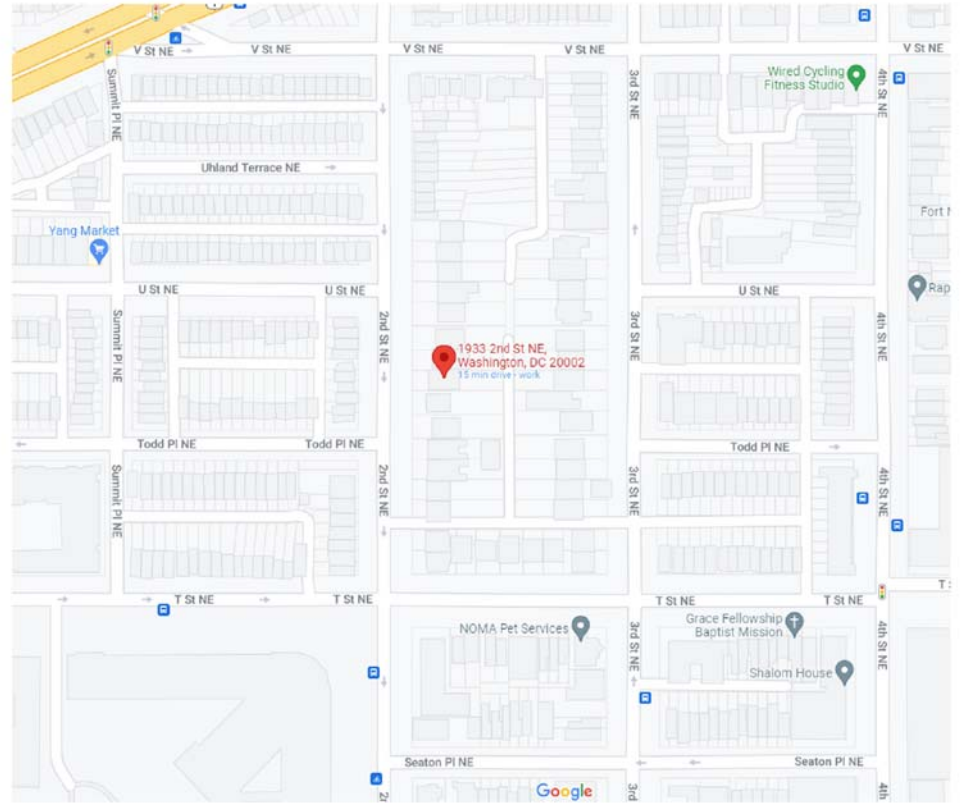


**ZONING INFO**

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:	33'-5"	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	4 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



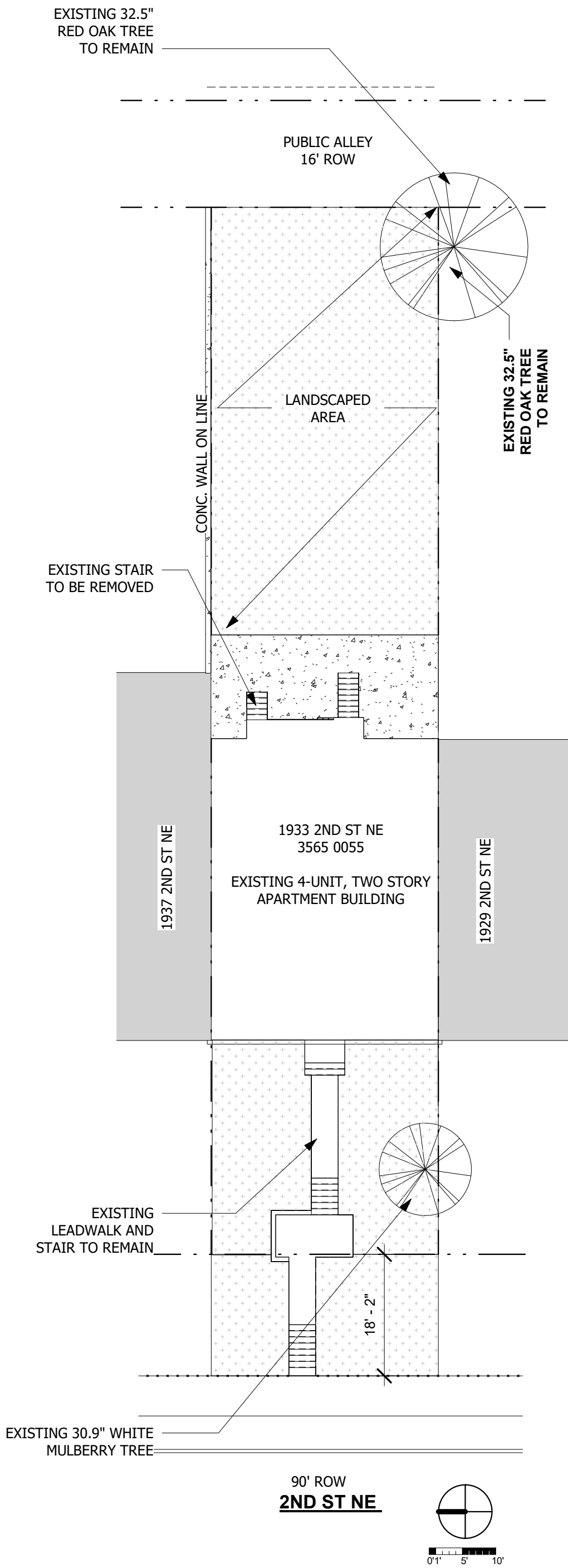




EXISTING PHOTOS

■ ■ R. MICHAEL CROSS  
■ ■ DESIGN GROUP



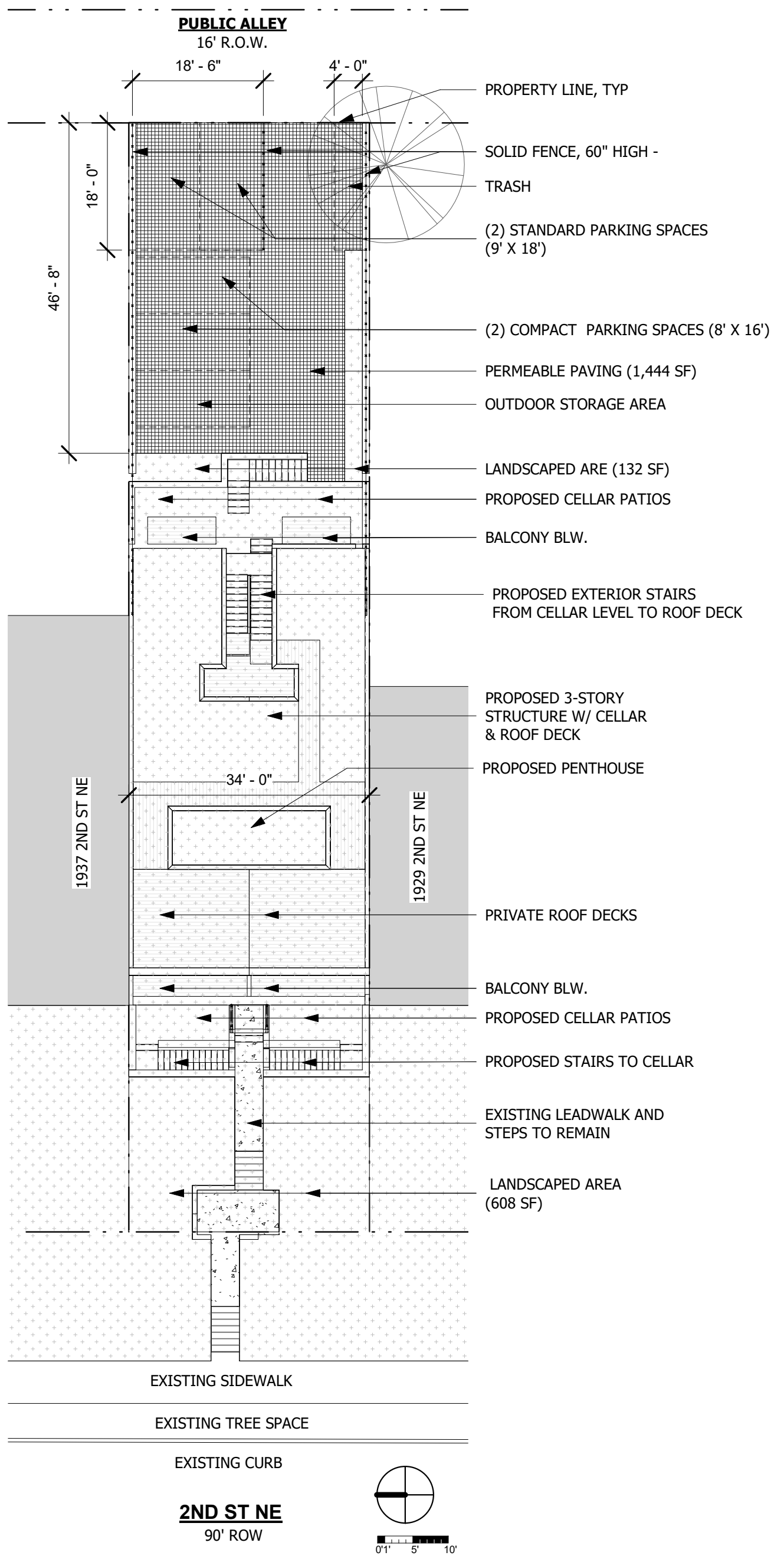


**1 SITE PLAN - EXISTING BZA**

BZA012 | BZA0031/16" = 1'-0"

**EXISTING SITE PLAN**

**R. MICHAEL CROSS  
DESIGN GROUP**

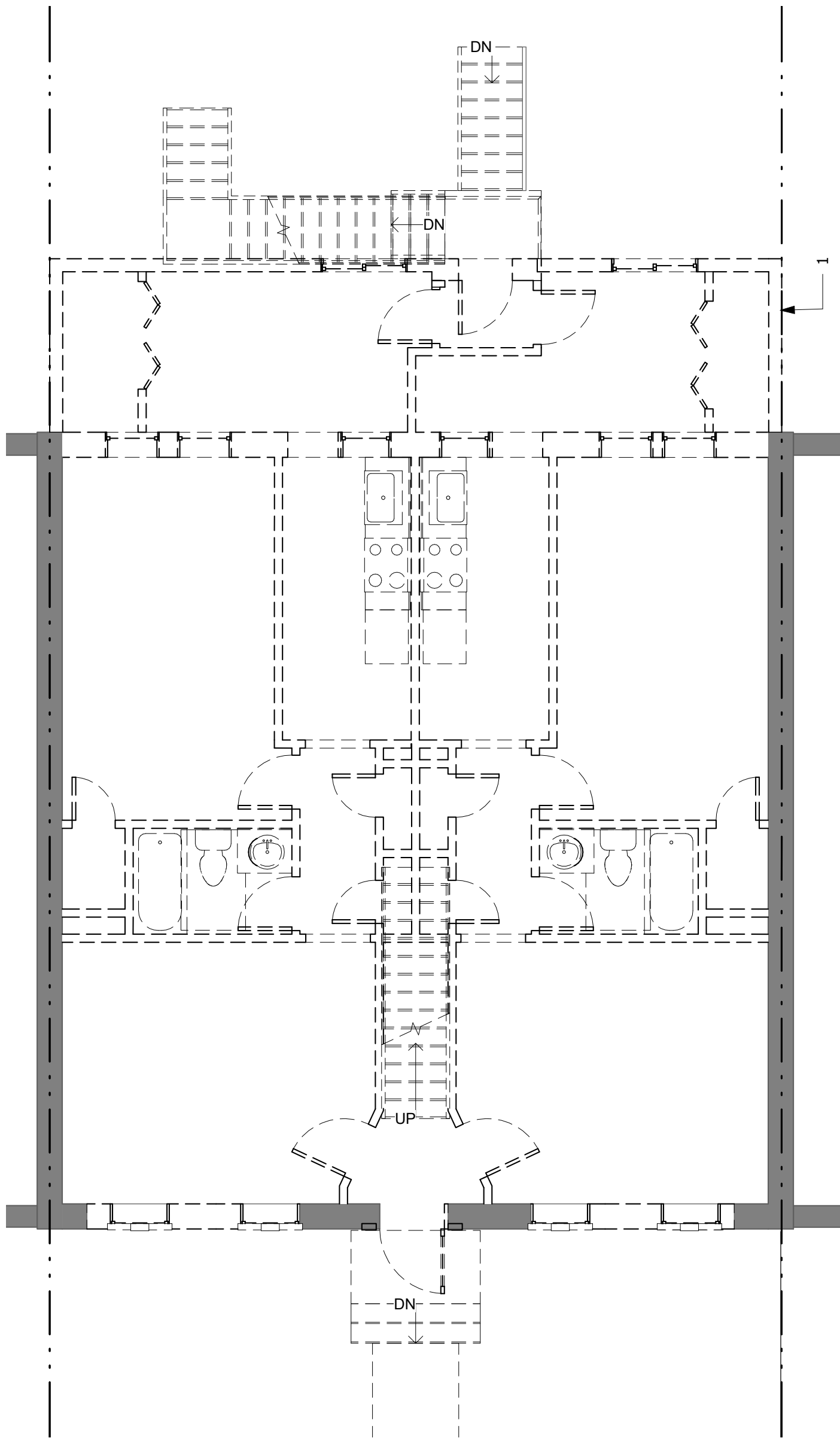


**1 SITE PLAN - BZA**

BZA012 | BZA004 1/16" = 1'-0"

**PROPOSED SITE PLAN**

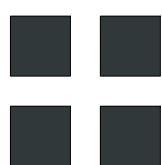
**R. MICHAEL CROSS  
DESIGN GROUP**



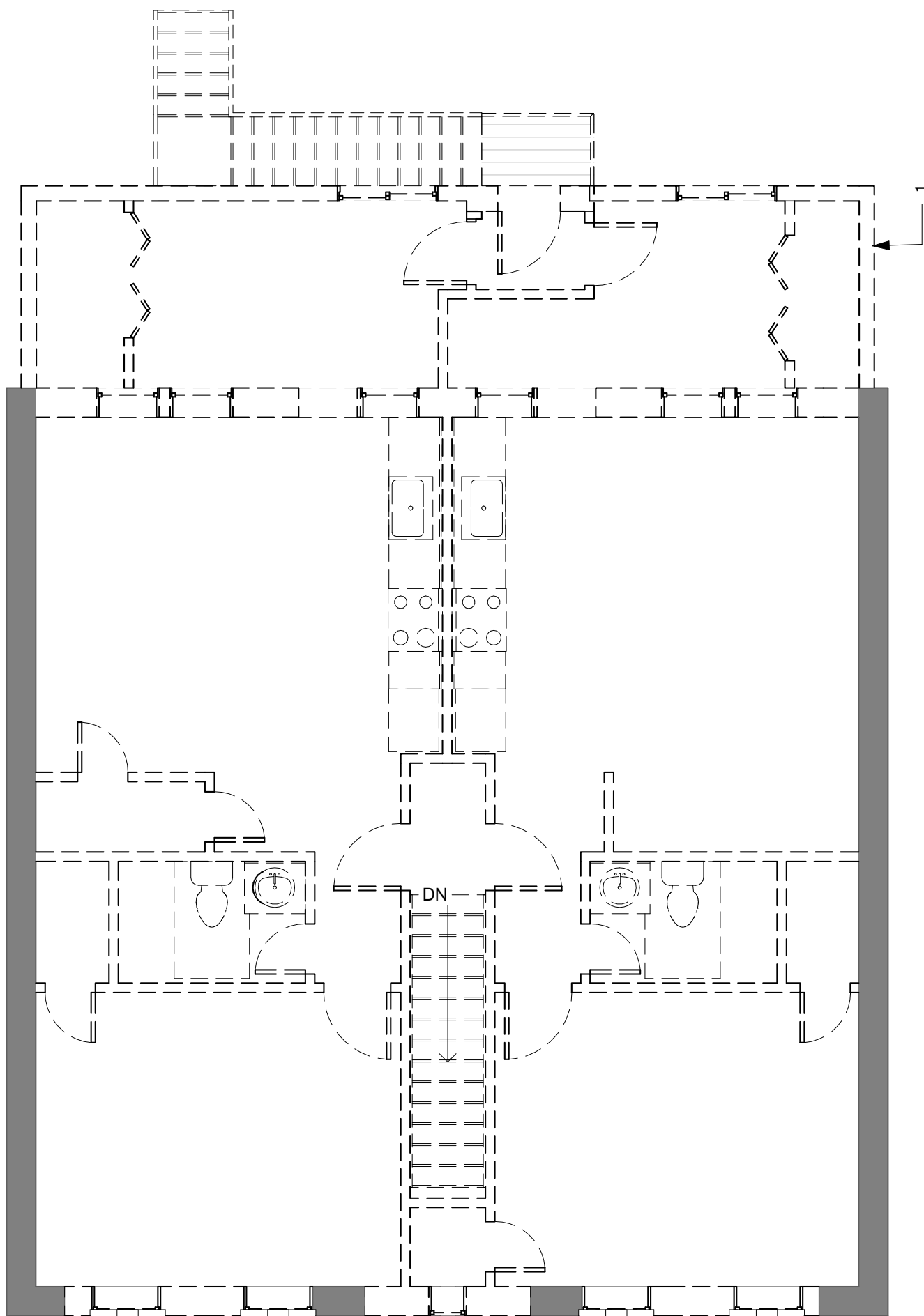
**1 1st FLOOR - DEMOLITION**

BZA012 | BZA0053/16" = 1'-0"

**EXISTING FIRST FLOOR**



**R. MICHAEL CROSS  
DESIGN GROUP**



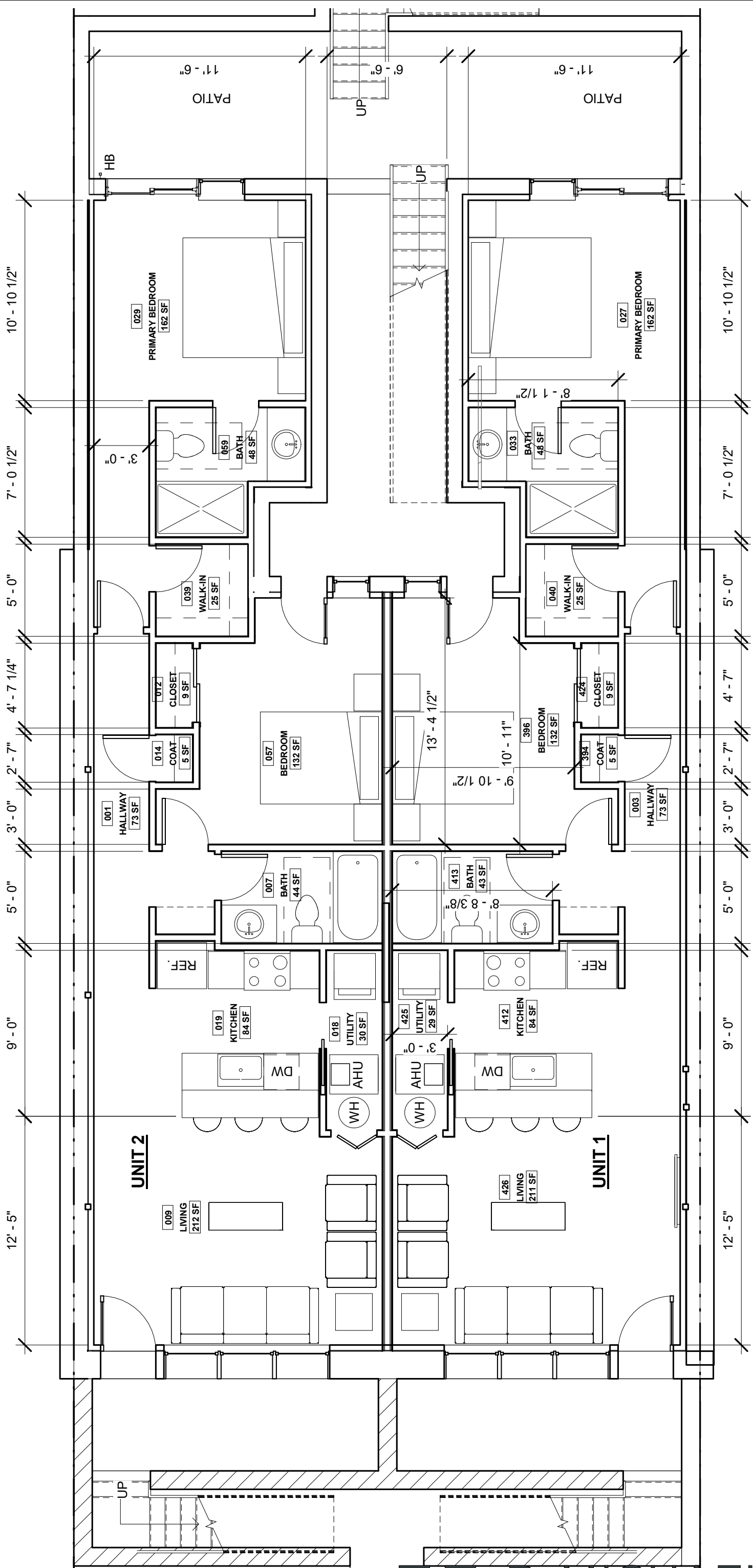
**1 2nd FLOOR - DEMOLITION**

BZA012 | BZA0063/16" = 1'-0"

**EXISTING SECOND FLOOR**



**R. MICHAEL CROSS  
DESIGN GROUP**

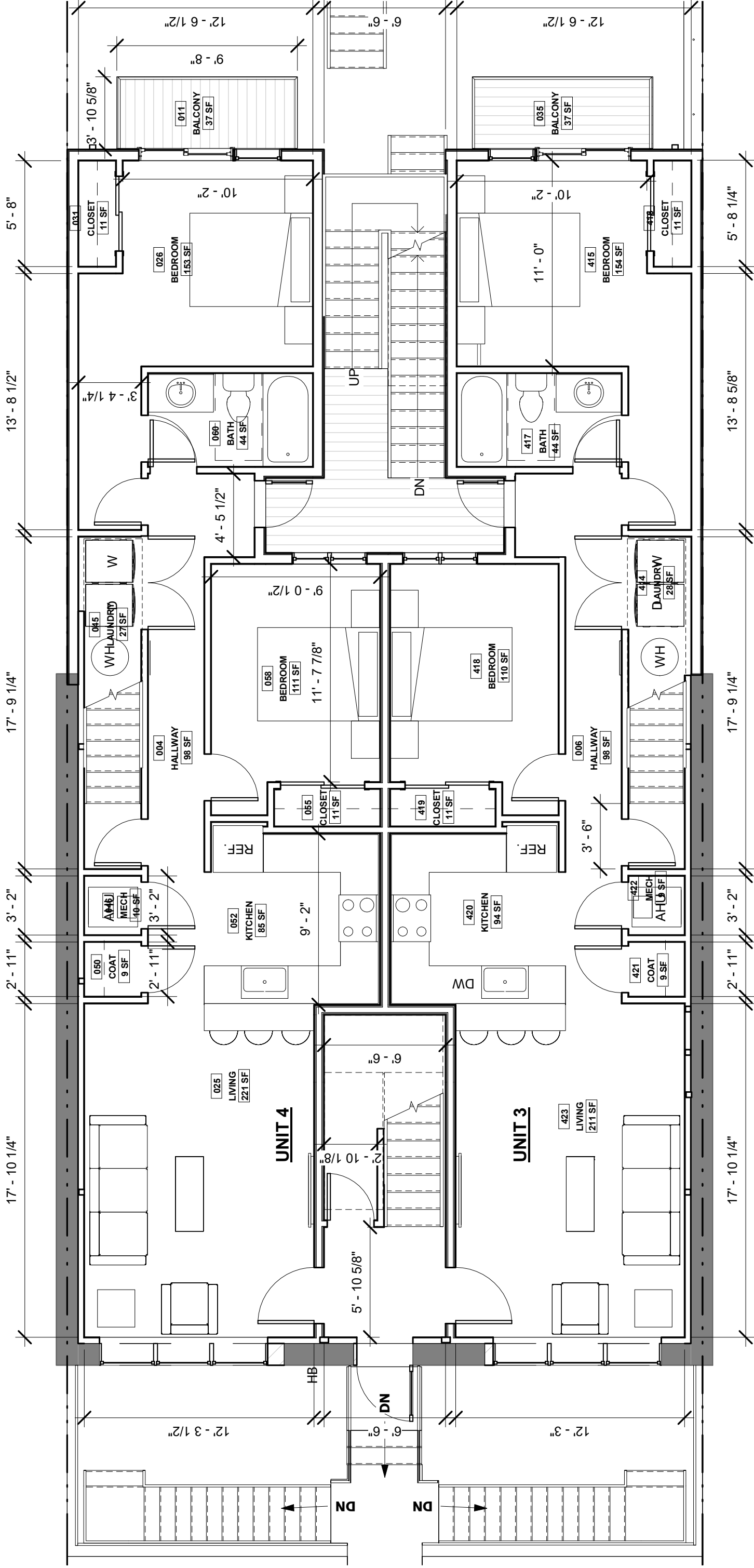


**100 CELLAR - FLOOR PLAN**

BZA012 | BZA0073/16" = 1'-0"

PROPOSED CELLAR

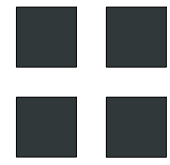
**R. MICHAEL CROSS  
DESIGN GROUP**



**1 1ST FLOOR - FLOOR PLAN**

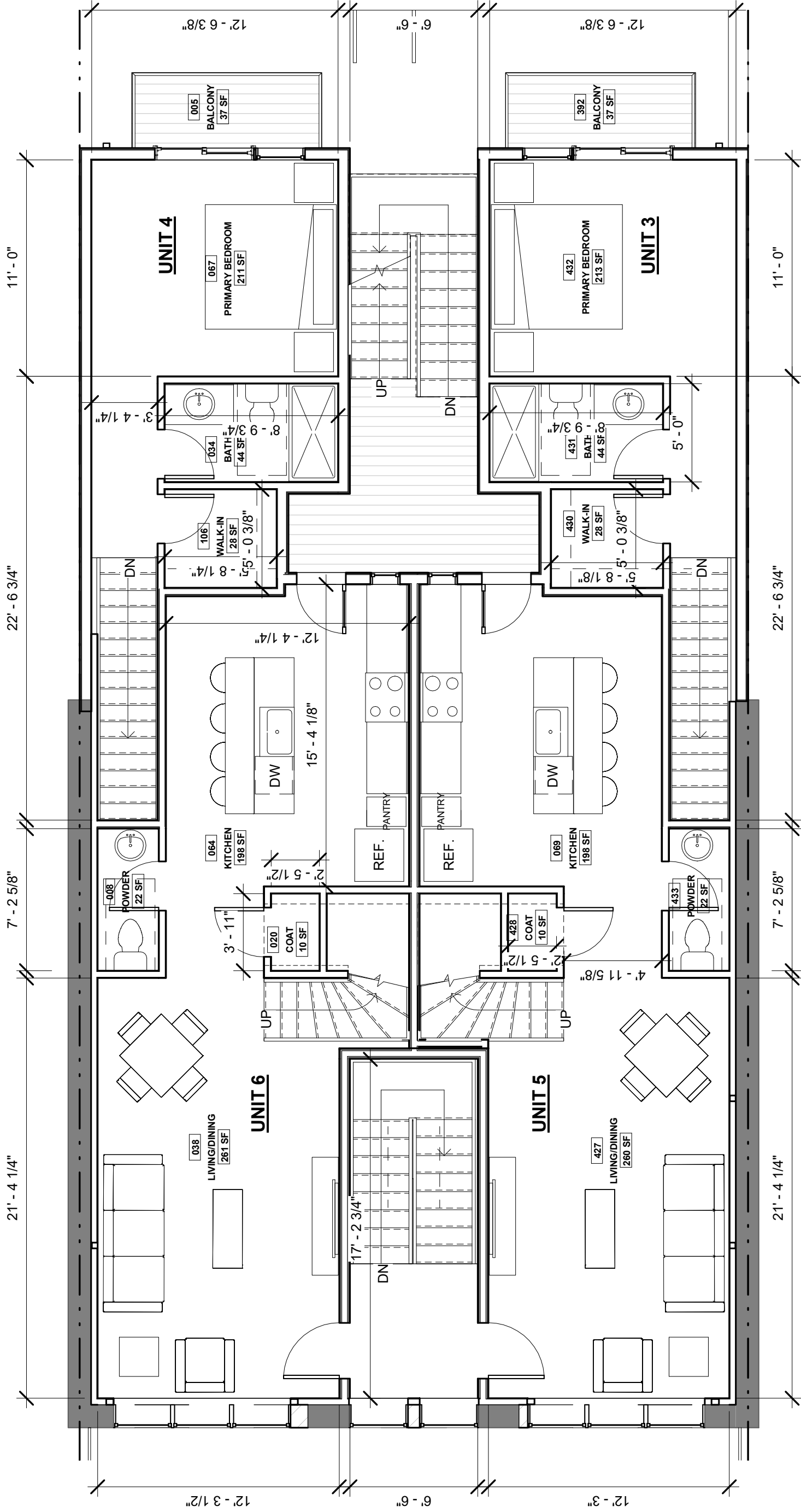
BZA012 | BZA0083/16" = 1'-0"

PROPOSED FIRST FLOOR



**R. MICHAEL CROSS  
DESIGN GROUP**



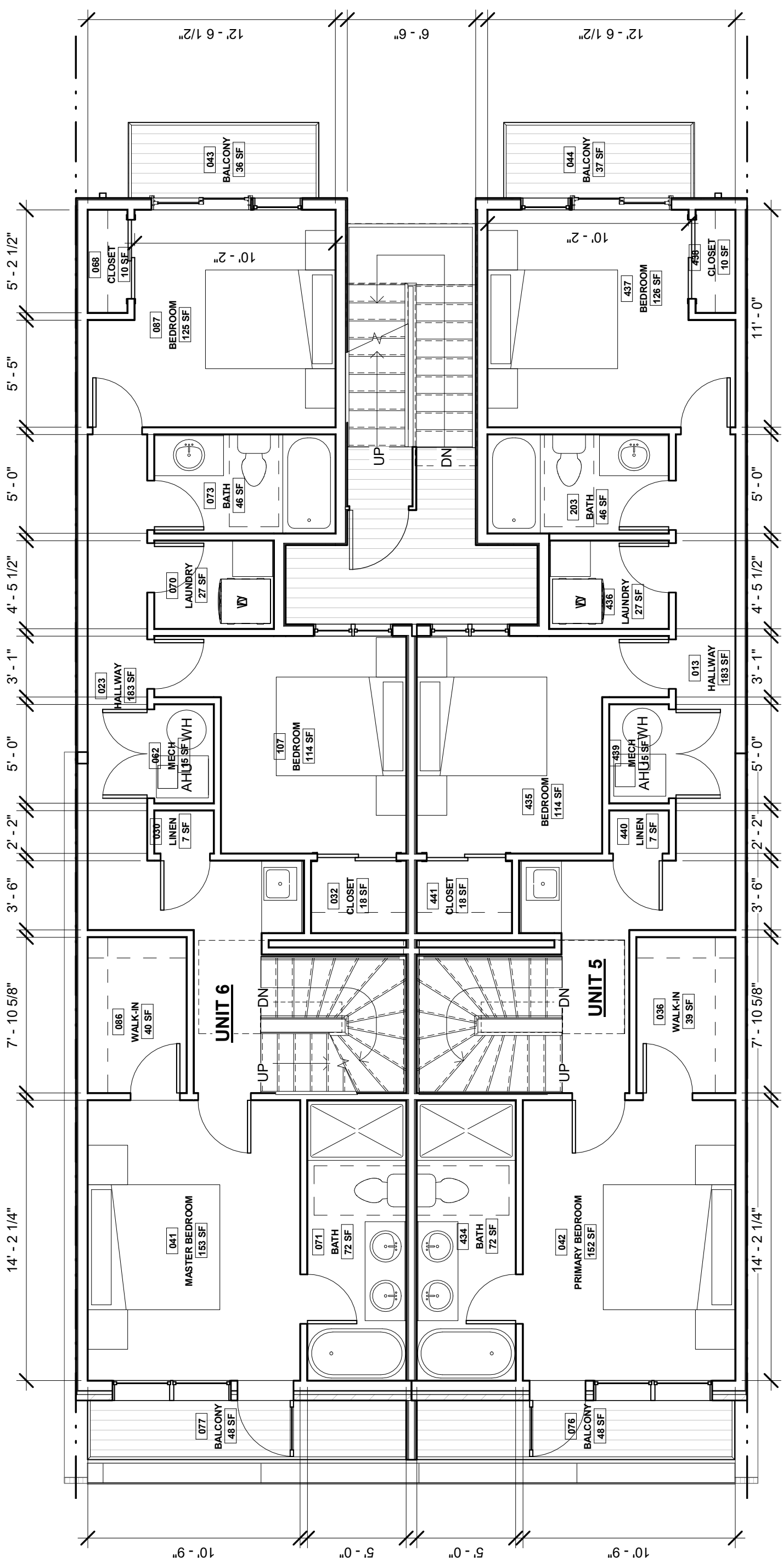


**1 2ND FLOOR - FLOOR PLAN**

BZA012 BZA003/16" = 1'-0"

PROPOSED SECOND FLOOR

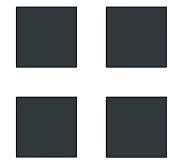
**R. MICHAEL CROSS  
DESIGN GROUP**



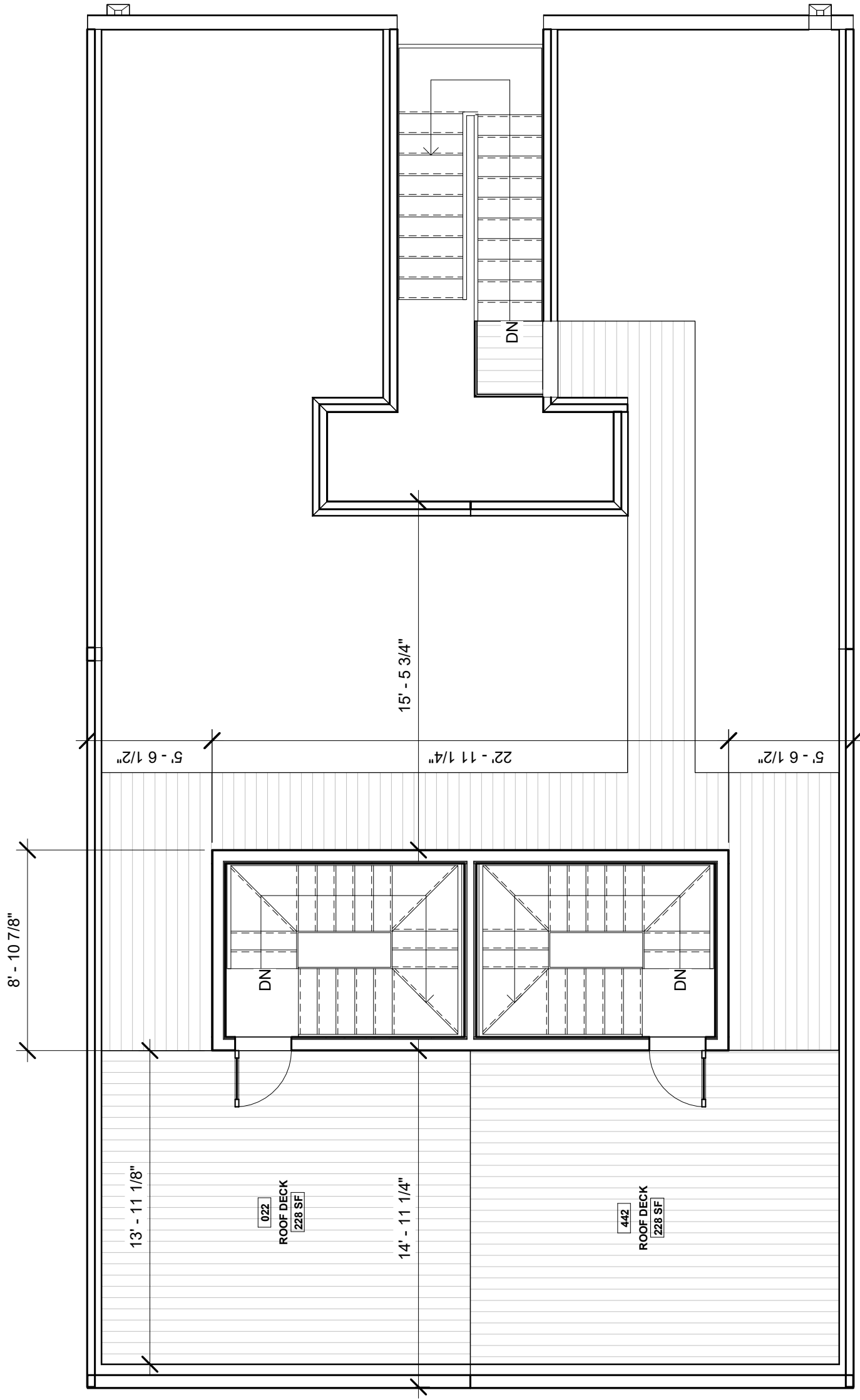
**1 3RD FLOOR - FLOOR PLAN**

BZA012 BZA0103/16" = 1'-0"

PROPOSED THIRD FLOOR



**R. MICHAEL CROSS  
DESIGN GROUP**



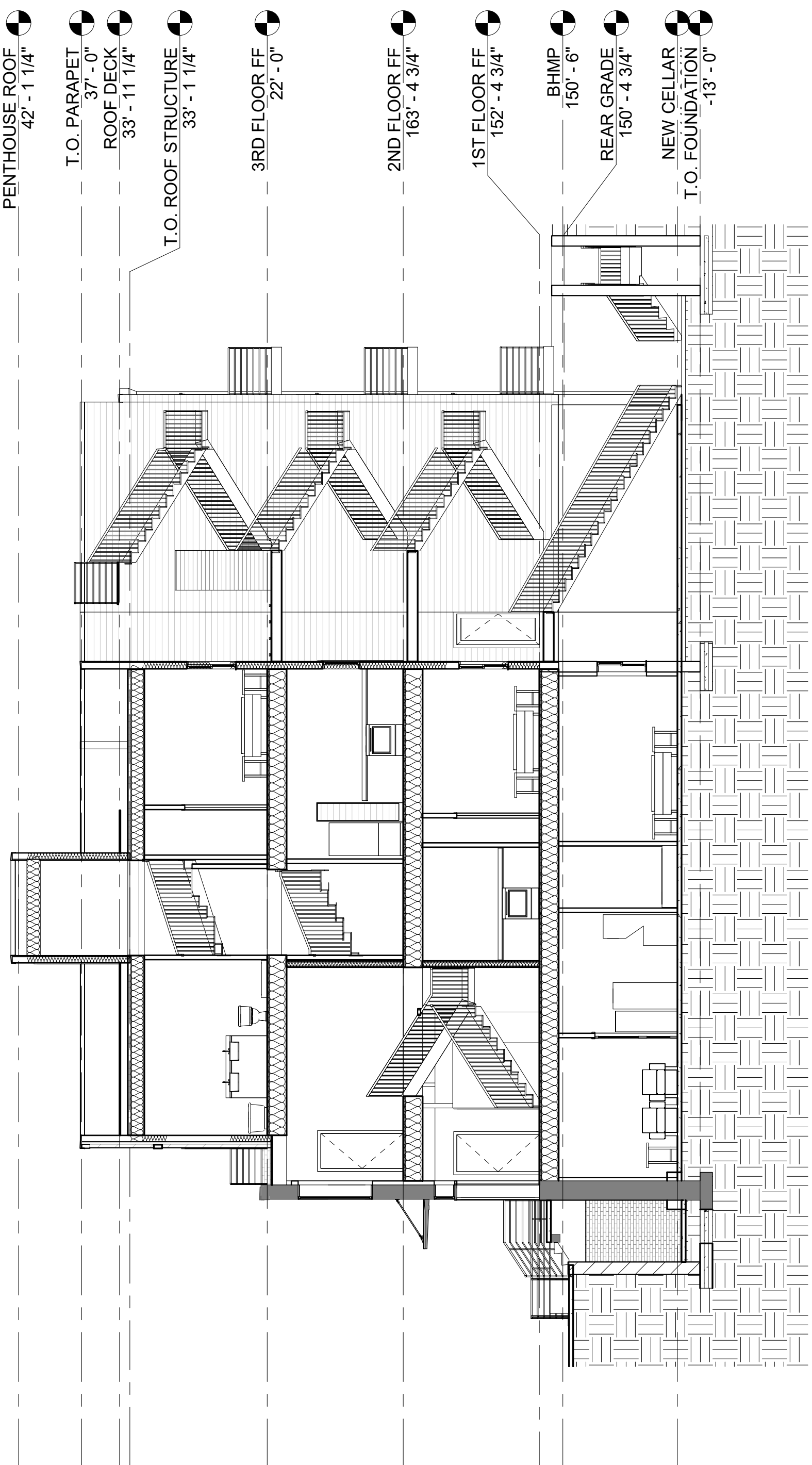
PROPOSED ROOF

■ ■ R. MICHAEL CROSS  
 ■ ■ DESIGN GROUP



BUILDING SECTION

■ ■ R. MICHAEL CROSS  
 ■ ■ DESIGN GROUP



1 BUILDING SECTION - BZA

A105 BZA0121/8" = 1'-0"



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

EXISTING WEST  
 ELEVATION

■ ■ R. MICHAEL CROSS  
 ■ ■ DESIGN GROUP



**1 WEST ELEVATION**

A103 BZA0143/16" = 1'-0"

**PROPOSED WEST  
ELEVATION**

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





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



**1 EAST ELEVATION**

A103 | BZA0163/16" = 1'-0"

**PROPOSED EAST  
ELEVATION**

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