREA: 1,973 SF
BUILDING AREA ON GROUND FLOOR: 1,633 SF
LOT OCCUPANCY OF EXISTING BUILDING: 82.7%
PROPOSED FLOOR AREA AT THIRD FLOOR: 1381 SF (INCLUDES
AREA OF OPEN STAIR LEADING TO ROOF)
PROPOSED LOT OCCUPANCY FOR 3RD FLOOR ADDITION: 70%

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1 SECOND LEVEL FLOOR PROPOSED
1/4" = 1'-0"



2 THIRD LEVEL FLOOR- 1,381 SF
1/4" = 1'-0"

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PROJECT TITLE

4 UNIT APARTMENT
ADDITION

1226 F ST NE, WASHINGTON
DC 20002

PROJECT NO.

DESIGN REVIEW

DRAWING TITLE

PROPOSED
SECOND &
THIRD FLOOR
PLANS

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QC CHECKED BY

EV

CA REVIEWED BY

TBD

DRAWING NUMBER

A202

