

1729 Lamont Street NW

rear addition + garage

Hoffland ■
Architects

1810 Kilbourne Place NW
Washington, DC 20010
202.234.7795
erik@erikhoffland.com



BUILDING/FIRE CODE DATA

BUILDING CODE
INTERNATIONAL RESIDENTIAL CODE 2015
INTERNATIONAL EXISTING BUILDING CODE 2015
NFPA NATIONAL ELECTRICAL CODE 2014
ASHRAE 90.1 - 2013
DCMR TITLE 12 CODE SUPPLEMENT - 2017

USE GROUP R-3 (2-unit)

CONSTRUCTION TYPE VB (existing)

FIRE SPRINKLER None

AREA OF WORK

CELLAR	0
FIRST FLOOR	330
SECOND FLOOR	0
THIRD FLOOR	0
GARAGE	375
TOTAL	705 SF

ZONING CODE DATA

ZONING DISTRICT RF-1
SQUARE 2607
LOT 0012

USE
EXISTING: R-3 (2-UNIT FLAT; CofO B16235)
PROPOSED: R-3 (SINGLE FAMILY DWELLING)

LOT OCCUPANCY

AREA	2750 SF	
FOOTPRINT ALLOWED	1650 SF (60%)	
	EXISTING	PROPOSED
MAIN HOUSE	1316	1316
REAR ADDITION	90	160
CARPORT ROOF DECK	230	0
GARAGE	0	375
TOTAL	1636 SF (59%)	1851 SF (67%)

SCOPE OF WORK

1. REMOVE AND REPLACE 1-SOTRY REAR ADDITION.
2. REMOVE EXISTING CARPORT/DECK & REPLACE W/ 1-STORY GARAGE, ROOF DECK & PERGOLA

PROJECT TEAM

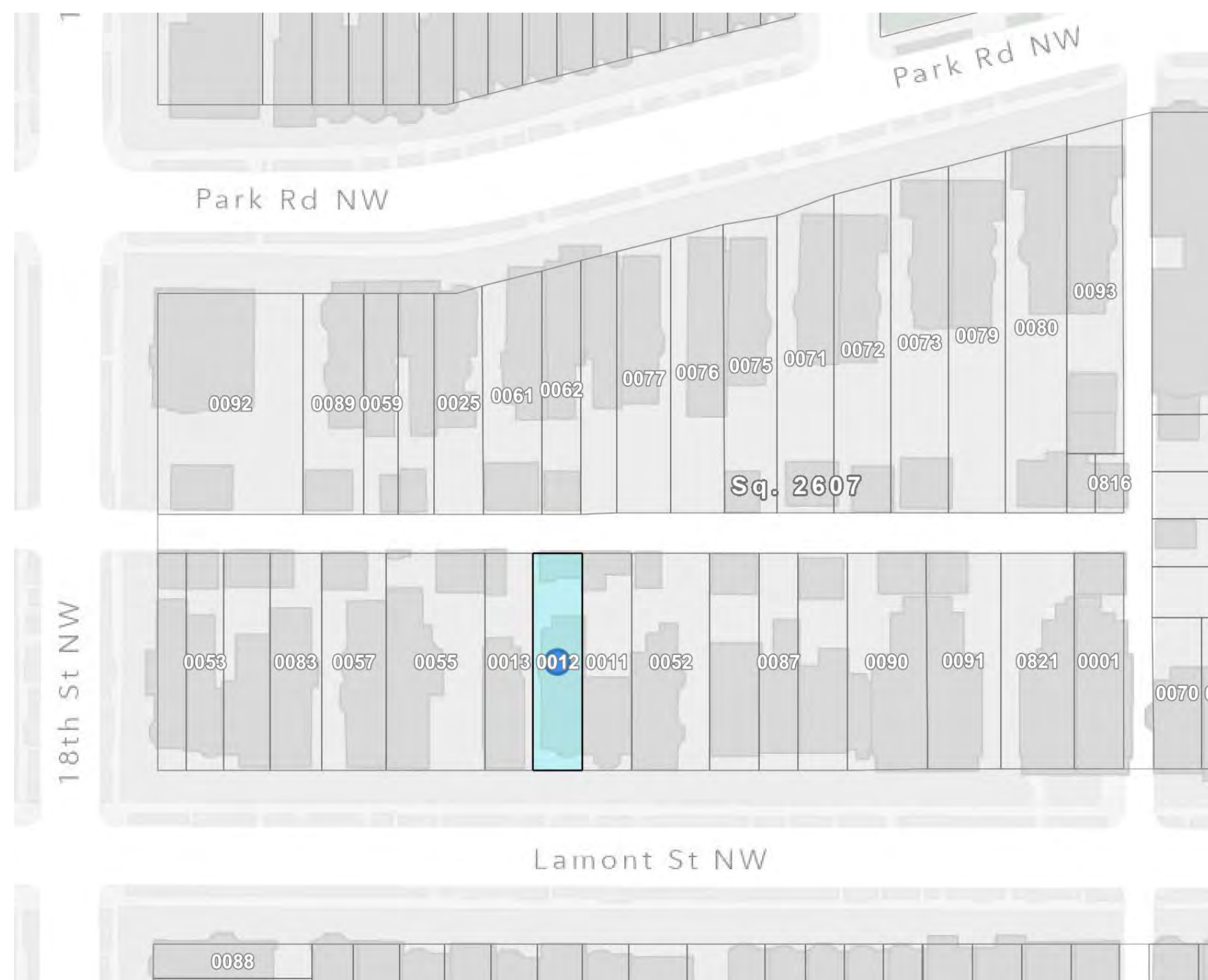
BUILDING OWNER
ONUR OZLU & ROMAIN BORDES
1729 LAMONT ST NW
WASHINGTON DC 20010

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

CONTRACTOR
TBD

DRAWING INDEX

- 0001 COVER SHEET
- 0002 EXISTING PHOTOS
- 0003 3D RENDERINGS
- ARCHITECTURAL**
- D100 DEMOLITION PLANS
- D101 DEMOLITION PLANS
- A100 PROPOSED PLANS
- A101 PROPOSED PLANS
- A200 ELEVATIONS
- A201 ELEVATIONS



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issued

Schematic Design	08.09.2019
Permit	10.22.2019
Construction	12.10.2019
Permit Modification	01.15.2020
Permit Modification	01.28.2020
Historic Concept	12.18.2025
Historic Update	02.23.2026

COVER SHEET

0001
Zoning Adjustment
District of Columbia
CASE NO. 21445
EXHIBIT NO. 17



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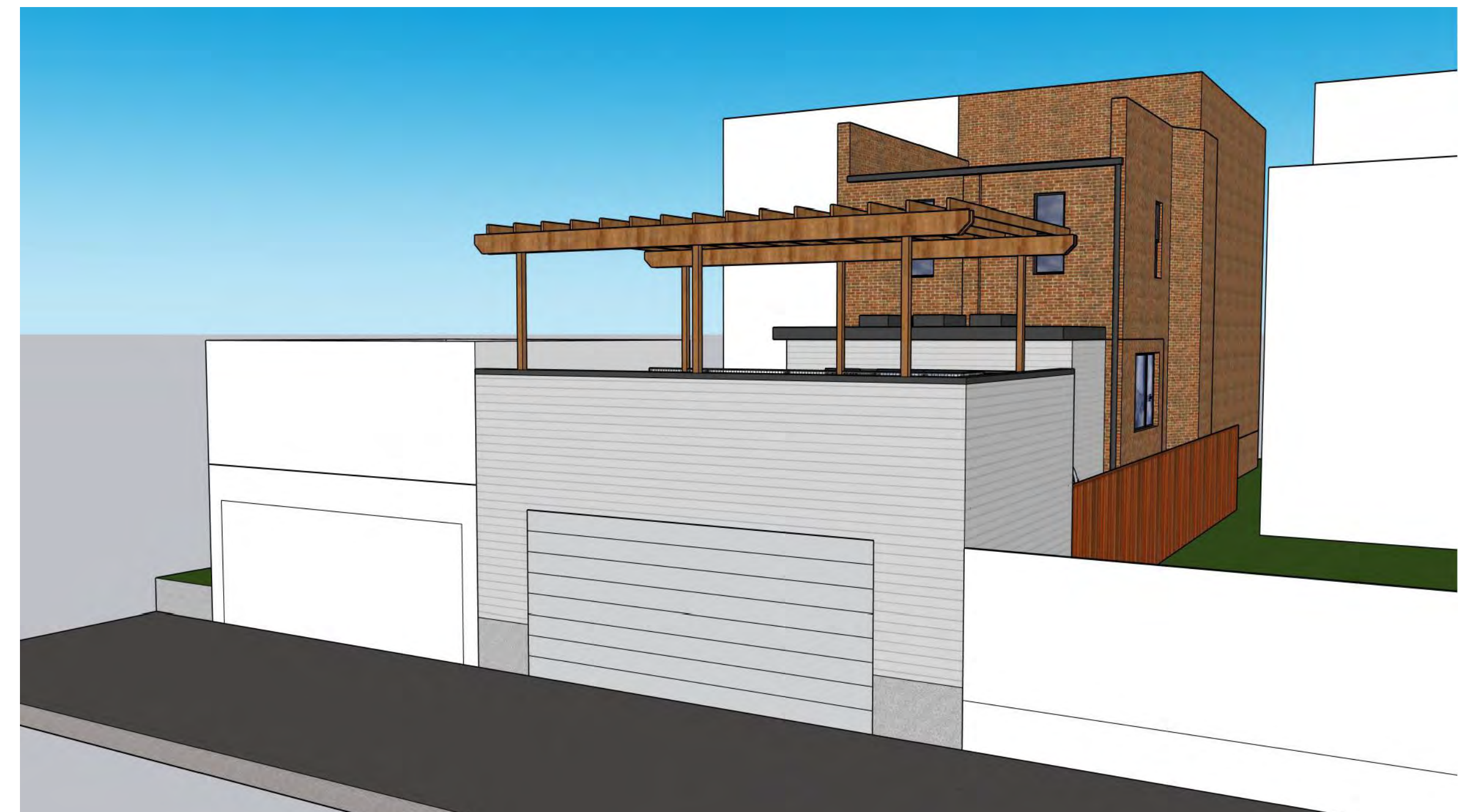
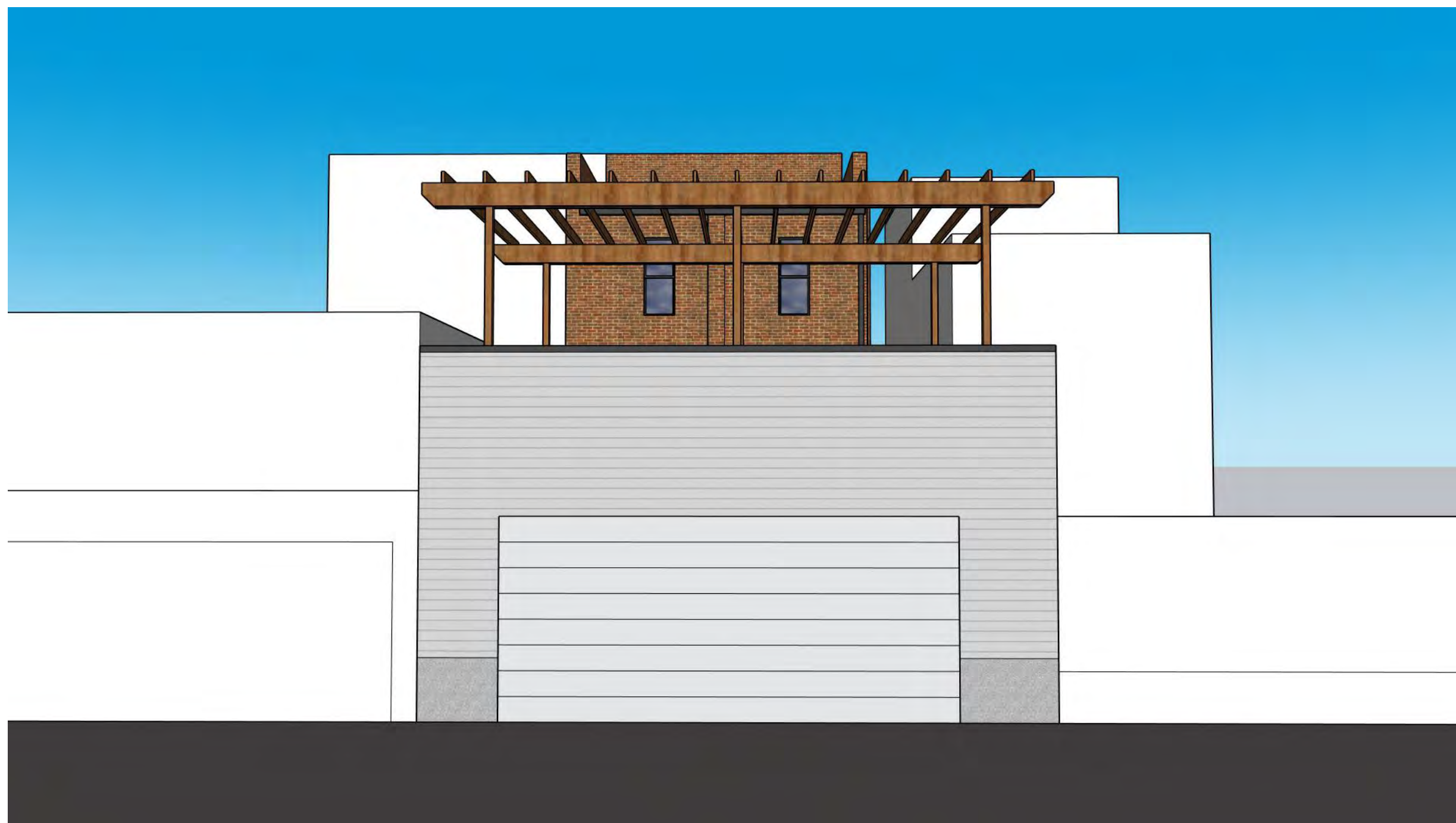
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PHOTOS

0002



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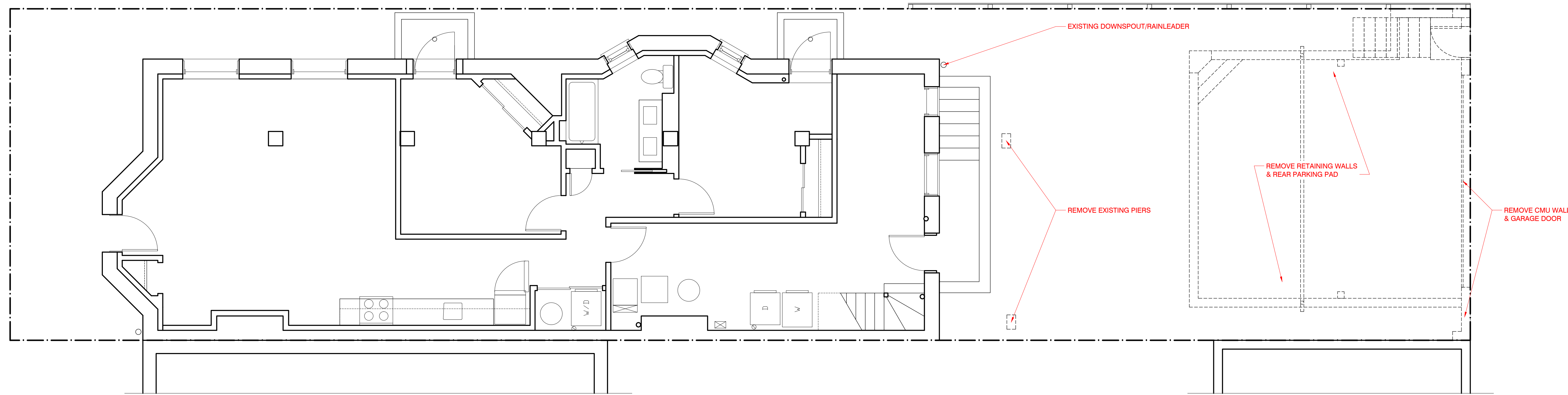
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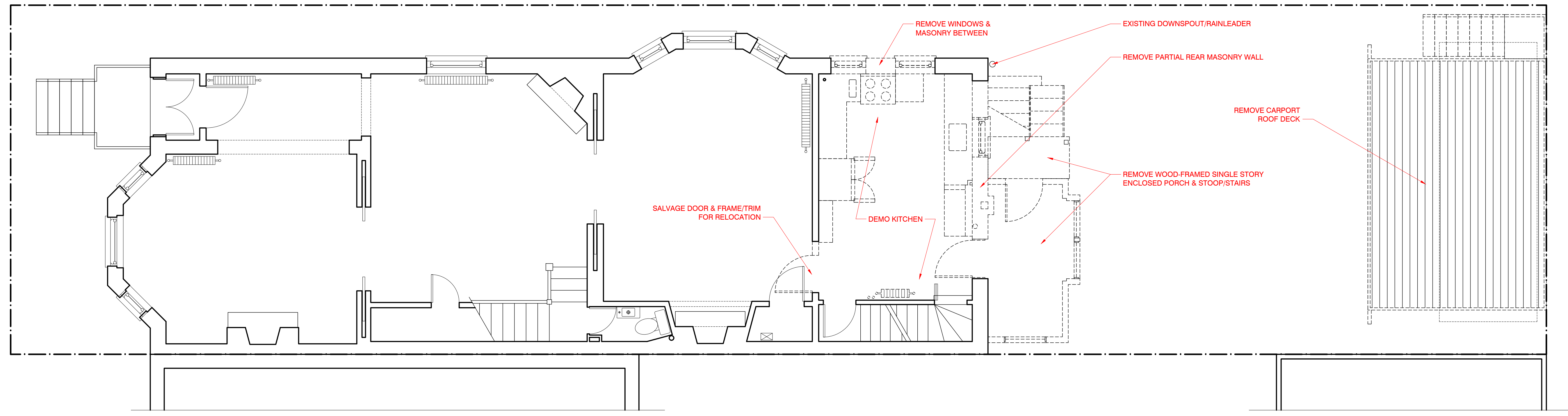
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3D RENDERINGS

0003



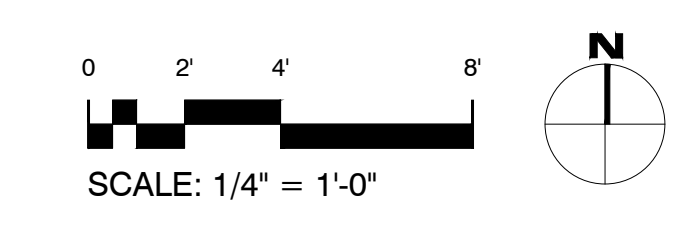
1 BASEMENT PLAN - DEMOLITION
1/4" = 1'-0"

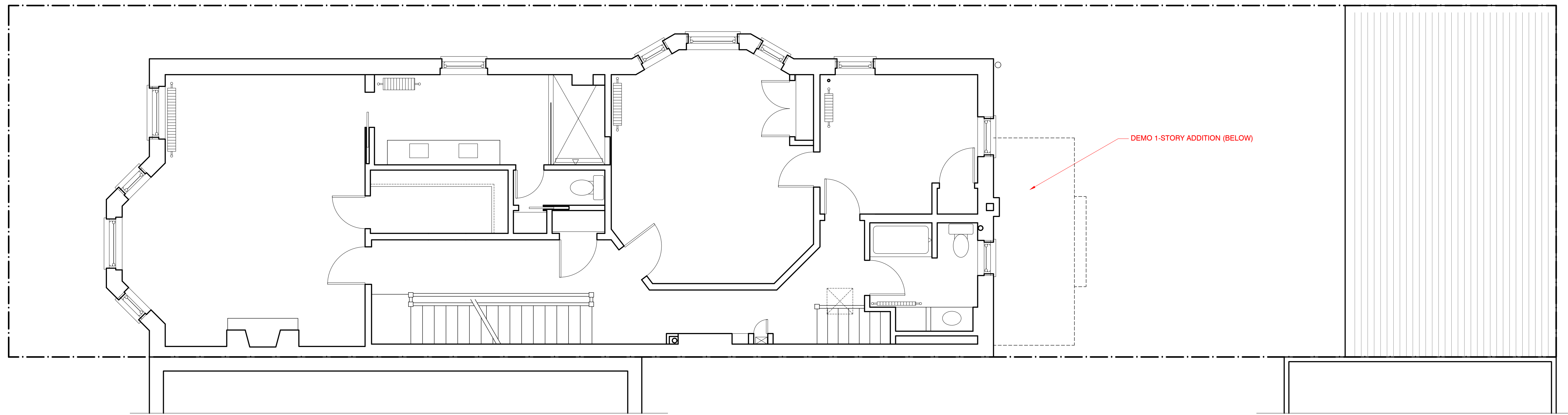


2 FIRST FLOOR PLAN - DEMOLITION
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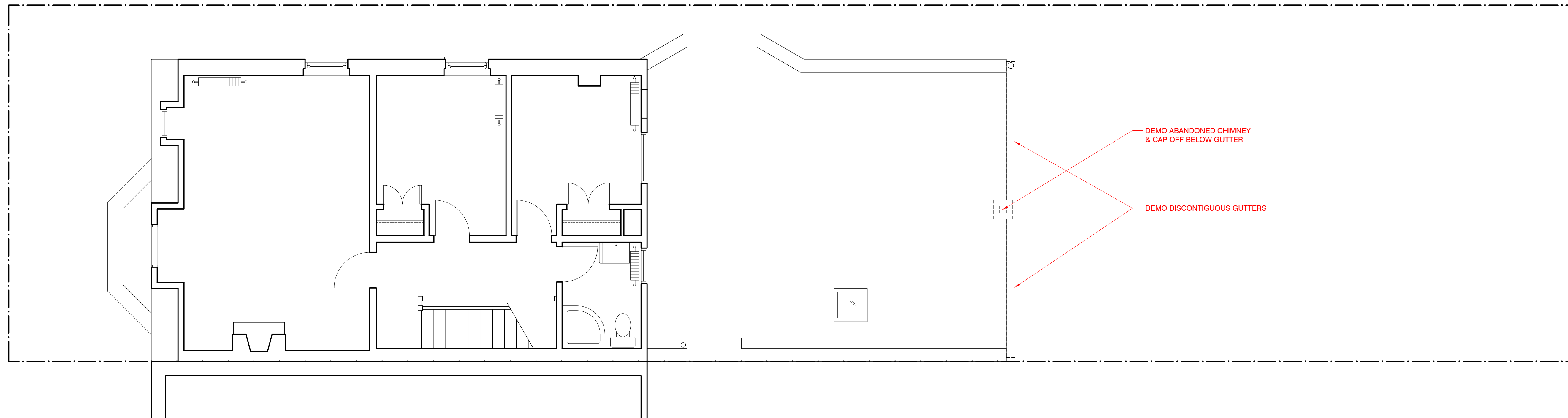
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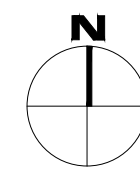
3 SECOND FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

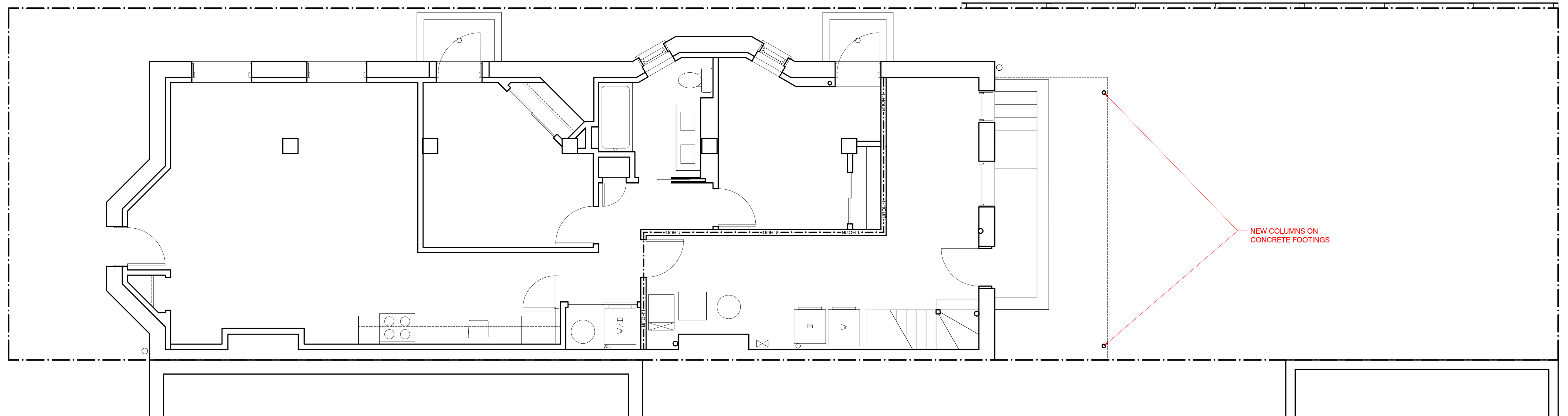


4 THIRD FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

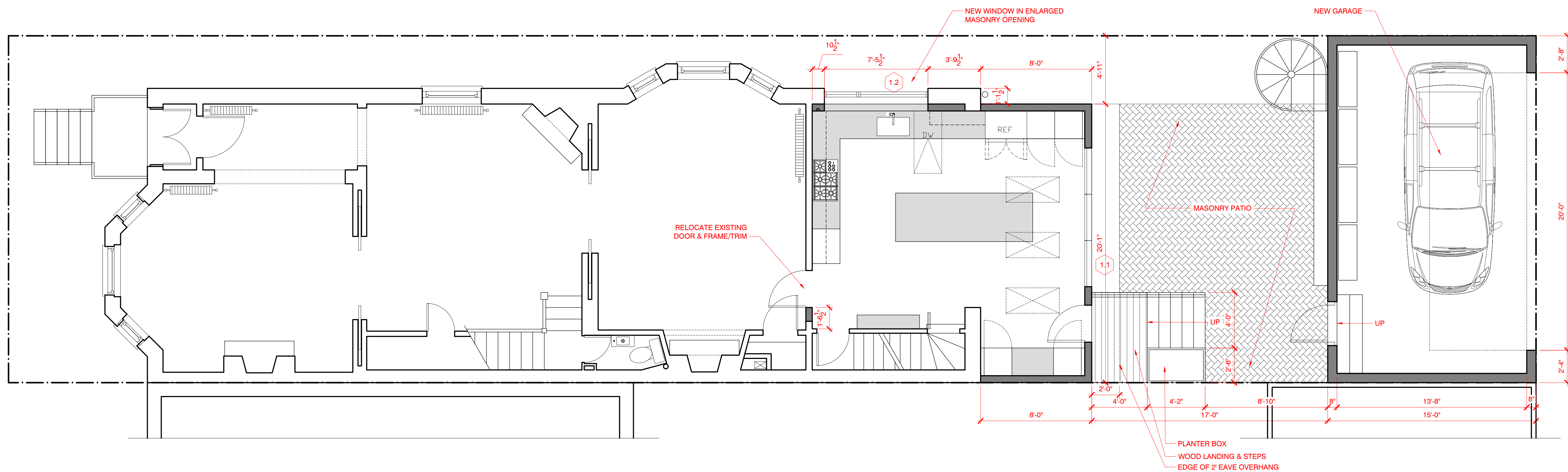
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1 BASEMENT PLAN - PROPOSED
1/4" = 1'-0"

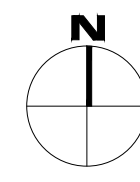
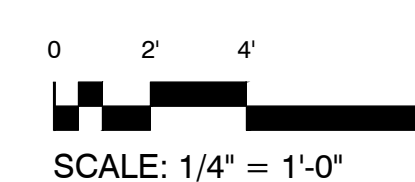


2 FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"

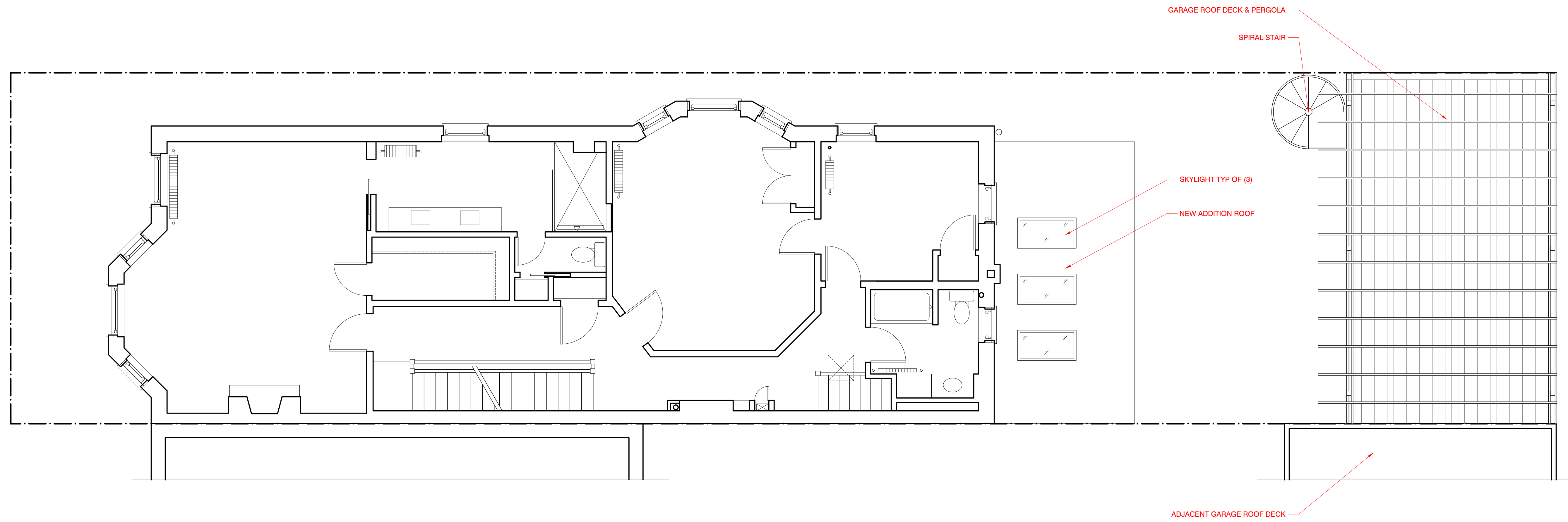
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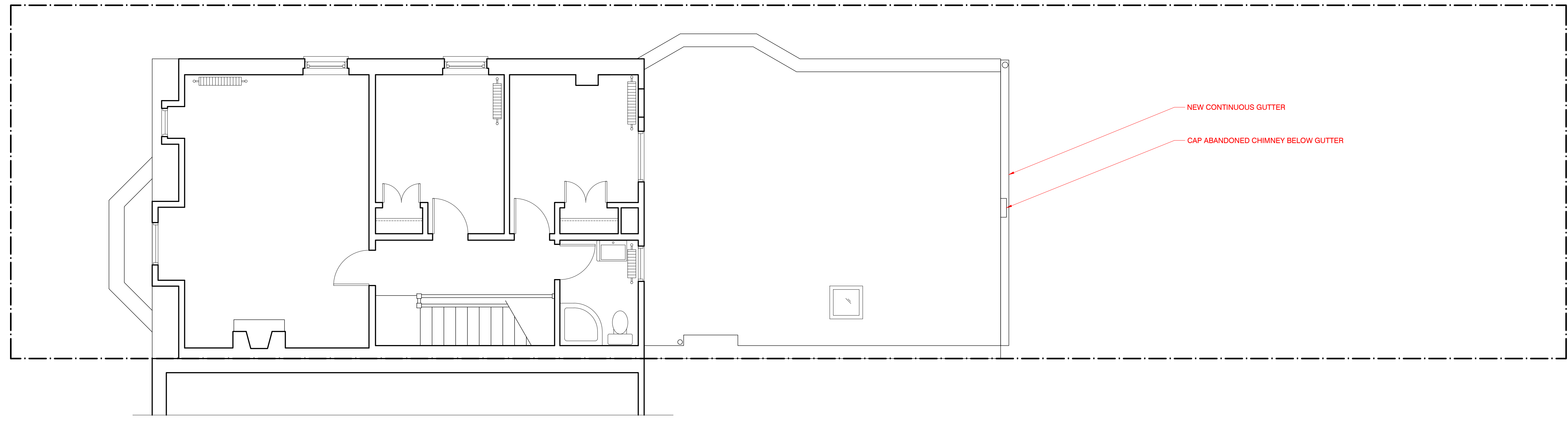
PROPOSED PLANS



A100



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



4 THIRD FLOOR PLAN - PROPOSED
1/4" = 1'-0"

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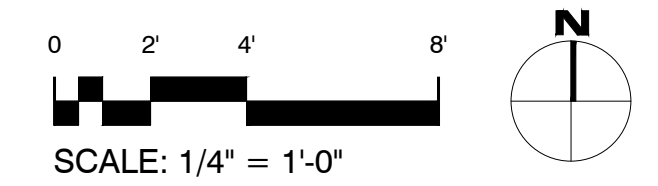
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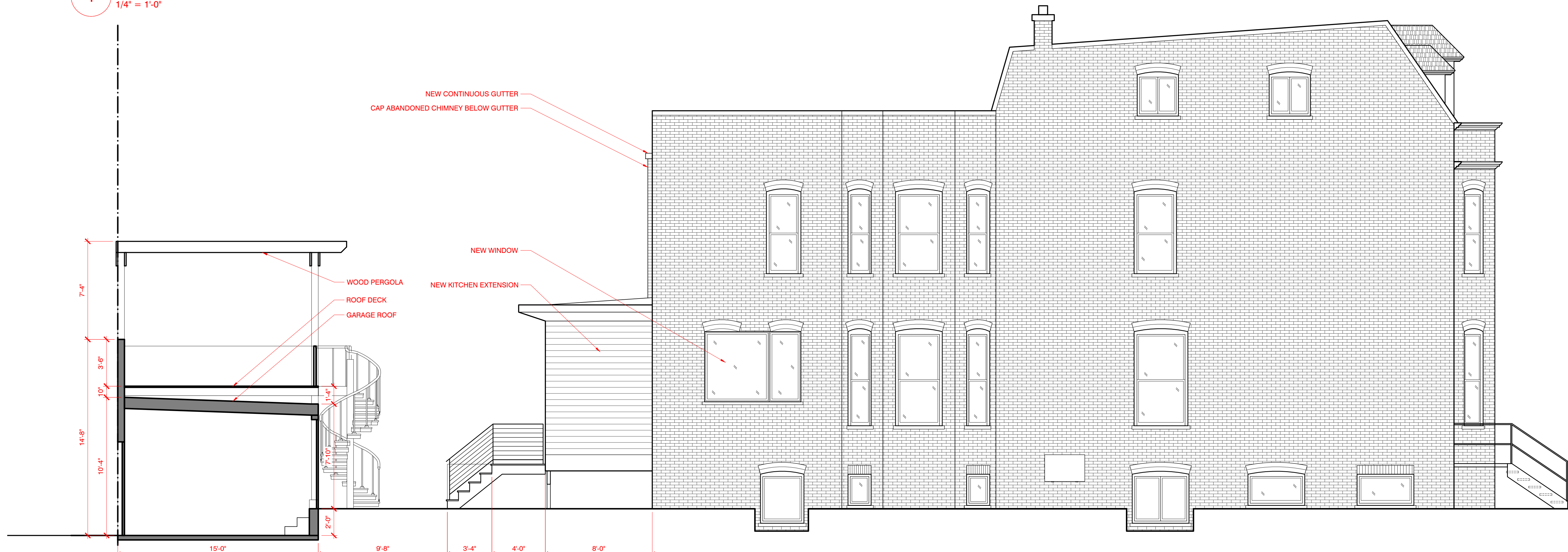
PROPOSED PLANS



A101



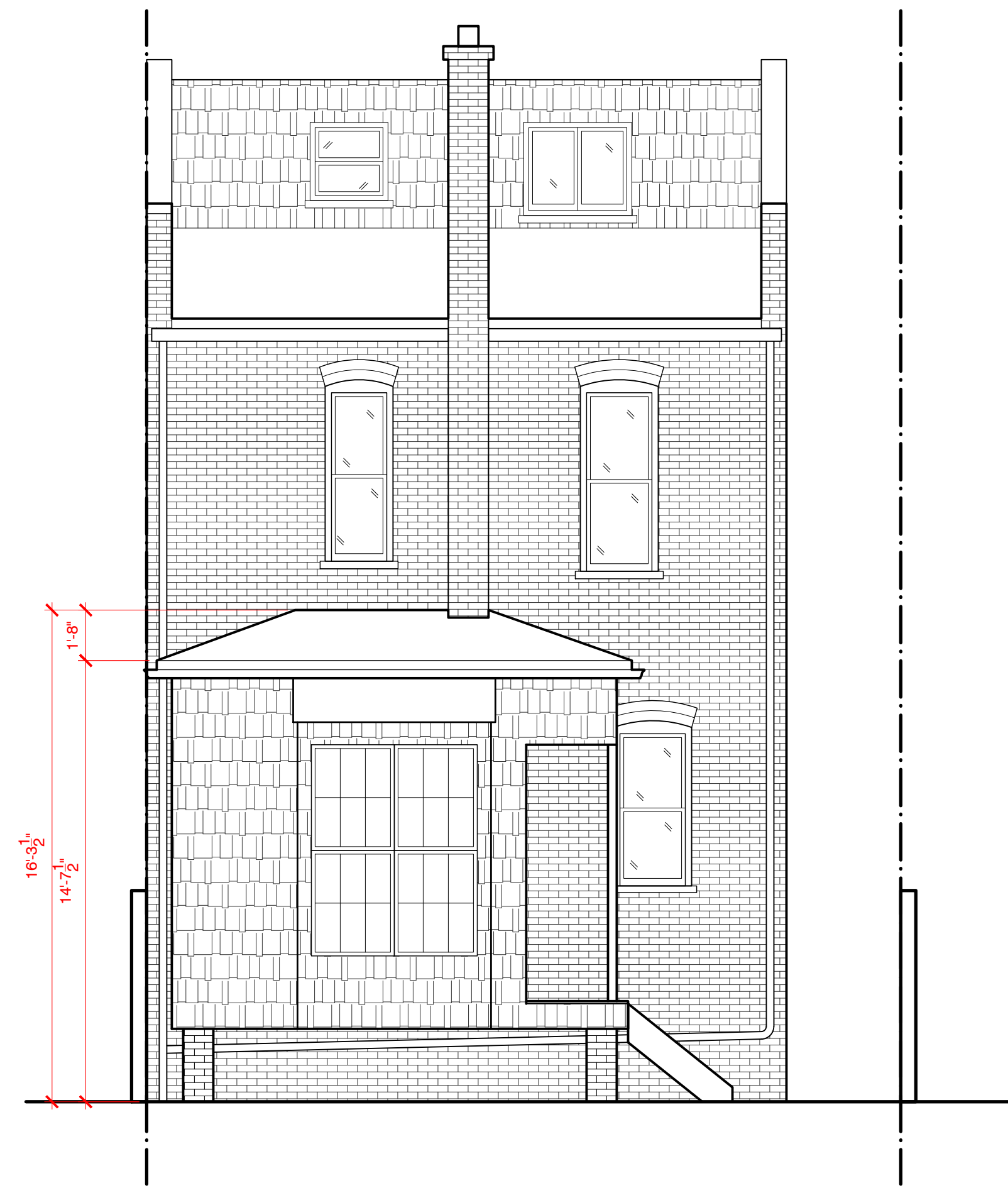
1 WEST ELEVATION/SECTION - EXISTING
1/4" = 1'-0"



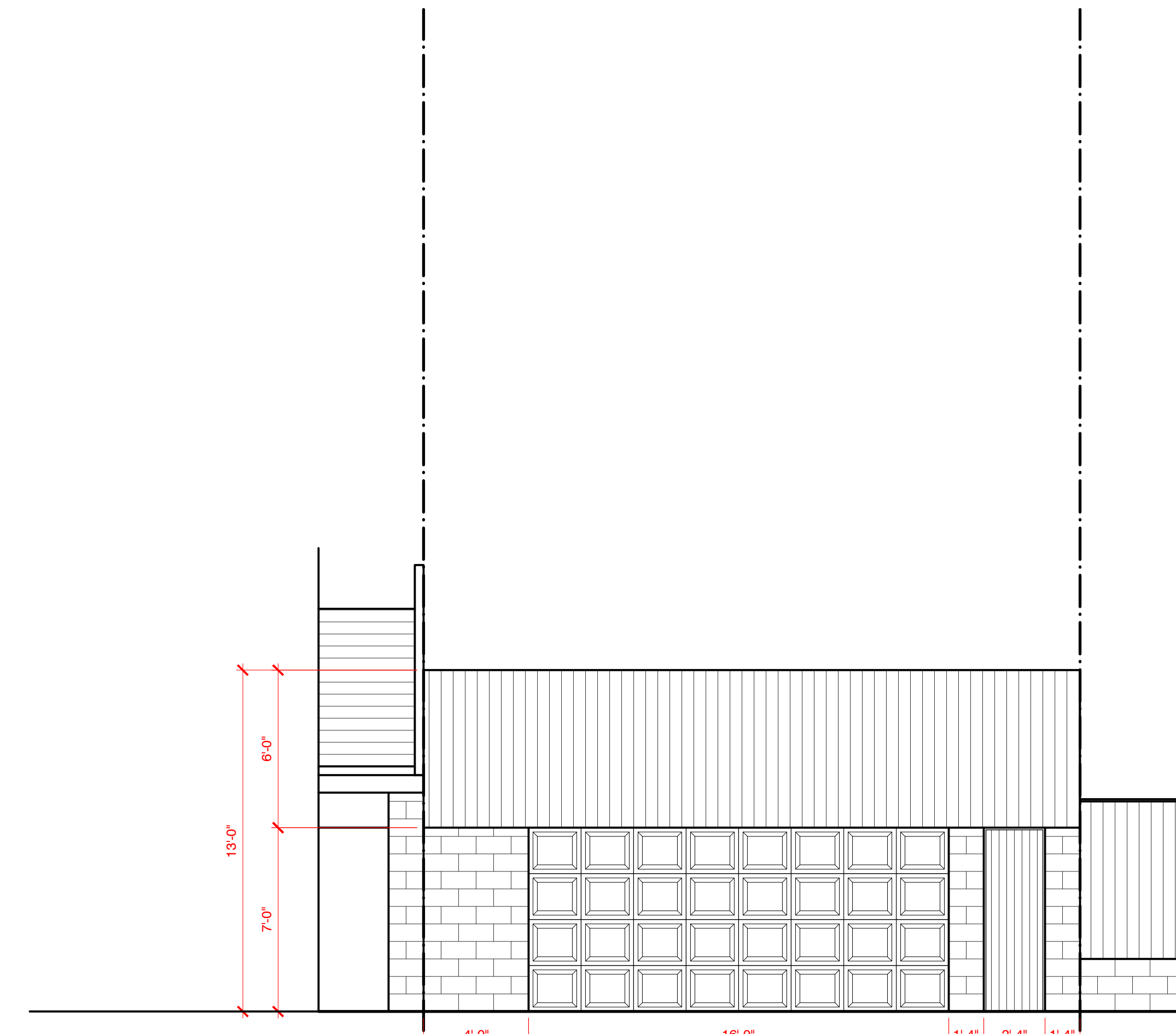
2 WEST ELEVATION/SECTION - PROPOSED
1/4" = 1'-0"

issued

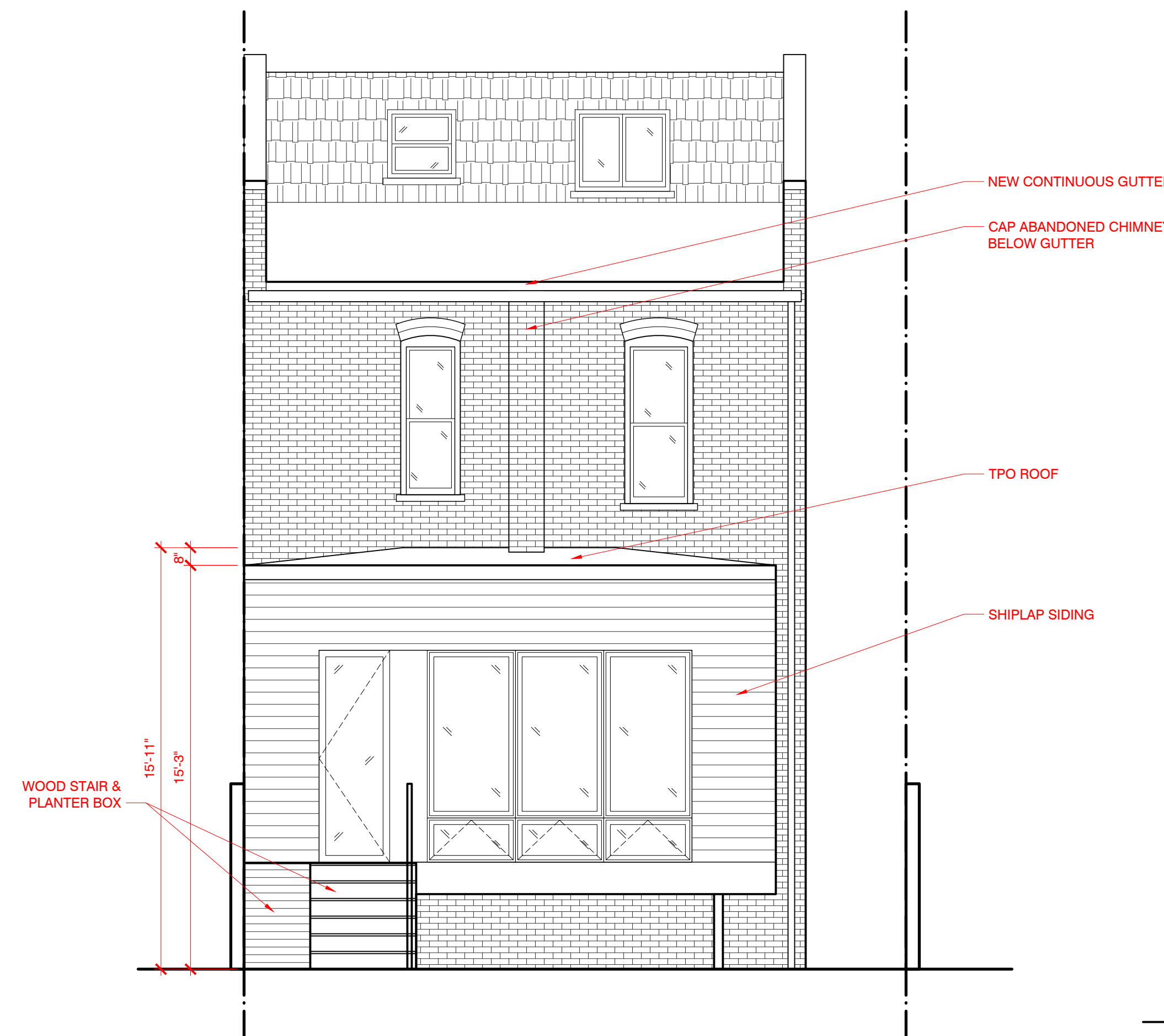
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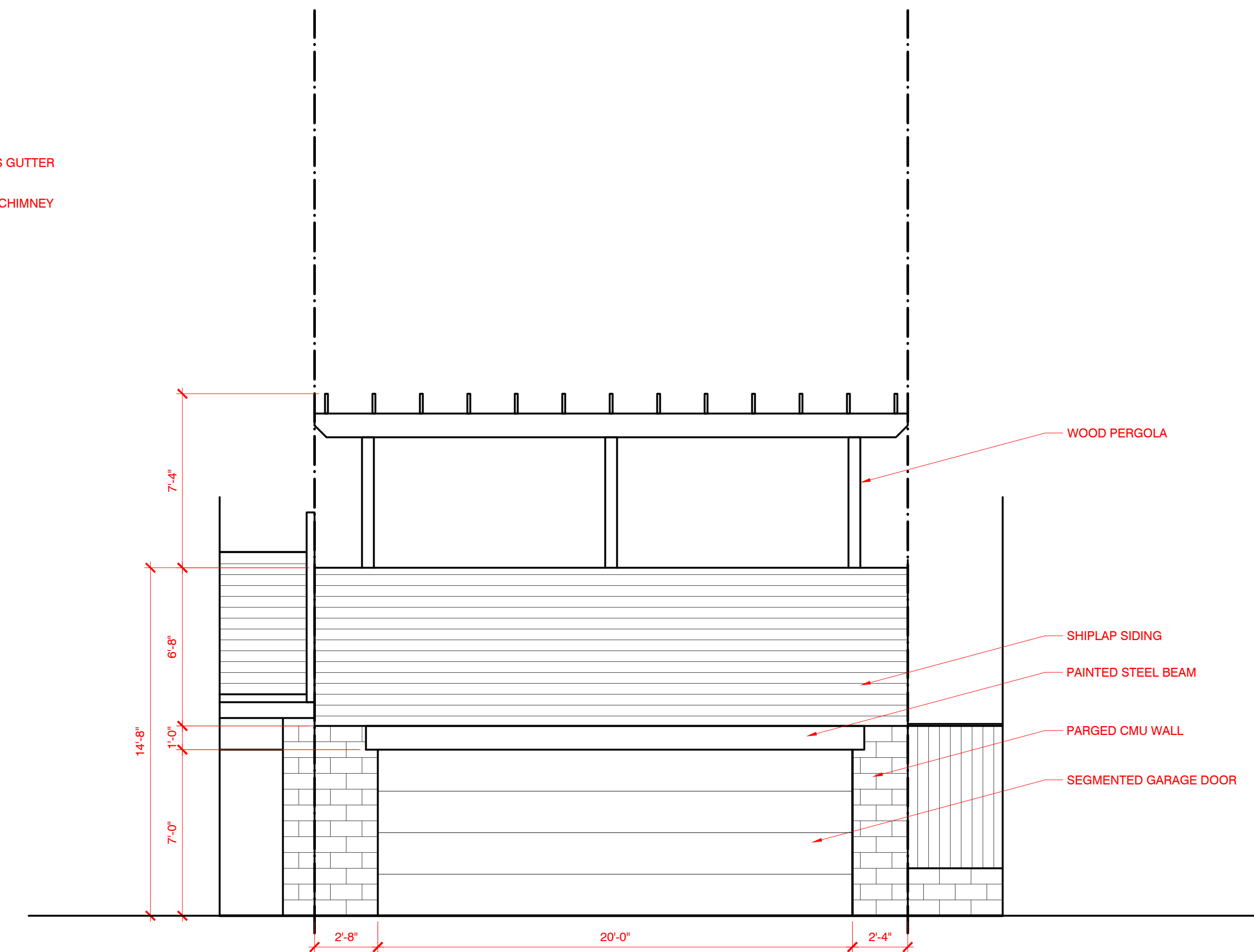
1 REAR (NORTH) ELEVATION - EXISTING
1/4" = 1'-0"



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



3 REAR (NORTH) ELEVATION - PROPOSED
1/4" = 1'-0"



4 ALLEY (NORTH) ELEVATION - PROPOSED
1/4" = 1'-0"

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