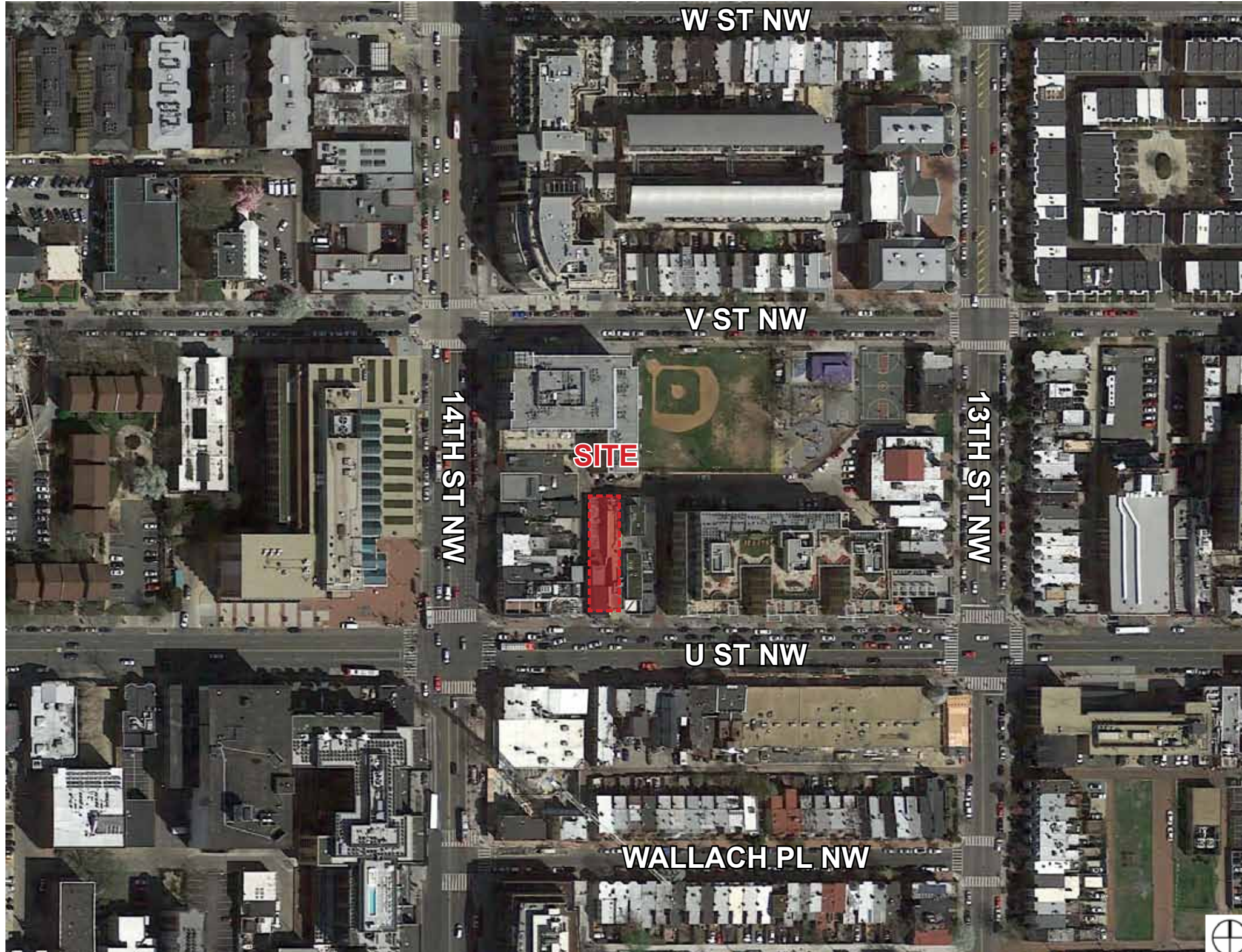


1355-1357 U STREET NW

THE BOARD OF ZONING ADJUSTMENT (BZA)
SUBMISSION SET September 2, 2016



DRAWING INDEX

1. Cover
2. Zoning Tabulation
3. Existing Site Photographs
4. Existing Site Photographs
5. Existing Site Photographs
6. Existing Site Photographs
7. Proposed Site Plan
8. Overall View w/ Key Dimensions
9. Floor Plans - Cellar through 2nd
10. Floor Plans - 3rd through 7th
11. Floor Plans - 8th & Roof
12. Enlarged Parking Plan
13. Court Diagrams
14. U Street Elevation w/ Context
15. Building Elevations - South & East
16. Building Elevations - North & West
17. Building Section & Area Summary
18. Overall View
19. Street Views
20. Street View from U Street
21. Context Massing
22. Shadow Study

APPENDIX A

Alternate Parking Layout Diagrams:

- A1. Proposed Site Plan - Parking Entry
- A2. Plan - Cellar
- A3. Plan - Ground
- A4. Building Section Through Parking Ramp

APPENDIX B

Rear Yard Setback Diagrams:

- B1. Proposed Site Plan
- B2. Plans - Cellar, Ground & 2nd
- B3. Plans - 3rd through Penthouse
- B4. Diagrammatic Building Section

Board of Zoning Adjustment
District of Columbia
CASE NO. 19343
EXHIBIT NO. 30E

ZONING SUMMARY			
1355-1357 U Street, NW			
	ALLOWED / REQUIRED		PROPOSED
ZONE/ OVERLAY:	CR / ARTS		
SQUARE NUMBER:	236		
LOT NUMBERS:	64, 65		
SITE AREA (sf):	5582 (per DC Property Quest Records)		
HISTORIC DISTRICT:	Greater U Street Historic District		
HISTORIC BUILDING:	Not historic building, however portions have been determined to be contributing to the Greater U Street Historic District	Portions to Remain	
EXISTING STRUCTURES:	Yes, Two 2-Story Brick Buildings		Portions to Remain
FAR:	Matter-of-Right	with Inclusionary Zoning Bonus Density	
	6.0 FAR - Residential (DCMR11, §631.1) 3.0 FAR - All Other Uses (DCMR11, §631)	7.2 FAR - Residential (DCMR11, §2604) 3.6 FAR - All Other Uses (DCMR11, §2604)	5.70 - Total FAR (31,809 FAR SF)
	6.0 FAR - Total MAXIMUM	7.2 FAR - Total MAXIMUM	see table to the right
HEIGHT:	90'-0" (DCMR11, §630) - Matter-of-Right 100'-0" (DCMR11, §2604.2) - with IZ Bonus Density		85'-4"
PENTHOUSE HEIGHT:	20'-0" or 1-story (DCMR11, §630.4; §639 & §411) 2nd story for mechanical use only		2' to 6' screen wall for mechanical rooftop units
LOT OCCUPANCY:	RETAIL	100%	100%
	RESIDENTIAL	75% (Matter-of-Right; §634.1) 80% (with IZ, §2604.2)	see table to the right
PARKING:	RETAIL	RESIDENTIAL	3 spaces (9 ft x 19 ft)
	RETAIL: 7 Spaces (@ 1 Space/750SF if >3,000SF)	8 Spaces (@1 Space/ 3 DU)	
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:	15' (3" per vertical foot) - starting at level 3* *residential use starts at level 3, 60 ft of vertical height (DCMR11, §636)		none (see plans for setbacks at upper floors)
SIDE YARD:	none (DCMR11, §637)		none
OPEN SPACE:	10% of total lot area = 558 sf (DCMR11, §633)		none
OPEN COURTS:	RESIDENTIAL	OTHER	non-conforming open courts @ residential floor/ see diagrams on Sheet 12
	width=3"/ft of height, 10 ft min. (DCMR11, §638)	2.5"/ft of height, 6 ft min. (DCMR11, §638)	

FAR				
SITE AREA (SF):		5,582		
FLR	RESIDENTIAL		OTHER USES (RETAIL, ETC.)	TOTAL GSF TOWARDS FAR
	UNITS	AREA (SF)		
CELLAR				
1			5,582	5,582
2			5,582	5,582
3	5	4,470		4,470
4	5	3,725		3,725
5	5	3,725		3,725
6	5	3,725		3,725
7	3	3,340		3,340
8		1,660		1,660
PH				
TOT:	23	20,645	11,164	31,809
FAR - PROVIDED:	3.70	2.00	5.70	
FAR - ALLOWED:	7.2	3.6	7.2	

RESIDENTIAL USE - LOT OCCUPANCY				
FLR	GROSS FLOOR AREA (SF)	SITE AREA (SF)	PERCENTAGE LOT OCCUPANCY	MAX ALLOWED
1		5,582		80%
2				
3	4,470		80%	
4	3,725		67%	
5	3,725		67%	
6	3,725		67%	
7	3,340		60%	
8	1,660		30%	

1355-1357 U STREET NW



1355-1357 U STREET NW

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Existing Site Photographs

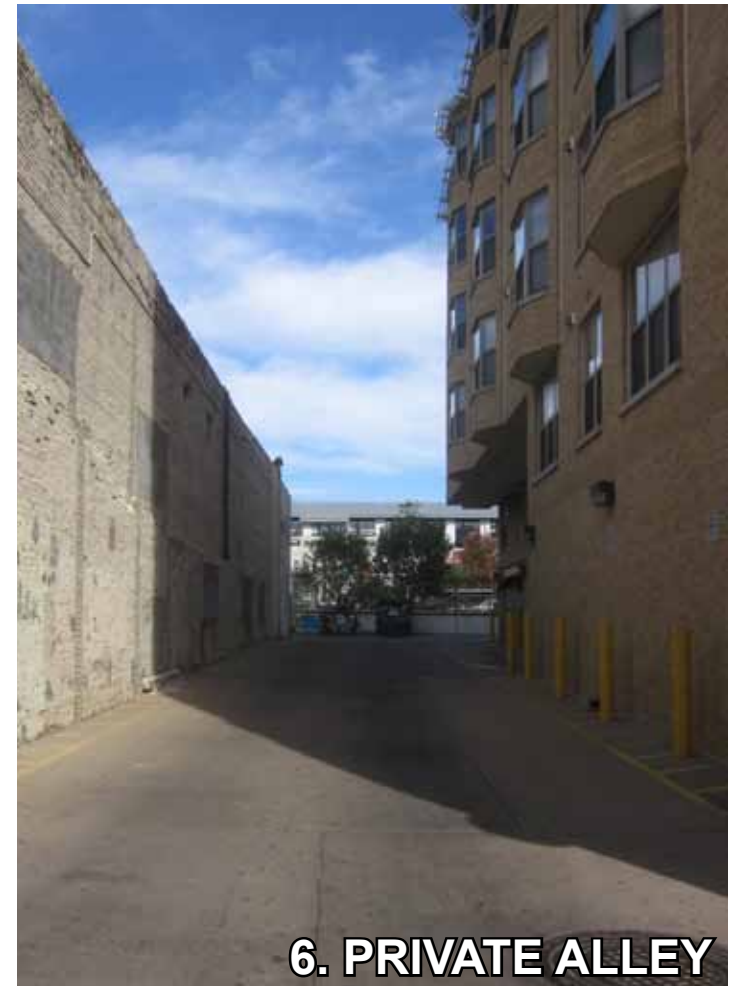
September 2, 2016



4. SOUTH FACADE



5. WEST PUBLIC ALLEY



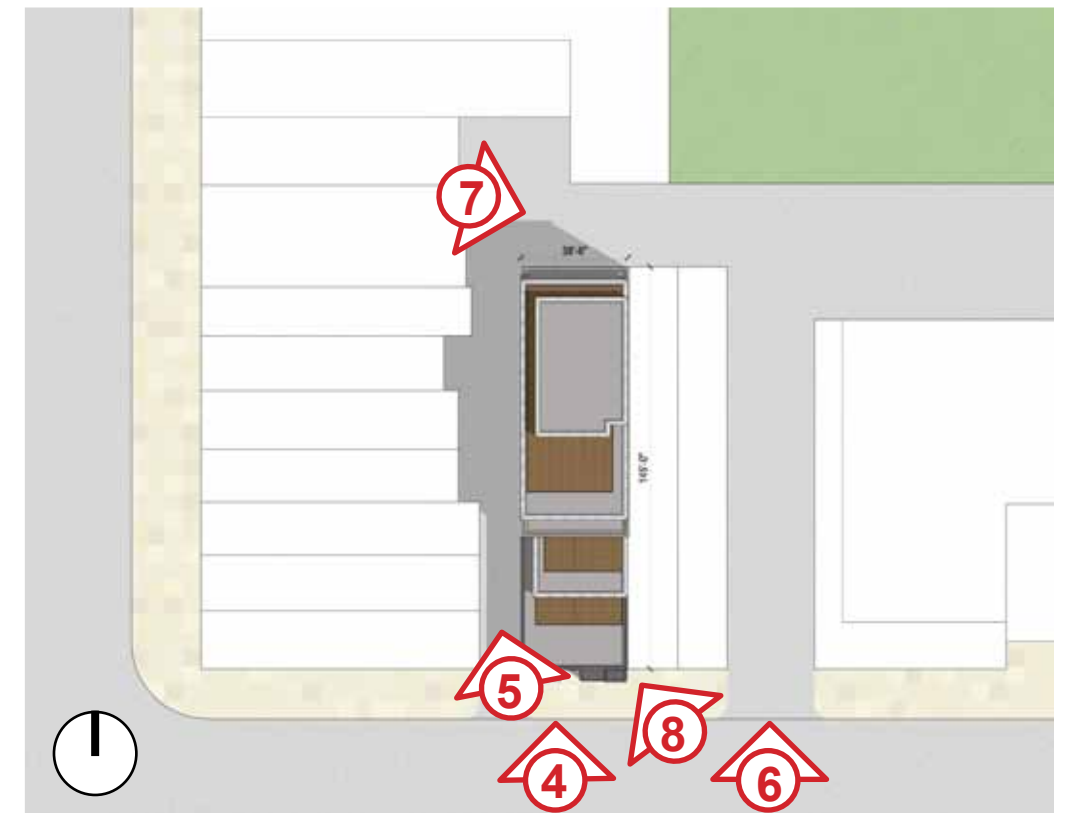
6. PRIVATE ALLEY



7. REAR PUBLIC ALLEY



8. EXISTING STOOP



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Existing Site Photographs

September 2, 2016



9. WEST FACADE



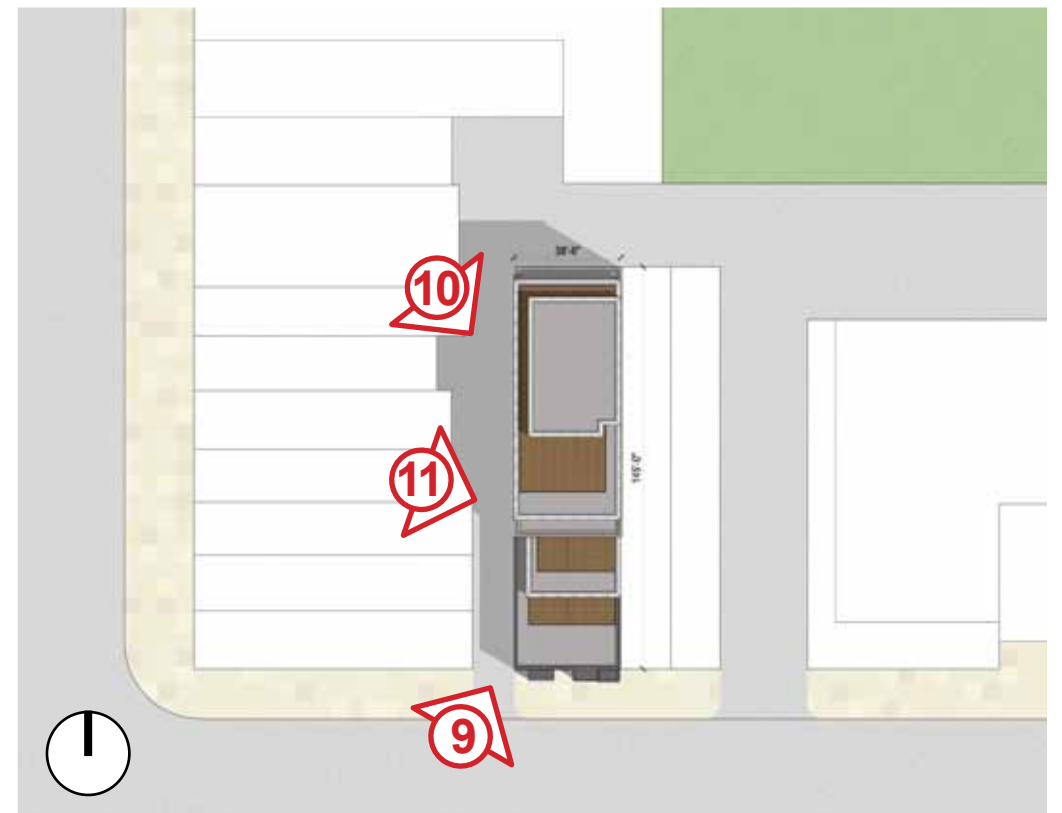
10. WEST FACADE



11a. WEST FACADE



11b. WEST FACADE



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Existing Site Photographs

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LANGSTON LOFTS

14TH ST, NW

12. AERIAL VIEW LOOKING NORTH

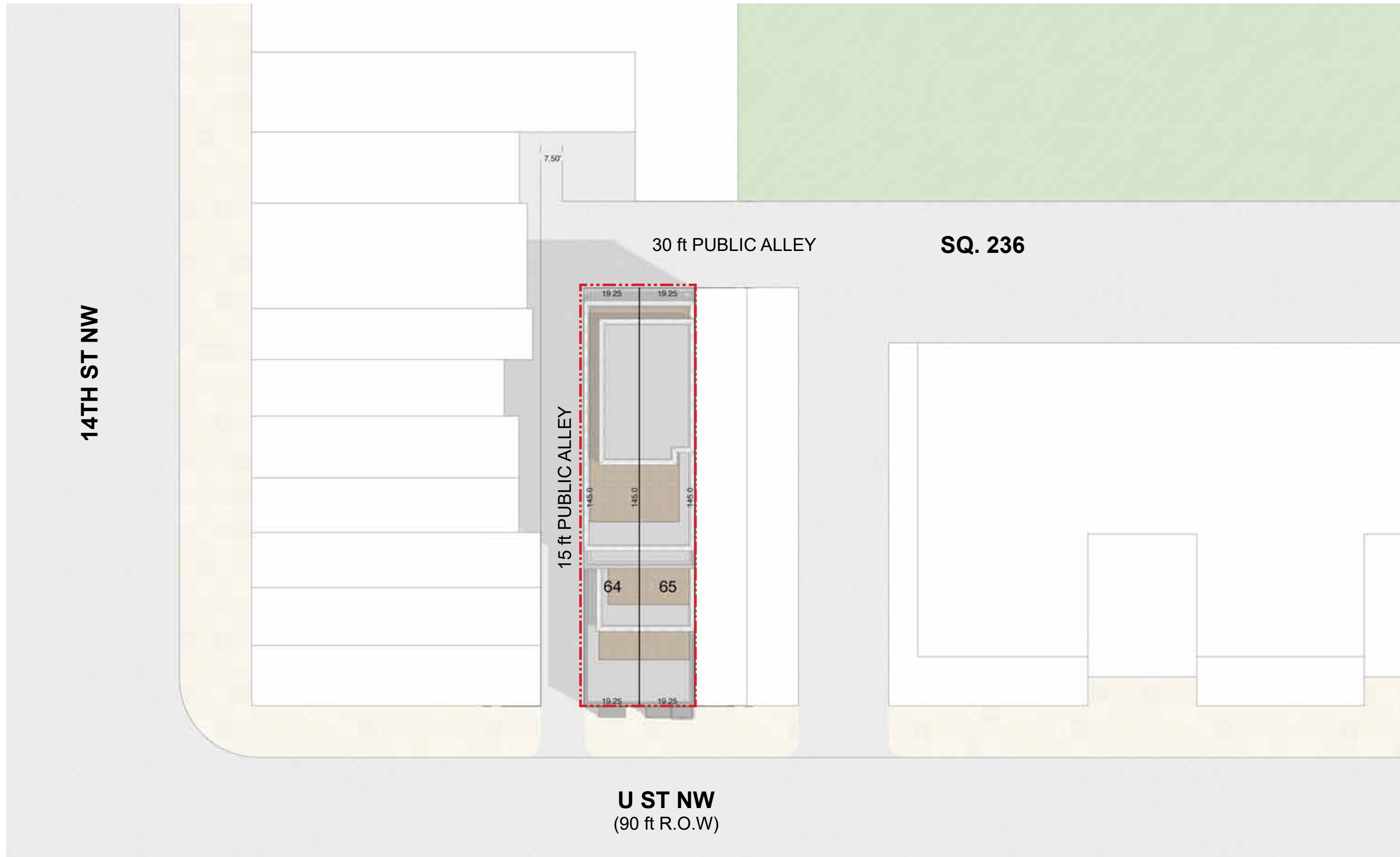


13. ALLEY VIEW OF LANGSTON LOFTS



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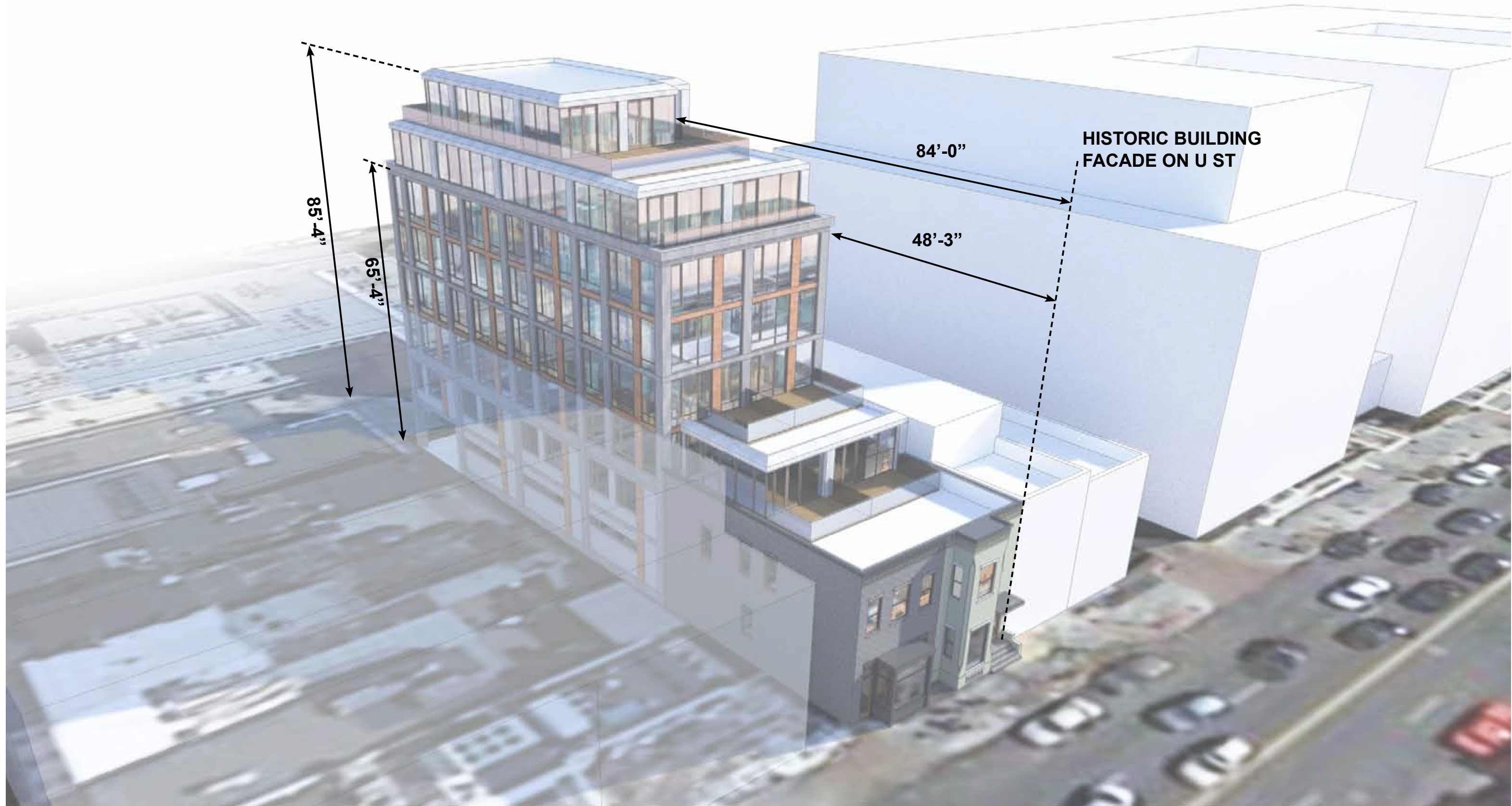


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Proposed Site Plan
September 2, 2016

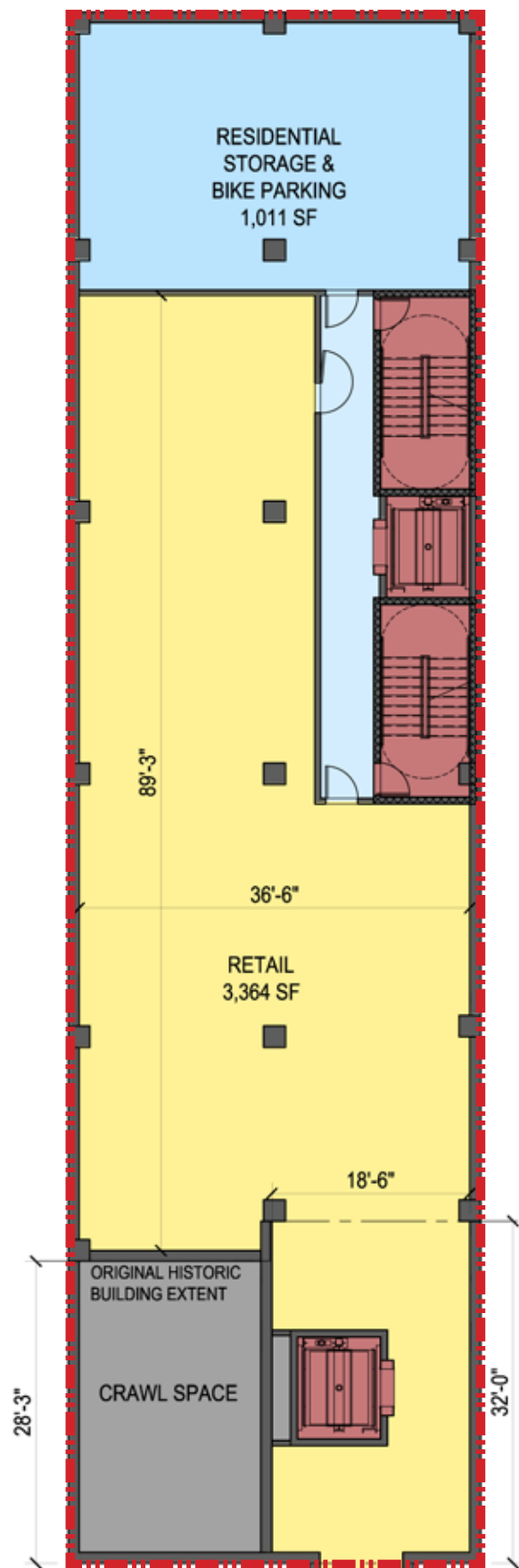


1355-1357 U STREET NW

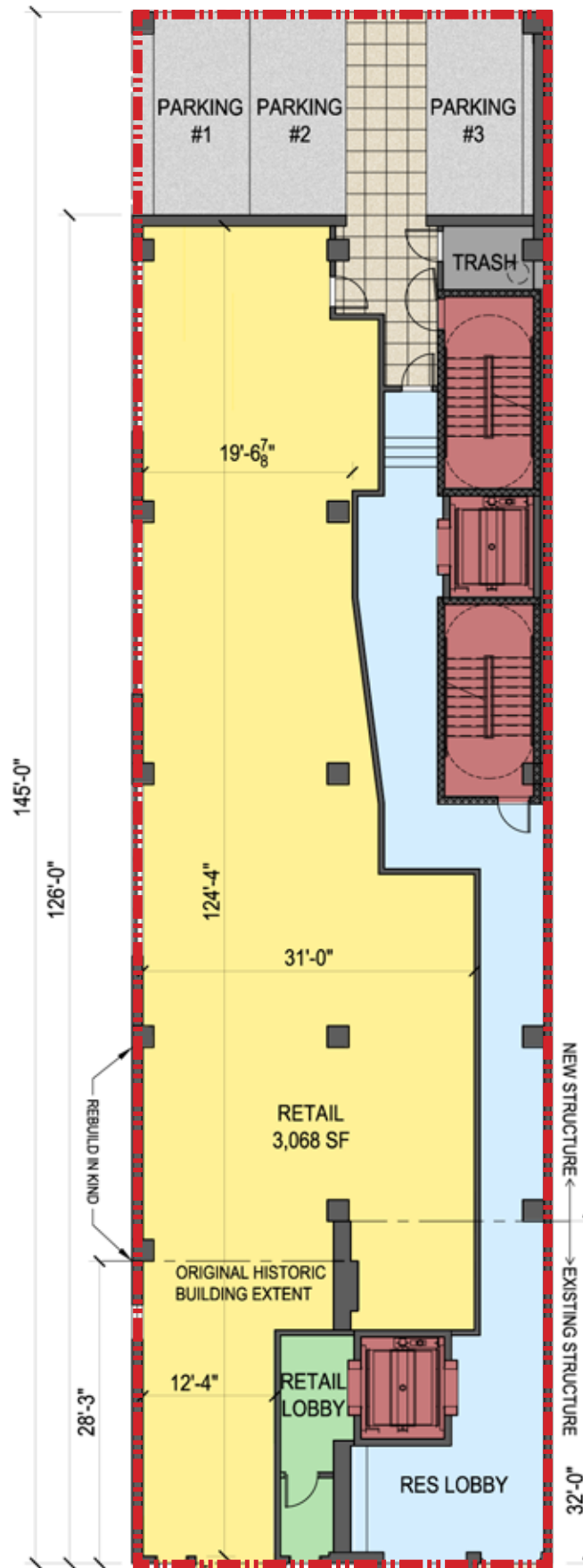
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Overall View w/ Key Dimensions

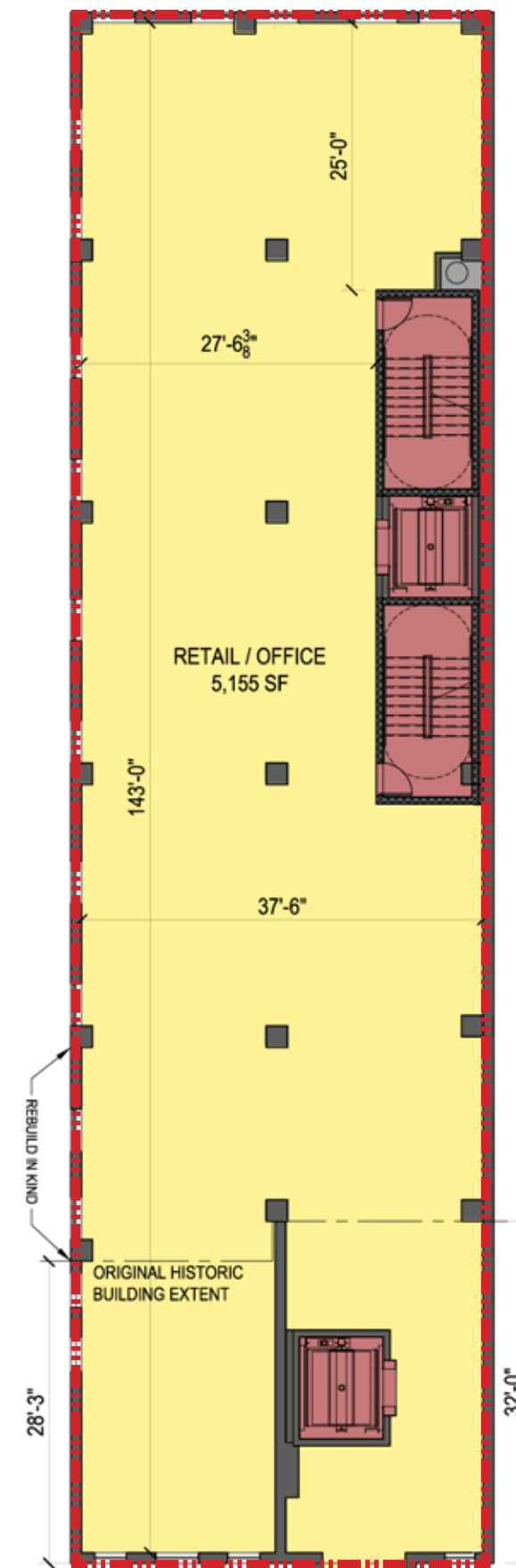
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CELLAR FLOOR PLAN



GROUND FLOOR PLAN

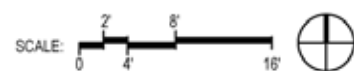


2ND FLOOR PLAN

- LEGEND**
- RETAIL
 - RESIDENTIAL
 - SHARED
 - PROPERTY LINE

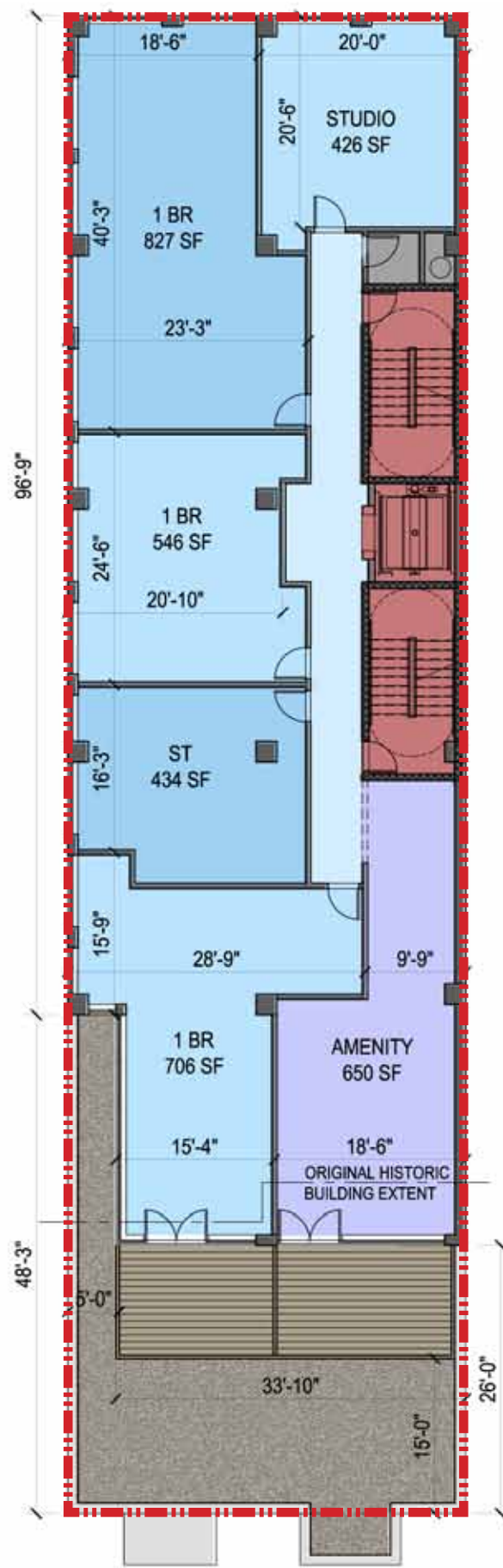
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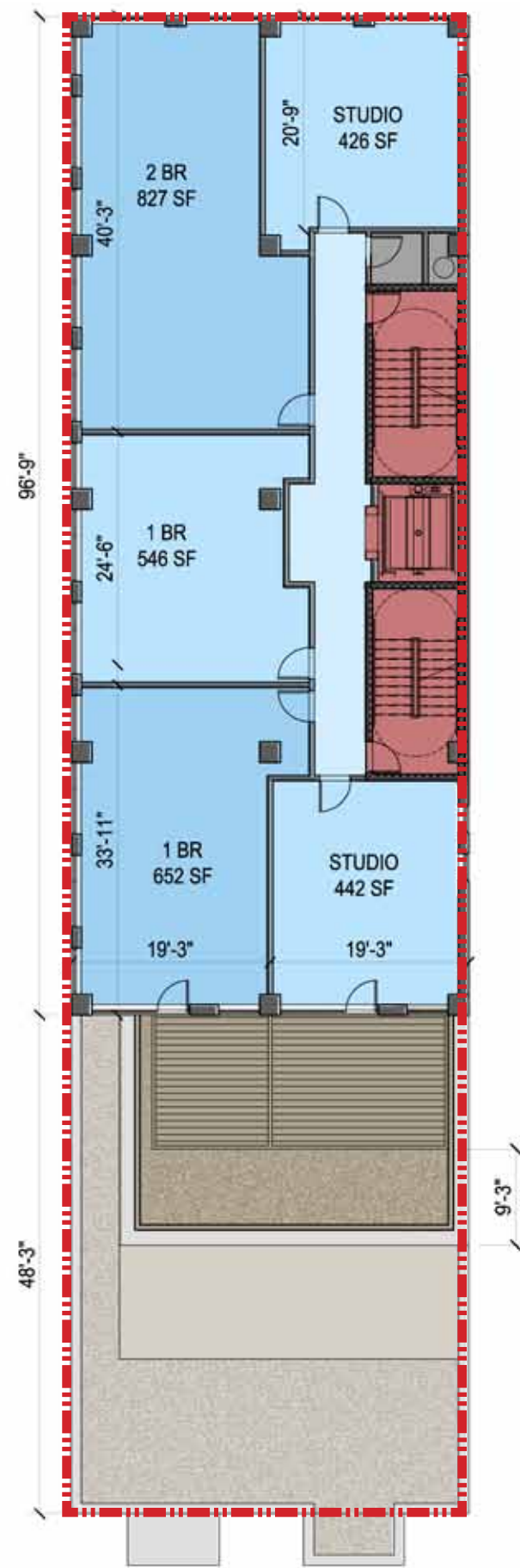


Floor Plans - Cellar through 2nd

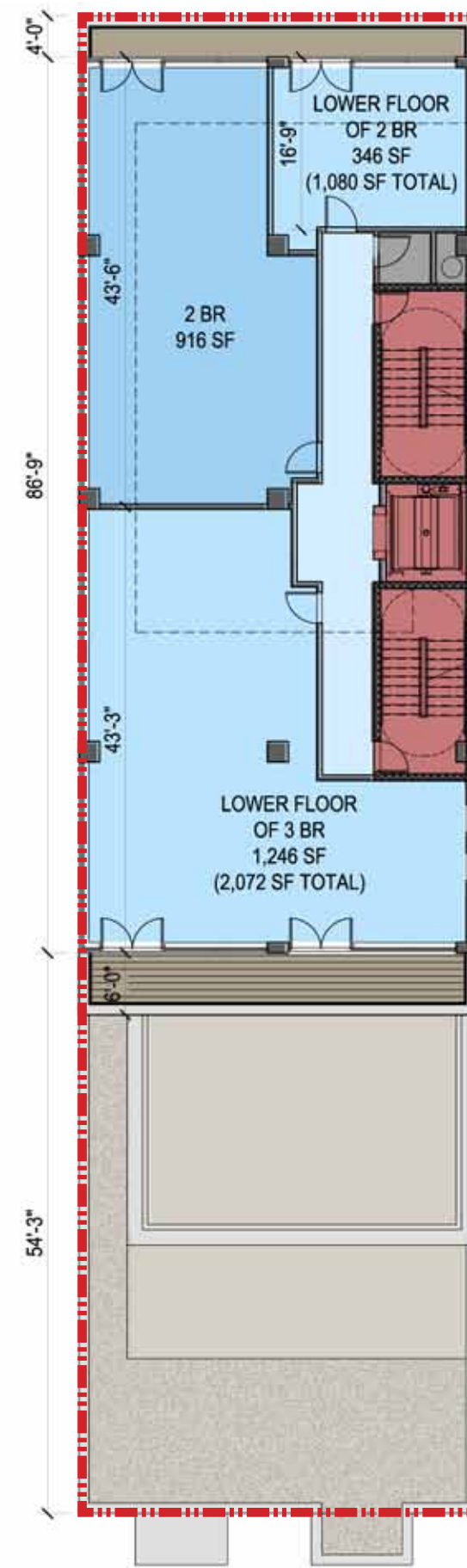
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3RD FLOOR PLAN



4TH - 6TH (TYP.) FLOOR PLAN



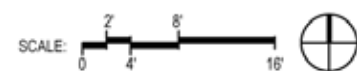
7TH FLOOR PLAN

LEGEND

- RETAIL
- RESIDENTIAL
- SHARED
- PROPERTY LINE

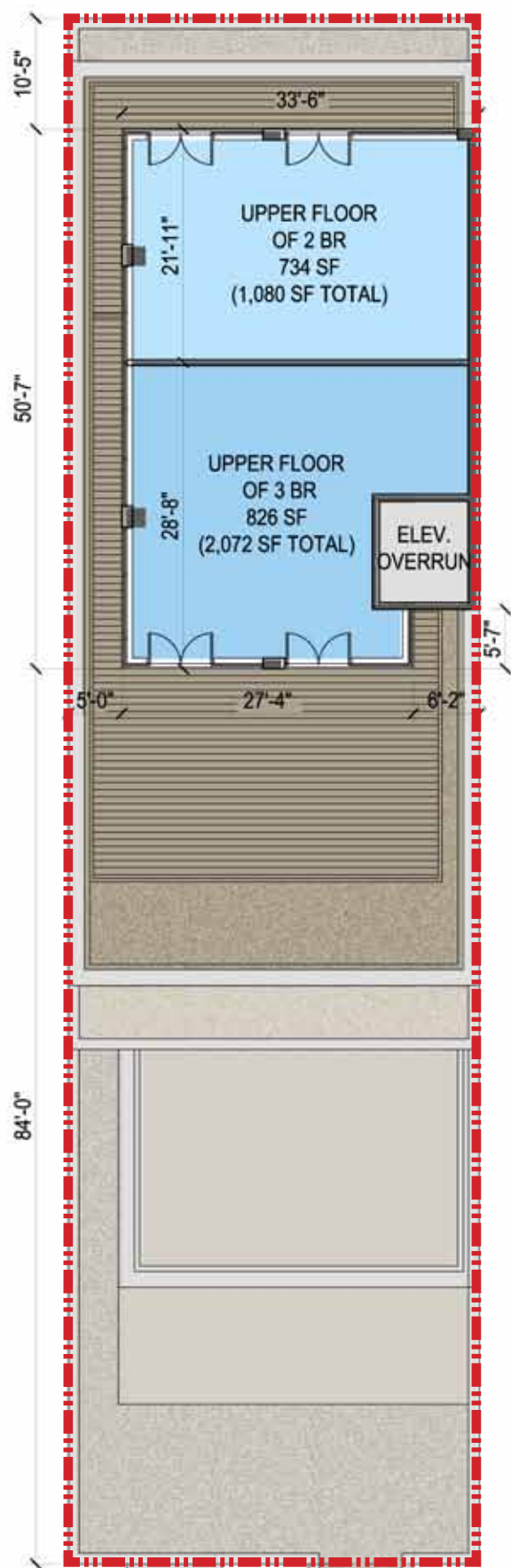
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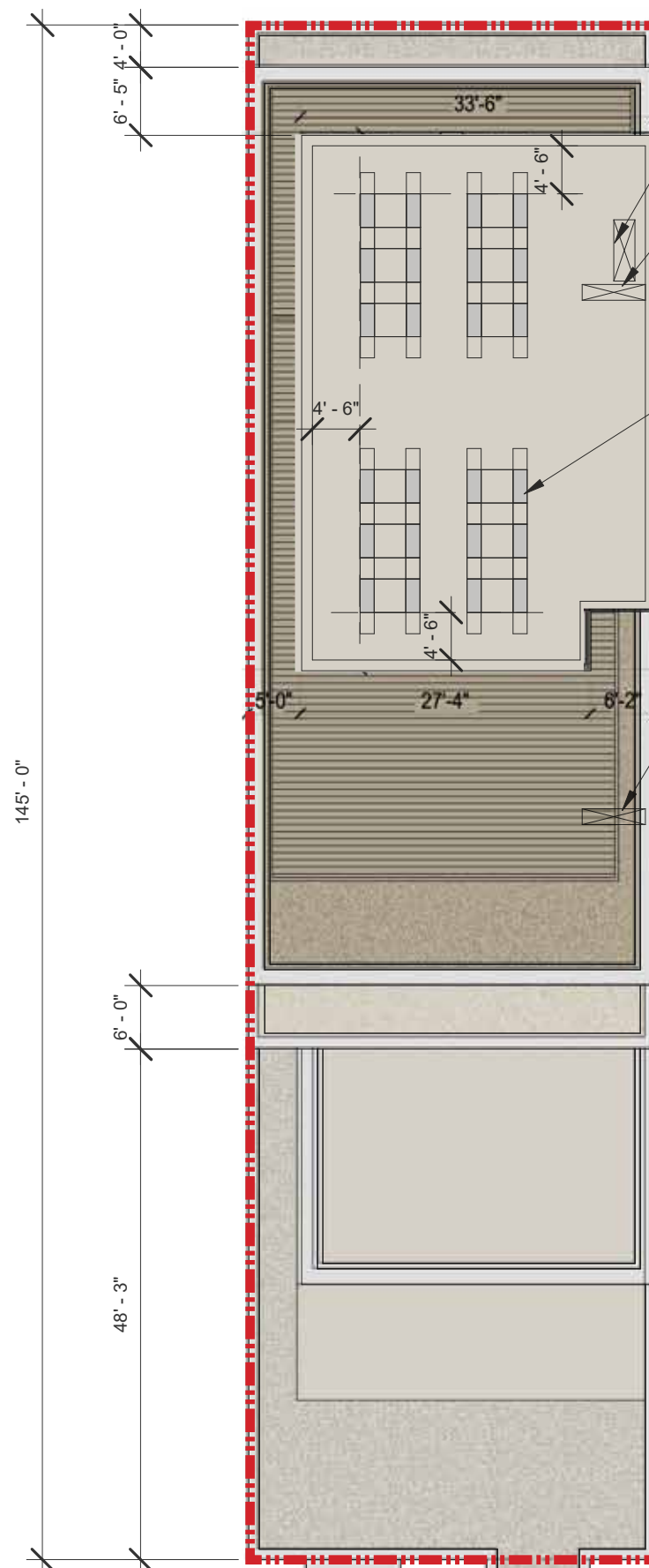


Floor Plans - 3rd through 7th

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8TH FLOOR PLAN



ROOF PLAN

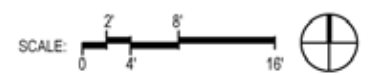


BASIS OF DESIGN

- LEGEND**
- RETAIL
 - RESIDENTIAL
 - SHARED
 - PROPERTY LINE

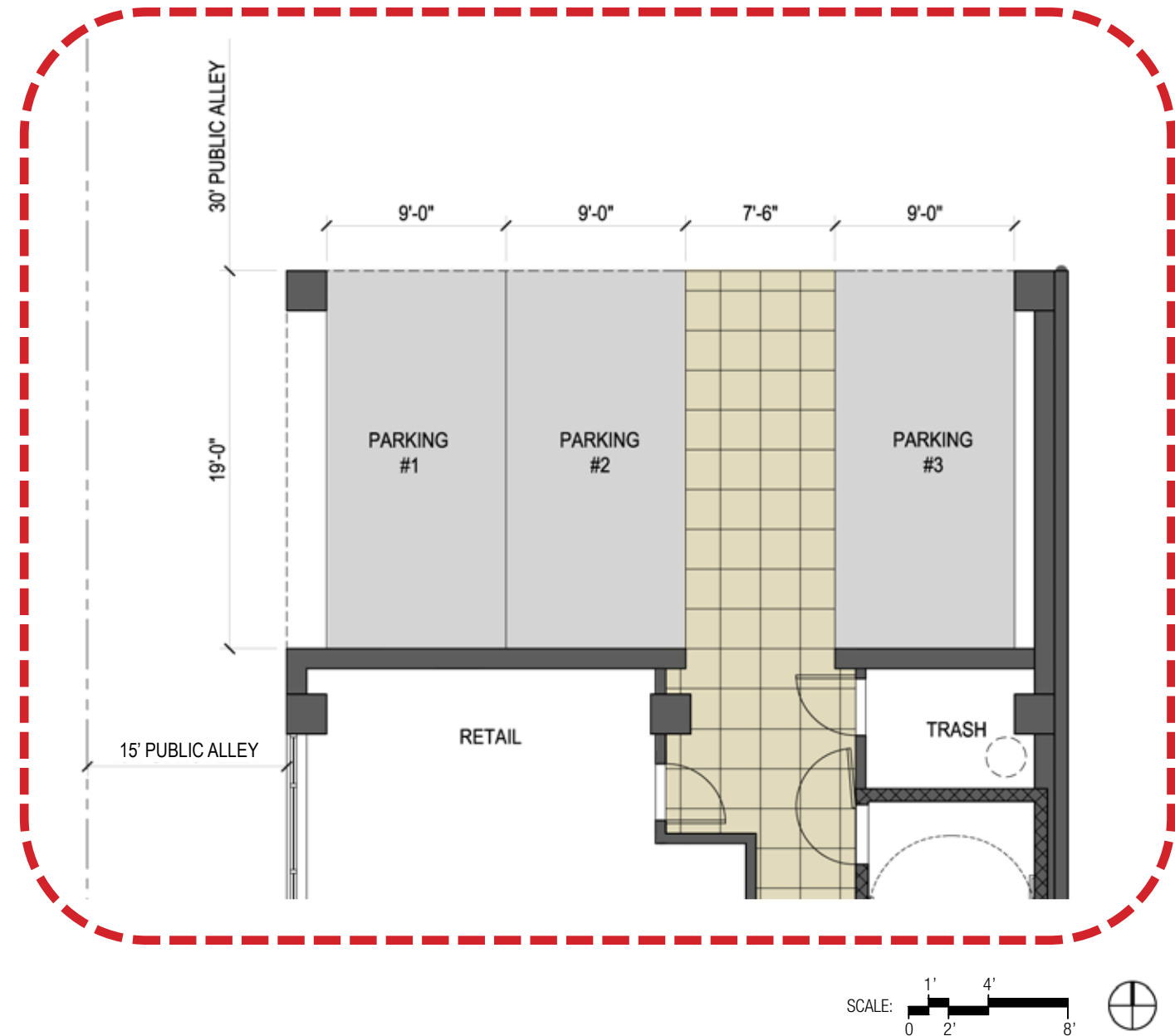
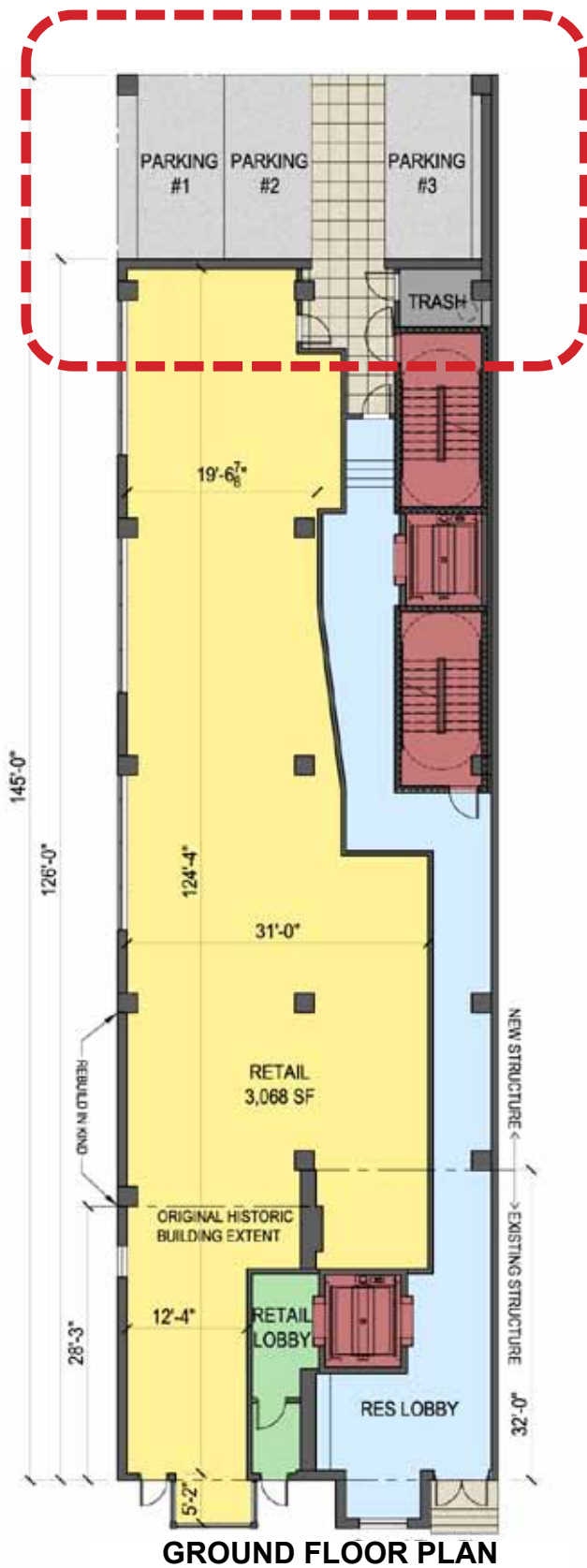
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Floor Plans - 8th & Roof

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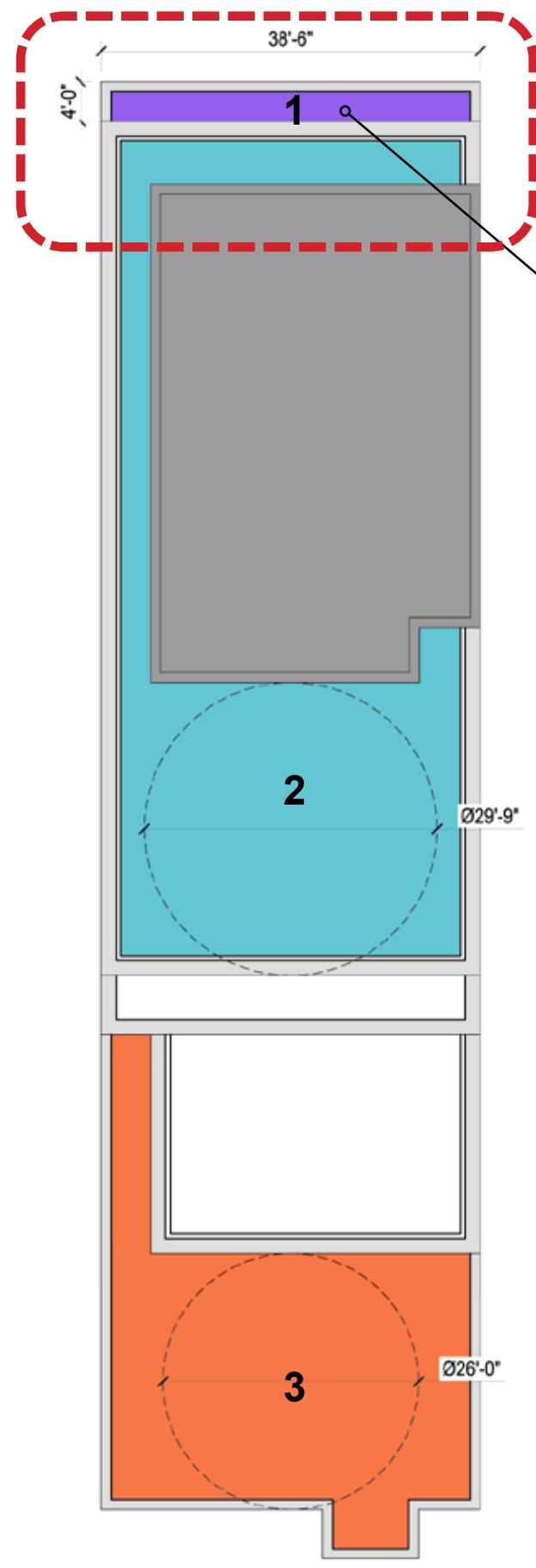
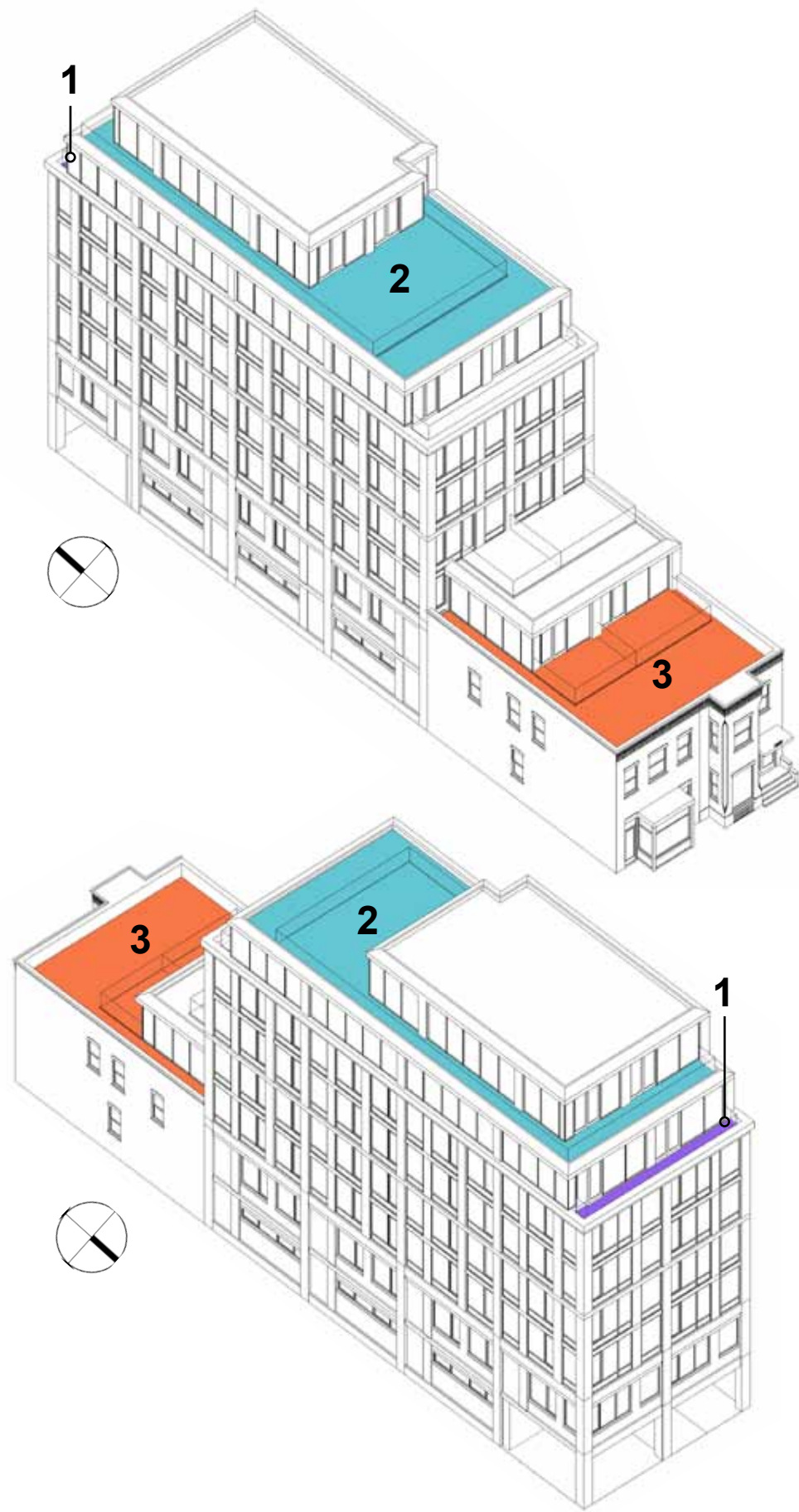


1355-1357 U STREET NW

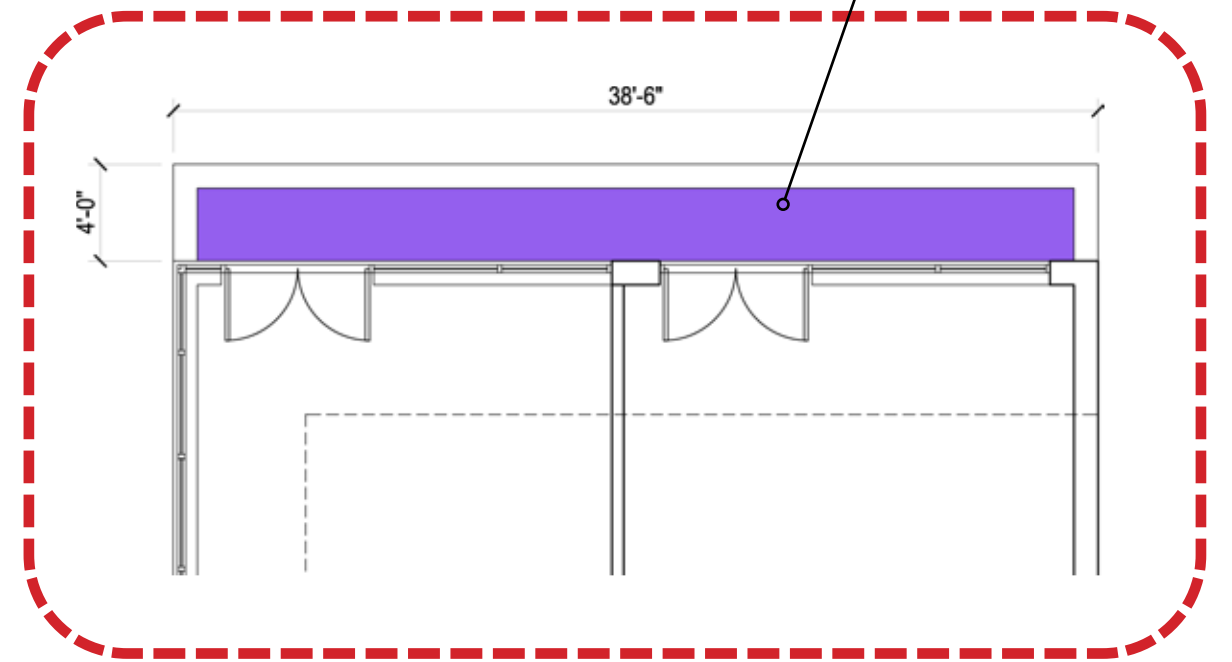
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Enlarged Parking Plan

September 2, 2016



NONCONFORMING OPEN COURT



ENLARGED 7TH FLOOR PLAN

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1355-1357 U STREET NW

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U Street Elevation w/ Context

September 2, 2016



SOUTH ELEVATION



EAST ELEVATION

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Building Elevations

September 2, 2016



NORTH ELEVATION



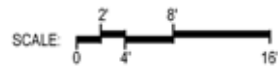
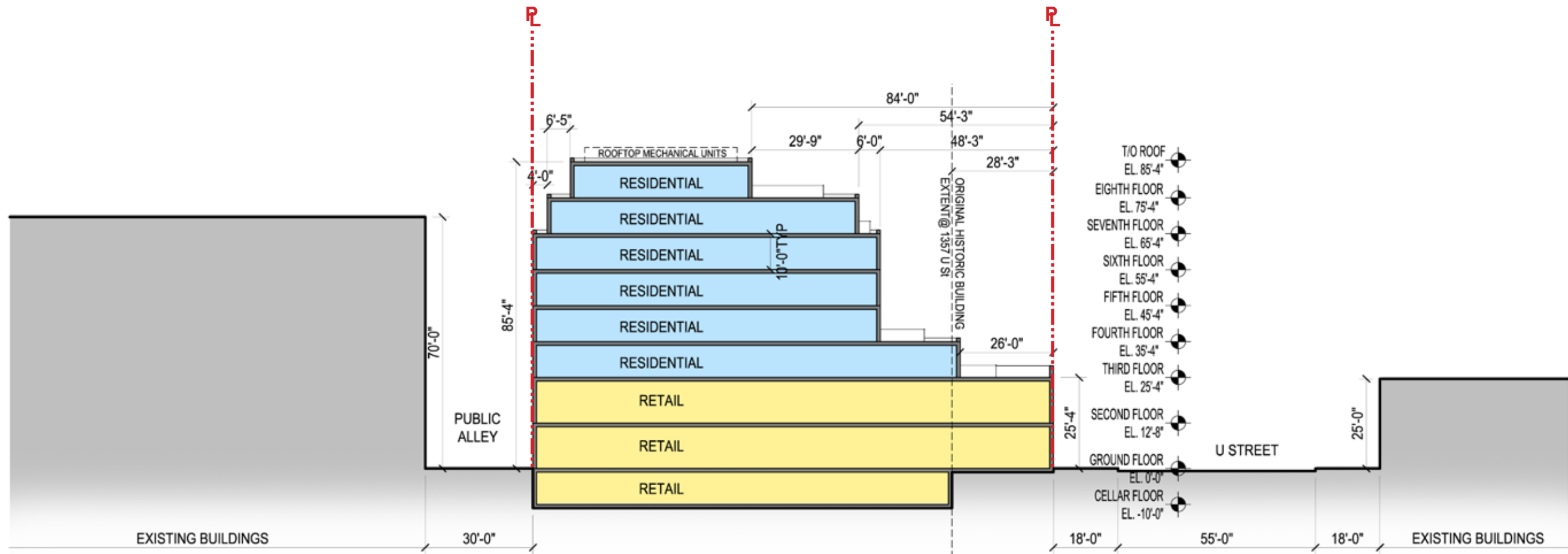
WEST ELEVATION

1355-1357 U STREET NW

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Building Elevations

September 2, 2016



LEGEND

- RETAIL
- RESIDENTIAL
- PROPERTY LINE

FAR				
SITE AREA (SF):		5,582		
FLR	RESIDENTIAL		OTHER USES (RETAIL, ETC.)	TOTAL GSF TOWARDS FAR
	UNITS	AREA (SF)		
CELLAR				
1			5,582	5,582
2			5,582	5,582
3	5	4,470		4,470
4	5	3,725		3,725
5	5	3,725		3,725
6	5	3,725		3,725
7	3	3,340		3,340
8		1,660		1,660
PH				
TOT:	23	20,645	11,164	31,809
FAR - PROVIDED:		3.70	2.00	5.70
FAR - ALLOWED:		7.2	3.6	7.2

NOTES:

1. Finished ceiling of cellar level is lower than 4 ft above adjacent grade. Cellar level area is excluded from FAR calculations.
2. 7th floor level is proposed to have two duplex units.
3. Existing bay projections over the property line are excluded from FAR calculations.

1355-1357 U STREET NW



1355-1357 U STREET NW

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Overall View

September 2, 2016



FROM 14TH & U ST



FROM U ST

1355-1357 U STREET NW

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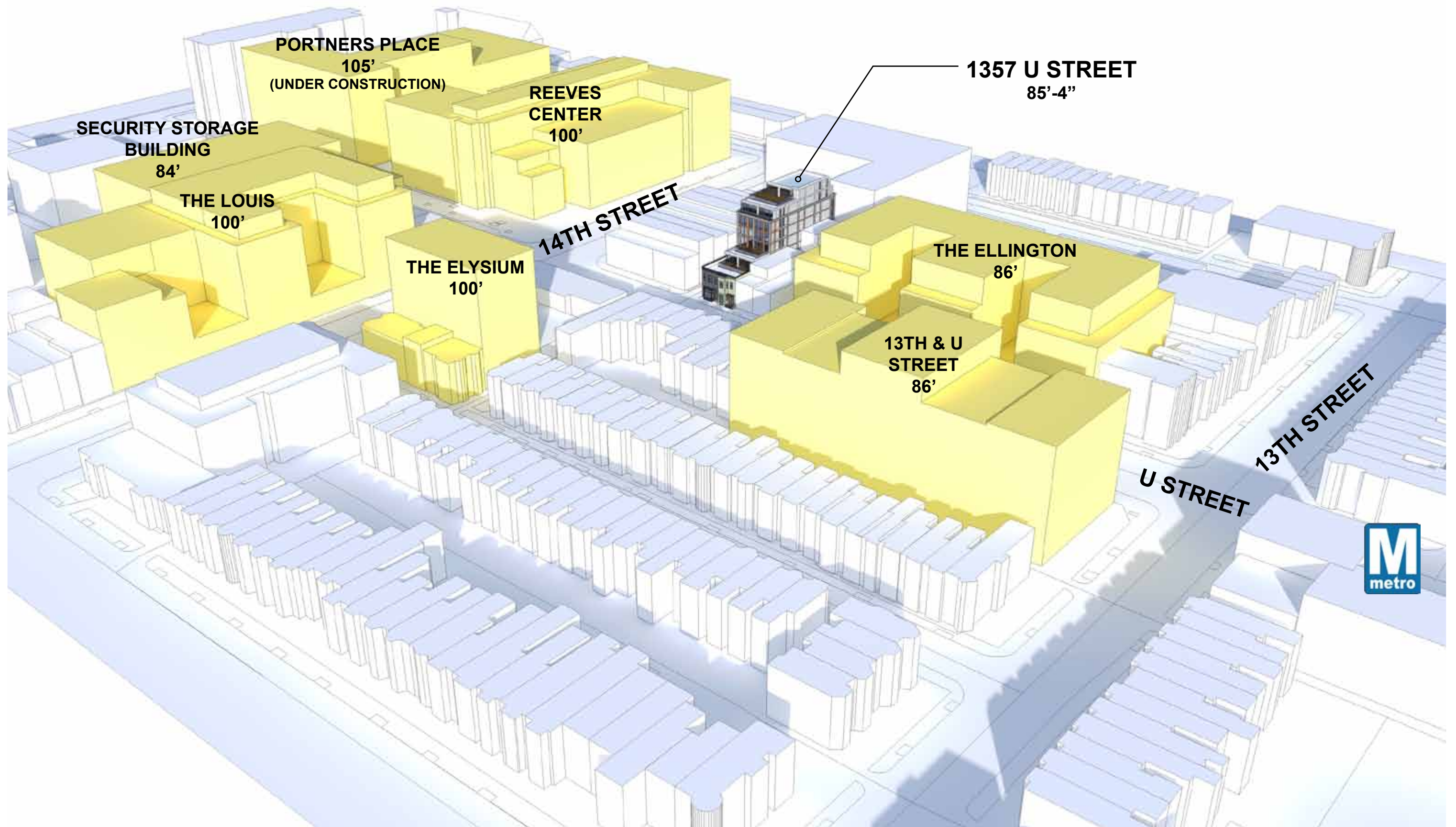


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Street View from U Street

September 2, 2016



1355-1357 U STREET NW

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Context Massing

September 2, 2016



9 AM



12 PM



3 PM



6 PM

EQUINOX



9 AM



12 PM



3 PM



6 PM

SUMMER SOLSTICE



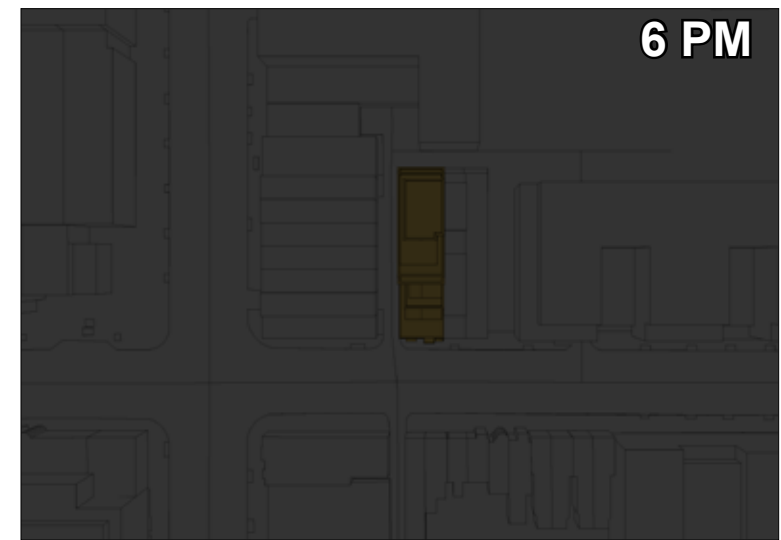
9 AM



12 PM



3 PM



6 PM

WINTER SOLSTICE

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Shadow Study
September 2, 2016

APPENDIX A

Alternate Parking Layout Diagrams

- A1. Proposed Site Plan - Parking Entry
- A2. Plan - Cellar
- A3. Plan - Ground
- A4. Building Section Through Parking Ramp

14TH ST NW

7.50'

PKNG RAMP

30 ft PUBLIC ALLEY

SQ. 236

15 ft PUBLIC ALLEY



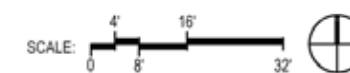
TO PKNG

U ST NW
(90 ft R.O.W)

APPENDIX A

1355-1357 U STREET NW

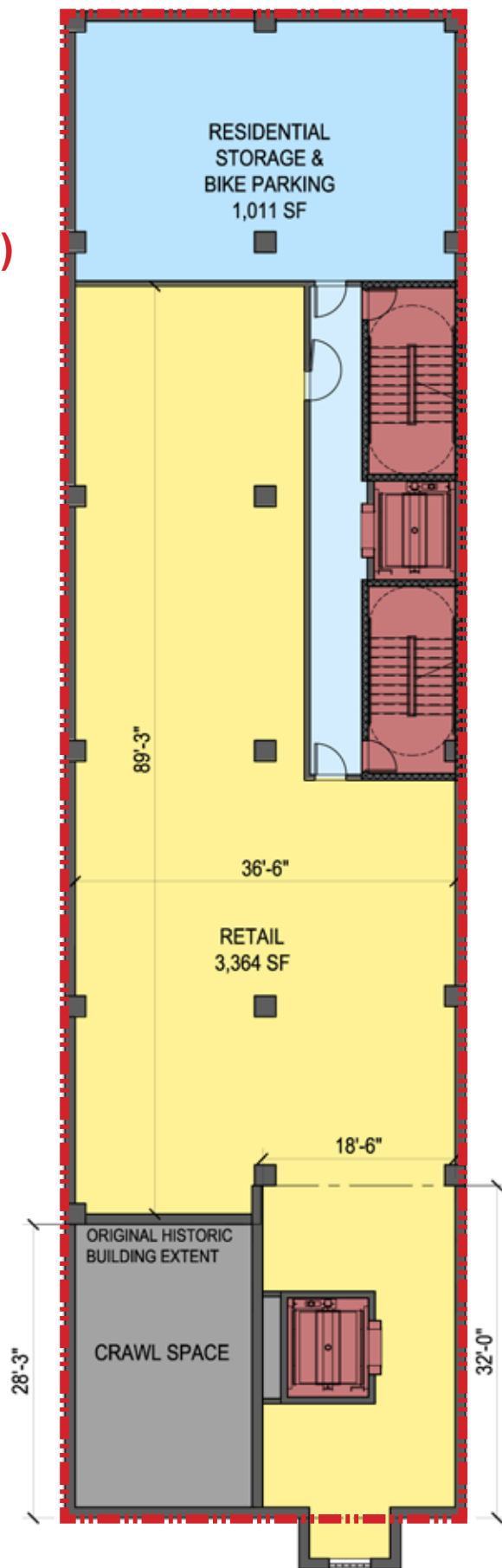
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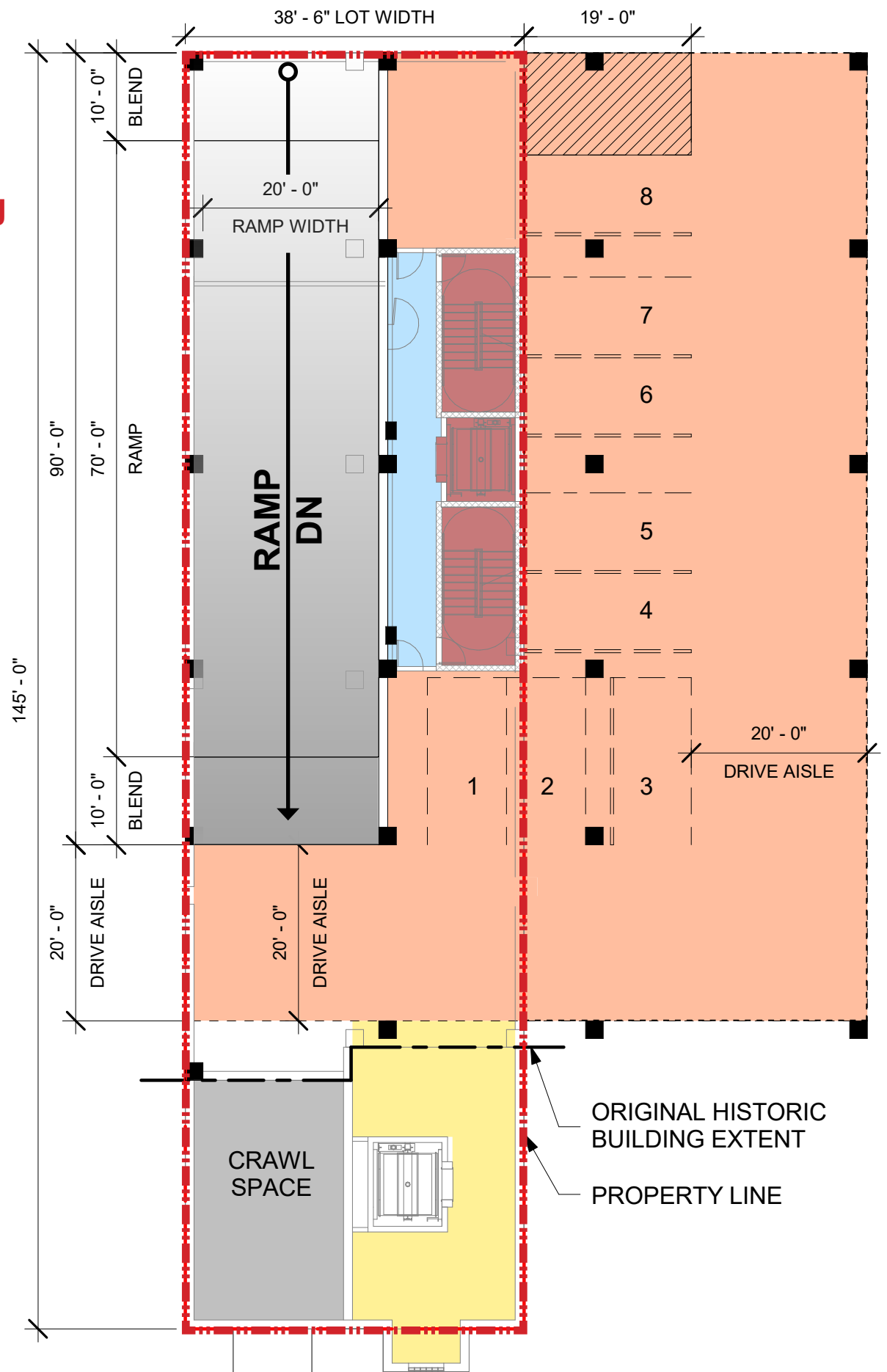
Proposed Site Plan

September 2, 2016

CELLAR FLOOR PLAN
(current proposed)



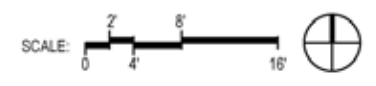
CELLAR FLOOR PLAN
(with parking ramp)



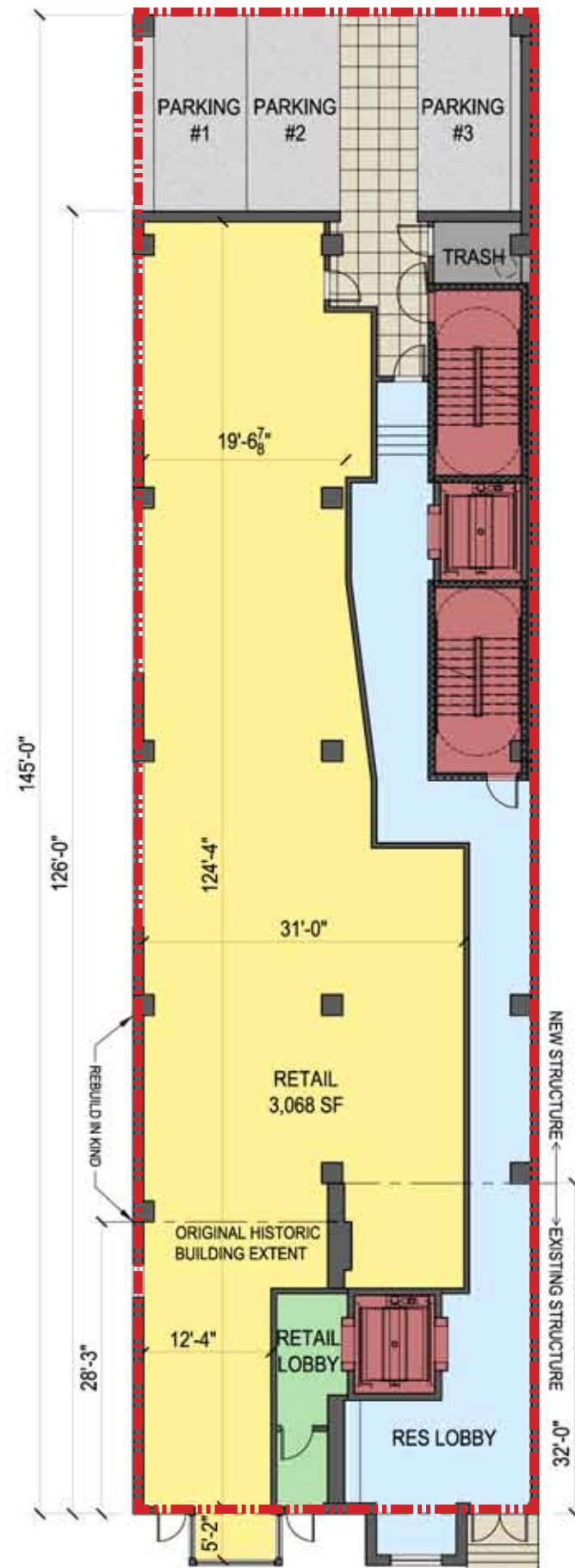
- LEGEND**
- RETAIL
 - RESIDENTIAL
 - SHARED
 - DRIVE AISLE

1355-1357 U STREET NW

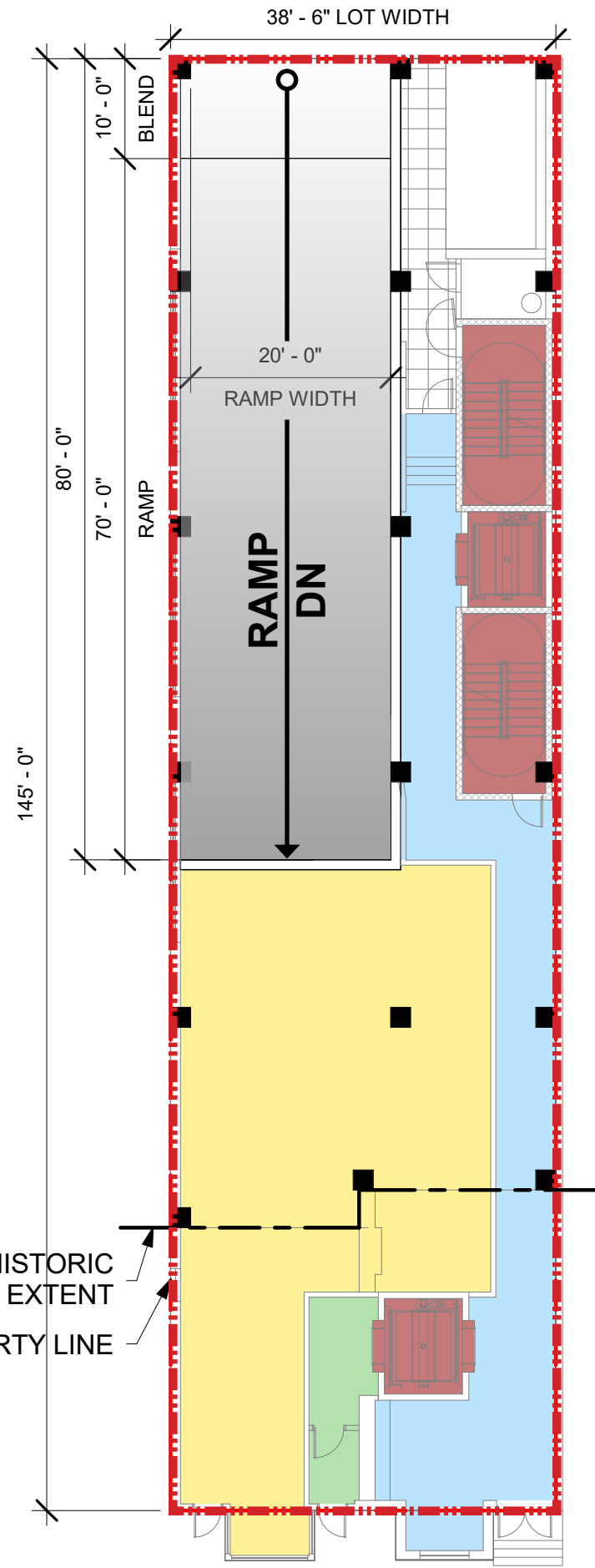
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GROUND FLOOR PLAN
(current proposed)

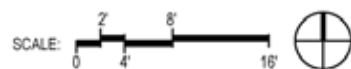


GROUND FLOOR PLAN
(with parking ramp)



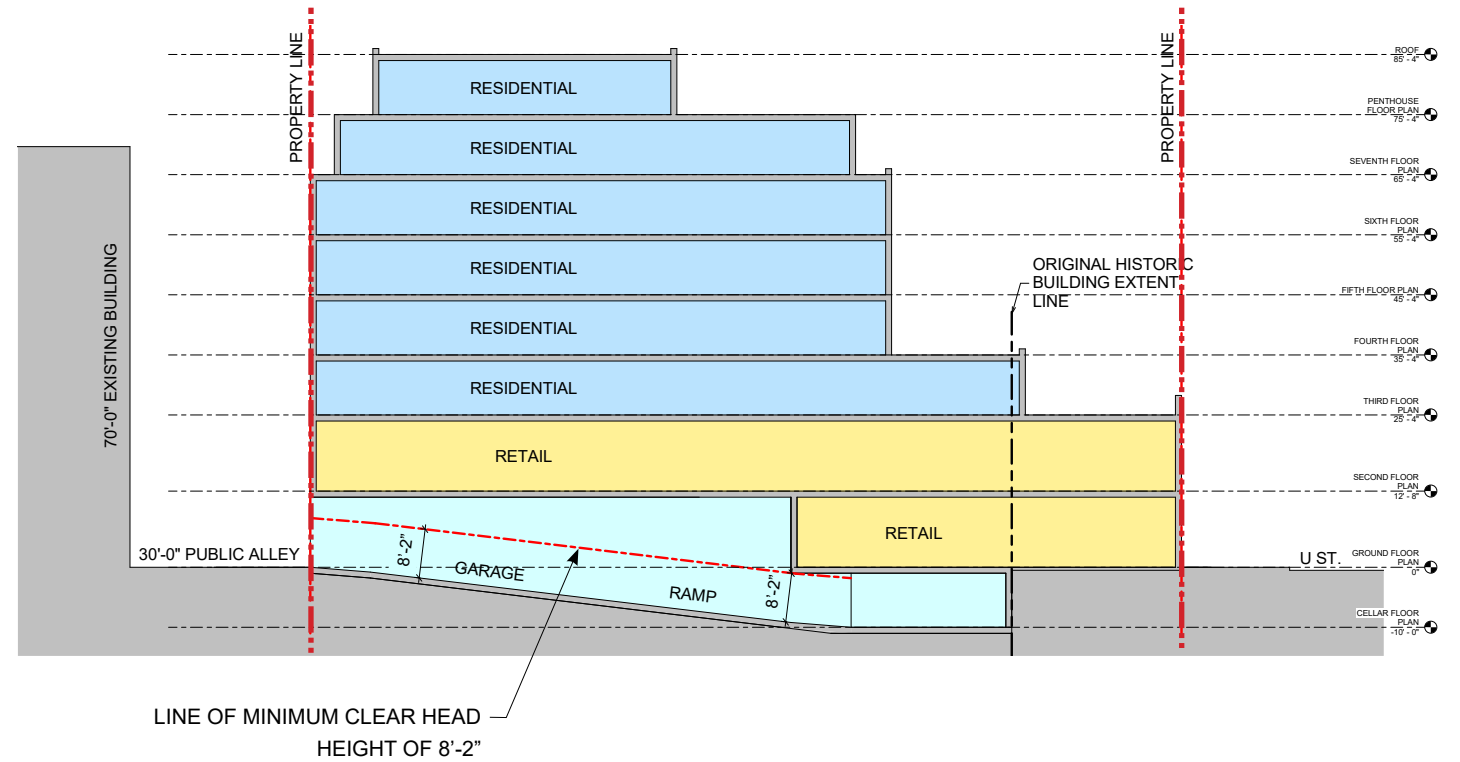
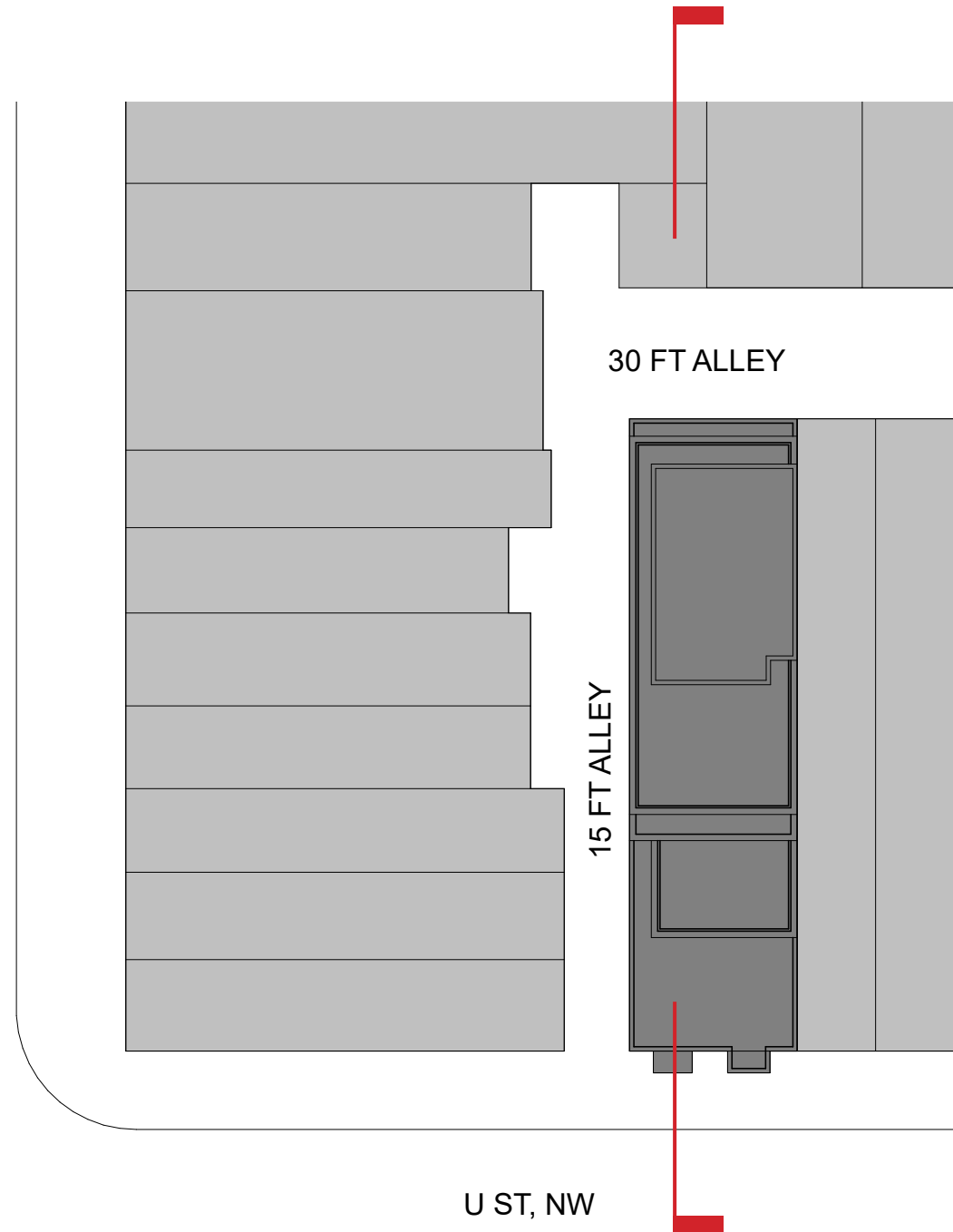
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LEGEND

	RETAIL
	RESIDENTIAL
	SHARED
	DRIVE AISLE



- LEGEND**
- RETAIL
 - RESIDENTIAL
 - RAMP TO GARAGE
 - PROPERTY LINE

1355-1357 U STREET NW

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Building Section Through Parking Ramp

September 2, 2016

APPENDIX B

Rear Yard Setback Diagrams

- B1. Proposed Site Plan
- B2. Plans - Cellar, Ground & 2nd
- B3. Plans - 3rd through Penthouse
- B4. Diagrammatic Building Section

14TH ST NW

30 ft PUBLIC ALLEY

SQ. 236

15 FT
LINE OF
REAR YARD
SETBACK

15 ft PUBLIC ALLEY

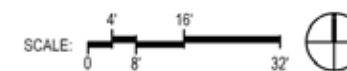
64 65

U ST NW
(90 ft R.O.W)

APPENDIX B

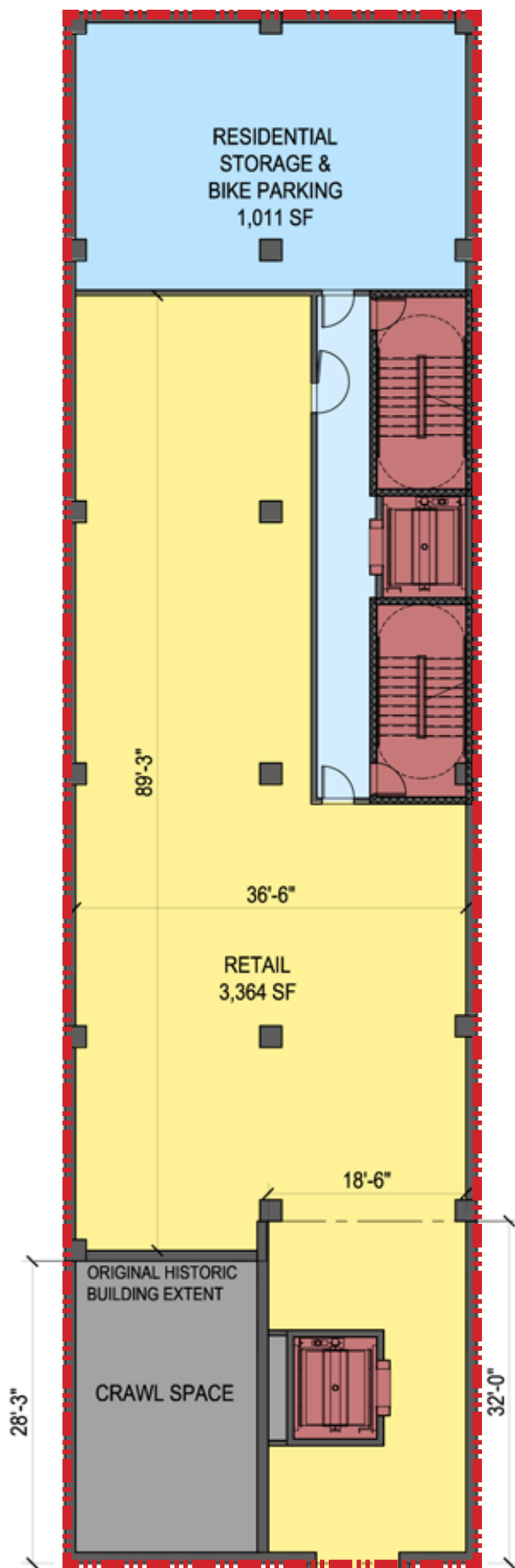
1355-1357 U STREET NW

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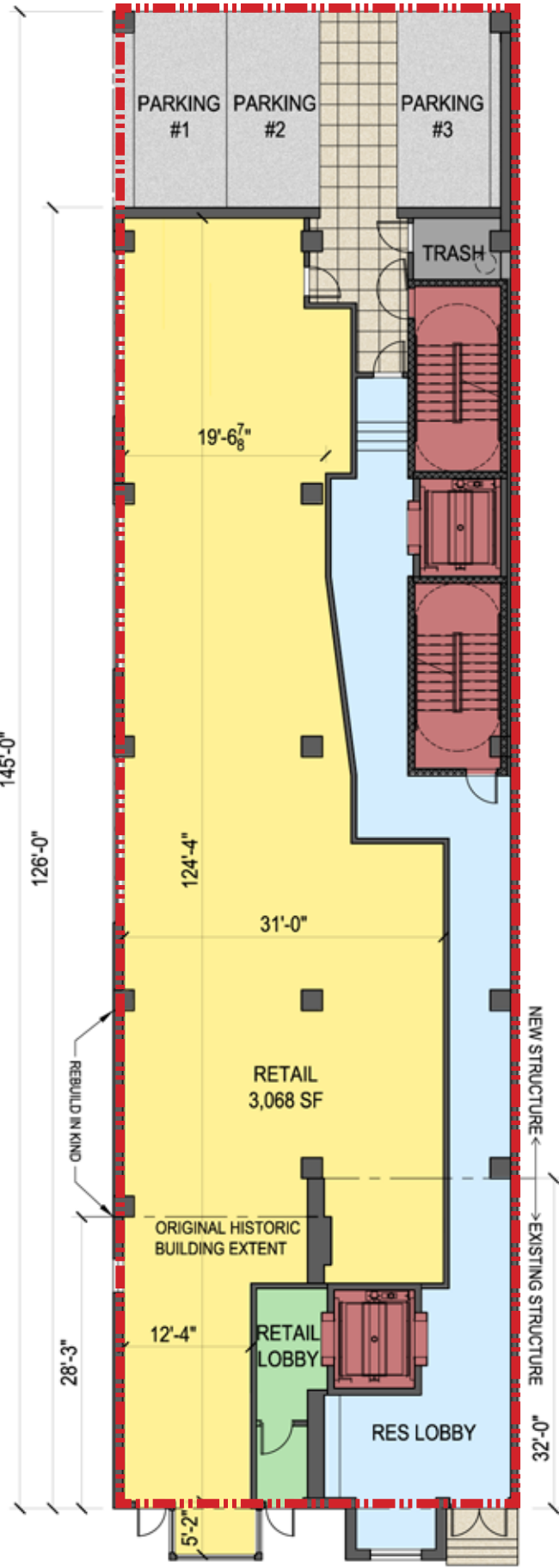


Proposed Site Plan

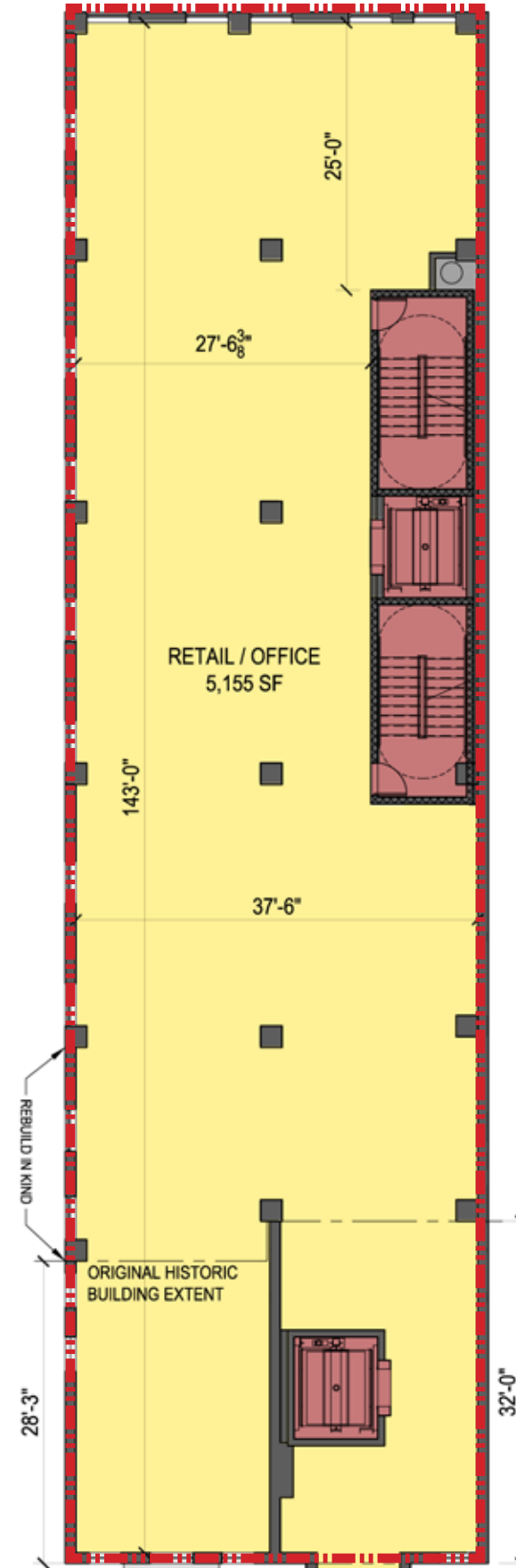
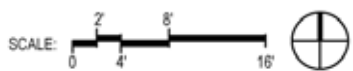
September 2, 2016



CELLAR FLOOR PLAN



GROUND FLOOR PLAN



2ND FLOOR PLAN

LEGEND

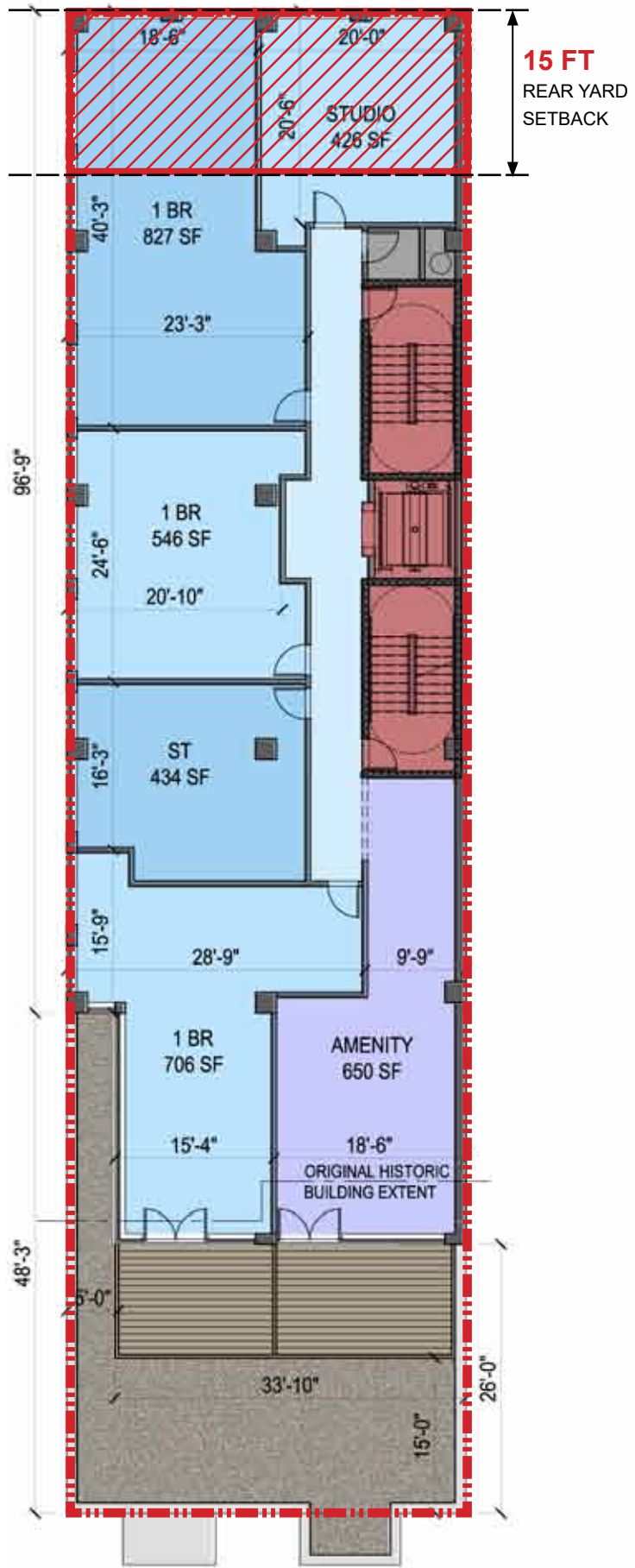
- RETAIL
- RESIDENTIAL
- SHARED

1355-1357 U STREET NW

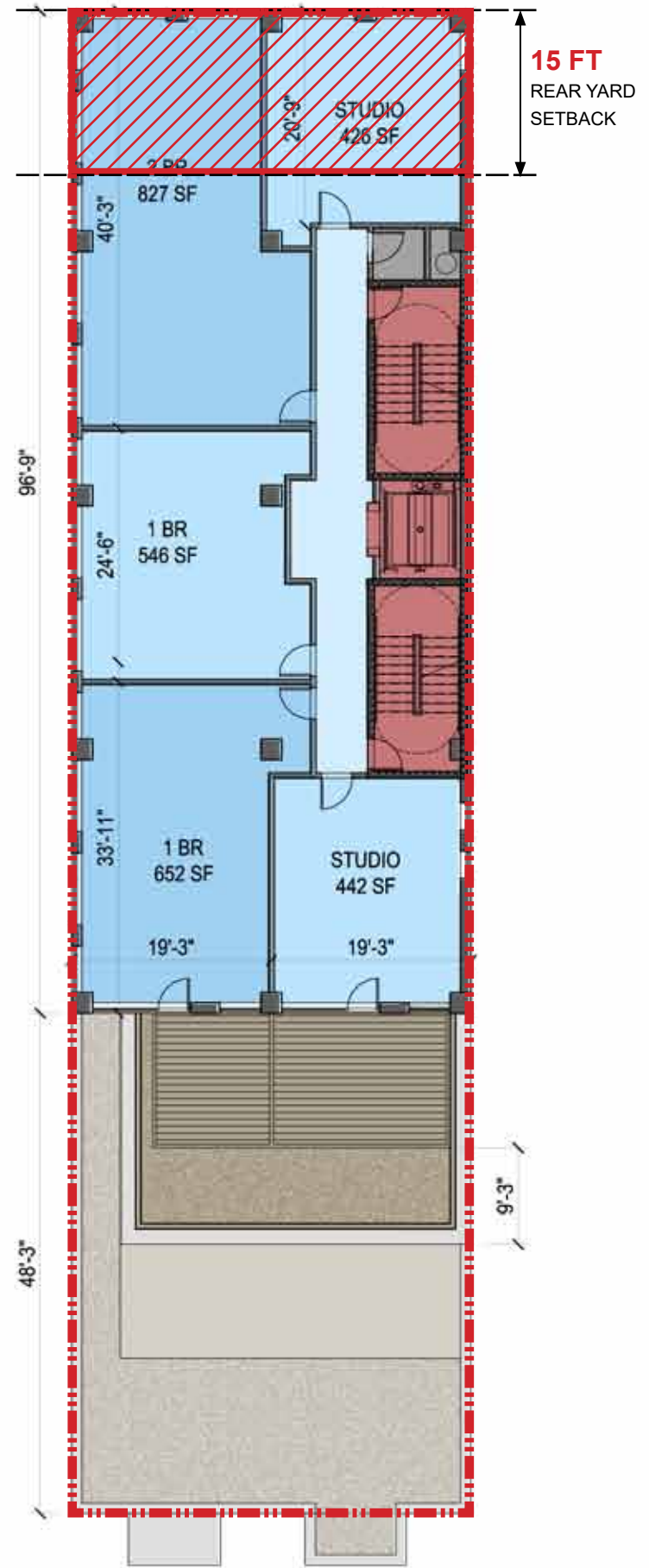
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Plans - Cellar, Ground & 2nd

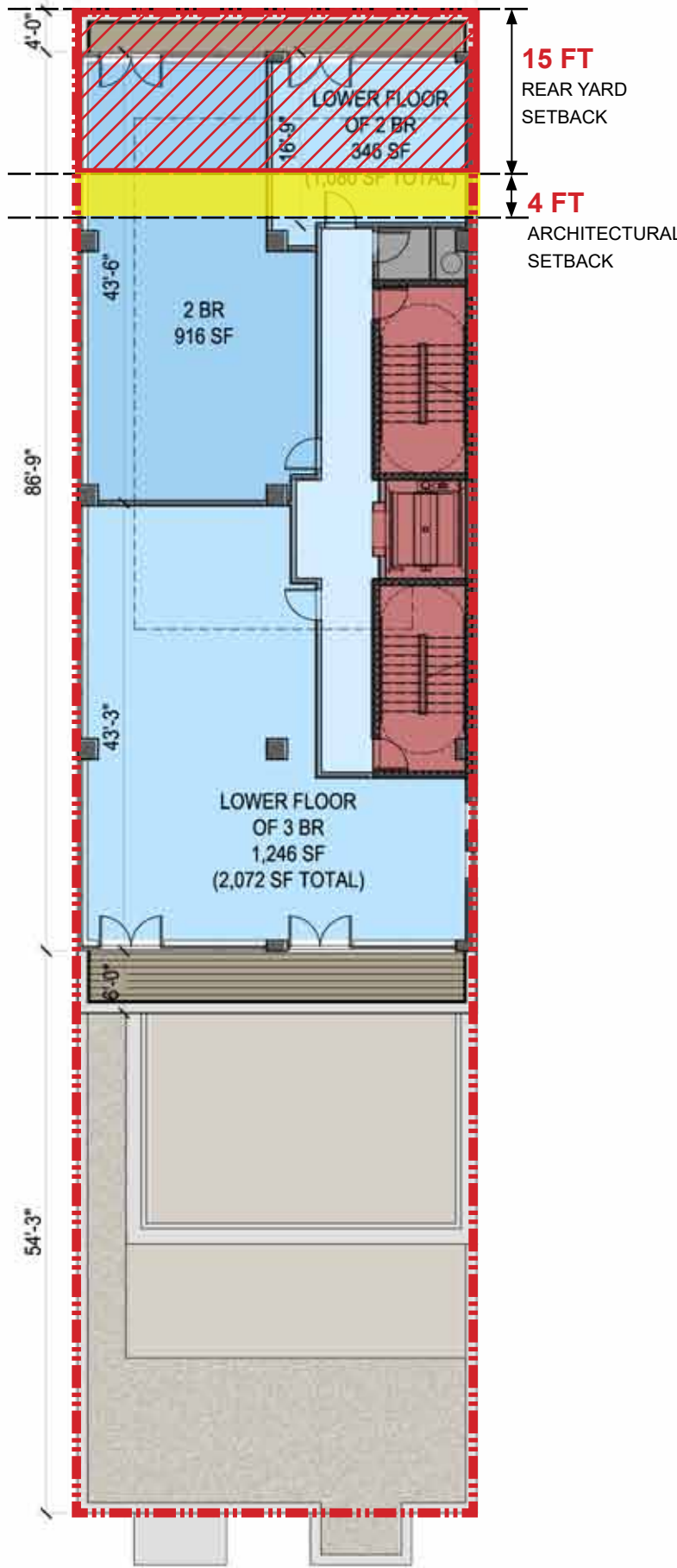
September 2, 2016



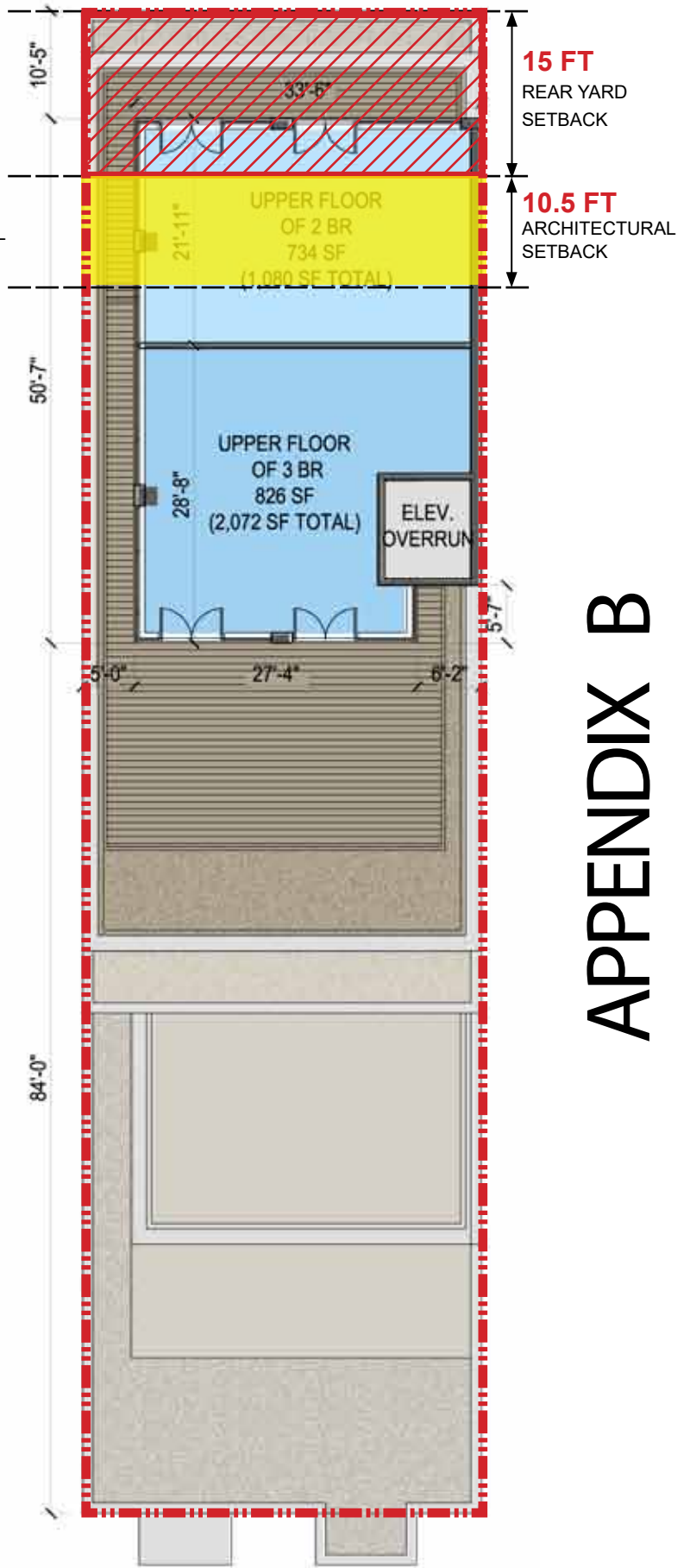
3RD FLOOR PLAN



4TH - 6TH (TYP.) FLOOR PLAN

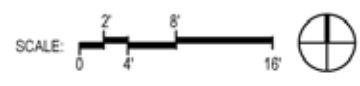


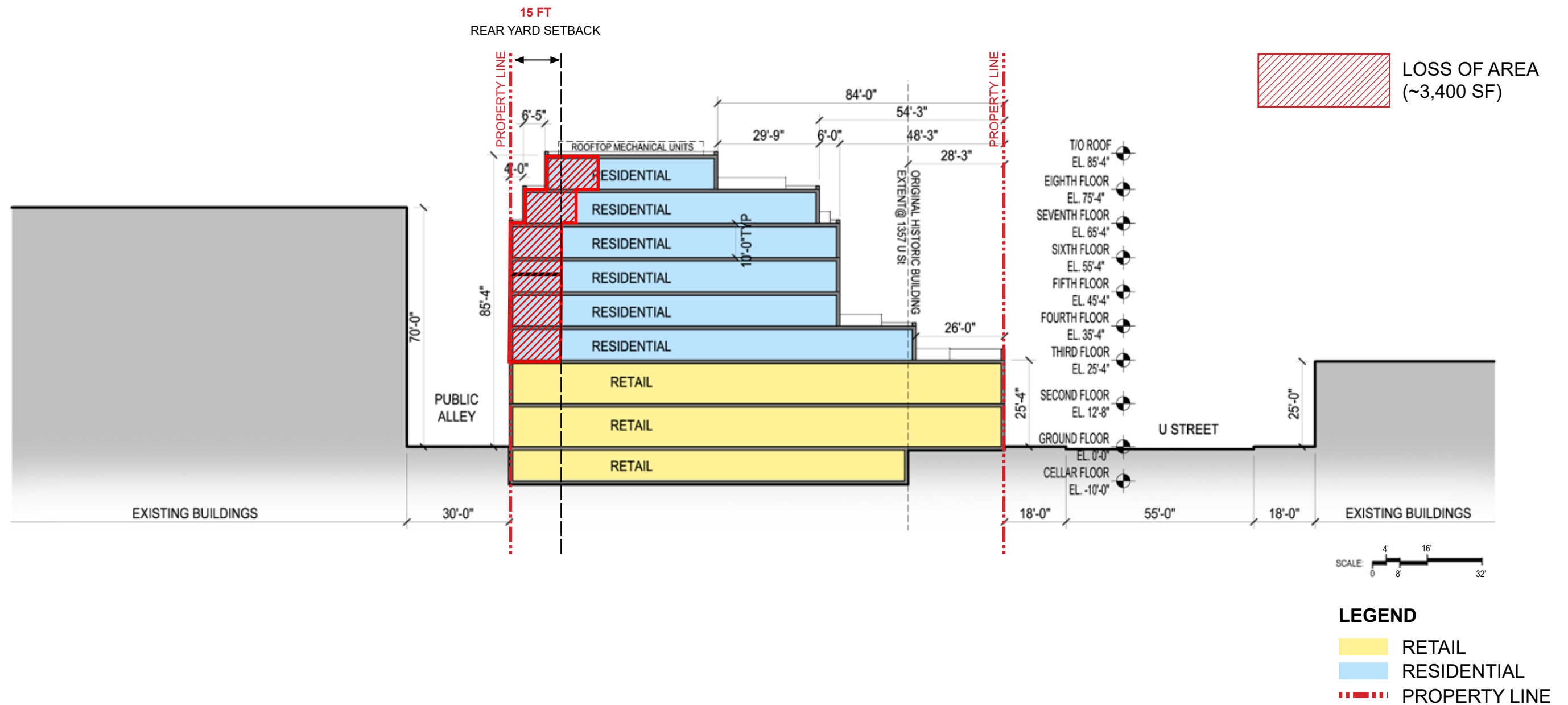
7TH FLOOR PLAN



PENTHOUSE FLOOR PLAN

1355-1357 U STREET NW





1355-1357 U STREET NW

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Diagrammatic Building Section

September 2, 2016