

1355-1357 U STREET NW

BZA SUBMITTAL SET

June 28, 2016

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ZONING SUMMARY			
1355-1357 U Street			
	ALLOWED / REQUIRED	PROPOSED	
ZONE	CR (ARTS)	-	
SQUARE	236	-	
LOT	64,65	-	
SITE AREA	5,582 SF	-	
FAR	Residential: 7.2 / All Other Uses: 3.6 / Max:7.2	5.59 (31,220 FAR SF)	
HEIGHT	100'-0"	85'-4"	
LOT OCCUPANCY	RETAIL	100%	
	RESIDENTIAL	80%	
PARKING	RETAIL	RESIDENTIAL	
	RETAIL: 7 Spaces (@ 1Space/750SF if >3,000SF)	8 Spaces (@ 1Space/3DU)	3 Spaces
LOADING	RETAIL: With 5,000 to 20,000 ft.2 of gross floor area: 1 Berth @ 30 feet deep, 1 Platform @ 100 ft.2, No Loading Space Required (Historic Waiver)	None	None
REAR YARD	21.3' (3"/ vert. foot)	0'	
SIDE YARD	0'	0'	
OPEN SPACE	10%	0%	

1355-1357 U STREET NW



1. VIEW FROM U STREET



2. BIRD'S EYE VIEW



3. VIEW FROM 14TH STREET



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Existing Site Photographs

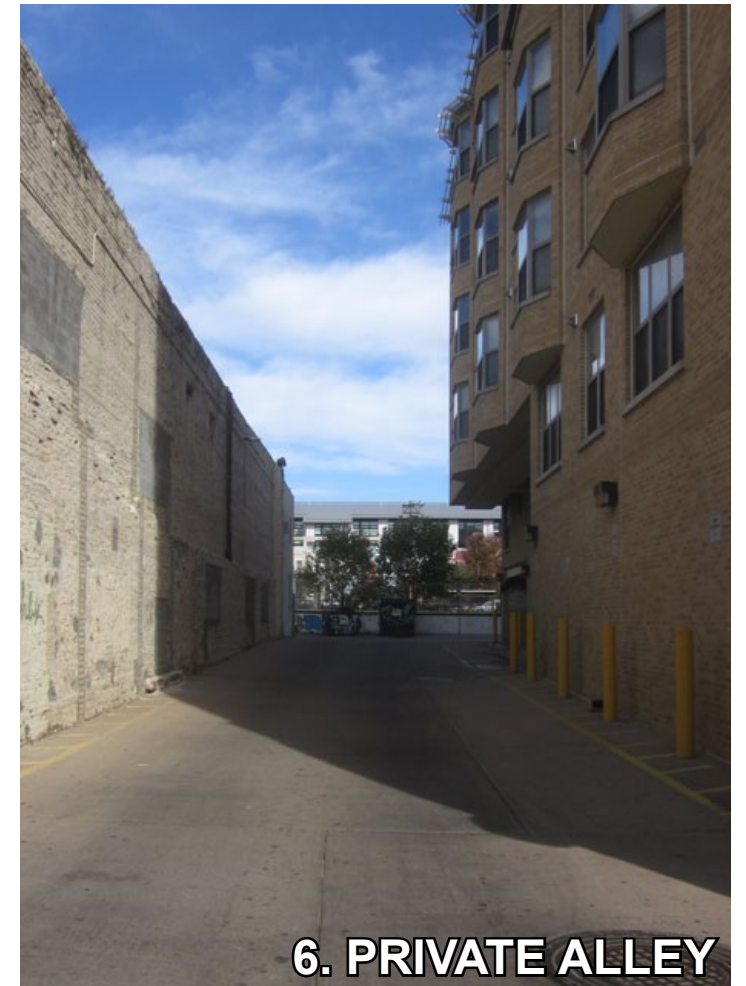
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4. SOUTH FACADE



5. WEST PUBLIC ALLEY



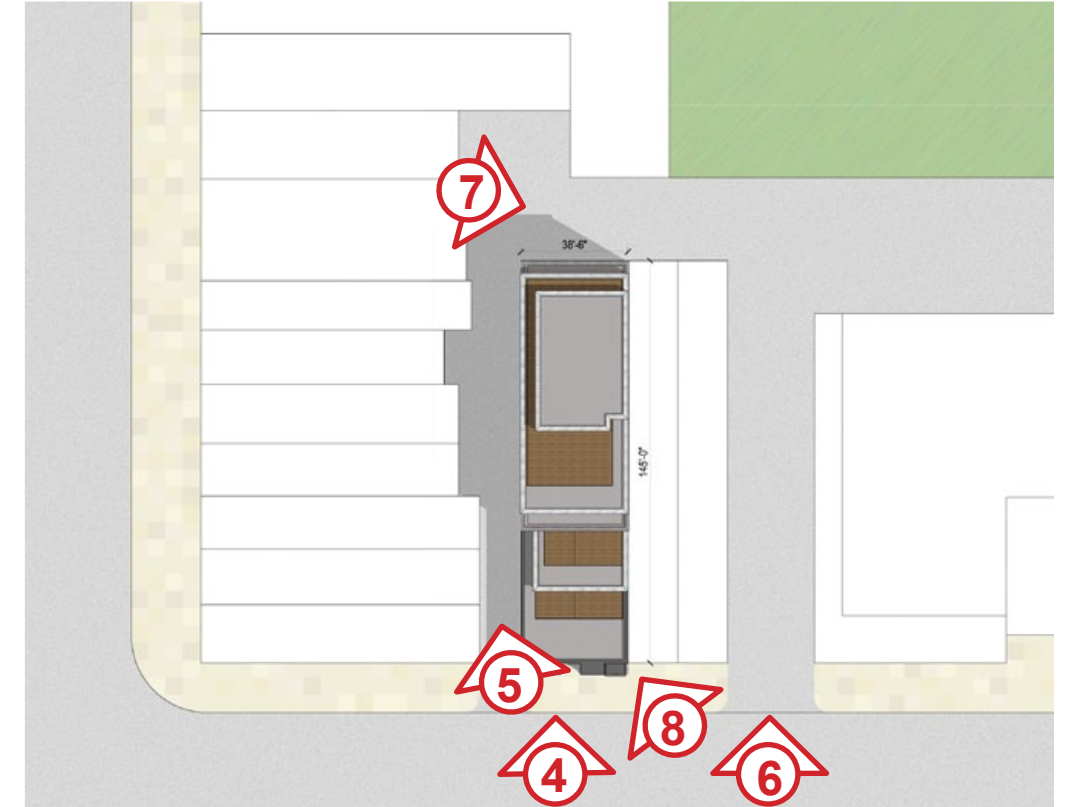
6. PRIVATE ALLEY



7. REAR PUBLIC ALLEY



8. EXISTING STOOP



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Existing Site Photographs

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9. WEST FACADE



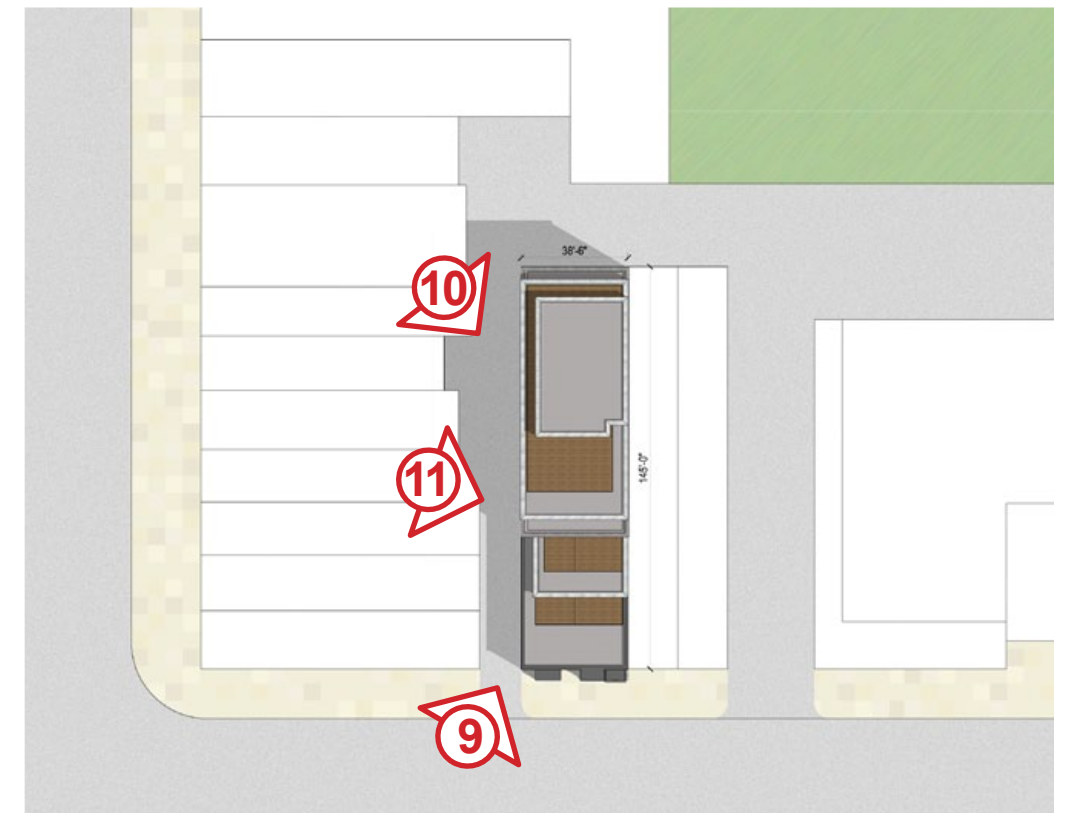
10. WEST FACADE



11a. WEST FACADE



11b. WEST FACADE

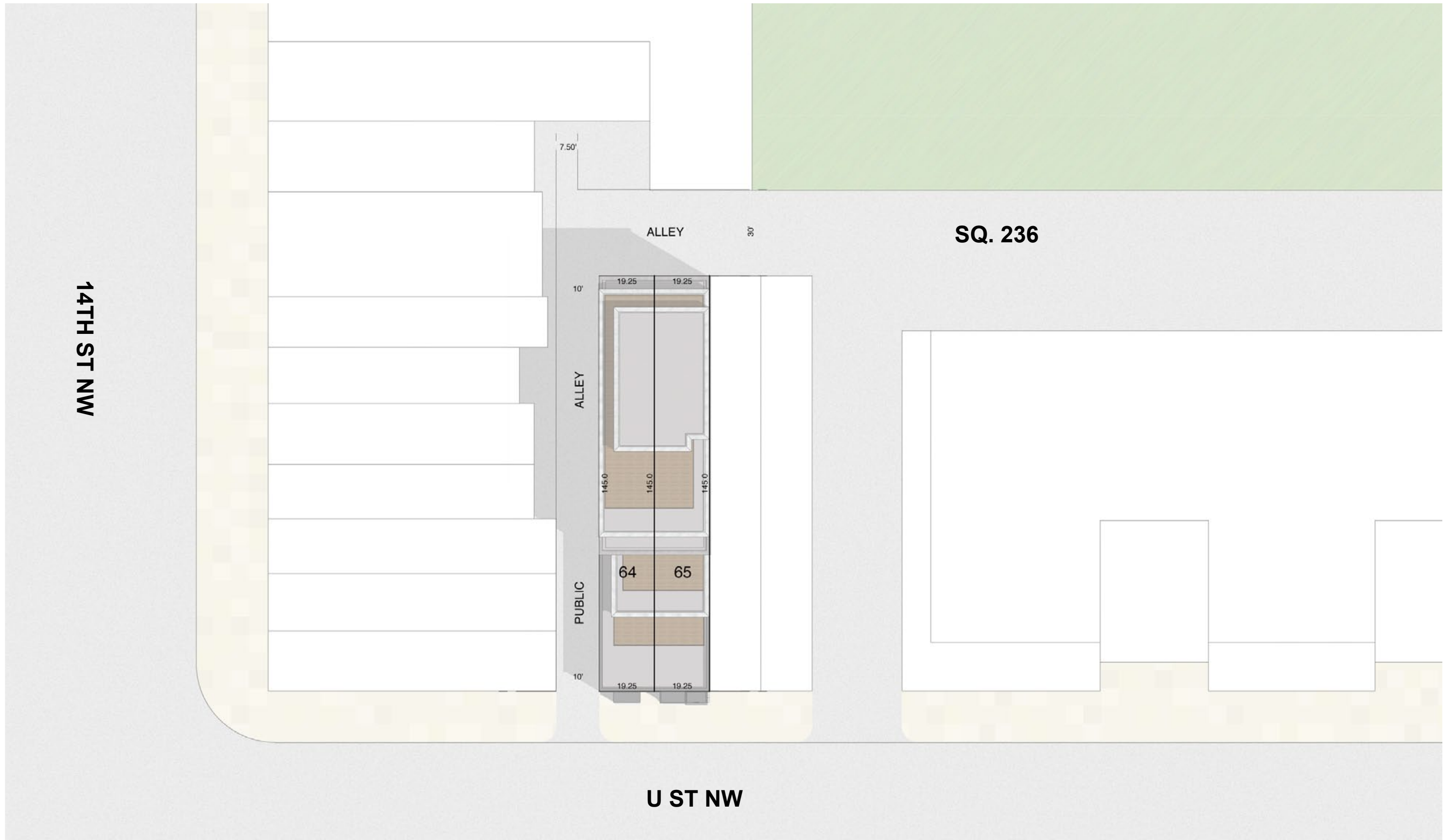


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Existing Site Photographs

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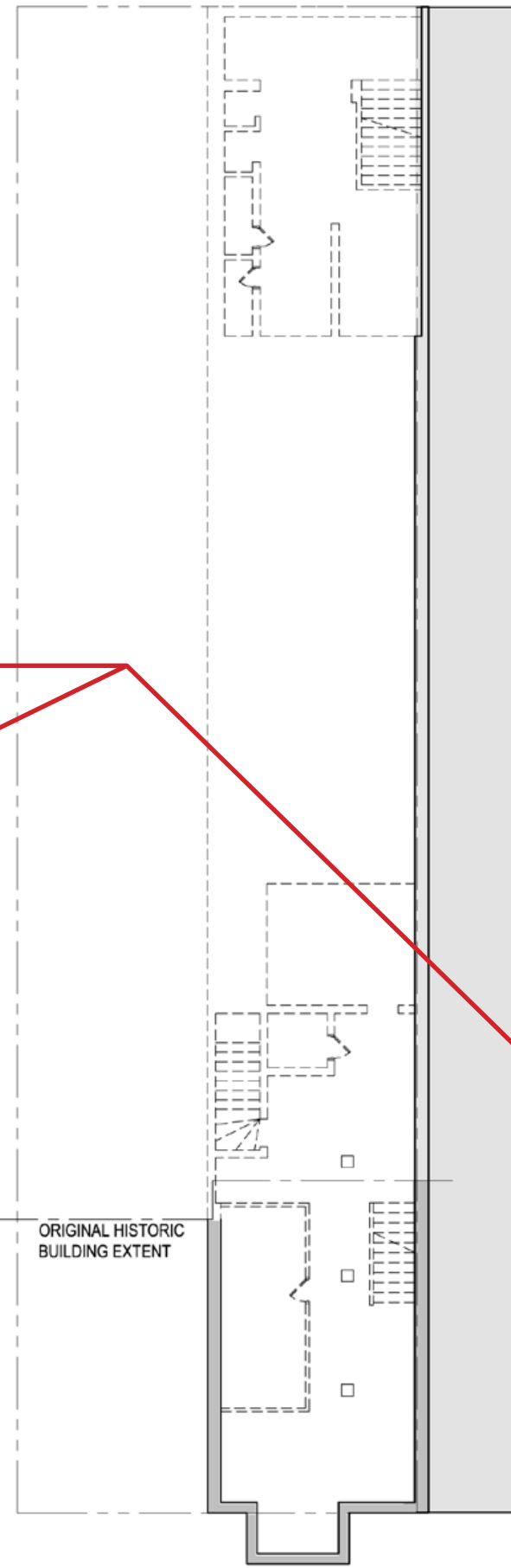
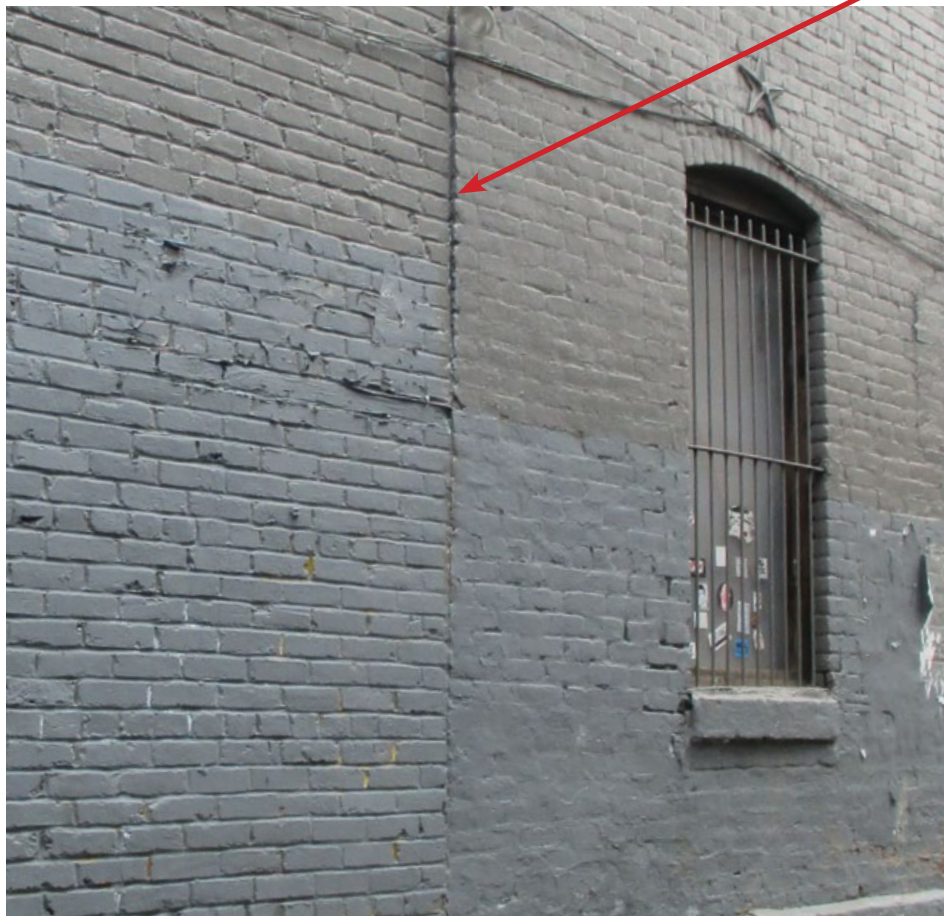


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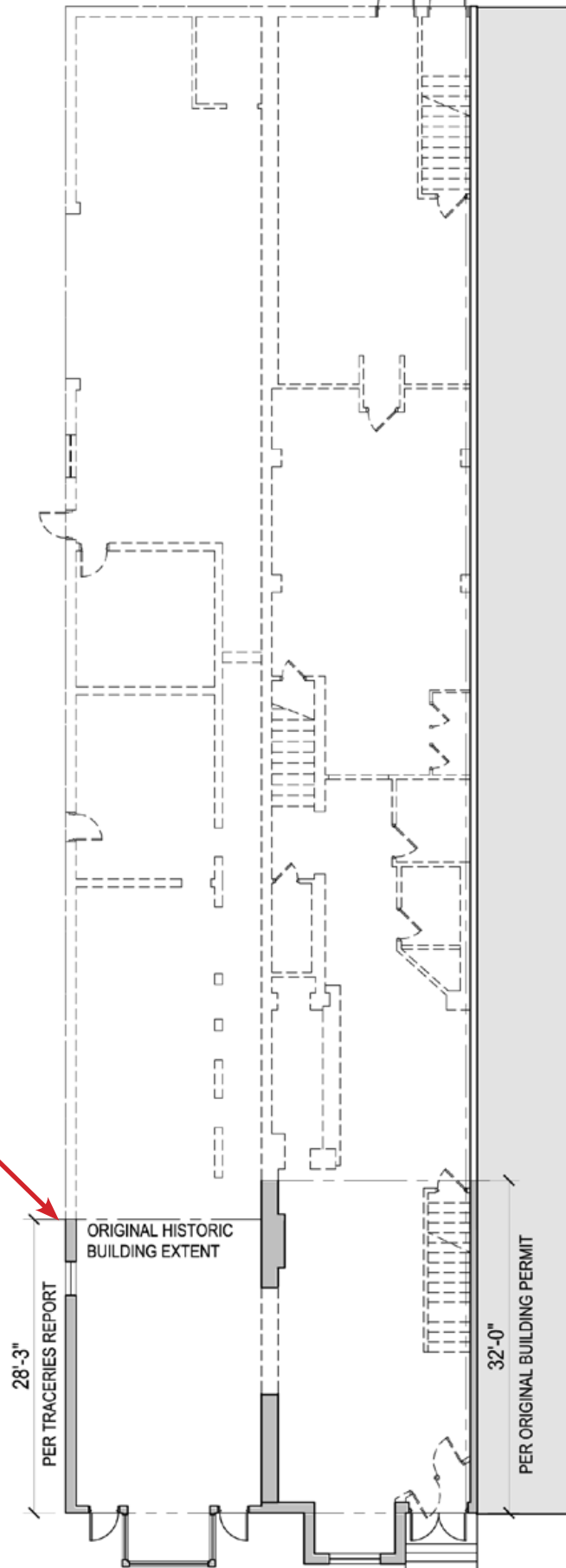
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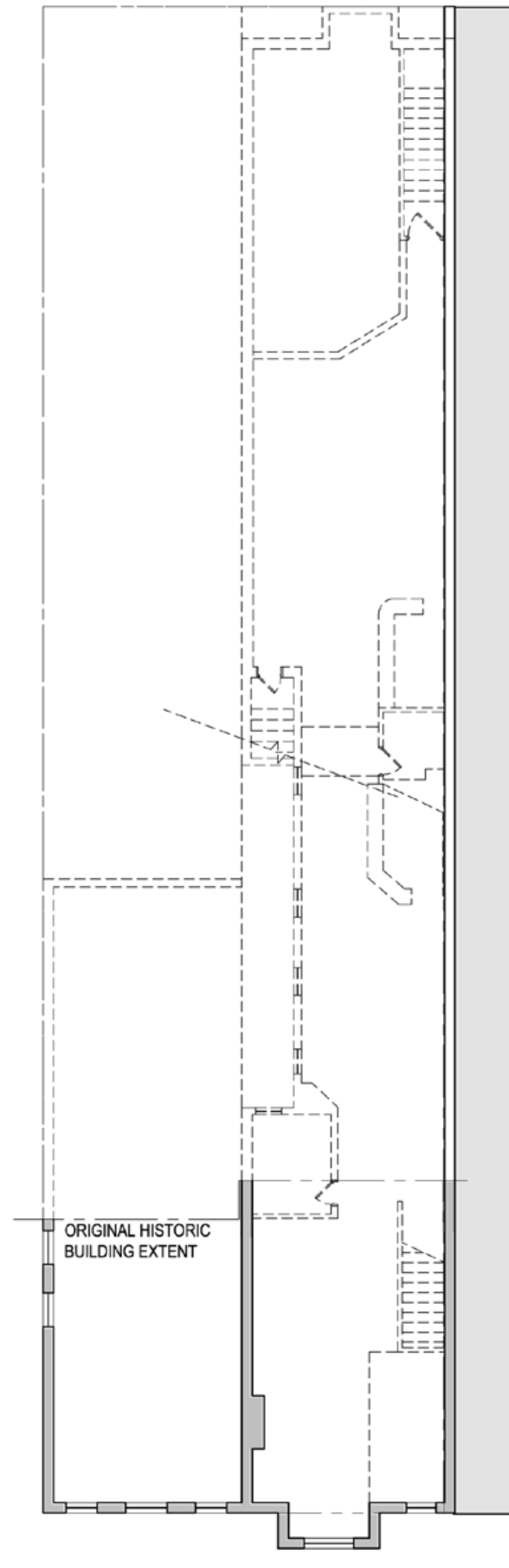
Proposed Site Plan
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Cellar Floor Demo Plan



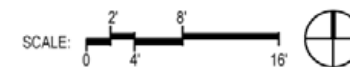
Ground Floor Demo Plan



Second Floor Demo Plan

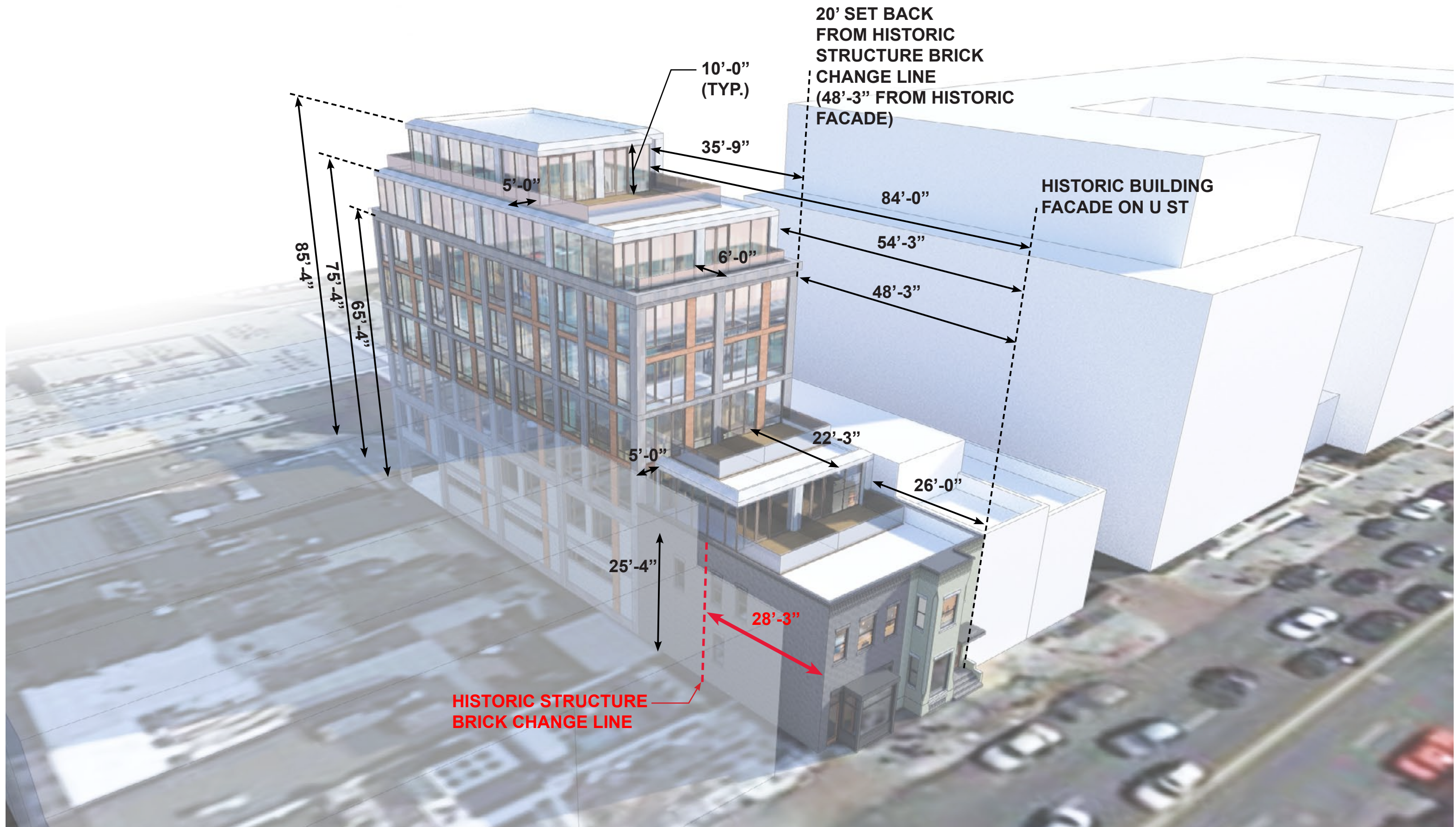
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Demolition Plans

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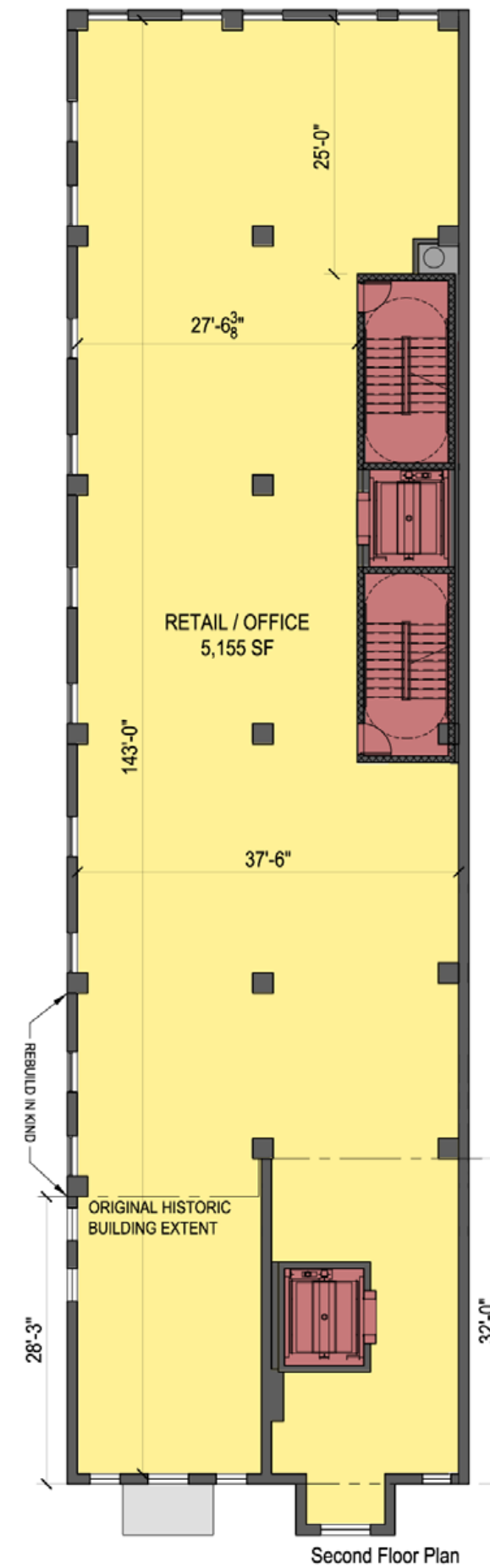
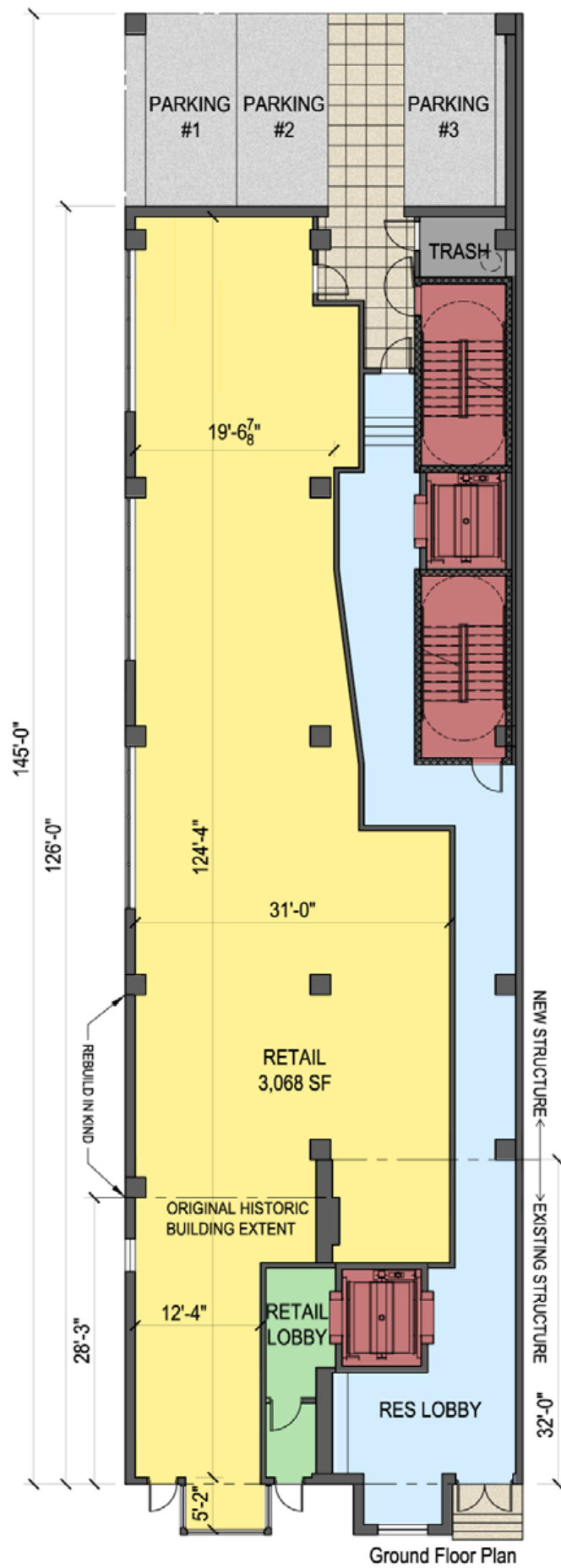
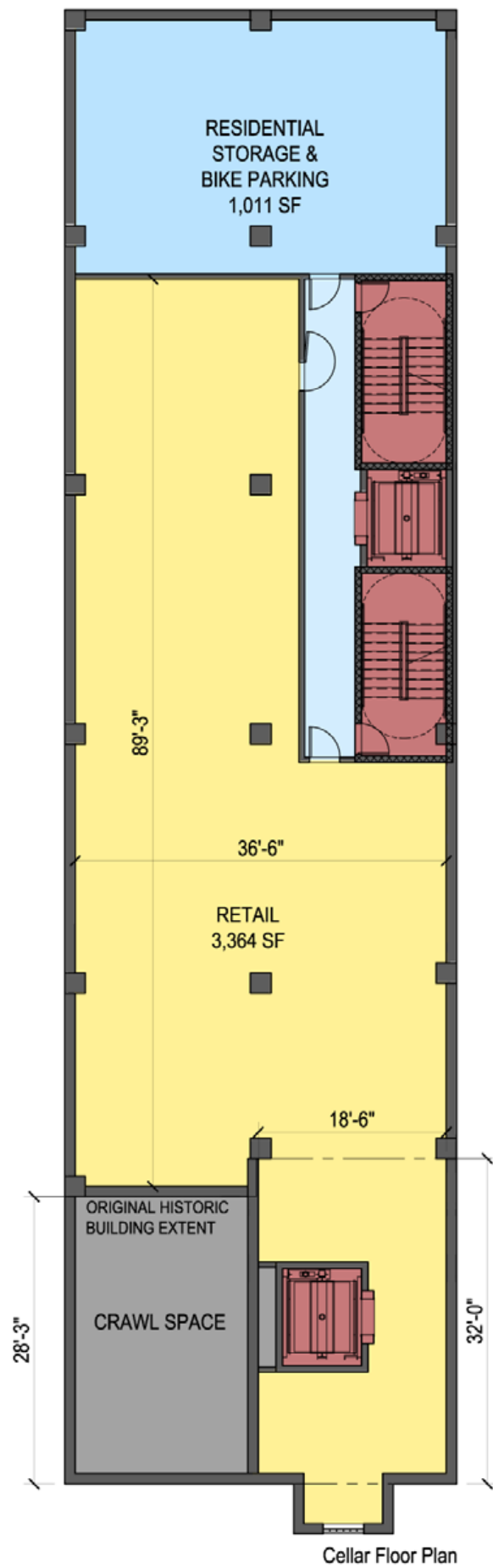


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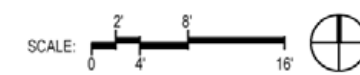
Overall View w/ Key Dimensions

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LEGEND

- RETAIL
- RESIDENTIAL
- SHARED

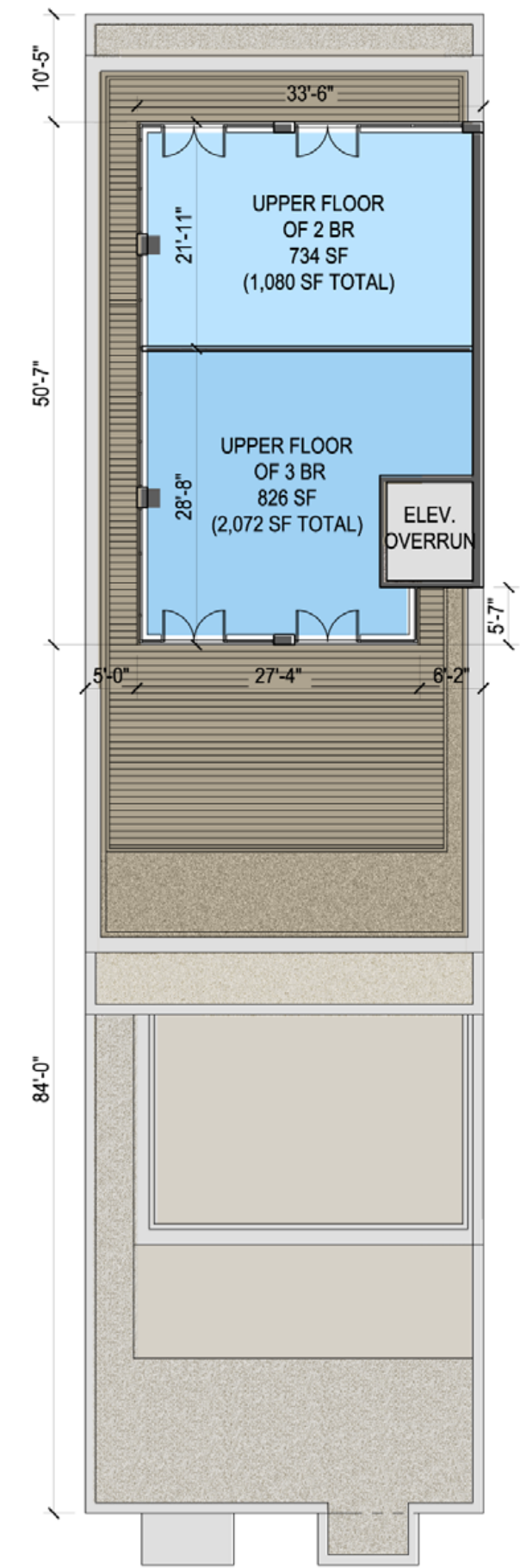
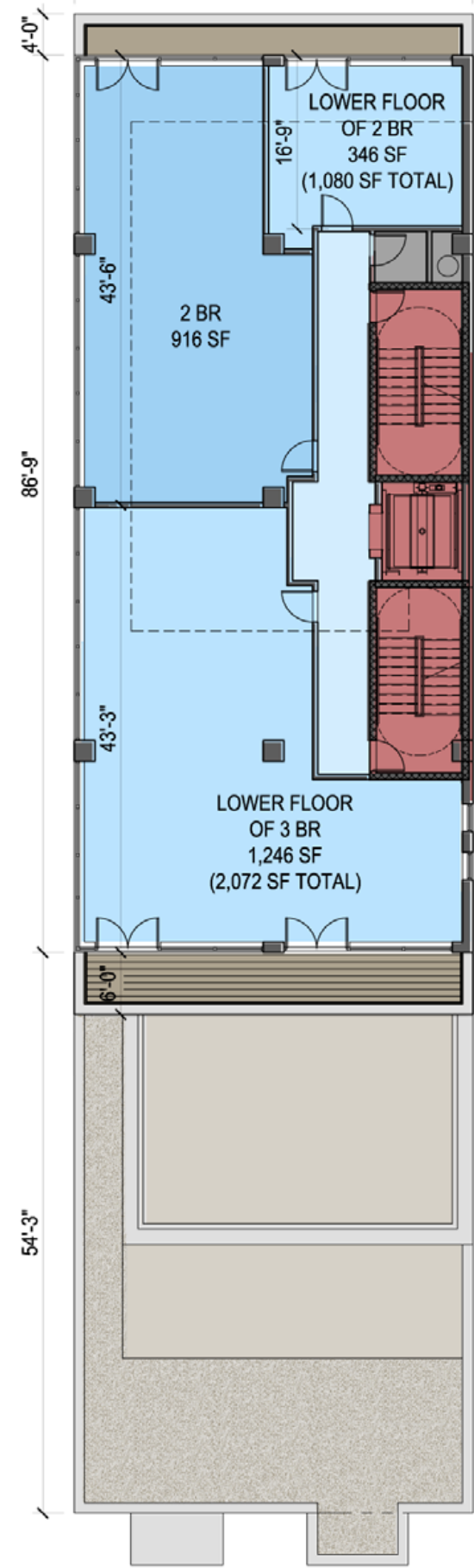
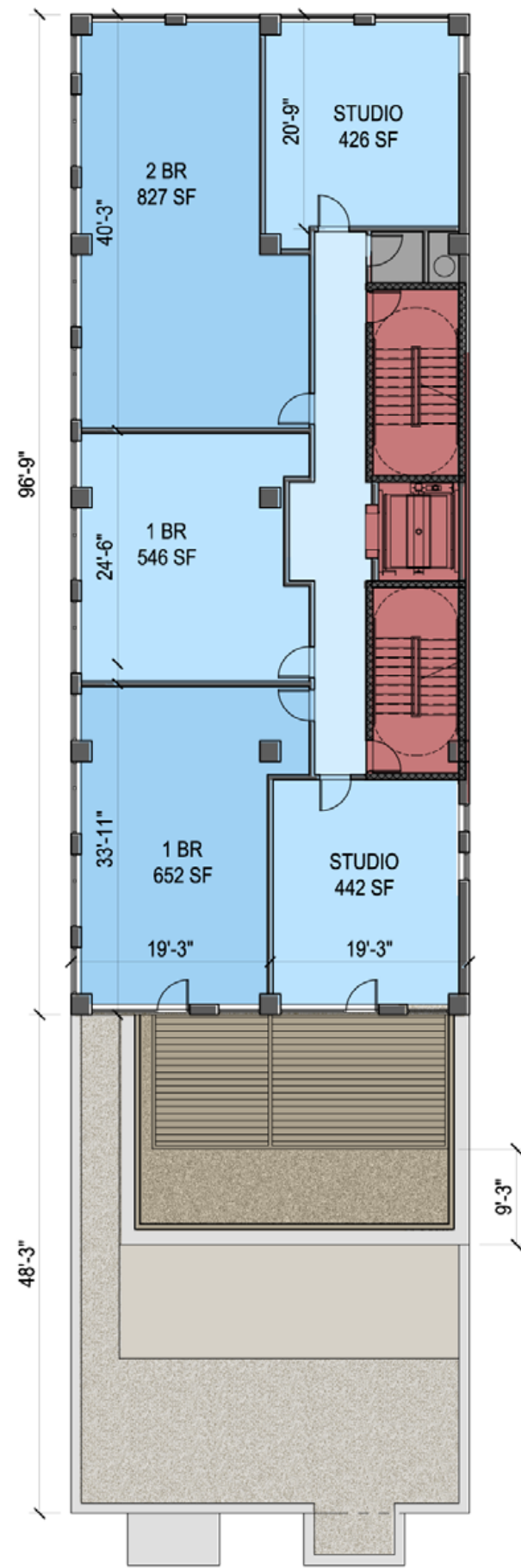
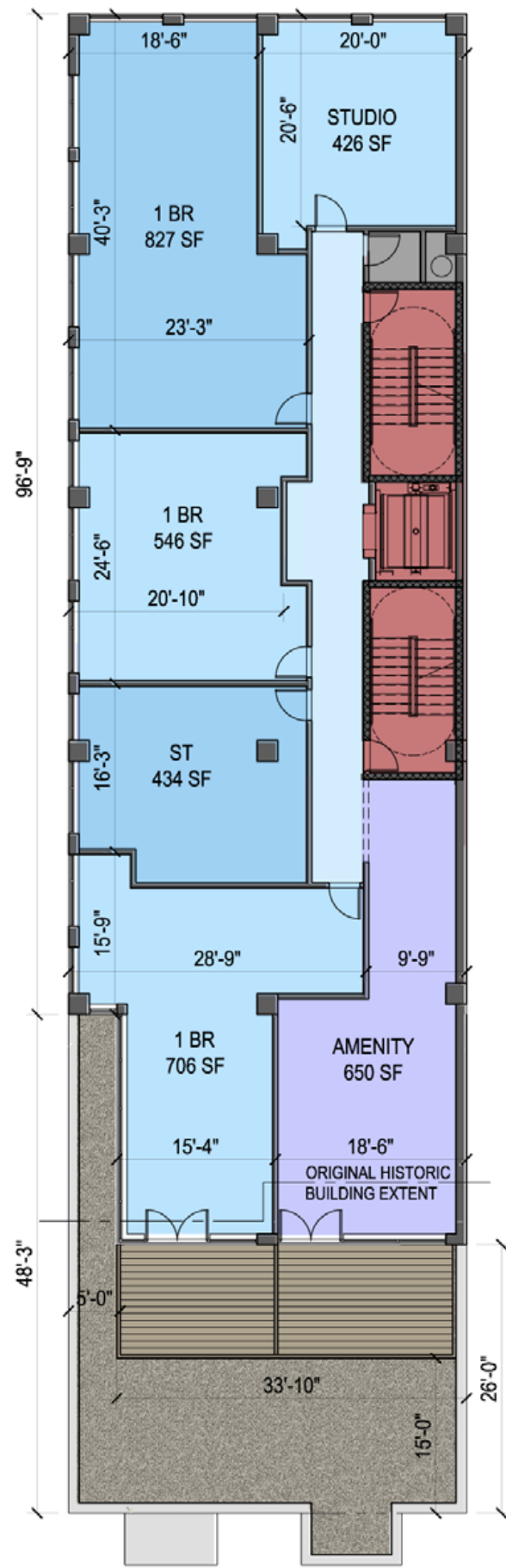


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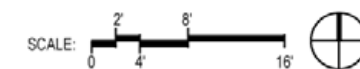
Floor Plans

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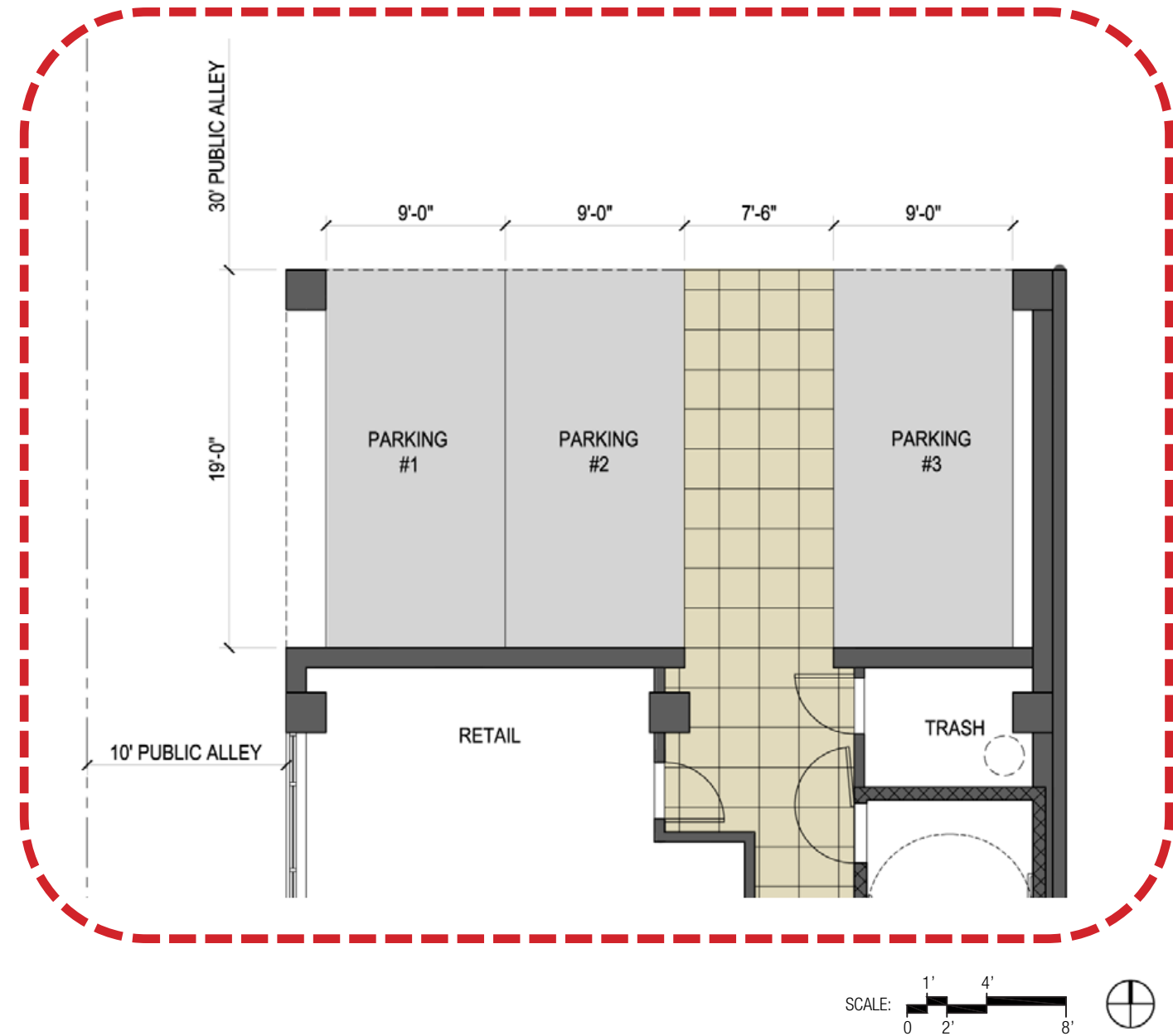
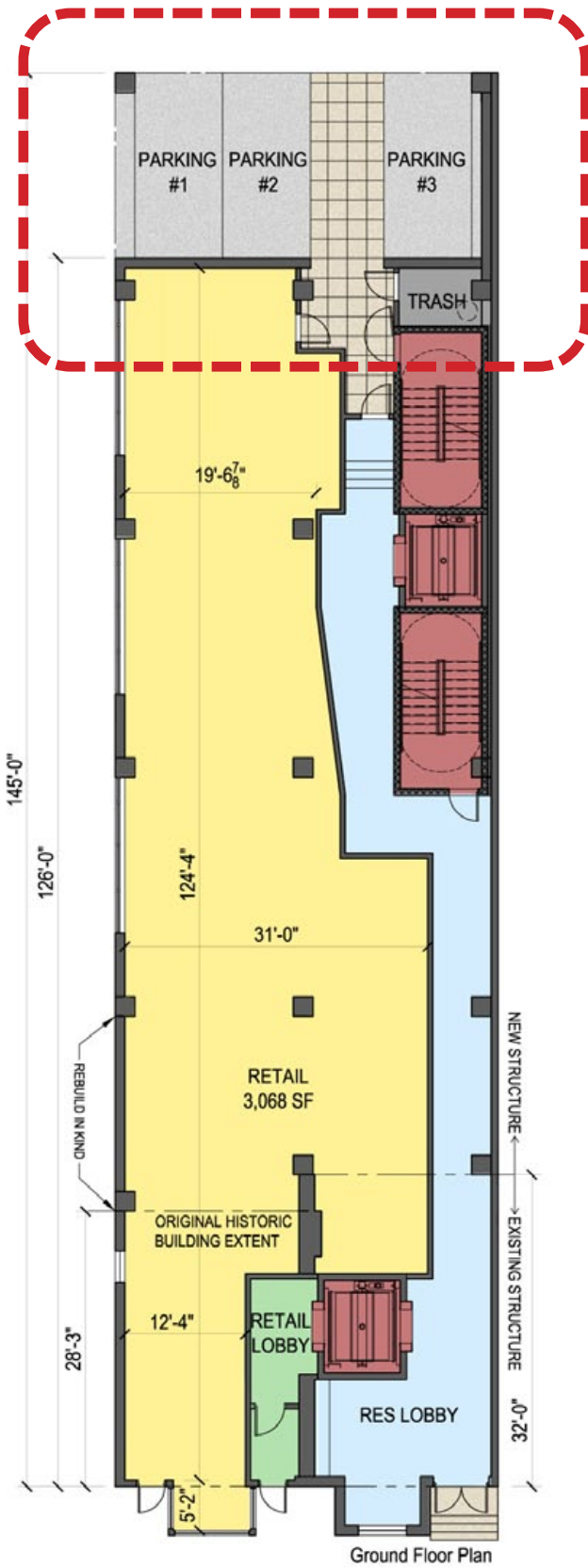


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Floor Plans
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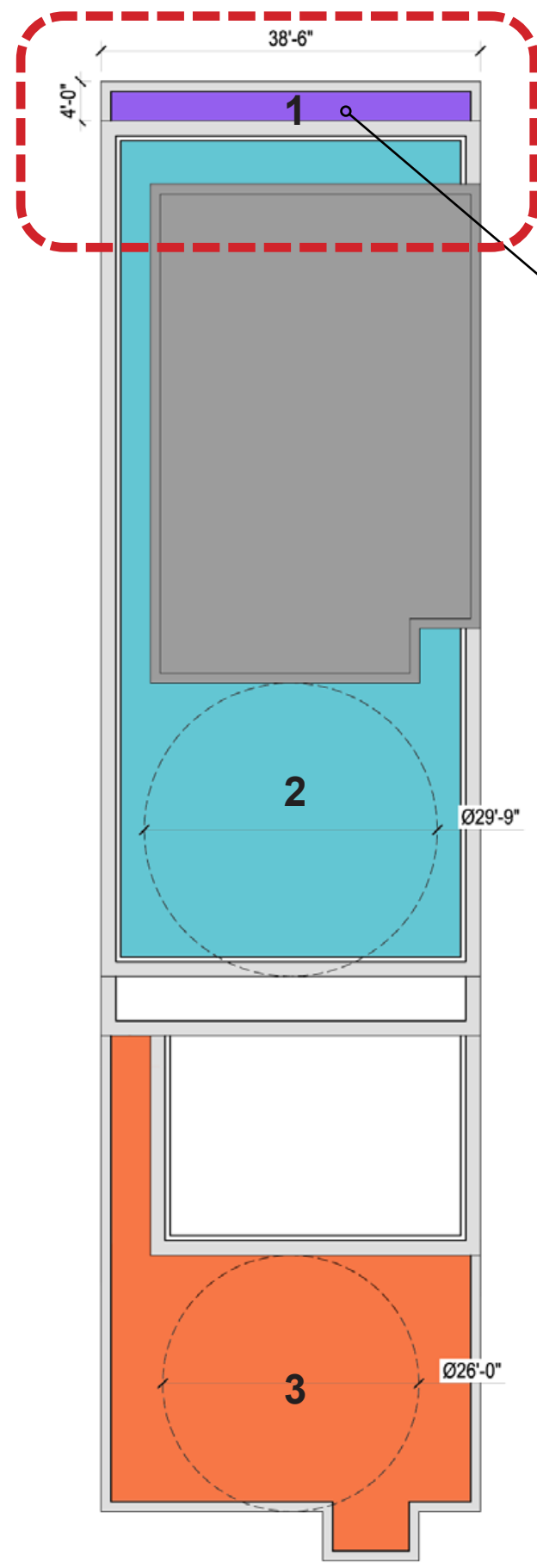
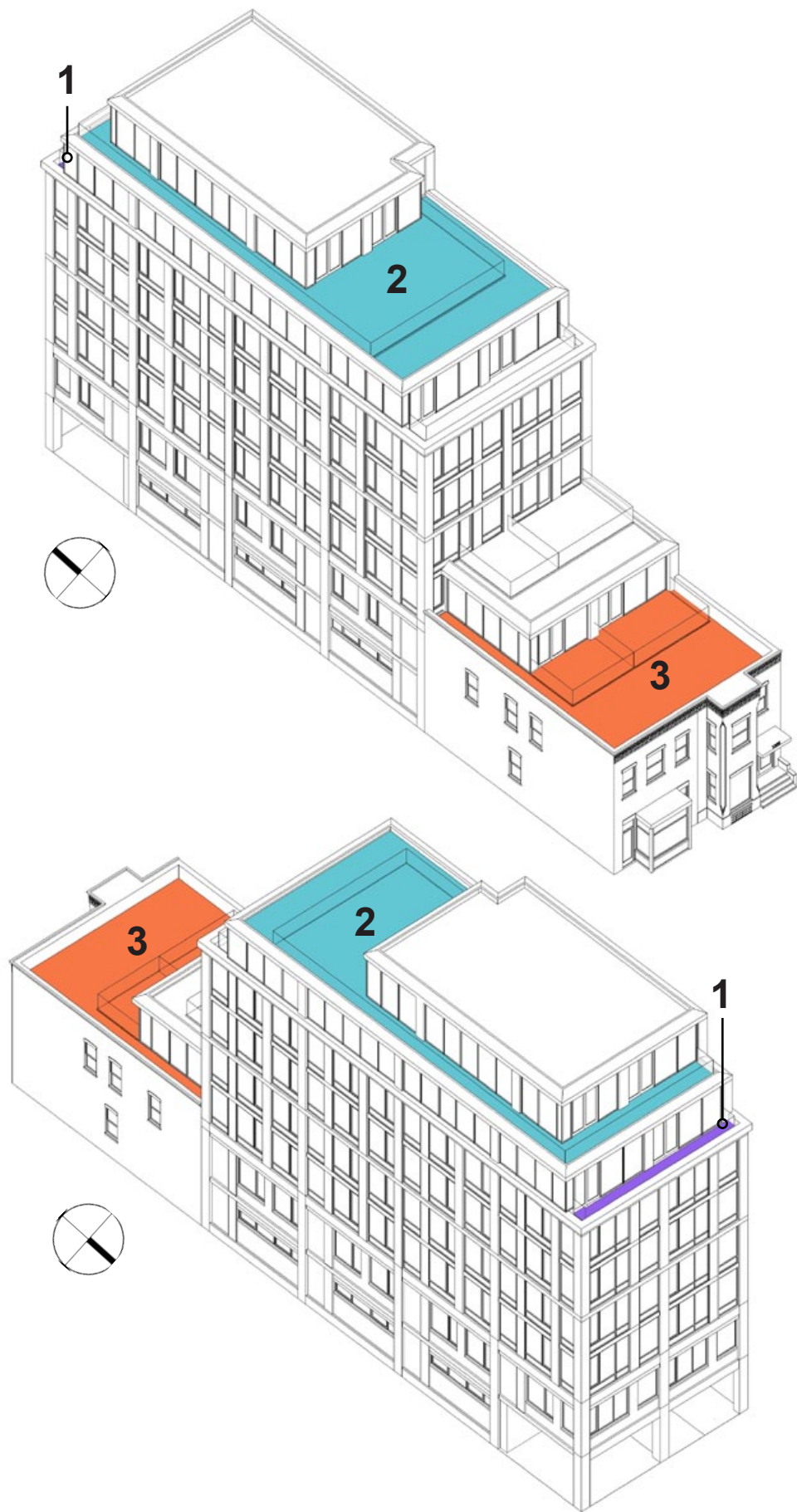


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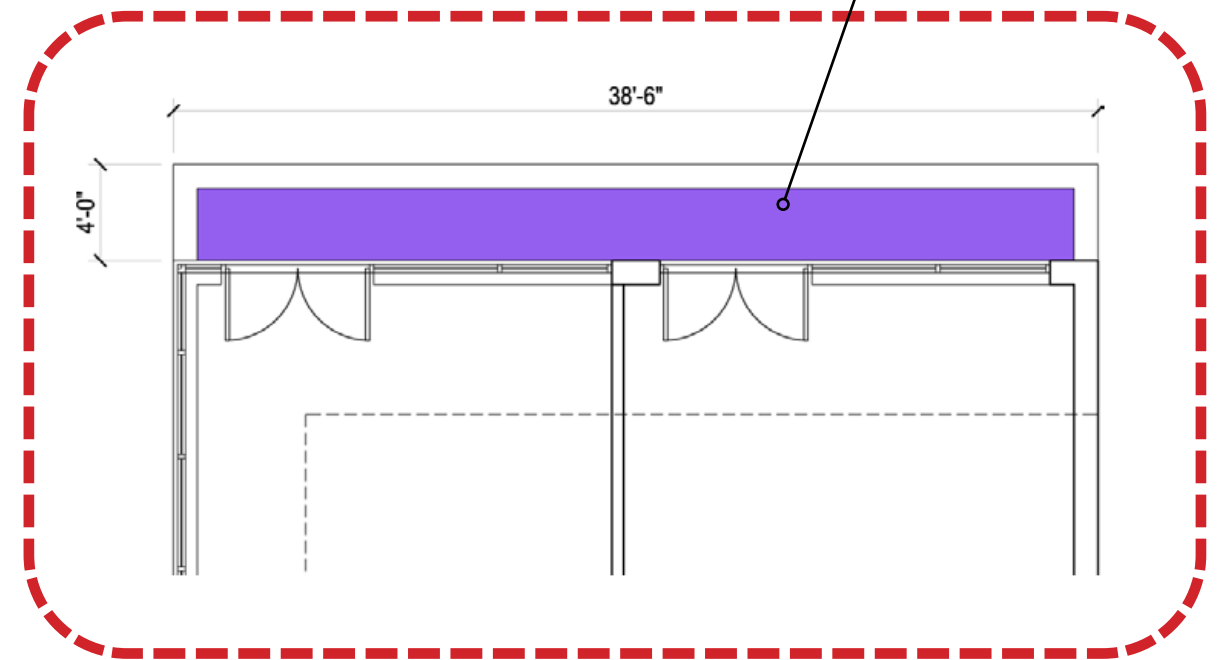
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Enlarged Parking Plan

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NONCONFORMING OPEN COURT



ENLARGED 7TH FLOOR PLAN

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U Street Elevation w/ Context

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SOUTH ELEVATION



EAST ELEVATION

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Building Elevations

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NORTH ELEVATION



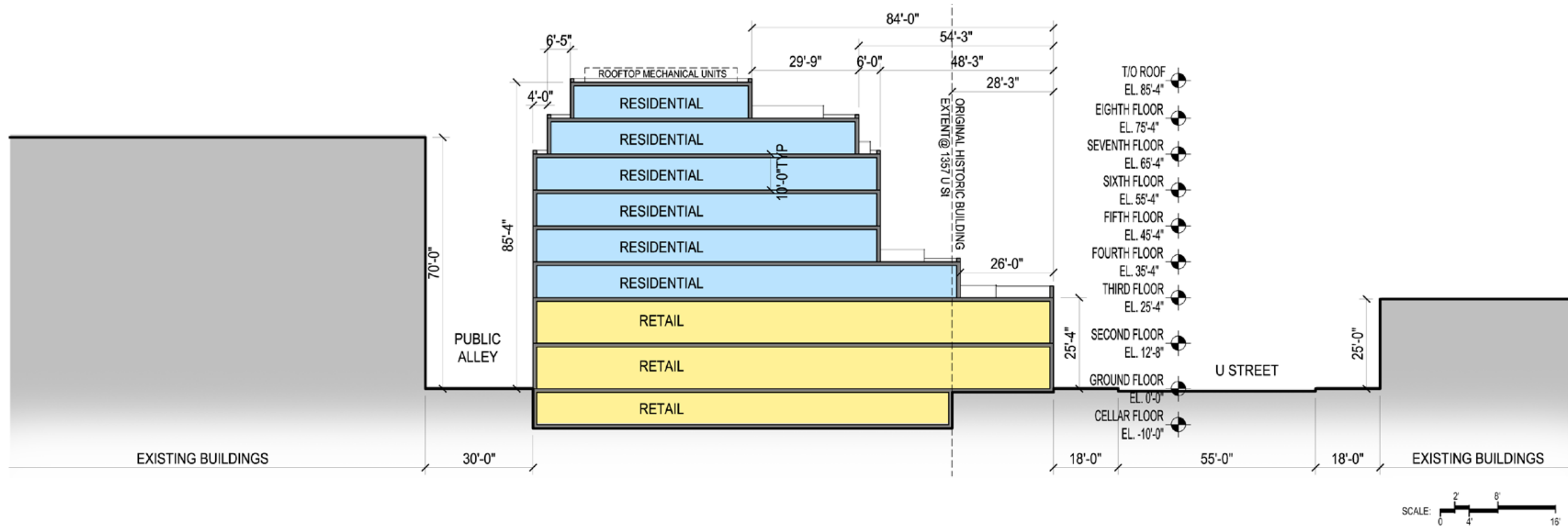
WEST ELEVATION

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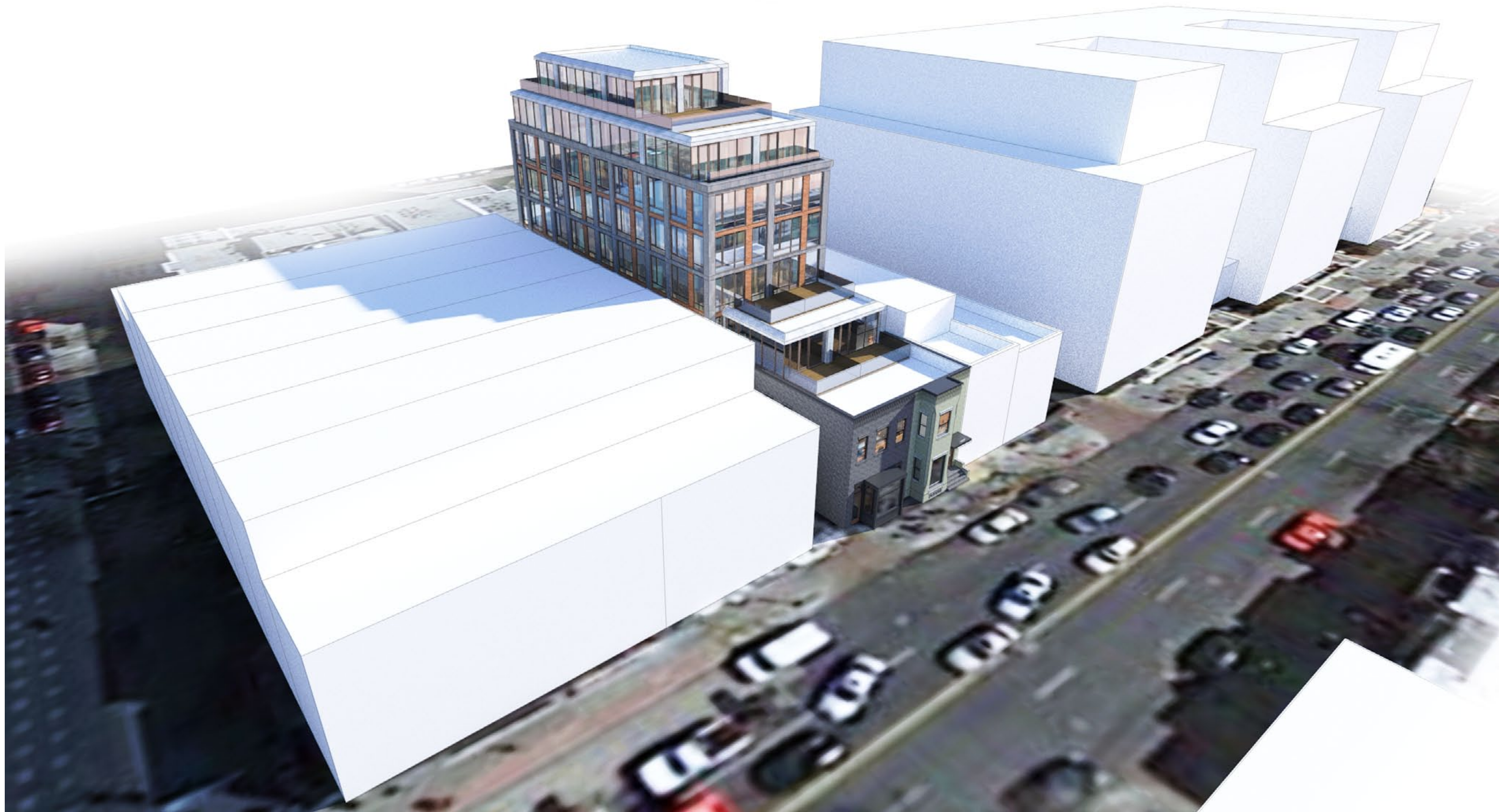
Building Elevations

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AREA SUMMARY				
1357 U Street				
LEVEL	HEIGHT	UNIT	RSF	GSF
8	85'-4"	2 (Cont.)	1,560	1,660
7	75'-4"	3	2,508	3,340
6	65'-4"	5	2,893	3,725
5	55'-4"	5	2,893	3,725
4	45'-4"	5	2,893	3,725
3	35'-4"	5	2,938	4,470
TOTAL RESIDENTIAL		23	15,685	20,645
2	25'-4"		5,155	5,631
1	12'-8"		3,295	4,944
-1	0'-0"		3,364	5,631
TOTAL RETAIL			11,814	16,206
BUILDING TOTALS		23	27,499	36,851

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Overall View
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FROM 14TH & U ST



FROM U ST

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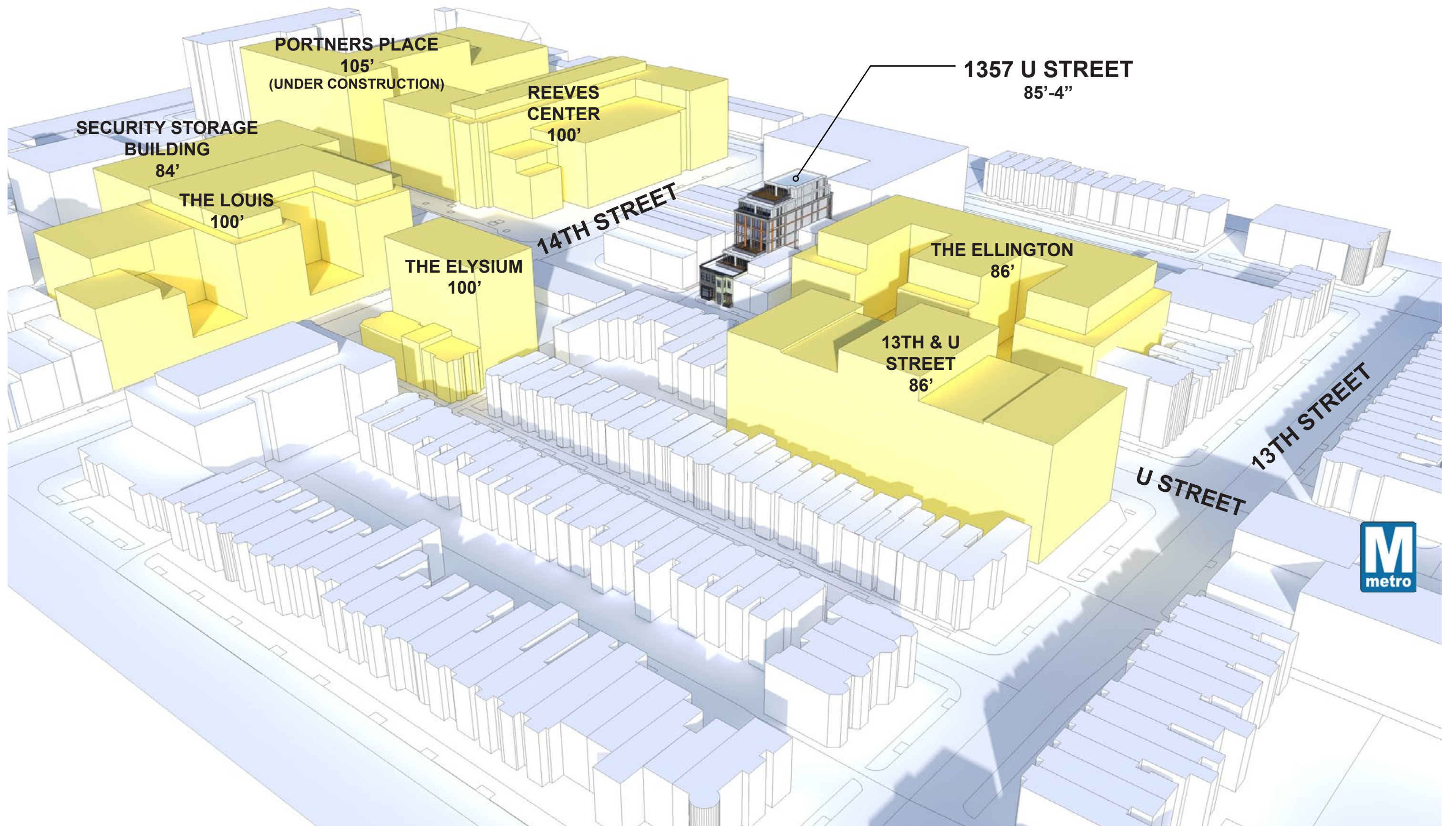


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Street View from U Street

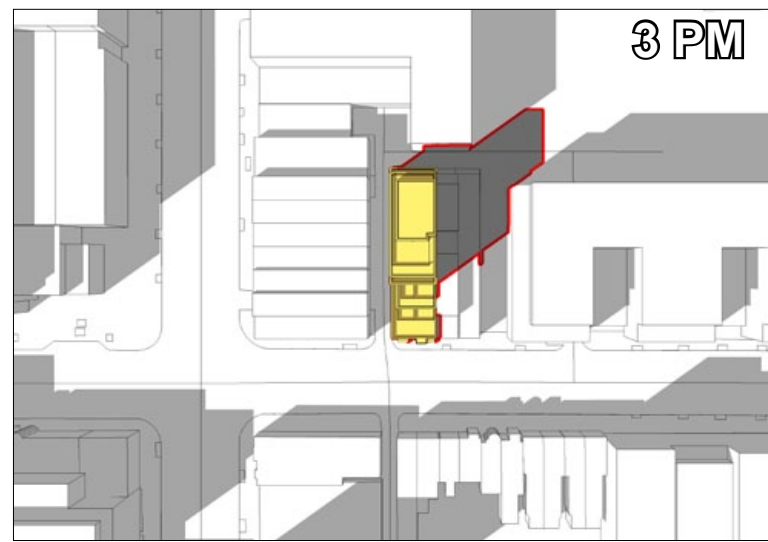
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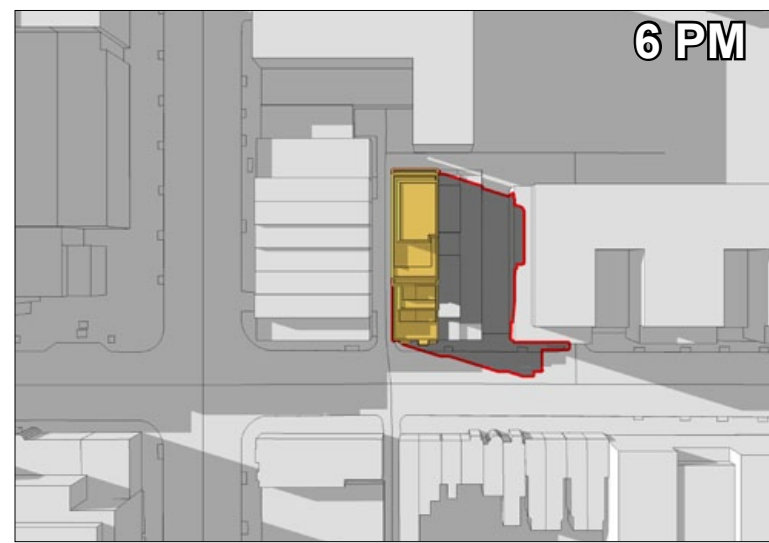
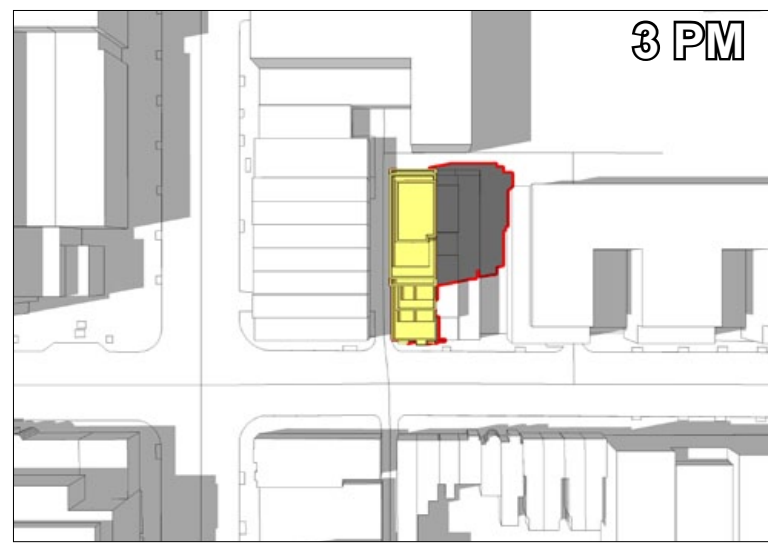
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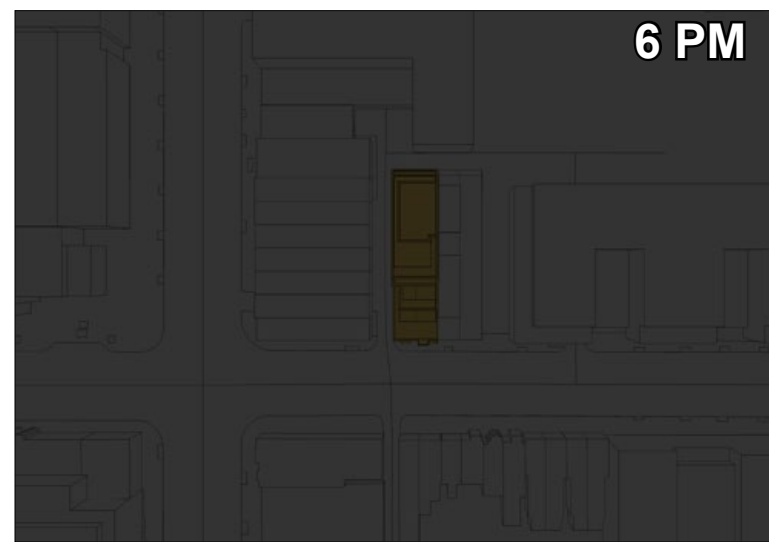
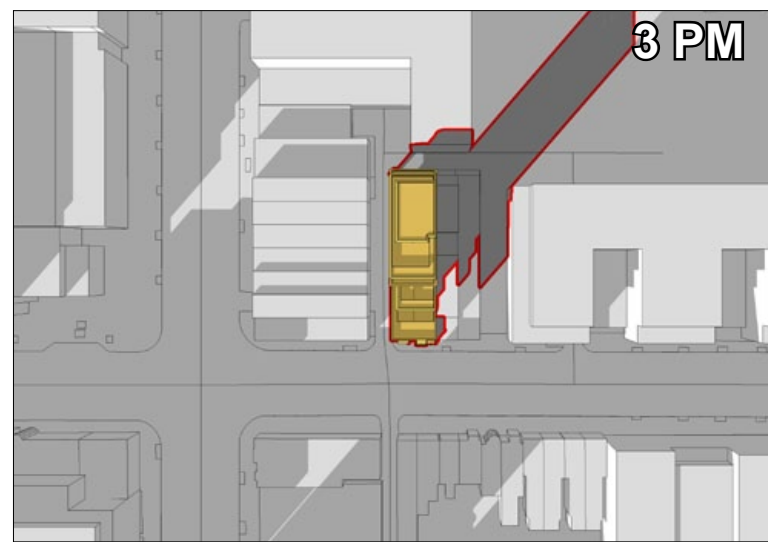
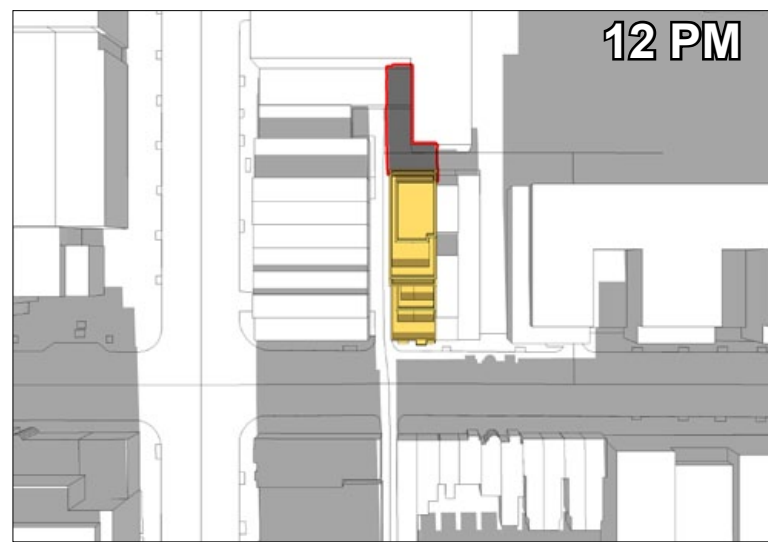
Context Massing
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EQUINOX



SUMMER SOLSTICE



WINTER SOLSTICE

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Shadow Study
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