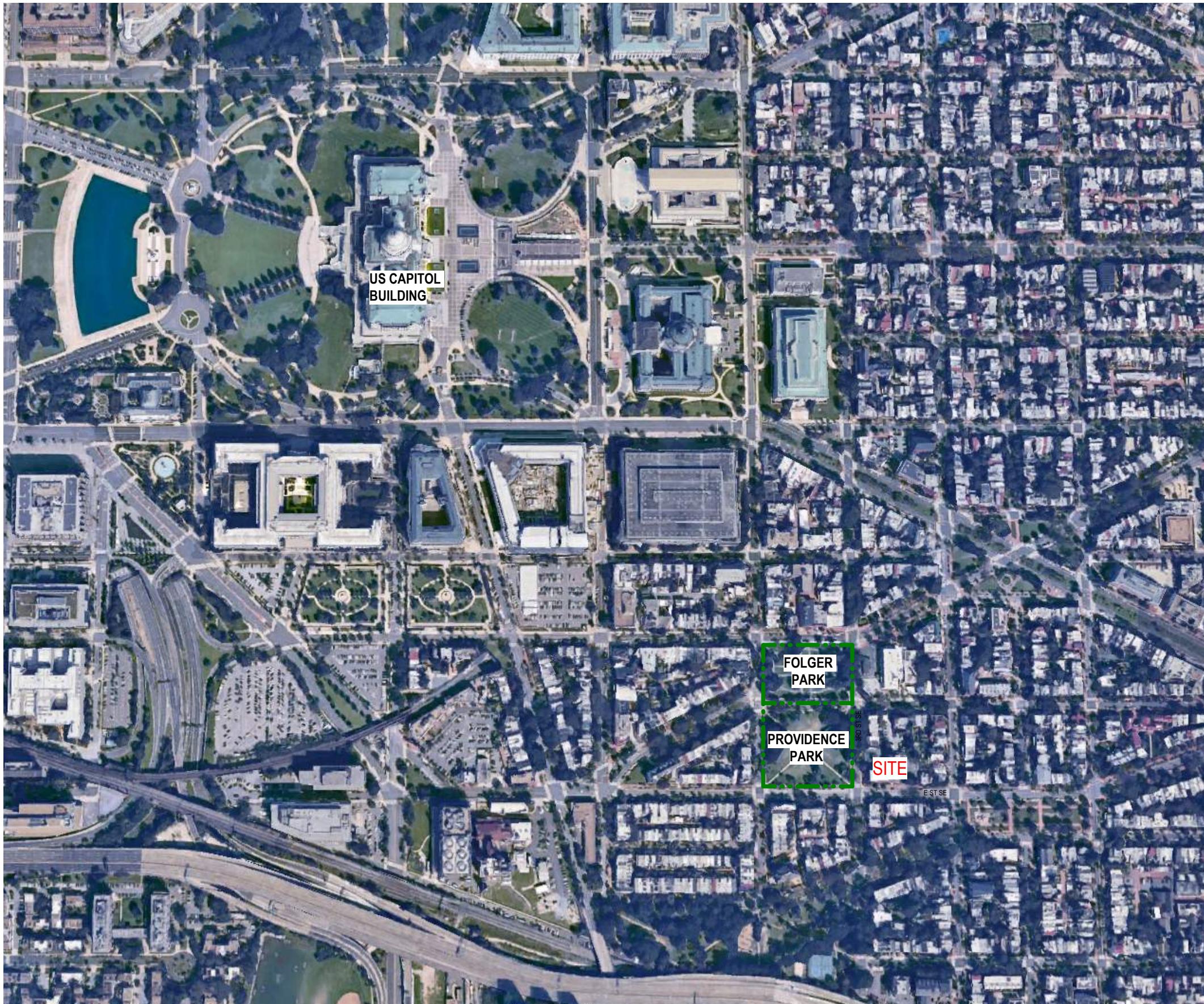


SAINT PETER SCHOOL BOARD OF ZONING ADJUSTMENTS SUBMISSION

422 3RD STREET SE., WASHINGTON DC 20003



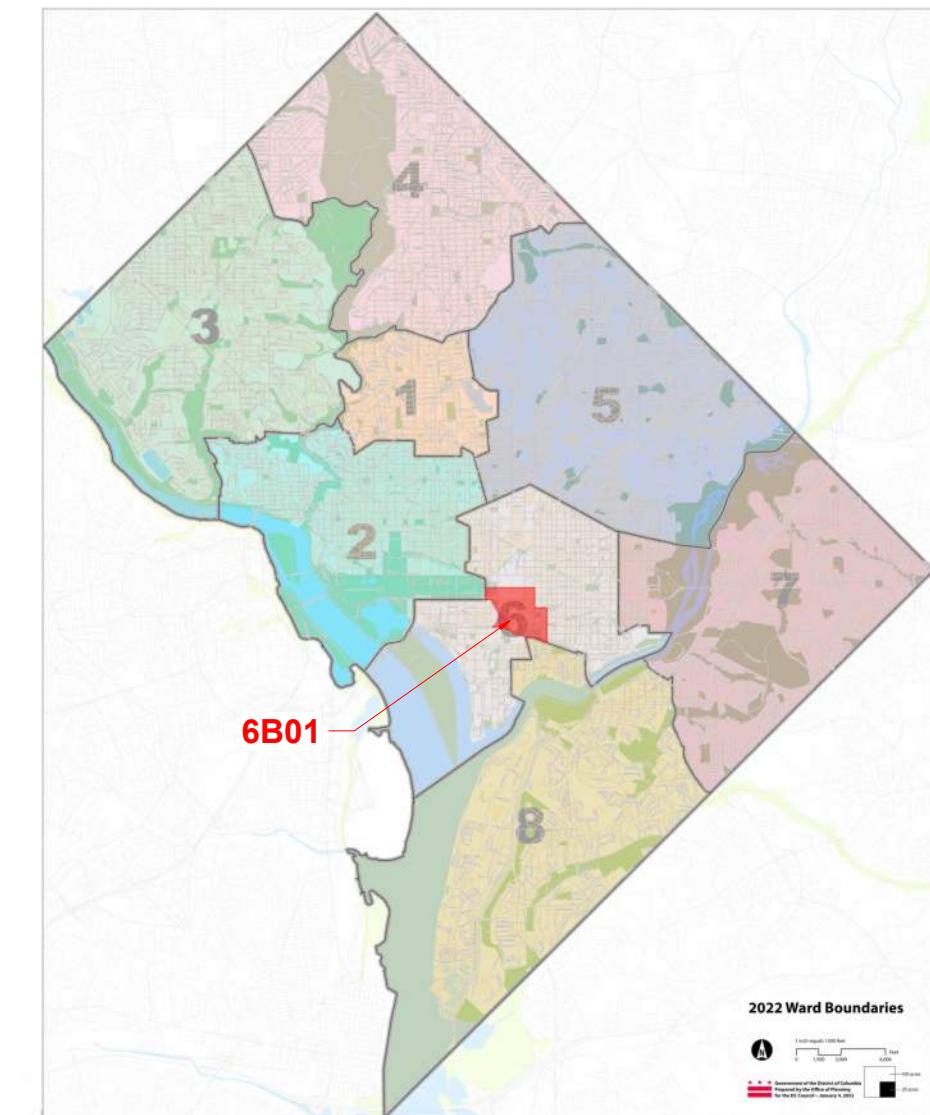
DRAWING INDEX BZA	
Sheet Number	Sheet Name
BZA-000	COVER SHEET
BZA-001	SITE CONTEXT MAPS
BZA-002	SITE CONTEXT IMAGES
BZA-003	SITE CONTEXT IMAGES
BZA-004	SITE CONTEXT IMAGES
BZA-100	EXISTING SITE PLAN
BZA-101	ARCHITECTURAL SITE PLAN & ZONING ANALYSIS
BZA-201	FIRST FLOOR PROPOSED PLAN
BZA-202	SECOND FLOOR PROPOSED PLAN
BZA-203	THIRD FLOOR PROPOSED PLAN
BZA-301	SITE ELEVATIONS
BZA-302	ENLARGED ELEVATIONS
BZA-401	SITE SECTIONS
BZA-402	ELEVATOR SECTION DIAGRAMS
BZA-501	PROPOSED VIEWS
BZA-502	PROPOSED VIEWS
BZA-503	PROPOSED VIEWS



SITE ADDRESS: 422 3RD STREET SE
SQUARE: 0793
LOT: 0025

ZONING DISTRICT: RF-1/ CAP
OVERLAY DISTRICT: CAPTIOL INTEREST
HISTORIC DISTRICT: CAPITOL HILL
WARD: 6
NEIGHBORHOOD: 009 - CAPITOL HILL
ANC: 6B
SMD: 6B01

ORIGINAL YEAR BUILT: 1867
ADDITION YEAR BUILT: 1936

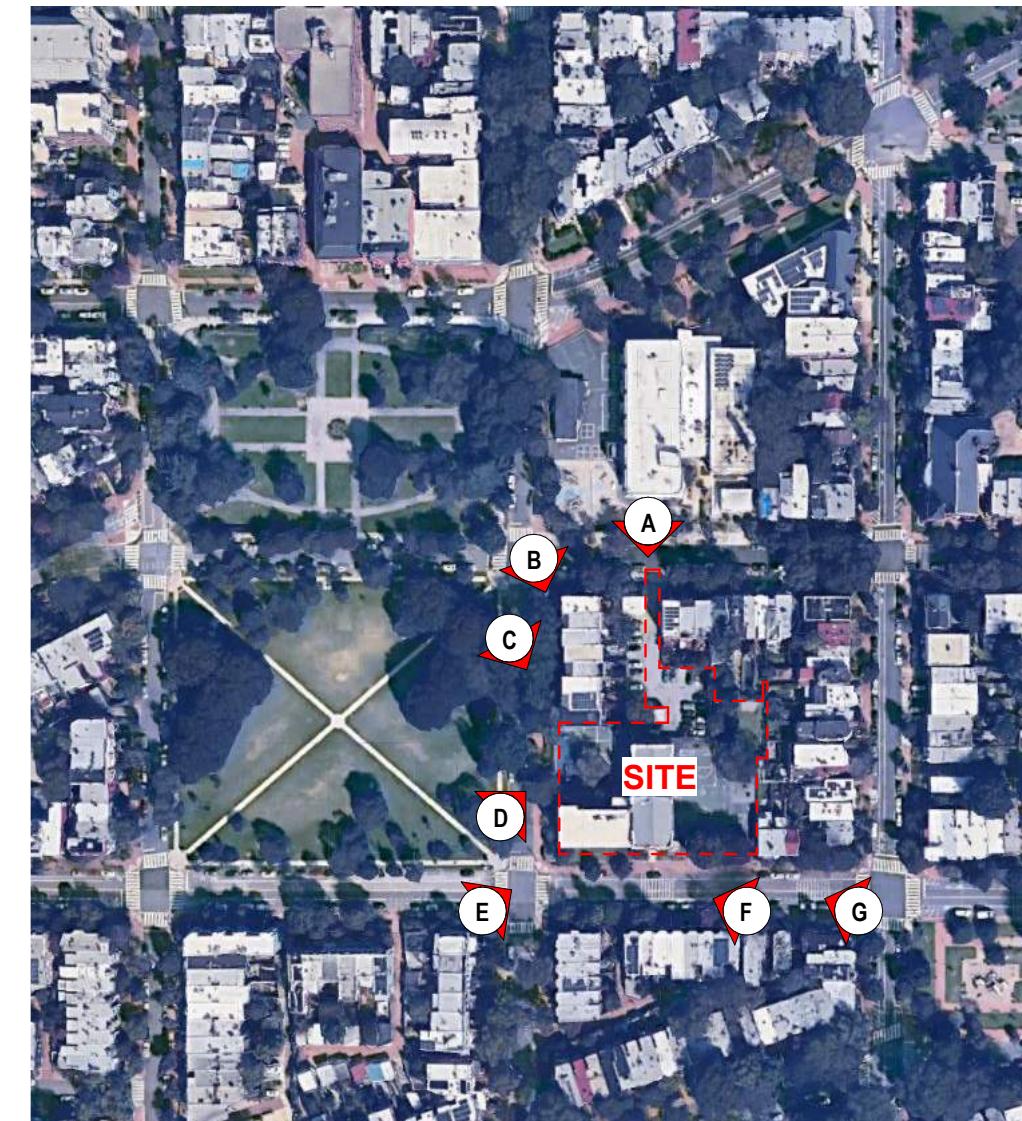


SAINT PETER SCHOOL ADDITION

AERIAL SITE MAP - NTS

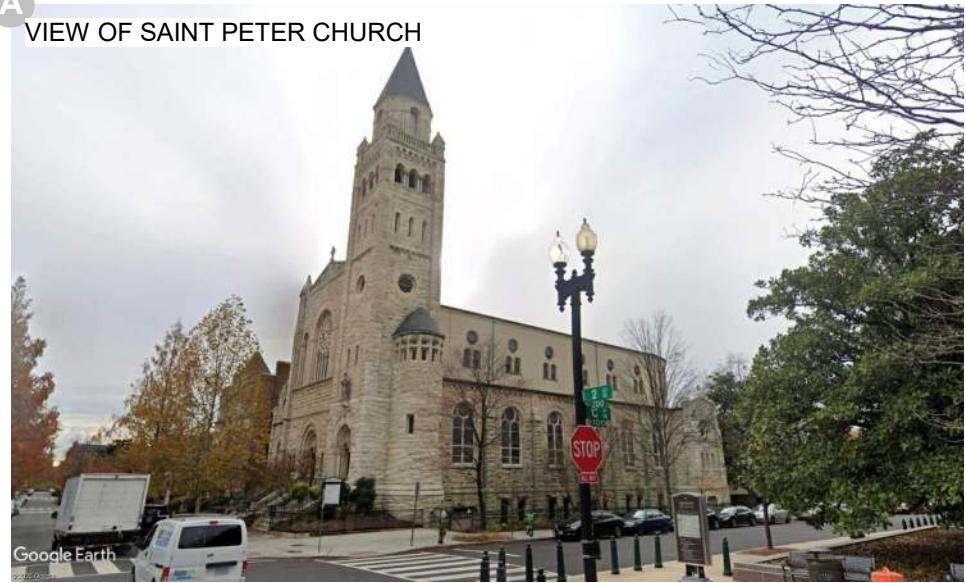
SITE CONTEXT MAPS
BZA-001 | 08/29/2025



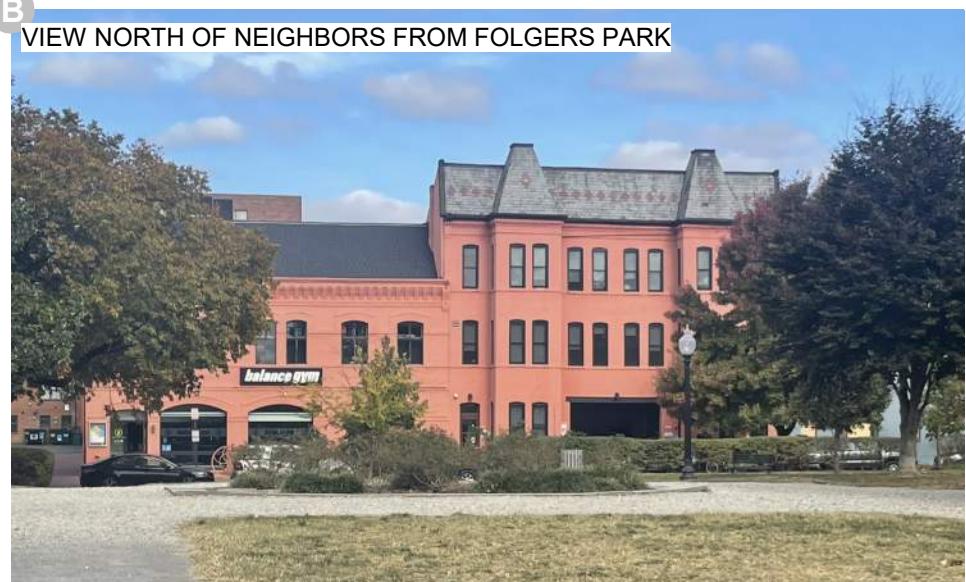


A**B****C****D****E****F**

A
VIEW OF SAINT PETER CHURCH



B
VIEW NORTH OF NEIGHBORS FROM FOLGERS PARK



C
VIEW NORTH OF NEIGHBORS FROM PROVIDENCE PARK



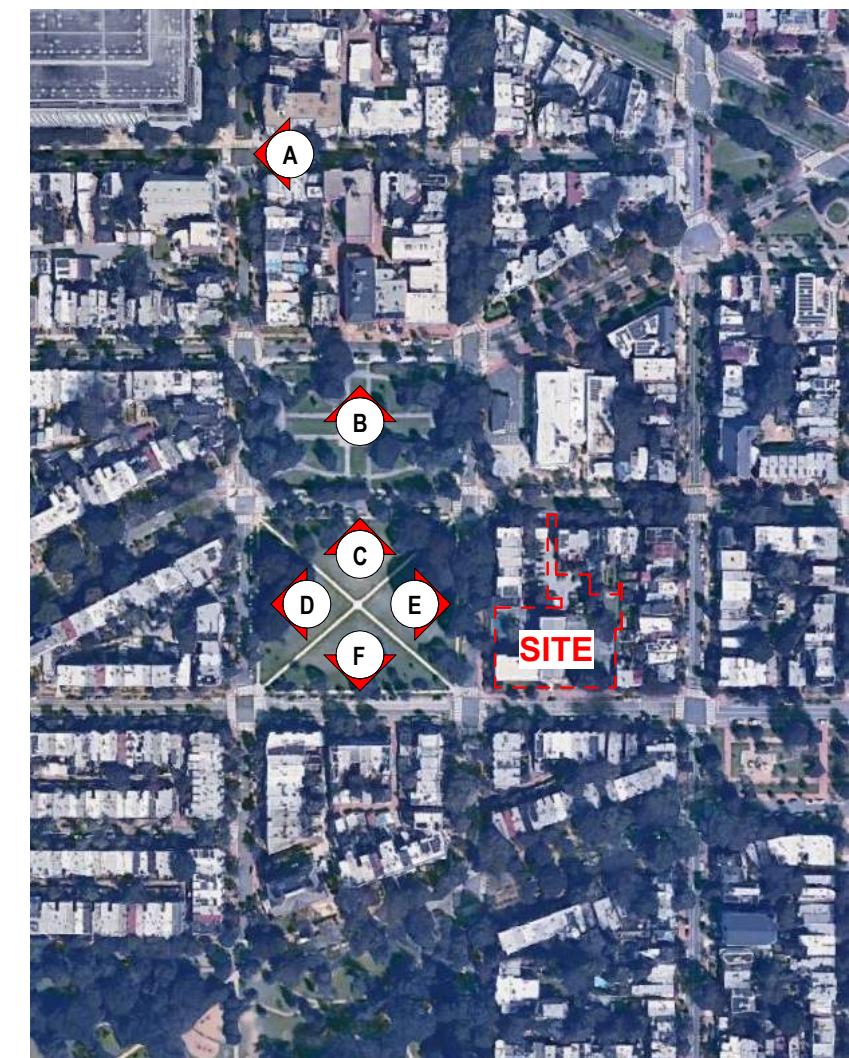
D
VIEW WEST OF NEIGHBORS FROM PROVIDENCE PARK



E
VIEW EAST OF SCHOOL FROM PROVIDENCE PARK



F
VIEW SOUTH OF NEIGHBORS FROM PROVIDENCE PARK



AERIAL SITE MAP - NTS

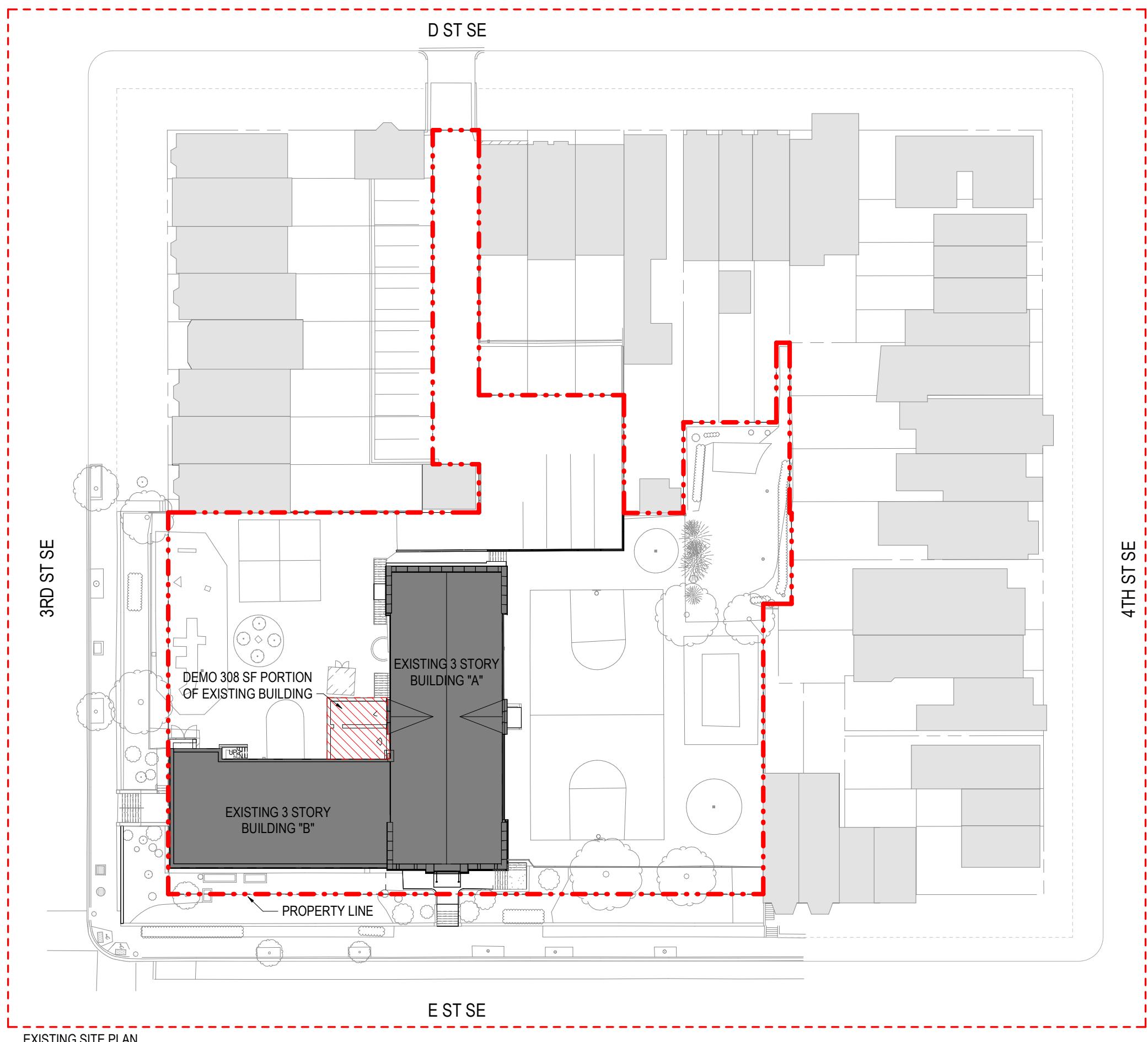




KEY PLAN - IMAGE



SAINT PETER SCHOOL ADDITION



EXISTING SITE PLAN
BZA-100 | 08/29/2025

MTFA
design + preservation

SITE & ZONING INFORMATION

TOTAL LOT AREA:

MIN REQUIRED: 4,000 SF
EXISTING: 38,893 SF

GROSS FLOOR AREA:

EXISTING TOTAL: 26,481 SF
PROPOSED ADDITION: 15,431 SF
PROPOSED TOTAL: 41,912 SF

LOT OCCUPANCY:

MAX ALLOWABLE: 15,521 SF, 40%
EXISTING: 9,145 SF, 23.5%
PROPOSED: 15,215 SF, 39.1%

PERVIOUS AREA:

EXISTING: 5,100 SF, 13.11%
PROPOSED: 5,954 SF, 15.31%

BUILDING HEIGHT:

ALLOWABLE: 35'-0"
PROPOSED: 35'-0"

ROOFTOP STRUCTURE HEIGHT:

ALLOWABLE: 10'-0" ABOVE ROOF STRUCTURE

PROPOSED:

STAIRS: 10'-0" ABOVE NEW ROOF STRUCTURE

ROOF PLAY AREA ENCLOSURE:

10'-0" ABOVE NEW ROOF STRUCTURE
(3'-6" PLANTER + 6'-6" FENCE)

ELEVATOR:

14'-10" ABOVE NEW ROOF
11'-10" ABOVE BLDG B ROOF
9'-6" ABOVE BLDG A ROOF

SETBACKS:

FRONT YARD

MIN REQUIRED: 0'
PROPOSED: 0' (ALIGN W/ NEIGHBORS)

SIDEYARD:

MIN REQUIRED: 5'
PROPOSED: 5'

REAR YARD:

MIN REQUIRED: 20'
PROPOSED: 97' (NO CHANGE)

PARKING:

EXISTING: 5 (DUE TO PARKING CREDITS)
PROPOSED: 5

LOADING:

PROPOSED ADDITION IS GREATER THAN 50% GFA,
BUT LESS THAN 30,000 SF,
THEREFORE, NO LOADING REQUIRED.

BICYCLE STORAGE:

REQUIRED: 2 LONG TERM, 8 SHORT TERM
PROPOSED: 2 LONG TERM (INSIDE BUILDING)
8 SHORT TERM (IN PUBLIC SPACE)
6 SHORT TERM (ON SITE)





SAINT PETER SCHOOL ADDITION

FIRST FLOOR PROPOSED PLAN

BZA-201 | 08/29/2025







SPACE LEGEND

-  ADMINISTRATION
-  CIRCULATION
-  GENERAL LEARNING AREA
-  INSTRUCTIONAL LIBRARY
-  MULTI-PURPOSE
-  RESOURCE ROOM
-  SUPPORT ROOM



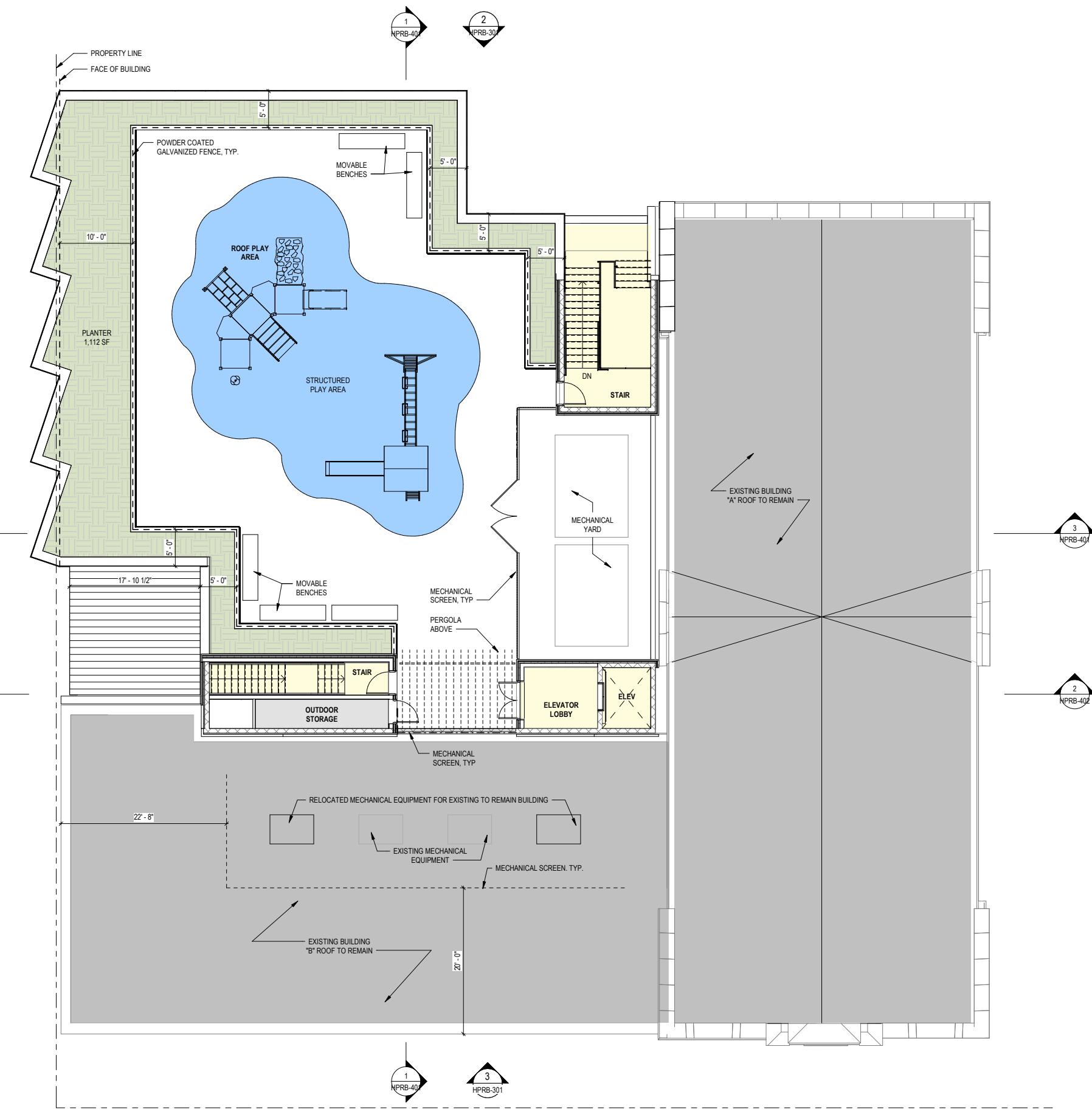
Diagram showing a 48' span with a central support. The 16' span is divided into 8' increments, and the 32' outer section is divided into 16' increments. The total span is 48'.

SAINT PETER SCHOOL ADDITION

THIRD FLOOR PROPOSED PLAN

BZA-203 | 08/29/2025





SPACE LEGEND

- CIRCULATION
- ROOF PLAY AREA
- SUPPORT ROOM

TRUE
NORTH

0 8' 16' 32' 48'
1/16" = 1'-0"



BRICKS



CAST STONE



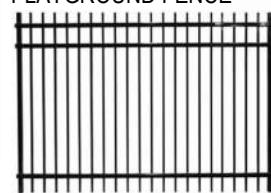
METAL PANELS



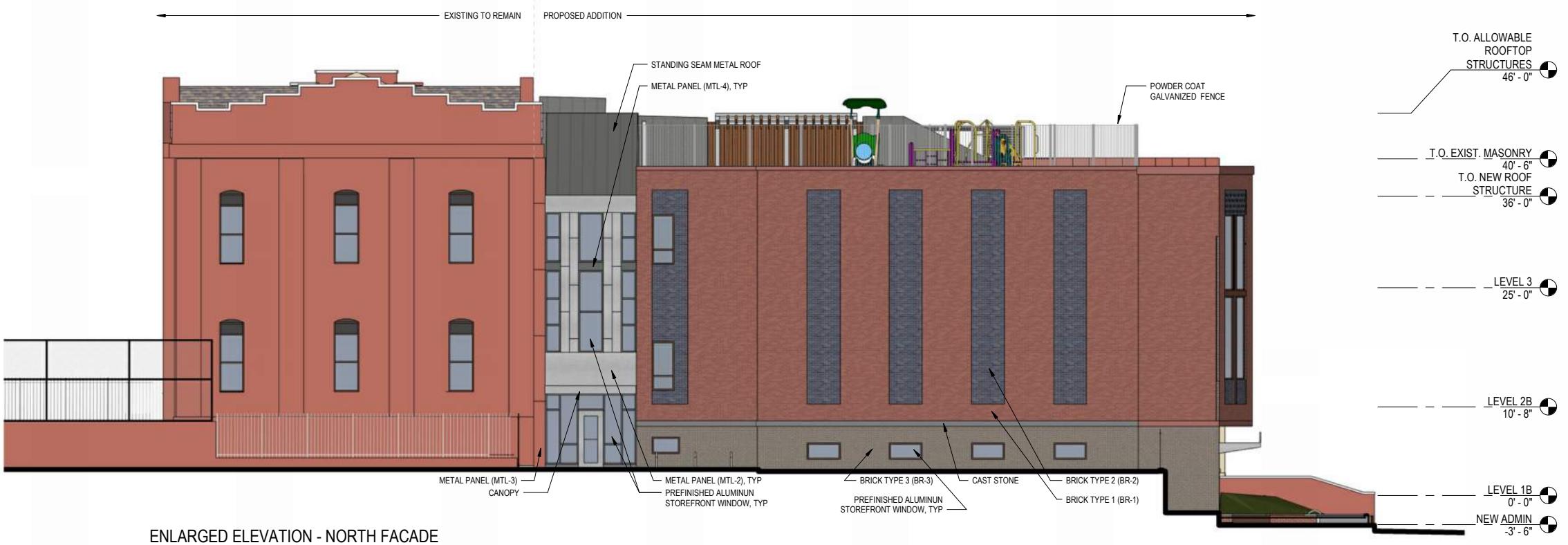
STANDING SEAM METAL PANEL

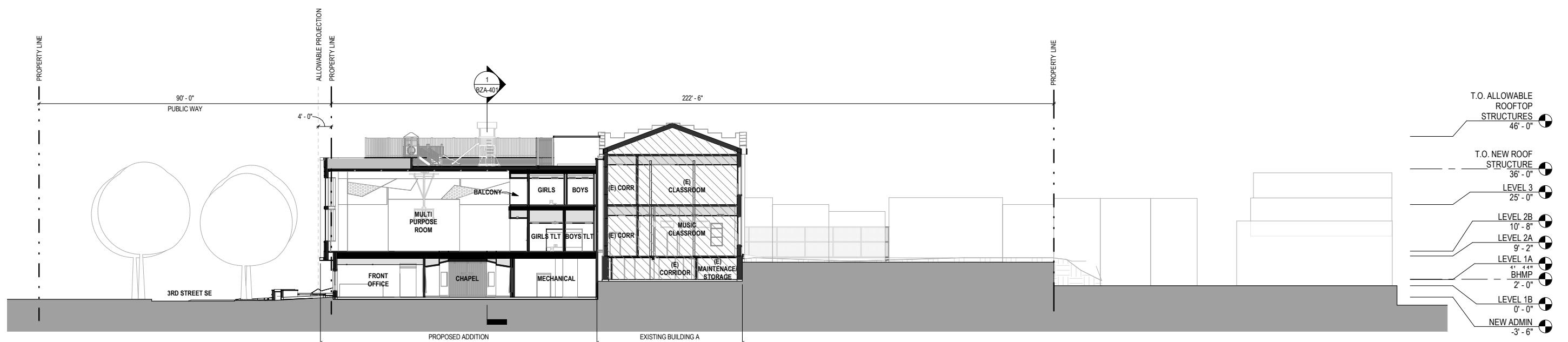


PLAYGROUND FENCE

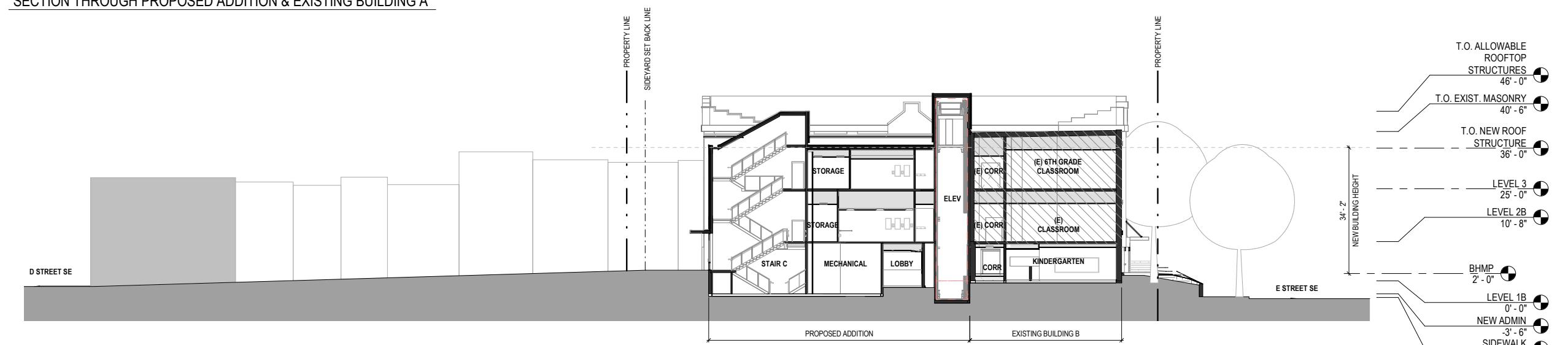


EXTERIOR MATERIALS

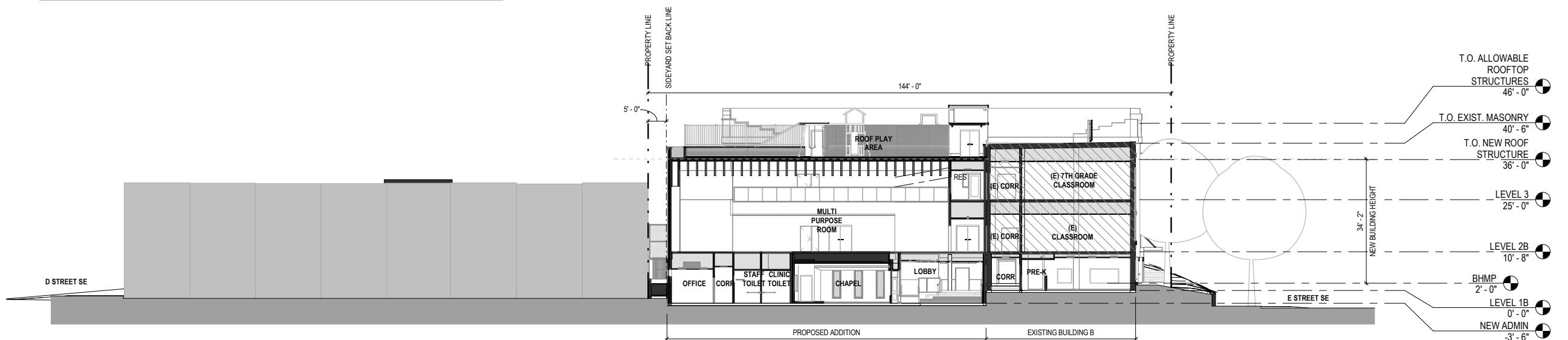




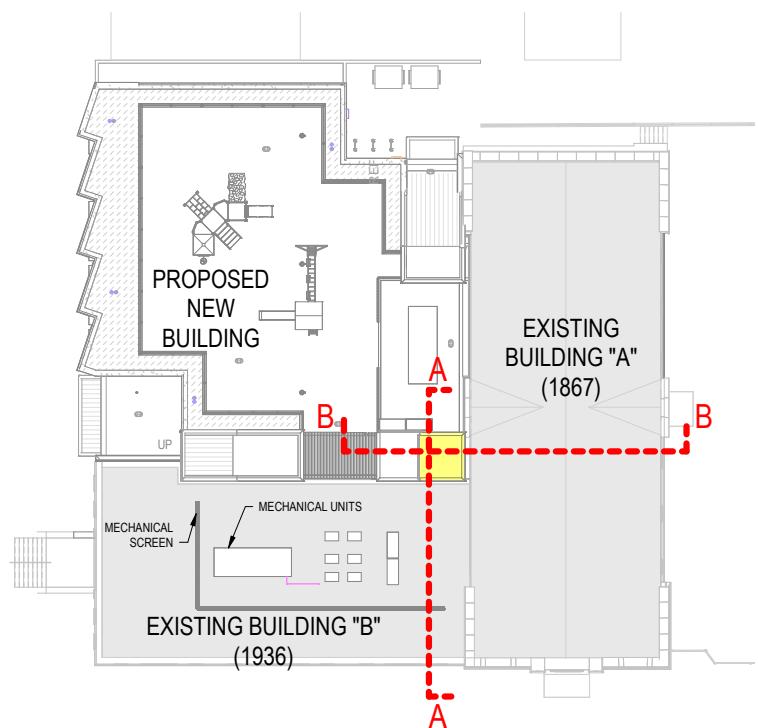
SECTION THROUGH PROPOSED ADDITION & EXISTING BUILDING A



SECTION THROUGH NEW VERTICAL CIRCULATION & EXISTING BUILDING E

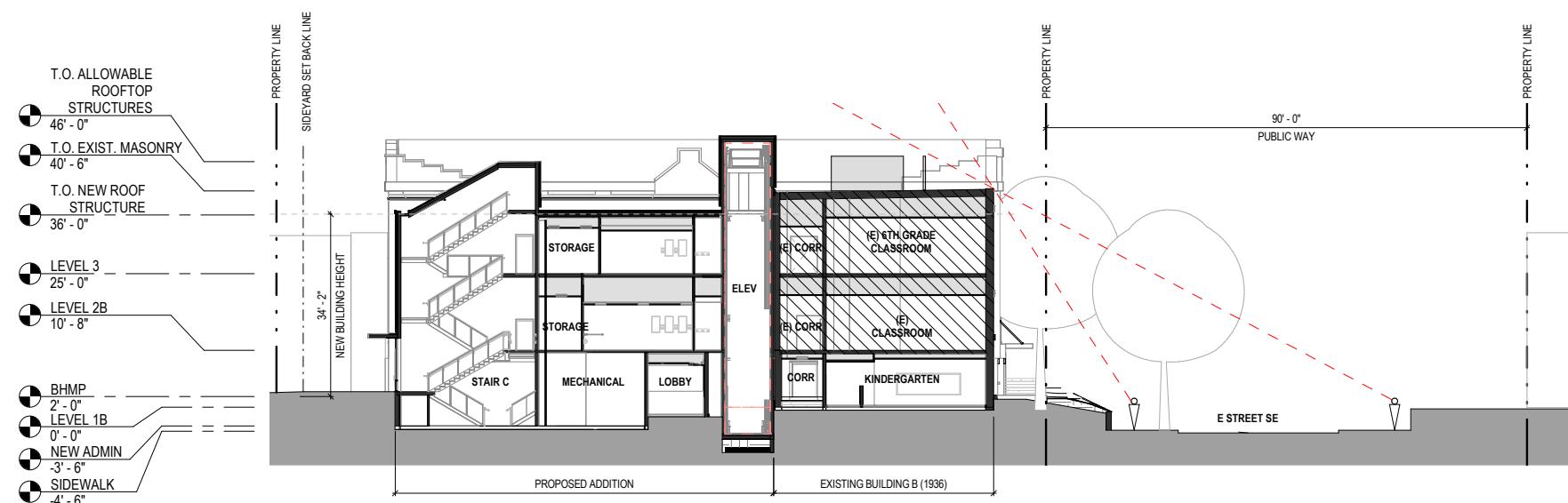


SECTION THROUGH PROPOSED ADDITION & EXISTING BUILDING B



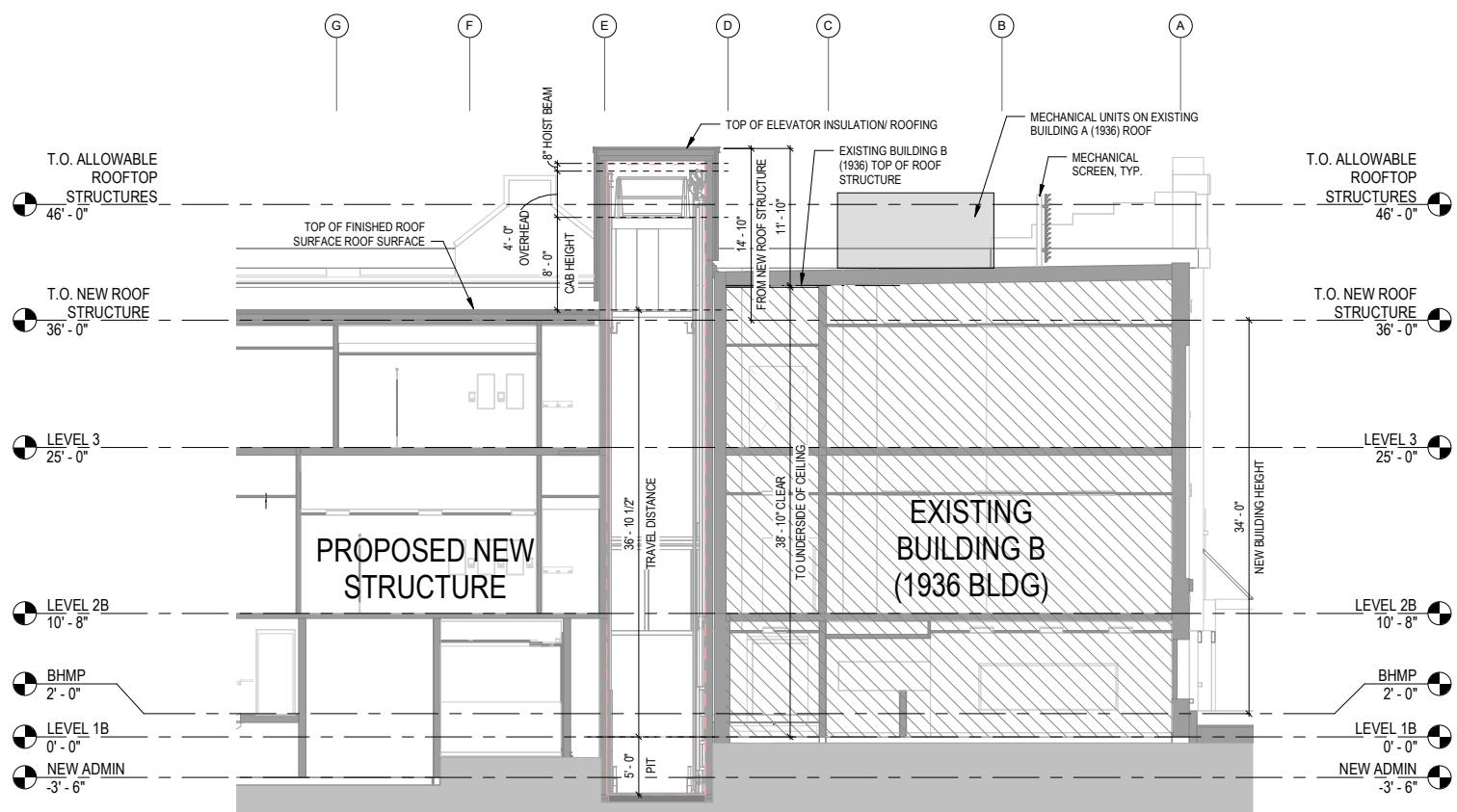
KEY PLAN - BZA PROPOSED ROOF
3/64" = 1'-0"

KEY PLAN - B2A1 PROPOSED ROOF

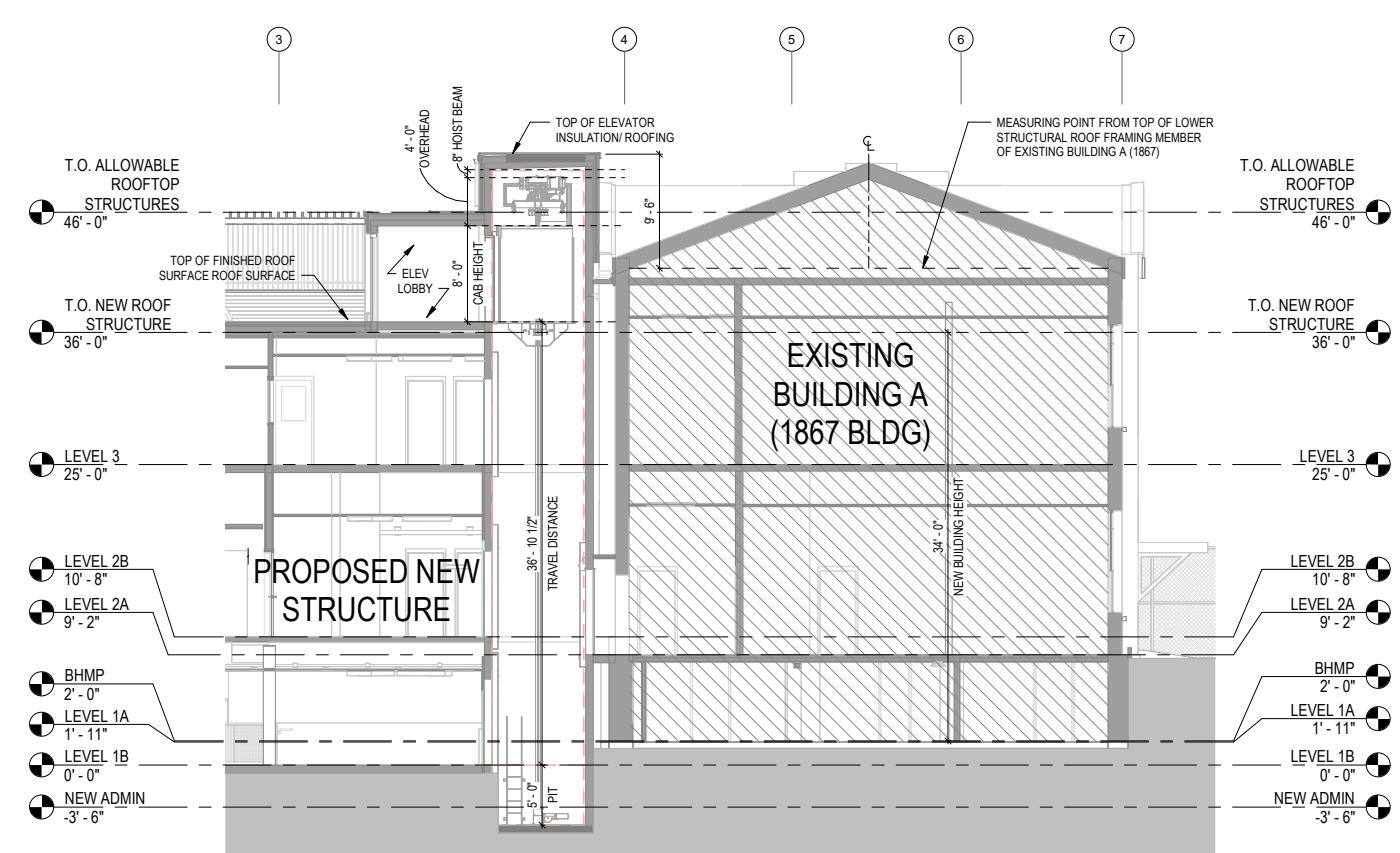


SECTION DIAGRAM - ELEVATOR SITE LINE
1/16" = 1'-0"

SECTION DIAGRAM



SECTION A - NORTH SOUTH - ELEVATOR DIAGRAM



SECTION B - EAST WEST - ELEVATOR DIAGRAM

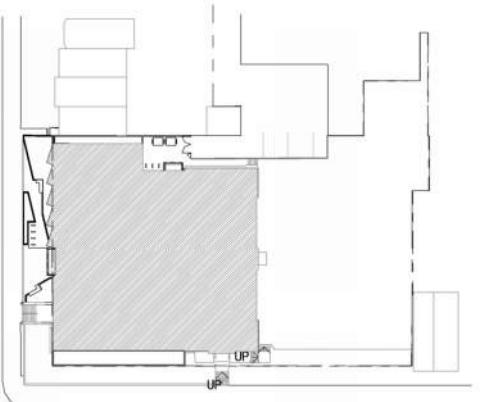


1. PROPOSED WEST FACADE AERIAL VIEW FROM 3RD AND E STREET SE

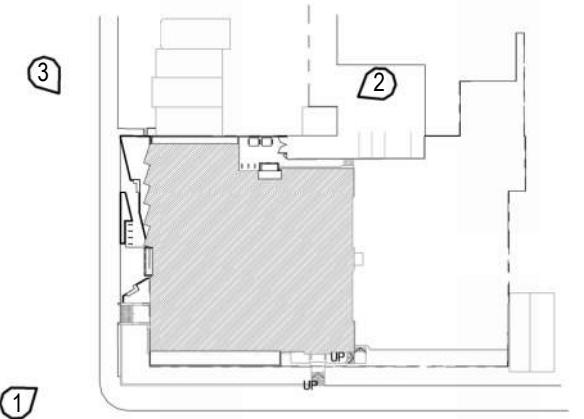
SAINT PETER SCHOOL ADDITION

PROPOSED VIEWS
BZA-501 | 08/29/2025

 **MTFA**
design + preservation



KEY - SITE PLAN



KEY - SITE PLAN



1. PROPOSED WEST FAÇADE FROM 3RD ST SE

SAINT PETER SCHOOL ADDITION



2. PROPOSED NORTH FAÇADE AERIAL VIEW FROM OVER THE PARKING LOT



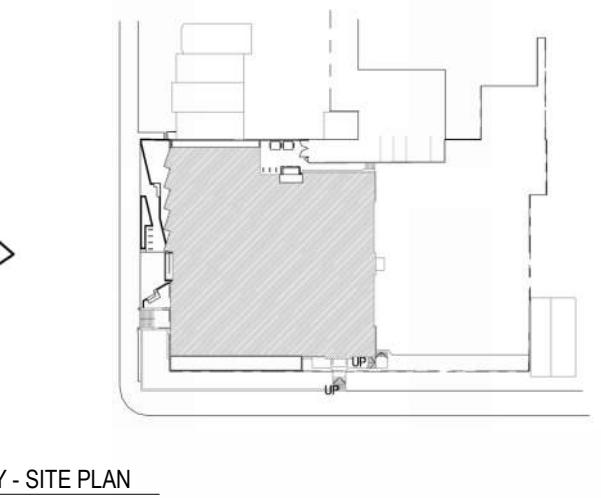
3. PROPOSED WEST FAÇADE LOOKING FROM THE CORNER OF 3RD AND E STREET SE

PROPOSED VIEWS
BZA-502 | 08/29/2025

 **MTFA**
design + preservation



1. PROPOSED WEST FACADE LOOKING FROM PROVIDENCE PARK



KEY - SITE PLAN