

BUCHANAN SCHOOL TOWNHOMES

13TH & D ST., SE WASHINGTON DC

BOARD OF ZONING ADJUSTMENT
SUBMISSION

APRIL 28, 2015

DEVELOPER:
1325 D STREET, LLC

ARCHITECT (BZA TOWNHOMES):
MAURICE WALTERS ARCHITECT, PC

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ

CIVIL ENGINEER:
BOWMAN CONSULTING



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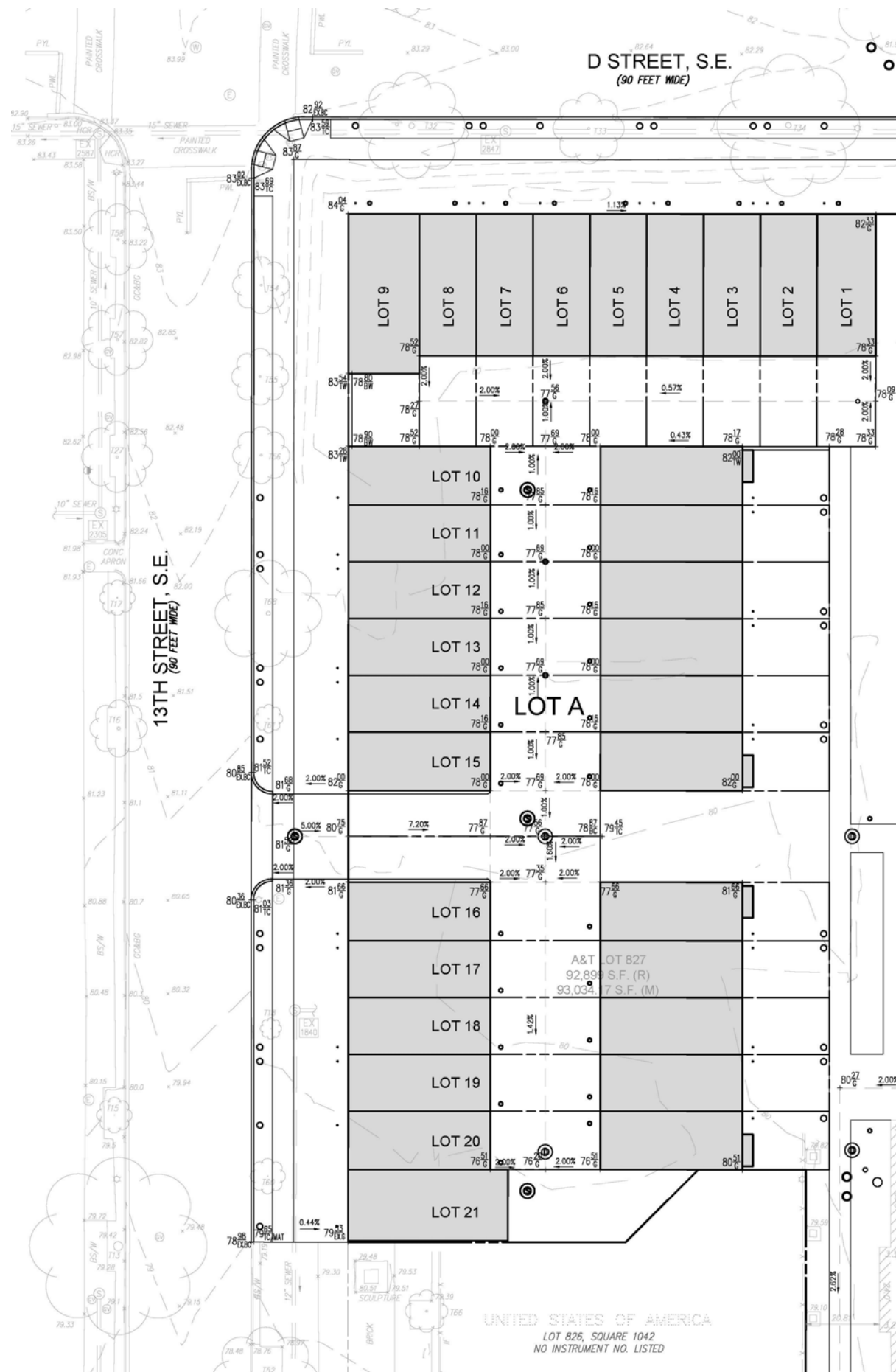
Preliminary Zoning Analysis - Parcel A

Zoning	R-4
Lot	827 existing, to be subdivided
Square	1042
Site Area	varies, see tabulations
Use	townhomes, one and two family dwellings

	Allowable / Required	Proposed Parcel A - By Lot Types (numbers per each lot)						
		1	2,3,4,5,6,7,8	9	10,20	11,12,13,14,17,18,19	15,16	21
Building Height (400.1)	40 ft	37 ft +/-	37 ft +/-	37 ft +/-	37 ft +/-	37 ft +/-	37 ft +/-	37 ft +/-
No. Stories (400.1)	3 stories	3.0 stories	3.0 stories	3.0 stories	3.0 stories	3.0 stories	3.0 stories	3.0 stories
Dwelling Units	2	1	1	2	2	2	2	2
No. Structures on Lot	1	1	1	1	2	2	2	1
Lot Occupancy (403.2)	60%	61%	61%	69%	60%	59%	43%	50%
Building Footprint		660 sf	640 sf	900 sf	1,347 sf	1,280 sf	1,347 sf	900 sf
Lot Width (401.3)	18 ft	16.50 ft	16.00 ft	20.00 ft	16.50 ft	16.00 ft	23.00 ft	20.44 ft
Lot Depth		65.50 ft	65.50 ft	65.50 ft	135.50 ft	135.50 ft	135.50 ft	varies ft
Lot Area (401.3)	1,800 sf	1,080.75 sf	1,048.00 sf	1,310.00 sf	2,235.75 sf	2,168.00 sf	3,151.81 sf	1,805.02 sf
Rear Yard (404.1)	20 ft	25.5 ft	25.5 ft	20.5 ft	21.5 ft	24.5 ft	21.5 ft	43.3 ft
Open Court	4"/ft of ht, not less than 6 ft.	n/a	n/a	n/a	n/a	n/a	29.4 ft	n/a
Closed Court	4"/ft of ht, not less than 6 ft. Area = 2 x req'd width ² , not less 350 sf	n/a	n/a	n/a	16.5 ft wide 511.5 sf	16.0 ft wide 496 sf	n/a	n/a
	if provided, 3"/ft of ht, not less than 8 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Side Yard (405.7, 405.8)	none req'd	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Parking Spaces	1 per 2 dwelling units	1	1	1	2	2	2	1

indicates areas that require relief from zoning
building height measured from finished graded at center of front of building
areas and dimensions are preliminary, approximate and subject to change.
lot areas to be verified by Civil

OVERALL PARCEL A ANALYSIS
SITE AREA = 37,482.89 SF
OVERALL LOT OCCUPANCY = 57.0%
AVERAGE LOT SIZE = 37,482.89 SF / 21 LOTS = 1,785 SF



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0' 20' 40' 80'



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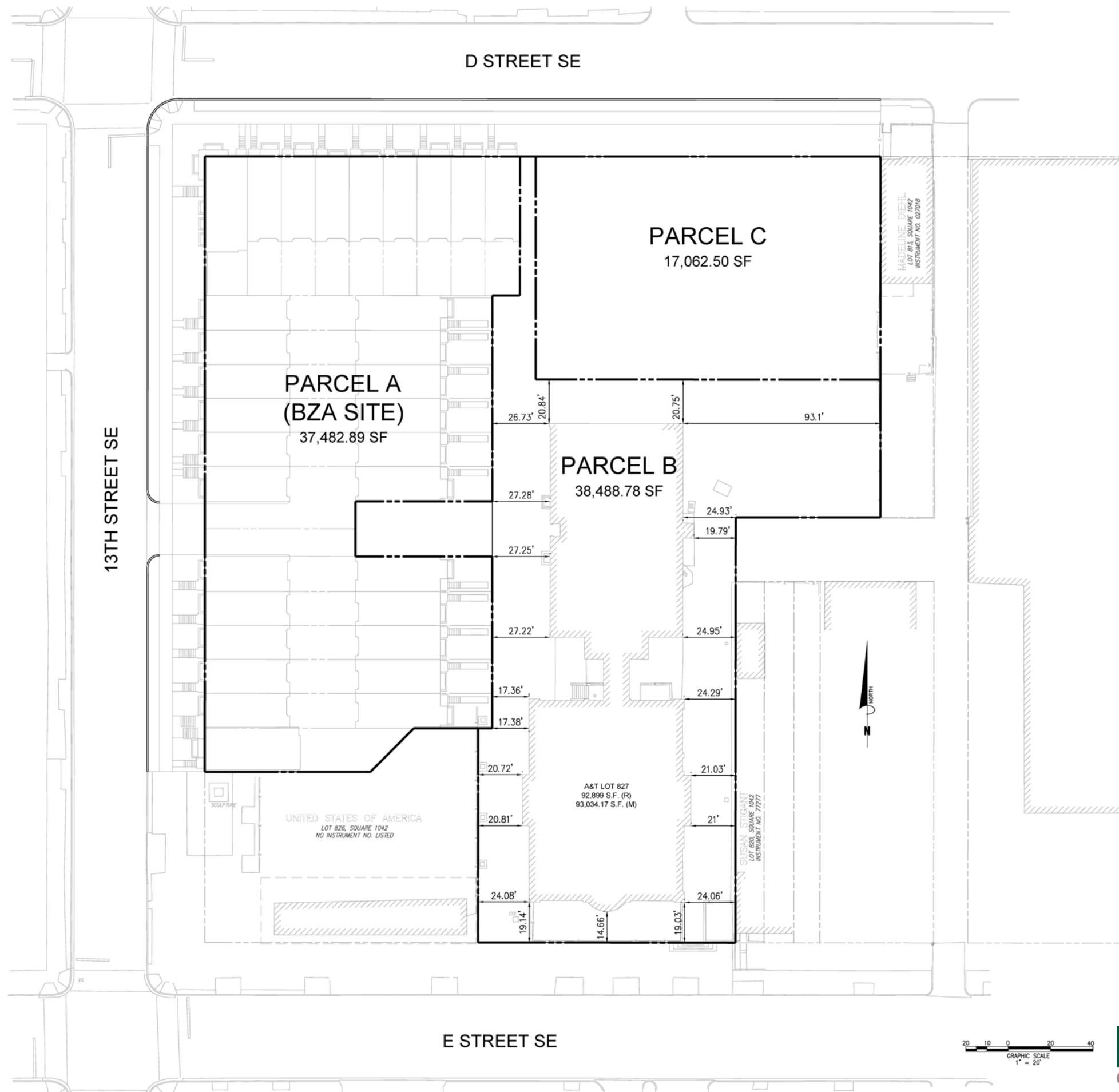
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A003a

Site Plan

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BZA Exhibit 1

LOT NUMBER CALCULATIONS

Lot Number	Width (feet)	Length (feet)	Rectangle	Area (SF)	Building Size	Building Footprint (SF)	Lot Coverage
1	16.5	65.5	Y	1080.75	16.5' x 40'	660	61%
2	16	65.5	Y	1048	16' x 40'	640	61%
3	16	65.5	Y	1048	16' x 40'	640	61%
4	16	65.5	Y	1048	16' x 40'	640	61%
5	16	65.5	Y	1048	16' x 40'	640	61%
6	16	65.5	Y	1048	16' x 40'	640	61%
7	16	65.5	Y	1048	16' x 40'	640	61%
8	16	65.5	Y	1048	16' x 40'	640	61%
9	20	65.5	Y	1310	20' x 45'	900	69%
10	16.5	135.5	Y	2235.75	16.5' x 40' (2)	1347	60%
11	16	135.5	Y	2168	16' x 40' (2)	1280	59%
12	16	135.5	Y	2168	16' x 40' (2)	1280	59%
13	16	135.5	Y	2168	16' x 40' (2)	1280	59%
14	16	135.5	Y	2168	16' x 40' (2)	1280	59%
15	23	135.5	N	3151.81	16.5' x 40' (2)	1347	43%
16	23	135.5	N	3151.81	16.5' x 40' (2)	1347	43%
17	16	135.5	Y	2168	16' x 40'	1280	59%
18	16	135.5	Y	2168	16' x 40'	1280	59%
19	16	135.5	Y	2168	16' x 40'	1280	59%
20	16.5	135.5	Y	2235.75	16.5' x 40' (2)	1347	60%
21	20.44	98.55	N	1805.02	20' x 45'	900	50%

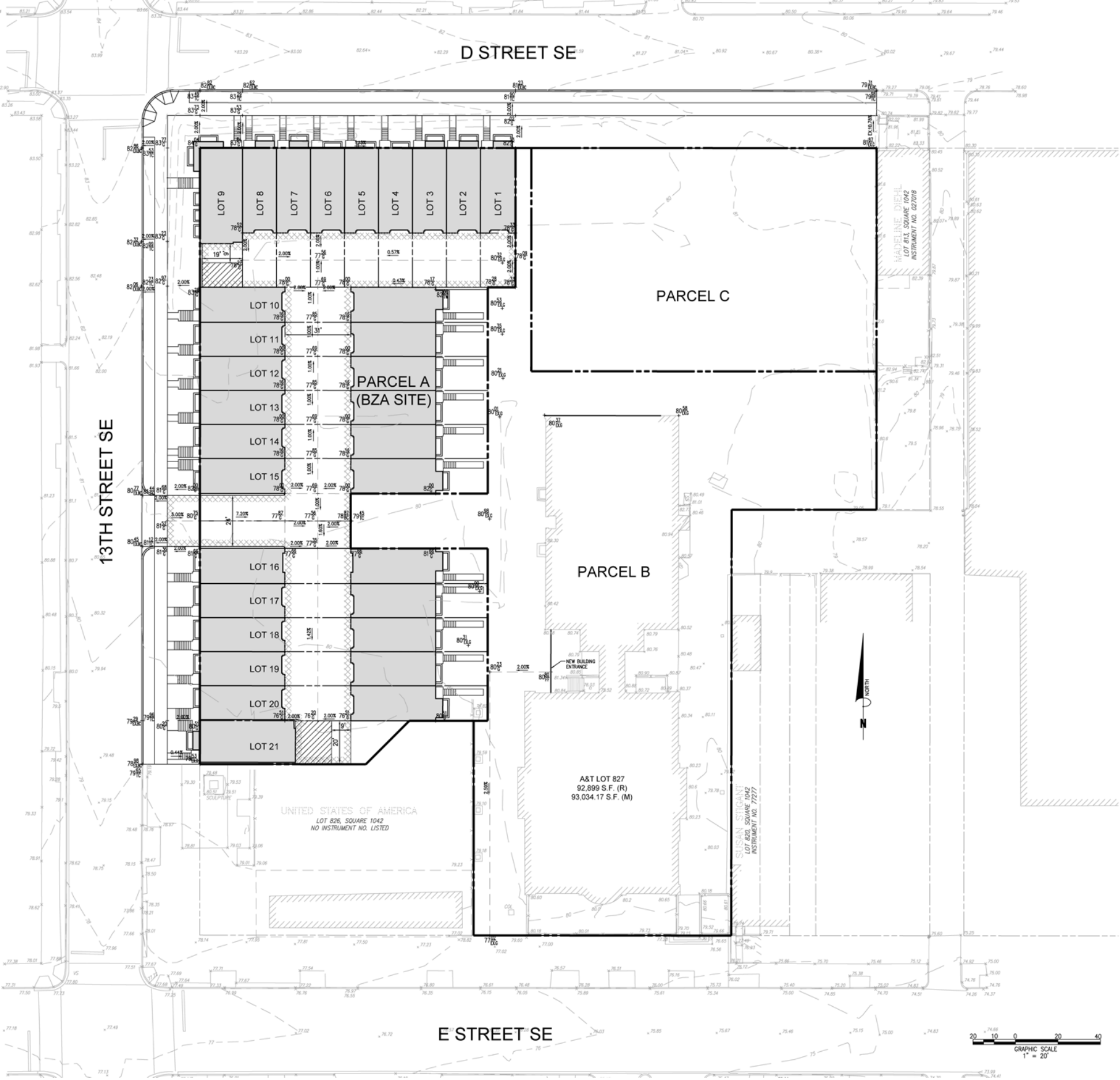
LOT LETTER CALCULATIONS:

PARCEL A: 37,482.89 SF – COVERAGE = 21,180 SF = 57%
PARCEL B: 38,488.78 SF
PARCEL C: 17,062.50 SF
TOTAL: 93,034.17 SF

PARKING:

LOT A = 30 GARAGE SPACES + 2 AT GRADE

 PERMEABLE PAVEMENT TO BE INSTALLED UNDER GREEN ALLEY STANDARDS.







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A005

Aerial View from West

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Aerial View from Northeast

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ALLEY



STOOP



PORCH



STOOPS



STOOPS

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Precedent Images

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FLAT FRONT



FLAT FRONT



FLAT FRONT



CORNER CONDITION



CORNER CONDITION

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Precedents - Flat-Front & Corners

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LONDON



LONDON



BEGIJNHOF, AMSTERDAM

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Precedents - Alleys and Mews

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STEEL LINTELS



WINDOW SURROUND



JULIET BALCONIES

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Precedents - Contemporary

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Overall Cellar / Garage Plan

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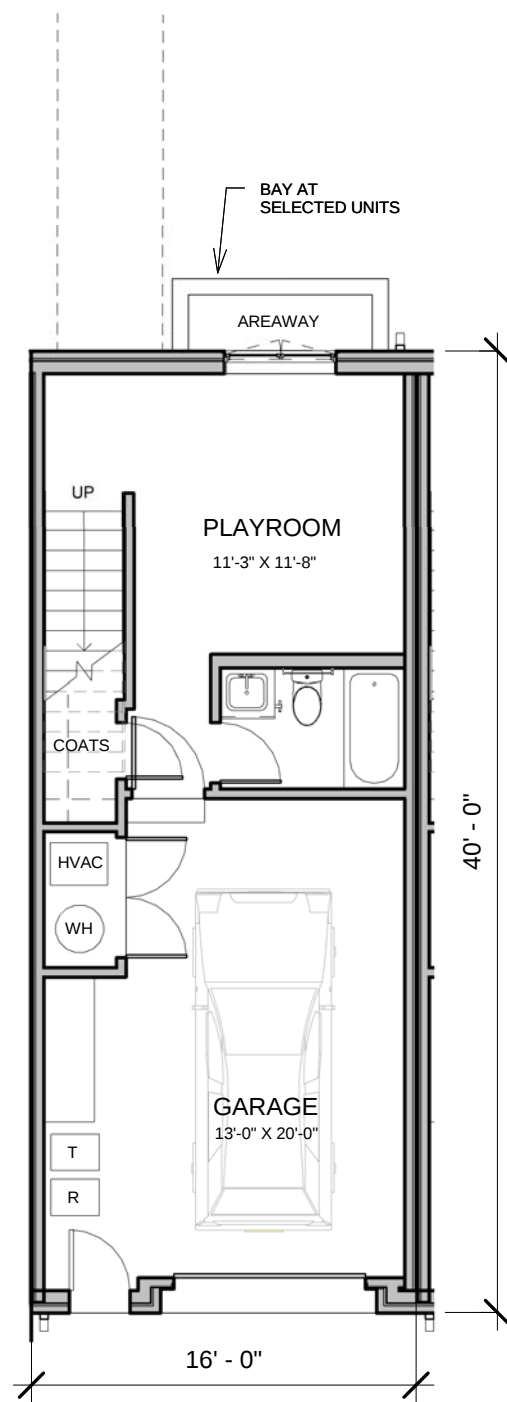
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Overall Roof / Site Plan

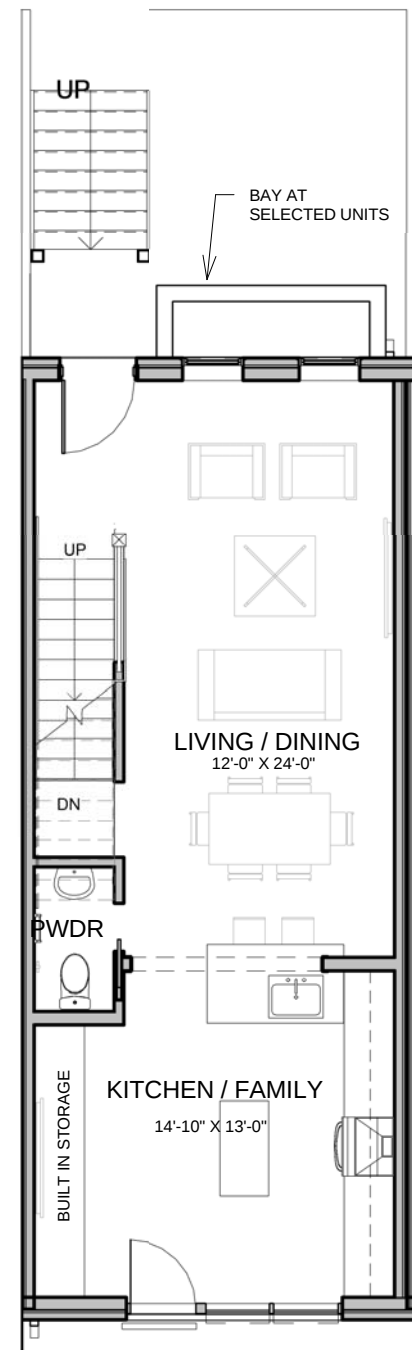
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① Cellar / Garage
1/8" = 1'-0"

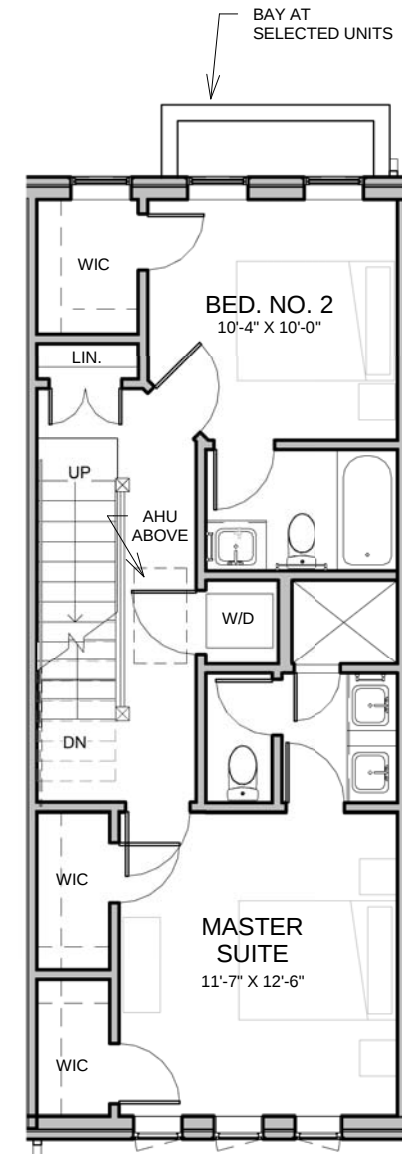
LIVEABLE = 297 SF
GARAGE = 334 SF
TOTAL LIVEABLE = 1,869 SF
NOTE: LAYOUT SUBJECT TO CHANGE



② First Floor
1/8" = 1'-0"

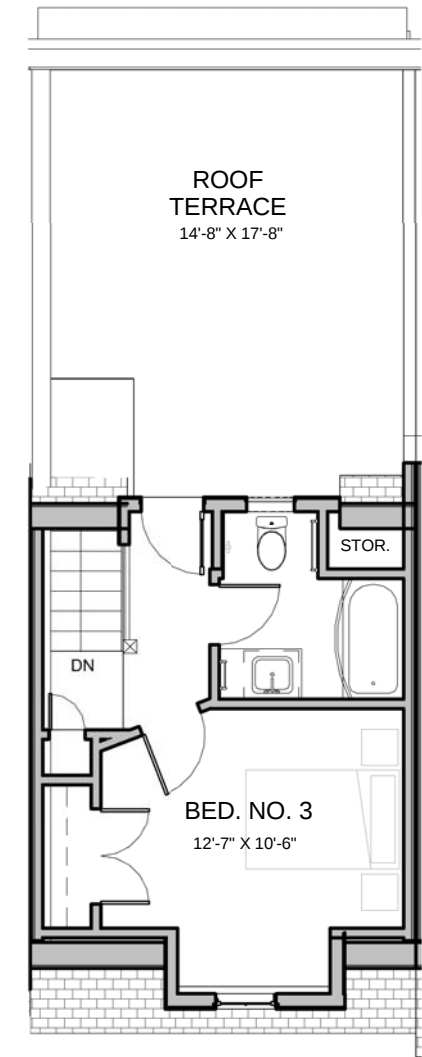
640 SF

DCMR 12A 2013: 3202.10.3
2 - A single projection of 9 ft is allowed for a building having a width of 16 ft.



③ Second Floor
1/8" = 1'-0"

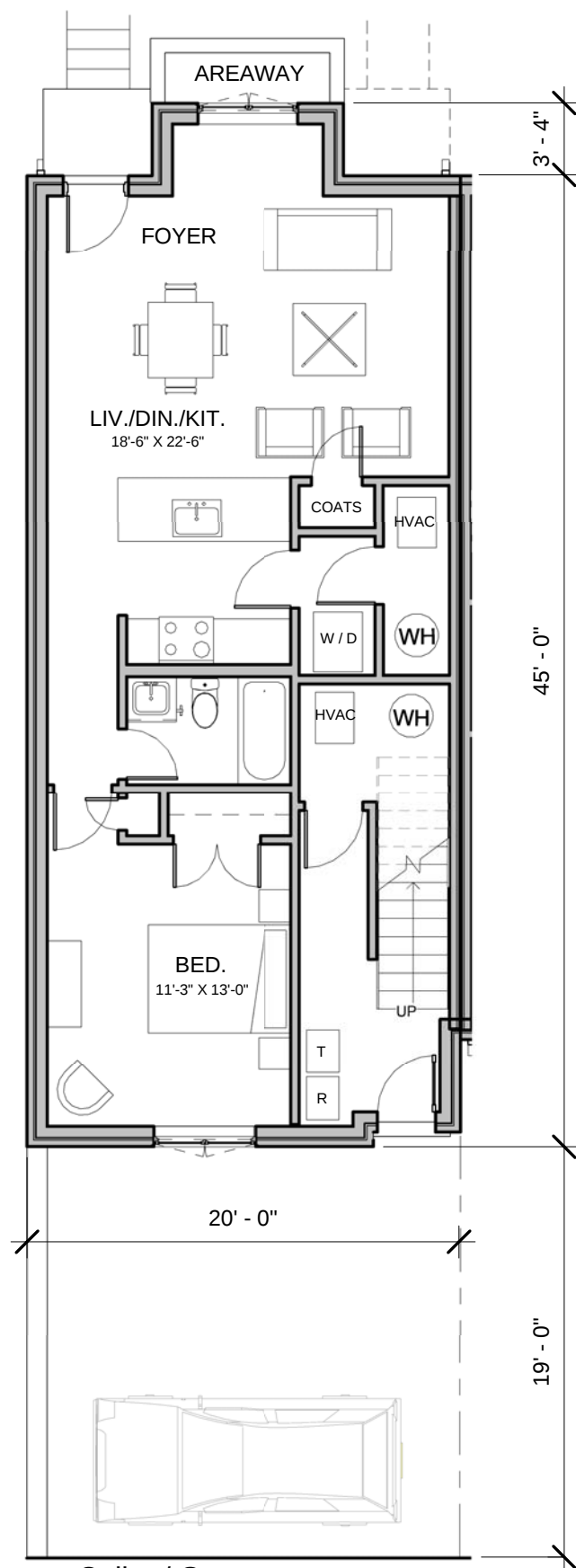
640 SF



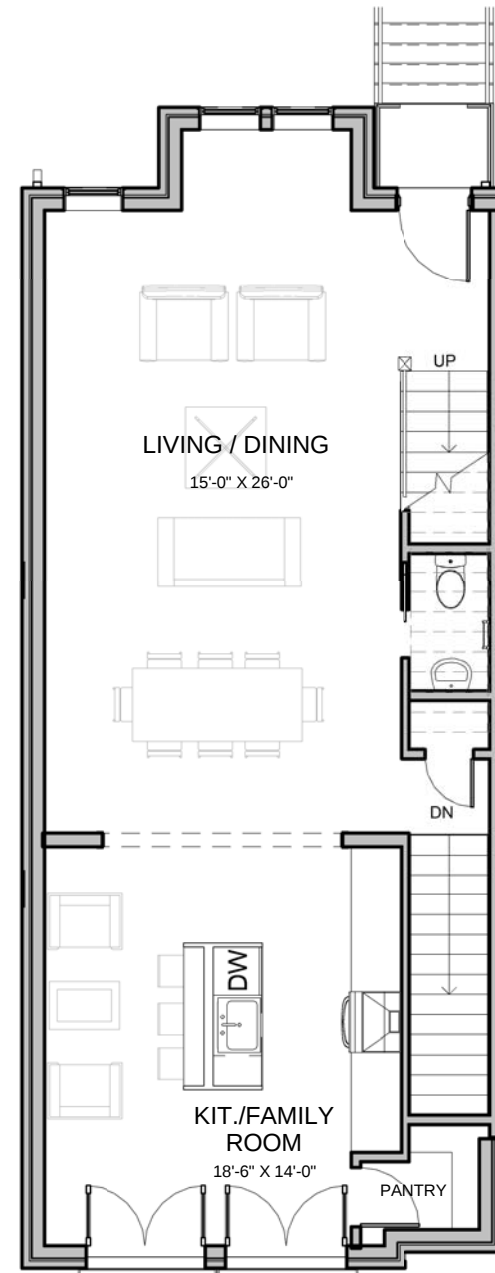
④ Third Floor
1/8" = 1'-0"

292 SF

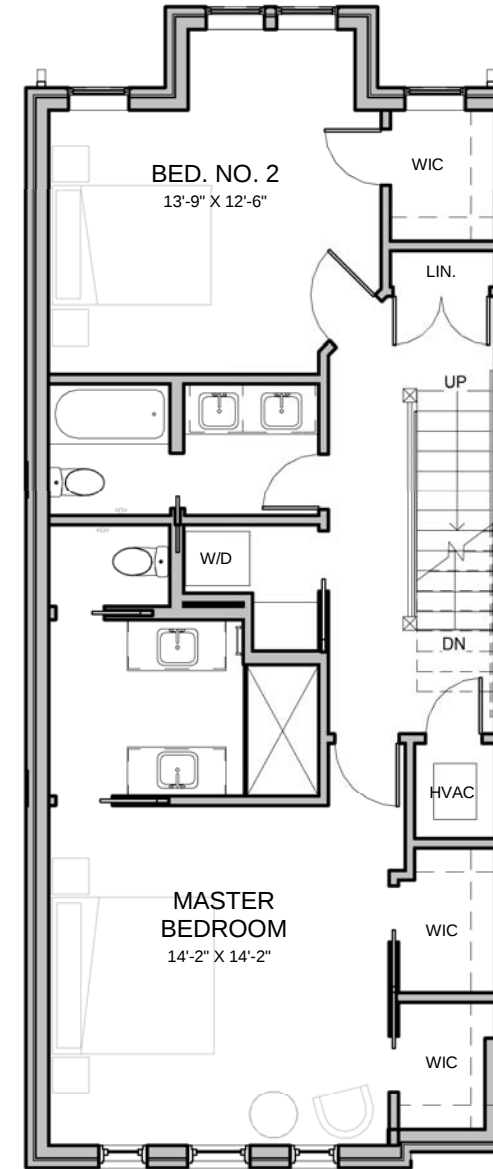




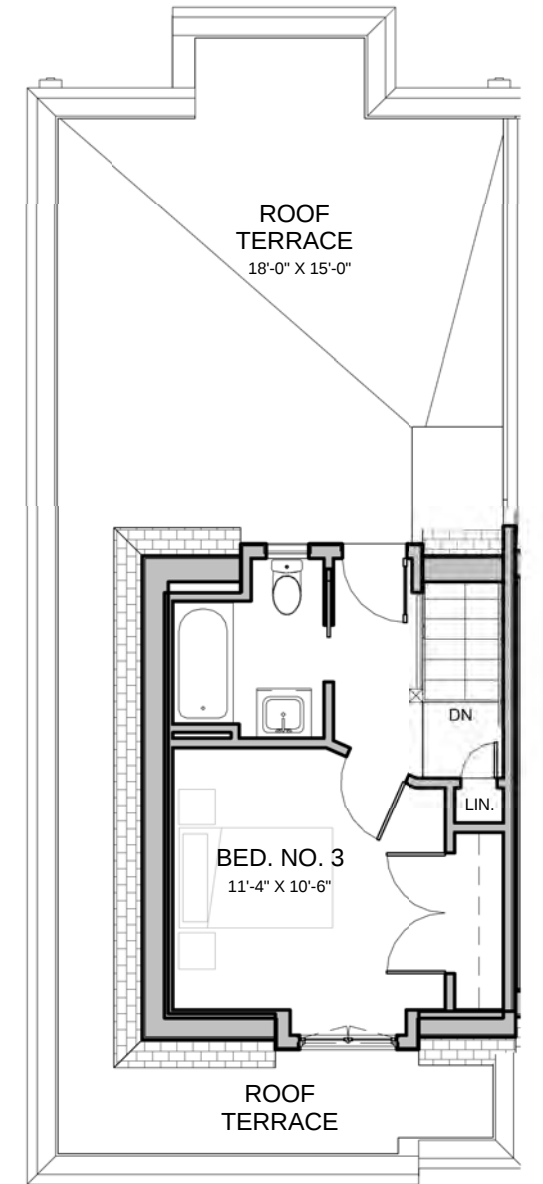
① Cellar / Garage
 1/8" = 1'-0"
 765 APARTMENT + 162 UPPER UNIT = 927 SF
 NOTE: LAYOUT SUBJECT TO CHANGE



② First Floor
 1/8" = 1'-0"
 927 SF
 TOTAL LIVEABLE= 3,051 SF



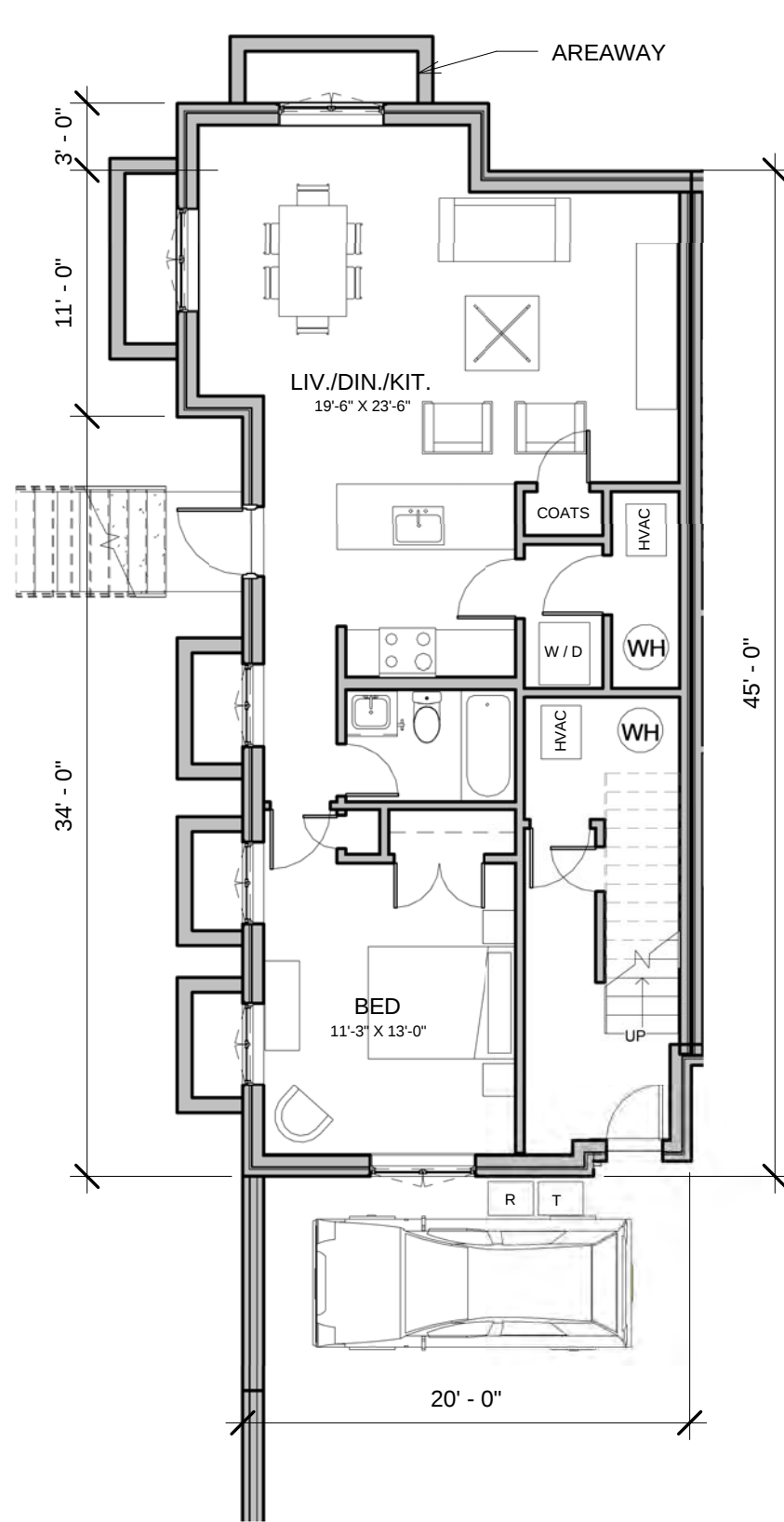
③ Second Floor
 1/8" = 1'-0"
 927 SF



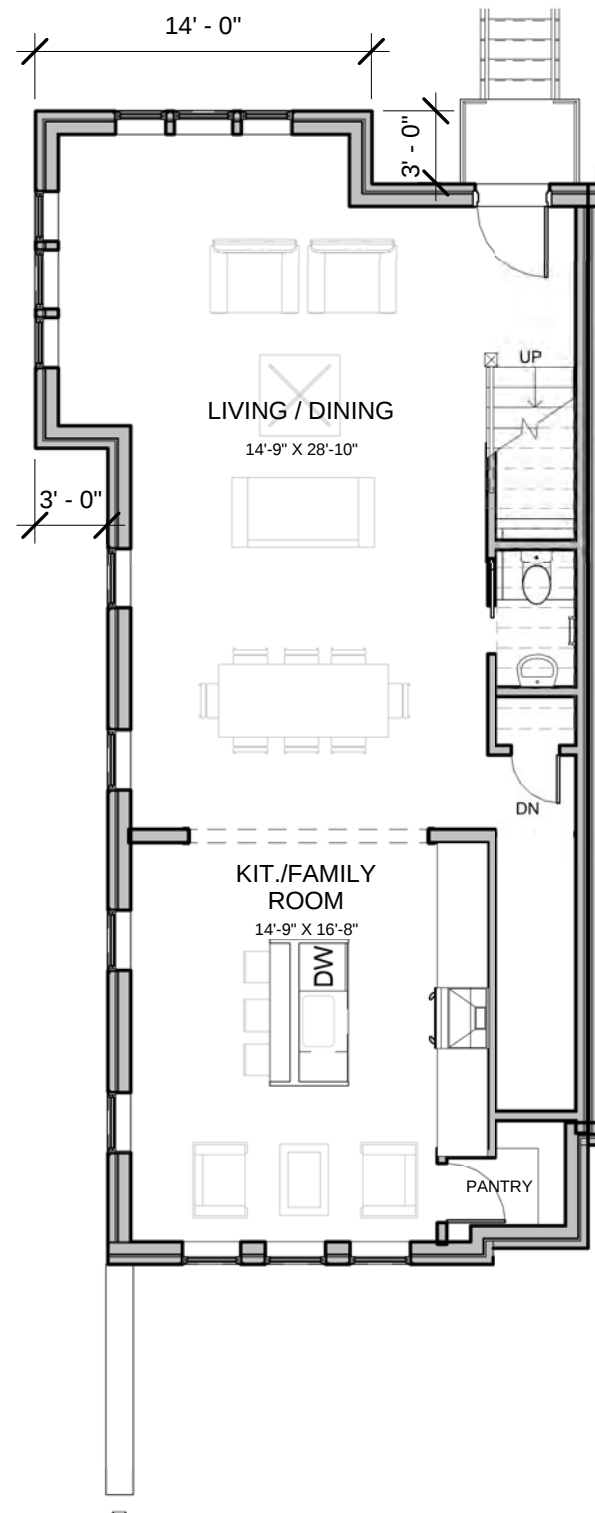
④ Third Floor
 1/8" = 1'-0"
 270 SF



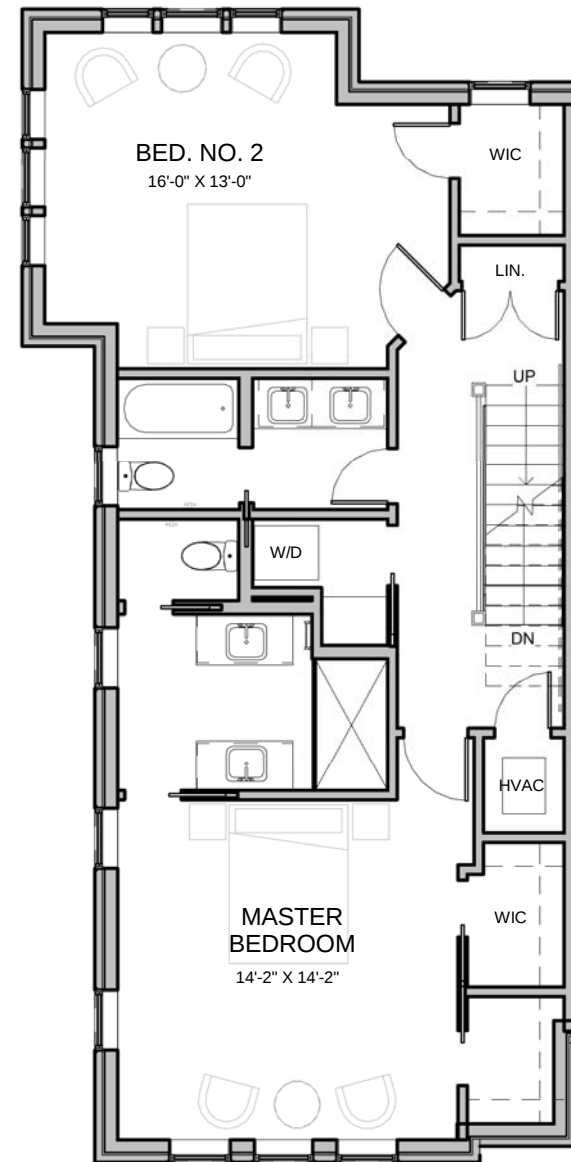
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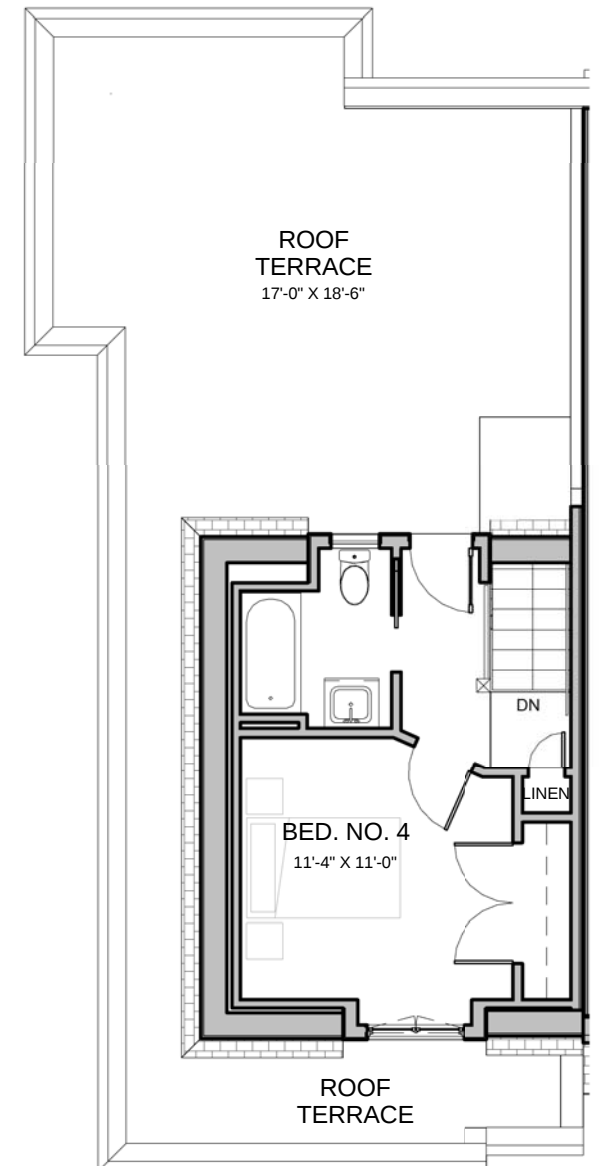
① Cellar / Garage
1/8" = 1'-0"
810 APARTMENT + 162 UPPER UNIT = 972 SF
NOTE: LAYOUT SUBJECT TO CHANGE



② First Floor
1/8" = 1'-0"
972 SF
TOTAL LIVEABLE= 3,186 SF (bays included)



③ Second Floor
1/8" = 1'-0"
972 SF

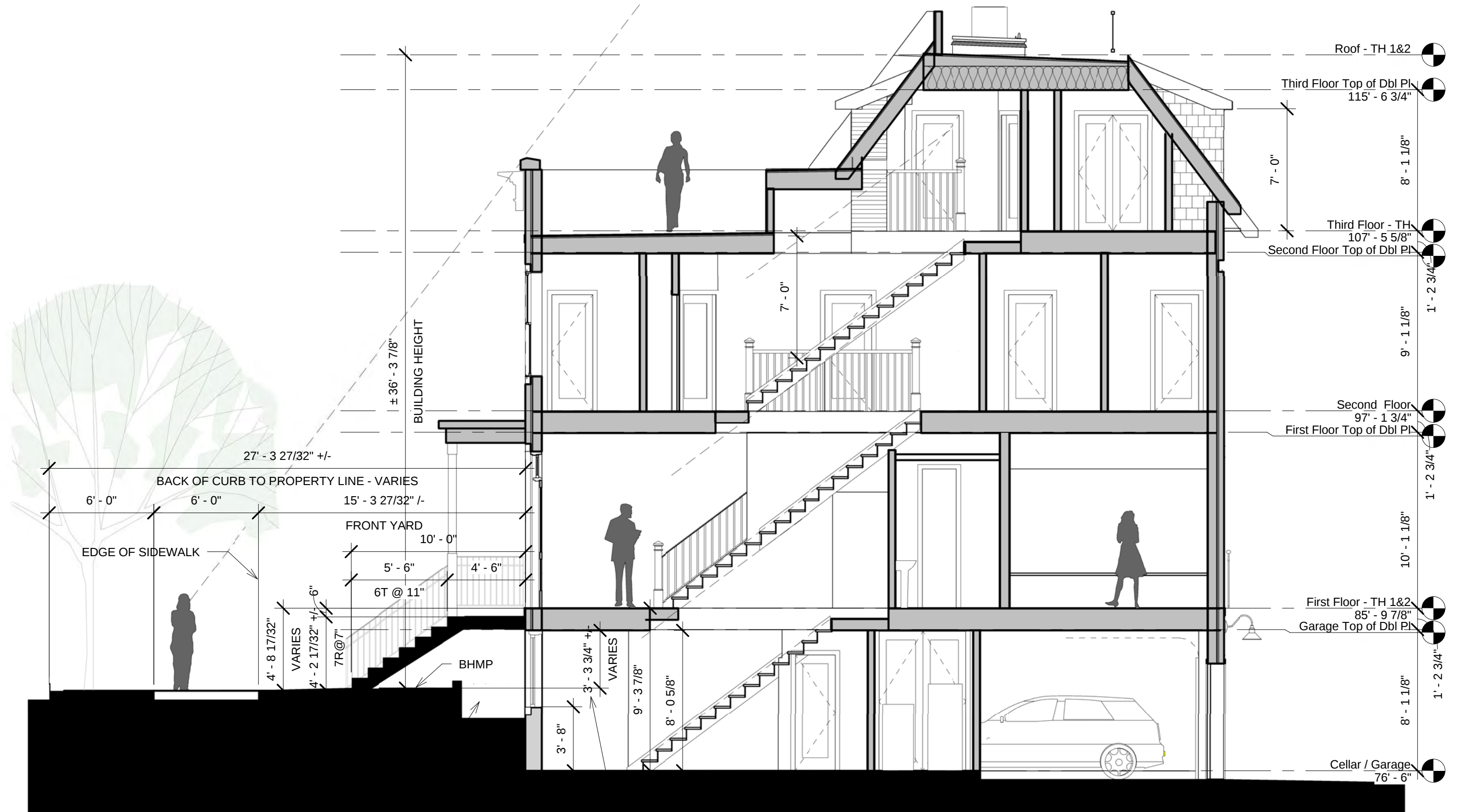


④ Third Floor
1/8" = 1'-0"
270 SF

DCMR 12A 2013: 3202.10.3
7 - The allowable width of a double projection on buildings exceeding 24 ft shall be 6 in. for each ft over 24 ft. (45 ft = 21x6" = 10'-6" + 13' = 23'-6" total allowed)
10 - A bay window at the corner of two streets is permitted to be continued around the corner. This portion shall not be counted in the width projections on either front.



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1 Section through Typ. Int. Unit w/ Steps at 13th Street (D Street Similar)
3/16" = 1'-0"

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Building Section - 13th St.

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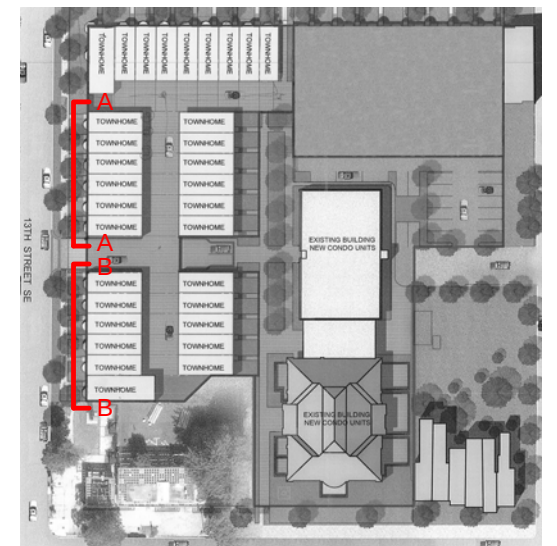


13TH STREET ELEVATION A-A



13TH STREET ELEVATION B-B

0' 4' 8' 16'



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Building Elevations - 13th St.

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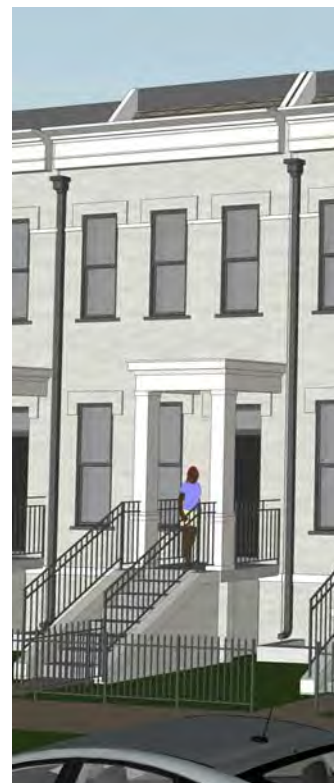
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D STREET ELEVATION A-A



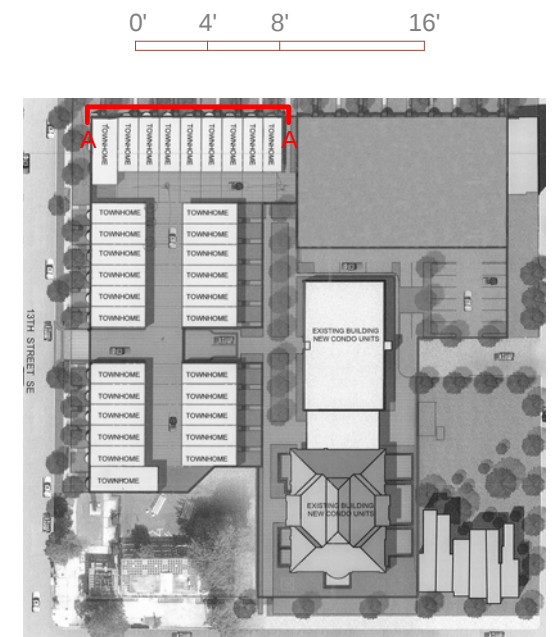
BAY-FRONT TYPE 1



PORCH-FRONT



BAY-FRONT TYPE 2



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Building Elevations - D Street

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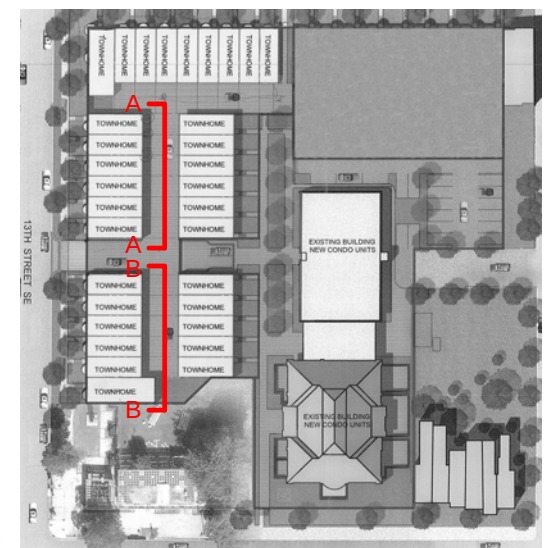


DRIVEWAY ELEVATION A-A



DRIVEWAY ELEVATION B-B

0' 4' 8' 16'



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Building Elevations - Driveway

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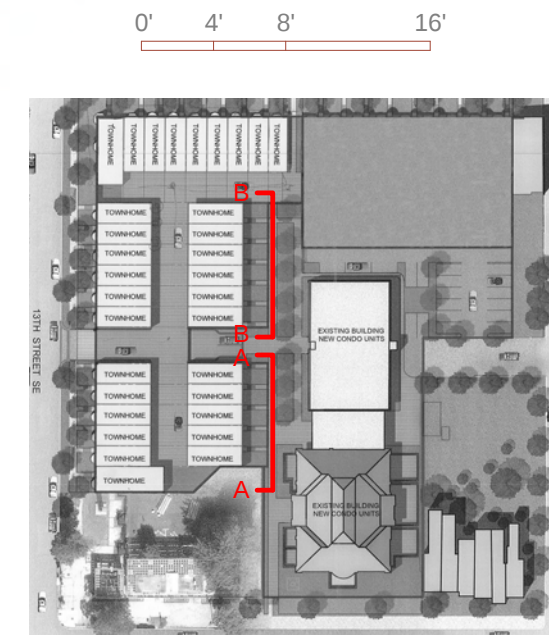
MEWS ELEVATION A-A



TYPICAL MEWS FAÇADE



MEWS ELEVATION B-B
A404



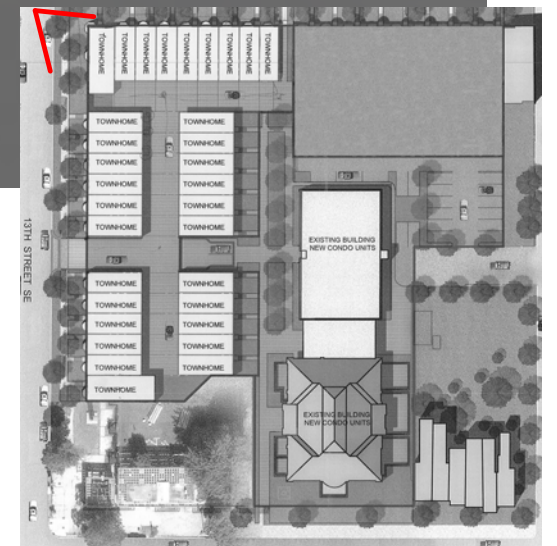
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Building Elevations - Mews

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Perspective at 13th & D Streets

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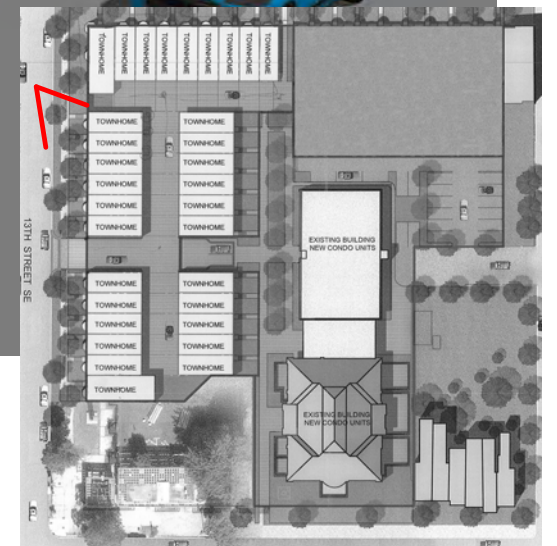
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View North along 13th Street

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Buchanan School Townhomes

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View along 13th Street

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Buchanan School Townhomes

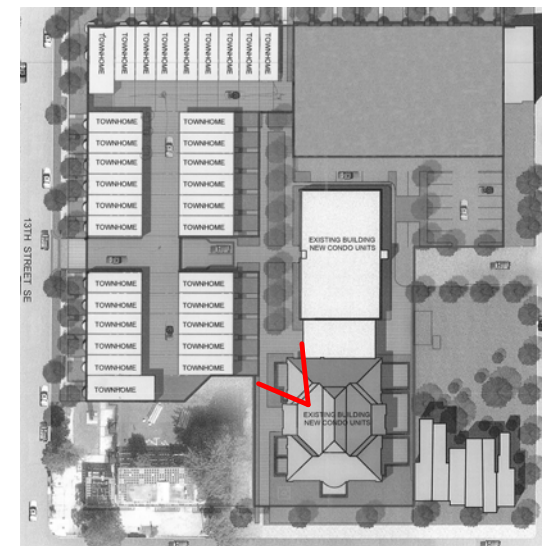
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Perspective at D Street

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Mews aerial looking North

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Buchanan School Townhomes

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Mews perspective looking North

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Mews perspective looking South

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Buchanan School Townhomes

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Driveway Perspective

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