

Kilbourne Pl NW

0064

Sq. 2599

Kenyon St NW

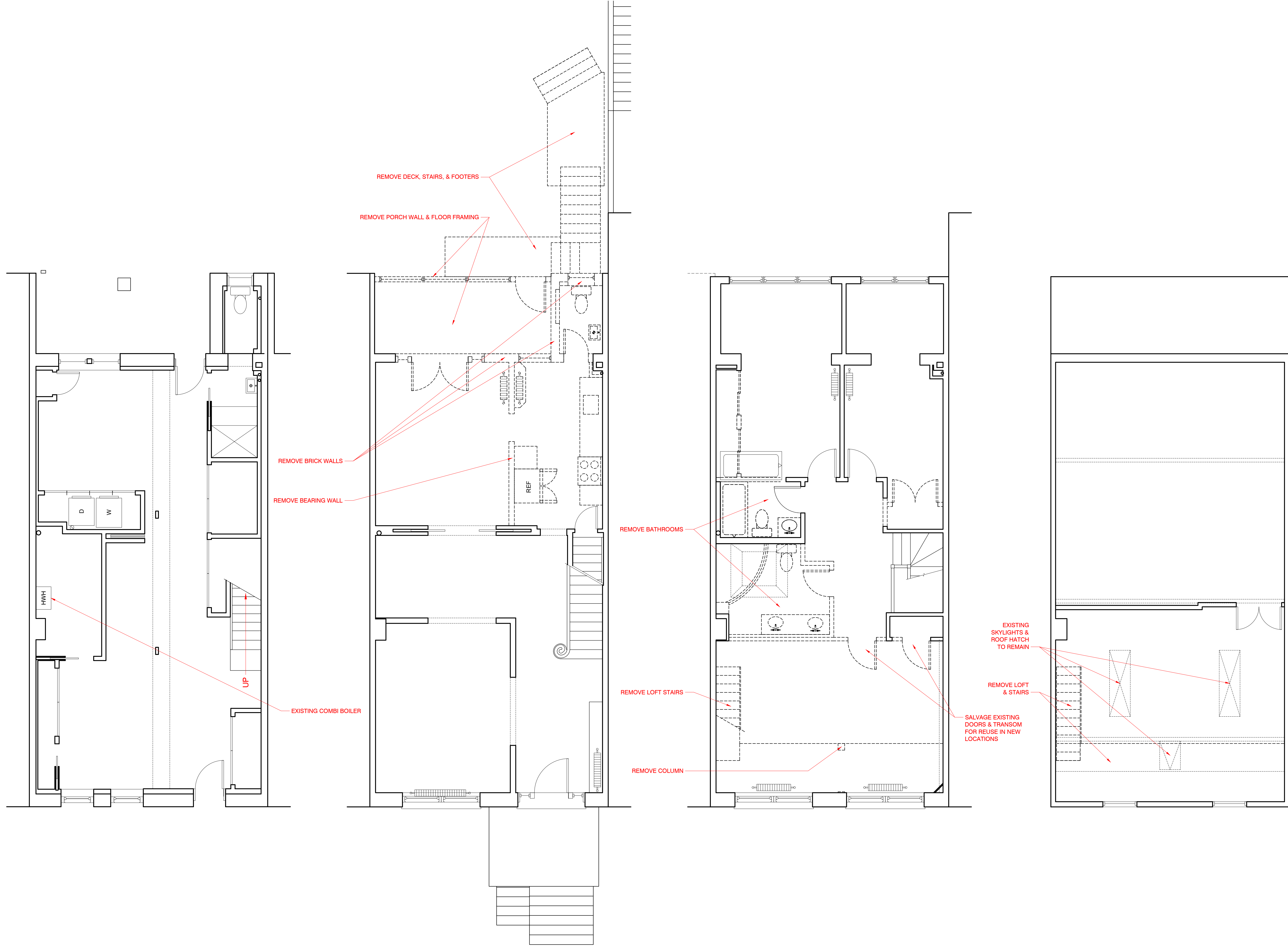
18th St NW









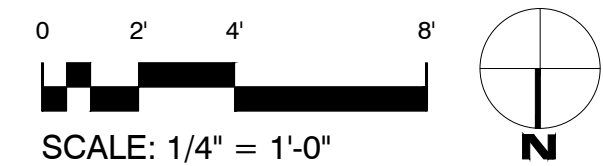


0 BASEMENT PLAN - DEMOLITION
1/4" = 1'-0"

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

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

3 ATTIC PLAN - DEMOLITION
1/4" = 1'-0"



Hoffland
Architects

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

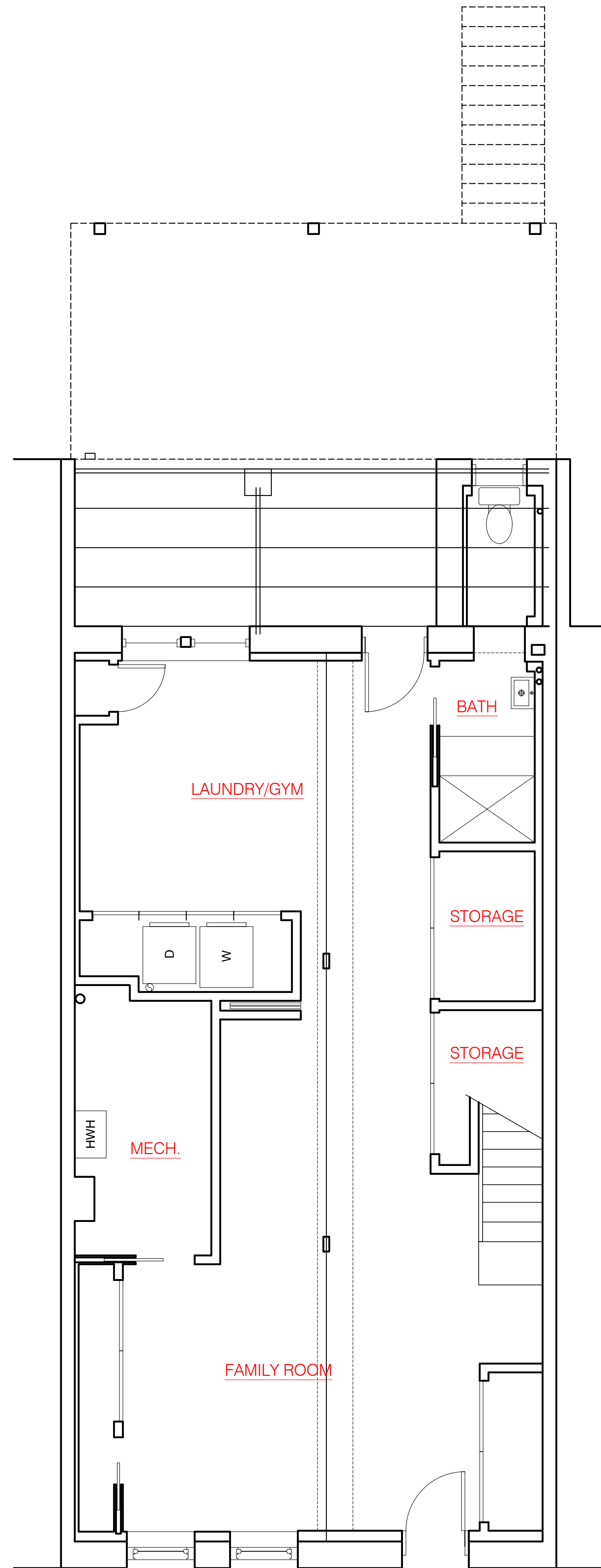


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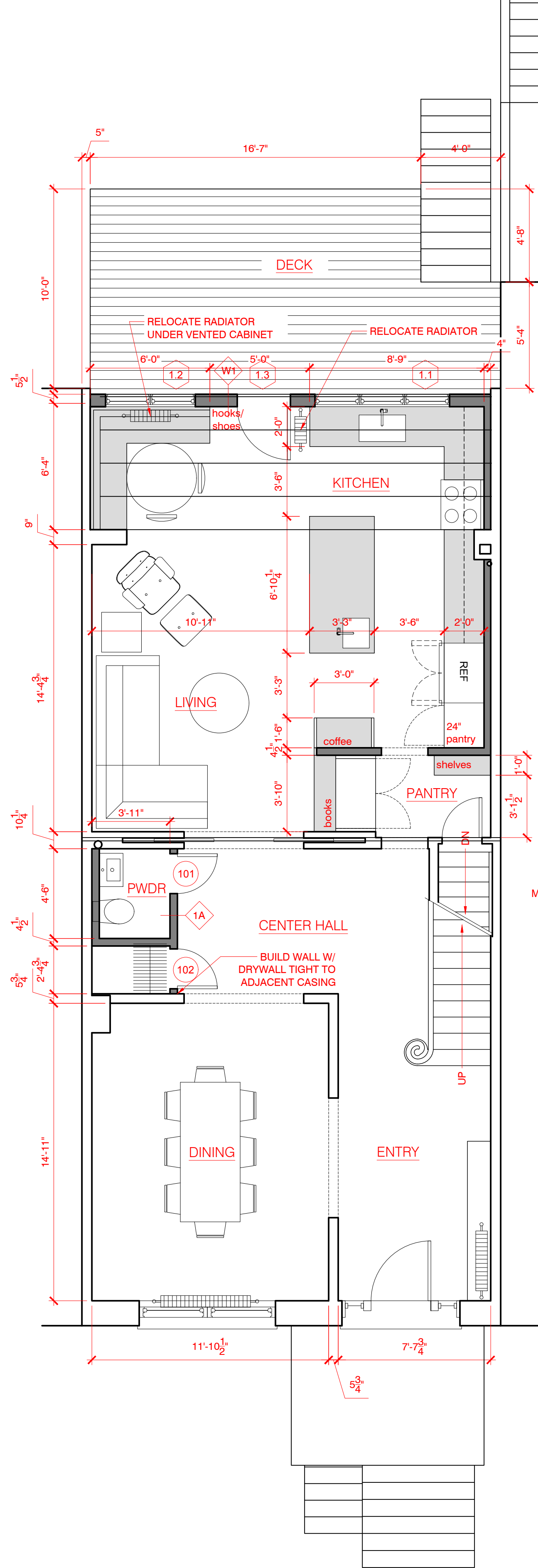
issued	
Schematic Design	05.09.2025
Preliminary Pricing	05.23.2025
Revised Pricing	06.23.2025
Revision 2	08.13.2025
Permit	09.18.2025
Permit Revision	01.23.2026
BZA	03.31.2026

DEMOLITION PLANS

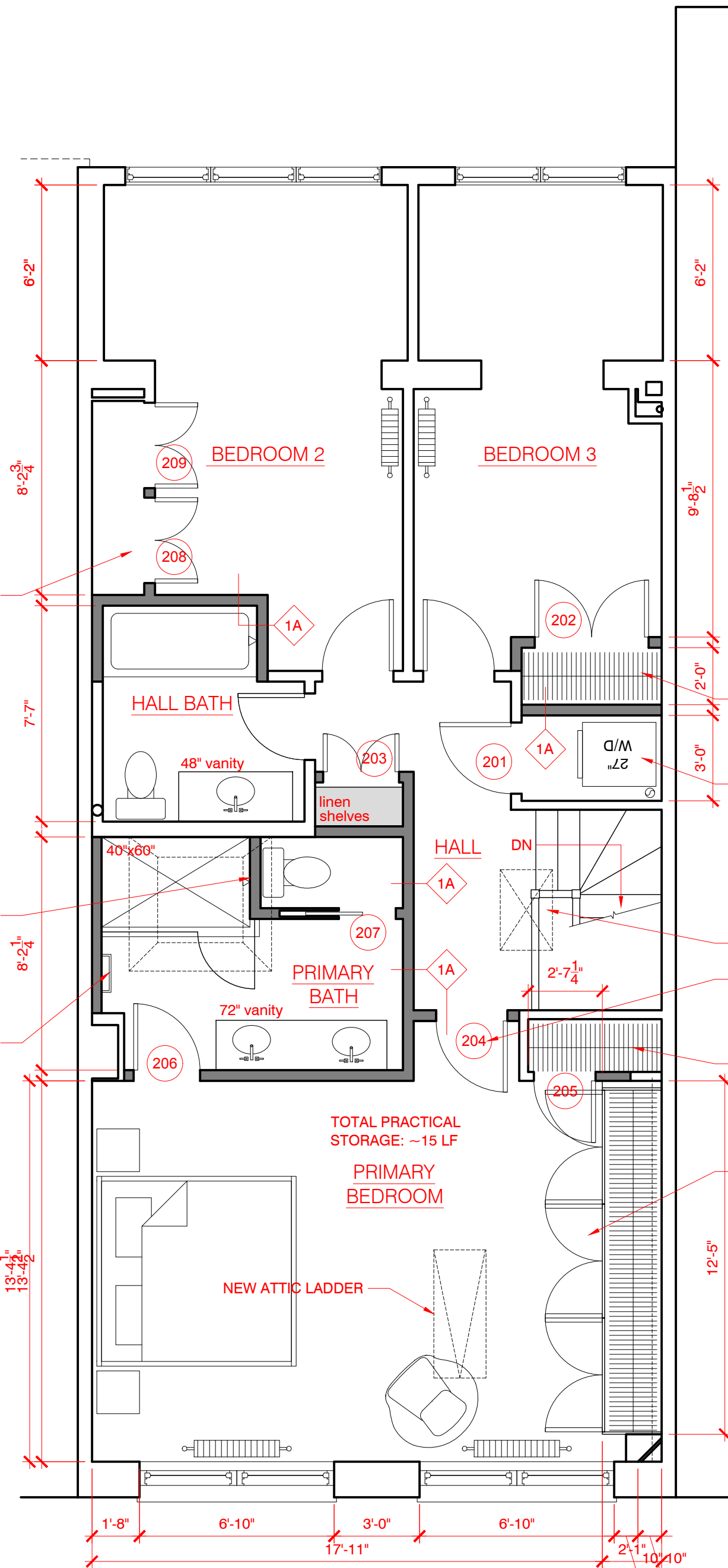
D100



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



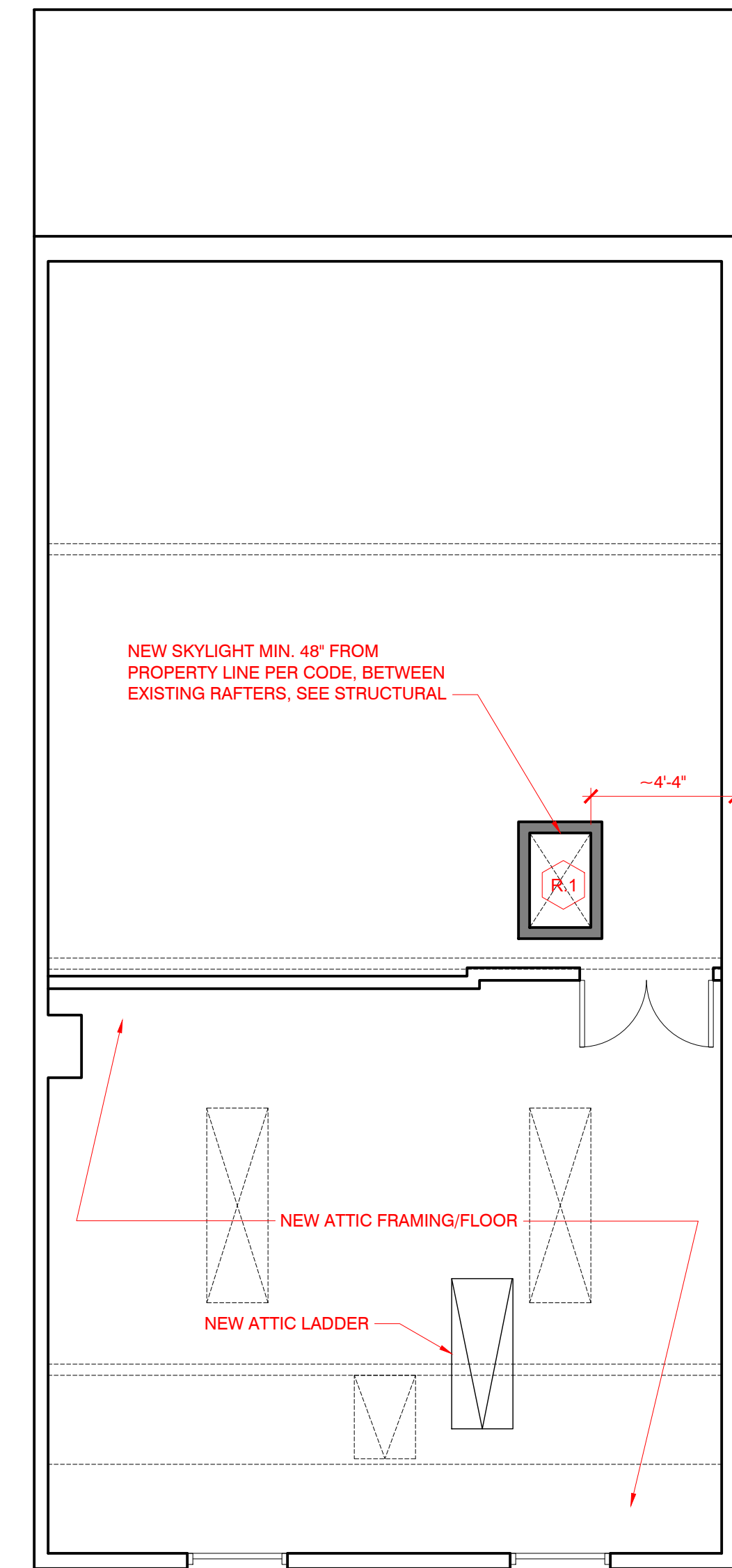
1 FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"



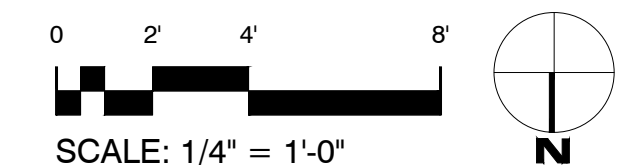
2 SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0"

ARCHITECTURAL LEGEND

- DEMOLISHED PARTITION/ITEM
- EXISTING PARTITION TO REMAIN
- NEW PARTITION/PARTITION TYPE
- X
- X.X WINDOW & EXTERIOR DOOR NUMBER
- XXX DOOR NUMBER

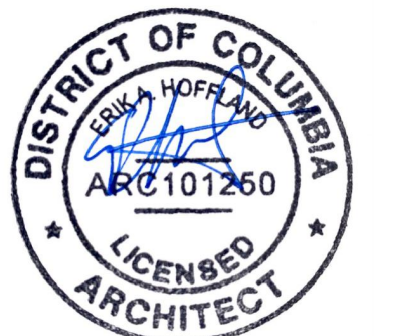


3 ATTIC PLAN - PROPOSED
1/4" = 1'-0"



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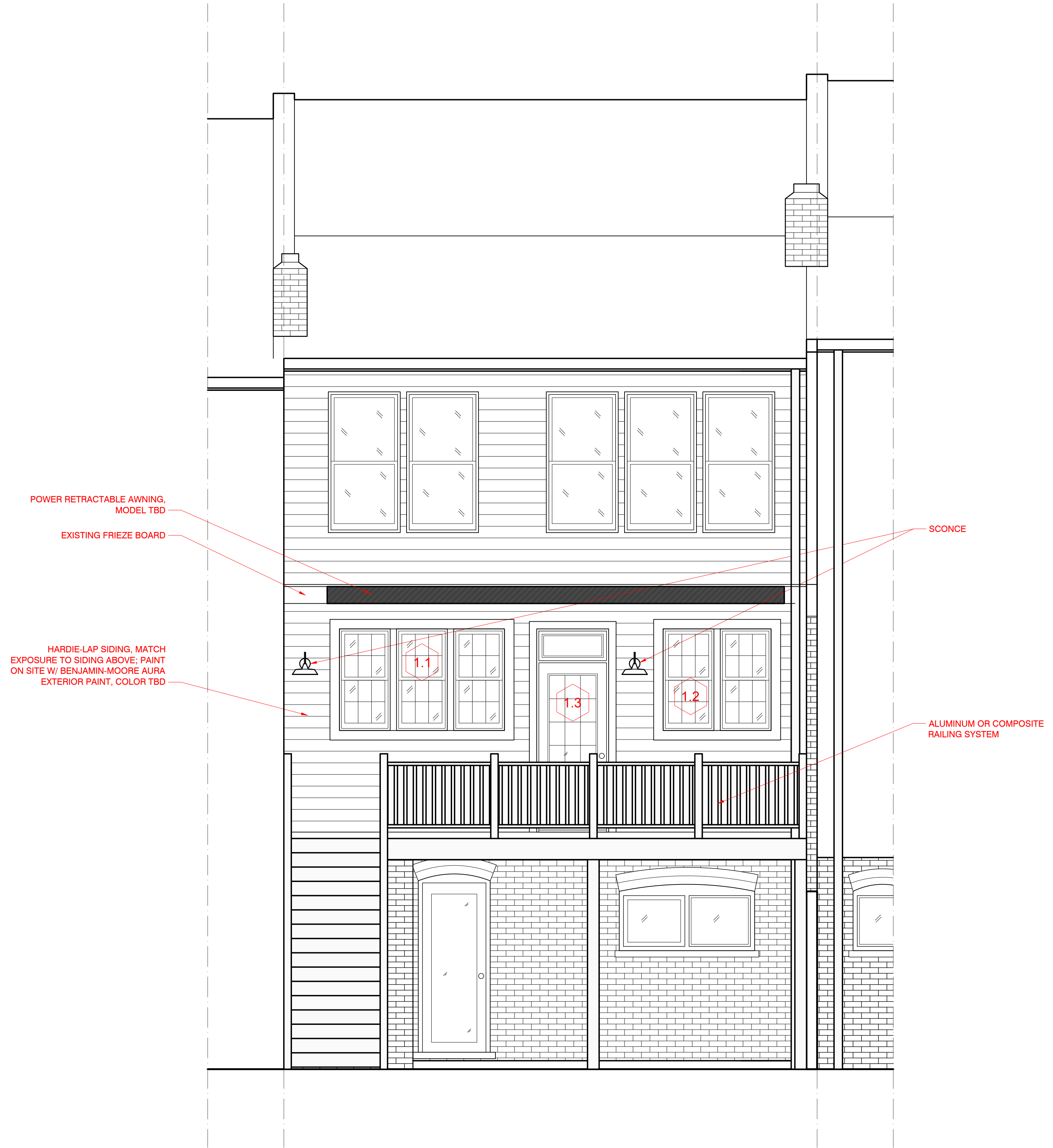
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PROPOSED PLANS

A100



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



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

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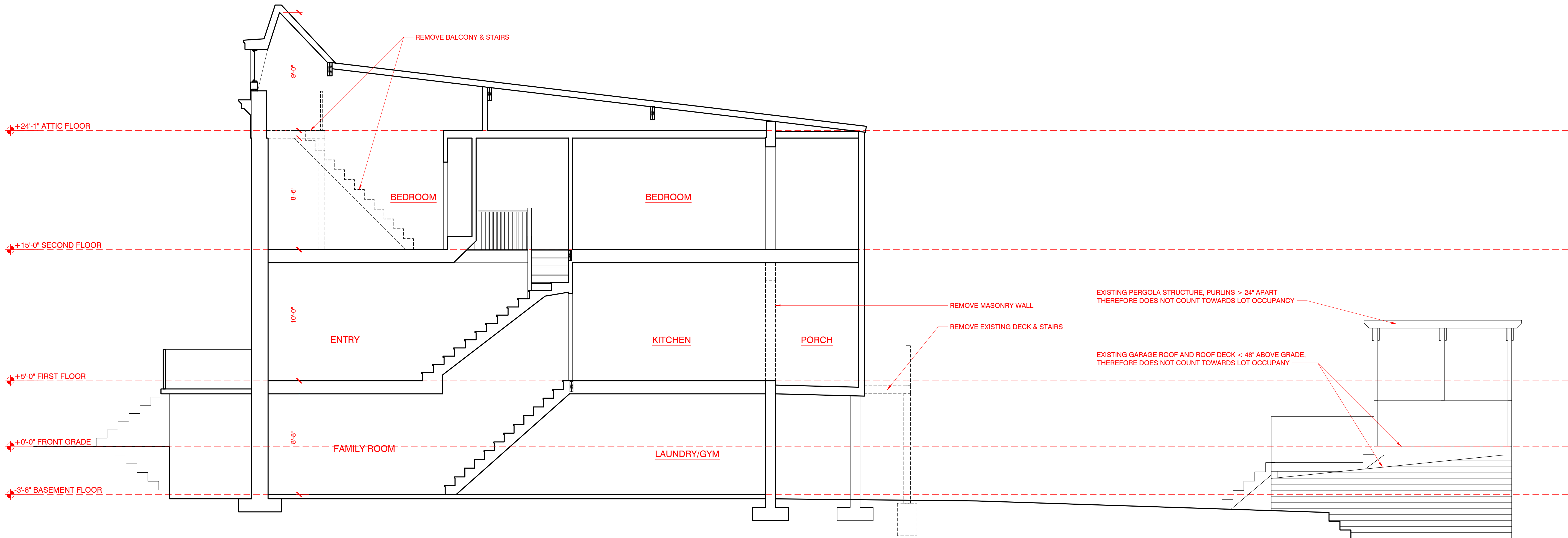


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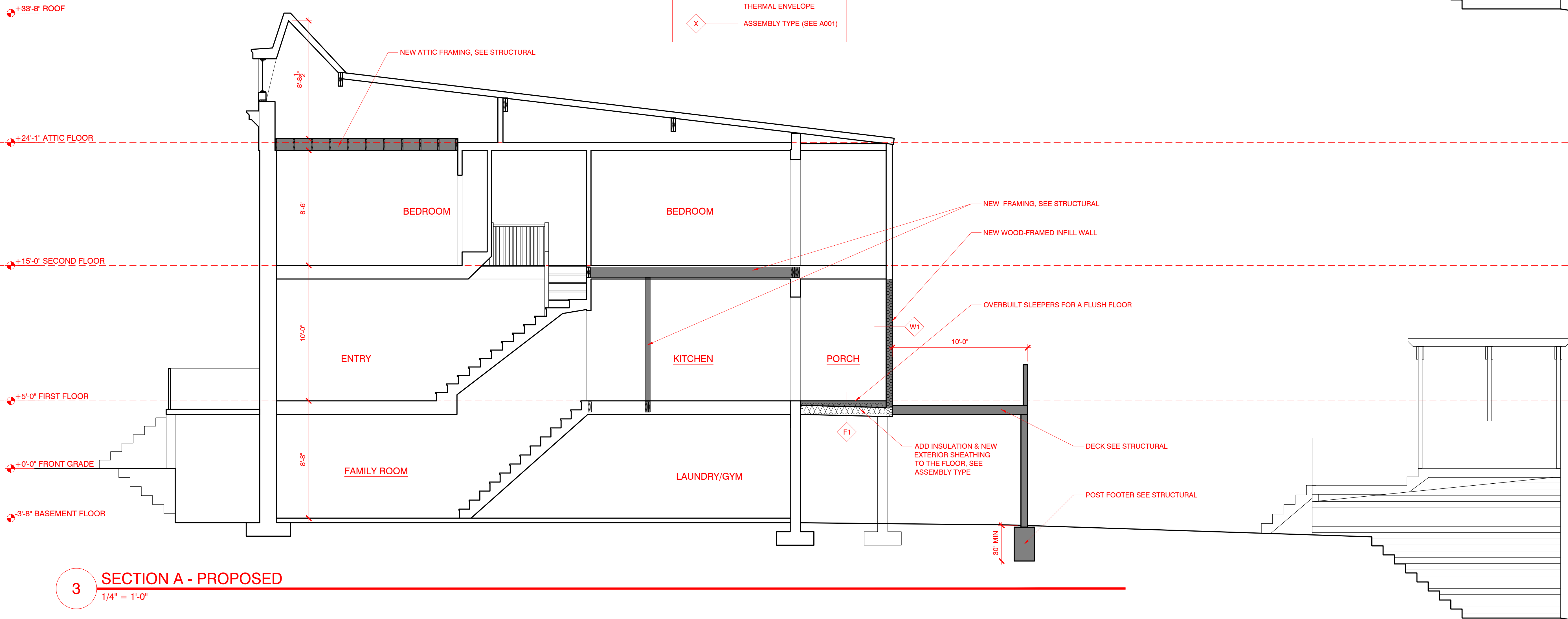
REAR ELEVATIONS

A200



1 SECTION A - EXISTING

1/4" = 1'-0"



3 SECTION A - PROPOSED

1/4" = 1'-0"

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BUILDING SECTIONS

A300

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 12, 2025

Plat for Building Permit of :

SQUARE 2599 LOT 64

Scale: 1 inch = 20 feet

Recorded in Book 48 Page 61

Receipt No. 25-05649

Drawn by: B.S.

Furnished to: ERIK HOFFLAND

“I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).”

Vincent Costanzi
for Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B2509801; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have ~~have no~~ (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have ~~have no~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *[Signature]*
Date: 03.31.2026

Printed Name: ERIK HOFFLAND Relationship
to Lot Owner: ARCHITECT

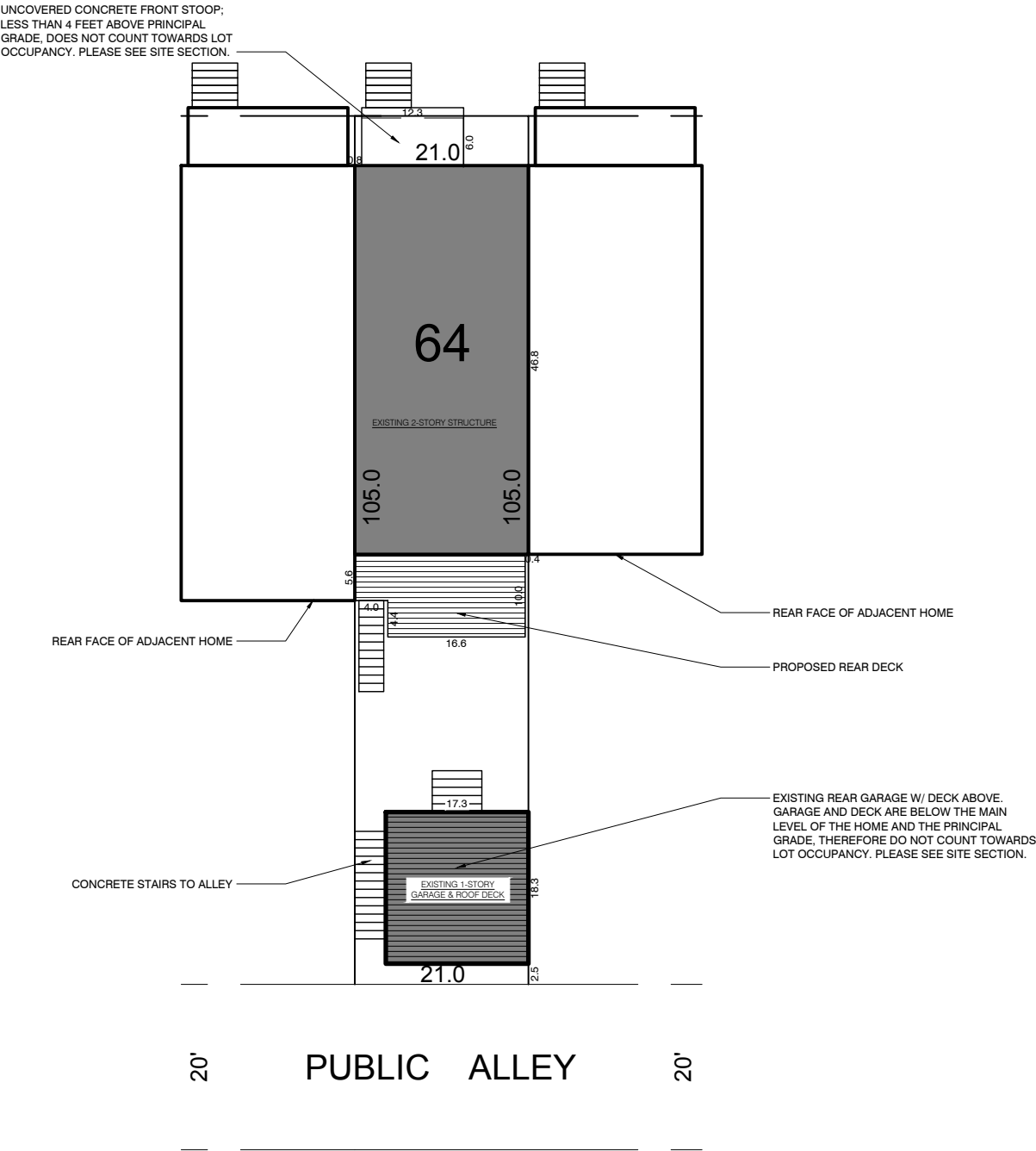
If a registered design professional, provide license number
ARC101250 and include stamp below.



SCALE: 1:20

SQUARE 2599

KILBOURNE PLACE, N.W.



1812 Kilbourne Place NW

Washington DC 20010



ZONING DATA

ZONING DISTRICT	RF-1
SQUARE	2599
LOT	0064
USE	
EXISTING:	R-1 SINGLE FAMILY
PROPOSED:	R-1 SINGLE FAMILY

LOT OCCUPANCY		
AREA	2205 SF	
FOOTPRINT ALLOWED	1323 SF (60%)	
	EXISTING	PROPOSED (no change)
HOUSE	987 SF	987 SF
GARAGE	315 SF	315 SF
REAR DECK	32 SF	187 SF
TOTAL	1334 SF	1489 SF (67.5%)

GROSS FLOOR AREA	EXISTING	ADDITION	PROPOSED
CELLAR	n/a	--	n/a
FIRST FLOOR	987 SF	--	987 SF
SECOND FLOOR	987 SF	--	987 SF
TOTAL	1974 SF	--	1974 SF

BUILDING/FIRE CODE DATA

BUILDING CODE
INTERNATIONAL RESIDENTIAL CODE 2015
INTERNATIONAL EXISTING BUILDING CODE 2015
INTERNATIONAL PLUMBING CODE 2015
INTERNATIONAL MECHANICAL CODE 2015
INTERNATIONAL FUEL GAS CODE 2015
INTERNATIONAL FIRE CODE 2015
INTERNATIONAL ENERGY CONSERVATION CODE 2015
NFPA NATIONAL ELECTRICAL CODE 2014
ASHRAE 90.1 - 2013
DCMR TITLE 12 CODE SUPPLEMENT - 2017

CONSTRUCTION TYPE VB (existing)

AREA OF WORK	
CELLAR	0 SF
FIRST FLOOR	481 SF
SECOND FLOOR	610 SF
TOTAL	1091 SF

SCOPE OF WORK

- INTERIOR RENOVATION
- REAR DECK

PROJECT TEAM

BUILDING OWNER
ERIC SALZBERG
1812 KILBOURNE PLACE NW
WASHINGTON DC 20010

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

CONTRACTOR
TBD

DRAWING INDEX

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COVER SHEET

0001