

1812 Kilbourne Place NW

Washington DC 20010

Hoffland
Architects

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



ZONING DATA

ZONING DISTRICT RF-1
SQUARE 2599
LOT 0064

USE
EXISTING: R-1 SINGLE FAMILY
PROPOSED: R-1 SINGLE FAMILY

LOT OCCUPANCY		
AREA	2205 SF	
FOOTPRINT ALLOWED	1323 SF (60%)	
	EXISTING	PROPOSED (no change)
HOUSE	987 SF	987 SF
GARAGE	315 SF	315 SF
REAR DECK	32 SF	205 SF
TOTAL	1334 SF	1507 SF (68.3%)

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

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)

AREA OF WORK	
CELLAR	0 SF
FIRST FLOOR	481 SF
SECOND FLOOR	610 SF
TOTAL	1091 SF

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
202.234.7795
erik@erikhoffland.com

CONTRACTOR
TBD

DRAWING INDEX

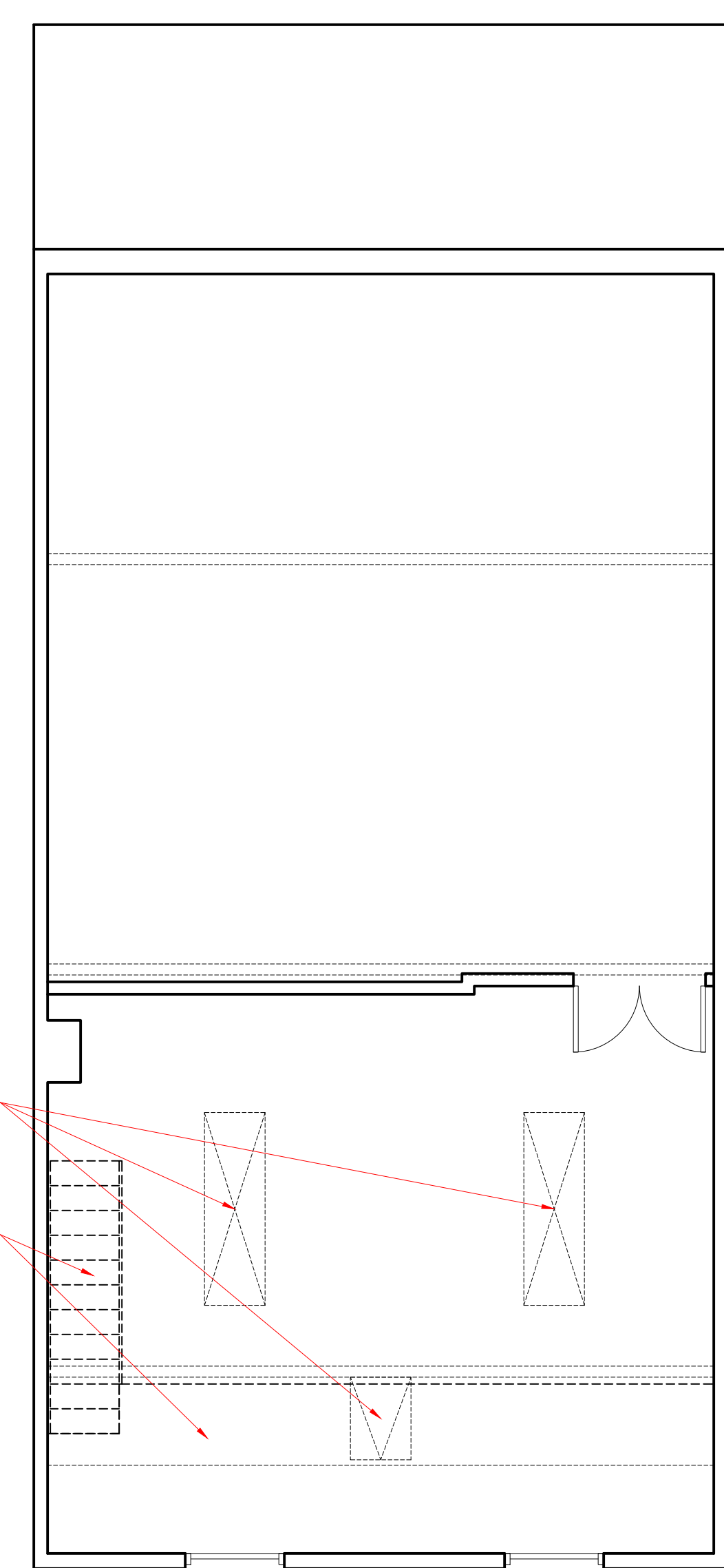
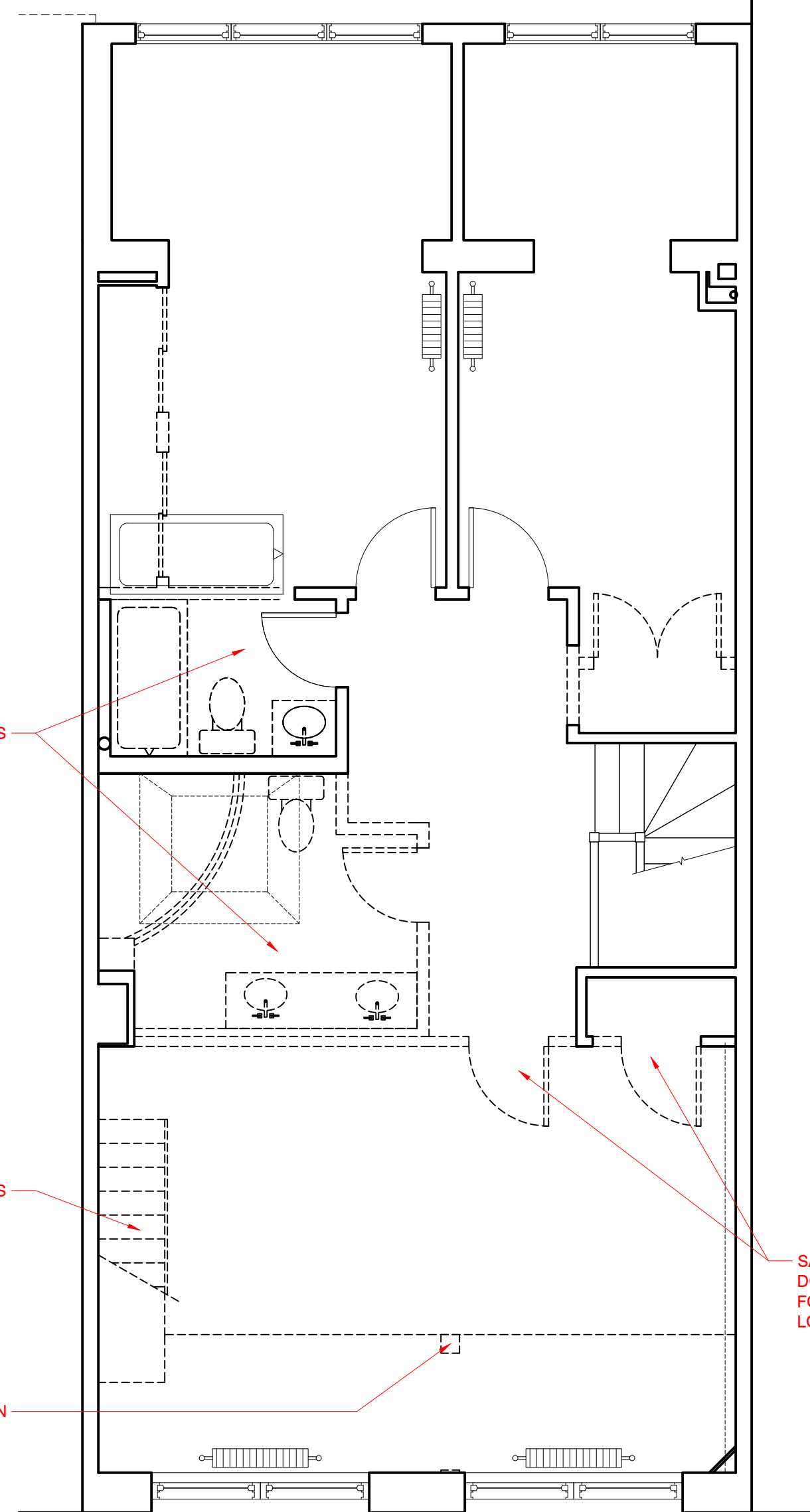
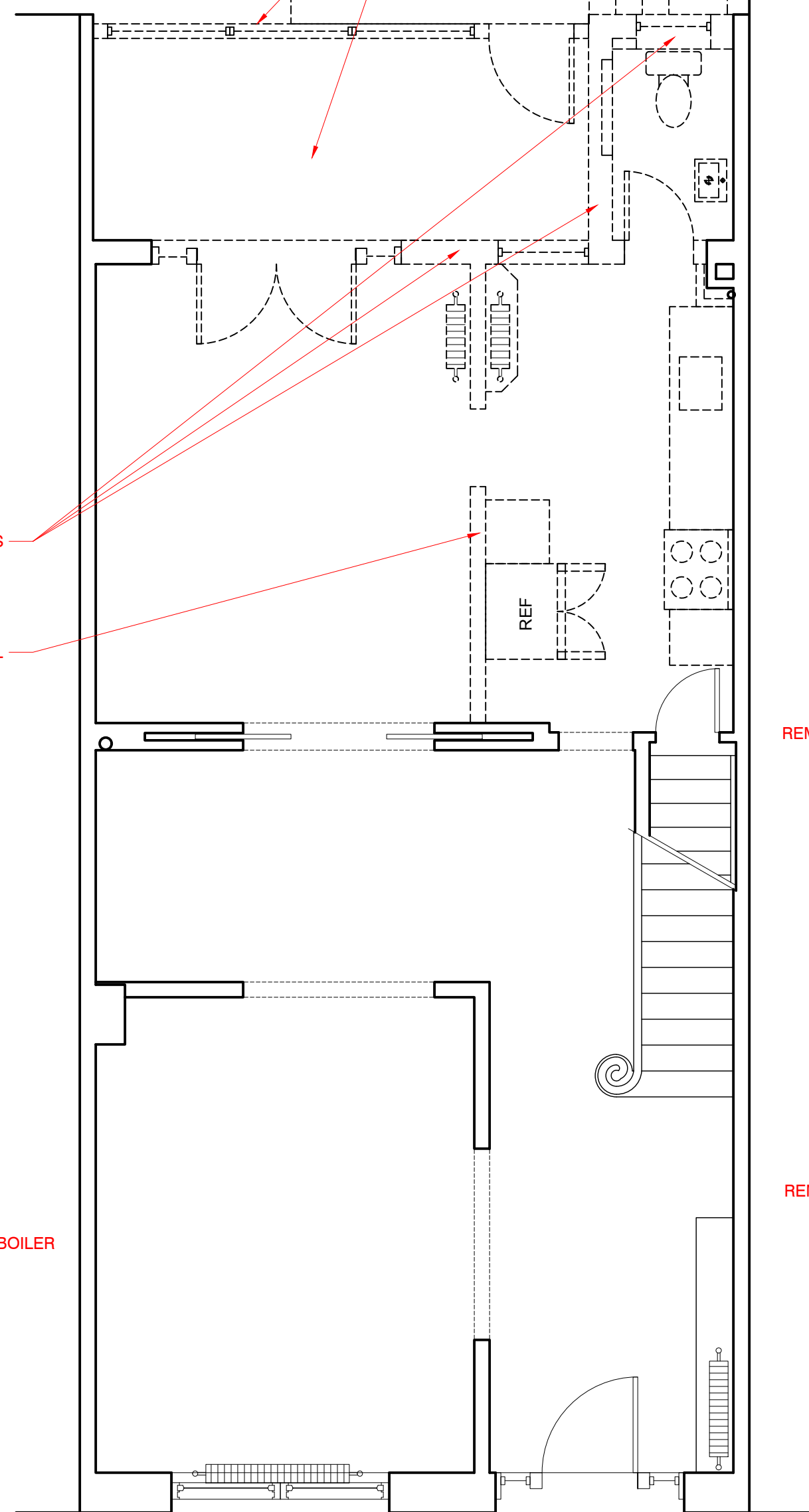
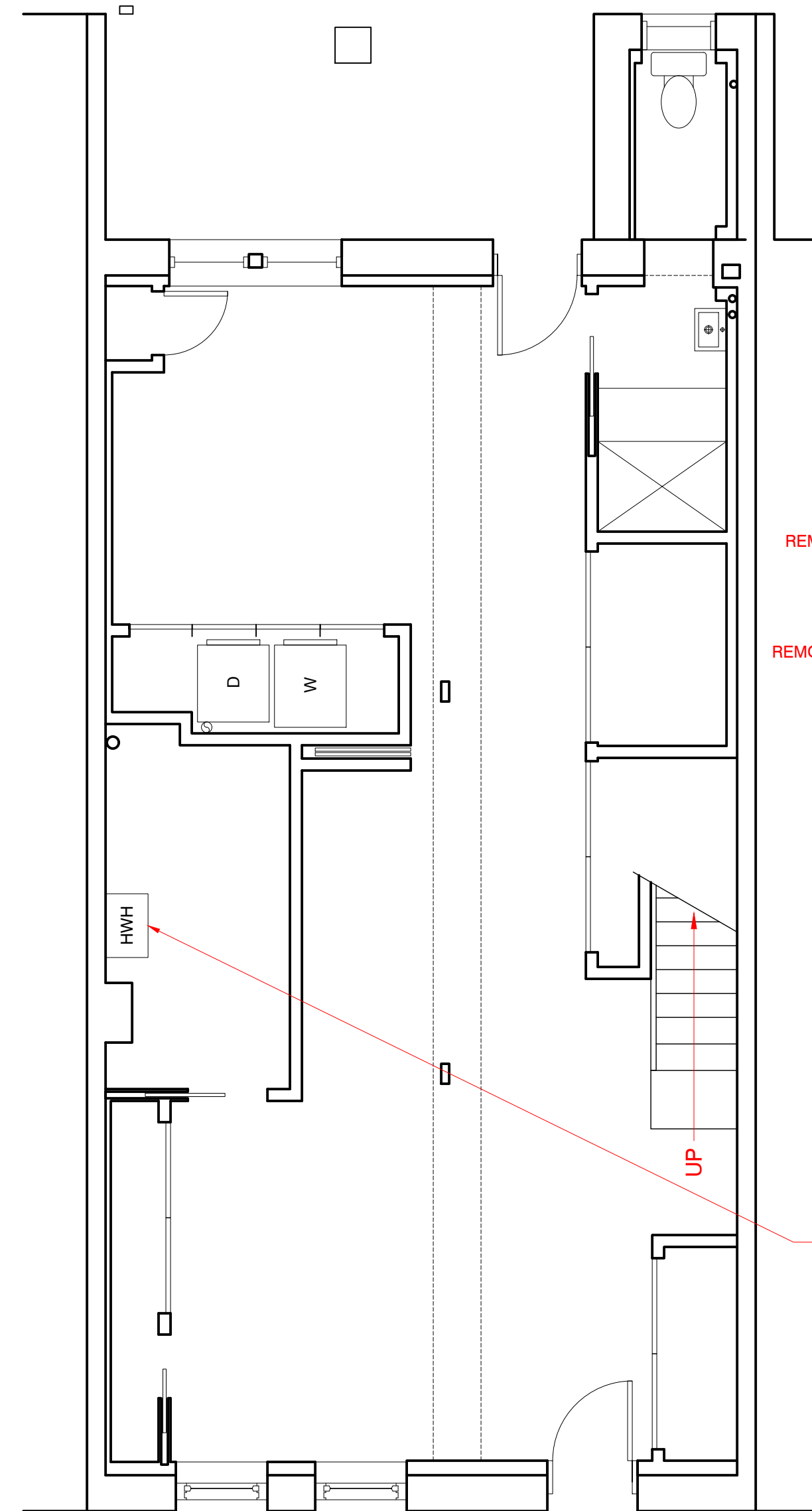
0001	COVER SHEET
ARCHITECTURAL	
D100	DEMOLITION PLANS
A001	GENERAL NOTES & ASSEMBLIES
A002	WINDOW & DOOR SCHEDULES
A100	PROPOSED PLANS
A110	FINISH PLANS
A200	REAR ELEVATIONS
A400	INTERIOR ELEVATIONS
A300	BUILDING SECTIONS
ELECTRICAL	
E001	ELECTRICAL SCHEDULES & DIAGRAMS
E100	ELECTRICAL PLANS
MECHANICAL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

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issued	
Schematic Design	05.09.2025
Preliminary Pricing	05.23.2025
Revised Pricing	06.23.2025
Revision 2	08.13.2025
Permit	09.18.2025
Permit Revision	01.23.2026
BZA	03.31.2026

COVER SHEET

0001
Zoning Adjustment
District of Columbia
CASE NO. 21477
EXHIBIT NO. 5

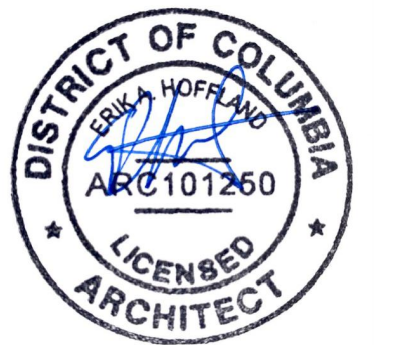
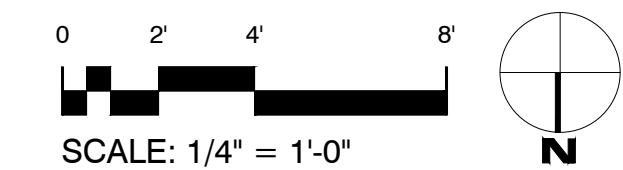


0 BASEMENT PLAN - DEMOLITION
1/4" = 1'-0"

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

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

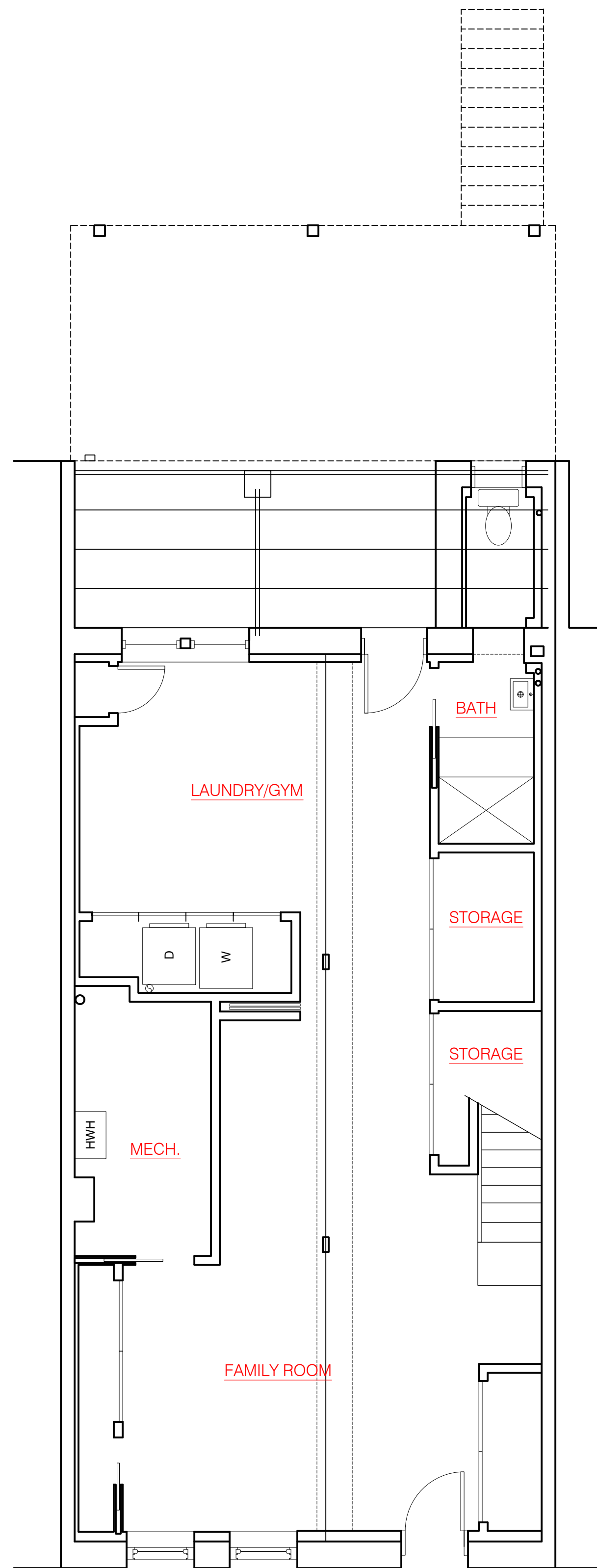
3 ATTIC PLAN - DEMOLITION
1/4" = 1'-0"



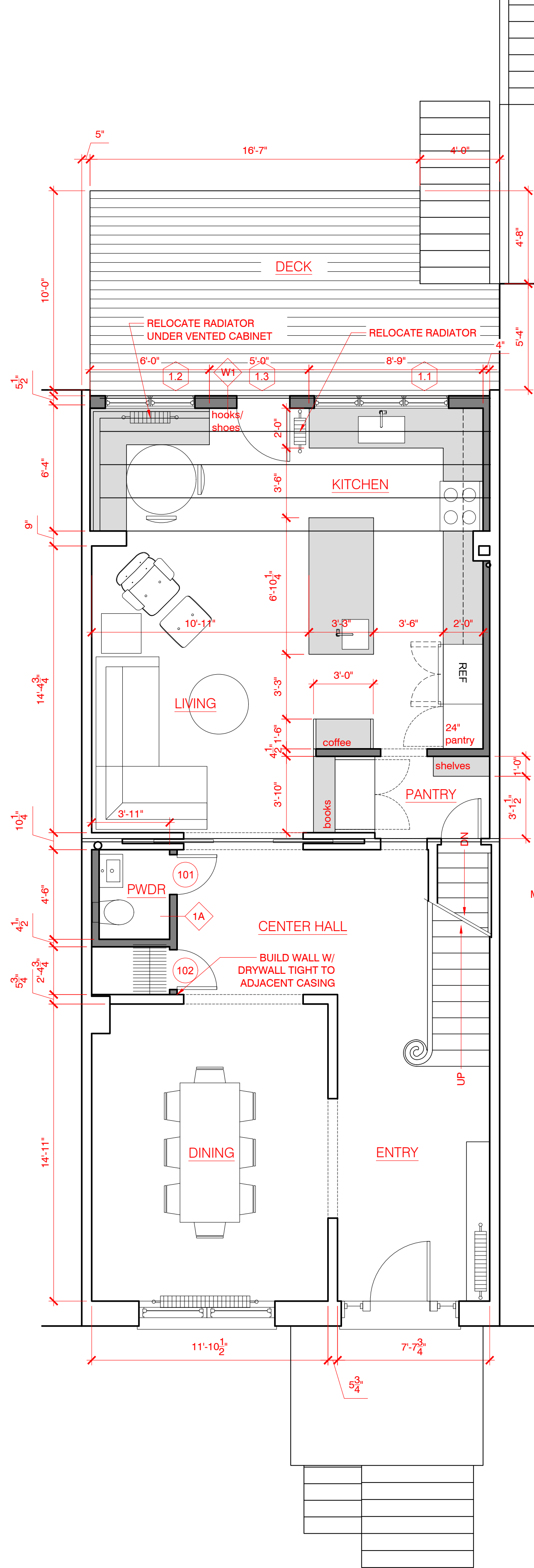
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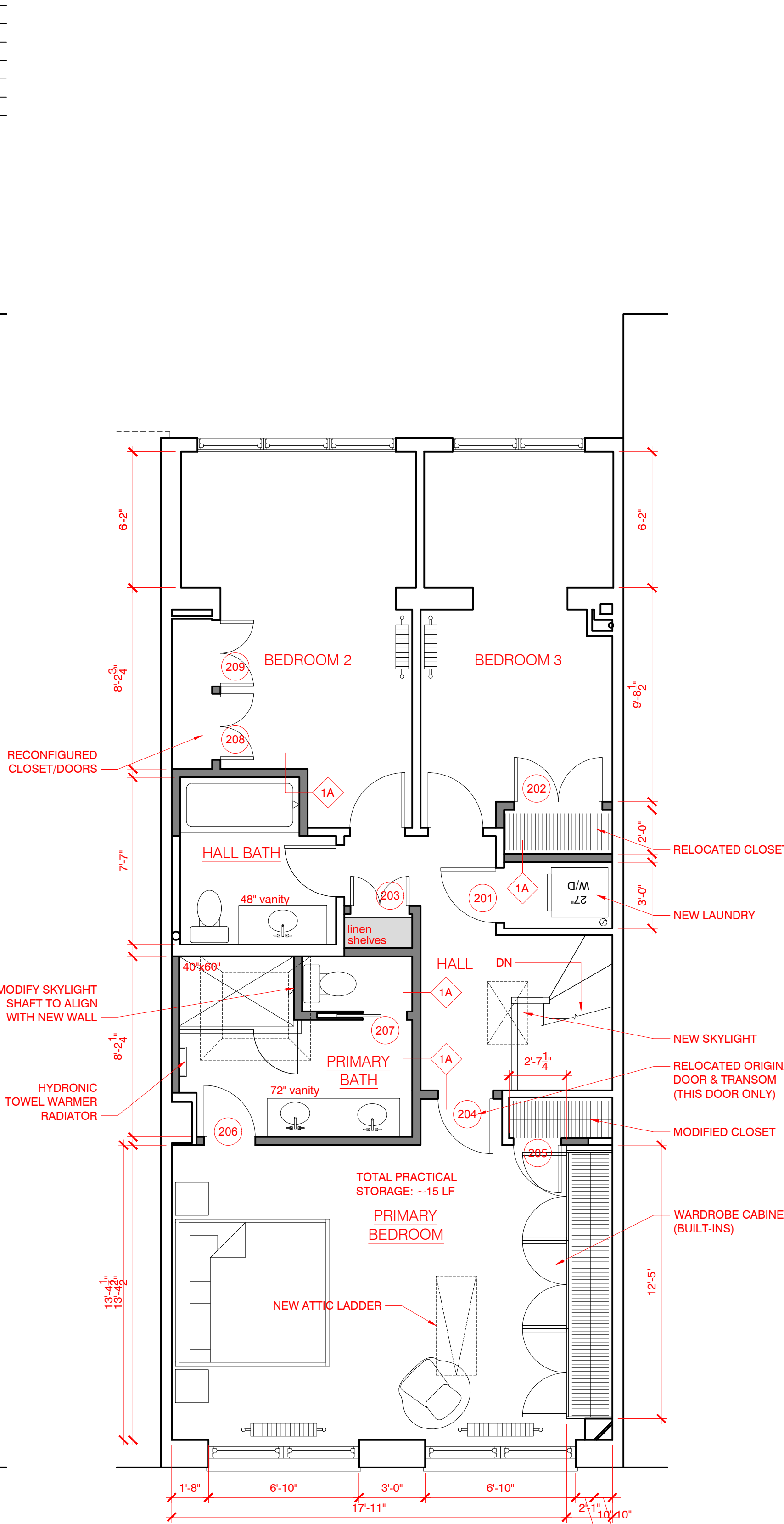
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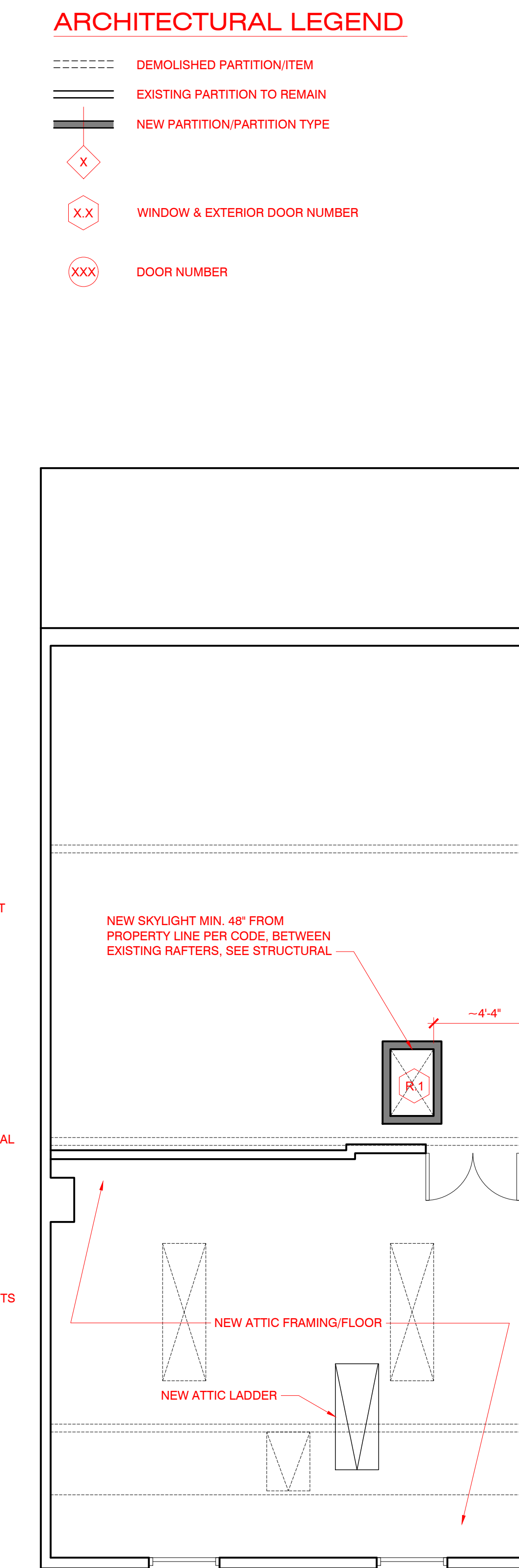
0 BASEMENT PLAN - PROPOSED
1/4" = 1'-0"



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



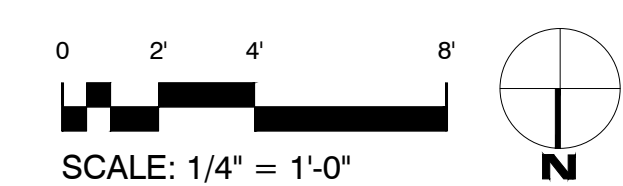
2 SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0"



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
- DOOR NUMBER



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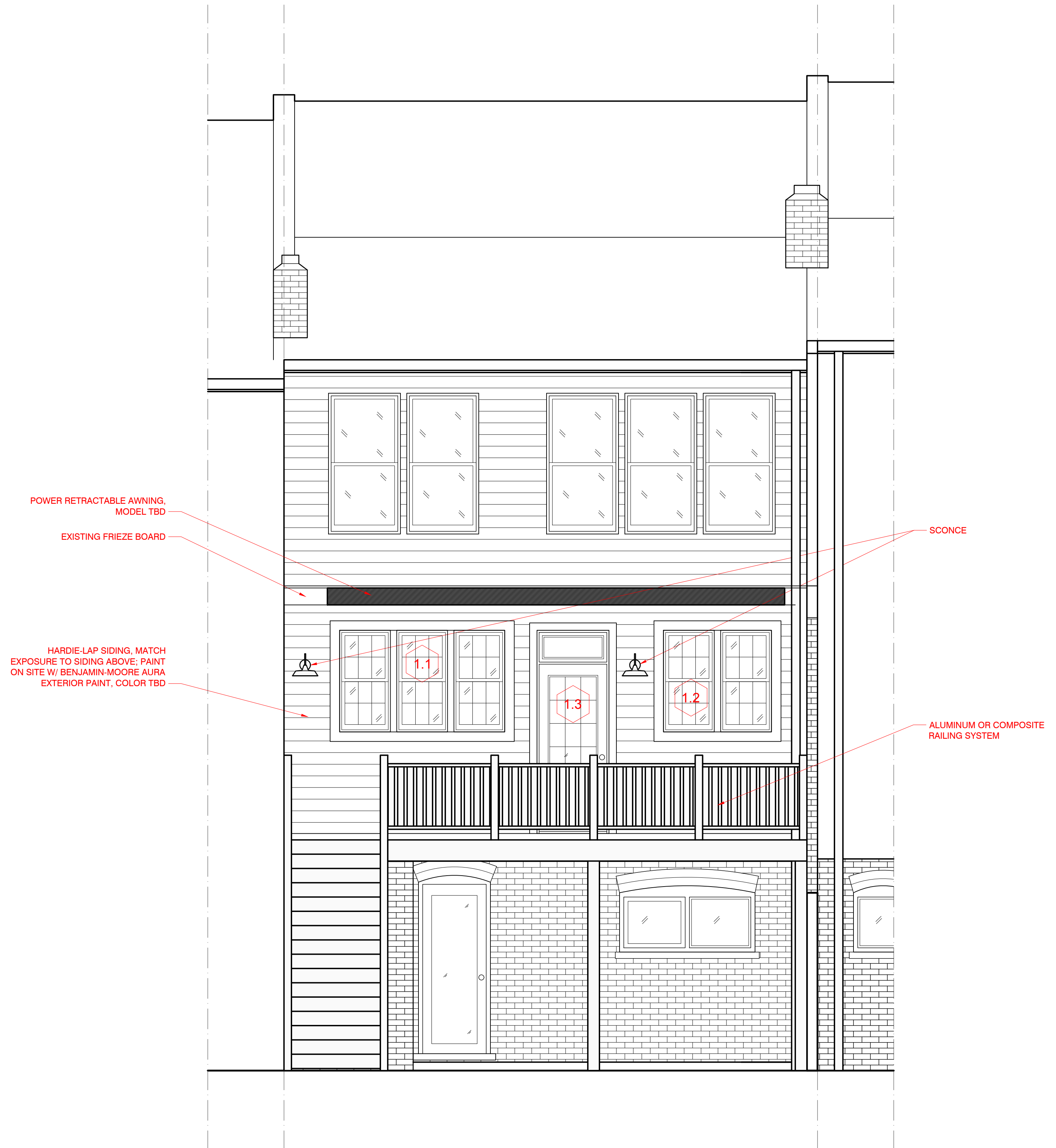
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PROPOSED PLANS

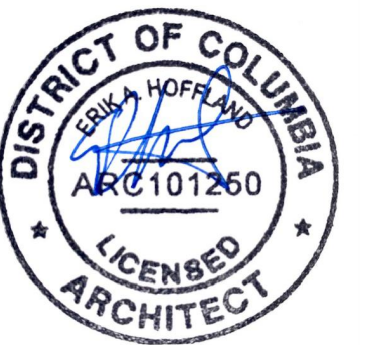
A100



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



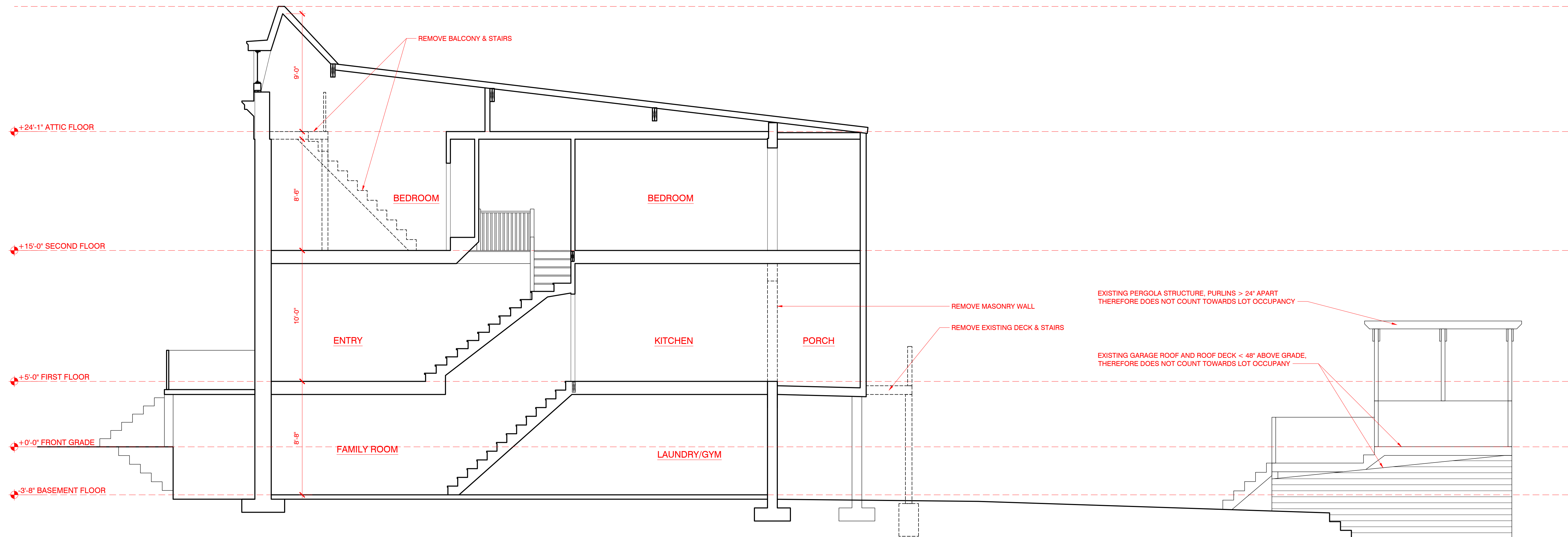
2 SOUTH (REAR) ELEVATION - PROPOSED
3/8" = 1'-0"



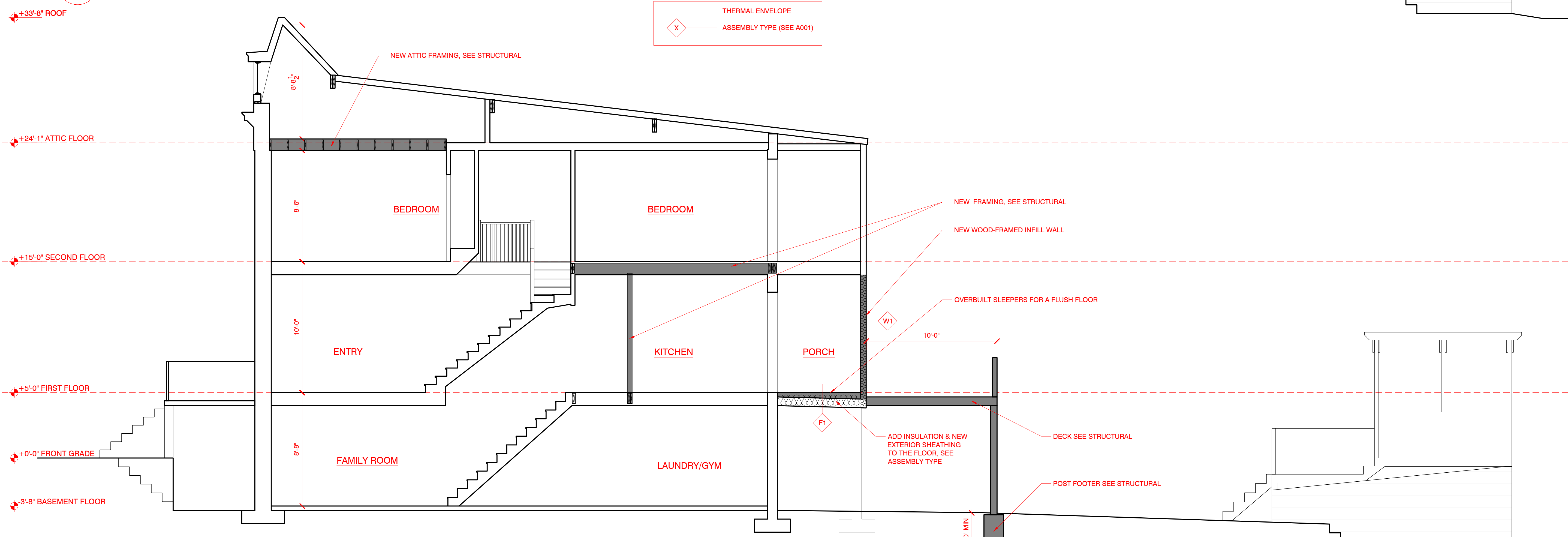
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1 SECTION A - EXISTING
1/4" = 1'-0"



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



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