ST. PAUL'S PARISH NARTHEX ADDITION AND RENOVATION

2430 K STREET, NW
WASHINGTON, DC 20037



ZONING REVIEW

JULY 9, 2004

ST. PAUL'S PARISH

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No.	Date	Revisions

Key Plan

Job Title
St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
COVER SHEET

Issue Date: JULY 9, 2004
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BZA
Case No. 17220
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17220
EXHIBIT NO. 9

DRAWING LIST

CIVIL

C-01	EXISTING CONDITIONS PLAN
C-02	DEMOLITION PLAN
C-04	SITE IMPROVEMENTS PLAN

ARCHITECTURAL

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CONTRACTOR NOTES

1. ALL DRYWALL CONSTRUCTION, FURRING, & SHEATHING SHALL CONFORM TO STANDARD DETAILS AS NOTED ON DRAWINGS.
2. DRYWALL JOINTS SHALL BE TAPED, SPACKLED & POLISHED TO A LEVEL FINISH FLUSH WITH FACE OF BOARD SURFACE.
3. EXTERIOR CORNERS SHALL RECEIVE METAL CORNER BEADS.
4. FULL HEIGHT GYPSUM BOARD SHEETS SHALL BE USED THROUGHOUT FOR FULL HEIGHT CONSTRUCTION.
5. EXISTING TAPED JOINTS, CORNERS, CRIMPLES, OR SCREW HEADS SHALL BE FINISHED SMOOTH & LEVEL WITH ADJACENT BOARD SURFACE.
6. WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CORNER CONDITION, G.C. SHALL REMOVE EXISTING CORNER BEAD AND INSTALL NEW DRYWALL FLUSH WITH EXISTING DRYWALL.
7. GENERAL CONTRACTOR TO PAINT ALL NEW DRYWALL CONSTRUCTION.
8. WHERE NEW DRYWALL CONSTRUCTION MEETS EXISTING DRYWALL CONTRACTOR SHALL PAINT TO LIMITS AS SHOWN ON CONSTRUCTION DRAWING.

GENERAL NOTES

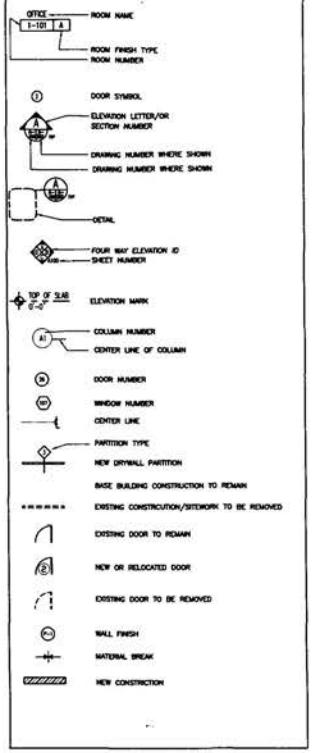
1. CONTRACTOR SHALL VERIFY DIMENSIONS AND FIELD CONDITIONS, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN CONTRACT DOCUMENTS, AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH WORK AFFECTED BY THE DISCREPANCIES.
2. FOLLOW FIGURED DIMENSIONS, AND DO NOT SCALE CONTRACT DRAWINGS.
3. -
4. WHERE WORK EXTENDS TO CEILING, COORDINATE LOCATION OF ADJACENT CEILING REGISTERS, DIFFUSERS AND LIGHTING FIXTURES.
5. PROVIDE TEMPORARY MARKERS FOR LINES AND LEVELS FOR USE BY ALL TRADES.
6. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH CONTRACT SPECIFICATIONS.
7. ARCHITECTURAL DRAWINGS SHALL COVERN OVER ENGINEERING DRAWINGS ONLY FOR LOCATIONS OF LIGHTING FIXTURES, ELECTRIC AND TELEPHONE OUTLETS, DATA OUTLETS, CEILING DIFFUSERS, ETC.
8. -

REMOVAL NOTES

1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY NEATLY AND IN A SYSTEMATIC MANNER
2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS THE PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE
5. ABATEMENT OF HAZARDOUS MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH PROPER REQUIREMENTS AND STANDARDS

ARCHITECTURAL LEGEND

SYMBOL — DESCRIPTION



BUILDING AREA CALCULATIONS

	Square Footage			
	Existing	Demolition	New	Total
Third Floor	973	0	800	1,773
Second Floor	6,219	1,749	2,557	7,027
First Floor	12,927	2,112	4,082	14,897
F.A.R. Total	20,119	3,861	7,439	23,697
Basement	6,314	429	2,513	8,398
Total Building Area	26,433	4,290	9,952	32,095

ZONING DATA

Location

Address	2424 ~ 2440 & 2422 K Street, NW Washington, DC
Square	28
Lots	169 (formerly 822 & 867) & 828
Lot Area	23,049
Public Alley	Between Lots 169 & 828

Regulation

Applicable Code	District of Columbia Municipal Regulations (DCMR) Title 11 Zoning
Zone District	FB/R-3 Foggy Bottom

Allowable Factors	Regulation Standard	Unit	Notes	Reference	Project Proposed	Notes
Matter of Right Uses	Church with accessory uses			320.3 & 201.1	Church	
Height in Feet	60	Ft		400.6	49.0	
Height in Stories	3			400.1	3	Existing
FAR	Not Prescribed			402.4	1.03	
Maximum Building Area	Not Prescribed	Sq Ft		402.4	23,697	
Penthouse	0.37			411.7	None	
Minimum Lot Area	4,000	Sq Ft		401.3	23,049	Combined Lots
Minimum Lot Width	40	Ft		401.3	167	
Lot Occupancy	60	%	Lot 23,049 sf	403.2	65%	Grnd floor area 14,897sf
Front Yard	Not Prescribed				Not Provided	
Side Yard	8	Ft	Min, if provided (not required)	405.8	4.5	Existing
Rear Yard	20	Ft		404.1	57.4	
Parking	1/10	Fixed Seat		2100.5	Existing special exception for historic contribution	
Loading	>30,000	Sq Ft		2200.5	Existing special exception for historic contribution	
Historic Presenation	Overlay District		Existing conditions technically contribute to District.	1521.1, 1521.3	Contributing conditions preserved	
Change in Use	Converting from residential to church			1523.1	Lot 828 consolidation	
Nonconforming Structure	Lot Occupancy			2001.3	Exceeds by 5%	

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NOTES,LEGENDS, DWG. LIST, SCHEDULES, ABBREVIATIONS

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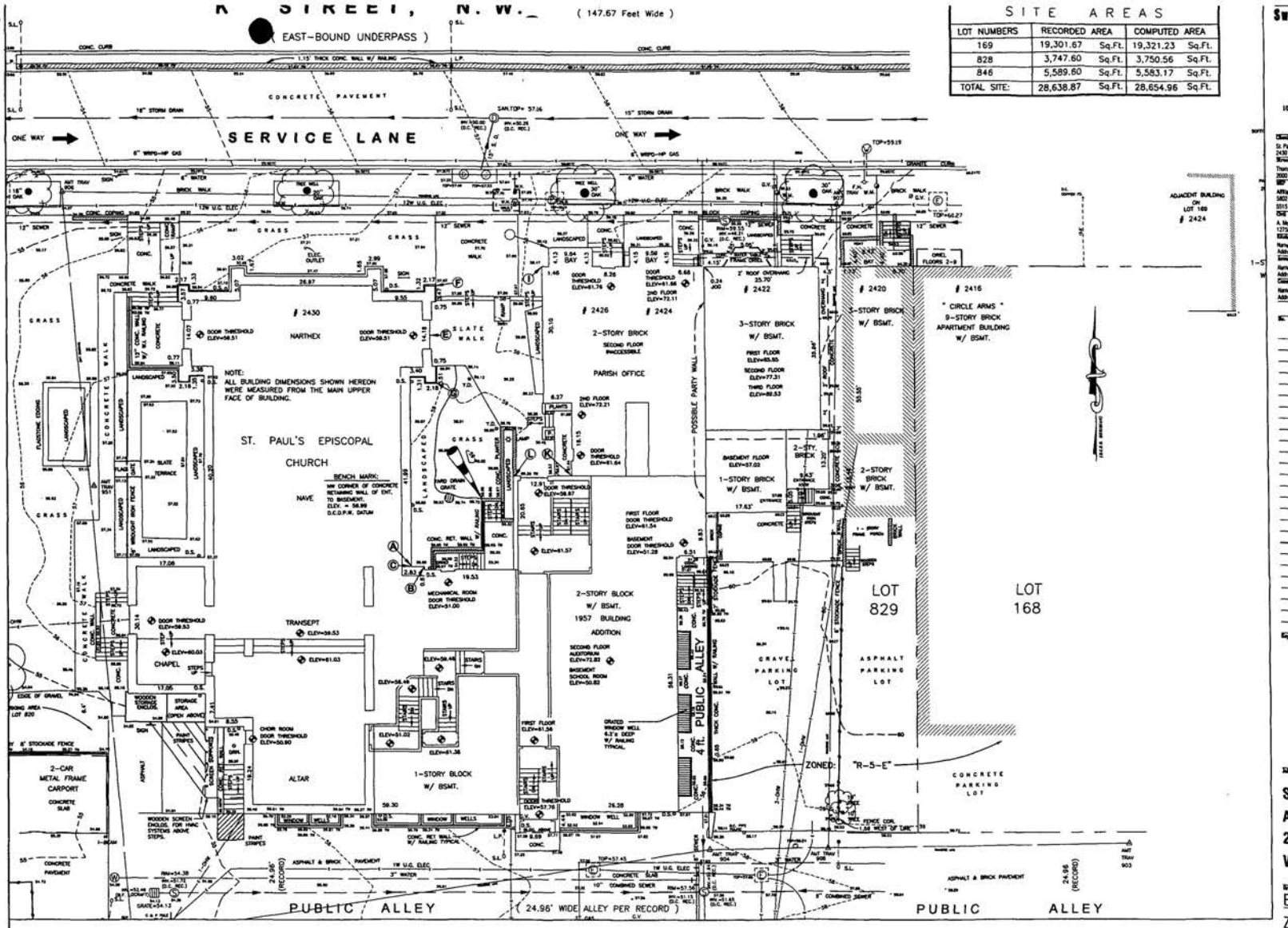
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Project No.
6297A

Drawing No.
T-002

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SITE AREAS

LOT NUMBERS	RECORDED AREA		COMPUTED AREA	
169	19,301.67	Sq.Ft.	19,321.23	Sq.Ft.
828	3,747.60	Sq.Ft.	3,750.56	Sq.Ft.
846	5,589.60	Sq.Ft.	5,583.17	Sq.Ft.
TOTAL SITE:	28,638.87	Sq.Ft.	28,654.96	Sq.Ft.

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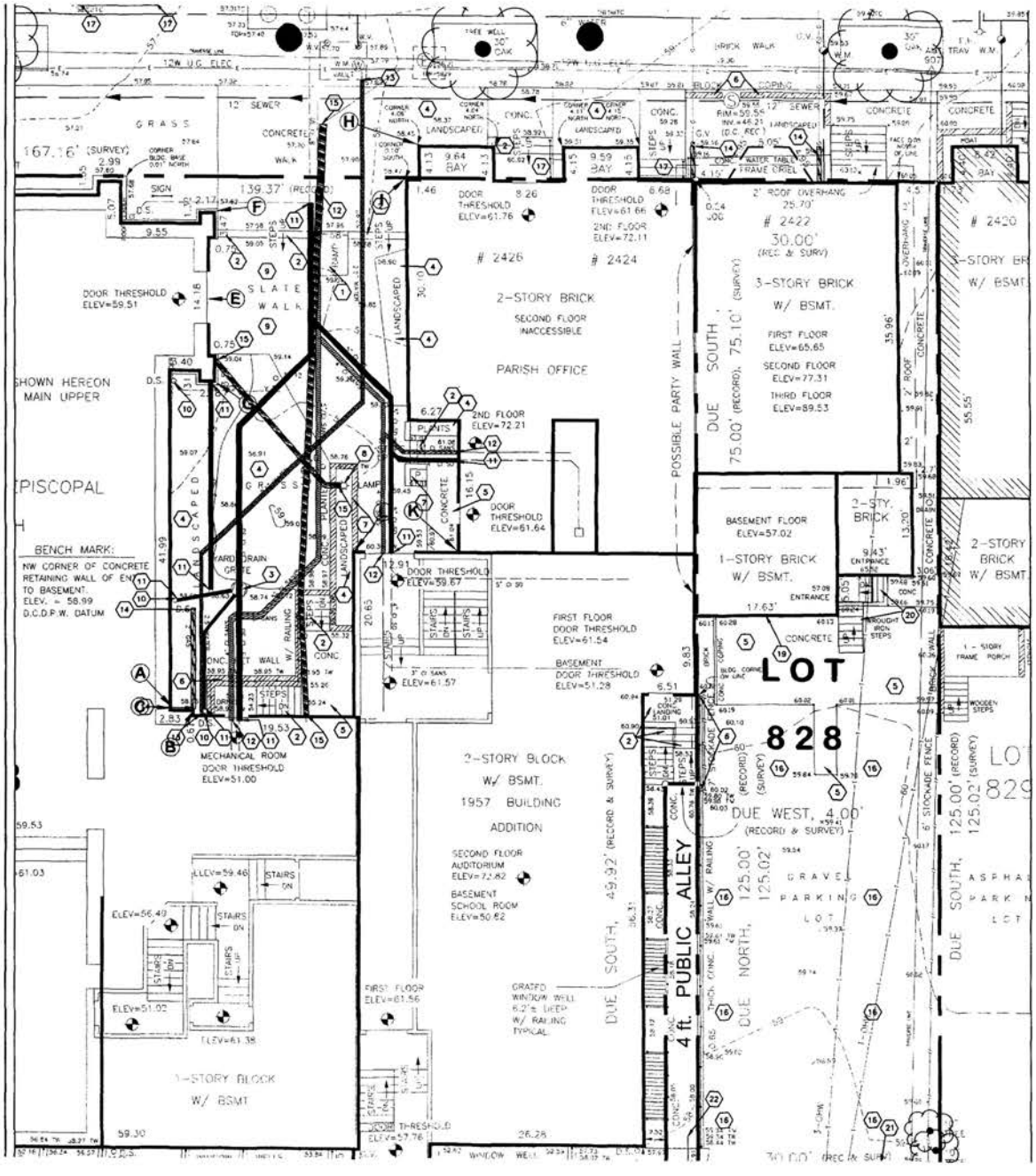
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EXISTING CONDITIONS PLAN
ZONING

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DEMOLITION LEGEND:

1. REMOVE PEDESTRIAN RAMP
2. REMOVE CONCRETE STEPS
3. REMOVE STORM DRAIN GRATE AND STRUCTURE
4. REMOVE LANDSCAPING
5. REMOVE CONCRETE WALK
6. REMOVE RETAINING WALL AND RAILING
7. REMOVE CONCRETE PLANTER
8. REMOVE EXTERIOR LIGHTING
9. REMOVE SLATE WALK
10. REMOVE ROOF DOWNSPOUT
11. LIMIT OF REMOVAL OF STORM DRAIN PIPE
12. LIMIT OF REMOVAL OF SANITARY PIPE. PIPE TO BE CAPPED.
13. LIMIT OF REMOVAL OF WATER LINE PIPE
14. LIMIT OF REMOVAL OF GAS LINE
15. LIMIT OF REMOVAL OF UNDERGROUND ELECTRIC
16. REMOVE EXISTING GRASS/WEEDS/ROOTS AND ALL DEBRIS THROUGHOUT ENTIRE PARKING LOT
17. REMOVE STOOPS/CONCRETE ENTRANCE
18. REMOVE CONCRETE CURB AND GUTTER
19. REMOVE 1 STORY BRICK W/ BASEMENT ALONG WITH ALL ASSOCIATED FEATURES
20. REMOVE 2 STORY BRICK REAR STRUCTURE ALONG WITH IRON STEPS
21. EXISTING UNDERGROUND ELECTRIC TO BE FIELD-VERIFIED LEADING TO #2422. CUT AND CAP 5' OUTSIDE REAR OF #2422.
22. EXISTING SANITARY LINE TO BE FIELD-VERIFIED LEADING TO #2422. CUT AND CAP 5' OUTSIDE REAR OF #2422.

- EXISTING STORM DRAIN TO BE REMOVED
- EXISTING UNDERGROUND GAS TO BE REMOVED
- EXISTING UNDERGROUND ELECTRIC TO BE REMOVED
- EXISTING WATER LINE TO BE REMOVED
- EXISTING SANITARY TO BE REMOVED

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL PROVIDE REQUIRED SIGNAGE AND FLAGMEN ALONG ALL PUBLIC STREETS ADJACENT TO THE SITE, TO ASSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC. ALL TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD REQUIREMENTS AND WITH THE MOST CURRENT DISTRICT OF COLUMBIA WORK ZONE TRAFFIC CONTROL STANDARDS AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN STRICT CONFORMANCE WITH THE MOST CURRENT APPLICABLE EPA AND OSHA REGULATIONS AND MUST COMPLY WITH THE MOST CURRENT FEDERAL, CITY AND/OR LOCAL REGULATIONS AND CODES APPLICABLE TO SAID WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH REPRESENTATIVE UTILITY COMPANIES AND IMPLEMENTING REQUIRED UTILITY-RELATED WORK, ACCORDINGLY.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME, TO THE OWNER TO OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS FEEDING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL UTILITY PURVEYORS, PAYING ALL FEE'S AND OBTAINING REQUIRED PERMITS.
6. WHERE CONTRACTOR IS REQUIRED TO REMOVE MATERIALS ON EXISTING UTILITY SYSTEMS, HE SHALL ENSURE THAT EXISTING CONDITIONS HAVE BEEN IDENTIFIED AND IF IT'S DETERMINED TO BE DIFFERENT THAN WHAT IS SHOWN ON PLANS, CONTACT THE OWNER/OR HIS REPRESENTATIVE PRIOR TO COMMENCING WORK.
7. WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES AND AREAS FROM DAMAGE. ANY AREAS DAMAGED BY CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH ACCEPTABLE MATERIAL, AS SPECIFIED IN THE CONTRACT DOCUMENTS.
9. THE DEMOLITION CONTRACTOR SHALL SHEET/SHORE AND BRACE ANY AND ALL UNSTABLE STRUCTURES EXPOSED BY THE DEMOLITION WORK AND/OR RESULTING FROM THE DEMOLITION WORK.
10. EXERCISE PARTICULAR CARE TO PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES. ACTIVE LINES ENCOUNTERED DURING DEMOLITION SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER OR HIS REPRESENTATIVE.
11. IN THE EVENT THAT, DURING DEMOLITION OR CONSTRUCTION ACTIVITIES THE CONTRACTOR ENCOUNTERS ANY EXISTING UTILITIES/STRUCTURES NOT SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER FOR DIRECTIONS
12. CONTRACTOR SHALL NOTIFY THE OWNER / ARCHITECT IF ANY INTERRUPTION OF SERVICE IS TO OCCUR DURING DEMOLITION.

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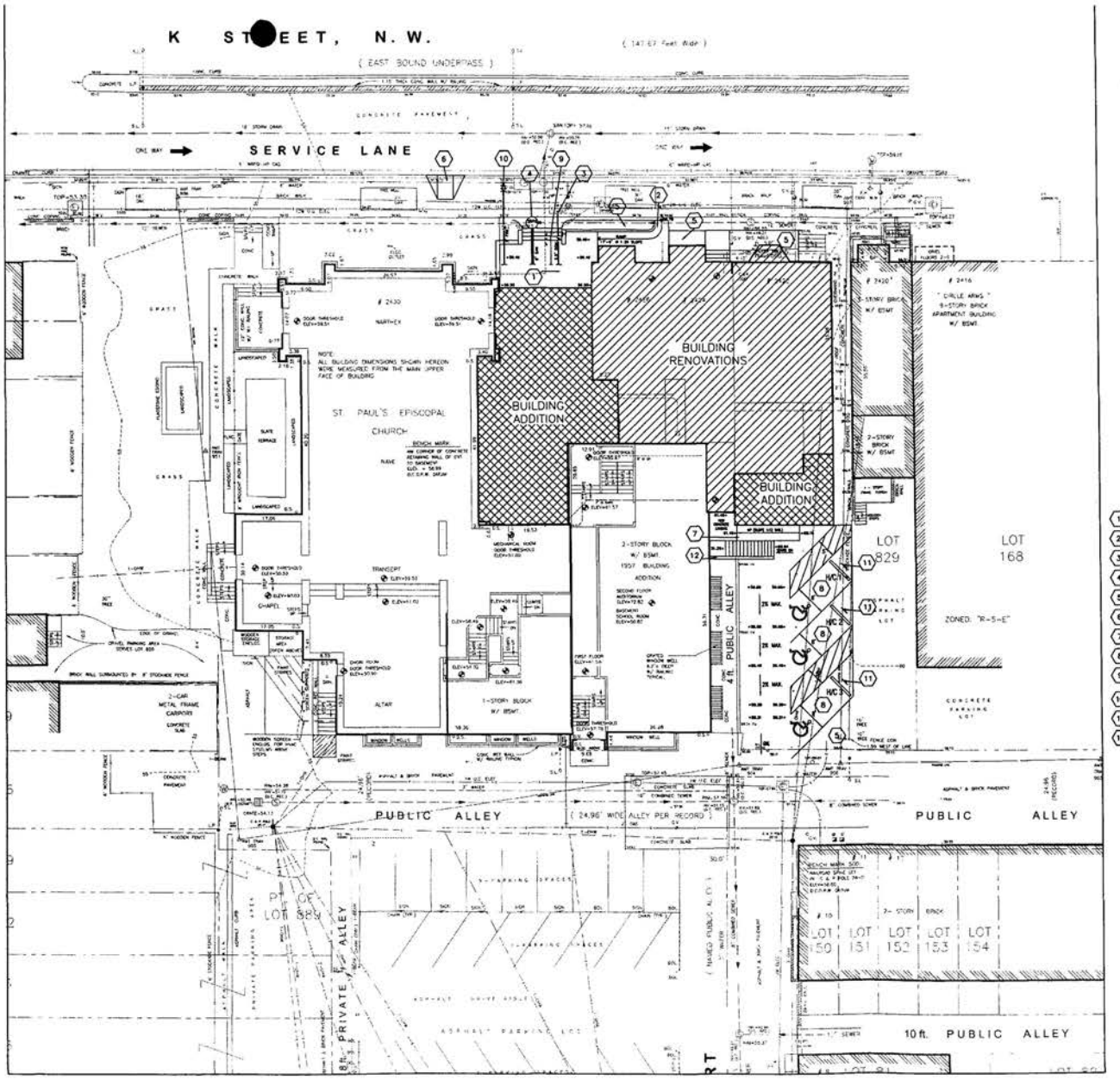
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Drawing Title
SITE DEMOLITION PLAN

ZONING

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	AMT / -
	Project No.
	6297A
	Drawing No.
	C-02



1 SITE IMPROVEMENTS PLAN
SCALE: 1"=10'

LEGEND:

- PROPOSED BUILDING RENOVATION
- PROPOSED BUILDING ADDITION
- CURB AND GUTTER
- 2.5" DOM. — 2.5" DOMESTIC WATER LINE
- 3" FIRE — 3" FIRE WATER LINE
- 8" SAN — SANITARY PIPE
- STORM DRAIN PIPE
- UGE — UNDERGROUND ELECTRIC

KEYED NOTES:

1. NEW CONCRETE STEPS
2. NEW CONCRETE RAMP
3. NEW 2.5" DOMESTIC DUCTILE IRON WATER PIPE TO CONNECT INTO EXISTING WATER METER
4. NEW SANITARY PIPE
5. NEW LANDSCAPING PLANTER AREA
6. NEW ADA HANDICAP RAMP (SEE DETAIL SHEET)
7. NEW CONCRETE ADA HANDICAP RAMP
8. NEW HANDICAP PARKING (8' WIDE / 5' LOADING)
9. NEW UNDERGROUND ELECTRIC TO TIE INTO EXISTING ELECTRIC
10. NEW 3" FIRE LINE TO TAP INTO EXISTING 6" WATER MAIN WITH 6"X6" TS&V WITH 6" REDUCER
11. NEW HANDICAP PARKING SIGN (SEE DETAIL)
12. NEW CONCRETE RETAINING WALL

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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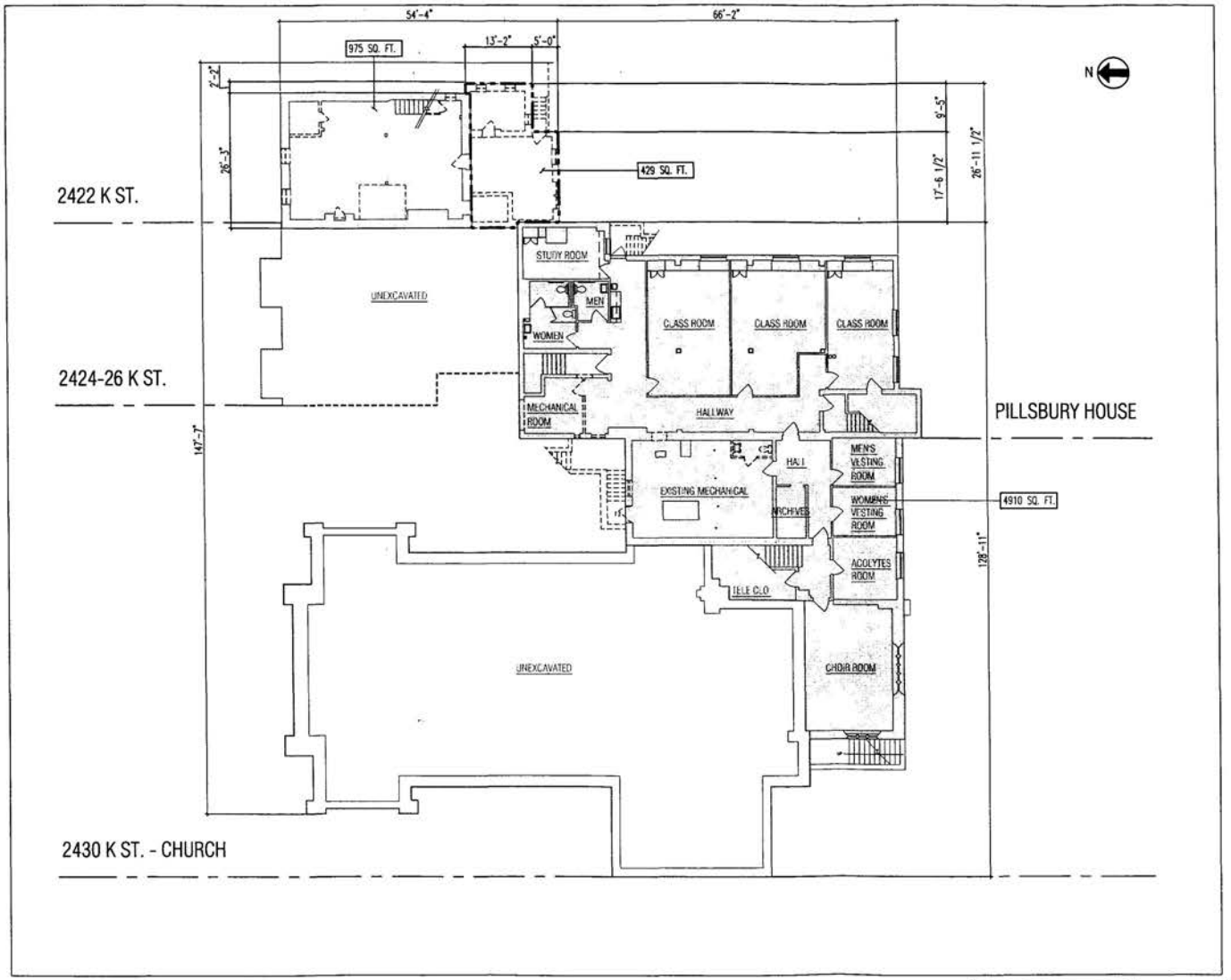
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LEGEND

AREA OF DEMOLITION

EXISTING BUILDING FOOTPRINT TO REMAIN

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Construction Manager
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No.	Date	Revision

Key Plan



Job Title

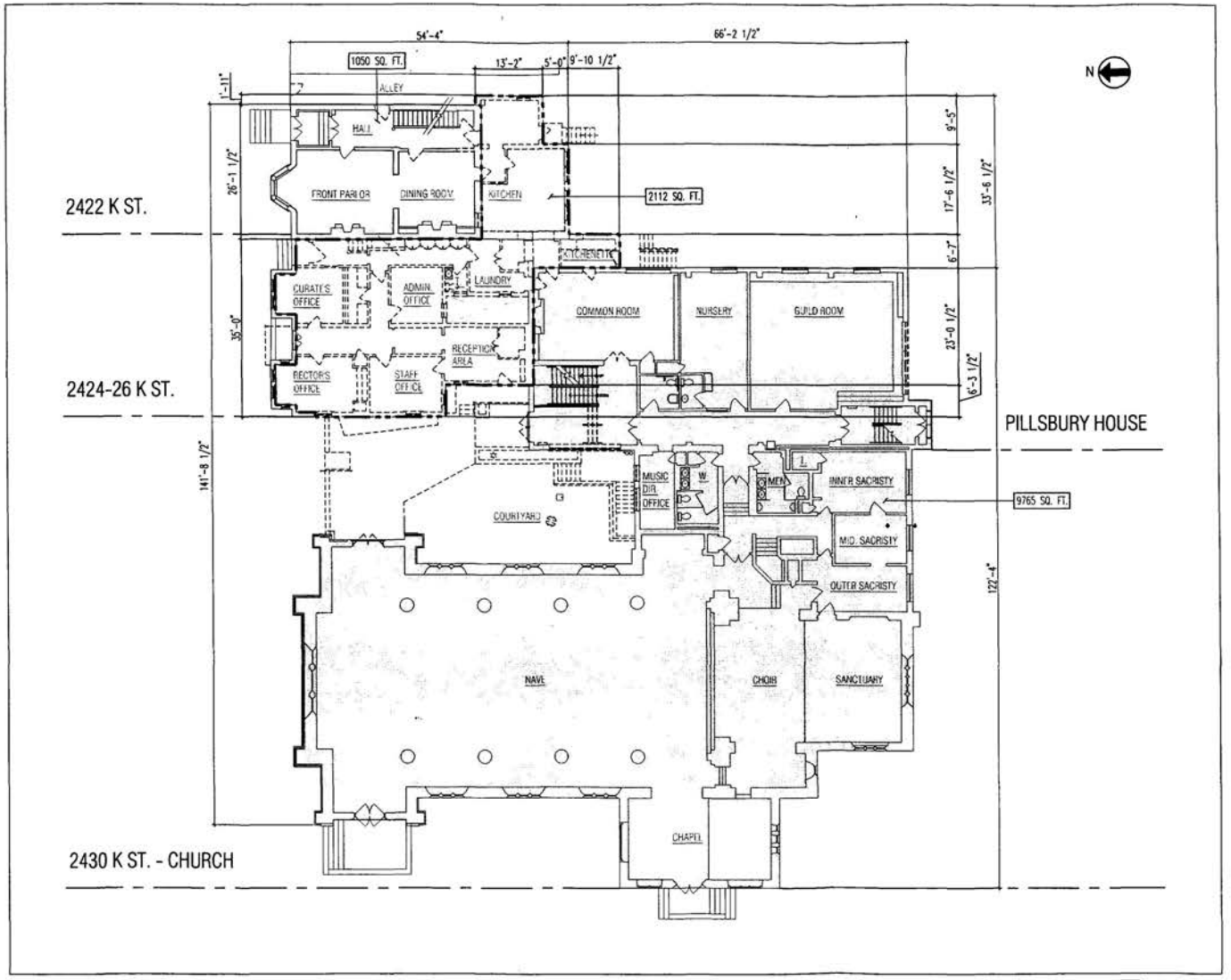
St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title

BASEMENT LEVEL

DEMOLITION PLAN - ZONING

Issue Date: JULY 9, 2004
Scale: 1/8" = 1'-0"
Drawn By: ST
Checked By:
Project No.: 6297A
Drawing No.: AD-01



LEGEND

AREA OF DEMOLITION

EXISTING BUILDING FOOTPRINT TO REMAIN

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Acoustic Consultant
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Address
Construction Manager
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Address

No. Date Revision

Key Plan

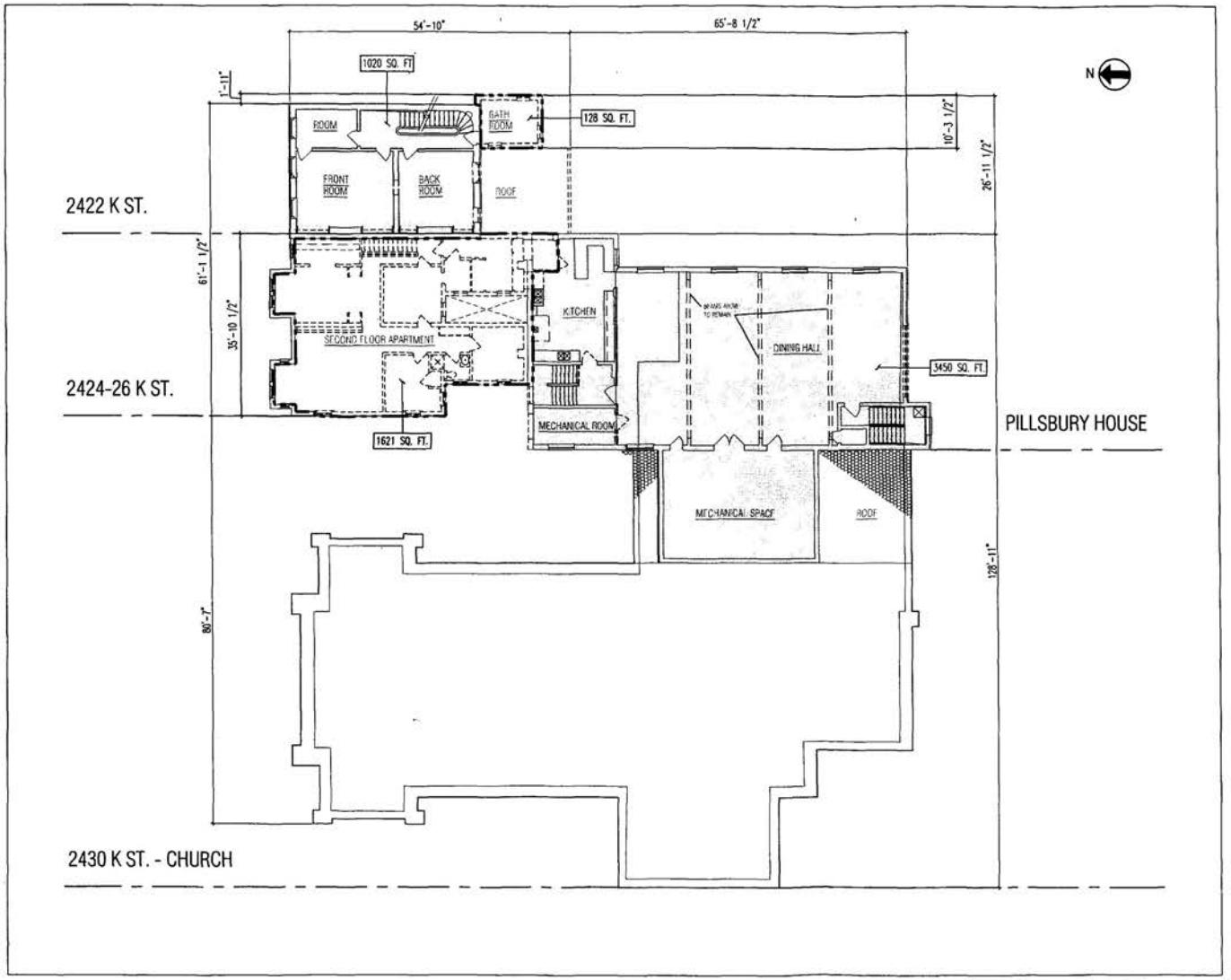


Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
FIRST FLOOR
DEMOLITION PLAN - ZONING

Issue Date: JULY 9, 2004
Scale: 1/8" = 1'-0"
Drawn By: ST
Checked By:
Project No.: 6297A
Drawing No.: AD-02



LEGEND

AREA OF DEMOLITION

EXISTING BUILDING FOOTPRINT TO REMAIN

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Construction Manager
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No.	Date	Revision

Key Plan

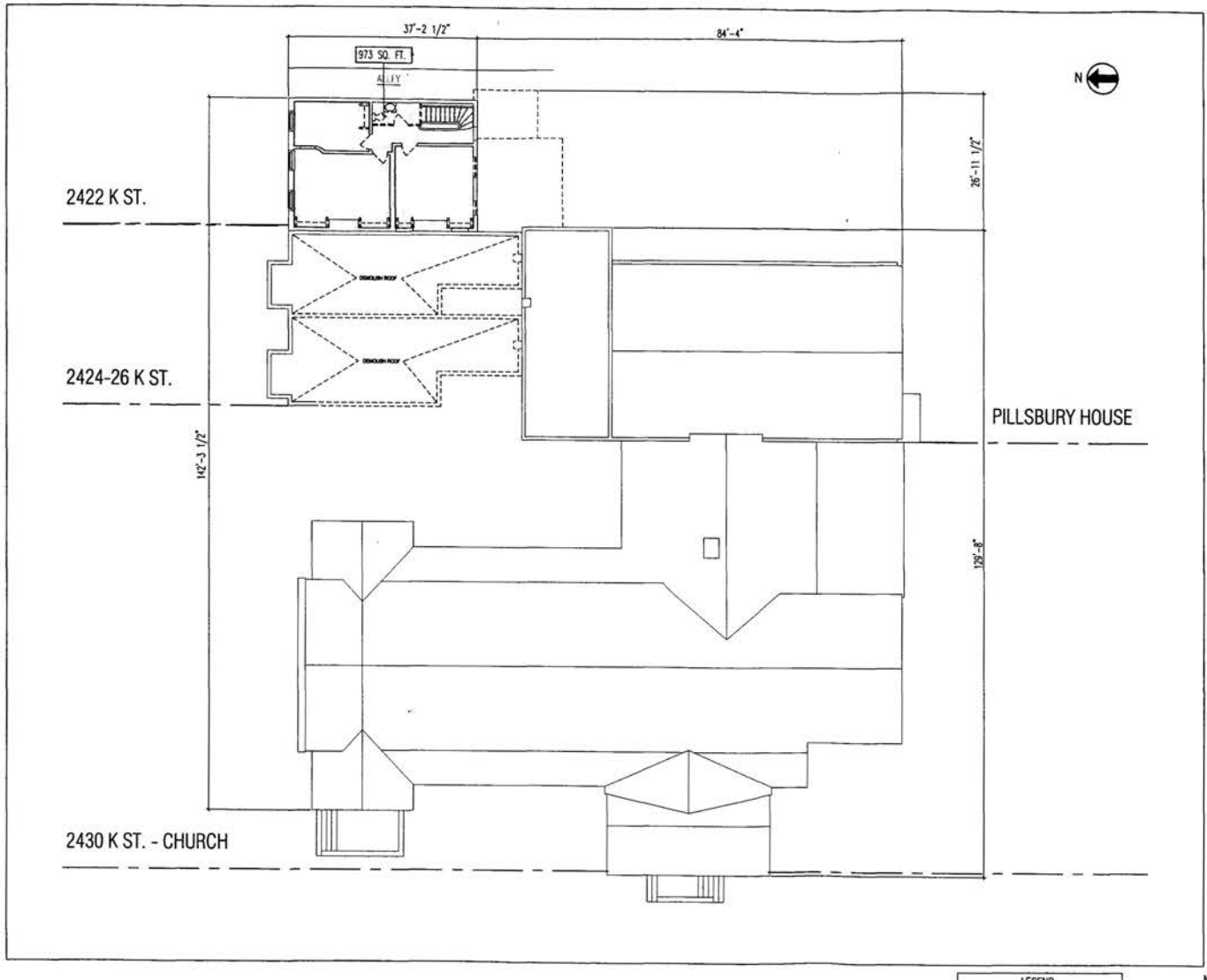


Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
SECOND FLOOR
DEMOLITION PLAN - ZONING

Issue Date: JULY 9, 2004
Scale: 1/8" = 1'-0"
Drawn By: ST
Checked By:
Project No.: 6297A
Drawing No.: AD-03



LEGEND

EXISTING BUILDING FOOTPRINT TO REMAIN

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No.	Date	Revision

Key Plan



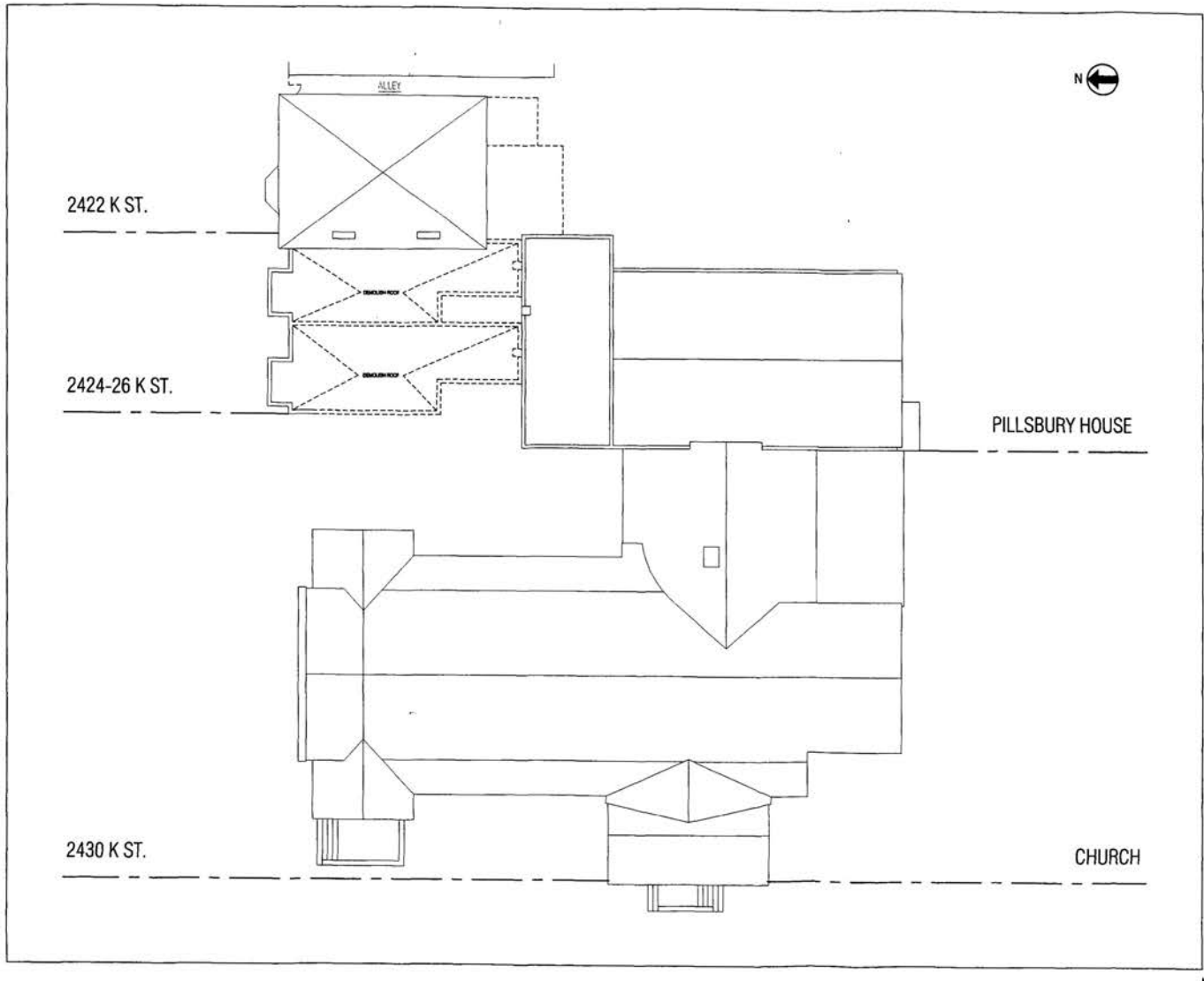
Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
THIRD FLOOR
DEMOLITION PLAN - ZONING

Issue Date	Scale
JULY 9, 2004	1/8" = 1'-0"
Issue	Drawn By / Checked By
	ST /
	Project No.
	6297A
	Drawing No.

AD-04



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Acoustic Consultant
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Address

Construction Manager
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Address

No.	Date	Revision

Key Plan



Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
ROOF
DEMOLITION PLAN - ZONING

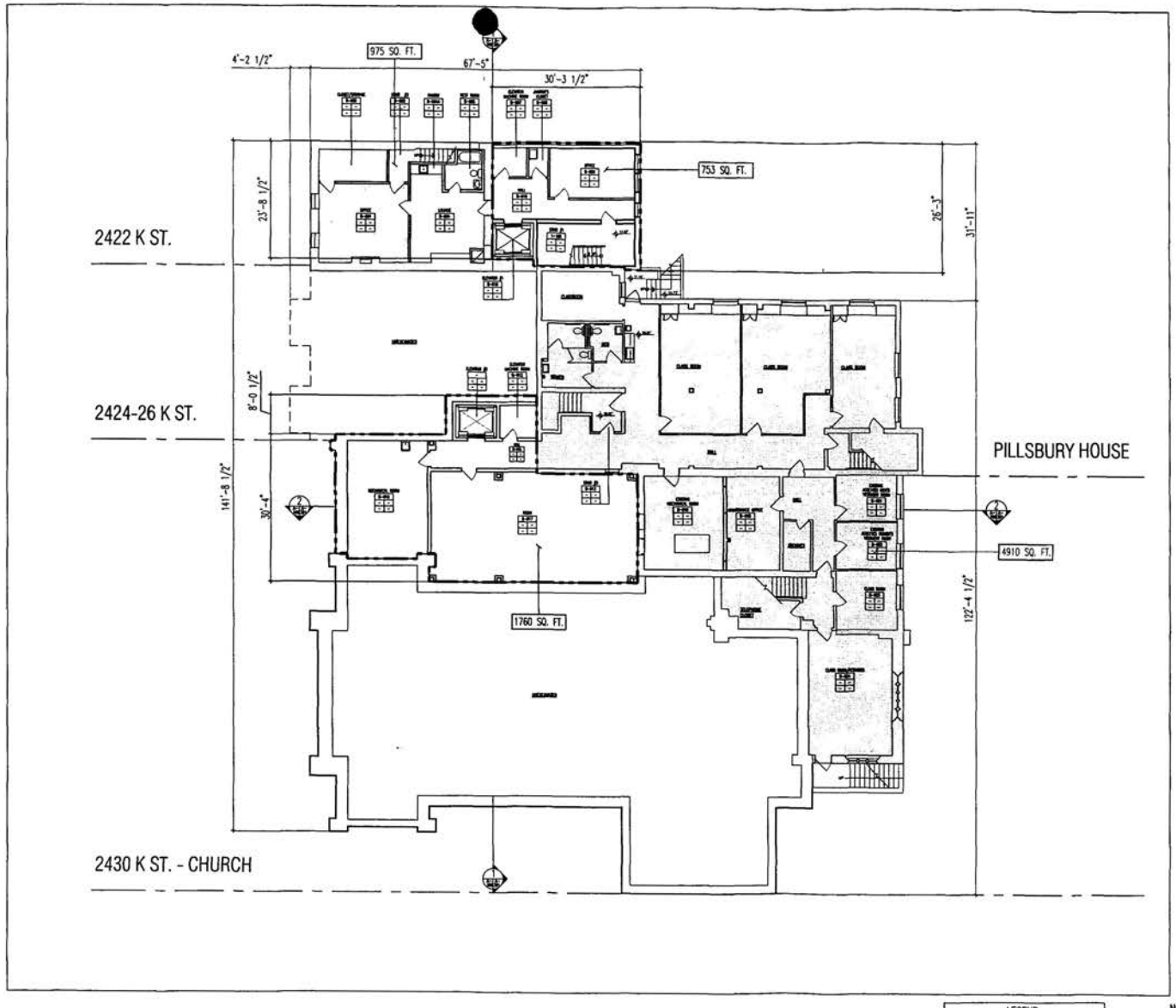
Issue Date
JULY 9, 2004

Scale
1/8" = 1'-0"

Drawn By BRWN
Checked By CHKD

Project No.
6297A

Drawing No.
AD-05



LEGEND

AREA OF NEW WORK

EXISTING BUILDING FOOTPRINT TO REMAIN

FLOOR ELEVATION

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Construction Manager
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No.	Date	Revision

Key Plan



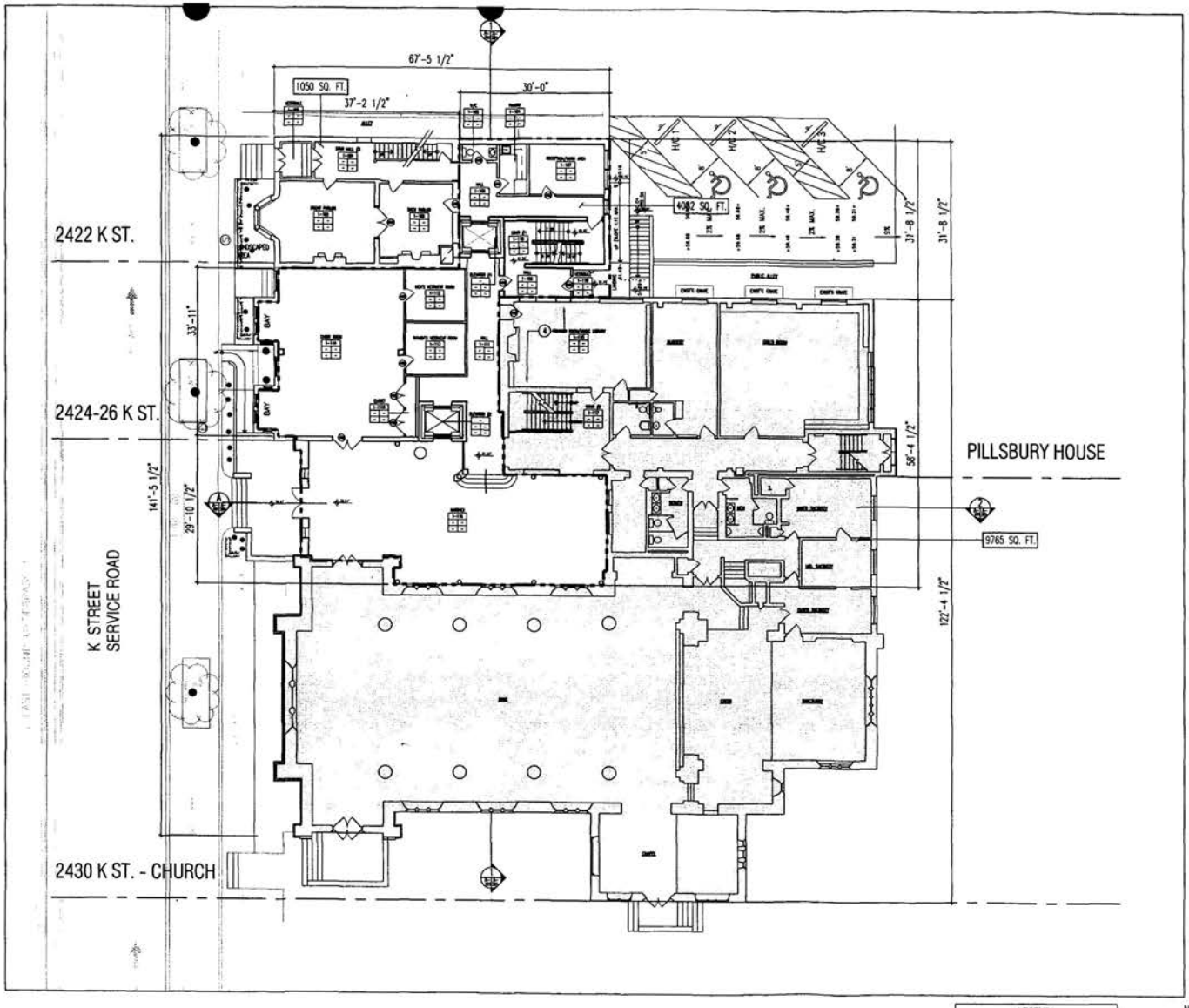
Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title

BASEMENT LEVEL
CONSTRUCTION PLAN - ZONING

Issue Date	Scale
JULY 9, 2004	1/8" = 1'-0"
Seal	Drawn By / Checked By
	ST / -
	Project No.
	6297A
	Drawing No.
	A-100



LEGEND

- AREA OF NEW WORK
- EXISTING BUILDING FOOTPRINT TO REMAIN
- FLOOR ELEVATION

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Construction Manager
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No.	Date	Revision

Key Plan

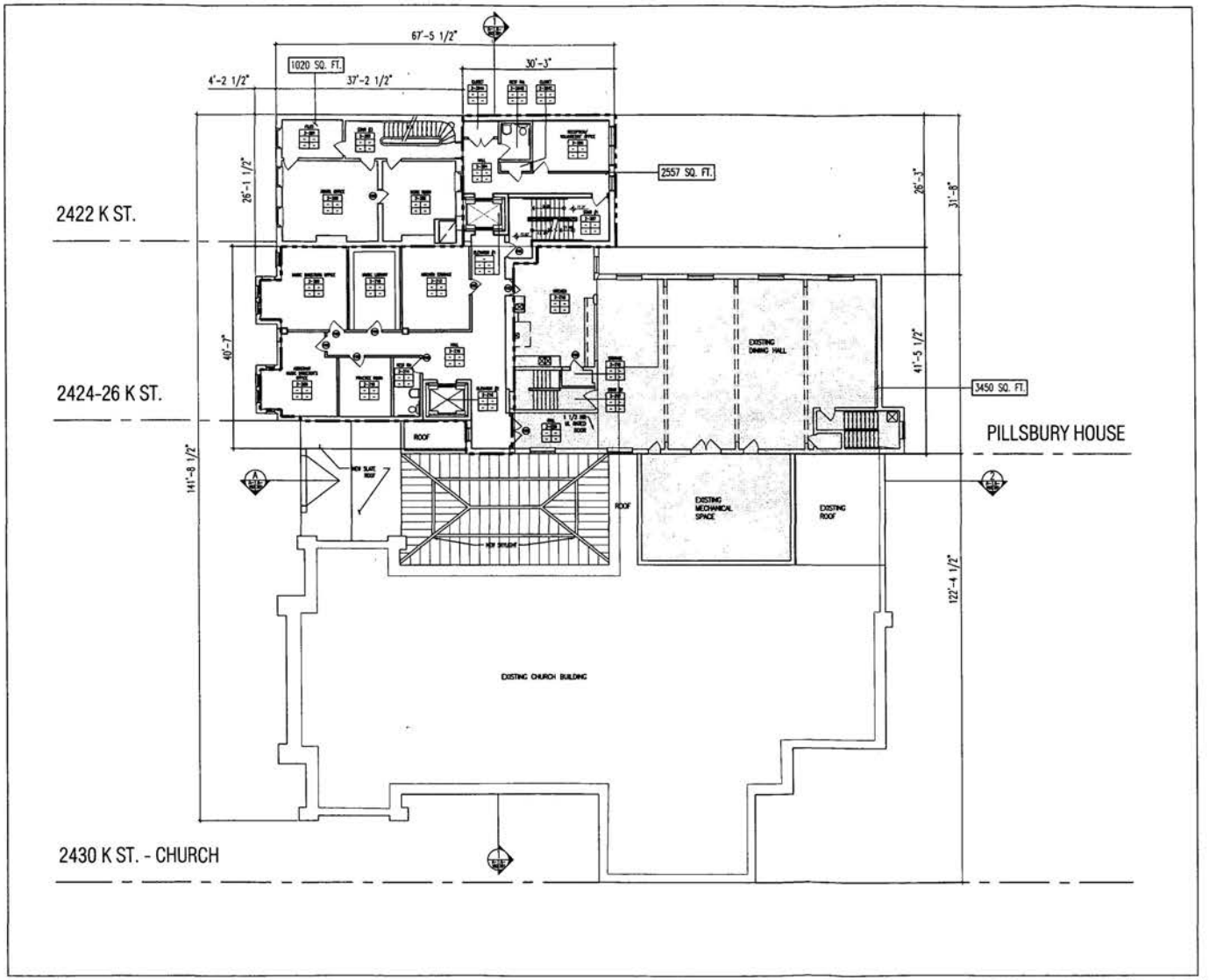


Job Title
St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
FIRST FLOOR
CONSTRUCTION PLAN - ZONING

Issue Date	Scale
JULY 9 , 2004	1/8" = 1'-0"
Issued	Drawn By / Checked By
	ST
	Project No.
	6297A
	Drawing No.

A-101



LEGEND

- AREA OF NEW WORK
- EXISTING BUILDING FOOTPRINT TO REMAIN
- FLOOR ELEVATION

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No.	Date	Revisions

Key Plan



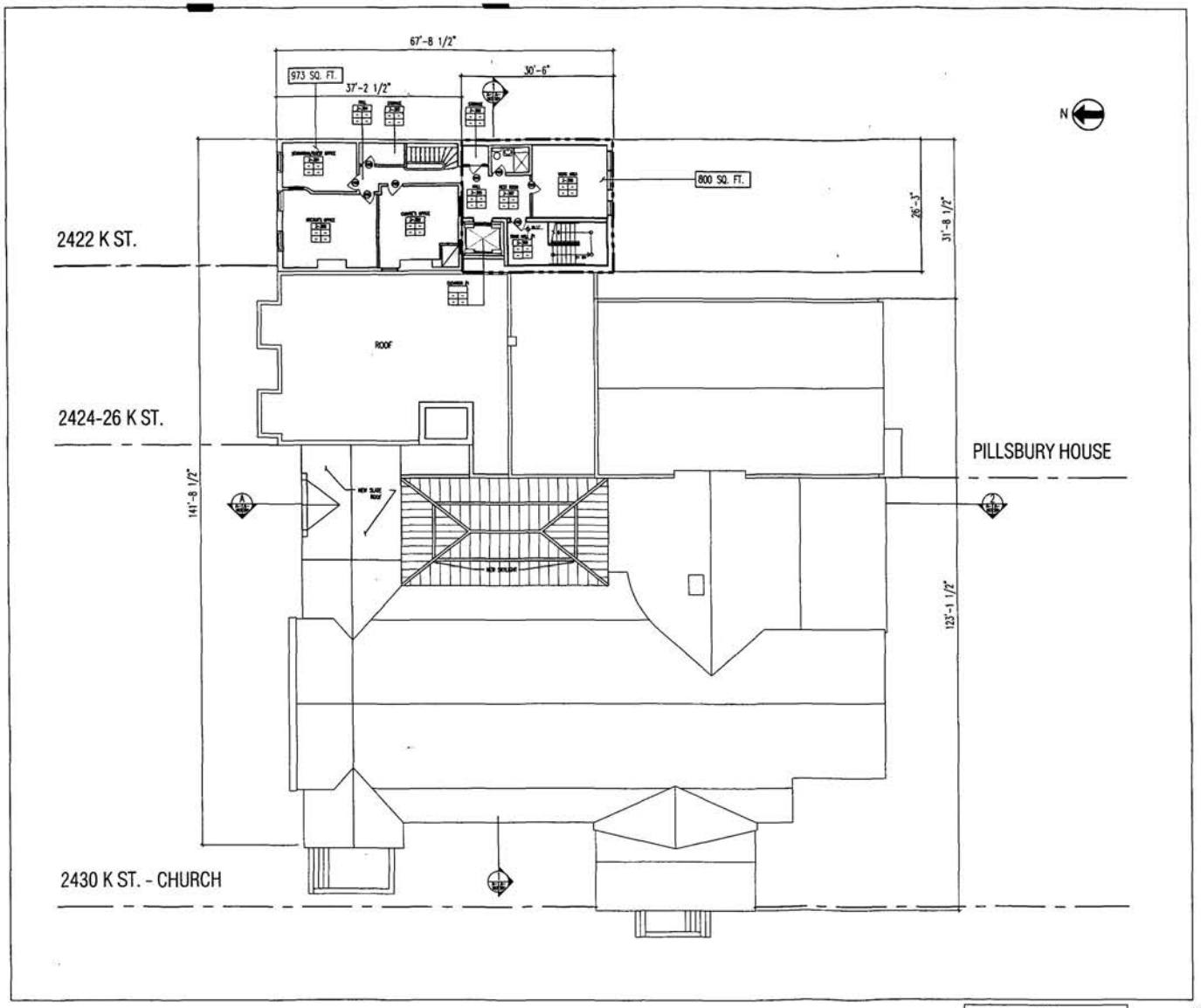
Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title

SECOND FLOOR
CONSTRUCTION PLAN - ZONING

Issue Date: JULY 9 , 2004
Scale: 1/8" = 1'-0"
Drawn By: ST
Checked By: -
Project No.: 5297A
Drawing No.: **A-102**



LEGEND

- AREA OF NEW WORK
- EXISTING BUILDING FOOTPRINT TO REMAIN
- FLOOR ELEVATION

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Construction Manager
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No.	Date	Revision

Key Plan

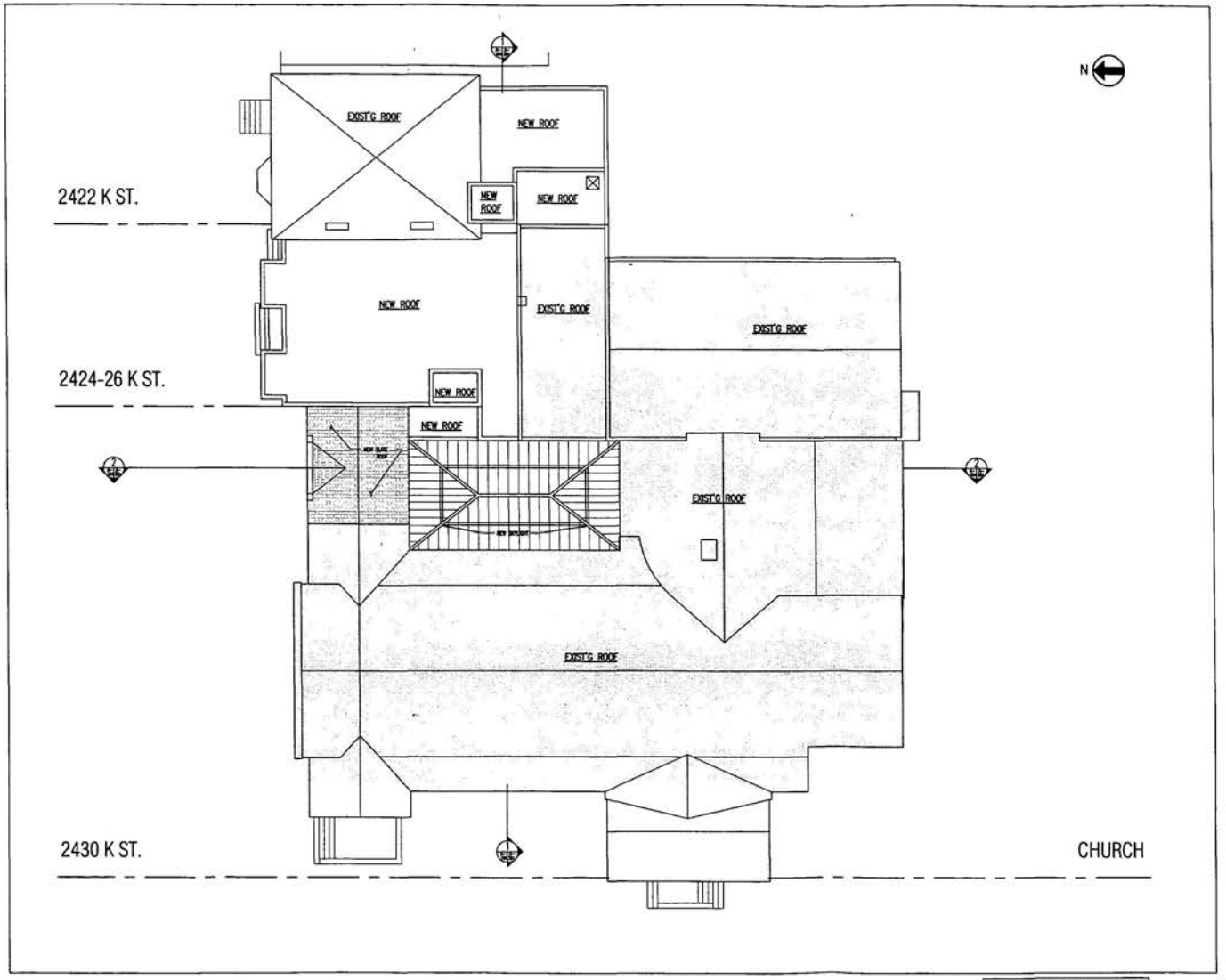


Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
THIRD FLOOR
CONSTRUCTION PLAN - ZONING

Issue Date: JULY 9 , 2004
Scale: 1/8" = 1'-0"
Seal
Drawn By: ST
Checked By
Project No.: 6297A
Drawing No.: A-103



LEGEND

EXISTING BUILDING

F.F.E. FLOOR ELEVATION

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Construction Manager
Name
Address

No.	Date	Revision

Key Plan



St. Paul's Parish Narthex Addition and Renovations
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Drawing Title
ROOF LEVEL
CONSTRUCTION PLAN - ZONING

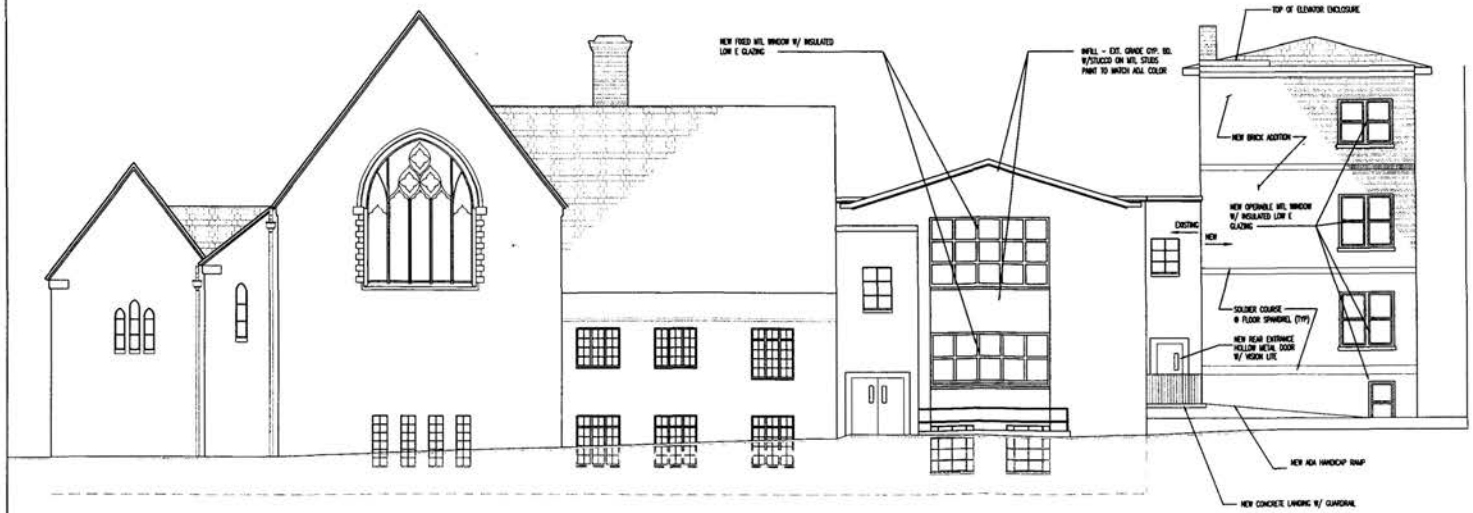
Issue Date	Scale
JULY 9, 2004	1/8" = 1'-0"
Staff	Drawn By / Checked By
	ST / -
	Project No.
	6297A
	Drawing No.

A-104



FRONT ELEVATION

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



REAR ELEVATION

NOT TO SCALE

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Construction Manager
Name
Address

No.	Date	Revision

Key Plan

Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title

ELEVATIONS

ZONING

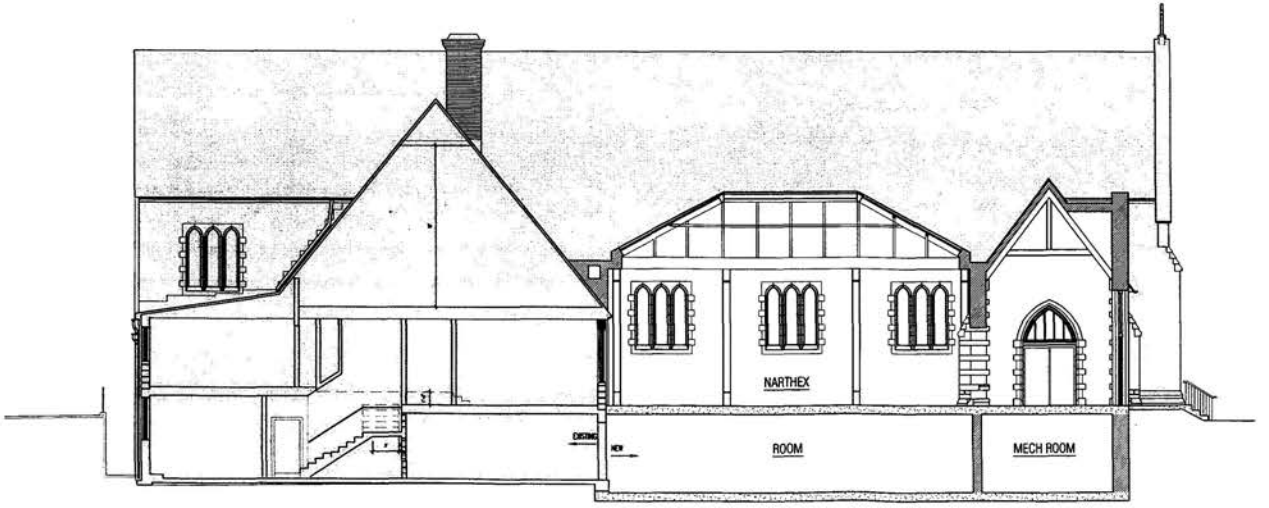
Issue Date	Scale
JULY 9, 2004	3/16" = 1'-0"
Bid	Drawn By / Checked By
	ST / -
	Project No.
	6297A
	Drawing No.

A-200



LONGITUDINAL SECTION B-B

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



TRANSVERSE SECTION A-A

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

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No.	Date	Revision

Key Plan

Job Title

St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title
SECTIONS
ZONING

Issue Date	Scale
JULY 9, 2004	3/16" = 1'-0"
Seal	Drawn By / Checked By
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A-201