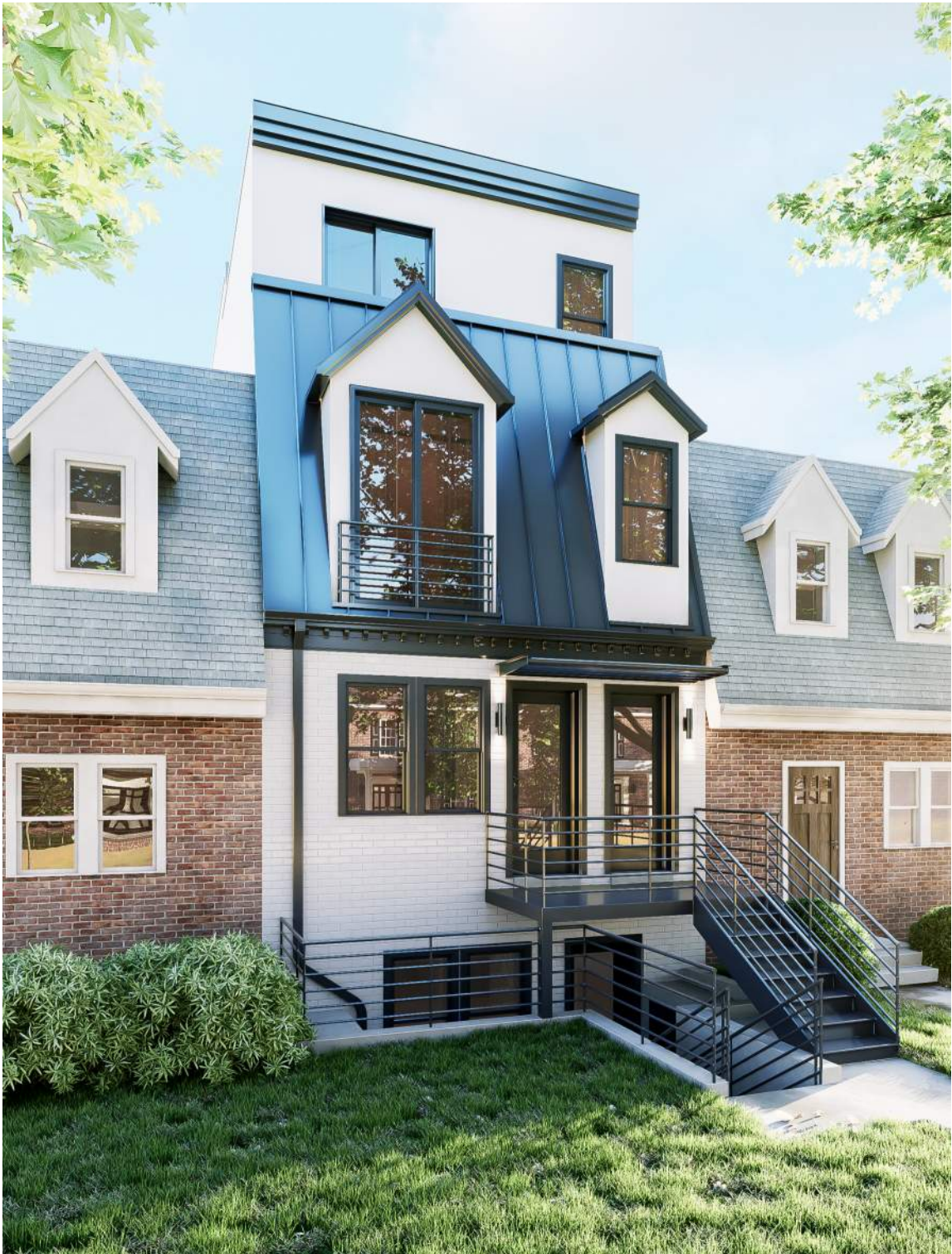




LOCATION MAP



PROJECT NARATIVE:

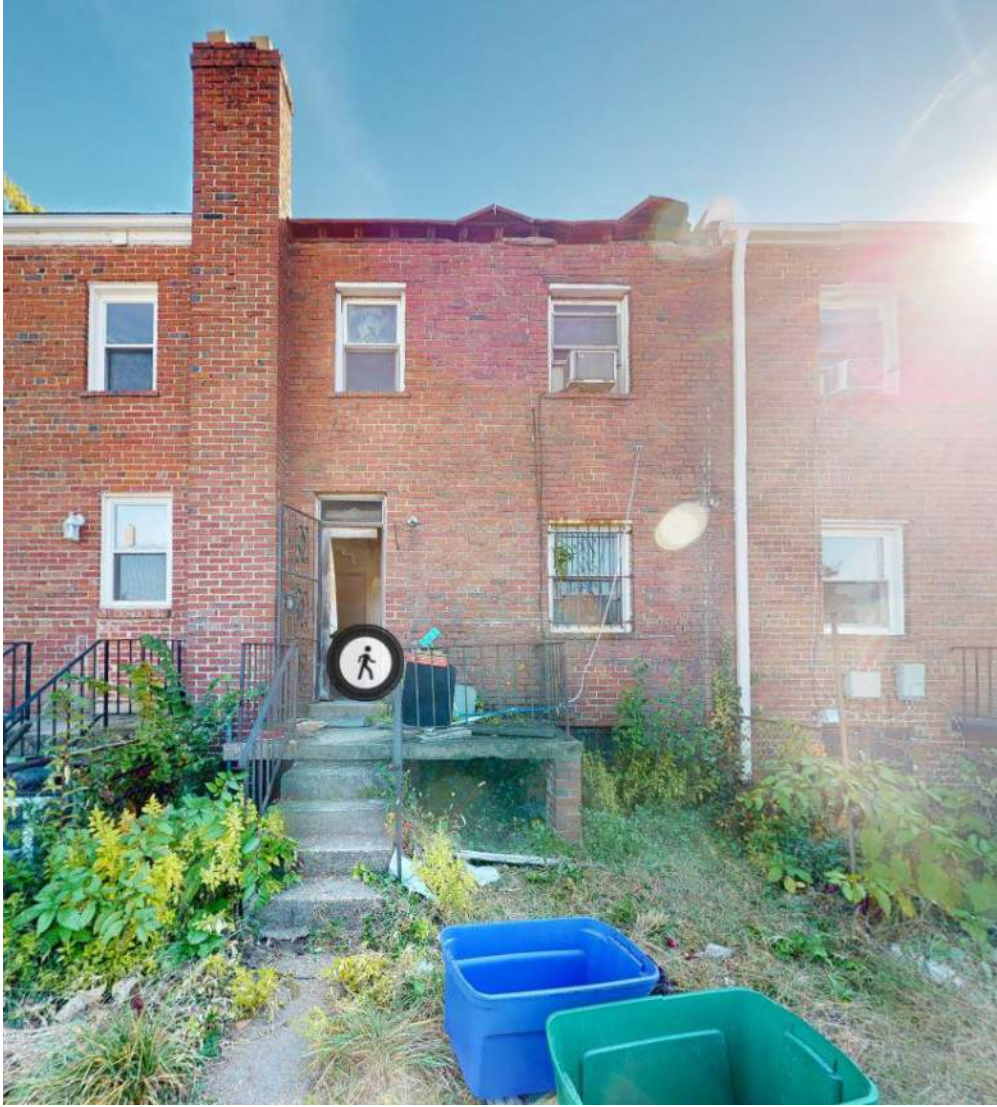
THIS PROJECT IS PROPOSING TO CONVERT AN EXISTING 2-STORY SINGLE-FAMILY RESIDENCE INTO A 3-STORY MULTI-FAMILY STRUCTURE WITH (3) UNITS. FULL DEMOLITION, MECHANICAL, ELECTRICAL, PLUMBING SCOPE TO BE INCLUDED.

ZONING INFO

Address:	828 21st ST NE WASHINGTON DC 20002
SSL:	4495 0005
Zoning:	RF-4
Historic District:	-
Lot Area:	1597 SF
Lot Width :	17.5 FT
ANC:	ANC 5D

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	SINGLE-FAMILY		3-UNIT MULTI-FAMILY
# of Stories:	2	3 MAX	3
Rear Yard:	55.25 FT	20 FT MIN	20 FT
Side Yard:	0 FT	0 FT	0 FT
Building Height:	19.5 FT	40 FT MAX	35.33 FT
FAR:	0.5	1.8	1.47
Lot Occupancy:	26.2%	60%	57%
Gross Building Area:	840 SF	2874.6 SF	2345.25 SF
Pervious Surface:	50% (800 SF)	0% (0 SF)	62.94 SF
Parking:	0 Spaces	1 Spaces	2 Spaces

DRAWING LIST - BZA SHEETS	
Sheet Number	Sheet Name
BZA01	COVER SHEET
BZA02	EXISTING PHOTOS
BZA03	SITE PLAN - EXISTING
BZA04	SITE PLAN - PROPOSED
BZA05	DEMOLITION PLANS
BZA06	PROPOSED CELLAR
BZA07	PROPOSED 1ST FLOOR
BZA08	PROPOSED 2ND FLOOR
BZA09	PROPOSED 3RD FLOOR
BZA10	PROPOSED ROOF PLAN
BZA11	BUILDING SECTION
BZA12	ELEVATIONS
BZA13	ELEVATIONS
BZA15	SOLAR STUDY - EQUINOX
BZA16	SOLAR STUDY - EQUINOX
BZA17	SOLAR STUDY - SUMMER
BZA18	SOLAR STUDY - SUMMER
BZA19	SOLAR STUDY - WINTER
BZA20	SOLAR STUDY - WINTER
BZA21	3D VIEWS



REAR VIEW FROM ALLEY



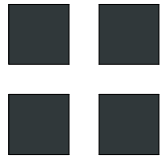
FRONT VIEW FROM 21ST ST NE

JM3 21

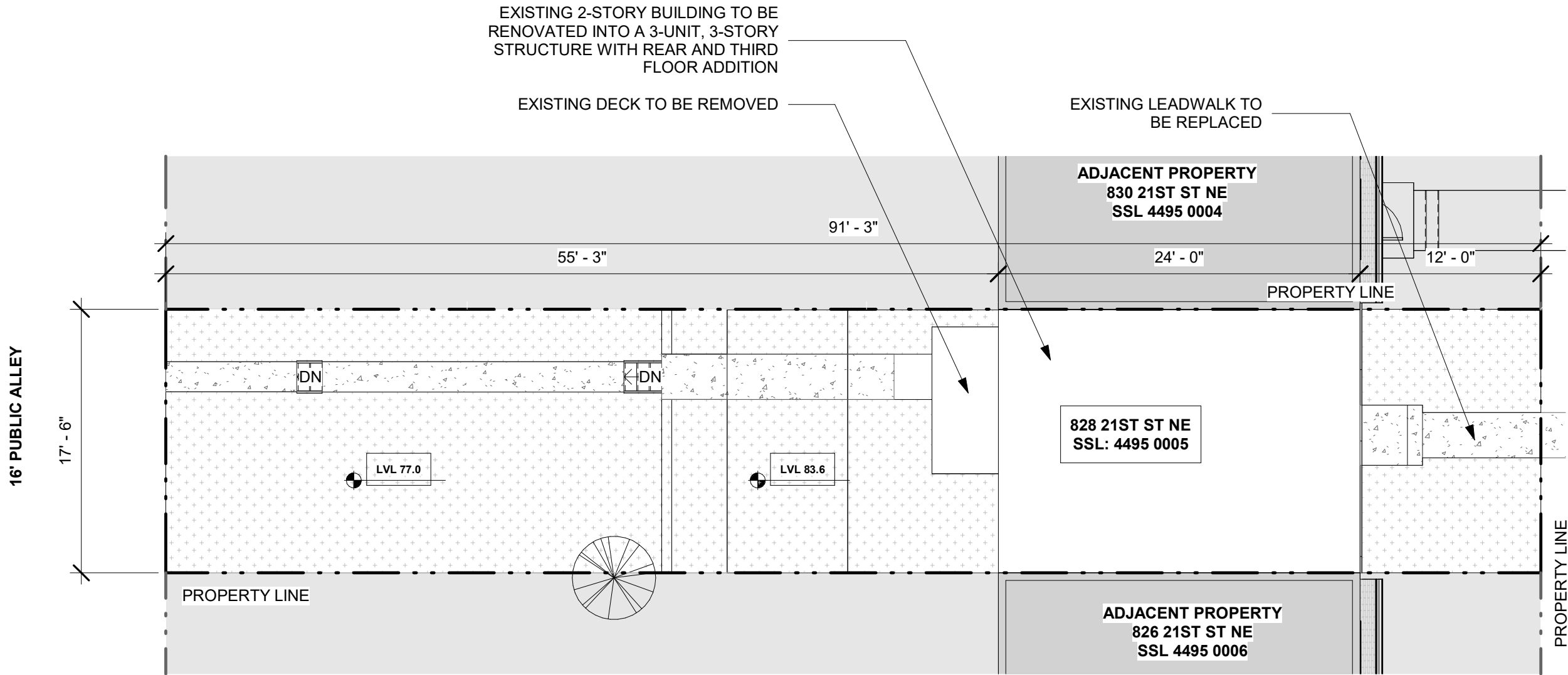
EXISTING PHOTOS
18 JUN 2024

BZA002

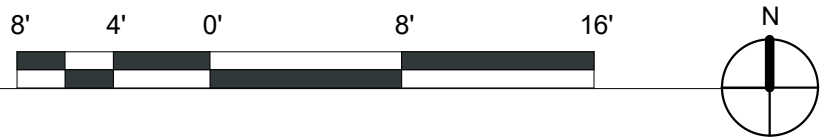
828 21ST ST NE WASHINGTON DC 20002



R. MICHAEL CROSS
DESIGN GROUP



1 SITE PLAN- EXISTING
A201 | BZA03 1/8" = 1'-0"

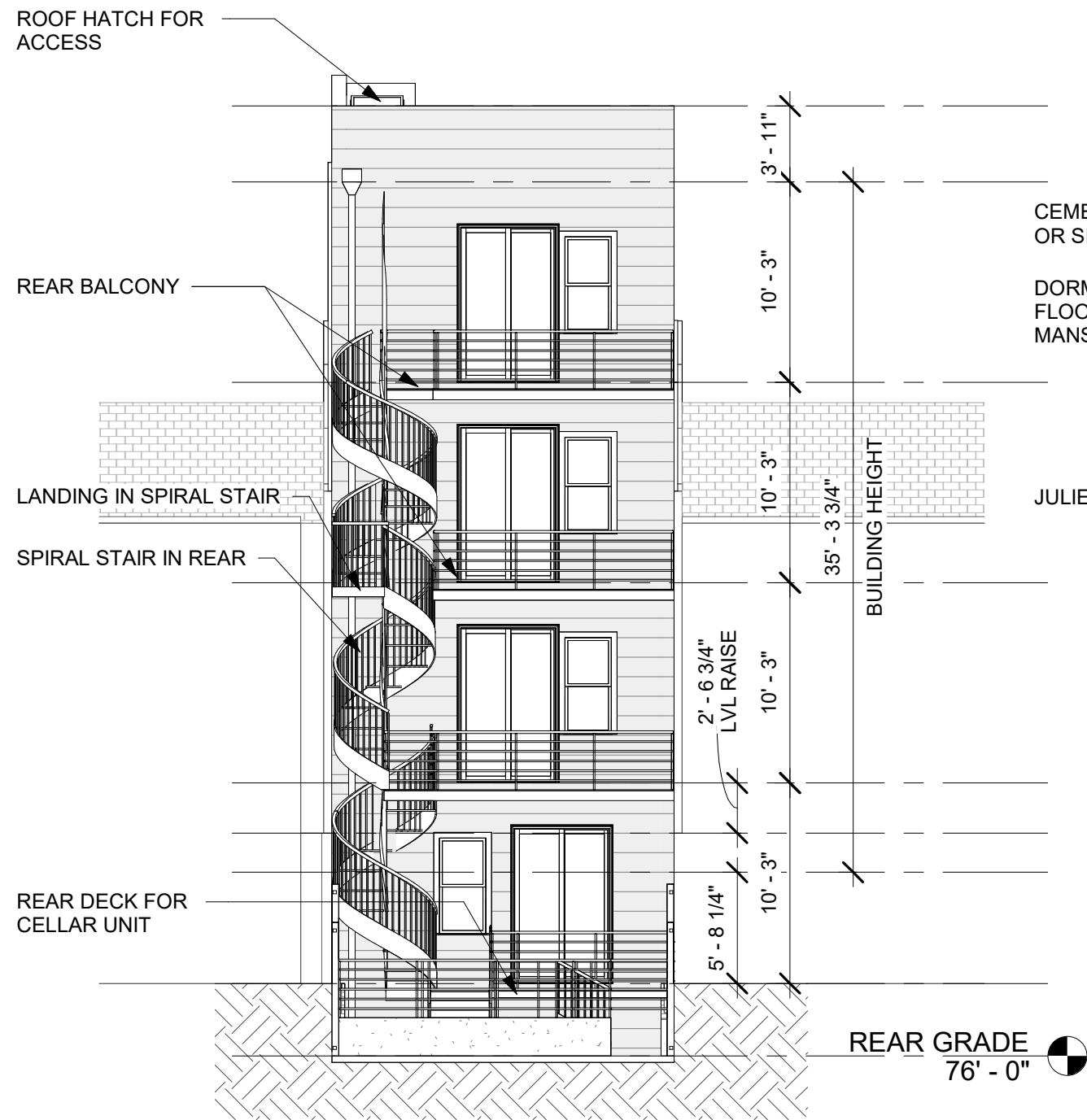


JM3 21

SITE PLAN - EXISTING
18 JUN 2024

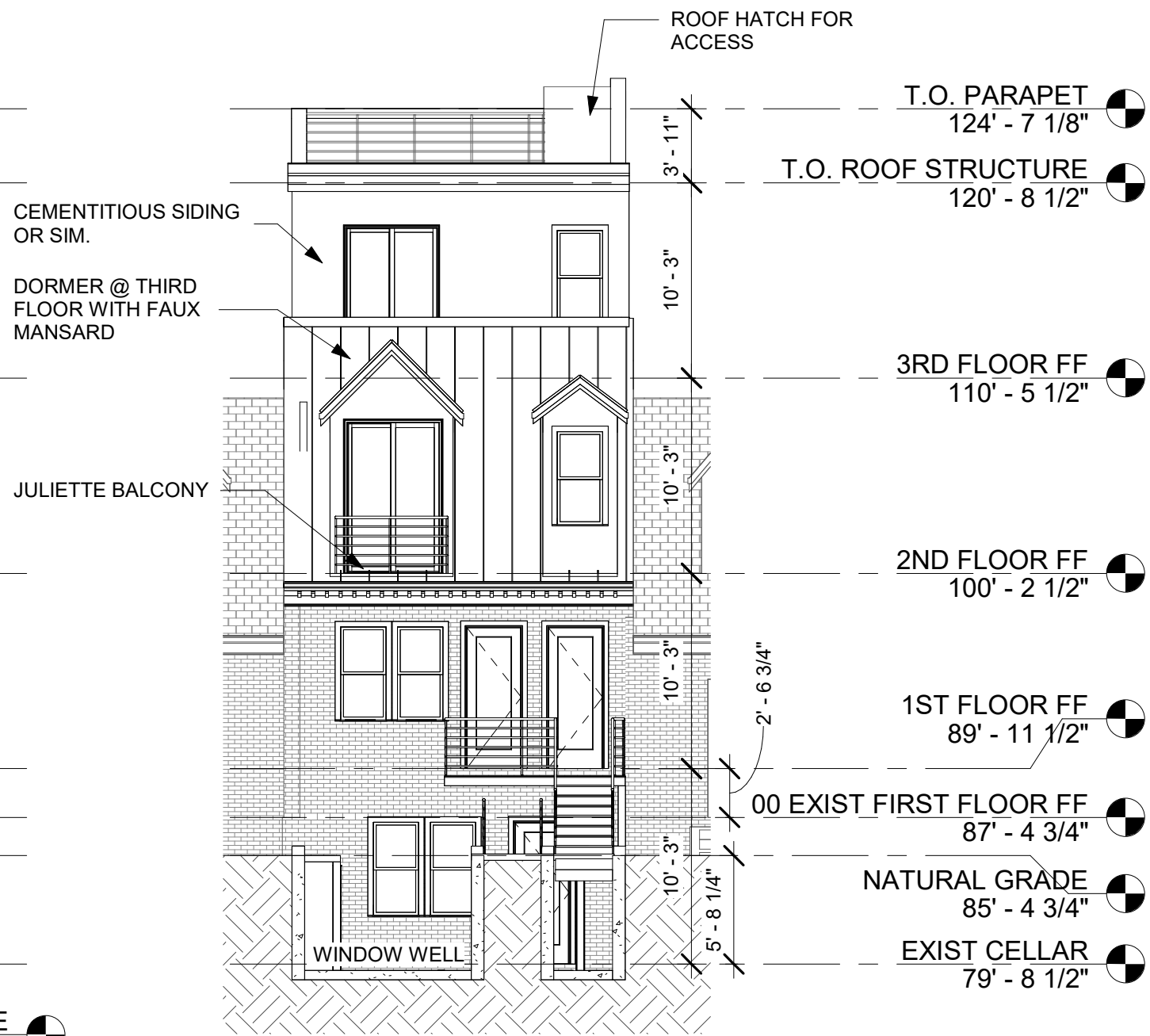
BZA03

828 21ST ST NE WASHINGTON DC 20002



2 REAR ELEVATION - WEST

BZA12 1/8" = 1'-0"



1 FRONT ELEVATION - EAST

BZA12 1/8" = 1'-0"



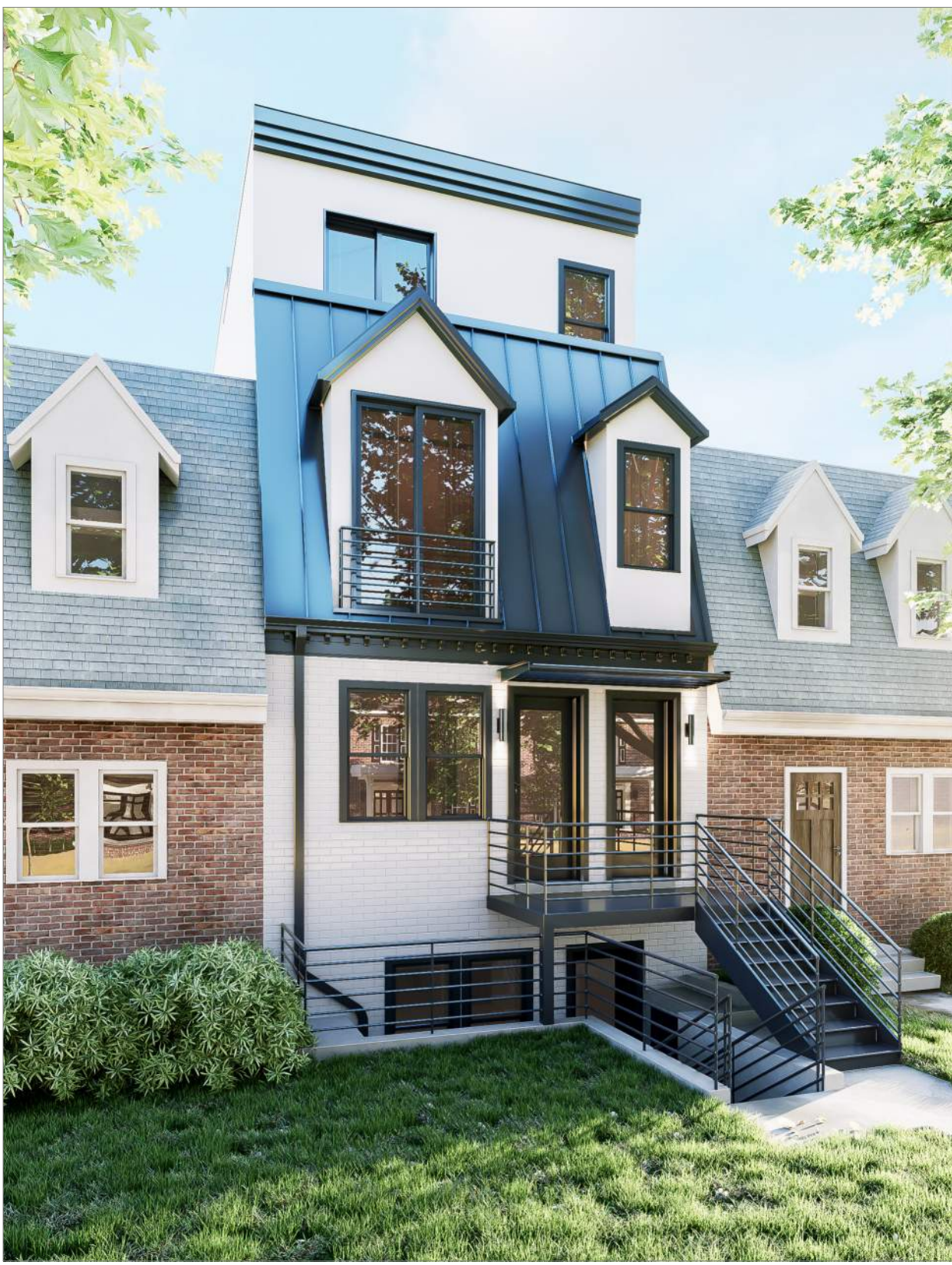
JM3 21

ELEVATIONS
18 JUN 2024

BZA12

828 21ST ST NE WASHINGTON DC 20002

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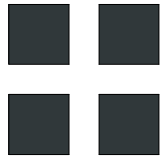


JM3 21

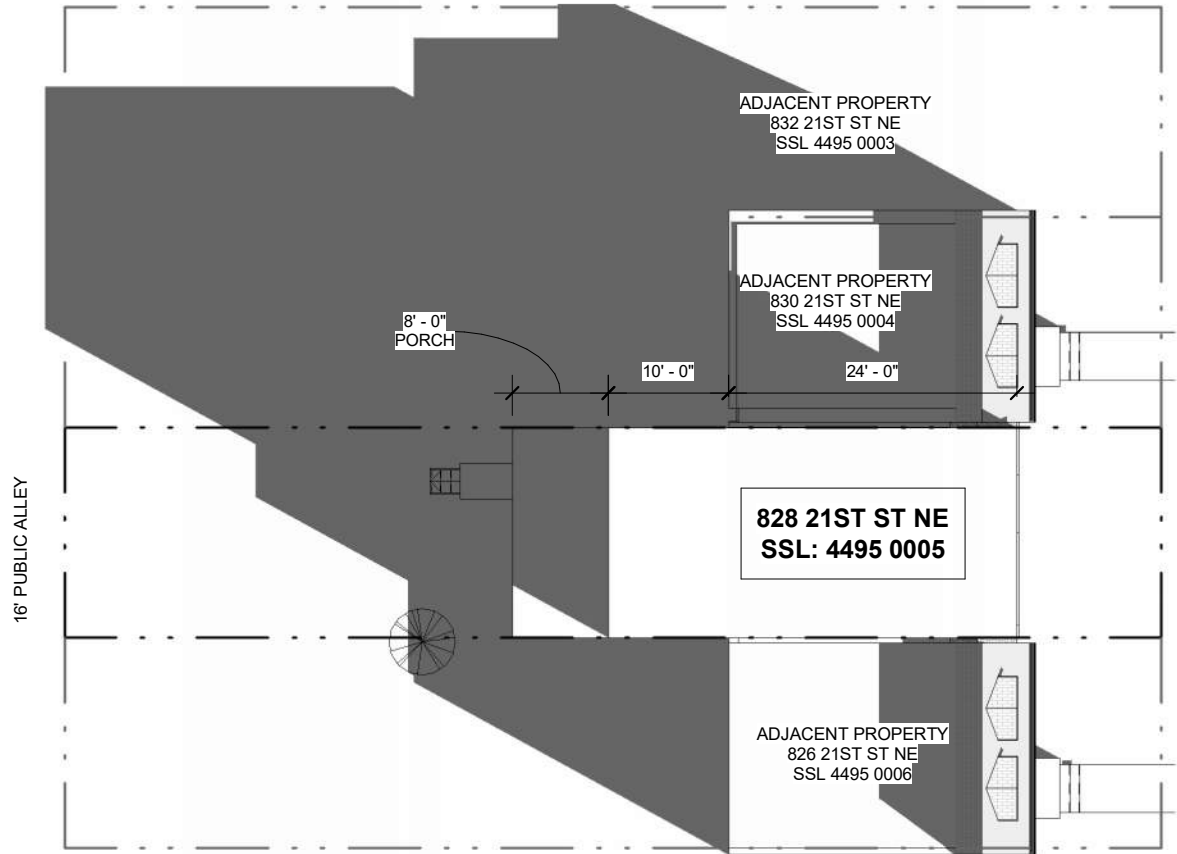
3D VIEWS
18 JUN 2024

BZA21

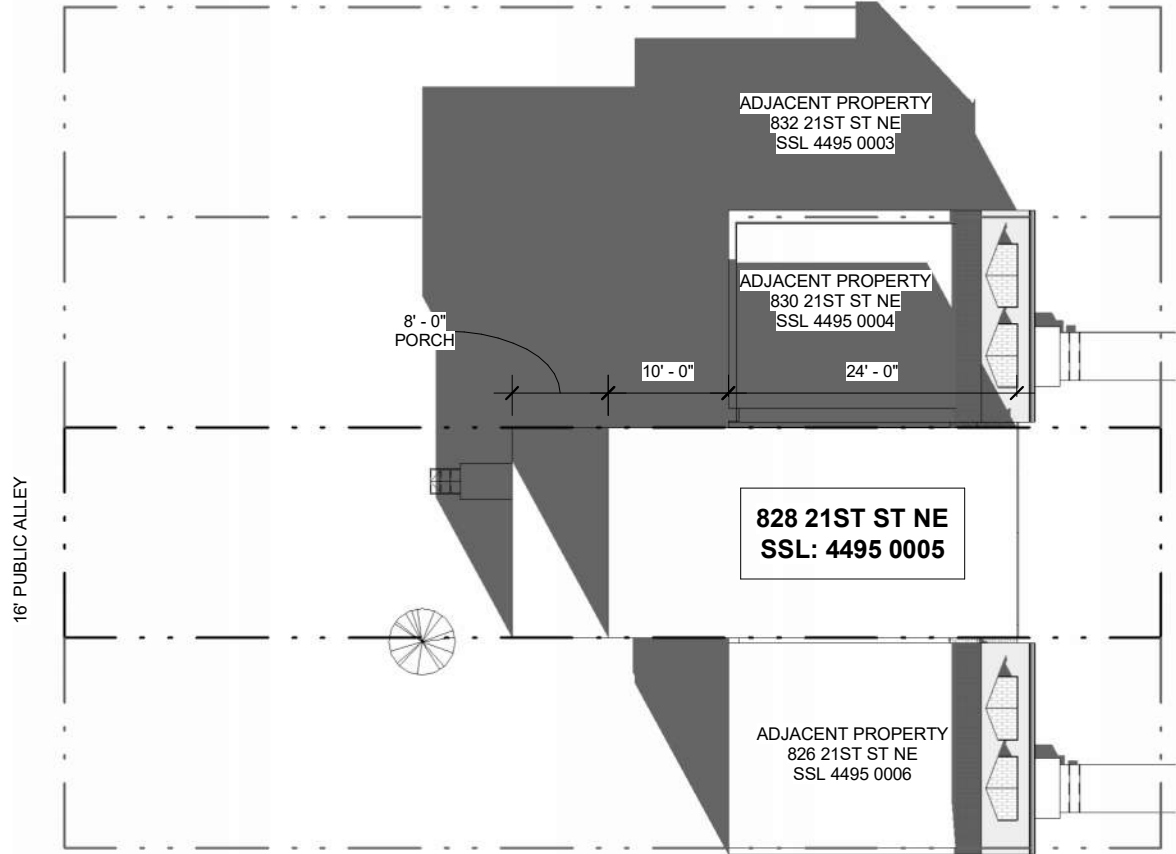
828 21ST ST NE WASHINGTON DC 20002



R. MICHAEL CROSS
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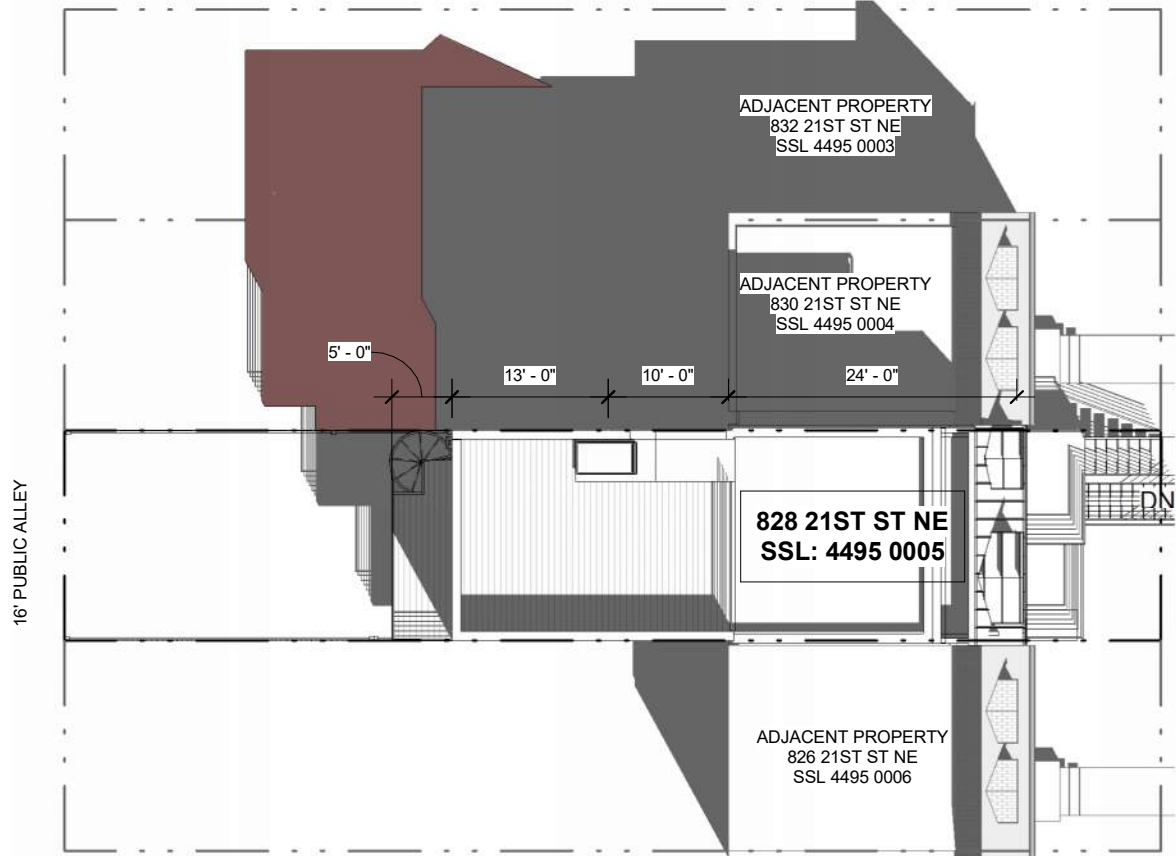
1 SOLAR STUDY - EQ - 10AM MOR
A201 | BZA15 1/16" = 1'-0"



4 SOLAR STUDY - EQ - 12PM MOR
A201 | BZA15 1/16" = 1'-0"



2 SOLAR STUDY - EQ - 10AM
A201 | BZA15 1/16" = 1'-0"



3 SOLAR STUDY - EQ - 12PM
A201 | BZA15 1/16" = 1'-0"

LEGEND

MOR

MATTER-OF RIGHT

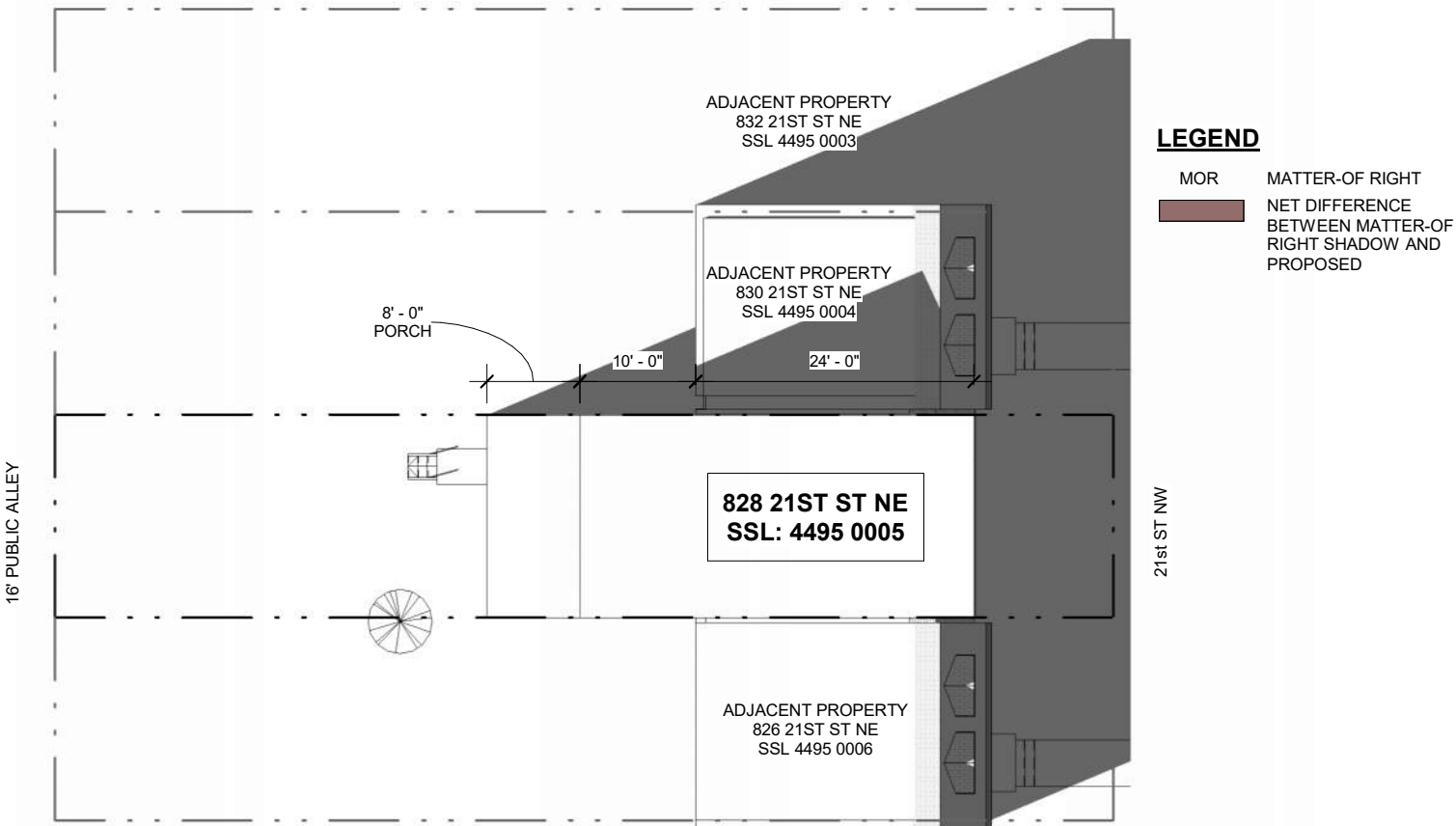
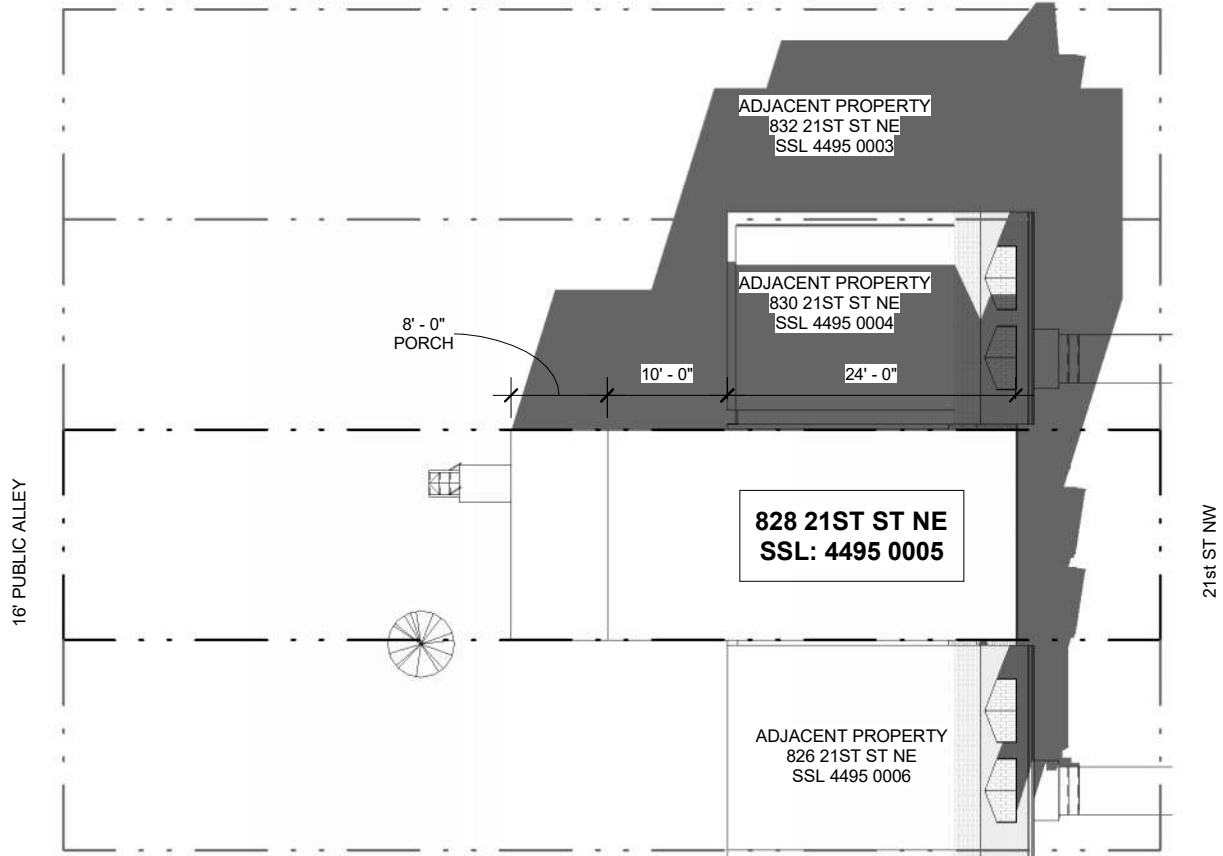
NET DIFFERENCE BETWEEN MATTER-OF RIGHT SHADOW AND PROPOSED

JM3 21

SOLAR STUDY - EQUINOX
18 JUN 2024
BZA15

R. MICHAEL CROSS
DESIGN GROUP

828 21ST ST NE WASHINGTON DC 20002



LEGEND

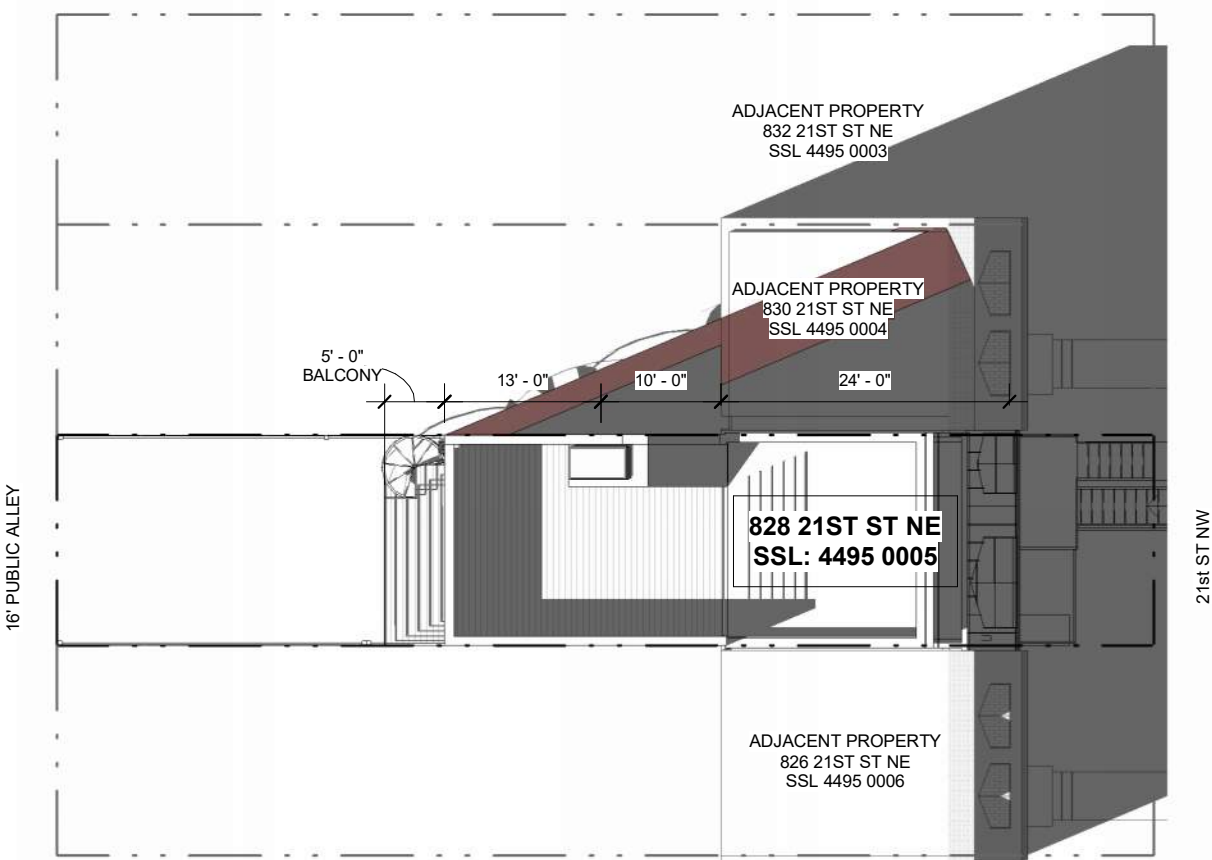
MOR
MATTER-OF RIGHT
NET DIFFERENCE
BETWEEN MATTER-OF
RIGHT SHADOW AND
PROPOSED

1 SOLAR STUDY - EQ - 2PM MOR

A201 | BZA16 1/16" = 1'-0"

3 SOLAR STUDY - EQ - 5PM MOR

A201 | BZA16 1/16" = 1'-0"



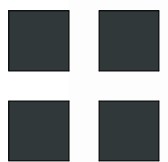
2 SOLAR STUDY - EQ - 2PM

A201 | BZA16 1/16" = 1'-0"

4 SOLAR STUDY - EQ - 5PM

A201 | BZA16 1/16" = 1'-0"

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DESIGN GROUP



SOLAR STUDY - EQUINOX
18 JUN 2024

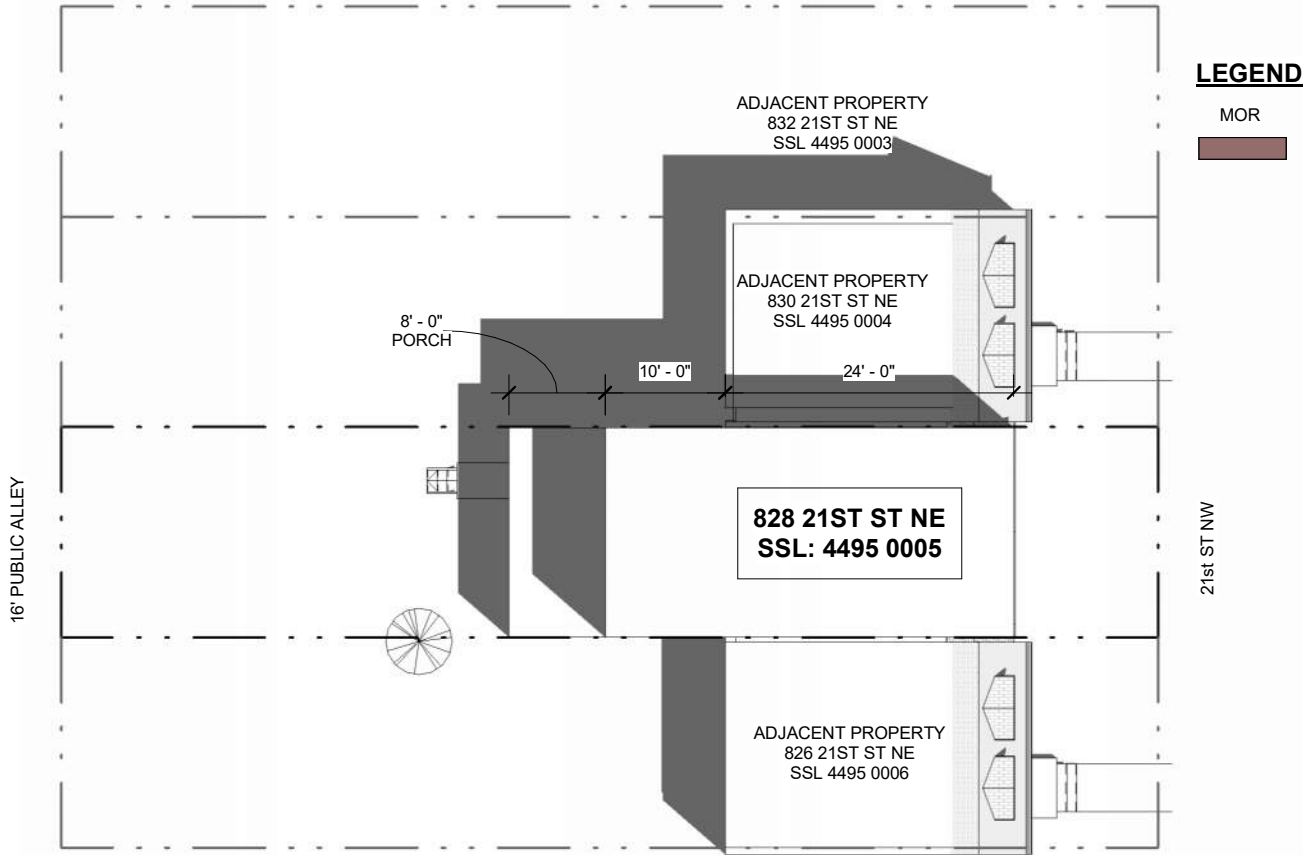
BZA16

828 21ST ST NE WASHINGTON DC 20002

JM3 21



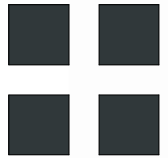
1 SOLAR STUDY - SS - 10AM MOR
A201 | BZA17 1/16" = 1'-0"



3 SOLAR STUDY - SS - 12PM MOR
A201 | BZA17 1/16" = 1'-0"

LEGEND
MOR
MATTER-OF RIGHT
NET DIFFERENCE
BETWEEN MATTER-OF
RIGHT SHADOW AND
PROPOSED

R. MICHAEL CROSS
DESIGN GROUP

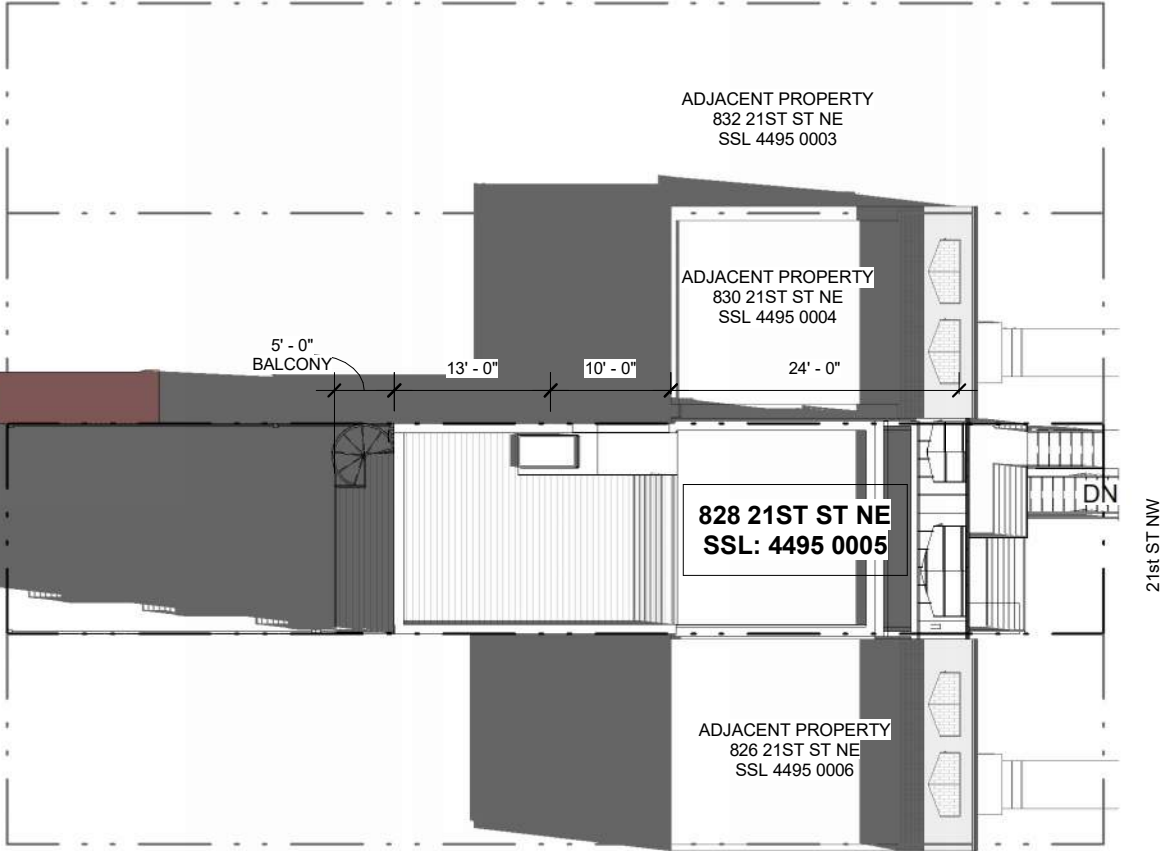


SOLAR STUDY - SUMMER
18 JUN 2024

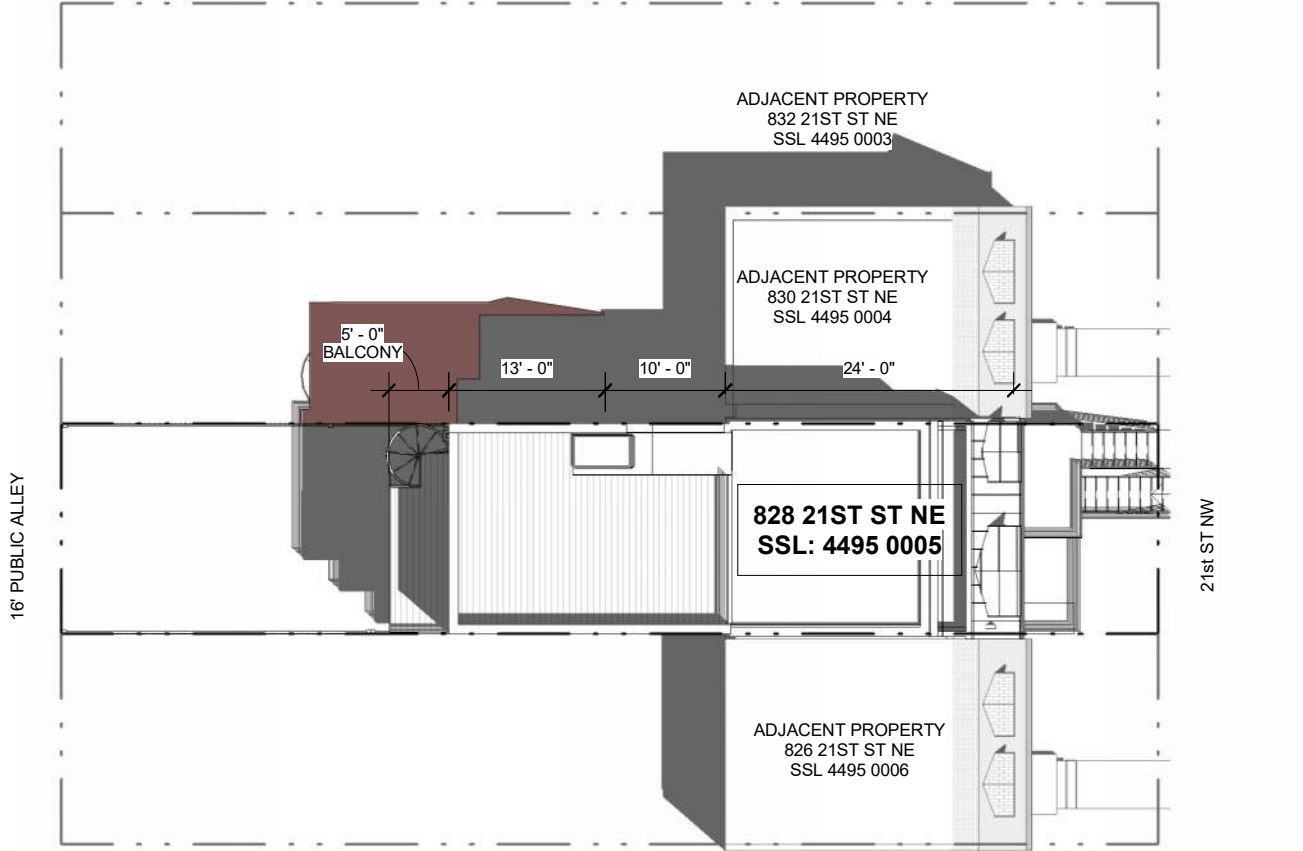
BZA17

828 21ST ST NE WASHINGTON DC 20002

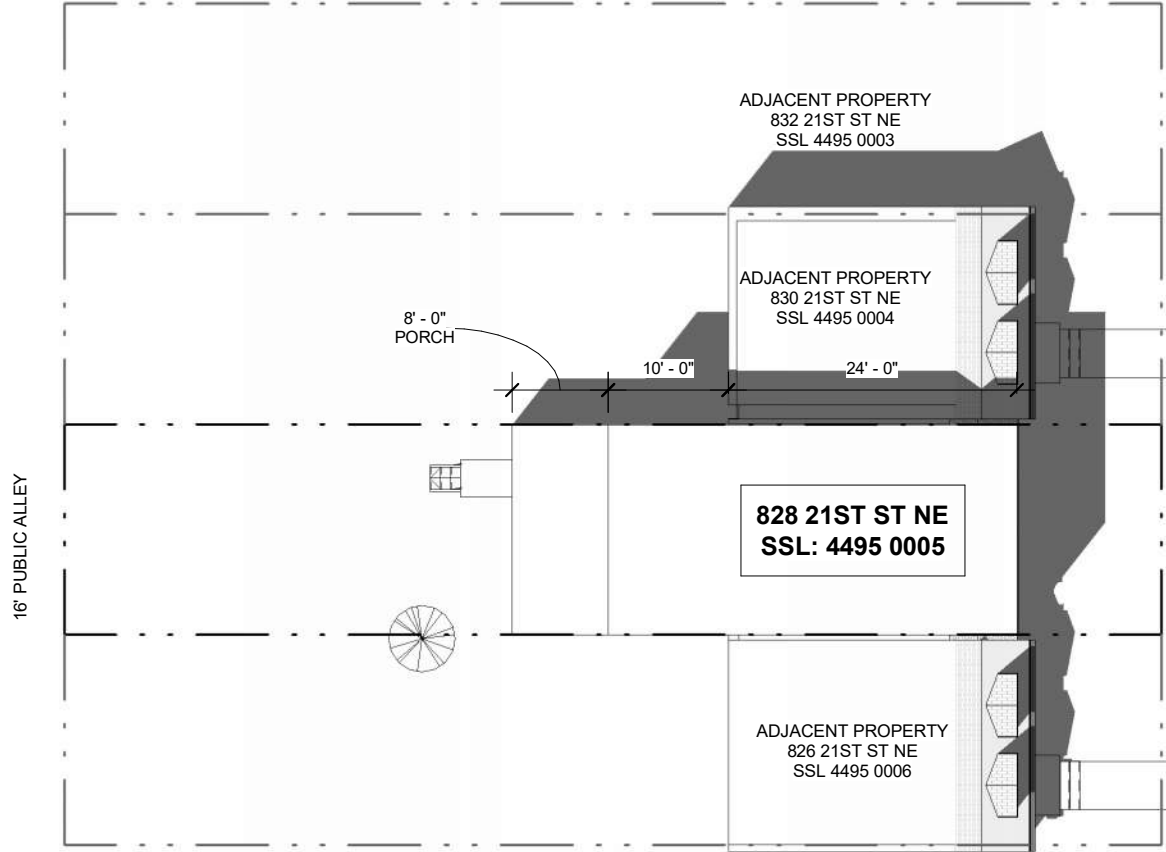
JM3 21



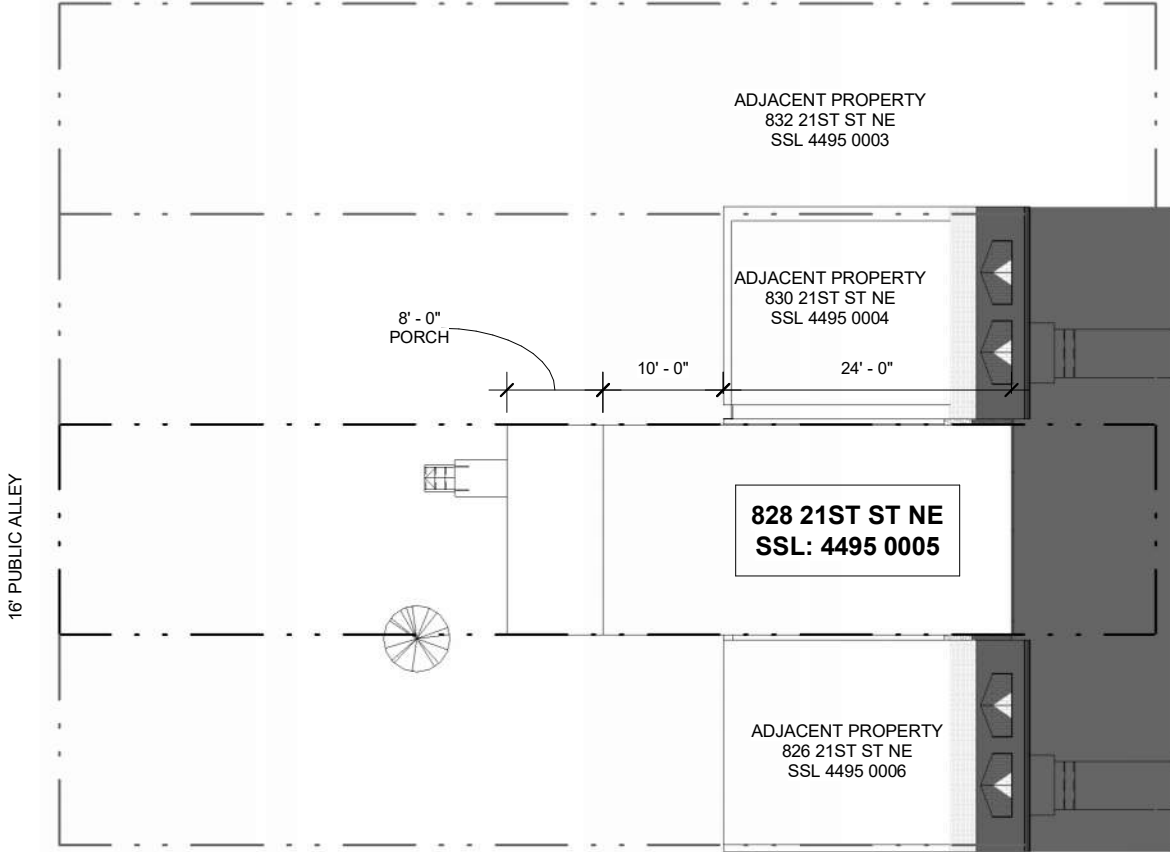
2 SOLAR STUDY - SS - 10AM
A201 | BZA17 1/16" = 1'-0"



4 SOLAR STUDY - SS - 12PM
A201 | BZA17 1/16" = 1'-0"



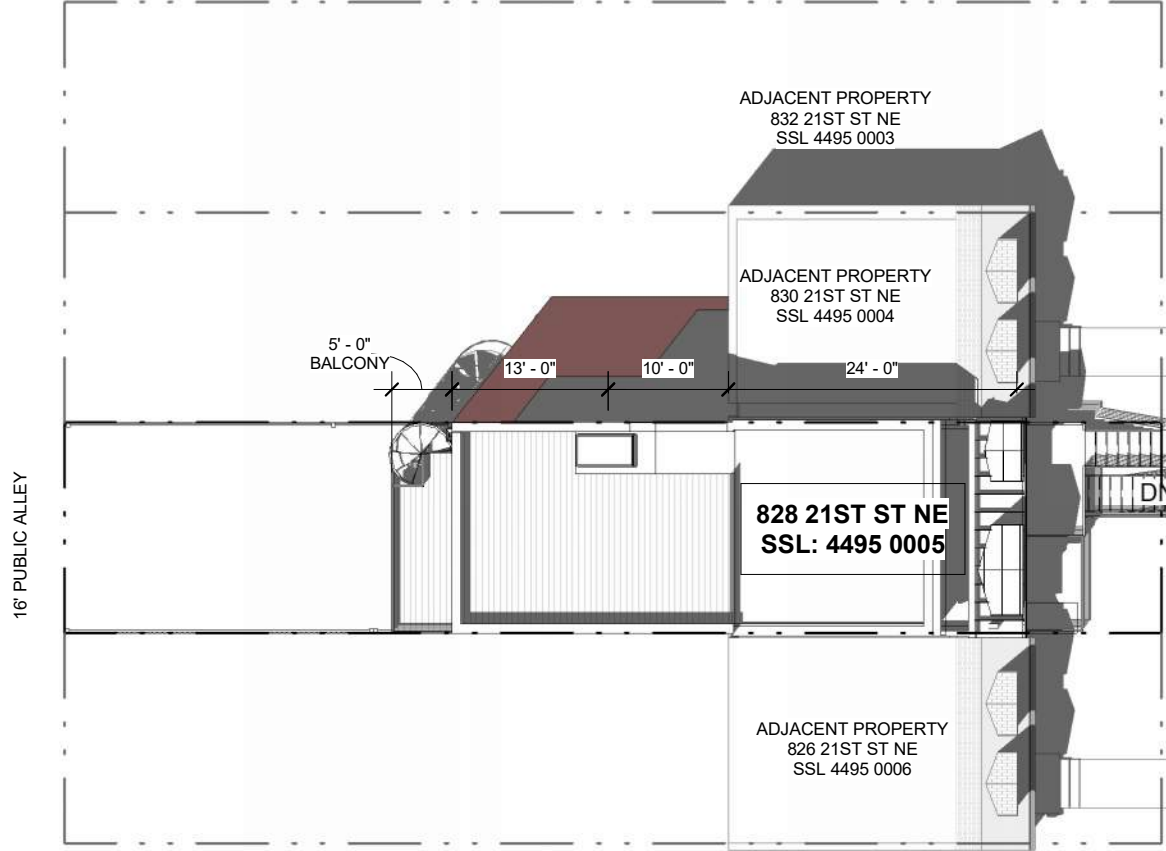
1 SOLAR STUDY - SS - 2PM MOR
A201 | BZA18 1/16" = 1'-0"



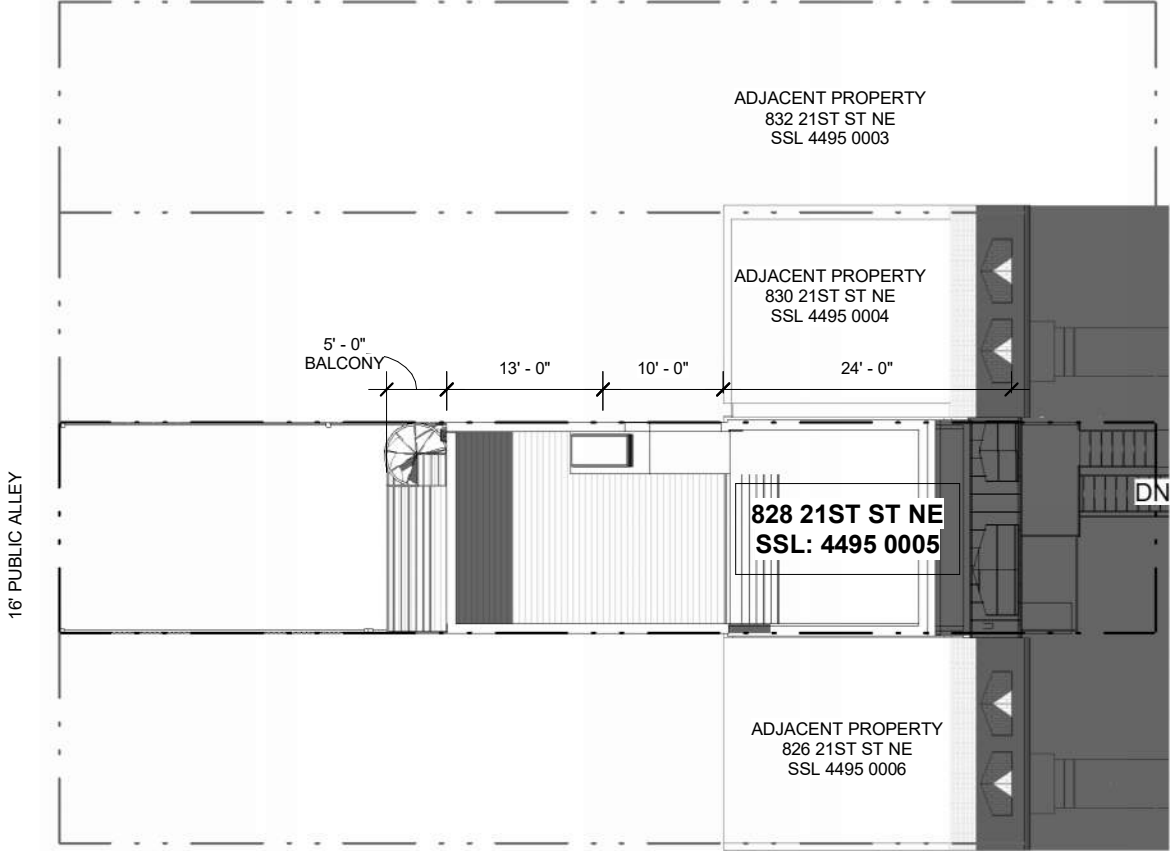
3 SOLAR STUDY - SS - 5PM MOR
A201 | BZA18 1/16" = 1'-0"

LEGEND

MOR
MATTER-OF RIGHT
NET DIFFERENCE
BETWEEN MATTER-OF
RIGHT SHADOW AND
PROPOSED

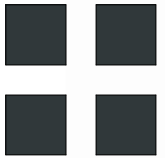


2 SOLAR STUDY - SS - 2PM
A201 | BZA18 1/16" = 1'-0"



4 SOLAR STUDY - SS - 5PM
A201 | BZA18 1/16" = 1'-0"

R. MICHAEL CROSS
DESIGN GROUP

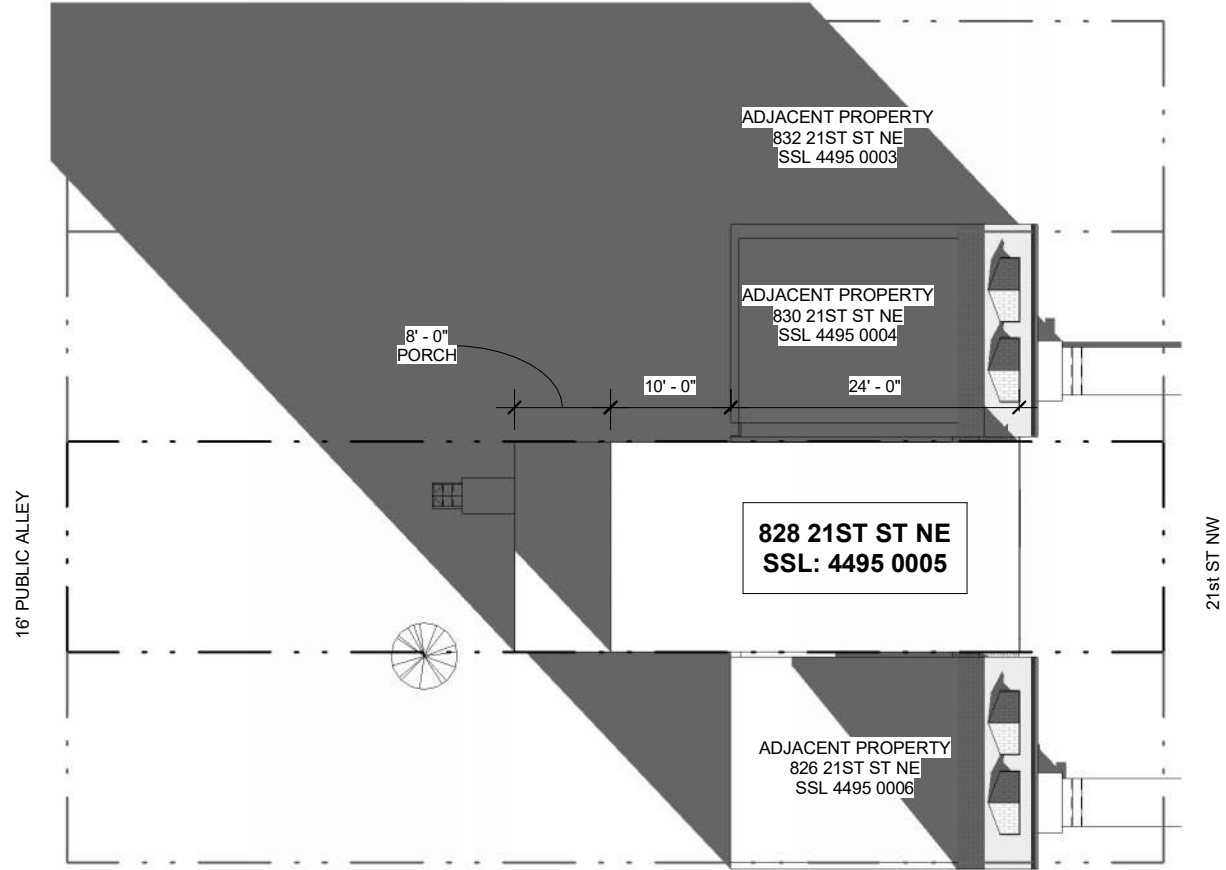


JM3 21

SOLAR STUDY - SUMMER
18 JUN 2024

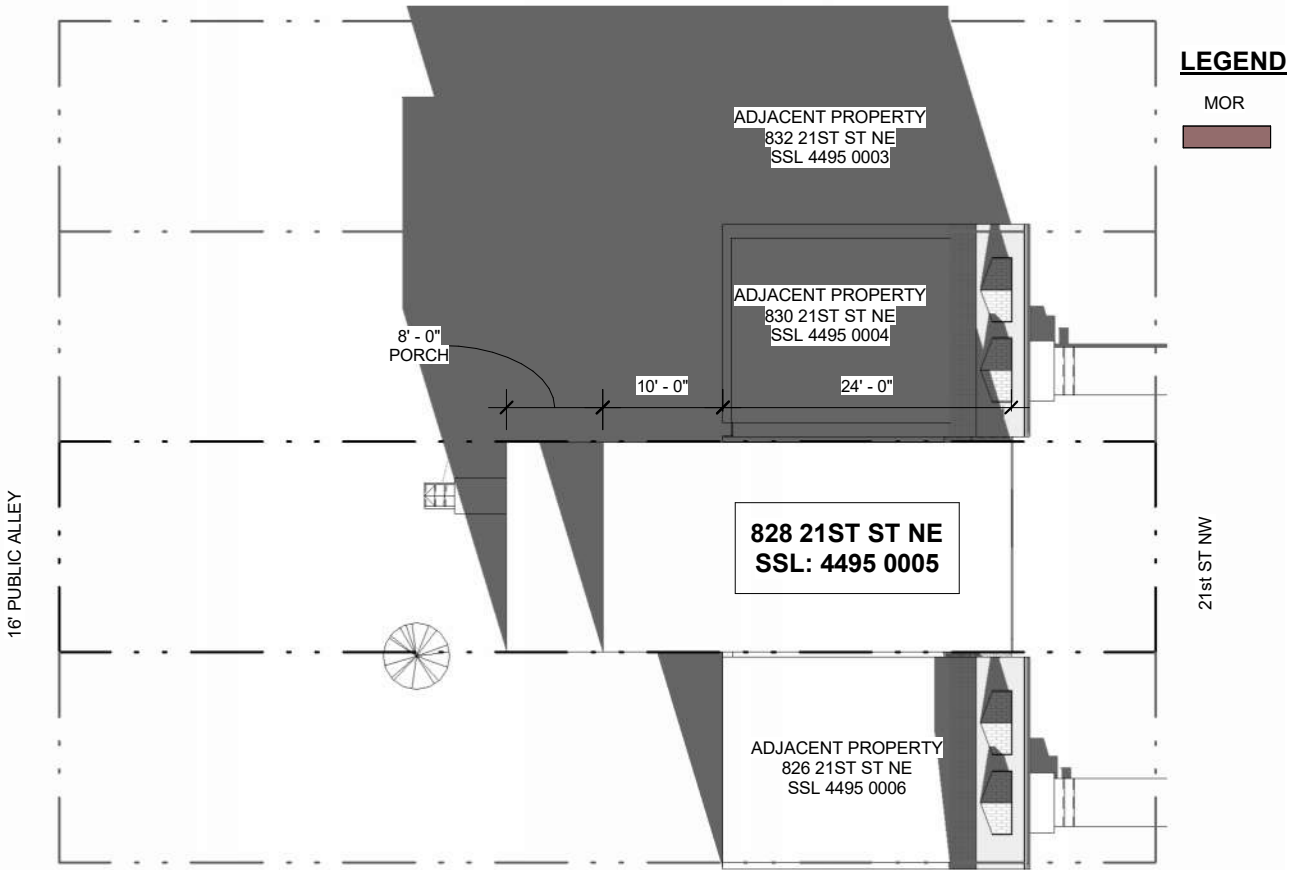
BZA18

828 21ST ST NE WASHINGTON DC 20002



1 SOLAR STUDY - WS - 10AM MOR

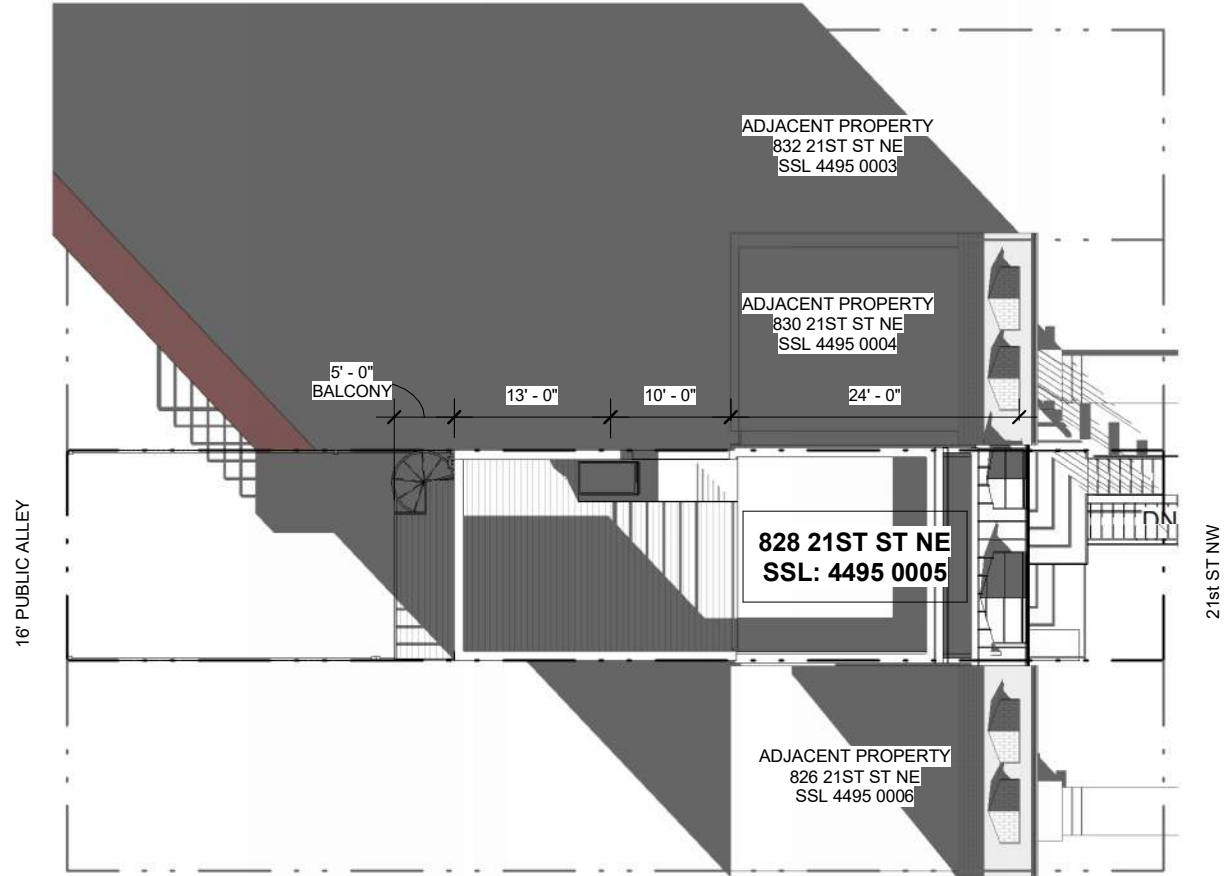
A201 | BZA19 1/16" = 1'-0"



3 SOLAR STUDY - WS - 12PM MOR

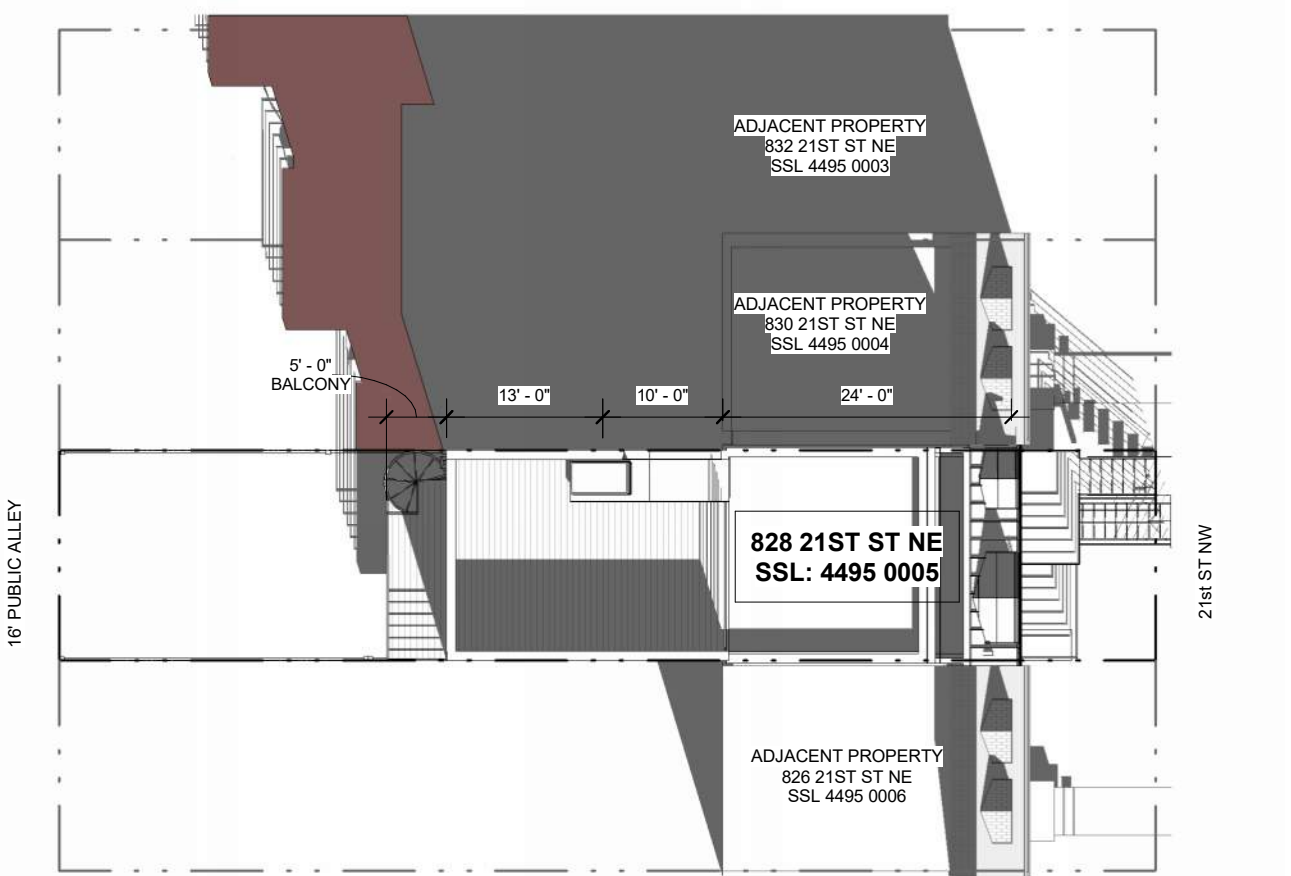
A201 | BZA19 1/16" = 1'-0"

LEGEND
MOR
NET DIFFERENCE
BETWEEN MATTER-OF
RIGHT SHADOW AND
PROPOSED



2 SOLAR STUDY - WS - 10AM

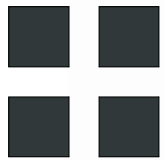
A201 | BZA19 1/16" = 1'-0"



4 SOLAR STUDY - WS - 12PM

A201 | BZA19 1/16" = 1'-0"

R. MICHAEL CROSS
DESIGN GROUP

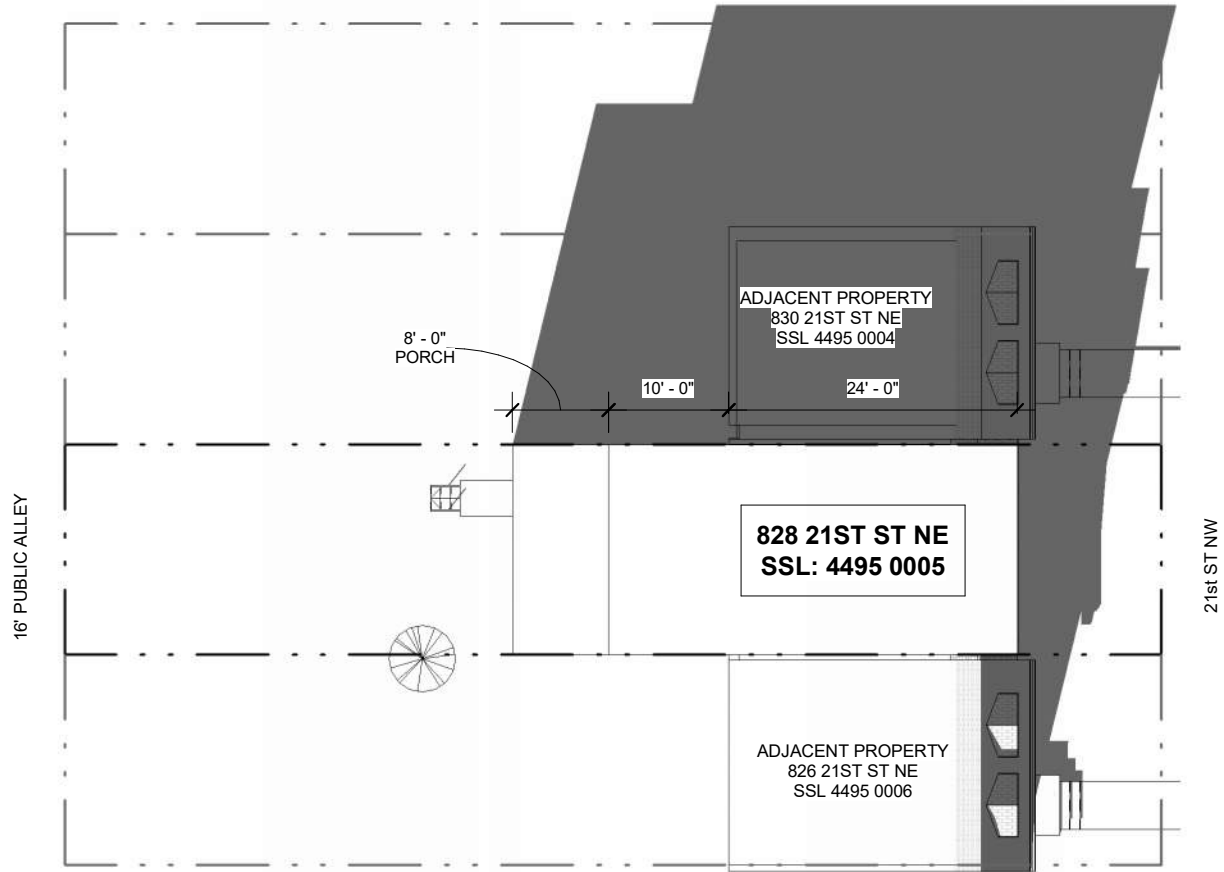


SOLAR STUDY - WINTER
18 JUN 2024

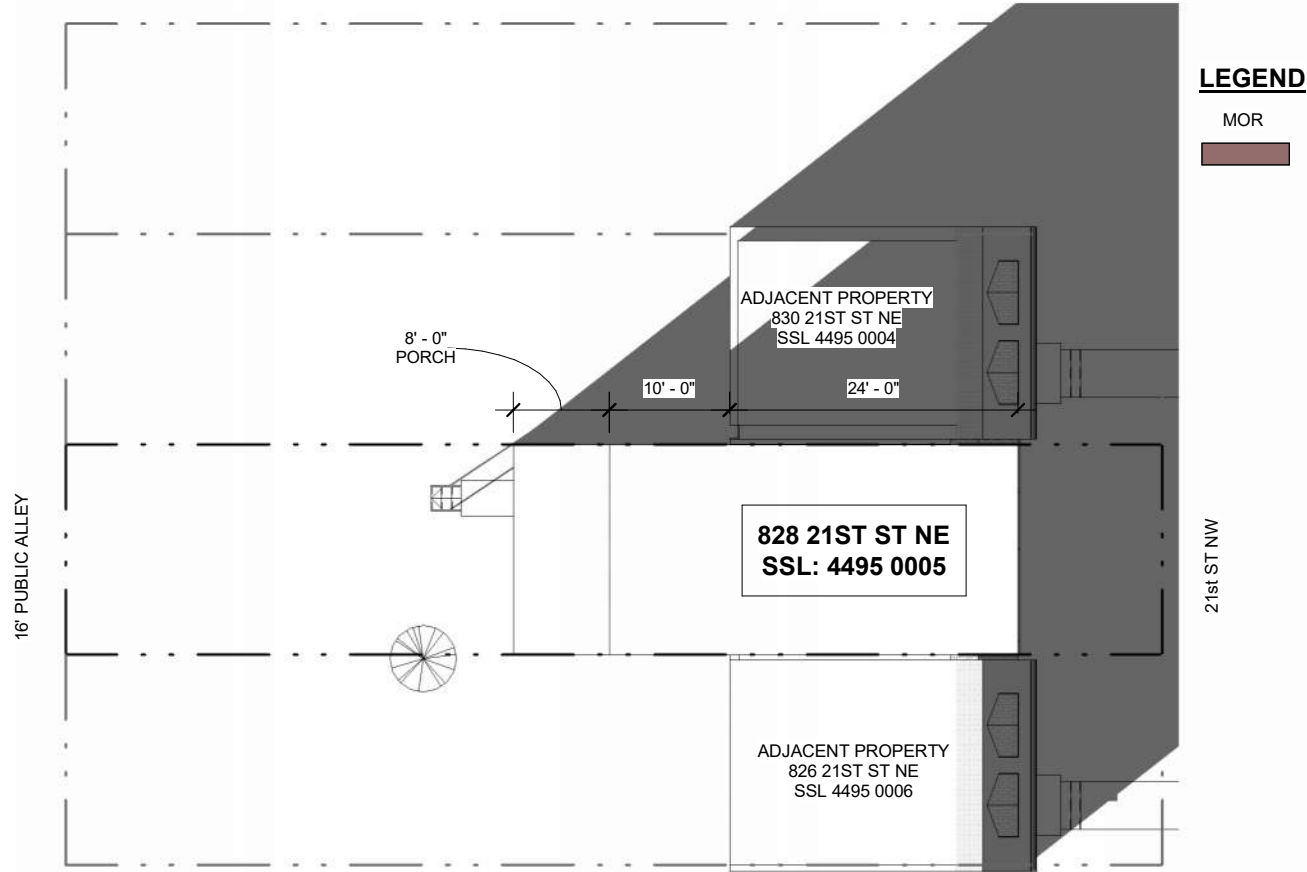
BZA19

828 21ST ST NE WASHINGTON DC 20002

JM3 21



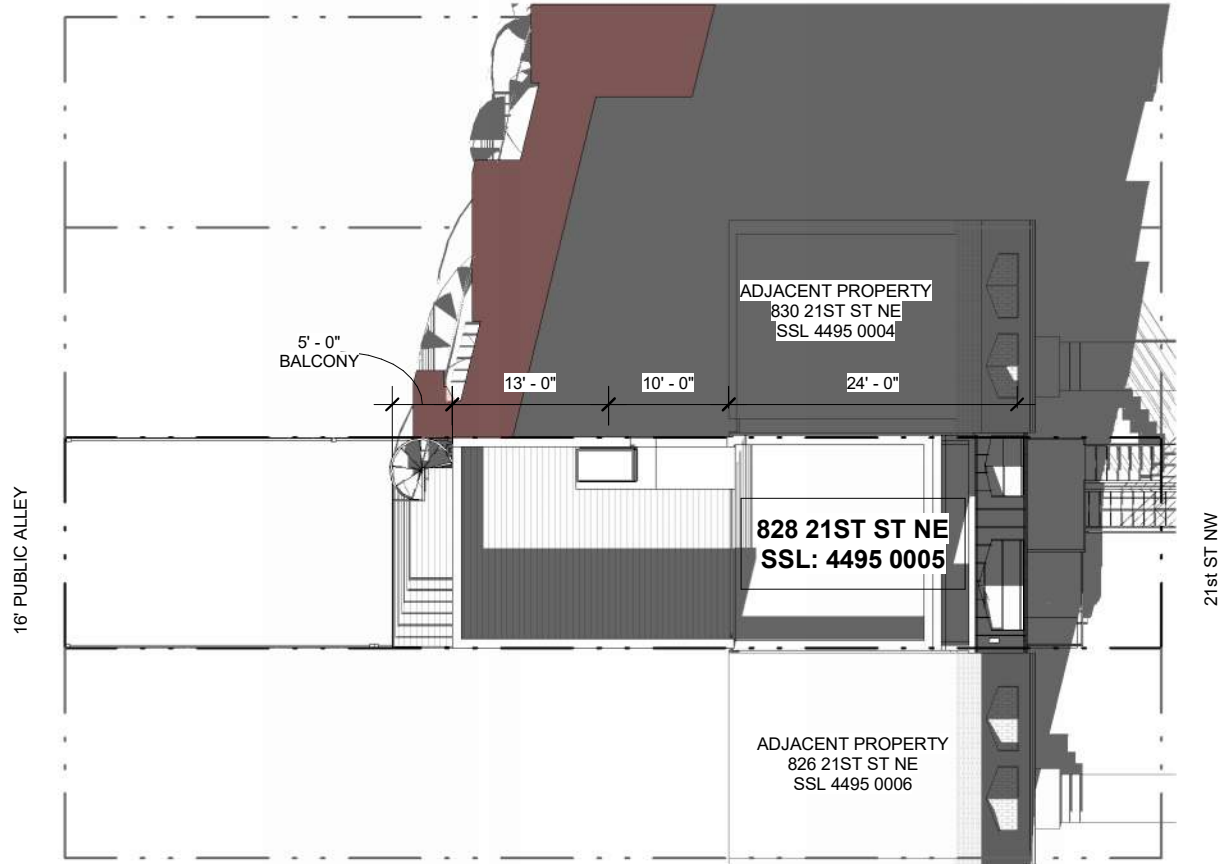
1 SOLAR STUDY - WS - 2PM MOR
A201 | BZA20 1/16" = 1'-0"



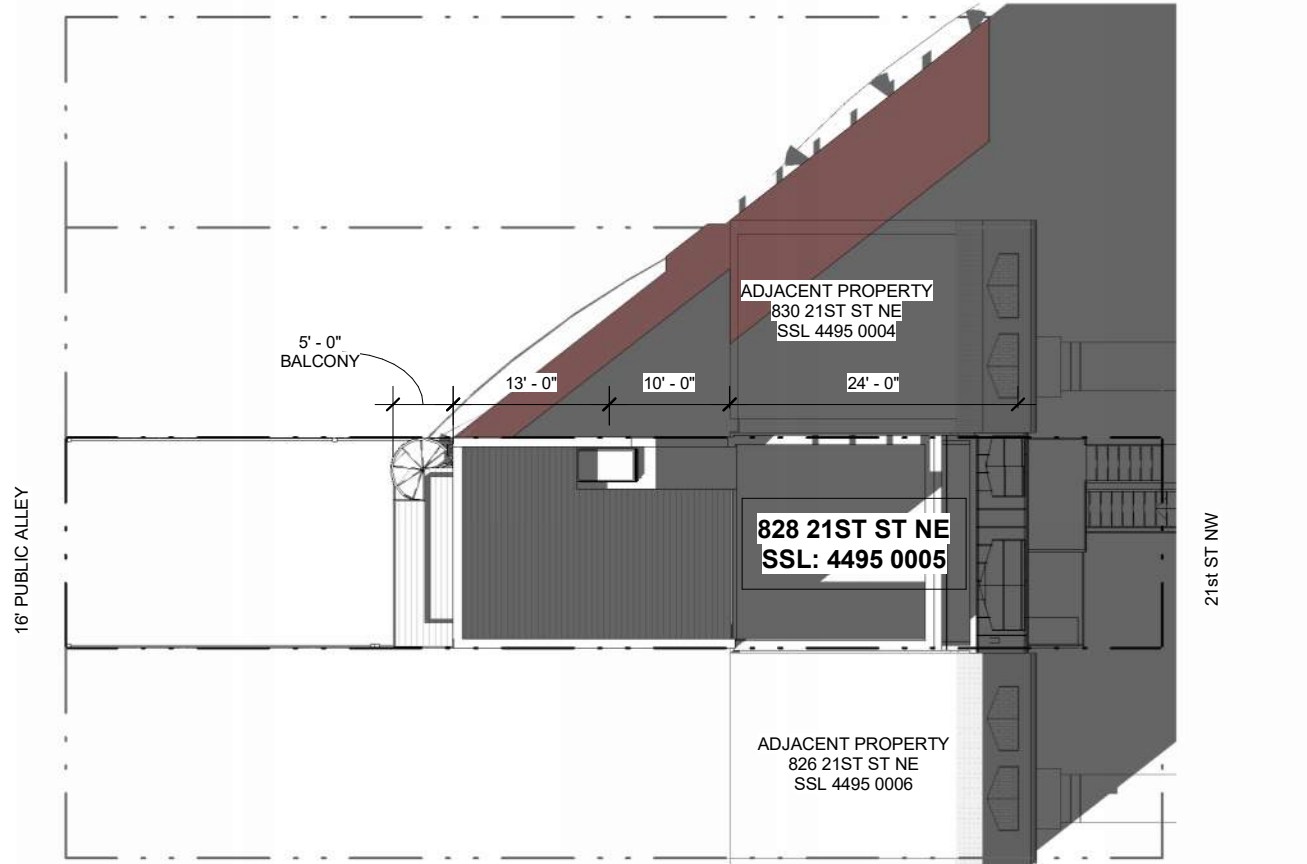
3 SOLAR STUDY - WS - 5PM MOR
A201 | BZA20 1/16" = 1'-0"

LEGEND

MOR
NET DIFFERENCE
BETWEEN MATTER-OF
RIGHT SHADOW AND
PROPOSED



2 SOLAR STUDY - WS - 2PM
A201 | BZA20 1/16" = 1'-0"



4 SOLAR STUDY - WS - 5PM
A201 | BZA20 1/16" = 1'-0"

R. MICHAEL CROSS
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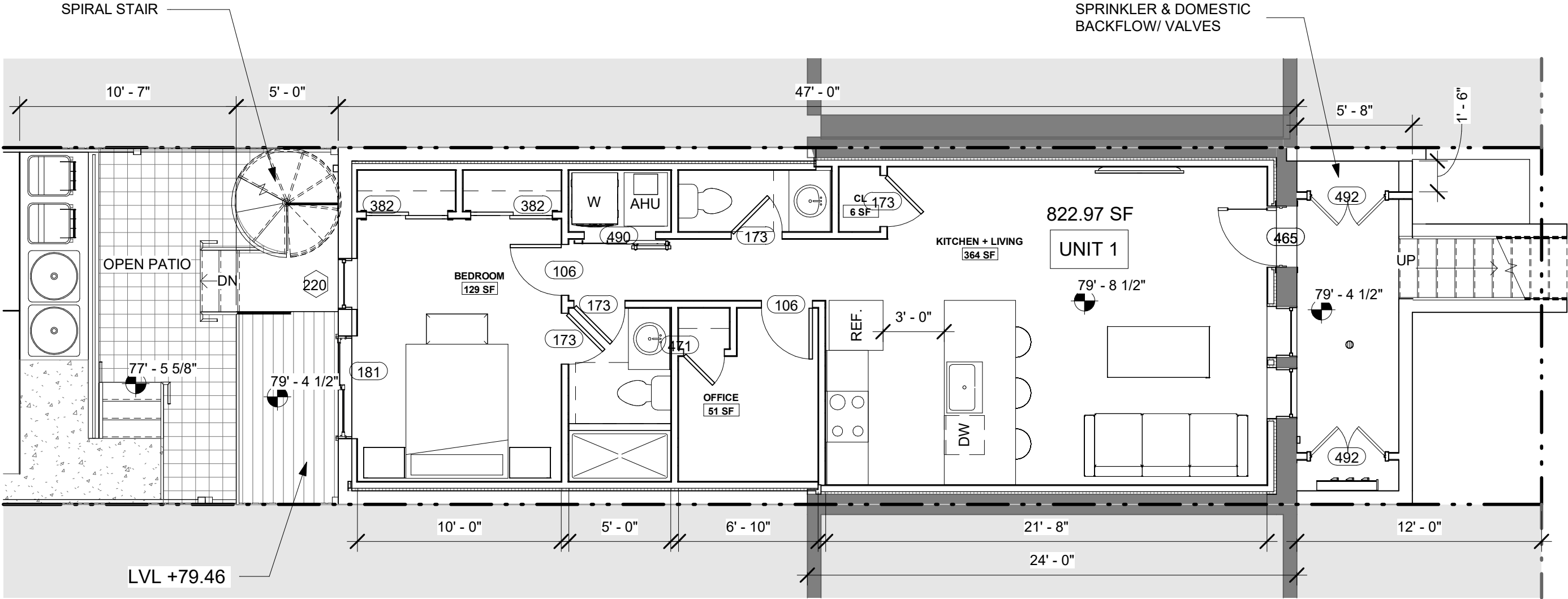


SOLAR STUDY - WINTER
18 JUN 2024

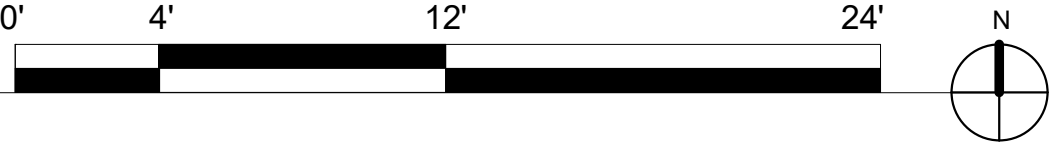
BZA20

828 21ST ST NE WASHINGTON DC 20002

JM3 21



1 00 CELLAR- BZA
A201 | BZA06 3/16" = 1'-0"



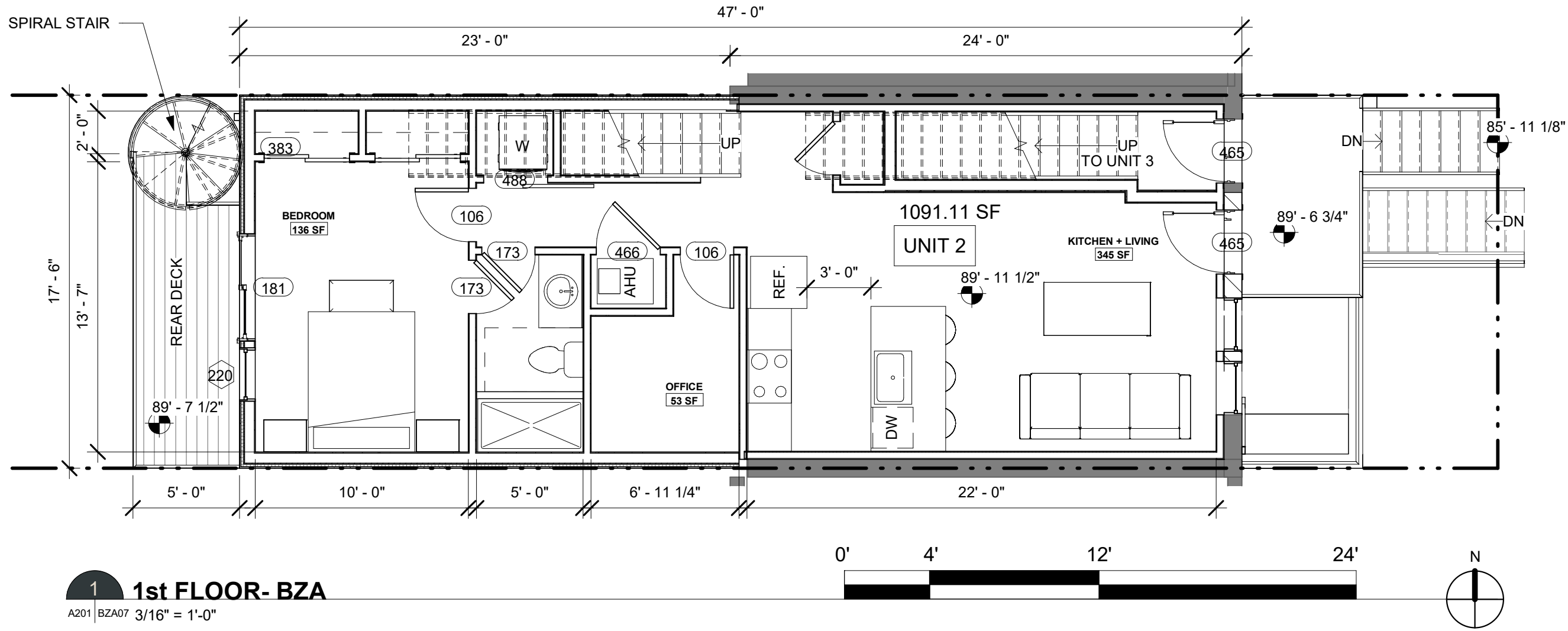
JM3 21

PROPOSED CELLAR
18 JUN 2024

BZA06

828 21ST ST NE WASHINGTON DC 20002

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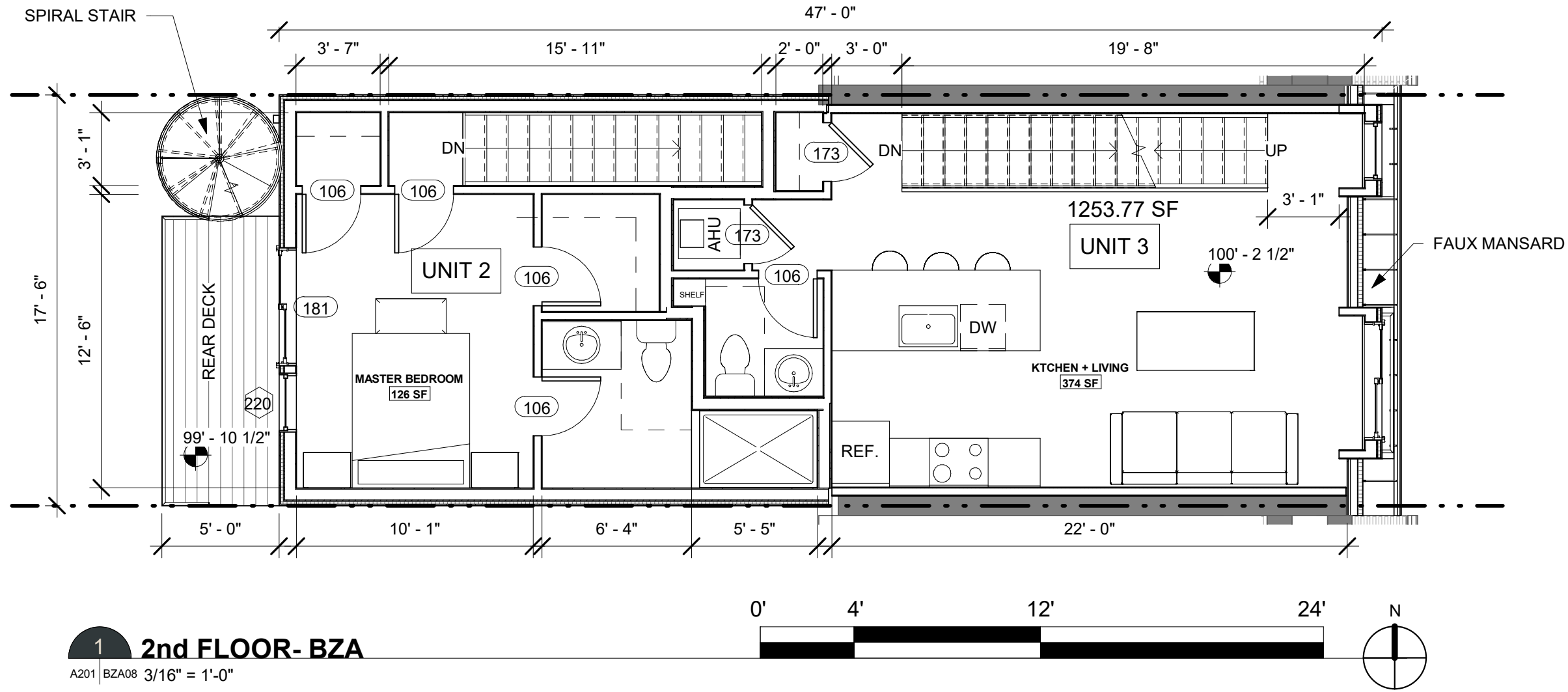
JM3 21

PROPOSED 1ST FLOOR

18 JUN 2024

BZA07

828 21ST ST NE WASHINGTON DC 20002



JM3 21

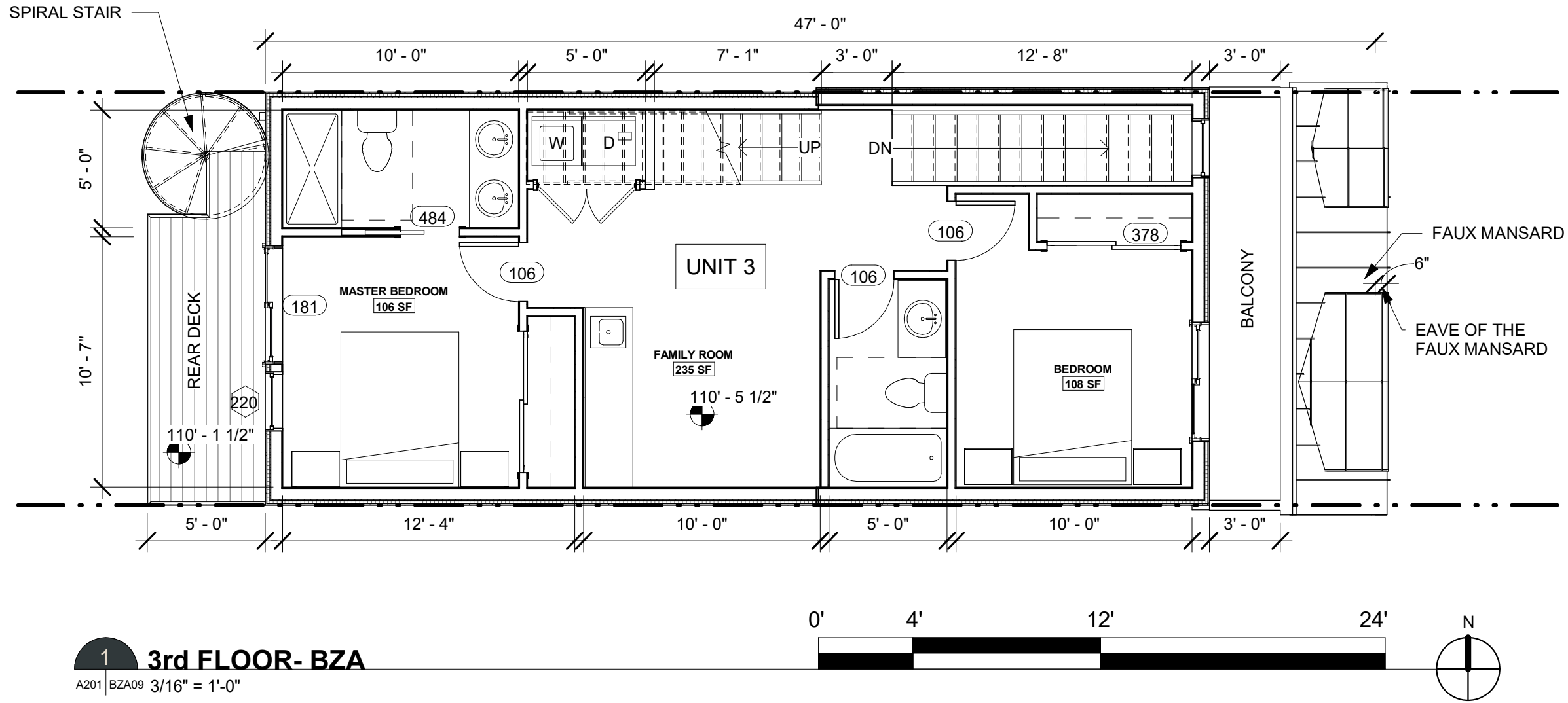
PROPOSED 2ND FLOOR

18 JUN 2024

BZA08

828 21ST ST NE WASHINGTON DC 20002

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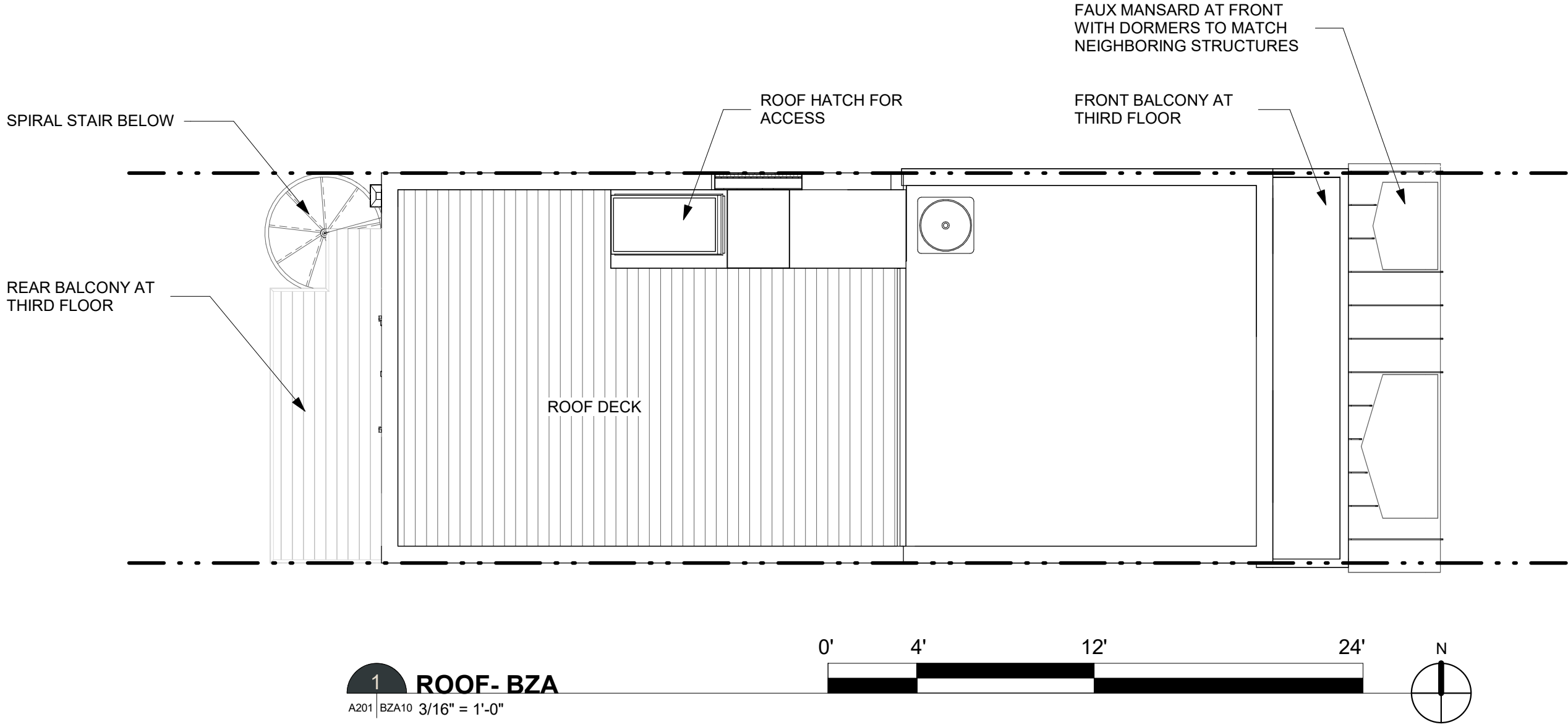
1 3rd FLOOR- BZA
A201 | BZA09 3/16" = 1'-0"

JM3 21

PROPOSED 3RD FLOOR
18 JUN 2024

BZA09

828 21ST ST NE WASHINGTON DC 20002



JM3 21

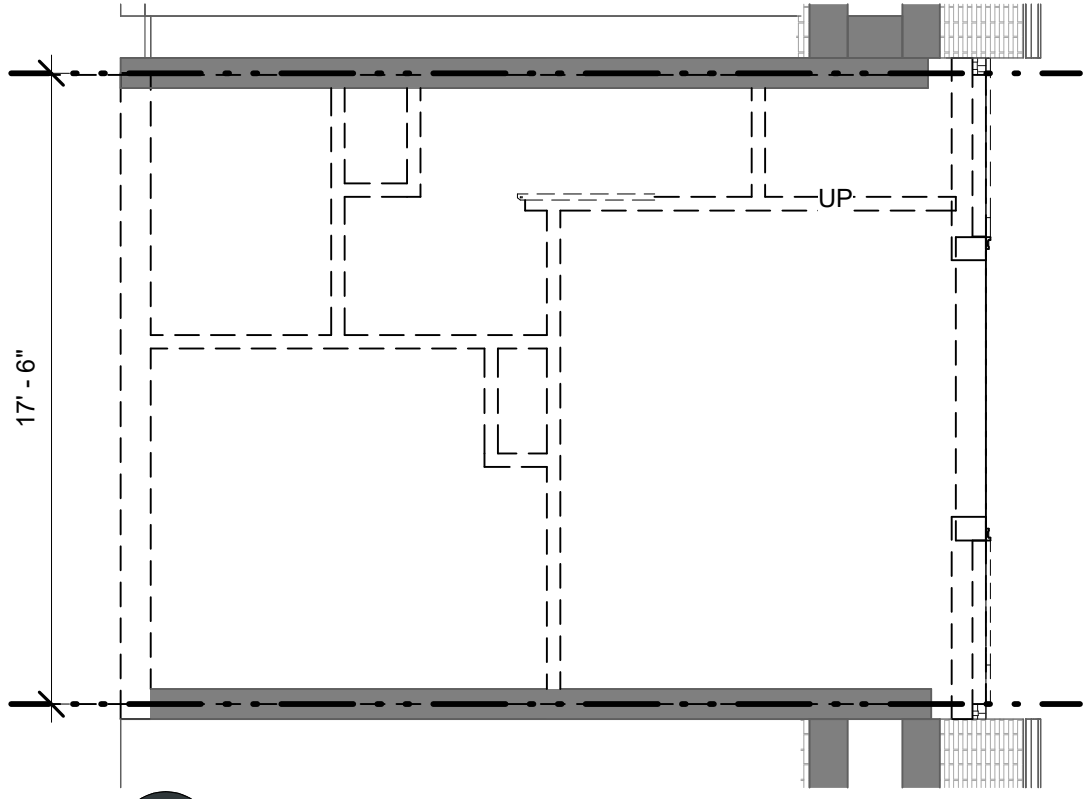
PROPOSED ROOF PLAN

18 JUN 2024

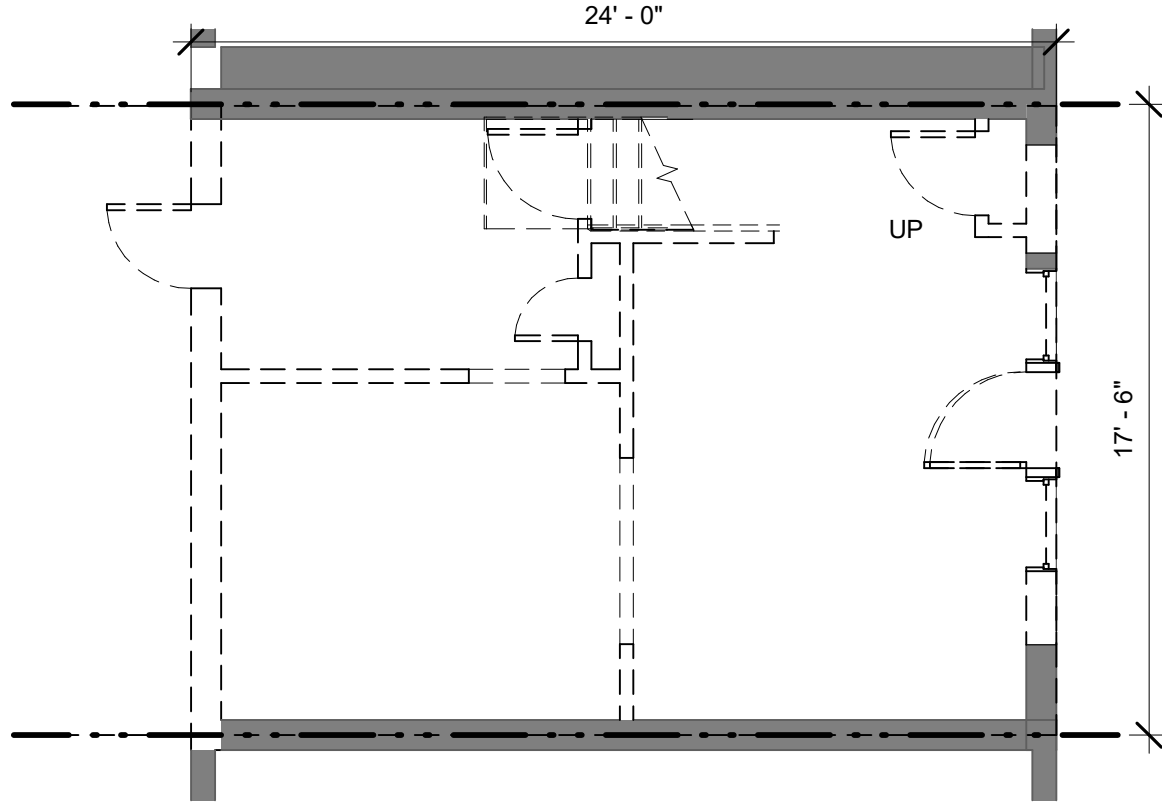
BZA10

828 21ST ST NE WASHINGTON DC 20002

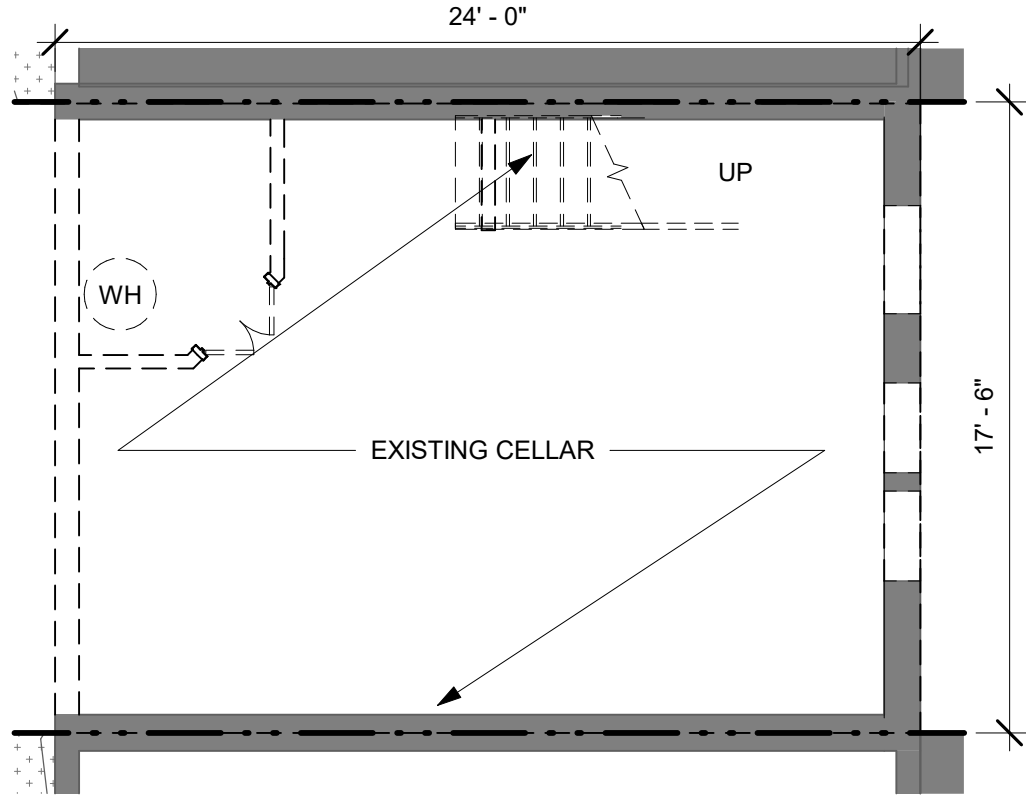
R. MICHAEL CROSS
DESIGN GROUP



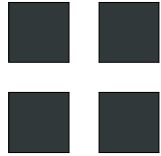
3 DEMO PLAN - 2nd FLOOR
A201 | BZA05 3/16" = 1'-0"

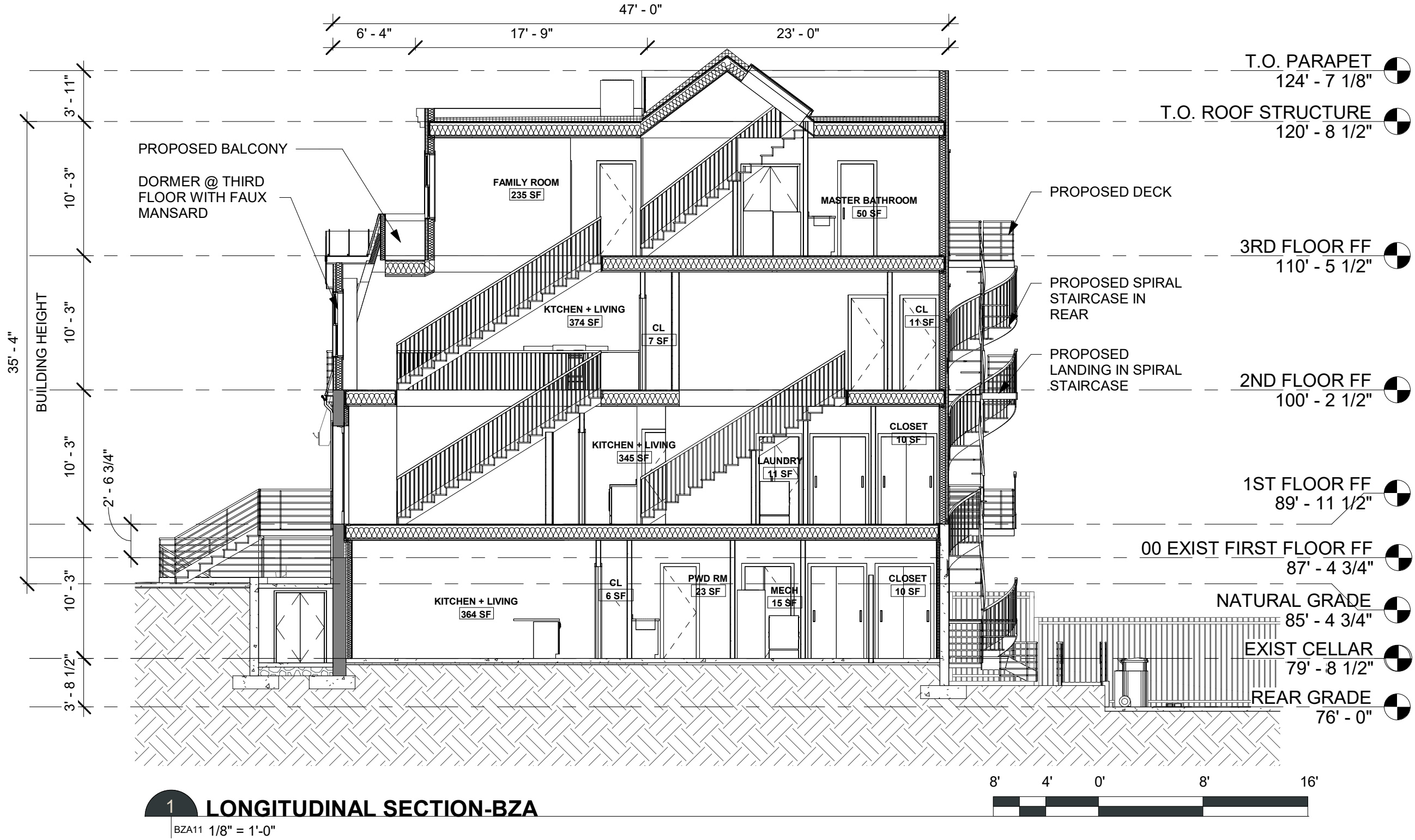


2 DEMO PLAN - 1st FLOOR
A201 | BZA05 3/16" = 1'-0"



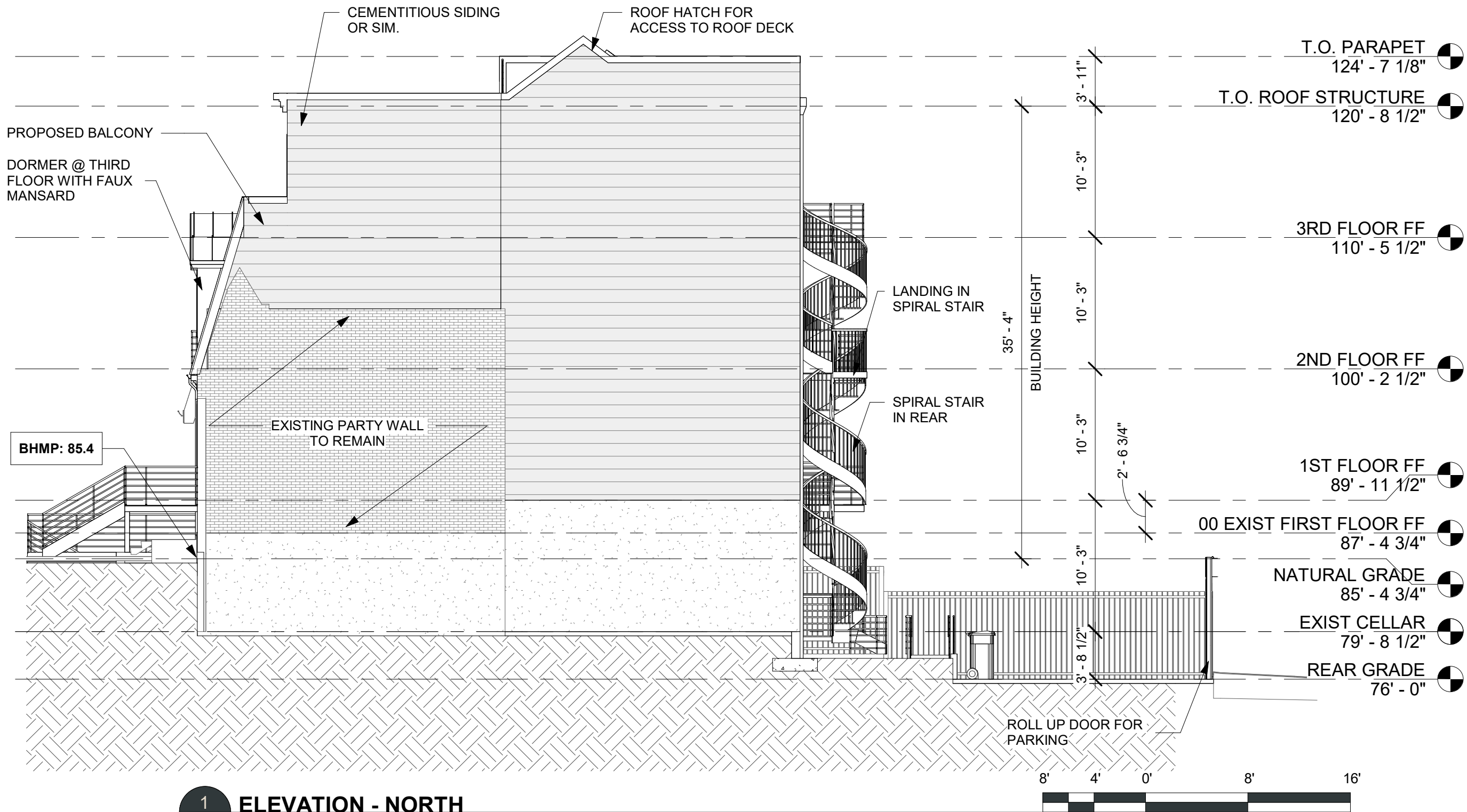
1 DEMO PLAN - CELLAR
A201 | BZA05 3/16" = 1'-0"





1 LONGITUDINAL SECTION-BZA
BZA11 1/8" = 1'-0"

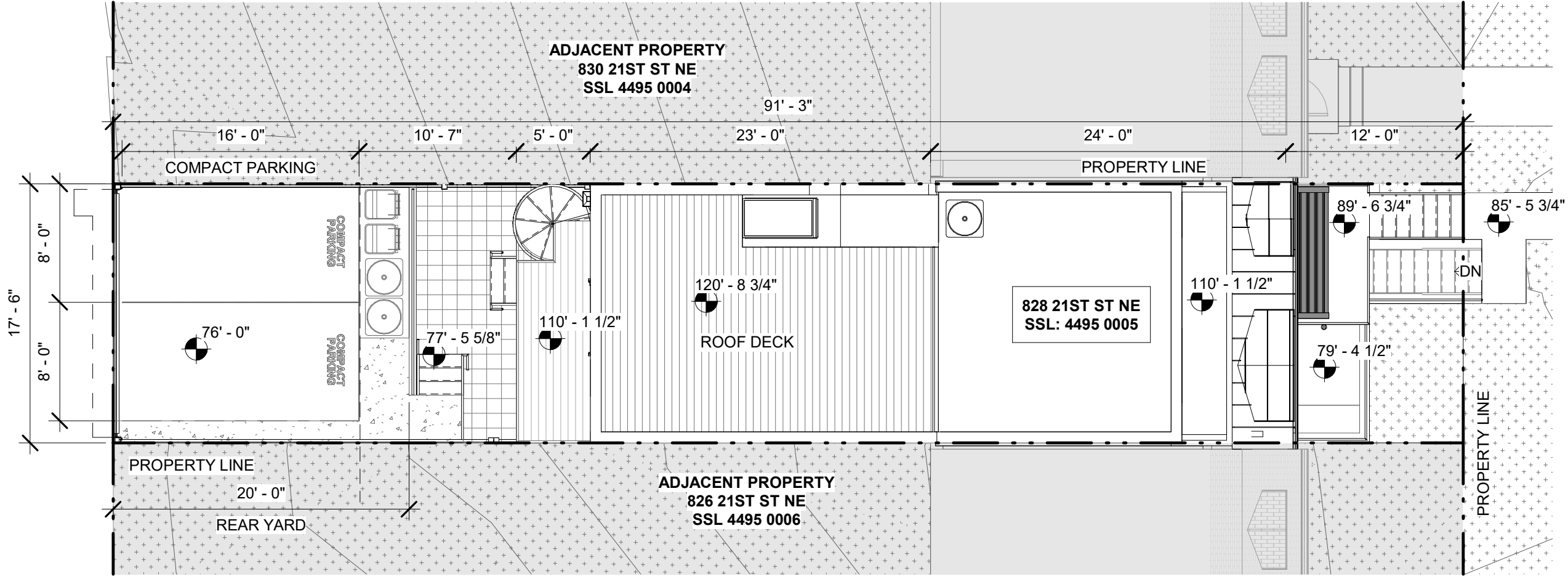
JM3 21



1 ELEVATION - NORTH
BZA13 1/8" = 1'-0"

JM3 21

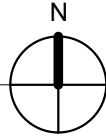
16' PUBLIC ALLEY



1

GRADING/LANDSCAPING

A201 | BZA14 1/8" = 1'-0"



JM3 21

GRADING/LANDSCAPING

18 JUN 2024

BZA14

828 21ST ST NE WASHINGTON DC 20002

R. MICHAEL CROSS
DESIGN GROUP