

1311 RESIDENCES

1311 6TH ST NW, WASHINGTON, D.C. 20001

PROJECT DATA

OWNER:	YASMIN KHAN
EXISTING	4 DWELLING UNITS
PROPOSED	4 DWELLING UNITS
SCOPE OF WORK	PROPOSED LEVEL 03 ADDITION TO AN EXISTING 4 UNIT ROW BUILDING.

ZONING DATA

SQUARE / LOT	0480 / 0833	
ZONE	RF-1	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
	EXISTING	PROPOSED
STORIES	2 + CELLAR	3 + CELLAR
LOT SIZE	2,073 SF	NO CHANGE
LOT OCCUPANCY 60%	1,623 SF / 78.3%	1,435 SF / 69.2%
FRONT SETBACK	0'	NO CHANGE
LEFT SETBACK	0'	NO CHANGE
RIGHT SETBACK	0'	NO CHANGE
REAR SETBACK	0'	14'-7 1/2"
HEIGHT	24'-6"	33'-7"
DWELLING UNITS	4	NO CHANGE
DWELLING UNIT AREAS		
UNIT A	789 SF	1,230 SF
UNIT B	632 SF	1,225 SF
UNIT C	528 SF	1,222 SF
UNIT D	661 SF	1,075 SF
COMMON AREA	395 SF	390 SF
TOTAL	3,005 SF	5,142 SF
PERVIOUS SURFACE	0 SF / 0%	NO CHANGE

PROJECT TEAM

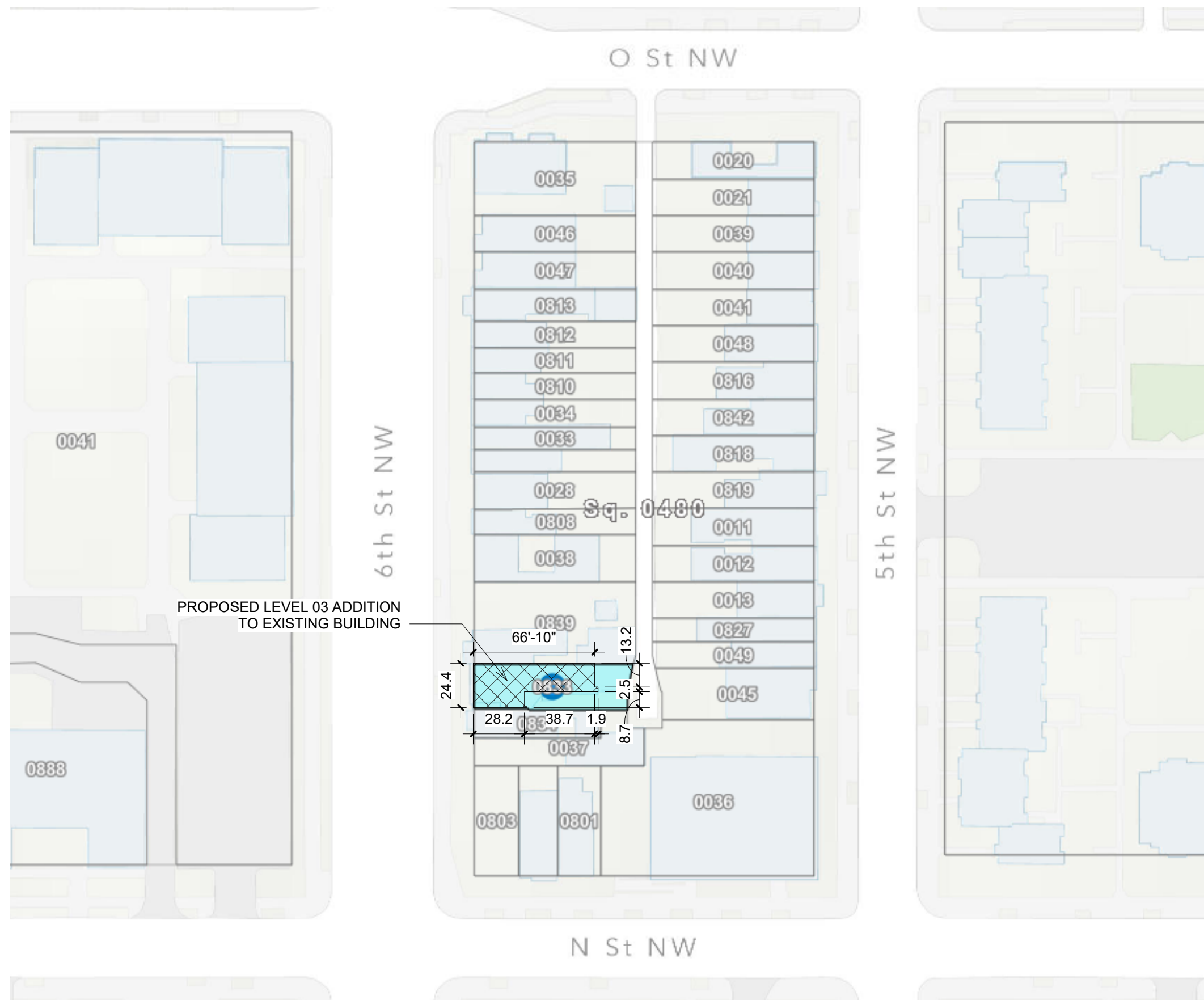
ARCHITECT
EUSTILUS LLC
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2800 N. ROSSER ST
ALEXANDRIA, VA 22311
202-569-9620
ETERAN@EUSTILUS.COM

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VICINITY MAP





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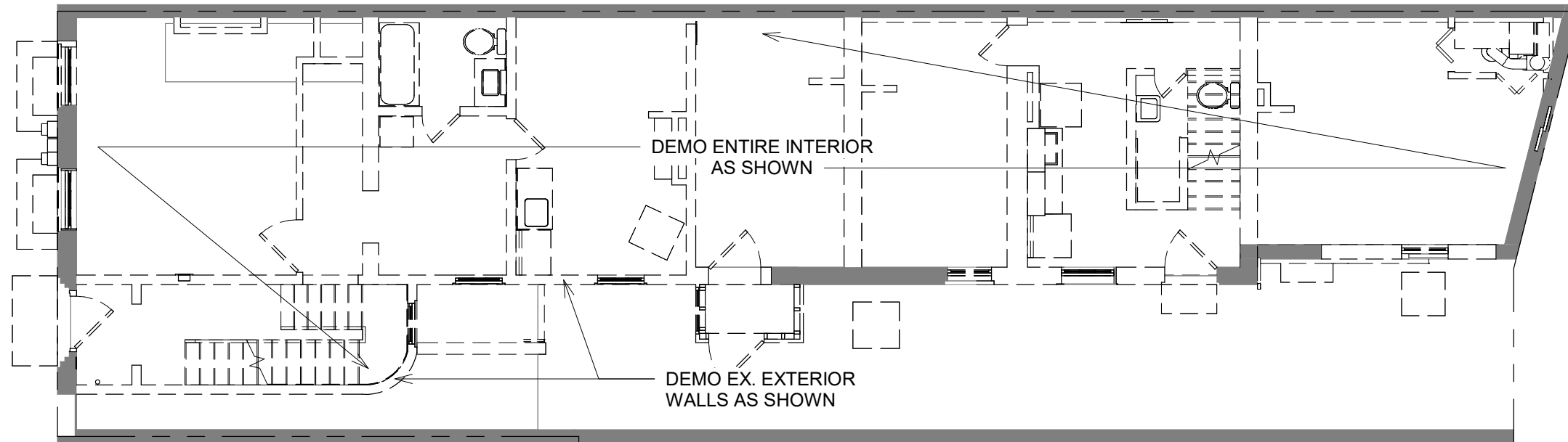
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VICINITY PLAN

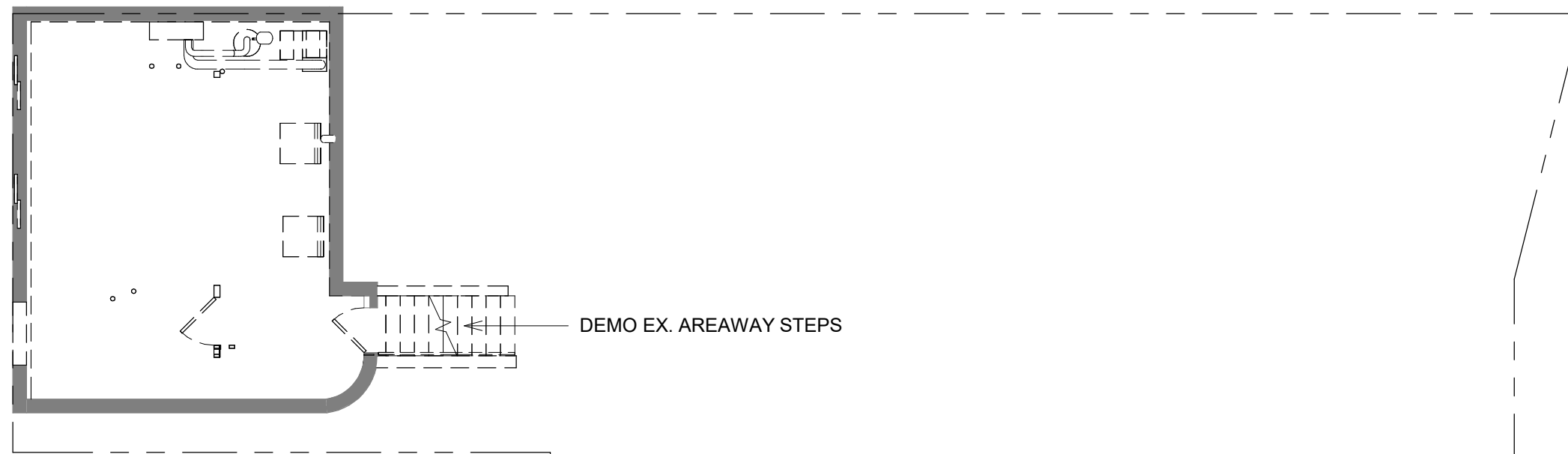
01

SCALE : 1" = 60'-0"



2 LEVEL 01 - DEMOLITION

1/8" = 1'-0"



1 CELLAR - DEMOLITION

1/8" = 1'-0"



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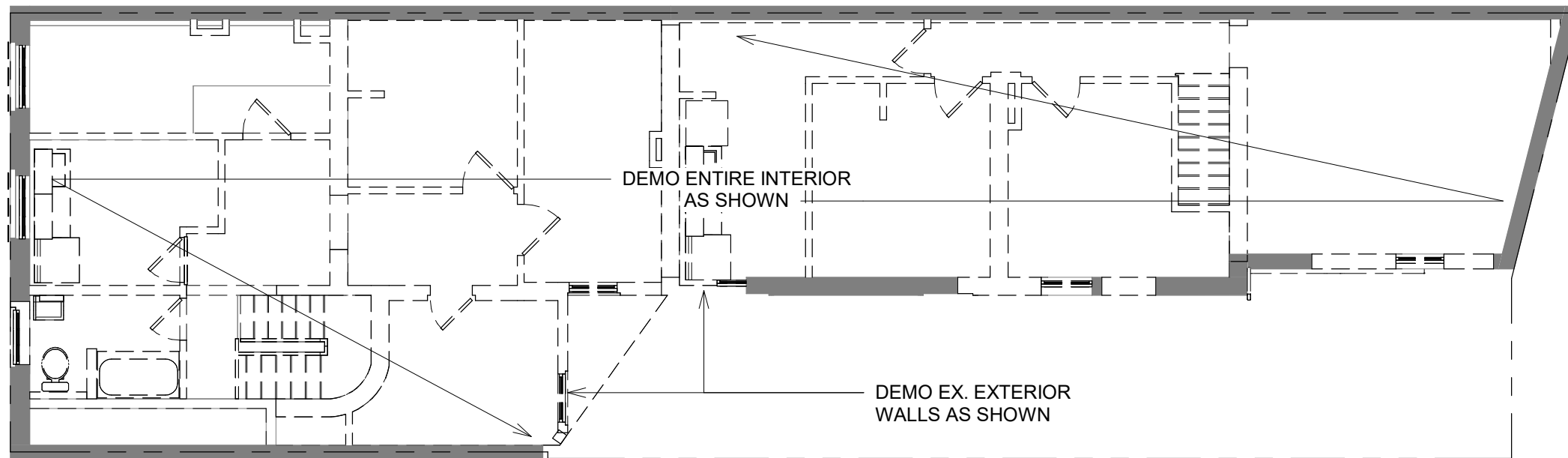
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EXISTING & DEMOLITION PLANS

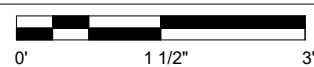
02

SCALE : 1/8" = 1'-0"



1 LEVEL 02 - DEMOLITION

1/8" = 1'-0"



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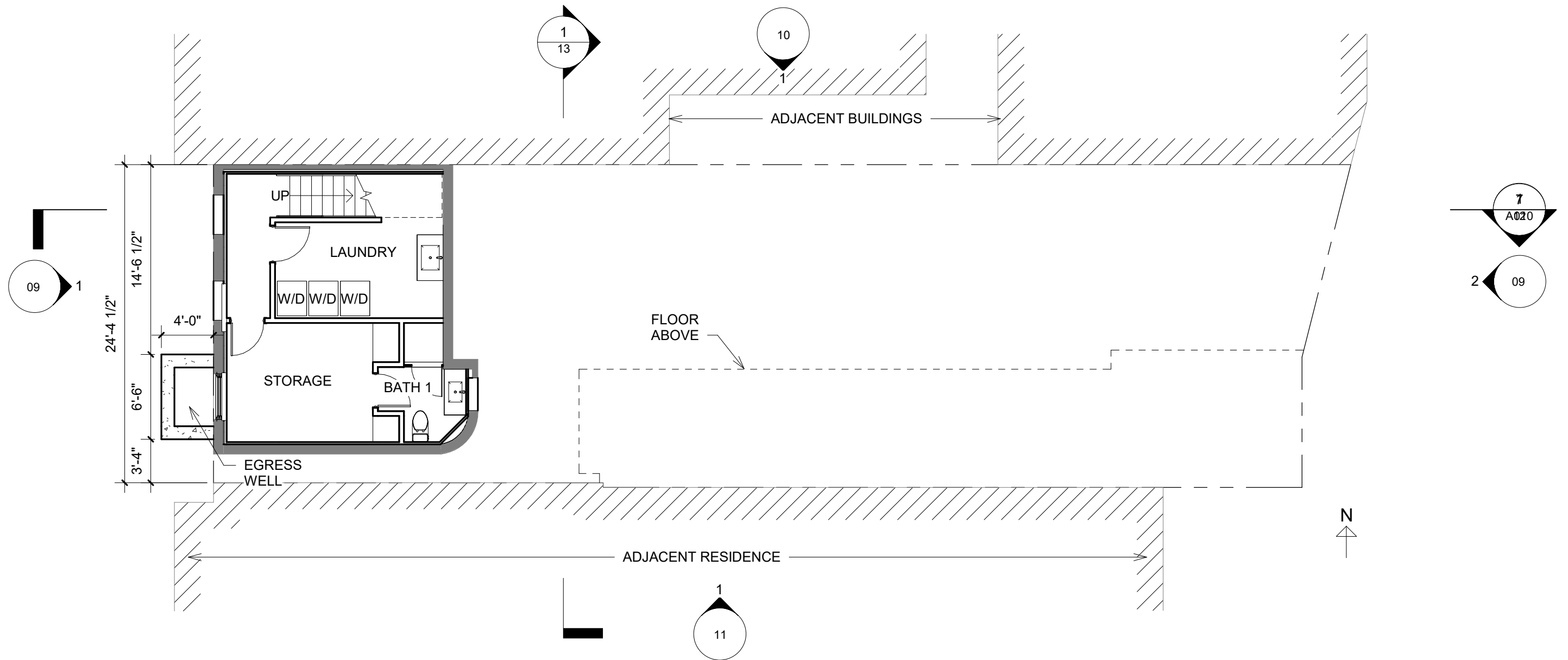
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EXISTING & DEMOLITION PLANS

03

SCALE : 1/8" = 1'-0"



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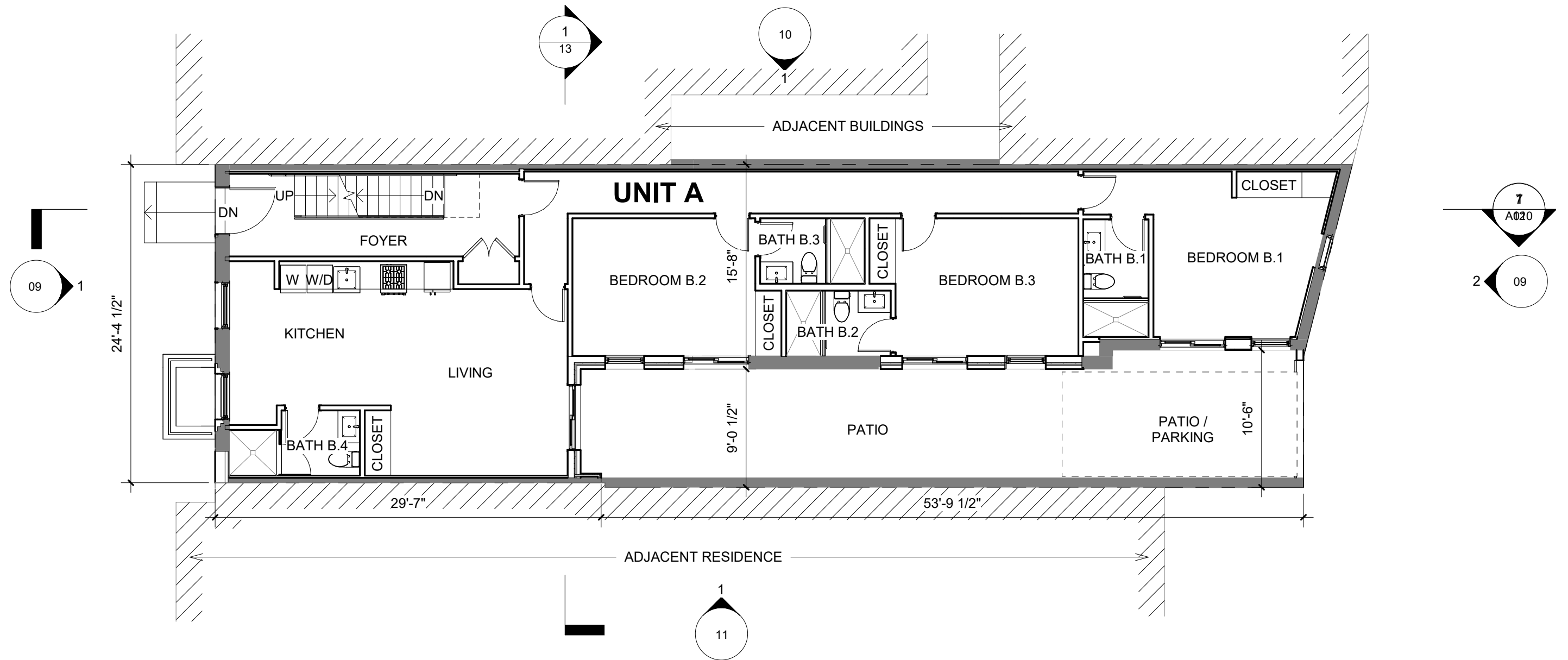
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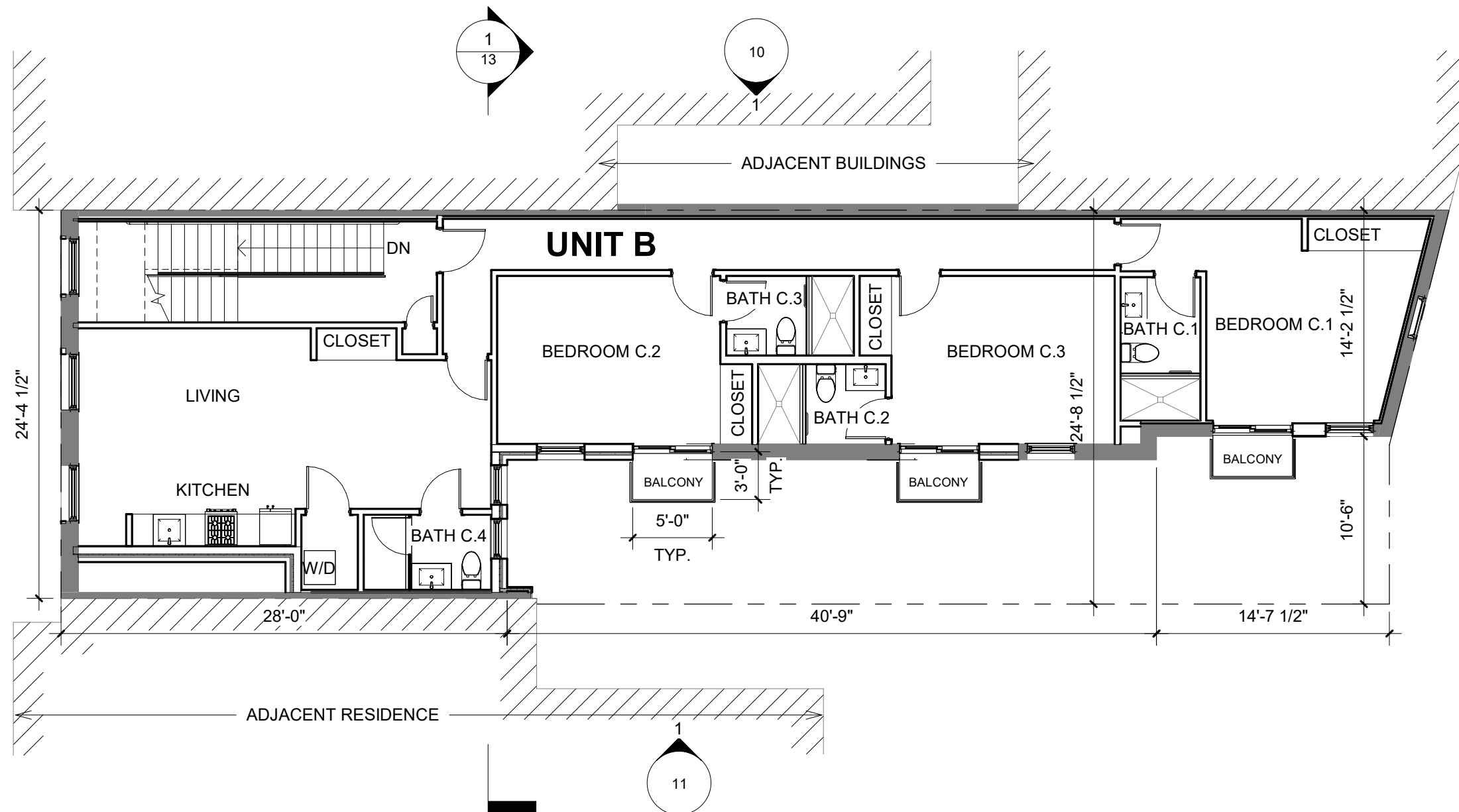
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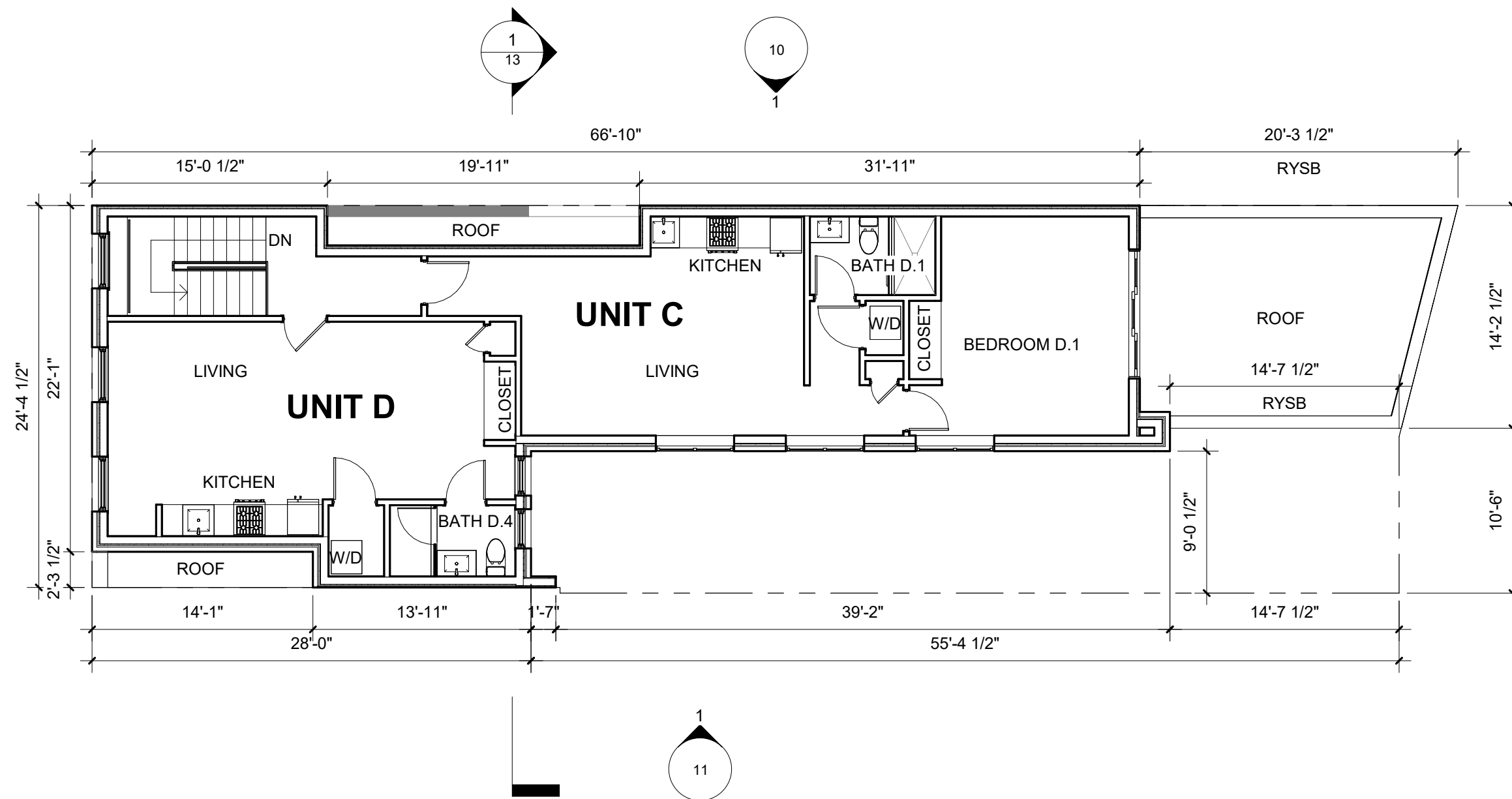
FLOOR PLAN - CELLAR - UNIT A

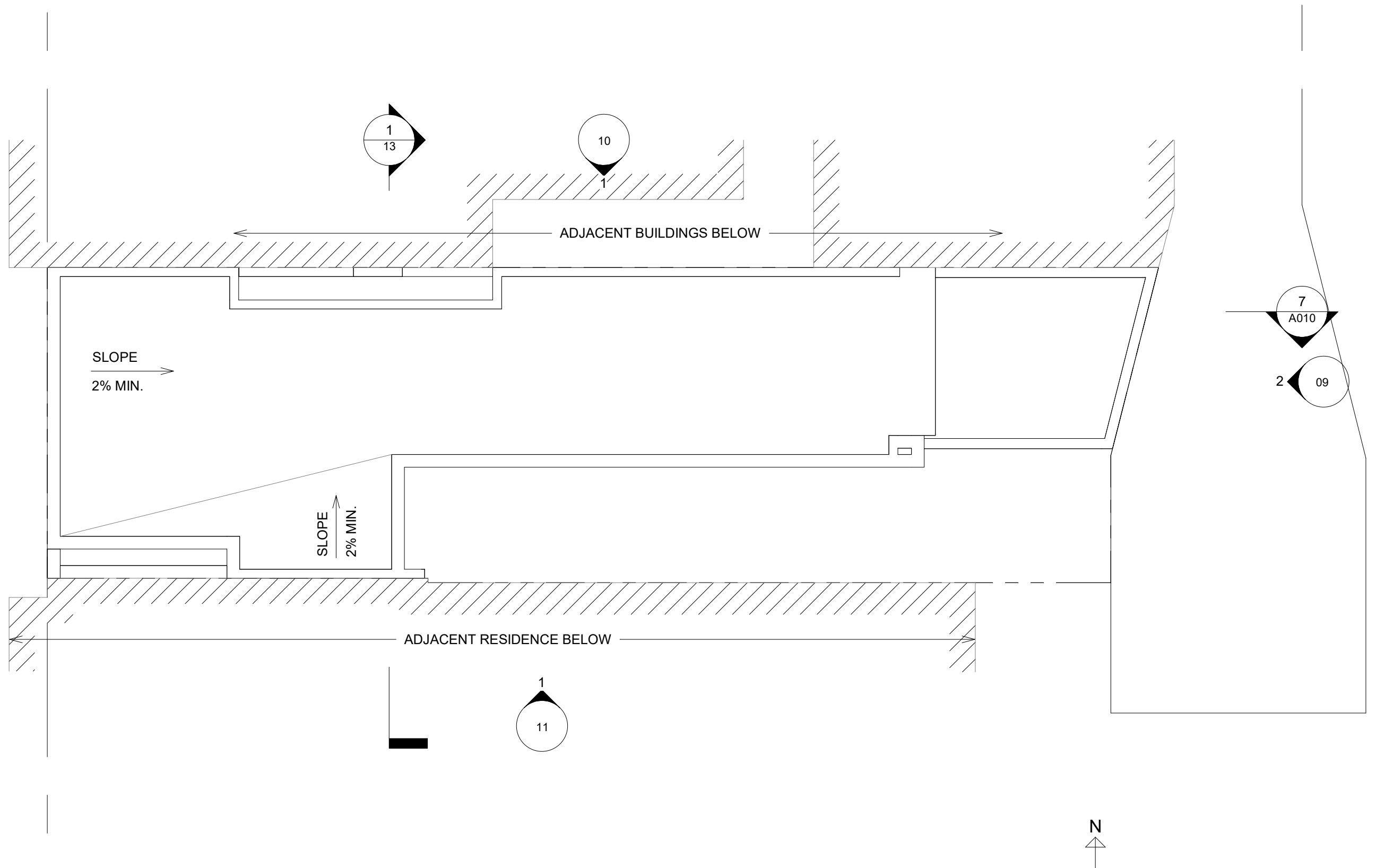
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SCALE: 1/8" = 1'-0"









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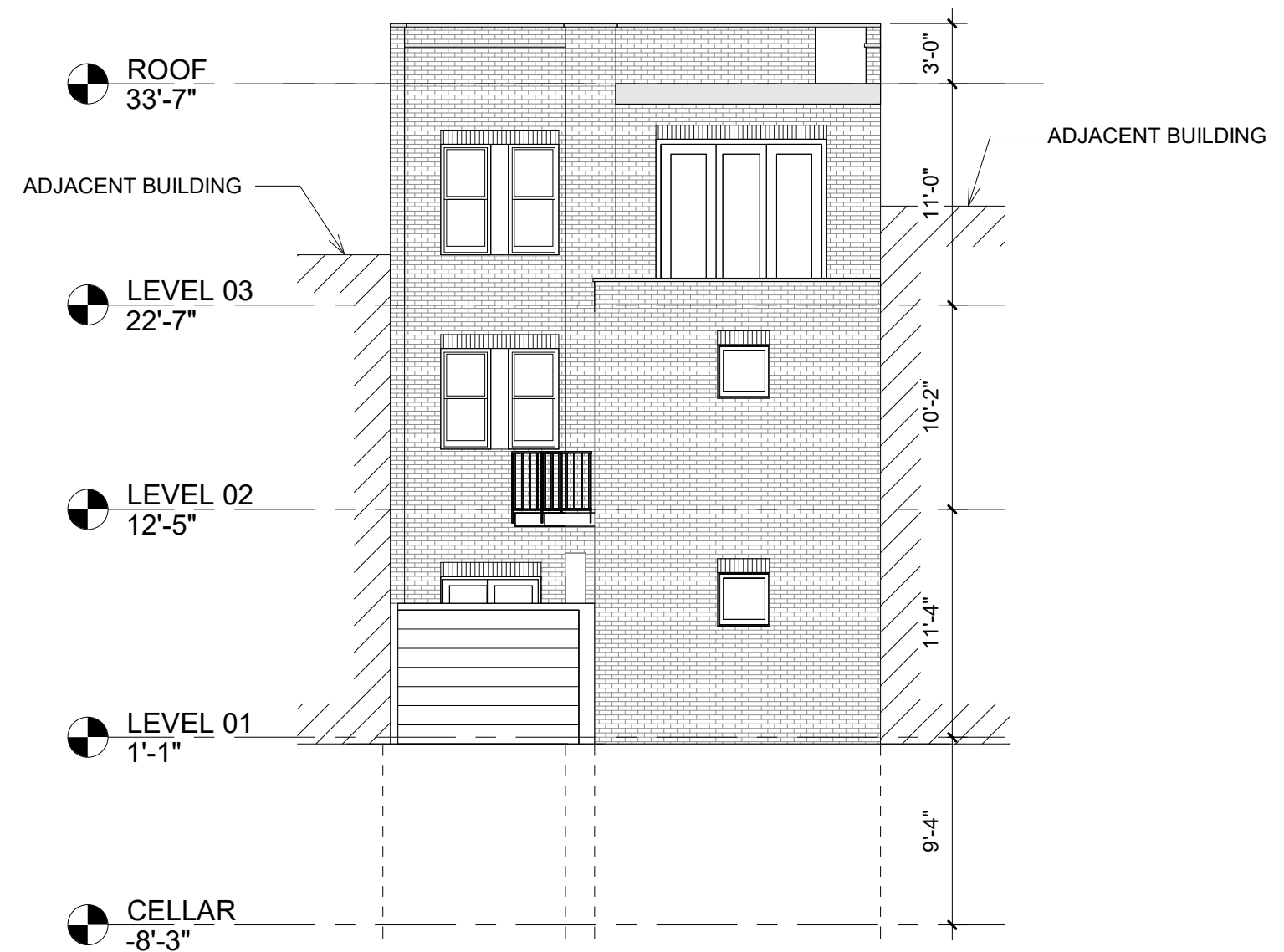
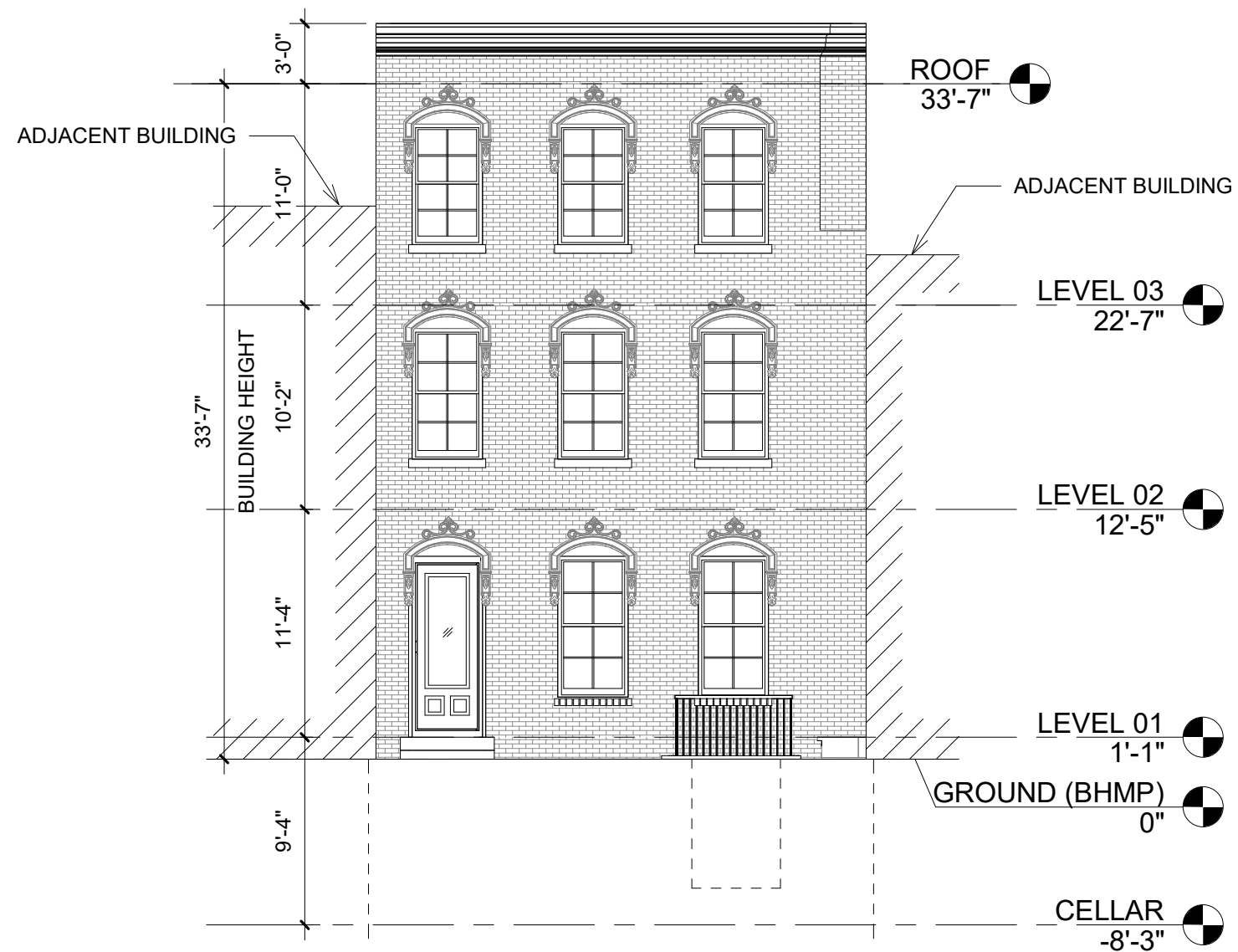
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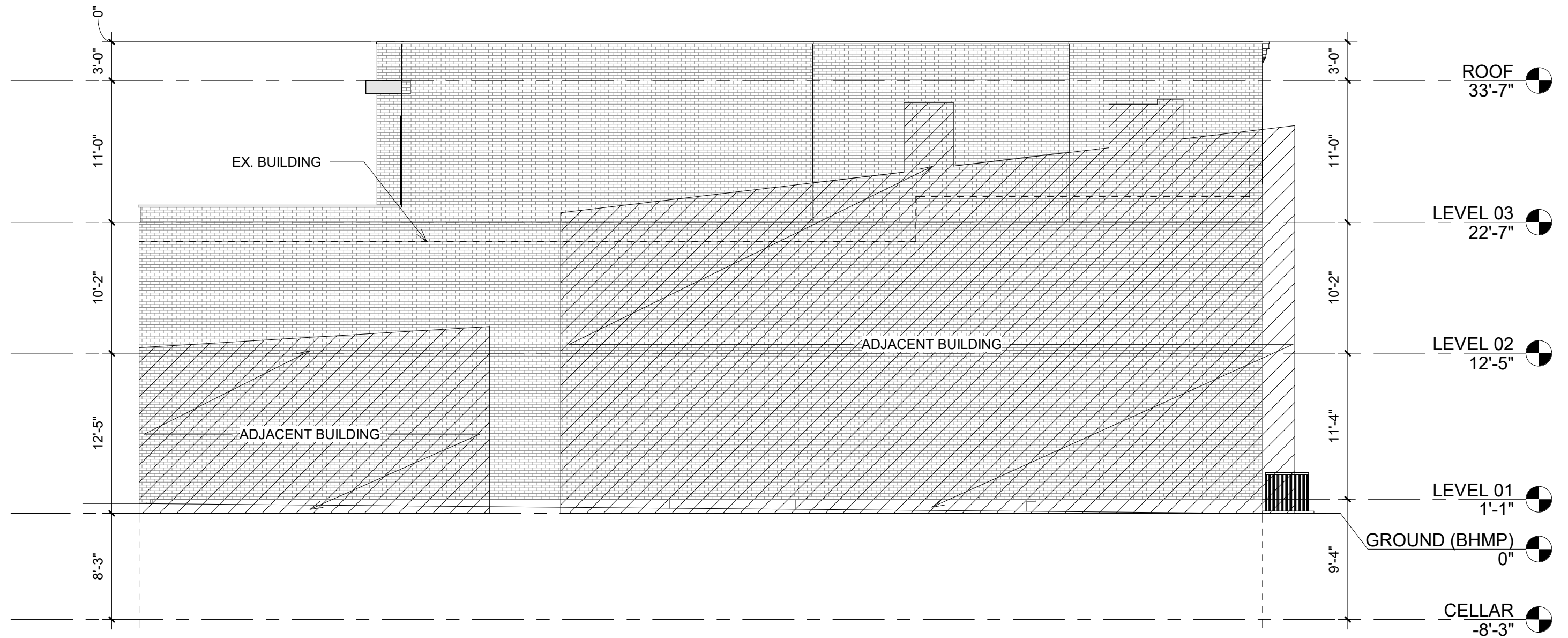
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ROOF PLAN

08

SCALE : 1/8" = 1'-0"





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NORTH ELEVATION

SCALE: 1/8" = 1'-0"



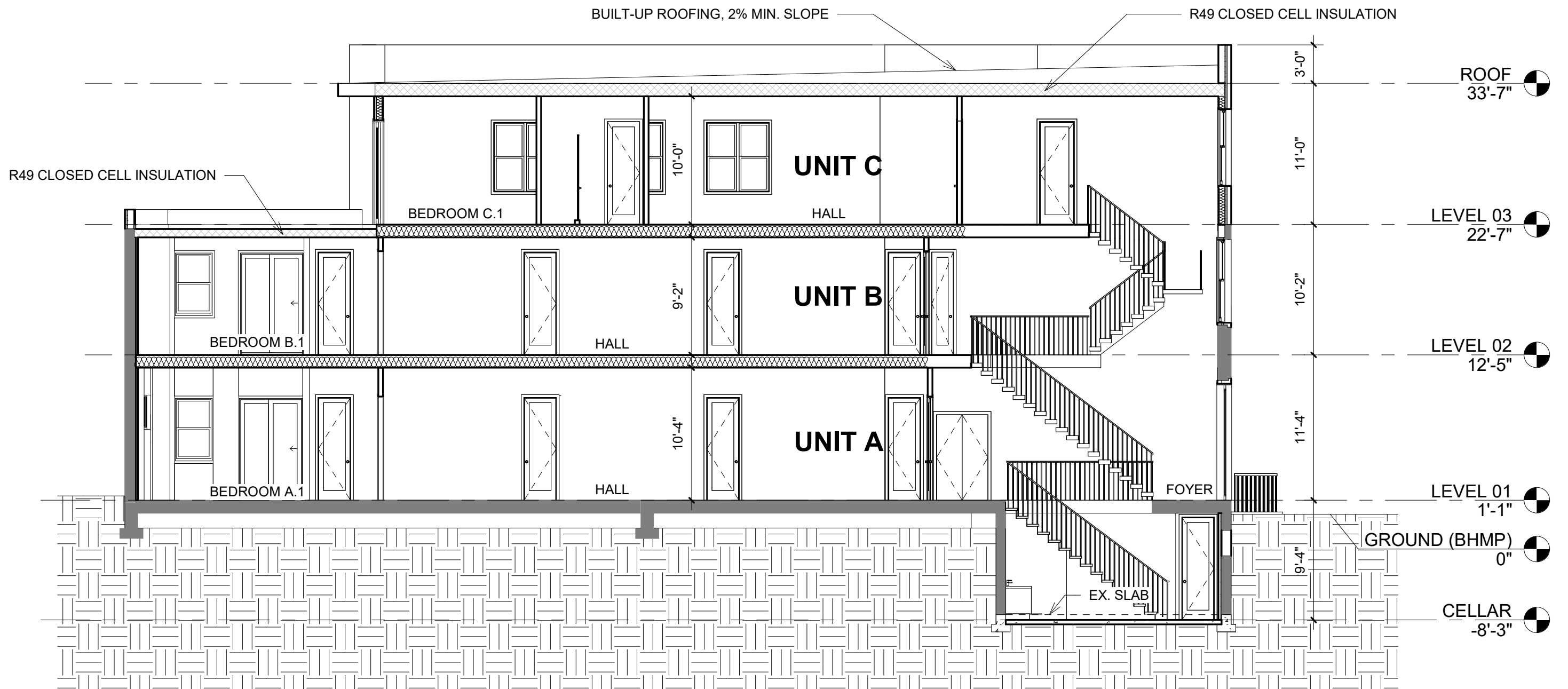
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SOUTH ELEVATION

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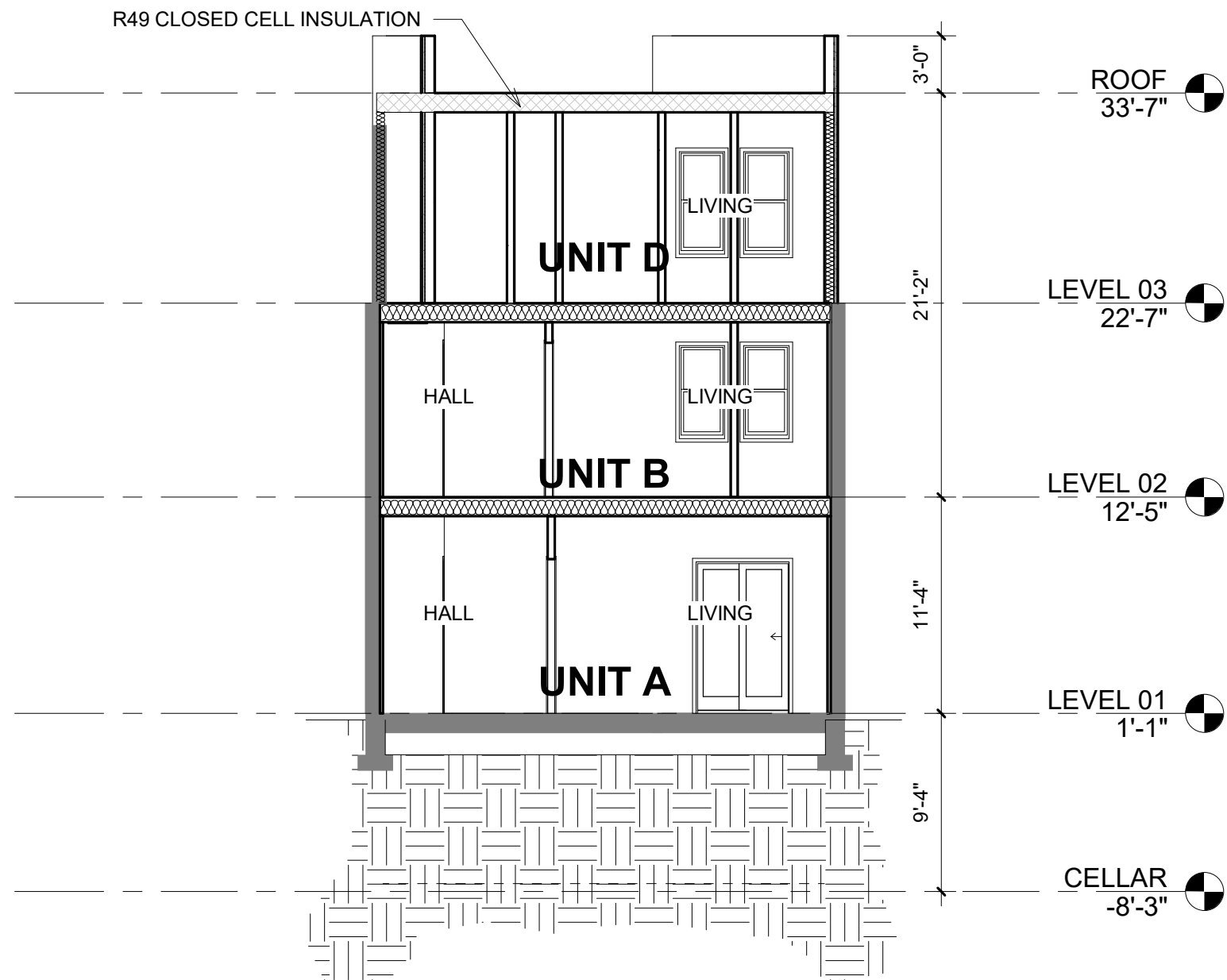
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EAST - WEST SECTION

12

SCALE : 1/8" = 1'-0"



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NORTH - SOUTH SECTION

SCALE : 1/8" = 1'-0"