BOARD OF ZONING ADJUSTMENT SUBMITTAL SET

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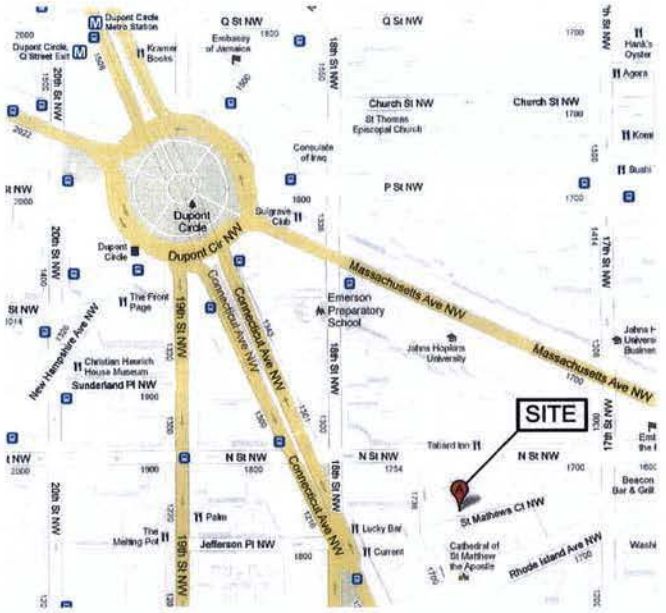
INDEX OF DRAWINGS

1 - COVER SHEET
2 - ZONING AND ALLEY OVERLAY TABULATION
3 - SITE PLAN AND ZONING MAP
4 - EXISTING SITE PHOTOS
5 - EXISTING SITE PHOTOS
6 - EXISTING CONTEXT PHOTOS
7 - EXISTING CONTEXT PHOTOS
8 - FIRST FLOOR PLAN
9 - SECOND FLOOR PLAN
10 - ROOF PLAN
11 - BUILDING ELEVATIONS
12 - BUILDING SECTION



LOCATION MAP
SCALE : NTS

1

N

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18401
EXHIBIT NO. 9

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1747 & 1749 St. Matthew's Ct. ZONING - COVER SHEET

Board of Zoning Adjustment
District of Columbia
CASE NO.18401
EXHIBIT NO.9

SHAIRD SCHRAM

16 APRIL 2012

SHEET 1

SCALE : NTS

ZONING TABULATION

ZONE: SP-1
LOT: 0047
SQUARE: 0159
SITE AREA: 1051 SQ. FT.

ISSUE	EXISTING	ALLOWED/REQUIRED	PROPOSED	RELIEF REQUIRED (Yes/ No)
GROSS FLOOR AREA:	1279.10 SQ. FT.	2627.50 SQ. FT.	NO CHANGE	N
FAR:	1.1	2.5	NO CHANGE	N
BUILDING HEIGHT: High point of		65'-0" MAXM. ALLOWED	NO CHANGE	N
- Parapet	± 21'-6"			
REAR YARD:	1.02'	12' MINIMUM	NO CHANGE	N
SIDE YARD:	NONE			
LOT OCCUPANCY: Percentage:	74.4%	NOT APPLICABLE FOR OFFICE	NO CHANGE	N
TOP OF ROOF			NO CHANGE	N
- Clerestory	± 28'-1/2"			
LOADING BERTH:	N/A	NONE REQUIRED	NO CHANGE	N
DELIVERY SPACES:	N/A	NOT APPLICABLE FOR OFFICE	NO CHANGE	N
PARKING:	2	NONE REQUIRED	2	N

ZONING TABULATION LOT 0047
SCALE : NTS

(2)

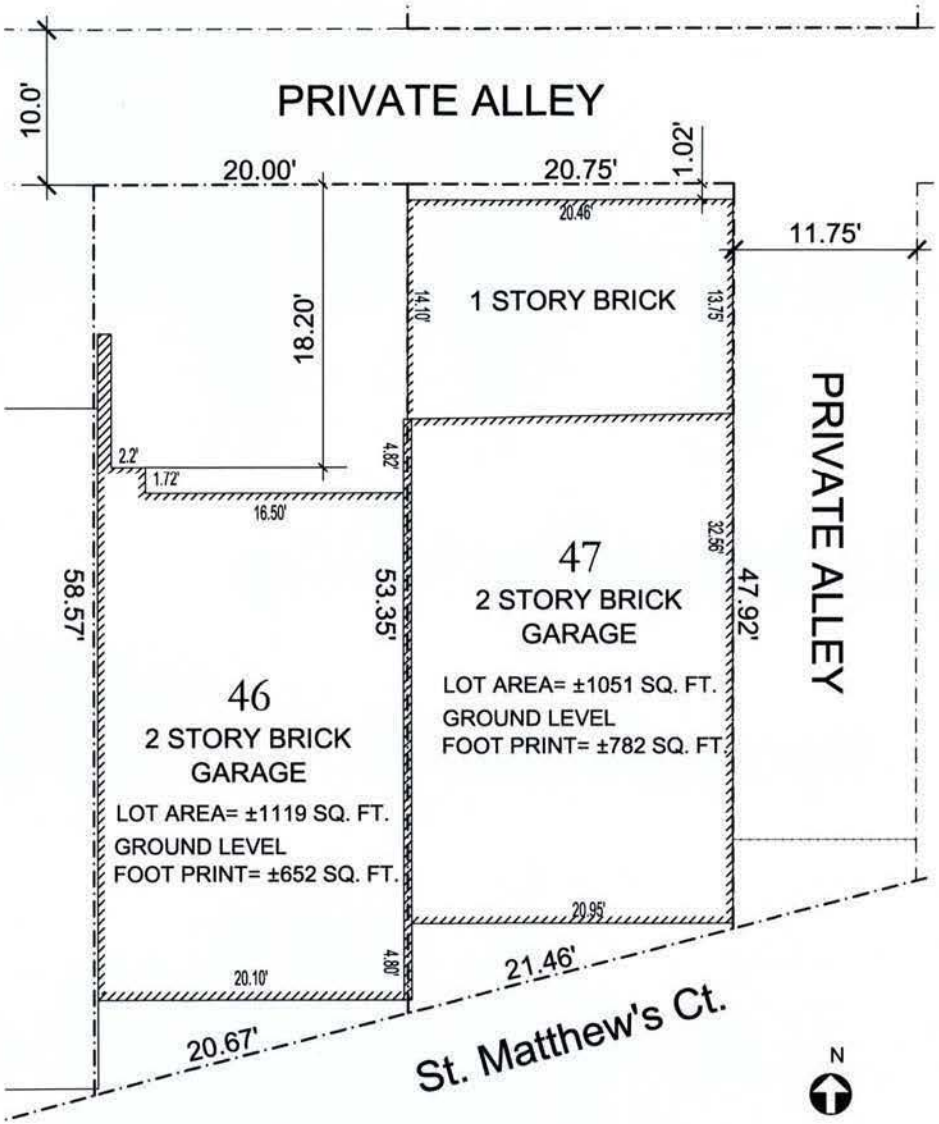
ZONING TABULATION

ZONE: SP-1
LOT: 0046
SQUARE: 0159
SITE AREA: 1119 SQ. FT.

ISSUE	EXISTING	ALLOWED/ REQUIRED	PROPOSED	RELIEF REQUIRED (Yes/ No)
GROSS FLOOR AREA:	1304 SQ. FT.	2797.5 SQ. FT.	NO CHANGE	N
FAR:	1.2	2.5	NO CHANGE	N
BUILDING HEIGHT: High point of		65'-0" MAXM. ALLOWED	NO CHANGE	N
- Parapet	± 22'-0"			
REAR YARD:	18.20'	12' MINIMUM	NO CHANGE	N
SIDE YARD:	NONE			N
LOT OCCUPANCY: Percentage:	58.2%	NOT APPLICABLE FOR OFFICE	NO CHANGE	N
TOP OF ROOF High point of			NO CHANGE	N
- Clerestory	± 30'- 1/2"			
LOADING BERTH:	N/A	NONE REQUIRED	NO CHANGE	N
DELIVERY SPACES:	N/A	NOT APPLICABLE FOR OFFICE	NO CHANGE	N
PARKING:	2	NONE REQUIRED	2	N

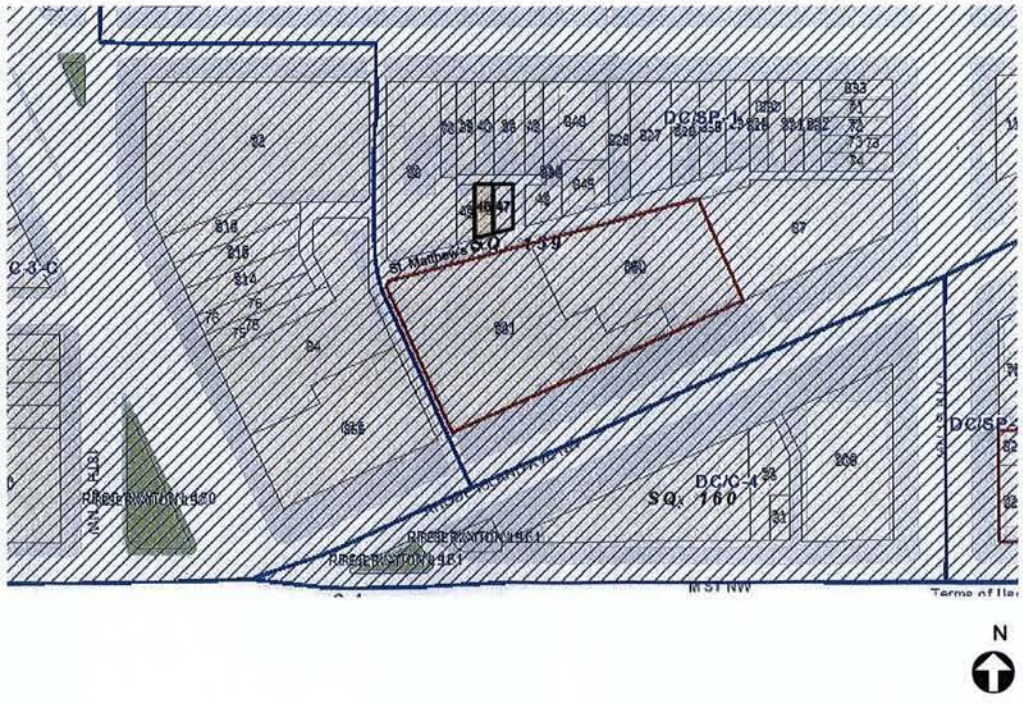
ZONING TABULATION LOT 0046
SCALE : NTS

(1)



SITE PLAN
SCALE : 1"=8'-0"

2



ZONING MAP
SCALE : 1"=150'-0"

1

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1747 & 1749 St. Matthew's Ct. ZONING - SITE PLAN & ZONING MAP

SHAPIRO LIFSCHITZ & SCHRAM

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SHEET 3

SCALE : NTS

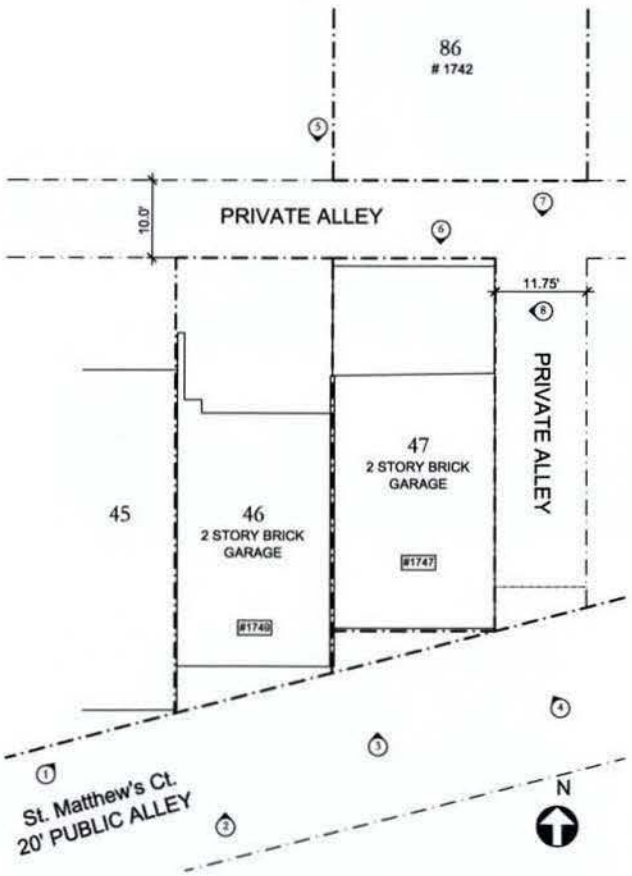

PHOTO TAG PLAN
SCALE : NTS

SITE PHOTO
SCALE : NTS
4

SITE PHOTO
SCALE : NTS
3

SITE PHOTO
SCALE : NTS
1

SITE PHOTO
SCALE : NTS
2

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1747 & 1749 St. Matthew's Ct. ZONING - EXISTING SITE PHOTOS

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SHEET 4
SCALE : NTS

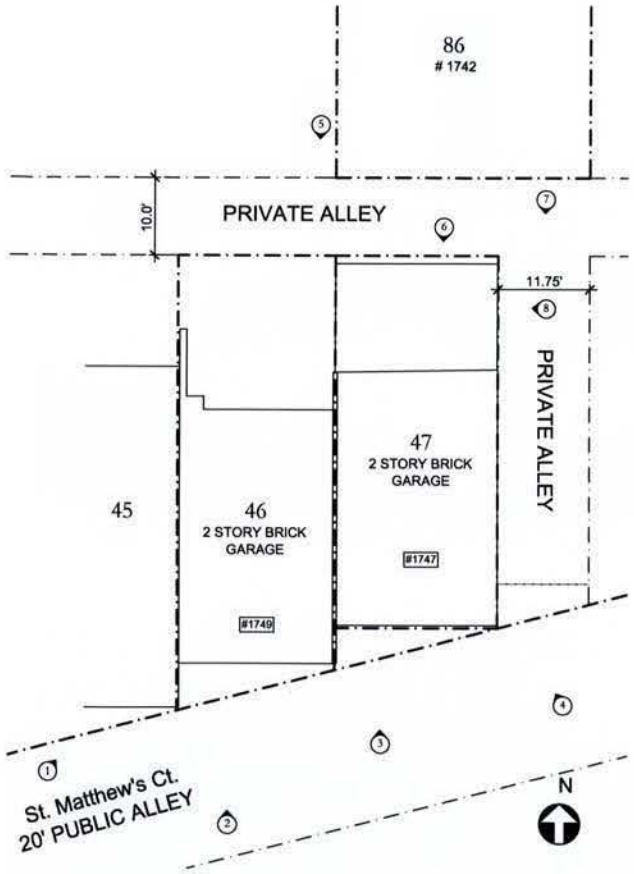
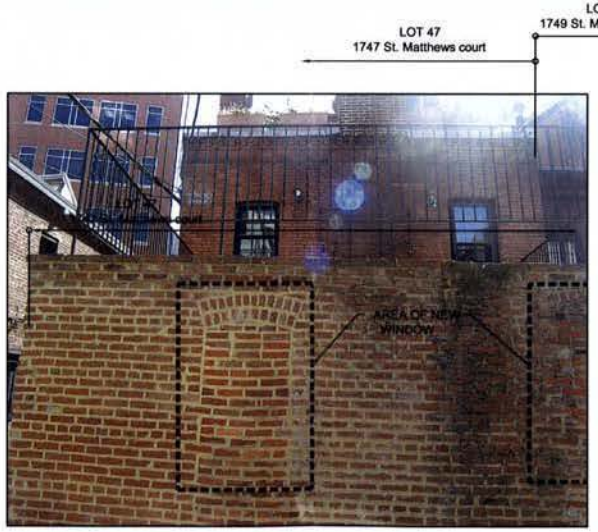


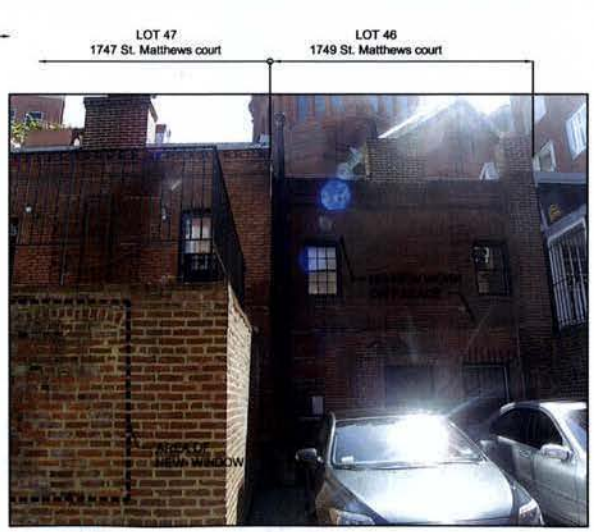
PHOTO TAG PLAN
SCALE : NTS

SITE PHOTO
SCALE : NTS
8

SITE PHOTO
SCALE : NTS
7



SITE PHOTO
SCALE : NTS
6



SITE PHOTO
SCALE : NTS
5

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1747 & 1749 St. Matthew's Ct. ZONING - EXISTING SITE PHOTOS

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SHEET 5
SCALE : NTS

PANORAMA FROM PARKING AREA
SCALE : NTS

2

PANORAMA FROM ALLEY
SCALE : NTS

1

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1747 & 1749 St. Matthew's Ct. ZONING - EXISTING CONTEXT PHOTOS

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SHEET 6

SCALE : NTS

PANORAMA FROM DRIVE
SCALE : NTS

2

CARRIAGE HOUSE FROM PARKING
SCALE : NTS

1

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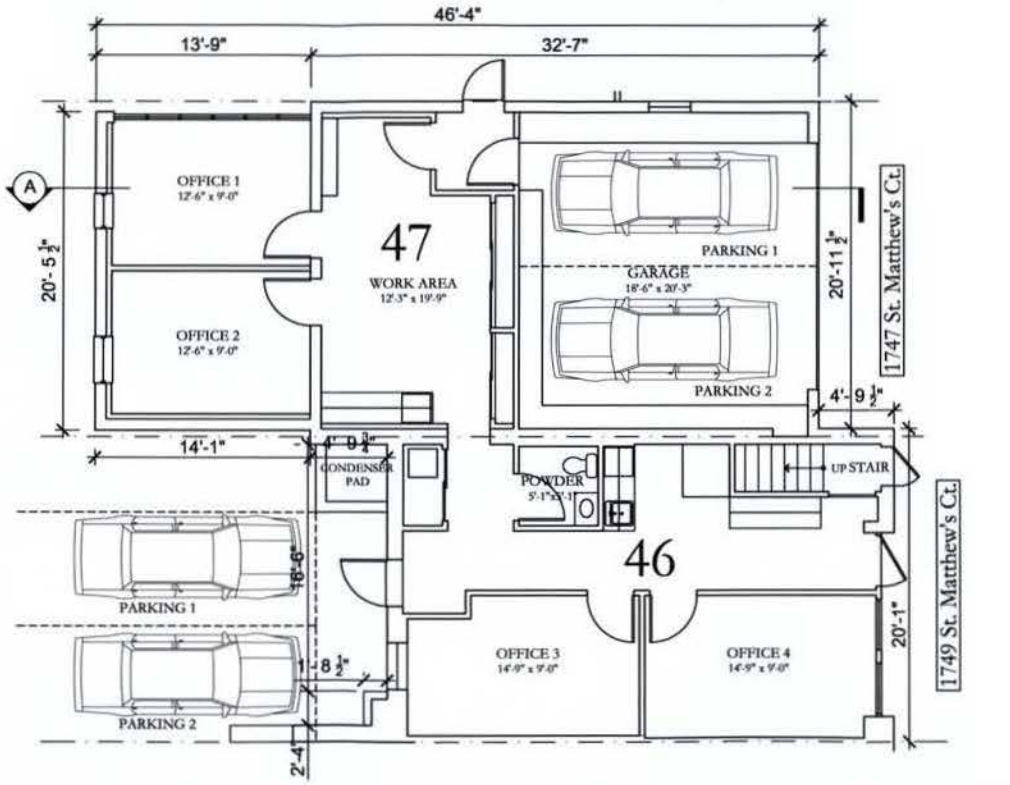
SHEET 7

SCALE : NTS



FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"

1

N

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1747 & 1749 St. Matthew's Ct. ZONING - FIRST FLOOR PLAN

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SHEET 8
SCALE : 1/8"=1'-0"

SECOND FLOOR PLAN
SCALE : $\frac{1}{8}$" = 1'-0"

1

N

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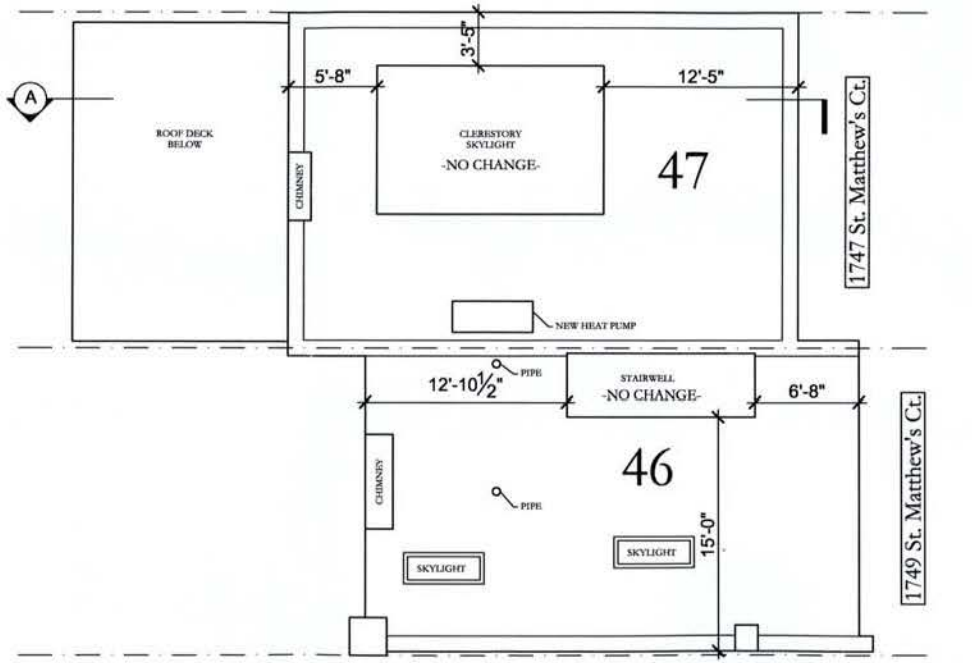
SHEET 9

SCALE : $\frac{1}{8}$"=1'-0"



ROOF PLAN
SCALE : $\frac{1}{8}$" = 1'-0"

1

N

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1747 & 1749 St. Matthew's Ct. ZONING - ROOF PLAN

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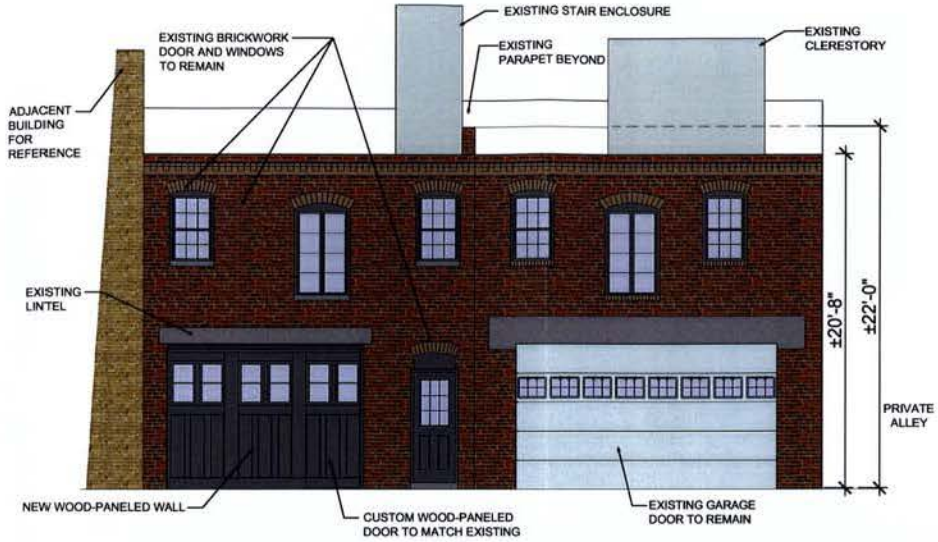
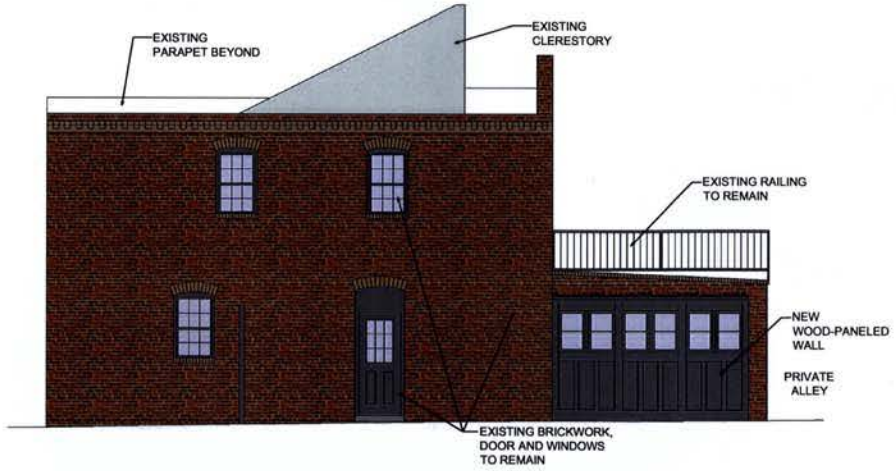
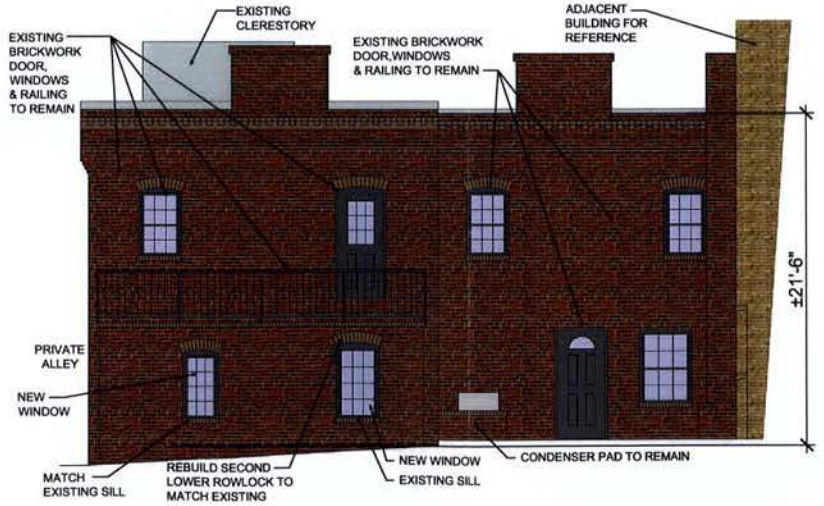
16 APRIL 2012
SHEET 10
SCALE : $\frac{1}{8}$"=1'-0"



SOUTH ELEVATION 3
SCALE : 3/8" = 1'-0"



EAST ELEVATION 2
SCALE : 3/8" = 1'-0"



NORTH ELEVATION 1
SCALE : 3/8" = 1'-0"

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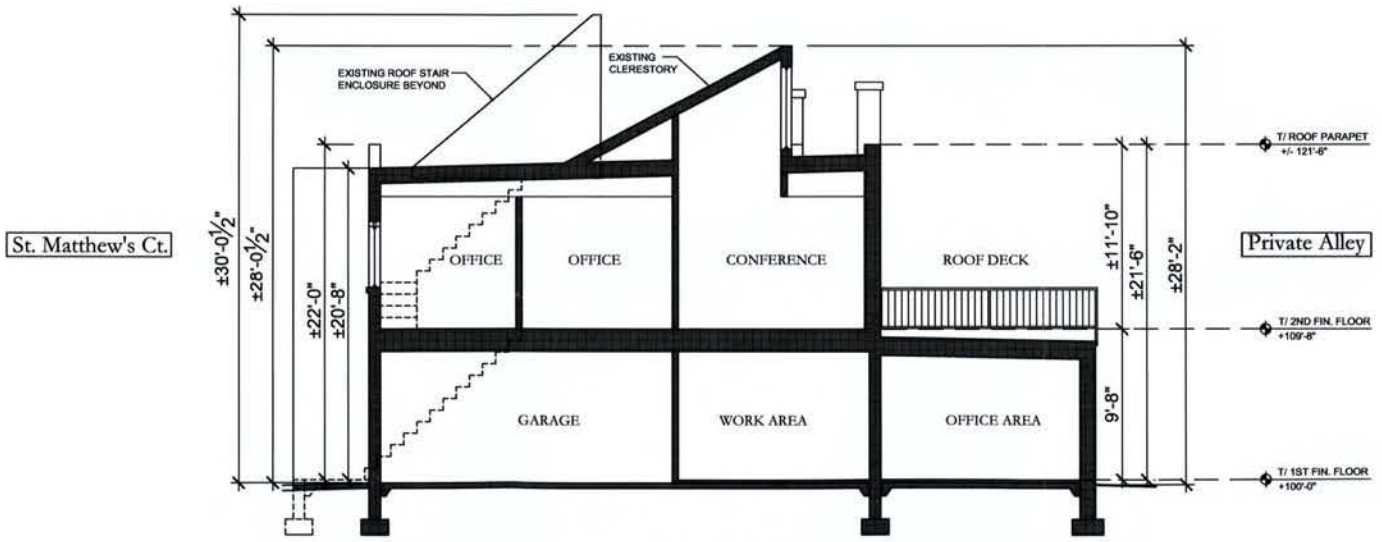
SHEET 11
SCALE : 3/8"=1'-0"



BUILDING SECTION-A
SCALE : $\frac{1}{8}$" = 1'-0"

1

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1747 & 1749 St. Matthew's Ct. ZONING - BUILDING SECTION

SHAPIRO LIFSCHITZ & SCHRAM

16 APRIL 2012
SHEET 12
SCALE : $\frac{1}{8}$"=1'-0"