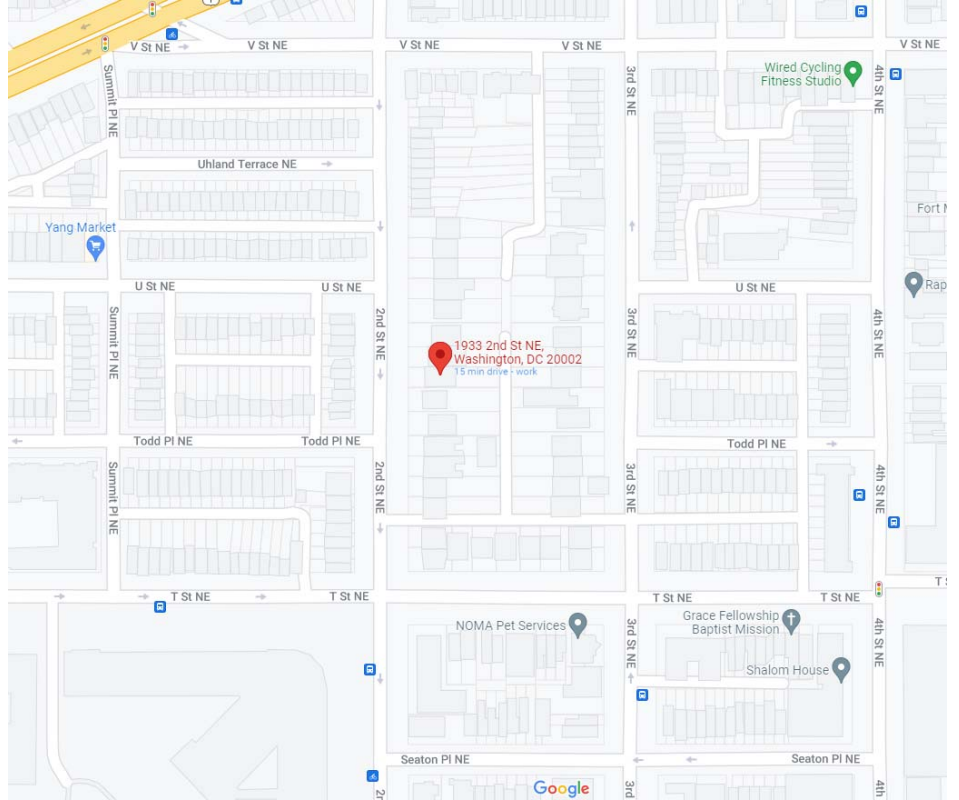


ZONING INFO

Address:	1933 2ND ST. NE WASHINGTON, DC 20002
SSL:	3565 0054
Zoning:	RF-1
Historic District:	N/A
Lot Area:	5,328 SF
Lot Width :	34 FT
ANC:	ANC 5E

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	4-UNITS MULTI-FAMILY		6-UNITS MULTI-FAMILY
# of Stories:	2	3 MAX	3
Rear Yard:	76'-8"	20'-0" MIN	55'-8"
Side Yard:	0 FT	0 FT	0 FT
Building Height:	23'-11"	35'-0" MAX	35'
FAR:	X	X	X
Lot Occupancy:	(1,585 SF) 30%	60% MAX	(2,303) 43%
Gross Building Area:	3,120 SF	9,590 SF	8,396 SF
Pervious Surface:	(3,162 SF) 59%	20%	(2,355 SF) 44%
Parking:	0 Spaces	3 Space	2 Spaces

LOCATION MAP



Sheet Number	Sheet Name
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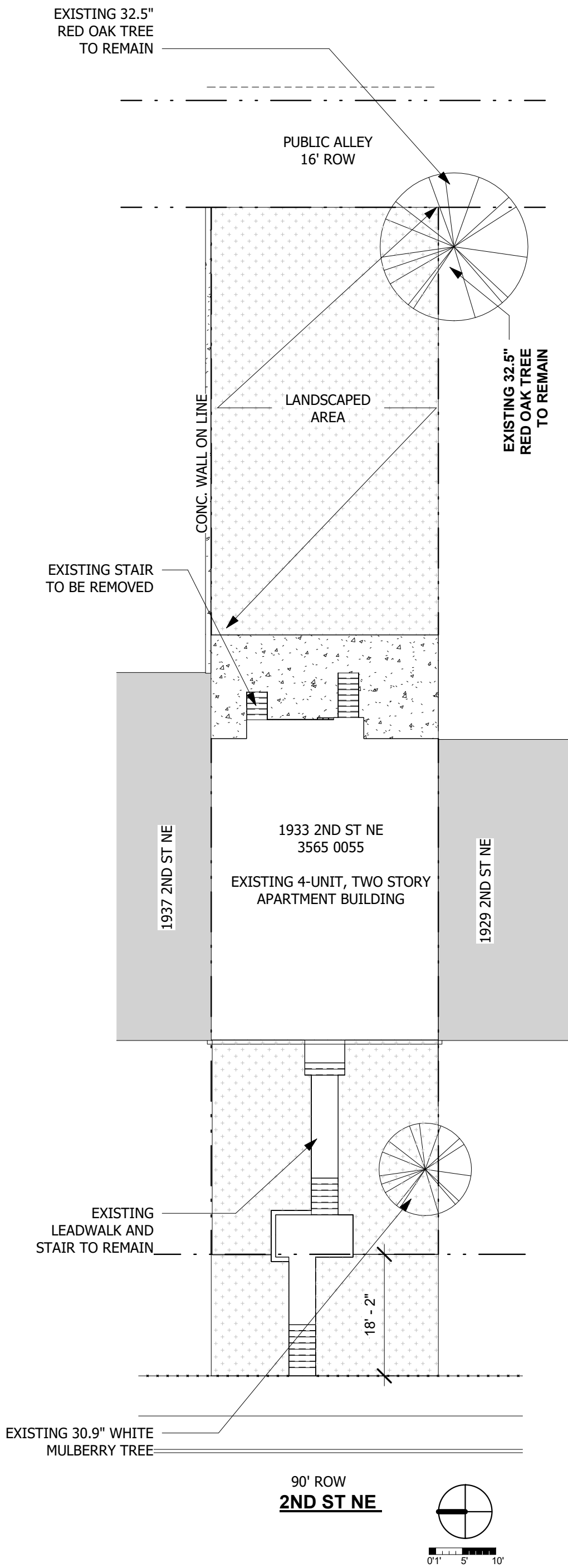
BZA001	COVER SHEET
BZA002	EXISTING PHOTOS
BZA003	EXISTING SITE PLAN
BZA004	PROPOSED SITE PLAN
BZA005	EXISTING FIRST FLOOR
BZA006	EXISTING SECOND FLOOR
BZA007	PROPOSED CELLAR
BZA008	PROPOSED FIRST FLOOR
BZA009	PROPOSED SECOND FLOOR
BZA010	PROPOSED THIRD FLOOR
BZA011	PROPOSED ROOF
BZA012	BUILDING SECTION
BZA013	EXISTING WEST ELEVATION
BZA014	PROPOSED WEST ELEVATION
BZA015	EXISTING EAST ELEVATION
BZA016	PROPOSED EAST ELEVATION
BZA017	SOLAR STUDY - SUMMER
BZA018	SOLAR STUDY - SUMMER
BZA019	SOLAR STUDY - WINTER
BZA020	SOLAR STUDY - WINTER
BZA021	SOLAR STUDY - SPRING
BZA022	SOLAR STUDY - SPRING
BZA023	SOLAR STUDY - FALL
BZA024	SOLAR STUDY - FALL





EXISTING PHOTOS

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

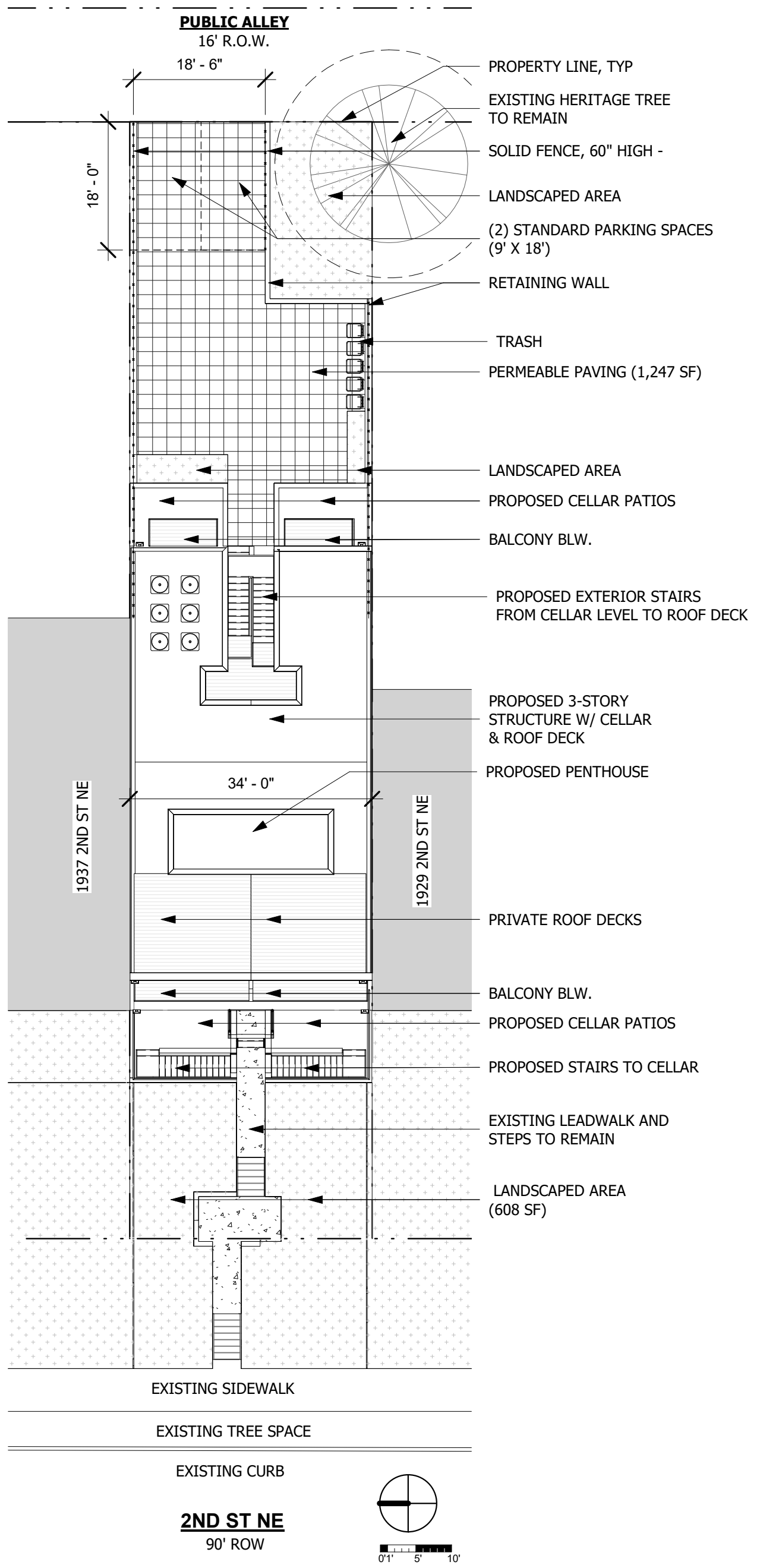


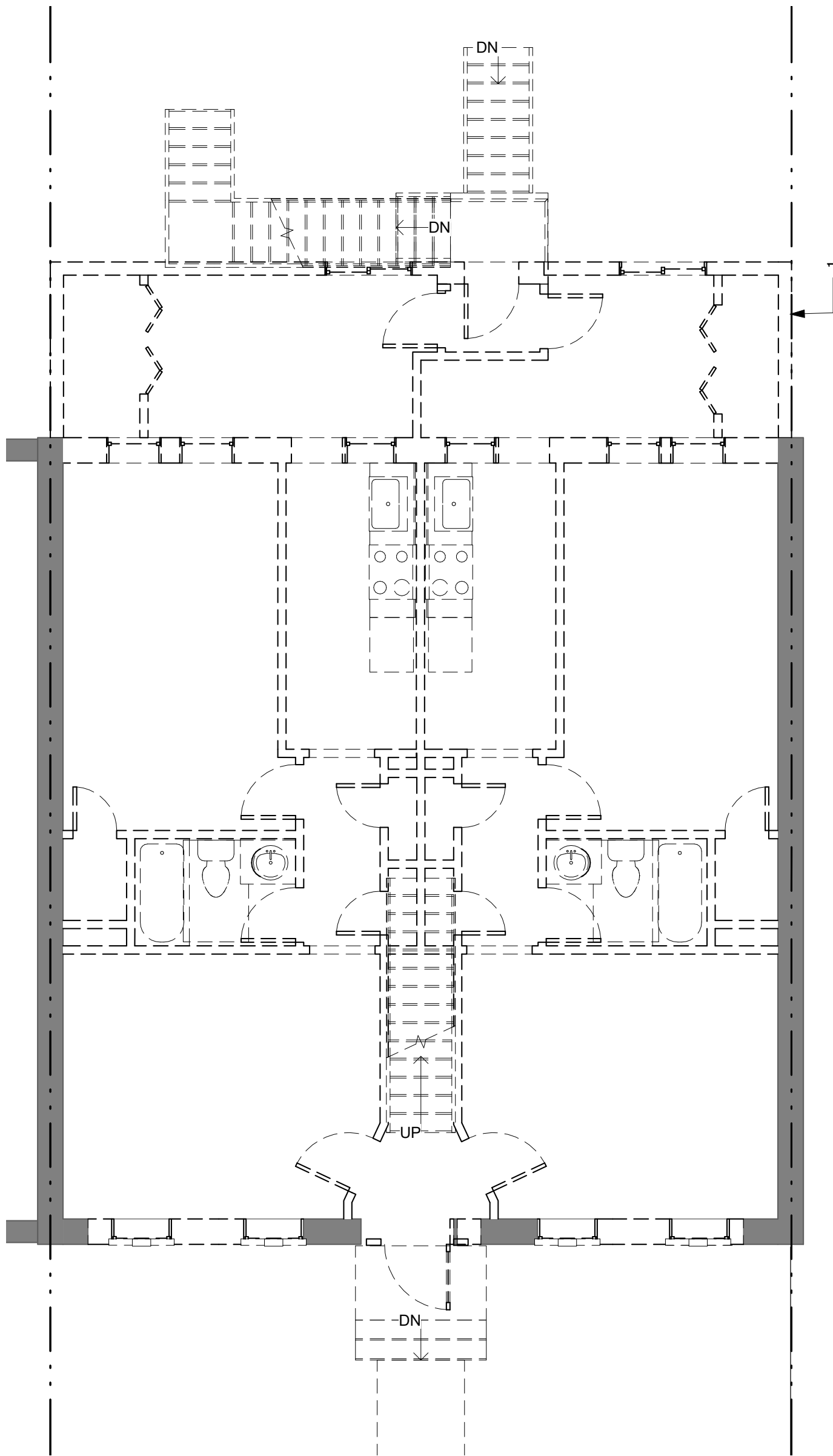
1 SITE PLAN - EXISTING BZA

A201 | BZA0031/16" = 1'-0"

EXISTING SITE PLAN

**R. MICHAEL CROSS
DESIGN GROUP**

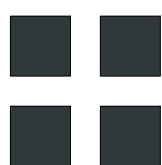




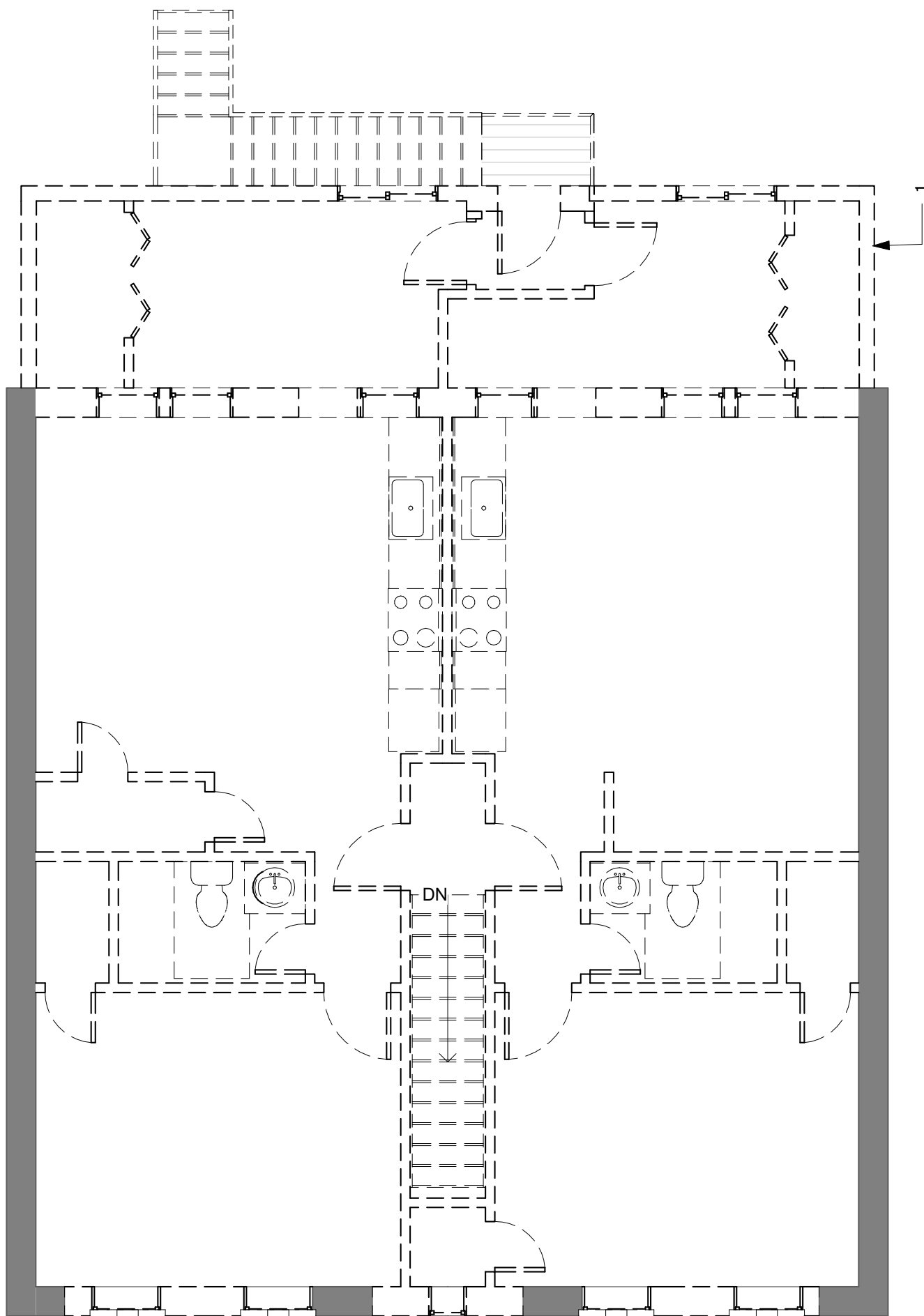
1 1st FLOOR - DEMOLITION

A201 | BZA0053/16" = 1'-0"

EXISTING FIRST FLOOR



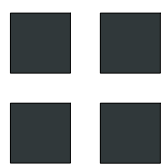
**R. MICHAEL CROSS
DESIGN GROUP**



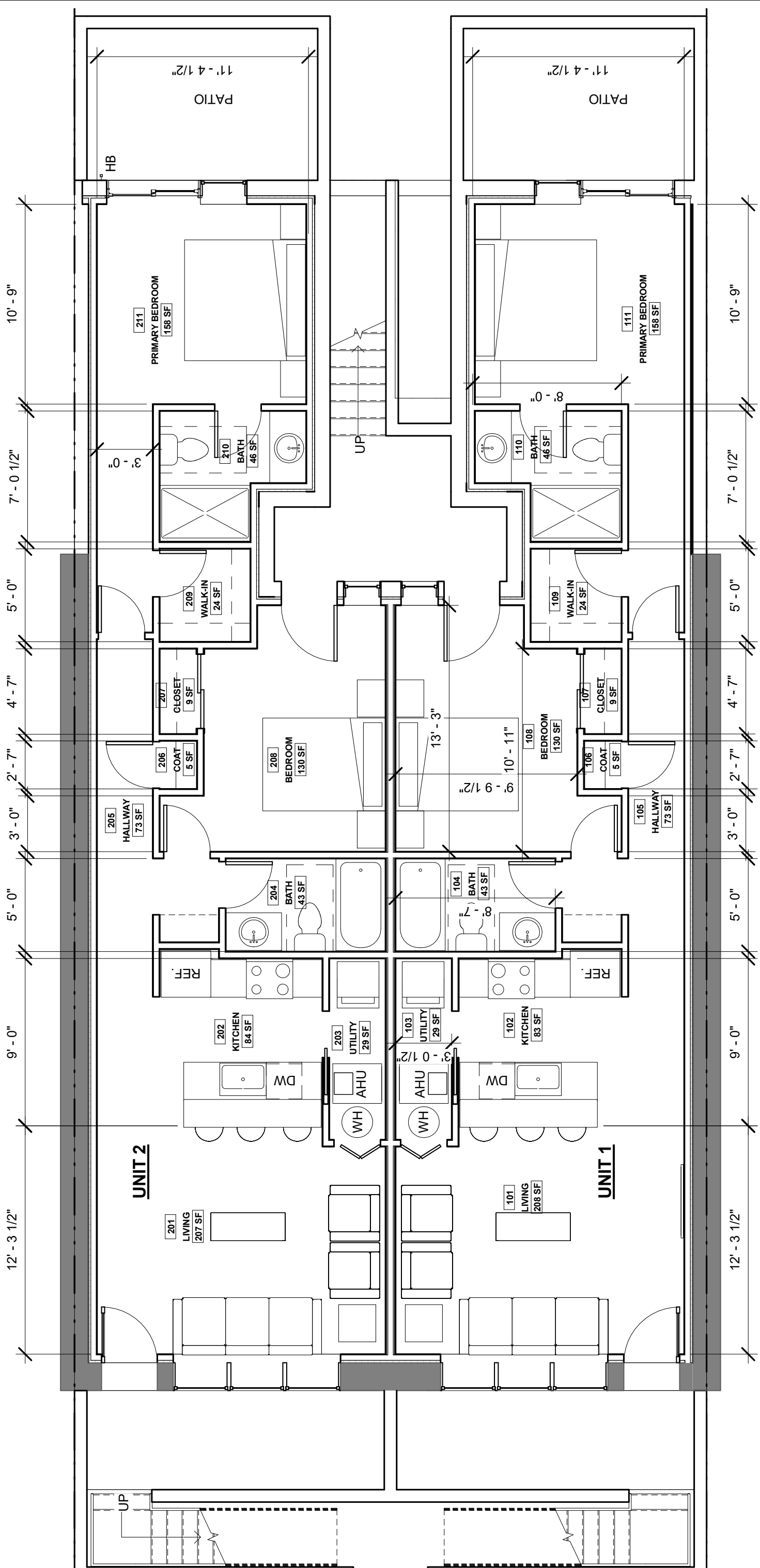
1 2nd FLOOR - DEMOLITION

A201 | BZA0063/16" = 1'-0"

EXISTING SECOND FLOOR



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12' - 3 1/2" 9' - 0" 5' - 0" 3' - 0" 2' - 7" 4' - 7" 5' - 0" 7' - 0 1/2" 10' - 9" 11' - 4 1/2"

12' - 3 1/2" 9' - 0" 5' - 0" 3' - 0" 2' - 7" 4' - 7" 5' - 0" 7' - 0 1/2" 10' - 9" 11' - 4 1/2"

UNIT 2

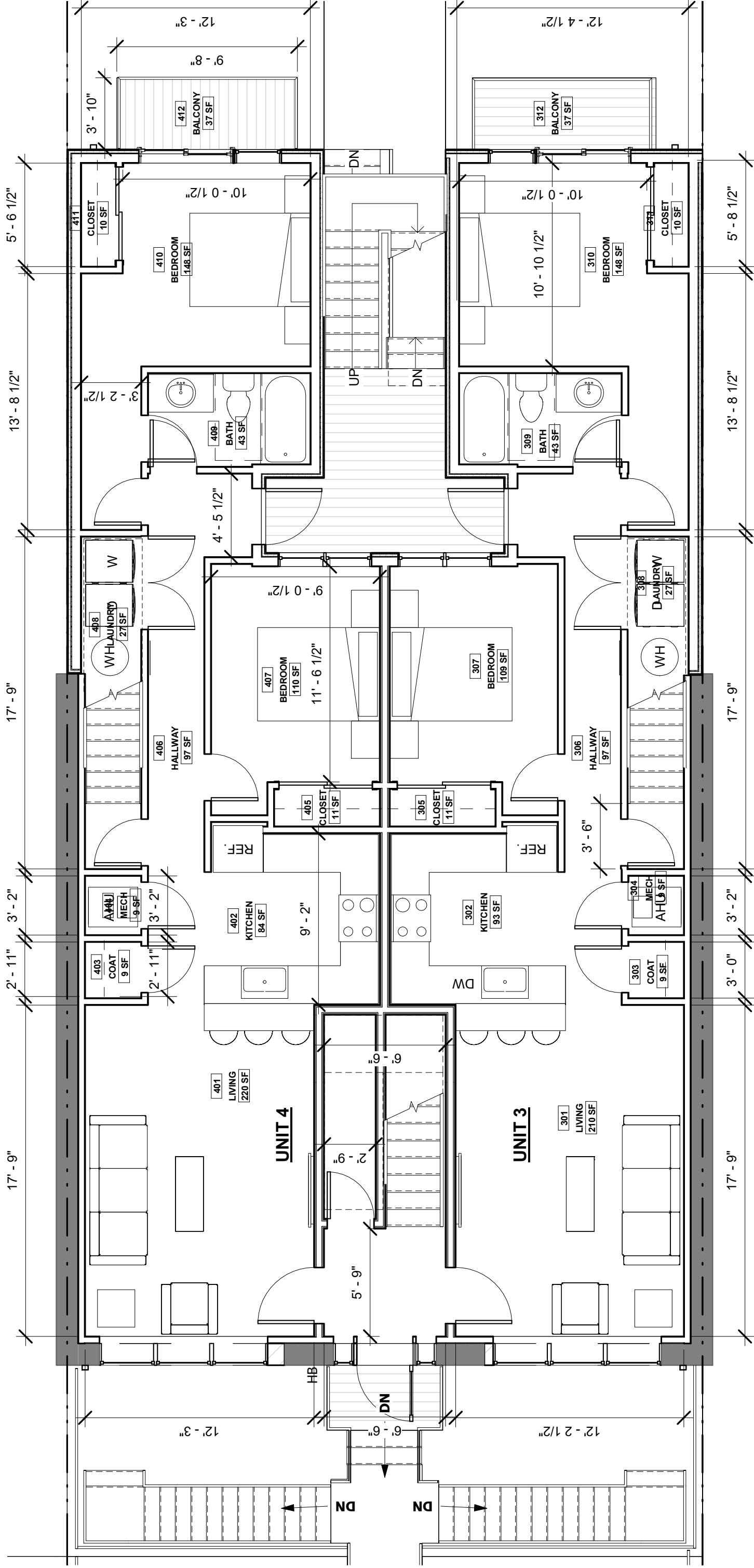
UNIT 1

PROPOSED CELLAR

**R. MICHAEL CROSS
DESIGN GROUP**

100 CELLAR - FLOOR PLAN

A201 | BZA0073/16" = 1'-0"

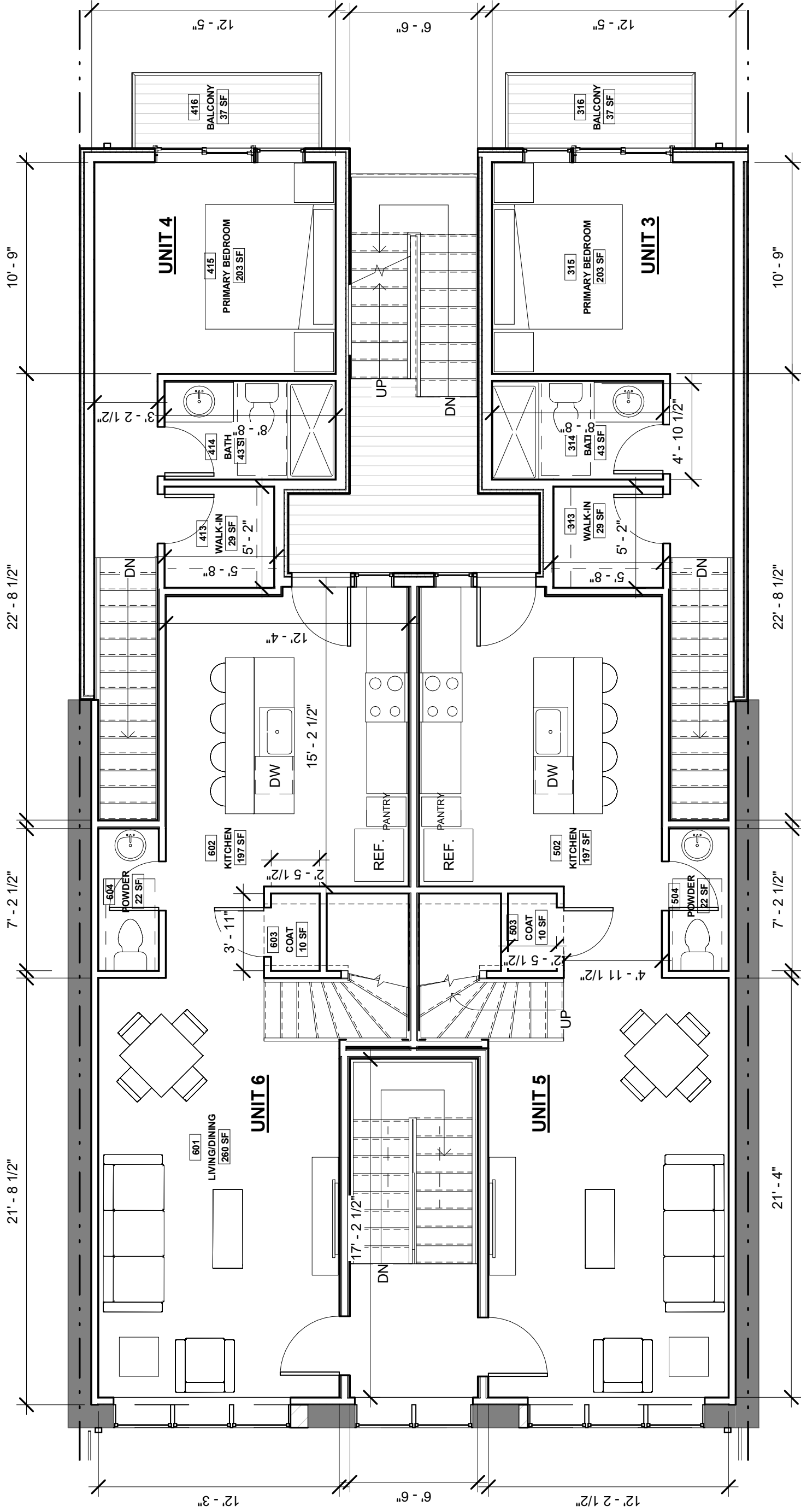


1 1ST FLOOR - FLOOR PLAN

A201 | BZA0083/16" = 1'-0"

PROPOSED FIRST FLOOR

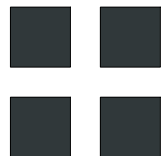
**R. MICHAEL CROSS
DESIGN GROUP**



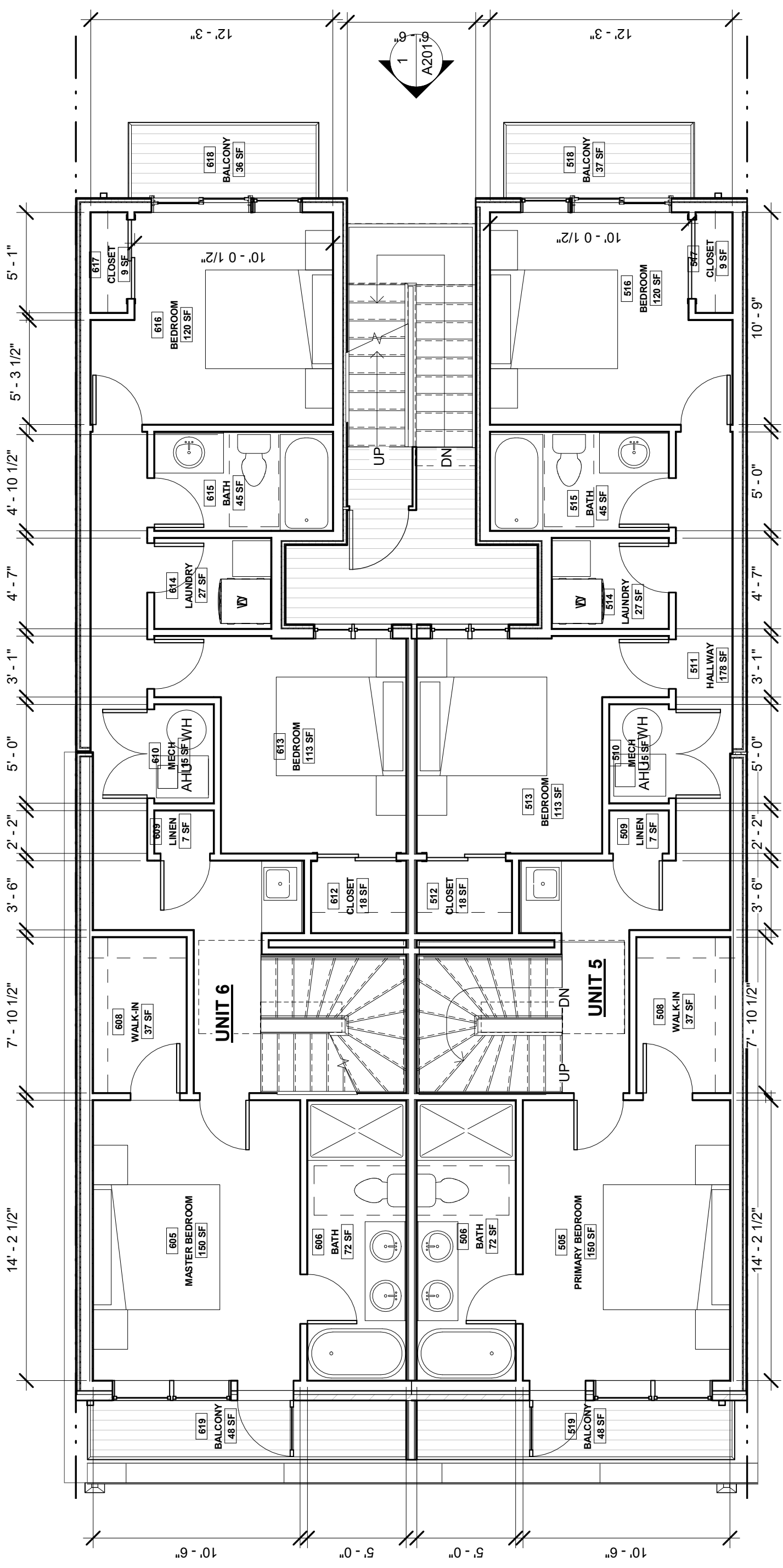
1 2ND FLOOR - FLOOR PLAN

A201 | BZA0083/16" = 1'-0"

PROPOSED SECOND FLOOR



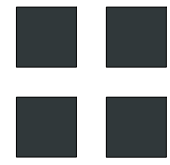
**R. MICHAEL CROSS
DESIGN GROUP**



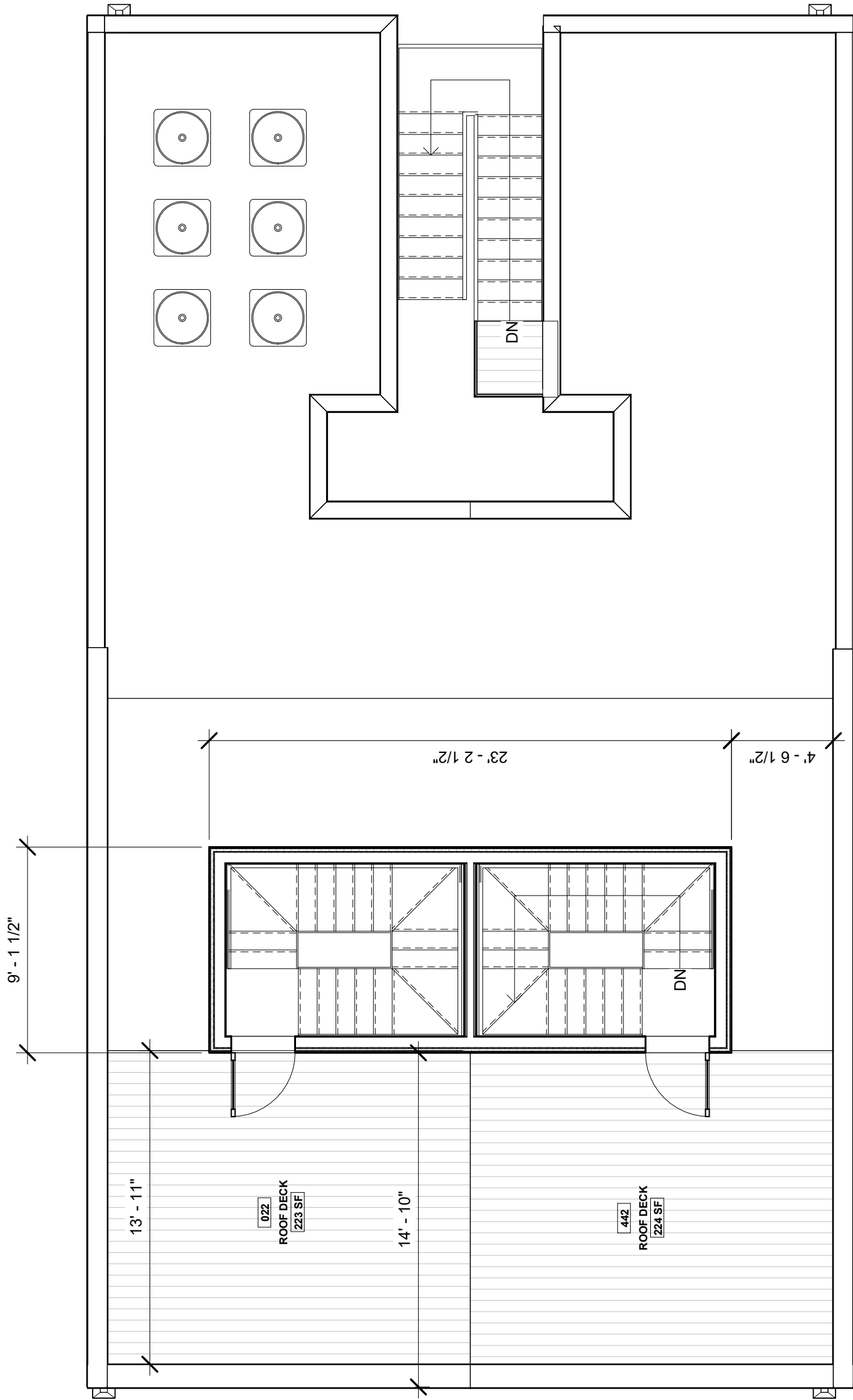
1 3RD FLOOR - FLOOR PLAN

A201 BZA0103/16" = 1'-0"

PROPOSED THIRD FLOOR



**R. MICHAEL CROSS
DESIGN GROUP**



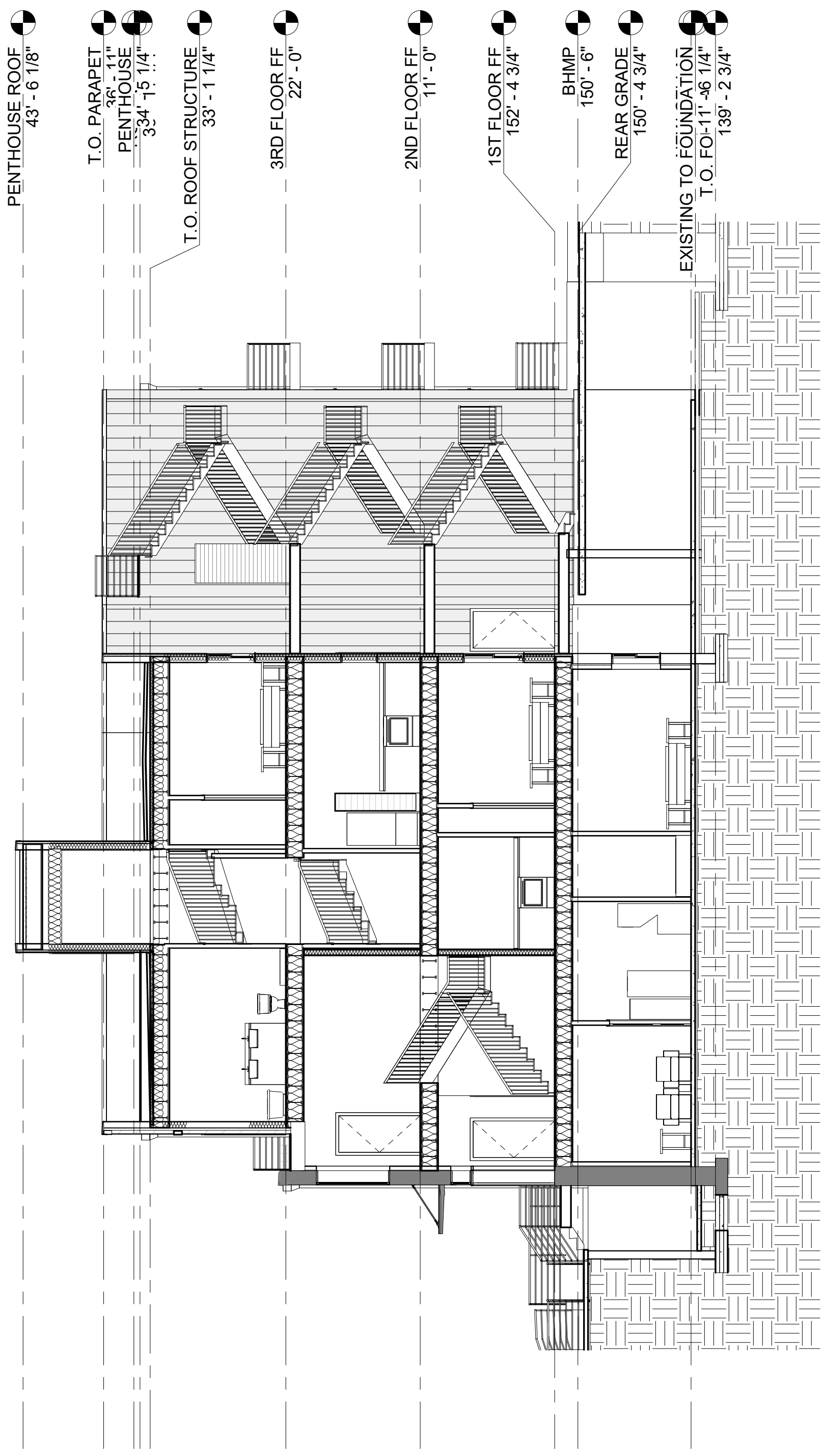
PROPOSED ROOF

■ ■ R. MICHAEL CROSS
 ■ ■ DESIGN GROUP

BUILDING SECTION

R. MICHAEL CROSS

 DESIGN GROUP



1 BUILDING SECTION - BZA

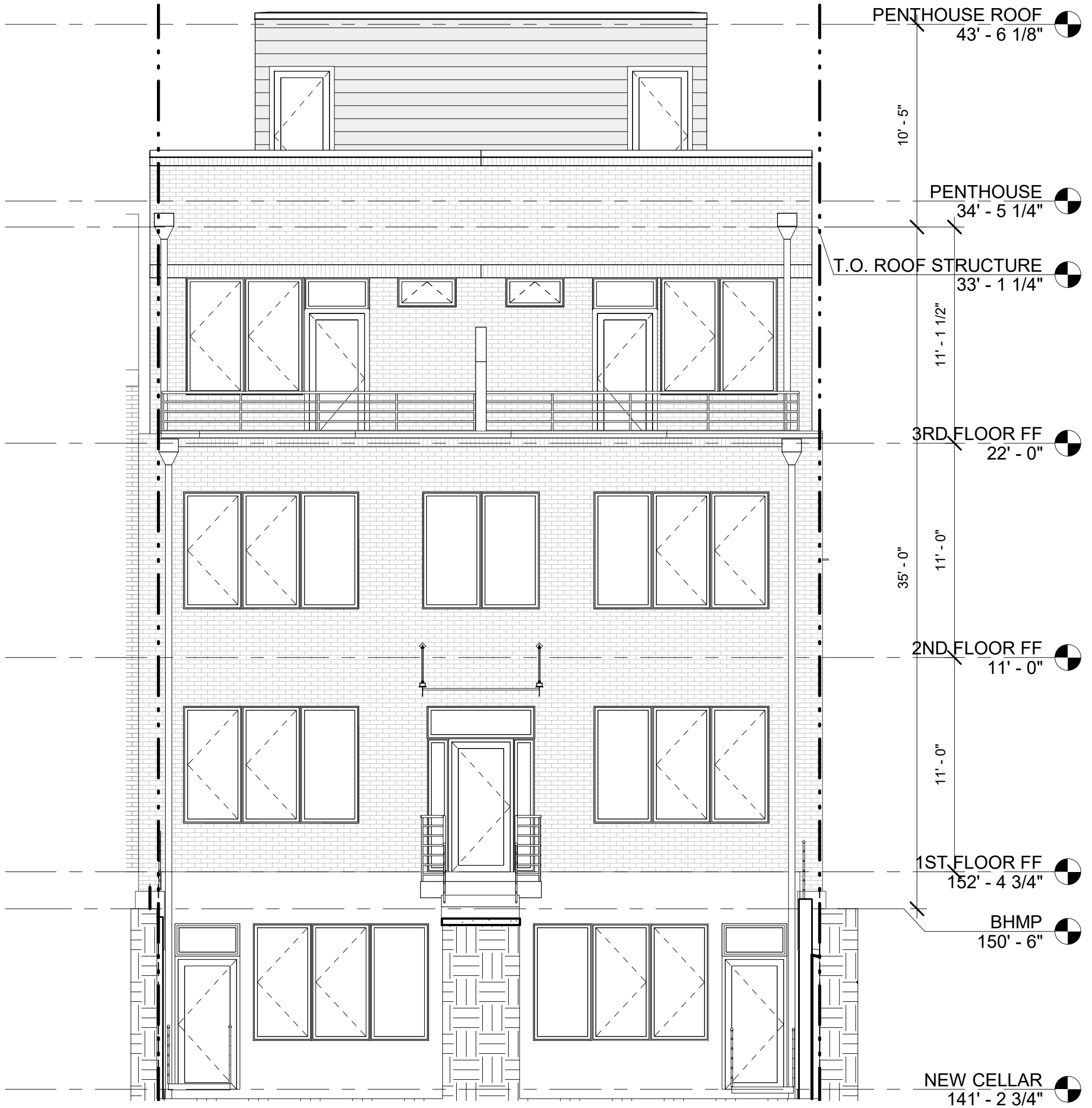
S0002 BZA0121/8" = 1'-0"



1 WEST ELEVATION - EXISTING
 BZA0133/16" = 1'-0"

EXISTING WEST
 ELEVATION

■ ■ R. MICHAEL CROSS
 ■ ■ DESIGN GROUP



1 WEST ELEVATION

BZA0143/16" = 1'-0"

PROPOSED WEST
ELEVATION

**R. MICHAEL CROSS
DESIGN GROUP**



1 EAST ELEVATION - EXISTING
 BZA0153/16" = 1'-0"

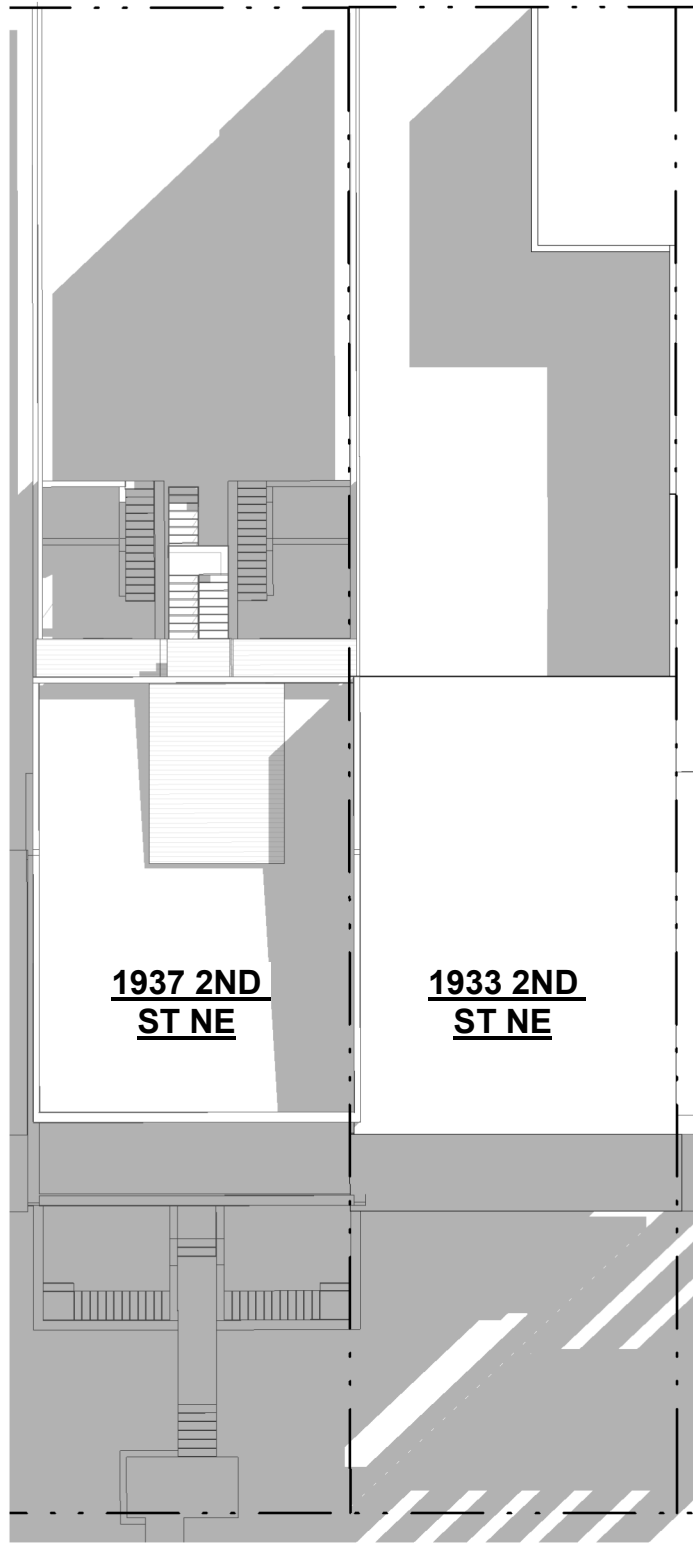


1 EAST ELEVATION

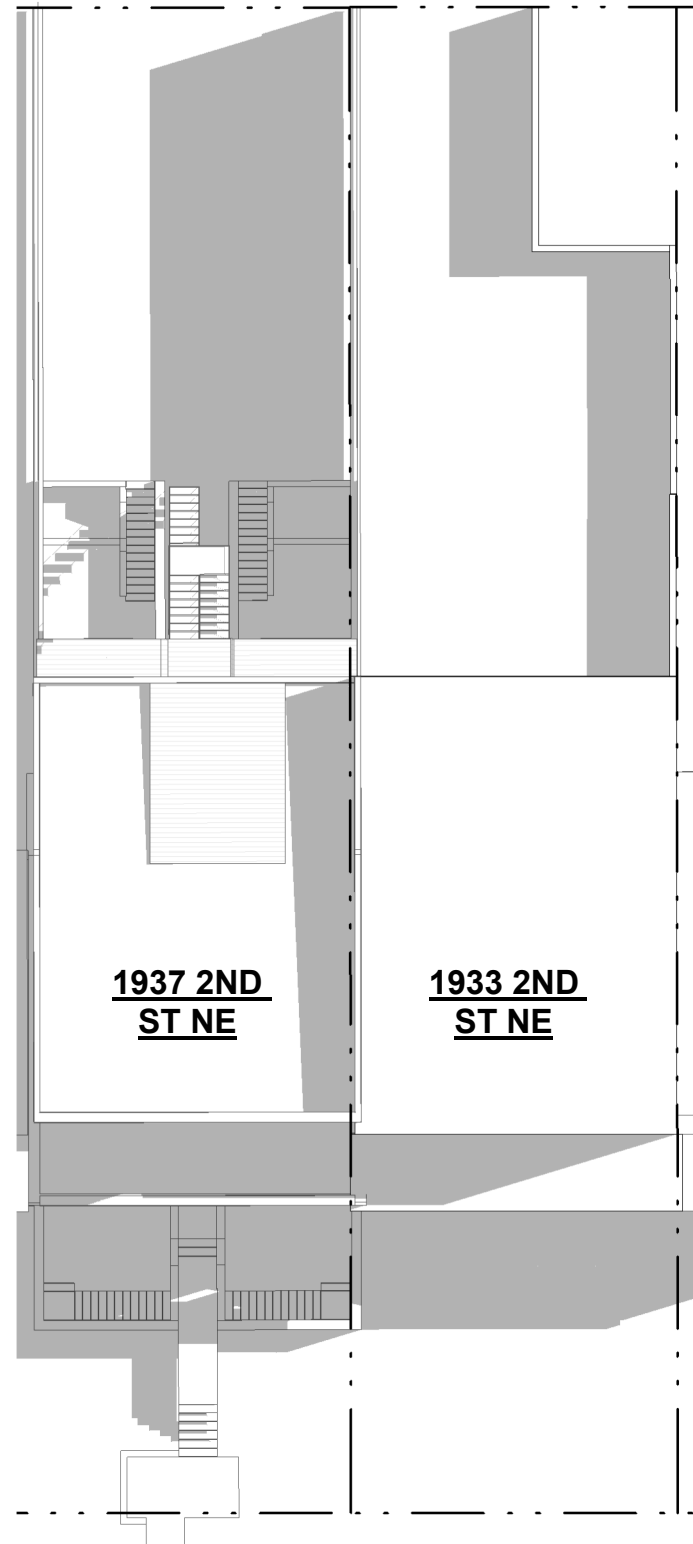
BZA0163/16" = 1'-0"

**PROPOSED EAST
ELEVATION**

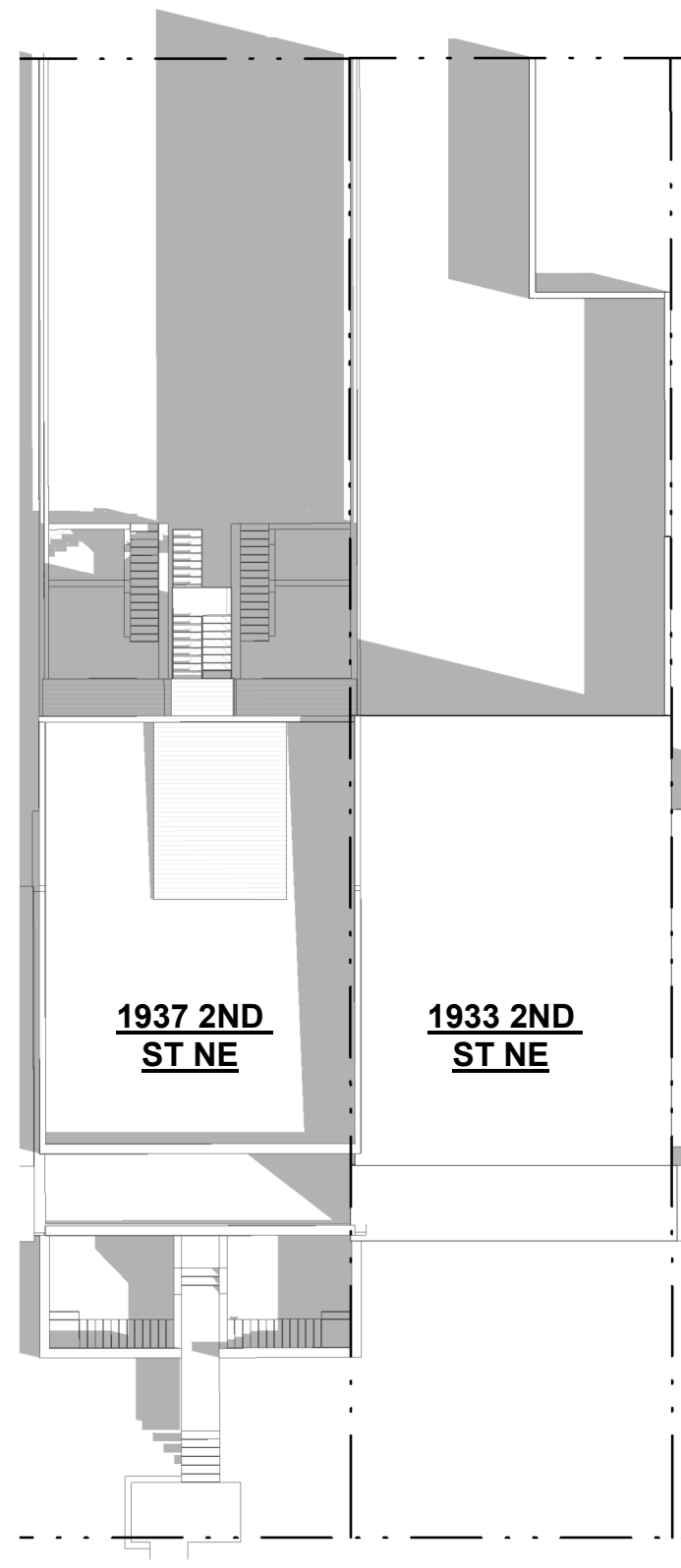
**■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP**



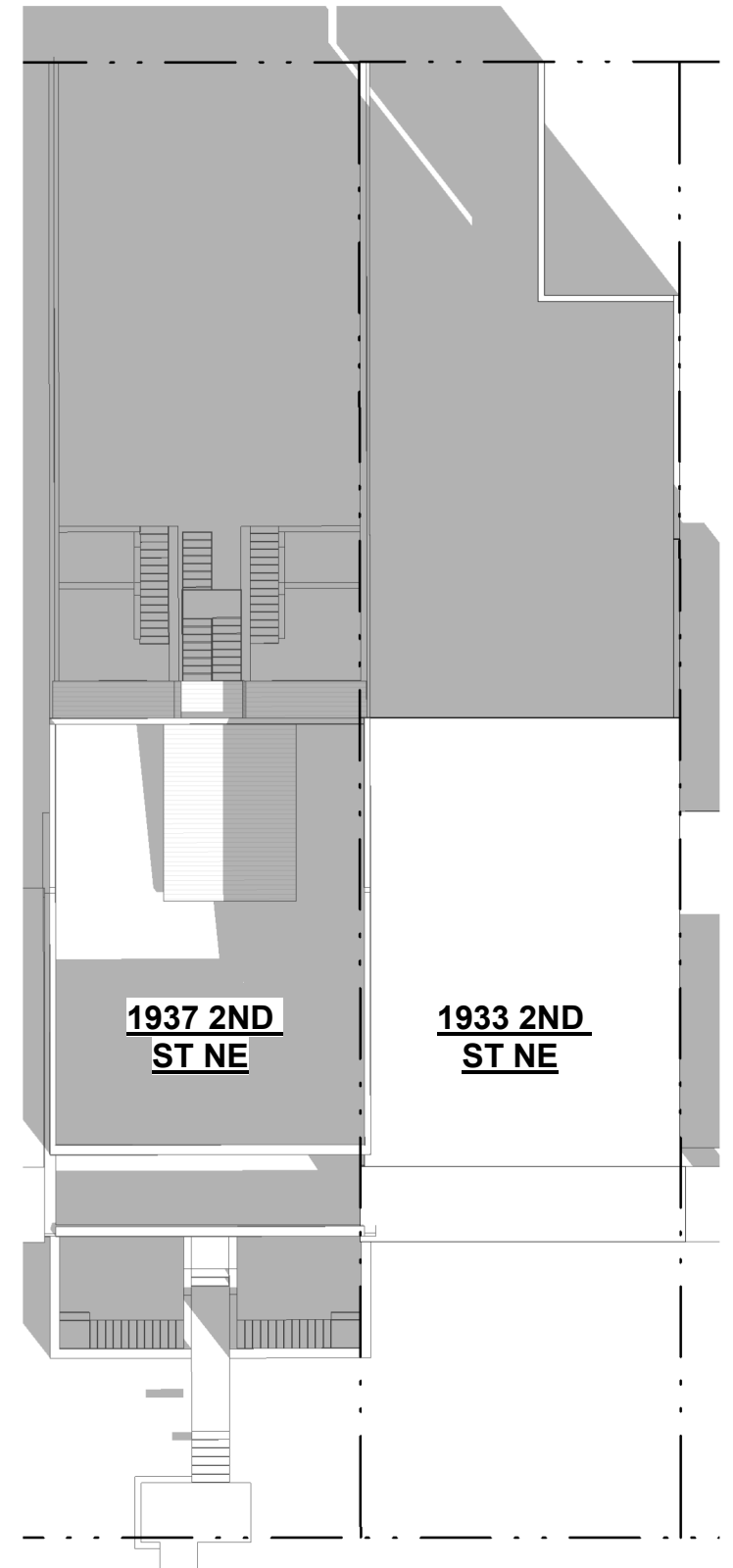
1 MOR - WS - 10AM
A201 | BZA0171" = 20'-0"



2 MOR - WS - 12PM
BZA0171" = 20'-0"



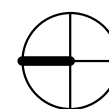
3 MOR - WS - 2PM
BZA0171" = 20'-0"



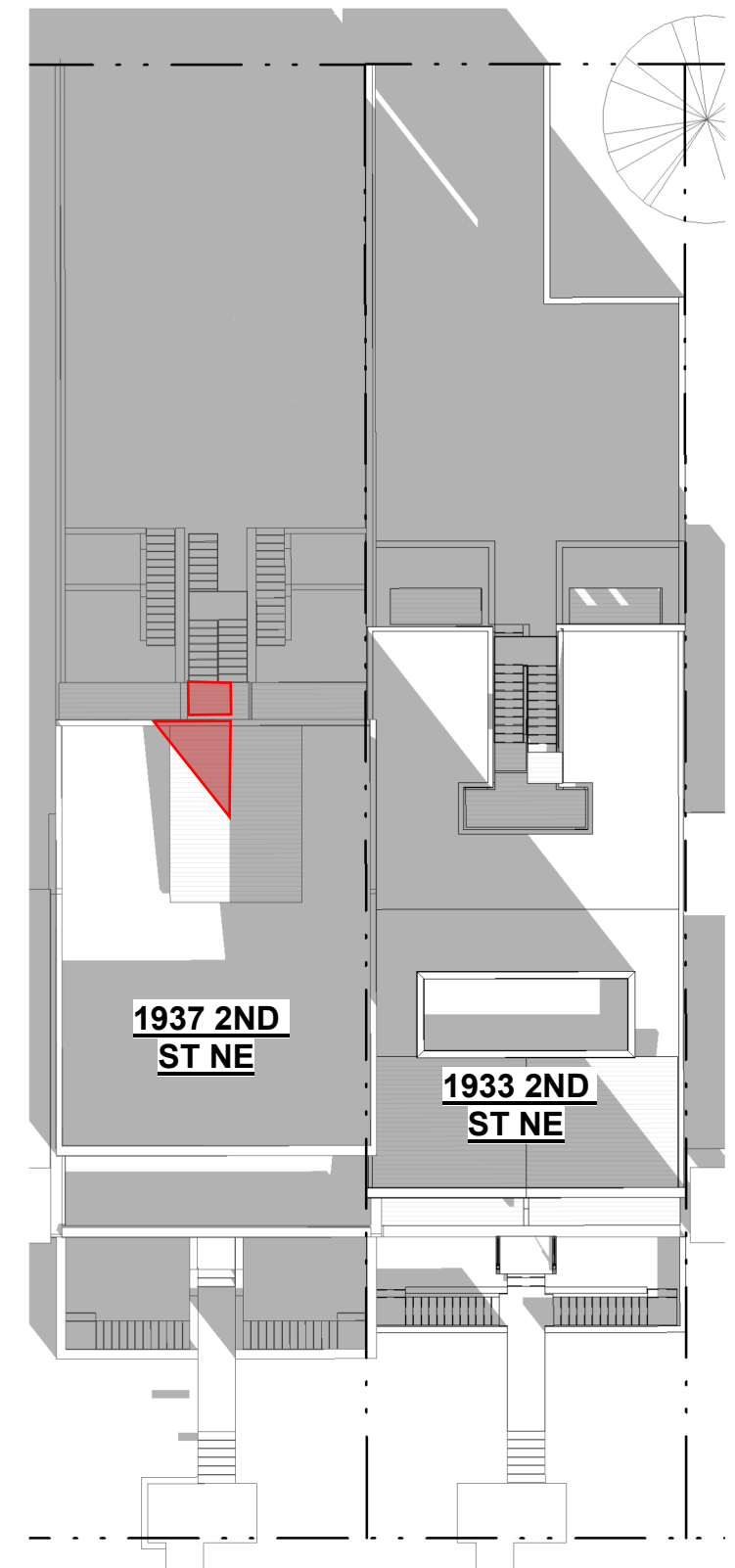
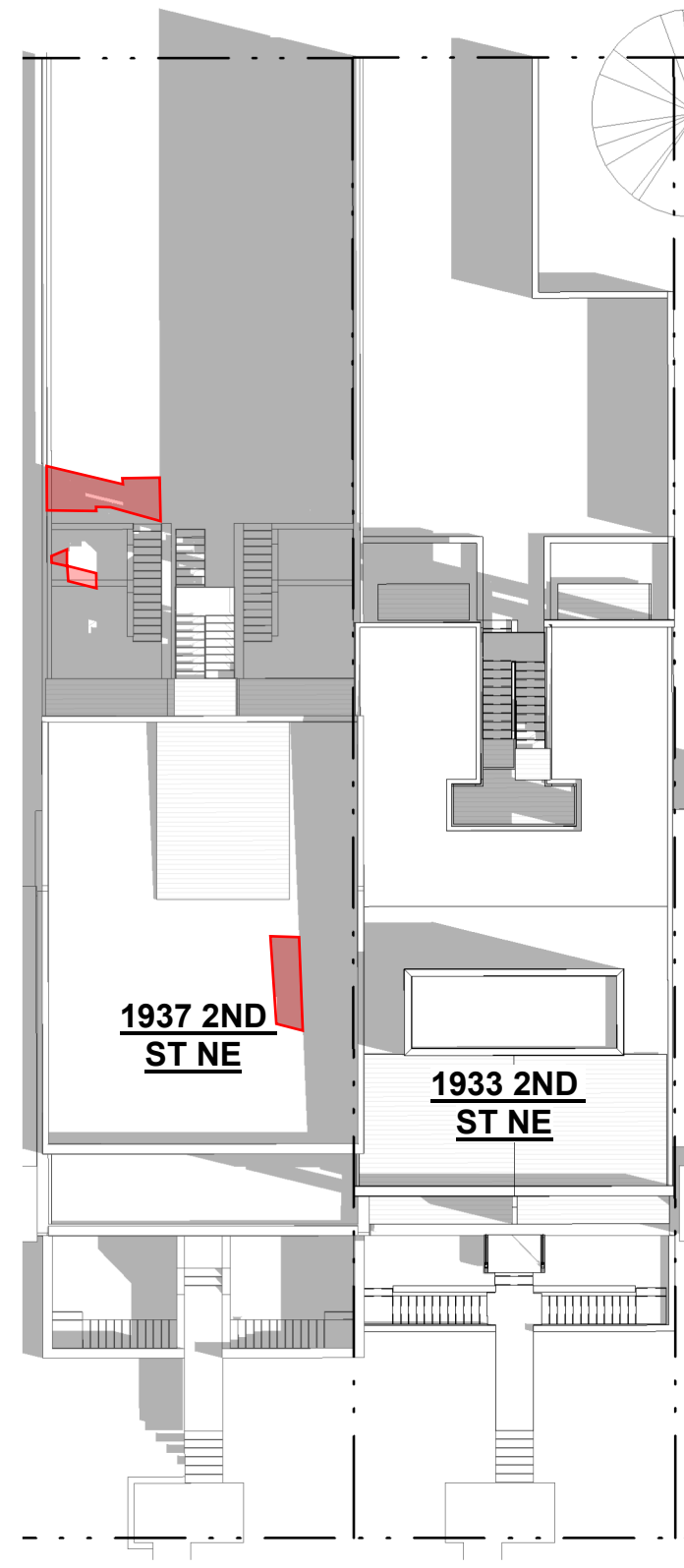
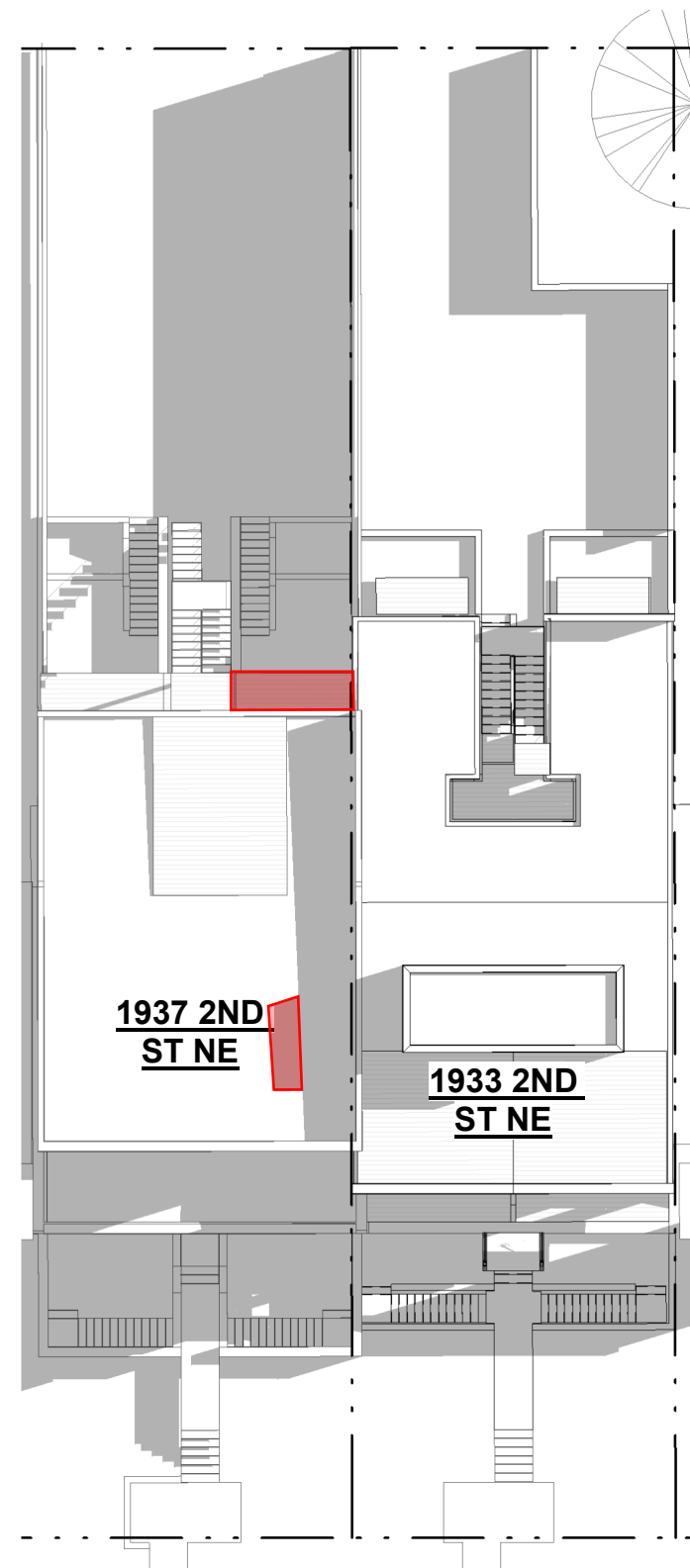
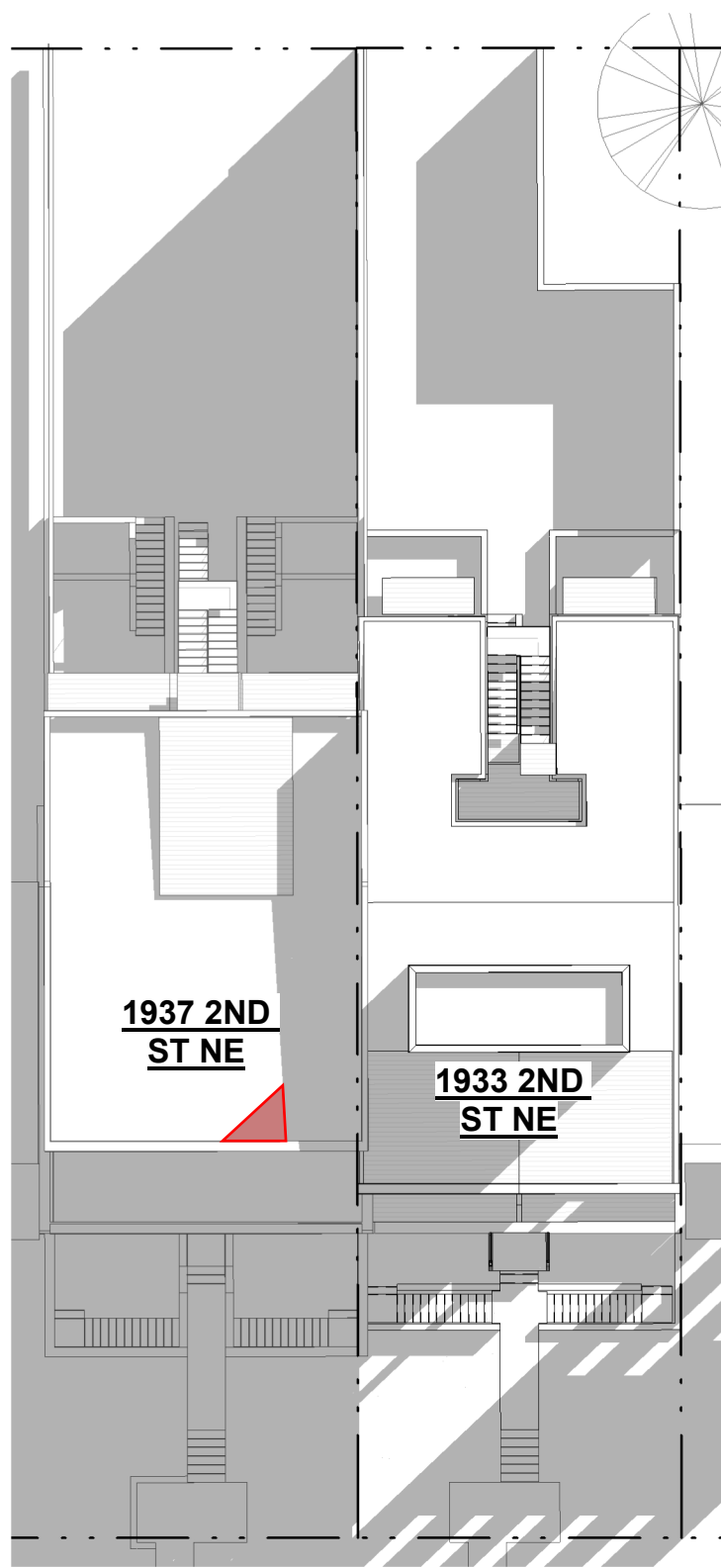
4 MOR - WS - 5PM
BZA0171" = 20'-0"

SOLAR STUDY - WINTER

MATTER-OF-RIGHT MASSING



■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP



1 Proposed - WS - 10AM
A201 | BZA0181" = 20'-0"

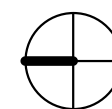
2 Proposed - WS - 12PM
A201 | BZA0181" = 20'-0"

3 Proposed - WS - 2PM
A201 | BZA0181" = 20'-0"

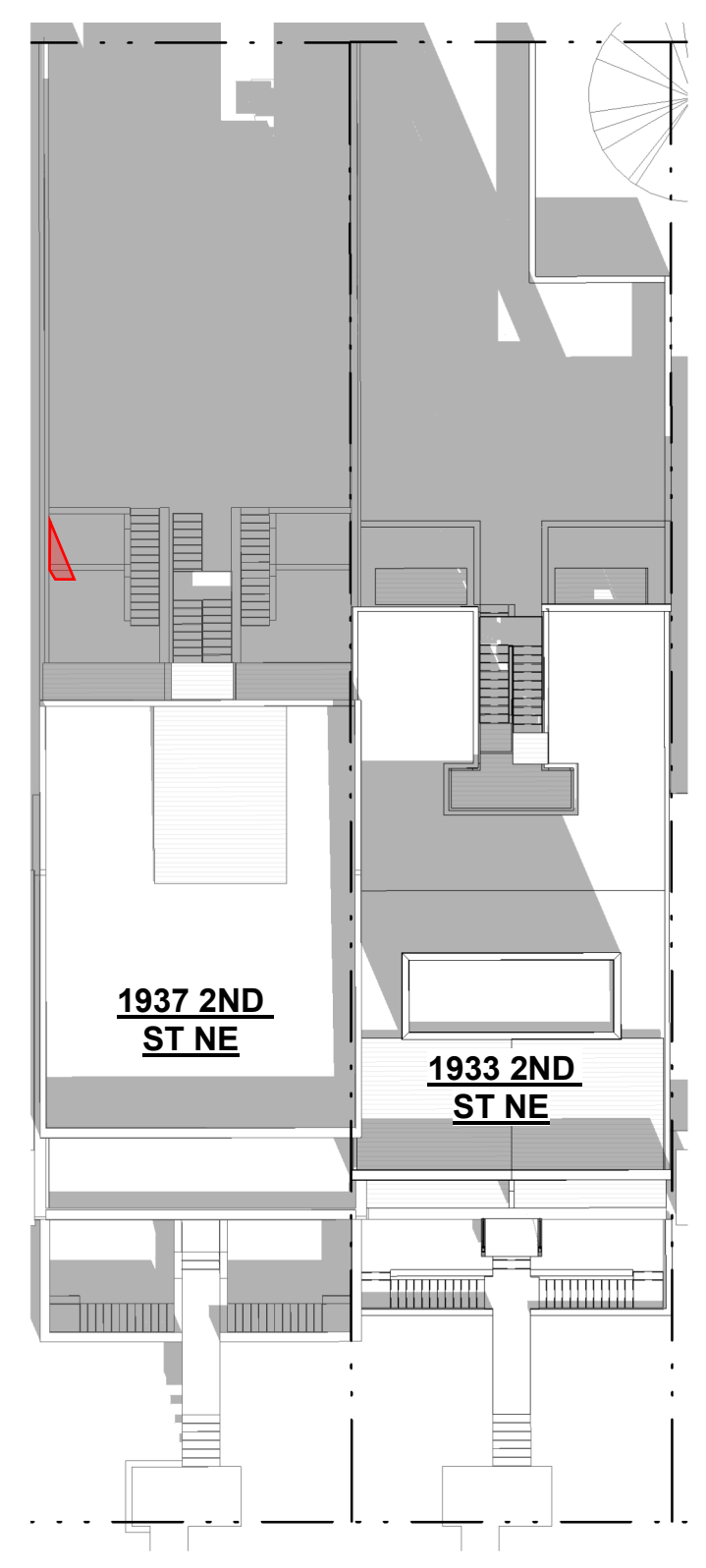
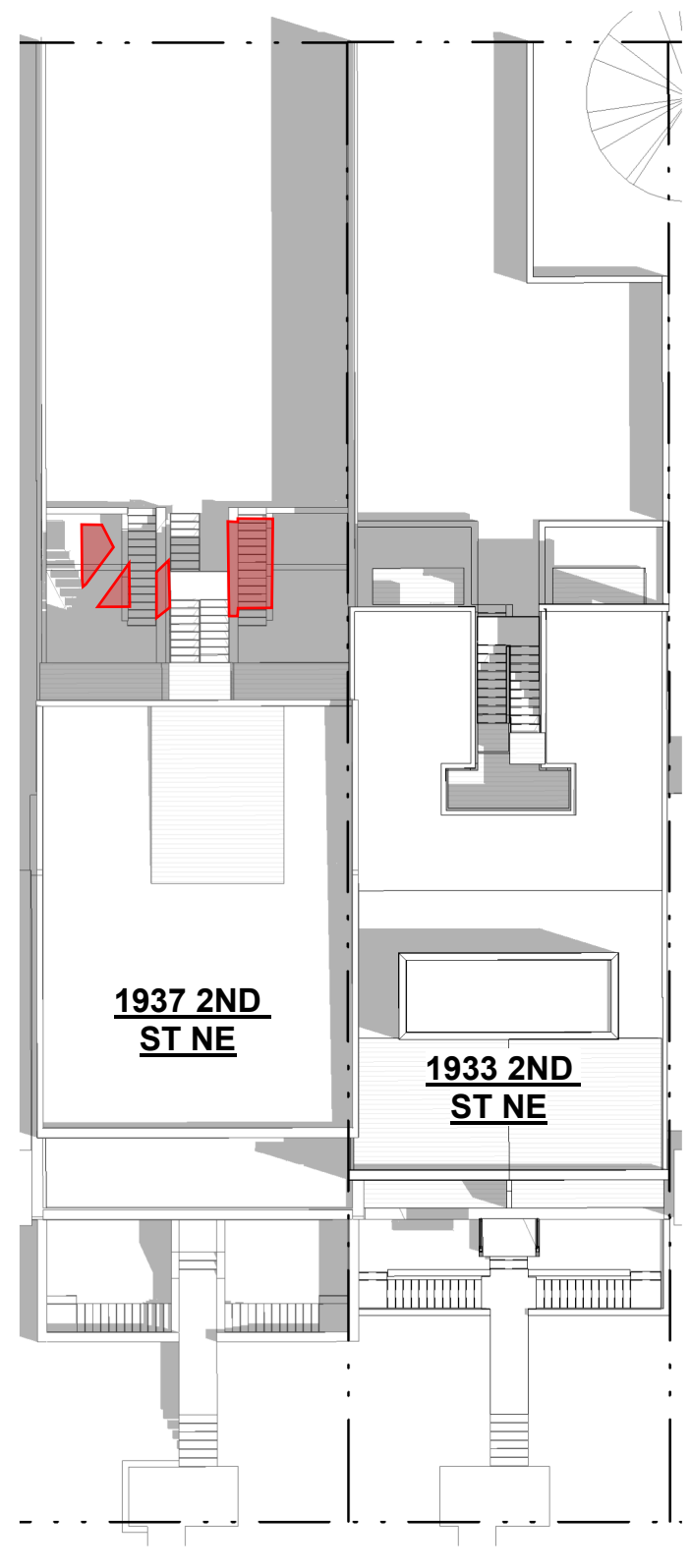
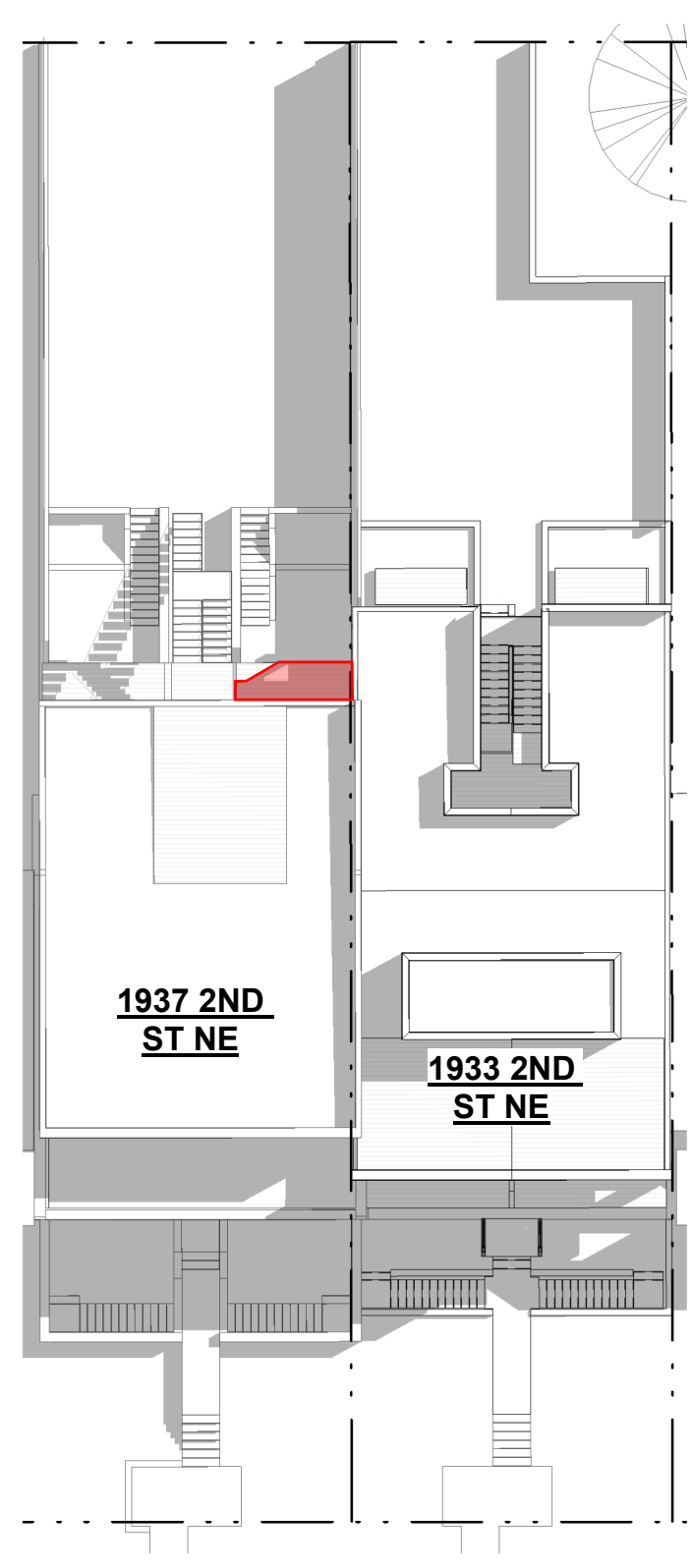
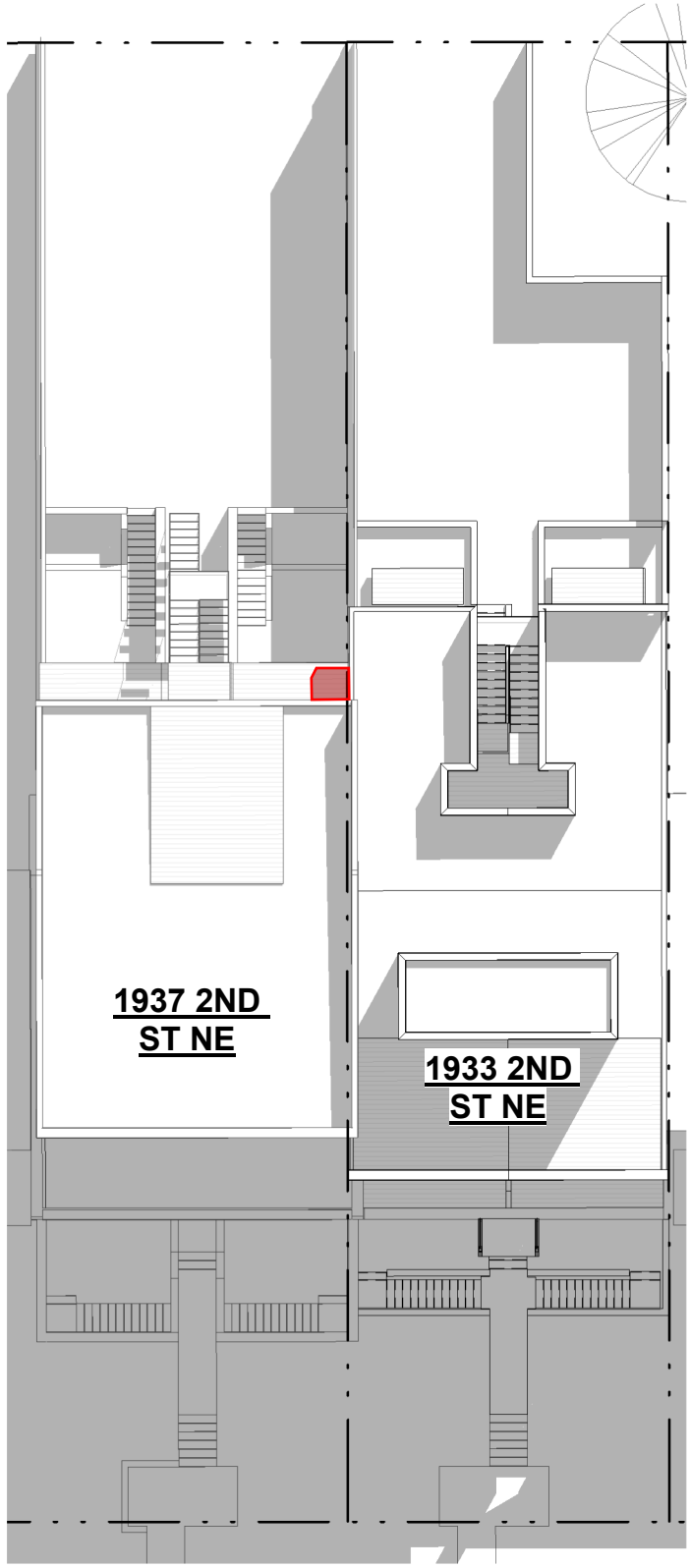
4 Proposed - WS - 5PM
A201 | BZA0181" = 20'-0"

SOLAR STUDY - WINTER

PROPOSED MASSING



**R. MICHAEL CROSS
DESIGN GROUP**



1 Proposed - SE - 10AM
A201 | BZA0201" = 20'-0"

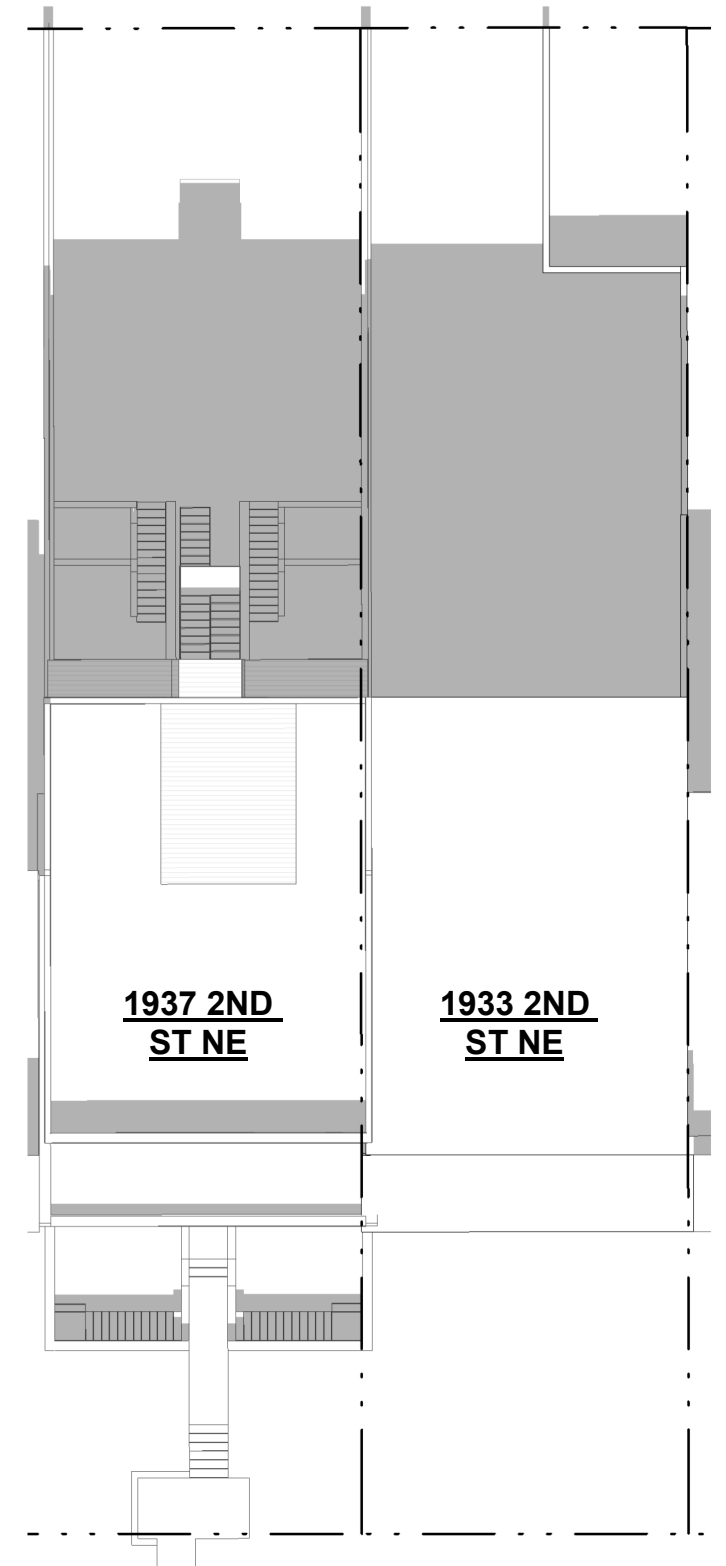
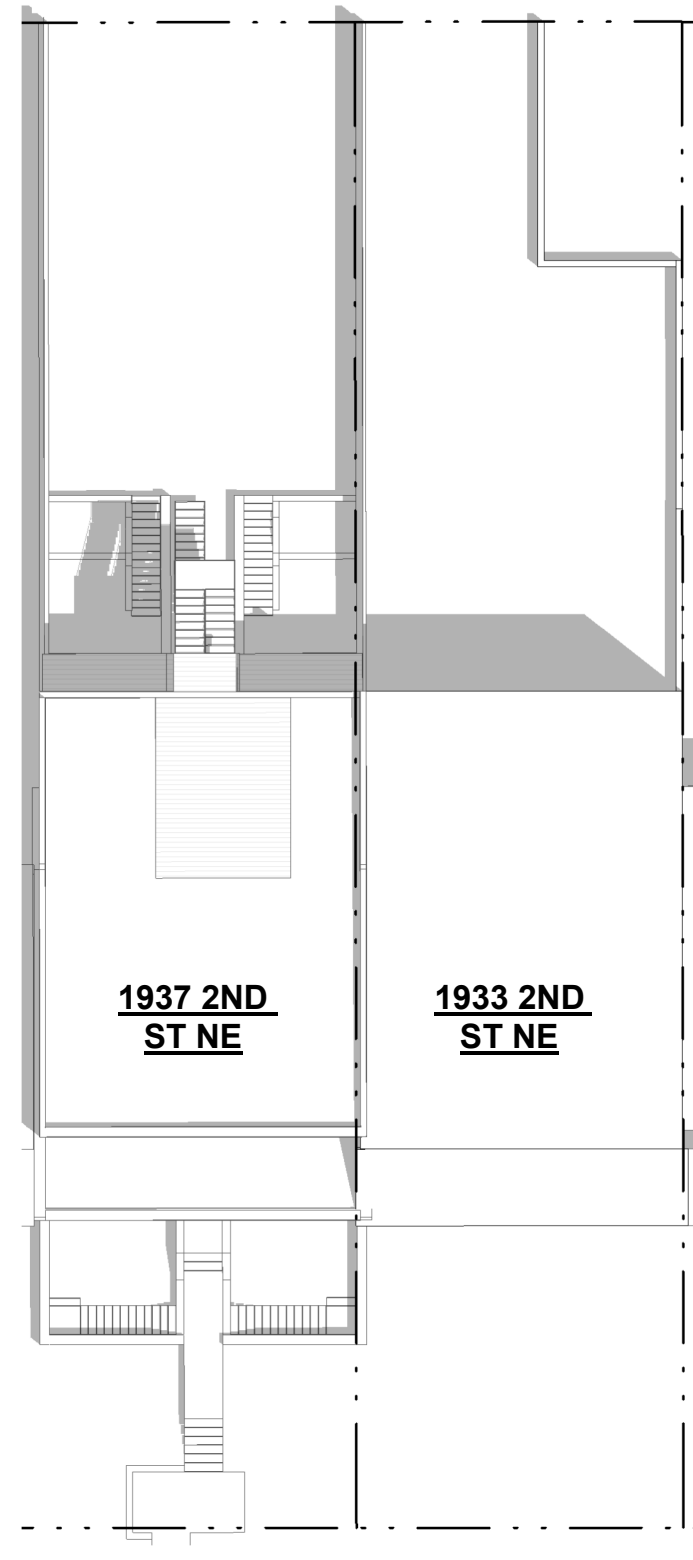
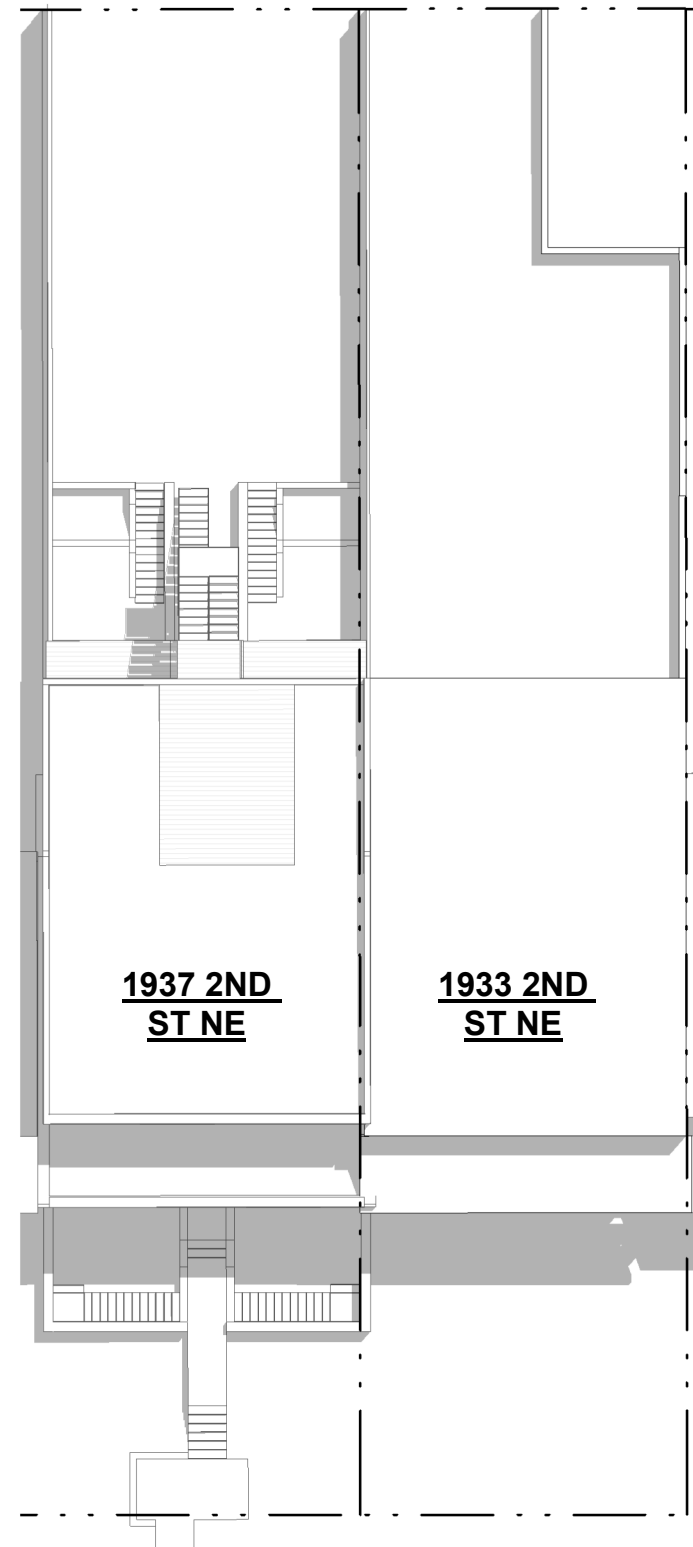
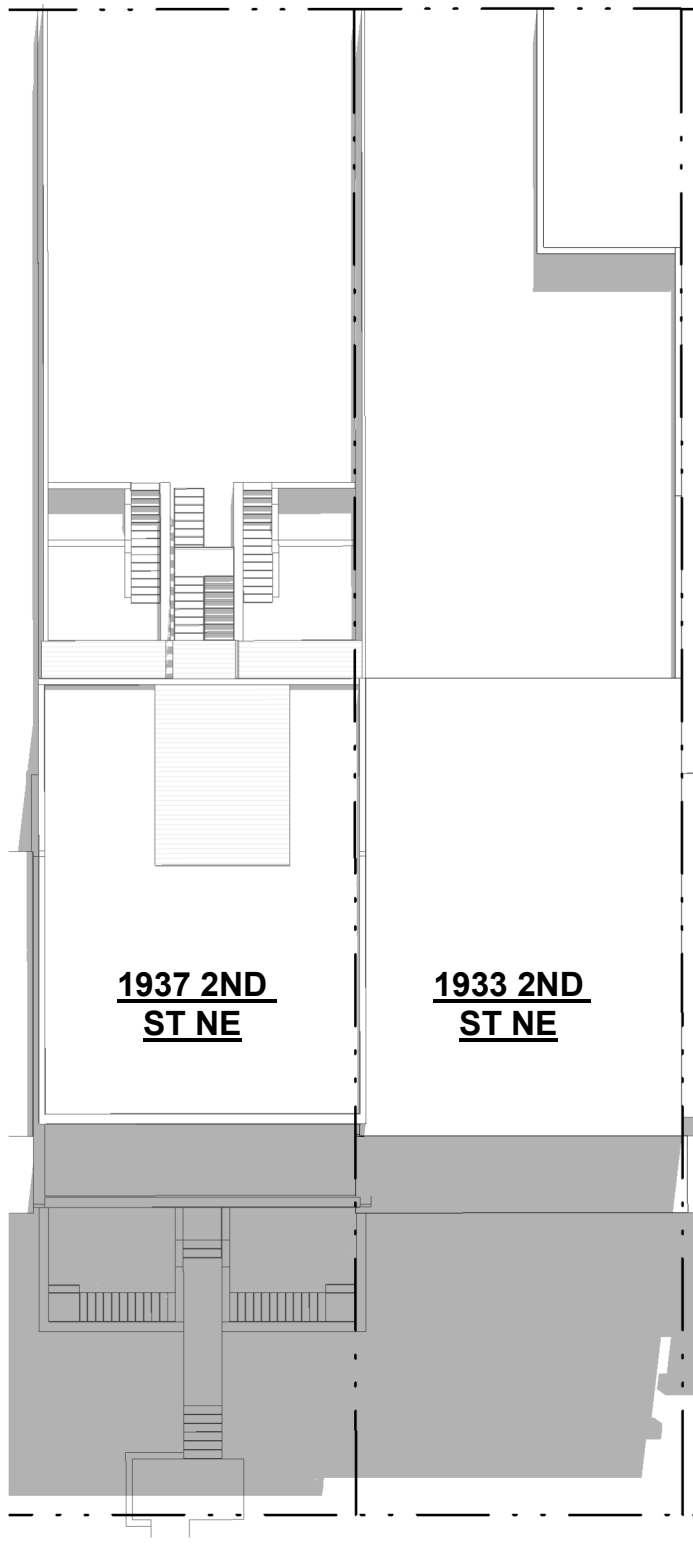
2 Proposed - SE - 12PM
A201 | BZA0201" = 20'-0"

3 Proposed - SE - 2PM
A201 | BZA0201" = 20'-0"

4 Proposed - SE - 5PM
A201 | BZA0201" = 20'-0"

SOLAR STUDY - SPRING
PROPOSED MASSING

  **R. MICHAEL CROSS
DESIGN GROUP**



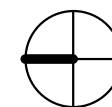
1 MOR - SS - 10AM
BZA0221" = 20'-0"

2 MOR - SS - 12PM
BZA0221" = 20'-0"

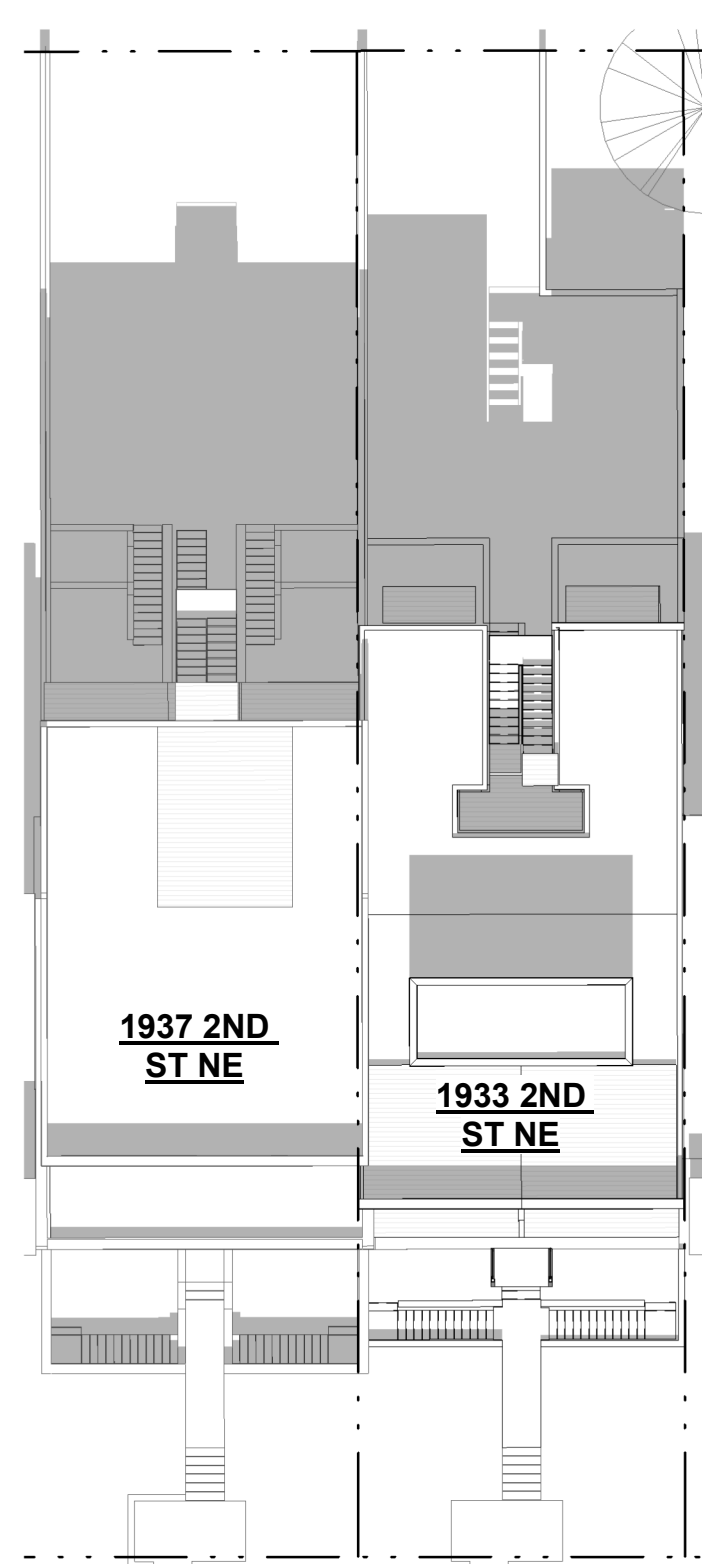
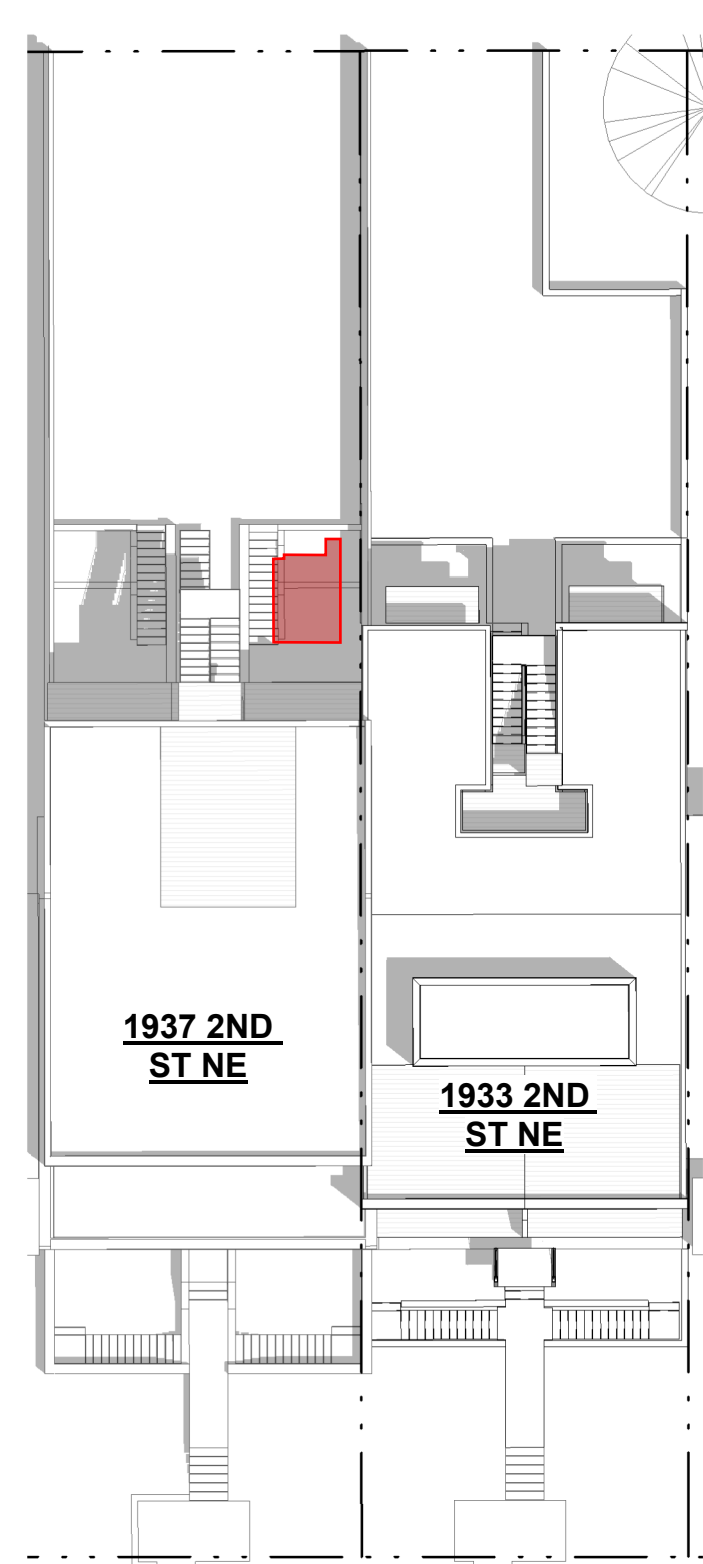
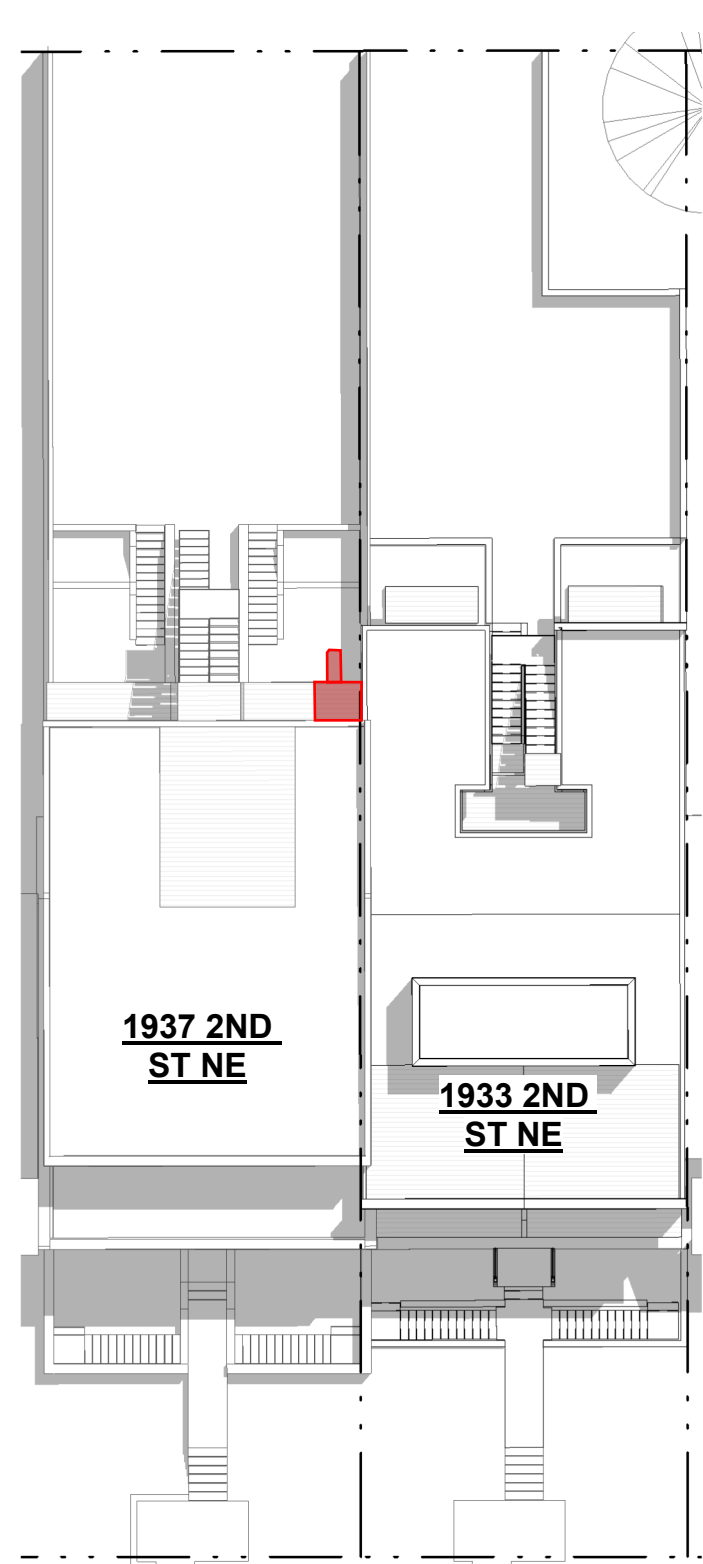
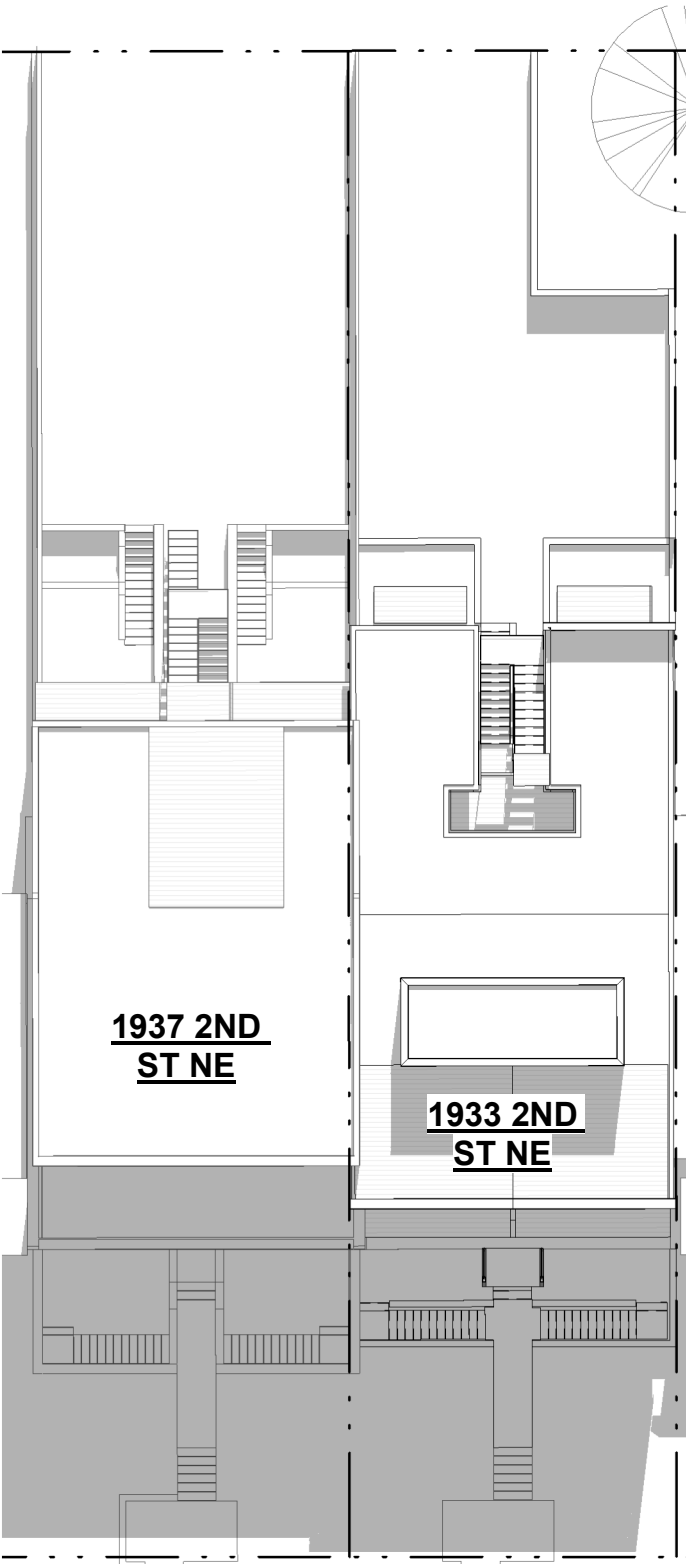
3 MOR - SS - 2PM
BZA0221" = 20'-0"

4 MOR - SS - 5PM
BZA0221" = 20'-0"

SOLAR STUDY - SUMMER
MATTER-OF-RIGHT MASSING



■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP



1 Proposed - SS - 10AM
A201 | BZA0211" = 20'-0"

2 Proposed - SS - 12PM
A201 | BZA0211" = 20'-0"

3 Proposed - SS - 2PM
A201 | BZA0211" = 20'-0"

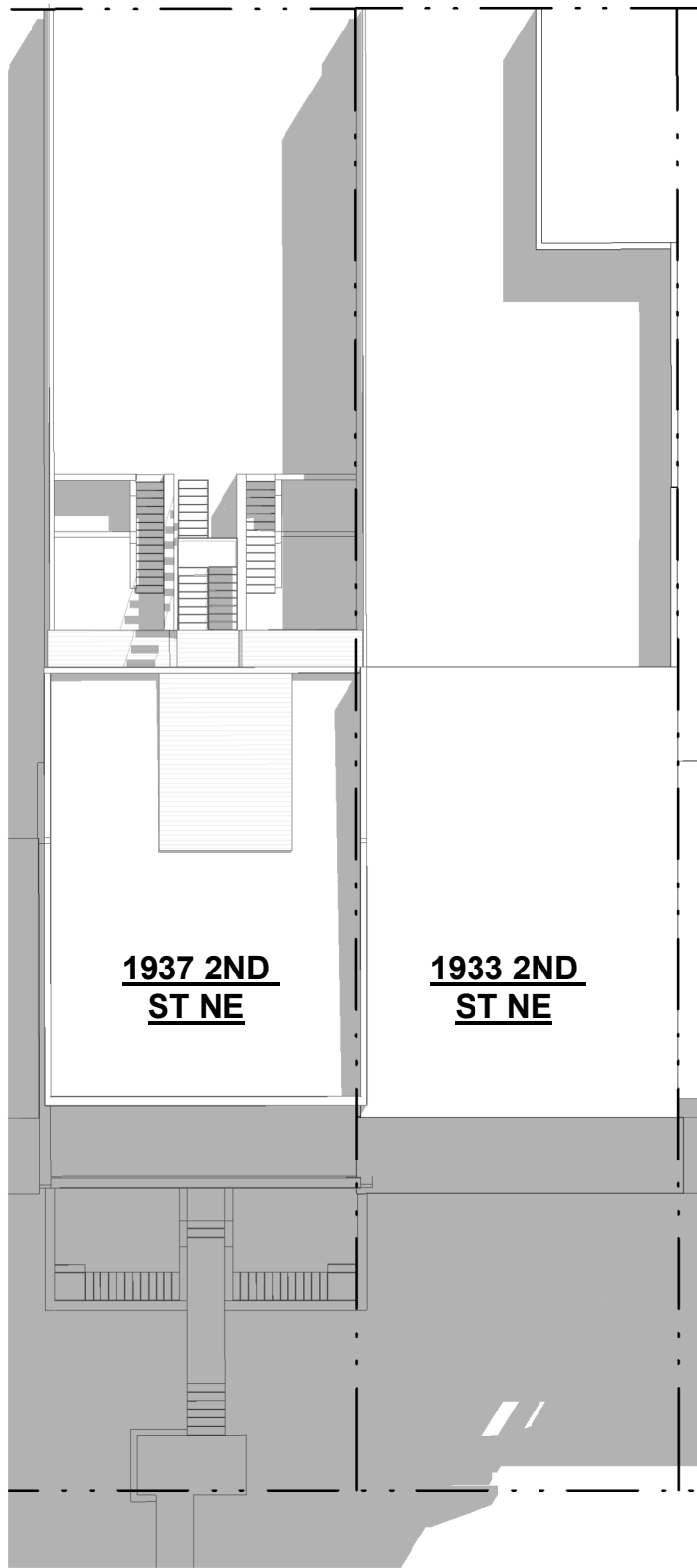
4 Proposed - SS - 5PM
A201 | BZA0211" = 20'-0"

SOLAR STUDY - SUMMER
PROPOSED MASSING



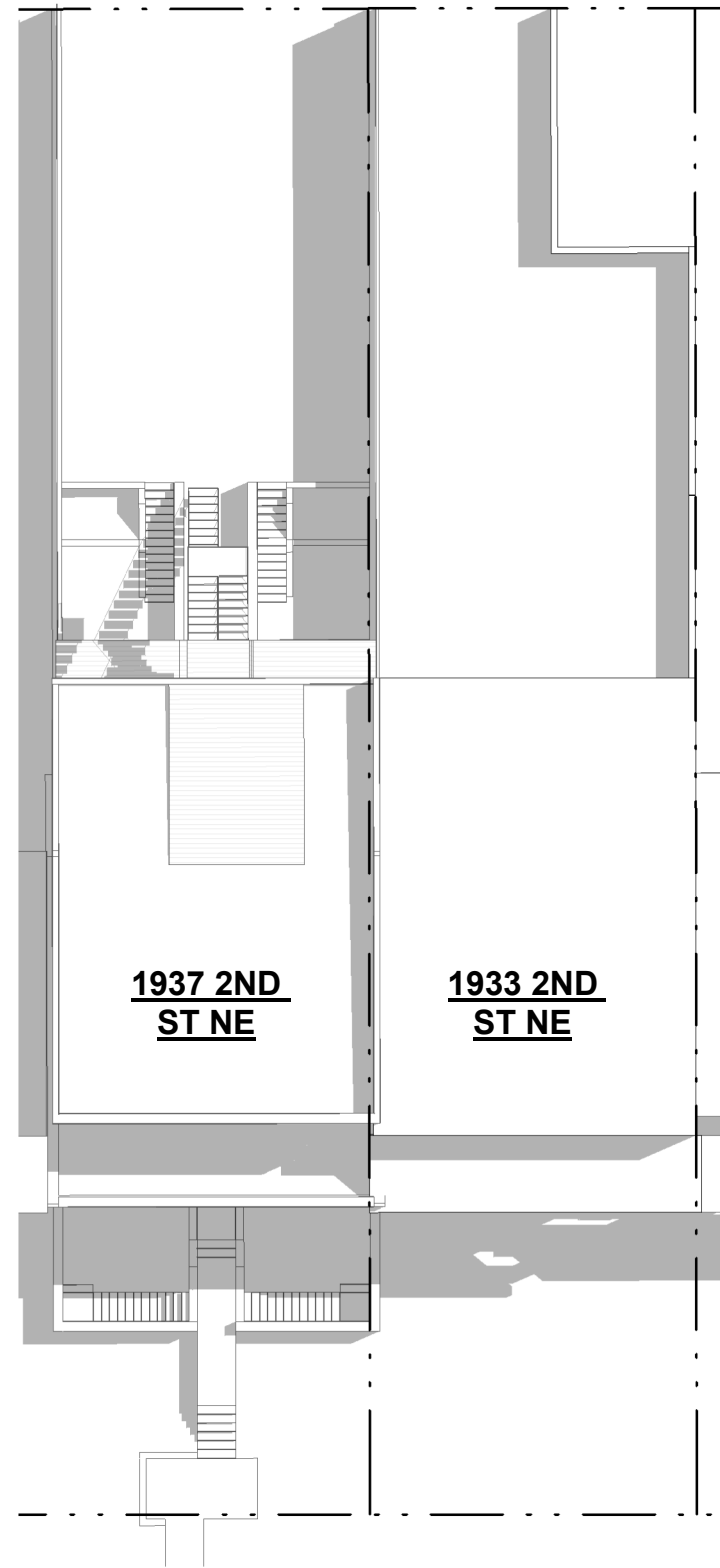

R. MICHAEL CROSS


DESIGN GROUP



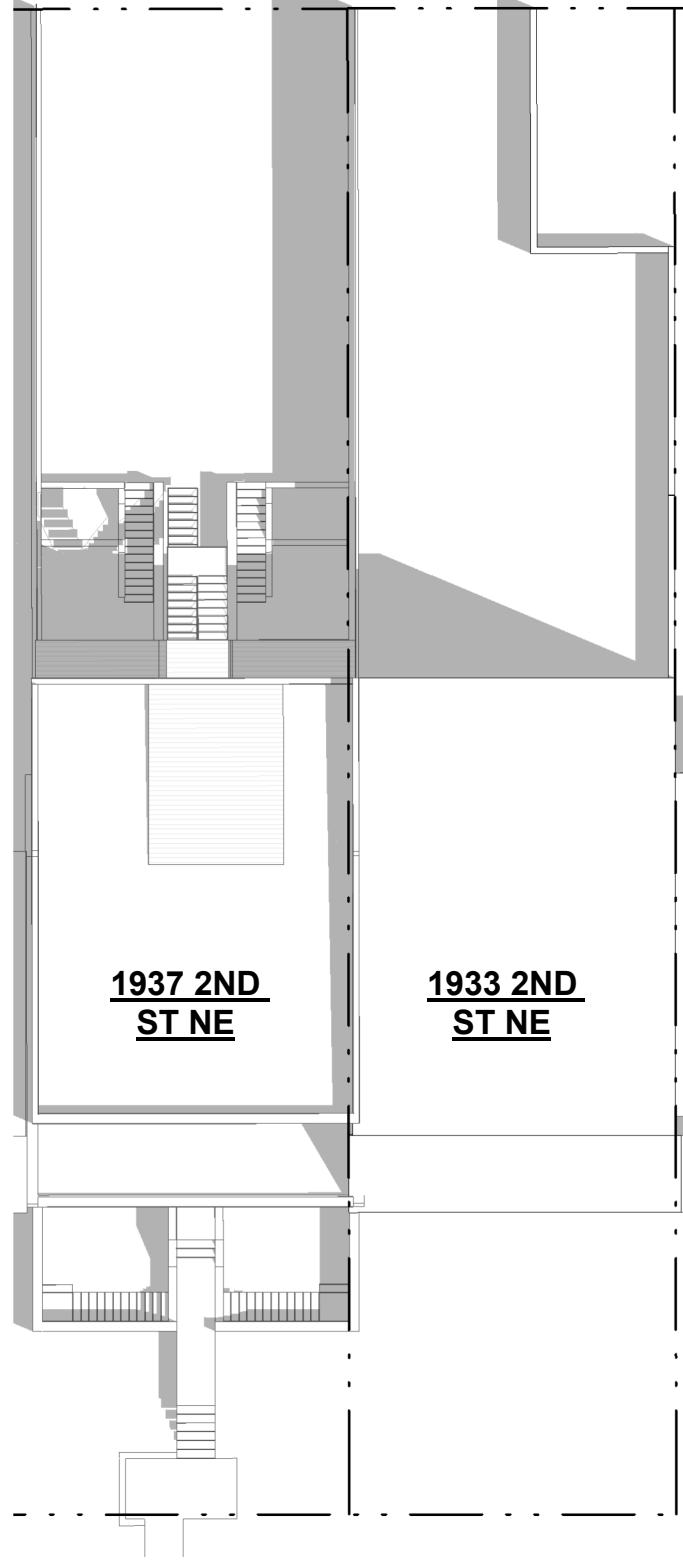
**1937 2ND
ST NE**

**1933 2ND
ST NE**



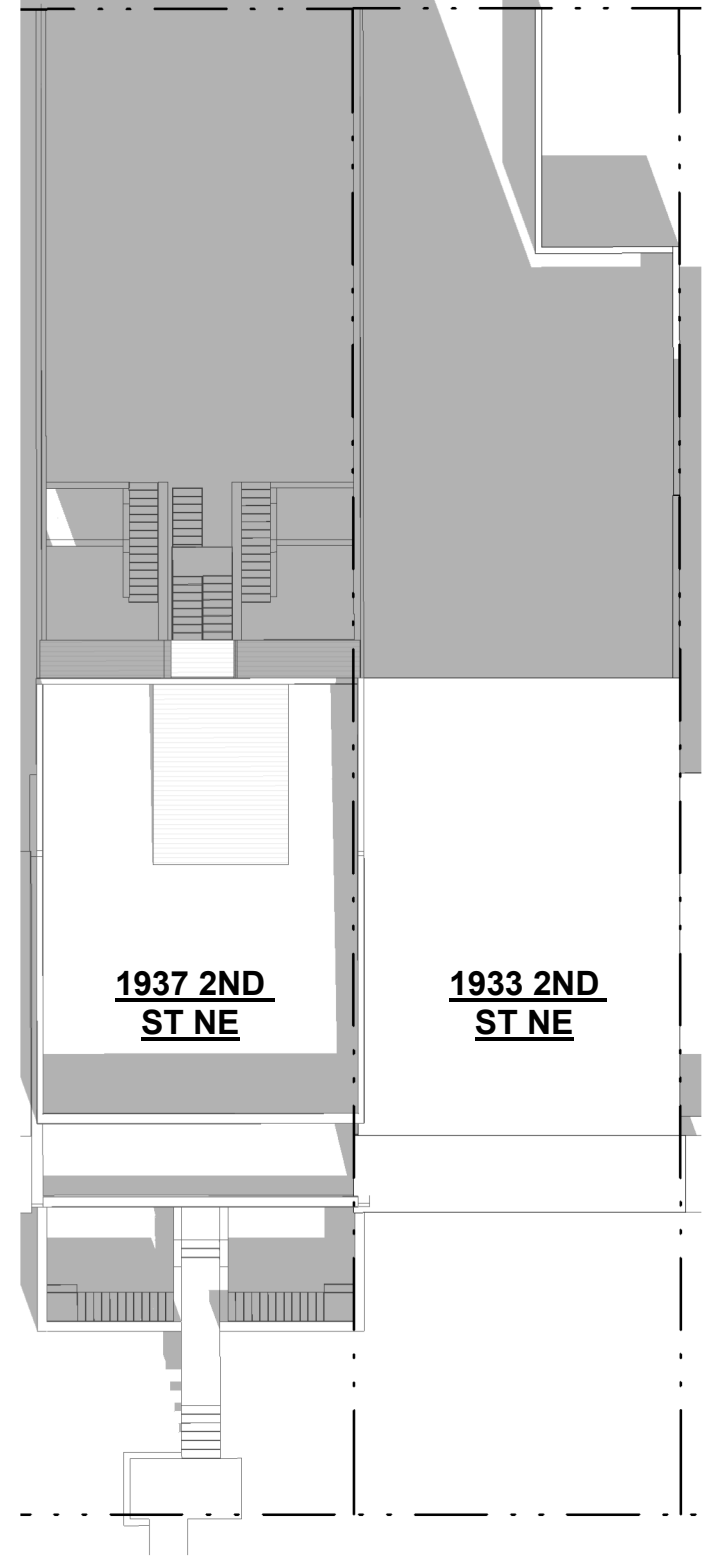
**1937 2ND
ST NE**

**1933 2ND
ST NE**



**1937 2ND
ST NE**

**1933 2ND
ST NE**



**1937 2ND
ST NE**

**1933 2ND
ST NE**

1 MOR - FE - 10AM

BZA0231" = 20'-0"

2 MOR - FE - 12PM

BZA0231" = 20'-0"

3 MOR - FE - 2PM

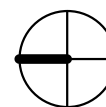
BZA0231" = 20'-0"

4 MOR - FE - 5PM

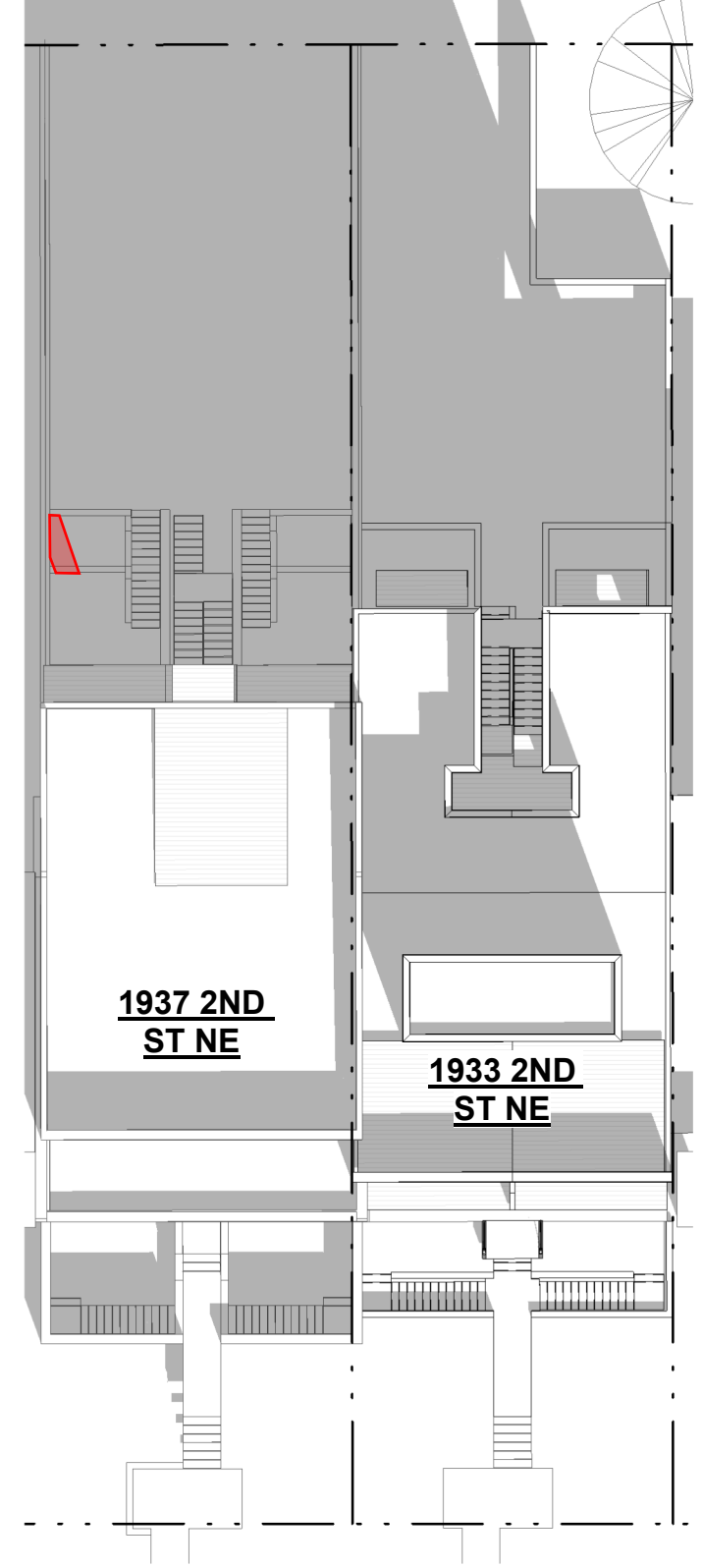
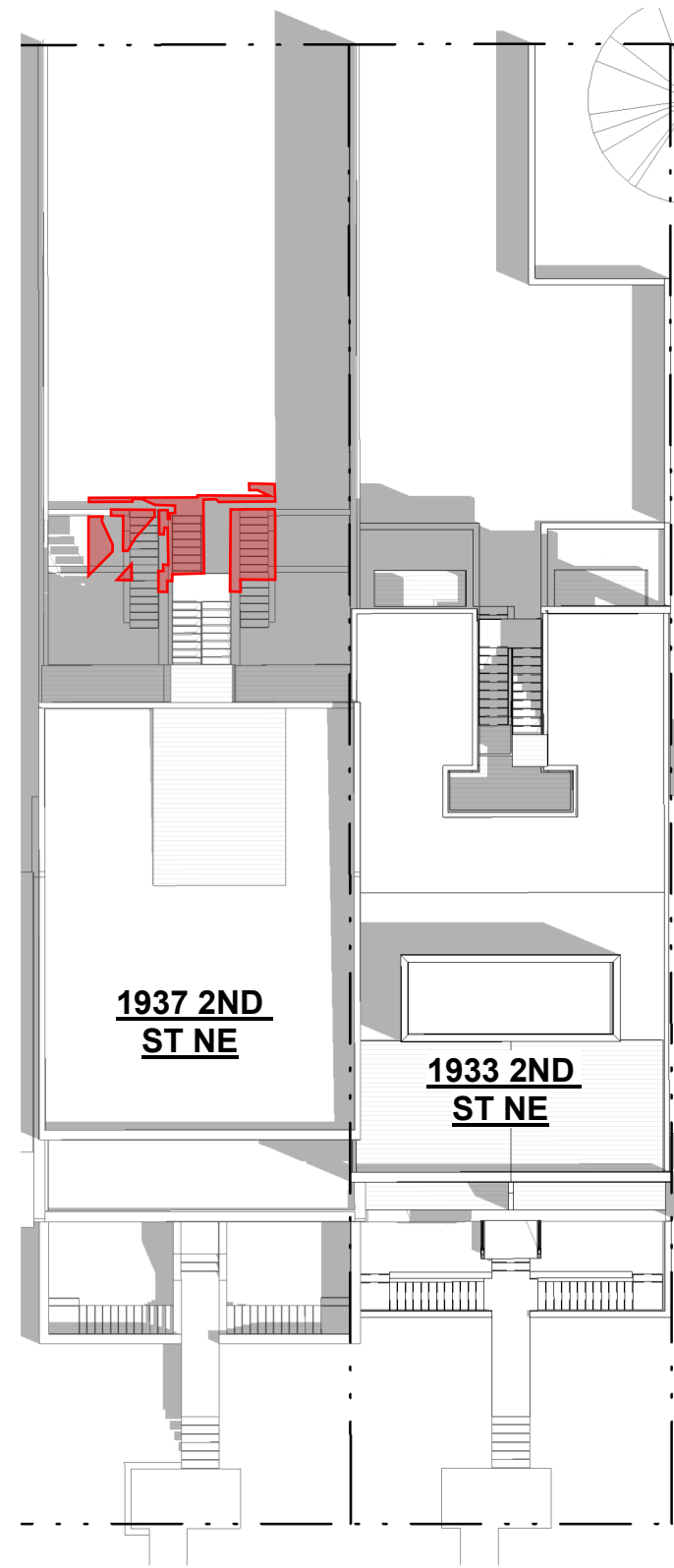
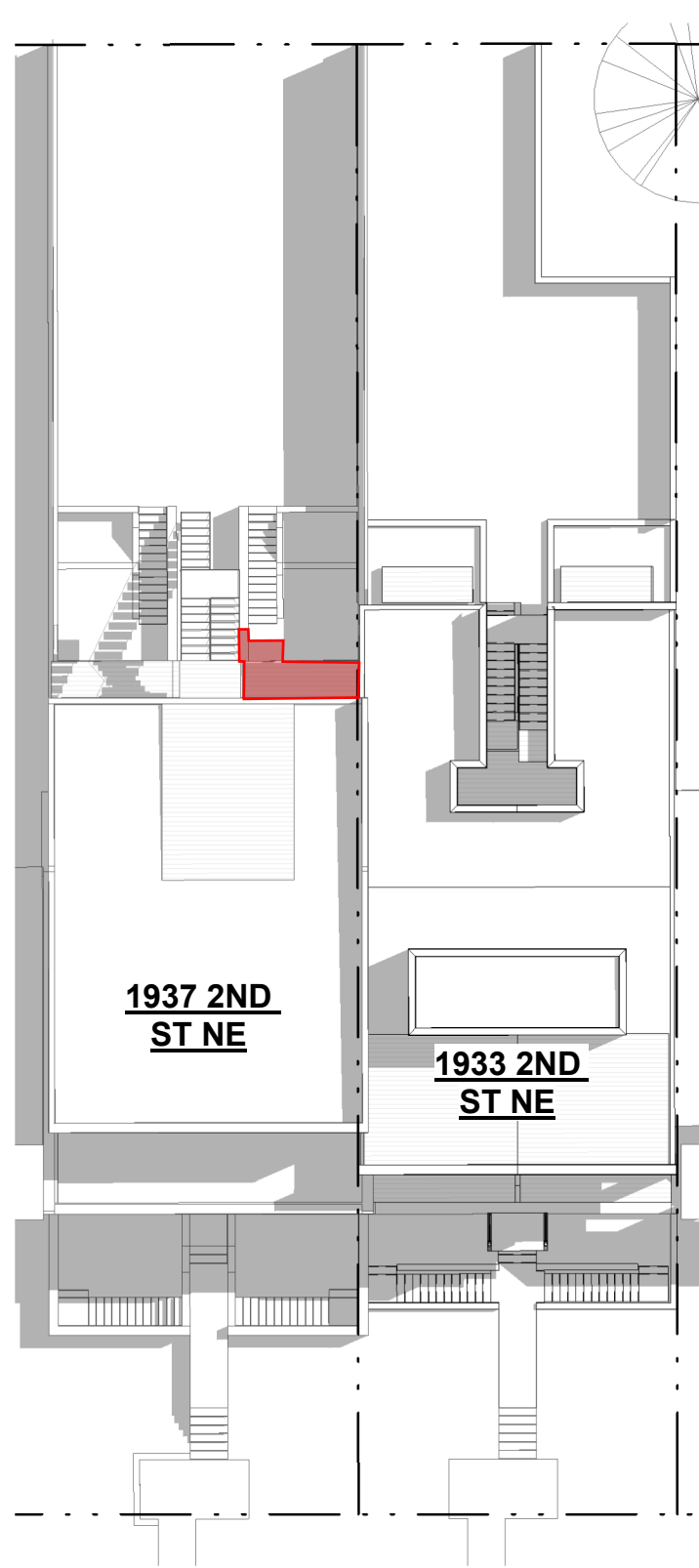
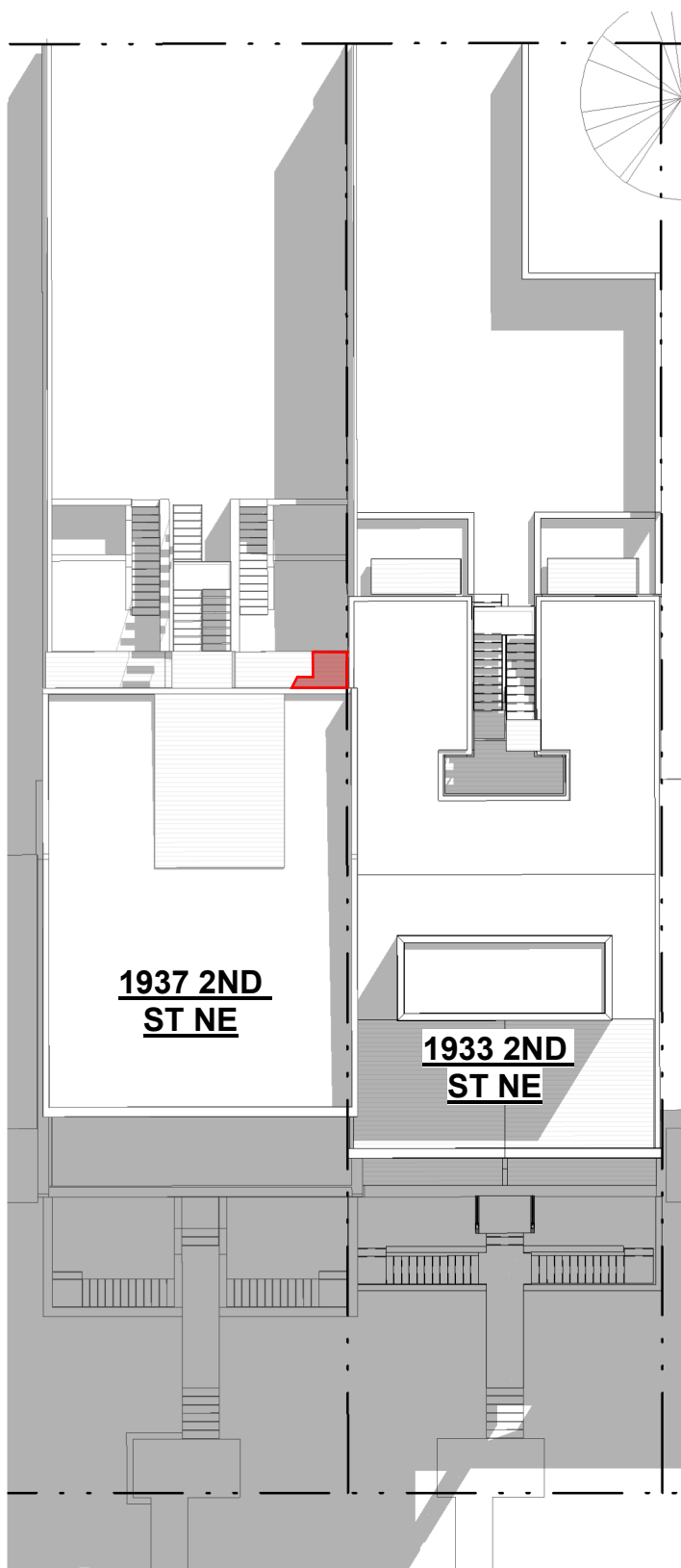
BZA0231" = 20'-0"

SOLAR STUDY - FALL

MATER-OF-RIGHT MASSING



**R. MICHAEL CROSS
DESIGN GROUP**



1 Proposed - FE - 10AM
A201 | BZA0241" = 20'-0"

2 Proposed - FE - 12PM
A201 | BZA0241" = 20'-0"

3 Proposed - FE - 2PM
A201 | BZA0241" = 20'-0"

4 Proposed - FE - 5PM
A201 | BZA0241" = 20'-0"

SOLAR STUDY - FALL
PROPOSED MASSING




**R. MICHAEL CROSS
DESIGN GROUP**