

SITE DESCRIPTION		NOTES
SQUARE:	1851	
LOT:	0067	
SITE AREA:	13,178 SF	
ZONING DISTRICT:	R-1-B	
STREET WIDTHS:	Harrison St NW	60

ZONING REGULATED TOPIC	PERMITTED	SUBTITLE/ SECTION	EXISTING	PROPOSED	NOTES
GROSS FLOOR AREA (GFA):	N/A		N/A	N/A	
HEIGHT	40'	D/§203	28'	28'	The building height measuring point (BHMP) shall be established at the adjacent natural or finished grade, whichever is the lower in elevation, at the mid-point of the building façade of the principal building that is closest to a street lot line
STORIES	3	D/§203.2	2	NO CHANGE	
LOT OCCUPANCY	40%	D/§210	20%	30.6%	
FRONT SETBACK	SEE NOTES	D/§206		NO CHANGE	For all residential buildings, a front setback shall be provided within the range of existing front setbacks of all residential buildings on the same
REAR YARD	25'	D/§207	46'	25'	318.3 Where the rear lot line is not parallel to the street lot line, or where there are more than one (1) rear lot lines that intersect at a point at an angle greater than ninety degrees (90°), the required rear yard shall be measured as a vertical plane along a line measured in from the rear lot line at a point equidistant from the side lot lines.
SIDE YARD	8'	D/§208	12'	NO CHANGE	Two (2) side yards, each a minimum of eight feet (8 ft.) in width, shall be provided for all detached buildings.
IMPERVIOUS SURFACE	50%	D/§211	42%	45%	





Existing Street Views

Hariani Residence

Project Address:
3800 Harrison St NW
Washington, DC 20015



1. Front- Looking south



2. Front- Looking south down the alley



3. Rear- Looking east down the alley



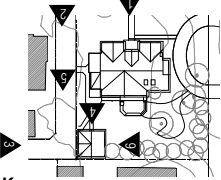
4. Rear- Looking south at the existing garage



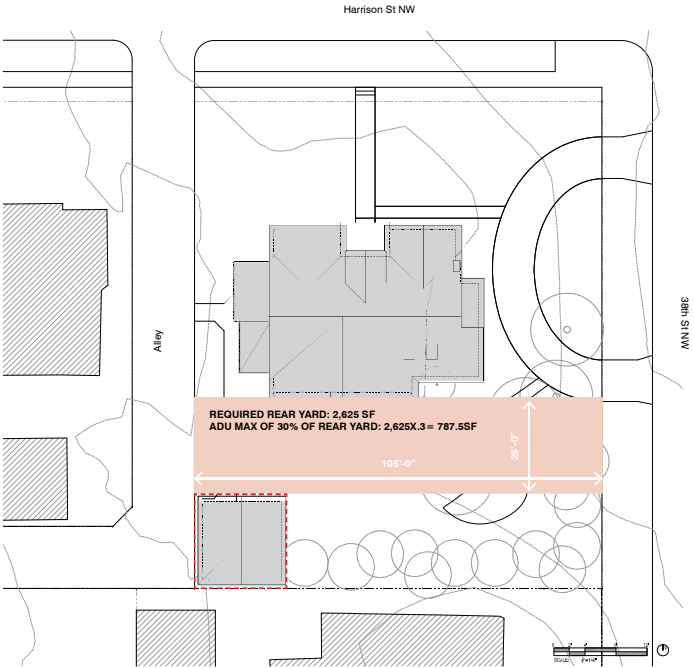
5. Alley- Looking south down the alley



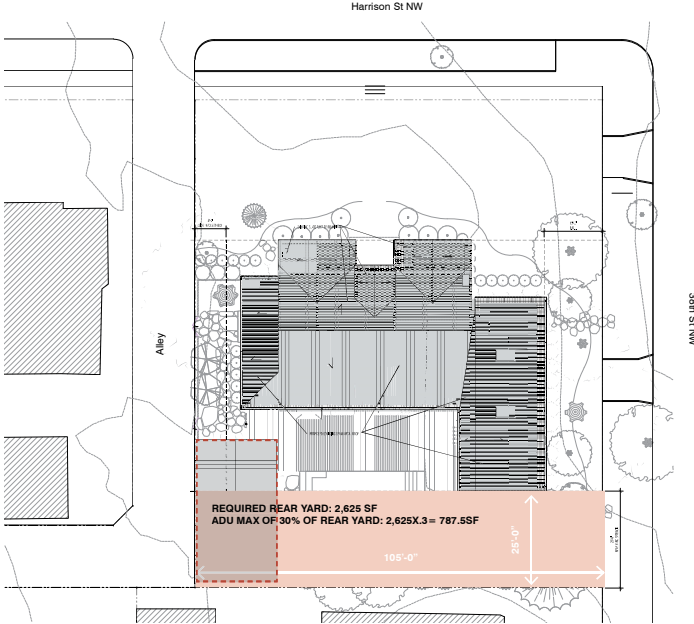
6. Rear- Looking west at the existing garage



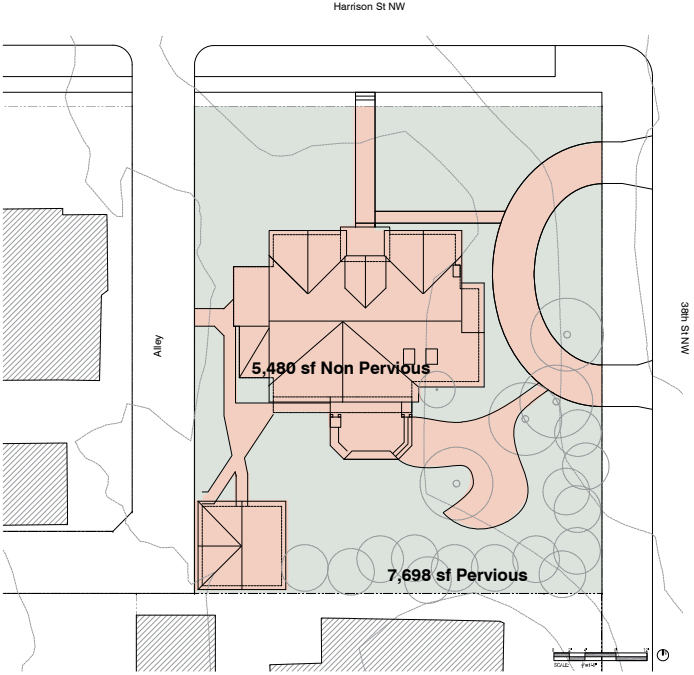
Key



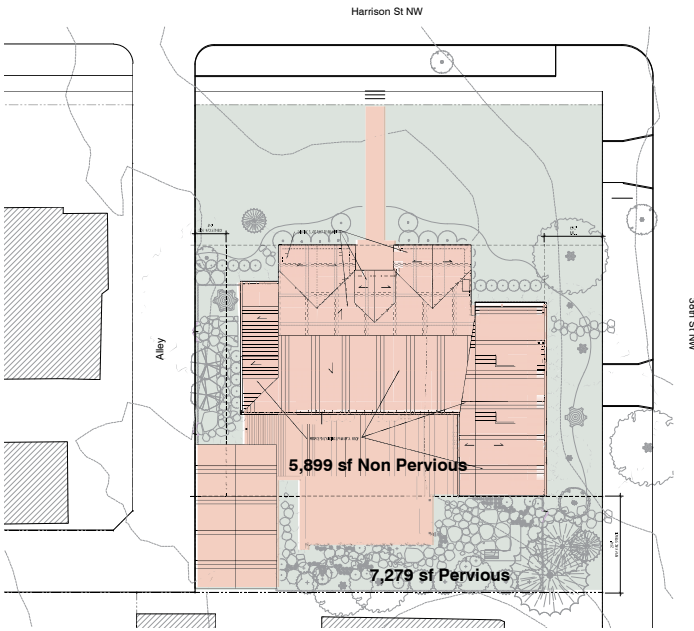
Existing Site Plan Diagram



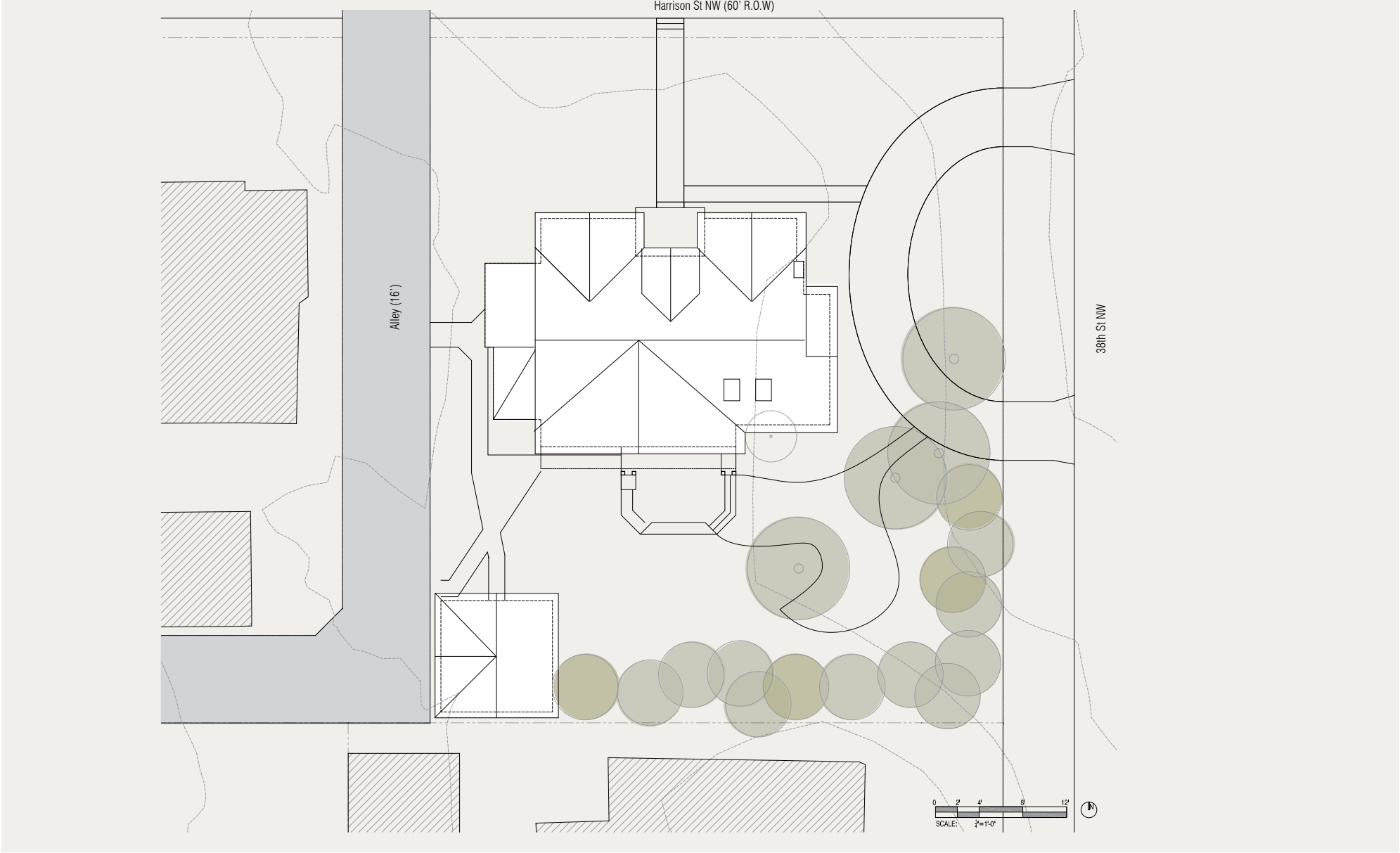
Proposed Site Plan Diagram



Existing Site Plan Diagram
Site Area: 13,178sf
Pervious: 7,698 - 58%



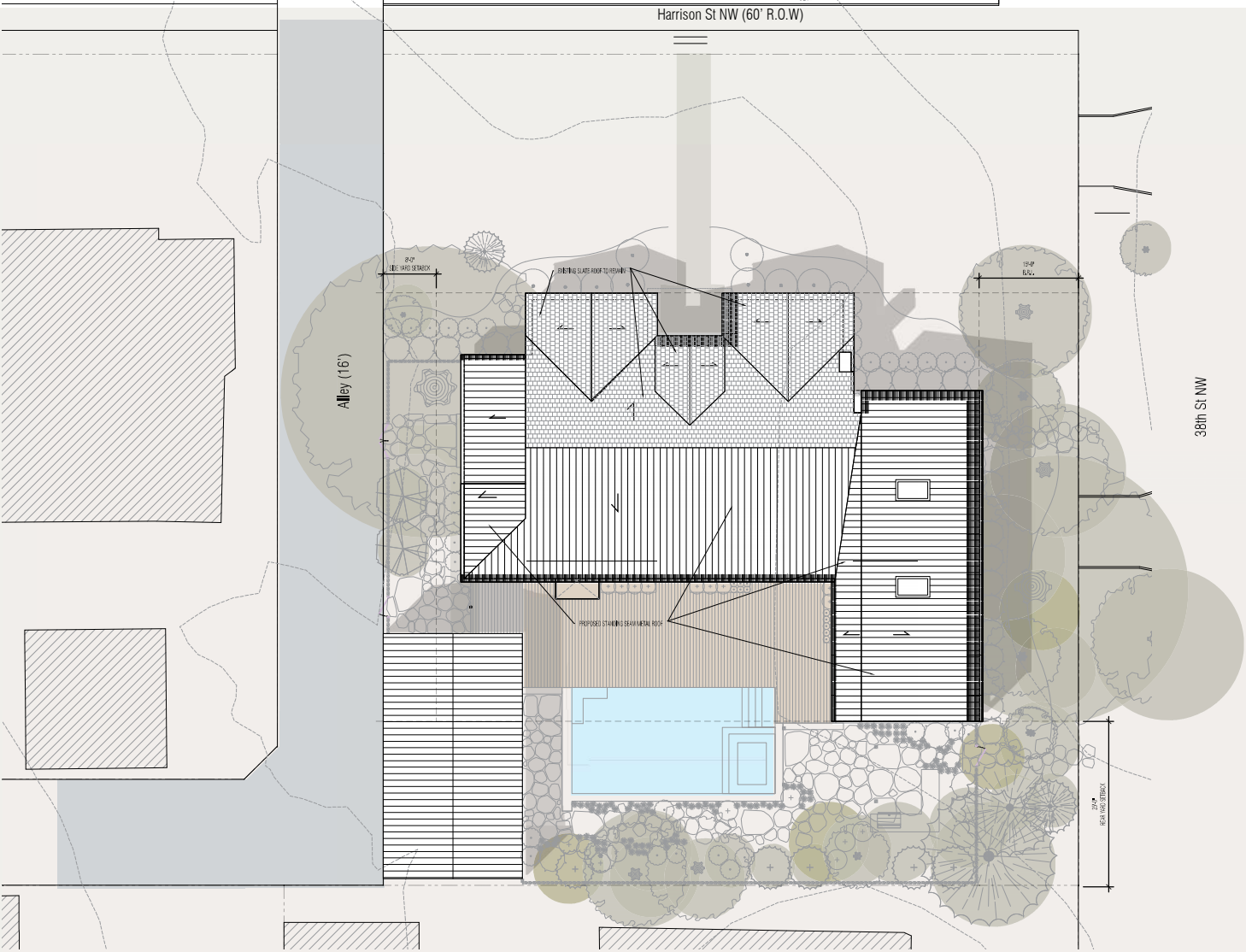
Proposed Site Plan Diagram
Site Area: 13,178sf
Pervious: 7,279 - 55%

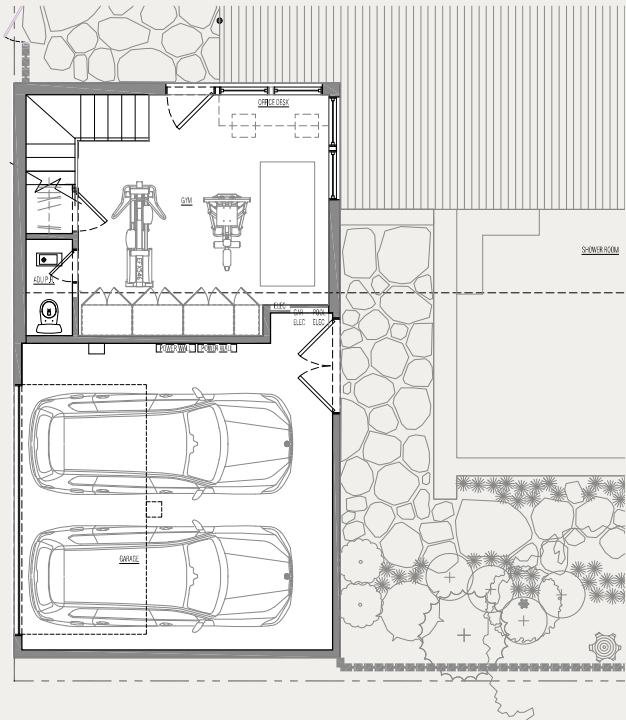


Proposed Site Plan

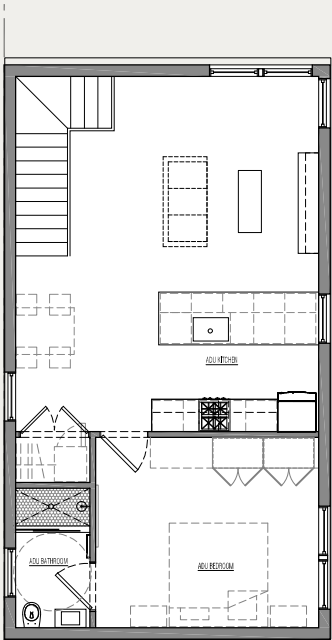
Hariani Residence

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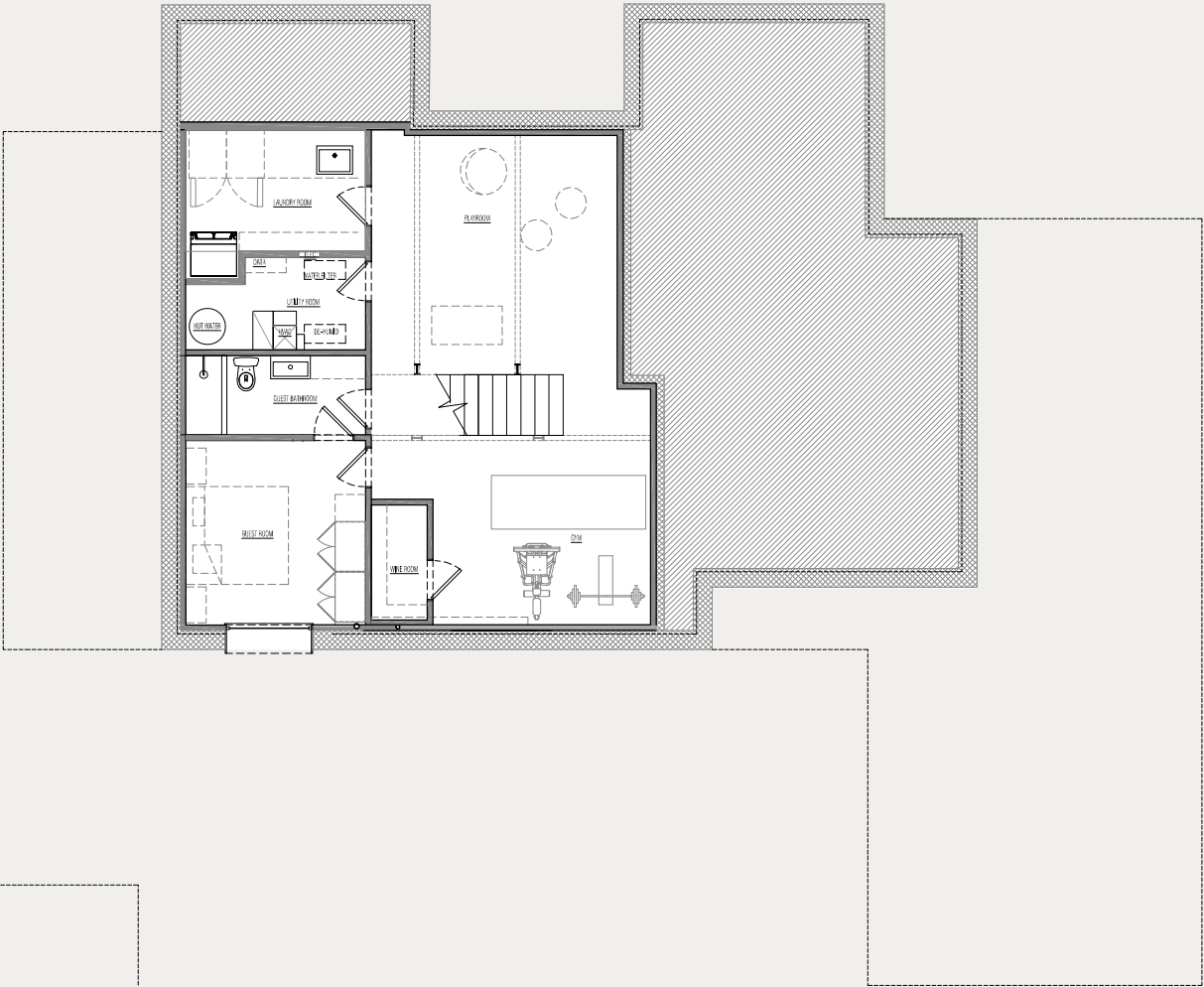


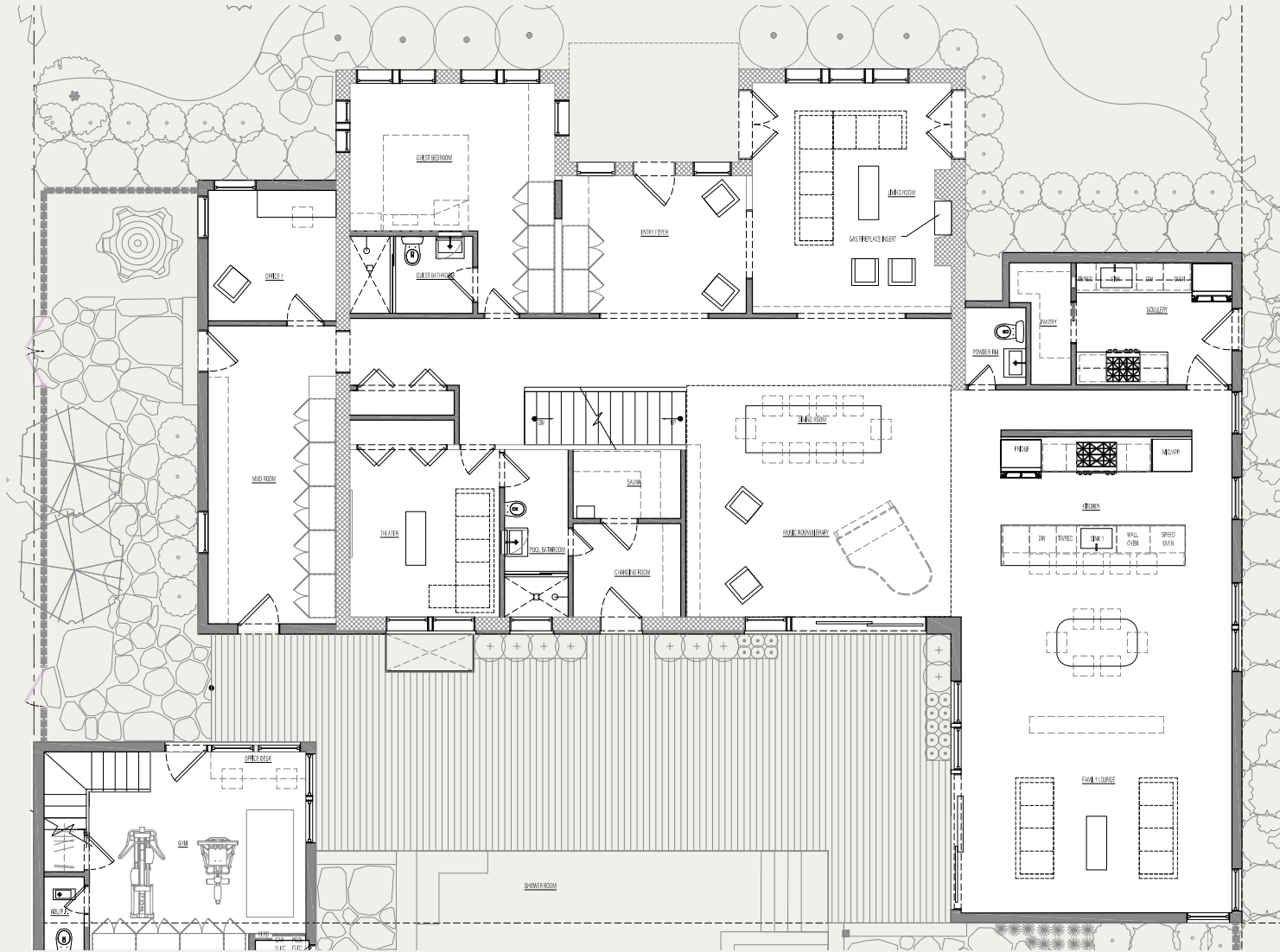


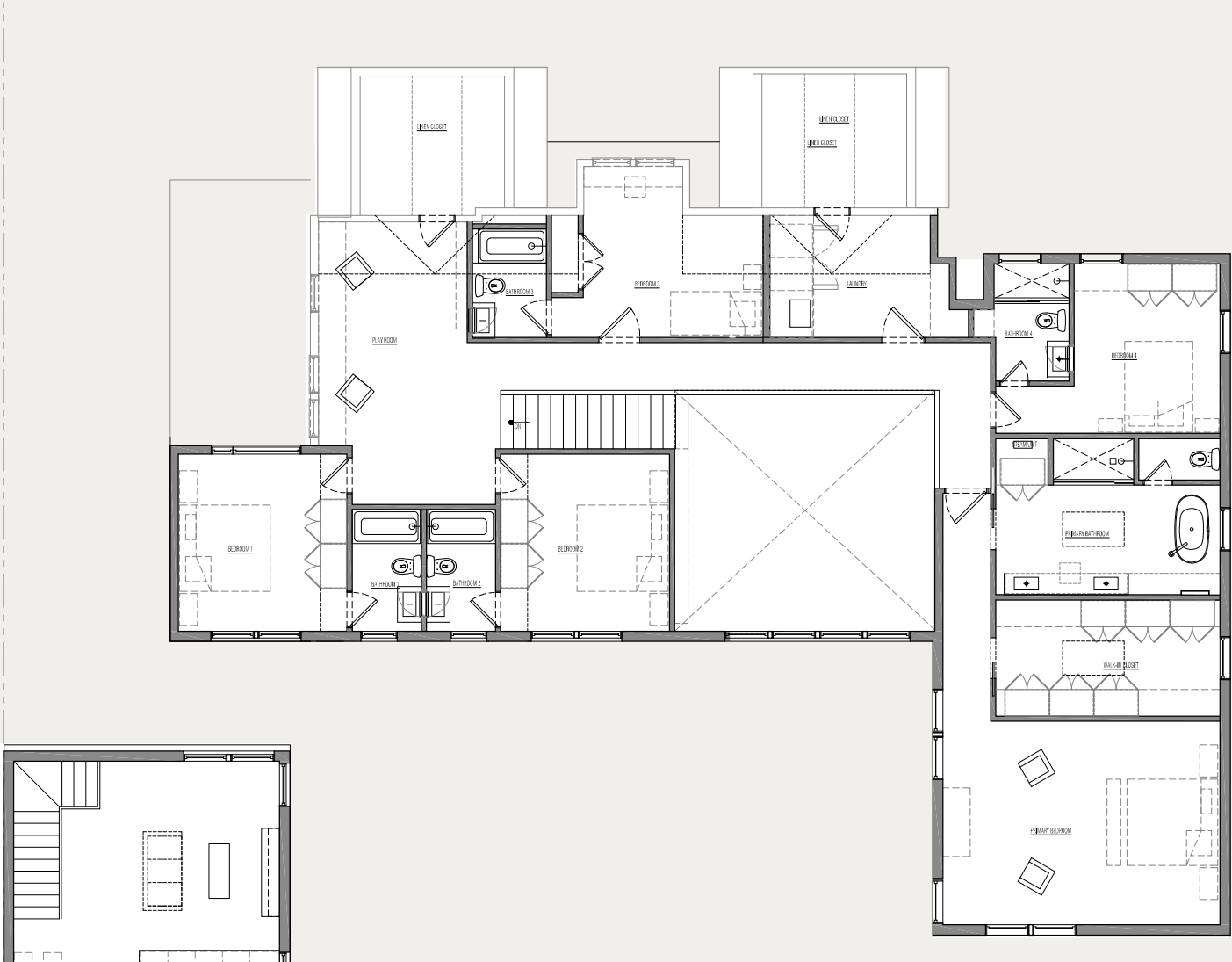
1st Floor Plan

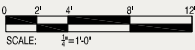
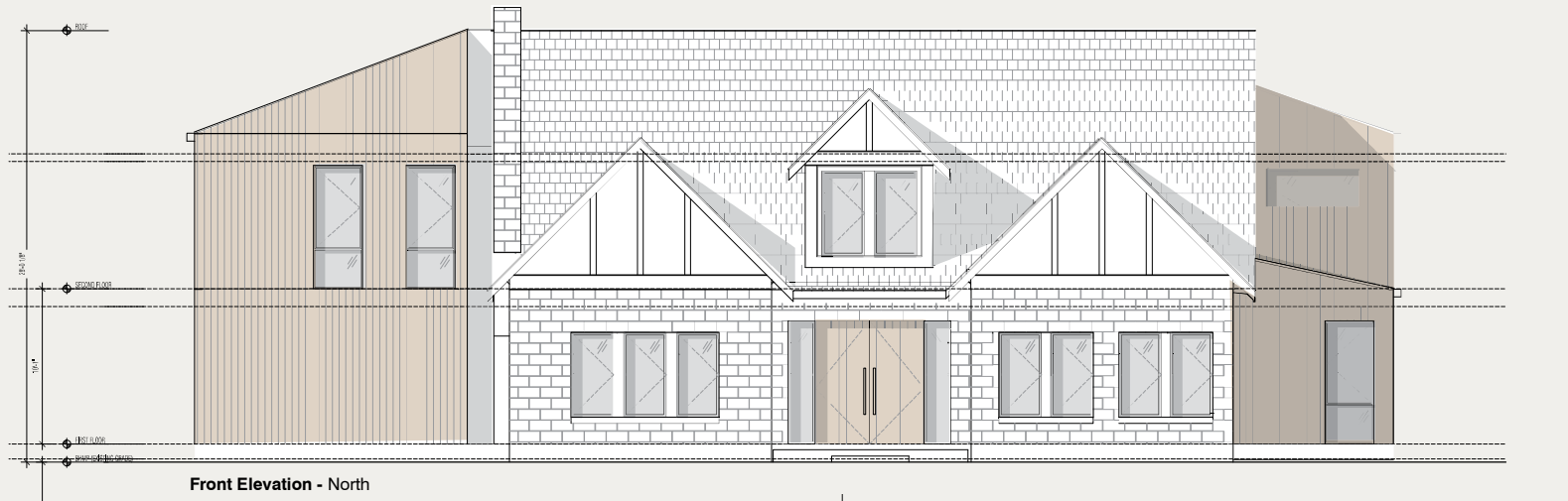


2nd Floor Plan





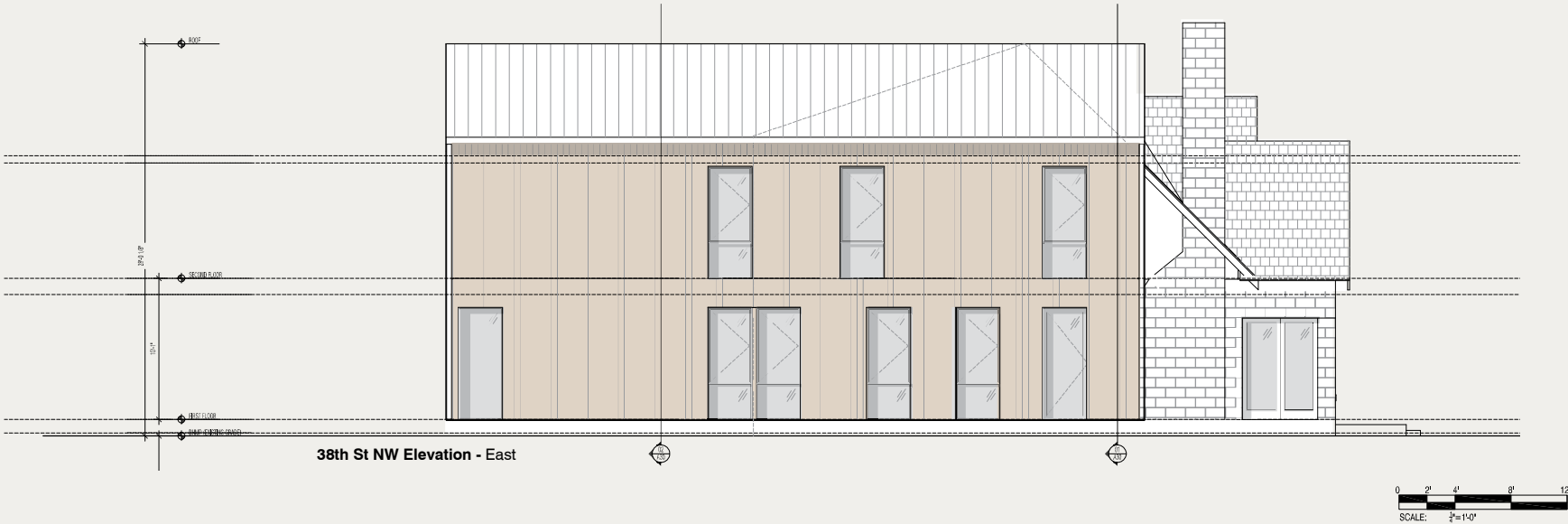


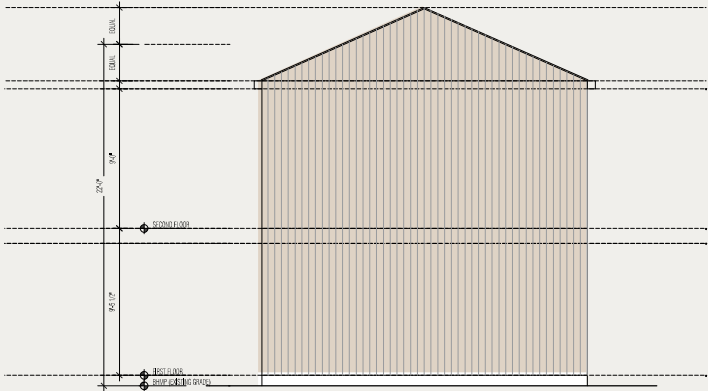


Proposed Elevations

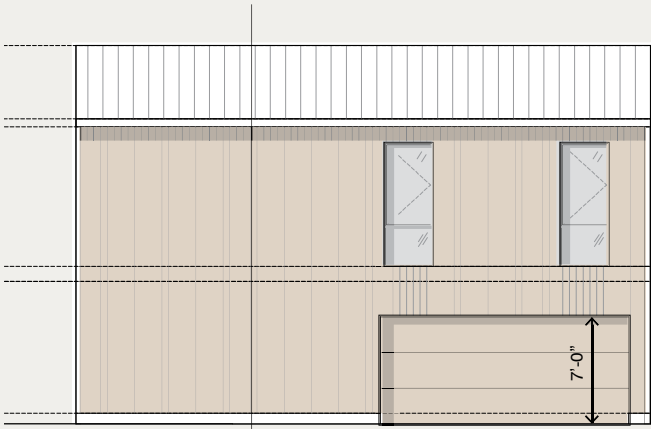
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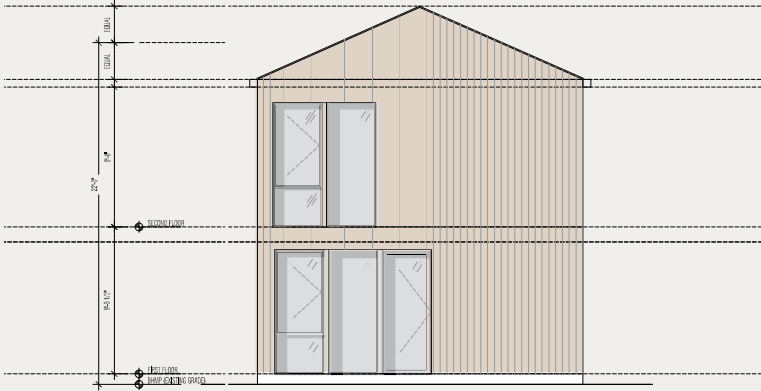




ADU Elevation - South



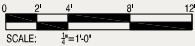
ADU Alley Elevation - West



ADU Elevation - North



ADU Alley Elevation - East



PLANTING



EUPHORBIA



HOSTA AND FATSIA



HARDY BEGONIA



LIGULARIA



FATSIA AND FOREST GRASS



FOREST GRASS



EDGEWORTHIA

MATERIALS



HARIANI RESIDENCE

3800 HARRISON STREET, NW, WASHINGTON, DC

LANDSCAPE PRECEDENT IMAGES

RICHARDSON & ASSOCIATES

LANDSCAPE ARCHITECTURE

WASHINGTON, DC
202 670-4405 / OFFICE@RICHARDSONLA.COM

DATE

OCTOBER 2024

SCALE

NTS

REVISIONS

R & A

NOTE: THIS PLAN IS CONCEPTUAL AND SHOULD NOT BE USED FOR CONSTRUCTION