



2 FRONT ELEVATION

1 REAR ELEVATION

BZA
01

BZA
01

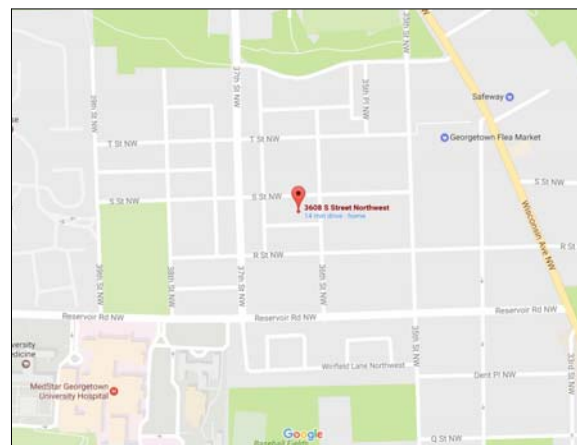
ZONING INFO

Address	3608 S. Street NW Washington, DC 20007	
SSL	1305 0047	
Zoning	R-20	
Year Built	1924	
Historic District	N/A	
Lot Area	2,250 sf	
Lot Width	18.00 ft	
	Existing	Proposed
Number of Stories	2	3
Building Height	20'	35' max.
Rear Yard	64'	41.6'
FAR	n/a	n/a
Lot Occupancy	519 sf [23%]	1310 sf [58%]
Gross Building	1,038 sf	2,850 sf
Pervious Surface	n/a	25%
Land Use	Residential-Row-Single-Family	Residential-Row-Single-Family
Parking	2 space	2 space

DRAWING LIST

Sheet	Sheet Name
BZA 01	COVER
BZA 02	PHOTOS
BZA 03	EXISTING SITE
BZA 04	PROPOSED SITE PLAN
BZA 05	EXISTING PLANS
BZA 06	PROPOSED CELLAR
BZA 07	PROPOSED 1ST FLOOR
BZA 08	PROPOSED 2ND FLOOR
BZA 09	PROPOSED 3RD FLOOR
BZA 10	PROPOSED ROOF DECK
BZA 11	BUILDING SECTION
BZA 12	FRONT ELEVATION
BZA 13	REAR ELEVATION
BZA 14	REAR AXON
BZA 15	SOLAR STUDY - SUMMER SOLSTICE
BZA 16	SOLAR STUDY - WINTER SOLSTICE
BZA 17	SOLAR STUDY - MATTER OF RIGHT

LOCATION MAP



08/23/17
3608 S. Street NW
Mitch Halem

BZA 01
COVER



FRONT



REAR



OVERHEAD



BLOCK CONTEXT



FRONT CONTEXT



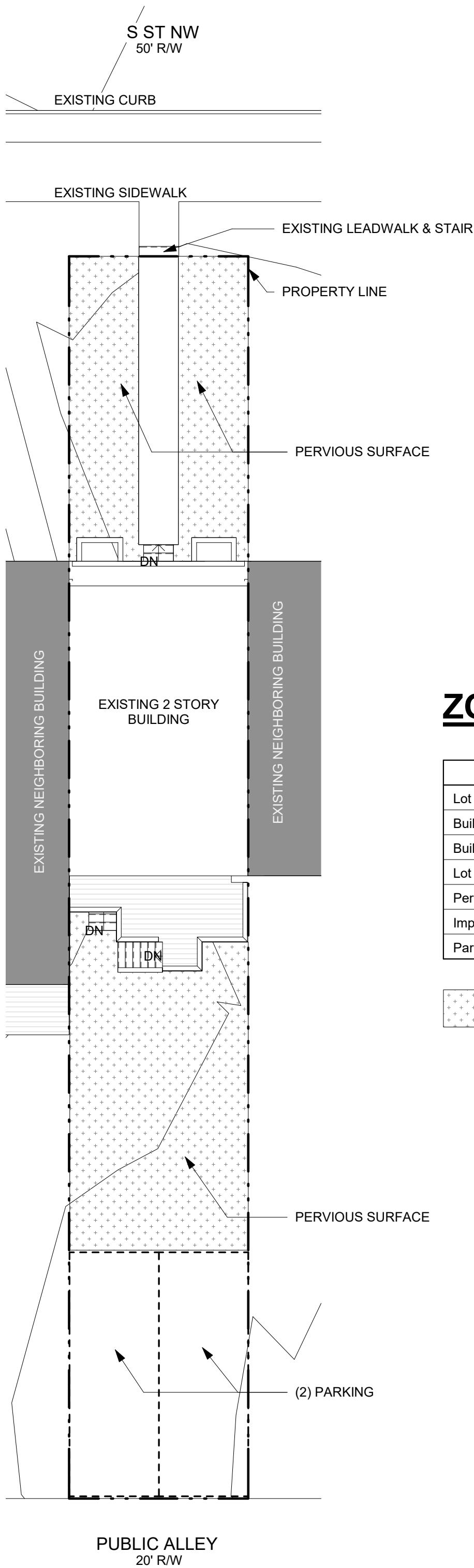
BLOCK CONTEXT



REAR CONTEXT



BLOCK CONTEXT

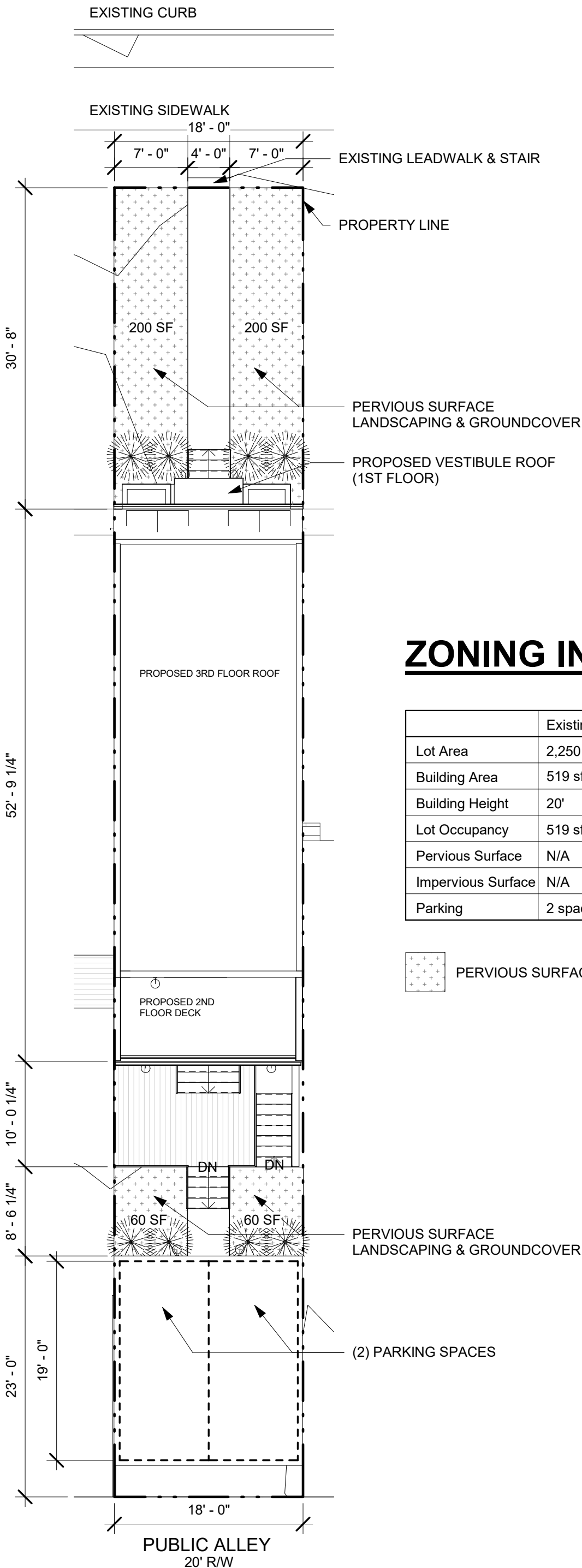


ZONING INFO

	Existing	Proposed
Lot Area	2,250 sf	2,250 sf
Building Area	519 sf	1310 sf
Building Height	20'	35'
Lot Occupancy	519 sf [23%]	1310 sf [58%]
Pervious Surface	N/A	560 sf [25%]
Impervious Surface	N/A	1690 sf [75%]
Parking	2 space	2 space

 PERVIOUS SURFACE

S ST NW
50' R/W



ZONING INFO

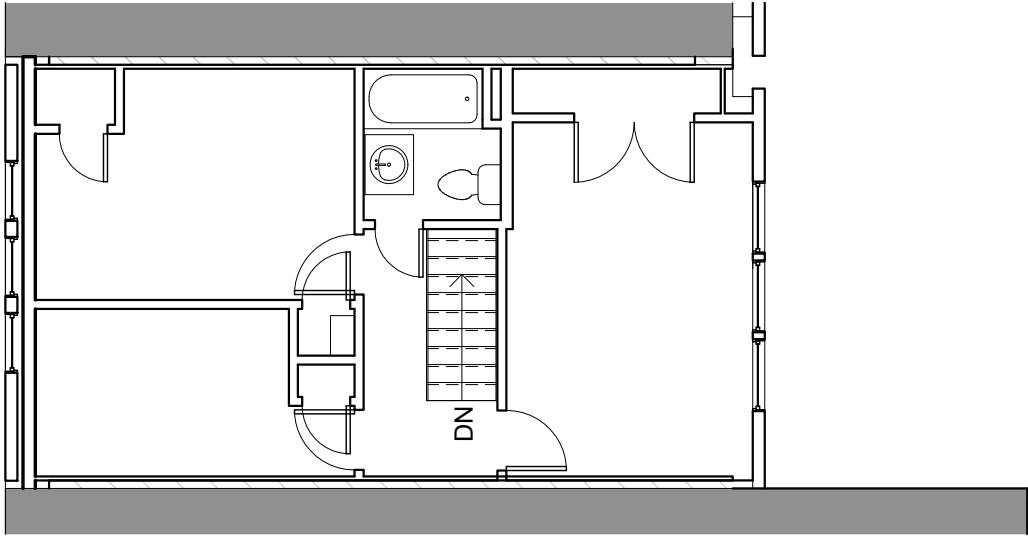
	Existing	Proposed
Lot Area	2,250 sf	2,250 sf
Building Area	519 sf	1310 sf
Building Height	20'	35'
Lot Occupancy	519 sf [23%]	1310 sf [58%]
Pervious Surface	N/A	520 sf [23%]
Impervious Surface	N/A	1690 sf [77%]
Parking	2 space	2 space

 PERVIOUS SURFACE

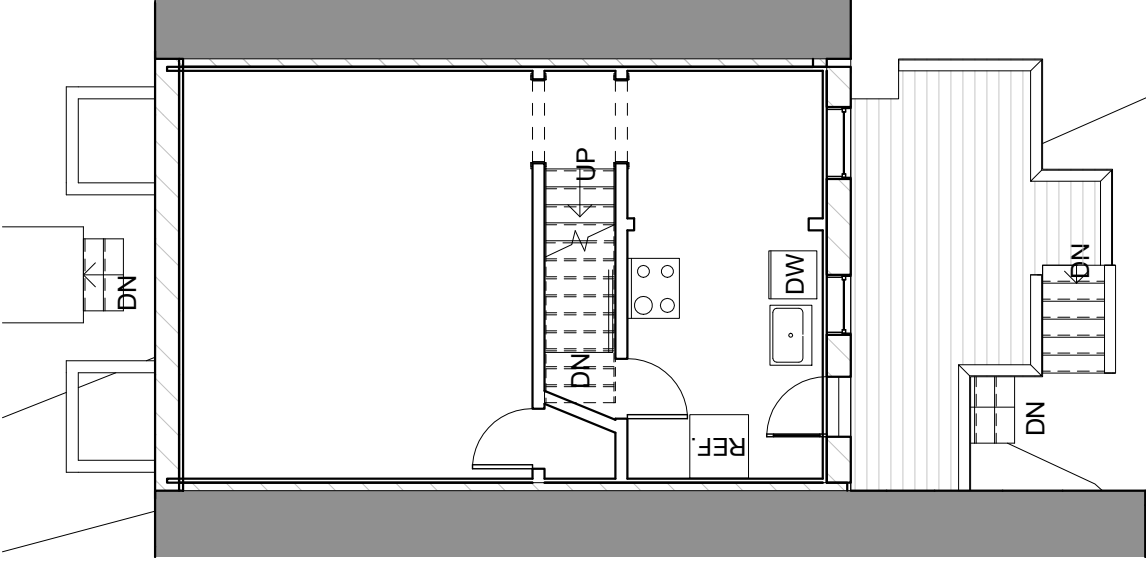
R. MICHAEL CROSS
DESIGN GROUP

08/23/17
3608 S. Street NW
Mitch Halem

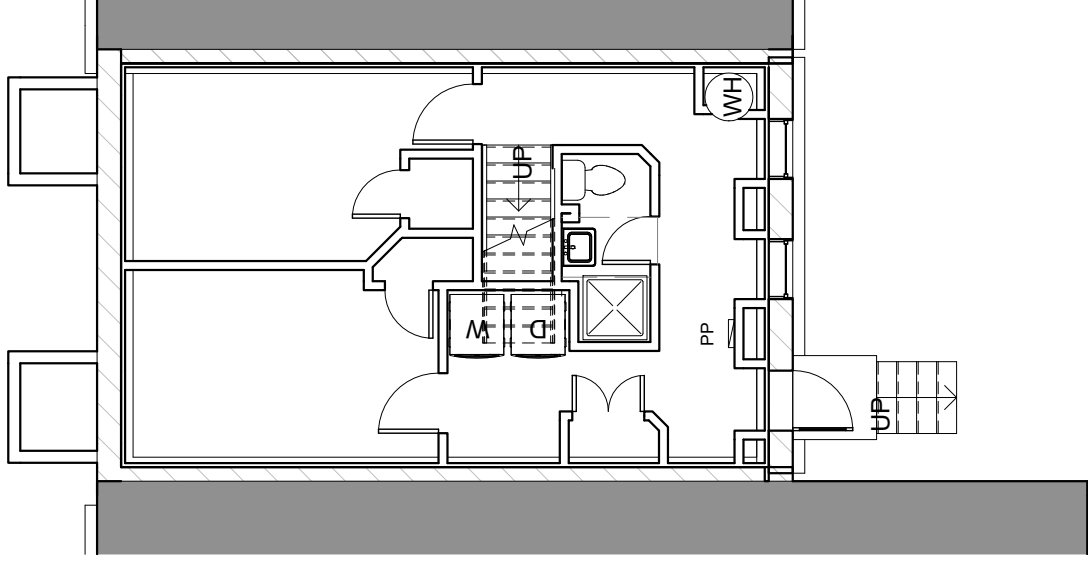
BZA 04
PROPOSED SITE PLAN



2 EXISTING PLAN - 2ND FLOOR
 BZA 05 1/8" = 1'-0"



1 EXISTING PLAN - FIRST FLOOR
 BZA 05 1/8" = 1'-0"

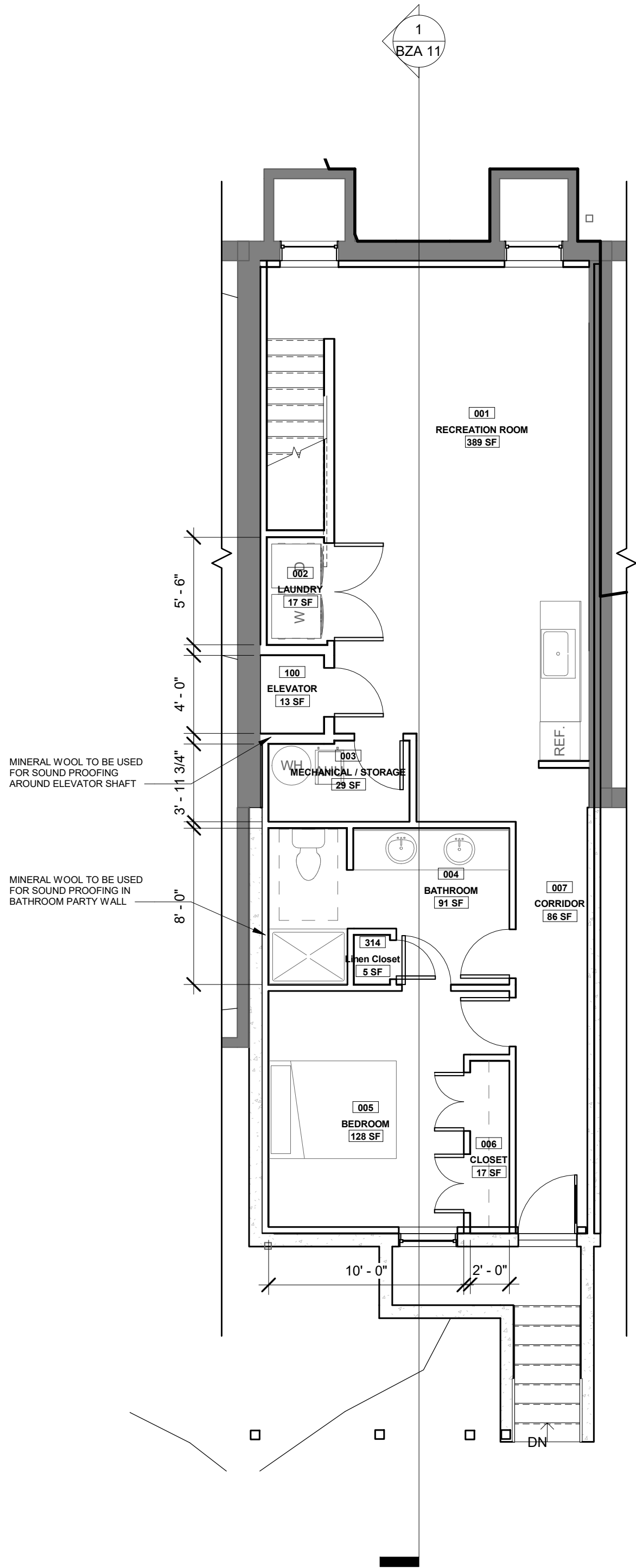


3 EXISTING PLAN - CELLAR
 BZA 05 1/8" = 1'-0"

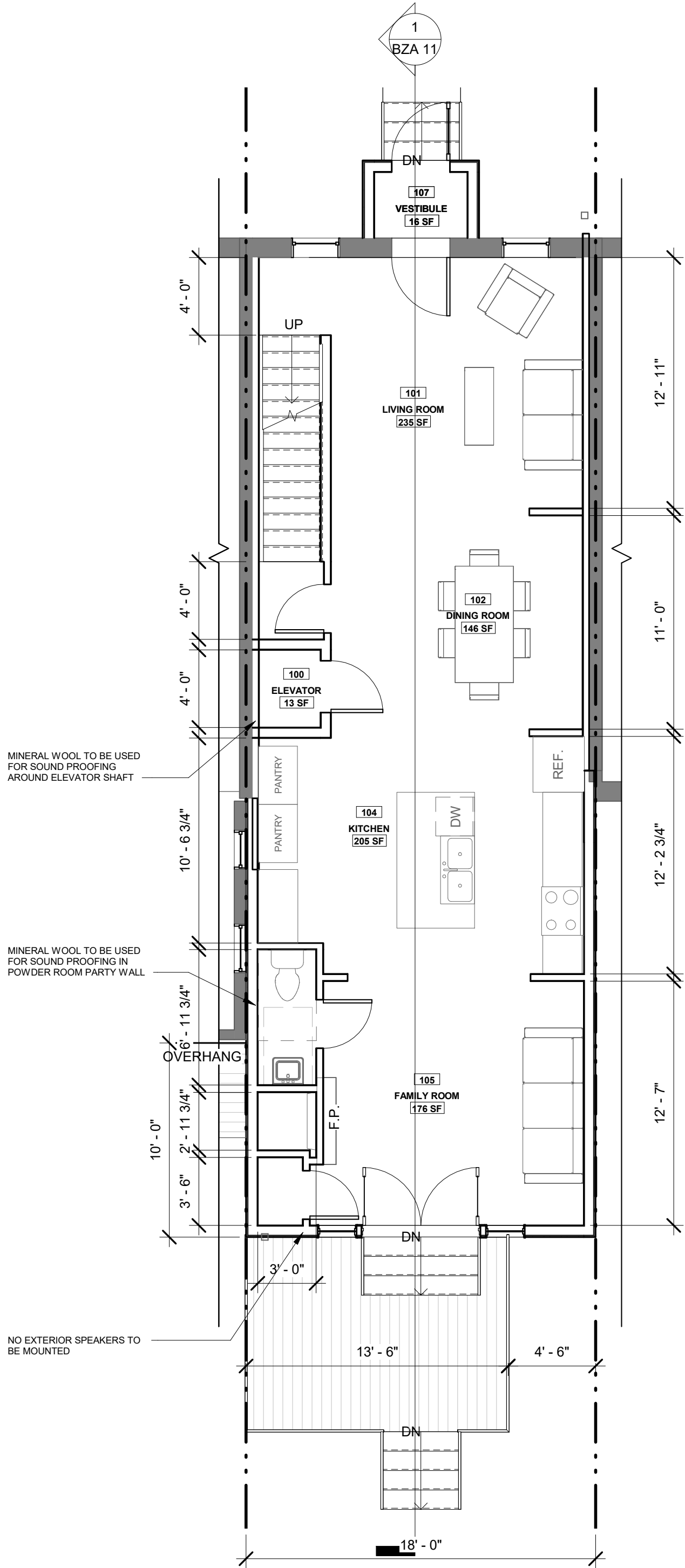
08/23/17
 3608 S. Street NW
 Mitch Halem

BZA 05
 EXISTING PLANS

R. MICHAEL CROSS
DESIGN GROUP

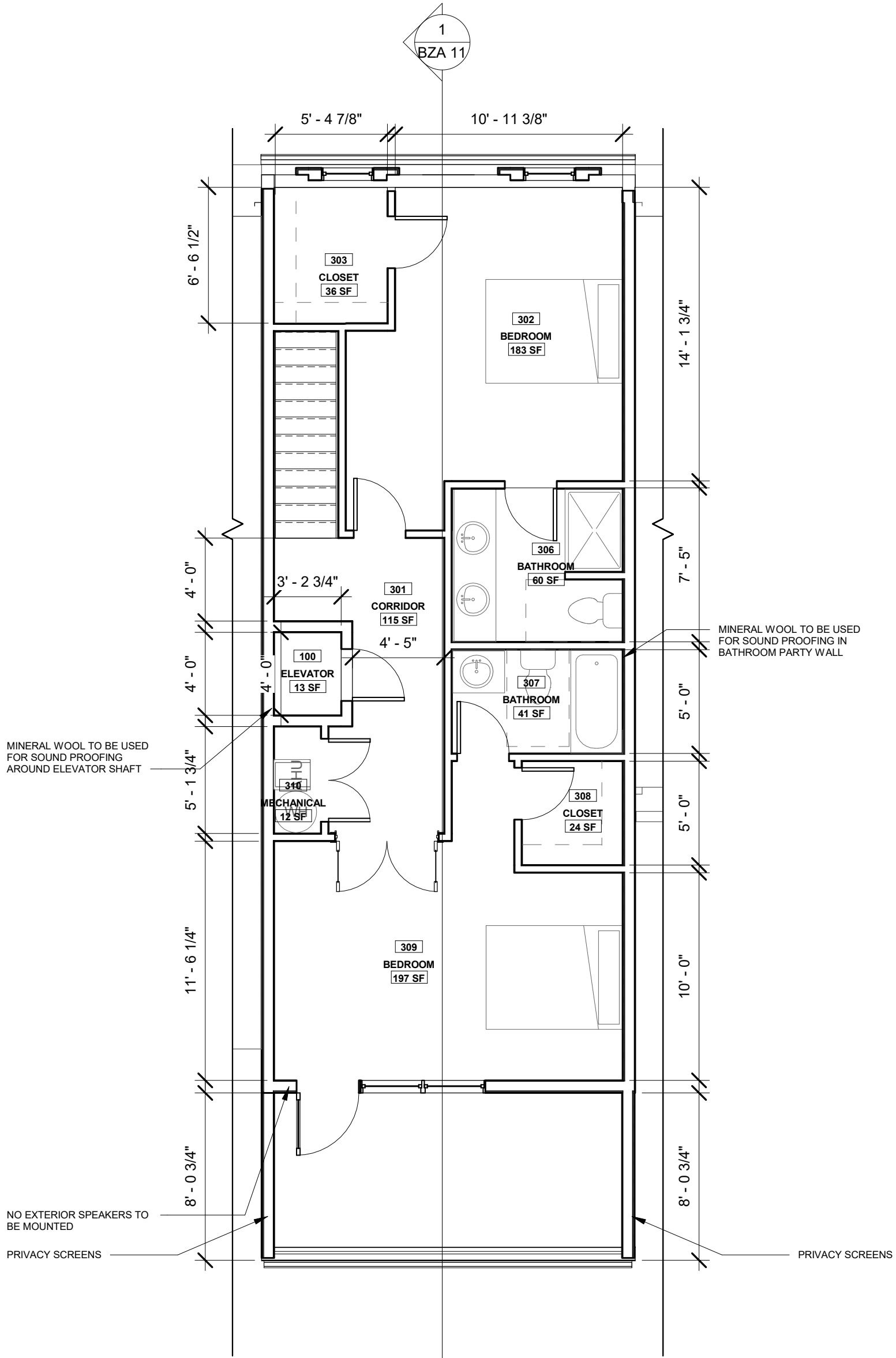


1 CELLAR FLOOR PLAN
A301 | BZA 06 | 3/16" = 1'-0"



1 1ST FLOOR PLAN

A202 BZA 07 3/16" = 1'-0"



R. MICHAEL CROSS
DESIGN GROUP

08/23/17
 3608 S. Street NW
 Mitch Halem

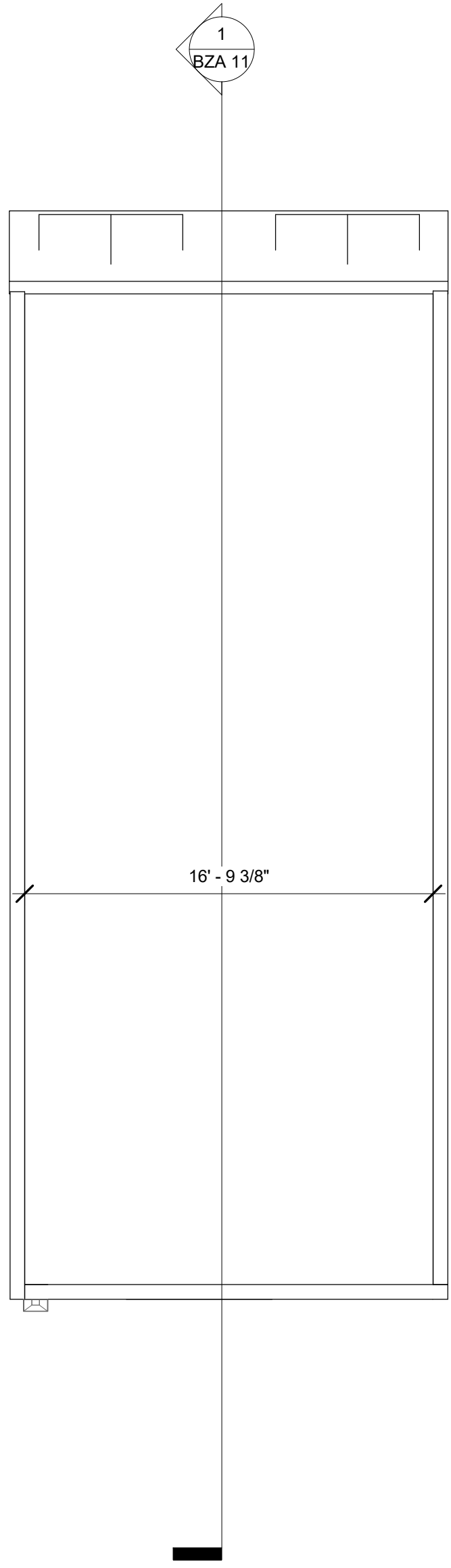
BZA 09
 PROPOSED 3RD FLOOR

1 **THIRD FLOOR PLAN**
 A202 BZA 09 3/16" = 1'-0"

1
A202 | BZA
10

T.O. ROOF - FLOOR PLAN

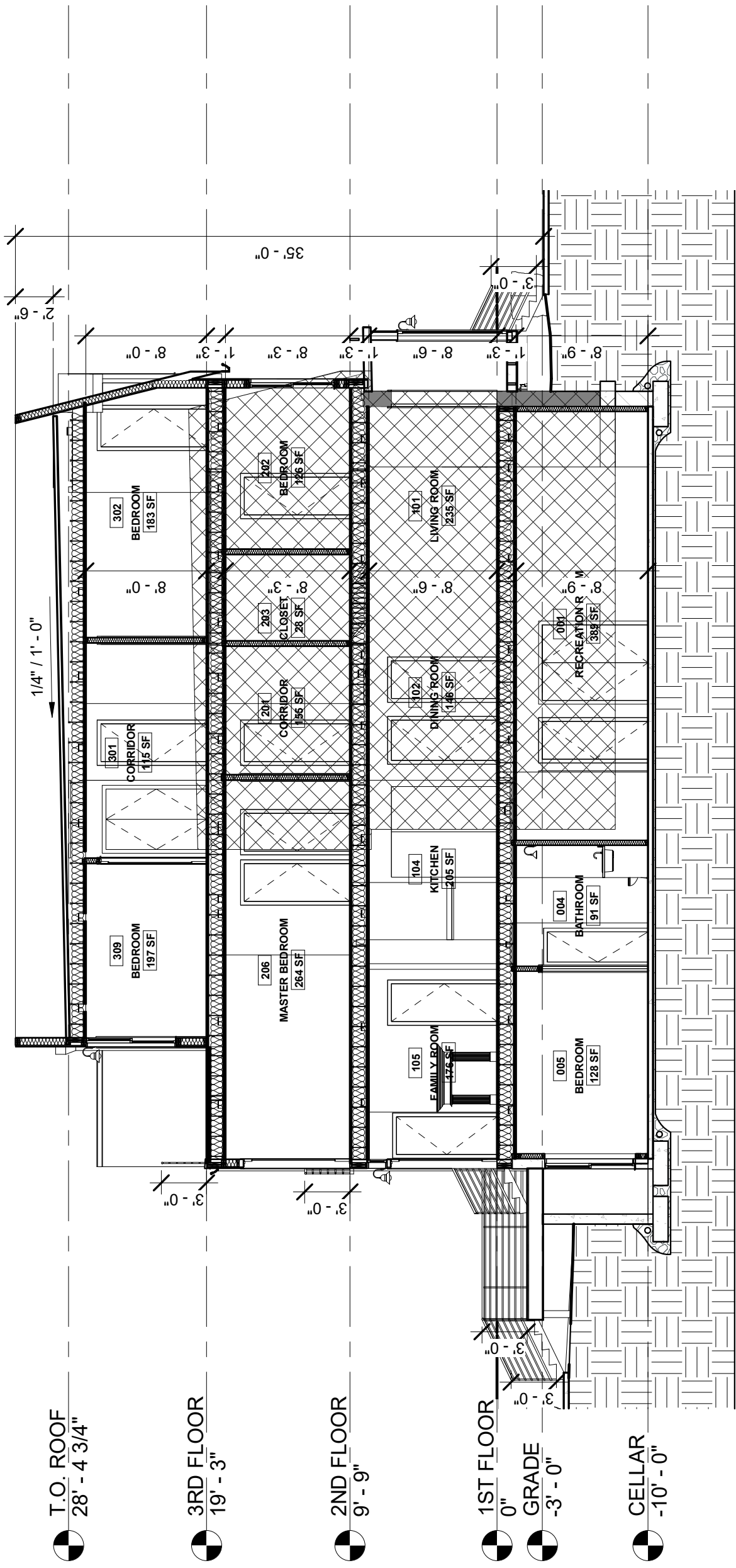
3/16" = 1'-0"



08/23/17
3608 S. Street NW
Mitch Halem

BZA 10
PROPOSED ROOF DECK

R. MICHAEL CROSS
DESIGN GROUP



Section 1

A102 BZA 11 1/8" = 1'-0"

PROFILE OF EXISTING NEIGHBORING PROPERTY



1 FRONT
 BZA 12 1/4" = 1'-0"

**R. MICHAEL CROSS
 DESIGN GROUP**

BZA 12
 FRONT ELEVATION

08/23/17
 3608 S. Street NW
 Mitch Halem



1 REAR
 BZA 13 1/4" = 1'-0"

R. MICHAEL CROSS
DESIGN GROUP

BZA 13
 REAR ELEVATION

08/23/17
 3608 S. Street NW
 Mitch Halem



1 REAR AXON

BZA
14

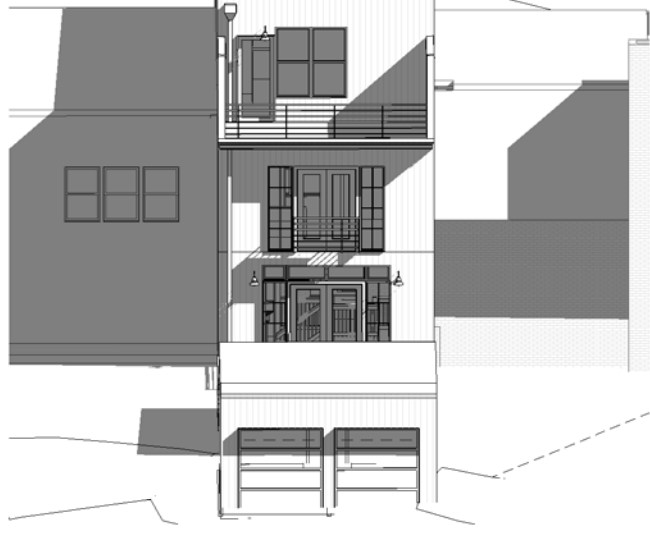
BZA 14
REAR AXON

08/23/17
3608 S. Street NW
Mitch Halem

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP



EXISTING - SUMMER SOLSTICE - 9:30 am



PROPOSED - SUMMER SOLSTICE - 9:30 am



EXISTING - SUMMER SOLSTICE - 11:00 am



PROPOSED - SUMMER SOLSTICE - 11:00 am



EXISTING - SUMMER SOLSTICE - 12:30 pm



PROPOSED - SUMMER SOLSTICE - 12:30 pm



EXISTING - SUMMER SOLSTICE - 2:00 pm



PROPOSED - SUMMER SOLSTICE - 2:00 pm



EXISTING - SUMMER SOLSTICE - 3:30 pm



PROPOSED - SUMMER SOLSTICE - 3:30 pm

R. MICHAEL CROSS
DESIGN GROUP

09/11/17
3608 S. Street NW
Mitch Halem

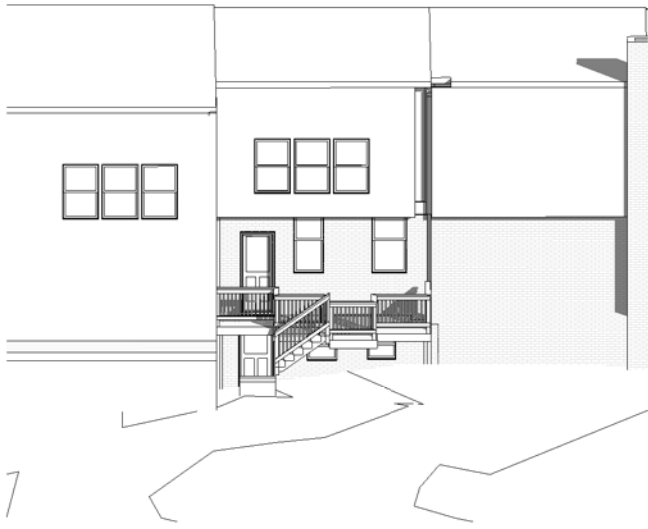
BZA 15
SOLAR STUDY - SUMMER
SOLSTICE



EXISTING - WINTER SOLSTICE - 9:30 am



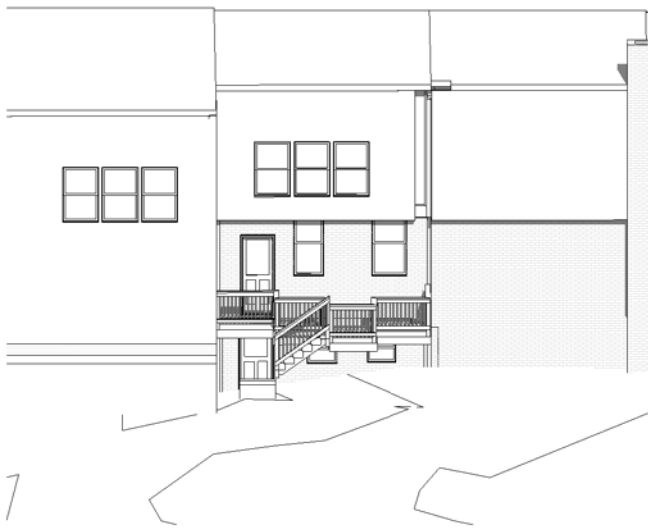
PROPOSED - WINTER SOLSTICE - 9:30 am



EXISTING - WINTER SOLSTICE - 11:00 am



PROPOSED - WINTER SOLSTICE - 11:00 am



EXISTING - WINTER SOLSTICE - 12:30 pm



PROPOSED - WINTER SOLSTICE - 12:30 pm



EXISTING - WINTER SOLSTICE - 2:00 pm



PROPOSED - WINTER SOLSTICE - 2:00 pm



EXISTING - WINTER SOLSTICE - 3:30 pm

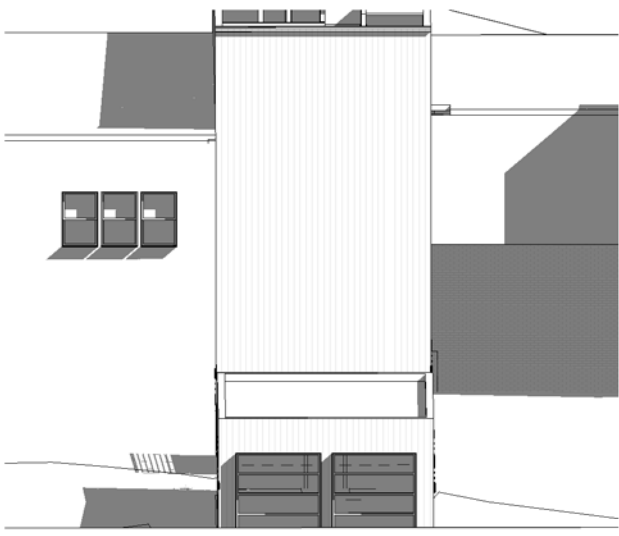


PROPOSED - WINTER SOLSTICE - 3:30 pm

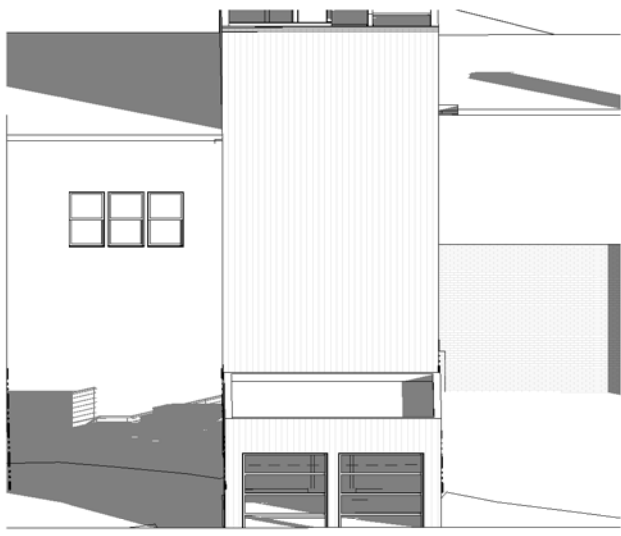
R. MICHAEL CROSS
DESIGN GROUP

11/03/17
3608 S. Street NW
Mitch Halem

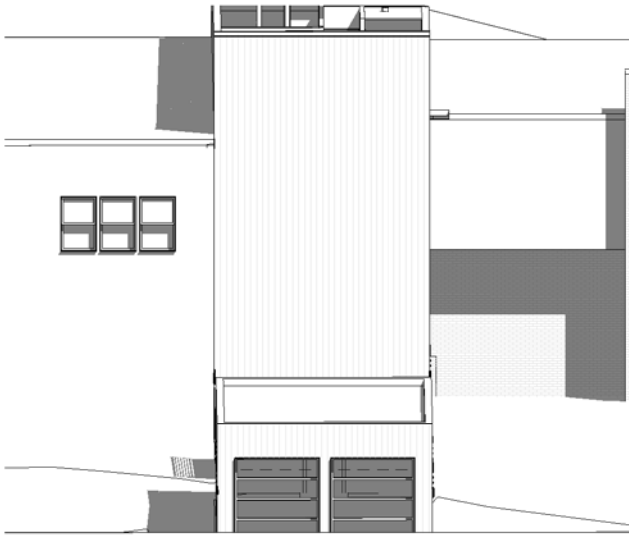
BZA 16
SOLAR STUDY - WINTER SOLSTICE



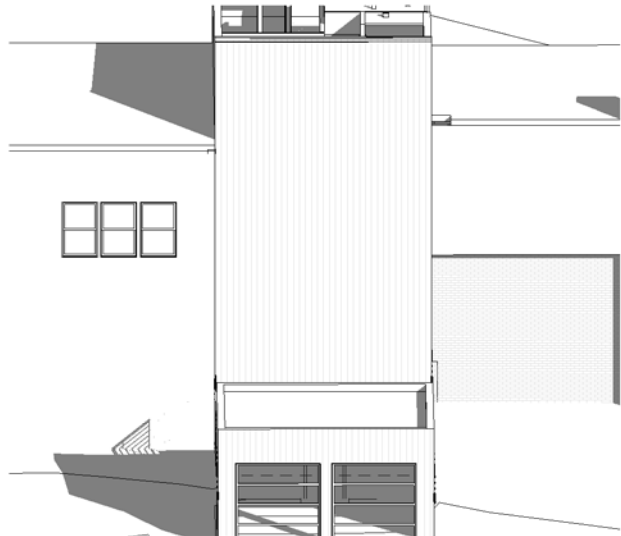
MATTER OF RIGHT - SUMMER SOLSTICE - 9:30 am



MATTER OF RIGHT - WINTER SOLSTICE - 9:30 am



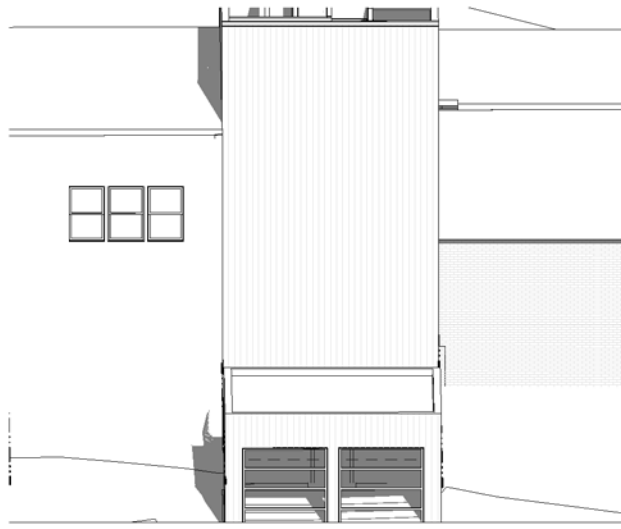
MATTER OF RIGHT - SUMMER SOLSTICE - 11:00 am



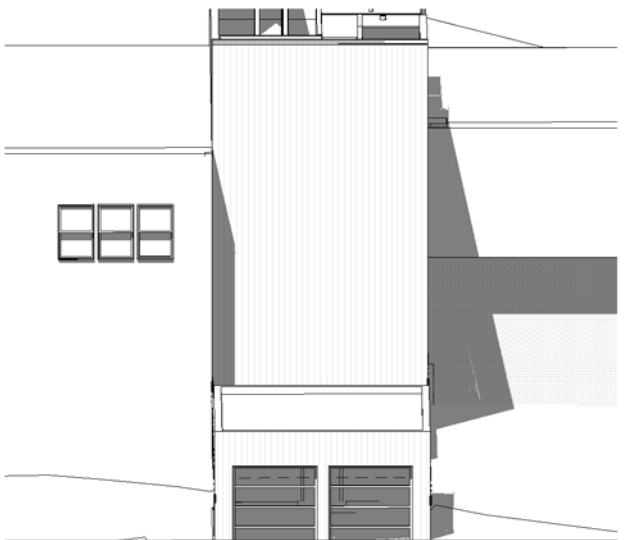
MATTER OF RIGHT - WINTER SOLSTICE - 11:00 am



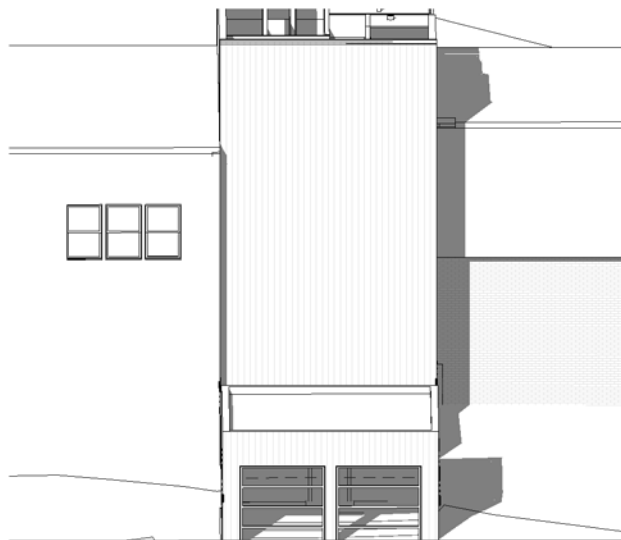
MATTER OF RIGHT - SUMMER SOLSTICE - 12:30 pm



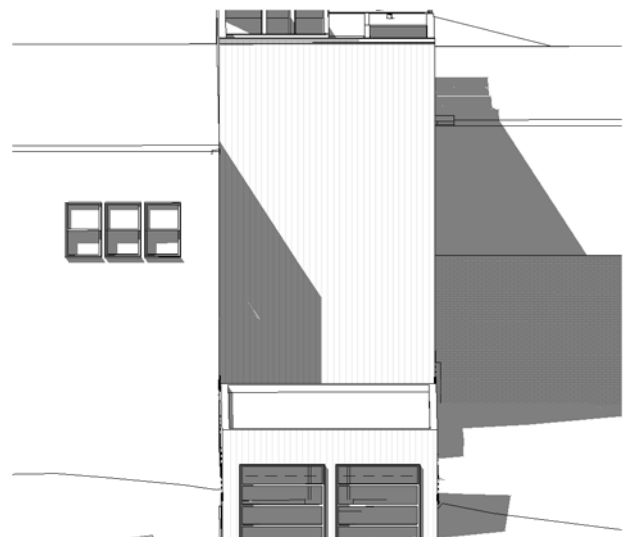
MATTER OF RIGHT - WINTER SOLSTICE - 12:30 pm



MATTER OF RIGHT - SUMMER SOLSTICE - 2:00 pm



MATTER OF RIGHT - WINTER SOLSTICE - 2:00 pm



MATTER OF RIGHT - SUMMER SOLSTICE - 3:30 pm



MATTER OF RIGHT - WINTER SOLSTICE - 3:30 pm

R. MICHAEL CROSS
DESIGN GROUP

12/21/17
3608 S. Street NW
Mitch Halem

BZA 17
SOLAR STUDY - MATTER OF RIGHT