

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 Accessory Dwelling Unit (ADU) 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. Pervious Surface:	E 204.1	10%	>10%	Unchanged
Max. Dwelling Units:	E 302.1	2	1	2
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	30 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

E3 EXISTING ROOF PLAN
- A0 PROPOSED FLOOR PLAN LOWER LEVEL

A1 PROPOSED FLOOR PLAN 1ST LEVEL

A2 PROPOSED FLOOR PLAN 2ND LEVEL

A3 PROPOSED ROOF PLAN
- A4 PROPOSED EAST ELEVATION

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COVER  
SHEET

G1



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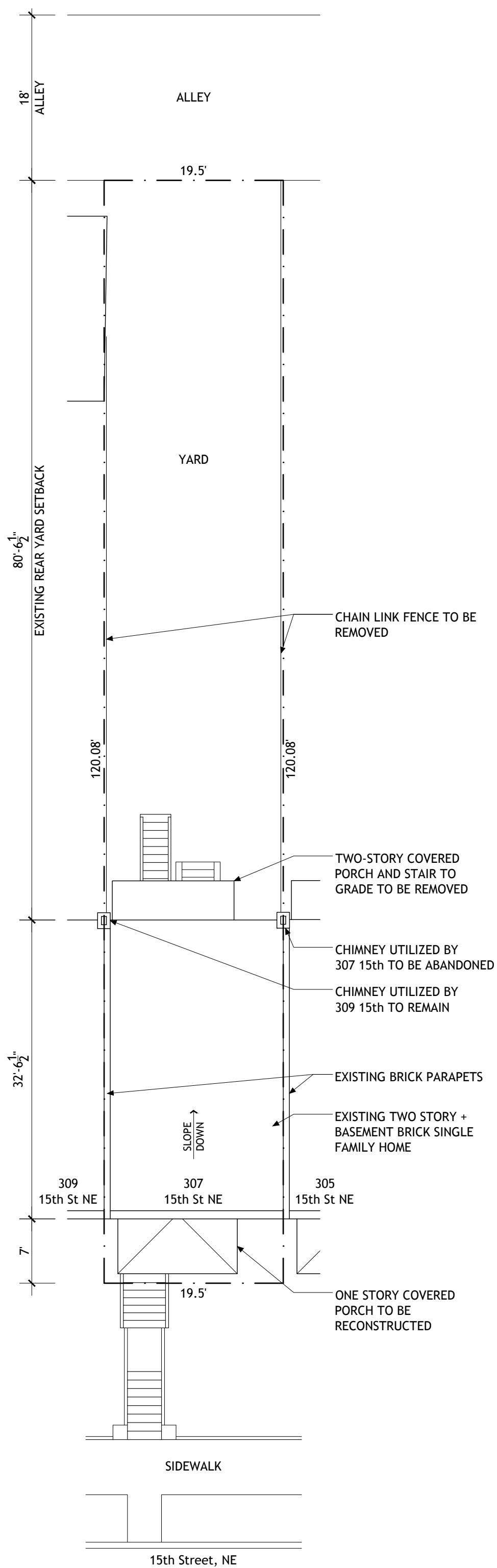
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BLOCK PLAN

# G2




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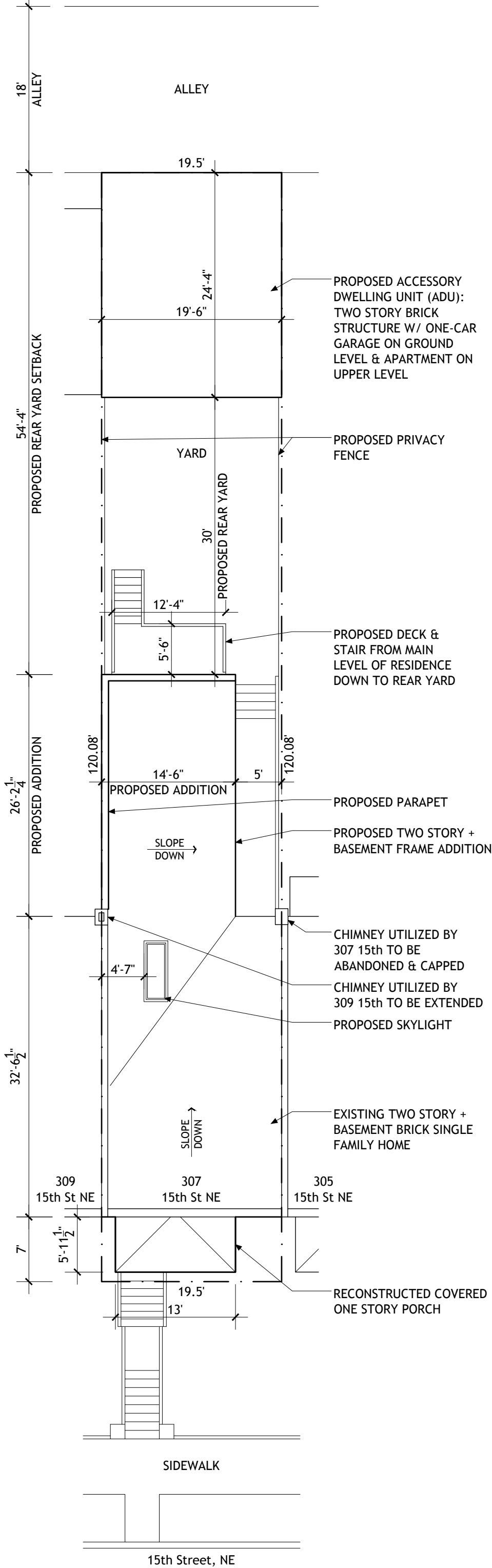
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SCALE: 3/32" = 1'-0" 0 2 10



1  
G3 EXISTING SITE PLAN  
SCALE: 3/32" = 1'-0"

# G3



ACCESSORY STRUCTURE  
LOT OCCUPANCY:  
20.2%

DECK  
LOT OCCUPANCY:  
2.9%

ADDITION  
LOT OCCUPANCY:  
16.2%

EXISTING RESIDENCE  
LOT OCCUPANCY:  
27.1%

PORCH  
LOT OCCUPANCY:  
3.3%

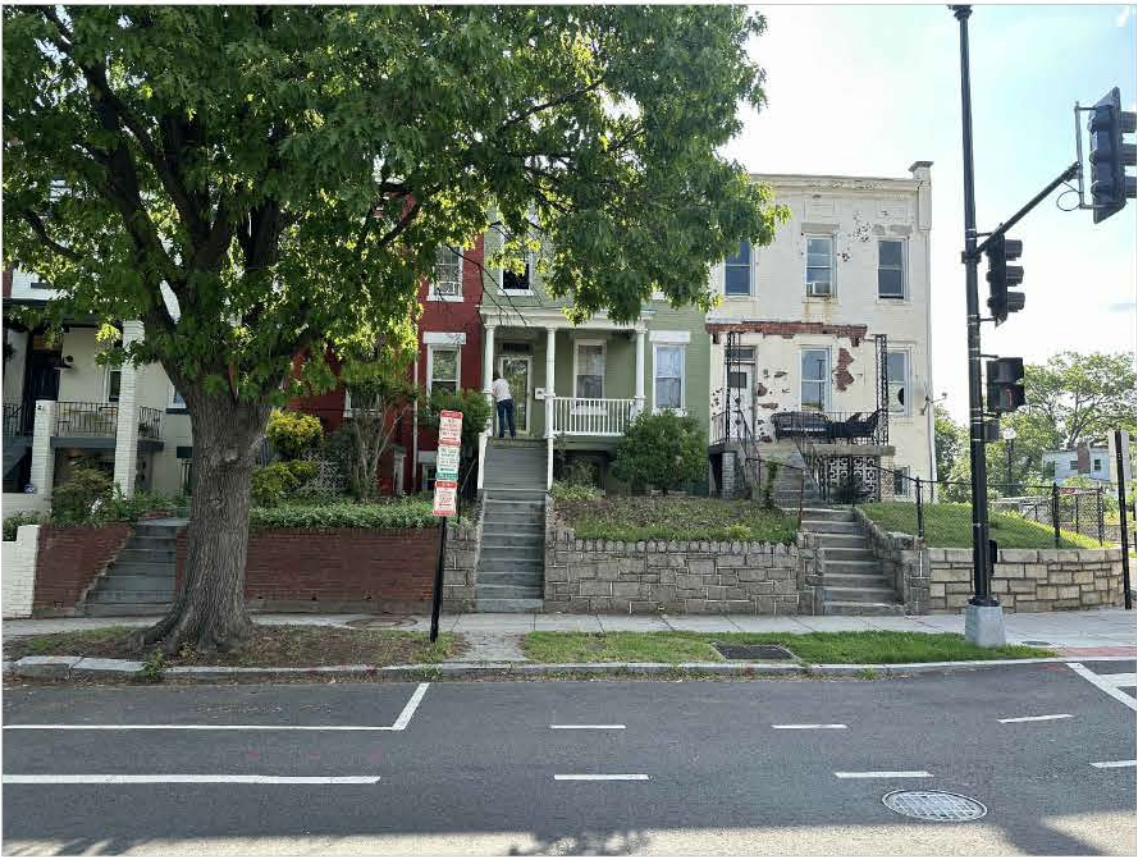
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view from 15th Street NE



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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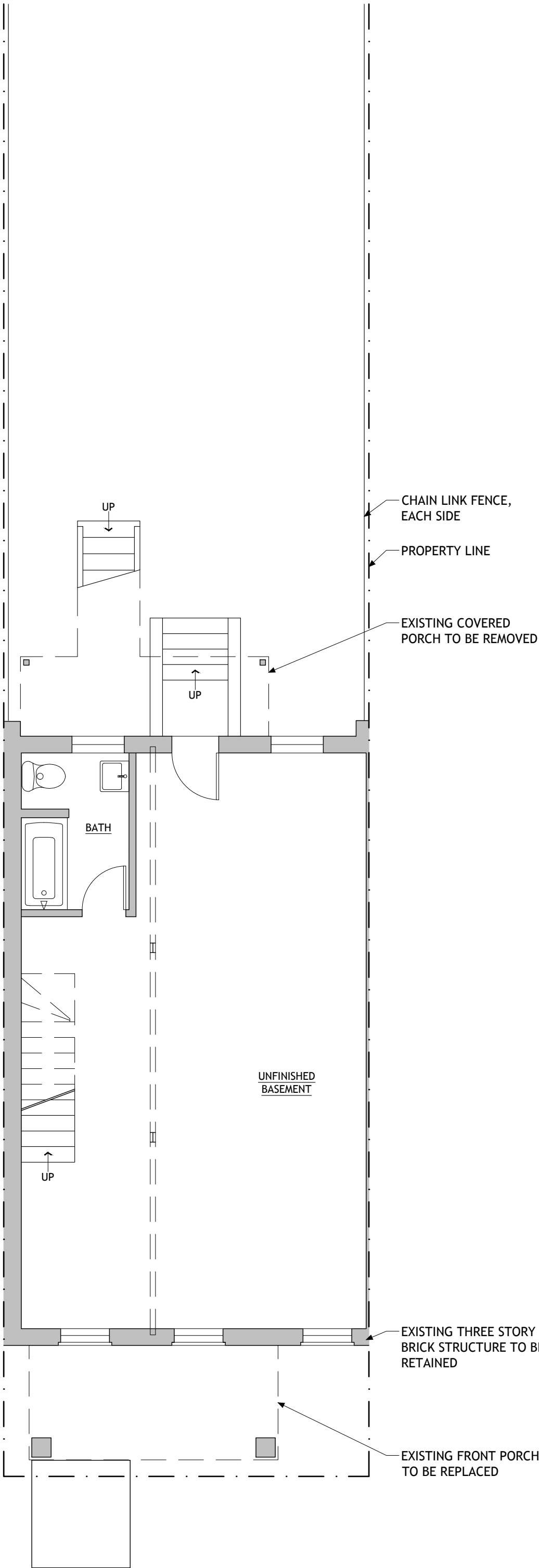
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CONTEXT  
PHOTOS



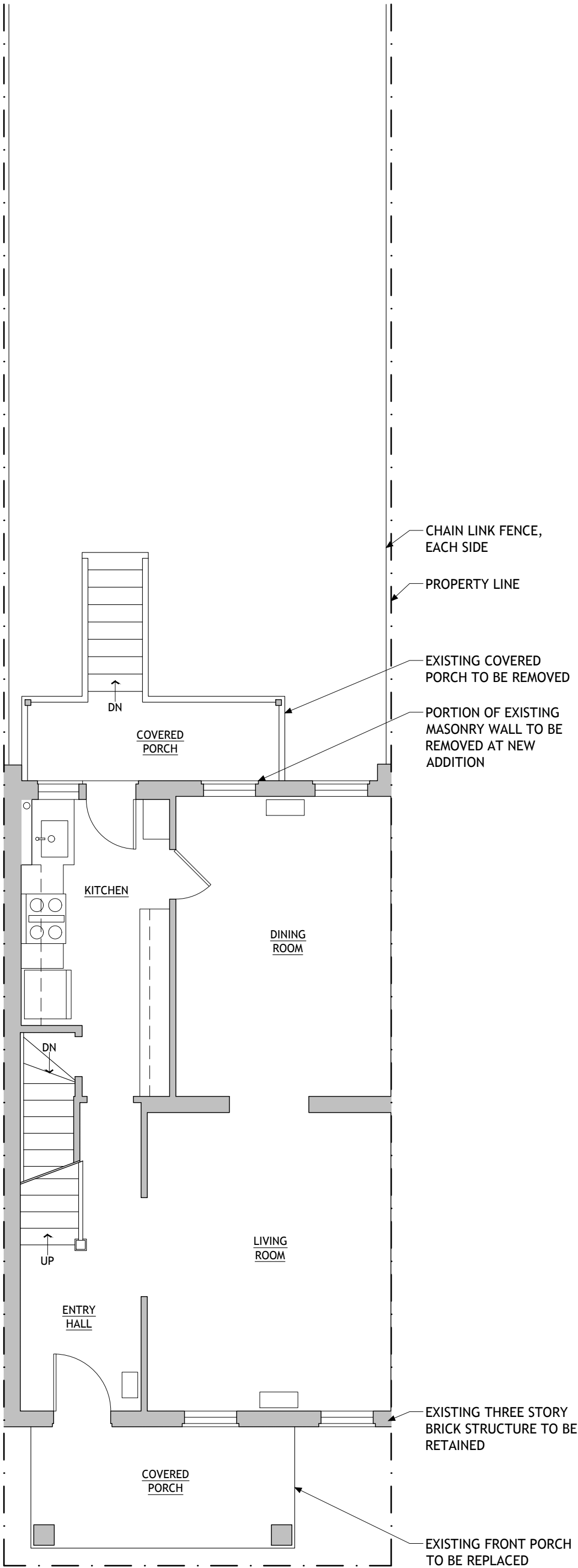


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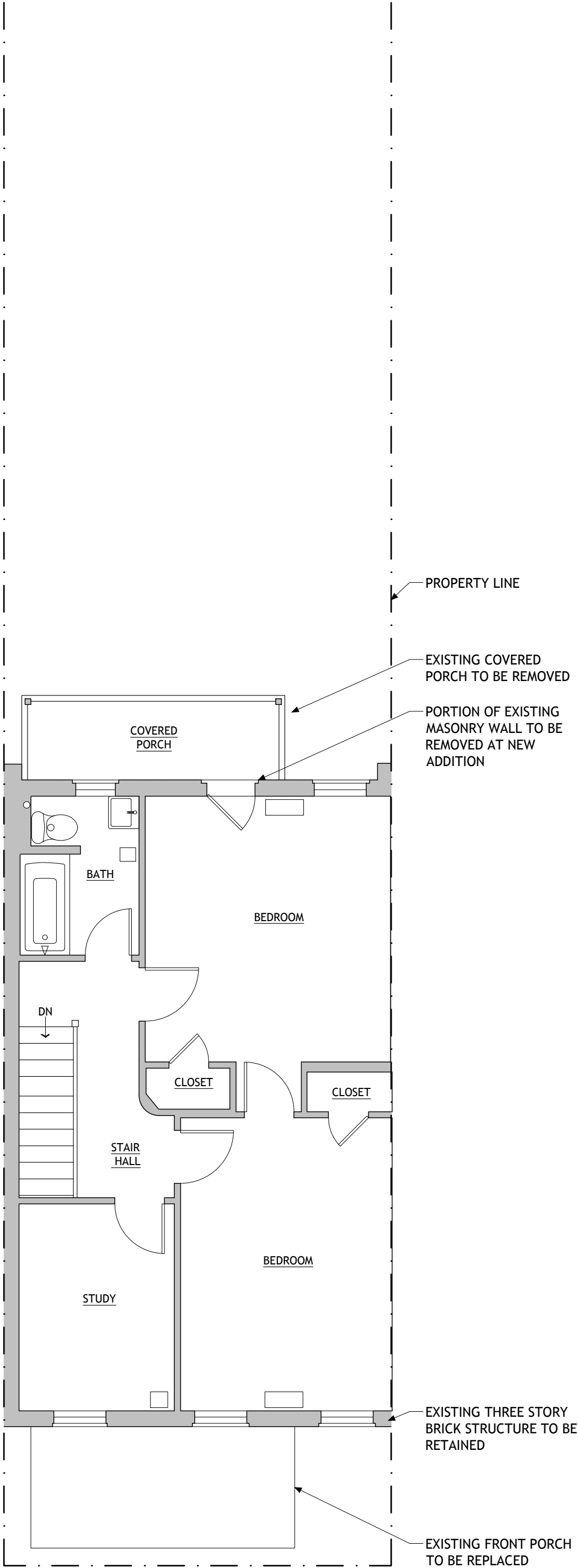


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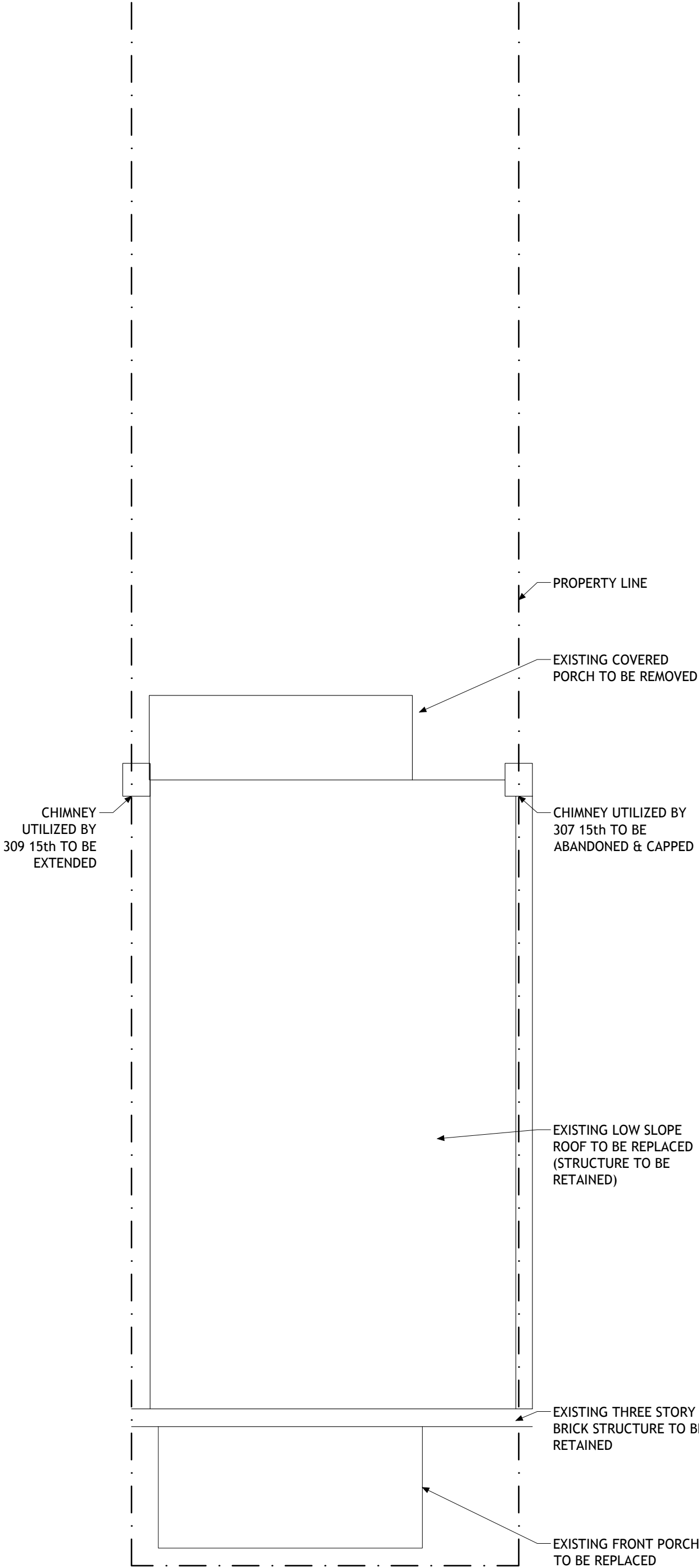
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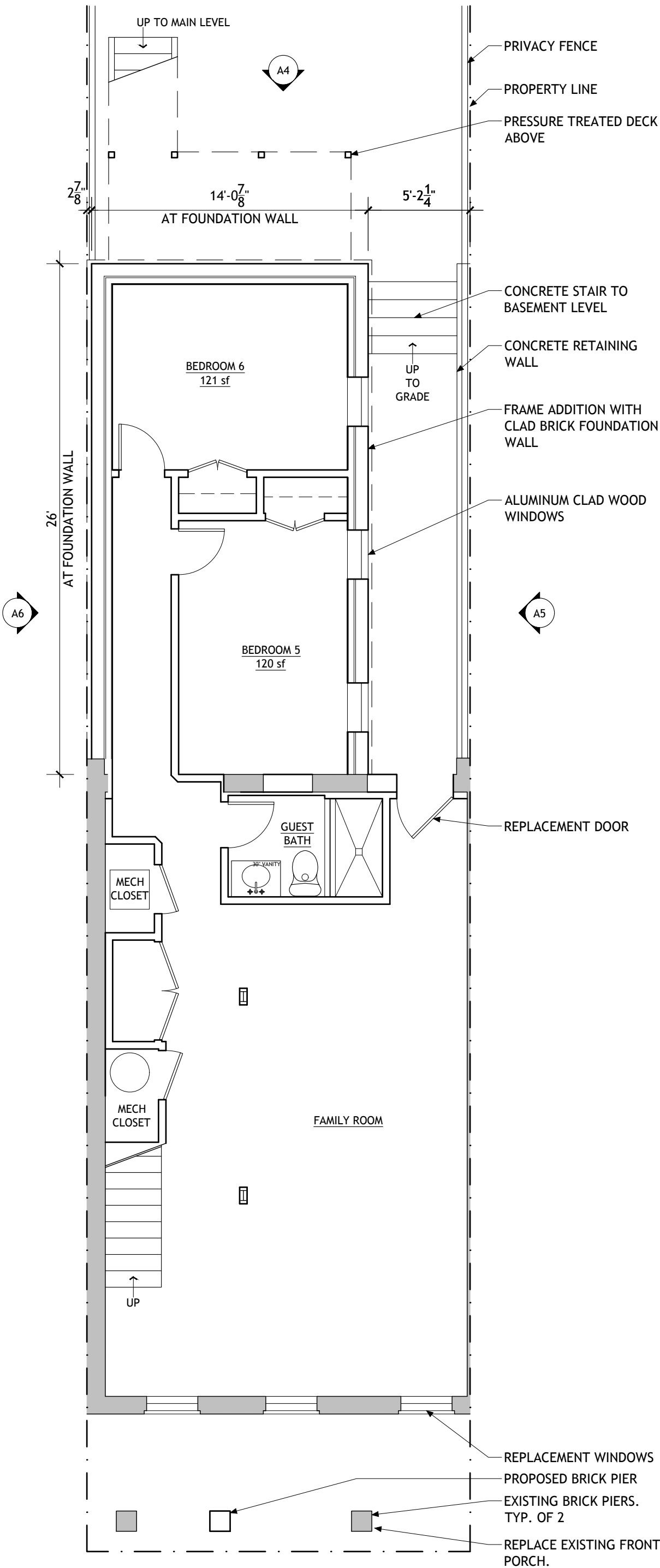


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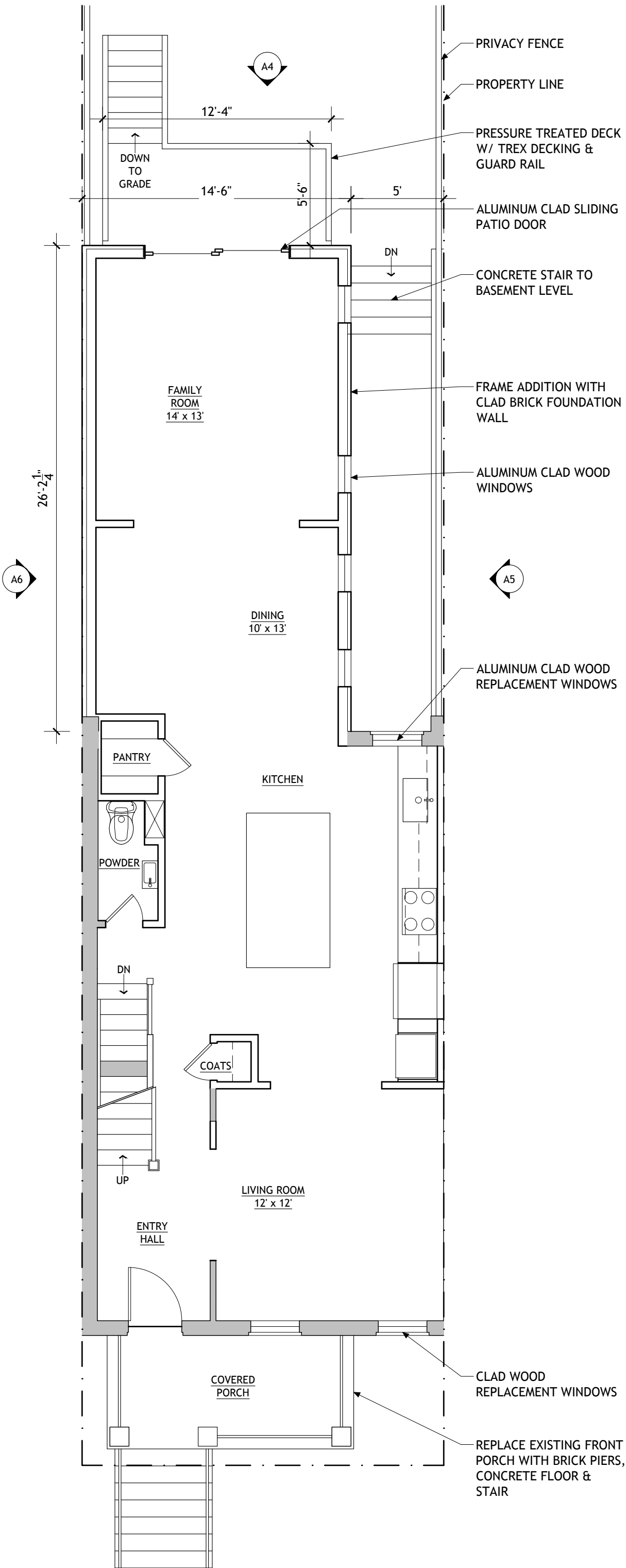


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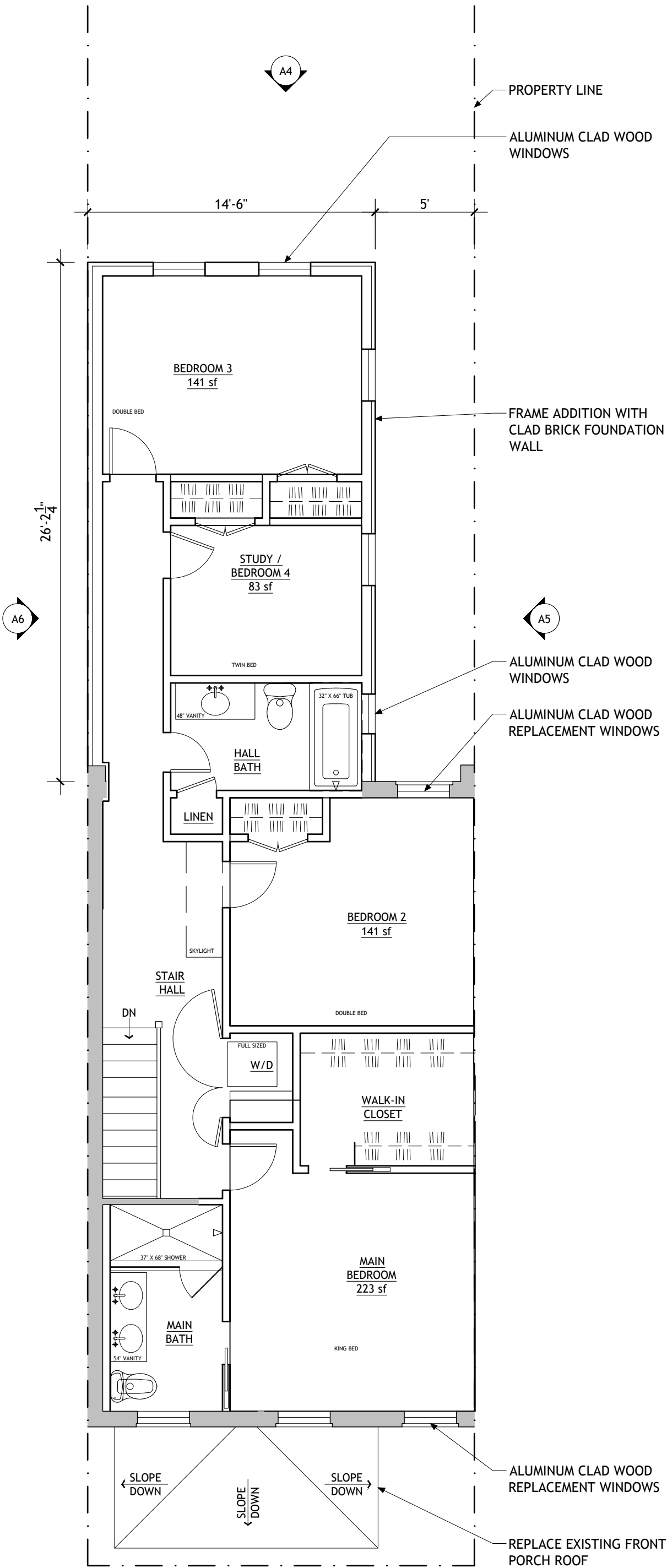
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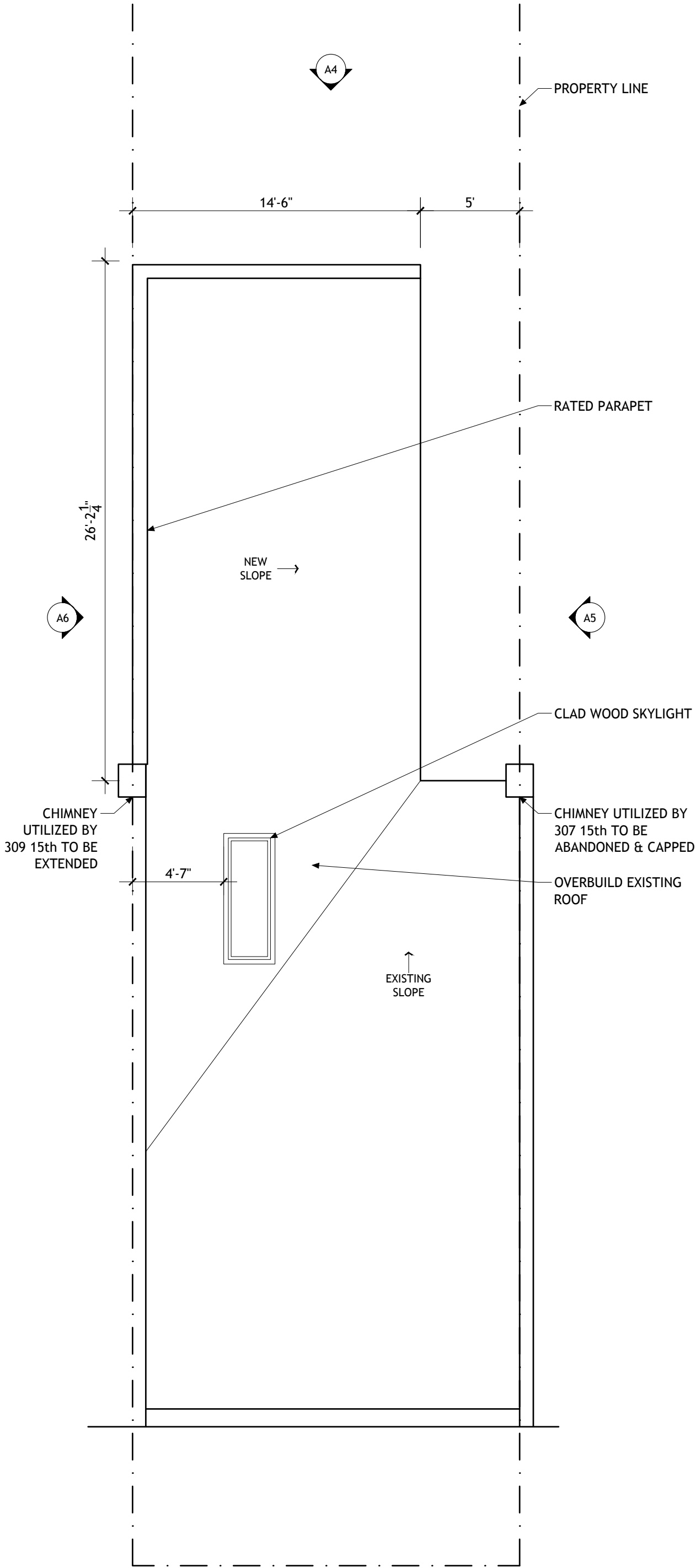


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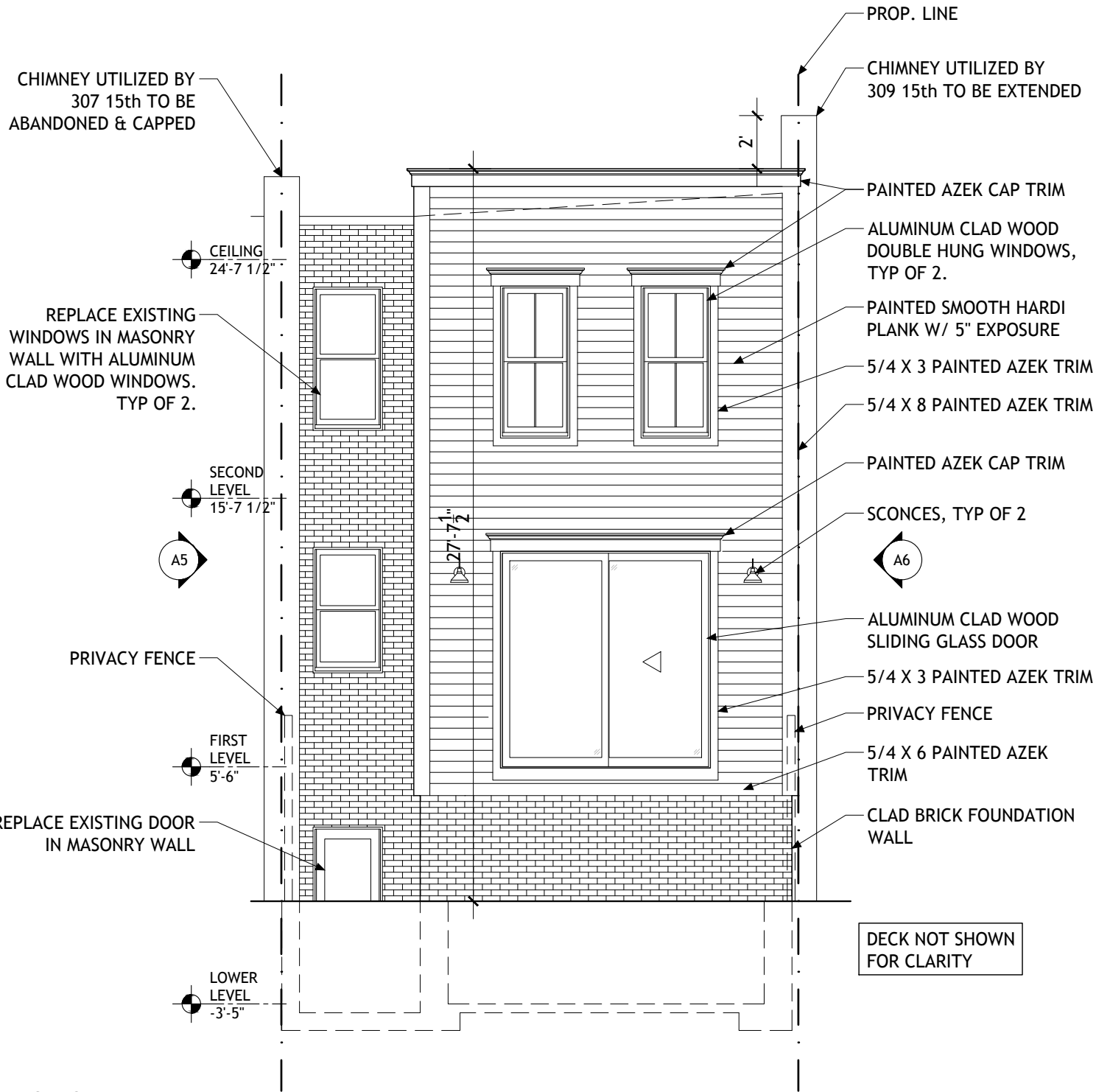


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1 EAST ELEVATION (REAR)  
A4 SCALE: 3/16" = 1'-0"

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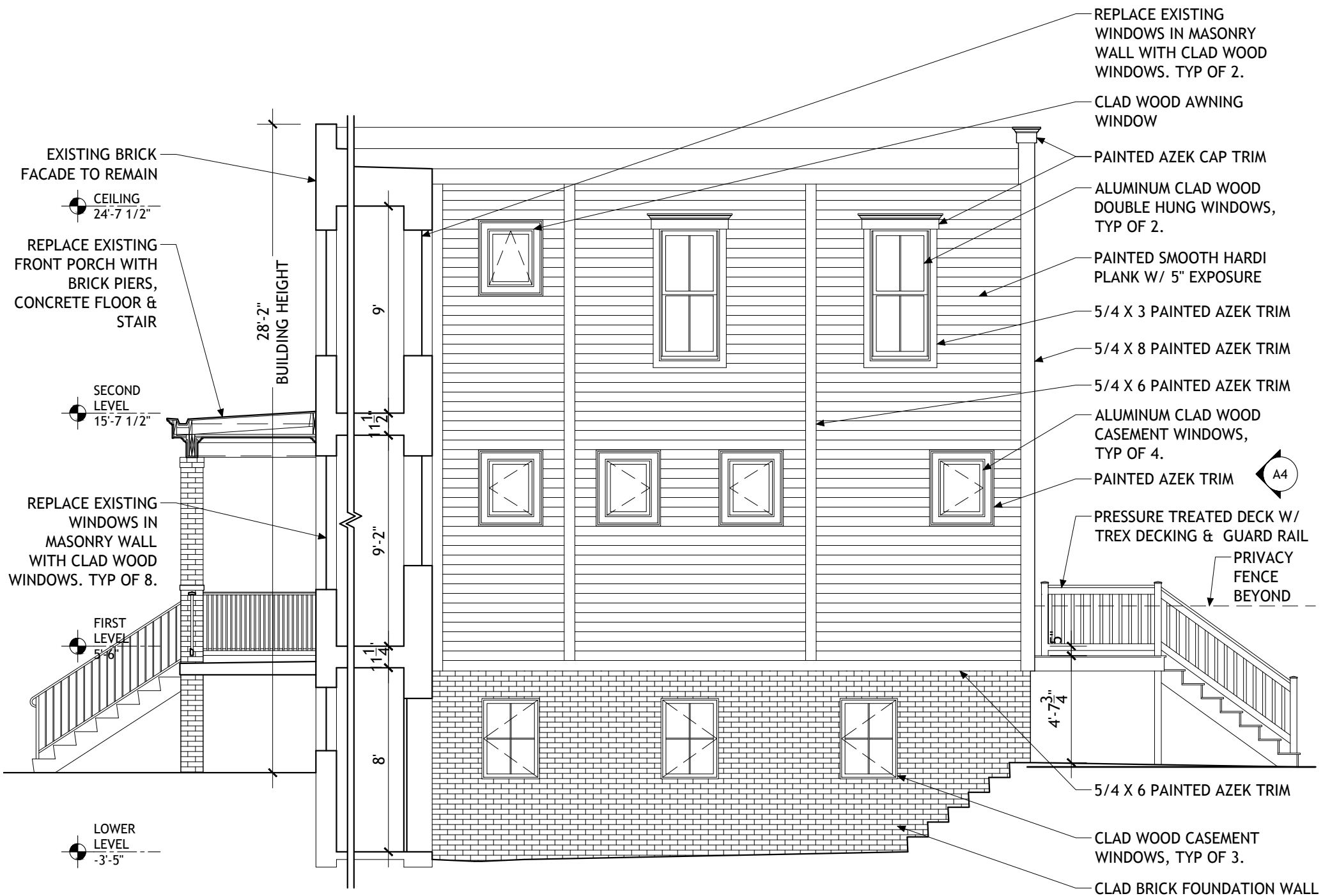
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PROPOSED EAST  
ELEVATION

A4





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

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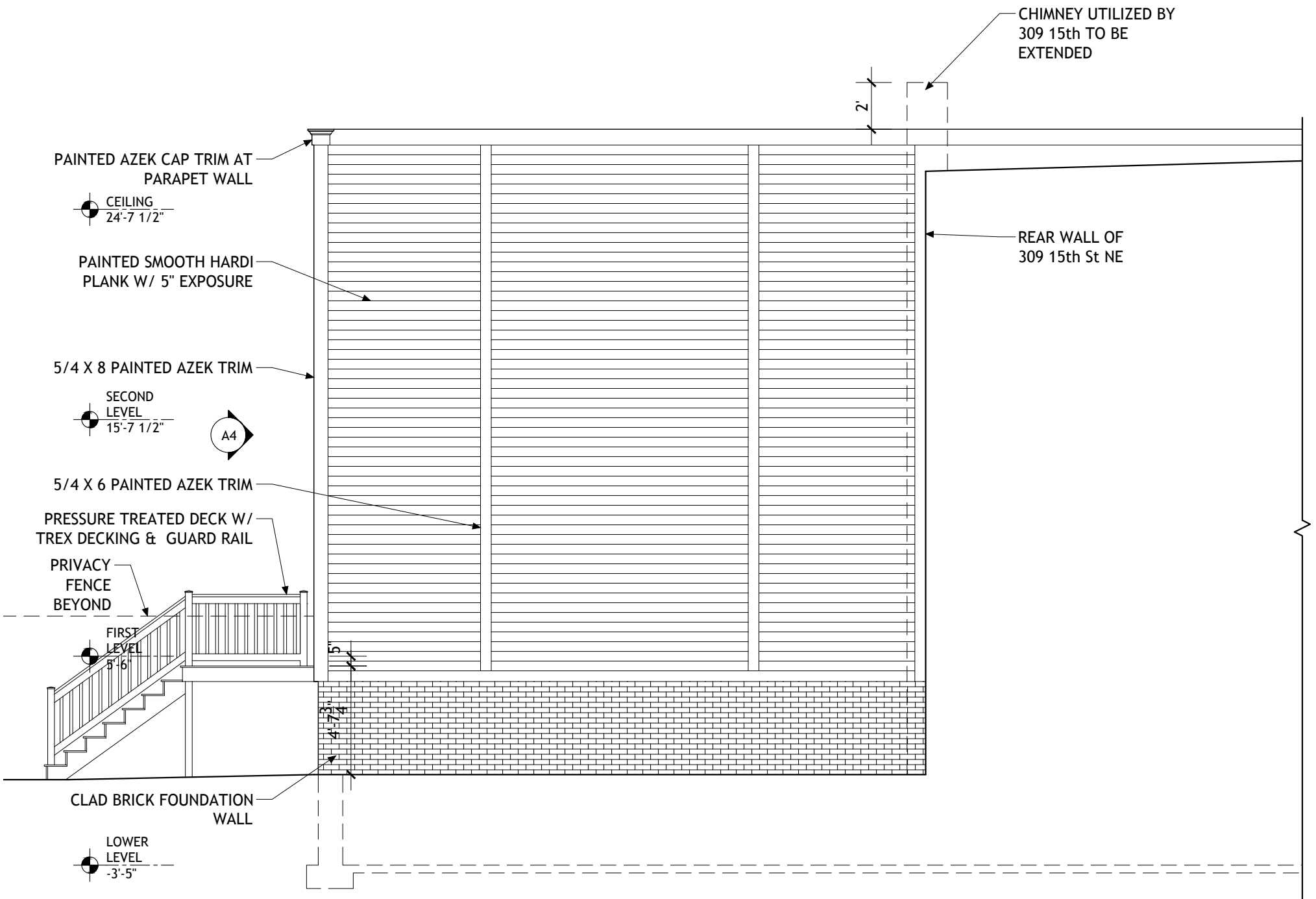
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PROPOSED SOUTH  
ELEVATION / SECTION

A5



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

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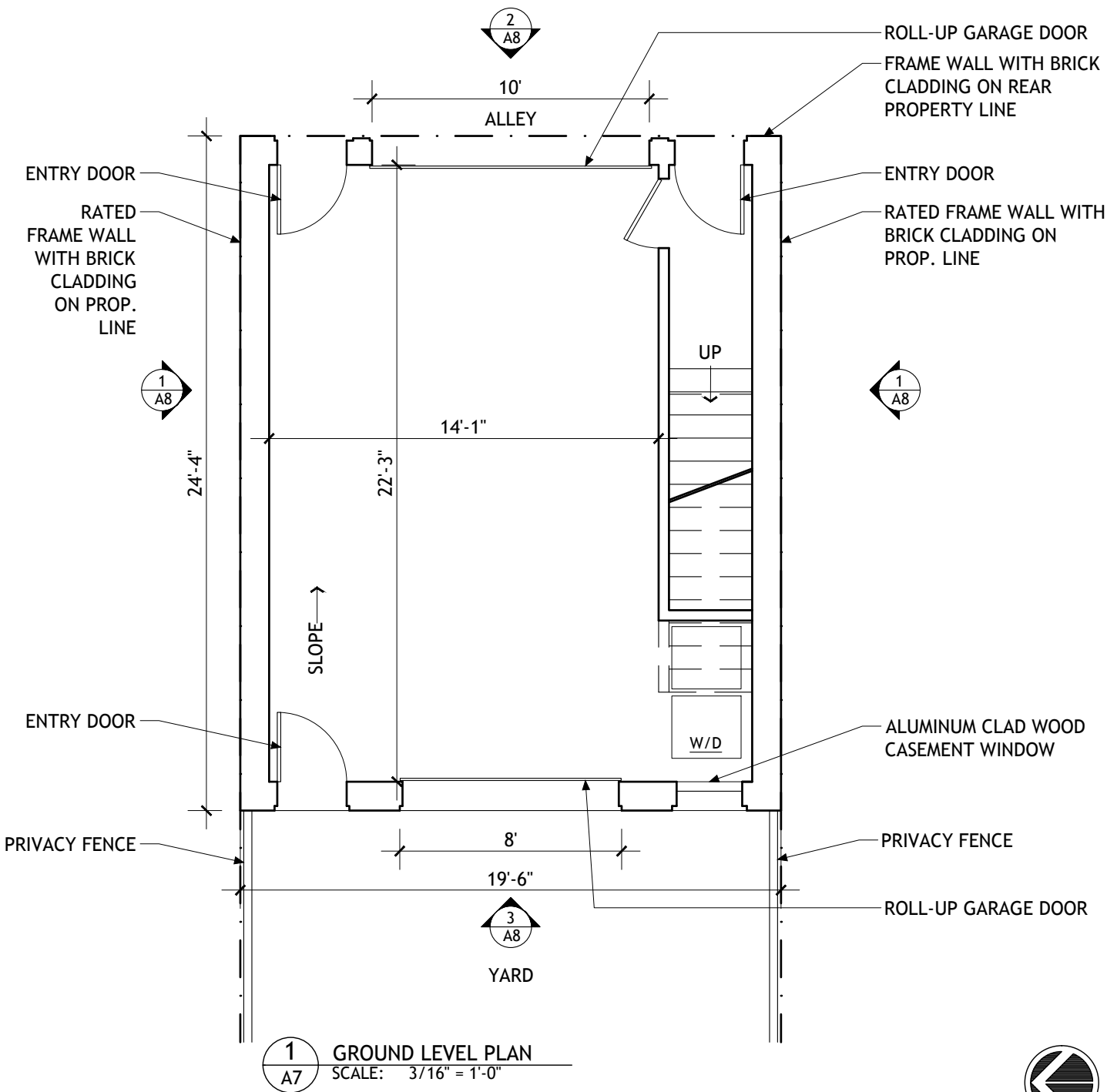
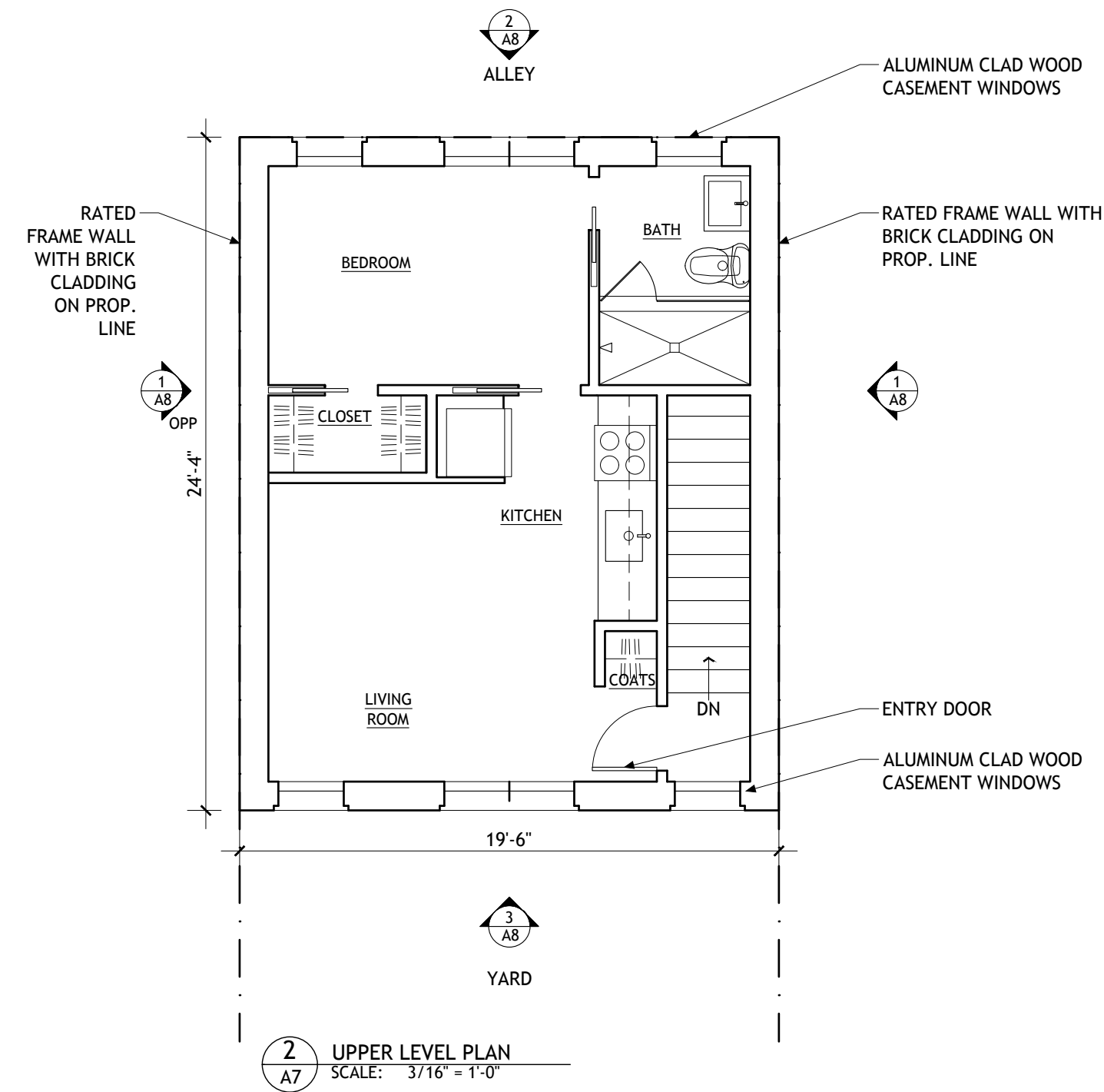
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PROPOSED NORTH ELEVATION

A6



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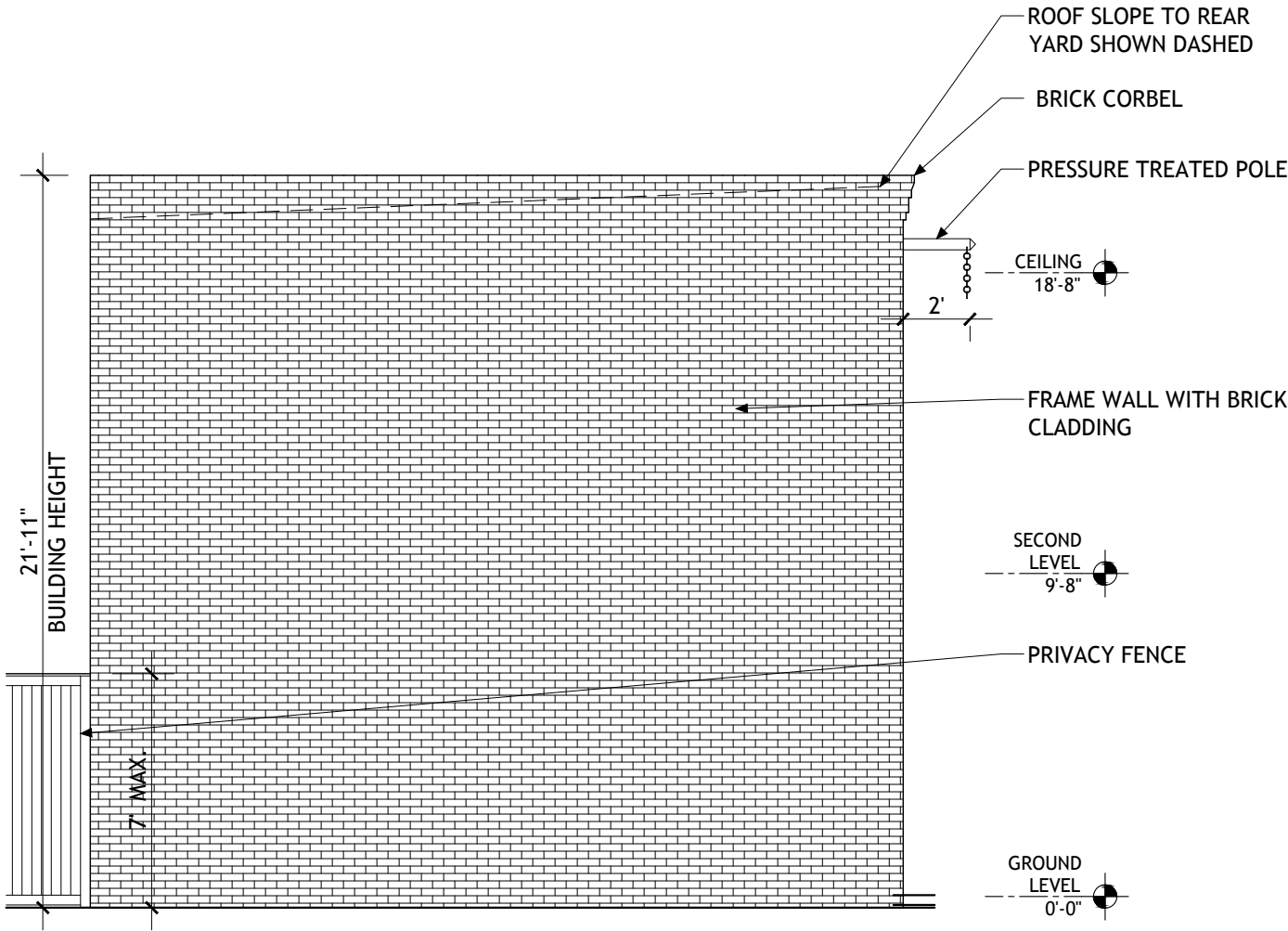
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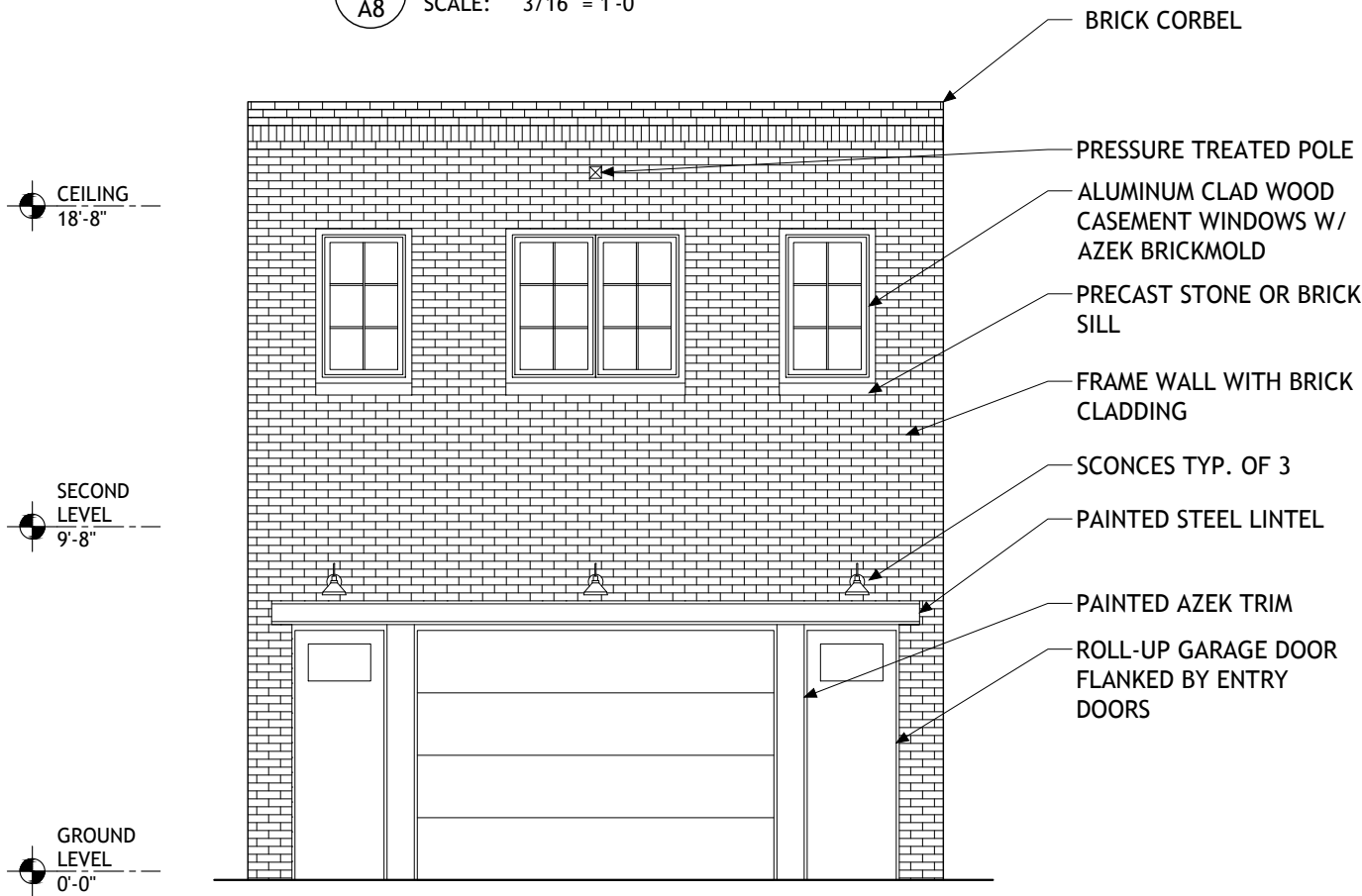
PROPOSED  
FLOOR PLANS  
- ADU

**A7**

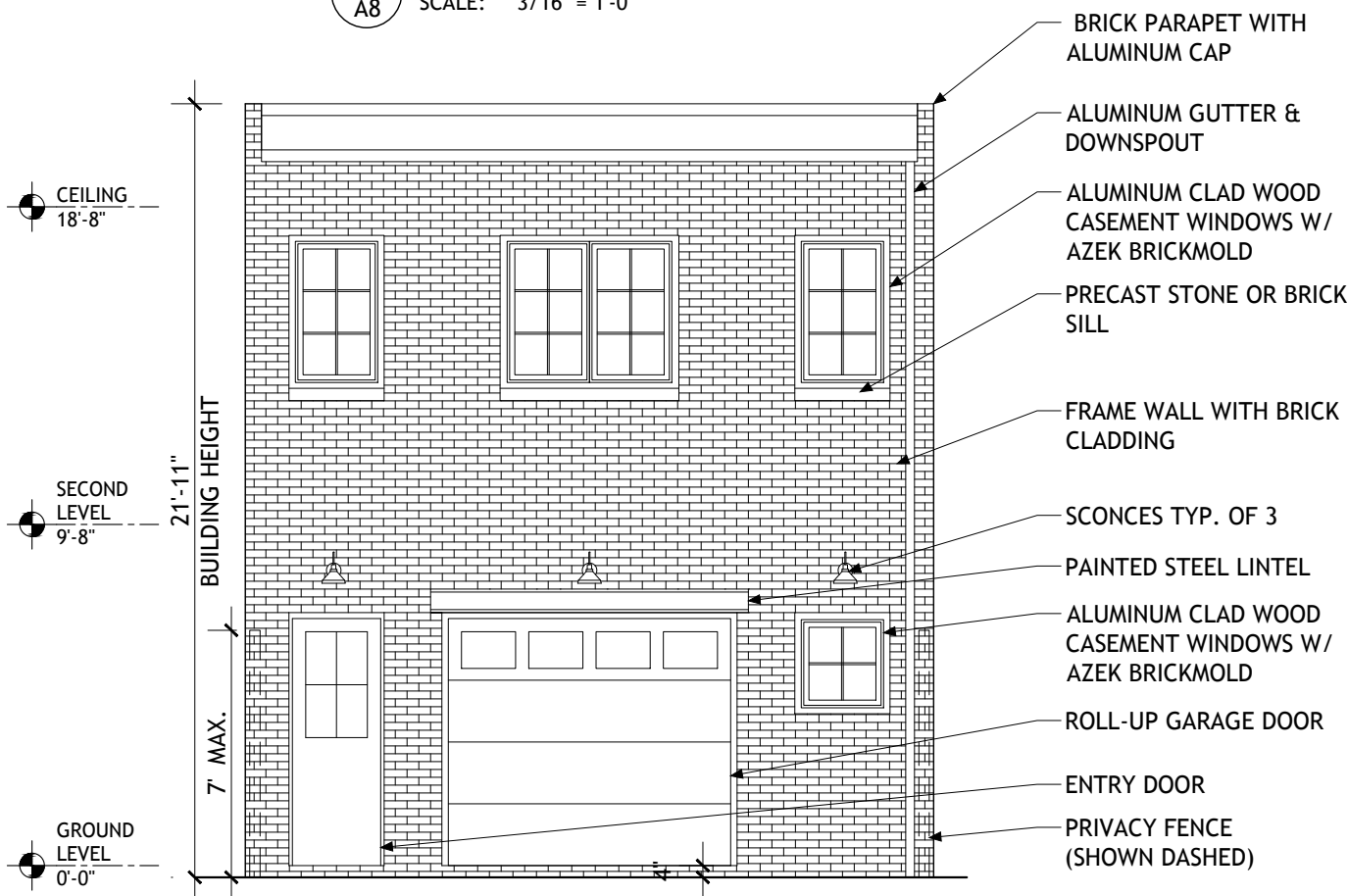




1 SOUTH FACADE (NORTH FACADE OPPOSITE HAND)  
SCALE: 3/16" = 1'-0"



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



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

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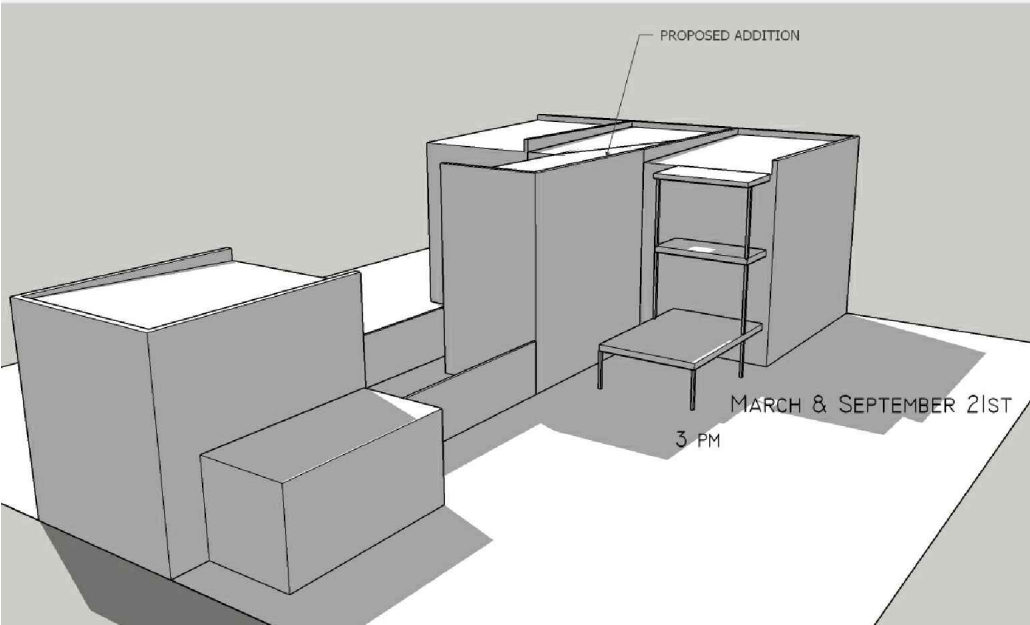
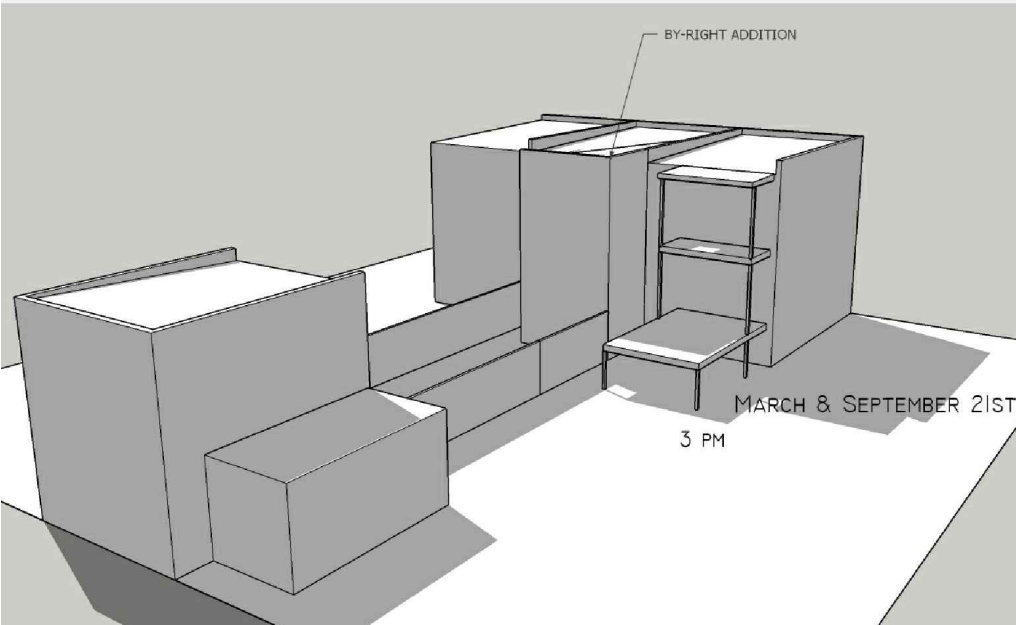
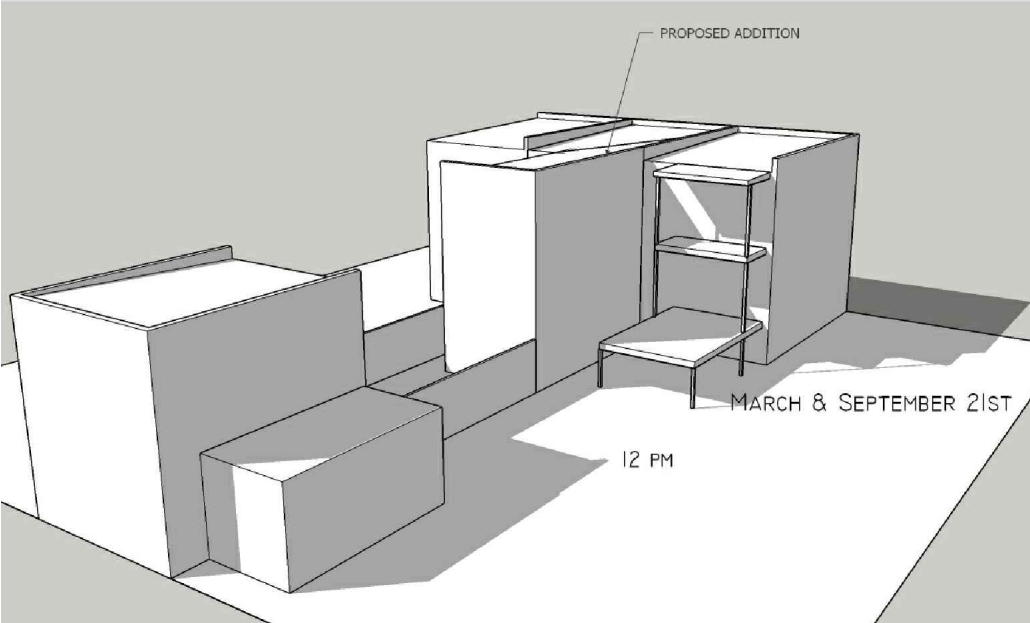
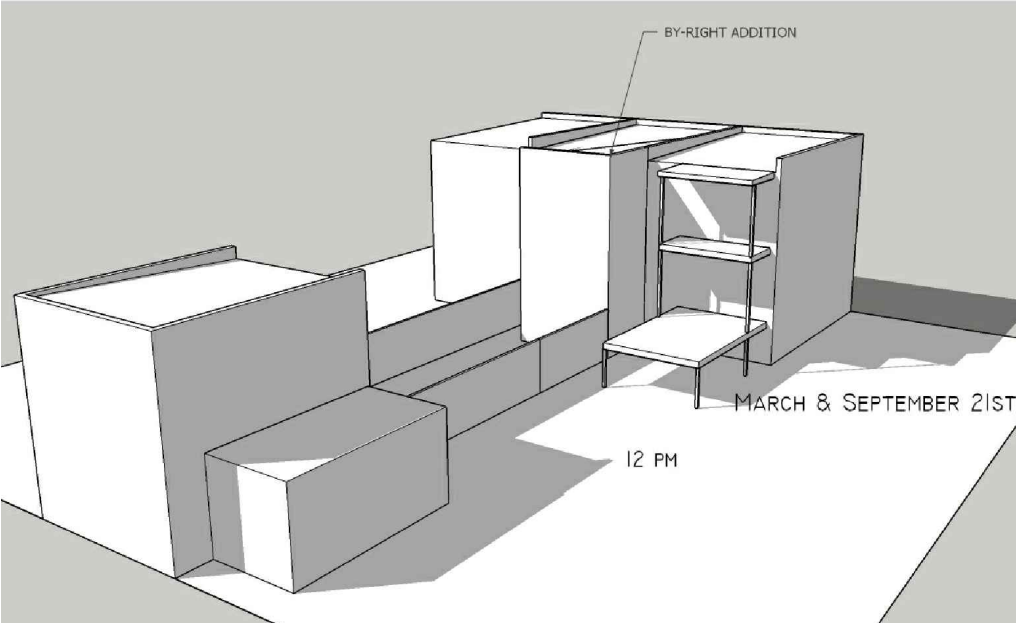
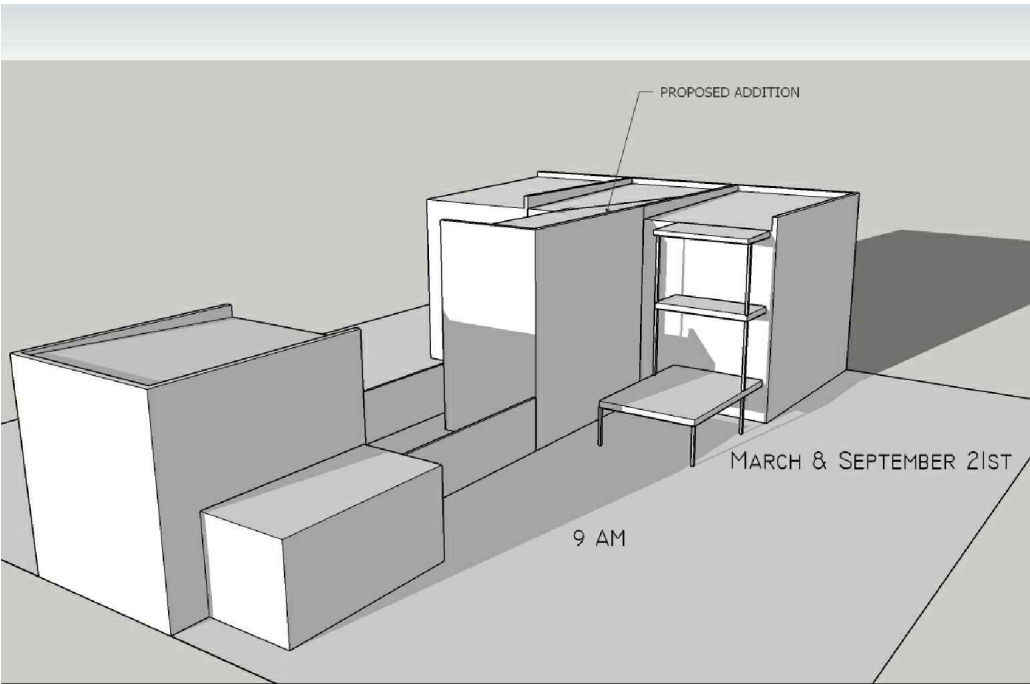
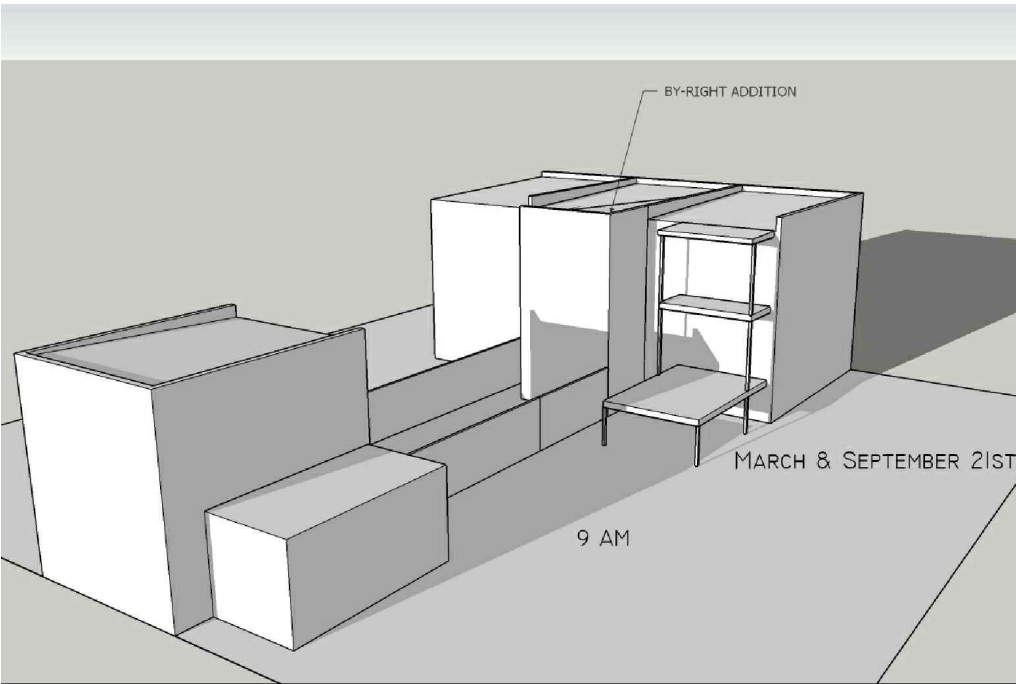
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PROPOSED  
ELEVATIONS  
- ADU

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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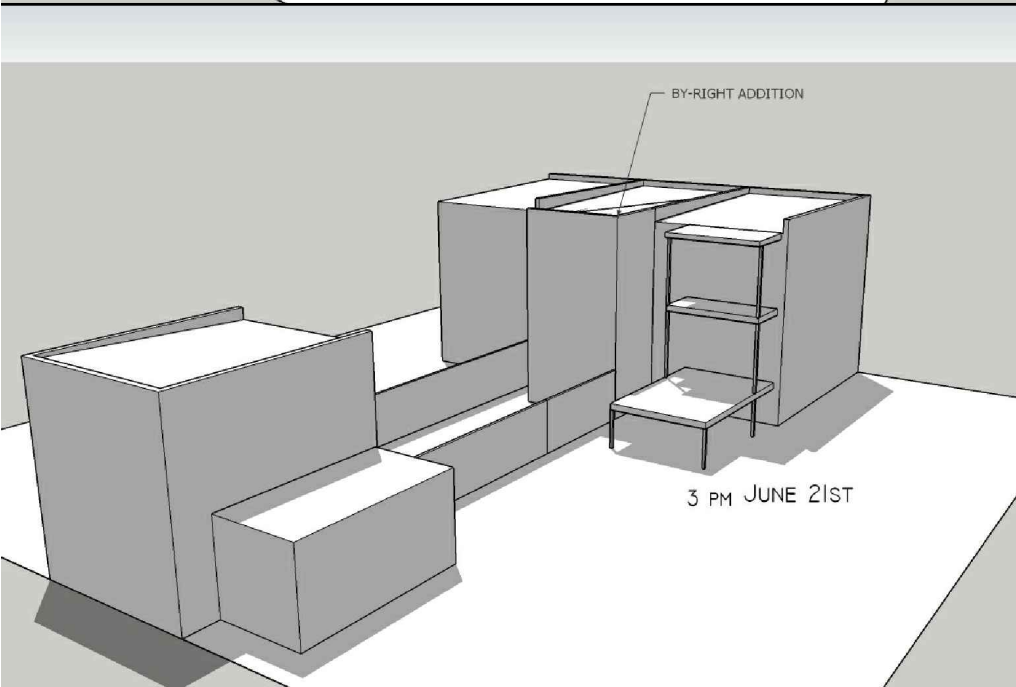
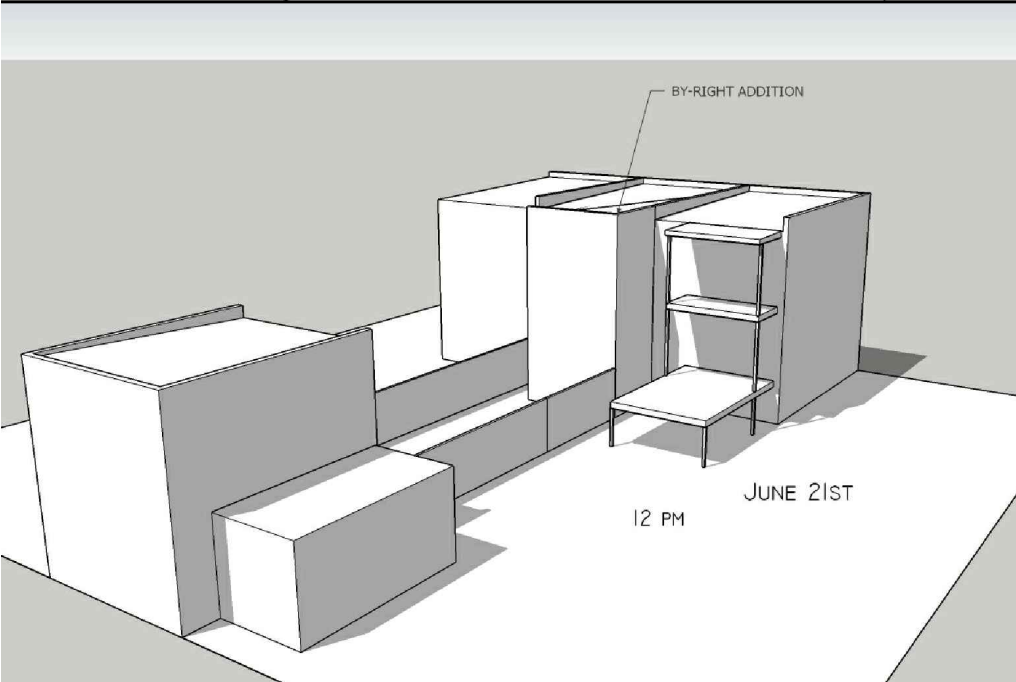
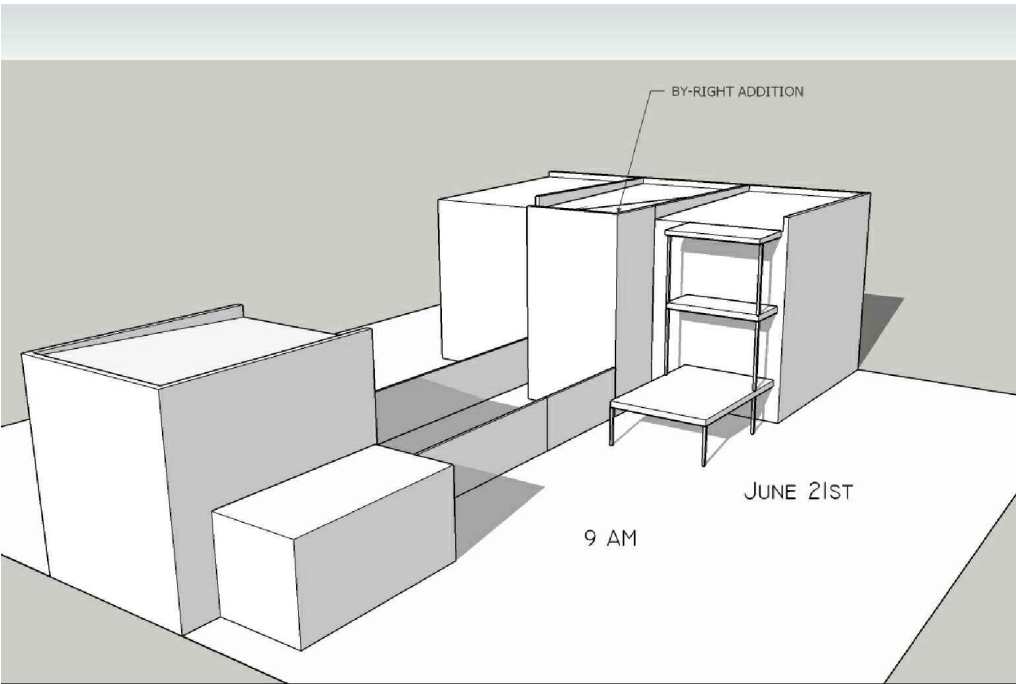
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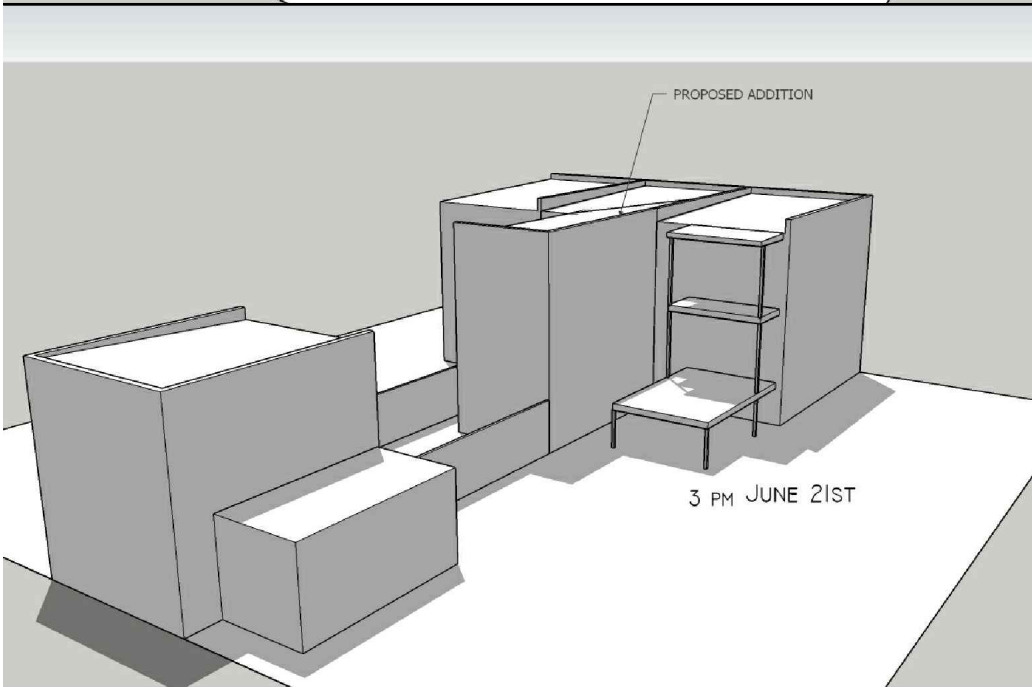
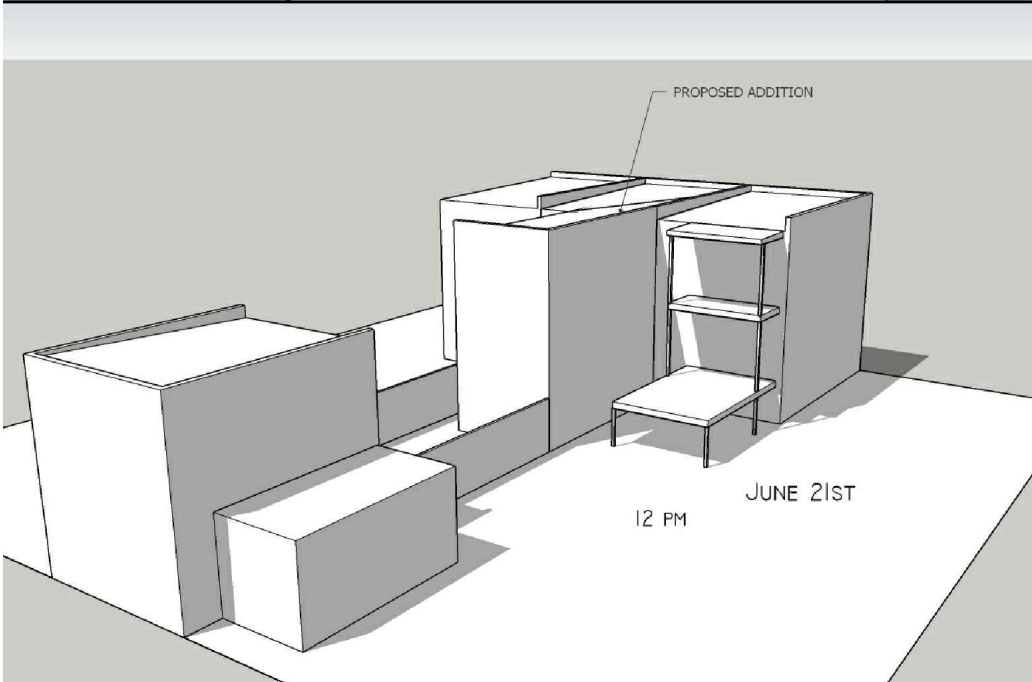
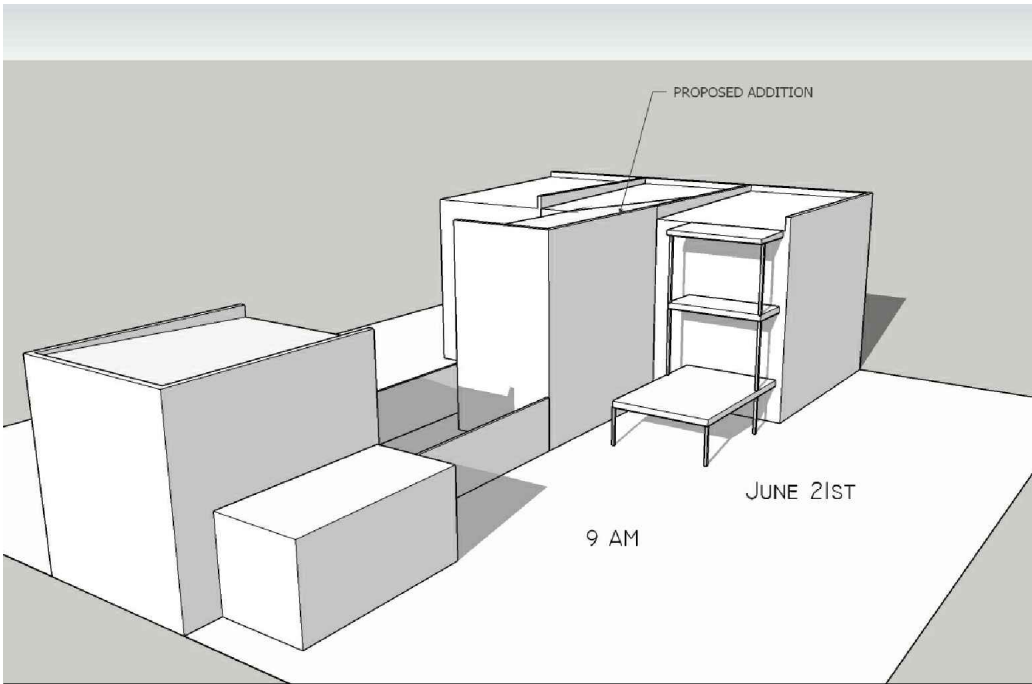
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0 1 2 3 4 5

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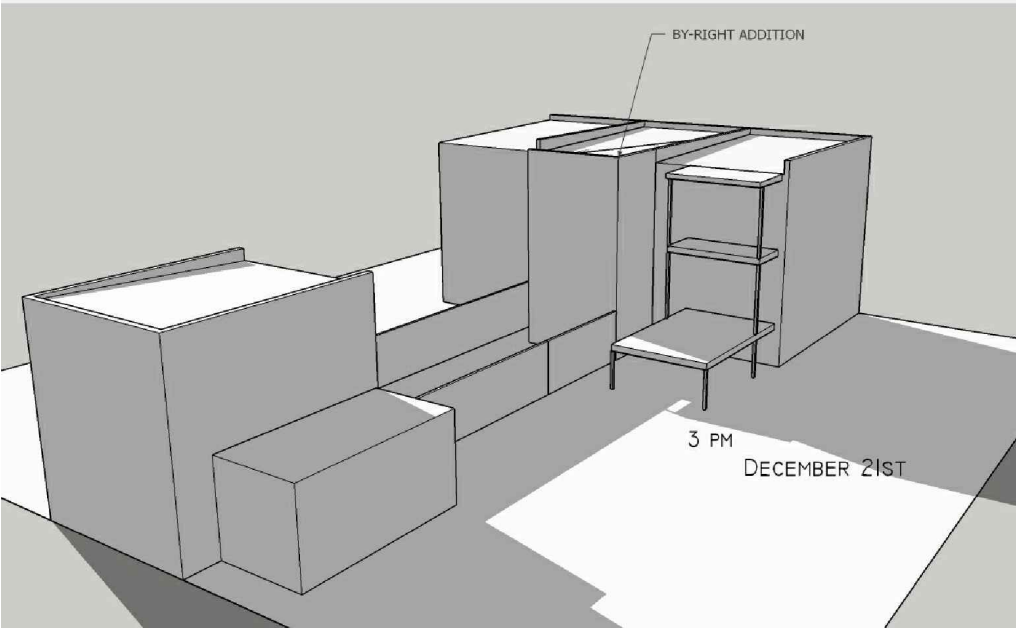
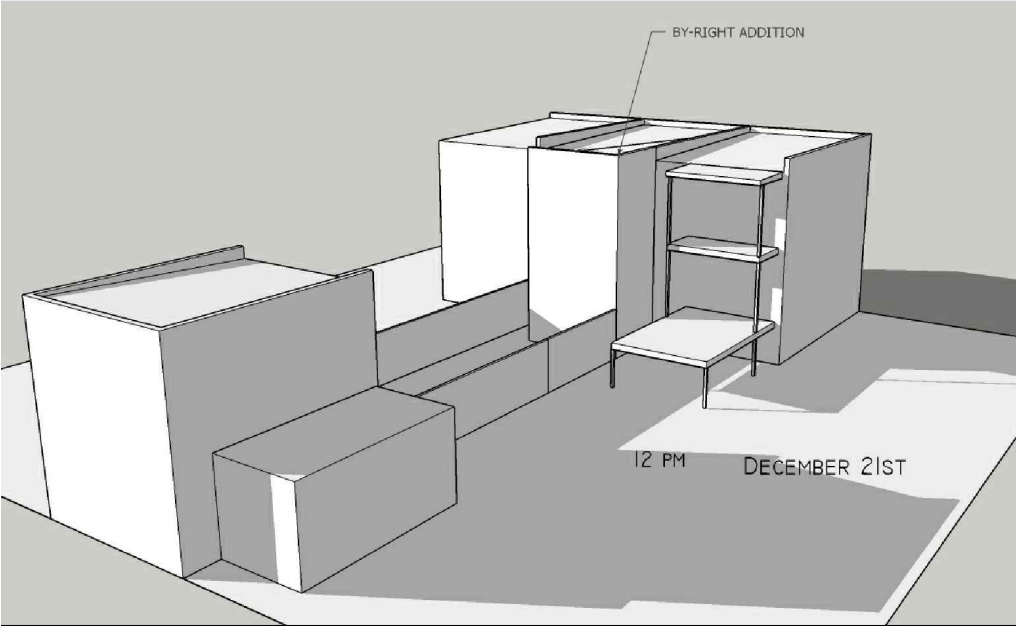
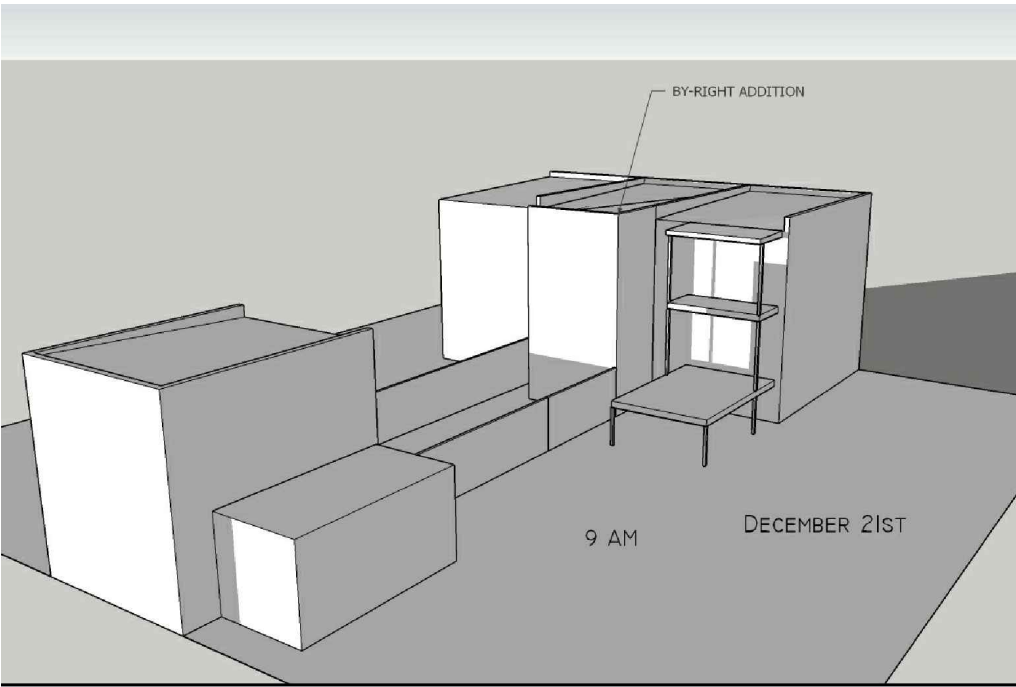
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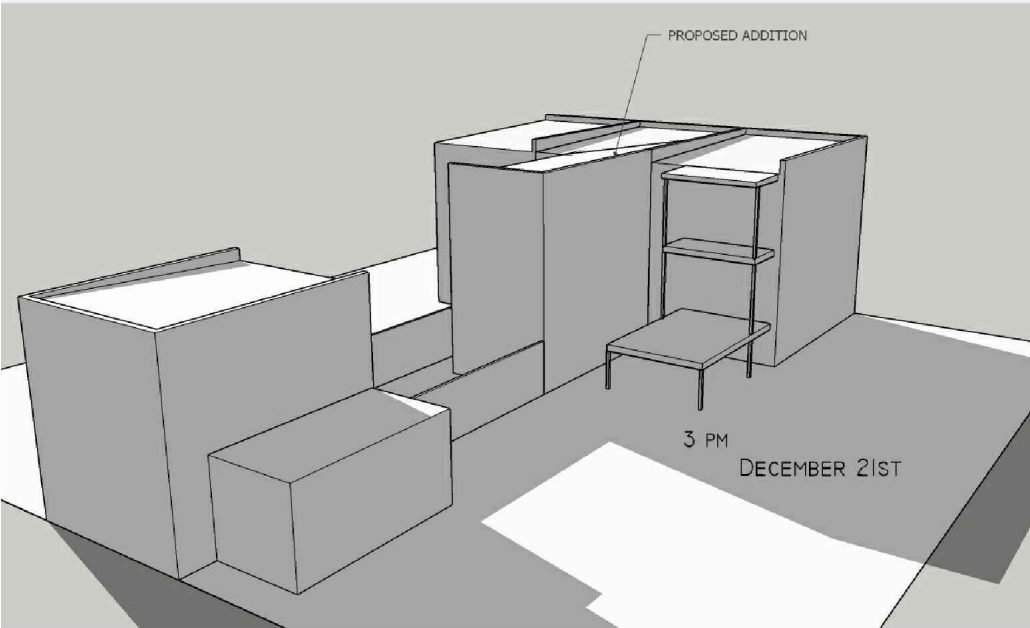
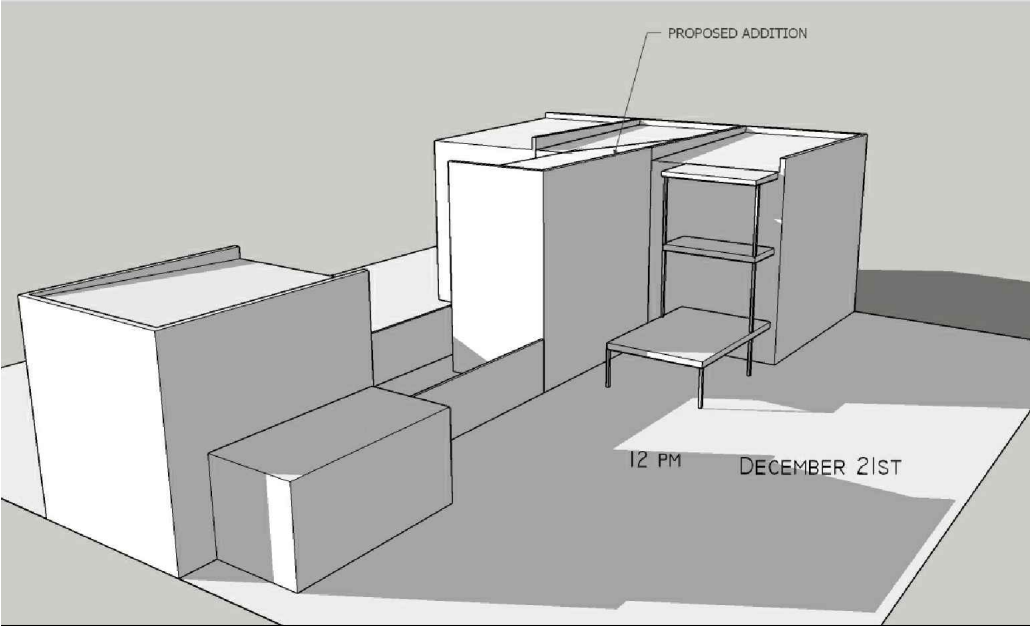
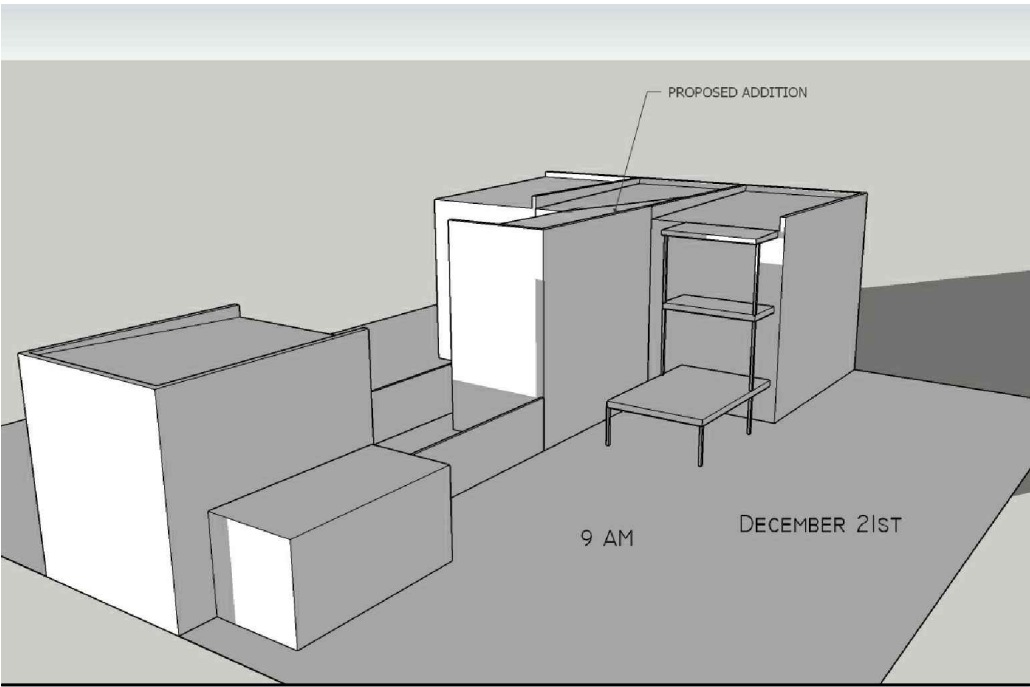
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307 15TH ST NE  
SHADOW STUDY OF A BY-RIGHT ADDITION  
WINTER SOLSTICE



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




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