

Cover

1005 Bunker Hill Road NE | Washington, DC

Pre-Hearing Supplemental Filing



PROJECT NARRATIVE

The proposed project, located at 1005 Bunker Hill Road NE, is a three story addition connected to an existing two story building by a one story pedestrian walkway and entry. The program includes 12 new residential dwelling units in the addition as well as 6 existing dwelling units and an existing community room, both to remain in the original building. Support spaces in the addition include an enclosed stairway, a bike storage room, and utility space. Proposed new site work includes an entry walkway, 2 new parking spaces required by zoning, a trash enclosure and adjacent fence, a new rear patio, and some low retaining walls. The site slopes from back to front, resulting in some of the ground level units occurring partially below grade.

SHEET LIST

ARCHITECTURAL

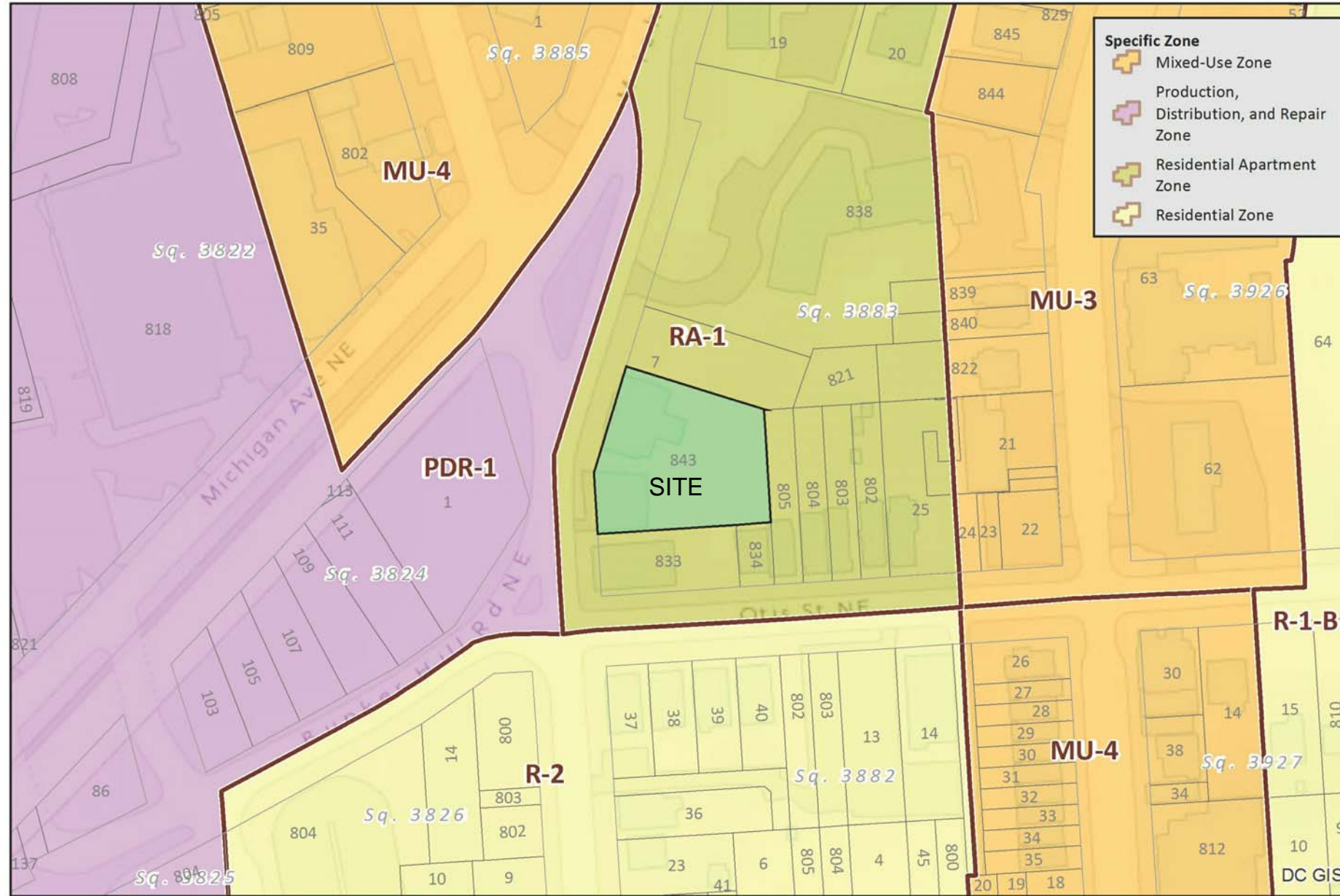
- 00 - COVER
- 01 - SITE LOCATION + ZONING
- 02 - COMMUNITY CONTEXT
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- 11 - PROPOSED ELEVATIONS
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CIVIL

- EXISTING CONDITIONS PLAN
- PRELIMINARY LAYOUT PLAN
- PRELIMINARY GAR EXHIBIT

Site Location + Zoning

1005 Bunker Hill Road NE | Washington, DC



CUNNINGHAM | QUILL ARCHITECTS PLLC

ZONING SUMMARY

Project Location: 1005 Bunker Hill Rd NE, Washington, DC
Property Description: Lot 0843, Square 3883
Lot Area: 9,460 SF (Mary House) + 7,988 SF (Addition) = 17,448 SF
Building Footprint: Mary House – 3,156 sf (6 units)
 Addition - 3,592 sf (12 units)
Zoning District: RA-1, Title 11 DCMR 2016 Zoning Regulations
ANC: 5B

	Allowed	Actual	Relief Requested
Use	See Relief Requested	Apartment House	BZA Special Exception req. for residential development in RA Zone.
Height	40 ft or 3 Stories	37'-4" at BHMP and 3 stories.	None.
Lot Occupancy	40%	38.7%	None
FAR	0.9 + 20% IZ bonus density = 1.08	0.902	None.
Rear Yard	20'	22'-3"	None.
Side Yard	South side yard required 8'-9". North side yard 8'.	South side 16'-7" Exist. North side 7'-4"	None. Existing nonconforming north side yard acceptable if 2' minimum per F306.5
Front Setback	None required	5.1' at existing, 30.3' at addition	None
Court	Open 12'-2" min. width.	Open – 13'-7" circle for irregular shape	None
Parking	2 spaces, screening required	2 spaces	Parking Calculation: T701.5 Min. parking requirements for Residential, Multiple DU is 1 per 3 DU in excess of 4 DU. 12 DU – 4 DU = 8 DU / 3 = 3 Spaces 3 * 50% Reduction per C702.1(a) = 2 Parking Spaces Required. BZA Special Exception required for parking in front yard. See C710.2b, C710.3a4.
Bike Parking	4 Long, 1 Short Term Space	4 LT Spaces, 1 ST space	None.
Loading	Not required	Not required	None. Not req'd if less than 50 DU
Driveway	8' min. width, 10' max. width	10' width	None
GAR	0.4 min.	0.4	None.
Projections	2' Max	2' max.	Cornices, eaves 2' max. into req. yards.

1054 31st STREET NW, SUITE 315, WASHINGTON DC 20007 P 202.337.0090 F 202.337.0092 W CUNNINGHAMQUILL.COM

Community Context

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SITE AERIAL 



1. STREET VIEW OF SITE



2. 1000 OTIS ST NE



3. 1020-1030 OTIS ST NE



4. ADJACENT LOT



5. 1025 MICHIGAN AVE NE

Existing Mary House Photos

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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



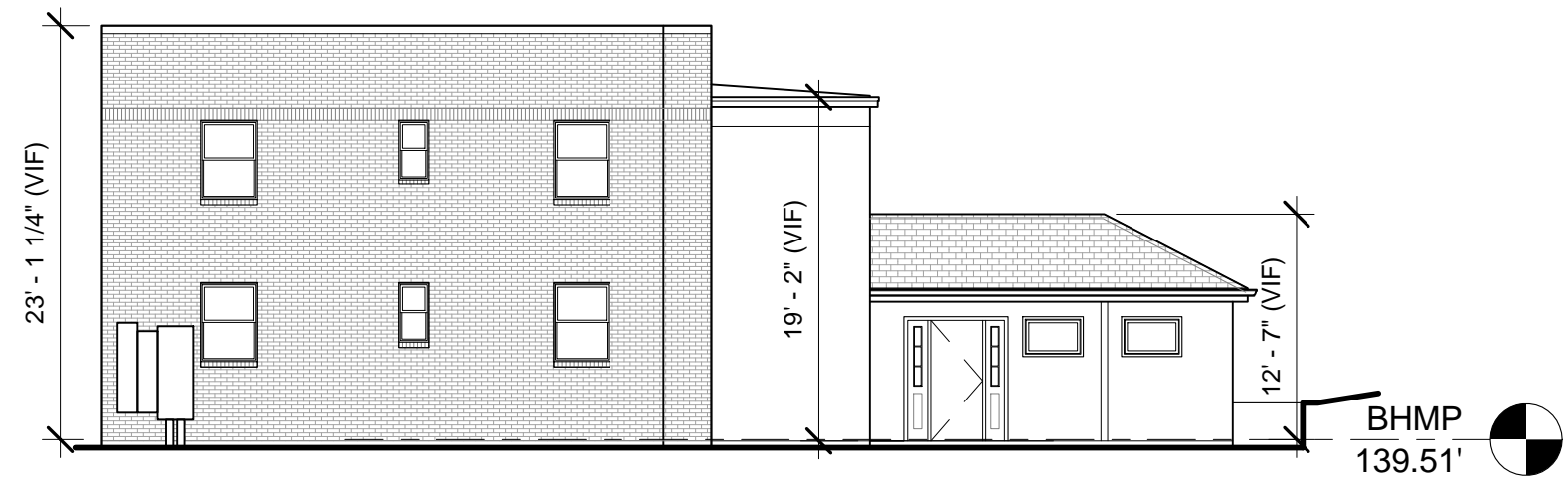
NORTH ELEVATION

Existing Mary House Elevations

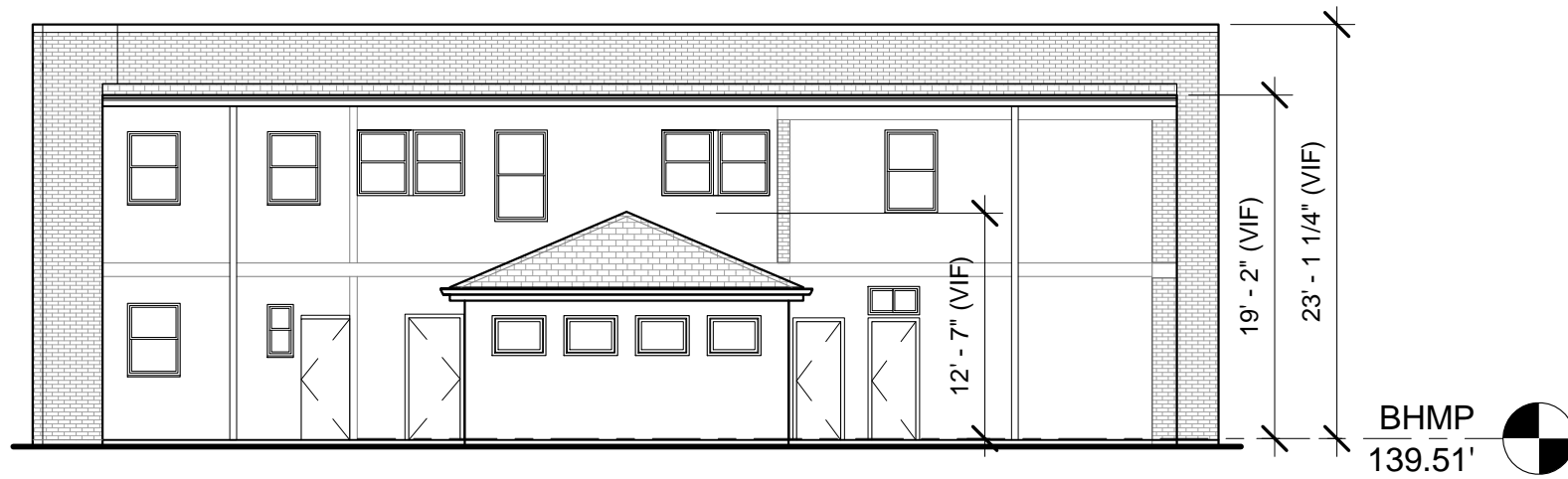
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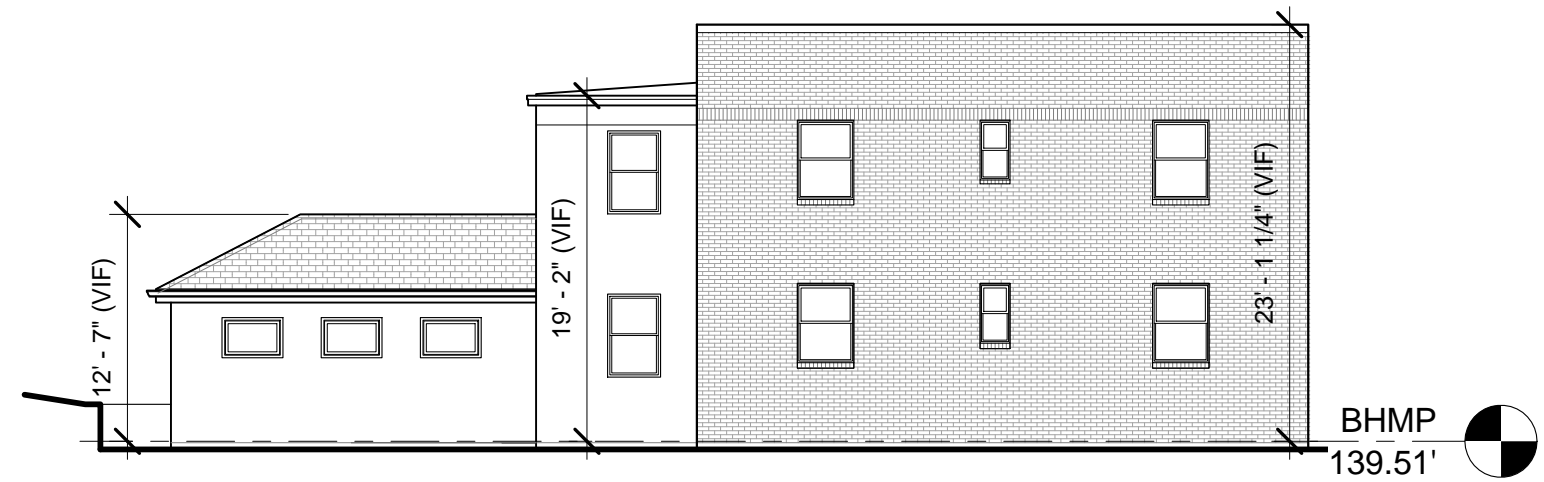
① Existing West Elevation
3/32" = 1'-0"



② Existing South Elevation
3/32" = 1'-0"



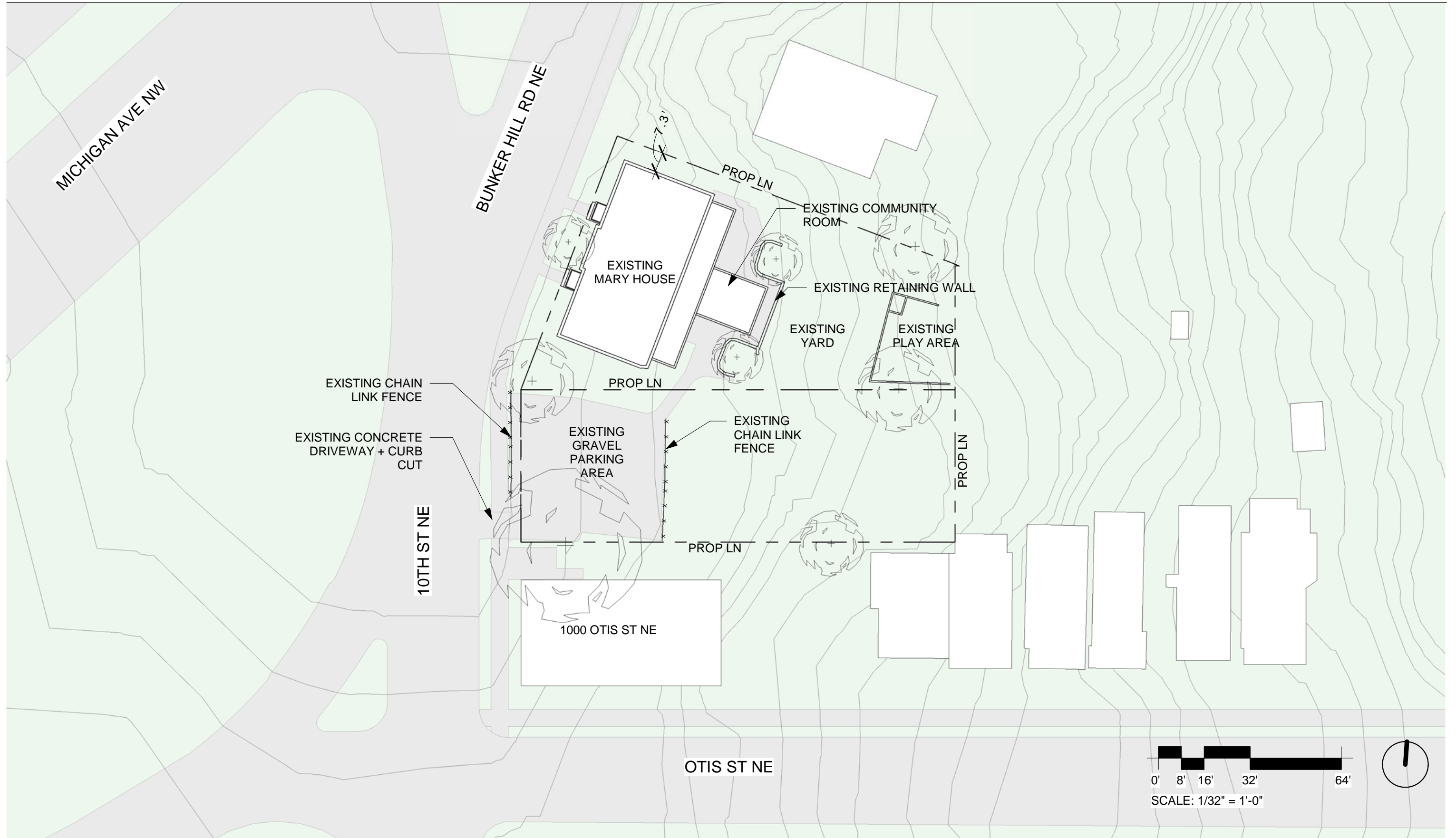
③ Existing East Elevation
3/32" = 1'-0"



④ Existing North Elevation
3/32" = 1'-0"

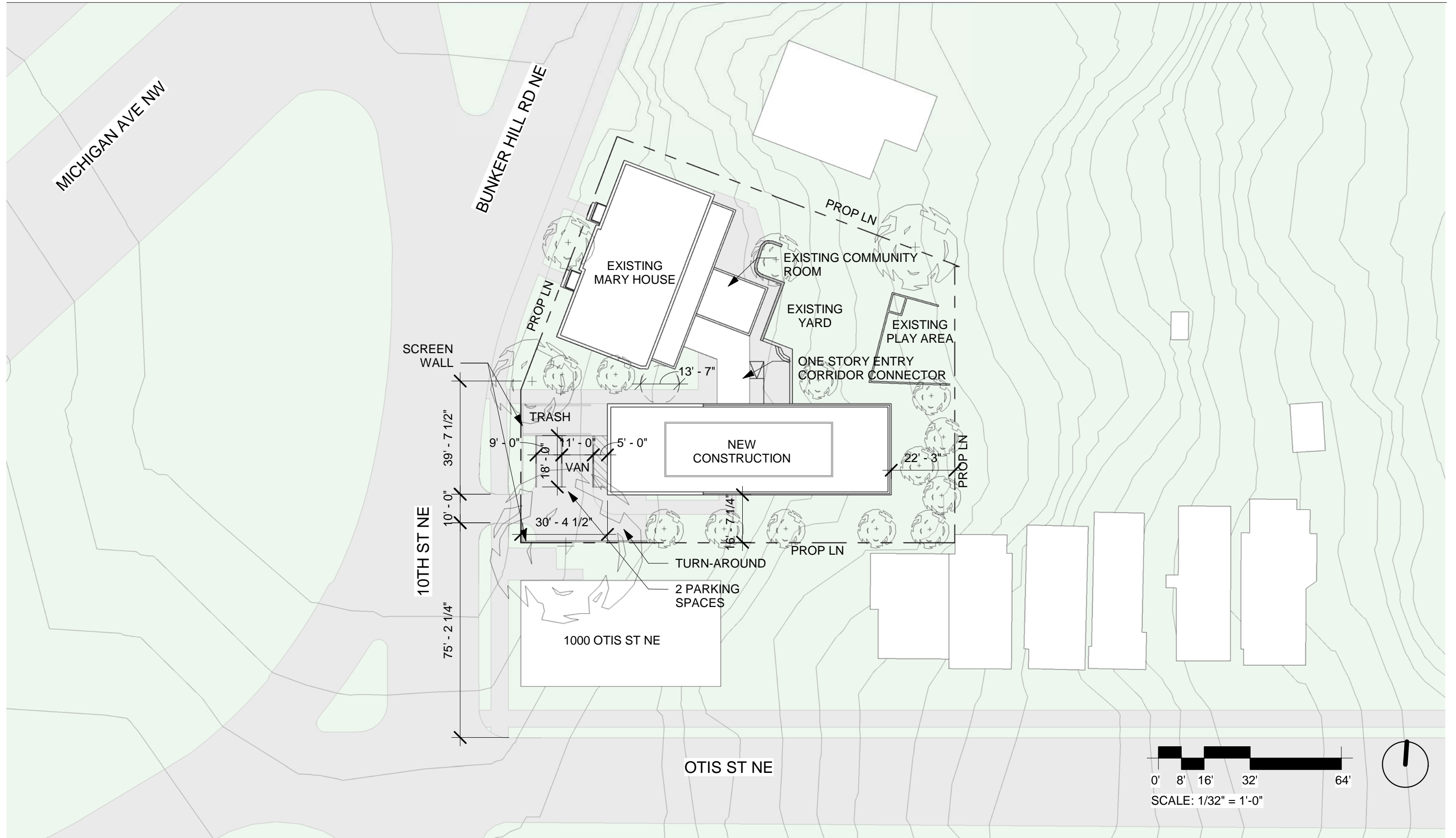
Existing Architectural Site Plan

1005 Bunker Hill Road NE | Washington, DC



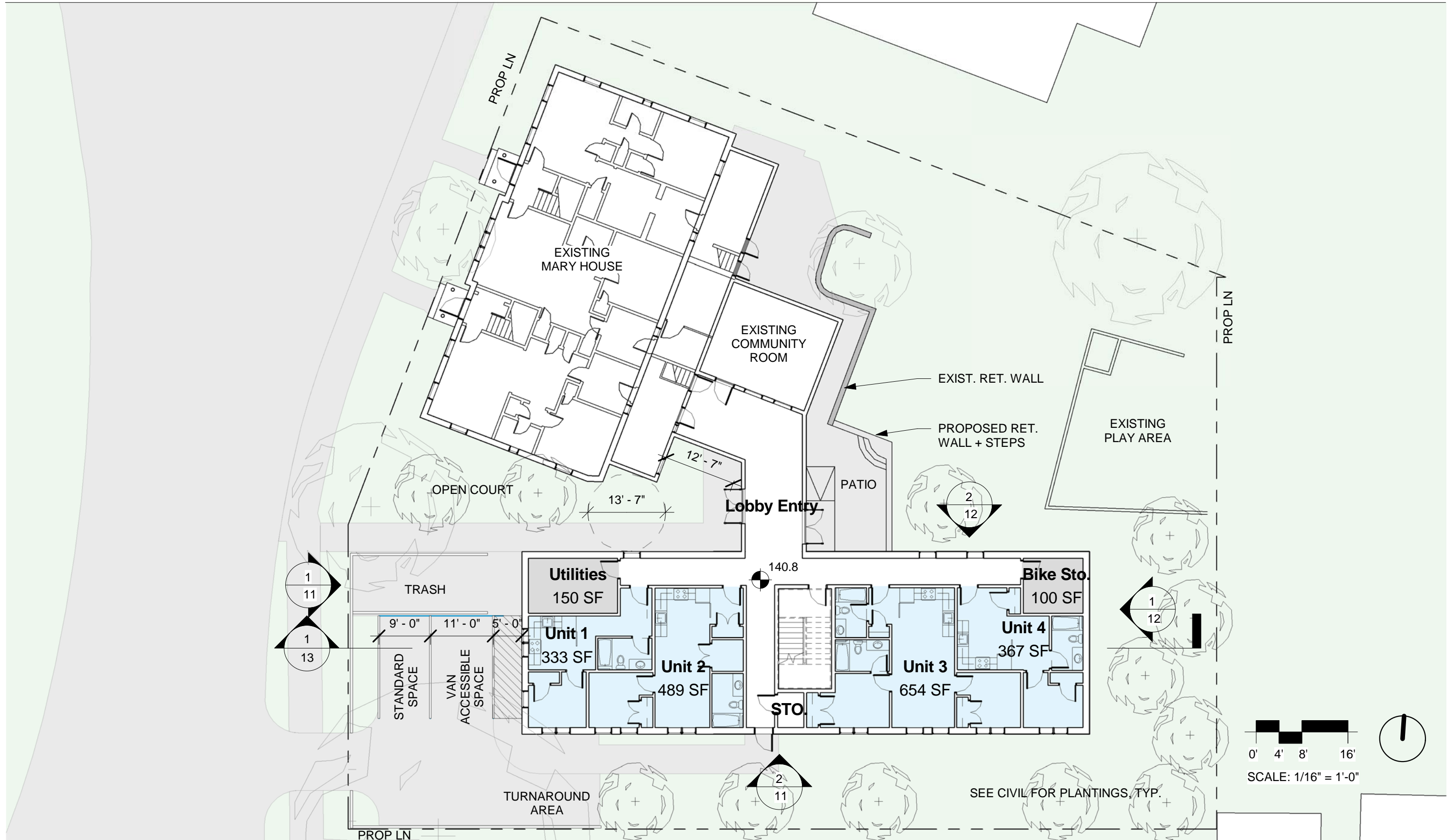
Proposed Architectural Site Plan

1005 Bunker Hill Road NE | Washington, DC



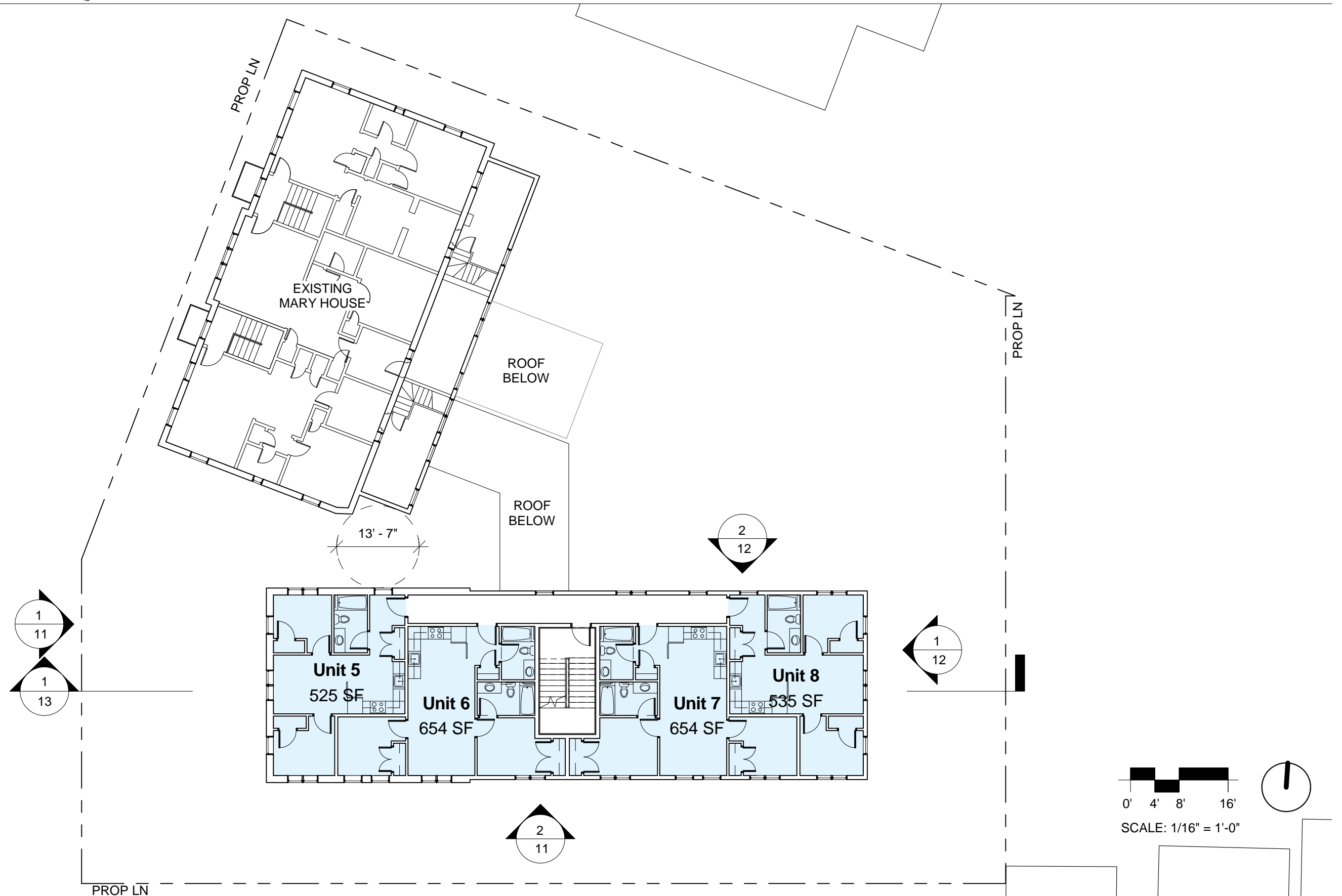
Proposed Ground Floor Plan

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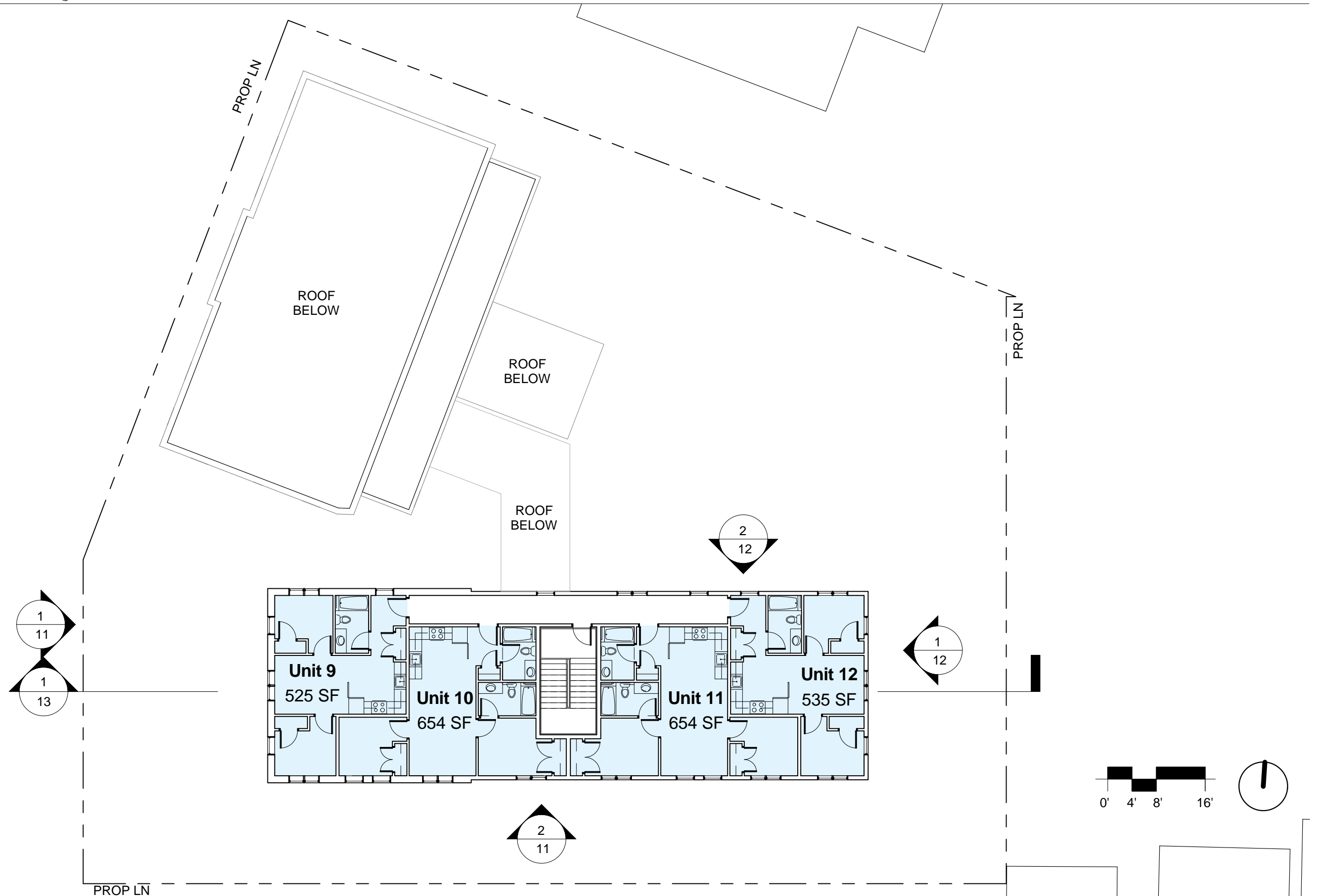
Proposed Second Floor Plan

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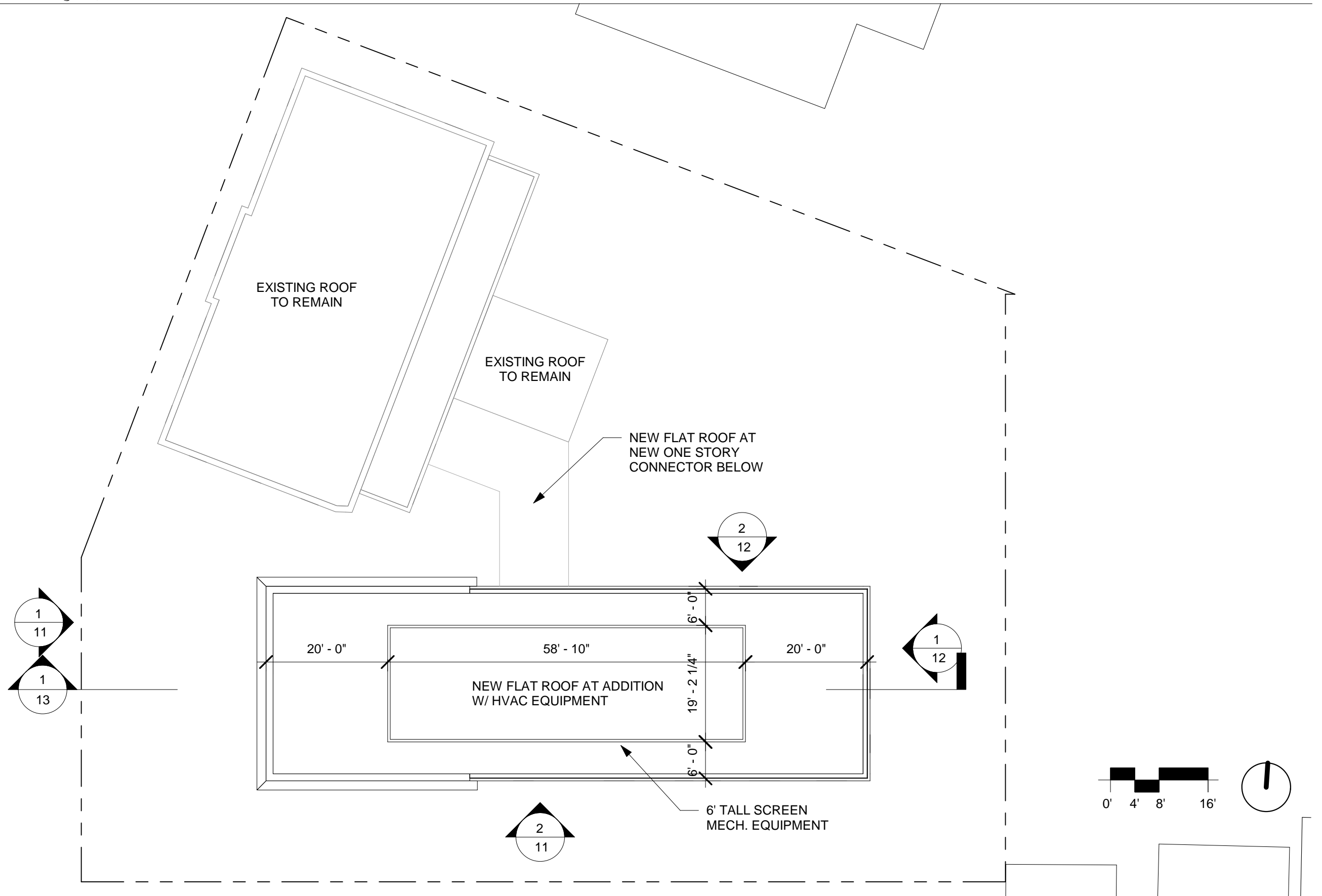
Proposed Third Floor Plan

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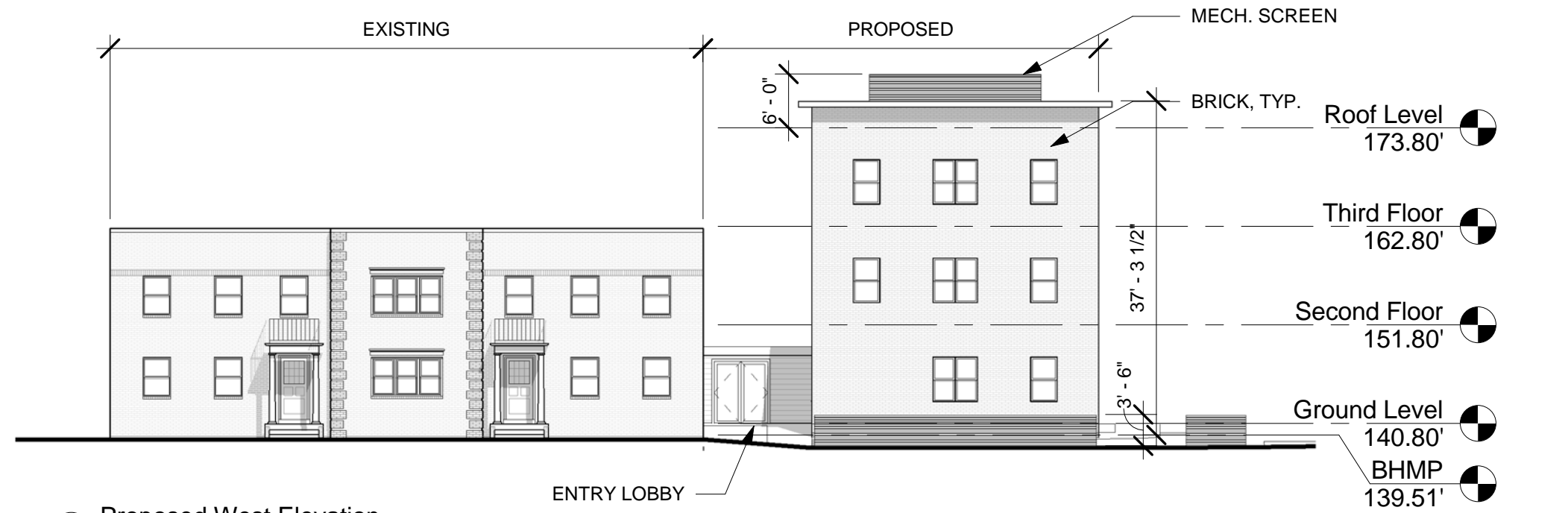
Proposed Roof Plan

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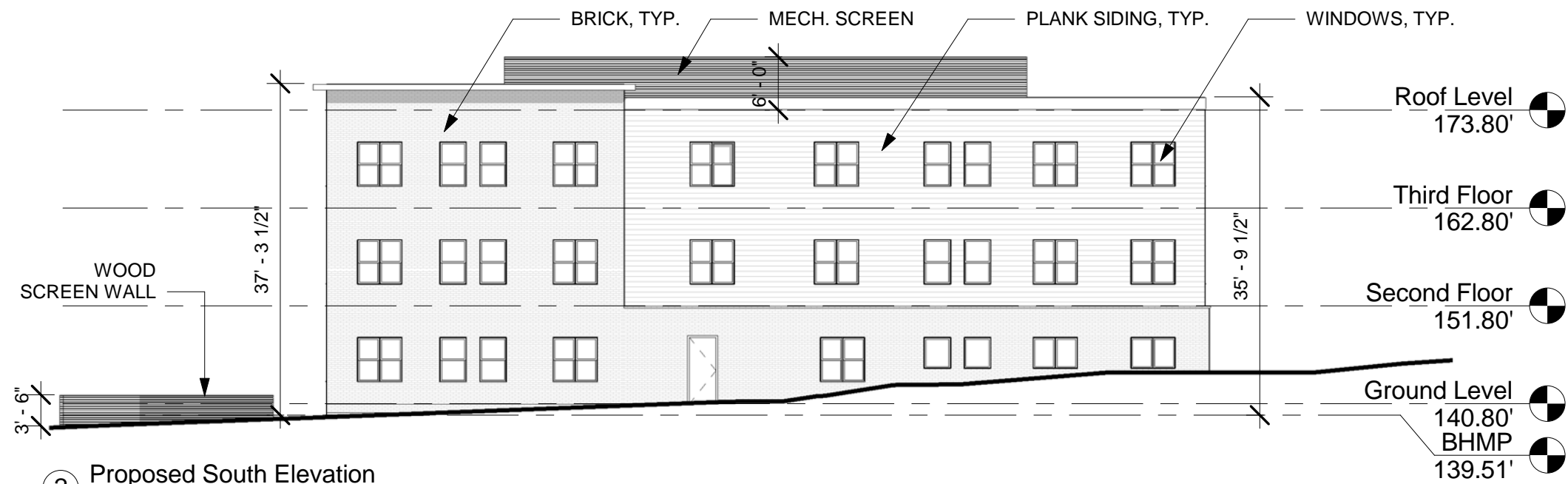


Proposed Elevations

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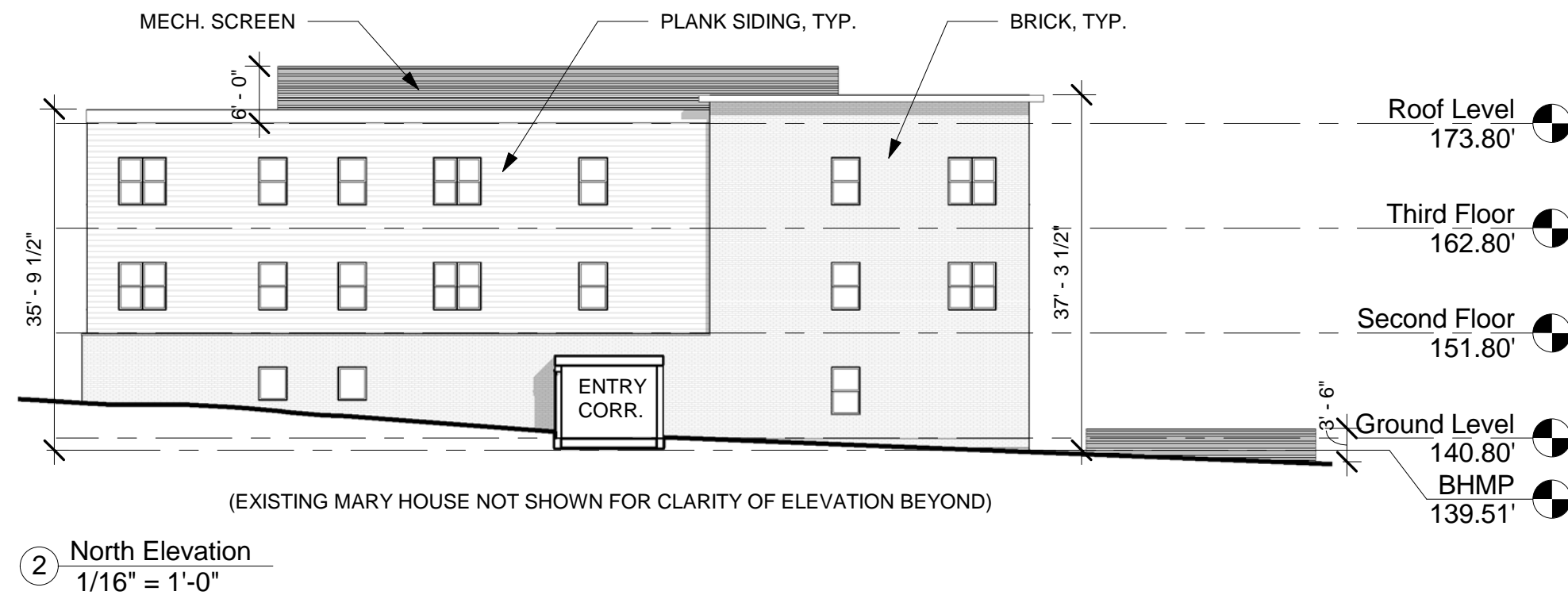
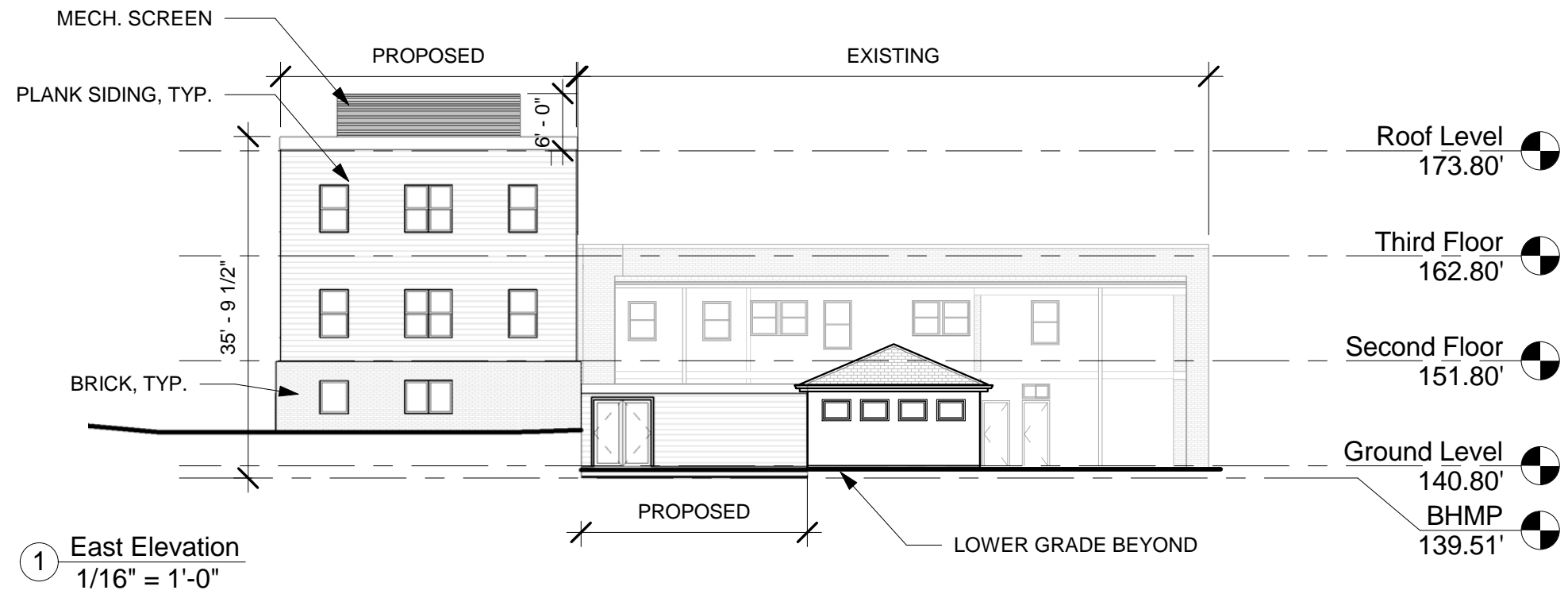
1 Proposed West Elevation
1/16" = 1'-0"



2 Proposed South Elevation
1/16" = 1'-0"

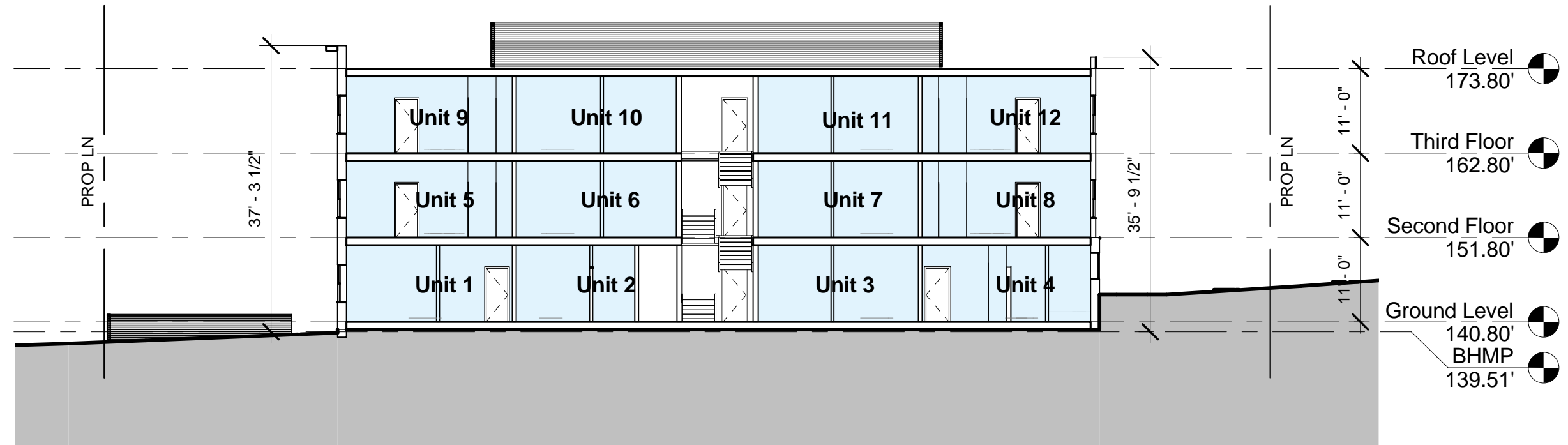
Proposed Elevations

1005 Bunker Hill Road NE | Washington, DC















Proposed Section

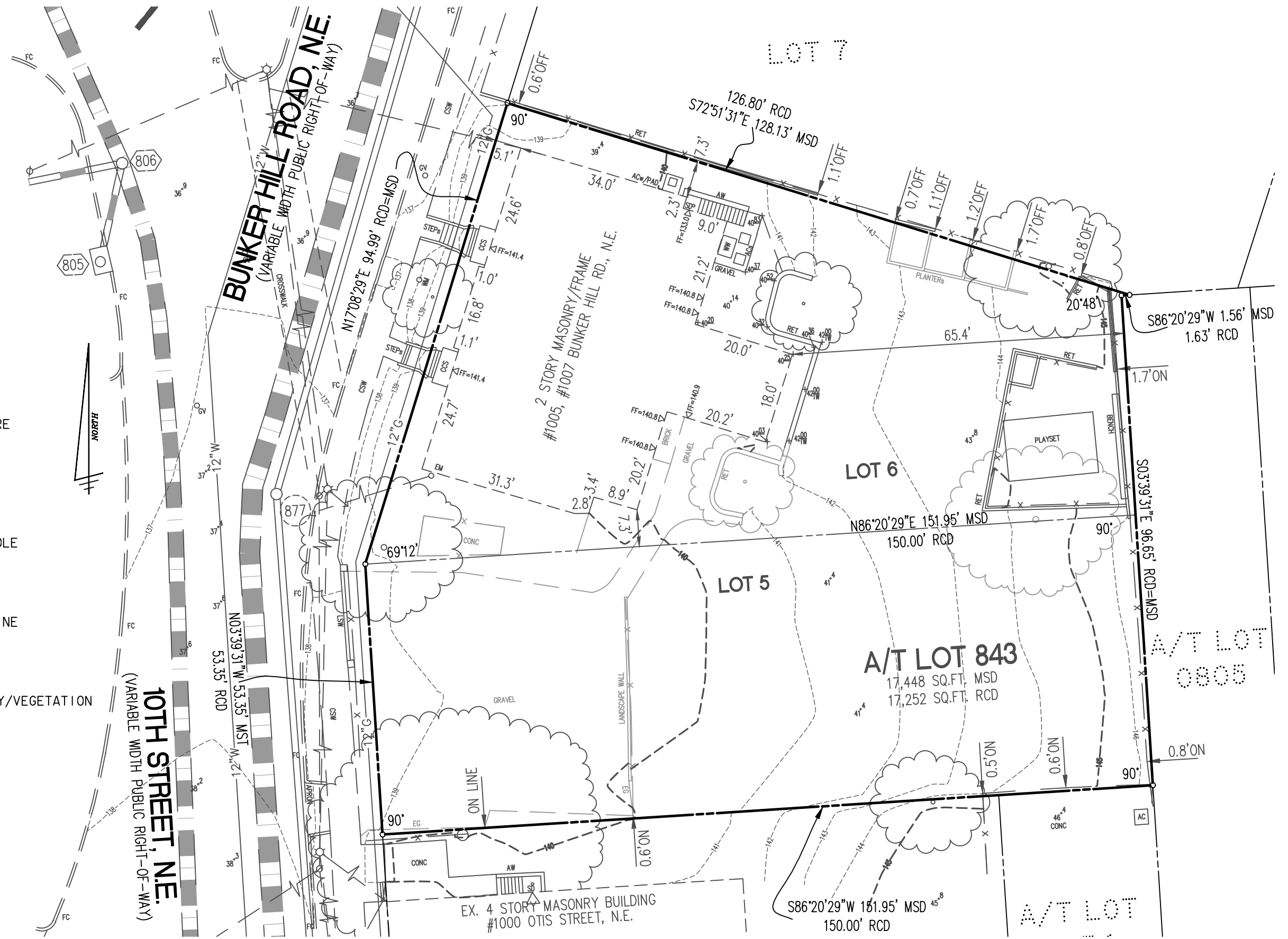
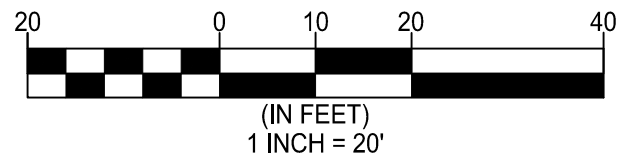
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① Section A
1/16" = 1'-0"

LEGEND

- AC..... AIR CONDITIONER
- AW..... AREAWAY
- CCS..... COVERED CONCRETE STOOP
- COL..... COLUMN
- CONC..... CONCRETE
- CSW..... CONCRETE SIDEWALK
- EG..... EDGE OF GRAVEL
- EM..... ELECTRIC METER
- FC..... HEADER CURB
- FF..... FIRST/FINISH FLOOR
- GV..... GAS VALVE
- INV..... INVERT
- LSW..... LOW STONE WALL
- MSD..... MEASURED
- PG..... PAGE
- RCD..... RECORD
- RET..... RETAINING WALL
- SD 345..... STORM SEWER STRUCTURE
- SMH 123..... SANITARY SEWER STRUCTURE
- SQ.FT..... SQUARE FEET
- WM..... WATER METER
- WW..... WINDOW WELL
- ..... FIRE HYDRANT
- ..... UTILITY POLE
- ..... ABANDONED UTILITY MANHOLE
- ..... FENCE
- ..... GUY WIRE
- ..... OVERHEAD WIRES
- ..... UNDERGROUND ELECTRIC LINE
- ..... UNDERGROUND GAS LINE
- ..... UNDERGROUND WATER LINE
- ..... TREE
- ..... LIMITS OF TREE CANOPY/VEGETATION
- ..... SPOT ELEVATION



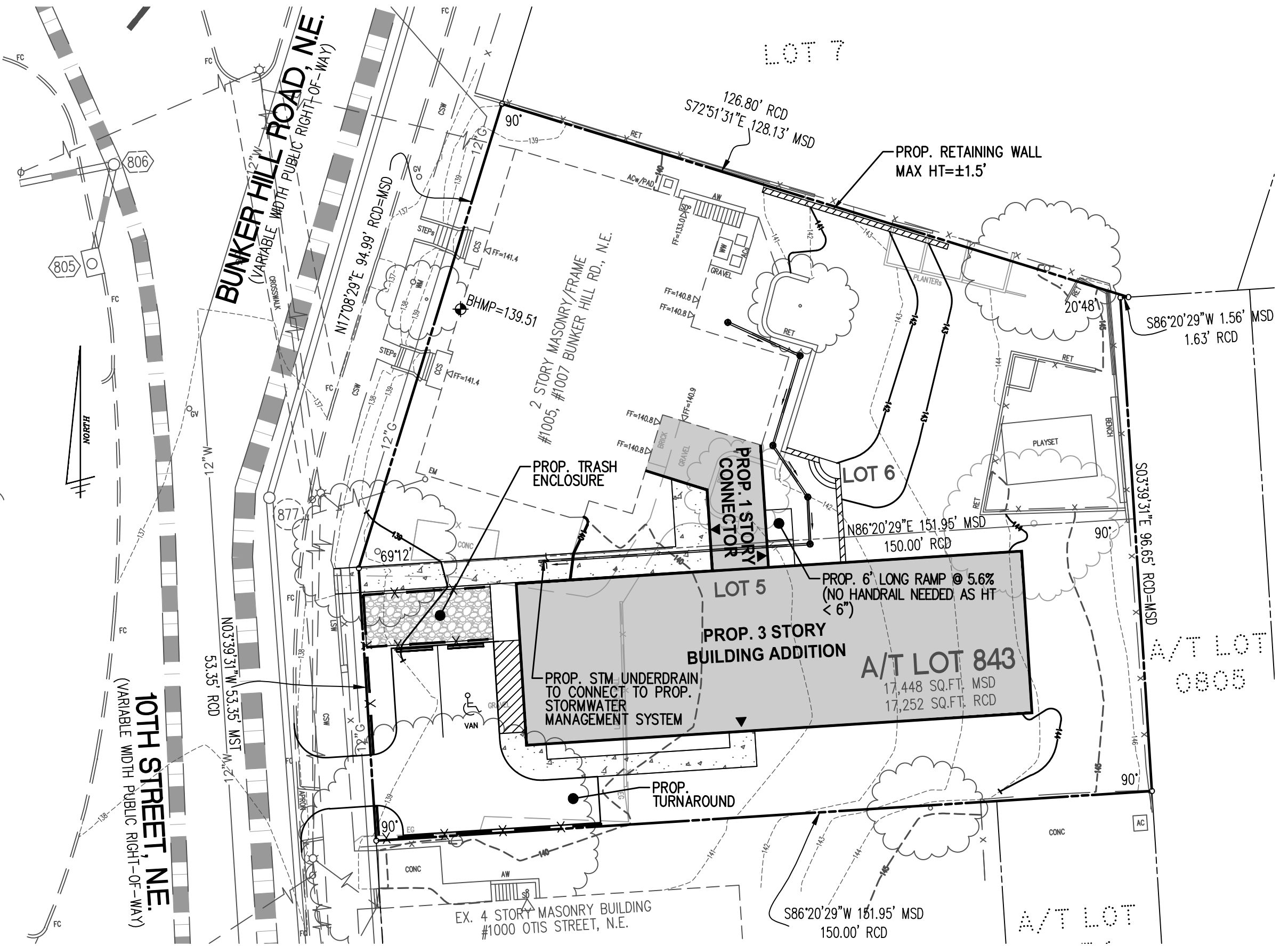
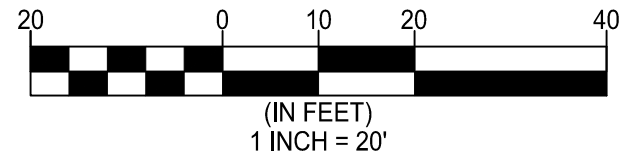
EXISTING CONDITIONS PLAN 1005 BUNKER HILL ROAD

PREPARED BY
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SCALE: 1" = 20'
 DATE: 02/28/2018

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	SANITARY SEWER	
	SANITARY LATERAL	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	TRANSFORMER	
	GUARDRAIL	
	FENCE	
	LIGHT	
	DOOR	
	CONC. BOLLARD	
	TREES	
	PROPERTY LINE	
	MANHOLE	
	CLEAN OUT	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	MANHOLE	

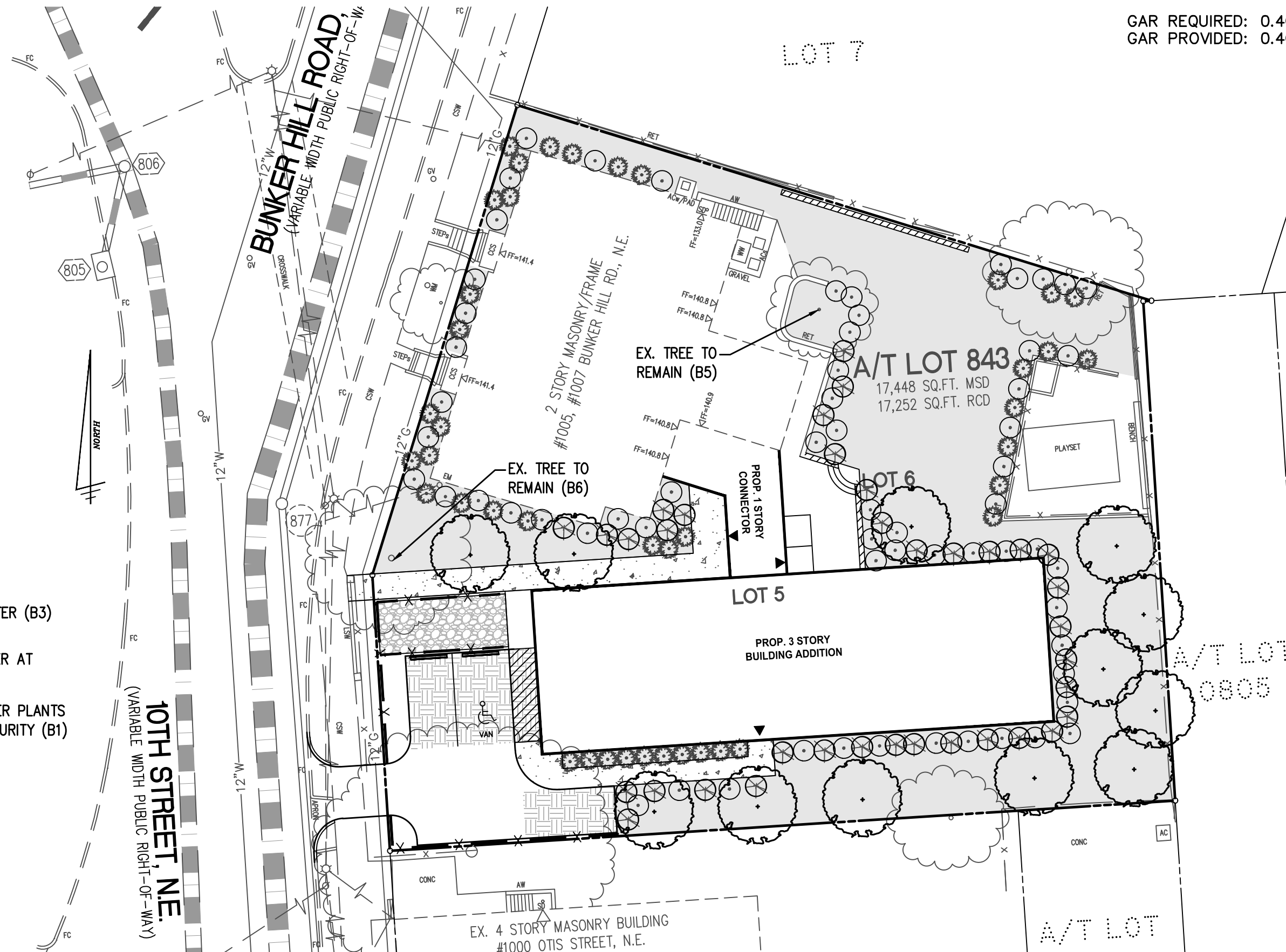


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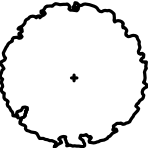


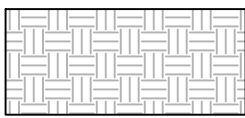
PRELIMINARY LAYOUT PLAN
1005 BUNKER HILL ROAD

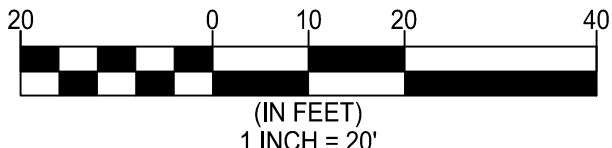
SCALE: 1" = 20'
 DATE: 02/28/2018

GAR REQUIRED: 0.40
 GAR PROVIDED: 0.40



LEGEND

-  PROP. TREE 2.5"–6" DIAMETER (B3)
-  PROP. PLANTS, 2' OR TALLER AT MATURITY (B2)
-  PROP. GROUNDCOVERS/OTHER PLANTS LESS THAN 2' TALL AT MATURITY (B1) & LANDSCAPED AREAS (A2)
-  PERMEABLE PAVEMENT (D1)



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PRELIMINARY GAR EXHIBIT
1005 BUNKER HILL ROAD

		Green Area Ratio Scoresheet			
Address 1005 Bunker Hill Rd, NE		Ward	Lot	Square	Zoning District
		5	843	3883	RA-1
Other / BZA Order <input style="width: 150px;" type="text"/>		enter sq ft of lot		multipli	
		17,448		SCORE 0.400	
Landscape Elements					
		Square Ft.	Factor	Total	
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth of less than 24"	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.3	-	
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft <input style="width: 50px;" type="text" value="6,600"/>	0.6	3,960.0	
3	Bioretention facilities	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.4	-	
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft <input style="width: 50px;" type="text" value="6,600"/>	0.2	1,320.0	
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants <input style="width: 50px;" type="text" value="140"/>	1260	0.3	378.0
3	Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees <input style="width: 50px;" type="text" value="12"/>	600	0.5	300.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <input style="width: 50px;" type="text" value="0"/>	0	0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <input style="width: 50px;" type="text" value="1"/>	250	0.7	175.0
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees <input style="width: 50px;" type="text" value="1"/>	600	0.7	420.0
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees <input style="width: 50px;" type="text" value="0"/>	0	0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees <input style="width: 50px;" type="text" value="0"/>	0	0.8	-
9	Vegetated wall, plantings on a vertical surface	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.6	-	
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.6	-	
2	Over at least 8" of growth medium	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.8	-	
D Permeable Paving***					
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft <input style="width: 50px;" type="text" value="600"/>	0.4	240.0	
2	Permeable paving over at least 24" of soil or gravel	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.5	-	
E Other					
1	Enhanced tree growth systems***	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.4	-	
2	Renewable energy generation	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.5	-	
3	Approved water features	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.2	-	
		sub-total of sq ft = 16,510			
H Bonuses					
1	Native plant species	enter sq ft <input style="width: 50px;" type="text" value="1,860"/>	0.1	186.0	
2	Landscaping in food cultivation	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.1	-	
3	Harvested stormwater irrigation	enter sq ft <input style="width: 50px;" type="text" value="0"/>	0.1	-	
				Green Area Ratio numerator = 6,979	
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.					
Total square footage of all permeable paving and enhanced tree growth					240