Exhibit C: Schematic Plans

BZA
Case No. 17262
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17262
EXHIBIT NO. 9

ARCH YOUTH BUILD 1528 W STREET SE WASHINGTON, DC, 20020

inscapestudio



CONCEPT SKETCH

SCHEMATIC DESIGN SET
1528 W STREET, SE
WASHINGTON DC 20020

ARCHITECT
INSCAPE STUDIO
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BZA
Case No. 17262
Exhibit No. 9

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COVER SHEET

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REVISIONS

SCALE
ISSUE
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A001

ABBREVIATIONS

A/C	AIR / CONDITIONING
AFF	AT FINISHED FLOOR
BD.	BOARD
BLDG.	BUILDING
CAB.	CABINET
CLG.	CEILING
CONSTR.	CONSTRUCTION
D	DEMOLISH
DISP.	DISPOSAL
DS	DIMMER SWITCH
DWG.	DRAWING
E. EXIST.	EXISTING
FIXT.	FIXTURE
FL.	FLOOR
FT.	FEET
G	GRAMS
GAL.	GALLONS
GFI	GROUND FAULT INTERRUPT
GWB	GYPSUM WALL BOARD
HT.	HEIGHT
IN.	INCHES
INSUL.	INSULATION
L	LITTERS
LB	POUNDS
MDF	MEDIUM DENSITY FIBERBOARD
M.O.	MASONRY OPENING
NIC	NOT IN CONTRACT
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPT.	OPTION
P.LAM.	PLASTIC LAMINATE
PNT.,PTD.	PAINT, PAINTED
R	RELOCATE
R.O.	ROUGH OPENING
REQ'D	REQUIRED
SA	SUPPLY AIR
SIM.	SIMILAR
SS	STAINLESS STEEL
TBD	TO BE DETERMINED
T.B.R.	TO BE REMOVED
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUNDS
W/	WITH /
WD.	WOOD

PROJECT INFO

TEAM

Owner:	ARCH Development
Architect:	Inscape Studio 1215 Connecticut Ave NW 3rd Floor

SITE

1528 W Street
Washington, DC 20020

Lot:	842
Square:	5779
Lot Square footage:	2760 sf

ZONING

Zoned	R-3
Use:	Residential
Max. Height	40'-0" - 3 Stories Max.
Proposed Height	28'-2" - 2 Stories
Req. Rear Setback	20'-0"
Proposed Rear Setback	>30'-0"
Req. Side Setback	*None Required, except as required under article 405.1, 405.2 and 405.6 Eight Feet (8ft.)
Proposed Side Setback	3'-0"
Allowed Lot Occupancy	40%
Proposed Lot Coverage	50% (not including existing garage)
Allowed Minimum Lot size	4000
Actual Lot Size	2760

*405 SIDE YARDS
405.1 In an R-2, R-3, R-4 or R-5 District, a one-family detached dwelling shall be subject to the side yard requirements of an R-1 District.
405.2 In an R-3, R-4, or R-5 District, a one-family semi-detached dwelling shall be subject to the side yard requirements of an R-2 District.
405.5 Except as provided in article 405.1 and 405.2, a side yard shall not be required in an R-3, R-4, R-5-B, R-5-C, R-5-D, or R-5-E District. However, if the yard is provided, it shall be at least three inches (3in.) wide per foot of height of building, but not less than eight feet (8ft.) wide.

DRAWING INDEX

ARCHITECTURAL

A000	COVER SHEET
A001	GRAPHIC SYMBOLS + PROJ. INFO.
A002	SITE PLAN
A003	SITE PANORAMIC PHOTOGRAPHS
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF AND LOFT PLAN
A201	EXTERIOR ELEVATION - EAST
A202	EXTERIOR ELEVATION - SOUTH/NORTH
A203	EXTERIOR ELEVATION - WEST

DRAWING INDEX

STRUCTURAL

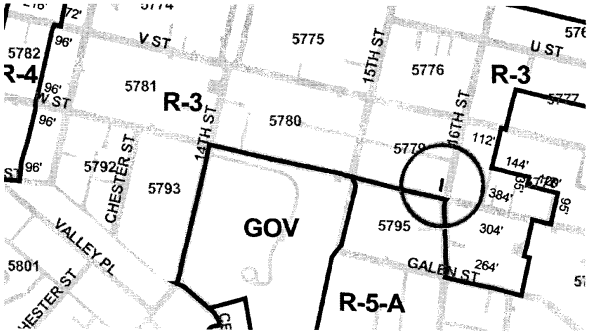
MECHANICAL

ELECTRICAL

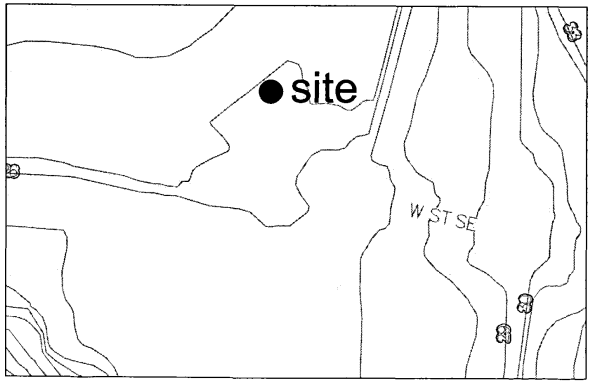
PLUMBING

DRAWING KEY

VICINITY



LOCATION



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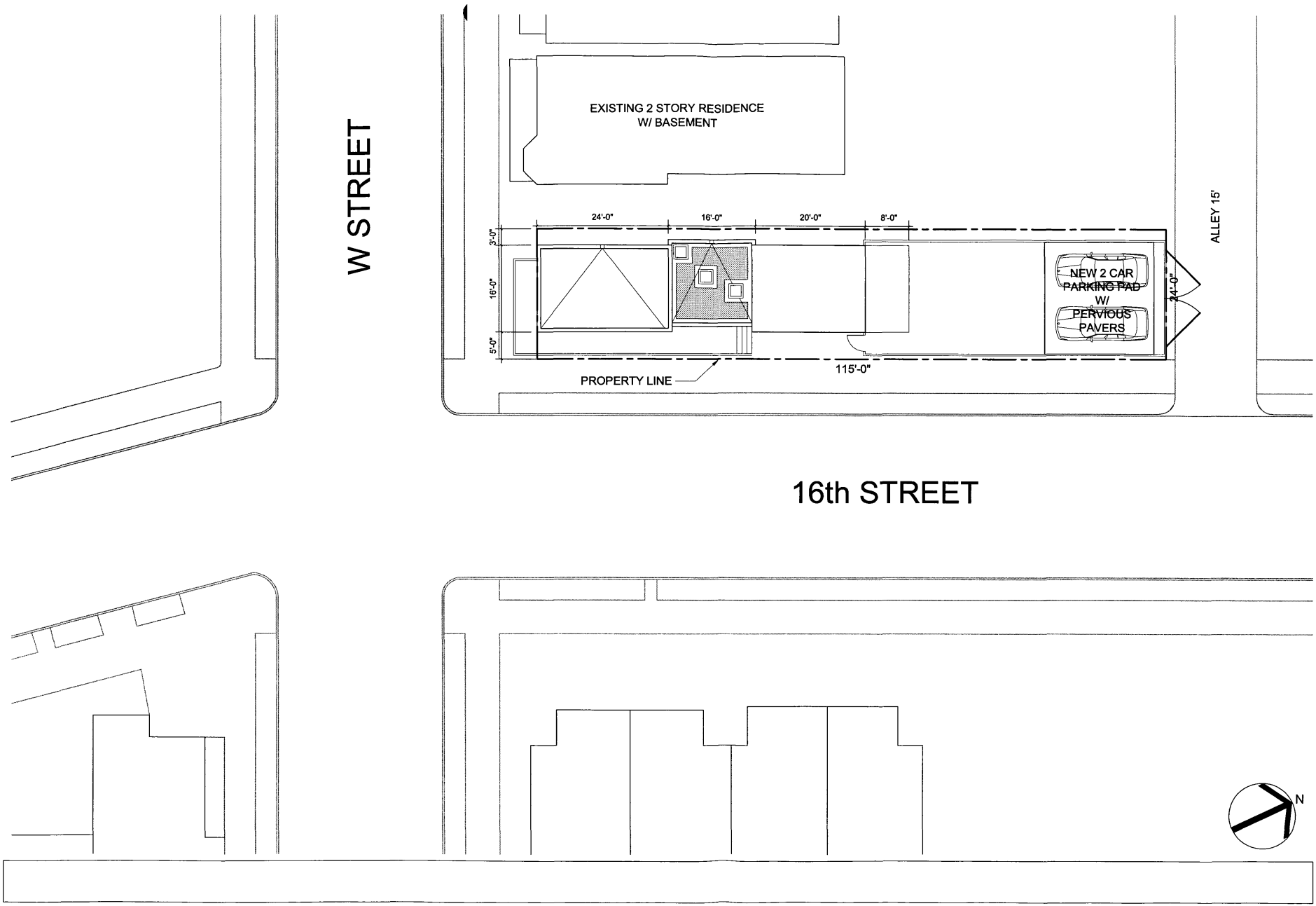
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GRAPHIC SYMBOLS
PROJECT INFO.
DRAWING INDEX

REVISIONS

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A001



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SITE PLAN

REVISIONS

1/16" = 1'-0"
SCALE

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A002



FRONT ELEVATION OF
EXISTING PROPERTY



SIDE ELEVATION OF
EXISTING PROPERTY



REAR ELEVATION OF
EXISTING PROPERTY

1528 W ST. SE PANORAMIC PHOTOGRAPHS

A003

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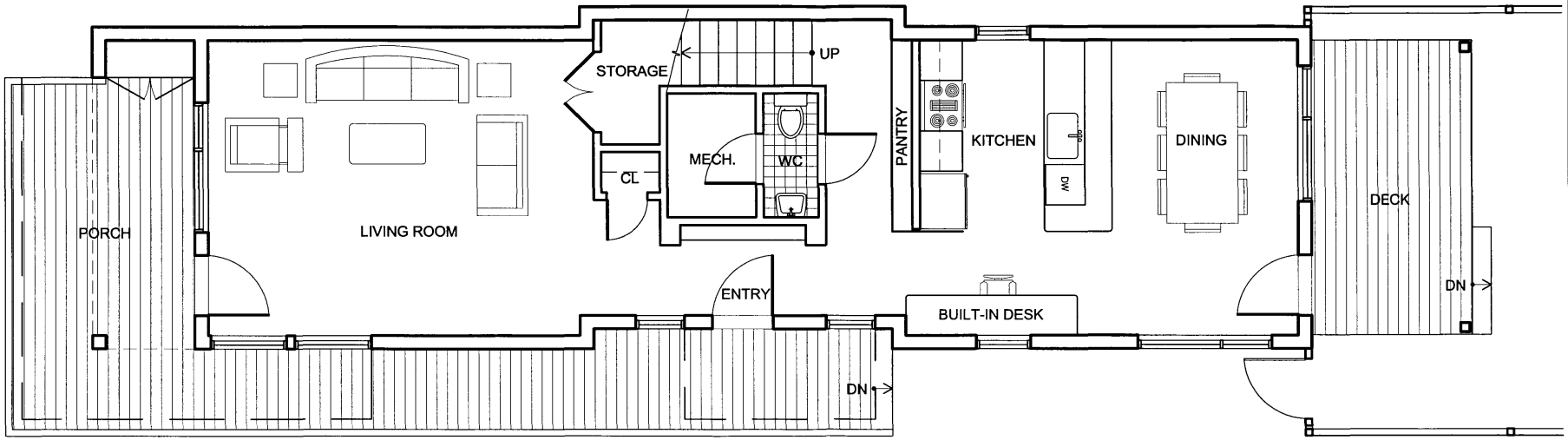
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SITE PANORAMIC PHOTOGRAPHS

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w w w . i n s c a p e s t u d i o . c o m

1ST FLOOR PLAN

REVISIONS

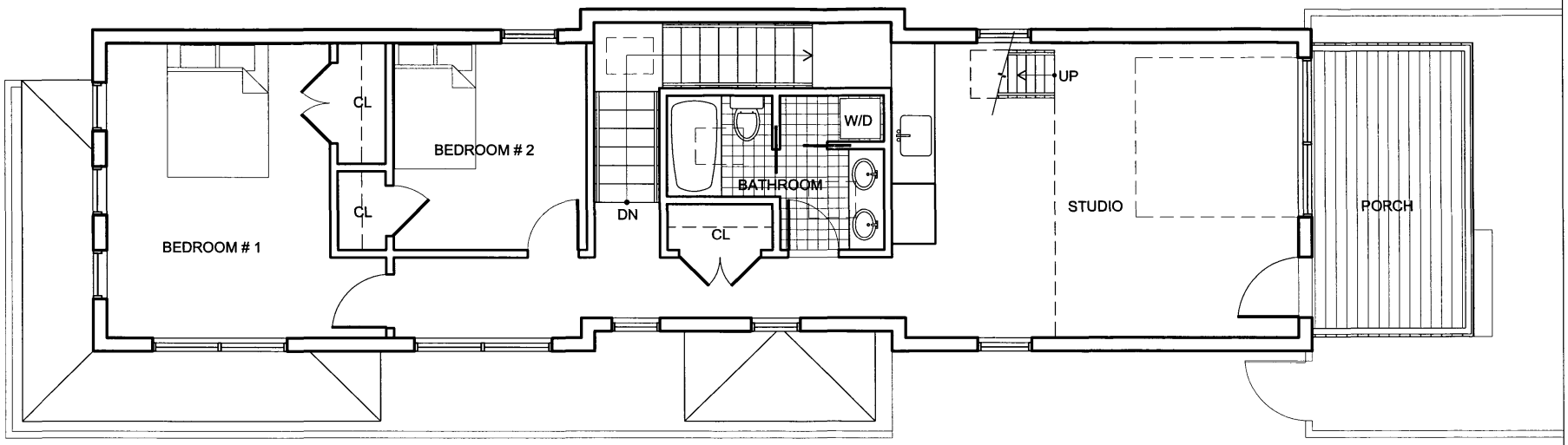
N

3/16" = 1'-0"
SCALE

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FIRST FLOOR PLAN

A101



N

SECOND FLOOR PLAN

A102

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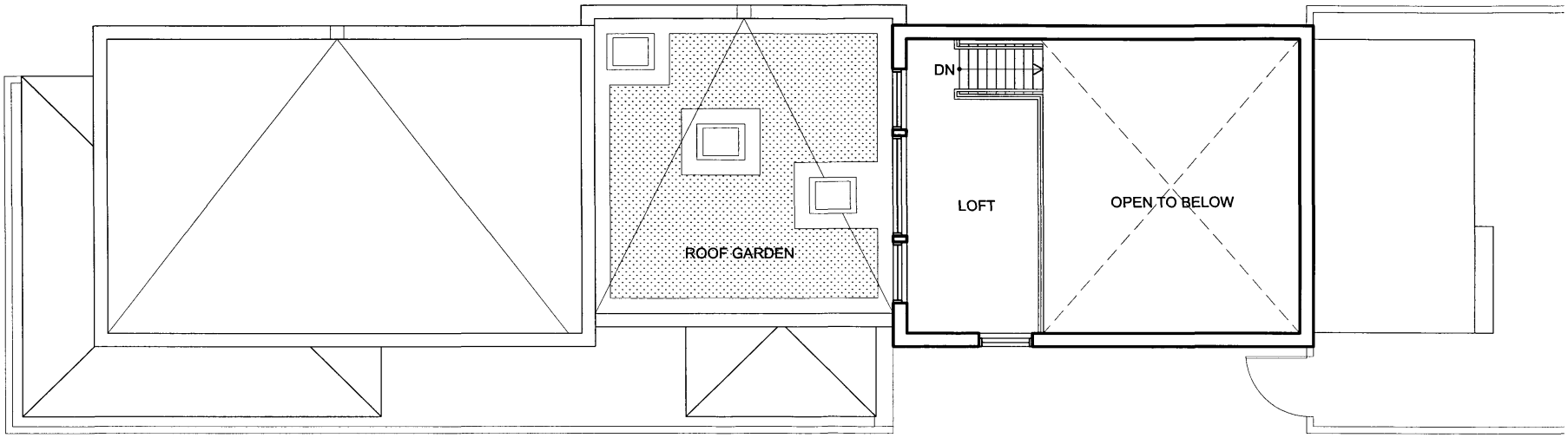
2ND FLOOR PLAN

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REVISIONS

3/16" = 1'-0"
SCALE

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ROOF/LOFT PLAN

REVISIONS

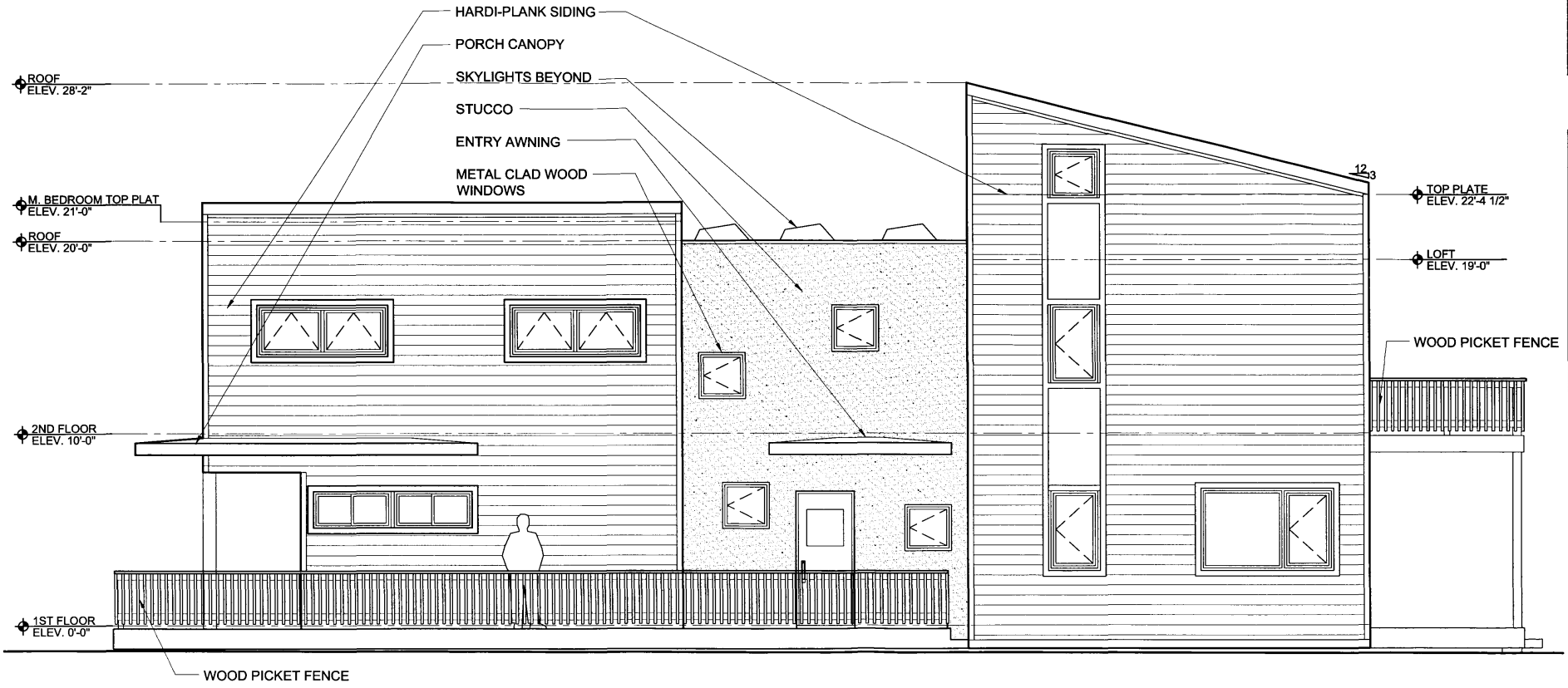
N

3/16" = 1'-0"
SCALE

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ROOF AND LOFT PLAN

A103



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EAST ELEVATION

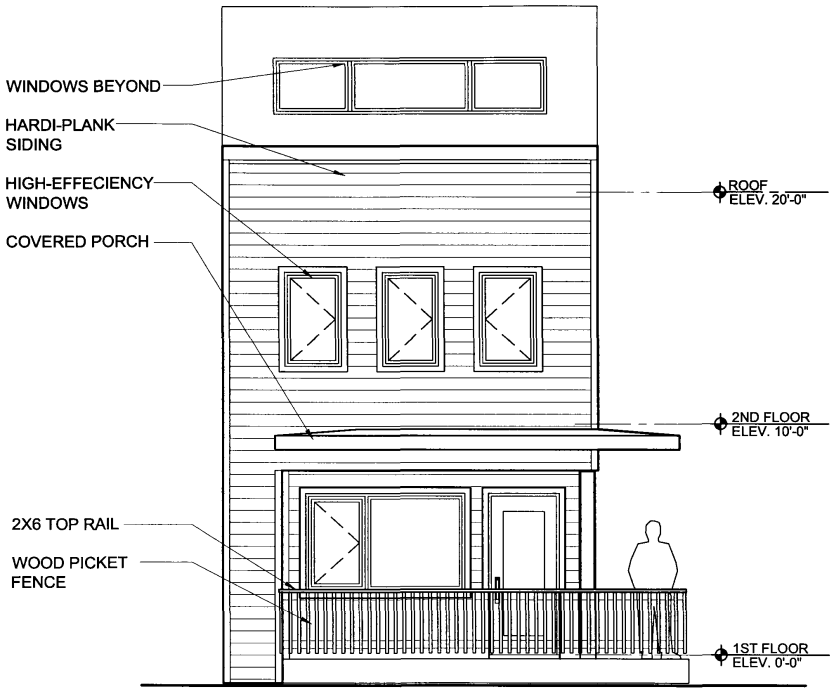
REVISIONS

3/16" = 1'-0"
SCALE

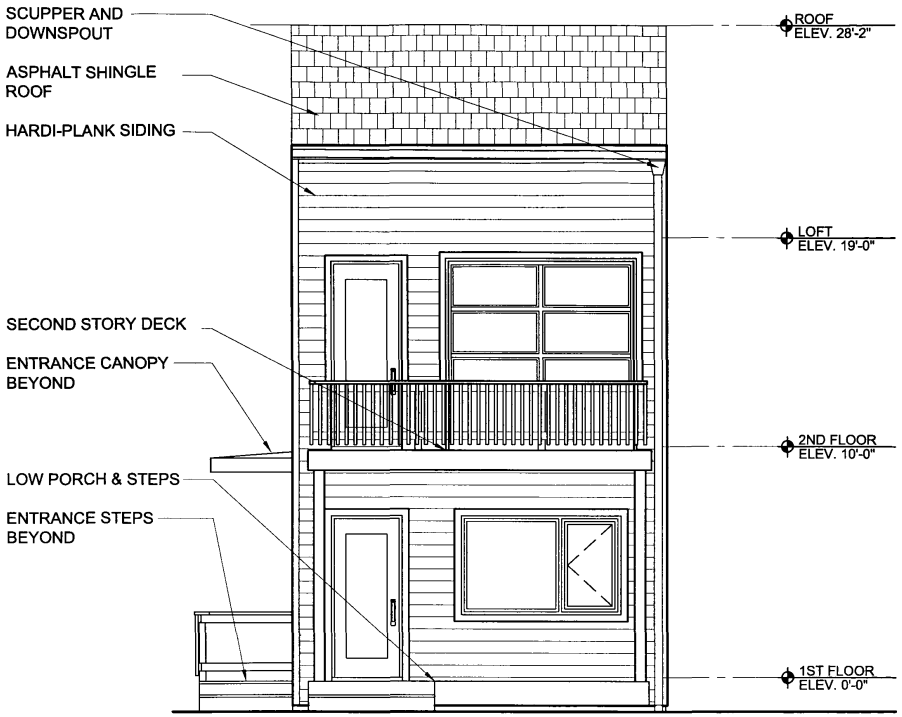
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EXTERIOR ELEVATIONS

A201



SOUTH ELEVATION



NORTH ELEVATION

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NORTH + SOUTH ELEVATIONS

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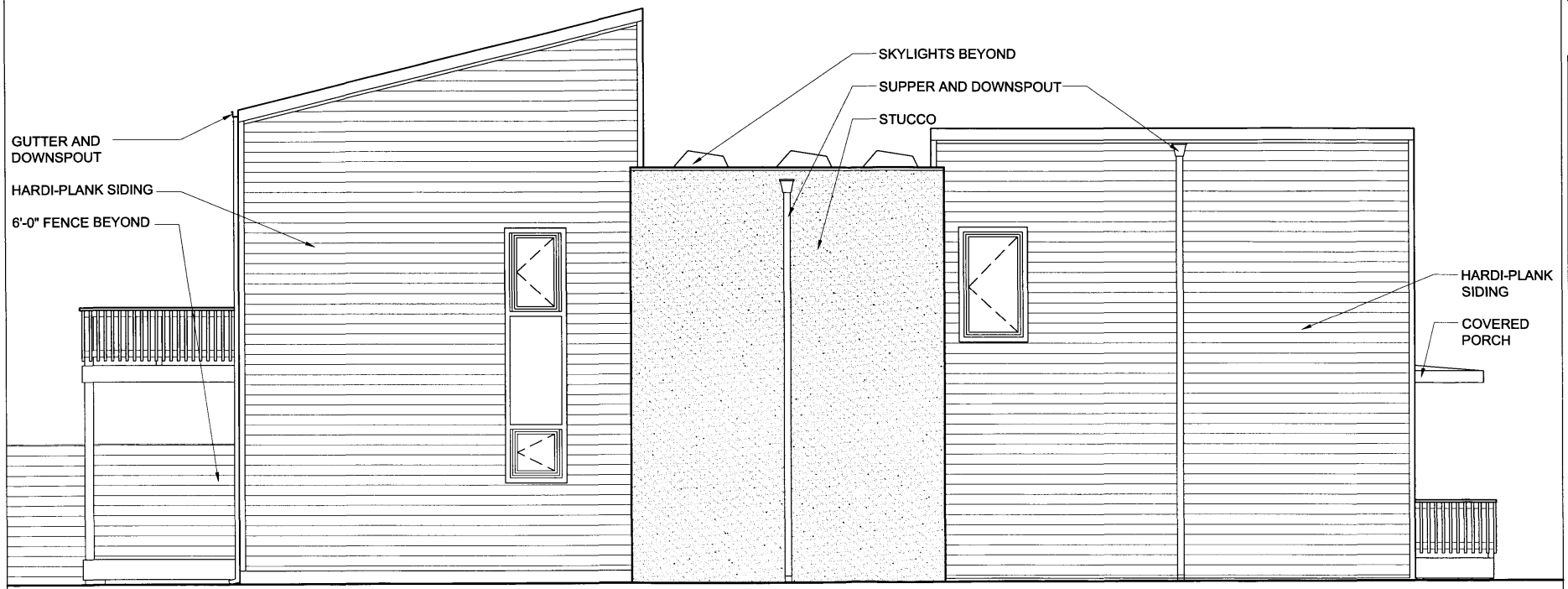
REVISIONS

3/16" = 1'-0"
SCALE

ISSUE
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EXTERIOR ELEVATIONS

A202



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WEST ELEVATION

REVISIONS

3/16" = 1'-0"
SCALE

ISSUE
8 OCT 04

EXTERIOR ELEVATIONS

A203