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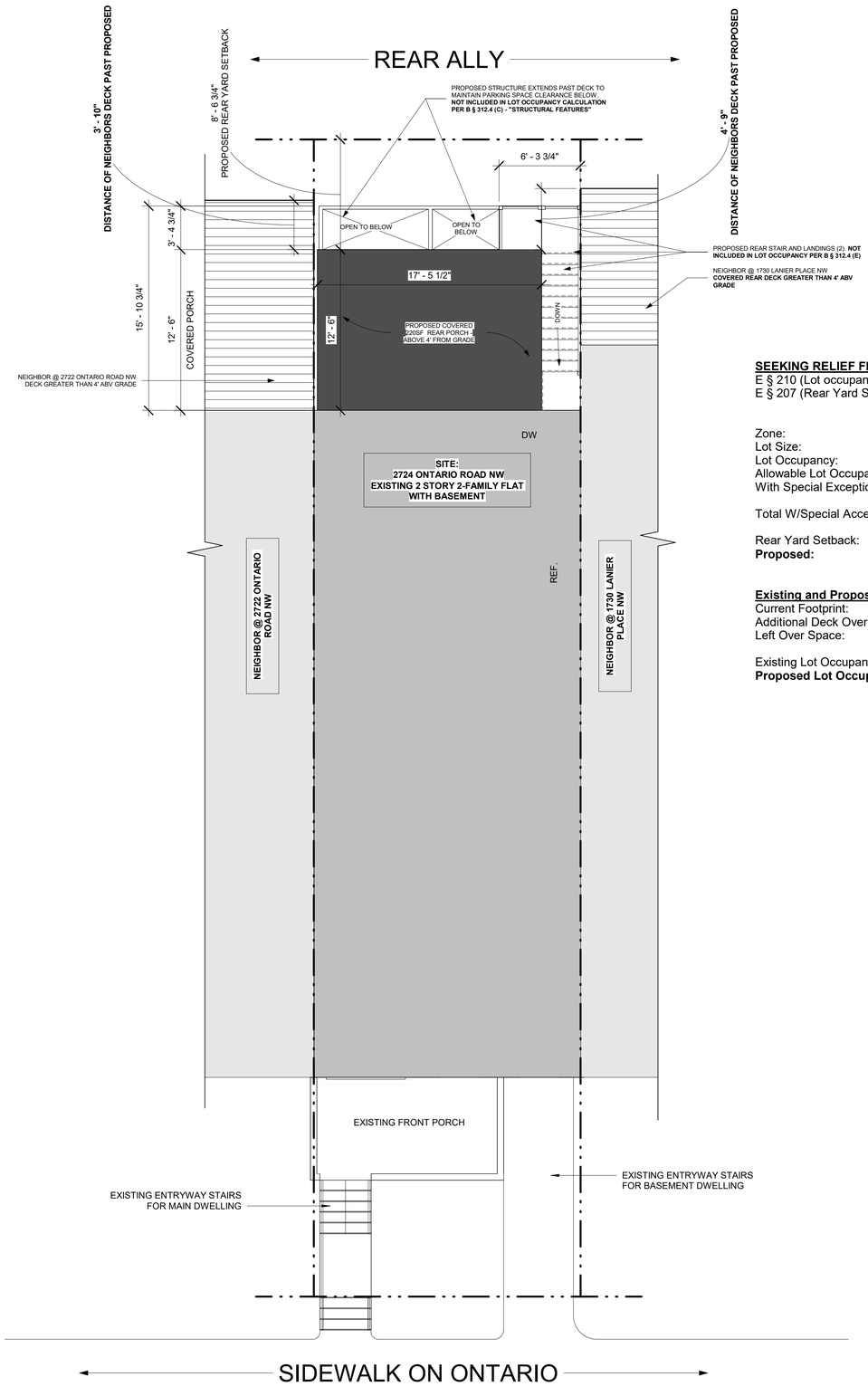
HO NELSON RESIDENCE | BZA DRAWING PACKAGE | 11.05.2026

PLANS

ELEVATIONS

RENDERING

Board of Zoning Adjustment
District of Columbia
CASE NO. 21563
EXHIBIT NO. 6



1 A201 002 **SITE PLAN WITH CALCULATION SHEET**
3/16" = 1'-0"

SEEKING RELIEF FROM:
E § 210 (Lot occupancy requirements)
E § 207 (Rear Yard Setback)

Zone:	RF-1
Lot Size:	1,868 SF
Lot Occupancy:	60 % (.6)
Allowable Lot Occupancy:	1,120.8 SF
With Special Exception (+10%)	186.8 SF
Total W/Special Acceptation:	1307.6 SF
Rear Yard Setback:	20 Feet
Proposed:	**8'-6 ¾"**

Existing and Proposed

Current Footprint:	1076.33 SF
Additional Deck Over 4' in Height with Covering:	219.52 SF
Left Over Space:	11.75 SF
Existing Lot Occupancy:	57.62%
Proposed Lot Occupancy:	**69.37%**

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7059 Blair Rd. NW S. 300
Washington, DC 20012
Main: 202-726-3777
info@landisconstruction.com
WWW.landisconstruction.com

#	Date	Int	Desc

Revisions

Project Approvals

Review	Initial	Date
CONST.		
PERMIT		
CONTRACT		

Project Team

Project Designer: H. BRIGHAM
Project Manager:
Team Leader: H.B. | A.A.
Interior Designer: A. ANDREIKO

Drawing Version
BZA APPLICATION

Client and Project Location

HO | NELSON RESIDENCE

2724 ONTARIO ROAD NW
WASHINGTON, DC 20009

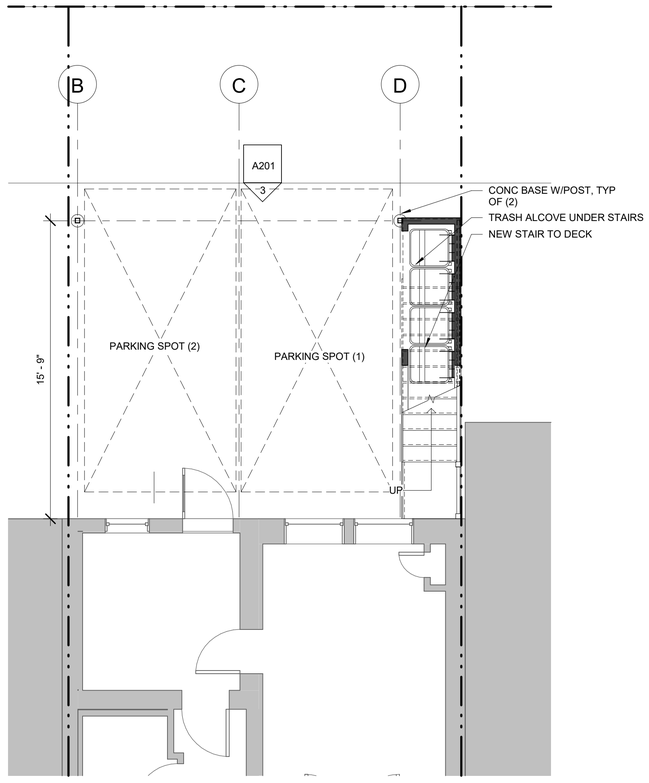
Sheet Title
SITE PLAN W/ LOT OCCUPANCY CALCS

Issue Date
7/29/2026

Scale
3/16" = 1'-0"

002

C:\Users\henry\Documents\HO_NELSON_CENTRAL_RVT26_henry6622T.rvt 11/3/2026 4:27:31 PM



1 A201 A101 **0.1 BASEMENT**
1/4" = 1'-0"

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FLOOR PLANS

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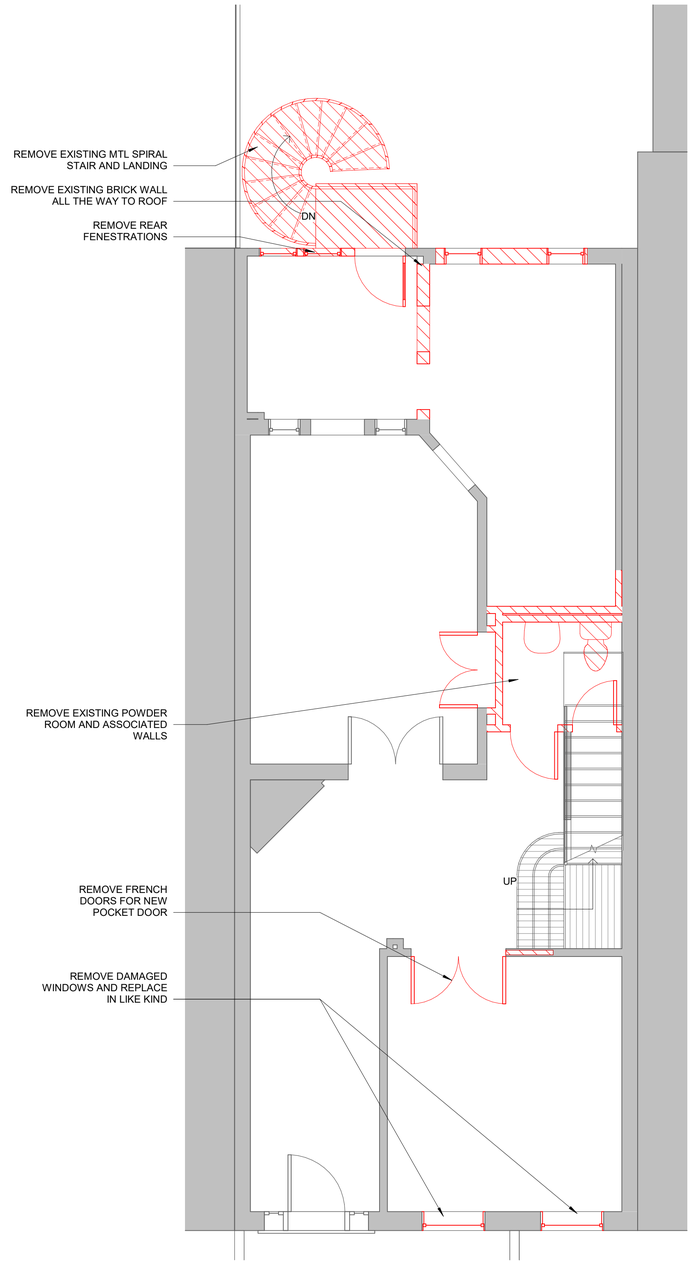
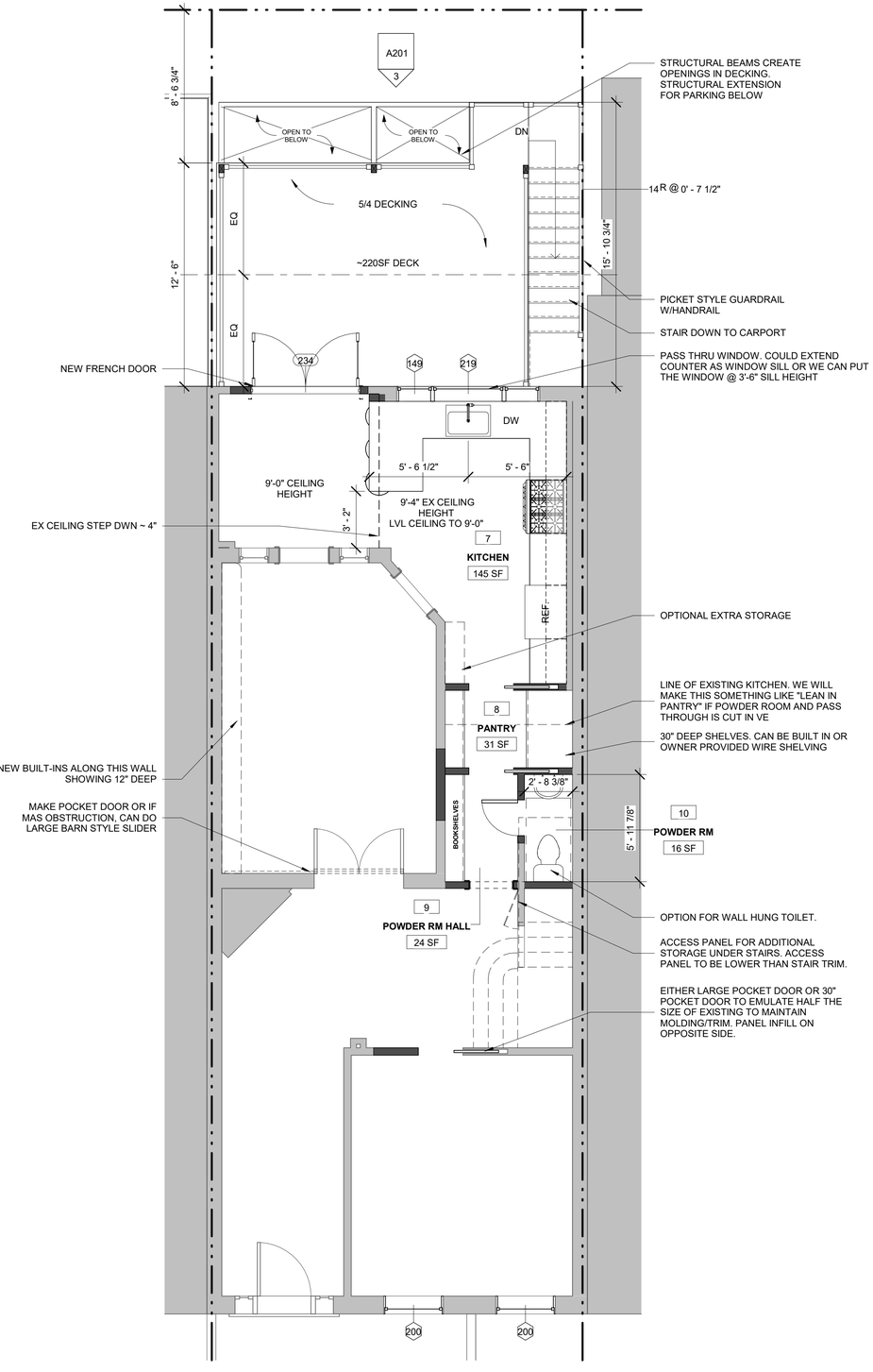
Scale

1/4" = 1'-0"

A101



2 **1st FLOOR - DEMOLITION**
A201 | A102 1/4" = 1'-0"



1 **1st FLOOR**
A201 | A102 1/4" = 1'-0"

DOOR SCHEDULE 1ST FLOOR				
Count	Mark	Function	Width	Height
1ST FLOOR FF				
1	195	Interior	2' - 0"	6' - 8"
2	208	Interior	2' - 6"	6' - 8"
1	234	Exterior	6' - 1 1/2"	7' - 0 3/4"
1	263	Interior	2' - 6"	7' - 0"
1	299	Interior	2' - 6"	7' - 0"

WINDOW SCHEDULE 1ST FLOOR						
Count	Type Mark	Rough Opening Width	Rough Opening Height	Type	Head Height	Description
1ST FLOOR FF						
2	149	2' - 0"	3' - 6"	Casement	7' - 3"	
2	200	3' - 4"	5' - 10"	Double Hung	8' - 4"	
1	219	4' - 0"	3' - 6"	Awning	7' - 3"	

PLAN SHEET NOTES

1. DIMENSIONS/WALLS (UNLESS NOTED OTHERWISE):

- INTERIOR DIMENSIONS ARE TO FINISH SURFACES
- EXTERIOR DIMENSIONS ARE TO SHEATHING
- INTERIOR PARTITIONS ARE FRAMED WITH 2x4 WOOD STUDS
- EXTERIOR PARTITIONS ARE FRAMED WITH 2x6 WOOD STUDS
- FLOOR PLAN TOLORANCES: 1/4"

2. DOORS & WINDOWS (UNLESS OTHERWISE NOTED):

- REFER TO WINDOW SCHEDULE FOR ROUGH OPENINGS.
- ALL WINDOW HEAD HEIGHTS TO MATCH EXISTING
- INTERIOR DOORS/OPENINGS TO BE CENTERED BETWEEN THE NEAREST WALL PERPINDICULAR ON EACH SIDE OF THE DOOR

FLOOR PLAN SYMBOL LEGEND

ITEMS TO BE DEMOLISHED
EXISTING WALLS
NEW WALLS
101 DOOR
01 WINDOW
1i WALL TYPE

ANNOTATION LEGEND

SECTION TAG — 1 / A101 SIM
LEVEL TAG — Name / Elevation
ELEVATION TAG — A401 01
ROOM TAG — 101 / ROOM NAME / 150 SF
SPOT ELEVATION
WINDOW TAG — 1i
DOOR TAG — 101
CALLOUT TAG — 1 / A101 SIM
NORTH ARROW — N

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FLOOR PLANS

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Scale
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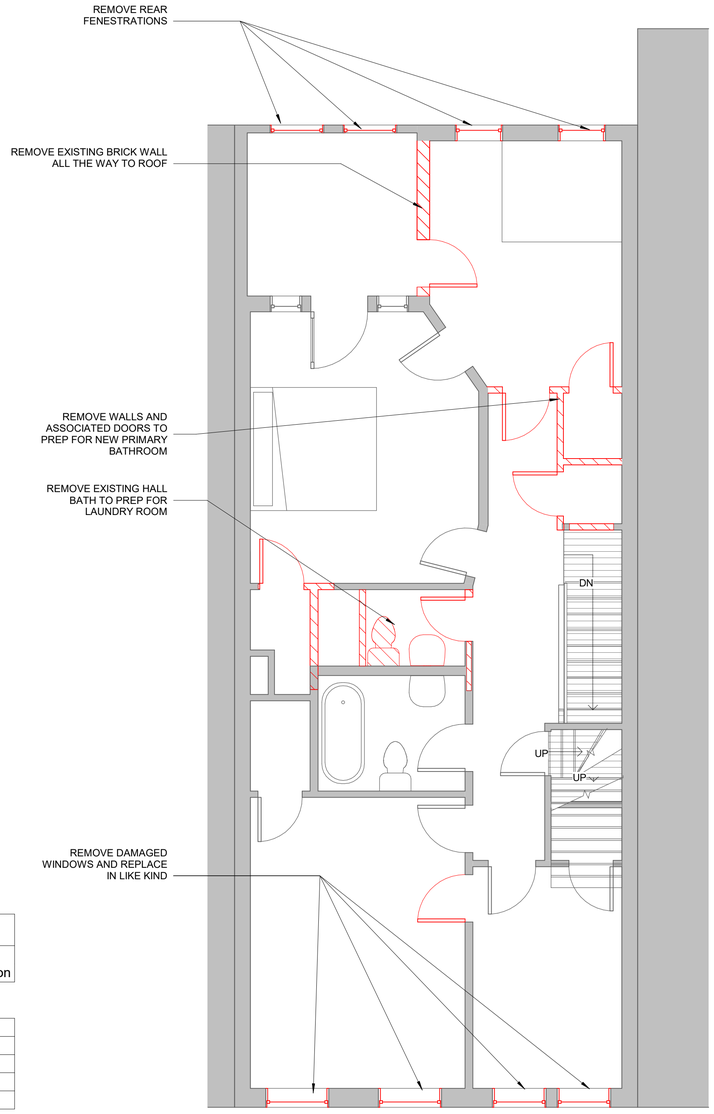
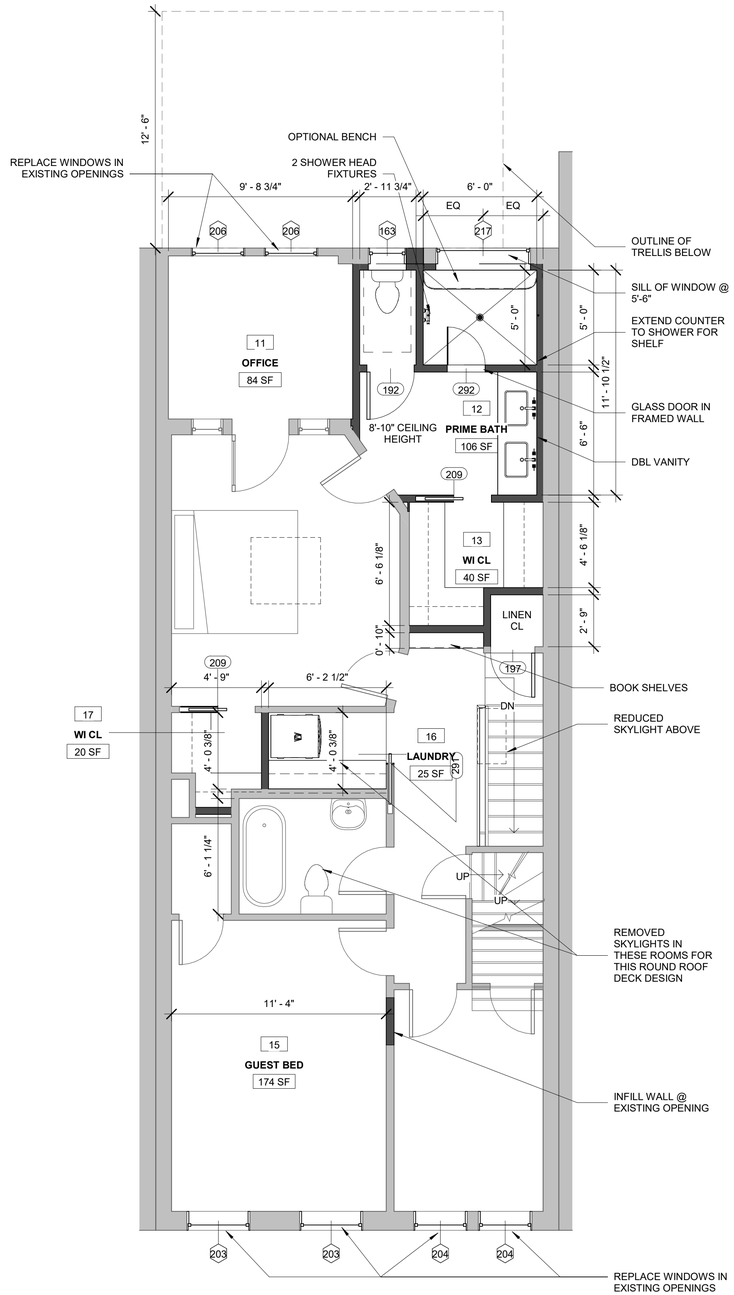
A102



2 **2nd FLOOR - DEMOLITION**
A201 | A103 1/4" = 1'-0"



1 **2nd FLOOR**
A201 | A103 1/4" = 1'-0"

DOOR SCHEDULE 2ND FLOOR

Count	Mark	Function	Width	Height
2ND FLOOR FF				
1	192	Interior	2' - 6"	6' - 8"
1	197	Interior	2' - 4"	6' - 8"
2	209	Interior	2' - 0"	6' - 8"
1	291	Interior	2' - 8"	6' - 8"
1	292	Interior	2' - 0"	6' - 8"

WINDOW SCHEDULE 2ND FLOOR

Count	Type Mark	Rough Opening Width	Rough Opening Height	Type	Head Height	Description
2ND FLOOR FF						
1	163	2' - 0"	3' - 0"	Double Hung	7' - 6"	
2	203	3' - 4"	5' - 5"	Double Hung	8' - 9"	
2	204	2' - 10"	5' - 5"	Double Hung	8' - 9"	
2	206	2' - 10"	4' - 2"	Double Hung	7' - 6"	
1	217	5' - 0"	2' - 0"	Fixed	7' - 6"	

PLAN SHEET NOTES

1. DIMENSIONS/WALLS (UNLESS NOTED OTHERWISE):

- INTERIOR DIMENSIONS ARE TO FINISH SURFACES
- EXTERIOR DIMENSIONS ARE TO SHEATHING
- INTERIOR PARTITIONS ARE FRAMED WITH 2x4 WOOD STUDS
- EXTERIOR PARTITIONS ARE FRAMED WITH 2x6 WOOD STUDS
- FLOOR PLAN TOLORANCES: 1/4"

2. DOORS & WINDOWS (UNLESS OTHERWISE NOTED):

- REFER TO WINDOW SCHEDULE FOR ROUGH OPENINGS.
- ALL WINDOW HEAD HEIGHTS TO MATCH EXISTING
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FLOOR PLAN SYMBOL LEGEND

ITEMS TO BE DEMOLISHED
EXISTING WALLS
NEW WALLS
101 DOOR
01 WINDOW
1i WALL TYPE

ANNOTATION LEGEND

SECTION TAG — 1 / A101 — SIM
LEVEL TAG — Name / Elevation
ELEVATION TAG — A401 — 01
ROOM TAG — 101 / ROOM NAME / 150 SF
SPOT ELEVATION
WINDOW TAG — 1i
DOOR TAG — 101
CALLOUT TAG — 1 / A101 — SIM
NORTH ARROW — N

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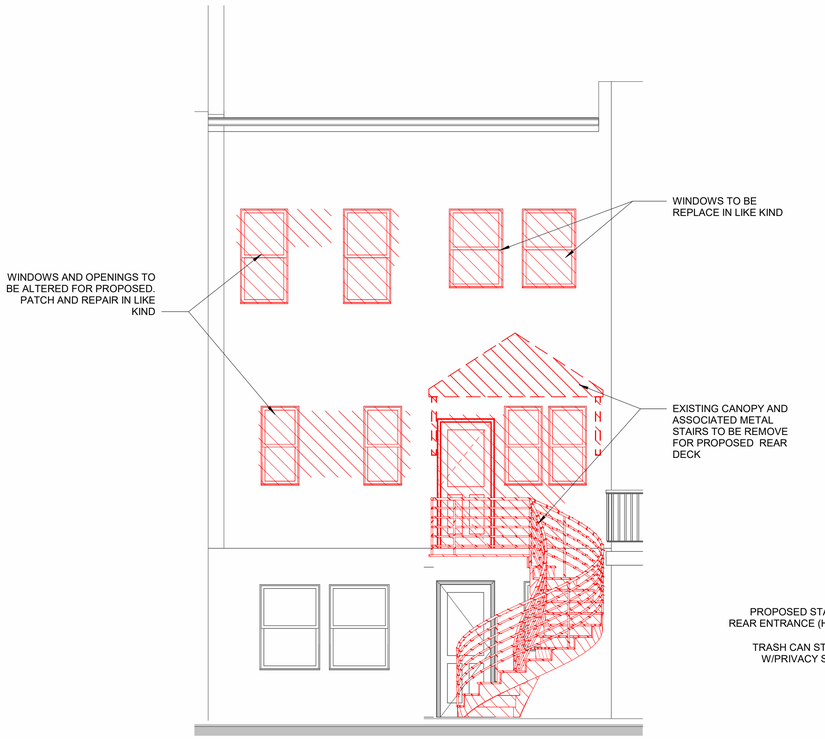
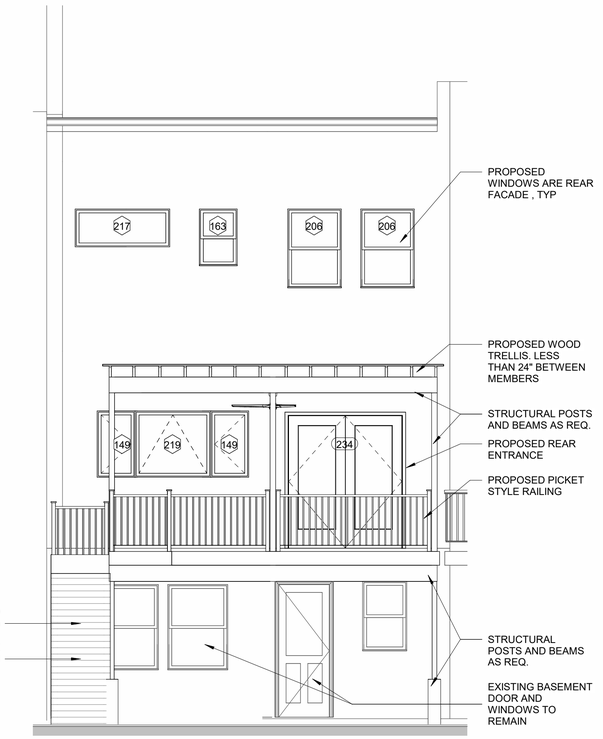


3 Elevation - Rear Elevation - Demolition
A101 | A201 1/4" = 1'-0"



2 Elevation - Rear Deck - Details
A101 | A201 1/4" = 1'-0"



1 Elevation - Rear Deck - Concept Colorized
A101 | A201 1/4" = 1'-0"

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A201



OPTION 02 - STAIN GRADE



OPTION 01 - PAINTED

EXTERIOR VIEWS

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