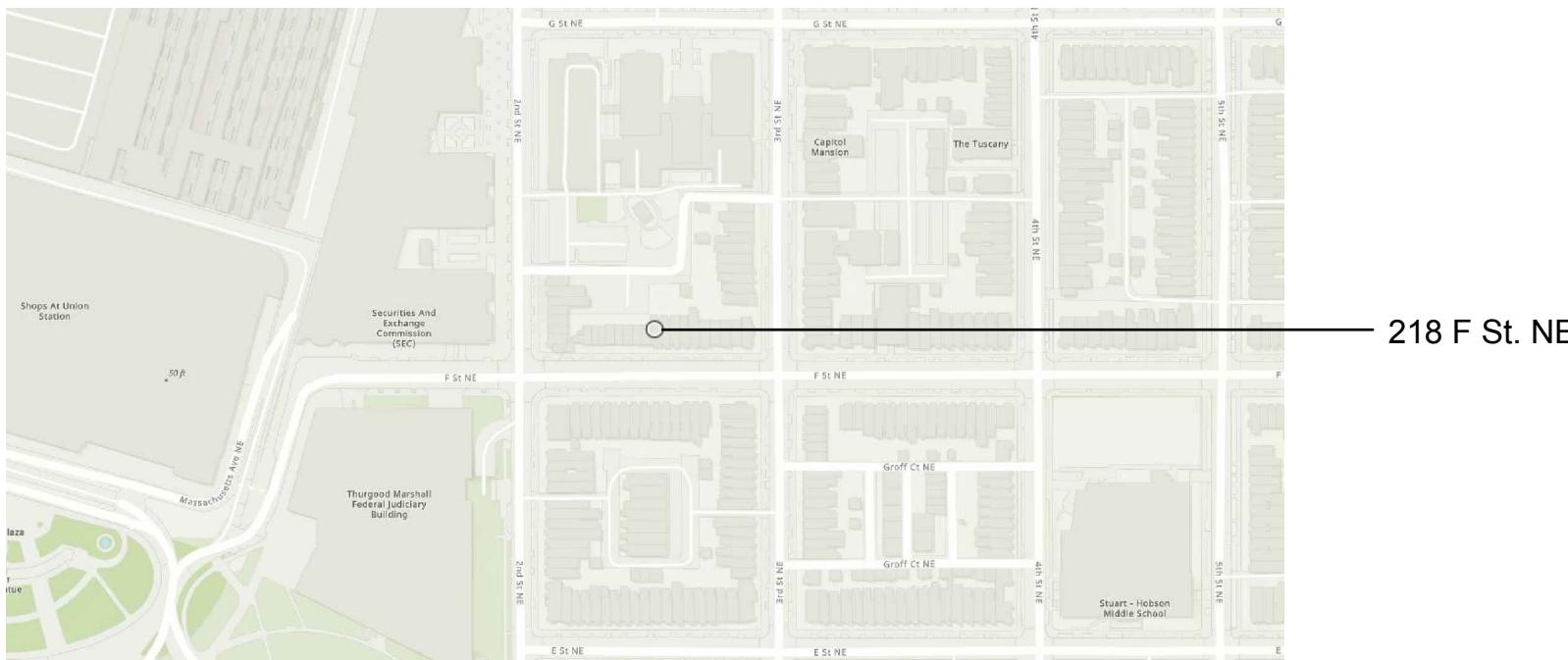


RENOVATION AND ADDITION TO THE HANLEY RESIDENCE 218 F STREET NE WASHINGTON, DC 20002

LOCATION PLAN



OWNER:
Katie & Christopher Hanley
218 F Street, NE
Washington, DC 20002

PROJECT DESCRIPTION:
New 2-story + Cellar addition to existing 2-story + Cellar single family residence.

ZONING DATA:

Type: 2-Story + Cellar Attached Row Dwelling
Square: 0753
Lot: 0122
Zoning District: RF-1
ANC: 6C-04

ZONING ANALYSIS:

	ALLOWED	EXISTING	PROPOSED
Min. Lot Width:	E 201.1	18 feet	16 feet
Min. Lot Area:	E 201.1	1,800 sq ft	1,600 sq ft
Min. Pervious Surface:	E 204.1	10%	>10%
Max. Dwelling Units:	E 302.1	2	1
Max. Stories:	E 303.1	3 stories	2 stories
Max. Height:	E 303.1	35 feet	30.5 feet
Max. Lot Occupancy:	E 304.1	60%	57.4%
Min. Rear Yard:	E 306.1	20 feet	54.0 feet
Parking Space:	C 701.5	1	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

INDEX OF DRAWINGS

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G2	BLOCK PLAN
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A0	PROPOSED FLOOR PLAN LOWER LEVEL
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A3	PROPOSED ROOF PLAN
A4	PROPOSED NORTH ELEVATIONS
A5	PROPOSED EAST & WEST ELEVATIONS

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SCALE: NONE



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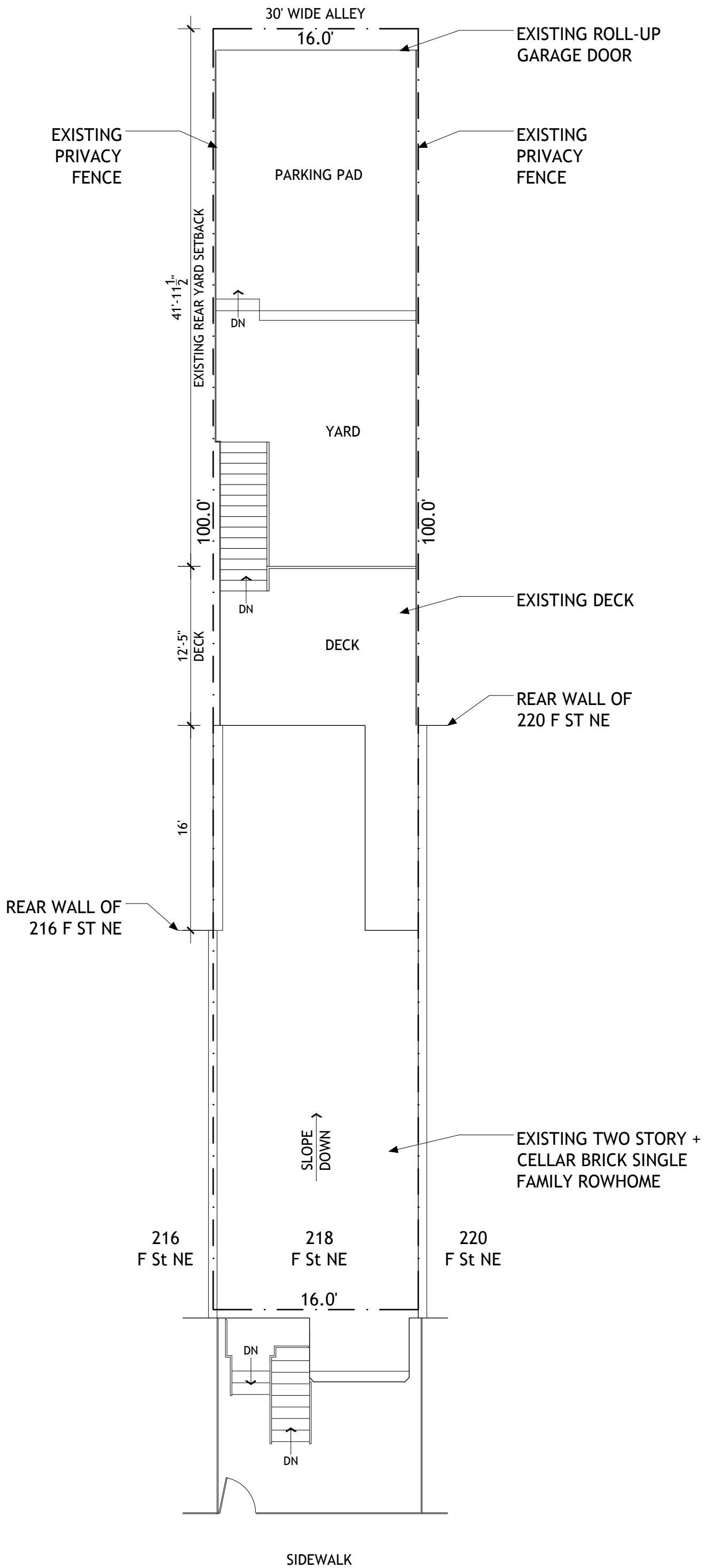
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BLOCK PLAN

G2



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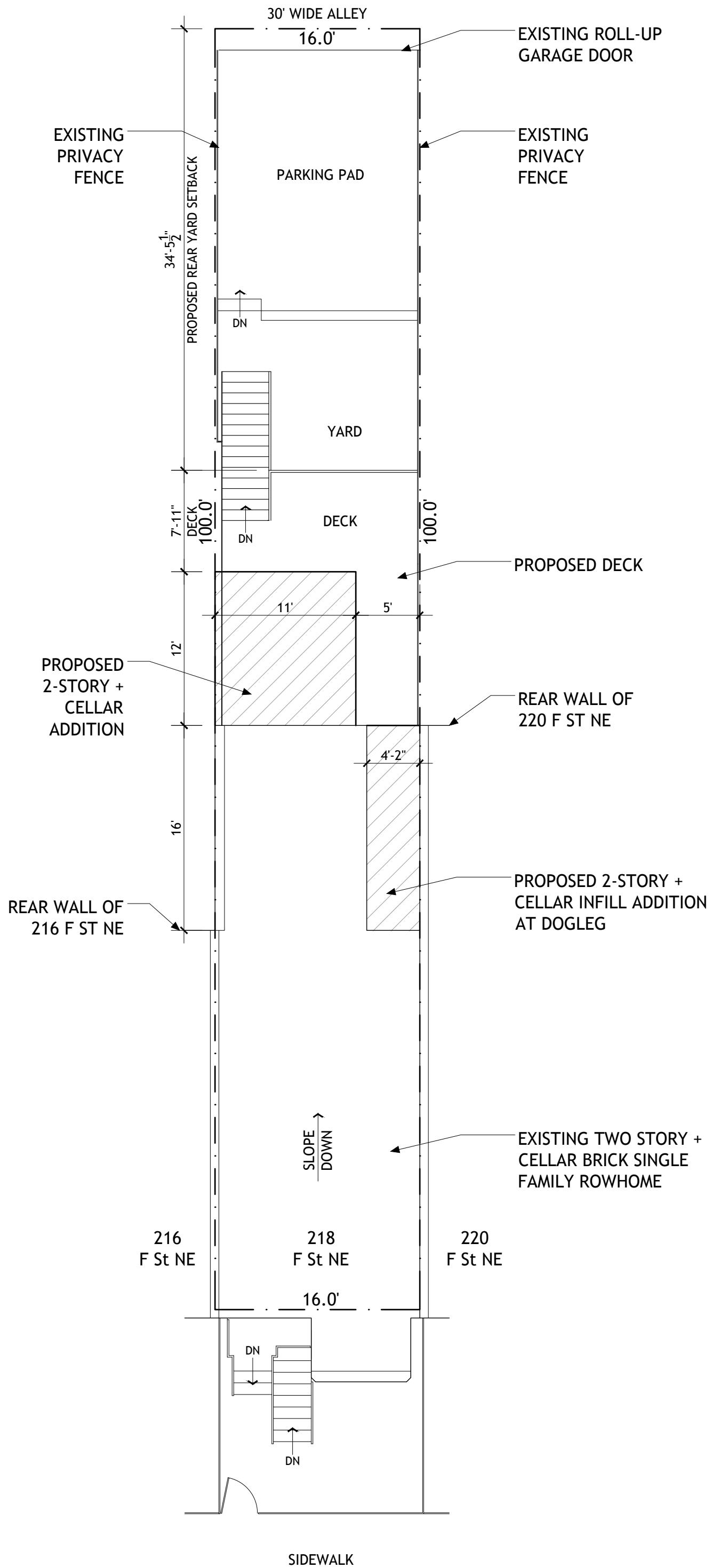
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EXISTING SITE PLAN



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PROPOSED SITE PLAN

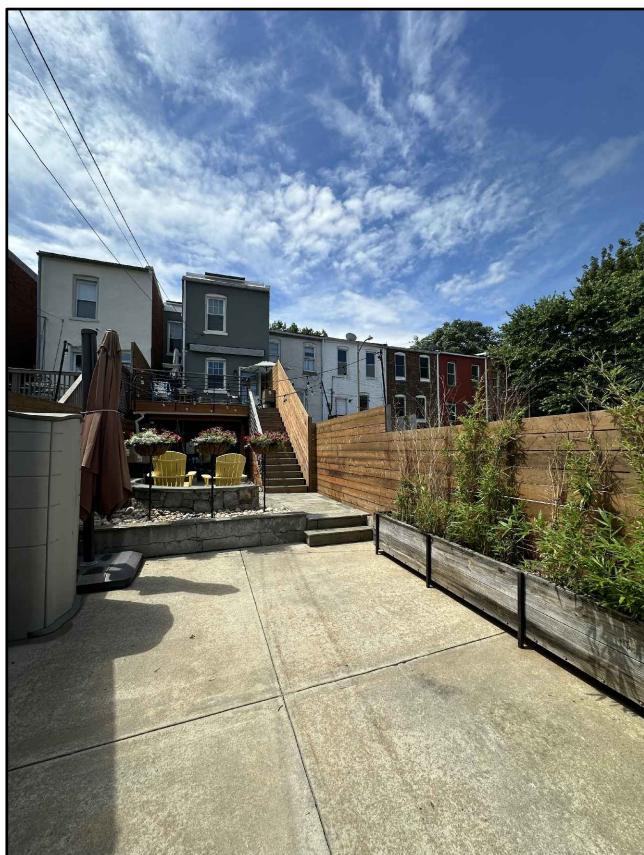
G4



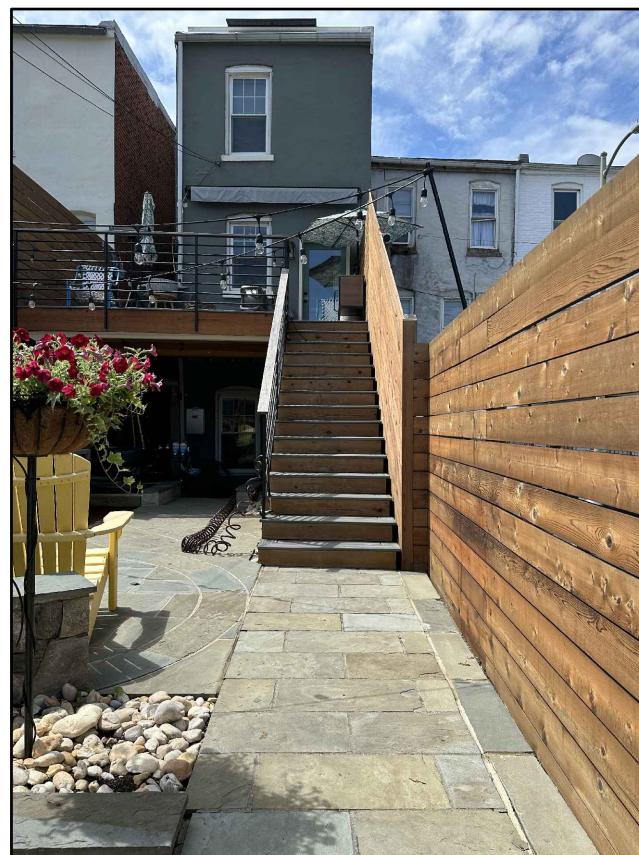
view from F Street NE from across the street



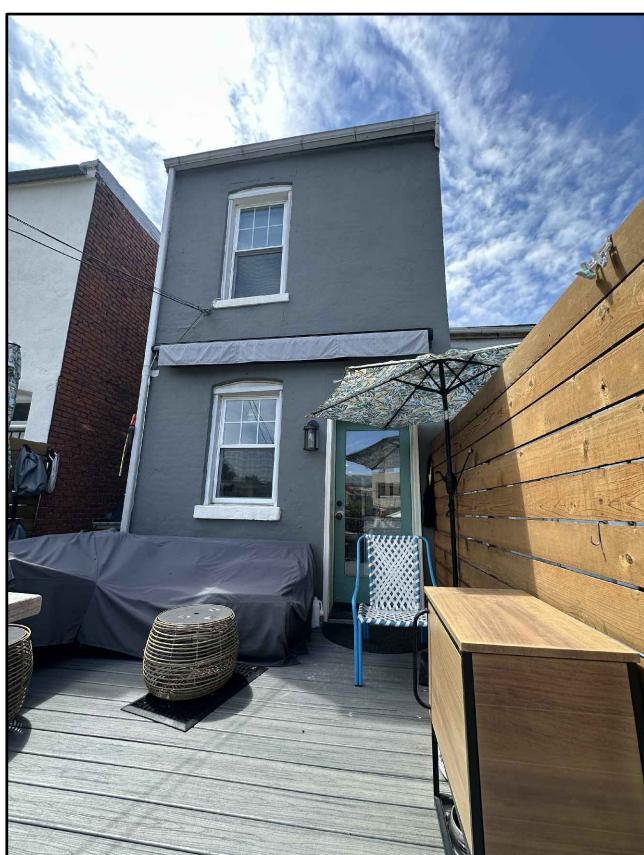
view from alley



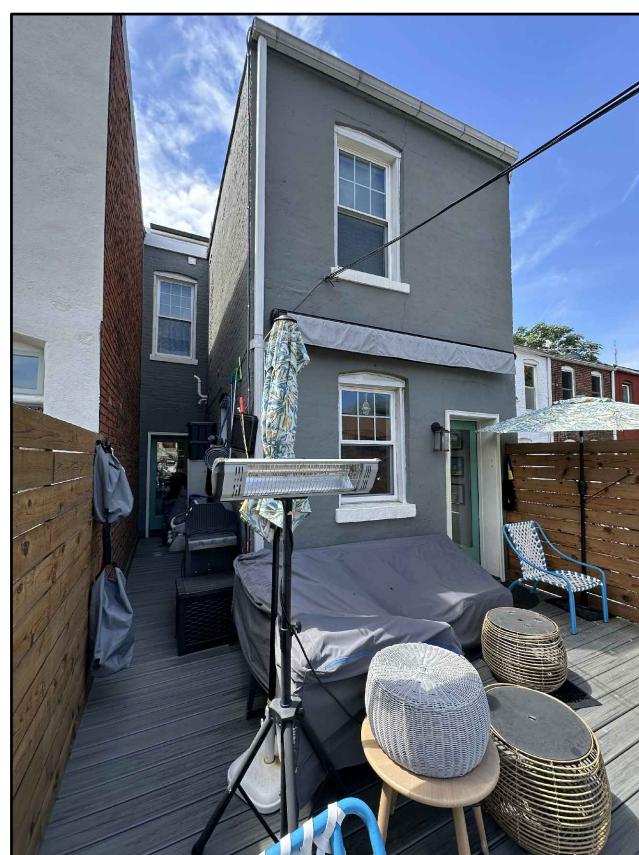
view of rear facade from parking pad



view of rear facade from yard



views of rear facade from rear deck



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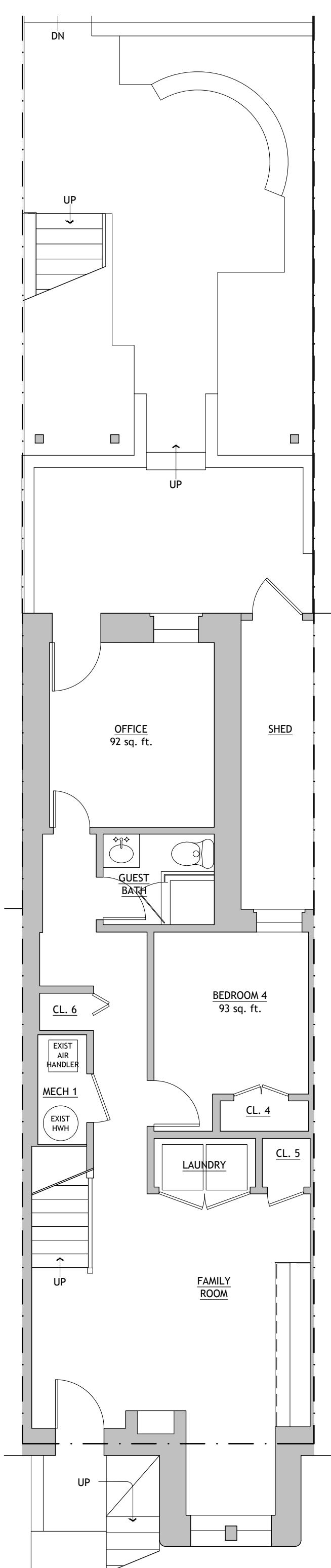
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CONTEXT
PHOTOS

G5



1
EO

EXISTING LOWER LEVEL PLAN

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

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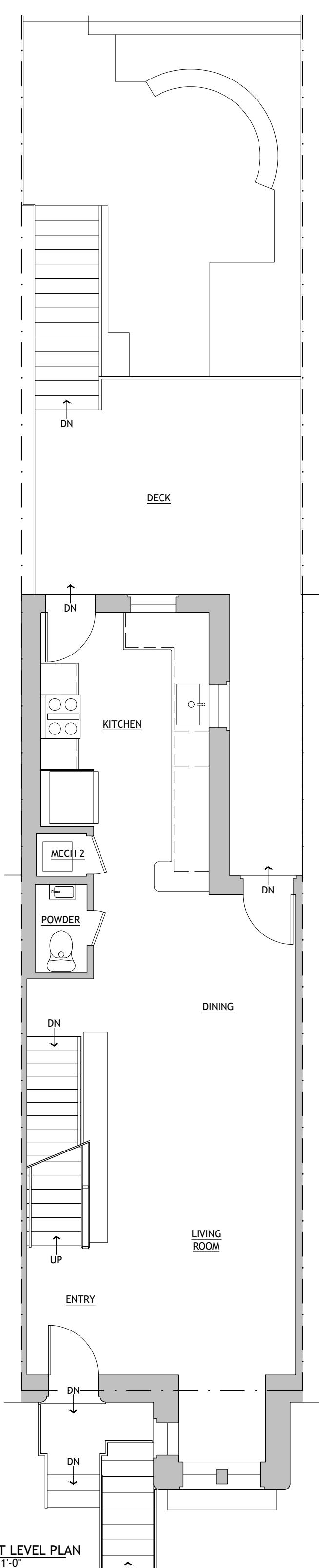
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DATE: 10.03.2025
SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



EXISTING
FLOOR PLAN
LOWER LEVEL

EO



1
E1

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

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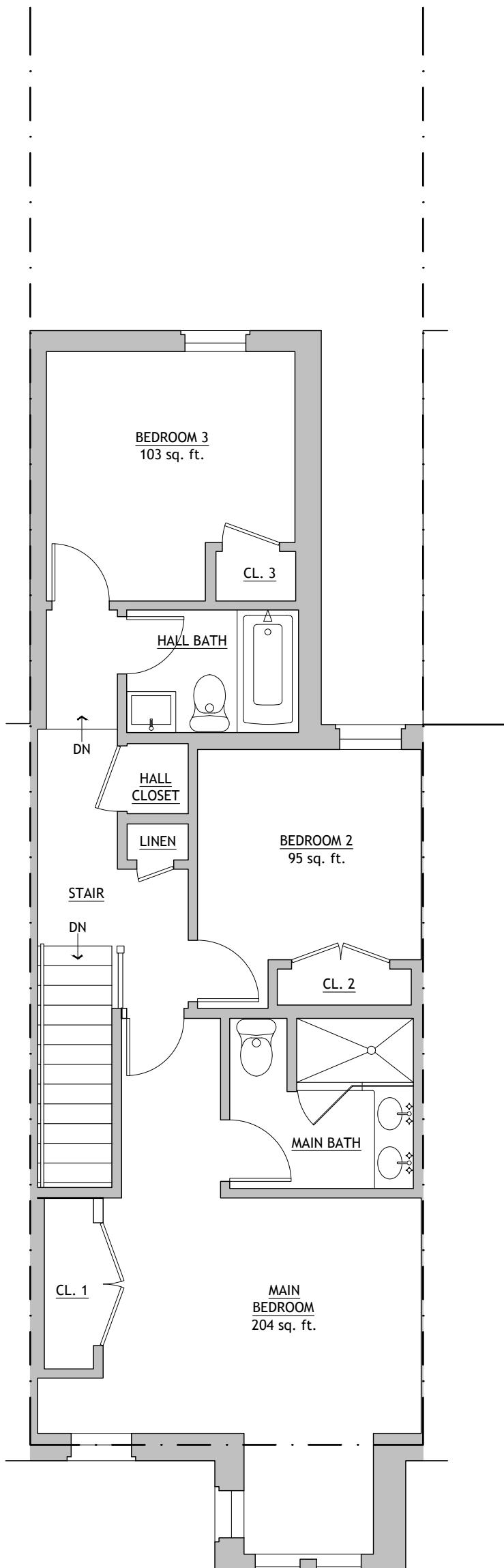
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EXISTING
FLOOR PLAN
FIRST LEVEL

E1



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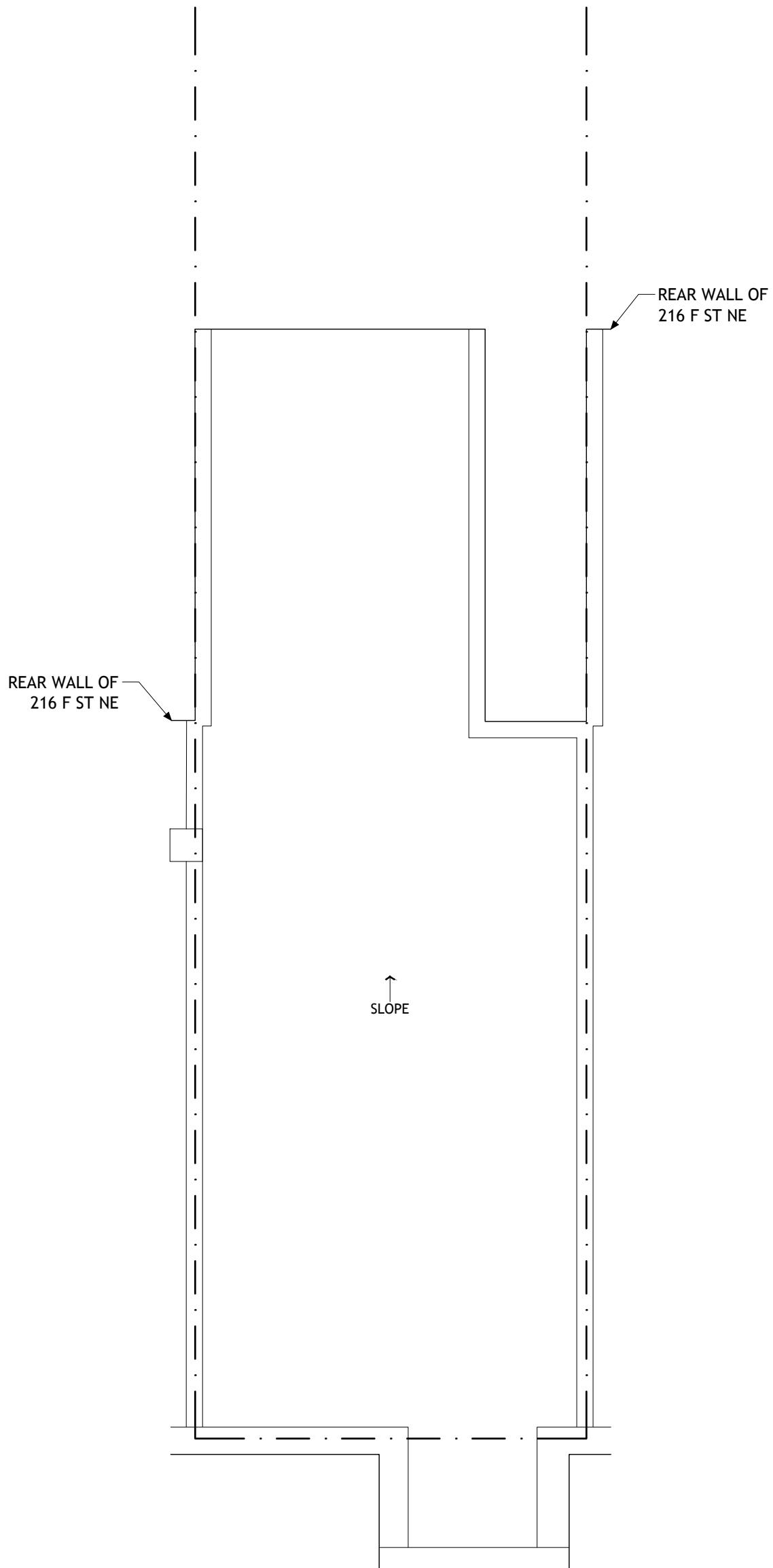
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DATE: 10.03.2025
 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



EXISTING
 FLOOR PLAN
 SECOND LEVEL

E2



1
E3

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

EXISTING
FLOOR PLAN
ROOF LEVEL



EXISTING
FLOOR PLAN
ROOF LEVEL

E3

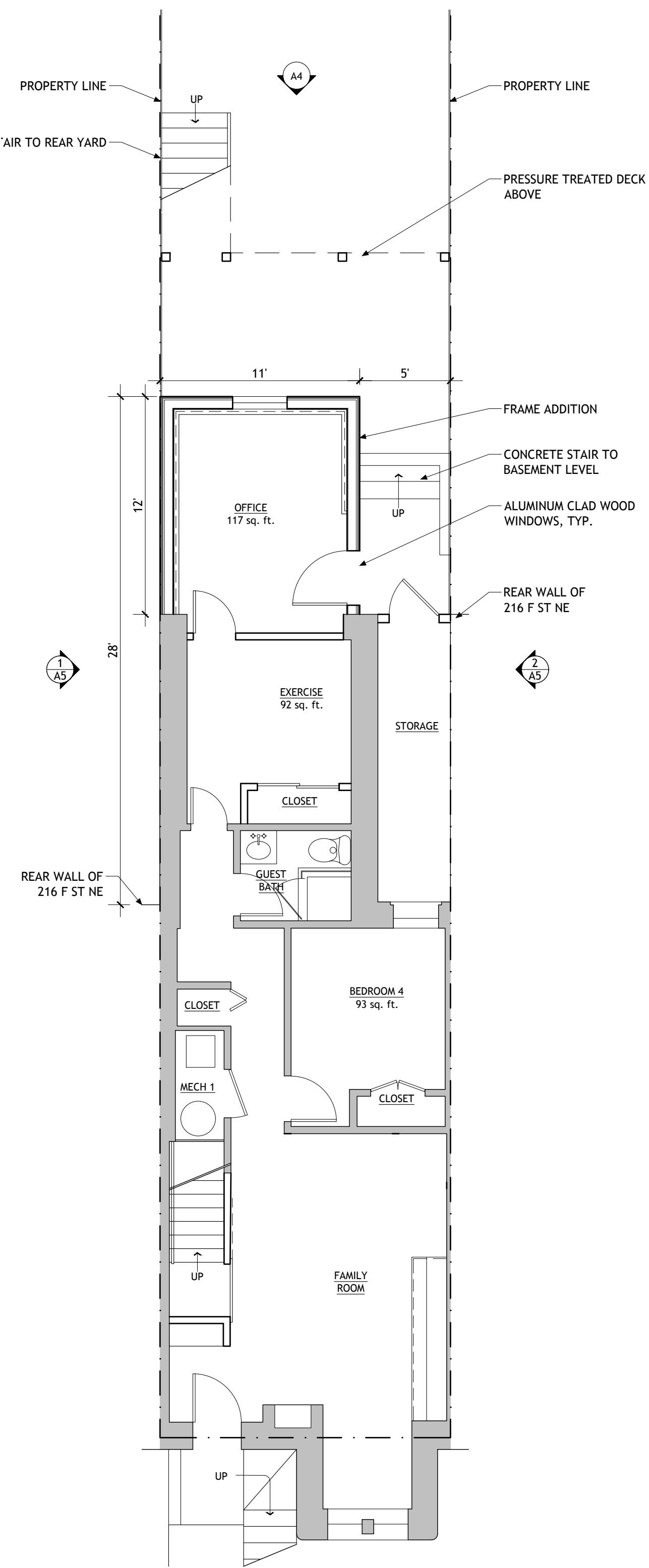
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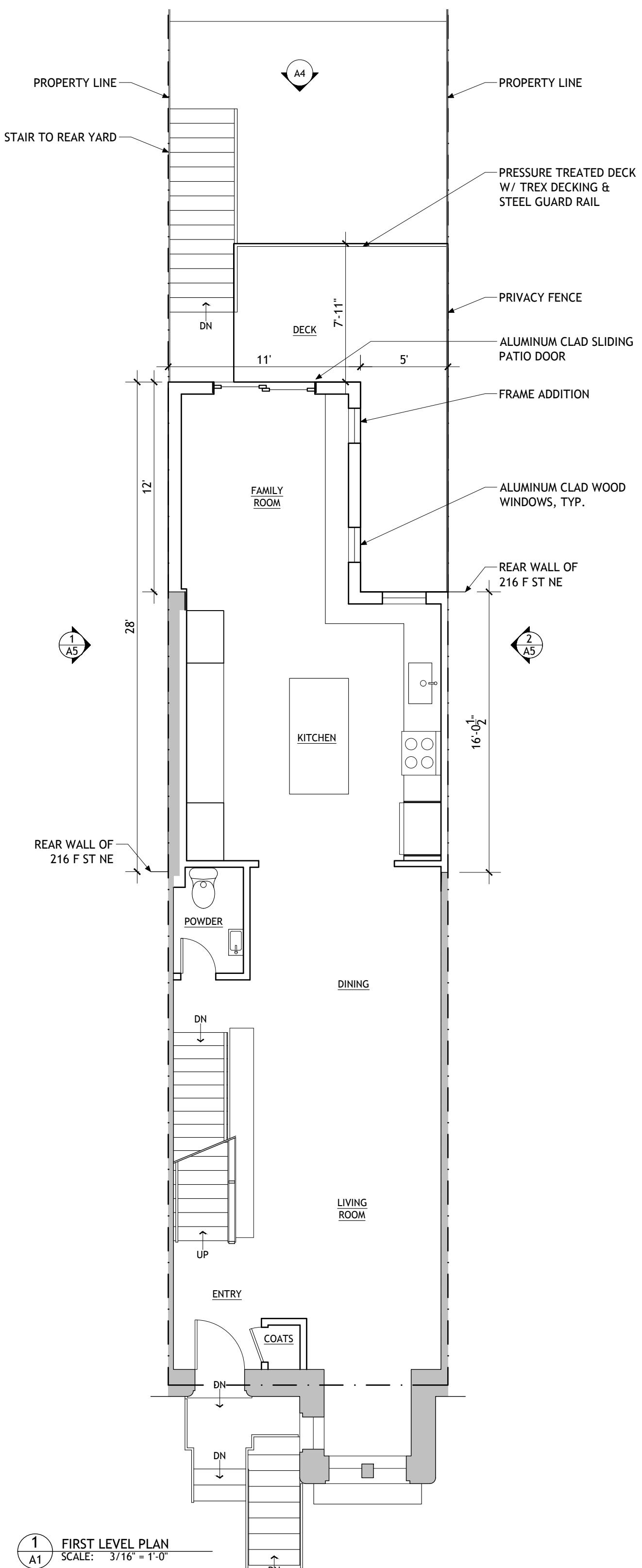
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SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



PROPOSED
FLOOR PLAN
LOWER LEVEL

A0



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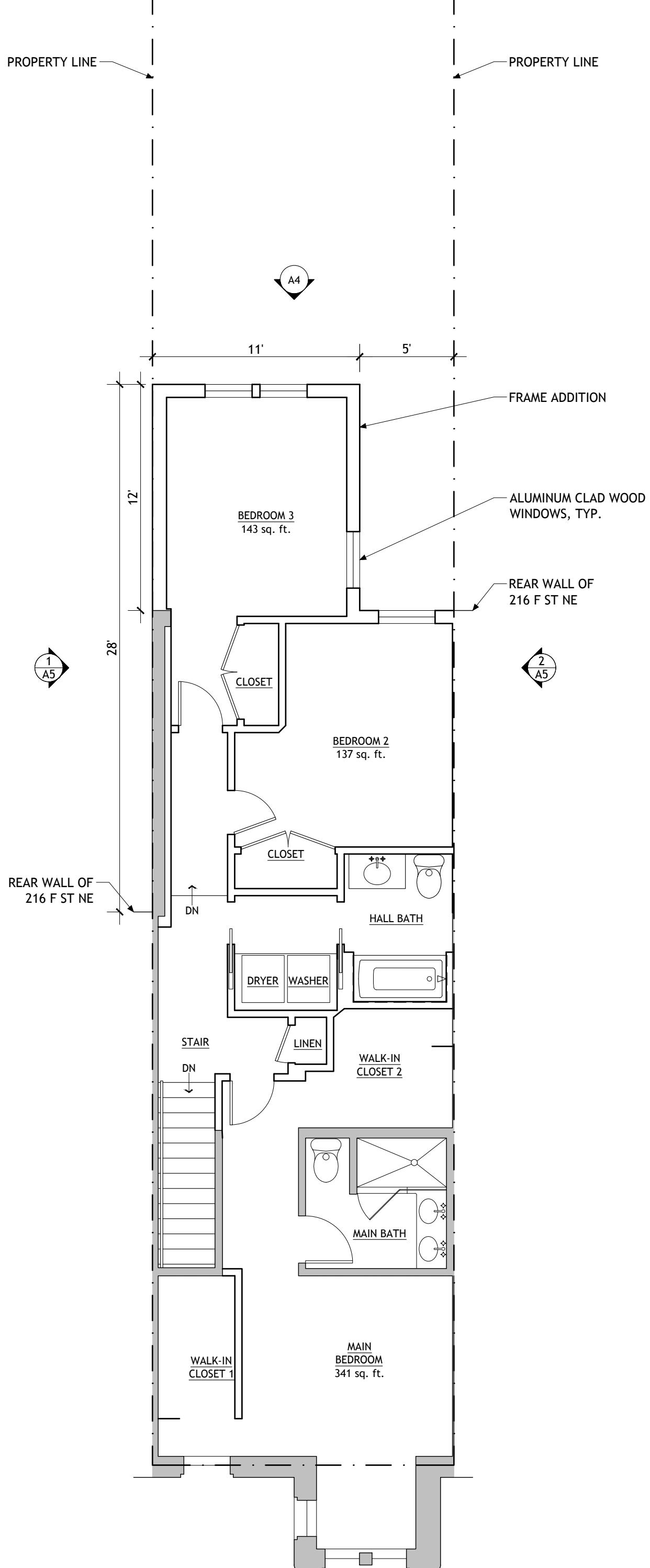
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PROPOSED
 FLOOR PLAN
 FIRST LEVEL

A1



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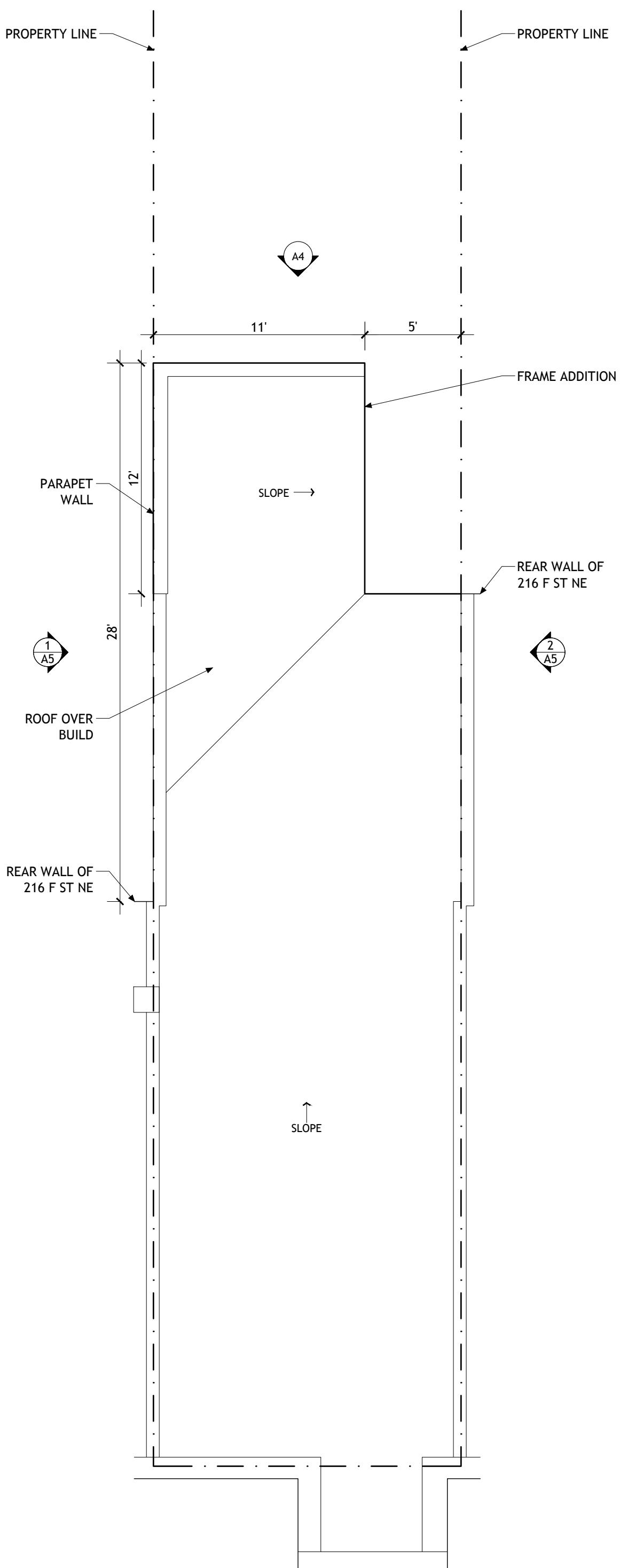
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PROPOSED
FLOOR PLAN
SECOND LEVEL

A2



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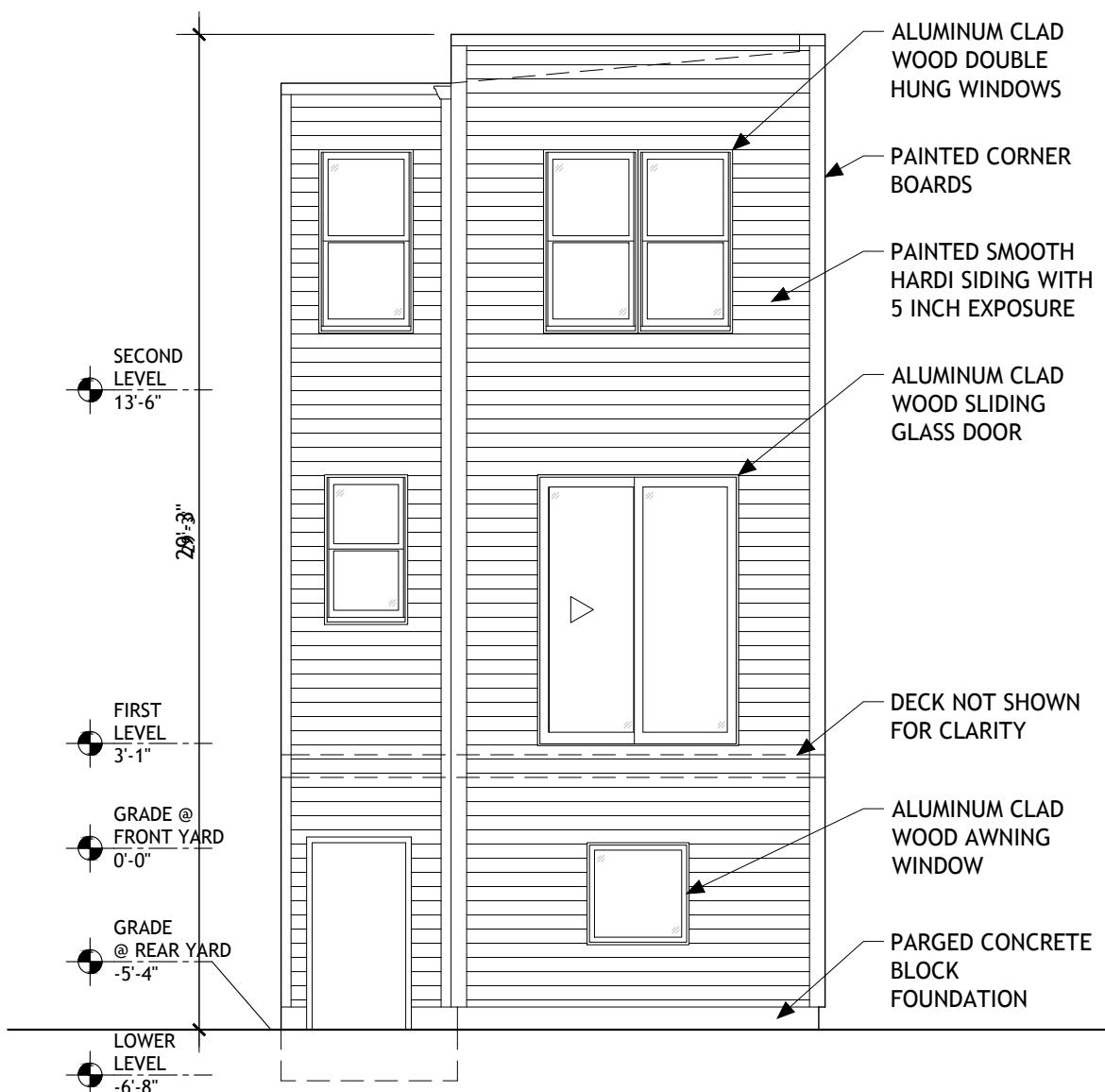
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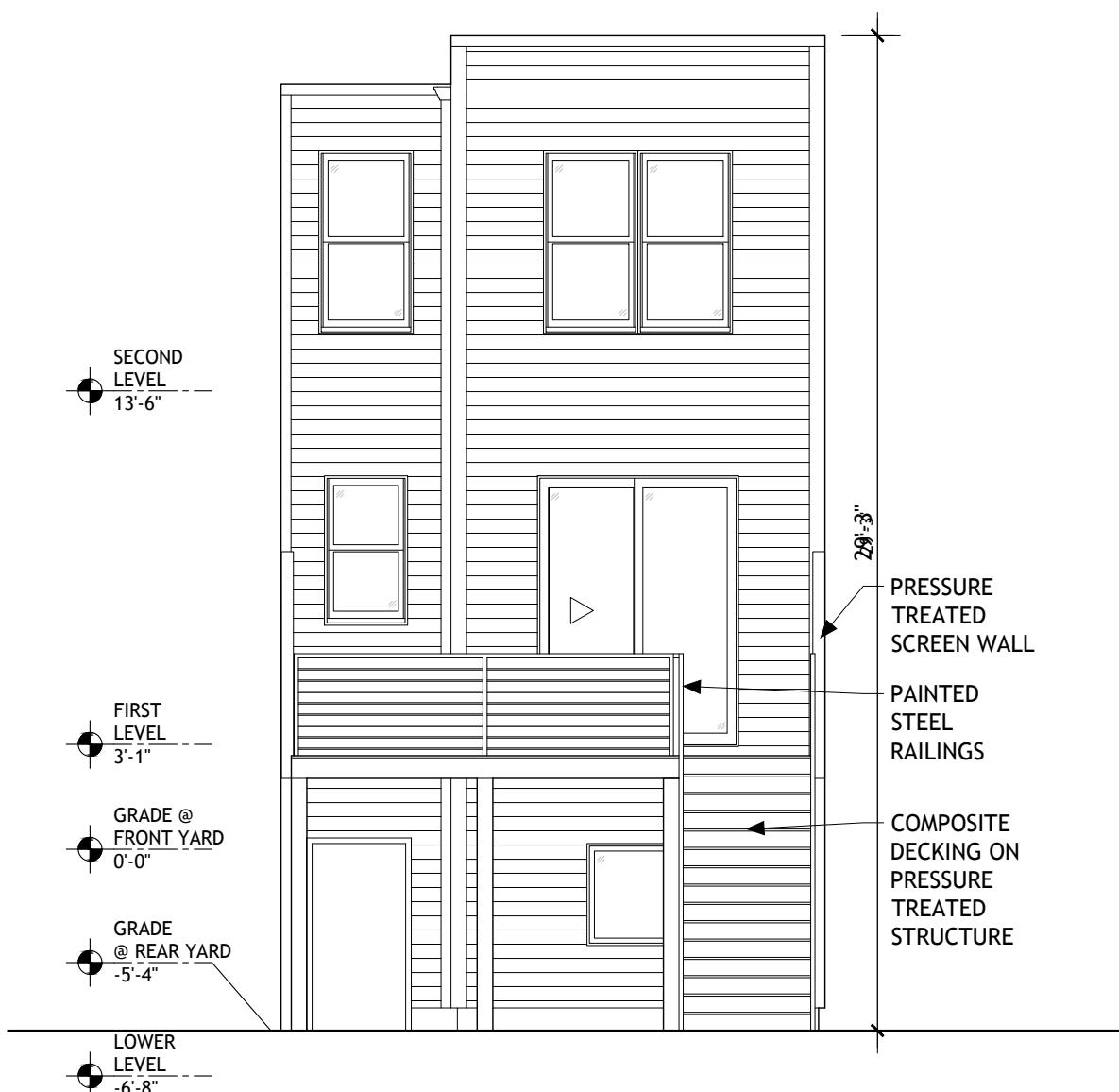
DATE: 10.03.2025
 SCALE: 3/16" = 1'-0" 0 1 2 3 4 5



PROPOSED
 FLOOR PLAN
 ROOF LEVEL



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



2
A4 NORTH ELEVATION (REAR - WITH DECK SHOWN)
SCALE: 3/16" = 1'-0"

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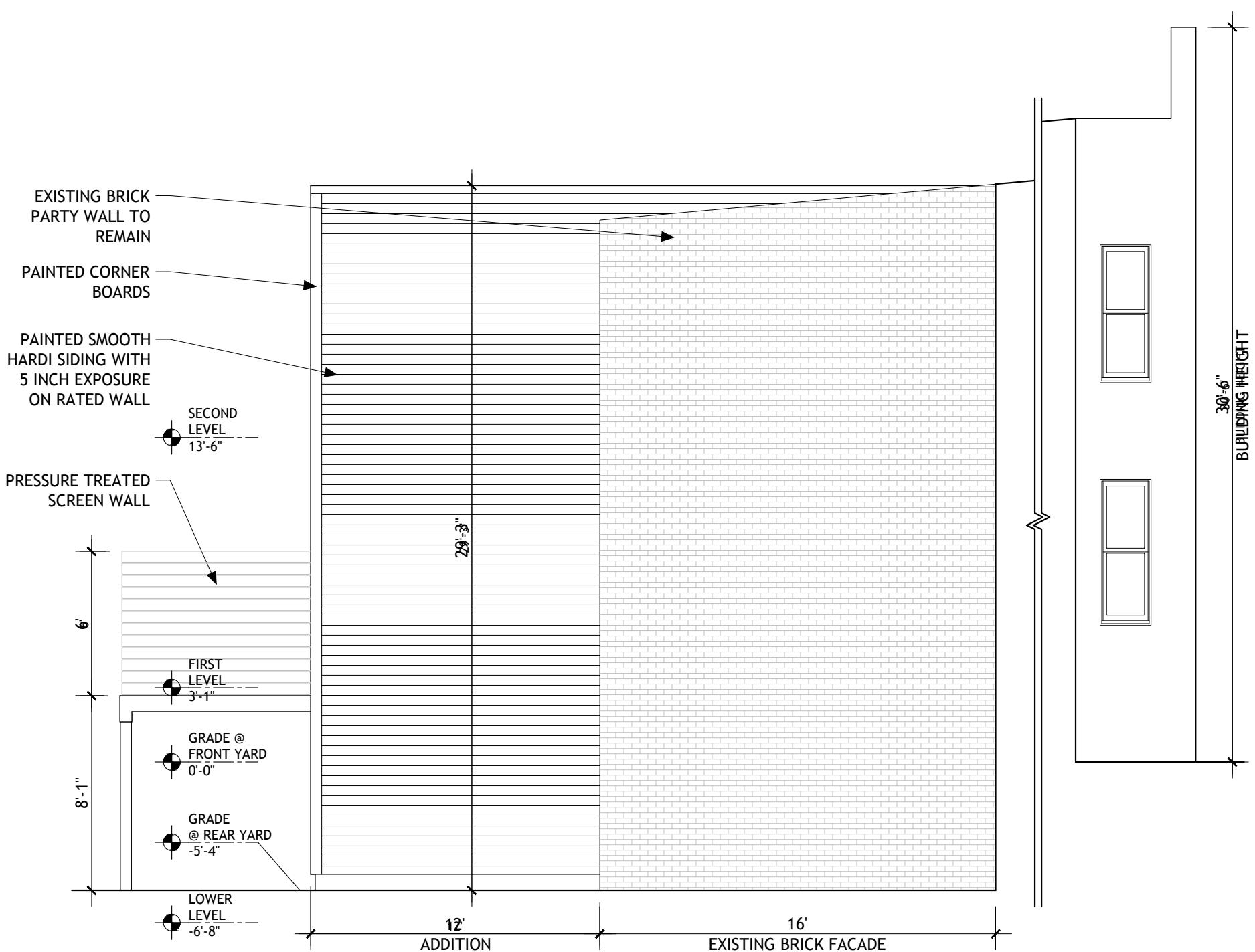
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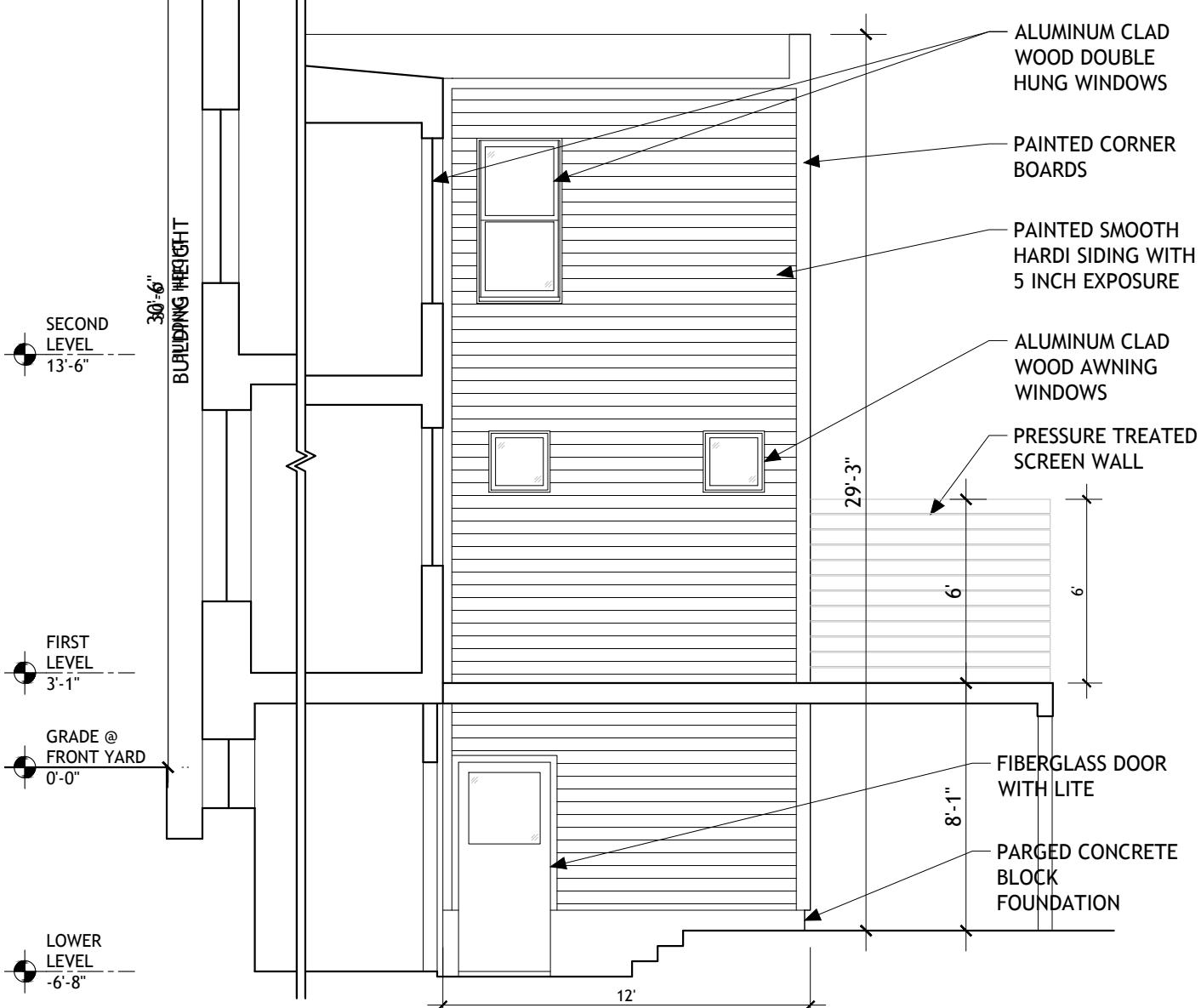
PROPOSED NORTH
ELEVATION

A4



1 A5 WEST ELEVATION / SECTION

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



2 A5 EAST ELEVATION / SECTION

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

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DATE: 10.03.2025
SCALE: 3/16" = 1'-0" 0 1 2 3 4 5

PROPOSED
EAST & WEST
ELEVATIONS

A5