

1448 Spring Road NW

Washington DC 20010



SCOPE OF WORK

1. NEW REAR DECK

ZONING/BUILDING DATA

BUILDING CODE

INTERNATIONAL RESIDENTIAL CODE 2015
INTERNATIONAL EXISTING BUILDING CODE 2015
INTERNATIONAL ENERGY CONSERVATION CODE 2015
NFPA NATIONAL ELECTRICAL CODE 2014
DCMR TITLE 12 CODE SUPPLEMENT - 2017

ZONING DISTRICT RF-1
SQUARE 2690
LOT 0048

USE

EXISTING: R-3 (SINGLE FAMILY DWELLING)
PROPOSED: R-3 (SINGLE FAMILY DWELLING)

CONSTRUCTION TYPE VB (existing)

FIRE SPRINKLER None required (SFD)

LOT OCCUPANCY

AREA	1520 SF	
FOOTPRINT ALLOWED	912 SF (60%)	
	1064 SF (70% W/ SPECIAL EXCEPTION)	
	EXISTING	PROPOSED
HOUSE	860 SF	860 SF
DECK	0 SF	200 SF
TOTAL	860 SF	1060 SF (69%)

GROSS FLOOR AREA

	EXISTING	ADDITION	PROPOSED
CELLAR	n/a	n/a	0 SF
FIRST FLOOR	860	0	860 SF
SECOND FLOOR	860	0	860 SF
TOTAL	1720 SF	0 SF	1720 SF

REAR YARD SETBACK

EXISTING 28'
PROPOSED 28' (DECK IS < 4' ABOVE GRADE)

AREA OF WORK

EXTERIOR 200 SF
TOTAL 200 SF

PROJECT TEAM

BUILDING OWNER

WILL LAWRENCE & MADELINE BRITVEC
1448 SPRING ROAD NW
WASHINGTON DC 20010

ARCHITECT

ERIK HOFFLAND
HOFFLAND ARCHITECTS PLLC
1810 KILBOURNE PLACE NW
WASHINGTON DC 20010
202.234.7795
erik@erikhoffland.com

CONTRACTOR

TBD

DRAWING INDEX

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S200 DC DECK DETAILS

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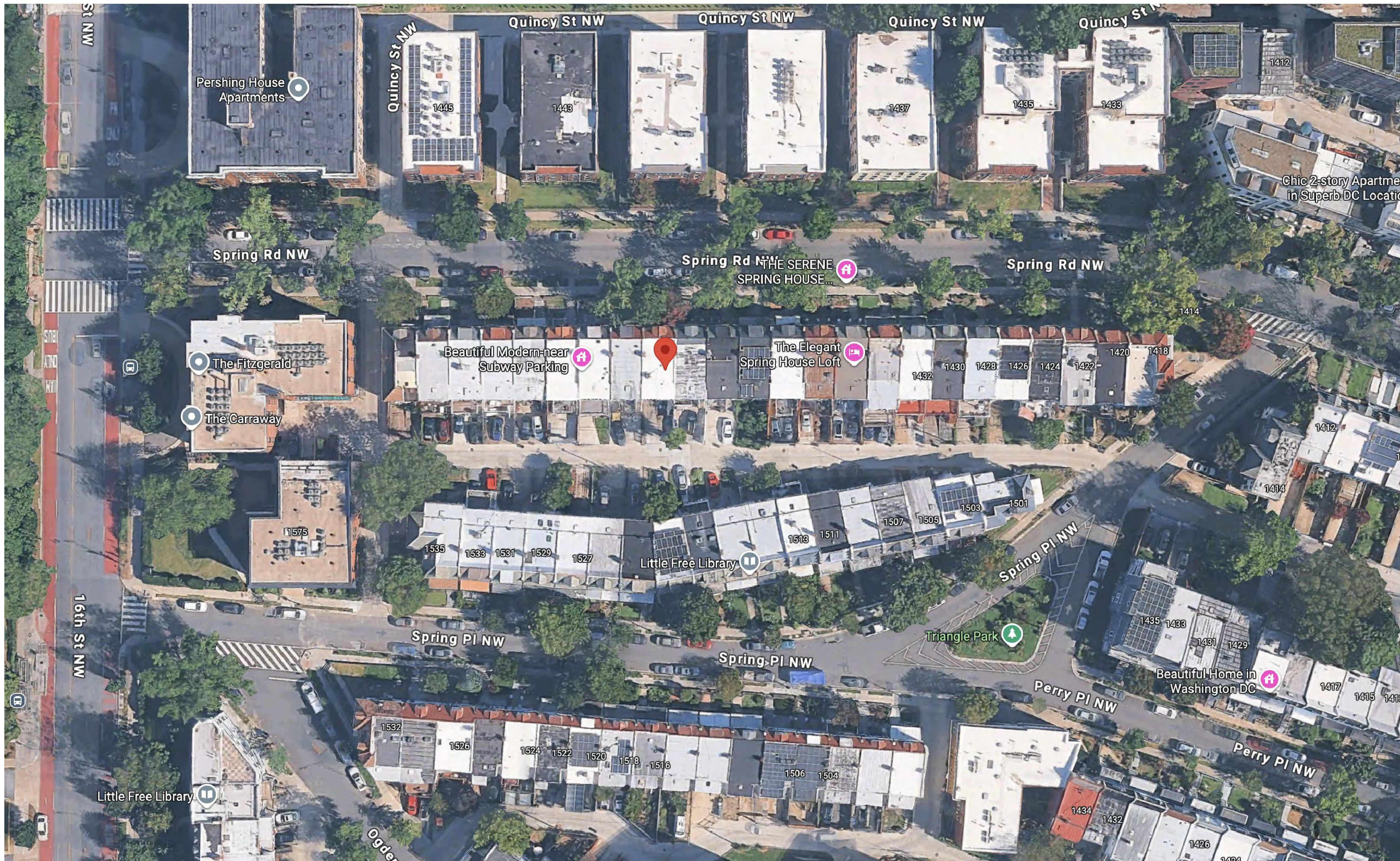
1448 SPRING
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issued

SCHEMATIC PRICING	02.18.2025
DECK PERMIT	02.26.2025
SD2	04.30.2025
INTERIOR PERMIT	05.22.2025
BZA	09.05.2025

COVER SHEET

0001
Zoning Adjustment
District of Columbia
CASE NO. 21403
EXHIBIT NO. 29



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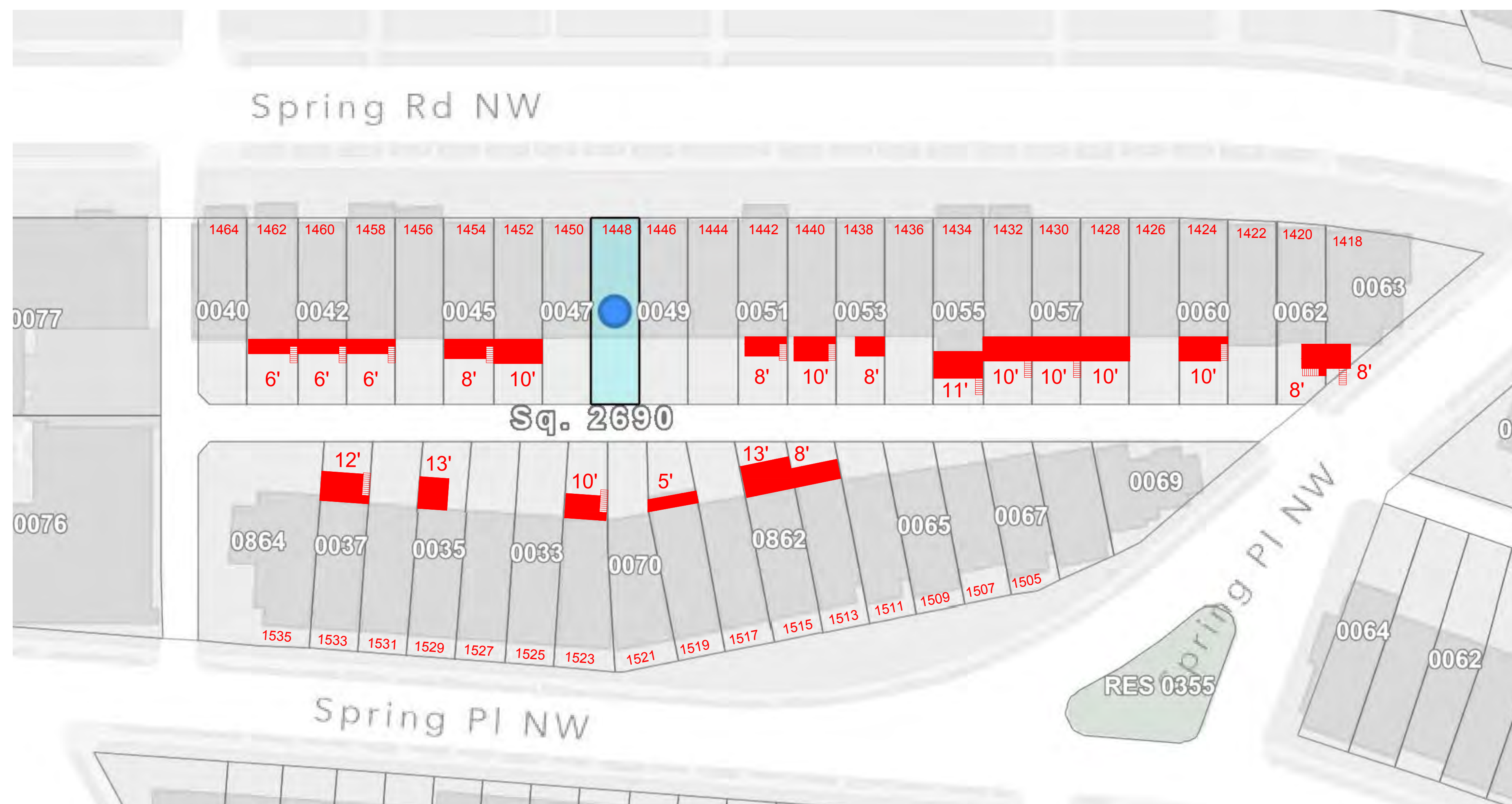


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SQUARE/LOT PHOTO

0002



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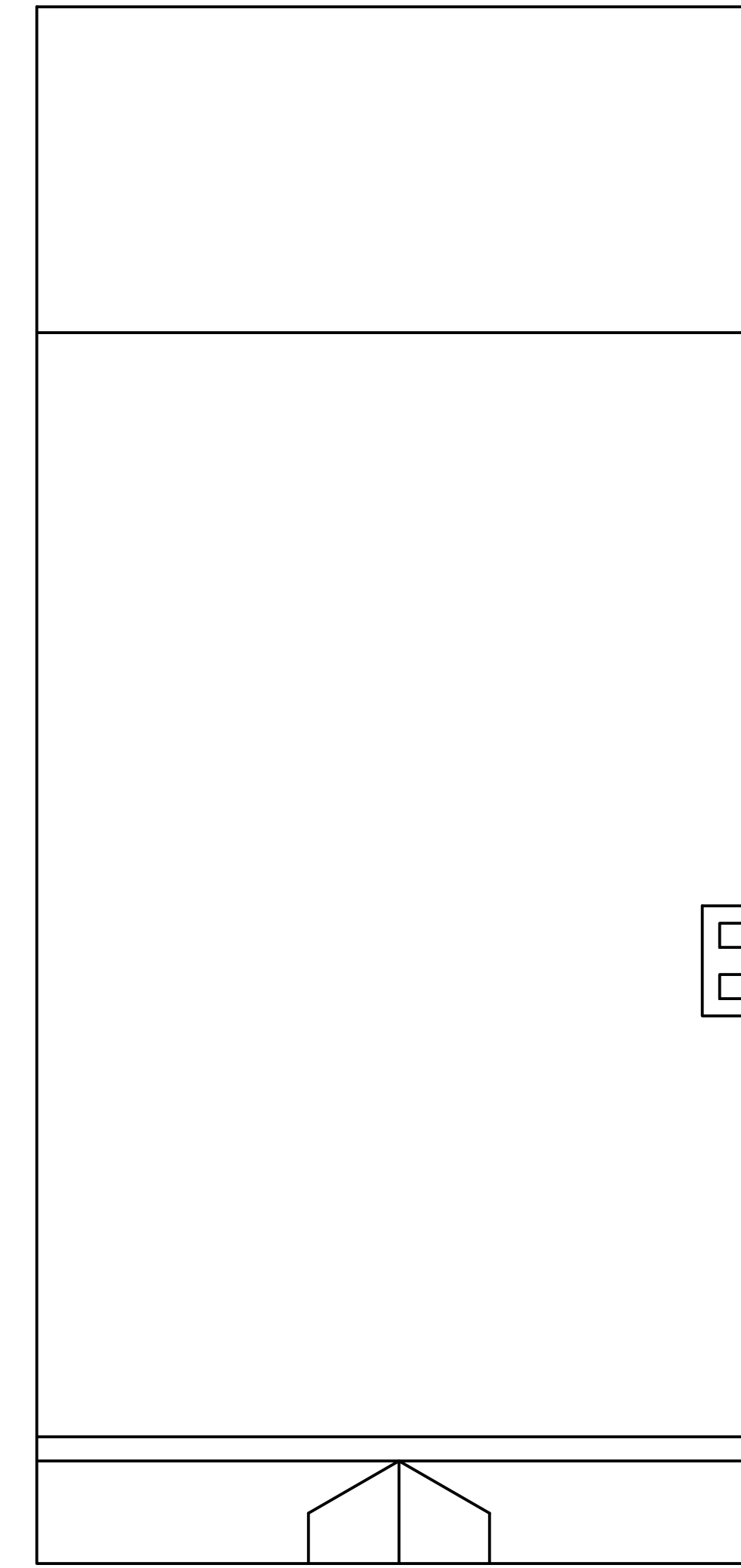
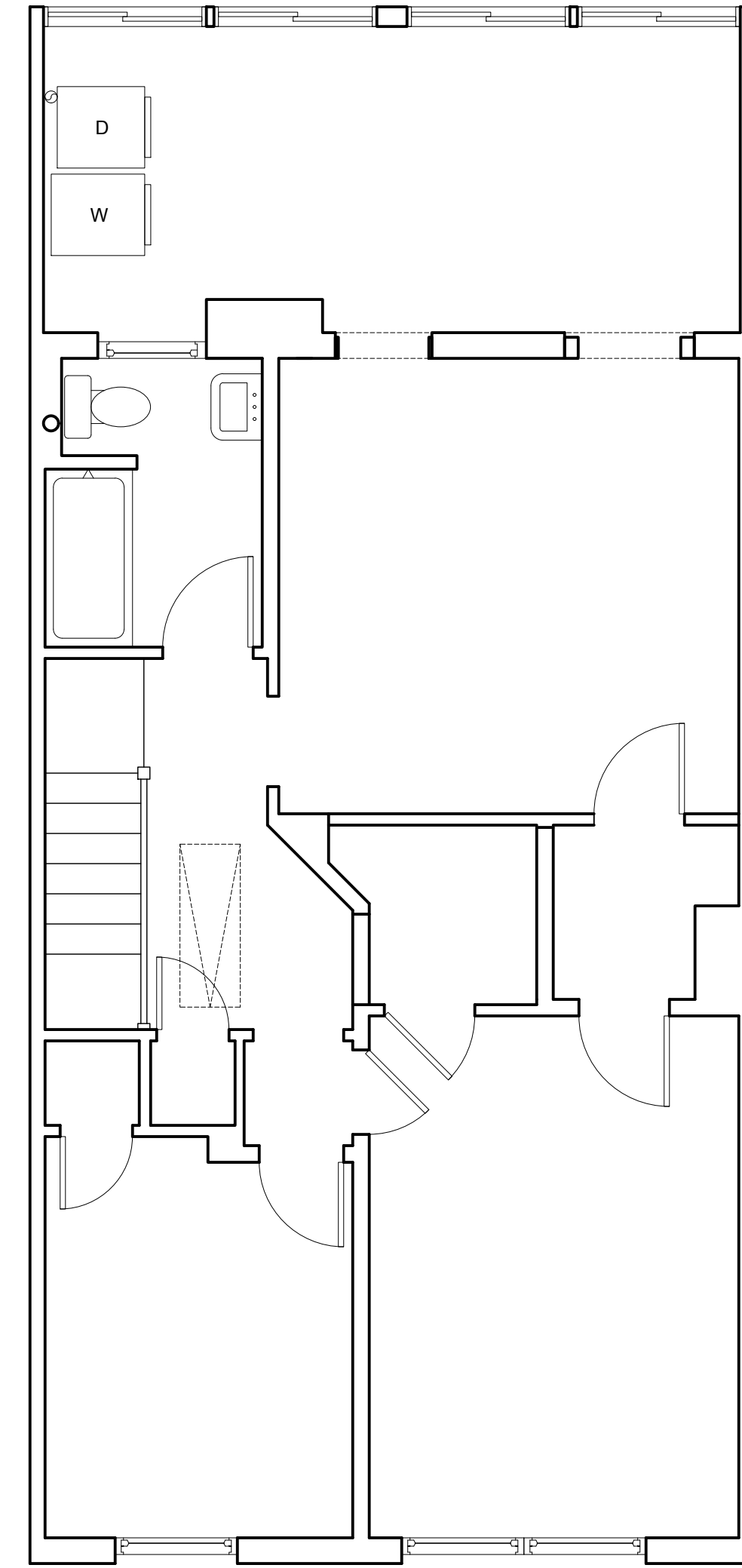
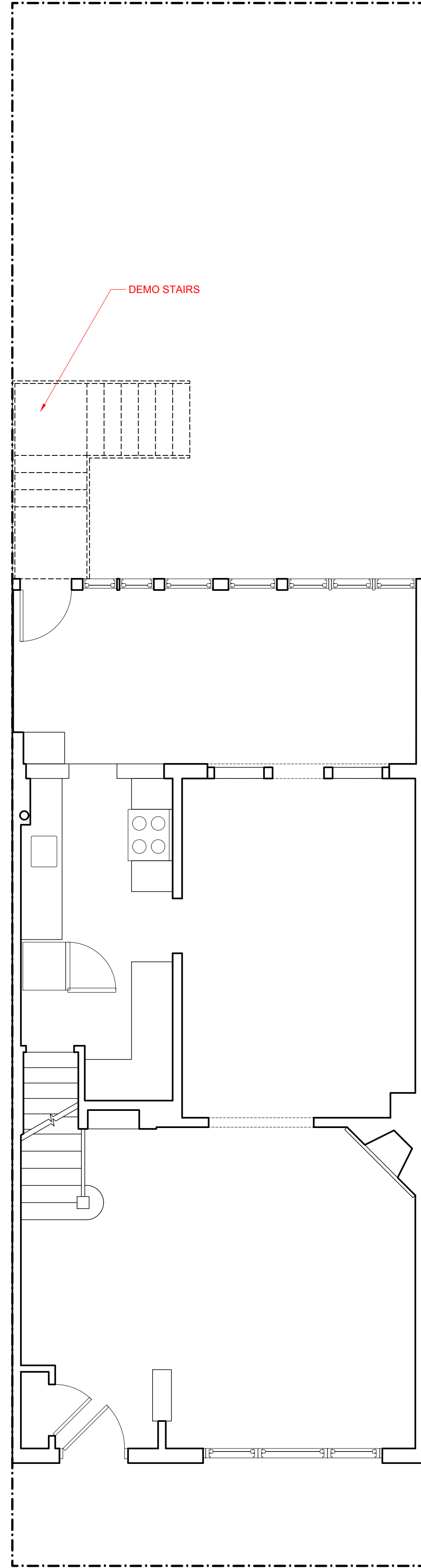
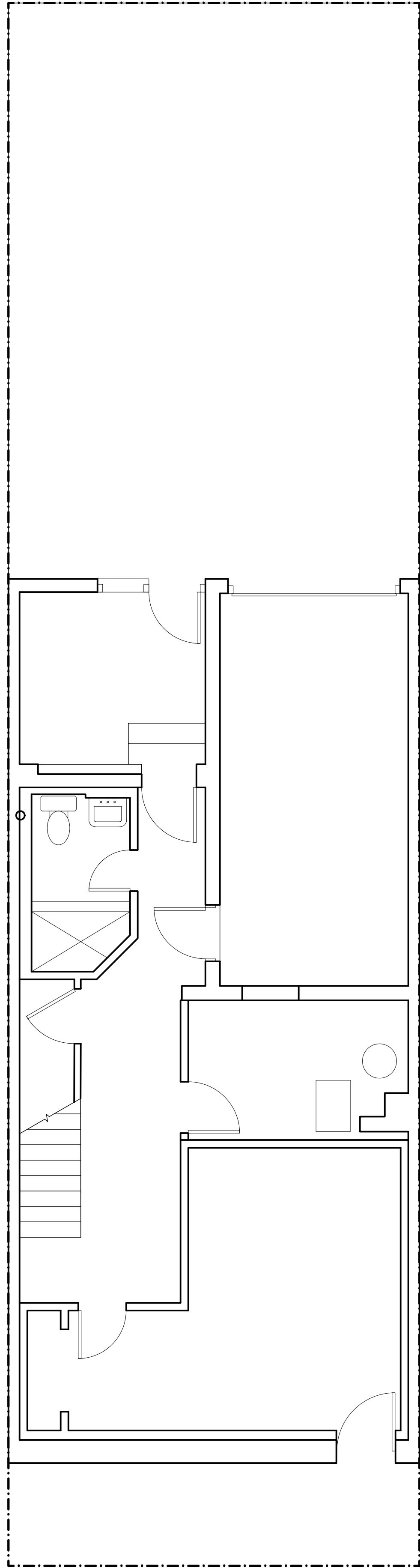


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SQUARE/LOT PLAN & ALLEY
PHOTOS

0003

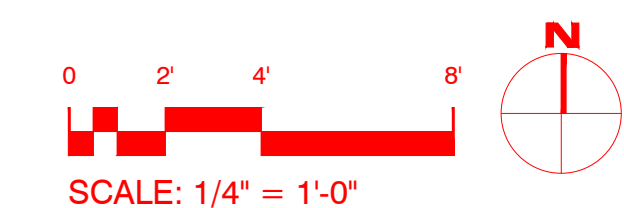


0 CELLAR PLAN - EXISTING
1/4" = 1'-0"

2 FIRST FLOOR PLAN - EXISTING
1/4" = 1'-0"

3 SECOND FLOOR PLAN - EXISTING
1/4" = 1'-0"

4 ROOF PLAN - DEMOLITION
1/4" = 1'-0"



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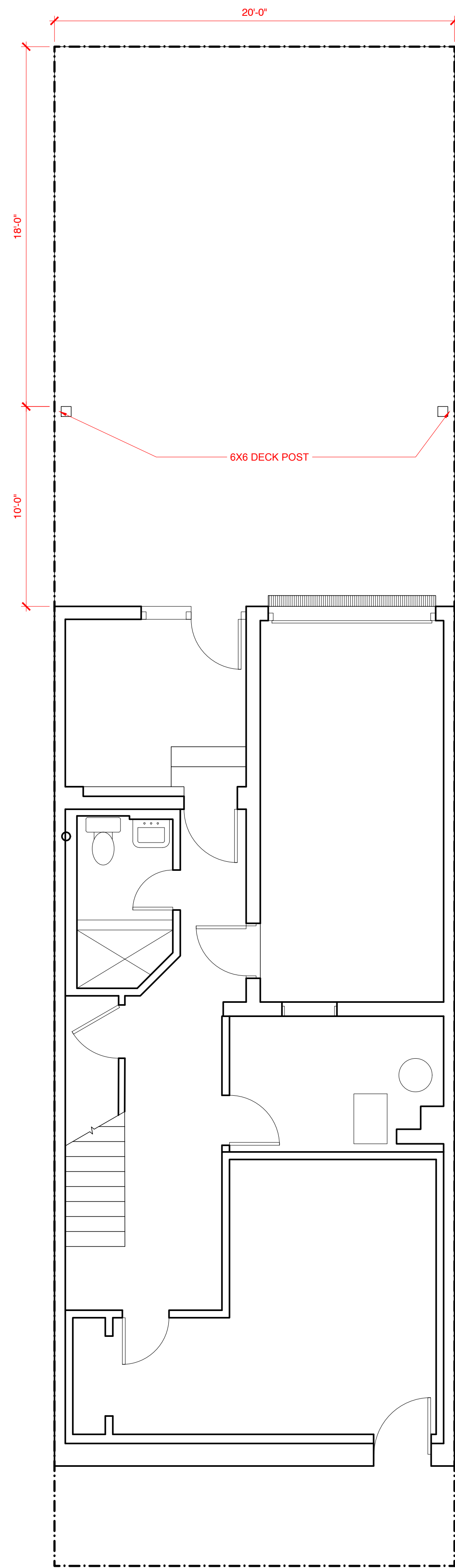


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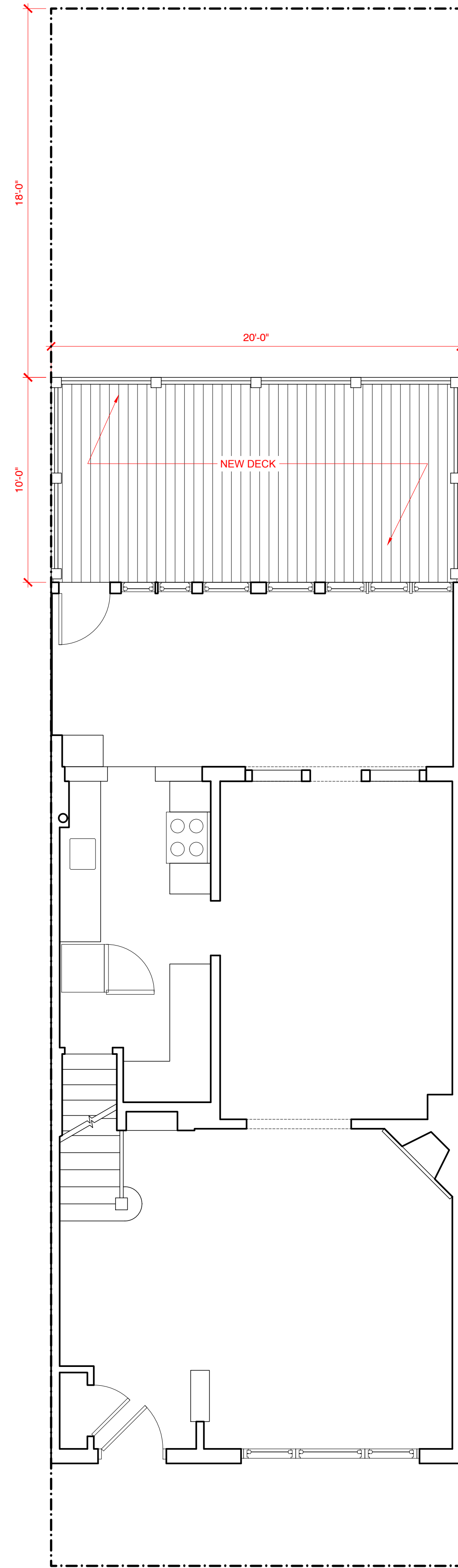
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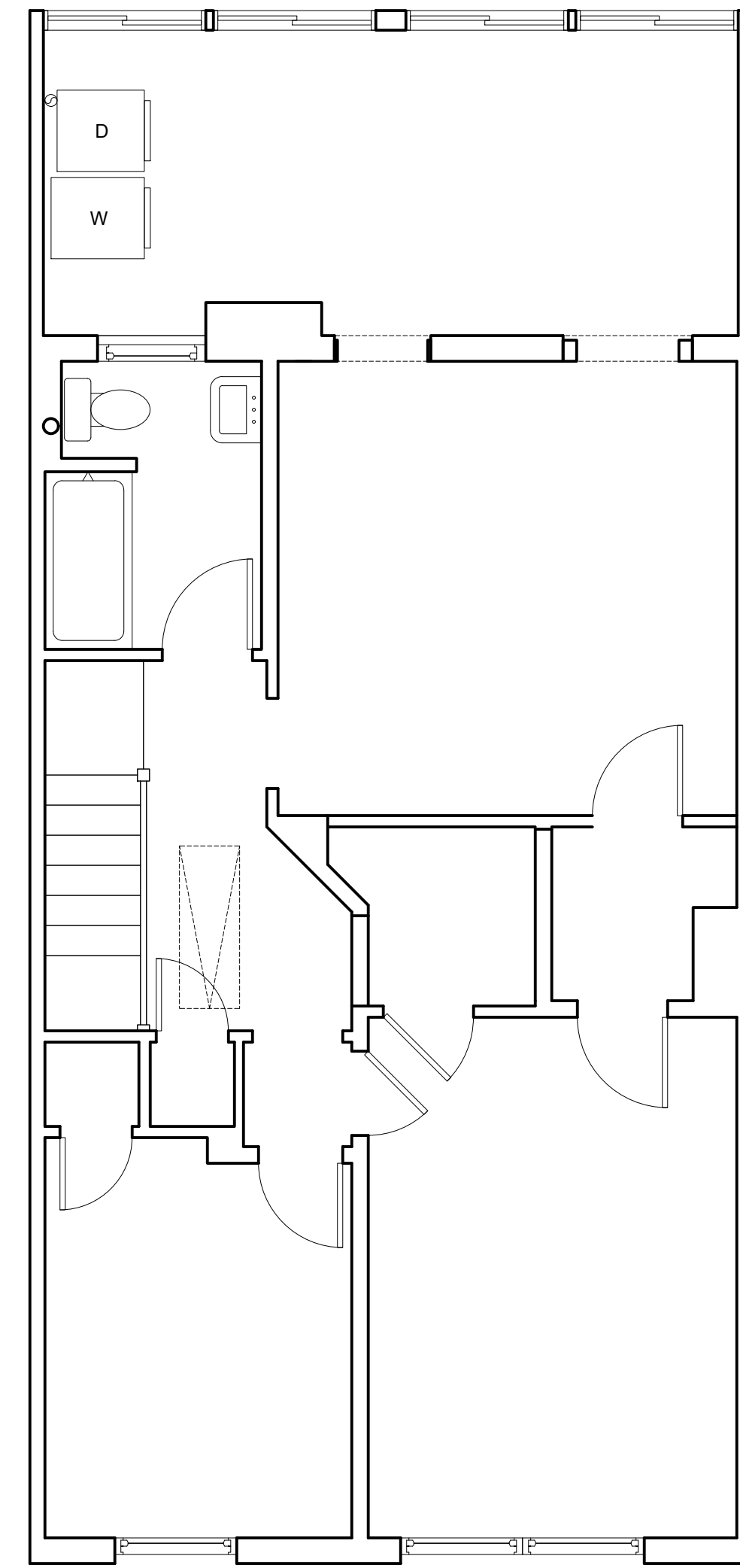
DEMOLITION PLANS
AD100



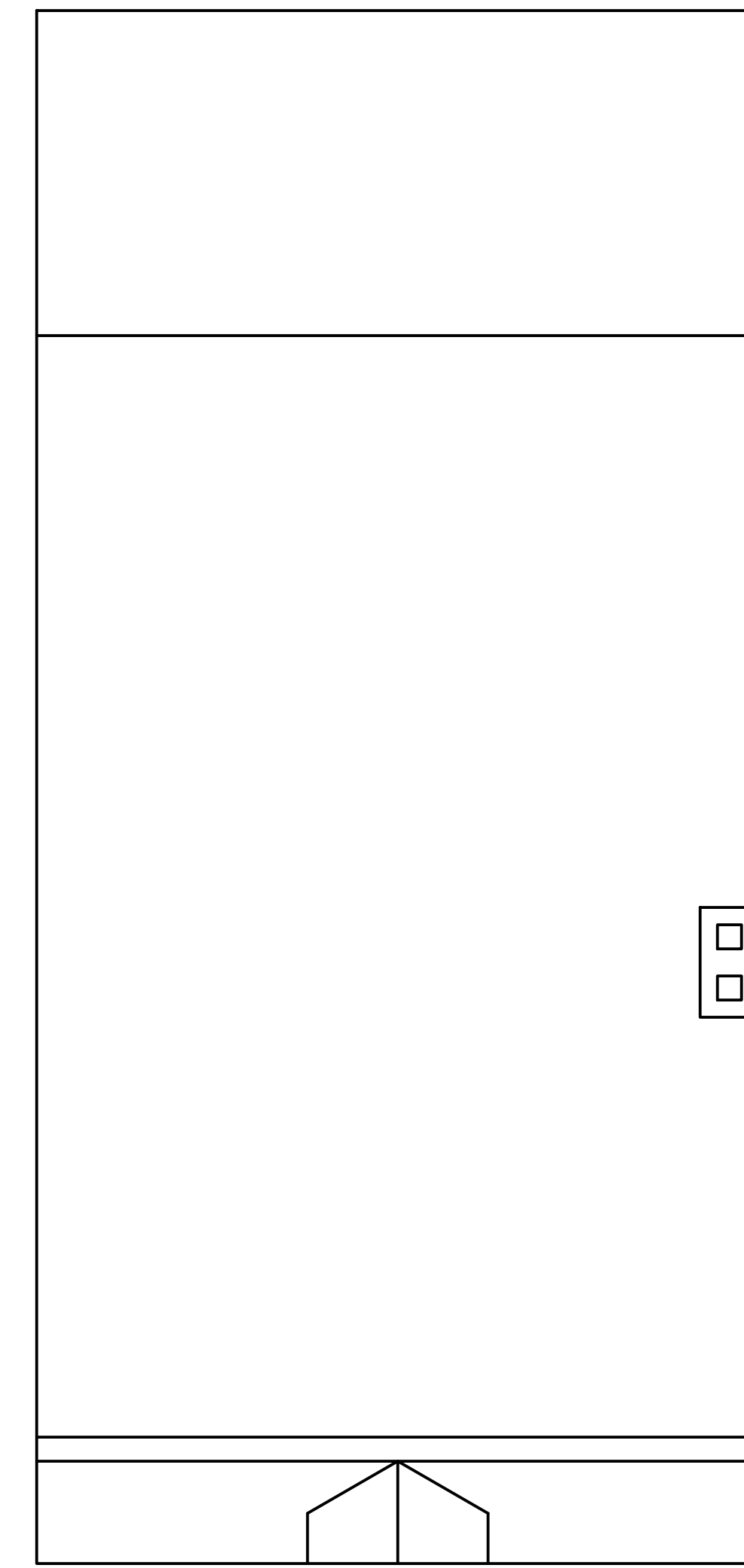
1 CELLAR PLAN - PROPOSED
1/4" = 1'-0"



2 FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"



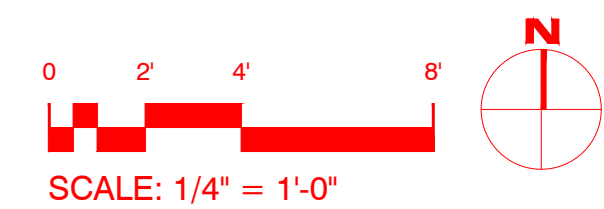
3 SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0"



4 ROOF PLAN - PROPOSED
1/4" = 1'-0"

ARCHITECTURAL LEGEND

- DEMOLISHED PARTITION/ITEM
- ===== EXISTING PARTITION TO REMAIN
- ===== NEW PARTITION/PARTITION TYPE
- ◇ 1 WINDOW/EXTERIOR DOOR NUMBER
- ◇ B WINDOW/EXTERIOR DOOR NUMBER
- 101 DOOR NUMBER



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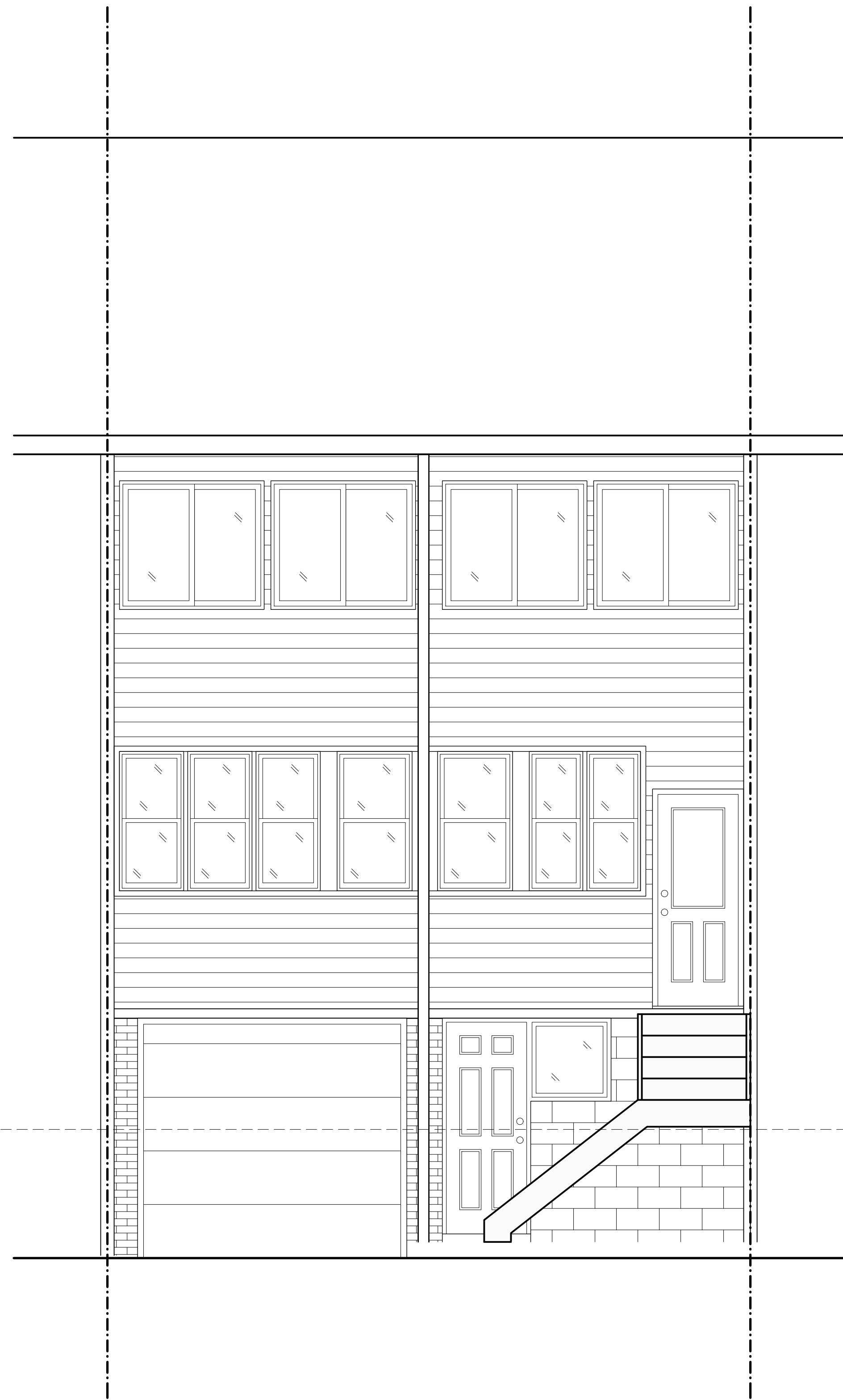


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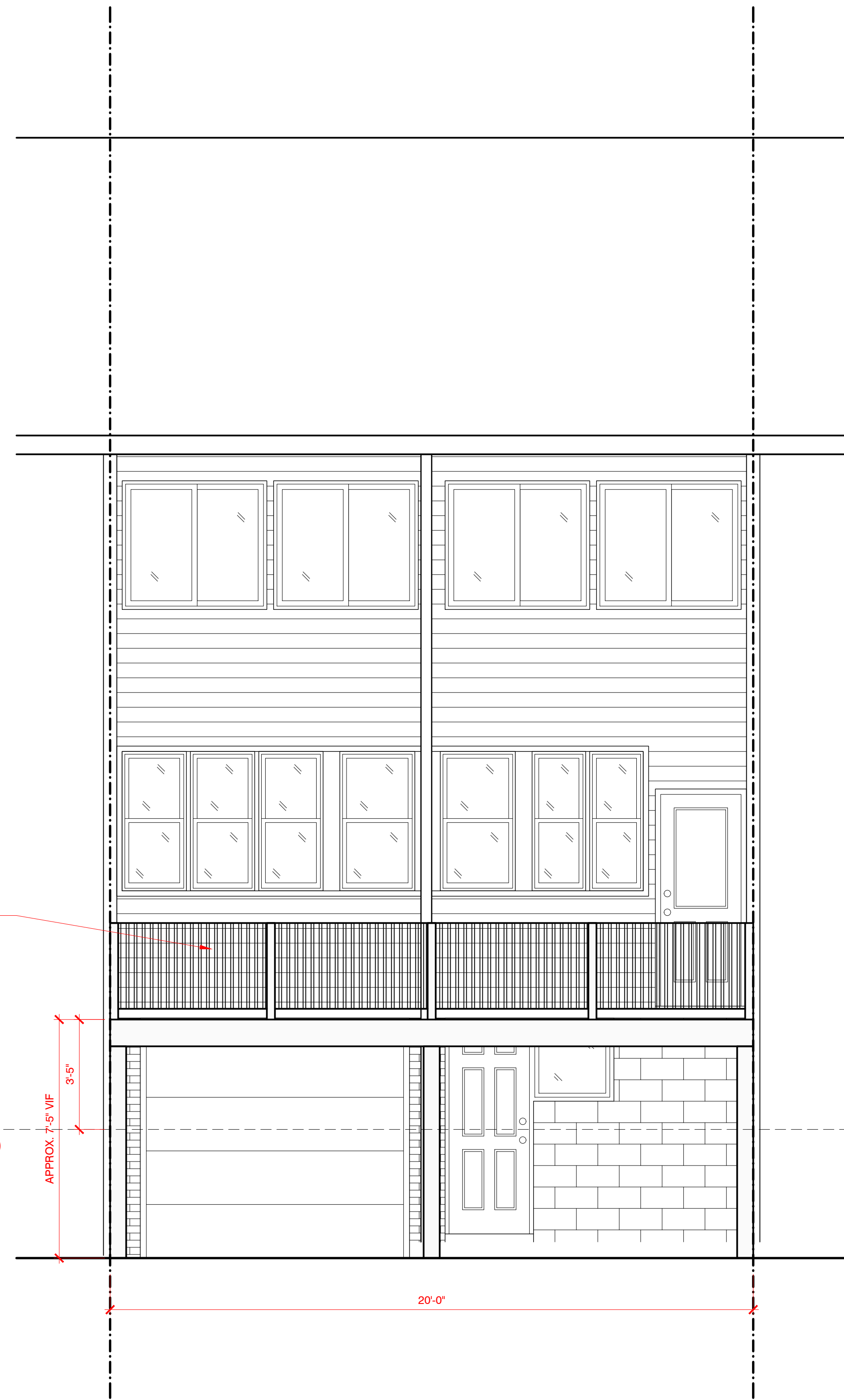
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PROPOSED PLANS

A100



1 REAR ELEVATION - EXISTING
3/8" = 1'-0"



2 REAR ELEVATION - PROPOSED
3/8" = 1'-0"

0'-0" FRONT GRADE
(BUILDING MEASUREMENT POINT)

NEW DECK

APPROX. 7'-5" VIF
3'-5"

20'-0"

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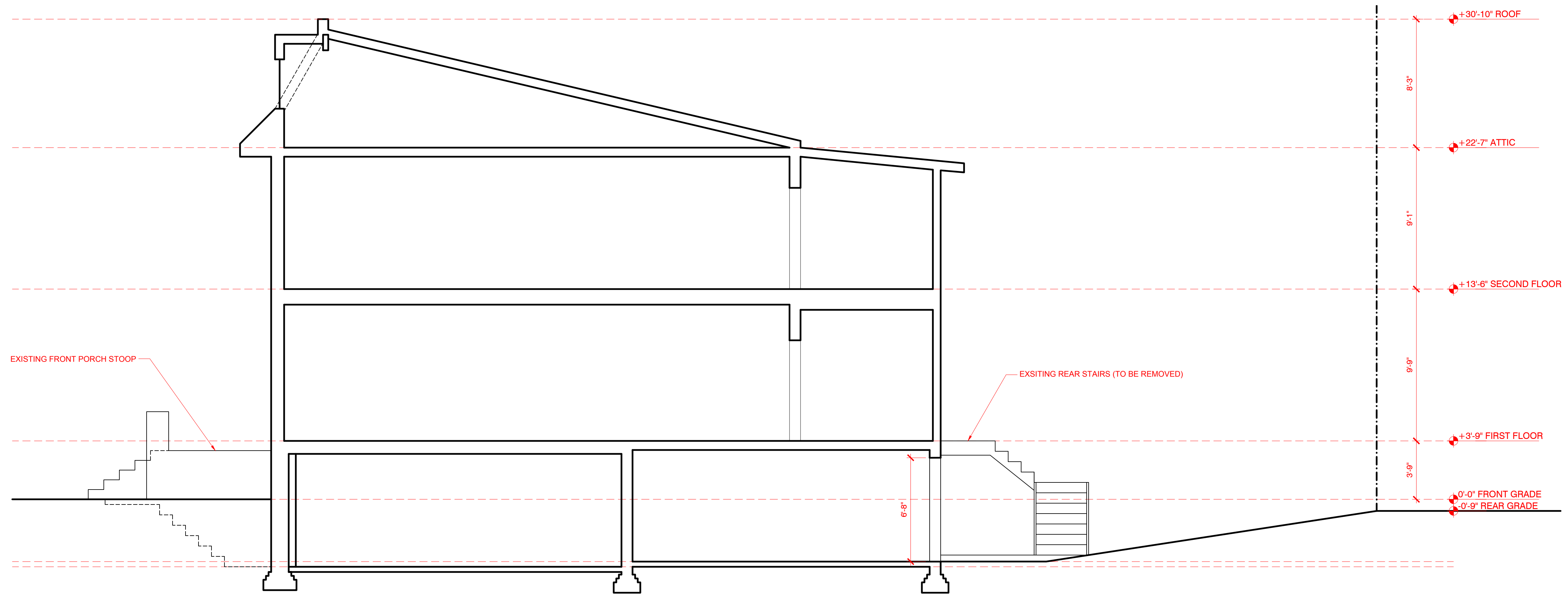


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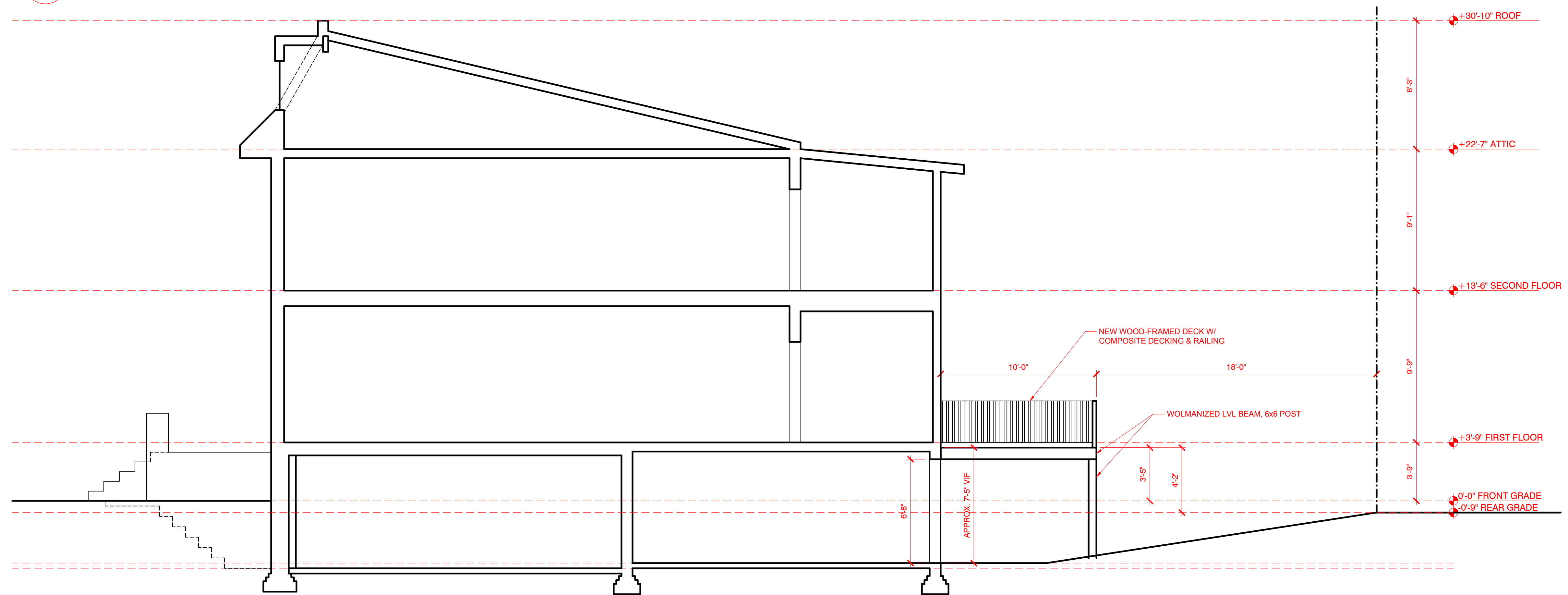
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BUILDING ELEVATIONS

A200



1 BUILDING SECTION - EXISTING
1/4" = 1'-0"



2 BUILDING SECTION - PROPOSED
1/4" = 1'-0"

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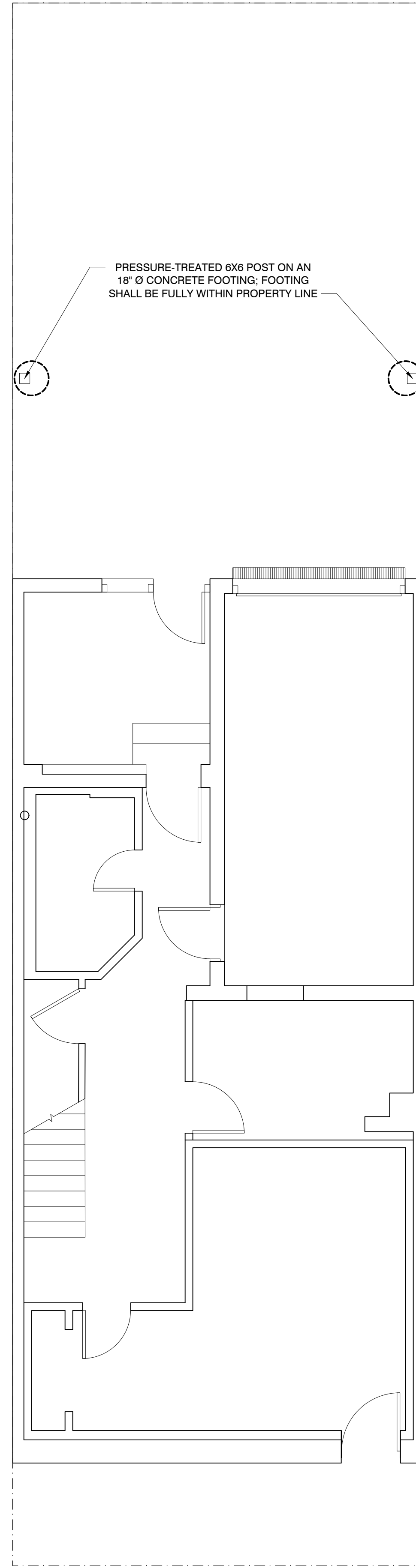
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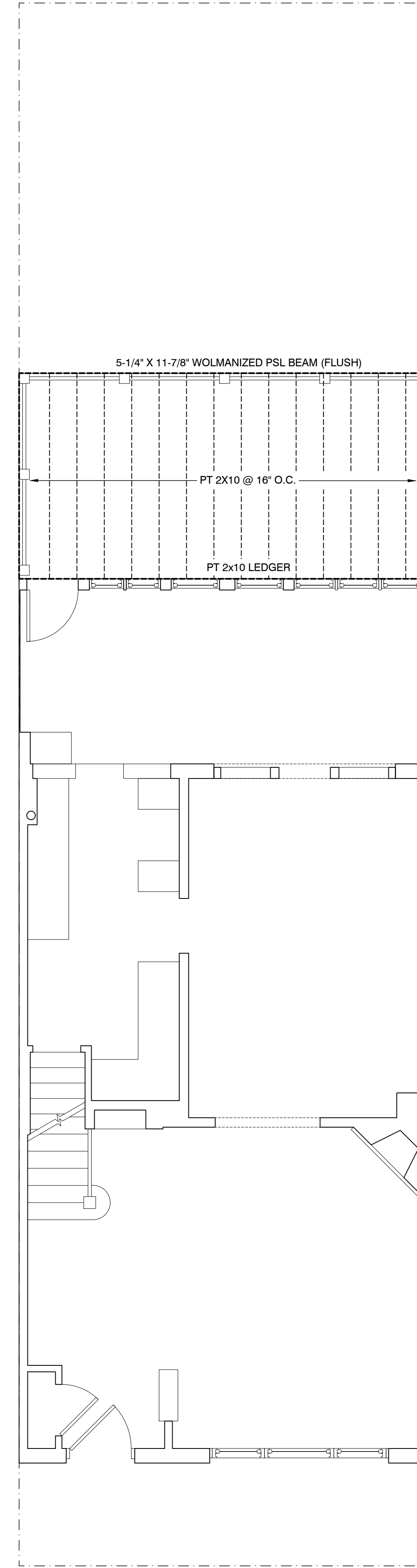
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BUILDING/SITE SECTIONS

A300



1 FOUNDATION PLAN
1/4" = 1'-0"



2 1ST FLOOR FRAMING PLAN
1/4" = 1'-0"

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STRUCTURAL PLANS

S100