

1524 33RD ST NW, SUBDIVISION

PROPERTY INFORMATION

OWNER: 1524 33rd St NW LLC
jay@cobadc.com
202-681-8126

ADDRESS: 1524 33rd st nw
WASHINGTON, DC 20007

LOT: 0889

SQUARE: 1254

BUILDING DATA

USE GROUP: RESIDENTIAL GROUP R-3

DWELLING UNITS: 1

CONSTRUCTION TYPE: TYPE 5

SPRINKLERED: NO

SMOKE DETECTORS: YES - HARDWIRED & INTERCONNECTED WITH BATTERY BACKUP, ON SEPARATE CIRCUIT FROM MAIN PANEL.

ZONING DATA

GENERAL

ZONING DISTRICT: RESIDENTIAL R-20

WARD: 2

ANC: 2E

SMD: 2E03

PROPOSED LOT #1

EXIST. LOT AREA: 9,750 FT²

PROPOSED LOT AREA: 5,484 FT²

EXISTING BUILDING AREA: 1,912 FT²

PROPOSED BUILDING AREA: 2,270 FT²

MAXIMUM LOT OCCUPANCY: 60.0%

EXISTING LOT OCCUPANCY: 34%

PROPOSED LOT OCCUPANCY: 41%

BUILDING

MAXIMUM HEIGHT: 35 FT (40 IF ADJACENT BUILDING IS ALREADY 40 FT OR GREATER)

EXISTING HEIGHT: 28.9 FT

PROPOSED HEIGHT: NO CHANGE

MAXIMUM STORIES: 3

EXISTING STORIES: 2 + CELLAR

PROPOSED STORIES: NO CHANGE

SETBACKS

MINIMUM FRONT YARD SETBACK: CONSISTENT W/ AT LEAST ONE ADJACENT PROPERTY

EXISTING FRONT YARD SETBACK: 0 FT

PROPOSED FRONT YARD SETBACK: NO CHANGE

MINIMUM REAR YARD SETBACK: 20.0 FT

EXISTING REAR YARD SETBACK: 44.72 FT

PROPOSED REAR YARD SETBACK: NO CHANGE

MINIMUM SIDE YARD SETBACK: 5.0 FT IF PROVIDED

EXISTING WEST: 0 FT

PROPOSED WEST: NO CHANGE

EXISTING EAST: 0 FT

PROPOSED EAST: NO CHANGE

PERVIOUS SURFACE

MINIMUM PERVIOUS SURFACE: 20.0%

EXISTING PERVIOUS SURFACE: 33.2%

PROPOSED PERVIOUS SURFACE: 32.8%

CONSULTANTS

ARCHITECT

OVERMYER ARCHITECTS
CONTACT: DENNIS HORNICK
3213 P STREET NW
WASHINGTON, DC 20007
(202) 333-5596 ext. 6
dennis@overmyerarchitects.com

SCOPE OF WORK

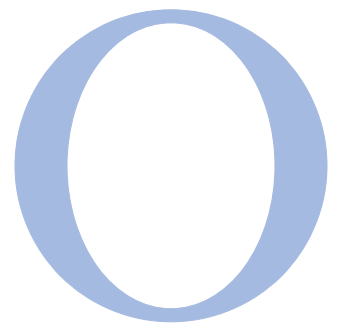
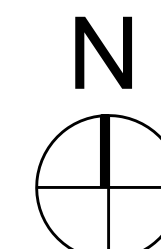
- REAR FIRST AND SECOND FLOOR ADDITION
- UNDERPIN EXISTING CELLAR MASONRY WALLS AND LOWER FINISH FLOOR APPROX. 40"
- NEW BELOW GRADE CELLAR ADDITION
- COMPLETE INTERIOR RENOVATION

SHEET INDEX

COVER SHEET

- 001 COVER SHEET / VICINITY PLAN
- 002 EXISTING PHOTOGRAPHS
- 003 EXISTING PHOTOGRAPHS
- A001 PROPOSED SUBDIVISION
- A002 EXISTING SITE PLAN
- A003 PROPOSED SITE PLAN
- A004 EXISTING & PROPOSED CELLAR PLAN
- A005 EXISTING AND PROPOSED FIRST FLOOR PLAN
- A006 EXISTING AND PROPOSED SECOND FLOOR PLAN
- A007 EXISTING AND PROPOSED ROOF PLAN
- A008 EXISTING AND PROPOSED EAST ELEVATION
- A009 EXISTING AND PROPOSED WEST ELEVATION
- A010 EXISTING AND PROPOSED BUILDING SECTION
- A011 EXISTING AND PROPOSED BUILDING SECTION

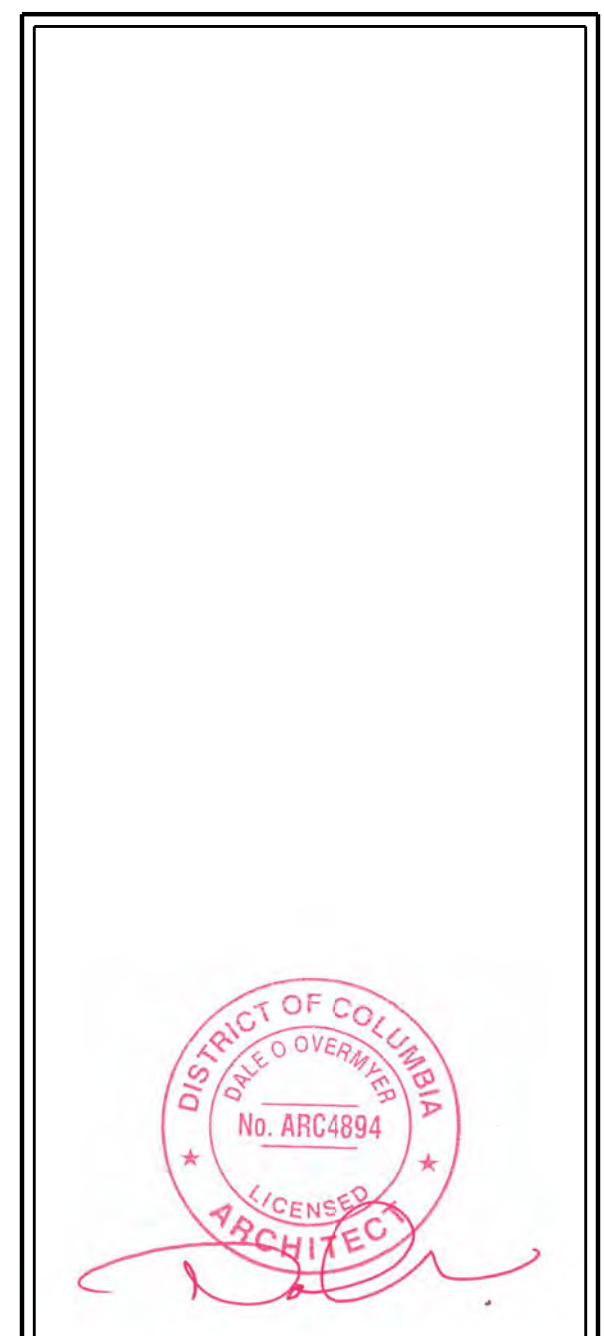
VICINITY PLAN



OVERMYER
ARCHITECTS

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1524 33 RD ST

ADDITION &
ALTERATION

1524 33RD STREET NW
WASHINGTON, DC 20007

LOT: 0889 SQUARE: 1254

COVER PAGE

001

DATE: 2-9-2023



1522-1524 33RD ST NW



1524 33RD ST EXISTING FRONT ELEVATION



1524 33RD ST EXISTING REAR ELEVATION



1524 33RD ST EXISTING REAR ELEVATION



1524 33RD ST EXISTING GARDEN

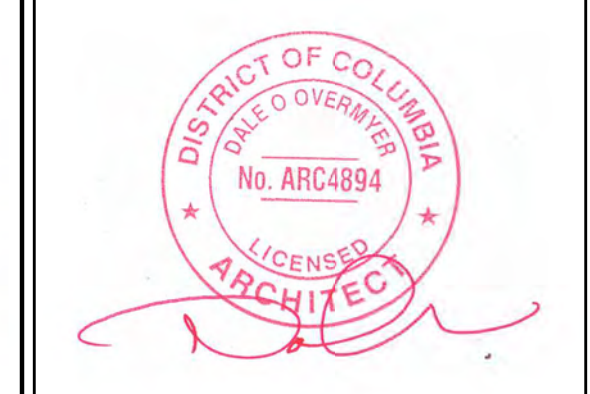


1524 33RD ST EXISTING REAR ELEVATION



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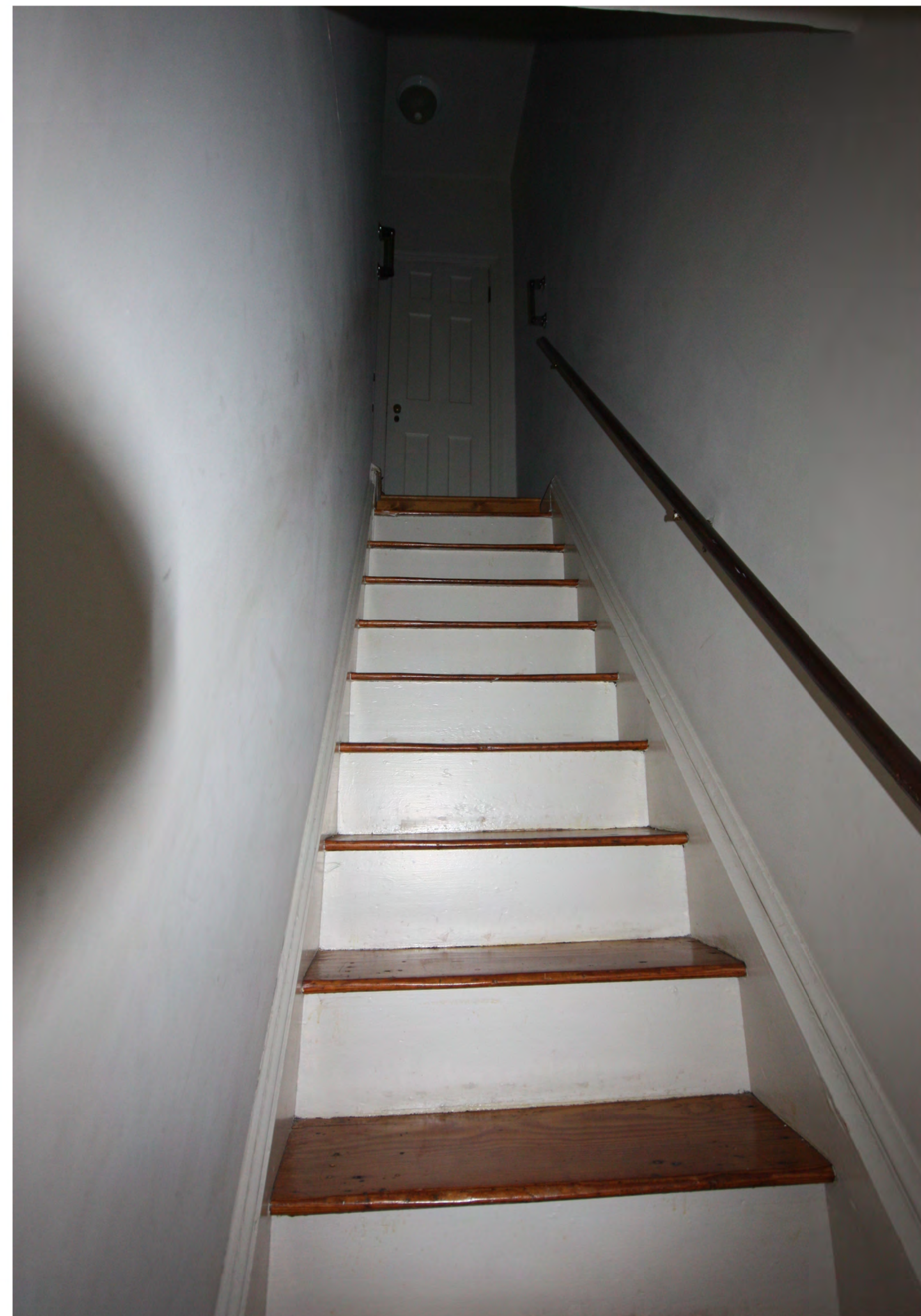
EXISTING PHOTOS

002

DATE: 2-9-2023



EXISTING KITCHEN STAIRS



EXISTING KITCHEN STAIRS



EXISTING EXTERIOR ELEVATION OF DRESSING AND DINING ROOM



EXISTING CEILING HEIGHT IN OFFICE



EXISTING SECOND FLOOR LANDING FROM MAIN STAIR



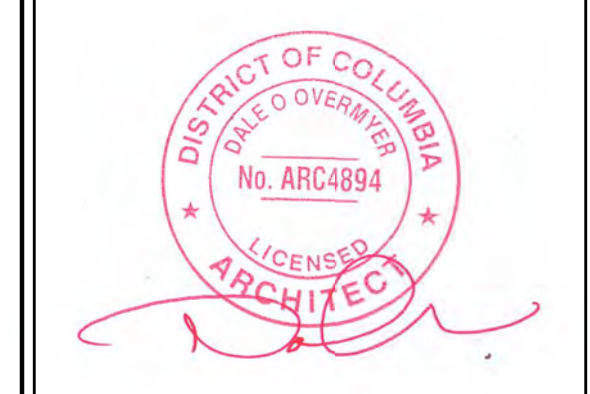
EXISTING DOOR INTO OFFICE



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ALTERATION

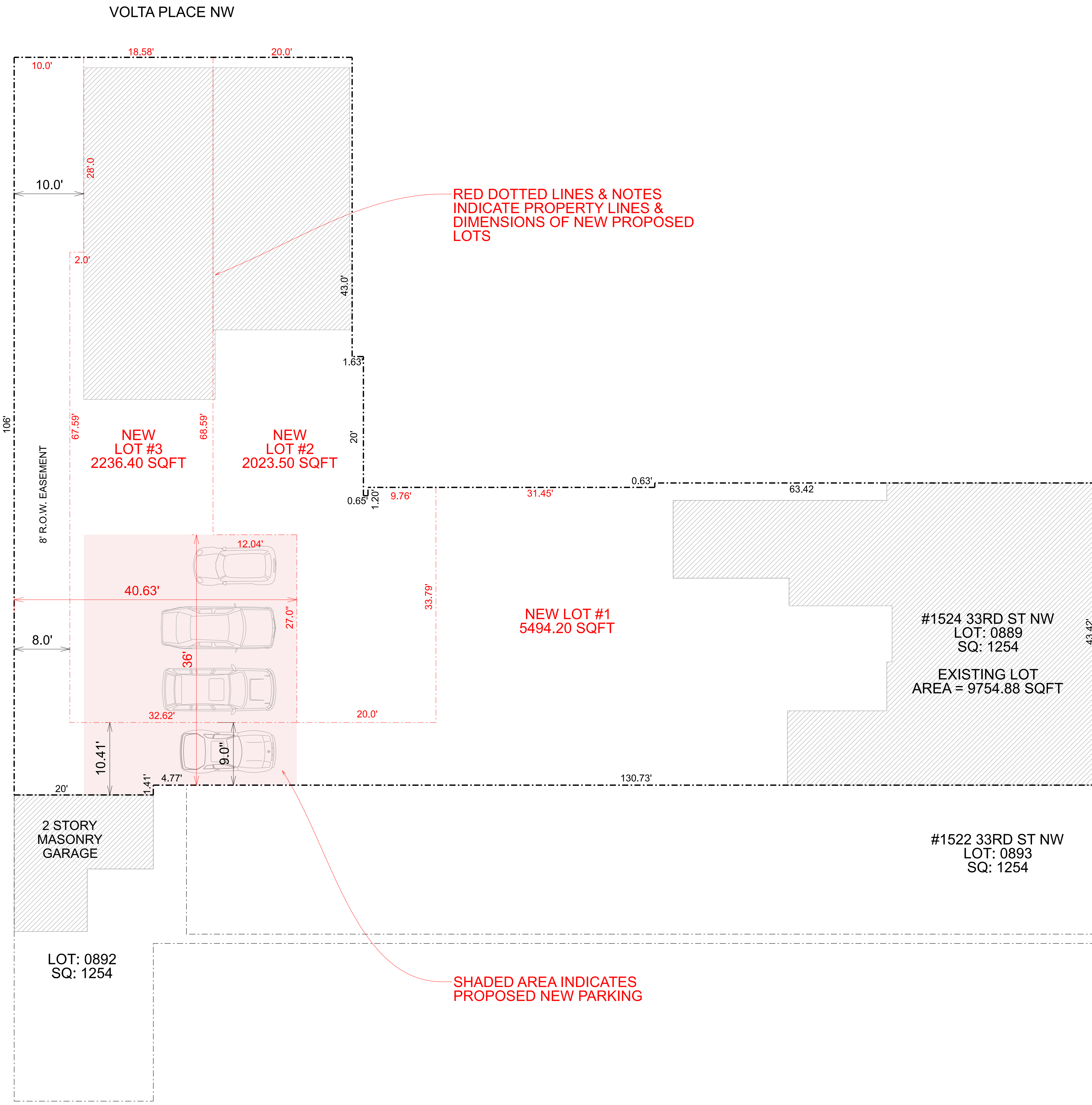
1524 33RD STREET NW
WASHINGTON, DC 20007

LOT: 0889 SQUARE: 1254

EXISTING PHOTOS

003

DATE: 2-9-2023



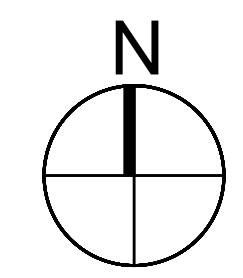
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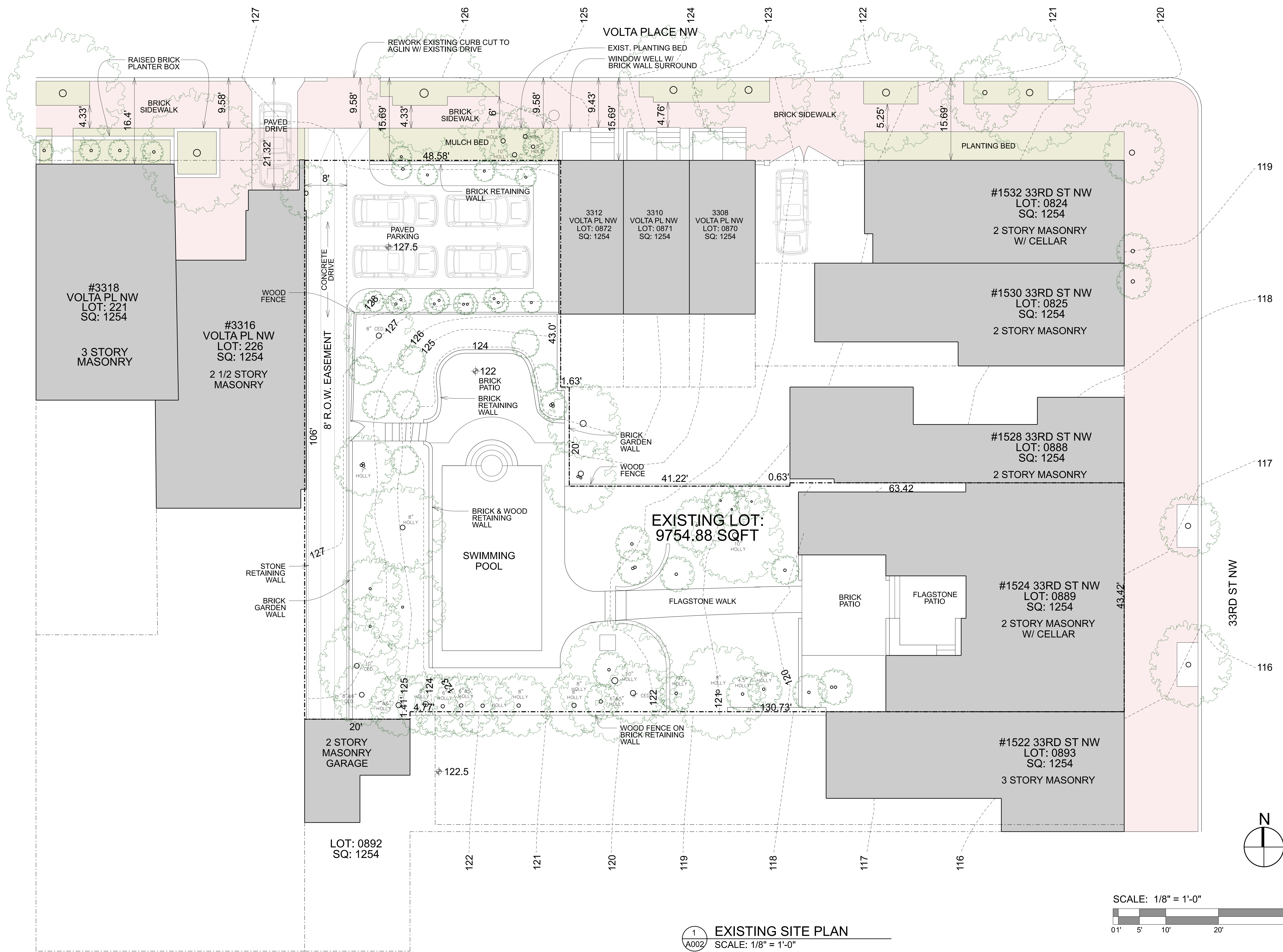


PROPOSED SUBDIVISION

A001

DATE: 2-9-2023

1
A001 **PROPOSED SUBDIVISION**
SCALE: 1/18" = 1'-0"



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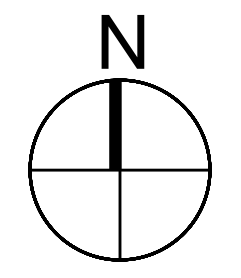
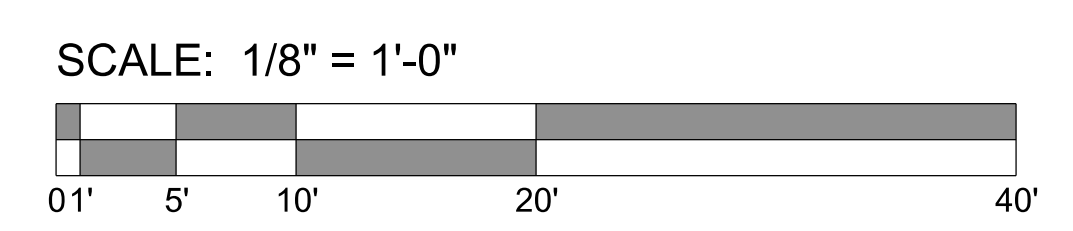
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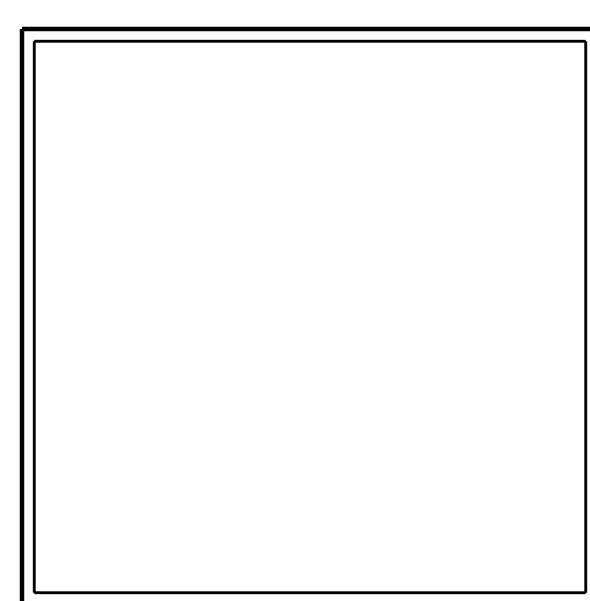
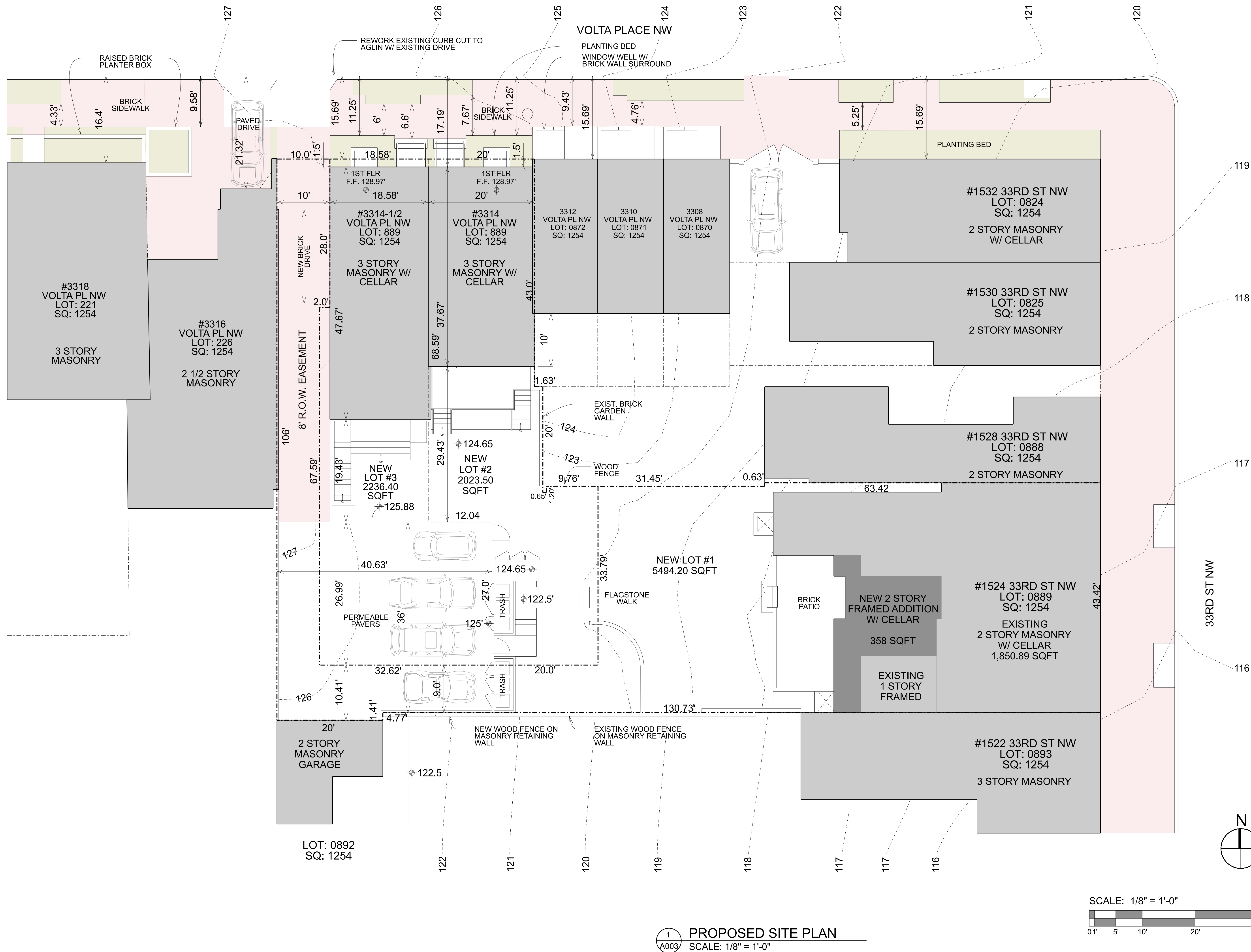


1524 33 RD ST
 ADDITION & ALTERATION
 1524 33RD STREET NW
 WASHINGTON, DC 20007
 LOT: 0889 SQUARE: 1254

EXISTING SITE PLAN
A002
 DATE: 2-9-2023

1 EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

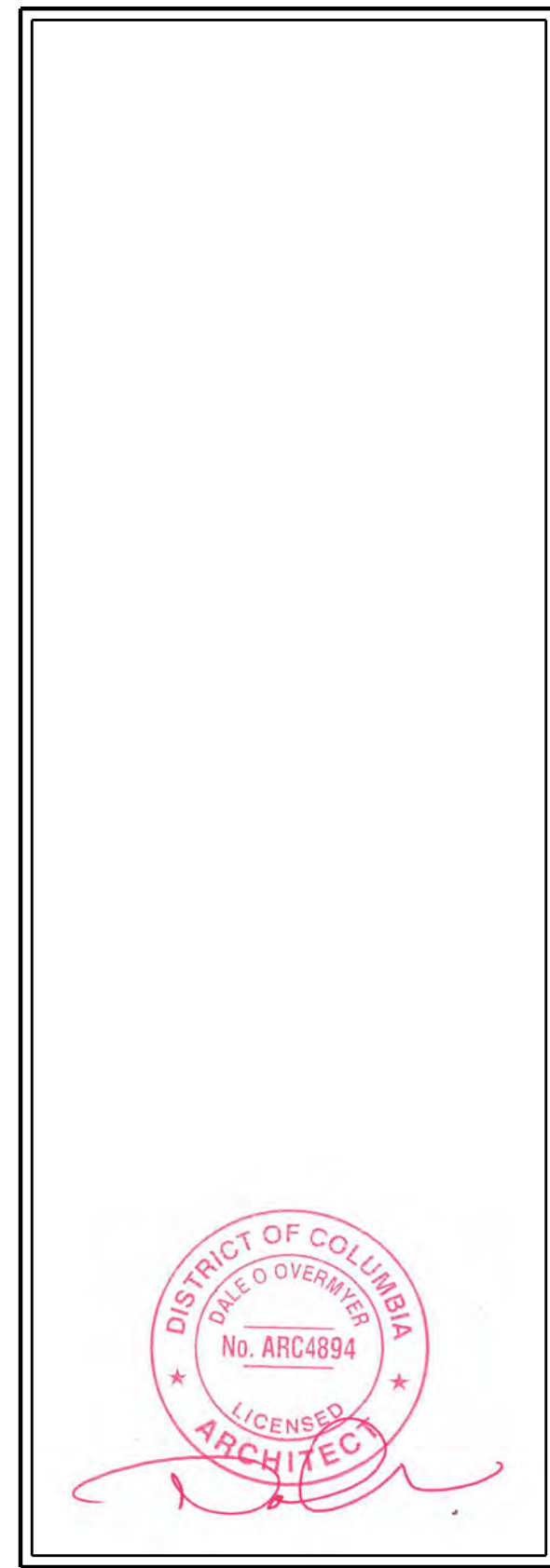




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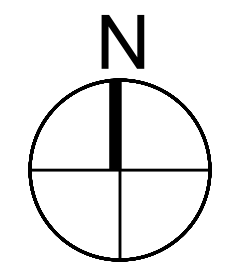
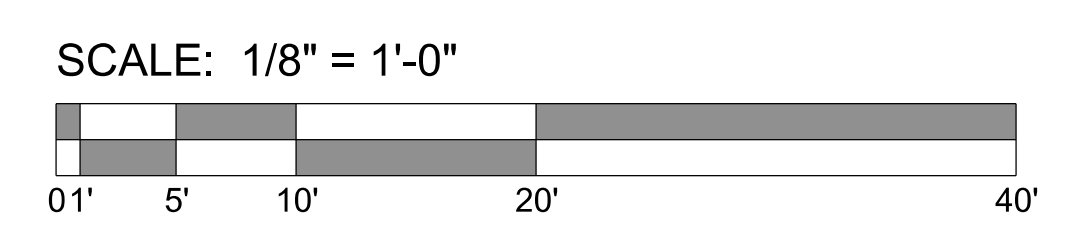
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ADDITION &
ALTERATION
1524 33RD STREET NW
WASHINGTON, DC 20007
LOT: 0889 SQUARE: 1254

PROPOSED
SITE PLAN
A003
DATE: 2-9-2023

1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



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1524 33 RD ST

ADDITION & ALTERATION

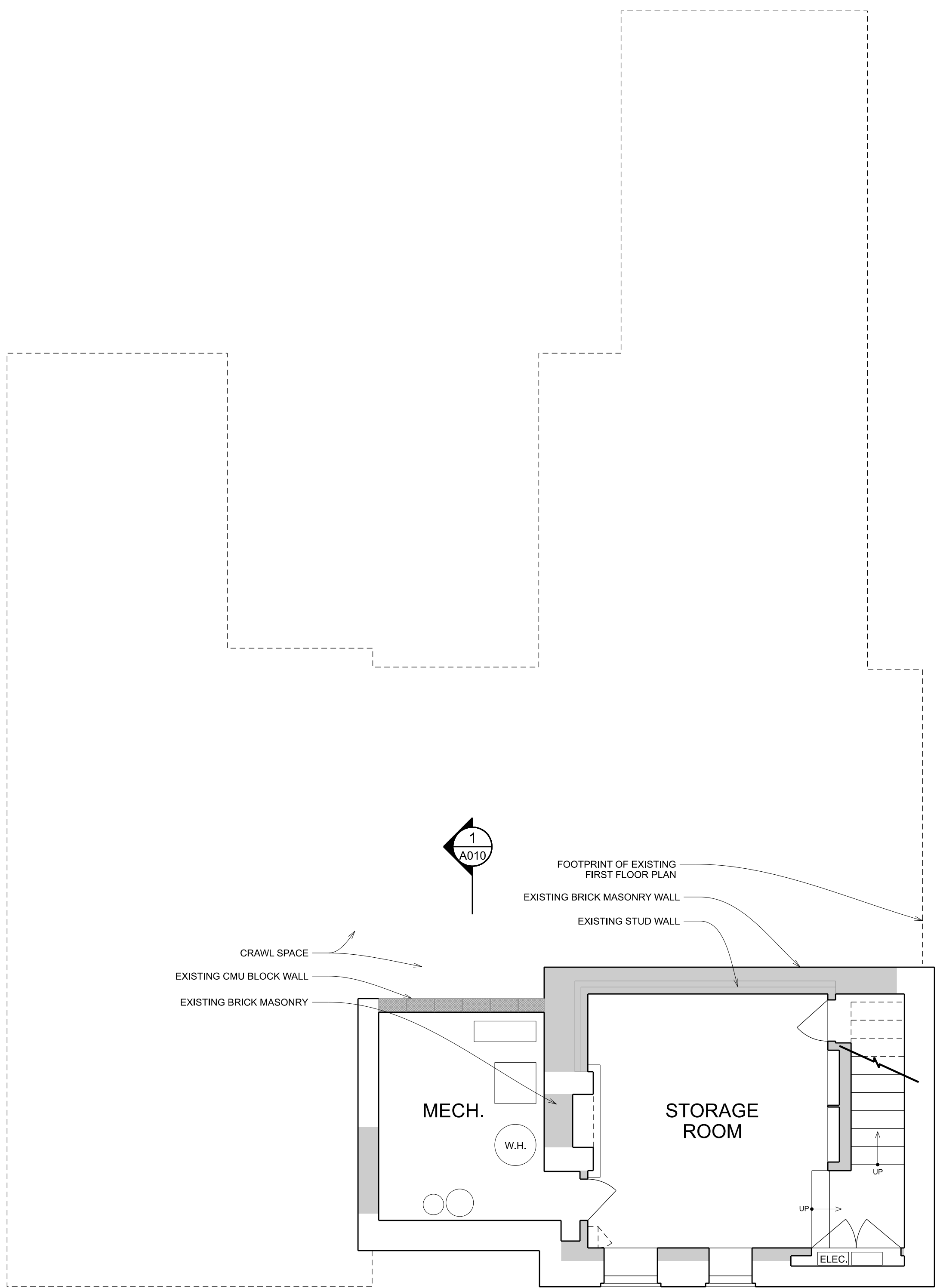
1524 33RD STREET NW
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LOT: 0889 SQUARE: 1254

EXISTING & PROPOSED
CELLAR
FLOOR PLANS

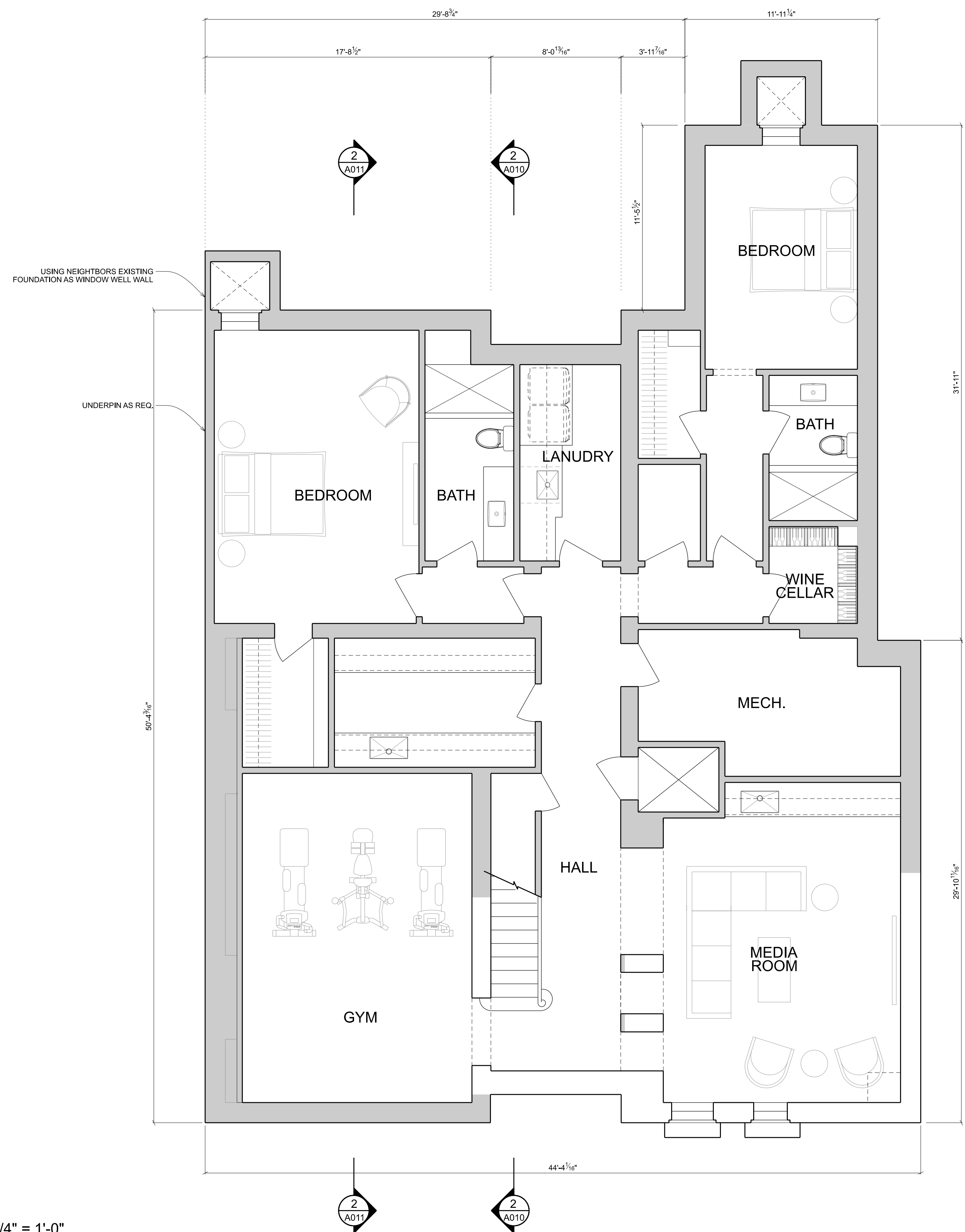
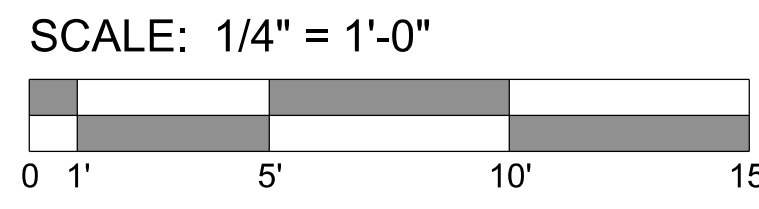
A004

DATE: 2-9-2023



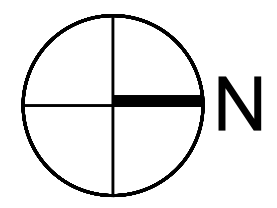
1 EXISTING BASEMENT PLAN
A004 SCALE: 1/4" = 1'-0"

DEMOLITION

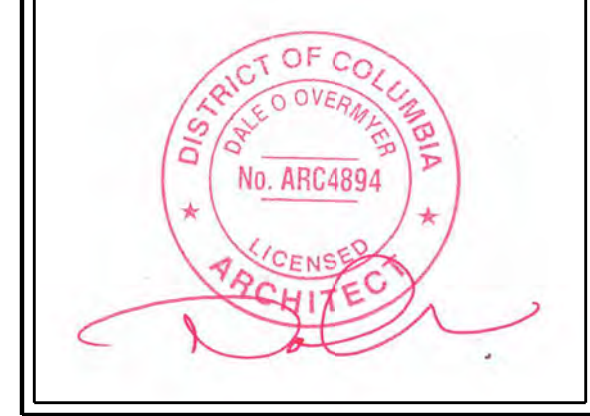


2 PROPOSED BASEMENT PLAN
A004 SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



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1524 33 RD ST

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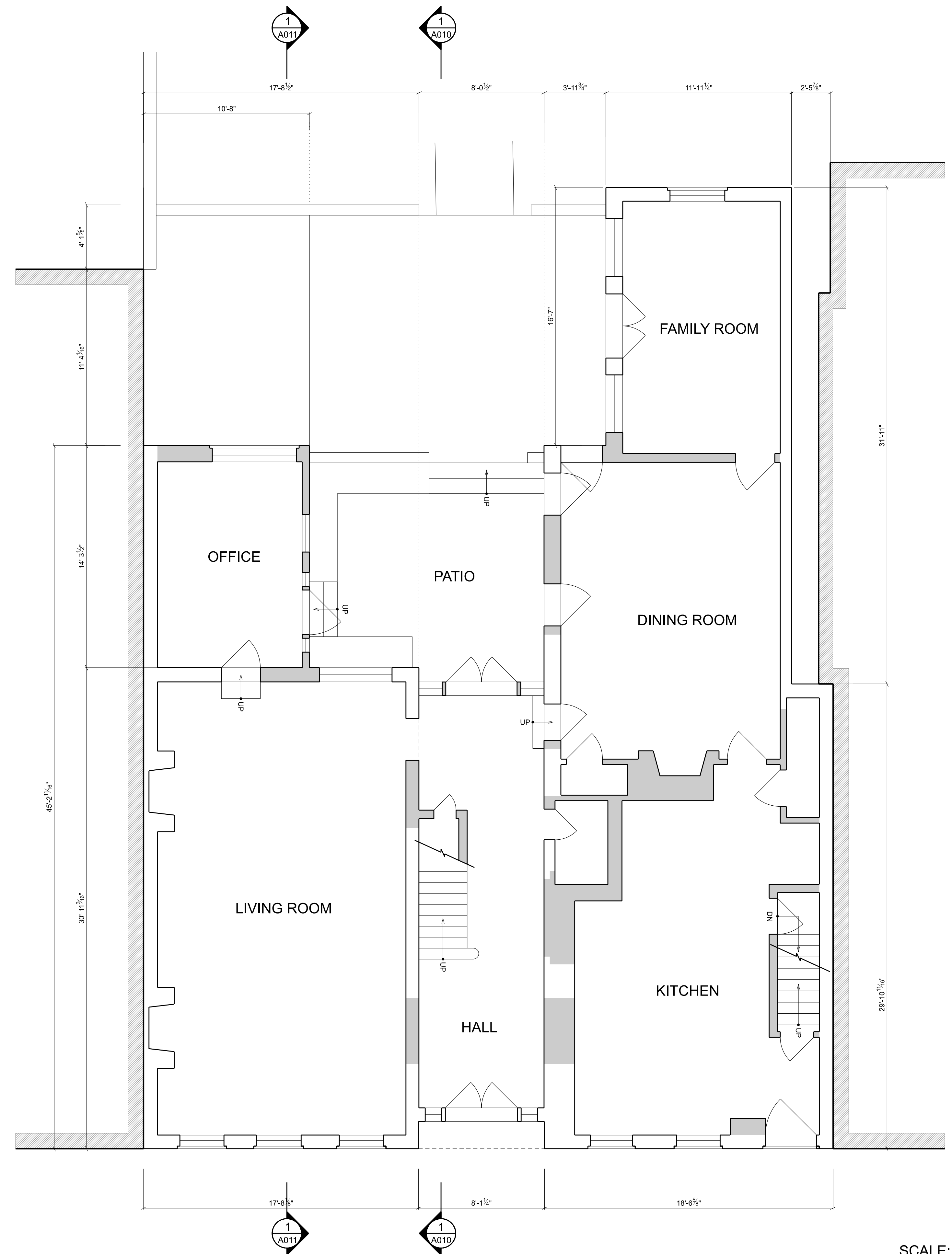
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LOT: 0889 SQUARE: 1254

EXISTING & PROPOSED 1ST FLOOR PLANS

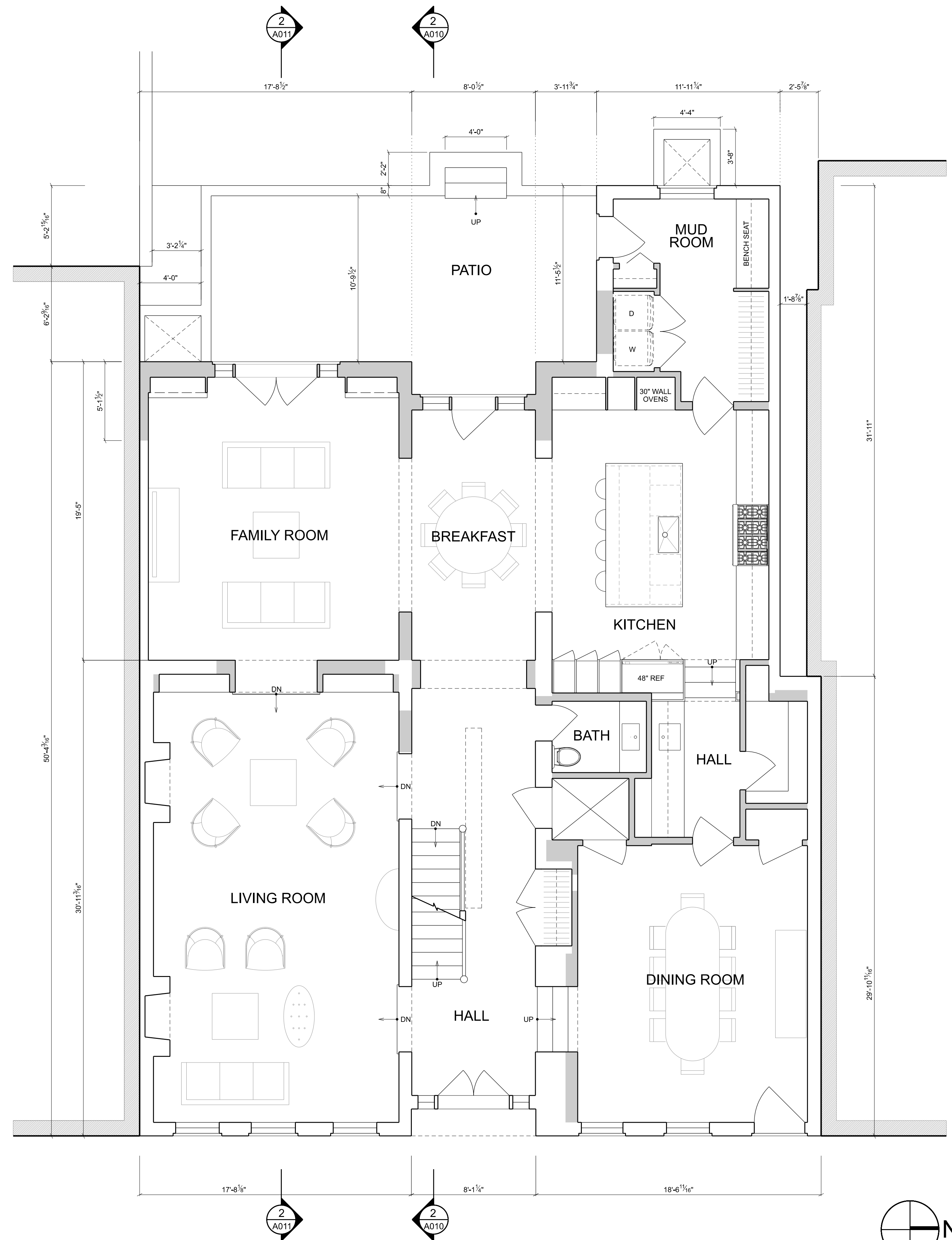
A005

DATE: 2-9-2023



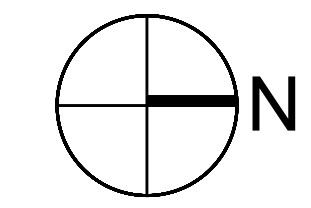
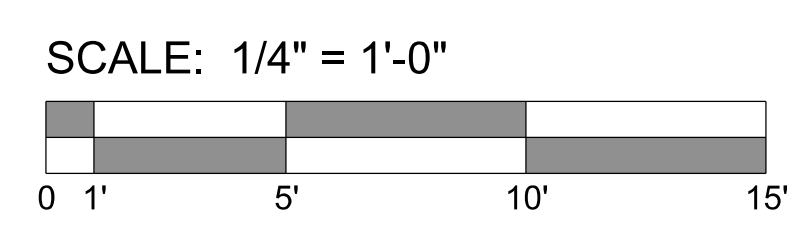
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A004 **EXISTING 1ST FLR PLAN**
SCALE: 1/4" = 1'-0"

DEMOLITION

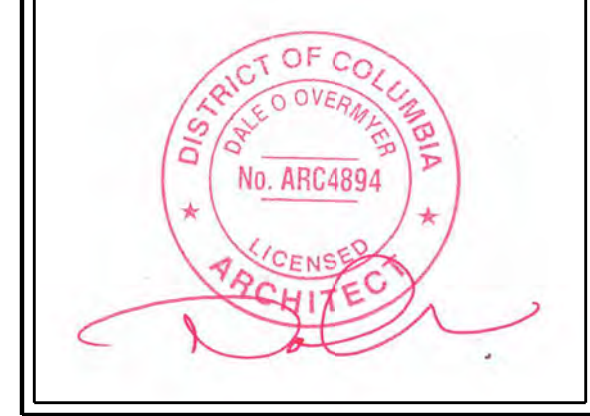


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A004 **PROPOSED 1ST FLR PLAN - OPTION B**
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



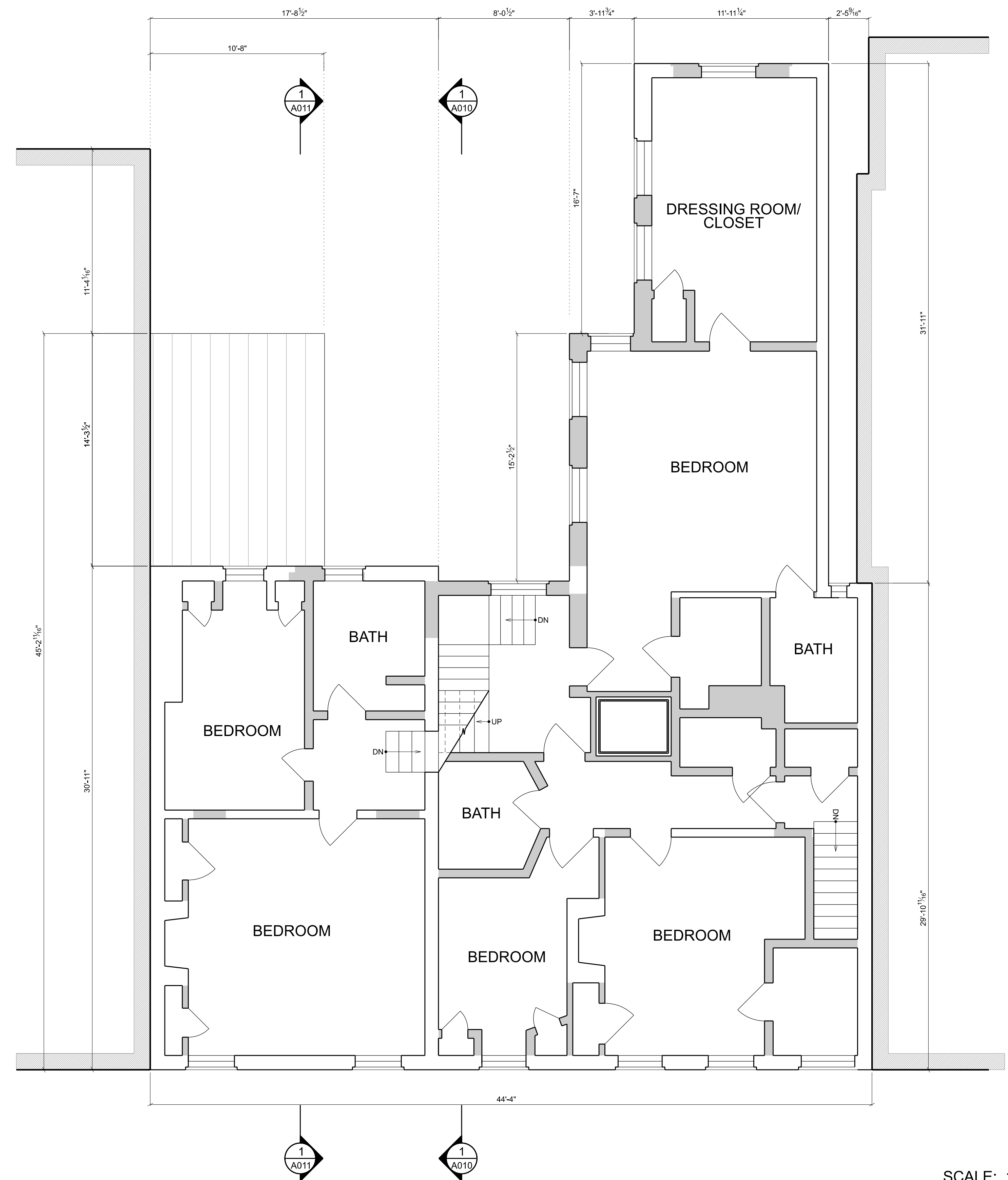
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1524 33 RD ST
ADDITION &
ALTERATION

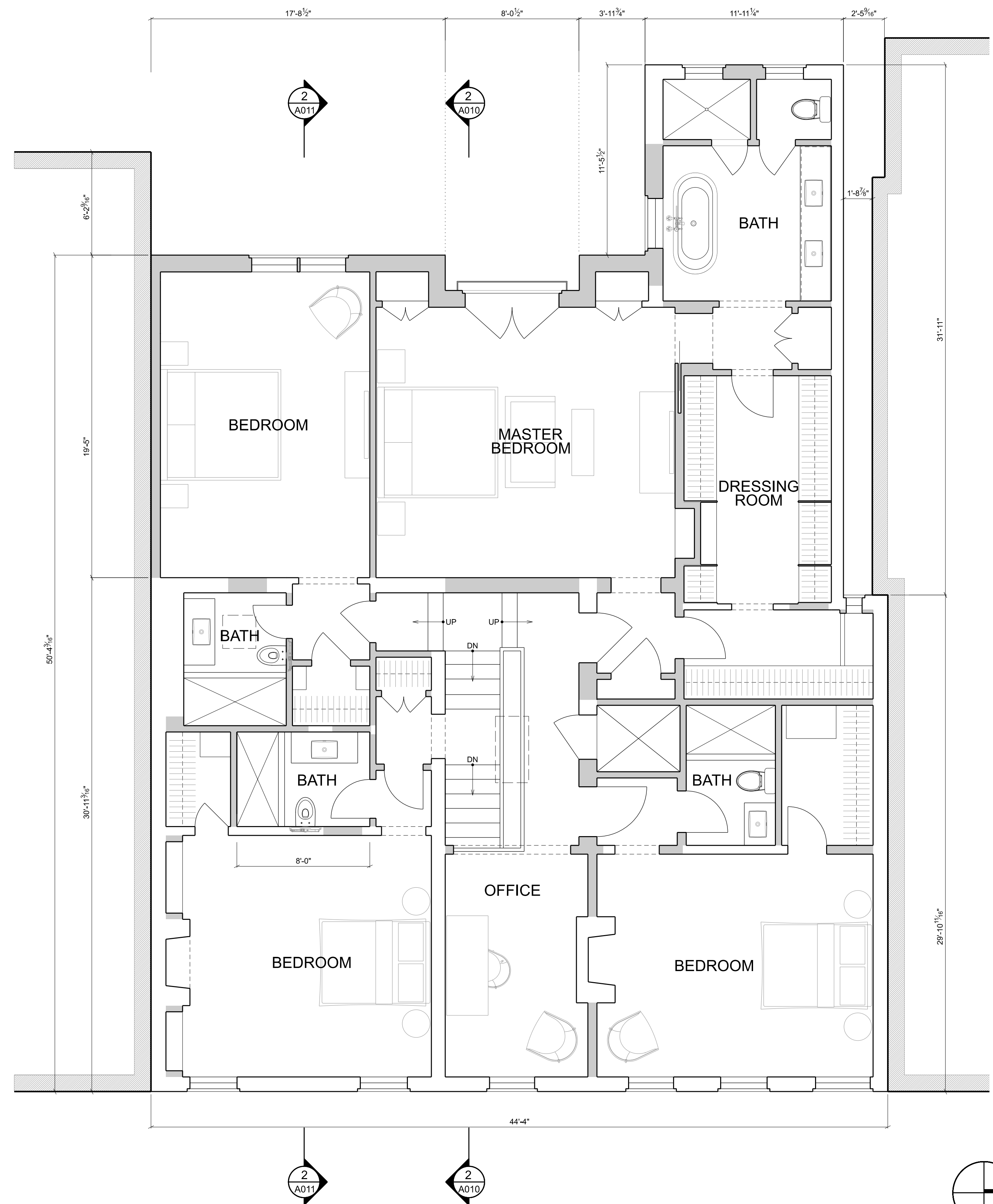
1524 33RD STREET NW
WASHINGTON, DC 20007
LOT: 0889 SQUARE: 1254

EXISTING &
PROPOSED 2ND
FLOOR PLANS
A006
DATE: 2-9-2023



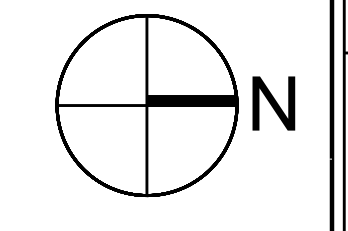
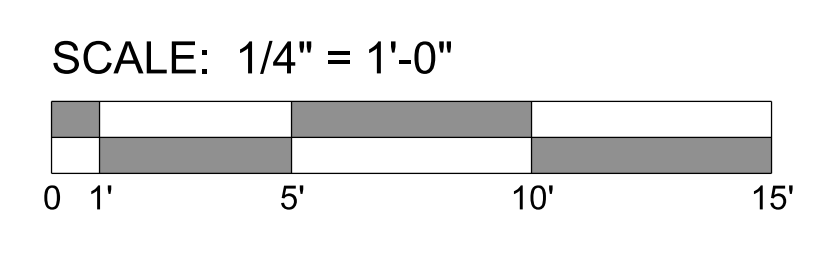
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A005 **EXISTING 2ND FLR PLAN**
SCALE: 1/4" = 1'-0"

DEMOLITION



2
A005 **PROPOSED 2ND FLR PLAN**
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION

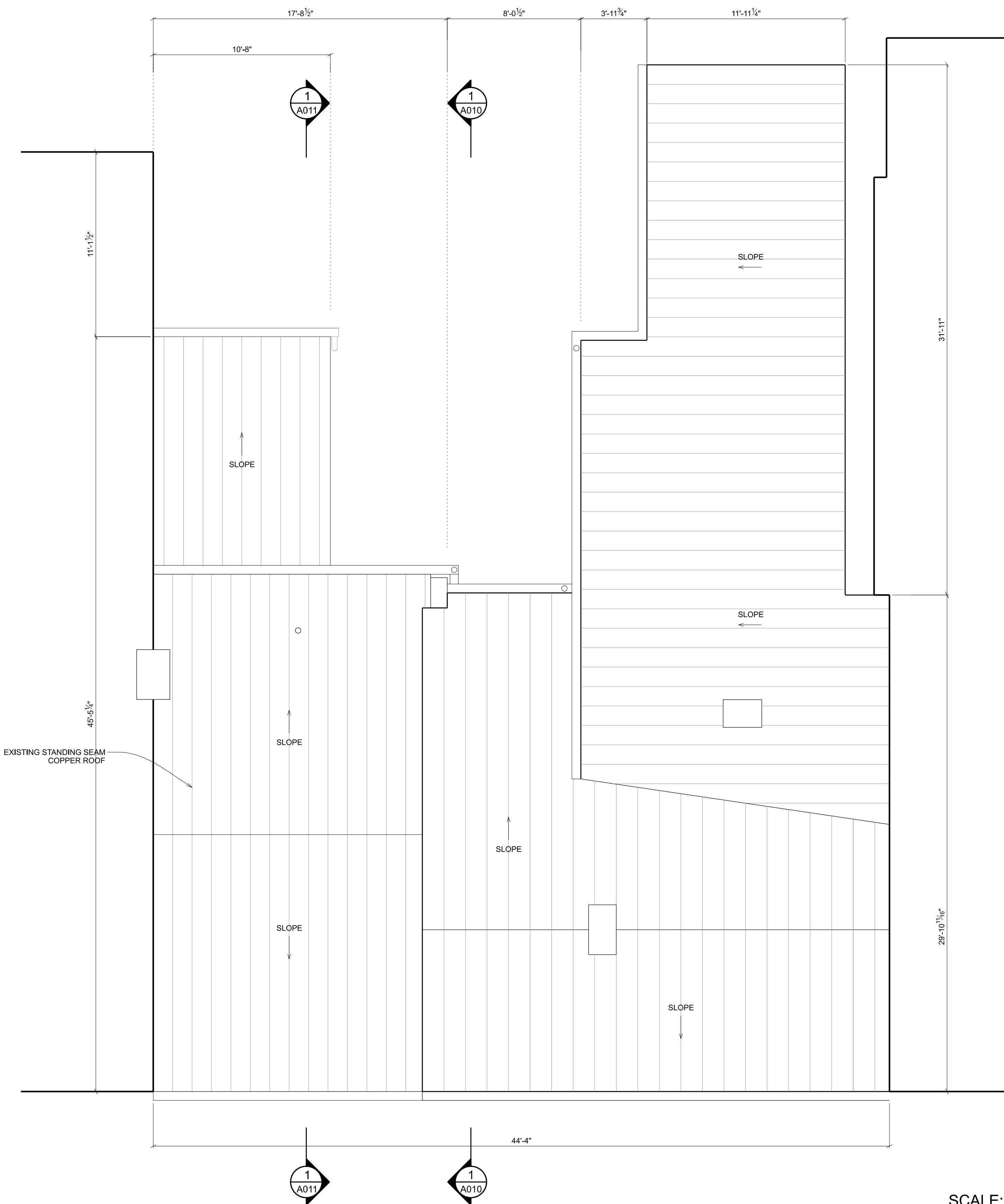


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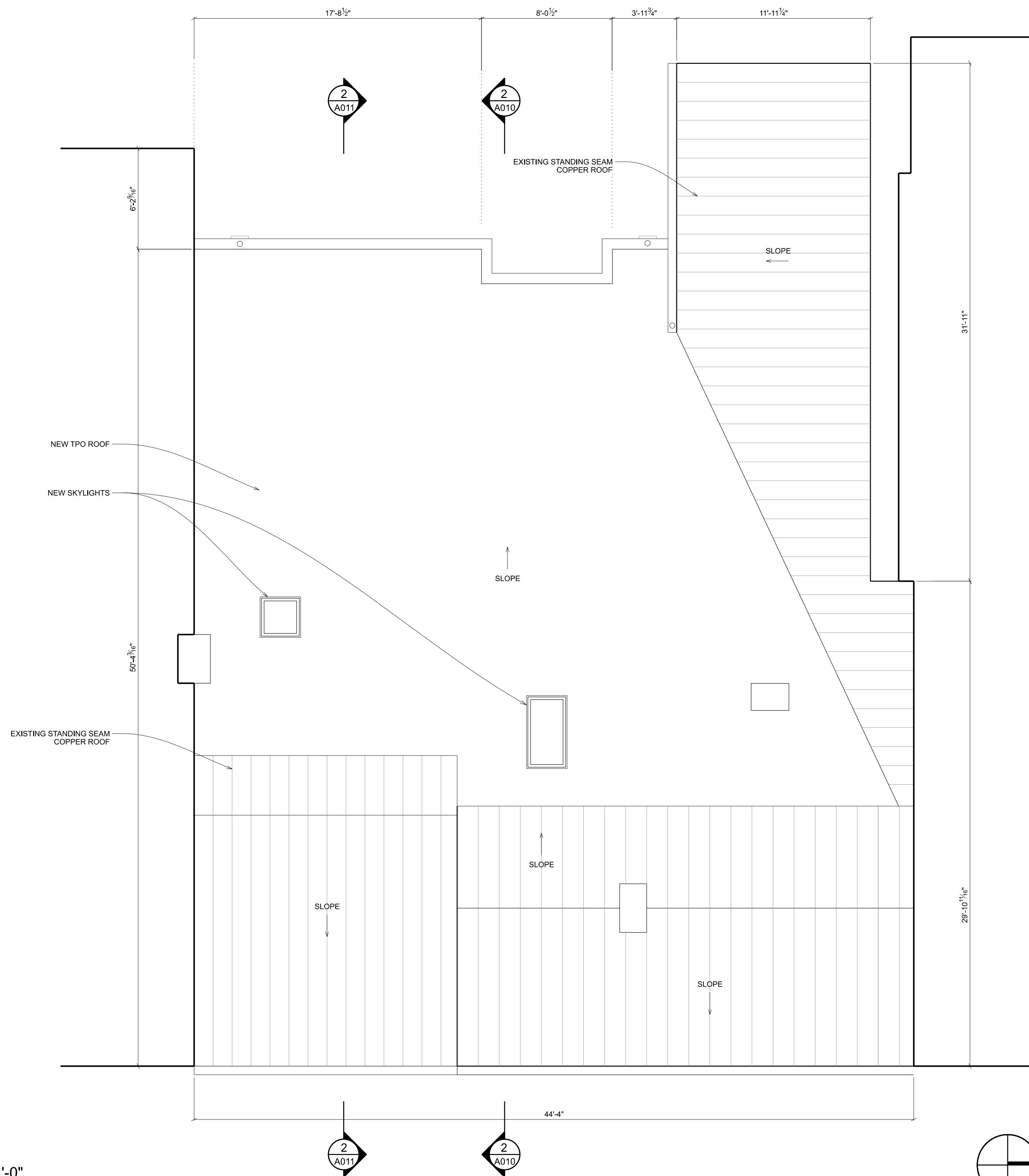
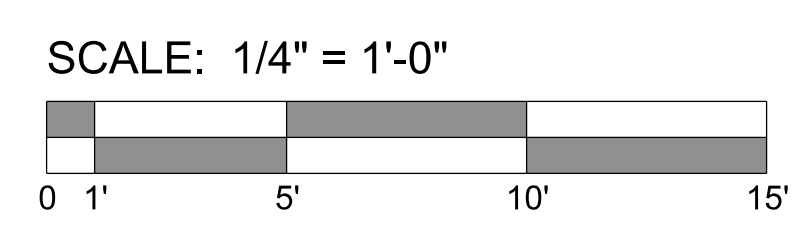
1524 33 RD ST
ADDITION &
ALTERATION
1524 33RD STREET NW
WASHINGTON, DC 20007
LOT: 0889 SQUARE: 1254

EXISTING &
PROPOSED ROOF
PLANS
A007
DATE: 2-9-2023



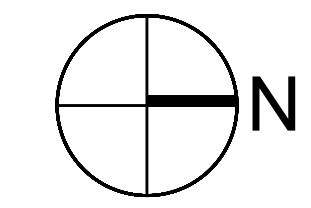
1 A007 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

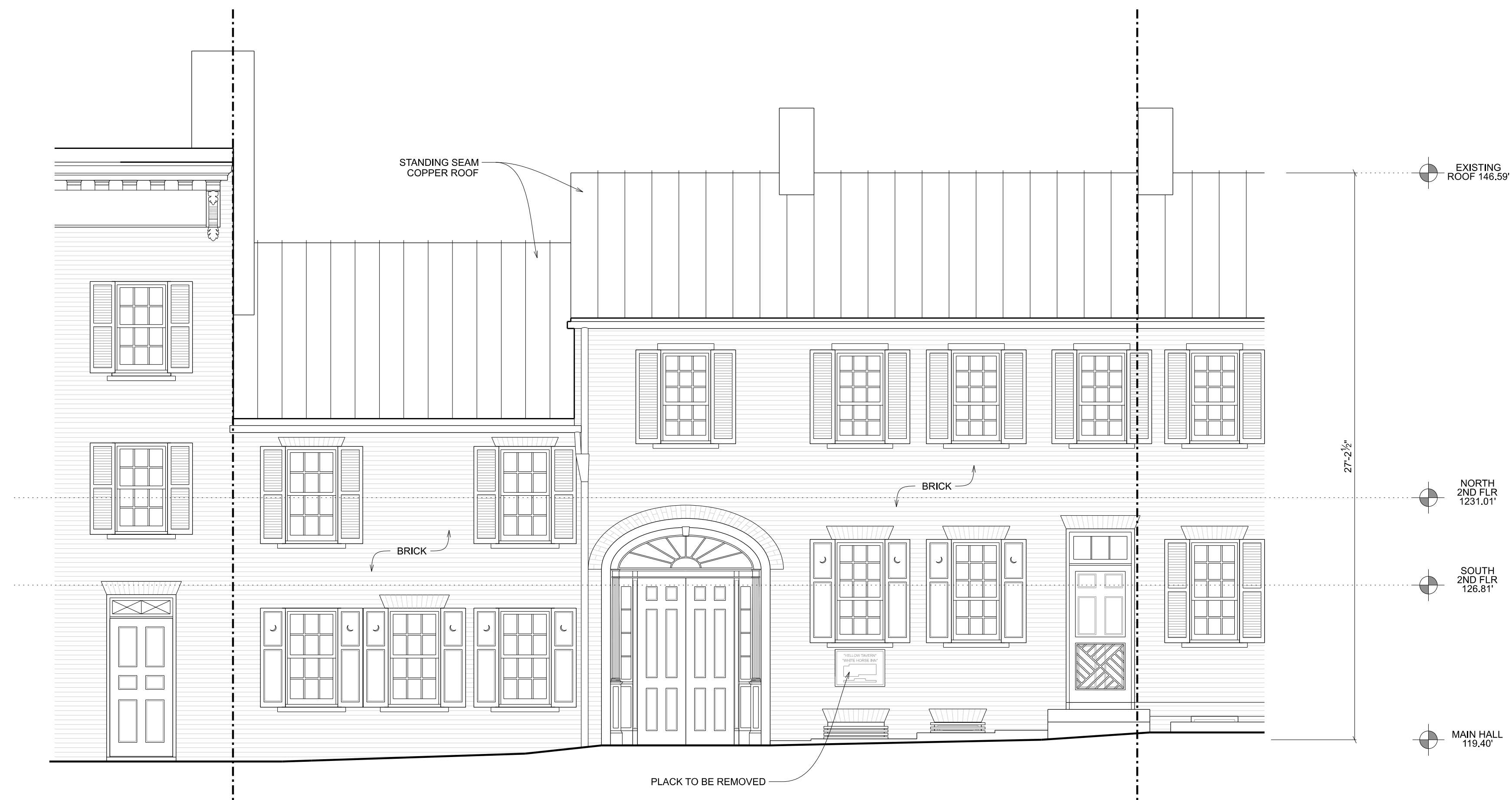
DEMOLITION



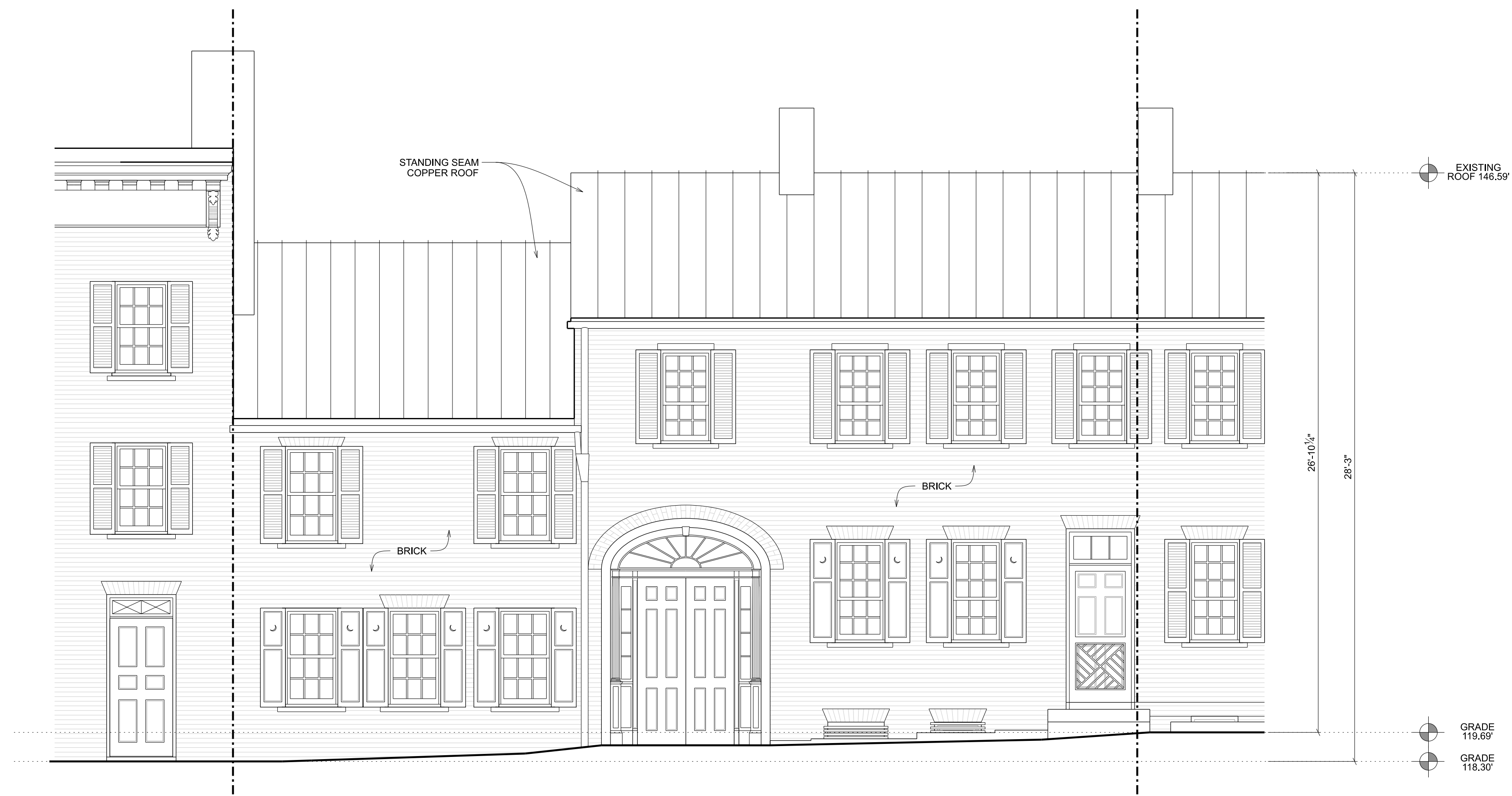
2 A007 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION



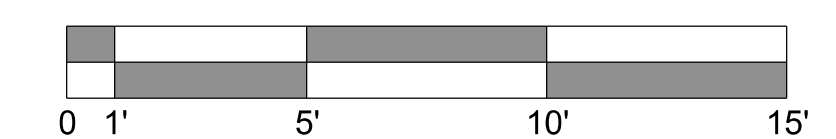


1 EXISTING ELEVATIONS
 A008 SCALE: 1/4" = 1'



2 PROPOSED ELEVATIONS
 A008 SCALE: 1/4" = 1'

SCALE: 1/4" = 1'-0"



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LOT: 0889 SQUARE: 1254

33RD ST
ELEVATIONS

A008

DATE: 2-9-2023



1 EXISTING WEST ELEVATION
 A009 SCALE: 1/4" = 1'



2 PROPOSED WEST ELEVATION
 A009 SCALE: 1/4" = 1'



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1524 33 RD ST

ADDITION & ALTERATION

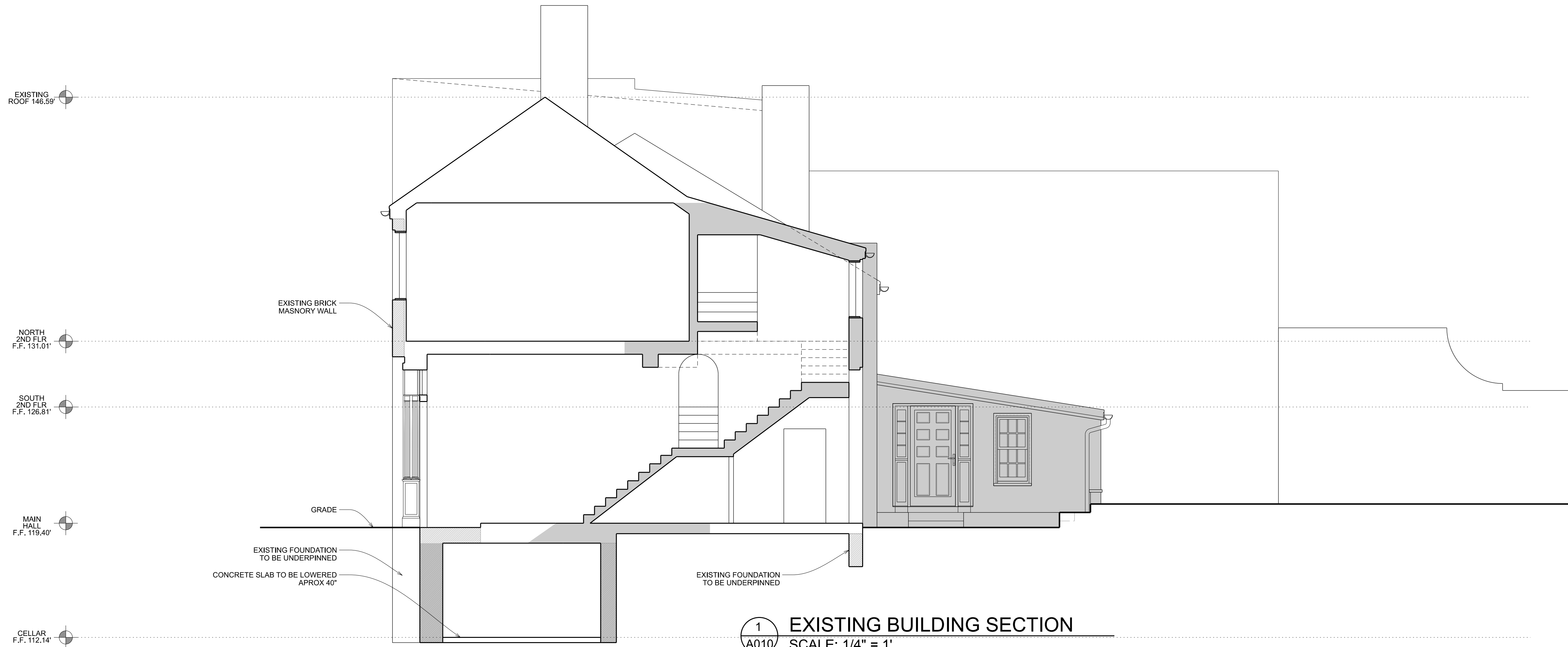
1524 33RD STREET NW
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PROPOSED NORTH & EAST ELEVATIONS

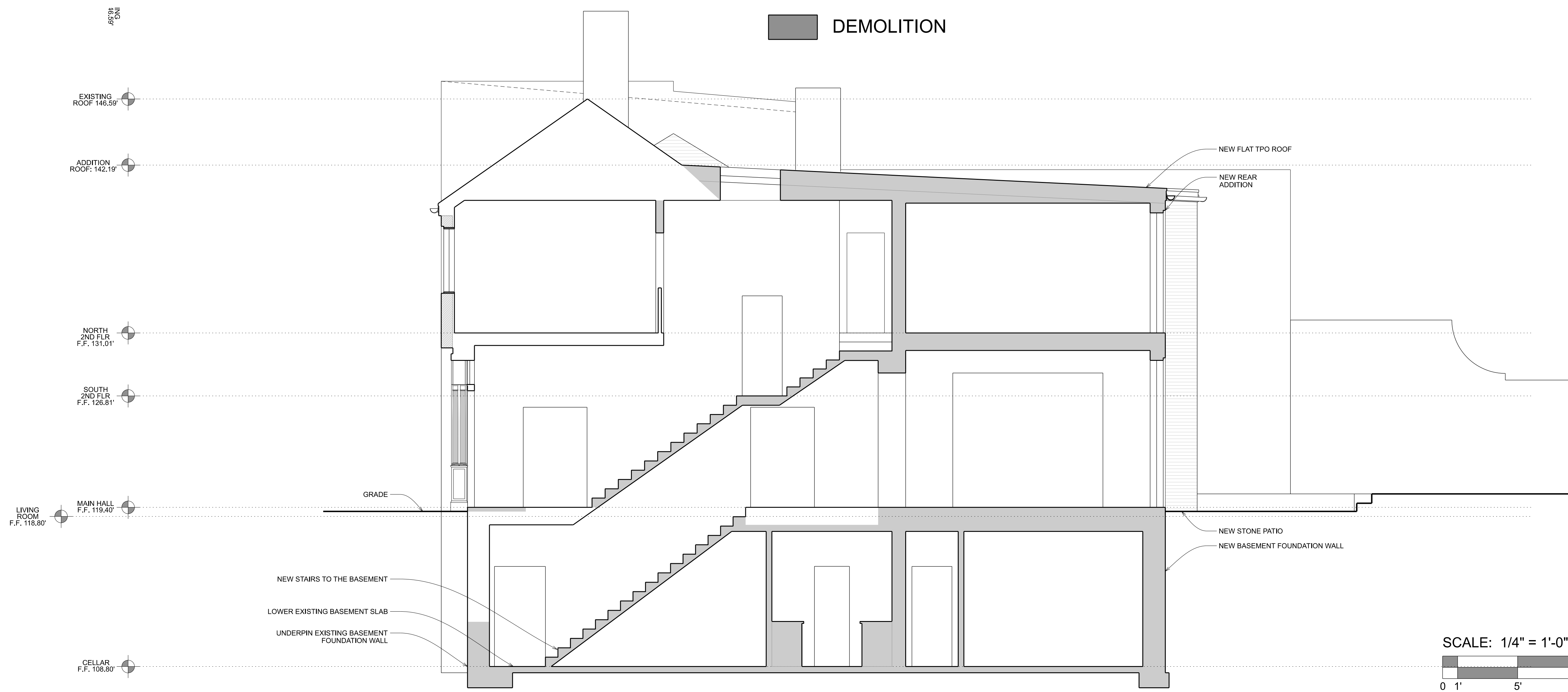
A009

DATE: 2-9-2023



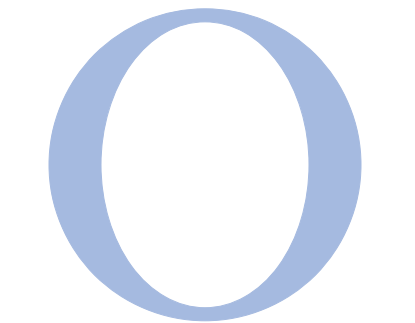
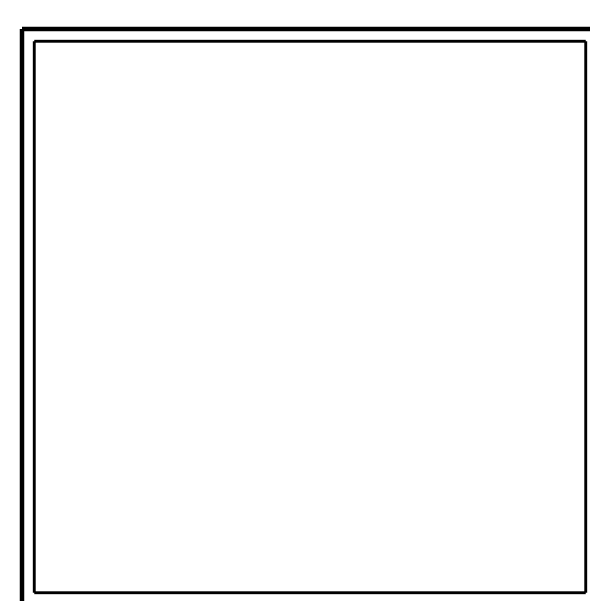
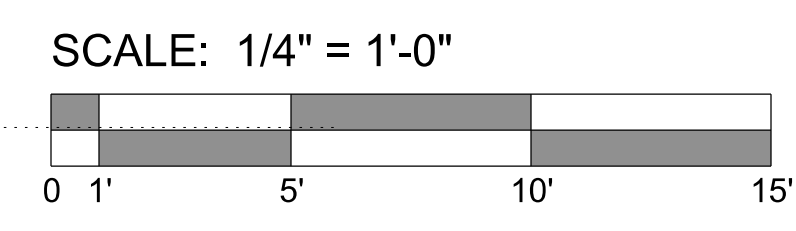
1 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'

DEMOLITION



2 PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'

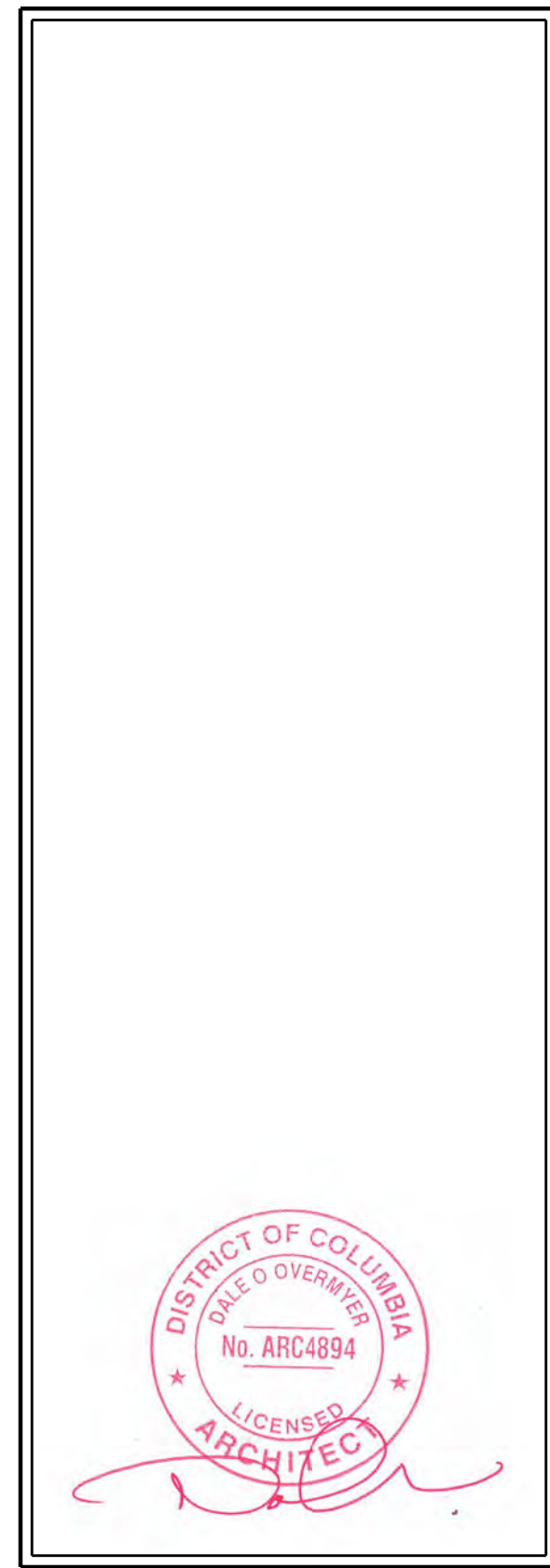
NEW CONSTRUCTION



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1524 33 RD ST

ADDITION &
ALTERATION

1524 33RD STREET NW
WASHINGTON, DC 20007

LOT: 0889 SQUARE: 1254

PROPOSED SECTION

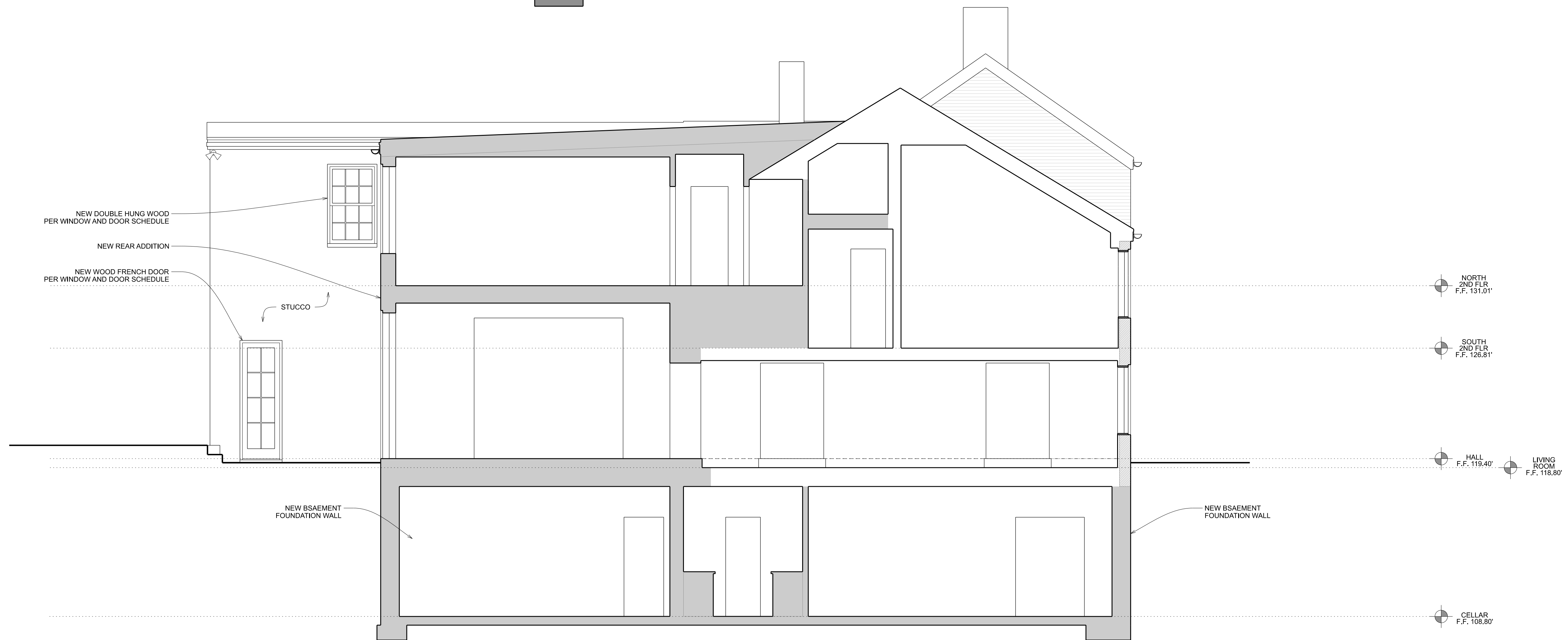
A010

DATE: 2-9-2023



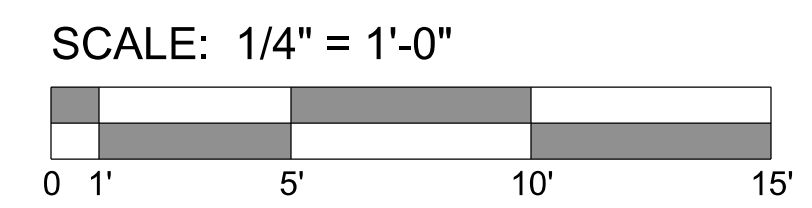
1 EXISTING BUILDING SECTION
A011 SCALE: 1/4" = 1'

DEMOLITION



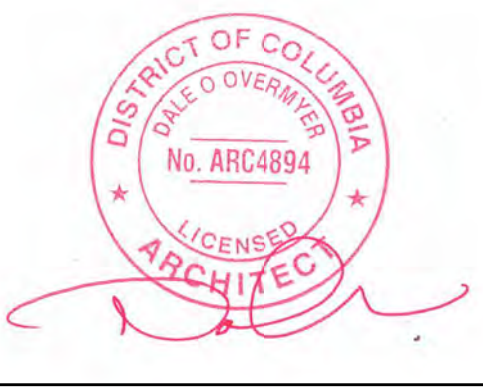
2 PROPOSED BUILDING SECTION
A011 SCALE: 1/4" = 1'

NEW CONSTRUCTION



3213 P STREET, N.W.
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PROPOSED SECTION

A011

DATE: 2-9-2023