

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

	EXISTING	PROPOSED
AREA	2750 SF	
FOOTPRINT ALLOWED	1650 SF (60%)	
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

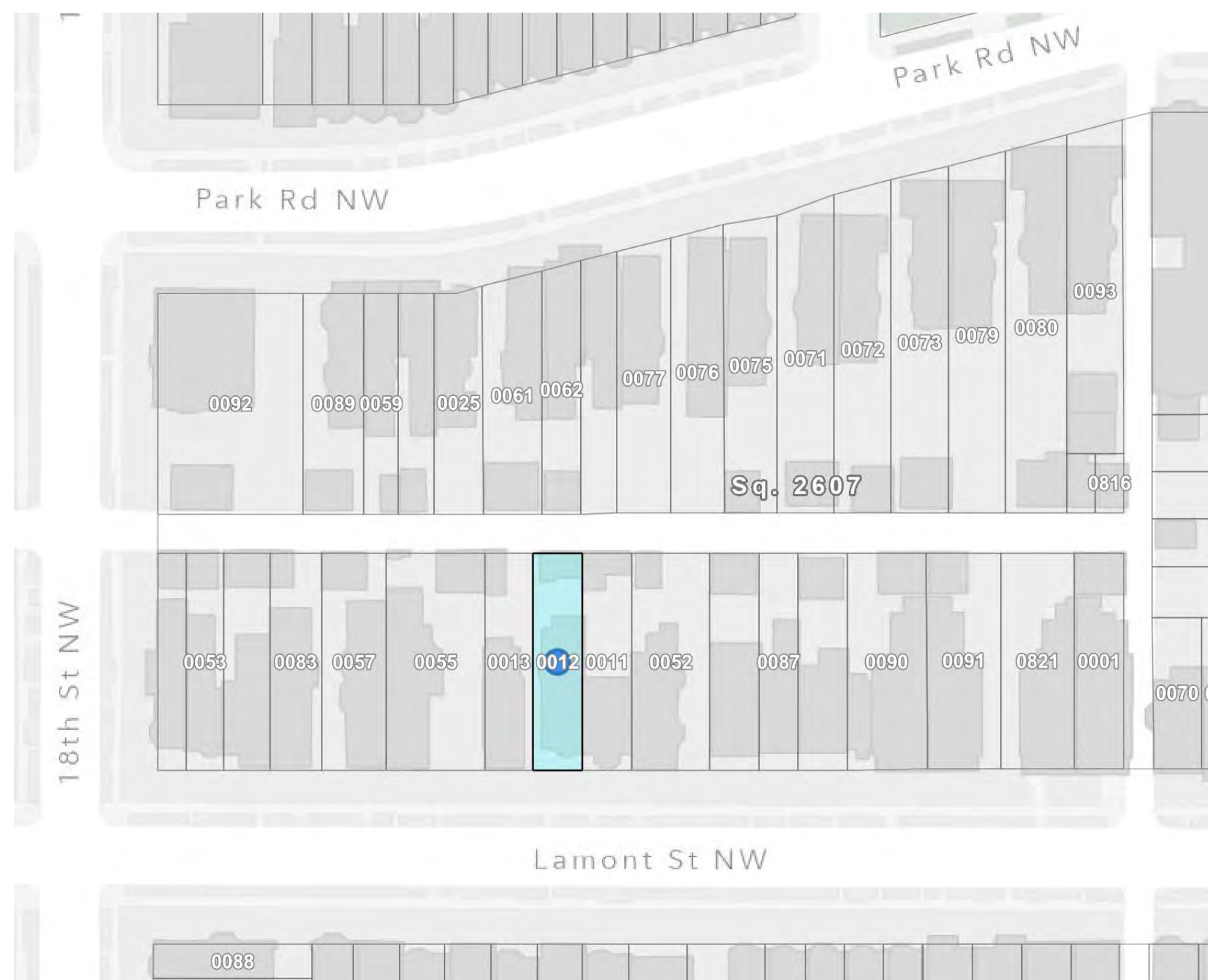
BUILDING OWNER
ONUR OZLU & ROMAIN BORDES
1729 LAMONT ST NW
WASHINGTON DC 20010

ARCHITECT
HOFFLAND ARCHITECTS
1810 KILBOURNE PLACE NW
WASHINGTON DC 20010
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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
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COVER SHEET

0001
Zoning Adjustment
District of Columbia
CASE NO. 21445
EXHIBIT NO. 25



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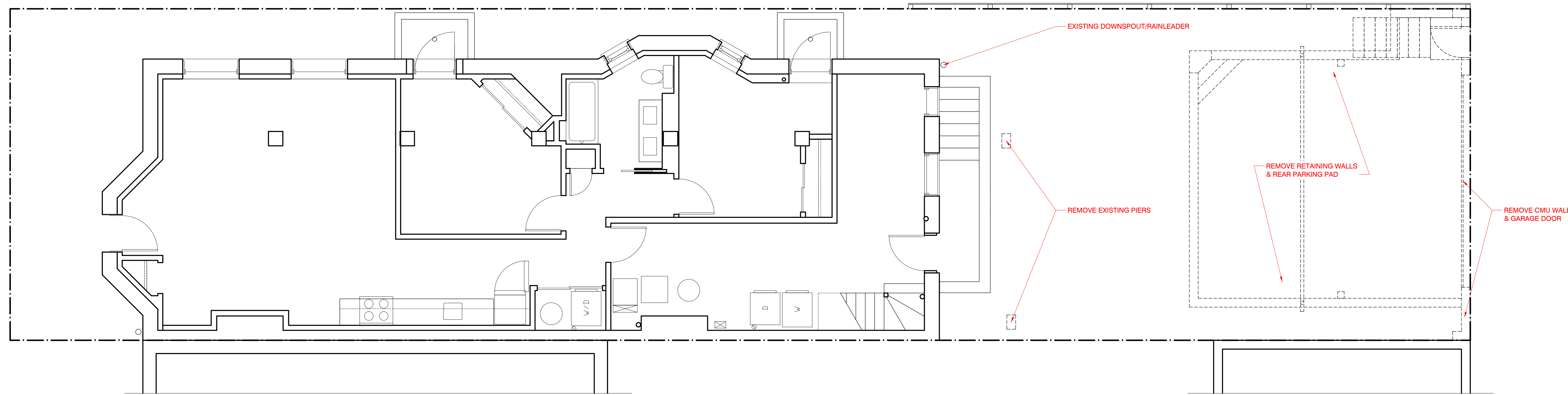
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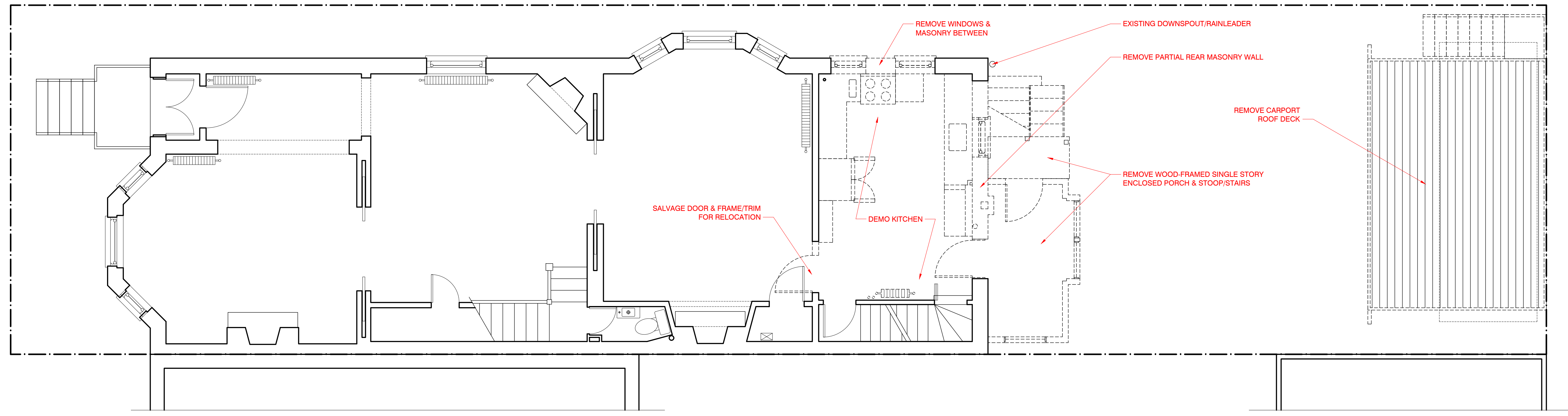
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3D RENDERINGS

0003



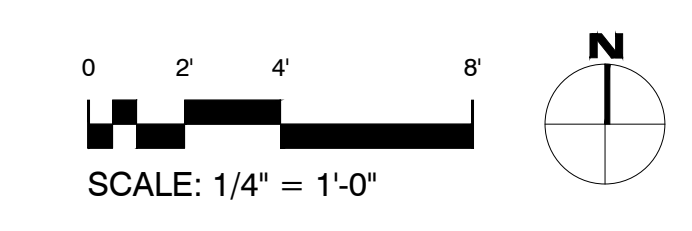
1 BASEMENT PLAN - DEMOLITION
1/4" = 1'-0"

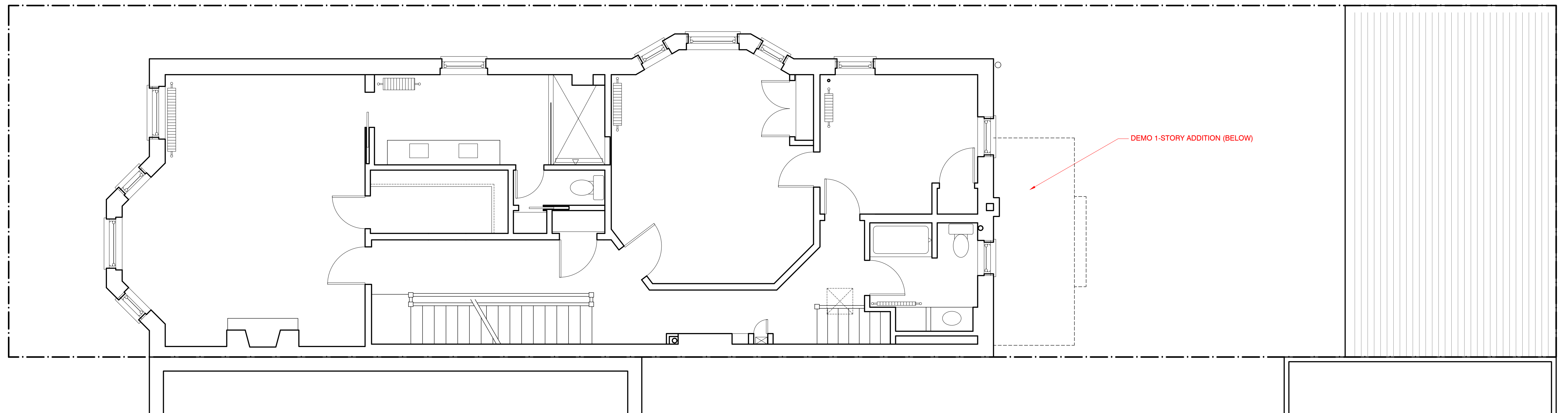


2 FIRST FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

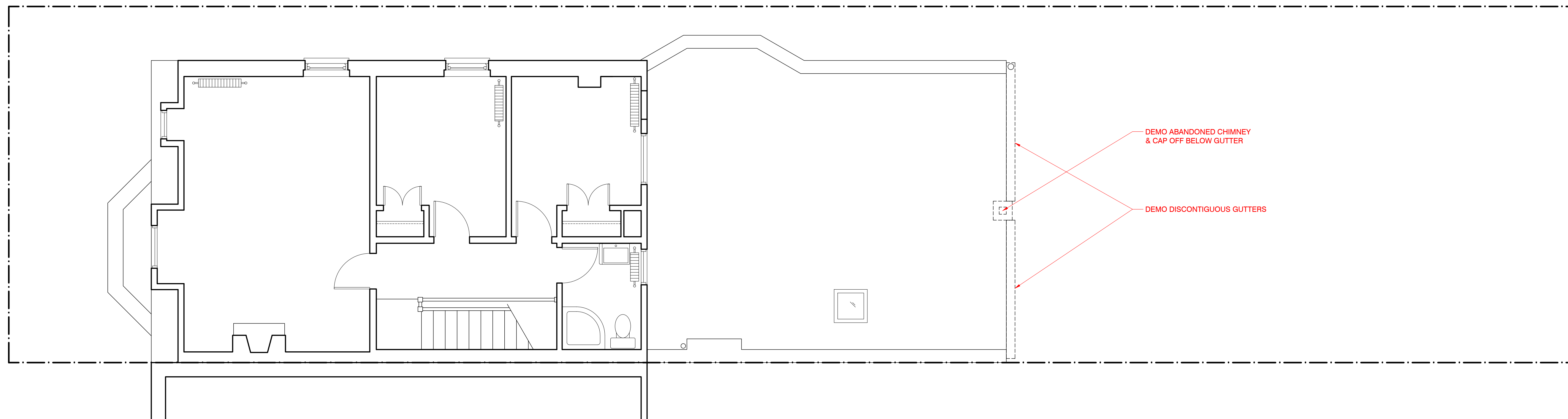
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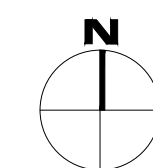
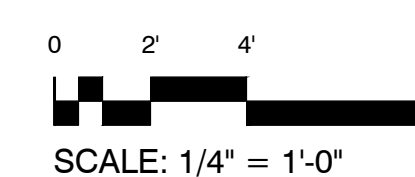
3 SECOND FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

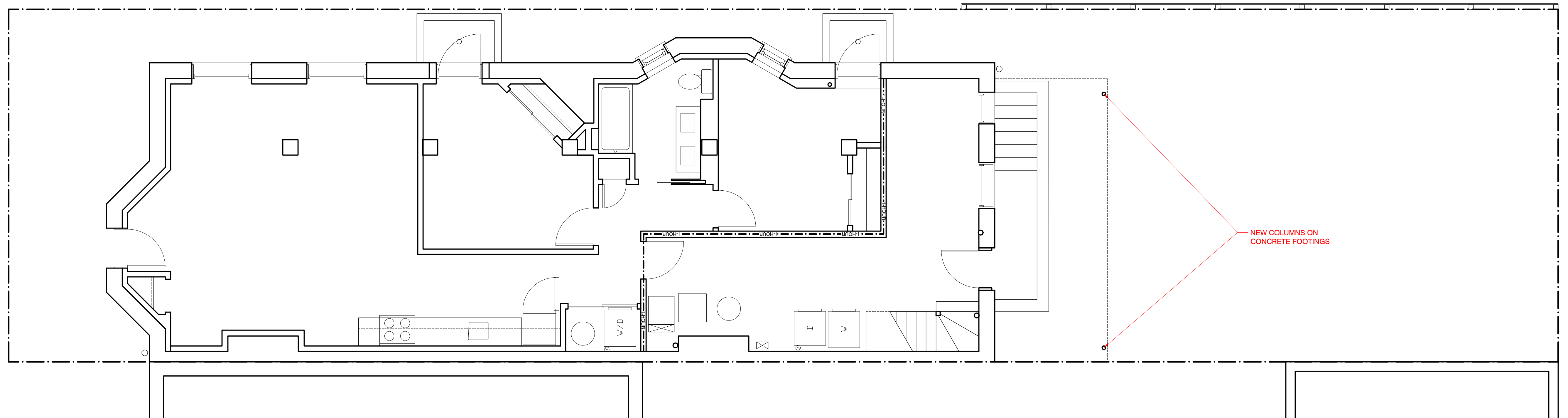


4 THIRD FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

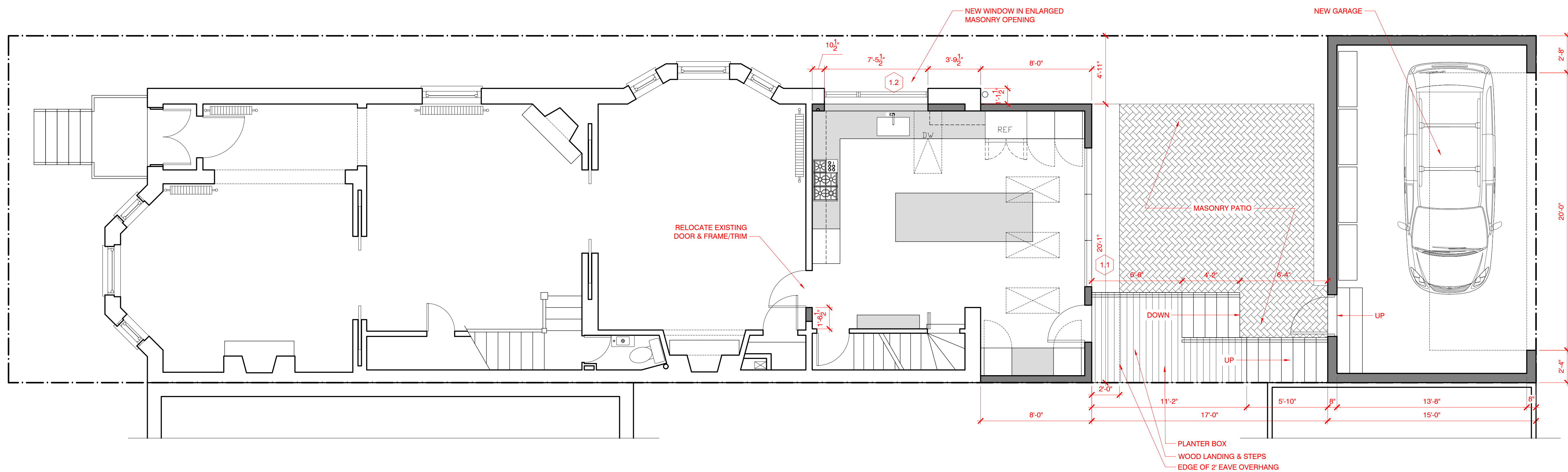
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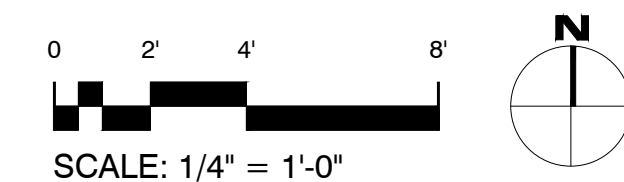


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1/4" = 1'-0"

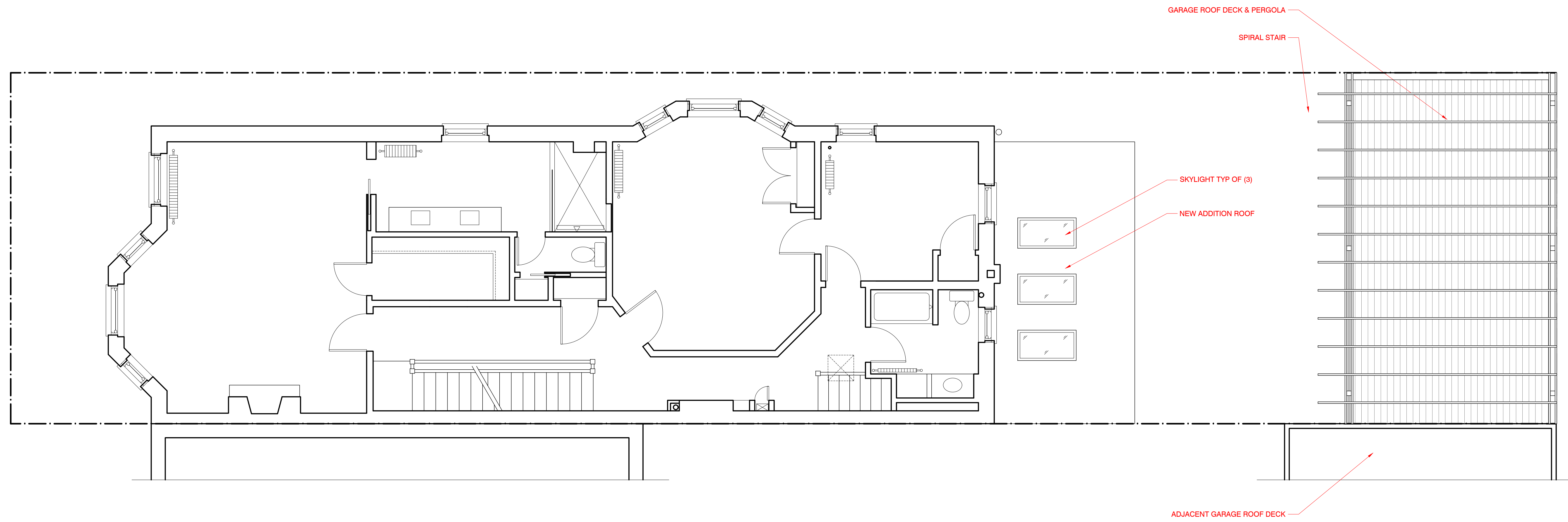
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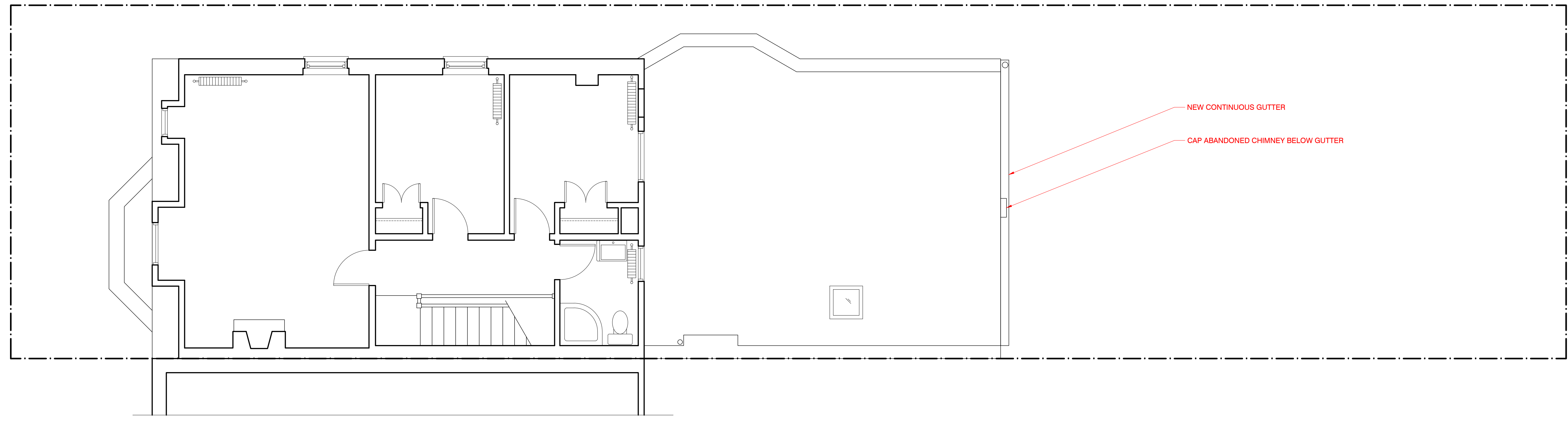
PROPOSED PLANS



A100



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



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

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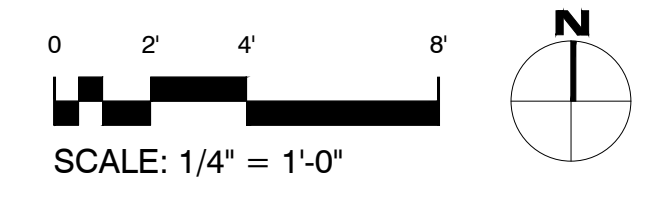
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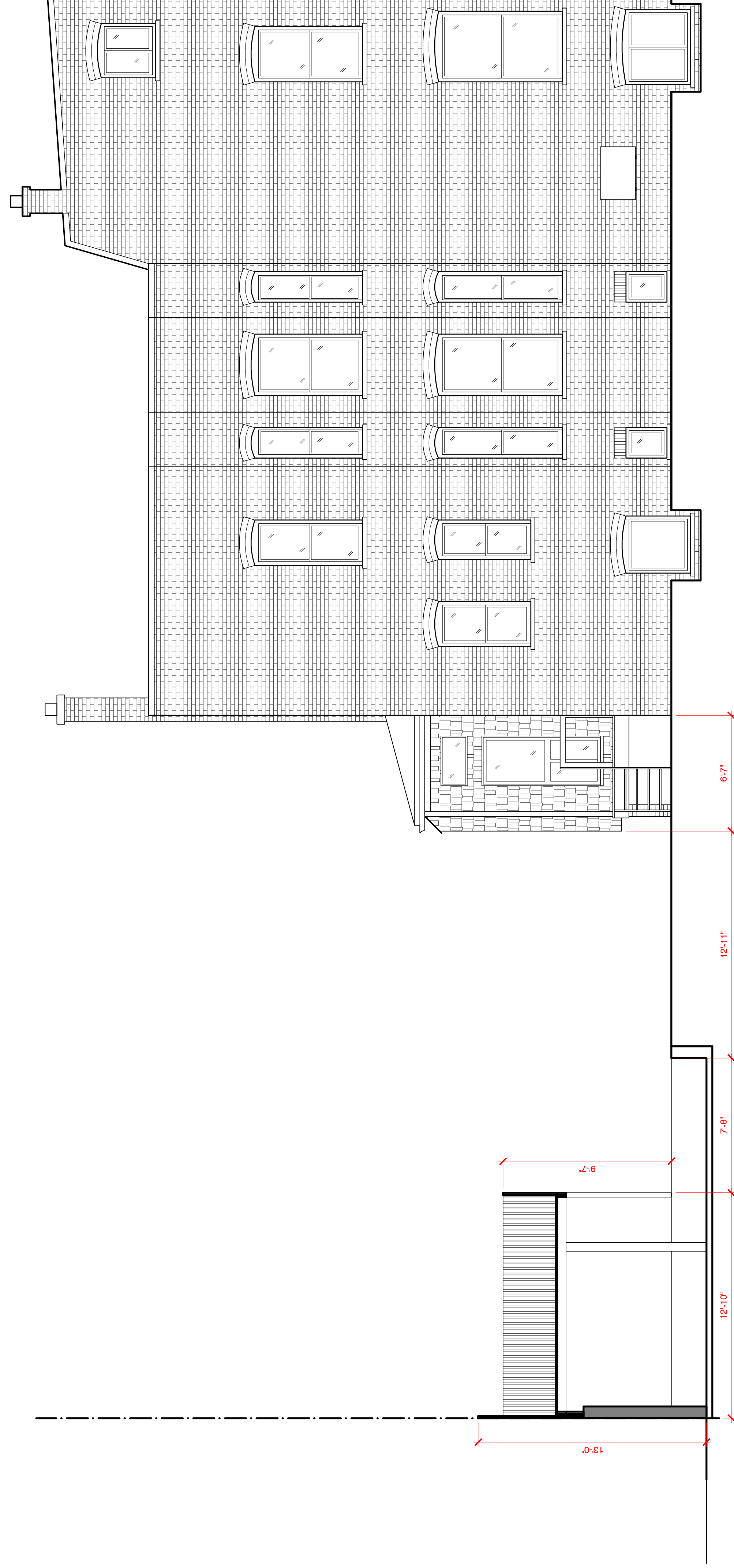
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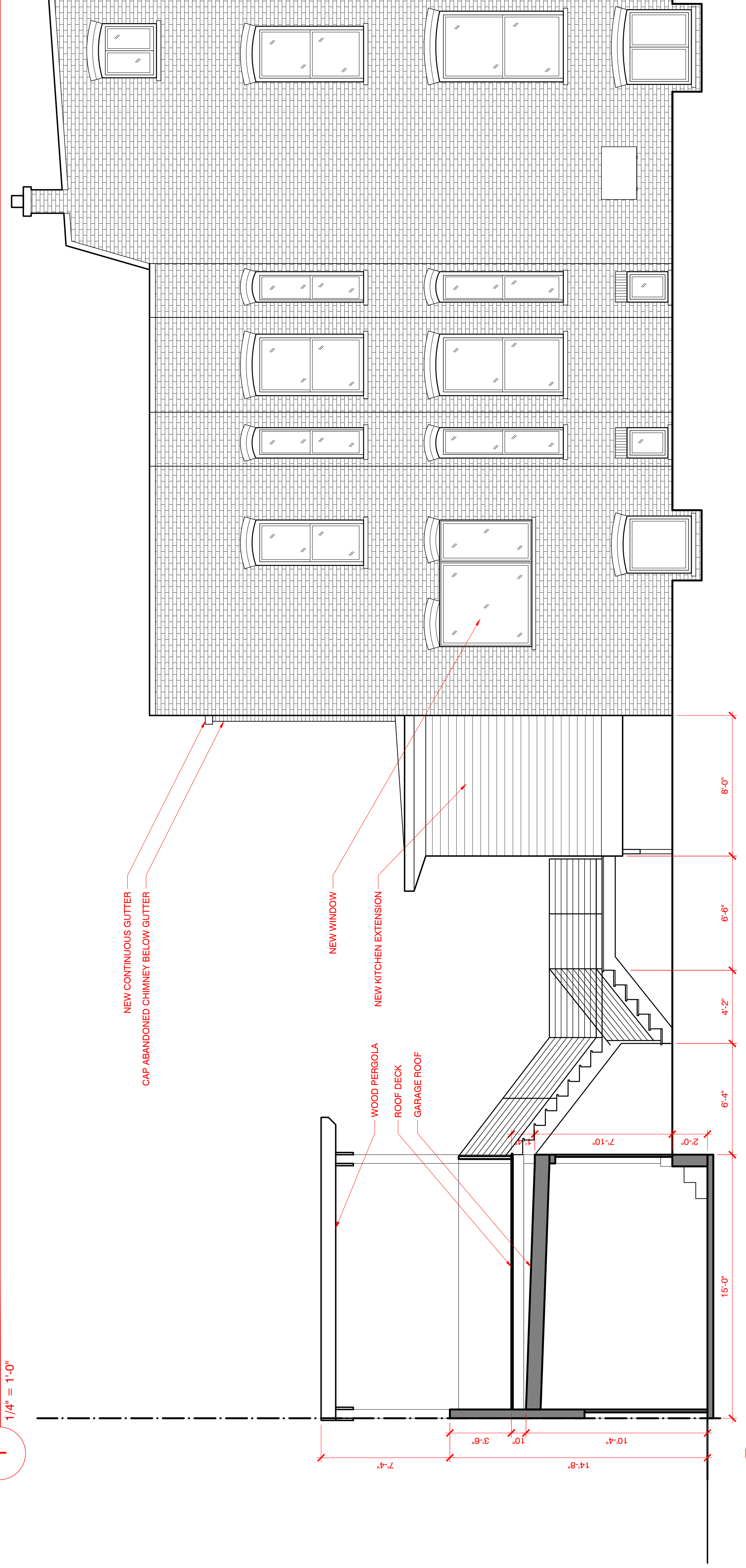
PROPOSED PLANS



A101



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

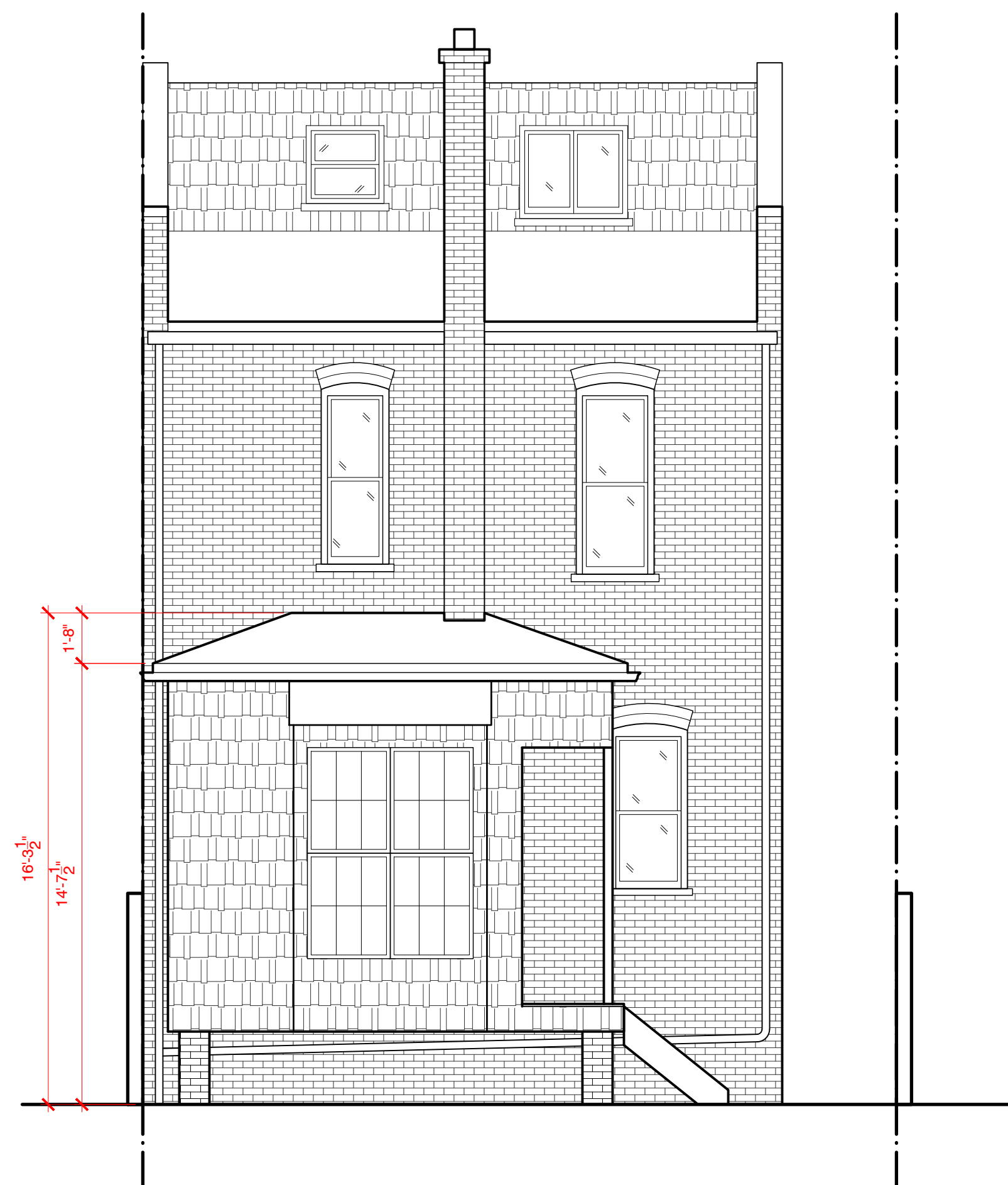


2
WEST ELEVATION/SECTION - PROPOSED
1/4" = 1'-0"

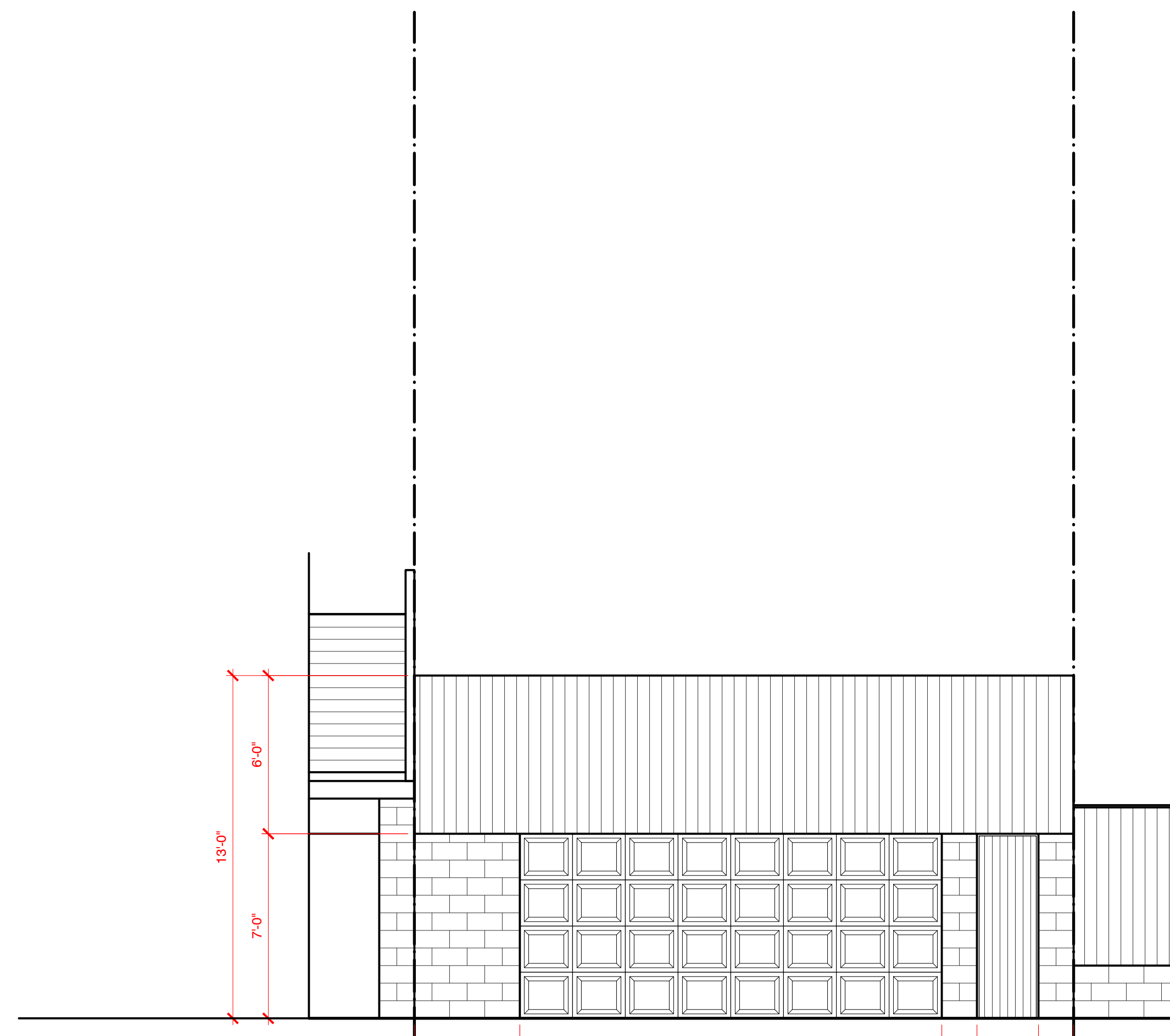
NEW CONTINUOUS GUTTER
CAP ABANDONED CHIMNEY BELOW GUTTER

NEW WINDOW
NEW KITCHEN EXTENSION

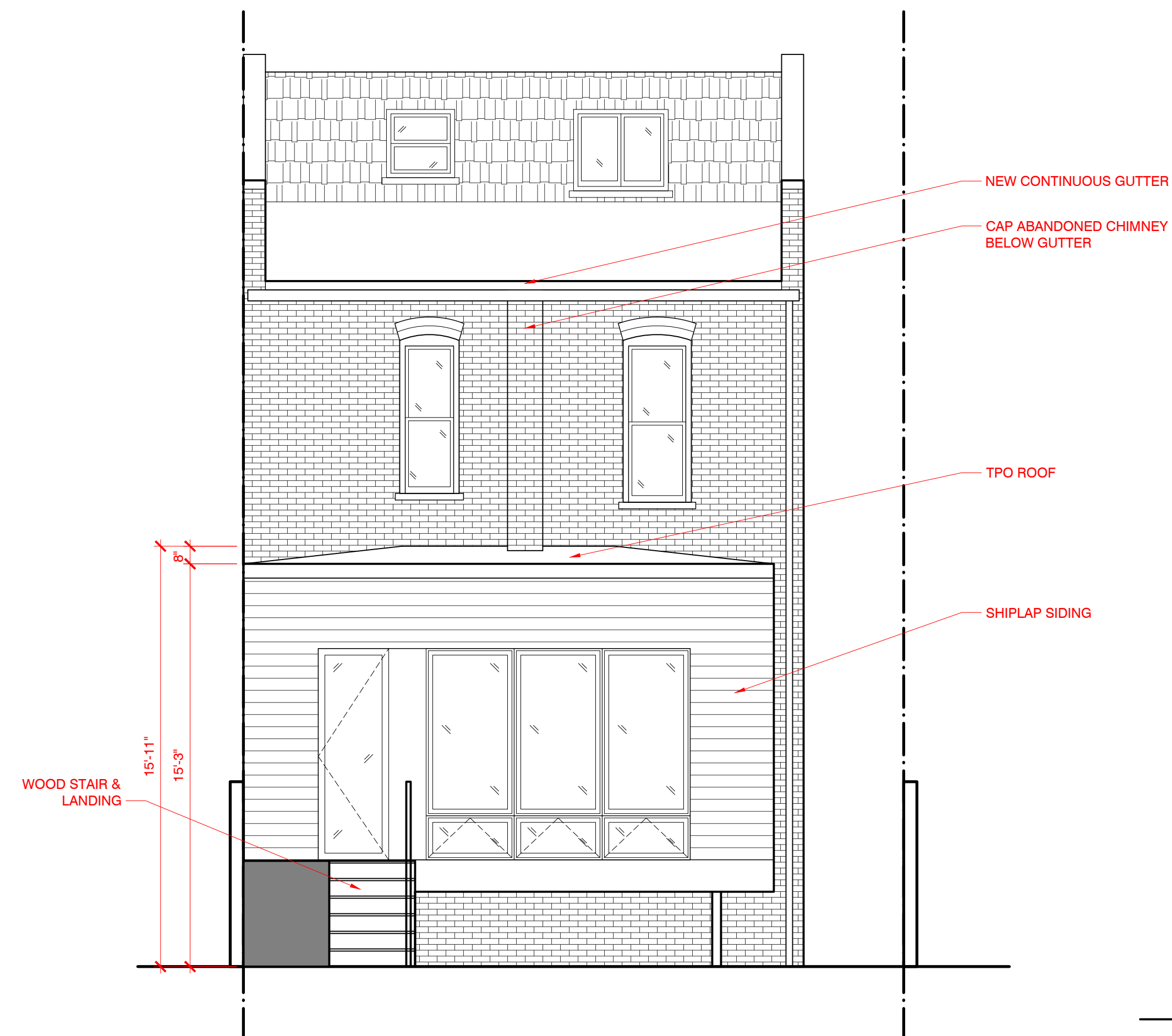
WOOD PERGOLA
ROOF DECK
GARAGE ROOF



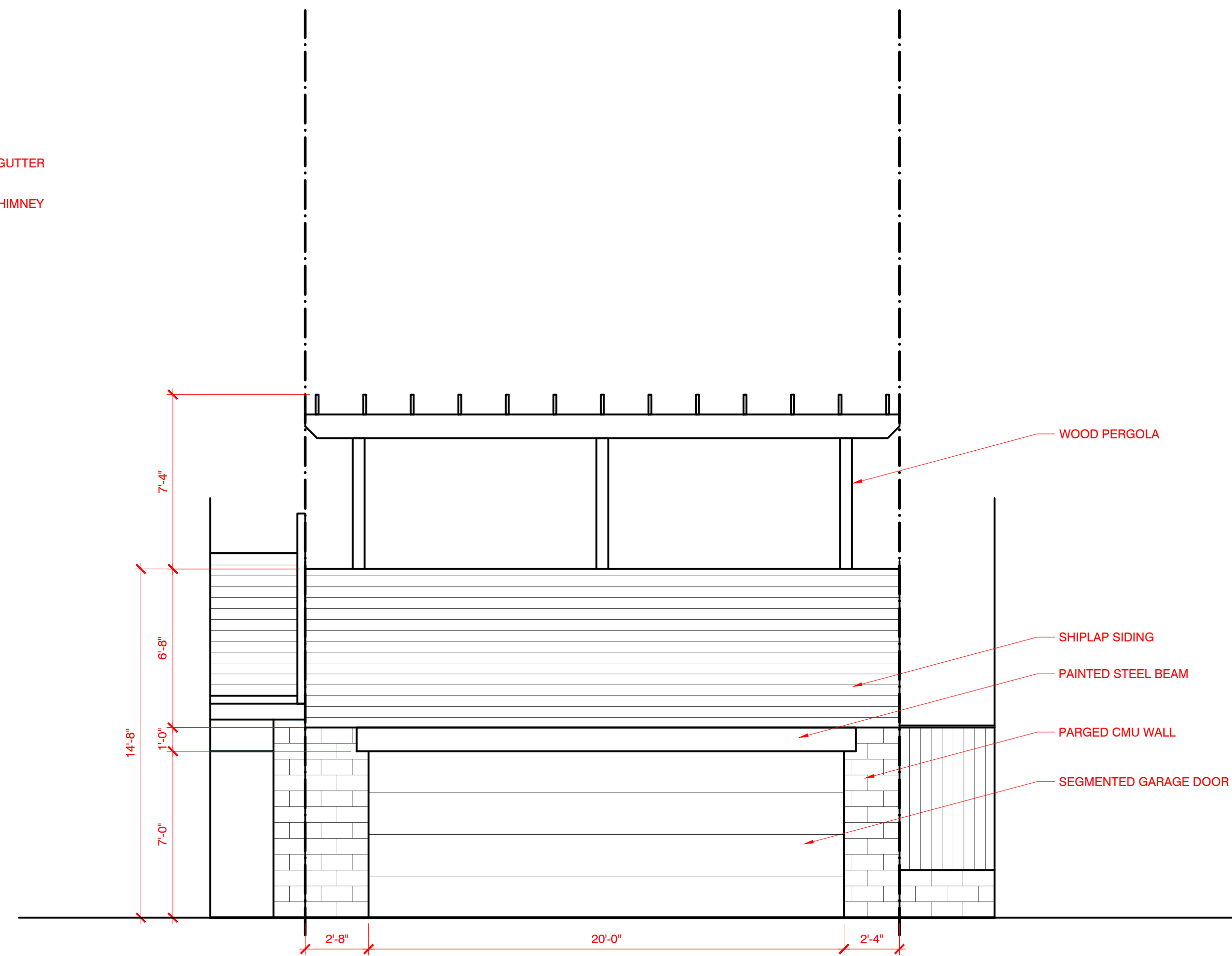
1 REAR (NORTH) ELEVATION - EXISTING
1/4" = 1'-0"



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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