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NATIONAL BANKERS ASSOC. HQ



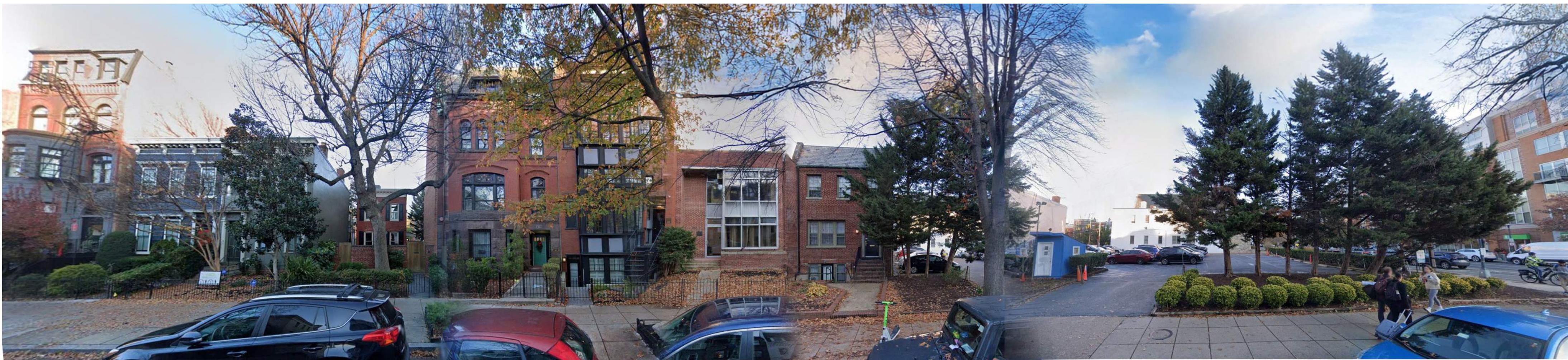
NATIONAL BANKERS  
ASSOCIATION

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

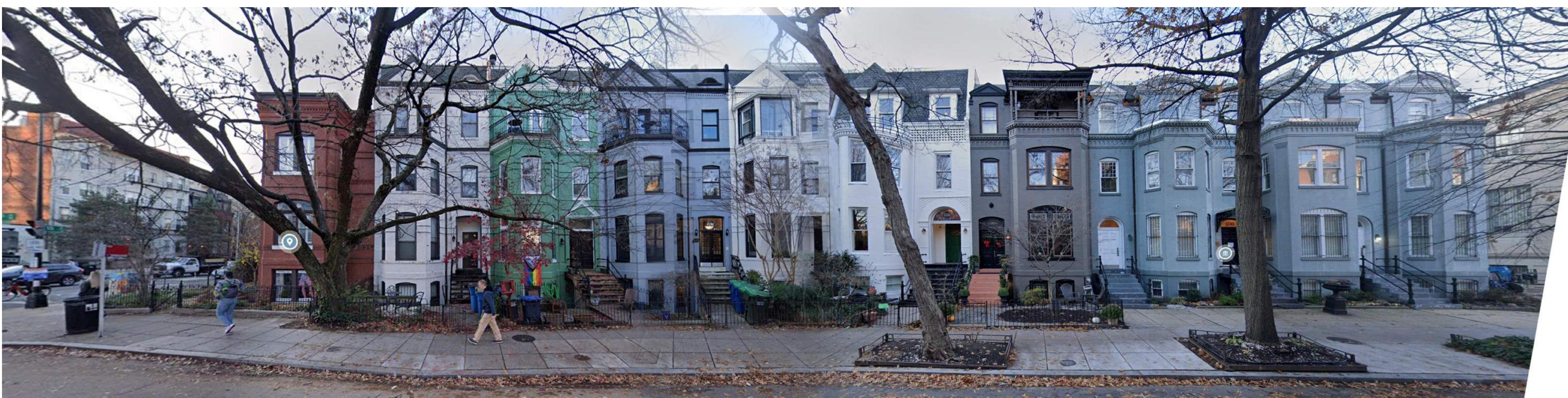
WASHINGTON,  
DC

225134

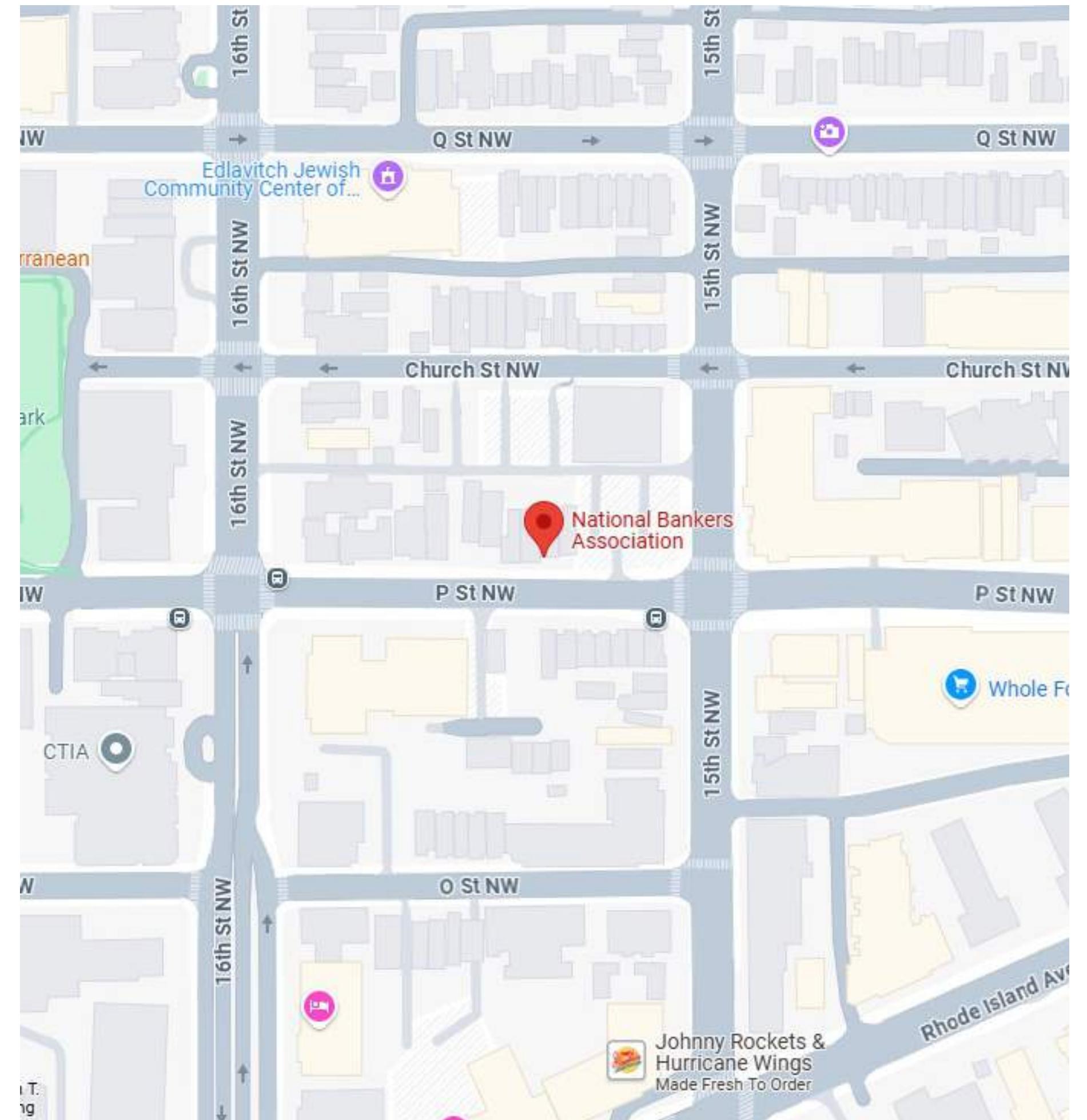
07.8.2025



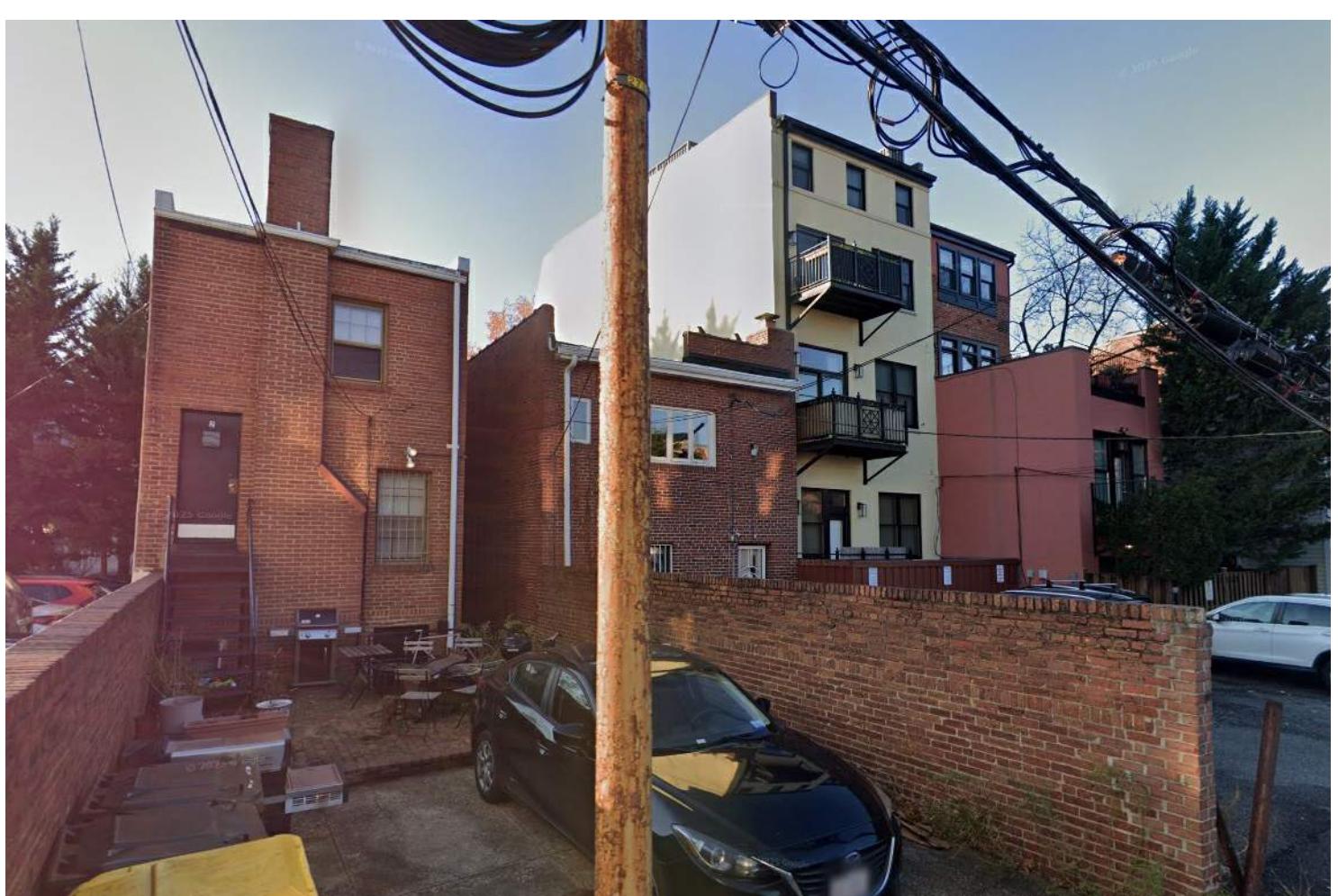
P STREET - NORTH STREET-SCAPE



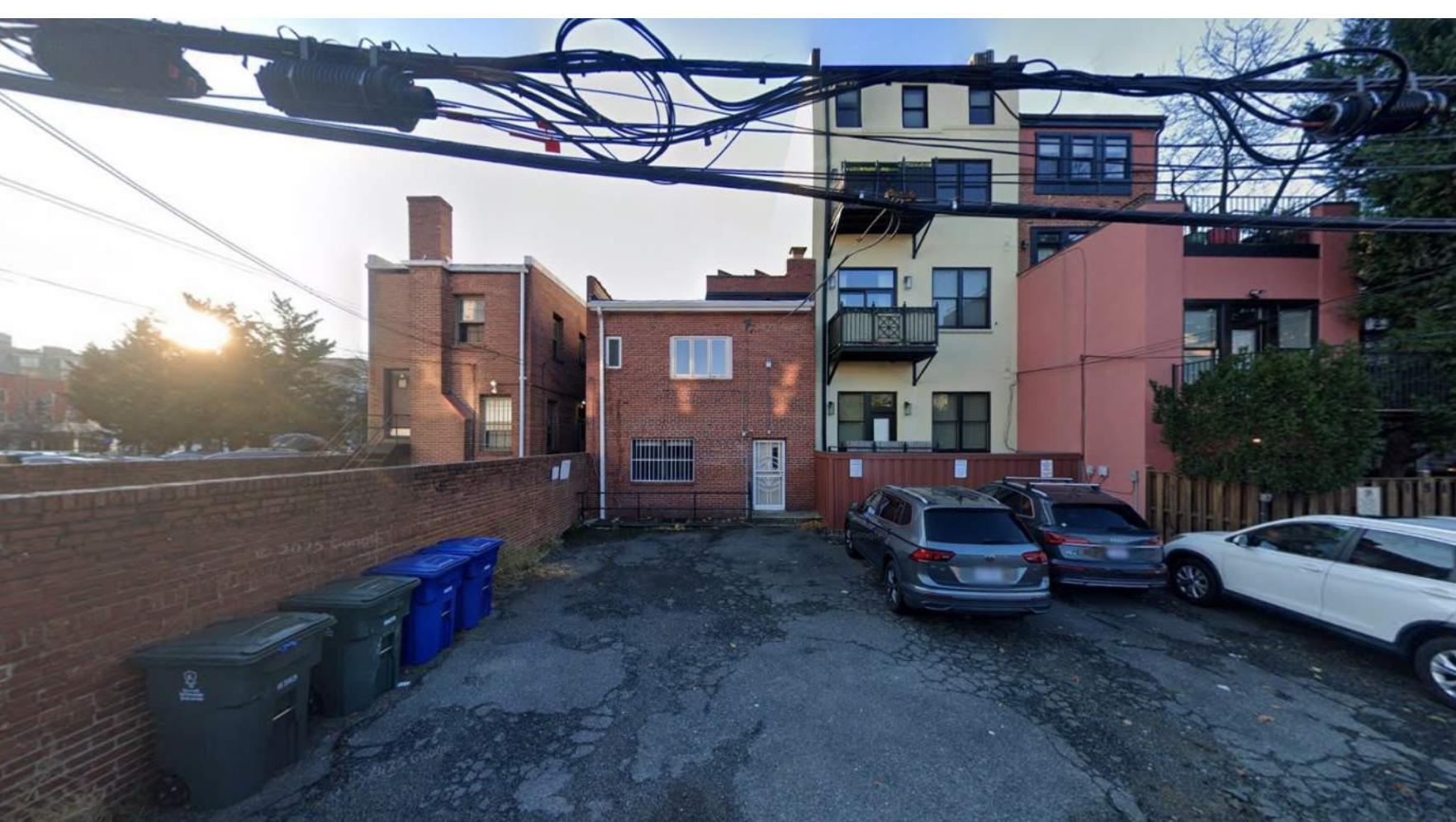
P STREET - SOUTH STREET-SCAPE



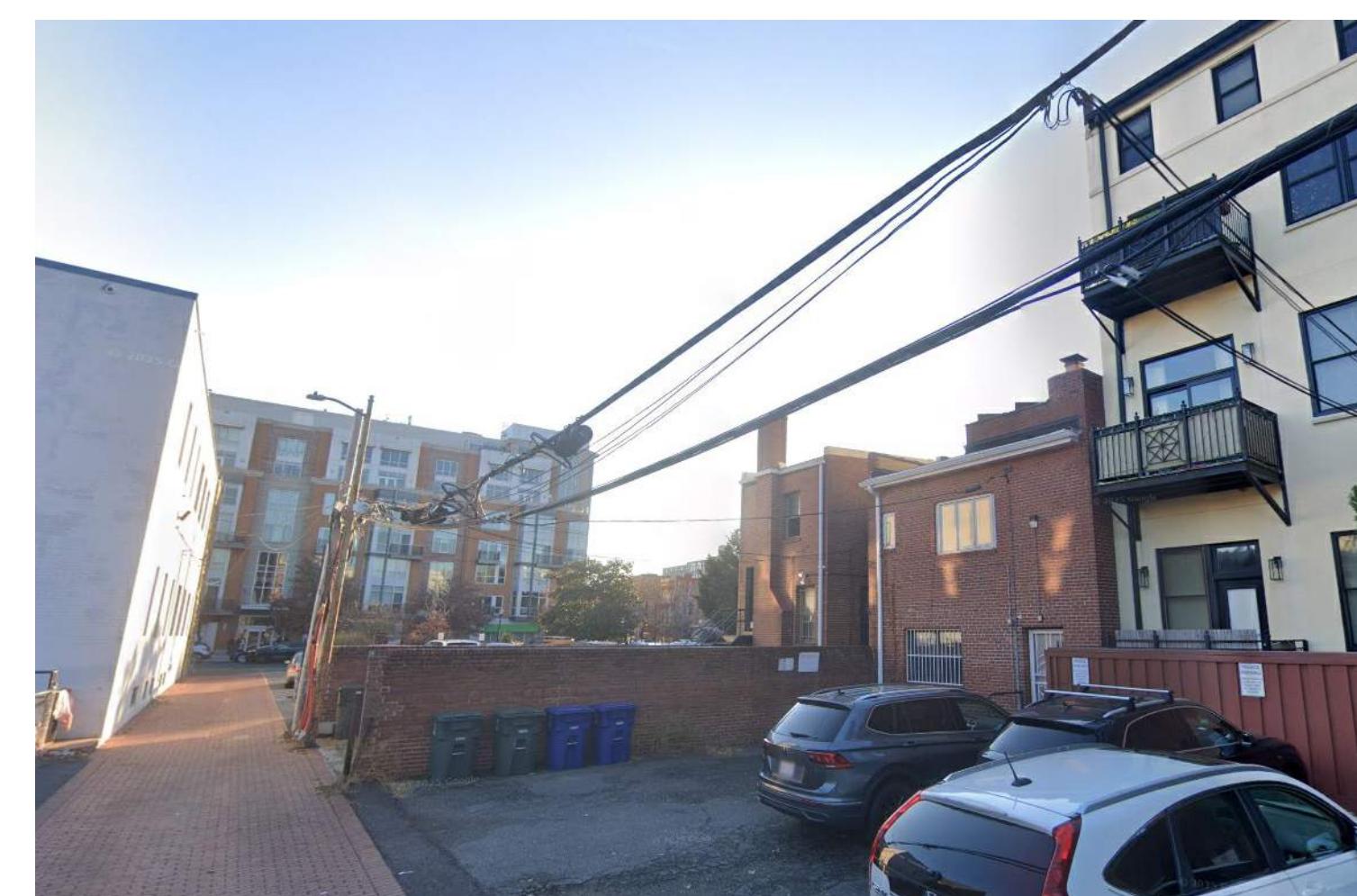
VICINITY MAP



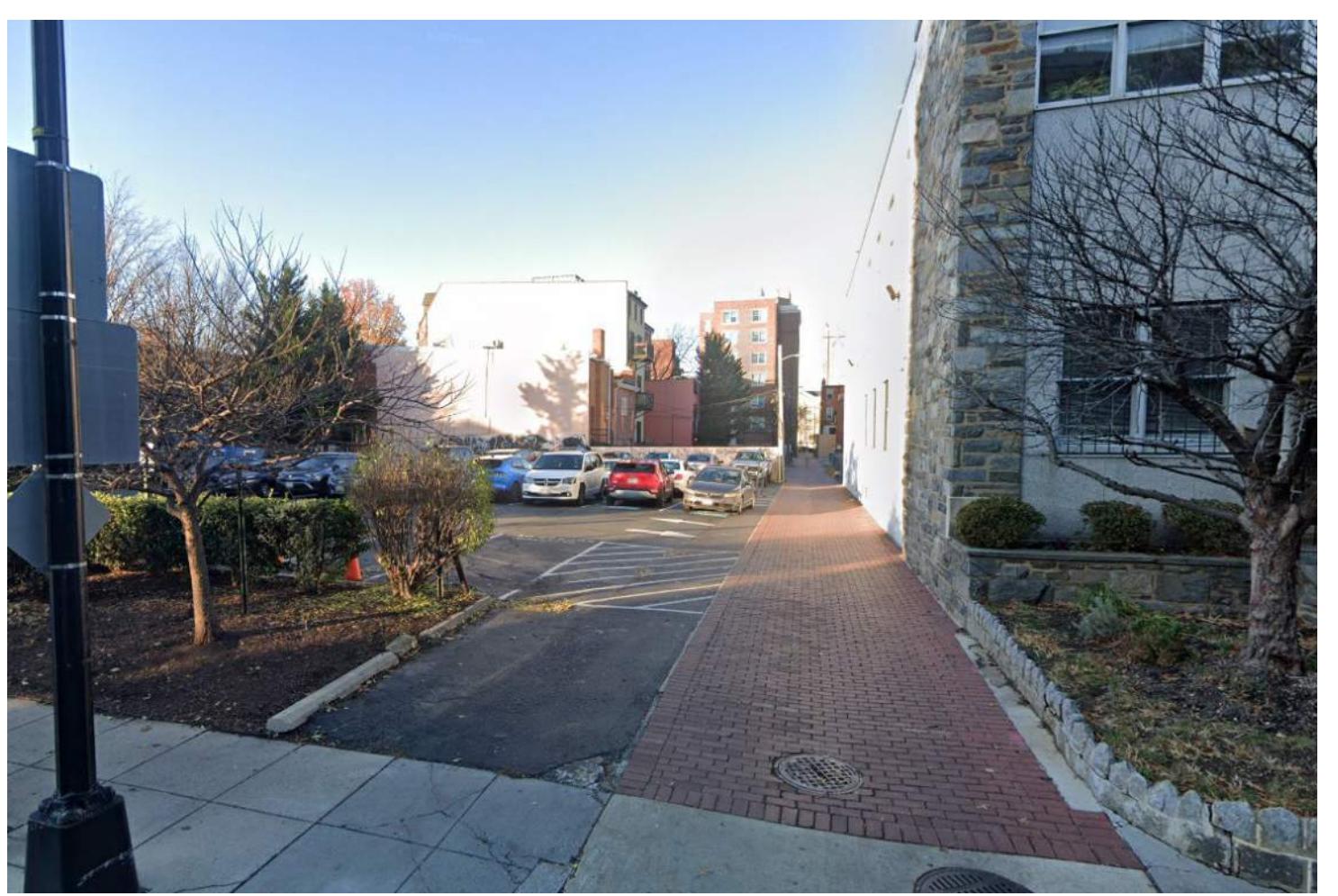
ALLEY - VIEW TO SOUTH WEST



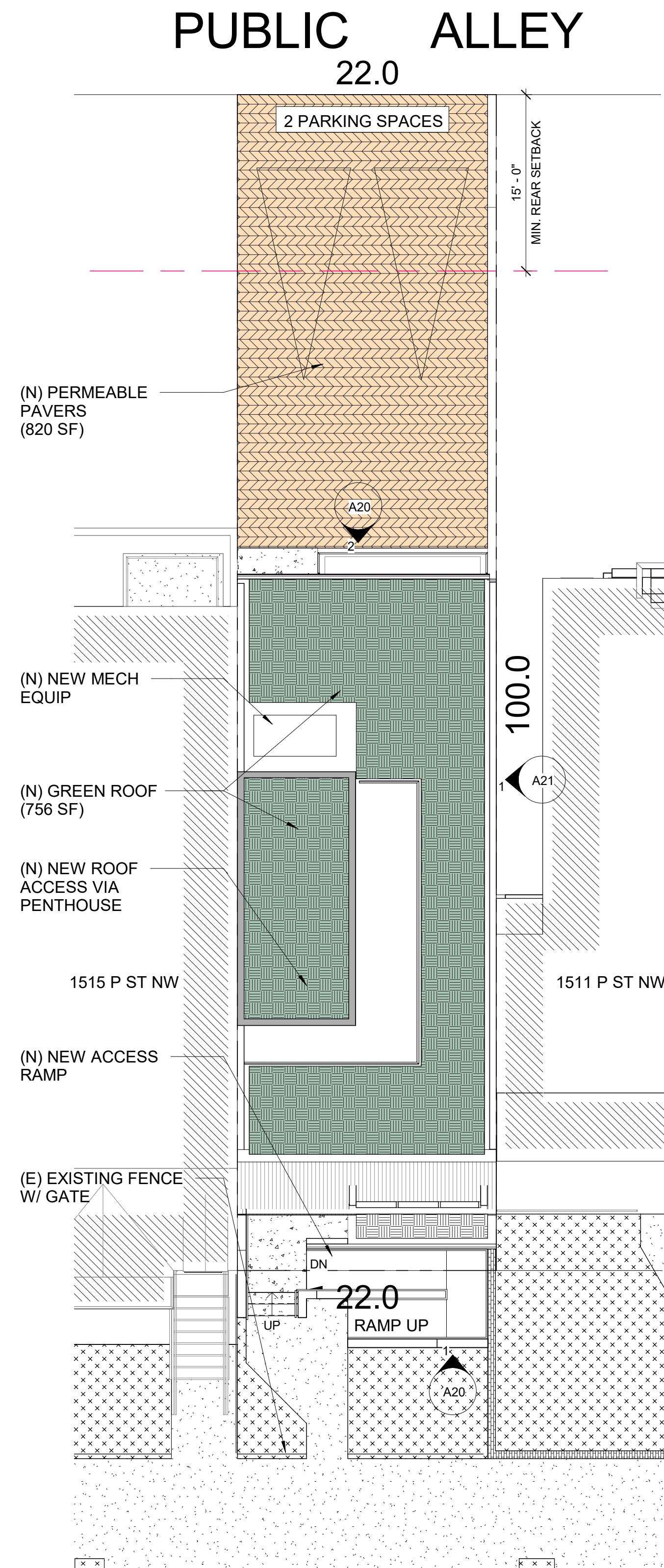
ALLEY - VIEW TO SOUTH



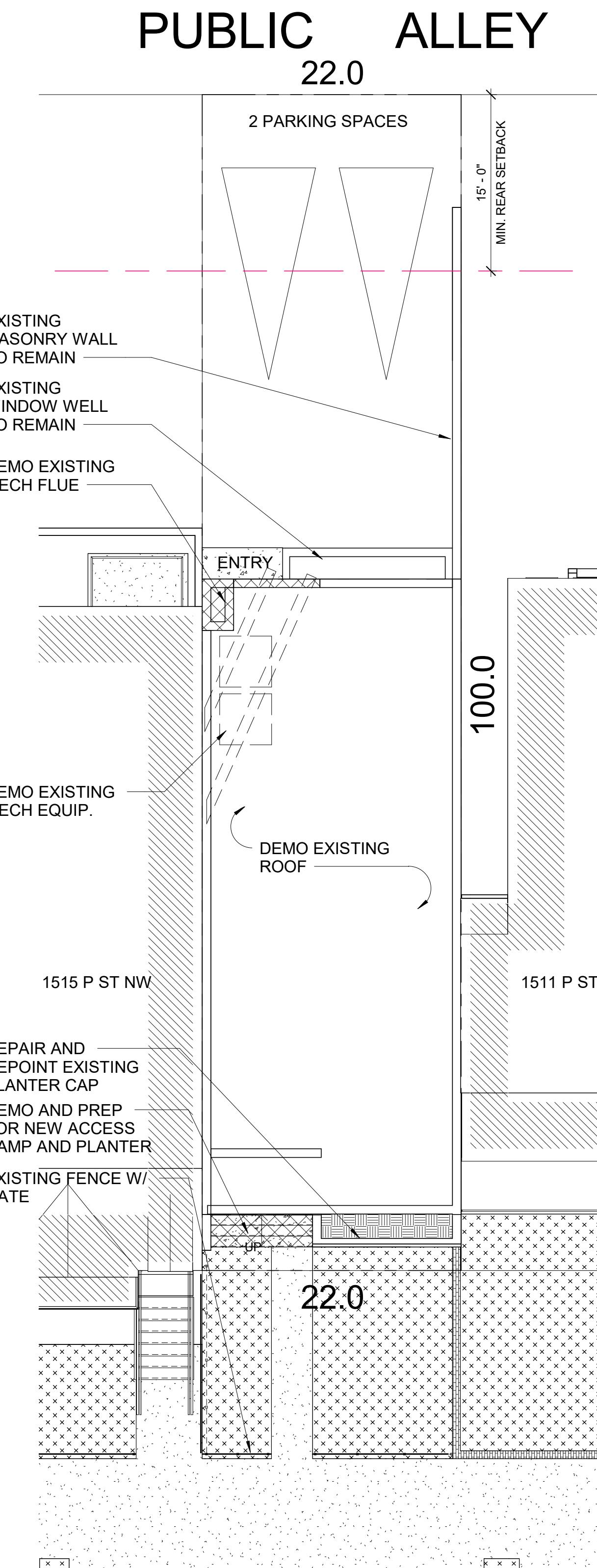
ALLEY - VIEW TO EAST



ALLEY ENTRANCE AT 15TH ST



00 Site Plan Proposed



00 Site Plan Existing

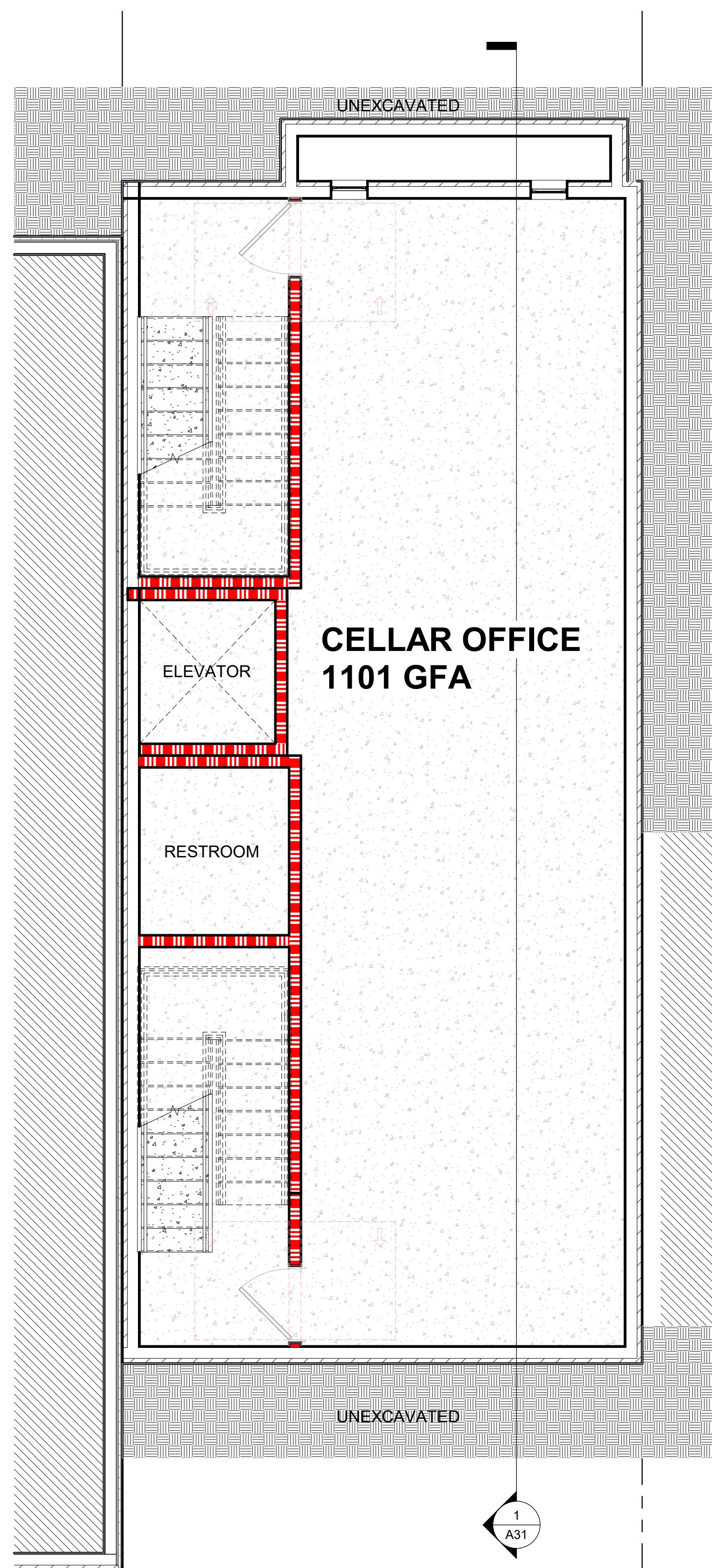
**SITE DATA**

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)

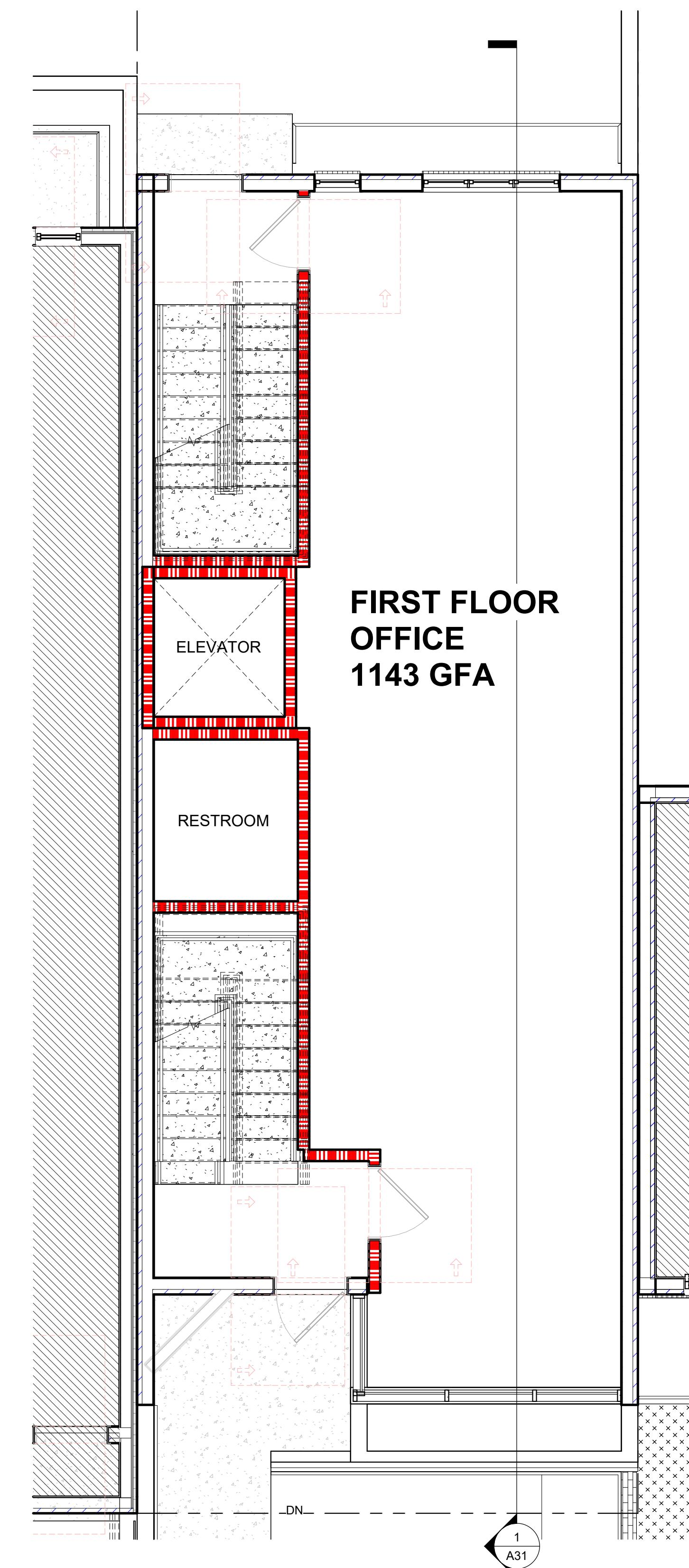
**EXISTING GROSS AREA**  
GROUND 1,143 GSF  
SECOND 1,143 GSF  
**PROPOSED GROSS AREA**  
GROUND 1,143 GSF  
SECOND 1,143 GSF  
THIRD 1,172 GSF  
**EXCLUSIONS**  
CELLAR 1,101 GSF  
PENTHOUSE 216 GSF

**EXCLUSIONS**  
CELLAR 1,101 GSF  
PENTHOUSE 216 GSF

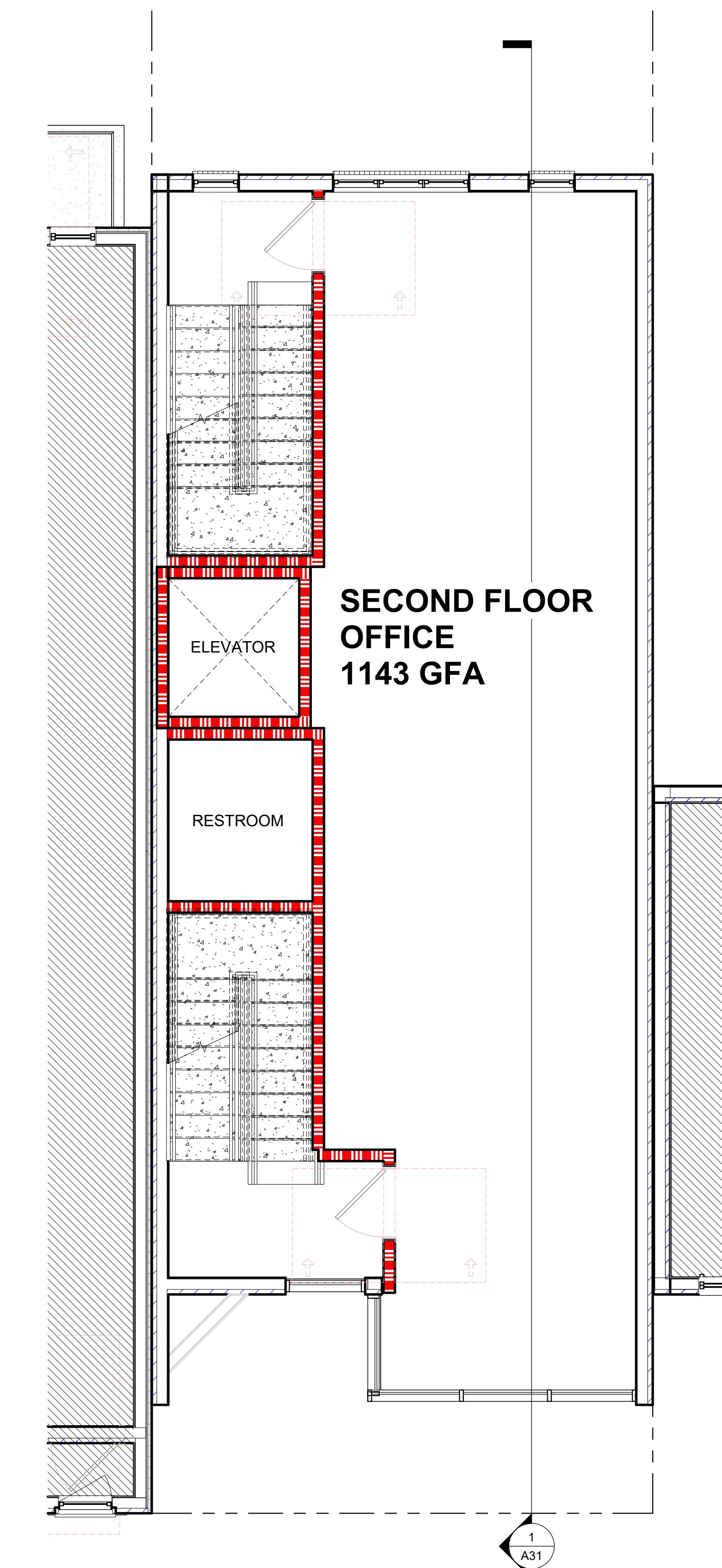
	PERMITTED/REQ.	EXISTING	PROPOSED
FAR MAX	1.04	1.57	
MAX HEIGHT	50'	+/-25'	33'-6"
MAX STORIES	NONE	2 + CELLAR	3 + CELLAR & PENTHOUSE
PENTHOUSE HEIGHT	12' (15'-MECH)	NA	9' (11' AT ELEVATOR OVERRUN)
PENTHOUSE STORIES	1 (2 -MECH)	NA	1
MAX LOT OCC	60%	51.9%	51.9%
REAR SETBACK	15' MIN.	41'-2 1/2"	41'-2 1/2"
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



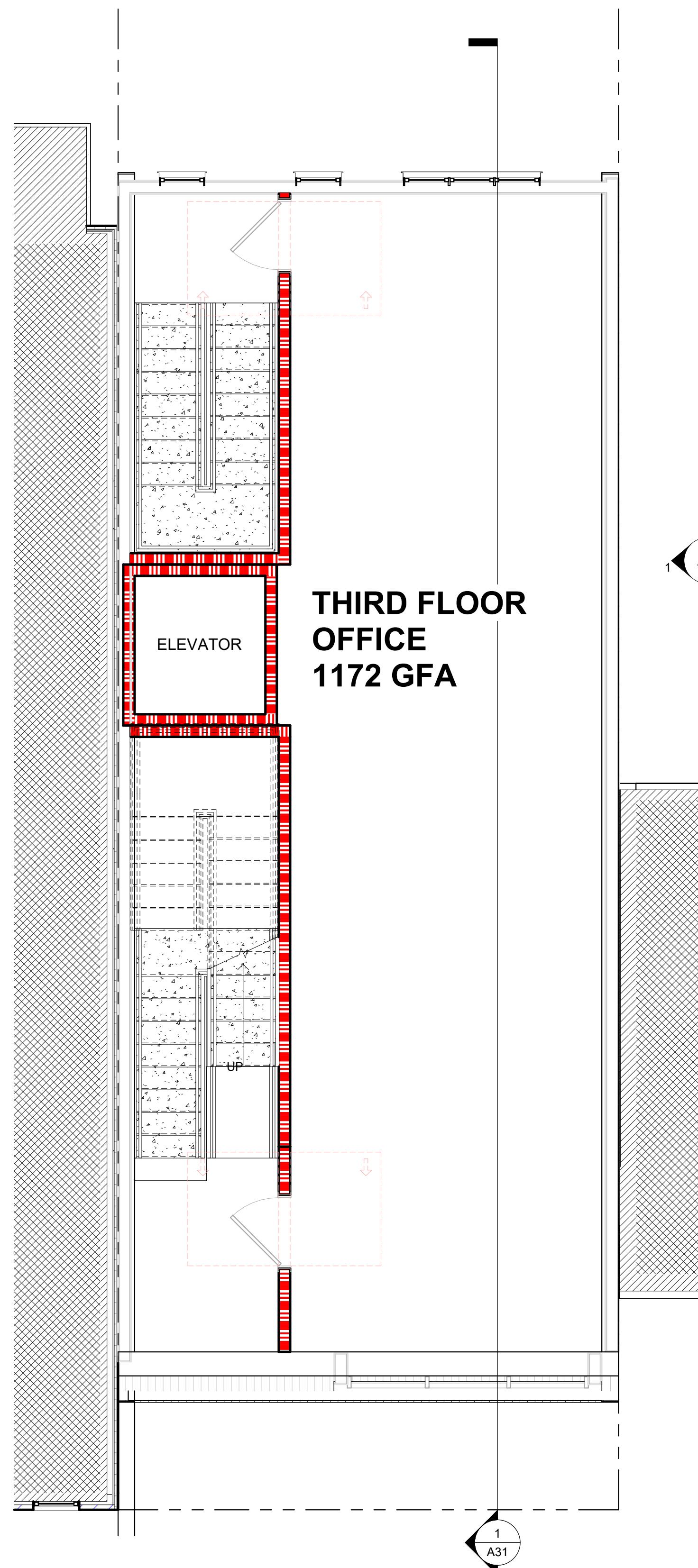
00 Cellar Level Proposed



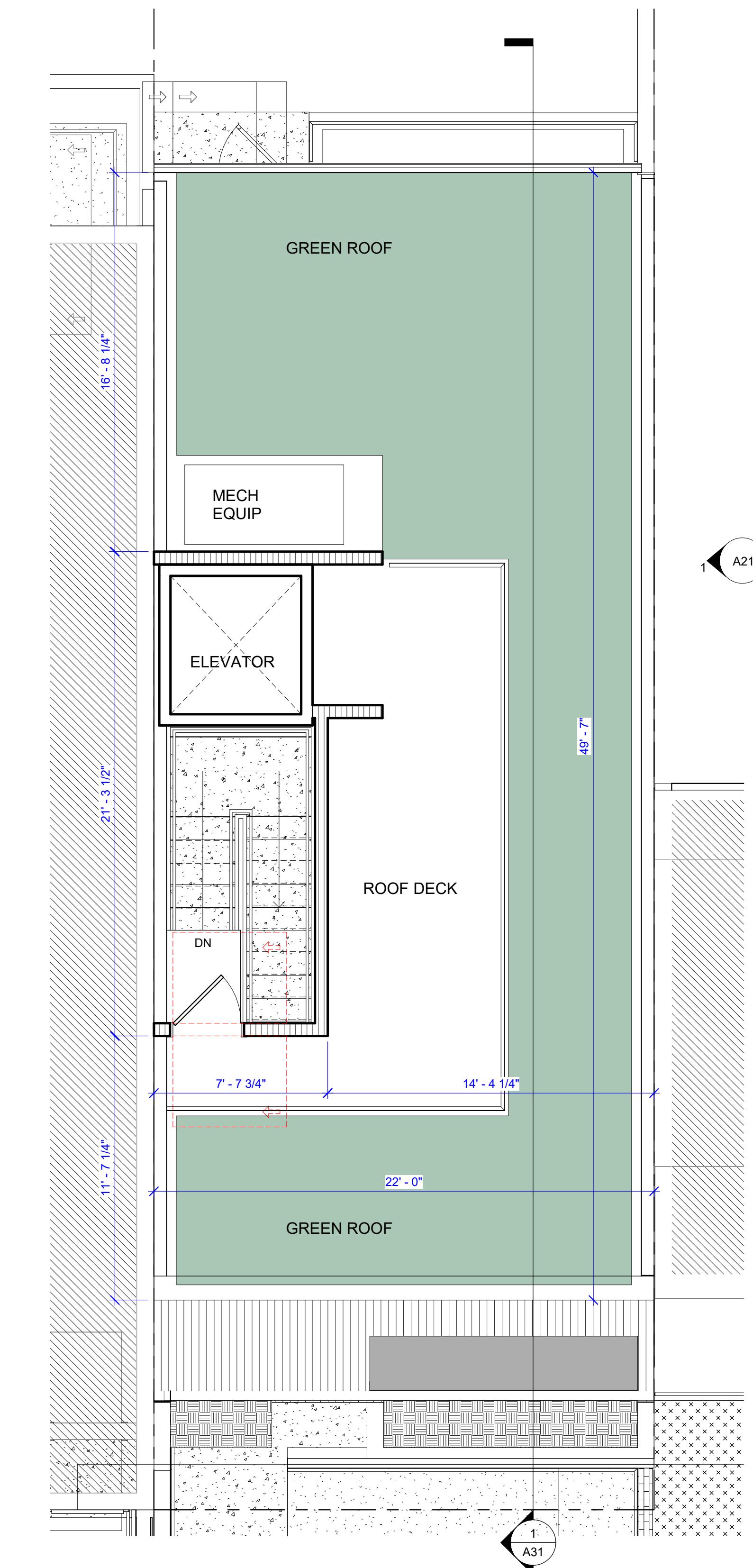
01 First Floor Proposed



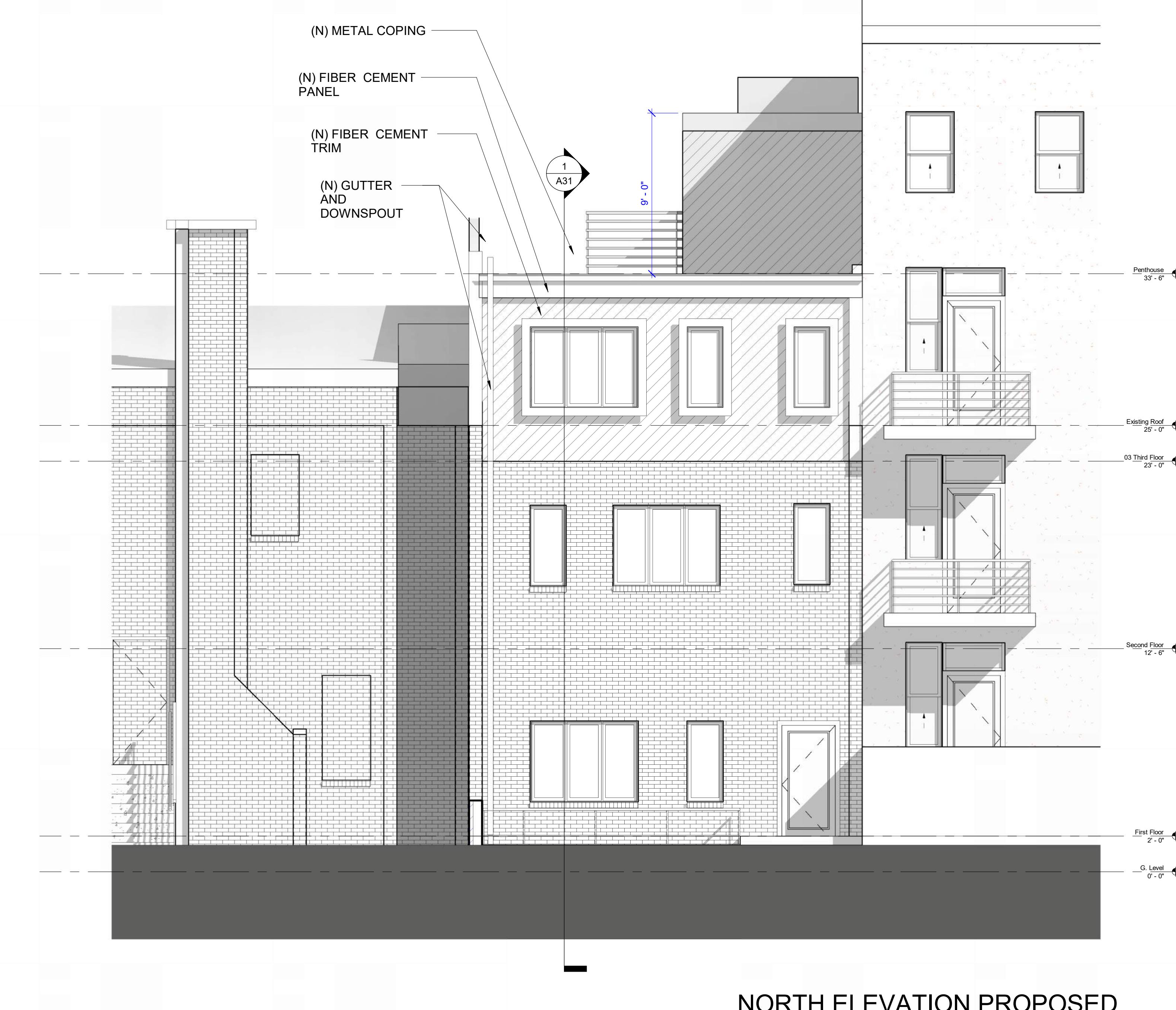
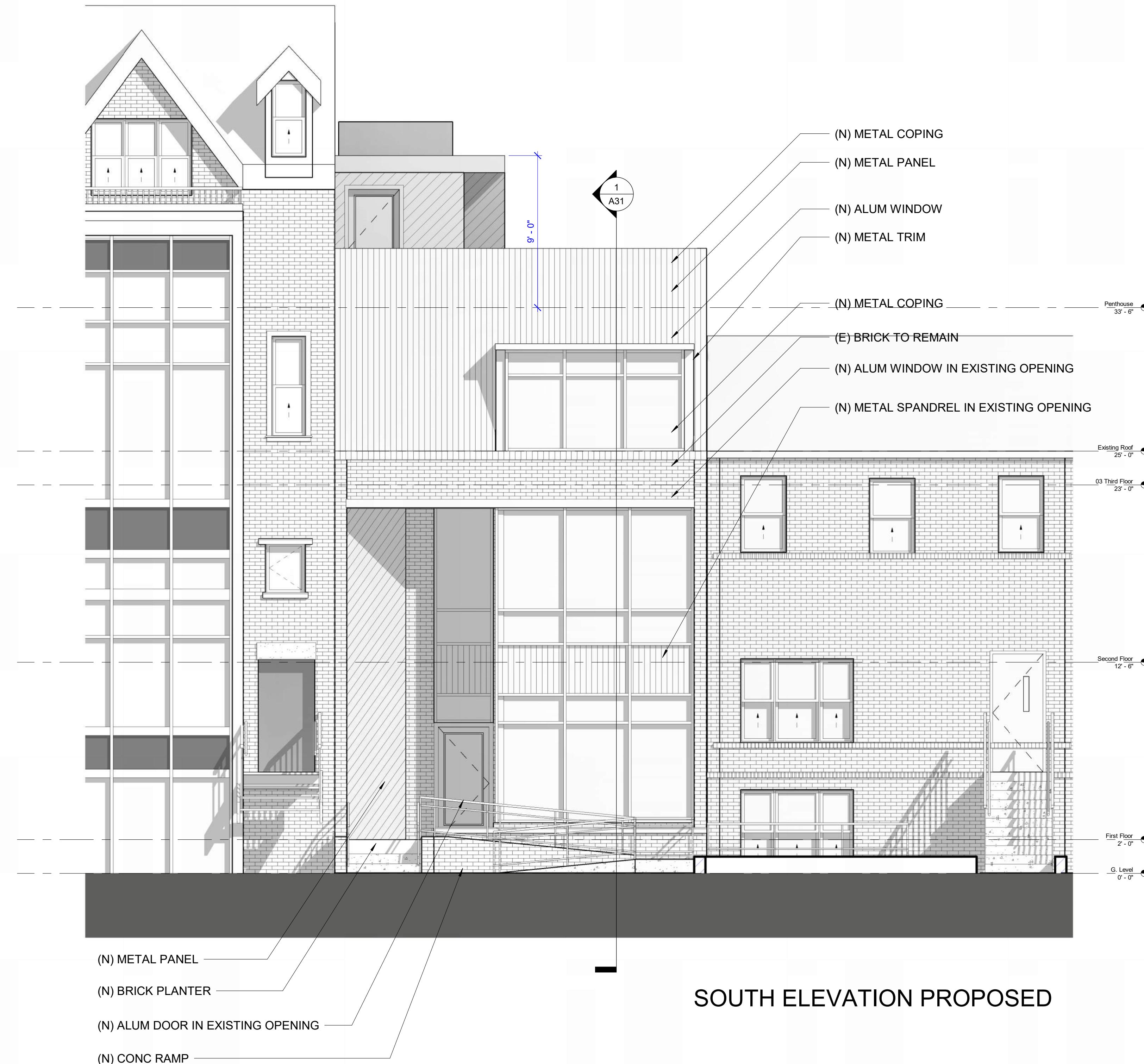
02 Second Floor Proposed

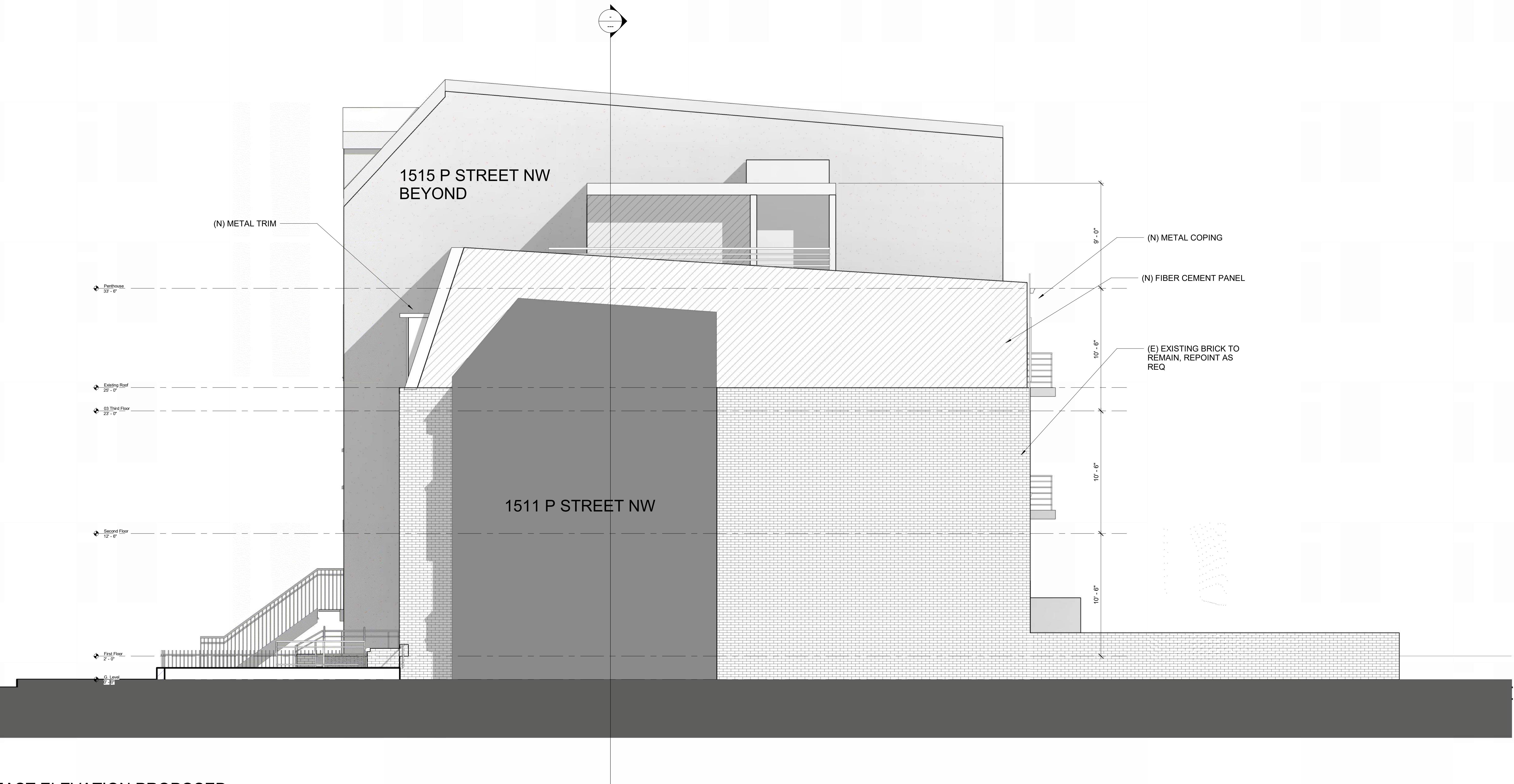


## 03 New Third Floor Proposed



# 00 Roof Plan Proposed





## EAST ELEVATION PROPOSED

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# EXTERIOR ELEVATIONS PROPOSED

A21

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

