

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

ARCHITECTURAL

AD100 DEMOLITION PLANS
A100 PROPOSED PLANS
A200 REAR ELEVATIONS
A300 BUILDING SECTIONS

STRUCTURAL

S100 STRUCTURAL PLANS
S200 DC DECK DETAILS

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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

0001

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

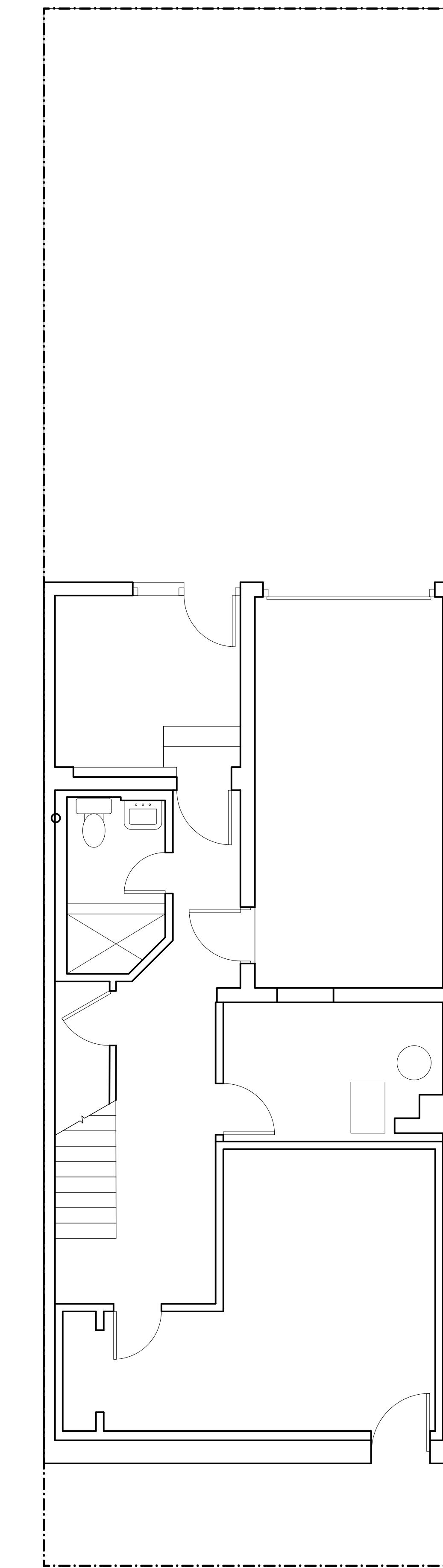
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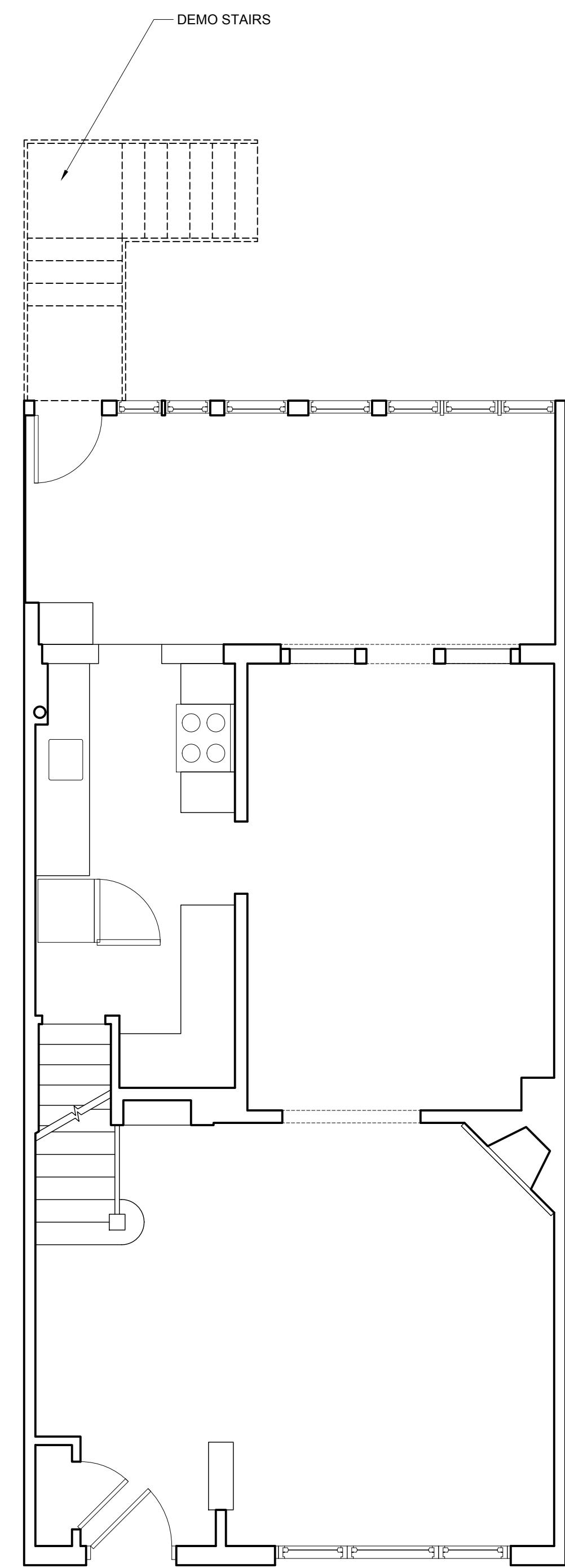


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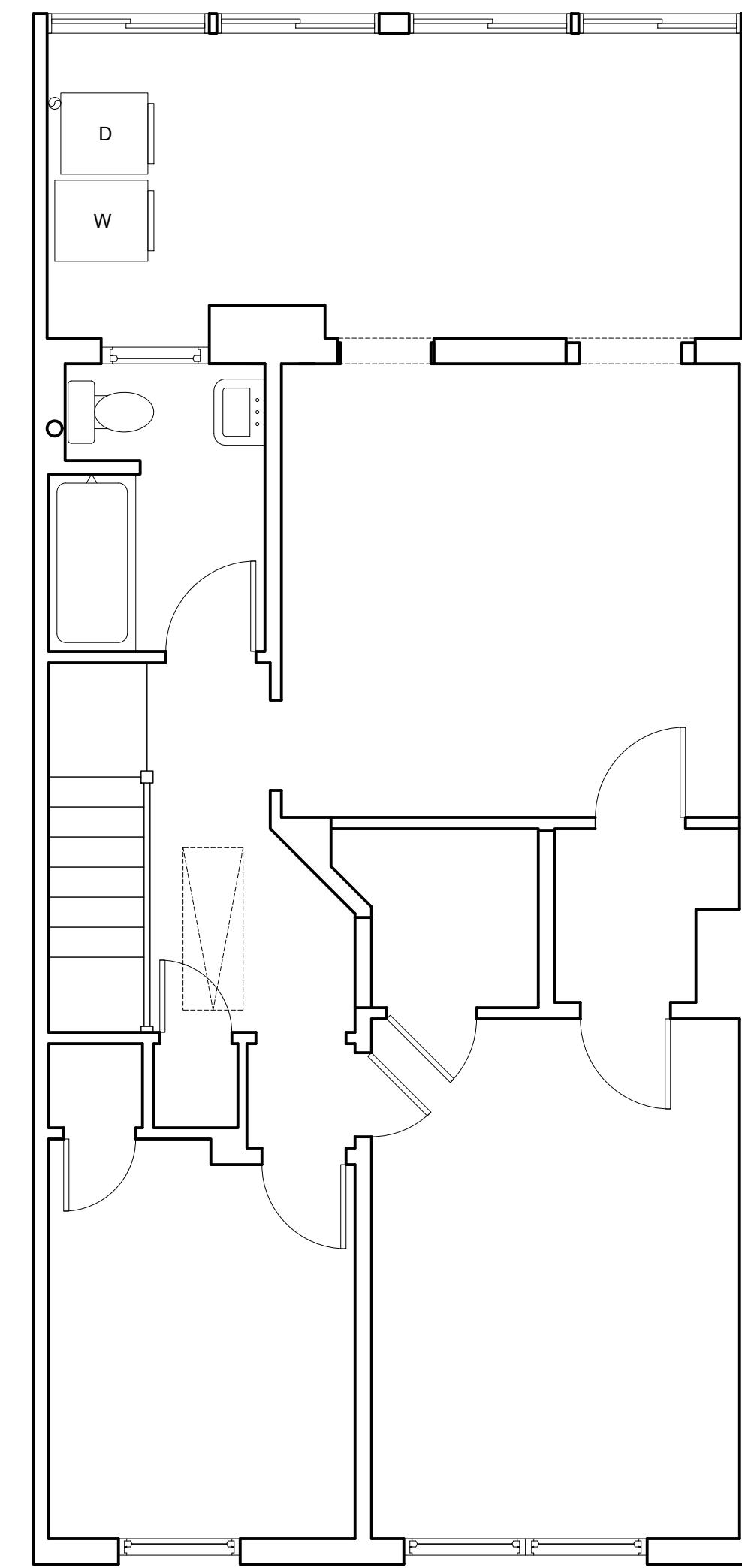
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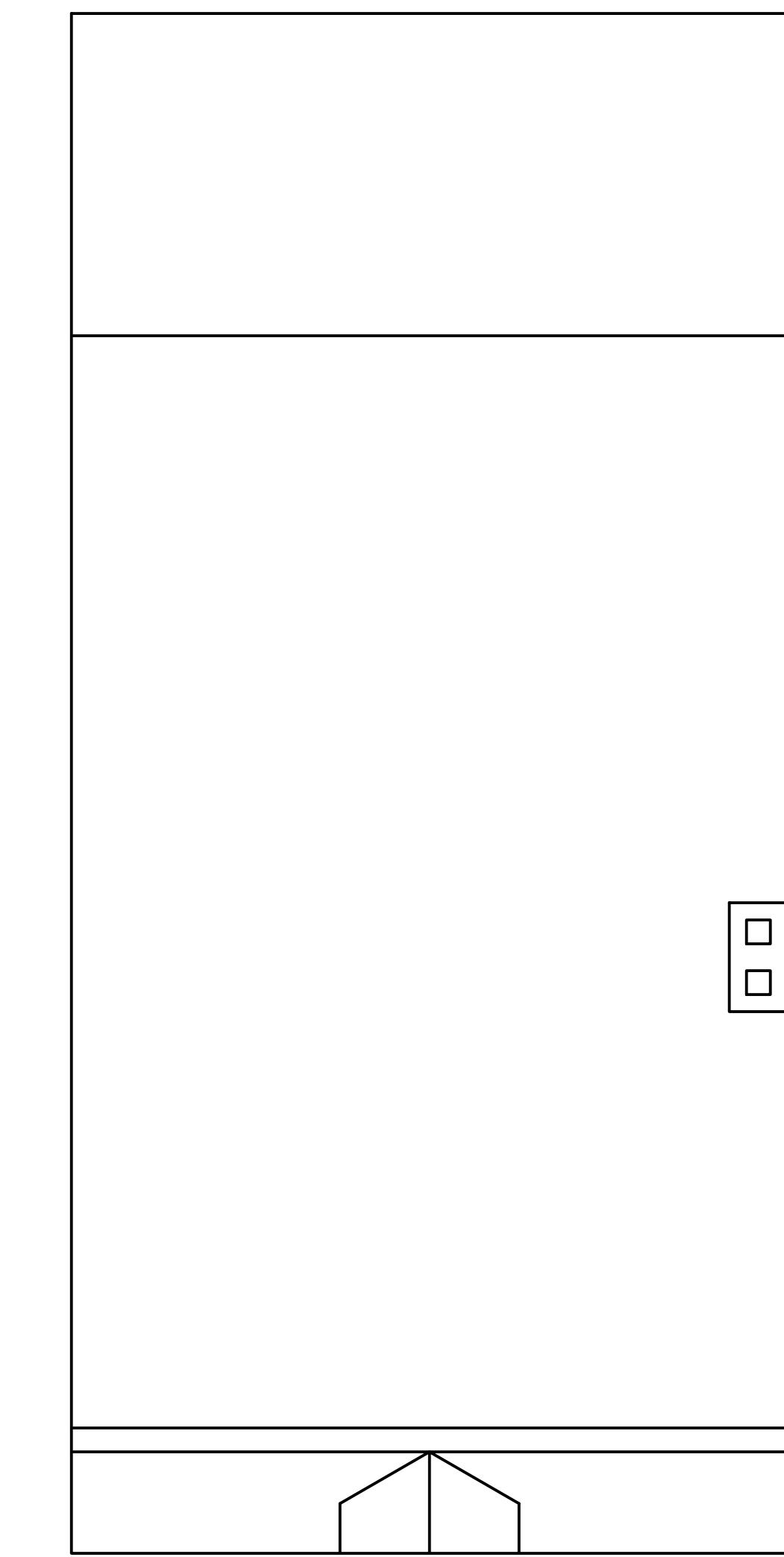
0 CELLAR PLAN - EXISTING
1/4" = 1'-0"



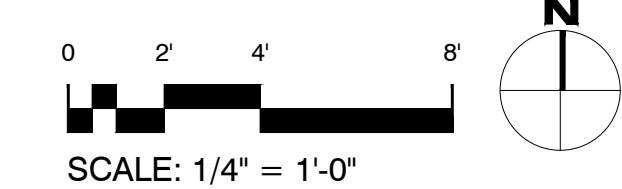
2 FIRST FLOOR PLAN - EXISTING
1/4" = 1'-0"



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



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



DEMOLITION PLANS

AD100

ARCHITECTURAL LEGEND

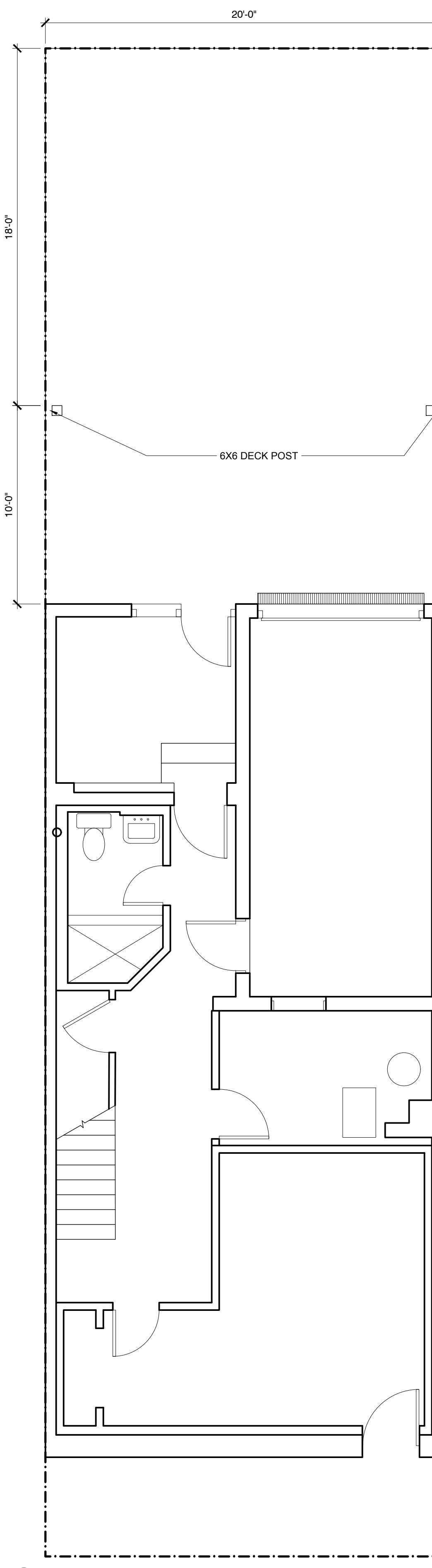
-----	DEMOLISHED PARTITION/ITEM
=====	EXISTING PARTITION TO REMAIN
=====	NEW PARTITION/PARTITION TYPE
1	WINDOW/EXTERIOR DOOR NUMBER
B	DOOR NUMBER
101	

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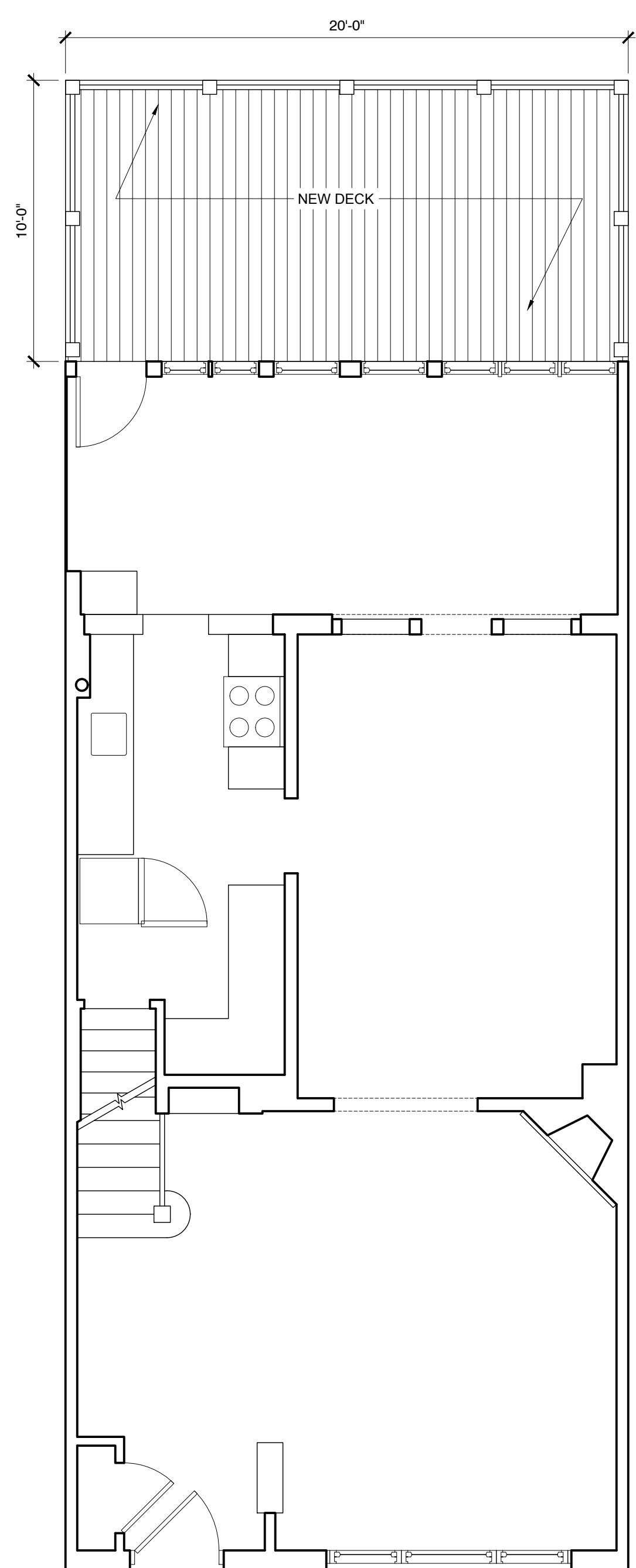


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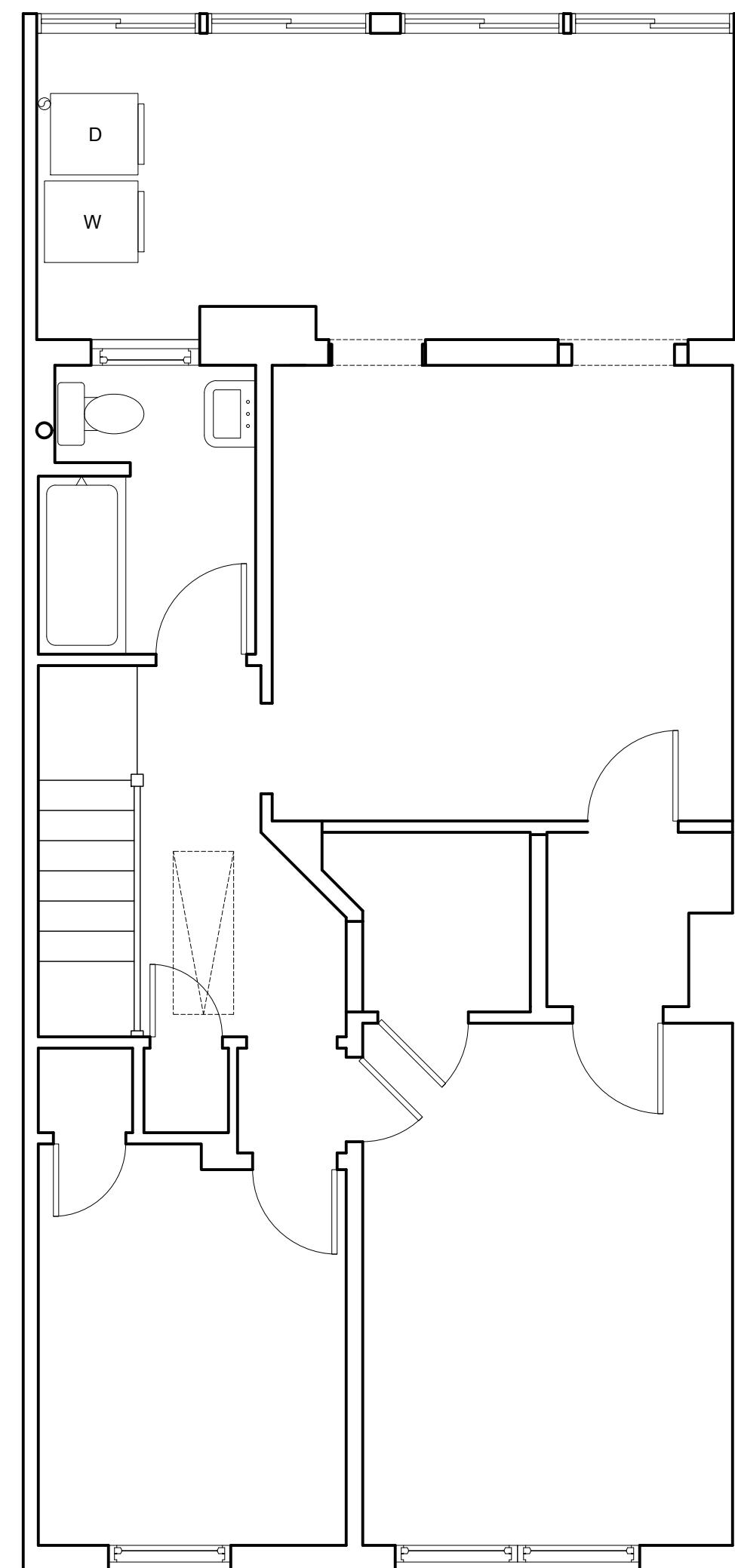
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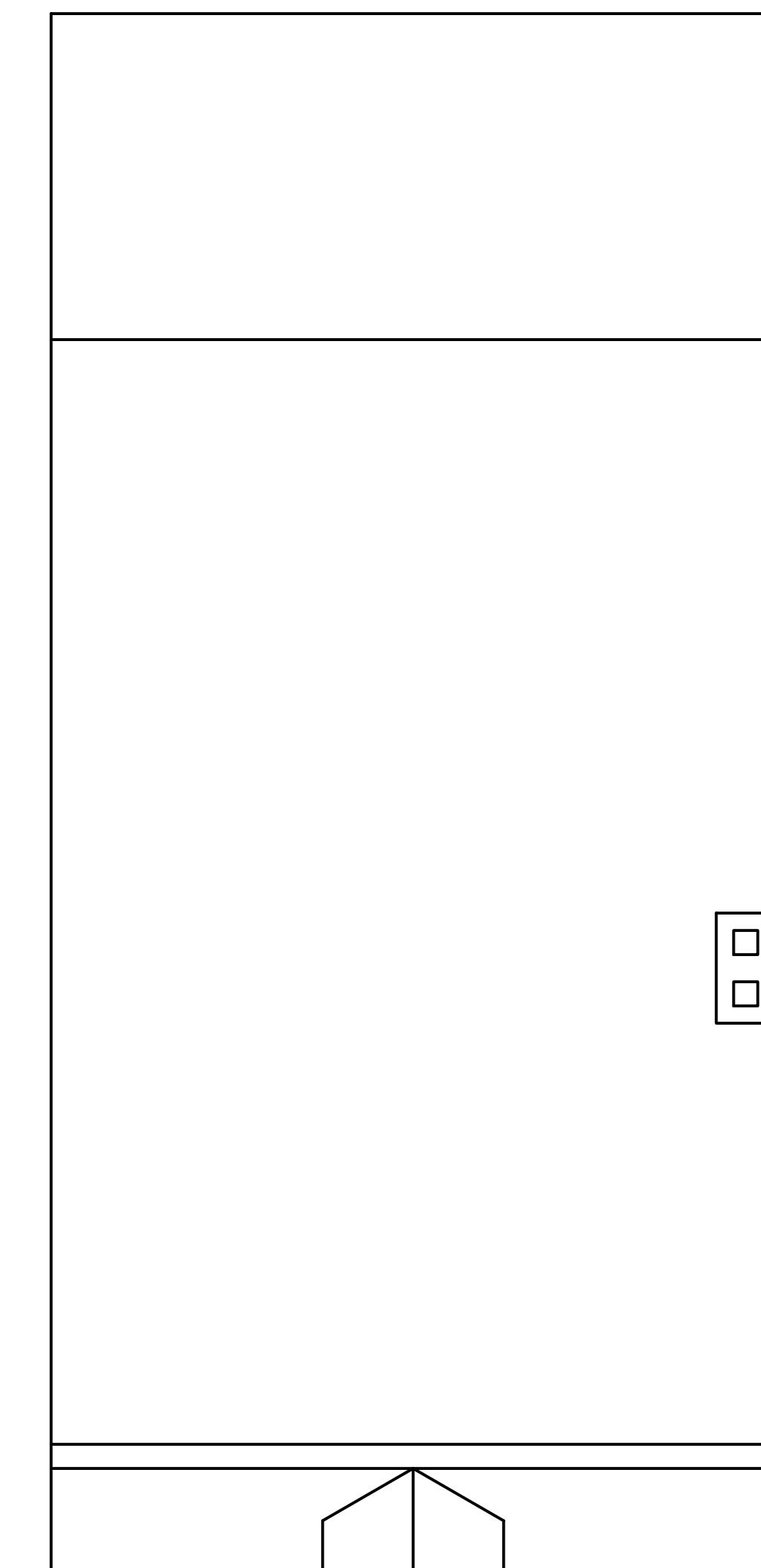
1 CELLAR PLAN - PROPOSED
1/4" = 1'-0"



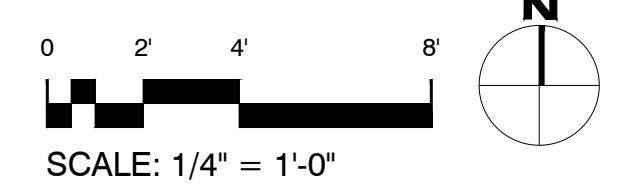
2 FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"



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



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



PROPOSED PLANS

A100



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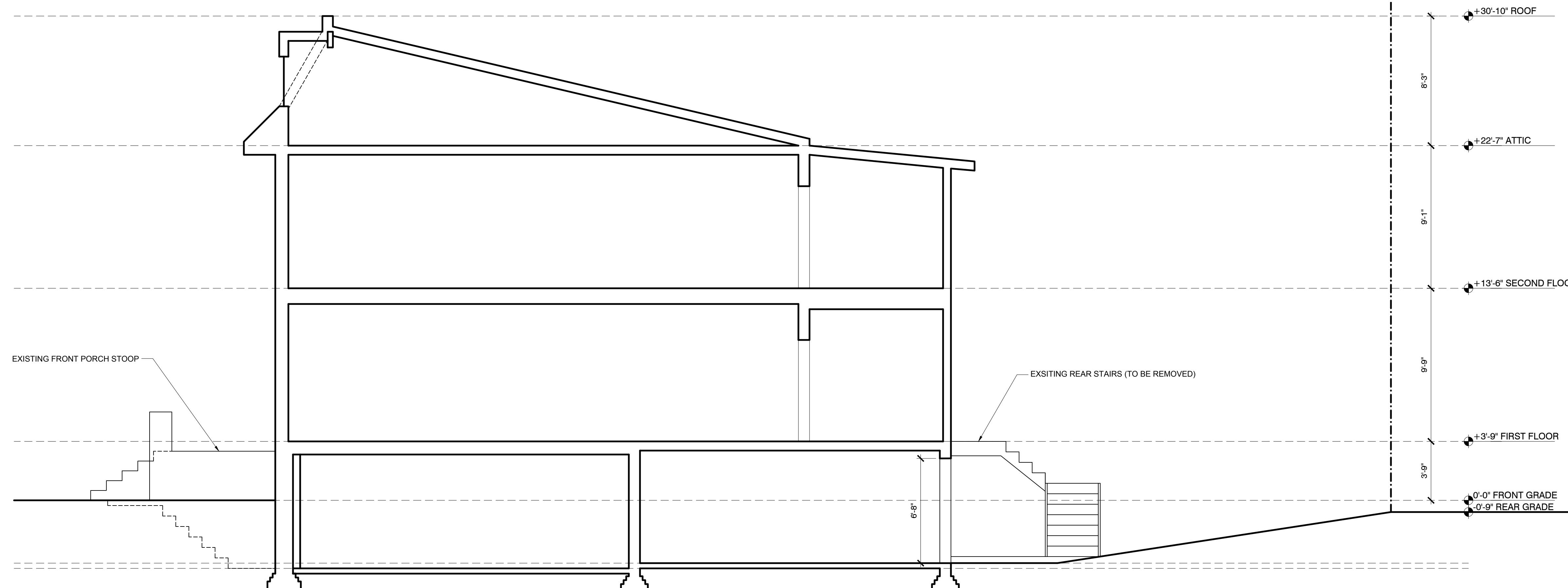


1 REAR ELEVATION - EXISTING
 3/8" = 1'-0"

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

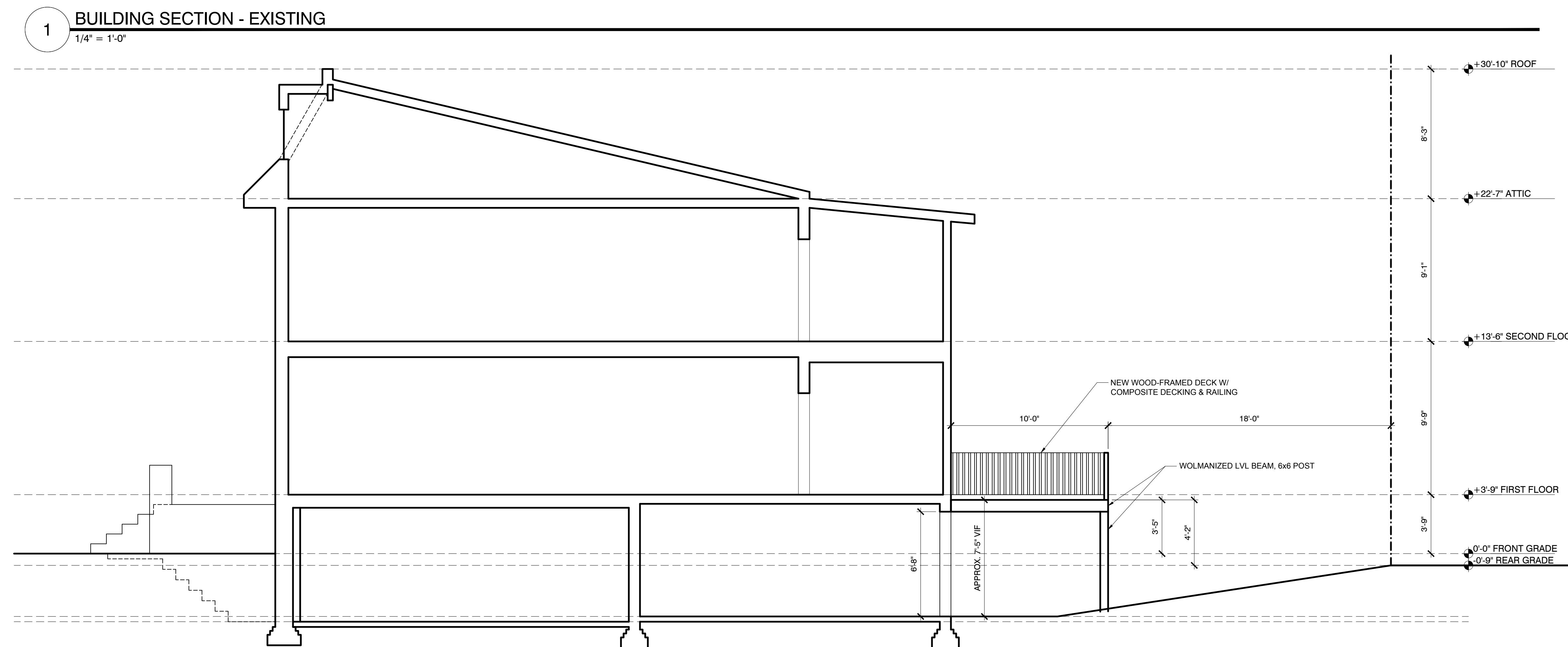
BUILDING ELEVATIONS

A200



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BUILDING/SITE SECTIONS



A300

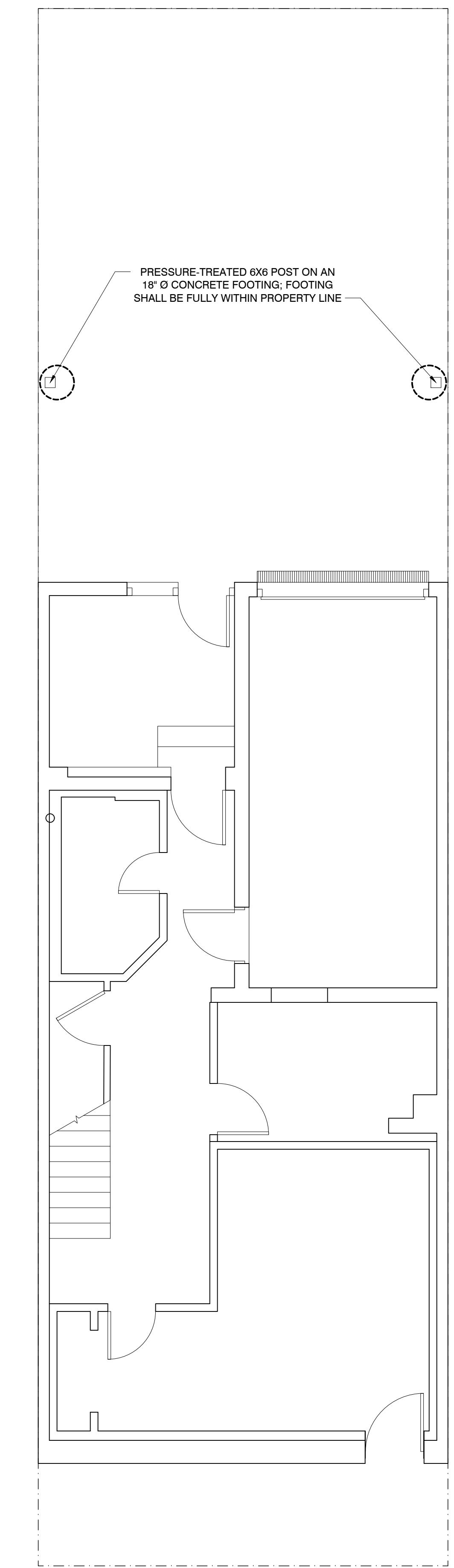
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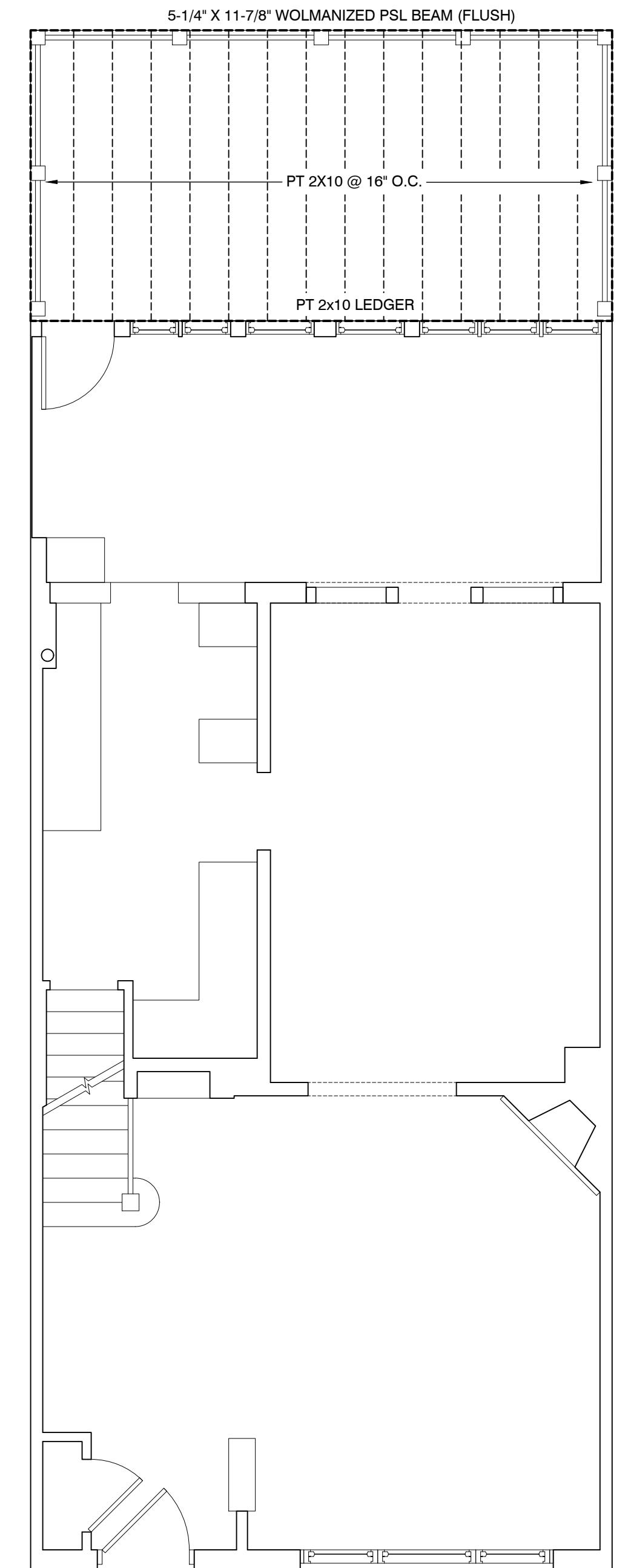


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1 FOUNDATION PLAN
1/4" = 1'-0"



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

STRUCTURAL PLANS

S100

