

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

CONSULTANTS

ARCHITECT

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

SCOPE OF WORK

- SUBDIVISION OF LOT 0889, SQ 1254 INTO THREE SEPARATE BUILDING LOTS
- TWO NEW ROW HOUSE DWELLINGS ON TWO NEW LOTS THAT FACE VOLTA PLACE NW
- PERMEABALE PAVER PARKING COURT AT REAR OF NEW LOTS

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- A006 PROPOSED SOUTH & WEST ELEVATIONS
- A007 PROPOSED BUILDING SECTION THRU WEST ROW HOUSE
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- R1 ELEVATION RENDERINGS
- R2 ELEVATION RENDERINGS
- R3 ELEVATION RENDERINGS



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PROPOSED LOT #1

EXIST. LOT AREA: 9749.9 FT²

PROPOSED LOT AREA: 5493.64 FT²

EXISTING BUILDING AREA: 1,850.89 FT²

PROPOSED BUILDING AREA: NO CHANGE

MAXIMUM LOT OCCUPANCY: 60.0%

EXISTING LOT OCCUPANCY: 19%

PROPOSED LOT OCCUPANCY: 34%

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: 37.0%

PROPOSED PERVIOUS SURFACE: 35.0%

PROPOSED LOT #2

EXIST. LOT AREA: N/A

PROPOSED LOT AREA: 2024.28 FT²

EXISTING BUILDING AREA: N/A FT²

PROPOSED BUILDING AREA: 773.12 FT²

MAXIMUM LOT OCCUPANCY: 60.0%

EXISTING LOT OCCUPANCY: N/A

PROPOSED LOT OCCUPANCY: 38.2%

BUILDING

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

EXISTING HEIGHT: N/A

PROPOSED HEIGHT: 33'-10 1/2"

MAXIMUM STORIES: 3

EXISTING STORIES: N/A

PROPOSED STORIES: 3 + CELLAR

SETBACKS

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

EXISTING FRONT YARD SETBACK: N/A

PROPOSED FRONT YARD SETBACK: 0 FT

MINIMUM REAR YARD SETBACK: 20.0 FT

EXISTING REAR YARD SETBACK: N/A

PROPOSED REAR YARD SETBACK: 56.05 FT

MINIMUM SIDE YARD SETBACK: 5.0 FT IF PROVIDED

EXISTING WEST: N/A

PROPOSED WEST: 0 FT

EXISTING EAST: N/A

PROPOSED EAST: 0 FT

PERVIOUS SURFACE

MINIMUM PERVIOUS SURFACE: 20.0%

EXISTING PERVIOUS SURFACE: N/A

PROPOSED PERVIOUS SURFACE: 38%

PROPOSED LOT #3

EXIST. LOT AREA: N/A

PROPOSED LOT AREA: 2236.95 FT²

EXISTING BUILDING AREA: N/A FT²

PROPOSED BUILDING AREA: 1011.85 FT²

MAXIMUM LOT OCCUPANCY: 60.0%

EXISTING LOT OCCUPANCY: N/A

PROPOSED LOT OCCUPANCY: 44%

BUILDING

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

EXISTING HEIGHT: N/A

PROPOSED HEIGHT: 33'-2 1/4"

MAXIMUM STORIES: 3

EXISTING STORIES: N/A

PROPOSED STORIES: 3 + CELLAR

SETBACKS

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

EXISTING FRONT YARD SETBACK: N/A

PROPOSED FRONT YARD SETBACK: 0 FT

MINIMUM REAR YARD SETBACK: 20.0 FT

EXISTING REAR YARD SETBACK: N/A

PROPOSED REAR YARD SETBACK: 46.43 FT

MINIMUM SIDE YARD SETBACK: 5.0 FT IF PROVIDED

EXISTING WEST: N/A

PROPOSED WEST: 0 FT

EXISTING EAST: N/A

PROPOSED EAST: 0 FT

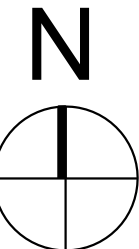
PERVIOUS SURFACE

MINIMUM PERVIOUS SURFACE: 20.0%

EXISTING PERVIOUS SURFACE: N/A

PROPOSED PERVIOUS SURFACE: 39%

VICINITY PLAN



SUBDIVISION

1524 33RD STREET NW
WASHINGTON, DC 20007

LOT: 0889 SQUARE: 1254

COVER PAGE

001

DATE: 06-23-2022



3308-3312 VOLTA PLACE NW



LOCATION OF PROPOSED NEW LOTS



3316 VOLTA PLACE NW



WEST ELEVATION OF 3312 VOLTA PLACE NW
& EXISTING PAVED PARKING ADJACENT TO
VOLTA PLACE NW @ REAR OF LOT 0889



EXISTING CURB CUT TO REAR
OF LOT 0889, LOCATION OF PROPOSED
NEW LOTS



EXISTING CONCRETE DRIVE &
PAVED PARKING



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LOT: 0889 SQUARE: 1254

EXISTING PHOTOS

002

DATE: 06-23-2022



EXISTING CONCRETE DRIVE AT REAR OF EXISTING LOT



EXISTING PAVED PARKING BETWEEN
3312 & 3316 VOLTA PLACE NW, LOCATION
PROPOSED NEW LOTS



EXISTING REAR ELEVATION OF 1524 33RD ST NW,
LOCATION OF FUTURE ADDITION



EXISTING POOL & PATIO LOOKING WEST



EXISTING POOL & PATIO LOOKING SOUTH



EXISTING POOL PATIO LOOKING NORTHEAST



EXISTING POOL & PATIO LOOKING NORTH



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EXISTING PHOTOS

003

DATE: 06-23-2022



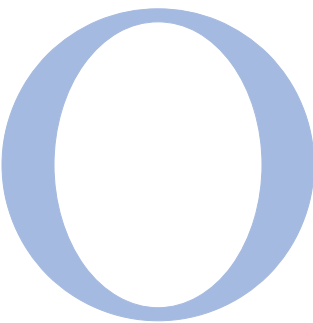
VIEW OF 3312 VOLTA PLACE FRONT STOOP LOOKING WEST



VIEW OF ADJACENT STOOPS 3312- 3308 ALONG VOLTA PLACE NW



EXISTING BRICK SIDEWALK & PLANTING BED @
FRONT OF PROPOSED ROW HOUSES



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WINDOW WELL PRECEDENT PHOTO



WINDOW WELL PRECEDENT PHOTO



WINDOW WELL PRECEDENT PHOTO



SUBDIVISION

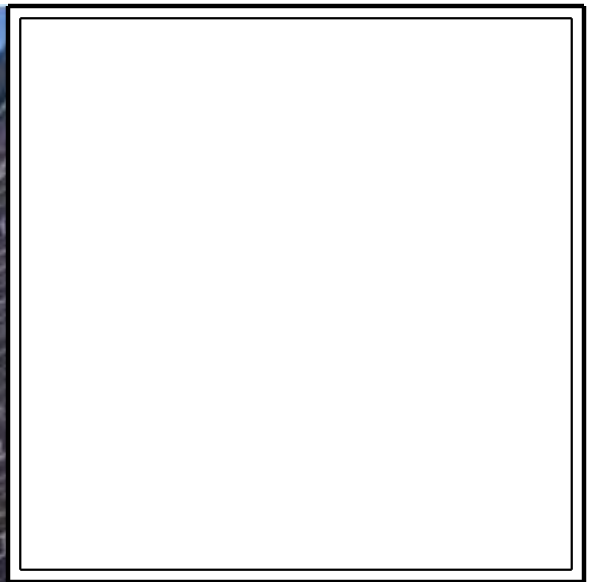
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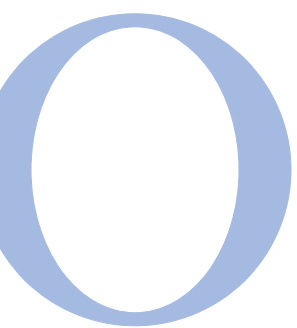
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EXIST. SIDEWALK
CONDITION & WINDOW
WELL PRECEDENT
PHOTOS

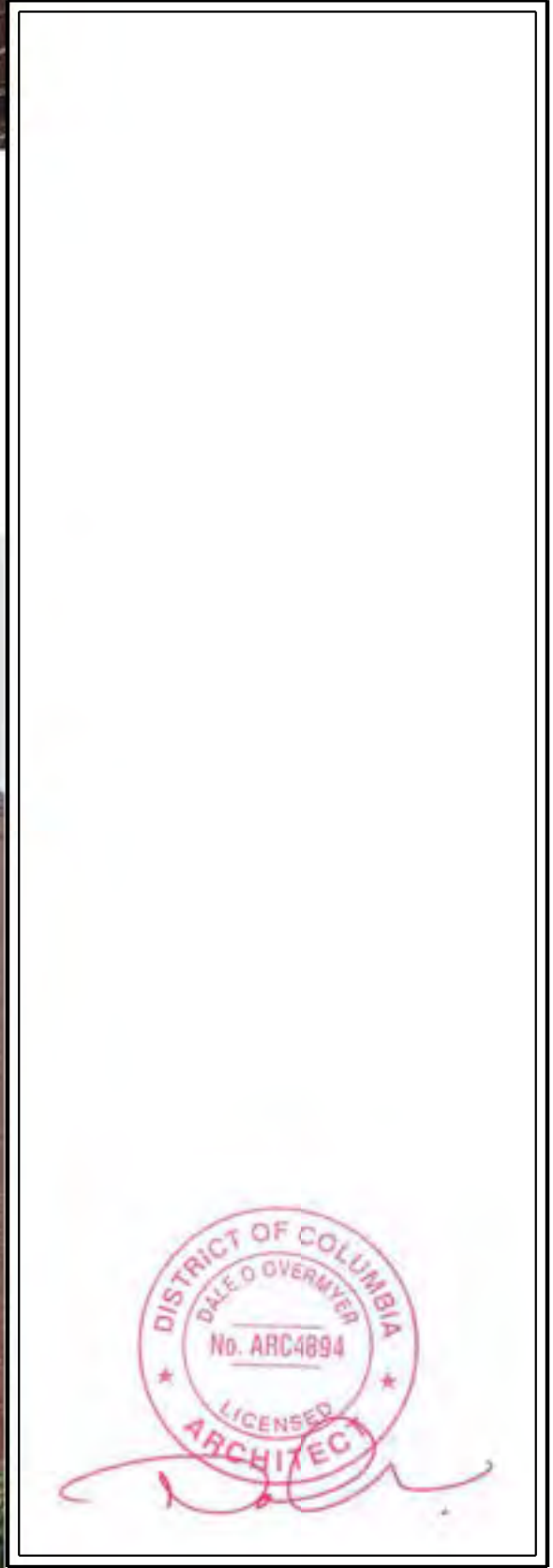
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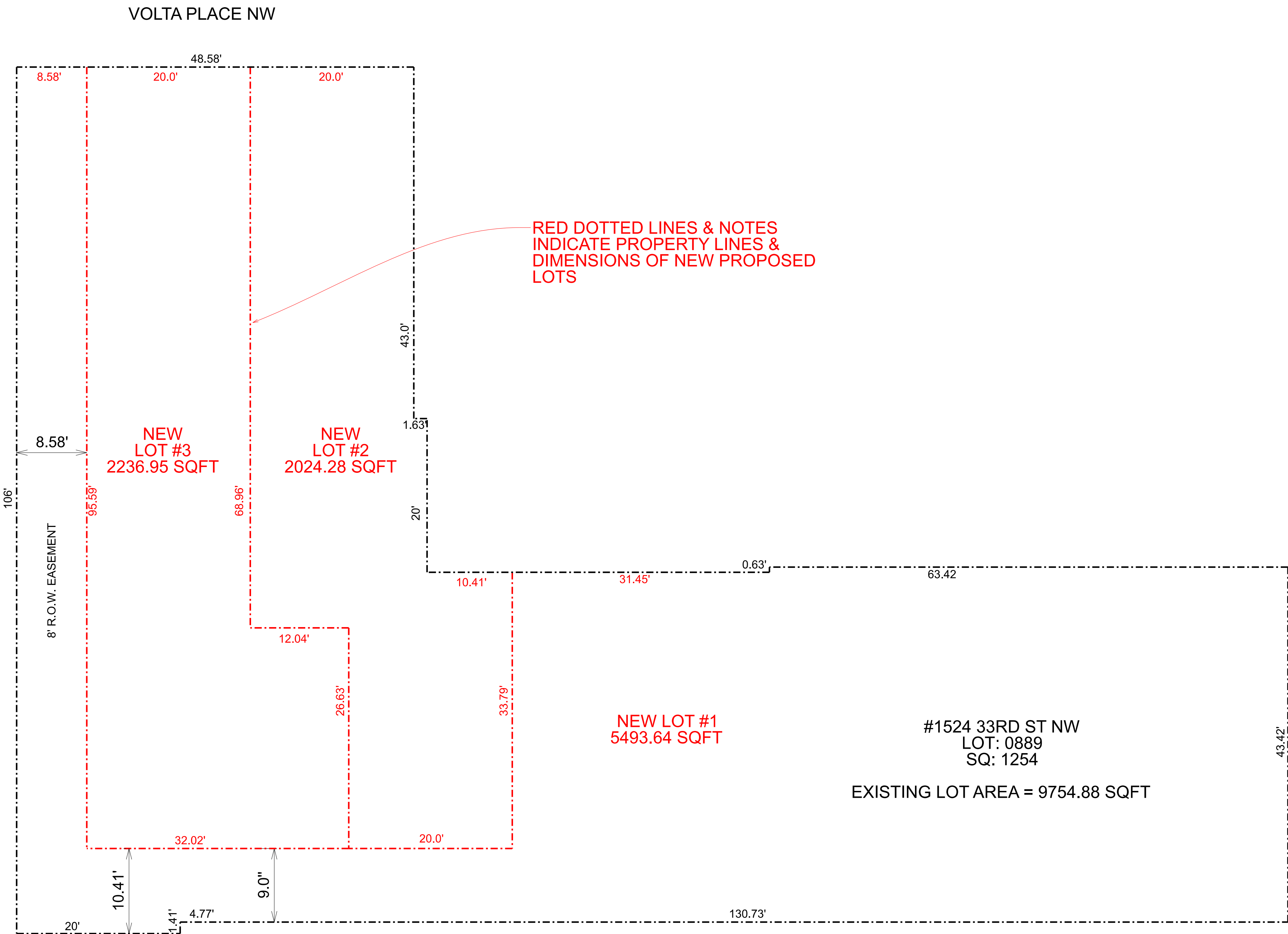


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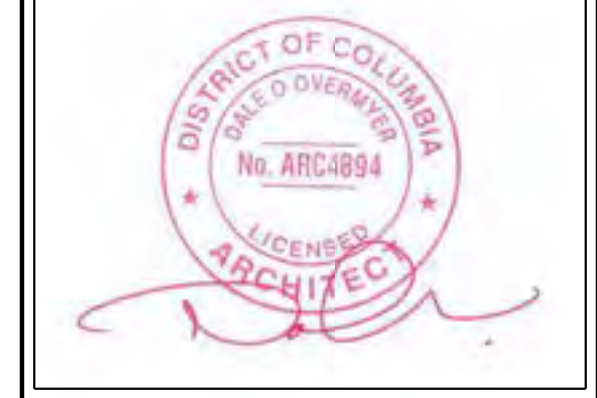
**PRECEDENT
PHOTOS**

005

DATE: 06-23-2022



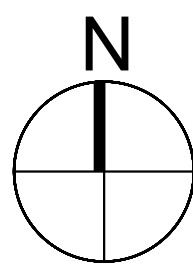
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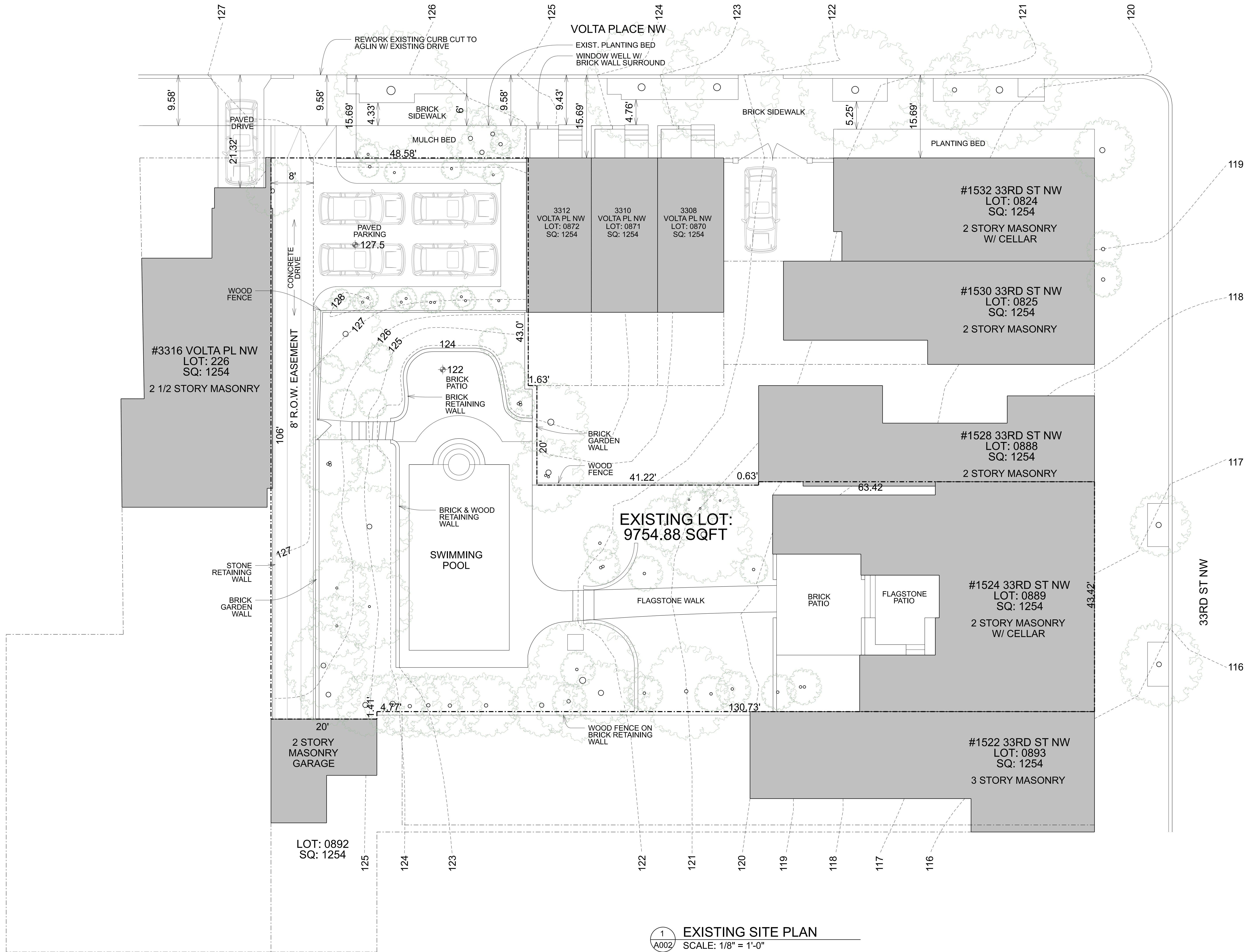
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PROPOSED
SUBDIVISION

A001

DATE: 06-23-2022



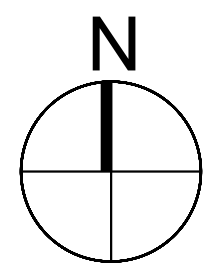

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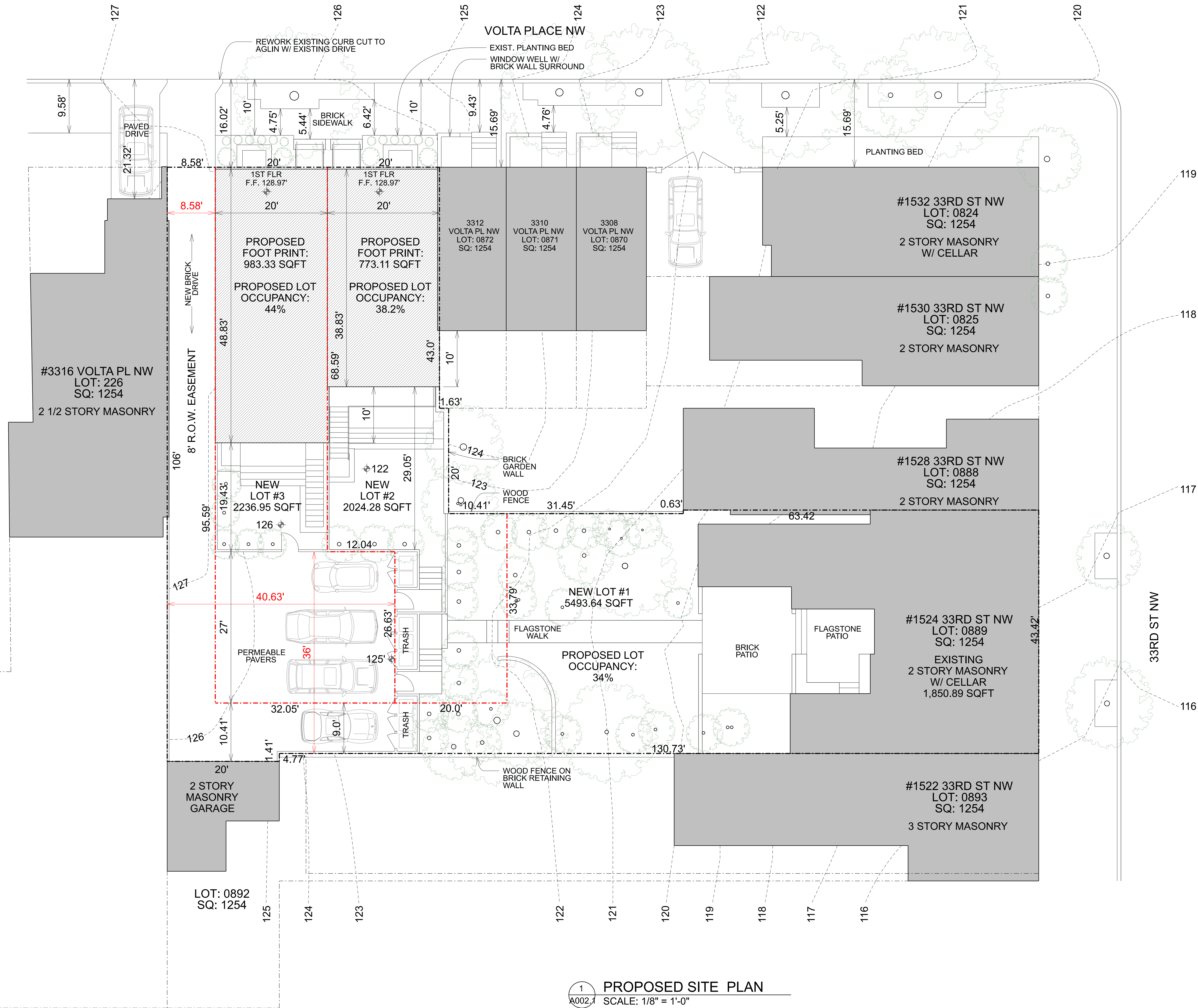
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EXISTING
SITE PLAN

A002

DATE: 06-23-2022





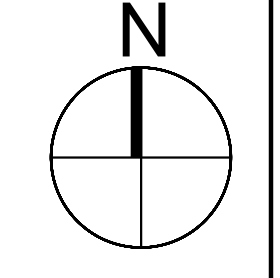
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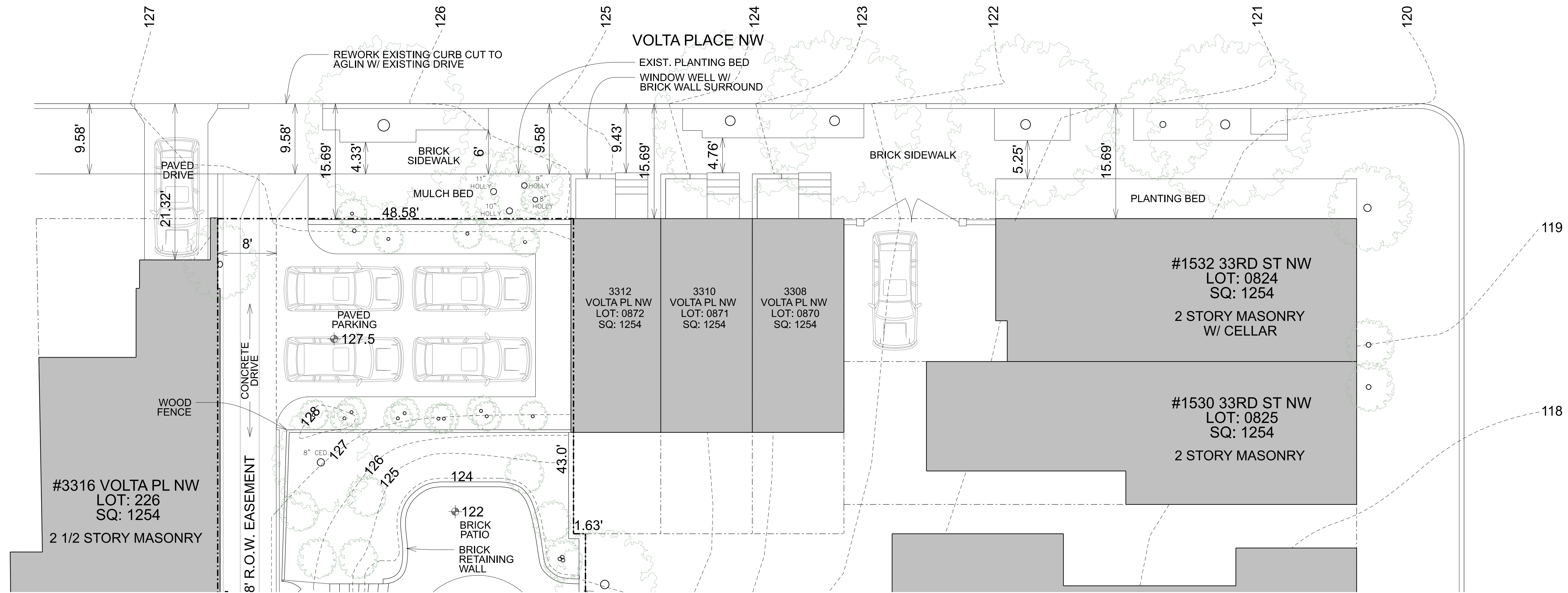
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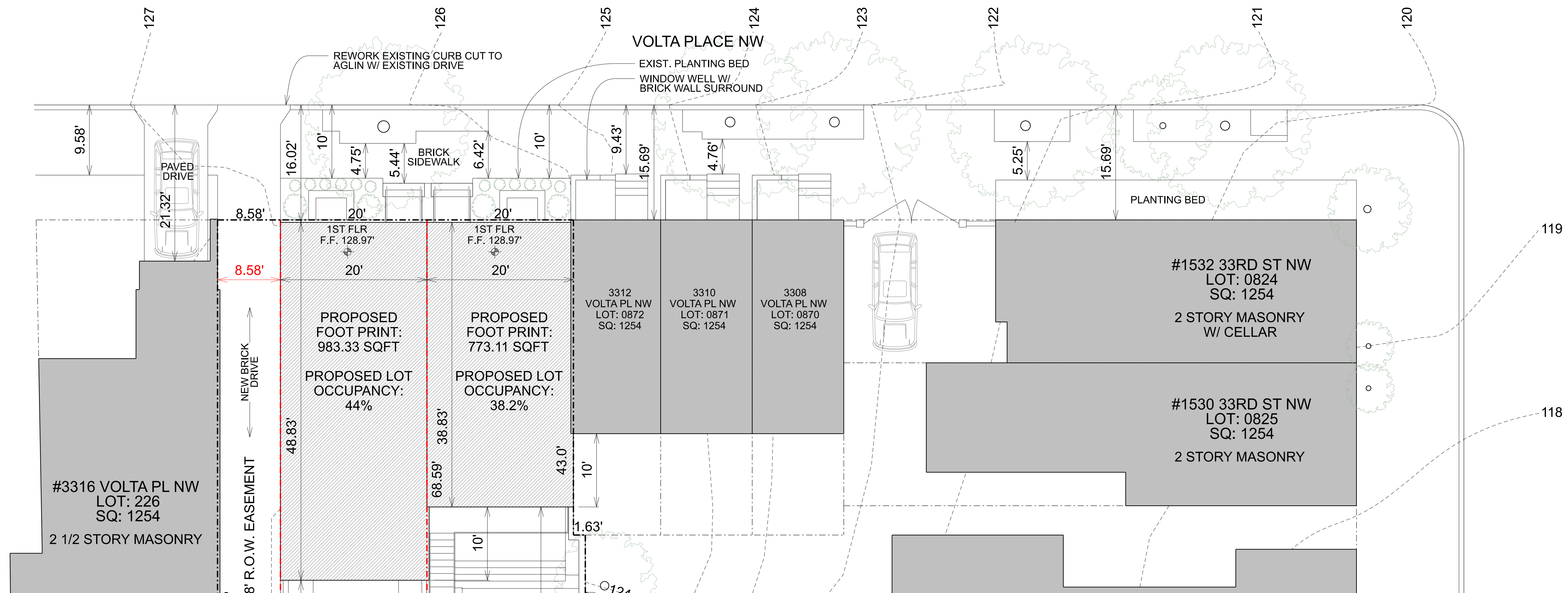
PROPOSED
SITE PLAN

A002.1

DATE: 06-23-2022



1 EXISTING SIDEWALK PLAN
A002.2 SCALE: 1/8" = 1'-0"



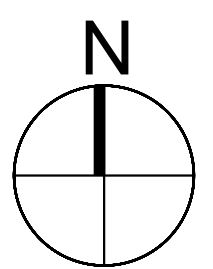
2 PROPOSED SIDEWALK PLAN
A002.2 SCALE: 1/8" = 1'-0"



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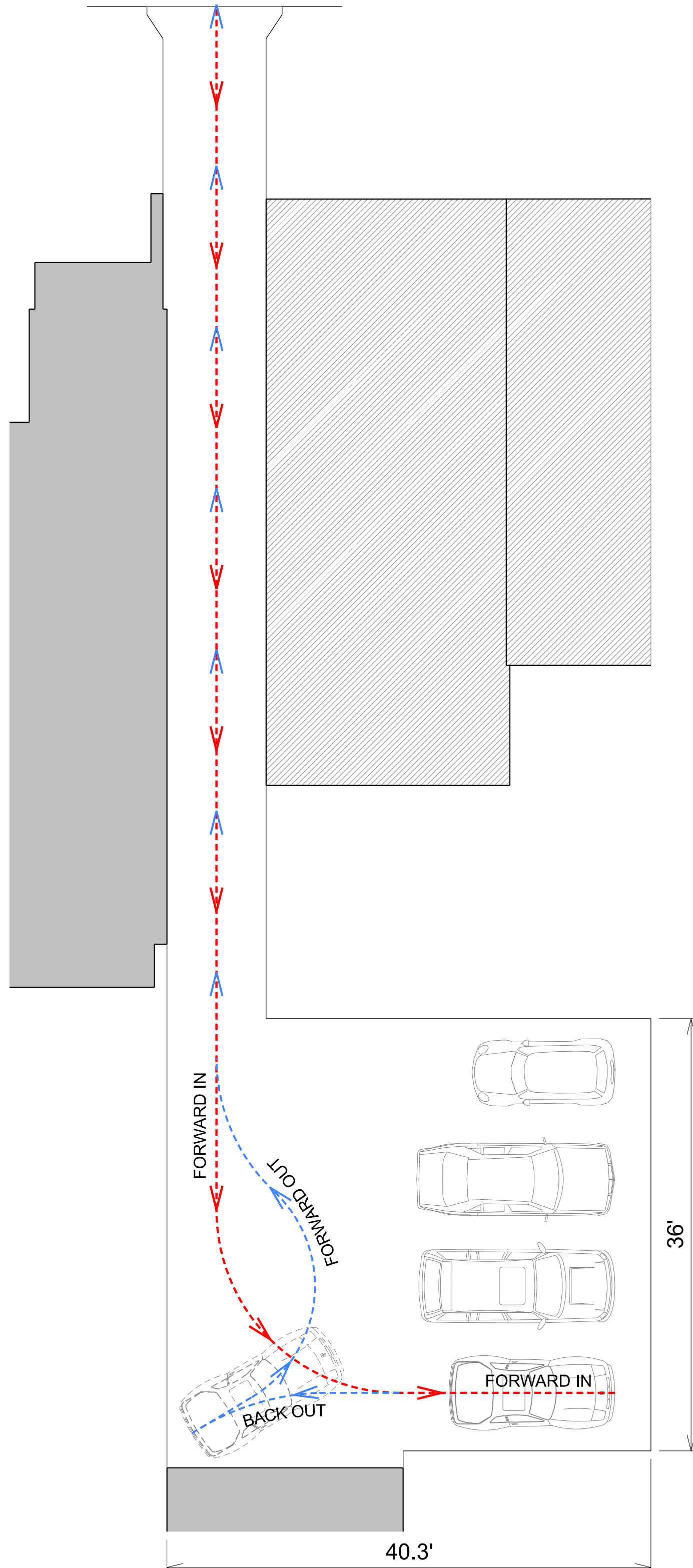
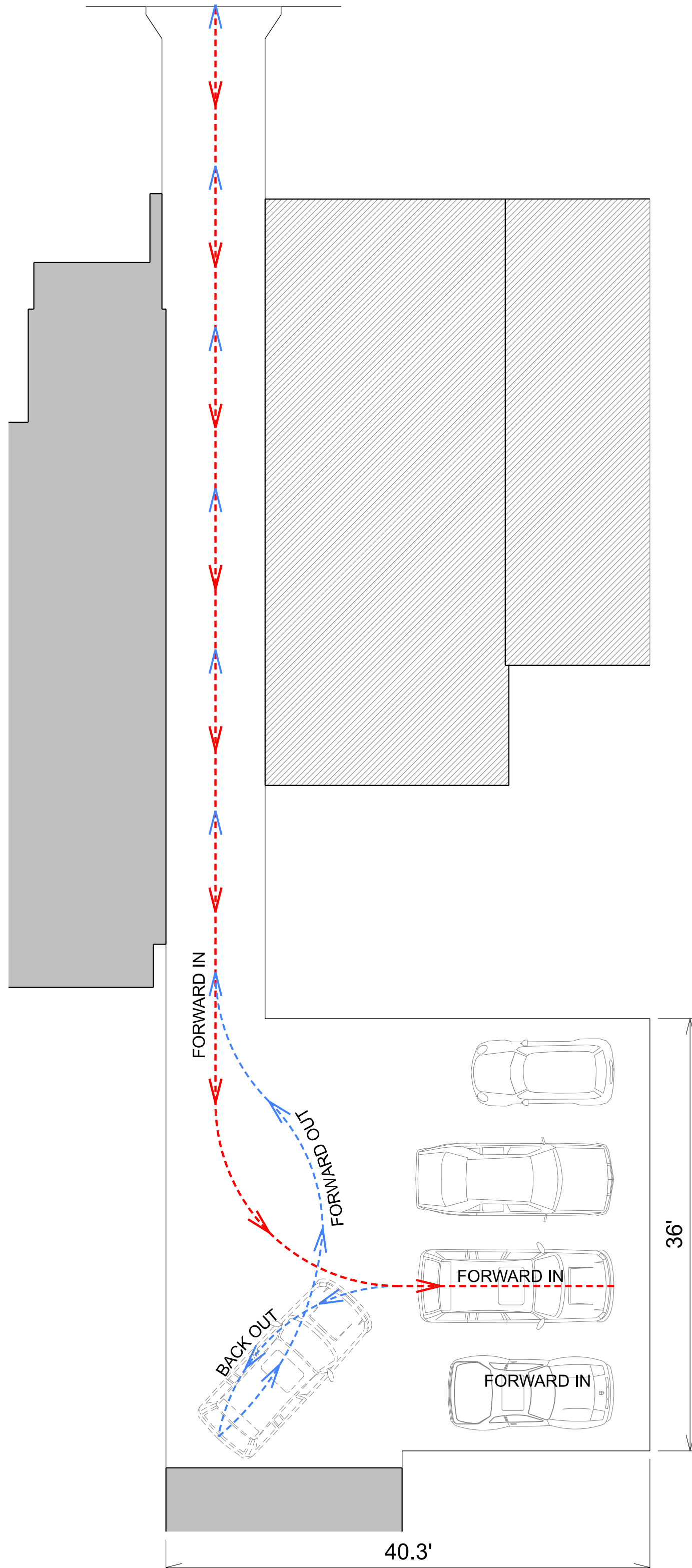
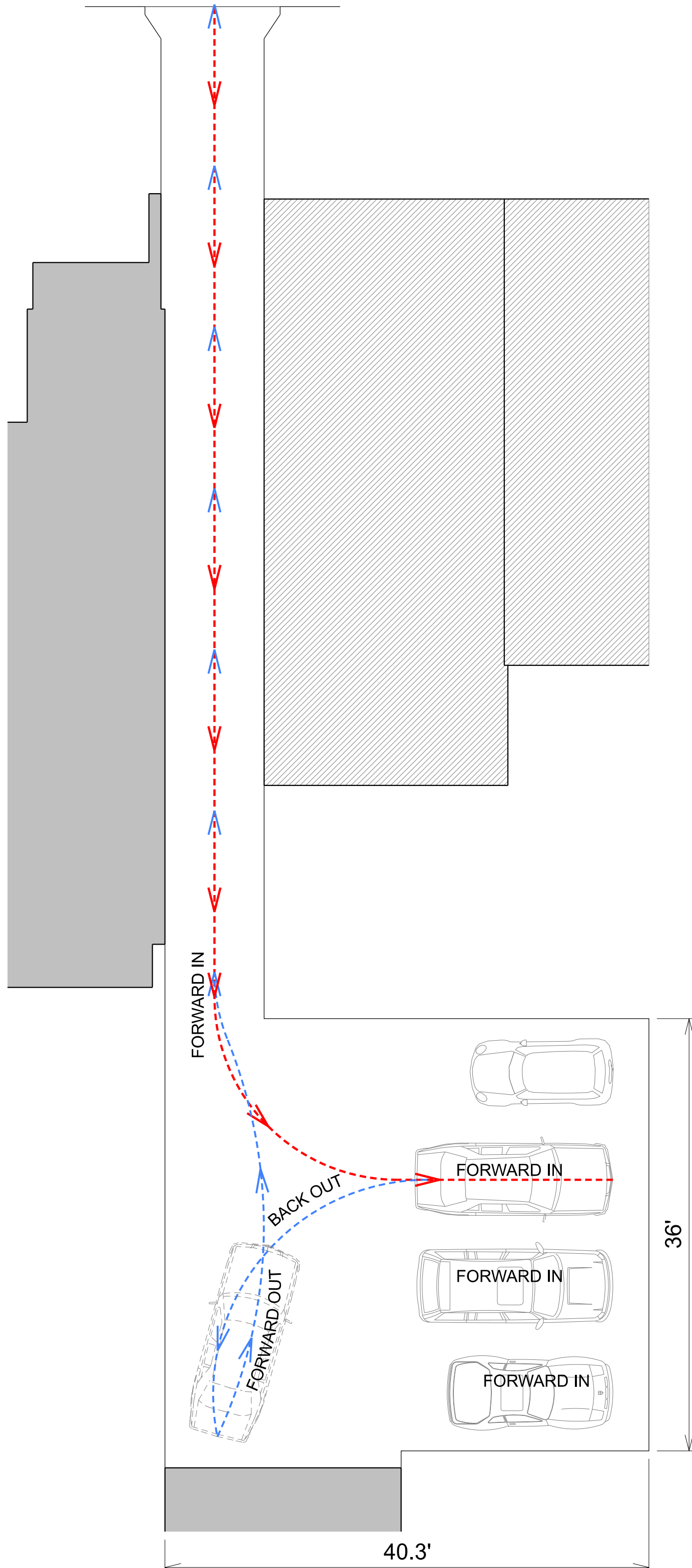
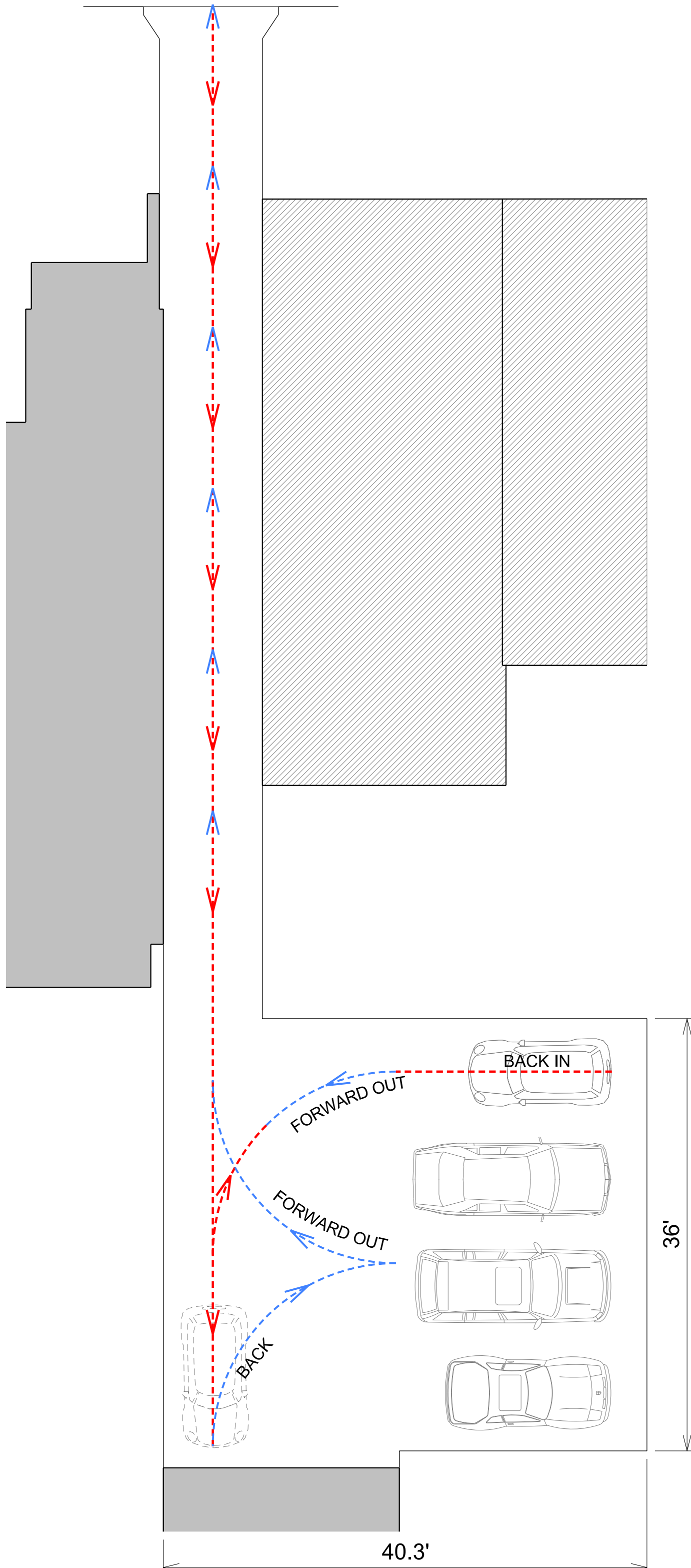
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LOT: 0889 SQUARE: 1254



EXISTING &
PROPOSED
SIDE WALK PLANS

A002.2

DATE: 06-23-2022



1 PROPOSED PARKING DIAGRAMS
A002.3 SCALE: 1/8" = 1'-0"

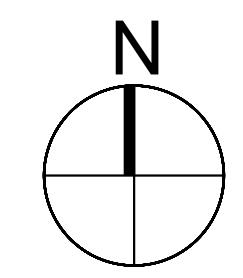


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PROPOSED
PARKING DIAGRAMS

A002.3

DATE: 06-23-2022



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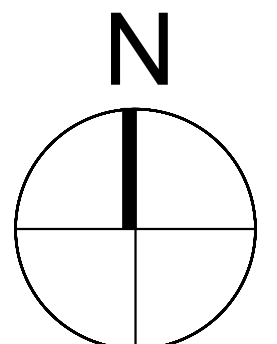
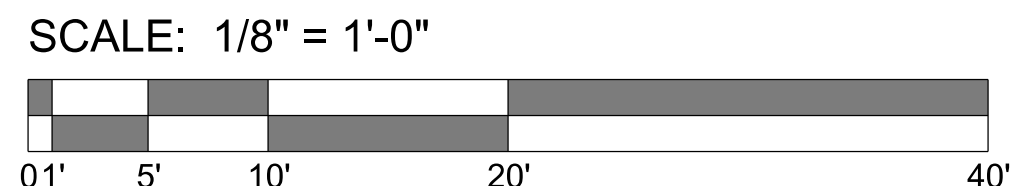
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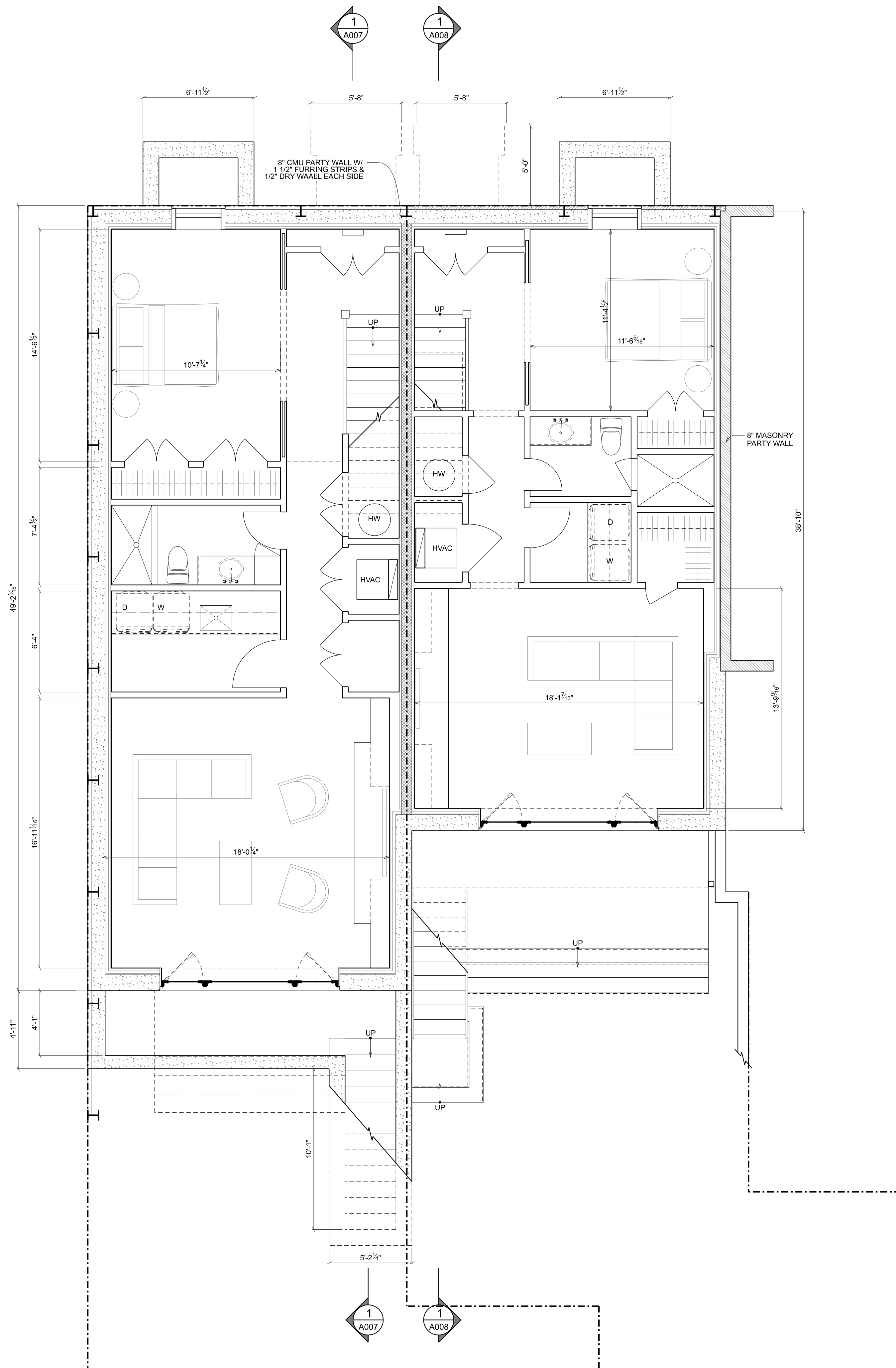
LANDSCAPE PLAN

A002.4

DATE: 06-23-2022

1 PROPOSED LANDSCAPE PLAN
A002.4 SCALE: 1/8" = 1'-0"





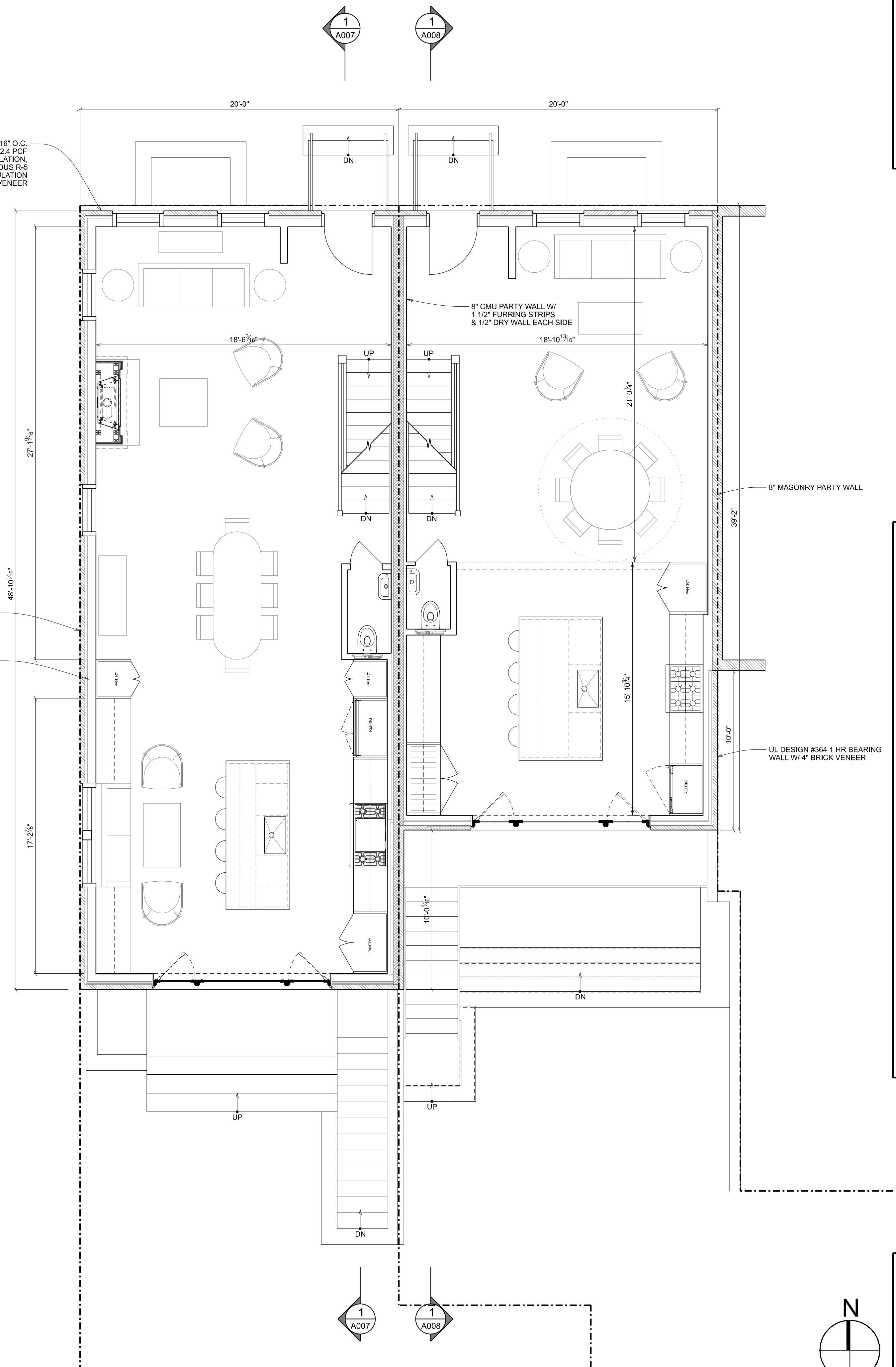
1
A003

PROPOSED CELLAR PLANS
SCALE: 1/4" = 1'-0"

2 X 6 STUDWALL @ 16" O.C.
CAVITIES FILLED W/ 2.4 PCF
CLOSED CELL FOAM INSULATION
& 1" EXTERIOR CONTINUOUS R-5
RIGID FOAM BOARD INSULATION
& 4" BRICK VENEER

3/8" #364 1 HR BEARING
ULL W/ 4" BRICK VENEER

6 STUDWALL @ 16" O.C.
CAVITIES FILLED W/ 2.4 PCF
CELL FOAM INSULATION,
ERIOR CONTINUOUS R-5
JAM BOARD INSULATION



2
A003

PROPOSED 1ST FLR PLANS
SCALE: 1/4" = 1'-0"



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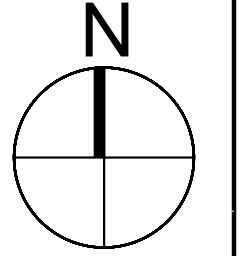
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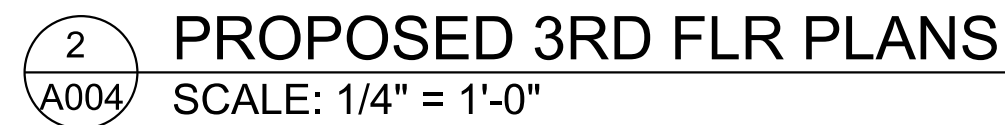
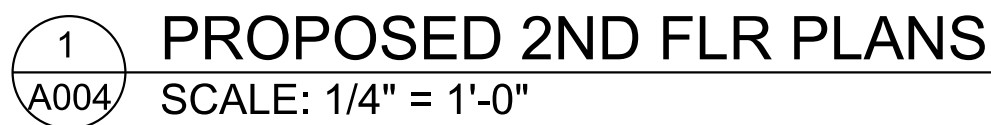
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PROPOSED
CELLAR &
1ST FLOOR PLANS

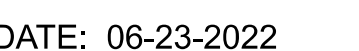
A003

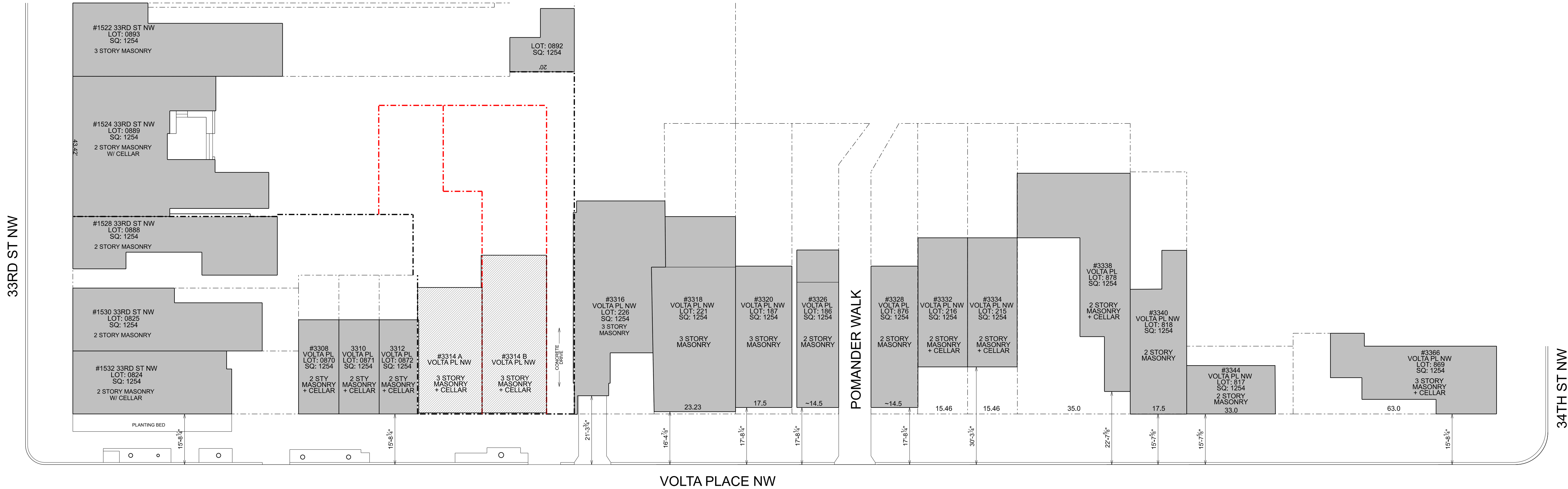
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LOT: 0889 SQUARE: 1254





1 VOLTA PL NW 3300 BLOCK PLAN
A005 SCALE: 1/16" = 1'



2 VOLTA PL NW 3300 BLOCK ELEVATION
A005 SCALE: 1/16" = 1'



3 PROPOSED NORTH ELEVATIONS
A005 SCALE: 1/8" = 1'



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VOLTA PL BLOCK
PLAN & ELEVATIONS
A005
DATE: 06-23-2022



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PROPOSED NORTH &
EAST ELEVATIONS

A005.1

DATE: 06-23-2022



1 NORTH ELEVATION OPTION C
SCALE: 1/4" = 1'



2 NORTH ELEVATION OPTION D
SCALE: 1/4" = 1'



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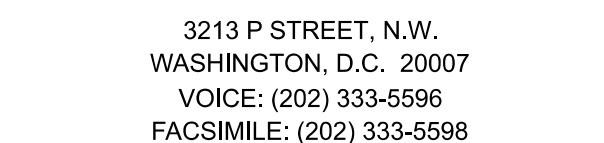


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PROPOSED NORTH
ELEVATION OPTIONS

A005.2

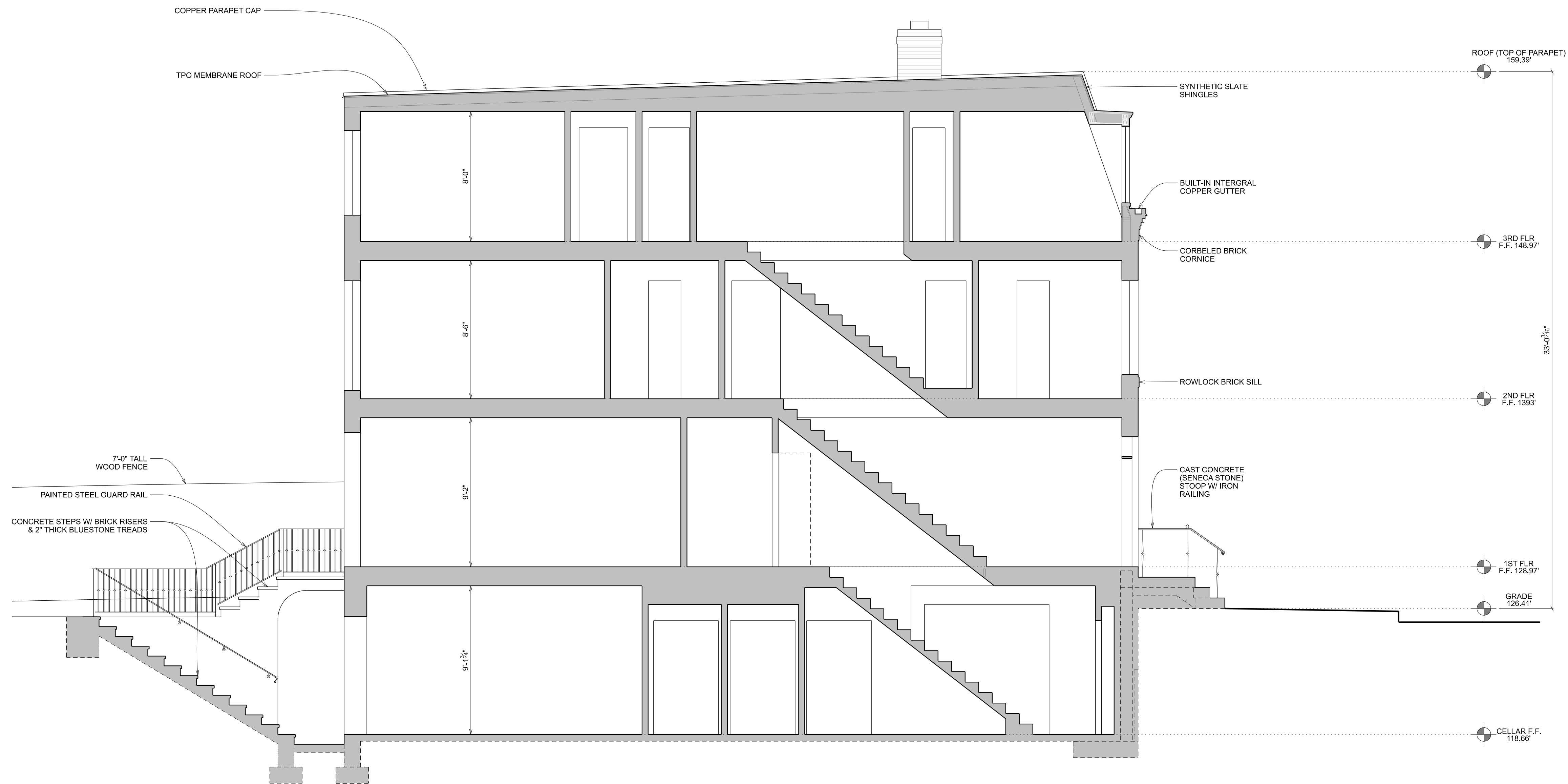
DATE: 06-23-2022



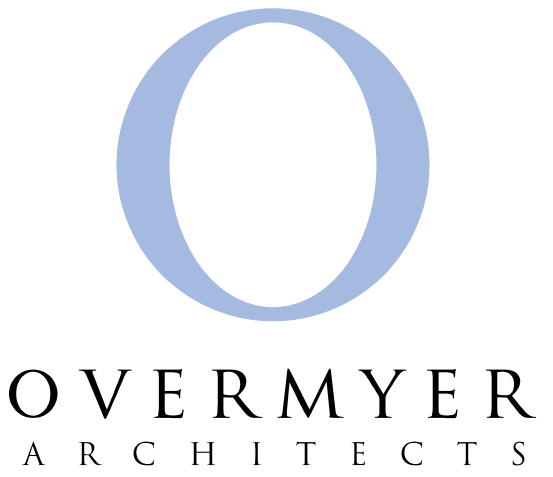
A circular professional seal for the District of Columbia. The outer ring contains the text "DISTRICT OF COLUMBIA" at the top and "STATE OF OVERSEER" at the bottom, separated by two stars. Inside the ring, the text "No. ARC4894" is printed. Below this, the word "LICENSED" is printed above the word "ARCHITECT". A stylized signature in blue ink is written across the bottom of the seal.

PROPOSED SOUTH & WEST ELEVATIONS
A006
DATE: 06-23-2022





1
A007
PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'



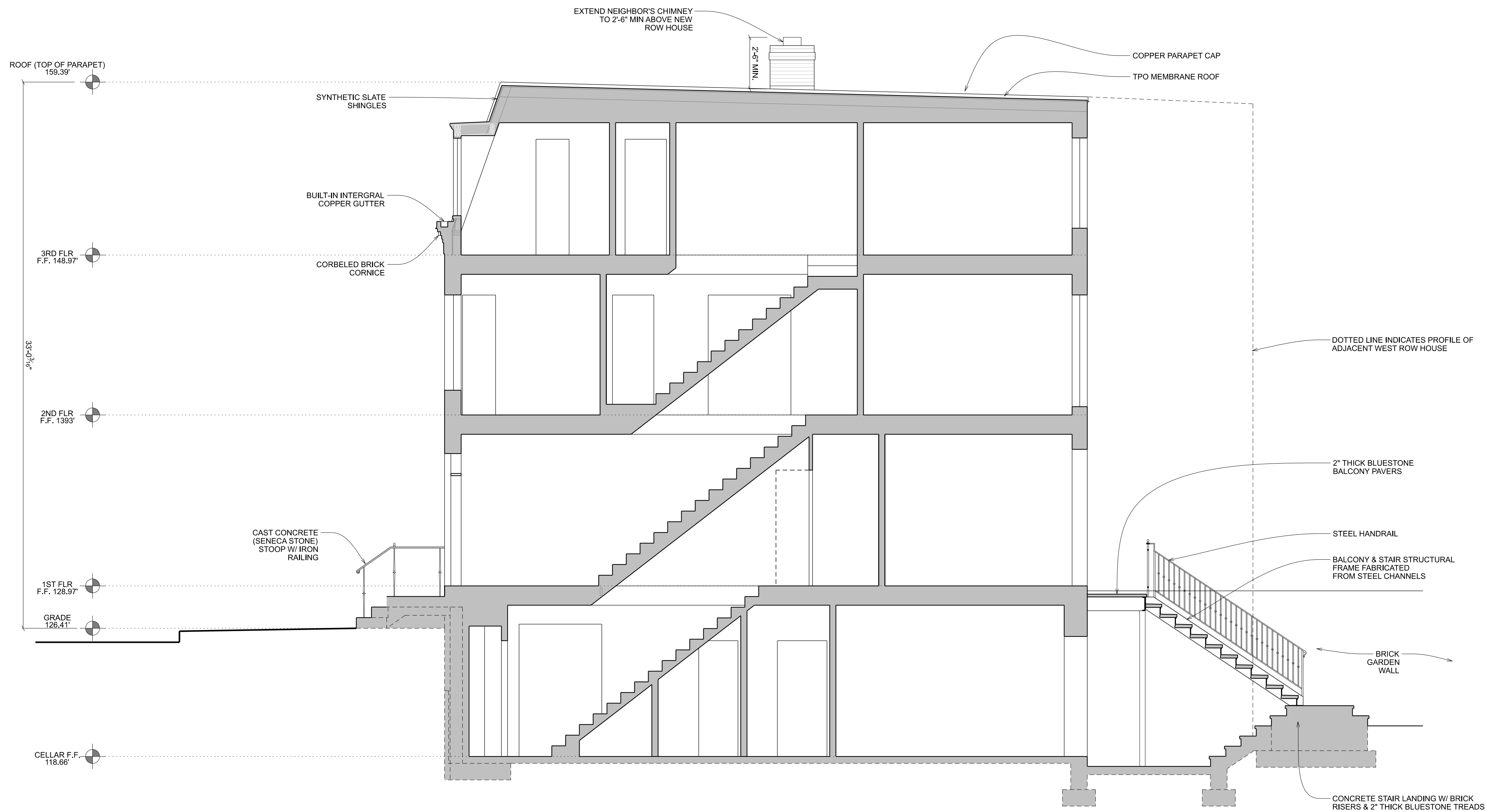
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PROPOSED SECTION
A007
DATE: 06-23-2022



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PROPOSED
SECTION

A008

DATE: 06-23-2022

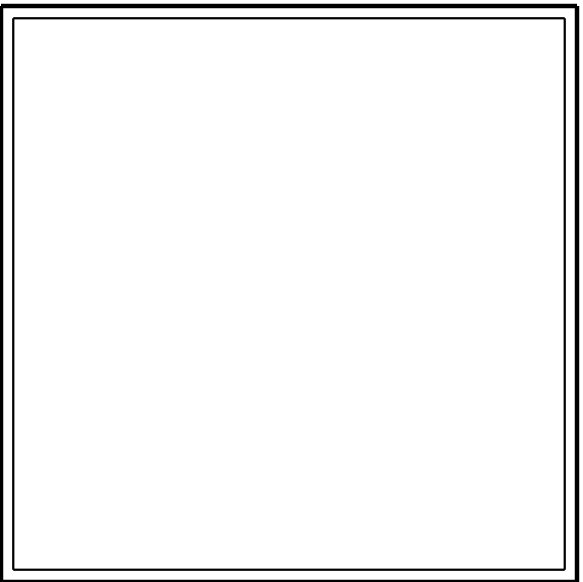
1
A008
PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'



VIEW OF PROPOSED BUILDING FROM VOLTA PLACE NW (ELEVATION OTION A)

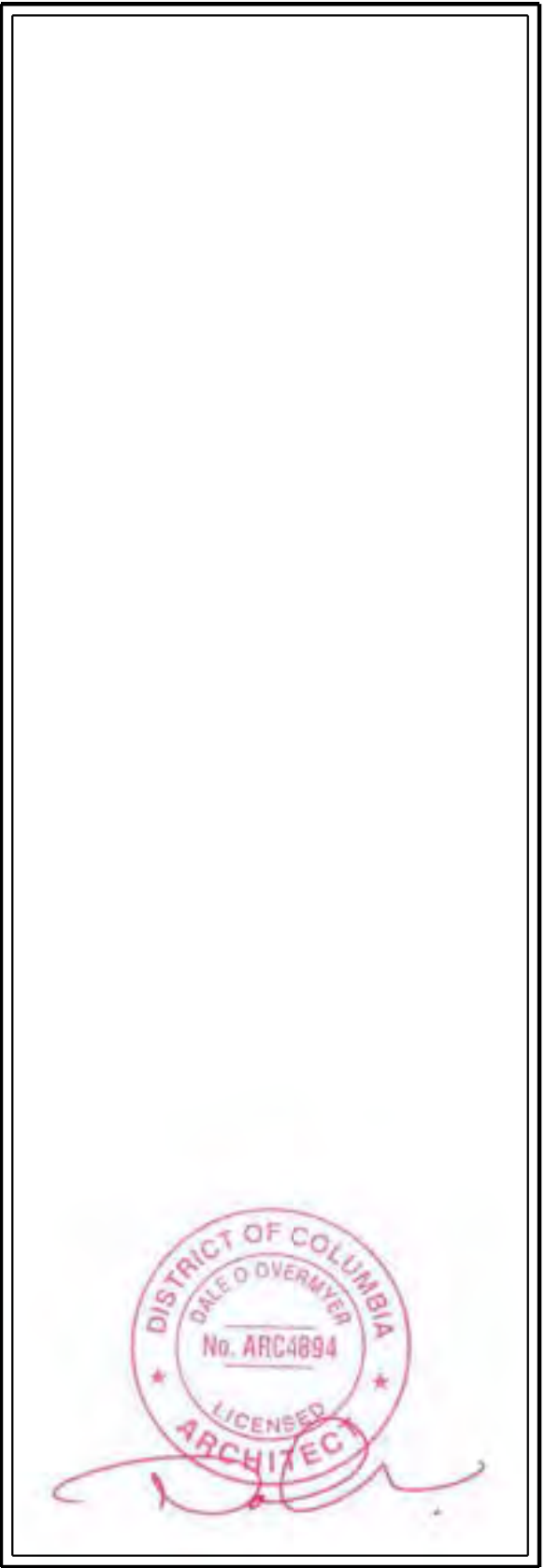


VIEW OF PROPOSED BUILDING FROM VOLTA PLACE NW (ELEVATION OPTION A)

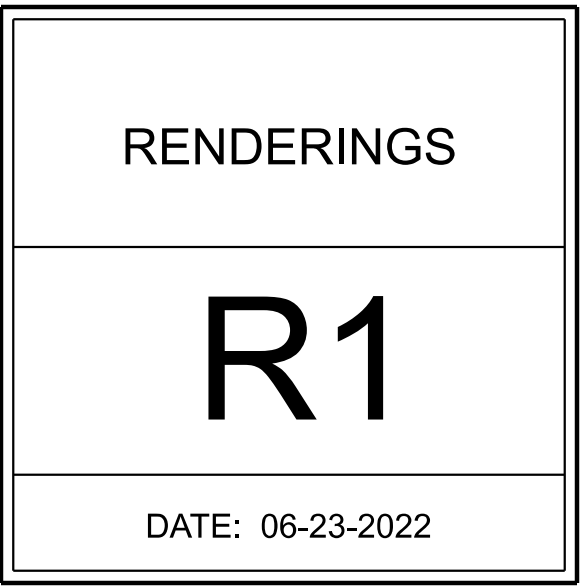


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VIEW OF PROPOSED BUILDING FROM VOLTA PLACE NW (ELEVATION OPTION B)

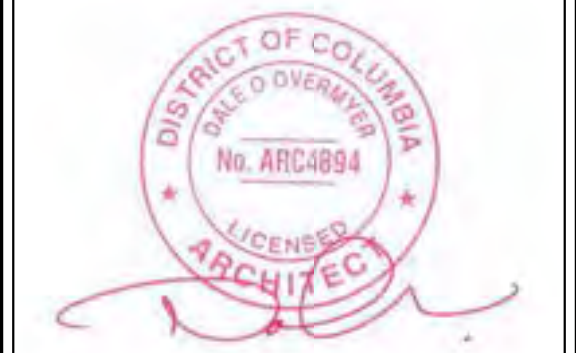


VIEW OF PROPOSED BUILDING FROM VOLTA PLACE NW (ELEVATION OPTION B)



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RENDERINGS

R2

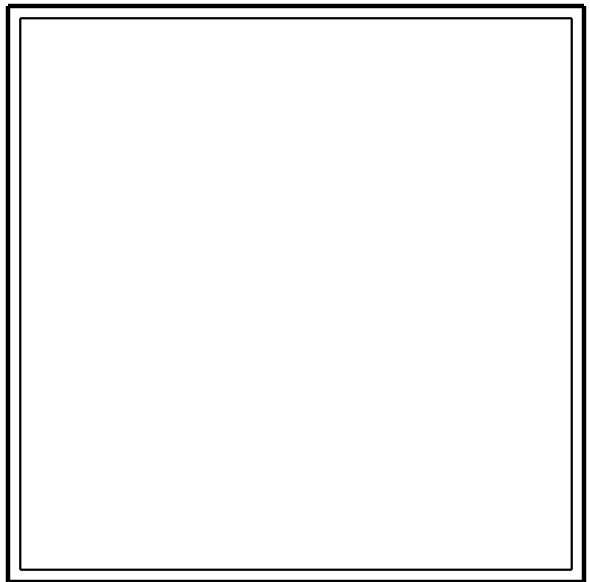
DATE: 06-23-2022



VIEW OF PROPOSED BUILDING FROM VOLTA PLACE NW (ELEVATION OPTION B)

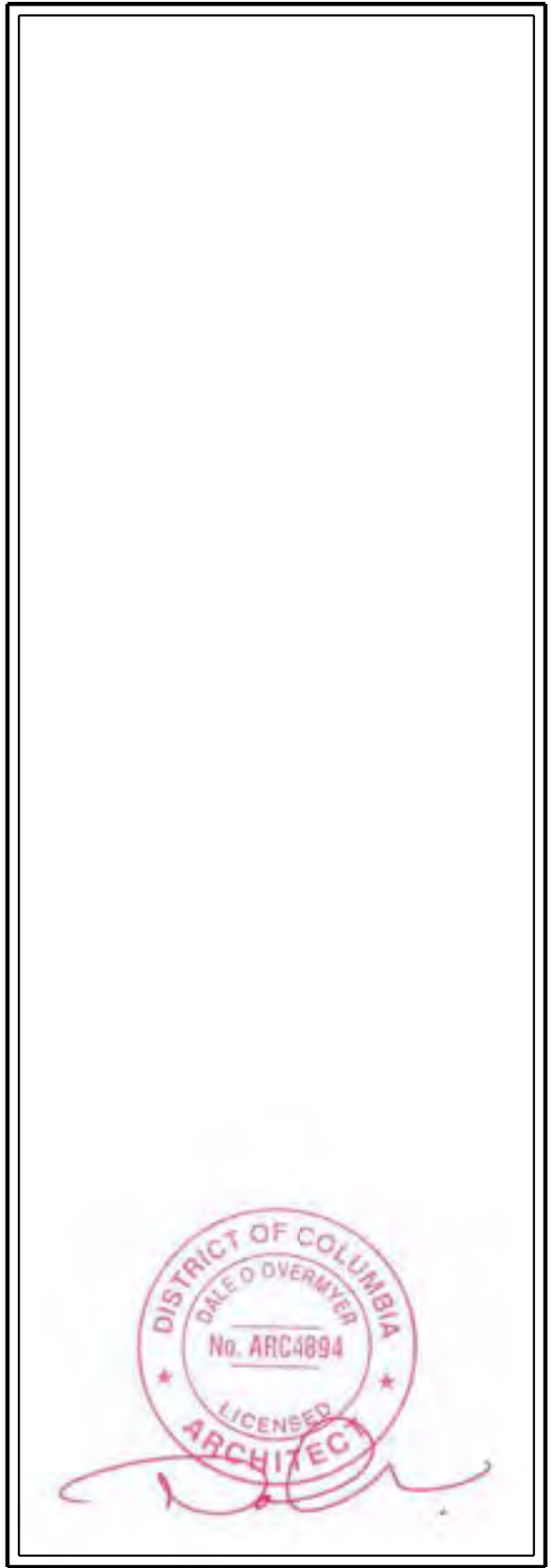


VIEW OF PROPOSED BUILDING FROM VOLTA PLACE NW (ELEVATION OPTION B)



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