

PROJECT DATA

OWNER:
DAVID MICHAELS AND JULIET MACUR
712 A STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 50
SQUARE: 898
LOT AREA: 2197 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY SEMI-DETACHED ROW DWELLING
SINGLE FAMILY DWELLING
FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO



	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	1079.8 SF	1265.3 SF	878.8 SF
(PERCENTAGE)	49%	57.5%	40%
REAR YARD	47.71'	41.46'	20' MINIMUM
OPEN COURT	N/A	N/A	6'-0" MIN
SIDE YARD	2.93'	2.93'	8'-0" MIN
HEIGHT	24'-0"	24'-0"	40'
STORES	2	2	3+B
F.A.R.	0.8	1.0	NONE PRESCRIBED
SQUARE FOOTAGE			
FIRST FLOOR	958.5 SF	1100 SF	
SECOND FLOOR	807.5 SF	1100 SF	
TOTAL	1766 SF	2200 SF	

PROJECT DESCRIPTION:

TWO STORY REAR ADDITION TO REPLACE EXISTING ONE STORY
SUNROOM

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-B, DC CONSTRUCTION CODES SUPPLEMENT 2008 EDITION

FIRE RATING DATA:

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK
FLOOR FRAMING
0 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED WITH 4" OF P.L. 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18414

EXHIBIT NO. 9

ADDITION

712 A Street SE
Washington DC 20003

DRAWING INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 PHOTOGRAPHS
- C-4 PHOTOGRAPHS
- D-1 FIRST FLOOR DEMOLITION PLAN
- D-2 SECOND FLOOR DEMOLITION PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 ROOF PLAN
- A-4 EXTERIOR ELEVATION
- A-5 EXTERIOR ELEVATION

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 22 PM 1:21

REVISIONS		
#	DATE	COMMENT

MICHAELS - MACUR RESIDENCE
712 A STREET SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0898
www.fowler-architects.com

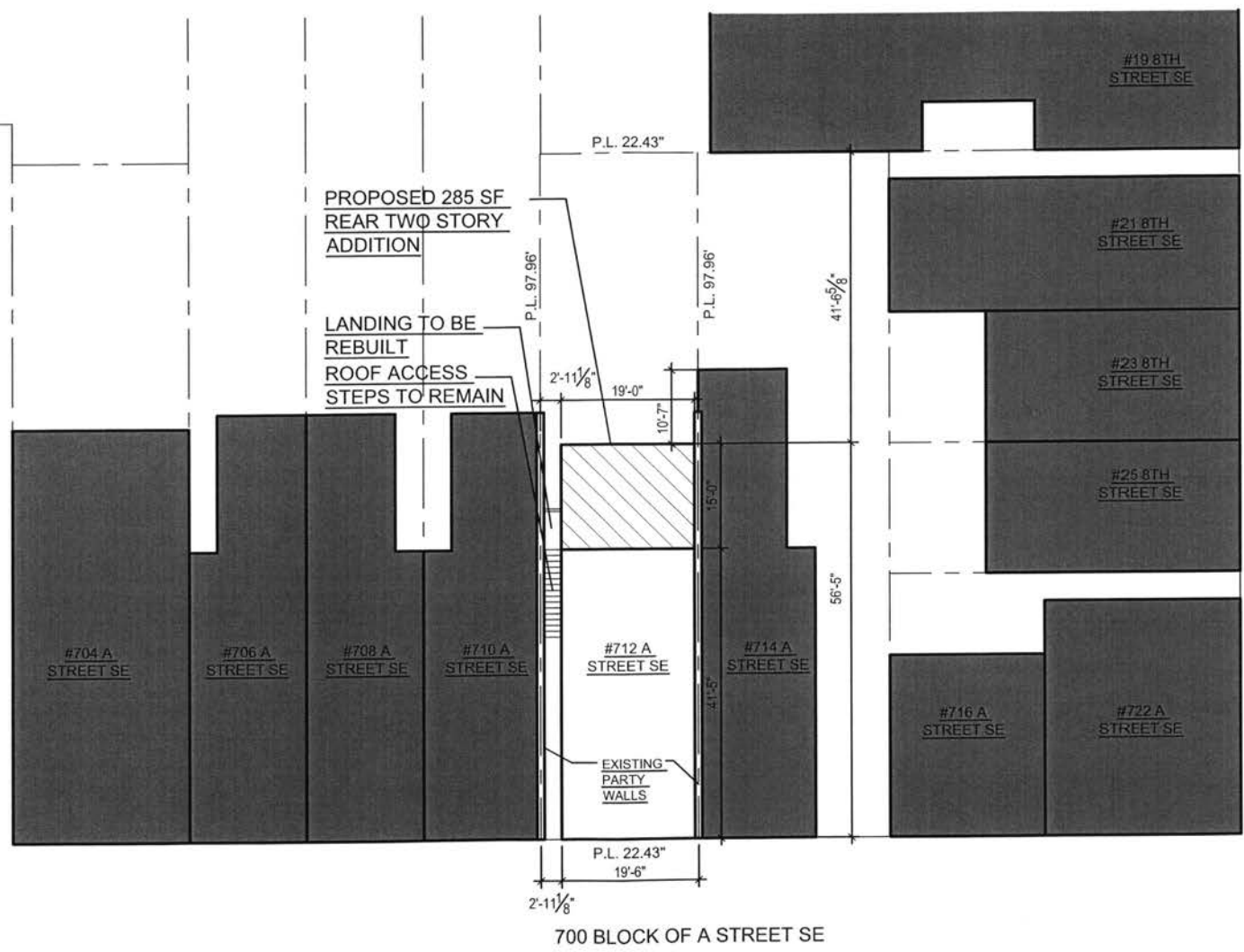
SEAL:

VERSION: BZA
DATE: 5-15-12
SCALE: N.T.S.
COVER SHEET

C-1

Board of Zoning Adjustment
District of Columbia
CASE NO. 18414
EXHIBIT NO. 9

REVISIONS		
#	DATE	COMMENTS



MICHAELS - MACUR RESIDENCE
712 A STREET SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

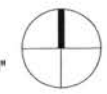
VERSION: BZA
DATE: 5-15-12
SCALE: 1/16"=1'-0"

SITE PLAN

C-2

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 22 PM 1:21

1 SITE PLAN
C-2 SCALE: 1/16"=1'-0"





1 712 A STREET SE STREET FRONTAGE
C-3 SCALE: N.T.S.

2 712 A STREET SE REAR FACADE
C-3 SCALE: N.T.S.

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 22 PM 1:21

REVISIONS		
#	DATE	COMMENTS

MICHAELS - MACUR RESIDENCE
712 A STREET SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 5-15-12
SCALE: N.T.S.

PHOTOGRAPHS

C-3



2 REAR VIEW OF 714 A STREET SE
C-4 SCALE: N.T.S.



1 REAR VIEW OF 710 A STREET SE
C-4 SCALE: N.T.S.

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 22 PM 1:21

REVISIONS		
#	DATE	COMMENT

MICHAELS - MACUR RESIDENCE
712 A STREET SE Washington, DC 20003

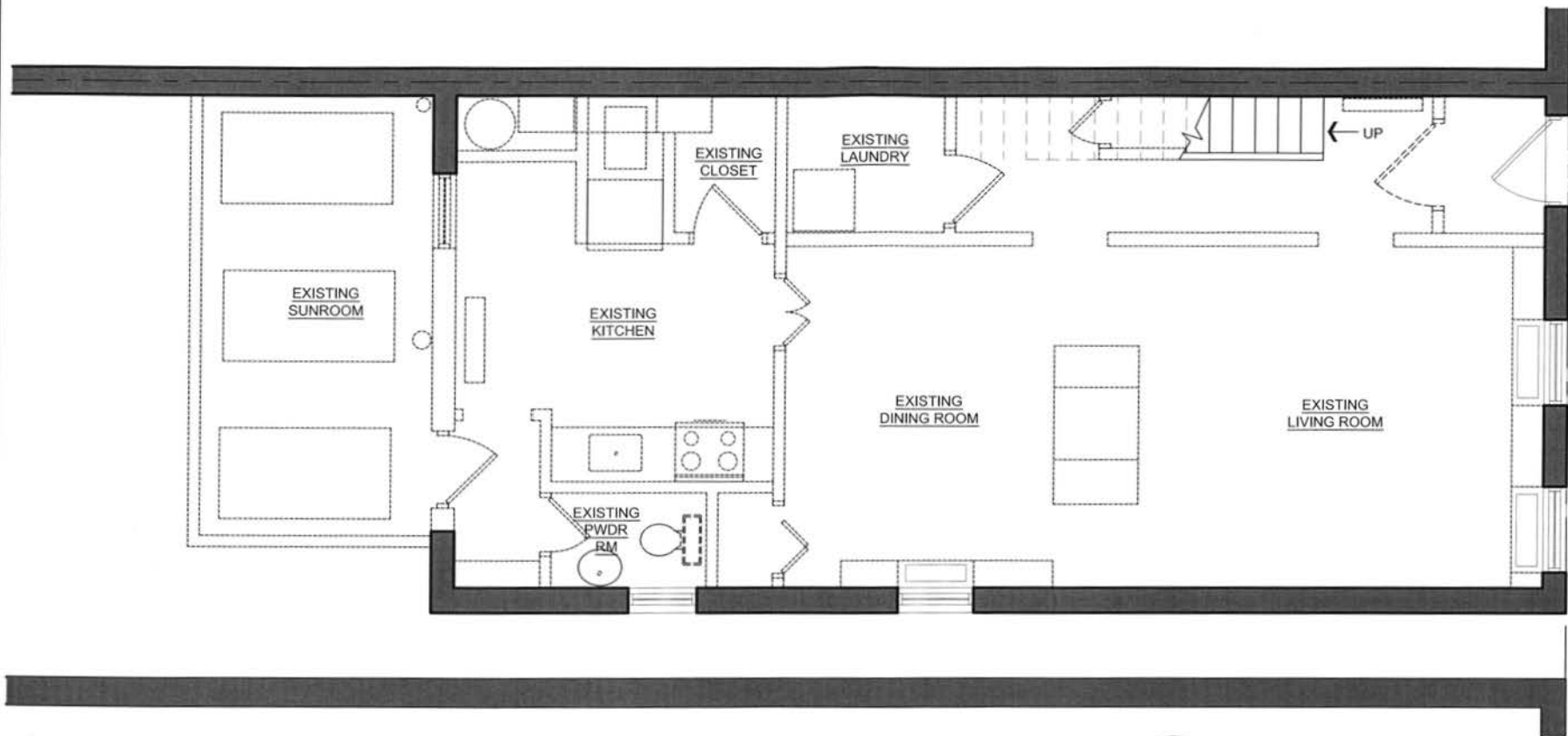
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-6898
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 5-15-12
SCALE: N.T.S.

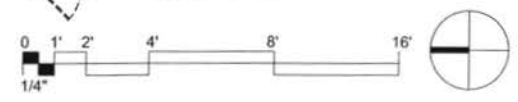
PHOTOGRAPHS

C-4



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

- LEGEND:**
- EXISTING PARTITION TO REMAIN
 - - - - EXISTING PARTITION TO BE REMOVED
 - EXISTING DOOR TO REMAIN
 - - - - EXISTING DOOR TO BE REMOVED



RECEIVED
D.C. OFFICE OF ZONING
22 MAY 22 PM 1:22

REVISIONS		
#	DATE	COMMENTS

MICHAELS - MACUR RESIDENCE
712 A STREET SE WASHINGTON, DC 20003

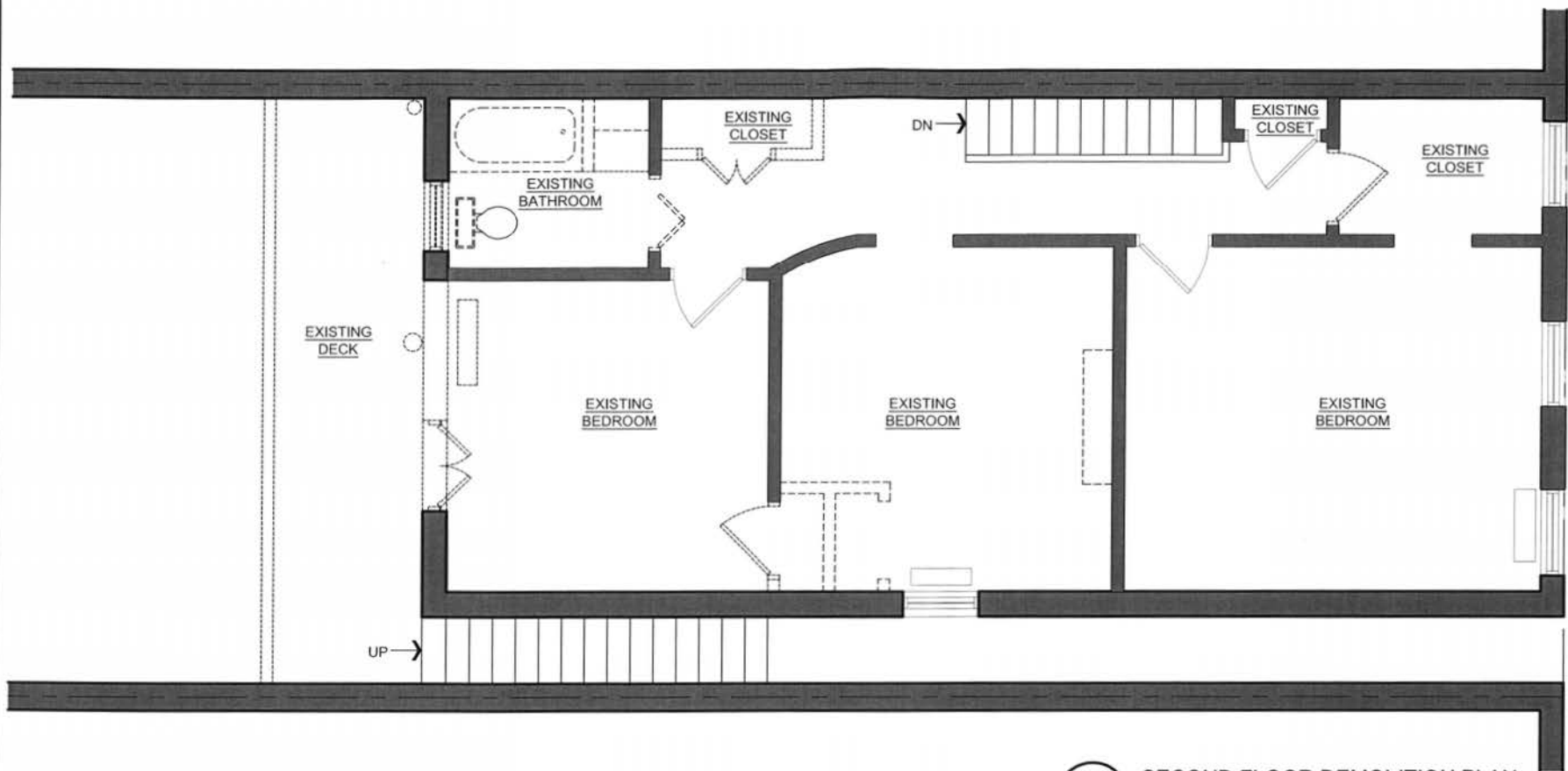
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0996
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 5-15-12
SCALE: 1/4"=1'-0"

FIRST FLOOR
DEMOLITION PLAN

D-1



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

LEGEND:

- EXISTING PARTITION TO REMAIN
- - - - - EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- - - - - EXISTING DOOR TO BE REMOVED



RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 22 PM 1:22

REVISIONS		
#	DATE	COMMENTS

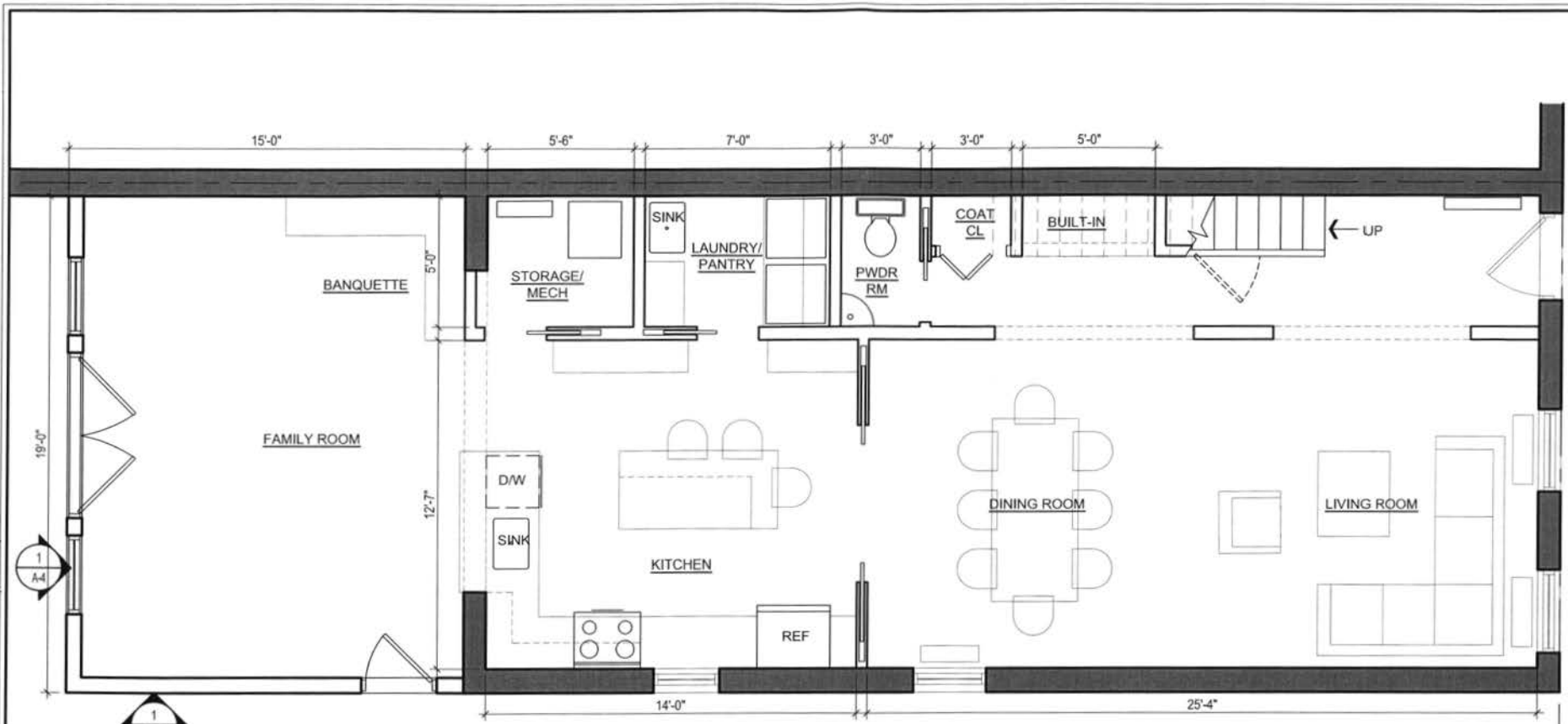
MICHAELS - MACUR RESIDENCE
712 A STREET SE Washington, DC 20003

FOWLER ARCHITECTS
1815 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 5-15-12
SCALE: 1/4"=1'-0"

SECOND FLOOR
DEMOLITION PLAN
D-2



1 FIRST FLOOR PLAN
A-1 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 22 PM 1:22

REVISIONS		
#	DATE	COMMENTS

MICHAELS - MACUR RESIDENCE
712 A STREET SE Washington, DC 20003

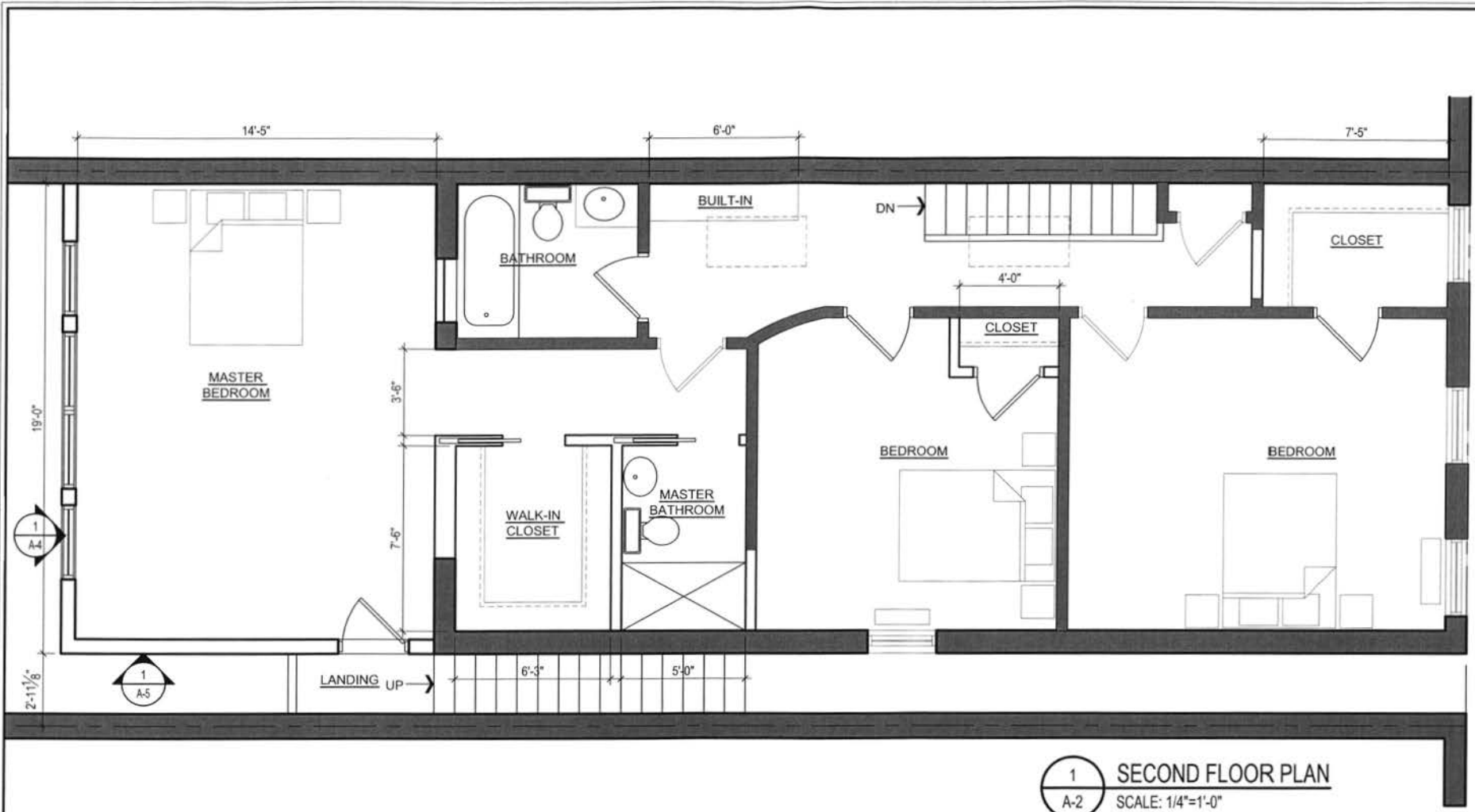
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 5-15-12
SCALE: 1/4"=1'-0"

FIRST FLOOR PLAN

A-1



1 SECOND FLOOR PLAN
A-2 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 22 PM 1:22

REVISIONS		
#	DATE	COMMENTS

MICHAELS - MACUR RESIDENCE
712 A STREET SE Washington, DC 20003

FWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 5-15-12
SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN

A-2

REVISIONS		
#	DATE	COMMENTS

MICHAELS - MACUR RESIDENCE
712 A STREET SE Washington, DC 20003

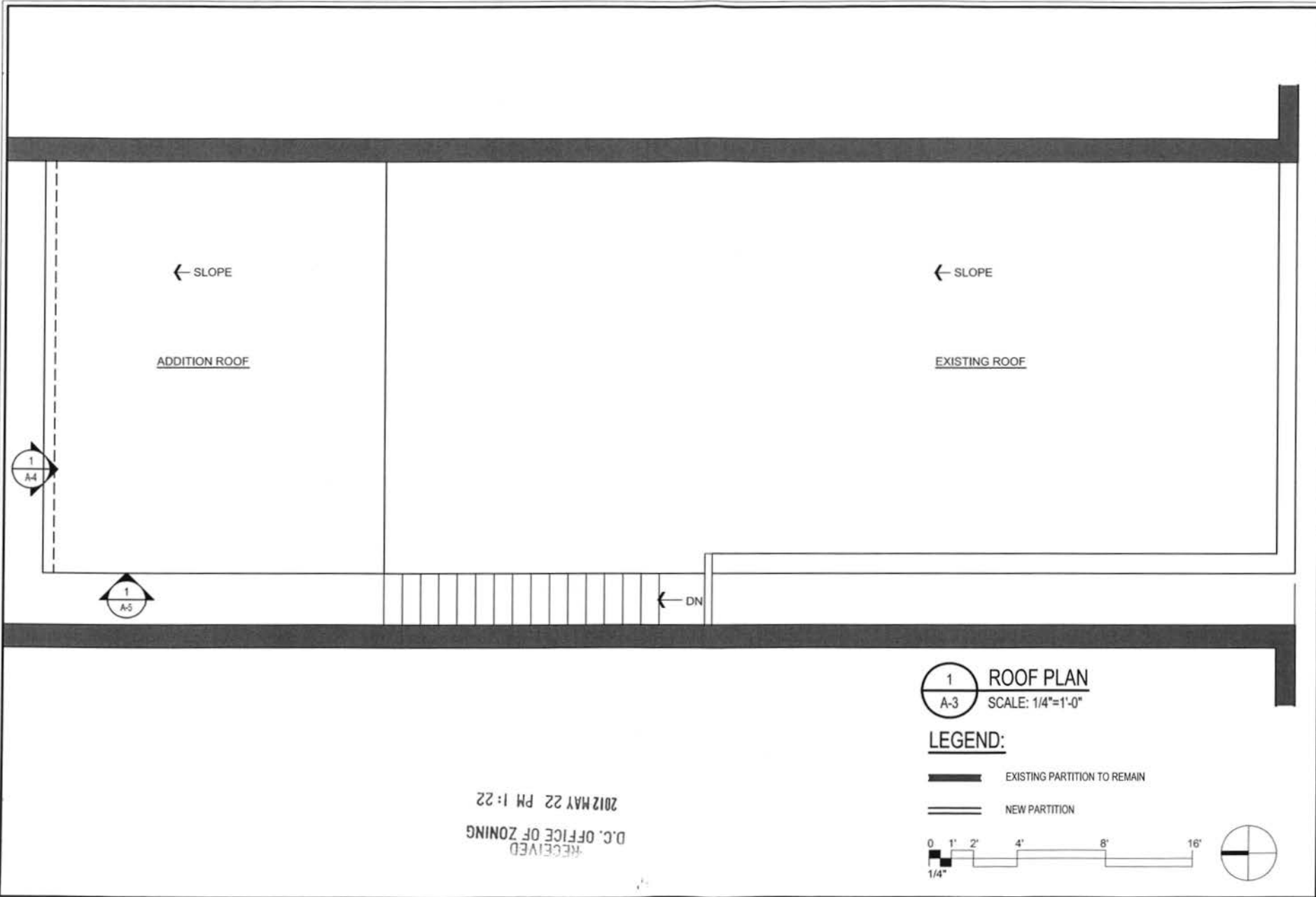
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 5-15-12
SCALE: 1/4"=1'-0"

ROOF PLAN

A-3



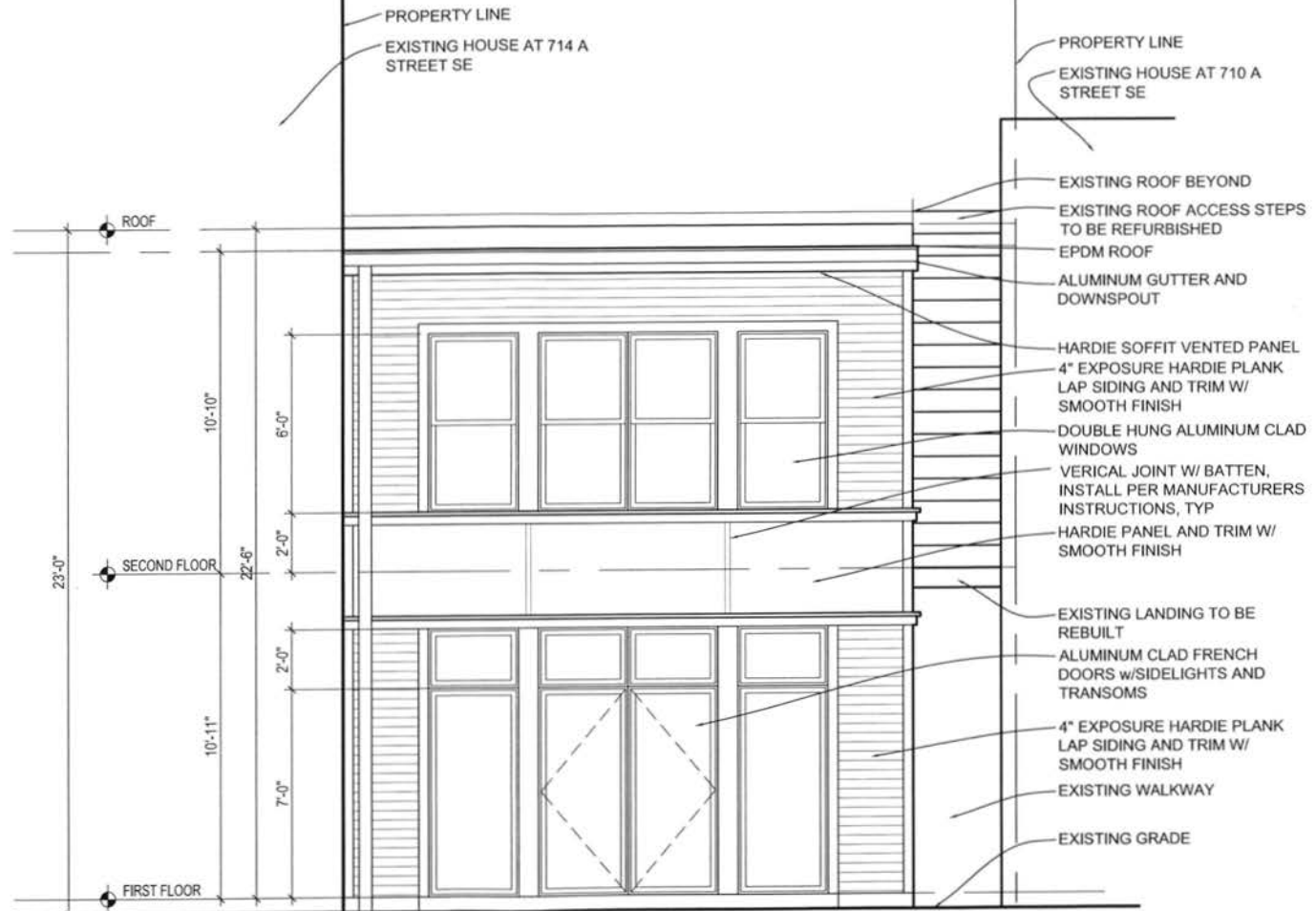
1 ROOF PLAN
A-3 SCALE: 1/4"=1'-0"

LEGEND:

EXISTING PARTITION TO REMAIN

NEW PARTITION





RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 22 PM 1:22

1
A-4
NORTH ELEVATION
SCALE: 1/4"=1'-0"



REVISIONS		
#	DATE	COMMENTS

MICHAELS - MACUR RESIDENCE
712 A STREET SE Washington, DC 20003

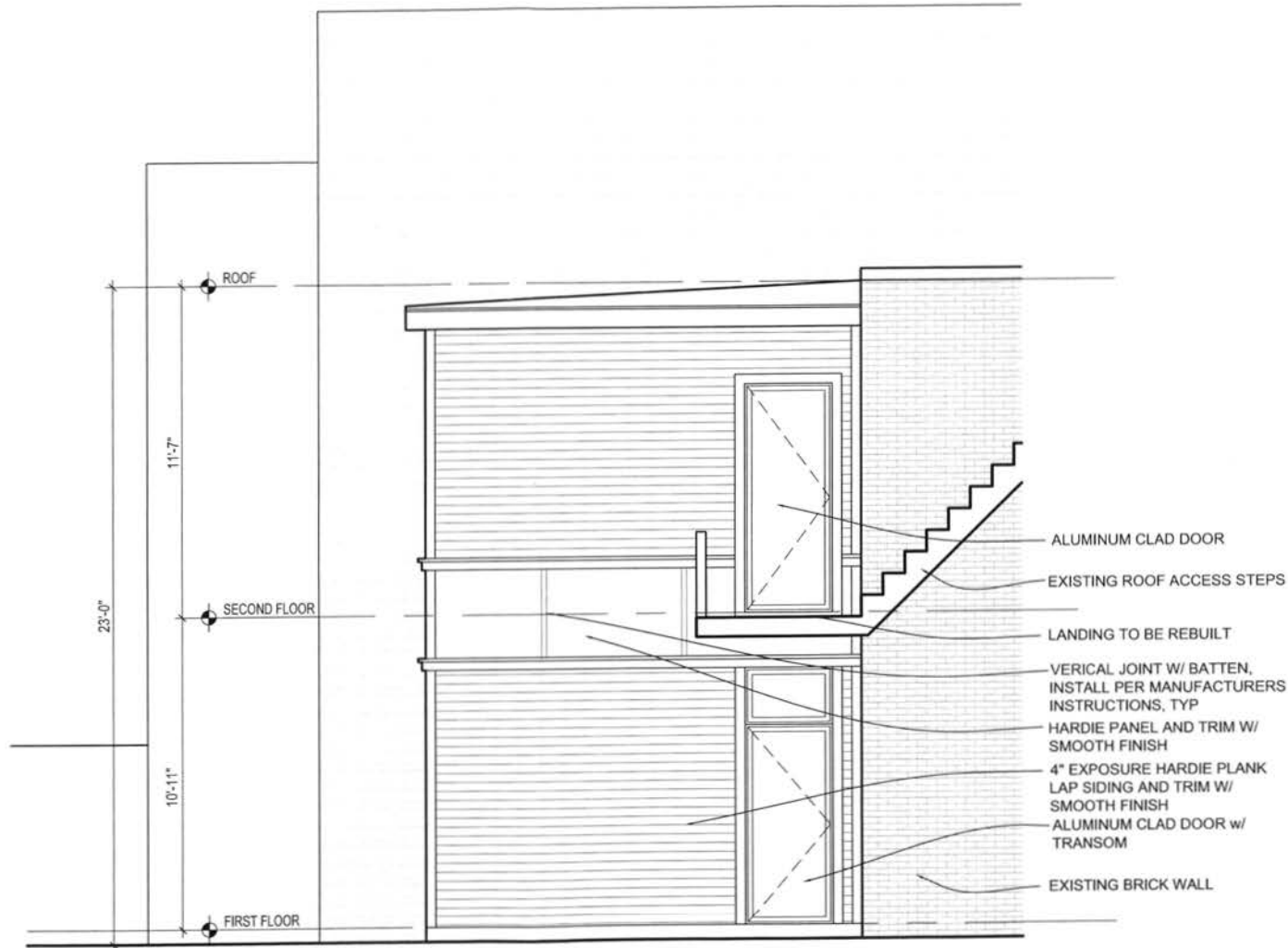
FWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0898
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 5-15-12
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION

A-4



RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 22 PM 1:22

1
A-5

WEST ELEVATION

SCALE: 1/4"=1'-0"



REVISIONS		
#	DATE	COMMENTS

MICHAELS - MACUR RESIDENCE

712 A STREET SE Washington, DC 20003

FOWLER ARCHITECTS
1815 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA

DATE: 5-15-12

SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION

A-5