

EXISTING SITE PLAN
SCALE: 1" = 5'

1

DISTRICT
architecture
studio
125 U Street NW Washington DC

1300 GIRARD STREET NW
WASHINGTON DC

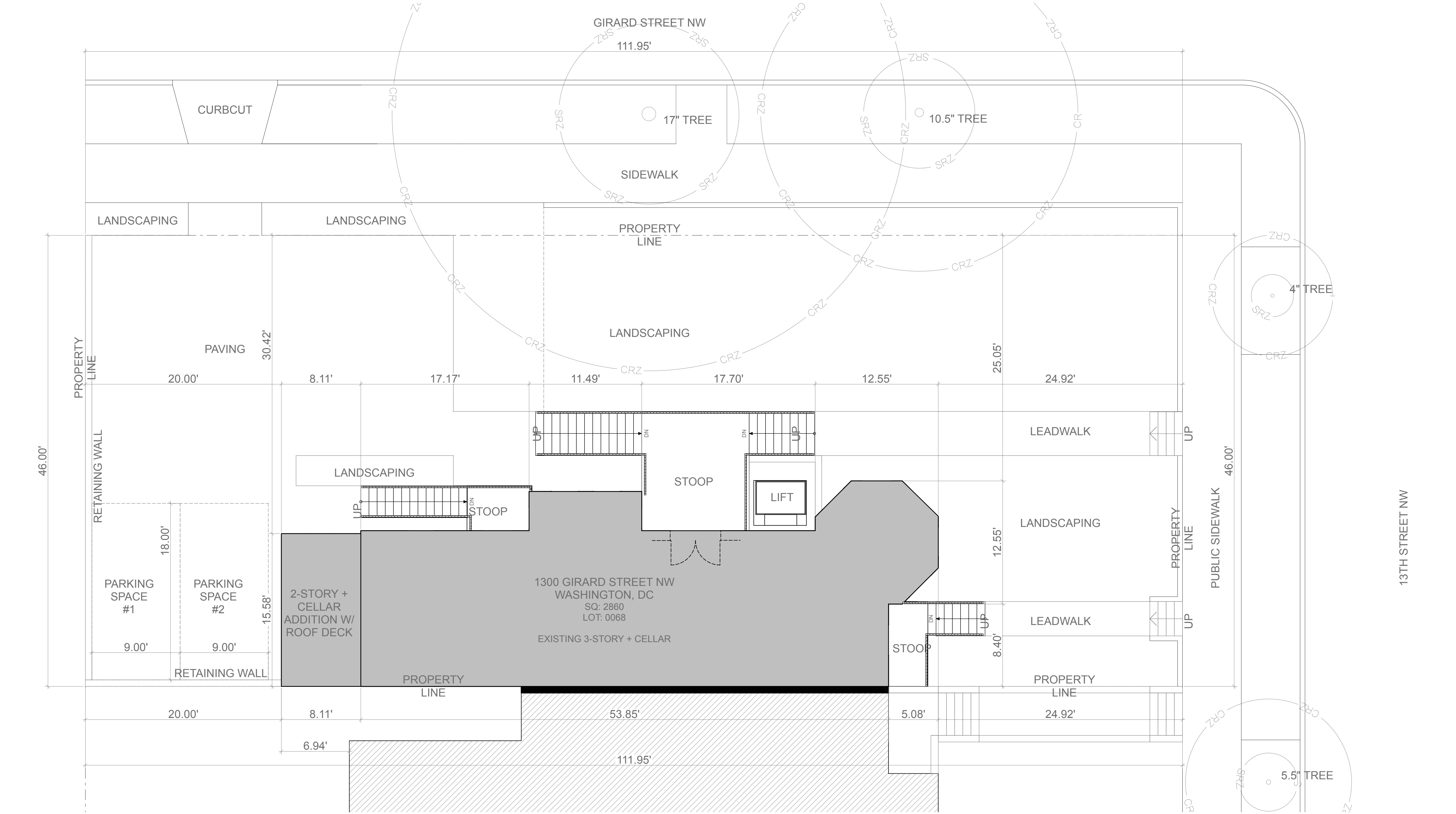
CLIENT: <OWNER>



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EXISTING SITE PLAN

ISSUED
FOR PERMIT



PROPOSED SITE PLAN
SCALE: 1" = 5'

1

ZONING DATA

	EXISTING	PROPOSED
SQUARE:	2860	2860
LOT:	0068	0068
ZONE:	RF-1	RF-1
HISTORIC ZONE:	NA	NA
NUMBER OF STORIES:	3+CELLAR	3+CELLAR
BUILDING HEIGHT FROM BHMP:	36'-6"	36'-6"
GRADE TO 1ST FLOOR, FINISHED:	4'-0"	4'-0"
NUMBER OF UNITS:	1	3
NUMBER OF PARKING SPACES:	2	2
LOT AREA [SF]	5,152 SF	5,152 SF
BLDG AREA [SF] / LOT OCC [%]	1,086 SF 21.08%	1,109 SF 21.53%
GROSS FLR AREA [SF]	3,980 SF FAR	4,224 SF FAR
PERVIOUS AREA [SF] / [%]	3,106 SF 60.31%	1,869 SF 36.29%
REAR YARD SETBACK	21.58'	20.00'
SIDEYARD SETBACK @ LEFT	0.00'	0.00'
SIDEYARD SETBACK @ RIGHT	25.05'	25.05'

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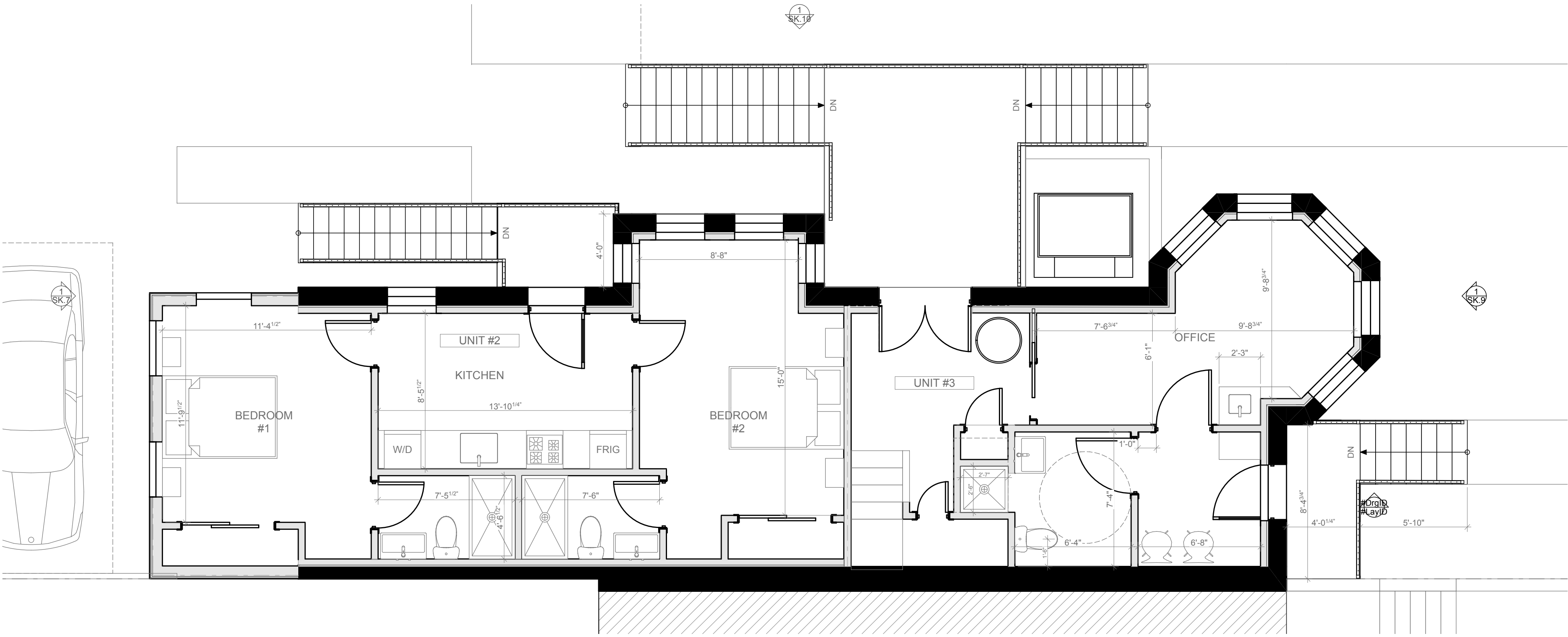
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DISTRICT OF COLUMBIA
DAVID P. BLOW
REGISTERED ARCHITECT
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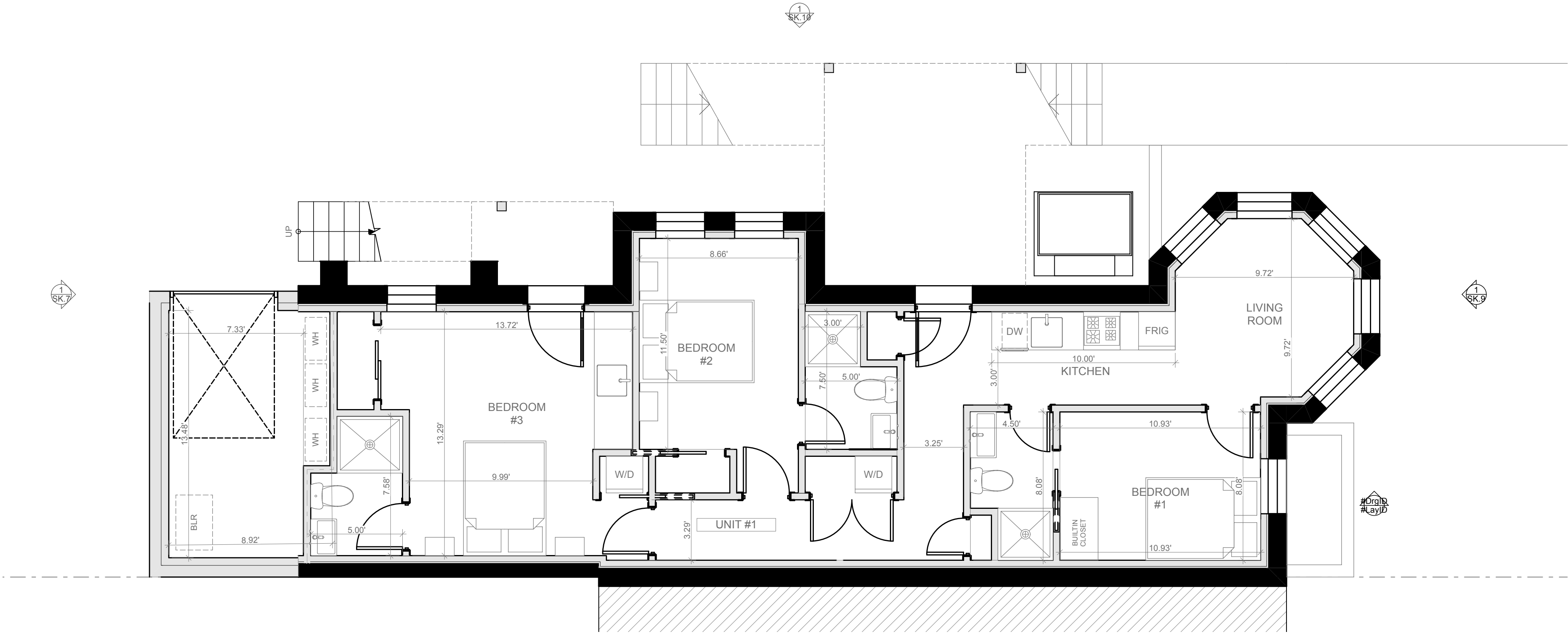
PROPOSED SITE PLAN

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REVISION
C1.1
DATE
10/28/25



1ST FLOOR
SCALE: 1/4" = 1'-0" **1**



CELLAR
SCALE: 1/4" = 1'-0" **7**

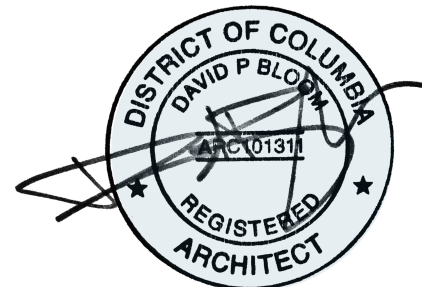
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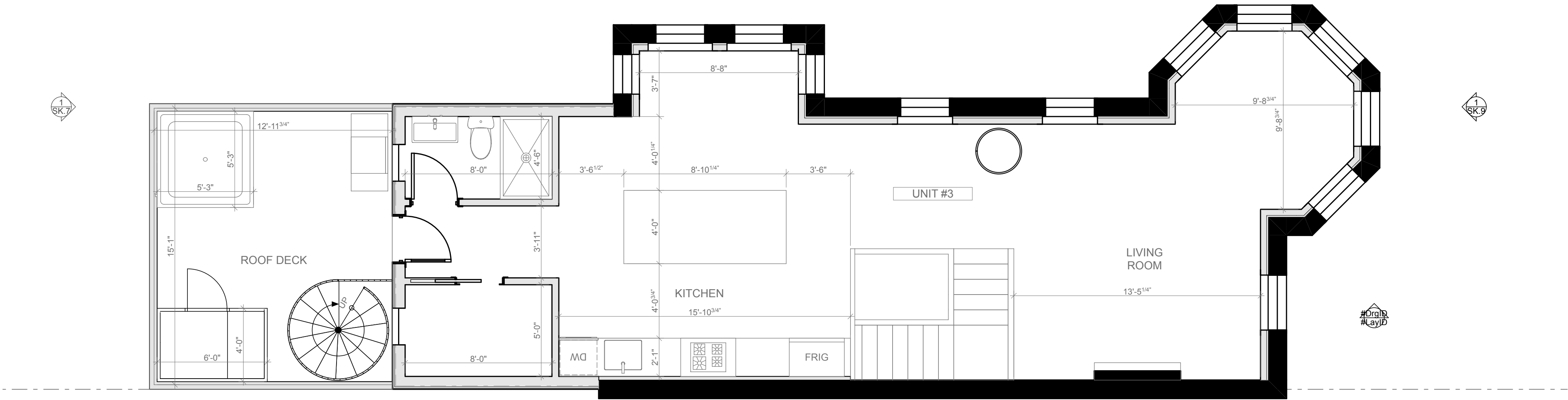
CONSTRUCTION PLANS

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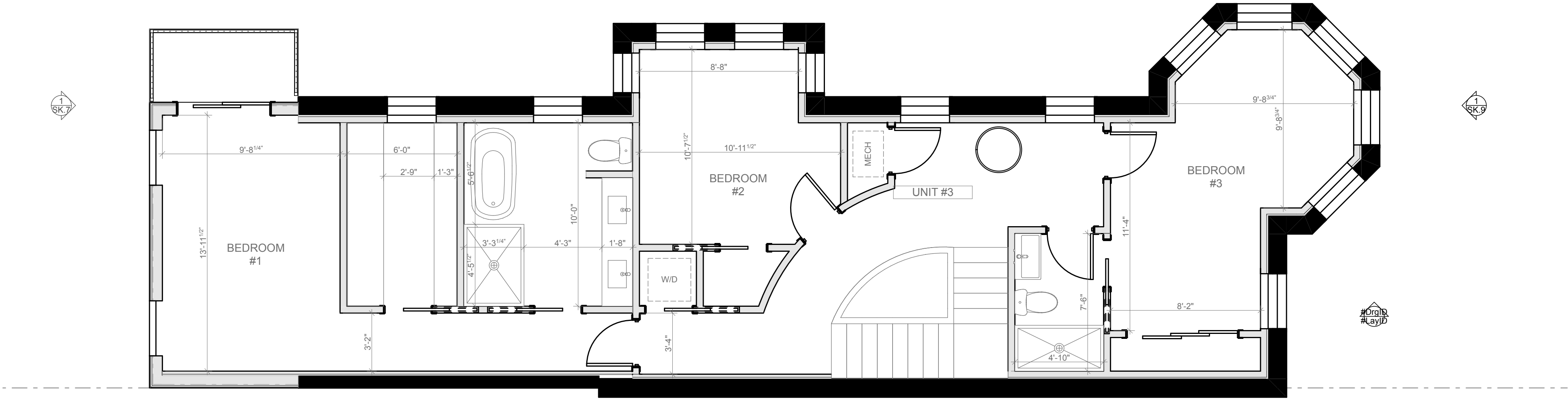
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3RD FLOOR
SCALE: 1/4" = 1'-0"

1



2ND FLOOR
SCALE: 1/4" = 1'-0"

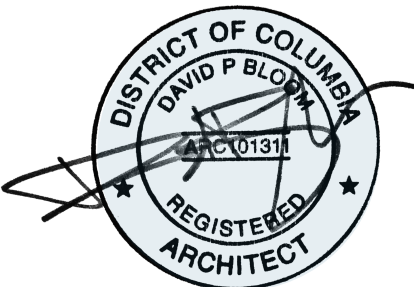
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CONSTRUCTION PLANS

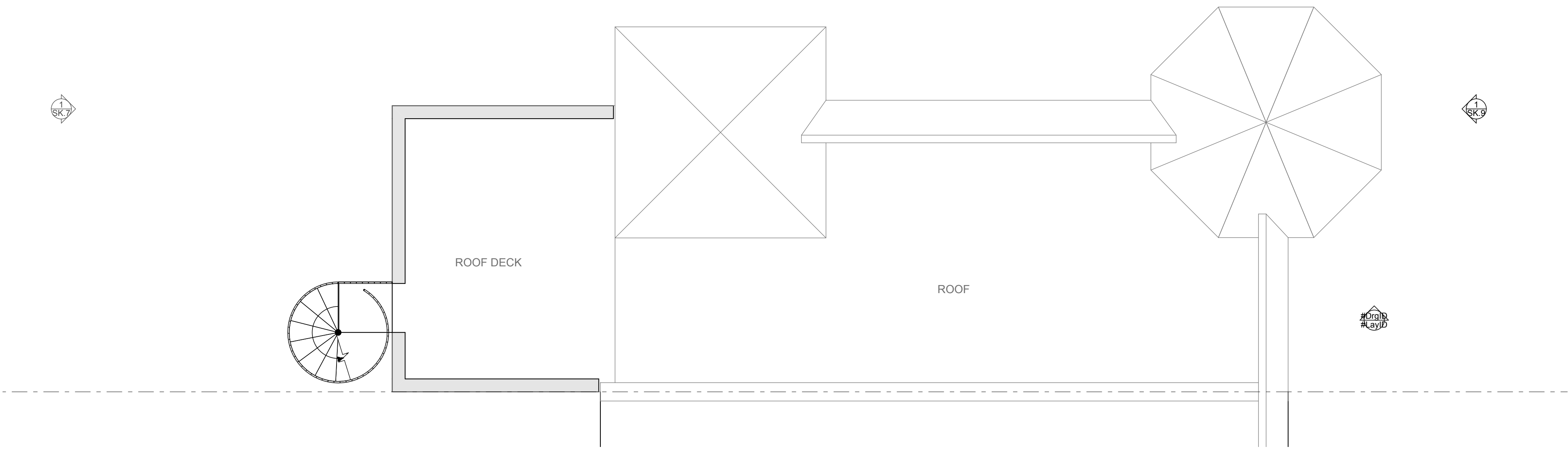
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4. ROOF
SCALE: 1/4" = 1'-0"

1



FRONT ELEVATION - 13TH STREET NW

SCALE: 1/4" = 1'-0"

1



SIDE ELEVATION - GIRARD ST NW

SCALE: 1/4" = 1'-0"

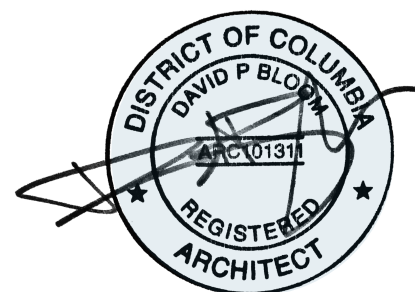
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ELEVATIONS

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