



# 1512 6th street, nw

zoning district R-4

current use: 4-unit apartment building

proposed use: 4-unit condo building

TRAVIS PRICE ARCHITECTS  
1028 33rd street nw, suite 320, washington, d.c. 20007  
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CARTER  
1512 6TH STREET NW  
WASHINGTON, DC 20001

BZA CONCEPTUAL SUBMISSION  
FRONT COVER

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2015.11.02

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19181  
EXHIBIT NO. 9

COVER



MATERIALS      SYMBOLS LEGEND      STANDARD ABBREVIATIONS      DRAWING INDEX

| <p><b>MATERIALS</b></p>                                   | <p><b>SYMBOLS LEGEND</b></p> <p><b>SHEET NUMBER</b><br/>A-521</p> <p><b>NORTH ARROW</b></p> <p><b>GRAPHIC SCALE</b><br/>SCALE: 1" = 4'-0"</p> <p><b>COLUMN SYMBOL &amp; CENTER LINES</b></p> <p><b>VERTICAL ELEVATION</b></p> <p><b>SPOT ELEVATION</b></p> <p><b>DATUM POINT</b></p> <p><b>MATCH LINE</b></p> <p><b>PROPERTY LINE</b></p> <p><b>FENCING (WITH POSTS)</b></p> <p><b>BREAK LINE</b></p> <p><b>DRAWING TITLE</b><br/>20 DRAWING<br/>1/4" = 1'-0"</p> <p><b>KEY NOTE</b></p> <p><b>ROOM NAME AND NUMBER</b></p> <p><b>DOOR NUMBER</b></p> <p><b>WINDOW TYPE SYMBOL</b></p> <p><b>STORE FRONT SYMBOL</b></p> <p><b>PARTITION TAG</b></p> | <p><b>BUILDING SECTION TAG</b></p> <p><b>DETAIL/WALL SECTION TAG</b></p> <p><b>PARTIAL PLAN AND DETAIL TAG</b></p> <p><b>EXTERIOR ELEVATION TAG</b></p> <p><b>INTERIOR ELEVATION TAG</b></p> <p><b>DRAWING REVISION</b></p> <p><b>EQUIPMENT DESIGNATION</b></p> <p><b>TOILET ACCESSORY SYMBOL</b></p> <p><b>SHOWER HEAD</b></p> <p><b>FLOOR SINK</b></p> <p><b>FLOOR DRAIN</b></p> <p><b>ROOF DRAIN</b></p> <p><b>ROOF TOP UNIT</b></p> <p><b>FLOOR BOX</b></p> | <p><b>STANDARD ABBREVIATIONS</b></p> <p>A.F.F. ABOVE FINISHED FLOOR<br/>ALT. ALTERNATE<br/>b/o BOTTOM OF<br/>BTU BRITISH THERMAL UNIT<br/>B.W. BEARING WALL<br/>CANT. CANTILEVER<br/>CFM CUBIC FEET PER MINUTE<br/>C.J. CEILING JOIST<br/>CMU CONCRETE MASONRY UNIT<br/>CONC. CONCRETE<br/>CONT. CONTINUOUS<br/>CW COLD WATER<br/>DIA. DIAMETER<br/>DIM DIMENSION<br/>DN. DOWN<br/>EA. EACH<br/>ELEC ELECTRIC[AL]<br/>EM ELECTRICAL METER<br/>E.P. ELECTRICAL PANEL<br/>F.J. FLOOR JOIST<br/>FURN. FURNITURE<br/>GFI GROUND FAULT INTERRUPT<br/>GM GAS METER<br/>GWB GYPSUM WALL BOARD<br/>HVAC HEATING/VENTILATION/AIR CONDITIONING<br/>HW HOT WATER</p> <p>LOC. LOCATION<br/>L.P. LOW POINT<br/>LVL LAMINATED VENEER LUMBER<br/>MAX. MAXIMUM<br/>MEP MECHANICAL/ELECTRICAL/PLUMBING<br/>MIN. MINIMUM<br/>MPH MILES PER HOUR<br/>O.C. ON CENTER<br/>P.C. POURED CONCRETE<br/>P.T. PRESSURE TREATED<br/>PVC POLYVINYL CHLORIDE PLASTIC<br/>RAG RETURN AIR GRILLE<br/>REINF REINFORCING<br/>R.T.U. ROOF TOP UNIT<br/>T.B.D. TO BE DETERMINED<br/>T+G TONGUE AND GROOVE<br/>TH. THRESHOLD<br/>t/o TOP OF<br/>TYP. TYPICAL<br/>VTR VENT THROUGH ROOF<br/>W/ WITH<br/>WH WATER HEATER<br/>WL WET LOCATION<br/>WM WATER METER<br/>WP WEATHERPROOF<br/>WWF WELDED WIRE FABRIC<br/>WWM WELDED WIRE MESH</p> | <p><b>DRAWING INDEX</b></p> <p>COVER COVER<br/>A0000 REFERENCE SHEET<br/>A0001 BUILDING PHOTOS<br/>A0002 EXISTING SITE PLAN<br/>A0003 PROPOSED SITE PLAN<br/>A0100 EXISTING / DEMO PLANS<br/>A0101 EXISTING ELEVATION<br/>A0102 EXISTING ELEVATION<br/>A0103 EXISTING ELEVATION<br/>A0104 EXISTING ELEVATION<br/>A0110 CELLAR / FIRST FL PLANS<br/>A0111 SECOND / THIRD FL PLANS<br/>A0112 ROOF PLAN<br/>A0200 PROPOSED ELEVATION<br/>A0201 PROPOSED ELEVATION<br/>A0202 PROPOSED ELEVATION</p> |  |       |           |                 |             |            |
|---|---|---|--|---|--|-------|-----------|-----------------|-------------|------------|
|   |   |   |  |   | <p><b>GENERAL PROJECT INFORMATION</b></p> <table border="1"> <tr> <th>OWNER</th> <th>ARCHITECT</th> <th>M,E,P, ENGINEER</th> <th>STRUCUTURAL</th> <th>CONTRACTOR</th> </tr> <tr> <td>Rob Carter<br/>1512 6th Street NW<br/>Washington D.C. 20001</td> <td>Travis Price Architects, Inc.<br/>1028 33rd Street NW<br/>Suite 320<br/>Washington, DC 20007<br/>p.202.965.7000<br/>f.202.965.6161</td> <td>TO BE DETERMINED</td> <td>TO BE DETERMINED</td> <td>TO BE DETERMINED</td> </tr> </table> | OWNER | ARCHITECT | M,E,P, ENGINEER | STRUCUTURAL | CONTRACTOR |
| OWNER   | ARCHITECT   | M,E,P, ENGINEER   | STRUCUTURAL  | CONTRACTOR  |  |       |           |                 |             |            |
| Rob Carter<br>1512 6th Street NW<br>Washington D.C. 20001 | Travis Price Architects, Inc.<br>1028 33rd Street NW<br>Suite 320<br>Washington, DC 20007<br>p.202.965.7000<br>f.202.965.6161   | TO BE DETERMINED  | TO BE DETERMINED   | TO BE DETERMINED  |  |       |           |                 |             |            |

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| <p><b>ZONING SUMMARY</b></p> <p>ZONE DISTRICT: R-4<br/>BUILT: 1885<br/>SQUARE: 445<br/>LOT: 43<br/>ANC: 6E</p> | <p><b>GENERAL SCOPE</b></p> <ul style="list-style-type: none"> <li>- EXISTING BUILDING SHALL BE RENOVATED AND KEEP THE EXISTING FACE ON LINE BRICK WALL ABUTTING LOT 42 TO THE NORTH</li> <li>- NEW FULL HEIGHT BASEMENT, AND THREE STORY BUILDING</li> <li>- RENOVATED BUILDING WILL FILL THE PROPERTY WIDTH 21'-0", LEAVING NO SIDE YARDS</li> <li>- BUILDING LENGTH WILL BE REDUCED GIVING GREATER LIGHT AND VIEW TO THE NEIGHBORS</li> <li>- INCREASED GREEN SPACE AND SITE PERMEABILITY</li> <li>- ENTRY TO APARTMENT BUILDING WILL BE ON SIDEWALK LEVEL</li> <li>- MODULAR HIGH PERFORMANCE BUILDING STRUCTURE, LOW IMPACT ON NEIGHBORHOOD WITH FAST CONSTRUCTION SPEED</li> <li>- ONE CONDO PER FLOOR</li> <li>- BALCONIES ON THE 6TH STREET FACADE WILL BE ADDED TO GIVE LIFE TO THE NEIGHBORHOOD AND PUT EYES ON THE STREET</li> <li>- TWO PARKING SPACES WILL BE ADDED</li> <li>- REPAIR FRONT RETAINING WALL, AND CLAD ALL WITH PENNSYLVANIA FLAG STONE</li> <li>- LARGE GLASS WINDOWS TO ALLOW MAXIMUM DAYLIGHT AND VIEWS, REDUCING ENERGY CONSUMPTION</li> </ul> | <p><b>SITE LOCATION</b></p> |
|--|---|-----------------------------|

| <p><b>OCCUPANCY USE</b></p> <p>Original Building: Permit dated March 5, 1885<br/>Original Use: Single Family Dwelling<br/>Original SF: 1,221 SF [2 story]</p> <p>Renovated Building: Permit dated October 4, 1939<br/>Converted Use: 4- Unit Family Apartment<br/>Renovated SF: 2,829 SF [2 story + 1/2 basement]<br/>60% Lot Occupancy</p> <p>Proposed Use: 4-Unit Condo Building<br/>Proposed SF: 5,040 SF [3 story + basement]<br/>60% Lot Occupancy</p> | <p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | NO.         | DATE | DESCRIPTION |  |  |  |  |  |  |  |  |  |  |  |  | <p>2015.11.02</p> <p>A0000</p> |
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BZA CONCEPTUAL SUBMISSION  
REFERENCE SHEET

stamp





FRONT OF BUILDING



REAR OF BUILDING



2' -3" WIDE UN-USABLE SIDE YD



REAR YARD AND ALLEY BEYOND



LEFT NEIGHBOR



RIGHT NEIGHBOR

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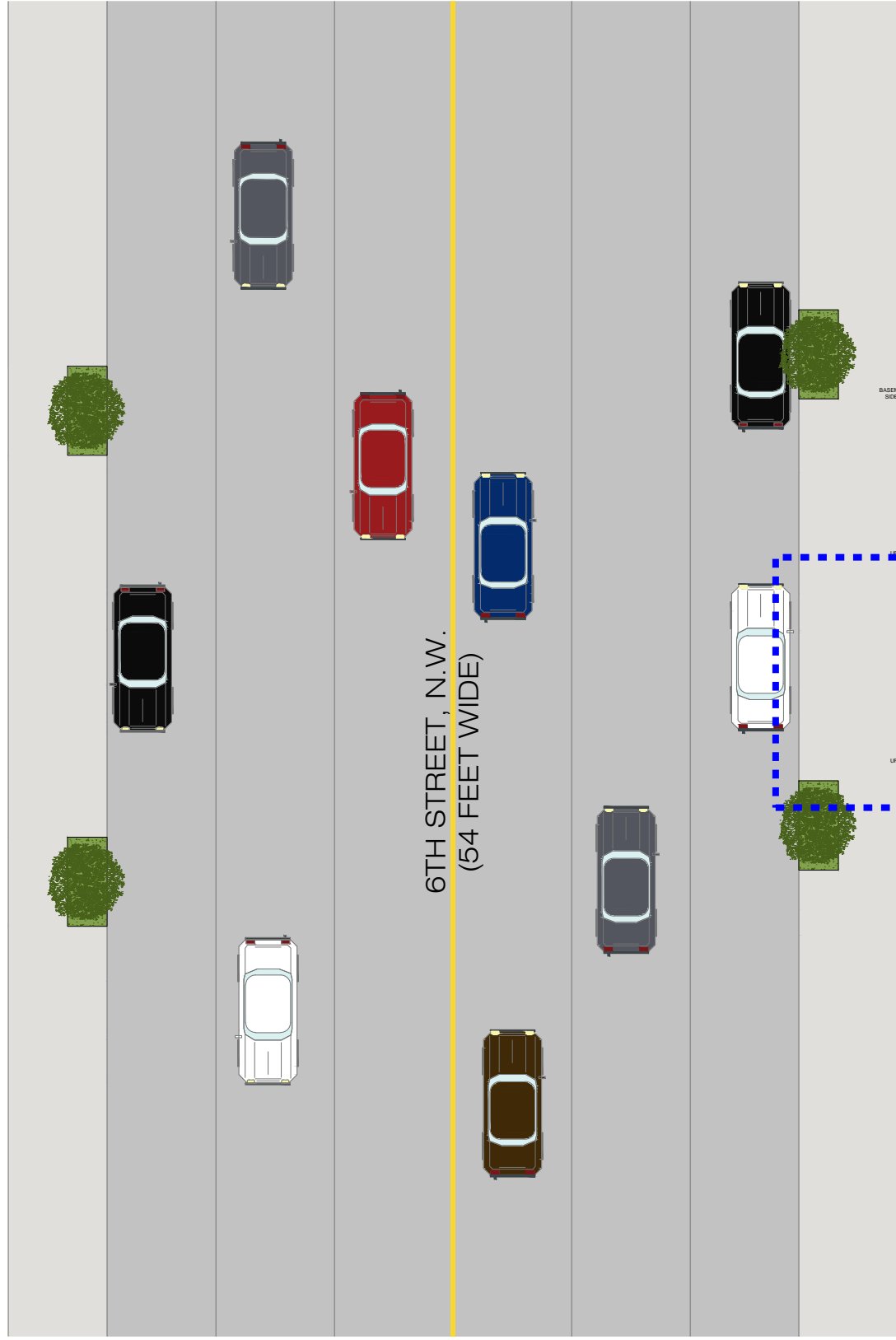
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BUILDING PHOTOS

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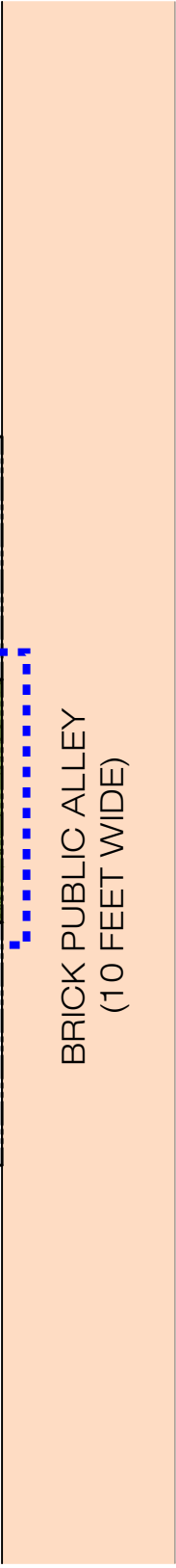
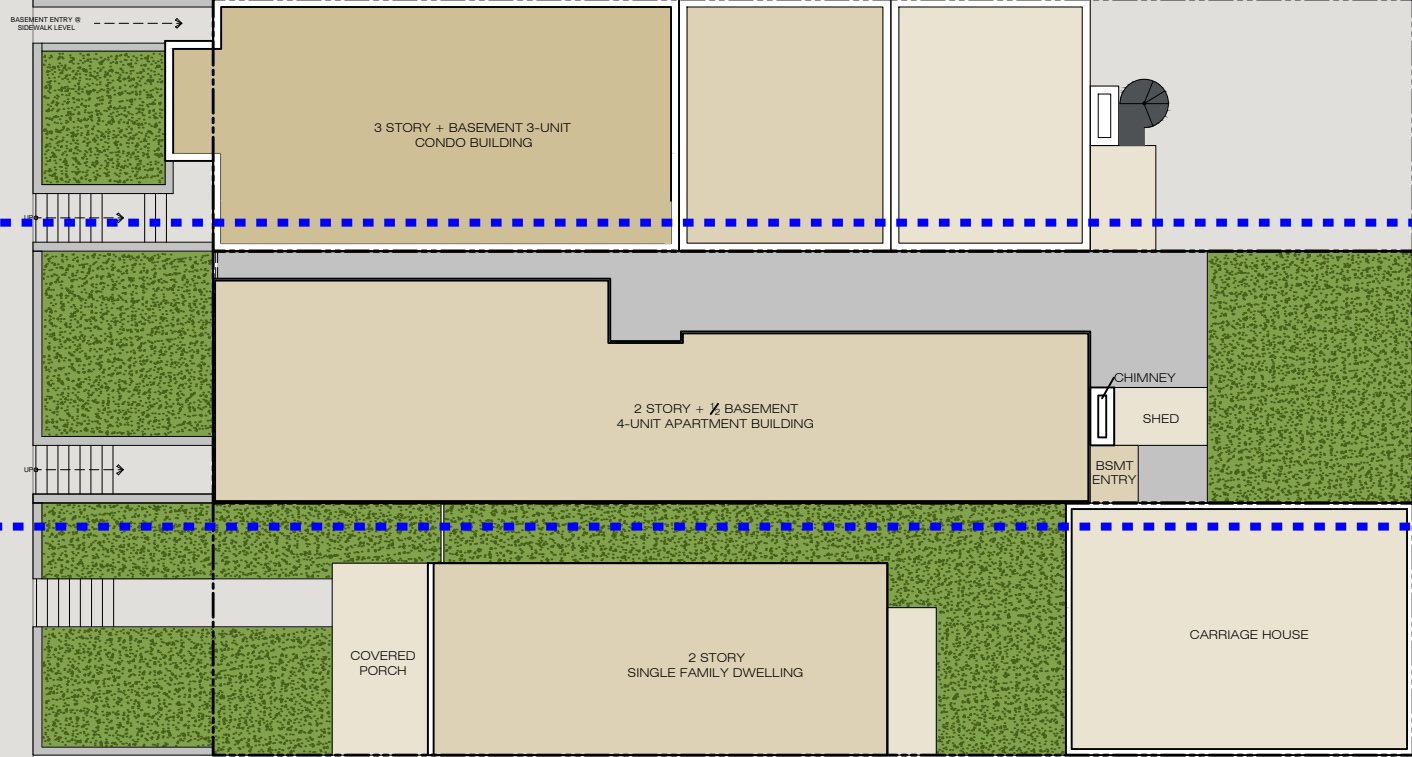
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6TH STREET, N.W.  
(54 FEET WIDE)



BRICK PUBLIC ALLEY  
(10 FEET WIDE)

1 EXISTING SITE PLAN

1/16" = 1'-0"



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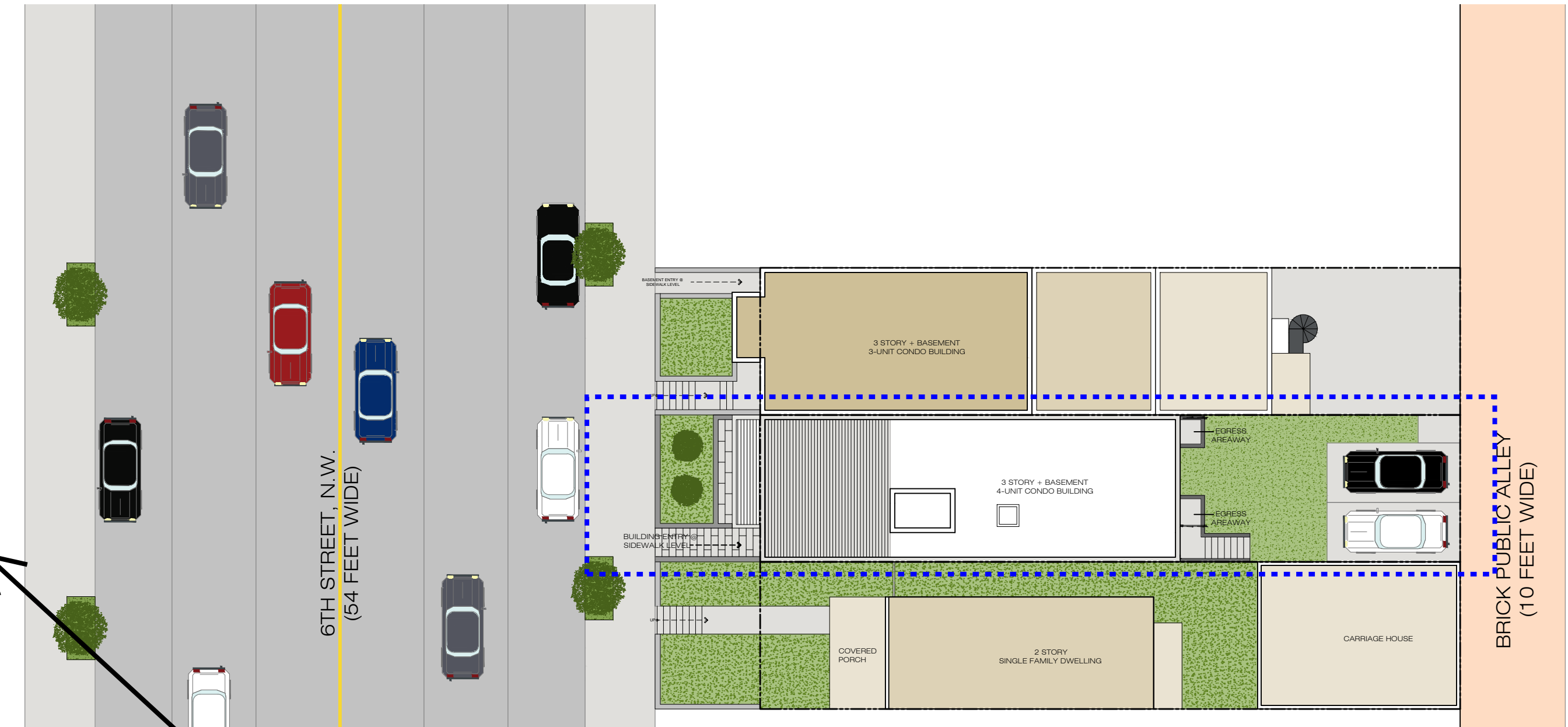
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EXISTING SITE PLAN

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VIEW ACROSS THE STREET

1 PROPOSED SITE PLAN

1/16" = 1'-0"



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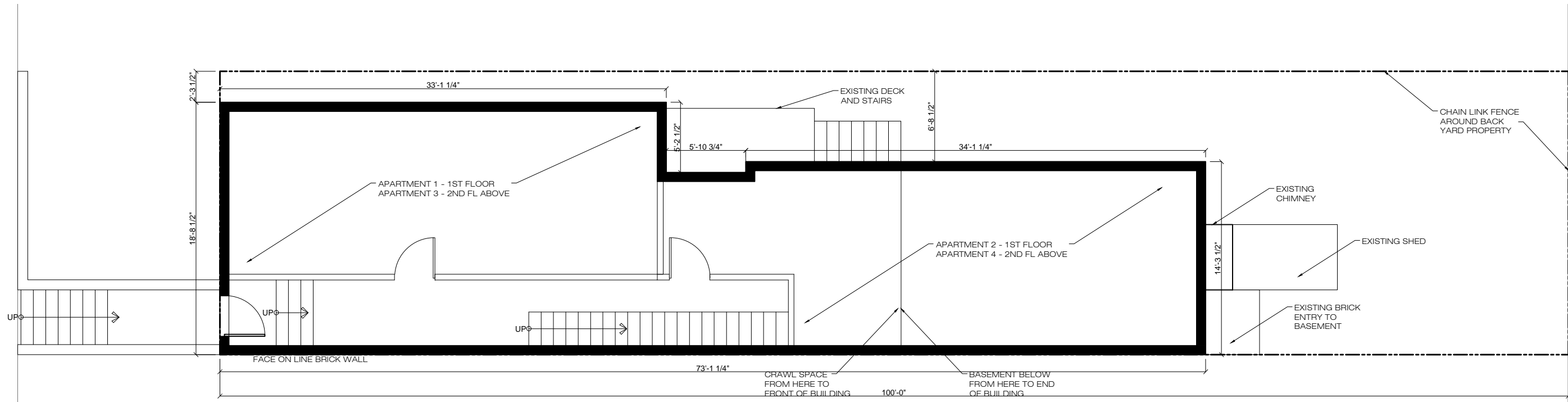
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BZA CONCEPTUAL SUBMISSION  
PROPOSED SITE PLAN

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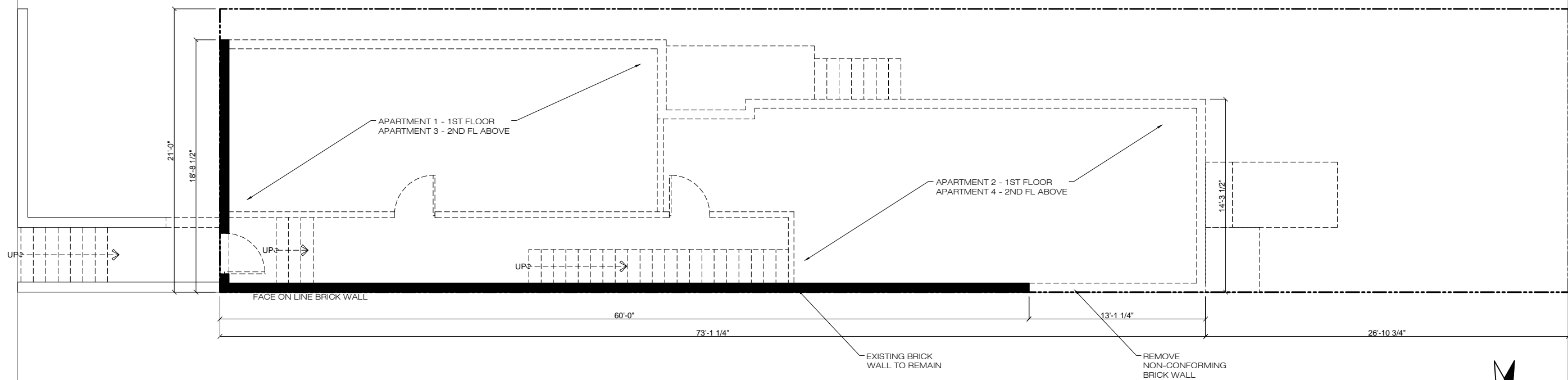
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1 EXISTING PLAN

1/8" = 1'-0"



2 DEMO PLAN

1/8" = 1'-0"



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A0100



1512 6TH ST NW

1 EXISTING 6TH STREET FRONT ELEVATION

1/8" = 1'-0"

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EXISTING ELEVATION

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1 EXISTING REAR ALLEY ELEVATION

1/8" = 1'-0"

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A0102

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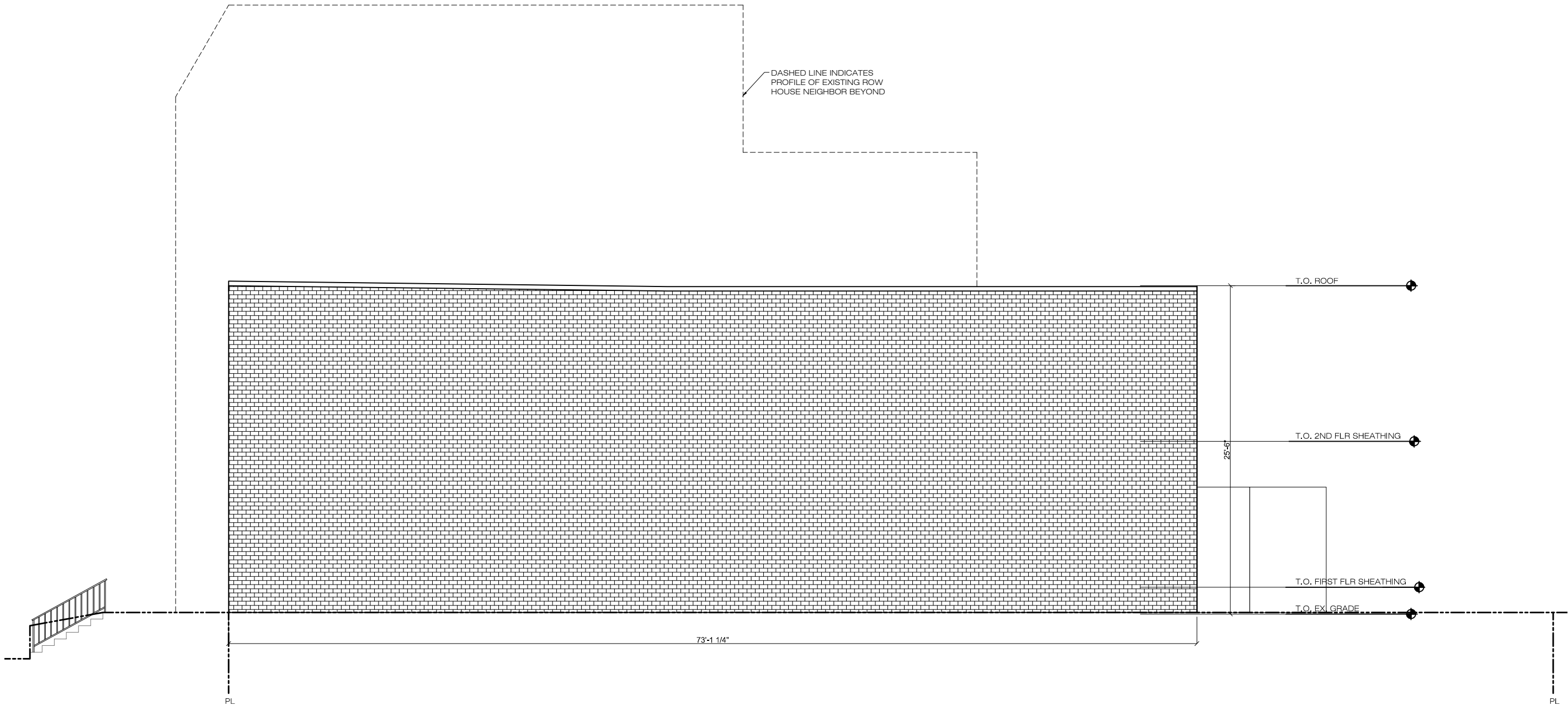


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A0103



DASHED LINE INDICATES  
PROFILE OF EXISTING ROW  
HOUSE NEIGHBOR BEYOND

T.O. ROOF

T.O. 2ND FLR SHEATHING

T.O. FIRST FLR SHEATHING

T.O. EX. GRADE

73'-1 1/4"

25'-6"

PL

PL

1 EXISTING SIDE YARD ELEVATION

1/8" = 1'-0"



1 EXISTING FACE ON LINE BRICK WALL SIDE ELEVATION 1/8" = 1'-0"

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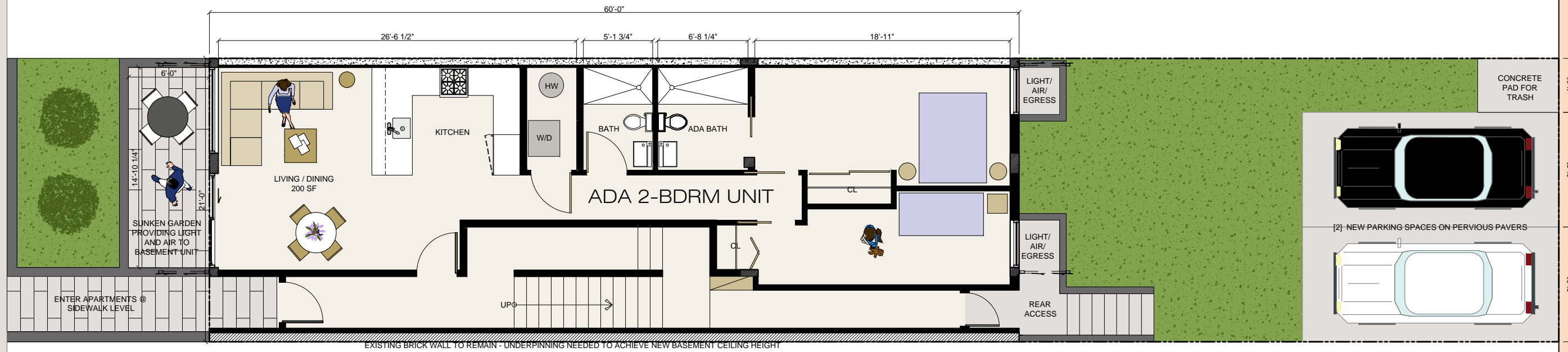
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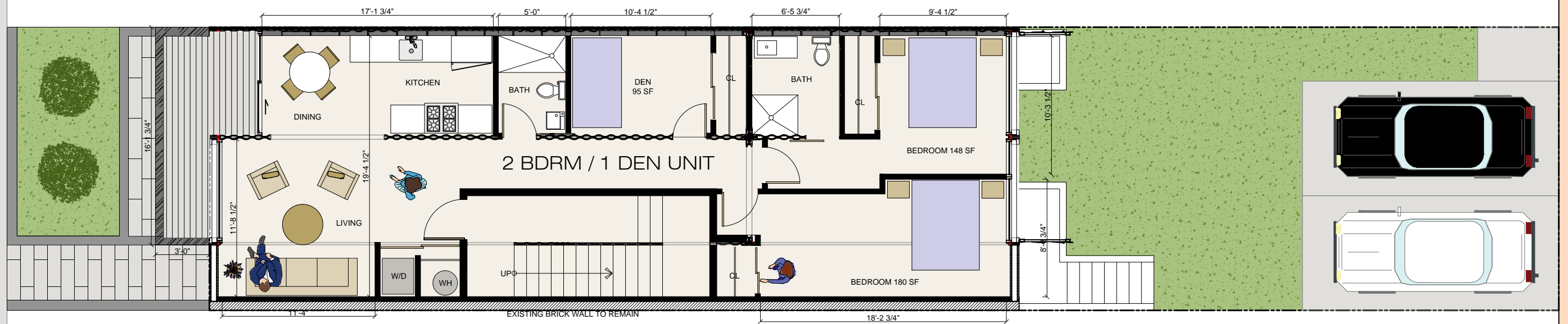
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1 PROPOSED CELLAR PLAN

1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



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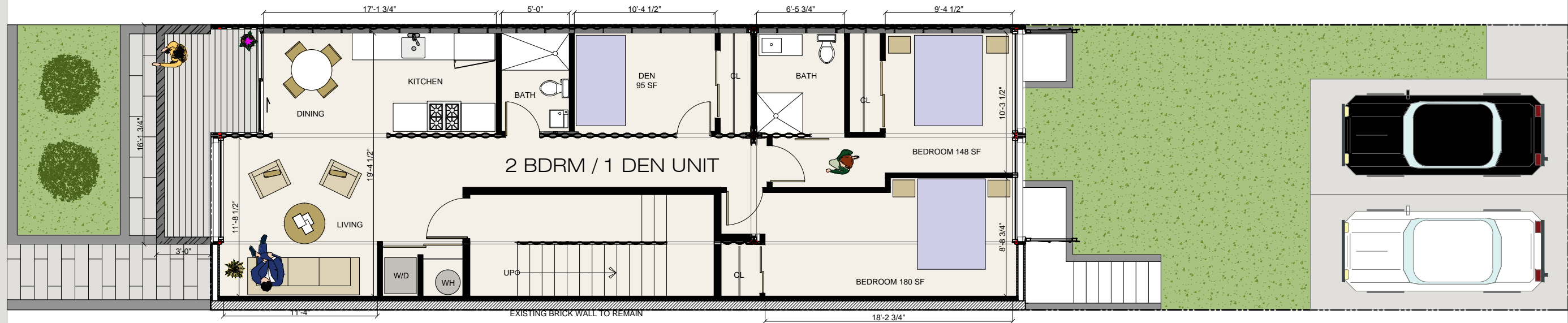
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CELLAR / FIRST FL PLANS

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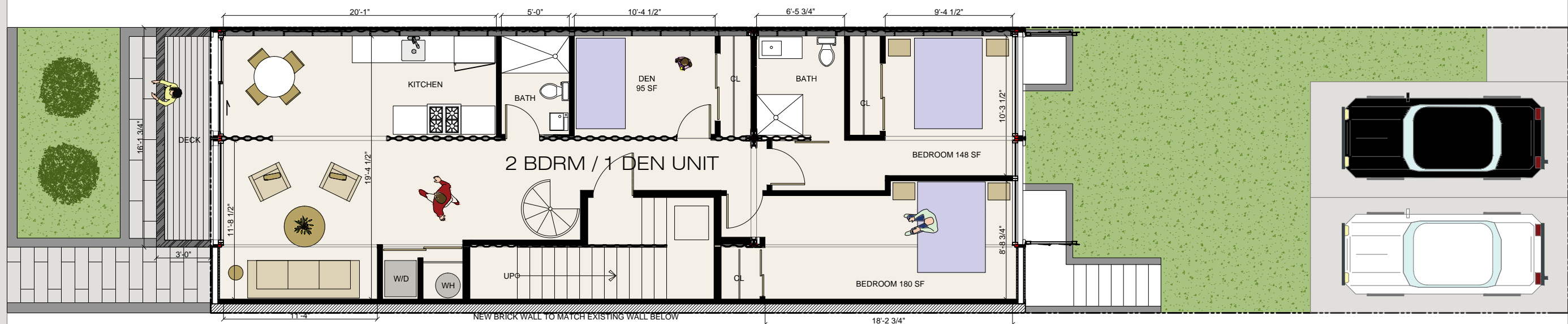
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1 PROPOSED SECOND PLAN

1/8" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN

1/8" = 1'-0"

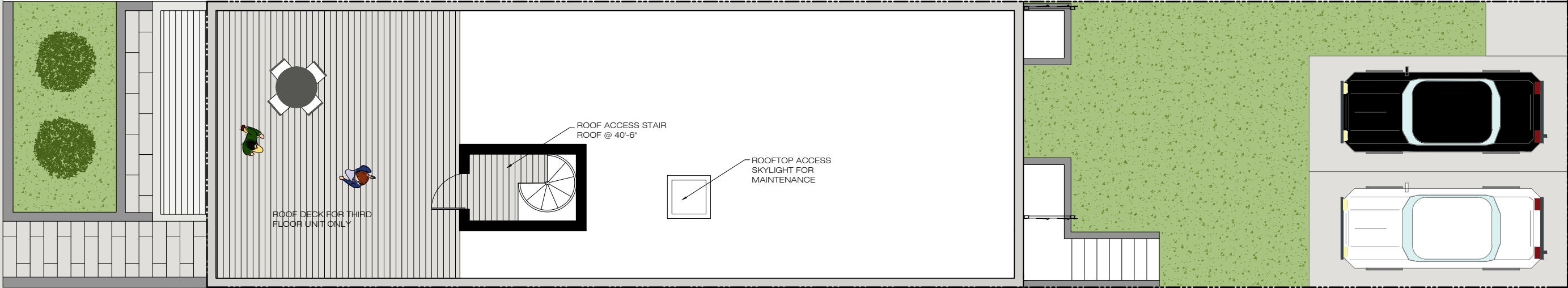


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1 PROPOSED ROOF PLAN 1/8" = 1'-0"



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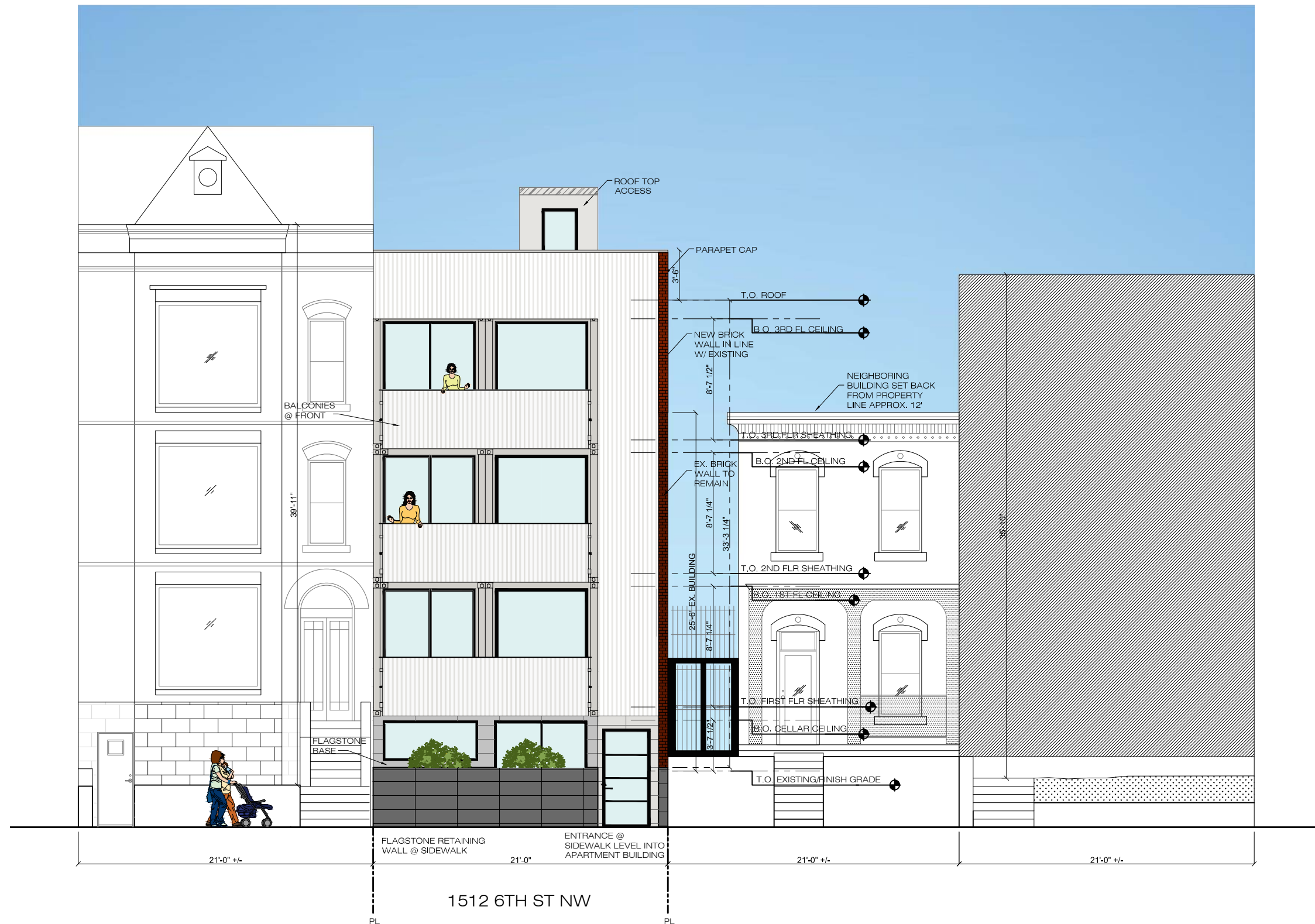
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ROOF PLAN

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1 PROPOSED 6TH STREET FRONT ELEVATION

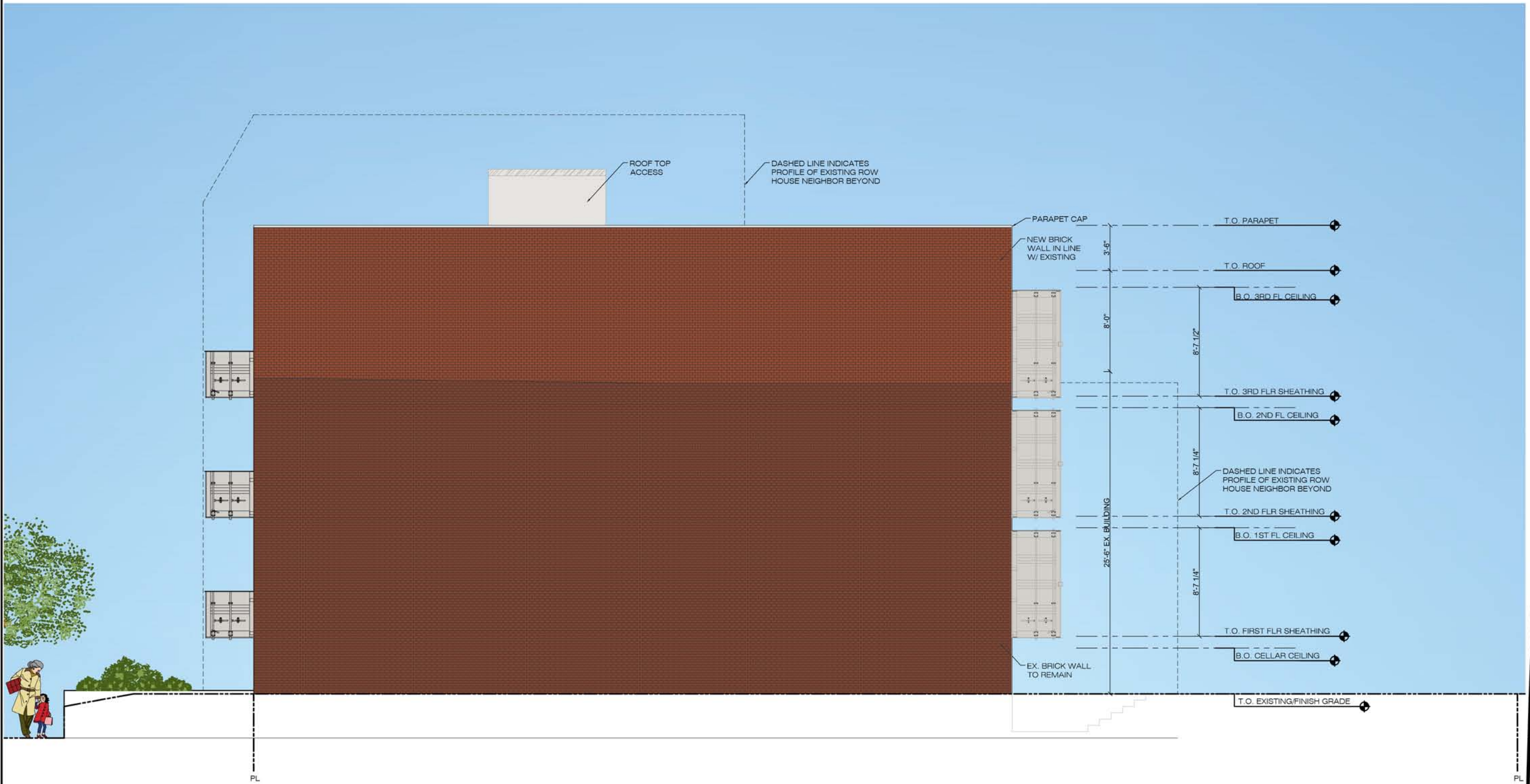
1/8" = 1'-0"

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A0200





1 PROPOSED SIDE YD ELEVATION

1/8" = 1'-0"

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 PROPOSED ELEVATION

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PUBLIC ALLEY

1 PROPOSED SIDE YD ELEVATION

1/8" = 1'-0"

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