

1708 Kilbourne Place NW

Washington DC 20010

SCOPE OF WORK

- NEW REAR DOOR & DECK

PROJECT TEAM

BUILDING OWNER

JANNICK DAMGAARD & TANJA LARSEN
1708 KILBOURNE PLACE NW
WASHINGTON DC 20010

ARCHITECT

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

STRUCTURAL ENGINEER

TBD

MEP ENGINEER

TBD

CONTRACTOR

TBD

ZONING DATA

ZONING DISTRICT RF-1
SQUARE 2600
LOT 0083

USE

EXISTING: TWO-UNIT FLAT (CO1300566)
PROPOSED: TWO-UNIT FLAT

LOT OCCUPANCY

AREA	1384 SF		
FOOTPRINT ALLOWED	818 SF (60%)		
	EXISTING	ADDITION	TOTAL
HOUSE	920	0	920
FRONT PORCH	37	0	37
REAR DECK	0	360	360
TOTAL	957 SF	360 SF	1317 SF (95%)

GROSS FLOOR AREA

	EXISTING	ADDITION	PROPOSED
CELLAR	n/a	n/a	0 SF
FIRST FLOOR	920	0	920 SF
SECOND FLOOR	855	0	866 SF
THIRD FLOOR	762	0	762 SF
TOTAL	2537 SF	0 SF	2537 SF

GREEN AREA RATIO

EXEMPT (PROJECT < 100% ASSESSED VALUE)

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 (two-family)

CONSTRUCTION TYPE VB (existing)

FIRE SPRINKLER None required (no upgrade to water service required for permit)

AREA OF WORK

CELLAR	0	SF
FIRST FLOOR	22	SF
SECOND FLOOR	0	SF
THIRD FLOOR	0	SF
EXTERIOR	360	SF
TOTAL	382	SF

DRAWING INDEX

0001 COVER SHEET

ARCHITECTURAL

D100 FLOOR PLANS - DEMOLITION
A100 FLOOR PLANS - PROPOSED
A200 BUILDING ELEVATIONS

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BZA 02.25.2025

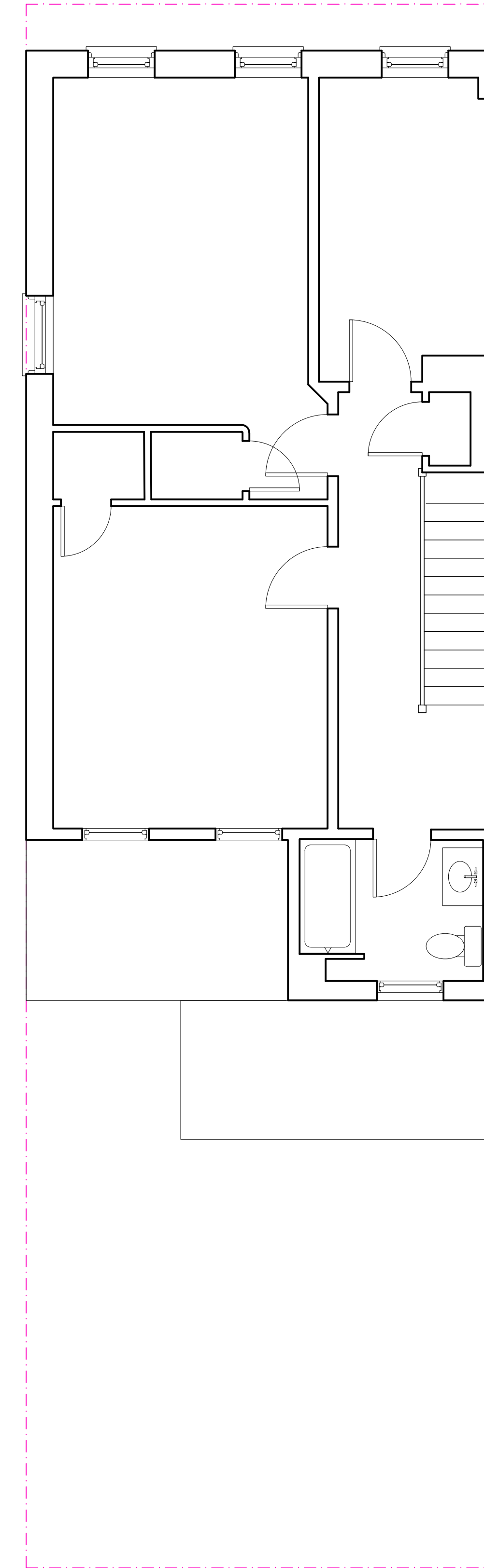
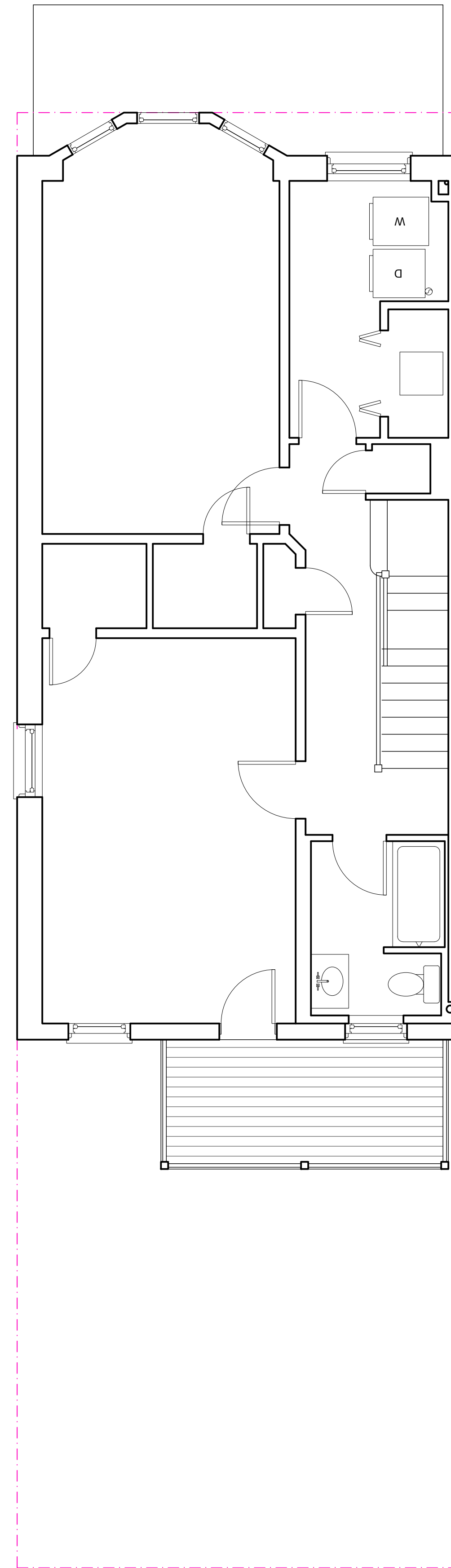
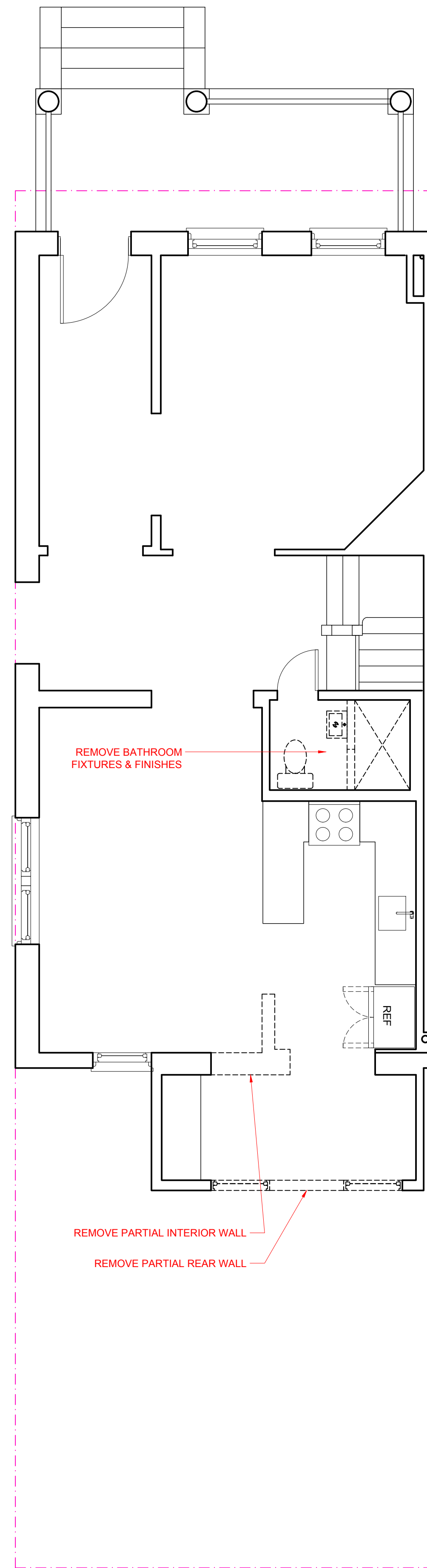
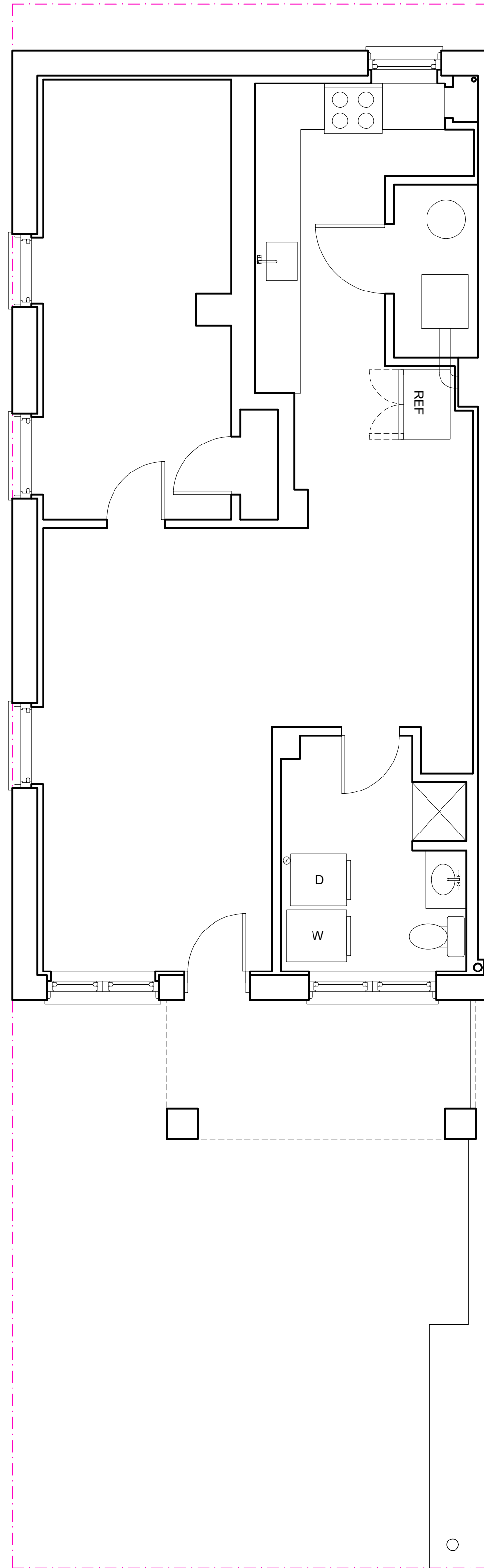
COVER SHEET

0001

Issued: Zoning Adjustment
District of Columbia
CASE NO. 21470
EXHIBIT NO. 11

ARCHITECTURAL LEGEND

- DEMOLISHED PARTITION/ITEM
- ===== EXISTING PARTITION TO REMAIN

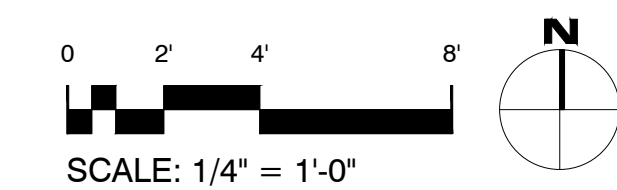


1 BASEMENT PLAN - DEMOLITION
1/4" = 1'-0"

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

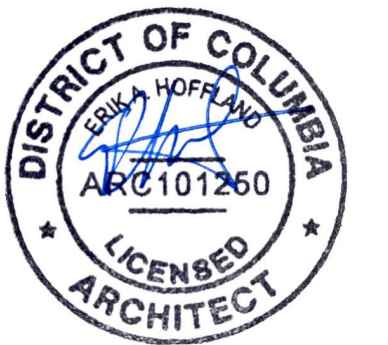
3 SECOND FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

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



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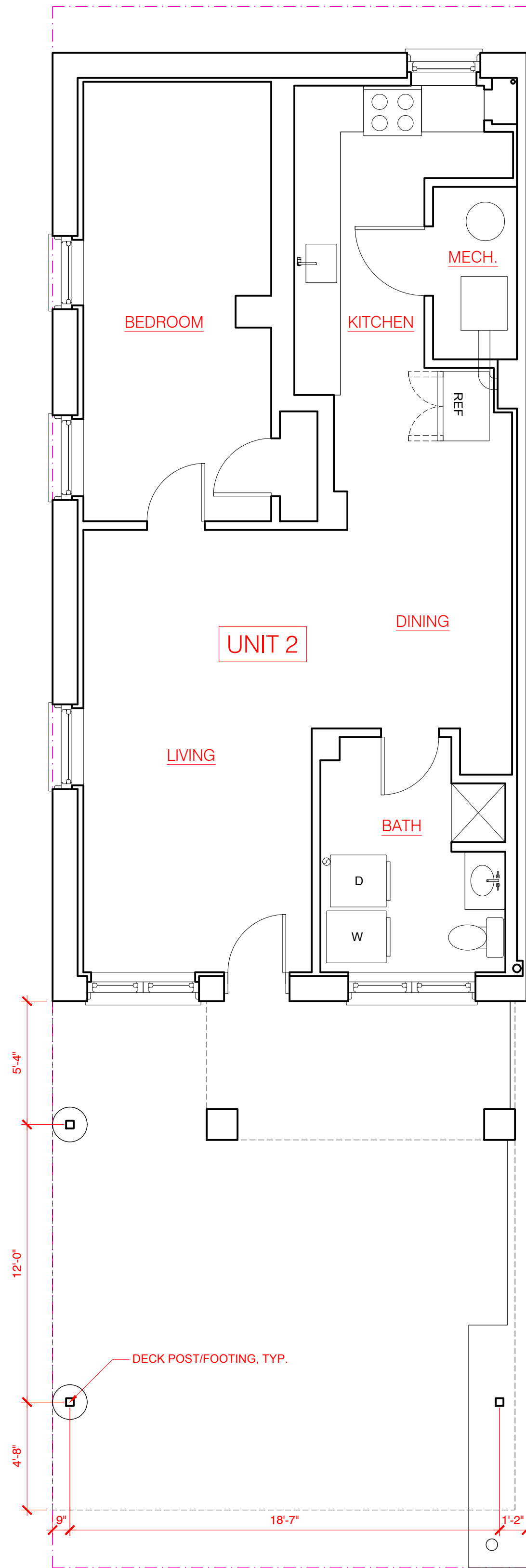
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DEMOLITION PLANS

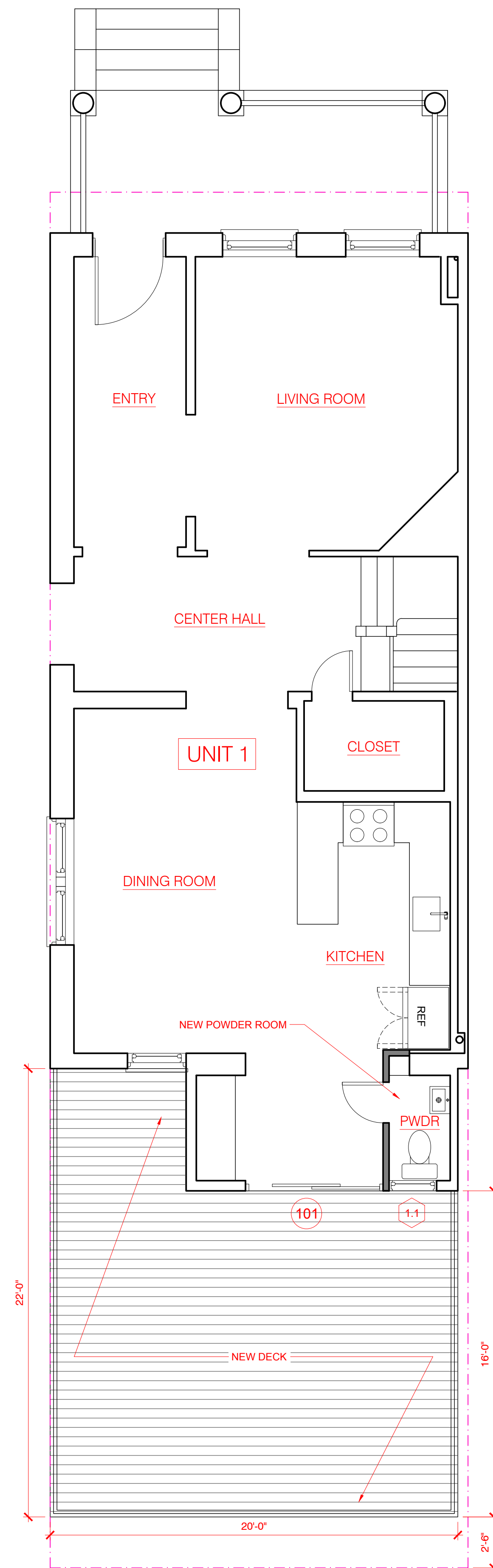
D100

ARCHITECTURAL LEGEND

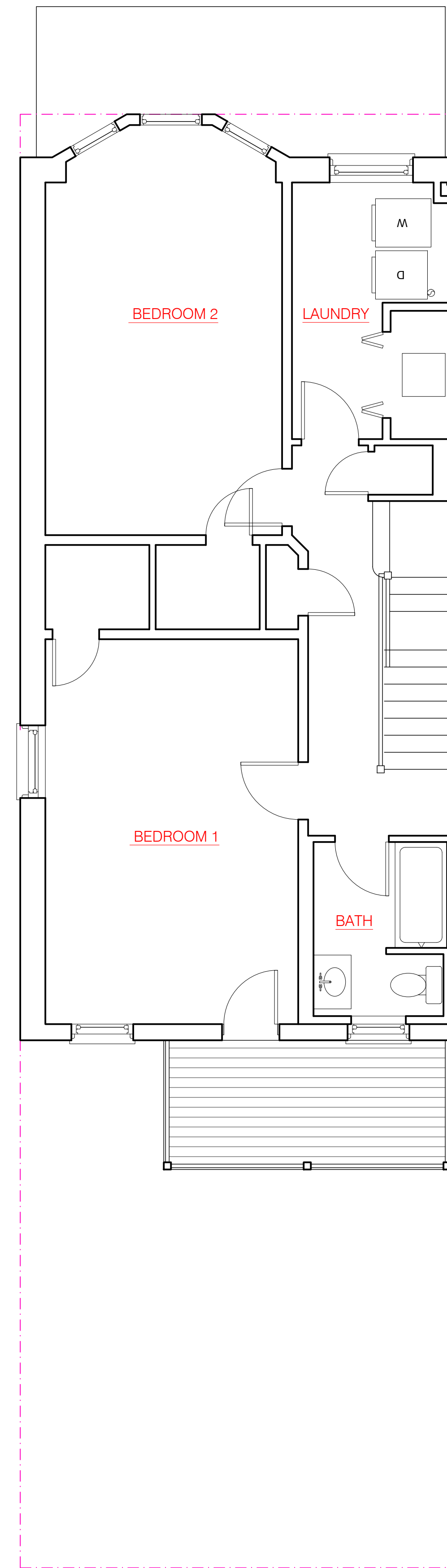
- DEMOLISHED PARTITION/ITEM
- ===== EXISTING PARTITION TO REMAIN
- ===== NEW PARTITION/PARTITION TYPE
- ⬡ B WINDOW NUMBER
- ⊙ 101 DOOR NUMBER



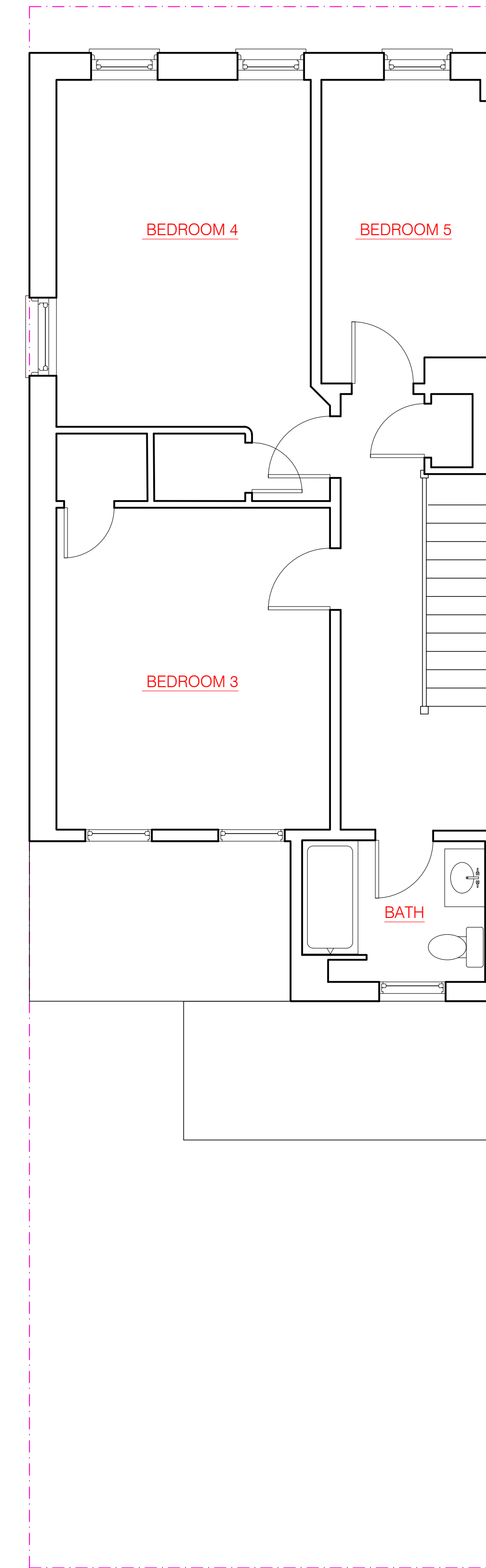
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1/4" = 1'-0"



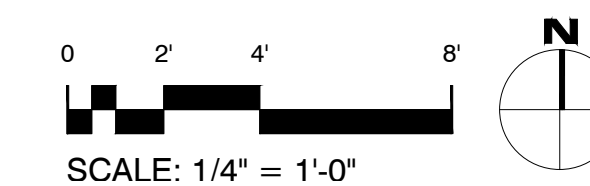
2 FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"



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

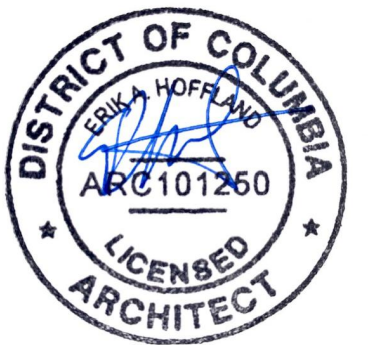


4 THIRD FLOOR PLAN - PROPOSED
1/4" = 1'-0"



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ARCHITECTURAL PLANS

A100



1 WEST ELEVATION - EXISTING
3/16" = 1'-0"



2 SOUTH (REAR) ELEVATION - EXISTING
3/16" = 1'-0"



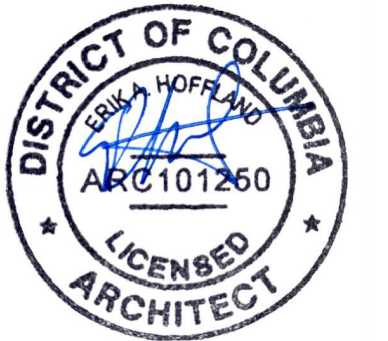
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BUILDING ELEVATIONS

A200