

3401 WATER STREET NW

BZA SUBMISSION

01.15.2020

Location

3401 Water Street NW, Lot 413, Square 1183

Zoning: MU-13

Site Area 20,320 SF

Required/ Permitted

FAR Allowed 4.0 = 81,280 SF

Building Height 60 FT

Penthouse Height 12 FT

M. Penthouse Height 18'-6"

Lot Occupancy 75% = 15,240 SF Max

Side Yard Not Req'd. If provided 8ft Min.

Rear Yard 12 FT

Court 4 in / foot of height MIN. 15'

Green Area Ratio 0.3 = 6,096 SF

Parking 1 / 3 Units Above 4 = 0.33* 50 Units= 17 Spaces

Bike Parking

Long term 1 / 3 Units = 0.33* 54 Units= 18 Spaces

Short Term 1 / 20 Units = 0.05* 54 Units= 3 Spaces

21 Spaces

Loading Over 50 units = 1 Space

Delivery Over 50 units = 1 Space

Provided

FAR 4.0 = 81,280 SF

Building Height 60 FT

Penthouse Height 12 FT

M. Penthouse Height 16-8"

Lot Occupancy

Existing 87% = 17,579 SF

New 61% = 12,312 SF

Rear Yard 12 FT

Side Yard 8 FT

Green Area Ratio 0.3 = 6,096 SF

Court Not provided

Parking 42 Spaces

Bike Parking

Long term= 18 Spaces

Short Term= 3 Spaces

Loading = 1 Space

Delivery = 1 Space

DRAWING INDEX

INDEX 2

VICINITY MAP 3

SITE PICTURES 4

SITE PICTURES 5

SITE PICTURES 6

SITE PICTURES 7

PLAT 8

PROPOSED SITE PLAN 9

PROPOSED PLAN- P1 WATER STREET NW 10

PROPOSED PLAN- SECOND FLOOR- CANAL MAIN ENTRANCE 11

PROPOSED PLAN- 3RD - 6TH FLOOR 12

PROPOSED PLAN- 7TH FLOOR 13

PROPOSED PLAN- ROOF PLAN 14

PROPOSED UPPER ROOF PLAN 15

SOUTH AND EAST ELEVATIONS 16

NORTH AND WEST ELEVATIONS 17

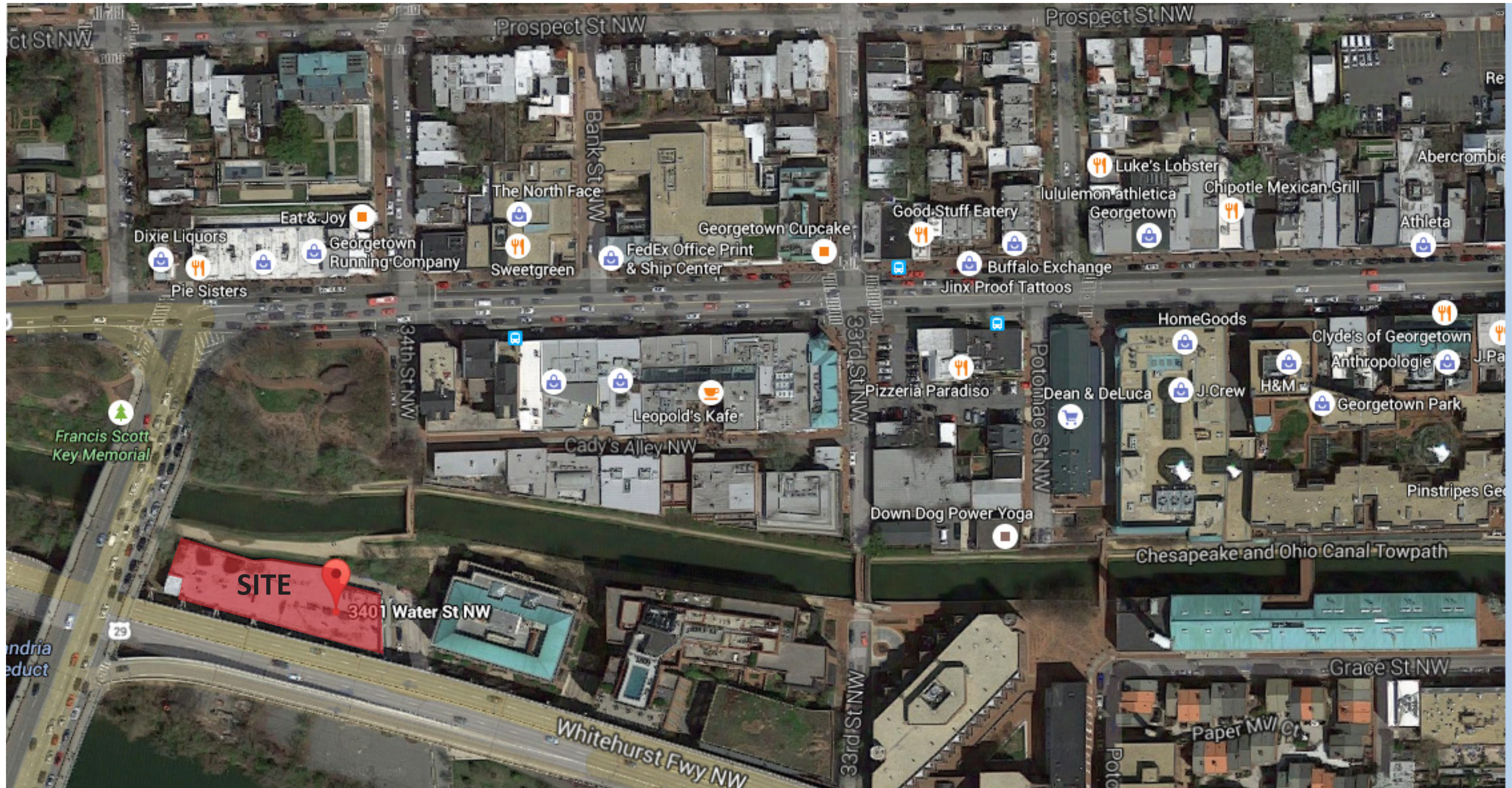
Unit Count

Levels	Total
2nd 3 Units x 1FLOORS = 3	
3rd-6th 11 Units x 4FLOORS = 44	
7th 6 Units x 1FLOORS = 6	
PH 1 Units x 1FLOORS = 1	
Total	7

FAR

Water Street 6,485 SF x 1 FLOORS = 6,485 SF
2nd Floor M.P. 16,583 SF x 1 FLOORS = 16,583 SF
3rd-6th 12,312 SF x 4 FLOORS = 49,248 SF
7th Floor 8,964 SF x 1 FLOORS = 8,964 SF
PH .4 (FAR Max) SF x 1 FLOORS = 0 SF
TOTAL 8 81,280 SF

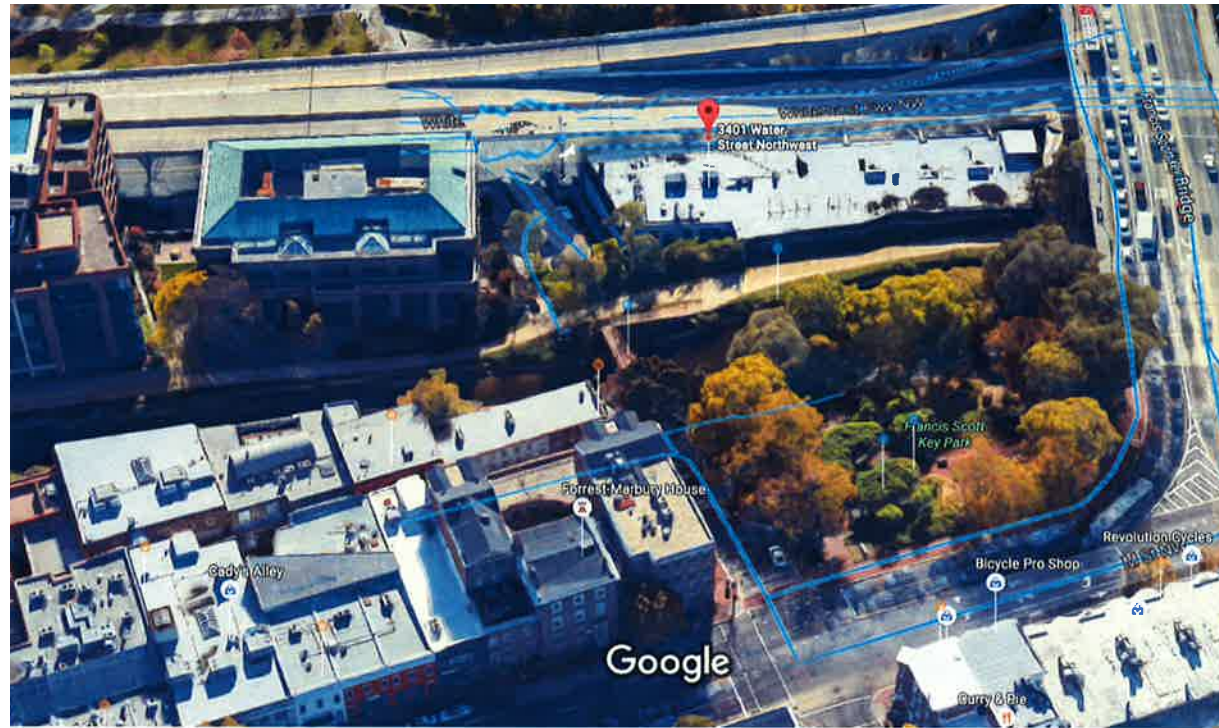




SITE

3401 Water St NW

Whitehurst Fwy NW



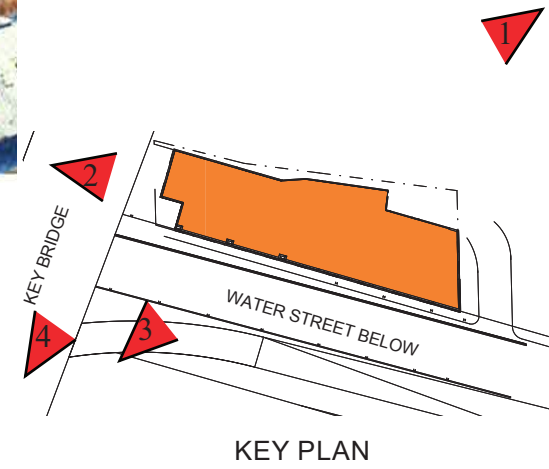
SITE PICTURE 1



SITE PICTURE 4



SITE PICTURE 2



KEY PLAN



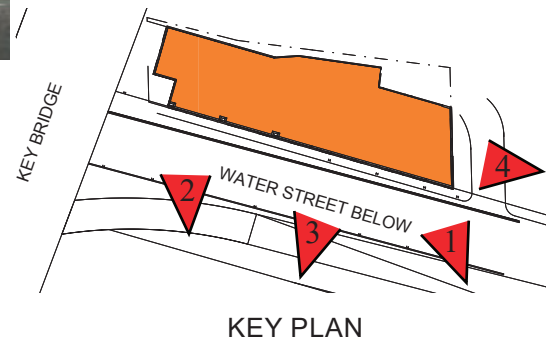
SITE PICTURE 3



SITE PICTURE 1



SITE PICTURE 4



KEY PLAN



SITE PICTURE 2



SITE PICTURE 3



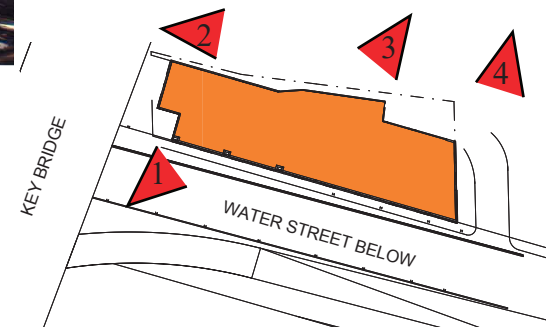
SITE PICTURE 1



SITE PICTURE 4



SITE PICTURE 2



KEY PLAN



SITE PICTURE 3



SITE PICTURE 1



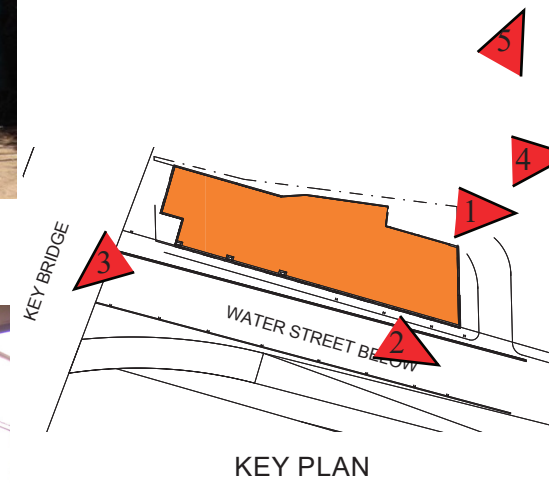
SITE PICTURE 5



SITE PICTURE 2



SITE PICTURE 3



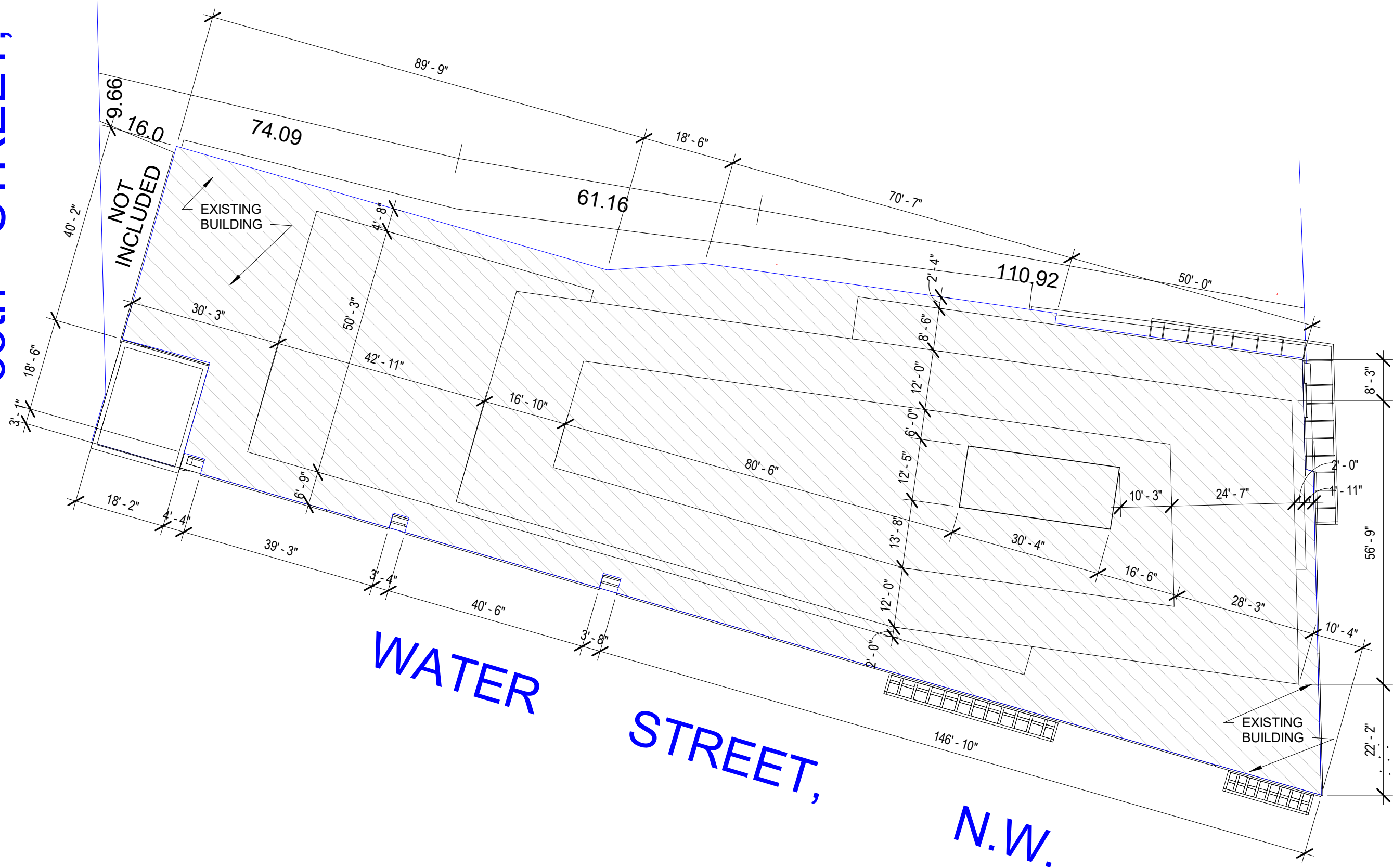
KEY PLAN



SITE PICTURE 4

35th STREET,

34th STREET, N.W.



WATER STREET, N.W.

THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITIONS LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS, ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

9998.02



PLAT
SCALE: 1/20"=1'-0"

3401 WATER STREET NW
BZA SUBMISSION

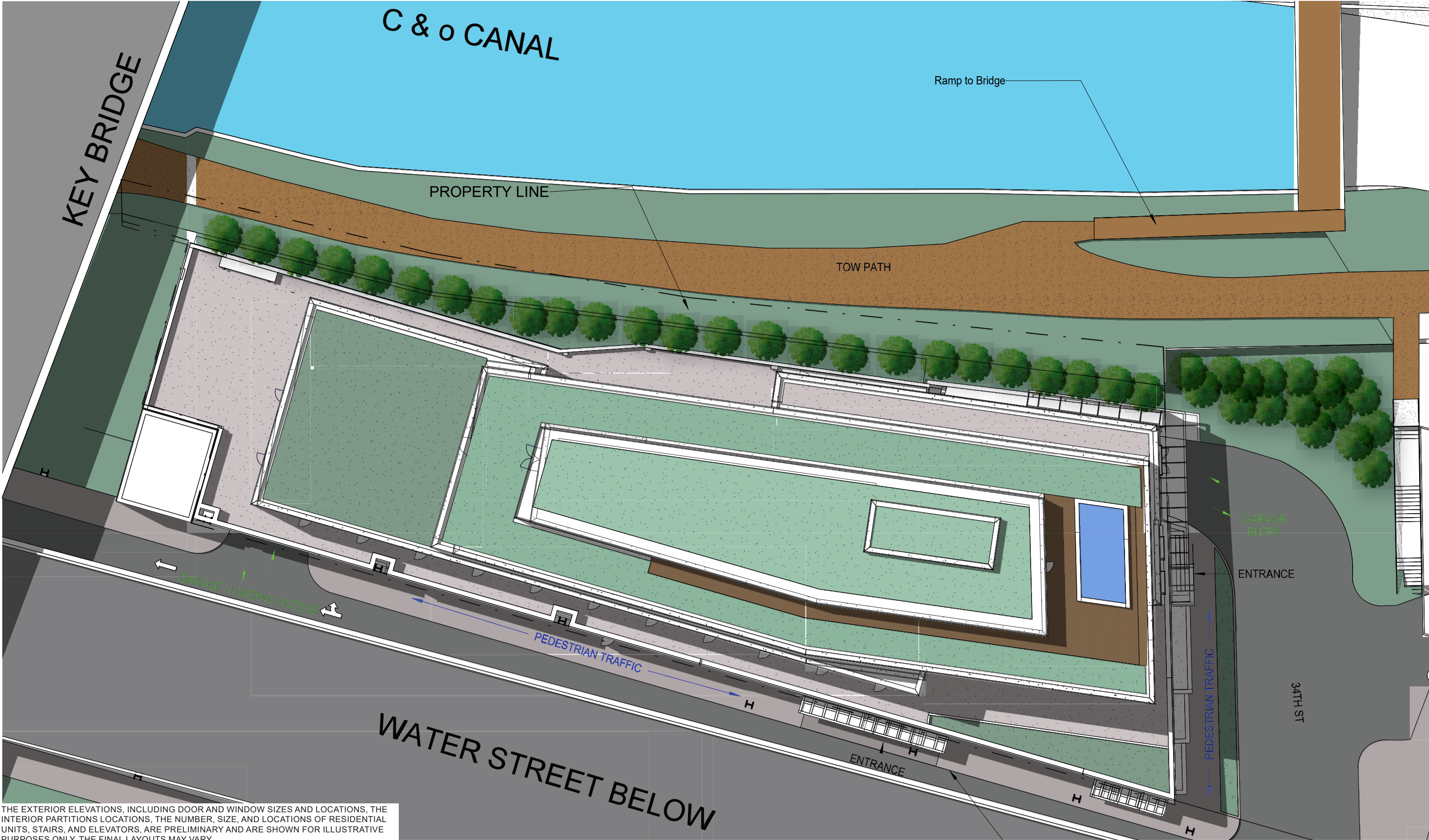
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1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006



PG 8





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PROPOSED SITE PLAN
scale: 20'-0"=1"

3401 WATER STREET NW
BZA SUBMISSION

01.15.2020
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006



PG 9

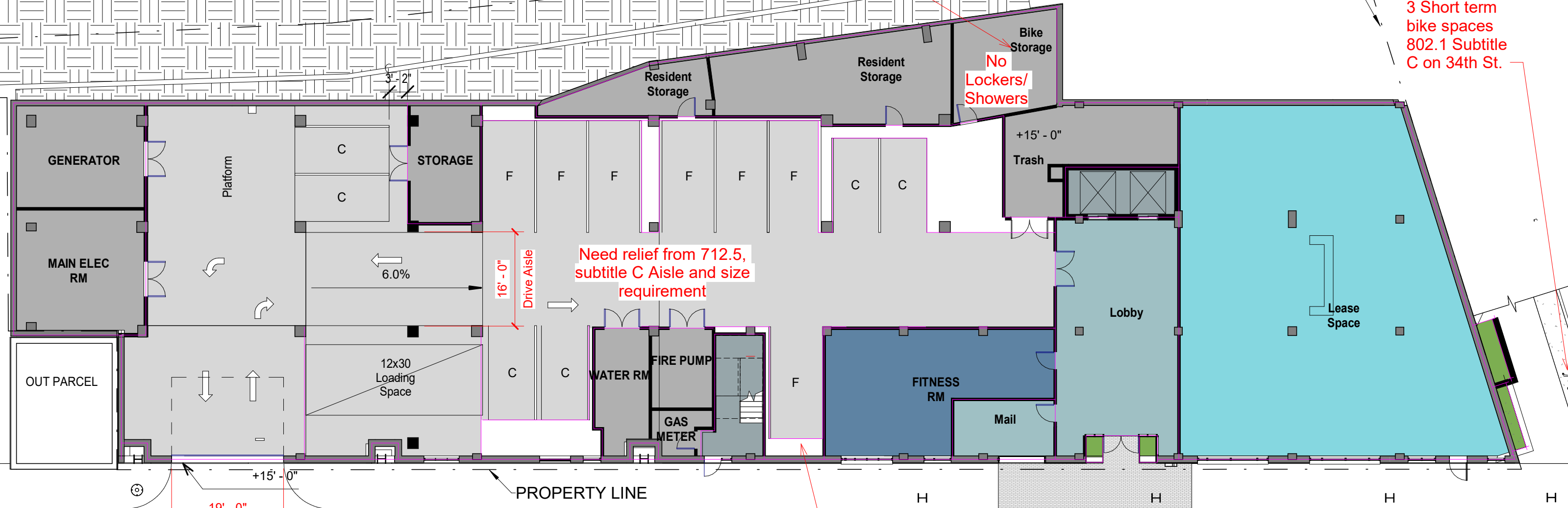


C & O CANAL ABOVE

PROPERTY LINE

18 long term bike spaces
802.1 Subtitle C

3 Short term
bike spaces
802.1 Subtitle
C on 34th St.



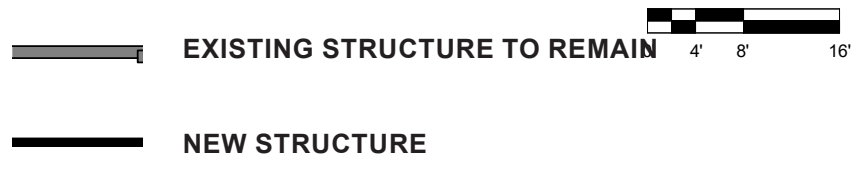
Need relief from 712.5,
subtitle C Aisle and size
requirement

Need relief from 711.6.a,
subtitle C 20' Drive
requirement

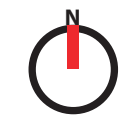
Need relief from
710.2.a, Subtitle C
20' Setback
Required

WATER STREET

PROPERTY LINE



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