

1448 Spring Road NW

Washington DC 20010



SCOPE OF WORK

- 1. NEW REAR DECK

ZONING/BUILDING DATA

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

ZONING DISTRICT RF-1
SQUARE 2690
LOT 0048

USE
EXISTING: R-3 (SINGLE FAMILY DWELLING)
PROPOSED: R-3 (SINGLE FAMILY DWELLING)

CONSTRUCTION TYPE VB (existing)

FIRE SPRINKLER None required (SFD)

LOT OCCUPANCY		
AREA	1520 SF	
FOOTPRINT ALLOWED	912 SF (60%)	
	1064 SF (70% W/ SPECIAL EXCEPTION)	
	EXISTING	PROPOSED
HOUSE	860 SF	860 SF
DECK	0 SF	200 SF
TOTAL	860 SF	1060 SF (69%)

GROSS FLOOR AREA	EXISTING	ADDITION	PROPOSED
CELLAR	n/a	n/a	0 SF
FIRST FLOOR	860	0	860 SF
SECOND FLOOR	860	0	860 SF
TOTAL	1720 SF	0 SF	1720 SF

REAR YARD SETBACK
EXISTING 28'
PROPOSED 28' (DECK IS < 4' ABOVE GRADE)

AREA OF WORK
EXTERIOR 200 SF
TOTAL 200 SF

PROJECT TEAM

BUILDING OWNER
WILL LAWRENCE & MADELINE BRITVEC
1448 SPRING ROAD NW
WASHINGTON DC 20010

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

CONTRACTOR
TBD

DRAWING INDEX

GENERAL
0001 COVER SHEET
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S200 DC DECK DETAILS

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



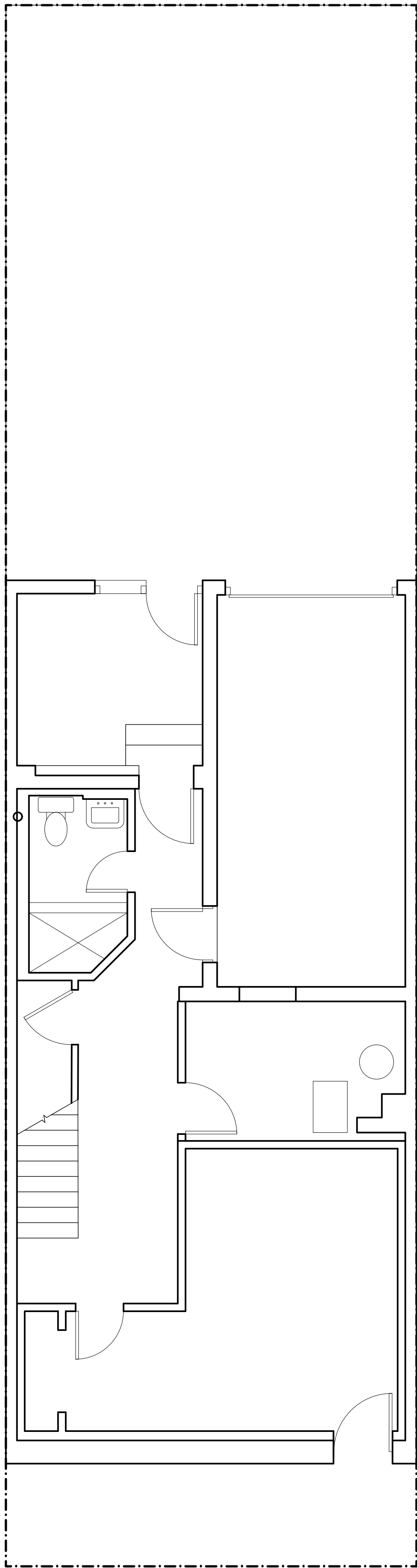
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issued	
SCHEMATIC PRICING	02.18.2025
DECK PERMIT	02.26.2025
SD2	04.30.2025
INTERIOR PERMIT	05.22.2025
BZA	09.05.2025

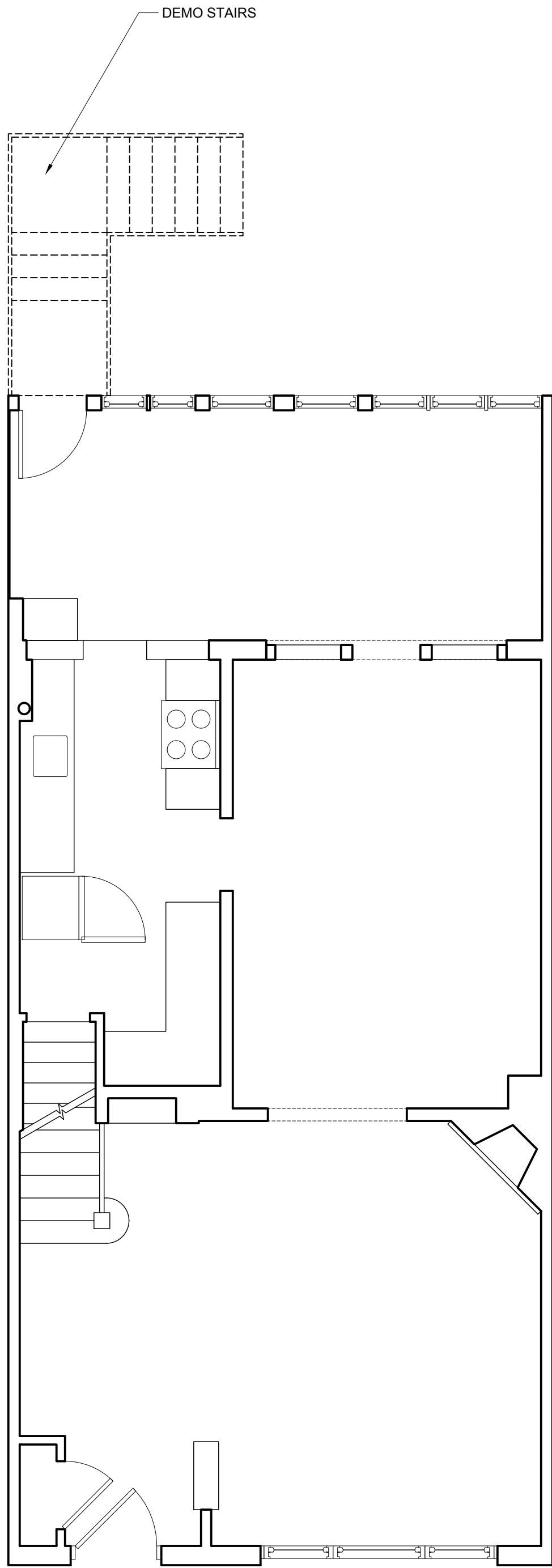
COVER SHEET

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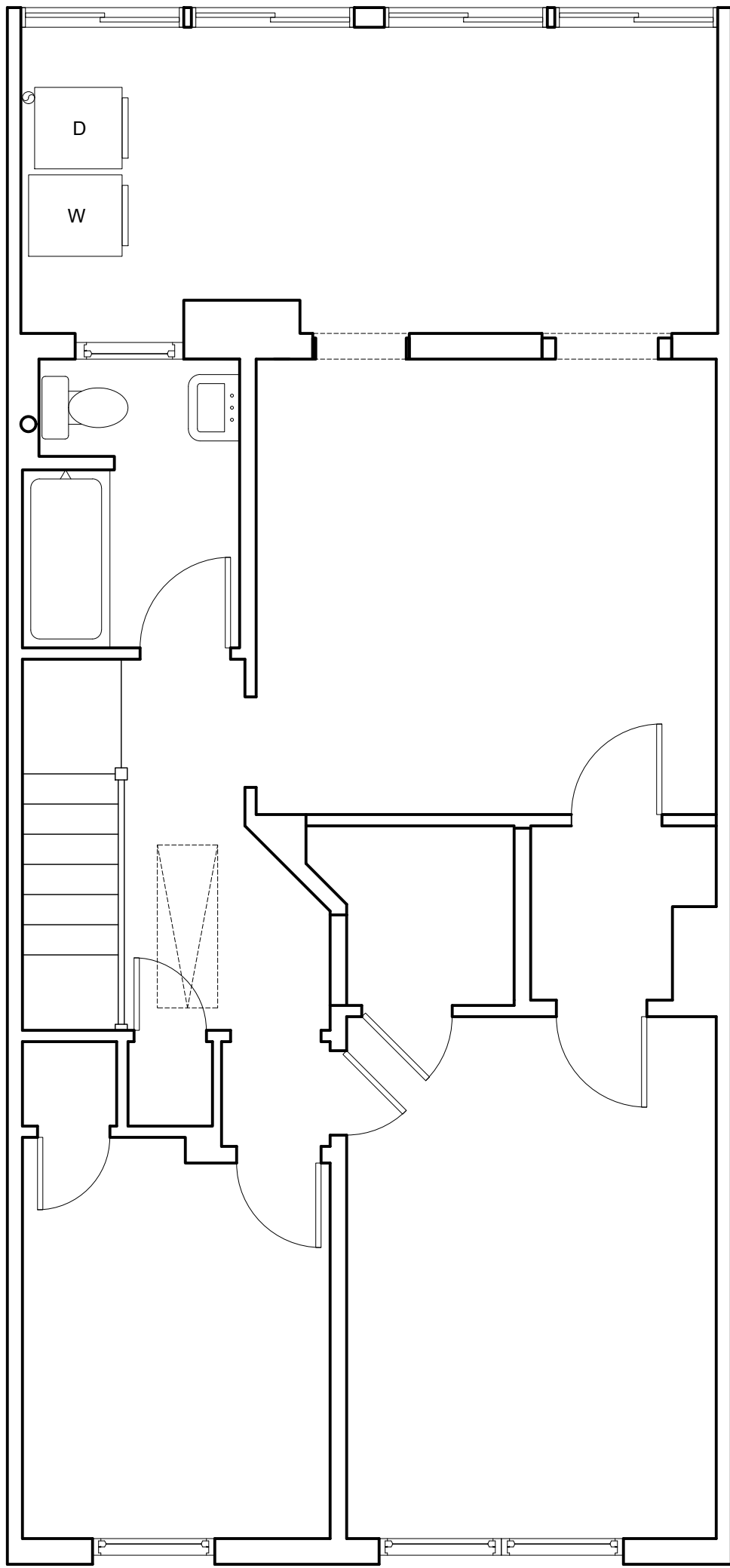
Residential Zoning Adjustment
District of Columbia
CASE NO. 21403
EXHIBIT NO. 5



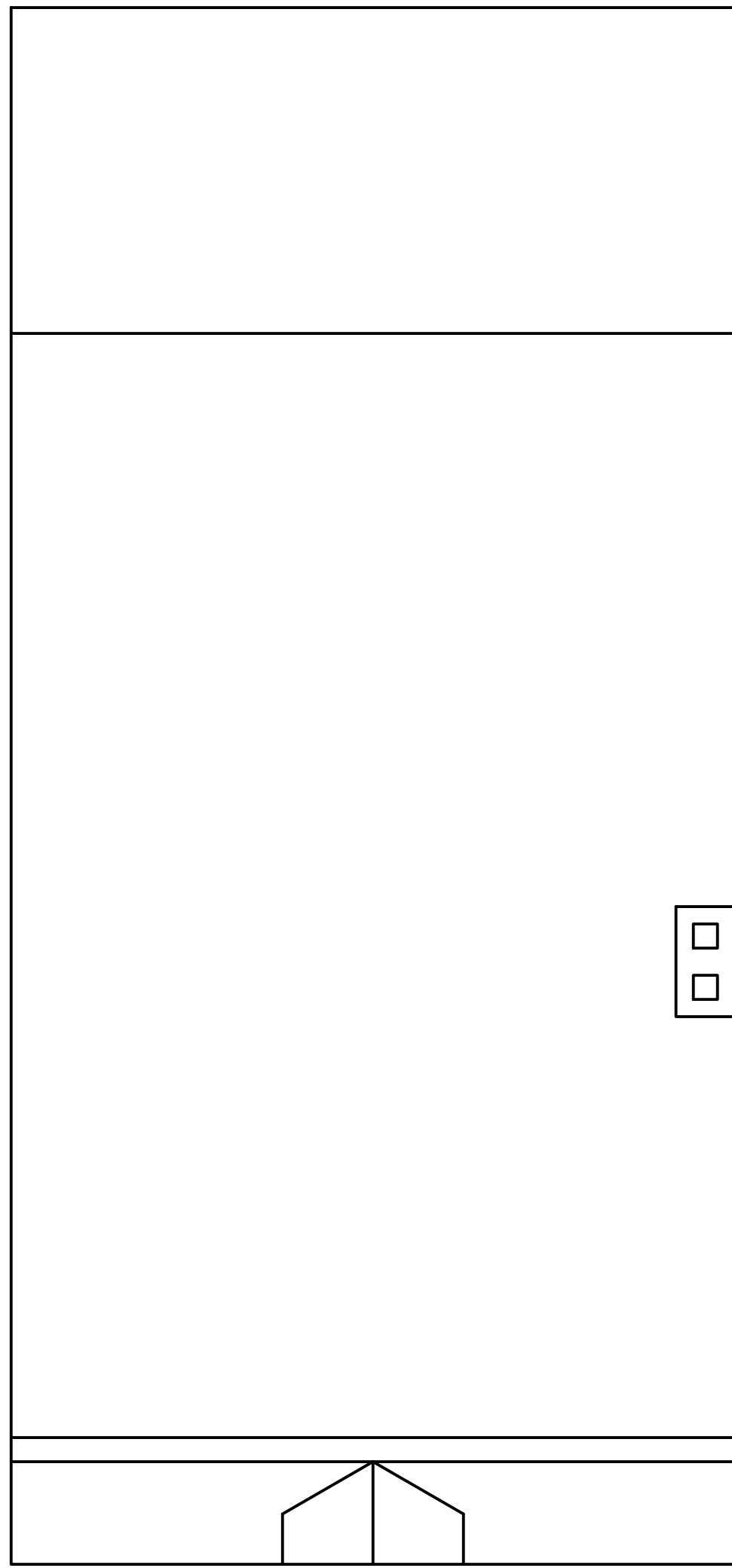
0 CELLAR PLAN - EXISTING
1/4" = 1'-0"



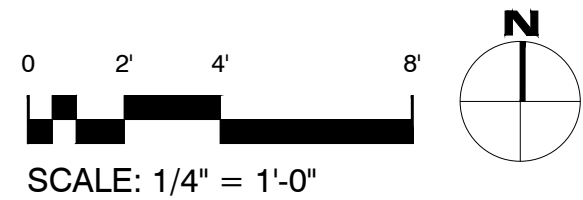
2 FIRST FLOOR PLAN - EXISTING
1/4" = 1'-0"



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



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



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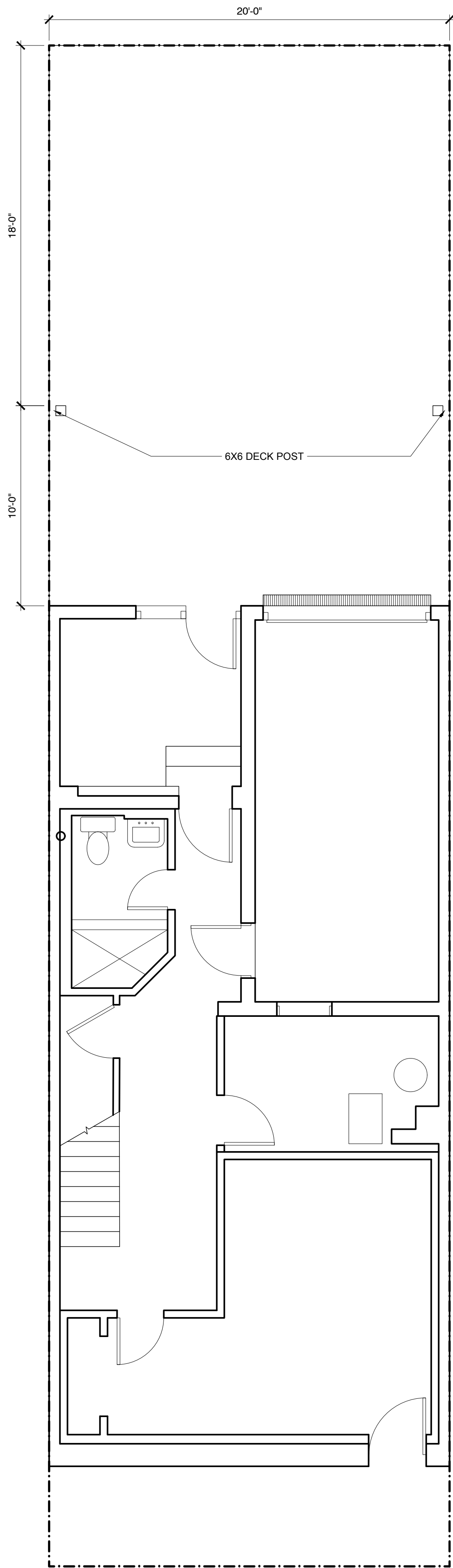


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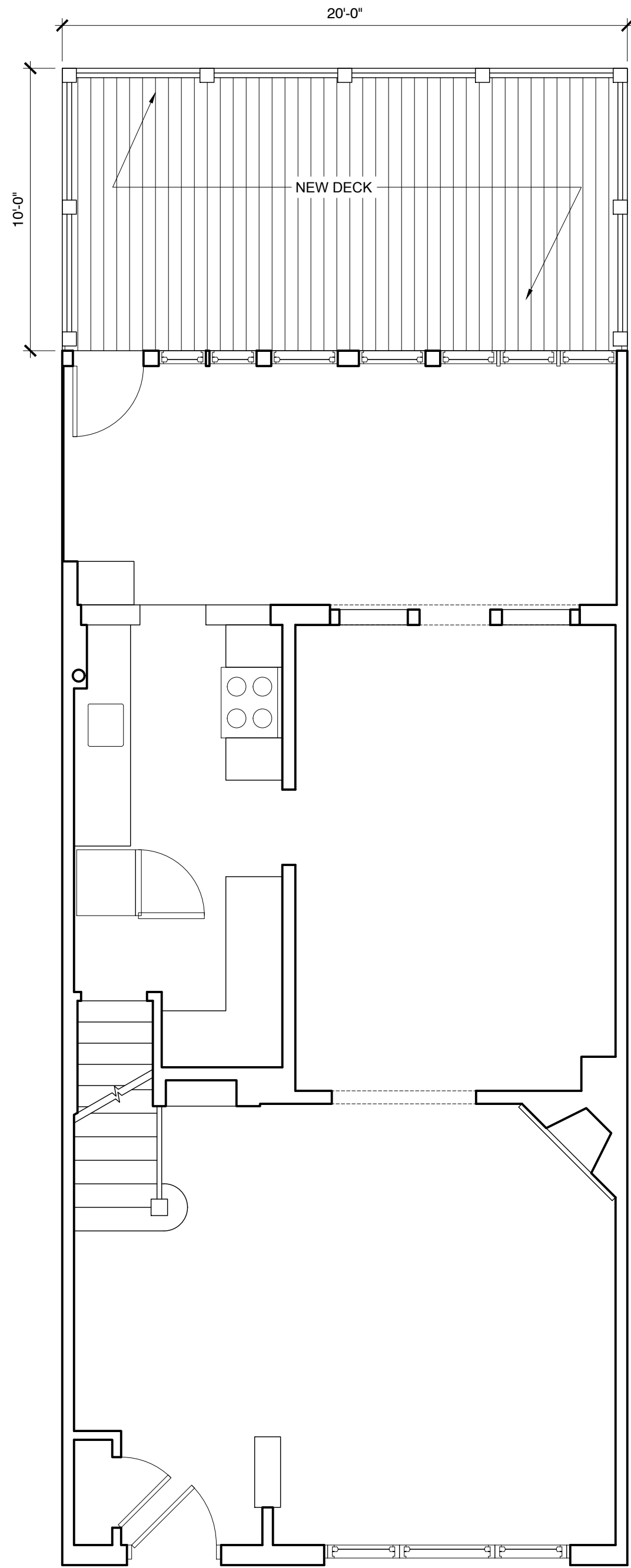
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DEMOLITION PLANS

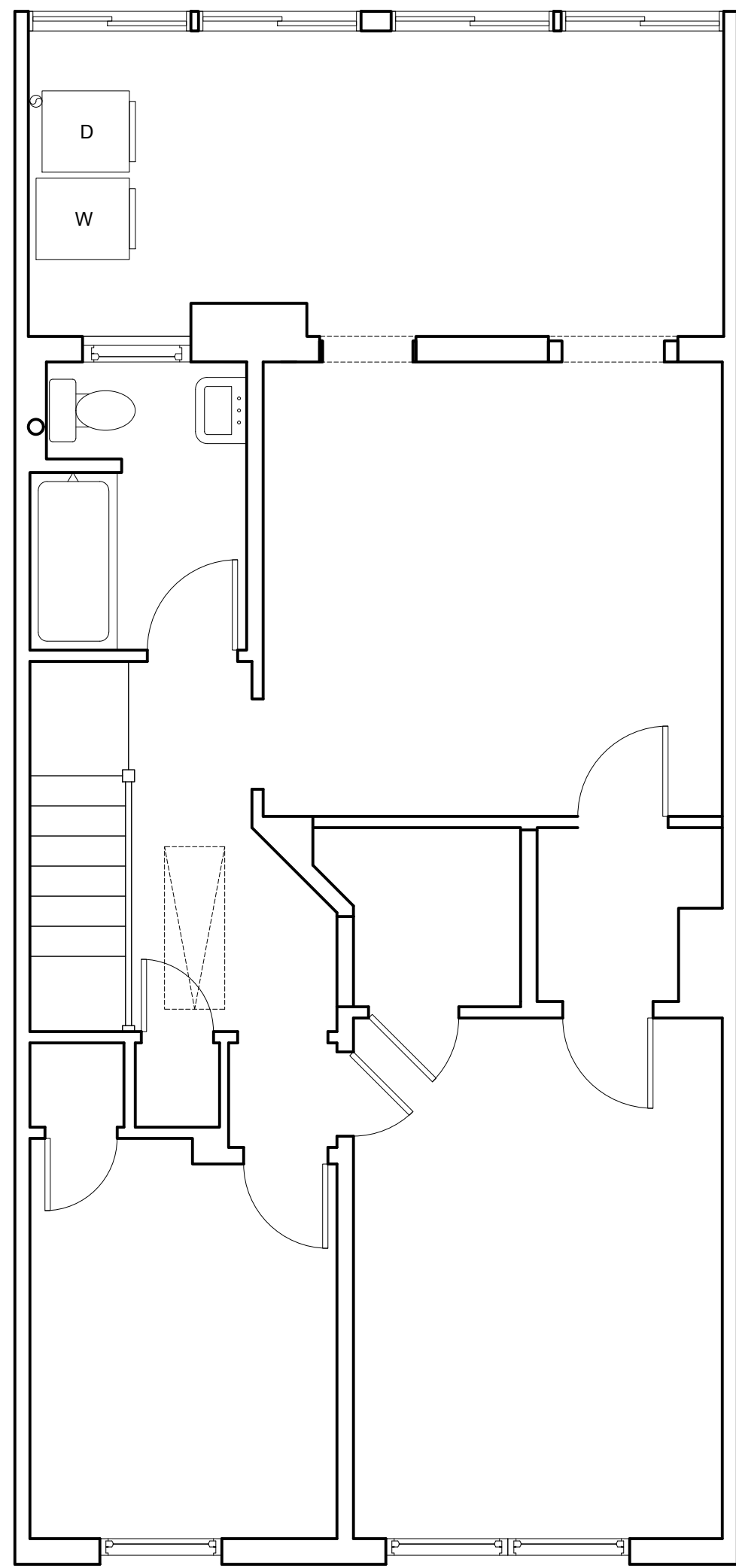
AD100



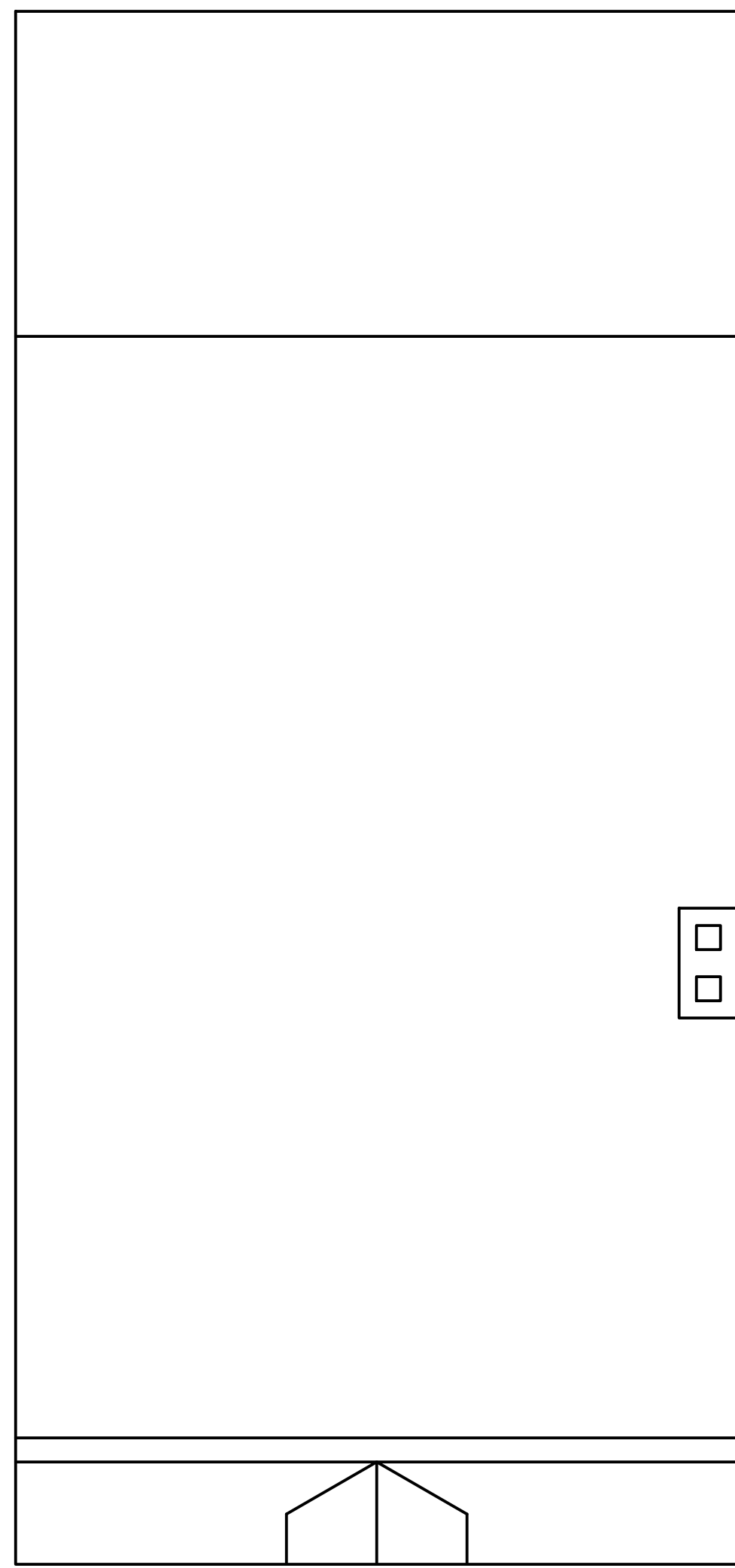
1 CELLAR PLAN - PROPOSED
1/4" = 1'-0"



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



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



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

ARCHITECTURAL LEGEND

- DEMOLISHED PARTITION/ITEM
- ===== EXISTING PARTITION TO REMAIN
- ===== NEW PARTITION/PARTITION TYPE
- 1 WINDOW/EXTERIOR DOOR NUMBER
- B WINDOW/EXTERIOR DOOR NUMBER
- 101 DOOR NUMBER

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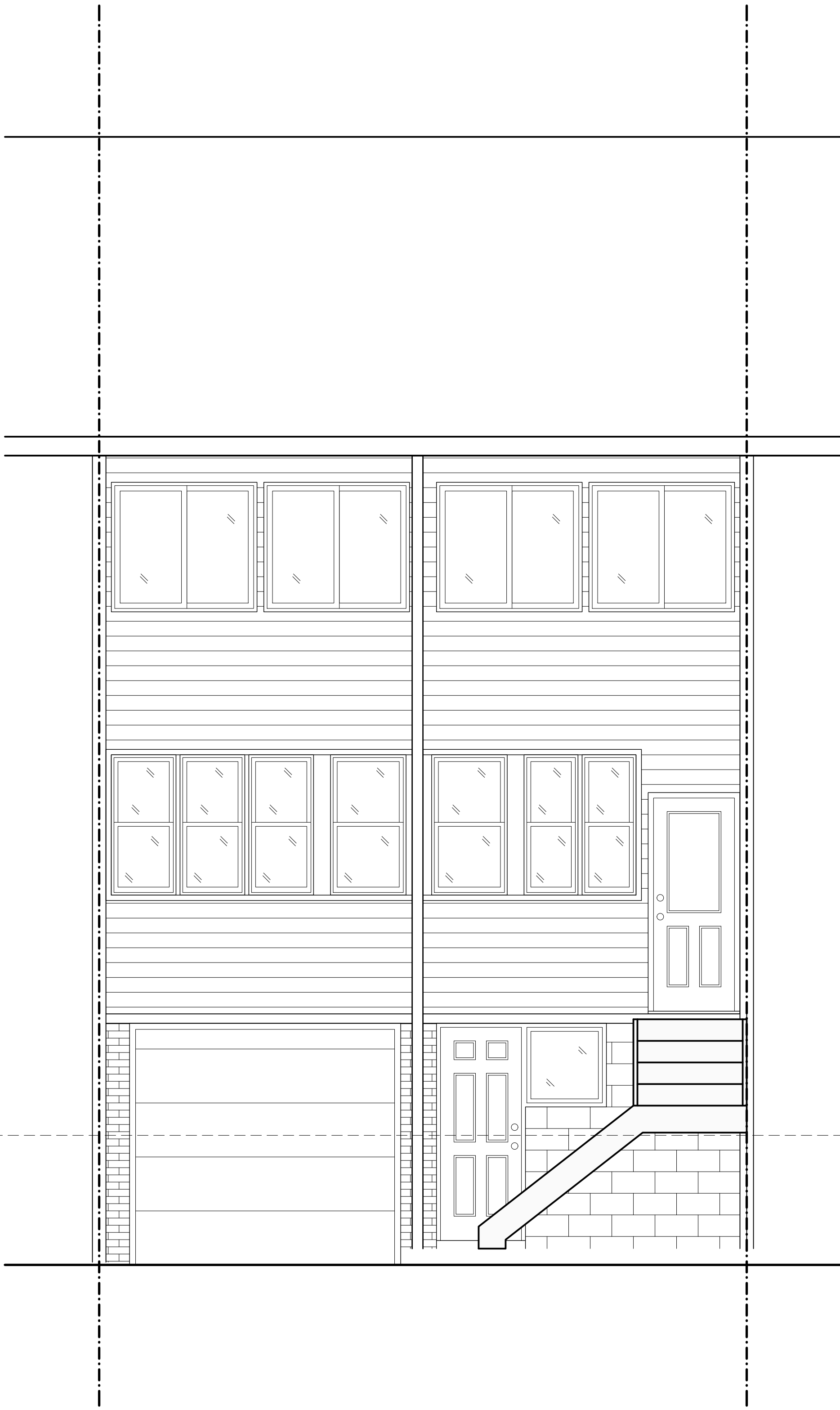
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PROPOSED PLANS

A100



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

NEW DECK
DECK IS < 4 FEET ABOVE GRADE, DOES NOT COUNT FOR LOT OCCUPANCY

0'-0" FRONT GRADE
(BUILDING MEASUREMENT POINT)

APPROX. 7'-5" VIF



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

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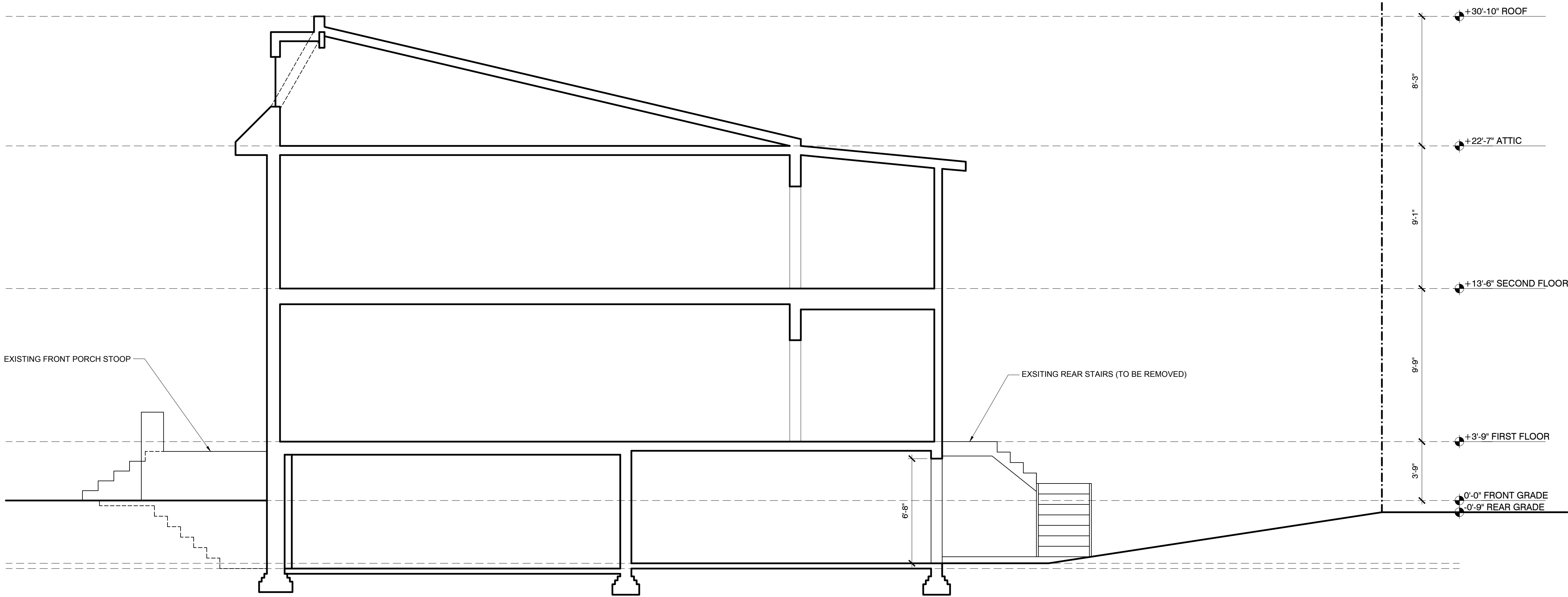


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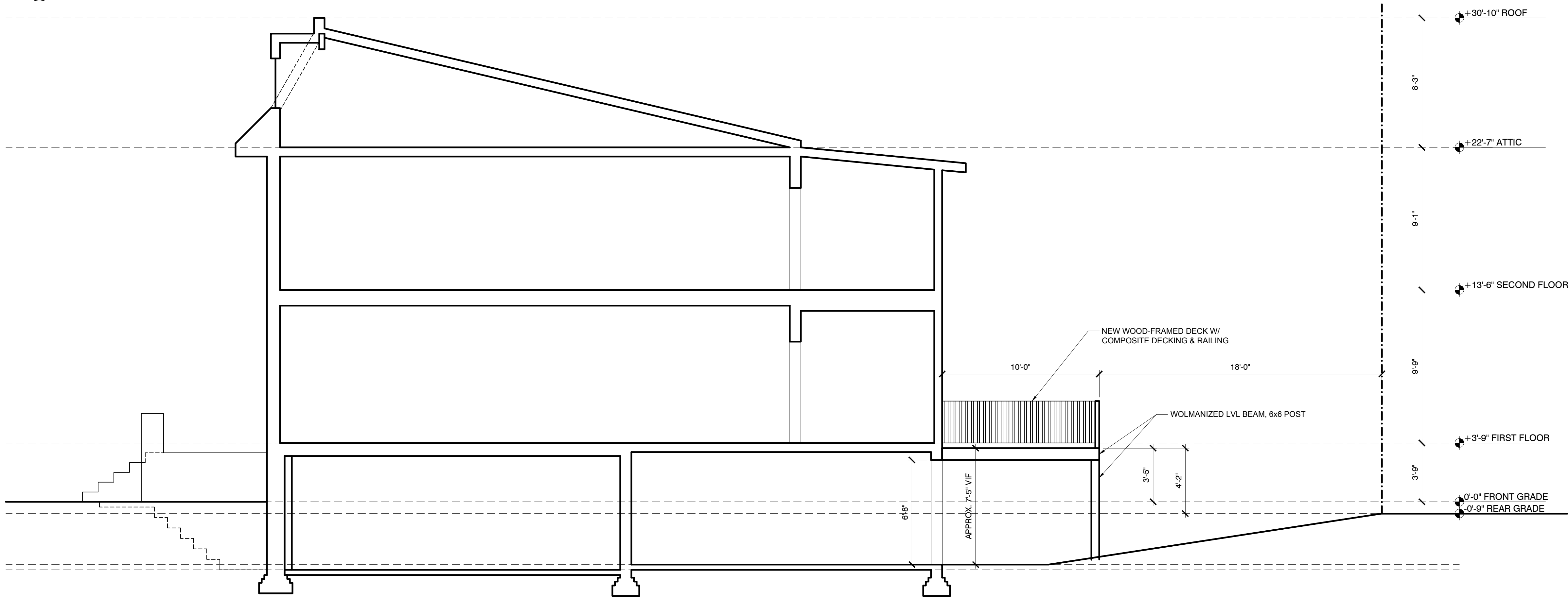
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BUILDING ELEVATIONS

A200



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



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

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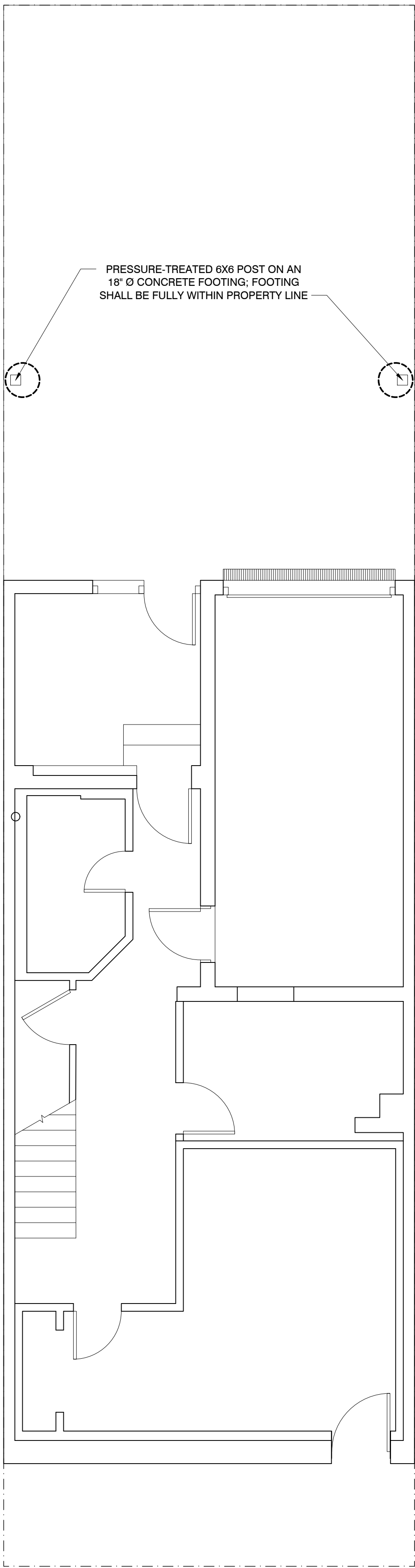
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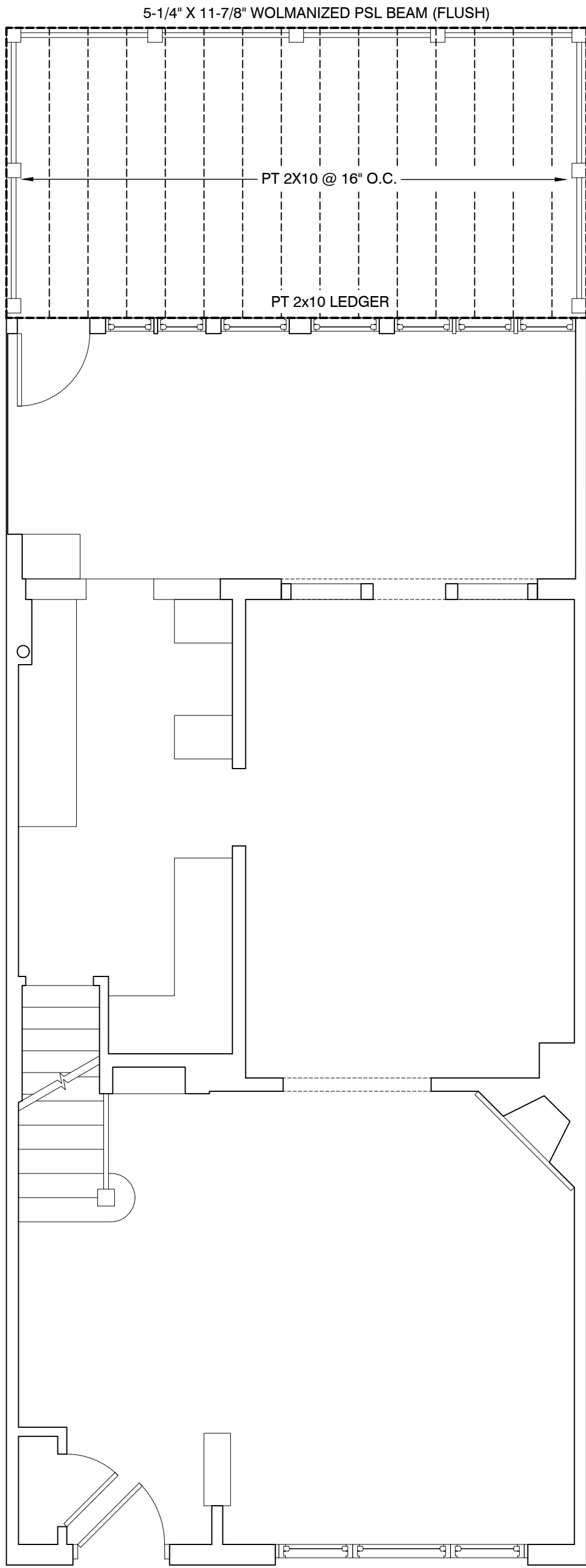
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BUILDING/SITE SECTIONS

A300



1 FOUNDATION PLAN
1/4" = 1'-0"



2 1ST FLOOR FRAMING PLAN
1/4" = 1'-0"

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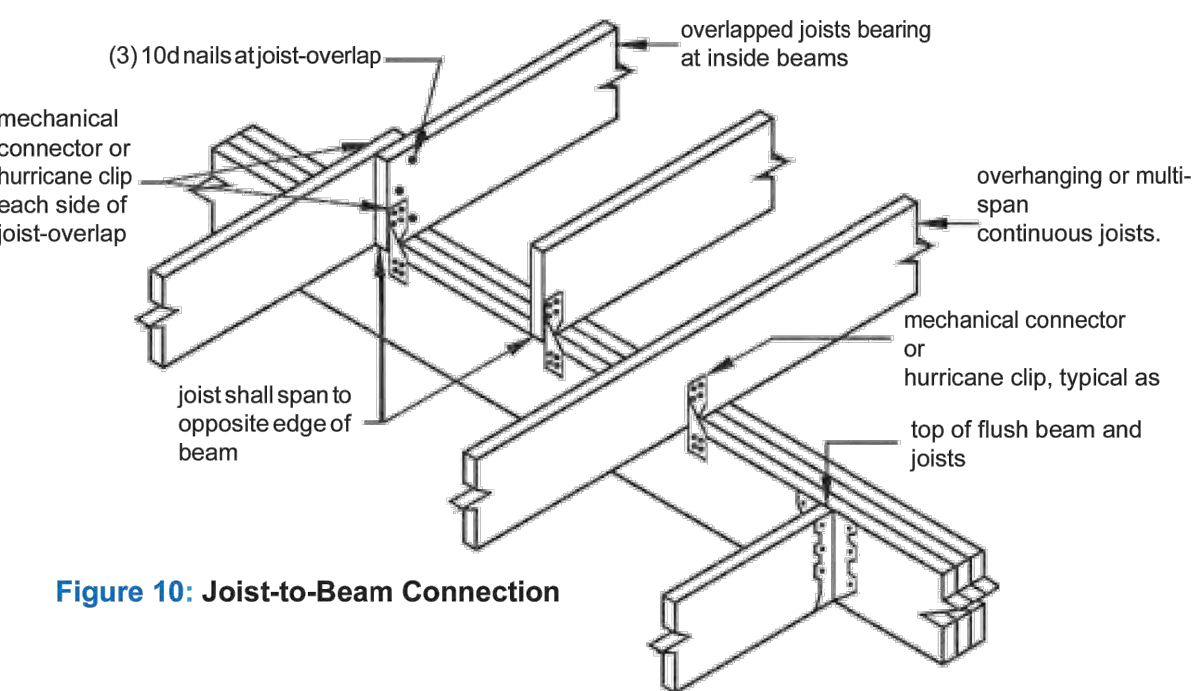
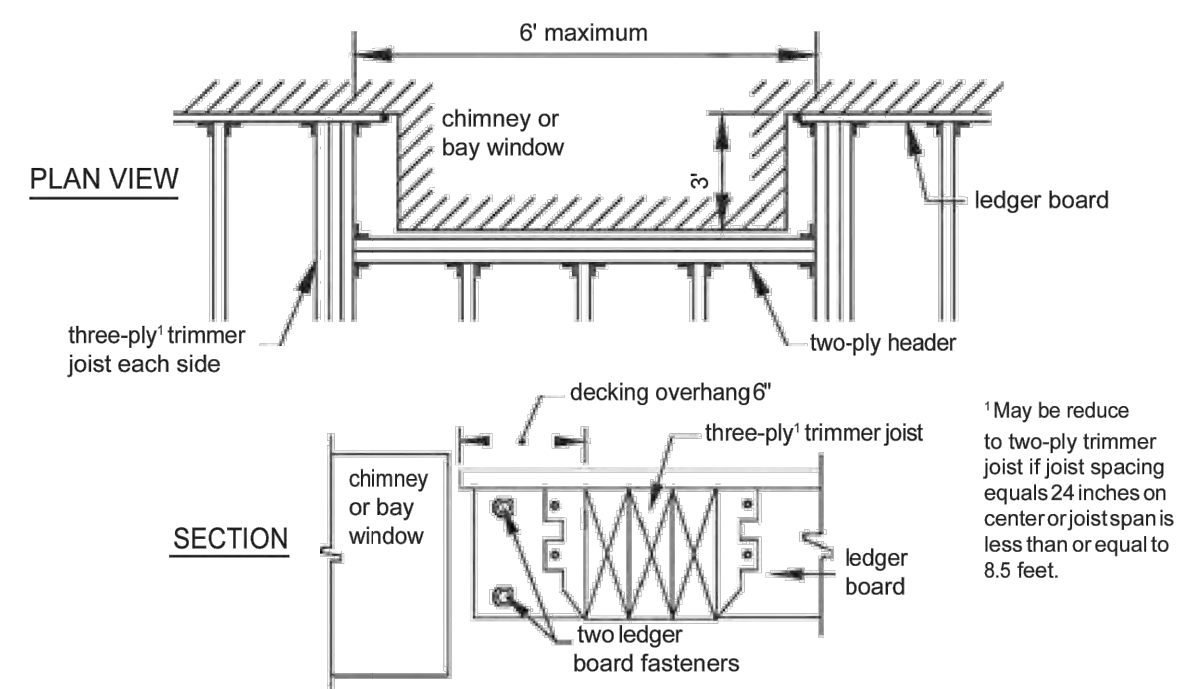


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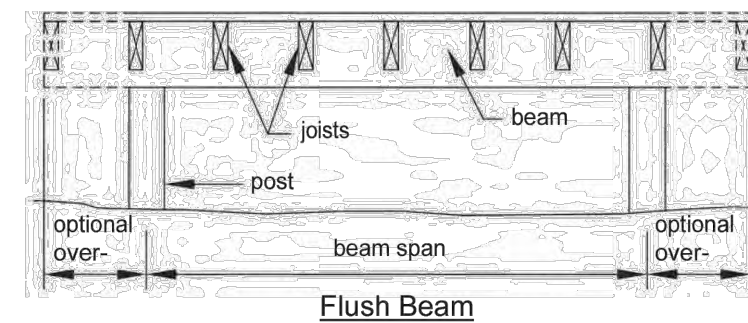
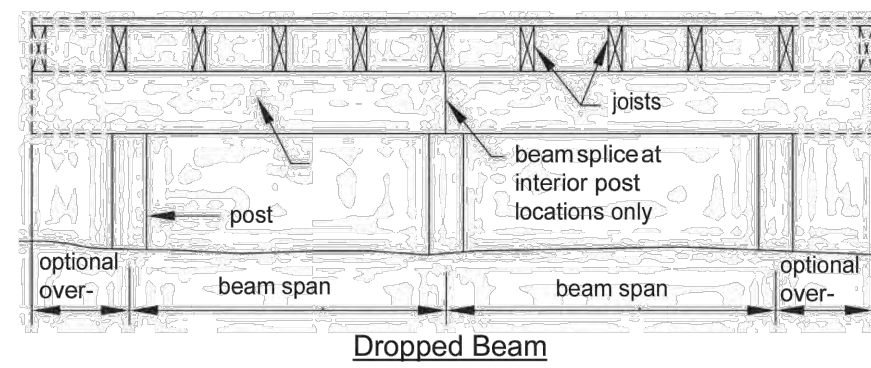
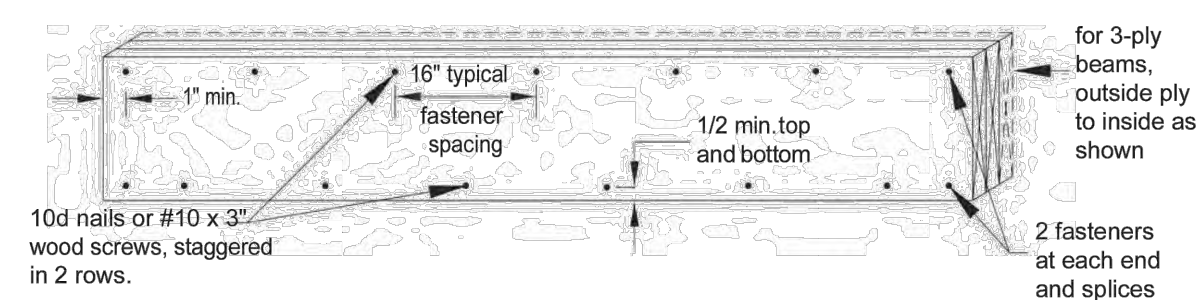
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STRUCTURAL PLANS

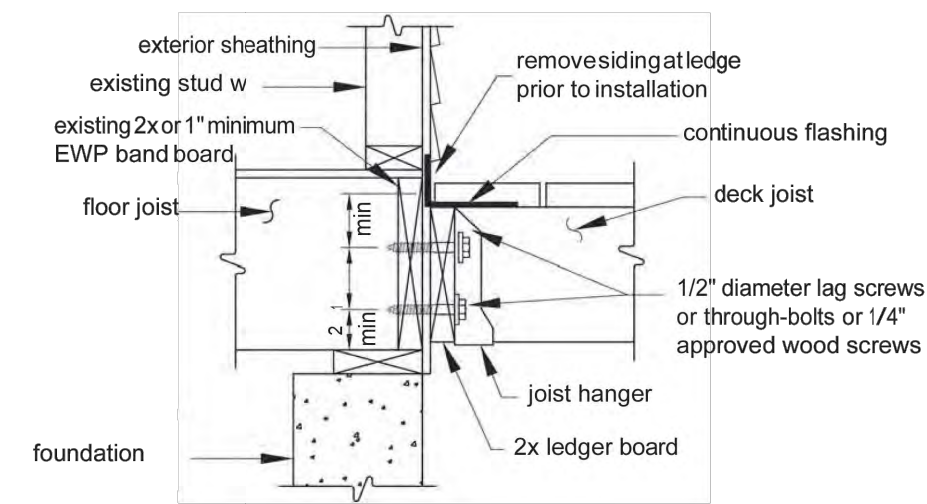
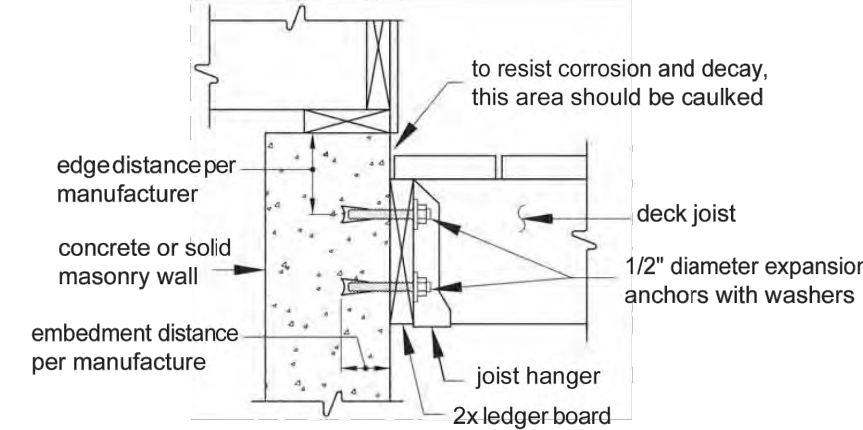
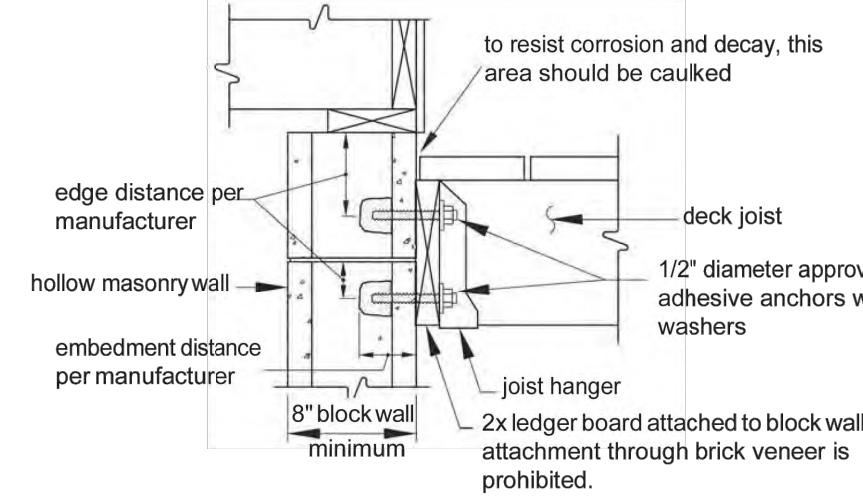
S100

Figure 9: Framing at Chimney or Bay Window

Figure 10: Joist-to-Beam Connection

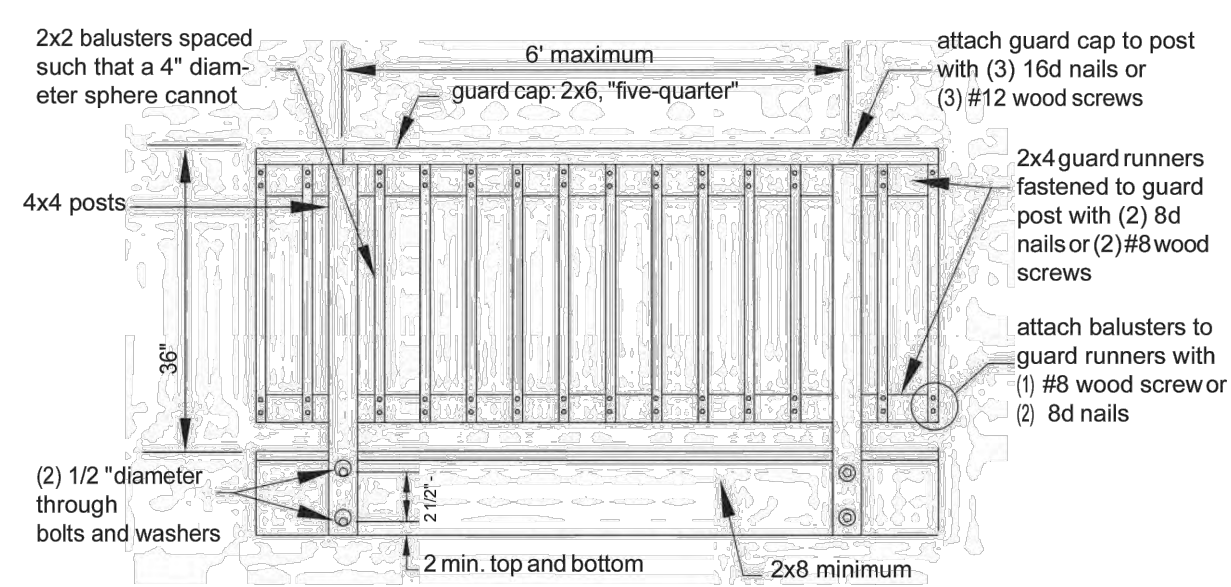
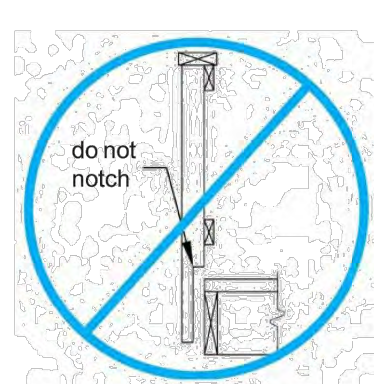
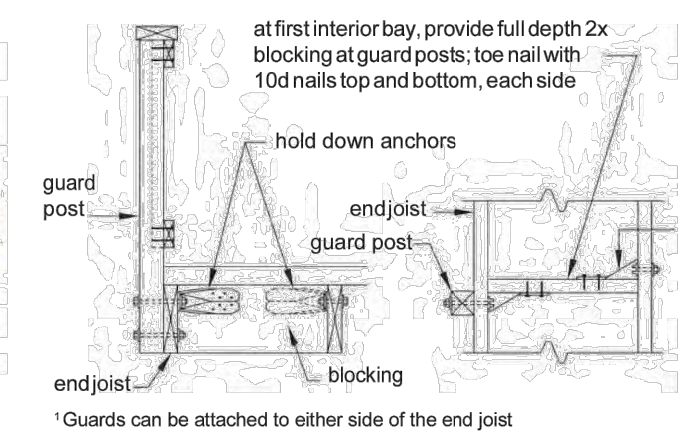
— 13 —

Figure 11: Beam

Figure 13: Beam Ply Fasten-


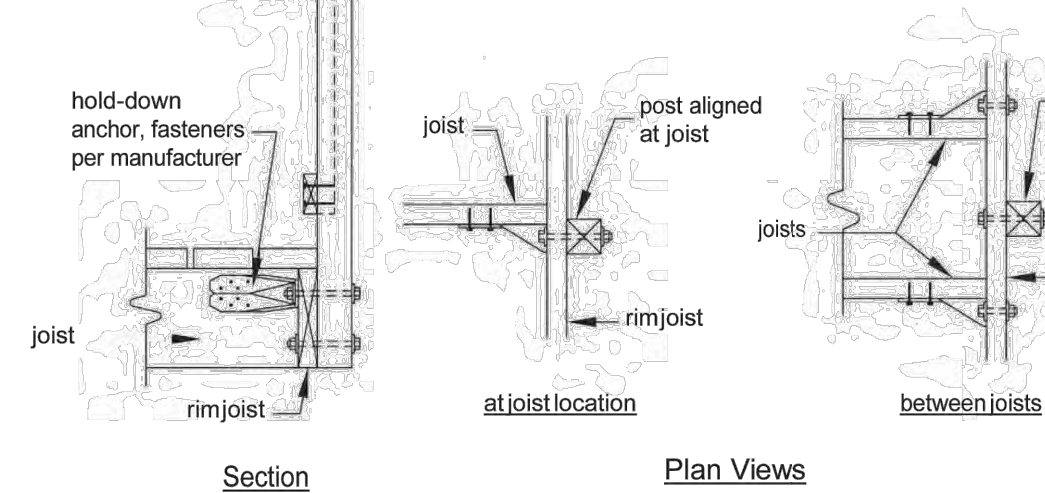
— 16 —

Figure 20: Ledger Board -to- Band Board Attachment

Figure 21: Ledger Board -to- Solid Foundation Attach-

Figure 22: Ledger Board -to- Hollow Foundation Attachment


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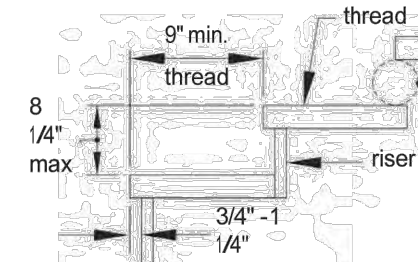
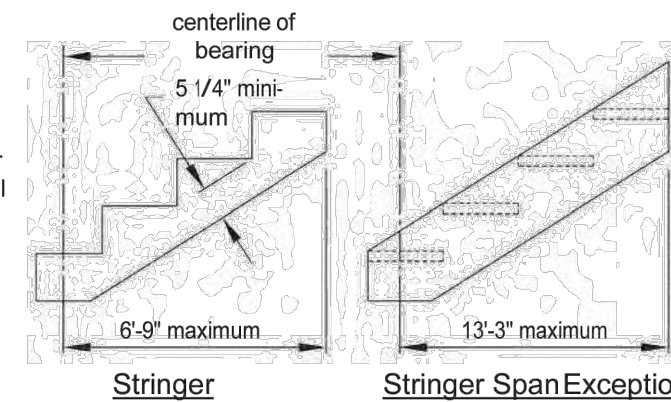
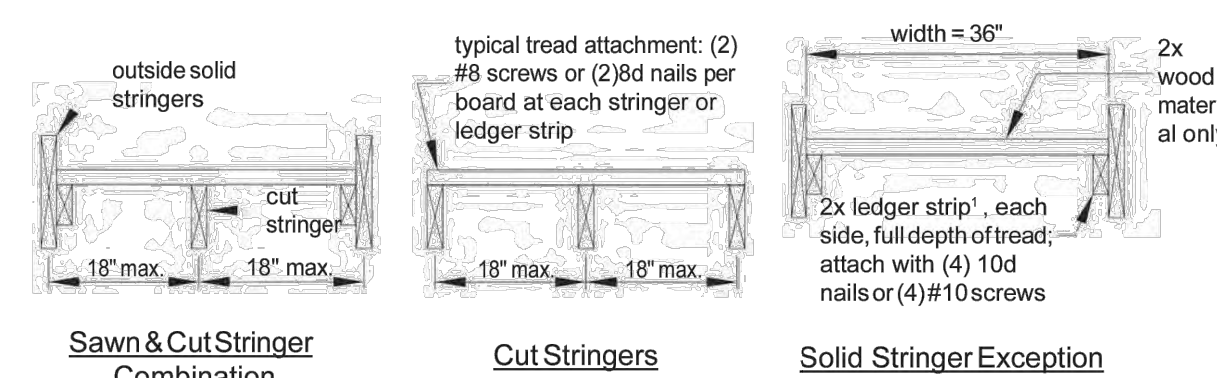
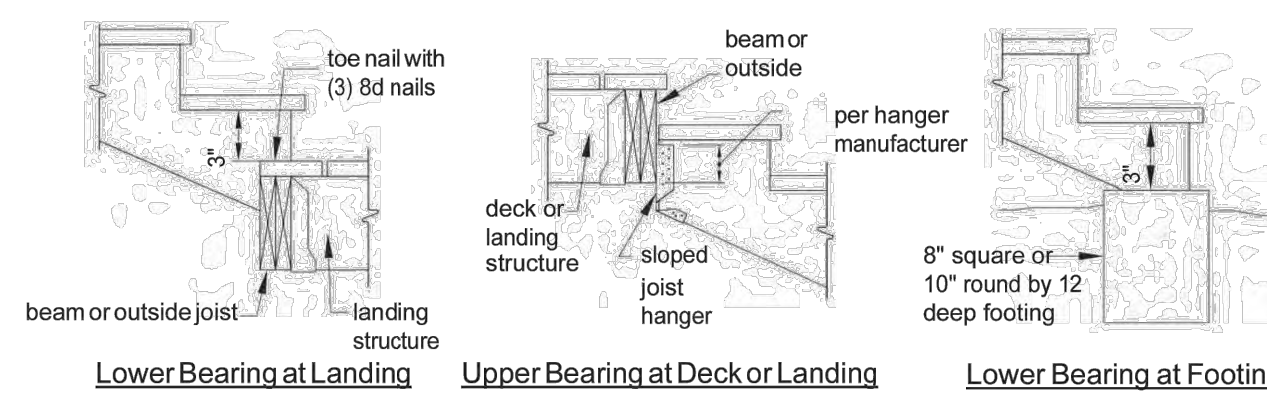
Figure 33: Guard Construction

Figure 34: Post Notches Prohibited

Figure 35: Guard Post -to- End Joist


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Figure 36: Guard Post-to-Rim Joist

¹ Guards can be attached to either side of the rim

Section
Plan Views

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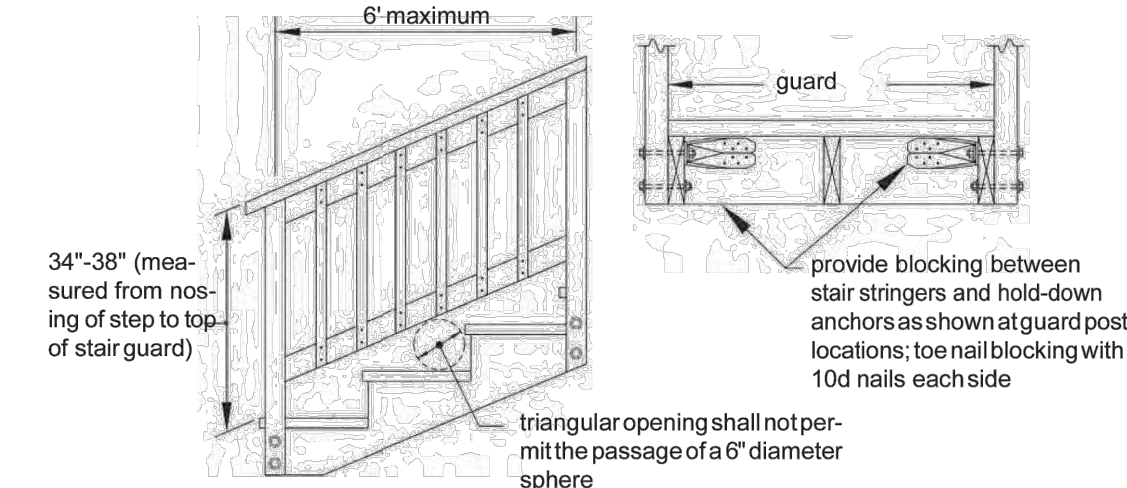
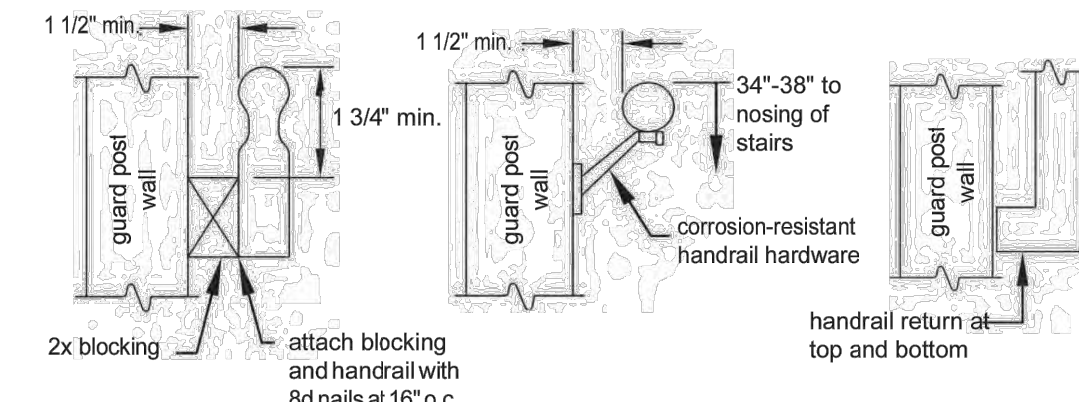
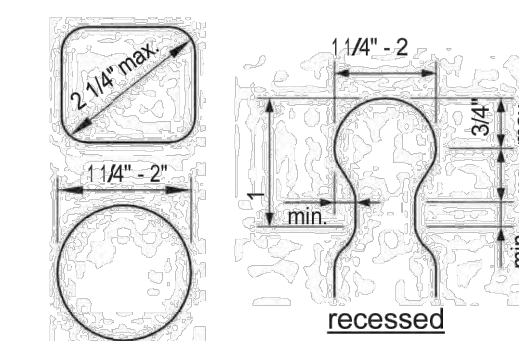
Figure 37: Treads and

Figure 39: Maximum Stringer Span Length

Figure 40: Stringer Treads

Figure 38: Stringer Bearing


Lower Bearing at Landing

Upper Bearing at Deck or Landing

Lower Bearing at Footing

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Figure 41: Stair

Figure 42: Handrails

Figure 43: Handrail Grasp ability


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