



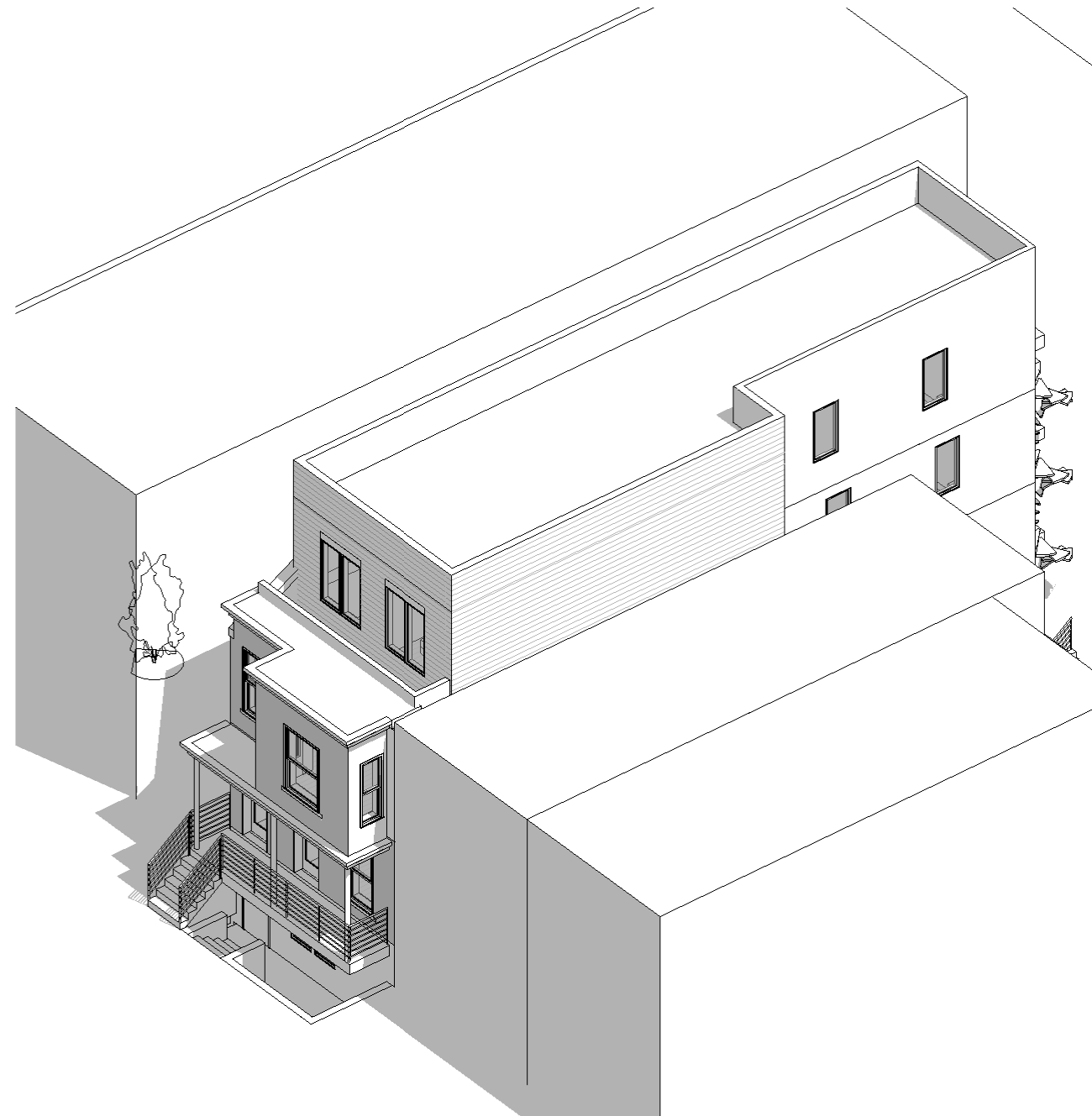
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# 1625 6TH ST NW

BZA - 70% LOT OCCUPANCY

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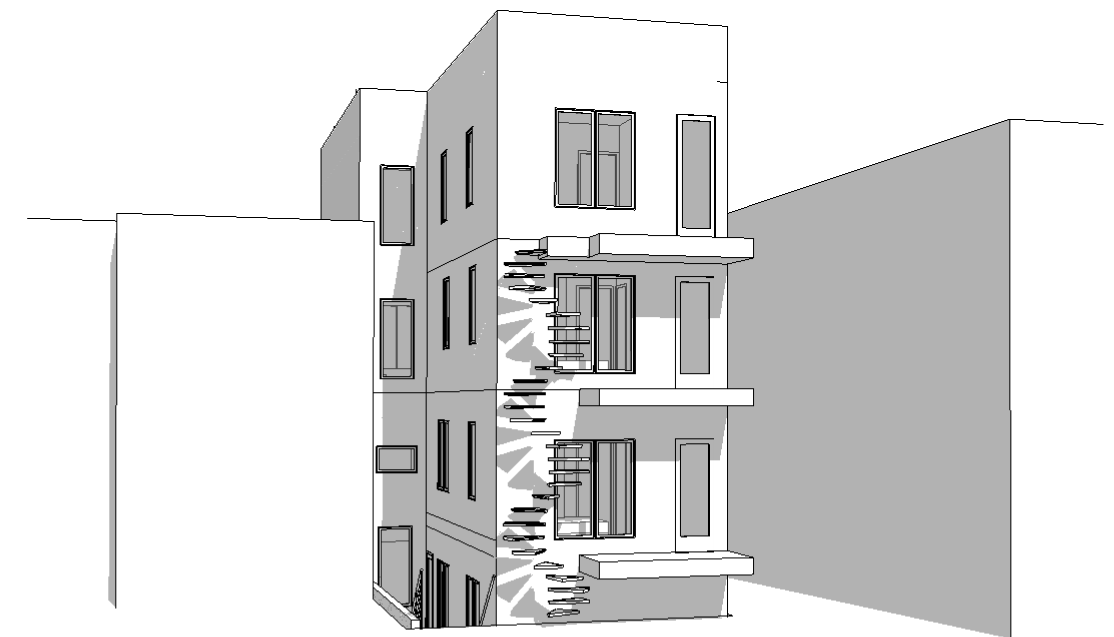
WASHINGTON, DC 20001



③ ROOF AXON

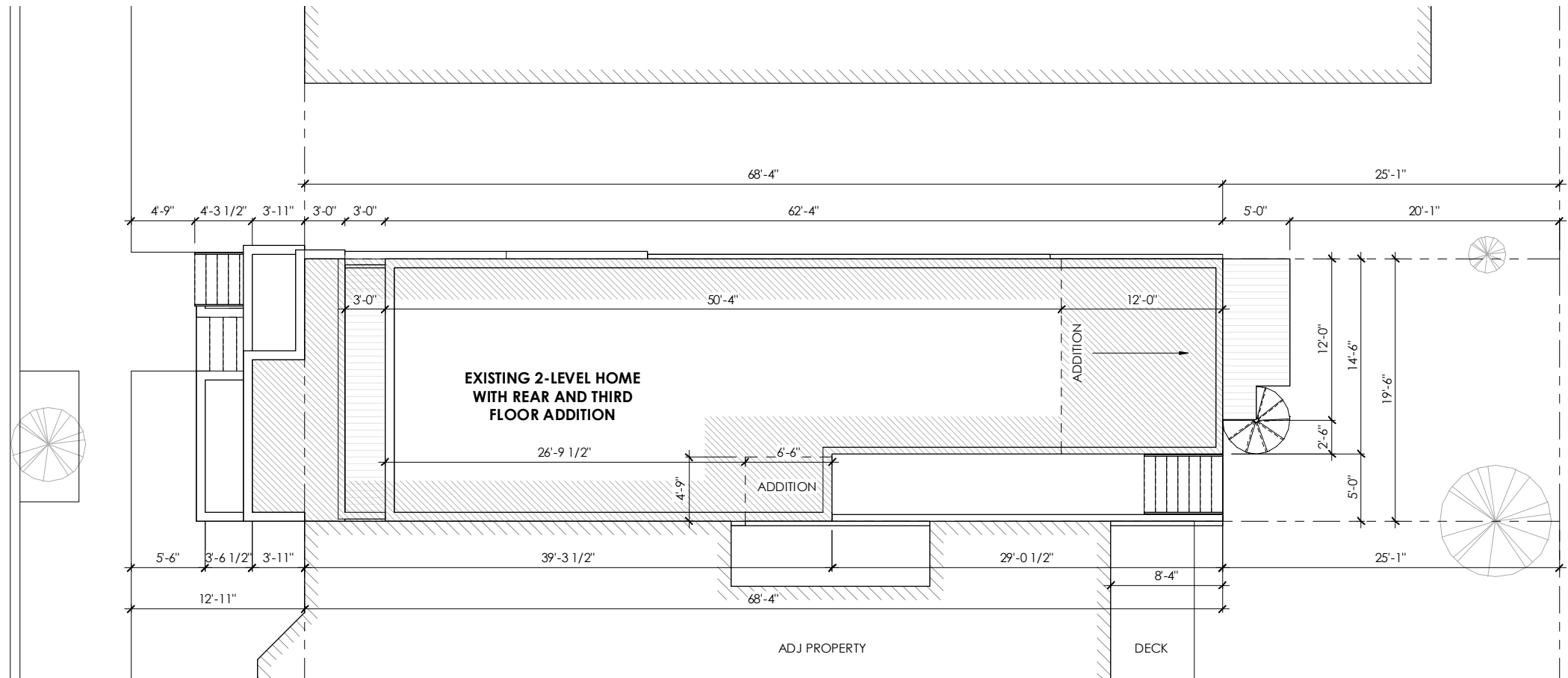


① FRONT PERSPECTIVE

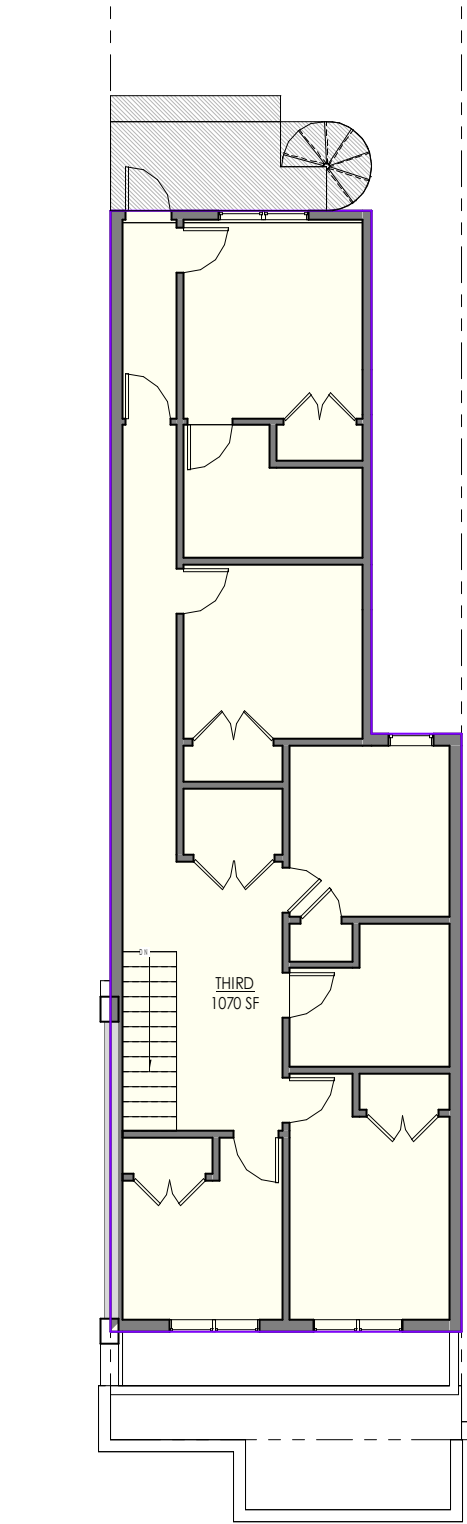


② REAR PERSPECTIVE

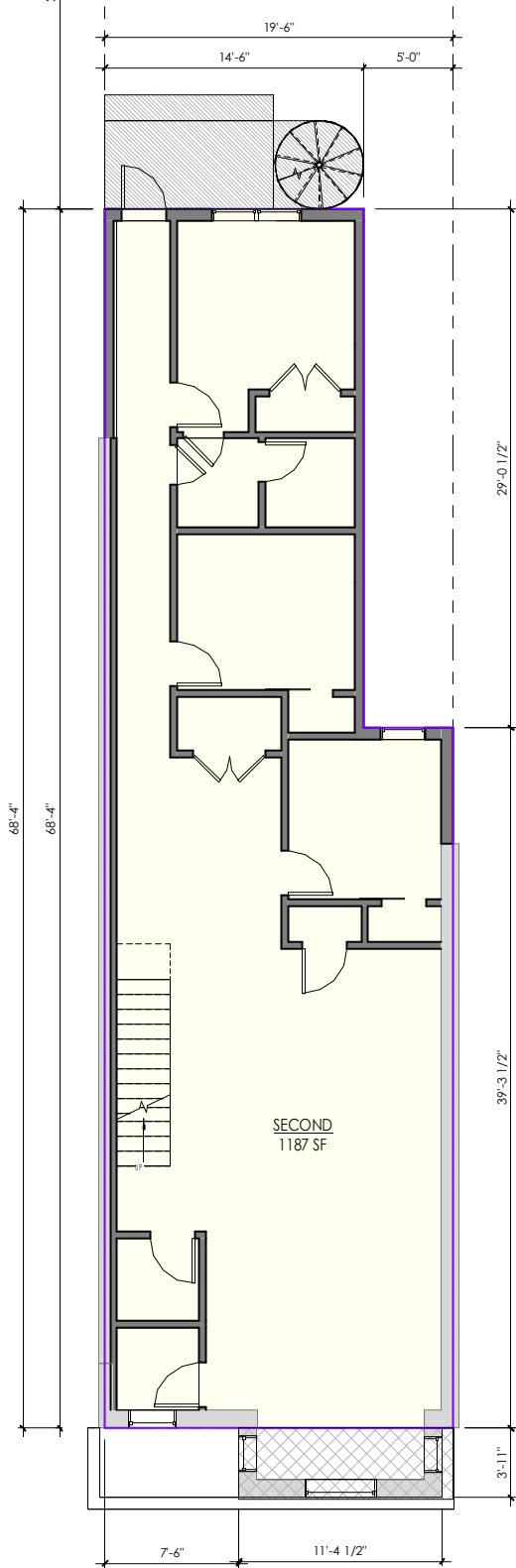
6TH ST NE



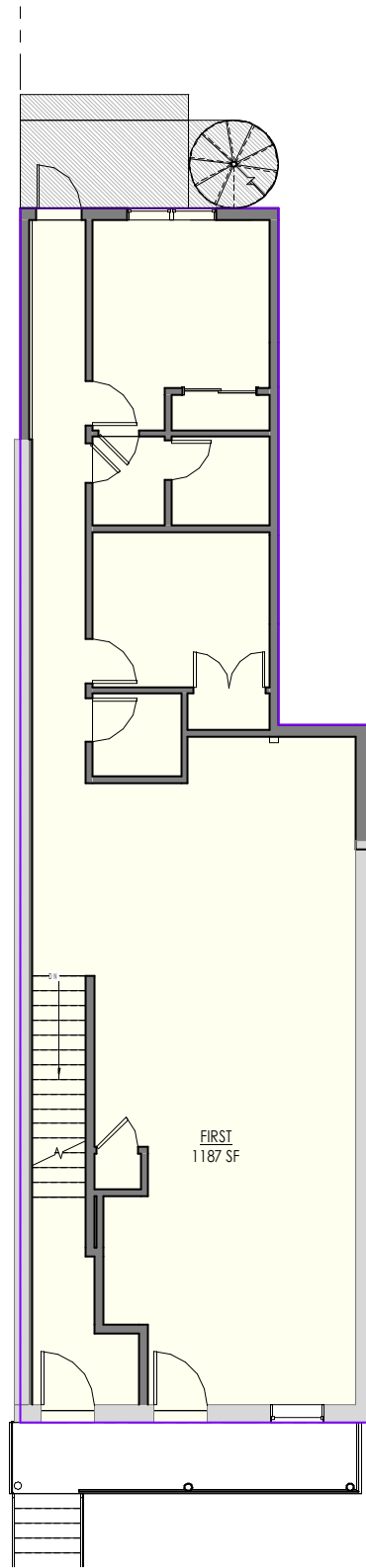
1 PROPOSED SITE PLAN



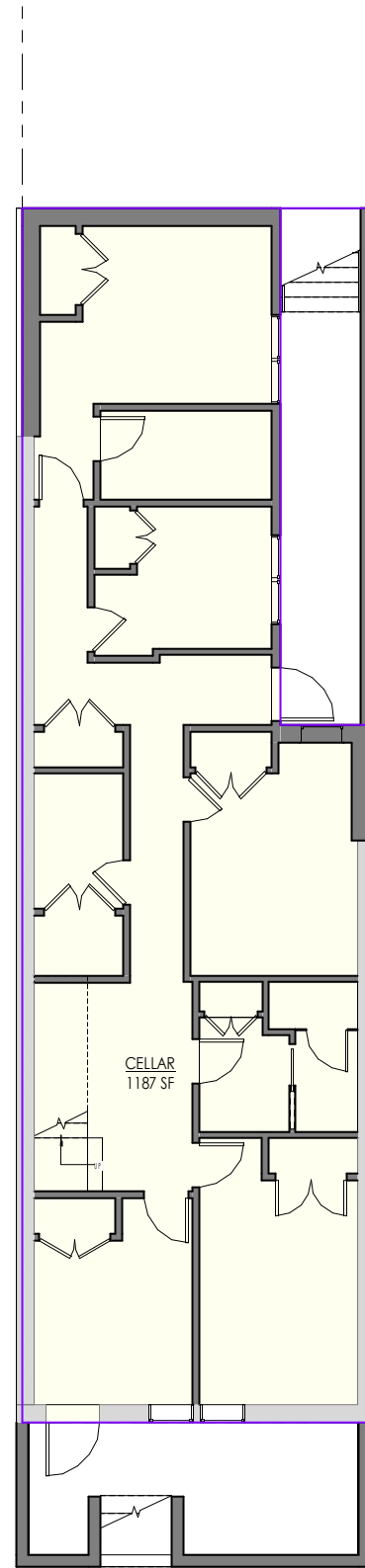
④ THIRD FLOOR ZONING



③ SECOND FLOOR ZONING



② FIRST FLOOR ZONING



① CELLAR ZONING

## ZONING INFORMATION

ZONING CLASSIFICATION: RF-1

### LOT OCCUPANCY

|                          |                 |
|--------------------------|-----------------|
| EXISTING LOT AREA        | 1,820.91 SF     |
| MAX OCC. 70%             | 1,274.63 SF     |
| PROPOSED FOOTPRINT       | 1,187 SF        |
| EXTERIOR STAIR & BALCONY | 83 SF           |
| TOTAL LOT OCCUPANCY      | 1,270 SF // 70% |

### FAR CALCULATION

|         |          |
|---------|----------|
| AREAS   |          |
| LEVEL 1 | 1,187 SF |
| LEVEL 2 | 1,187 SF |
| LEVEL 3 | 1,070 SF |

**GROSS SF 3,444 SF**

CELLAR 1,187 SF

**TOTAL W/ CELLAR + PH 4,631 SF**

### BUILDING HEIGHT:

ALLOWABLE: **35'-0"**  
 PROVIDED: **33'-0"** MEASURED FROM CENTER OF FRONT GRADE (BHMP)

### STORIES:

ALLOWABLE: 3  
 PROVIDED: 3 INCLUDING PH + CELLAR

### MIN REQUIRED SIDE YARD:

REQUIRED: 0'-0"  
 PROVIDED: 0'-0"

### MIN REQUIRED REAR YARD:

REQUIRED: 20'-0"  
 PROVIDED: 25'-1"

### GREEN AREA RATIO

REQUIRED: XX  
 PROVIDED: SEE GREEN AREA RATIO SHEETS

### PARKING:

REQUIRED: 1 PER 4 DWELLING UNITS ABOVE 4  
 // X MIN REQ'D  
 PROVIDED: X PARALLEL PARKING SPACE

### OPEN COURT

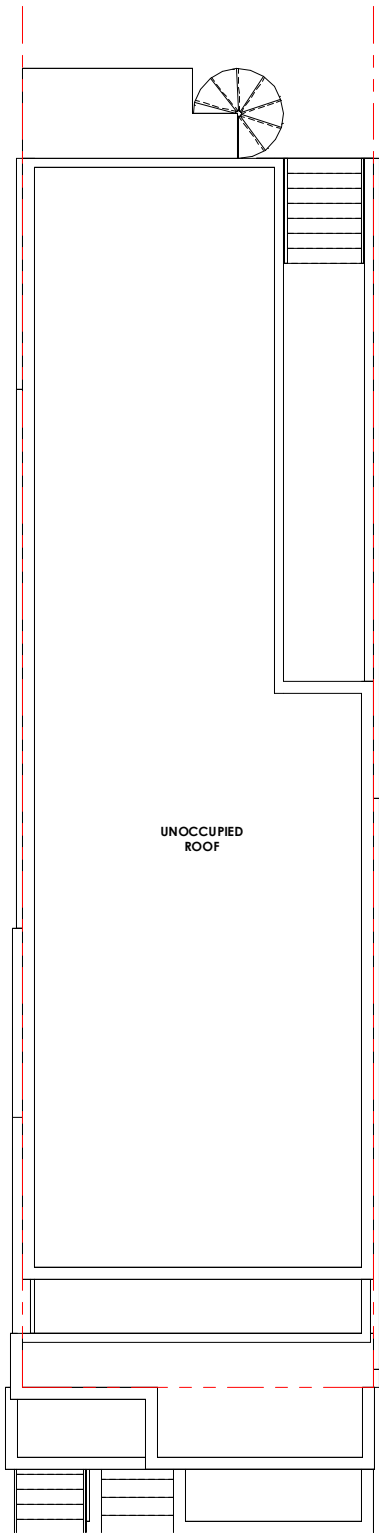
REQUIRED: 2.5 IN. PER 1 FT. OF HEIGHT OF COURT, BUT NOT LESS THAN 6 FT.  
 PROVIDED: NONE

# 1625 6TH ST NW

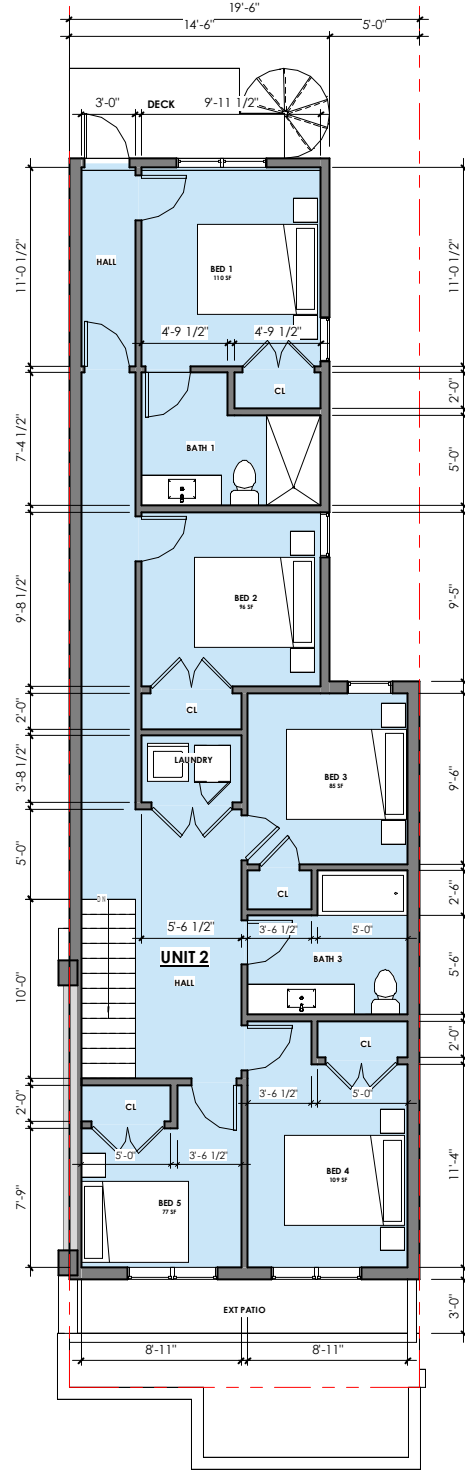
WASHINGTON, DC 20001

SCALE  
 3/32" = 1'-0"

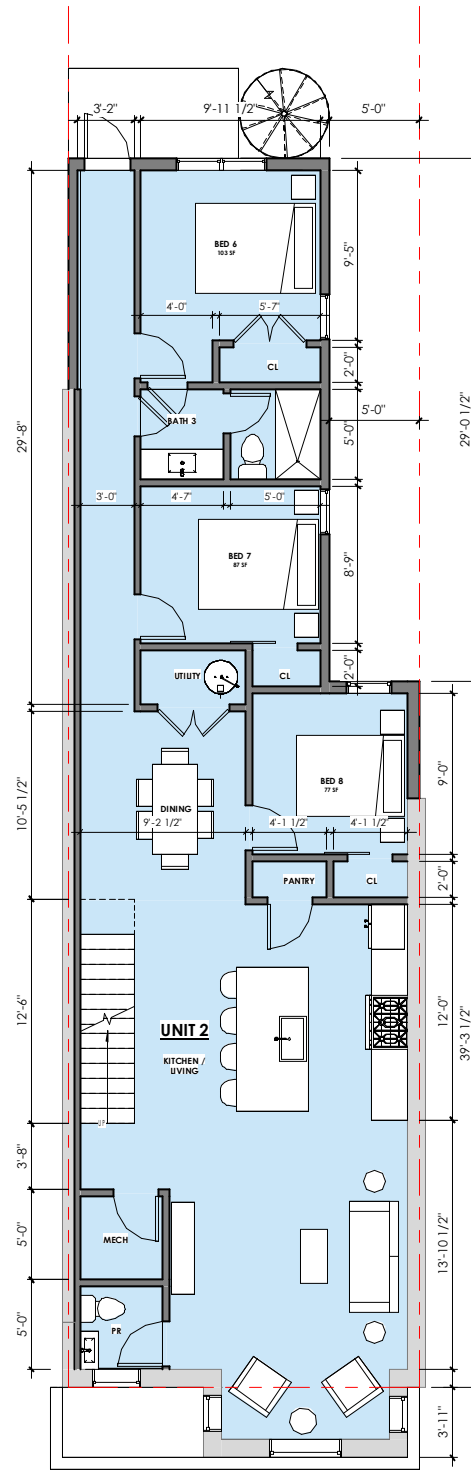
004



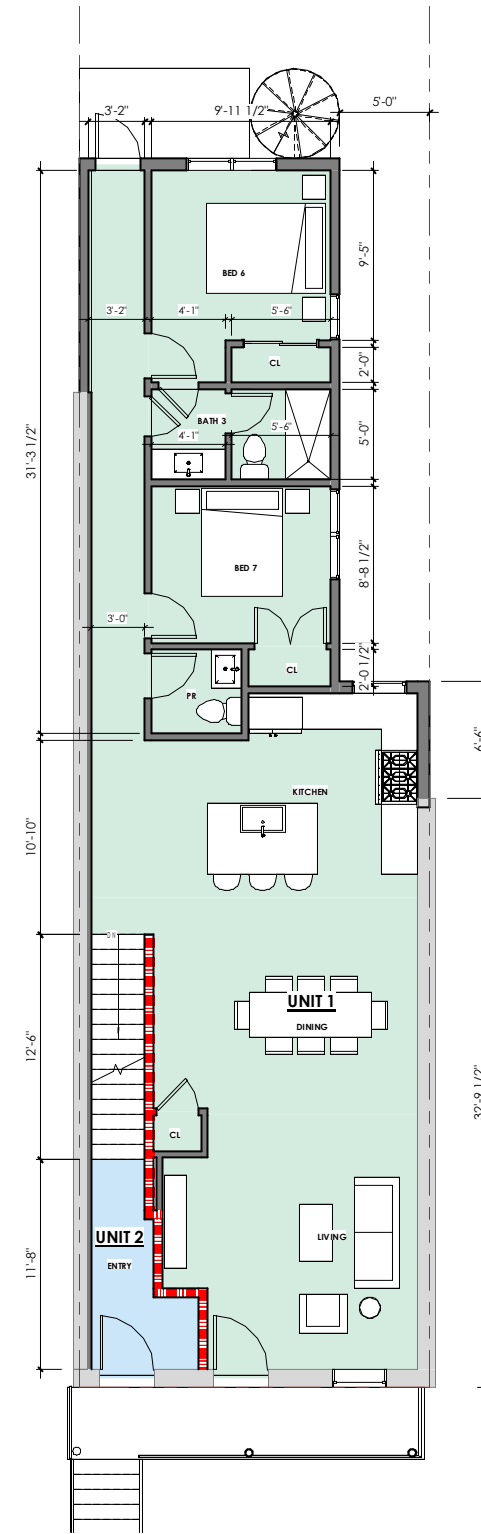
5 ROOF PLAN



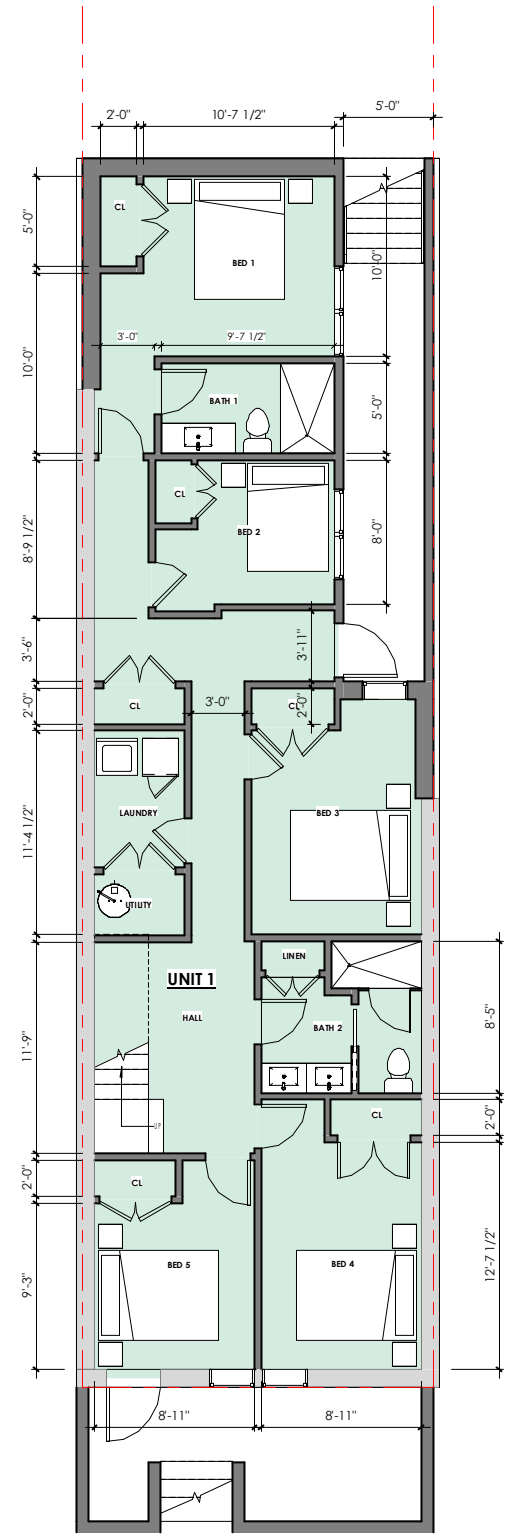
4 THIRD FLOOR



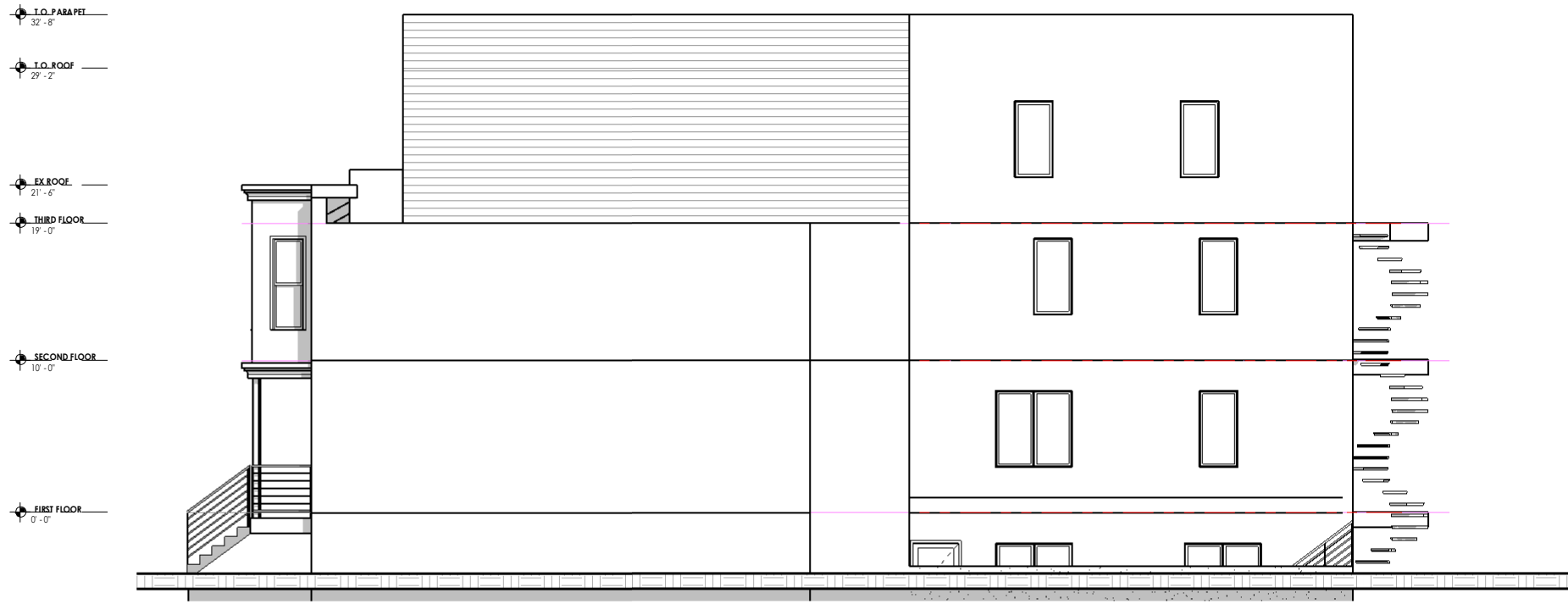
3 SECOND FLOOR



2 FIRST FLOOR



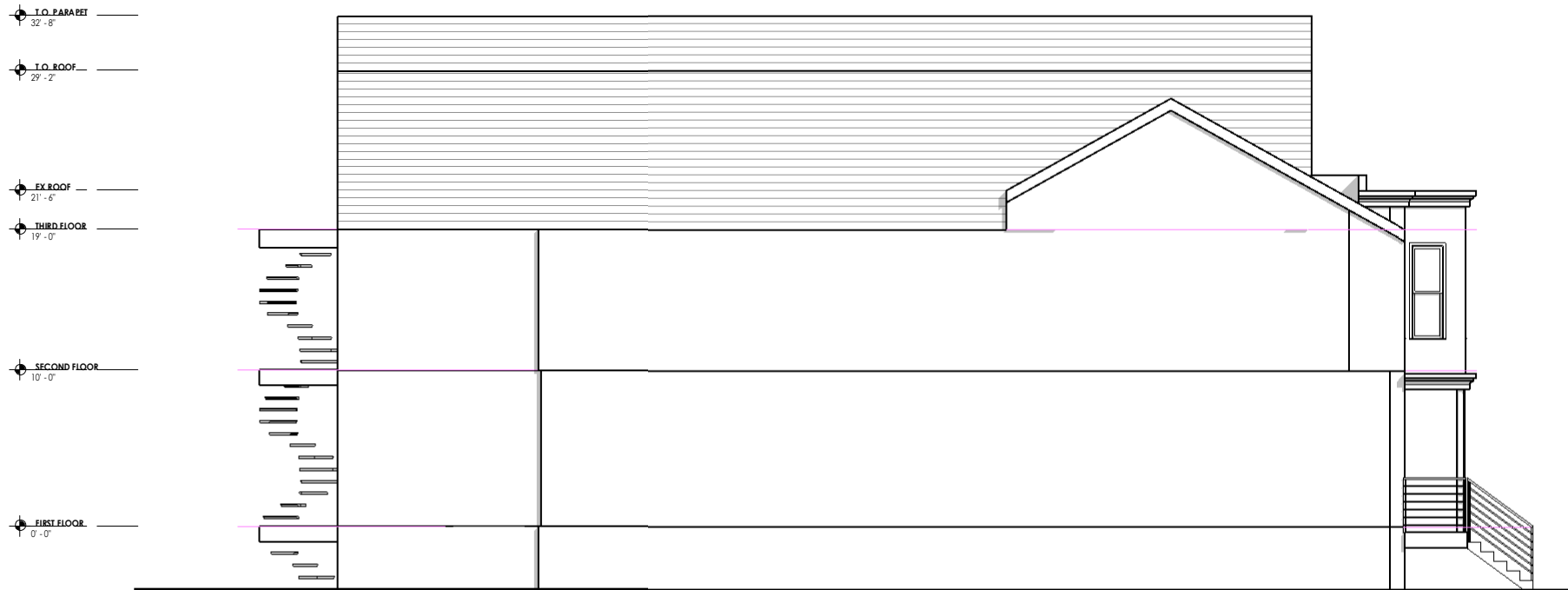
1 CELLAR



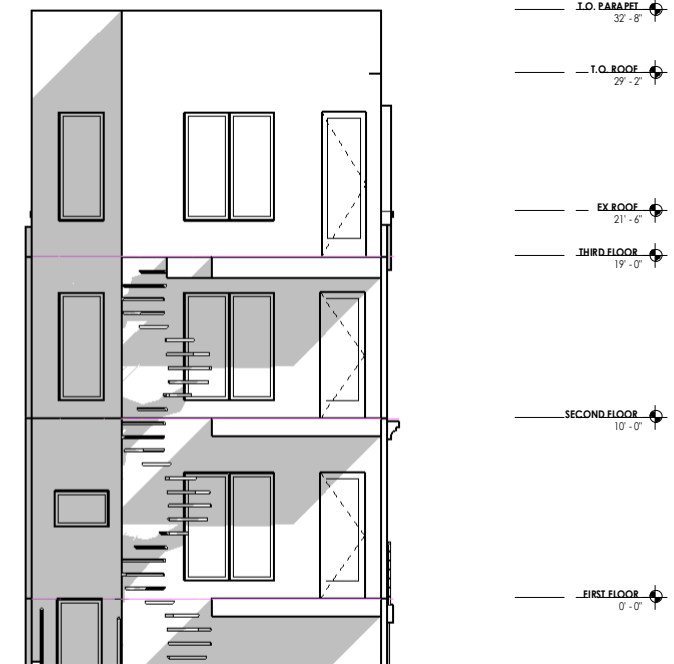
② SIDE (RIGHT) ELEVATION



① FRONT ELEVATION



④ SIDE (LEFT) ELEVATION

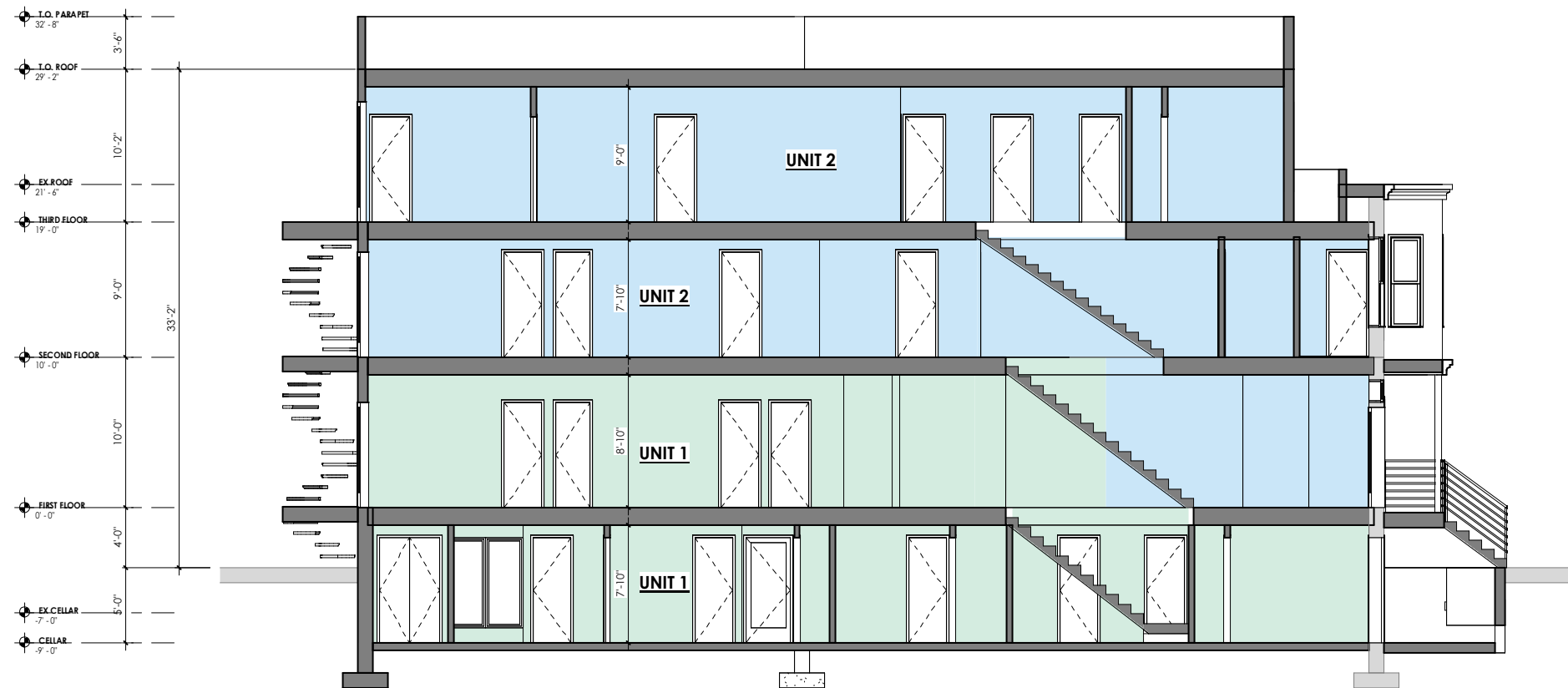


③ REAR ELEVATION

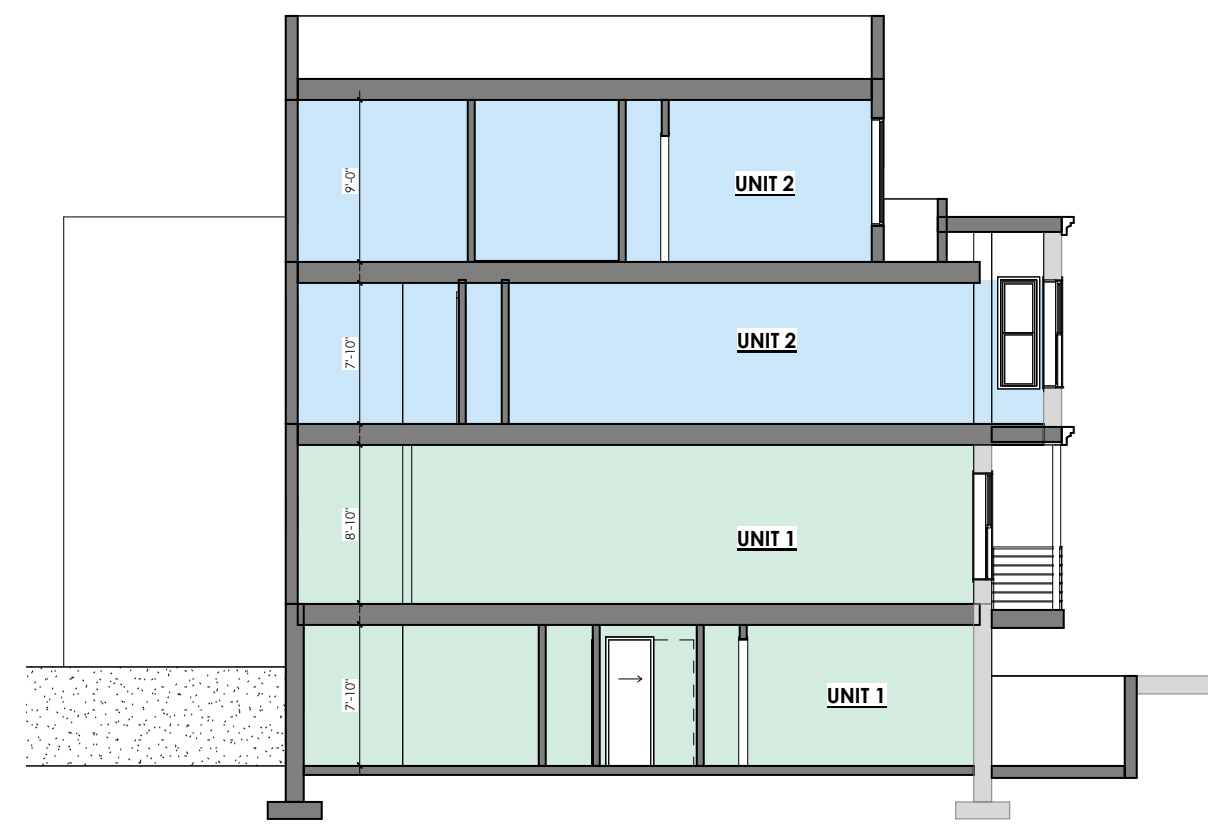
**1625 6TH ST NW**  
WASHINGTON, DC 20001

SCALE  
3/32" = 1'-0"

**006**



2 LONGITUDINAL SECTION 2



1 LONGITUDINAL SECTION 1