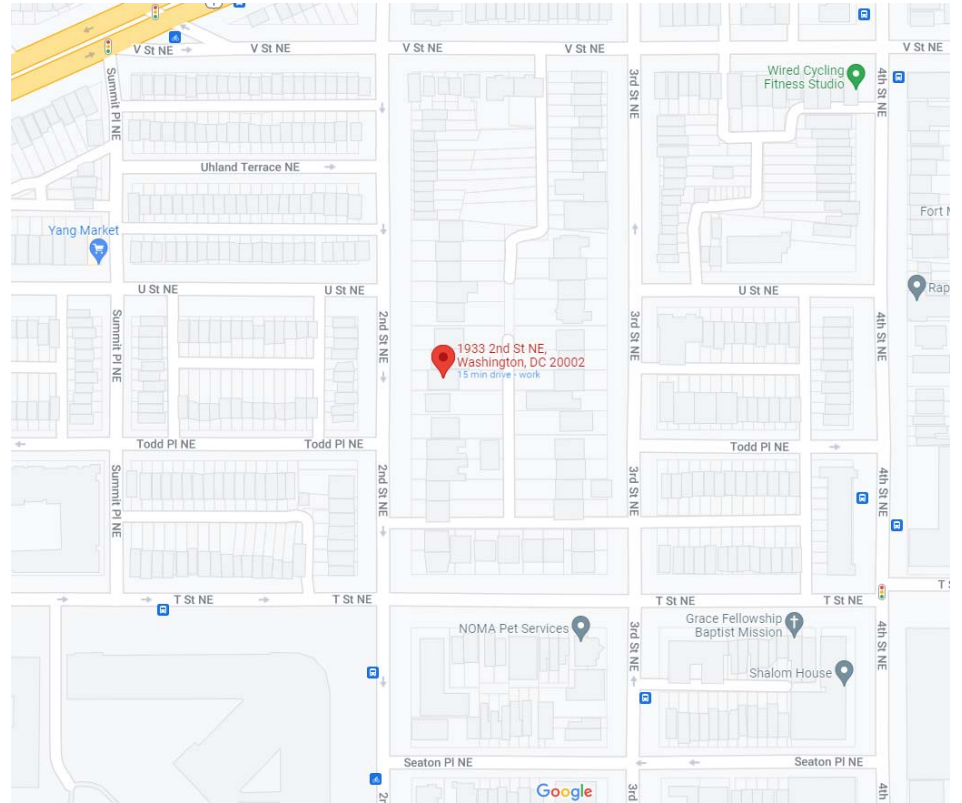


**ZONING INFO**

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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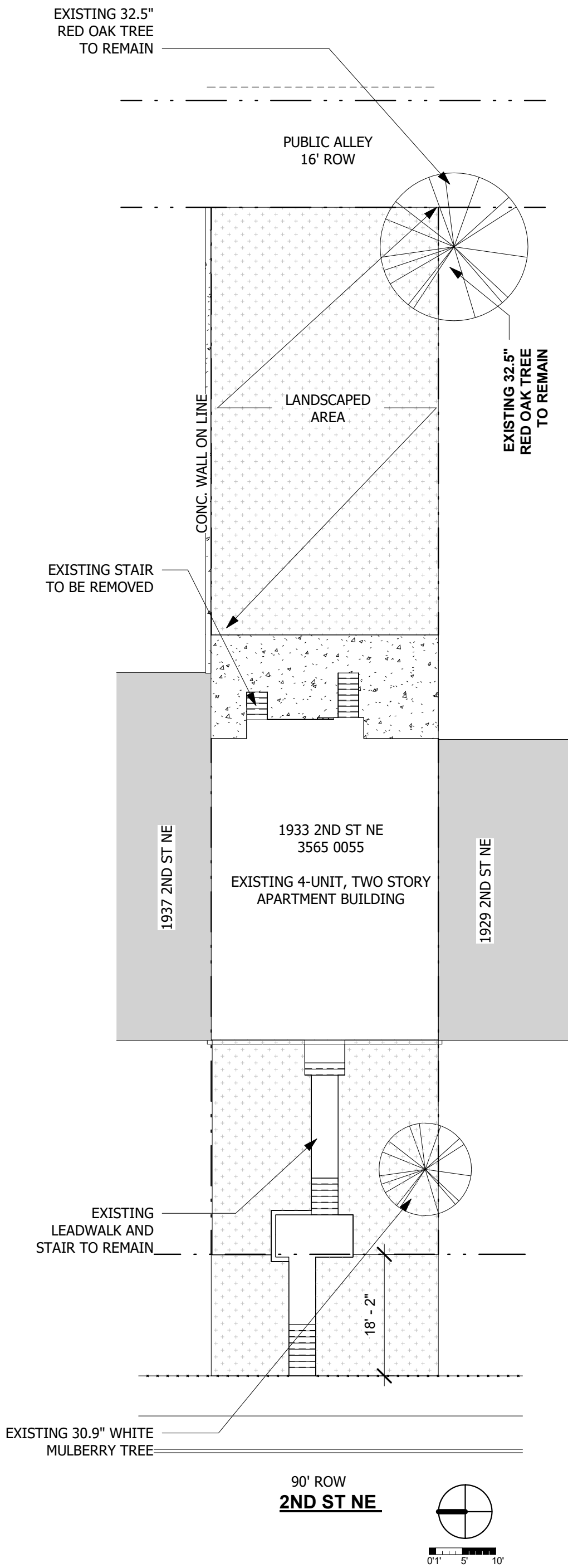
BZA001	COVER SHEET
BZA002	EXISTING PHOTOS
BZA003	EXISTING SITE PLAN
BZA004	PROPOSED SITE PLAN
BZA005	EXISTING FIRST FLOOR
BZA006	EXISTING SECOND FLOOR
BZA007	PROPOSED CELLAR
BZA008	PROPOSED FIRST FLOOR
BZA009	PROPOSED SECOND FLOOR
BZA010	PROPOSED THIRD FLOOR
BZA011	PROPOSED ROOF
BZA012	BUILDING SECTION
BZA013	EXISTING WEST ELEVATION
BZA014	PROPOSED WEST ELEVATION
BZA015	EXISTING EAST ELEVATION
BZA016	PROPOSED EAST ELEVATION
BZA017	PROPOSED SOUTH ELEVATION
BZA018	SOLAR STUDY - WINTER
BZA019	SOLAR STUDY - WINTER
BZA020	SOLAR STUDY - SPRING
BZA021	SOLAR STUDY - SPRING
BZA022	SOLAR STUDY - SUMMER
BZA023	SOLAR STUDY - SUMMER
BZA024	SOLAR STUDY - FALL
BZA025	SOLAR STUDY - FALL





EXISTING PHOTOS

■ ■ R. MICHAEL CROSS  
■ ■ DESIGN GROUP

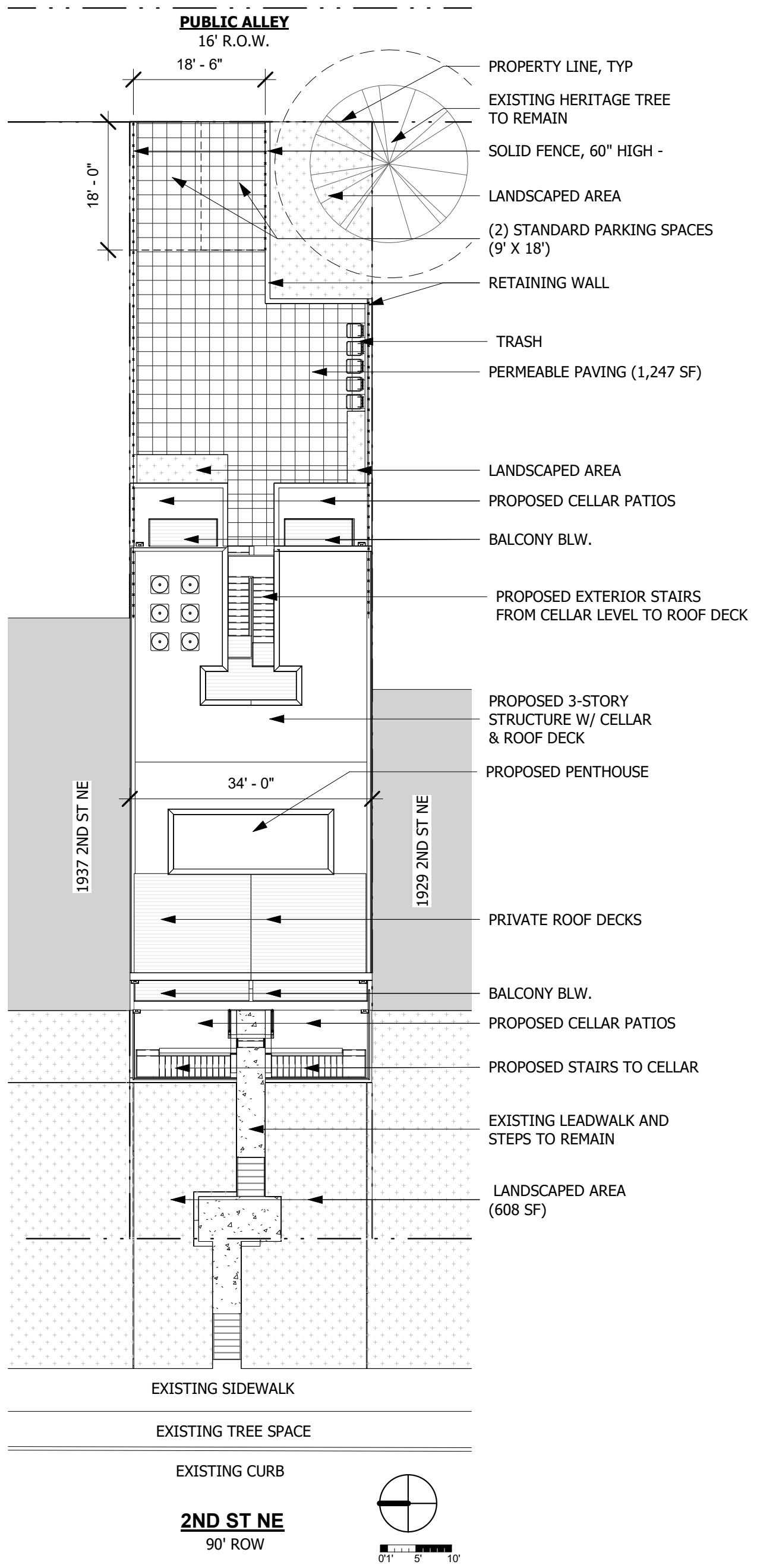


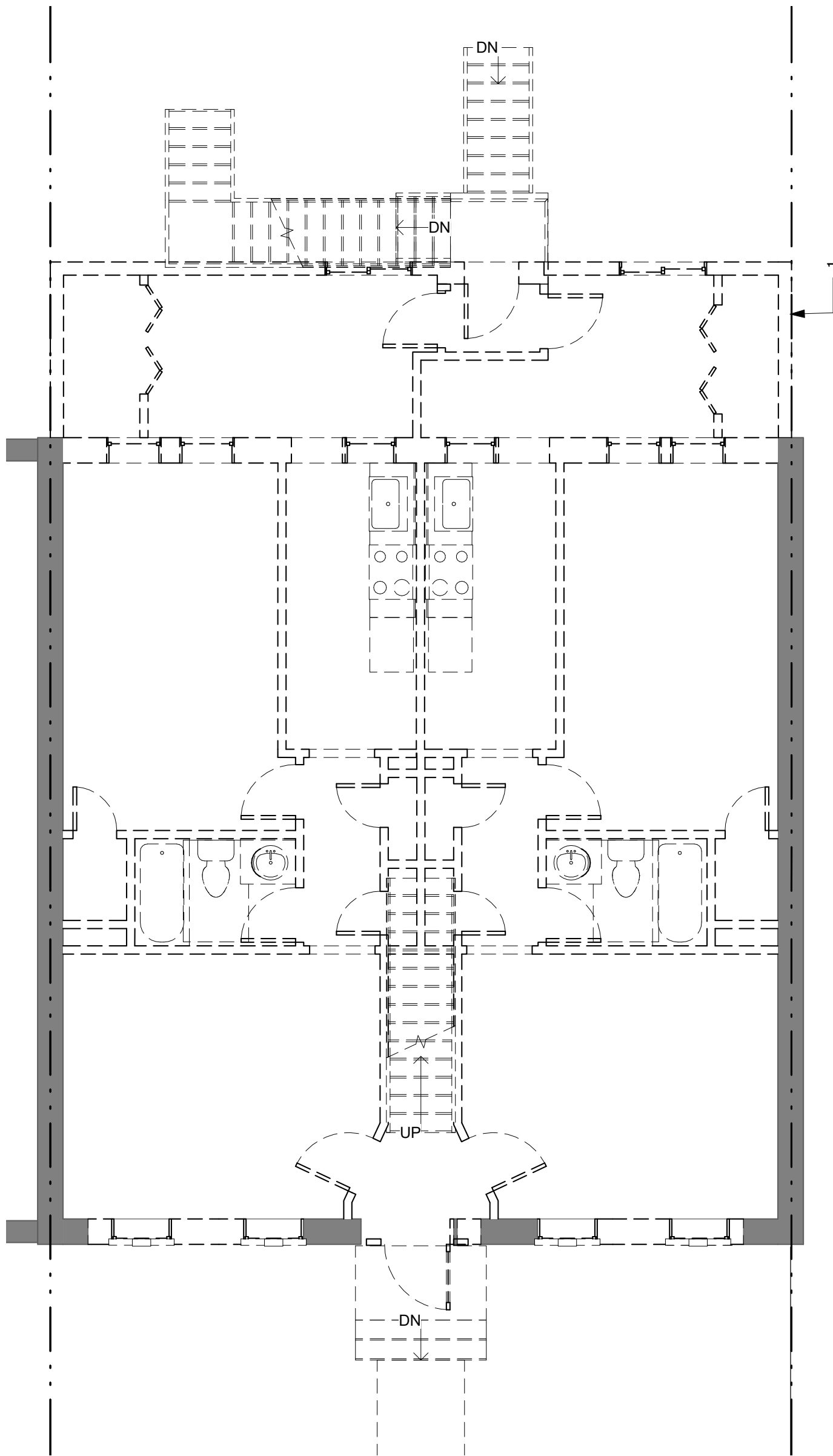
**1 SITE PLAN - EXISTING BZA**

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

**EXISTING SITE PLAN**

**R. MICHAEL CROSS  
DESIGN GROUP**

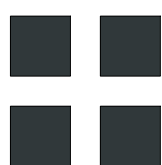




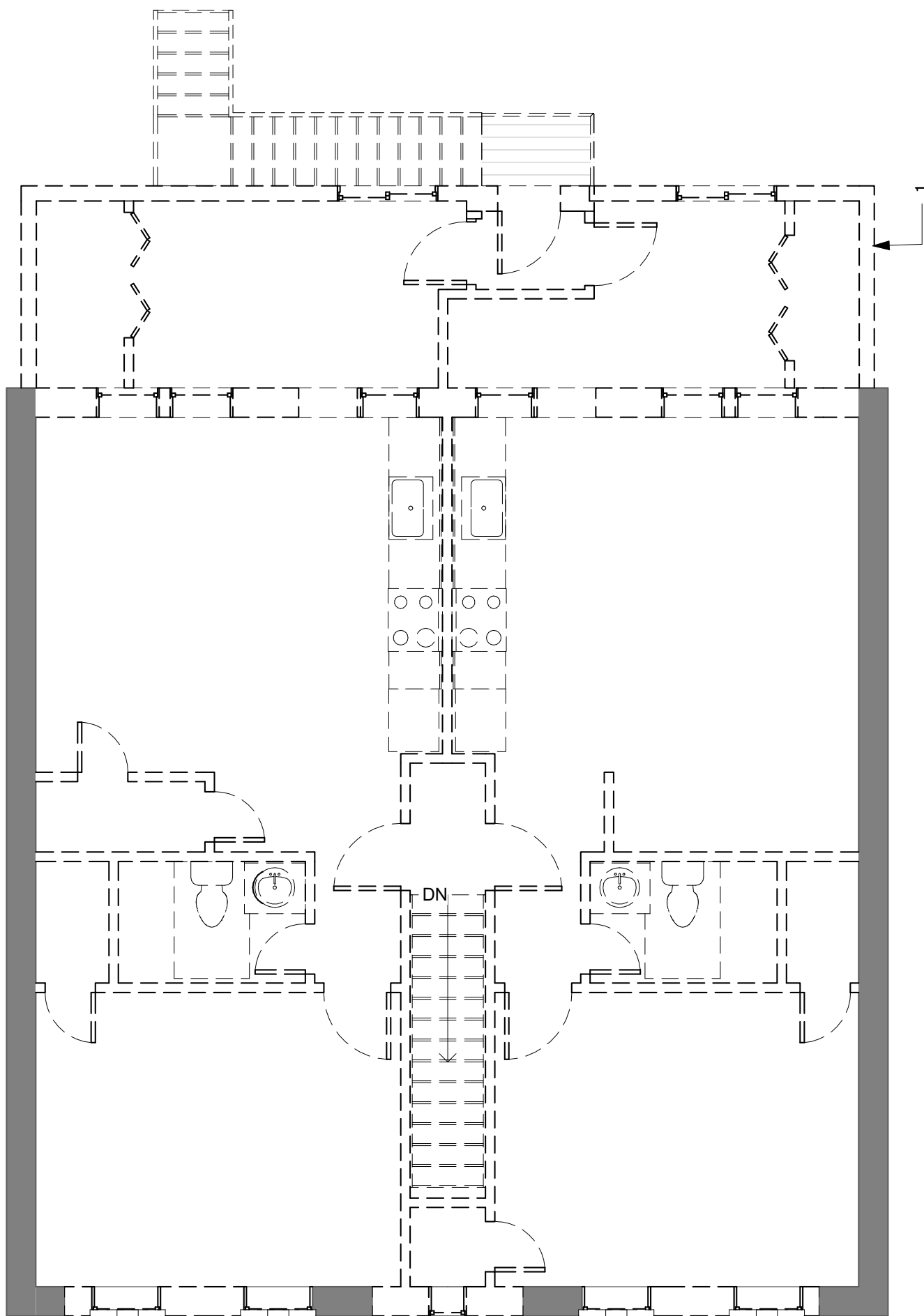
**1 1st FLOOR - DEMOLITION**

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

**EXISTING FIRST FLOOR**



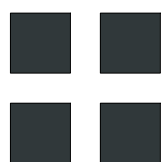
**R. MICHAEL CROSS  
DESIGN GROUP**



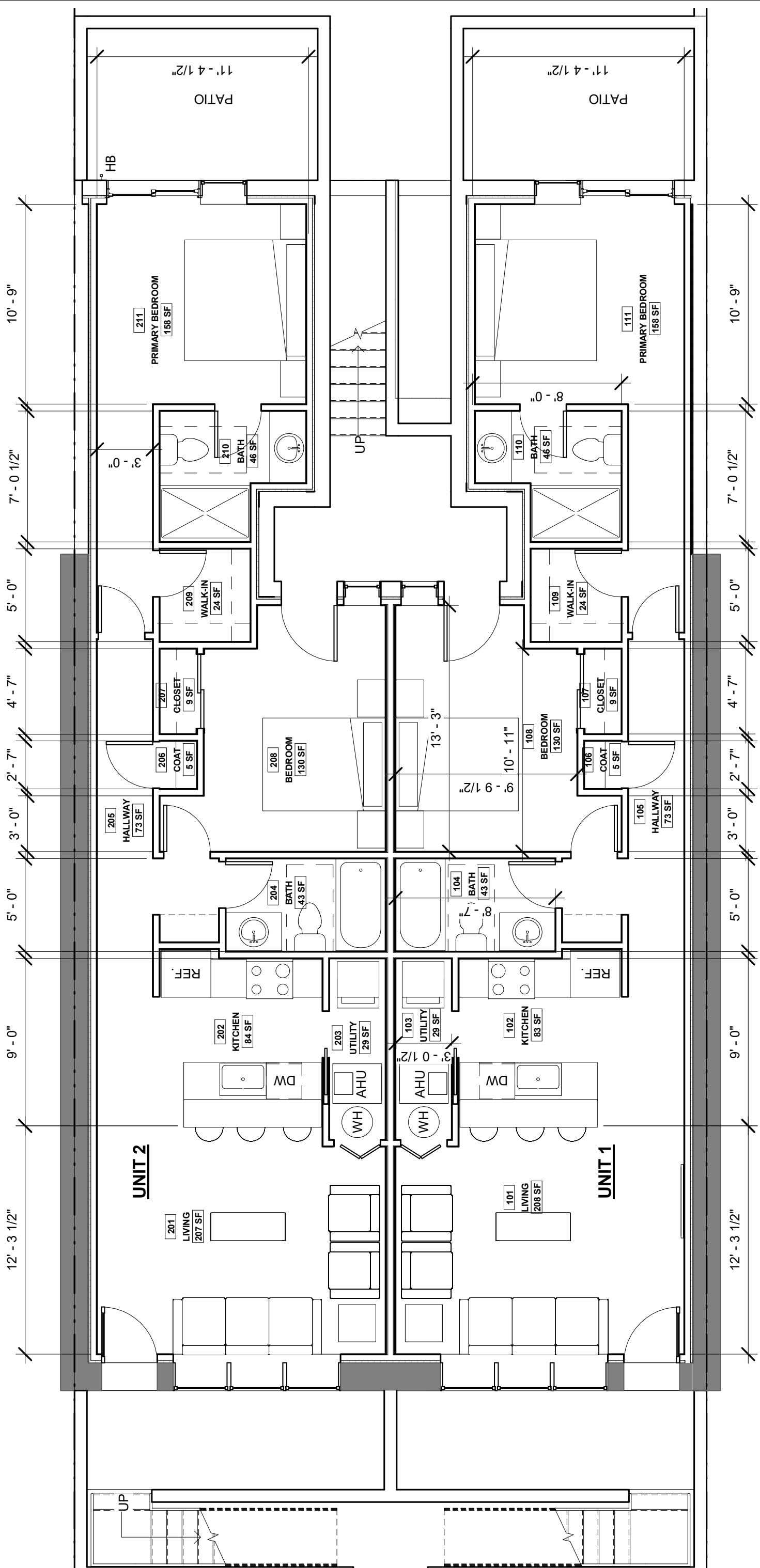
**1 2nd FLOOR - DEMOLITION**

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

EXISTING SECOND FLOOR



R. MICHAEL CROSS  
DESIGN GROUP

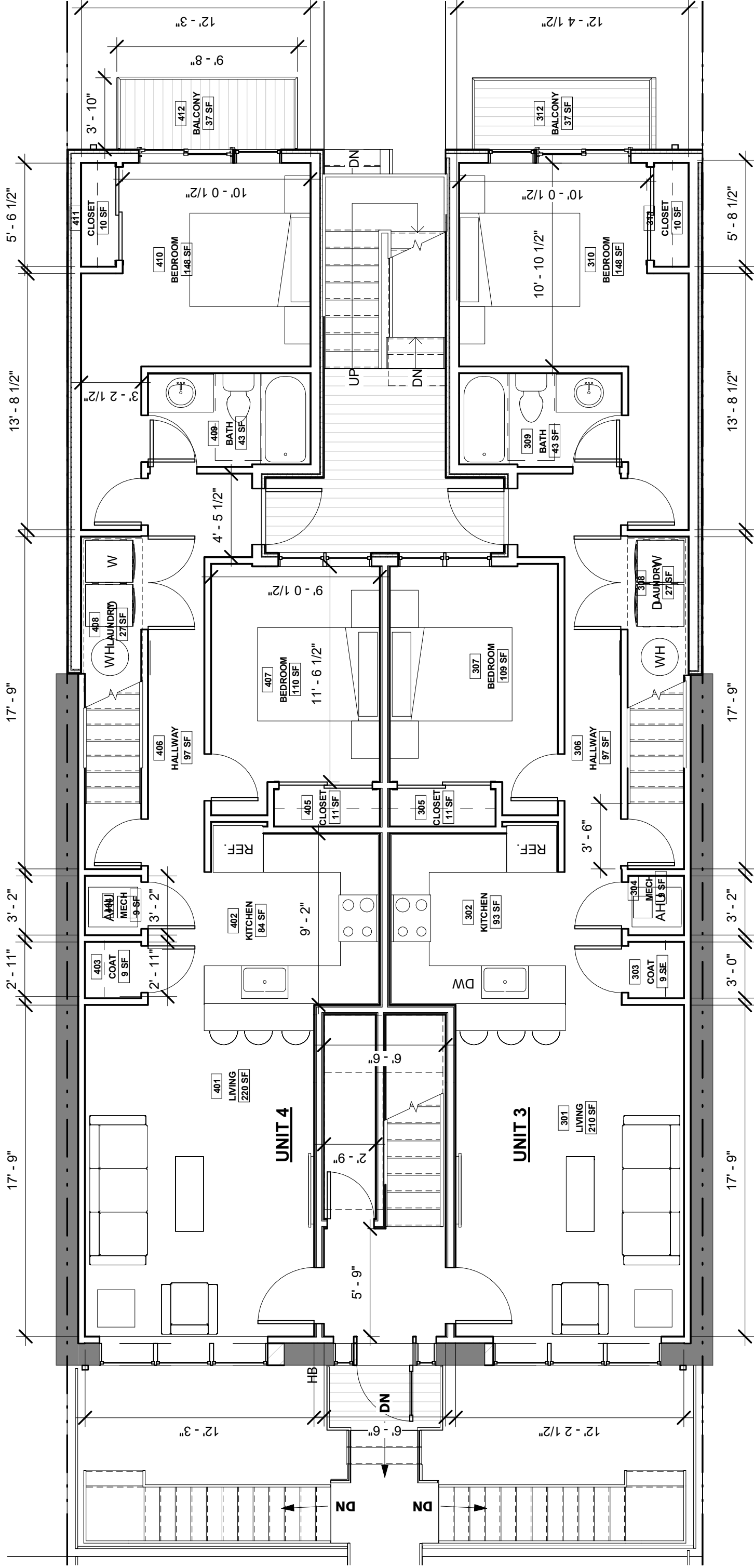


**100 CELLAR - FLOOR PLAN**

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

PROPOSED CELLAR

**R. MICHAEL CROSS  
DESIGN GROUP**



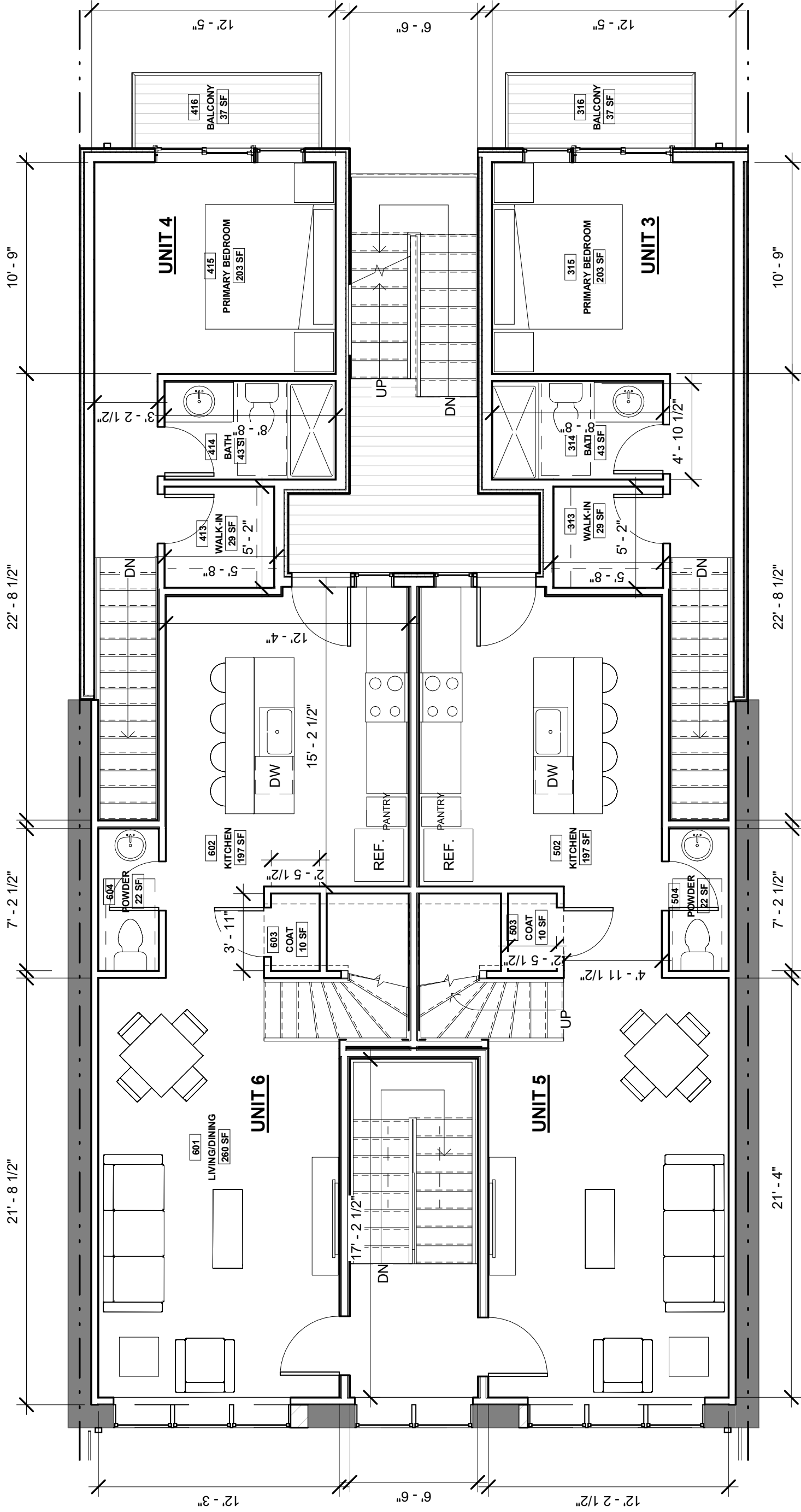
**1 1ST FLOOR - FLOOR PLAN**

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

PROPOSED FIRST FLOOR

**R. MICHAEL CROSS  
DESIGN GROUP**

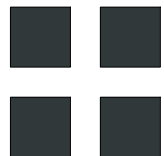




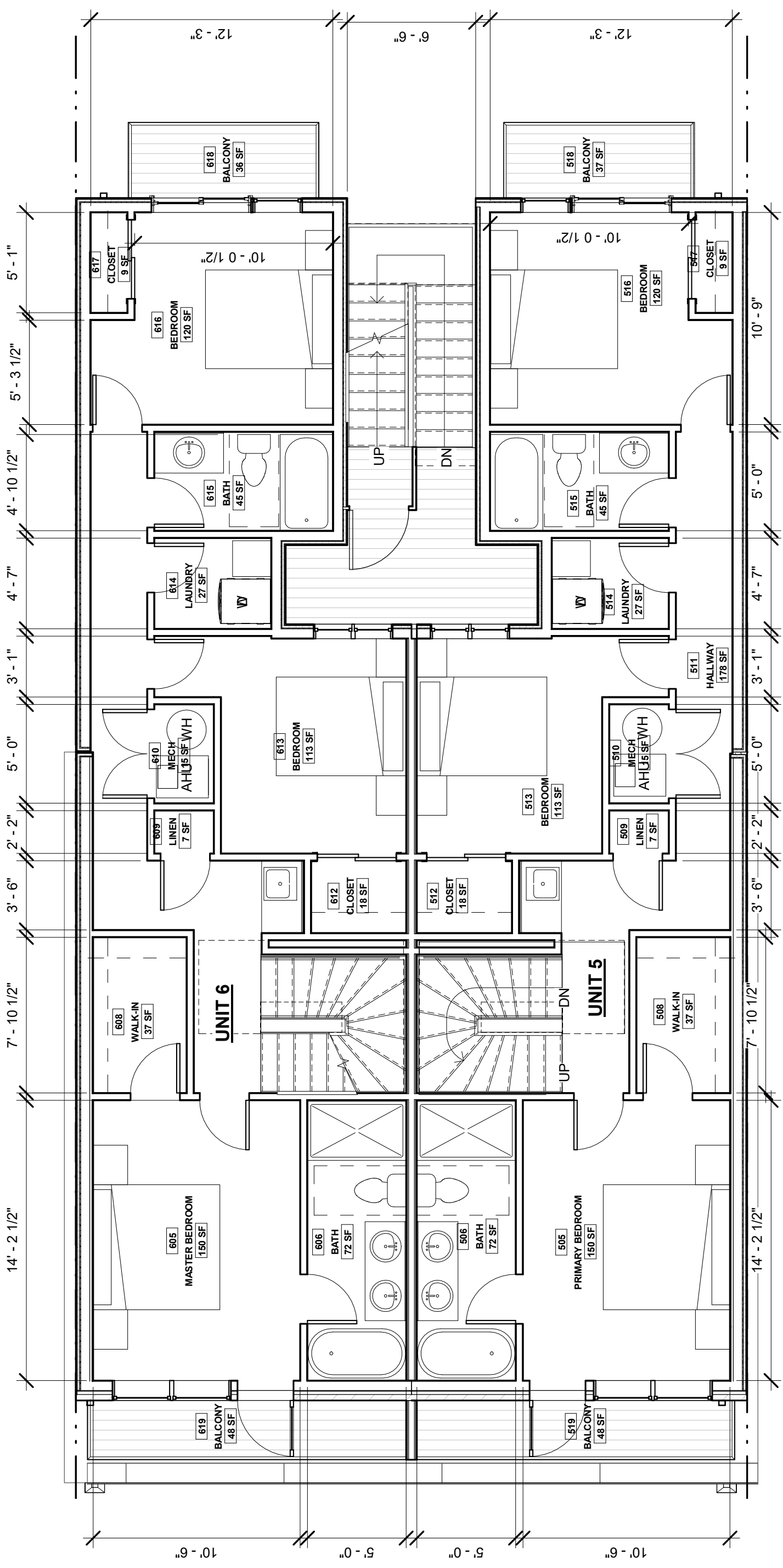
**1 2ND FLOOR - FLOOR PLAN**

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

PROPOSED SECOND FLOOR



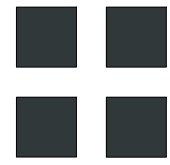
R. MICHAEL CROSS  
DESIGN GROUP



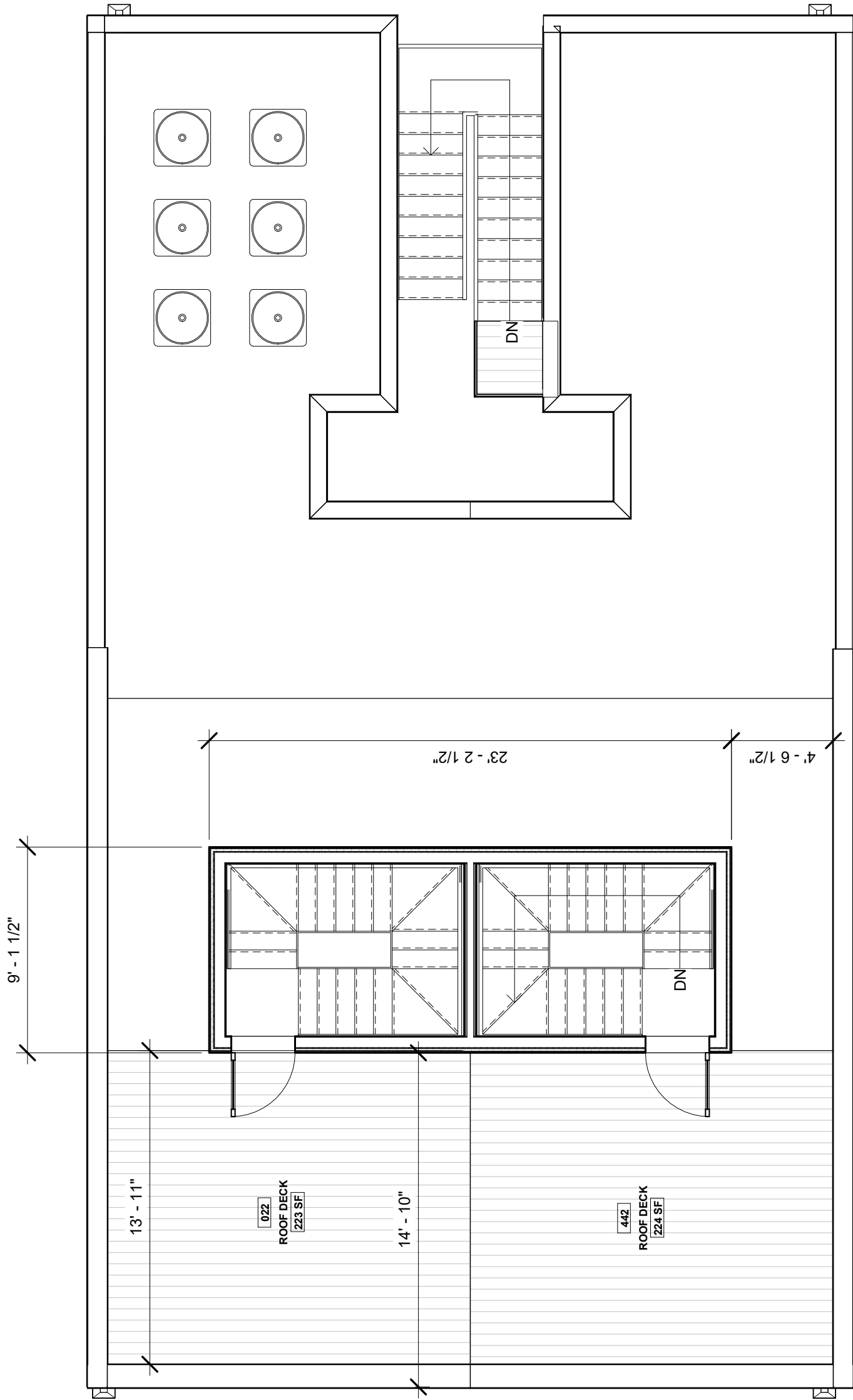
**1 3RD FLOOR - FLOOR PLAN**

A201 BZA0103/16" = 1'-0"

PROPOSED THIRD FLOOR



**R. MICHAEL CROSS  
DESIGN GROUP**



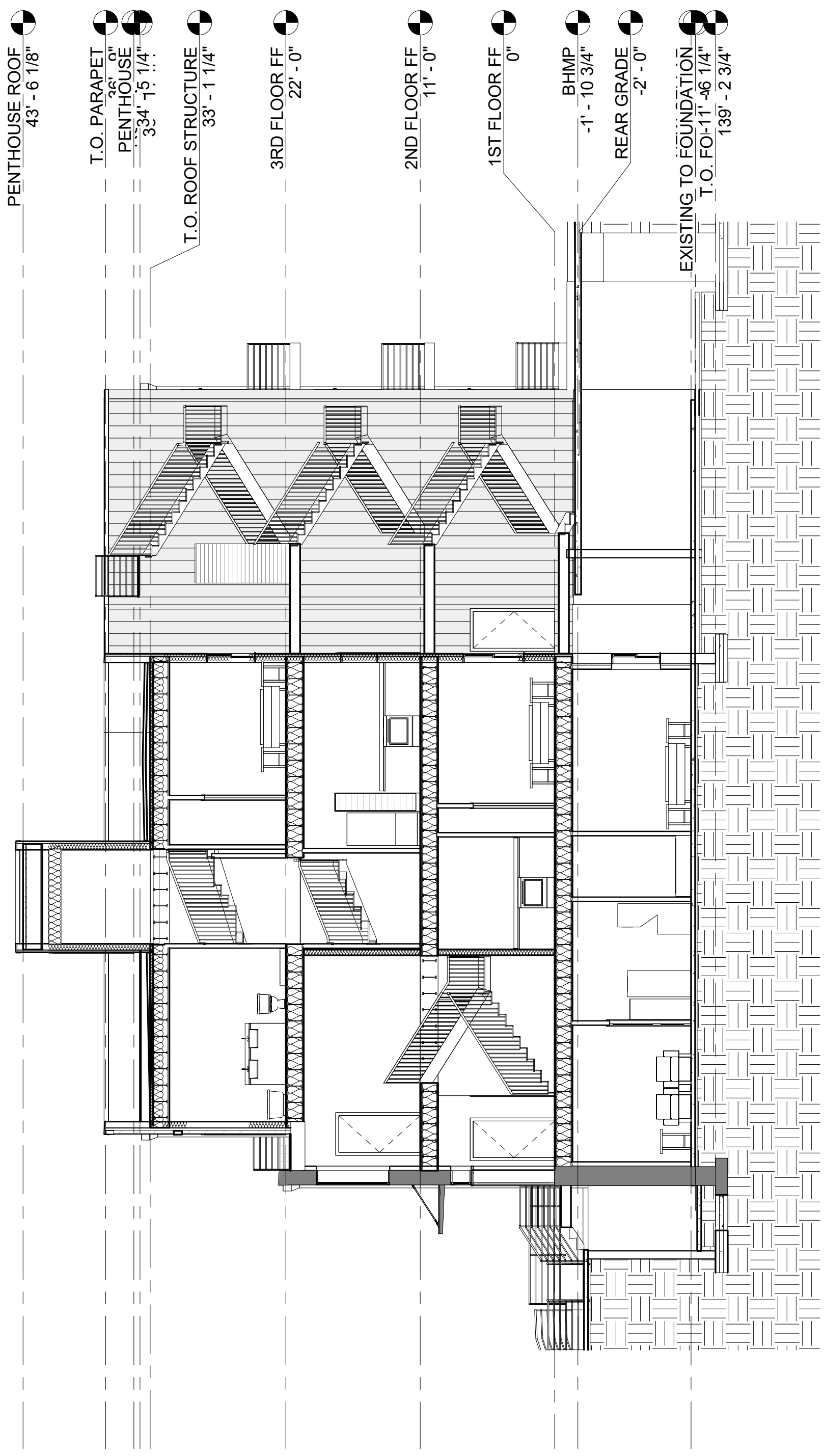
PROPOSED ROOF

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

BUILDING SECTION

R. MICHAEL CROSS  

 DESIGN GROUP



PENTHOUSE ROOF 43' - 6 1/8"  
 T.O. PARAPET 26' - 0"  
 PENTHOUSE 334' - 15 1/4"  
 T.O. ROOF STRUCTURE 33' - 1 1/4"  
 3RD FLOOR FF 22' - 0"  
 2ND FLOOR FF 11' - 0"  
 1ST FLOOR FF 0"  
 BHMP -1' - 10 3/4"  
 REAR GRADE -2' - 0"  
 EXISTING TO FOUNDATION  
 T.O. FO-11' - 16 1/4"  
 139' - 2 3/4"

1 BUILDING SECTION - BZA

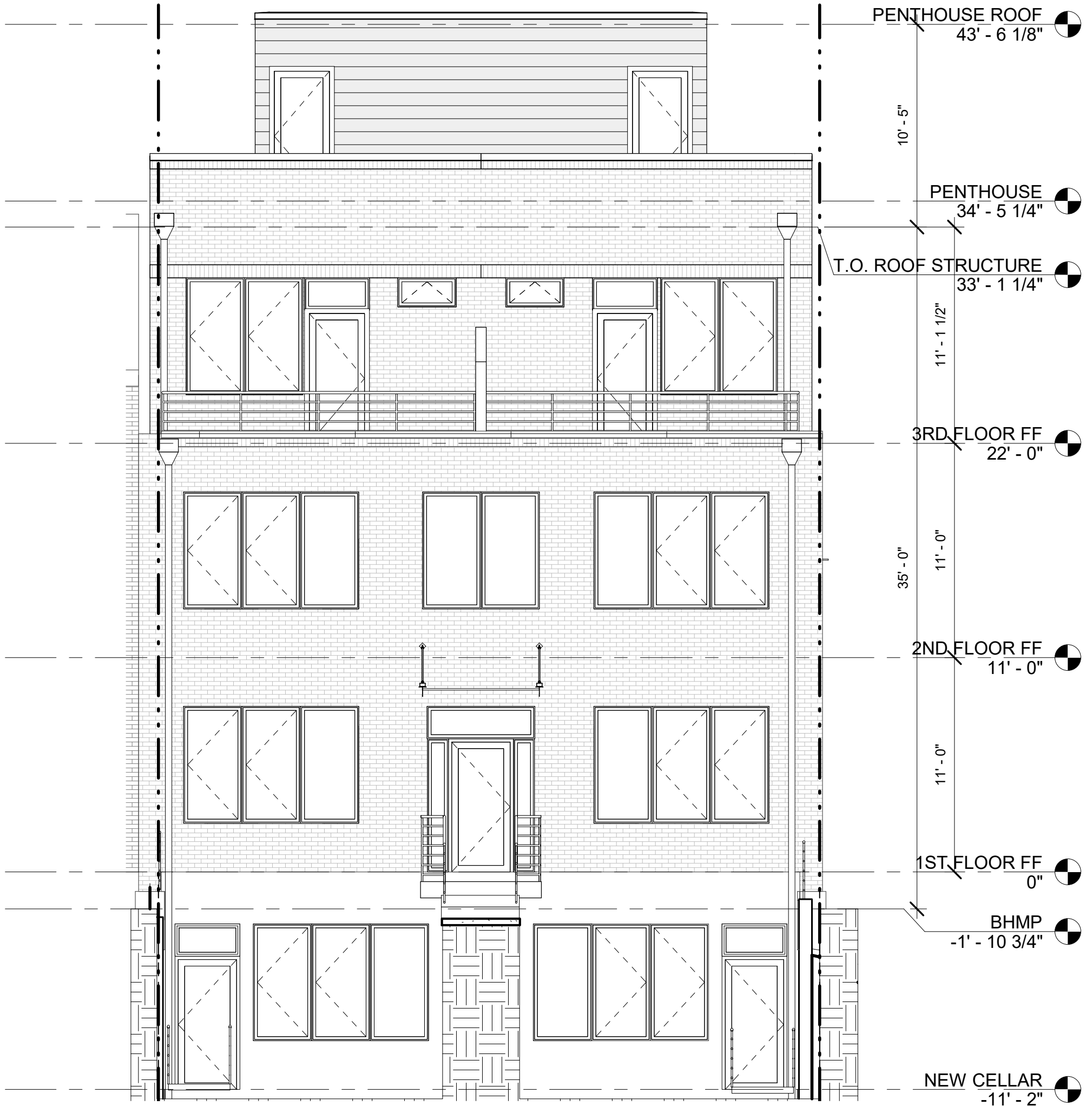
S0002 BZA0121/8" = 1'-0"



**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"

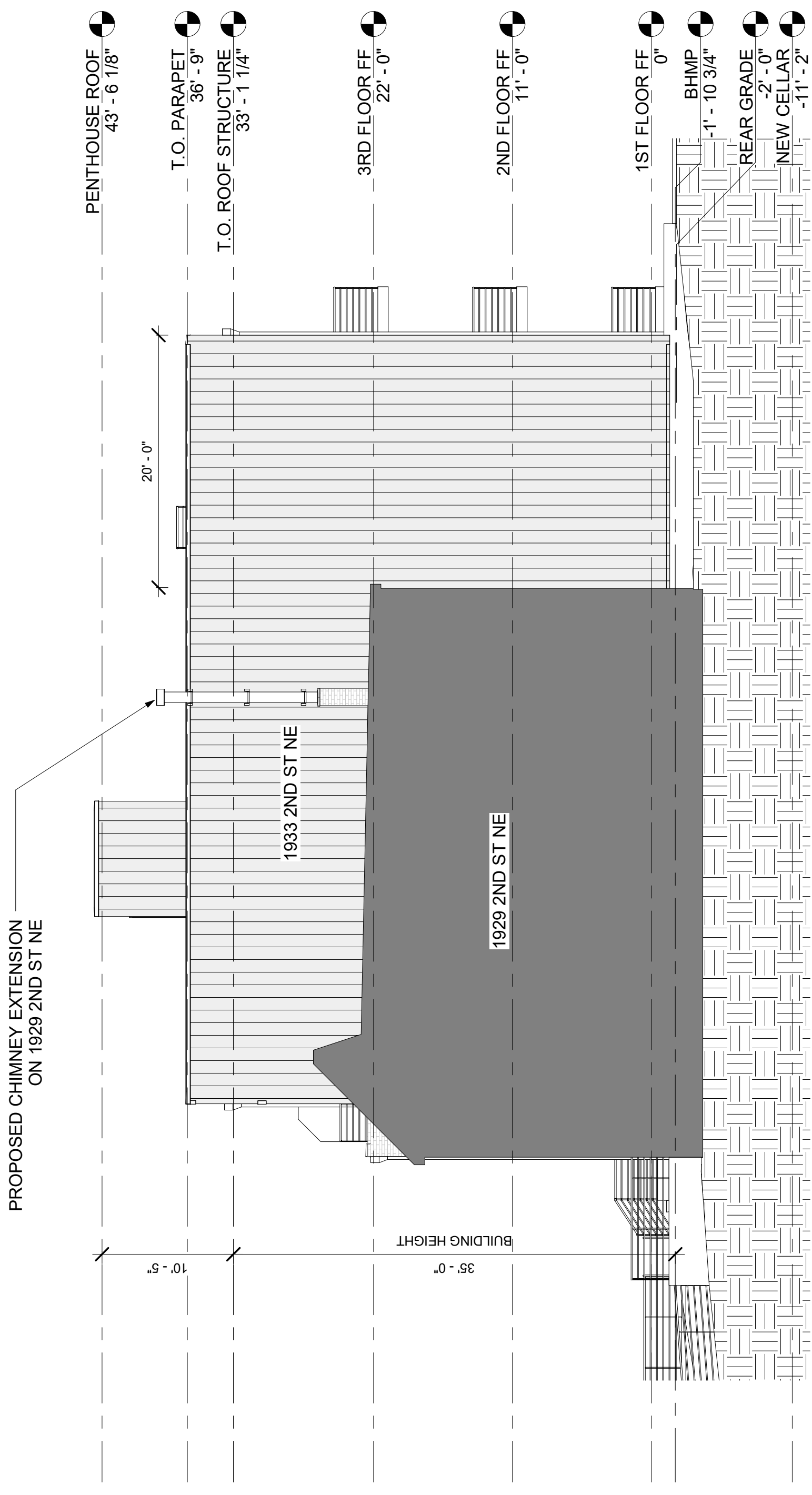
**PROPOSED EAST  
ELEVATION**

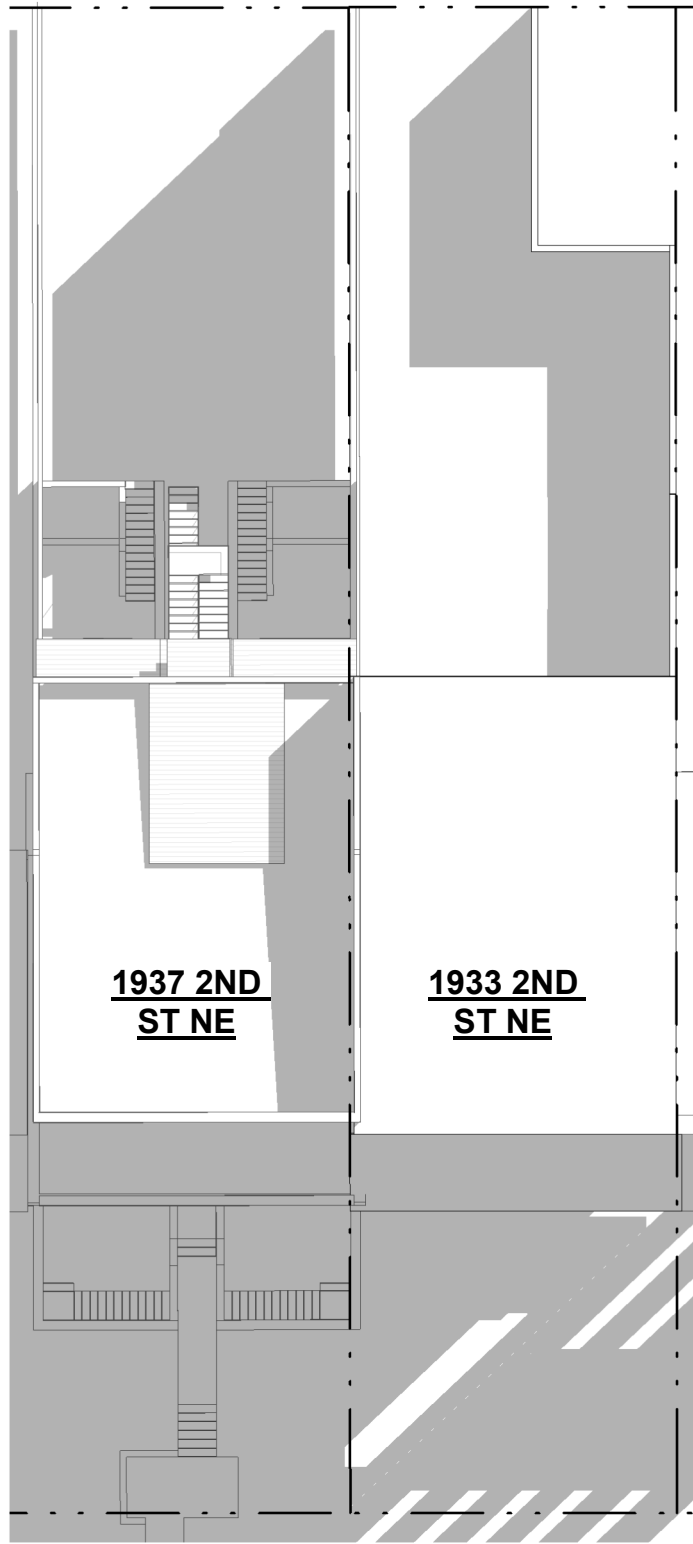
**■ ■ R. MICHAEL CROSS  
■ ■ DESIGN GROUP**



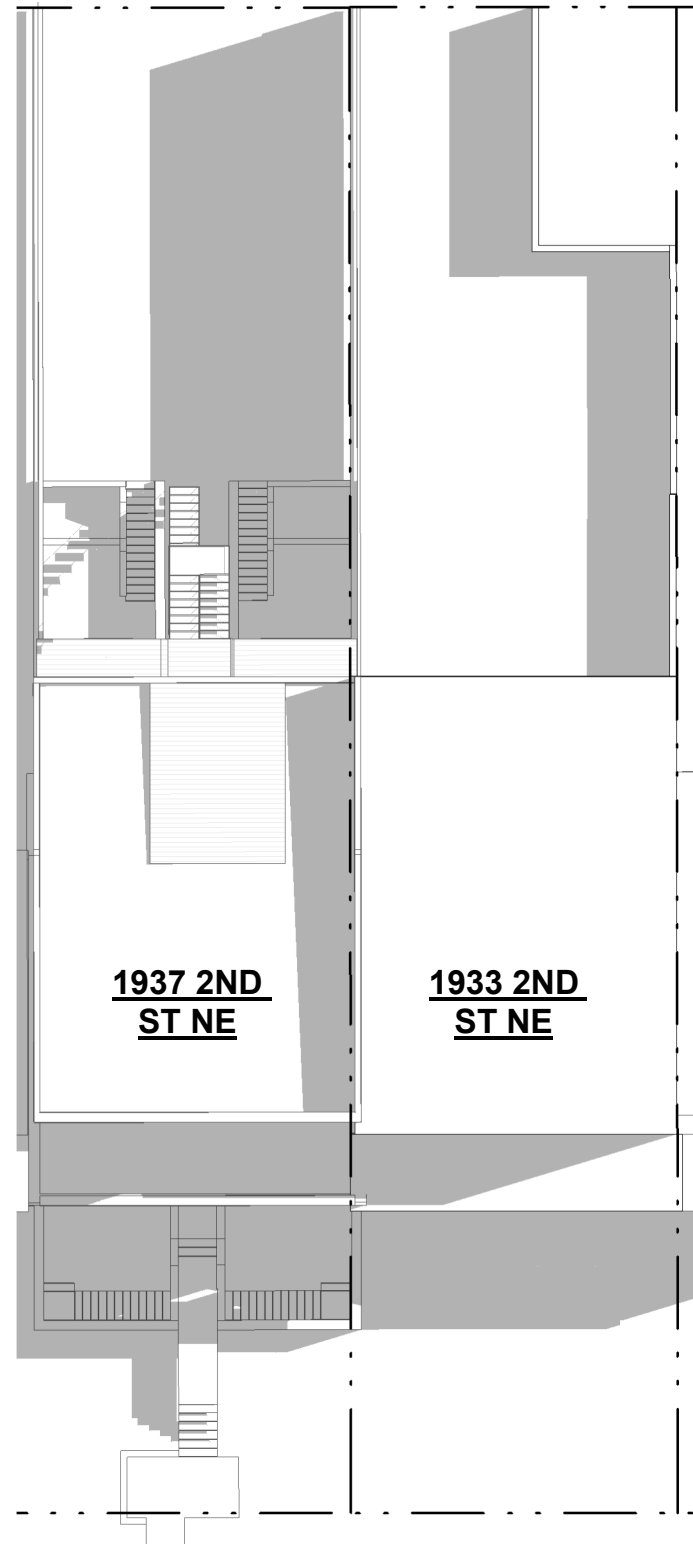
PROPOSED SOUTH ELEVATION

R. MICHAEL CROSS  
DESIGN GROUP

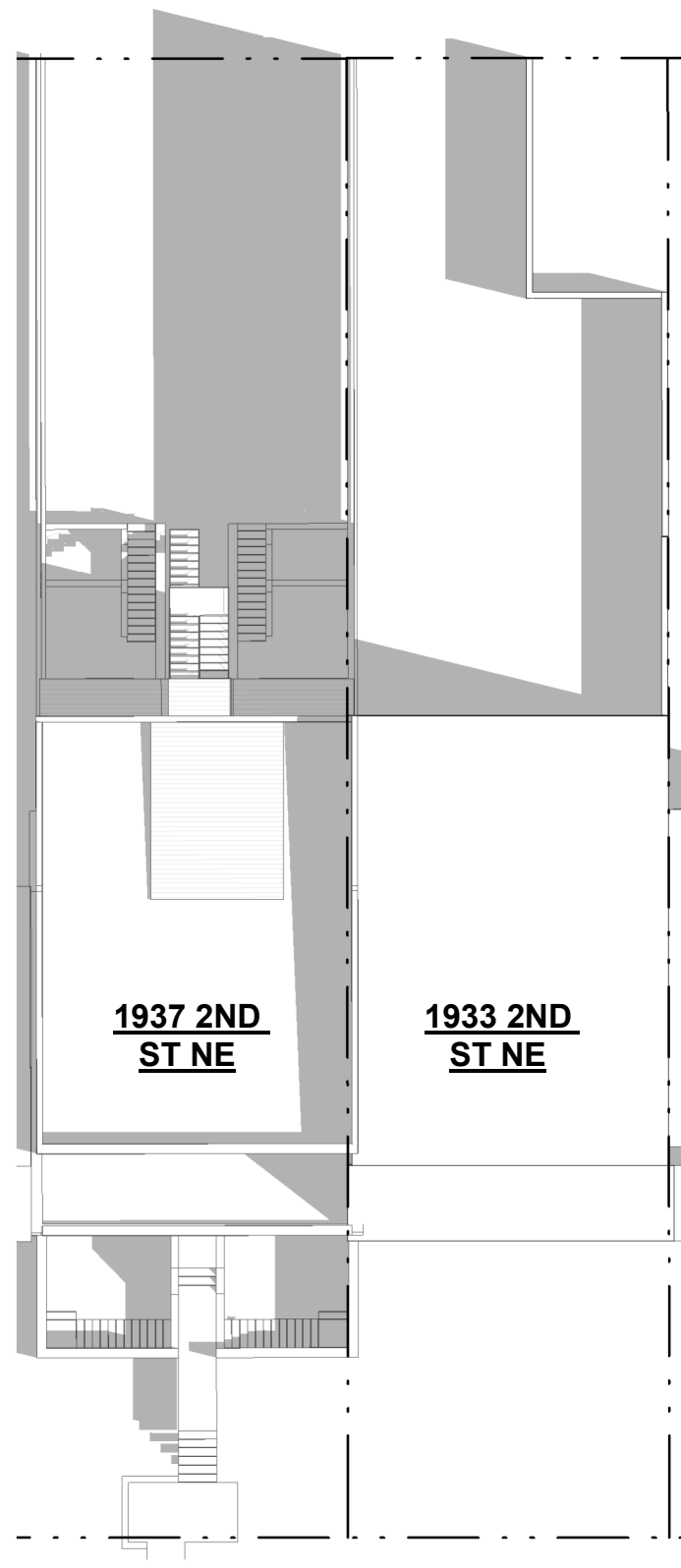




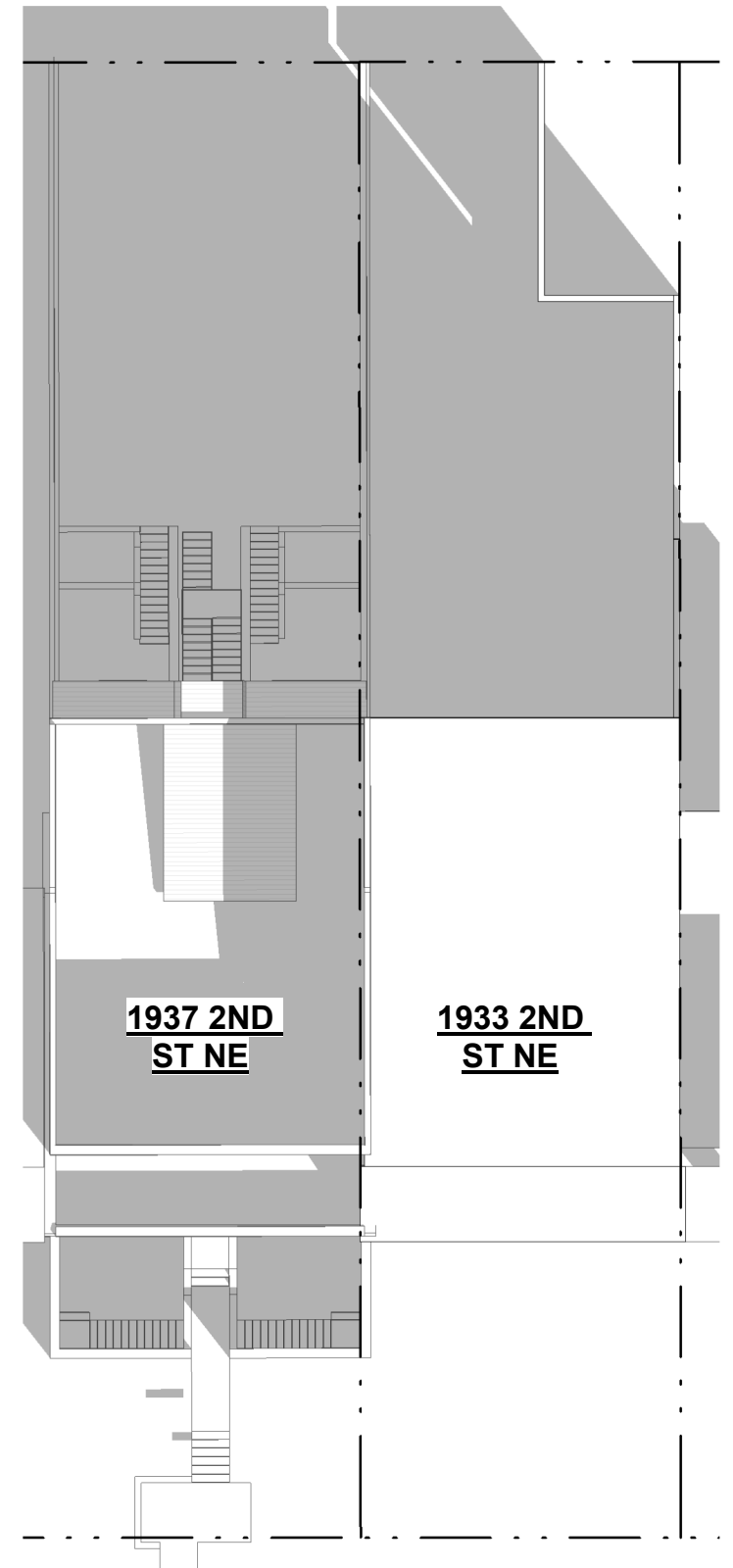
**1 MOR - WS - 10AM**  
 A201 | BZA0171" = 20'-0"



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

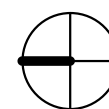


**3 MOR - WS - 2PM**  
 BZA0171" = 20'-0"

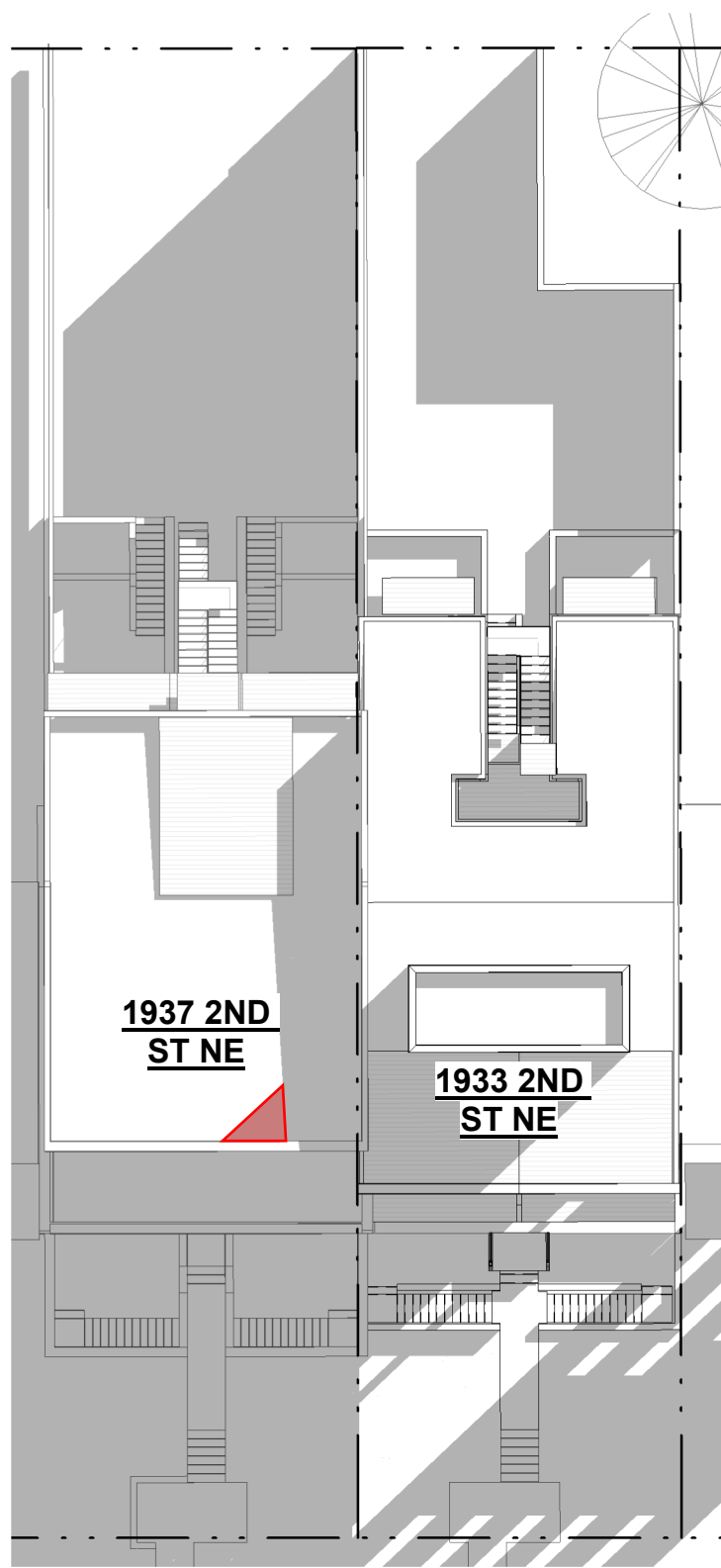


**4 MOR - WS - 5PM**  
 BZA0171" = 20'-0"

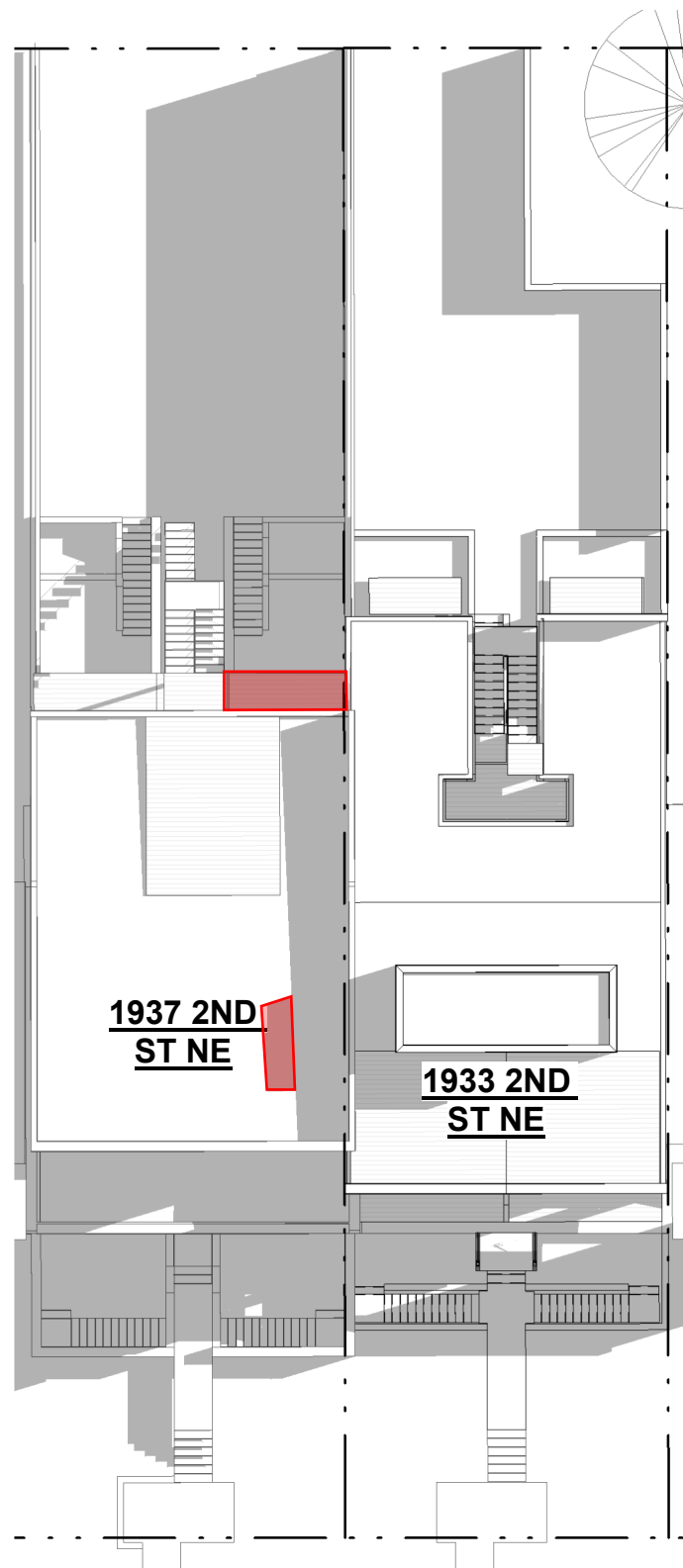
**SOLAR STUDY - WINTER**  
 MATTER-OF-RIGHT MASSING



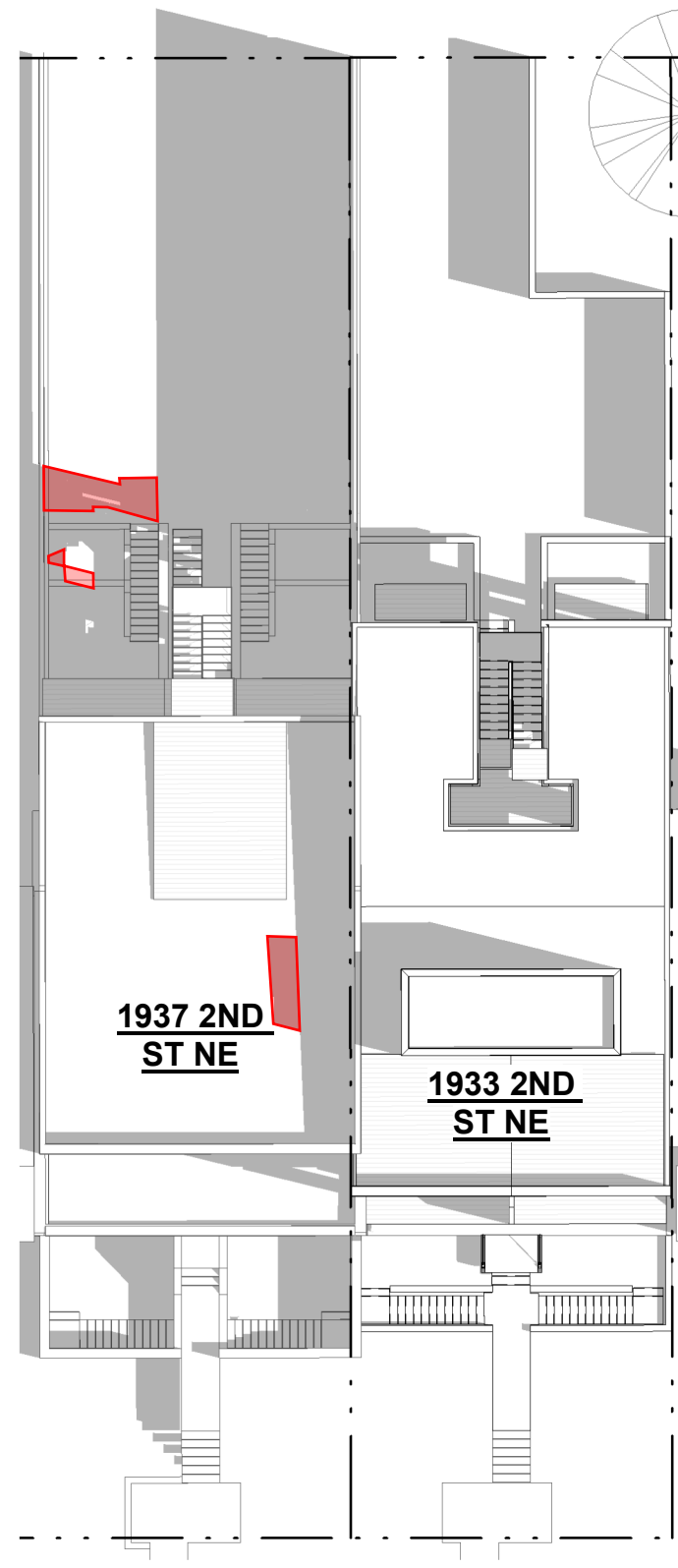
**R. MICHAEL CROSS  
 DESIGN GROUP**



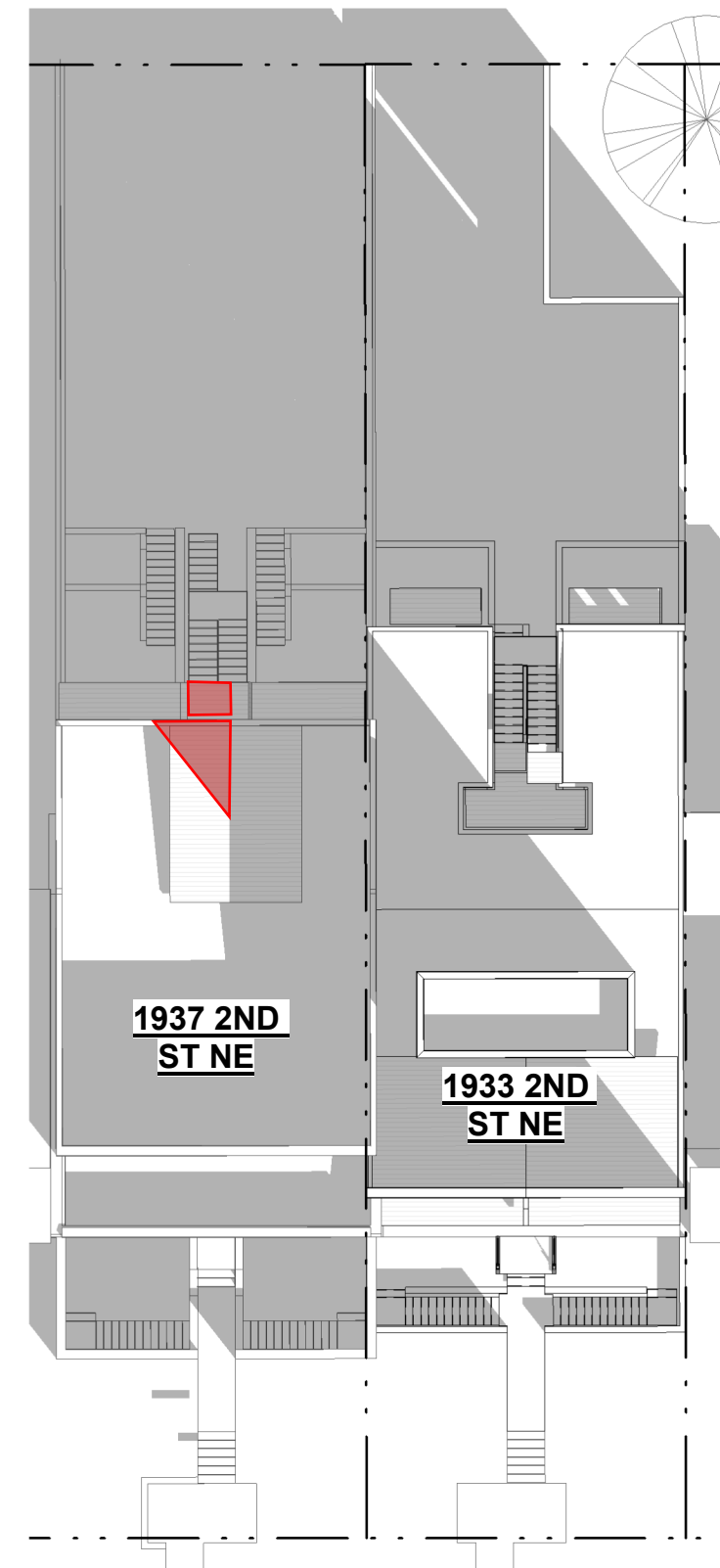
**1 Proposed - WS - 10AM**  
 A201 | BZA0181" = 20'-0"



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

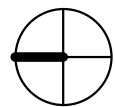


**3 Proposed - WS - 2PM**  
 A201 | BZA0181" = 20'-0"

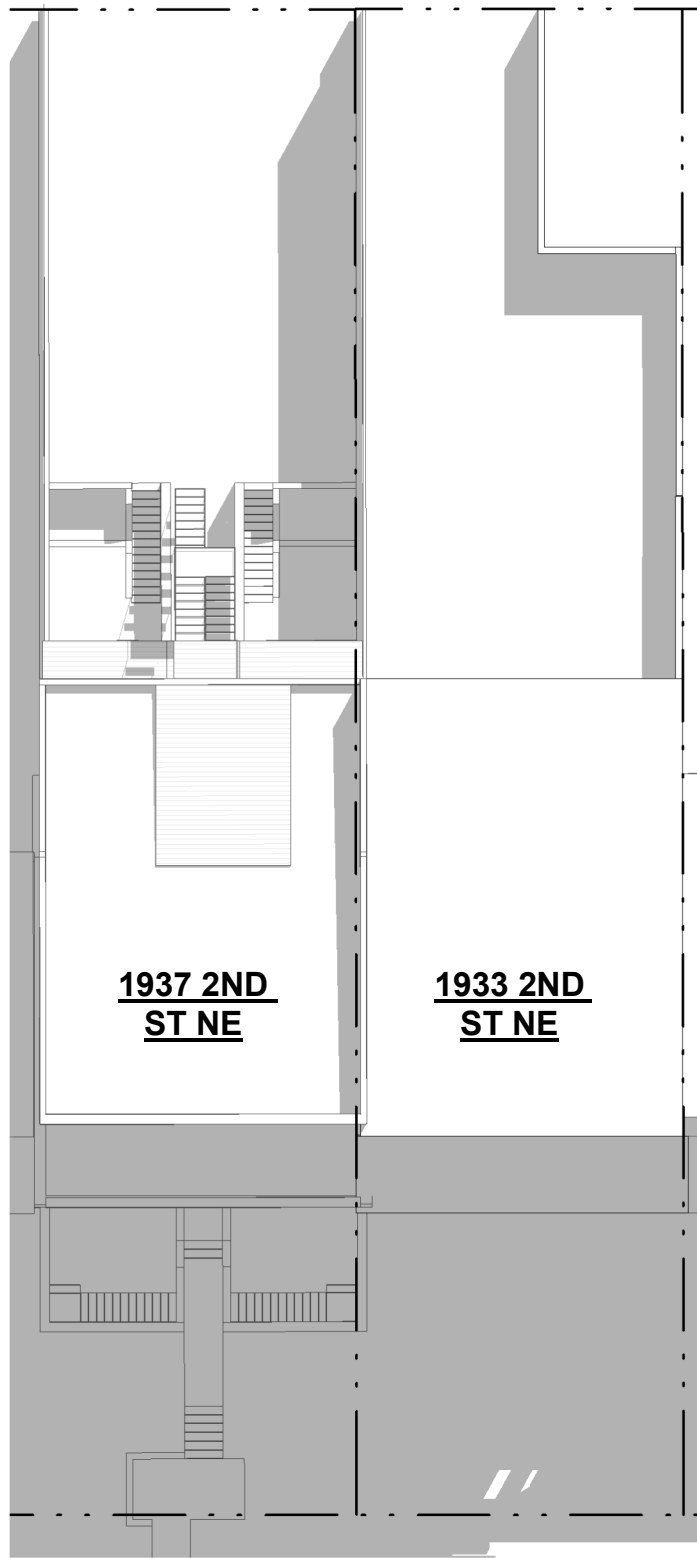


**4 Proposed - WS - 5PM**  
 A201 | BZA0181" = 20'-0"

**SOLAR STUDY - WINTER**  
 PROPOSED MASSING

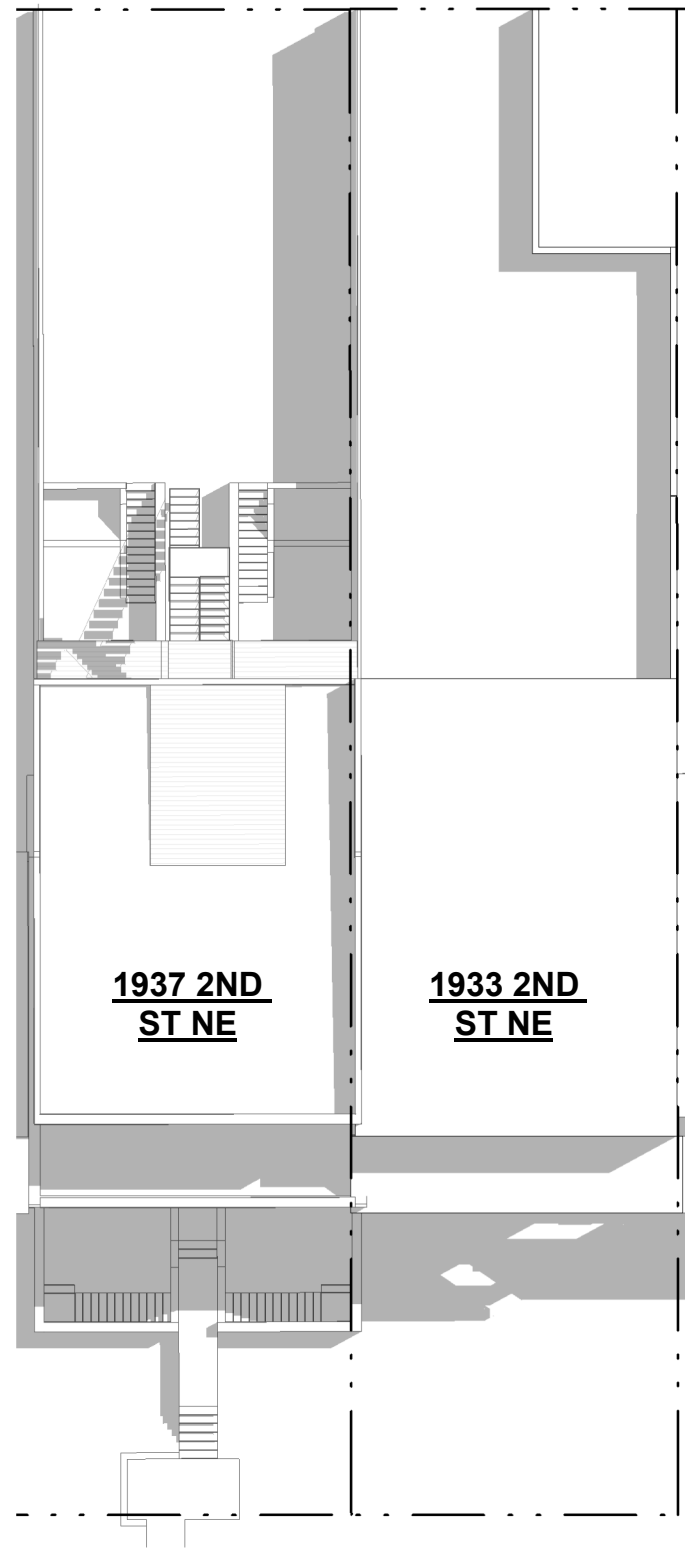


**R. MICHAEL CROSS  
 DESIGN GROUP**



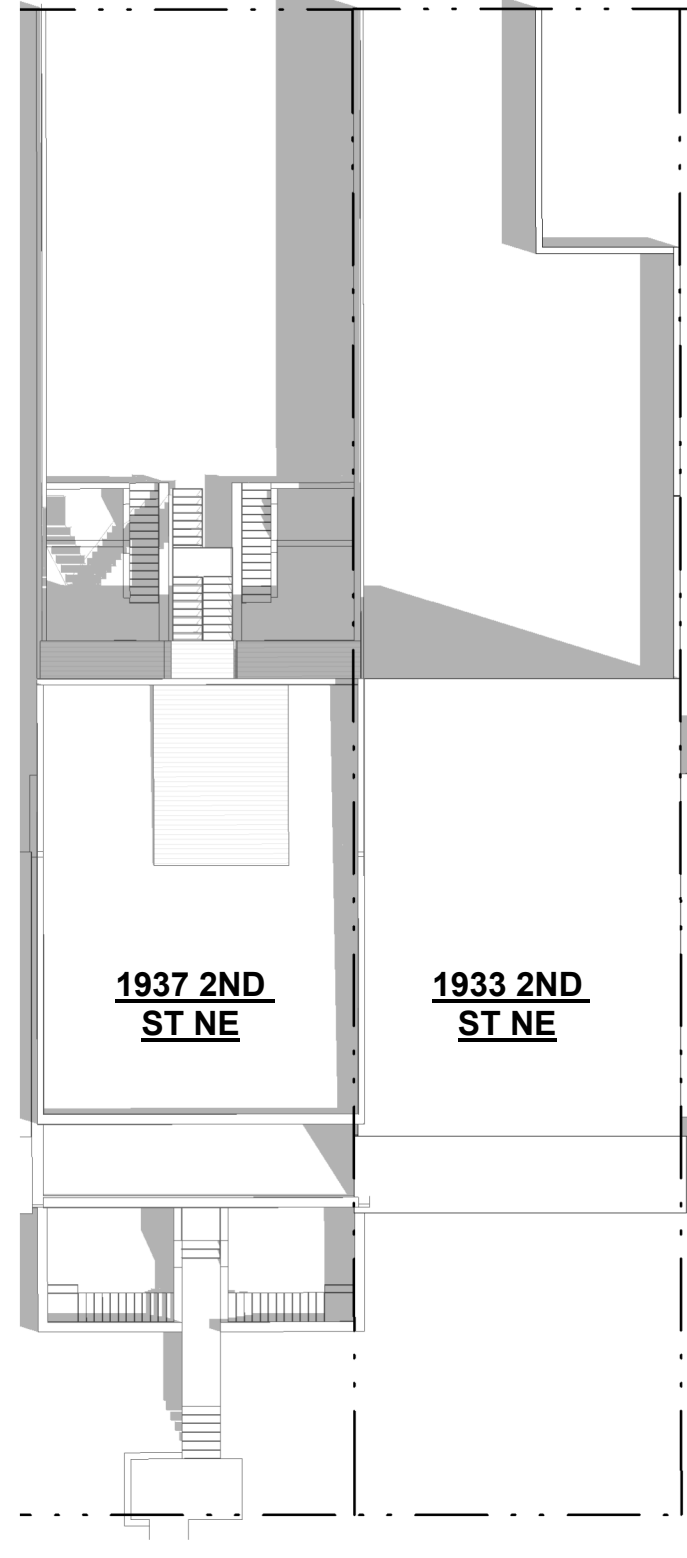
1 MOR - SE - 10AM

BZA0191" = 20'-0"



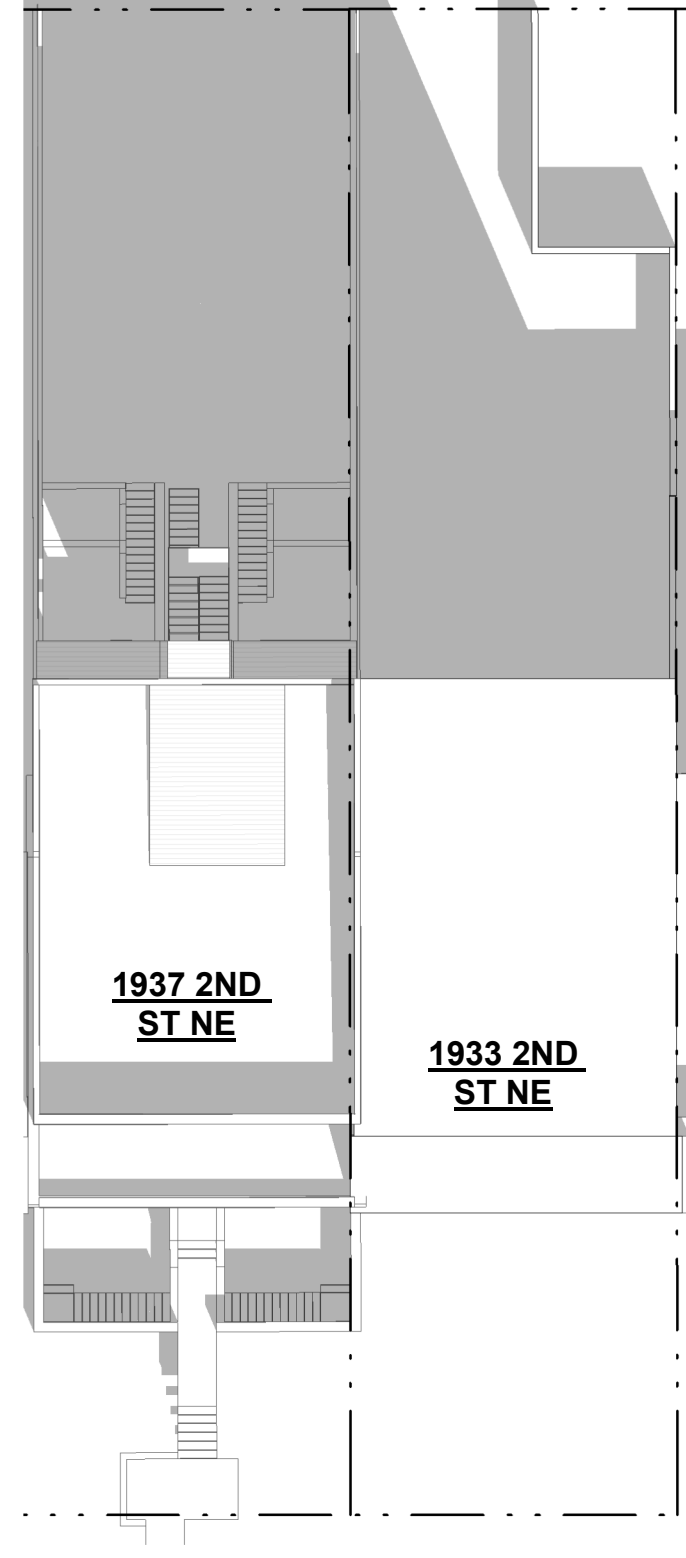
2 MOR - SE - 12PM

BZA0191" = 20'-0"



3 MOR - SE - 2PM

BZA0191" = 20'-0"

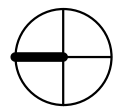


4 MOR - SE - 5PM

BZA0191" = 20'-0"

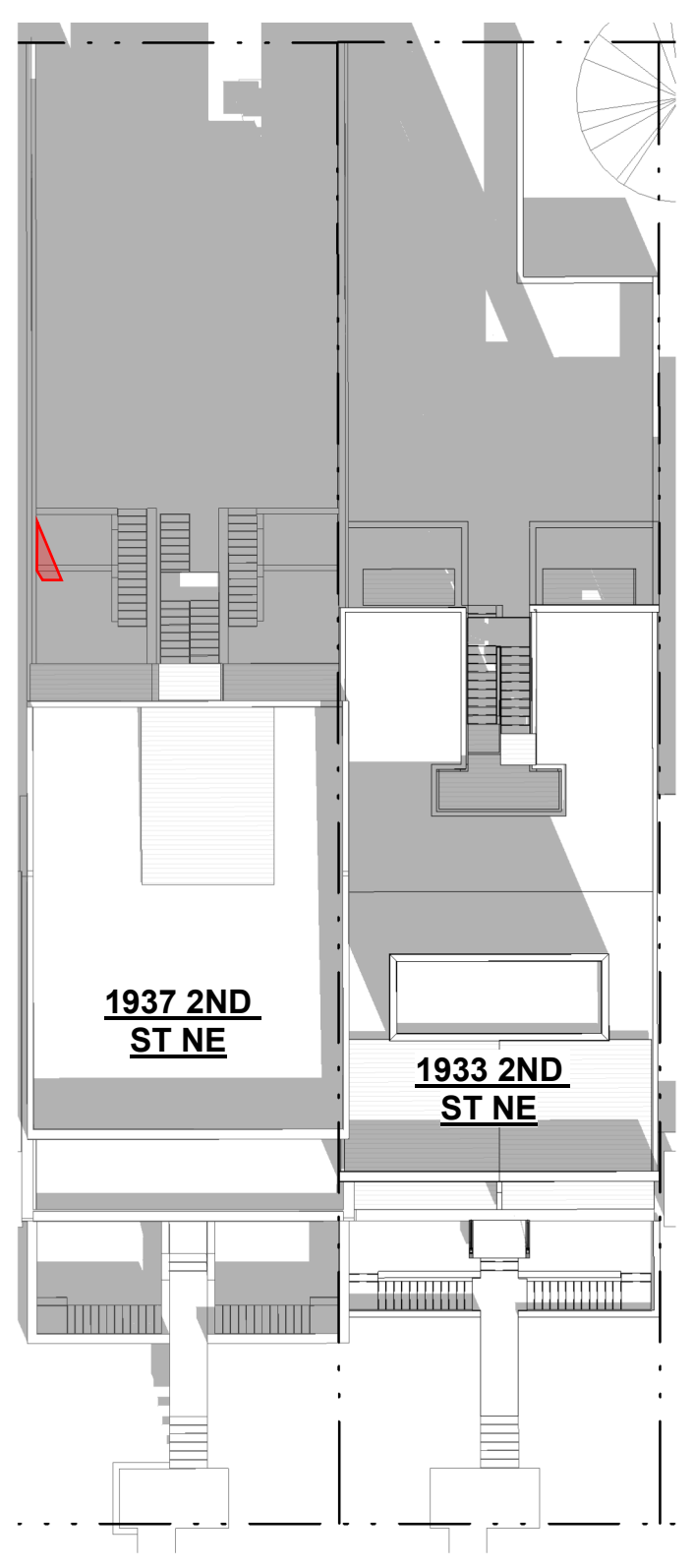
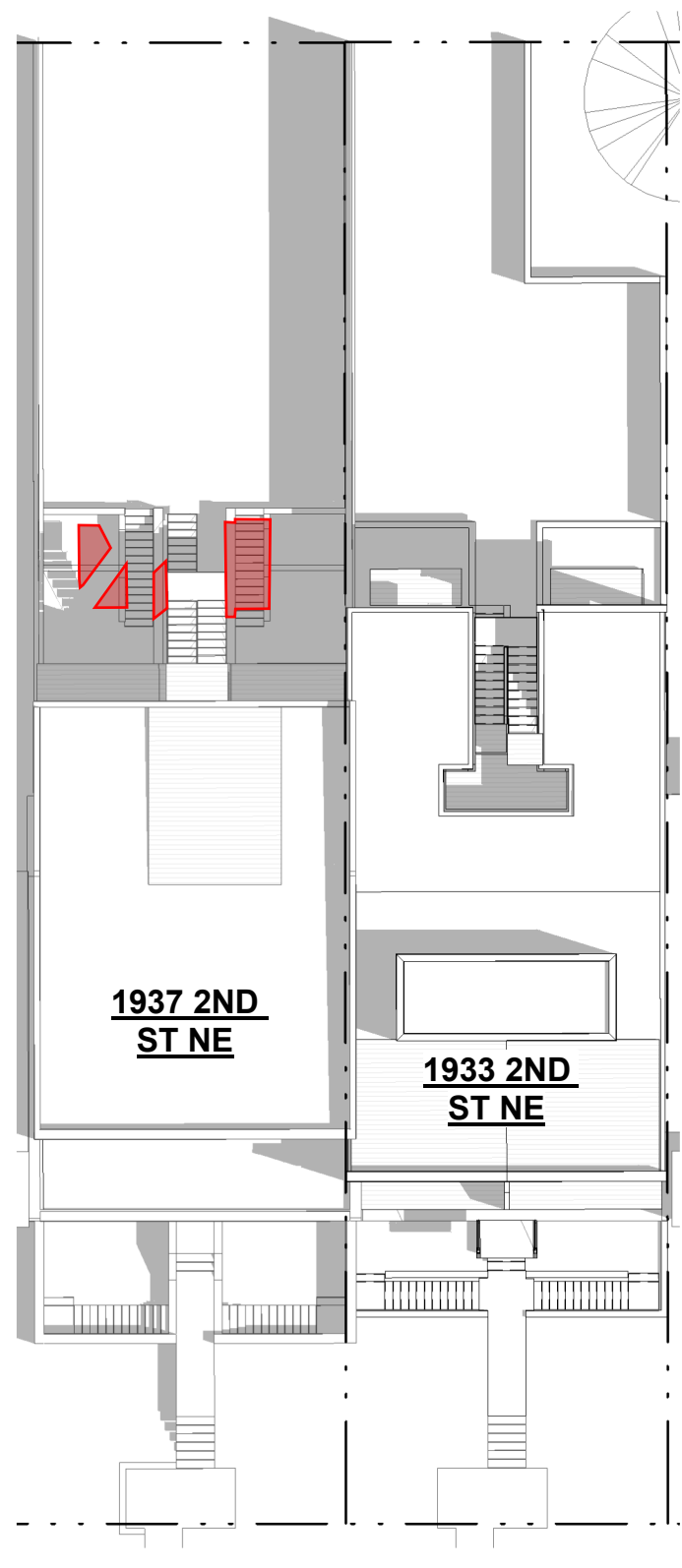
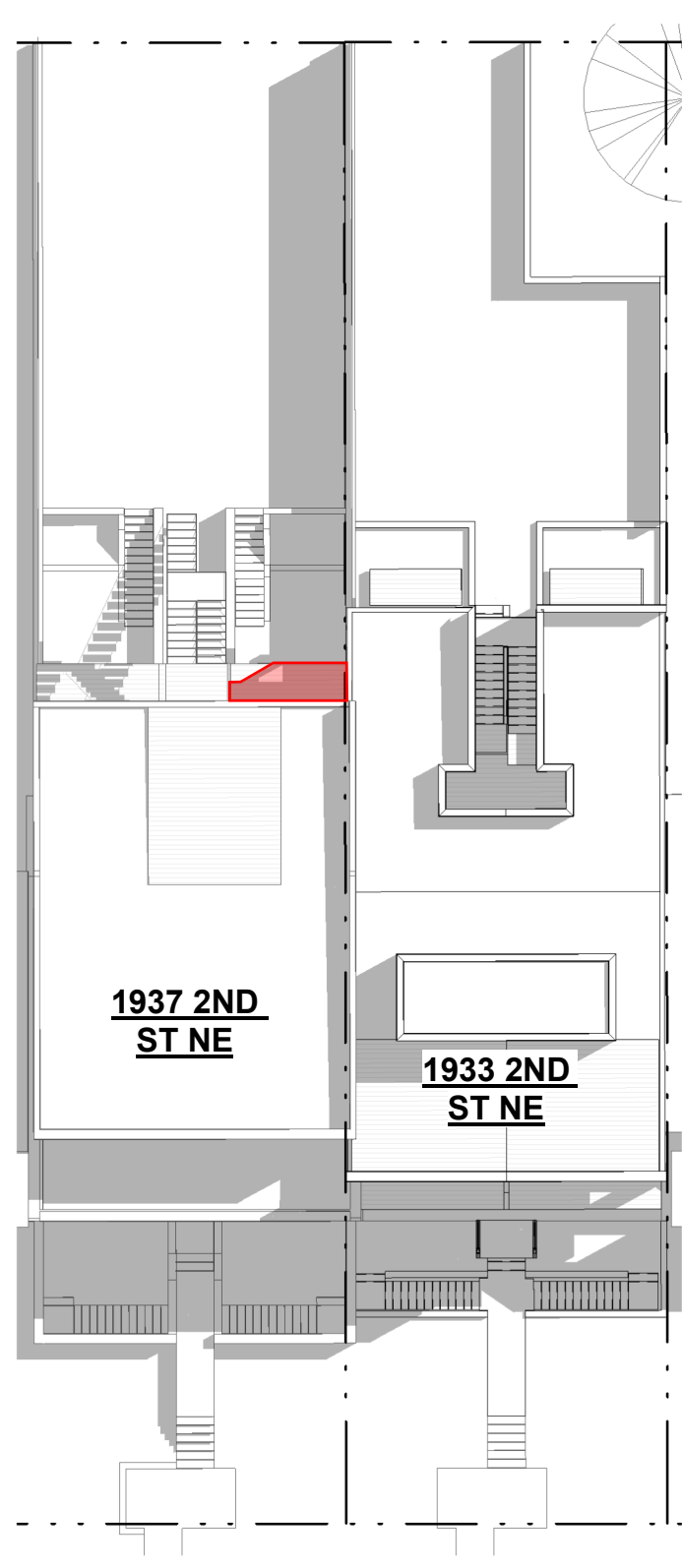
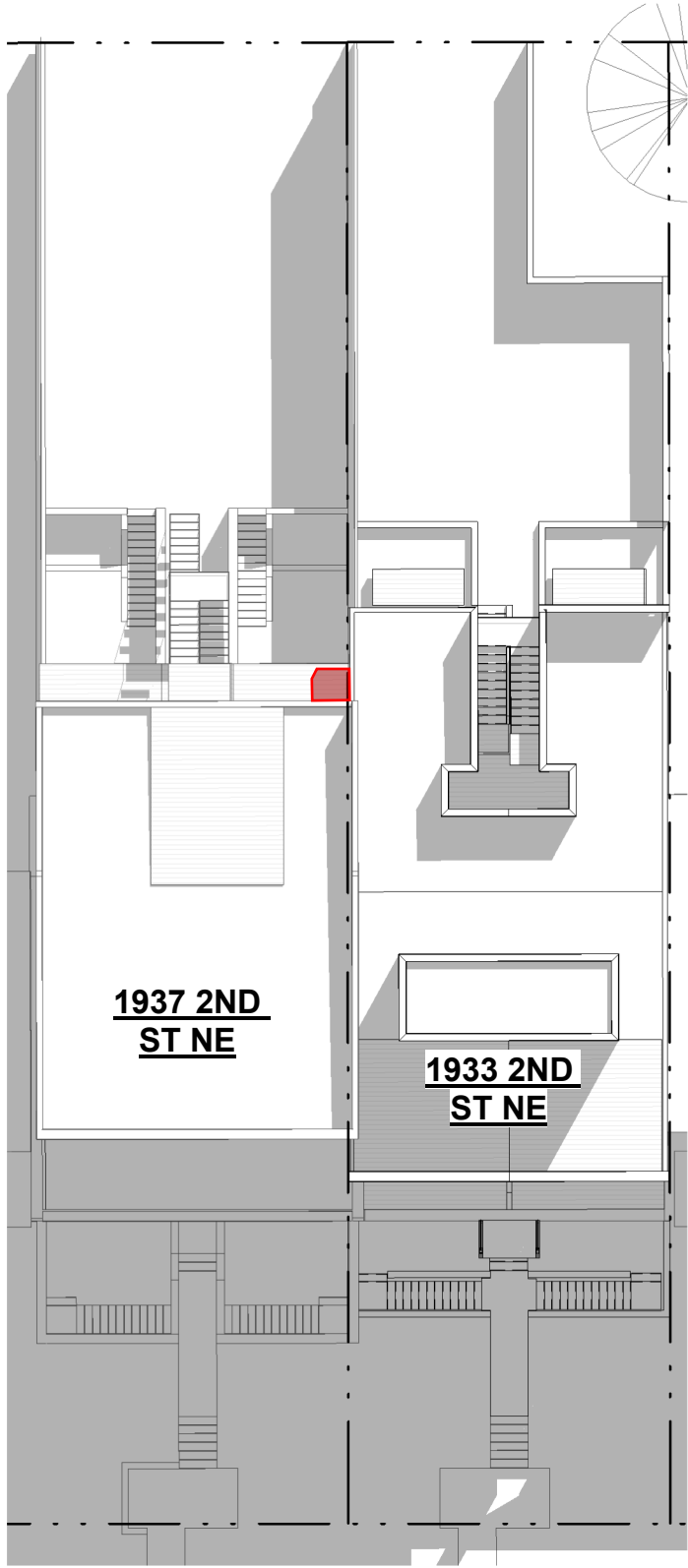
# SOLAR STUDY - SPRING

MATTER-OF-RIGHT MASSING



R. MICHAEL CROSS  

 DESIGN GROUP



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

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

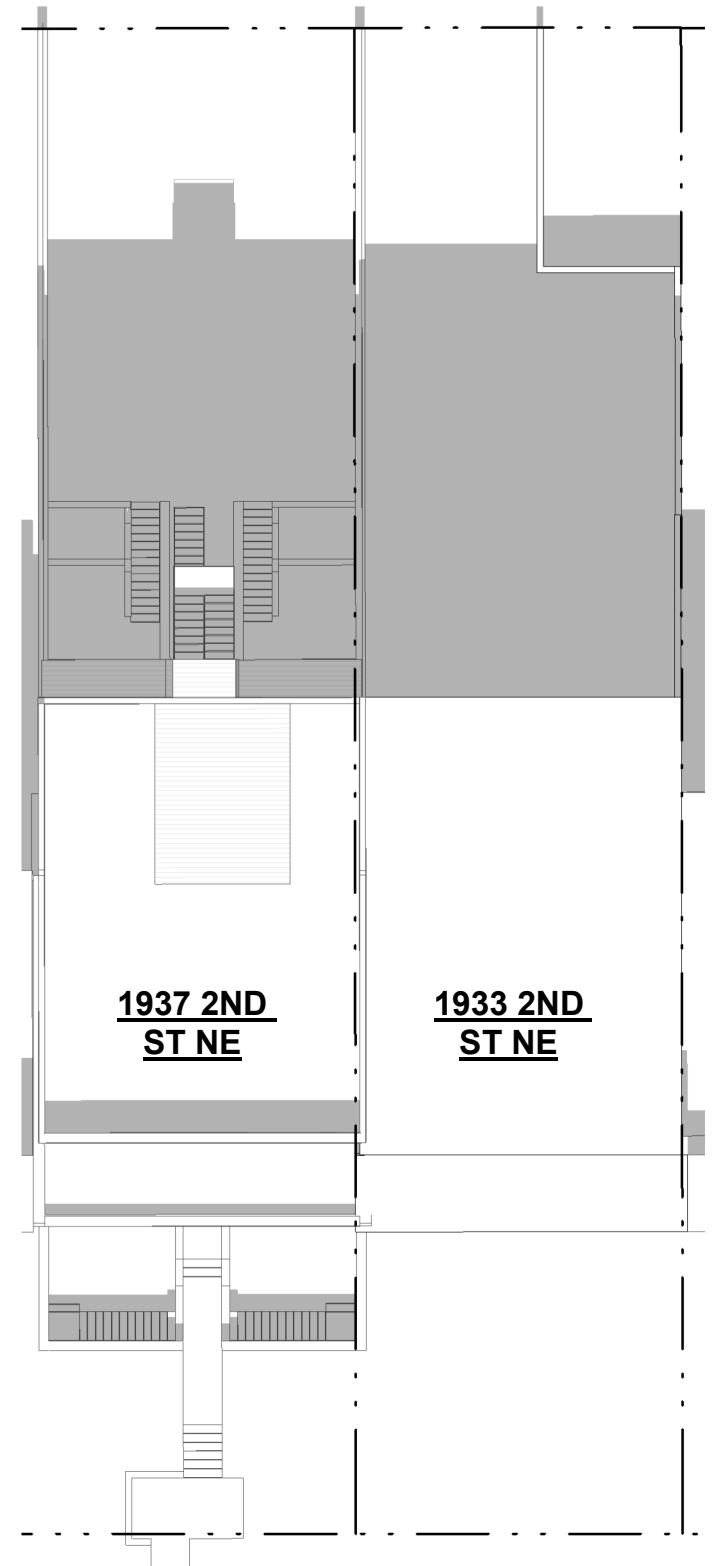
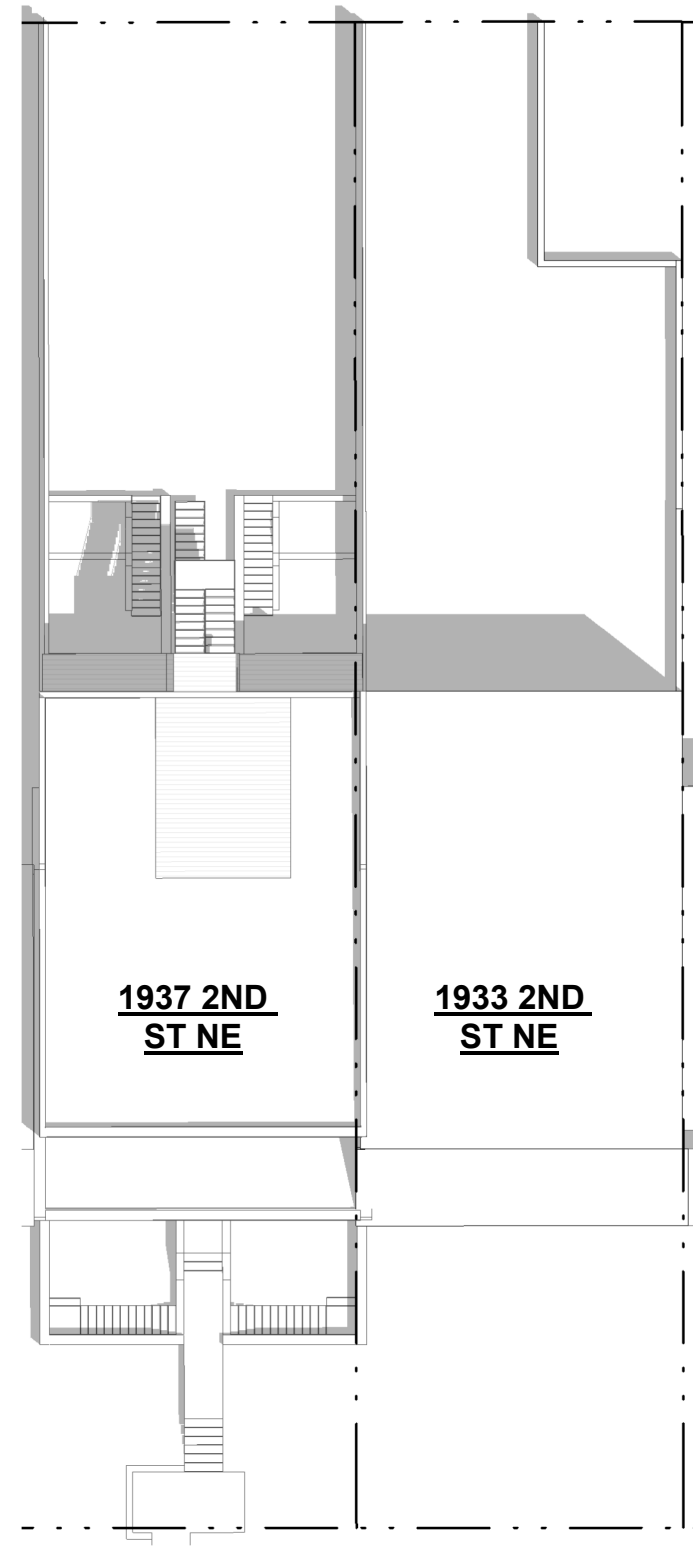
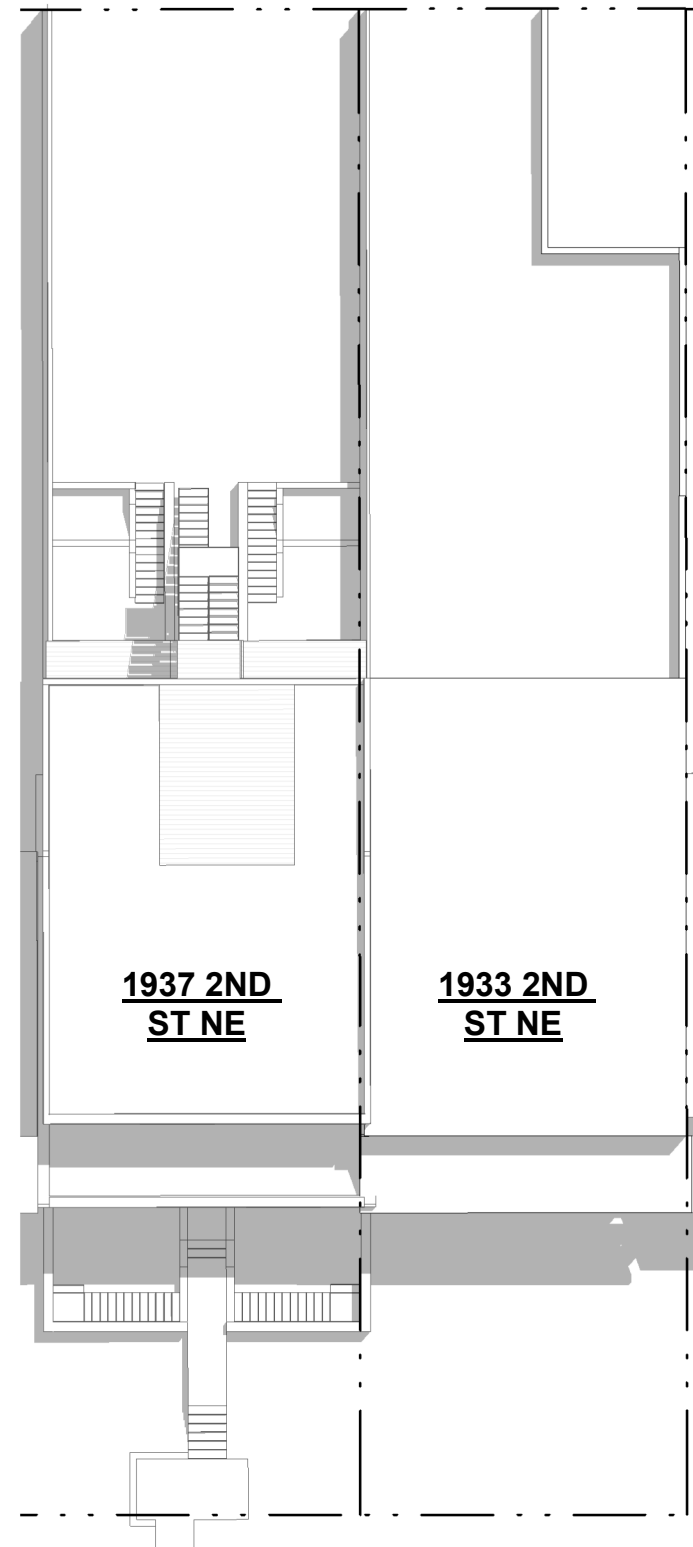
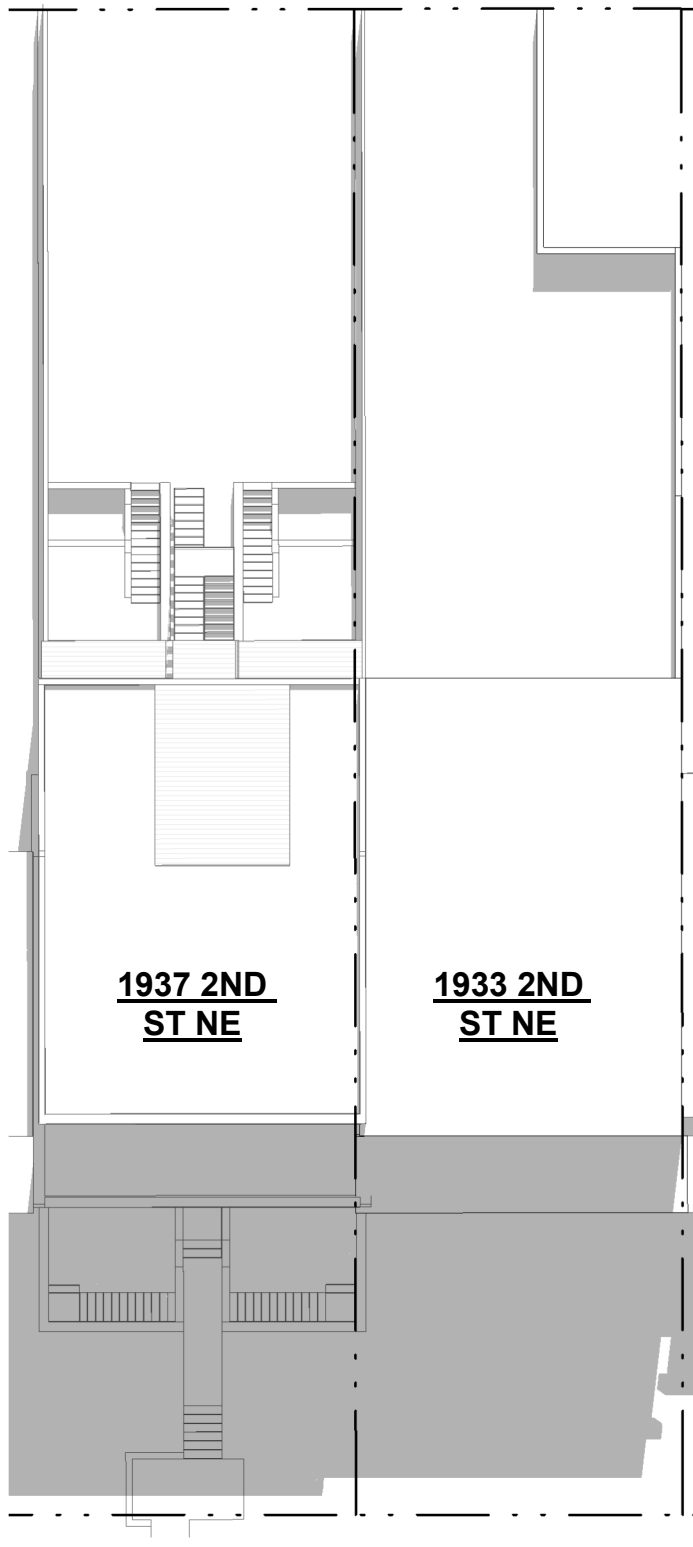
**3 Proposed - SE - 2PM**  
A201 | BZA0201" = 20'-0"

**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"

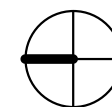
2 MOR - SS - 12PM  
BZA0221" = 20'-0"

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

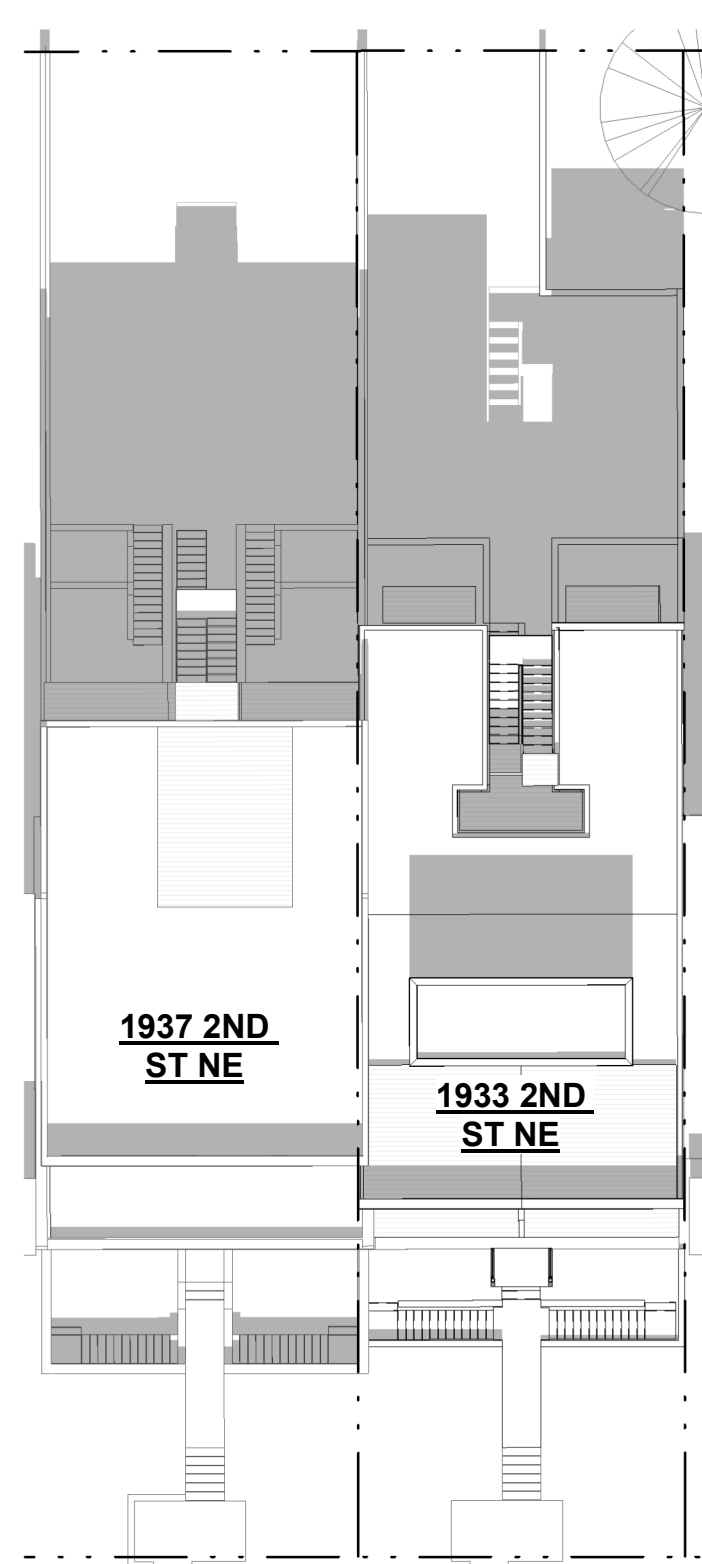
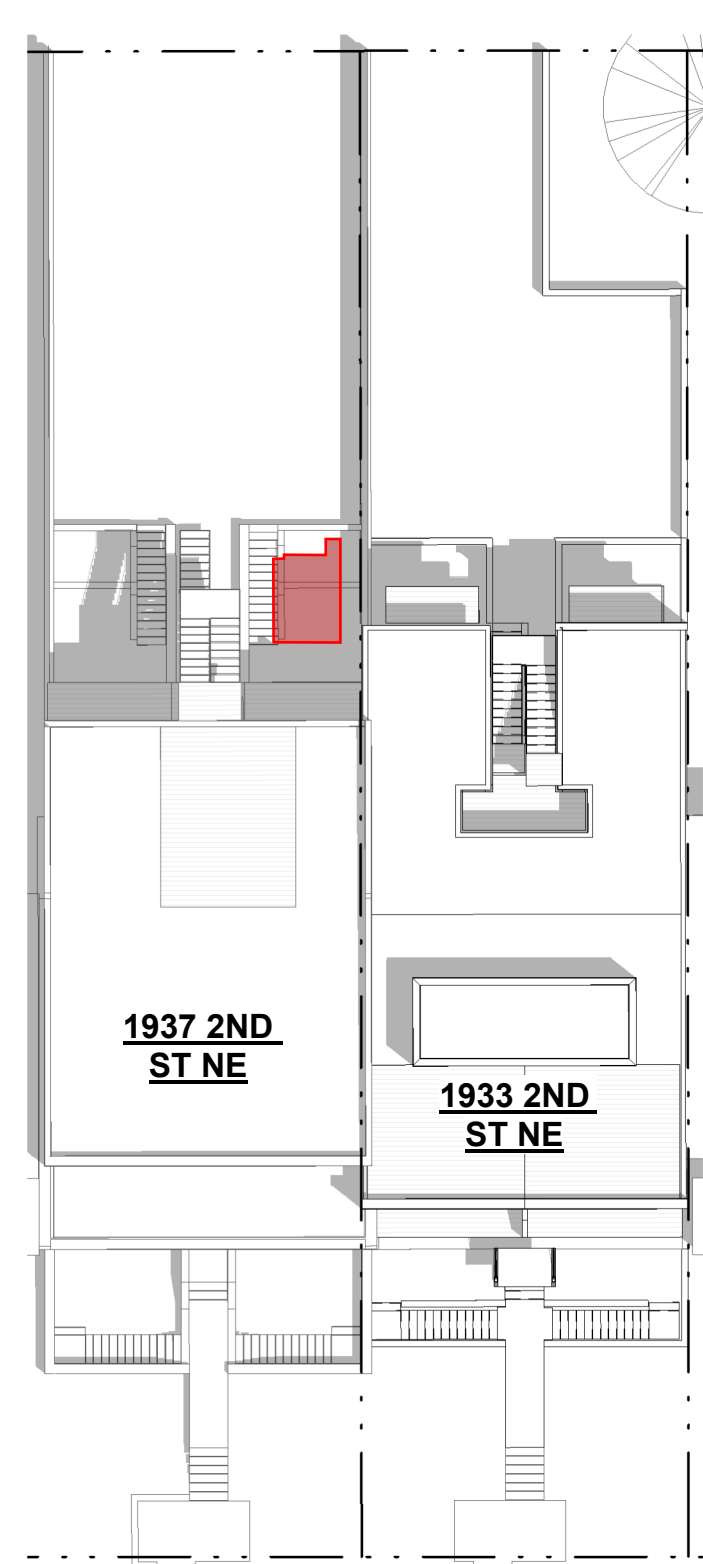
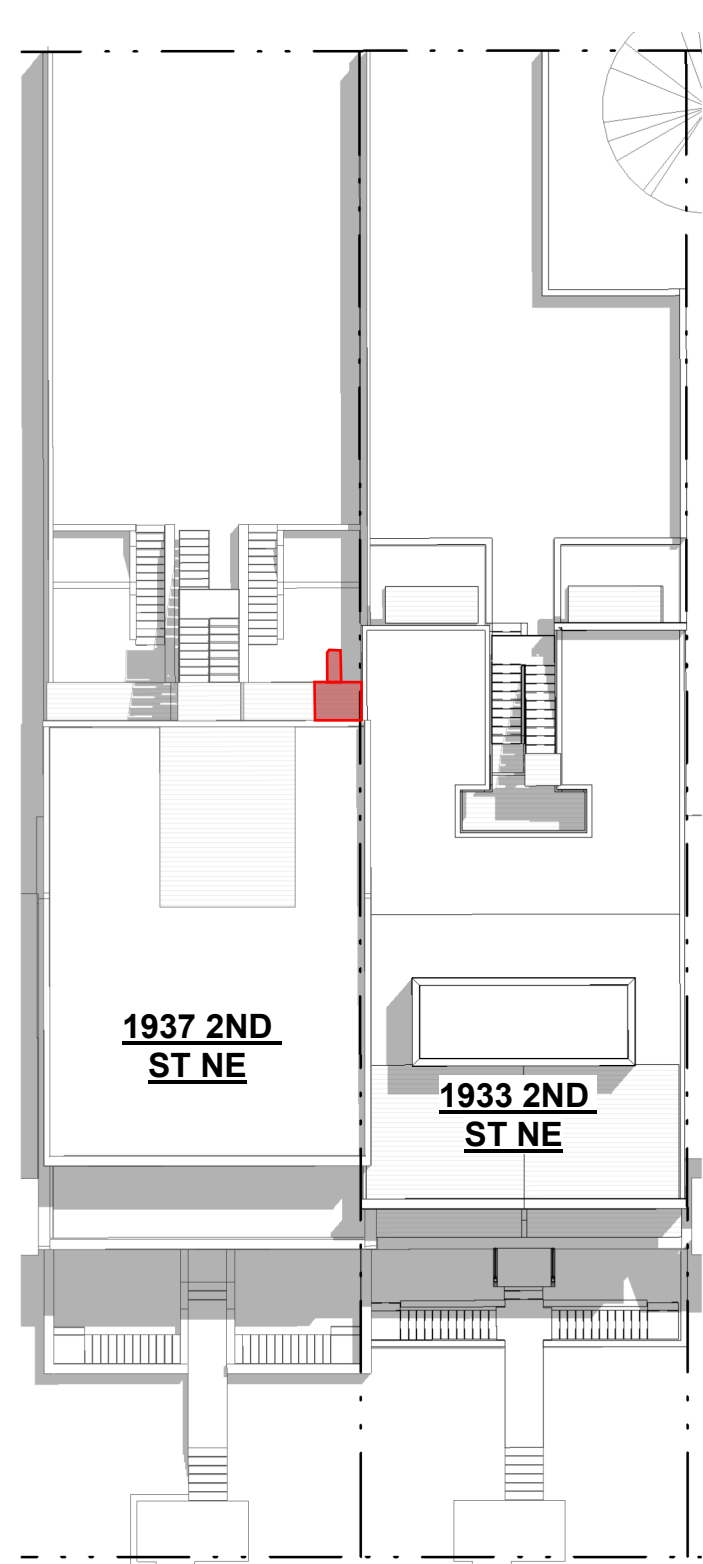
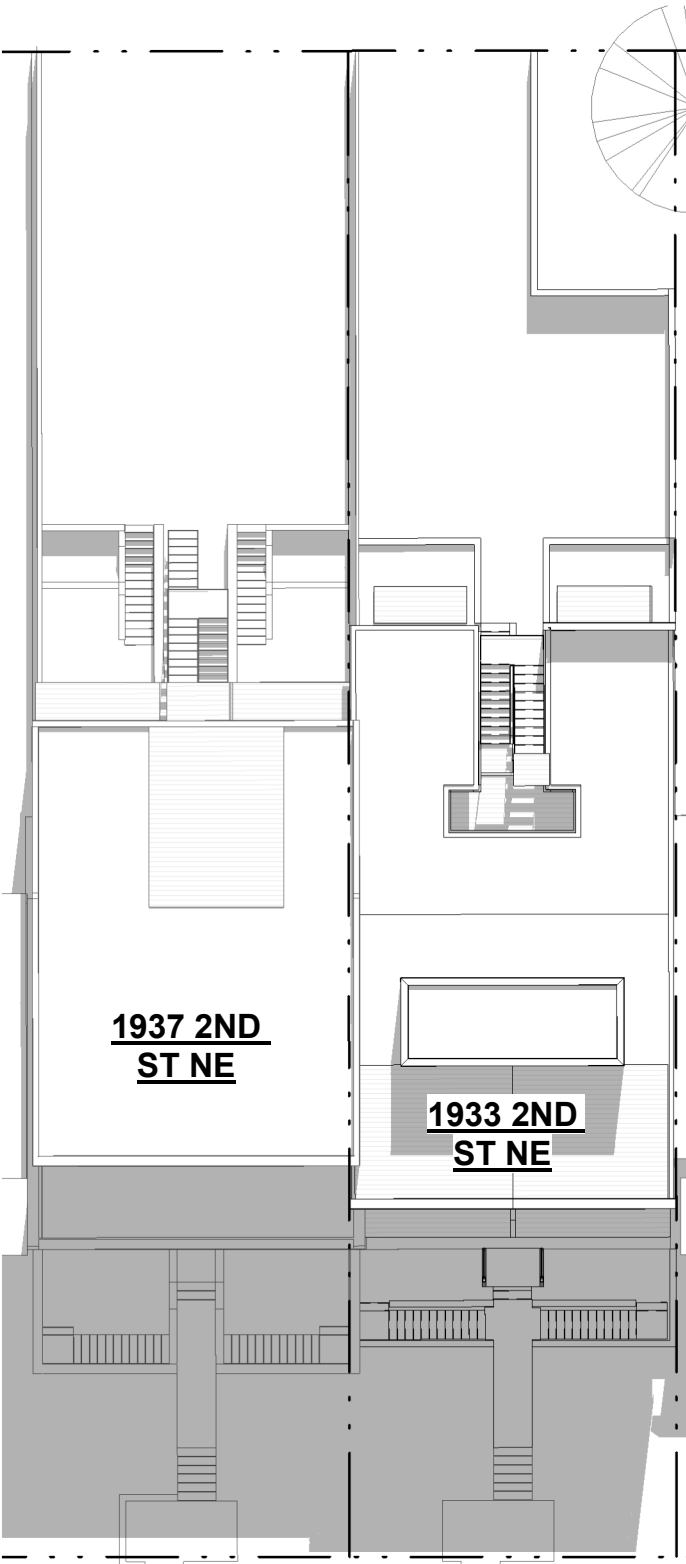
4 MOR - SS - 5PM  
BZA0221" = 20'-0"

# 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"

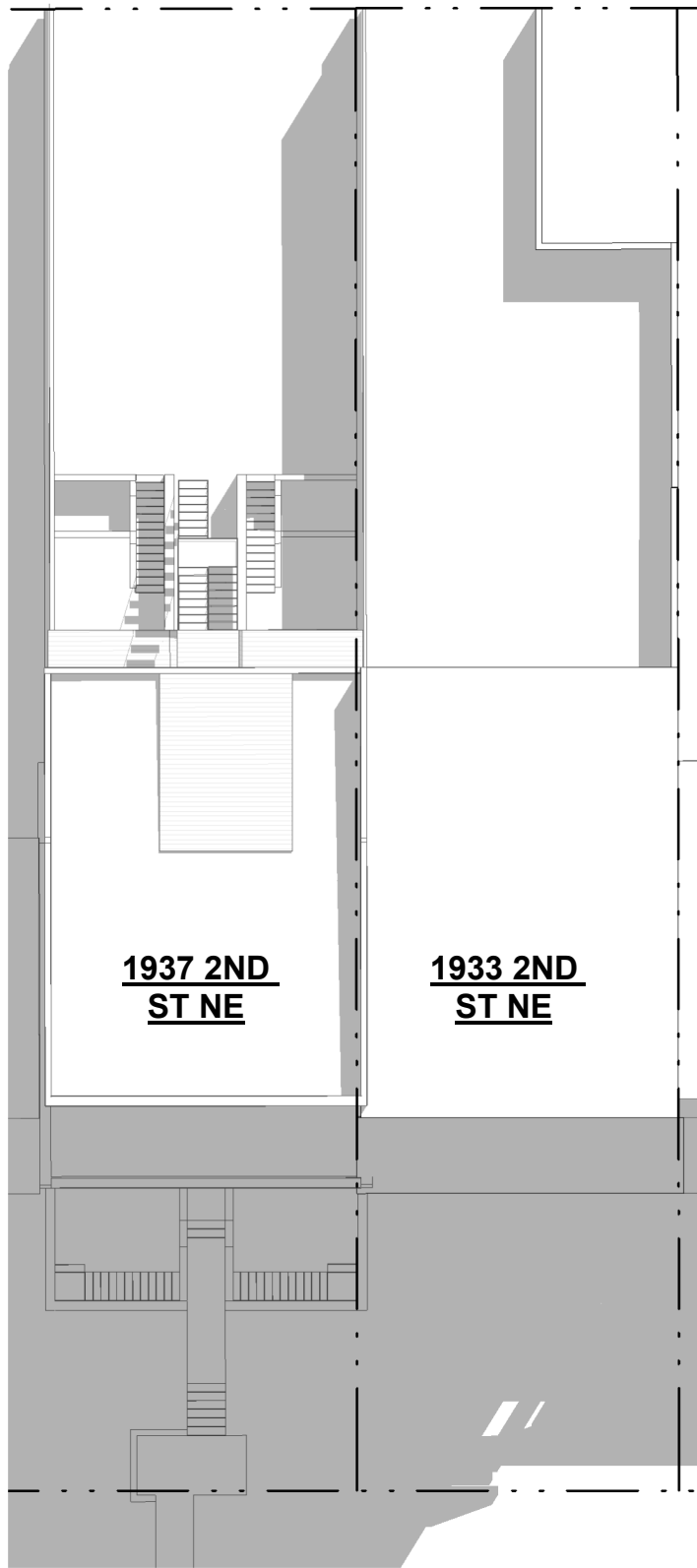
**3 Proposed - SS - 2PM**  
A201 | BZA0211" = 20'-0"

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

**SOLAR STUDY - SUMMER**  
PROPOSED MASSING

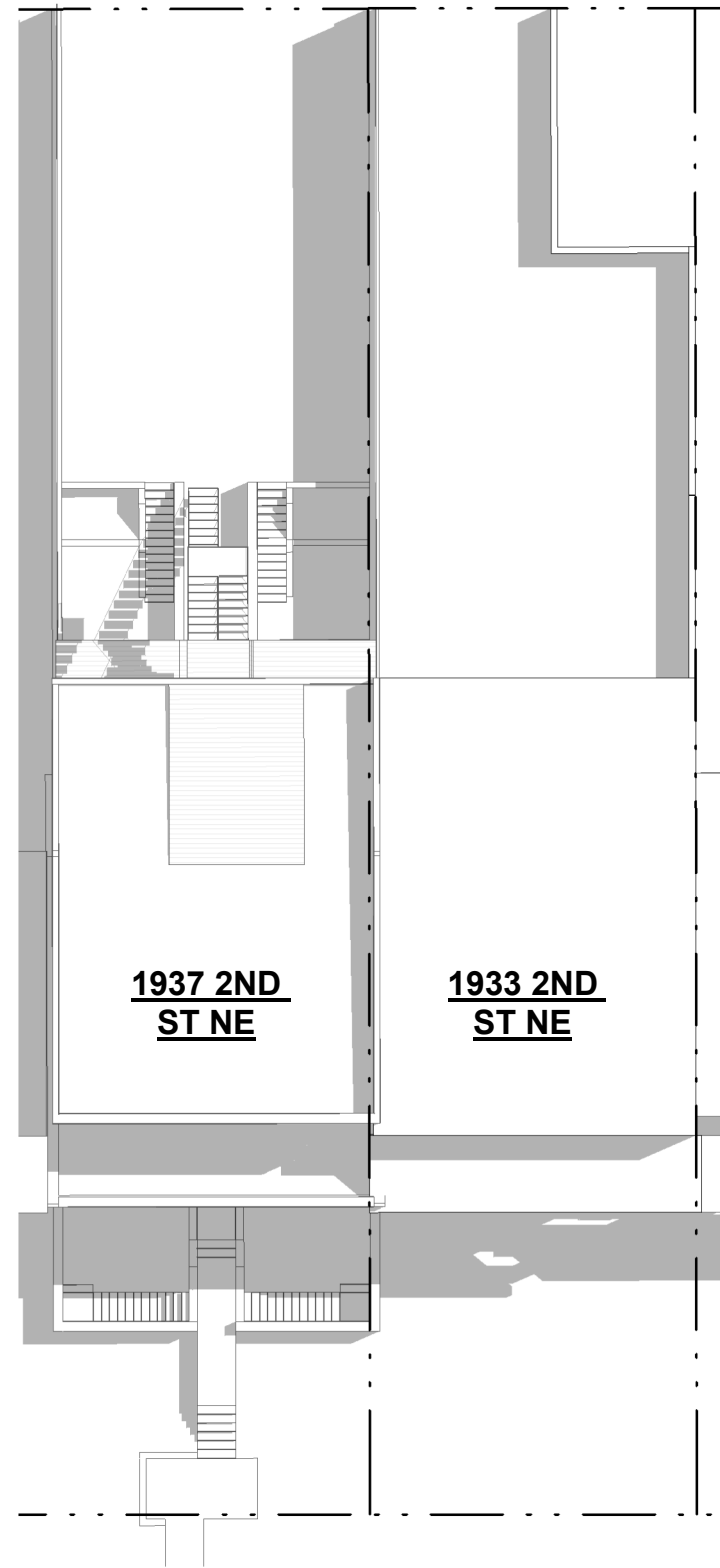


**R. MICHAEL CROSS  
DESIGN GROUP**



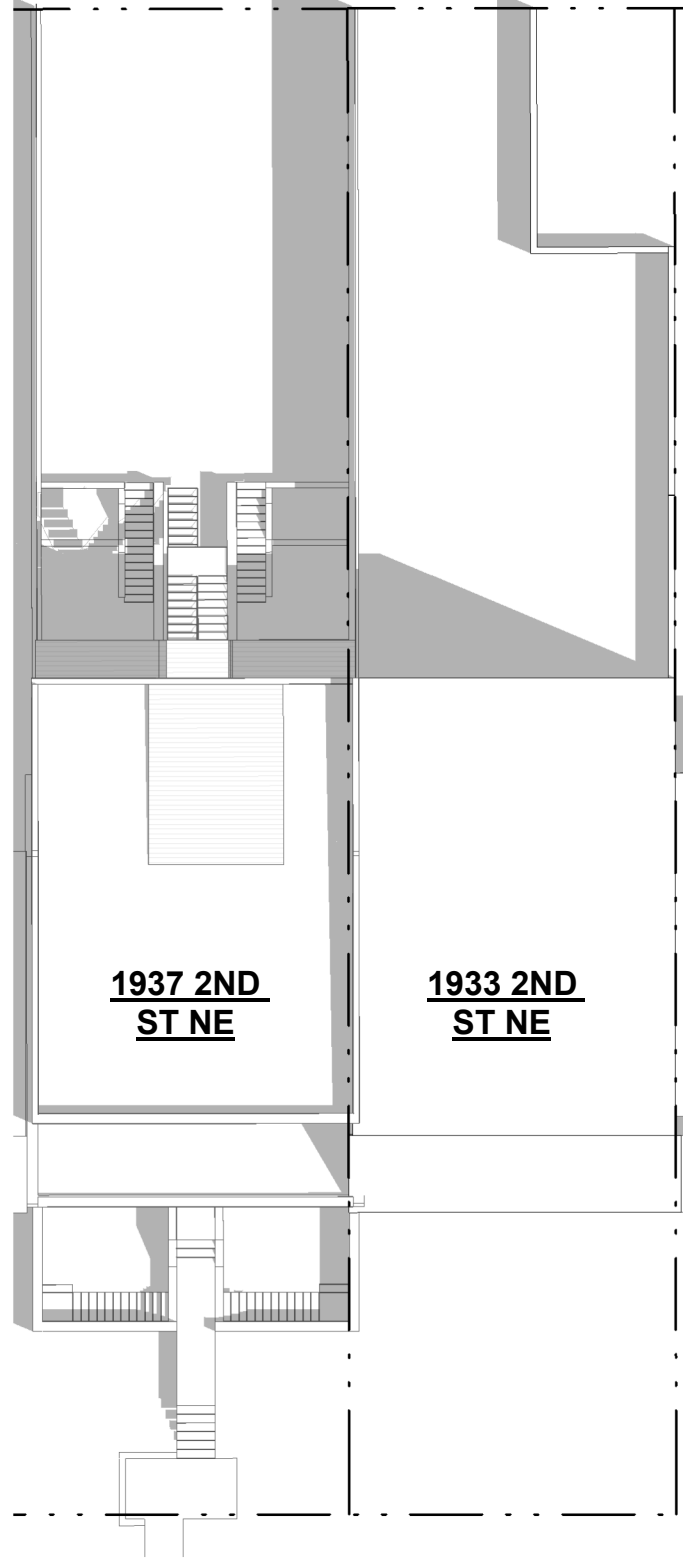
**1937 2ND  
ST NE**

**1933 2ND  
ST NE**



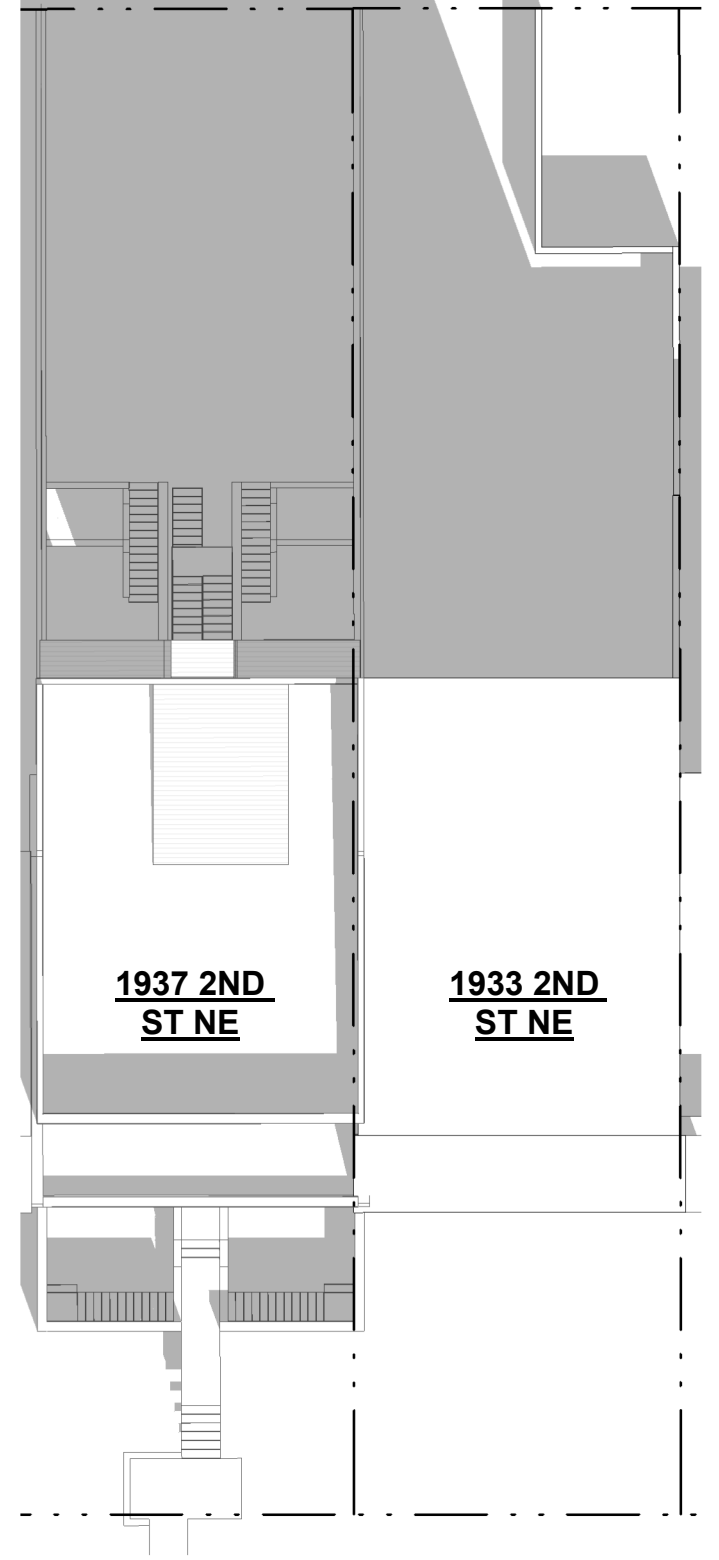
**1937 2ND  
ST NE**

**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"

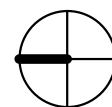
**2 MOR - FE - 12PM**  
BZA0231" = 20'-0"

**3 MOR - FE - 2PM**  
BZA0231" = 20'-0"

**4 MOR - FE - 5PM**  
BZA0231" = 20'-0"

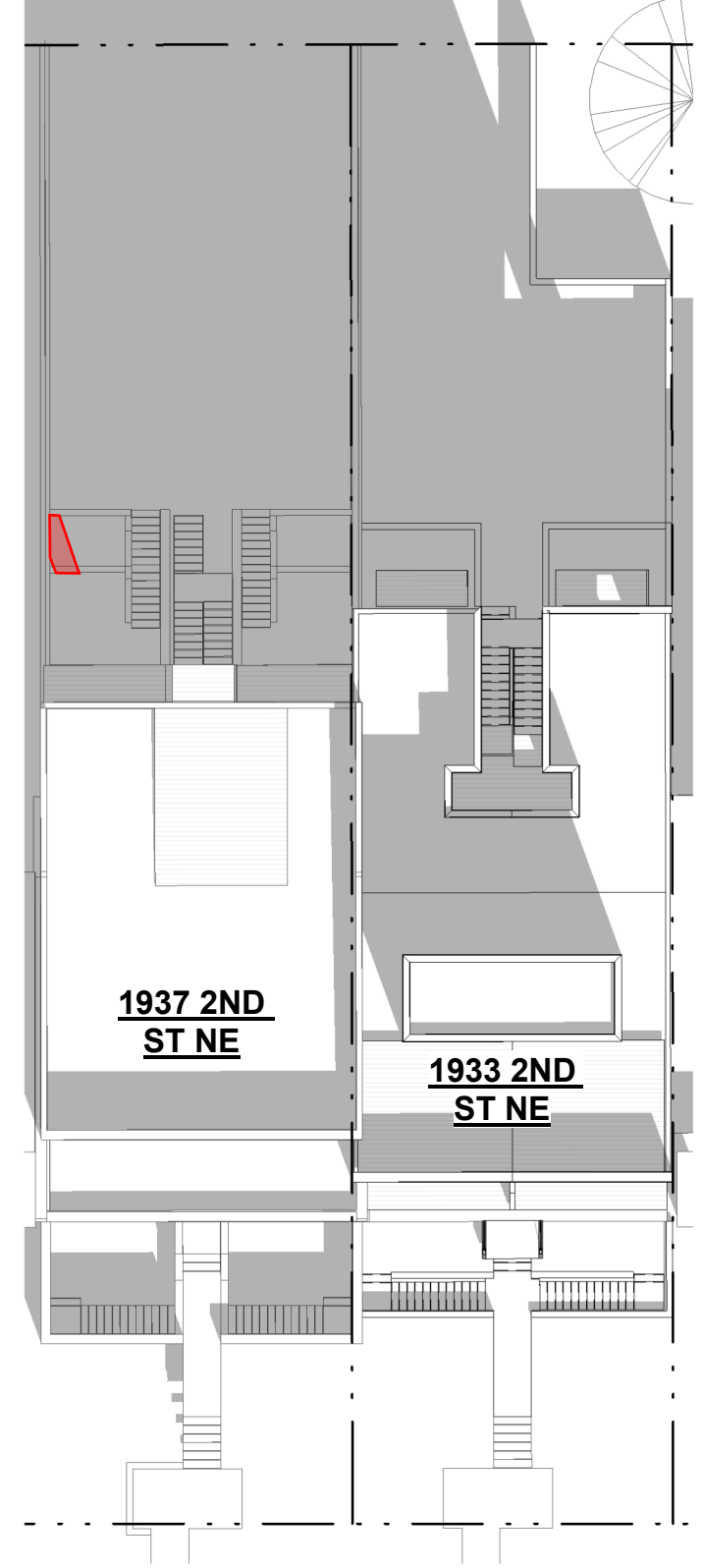
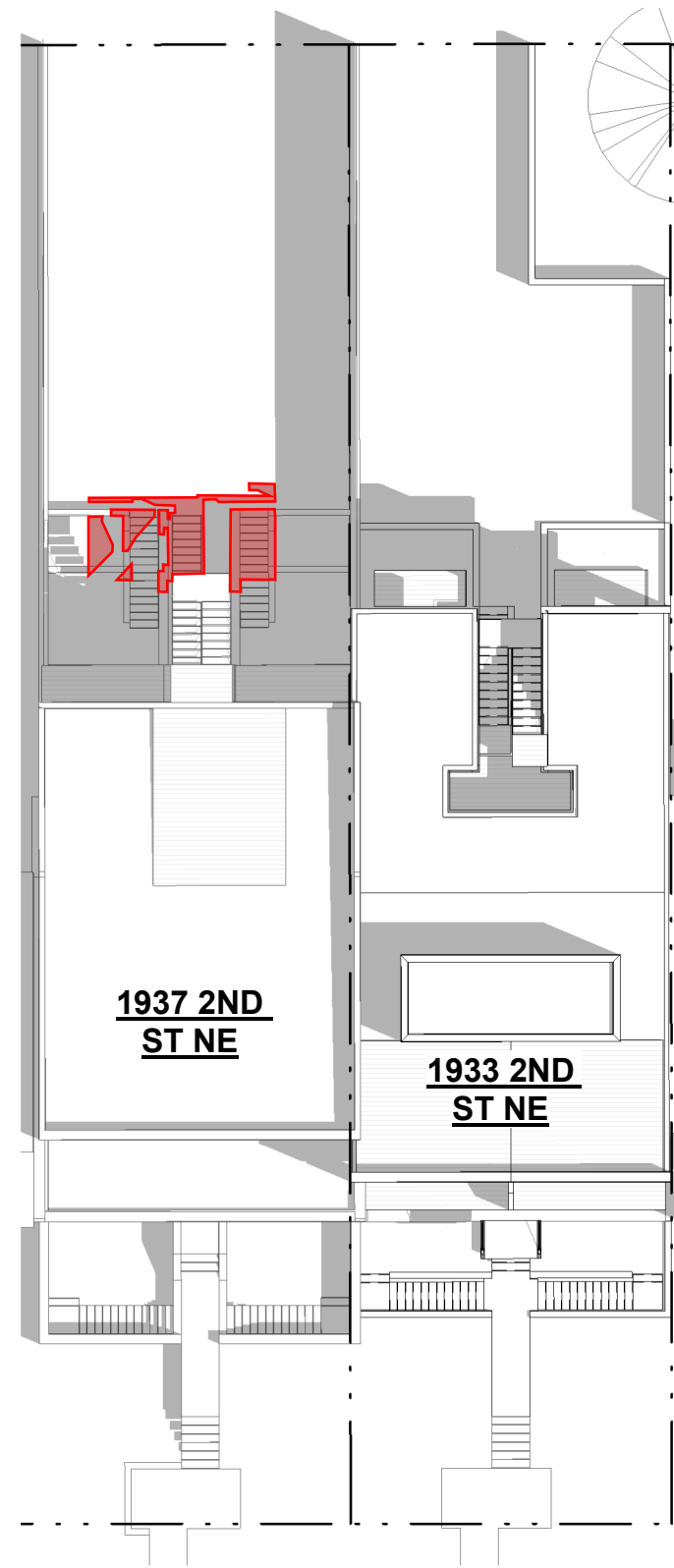
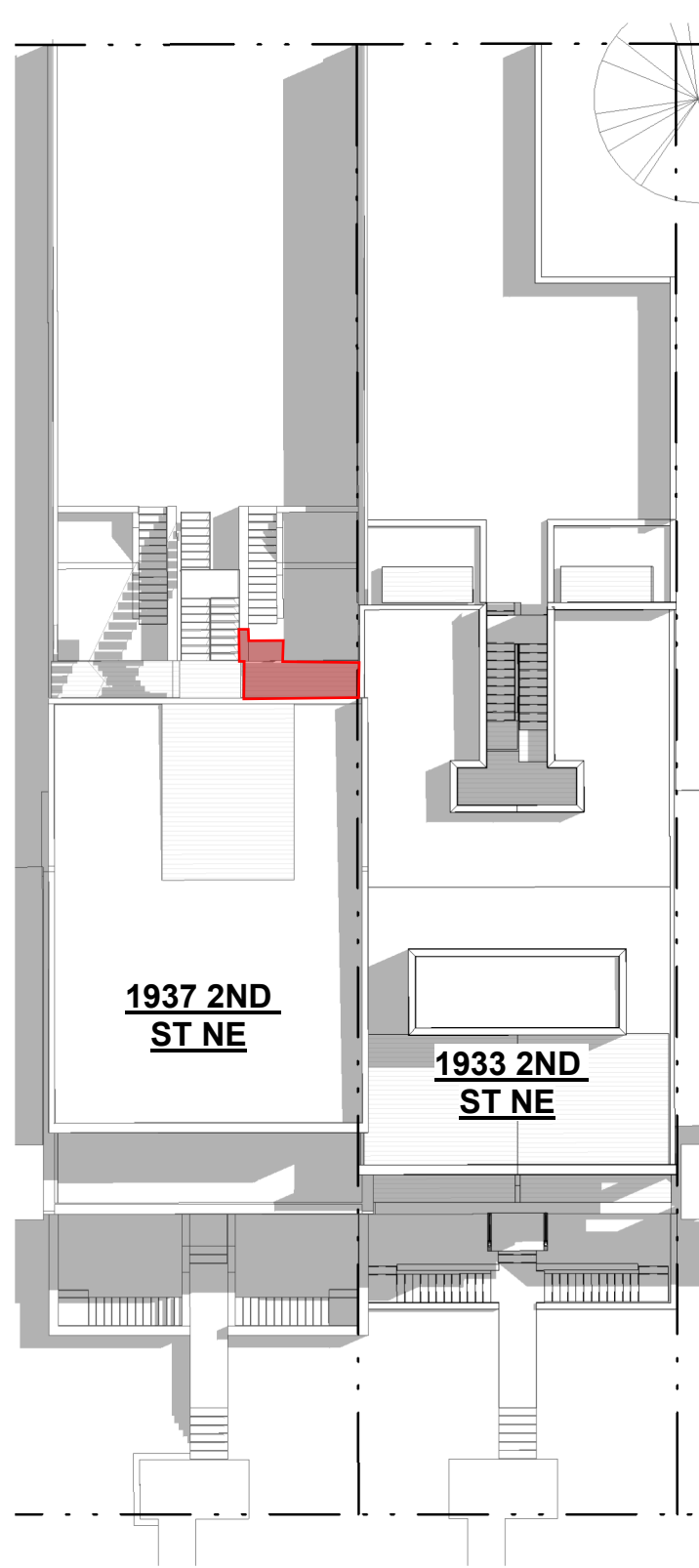
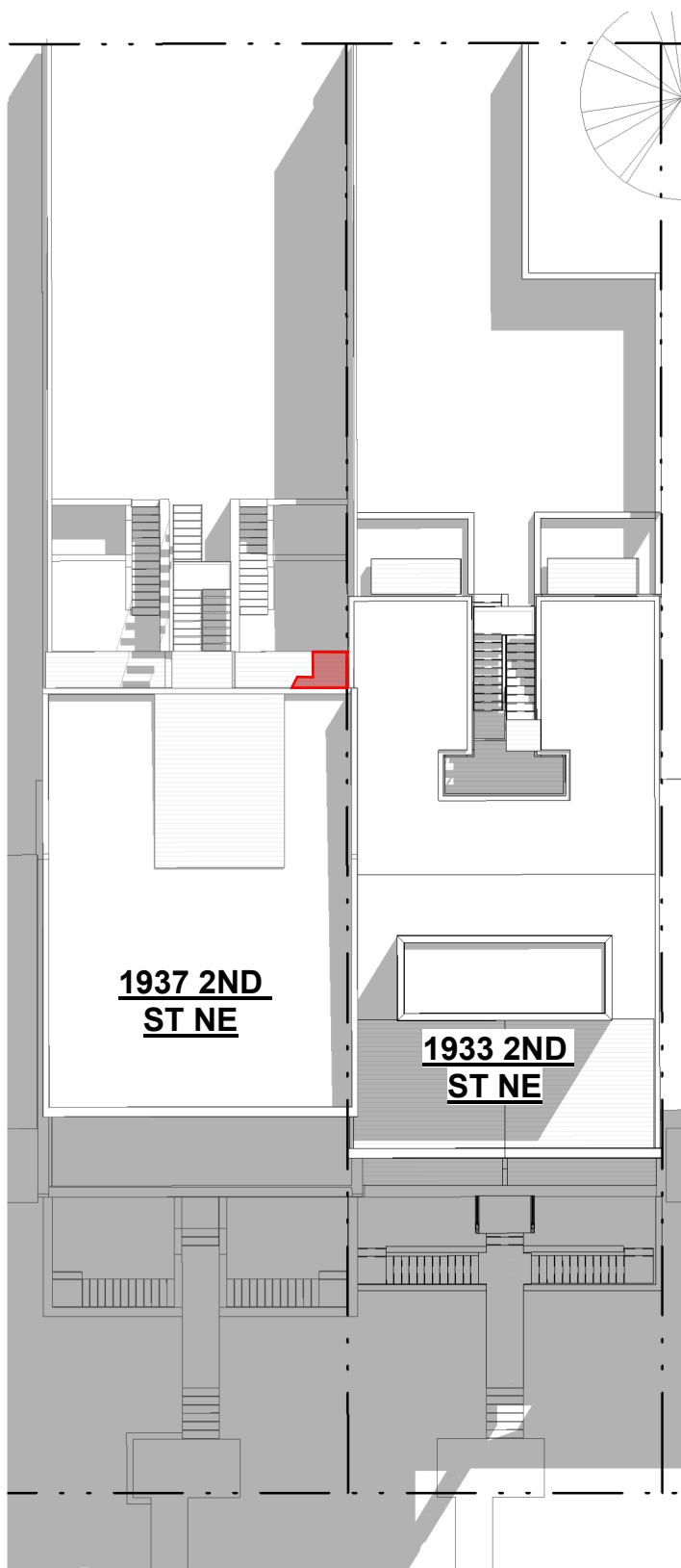
# SOLAR STUDY - FALL

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**