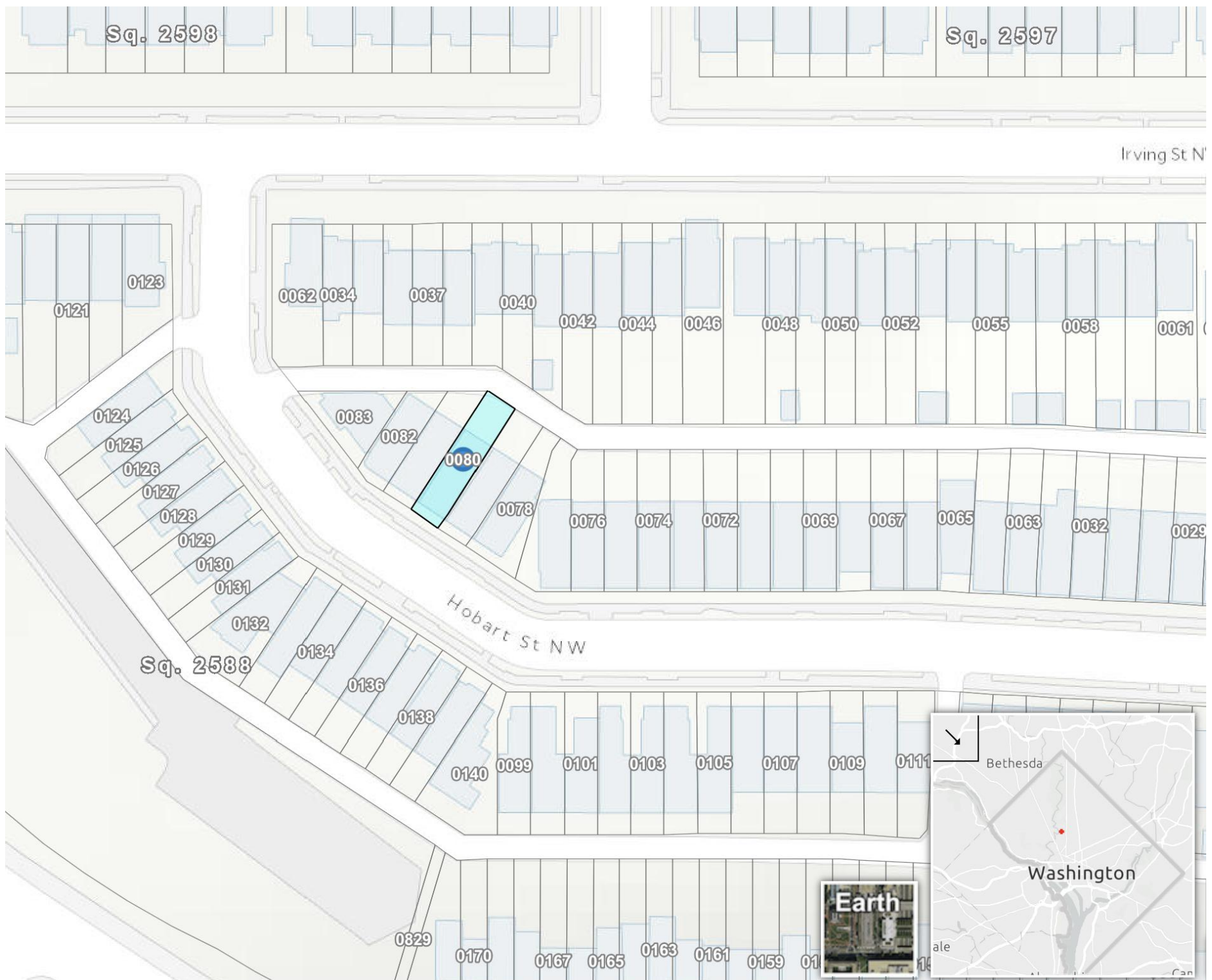
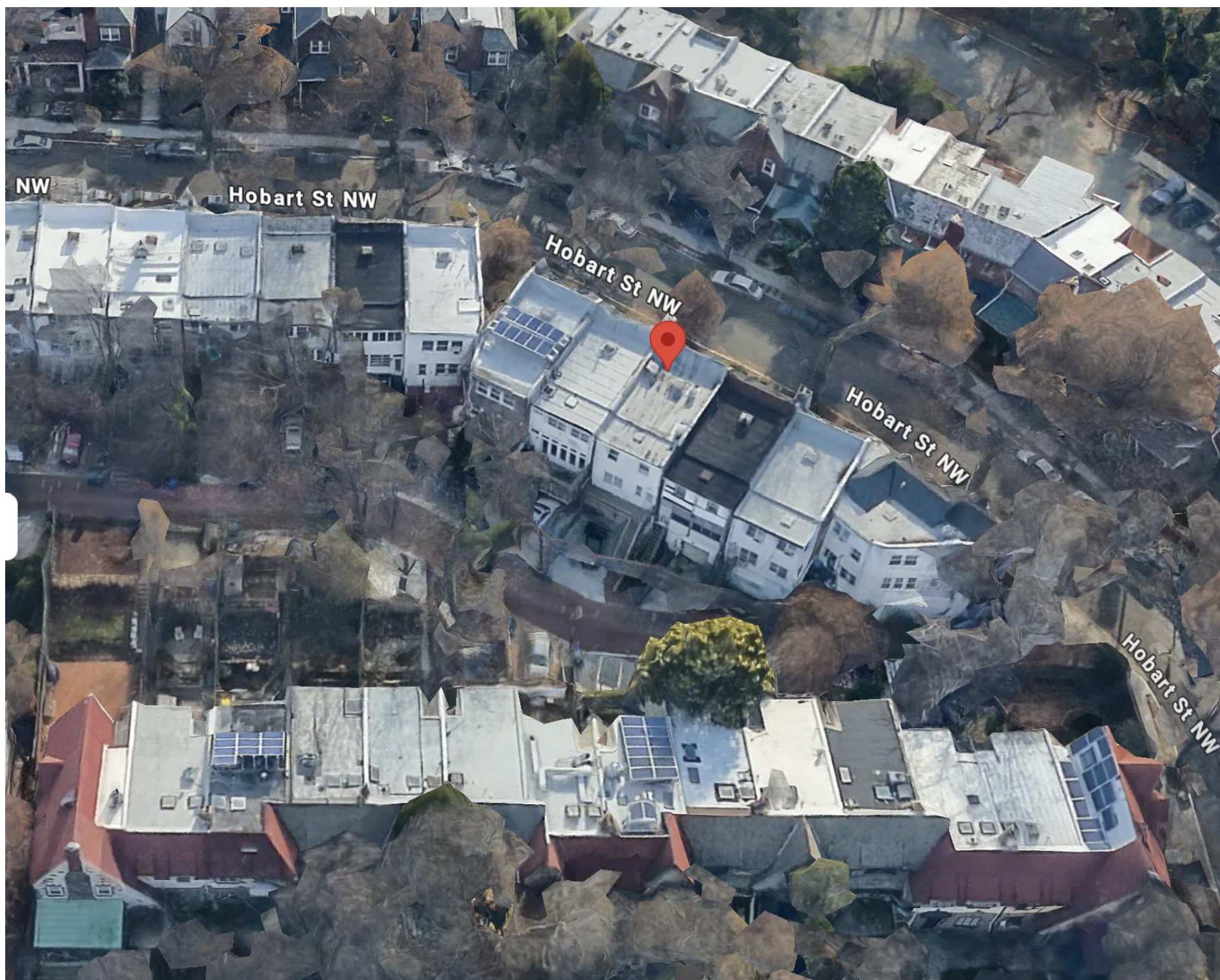


# 1755 Hobart Street NW

## Washington DC 20009



### ZONING DATA

ZONING DISTRICT	RF-1
SQUARE	2588
LOT	0080
USE	EXISTING: R-3 SINGLE FAMILY DWELLING PROPOSED: R-3 SINGLE FAMILY DWELLING

LOT OCCUPANCY		
AREA	1700 SF	
FOOTPRINT ALLOWED	1020 SF (60%)	
	EXISTING	PROPOSED
HOUSE	790	790
FRONT PORCH/PATIO	176	176
REAR DECK	110	220 SF
TOTAL	1076 SF	1186 SF
		(69.7%/special exception)

REAR YARD SETBACK	EXISTING	PROPOSED
	22.1 FEET	14.3 FEET

GROSS FLOOR AREA	EXISTING	ADDITION	PROPOSED
CELLAR	n/a	n/a	n/a
FIRST FLOOR	790 SF	0 SF	790 SF
SECOND FLOOR	790 SF	0 SF	790 SF
TOTAL	1580 SF	0	1580 SF

### BUILDING/FIRE CODE DATA

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

**USE GROUP** R-3 (Single Family Residential)

**CONSTRUCTION TYPE** VB (existing)

**FIRE SPRINKLER**  
N/A (SINGLE FAMILY)

AREA OF WORK	
CELLAR	0 SF
FIRST FLOOR	405 SF
SECOND FLOOR	429 SF
TOTAL	834 SF

**AREA OF SOIL DISTURBANCE**  
8 SF (2 post footings)  
\*no soil erosion control plan is required for <50 SF disturbance

### SCOPE OF WORK

- RENOVATE 1ST & 2ND FLOORS
- NEW REAR DECK (REQUIRES ZONING 'SPECIAL EXCEPTION')

### PROJECT TEAM

**BUILDING OWNER**  
DAVID AND ALISON DESCRYVER  
1755 HOBART STREET NW  
WASHINGTON DC 20009

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

### DRAWING INDEX

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S100	STRUCTURAL PLANS
S200	DC DECK DETAILS

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COVER SHEET

0001

Source: Zoning Adjustment  
District of Columbia  
CASE NO. 21371  
EXHIBIT NO. 6





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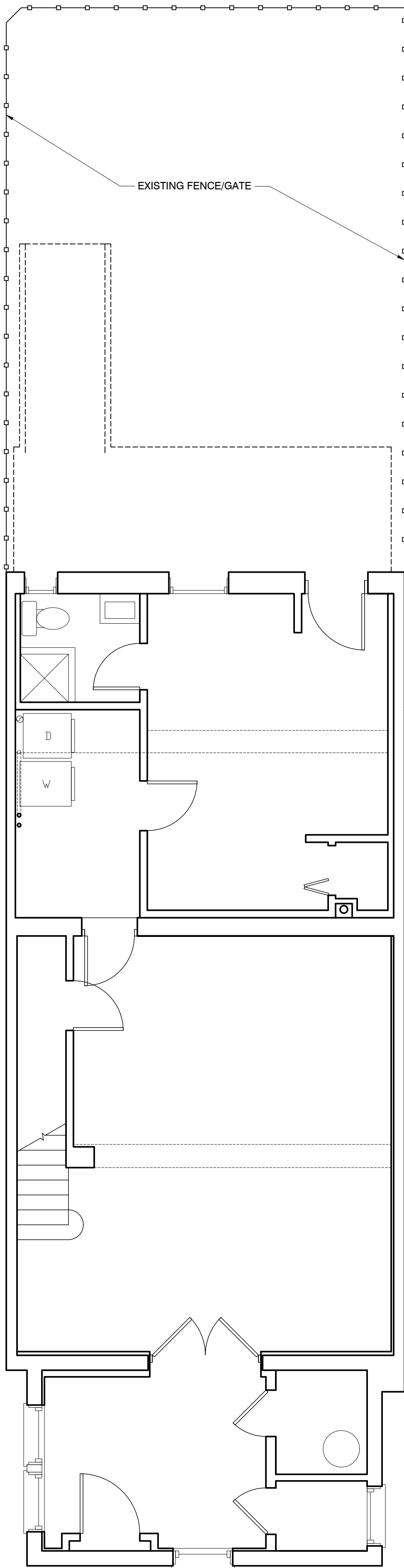


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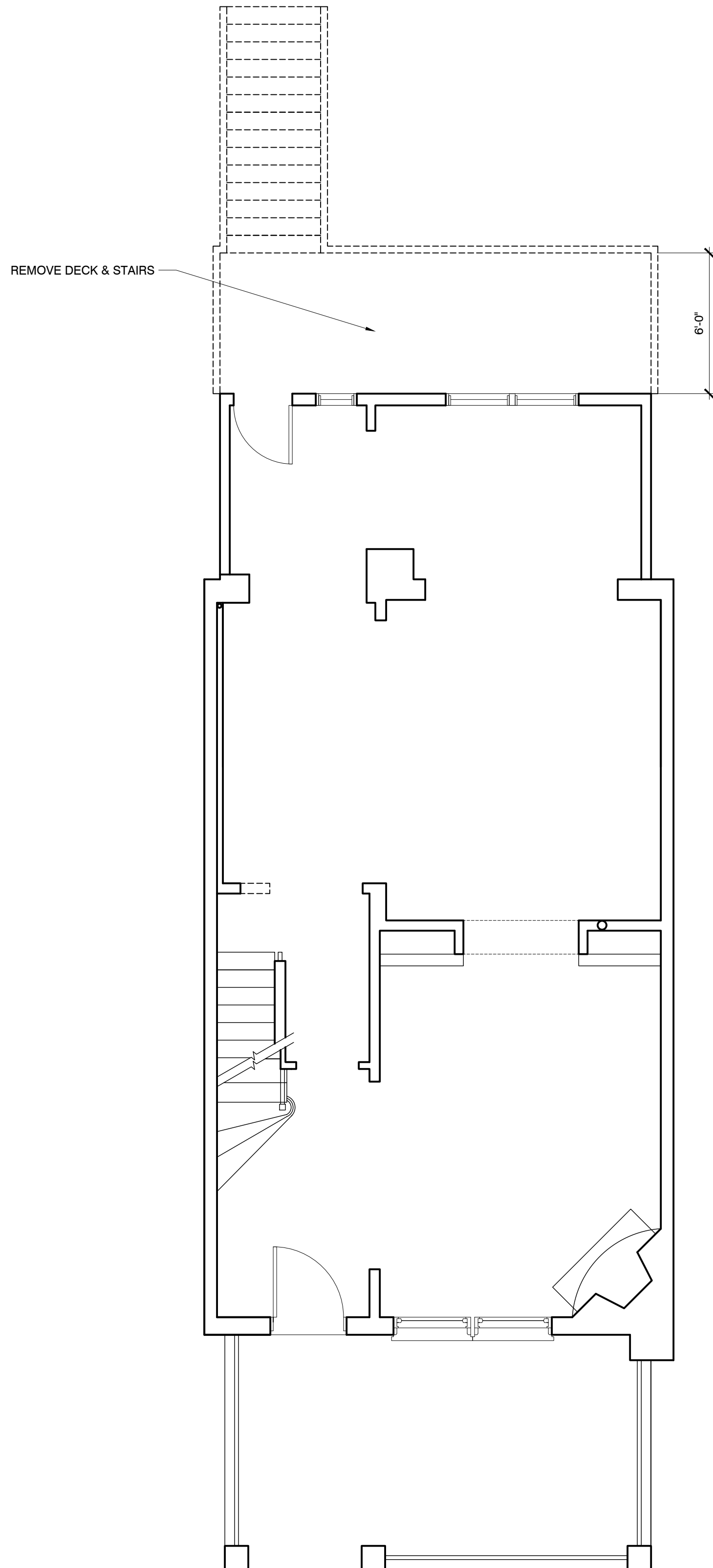
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PHOTOGRAPHS

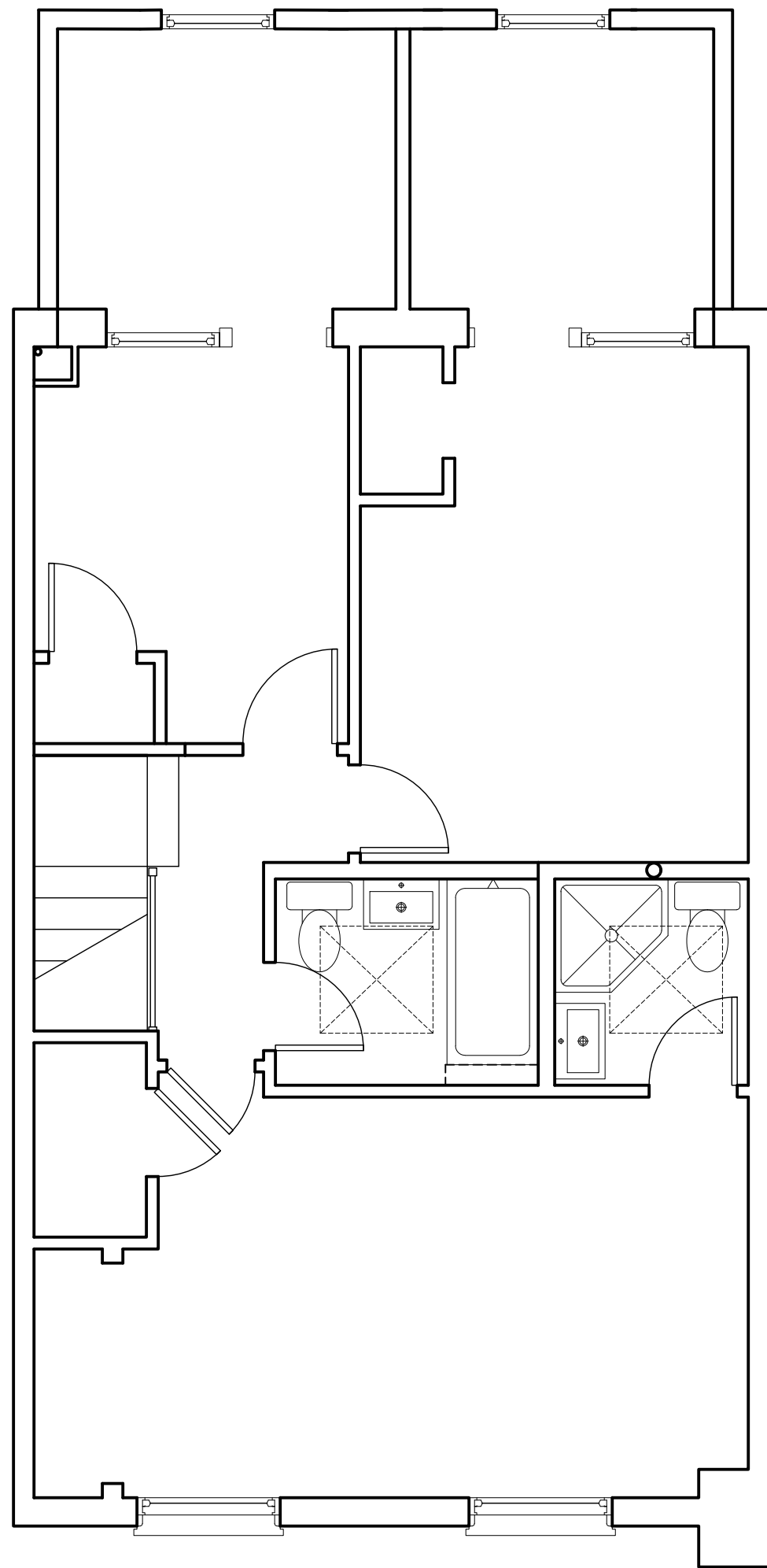




1 BASEMENT PLAN - DEMOLITION  
1/4" = 1'-0"



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



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

DEMOLITION GENERAL NOTES

- A. REMOVE WALLS AS SHOWN, INCLUDING SHEATHING AND FRAMING MEMBERS. PROVIDE TEMPORARY SHORING FOR REMOVAL OF ALL LOAD-BEARING MEMBERS PER STRUCTURAL DRAWINGS.
- B. REMOVE WINDOWS & DOORS AS SHOWN ON PLAN
- C. REMOVE ALL EQUIPMENT, APPLIANCES, AND PLUMBING FIXTURES AS SHOWN ON PLAN & RECYCLE AND/OR DONATE TO SALVAGE YARD (I.E., COMMUNITY FORKLIFT) U.N.O.

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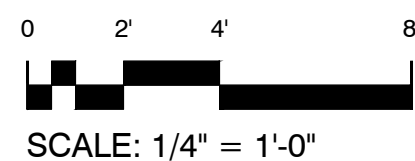
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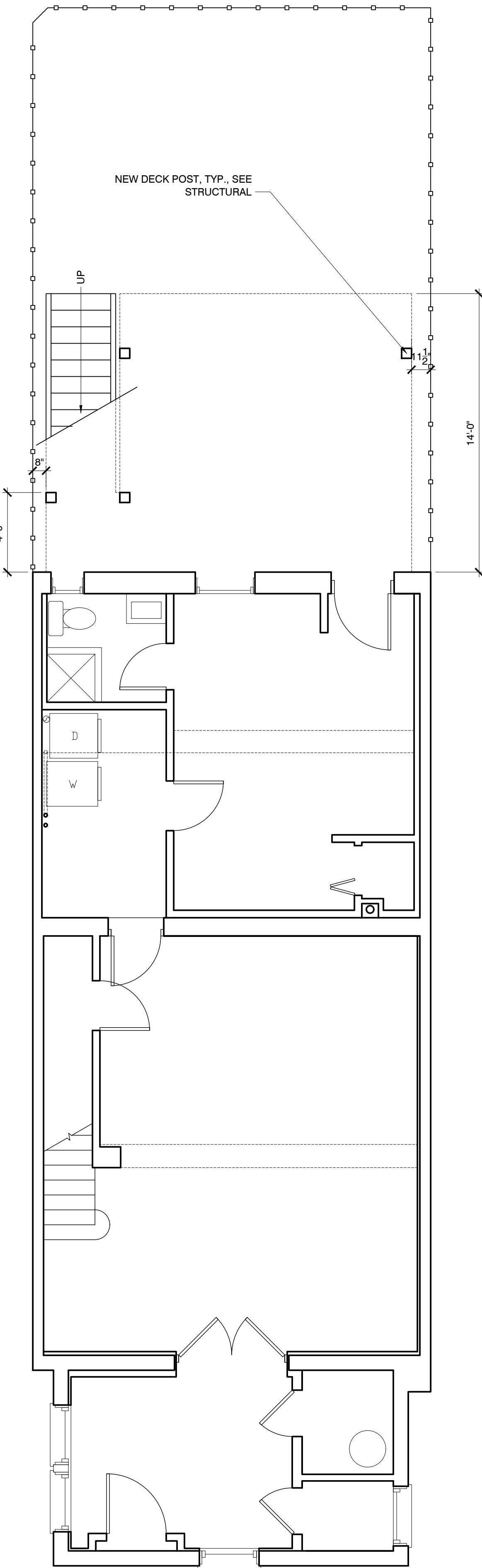
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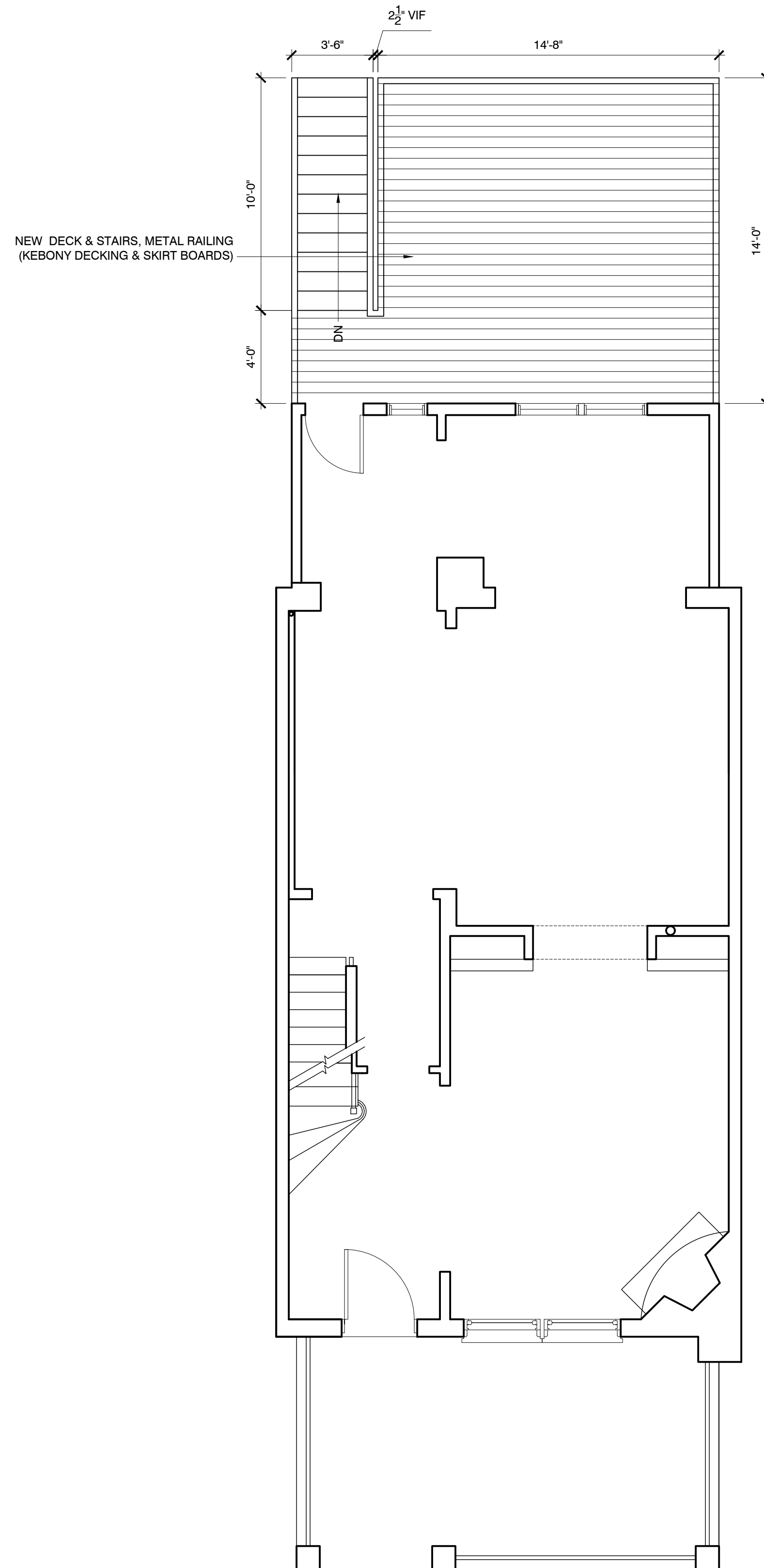
DEMOLITION PLANS



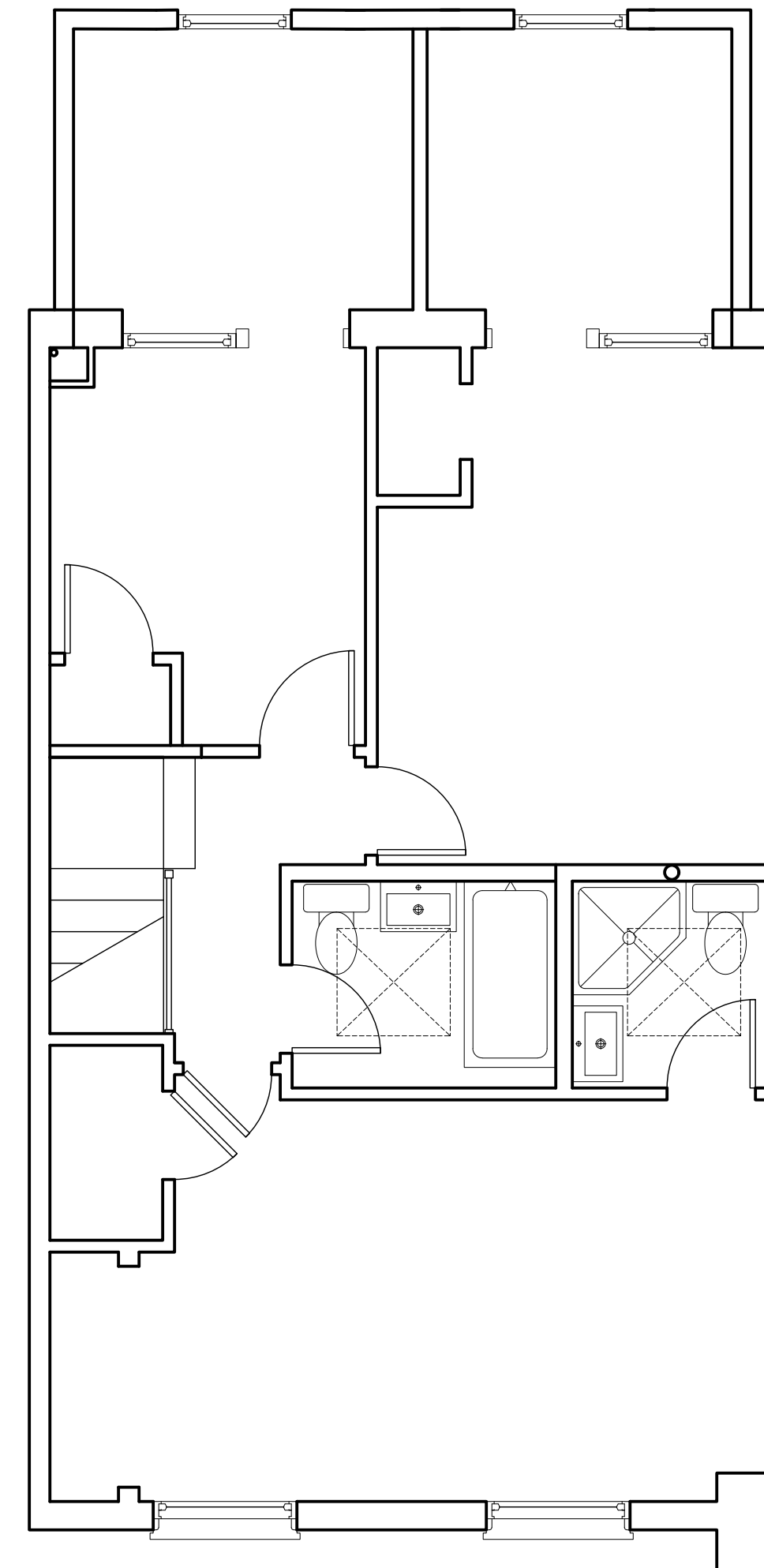
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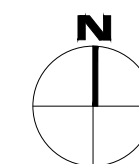
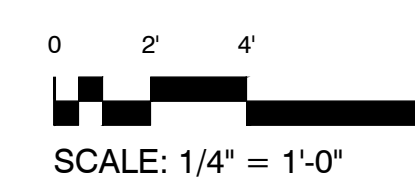
1 BASEMENT PLAN - PROPOSED  
1/4" = 1'-0"



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



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



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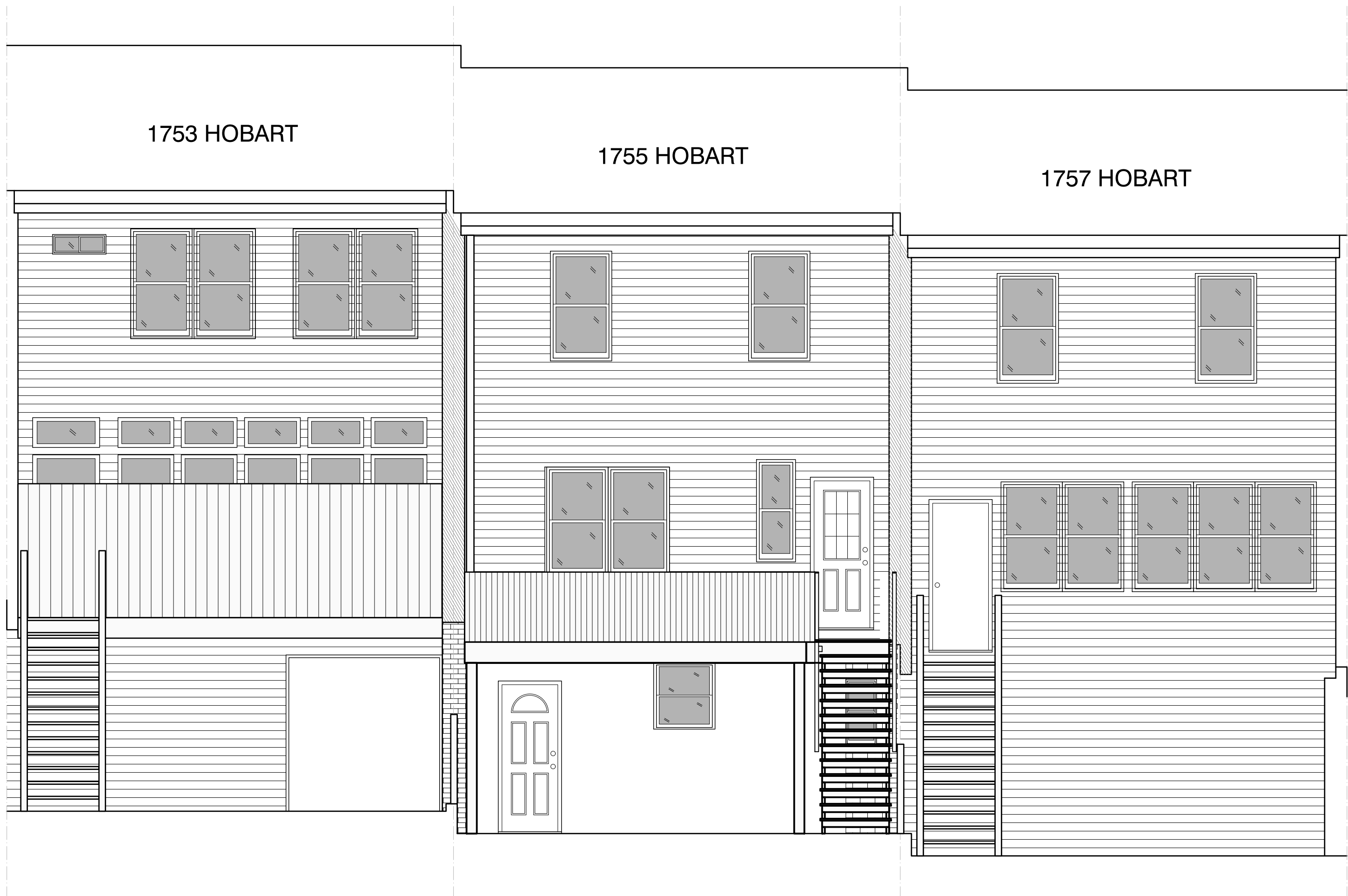


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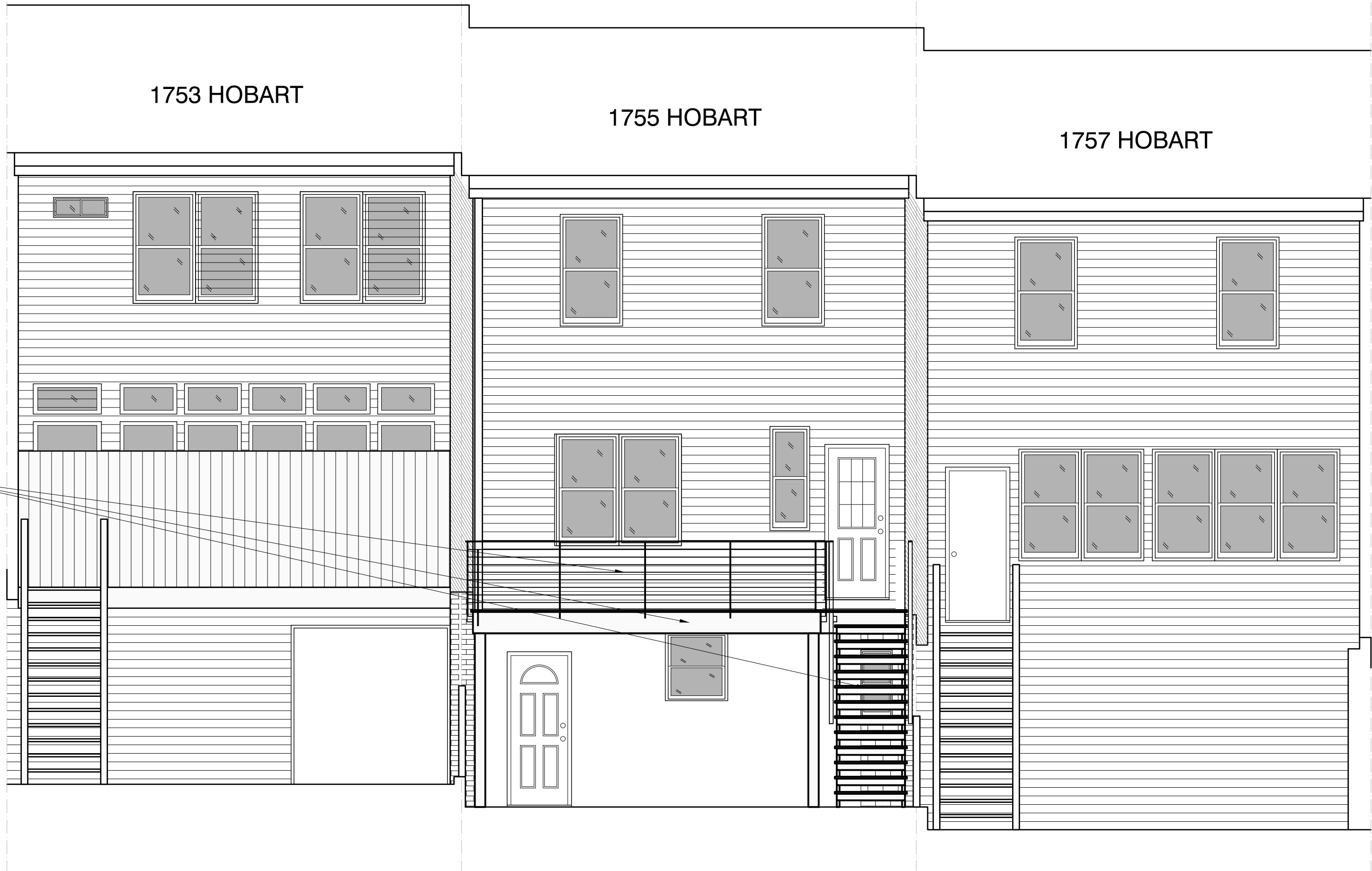
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PROPOSED PLANS

**A100**



1 REAR ELEVATION - EXISTING  
1/4" = 1'-0"



2 REAR ELEVATION - PROPOSED  
1/4" = 1'-0"

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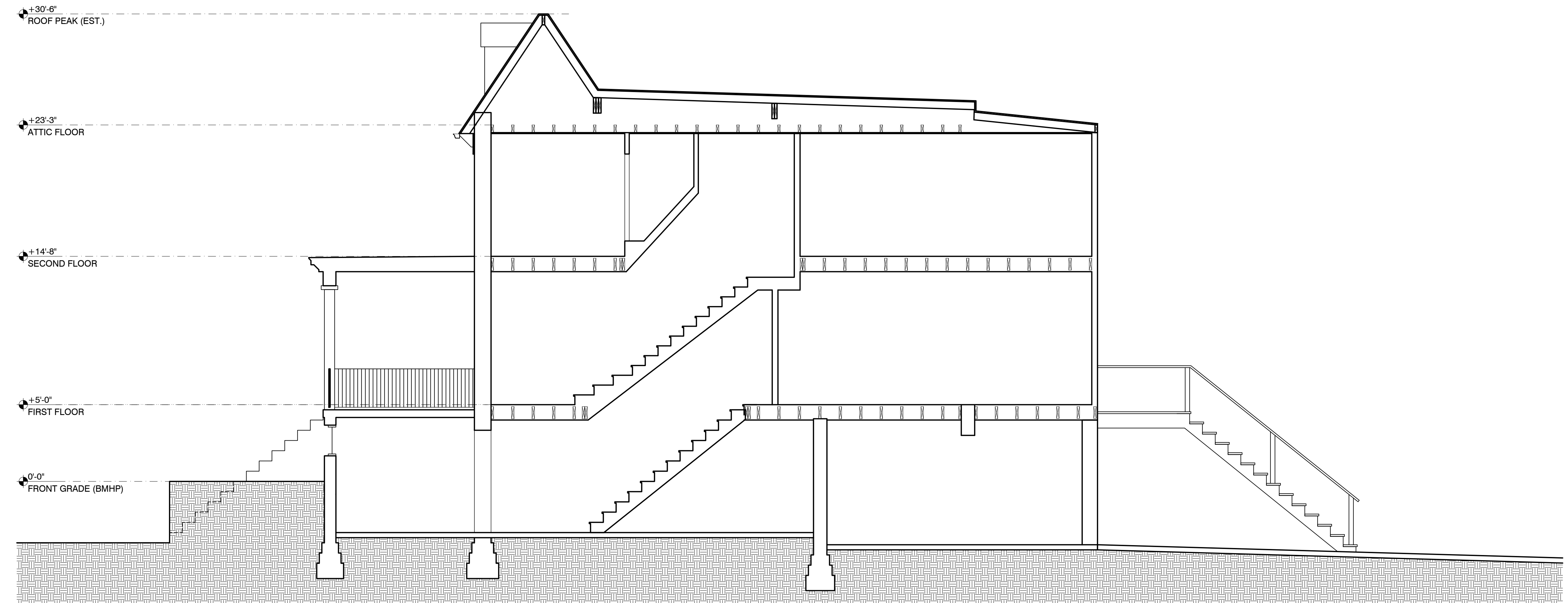


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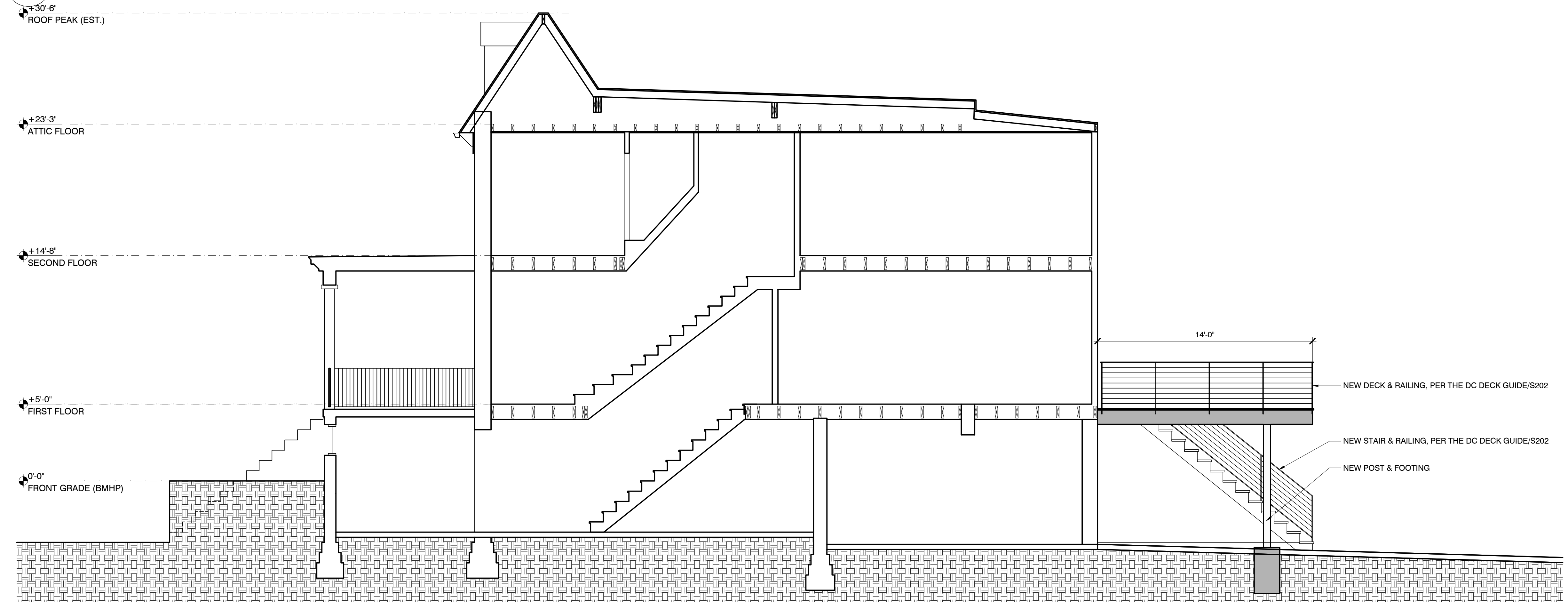
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REAR ELEVATIONS

A200



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



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

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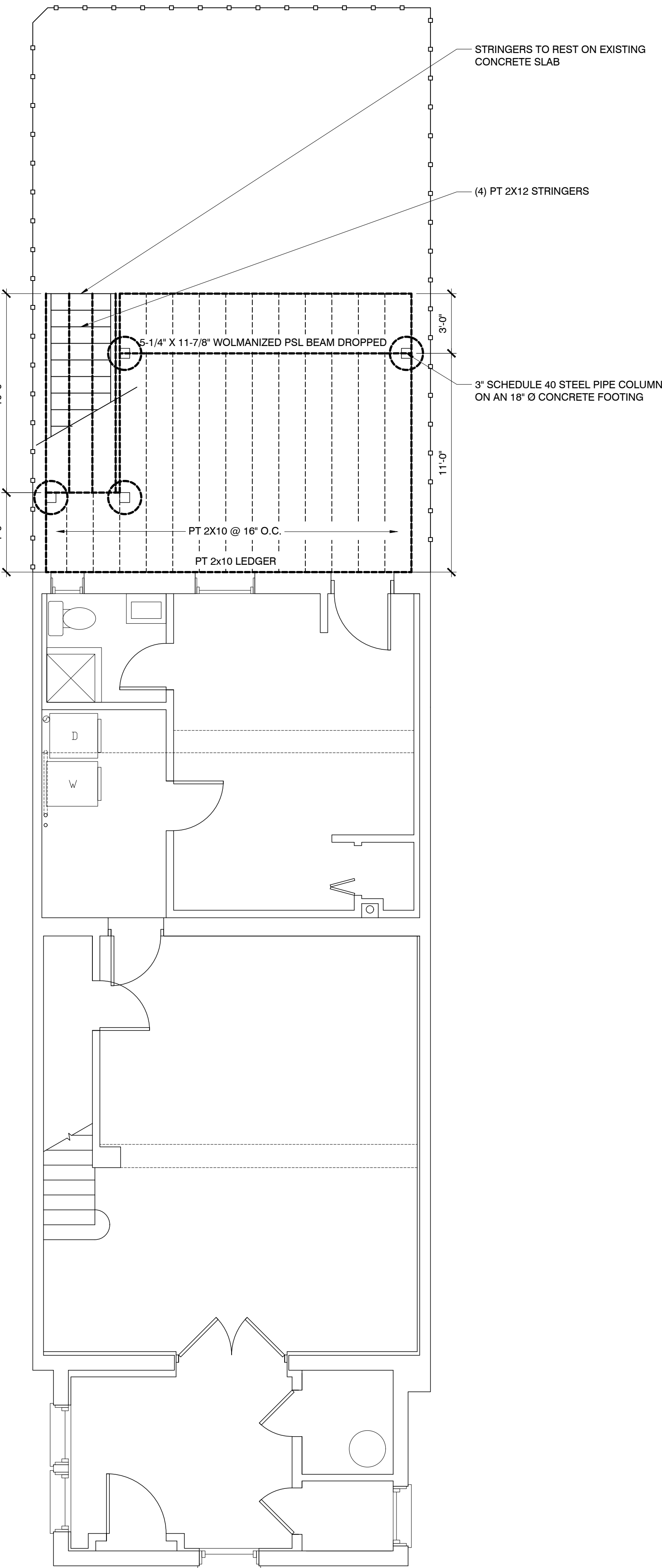
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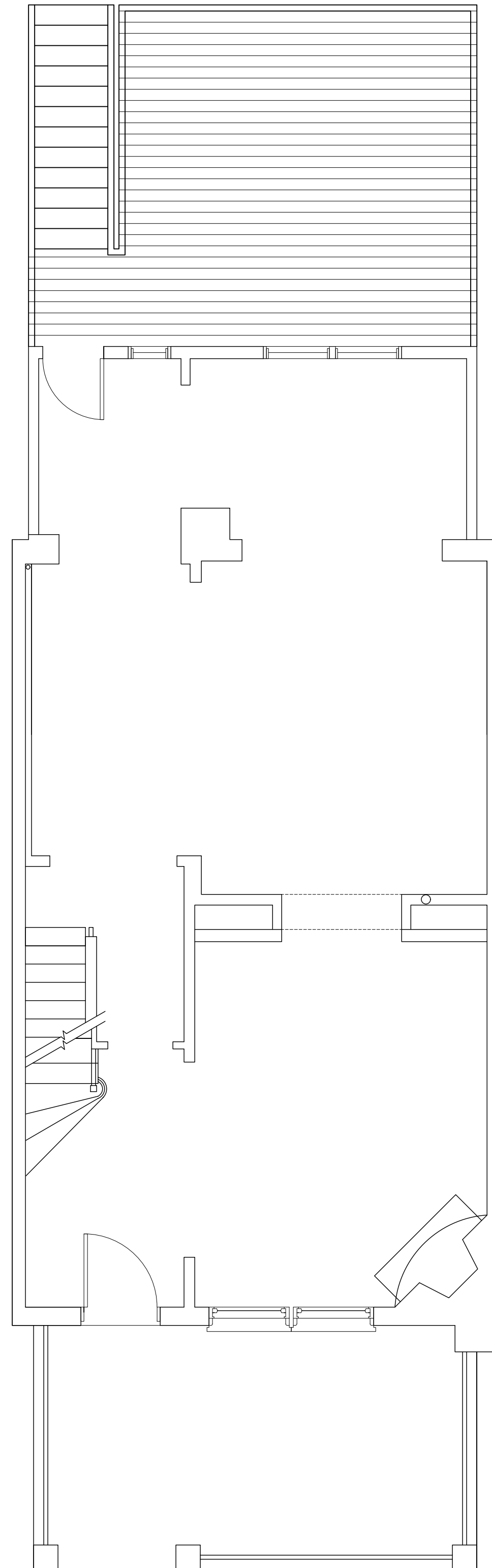
BUILDING SECTIONS

A300

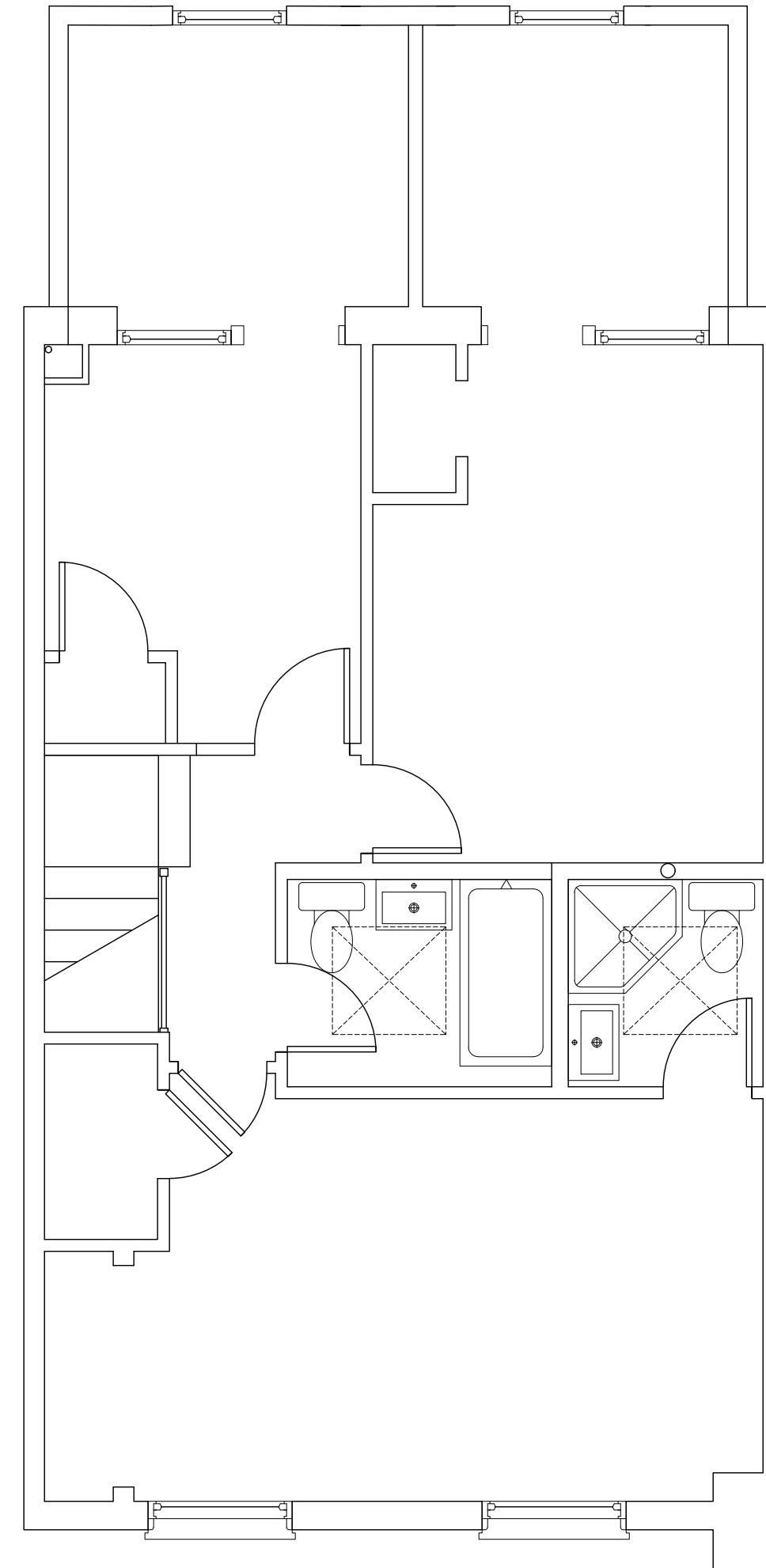




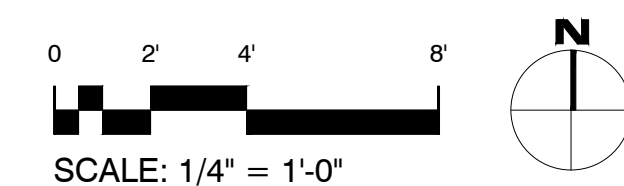
1 FIRST FLOOR PLAN - STRUCTURAL  
1/4" = 1'-0"



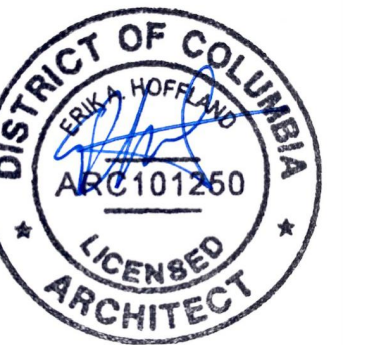
2 SECOND FLOOR PLAN - STRUCTURAL  
1/4" = 1'-0"



3 ROOF PLAN - STRUCTURAL  
1/4" = 1'-0"



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STRUCTURAL PLANS

**S100**