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SITE INFORMATION

ADDRESS: 62-64 FORRESTER STREET, SW  
WASHINGTON, DC 20032

LOT NUMBERS: 0059, 0060

SQUARE: 6239

ZONING: R2

ALLOWABLE HGT.: 40 FEET

OWNER

ARCHITECT

CIVIL ENGINEER



WINSTON M. COX, JR.  
301.821.1599



421 KING STREET, SUITE 303  
ALEXANDRIA, VA 22314  
703.582.2354



1050 30TH STREET NW  
WASHINGTON, DC 20007  
703.425.3862

A1.00

COVER SHEET

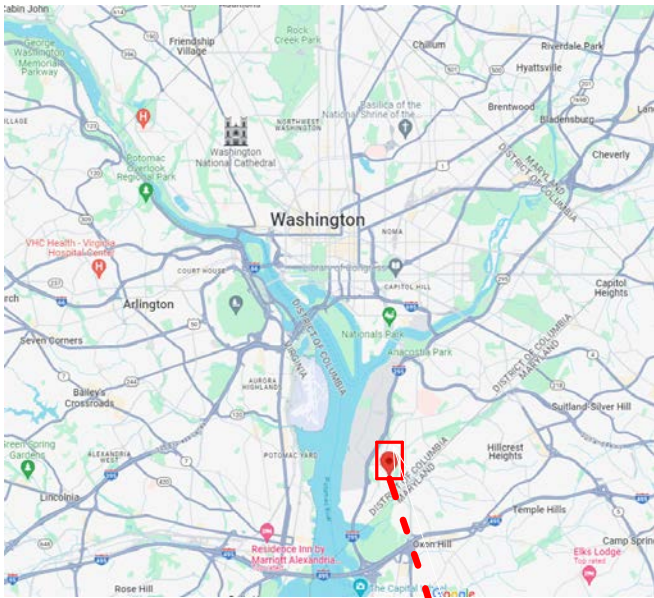
62-64 FORRESTER STRET SW  
BOARD OF ZONING ADJUSTMENTS

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025



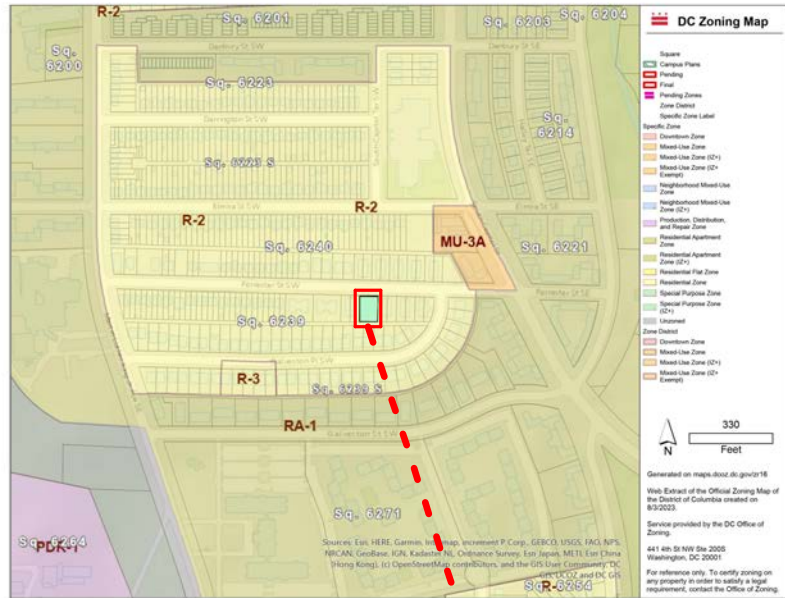
Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21-229  
EXHIBIT NO. 19B





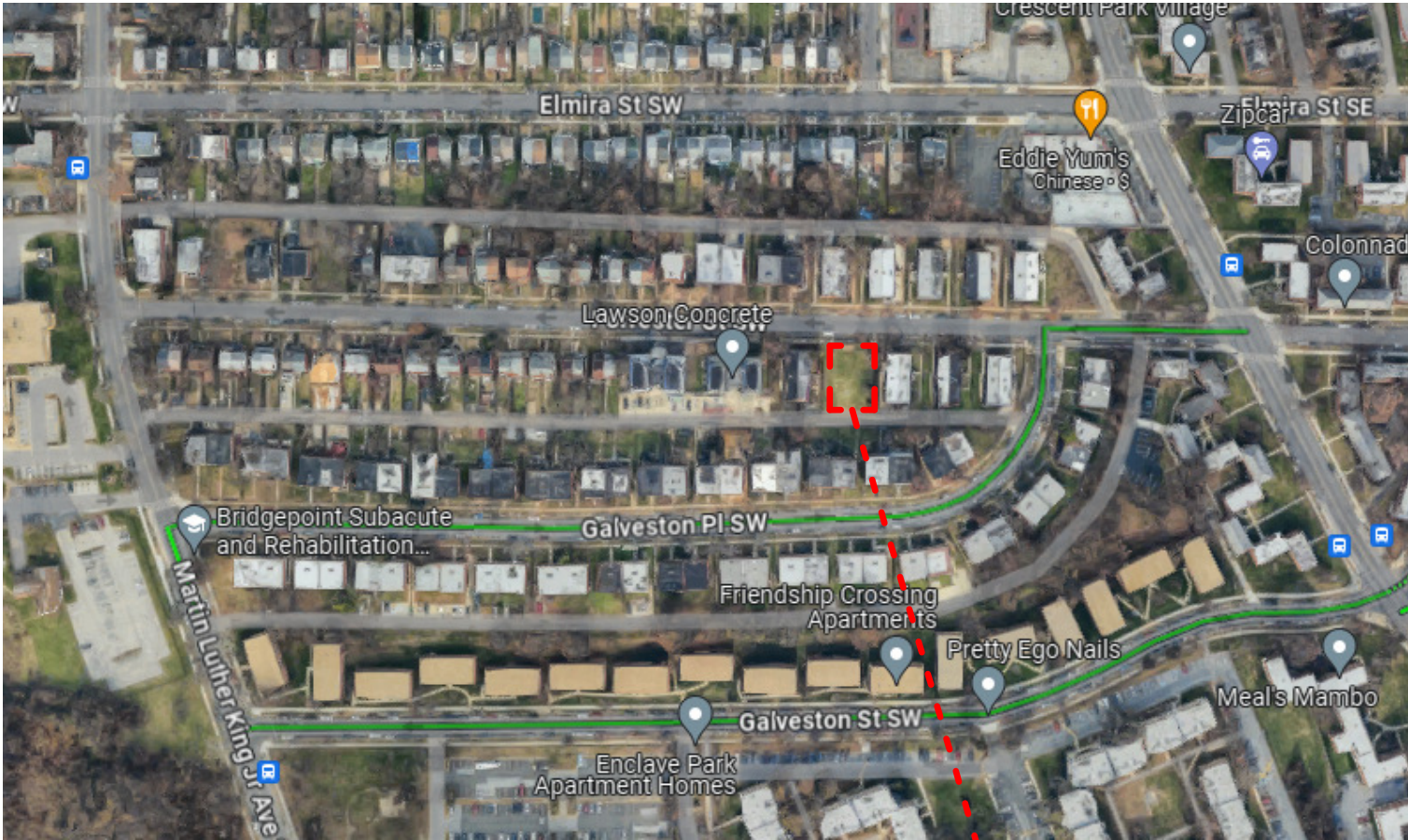
AREA MAP

— SITE



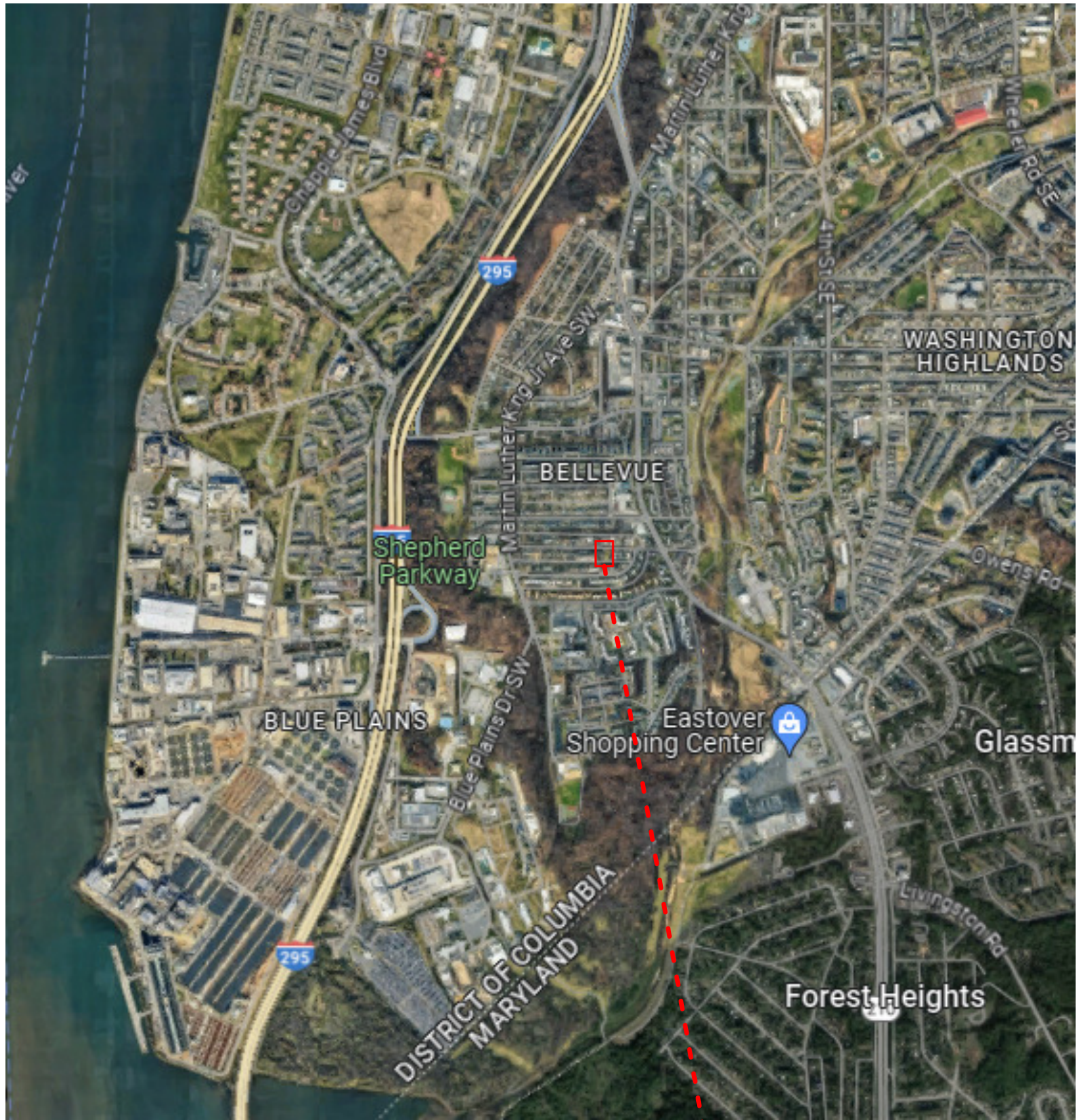
ZONING MAP

— SITE



VICINITY MAP

— SITE



REGION MAP

— SITE

A1.01

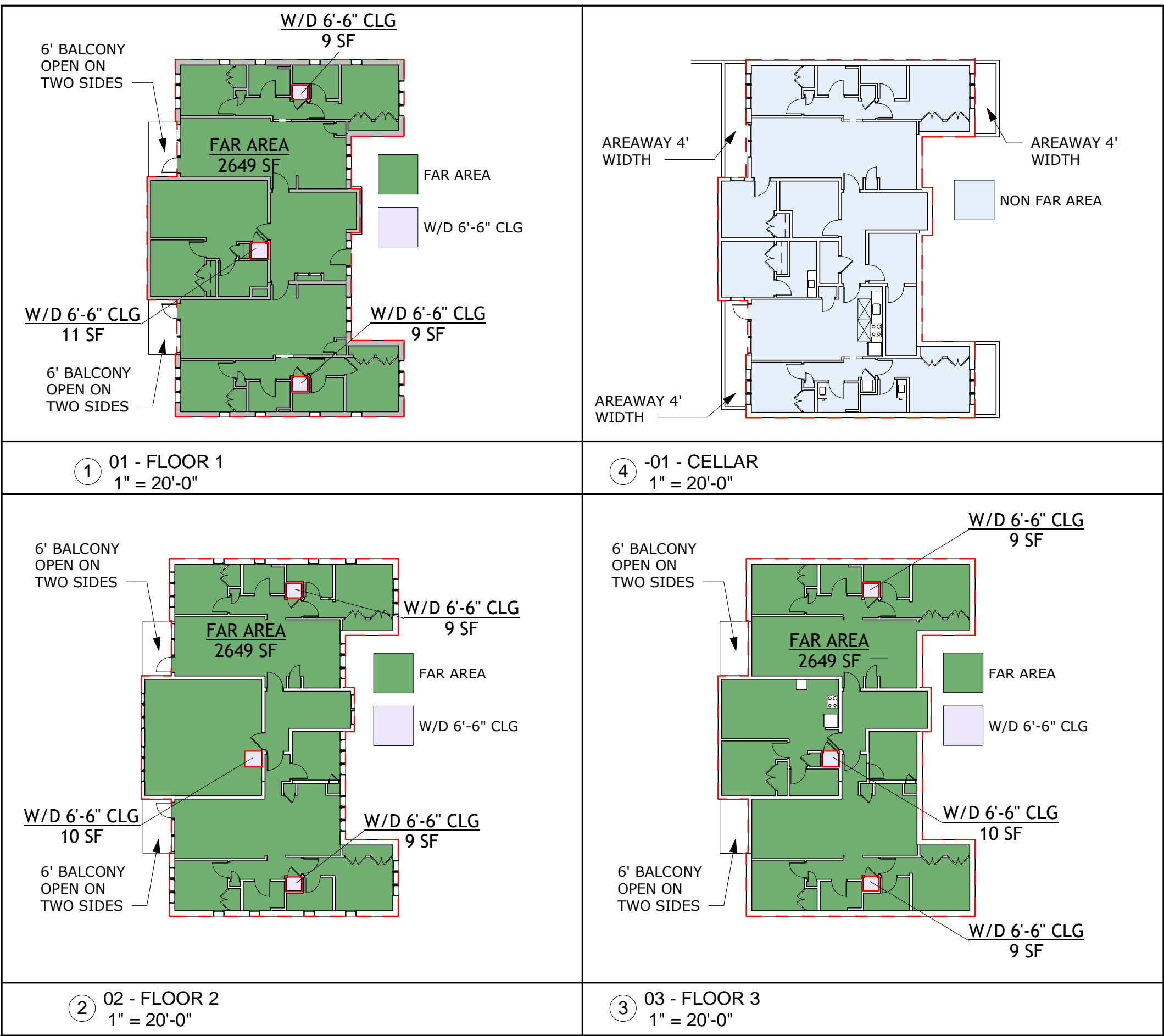
## VICINITY PLANS

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

# 62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS



PROJECT DATA				
PROJECT ADDRESS:		62-64 FORRESTER STREET SW , WASHINGTON, D.C.		
SQUARE   LOT:		6239   0059, 0060		
ZONING DISTRICT		R2		
LOT AREA:		7,444		
CONSTRUCTION TYPE:		TYPE VB		
NUMBER OF STORIES:		3 STORIES ABOVE GRADE + CELLAR		
FIRE SUPRESSION SYSTEM:		BUILDING TO BE FULLY SPRINKLERED WITH NFPA 13R FIRE SUPRESSION SYSTEM		
EXISTING UNIT COUNT:		N/A		
PROPOSED UNIT COUNT		11 UNITS		
ZONING ANALYSIS - DCMR TITLE 11 (2016)				
SECTION	ZONING REGULATION	ALLOWED R2	PROPOSED R2	NOTES
	Inclusionary Zoning			
C-1003.1	Set-Aside Requirements	Greater of 10% residential GFA or 75% of bonus density + DHCD at least 50% of units must be set at 120% or less	10% residential GFA + 50% set at 120% of less (1 IZ unit at 60%, 5 other affordable units at 120%)	
C-1005.1	Development Standards Regarding Inclusionary Units	The proportion of studio and one-bedroom inclusionary units shall not exceed the proportion of the comparable market rate units for each unit type.	NA	
	Building Height			
D-203.2	Height	40'-0"	33'-0"	
	Stories	3 stories	3 stories	



LOT AREA = 7,444SF

FAR CALCULATIONS		
Level	Area	FAR
Not Placed	0 SF	0
01 - FLOOR 1	2677 SF	0.36
02 - FLOOR 2	2677 SF	0.36
03 - FLOOR 3	2677 SF	0.36
Grand total	8031 SF	1.08

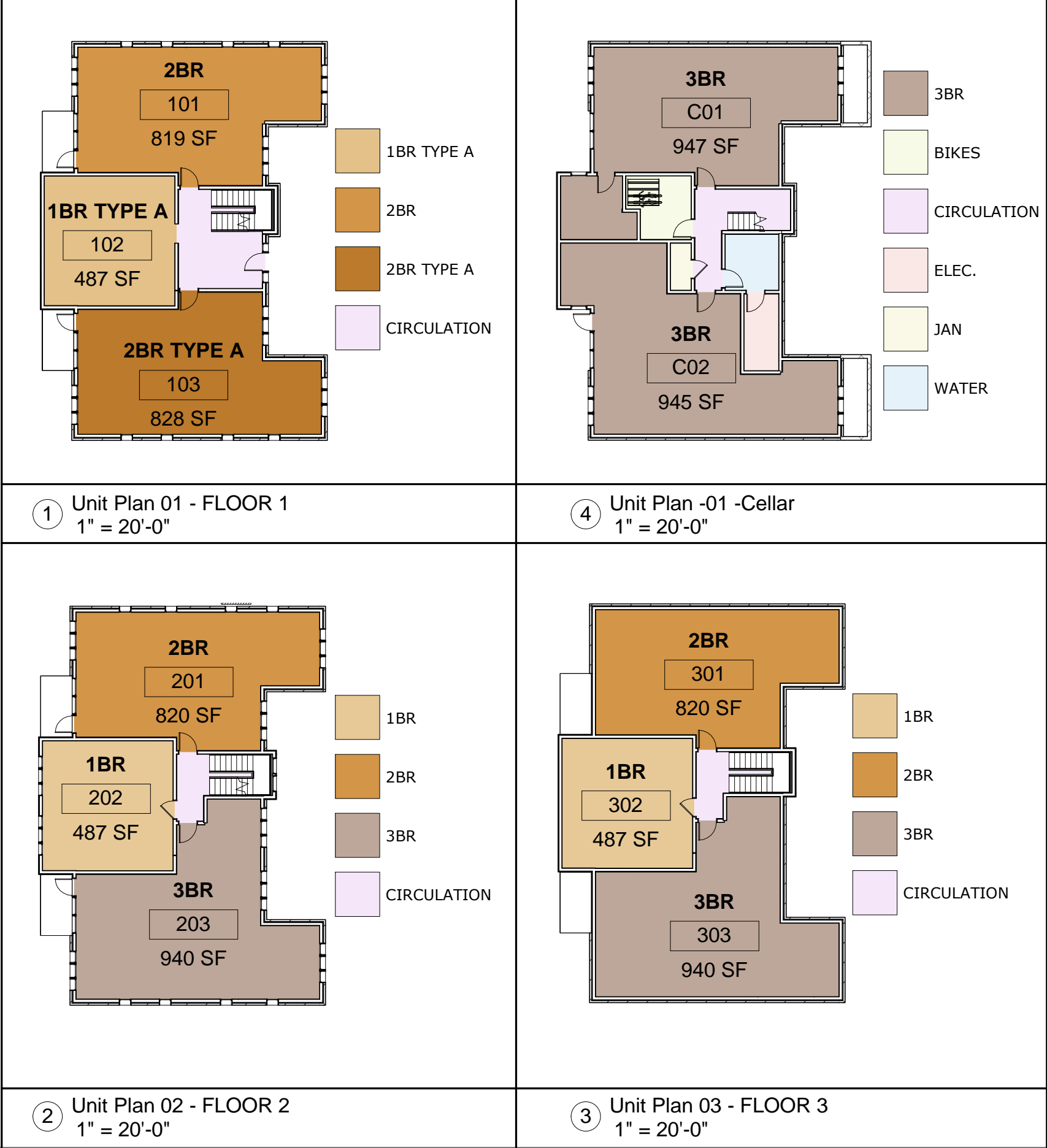
FAR CALCULATIONS

62-64 FORRESTER STRET SW  
BOARD OF ZONING ADJUSTMENTS

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025







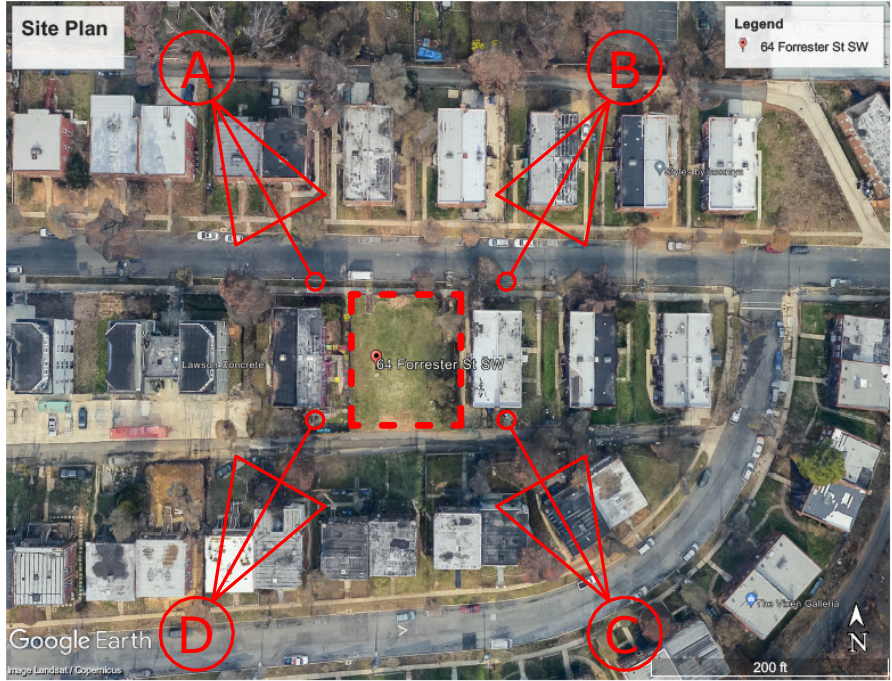
Project:		62-64 Forrester Street SW					
		Washington, DC					
Date:		October 7, 2024					
YIELD ANALYSIS + IZ UNIT DISTRIBUTION							
LEVEL	UNIT TYPE	CELLAR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL UNITS	AREA
GROSS RESIDENTIAL AREA		2,683	2,683	2,683	2,683		10,732
FAR AREA			2,677	2,677	2,677		8,031
TOTAL UNITS		2	3	3	3	11	
UNIT C01	3 BR + 2 BA	947				1	947
UNIT C02	2 BR + 2 BA	945				1	945
UNIT 102	1 BR + 1 BA TYPE A		487			1	
UNIT 103	2 BR + 2 BA TYPE A		828			1	
UNIT X01	2 BR + 2 BA		819	820	820	3	2,459
UNIT X02	1 BR + 1 BA			487	487	2	974
UNIT X03	3 BR + 2 BA			940	940	2	1,880
NET RESIDENTIAL AREA		1,892	2,134	2,247	2,247		8,520
EFFECIENCY		70.52%	79.54%	83.75%	83.75%		79.39%
IZ UNIT							
120% AMI UNIT DISTRIBUTION							
LEVEL	UNIT TYPE	CELLAR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL 120% AMI UNITS	AREA
GROSS RESIDENTIAL AREA		2,683	2,683	2,683	2,683		10,732
TOTAL UNITS		2	1	2	1	6	
UNIT C01	3 BR + 2 BA	1,069				1	1,069
UNIT C02	3 BR + 2 BA	837				1	837
UNIT 102	1 BR + 1 BA TYPE A						
UNIT 103	2 BR + 2 BA TYPE A						
UNIT X01	2 BR + 2 BA		820		820	2	1,640
UNIT X02	1 BR + 1 BA			486		1	486
UNIT X03	3 BR + 3 BA			940		1	940
NET RESIDENTIAL AREA		1,906	820	1,426	820	6	4,972
120% AMI UNIT							
IZ CALCULATIONS							
LOT AREA	7,444						
10% of total GFA	1,073						
75% of Bonus Density	1,005						
TOTAL GROSS IZ AREA REQ'D	1,073						
RATIO NRSF TO GRSF	79.39%						
TOTAL NET IZ AREA REQ'D	852						
TOTAL NET IZ AREA PROVIDED	940						

UNIT TABULATIONS

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

62-64 FORRESTER STRET SW  
BOARD OF ZONING ADJUSTMENTS

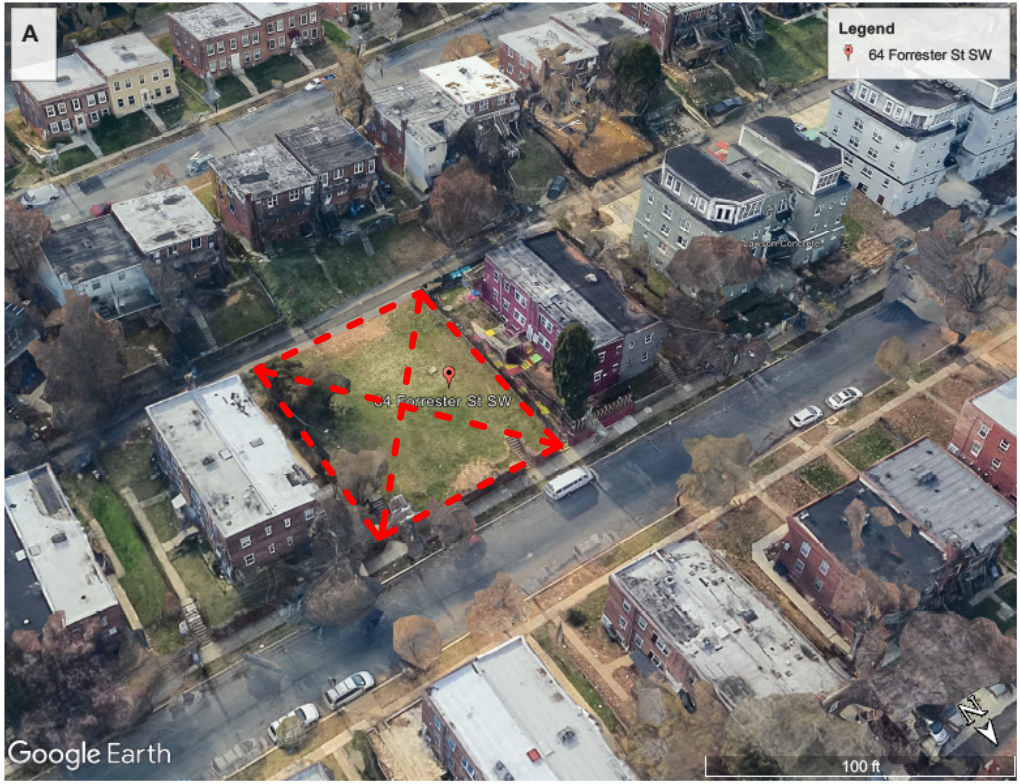




**KEY PLAN**



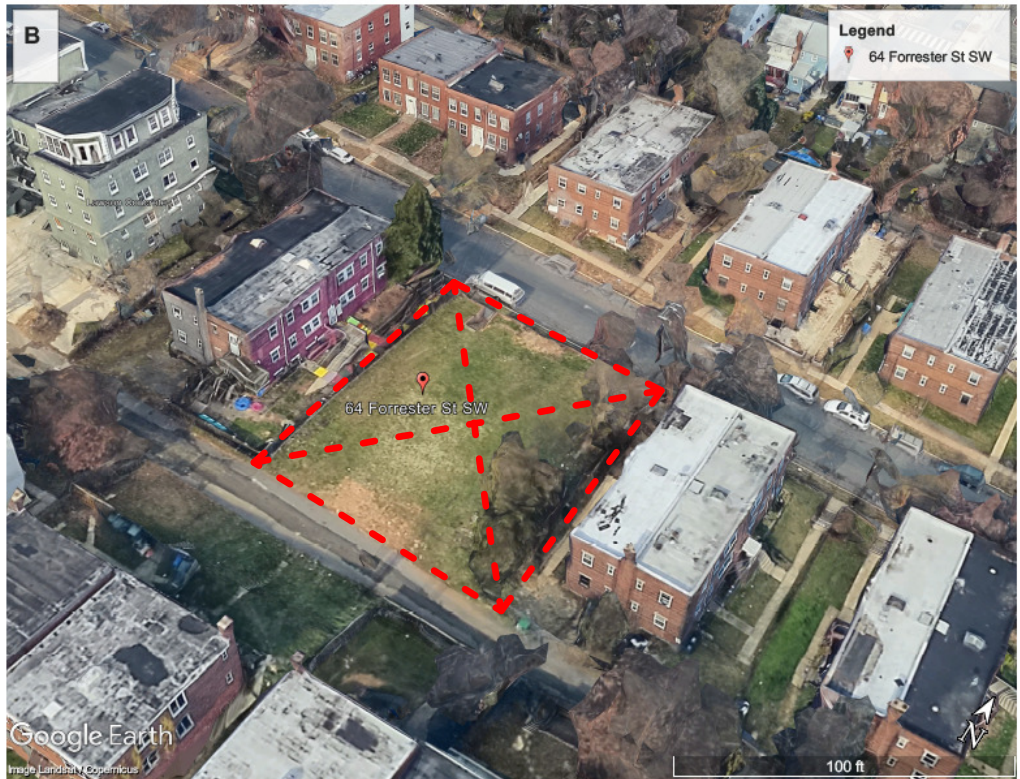
**A | VIEW FROM NORTHWEST**



**B | VIEW FROM NORTHEAST**



**C | VIEW FROM SOUTHWEST**



**D | VIEW FROM SOUTHEAST**

**A1.05**

**AERIAL VIEWS**

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

**62-64 FORRESTER STRET SW  
BOARD OF ZONING ADJUSTMENTS**



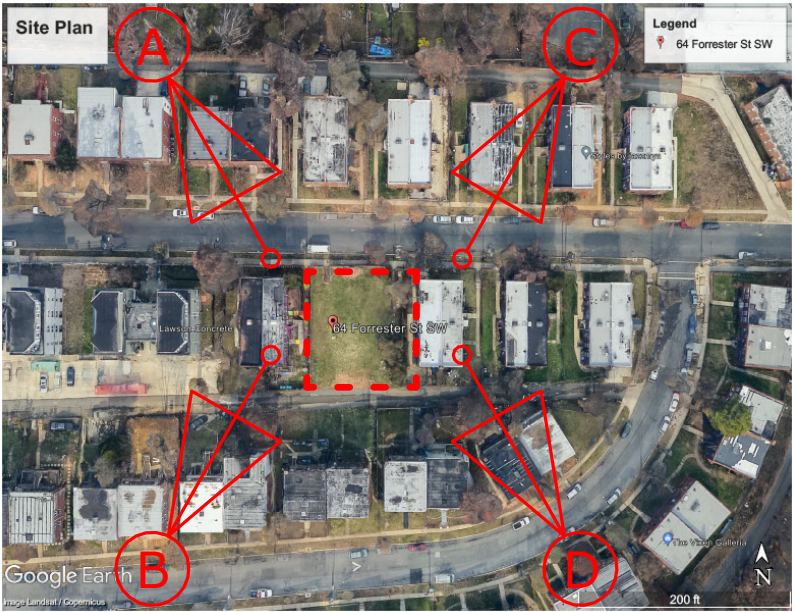




**A | STREET VIEW A LOOKING SOUTHEAST**



**C | STREET VIEW C LOOKING SOUTHWEST**



KEY PLAN



**B | ALLEY VIEW A LOOKING NORTHEAST**



**D | ALLEY VIEW D LOOKING NORTHWEST**

A1.06

STREET VIEWS

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

62-64 FORRESTER STRET SW  
BOARD OF ZONING ADJUSTMENTS







**A | 50-52 FORRESTER STREET SW**



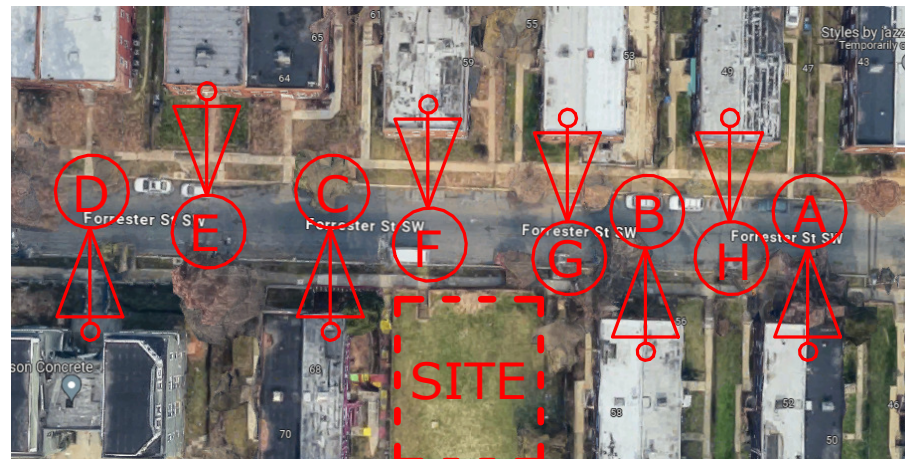
**B | 56-58 FORRESTER STREET SW**



**C | 68-70 FORRESTER STREET SW**



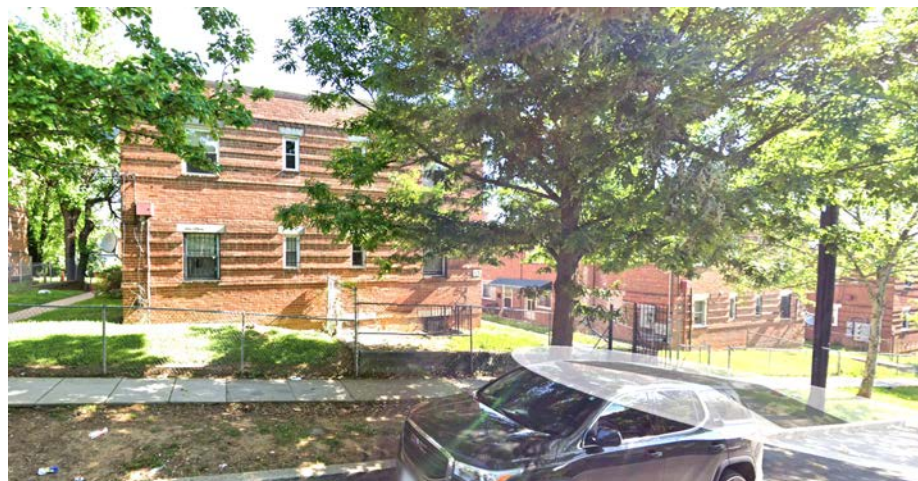
**H | 47-49 FORRESTER STREET SW**



**KEY PLAN**



**D | 76 FORRESTER STREET SW**



**G | 47-49 FORRESTER STREET SW**



**F | 59-61 FORRESTER STREET SW**



**E | 65-67 FORRESTER STREET SW**

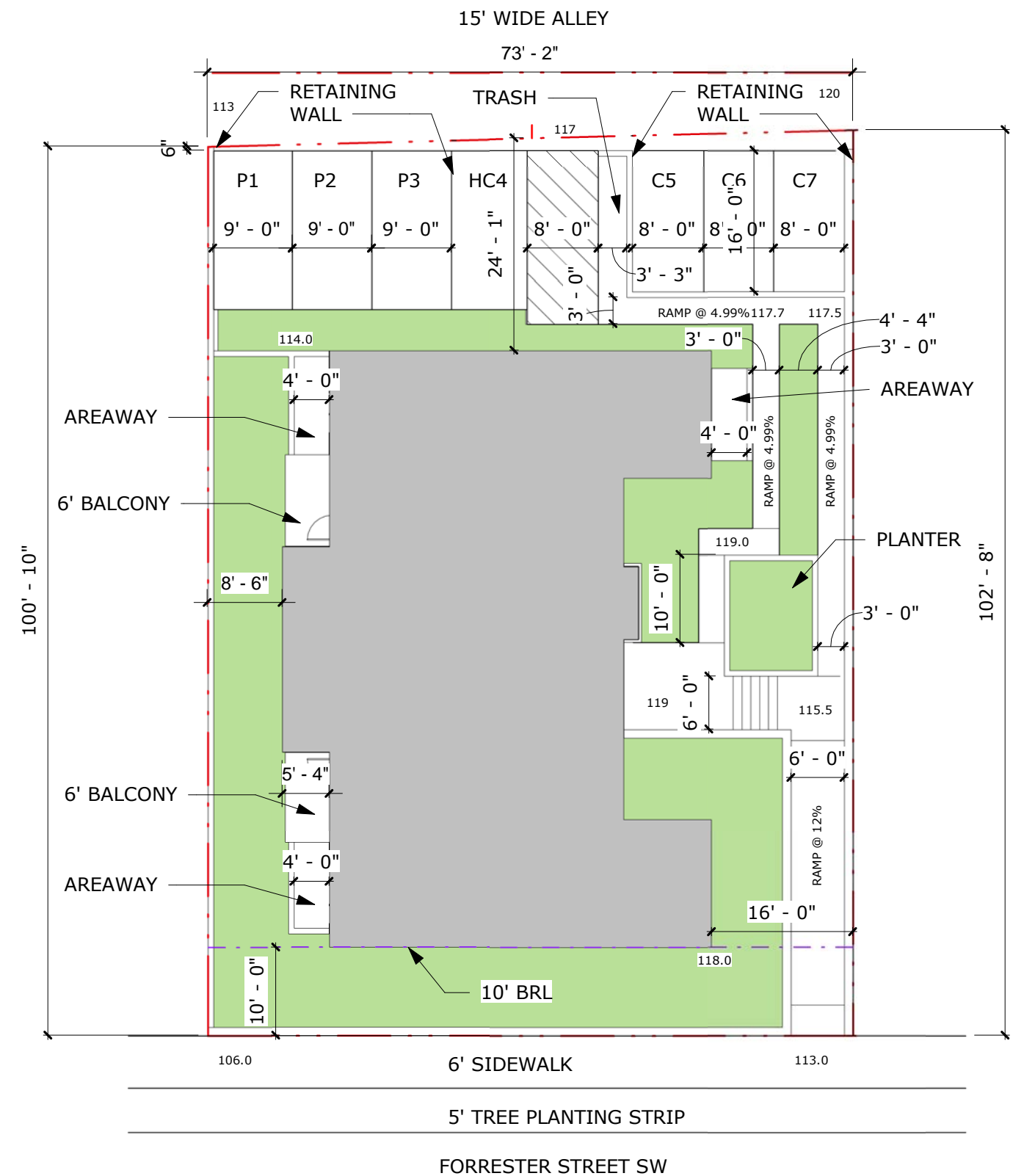
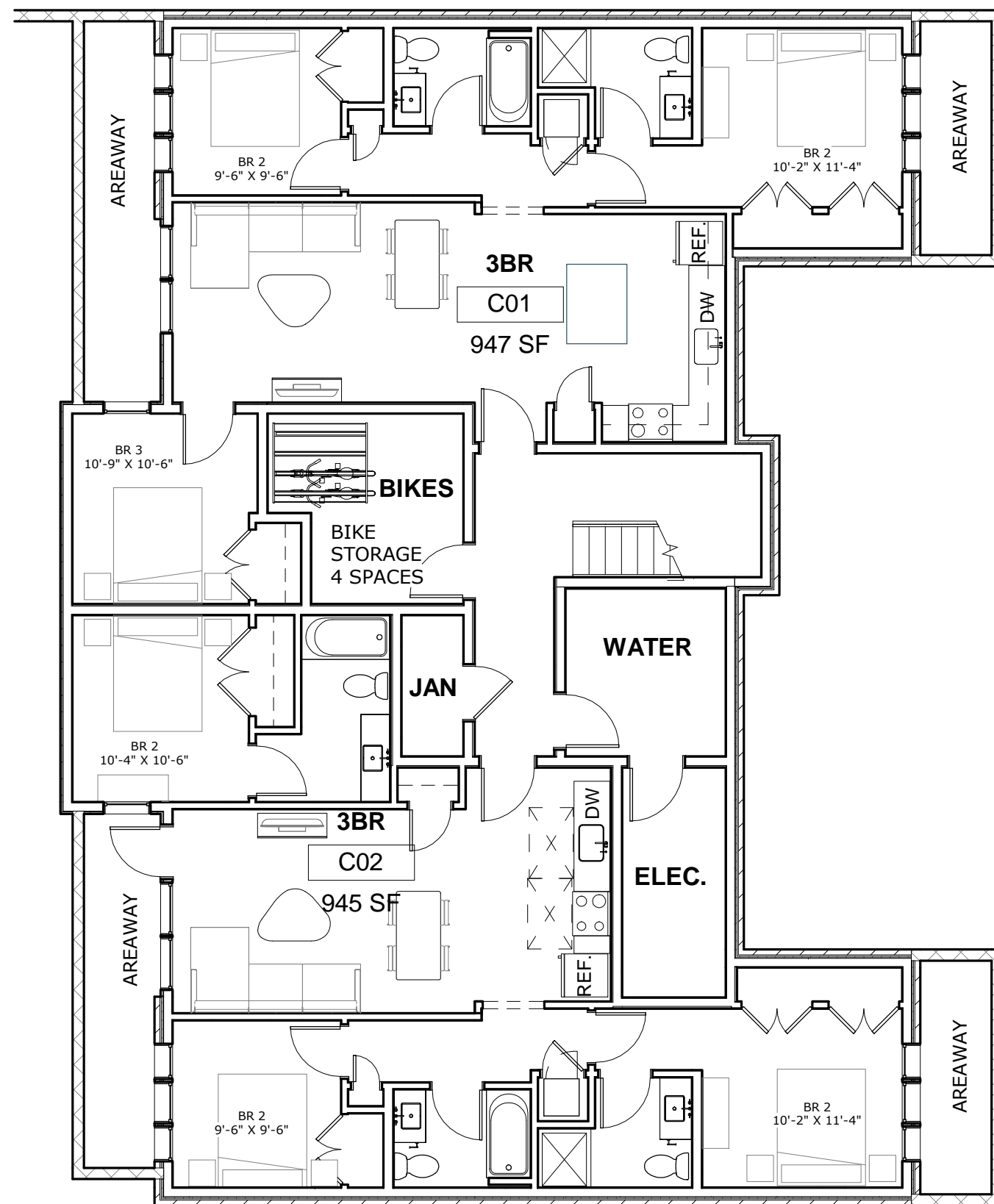
**A1.07**

## SITE CONTEXT IMAGES

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

## 62-64 FORRESTER STREET SW BOARD OF ZONING ADJUSTMENTS

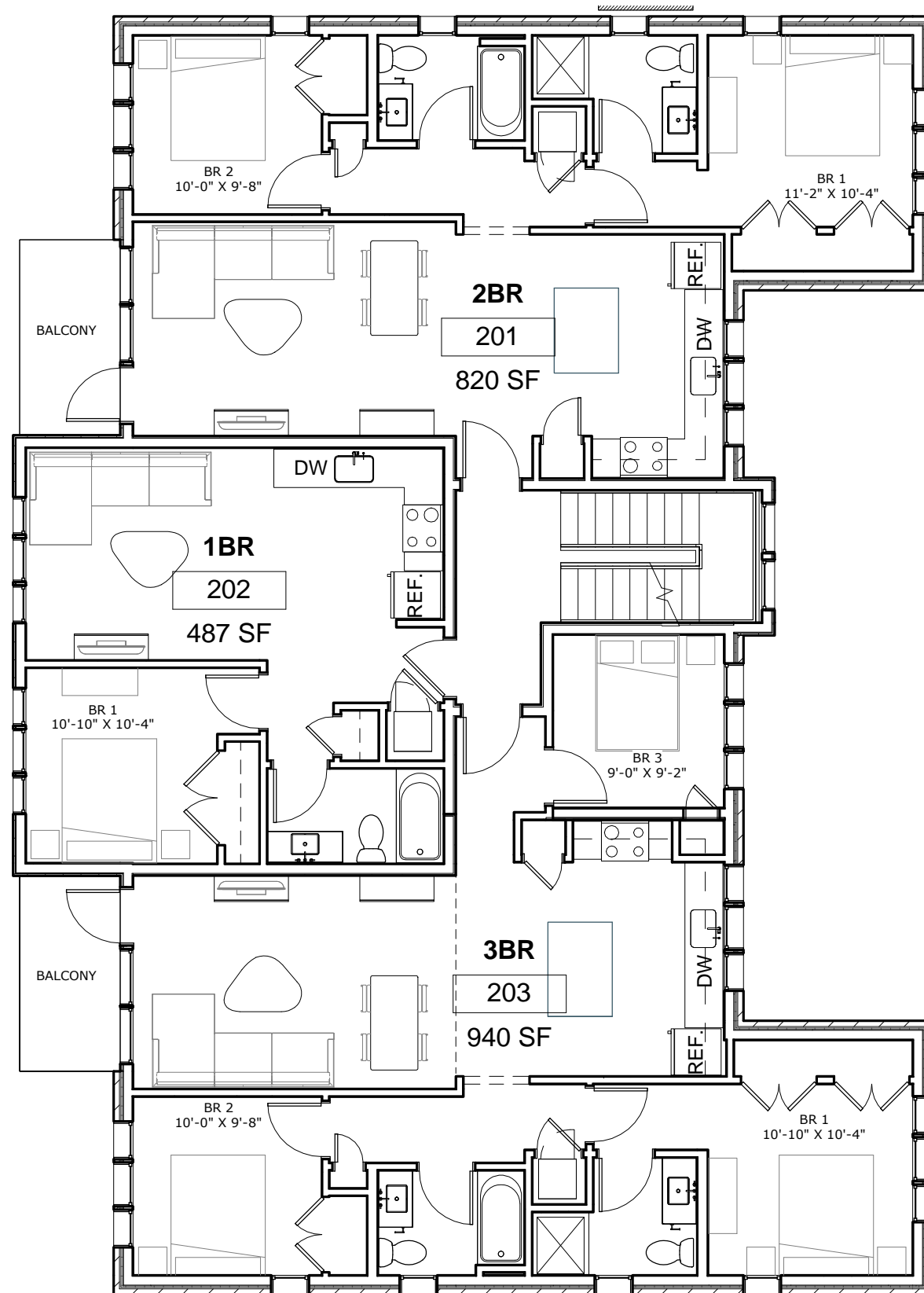




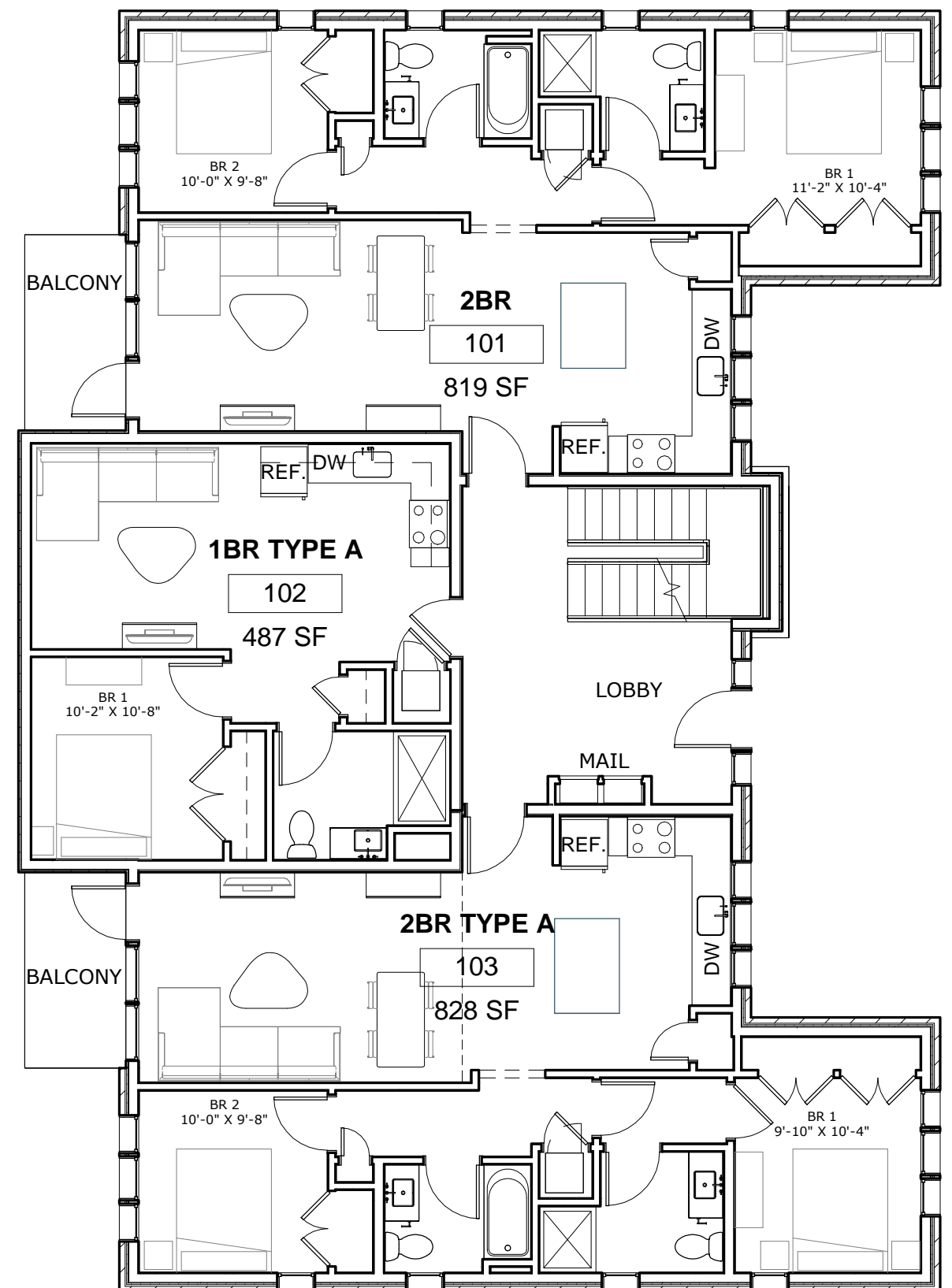
## SITE / CELLAR FLOOR PLANS

62-64 FORRESTER STRET SW  
BOARD OF ZONING ADJUSTMENTS

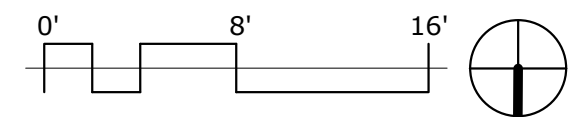




② 02 - FLOOR 2 AND 3  
1/8" = 1'-0"



① 01 - FLOOR 1  
1/8" = 1'-0"

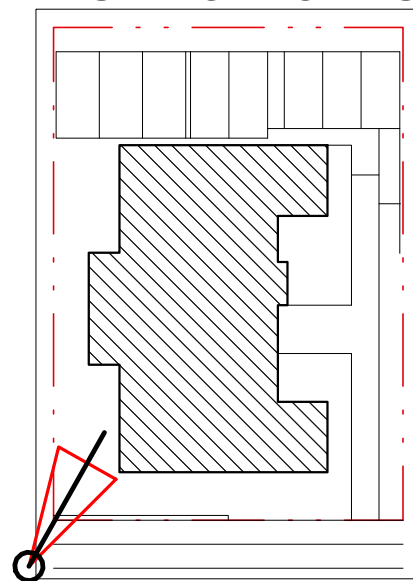


A1.09

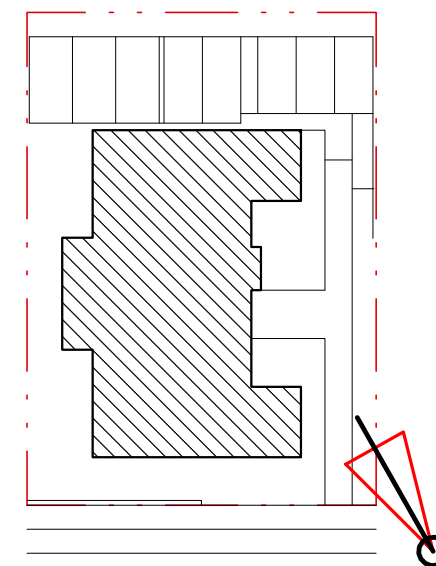




**VIEW LOOKING SOUTHWEST FROM FORRESTER STREET SW**



**VIEW LOOKING NORTHWEST FROM FROM FORRESTER STREET SW**



**A1.10**

## EXTERIOR VIEWS

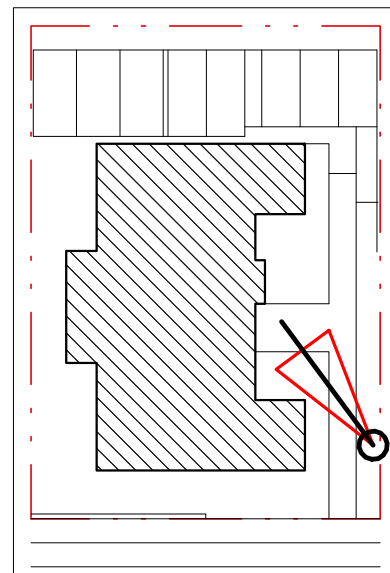
PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

## 62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS

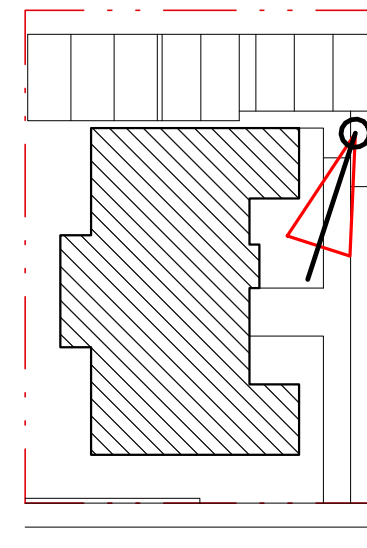




**VIEW TOWARD BUILDING ENTRANCE FROM FORRESTER STREET SW**



**VIEW TOWARD BUILDING ENTRANCE FROM ALLEY**



**A1.11**

## EXTERIOR VIEWS

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

## 62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS

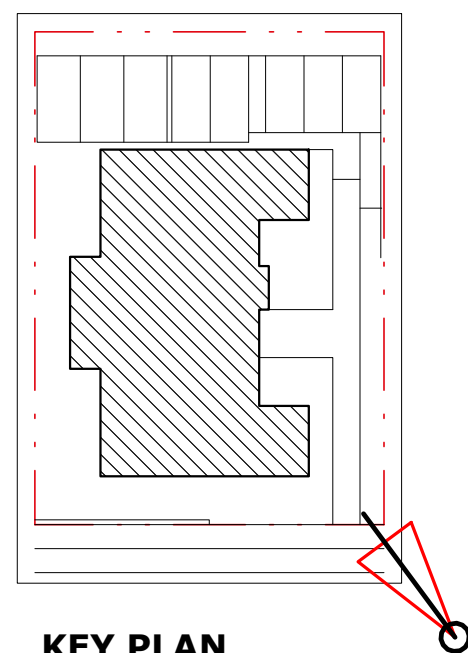




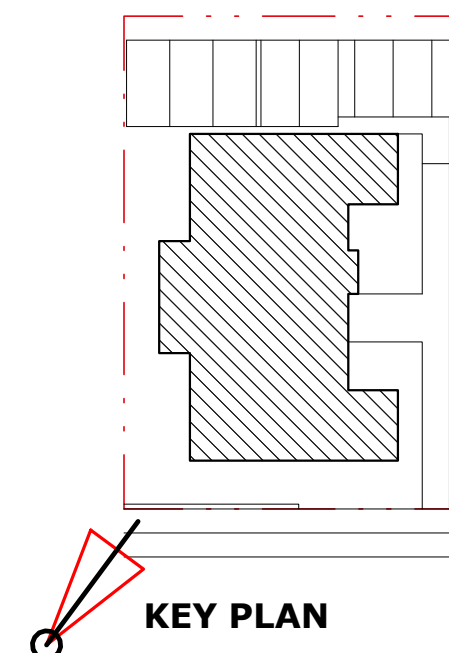
**AERIAL VIEW FROM FORRESTER STREET SW**



**AERIAL VIEW FROM FORRESTER STREET SW**



**KEY PLAN**



**KEY PLAN**

**A1.12**

## EXTERIOR VIEWS

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

# 62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS

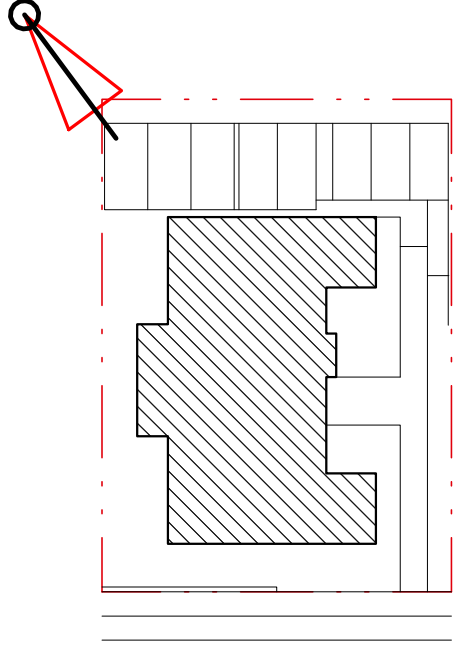
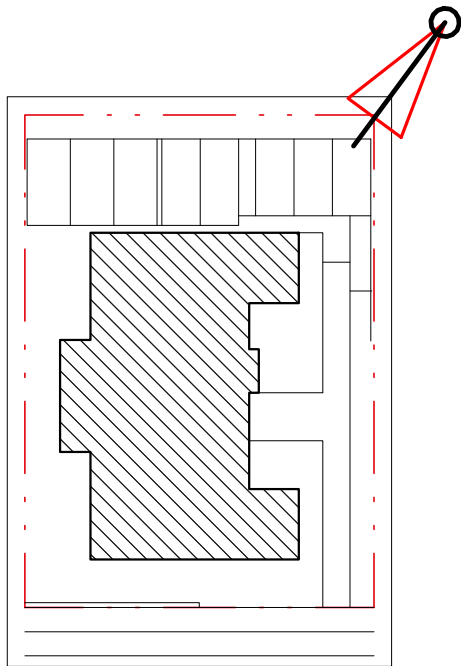




**AERIAL VIEW FROM ALLEY**



**AERIAL VIEW FROM ALLEY**



**A1.13**

**EXTERIOR VIEWS**

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

**62-64 FORRESTER STRET SW  
BOARD OF ZONING ADJUSTMENTS**







Scale 1/8" = 1'-0"

WEST ELEVATION

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

62-64 FORRESTER STRET SW  
BOARD OF ZONING ADJUSTMENTS

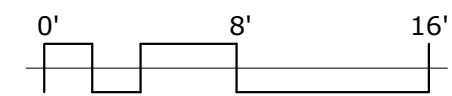
0' 8' 16' **A1.14**







Scale 1/8" = 1'-0"



A1.15

NORTH ELEVATION

62-64 FORRESTER STREET SW  
BOARD OF ZONING ADJUSTMENTS

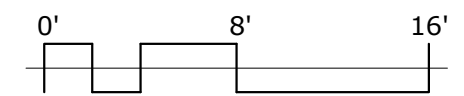
PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025







Scale 1/8" = 1'



A1.16

EAST ELEVATION

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

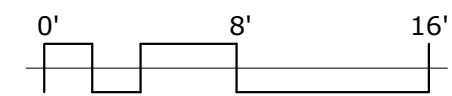
62-64 FORRESTER STREET SW  
BOARD OF ZONING ADJUSTMENTS







Scale 1/8" = 1'



A1.17

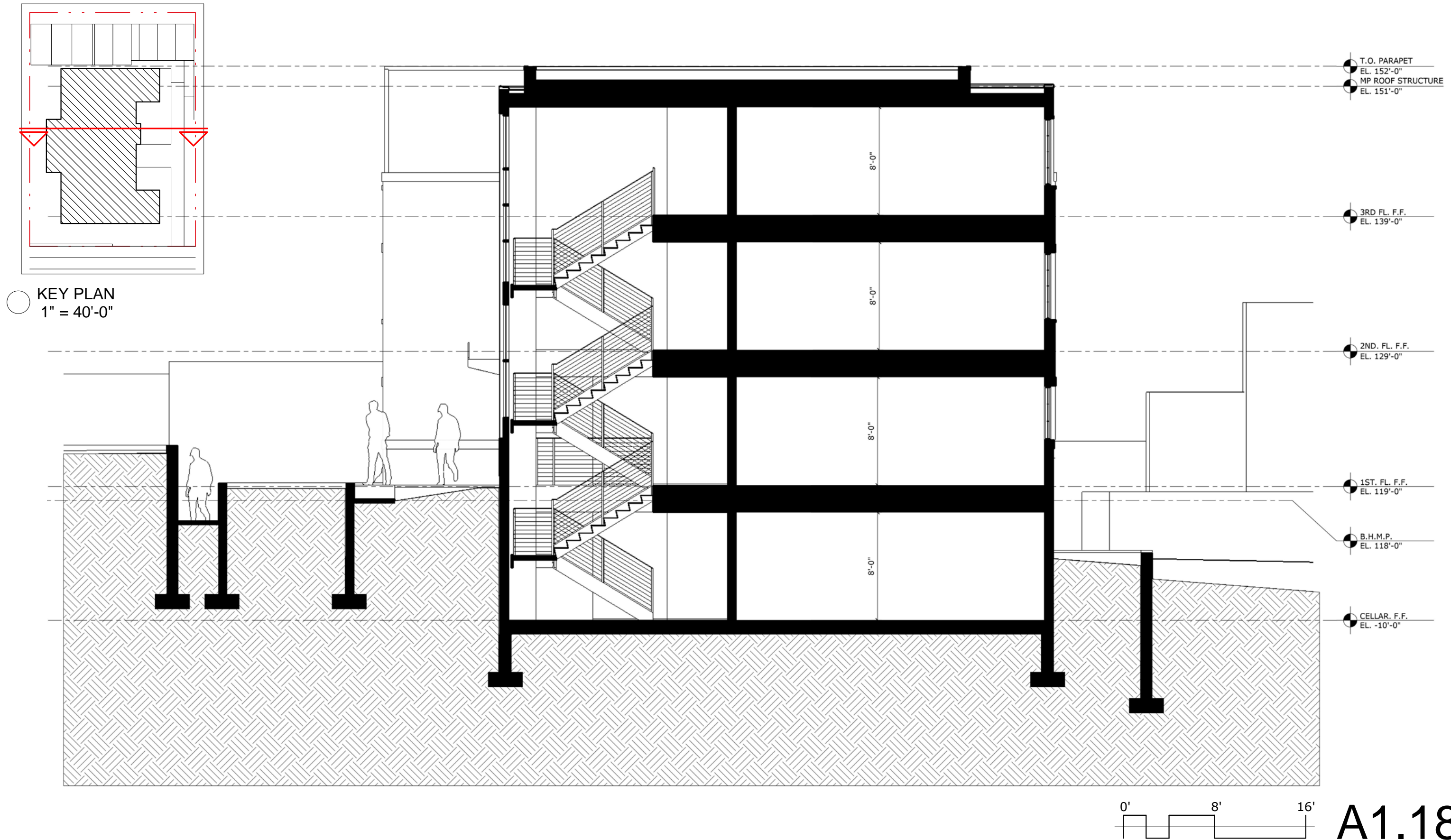
SOUTH ELEVATION

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025

62-64 FORRESTER STREET SW  
BOARD OF ZONING ADJUSTMENTS







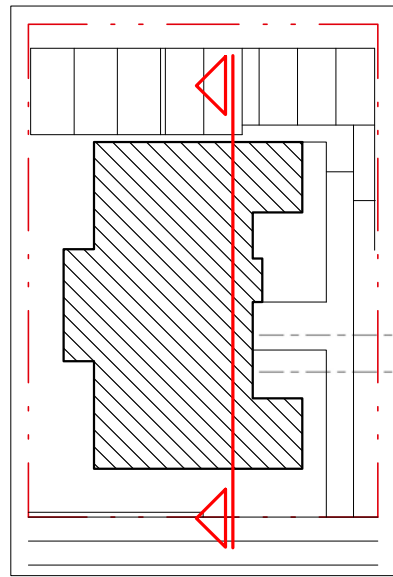
TRANSVERSE SECTION

62-64 FORRESTER STRET SW  
BOARD OF ZONING ADJUSTMENTS

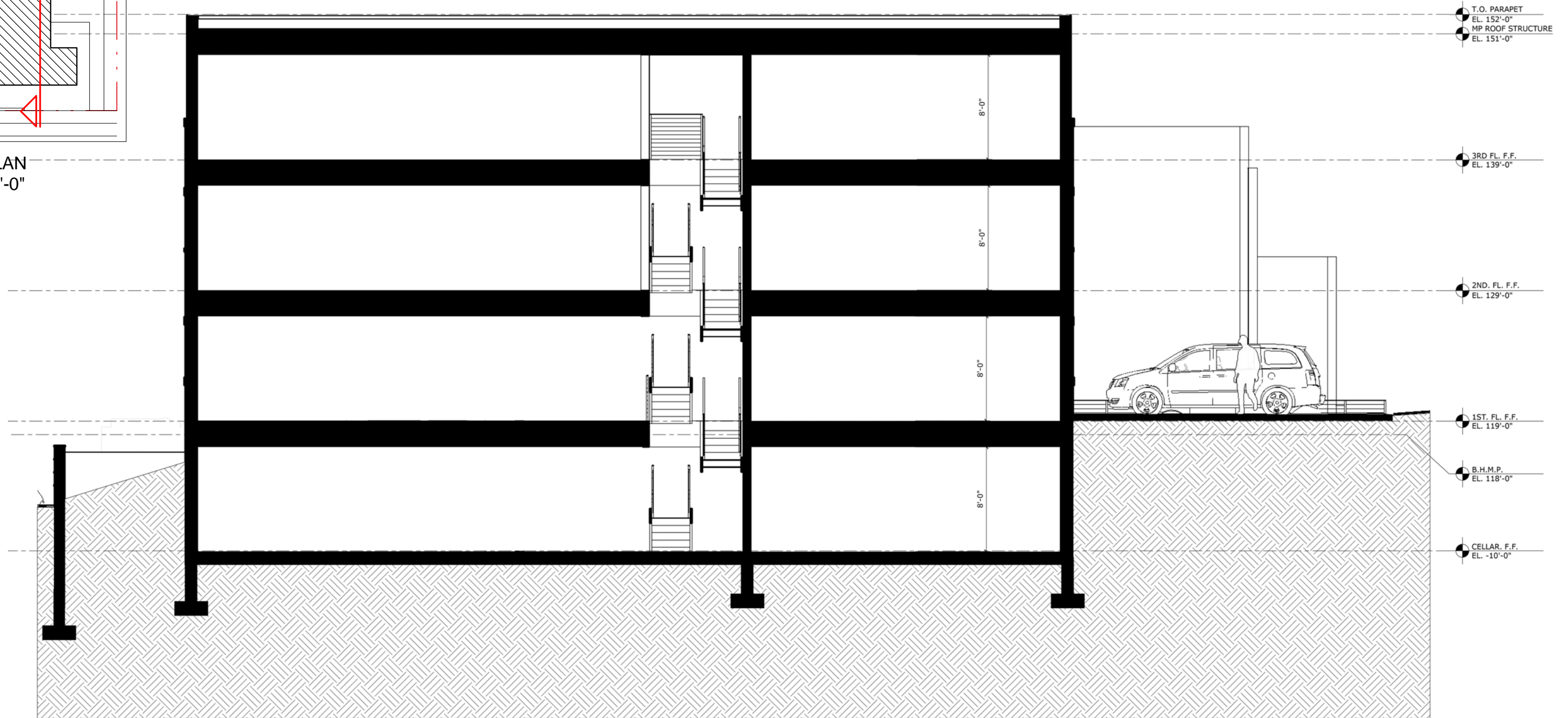
PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025



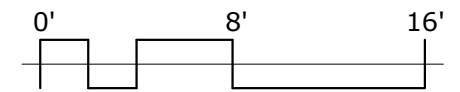




KEY PLAN  
1" = 40'-0"



Scale 1/8" = 1'



A1.19

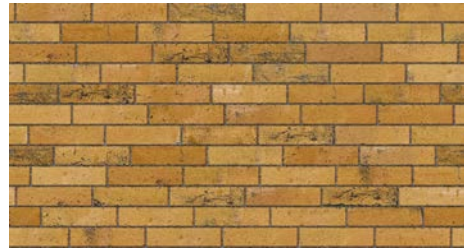
LONGITUDINAL SECTION

62-64 FORRESTER STRET SW  
BOARD OF ZONING ADJUSTMENTS

PROJECT NUMBER: 2023-5  
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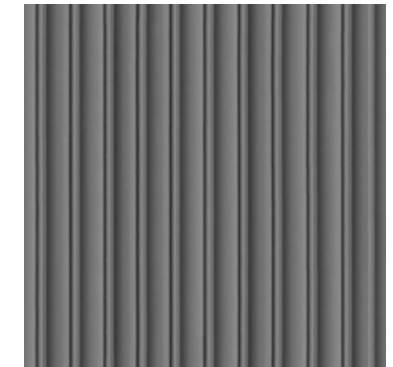






BRICK

KEY PLAN



ACCENT - BLACK METAL

A1.20

## FACADE MATERIALS

## 62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS

PROJECT NUMBER: 2023-5  
DATE: JANUARY 29, 2025