

**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

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**Unit Count**

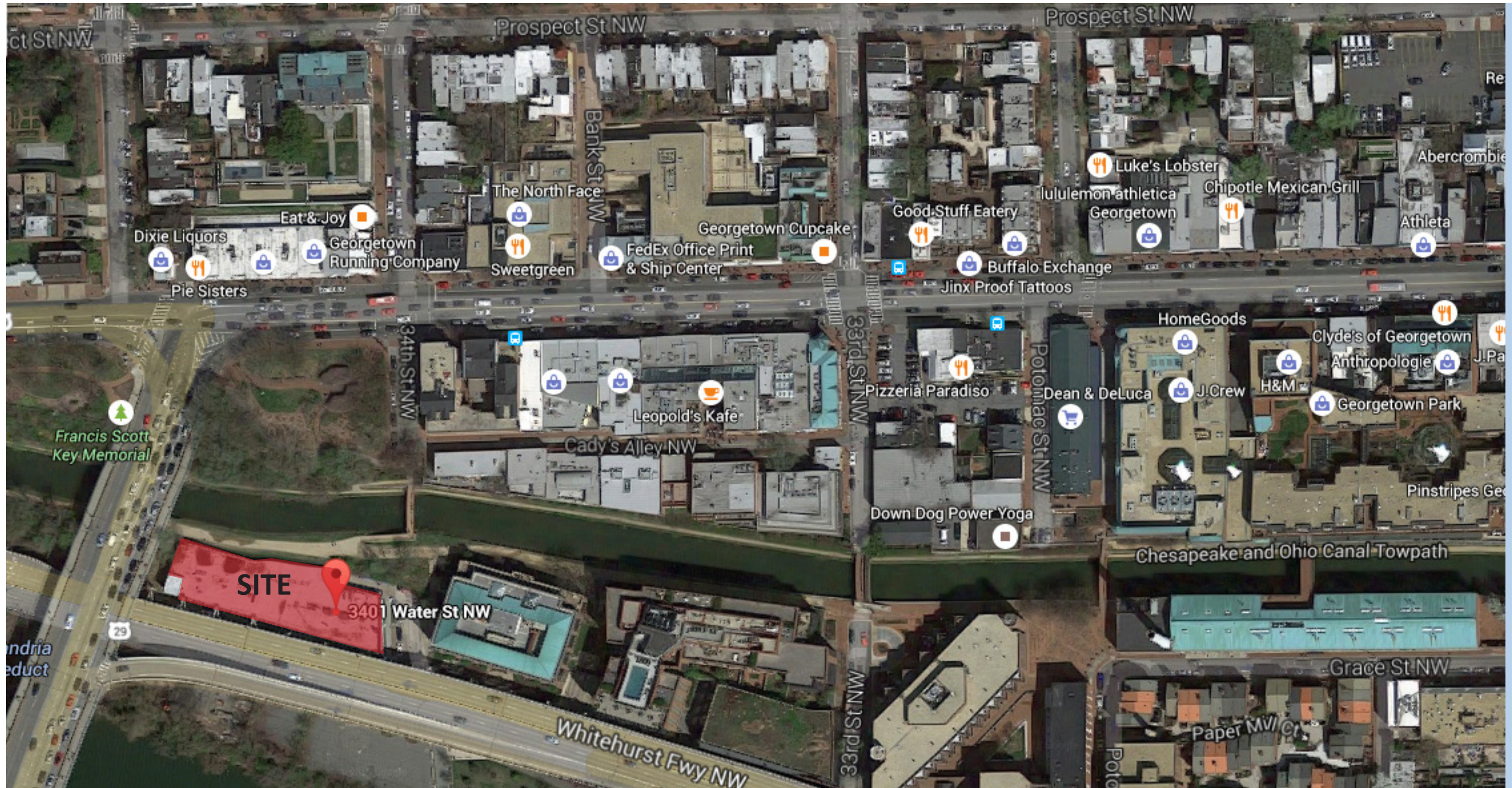
Levels	Unit Count	Total
2nd	3 Units x 1 FLOORS =	3
3rd-6th	11 Units x 4 FLOORS =	44
7th	6 Units x 1 FLOORS =	6
PH	1 Units x 1 FLOORS =	1
<b>Total</b>	<b>7</b>	<b>54</b>

**FAR**

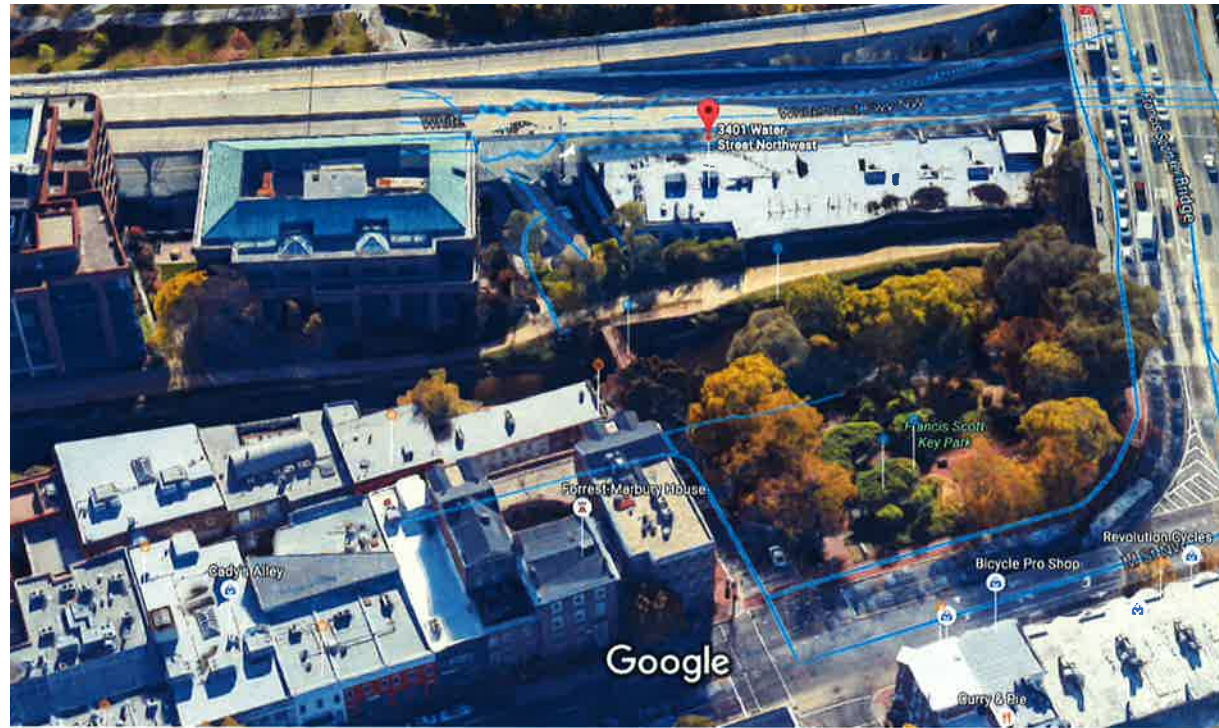
Water Street	6,485 SF x 1 FLOORS =	6,485 SF
2nd Floor M.P.	16,583 SF x 1 FLOORS =	16,583 SF
3rd-6th	12,312 SF x 4 FLOORS =	49,248 SF
7th Floor	8,964 SF x 1 FLOORS =	8,964 SF
PH	.4 (FAR Max) SF x 1 FLOORS =	0 SF
<b>TOTAL</b>	<b>8</b>	<b>81,280 SF</b>











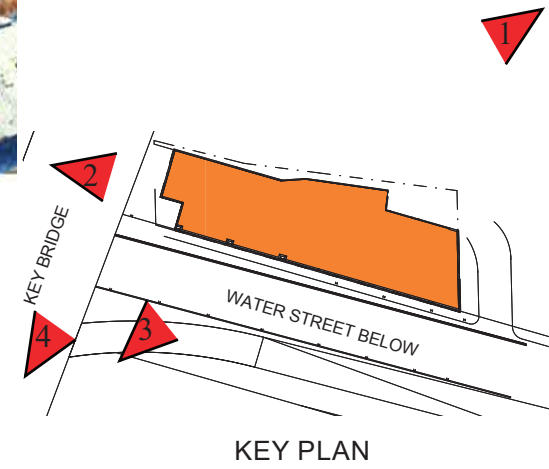
SITE PICTURE 1



SITE PICTURE 4



SITE PICTURE 2



KEY PLAN



SITE PICTURE 3

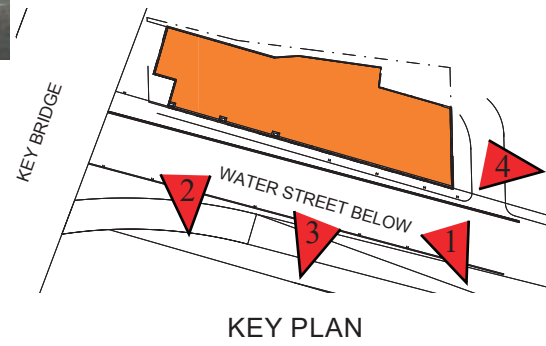




SITE PICTURE 1



SITE PICTURE 4



KEY PLAN



SITE PICTURE 2



SITE PICTURE 3





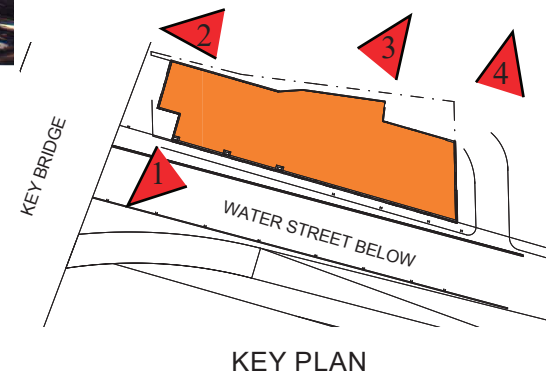
SITE PICTURE 1



SITE PICTURE 4



SITE PICTURE 2



KEY PLAN



SITE PICTURE 3





SITE PICTURE 1



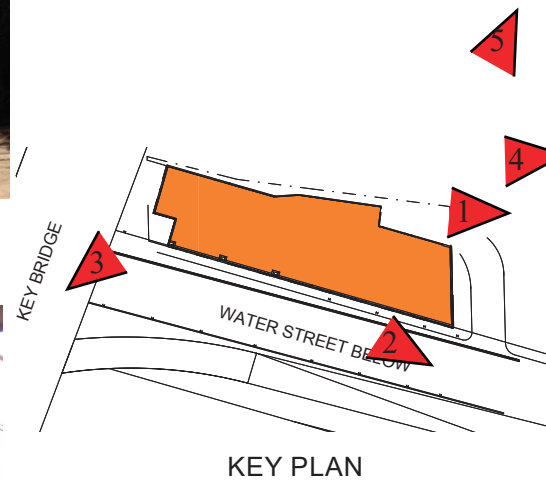
SITE PICTURE 5



SITE PICTURE 2



SITE PICTURE 3



KEY PLAN

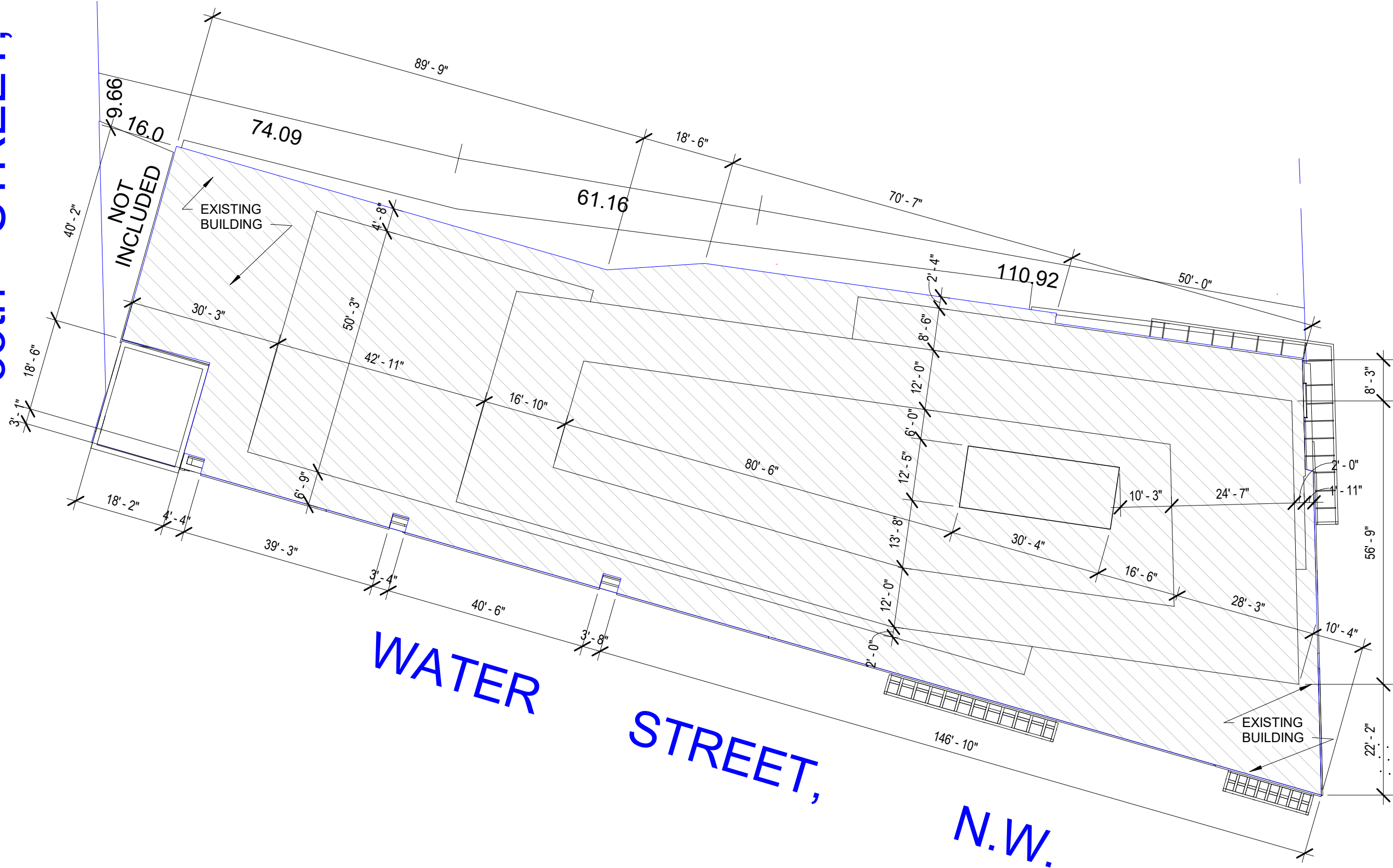


SITE PICTURE 4



35th STREET,

34th STREET, N.W.



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"

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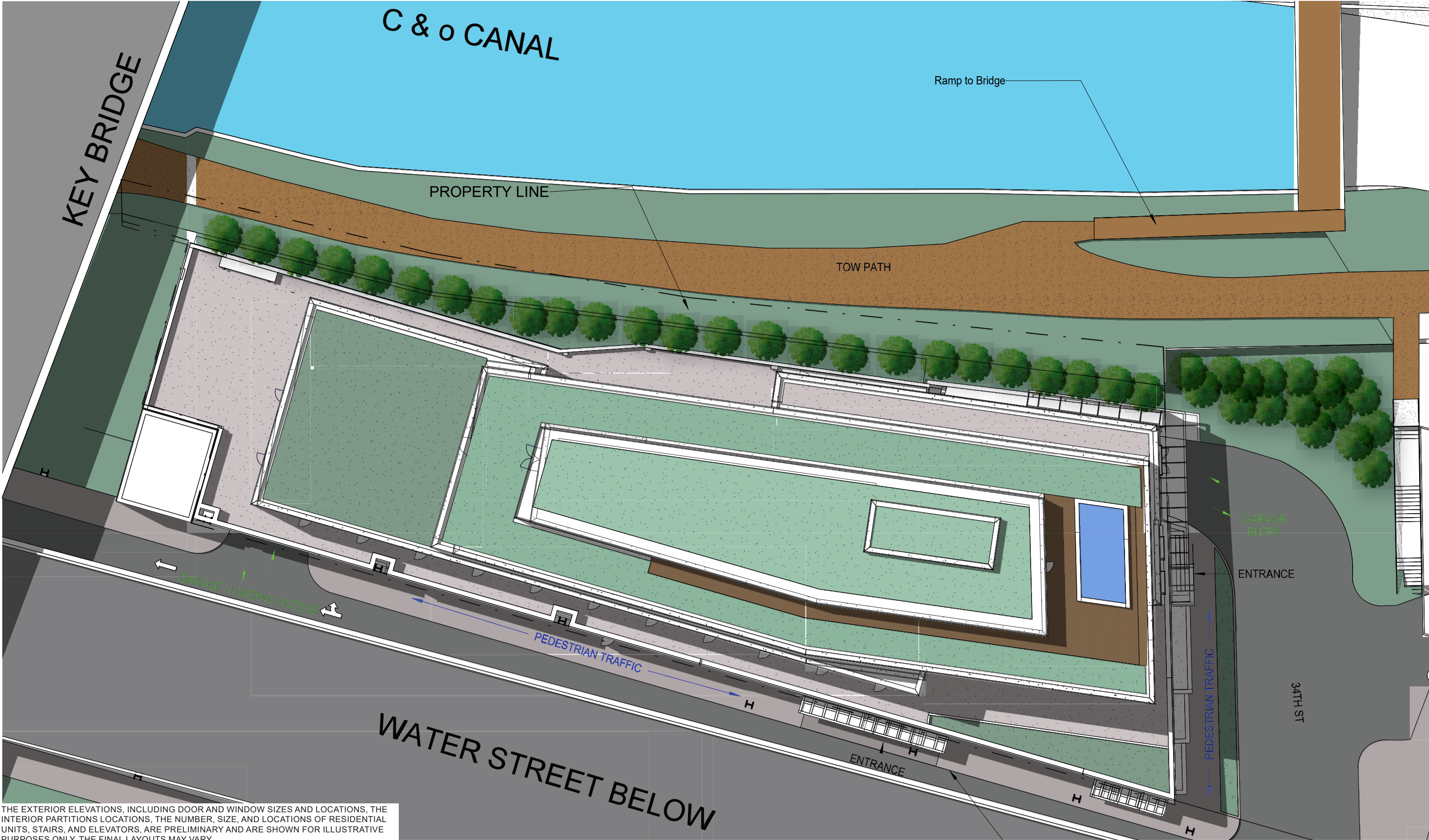
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PROPOSED SITE PLAN  
scale: 20'-0"=1"

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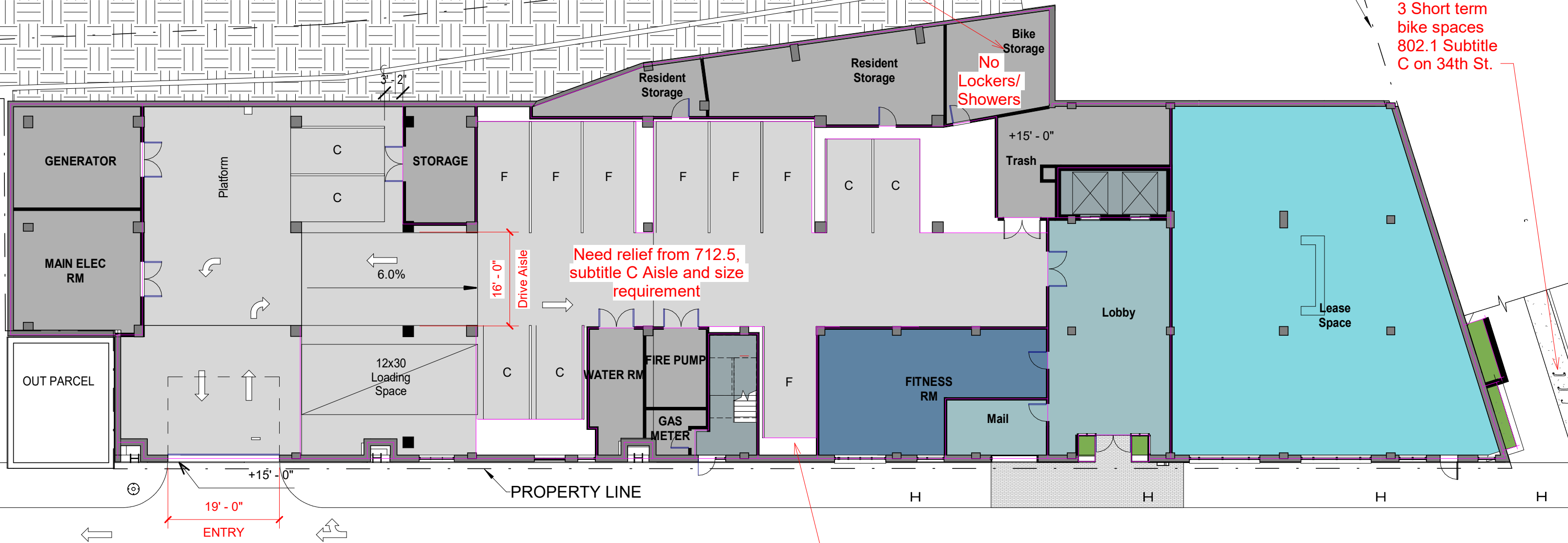


C & O CANAL ABOVE

PROPERTY LINE

18 long term bike spaces  
802.1 Subtitle C

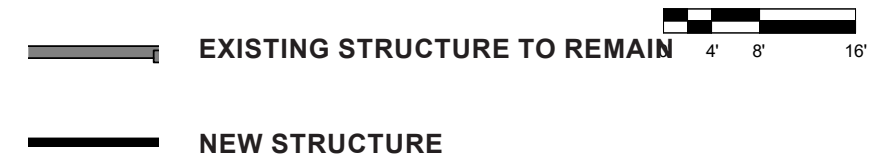
3 Short term  
bike spaces  
802.1 Subtitle  
C on 34th St.



WATER STREET

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

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



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# C & O CANAL

TOW PATH

Edge of water

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

PROPERTY LINE

+ 38.00

STORAGE

11.0%

Admin.

Trash

Convenience Lobby

Need relief from 712.5, subtitle C Aisle and Size requirements

16' - 2"  
Drive Aisle

Studio  
578 SF

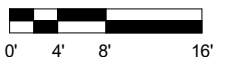
1BR  
735 SF

2BR+Den  
1421 SF

# WATER STREET BELOW

EXISTING STRUCTURE TO REMAIN

NEW STRUCTURE



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PROPOSED PLAN- 3RD - 6TH FLOOR  
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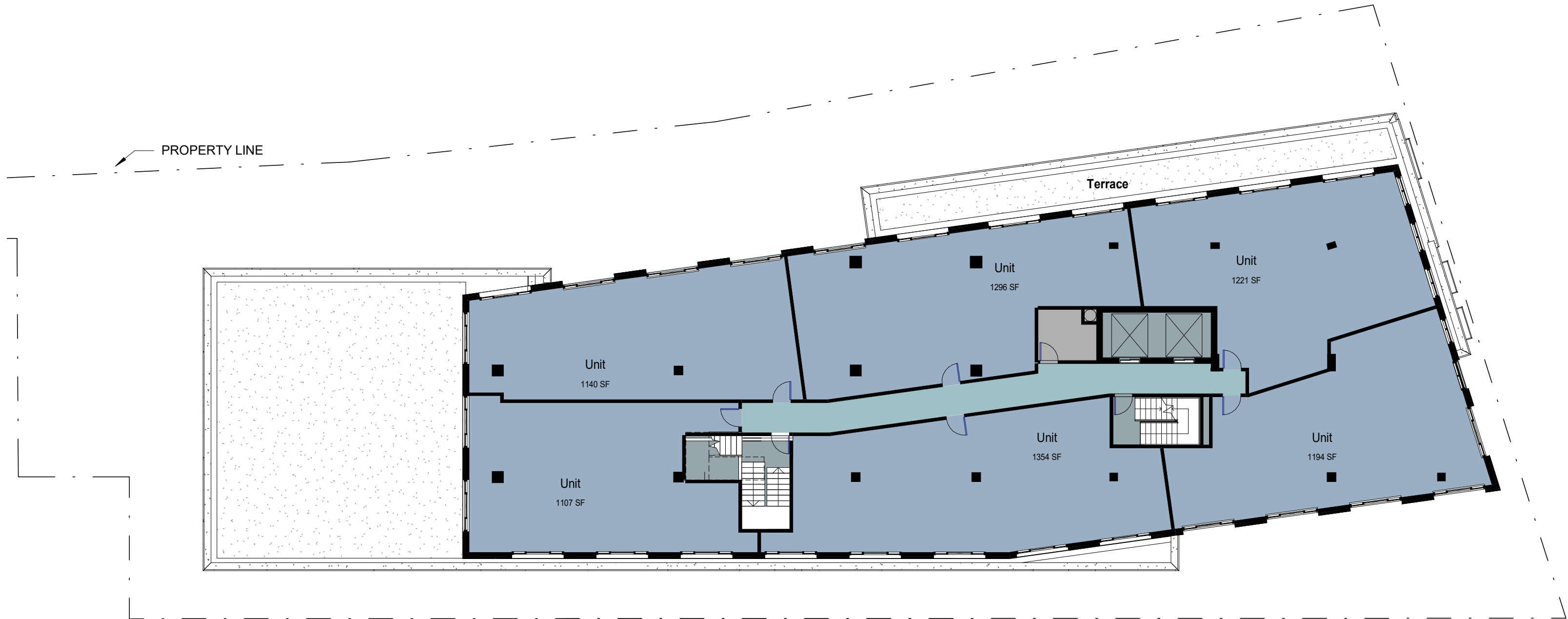
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006



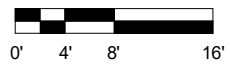
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# C & O CANAL BELOW



# WATER STREET BELOW

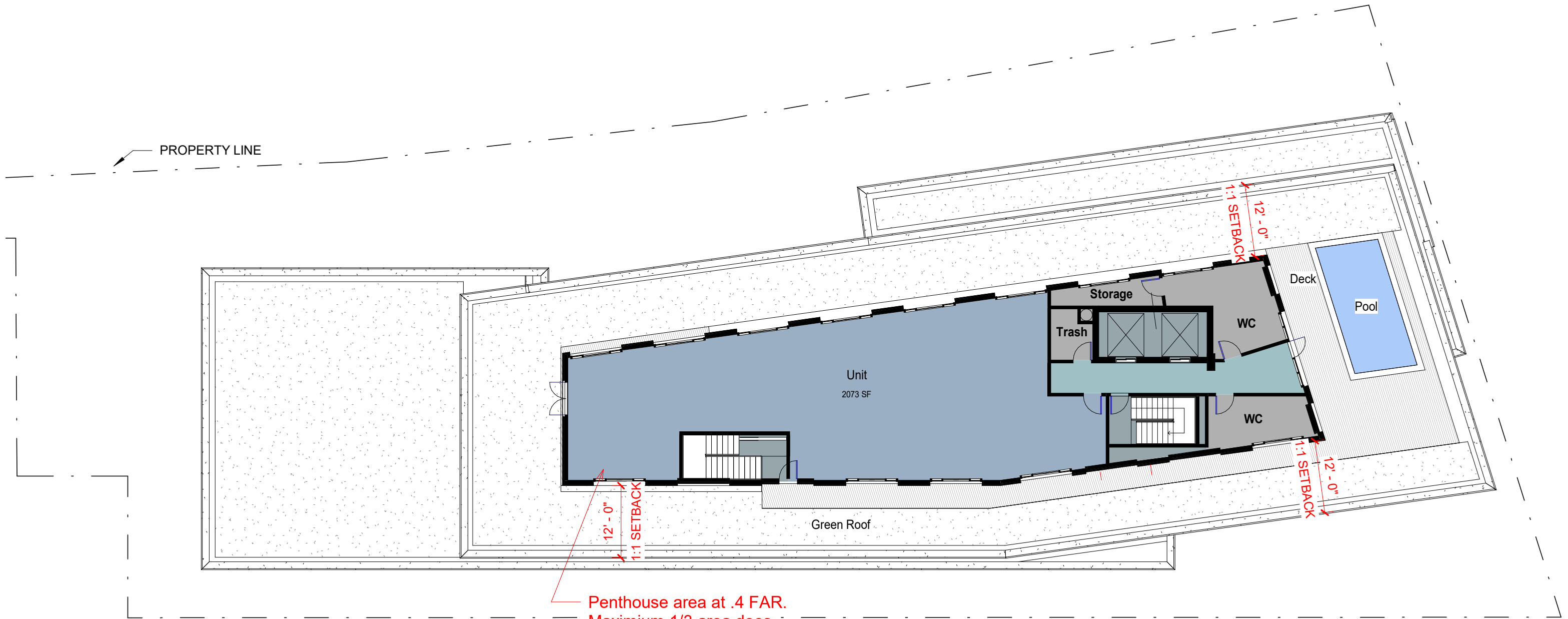


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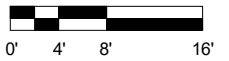


# C & O CANAL BELOW



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

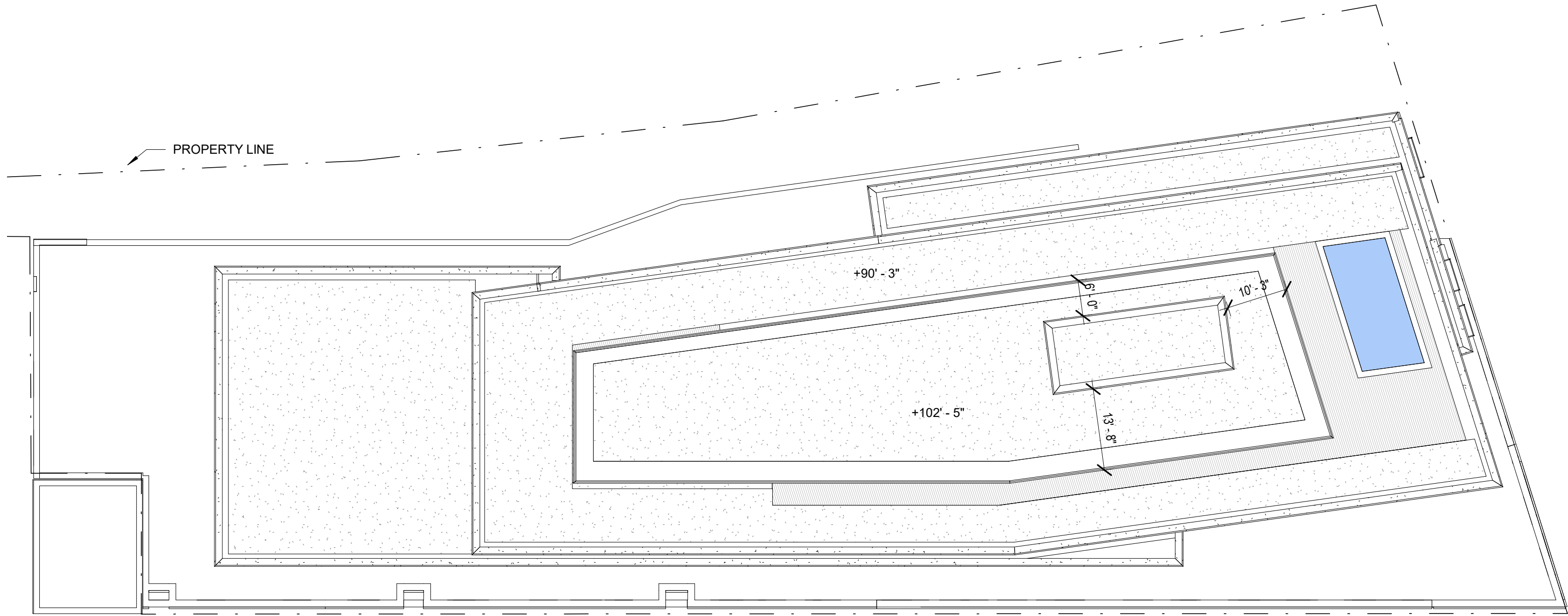


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PROPOSED UPPER ROOF PLAN  
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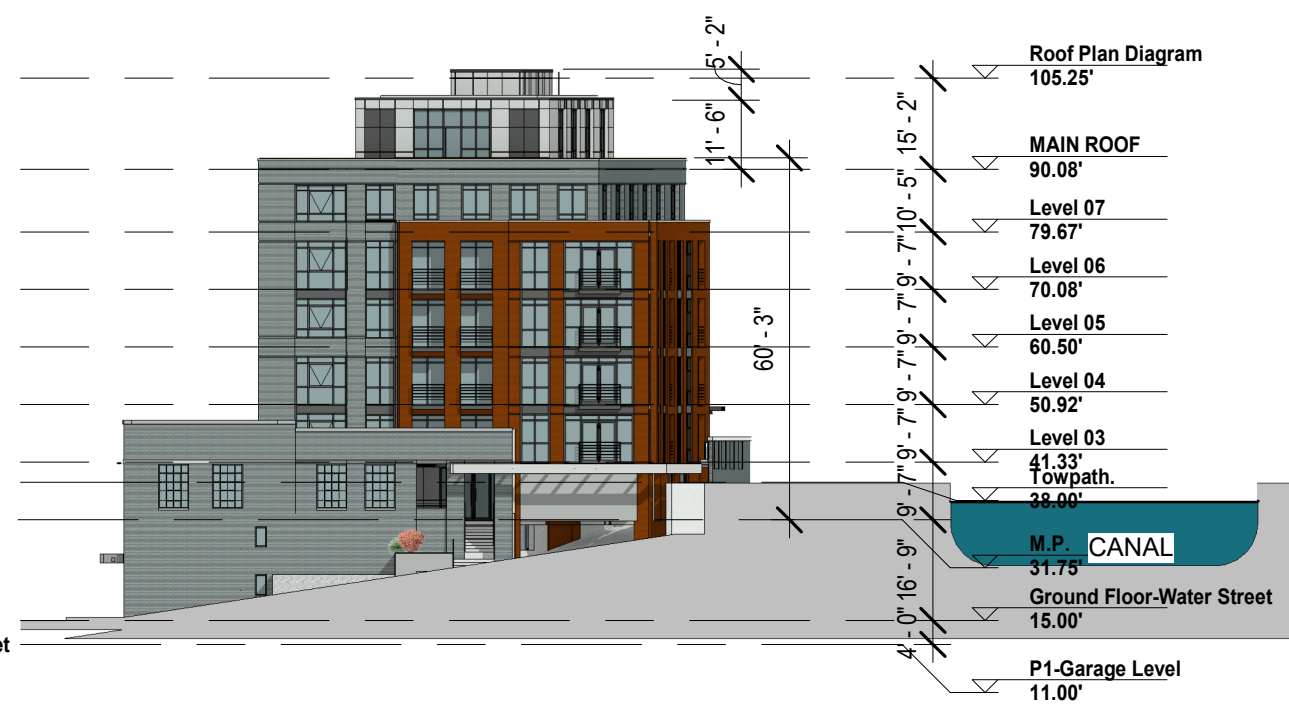
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PG 15



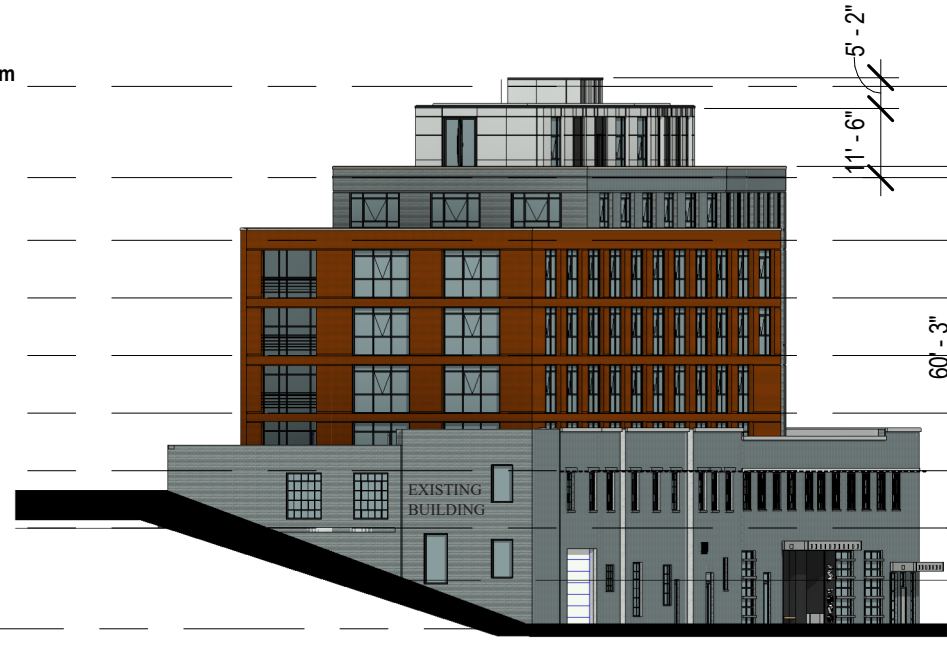




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Roof Plan Diagram	105.25'
MAIN ROOF	90.08'
Level 07	79.67'
Level 06	70.08'
Level 05	60.50'
Level 04	50.92'
Level 03	41.33'
M.P.	31.75'
Ground Floor-Water Street	15.00'

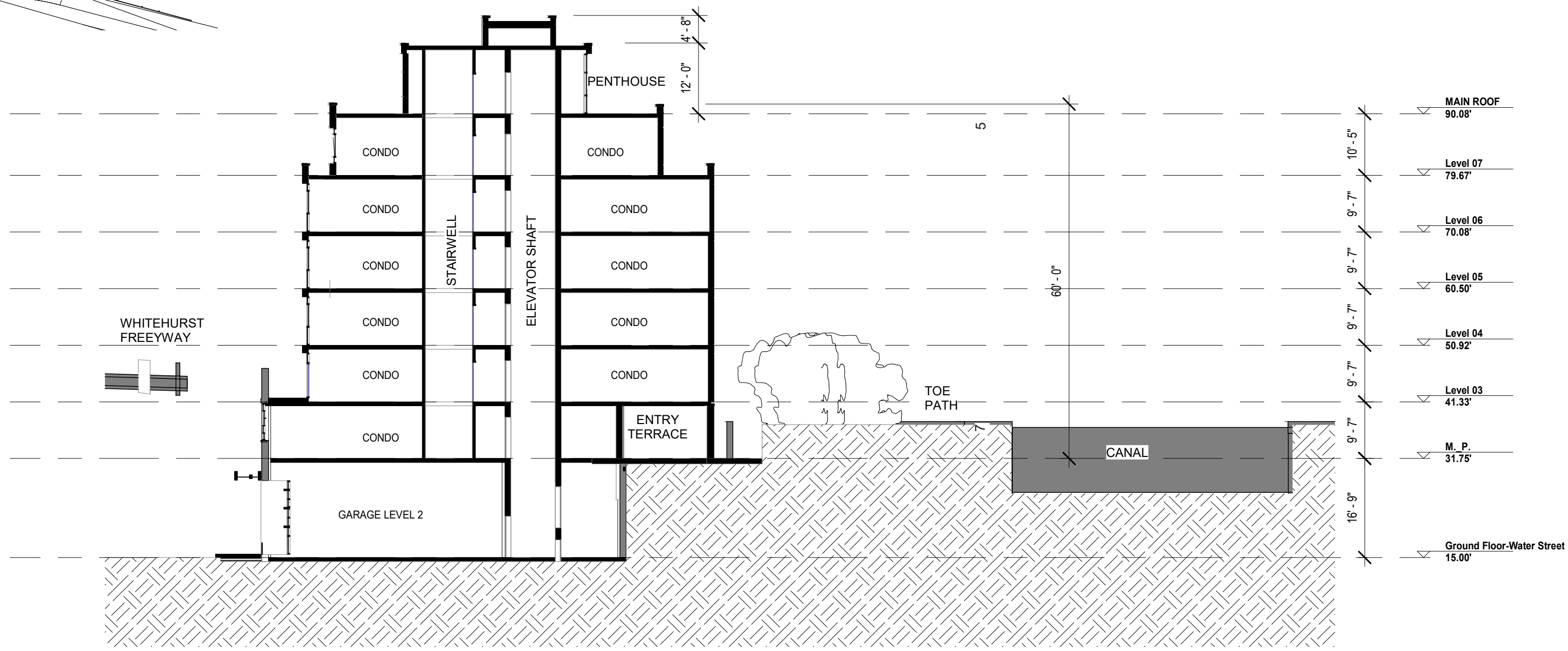
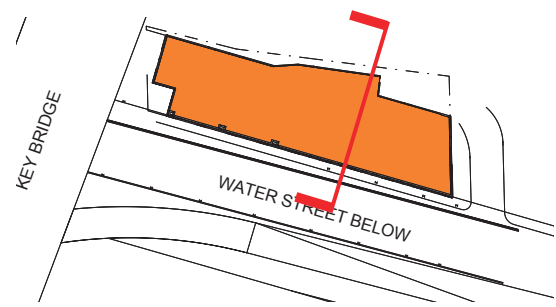




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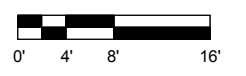
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CROSS SECTION  
SCALE: 1'-0"=1/16"

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