

PROJECT DATA

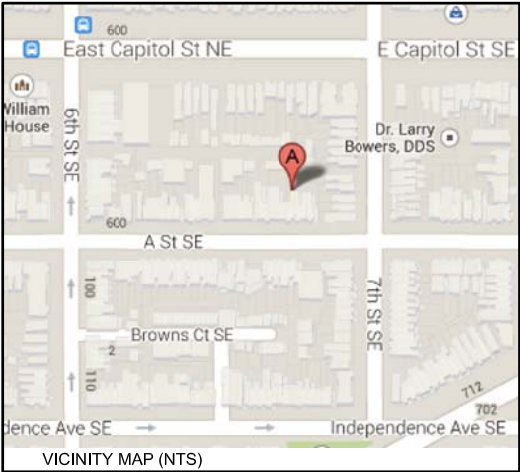
OWNER:
JOEL & MALGORZATA SPAGENBERG
636 A STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 0056
SQUARE: 0869
LOT AREA: 2305 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY PLUS BASEMENT 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	1006.2 SF	1580.7 SF	1383 SF
(PERCENTAGE)	43.7%	68.6%	60.0%
REAR YARD	94'-1"	0'	20.0' MINIMUM
OPEN COURT	N/A	4'-4"	6.0' MIN
SIDE YARD	N/A	N/A	8.0' MIN
HEIGHT	25'	NO CHANGE	40'
STORIES	2+B	NO CHANGE	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
BASEMENT	641 SF	1053 SF	
FIRST FLOOR	641 SF	1053 SF	
SECOND FLOOR	641 SF	955 SF	
TOTAL	1923 SF	3061 SF	
GARAGE	394 SF	NO CHANGE	

PROJECT DESCRIPTION:

TWO STORY PLUS BASEMENT REAR ADDITION. NEW TRELLIS TO CONNECT HOUSE TO EXISTING CARRIAGE HOUSE - CARRIAGE HOUSE TO BECOME ADDITION TO EXISTING HOUSE. CARRIAGE HOUSE TO BE CONVERTED TO LEGAL RENTAL UNIT.

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 w/IN 4" OF P.L.\ 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF

ADDITION

636 A STREET SE

Washington, DC 20003

DRAWING INDEX

C-1	COVER SHEET	D-1	BASEMENT DEMOLITION PLAN
C-2	SITE PLAN	D-2	FIRST FLOOR DEMOLITION PLAN
C-3	BLOCK SITE PLAN	D-3	SECOND FLOOR DEMOLITION PLAN
C-4	PICTURES	A-1	BASEMENT PLAN
C-5	PICTURES	A-2	FIRST FLOOR PLAN
C-6	PICTURES	A-3	SECOND FLOOR PLAN
		A-4	EXTERIOR ELEVATION
		A-5	EXTERIOR ELEVATION
		A-6	EXTERIOR ELEVATION

REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE

636 A Street SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA

DATE: 9-25-13

SCALE: N.T.S.

COVER SHEET

C-1

Board of Zoning Adjustment
District of Columbia
CASE NO.18693
EXHIBIT NO.9

A STREET SE

634 A
STREET SE

636 A
STREET SE

638 A
STREET SE

PROPOSED 2-STORY +
BASEMENT ADDITION

PROPOSED WINDOW
WELL

EXISTING 2-STORY CARRIAGE HOUSE, TO BE
CONNECTED TO EXISTING HOUSE VIA NEW
TRELLIS & CONVERTED
TO LEGAL UNIT

30' PUBLIC ALLEY

PROPOSED TRELLIS
CONNECTING EXISTING
HOUSE AND EXISTING
CARRIAGE HOUSE

PROPOSED LANDING &
STEPS TO GRADE

PROPOSED AREAWAY

PROPOSED OPEN
COURT ON SECOND
FLOOR

18'-0"

13'-8"

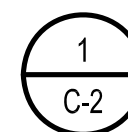
4'-4"

34'-0"

23'-0"

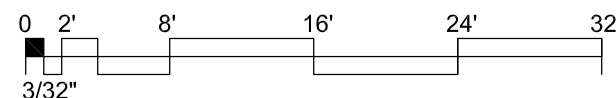
49'-2³/₈"

21'-10³/₄"



SITE PLAN

SCALE: 3/32"=1'-0"



REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE

636 A Street SE Washington, DC 20003

FOWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

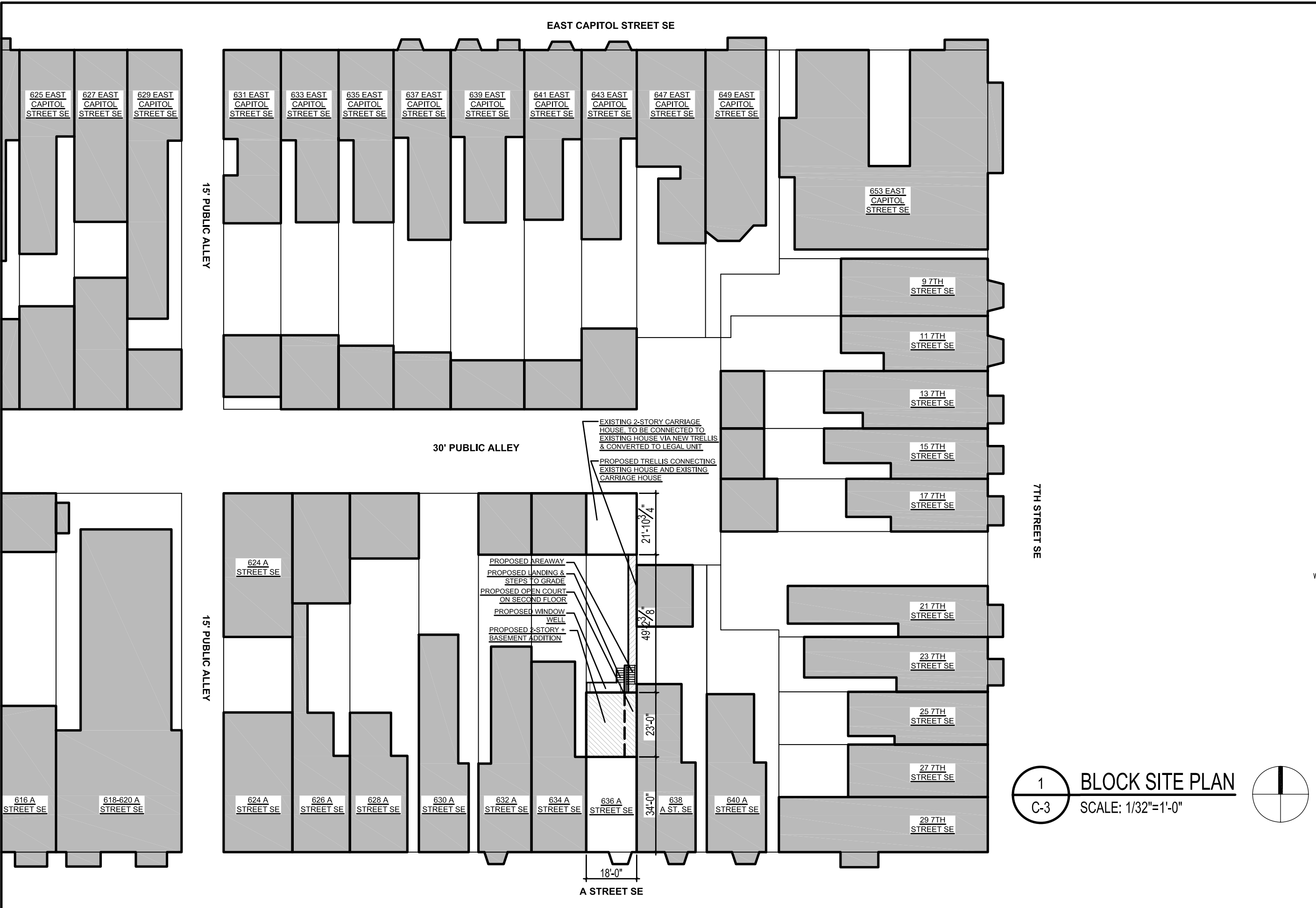
VERSION: BZA

DATE: 9-25-13

SCALE: 3/32"=1'-0"

SITE PLAN

C-2



REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA

DATE: 9-25-13

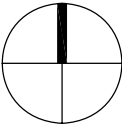
SCALE: 1/32"=1'-0"

BLOCK SITE PLAN

C-3

1
C-3

BLOCK SITE PLAN
SCALE: 1/32"=1'-0"





1 FRONT OF HOUSE
C-4



2 REAR OF HOUSE FROM YARD
C-4

REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 9-25-13
SCALE: N.T.S.

COVER SHEET

C-4



1
C-5

REAR VIEW OF PROPERTY/CARRIAGE HOUSE



2
C-5

CARRIAGE HOUSE, LOOKING WEST

REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 9-25-13
SCALE: N.T.S.

COVER SHEET

C-5



1 VIEW OF ALLEY, LOOKING EAST
C-6



2 VIEW FROM ALLEY, LOOKING NORTH
C-6

REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

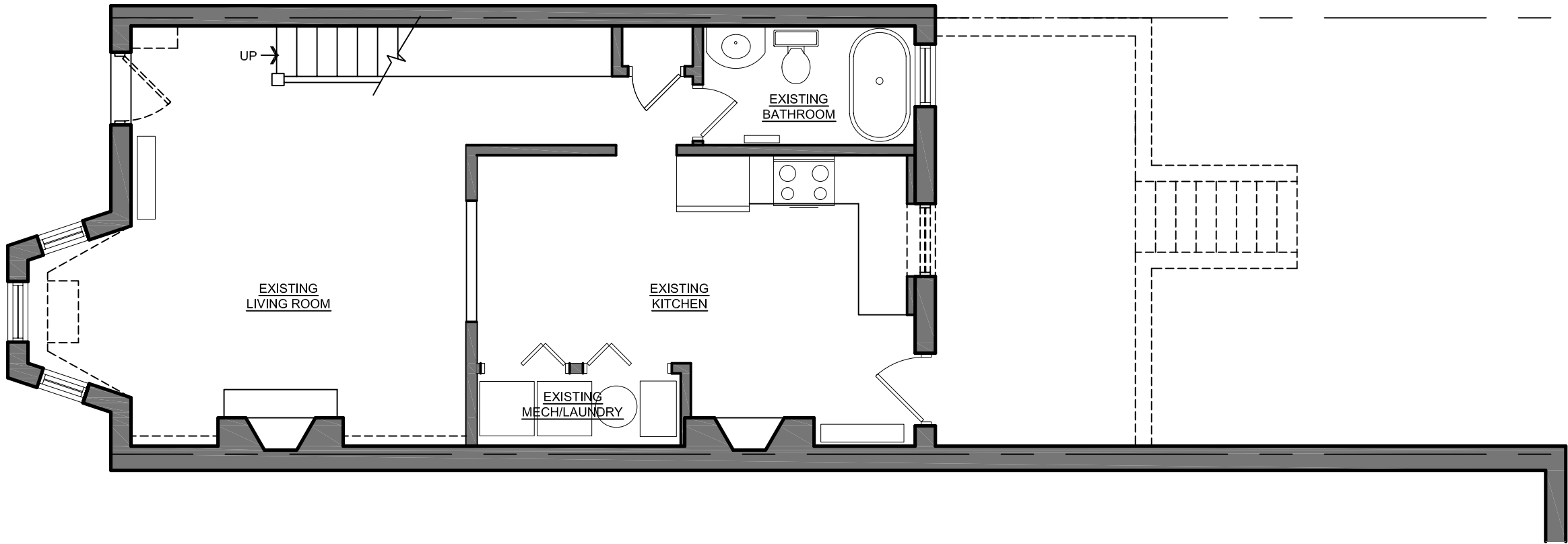
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 9-25-13
SCALE: N.T.S.

COVER SHEET

C-6



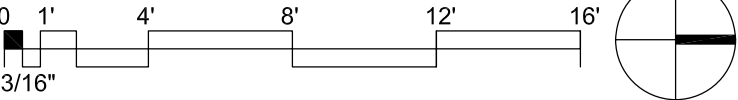
GENERAL DEMOLITION NOTES:

- APPLIES TO SHEETS D-1, D-2, D-3
1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
 2. LABEL, STORE AND PROTECT ALL SALVAGE ITEMS TO BE REUSED IN THIS PROJECT.
 3. ALL WALLS, DOORS, FRAMES, ETC. SHOWN DASHED SHALL BE REMOVED COMPLETELY, UON.
 4. WALLS TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. REMOVAL SHALL INCLUDE ALL ARCHITECTURAL, MECHANICAL, & ELECTRICAL ACCESSORIES, EQUIPMENT, ETC.
 5. WHERE AN EXISTING DOOR IS INDICATED FOR REMOVAL THE DOOR FRAME SHALL ALSO BE REMOVED UNLESS OTHERWISE NOTED. SALVAGE ALL DOORS AND TRIM.
 7. DEMOLITION OF FINISHES INCLUDES REMOVAL OF ADHESIVES, GROUTING BEDS, ETC. AND REQUIRES REMAINING SURFACES TO BE PREPARED FOR NEW CONSTRUCTION. ALL PATCHING SHALL BE FLUSH WITH SURROUNDING SURFACES AND LEVEL WITHIN TOLERANCES SPECIFIED FOR THE SPECIFIC MATERIAL. IF MATERIAL IS NOT SPECIFIED, MAINTAIN EXISTING PLANES WITHIN 1/8" IN 10 FEET, NON-CUMULATIVE.
 8. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. MINOR ITEMS, THAT REQUIRE REMOVAL TO COMPLETE THE WORK, SHALL ALSO BE REMOVED.

1 BASEMENT DEMOLITION PLAN
D-1 SCALE: 3/16"=1'-0"

LEGEND:

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



REVISIONS		
#	DATE	COMMENTS

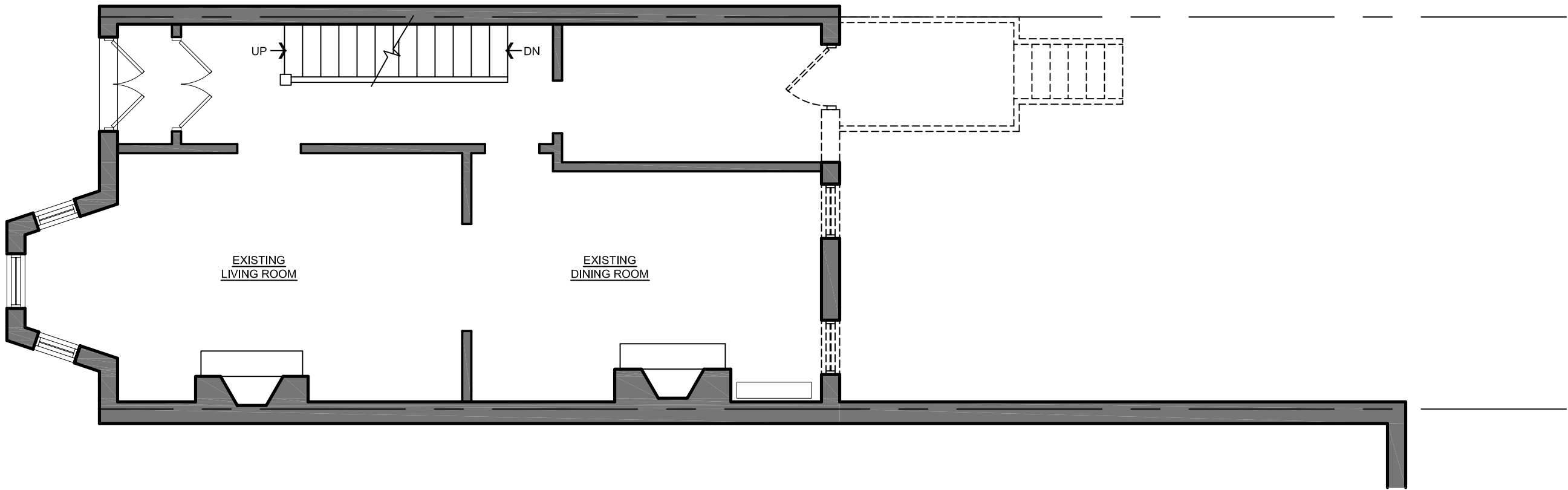
SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 9-25-13
SCALE: 3/16"=1'-0"

BASEMENT
DEMOLITION PLAN
D-1



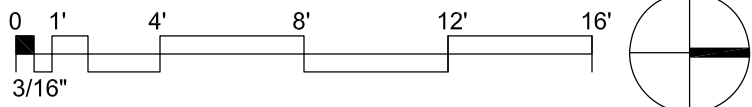
1
D-2

FIRST FLOOR DEMOLITION PLAN

SCALE: 3/16"=1'-0"

LEGEND:

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



REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE

636 A Street SE Washington, DC 20003

FOWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION:	BZA
DATE:	9-25-13
SCALE:	3/16"=1'-0"

FIRST FLOOR
DEMOLITION PLAN

D-2

REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

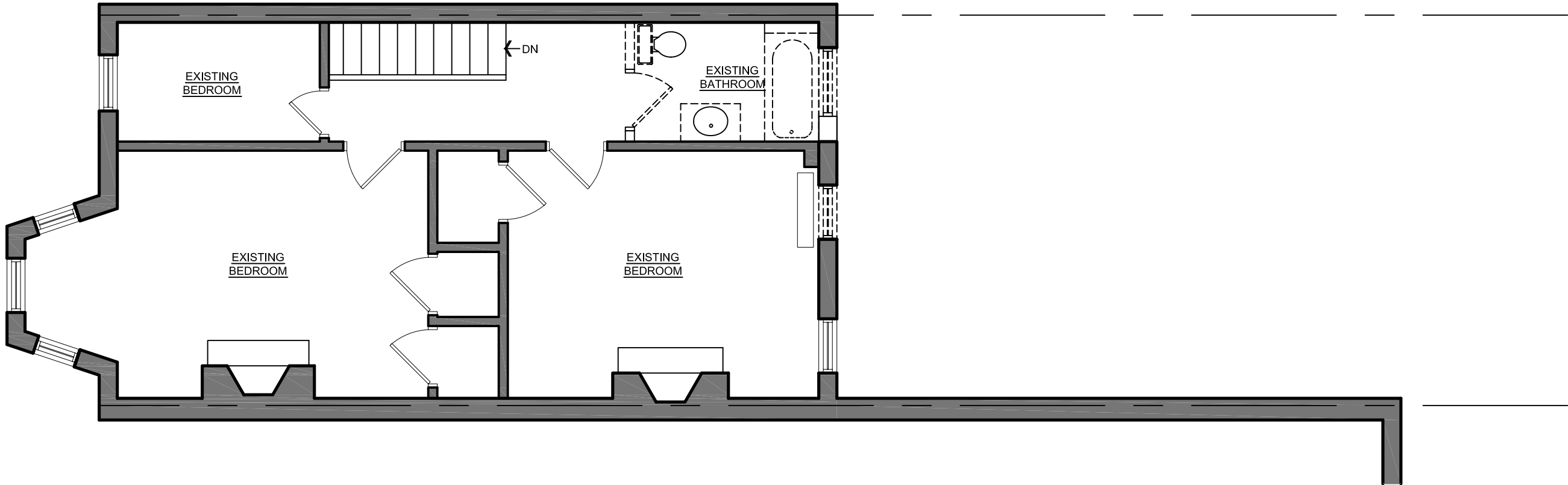
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 9-25-13
SCALE: 3/16"=1'-0"

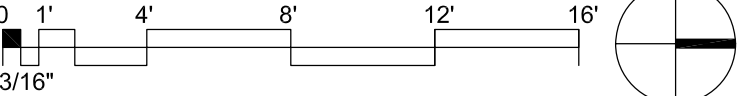
SECOND FLOOR
DEMOLITION PLAN

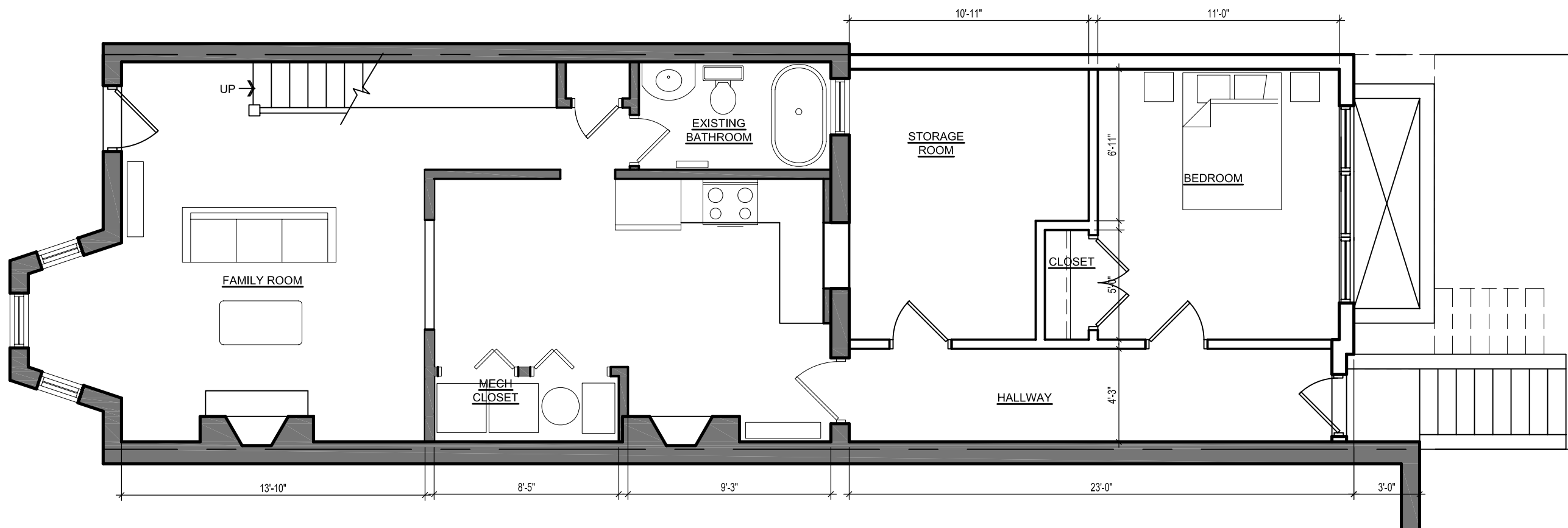
D-3



1 SECOND FLOOR DEMOLITION PLAN
D-3 SCALE: 3/16"=1'-0"

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





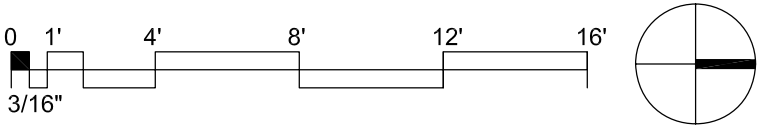
GENERAL CONSTRUCTION NOTES:

- APPLIES TO SHEETS A-1, A-2, AND A-3
- CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
 - DIMENSIONS ARE FROM FACE OF GWB OR EXPOSED MASONRY UNLESS OTHERWISE NOTED.
 - THOSE DIMENSIONS WHICH REQUIRE FIELD VERIFICATION ARE IDENTIFIED WITH ±. DIMENSIONS, OR LABELED "VIF". DIMENSIONS NOT SO NOTED ARE INTENDED TO BE HELD. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR INSTALLATION OF BUILDING COMPONENTS.
 - WHERE DISCREPANCIES OCCUR BETWEEN VARIOUS DRAWINGS OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - WHERE SPECIFIC DETAILING IS NOT SHOWN, EXECUTE THE CONSTRUCTION IN A SOUND, WORKMANLIKE MANNER CONSISTENT WITH THE OTHER DETAILING SHOWN.
 - PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL WALL MOUNTED WOODWORK, APPLIANCES, AND ACCESSORIES.
 - EXISTING SURFACES DISTURBED BY DEMOLITION OR NEW CONSTRUCTION SHALL BE PATCHED TO BE FLUSH WITH SURROUNDING SURFACES. THE FINISHED SURFACE IS TO BE LEVEL AND PLUMB TO WITHIN 1/8" IN 10 FEET, UNLESS OTHERWISE SPECIFIED.

1 BASEMENT PLAN
A-1 SCALE: 3/16"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

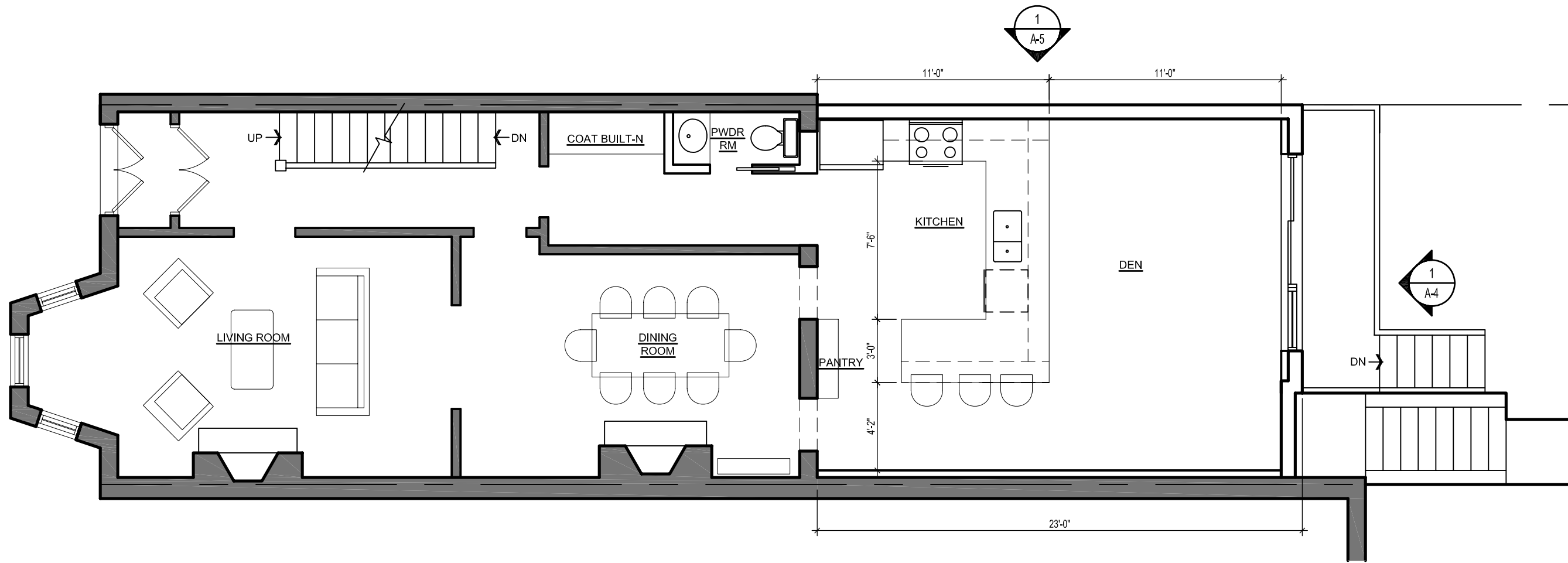
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 9-25-13
SCALE: 3/16"=1'-0"

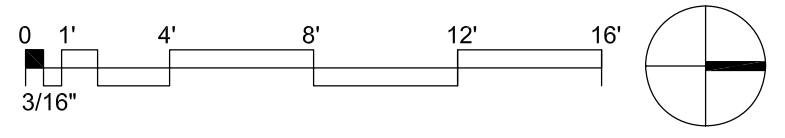
BASEMENT PLAN

A-1



1 FIRST FLOOR PLAN
A-2 SCALE: 3/16"=1'-0"

- LEGEND:
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION



REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

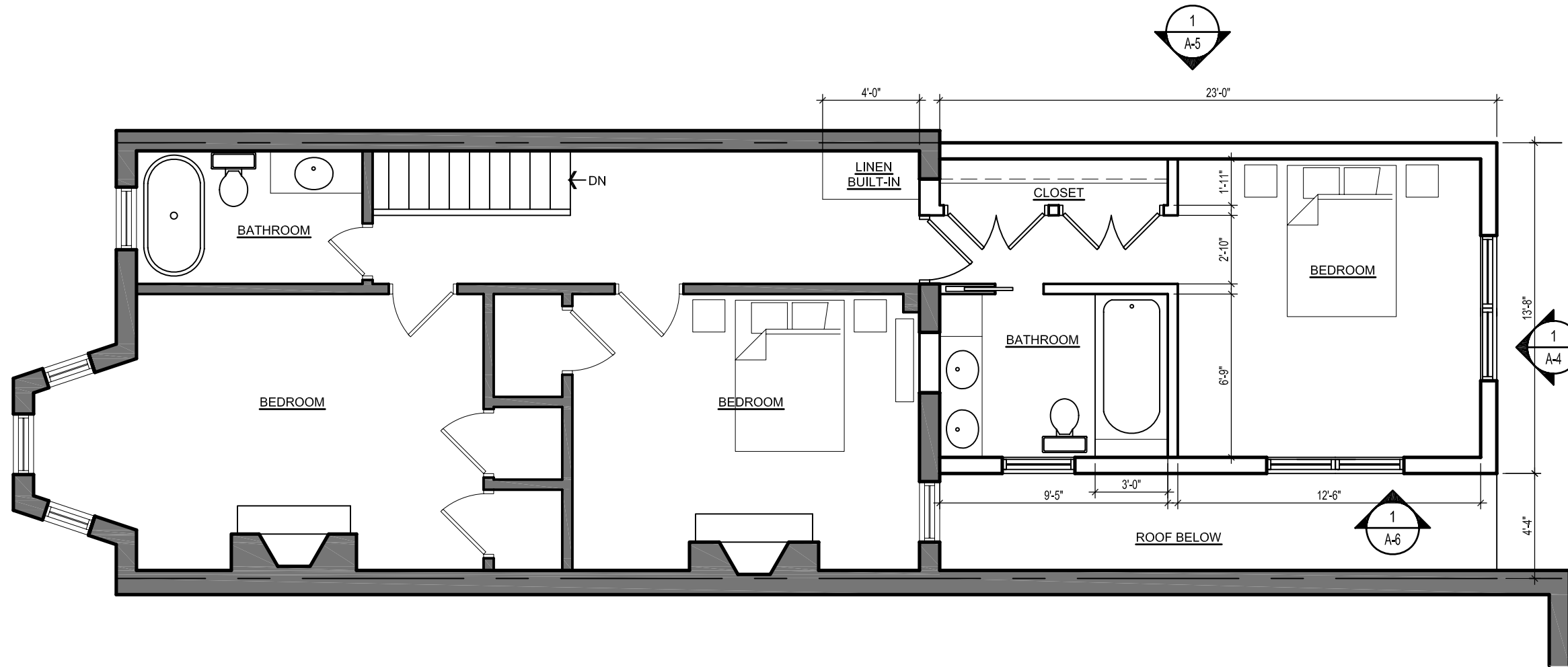
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 9-25-13
SCALE: 3/16"=1'-0"

FIRST FLOOR PLAN

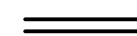
A-2

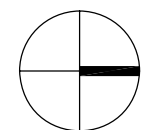
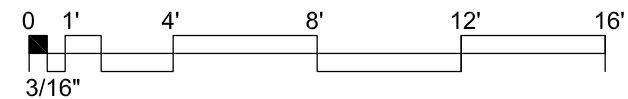


1
A-3

SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND:

-  EXISTING PARTITION TO REMAIN
-  NEW PARTITION



REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

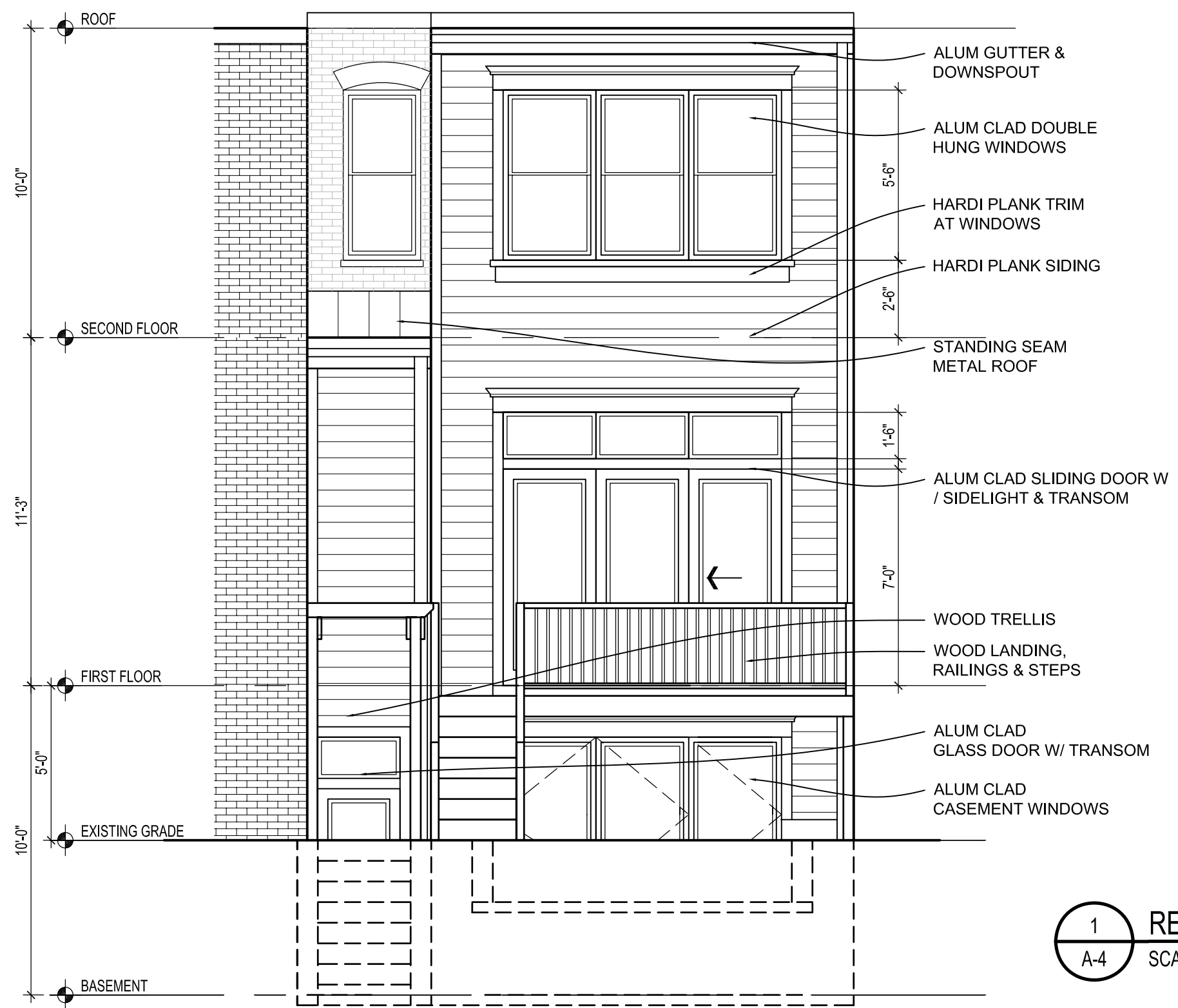
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 9-25-13
SCALE: 3/16"=1'-0"

SECOND FLOOR PLAN

A-3



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

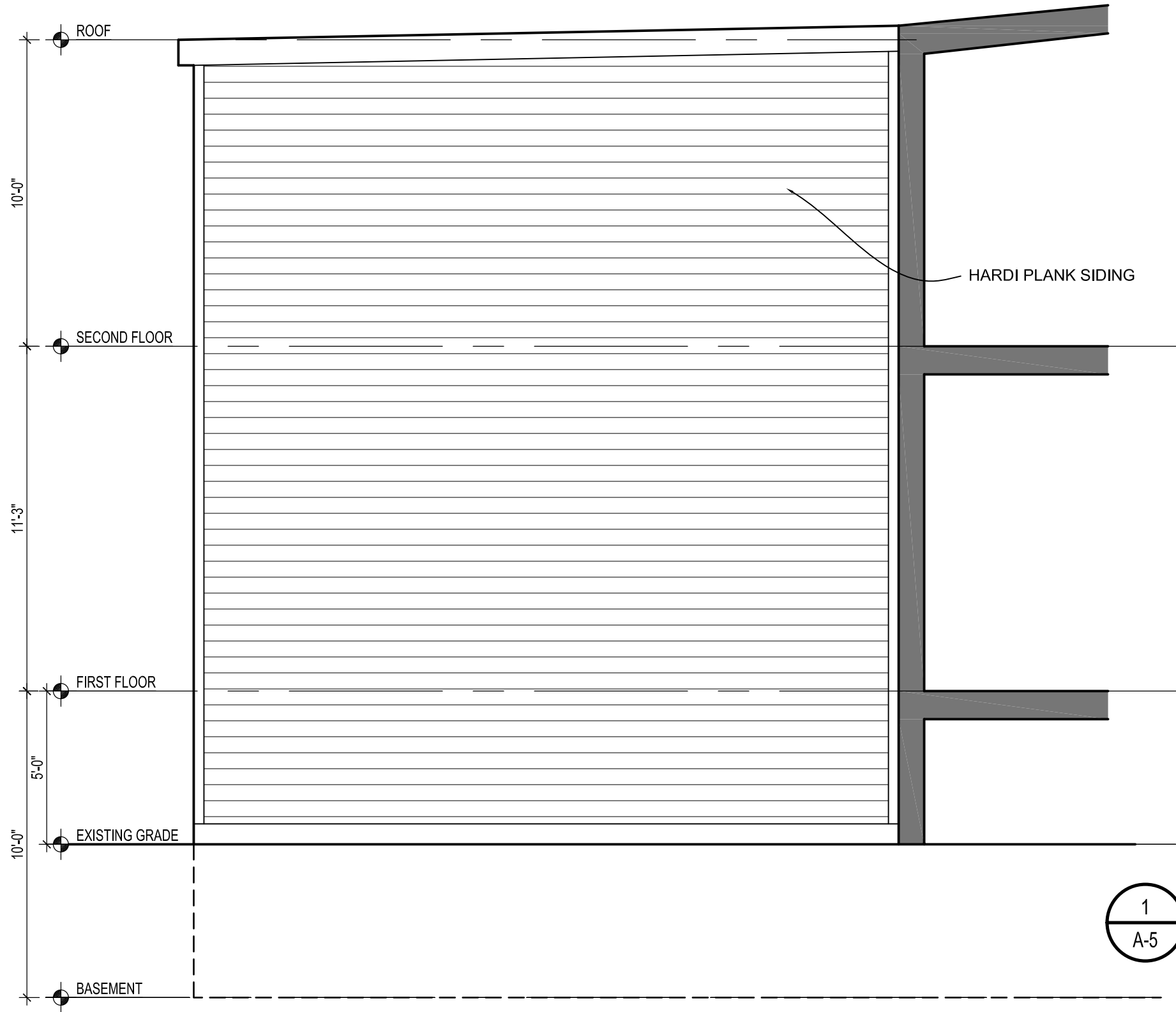
REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:	
VERSION:	BZA
DATE:	9-25-13
SCALE:	1/4"=1'-0"

EXTERIOR ELEVATION
A-4



1
A-5

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

REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

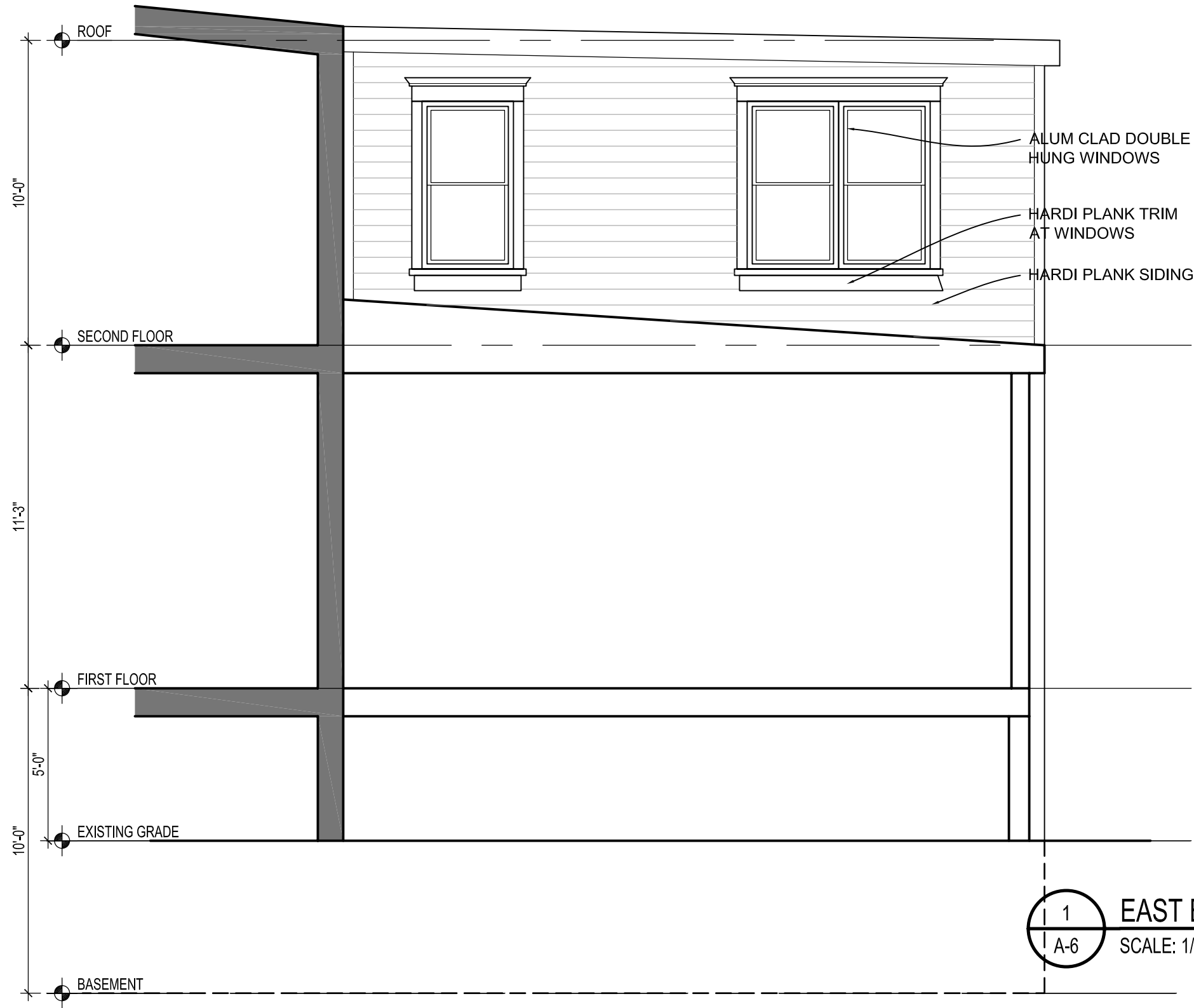
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 9-25-13
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION

A-5



1 EAST ELEVATION
A-6 SCALE: 1/4"=1'-0"

REVISIONS		
#	DATE	COMMENTS

SPANGENBERG RESIDENCE
636 A Street SE Washington, DC 20003

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 544-6548
www.fowler-architects.com

SEAL:

VERSION:	BZA
DATE:	9-25-13
SCALE:	1/4"=1'-0"

EXTERIOR ELEVATION

A-6