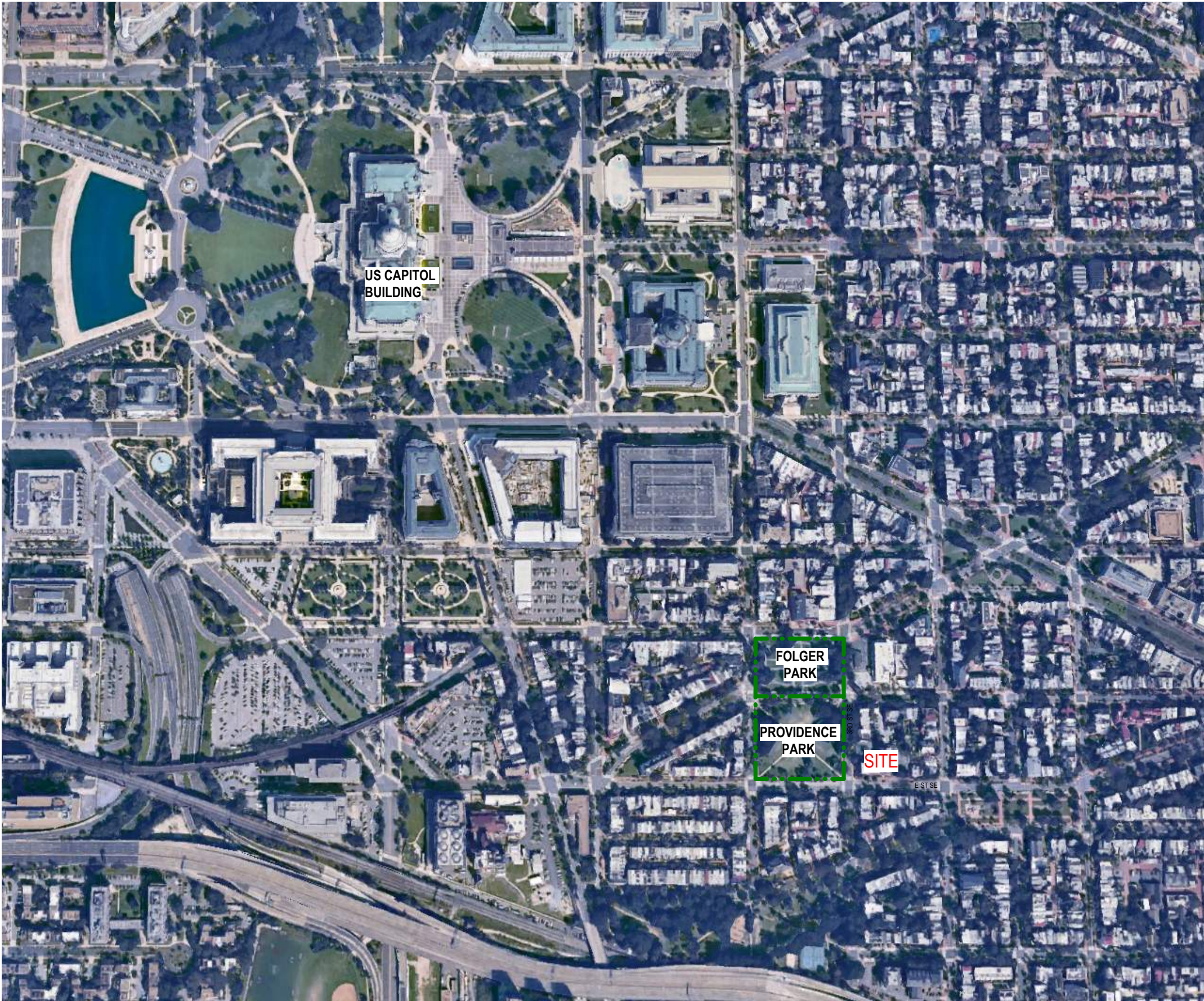


SAINT PETER SCHOOL
BOARD OF ZONING ADJUSTMENTS SUBMISSION

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



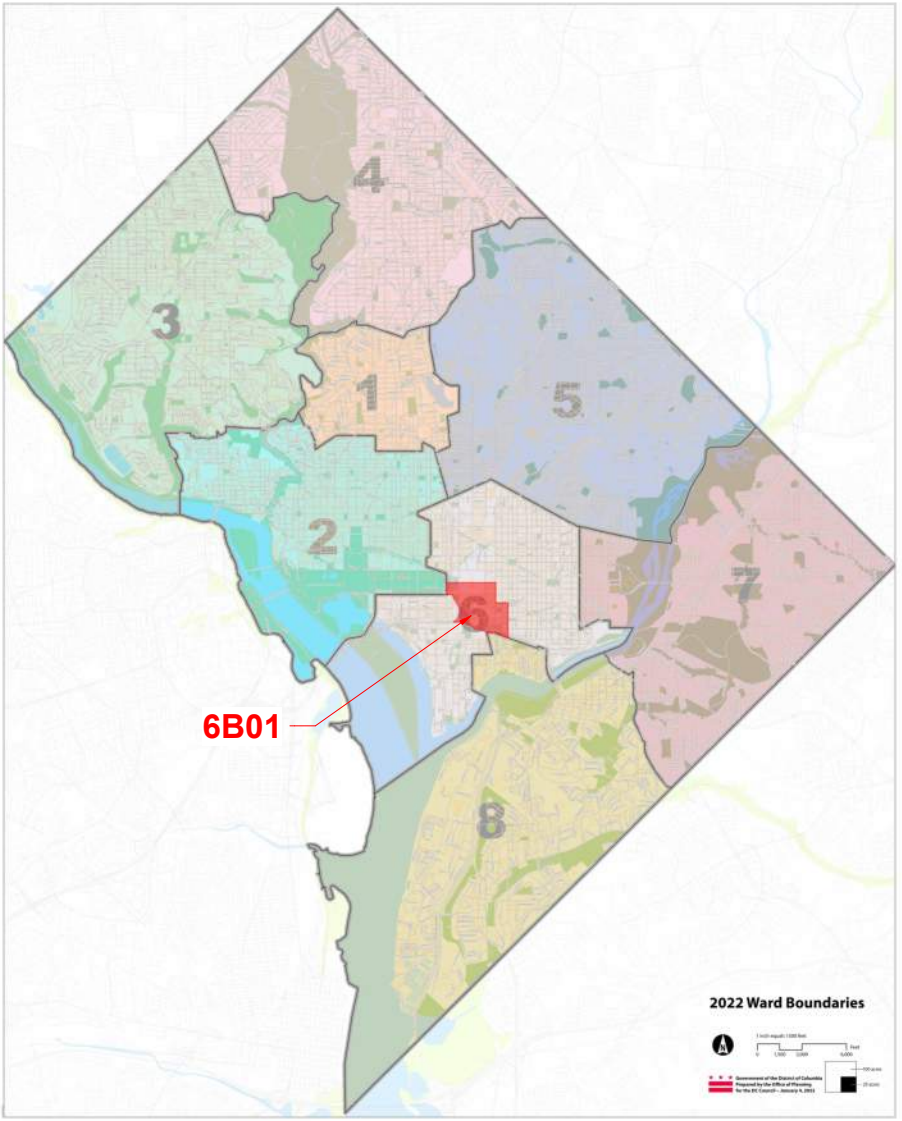
AERIAL SITE MAP - NTS

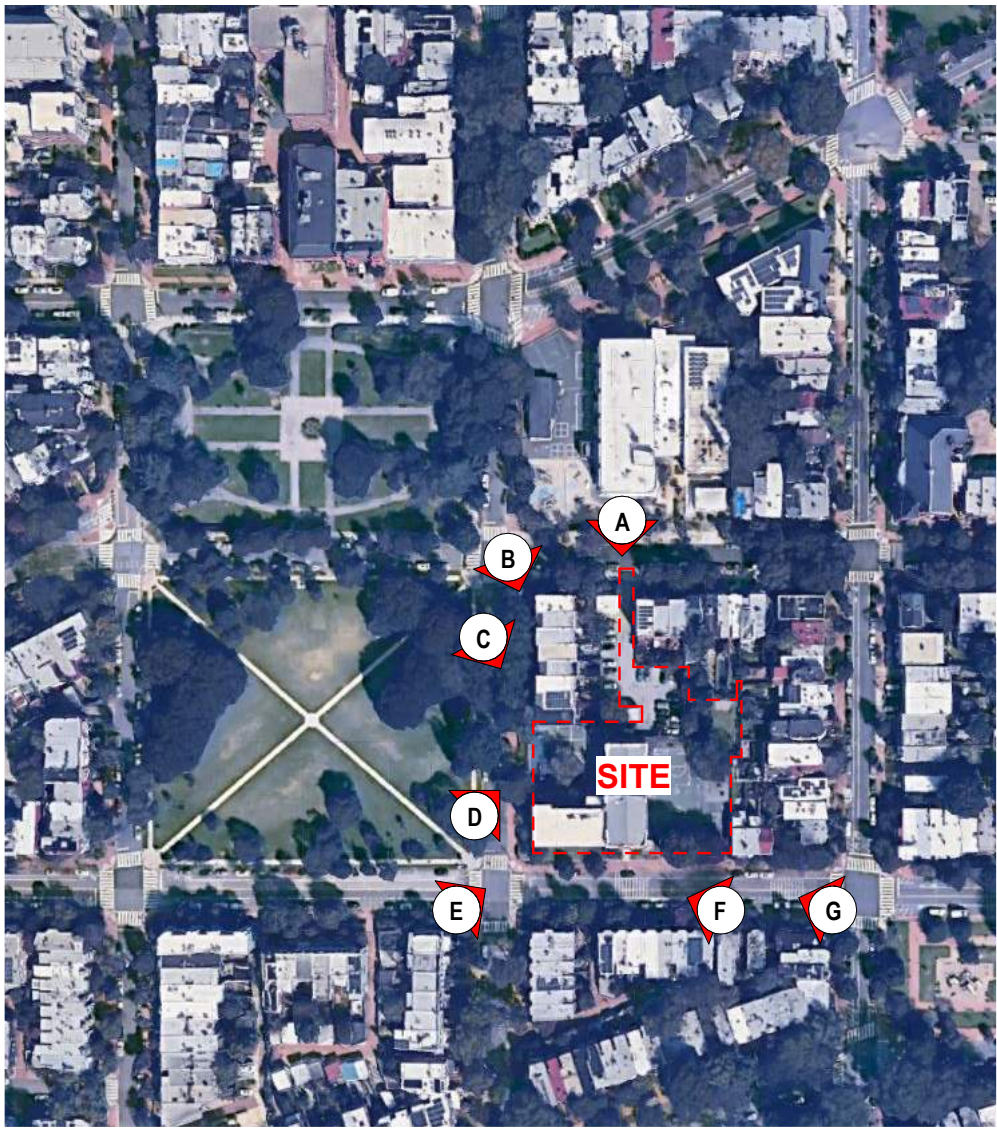
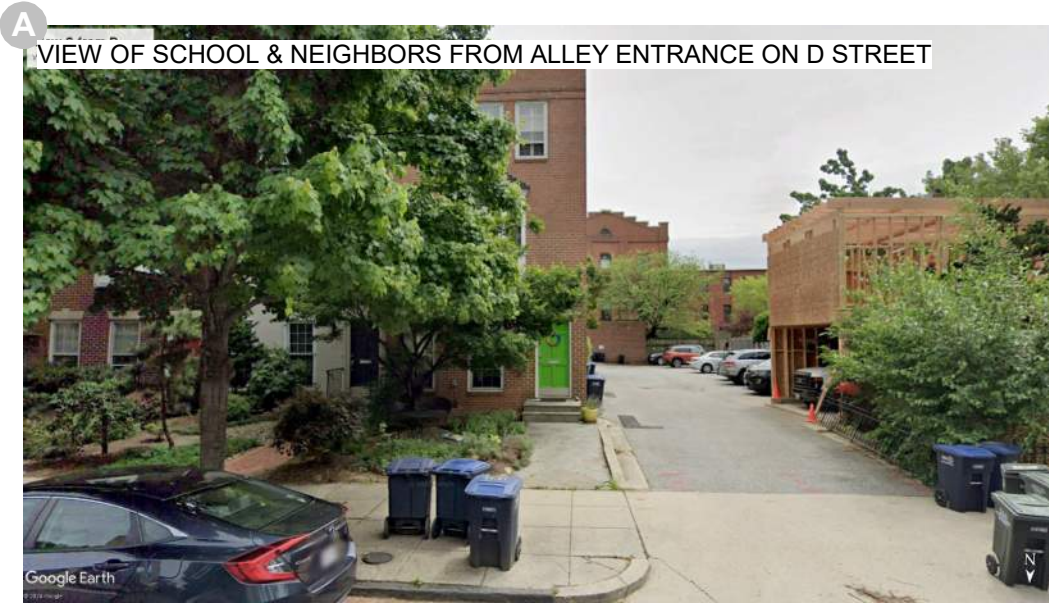


SITE ADDRESS: 422 3RD STREET SE
SQUARE: 0793
LOT: 0025

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

ORIGINAL YEAR BUILT: 1867
ADDITION YEAR BUILT: 1936





AERIAL SITE MAP - NTS



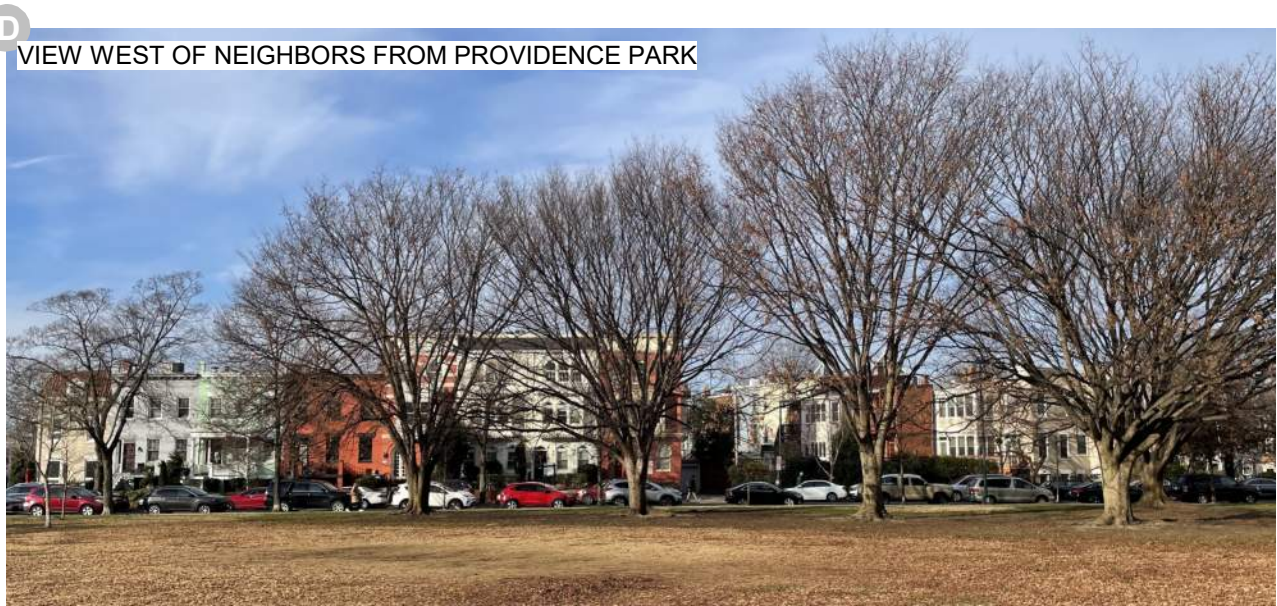


AERIAL SITE MAP - NTS

TRUE NORTH



VIEW OF SAINT PETER CHURCH

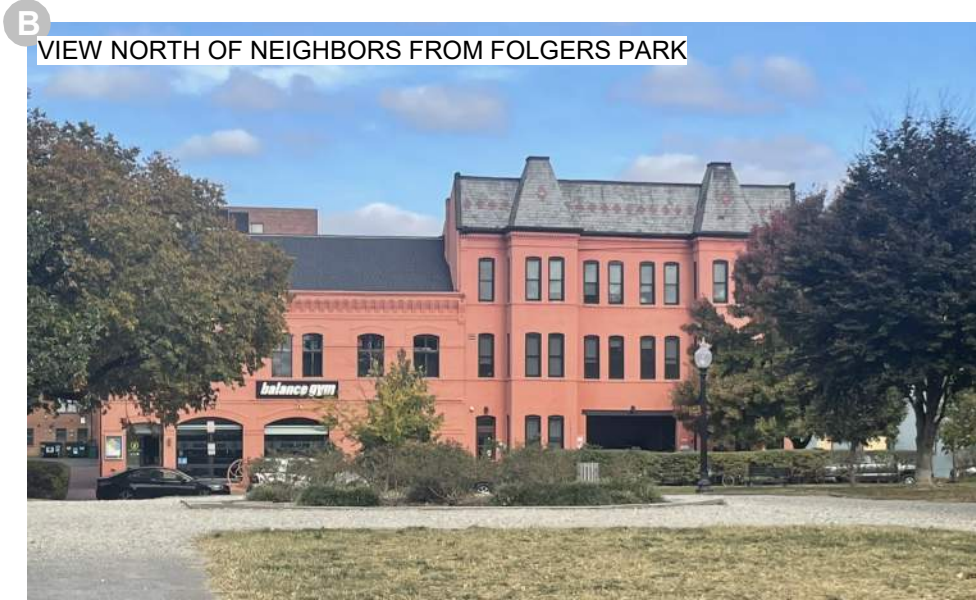


VIEW WEST OF NEIGHBORS FROM PROVIDENCE PARK



AERIAL SITE MAP - NTS

TRUE NORTH



VIEW NORTH OF NEIGHBORS FROM FOLGERS PARK



VIEW EAST OF SCHOOL FROM PROVIDENCE PARK



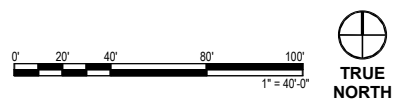
VIEW NORTH OF NEIGHBORS FROM PROVIDENCE PARK



VIEW SOUTH OF NEIGHBORS FROM PROVIDENCE PARK



KEY PLAN - IMAGE



EXISTING SITE PLAN

SAINT PETER SCHOOL ADDITION

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



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)

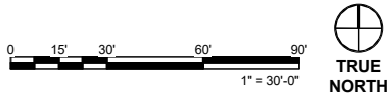
ELEVATOR: 14'-10" ABOVE NEW ROOF
11'-10" ABOVE BLDG B ROOF
9'-6" ABOVE BLDG A ROOF

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)

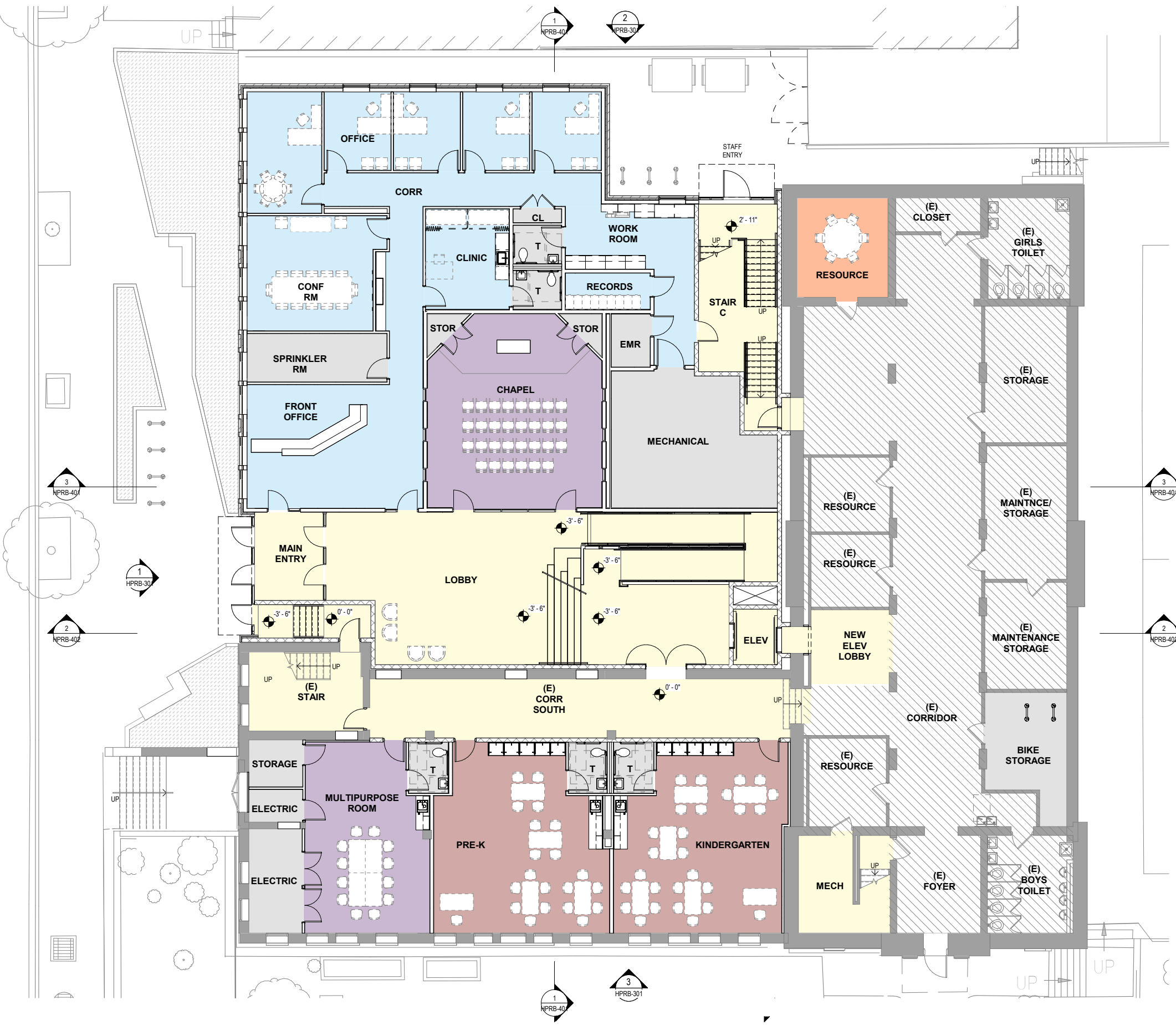
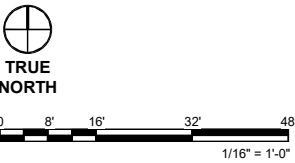
PARKING:
EXISTING: 5 (DUE TO PARKING CREDITS)
PROPOSED: 5

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)



- SPACE LEGEND**
- ADMINISTRATION
 - CIRCULATION
 - GENERAL LEARNING AREA
 - MULTI-PURPOSE
 - RESOURCE ROOM
 - SUPPORT ROOM



SPACE LEGEND

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



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



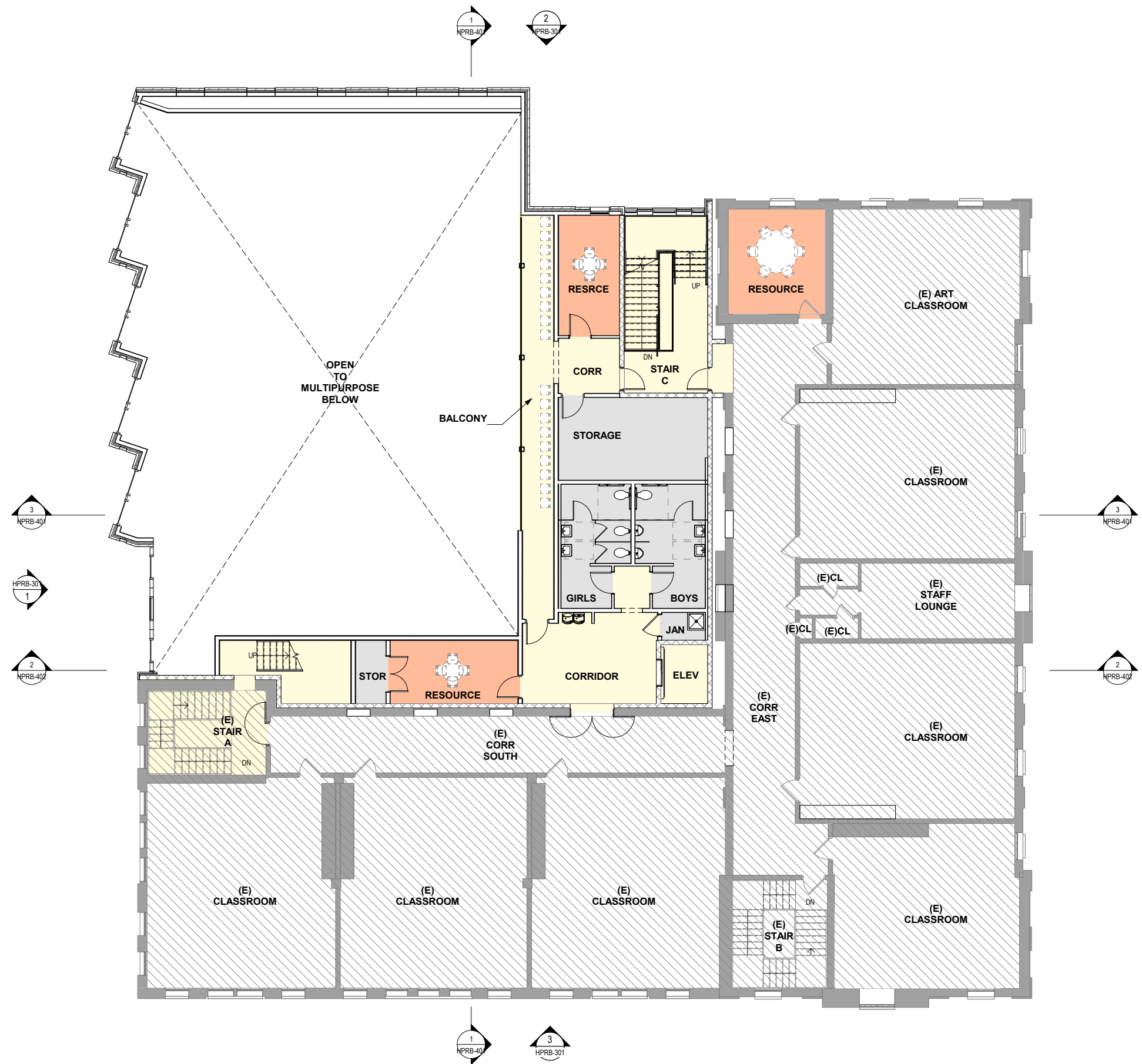
SPACE LEGEND

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



TRUE
NORTH

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

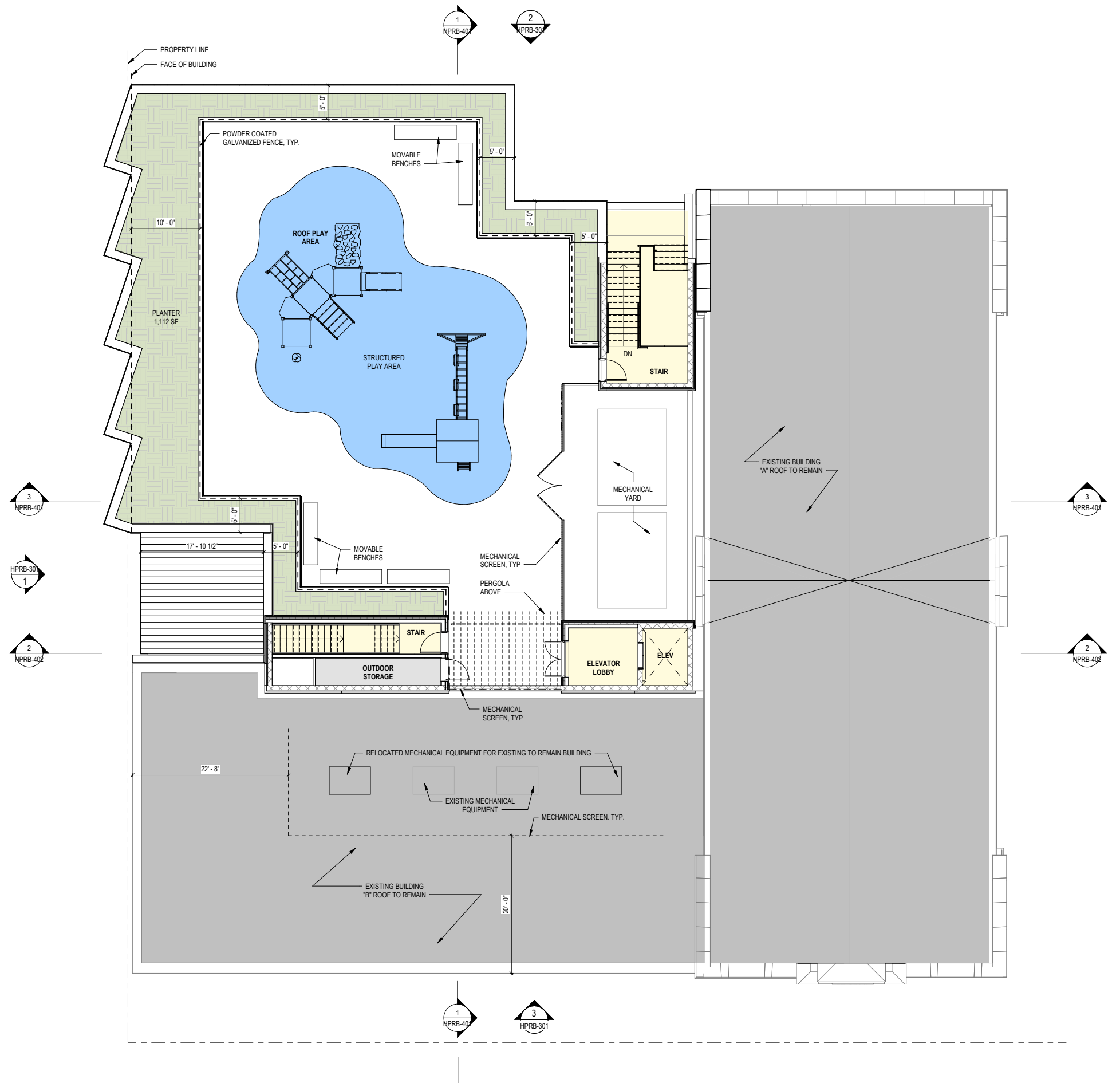


SPACE LEGEND

- CIRCULATION
- ROOF PLAY AREA
- SUPPORT ROOM



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

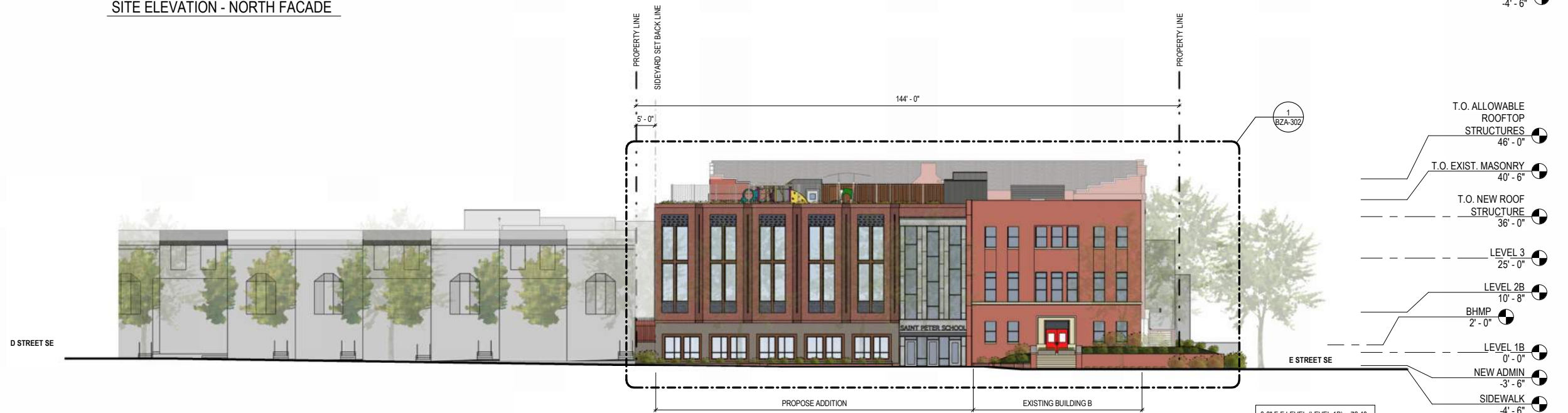




SITE ELEVATION- SOUTH



SITE ELEVATION - NORTH FACADE



SITE ELEVATION - 3RD STREET SE

BRICKS



BRICK TYPE 2 - ENDICOTT - DARK IRONSPOT SMOOTH MODULAR
BRICK TYPE 3 - PLAMETTO BRICK - 1.25 GRAYSTONE



BRICK TYPE 1 - CONTINENTAL BRICK - SMC 450 MOD

CAST STONE



CHARCOAL

METAL PANELS



MTL-2: MEDIUM BRONZE
MTL-1: PLATINUM
MTL-3: RED
MTL-4: CHARCOAL

STANDING SEAM METAL PANEL



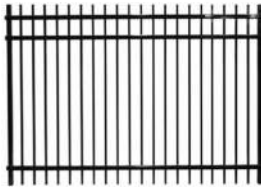
SILVER

MECHANICAL SCREEN



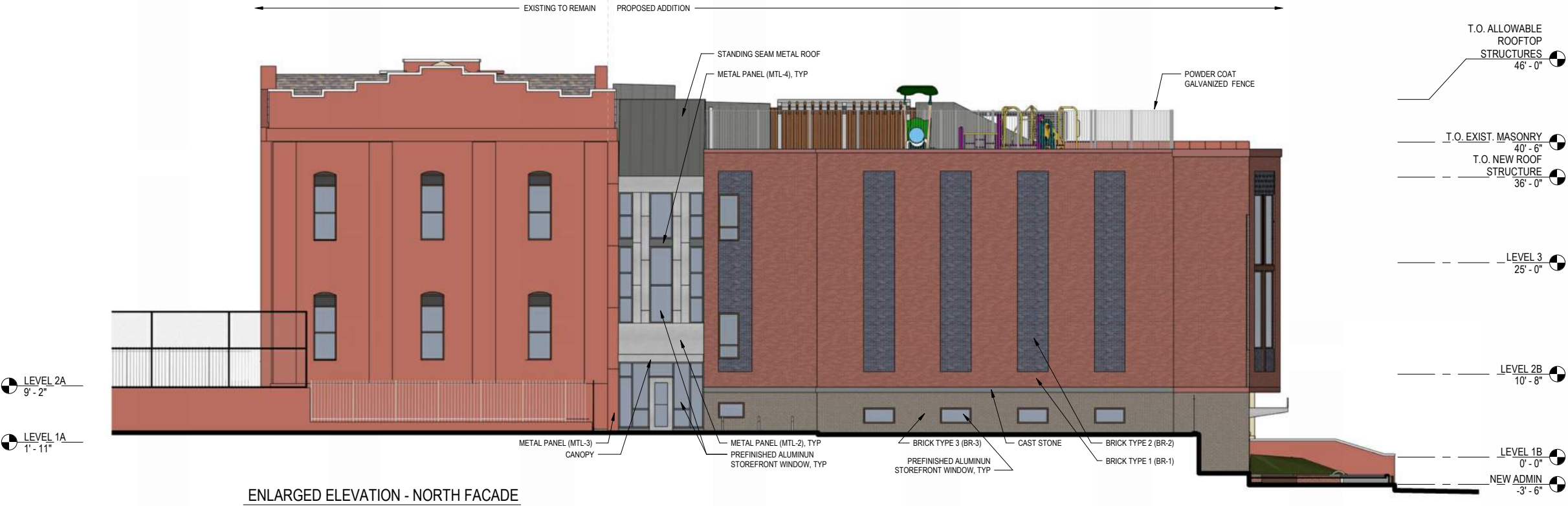
WOOD GRAIN

PLAYGROUND FENCE

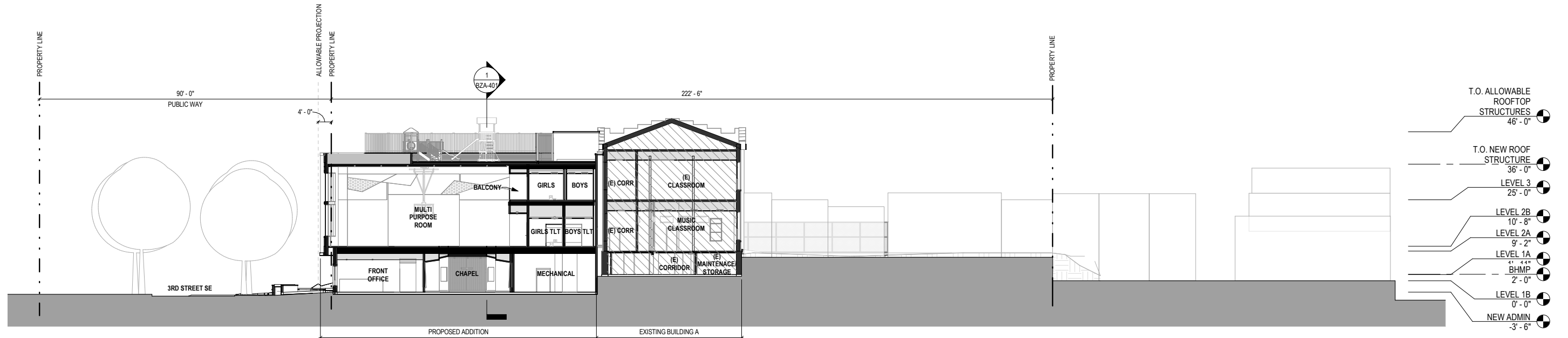


GREY POWDER COAT GALVANIZED

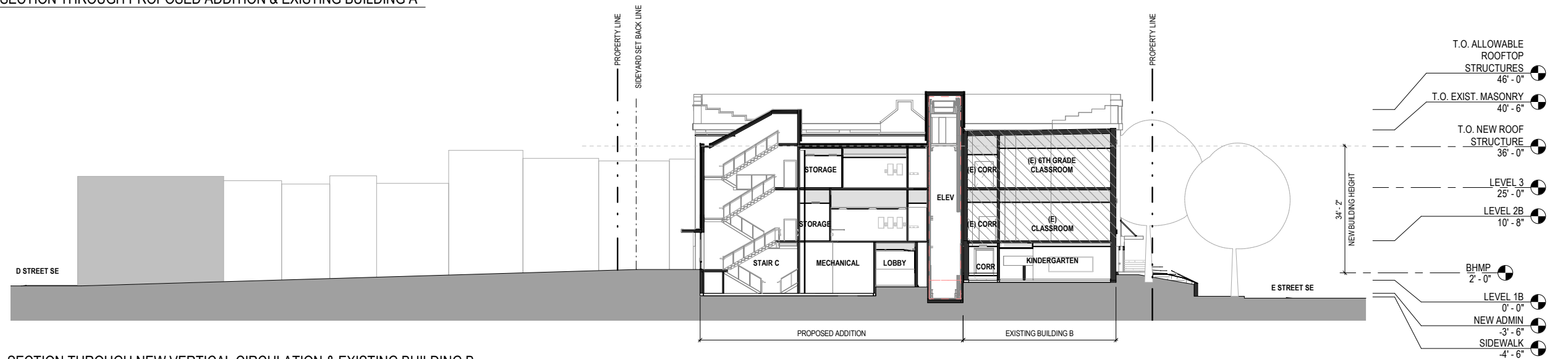
EXTERIOR MATERIALS



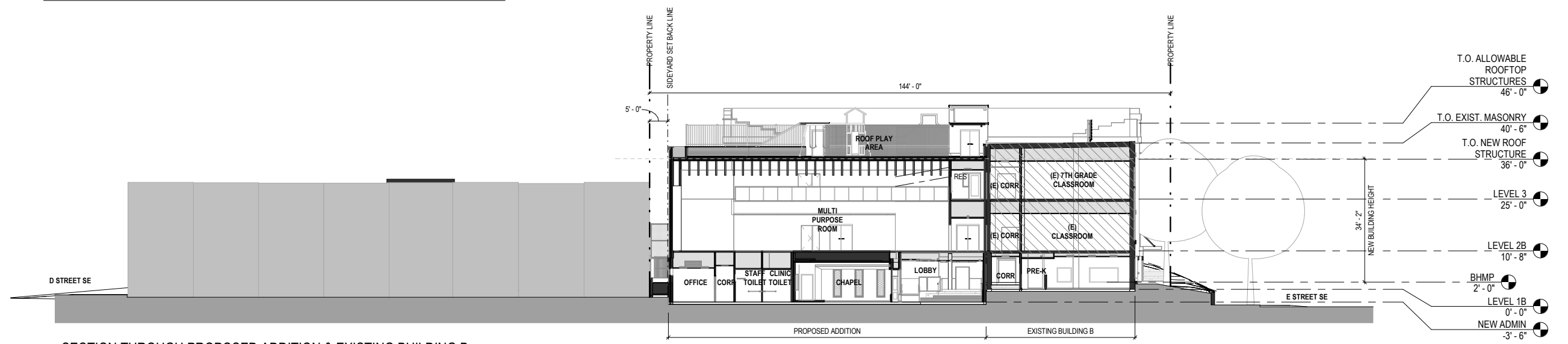
SAINT PETER SCHOOL ADDITION



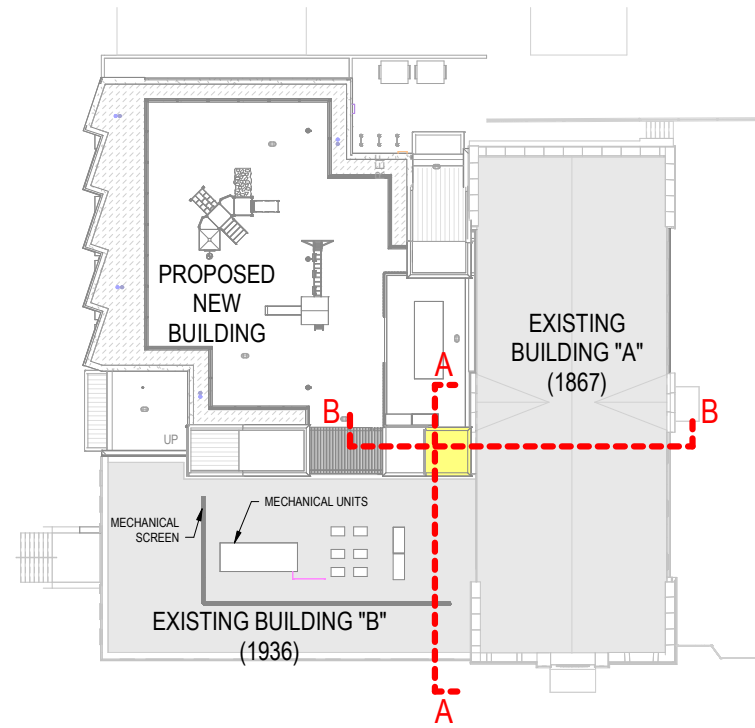
SECTION THROUGH PROPOSED ADDITION & EXISTING BUILDING A



SECTION THROUGH NEW VERTICAL CIRCULATION & EXISTING BUILDING B

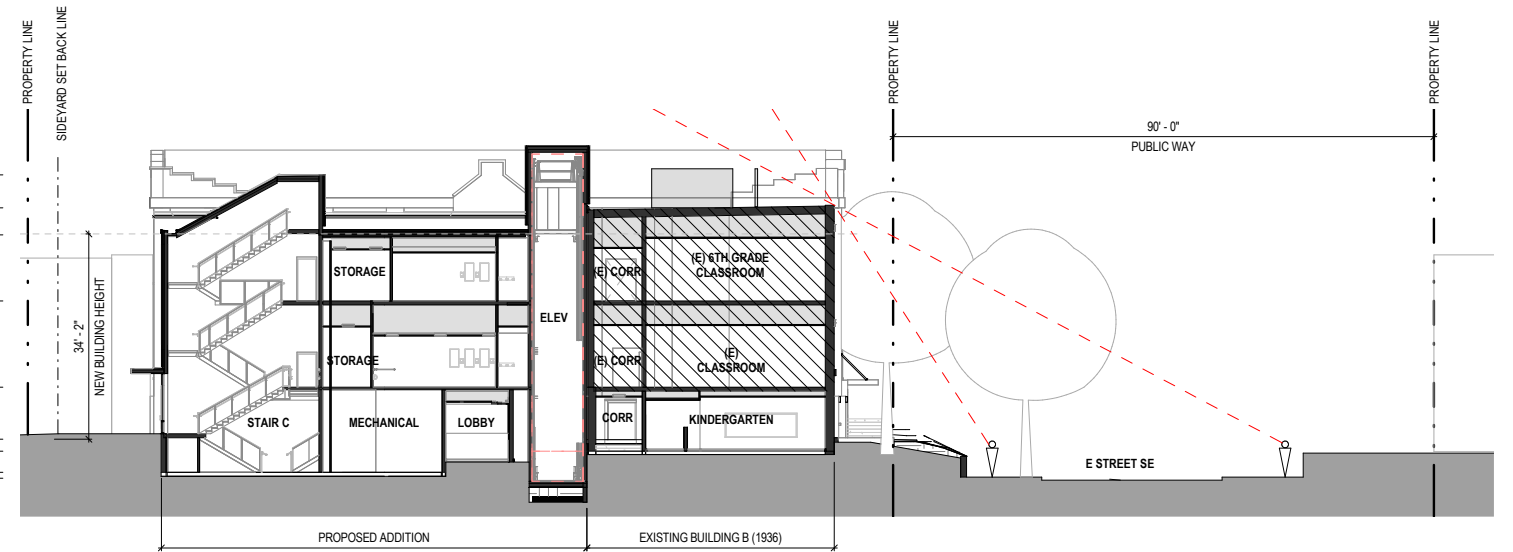


SECTION THROUGH PROPOSED ADDITION & EXISTING BUILDING B

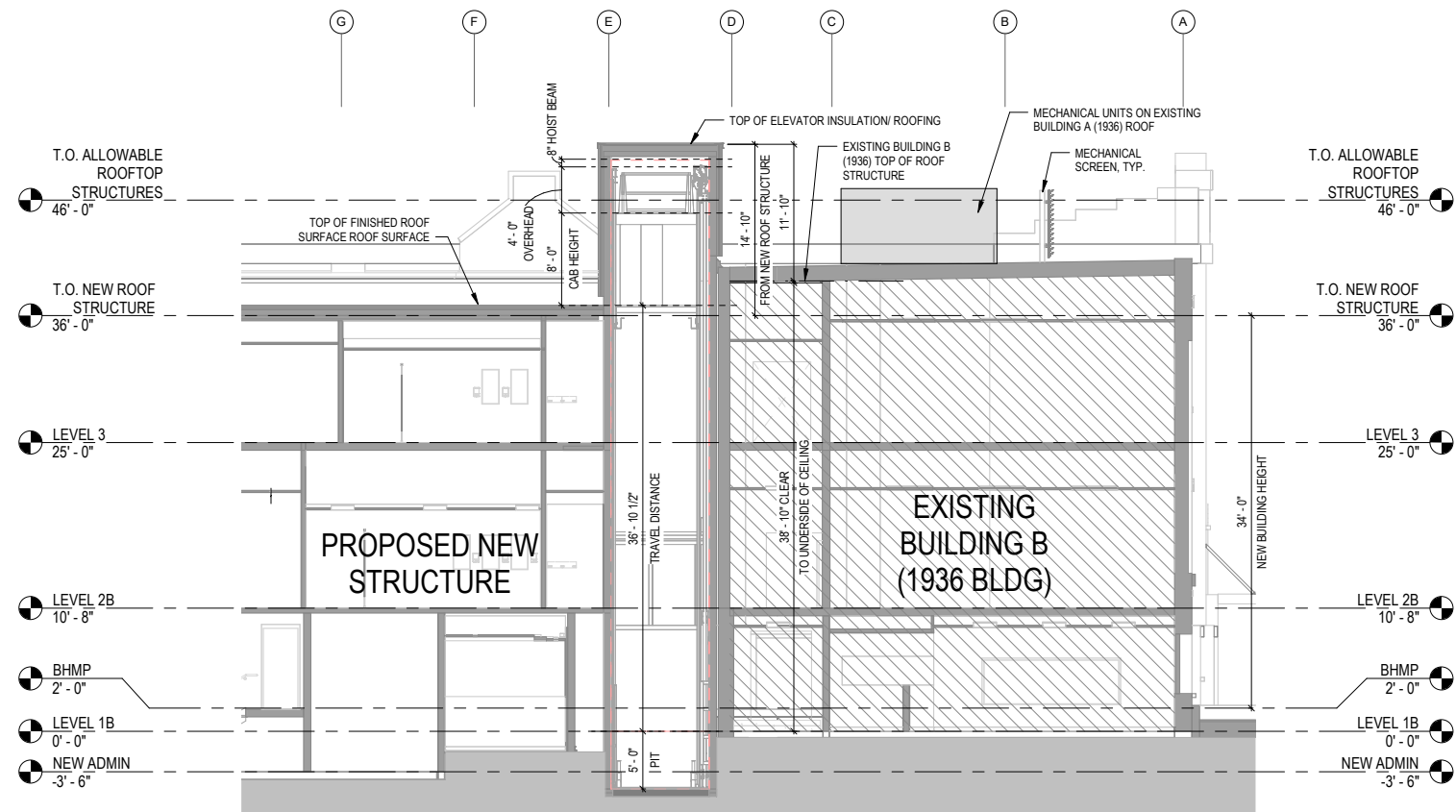


KEY PLAN - BZA PROPOSED ROOF
3/64" = 1'-0"

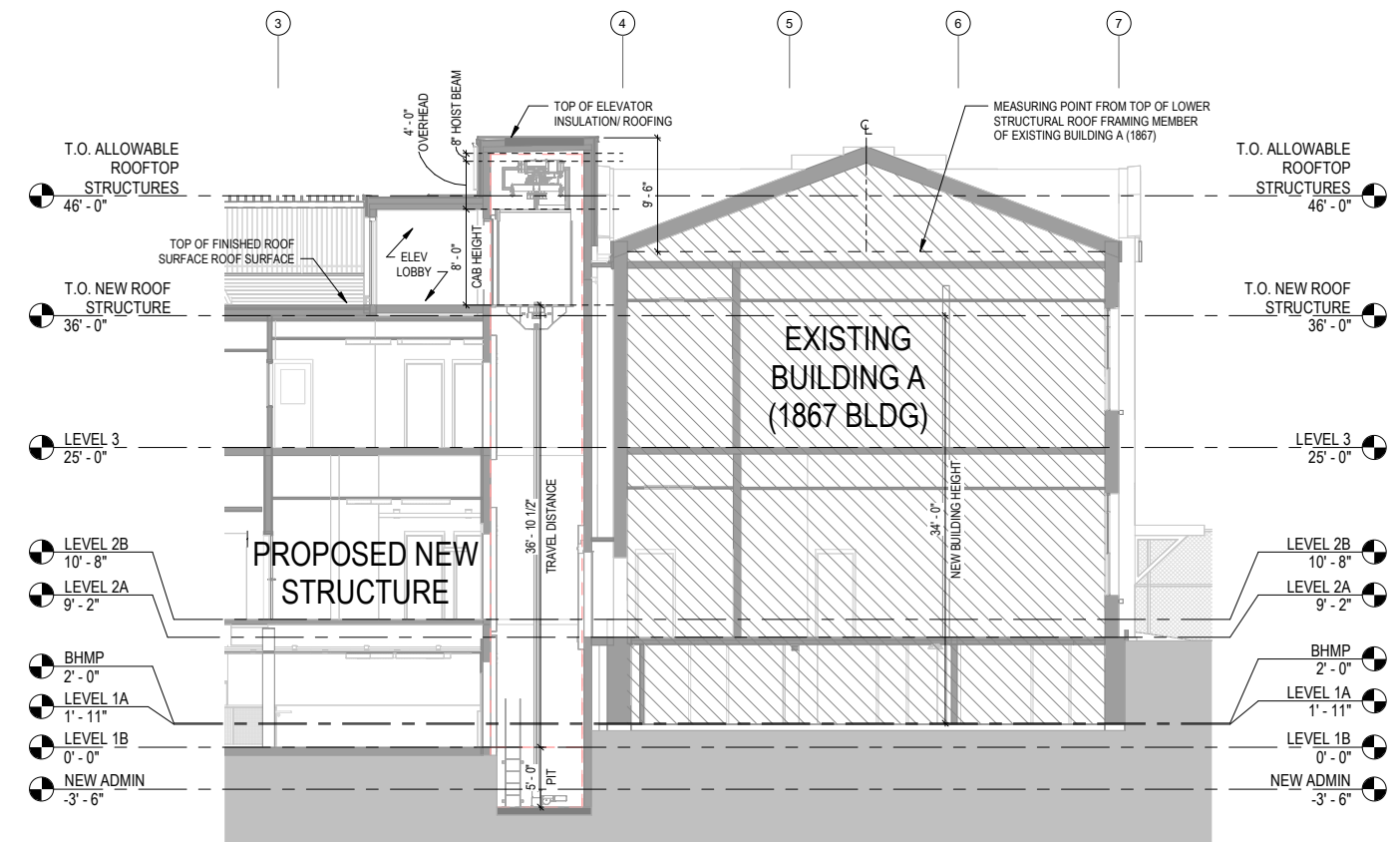
- T.O. ALLOWABLE ROOFTOP STRUCTURES 46'-0"
- T.O. EXIST. MASONRY 40'-6"
- T.O. NEW ROOF STRUCTURE 36'-0"
- LEVEL 3 25'-0"
- LEVEL 2B 10'-8"
- BHMP 2'-0"
- LEVEL 1B 0'-0"
- NEW ADMIN -3'-6"
- SIDEWALK -4'-6"



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



SECTION A - NORTH SOUTH - ELEVATOR DIAGRAM



SECTION B - EAST WEST - ELEVATOR DIAGRAM



1

KEY - SITE PLAN

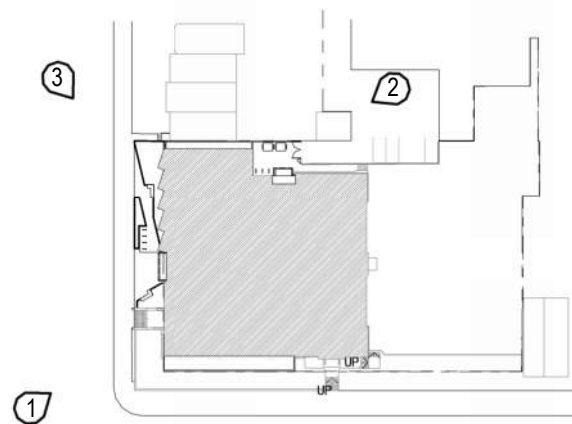
1. PROPOSED WEST FACADE AERIAL VIEW FROM 3RD AND E STREET SE

SAINT PETER SCHOOL ADDITION

PROPOSED VIEWS
BZA-501 | 08/29/2025



1. PROPOSED WEST FACADE FROM 3RD ST SE



KEY - SITE PLAN



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



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

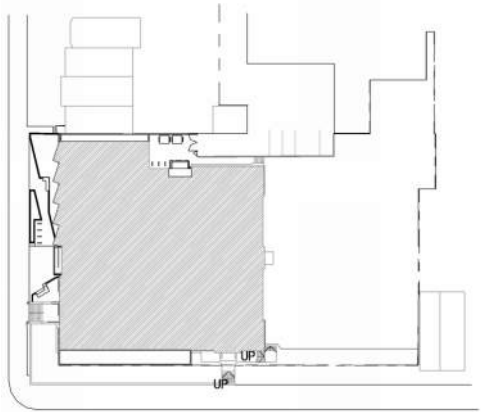
SAINT PETER SCHOOL ADDITION

PROPOSED VIEWS
BZA-502 | 08/29/2025





1. PROPOSED WEST FACADE LOOKING FROM PROVIDENCE PARK



KEY - SITE PLAN