



## NATIONAL BANKERS ASSOC. HQ



NATIONAL BANKERS  
ASSOCIATION

HPRB  
CONCEPT  
REVIEW & BZA  
APPLICATION # - HPA 25-329

WASHINGTON,  
DC

225134

07.8.2025

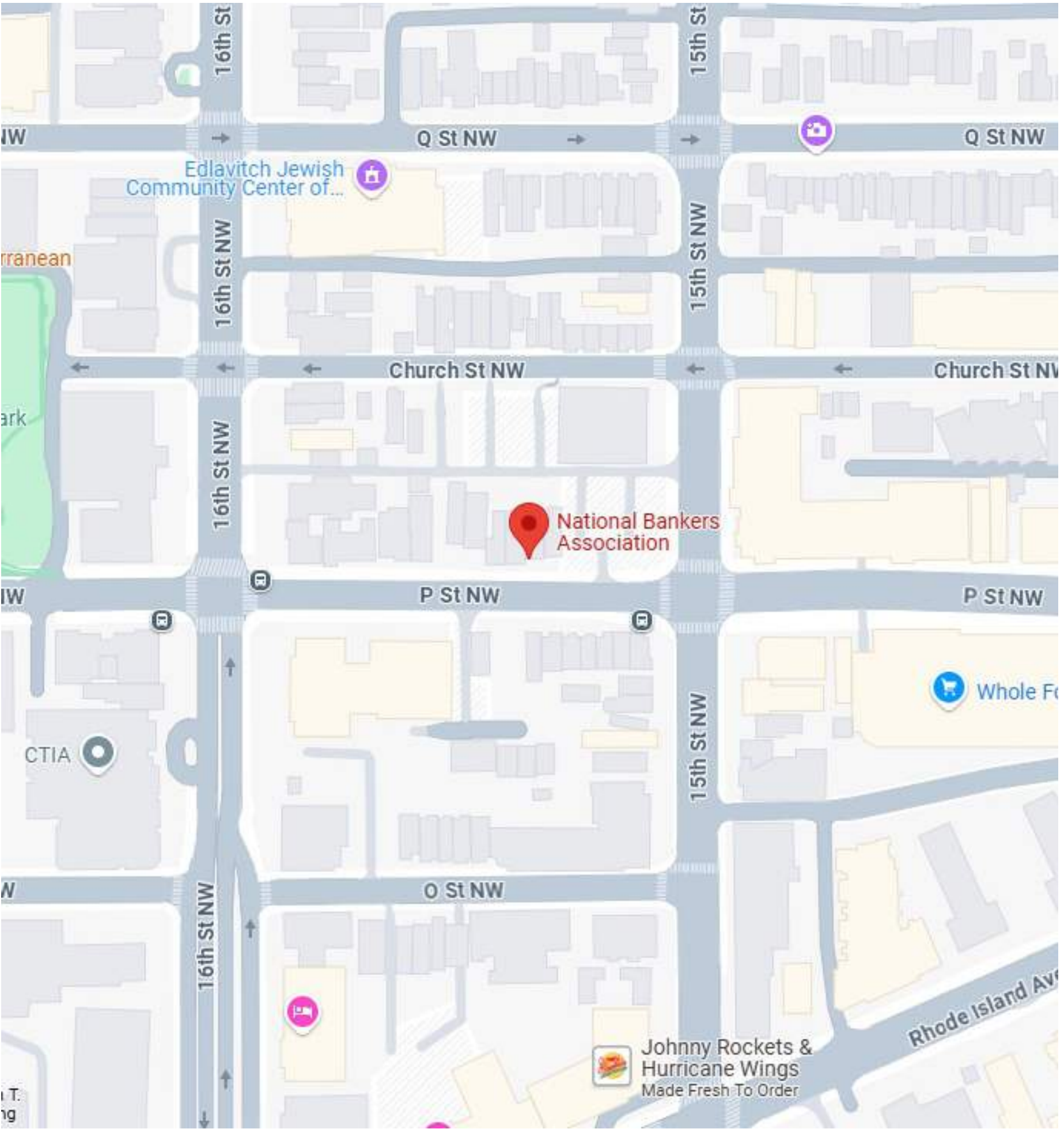




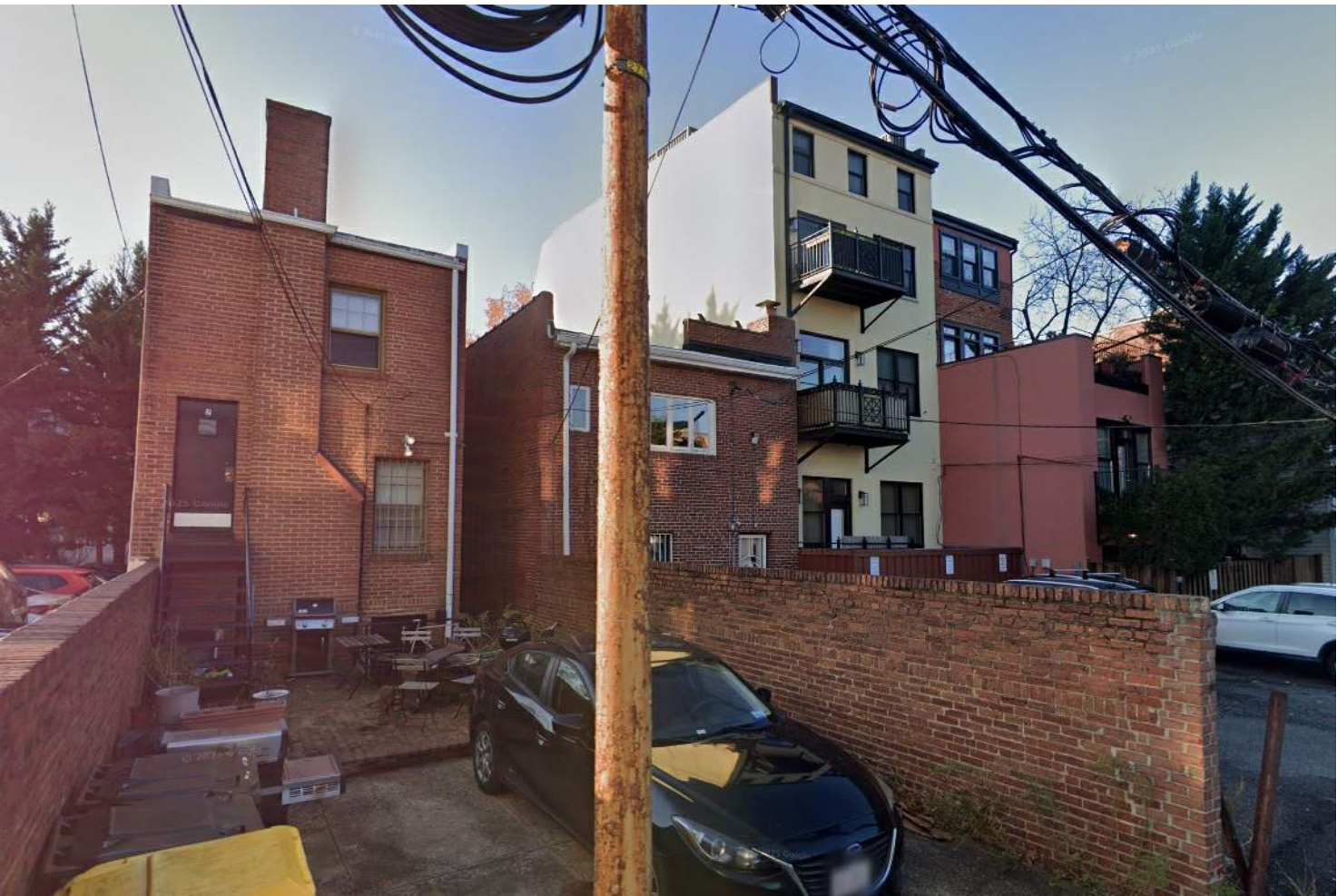
P STREET - NORTH STREET-SCAPE



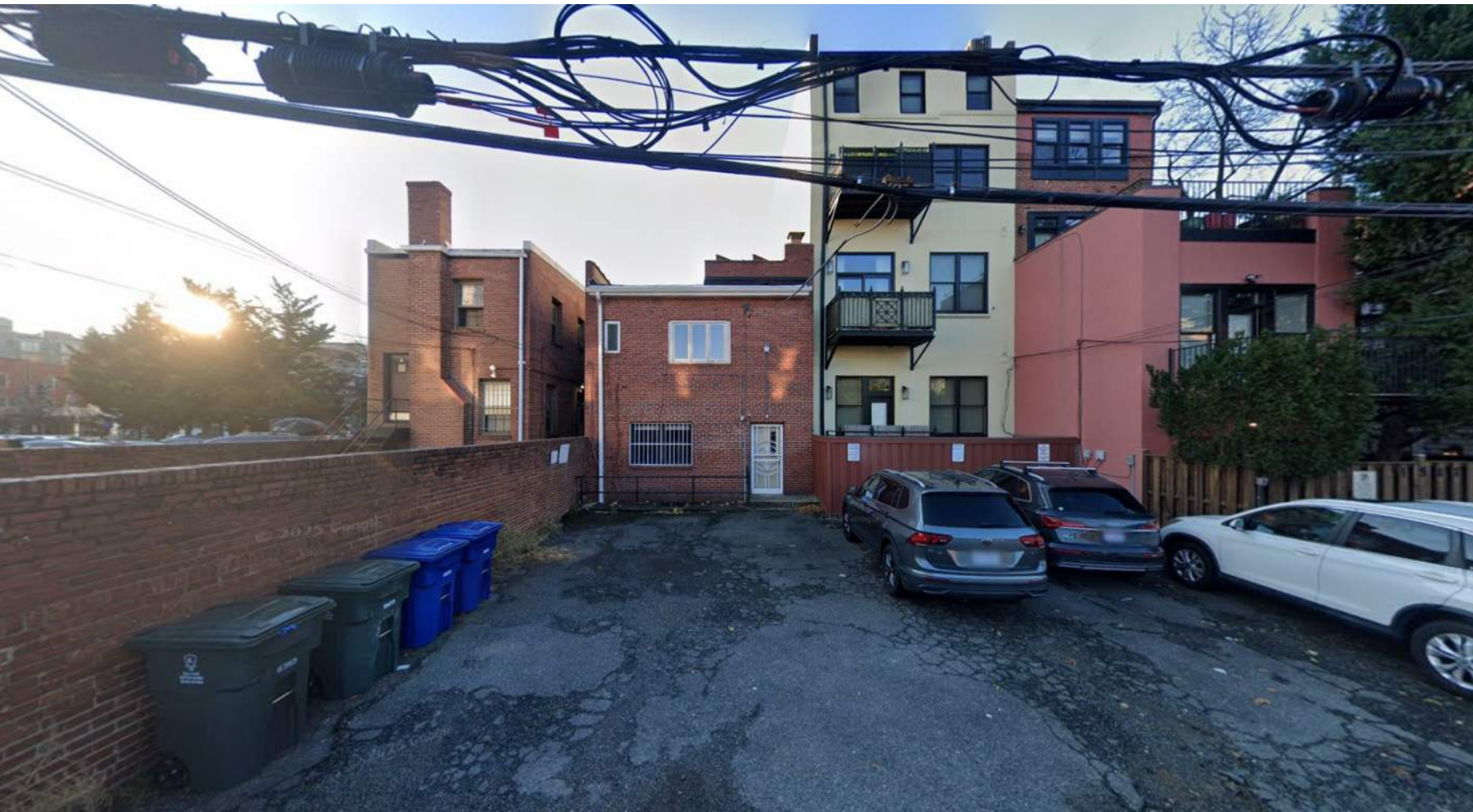
P STREET - SOUTH STREET-SCAPE



VICINITY MAP



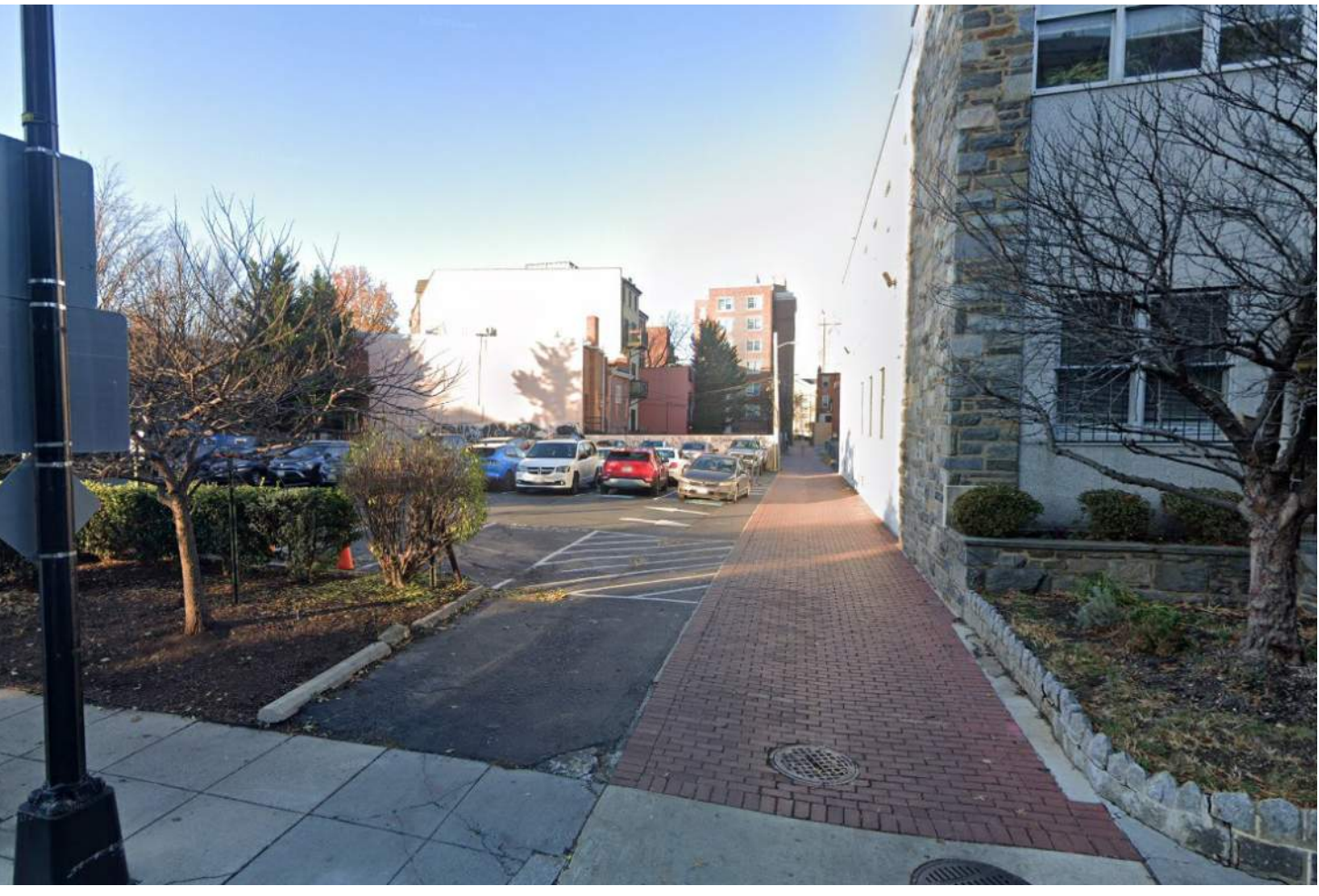
ALLEY - VIEW TO SOUTH WEST



ALLEY - VIEW TO SOUTH

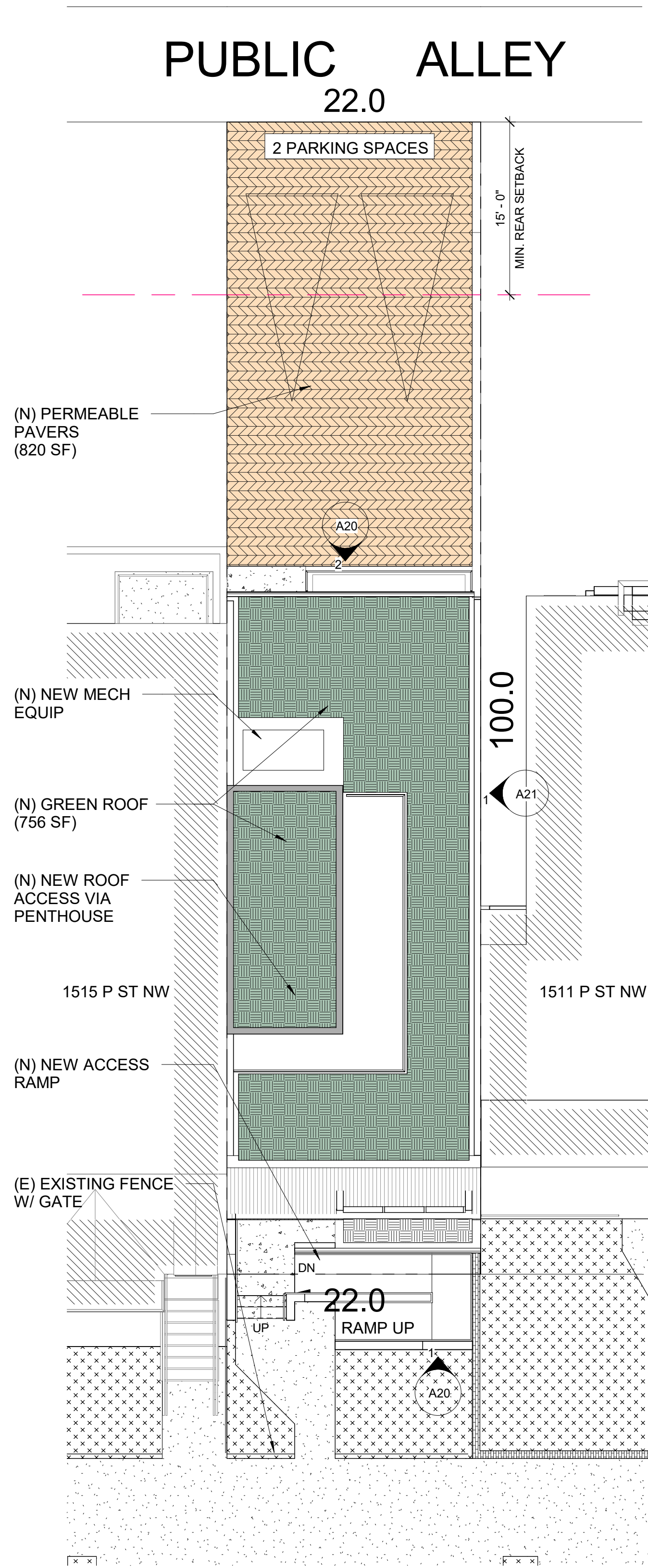


ALLEY - VIEW TO EAST

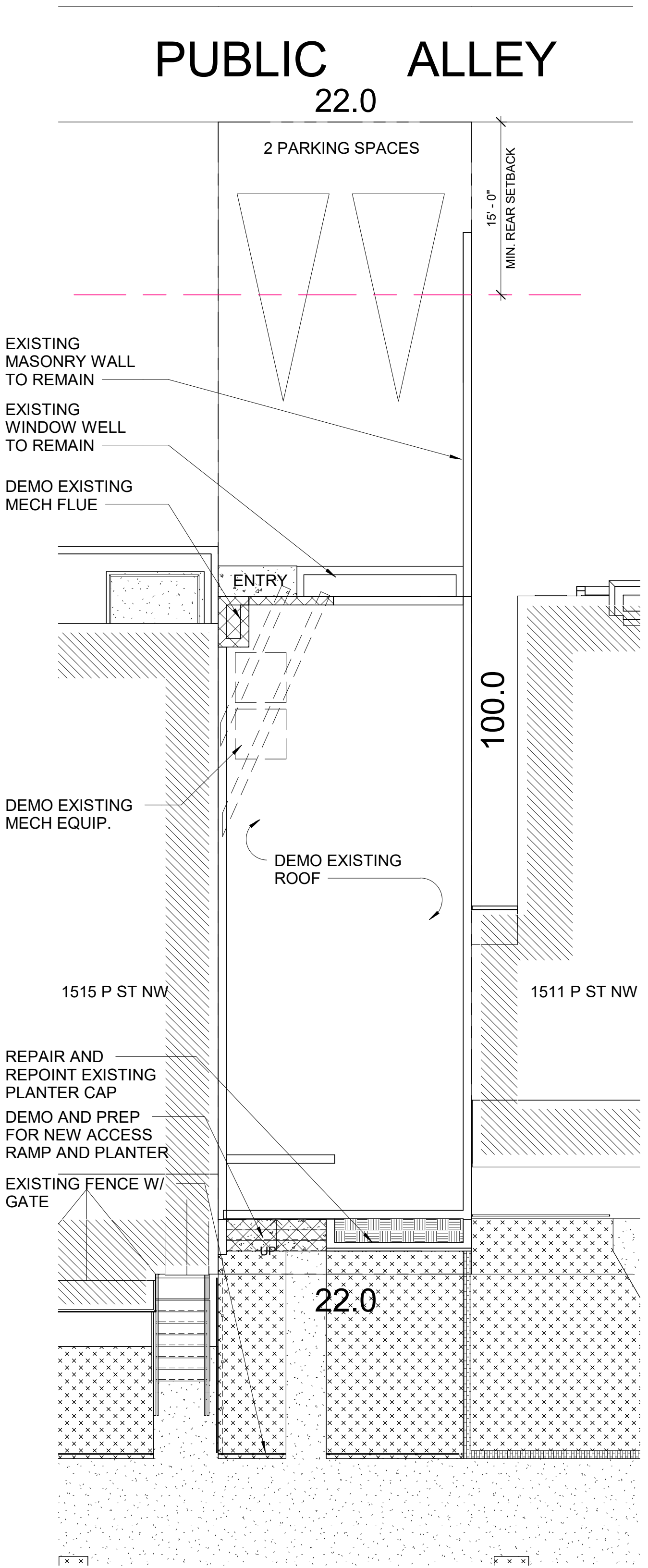


ALLEY ENTRANCE AT 15TH ST





00 Site Plan Proposed



00 Site Plan Existing

**SITE DATA**

ADDRESS	1513 P ST NW
SSL	0194 0003
ZONE DISTRICT	RESIDENTIAL APARTMENT ZONE
ZONE	RA-2/DC
HISTORIC DISTRICT	GREATER 14TH ST HISTORIC DISTRICT
SITE AREA	2,200.SF (0.05ac)

**EXISTING GROSS AREA**

GROUND	1,143 GSF
SECOND	1,143 GSF
	<b>2,286 GSF</b>

**EXCLUSIONS**

CELLAR	1,101 GSF
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**PROPOSED GROSS AREA**

GROUND	1,143 GSF
SECOND	1,143 GSF
THIRD	1,172 GSF
TOTAL	3,458 GSF

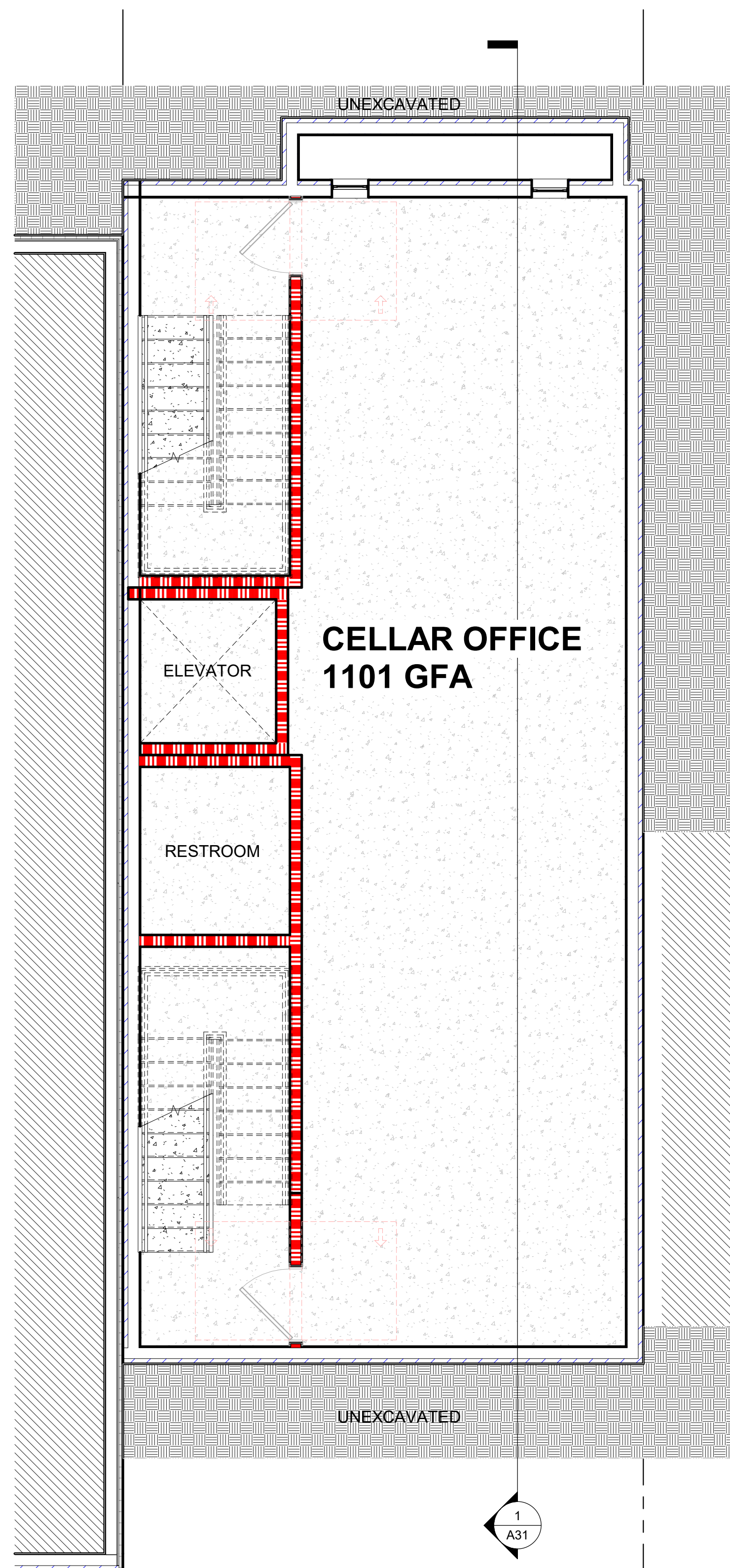
**EXCLUSIONS**

CELLAR	1,101 GSF
PENTHOUSE	216 GSF

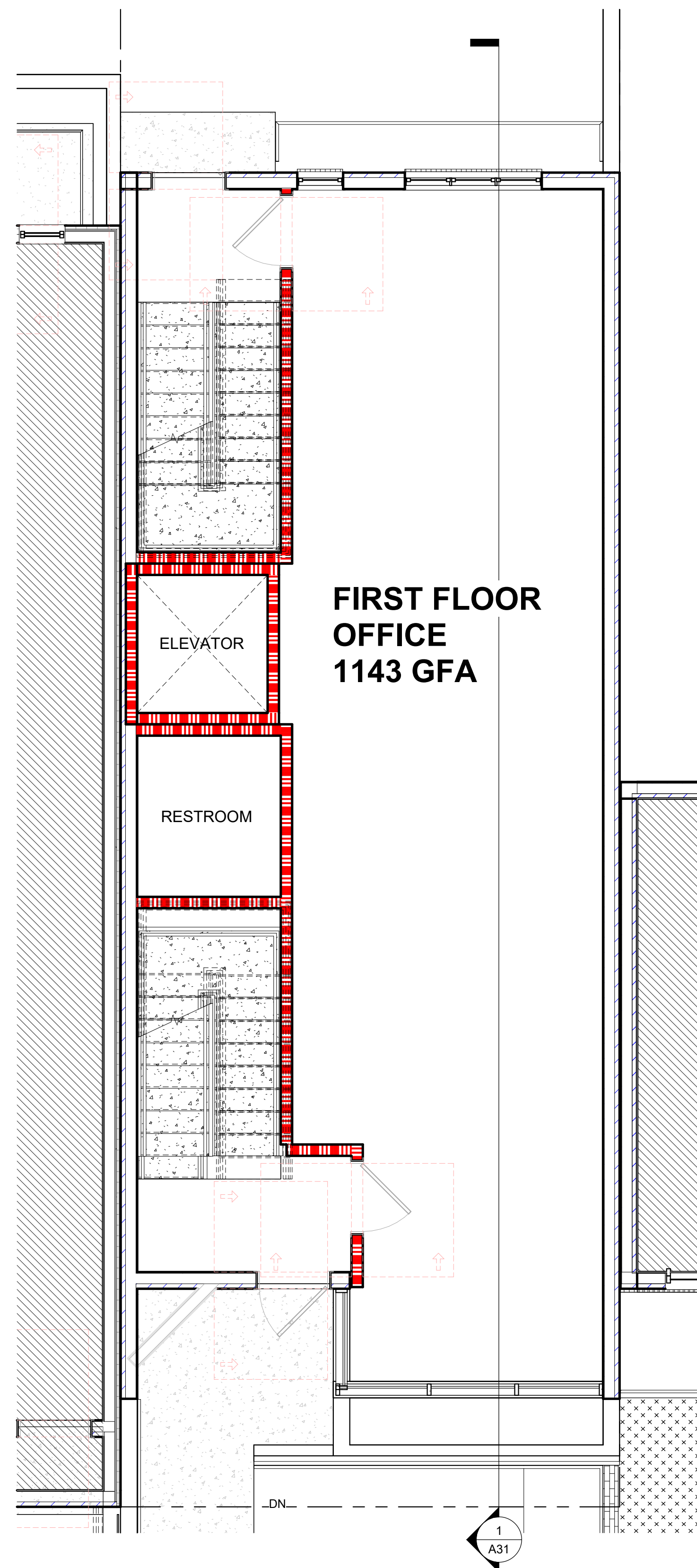
**RA-2 DEVELOPMENT STANDARDS**

	PERMITTED/REQ.	EXISTING	PROPOSED
FAR MAX	1.8	1.04	1.57
MAX HEIGHT	50'	+/-25'	33' - 6"
MAX STORIES	NONE	2 + CELLAR	3 + CELLAR & PENTHOUSE
PENTHOUSE HEIGHT	12' (15' -MECH)	NA	9' (11' AT ELEVATOR OVERRUN)
PENTHOUSE STORIES	1 (2 -MECH)	NA	1
MAX LOT OCC	60%	51.9%	51.9%
REAR SETBACK	15' MIN.	41' - 2 1/2"	41' - 2 1/2"
GREEN AREA RATIO	0.4	.0031	0.42
<b>PARKING</b>			
VEHICLE PARKING	1 SPACE (.5 SP PER 1,000 SQFT IN EXCESS OF 3,000 SQFT)	2 SPACES	2 SPACES
BICYCLE PARKING	NONE (NON-RESI USES WITH 4,000 GSF OR MORE SHALL PROVIDE BIKE PARKING)	NONE	NONE

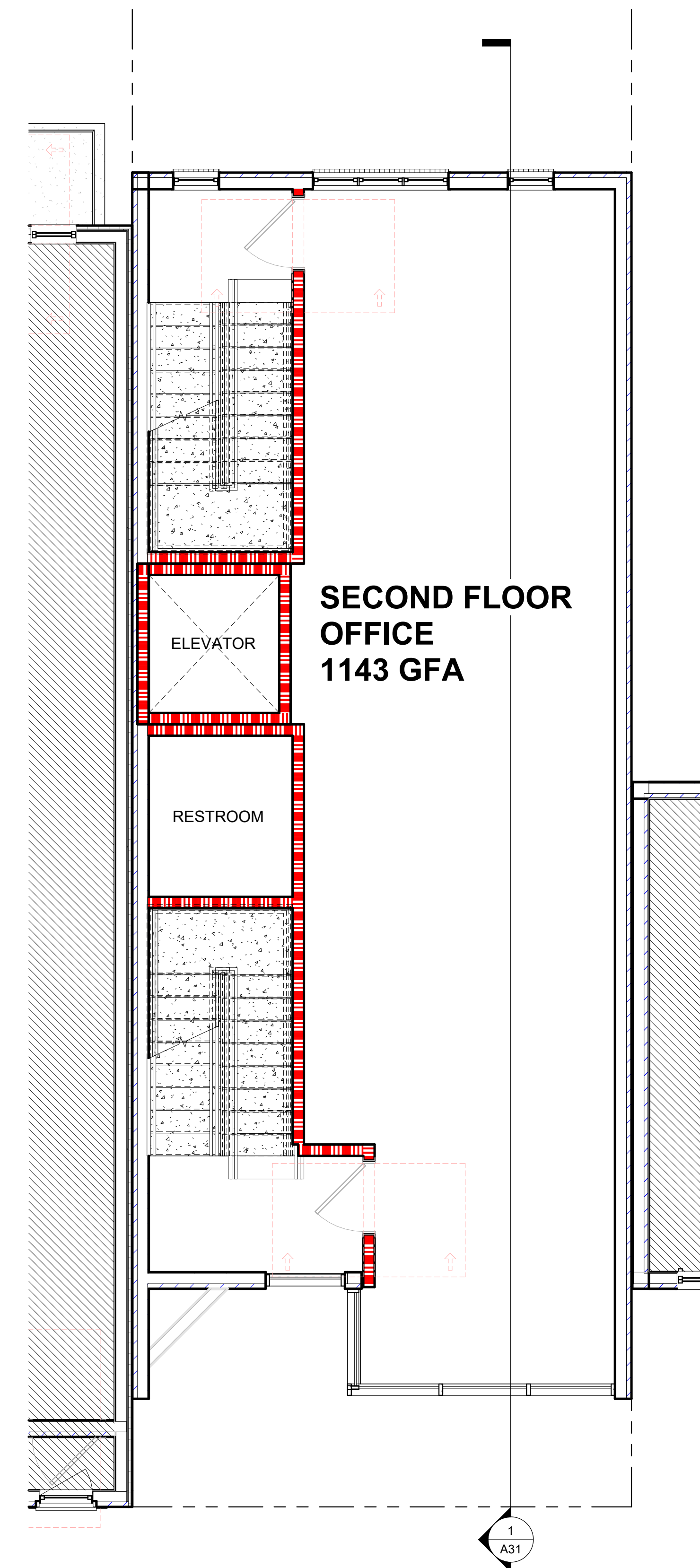




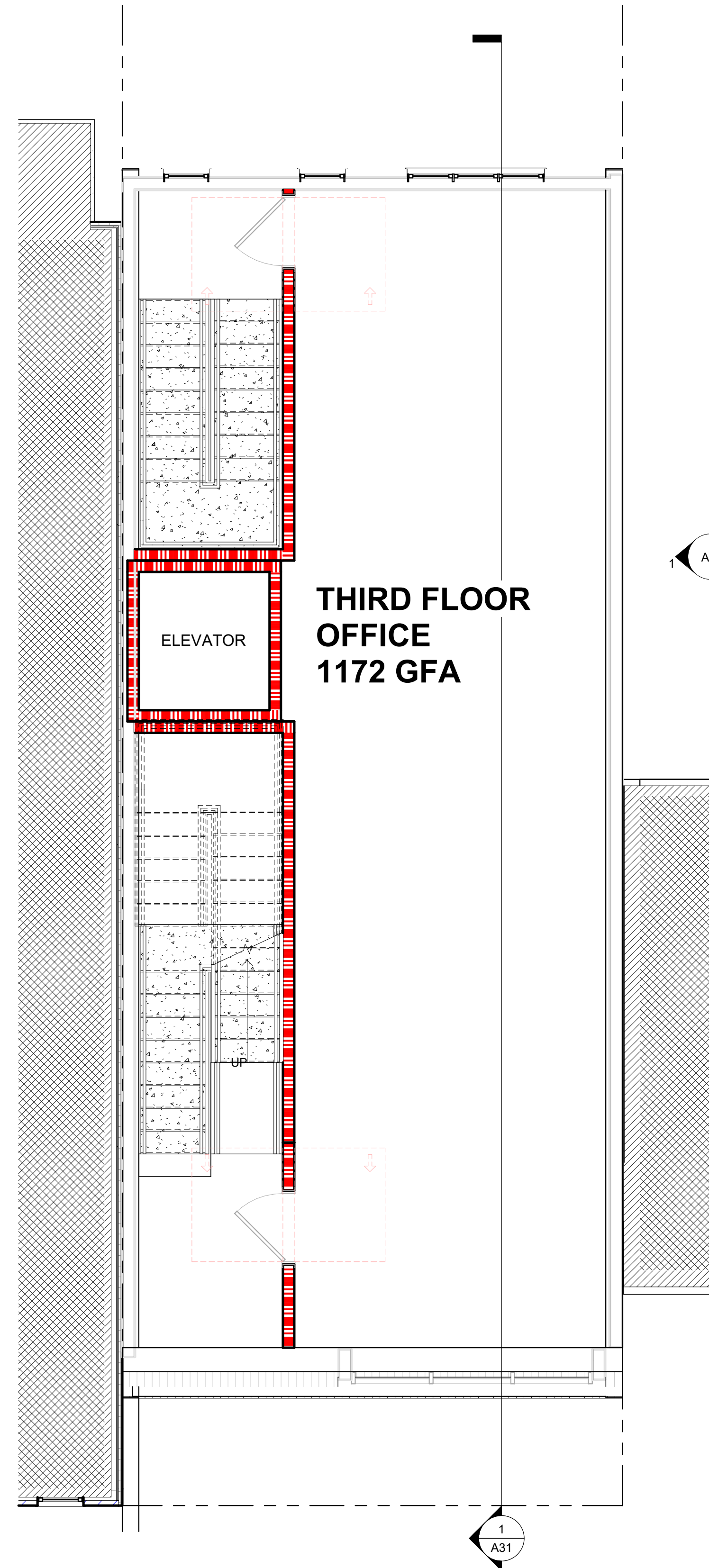
00 Cellar Level Proposed



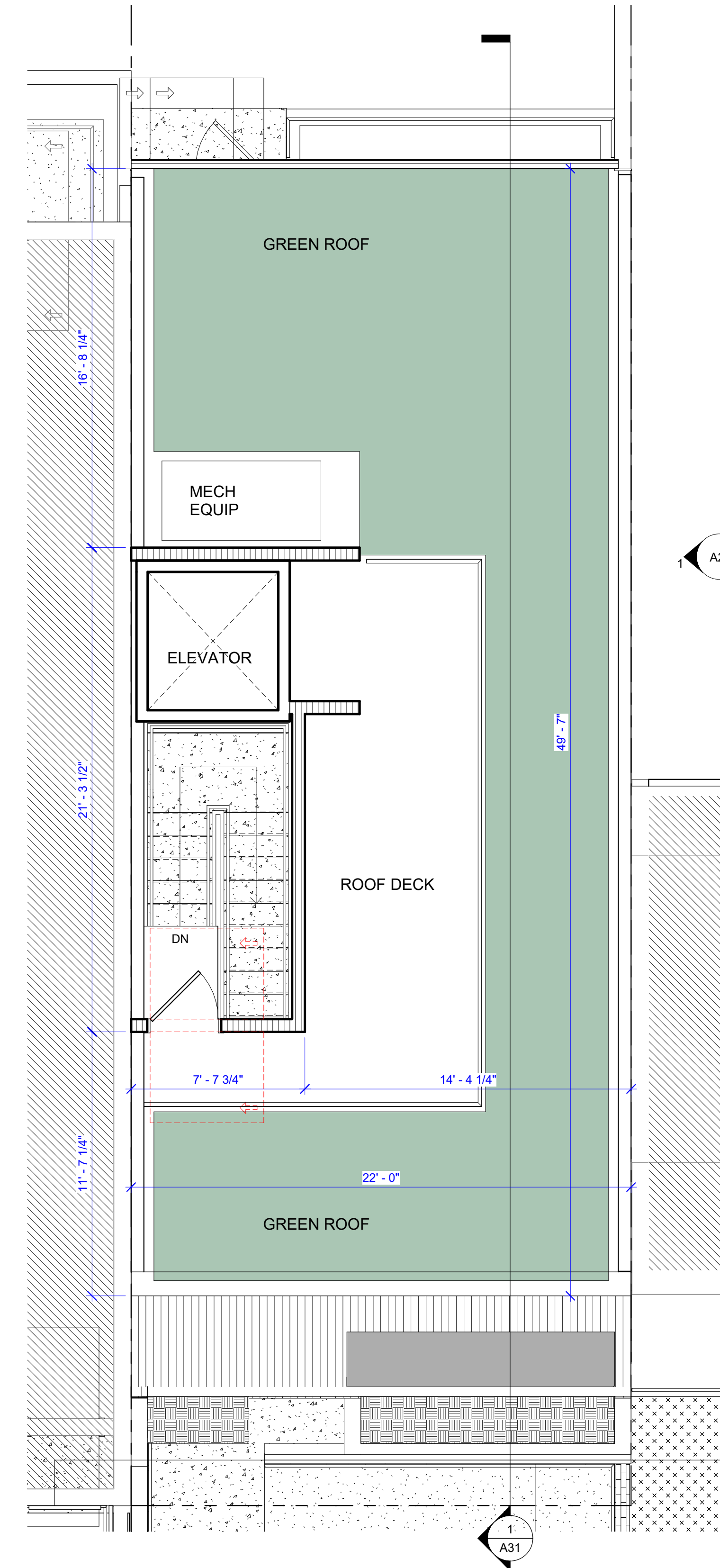
01 First Floor Proposed



02 Second Floor Proposed

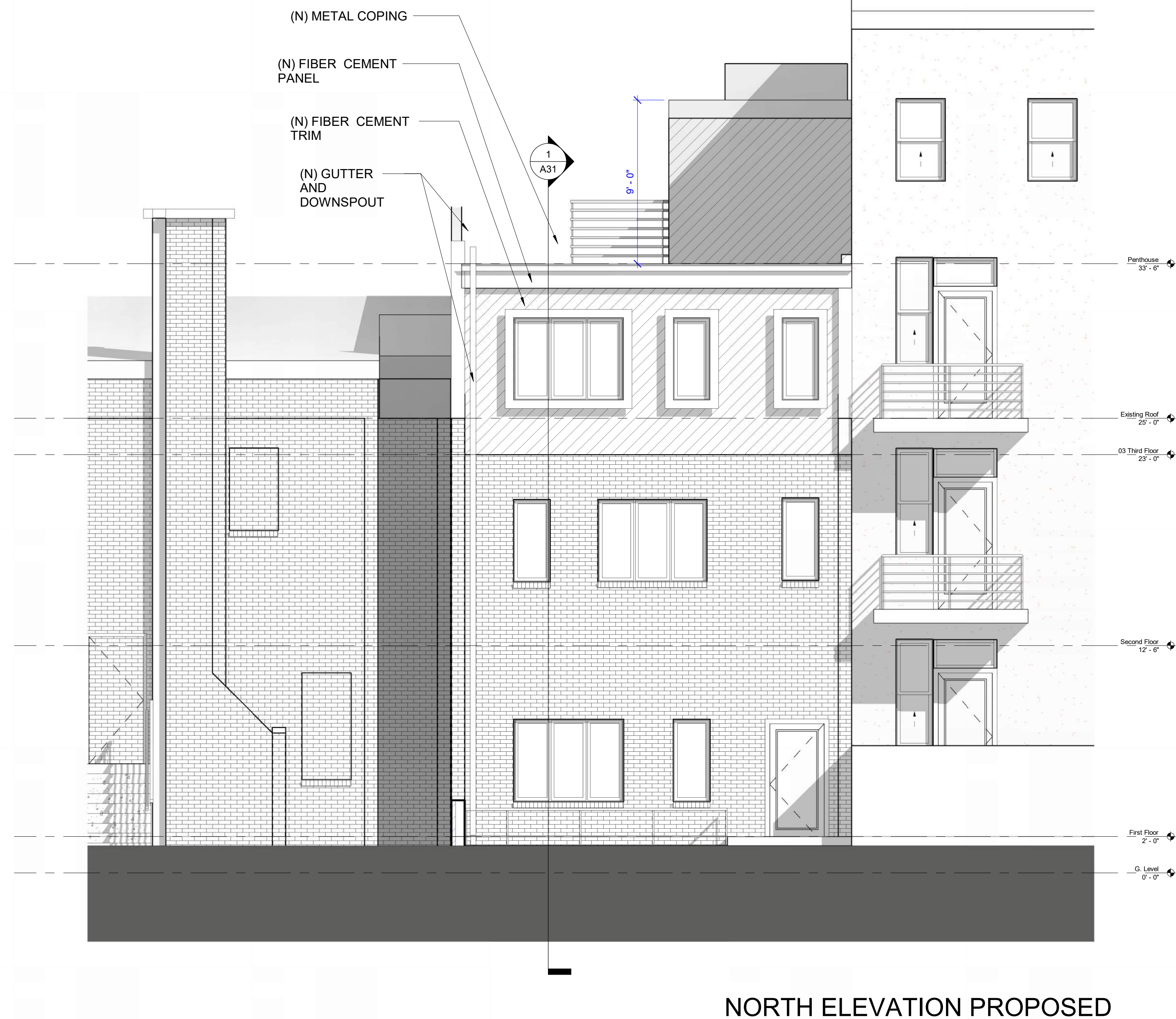
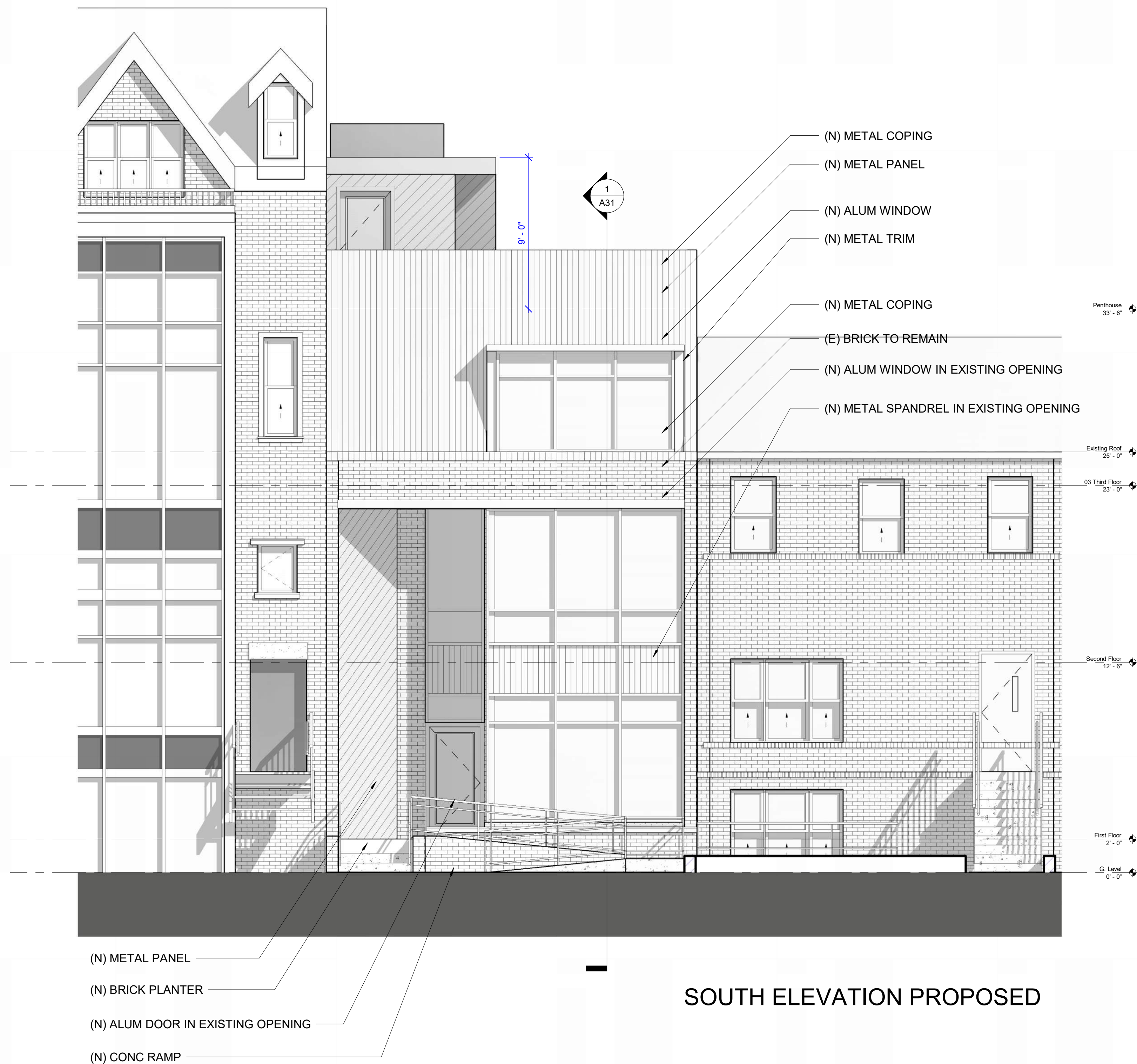


03 New Third Floor Proposed

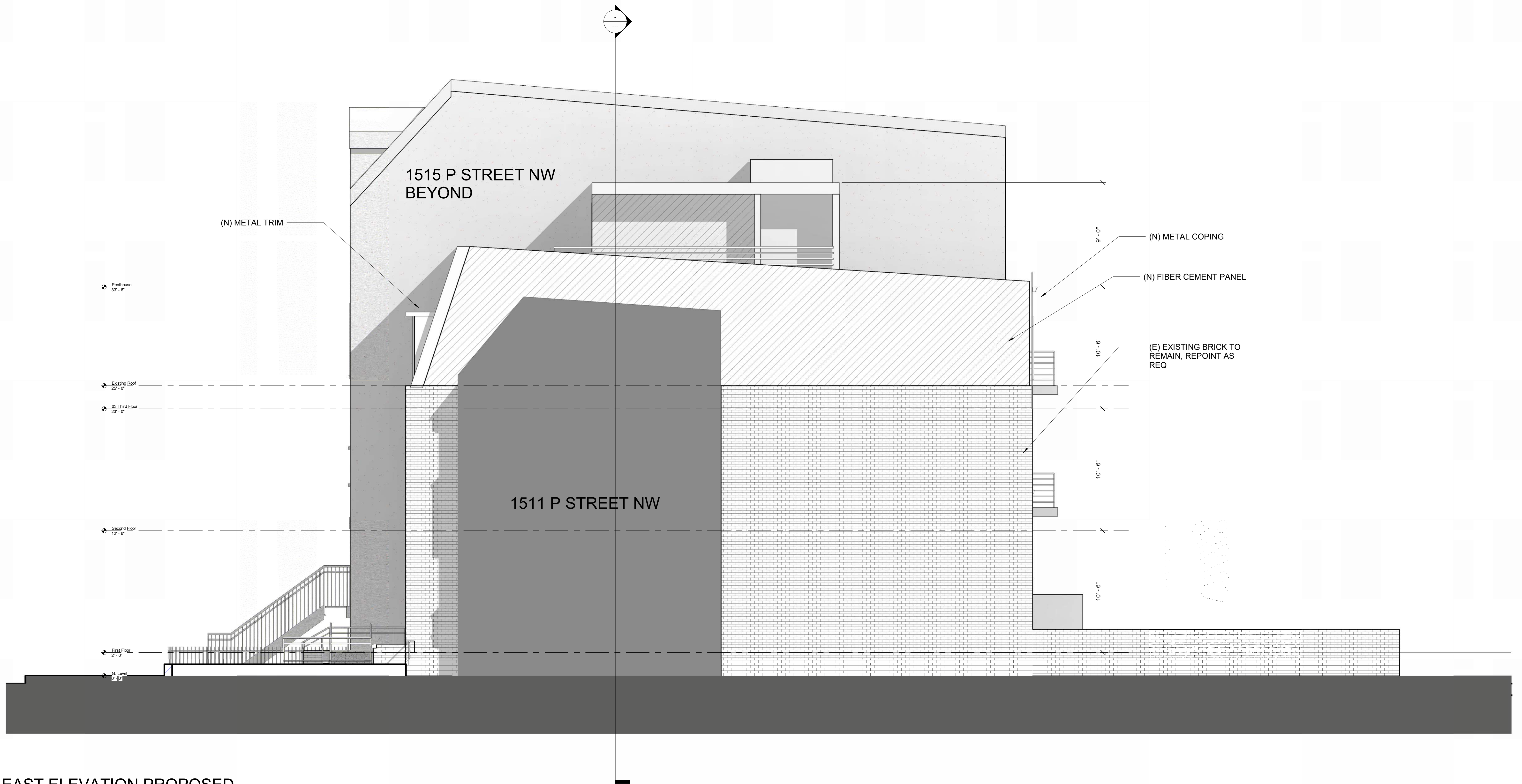


00 Roof Plan Proposed









EAST ELEVATION PROPOSED

**cline**

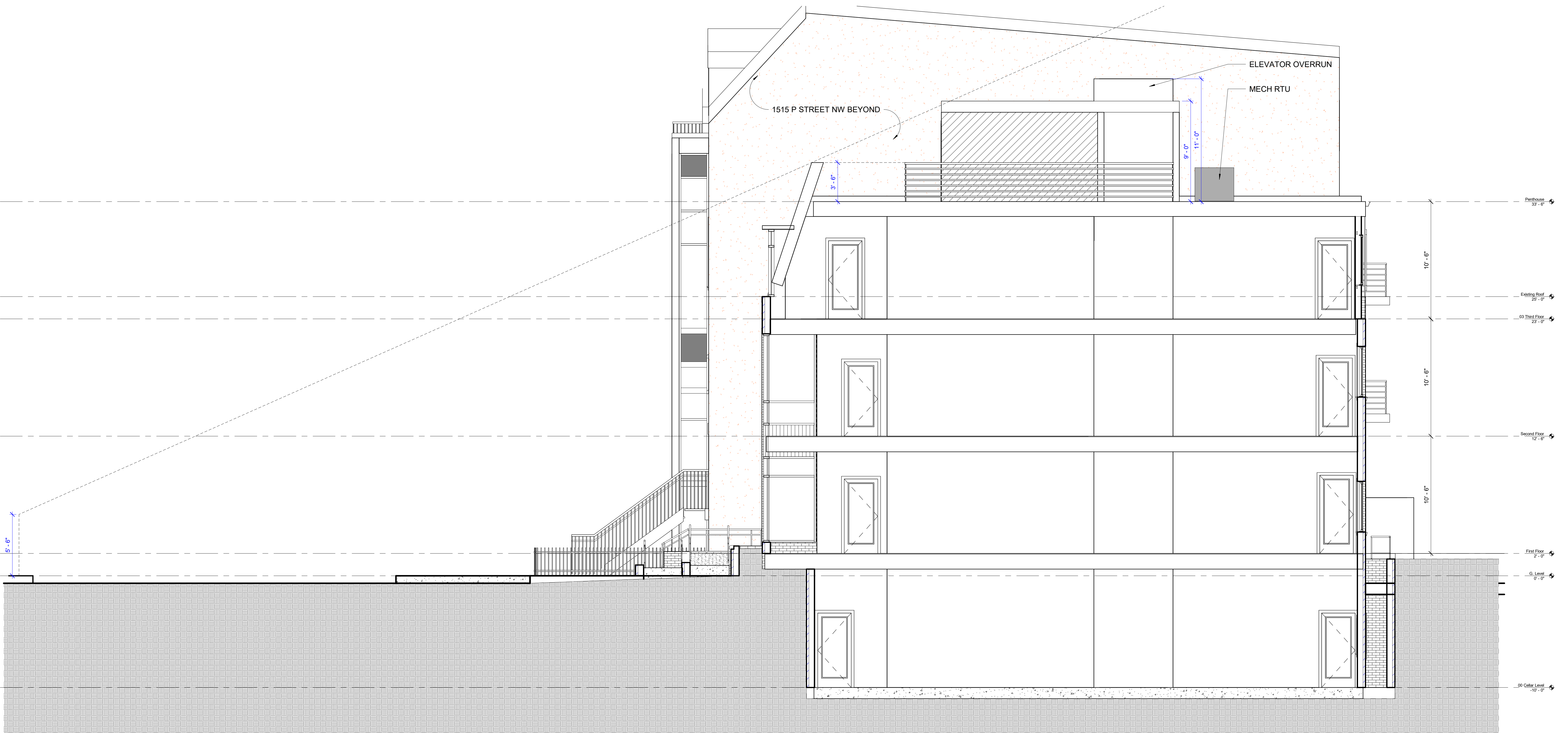
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WASHINGTON, DC

**EXTERIOR ELEVATIONS PROPOSED**

**A21**

1/4" = 1'-0" | 225134 | 07.8.2025  
07.01.2025 REVISED





Section 1 Proposed



