

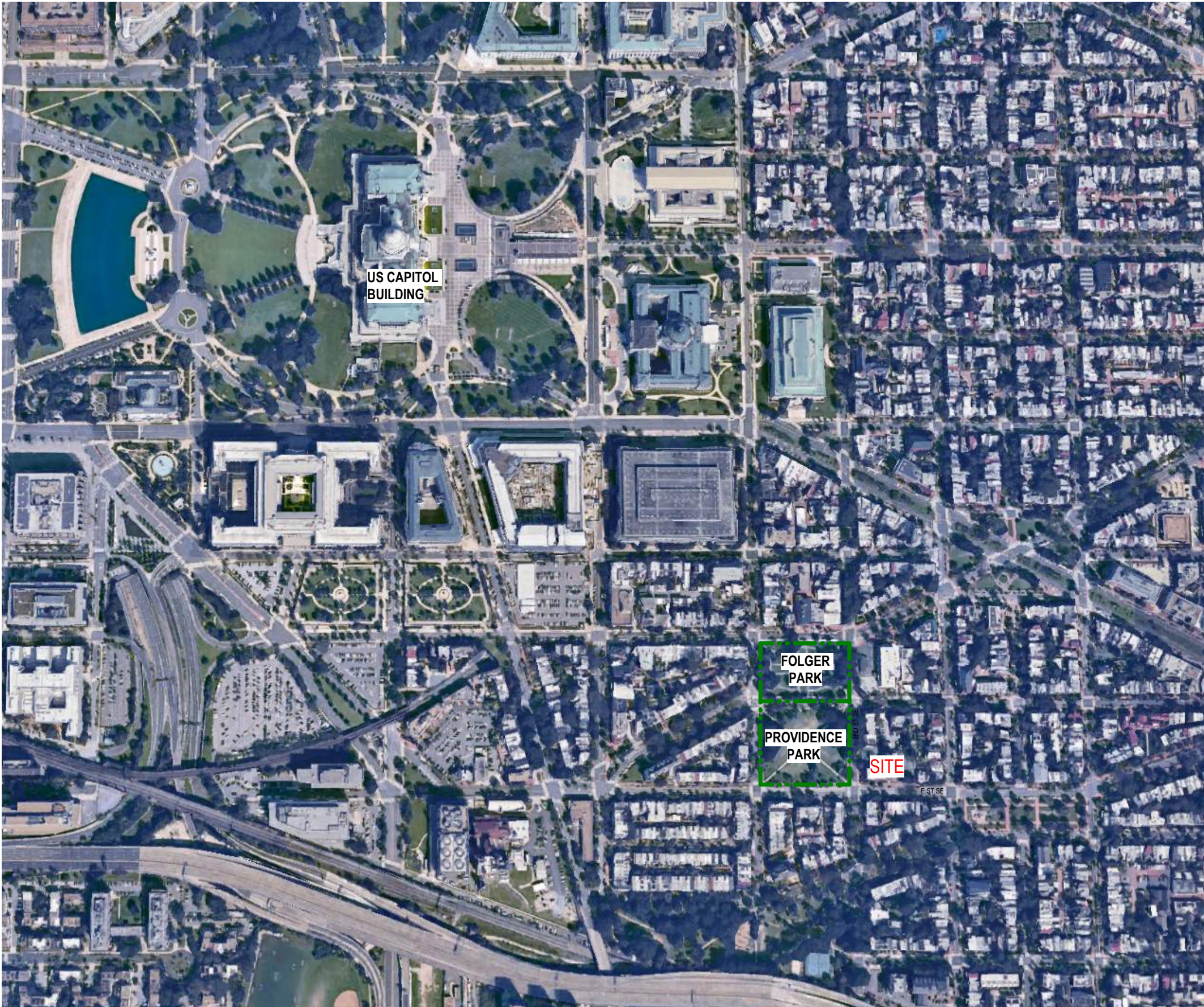
SAINT PETER SCHOOL BOARD OF ZONING ADJUSTMENTS SUBMISSION

422 3RD STREET SE., WASHINGTON DC 20003



DRAWING INDEX BZA

Sheet Number	Sheet Name
BZA-000	COVER SHEET
BZA-001	SITE CONTEXT MAPS
BZA-002	SITE CONTEXT IMAGES
BZA-003	SITE CONTEXT IMAGES
BZA-004	SITE CONTEXT IMAGES
BZA-100	EXISTING SITE PLAN
BZA-101	ARCHITECTURAL SITE PLAN & ZONING ANALYSIS
BZA-201	FIRST FLOOR PROPOSED PLAN
BZA-202	SECOND FLOOR PROPOSED PLAN
BZA-203	THIRD FLOOR PROPOSED PLAN
BZA-301	SITE ELEVATIONS
BZA-302	ENLARGED ELEVATIONS
BZA-401	SITE SECTIONS
BZA-402	ELEVATOR SECTION DIAGRAMS
BZA-501	PROPOSED VIEWS
BZA-502	PROPOSED VIEWS
BZA-503	PROPOSED VIEWS



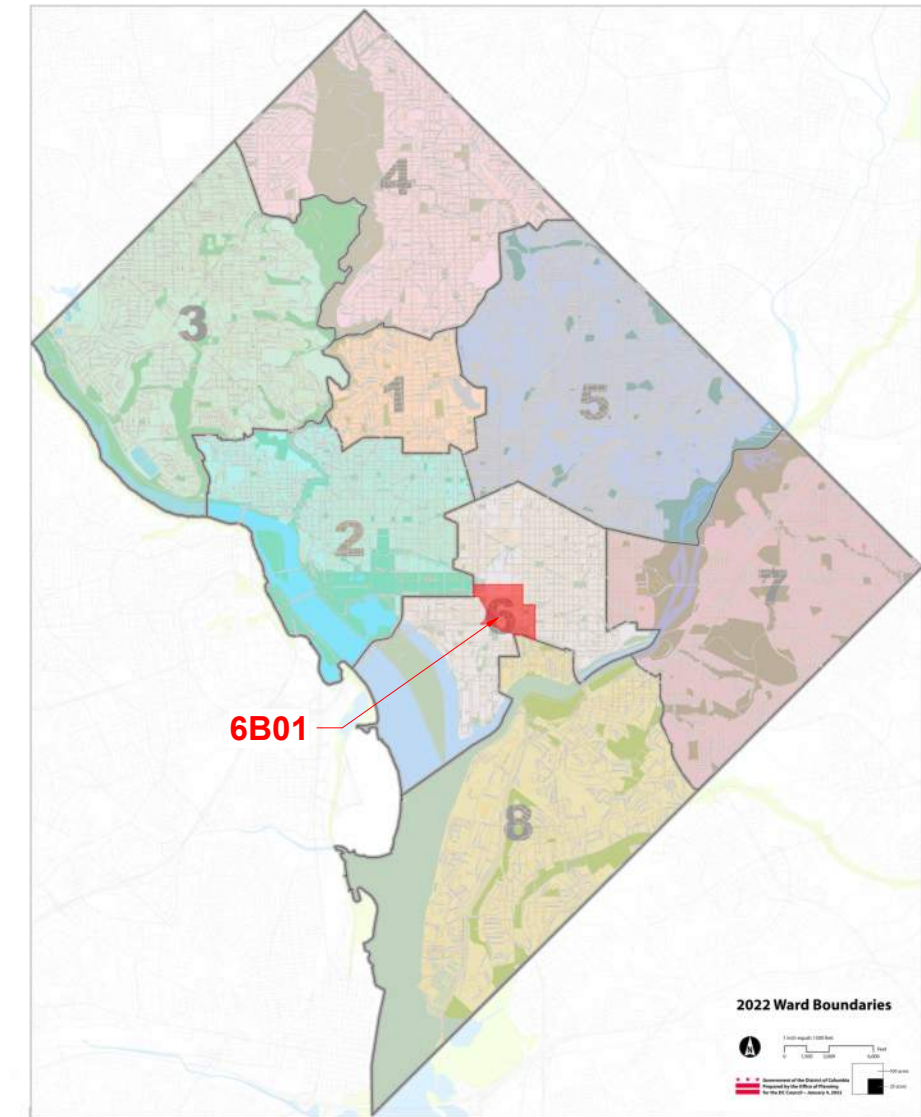
AERIAL SITE MAP - NTS

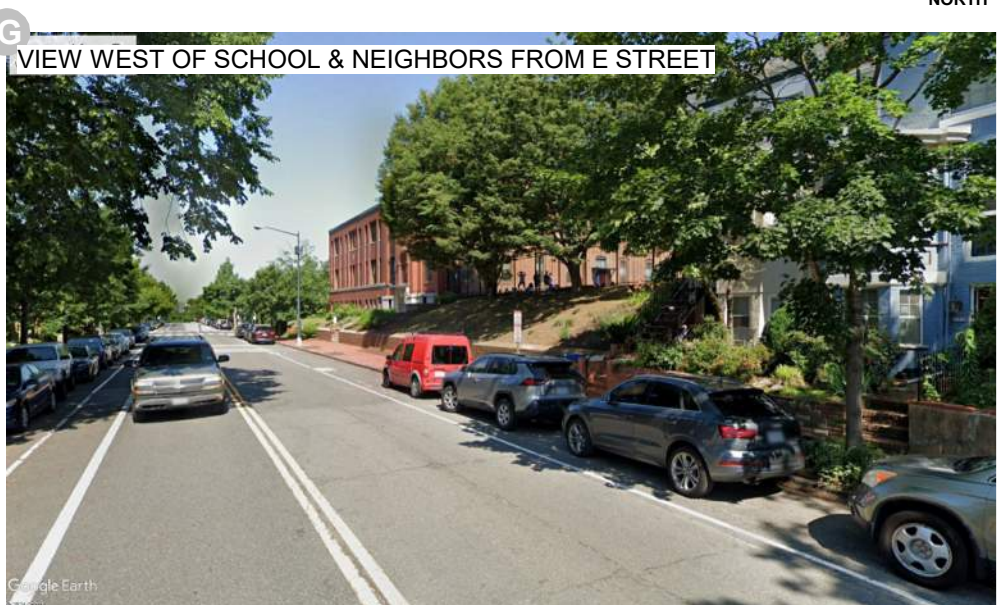
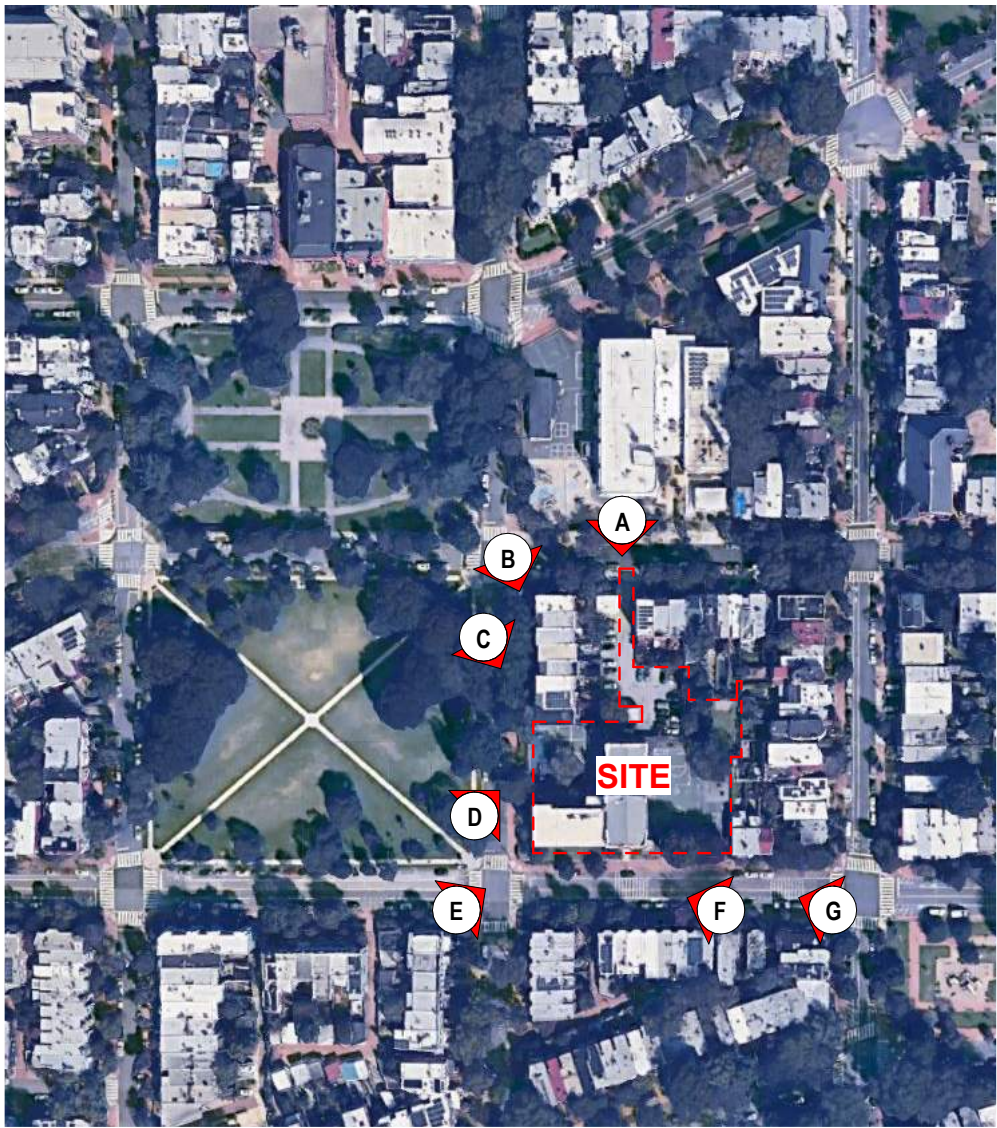


SITE ADDRESS: 422 3RD STREET SE
 SQUARE: 0793
 LOT: 0025

ZONING DISTRICT: RF-1/ CAP
 OVERLAY DISTRICT: CAPITOL INTEREST
 HISTORIC DISTRICT: CAPITOL HILL
 WARD: 6
 NEIGHBORHOOD: 009 - CAPITOL HILL
 ANC: 6B
 SMD: 6B01

ORIGINAL YEAR BUILT: 1867
 ADDITION YEAR BUILT: 1936







A VIEW NORTH OF NEIGHBORS FROM PARKING LOT



B VIEW WEST OF NEIGHBORS FROM PARKING LOT



C VIEW SOUTH OF SCHOOL FROM PARKING LOT



D VIEW NORTH OF NEIGHBORS FROM REAR YARD




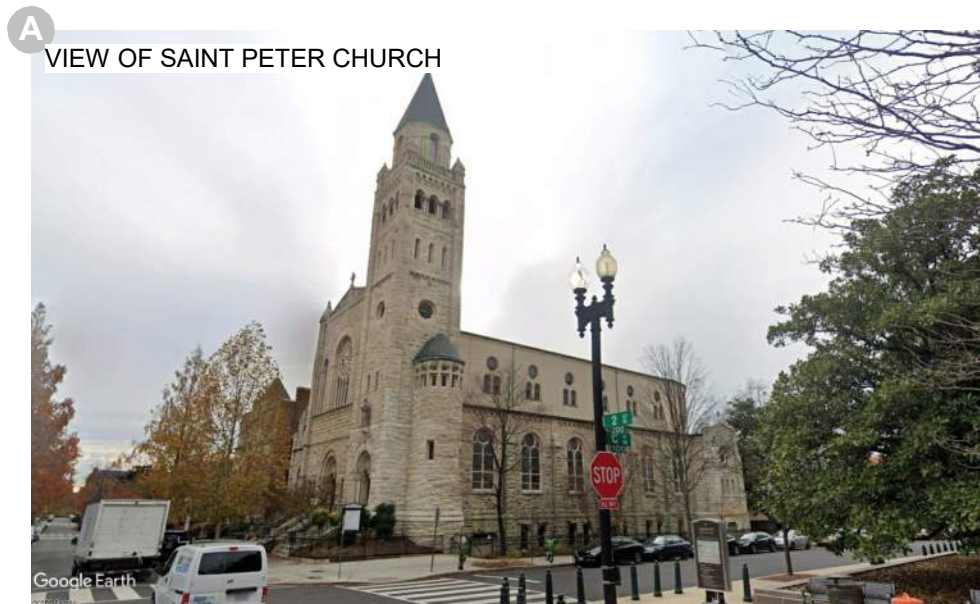
E VIEW WEST OF SCHOOL FROM REAR YARD



F VIEW EAST OF NEIGHBORS FROM REAR YARD



AERIAL SITE MAP - NTS 




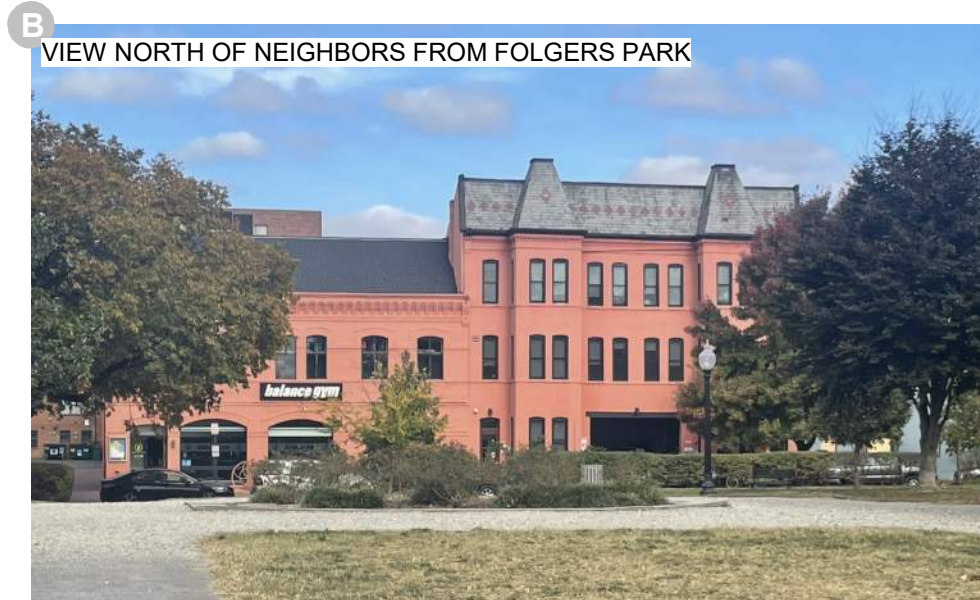
A VIEW OF SAINT PETER CHURCH



D VIEW WEST OF NEIGHBORS FROM PROVIDENCE PARK



AERIAL SITE MAP - NTS  TRUE NORTH



B VIEW NORTH OF NEIGHBORS FROM FOLGERS PARK



E VIEW EAST OF SCHOOL FROM PROVIDENCE PARK



C VIEW NORTH OF NEIGHBORS FROM PROVIDENCE PARK



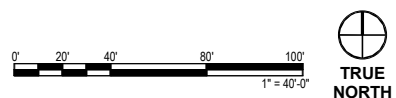
F VIEW SOUTH OF NEIGHBORS FROM PROVIDENCE PARK



KEY PLAN - IMAGE



EXISTING SITE PLAN



SAINT PETER SCHOOL ADDITION

EXISTING SITE PLAN

BZA-100 | 08/29/2025



SITE & ZONING INFORMATION

TOTAL LOT AREA:

MIN REQUIRED: 4,000 SF
 EXISTING: 38,893 SF

GROSS FLOOR AREA:

EXISTING TOTAL: 26,481 SF
 PROPOSED ADDITION: 15,431 SF
 PROPOSED TOTAL: 41,912 SF

LOT OCCUPANCY:

MAX ALLOWABLE: 15,521 SF, 40%
 EXISTING: 9,145 SF, 23.5%
 PROPOSED: 15,215 SF, 39.1%

PERVIOUS AREA:

EXISTING: 5,100 SF, 13.11%
 PROPOSED: 5,954 SF, 15.31%

BUILDING HEIGHT:

ALLOWABLE: 35'-0"
 PROPOSED: 35'-0"

ROOFTOP STRUCTURE HEIGHT:

ALLOWABLE: 10'-0" ABOVE ROOF STRUCTURE
 PROPOSED:
 STAIRS: 10'-0" ABOVE NEW ROOF STRUCTURE

ROOF PLAY AREA ENCLOSURE:

10'-0" ABOVE NEW ROOF STRUCTURE
 (3'-6" PLANTER + 6'-6" FENCE)

ELEVATOR:

14'-10" ABOVE NEW ROOF
 11'-10" ABOVE BLDG B ROOF
 9'-6" ABOVE BLDG A ROOF

SETBACKS:

FRONT YARD
 MIN REQUIRED: 0'
 PROPOSED: 0' (ALIGN W/ NEIGHBORS)
SIDEYARD:
 MIN REQUIRED: 5'
 PROPOSED: 5'
REAR YARD:
 MIN REQUIRED: 20'
 PROPOSED: 97' (NO CHANGE)

PARKING:

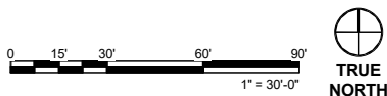
EXISTING: 5 (DUE TO PARKING CREDITS)
 PROPOSED: 5

LOADING:

PROPOSED ADDITION IS GREATER THAN 50% GFA,
 BUT LESS THAN 30,000 SF,
 THEREFORE, NO LOADING REQUIRED.

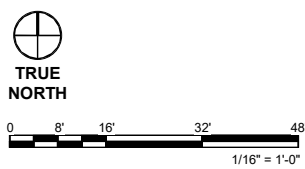
BICYCLE STORAGE:

REQUIRED: 2 LONG TERM, 8 SHORT TERM
 PROPOSED: 2 LONG TERM (INSIDE BUILDING)
 8 SHORT TERM (IN PUBLIC SPACE)
 6 SHORT TERM (ON SITE)





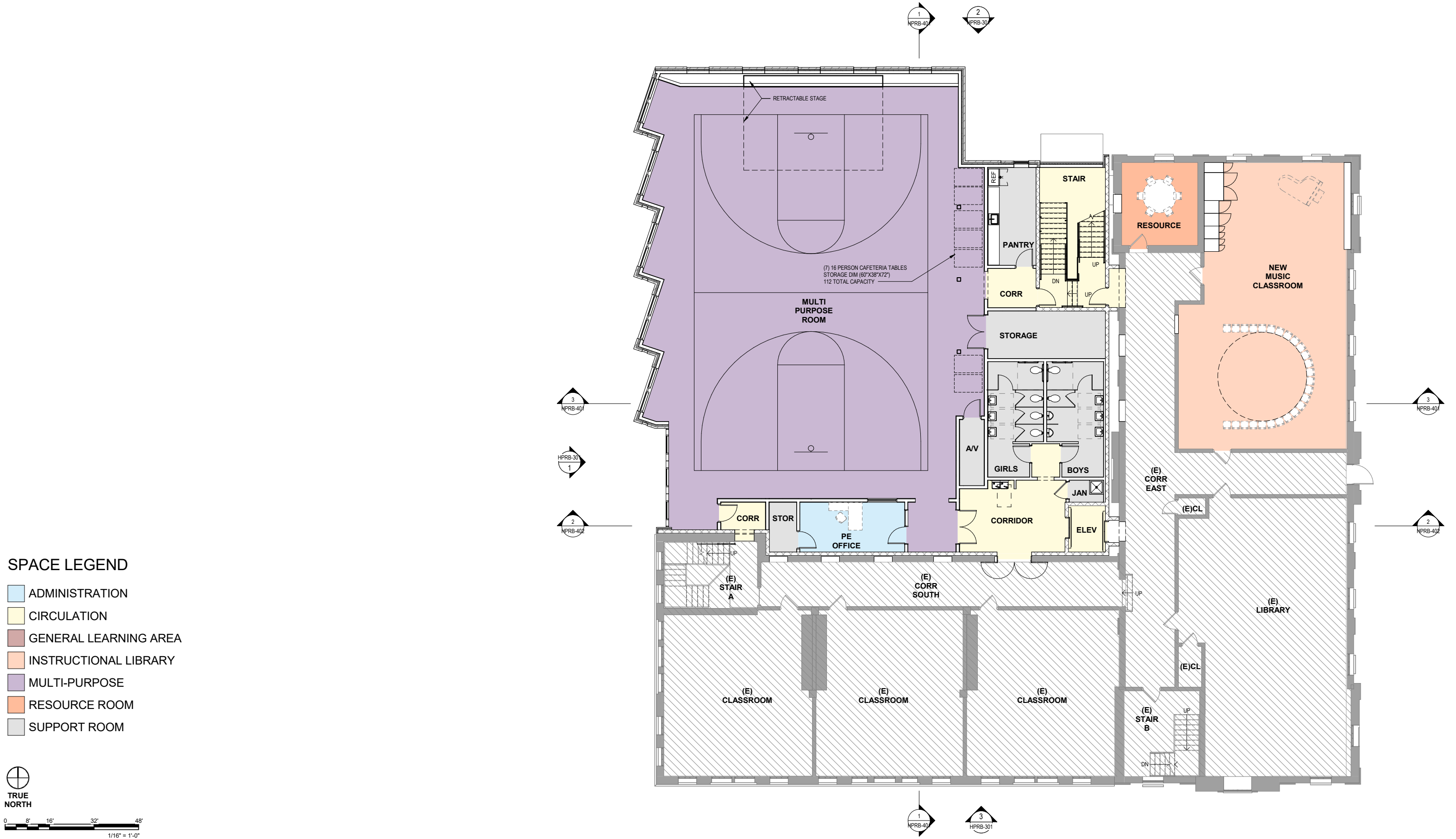
- SPACE LEGEND**
- ADMINISTRATION
 - CIRCULATION
 - GENERAL LEARNING AREA
 - MULTI-PURPOSE
 - RESOURCE ROOM
 - SUPPORT ROOM



SAINT PETER SCHOOL ADDITION

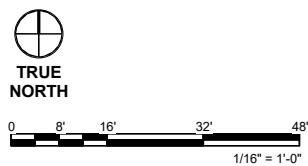
FIRST FLOOR PROPOSED PLAN
 BZA-201 | 08/29/2025

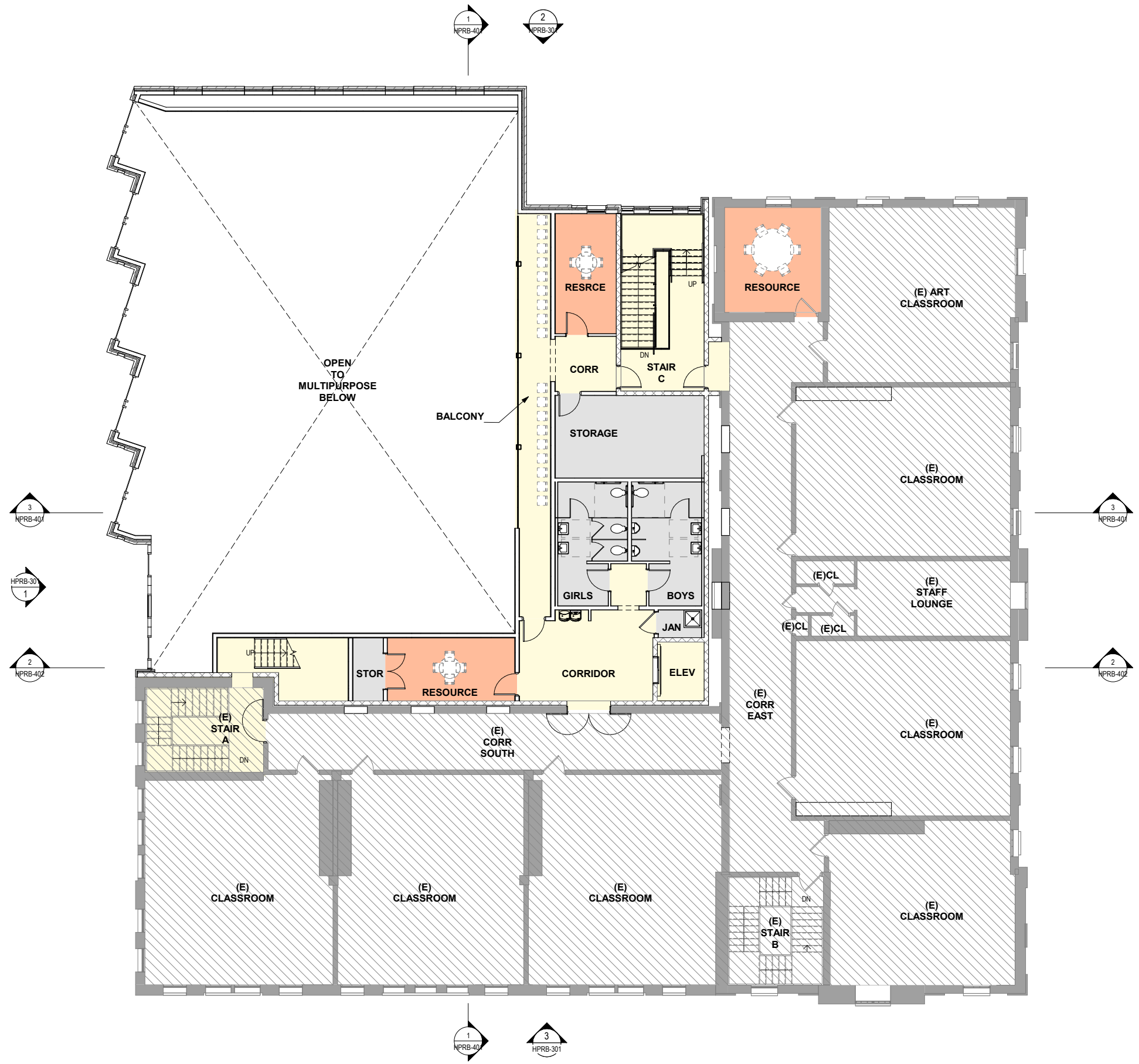




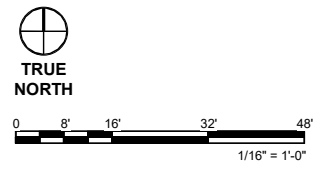
SPACE LEGEND

- ADMINISTRATION
- CIRCULATION
- GENERAL LEARNING AREA
- INSTRUCTIONAL LIBRARY
- MULTI-PURPOSE
- RESOURCE ROOM
- SUPPORT ROOM





- SPACE LEGEND**
- ADMINISTRATION
 - CIRCULATION
 - GENERAL LEARNING AREA
 - INSTRUCTIONAL LIBRARY
 - MULTI-PURPOSE
 - RESOURCE ROOM
 - SUPPORT ROOM

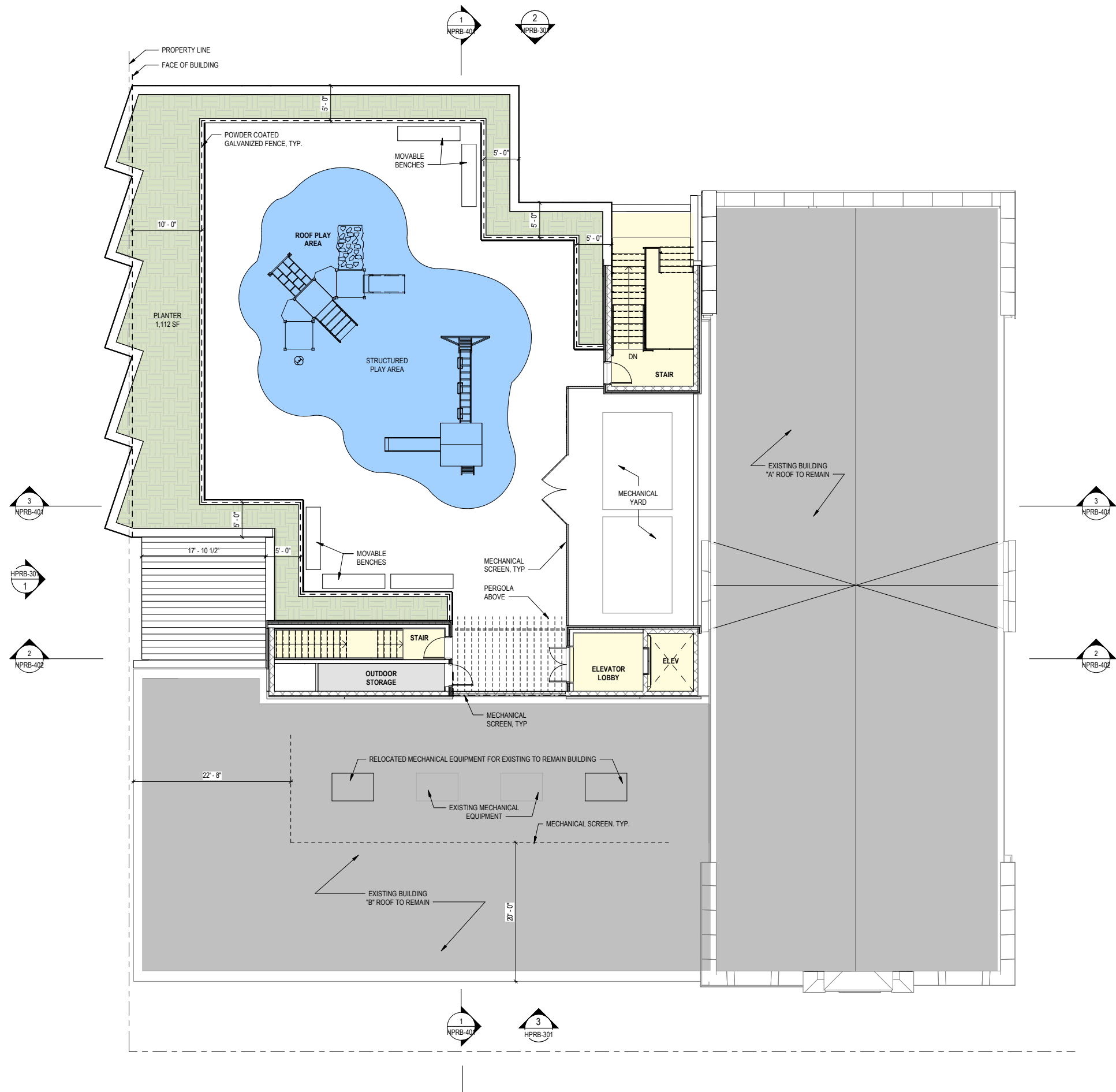


SPACE LEGEND

- CIRCULATION
- ROOF PLAY AREA
- SUPPORT ROOM

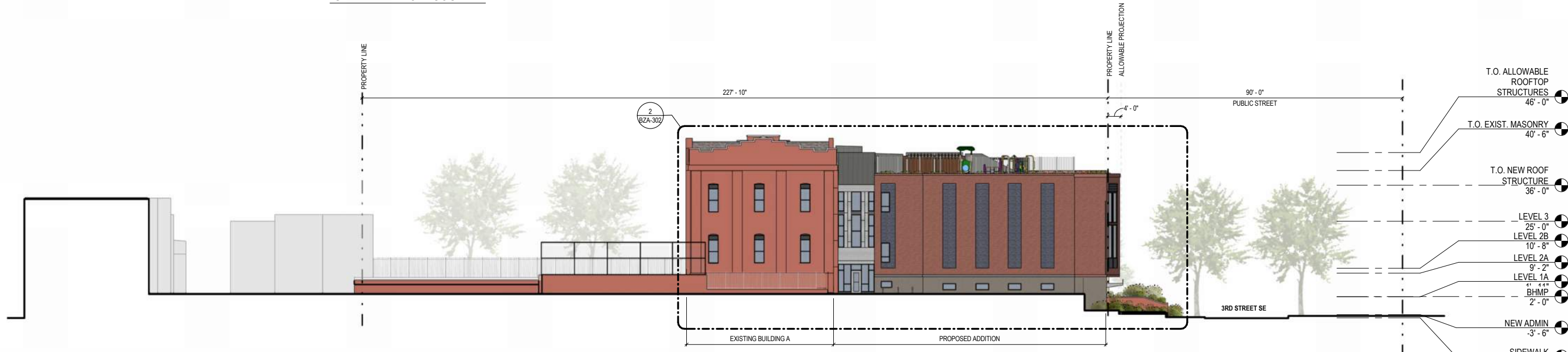


TRUE NORTH
 0 8' 16' 32' 48'
 1/16" = 1'-0"





SITE ELEVATION- SOUTH



SITE ELEVATION - NORTH FACADE



SITE ELEVATION - 3RD STREET SE

0'-0" F.F. LEVEL (LEVEL 1B) = 72.40
BHMP = 73.64

SAINT PETER SCHOOL ADDITION

SITE ELEVATIONS
BZA-301 | 08/29/2025



BRICKS



BRICK TYPE 2 - ENDICOTT - DARK IRONSPOT SMOOTH MODULAR
BRICK TYPE 3 - PLAMETTO BRICK - 1.25 GRAYSTONE



BRICK TYPE 1 - CONTINENTAL BRICK - SMC 450 MOD

CAST STONE



CHARCOAL

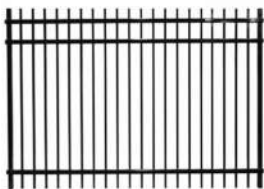
METAL PANELS



MTL-2: MEDIUM BRONZE
MTL-1: PLATINUM
MTL-3: RED
MTL-4: CHARCOAL

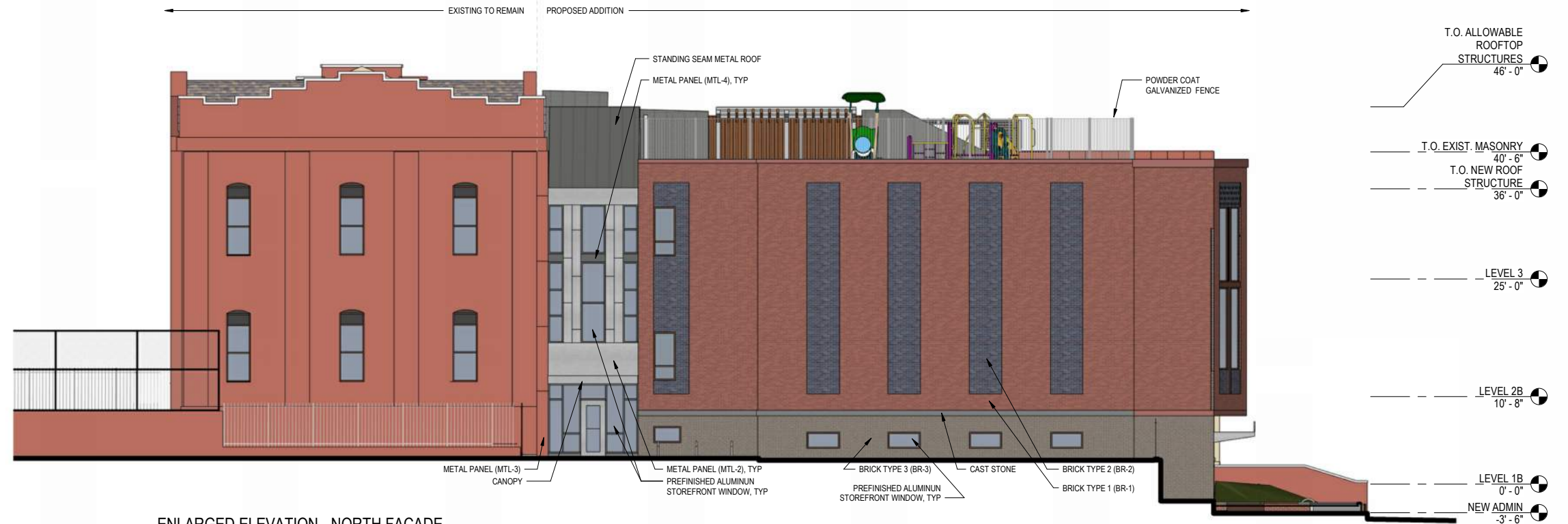


PLAYGROUND FENCE

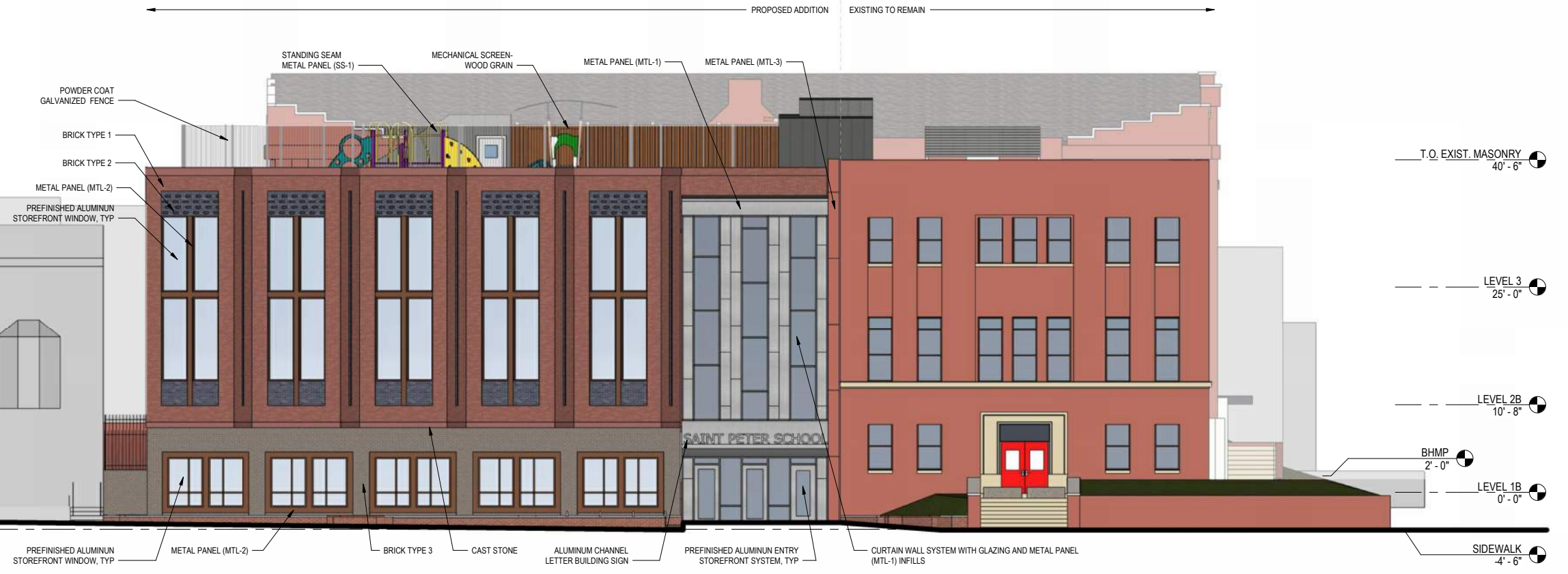


GREY POWDER COAT GALVANIZED

EXTERIOR MATERIALS

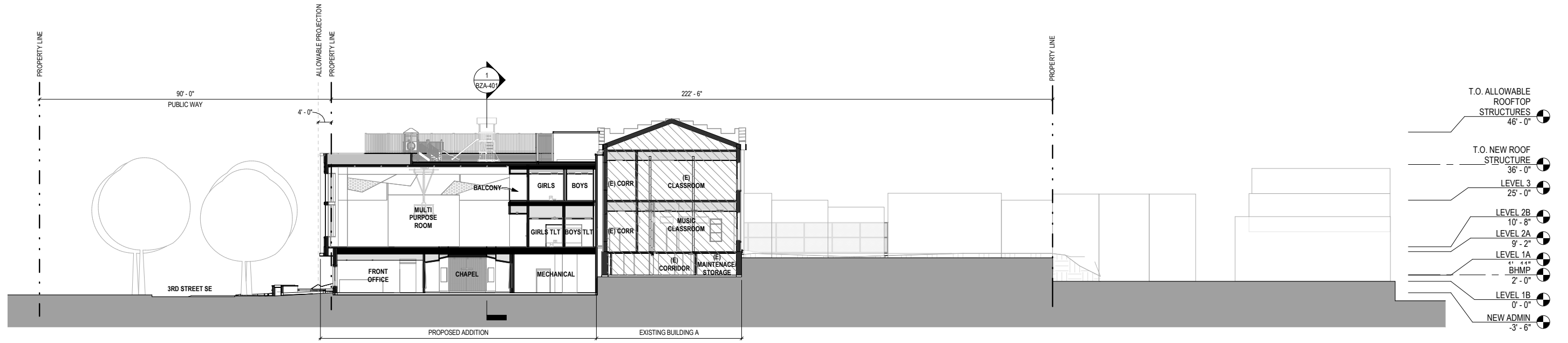


ENLARGED ELEVATION - NORTH FACADE



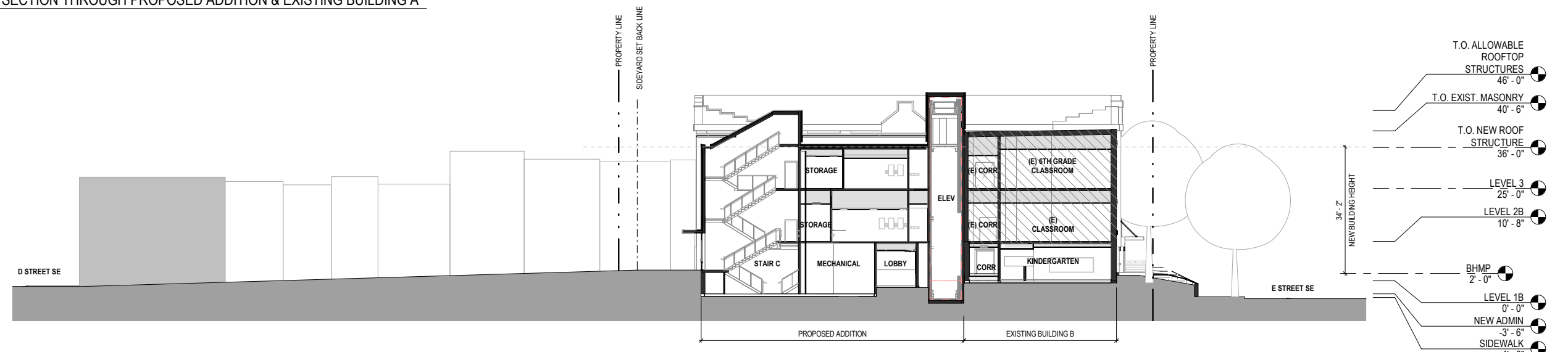
ENLARGED ELEVATION - 3RD STREET

0'-0" F.F. LEVEL (LEVEL 1B) = 72.40
BHMP = 73.64



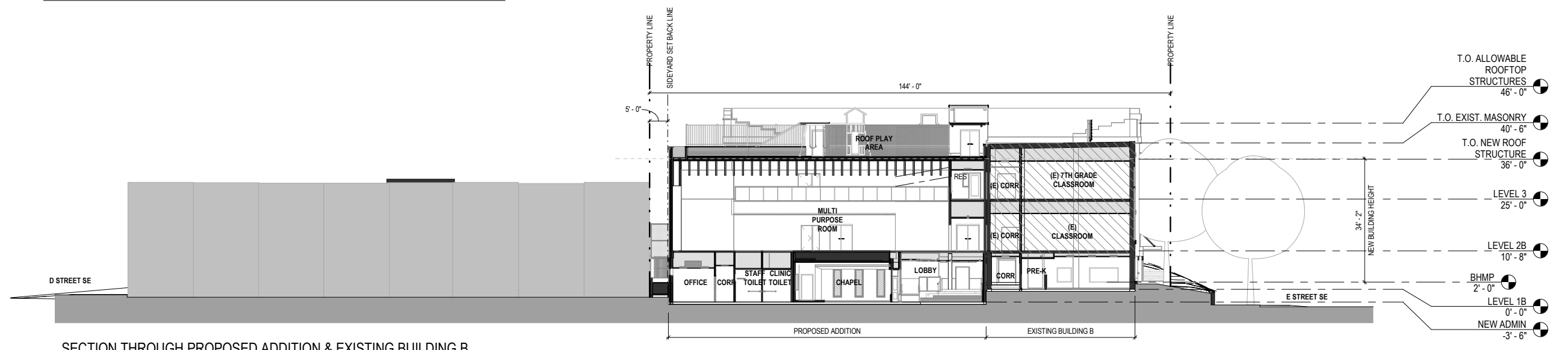
SECTION THROUGH PROPOSED ADDITION & EXISTING BUILDING A

- T.O. ALLOWABLE ROOFTOP STRUCTURES 46'-0"
- T.O. NEW ROOF STRUCTURE 36'-0"
- LEVEL 3 25'-0"
- LEVEL 2B 10'-8"
- LEVEL 2A 9'-2"
- LEVEL 1A 4'-4"
- BHMP 2'-0"
- LEVEL 1B 0'-0"
- NEW ADMIN -3'-6"



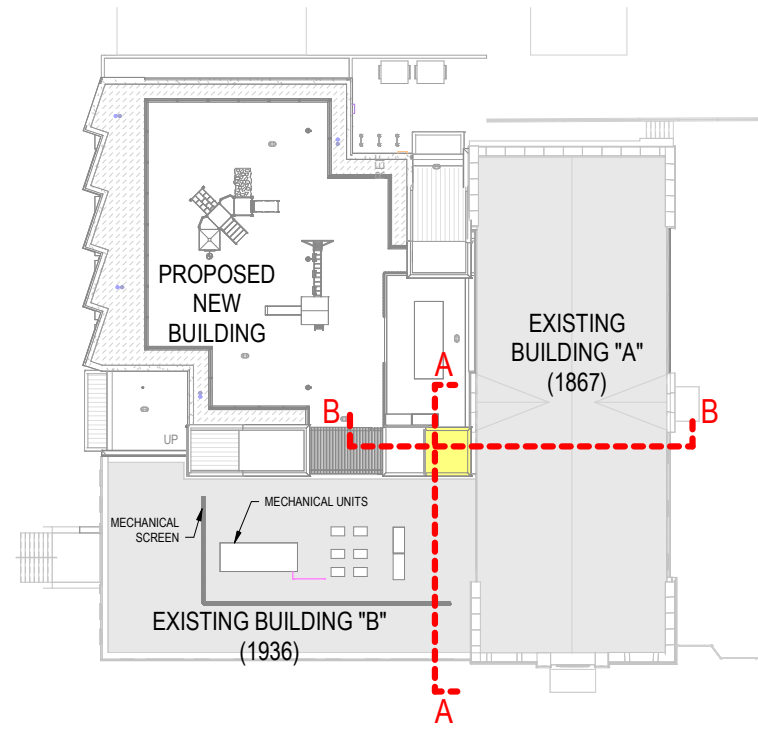
SECTION THROUGH NEW VERTICAL CIRCULATION & EXISTING BUILDING B

- T.O. ALLOWABLE ROOFTOP STRUCTURES 46'-0"
- T.O. EXIST. MASONRY 40'-6"
- T.O. NEW ROOF STRUCTURE 36'-0"
- LEVEL 3 25'-0"
- LEVEL 2B 10'-8"
- BHMP 2'-0"
- LEVEL 1B 0'-0"
- NEW ADMIN -3'-6"
- SIDEWALK -4'-6"



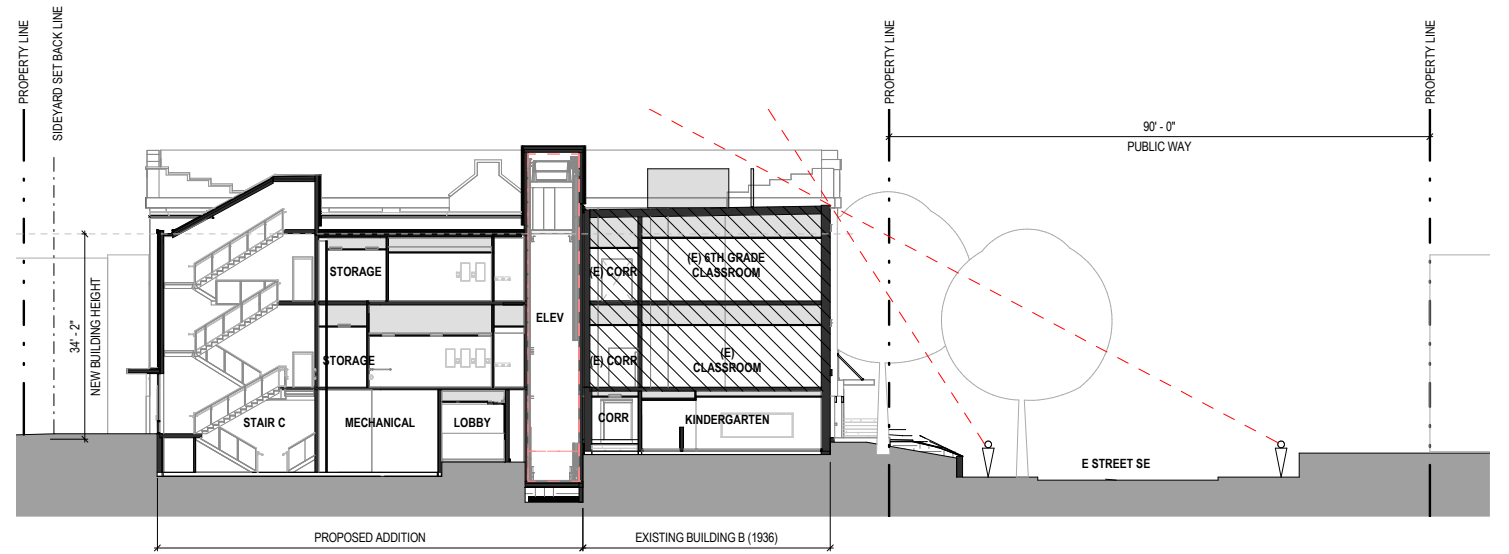
SECTION THROUGH PROPOSED ADDITION & EXISTING BUILDING B

- T.O. ALLOWABLE ROOFTOP STRUCTURES 46'-0"
- T.O. EXIST. MASONRY 40'-6"
- T.O. NEW ROOF STRUCTURE 36'-0"
- LEVEL 3 25'-0"
- LEVEL 2B 10'-8"
- BHMP 2'-0"
- LEVEL 1B 0'-0"
- NEW ADMIN -3'-6"

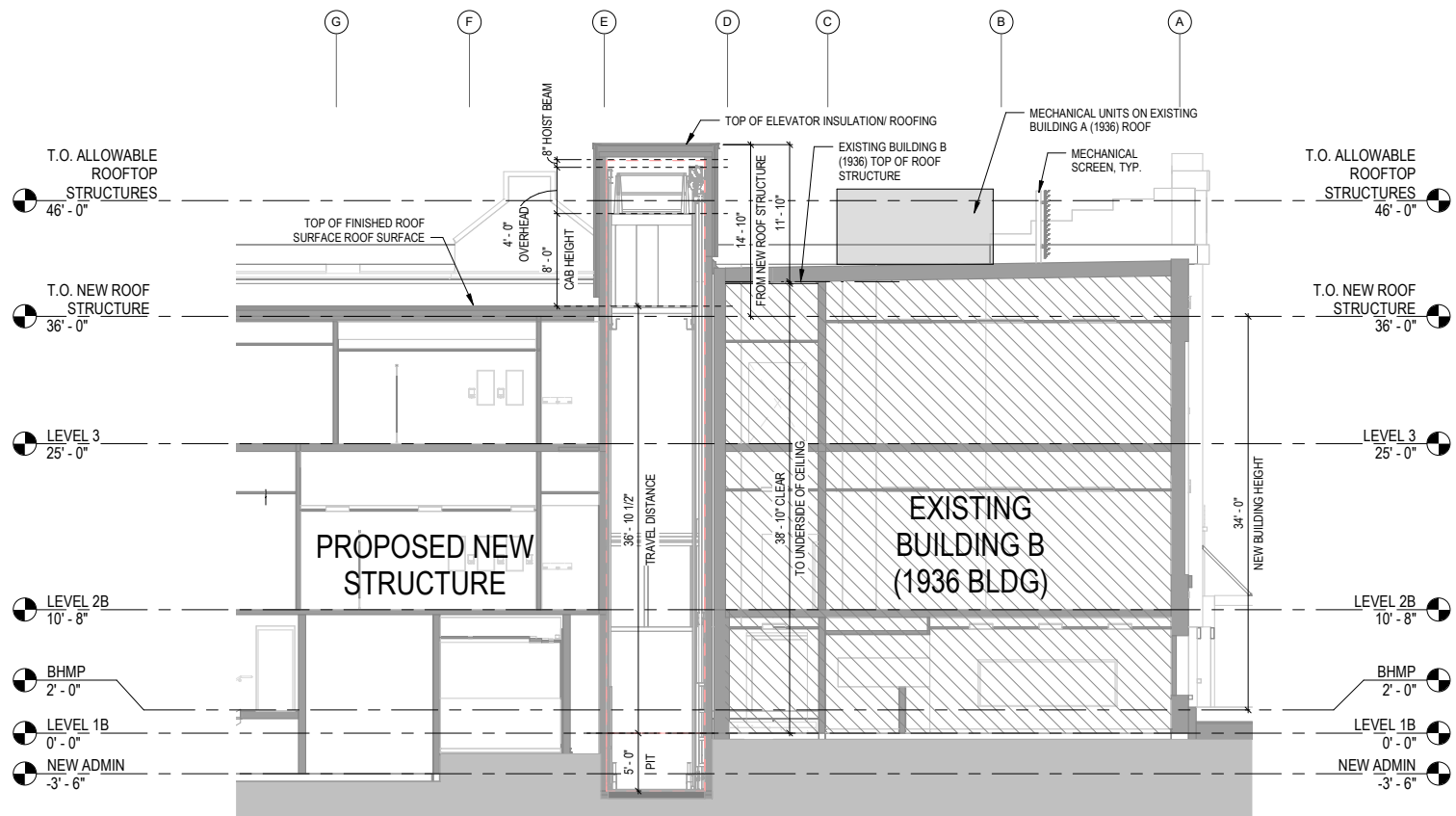


KEY PLAN - BZA PROPOSED ROOF
3/64" = 1'-0"

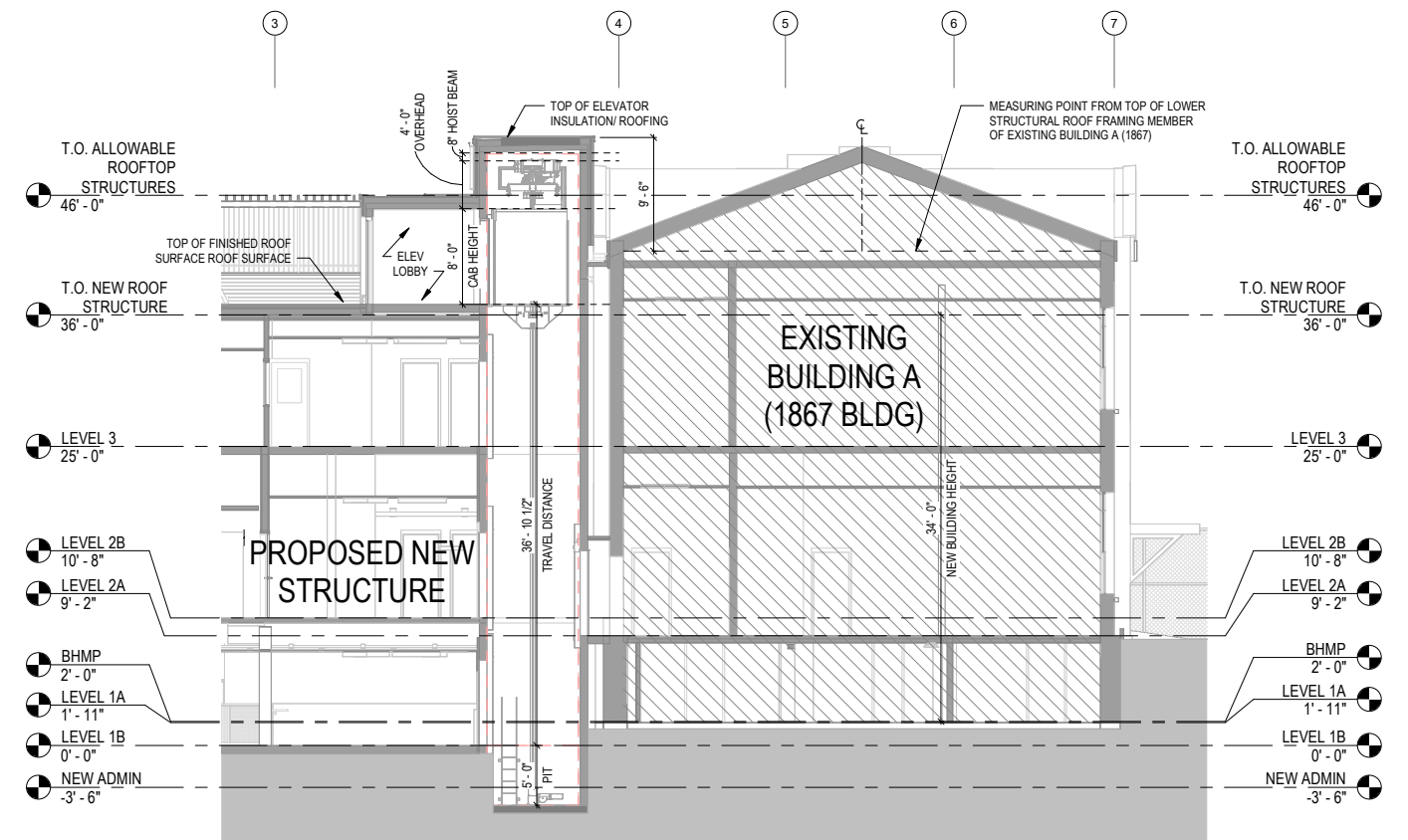
- T.O. ALLOWABLE ROOFTOP STRUCTURES 46'-0"
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- T.O. NEW ROOF STRUCTURE 36'-0"
- LEVEL 3 25'-0"
- LEVEL 2B 10'-8"
- BHMP 2'-0"
- LEVEL 1B 0'-0"
- NEW ADMIN -3'-6"
- SIDEWALK -4'-6"



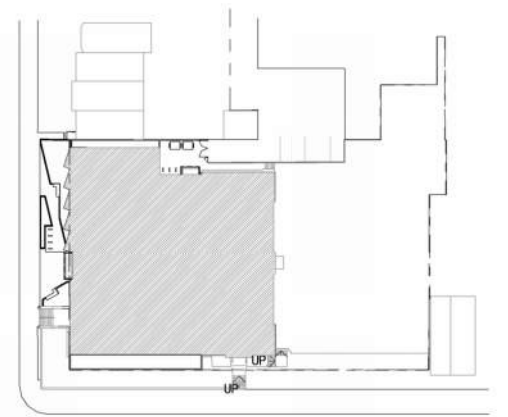
SECTION DIAGRAM - ELEVATOR SITE LINE
1/16" = 1'-0"



SECTION A - NORTH SOUTH - ELEVATOR DIAGRAM



SECTION B - EAST WEST - ELEVATOR DIAGRAM



1

KEY - SITE PLAN

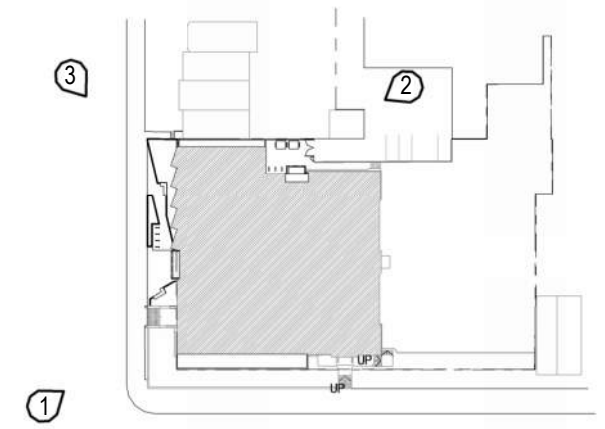


1. PROPOSED WEST FACADE AERIAL VIEW FROM 3RD AND E STREET SE

SAINT PETER SCHOOL ADDITION

PROPOSED VIEWS
BZA-501 | 08/29/2025





KEY - SITE PLAN



1. PROPOSED WEST FACADE FROM 3RD ST SE



2. PROPOSED NORTH FACADE AERIAL VIEW FROM OVER THE PARKING LOT



3. PROPOSED WEST FACADE LOOKING FROM THE CORNER OF 3RD AND E STREET SE

SAINT PETER SCHOOL ADDITION

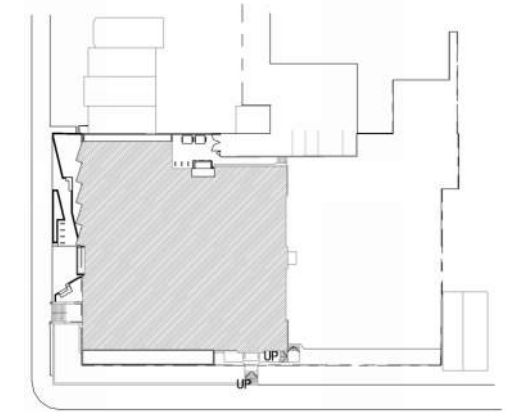
PROPOSED VIEWS
BZA-502 | 08/29/2025





1. PROPOSED WEST FACADE LOOKING FROM PROVIDENCE PARK

①



KEY - SITE PLAN