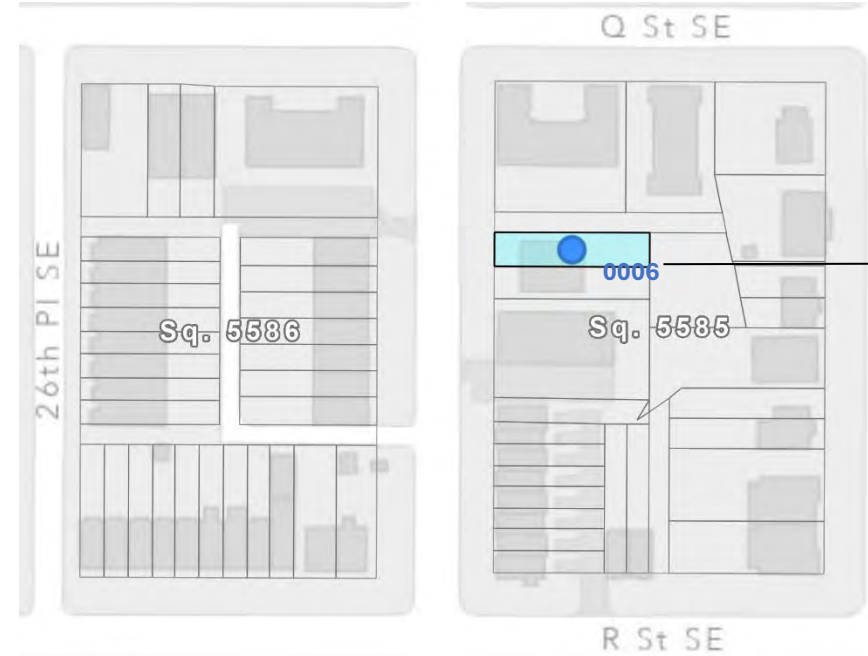


RESIDENTIAL RENOVATION & LIMITED VERTICAL ADDITION TO
THE BRISCOE RESIDENCE
1608 27TH STREET SE
WASHINGTON, DC 20020

LOCATION PLAN



1608 27th St. SE

GREEN BUILDING / SUSTAINABILITY NOTE:

While the Project is not subject to mandatory Green Building Act compliance thresholds, the proposed design incorporates sustainability-oriented features consistent with DC environmental and resiliency initiatives, including solar readiness, energy-efficient building systems, permeable surfaces, and high-performance building envelope strategies.



OWNER:
Ronald Briscoe
1608 27th Street SE
Washington, DC 20020

PROJECT DESCRIPTION:
Modernize existing two-unit residential flat with limited vertical addition and habitable basement space incorporated into Unit 1; no change in number of dwelling units.

ZONING DATA:
Type: 023 - Residential-Flats (2 Units)
Square: 5585
Lot: 0006
Zoning District: RA-1
ANC: 7B03

		ALLOWED	EXISTING	PROPOSED
Min. Lot Area:	F § 201.1	1,800 sq ft	2,945 sq ft	Unchanged
Min. Pervious Surface:	C § 302.1	20%	>20%	Unchanged
Max. Dwelling Units:	F § 202.1	2 Units	2 Units	2 Units
Max. FAR:	F § 203.1	0.90	0.625	0.855
Max. Height:	F § 203.2	40 feet	26 feet	40 feet
Max. Stories:	B § 100.2 / F § 203.2	3 Stories	Existing Condition	Relief Requested for Story Condition
Max. Lot Occupancy:	F § 204.1	40%	31.8%	31.8%

RELEVANT CODE:
11 DCMR – ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA
12B DCMR – DISTRICT OF COLUMBIA RESIDENTIAL CODE (2021 IRC AS AMENDED)

ZONING ADMINSTRATOR’S REFERRAL MEMO: As reflected in the Referral Memorandum issued by the Office of the Zoning Administrator dated May 14, 2026, the requested relief is limited to area variance relief associated with the story interpretation applicable to the proposed addition.

EXISTING SITE AND STRUCTURAL CONDITIONS: The Property is affected by longstanding structural conditions associated with historically joined structures across adjacent lots, including an existing structural encroachment that contributes to the constrained nature of the site and limits flexibility in independently modifying the structure.

FAR / GFA SUMMARY TABLE			
1608 27th Street SE Square 5585, Lot 0006 Zone: RA-1			
		Level	GFA (SF)
Lot Area (SF)	2,945.0	Basement	112.5
Maximum FAR Allowed	0.90	First Floor	942.0
Maximum Permitted GFA (SF)	2,650.5	Second Floor	942.0
Proposed Total GFA (SF)	2,518.5	Third Floor	522.0
Proposed FAR	0.855	TOTAL PROPOSED GFA	2,518.5

COMPLIANCE SUMMARY: Proposed GFA = 2,518.5 SF; Lot Area = 2,945 SF; Proposed FAR = 0.855 (0.86 rounded), which is less than the maximum permitted FAR of 0.90. Project complies with RA-1 FAR density requirement.

Note: All GFA/FAR measurements are shown to exterior faces of exterior walls. Basement GFA shown per 11-DCMR Subtitle B §304.5.

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A3	PROPOSED 2 ND FL. & 3 RD FL.
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A6	PROPOSED EXTERIOR ELEVATIONS
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Z2	SHADOW STUDIES – SUMMER SOLSTICE
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Z4	SHADOW STUDIES – VERNAL EQUINOX

These Drawings & Specifications, and the ideas and designs represented herein, are proprietary. No part shall be copied, disclosed to others, or used in connection with any other project or site, without prior written consent of the Owner.

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jkenbarrow@gmail.com

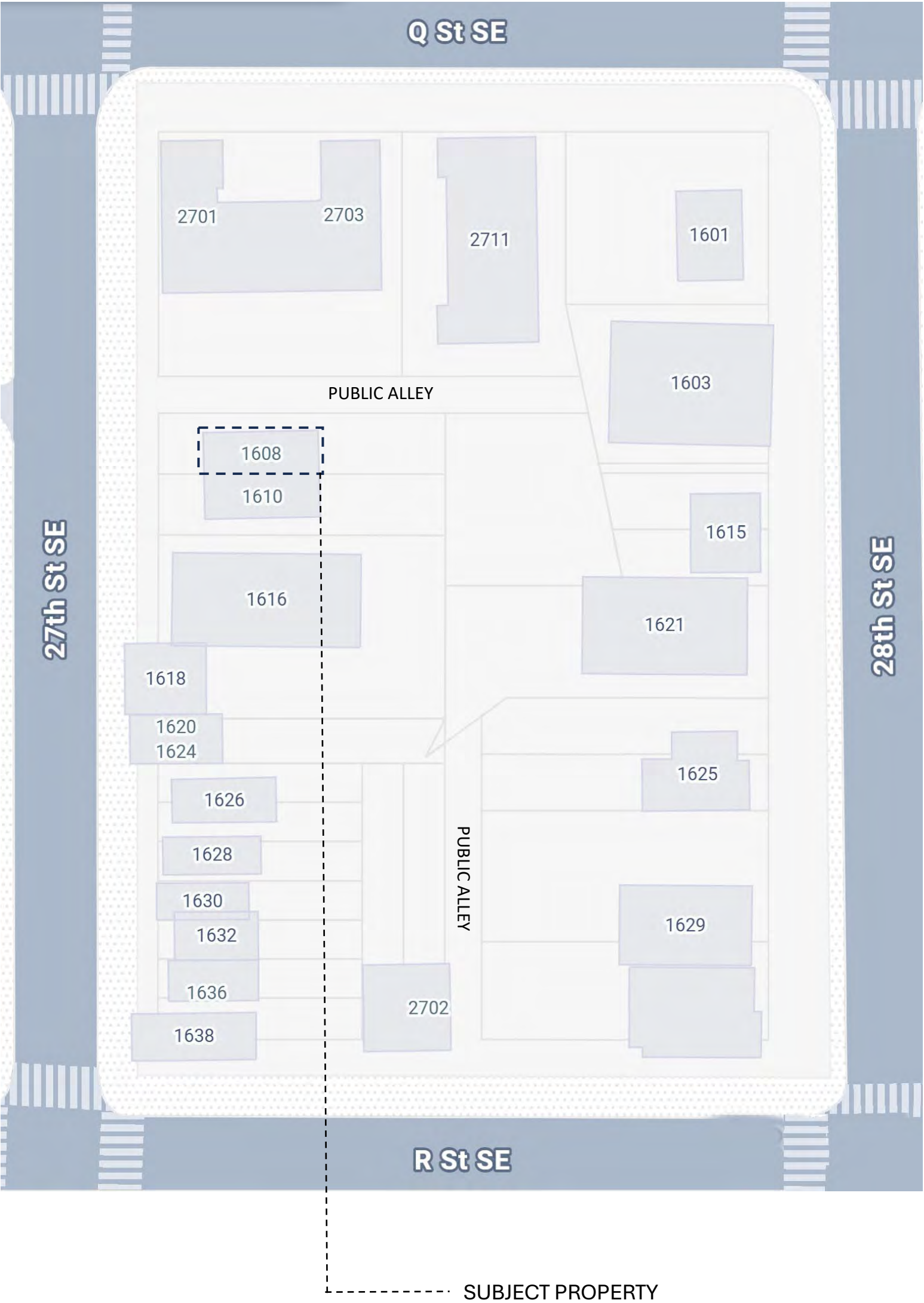
CLIENT:

THE BRISCOE RESIDENCE
1608 27TH STREET SE
WASHINGTON, DC 20020

DATE: 05.15.2026
SCALE: NONE

COVER
SHEET

F1



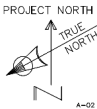
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DATE: 05.15.2026
SCALE: NONE



BLOCK
PLAN



view from 27th Street SE

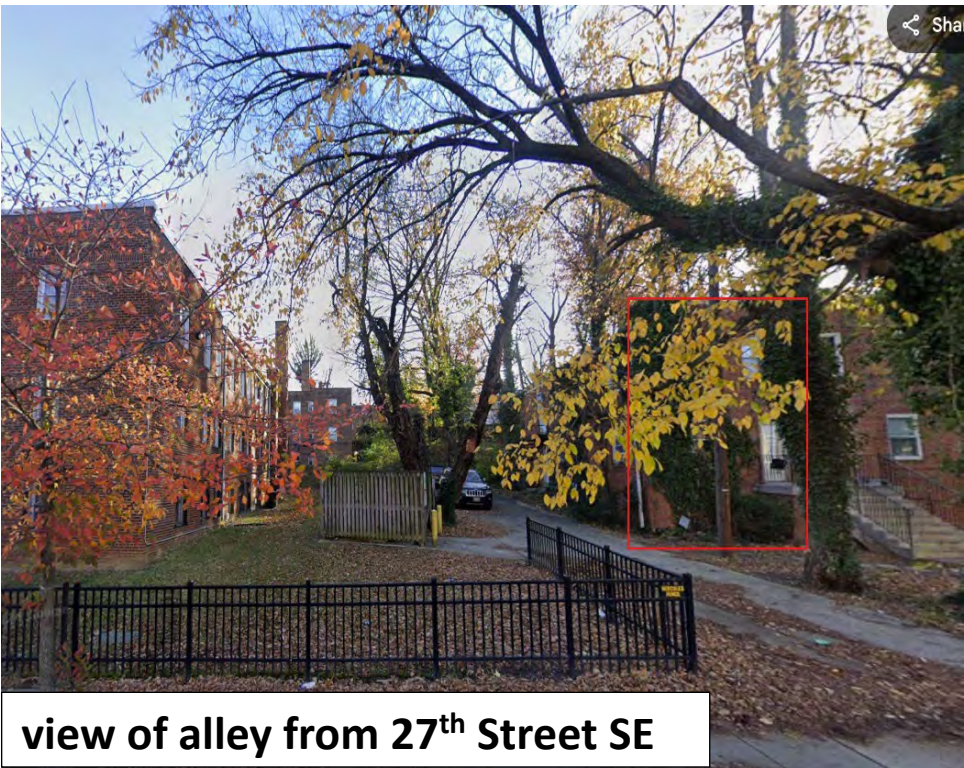
aerial view of 27th Street SE



view of alley from 27th Street SE



view from adjacent alley



view rear of property



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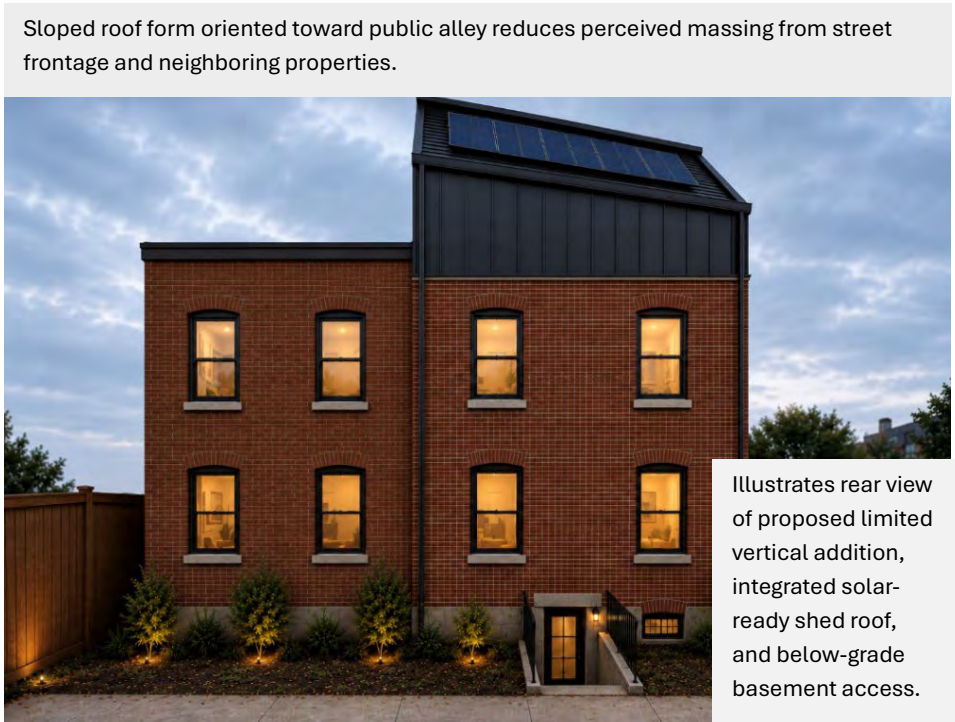
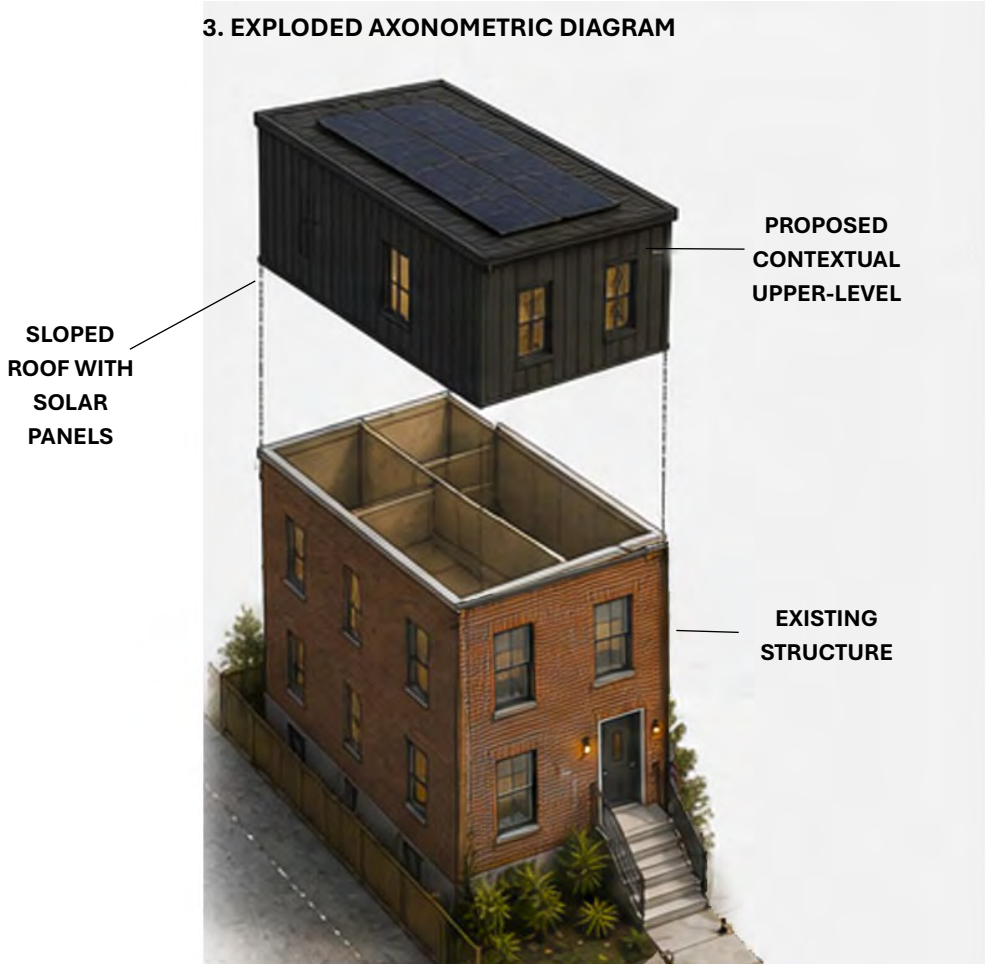
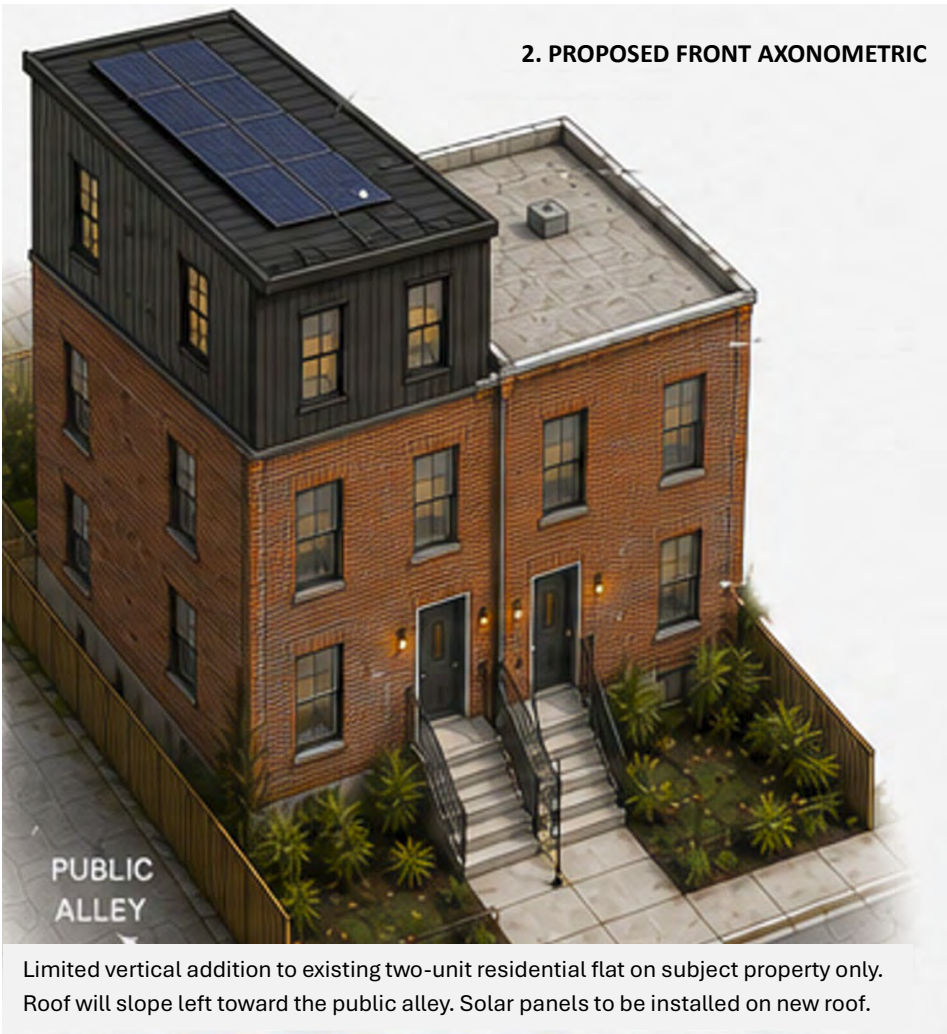
DATE: 05.15.2026
SCALE: 1/4" = 1' - 0"



CONTEXT
PHOTOS

F4

NOTE: Rear view images of the property were difficult to obtain due to excessive vegetation and steep



PROJECT HIGHLIGHTS

- Limited vertical addition to existing two-unit residential flat
- No change in use or number of dwelling units
- Height within permitted 40-foot limit
- Lot occupancy remains 31.8%
- Compatible scale, materials, and rhythm with surrounding area
- Enhances housing quality while preserving the character of the block
- **Supports DC Government Sustainability Initiatives**
 - Solar-ready roof design
 - High-performance building envelope
 - LED lighting and low-flow fixtures
 - Native landscaping and permeable surfaces
 - Retrofit approach to reduce energy use and stormwater impact

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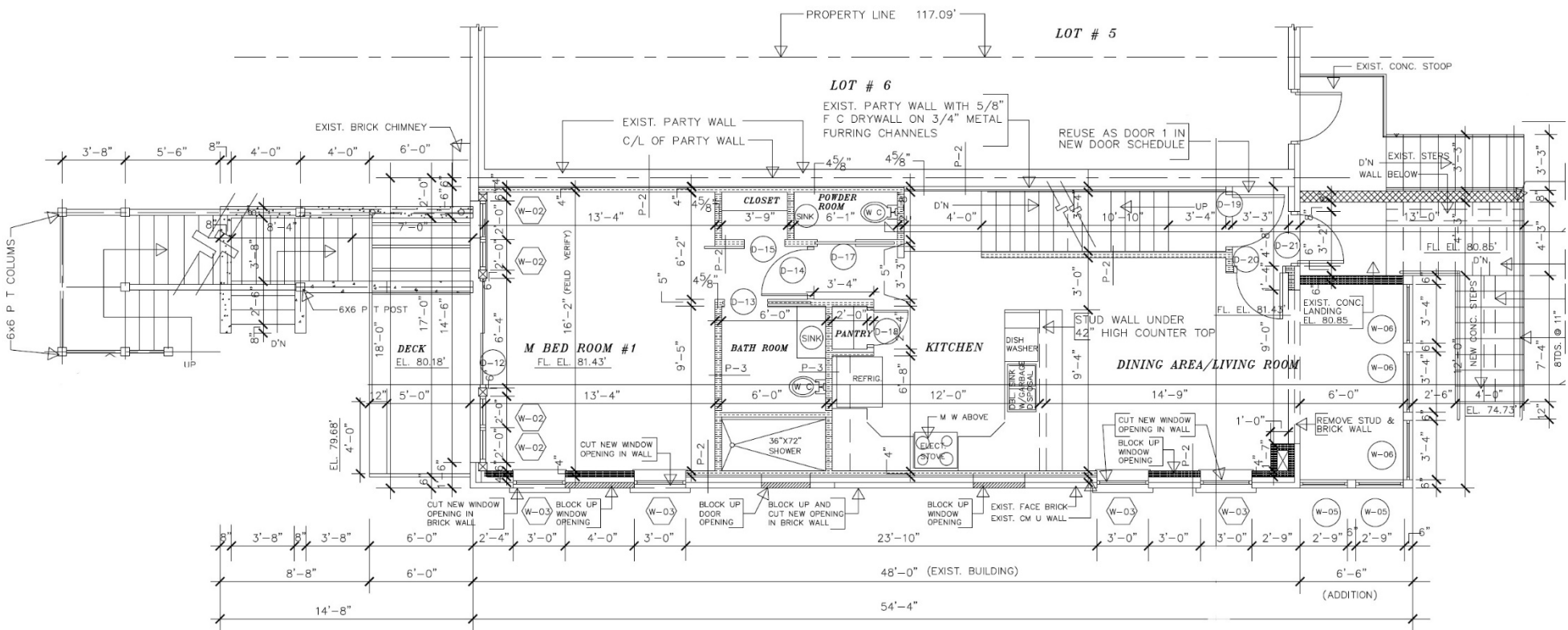
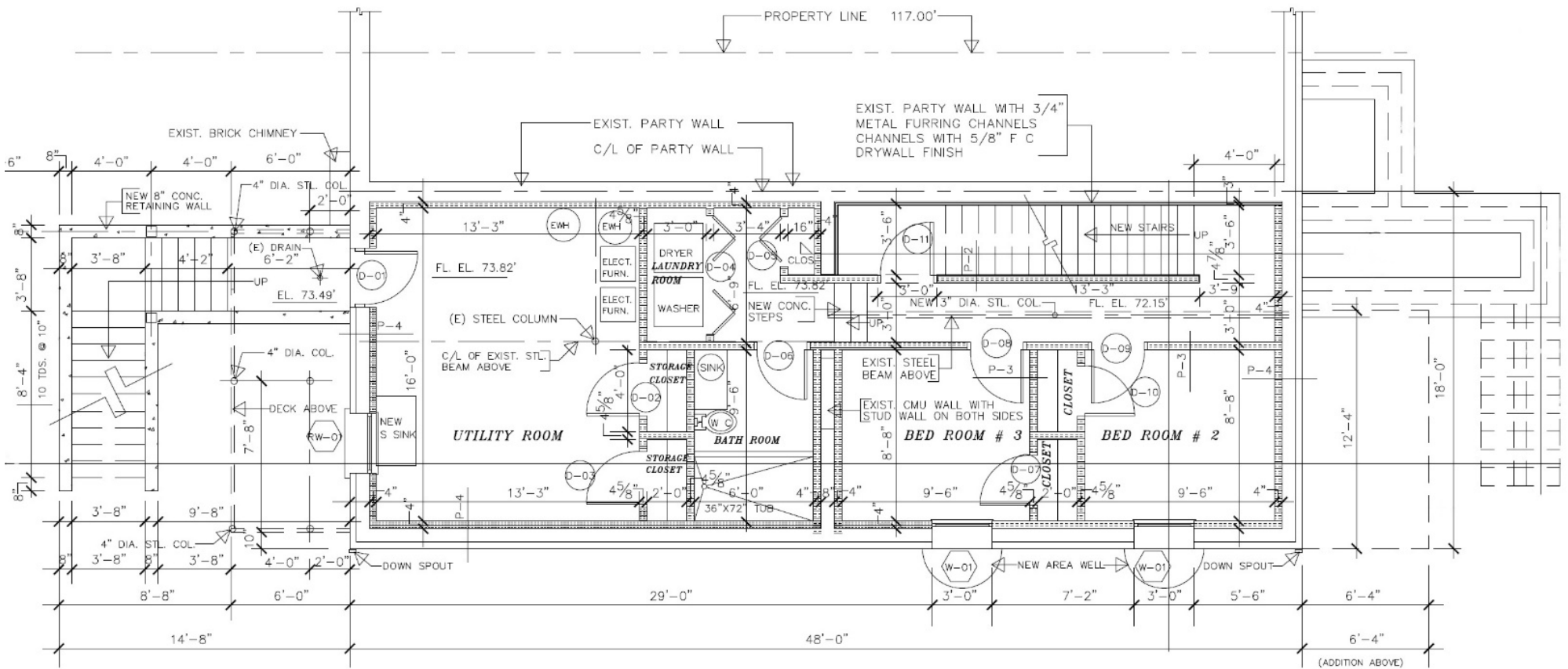
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AXONOMETRIC
VIEWS

F5

Axono™ renderings are conceptual architectural visualizations prepared for illustrative zoning and presentation purposes only. Images are not exact scaled reproductions of the architectural plans and should not be interpreted as construction documents, engineering drawings, or surveyed representations. Final design, dimensions, materials, geometry, and site conditions remain subject to refinement through the design, permitting, and construction process.



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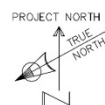
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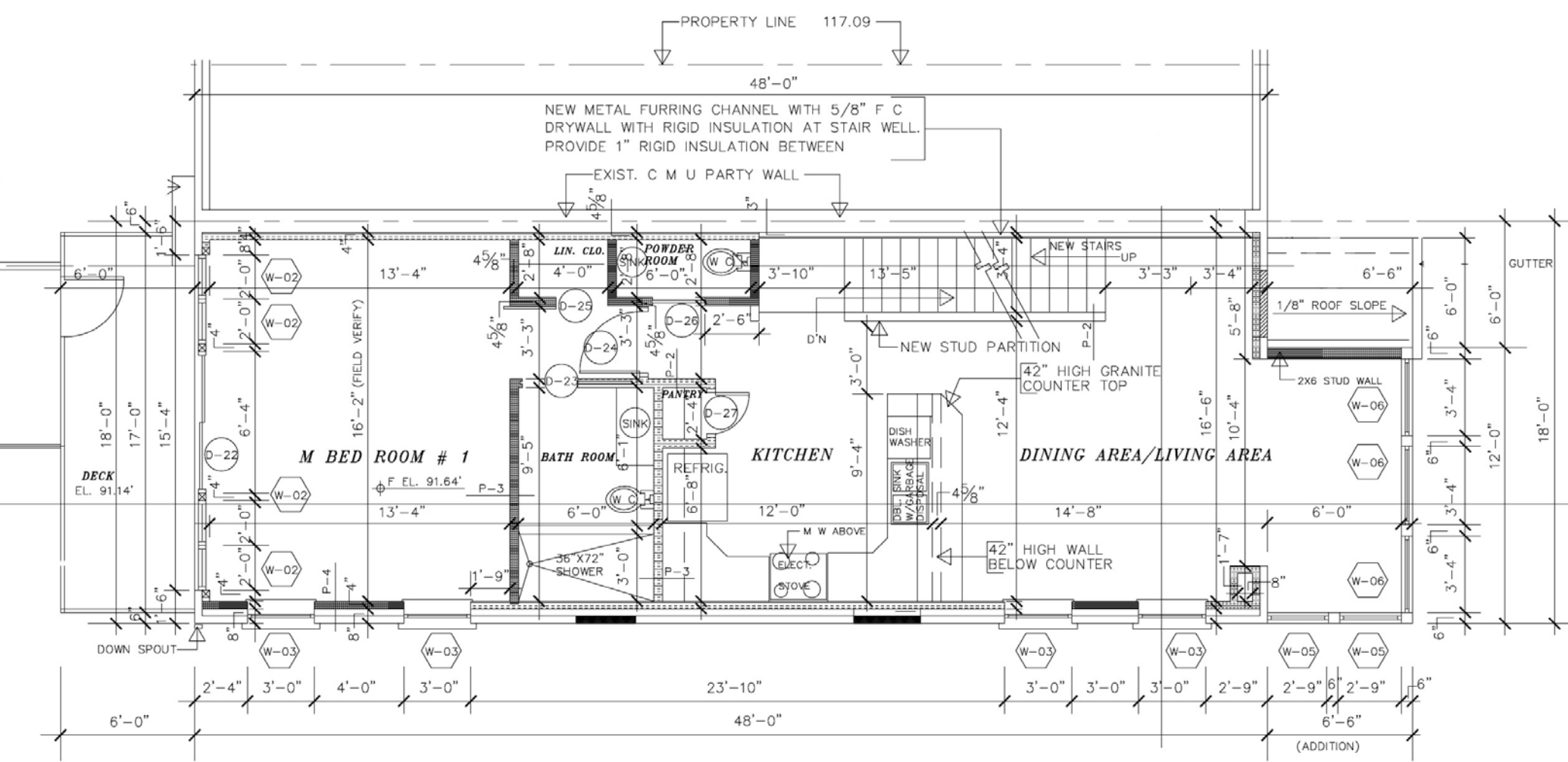
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WASHINGTON, DC 20020

DATE: 05.15.2026
SCALE: 1/4" = 1'-0"



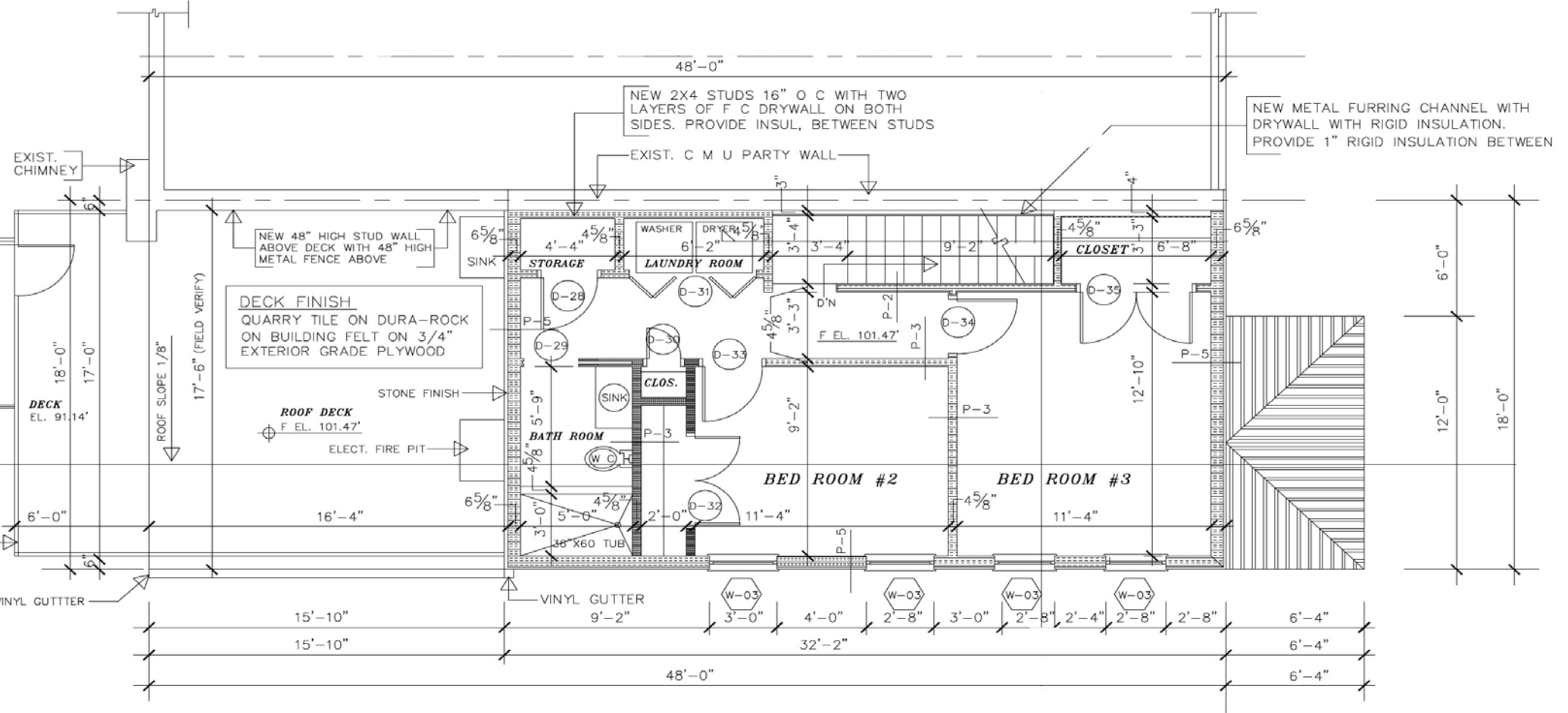
PROPOSED
BASEMENT & 1ST FL.

A2



PROPOSED SECOND FLOOR PLAN

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



PROPOSED THIRD FLOOR PLAN

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

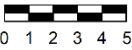
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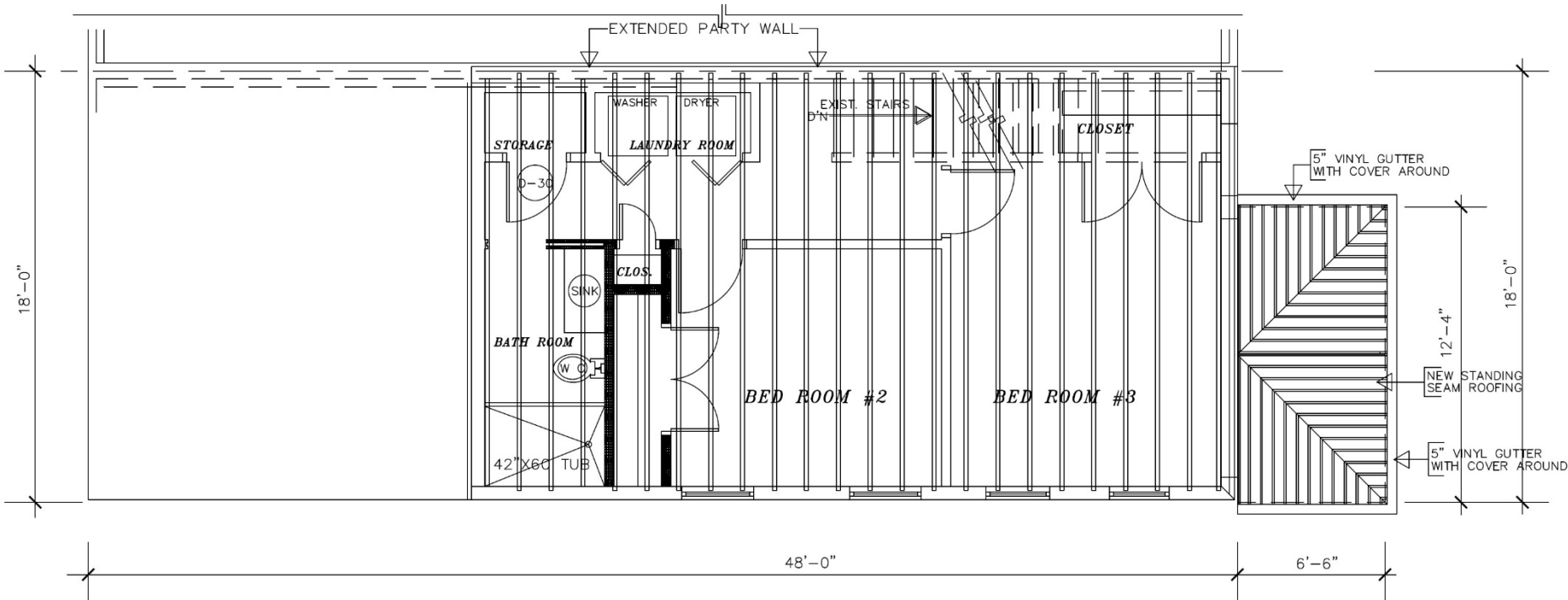
THE BRISCOE RESIDENCE
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WASHINGTON, DC 20020

DATE: 05.15.2026
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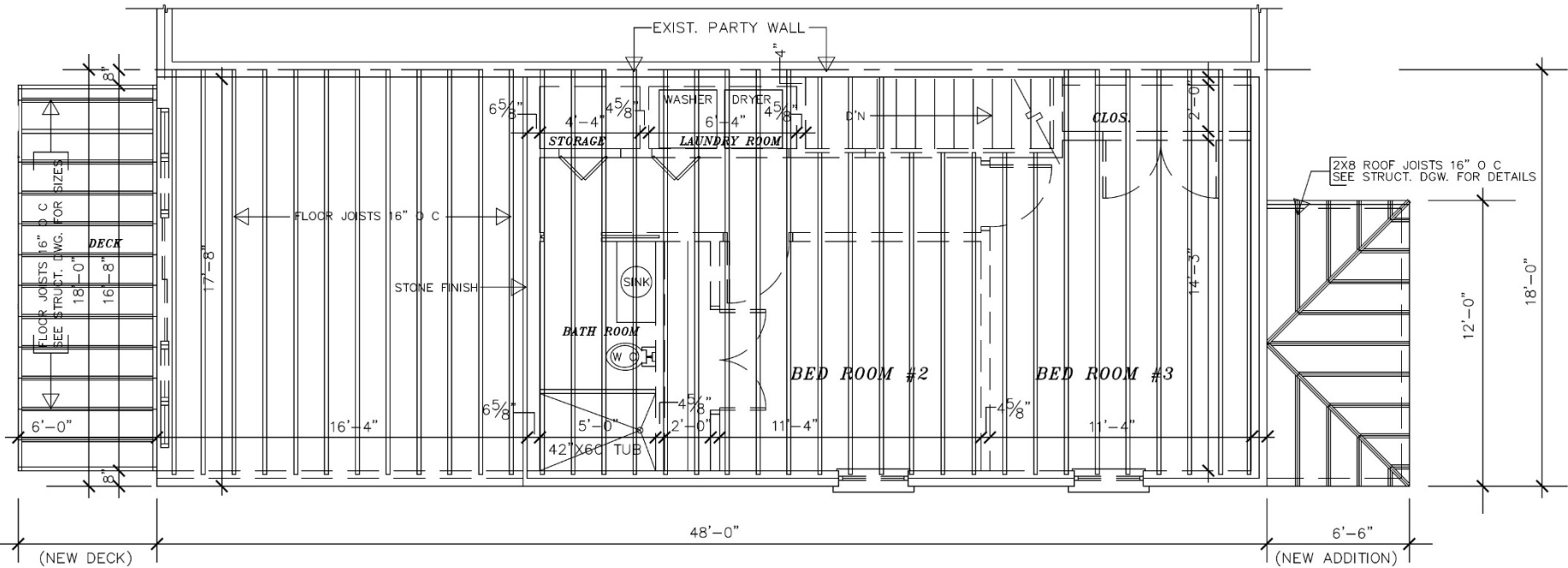
PROPOSED 2ND &
3RD FL.

A3



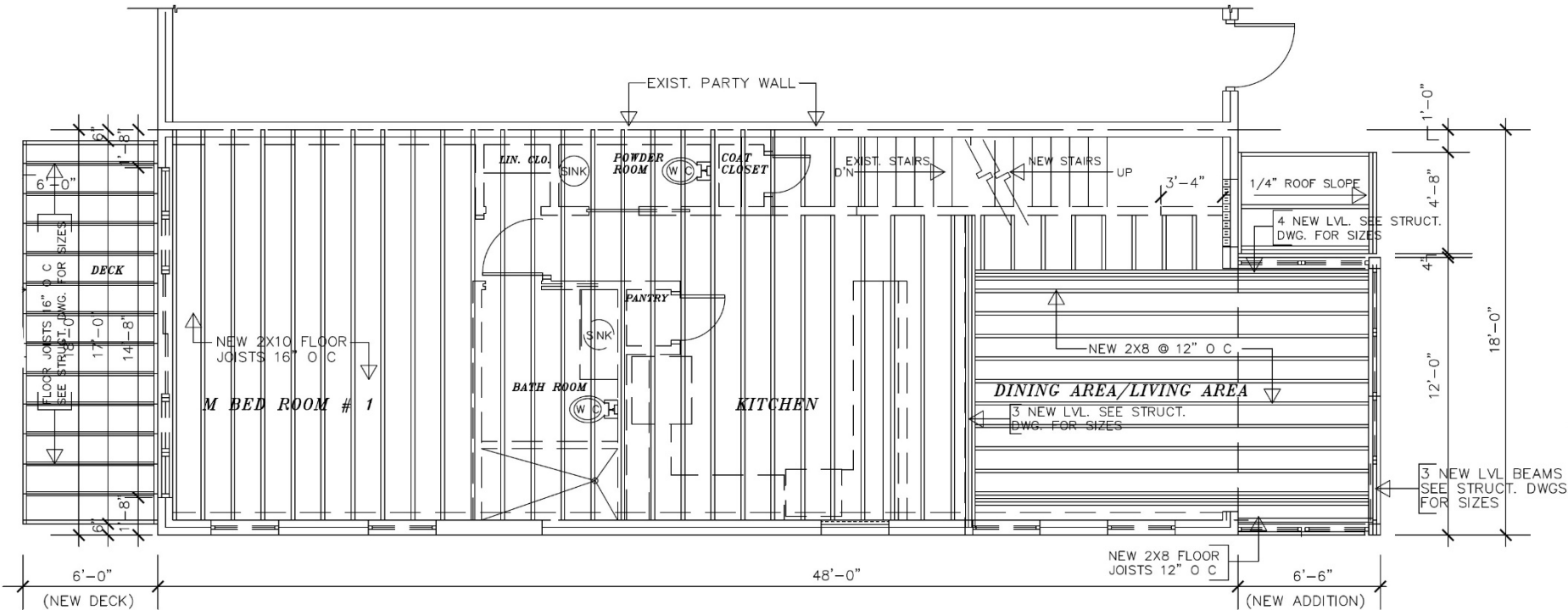
PROPOSED ROOF FRAMING PLAN

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



PROPOSED THIRD FLOOR FRAMING PLAN

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



PROPOSED SECOND FLOOR FRAMING PLAN

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

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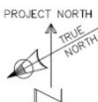
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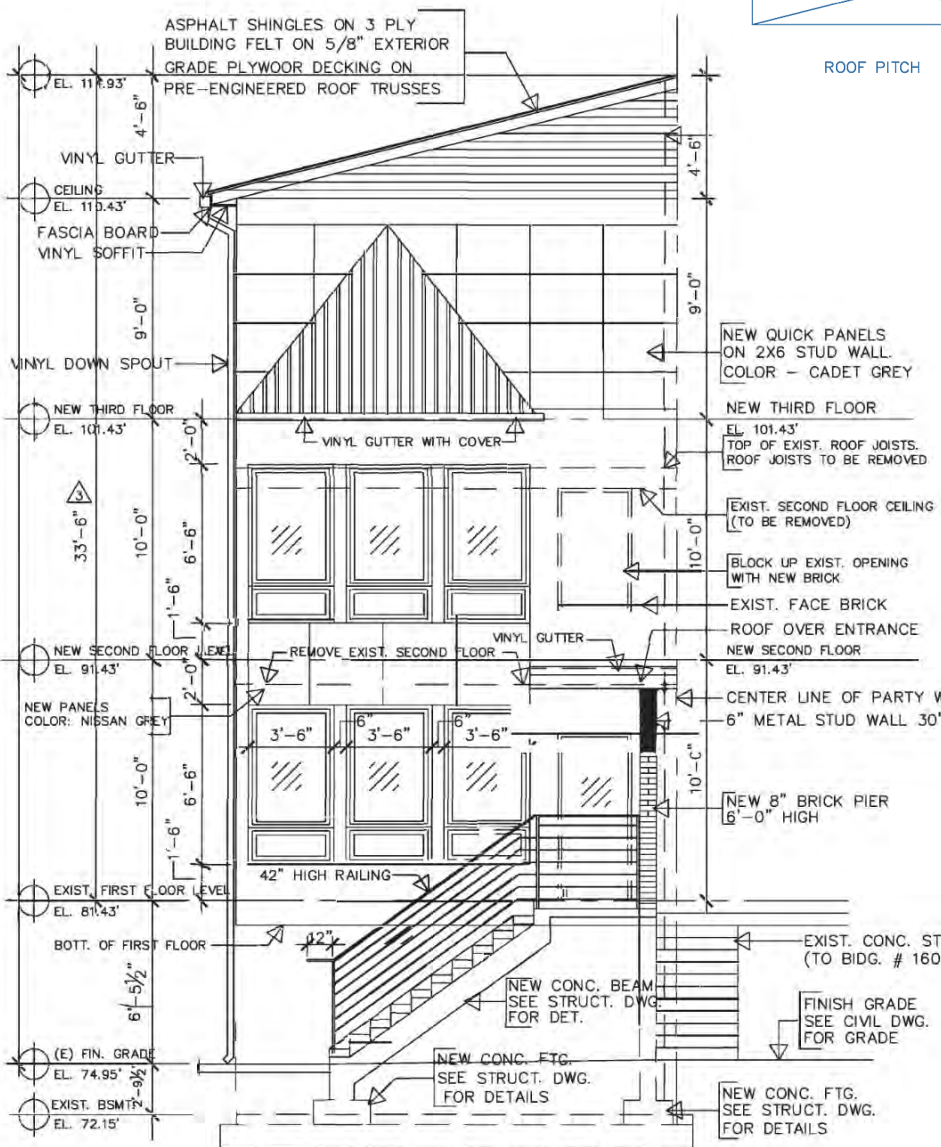
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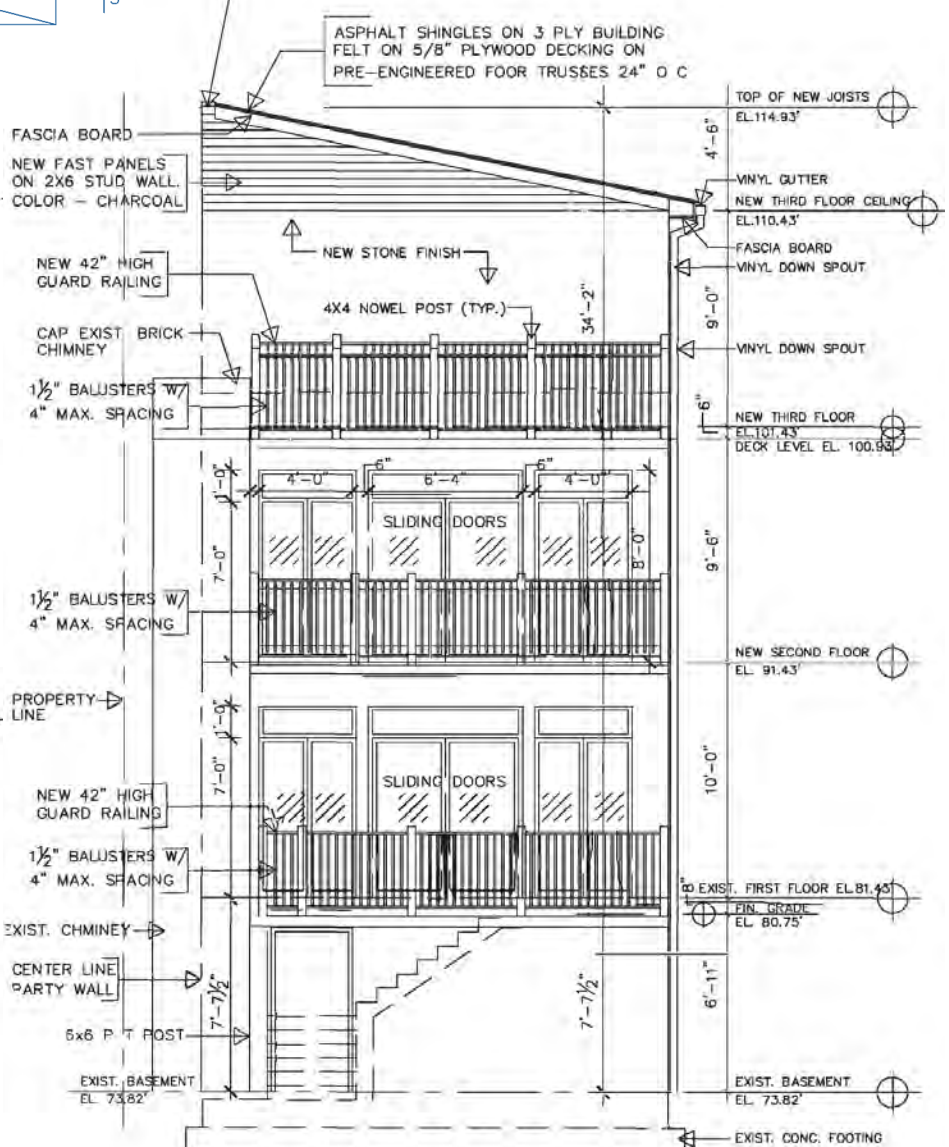
PROPOSED 2ND FL., 3RD FL.
& ROOF FRAMING

A5



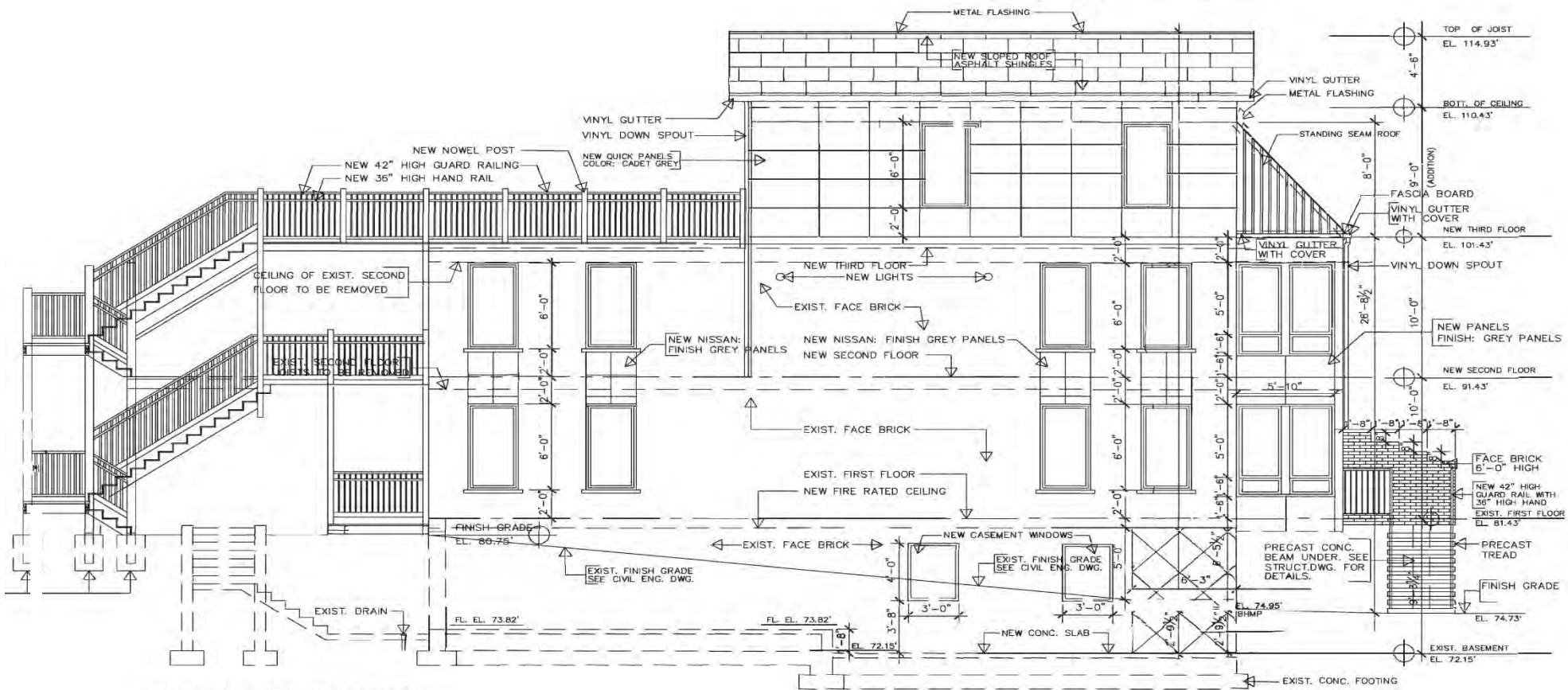
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SCALE: 1/4" = 1'- 0"



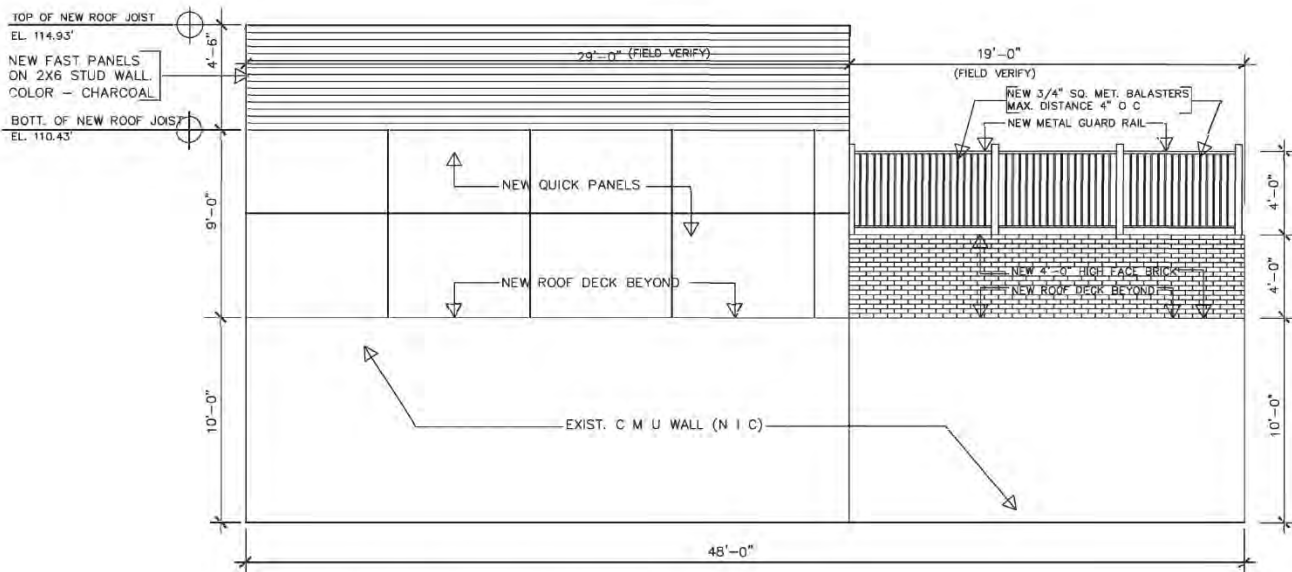
PROPOSED REAR ELEVATION

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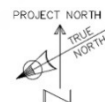
PROPOSED LEFT ELEVATION

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



PROPOSED RIGHT SIDE ELEVATION

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



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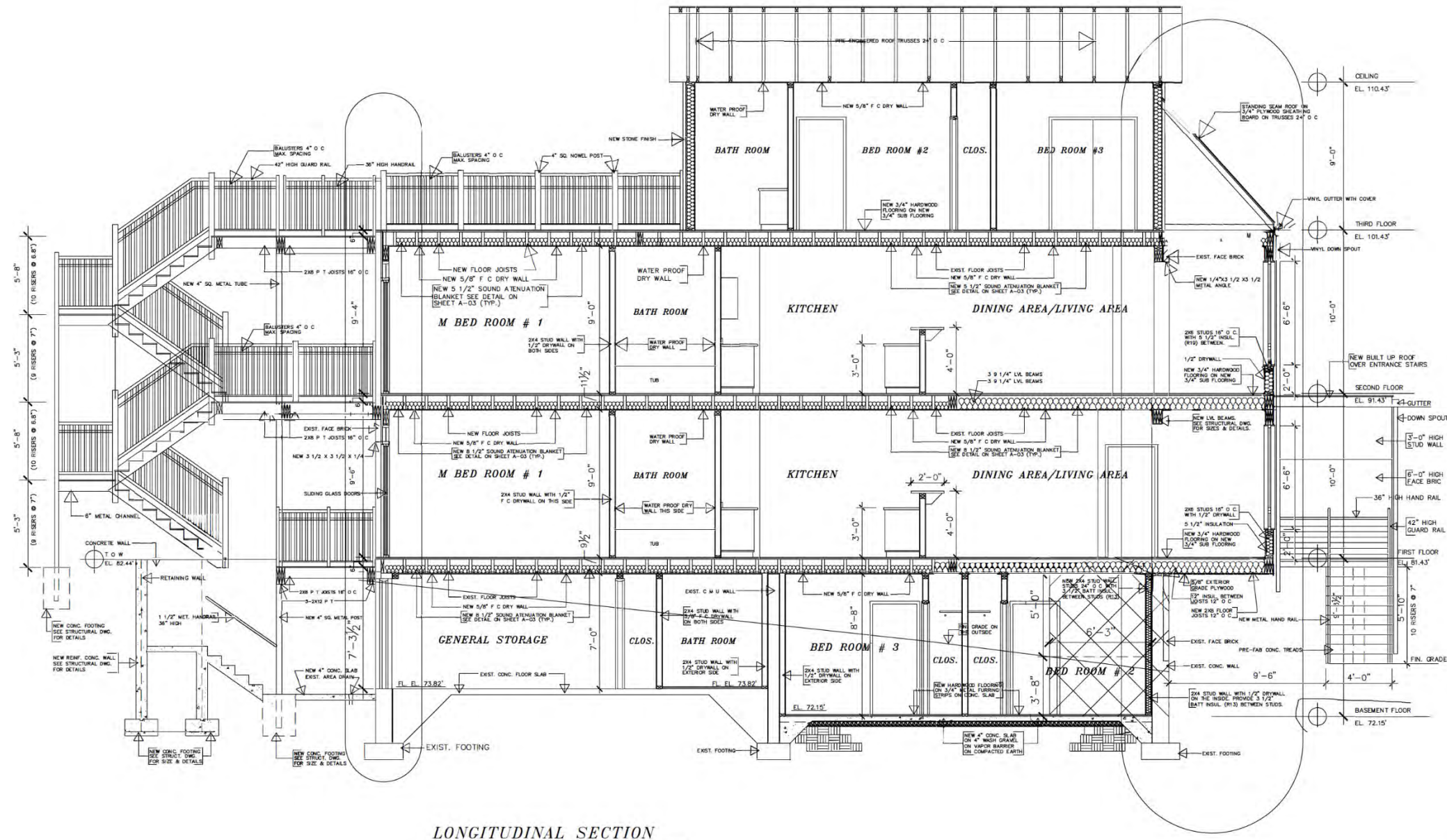
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SCALE: 1/4" = 1'- 0"



PROPOSED ELEVATIONS

A6



LONGITUDINAL SECTION

SCALE: 3/8" = 1'- 0"

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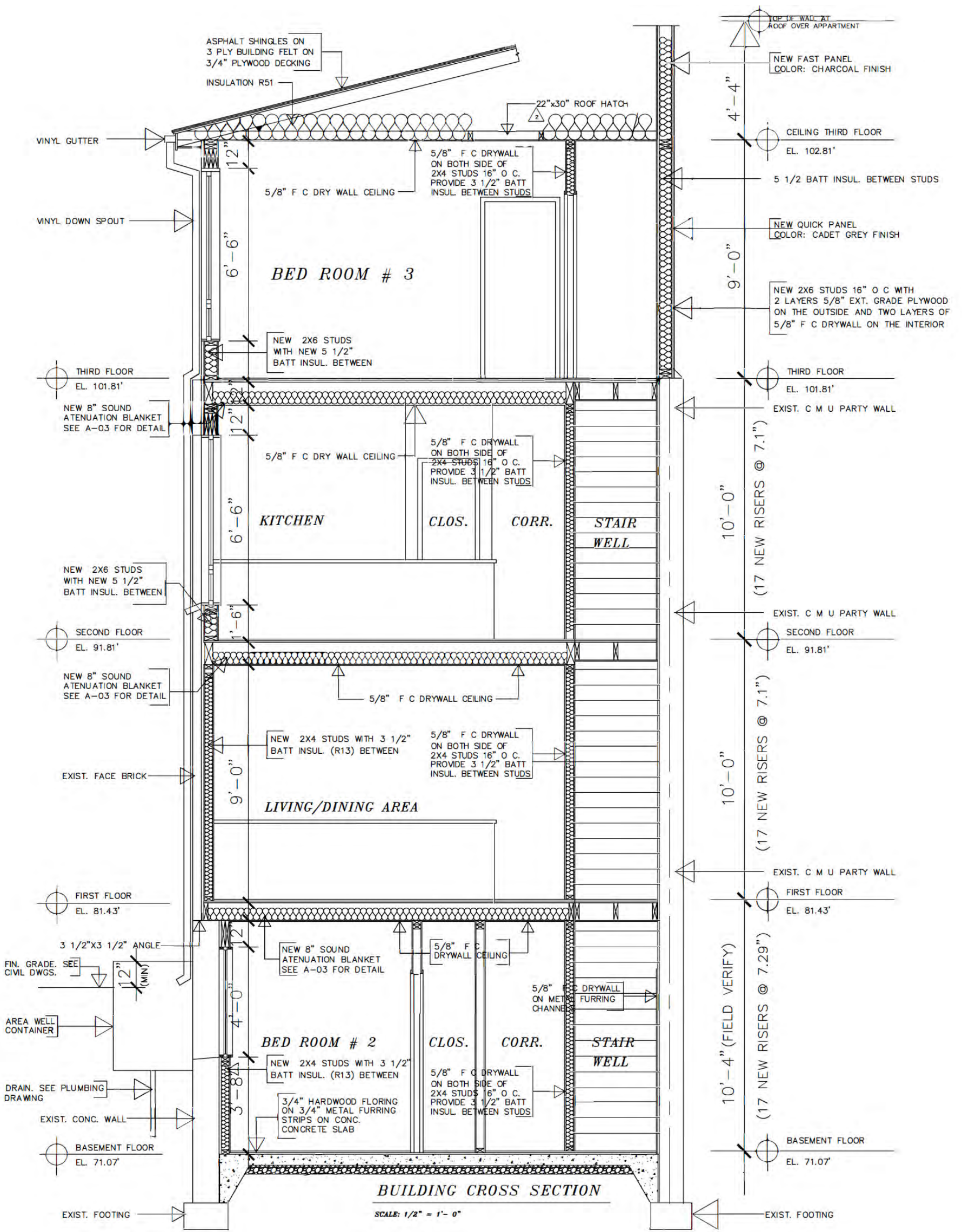
THE BRISCOE RESIDENCE
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WASHINGTON, DC 20020

DATE: 05.15.2026
SCALE: 3/8" = 1'- 0"



LONGITUDINAL
SECTION

A7



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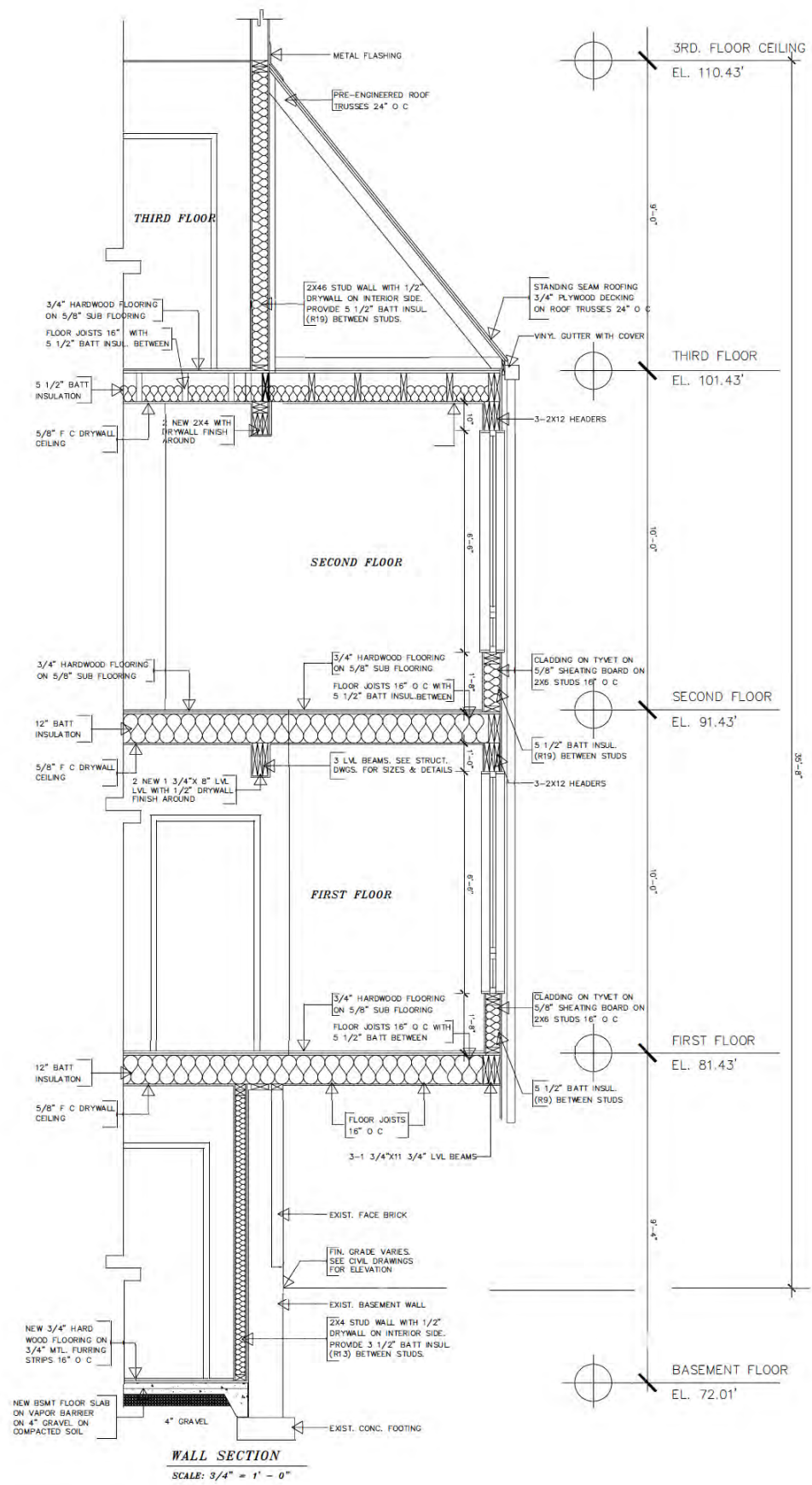
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1608 27TH STREET SE
WASHINGTON, DC 20020

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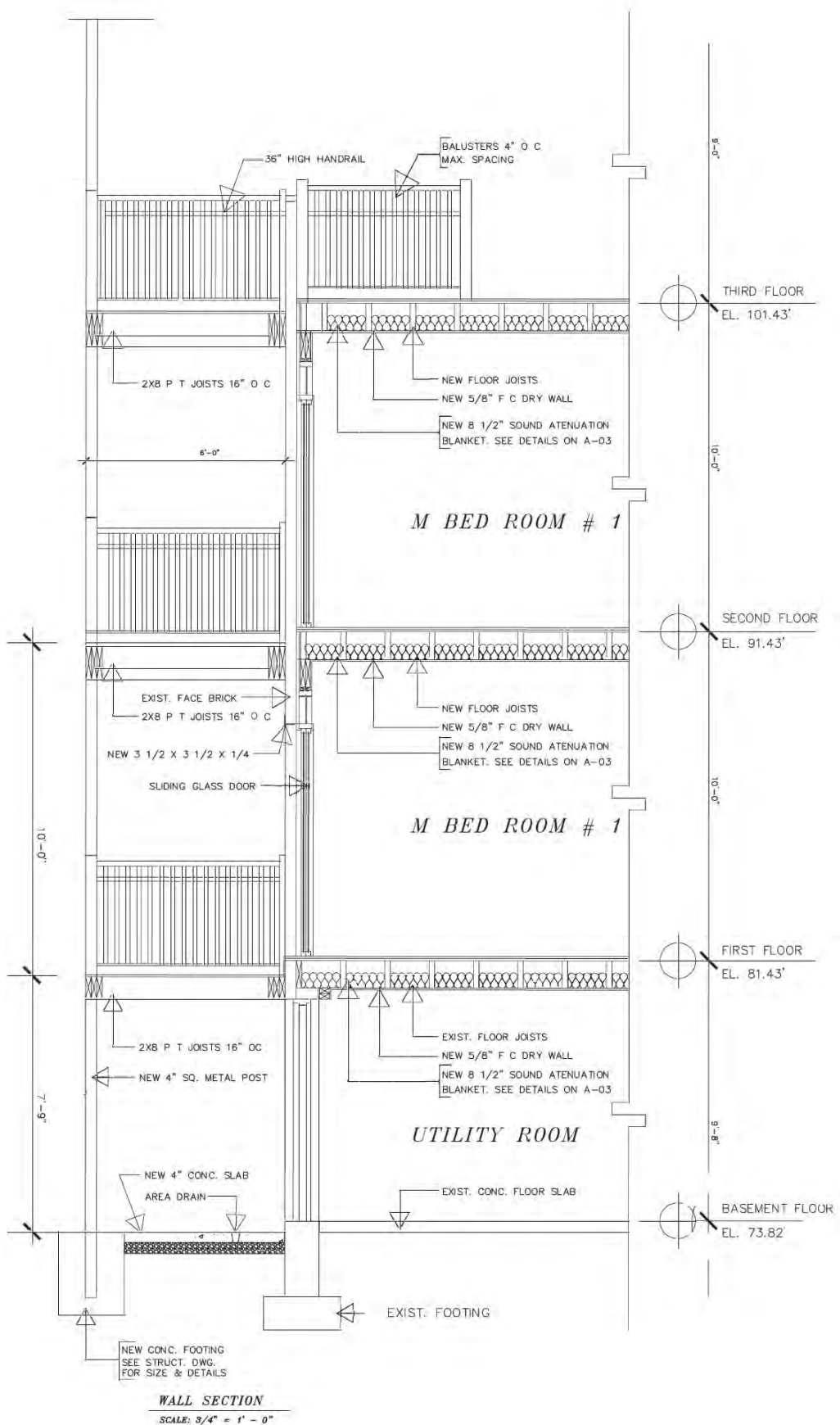


BUILDING CROSS
SECTION MODEL

A8



FRONT ELEVATION – WALL SECTION



REAR ELEVATION – WALL SECTION

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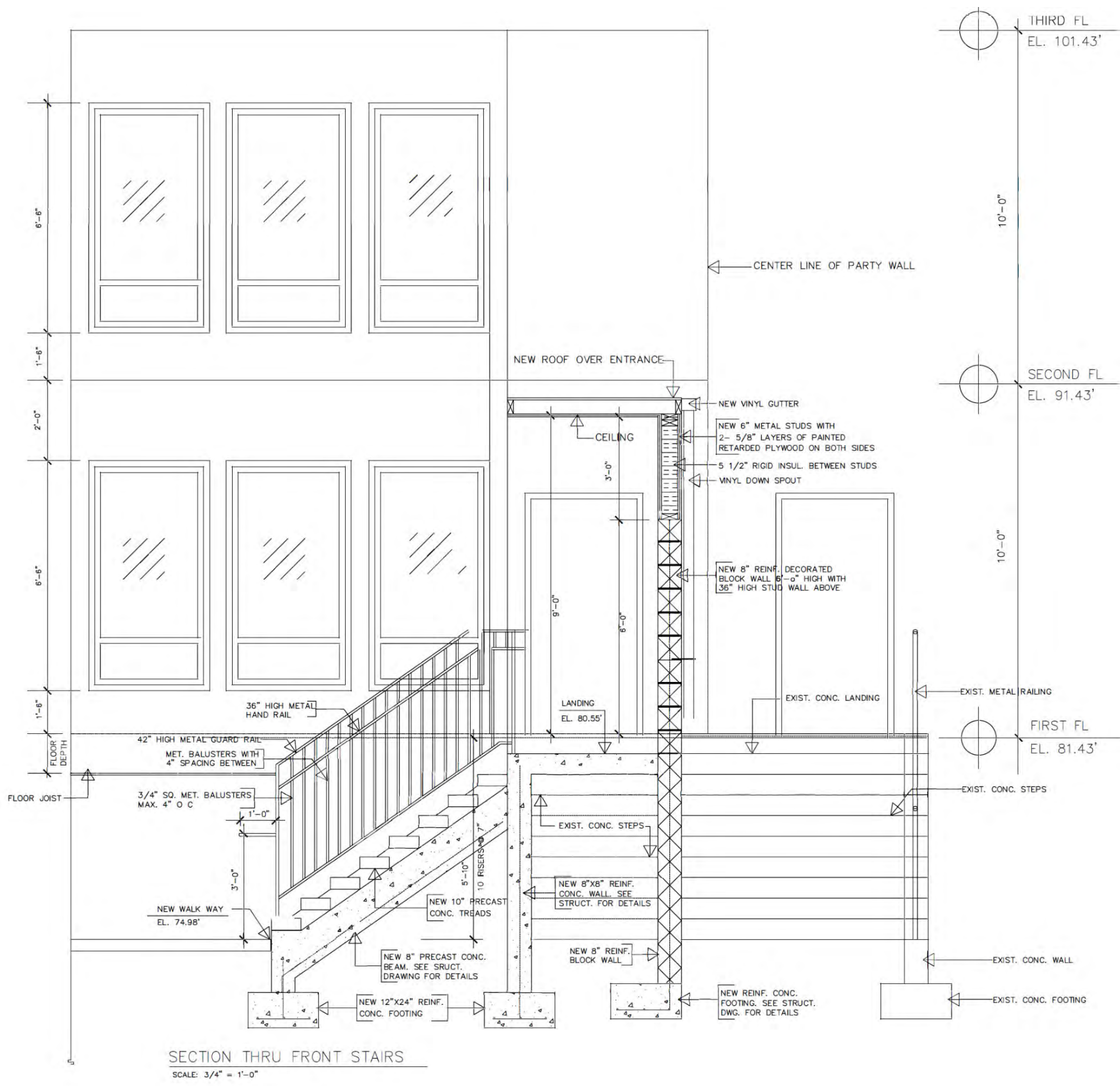
THE BRISCOE RESIDENCE
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DATE: 05.15.2026
SCALE: 3/4" = 1' - 0"



WALL
SECTION(S)

A9



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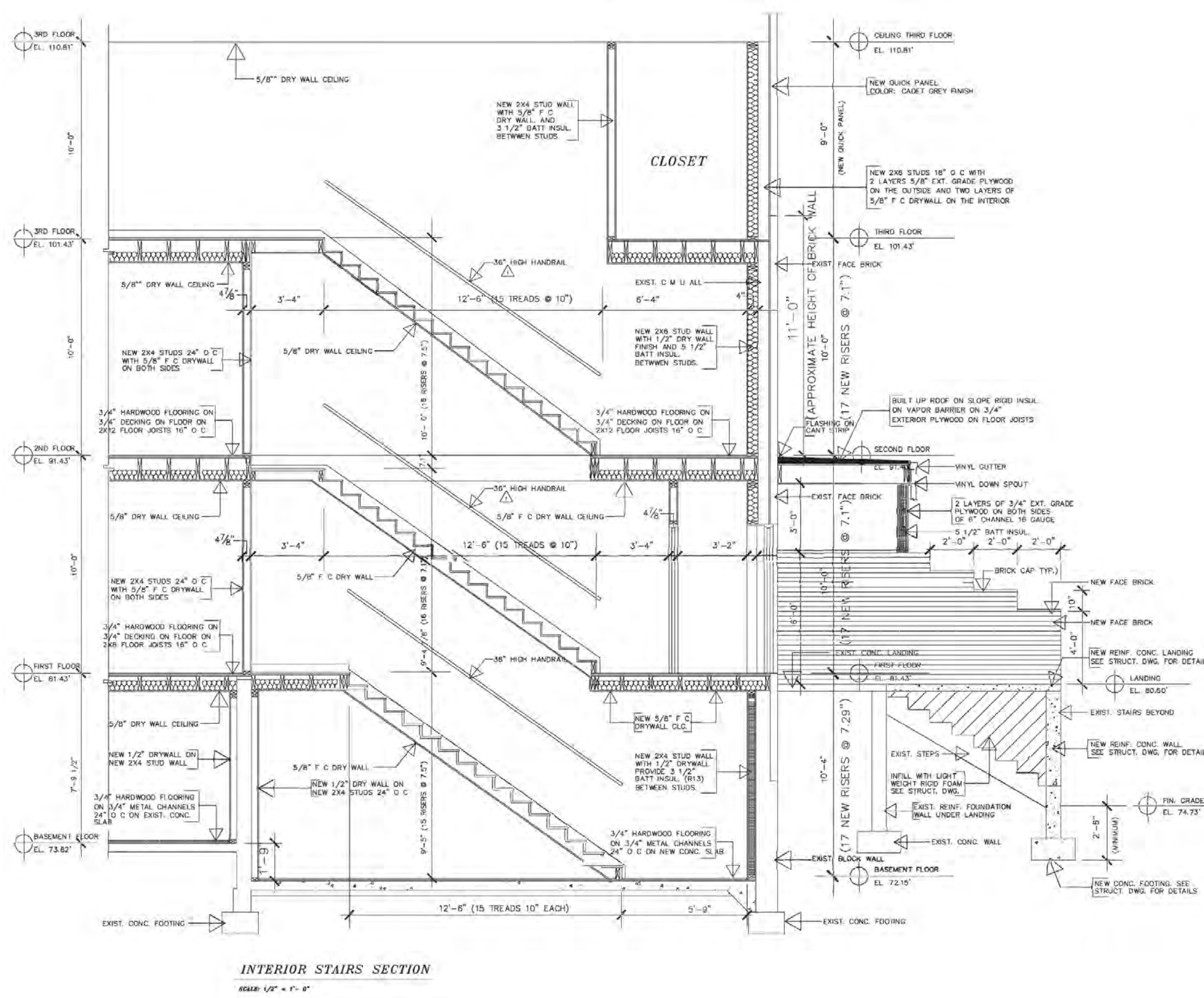
THE BRISCOE RESIDENCE
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WASHINGTON, DC 20020

DATE: 05.15.2026
SCALE: 3/4" = 1'-0"



ENTRANCE STAIRS
DETAILS

A10



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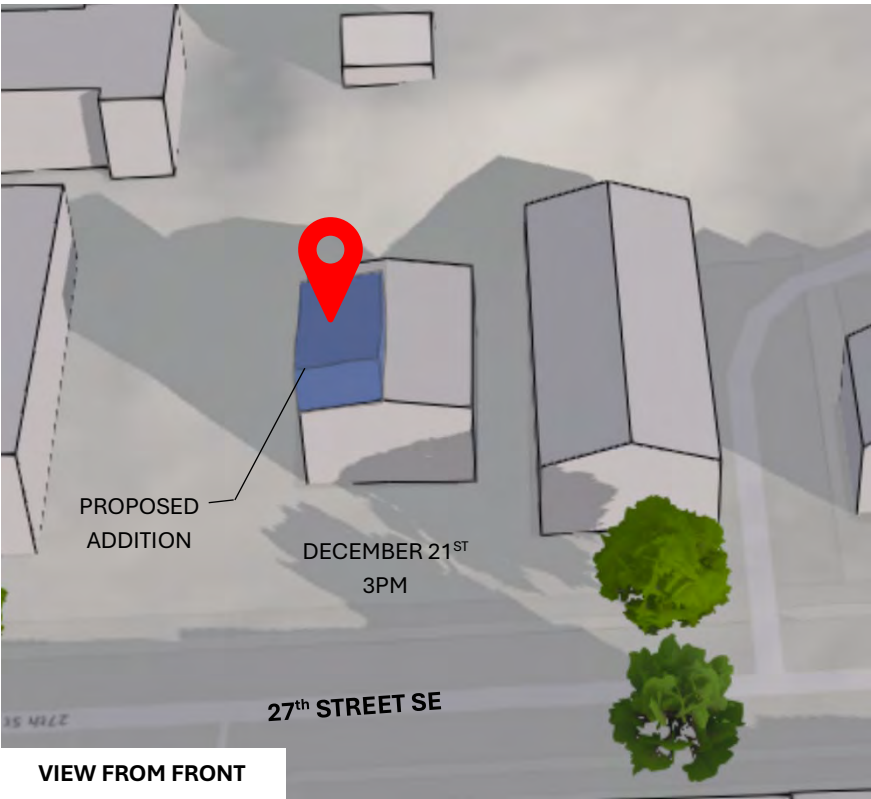
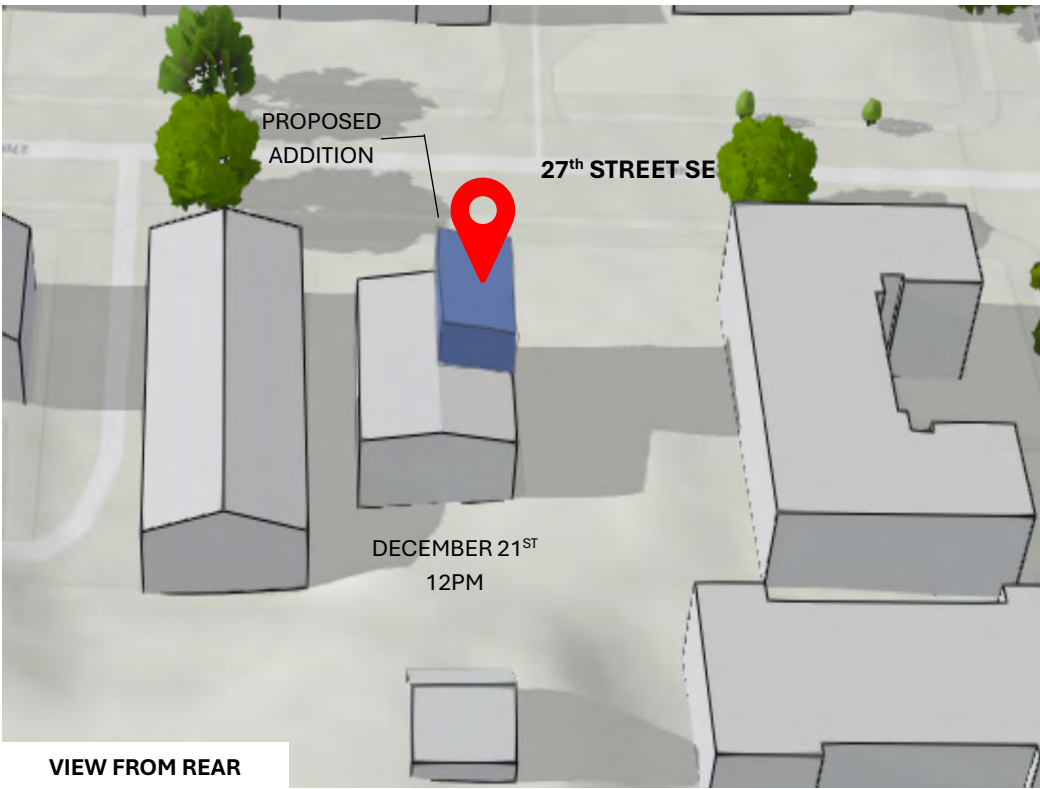
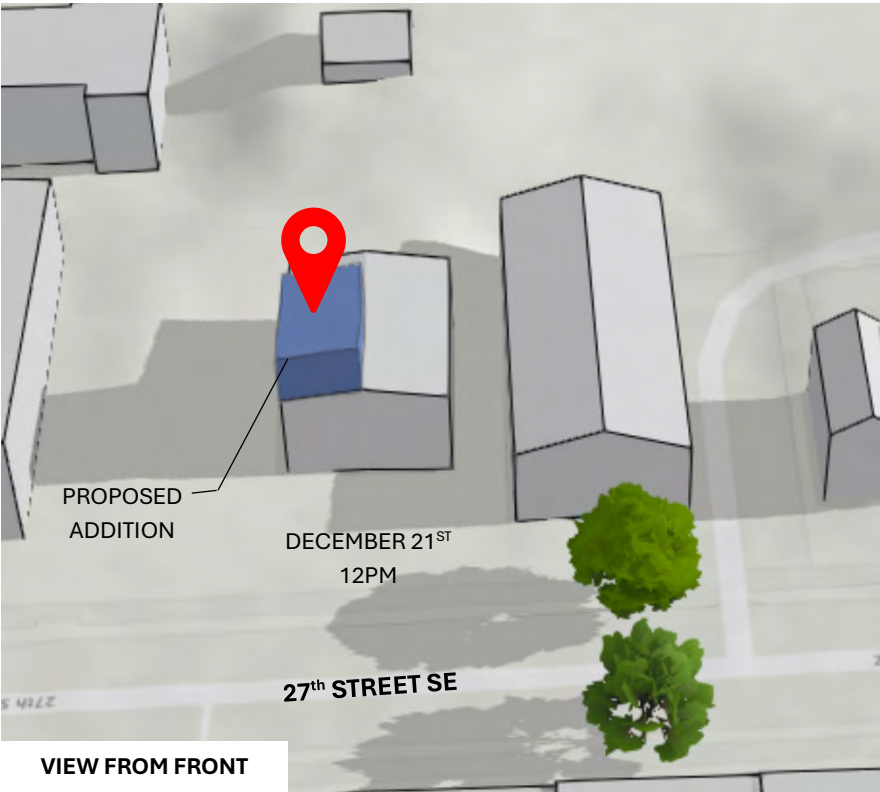
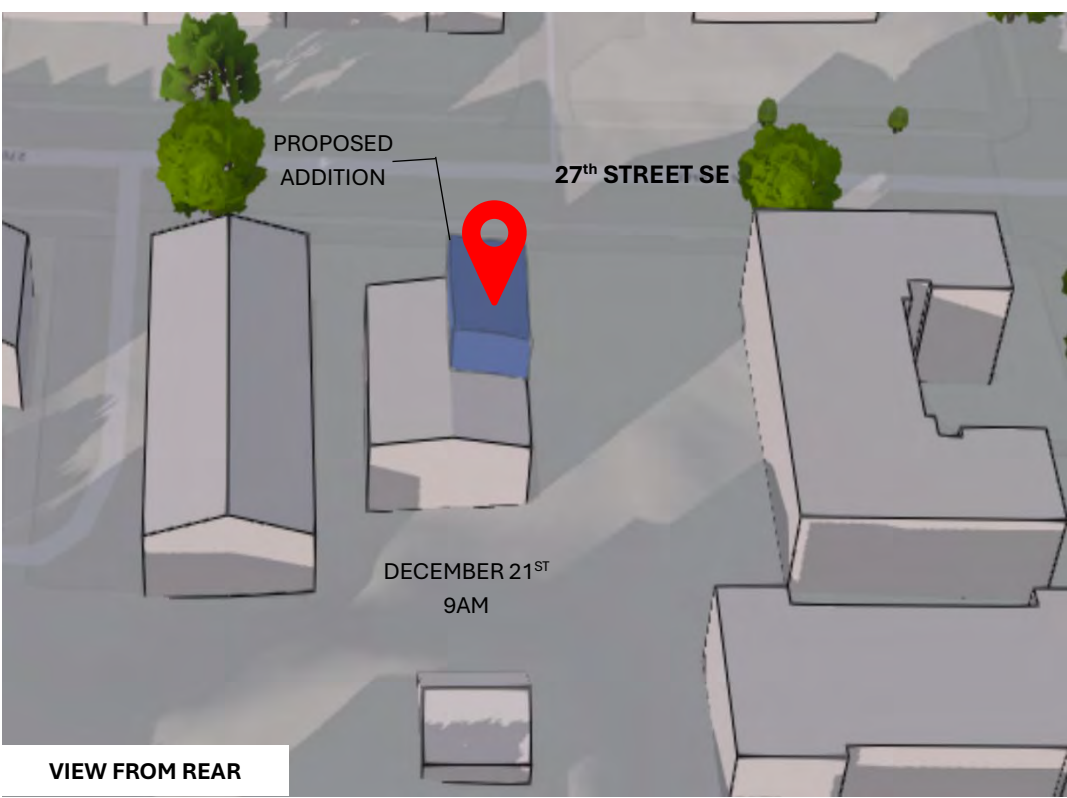
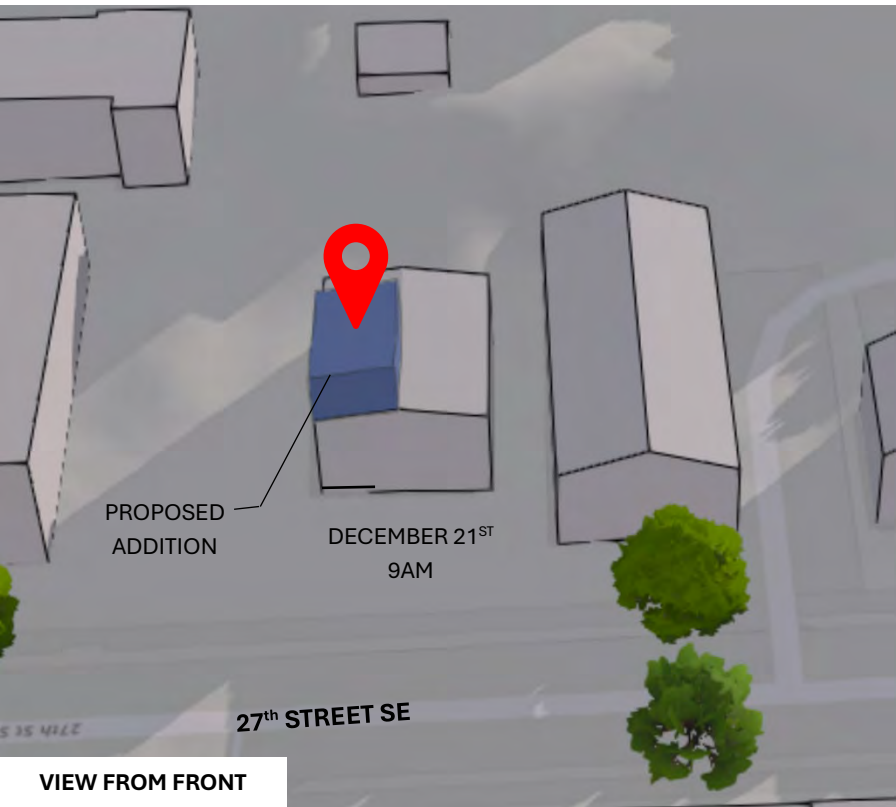
THE BRISCOE RESIDENCE
1608 27TH STREET SE
WASHINGTON, DC 20020

DATE: 05.15.2026
SCALE: 1/2" = 1' - 0"



PROPOSED INTERIOR
STAIRS SECTION

A11



1608 27th ST SE

SHADOW STUDY OF
PROPOSED ADDITION
REQUIRING ZONING RELIEF -
WINTER SOLSTICE

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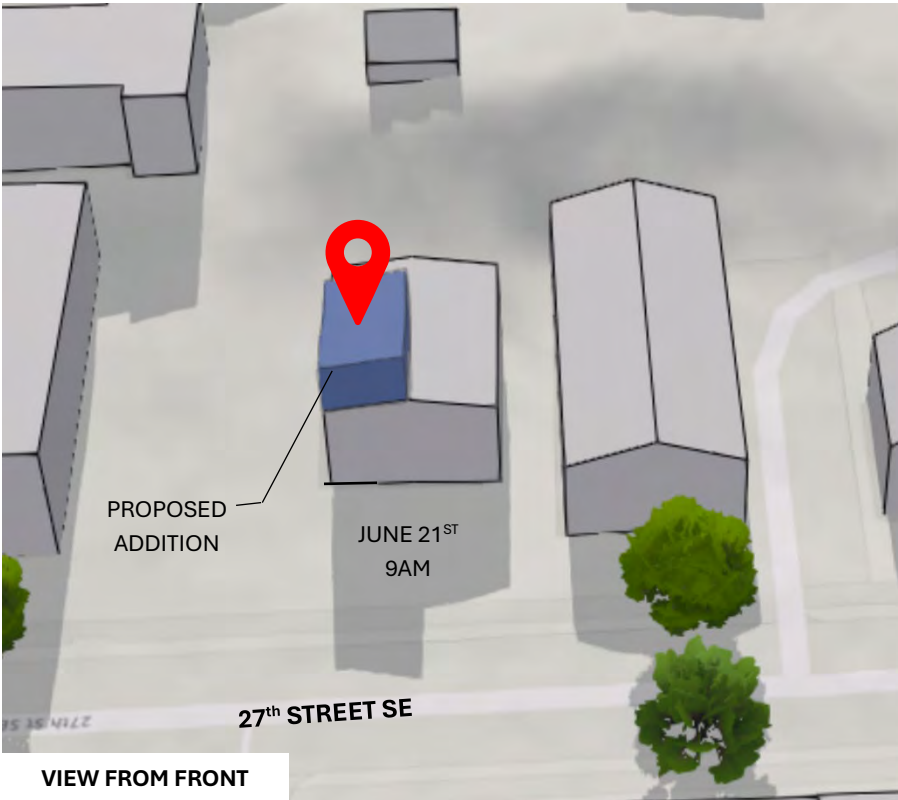
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THE BRISCOE RESIDENCE
1608 27TH STREET SE
WASHINGTON, DC 20020

DATE: 05.15.2026
SCALE: NONE



SHADOW STUDIES
WINTER SOLSTICE

Z1



VIEW FROM FRONT



VIEW FROM REAR



VIEW FROM FRONT



VIEW FROM REAR



VIEW FROM FRONT



VIEW FROM REAR

1608 27th ST SE
SHADOW STUDY OF
PROPOSED ADDITION
REQUIRING ZONING RELIEF -
SUMMER SOLSTICE

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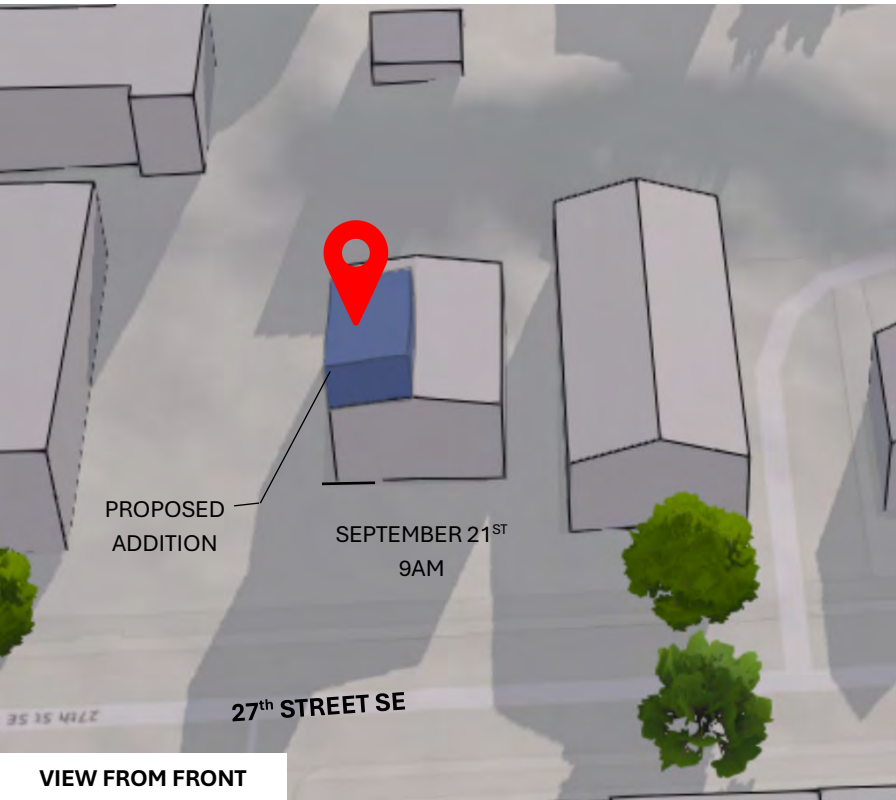
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THE BRISCOE RESIDENCE
1608 27TH STREET SE
WASHINGTON, DC 20020

DATE: 05.15.2026
SCALE: NONE



SHADOW STUDIES
SUMMER SOLSTICE

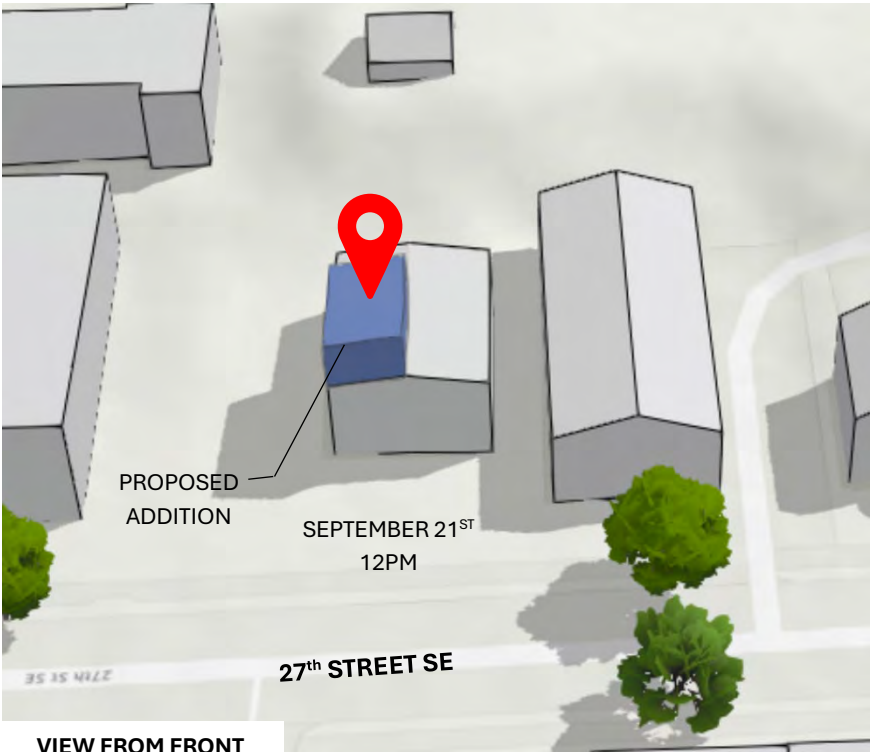
Z2



VIEW FROM FRONT



VIEW FROM REAR



VIEW FROM FRONT



VIEW FROM REAR



VIEW FROM FRONT



VIEW FROM REAR

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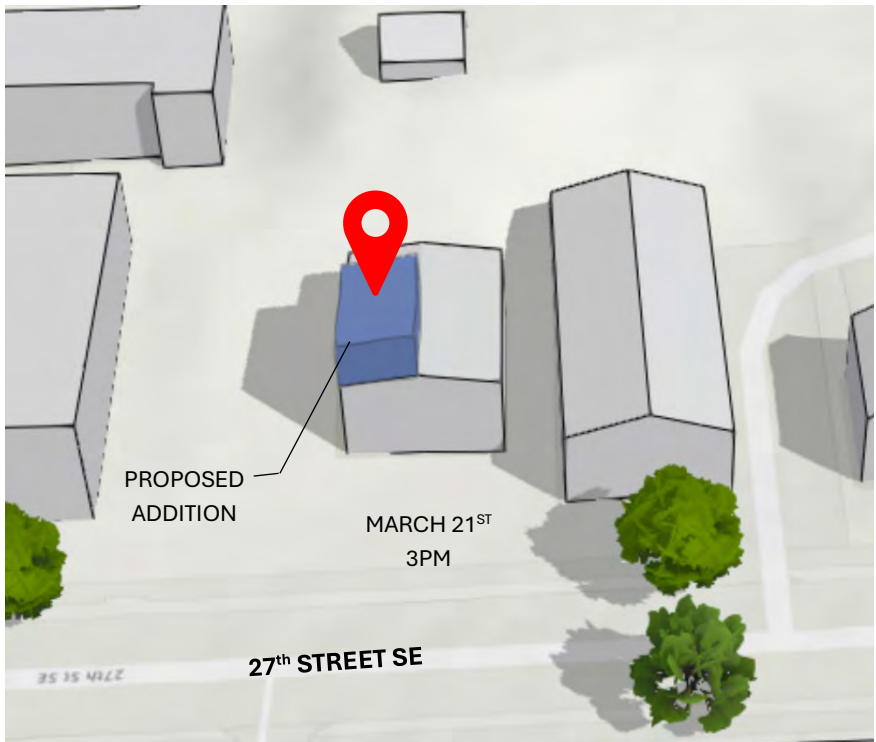
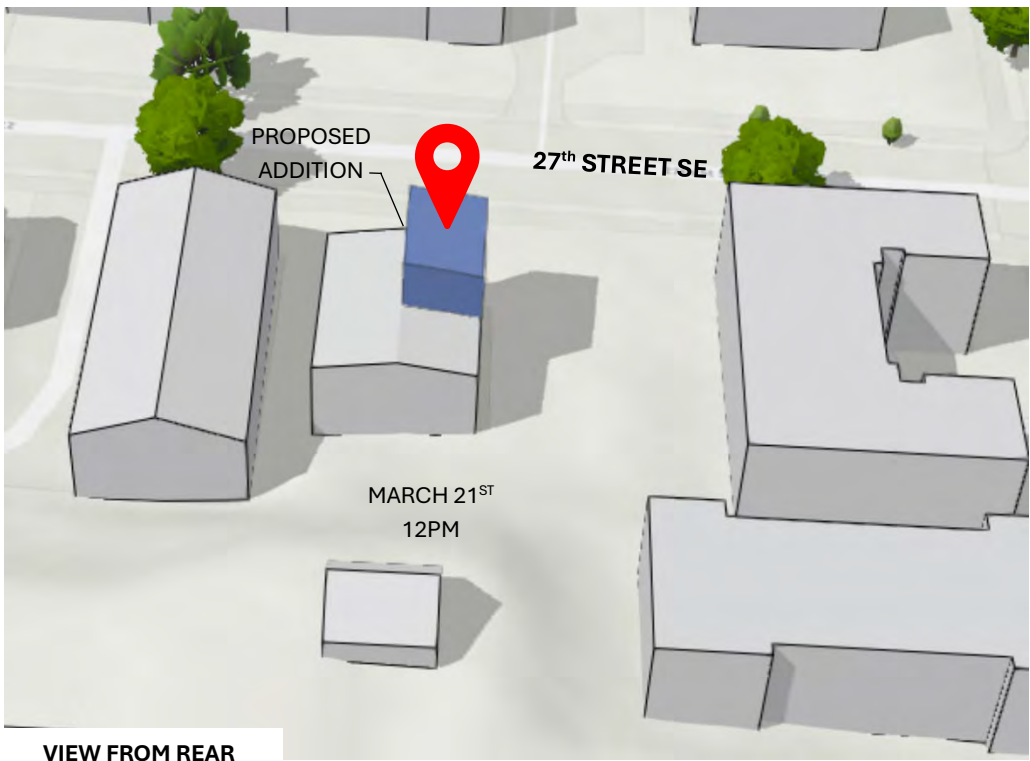
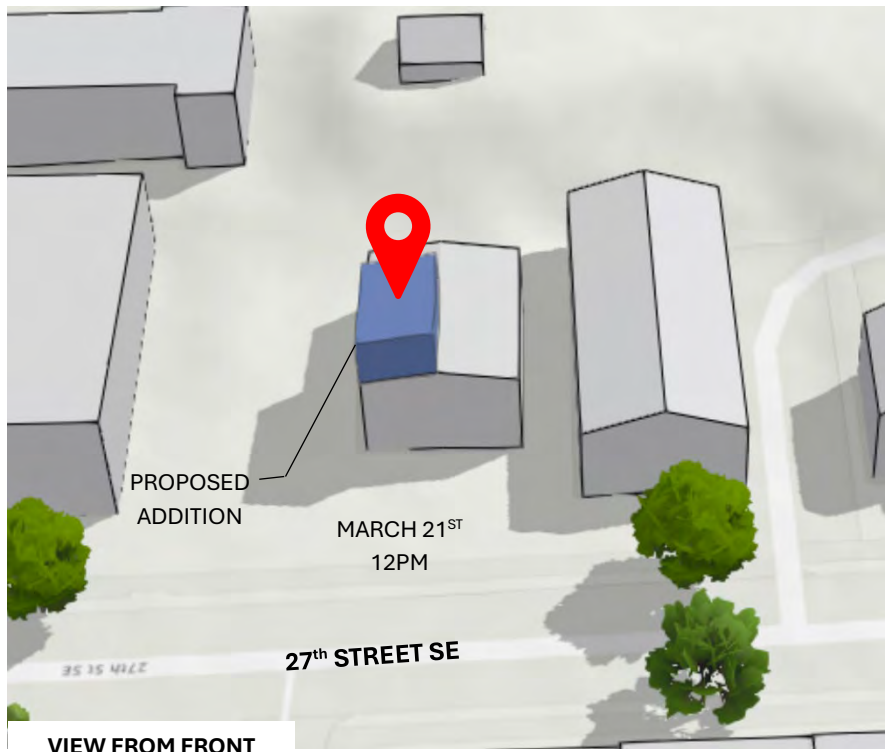
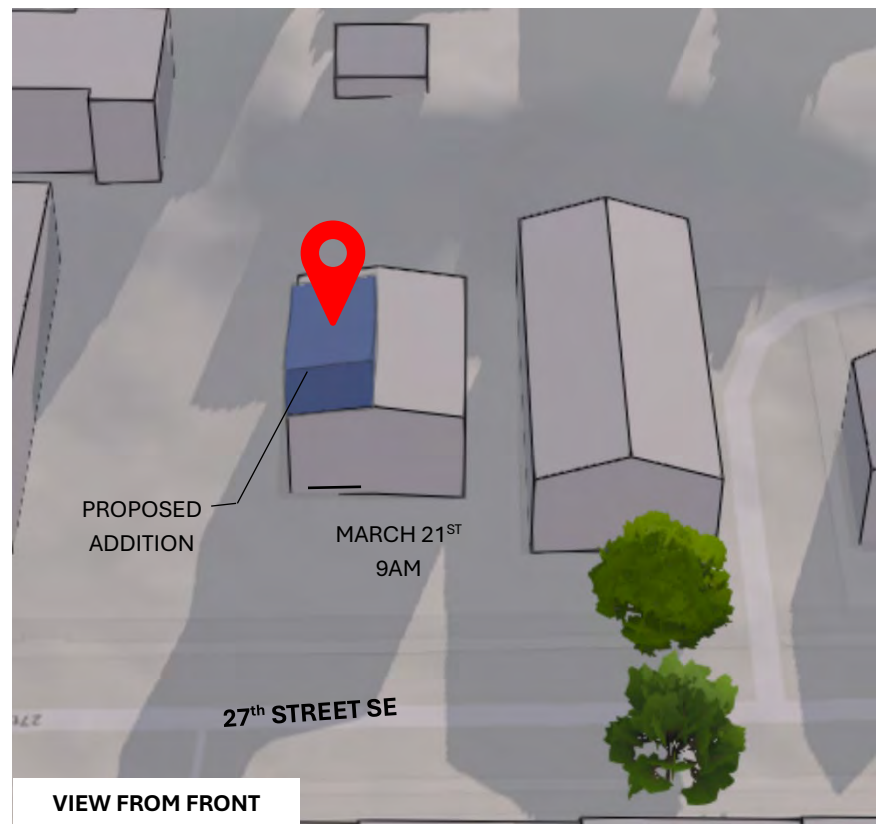
DATE: 05.15.2026
SCALE: NONE



SHADOW STUDIES
AUTUMNAL EQUINOX

Z3

1608 27th ST SE
SHADOW STUDY OF
PROPOSED ADDITION
REQUIRING ZONING RELIEF -
AUTUMNAL EQUINOX



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 WASHINGTON, DC 20020

DATE: 05.15.2026
 SCALE: NONE



SHADOW STUDIES
 VERNAL EQUINOX

Z4

1608 27th ST SE
 SHADOW STUDY OF
 PROPOSED ADDITION
 REQUIRING ZONING RELIEF -
VERNAL EQUINOX