

# 1812 Kilbourne Place NW

## Washington DC 20010

Hoffland  
Architects

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



### ZONING DATA

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

<b>LOT OCCUPANCY</b>		
AREA	2205 SF	
<b>FOOTPRINT ALLOWED</b>	<b>1323 SF (60%)</b>	
	EXISTING	PROPOSED (no change)
HOUSE	987 SF	987 SF
REAR DECK	32 SF	205 SF
<b>TOTAL</b>	<b>1019 SF</b>	<b>1192 SF (54%)</b>

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

### 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)

<b>AREA OF WORK</b>	
CELLAR	0 SF
FIRST FLOOR	481 SF
SECOND FLOOR	610 SF
<b>TOTAL</b>	<b>1091 SF</b>

### 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  
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**CONTRACTOR**  
 TBD

### DRAWING INDEX

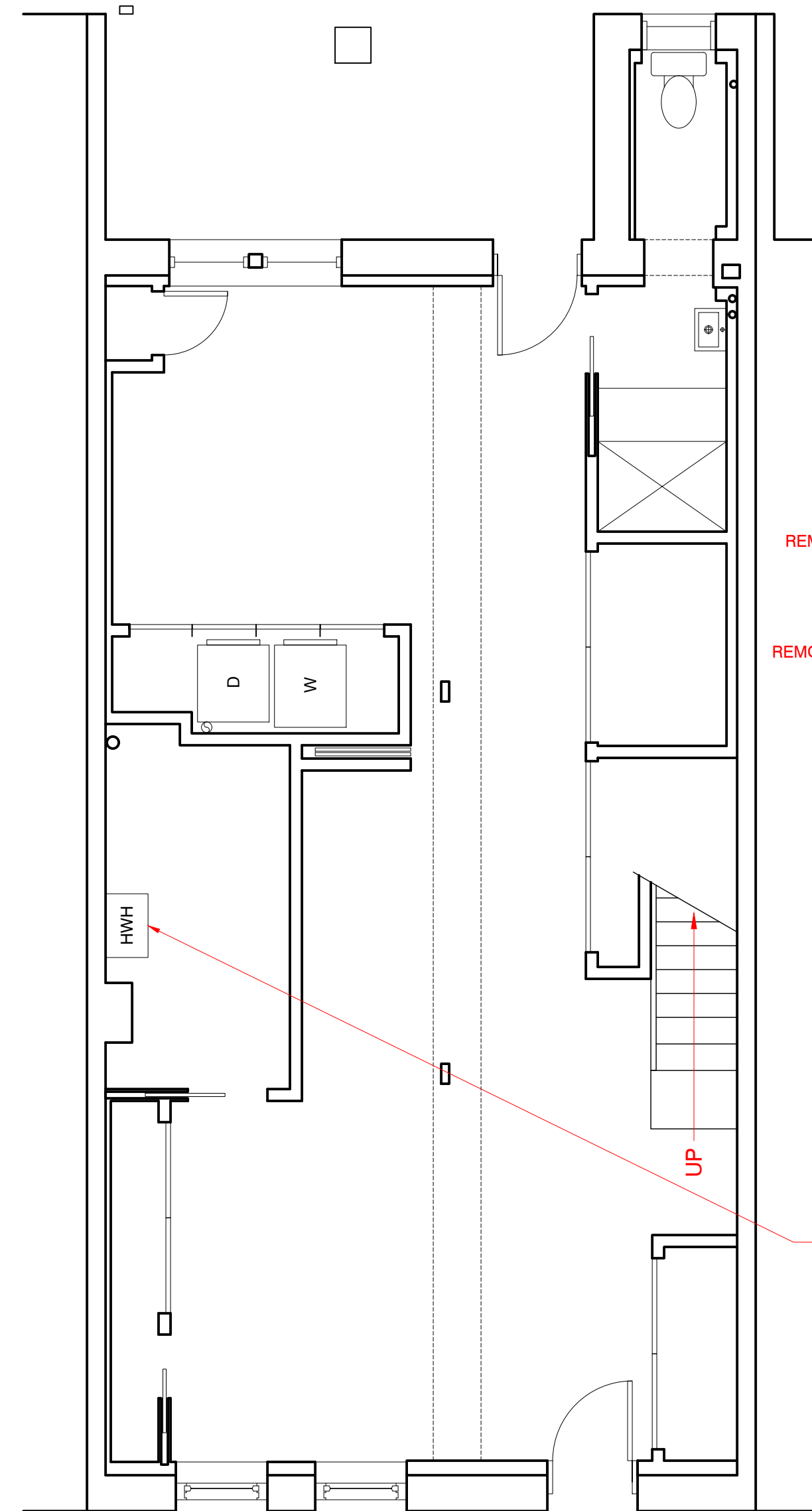
0001	COVER SHEET
<b>ARCHITECTURAL</b>	
D100	DEMOLITION PLANS
A001	GENERAL NOTES & ASSEMBLIES
A002	WINDOW & DOOR SCHEDULES
A100	PROPOSED PLANS
A110	FINISH PLANS
A200	REAR ELEVATIONS
A400	INTERIOR ELEVATIONS
A300	BUILDING SECTIONS
<b>ELECTRICAL</b>	
E001	ELECTRICAL SCHEDULES & DIAGRAMS
E100	ELECTRICAL PLANS
<b>MECHANICAL</b>	
M100	MECHANICAL PLANS
<b>PLUMBING</b>	
P100	PLUMBING DIAGRAMS
<b>STRUCTURAL</b>	
S001	STRUCTURAL NOTES & DETAILS
S002	STRUCTURAL DECK DETAILS
S100	STRUCTURAL PLANS

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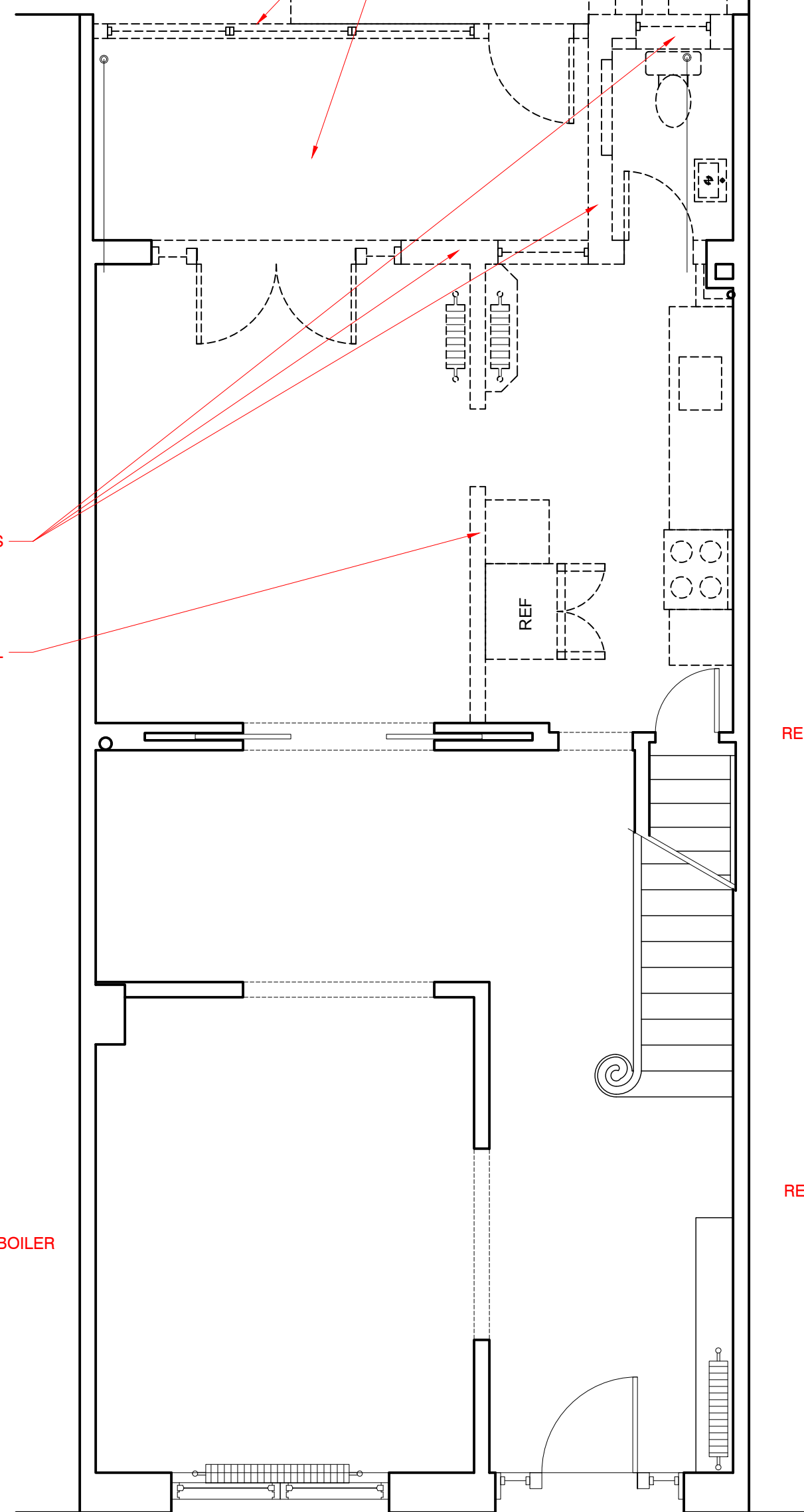
<b>issued</b>		
Schematic Design		05.09.2025
Preliminary Pricing		05.23.2025
Revised Pricing		06.23.2025
Revision 2		08.13.2025
Permit		09.18.2025

COVER SHEET

**0001**  
Based on Zoning Adjustment  
 District of Columbia  
 CASE NO. 21477  
 EXHIBIT NO. 3

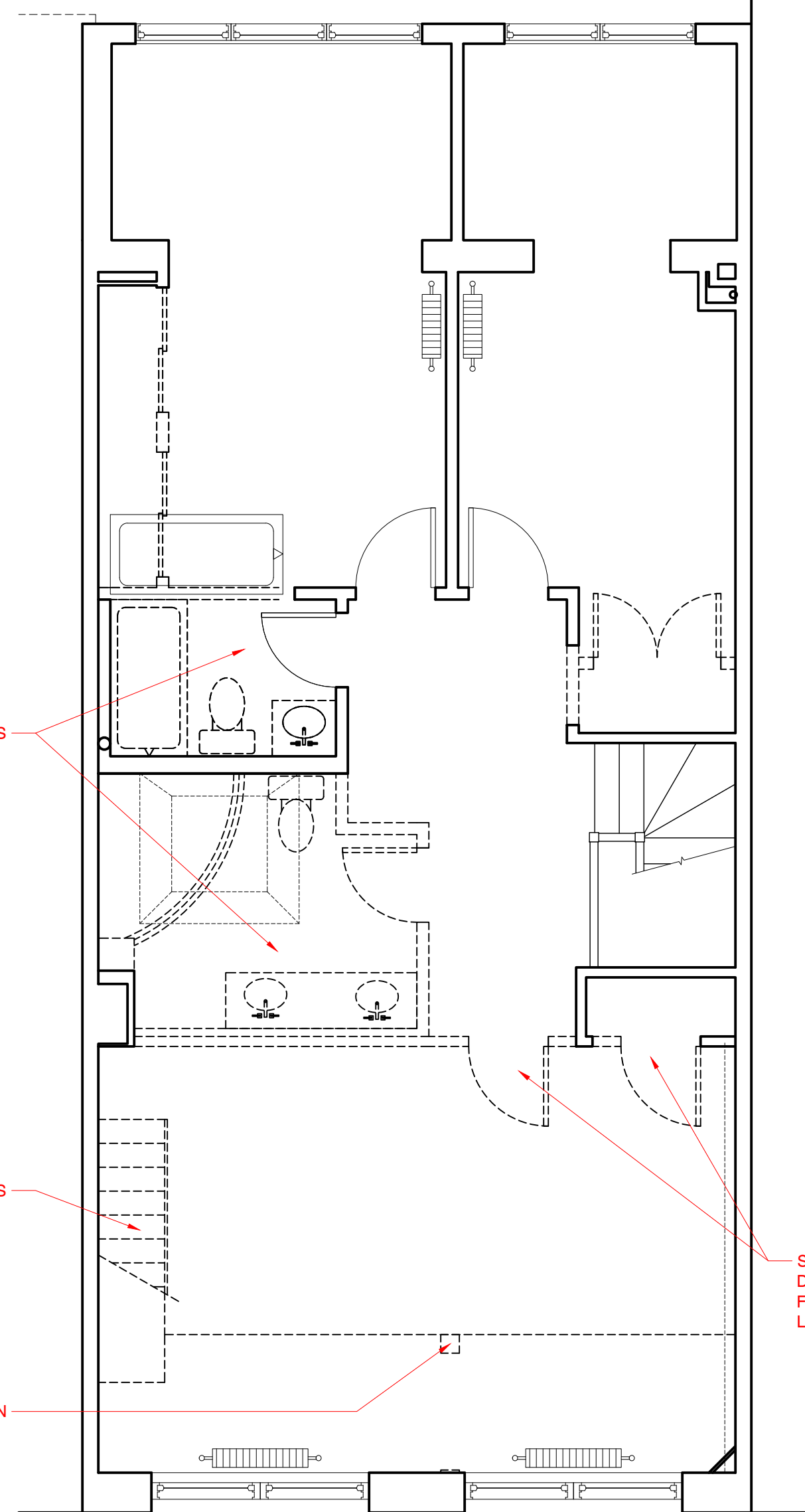


REMOVE BRICK WALLS  
 REMOVE BEARING WALL  
 EXISTING COMBI BOILER

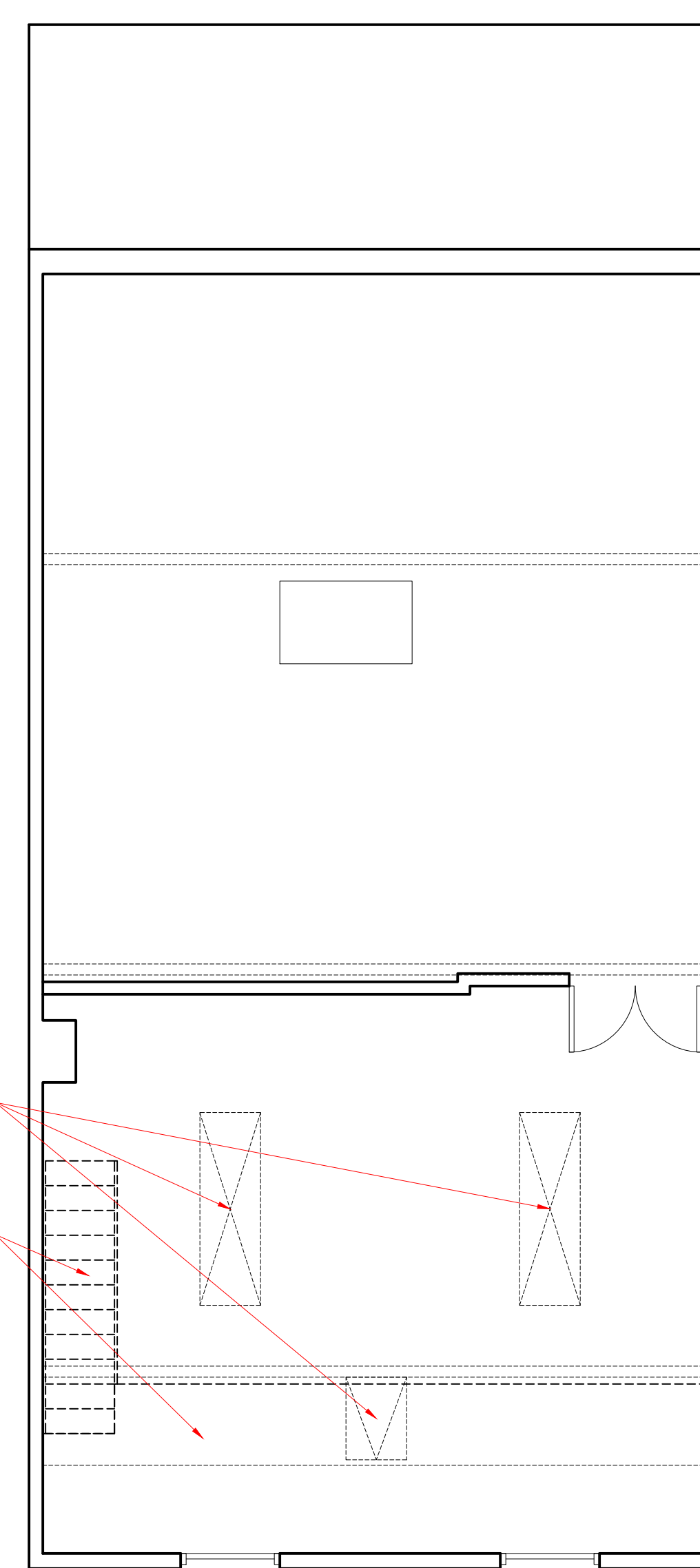


REMOVE DECK, STAIRS, & FOOTERS  
 REMOVE PORCH WALL & FLOOR FRAMING

REMOVE BATHROOMS  
 REMOVE LOFT STAIRS  
 REMOVE COLUMN



EXISTING SKYLIGHTS & ROOF HATCH TO REMAIN  
 REMOVE LOFT & STAIRS  
 SALVAGE EXISTING DOORS & TRANSOM FOR REUSE IN NEW LOCATIONS

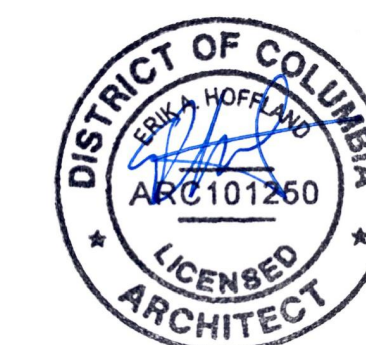
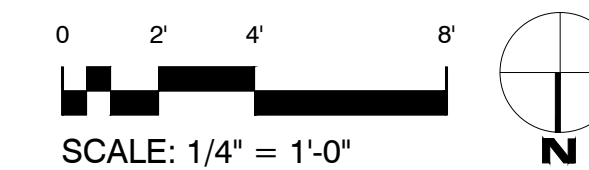


0 BASEMENT PLAN - DEMOLITION  
 1/4" = 1'-0"

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

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

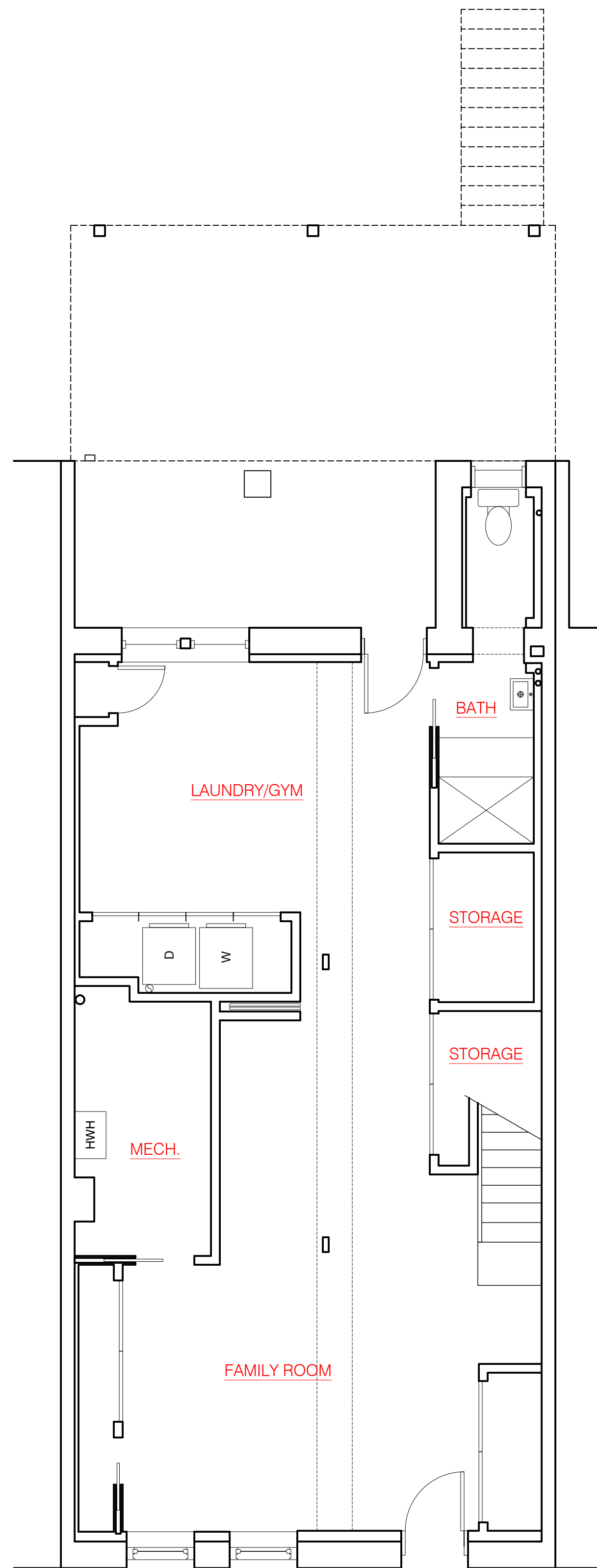
3 ATTIC PLAN - DEMOLITION  
 1/4" = 1'-0"



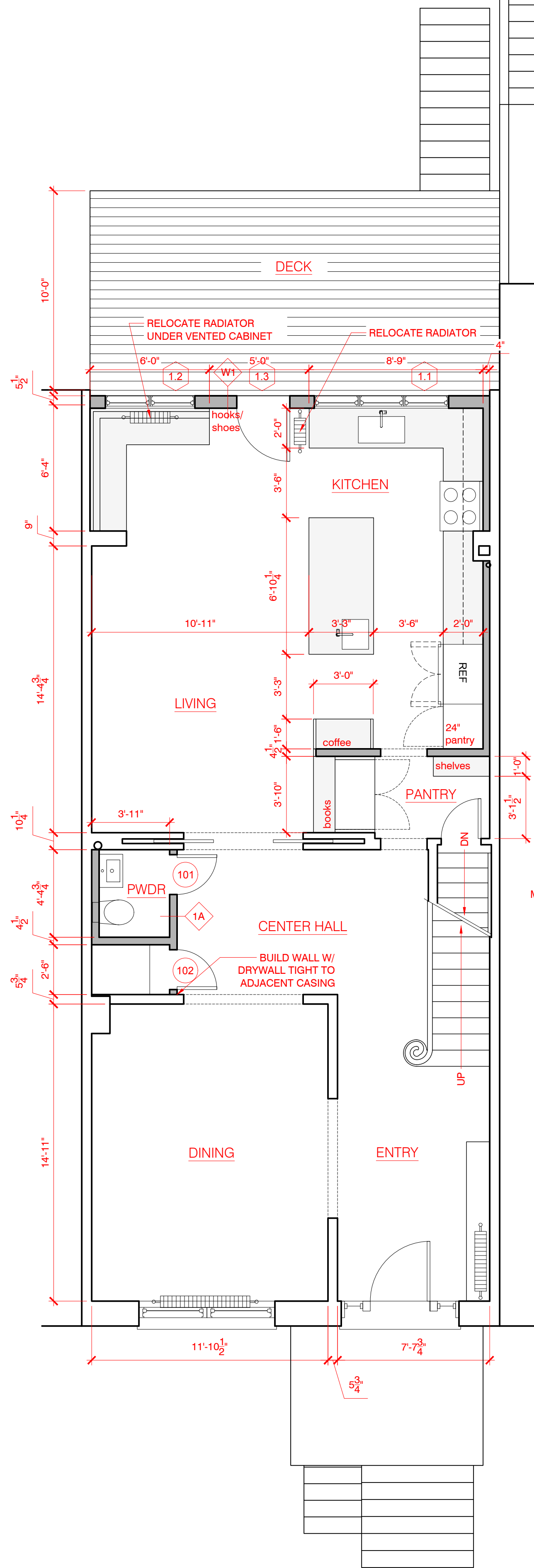
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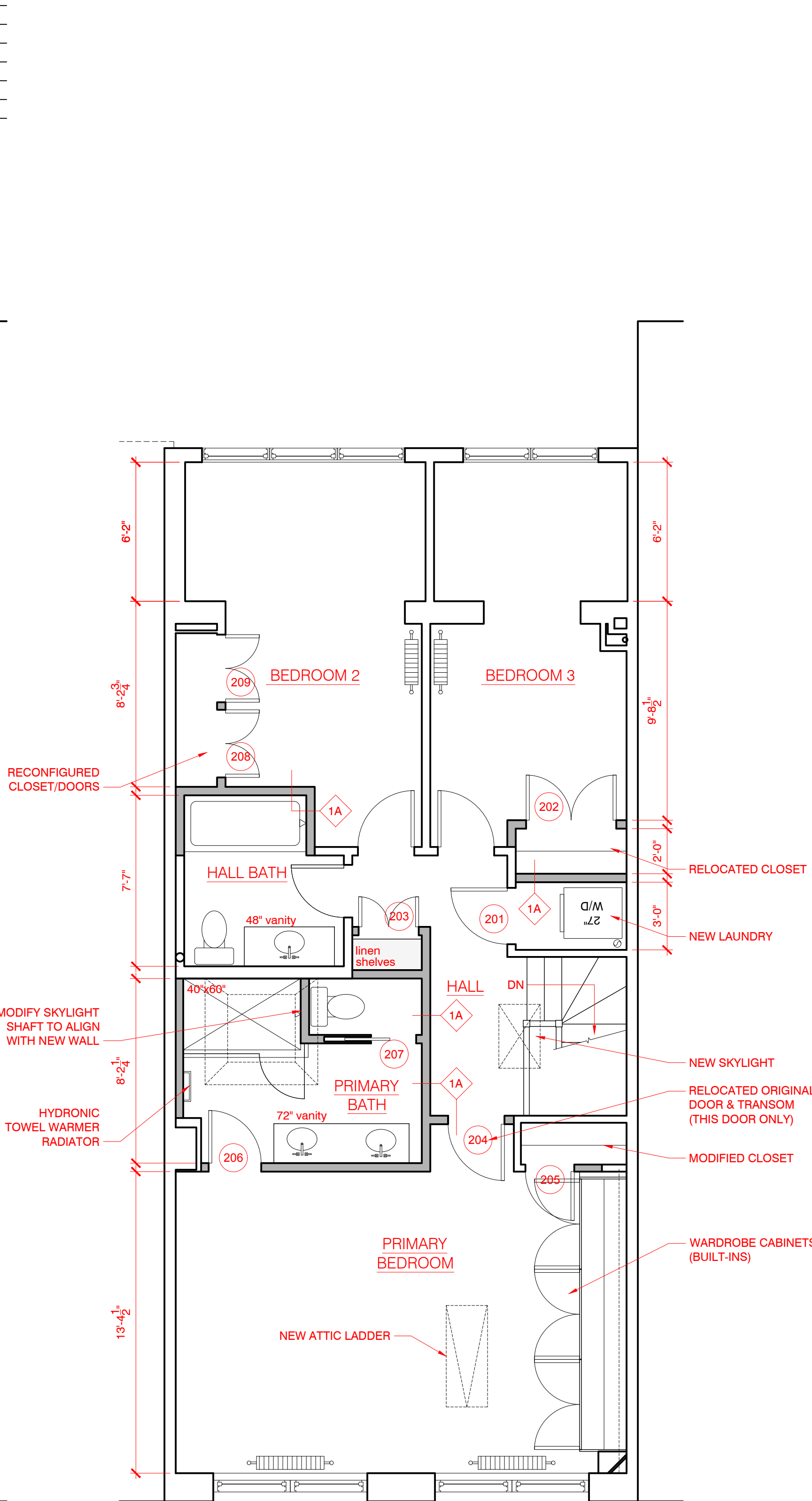
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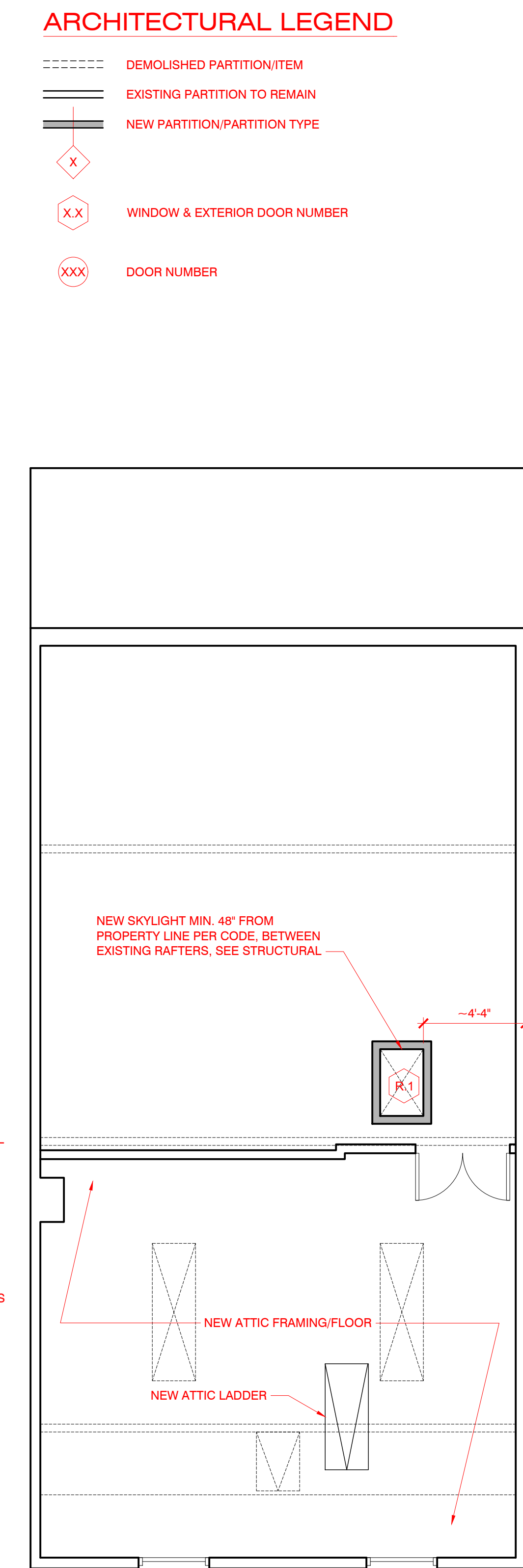
0 BASEMENT PLAN - PROPOSED  
1/4" = 1'-0"



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



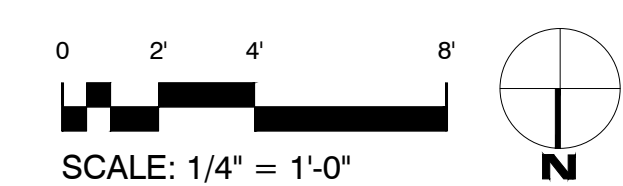
2 SECOND FLOOR PLAN - PROPOSED  
1/4" = 1'-0"



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

ARCHITECTURAL LEGEND

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



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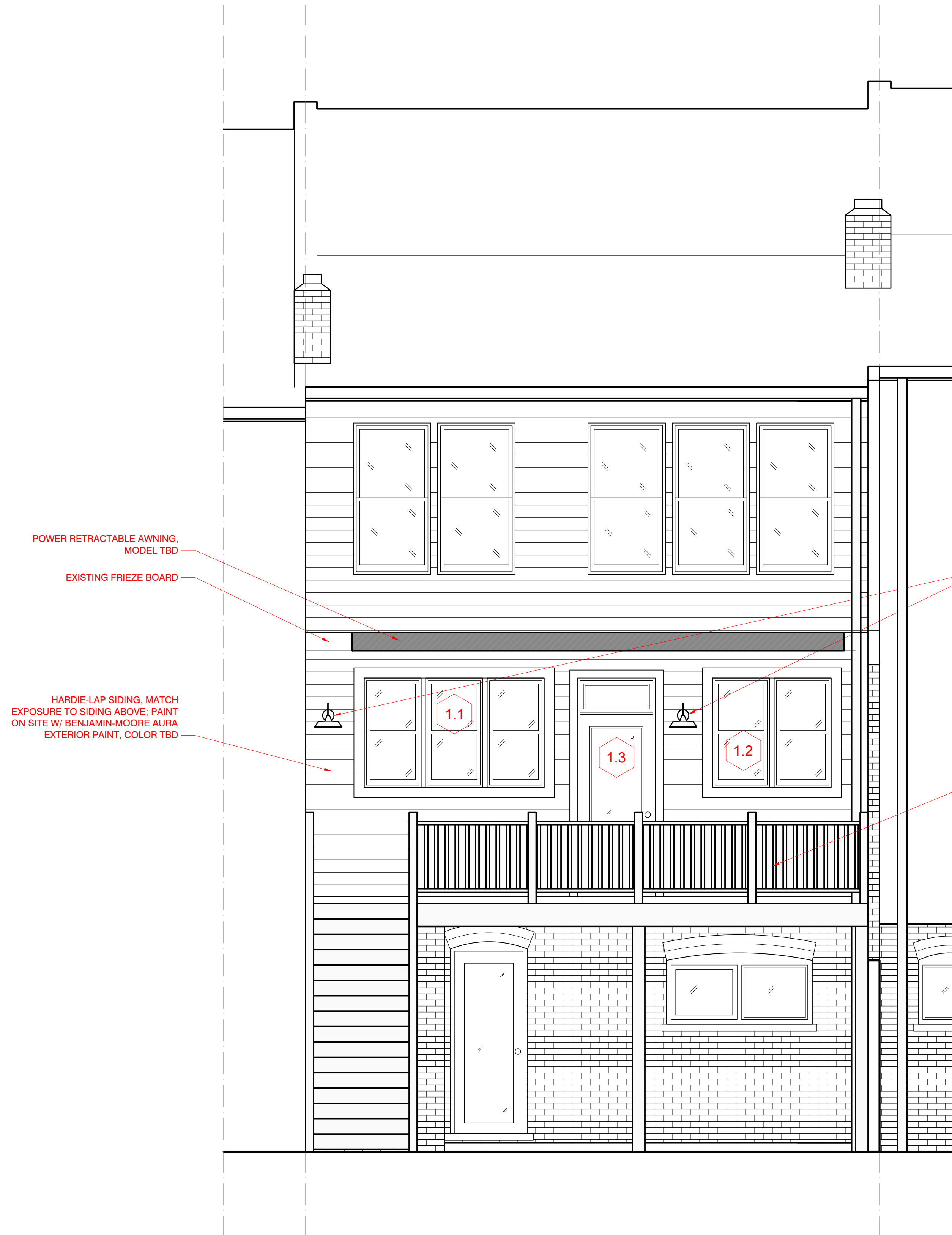
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PROPOSED PLANS

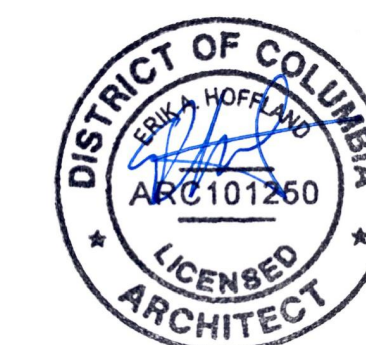
A100



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



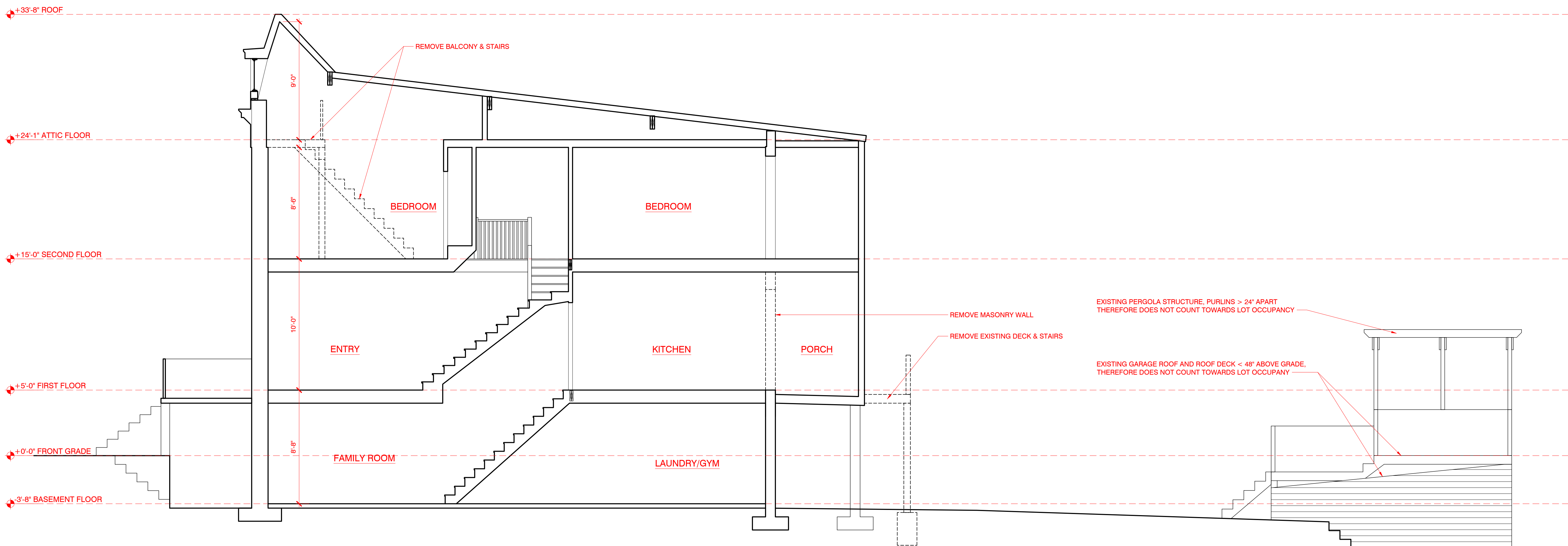
2 SOUTH (REAR) ELEVATION - PROPOSED  
3/8" = 1'-0"



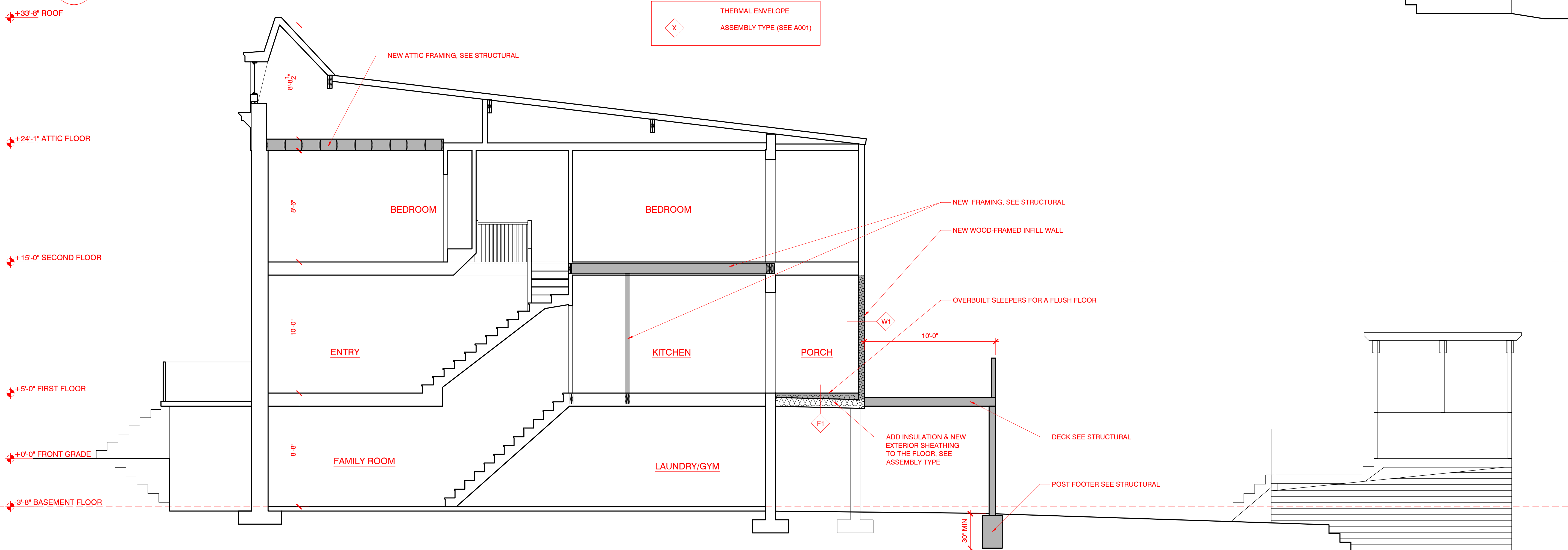
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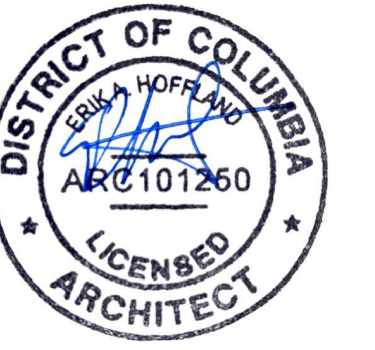
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**1 SECTION A - EXISTING**  
1/4" = 1'-0"



**3 SECTION A - PROPOSED**  
1/4" = 1'-0"



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