

1 PROPOSED AXONOMETRIC
BZA 01



2 PROPOSED PERSPECTIVE
BZA 01

ZONING INFO

Address: 3569 Warder St 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	RENDERING
BZA 03A	CONTEXT PHOTOS
BZA 03B	CONTEXT AERIALS
BZA 04	PROPOSED SITE PLAN
BZA 05A	SOLAR STUDY - WINTER SOLSTICE - EXISTING
BZA 05B	SOLAR STUDY - SUMMER SOLSTICE - EXISTING
BZA 05C	SOLAR STUDY - WINTER SOLSTICE - MATTER OF RIGHT
BZA 05D	SOLAR STUDY - SUMMER SOLSTICE - MATTER OF RIGHT
BZA 06A	PROPOSED FLOOR PLANS
BZA 06B	PROPOSED FLOOR PLANS
BZA 07A	PROPOSED ELEVATIONS
BZA 07B	PROPOSED ELEVATIONS
BZA 07C	PROPOSED ELEVATIONS

ADR W2

BZA 01

08/20/19
3569 Warder St NW

R. MICHAEL CROSS
DESIGN GROUP

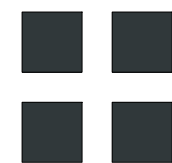
Board of Zoning Adjustment
District of Columbia
CASE NO.20114
EXHIBIT NO.33



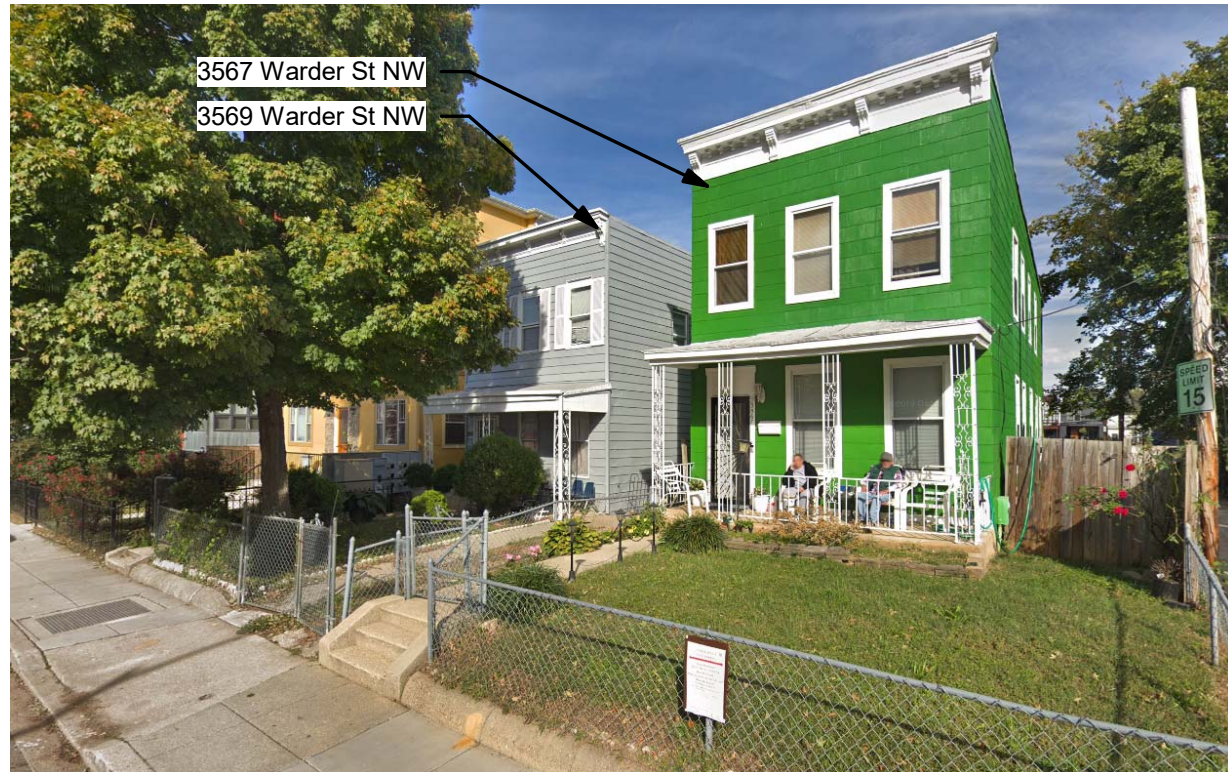
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BZA 02

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3569 Warder St NW



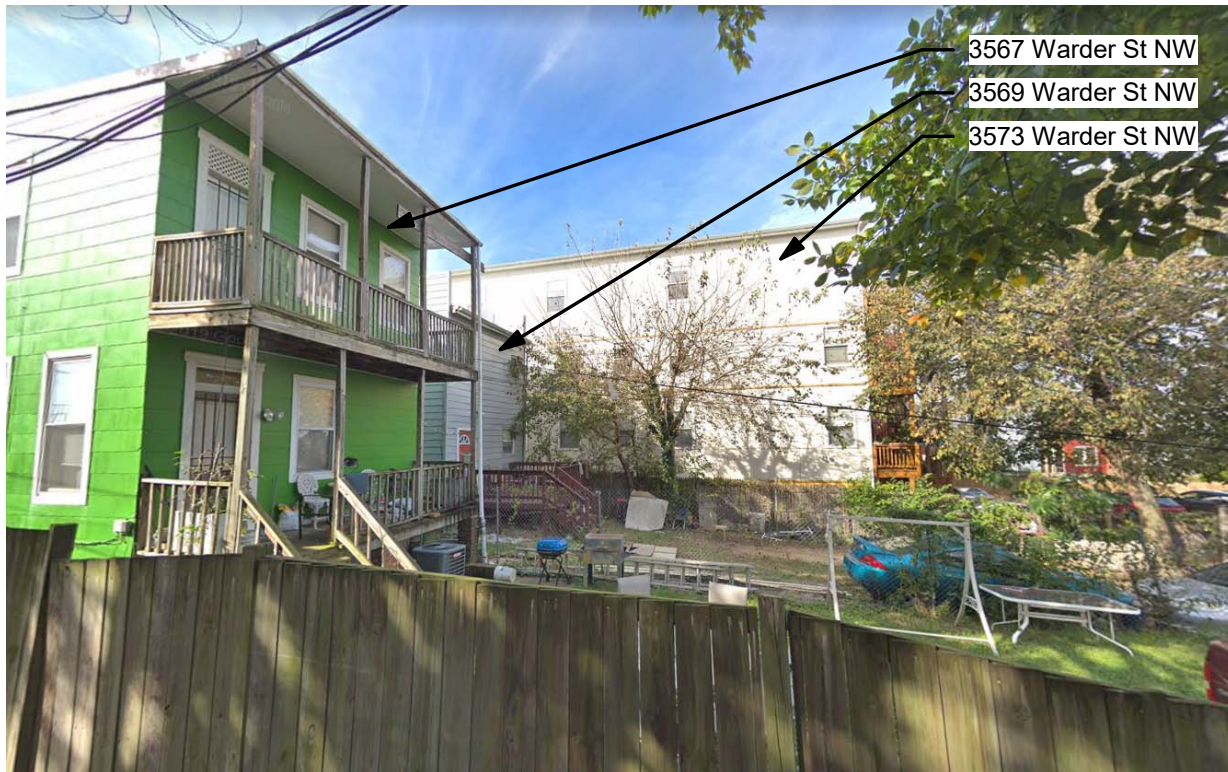
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FROM STREET (SHOWING 3567 WARDER ST NW)



FROM STREET (SHOWING 3573 WARDER ST NW)



FROM ALLEY (SOUTH / SIDE)

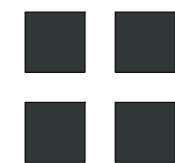


FROM ALLEY (EAST / REAR)

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BZA 03A

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3569 Warder St NW



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AERIAL - WEST



AERIAL - EAST



AERIAL - SOUTH

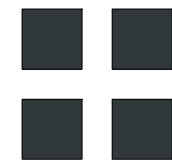


AERIAL - NORTH

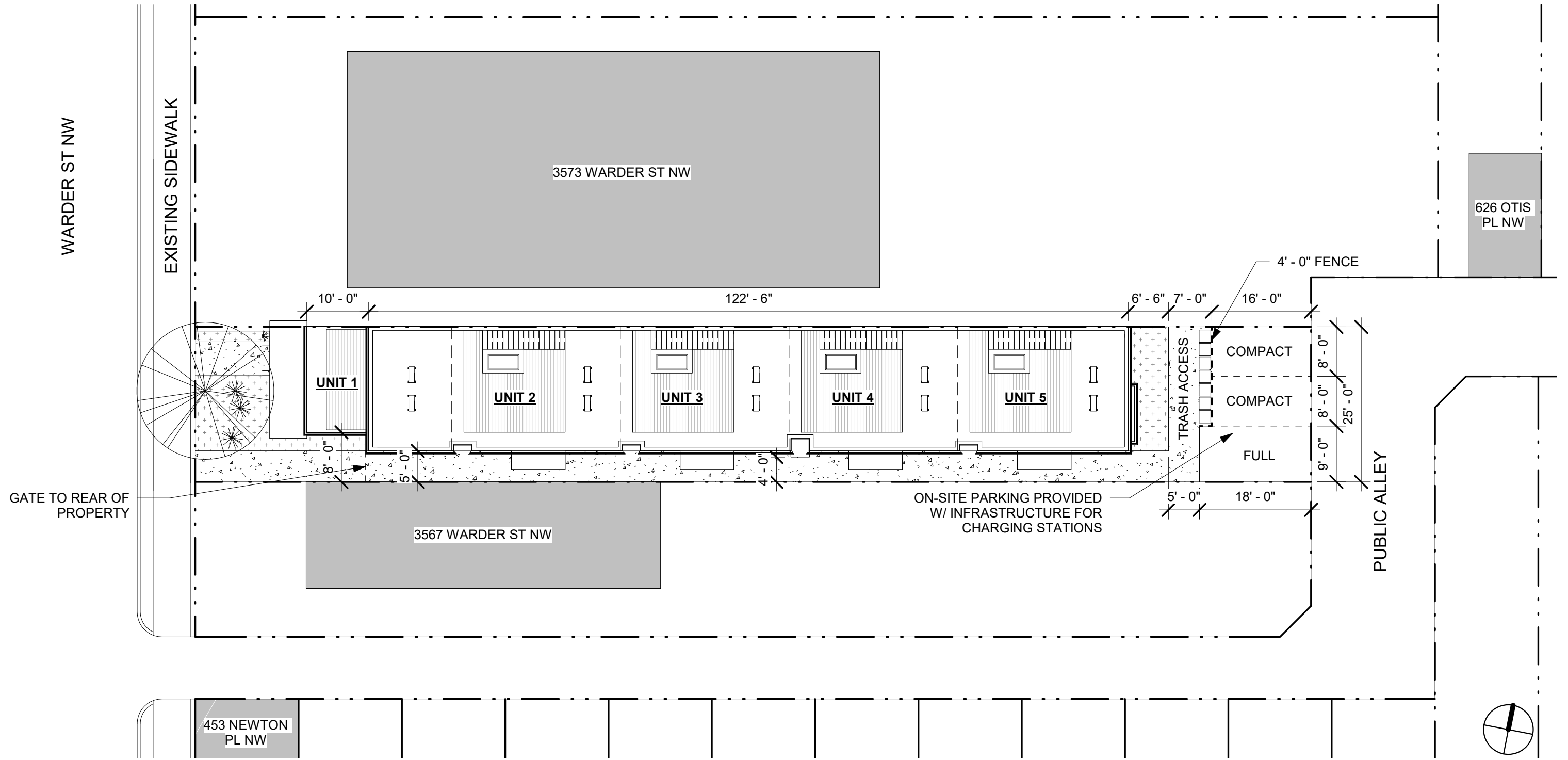
ADR W2

BZA 03B

08/20/19
3569 Warder St NW



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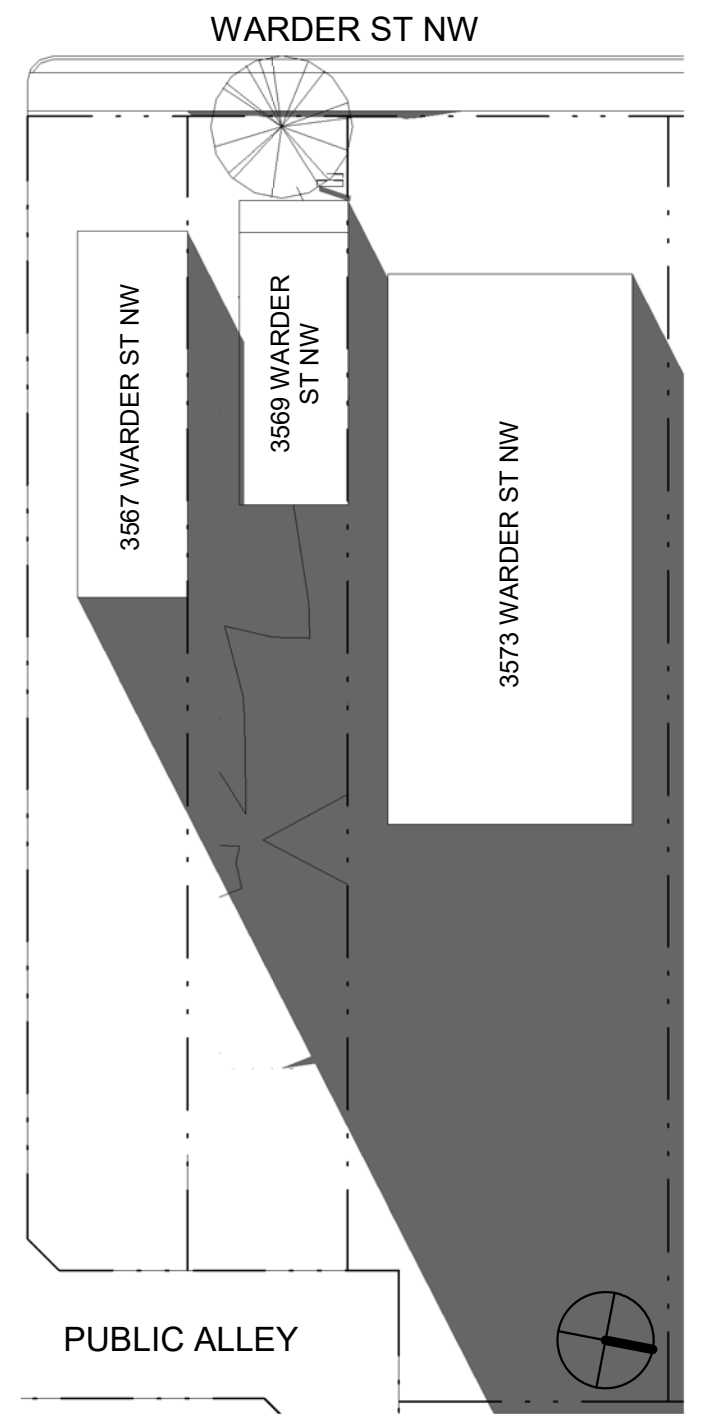
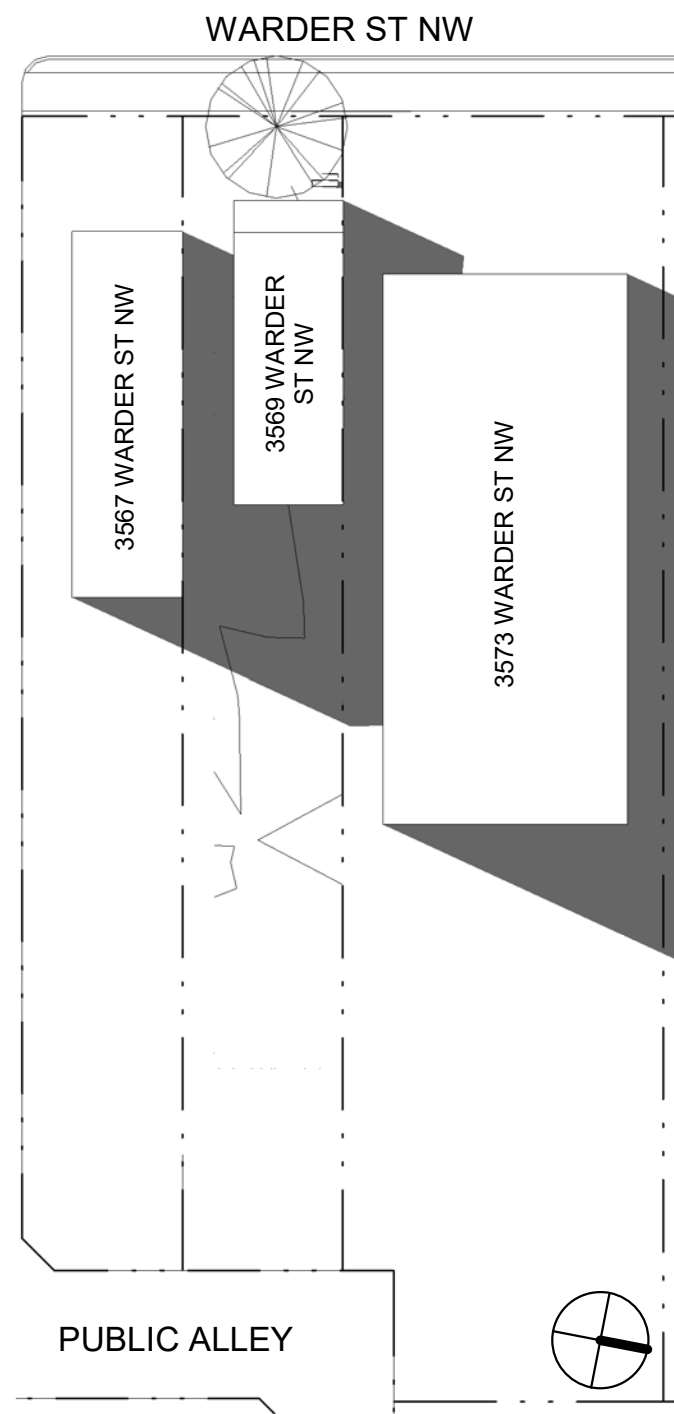
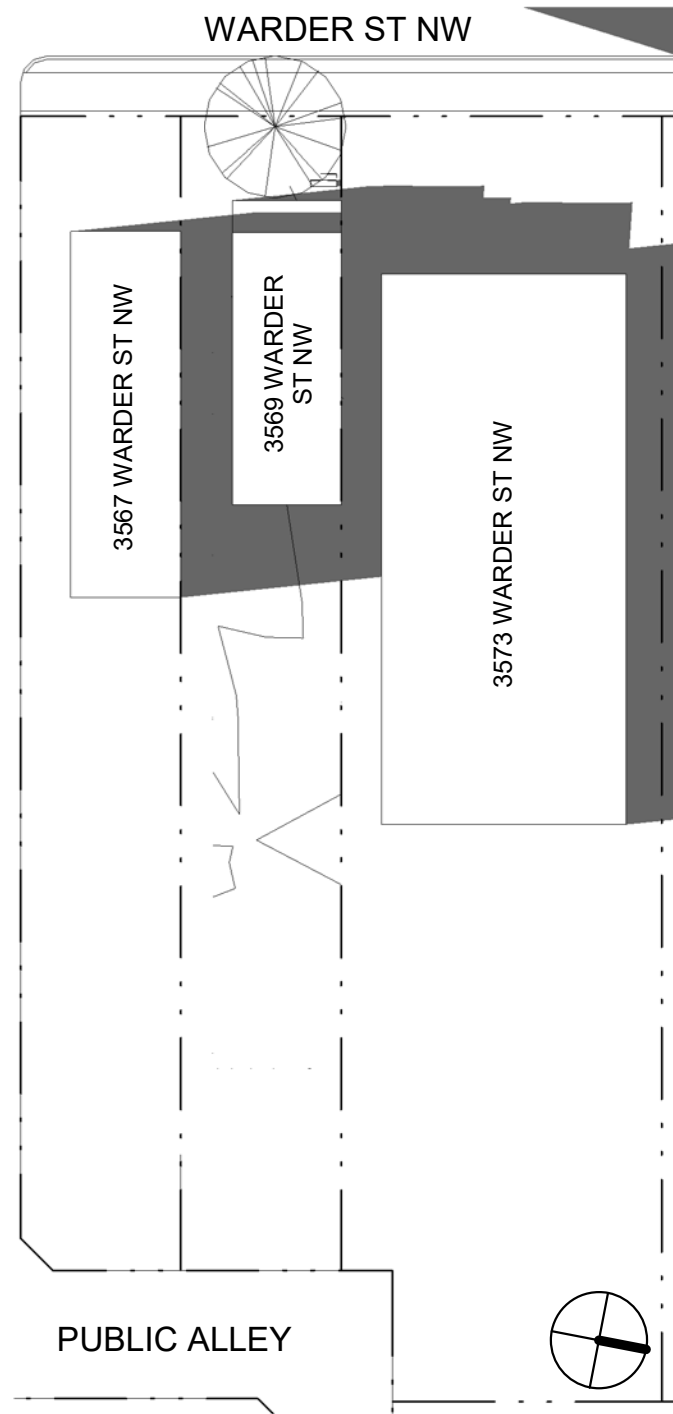
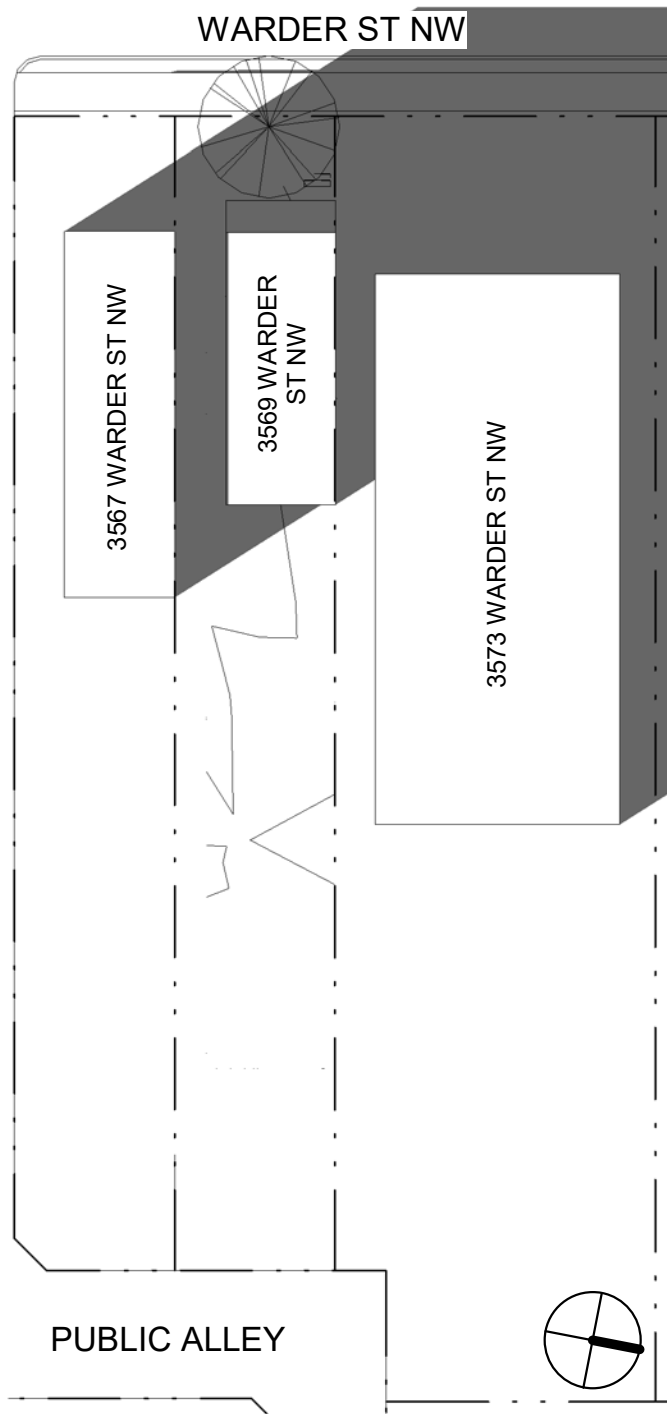
1 PROPOSED SITE PLAN
 A201 BZA 04 1/16" = 1'-0"

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BZA 04

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 3569 Warder St NW

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1 WINTER SOLSTICE @ 10AM. EXISTING
A201 BZA 05A 1" = 30'-0"

2 WINTER SOLSTICE @ 12PM. EXISTING
A201 BZA 05A 1" = 30'-0"

3 WINTER SOLSTICE @ 2PM. EXISTING
A201 BZA 05A 1" = 30'-0"

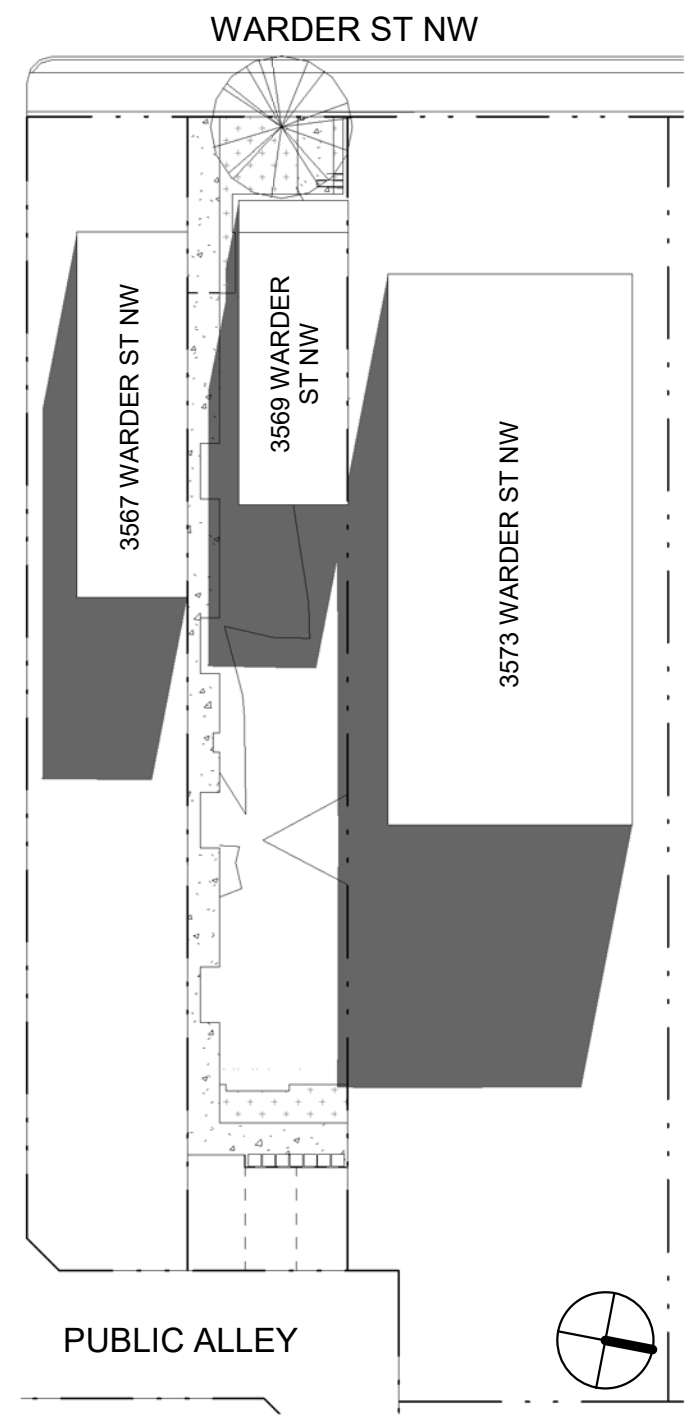
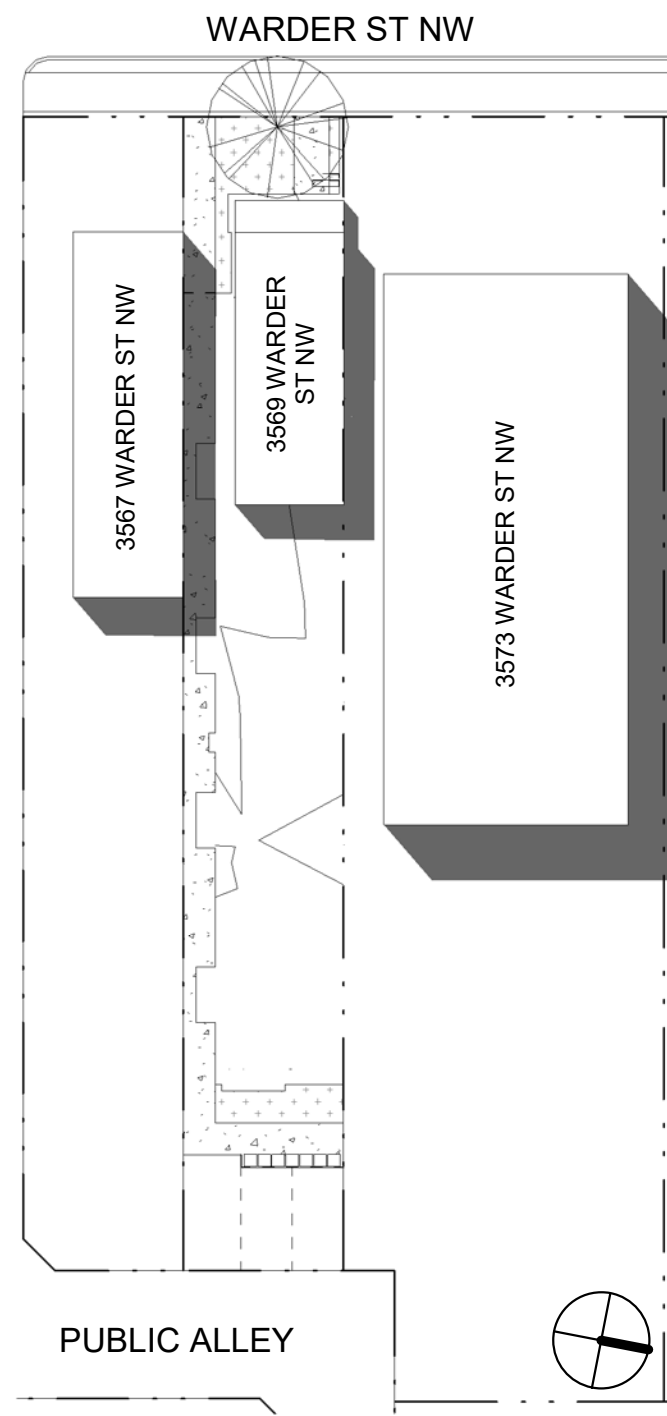
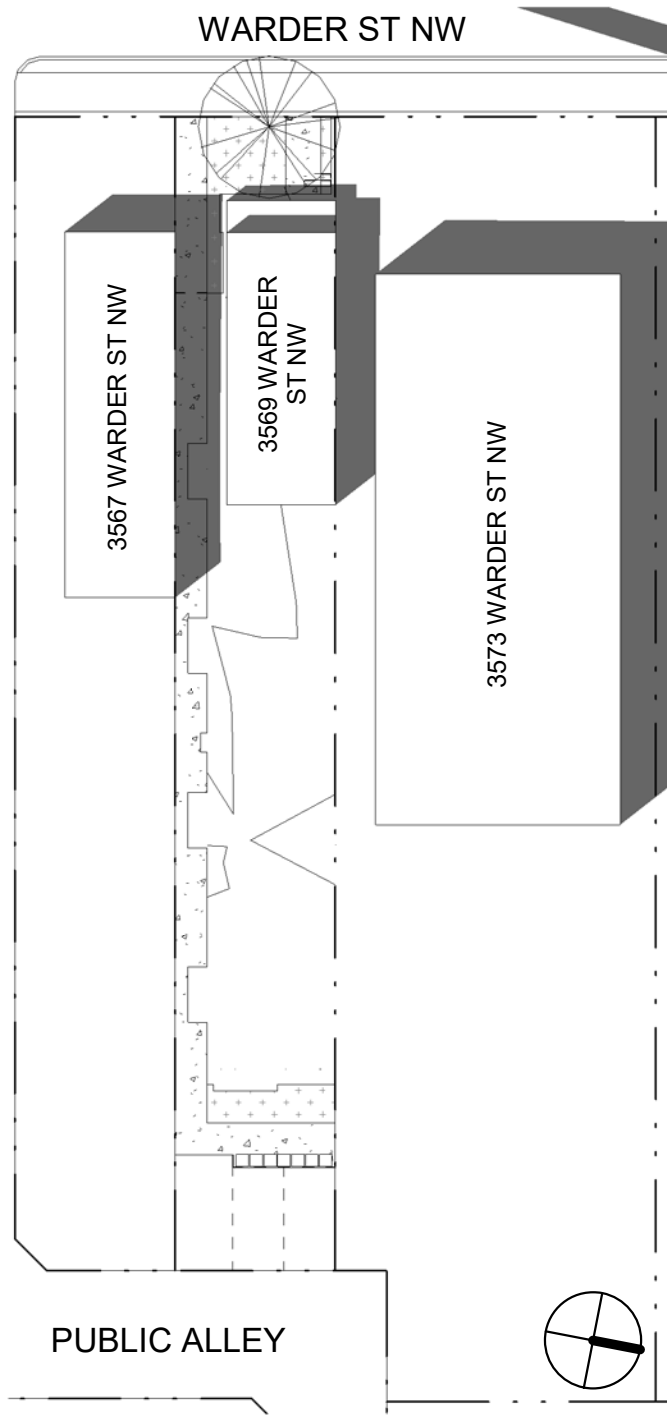
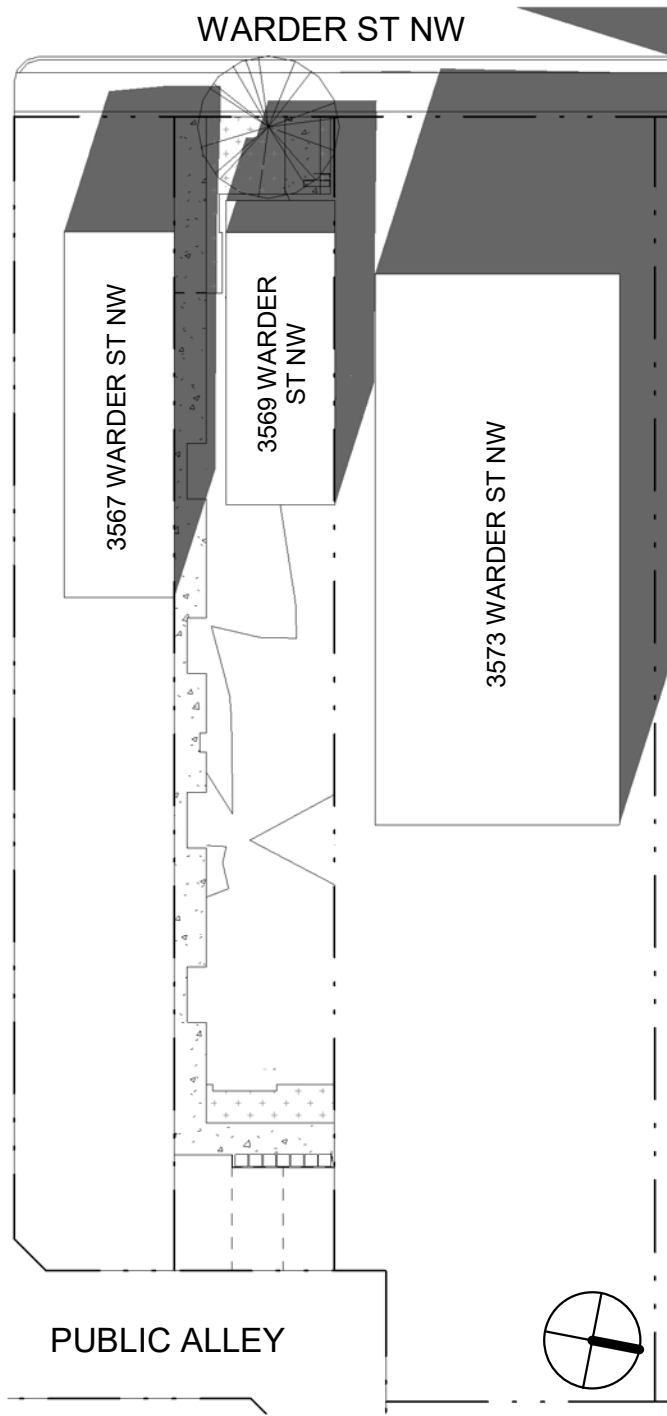
4 WINTER SOLSTICE @ 5PM. EXISTING
A201 BZA 05A 1" = 30'-0"

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BZA 05A

09/19/19
 3569 Warder St NW

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1 SUMMER SOLSTICE @ 10AM. EXISTING
A201 BZA 05B 1" = 30'-0"

2 SUMMER SOLSTICE @ 12PM. EXISTING
A201 BZA 05B 1" = 30'-0"

3 SUMMER SOLSTICE @ 2PM. EXISTING
A201 BZA 05B 1" = 30'-0"

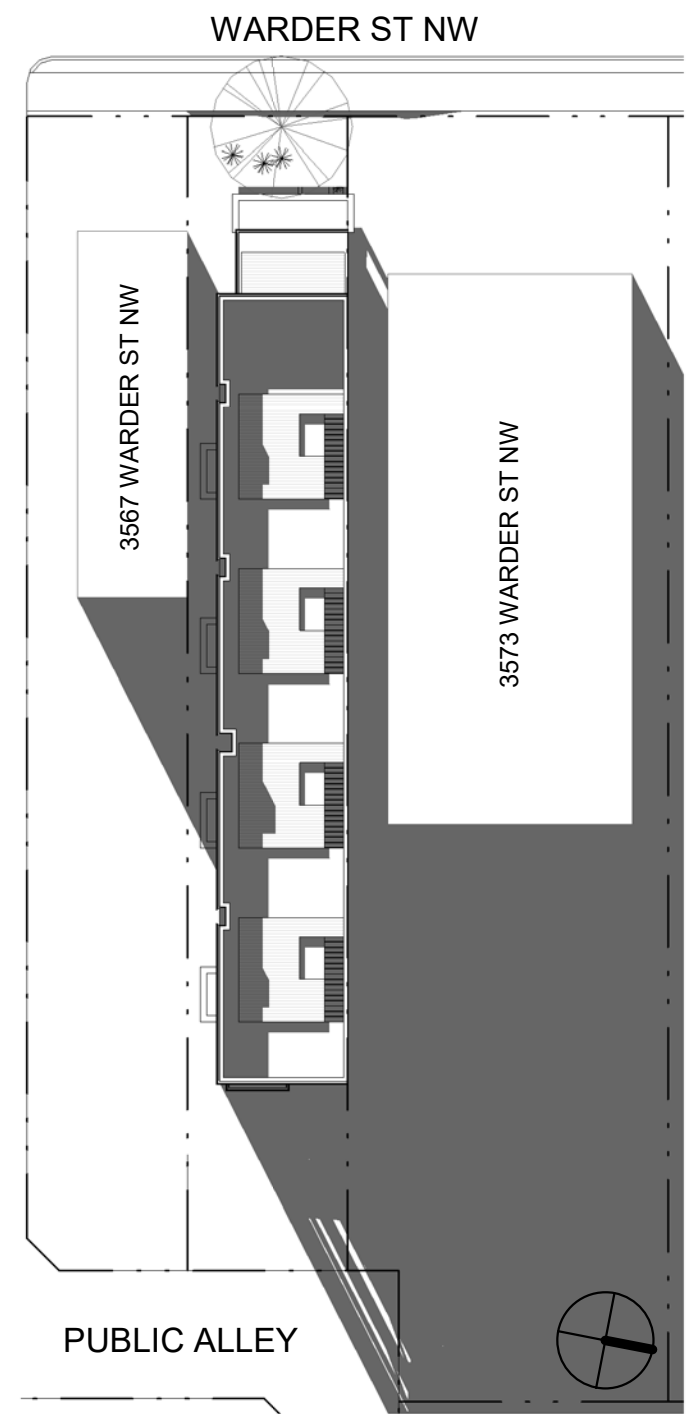
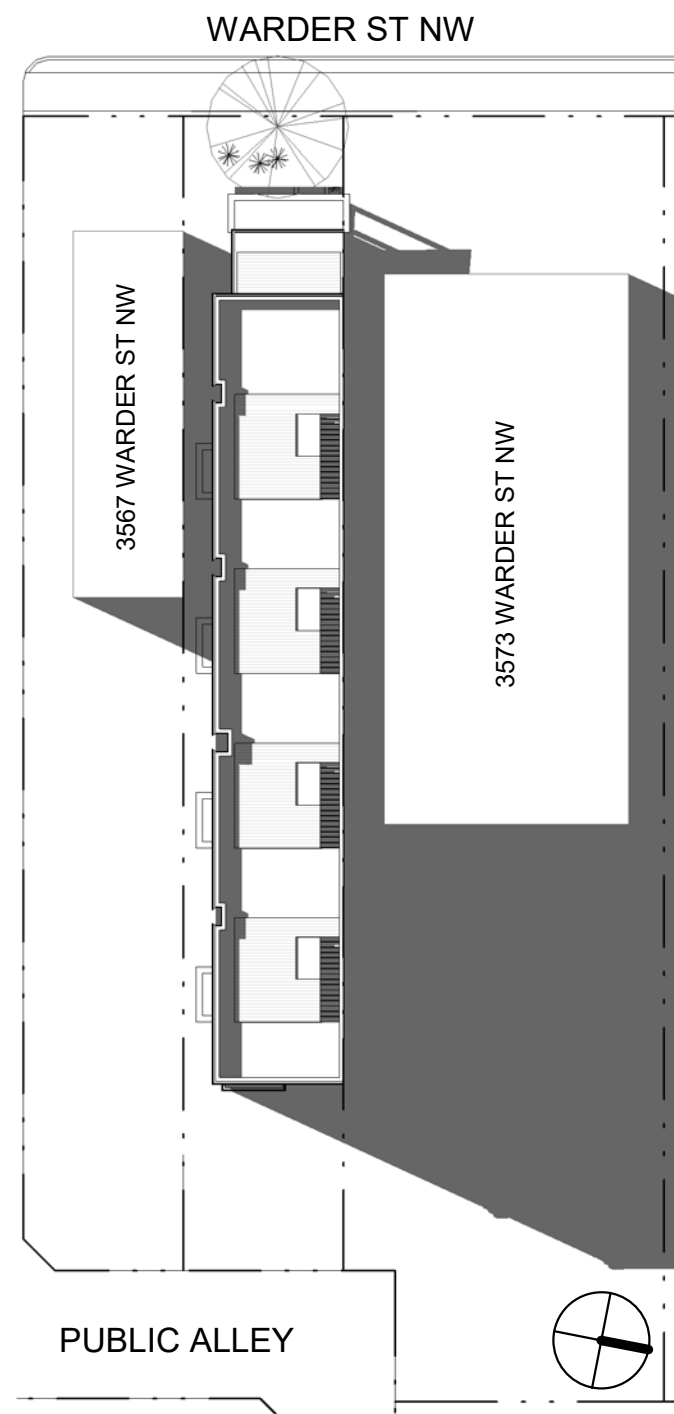
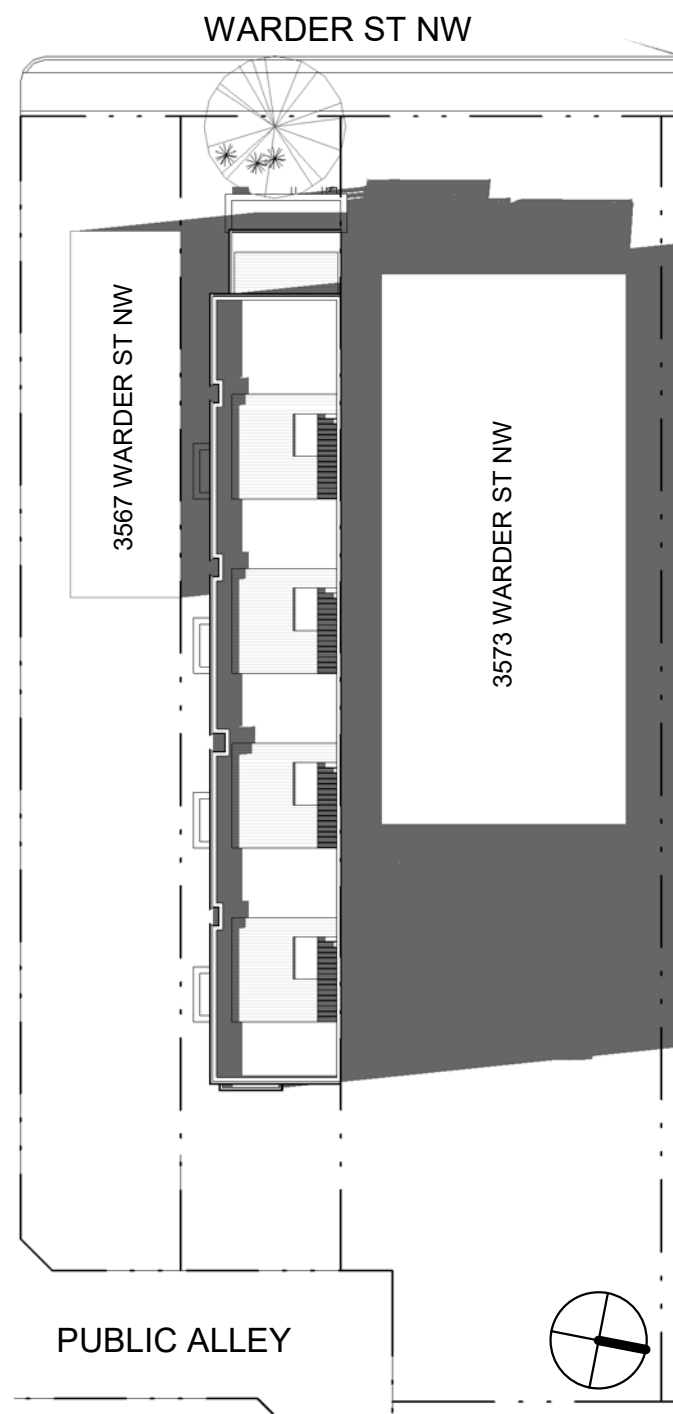
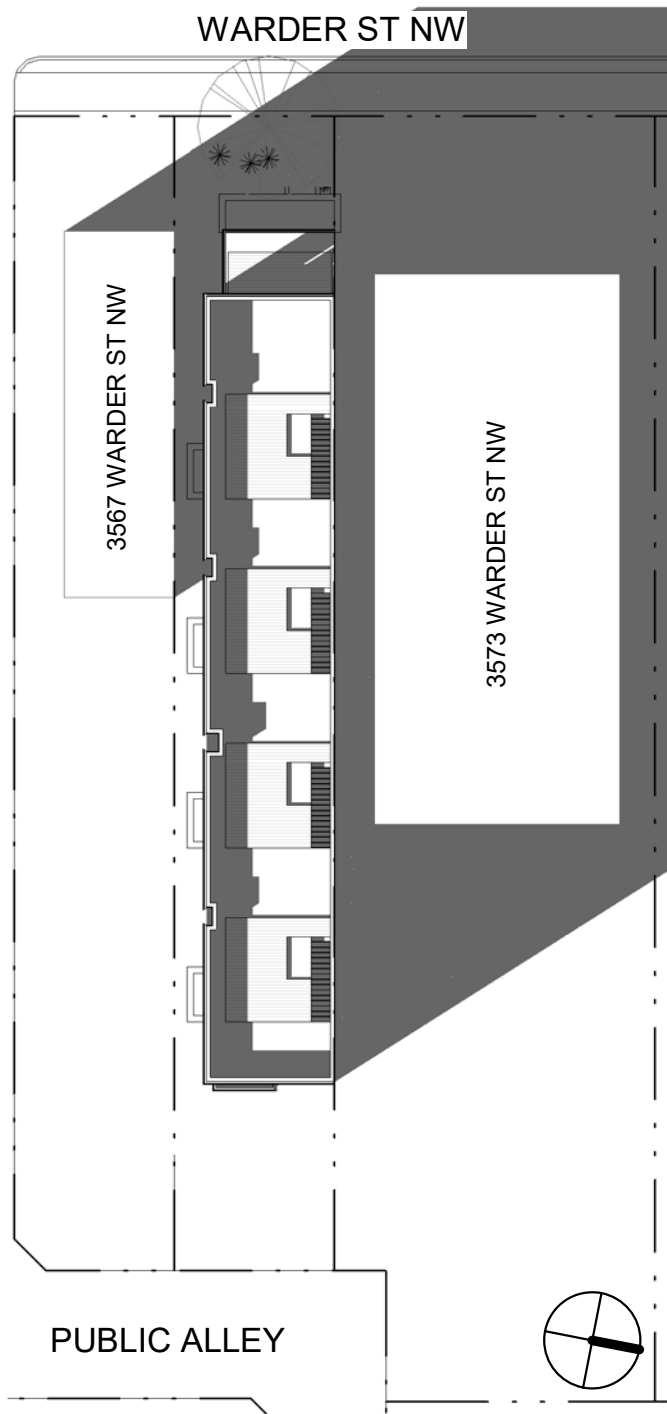
4 SUMMER SOLSTICE @ 5PM. EXISTING
A201 BZA 05B 1" = 30'-0"

ADR W2

BZA 05B

09/20/19
 3569 Warder St NW

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1 WINTER SOLSTICE @ 10AM
A201 BZA 05C 1" = 30'-0" **MATTER OF RIGHT**

2 WINTER SOLSTICE @ 12PM
A201 BZA 05C 1" = 30'-0" **MATTER OF RIGHT**

3 WINTER SOLSTICE @ 2PM
A201 BZA 05C 1" = 30'-0" **MATTER OF RIGHT**

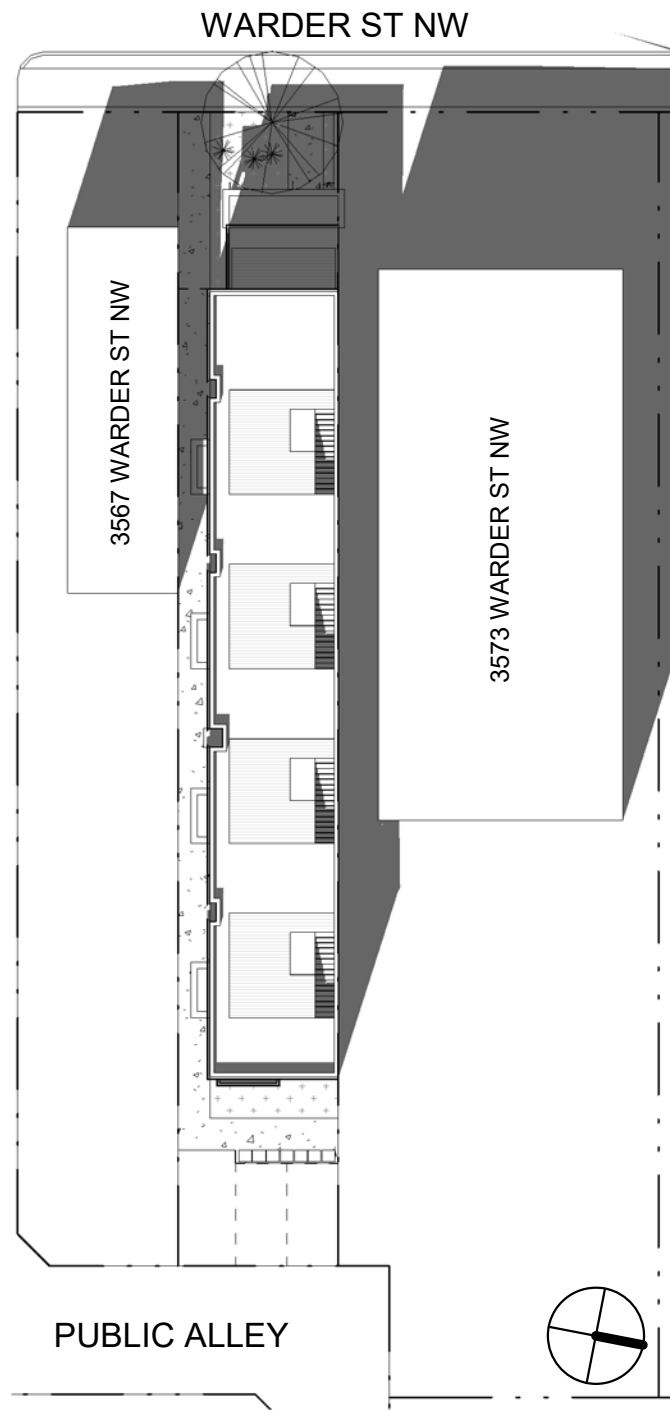
4 WINTER SOLSTICE @ 5PM
A201 BZA 05C 1" = 30'-0" **MATTER OF RIGHT**

ADR W2

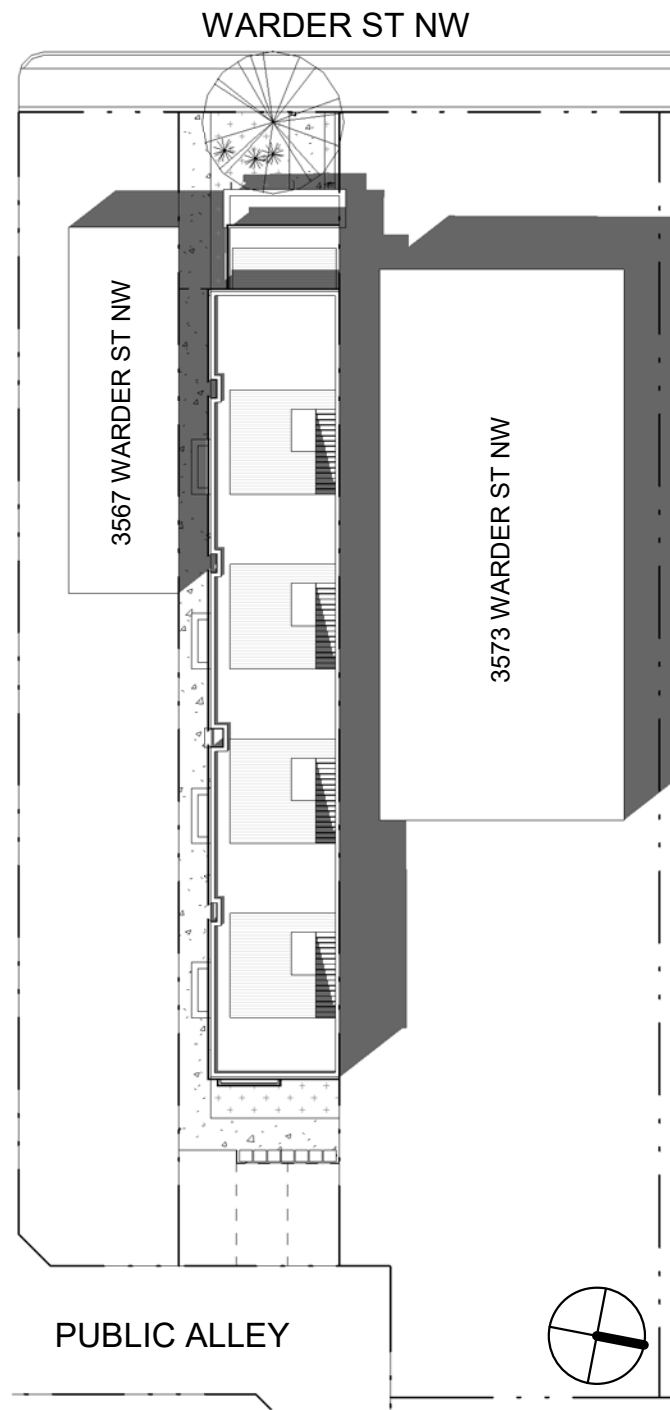
BZA 05C

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 3569 Warder St NW

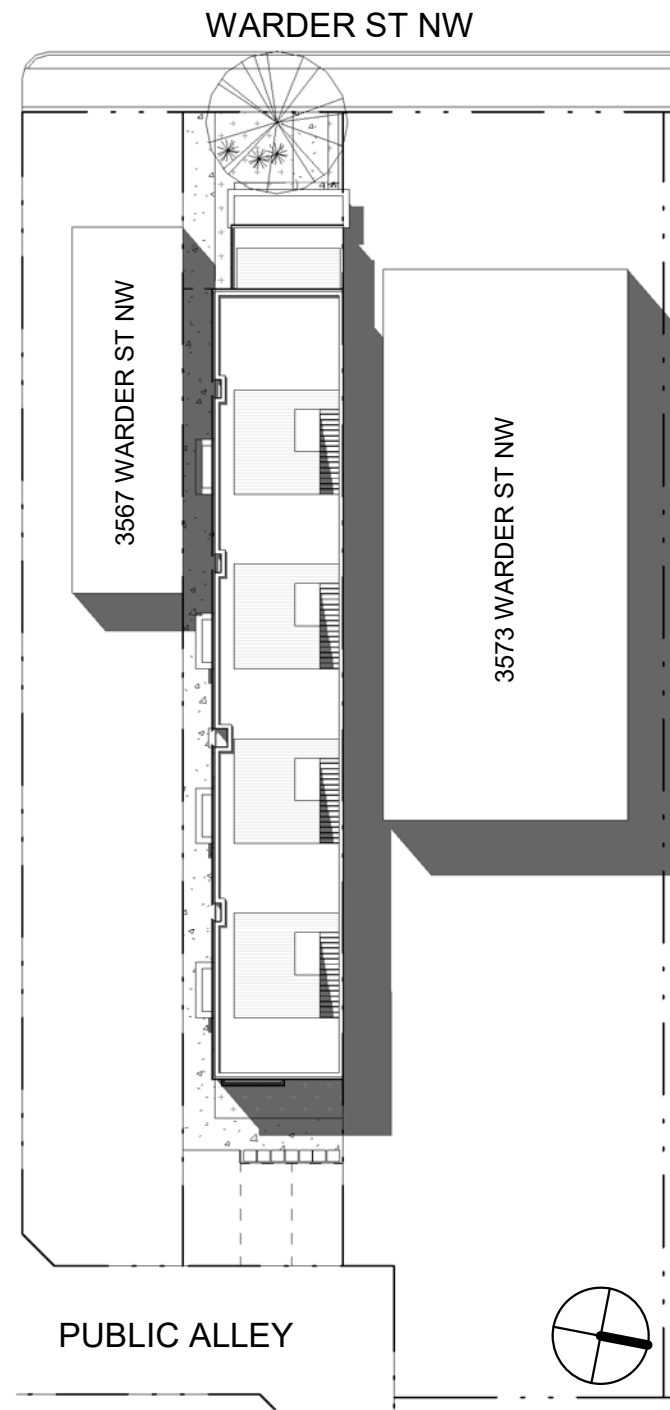
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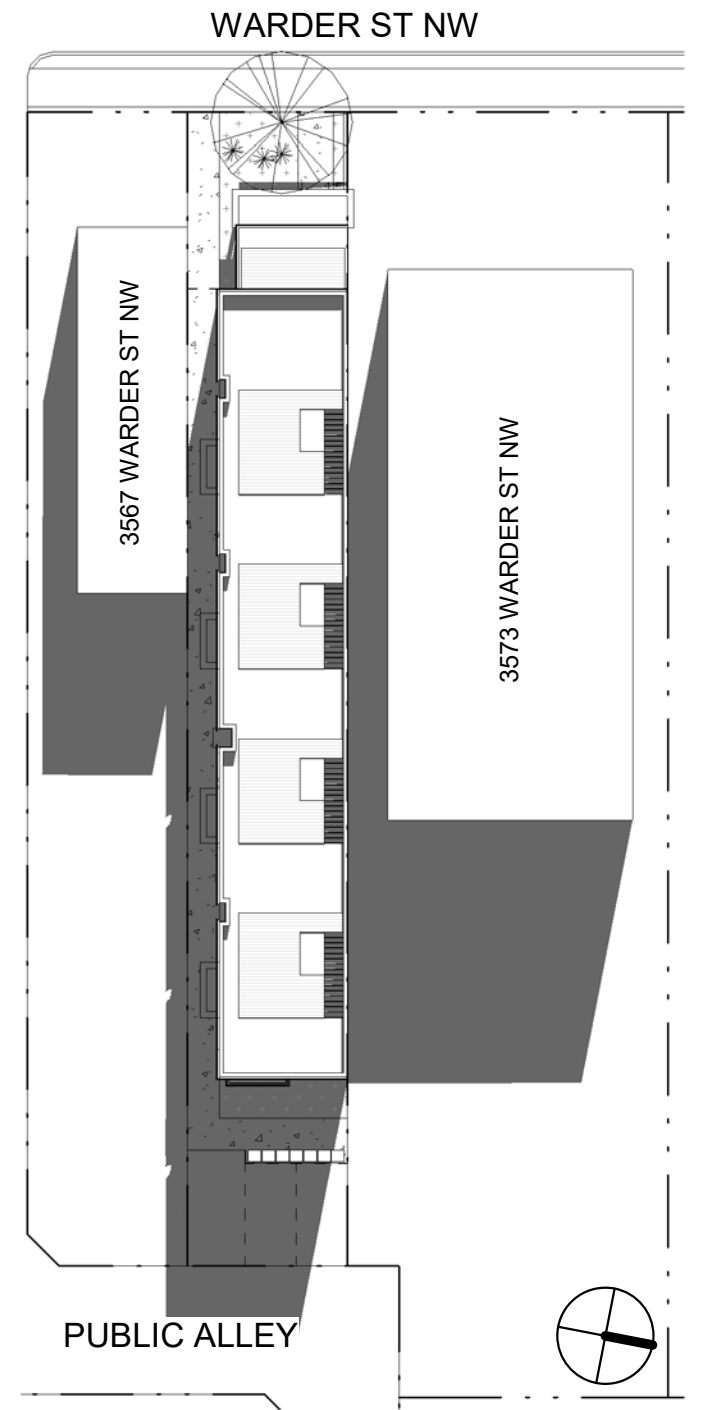
1 SUMMER SOLSTICE @ 10AM
 A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**



2 SUMMER SOLSTICE @ 12PM
 A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**



3 SUMMER SOLSTICE @ 2PM
 A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**



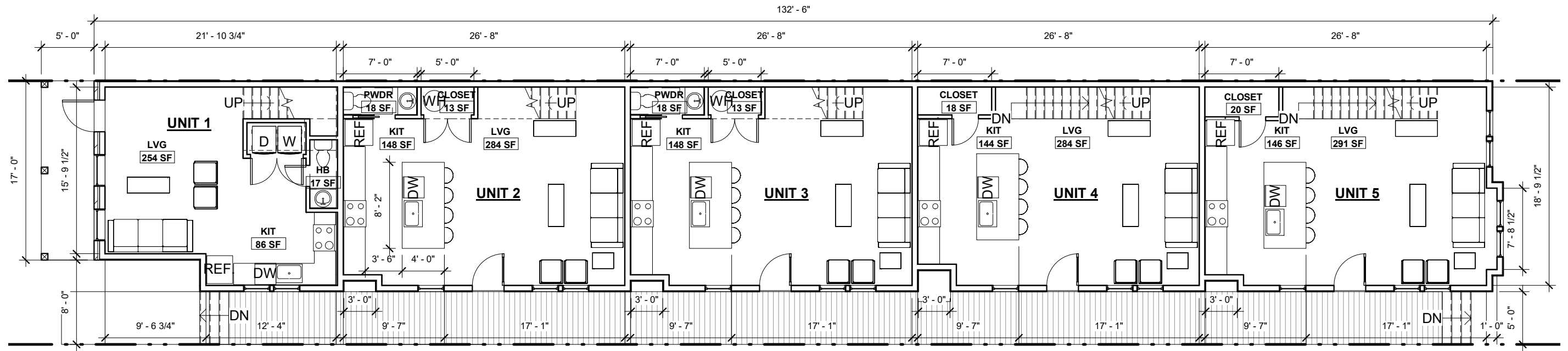
4 SUMMER SOLSTICE @ 5PM
 A201 BZA 05D 1" = 30'-0" **MATTER OF RIGHT**

ADR W2

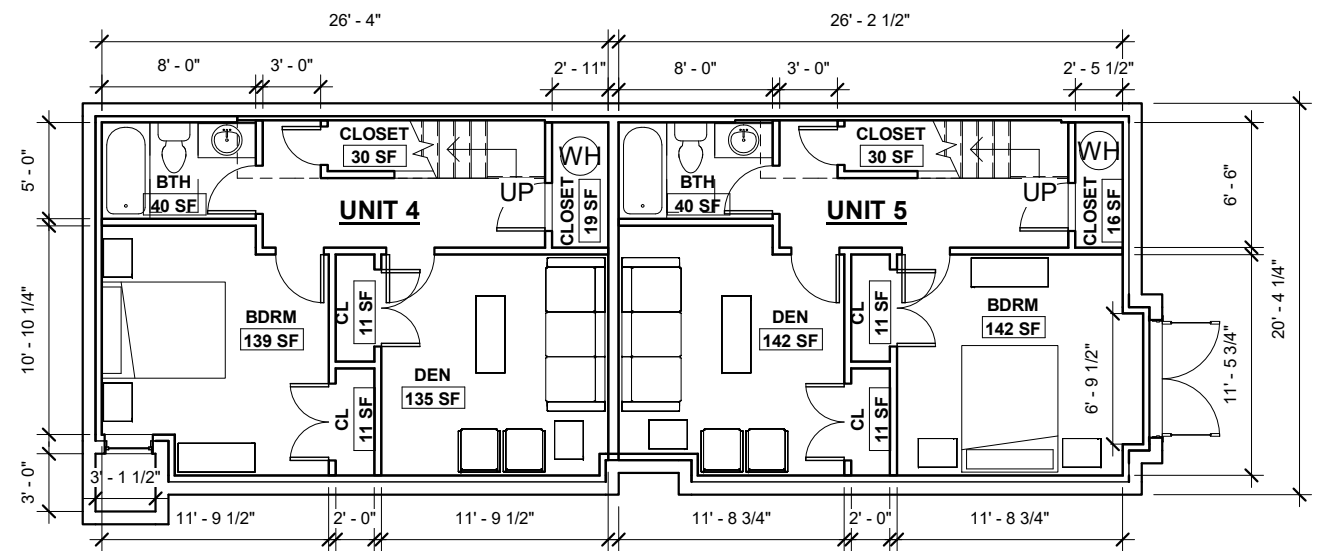
BZA 05D

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2 1st FLOOR
 A201 BZA 06A 1" = 10'-0"



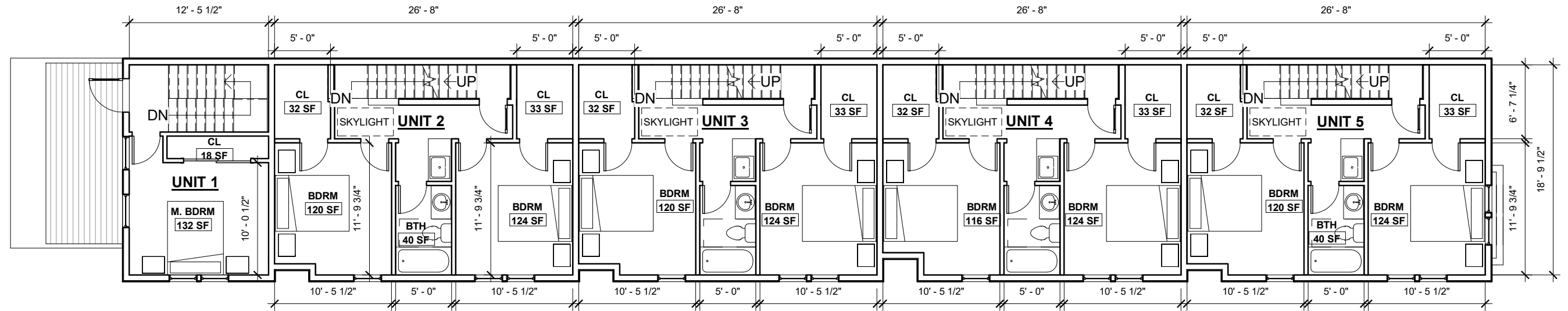
1 CELLAR
 A201 BZA 06A 1" = 10'-0"

ADR W2

BZA 06A

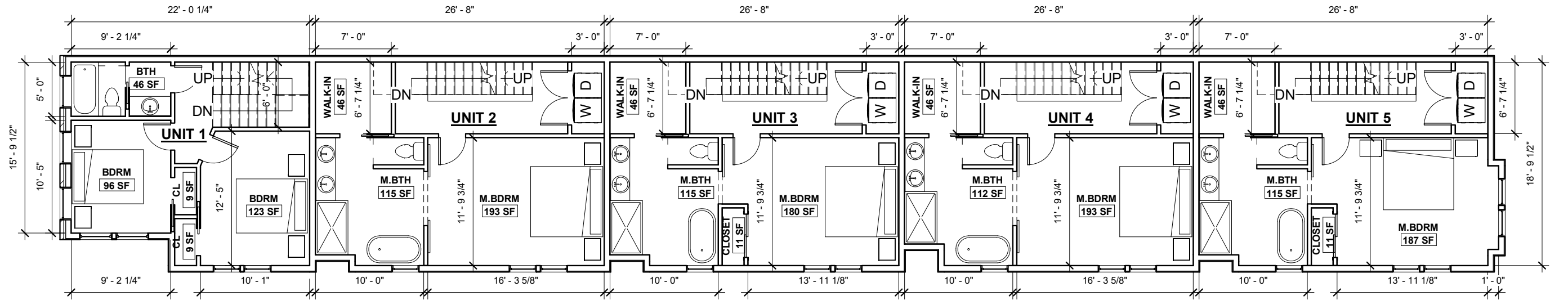
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2 3rd FLOOR

A201 BZA 06B 1" = 10'-0"



1 2nd FLOOR

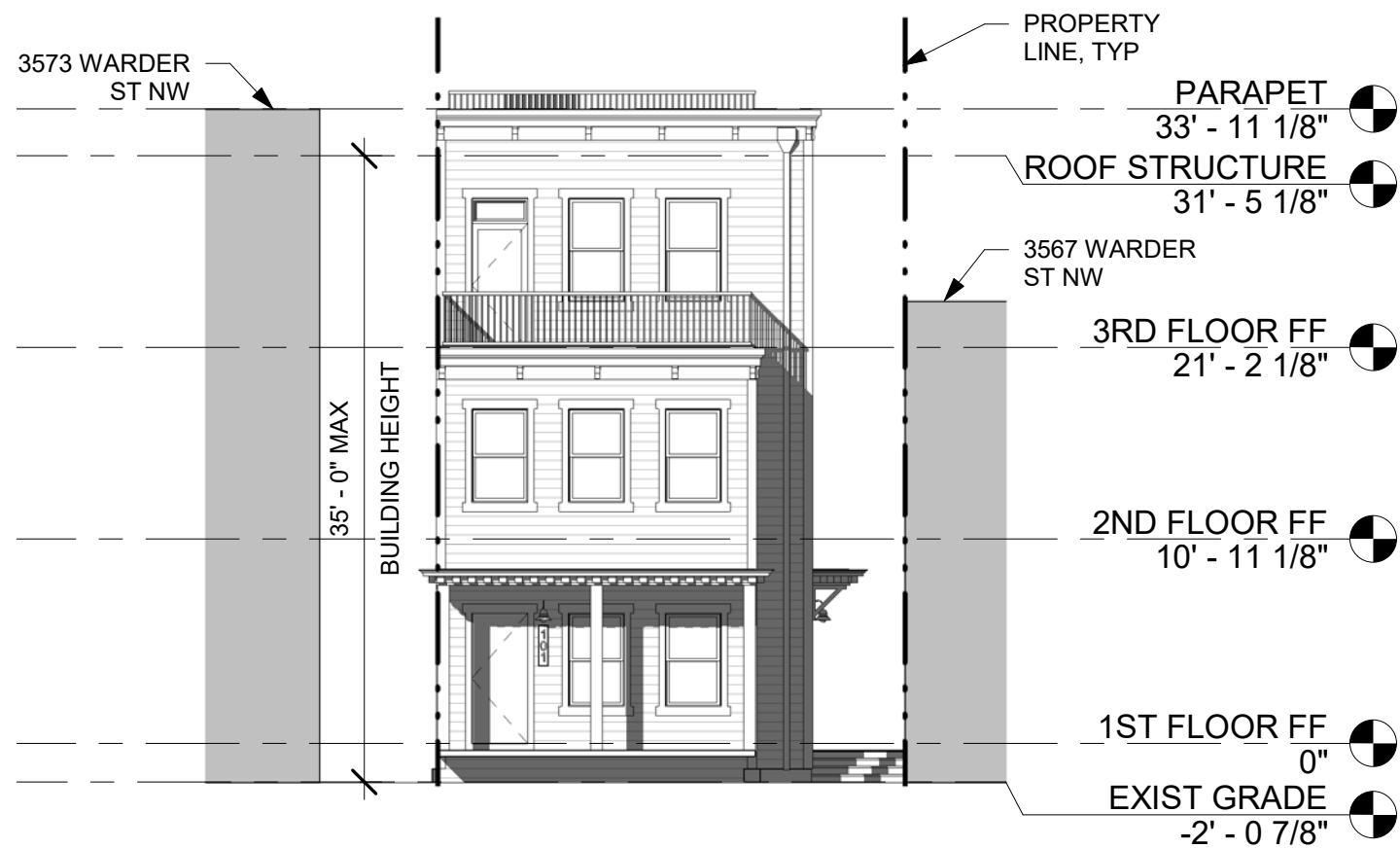
A201 BZA 06B 1" = 10'-0"

ADR W2

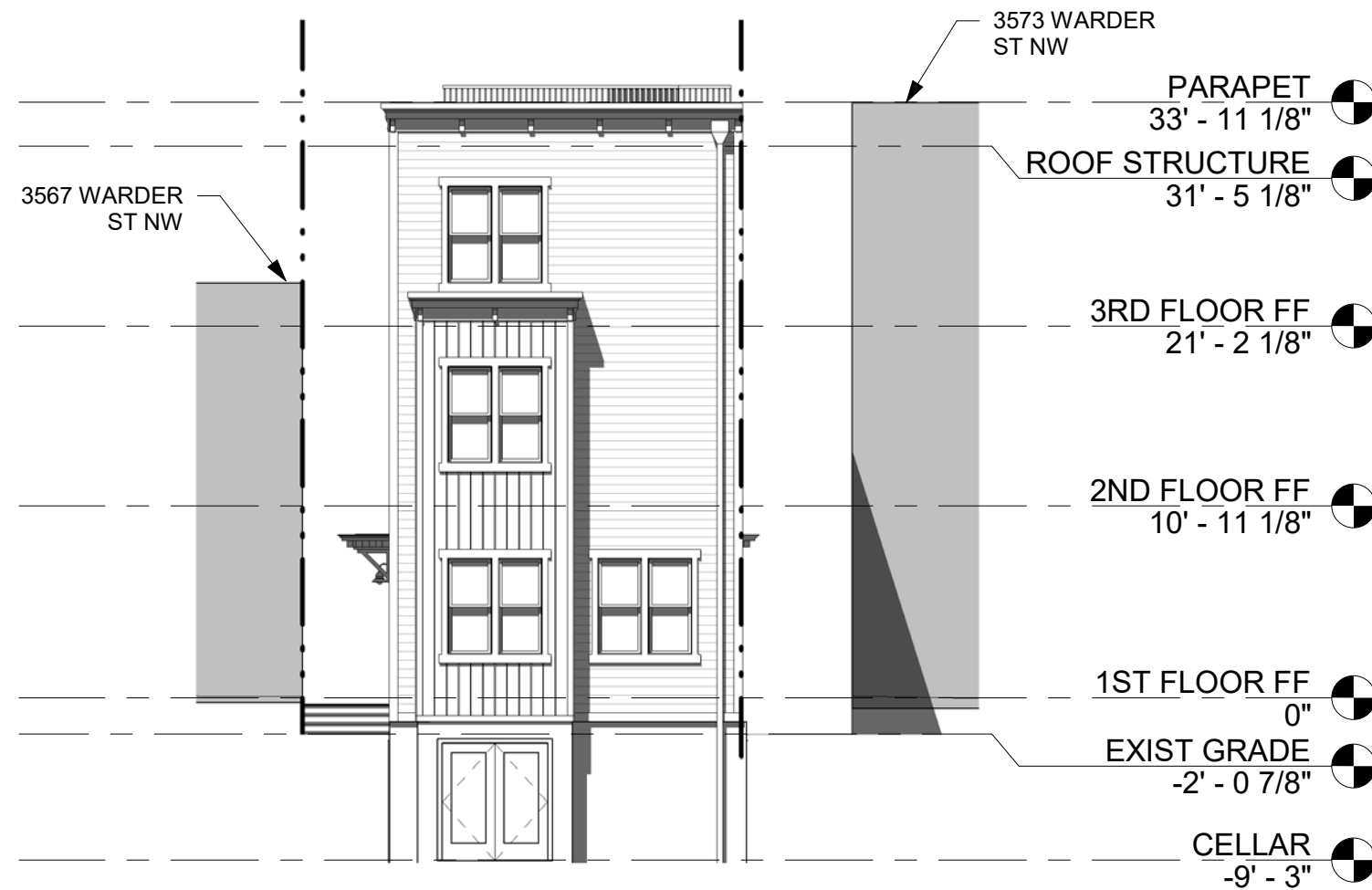
BZA 06B

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1 PROPOSED ELEVATION - NORTH
 S101 BZA 07A 1" = 10'-0"



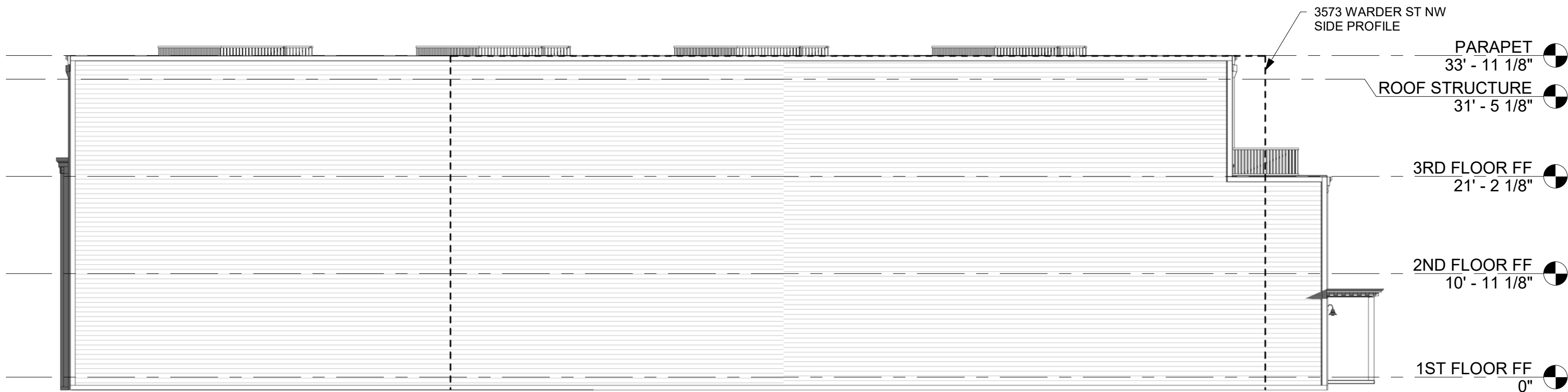
2 PROPOSED ELEVATION - SOUTH
 S101 BZA 07A 1" = 10'-0"

ADR W2

BZA 07A

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1 PROPOSED ELEVATION - EAST

BZA
07B 1" = 10'-0"

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BZA 07B

08/20/19
3569 Warder St NW

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■ ■ DESIGN GROUP



3567 WARDER ST NW
SIDE PROFILE

- PARAPET 33' - 11 1/8"
- ROOF STRUCTURE 31' - 5 1/8"
- 3RD FLOOR FF 21' - 2 1/8"
- 2ND FLOOR FF 10' - 11 1/8"
- 1ST FLOOR FF 0"
- EXIST GRADE -2' - 0 7/8"
- CELLAR -9' - 3"

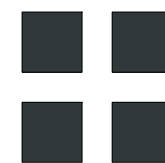
1 PROPOSED ELEVATION - WEST

S101 BZA 07C 1" = 10'-0"

ADR W2

BZA 07C

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