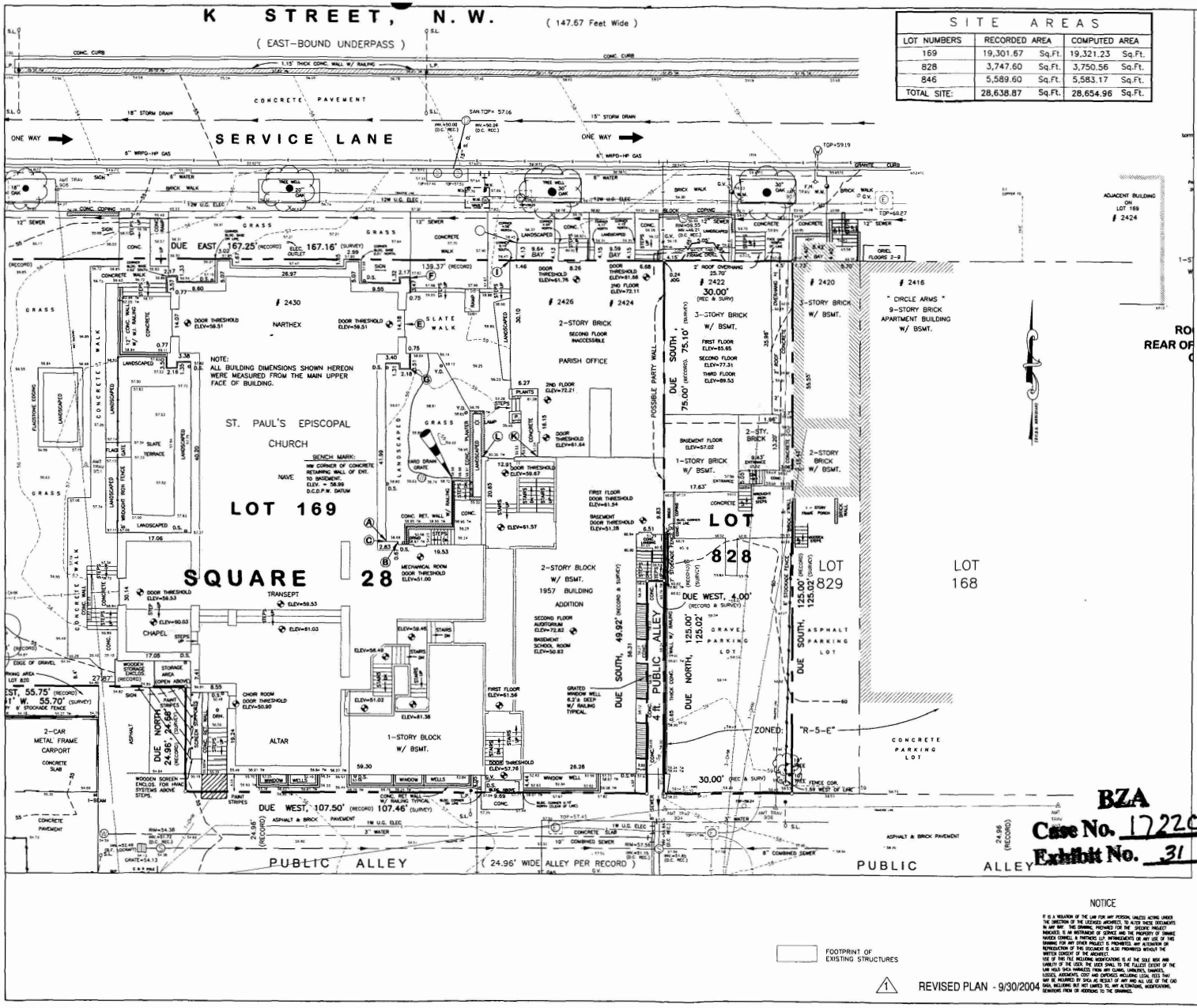


SITE AREAS

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.

1 REVISED PLAN - 9/30/2004

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MEP Engineer
Affiliated Engineers, Inc.
5802 Research Park Blvd., Madison, WI 53719
5515 Security Lane, Rockville, MD 20852
Civil Engineer
A. Morton Thomas Associates, Inc.
12730 Twinbrook Pkwy., Rockville, MD 20852
Kitchen Consultant
Name
Address
Acoustic Consultant
Name
Address
Construction Manager
Name
Address

No.	Date	Revision
1	9/30/04	

Key Plan

Job Title

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

BZA
Case No. 17220
Exhibit No. 31

Drawing Title
EXISTING CONDITIONS PLAN
ZONING

Issue Date	Scale
JULY 9, 2004	1" = 50'
Issued	Drawn By / Checked By
	AMT / -
	Project No.
	6297A
	Drawing No.
	C-01

Board of Zoning Adjustment
District of Columbia
CASE NO. 17220
EXHIBIT NO. 31

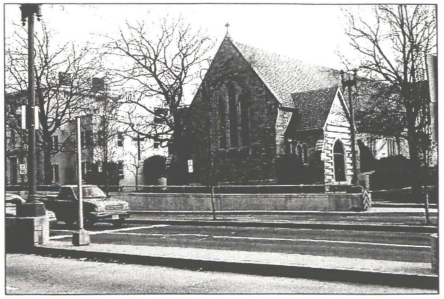


Image 1 - Looking southeast at St. Paul's Parish and adjacent townhouses from across K St.



Image 2 - Looking southwest at St. Paul's Parish and adjacent townhouses from across K St.

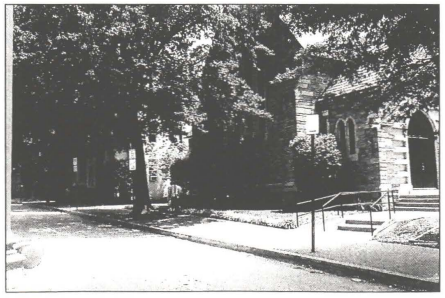


Image 3 - Looking southeast at St. Paul's Parish from K St. service road

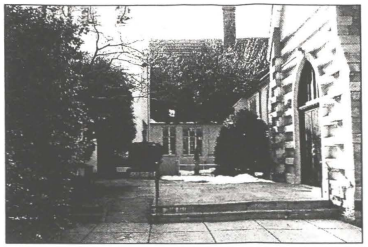


Image 4 - Looking south at courtyard between St. Paul's Parish and 2426 K St.

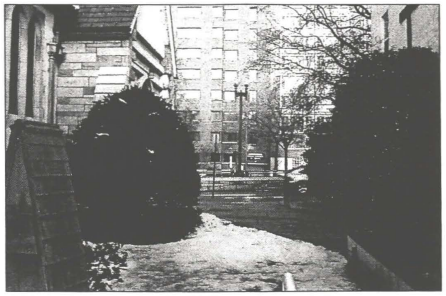


Image 5 - Looking north at courtyard between St. Paul's Parish and 2426 K St.



Image 6 - Looking south at 2422 K St. and adjacent townhouses from across K St.

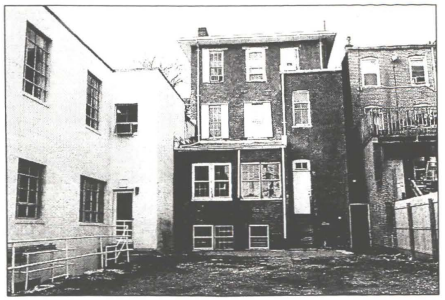


Image 7 - Rear facade of 2422 K St.



Image 8 - Looking south at public alley and existing lot behind 2422 K St.

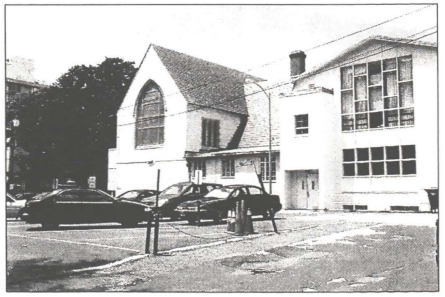


Image 9 - Rear facades of St. Paul's Parish

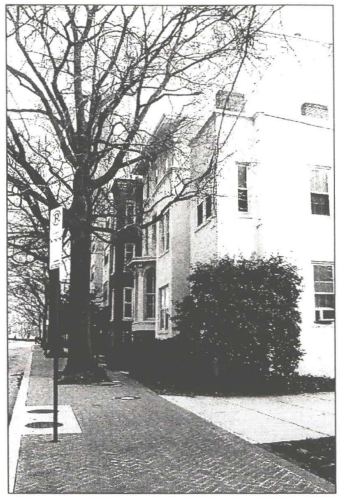


Image 1 - Looking southeast at St. Paul's Parish and adjacent townhouses from across K St.



Image 2 - Looking southeast at brick sidewalk in front of St. Paul's Parish along K St.

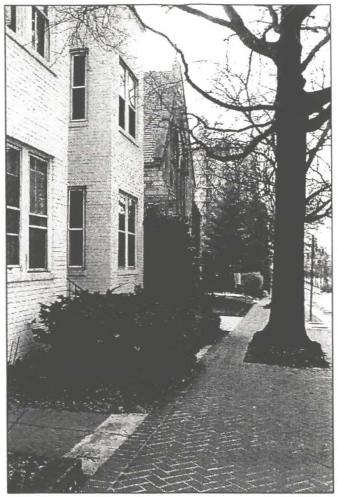


Image 3 - Looking northwest at townhouses adjacent to St. Paul's Parish along K St.

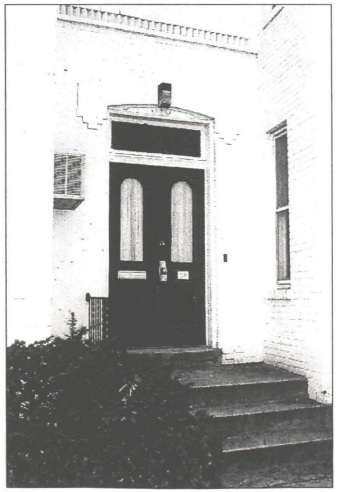


Image 4 - Detail of front door at 2426 K St.

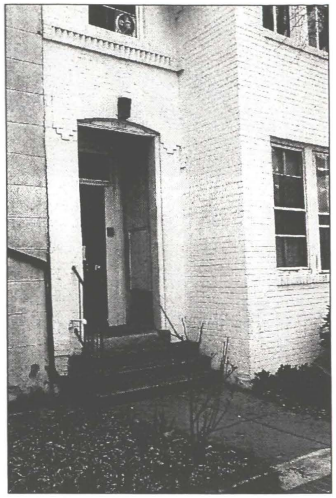
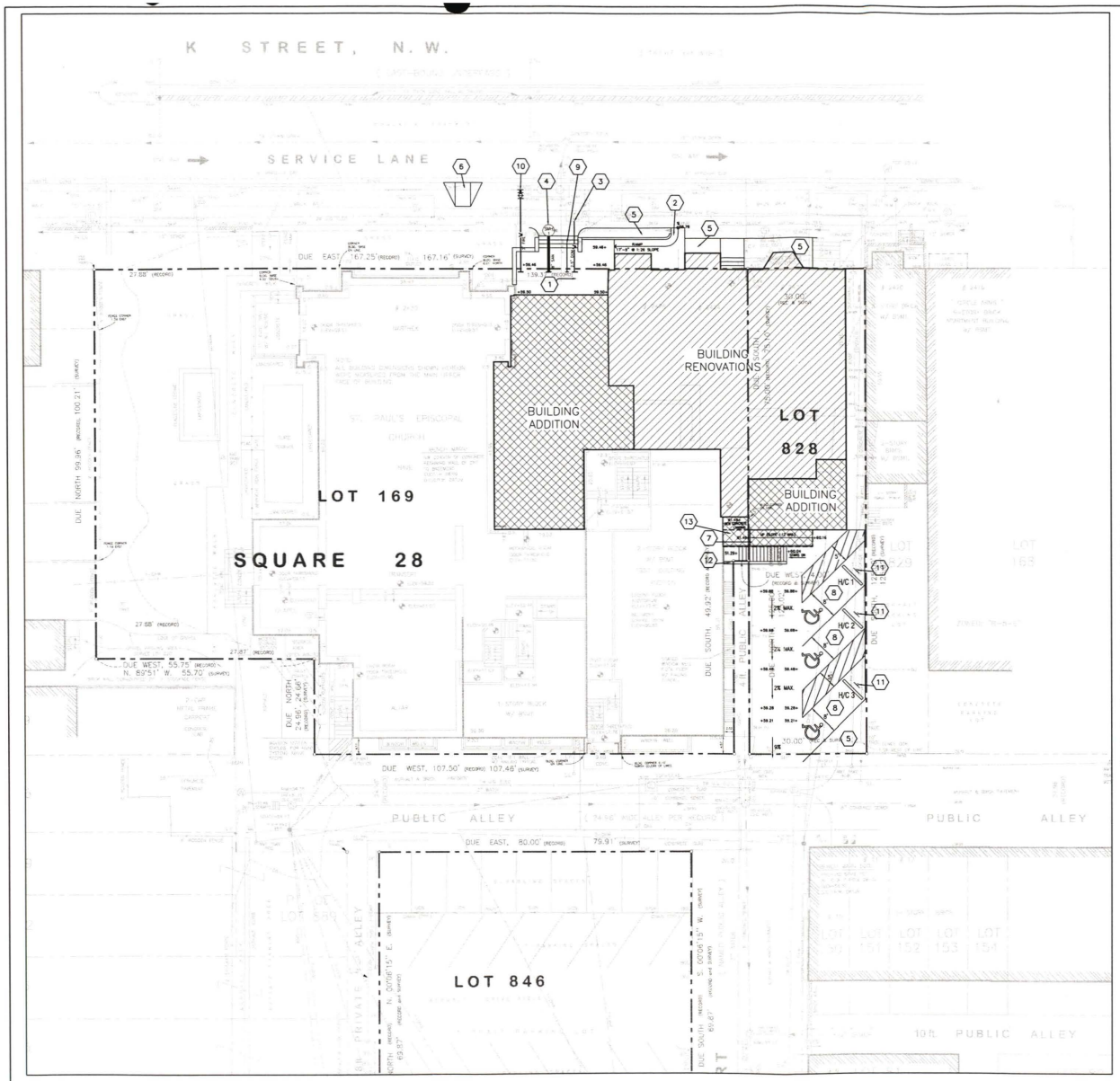


Image 5 - Detail of front door at 2424 K St.



Image 6 - Detail of alley entrance at 2422 K St.



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
13. NEW ENTRANCE ROOF CANOPY

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

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1 REVISED PLAN - 9/30/2004

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No.	Date	Revision
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Key Plan

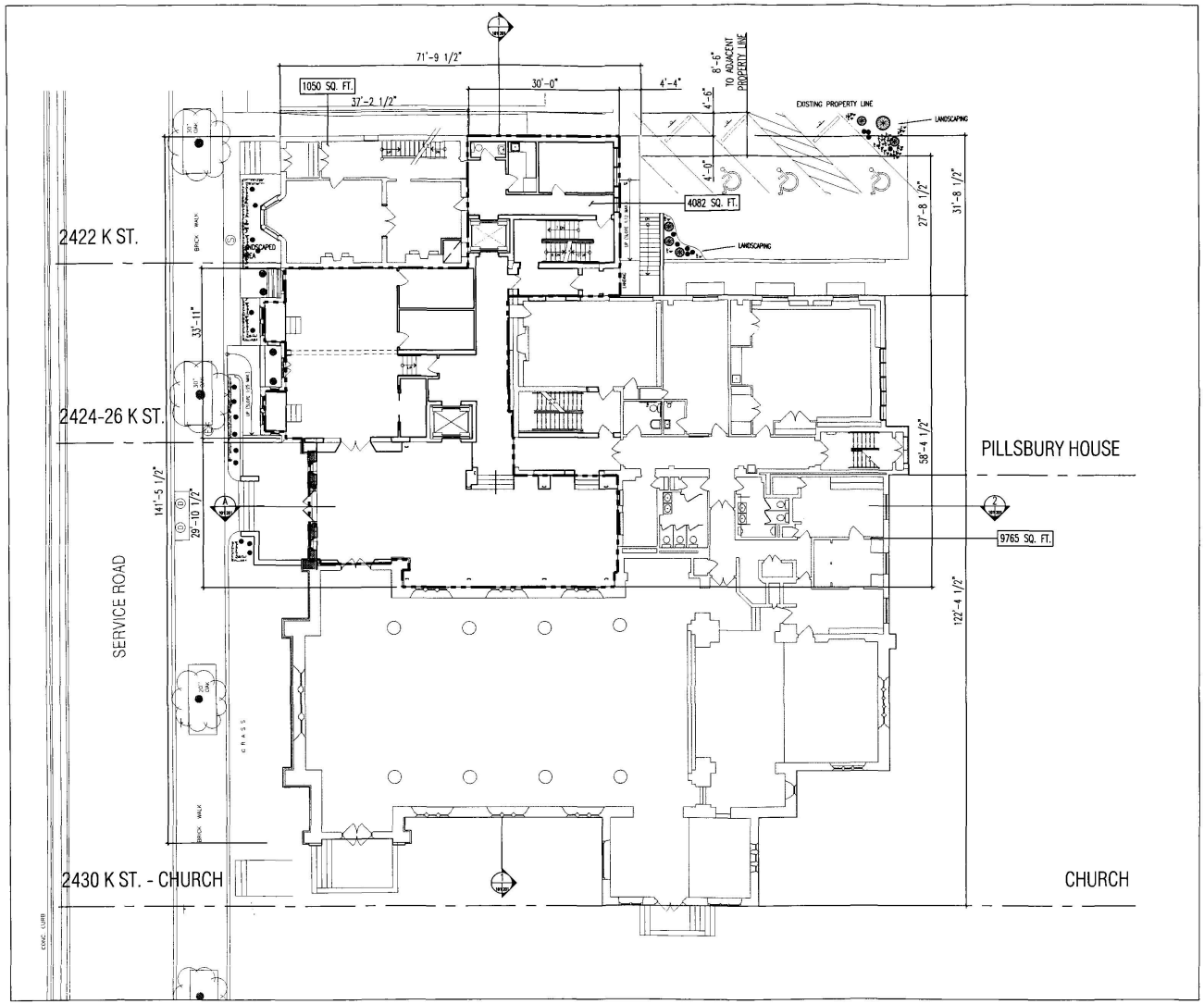
Job Title

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

Drawing Title
SITE IMPROVEMENTS PLAN
ZONING

Issue Date	Scale
JULY 9, 2004	1" = 10'
Seal	Drawn By / Checked By
	AMT / -
	Project No.
	6297A
	Drawing No.
	C-04

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1 REVISED PLAN - 9/30/2004
2 REVISED PLAN - 10/13/2004

LEGEND

AREA OF NEW WORK

EXISTING BUILDING FOOTPRINT TO REMAIN

FLOOR ELEVATION

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1	9/30/04	
2	10/13/04	

Key Plan



Job Title

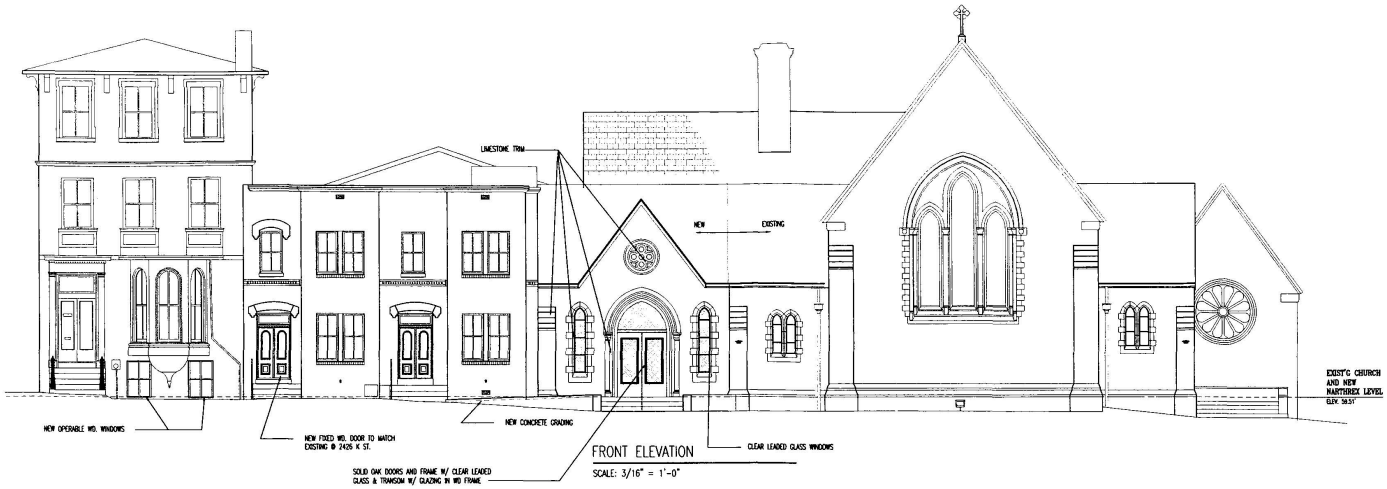
St. Paul's Parish Narthex Addition and Renovations
2430 K St., NW
Washington, D.C. 20037

Drawing Title

FIRST FLOOR CONSTRUCTION PLAN - ZONING

Issue Date	Scale
JULY 9, 2004	1/8" = 1'-0"
Seal	Drawn By / Checked By
	ST / -
	Project No.
	6297A
	Drawing No.
	A-101

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FRONT ELEVATION

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



REAR ELEVATION

NOT TO SCALE

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1 REVISED PLAN - 9/30/2004

2 REVISED PLAN - 10/13/2004

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No.	Date	Revision
1	9/30/04	
2	10/13/04	

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: JULY 9, 2004
Seal
Scale: 3/16" = 1'-0"
Drawn By: ST
Checked By
Project No.: 6297A
Drawing No.: **A-200**



PROPOSED ADDITION
K STREET ENTRANCE
ST. PAUL'S PARISH

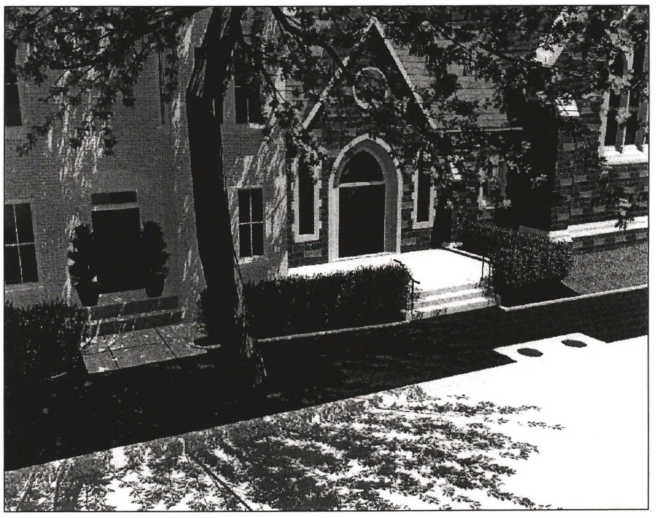


Image 1 - Looking southwest at proposed ADA handicap ramp at K St. entrance to St. Paul's Parish

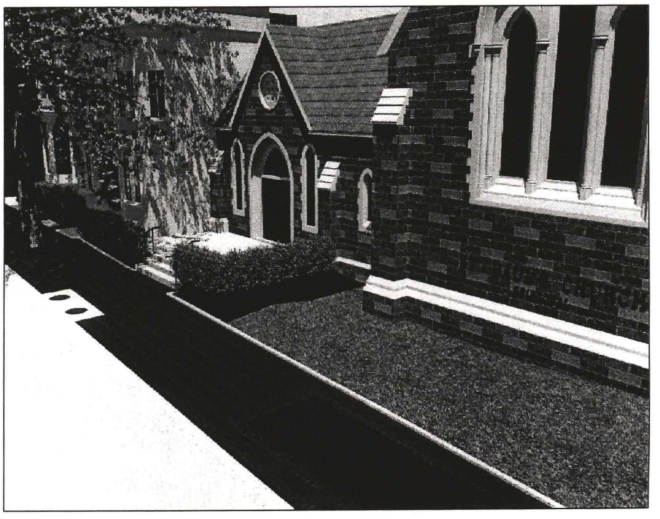


Image 2 - Looking southeast at proposed ADA handicap ramp at K St. entrance to St. Paul's Parish

DRAWING LIST

CIVIL

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

ARCHITECTURAL

T-001	COVER SHEET
T-002	NOTES, LEGENDS,DWG.LIST, SCHEDULES, ABBREVIATIONS
AD-01	BASEMENT LEVEL DEMOLITION PLAN
AD-02	FIRST FLOOR DEMOLITION PLAN
AD-03	SECOND FLOOR DEMOLITION PLAN
AD-04	THIRD FLOOR DEMOLITION PLAN
AD-05	ROOF LEVEL DEMOLITION PLAN
A-100	BASMENT LEVEL CONSTRUCTION PLAN
A-101	FIRST FLOOR CONSTRUCTION PLAN
A-102	SECOND FLOOR CONSTRUCTION PLAN
A-103	THIRD FLOOR CONSTRUCTION PLAN
A-104	ROOF LEVEL CONSTRUCTION PLAN
A-200	ELEVATIONS
A-201	SECTIONS

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, DIMPLES, 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

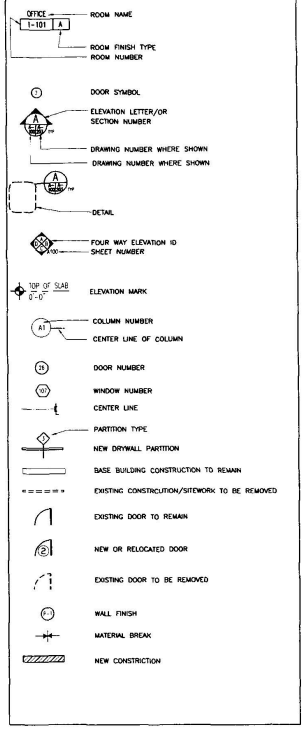
1. CONTRACTOR SHALL VERIFY DIMENSIONS AND FIELD CONDITIONS, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN CONTRACT DOCUMENTS, AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH WORK AFFECTED BY THE DISCREPANCIES.
2. FOLLOW FIGURED DIMENSIONS, AND DO NOT SCALE CONTRACT DRAWINGS.
3. -
4. WHERE WORK EXTENDS 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 GOVERN 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	13,134	2,112	4,231	15,253
F.A.R. Total	20,326	3,861	7,588	24,053
Basement	6,314	429	2,513	8,398
Total Building Area	26,640	4,290	10,101	32,451

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	24,053	
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 24,053 sf	403.2	65%	Grnd floor area 15,053 sf
Front Yard	Not Prescribed				Not Provided	
Side Yard	8	Ft	Min, if provided (not required)	405.6	4.5	Existing
Rear Yard	20	Ft		404.1	57.4	
Parking	1/10	Fixed Seat		2100.5		
Loading	>30,000	Sq Ft		2200.5		
Historic Preservation	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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Key Plan

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Washington, D.C. 20037

Drawing Title
DWG. LIST, ZONING DATA SCHEDULES, ABBREVIATIONS

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