

1327 GIRARD ST NW, WASHINGTON, DC 20009

Existing:

1327 Girard St - NW
ZONING - RF-1
WARD - 1
ANC - 1A
SMD - 1A09
PROPERTY LAND AREA - 7,532 SF
MAX STORIES - 3
MAX LOT COVERAGE - 60%
MAX HEIGHT - 35'-0"
SIDE YARD SETBACK (LEFT) - 0
SIDE YARD SETBACK (RIGHT) - 5'-0"
REAR YARD SETBACK - 20'-0"

Proposed:

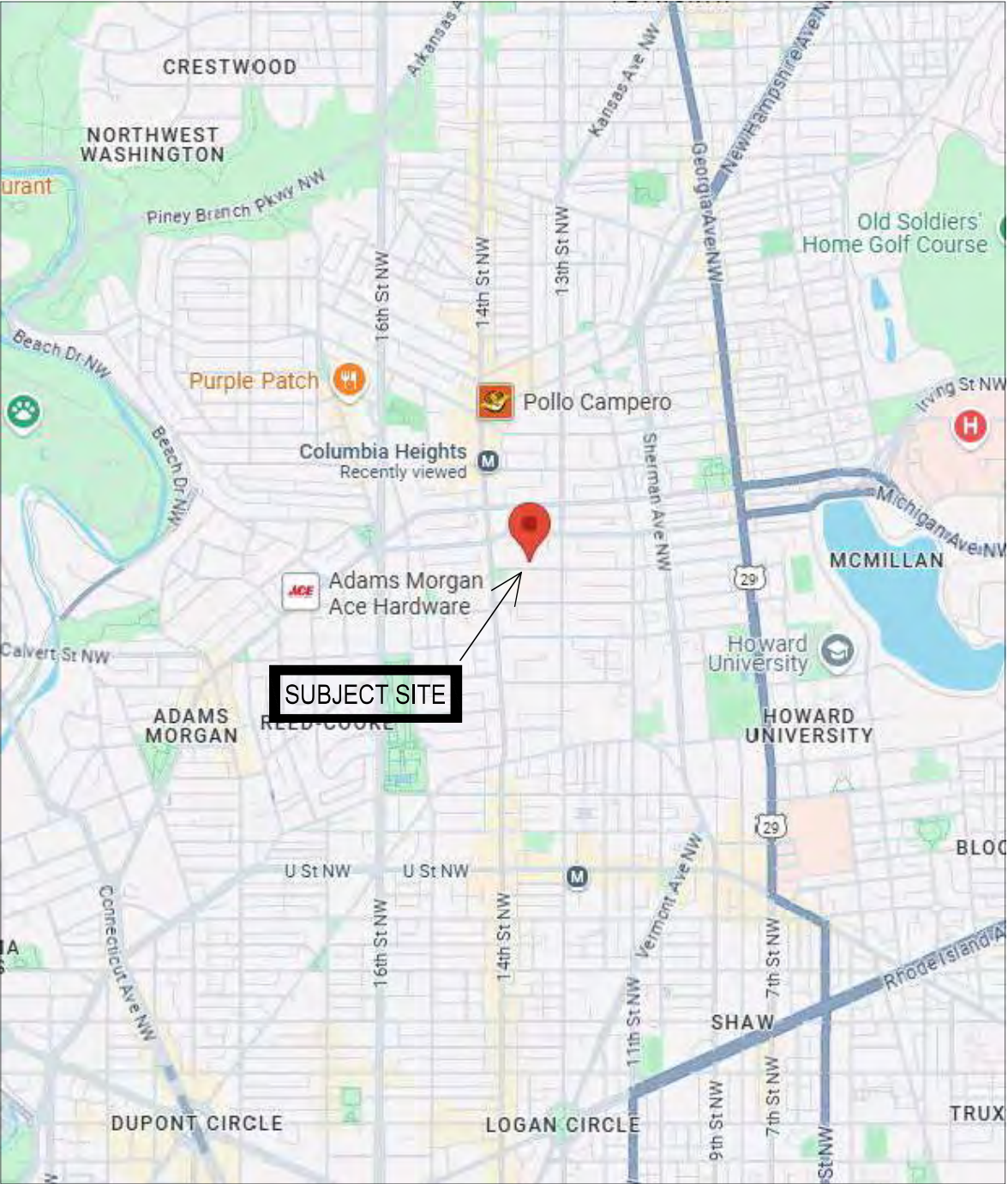
1327 Girard St - NW
ZONING - RA-4
WARD - 1
ANC - 1A
SMD - 1A09
PROPERTY LAND AREA - 7,532 SF
MAX LOT COVERAGE - 75%
MAX HEIGHT - 90'-0"
SIDE YARD SETBACK (LEFT) - 4'-0"
SIDE YARD SETBACK (RIGHT) - 4'-0"
REAR YARD SETBACK - 15'-0"

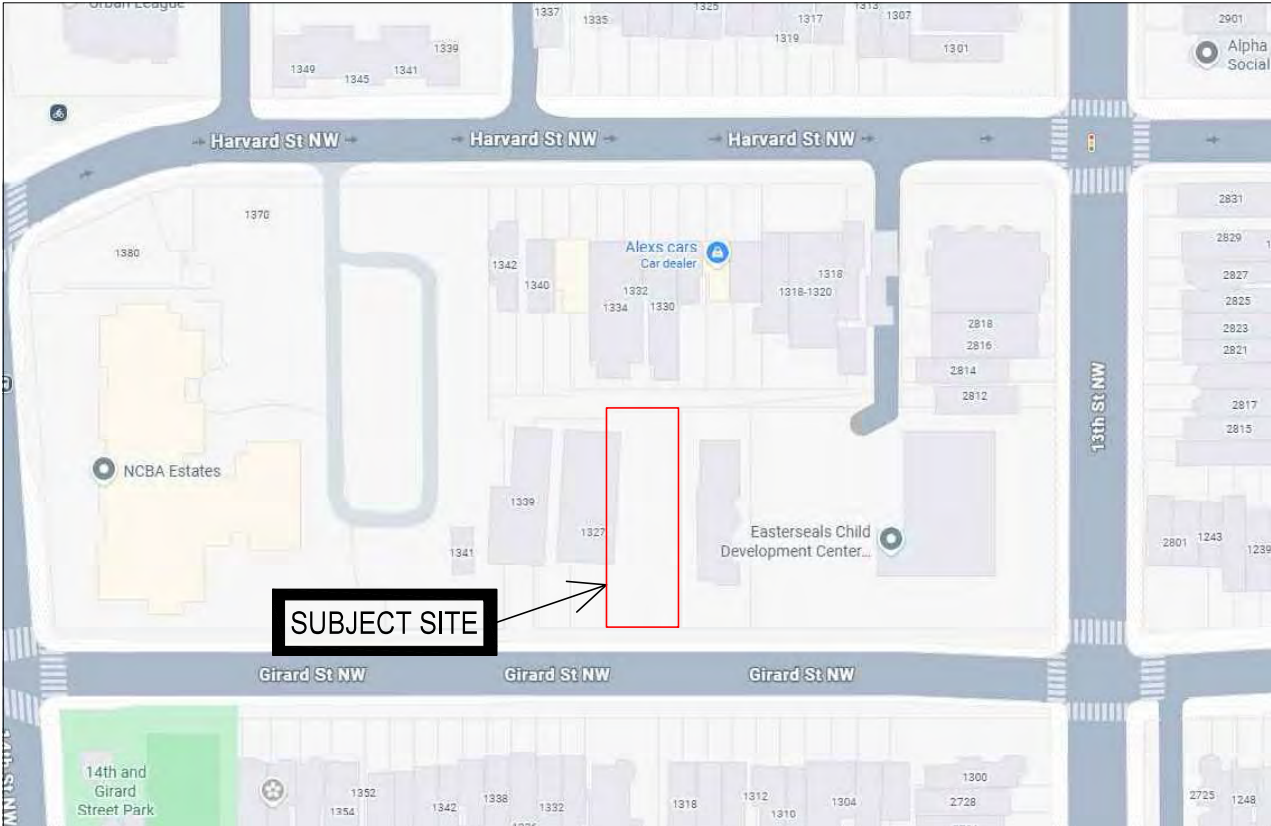
SCOPE OF WORK:

NEW CONSTRUCTION MULTI-FAMILY.

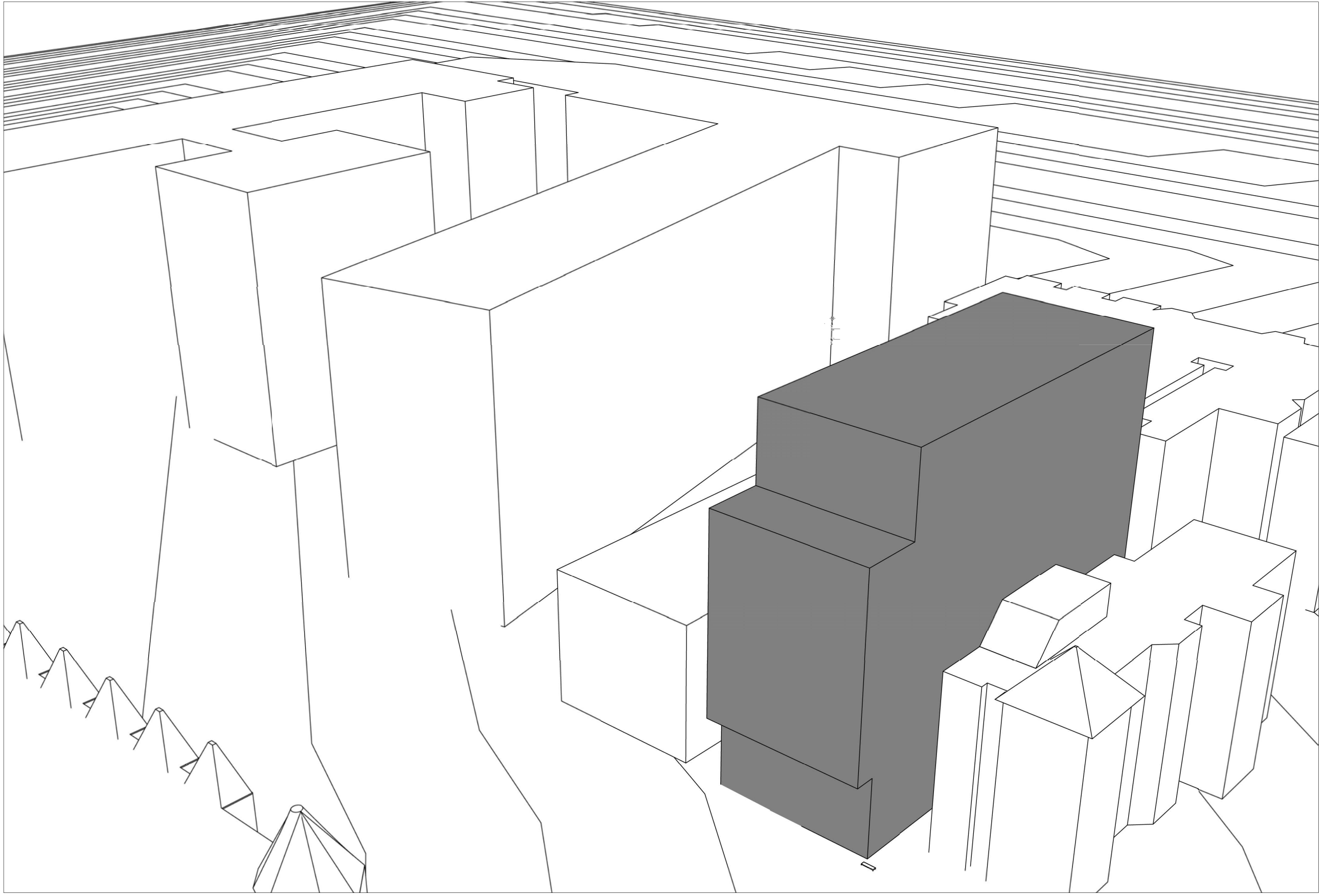
9 STORY W/ CELLAR MULTI-FAMILY BUILDING WITH 30+ DWELLING UNITS.

CELLAR: BIKE STORAGE, 1 UNIT - 2 BED AND 1 BATH, 3 UNITS - 2 BED 2 BATH
FIRST: 1 UNIT - ADA 1 BED 1 BATH, 1 UNIT ADA 2 BED 1 BATH, 2 UNITS 2 BED 2 BATH
SECOND TO NINTH FLOOR: 4 UNITS - 2 BED 2 BATH



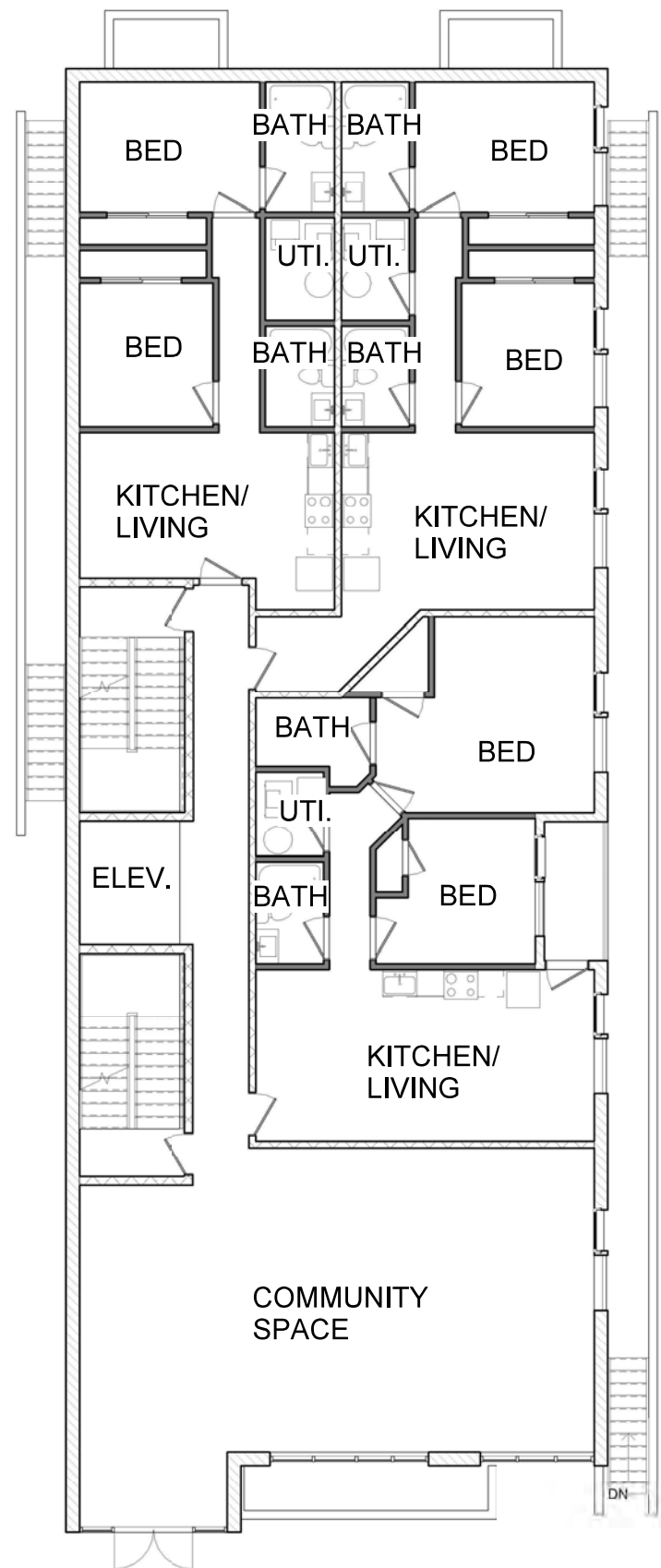




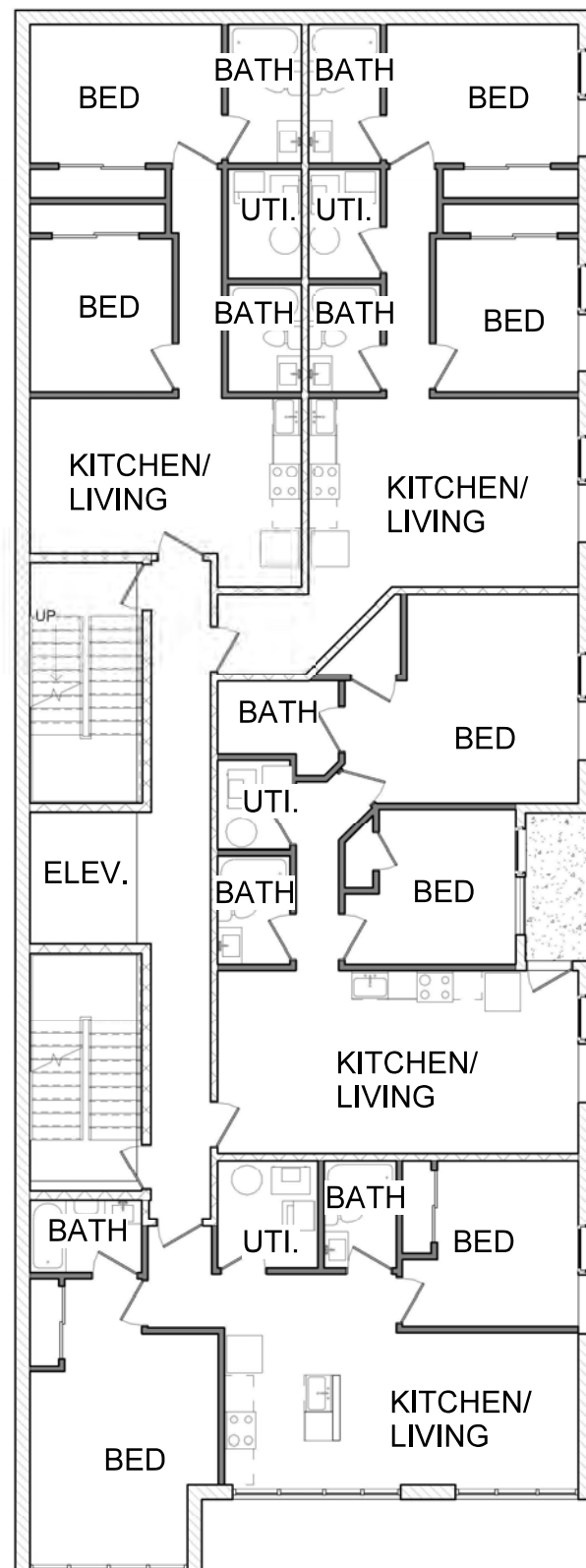




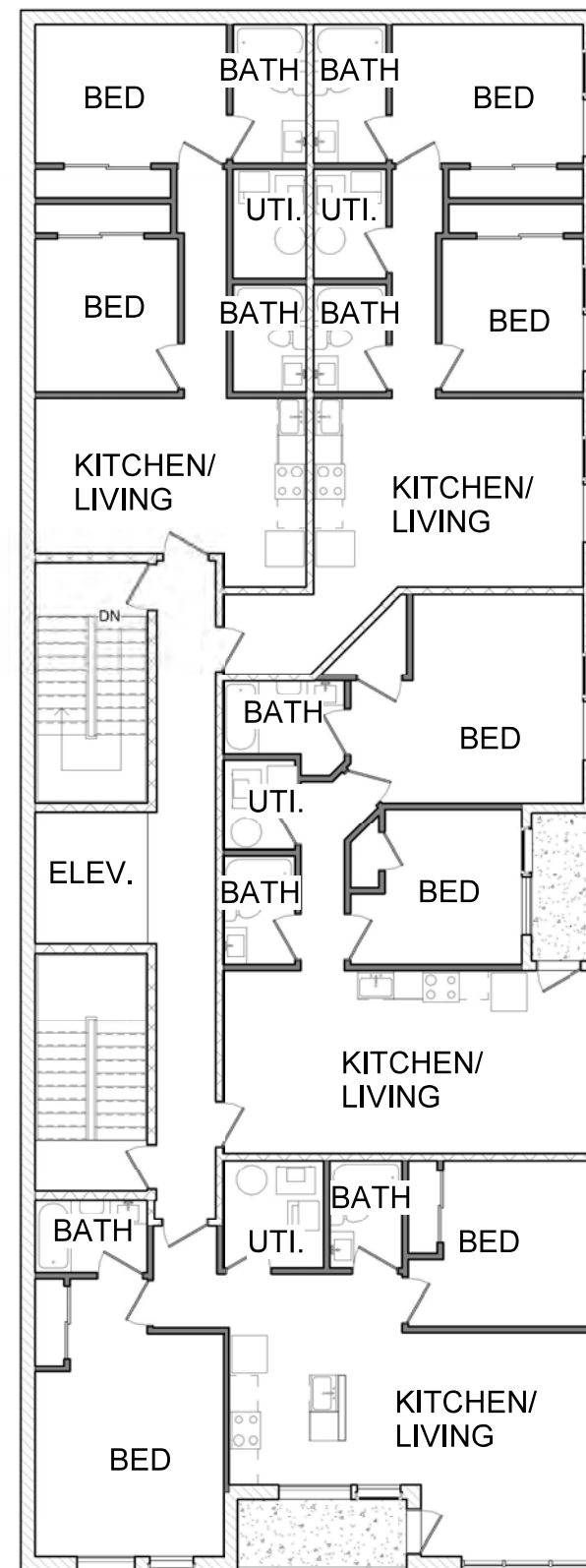




② First Floor Proposed



③ Second Floor Proposed



① Floor 3-7 Typ. Proposed

1 FLOOR PLANS
NOT TO SCALE



CARBALLO ARCHITECTURE
1816 ALLEGANNA ST.
BALTIMORE, MD 21231
(410) 963-9177
ADAM CARBALLO-ARCHITECT
CONTRACT DOCUMENTS HAVE BEEN PREPARED BY A
LICENSED ARCHITECT FOR ARCHITECTURE DESIGN,
MD LIC # 15709.
PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
FULLY LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 15709
EXPIRATION DATE 3/31/2025.

CONSULTANTS:

MEP:

STRUCTURAL:

1327 GIRARD ST NW, WASHINGTON
DC 20009

OWNERSHIP INFO

Client:

Author:

Checker:

Project Status:

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		
△		

SHEET NAME

FLOOR PLANS

SHEET NUMBER

A001

10/4/24

