



— AREA OF PROJECT SITE

1
A001

AERIAL SITE PHOTO

ZONING COMMISSION
District of Columbia
CASE NO. 16-19
EXHIBIT NO. 3C1

AERIAL SITE PHOTO

SCALE: NTS

24.07

GEORGETOWN UNIVERSITY
NEW NON-MOTORIZED BOATHOUSE

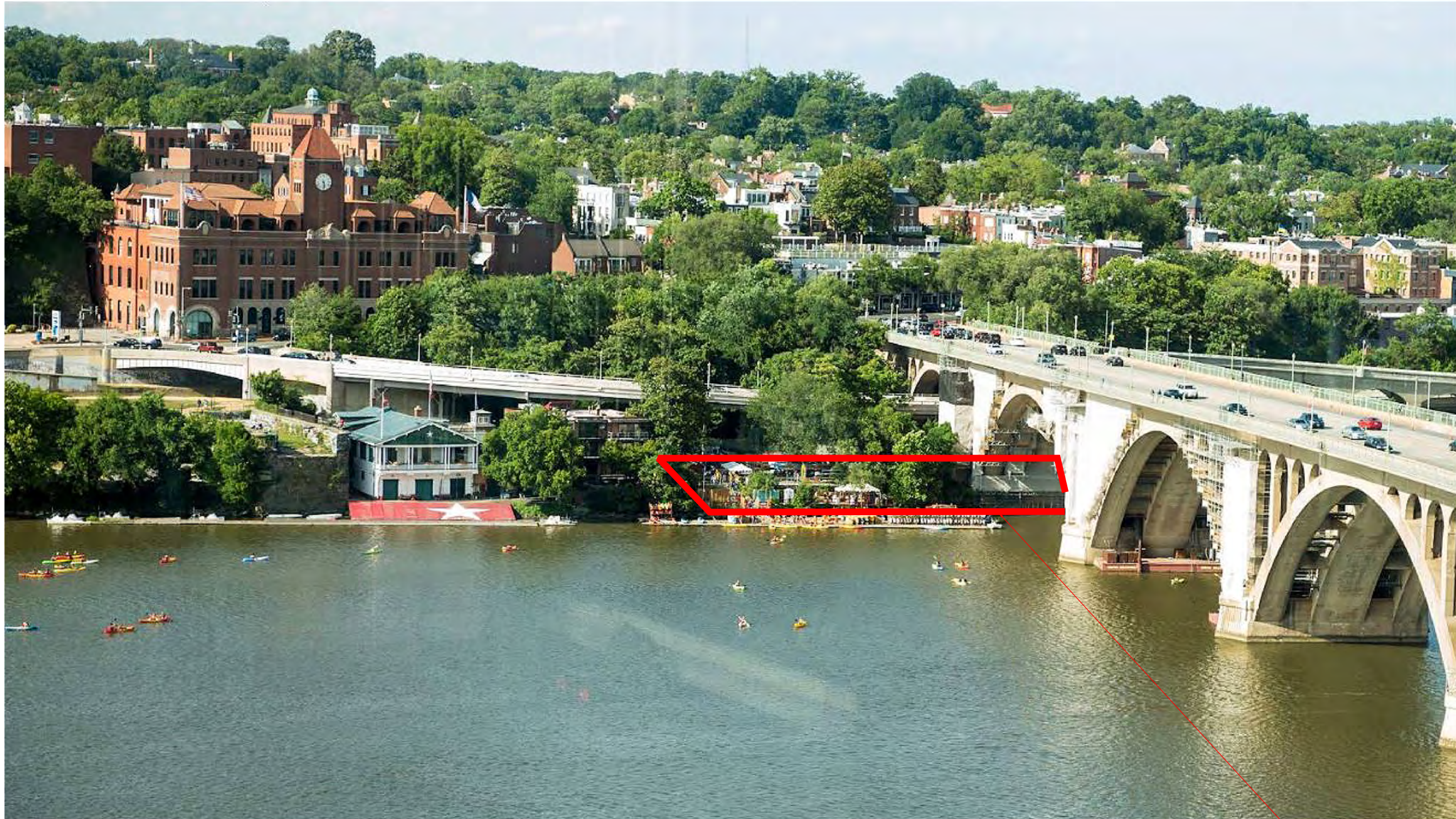
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NEW NON-MOTORIZED BOATHOUSE

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ARCHITECTS
7401 Wisconsin Avenue, Suite 500, Bethesda, MD 20814
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SHEET NO.
A001



— 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

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1
A004

WATER STREET SITE PHOTO - LOOKING EAST

AREA OF PROJECT SITE

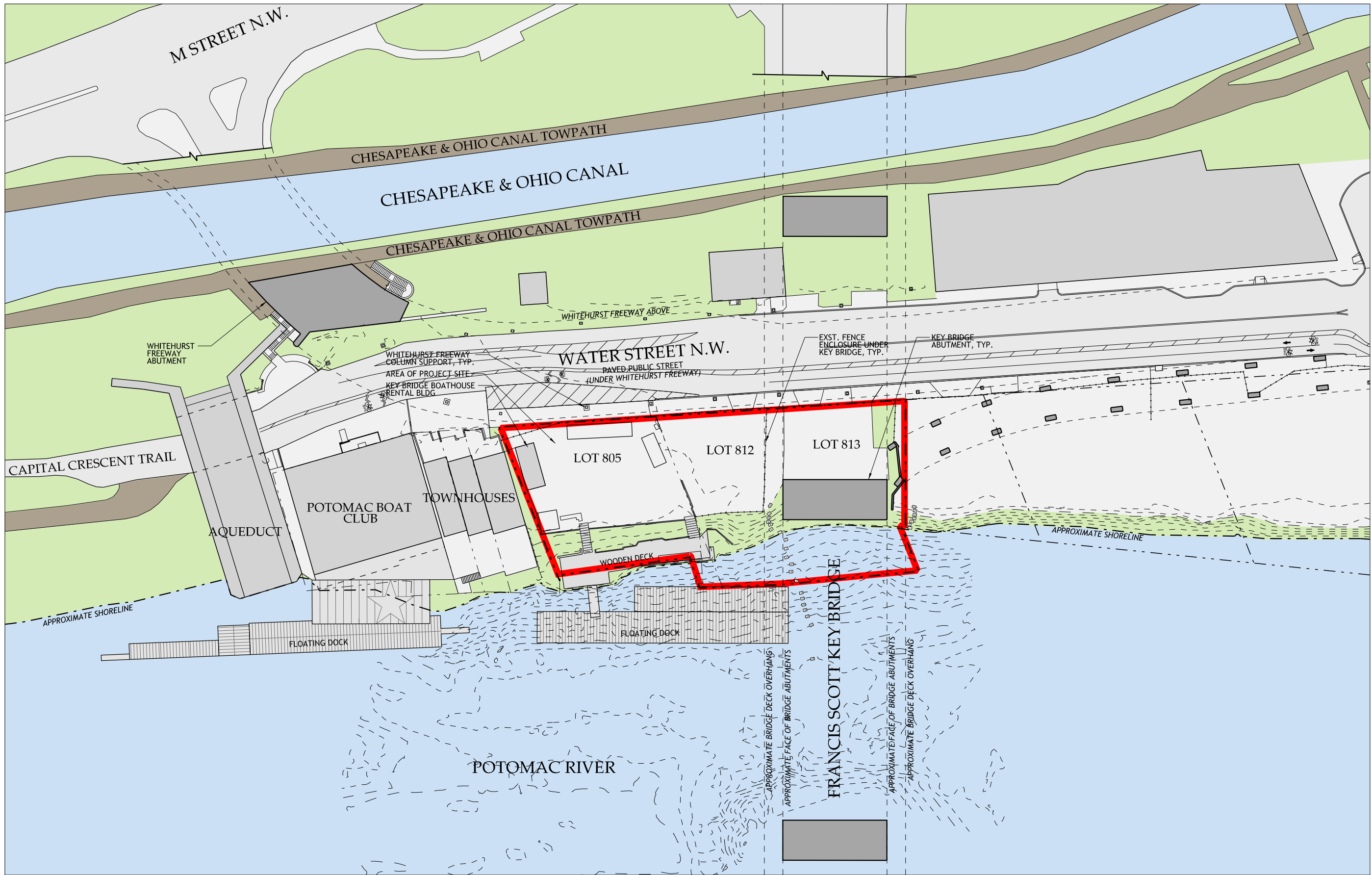
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WATER STREET SITE
PHOTO
SCALE: NTS

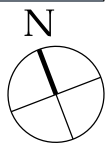
SHEET NO.
A004



1
A005

EXISTING SITE PLAN

SCALE: 1" = 60'-0"

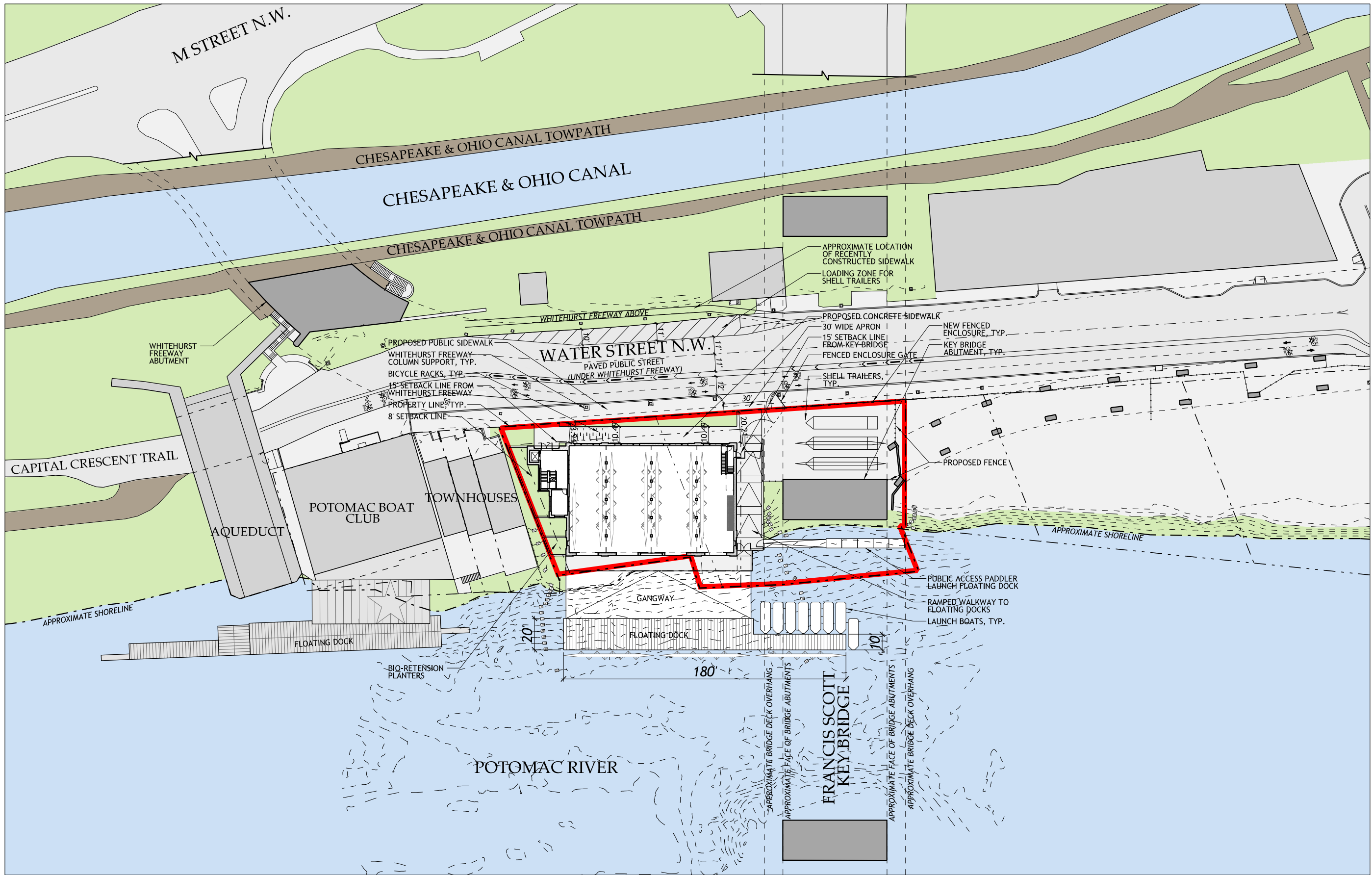


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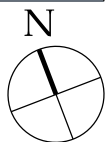
EXISTING SITE PLAN
 SCALE: 1" = 60'-0"
 SHEET NO.
A005



1
A006

PROPOSED SITE PLAN

SCALE: 1" = 60'-0"



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PROPOSED SITE PLAN

SHEET NO.
A006

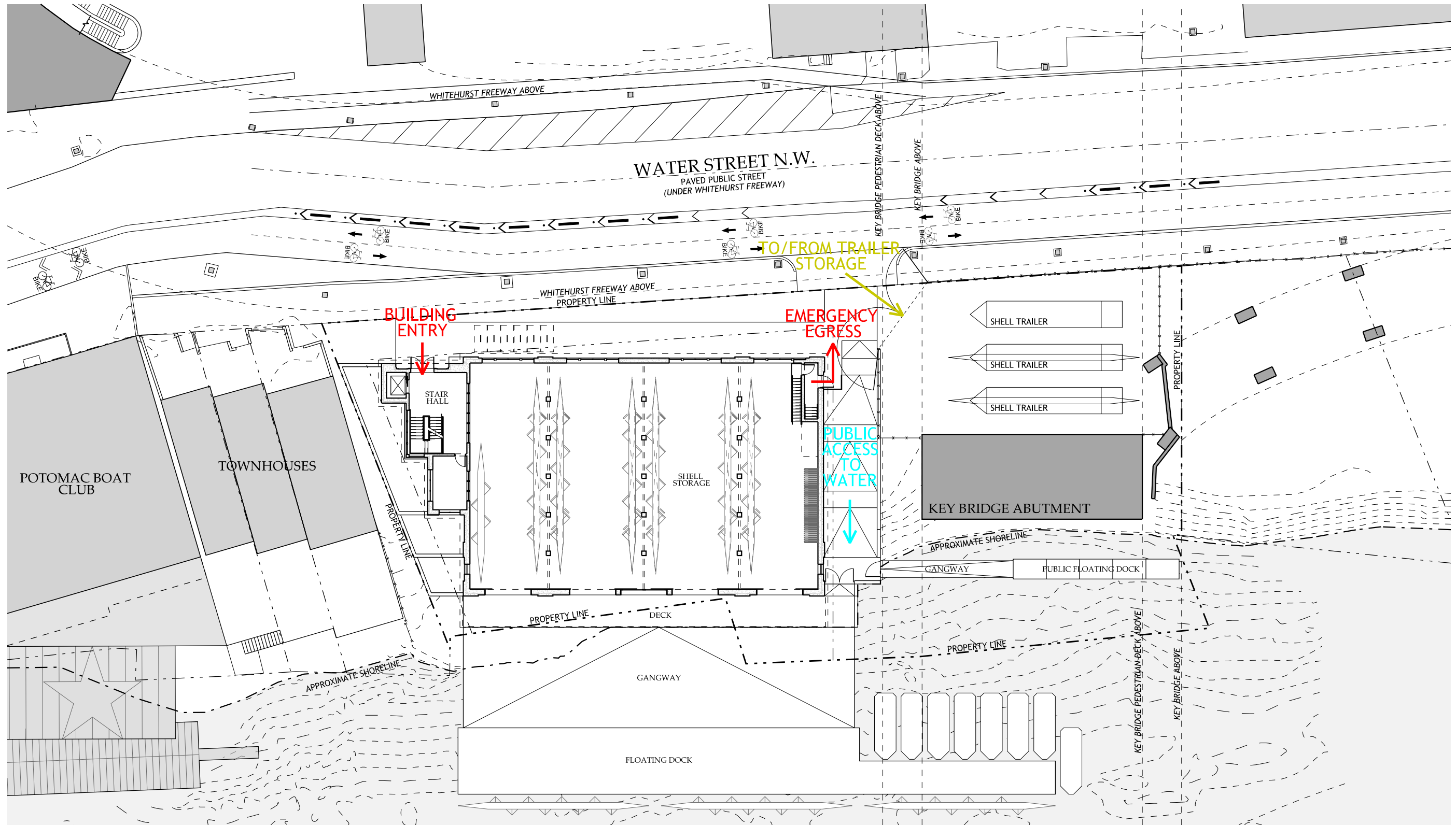
SCALE: 1" = 60'-0"

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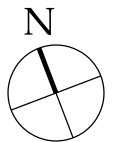
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LEGEND

- ➔ 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:	
LOT 812:	5,356 SF
LOT 813:	8,645 SF
LOT 805:	9,391 SF
LOT 806:	240 SF
Portion of 35th St. NW:	1,472 SF
LOT TOTAL:	25,104 SF
SUBTRACTED KEY BRIDGE AREA :	10,116 SF

BOATHOUSE PARCEL:	
LOT 805:	9,391 SF
LOT 806:	240 SF
LOT 812:	5,356 SF
LOT TOTAL:	14,987 SF

STORAGE PARCEL:	
LOT 813:	8,645 SF
Portion of 35th St. NW:	1,472 SF
LOT TOTAL:	10,117 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:	39'-0 1/2"
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:	NO SIDE YARD IS 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	

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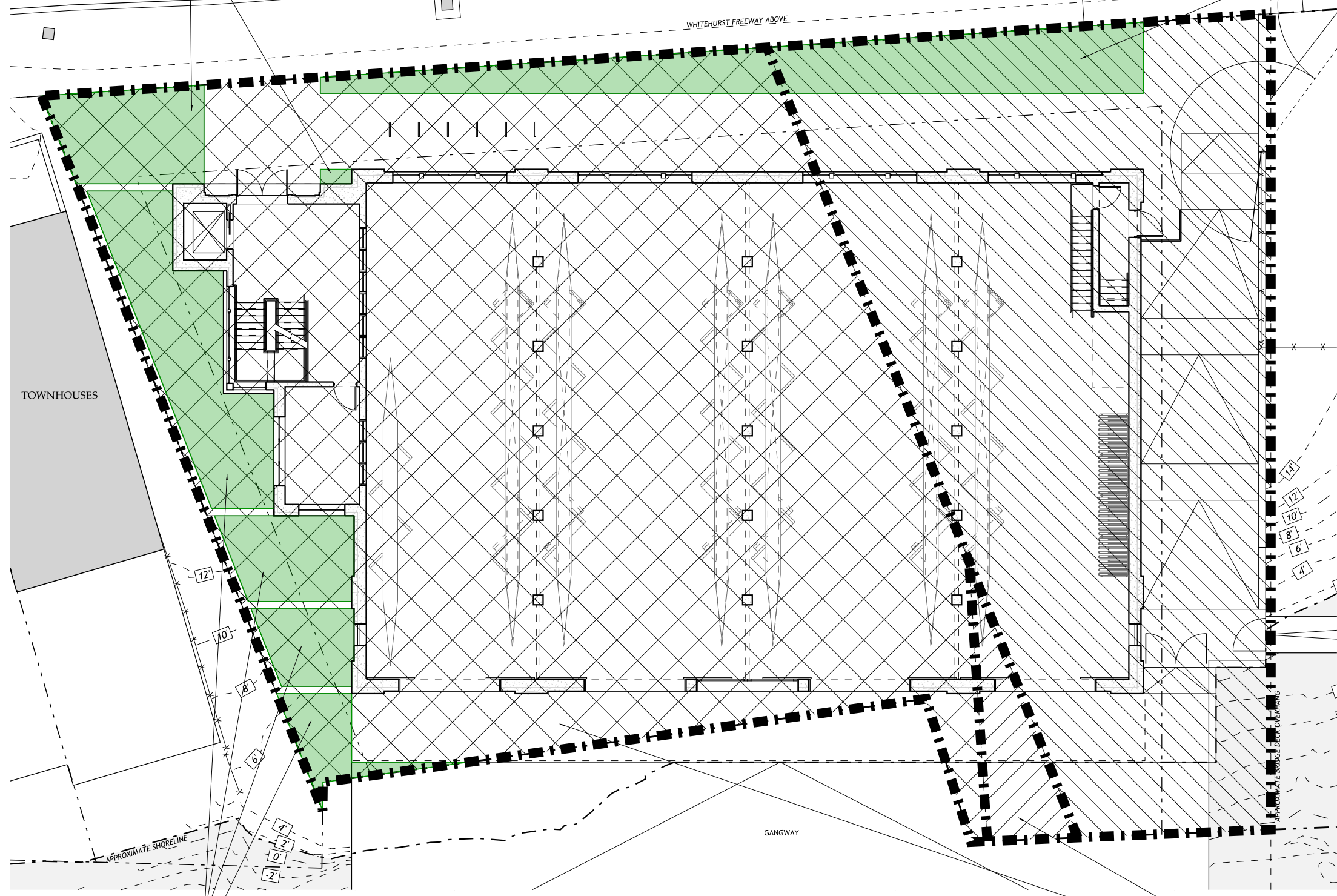
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 ZONING DATA TABLE
 SCALE: AS NOTED
 SHEET NO.
A008

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



BIORETENTION: 724 SF
 LANDSCAPE AREA: 116 SF

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

$\frac{GFA = 13,523 SF}{LOT AREA = 14,988 SF} = 0.90 FAR$

GREEN AREA RATIO (GAR)

GREEN AREAS (NOT INCLUDING BIORETENTION)
 1,029 SF x (0.6+0.2) = 823 SF
 BIORETENTION AREAS
 724 SF x (0.4+0.2) = 434 SF

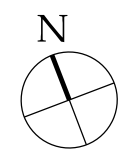
 823 SF + 434 SF
 TOTAL GREEN AREA = 1,257 SF

 $\frac{GREEN AREA = 1,257}{LOT AREA = 14,988} = 0.084 GAR$

LEGEND

PROPERTY LINE	
LOT 812	
LOT 805	
LOT 806	
LANDSCAPED AREA	

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



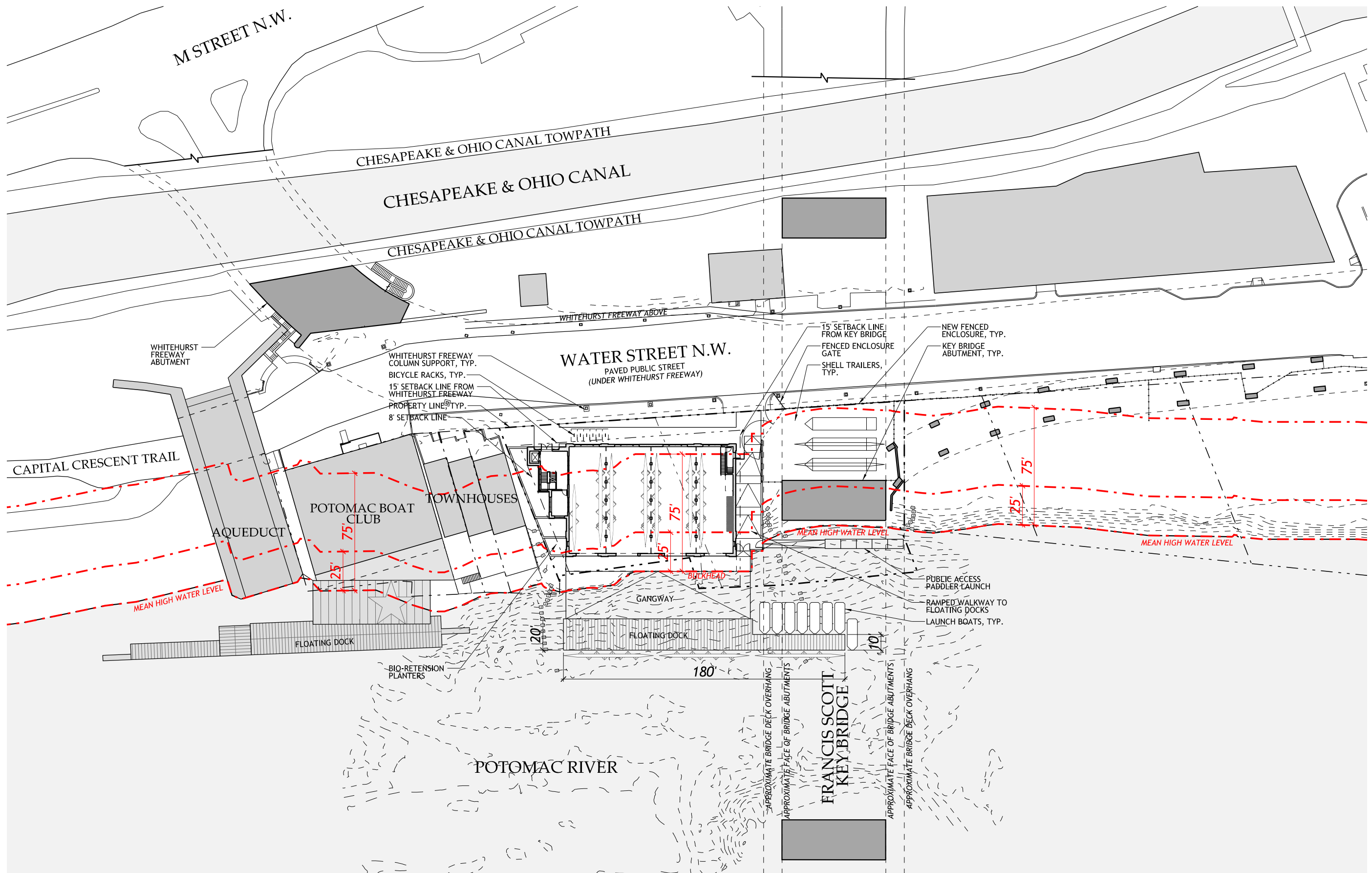
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ZONING
 TABULATION
 SCALE: 1/16" = 1'-0"

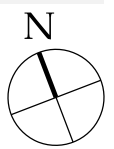
SHEET NO.
A009



1
A010

WATERFRONT SETBACK SITE PLAN

SCALE: 1" = 60'-0"



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WATERFRONT
 SETBACK SITE PLAN
 SCALE: 1" = 60'-0"

SHEET NO.
A010