

3D VIEW

# Escudero Residence

## Rear Accessory Structure

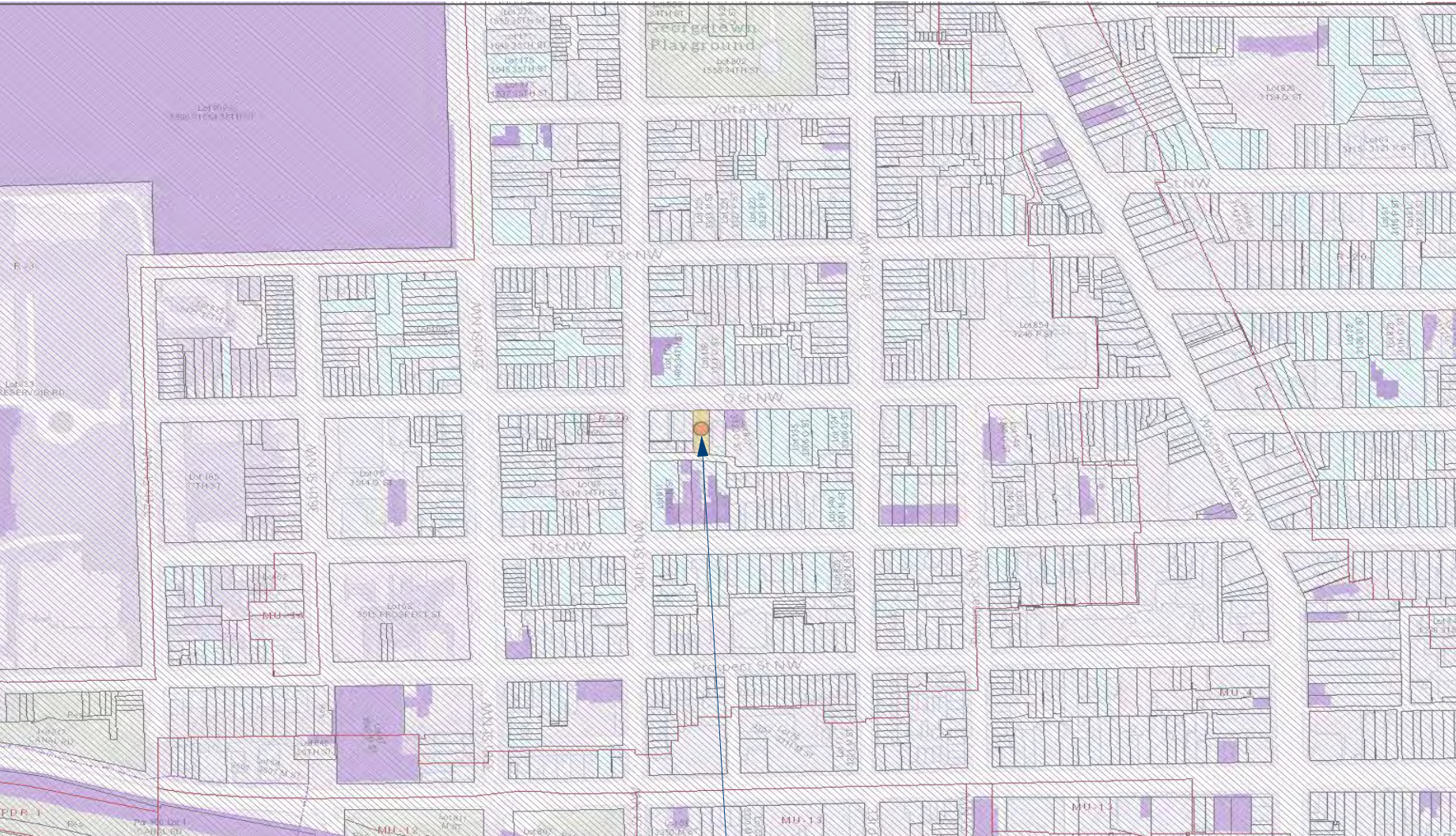
ISSUANCE: CONCEPT REVIEW  
DATE: 21 JAN 2021  
ADDRESS: 3332 O STREET NW  
WASHINGTON, DC 20007

### Project Narrative:

NEW ACCESSORY STRUCTURE TO BE ERECTED IN REAR YARD. STRUCTURE TO SERVE PURPOSE OF SINGLE CAR GARAGE (NON-INSULATED). CONSTRUCTION INCLUDES REMOVAL OF EXISTING MASONRY WALL/FENCE AND RECONSTRUCTION OF CONCRETE APRON ABUTTING PUBLIC ALLEY. ZONING VARIANCE IS REQUESTED (IN PROGRESS) TO SEEK RELIEF FROM MAX. LOT OCCUPANCY RESTRICTIONS (TITLE 11: SUBTITLE D, 1204.2)

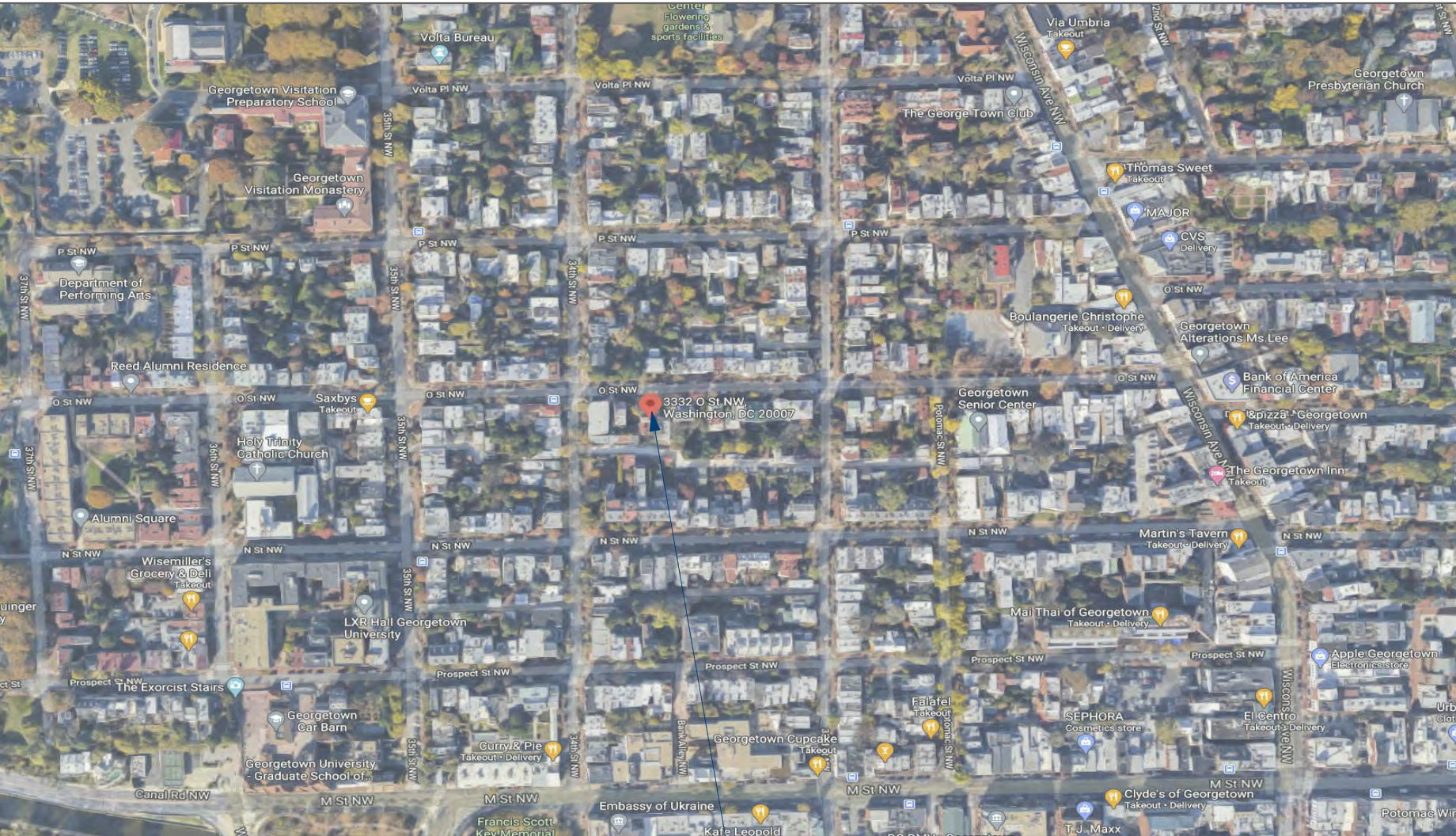
THIS SUBMISSION SEEKS AESTHETIC/DESIGN APPROVAL FROM BOTH ANC-2E AND OGB REVIEW BOARDS PRIOR TO A FORMAL PERMIT SUBMISSION.

CLIENT / OWNER	CONTRACTOR
MANUEL ESCUDERO 3332 O STREET NW WASHINGTON, DC 20007	FOUR BROTHERS DESIGN + BUILD 4009 GEORGIA AVE NW WASHINGTON, DC 20011
	ATTN: JEREMY TETREALT (803) 381-3449 JEREMY@FOURBROTHERSDC.COM
MESCUDERO180971@GMAIL.COM	



CITY MAP

PROJECT LOCATION



LOCATION MAP

PROJECT LOCATION

AHJ APPROVAL STAMP

DATE:	01/21/21
PROJECT NO:	20.19
REVISION	DATE

DESIGN TEAM

DESIGN PROFESSIONAL STAMP

COVER SHEET

# CS01

**FOUR BROTHERS**  
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4009 GEORGIA AVE, NW  
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PROJECT:  
**ESCUDERO  
ACCESSORY  
STRUCTURE**

Washington, DC

DATE: 01/21/21  
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DESIGN TEAM

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**SITE PLANS**

SCALE: As indicated

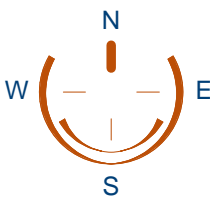
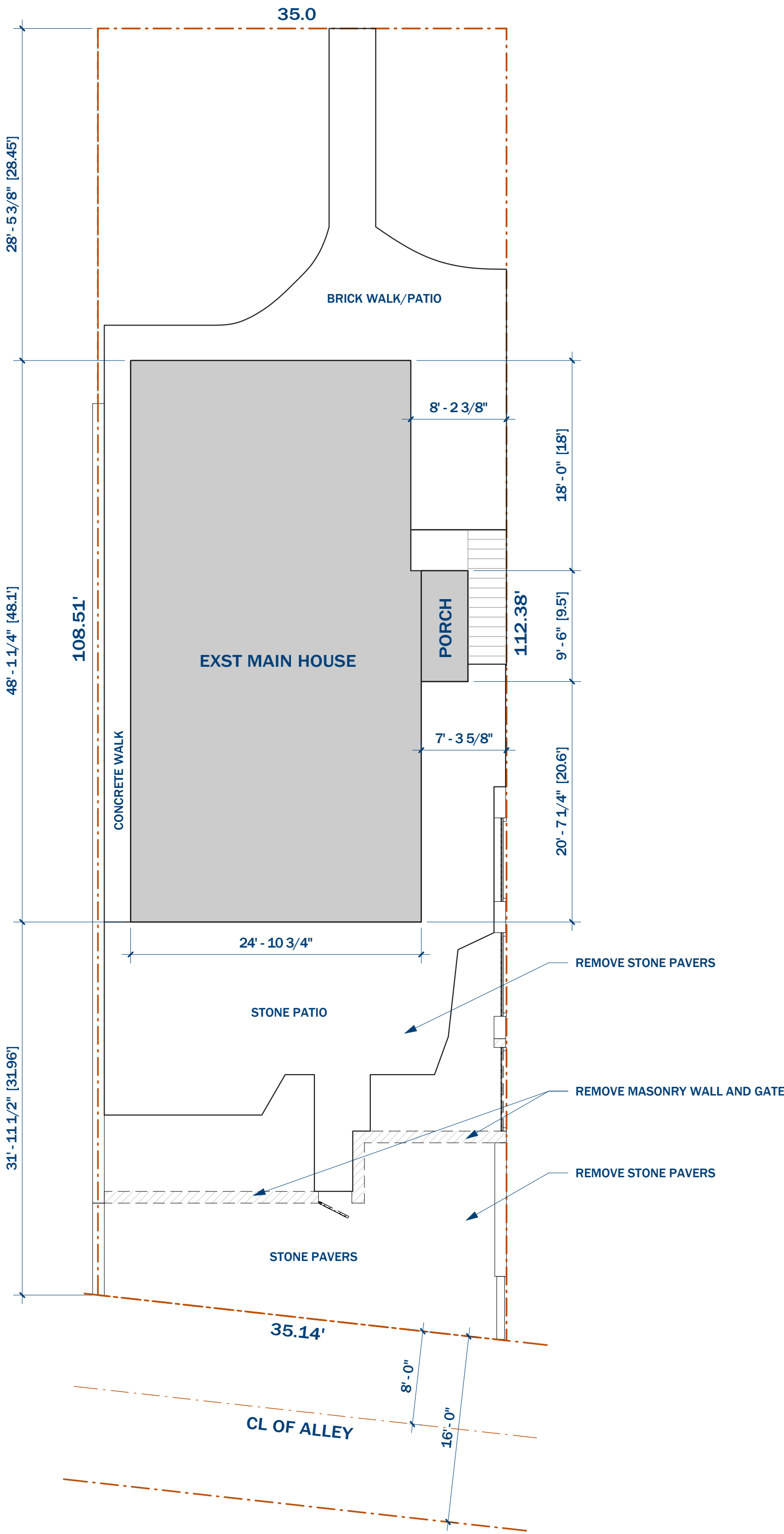
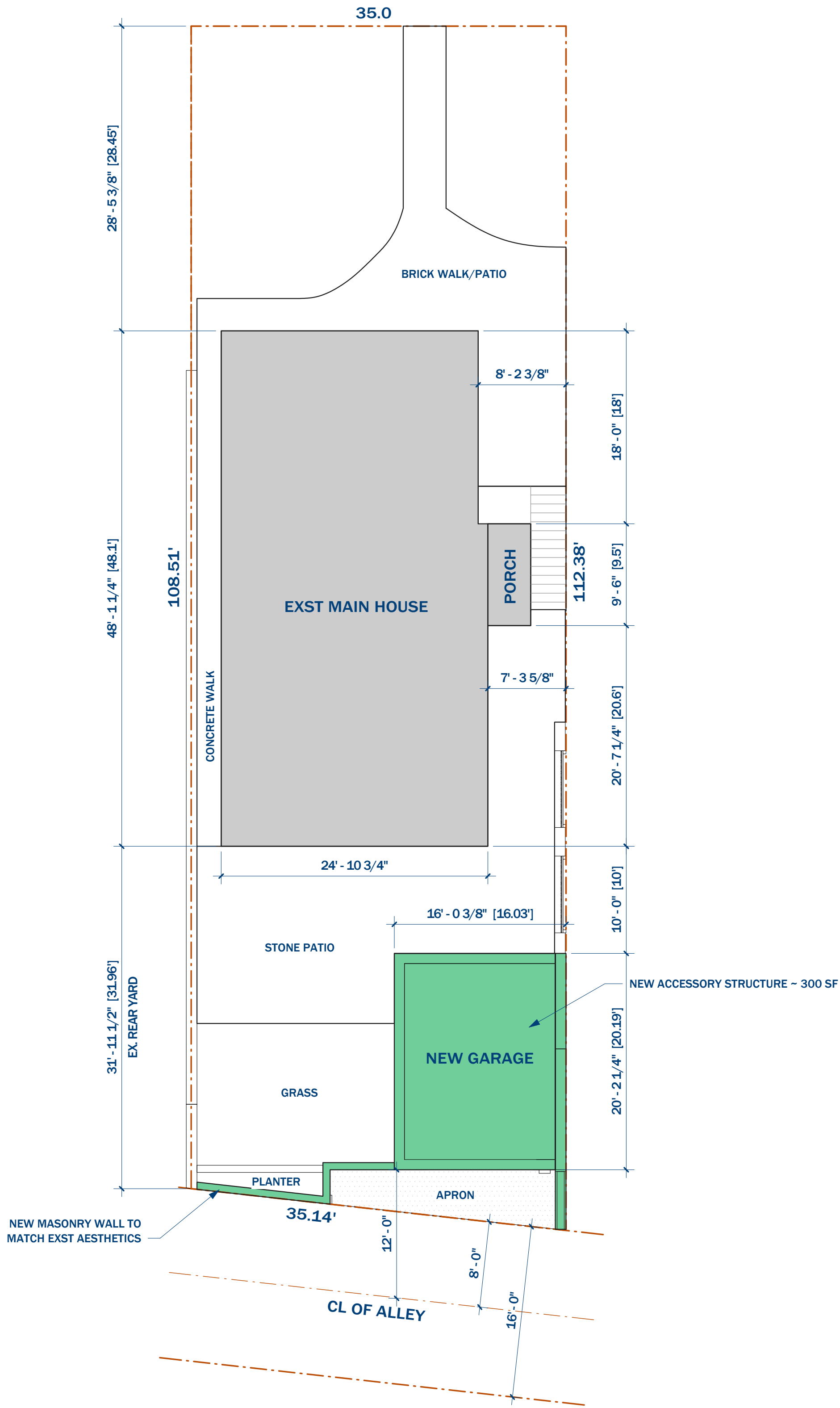
A101

**SHEET NOTES:**

- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO THE START OF WORK BY CONTACTING "MISS UTILITY" A MINIMUM OF FIVE BUSINESS DAYS PRIOR TO STARTING WORK.
- CONTRACTOR SHALL DEMOLISH, REMOVE AND DISPOSE OF ALL STRUCTURES AND DEBRIS APPLICABLE TO THE SCOPE OF WORK.
- OWNER SHALL COORDINATE UTILITY DISCONNECTIONS PRIOR TO THE START OF WORK. CONTRACTOR SHALL VERIFY THAT ALL UTILITIES ARE PROPERLY CAPPED.
- CONTRACTOR SHALL PROTECT ALL ADJACENT STRUCTURES AS REQUIRED TO PREVENT DAMAGE FROM OCCURRING DURING DEMOLITION.
- WHERE THE EXTENET OF DEMOLITION WILL EFFECT THE ADJACENT NEIGHBOR'S PROPERTY, CONTRACTOR SHALL COORDINATE THE APPROPRIATE NOTIFICATION AND SEQUIENCING WITH THE ADJACENT PROPERTY OWNER PRIOR TO COMMENCING WORK.
- REFER TO STRUCTURAL DRAWINGS FOR PROPER REMOVAL, BRACING, AND INFILL DETAILS AS REQUIRED.
- CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY STRUCTURAL ELEMENT, ABOVE OR BELOW GRADE, THAT WOULD COMPROMISE THE STRUCTURAL INTERGRITY OF ANY STRUCTURES ON THIS OR ADJACENT SITES.

**LEGEND:**

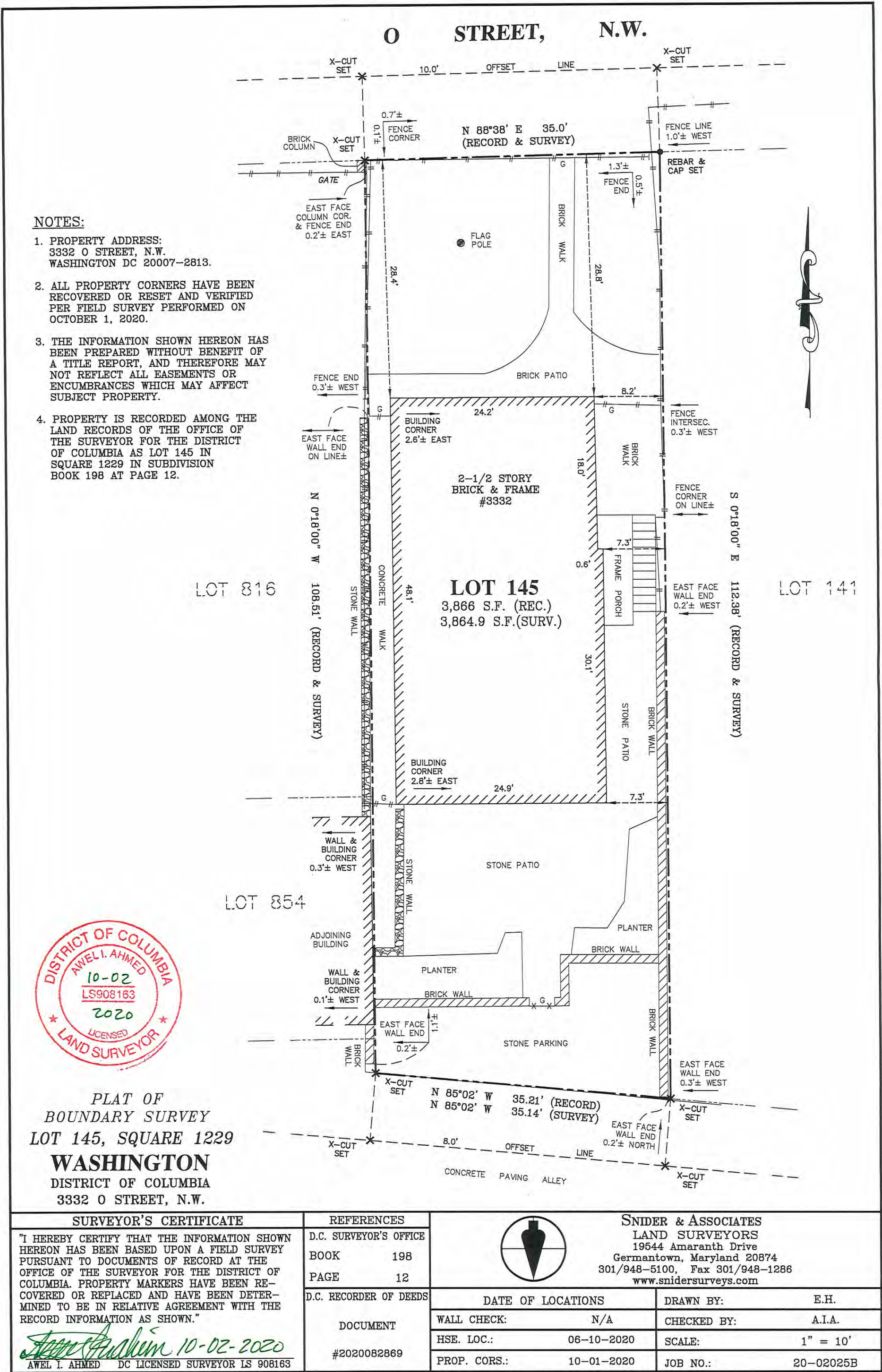
- PROPERTY NOT IN SCOPE
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- PROPOSED NEW CONSTRUCTION
- PROPERTY LINE
- LOT OCCUPANCY



0 5 10 25 50  
SCALE: 1/8" = 1'-0"



SURVEY PLAT:



SITE DOCUMENTATION:

EXISTING REAR YARD AND ALLEY PHOTOS:



ADJACENT NEIGHBOR'S WALL



EXISTING MASONRY DETAILS TO REPLICATE:



AHJ APPROVAL STAMP

PROJECT:  
**ESCUDEO  
ACCESSORY  
STRUCTURE**

Washington, DC

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DESIGN TEAM

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EXISTING SITE  
SURVEY AND  
PROPERTY  
PHOTOS

SCALE:

A102

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SITE DOCUMENTATION:

EXAMPLES OF EXISTING STRUCTURES LOCATED IN ALLEY:



EXST GARAGES LOCATED ON EAST SIDE OF PROPERTY IN ALLEY



EXST WALLS/GATES LOCATED ON EAST SIDE OF PROPERTY IN ALLEY



PROPERTY IN SCOPE

ADJACENT NEIGHBOR'S GARAGE

ADJACENT NEIGHBOR'S GARAGE



EXST GATES AND/OR GARAGES LOCATED ON EAST SIDE OF PROPERTY IN ALLEY

AHJ APPROVAL STAMP

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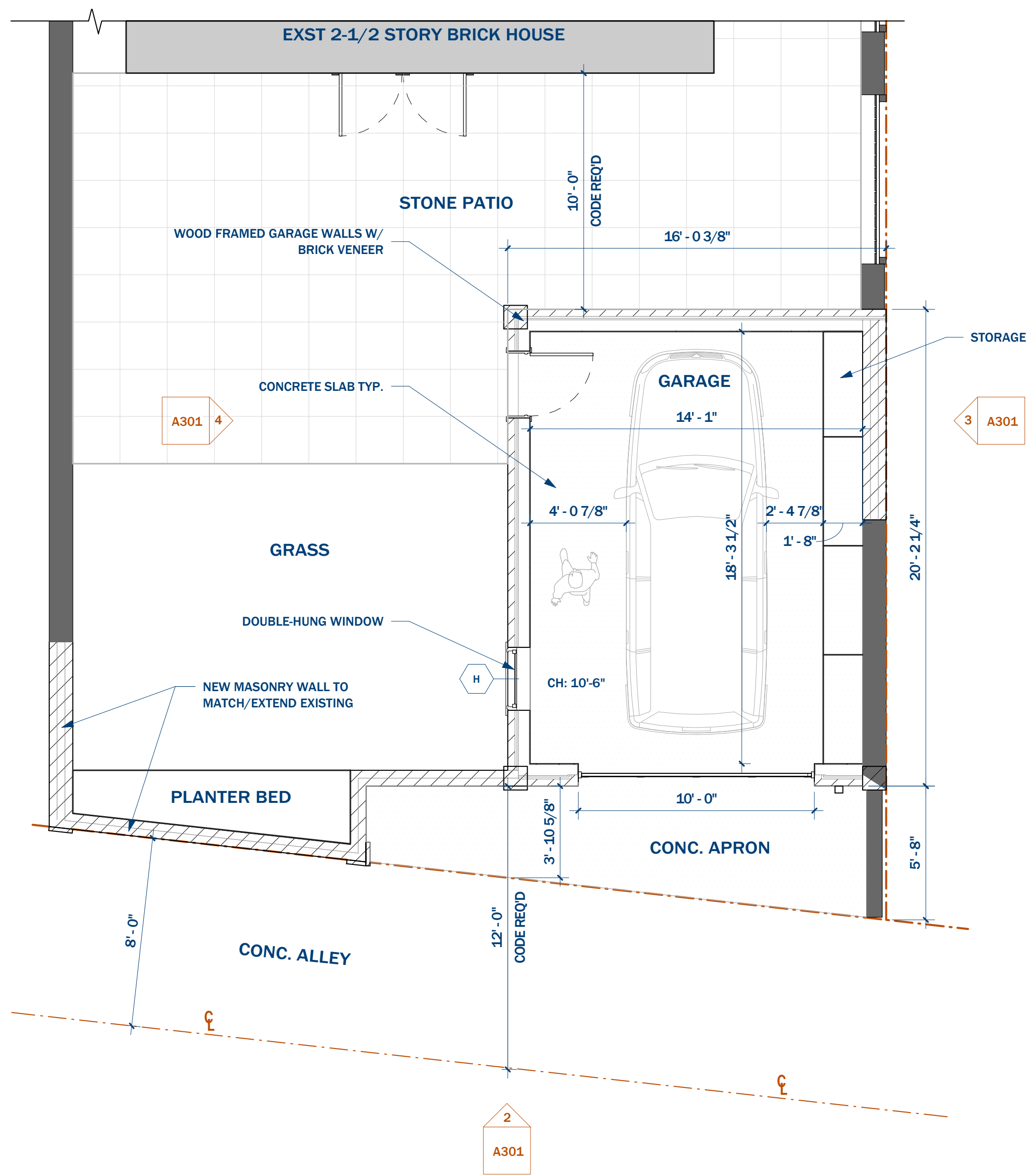
DESIGN PROFESSIONAL STAMP

**EXISTING  
ALLEY  
CONTEXT  
PHOTOS**

SCALE:

**A103**

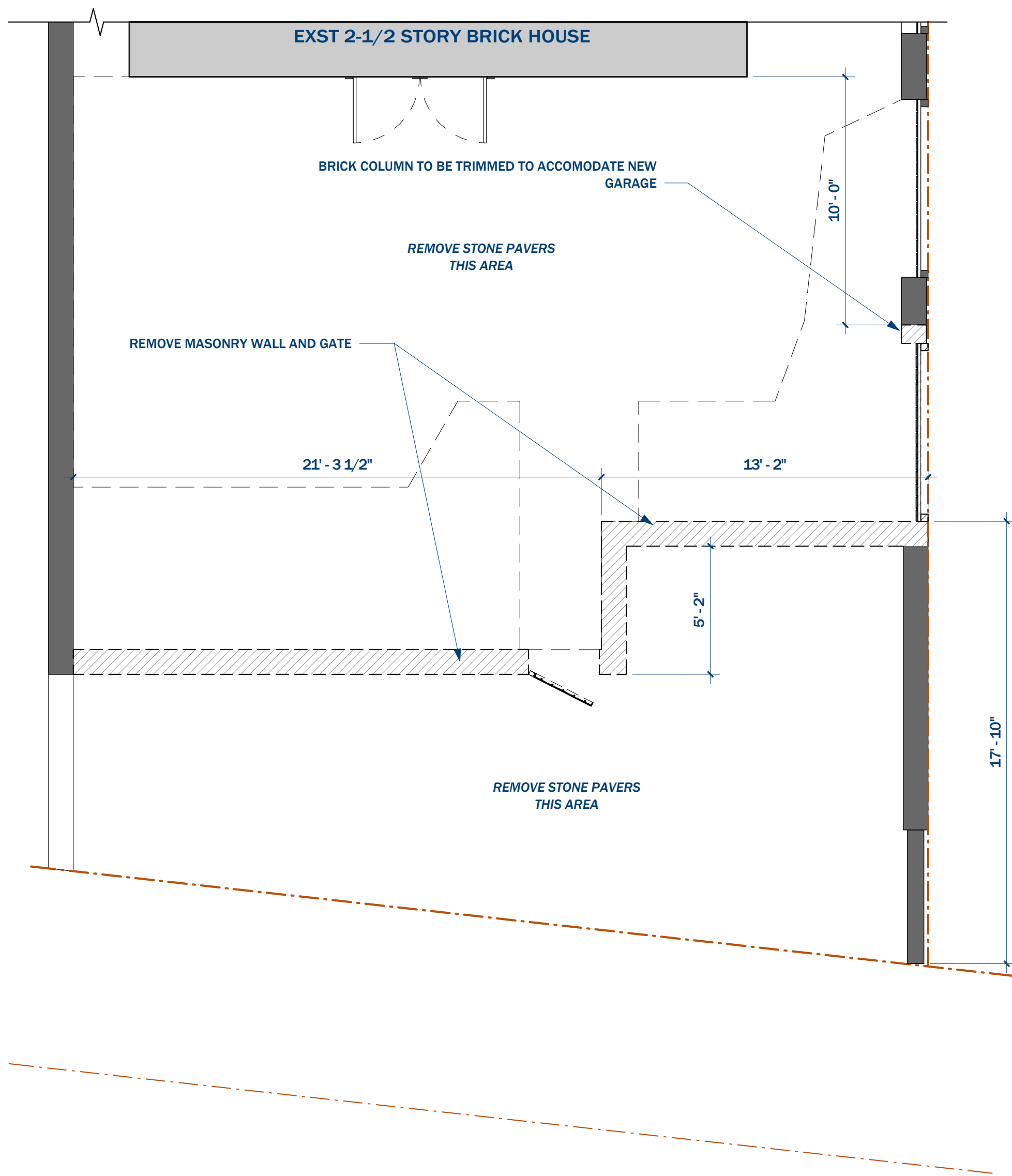




2 REAR YARD - PROPOSED

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

- NOTES:
1. NEW GARAGE IS NOT TO BE INSULATED.
  2. NEW MASONRY 'FENCE' WALLS ARE TO BE CONSTRUCTED WITH SIMILAR AESTHETIC TO THE EXISTING WALLS AND ADJOINING NEIGHBOR'S.
  3. VERIFY IN FIELD APRON SLOPE TO EXISTING ALLEY.



1 REAR YARD - DEMOLITION

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

## DEMOLITION NOTES:

1. UNDER NO CIRCUMSTANCE SHALL ANY PORTION OF THE LOAD BEARING STRUCTURE BE REMOVED THAT WOULD COMPROMISE THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING.
2. ALL DIMENSIONS SHOWN ARE +/-, VERIFY EXACT DIMENSIONS IN THE FIELD. NOTIFY DESIGNER IMMEDIATELY REGARDING ANY DISCREPANCIES.

## GENERAL NOTES:

1. CONTRACTOR TO ASSUME THAT ALL WORK IS NEW, UNLESS NOTED AS "EXISTING" OR "EX".
2. PROTECT EXISTING STRUCTURE DURING ALTERATION / RENOVATION.
3. CONTRACTORS TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS, NOTIFY DESIGNER / OWNER OF ANY DISCREPANCIES.
4. ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O.

## LEGEND:

- |  |                          |  |                       |
|--|--------------------------|--|-----------------------|
|  | AREA EXCLUDED FROM SCOPE |  | ASSEMBLY TAG          |
|  | EXISTING WALL TO REMAIN  |  | WINDOW TAG            |
|  | DEMOLISHED WALL          |  | DOOR TAG              |
|  | NEW WALL                 |  | KEYNOTE TAG           |
|  | 1 HOUR RATED WALL        |  | MATERIAL / FINISH TAG |
|  | 2 HOUR RATED WALL        |  | EQUIPMENT TAG         |
|  | PROPERTY LINE            |  |                       |

AHJ APPROVAL STAMP

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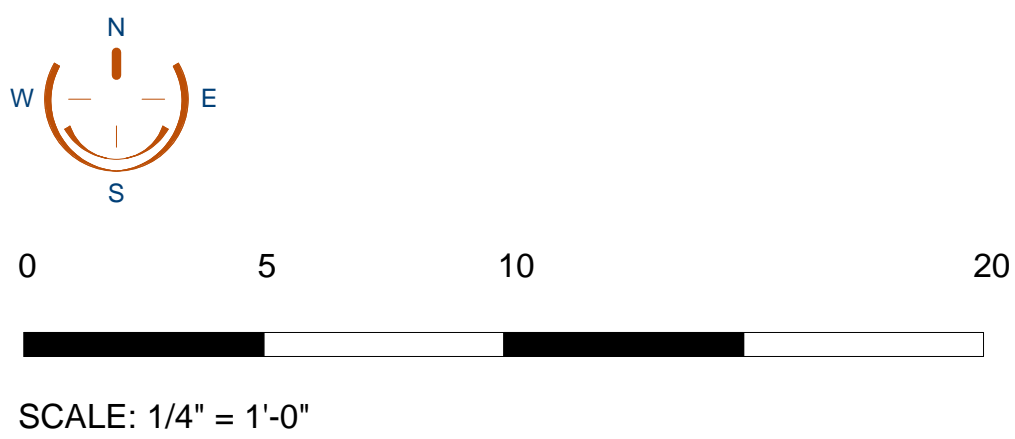
DESIGN TEAM

DESIGN PROFESSIONAL STAMP

## FLOOR PLANS

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

# A201



PROJECT:  
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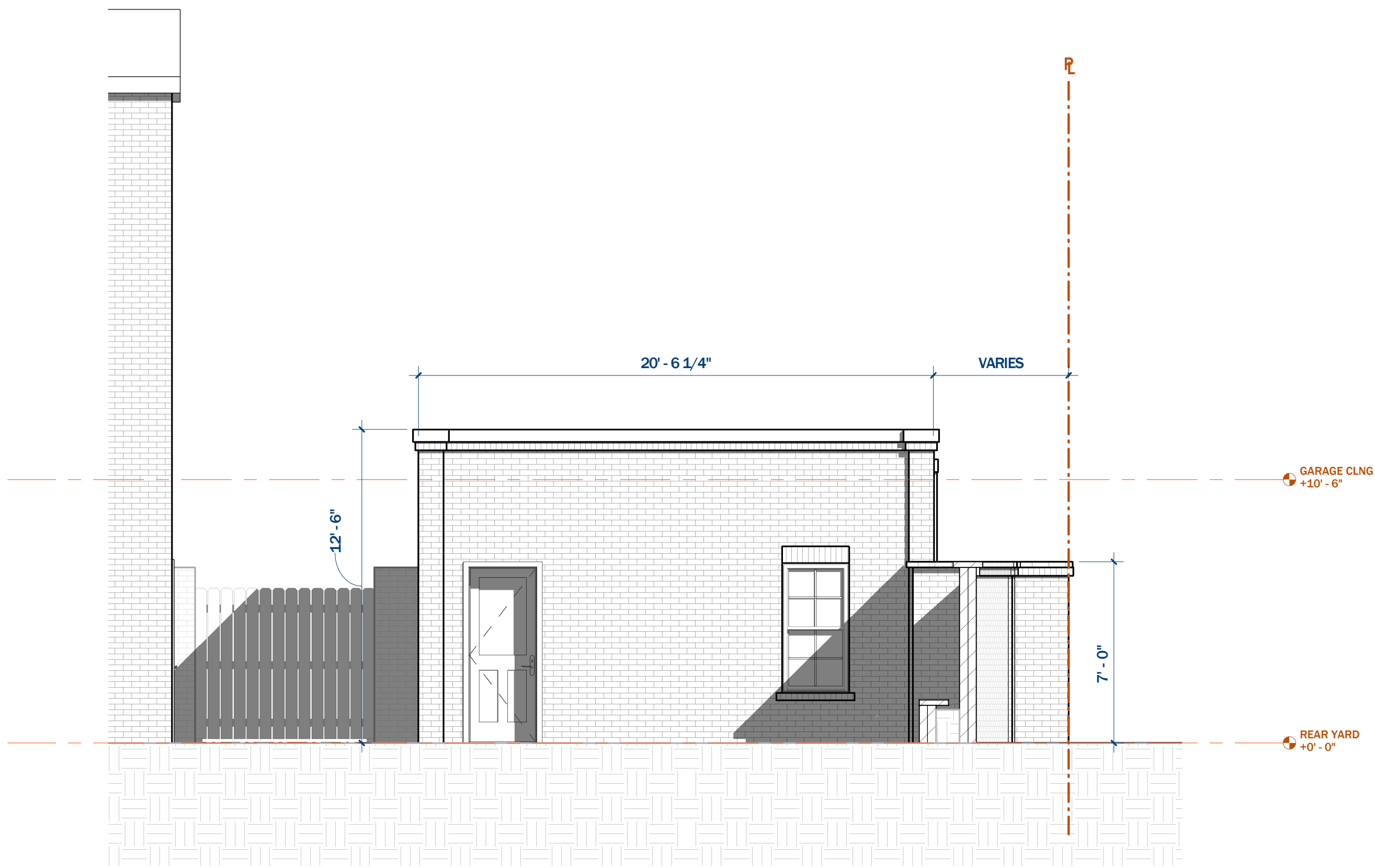
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DESIGN PROFESSIONAL STAMP

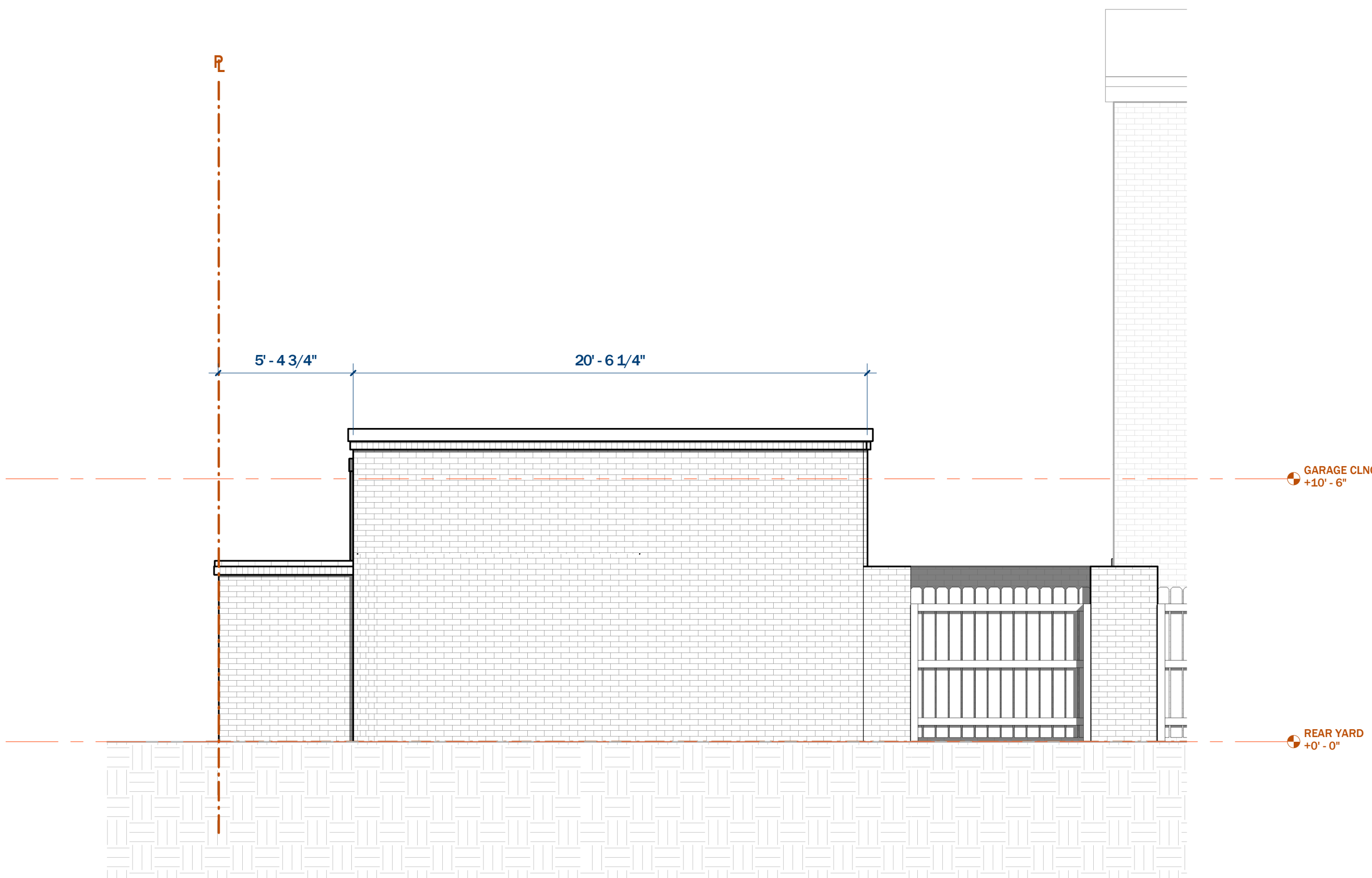
**EXTERIOR  
ELEVATIONS**

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

A301



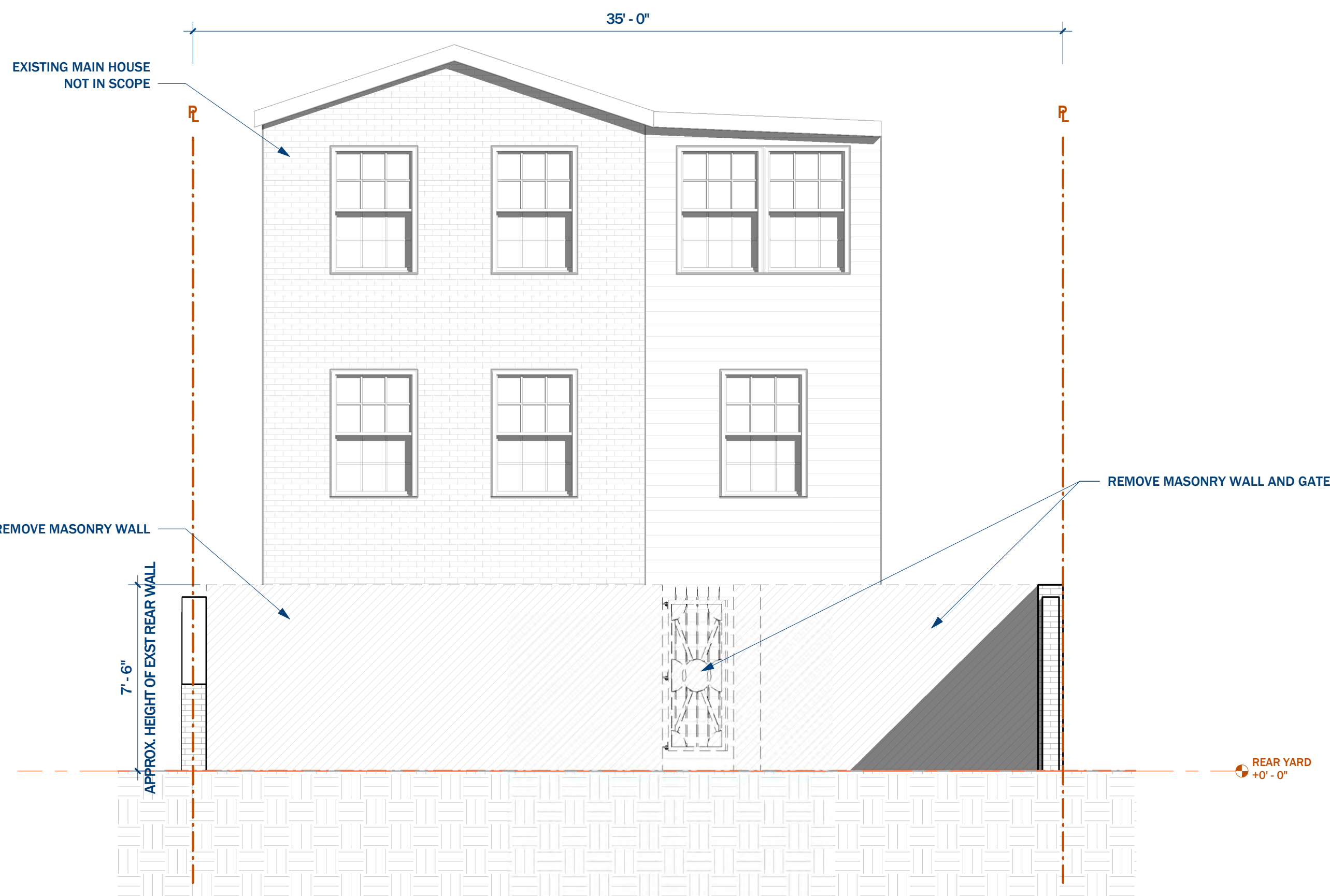
**4** PROPOSED - WEST ELEVATION  
A301 SCALE: 1/4" = 1'-0"



**3** PROPOSED - EAST ELEVATION  
A301 SCALE: 1/4" = 1'-0"



**2** PROPOSED - SOUTH ELEVATION  
A301 SCALE: 1/4" = 1'-0"



**1** DEMOLITION - SOUTH ELEVATION  
A301 SCALE: 1/4" = 1'-0"

0 5 10 20

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