

# 3401 WATER STREET NW

BZA SUBMISSION

06.05.2020

**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 40 Spaces  
 Bike Parking  
 Long term= 18 Spaces  
 Short Term= 7 Spaces  
 Loading = 1 Space  
 Delivery = 1 Space

**DRAWING INDEX**

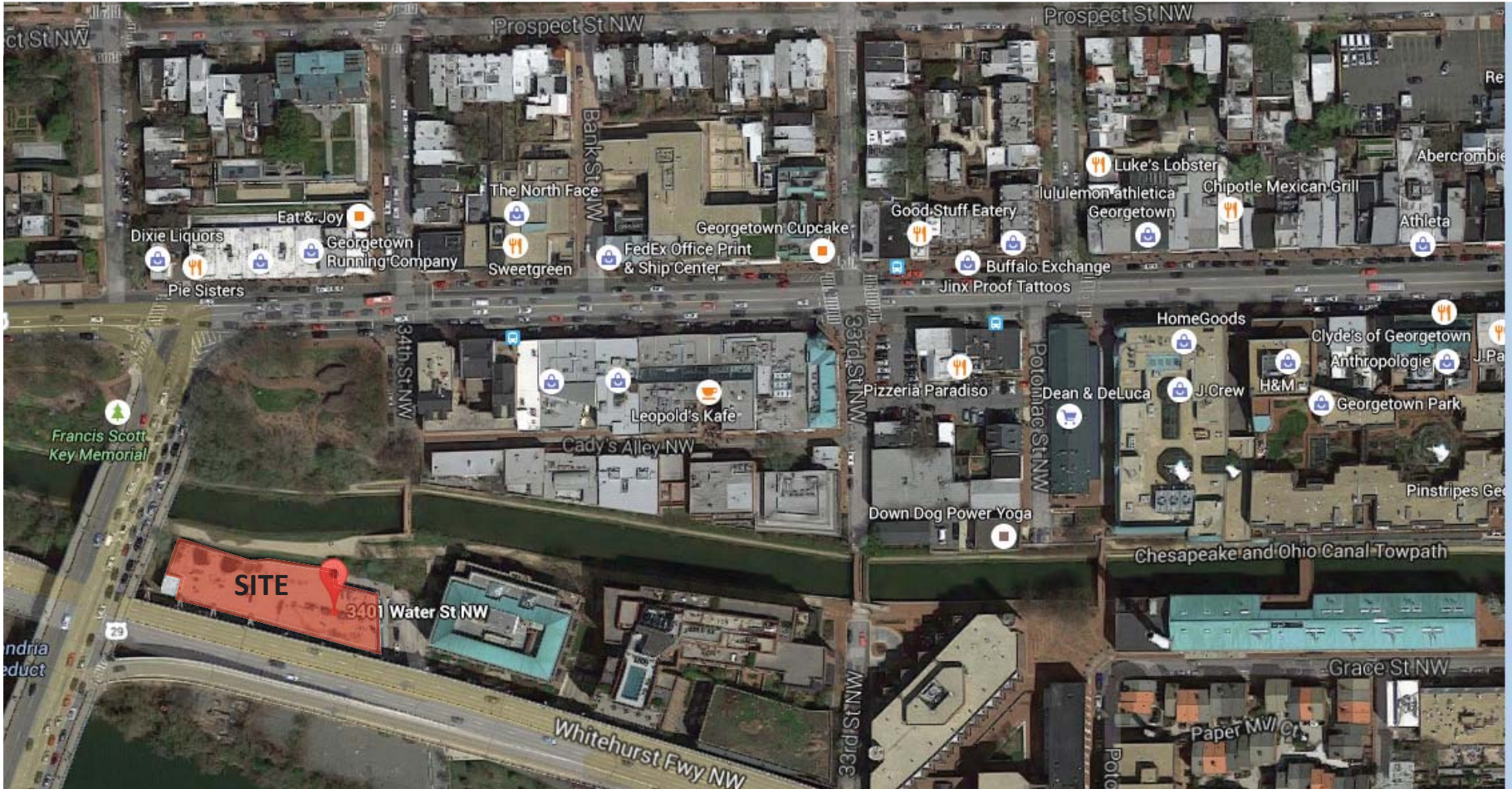
INDEX	2
SITE PICTURES	4
SITE PICTURES	5
SITE PICTURES	6
SITE PICTURES	7
PLAT	8
PROPOSED SITE PLAN	9
PROPOSED PLAN- P1 WATER STREET NW	10
PROPOSED PLAN- SECOND FLOOR- CANAL MAIN ENTRANCE	11
PROPOSED PLAN- 3RD - 6TH FLOOR	12
PROPOSED PLAN- 7TH FLOOR	13
PROPOSED PLAN- ROOF PLAN	14
PROPOSED UPPER ROOF PLAN	15
SOUTH AND EAST ELEVATIONS	16
NORTH AND WEST ELEVATIONS	17
CROSS SECTION	18

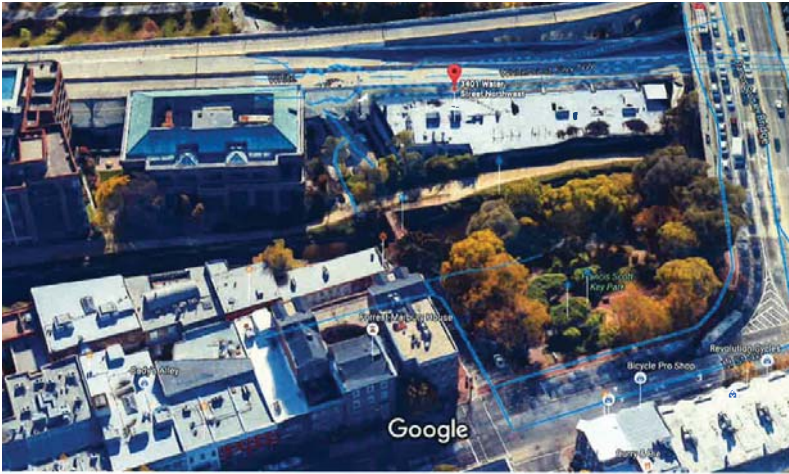
**Unit Count**

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
<b>Total</b>		<b>7 54</b>

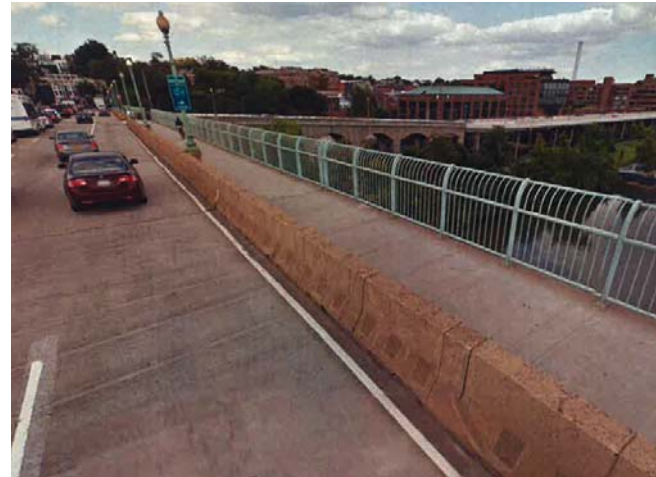
**FAR**

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
<b>TOTAL</b>	<b>8</b>	<b>81,280 SF</b>





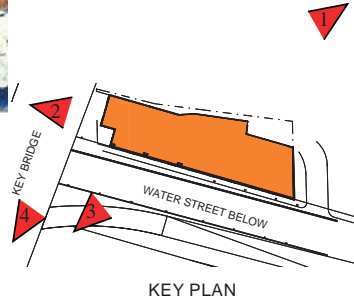
SITE PICTURE 1



SITE PICTURE 4



SITE PICTURE 2



KEY PLAN



SITE PICTURE 3



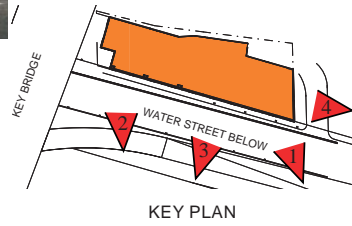
SITE PICTURE 1



SITE PICTURE 4



SITE PICTURE 2



KEY PLAN



SITE PICTURE 3



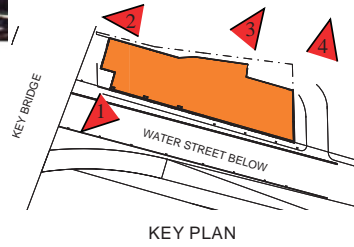
SITE PICTURE 1



SITE PICTURE 4



SITE PICTURE 2



SITE PICTURE 3



SITE PICTURE 1



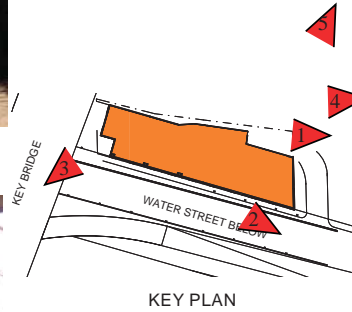
SITE PICTURE 5



SITE PICTURE 2



SITE PICTURE 3



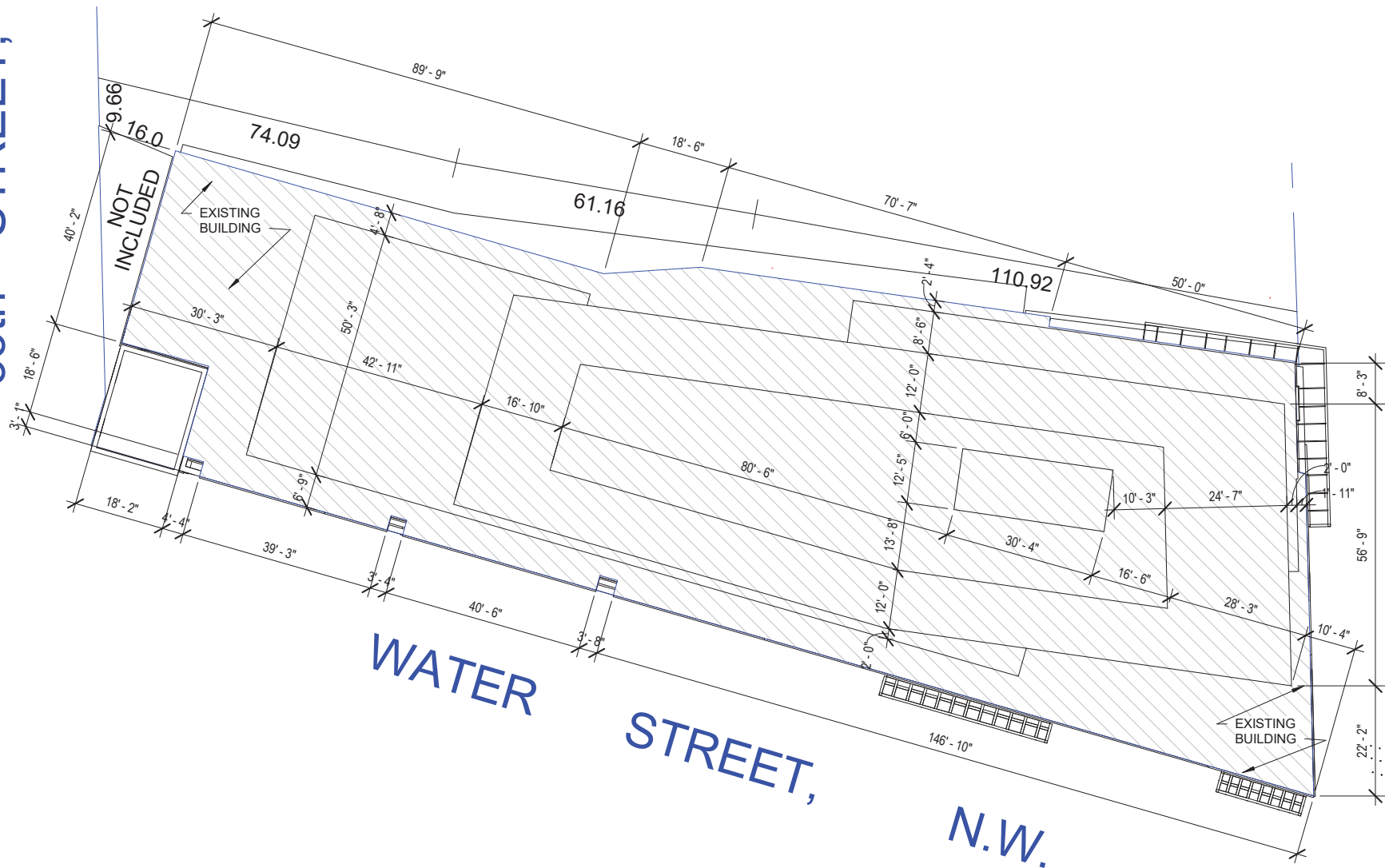
KEY PLAN



SITE PICTURE 4

35th STREET,

34th STREET, N.W.



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.



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

3401 WATER STREET NW

BZA SUBMISSION

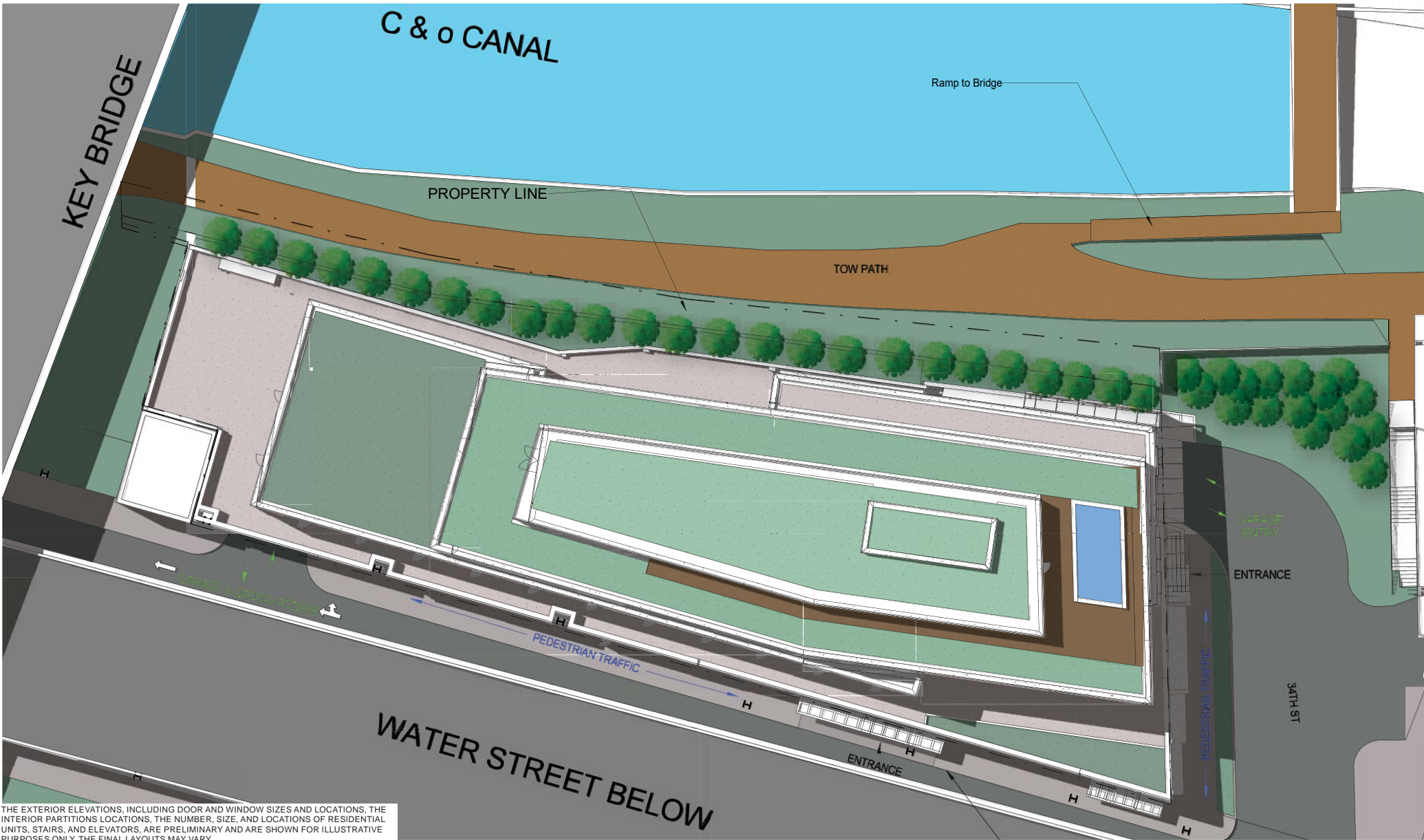
06.05.2020

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006 PG 8



99988\_02





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.



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

3401 WATER STREET NW  
BZA SUBMISSION

06.05.2020  
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006



PG 9



9998\_02

C & O CANAL ABOVE

PROPERTY LINE

18 long term bike spaces  
802.1 Subtitle C

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

No  
Lockers/  
Showers

GENERATOR

MAIN ELEC RM

STORAGE

10x20  
Service  
Delivery

Need relief from 712.5,  
subtitle C Aisle and size  
requirement

16' - 0"  
Drive Aisle

OUT PARCEL

12x30  
Loading  
Space

Platform

WATER RM

FIRE PUMP

GAS METER

FITNESS RM

Mail

Lobby

Lease Space

+15' - 0"

Trash

PROPERTY LINE

H

H

H

H

WATER STREET

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

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

EXISTING STRUCTURE TO REMAIN

NEW STRUCTURE



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.

PROPOSED PLAN- P1 WATER STREET NW

3401 WATER STREET NW

06.05.2020

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

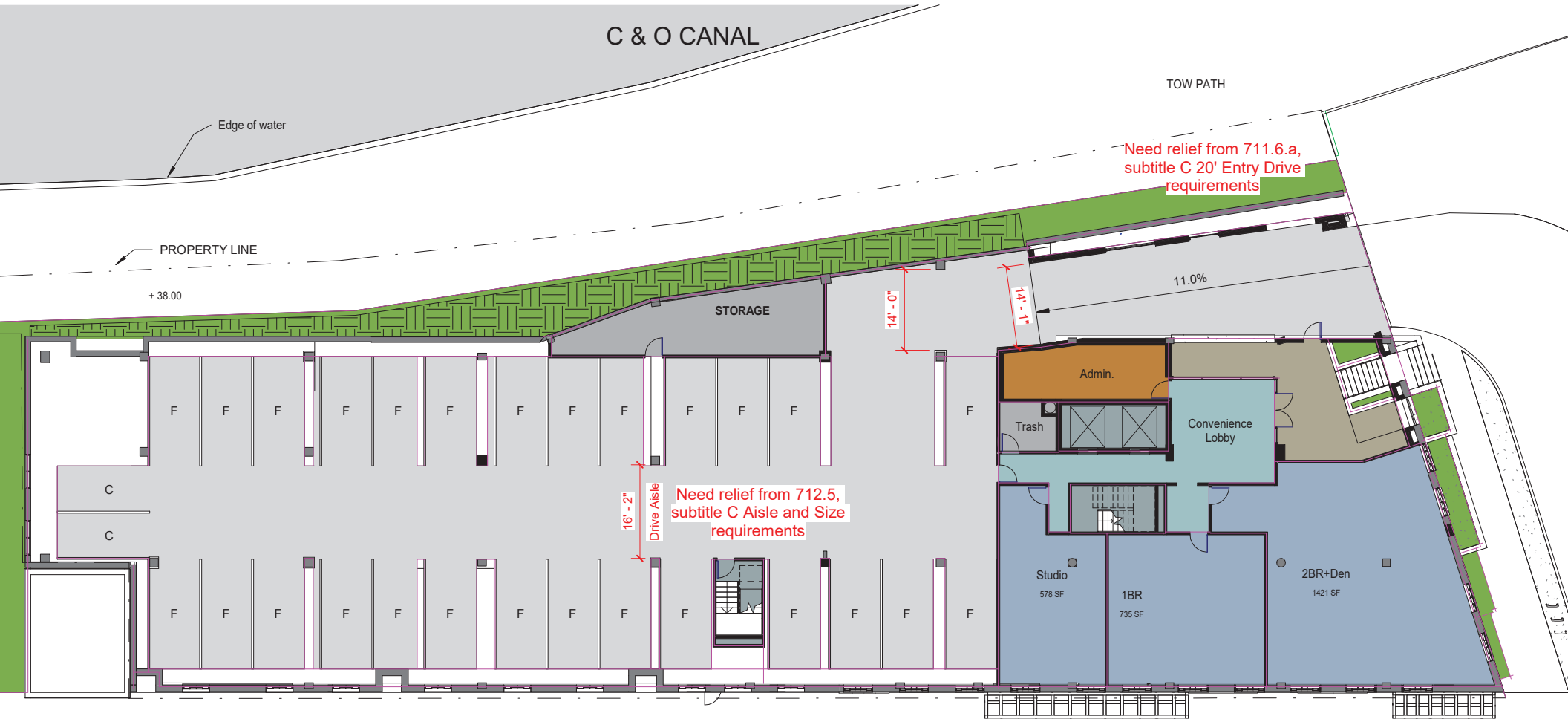
BZA SUBMISSION

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

PG 10



9998.02



WATER STREET BELOW

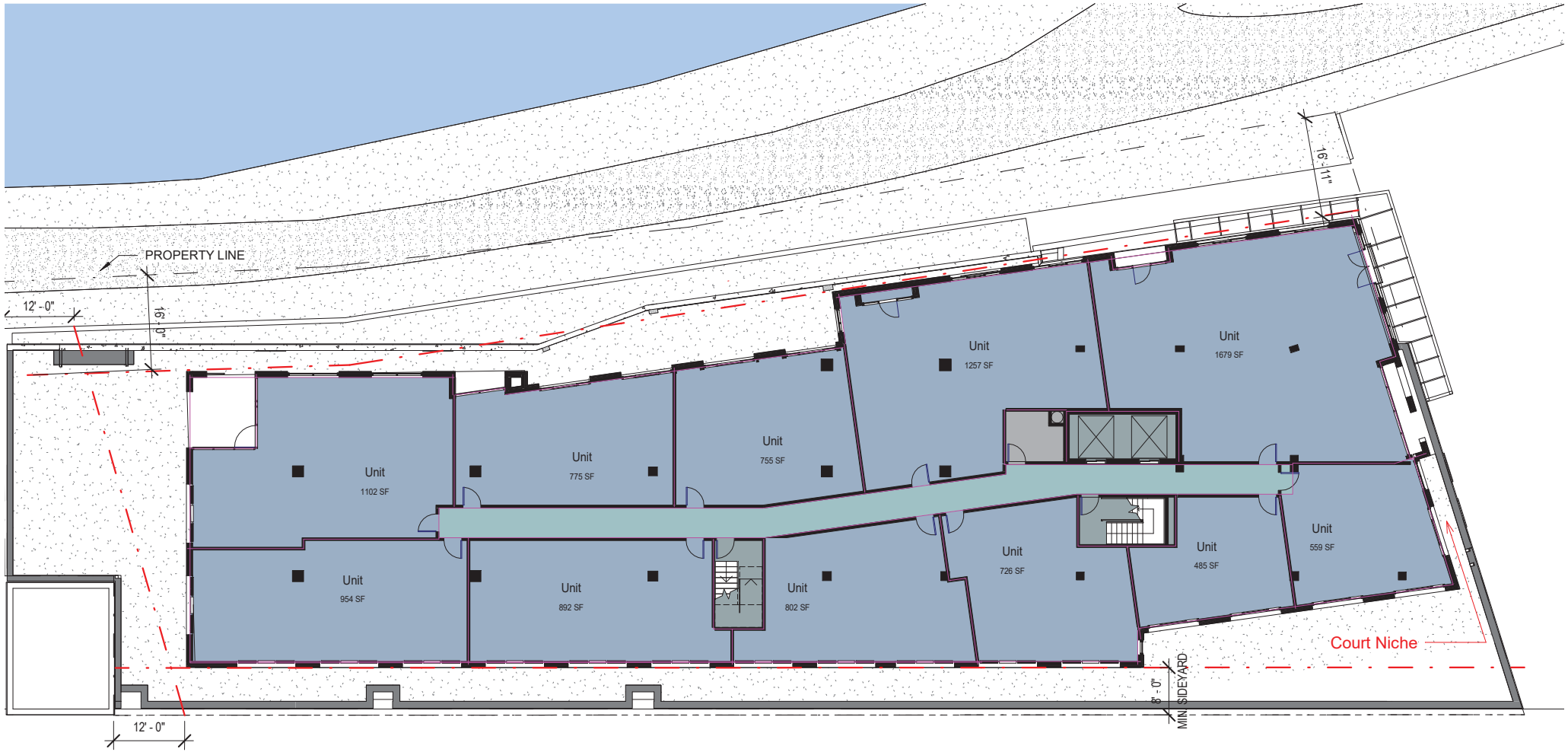
EXISTING STRUCTURE TO REMAIN

NEW STRUCTURE



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.





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.

PROPOSED PLAN- 3RD - 6TH FLOOR

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

3401 WATER STREET NW

BZA SUBMISSION

06.05.2020

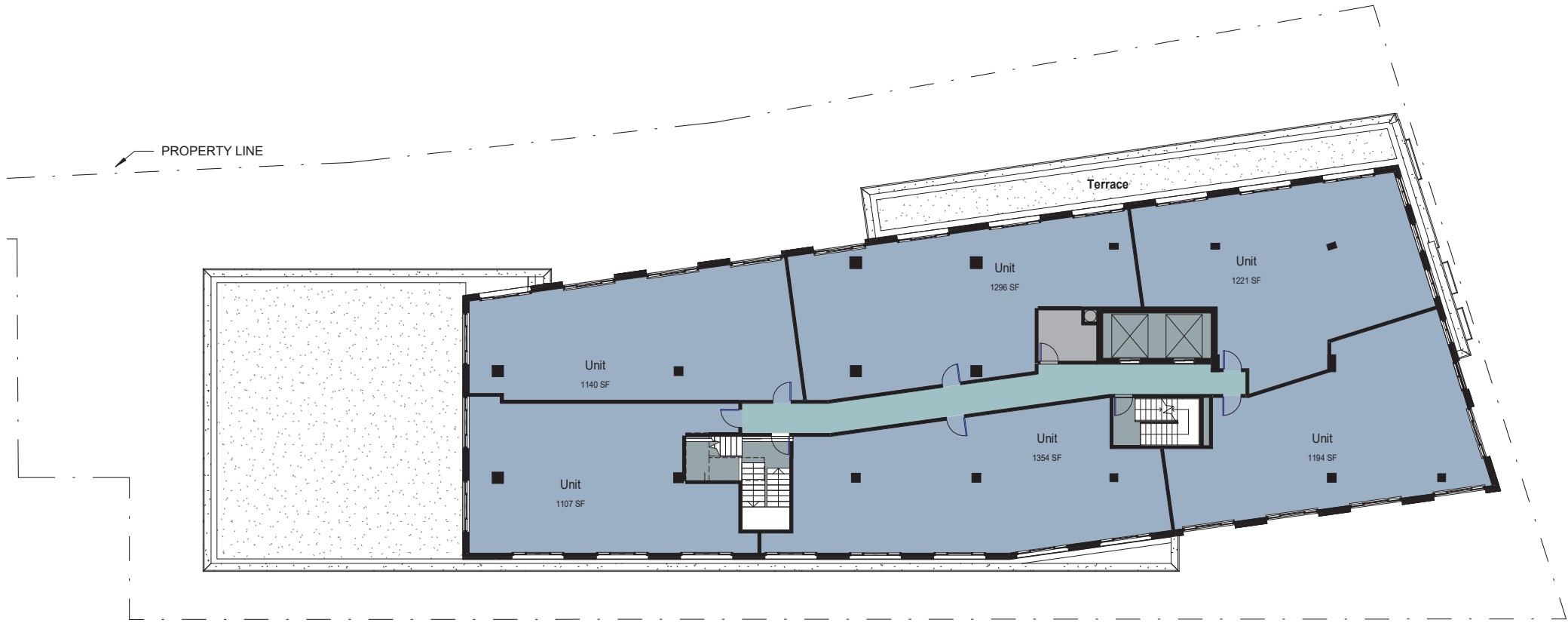
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006



PG 12



# C & O CANAL BELOW



# WATER STREET BELOW



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.



PROPOSED PLAN- 7TH FLOOR  
SCALE: 1'-0"=1/16"

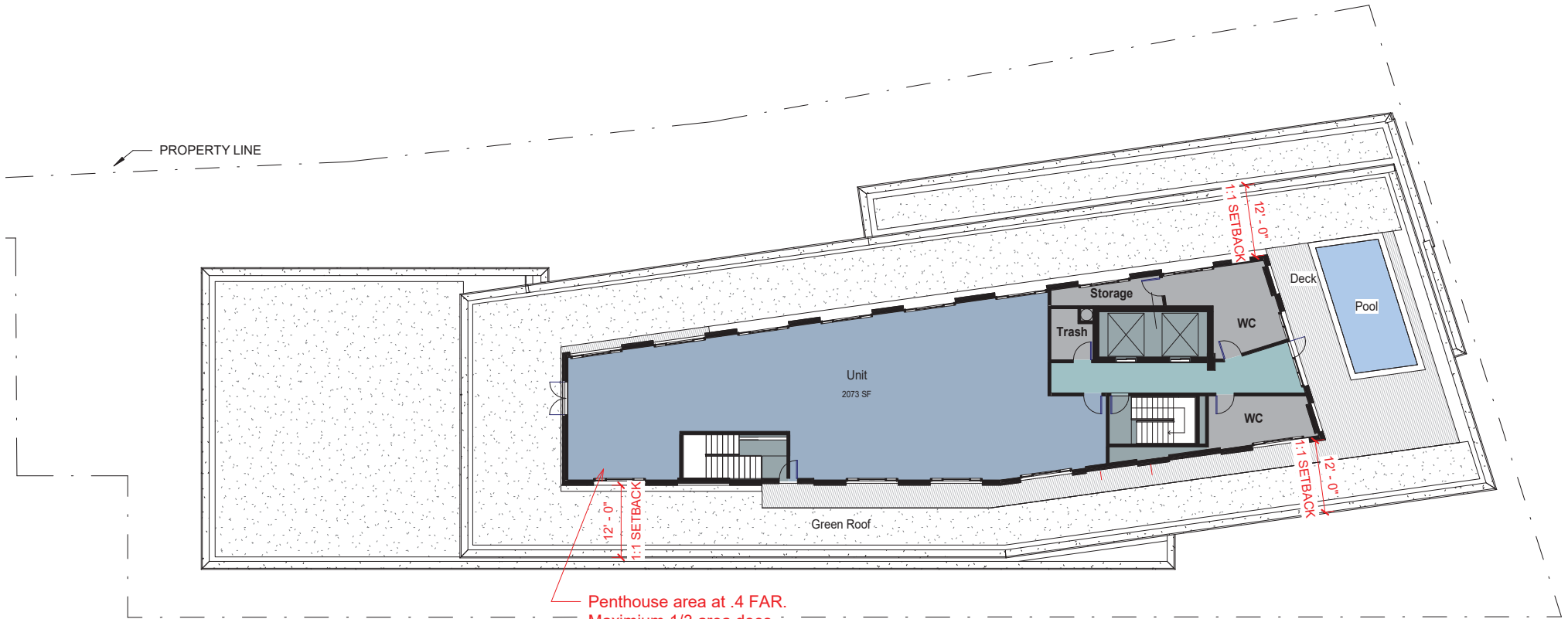
3401 WATER STREET NW  
BZA SUBMISSION

06.05.2020

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

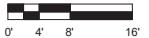


# C & O CANAL BELOW



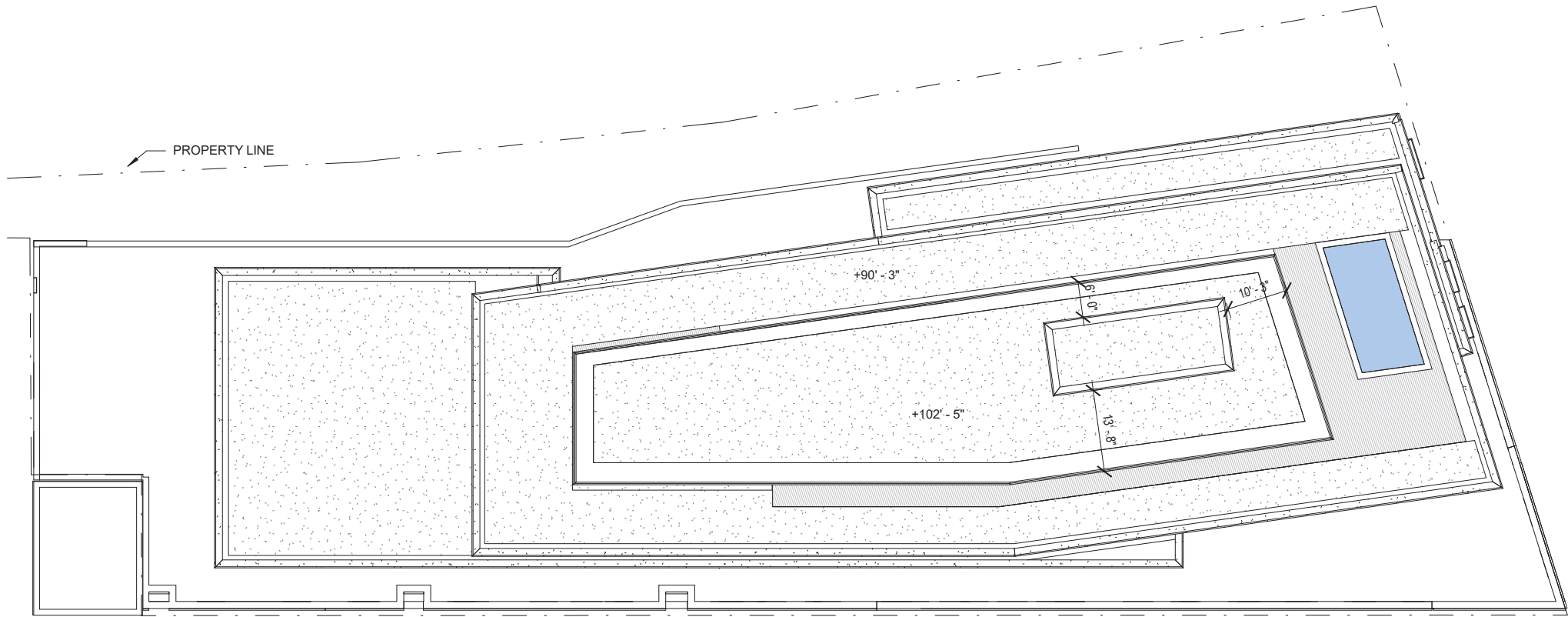
Penthouse area at .4 FAR.  
 Maximum 1/3 area does  
 not apply. Must comply  
 with IZ 1500.11, 1001.5,  
 1001.2.d Subtitle C.

# WATER STREET BELOW



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.





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.

PROPOSED UPPER ROOF PLAN

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

3401 WATER STREET NW

BZA SUBMISSION

06.05.2020

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



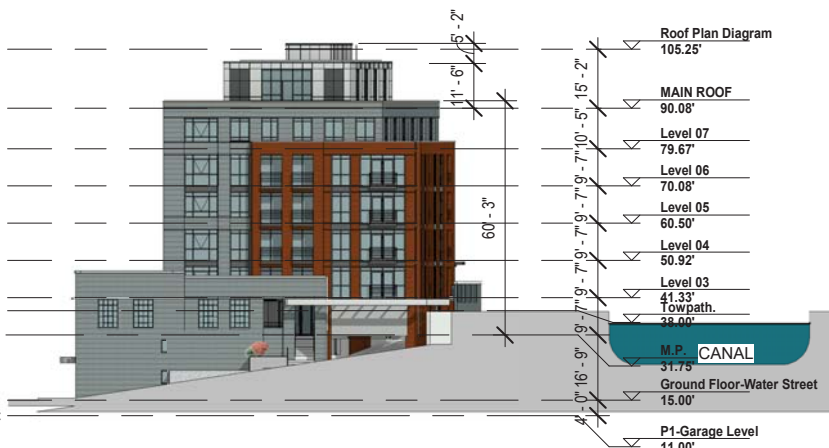
PG 15



BBGM

9998\_02





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.

SOUTH AND EAST ELEVATIONS

SCALE: AS SHOWN

3401 WATER STREET NW

BZA SUBMISSION

06.05.2020

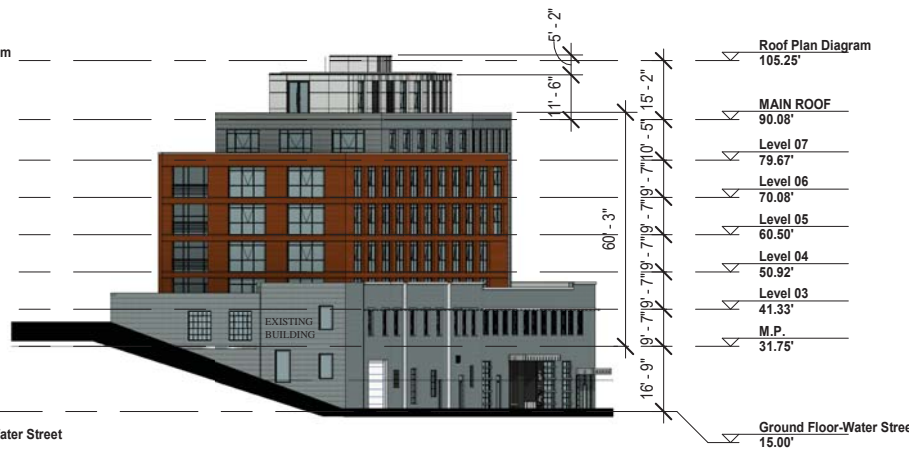
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006 PG 16







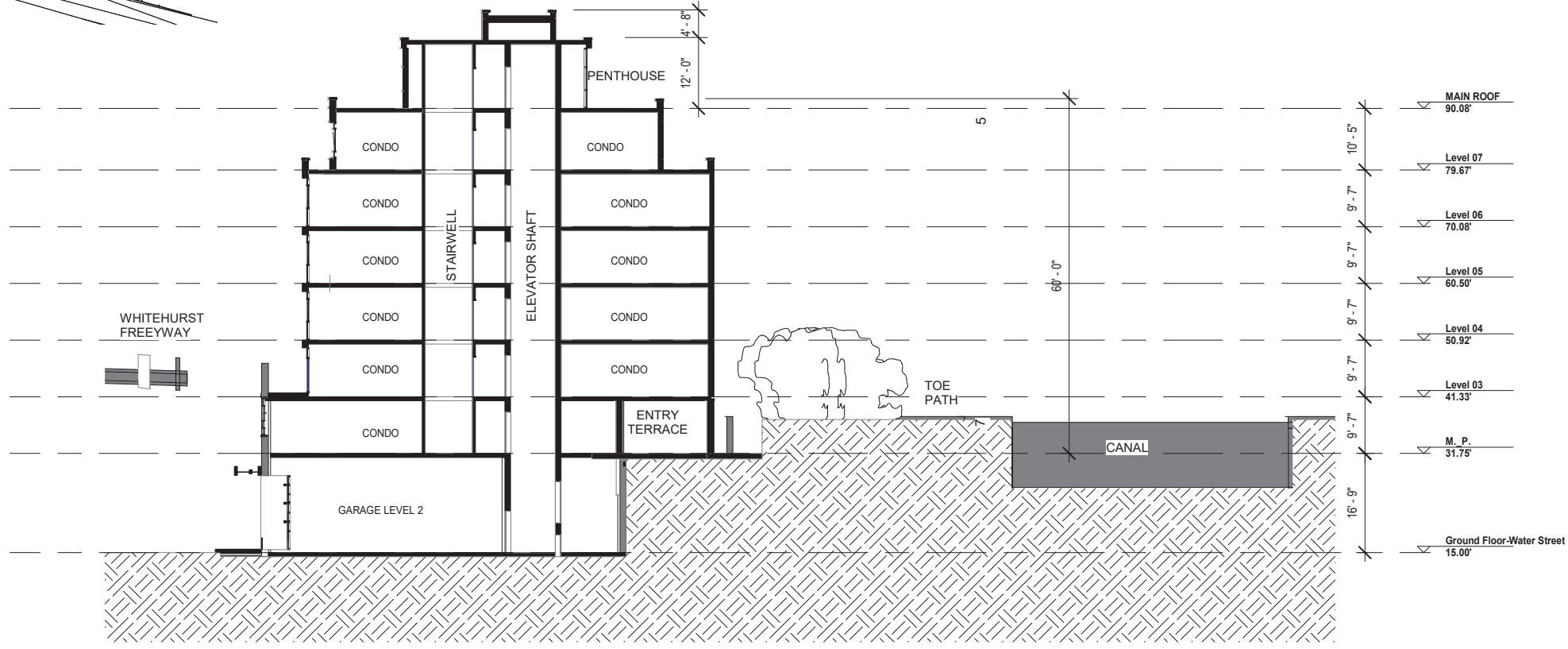
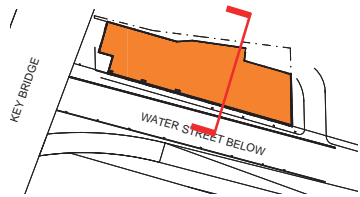
Roof Plan Diagram	105.25'
MAIN ROOF	90.08'
Level 07	79.67'
Level 06	70.08'
Level 05	60.50'
Level 04	50.92'
Level 03	41.33'
M.P.	31.75'
Ground Floor-Water Street	15.00'



Roof Plan Diagram	105.25'
MAIN ROOF	90.08'
Level 07	79.67'
Level 06	70.08'
Level 05	60.50'
Level 04	50.92'
Level 03	41.33'
M.P.	31.75'
Ground Floor-Water Street	15.00'

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.





WHITEHURST FREEWAY

EXISTING STRUCTURE TO REMAIN  
 NEW STRUCTURE



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.

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

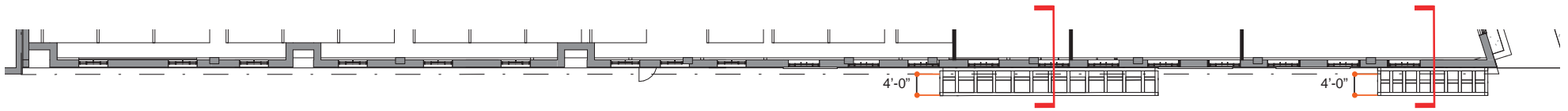
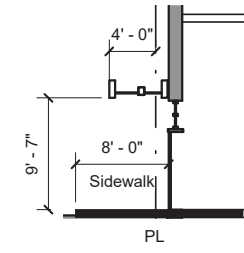
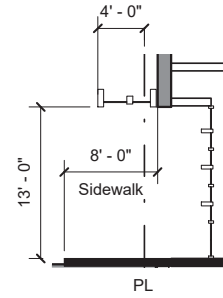
3401 WATER STREET NW  
BZA SUBMISSION

06.05.2020  
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006 PG 18

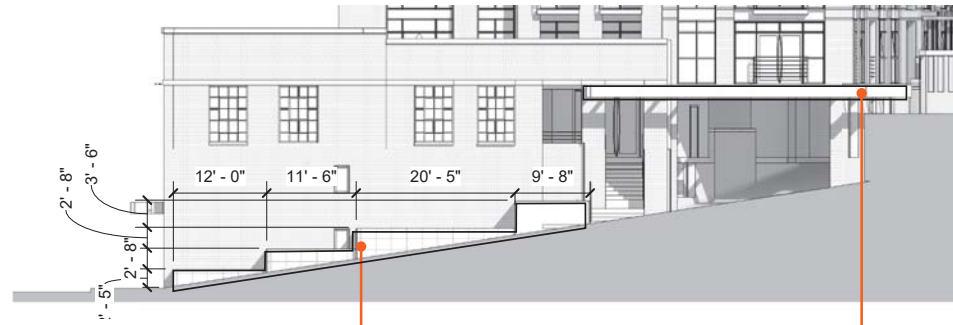
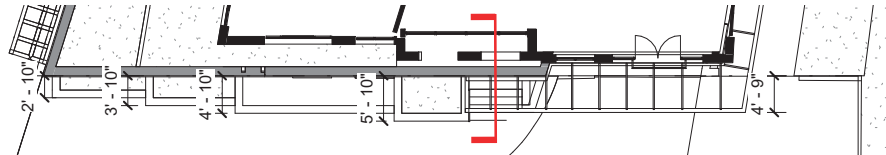
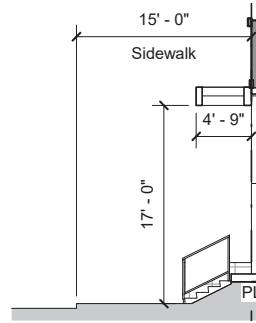


9998\_02





CANOPY PROJECTIONS 4' DEEP



PLANTER PROJECTIONS FROM 2'-10" TO 5'-10" DEEP

CANOPY PROJECTION 4'-9" DEEP