ST. ALBANS SCHOOL

BOARD OF ZONING ADJUSTMENTS
DRAWING SET

MARCH 01, 2005

The National Cathedral School For Boys
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CODE CONSULTANTS INC
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New York, New York 10018

DRAWING INDEX:

A-000 COVER SHEET
A-001 ZONING TABULATION
A-050 CLOSE SITE PLAN
A-051 EXISTING SITE PLAN: ACADEMIC AREA
A-052 EXISTING SITE PLAN: ATHLETIC AREA
A-100 ACADEMIC AREA SITE PLAN
A-101 COMPOSITE FLOOR PLANS ELEV. 300.0'
A-102 COMPOSITE FLOOR PLANS ELEV. 313.0'
A-103 COMPOSITE FLOOR PLANS ELEV. 329.0'
A-104 COMPOSITE FLOOR PLANS ELEV. 344.0'
A-105 COMPOSITE FLOOR PLANS ELEV. 359.0'
A-106 COMPOSITE FLOOR PLANS ELEV. 373.0'
A-107 COMPOSITE ROOF PLAN
A-109 SITE PLAN: ATHLETIC FACILITY
A-110 ATHLETIC FACILITY: BEAUVOIR POOL PAVILION
A-111 ATHLETIC FACILITY: TENNIS PAVILION
A-112 LOADING FACILITY PLAN
A-201 BUILDING ELEVATIONS
A-202 BUILDING ELEVATIONS
A-203 BUILDING ELEVATIONS
A-300 CLOSE SITE PLAN: LOT OCCUPANCY DIAGRAM
A-400 CLOSE SITE PLAN: PARKING PLAN
A-500 RENDERING
A-501 RENDERING
A-502 RENDERING
A-503 RENDERING

CASE NO. 17320
EXHIBIT NO. 6
25 [illegible]
Skidmore, Owings & Merrill LLP 2004
Board of Zoning Adjustment
District of Columbia
CASE NO. 17320
EXHIBIT NO. 6

LOCATION: MOUNT SAINT ALBANS WASHINGTON D.C. 20016

ZONE R-1-B LOT 25 USE: PRIVATE SCHOOL

1. LOT (DCMR 401)

ALLOWABLE: 5000 SF
ACTUAL: 2,435,377 SF

ST. ALBANS SCHOOL USE: 780,939 SF

BEAUVOIR POOL PAVILION AREA: 12,000 SF

2. HEIGHT (DCMR 400)

ALLOWABLE: 40'-0" (EL. 393'-8")

POINT OF MEASUREMENT DETERMINED BY ELEVATION AT THE CURB AT THE MIDPOINT OF THE TRUE-LUCAS BUILDING AT MASSACHUSETTS AVENUE. HEIGHT TO BE MEASURED FROM ELEVATION 353'-8")

ACTUAL (NEW WING ADDITION): 34'-4" (EL. 388'-0")
ACTUAL (PERFORMING ARTS CENTER): 23'-4" (EL. 377'-0")

HEIGHT MEASURED TO TOP OF PARAPET.

3. FAR (DCMR 403.2)

NONE PRESCRIBED

ACADEMIC AREA

EXISTING SF: 169,950 GFA
ADDITION SF: 78,403 GFA
BREAKDOWN
- PERFORMING ARTS CENTER: 47,588 GFA
- NEW WING ADDITION: 30,815 GFA

TOTAL SF ACADEMIC AREA: 248,353 GFA

ATHLETIC FACILITY
- PRESS BOX: 245 GFA
- TENNIS PAVILION: 1,146 GFA
- DUGOUT A: 386 GFA
- DUGOUT B: 386 GFA
- CONCESSIONS/TOILET FACILITES: 1,615 GFA
- ARCADE: 5,956 GFA

TOTAL SF ATHLETIC AREA BUILDINGS: 9,734 GFA

BEAUVOIR POOL PAVILION: 1,470 GFA

4. LOT OCCUPANCY (DCMR 403.2)

ALLOWABLE:
60% CHURCH PUBLIC SCHOOLS
40% ALL OTHER STRUCTURES

EXISTING (LOT 25):

LOT OCCUPANCY (LOT 25): 261,719 SF
261,719 SF/2,435,377 SF = 10.7%

WITH PROPOSED WORK (LOT 25):

PROPOSED WORK: 19,688 SF (SEE TABULATION IN "ST. ALBANS USE" SECTION BELOW)
LOT OCCUPANCY: 281,407 SF
[INCLUDES DEMOLITION OF EXISTING BEAUVOIR PAVILION (598 SF) AND EXISTING TENNIS PAVILION (624 SF)]
281,407 SF/2,435,377 SF = 11.6%

ST. ALBANS USE:

ACTUAL ALLOTMENT FOR ST. ALBANS USE: 780,939 SF

EXISTING LOT OCCUPANCY FOR ST. ALBANS: 81,820 SF
(EXCLUDES EXISTING TENNIS PAVILION TO BE DEMOLISHED AND RELOCATED)

PROPOSED LOT OCCUPANY FOR ST. ALBANS::
PERFORMING ARTS CENTER: 1,182 SF
NEW WING ADDITION: 9,396 SF
TOTAL ACADEMIC AREA SF: 10,578 SF

ATHLETIC FACILITY STRUCTURES:
- PRESS BOX: 245 SF
- TENNIS PAVILION: 1,146 SF
- DUGOUT A: 386 SF
- DUGOUT B: 386 SF
- CONCESSIONS/TOILET FACILITES: 1,615 SF
- ARCADE: 2,978 SF

SUB-TOTAL ATHLETIC AREA SF: 9,734 SF

DEMOLITION TENNIS PAVILION: 624 SF

TOTAL ATHLETIC AREA SF: 9,110 SF

TOTAL PROPOSED LOT OCCUPANCY FOR ST.ALBANS USE: 19,688 SF

NEW TOTAL LOT OCCUPANCY: 101,508 SF
LOT PERCENTAGE OCCUPIED (ST. ALBANS USE):
101,508 SF/780,939 SF = 13.0%

CALCULATIONS EXCLUDE BEAUVOIR POOL PAVILION

5. REAR YARD (DCMR 404)

ALLOWABLE: 25'-0" MINIMUM
ACTUAL: REFER TO PLAN. MINIMUM DISTANCES ARE MAINTAINED

6. SIDE YARD (DCMR 405.9)

ALLOWABLE: 8'-0" MINIMUM
ACTUAL: REFER TO PLAN. MINIMUM DISTANCES ARE MAINTAINED.

7. COURTS (DCMR 411)

ALLOWABLE: MINIMUM WIDTH FOR OPEN COURT - 4" PER FOOT HEIGHT OF COURT BUT NOT LESS THAN 10'-0"

ACTUAL: IN COMPLIANCE. REFER TO PLANS FOR COURT IDENTIFICATION:

COURT A:
HEIGHT OF COURT: 65'-0"
MINIMUM ALLOWABLE WIDTH: 21'-8"
ACTUAL WIDTH: 167'-4"

COURT B:
HEIGHT OF COURT: 22'-0"
MINIMUM ALLOWABLE WIDTH: 7'-4" THEREFORE 10'-0"
ACTUAL WIDTH: 22'-0"

COURT C:
HEIGHT OF COURT: 40'-11"
MINIMUM ALLOWABLE WIDTH: 13'-8"
ACTUAL WIDTH: 26'-4"

COURT D:
HEIGHT OF COURT: 51'-1"
MINIMUM ALLOWABLE WIDTH: 17'-4"
ACTUAL WIDTH: 64'-8"

8. ROOF STRUCTURES (DCMR 411)

IN COMPLIANCE WITH PROVISIONS.

THERE ARE NO ROOF STRUCTURES FOUR FEET OR ABOVE ON THE NEW WING ADDITION OR PERFORMING ARTS.

9. PARKING (DCMR 2100)

163 SPACES ARE PROVIDED ON THE CATHEDRAL CLOSE FOR THE USE OF ST. ALBANS SCHOOL TO MEET THE DC ZONING REQUIREMENTS. REFER TO PLAN A-400 FOR LOCATIONS ON SITE.

LARGEST ASSEMBLY VENUE:
650 SEATS - MARTIN GYM

FACULTY/STAFF 145 X 2/3 = 98
MARTIN GYMNASIUM: 650 X 1/10 = 65

TOTAL REQUIRED SPACES = 163

10. LOADING FACILITIES (DCMR 2201.1)

REQUIREMENTS FOR FACILITIES WITH MORE THAN 100,000 SF OF GROSS FLOOR AREA

LOADING BERTHS REQUIRED:
1 @ 30'-0" DEEP
1 @ 55'-0" DEEP

LOADING PLATFORM REQUIRED:
1 @ 100 SF
1 @ 200 SF

DELIVERY LOADING SPACES REQUIRED:
1 @ 20'-0"

IN COMPLIANCE - REFER TO PLANS FOR DIMENSIONS

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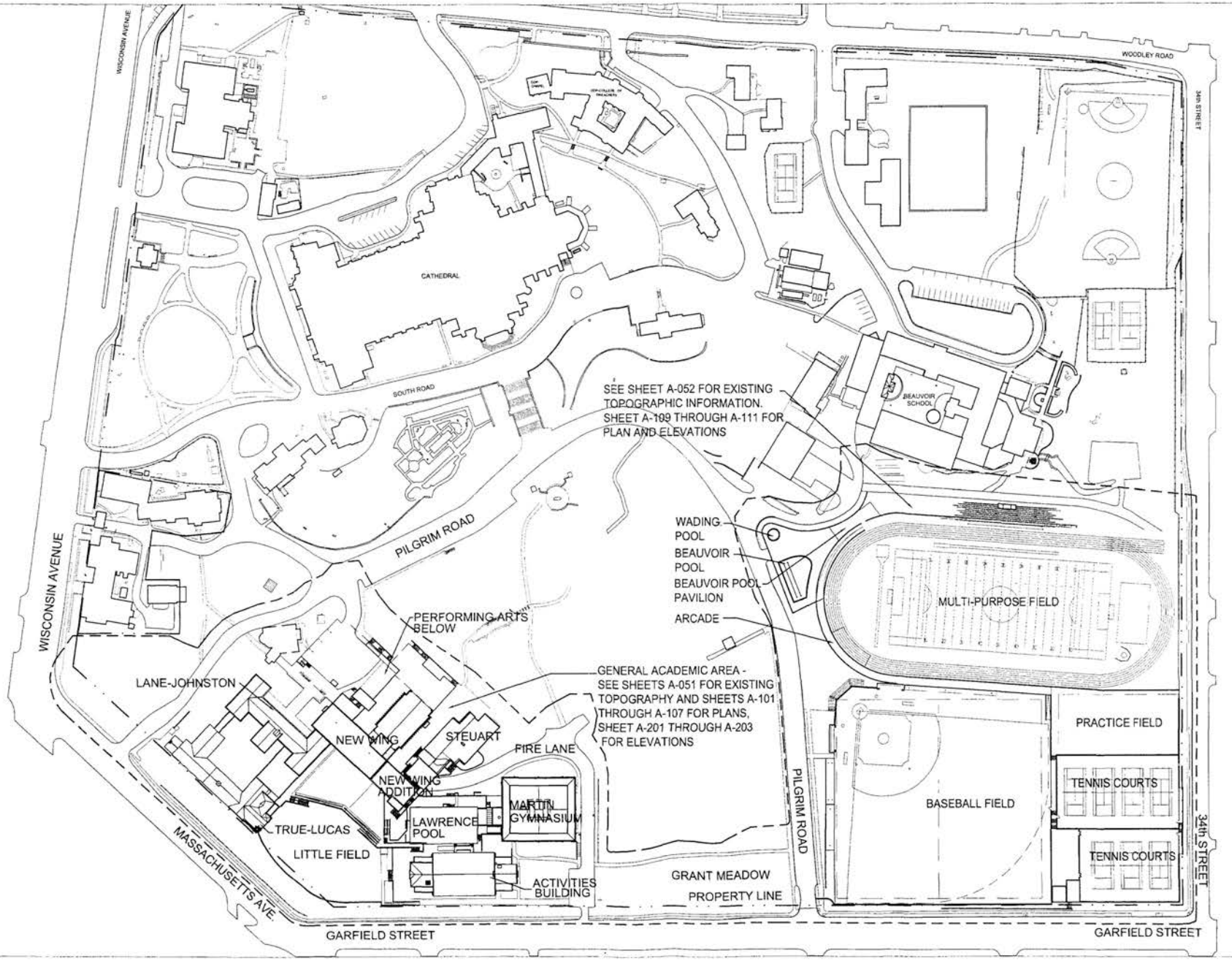
ZONING TABULATIONS

MARCH 1, 2005

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A-001



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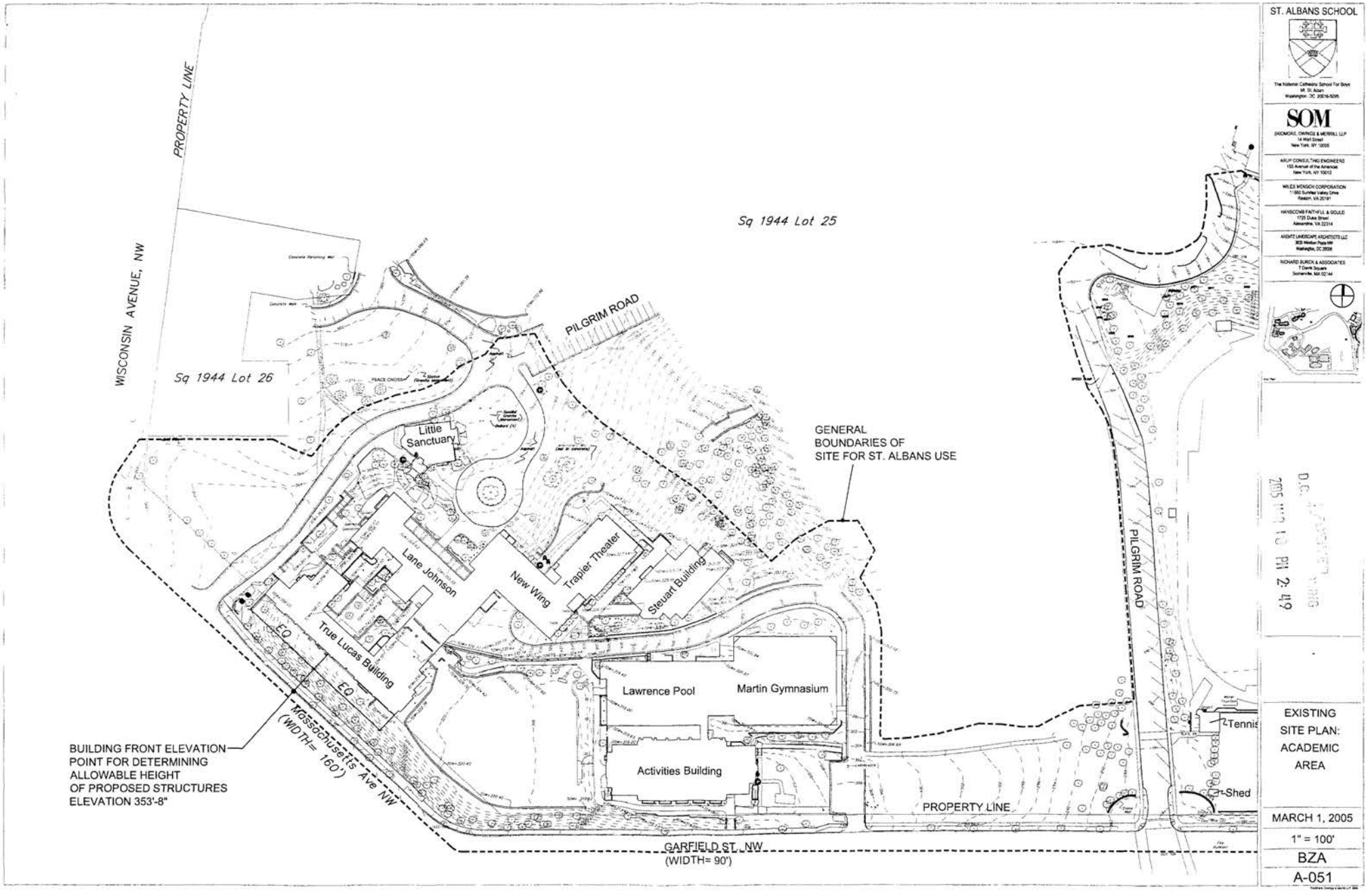
CLOSE SITE PLAN W/ PROPOSED STRUCTURES

MARCH 1, 2005

1" = 150'

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A-050



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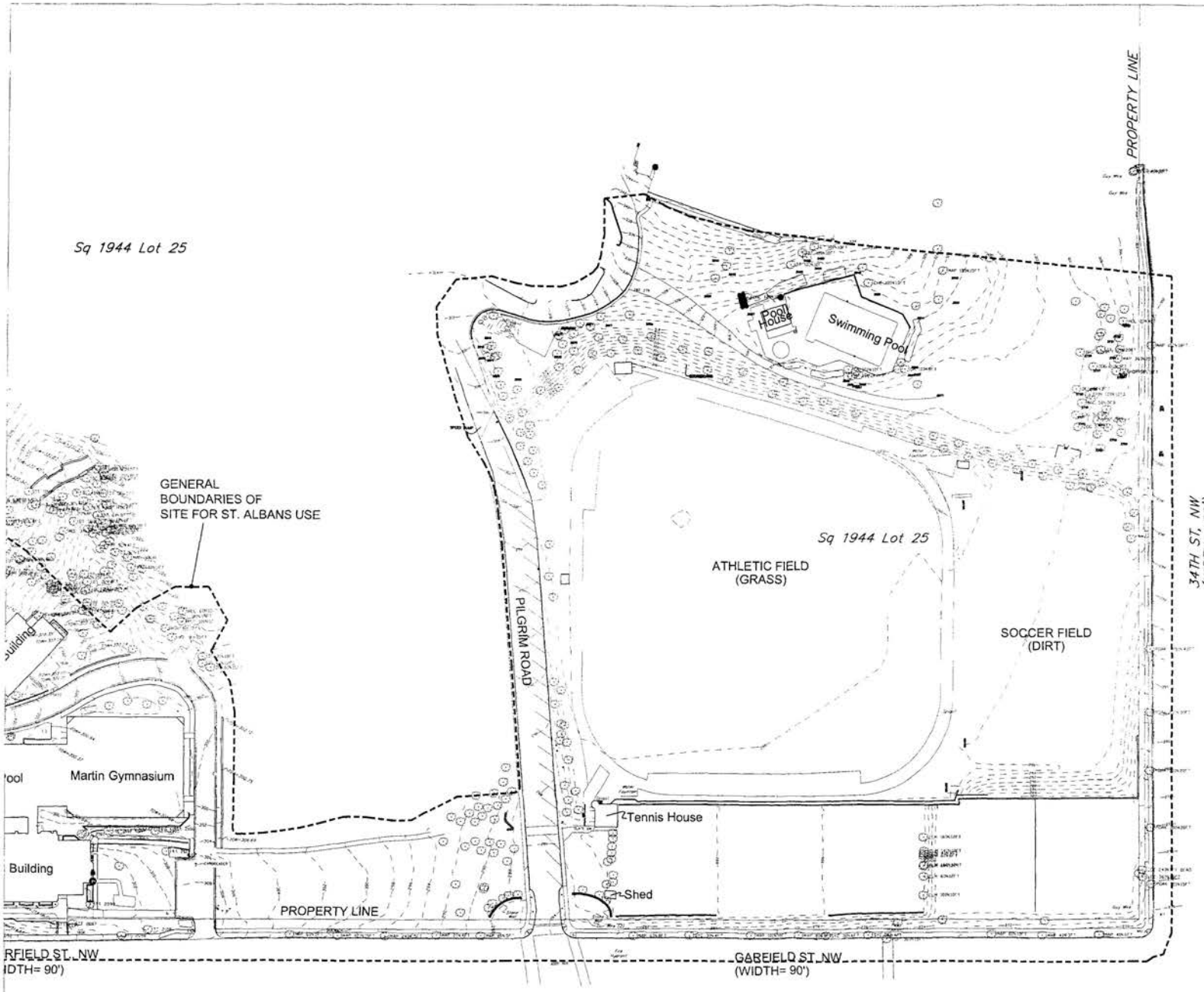
EXISTING SITE PLAN: ACADEMIC AREA

MARCH 1, 2005

1" = 100'

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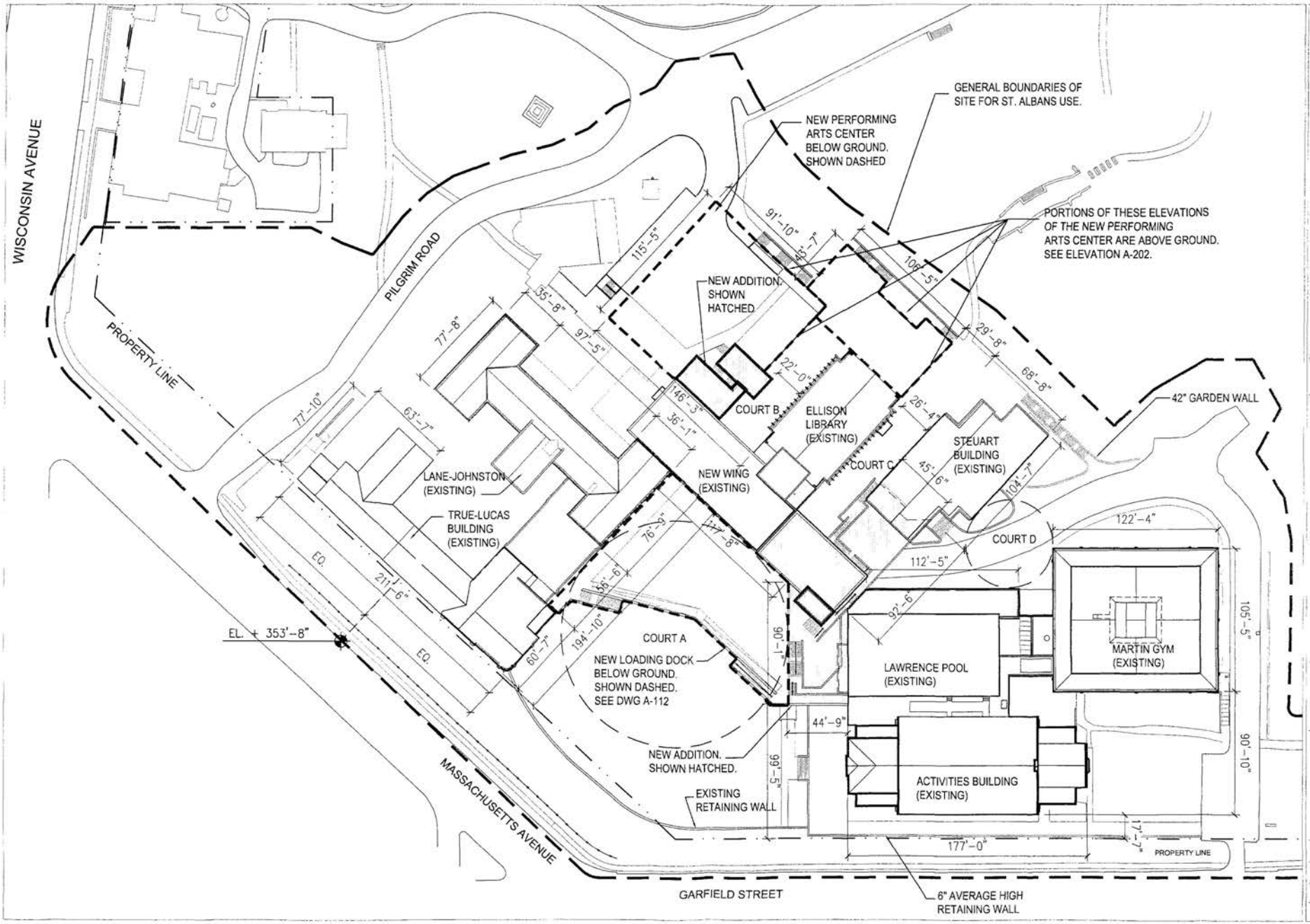
EXISTING
SITE PLAN
ATHLETIC
FACILITIES

MARCH 1, 2005

1" = 100'

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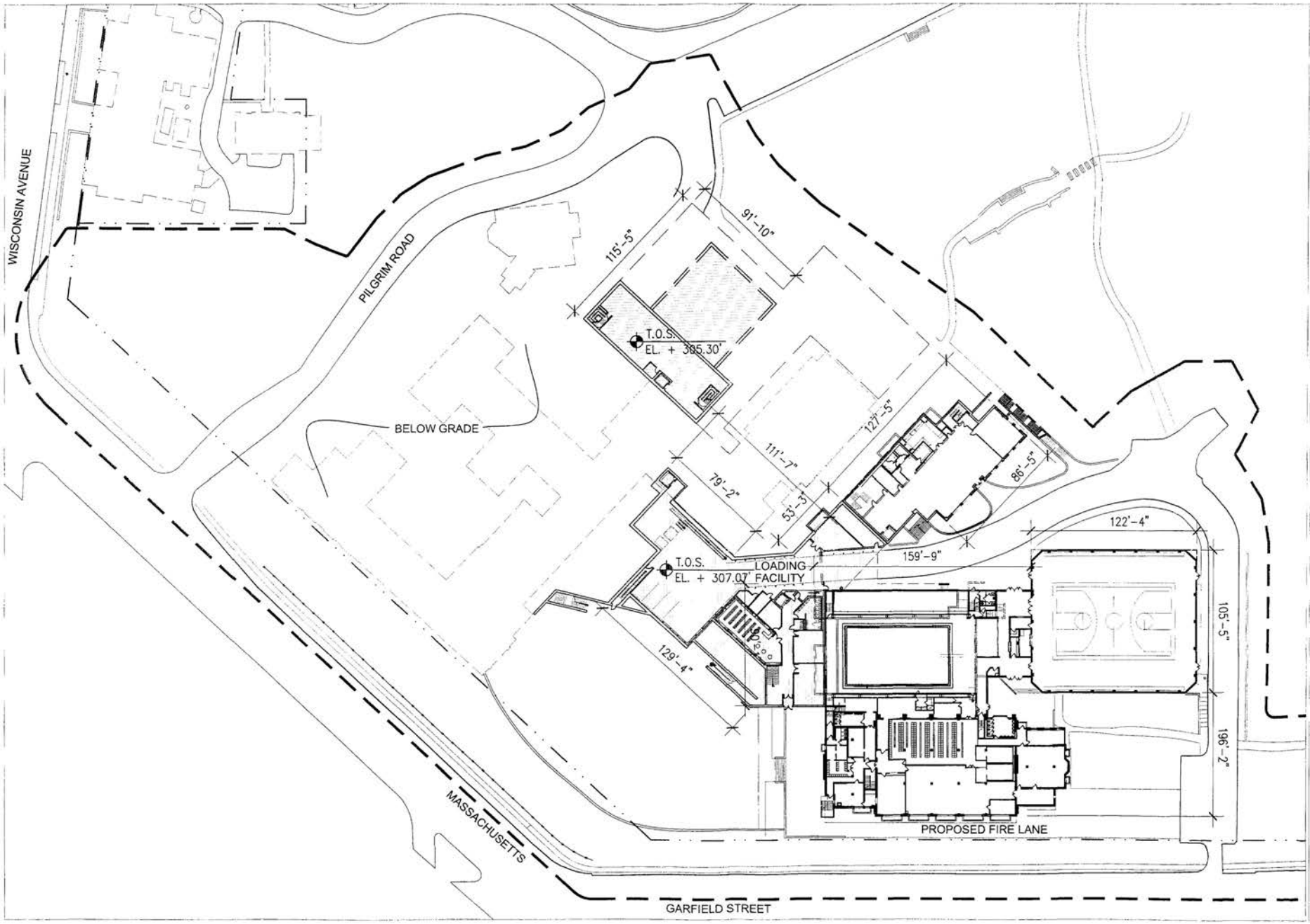
SITE PLAN

MARCH 1, 2005

1/64" = 1'-0"

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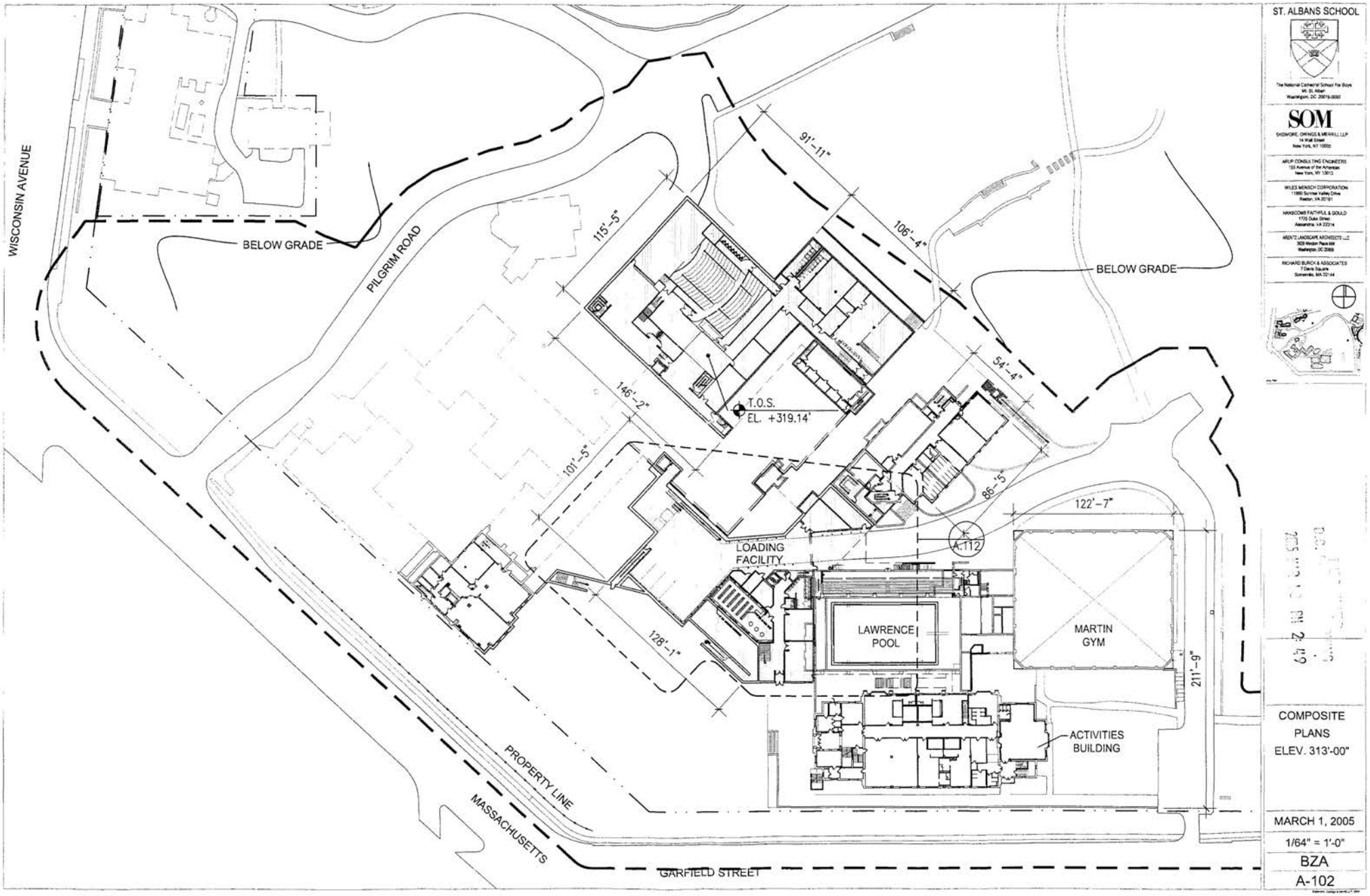
COMPOSITE
FLOOR PLANS
ELEV. 300'-00"

MARCH 1, 2005

1/64" = 1'-0"

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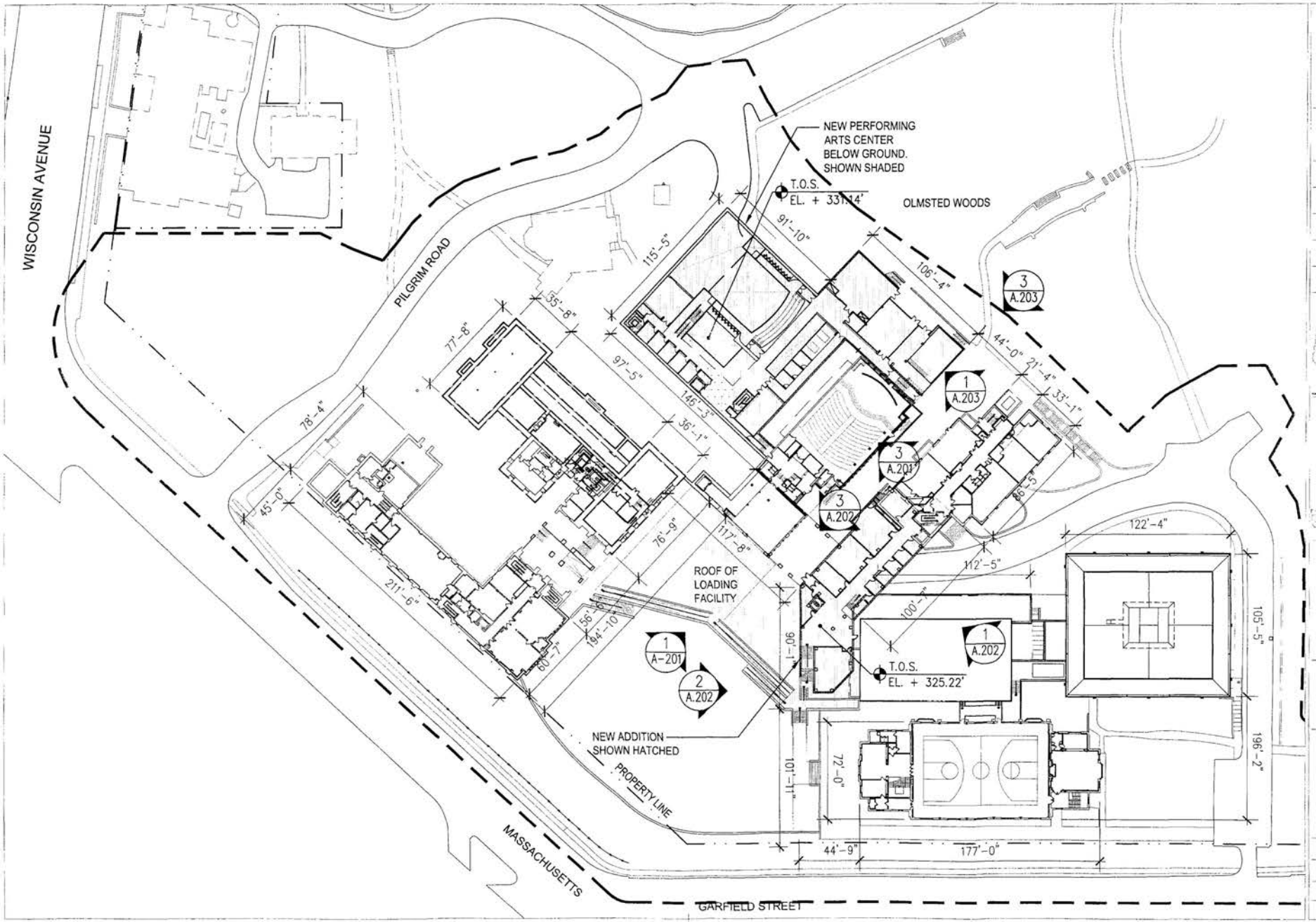
COMPOSITE
PLANS
ELEV. 313'-00"

MARCH 1, 2005

1/64" = 1'-0"

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A-102



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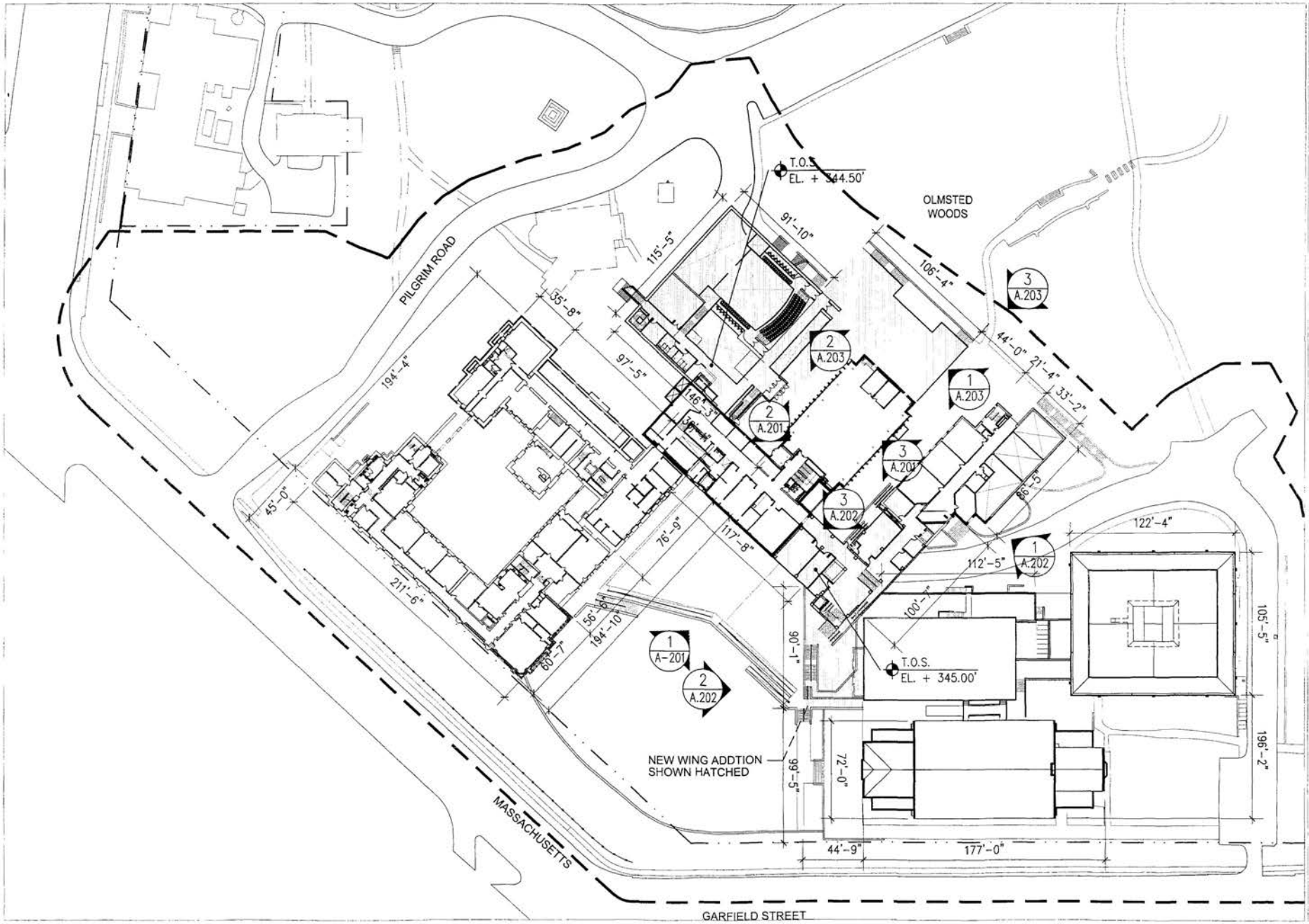
COMPOSITE PLANS
ELEV. 329'-00"

MARCH 1, 2005

1/64" = 1'-0"

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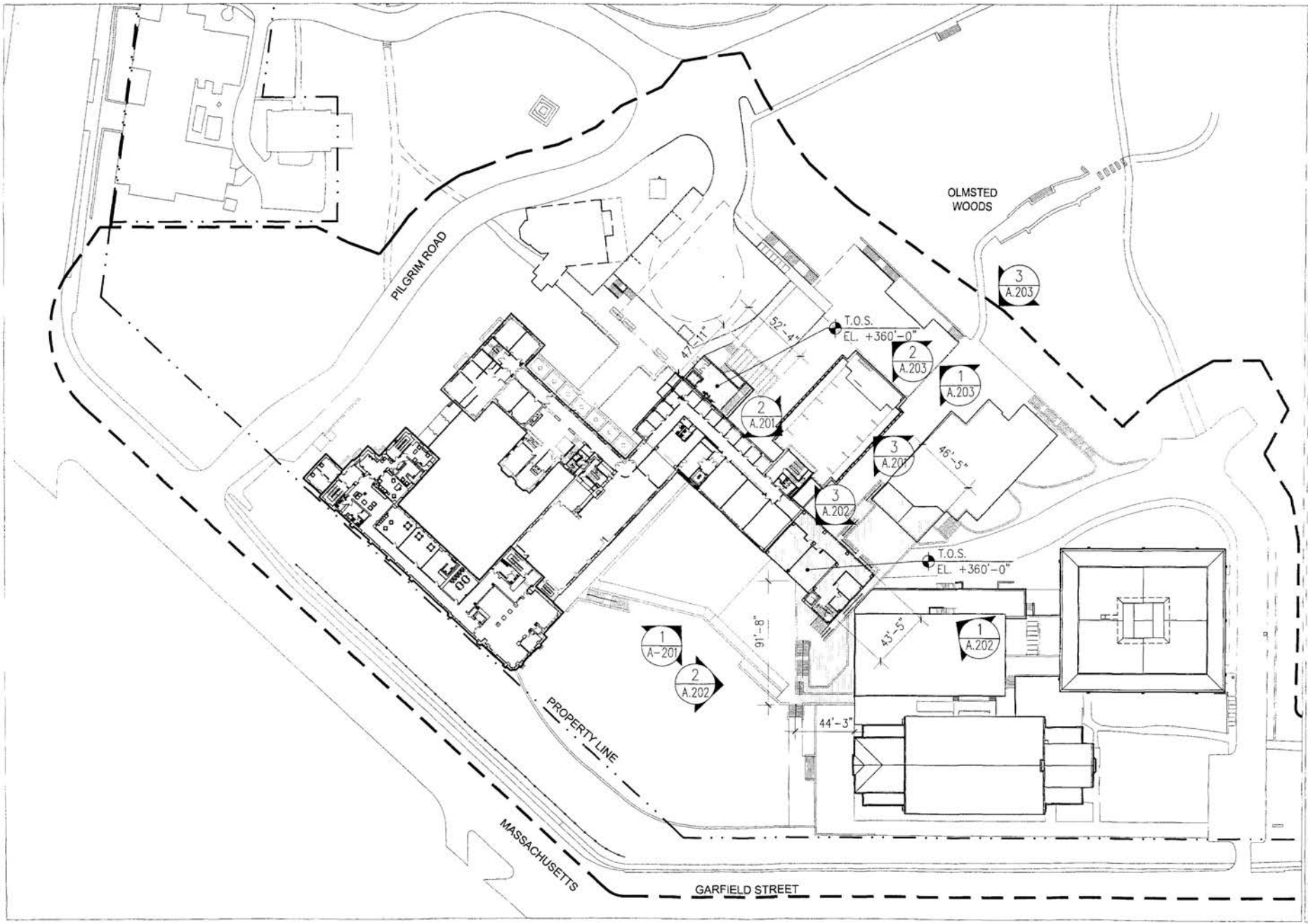
COMPOSITE
FLOOR PLANS
ELEV. 344'-00"

MARCH 1, 2005

1/64" = 1'-0"

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A-104



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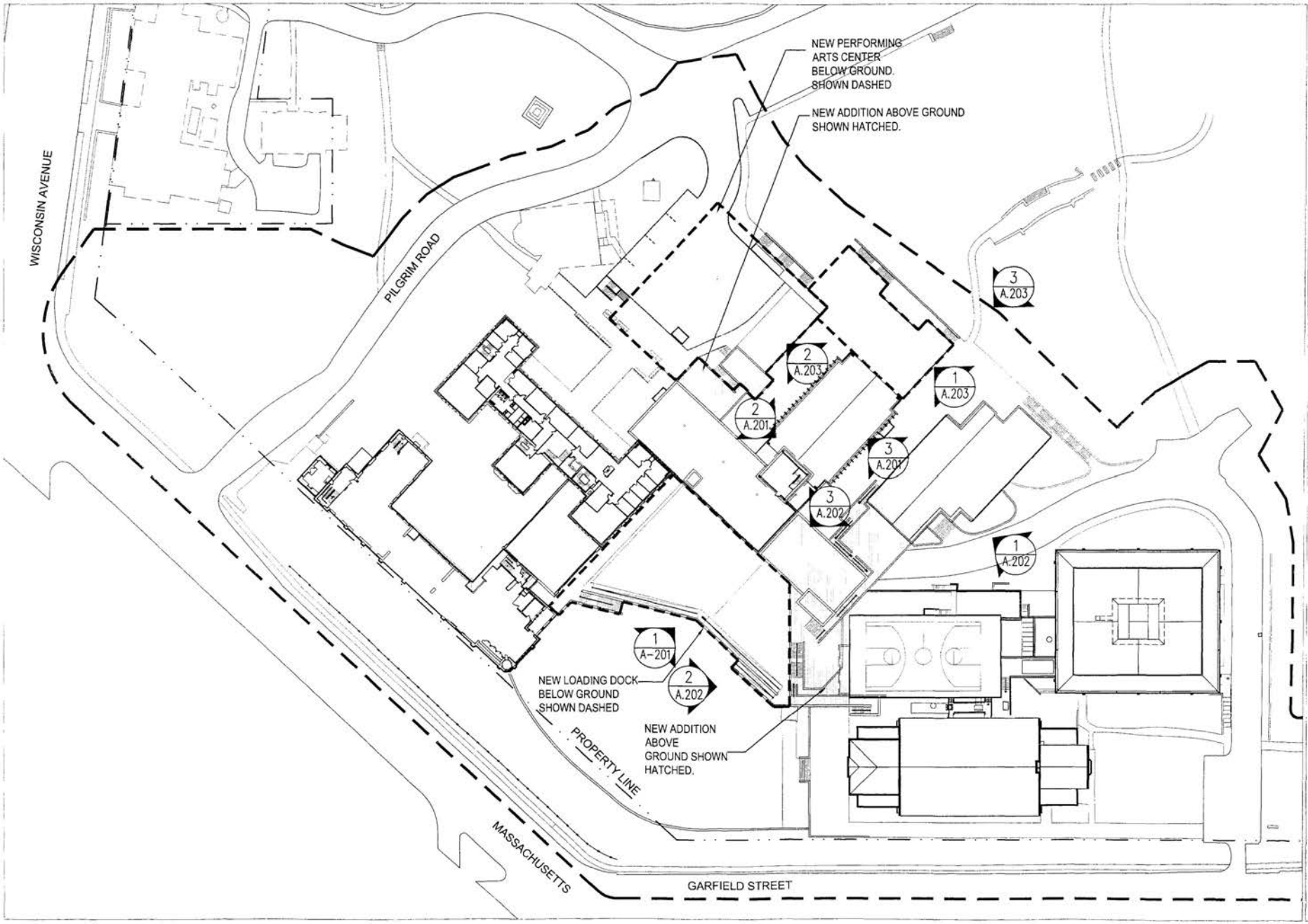
COMPOSITE
FLOOR PLANS
ELEV. 359'-00"

MARCH 1, 2005

1/64" = 1'-0"

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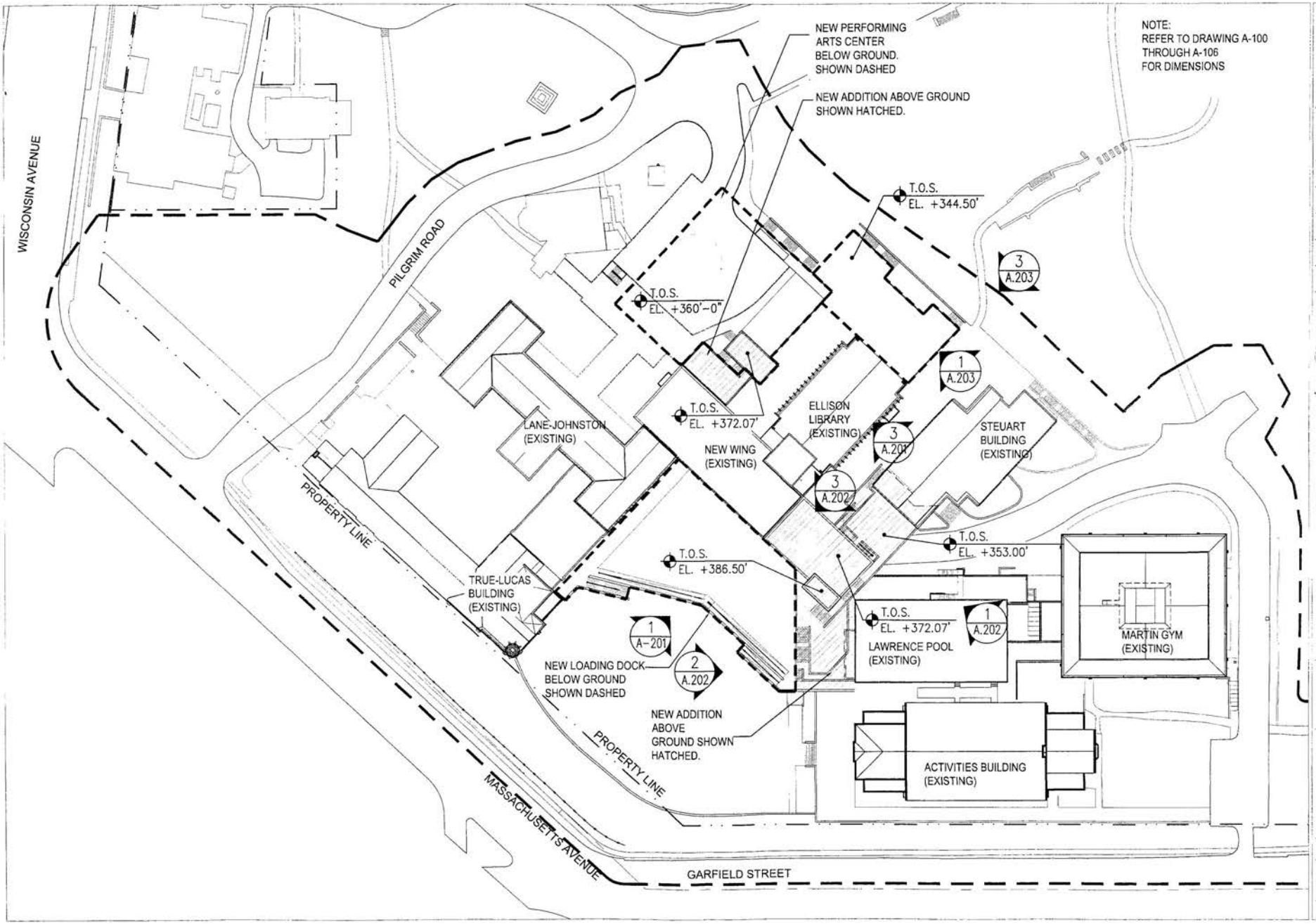
COMPOSITE FLOOR PLANS ELEV. 373.00'

MARCH 1, 2005

1/64" = 1'-0"

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A-106



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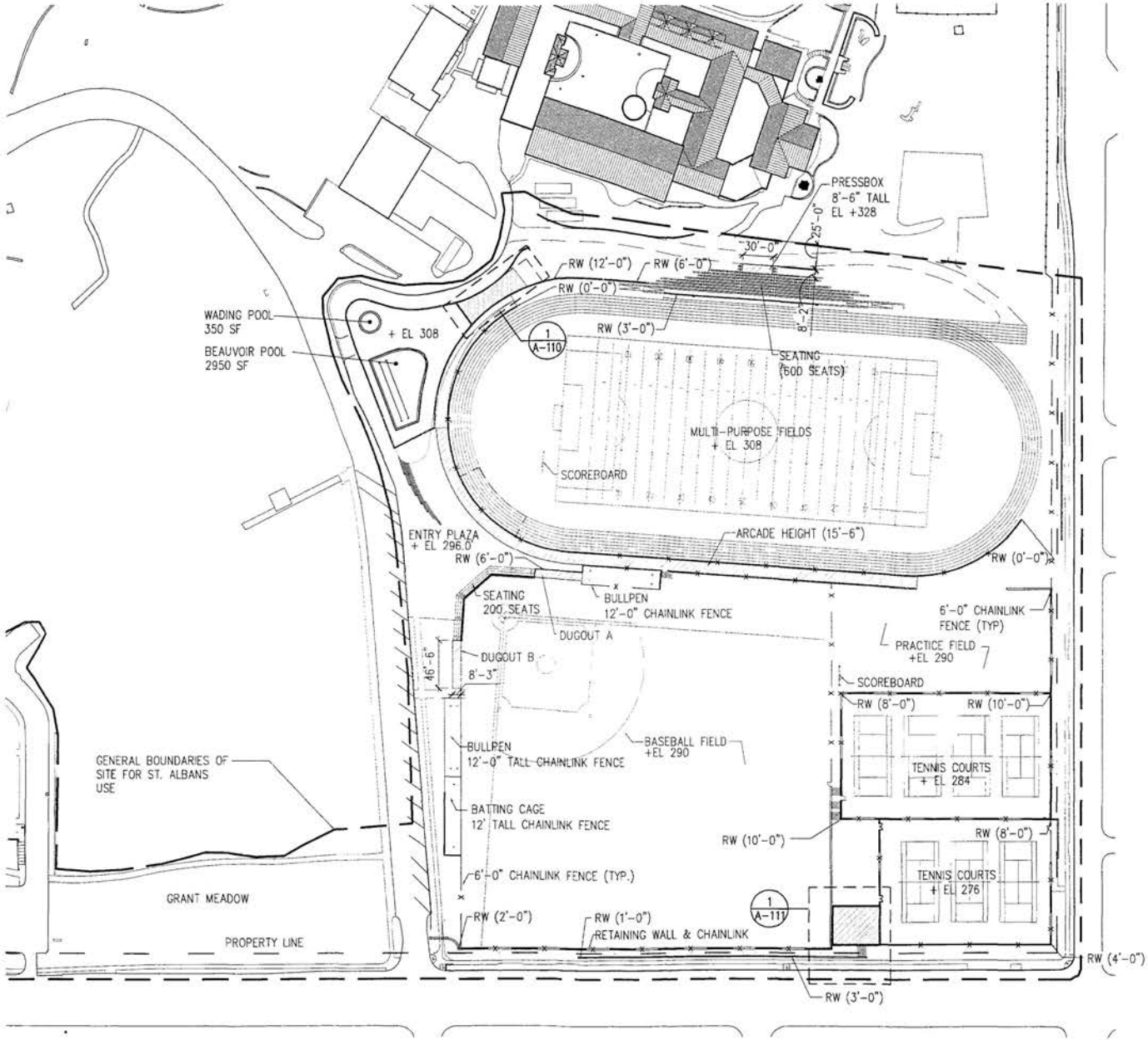
ROOF PLAN

MARCH 1, 2005

1/64" = 1'-0"

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LEGEND

RW (1'-0") ← RW: RETAINING WALL HEIGHT AT END OF WALL

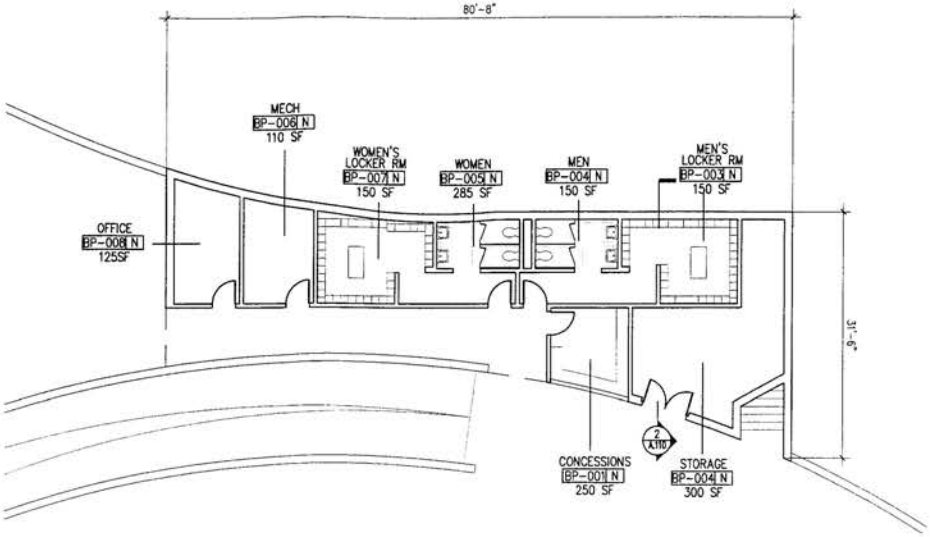
SITE PLAN
ATHLETIC
FACILITY

MARCH 1, 2005

1" = 100'-0"

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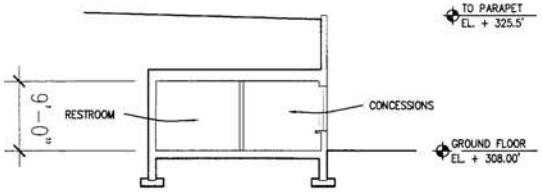
A-109



3
A110

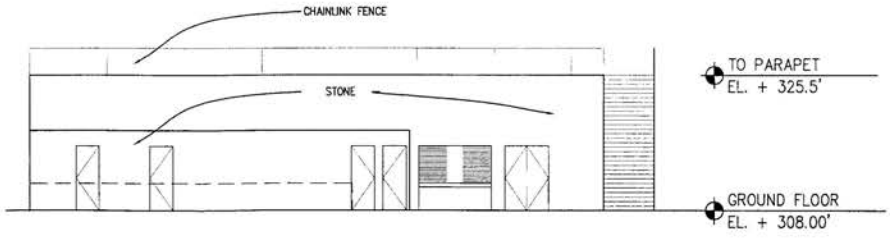
1 BEAUVOIR POOL PAVILION PLAN

SCALE: 1/8"=1'-0"



3 SECTION

SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

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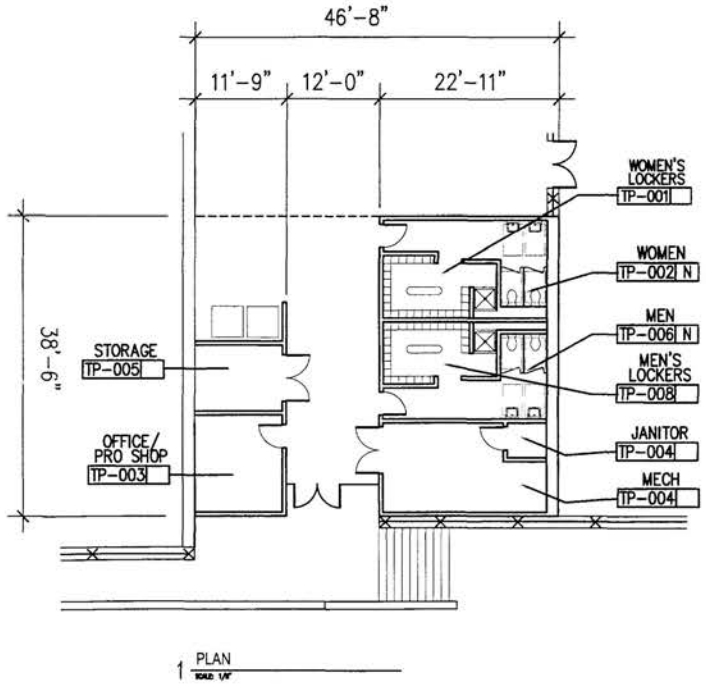
ATHLETIC
FACILITY
BEAUVOIR POOL

MARCH 1, 2005

1/16" = 1'-0"

BZA

A-110



1 PLAN
SCALE: 1/4"

ST. ALBANS SCHOOL

The National Cathedral School For Boys
Mt. St. Alban
Washington, DC 20016-5095

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SKIDMORE, OWINGS & MERRILL LLP
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ARENTZ LANDSCAPE ARCHITECTS LLC
3039 Wisconsin Place NW
Washington, DC 20008

RICHARD BUROK & ASSOCIATES
7 Dane Square
Somerville, MA 02144



DISTRICT OF COLUMBIA
2005 MAR 10 PM 2:50

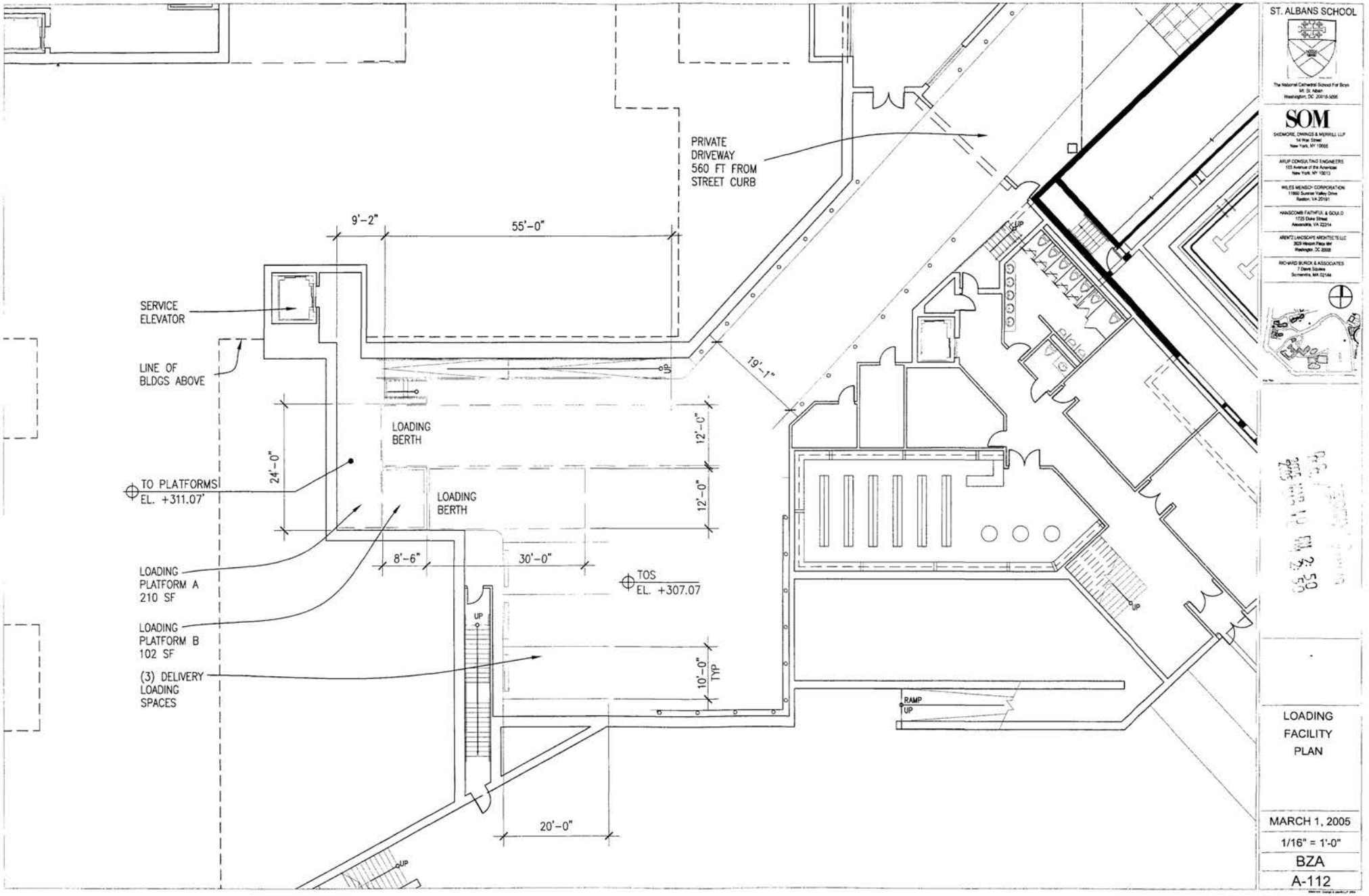
ATHLETIC FACILITY
TENNIS PAVILION

MARCH 1, 2005

1/16" = 1'-0"

BZA

A-111



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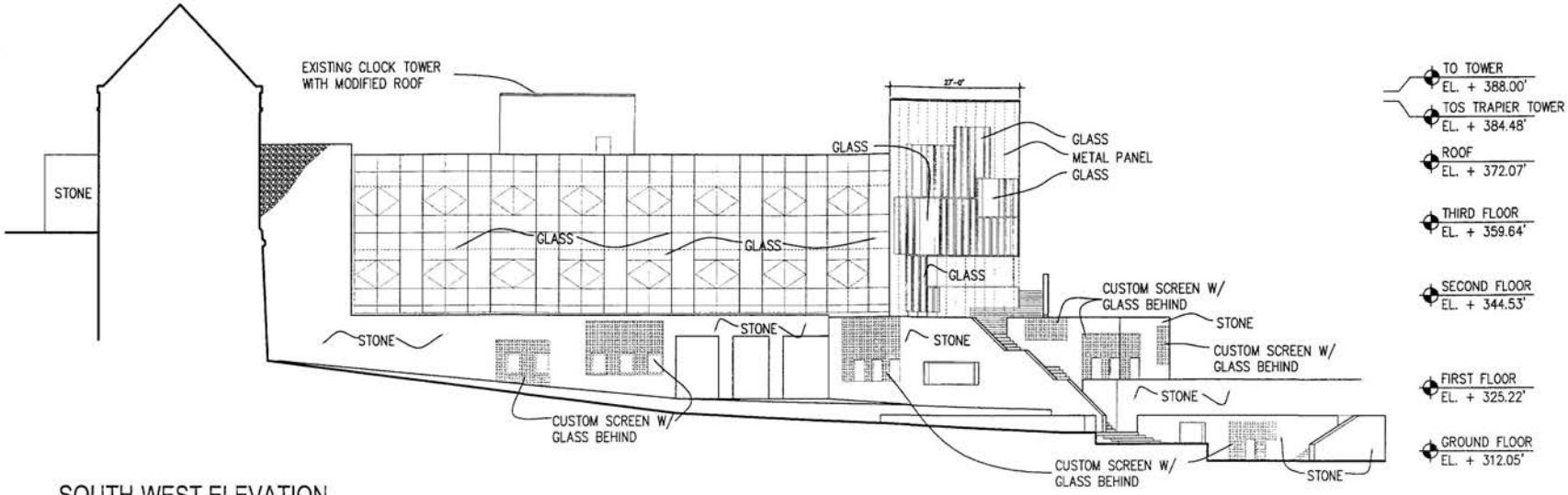
LOADING
FACILITY
PLAN

MARCH 1, 2005

1/16" = 1'-0"

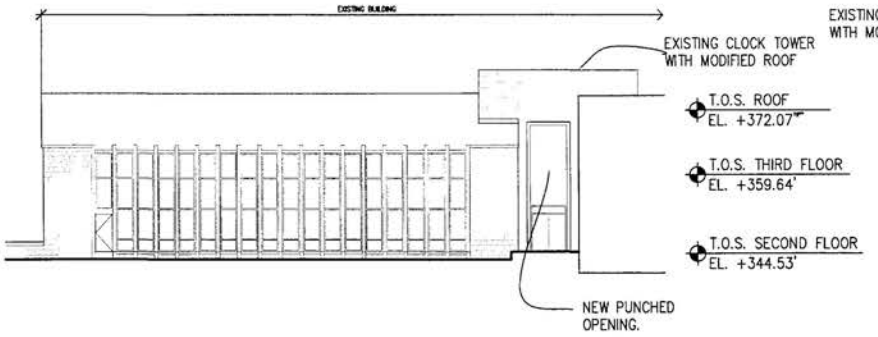
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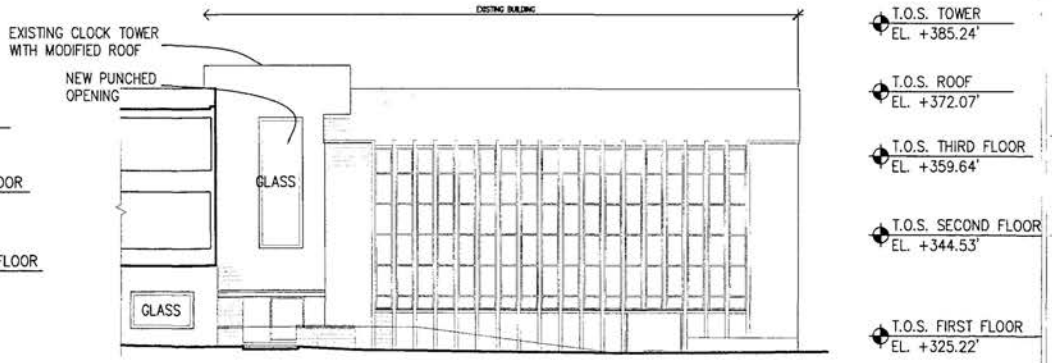
1 SOUTH-WEST ELEVATION

SCALE: 1/16" = 1'-0" AEMOSWN20



2 NORTH-WEST SECTION

SCALE: 1/16" = 1'-0" ASMNNWN20



3 NORTH-EAST ELEVATION

SCALE: 1/16" = 1'-0" AEMNNEN20

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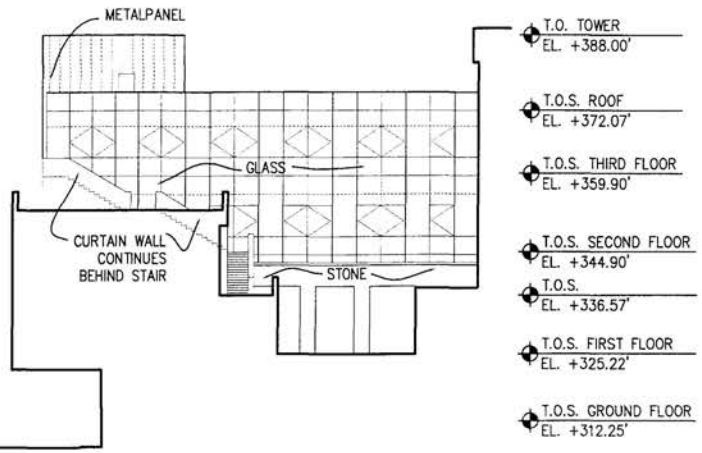
BUILDING
ELEVATIONS

MARCH 1, 2005

AS NOTED

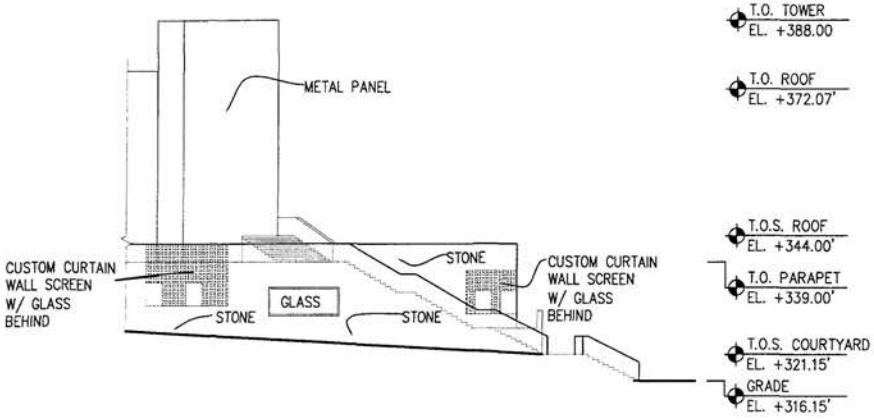
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A-201



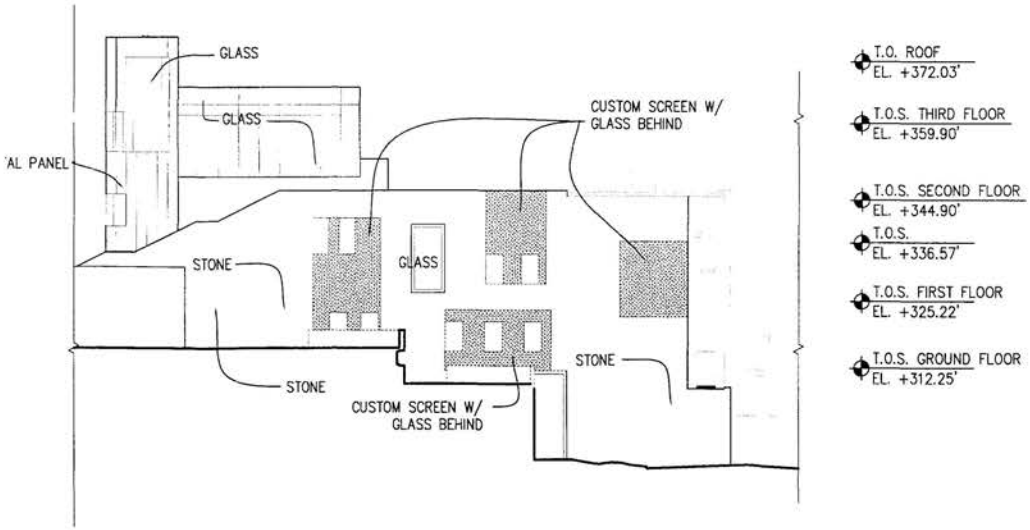
3 NORTH-EAST ELEVATION

SCALE: 1/16" = 1'-0" AEMONEN10



2 WEST ELEVATION

SCALE: 1/16" = 1'-0" ASMGOWN10



1 SOUTH-EAST ELEVATION

SCALE: 1'-0" = 1/16" AEMOSEN10

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Somerville, MA 02144



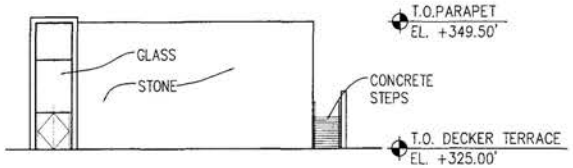
BULIDING ELEVATIONS

MARCH 1, 2005

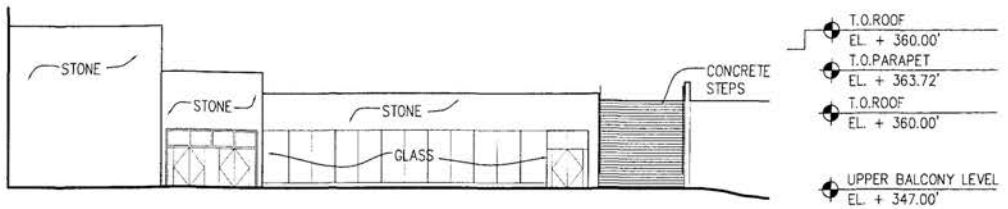
AS NOTED

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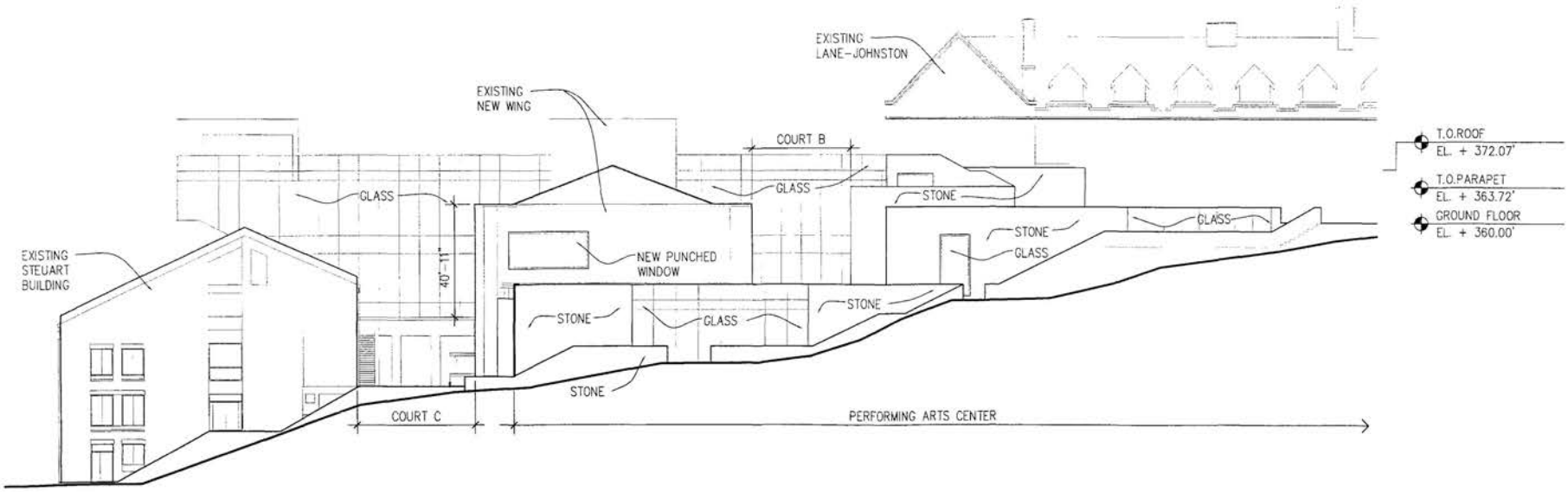
A-202



01 SOUTH-EAST ELEVATION: COURT C
SCALE: 1/16" = 1'-0" AEMXNWF00



02 SOUTH-EAST ELEVATION: COURT B
SCALE: 1/16" = 1'-0" AEMXNWF00



03 NORTH-EAST ELEVATION
SCALE: 1/16" = 1'-0" AEMXNEF00

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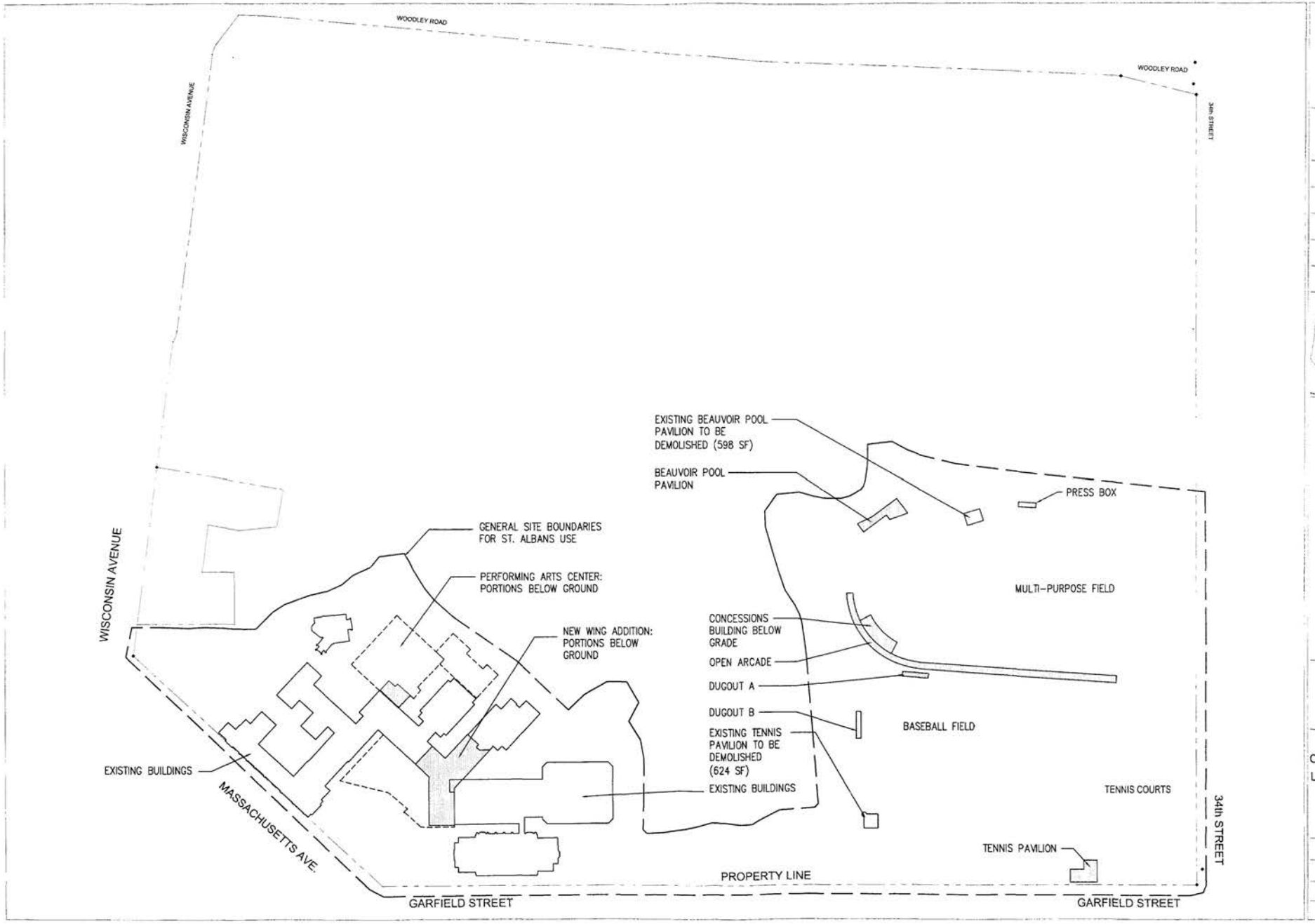
ARENTZ LANDSCAPE ARCHITECTS LLC
825 Wilson Place NW
Washington, DC 20008

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Somerville, MA 02144



BUILDING
ELEVATIONS

MARCH 1, 2005
AS NOTED
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A-203



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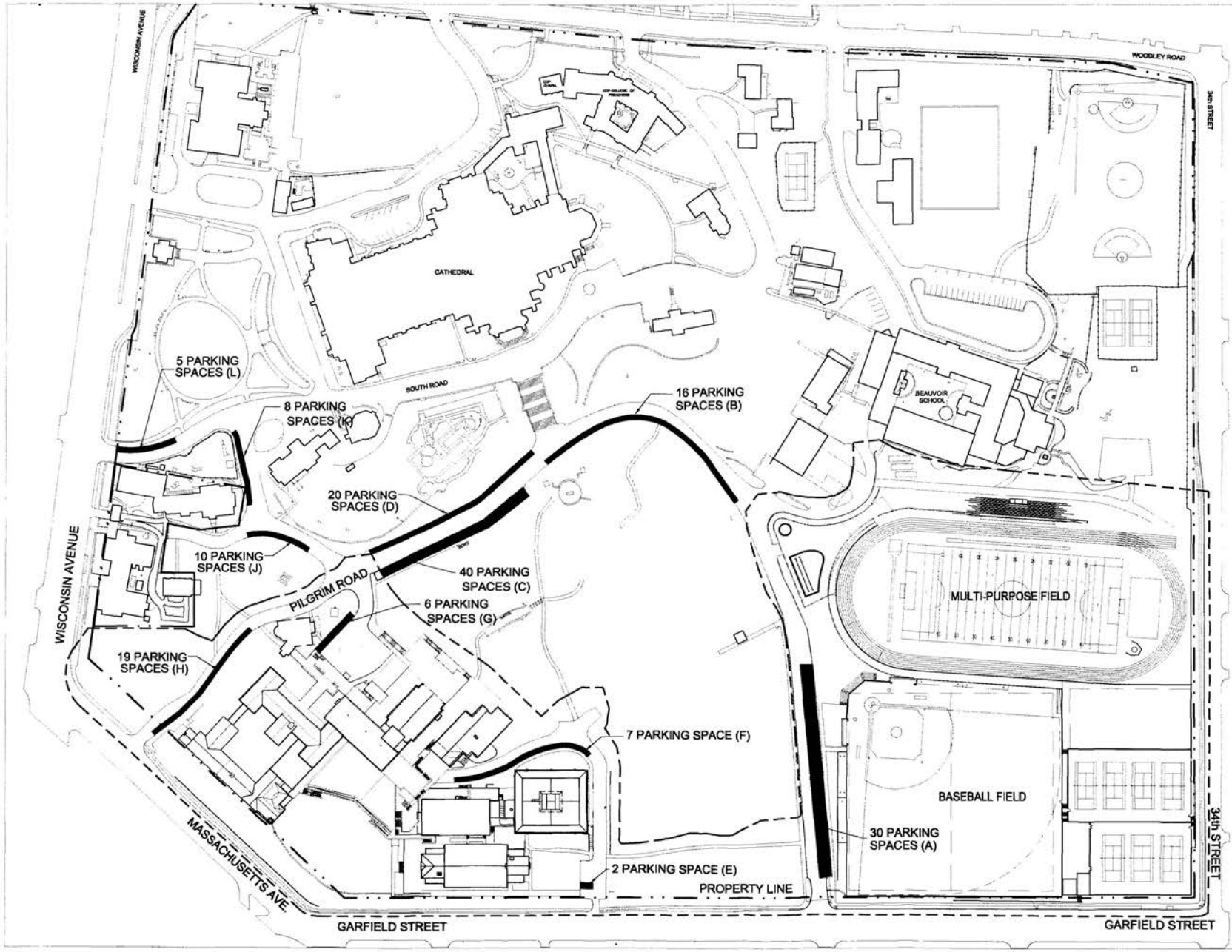
RICHARD BURCK & ASSOCIATES
7 Davis Square
Somerville, MA 02144



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CLOSE SITE PLAN
LOT OCCUPANCY

MARCH 1, 2005
1" = 150'
BZA
A-300



PARKING TABULATION

(A)	30
(B)	16
(C)	40
(D)	20
(E)	2
(F)	7
(G)	6
(H)	19
(J)	10
(K)	8
(L)	5

163 TOTAL SPACES

ST. ALBANS SCHOOL

The National Cathedral School For Boys
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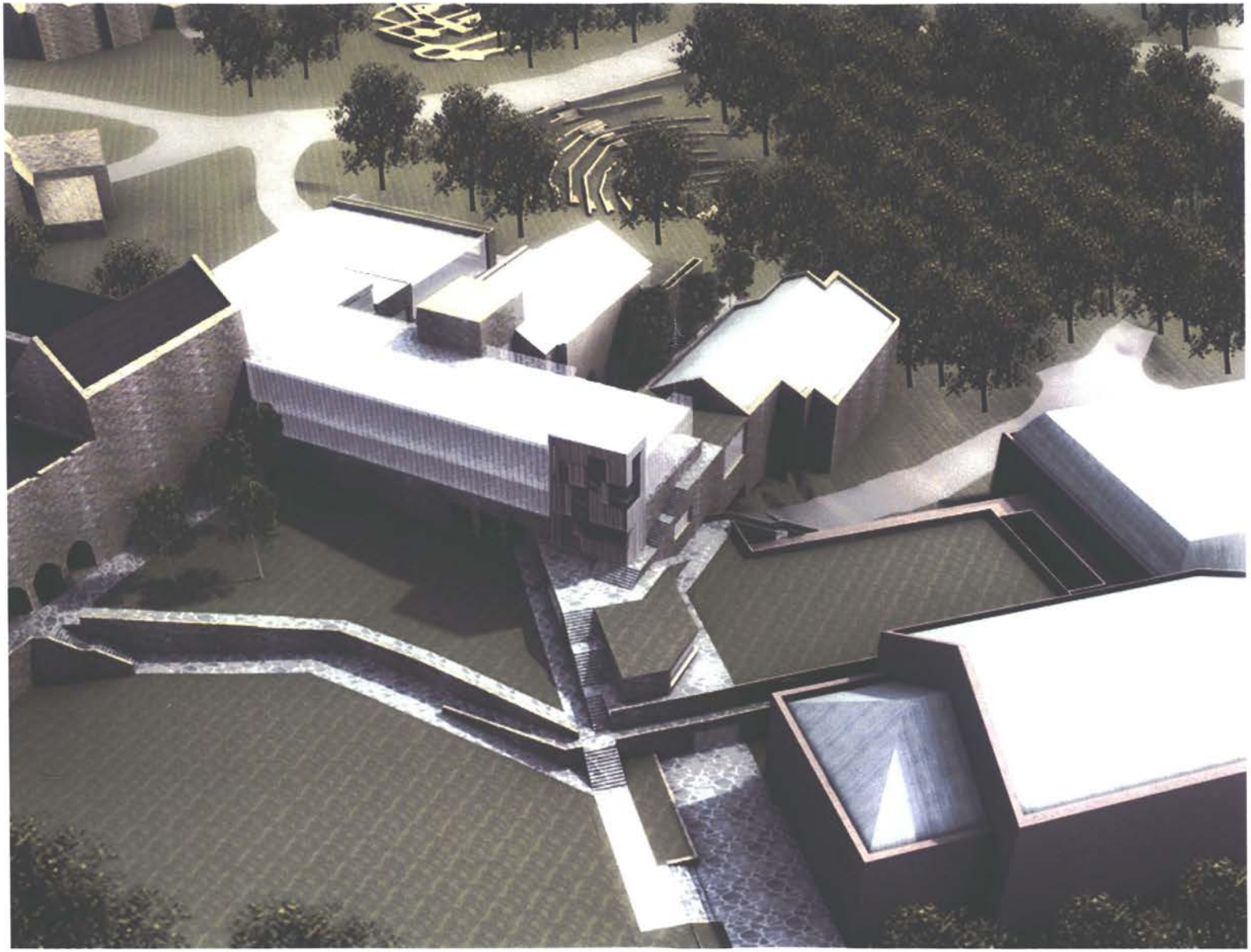
CLOSE SITE PLAN
PARKING
PLAN

MARCH 1, 2005

1" = 150'

BZA

A-400



ST. ALBANS SCHOOL

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RENDERING

MARCH 1, 2005

NTS

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A-500



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