

# 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
<b>TOTAL</b>	<b>705 SF</b>

### 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

1729 Lamont Street NW  
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### ZONING CODE DATA

**ZONING DISTRICT** RF-1  
**SQUARE** 2607  
**LOT** 0012

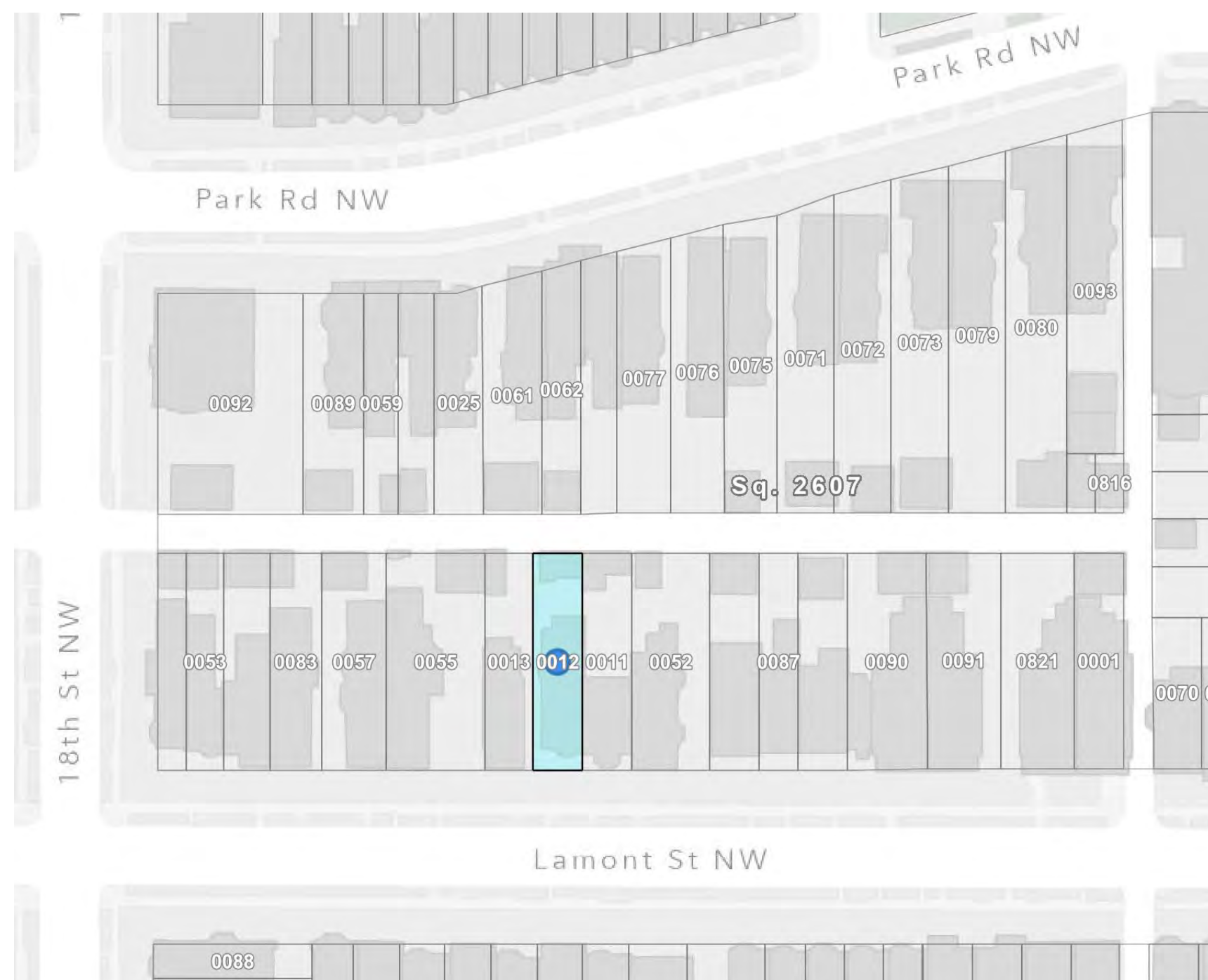
**USE**  
EXISTING: R-3 (2-UNIT FLAT; CofO B16235)  
PROPOSED: R-3 (SINGLE FAMILY DWELLING)

**LOT OCCUPANCY**

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

### 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



**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
BZA	03.31.2026

COVER SHEET

**0001**  
Zoning Adjustment  
District of Columbia  
CASE NO. 21445  
EXHIBIT NO. 36



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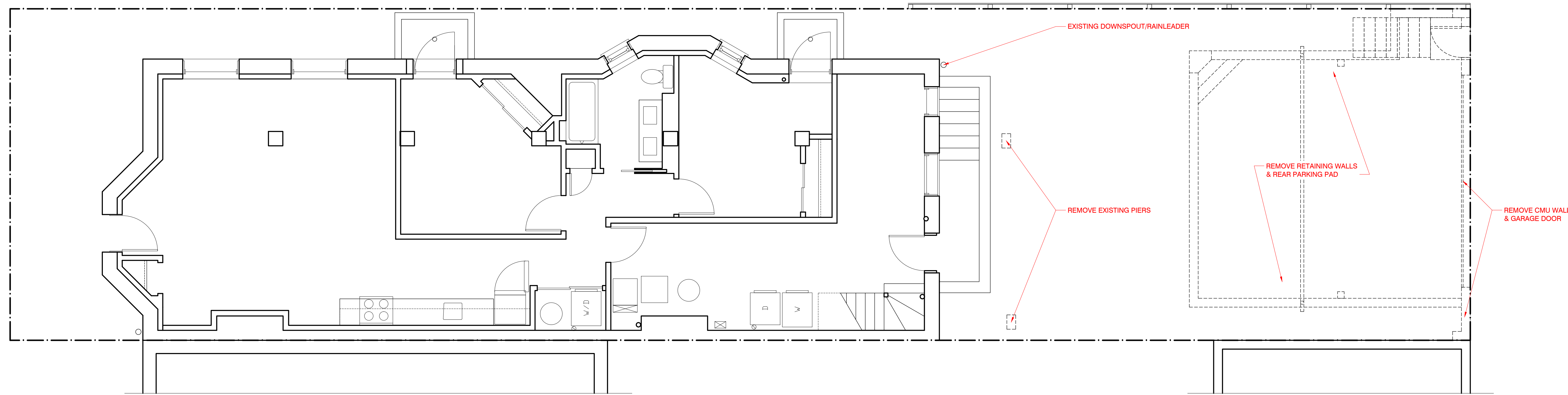
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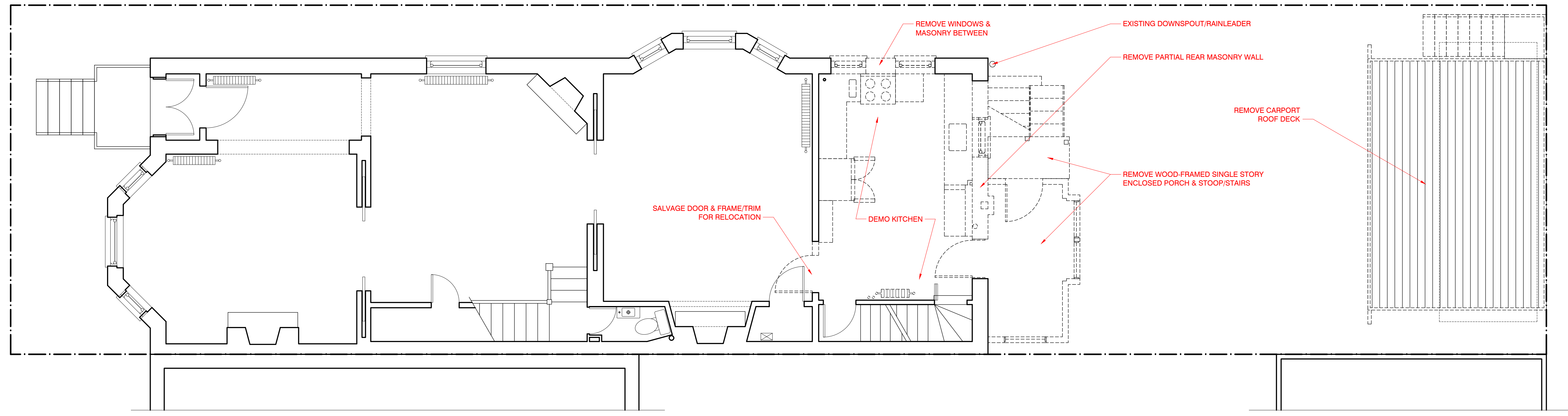
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3D RENDERINGS

**0003**



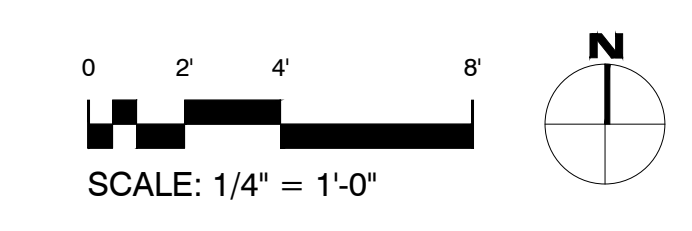
1 BASEMENT PLAN - DEMOLITION  
1/4" = 1'-0"

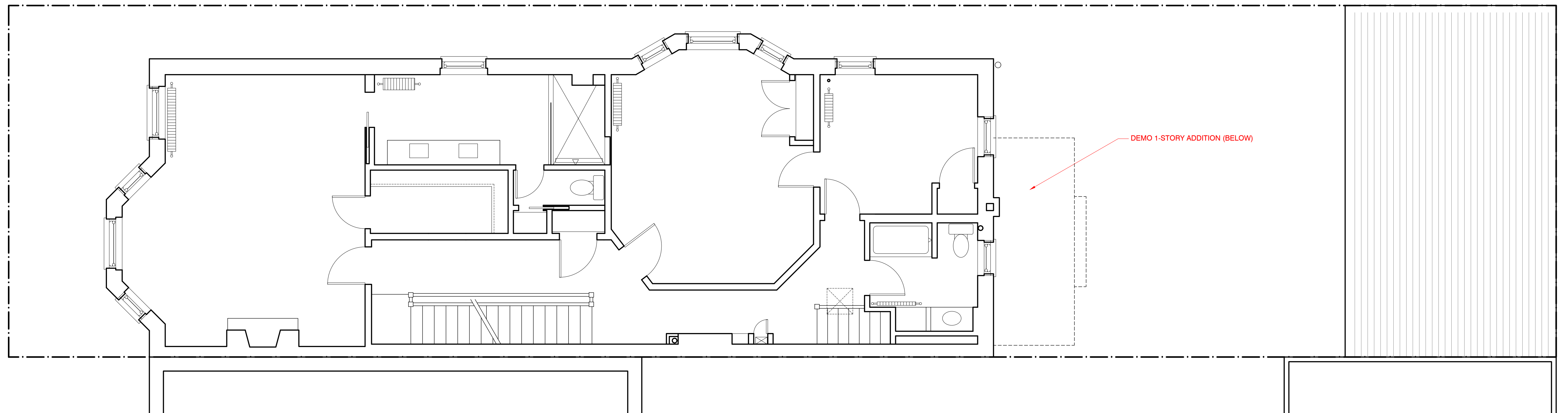


2 FIRST FLOOR PLAN - DEMOLITION  
1/4" = 1'-0"

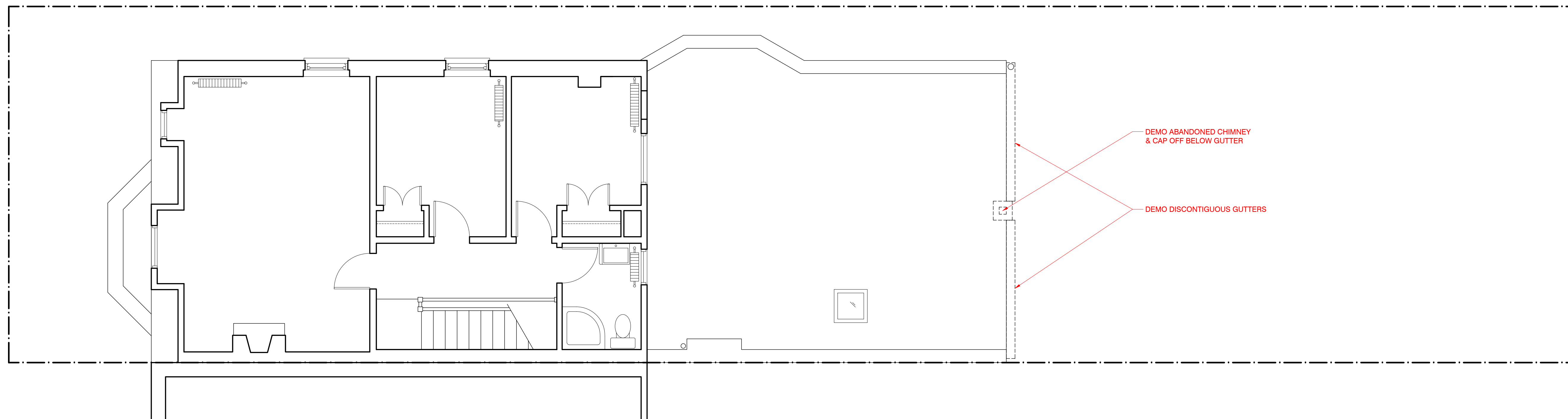
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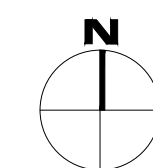
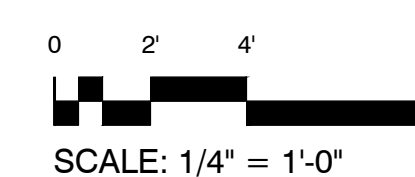
3 SECOND FLOOR PLAN - DEMOLITION  
1/4" = 1'-0"

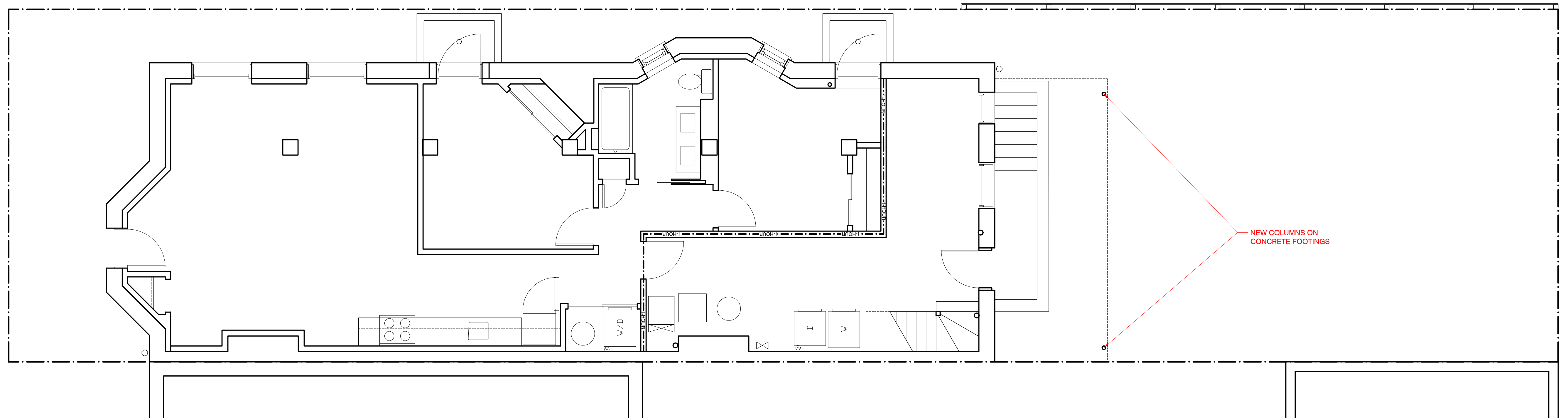


4 THIRD FLOOR PLAN - DEMOLITION  
1/4" = 1'-0"

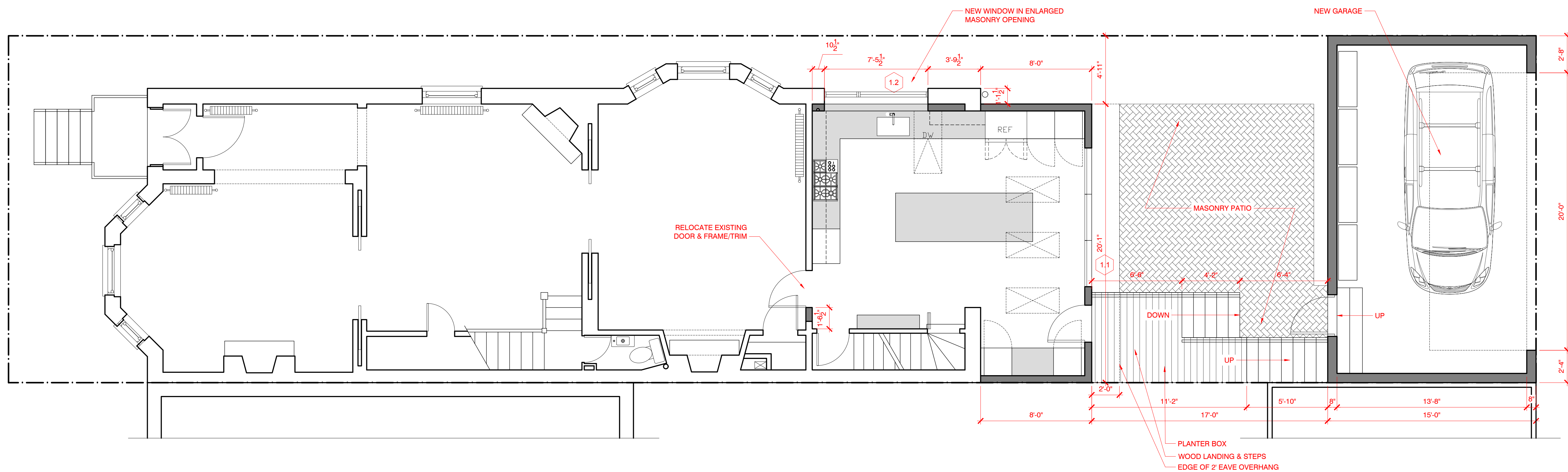
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**1** BASEMENT PLAN - PROPOSED  
1/4" = 1'-0"

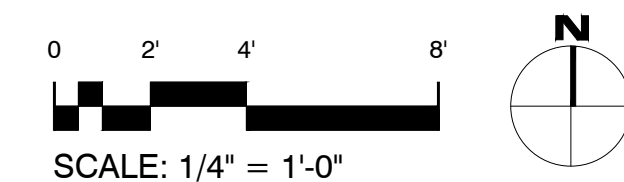


**2** FIRST FLOOR PLAN - PROPOSED  
1/4" = 1'-0"

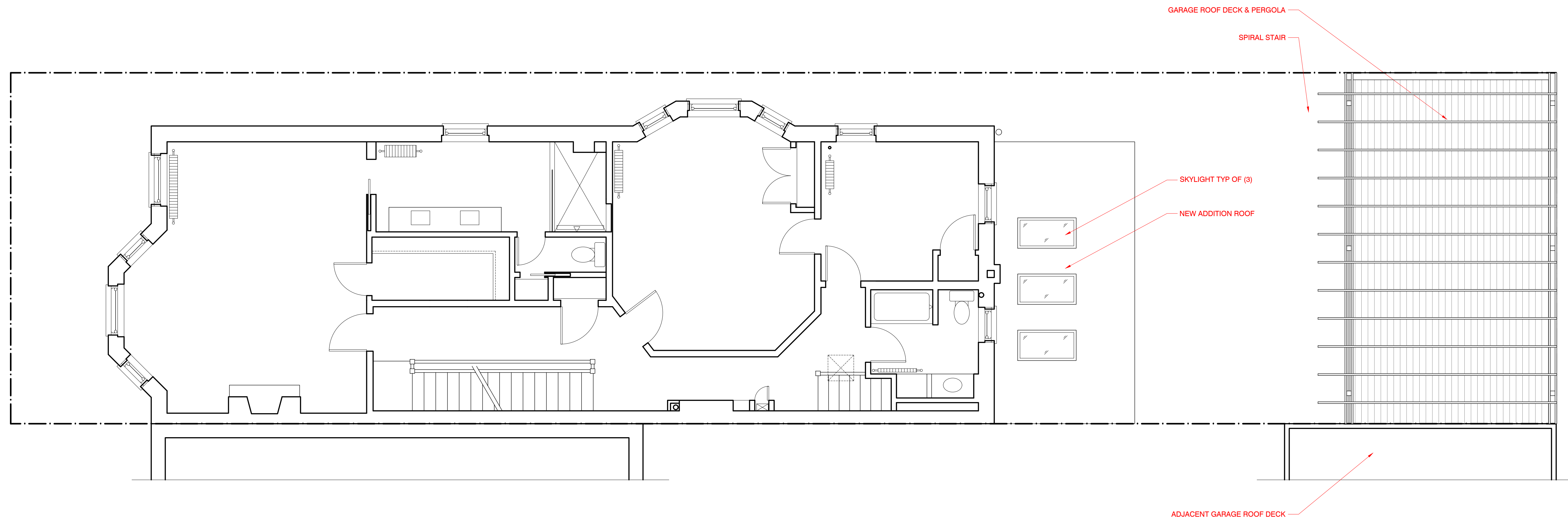
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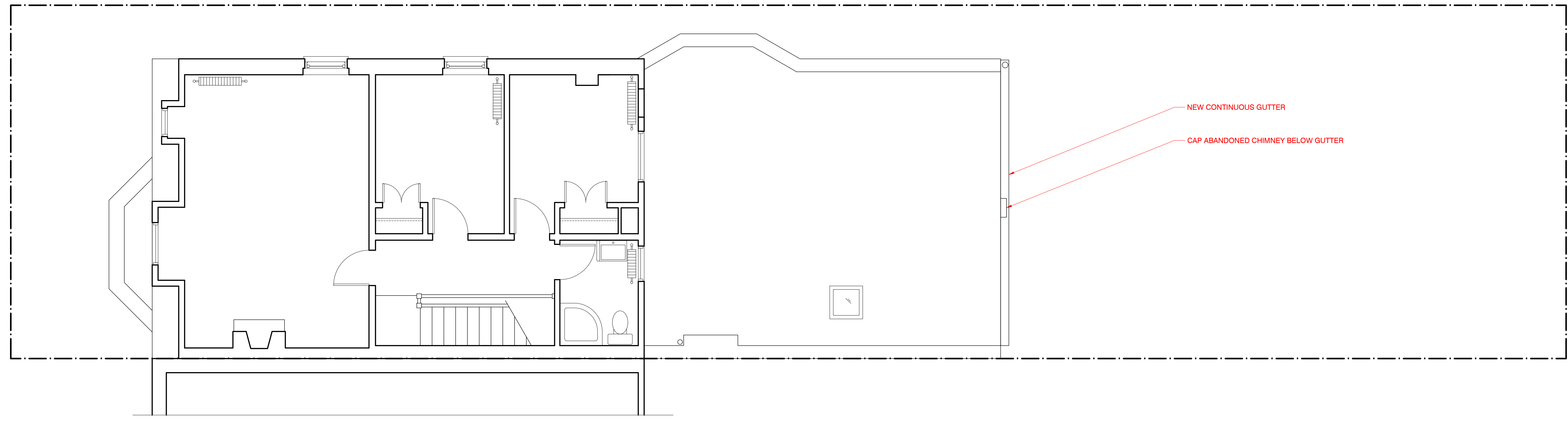
PROPOSED PLANS



**A100**



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



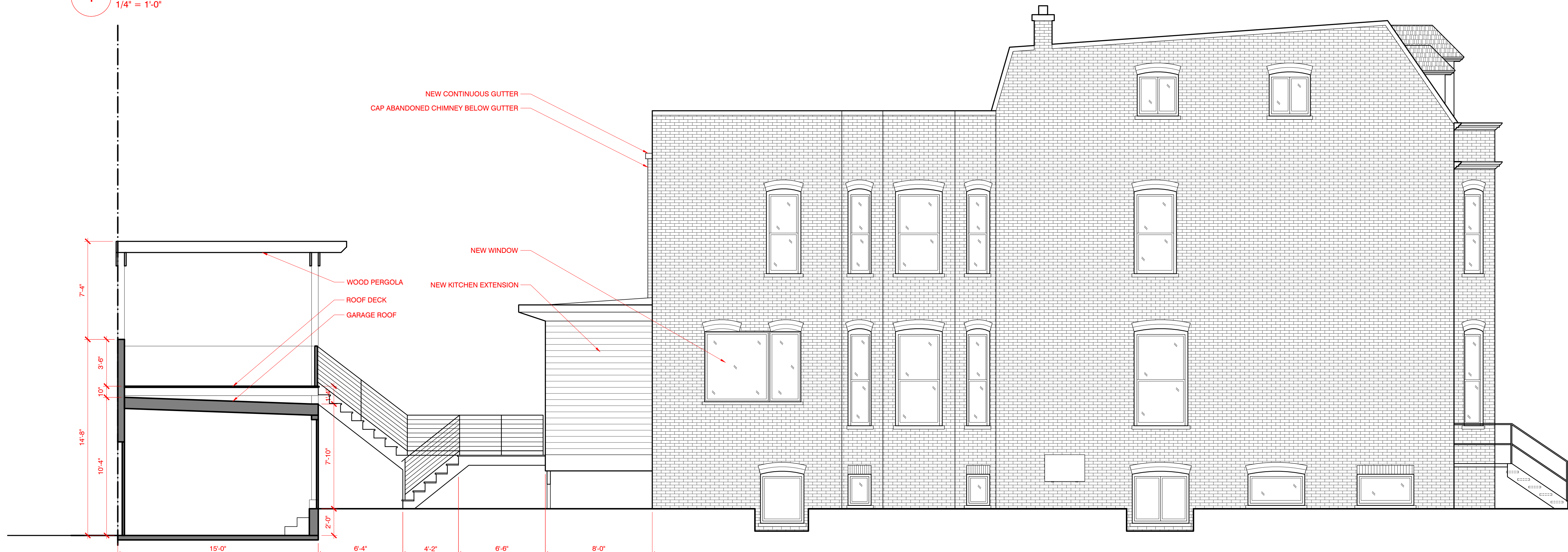
**4 THIRD FLOOR PLAN - PROPOSED**  
1/4" = 1'-0"

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



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

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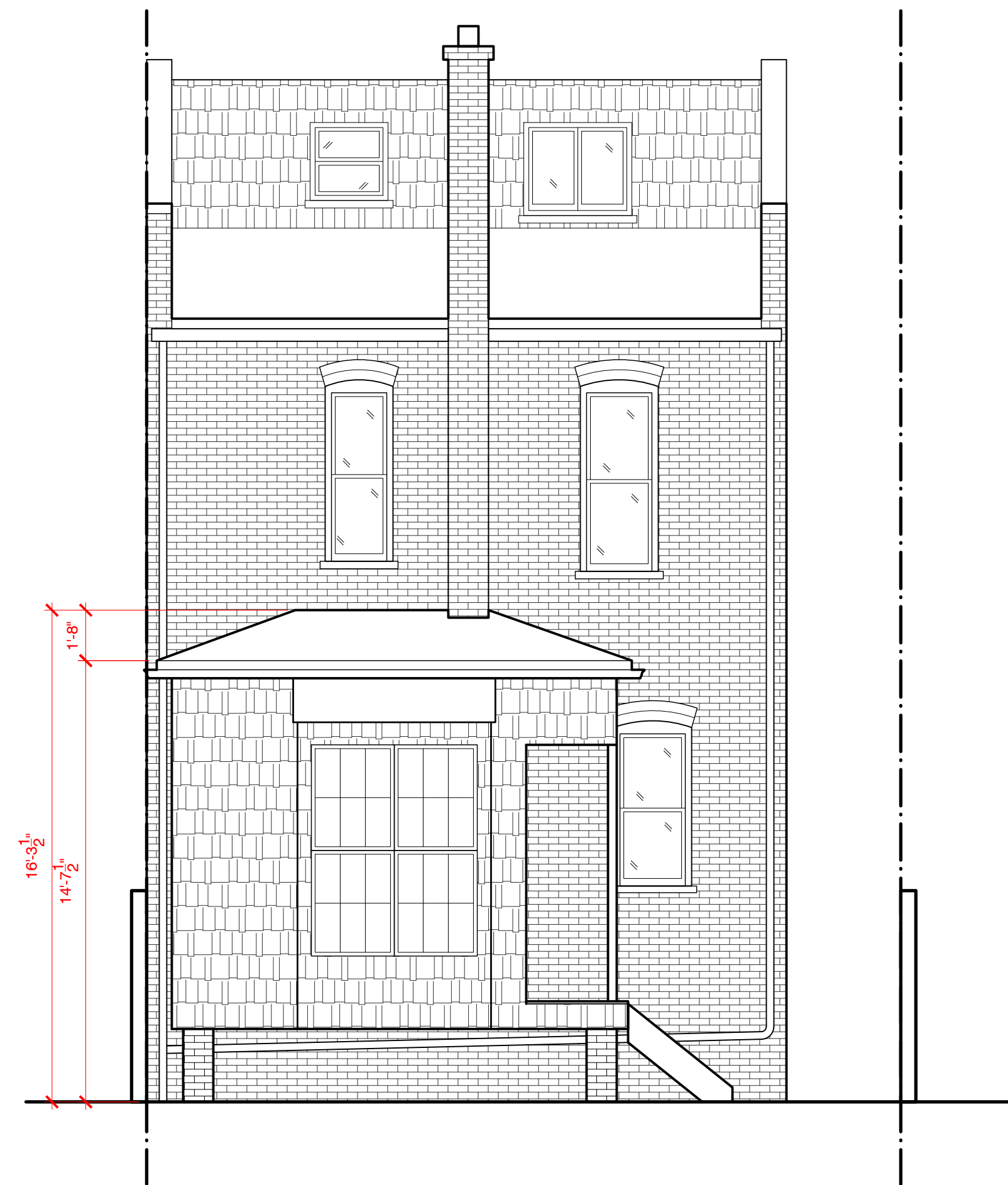
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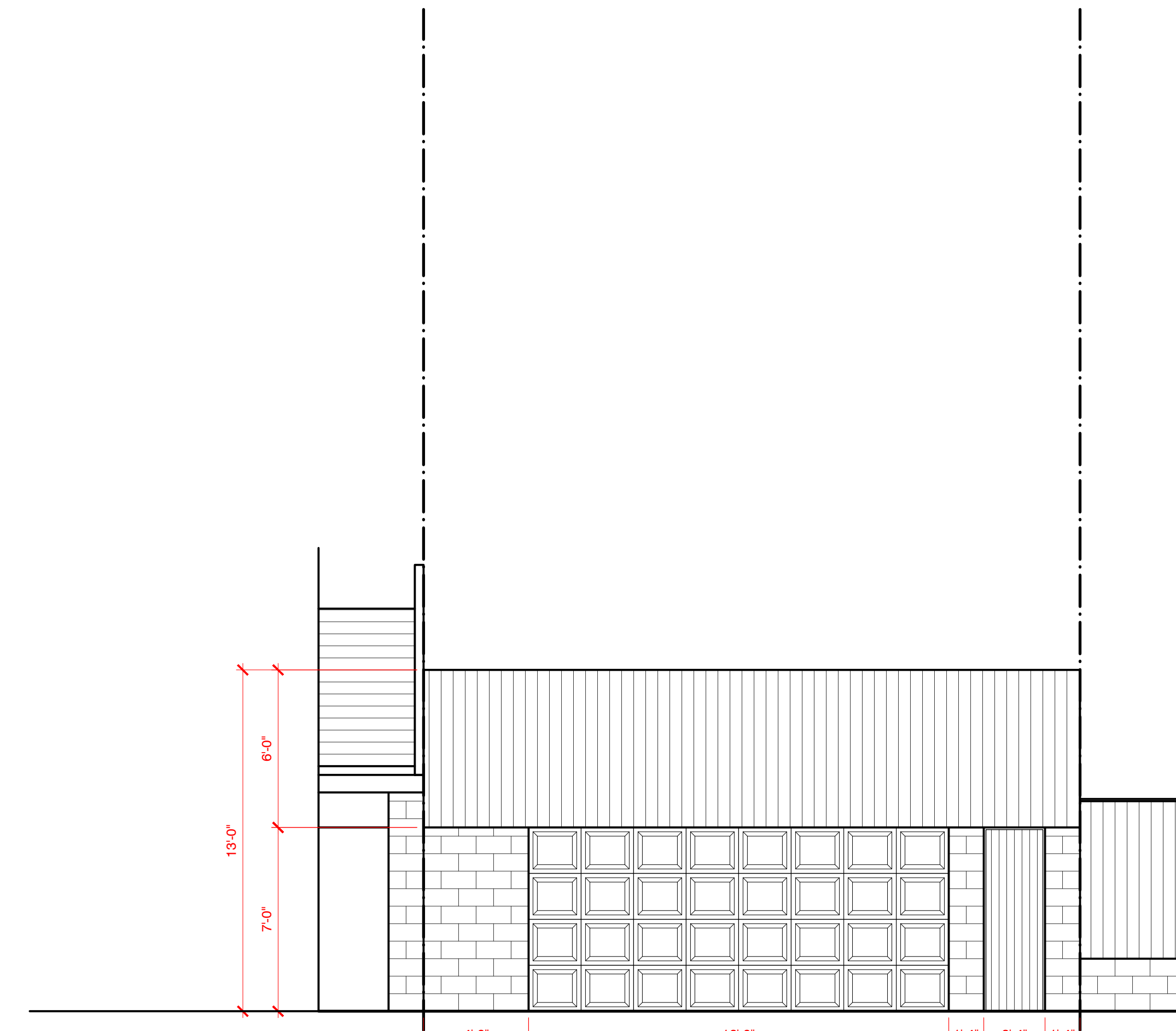
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BUILDING ELEVATIONS

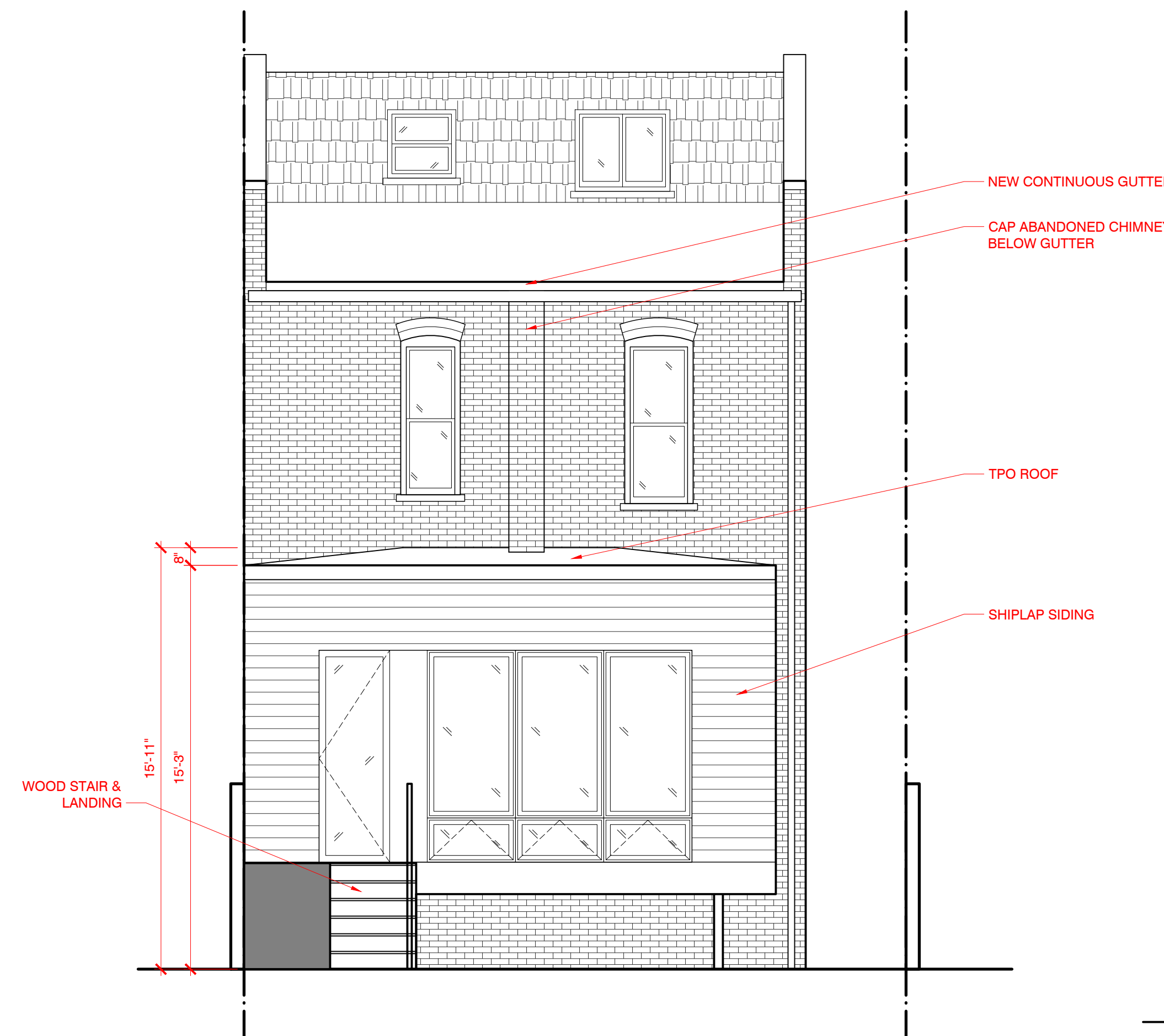
**A200**



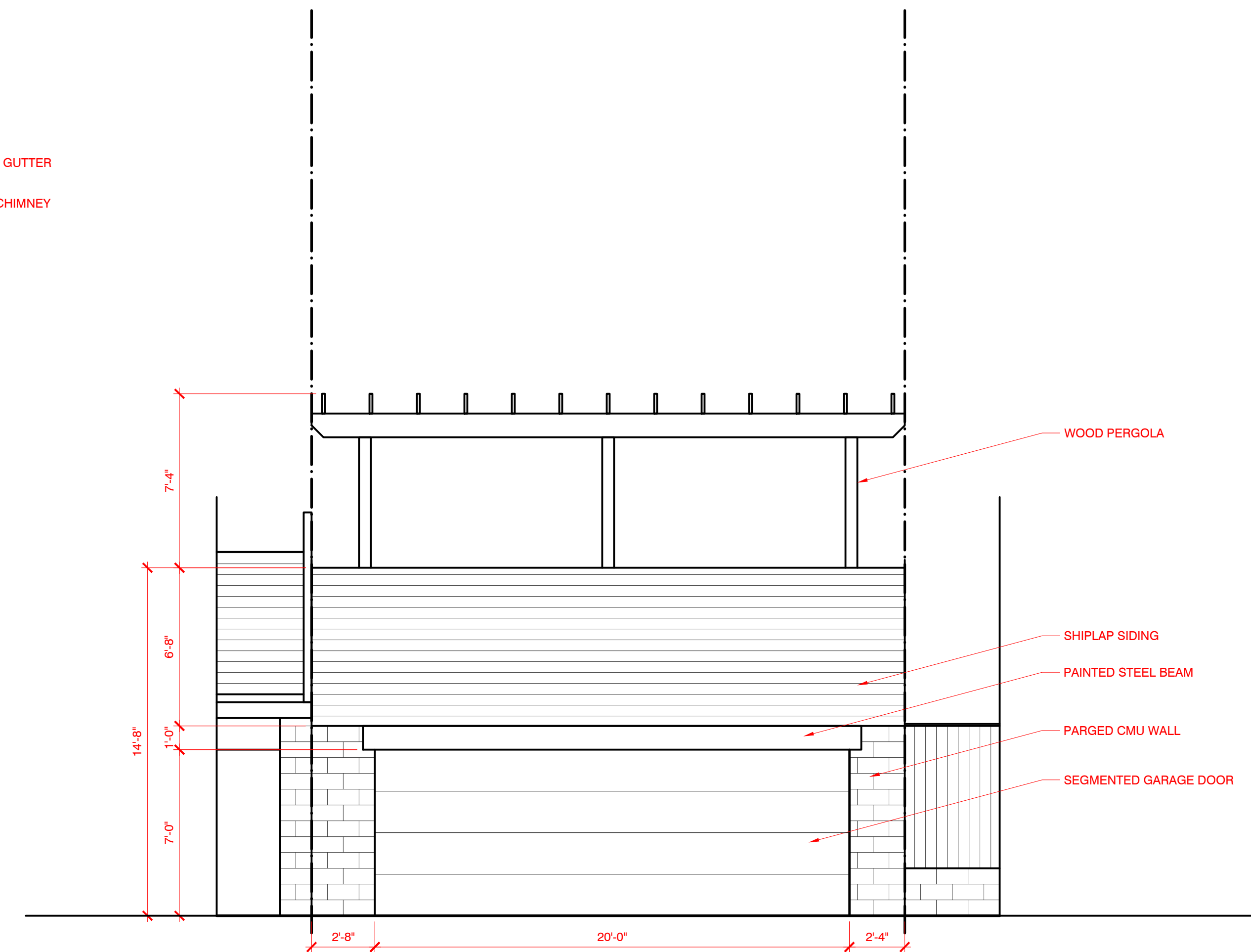
1 REAR (NORTH) ELEVATION - EXISTING  
1/4" = 1'-0"



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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