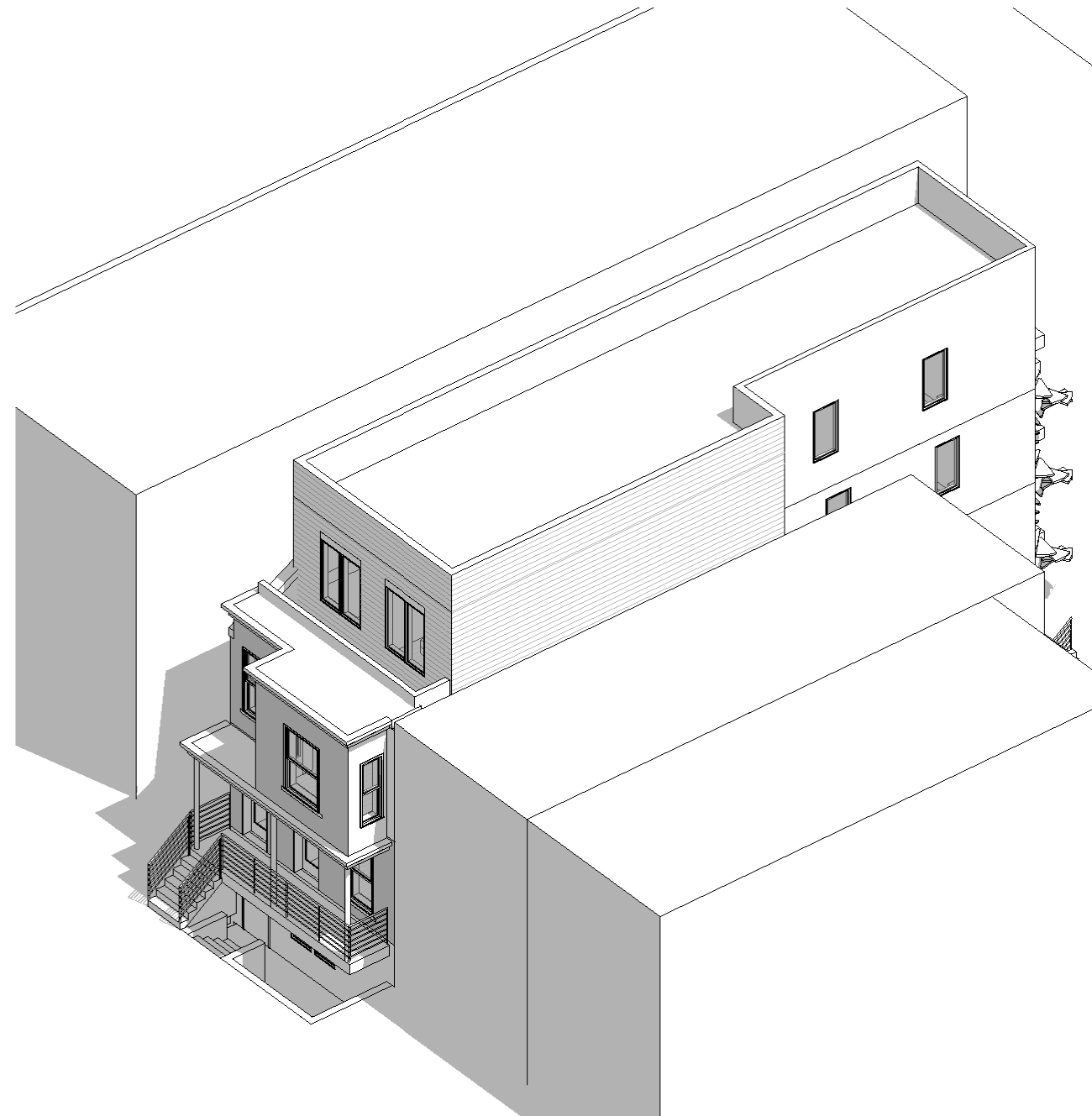




1625 6TH ST NW

BZA - 70% LOT OCCUPANCY

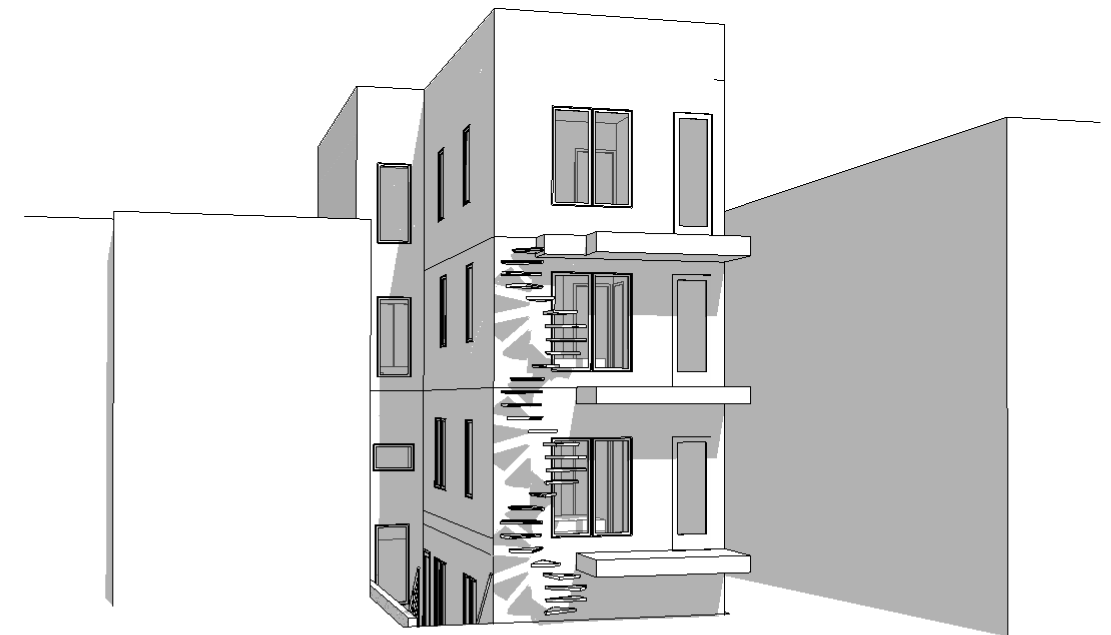
WASHINGTON, DC 20001



③ ROOF AXON

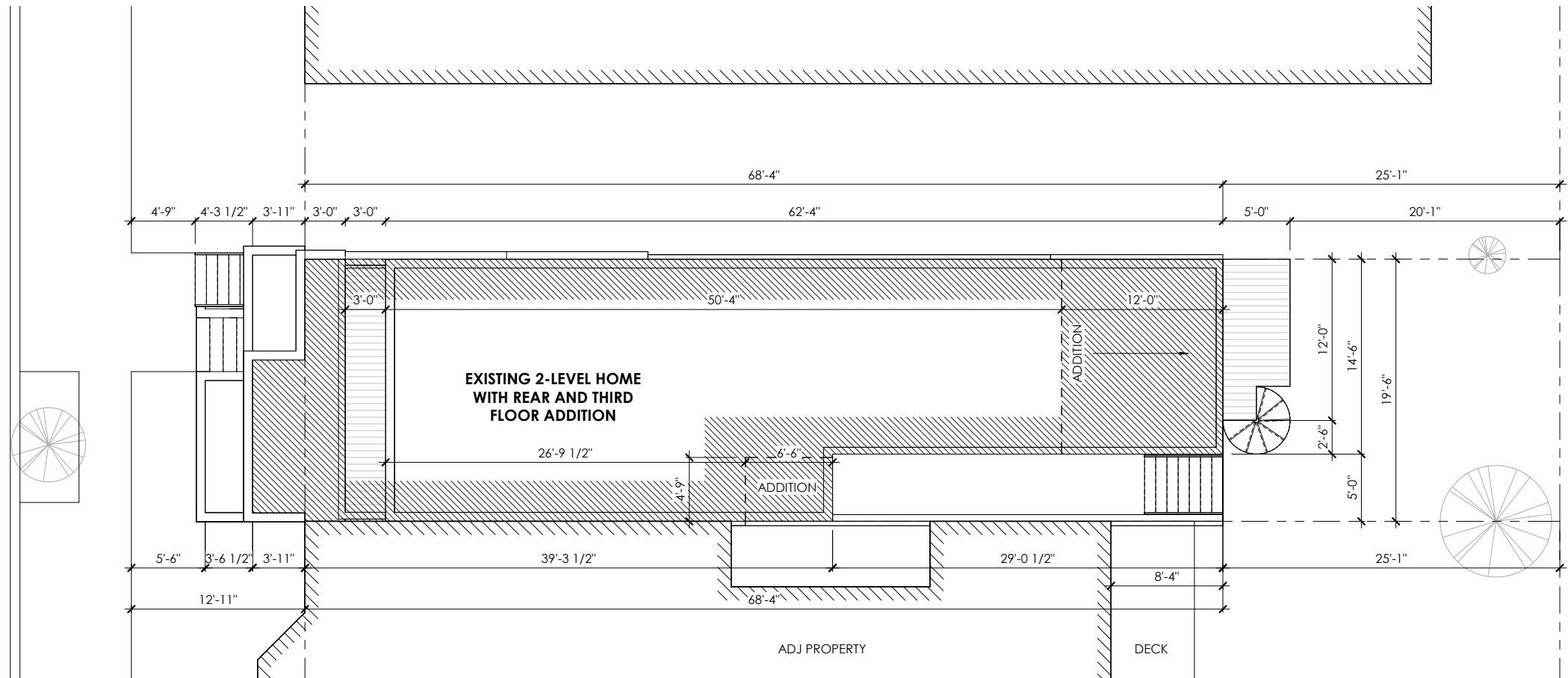


① FRONT PERSPECTIVE



② REAR PERSPECTIVE

6TH ST NE



1 PROPOSED SITE PLAN

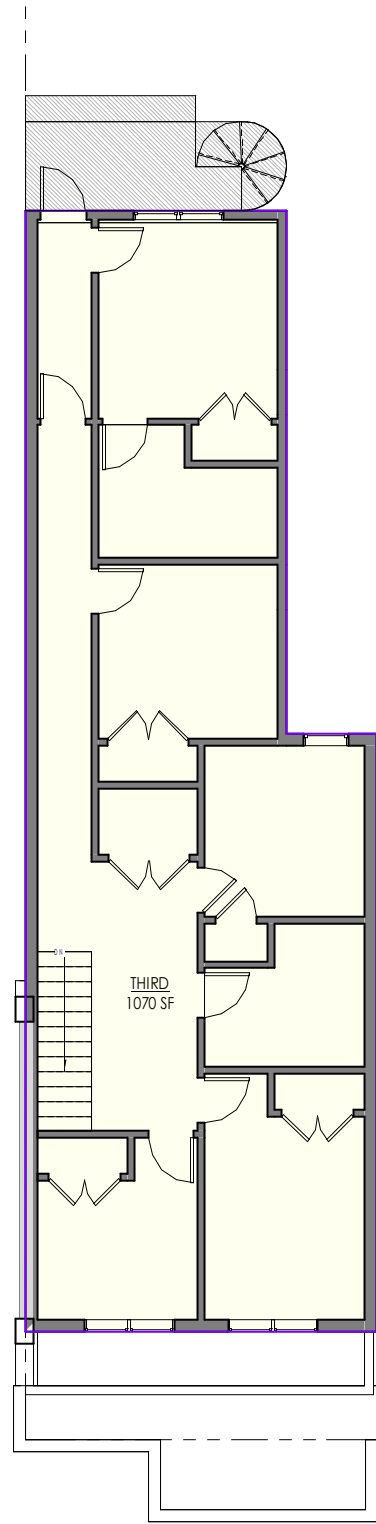
1625 6TH ST NW

WASHINGTON, DC 20001

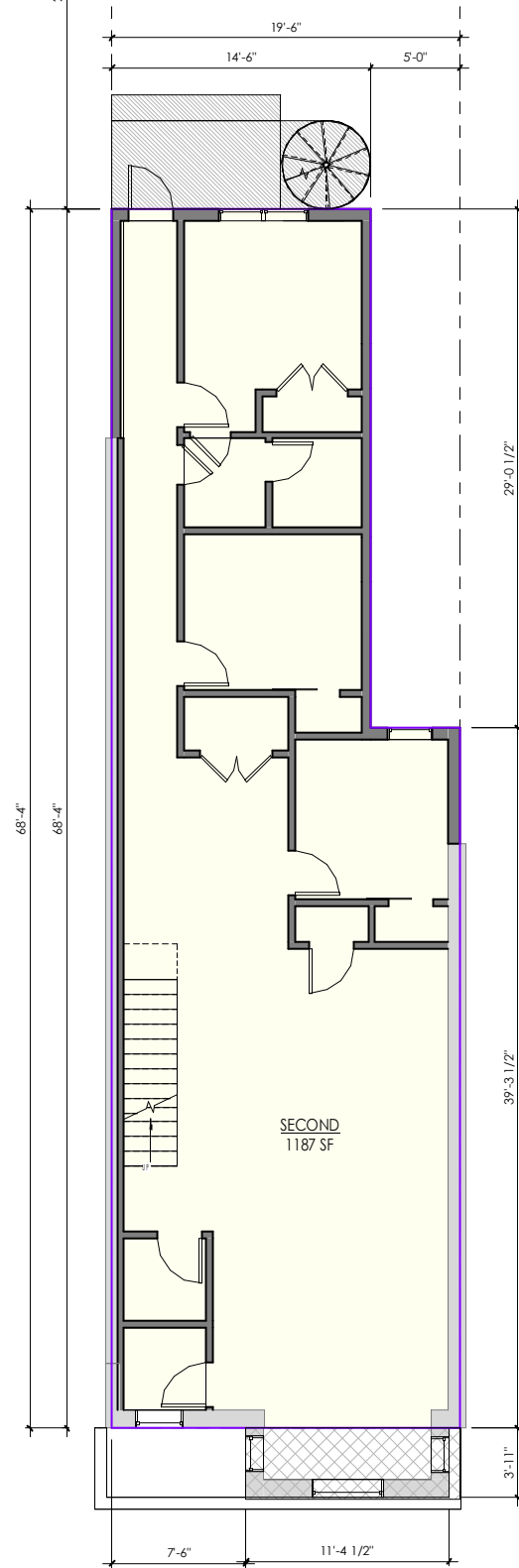
SCALE

003

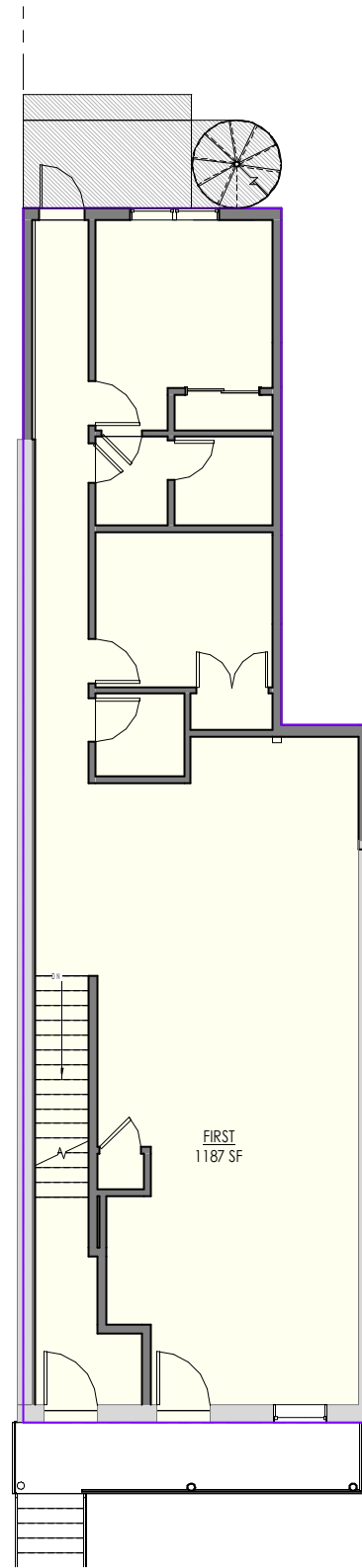
④ THIRD FLOOR ZONING



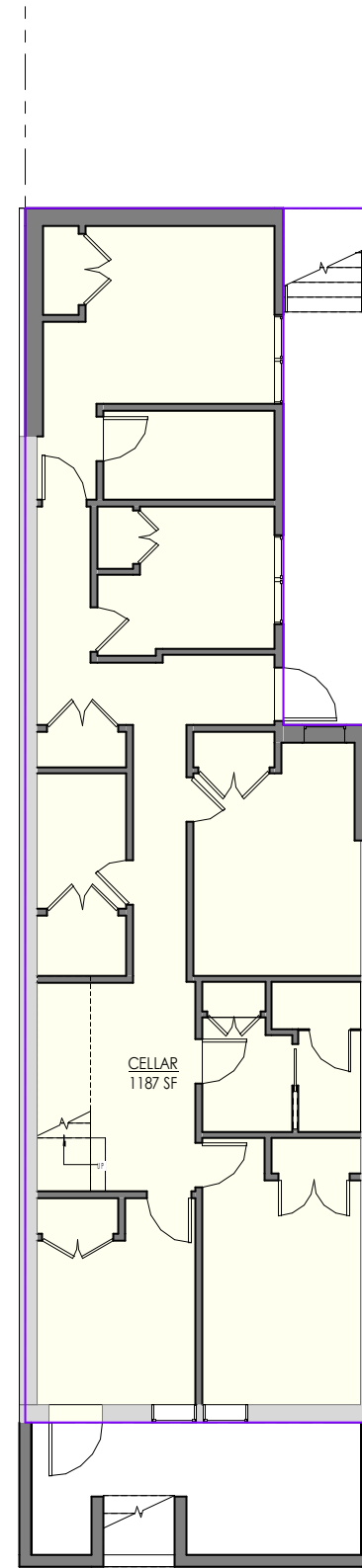
③ SECOND FLOOR ZONING



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

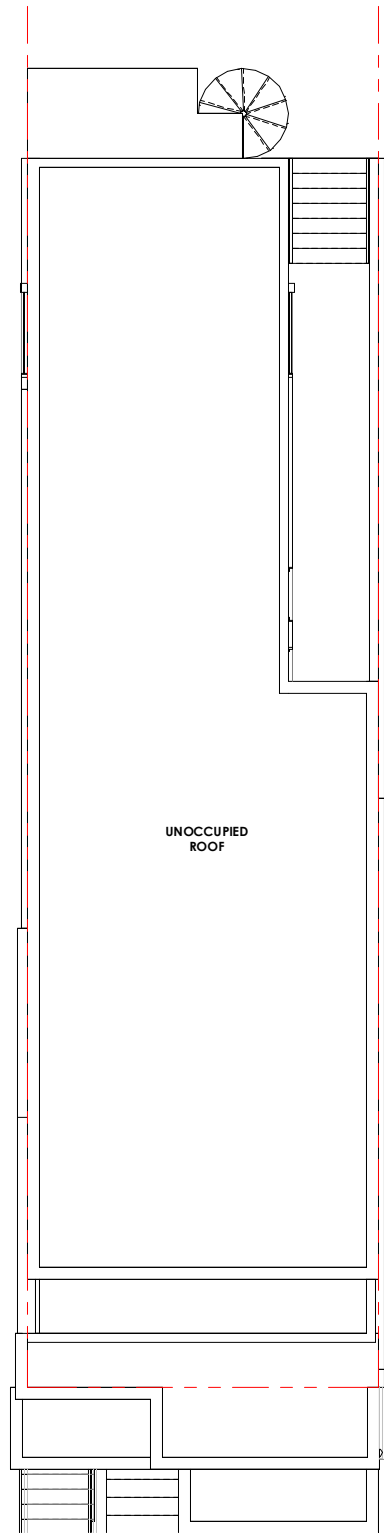
REQUIRED: 2.5 IN. PER 1 FT. OF HEIGHT OF COURT, BUT NOT LESS THAN 6 FT.
 PROVIDED: NONE

1625 6TH ST NW

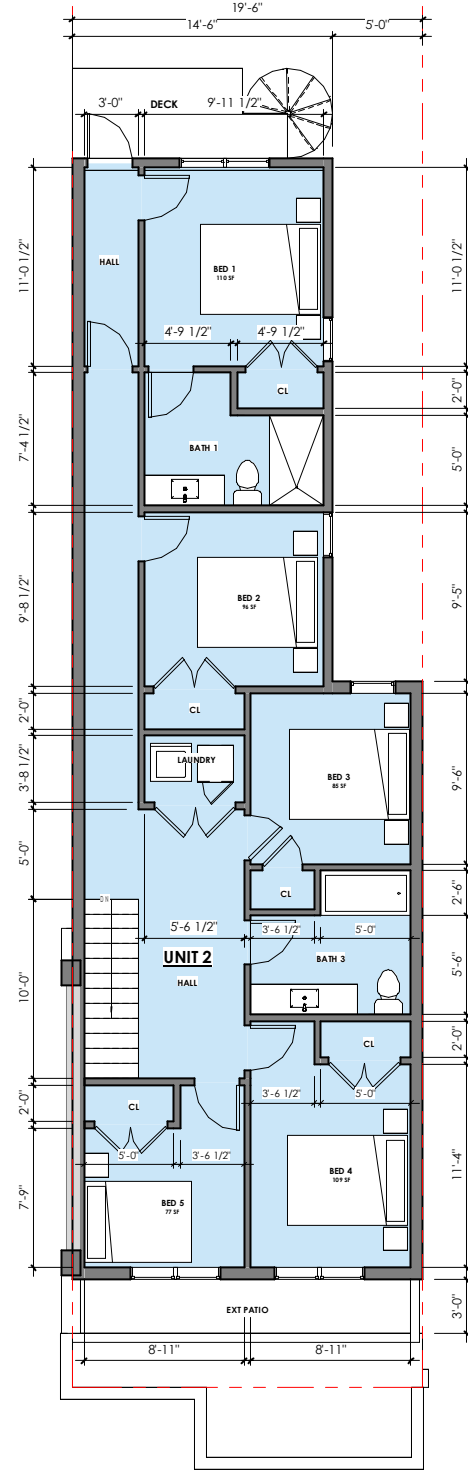
WASHINGTON, DC 20001

SCALE
 3/32" = 1'-0"

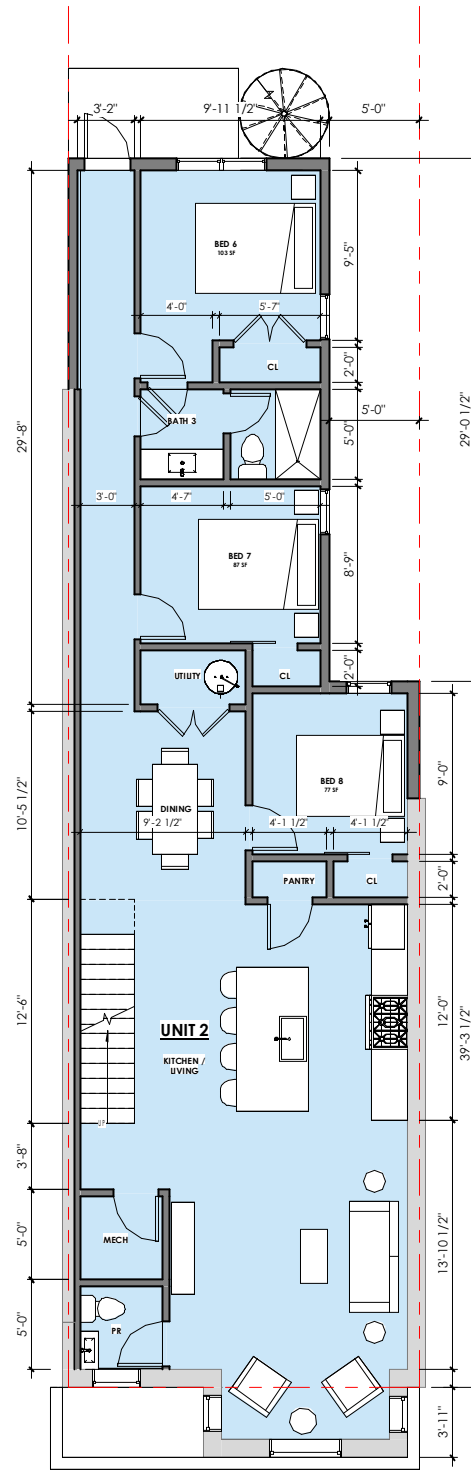
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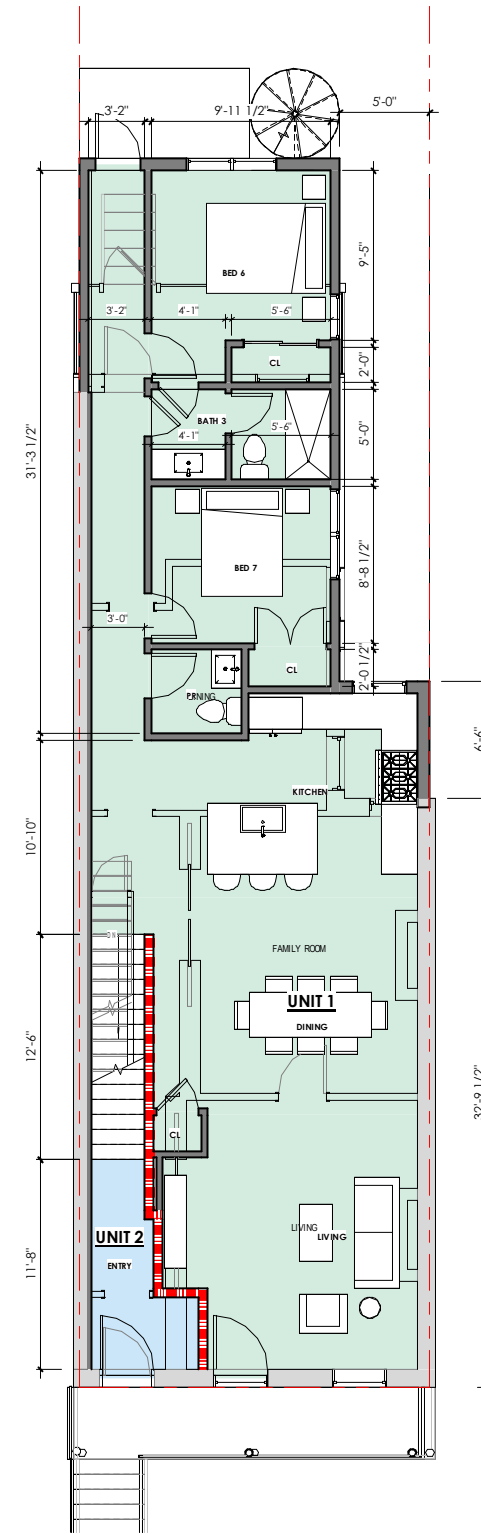
5 ROOF PLAN



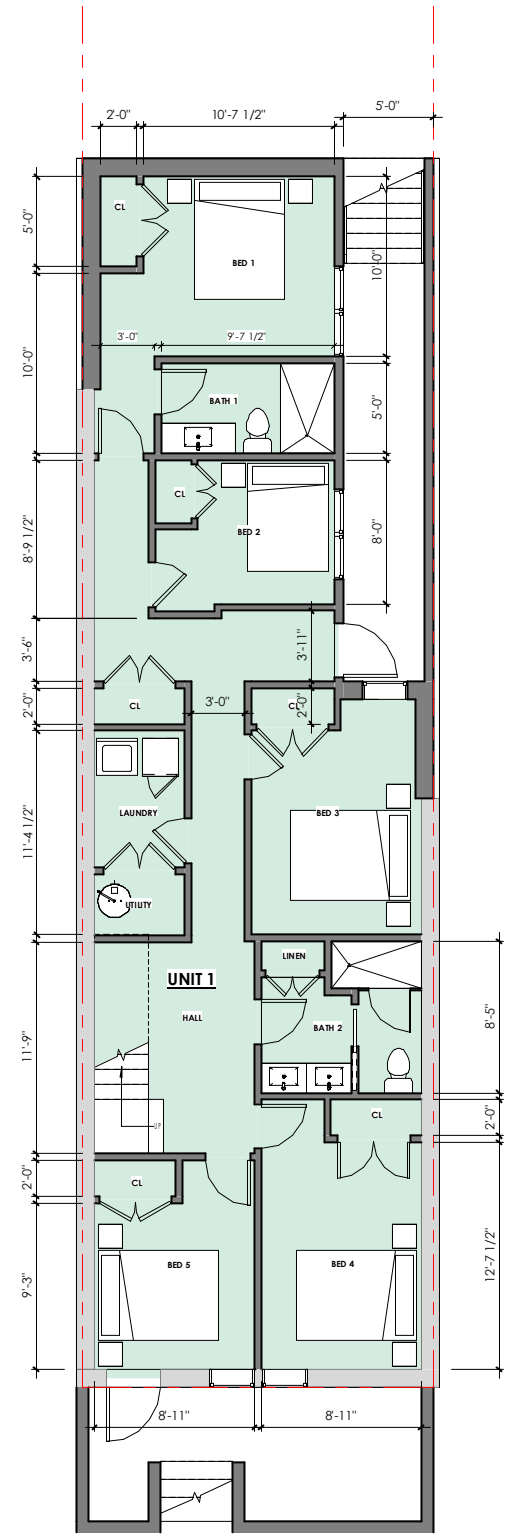
4 THIRD FLOOR



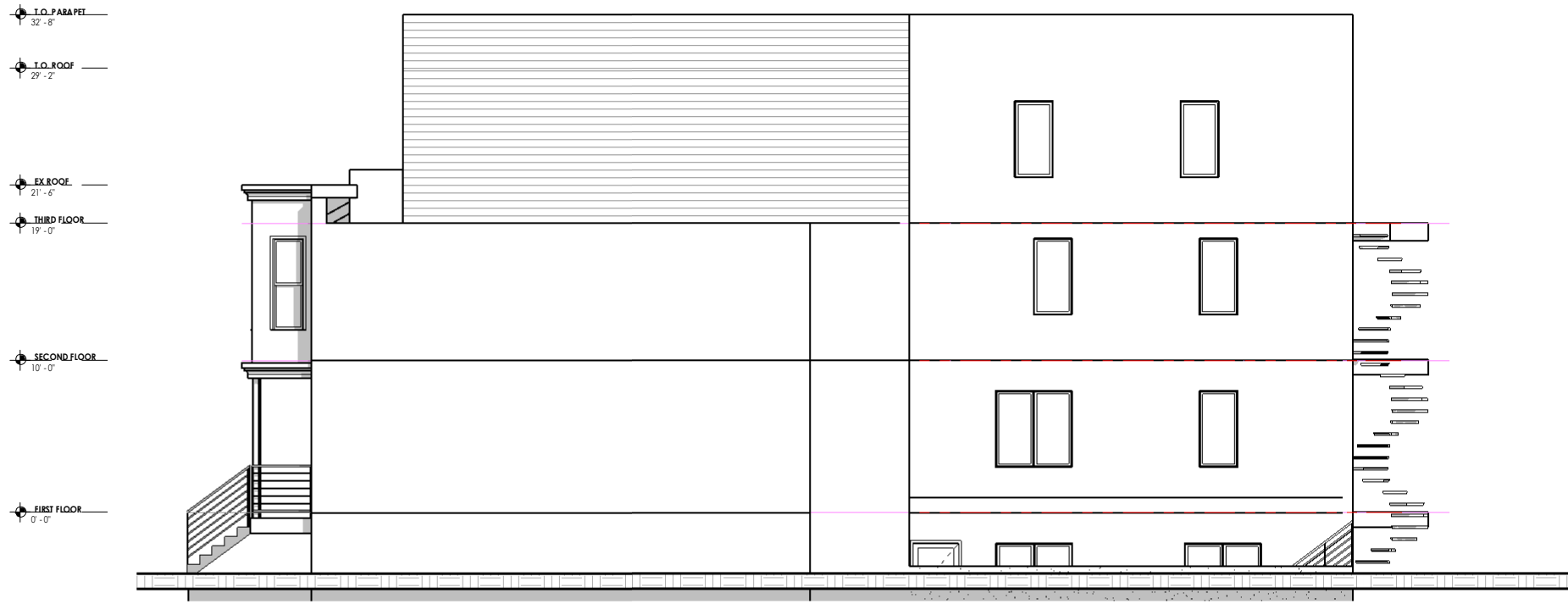
3 SECOND FLOOR



2 FIRST FLOOR



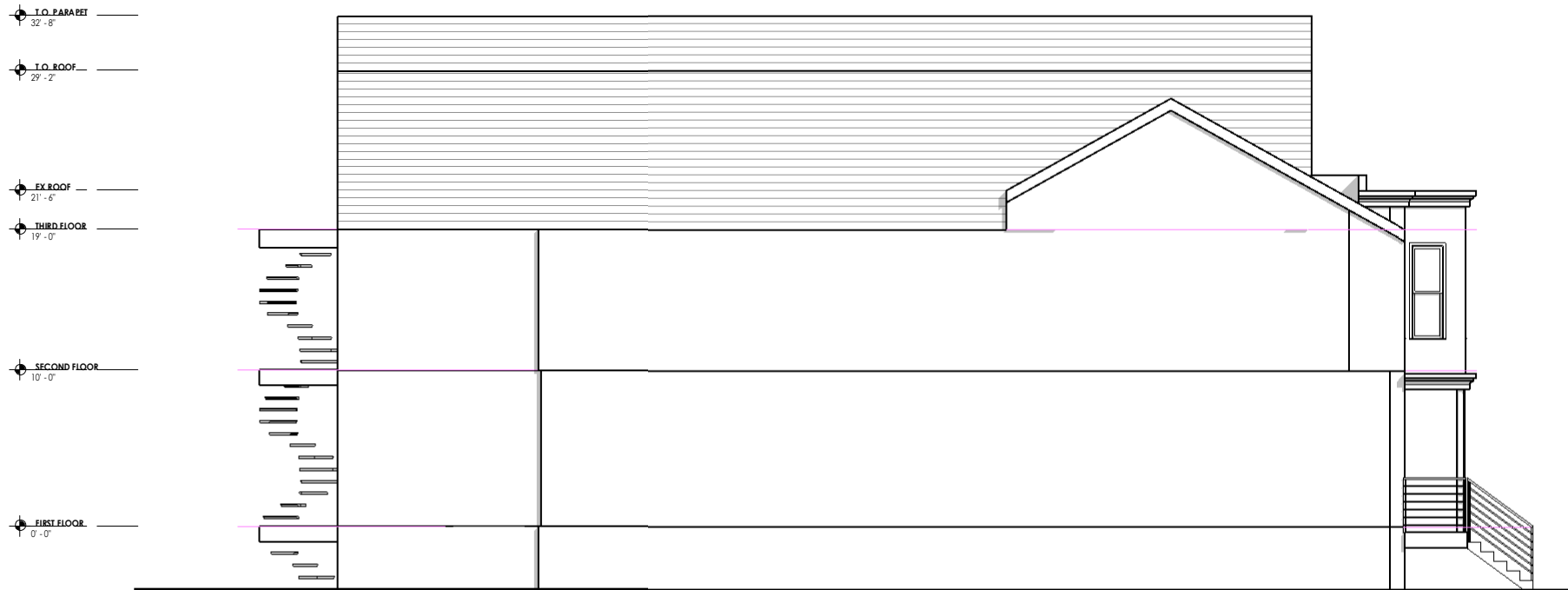
1 CELLAR



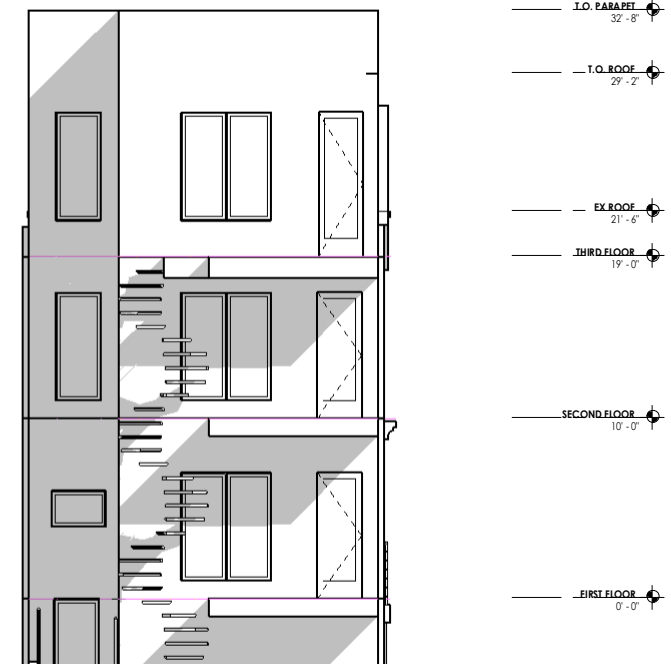
② SIDE (RIGHT) ELEVATION



① FRONT ELEVATION



④ SIDE (LEFT) ELEVATION

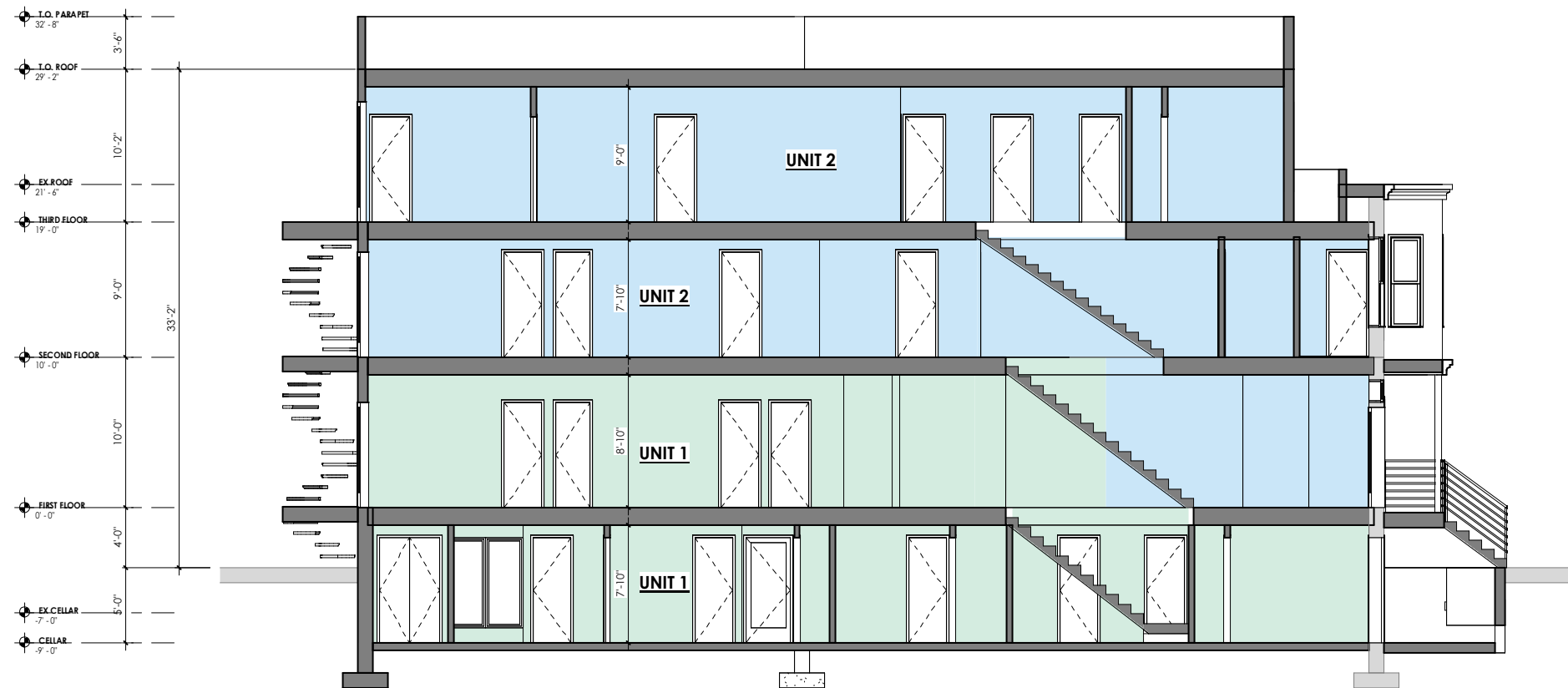


③ REAR ELEVATION

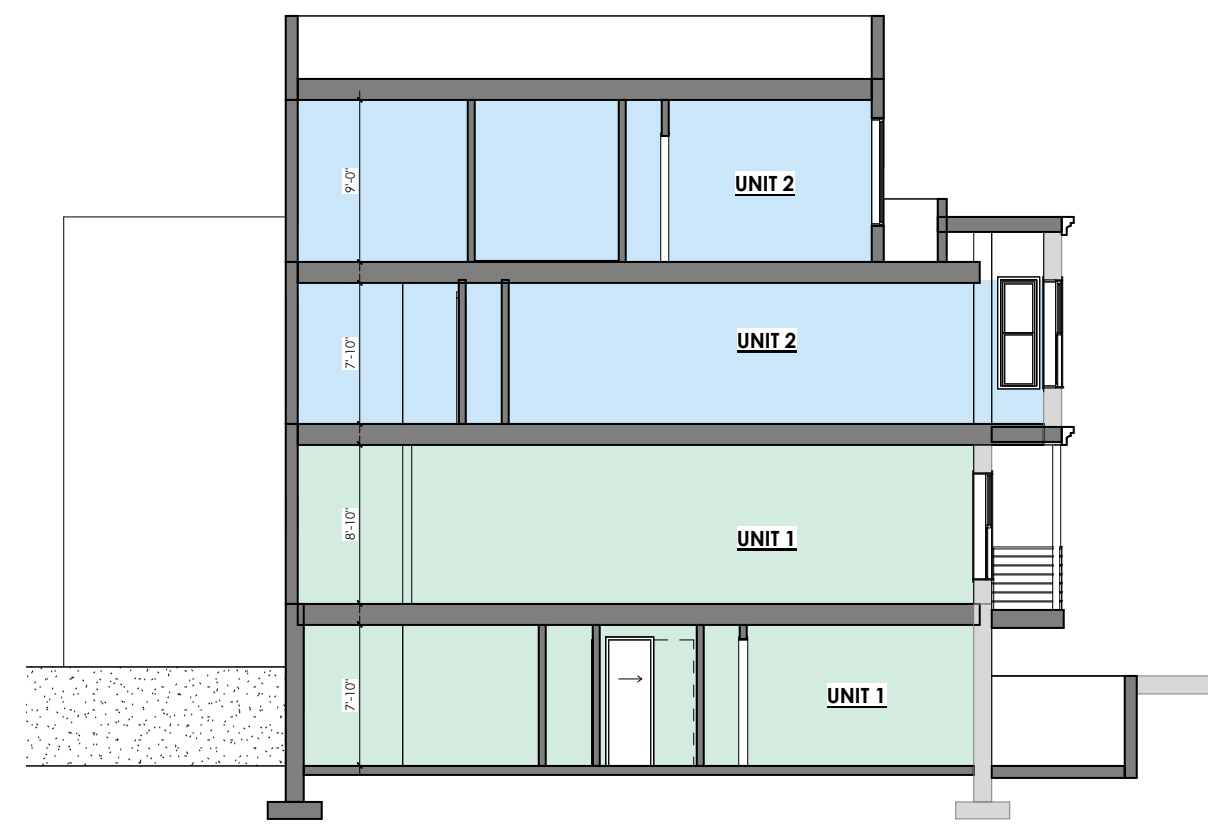
1625 6TH ST NW
WASHINGTON, DC 20001

SCALE
3/32" = 1'-0"

006



2 LONGITUDINAL SECTION 2



1 LONGITUDINAL SECTION 1