



AREA OF PROJECT SITE

1
A001

AERIAL SITE PHOTO

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www.musekirwan.com

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NEW NON-MOTORIZED BOATHOUSE
3500 WATER STREET, NW, SITE D, WASHINGTON, DC 20007

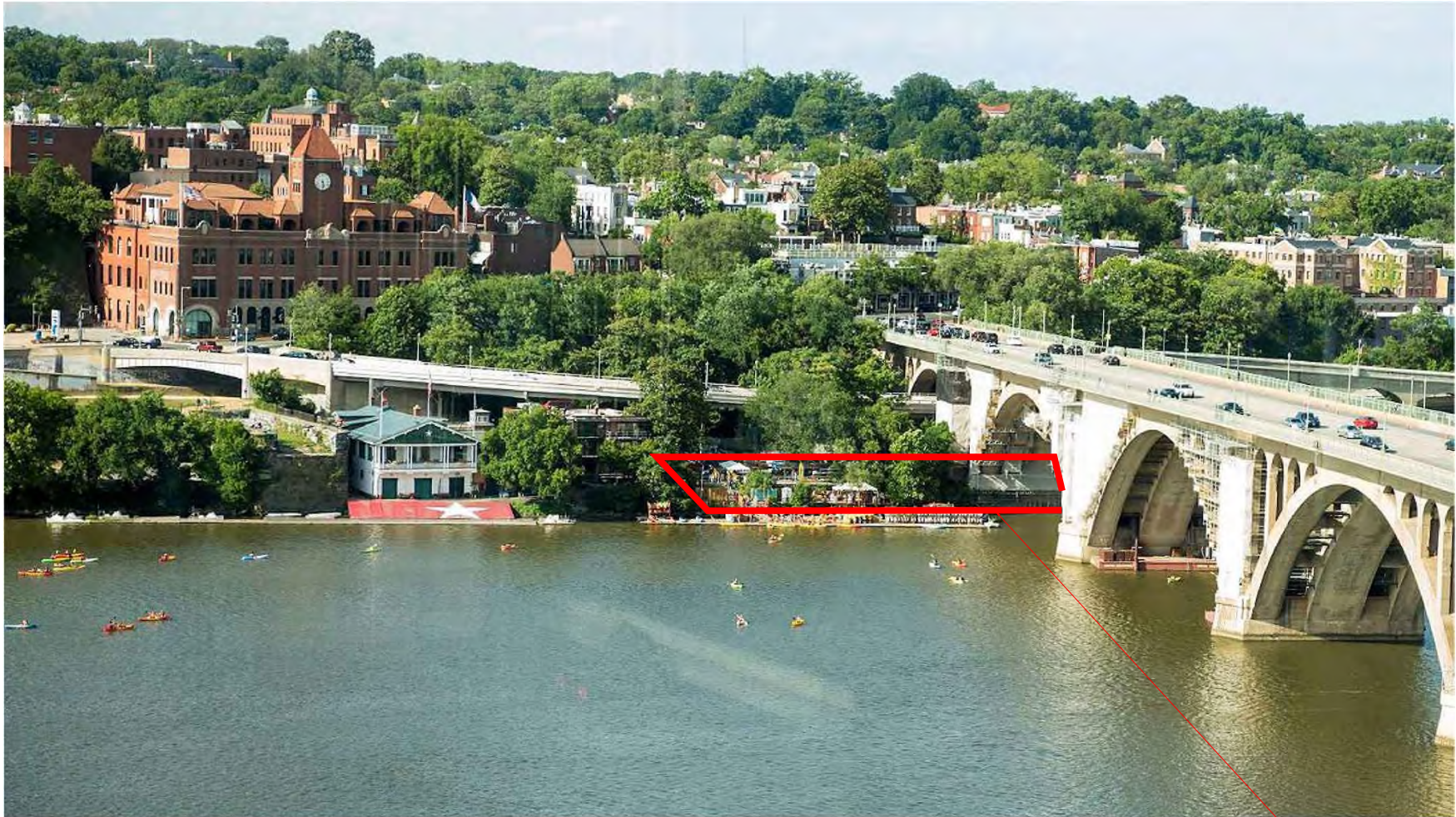
24.07

AERIAL SITE PHOTO

SCALE: NTS

SHEET NO.
A001

ZONING COMMISSION
District of Columbia
CASE NO. 16-18I
EXHIBIT NO. 13A1



AREA OF PROJECT SITE

1
A002

RIVER SIDE SITE PHOTO

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SITE PHOTO

SCALE: NTS

SHEET NO.
A002



1
A003

WATER STREET SITE PHOTO - LOOKING WEST

— AREA OF PROJECT SITE

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SITE PHOTO

SCALE: NTS

SHEET NO.
A003

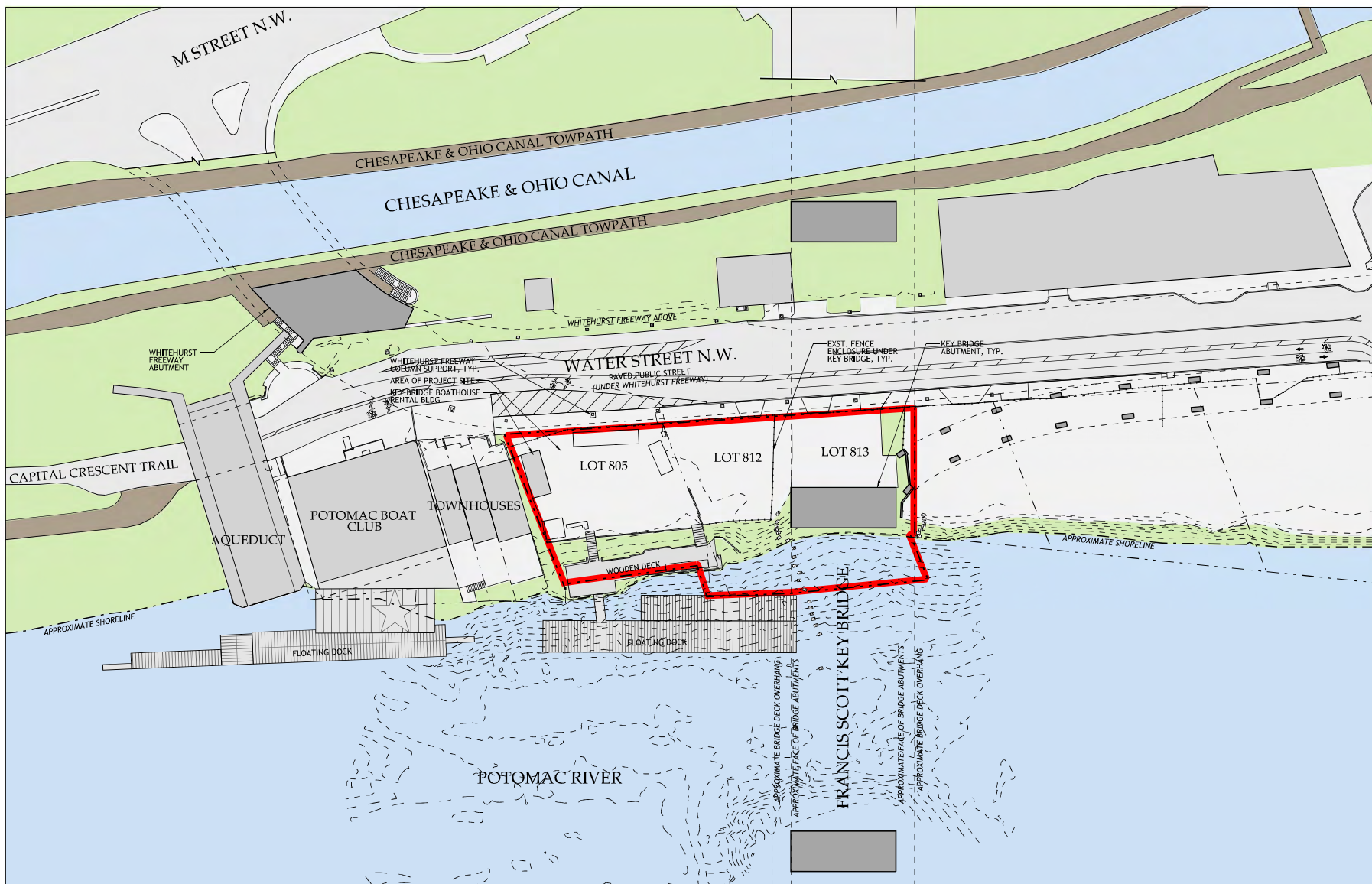


1
A004

WATER STREET SITE PHOTO - LOOKING EAST

AREA OF PROJECT SITE

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24.07	
WATER STREET SITE PHOTO	SCALE: NTS
SHEET NO. A004	

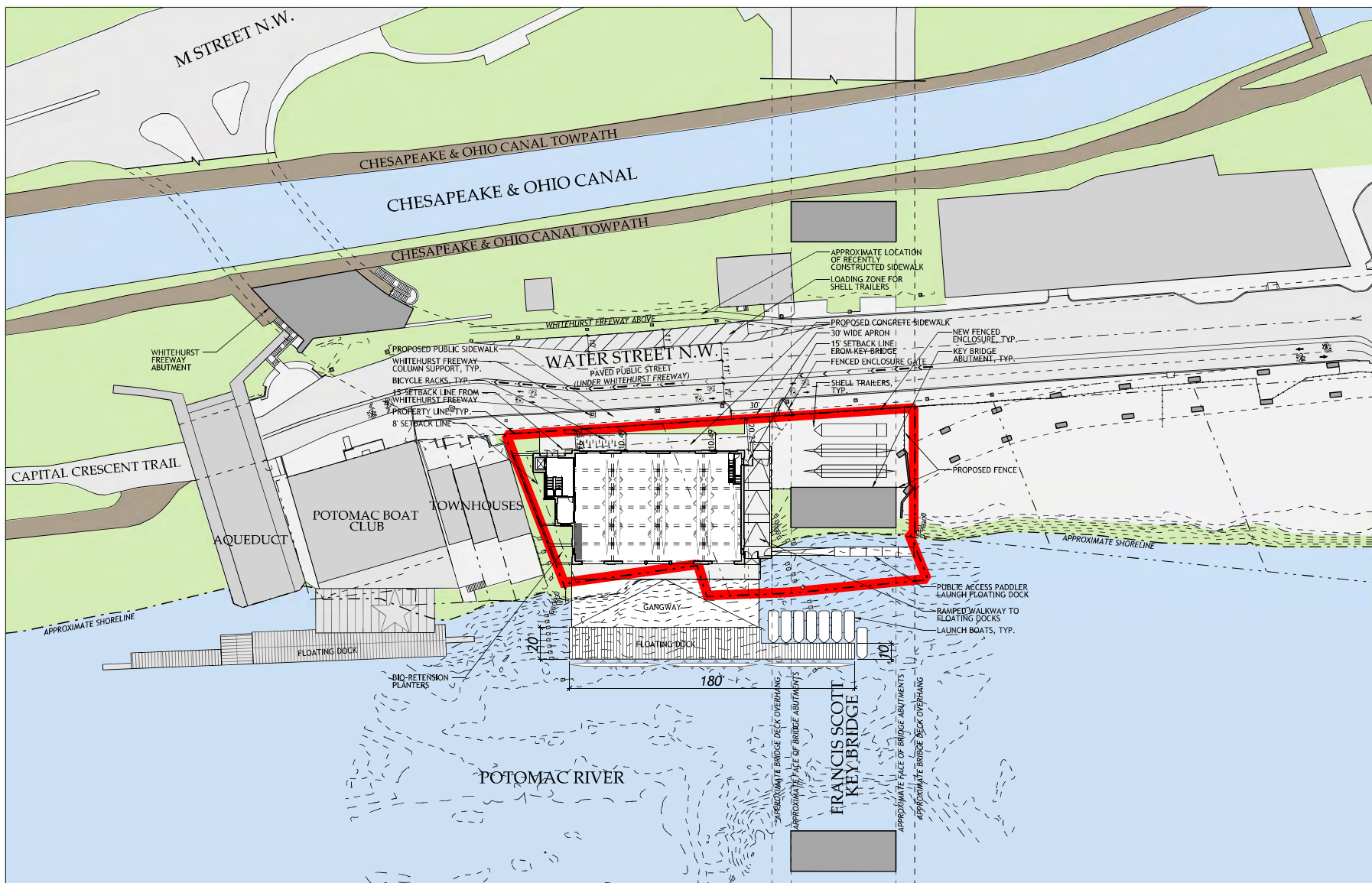


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A005

EXISTING SITE PLAN
SCALE: 1" = 60'-0"



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24.07	
EXISTING SITE PLAN SCALE: 1" = 60'-0"	SHEET NO. A005



1
A006

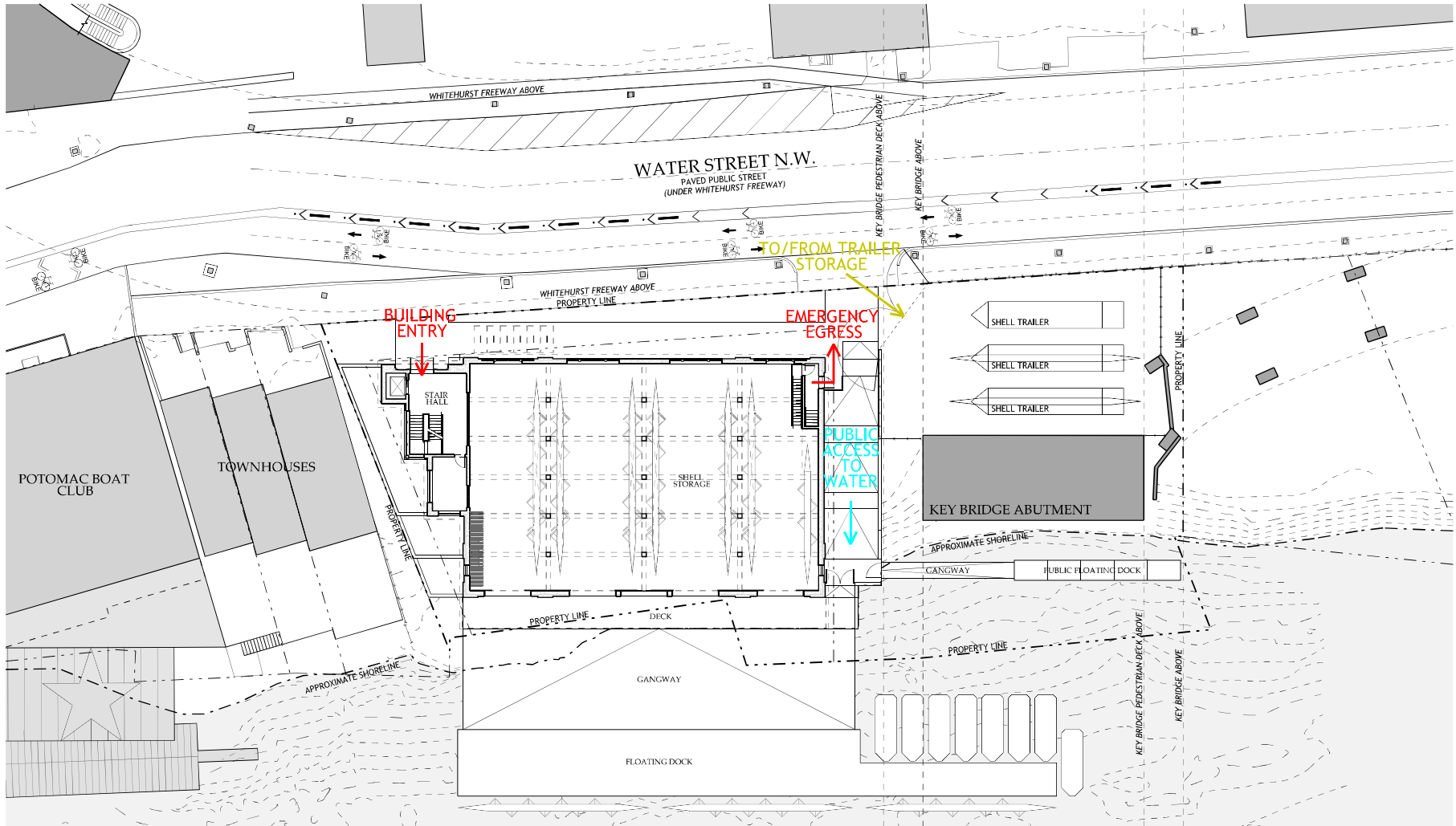
PROPOSED SITE PLAN
SCALE: 1" = 60'-0"



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PROPOSED SITE PLAN SCALE: 1" = 60'-0"	SHEET NO. A006

LEGEND

- ➔ BUILDING ENTRY/EGRESS CIRCULATION
- ➔ WATER ACCESS CIRCULATION
- ➔ STORAGE ACCESS CIRCULATION



1
A007

CIRCULATION PLAN

SCALE: 1" = 30'-0"



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CIRCULATION PLAN
SCALE: 1" = 30'-0"

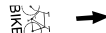
SHEET NO.
A007

PROJECT LOCATION:	3500 WATER STREET NW	
	WASHINGTON, DC 20007	
LOT DESCRIPTION:		
LOTS:	812, 813, 805, 806	
SQUARE:	1179	
ZONING DISTRICT:	MU-12	
LOT AREA:		
BOATHOUSE PARCEL:		
LOT 805:	9,391 SF	
LOT 806:	240 SF	
LOT 812:	5,356 SF	
PARCEL TOTAL:	14,987 SF	
STORAGE PARCEL:		
LOT 813:	8,645 SF	
PORTION OF 35th ST. NW:	1,472 SF	
PARCEL TOTAL:	10,117 SF	
LOT AREA TOTAL:	25,104 SF	

TITLE 11 ZONING - SUBTITLE G MIXED USE (MU) ZONE		
SECTION 201 DENSITY		
GROSS FLOOR AREA (GFA):		
GROUND FLOOR:		4,011 SF
MEZZANINE:		956 SF
SECOND FLOOR:		8,556 SF
GFA:		13,523 SF
FLOOR AREA RATIO (FAR):		
ALLOWABLE:		1.0 MAXIMUM
PROPOSED:		0.9*
SECTION 203 HEIGHT		
BUILDING HEIGHT ABOVE CURB:		
ALLOWABLE:		45'-0" MAXIMUM
PROPOSED:		40'-1"
BUILDING STORIES:		
ALLOWABLE:		NO LIMIT
SECTION 205 PENTHOUSE & ROOFTOP STRUCTURE		
PENTHOUSE & ROOFTOP STRUCTURES:		
ALLOWABLE:		15'-0" HEIGHT MAXIMUM FOR MECHANICAL SPACES; 12'-0" HEIGHT MAXIMUM FOR HABITABLE PENTHOUSES
PROPOSED:		N/A
SECTION 207 REAR YARD		
REAR YARD SETBACK:		
REQUIRED:		12'-0" MINIMUM ONLY REQUIRED FOR RESIDENTIAL USES
PROPOSED:		N/A
SECTION 208 SIDE YARD		
SIDE YARD SETBACK:		
REQUIRED:		NOT REQUIRED, BUT IF PROVIDED, MINIMUM 8'-0"
PROPOSED:		8'-0"
SECTION 210 LOT OCCUPANCY		
LOT OCCUPANCY:		
REQUIRED:		80% MAXIMUM ONLY REQUIRED FOR RESIDENTIAL USES
PROPOSED:		57%
SECTION 211 GREEN AREA RATIO (GAR)		
GREEN AREA RATIO:		
REQUIRED:		0.30 MINIMUM
PROPOSED:		0.08
SUBTITLE C SECTION 1102.1		
WATERFRONT SETBACK:		
REQUIRED:		75'-0" MINIMUM SETBACK MEASURED FROM BULKHEAD OR MEAN HIGH WATER LEVEL, WHICHEVER IS GREATER. 25'-0" MINIMUM WATERFRONT SETBACK AREA TO BE RESERVED FOR PUBLIC PEDESTRIAN AND BICYCLE TRAIL ALONG THE WATERFRONT
PROPOSED:		0'-0"
*ATTIC WITH STRUCTURAL HEADROOM OF LESS THAN 6'-6" NOT INCLUDED IN THE CALCULATION		

LANDSCAPE AREA: 8 SF
LANDSCAPE AREA: 258 SF

WATER STREET N.W.
PAVED PUBLIC STREET
(UNDER WHITEHURST FREEWAY)



LANDSCAPE AREA: 647 SF
LOT 812: 5,356 SF

LOT AREA

LOT 812 = 5,356 SF
LOT 805 = 9,391 SF
+ LOT 806 = 240 SF
LOT AREA = 14,987 SF

GROSS FLOOR AREA (GFA)

GROUND LEVEL = 4,011 SF
MEZZANINE LEVEL = 956 SF
SECOND LEVEL = 8,556 SF
GFA = 13,523 SF

FLOOR AREA RATIO (FAR)

$\frac{GFA = 13,523 SF}{LOT AREA = 14,987 SF} = 0.90 FAR$

GREEN AREA RATIO (GAR)

GREEN AREAS (NOT INCLUDING
BIORETENTION)
 $1,029 SF \times (0.6+0.2) = 823 SF$
BIORETENTION AREAS
 $724 SF \times (0.4+0.2) = 434 SF$
 $823 SF + 434 SF$
TOTAL GREEN AREA = 1,257 SF
 $\frac{GREEN AREA = 1,257}{LOT AREA = 14,987} = 0.084 GAR$

LEGEND

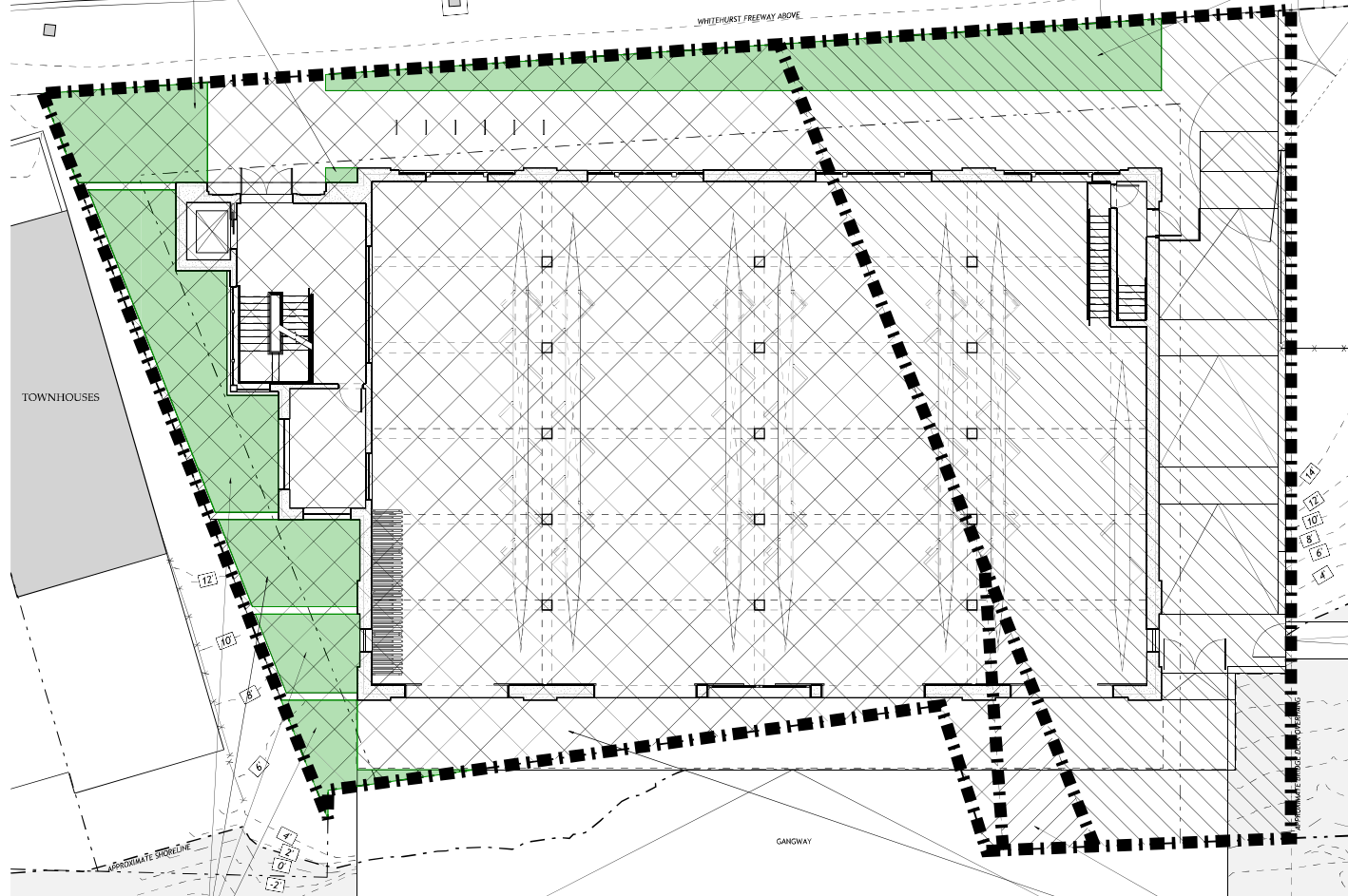
PROPERTY LINE ■■■■■

LOT 812

LOT 805

LOT 806

LANDSCAPED AREA



BIORETENTION: 724 SF
LANDSCAPE AREA: 116 SF

LOT 806: 240 SF
LOT 805: 9,391 SF

1 SITE PLAN
A009 SCALE: 1/16" = 1'-0"



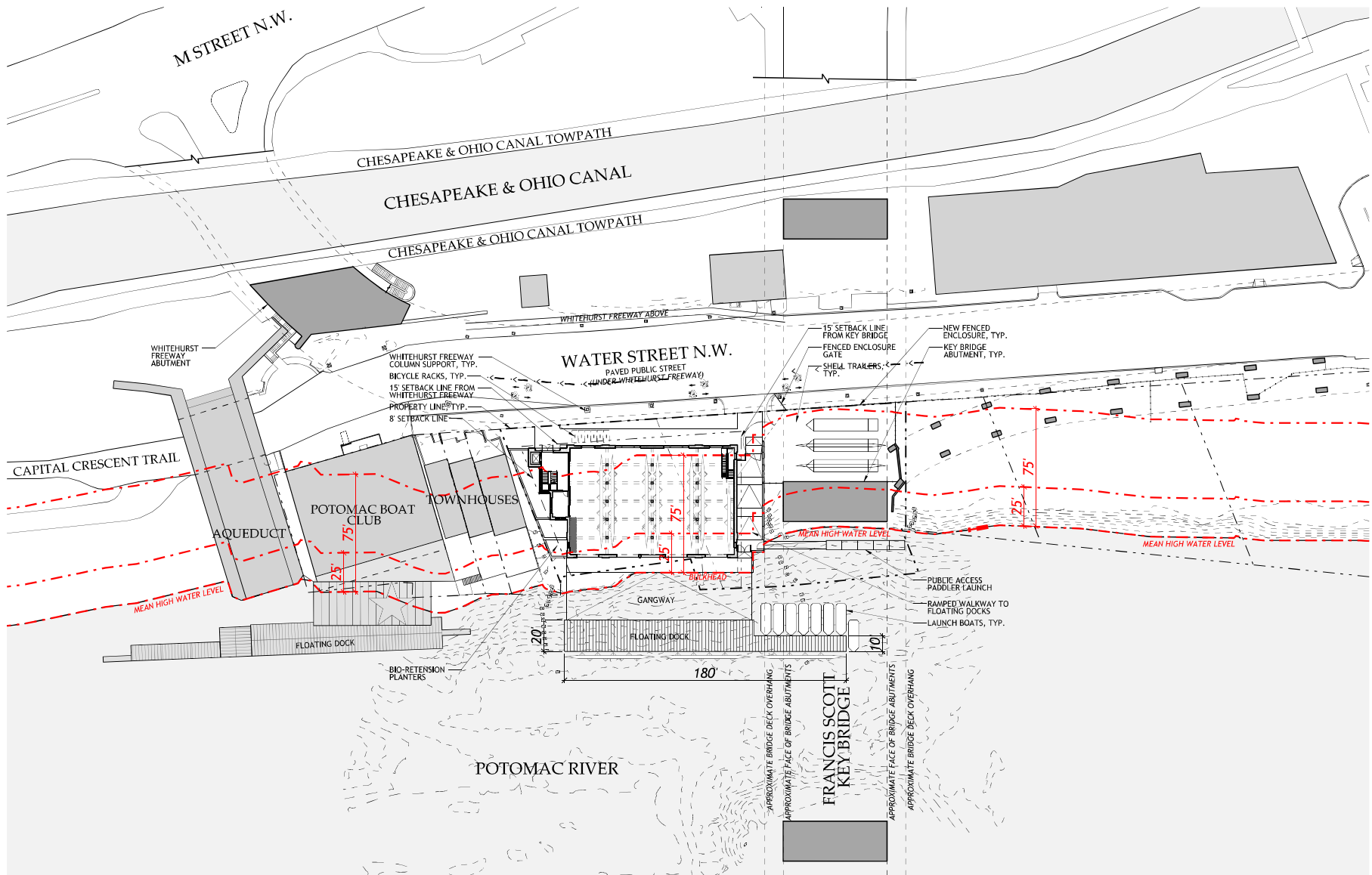
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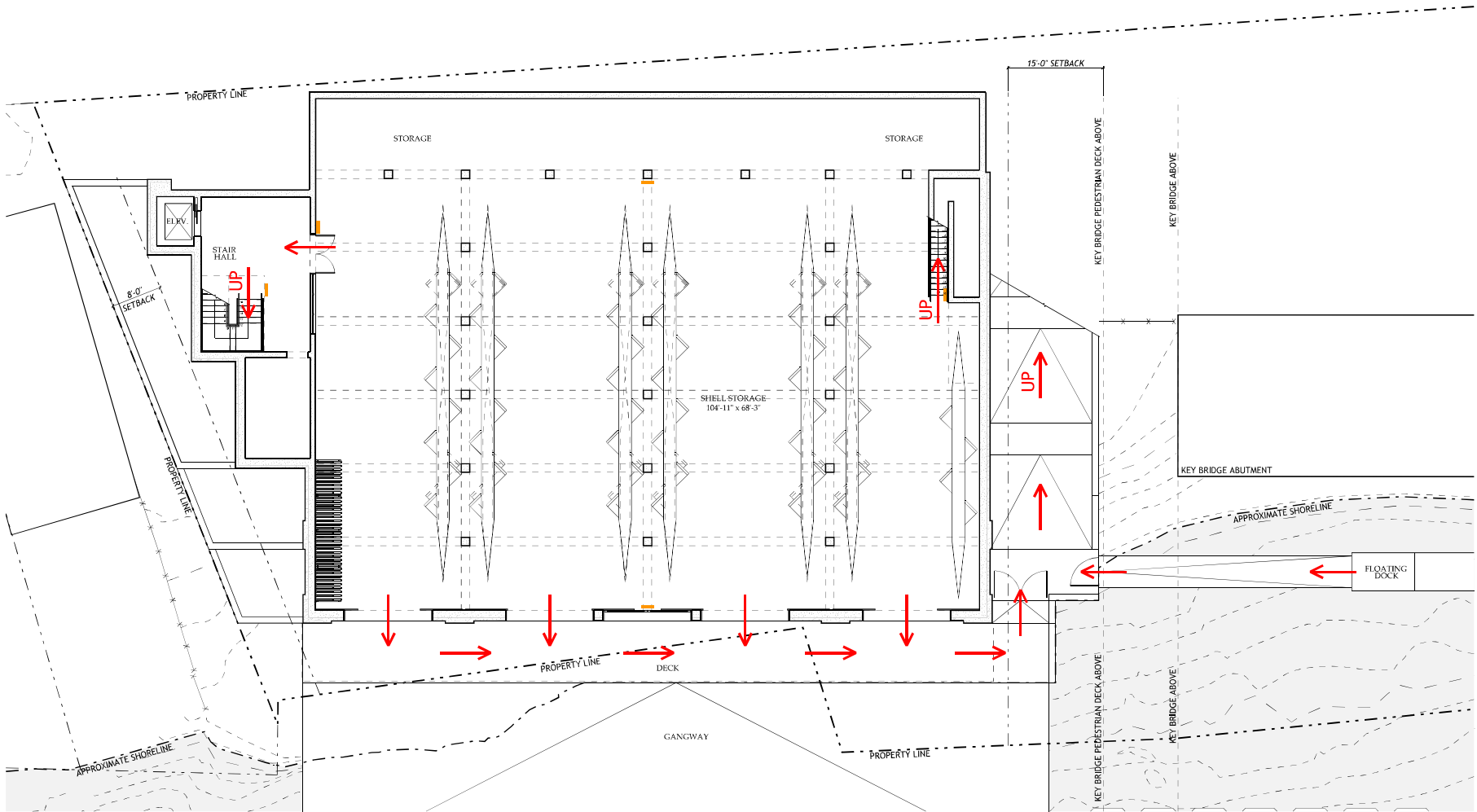
ZONING
TABULATION
SCALE: 1/16" = 1'-0"

SHEET NO.
A009



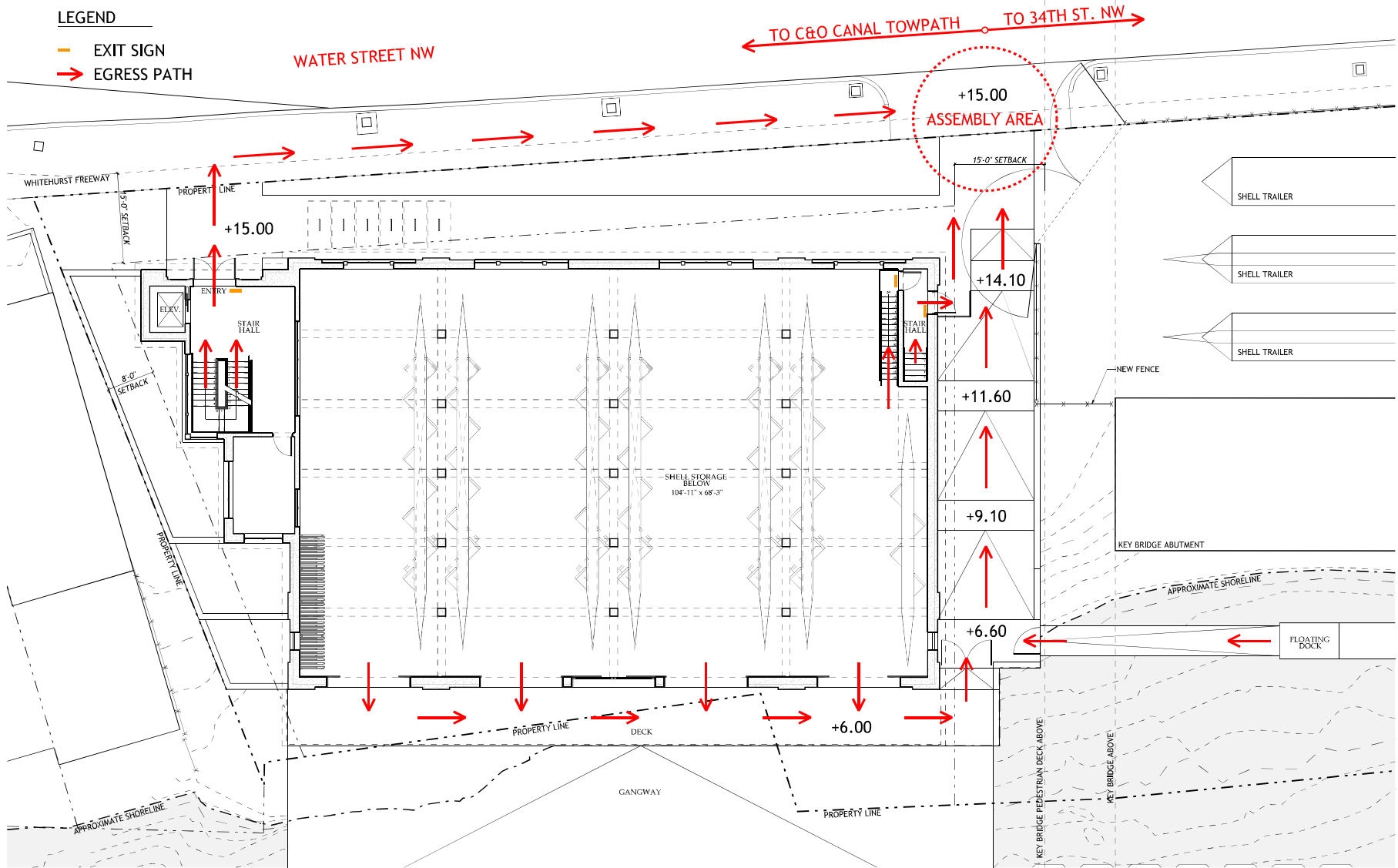
LEGEND

- EXIT SIGN
- EGRESS PATH



LEGEND

- EXIT SIGN
- EGRESS PATH



1

A012

MEZZANINE LEVEL EVACUATION PLAN

SCALE: 1/16" = 1'-0"



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MEZZANINE LEVEL
EVACUATION PLAN

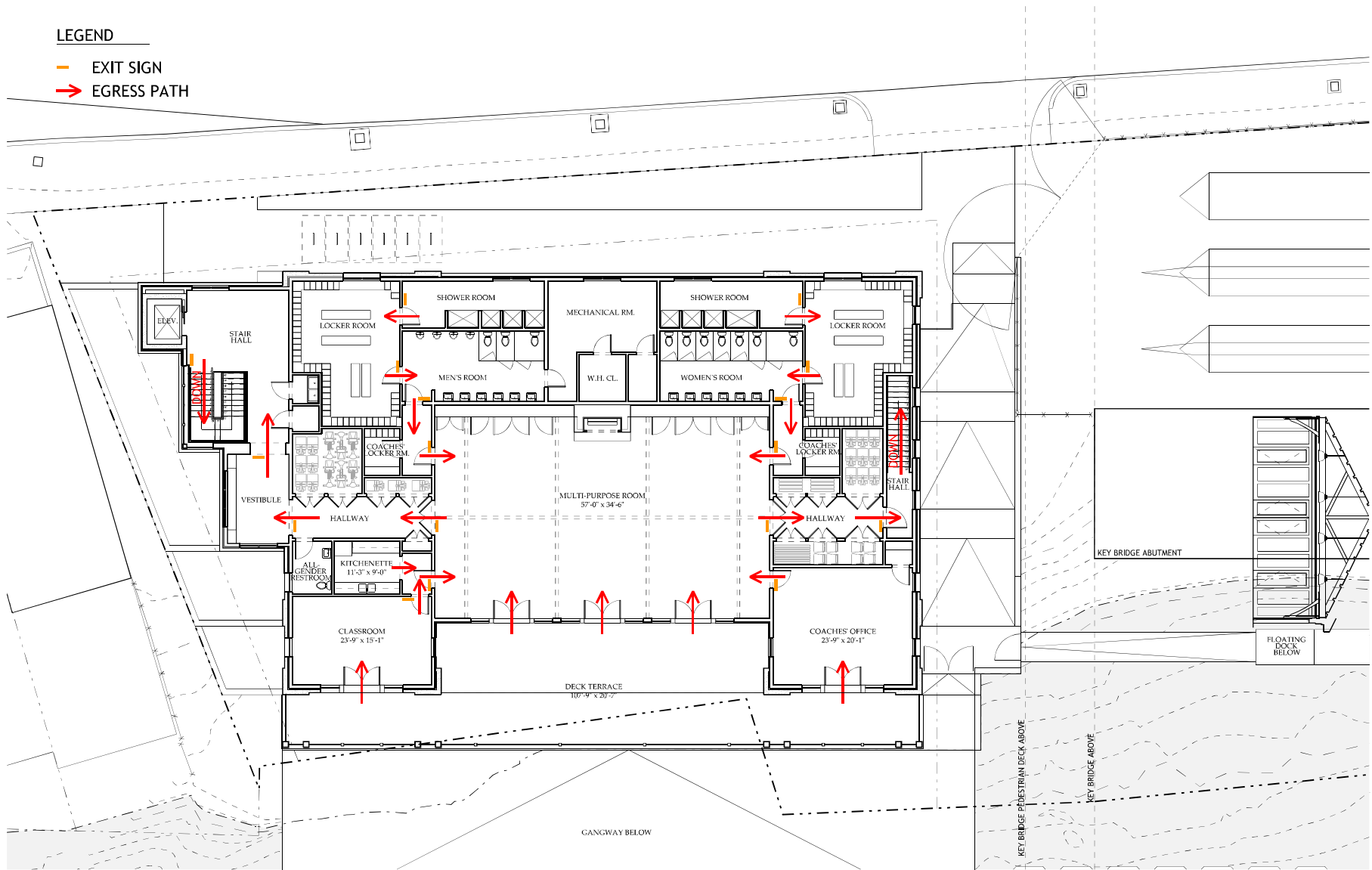
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SHEET NO.

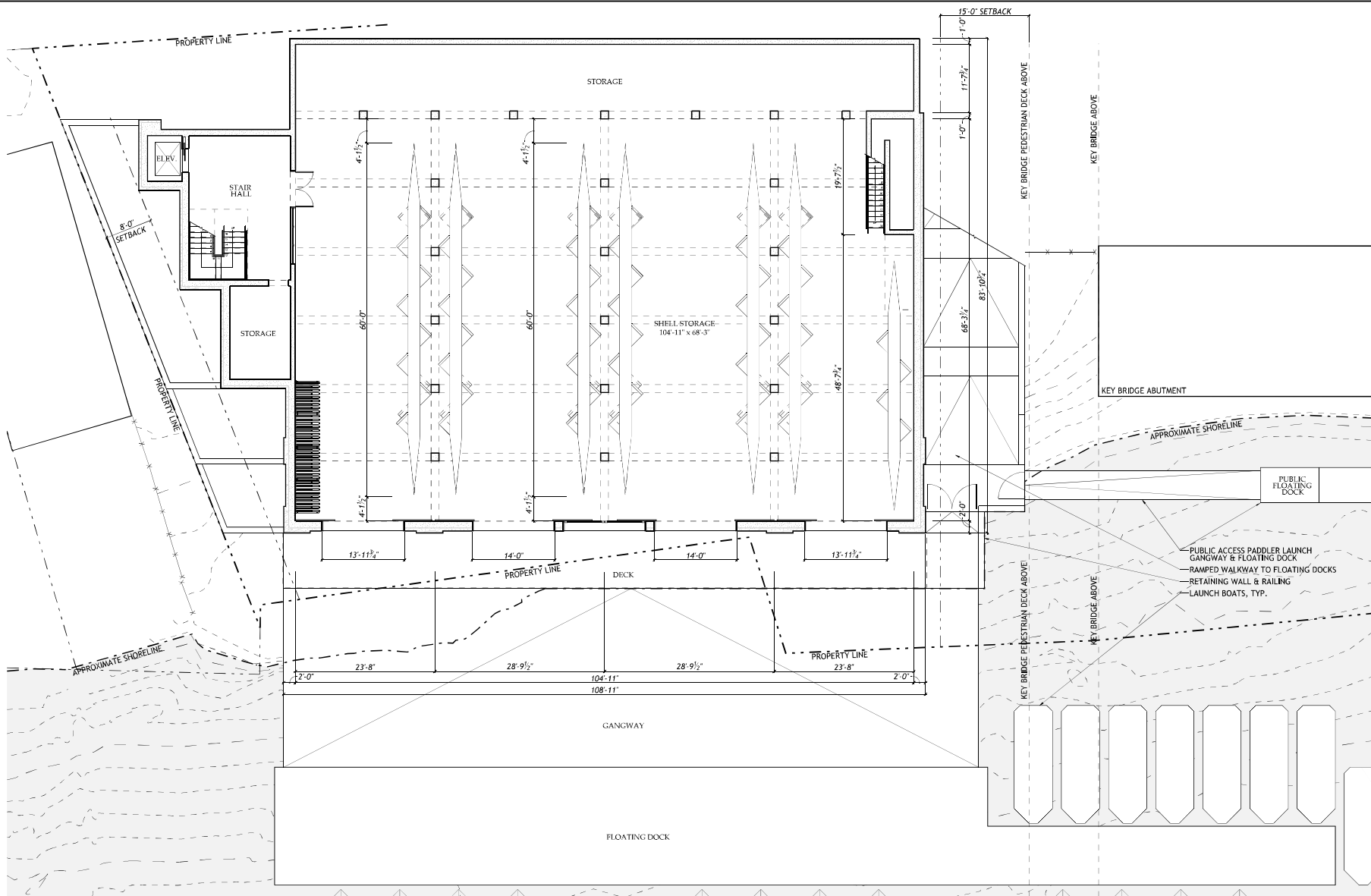
A012

LEGEND

- EXIT SIGN
- EGRESS PATH



1 SECOND LEVEL EVACUATION PLAN
A013 SCALE: 1/16" = 1'-0"



1
A100

GROUND LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"



GROUND LEVEL
FLOOR PLAN

SCALE: 1/16" = 1'-0"

SHEET NO.

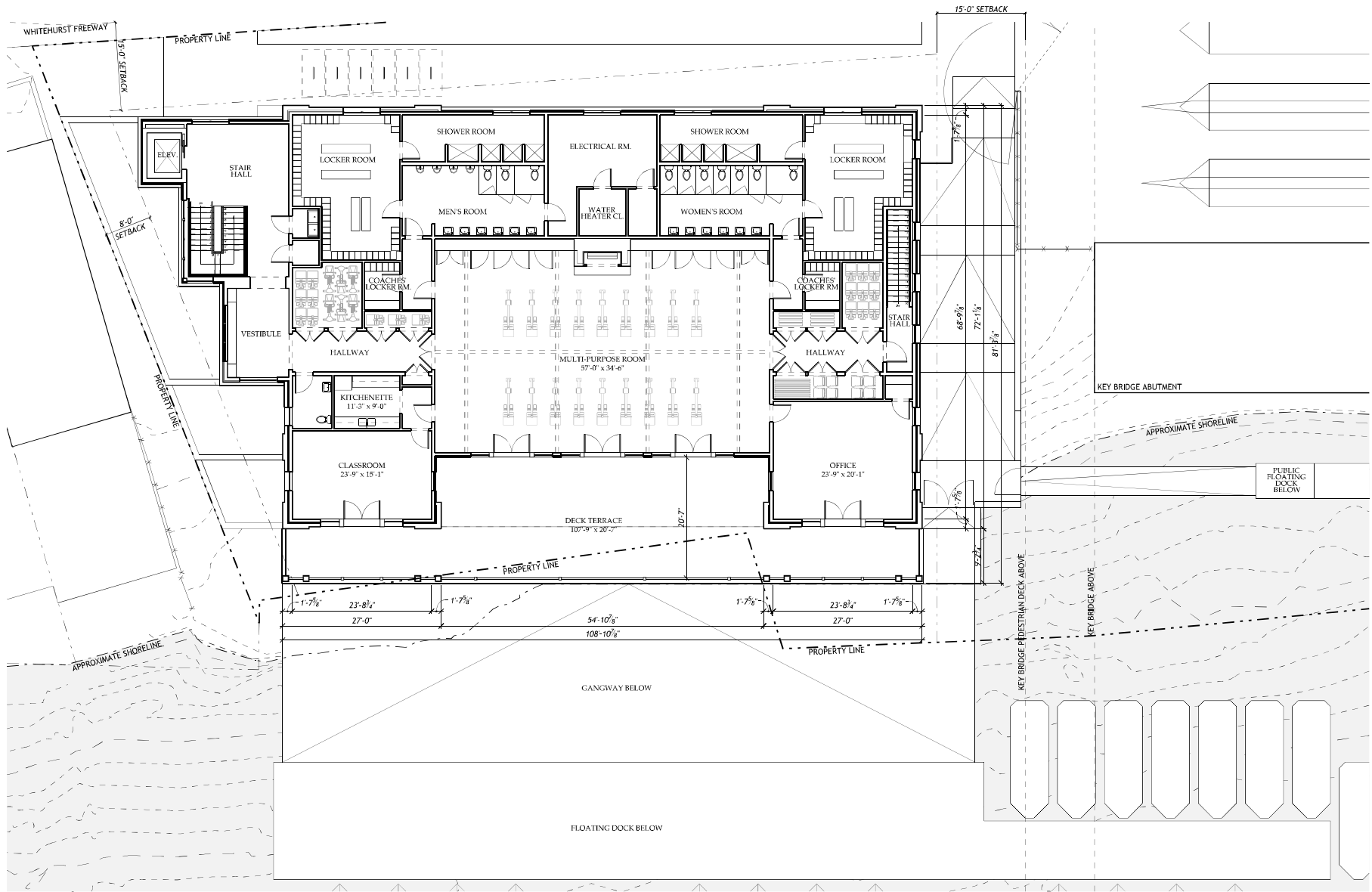
A100

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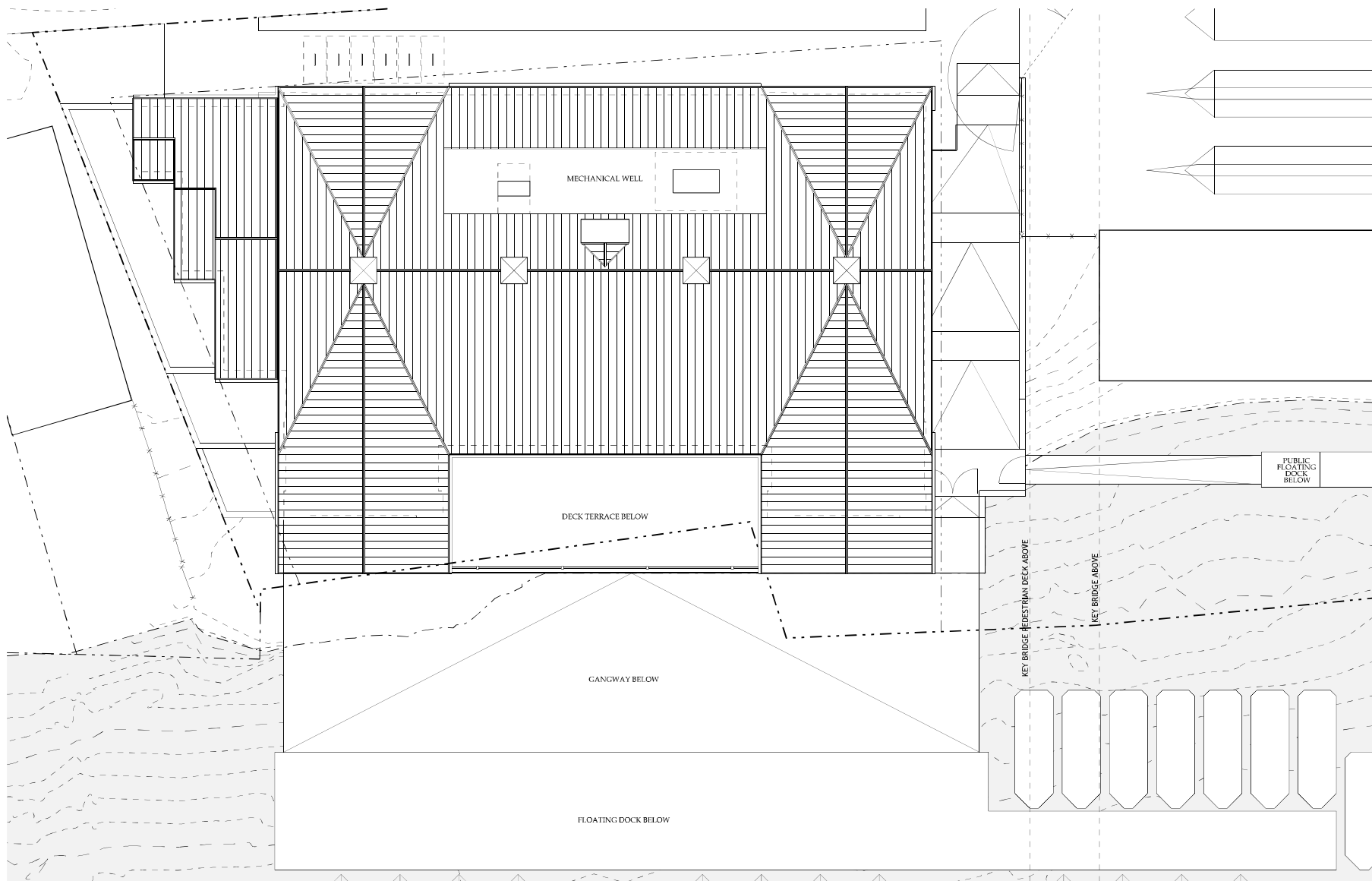
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1 SECOND LEVEL FLOOR PLAN
 A102 SCALE: 1/16" = 1'-0"



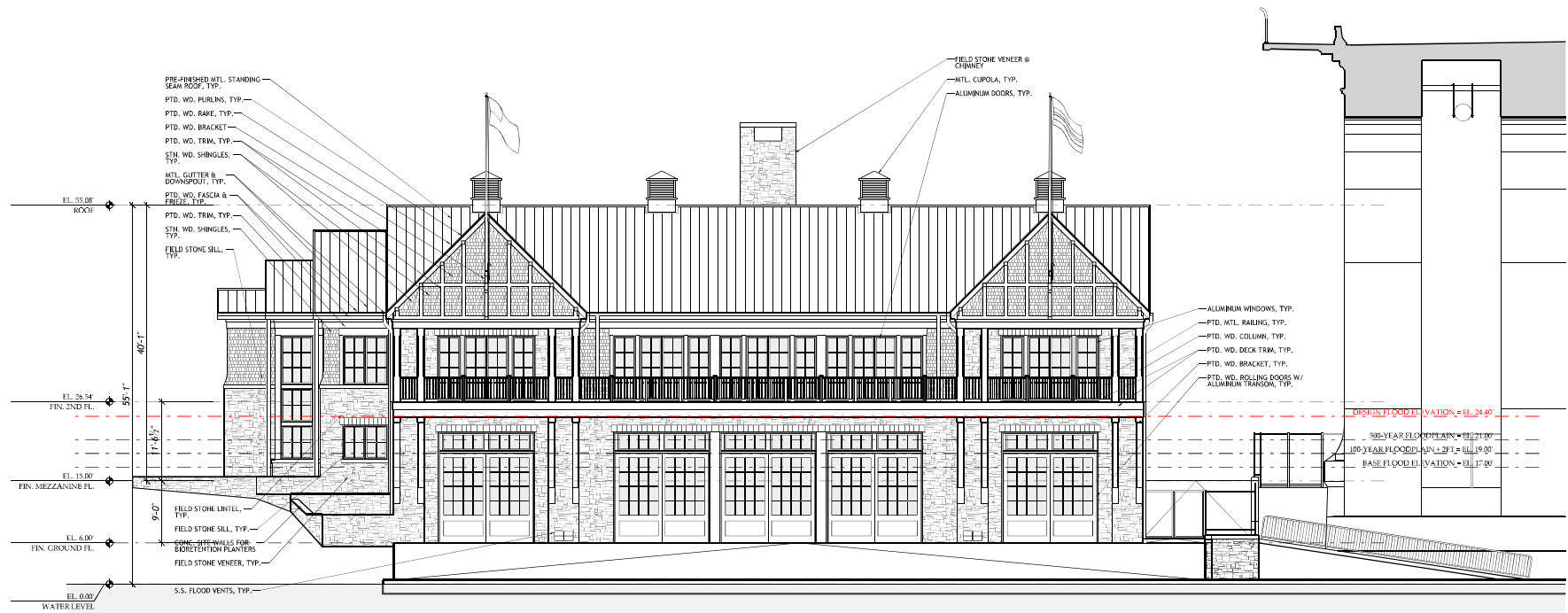
1
A103

ROOF PLAN

SCALE: 1/16" = 1'-0"



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24.07	
ROOF PLAN	SCALE: 1/16" = 1'-0"
SHEET NO. A103	



FLEXIBILITY REQUESTED TO MODIFY FINAL
 DESIGN AND MATERIALS TO RESPOND TO
 INPUT FROM HISTORIC PRESERVATION AND
 FLOODPLAIN MANAGEMENT OFFICIALS

1 SOUTH EXTERIOR ELEVATION
 SCALE: 1/16" = 1'-0"

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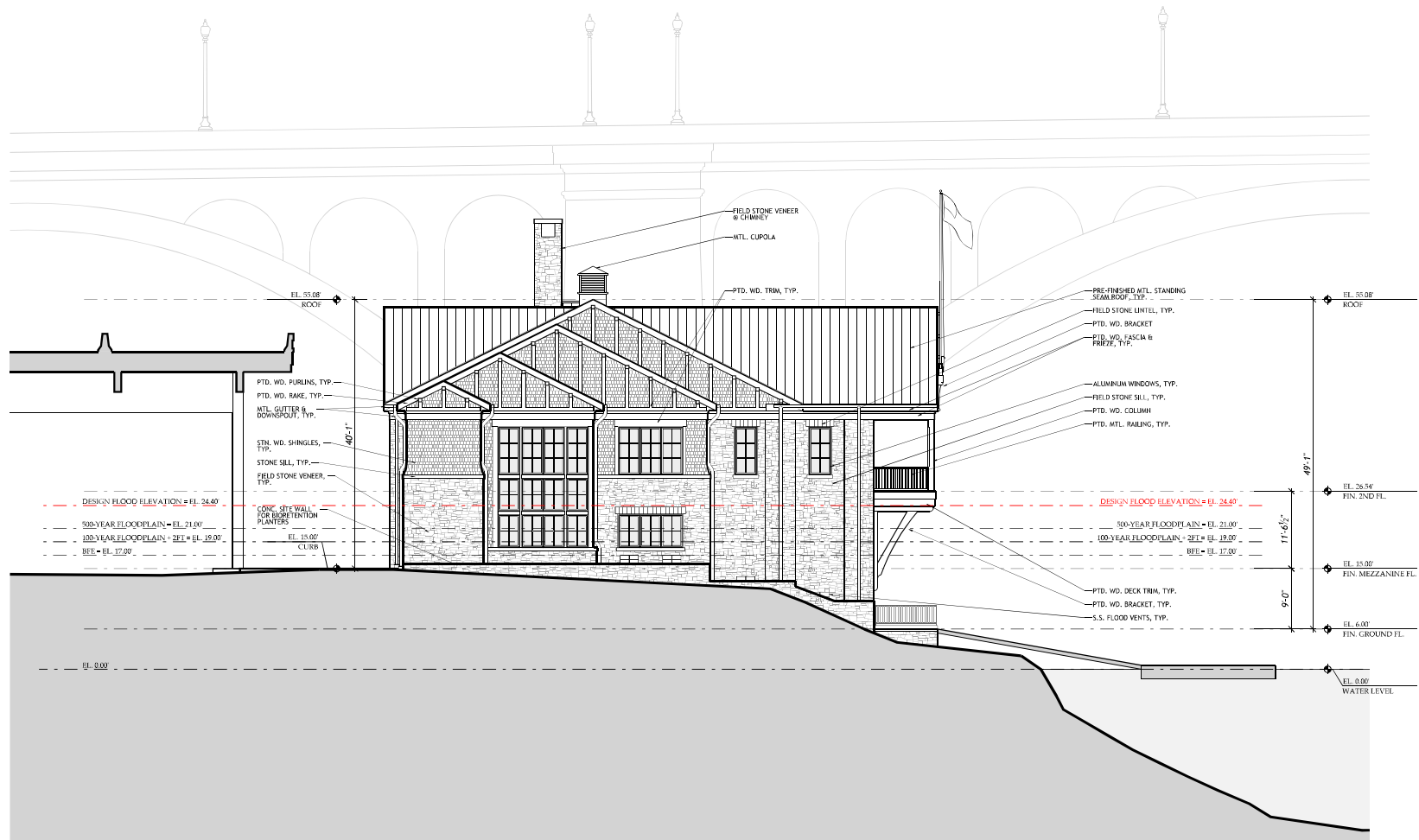
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24.07

SOUTH EXTERIOR
ELEVATION

SCALE: 1/16" = 1'-0"

SHEET NO.
 A201



FLEXIBILITY REQUESTED TO MODIFY FINAL DESIGN AND MATERIALS TO RESPOND TO INPUT FROM HISTORIC PRESERVATION AND FLOODPLAIN MANAGEMENT OFFICIALS

1 WEST EXTERIOR ELEVATION
A202 SCALE: 1/16" = 1'-0"

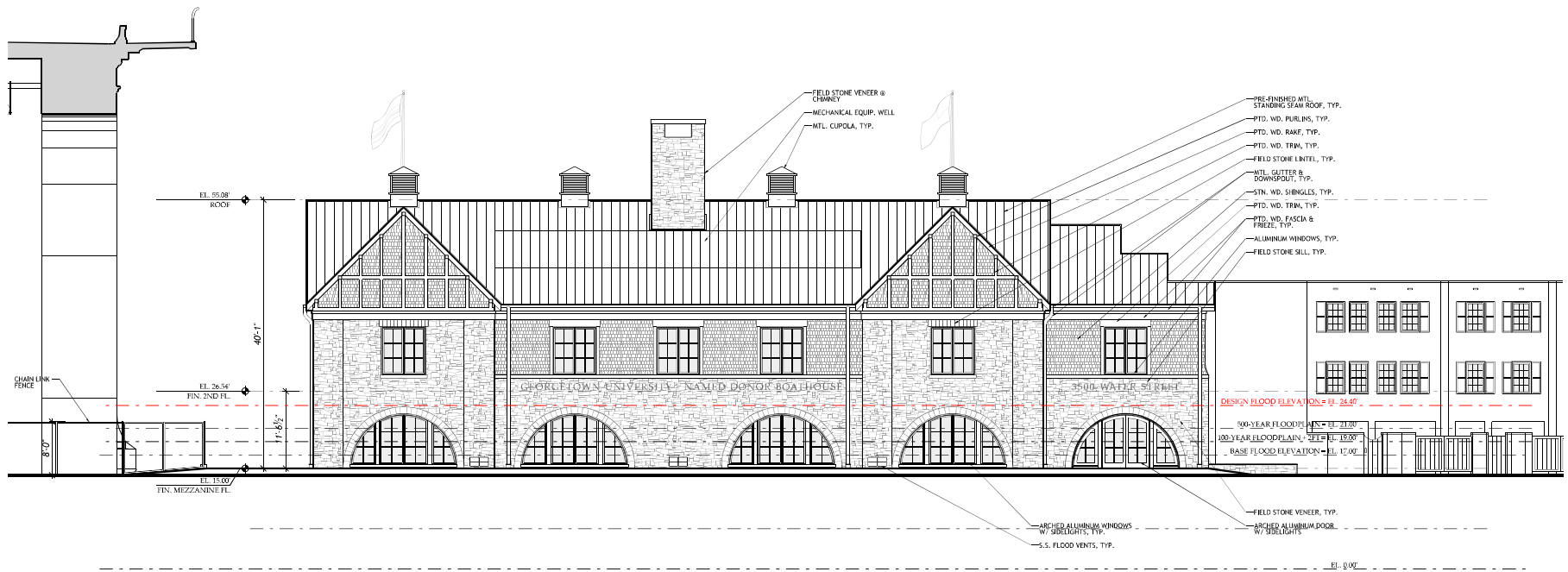
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WEST EXTERIOR
ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NO.
A202



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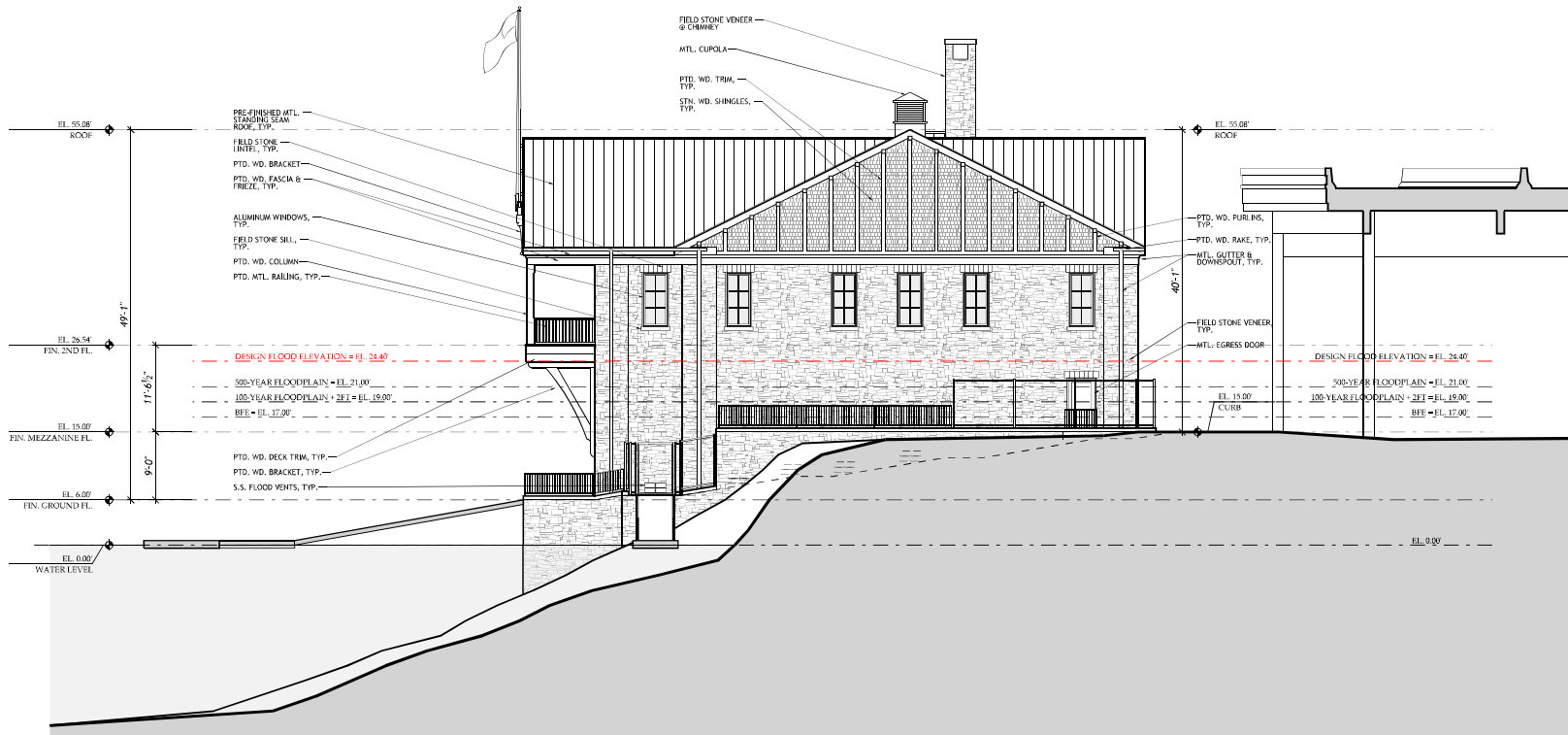
24.07

NORTH EXTERIOR
ELEVATION
SCALE: 1/16" = 1'-0"

SHEET NO.
A203

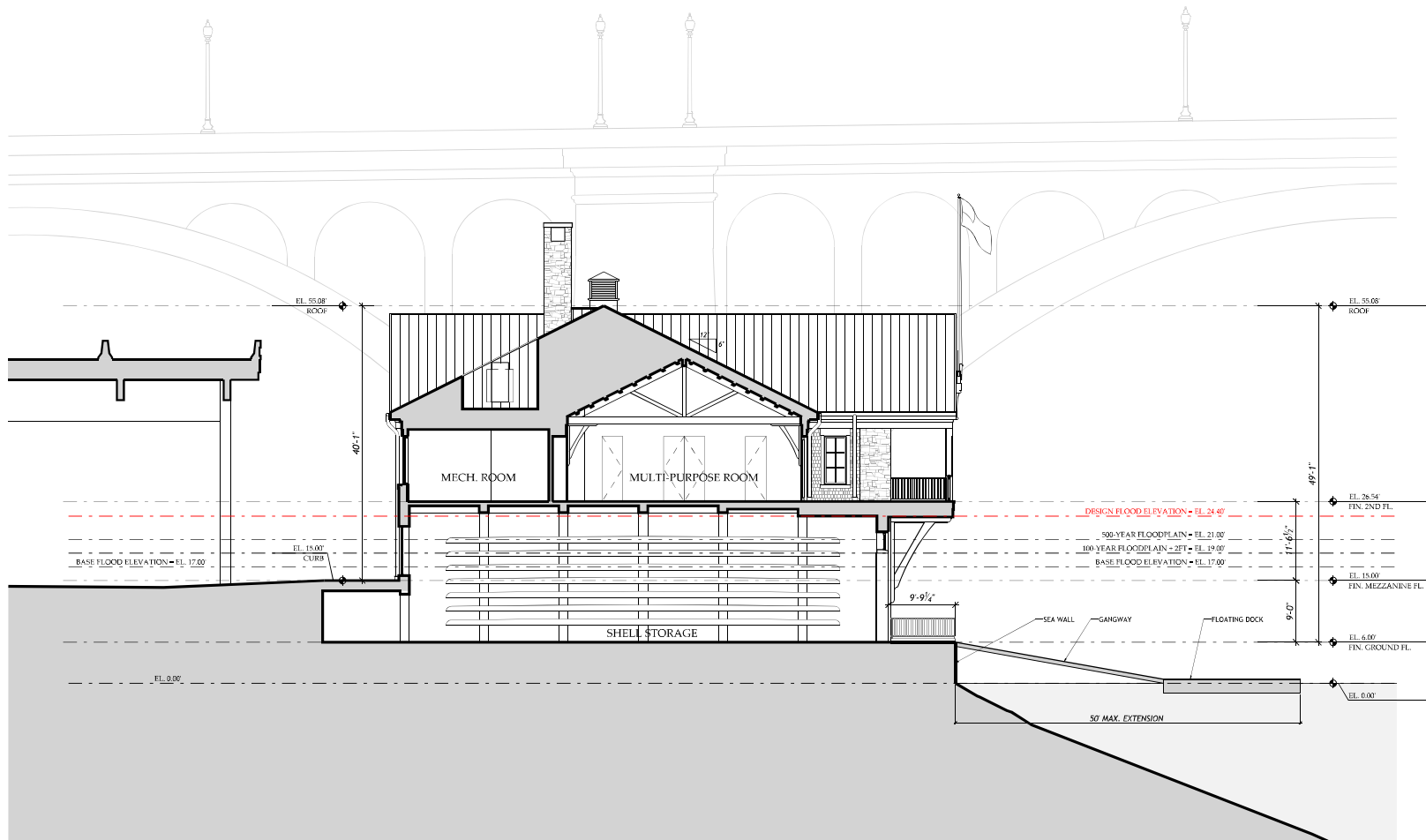
1 NORTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

FLEXIBILITY REQUESTED TO MODIFY FINAL
DESIGN AND MATERIALS TO RESPOND TO
INPUT FROM HISTORIC PRESERVATION AND
FLOODPLAIN MANAGEMENT OFFICIALS



FLEXIBILITY REQUESTED TO MODIFY FINAL DESIGN AND MATERIALS TO RESPOND TO INPUT FROM HISTORIC PRESERVATION AND FLOODPLAIN MANAGEMENT OFFICIALS

1 EAST EXTERIOR ELEVATION A204 SCALE: 1/16" = 1'-0"



1
A301

BUILDING SECTION

SCALE: 1/16" = 1'-0"

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BUILDING SECTION
SCALE: 1/16" = 1'-0"

SHEET NO.
A301