THIRD FLOOR ADDITION

1226 F ST NE, WASHINGTON DC 20002



1 VICNITY MAP
1" = 50'-0"



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

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 Ocupancy	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 Ocupancy	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 Ocupancy	Building floor plate @ 3rd floor	Number of Dwelling units	Front Setback	side setback	Rear Setback	Gross Floor area
34'-9"	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

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.

PERMIT SET
AUGUST 17,2026

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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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PROJECT TITLE
THIRD FLOOR ADDITION

1226 F ST NE, WASHINGTON DC 20002

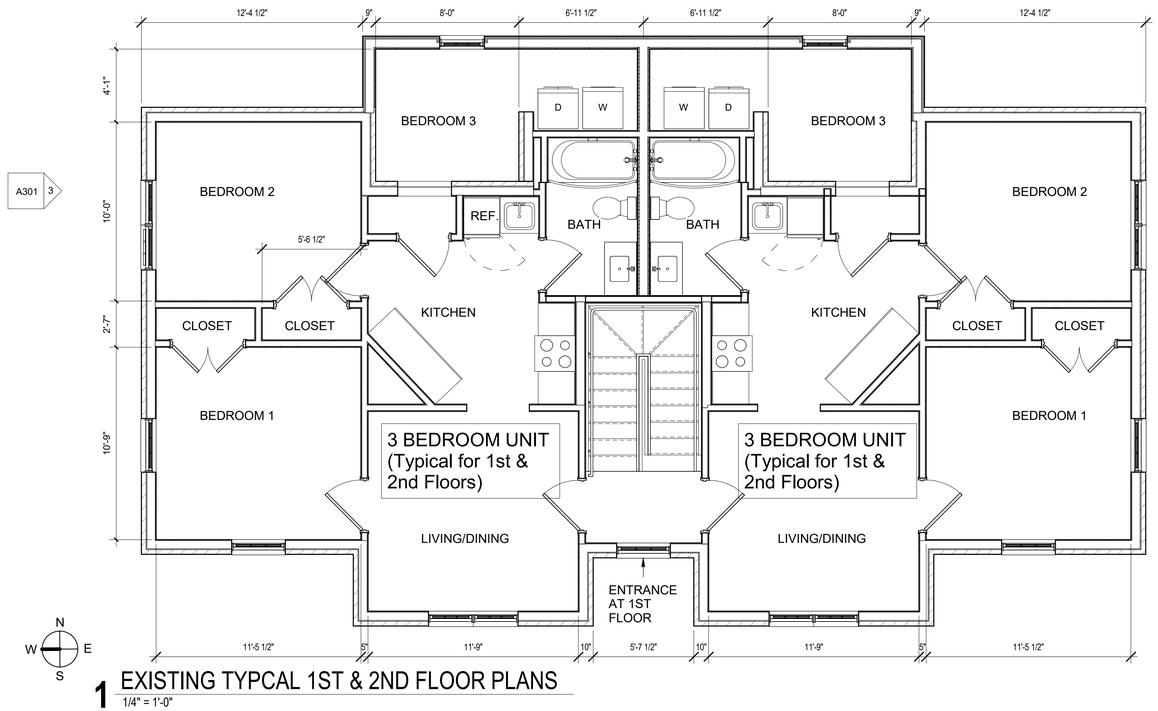
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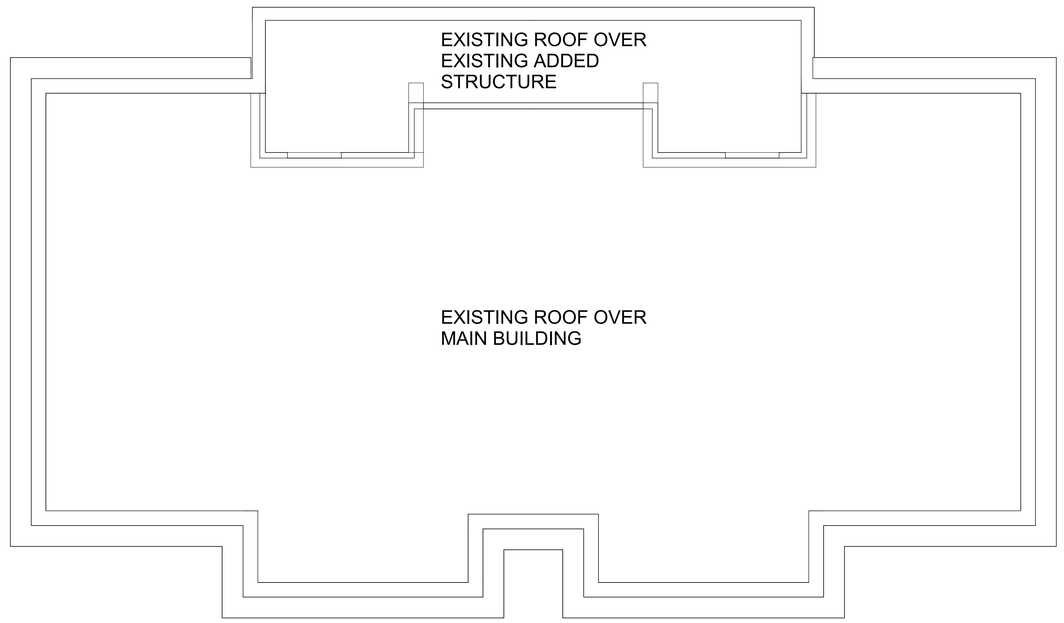
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1 EXISTING TYPCAL 1ST & 2ND FLOOR PLANS
1/4" = 1'-0"



2 EXISTING ROOF LEVEL
1/4" = 1'-0"

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PROJECT TITLE
3RD FLOOR
ADDITION

1226 F ST NE, WASHINGTON
DC 20002

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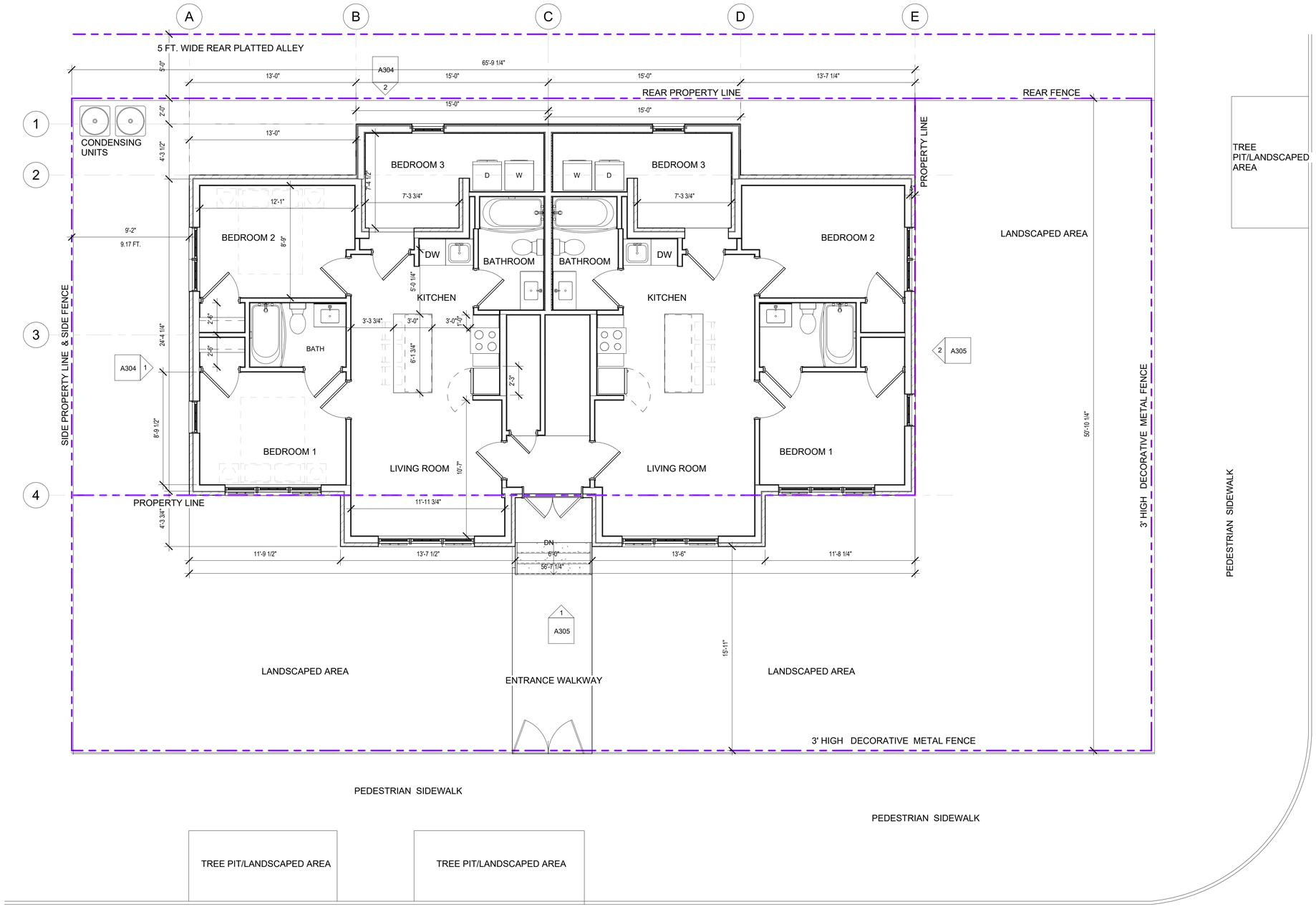
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EXISTING FLOOR
PLANS & ROOF
PLAN

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1 PROPOSED FIRST FLOOR PLAN/SITE PLAN

1/4" = 1'-0"

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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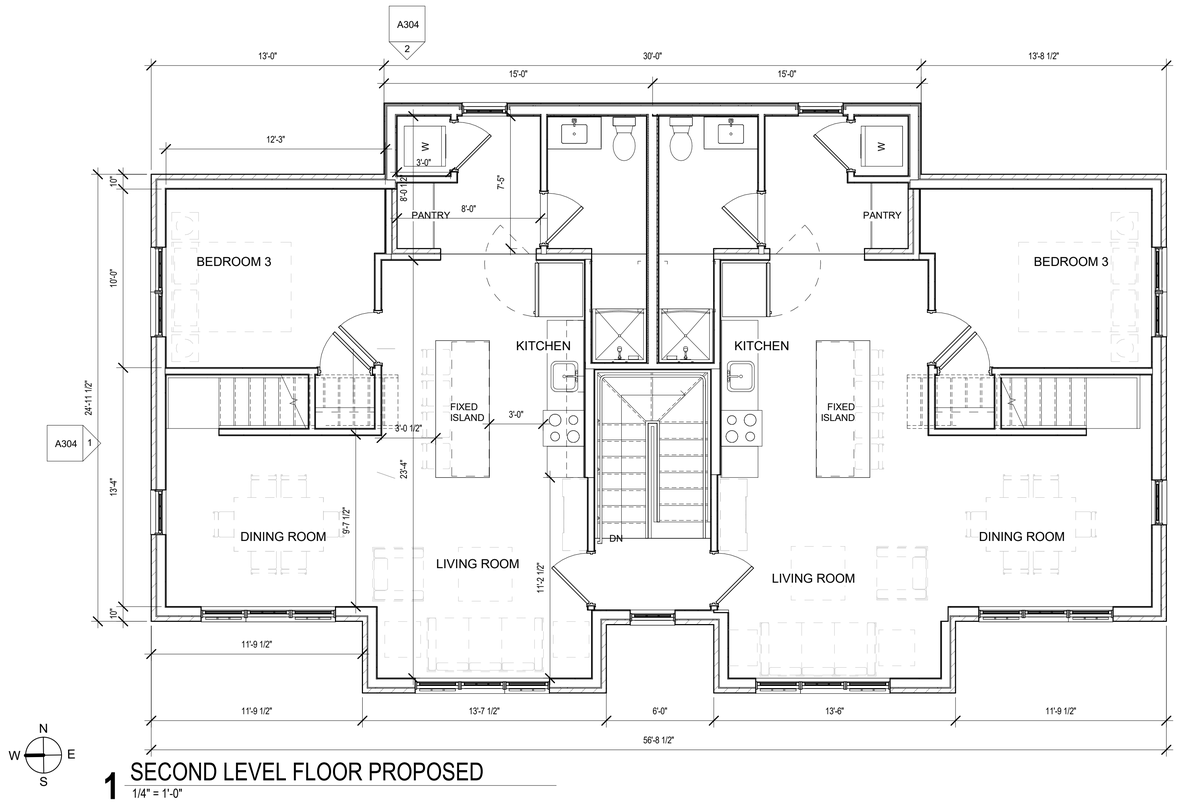
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PROPOSED 1ST FLOOR

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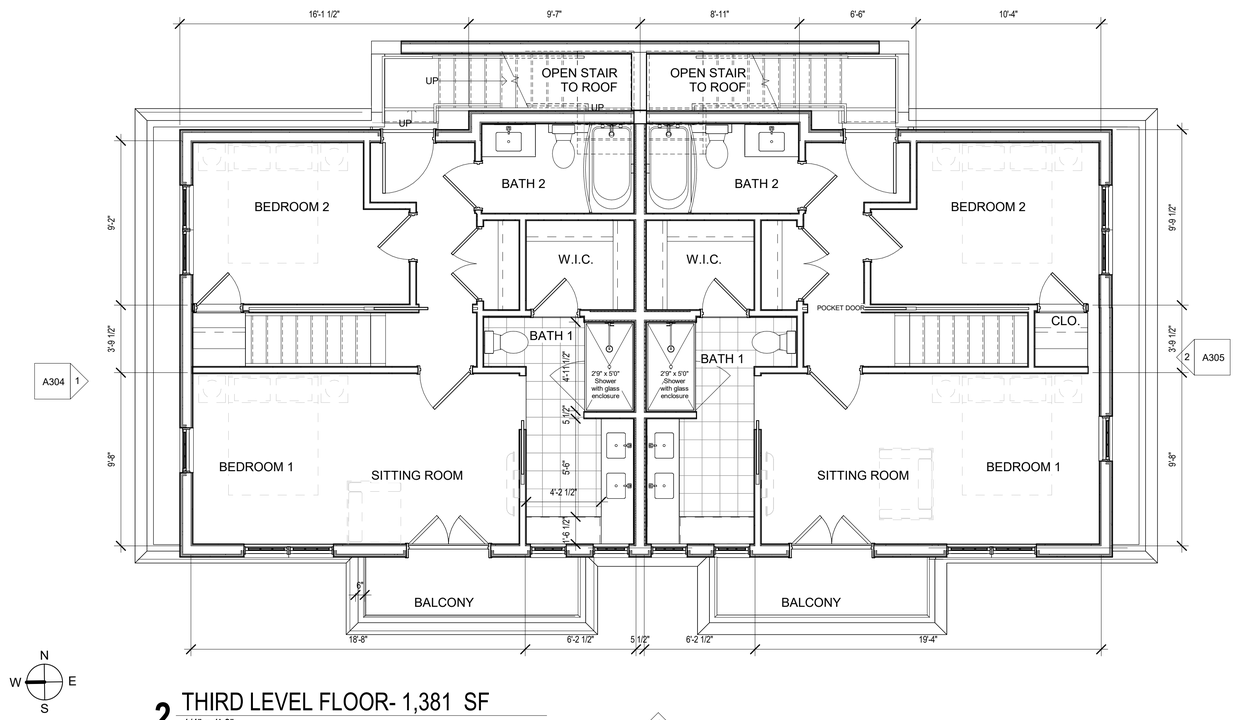
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1 SECOND LEVEL FLOOR PROPOSED

1/4" = 1'-0"



2 THIRD LEVEL FLOOR- 1,381 SF

1/4" = 1'-0"

1
A305

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PROJECT TITLE

4 UNIT APARTMENT ADDITION

1226 F ST NE, WASHINGTON DC 20002

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PROPOSED SECOND & THIRD FLOOR PLANS

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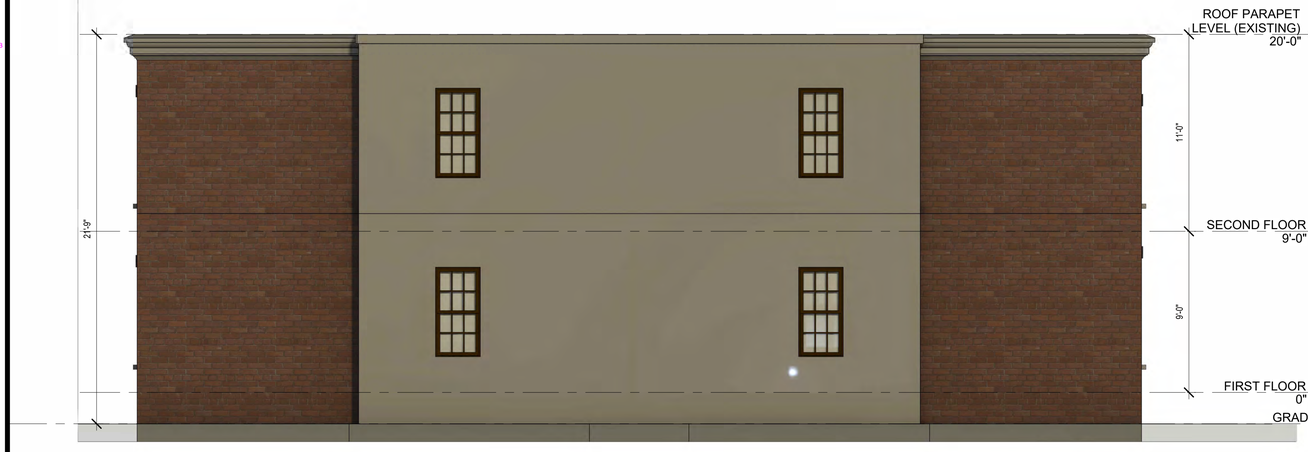
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1 FRONT SOUTH ELEVATION (EXISTING)
1/4" = 1'-0"



3 WEST ELEVATION (EXISTING)
1/4" = 1'-0"



2 REAR NORTH ELEVATION (EXISTING)
1/4" = 1'-0"



4 EAST ELEVATION (EXISTING)
1/4" = 1'-0"

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PROJECT TITLE
THIRD FLOOR ADDITION

1226 F ST NE, WASHINGTON DC 20002

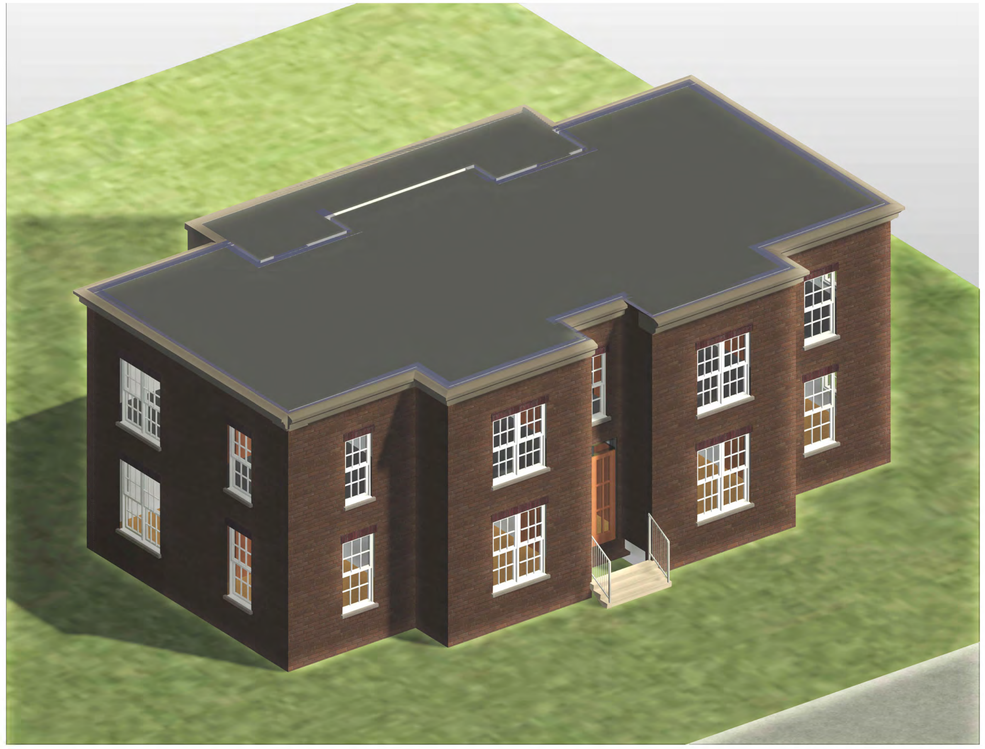
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EXISTING EXTERIOR ELEVATIONS

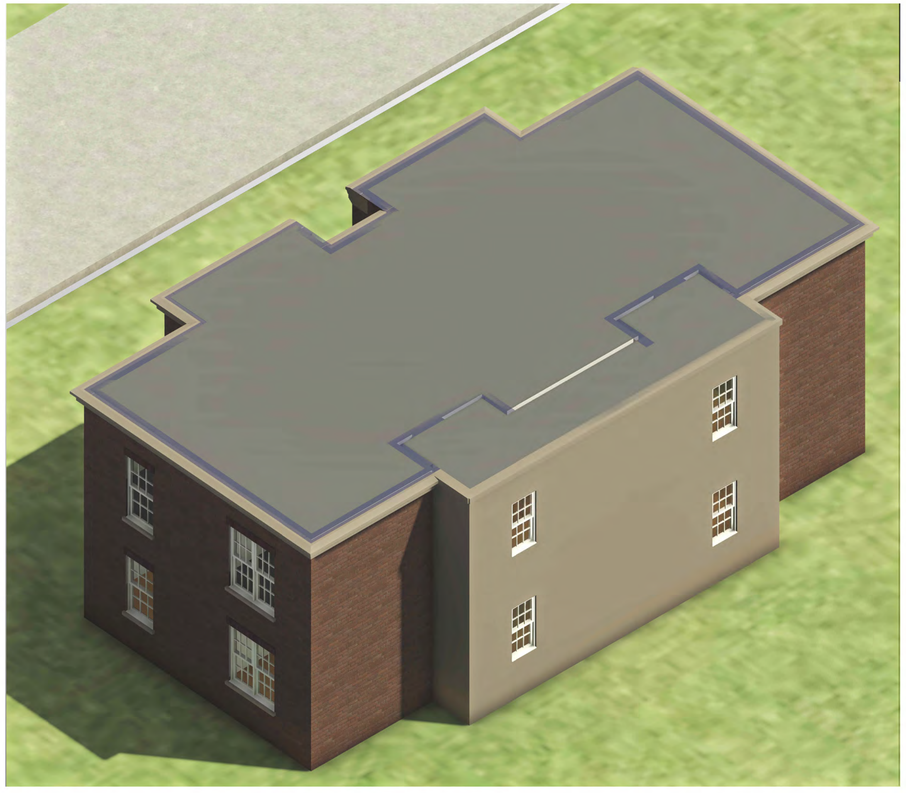
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2 SOUTH WEST ISOMETRIC VIEW OF EXISTING 2 STORY APARTMENT BUILDING



4 NORTH EAST ISOMETRIC VIEW OF EXISTING 2 STORY APARTMENT BUILDING

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THIRD FLOOR ADDITION

1226 F ST NE, WASHINGTON DC 20002

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ISOMETRIC VIEWS OF EXISTING BUILDING

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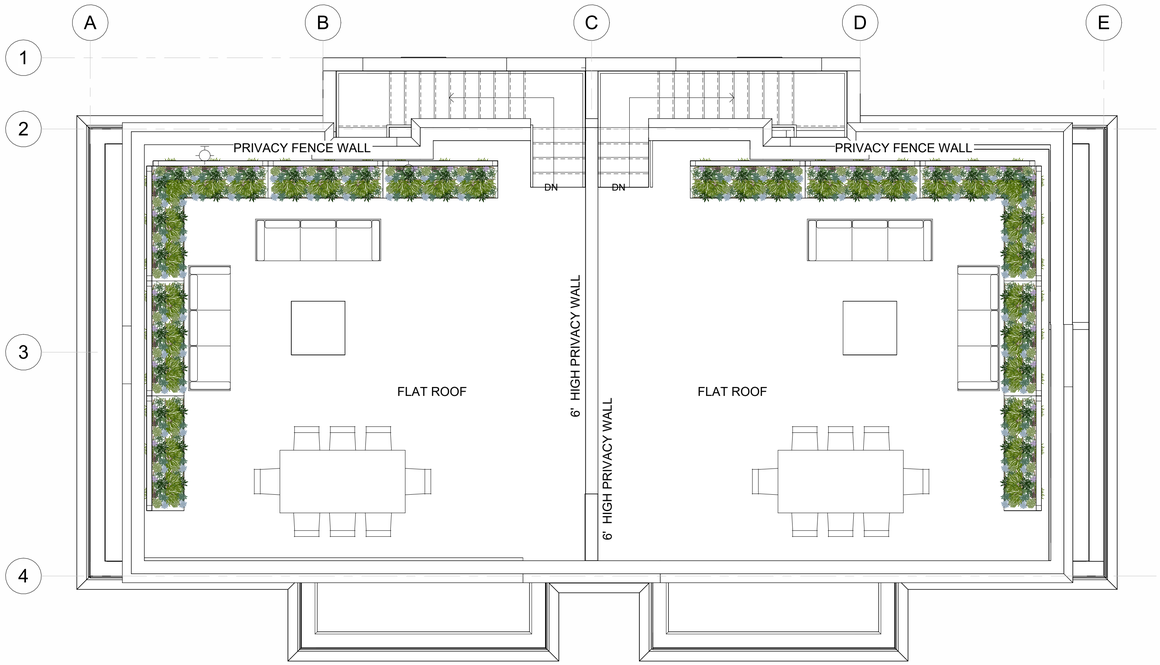
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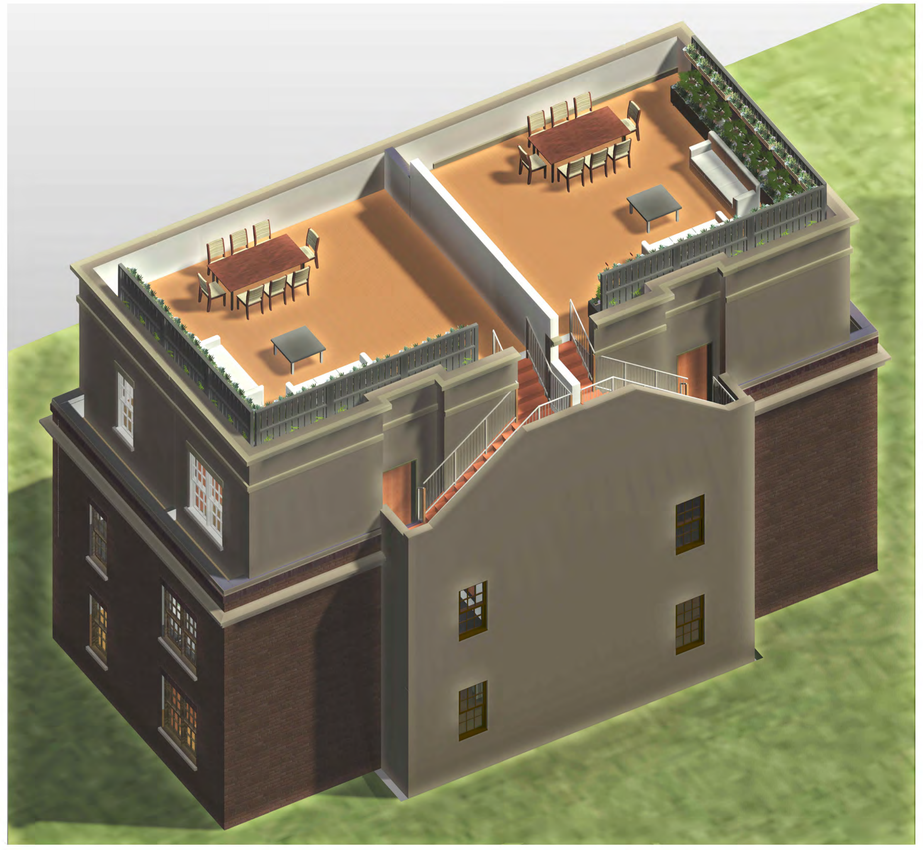
1 PROPOSED ROOF PLAN

1/4" = 1'-0"



SOUTH EAST ISOMETRIC VIEW OF
PROPOSED 3RD FLOOR ADDITION WITH
OPEN STAIR TO ROOF DECK TERRACE

2



NORTH EAST ISOMETRIC VIEW OF
PROPOSED 3RD FLOOR ADDITION WITH
OPEN STAIR TO ROOF DECK TERRACE

3

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THIRD FLOOR ADDITION

1226 F ST NE, WASHINGTON DC 20002

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PROPOSED ROOF PLAN & AXONOMETRIC VIEWS

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