

# 1128 6th ST NW WASHINGTON DC BZA SUBMISSION



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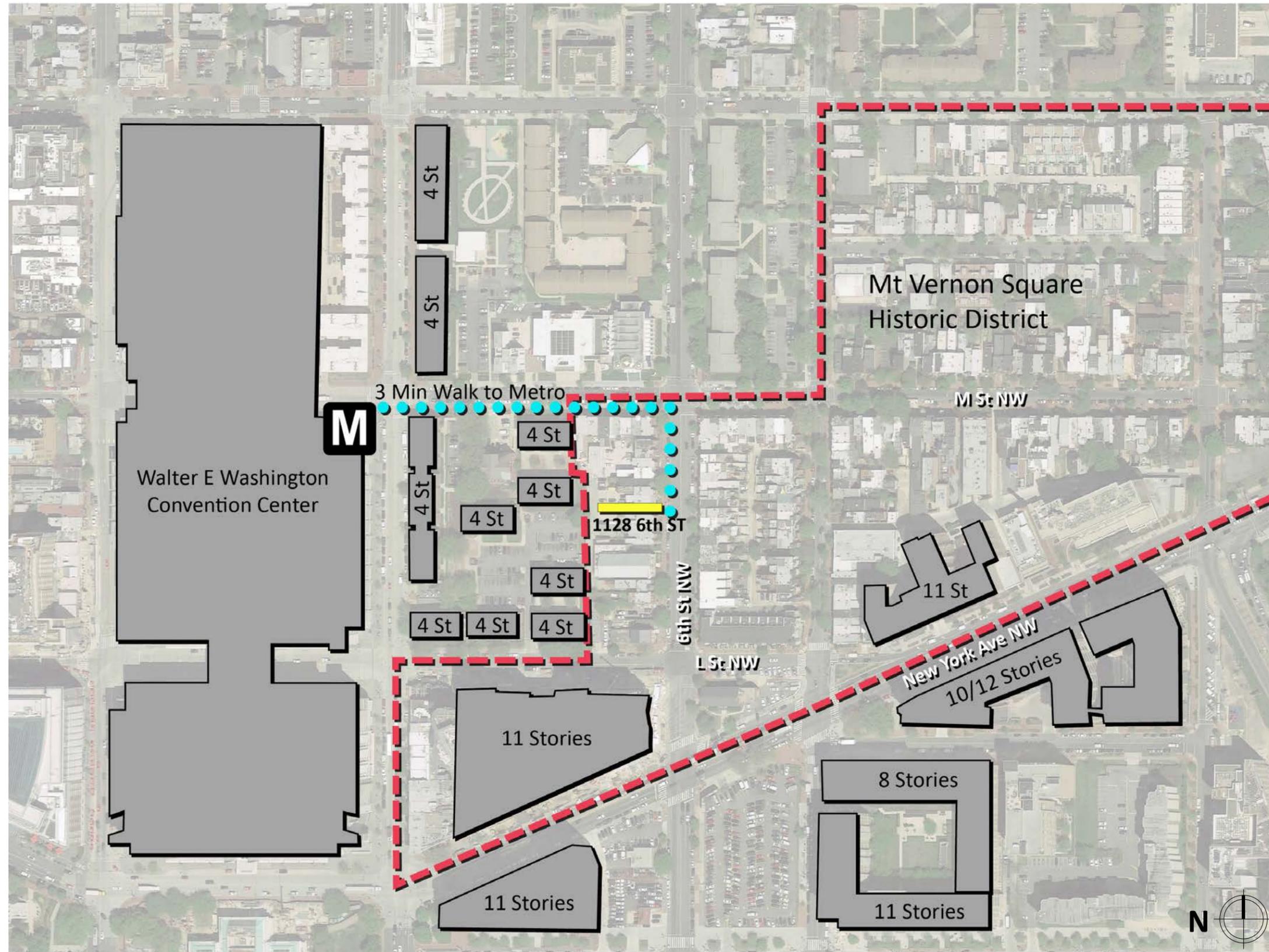
### OWNER

1128 SIXTH STREET LLC  
 10319 Westlake Drive #175  
 Bethesda MD 20817  
 240.423.8990

### ARCHITECT

AXIS ARCHITECTS  
 702 Carter Rd  
 Rockville MD 20852  
 202.361.8811

## SITE ANALYSIS



## PROJECT DESCRIPTION

1128 6th St NW is located in the Mt Vernon Square Historic District. This area is characterized by the mix of high density tall multifamily and office buildings, low rise apartments, and row houses. Its closeness to the Convention Center, China Town, Metro, and the New York Ave corridor has generated a fast transformation and densification in this area.

The proposed project converts a 2.5 story townhouse located in RA-2 zone into a multi-family building of six units. A 3-story addition in the rear is proposed for the building. The third floor addition will be set back from the front façade and will not be visible from the street, preserving the historic character of the area.

# 6TH STREET- EXISTING CONDITIONS



Front View of the Property



North-West View of 6th Street



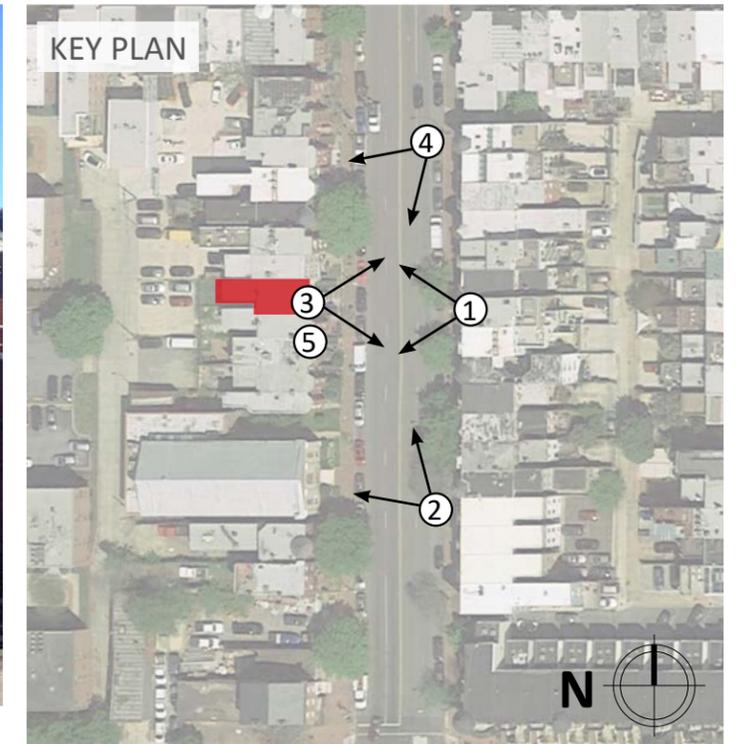
East View of 6th St Seen from 2nd Floor of Property



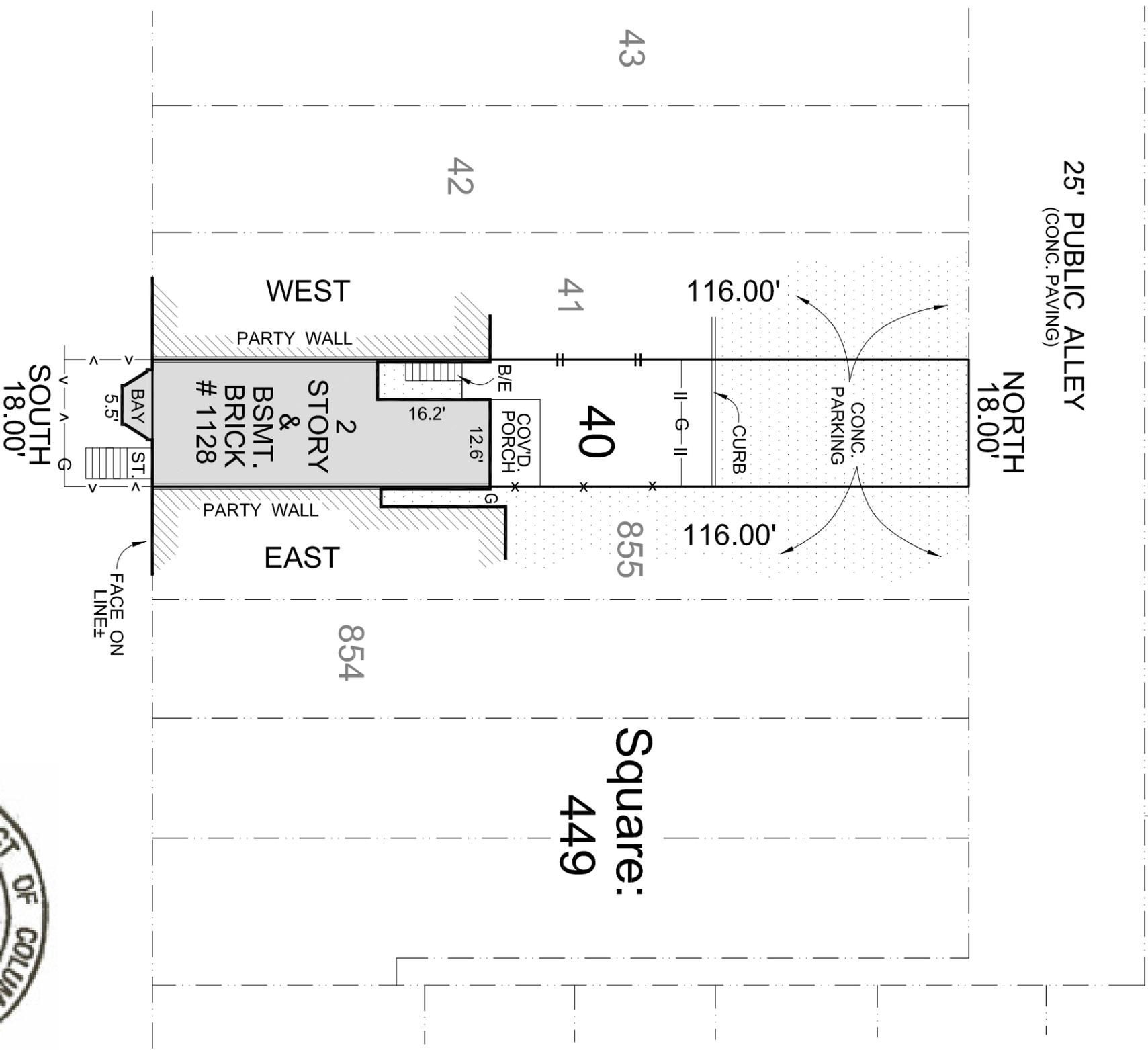
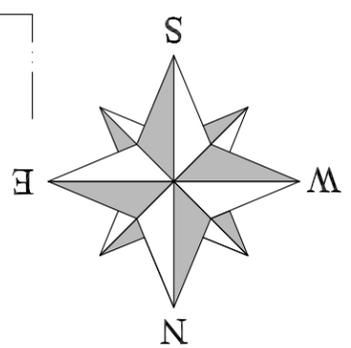
South-West View of 6th Street



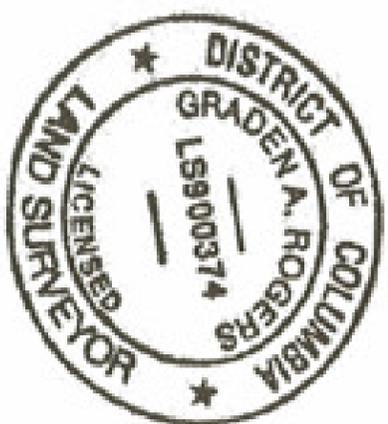
East View of 6th St Seen from 2nd Floor of Property



**Landtech Associates, Inc.**  
 10260 Old Columbia Road Rivers Center - Suite "J"  
 Columbia, Md. 21046  
 Phone: 410-290-8099 Fax: 410-290-8299  
 NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS



**6th Street, N.W.**  
**LOCATION SURVEY**  
**1128 6th Street, N.W.**  
 Washington, D.C.



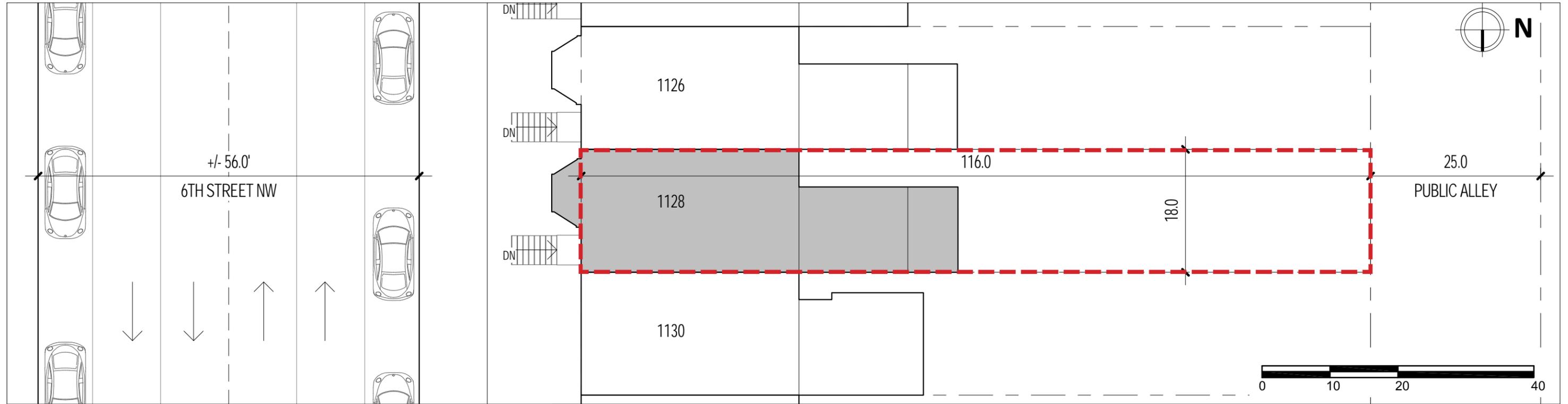
Certification: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements or for permit applications. (No title report furnished)

GRADEN A. ROGERS - Licensed Surveyor, DC License No 900374

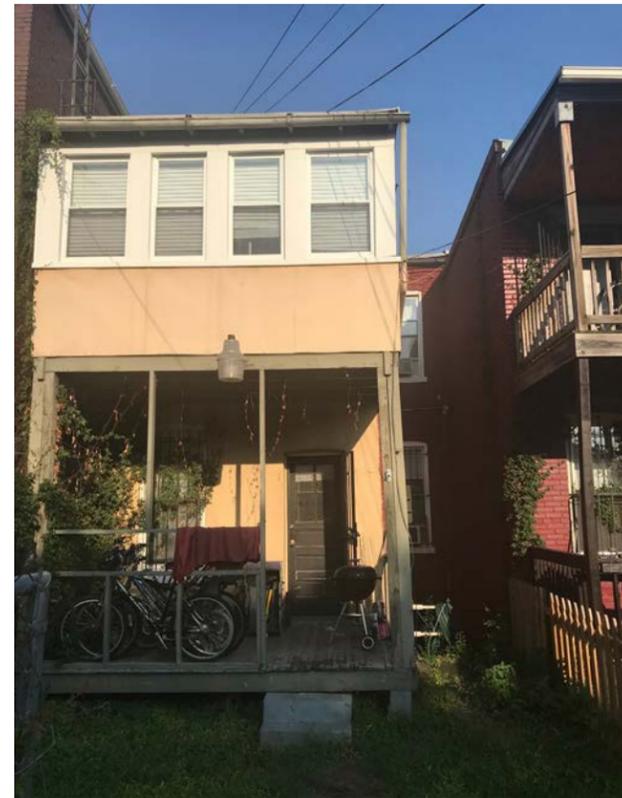
Lot: 40 Square: 449  
 Liber: 11 Folio: 26  
 August 27, 2018  
 Scale: 1"=20'  
 Case No: 18-3374LS  
 File No: LT2181387



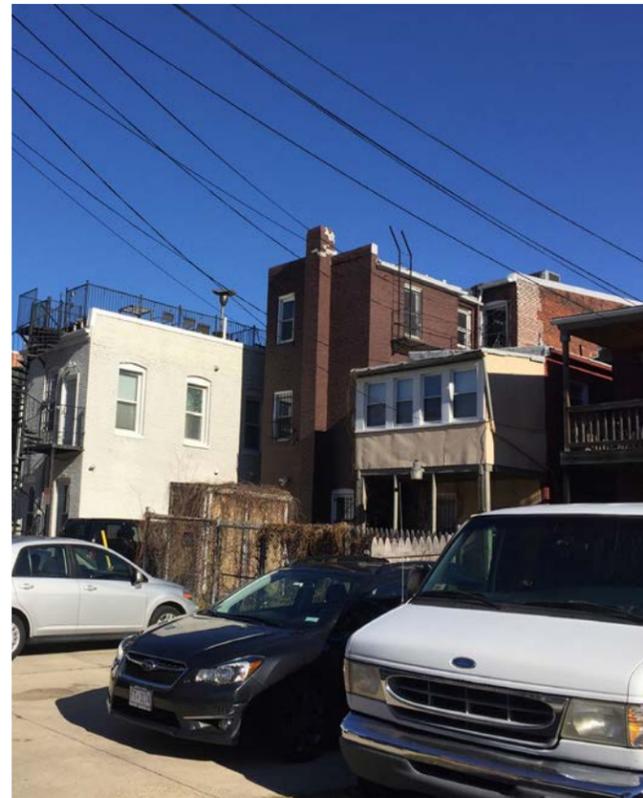
# CONTEXT PLAN



Front Facade



Rear Facade



Rear Facade and Alley

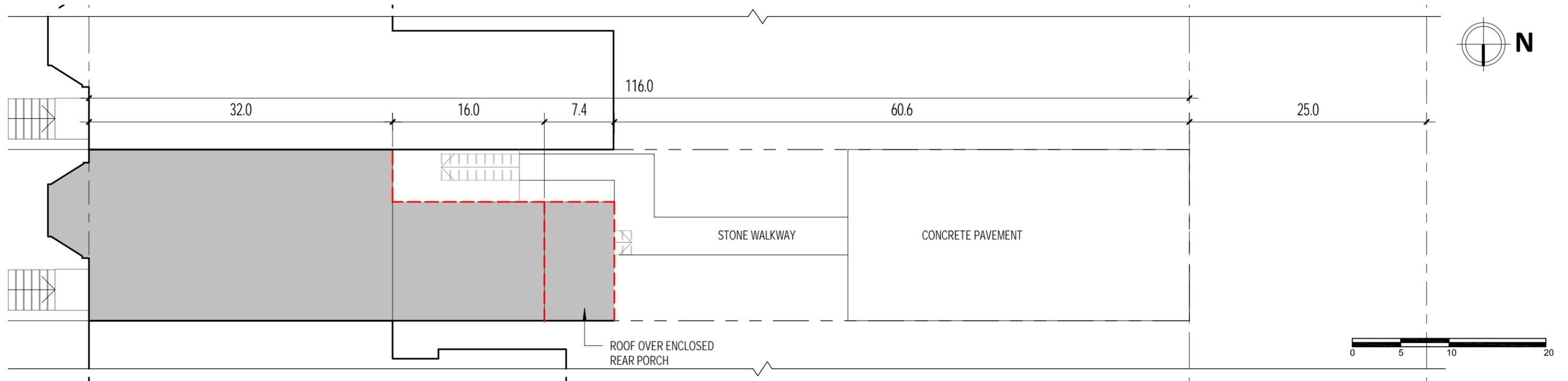
## ZONING ANALYSIS

Zone: RA-2  
 Lots Size: 18x116  
 Lot Area: 2,088 sf  
 FAR allowed : 1.8 = 3,758 sf total building area  
 Lot Coverage : %60 = 1,252 sf building footprint

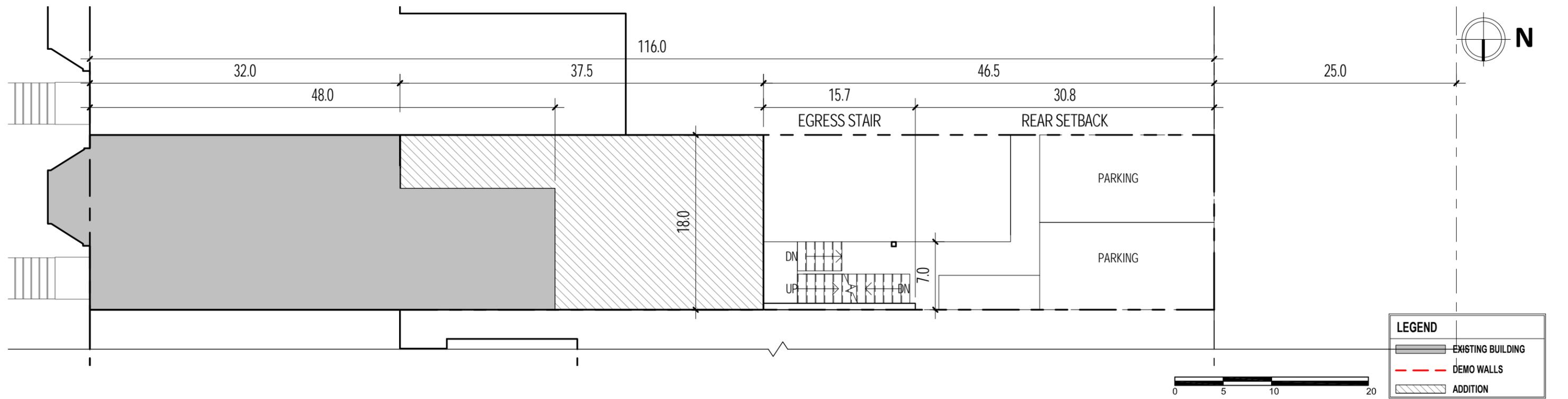
Proposed Lot Occupancy : %66 - 1,252  
 (building) + 110 (egress stair) = 1,362 sf  
 Proposed FAR: 3,758 sf  
 Proposed Building Height: +/-39'  
 Number of Parking Provided: 2  
 GAR: To be designed for 0.3  
 Proposed Rear Yard: 30.8'

The Applicant requests the Board of Zoning Adjustment to grant relief from lot occupancy requirements pursuant to Subtitle F §5201.1.a

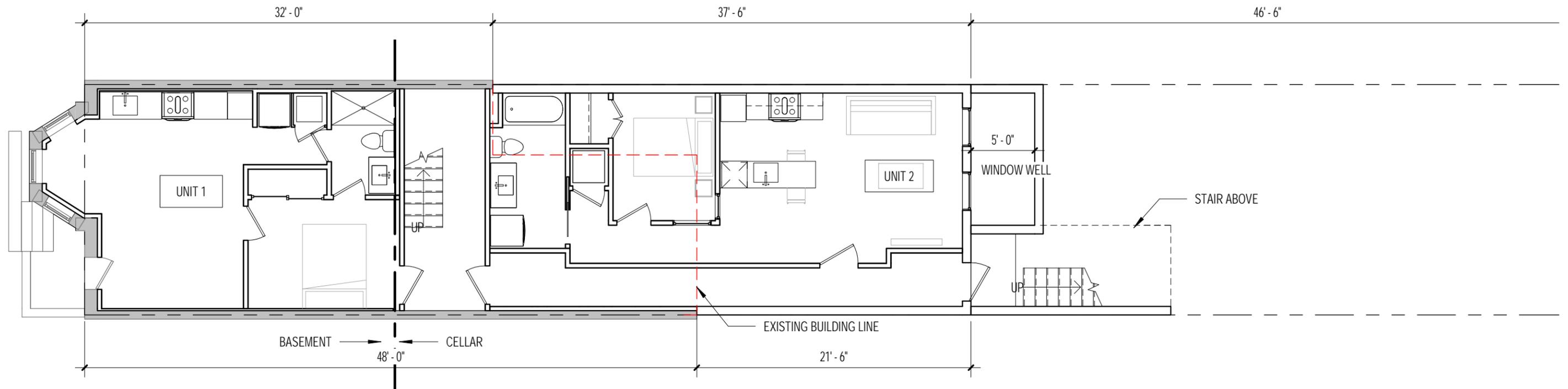
EXISTING LOT PLAN



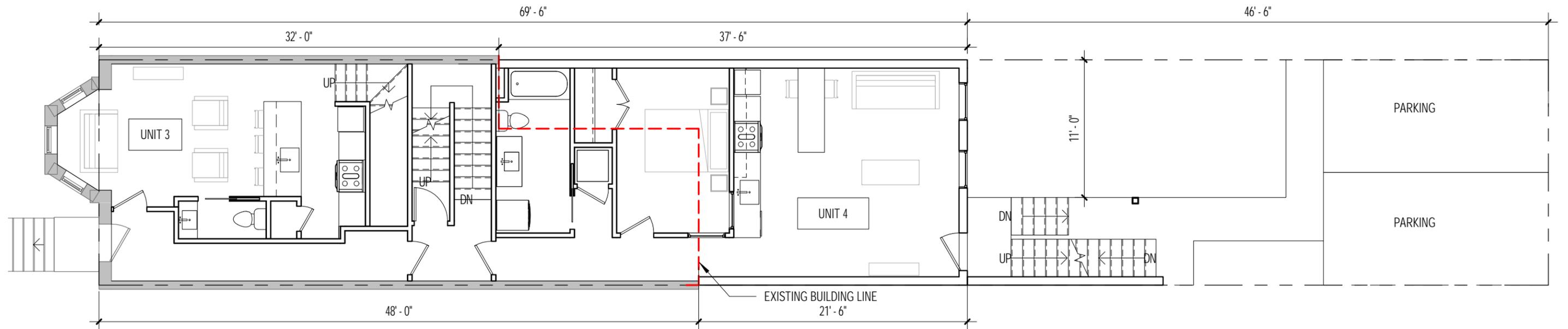
PROPOSED LOT PLAN



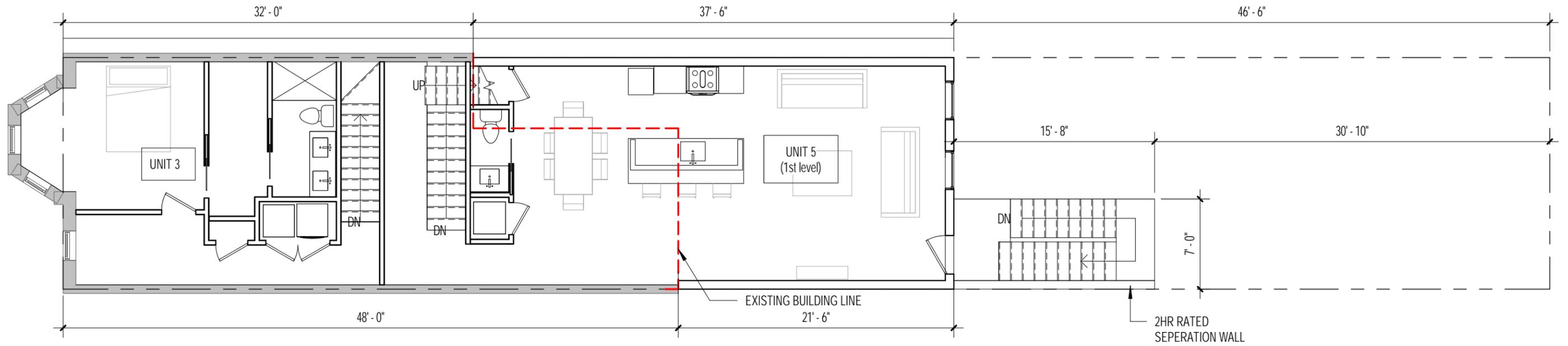
PROPOSED BASEMENT PLAN 1/8" = 1'



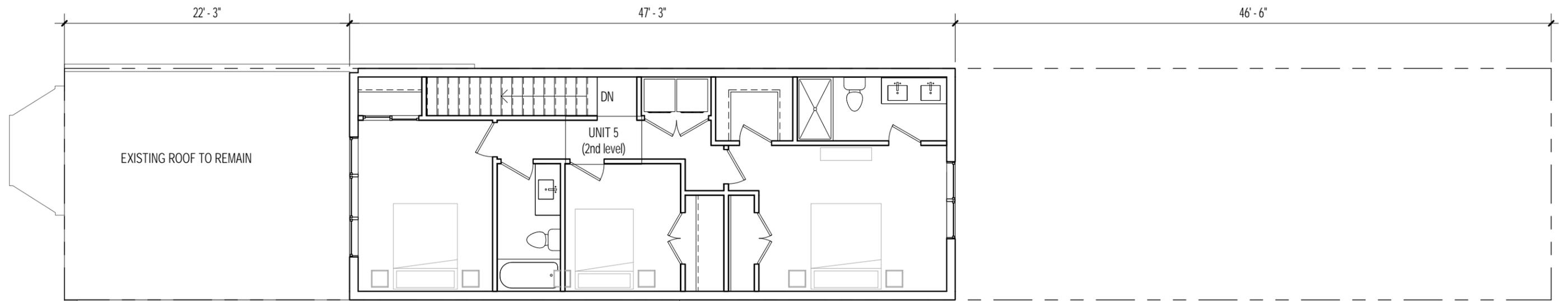
PROPOSED FIRST LEVEL FLOOR PLAN 1/8" = 1'



PROPOSED SECOND LEVEL FLOOR PLAN 1/8" = 1'

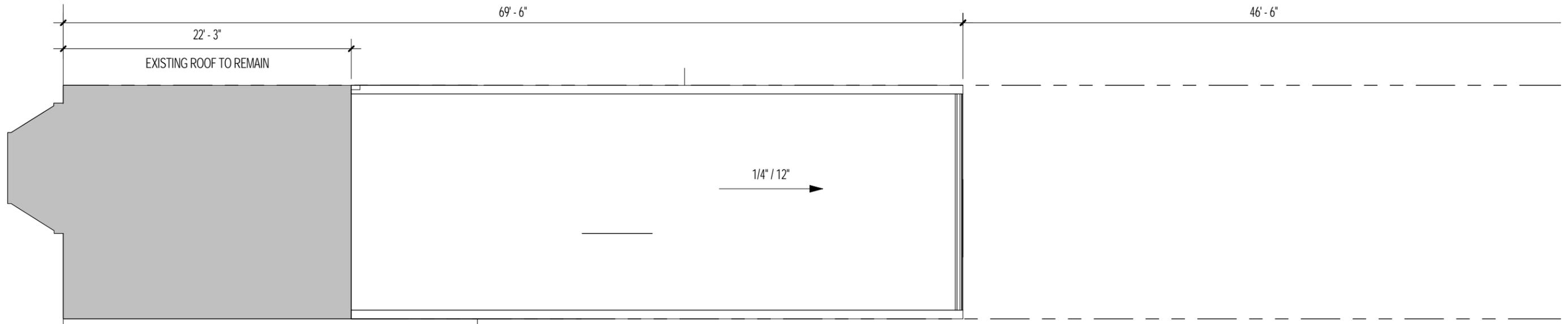


PROPOSED THIRD LEVEL FLOOR PLAN 1/8" = 1'

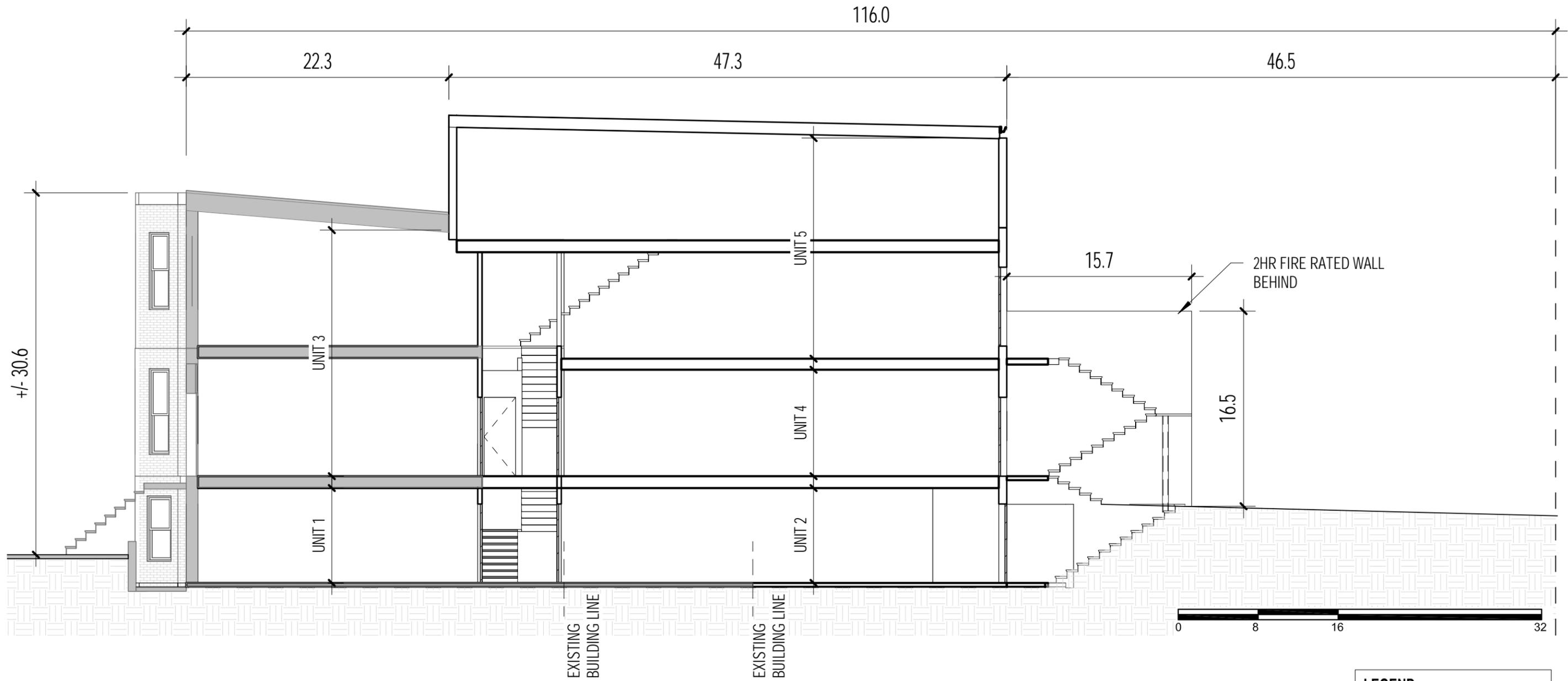


PROPOSED ROOF PLAN

1/8" = 1'



PROPOSED BUILDING SECTION



LEGEND	
	EXISTING BUILDING
	ADDITION

PROPOSED FRONT ELEVATION



Addition is +/- 22.3' behind the existing front facade

1128 6TH ST NE

MATERIAL PALETTE



DARK FRAME WINDOWS

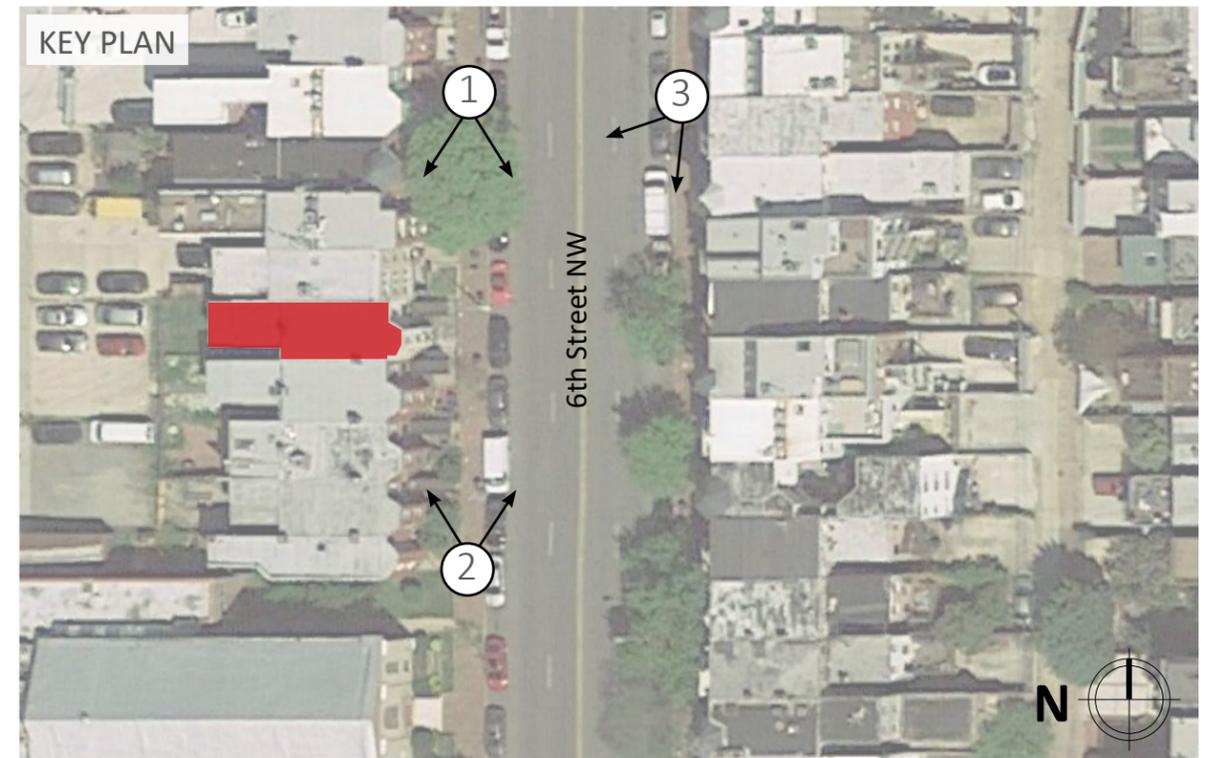
EXISTING PAINTED BRICK-  
EXISTING PRECAST WINDOW-  
SILL AND LINTEL

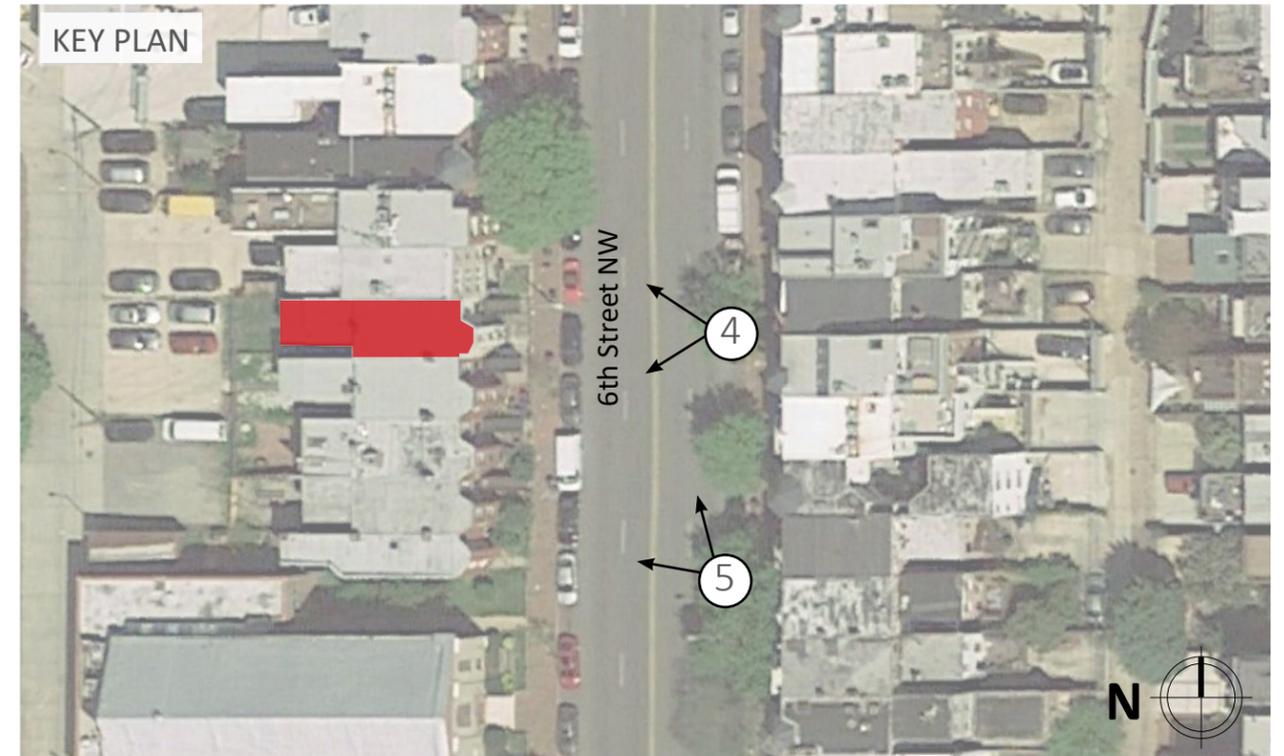
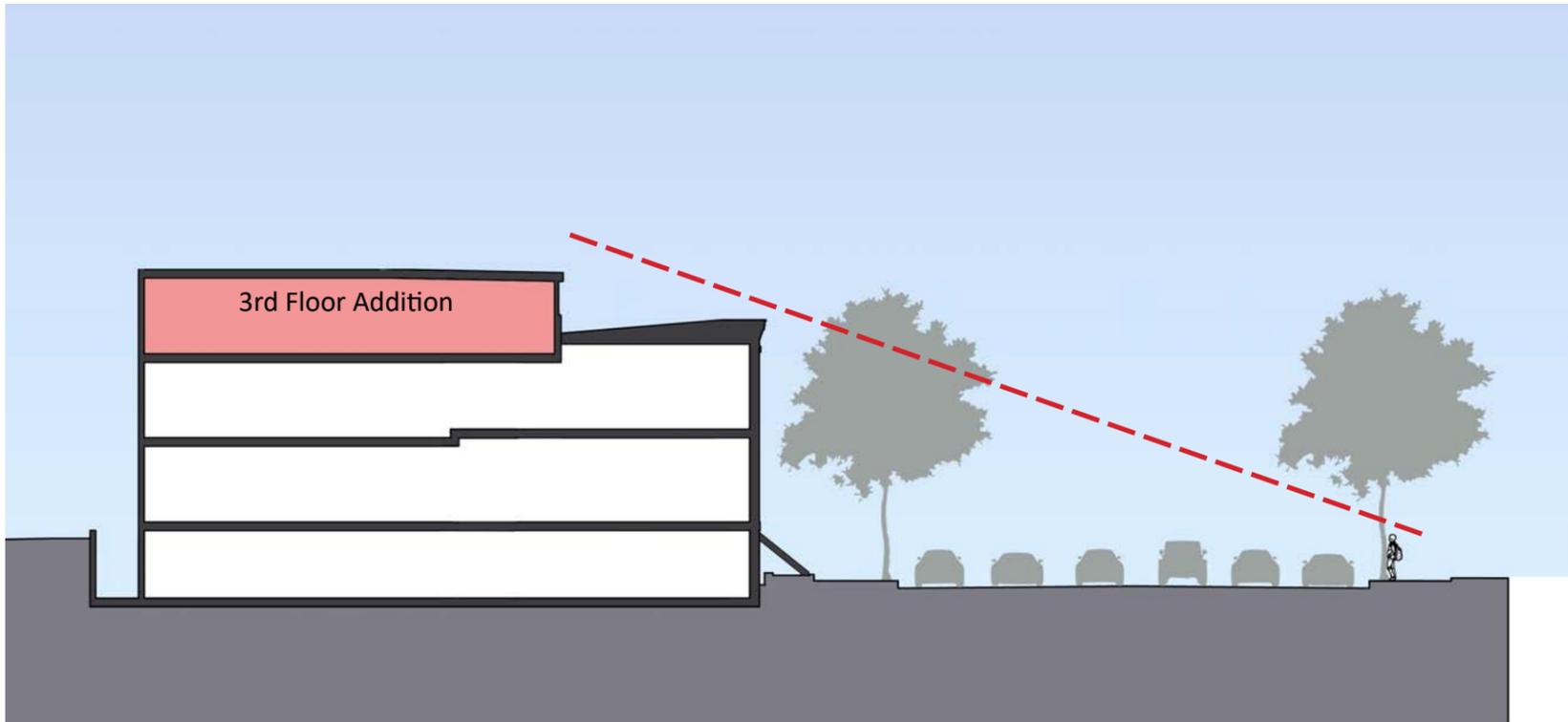


METAL PANELS -  
ON ADDITION

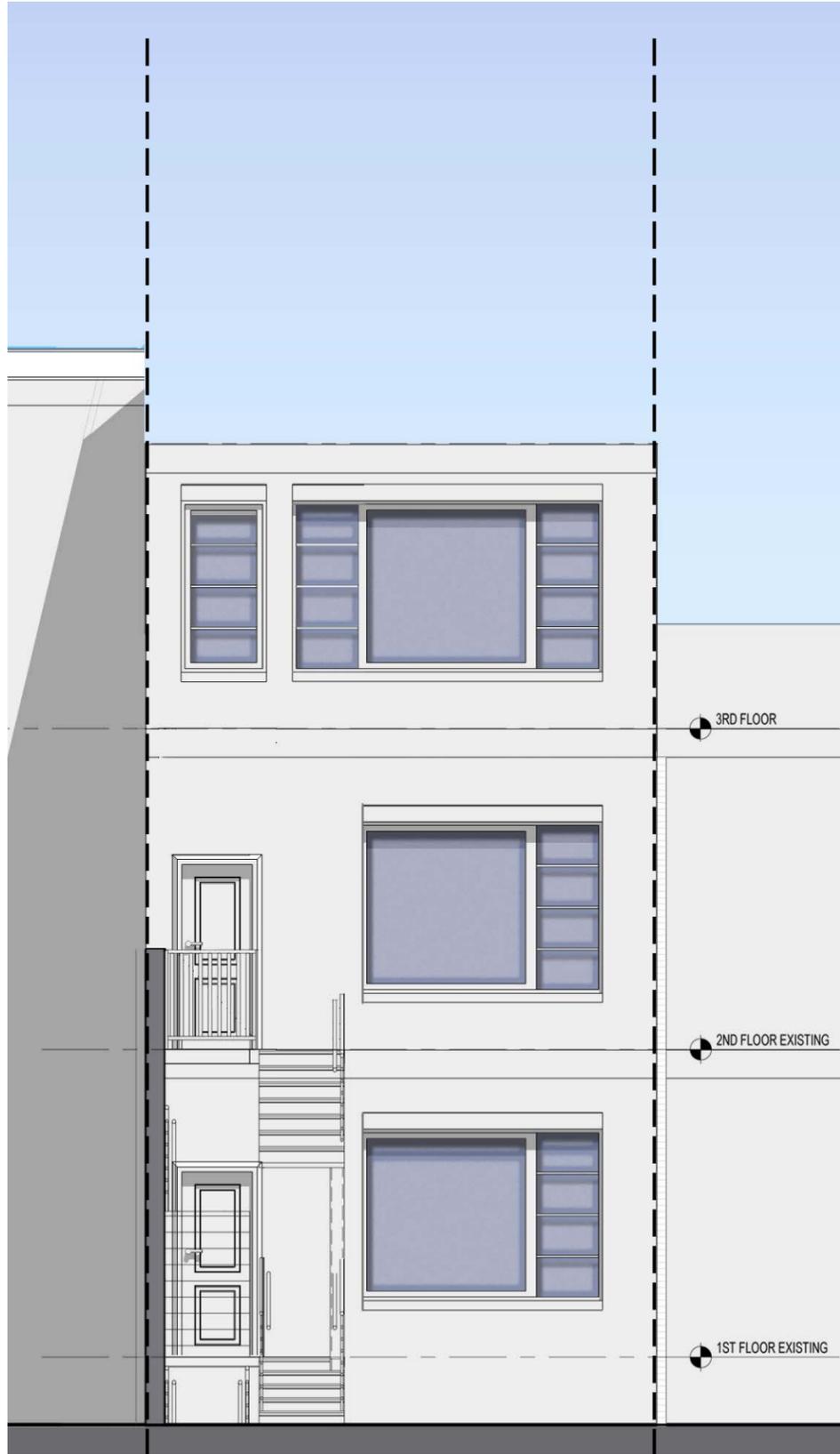


VERTICALLY COMPOSED METAL CLAD  
WINDOWS- ON ADDITION





PROPOSED REAR ELEVATION



PROPOSED NORTH SIDE ELEVATION



PROPOSED SOUTH SIDE ELEVATION



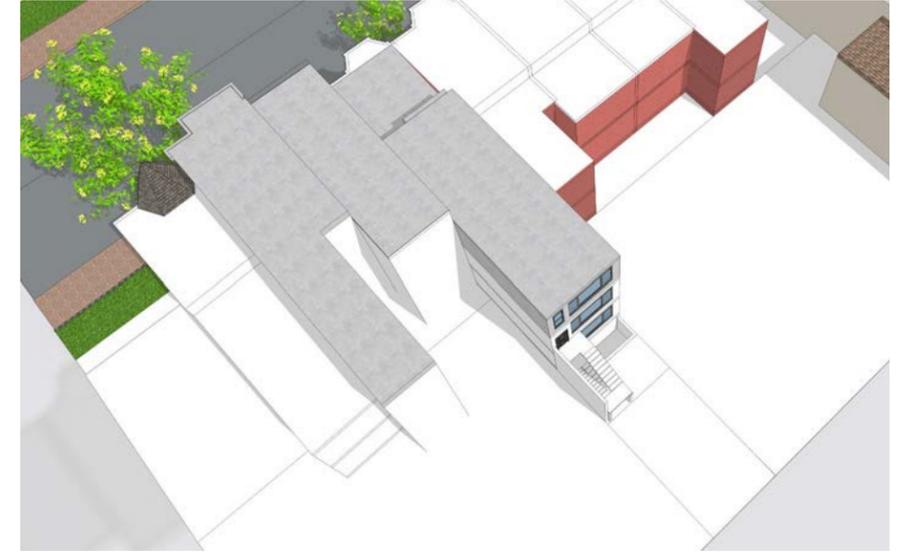
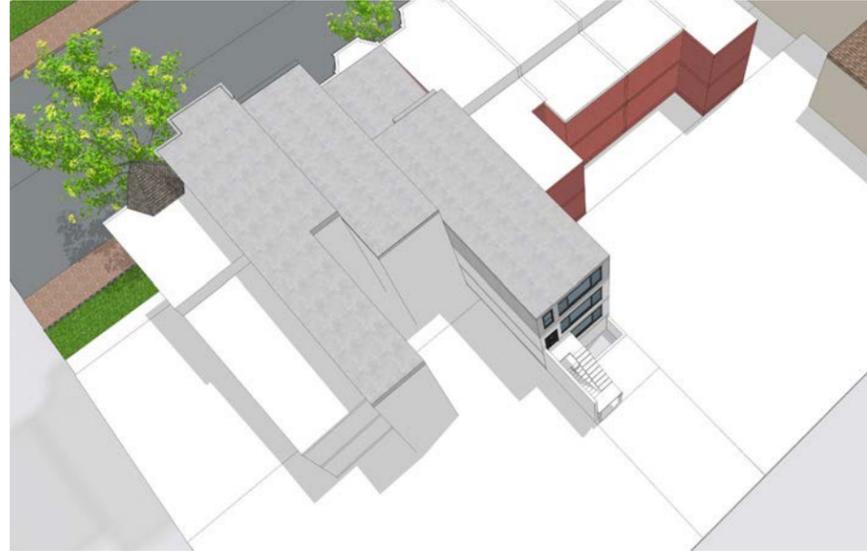
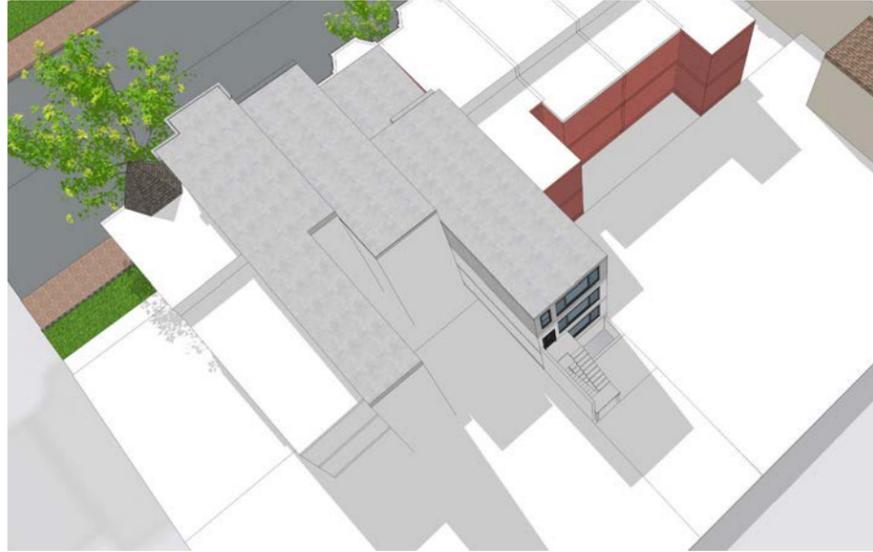
JUN. 21 SUN STUDIES

9 AM

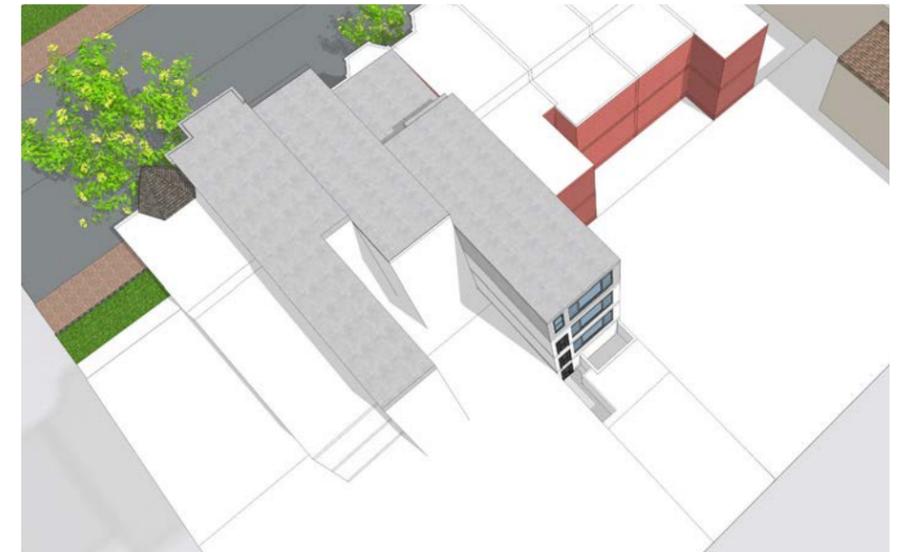
12 PM

3 PM

PROPOSED  
BUILDING



BY RIGHT  
BUILDING



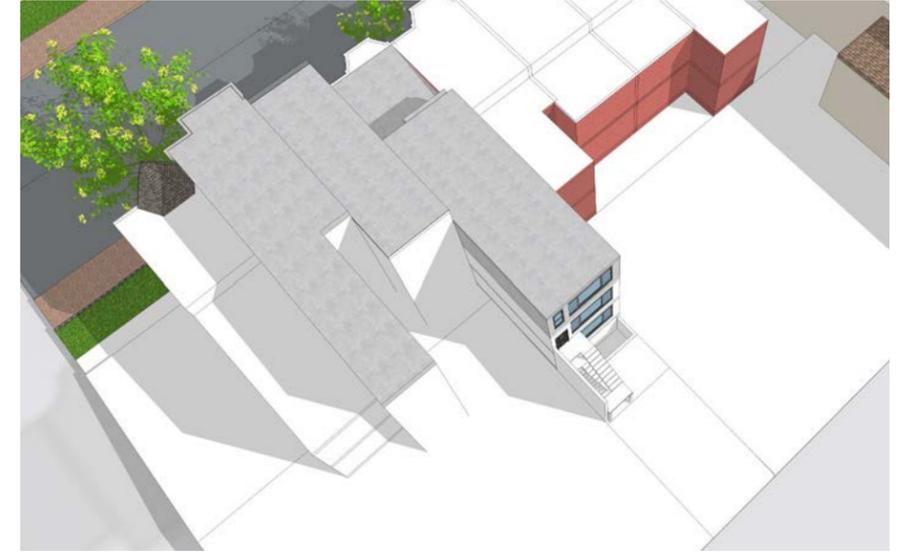
SEPT. 21 SUN STUDIES

9 AM

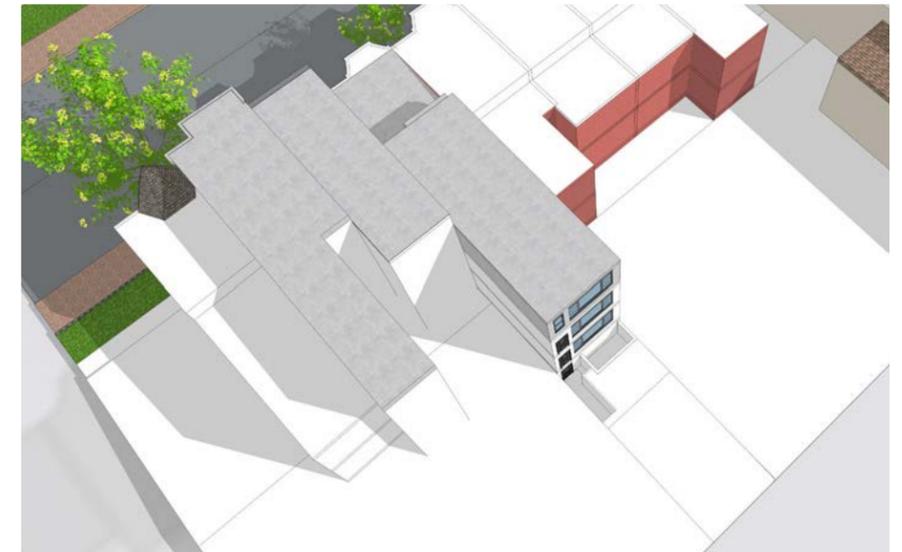
12 PM

3 PM

PROPOSED  
BUILDING



BY RIGHT  
BUILDING



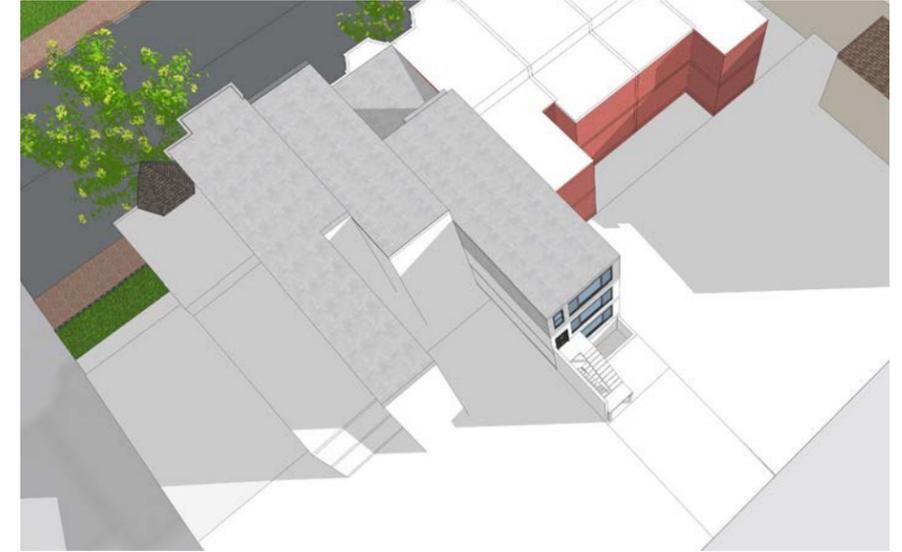
DEC. 21 SUN STUDIES

9 AM

12 PM

3 PM

PROPOSED  
BUILDING



BY RIGHT  
BUILDING

