



2 PROPOSED STRUCTURE
BZA 01

ZONING INFO

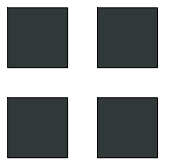
Address: 3569 Warder Rd NW Washington DC 20010
 SSL: 3035 0820
 Lot Area: 4,500 SF
 Lot Coverage Allowable: 2,700 SF [60%]
 Exist: 990 SF
 Proposed: 2,700 SF [60%]
 # of Stories Max Height: 35'
 Exist: 20' - 2 Stories
 Proposed: 35' - 3 Stories
 Gross Area Exist: 1,980 GSF
 Proposed: 8,100 GSF
 Year Built: 1908
 Land Use: Residential - Row - Mutli-Family
 Zoning: RF-1
 Historic District: N/A

LOCATION MAP



DRAWING LIST - BZA	
Sheet Number	Sheet Name
BZA 01	COVER SHEET
BZA 02	CONTEXT PHOTOS
BZA 03	PROPOSED SITE PLAN
BZA 04	PROPOSED FLOOR PLANS
BZA 05	PROPOSED FLOOR PLANS
BZA 06	RENDERING

R. MICHAEL CROSS
DESIGN GROUP



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3569 Warder Rd NW

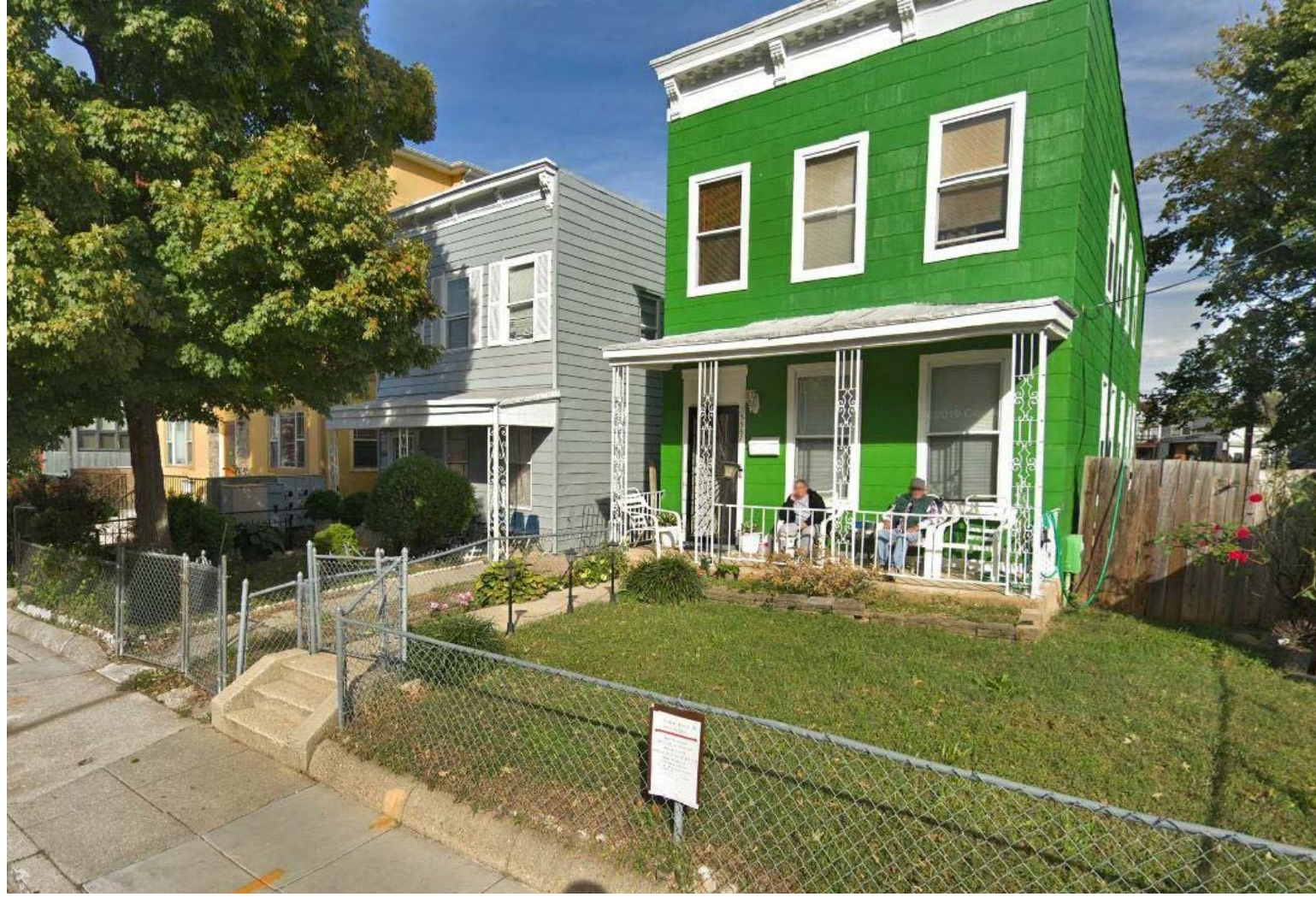
ADR W2

BZA 01

Board of Zoning Adjustment
District of Columbia
CASE NO. 20114
EXHIBIT NO. 4



FRONT CONTEXT

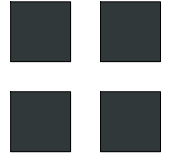


FRONT CONTEXT

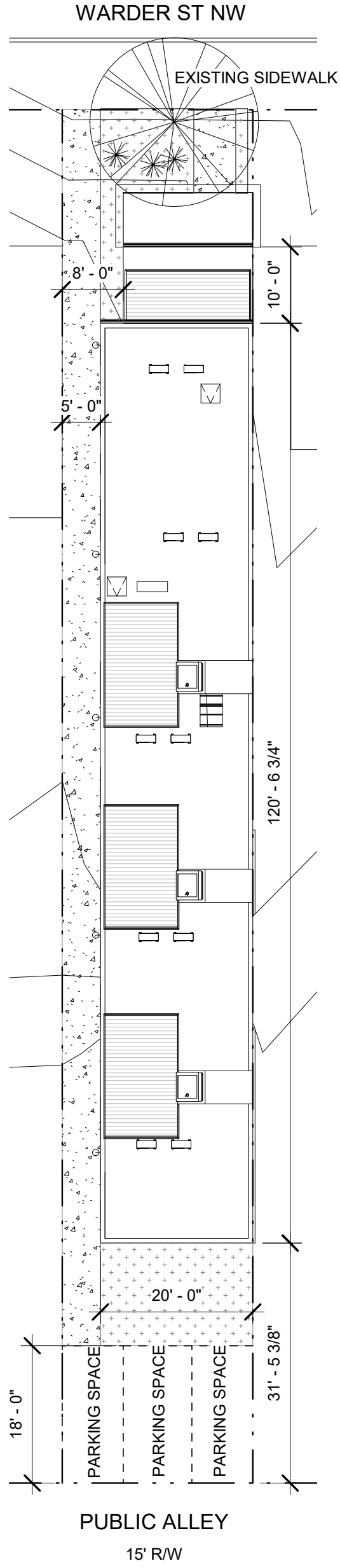
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BZA 02

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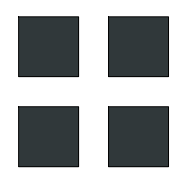


1 SITE PLAN
 A201 BZA 03 1/16" = 1'-0"

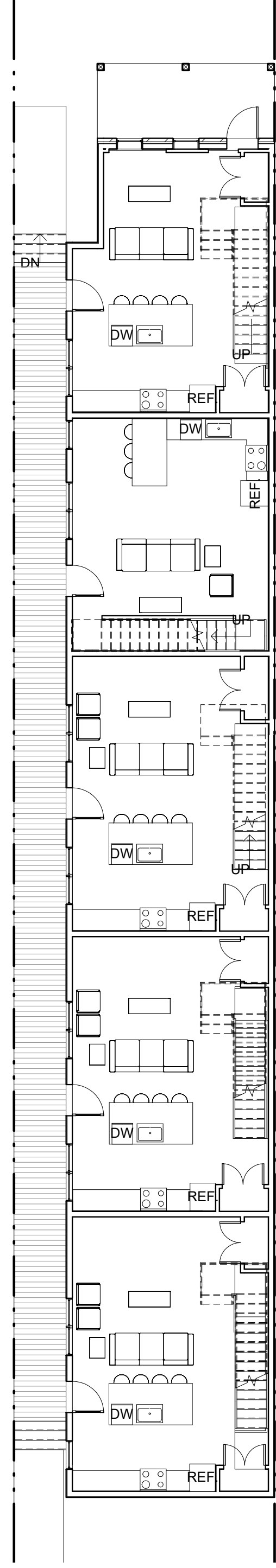
ADR W2

BZA 03

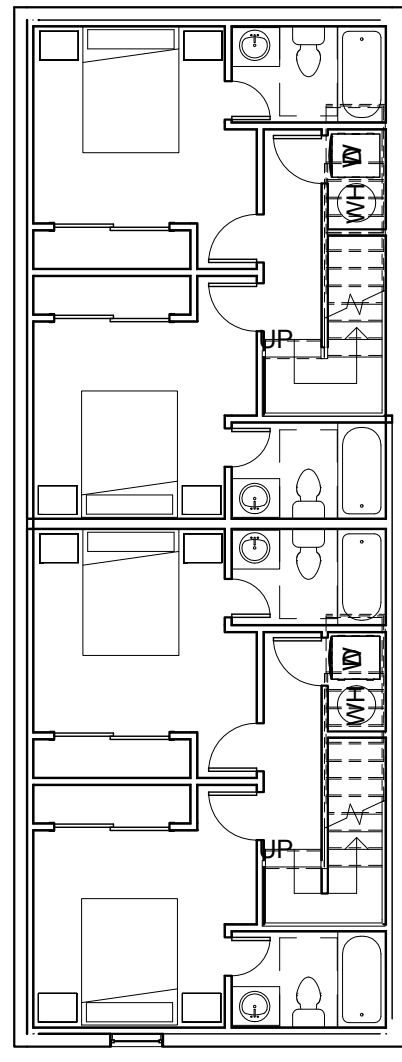
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2 1st FLOOR
 A201 BZA 04 1" = 10'-0"

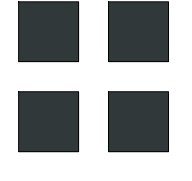


1 00 CELLAR
 A201 BZA 04 1" = 10'-0"

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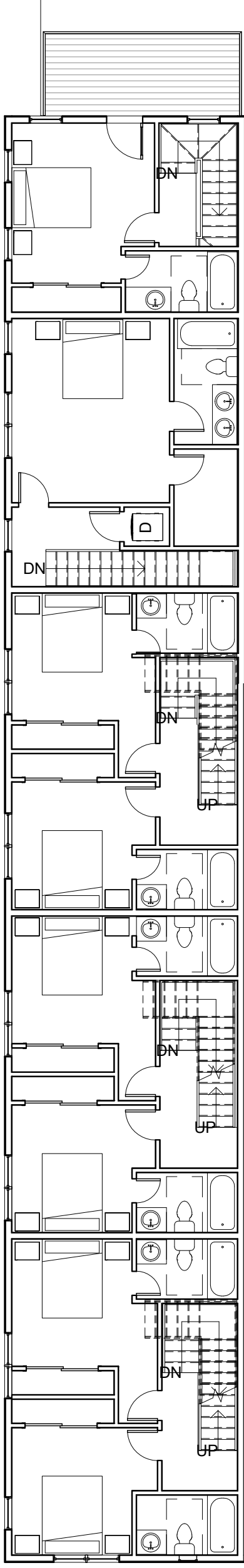
BZA 04

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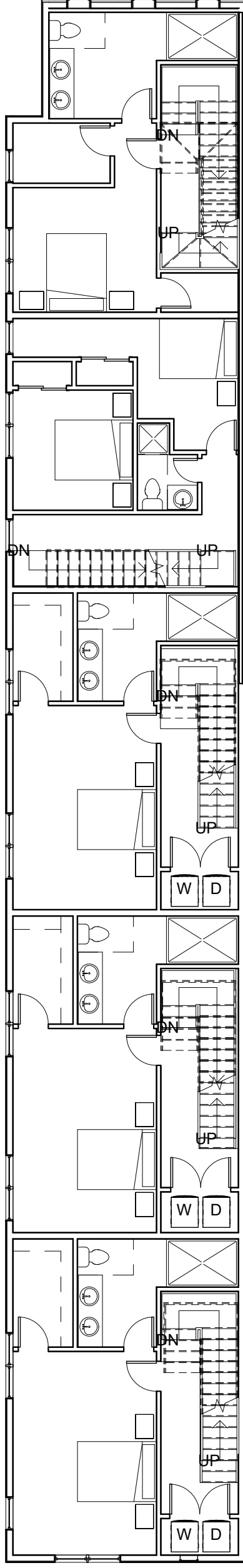


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2 3rd FLOOR
A201 BZA 05 1" = 10'-0"



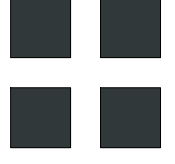
1 2nd FLOOR
A201 BZA 05 1" = 10'-0"



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BZA 05

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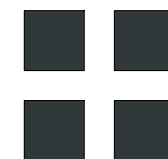
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BZA 06

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