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SITE INFORMATION	
ADDRESS:	62-64 FORRESTER STREET, SW WASHINGTON, DC 20032
LOT NUMBERS:	0059, 0060
SQUARE:	6239
ZONING:	R2 EXISTING - UPZONE TO RA-1 THROUGH MAP AMENDMENT.
MAXIMUM FAR:	1.08
ALLOWABLE HGT.:	40 FEET

OWNER



WINSTON M. COX, JR.
301.821.1599

ARCHITECT



421 KING STREET, SUITE 303
ALEXANDRIA, VA 22314
703.582.2354

CIVIL ENGINEER



HUSKA CONSULTING. LLC
1050 30TH STREET NW
WASHINGTON, DC 20007
703.425.3862

A1.00

COVER SHEET

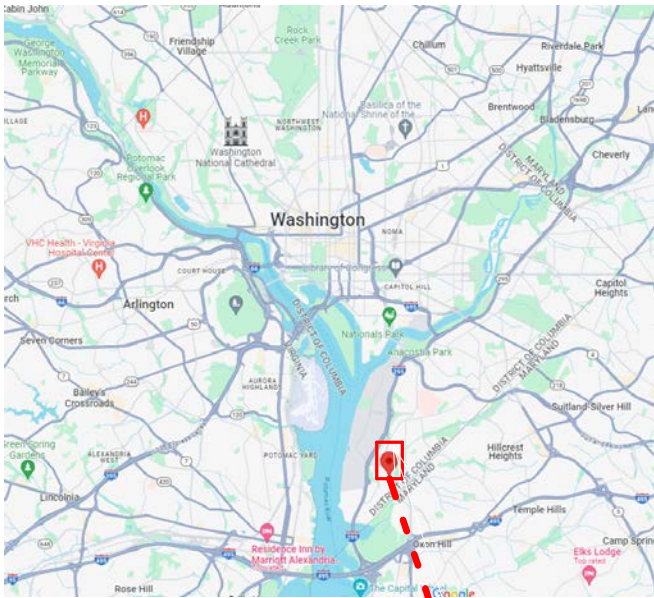
62-64 FORRESTER STRET SW

BOARD OF ZONING ADJUSTMENTS

PROJECT NUMBER: 2023-5
DATE: OCTOBER 4, 2024

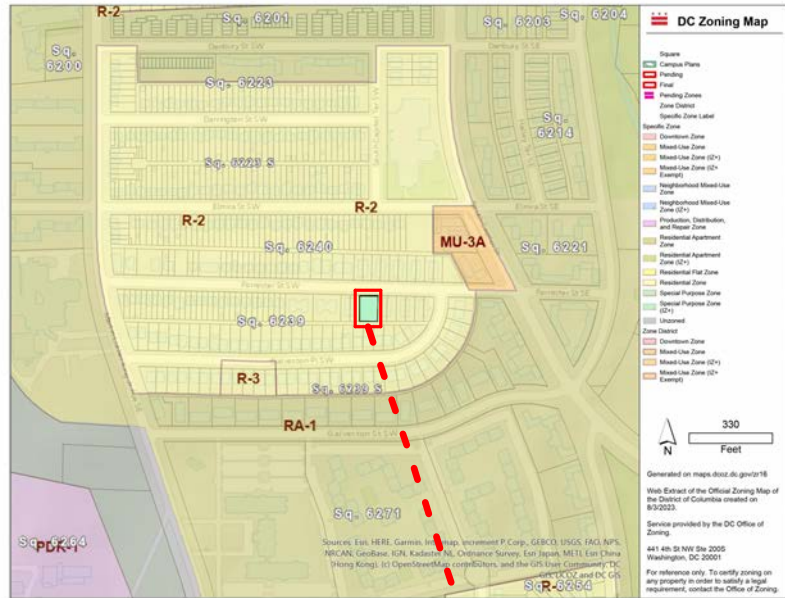


Board of Zoning Adjustment
District of Columbia
CASE NO.21225
EXHIBIT NO.6



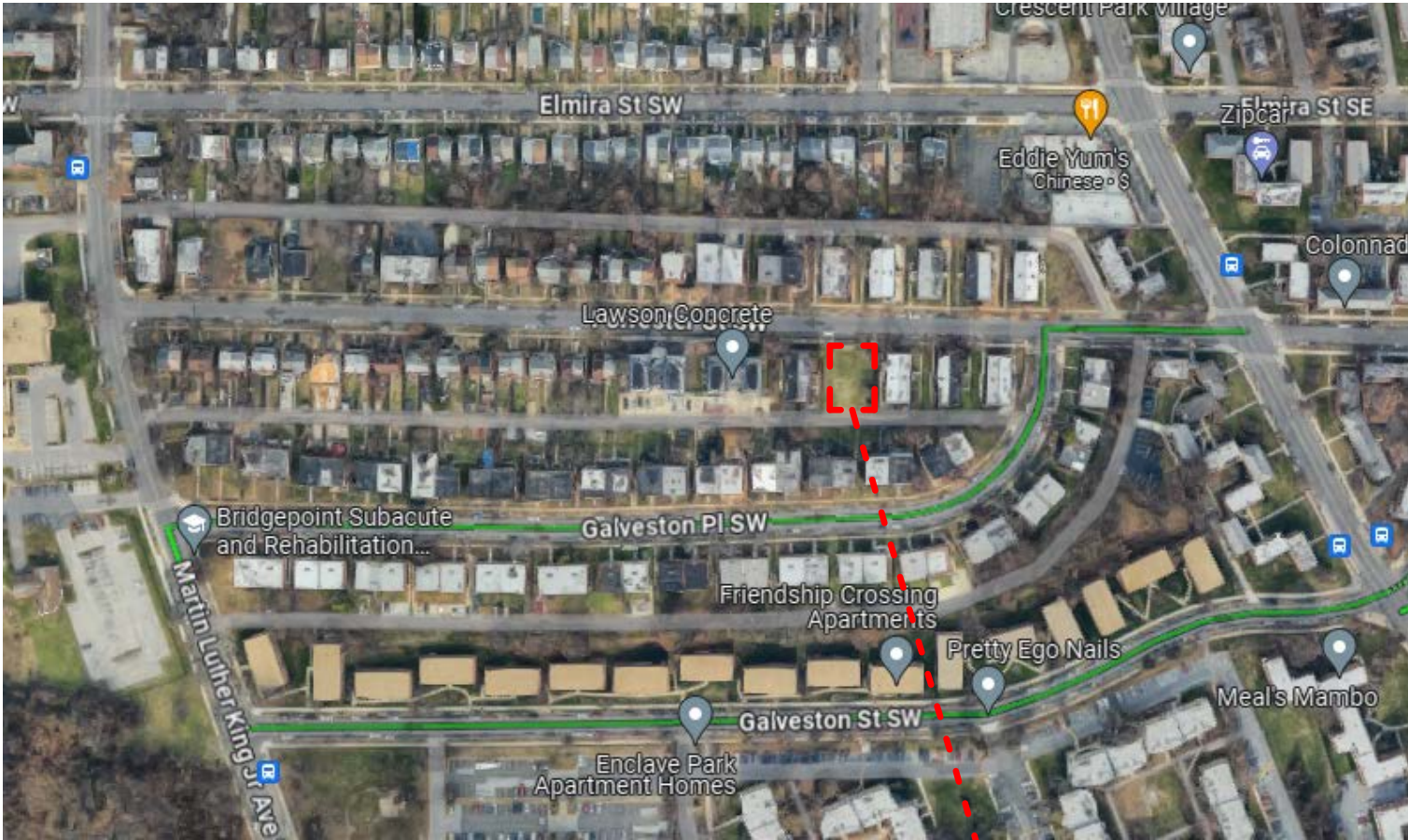
AREA MAP

— SITE



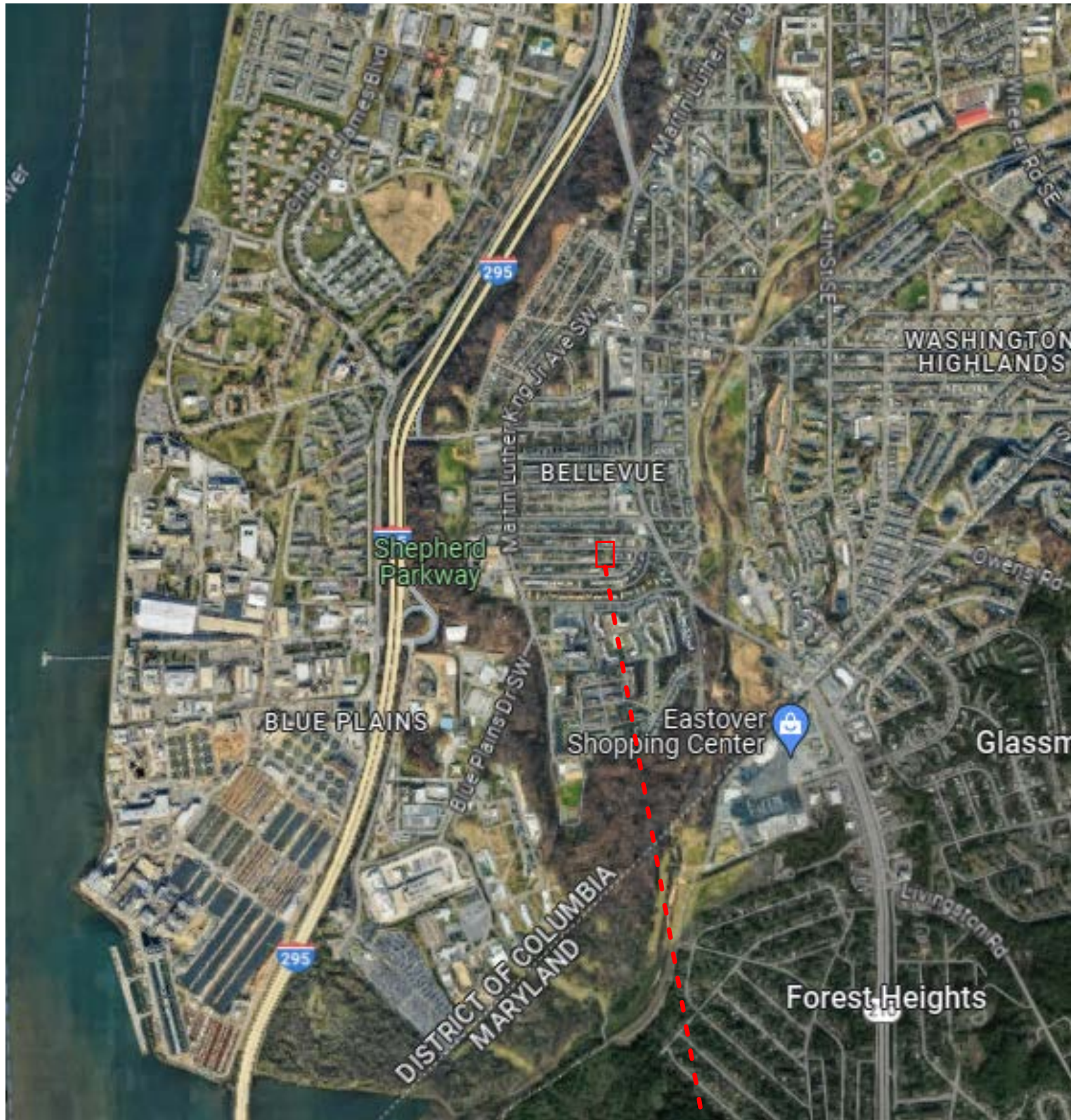
ZONING MAP

— SITE



VICINITY MAP

— SITE



REGION MAP

— SITE

A1.01

VICINITY PLANS

PROJECT NUMBER: 2023-5
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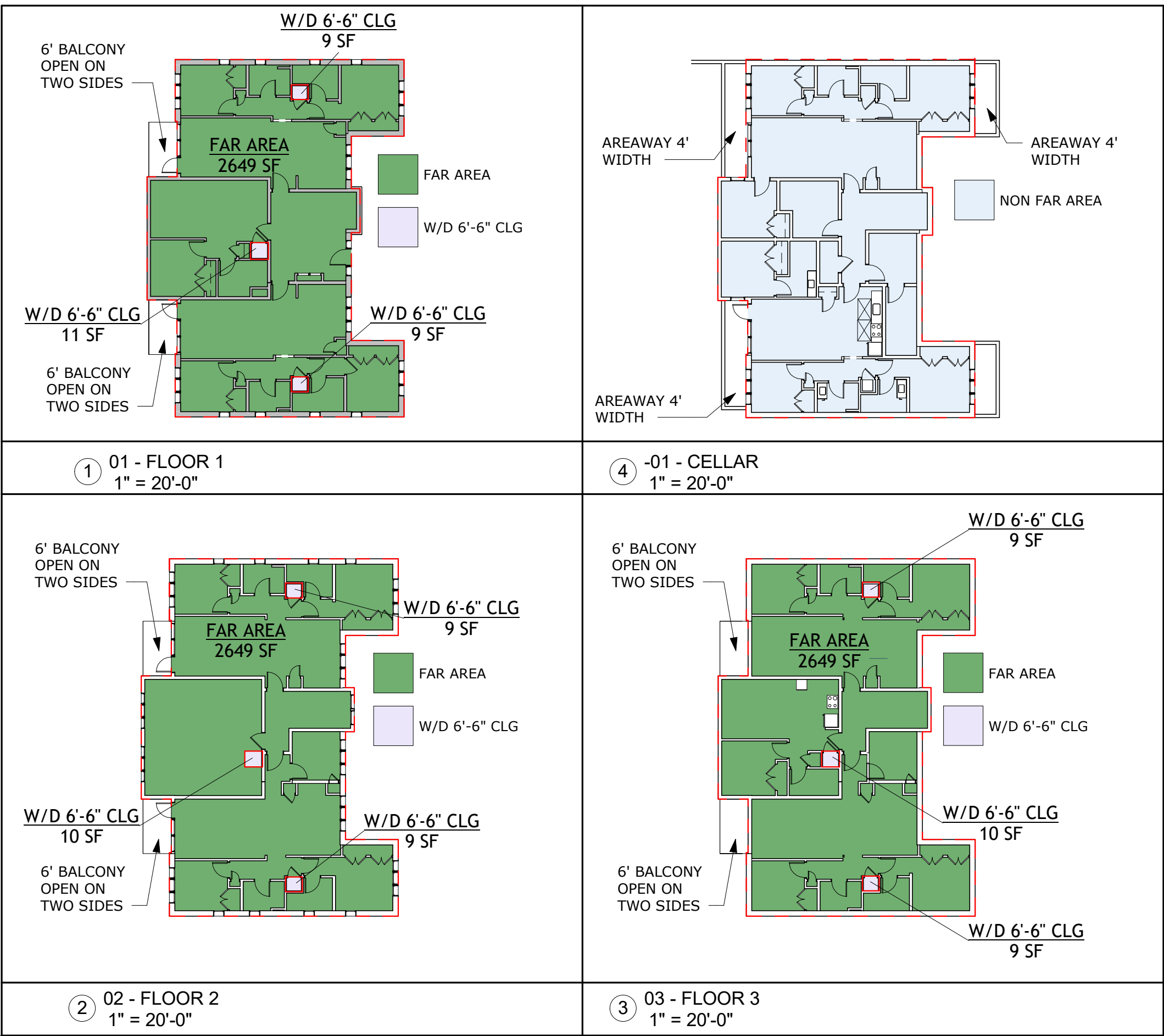
62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS



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 SUPPRESSION SYSTEM:		BUILDING TO BE FULLY SPRINKLERED WITH NFPA 13R FIRE SUPPRESSION 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
	Floor Area Ratio					
F-201.4	Maximum Permitted FAR	1.08	8,040 GFA	1.08	8,031 GFA	w/ IZ Bonus
	Inclusionary Zoning					
C-1003.1	Set-Aside Requirements	Greater of 10% residential GFA or 75% of bonus density, plus 10% penthouse habitable space		10% residential GFA		
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					
F-403.1	Height	40'-0"		33'-0"		
	Stories	3 stories		3 stories		
	Penthouse					
F-403.2	Height	12'; 15' for penthouse height		N/A		N/A - no penthouse
	Stories	1 story		N/A		N/A - no penthouse
C-1504.1(a)(b)	Setbacks	0.5:1 on Front, Back, and Side		N/A		N/A - no penthouse

SECTION	ZONING REGULATION	ALLOWED R2	PROPOSED R2	NOTES		
SECTION	ZONING REGULATION	ALLOWED R2	PROPOSED R2	NOTES		
C-1505.1@	Permitted habitable FAR	0.4	N/A	N/A - no penthouse		
	Lot Occupancy					
F-210.1	Residential w/ IZ	40%	40%			
	Rear Yard Setback					
F-207.1	Rear Yard Setback	20'-0"	24'-0"	Measured at center of site		
	Side Yard Setback					
F-208.3(a)	Side Yard Setback	8' min. or 3/12" height	8'-6" east side/ 16'-0" west side	For buildings > or =3 units/floor		
	Green Area Ratio					
F-211.1	Ratio	0.4	0.4			
	Car Parking					
TABLE C-701.	Residential	1 space per 3 units in excess of 4 units	3 required; 7 provided			
	Bicycle Parking					
		Long Term	Short Term	Long Term	Short Term	
TABLE C-802.	Residential	1 Space /3 units	1 Space /20 units=	4 provided	1 provided	One bike storage room provided on Cellar Level
	Loading Requirements					
TABLE C-901.	Residential	0 loading berth required<50 units	NA			
TABLE C-901.	Residential	0 Service Space Required<50 units	NA			
C-905.2	Loading Berth Size	12' x 30', 14' vertical clear	NA			
C-905.3	Service Space Size	10' x 20', 10' vertical clear	NA			
C-905.4(a)	Loading Platform	0 Required	NA			

A1.03



LOT AREA = 7,444SF

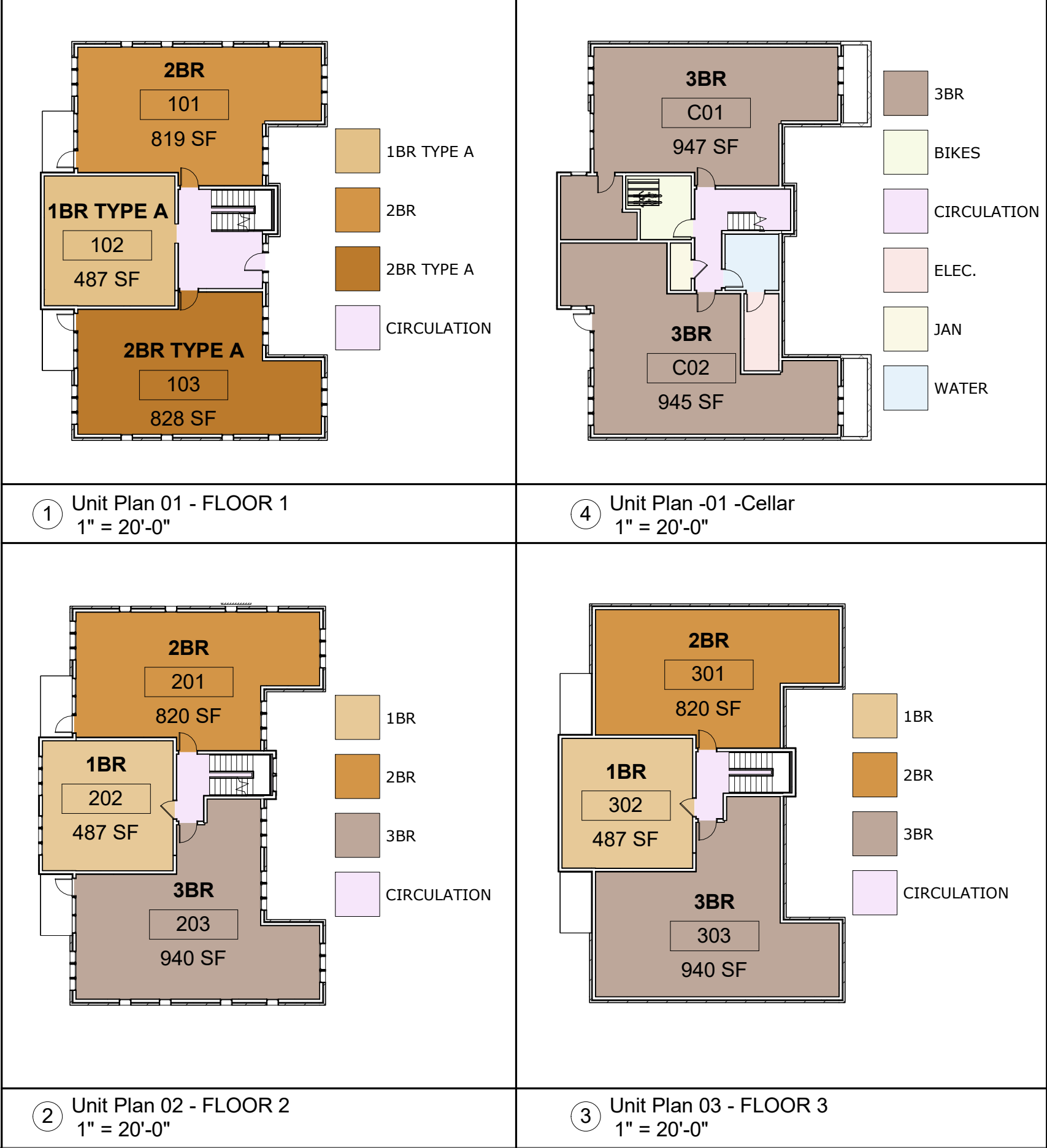
FAR CALCULATIONS		
Level	Area	FAR
Not Placed	0 SF	0
01 - FLOOR 1	2677 SF	0.36
02 - FLOOR 2	2677 SF	0.36
03 - FLOOR 3	2677 SF	0.36
Grand total	8031 SF	1.08

FAR CALCULATIONS

62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS

PROJECT NUMBER: 2023-5
DATE: OCTOBER 4, 2024





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						

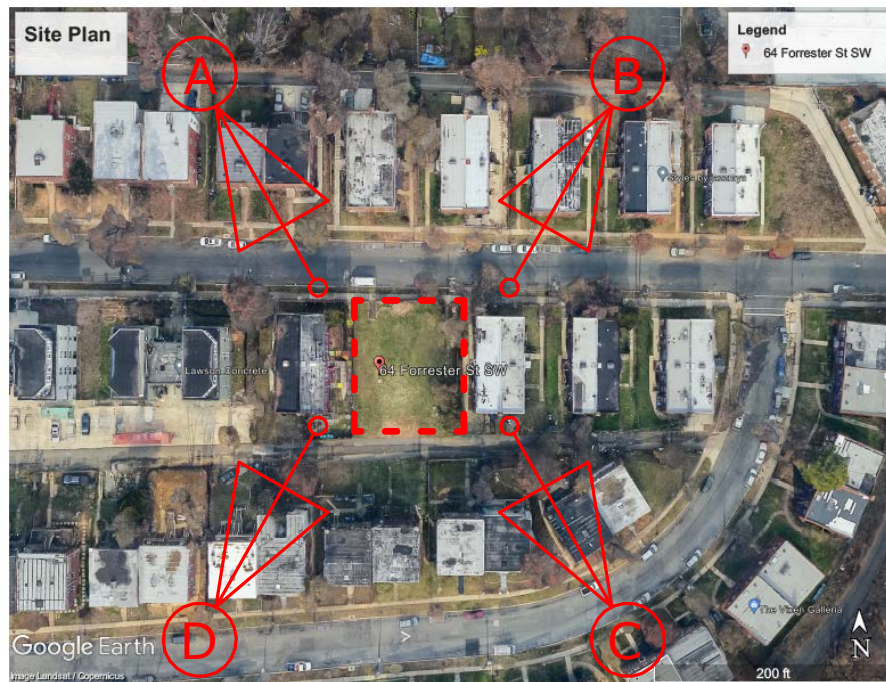
UNIT TABULATIONS

PROJECT NUMBER: 2023-5
DATE: OCTOBER 4, 2024

62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS

A1.05

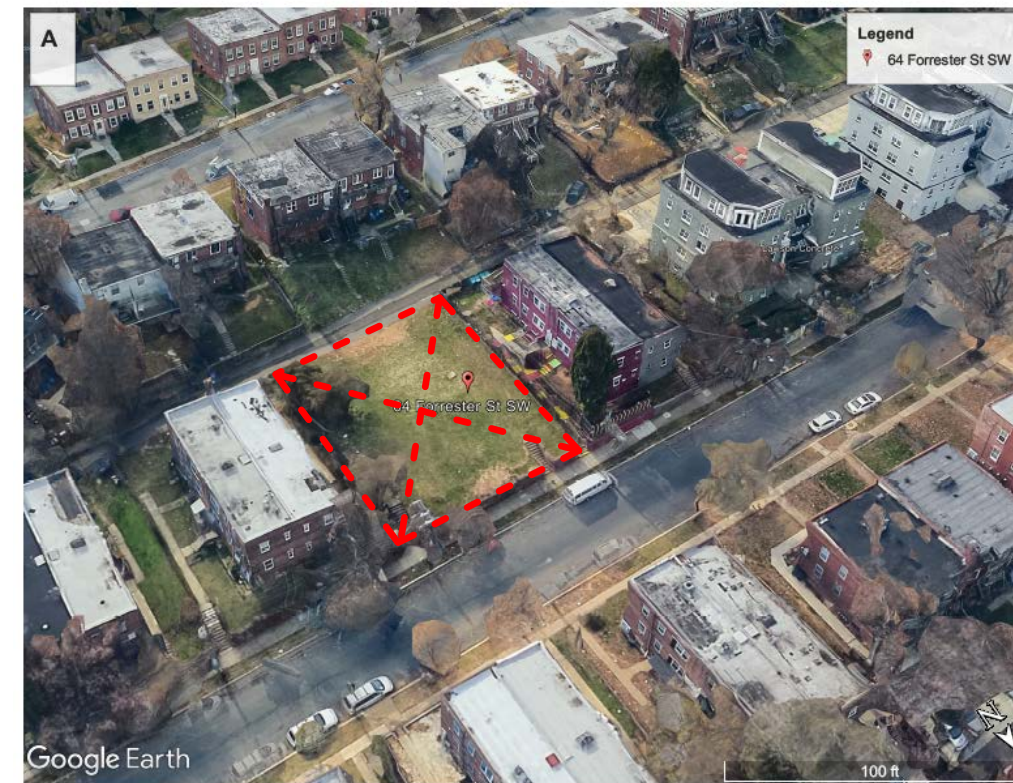




KEY PLAN



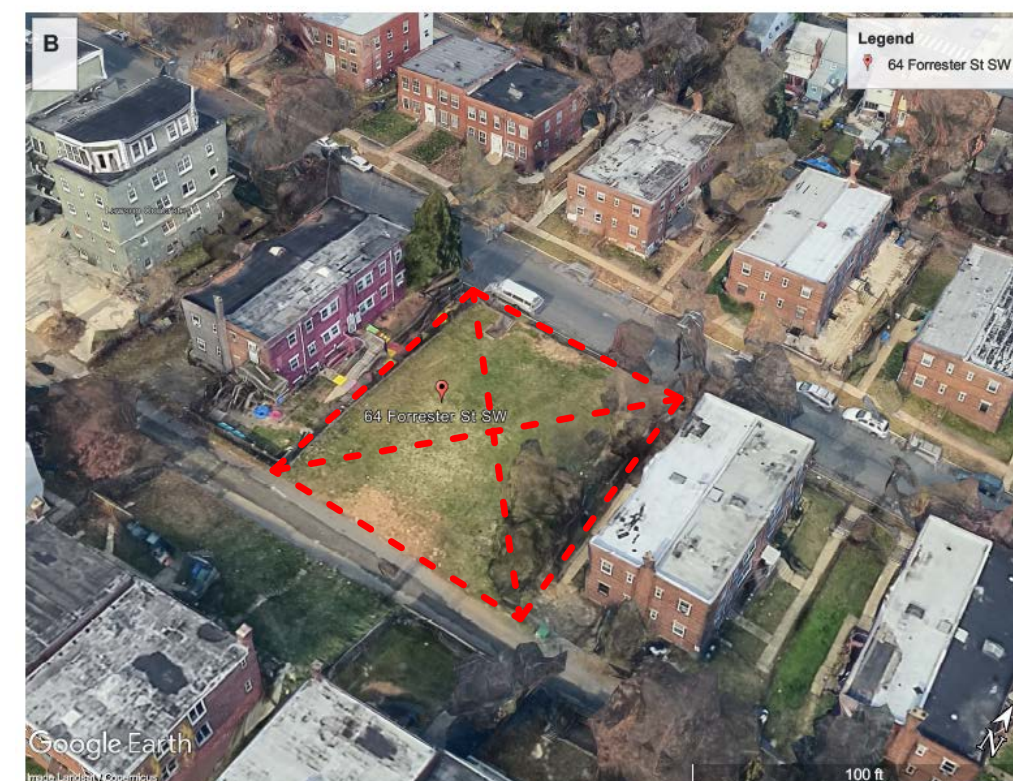
A | VIEW FROM NORTHWEST



B | VIEW FROM NORTHEAST



C | VIEW FROM SOUTHWEST



D | VIEW FROM SOUTHEAST

A1.06

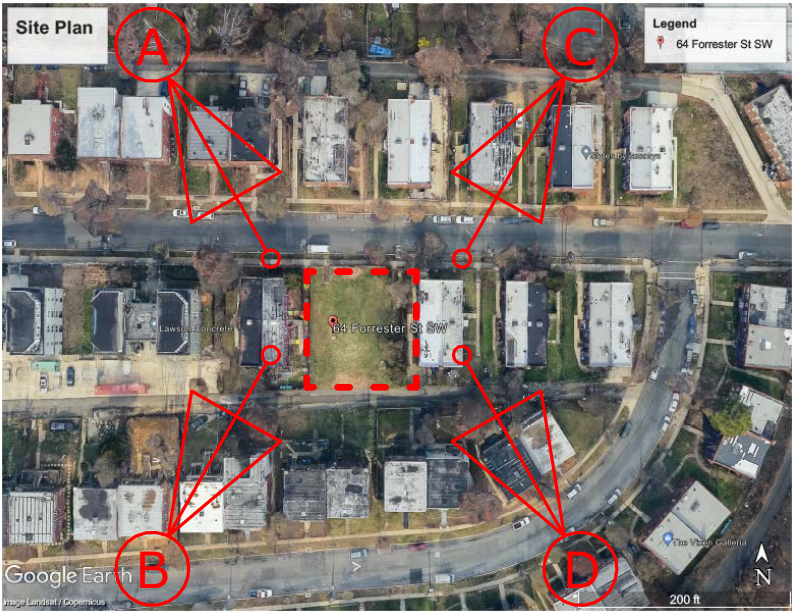
AERIAL VIEWS

PROJECT NUMBER: 2023-5
DATE: OCTOBER 4, 2024

62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS



A | STREET VIEW A LOOKING SOUTHEAST



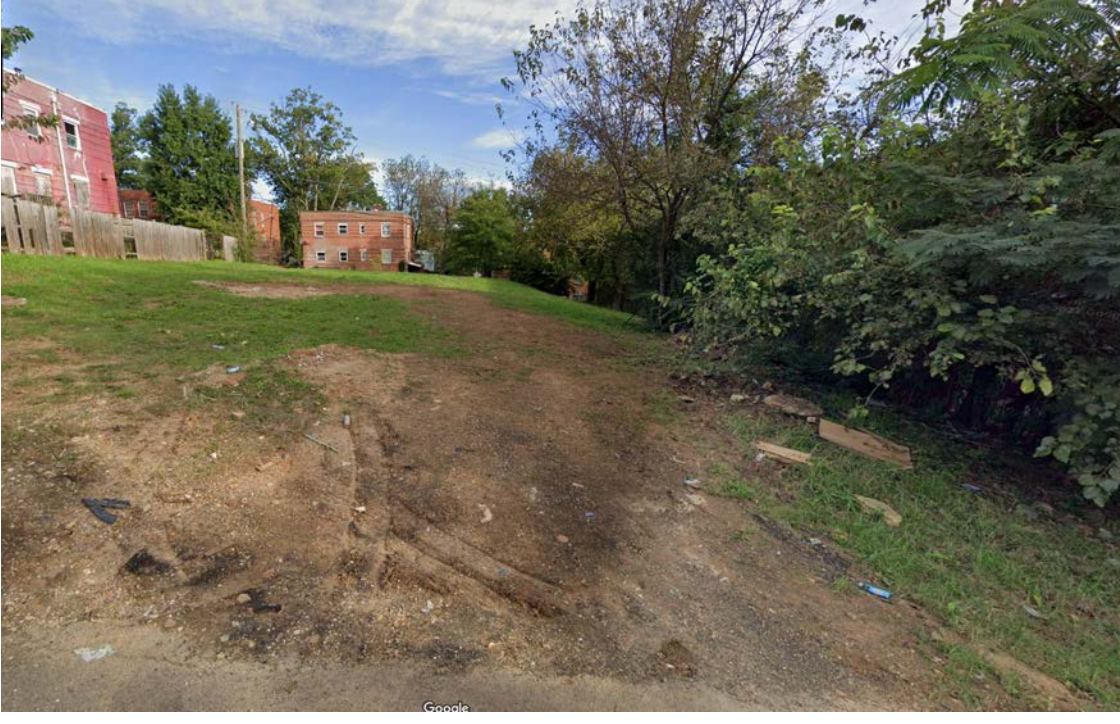
KEY PLAN



B | ALLEY VIEW A LOOKING NORTHEAST



C | STREET VIEW A LOOKING SOUTHWEST



D | ALLEY VIEW A LOOKING NORTHWEST

A1.07

STREET VIEWS

PROJECT NUMBER: 2023-5
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62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS





A | 50-52 FORRESTER STREET SW



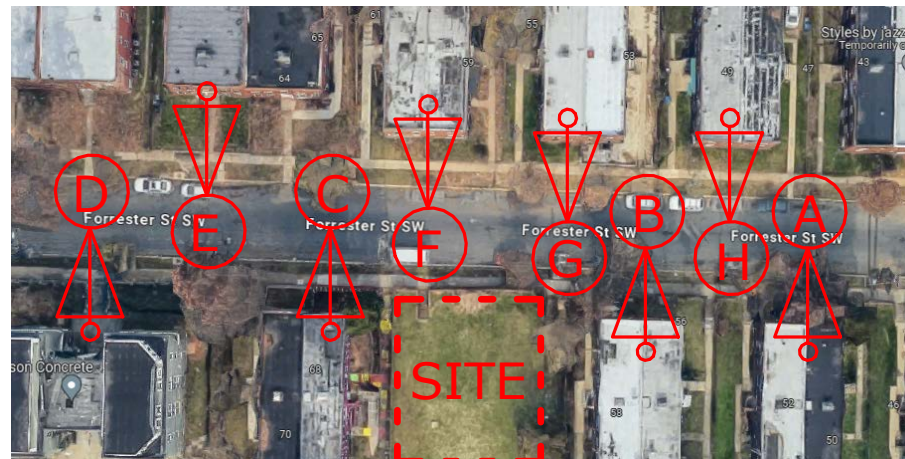
B | 56-58 FORRESTER STREET SW



C | 68-70 FORRESTER STREET SW



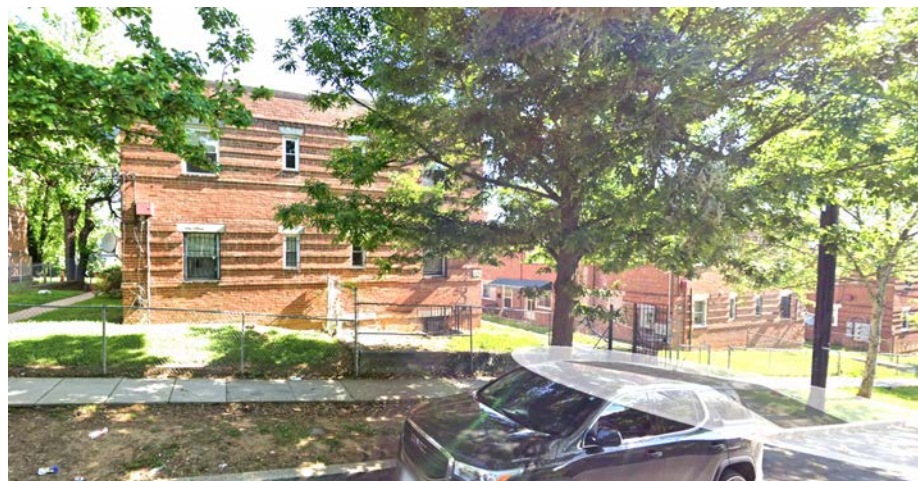
H | 47-49 FORRESTER STREET SW



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

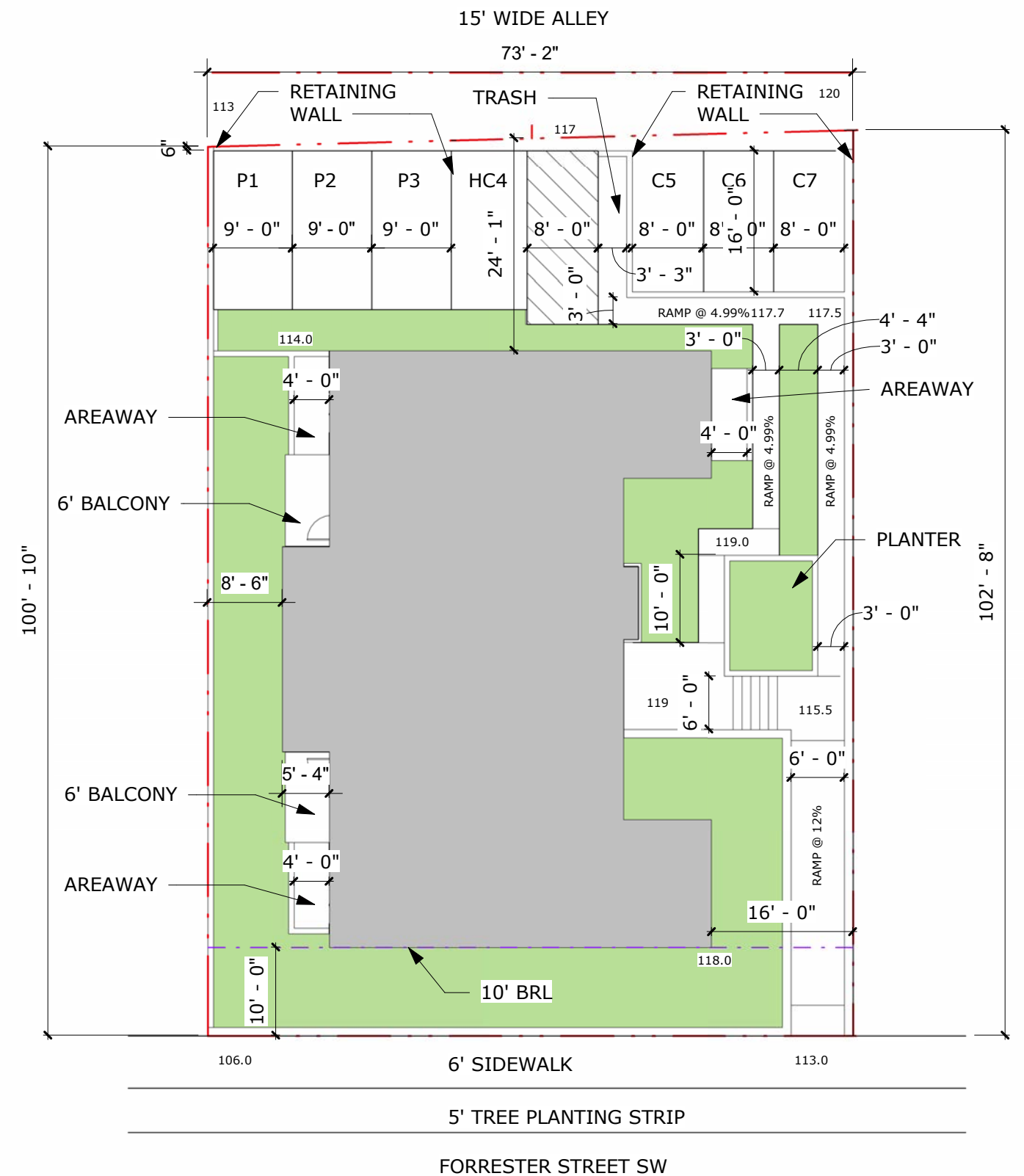
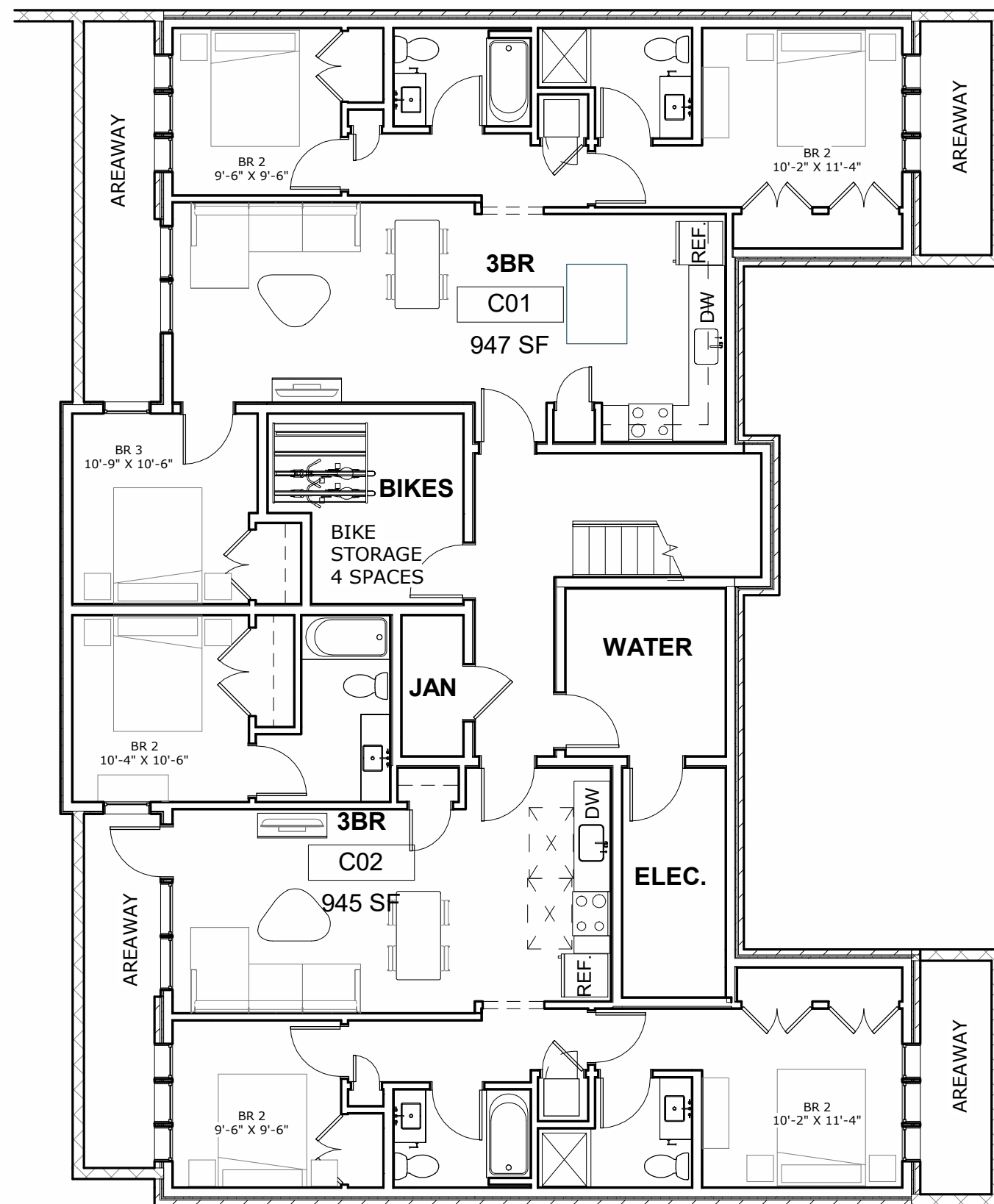
A1.08

SITE CONTEXT IMAGES

PROJECT NUMBER: 2023-5
DATE: OCTOBER 4, 2024

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

MODE4
ARCHITECTURE



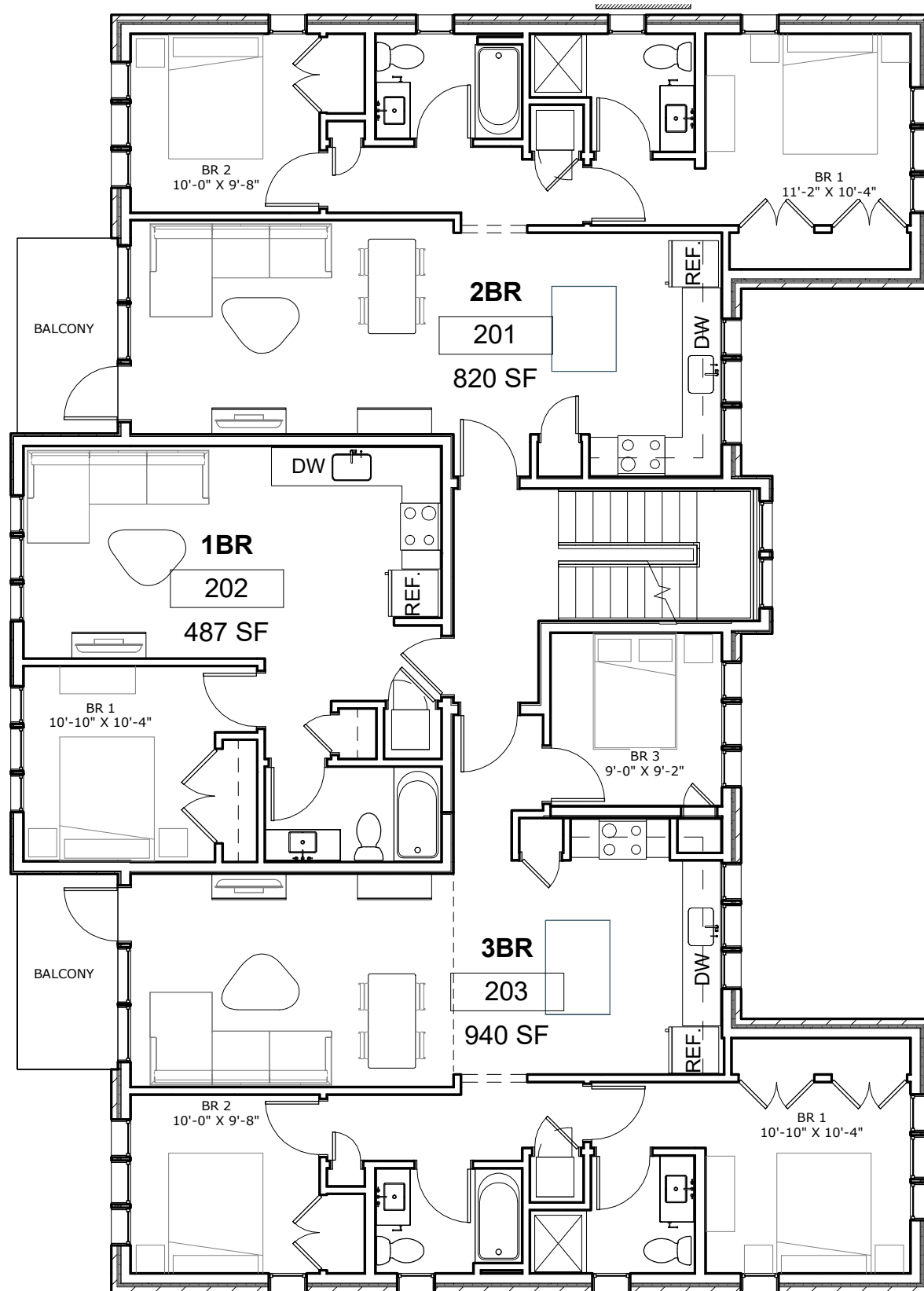
SITE / CELLAR FLOOR PLANS

62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS

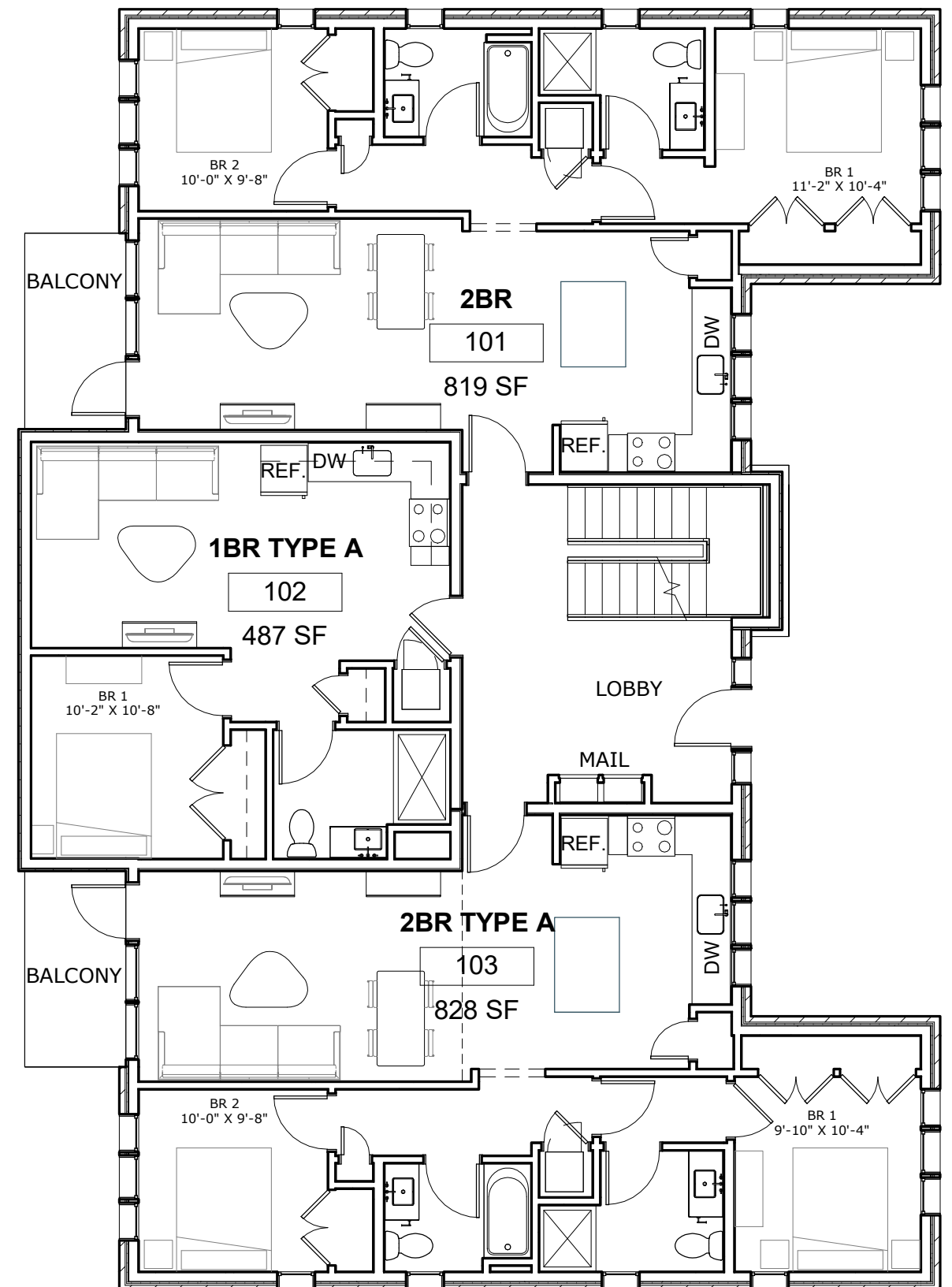
PROJECT NUMBER: 2023-5
DATE: OCTOBER 4, 2024

MODE4
ARCHITECTURE

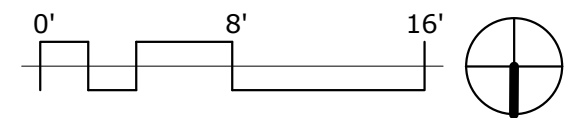
A1.09



② 02 - FLOOR 2 AND 3
1/8" = 1'-0"



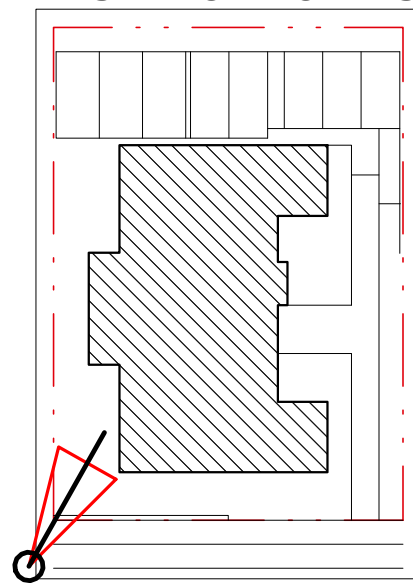
① 01 - FLOOR 1
1/8" = 1'-0"



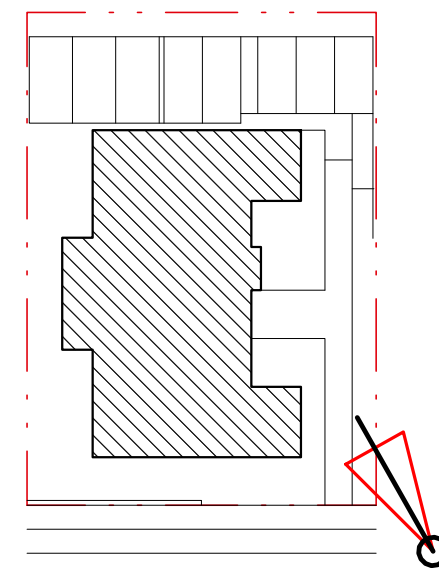
A1.10



VIEW LOOKING SOUTHWEST FROM FORRESTER STREET SW



VIEW LOOKING NORTHWEST FROM FROM FORRESTER STREET SW



EXTERIOR VIEWS

PROJECT NUMBER: 2023-5
DATE: OCTOBER 4, 2024

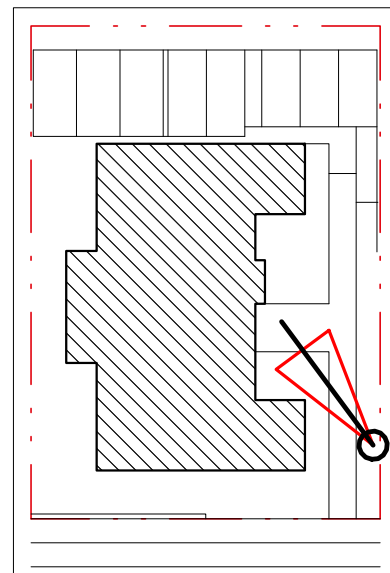
62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS

A1.11

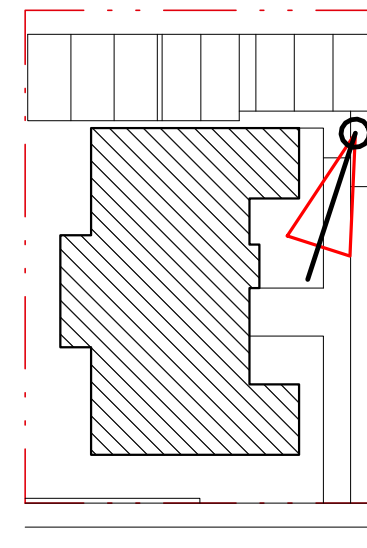
MODE4
ARCHITECTURE



VIEW TOWARD BUILDING ENTRANCE FROM FORRESTER STREET SW



VIEW TOWARD BUILDING ENTRANCE FROM ALLEY



A1.12

EXTERIOR VIEWS

PROJECT NUMBER: 2023-5
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62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS

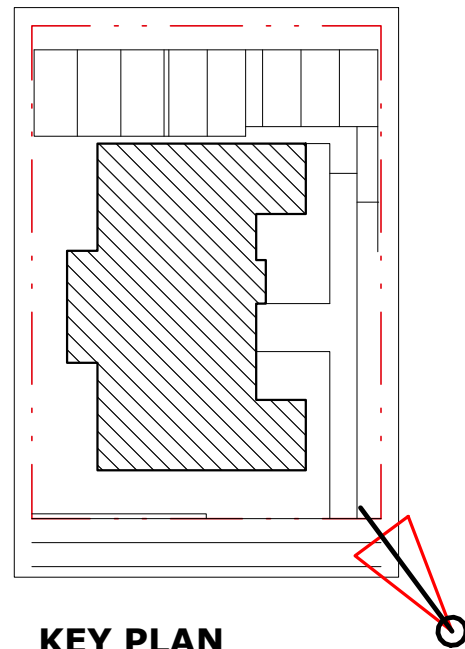
MODE4
ARCHITECTURE



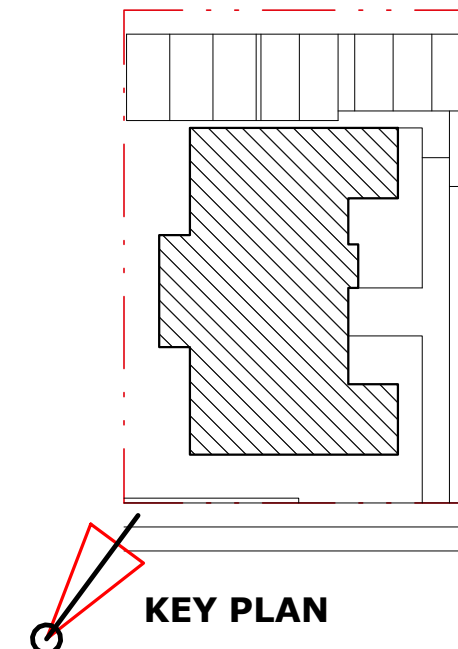
AERIAL VIEW FROM FORRESTER STREET SW



AERIAL VIEW FROM FORRESTER STREET SW



KEY PLAN



KEY PLAN

A1.13

EXTERIOR VIEWS

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62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS

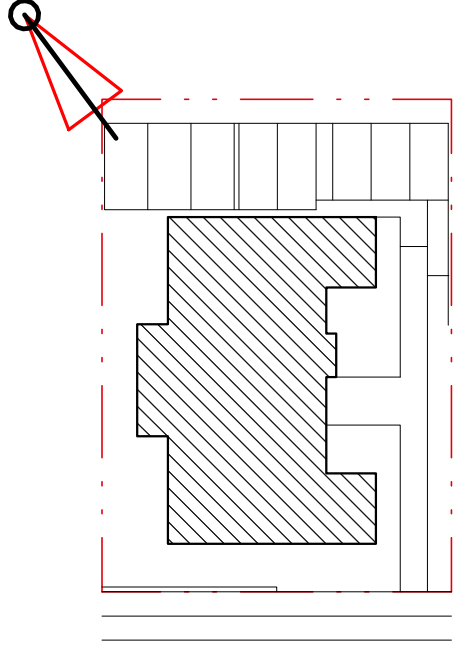
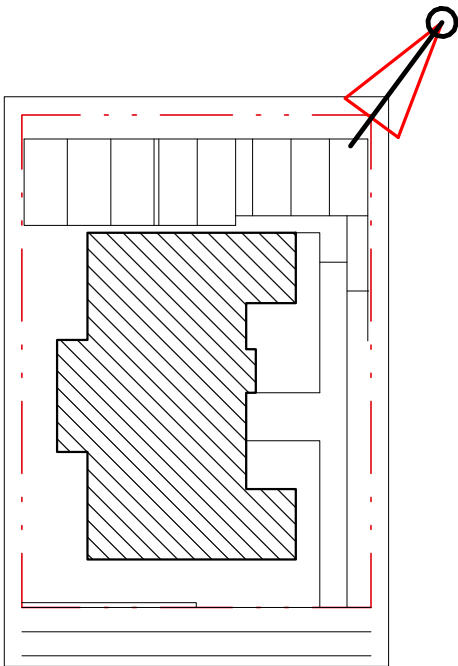
MODE4
ARCHITECTURE



AERIAL VIEW FROM ALLEY



AERIAL VIEW FROM ALLEY



A1.14

EXTERIOR VIEWS

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62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS





Scale 1/8" = 1'-0"

WEST ELEVATION

PROJECT NUMBER: 2023-5
DATE: OCTOBER 4, 2024

62-64 FORRESTER STREET SW
BOARD OF ZONING ADJUSTMENTS

0' 8' 16' A1.15

MODE4
ARCHITECTURE



Scale 1/8" = 1'-0"

0' 8' 16' A1.16

NORTH ELEVATION

62-64 FORRESTER STREET SW
BOARD OF ZONING ADJUSTMENTS

PROJECT NUMBER: 2023-5
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Scale 1/8" = 1'

0' 8' 16' A1.17

EAST ELEVATION

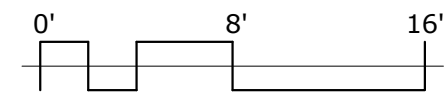
PROJECT NUMBER: 2023-5
DATE: OCTOBER 4, 2024

62-64 FORRESTER STREET SW
BOARD OF ZONING ADJUSTMENTS

MODE4
ARCHITECTURE



Scale 1/8" = 1'



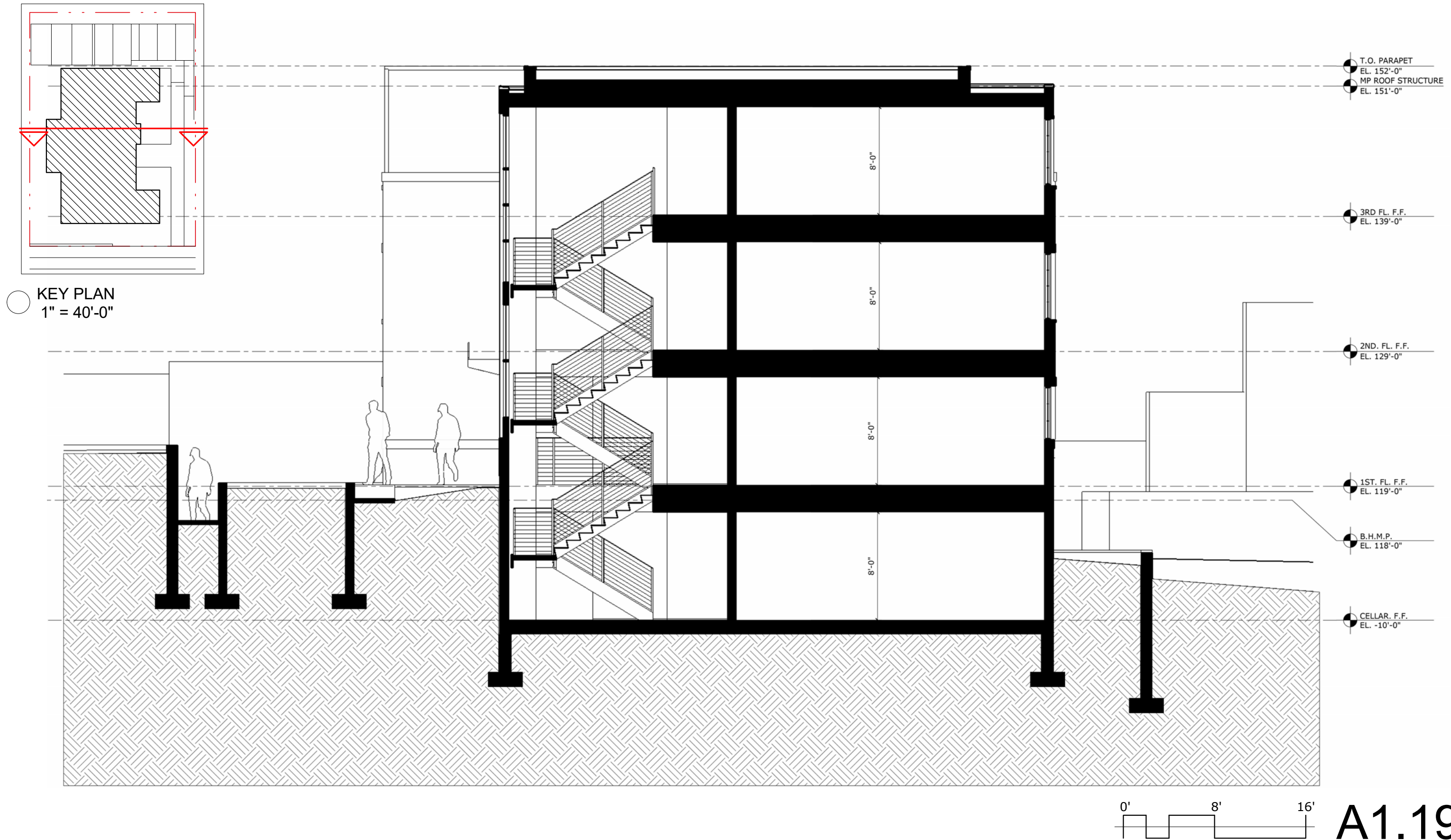
A1.18

SOUTH ELEVATION

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62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS

MODE4
ARCHITECTURE

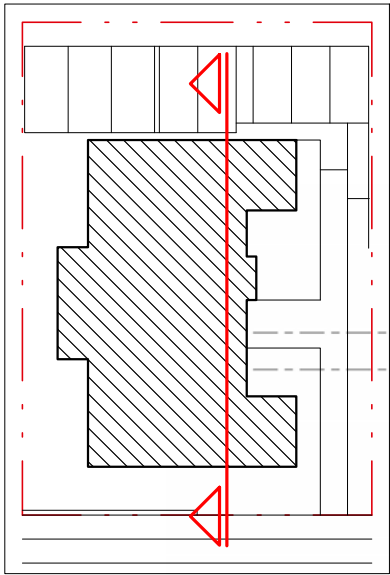


TRANSVERSE SECTION

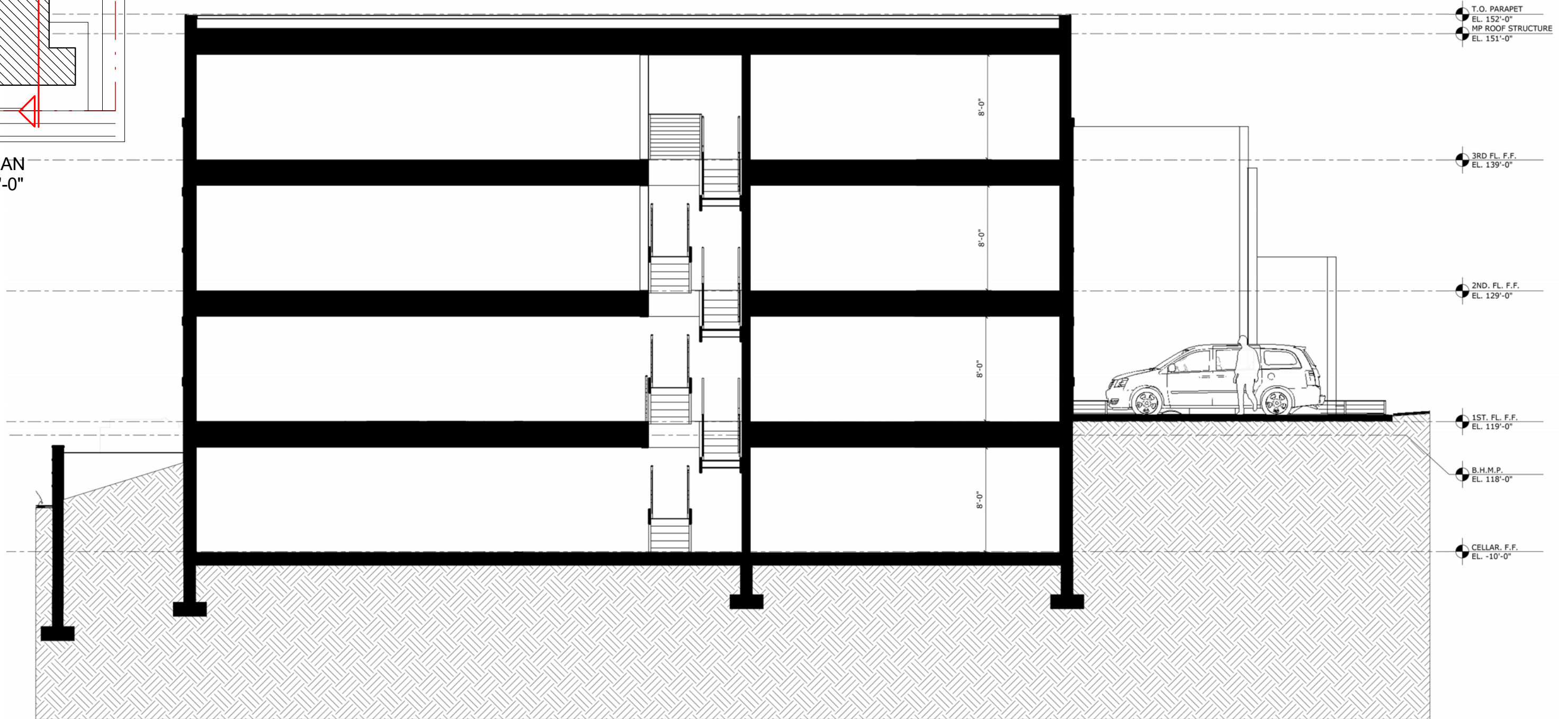
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62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS

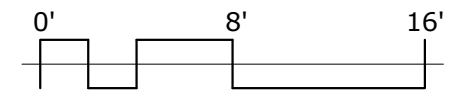
MODE4
ARCHITECTURE



KEY PLAN
1" = 40'-0"



Scale 1/8" = 1'



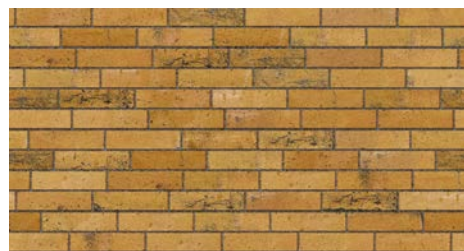
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LONGITUDINAL SECTION

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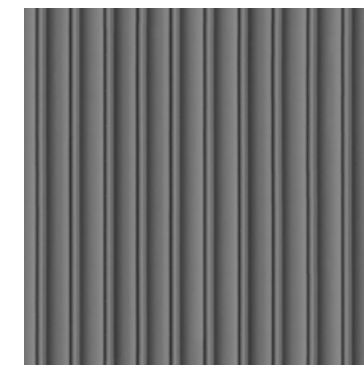
62-64 FORRESTER STRET SW
BOARD OF ZONING ADJUSTMENTS

MODE4
ARCHITECTURE



BRICK

KEY PLAN



ACCENT - BLACK METAL

A1.21

FACADE MATERIALS

62-64 FORRESTER STRET SW BOARD OF ZONING ADJUSTMENTS

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