

Brown Residence

5059 Glenbrook Terrace NW
Washington, DC 20016

PROJECT INFO :

1 STORY REAR ADDITION TO FIRST FLOOR AND 1 STORY ADDITION ABOVE EXISTING FIRST FLOOR FOOTPRINT AND RENOVATION TO EXISTING TWO-STORY SINGLE FAMILY HOME

ADDRESS: 5059 Glenbrook Terrace NW
Washington, DC 20016

LOCATION: LOT 0033, SQUARE 1432

ZONING: R-1-B
SETBACKS: SIDE: 8', REAR: 25'
LOT AREA: 7,152 SF

BUILDING HEIGHT: ALLOWED: 40' PROPOSED: 24'-7 1/4"
LOT COVERAGE: 40% (2,861 SF)

BUILDING AREA:

BASEMENT AREA: EXISTING: 592 SF PROPOSED: 992 SF
FIRST FLOOR AREA: 1,728 SF 1,820 SF
SECOND FLOOR AREA: 1,389 SF 1,660 SF

TOTAL FLOOR AREA: 3,709 SF 4,472 SF

GARAGE AREA: (INCL.) 605 SF 344 SF
TOTAL: 4,314 SF 4,816 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:

DC
- 2017 DCRC, 2015 IRC WITH 2017 DCMR17B SUPPLEMENT
- 2017 DCBC, 2015 IBC WITH 2017 DCMR12A SUPPLEMENT WHERE REFERENCED IN IRC
- 2017 DCEBC, 2015 IBC WITH 2017 DCMR12J SUPPLEMENT
- 2017 DCECC, 2015 IECC WITH 2017 DCMR12I SUPPLEMENT



THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6583
WWW.THOMSONCOOKE.COM

Brown Residence
5059 Glenbrook Terrace NW Washington DC 20016

BZA SUBMISSION
© THOMSON & COOKE ARCHITECTS

Standard Abbreviations

AC Air Conditioner, (ing. ed.)	AD Area Drain	ADJ Adjustable	AFF Above Finish Floor	AGG Aggregate	AHJ Air Handling Unit	ALUM Aluminum	ANOD Anodized	ARCH Architectural	AUTO Automatic	AVG Average	BA Bath	BD Board	BEV Bevel (Ed.)	BIT Bituminous	BLDG Building	BLK Block	BLKG Blocking	BM Beam	BMT Basement	BOT Bottom	BR Bedroom	BRG Beating	BRK Brick	BRLL Building Restriction Line	BTW Between	C/C Center To Center	CAB Cabinet	CISM Cement	CL Cast Iron	CLL Closet	CLM Center Line	CLR Clear (ance)	CLD Clean Out	COL Column	CON Concrete	CONC Concrete	CONCT Construction	CONT Continuous	CONTR Contractor	CRS Courses	CTOP Counter-top	CTSK Counter-sink	CUT Cubic Feet	D Drain	DBL Double	DET Detail	DIA Diameter	DIA Diagonal	DIF Diff	DM Dimension	DSP Disposition	DISPOS Disposition	DL Dead Load	DN Down	DS Down Spout	DW Dishwasher	E East	EA Each	EF Exhaust Fan	EJ Expansion Joint	EL Elevation	ELEC Electrical	ELV Elevator	EMER Emergency	ENCL Enclosure	ENG Engineering	EP Eac Panel	EQUIP Equipment	EXW Each Way	EX Expansion	EXP Expansion	EXH Exhaust	FIN Finish	FOOT Foot of Foot	FR Fire Alarm	FD Floor Drain	FDN Foundation	FL Fiberglass	FLT Ceramic Tile	FLT Ceramic Tile	CTV Center	CJ Construction Joint	CLL Contract Limit Line	CMU Concrete Masonry Unit	CONC Concrete	CONCT Construction	CONT Continuous	CONTR Contractor	CRS Courses	CTOP Counter-top	CTSK Counter-sink	CUT Cubic Feet	GW Gypsum Wall Board	GYP Gypsum	HB Hose Bibb	HD Head	HD Header	HDWD Hardwood	HDR Hardware	HGR Hanger	HORIZ Horizontal	HRR Hour	HT Height	HVC Hose Valve Cabinet	HWC Hot Water Heater	ID Inside Diameter	INSUL Insulation/Insulating	INT Interior	L Length	LAM Laminated	LAV Lavatory	LB Pound	LIB Library	LIN Linear	LIN Linen Closet	LL Lin Lead	LLH Long Leg Horizontal	LLV Long Leg Vertical	LP Low Point	LP Living Room	LV Low Voltage	EXP Exposed	LW Light Weight	MC Machine Cabinet	MAINT Maintenance	MACH Machine	MANT Mantel	MAF Masonry	MAS Masonry	MATL Material	MAX Maximum	MCH Mechanical	MEMB Membrane	FL Floor of Masonry	FOS Face of Stud	FP Fire Place	FR Fire Rated	FR Frame	FTG Footing	FUR Furred or Furring	GAL Gallon	GAL Gallon	GA Gauge or Gauge	GAL Gallon	GEN Gen Contractor	GL Glass	GR Grate	NC Not in Contract	NO Number	NOM Nominal	NTS Not to Scale	O Over	OC On Center	OD Outside Diameter	OFF Office	OPN Opening	OPP Opposite	P PART Part	PC Portland Cement	POW Powder Room	PL Plate	PLAM Plastic Laminate	PLAS Plaster	PLAST Plastic	PLYWD Plywood	PNL Panel	POL Polished	PAR Pair	PROP Property	PSF Pounds Per Square Foot	PSI Pounds Per Square Inch	PT Point	PT Pressure Treated	PTD Plyvinyl Chloride	PVC Polyvinyl Chloride	PAV Pavement	PTW Pressure Treated Wood	PUE Public Utility Easement	QTY Quantity	R Radial	RS Rod And Shelf	RUB Rubber (Ed.)	RUB Rubber	RCP Reflecting Ceiling Plan	RD Roof Drain	REBAR Reinforcing Bar	REC Rectangular	REF Reference	REF Refrigerator	REFL Reflected	REG Regulator	REGD Regulated	REV Reversed, Reverse	RFG Roofing	RM Room	RND Round	RSL Mean Sea Level	ROW Right Of Way	S Schedule	SECT Section	SMT Sheet	SHWR Shower	SMI Similar	SK Addendum Sheet	SP Standard	SPEC Specification	SP Square	SS Stainless Steel	ST Street	STD Standard	STL Steel	STOR Storage	STRUC Structural	SUSP Suspension or Suspended	SYST System	TBD To Be Determined	TD Terrace Drain	TECH Technical	TEL Telephone	TEMP Temperature	TO Top Of	TP Tread	T&B Top And Bottom	T&G Tongue and Groove	THK Thick	THR Threshold	TOS Top of Slab	TOST Top Of Steel	TS Top of Wall	TS Tubule Steel	UNP Unless Noted Otherwise	UNL Unless Otherwise Noted	UTL Utility	VAN Vanity	VB Vapor Barrier	VCT Vinyl Composition Tile	VERT Vertical	VEST Vestibule	W Well	W Verify in Field	W Weep	W/W With	W/W Without	W/W Walk-in Closet	WP Waterproofing	WT Weight	WVF Waxed Wire Fabric
--------------------------------	---------------	----------------	------------------------	---------------	-----------------------	---------------	---------------	--------------------	----------------	-------------	---------	----------	-----------------	----------------	---------------	-----------	---------------	---------	--------------	------------	------------	-------------	-----------	--------------------------------	-------------	----------------------	-------------	-------------	--------------	------------	-----------------	------------------	---------------	------------	--------------	---------------	--------------------	-----------------	------------------	-------------	------------------	-------------------	----------------	---------	------------	------------	--------------	--------------	----------	--------------	-----------------	--------------------	--------------	---------	---------------	---------------	--------	---------	----------------	--------------------	--------------	-----------------	--------------	----------------	----------------	-----------------	--------------	-----------------	--------------	--------------	---------------	-------------	------------	-------------------	---------------	----------------	----------------	---------------	------------------	------------------	------------	-----------------------	-------------------------	---------------------------	---------------	--------------------	-----------------	------------------	-------------	------------------	-------------------	----------------	----------------------	------------	--------------	---------	-----------	---------------	--------------	------------	------------------	----------	-----------	------------------------	----------------------	--------------------	-----------------------------	--------------	----------	---------------	--------------	----------	-------------	------------	------------------	-------------	-------------------------	-----------------------	--------------	----------------	----------------	-------------	-----------------	--------------------	-------------------	--------------	-------------	-------------	-------------	---------------	-------------	----------------	---------------	---------------------	------------------	---------------	---------------	----------	-------------	-----------------------	------------	------------	-------------------	------------	--------------------	----------	----------	--------------------	-----------	-------------	------------------	--------	--------------	---------------------	------------	-------------	--------------	-------------	--------------------	-----------------	----------	-----------------------	--------------	---------------	---------------	-----------	--------------	----------	---------------	----------------------------	----------------------------	----------	---------------------	-----------------------	------------------------	--------------	---------------------------	-----------------------------	--------------	----------	------------------	------------------	------------	-----------------------------	---------------	-----------------------	-----------------	---------------	------------------	----------------	---------------	----------------	-----------------------	-------------	---------	-----------	--------------------	------------------	------------	--------------	-----------	-------------	-------------	-------------------	-------------	--------------------	-----------	--------------------	-----------	--------------	-----------	--------------	------------------	------------------------------	-------------	----------------------	------------------	----------------	---------------	------------------	-----------	----------	--------------------	-----------------------	-----------	---------------	-----------------	-------------------	----------------	-----------------	----------------------------	----------------------------	-------------	------------	------------------	----------------------------	---------------	----------------	--------	-------------------	--------	----------	-------------	--------------------	------------------	-----------	-----------------------

Surface Materials

Brick Running	Ceramic Tile - Size Varies	Stone Tile - Size Varies	Flagstone Irregular	Flagstone Random Rectangular	Wood Floor Siding	Wood Floor Siding	Stone Veneer	Stone Veneer	Marble/Granite
---------------	----------------------------	--------------------------	---------------------	------------------------------	-------------------	-------------------	--------------	--------------	----------------

Section Materials

Brick	Earth	Steel	Finish Wood	Plywood	Dimensional Lumber	Wood Blocking
-------	-------	-------	-------------	---------	--------------------	---------------

Drawing Symbols

Building Section	Building Elevation	Interior Elevation	Level Elevation: Section/Elevation	Revision	Window	Door	Structure Member	Footing
------------------	--------------------	--------------------	------------------------------------	----------	--------	------	------------------	---------

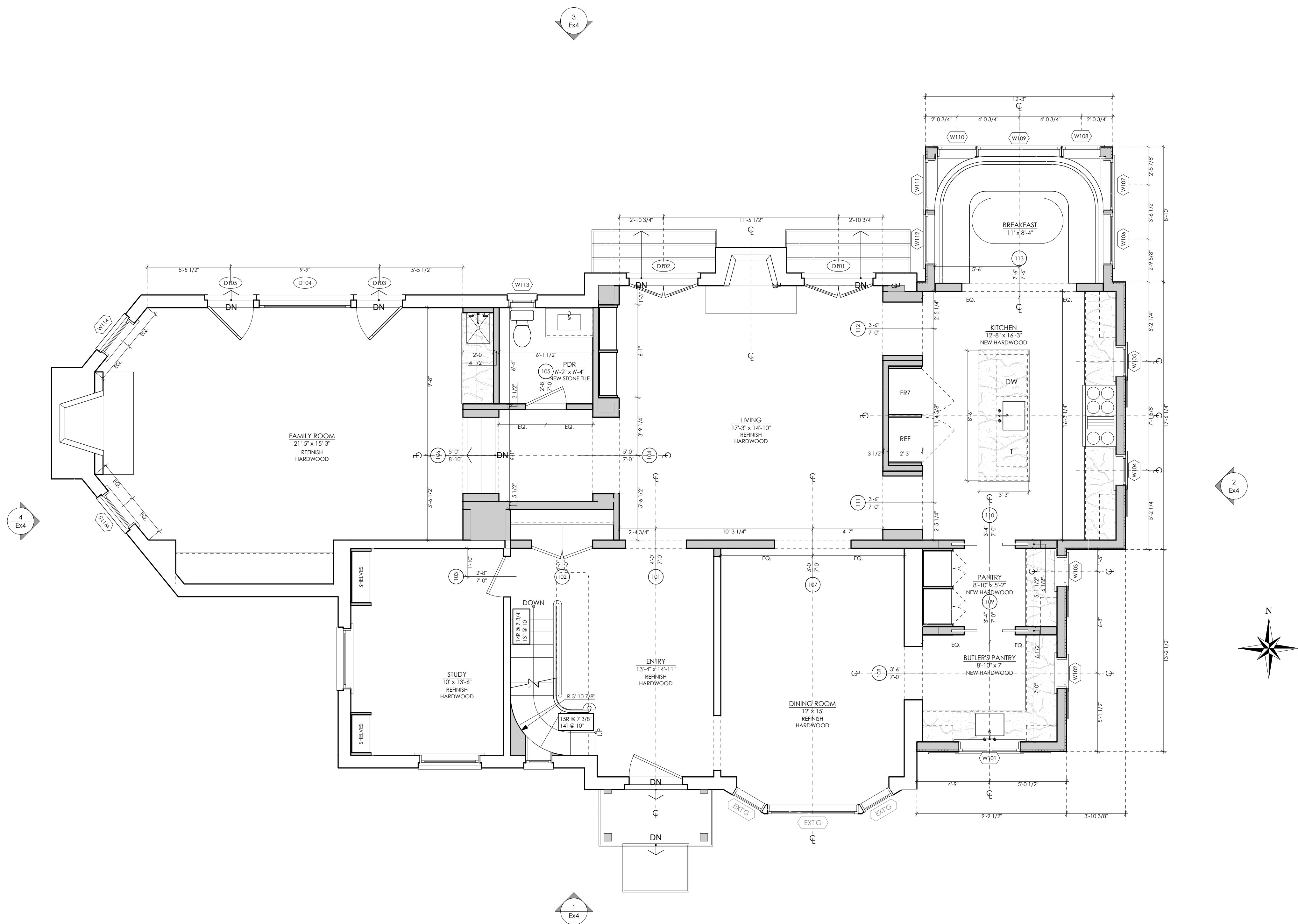
Project Team

ARCHITECT Thomson+Cooke Architects pllc Neal Thomson, AIA 5155 MacArthur Blvd NW Washington, DC 20016 202-686-6583	CONTRACTOR	STRUCTURAL ENGINEER	CIVIL ENGINEER CAS Engineering-DC, LLC David C. Landsman, PE, PLS 4836 MacArthur Blvd NW Washington, DC 20007 202-393-7200	LANDSCAPE ARCHITECT N/A
--	-------------------	----------------------------	--	-----------------------------------

Drawing List

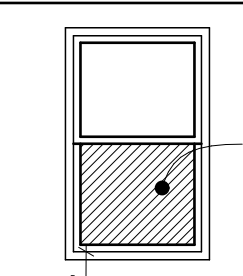
0000 Cover	A100 Basement Floor Plan	A101 First Floor Plan	A102 Second Floor Plan	A103 Roof Plan	A200 Exterior Elevations	A201 Exterior Elevations	A202 Existing Structure Images
------------	--------------------------	-----------------------	------------------------	----------------	--------------------------	--------------------------	--------------------------------

03-18-2026	BZA SUBMISSION	0000	Board of Zoning Adjustment District of Columbia CASE FILED 11/18/26 EXHIBIT NO. 6
------------	----------------	------	--



note: *

ALL BEDROOM (I.E. SLEEPING ROOMS) SHALL HAVE AN EMERGENCY ESCAPE WINDOW (IRC 2015.310). THIS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT WITH A CLEAR HEIGHT OF 24 INCHES AND A CLEAR WIDTH OF 20 INCHES. THE MAXIMUM HEIGHT OF THE CLEAR OPENING FROM THE FLOOR IS 44 INCHES (IRC 2015.310)



WINDOW DETAIL

GENERAL NOTES:

1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING.
2. VERIFY ALL EXTERIOR RISER AND TREAD DIMENSIONS IN THE FIELD.
3. ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE HARDWIRED TO DEDICATED CIRCUIT, INTERCONNECTED & PROVIDED WITH BATTERY BACKUP
4. PROVIDE CARBON MONOXIDE ALARMS PER R315.1
5. ALL STAIRS HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R311 AND R312 OF THE 2015 IRC.
6. SEE FRAMING PLANS FOR COORDINATION OF POST REQUIREMENTS.
7. ALL INTERIOR PARTITIONS NOT DIMENSIONED SHALL BE 3 1/2"
8. ALL ANGLES ARE 90 AND OR 45 UNLESS NOTED OTHERWISE
9. REFER TO EXTERIOR ELEVATIONS & DOOR/ WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
10. ALL DOOR DIMENSIONS GIVEN IN FEET AND INCHES.
11. ALL INTERIOR DOORS & CASED OPENINGS THAT ARE NOT DIMENSIONED TO CENTER LINE SHALL BE CENTERED IN THE WALL OR HELD MIN. DISTANCE FROM CORNER FOR COMPLETE CASING. U.N.O.

WALL TYPES

TYPICAL EXTERIOR WALL: 2X6 WOOD STUDS 16" O.C. WITH R-21 OPEN CELL SPRAY FOAM INSULATION, 1/2" OSB SHEATHING, TYVEK BUILDING WRAP, AND SIDING; SEE ELEVATIONS, INTERIOR FINISH TO BE 1/2" GYP. BOARD.

TYPICAL INTERIOR WALL: 2X4 OR 2X6 STUDS 16" O.C. WITH 1/2" GYP BOARD EACH SIDE.

- DENOTES EXISTING WALLS
- DENOTES PROPOSED WALLS

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6583
WWW.THOMSONCOOKE.COM

Brown Residence
5059 Glenbrook Terrace NW Washington DC 20016

BZA SUBMISSION
© THOMSON & COOKE ARCHITECTS

First Floor Plan

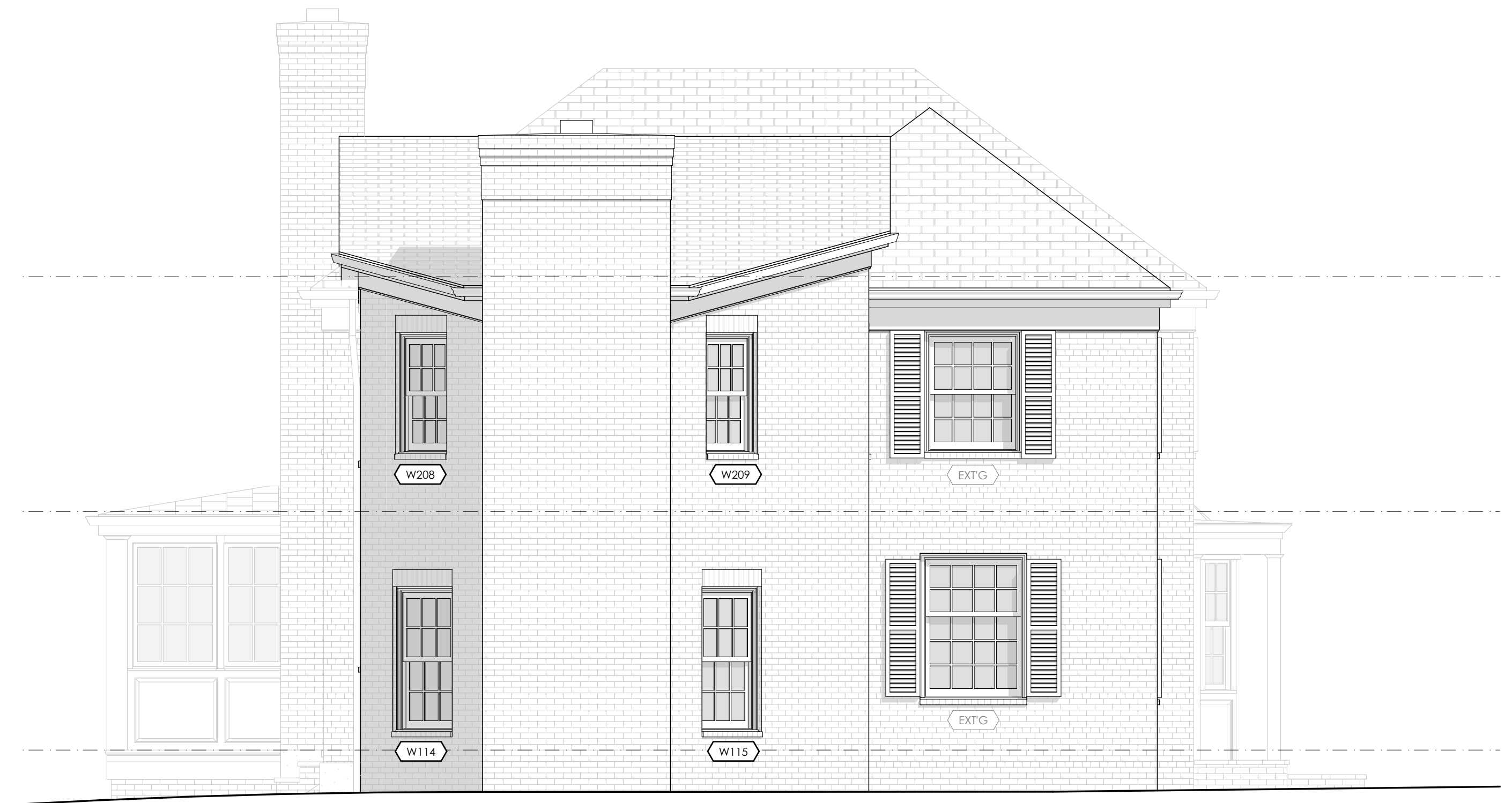
03-18-2026 BZA SUBMISSION

A101

3 First Floor Plan
1/4" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"



2 Left Elevation
1/4" = 1'-0"

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6583
WWW.THOMSONCOOKE.COM

Brown Residence
5059 Glenbrook Terrace NW Washington DC 20016

BZA SUBMISSION
© THOMSON & COOKE ARCHITECTS

Exterior Elevations

03-18-2026 BZA SUBMISSION

A201

