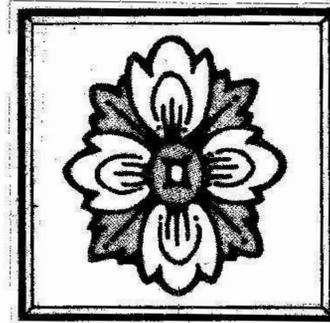


ESPINEL RESIDENCE

1605 30th ST NW, Washington DC 20007



BACK YARD GARDEN CONCEPT DESIGN REVIEW SUBMISSION

2/25/20

SHEET	SHEET TITLE
L000	Cover Sheet
L001	Site Plat Plan and Existing Photos
L002	Existing Site Plan/Elevations
L003	Proposed Site Plan and Elevations
L004	Exterior Elevations from Public Space
L005	Cross Section of Back Terrace
L006	Proposed Elevations



VICINITY MAP
NOT TO SCALE

CONSULTANTS

LANDSCAPE DESIGNER

DCA LANDSCAPE ARCHTECTS, INC.
1315 WISCONSIN AVE NW
WASHINGTON, DC 20007
CONTACT: JOSEPH HEILMAN
OFFICE PHONE: 202-337-1160
EMAIL: joe.heilman@dcalandarch.com

PROJECT DESCRIPTION

1. BACK YARD RENOVATION TO INCLUDE:
-REPAIR & REPLACE PROJECT: EXTEND FLAGSTONE TERRACE TO PUSH OUT UPPER LANDING TO MAKE LARGER PATIO AT HOUSE, PUSH STEPS FARTHER FROM HOUSE, REPLACE EXISTING FENCING AT ALLEY WITH BRICK WALL, RAISE LOWER TERRACE BY 20" TO DECREASE AMOUNT OF STEPS BETWEEN UPPER AND LOWER TERRACES, ADD LATTICE FOR GREEN SCREENS, REPLACE EXISTING REAR WALL FENCING WITH BRICK WALL.

PROPERTY INFORMATION

OWNER: FRANCISCO & ALEXANDRA ESPINEL
ADDRESS: 1605 30TH STREET, NW, WASHINGTON DC 20007
SQUARE: 1283
LOT: 0031

PLANS PREPARED BASED ON THE FOLLOWING BUILDING CODES

2013 DISTRICT OF COLUMBIA BUILDING CODE
2013 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
2013 DISTRICT OF COLUMBIA MAINTENANCE CODE
THE DCM12B
TITLE 12 DCMR DC CONSTRUCTION CODES SUPPLEMENT (2013)
2012 ICC RESIDENTIAL CODE FOR ONE-AND TWO FAMILY DWELLINGS
2012 ICC FUEL GAS CODE
2012 NATIONAL ELECTRICAL CODE
2012 ICC PLUMBING CODE
2012 ICC ENERGY CONSERVATION CODE

OGB-CFA CONCEPT
SUBMISSION

L000

SCALE:
DATE: 2/25/20
REVISED: 4/26/20

Espinel Residence
1605 30th ST NW
Washington, DC, 20007

Cover Sheet

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DCA Landscape Architects, Inc.
1315 Wisconsin Avenue, NW
Washington, D.C. 20007
202/337-1160 (tel.) 202/337-4630 (fax)





LOOKING EASTWARD FROM BACK OF HOUSE TOWARD TERRACE AND NEIGHBOR'S WALL/CAR PORT



LOOKING AT BACK ACCESS TO HOUSE FROM INSIDE TERRACE/BACK GARDEN (LOOKING WEST)



LOOKING AT STAIRWAY TO BASEMENT DOOR (LOOKING WEST)



LOOKING NORTHWARD AT EXSTG. WOOD GATE TO ALLEYWAY FROM INSIDE TERRACE



LOOKING AT EAST FACING SIDE OF HOUSE IN BACK TERRACE



LOOKING AT EAST FACING SIDE OF HOUSE FROM ALLEYWAY



LOOKING WEST IN ALLEYWAY TO 30TH STREET NW



LOOKING EAST IN ALLEYWAY FROM 30TH STREET NW



LOOKING EAST IN ALLEYWAY FROM 30TH STREET NW



LOOKING EAST IN ALLEYWAY FROM 30TH STREET NW

DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., February 25, 2020

Plat for Building Permit of: SQUARE 1283 LOT 31

Scale: 1 inch = 10 feet

Recorded in Book G.T. 2 Page 22

Receipt No. 20-02884 Drawn by: A.S.

Furnished to: JOSEPH HEILMAN

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (circle one) filed a division of lots application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

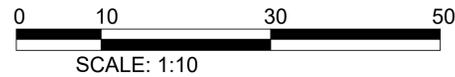
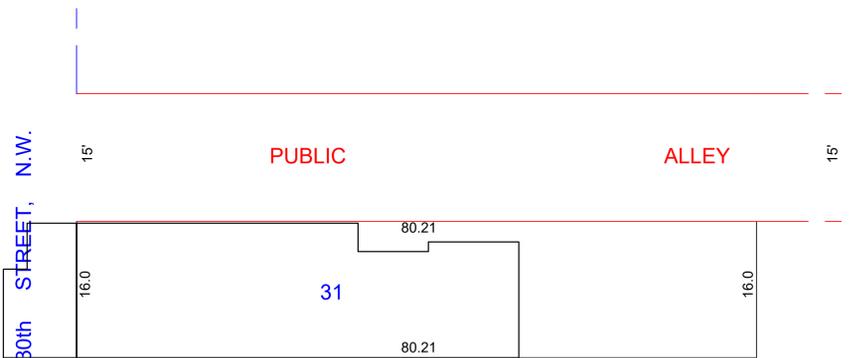
Signature: _____ Date: _____

Printed Name: _____

Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

Surveyor, D.C.



SR-20-02884(2020) E-MAIL



LOOKING CLOSER AT STEPS AND ACCESS FROM BACK OF HOUSE TOWARD ALLEY (LOOKING NW)



LOOKING SOUTHWARD TOWARDS NEIGHBOR'S PROP. AND EXSTG. FENCE



LOOKING EASTWARD TOWARD NEIGHBOR'S CARPORT W/ EXSTG. GARDEN TERRACE IN FOREGROUND



LOOKING NORTHEAST FROM BACK OF HOUSE AT DETERIORATING FENCE THAT PROVIDES LITTLE BARRIER FROM VEHICULAR TRAFFIC AT ALLEYWAY.



LOOKING AT BASEMENT WINDOW WITH EXSTG. UTILITIES.



LOOKING AT EXSTG. TERRACE AND STEPS FROM BACK OF HOUSE TO GARDEN TERRACE



LOOKING SOUTHWARD AT NEIGHBOR'S FENCE



LOOKING SOUTHWARD AT NEIGHBOR'S FENCE

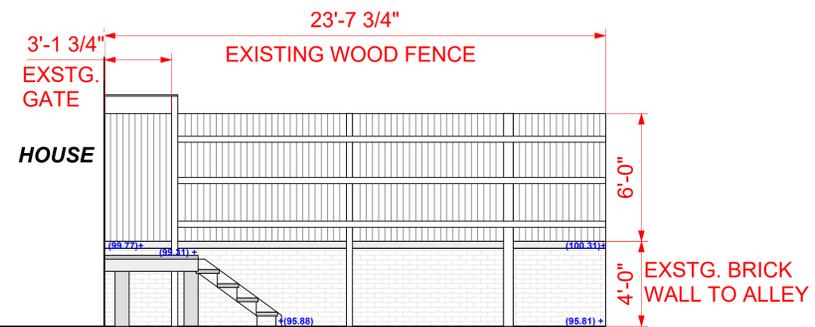
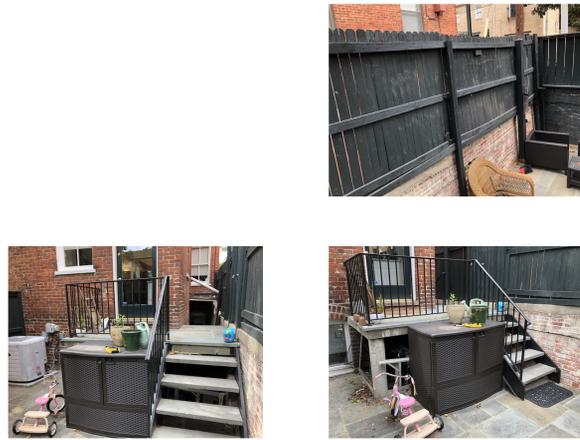


LOOKING NORTHWARD AT EXSTG. FENCE THAT PROVIDES LITTLE BARRIER FROM VEHICULAR TRAFFIC IN ALLEYWAY.

1 PLAT PLAN WITH BACKYARD PROPOSED DESIGN Scale: 1" = 20'-0"

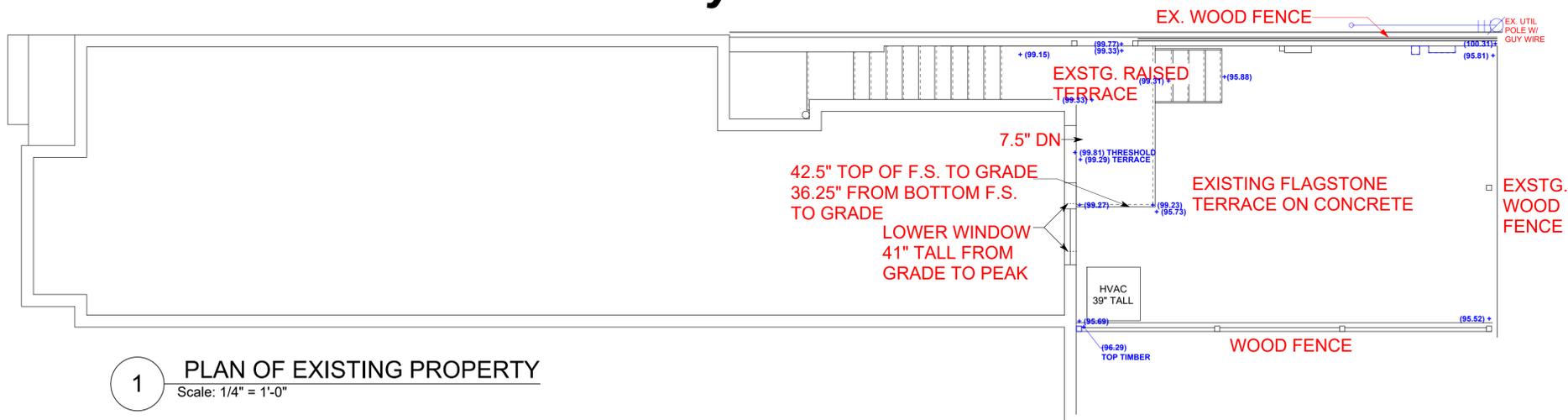
Project information including scale (L000), date (2/25/20), revised date (4/26/20), and contact information for DCA Landscape Architects, Inc. (1315 Wisconsin Avenue, NW, Washington, D.C. 20007).



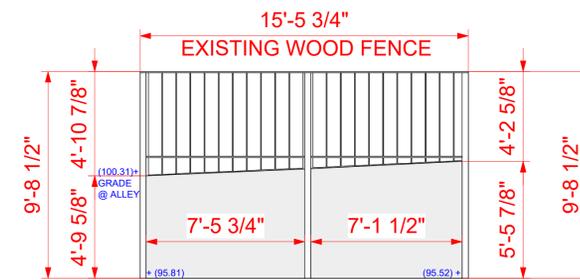


2 EXISTING NORTHERN SIDE PROPERTY LINE
Scale: 1/4" = 1'-0"

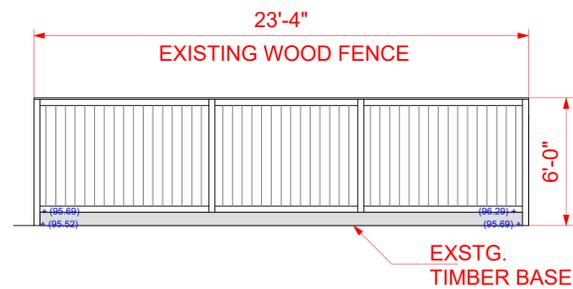
Alley



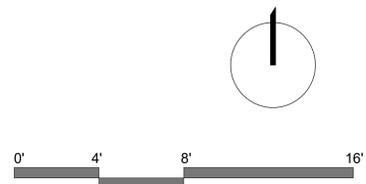
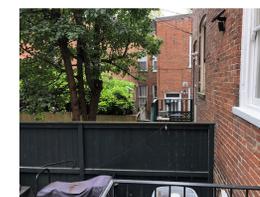
1 PLAN OF EXISTING PROPERTY
Scale: 1/4" = 1'-0"



4 EXISTING EASTERN PROPERTY LINE
Scale: 1/4" = 1'-0"

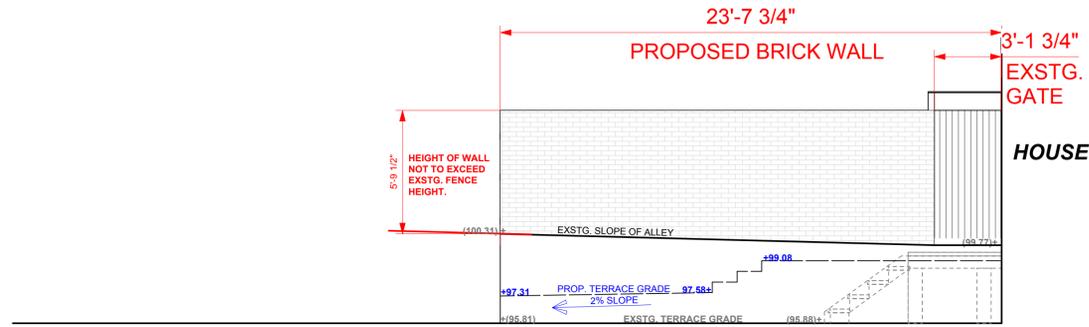


3 EXISTING SOUTHERN SIDE PROPERTY LINE
Scale: 1/4" = 1'-0"

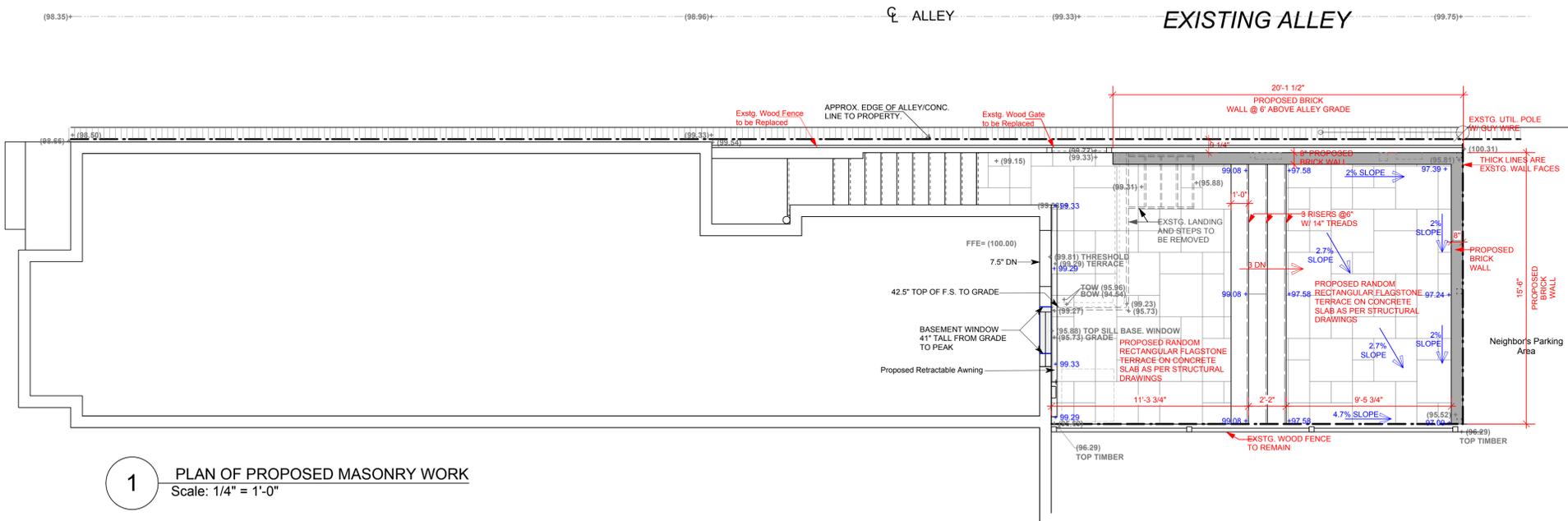


DCA Landscape Architects, Inc. 1315 Wisconsin Avenue, NW Washington, D.C. 20007 202/337-1160 (tel.) 202/337-4630 (fax)	SCALE: As Noted	L002
	DATE: 2/25/20	
	REVISIED: 4/26/20	
	DRAWN BY: DCA	
Espinel Residence 1605 30th ST NW Washington, DC, 20007 Existing Site Plan/Elevations		
<small>THE ABOVE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF DCA LANDSCAPE ARCHITECTS, INC. AND SHALL REMAIN THE PROPERTY OF DCA LANDSCAPE ARCHITECTS, INC. ANY REPRODUCTION OR USE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT OR IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DCA LANDSCAPE ARCHITECTS, INC. IS STRICTLY PROHIBITED. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</small>		

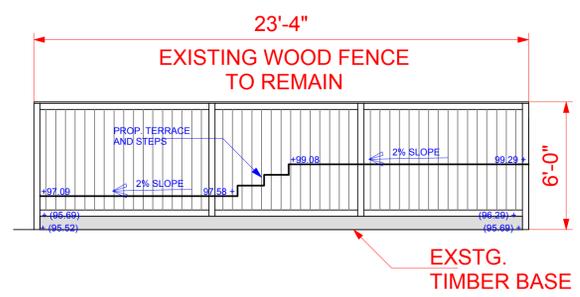




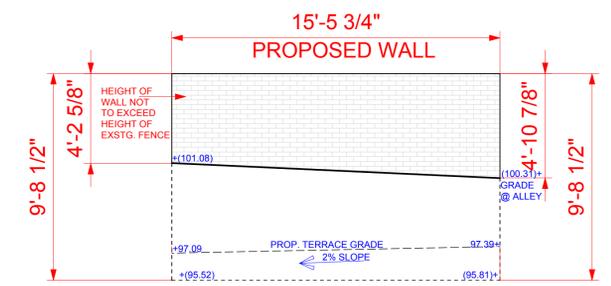
2 VIEW OF PROPOSED BRICK WALL FROM PUBLIC ALLEY (LOOKING SOUTH)
Scale: 1/4" = 1'-0"



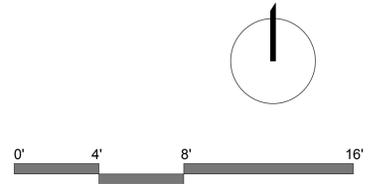
1 PLAN OF PROPOSED MASONRY WORK
Scale: 1/4" = 1'-0"



3 VIEW OF EXSTG. NEIGHBOR FENCE WITHIN TERRACE (LOOKING SOUTH)
Scale: 1/4" = 1'-0"

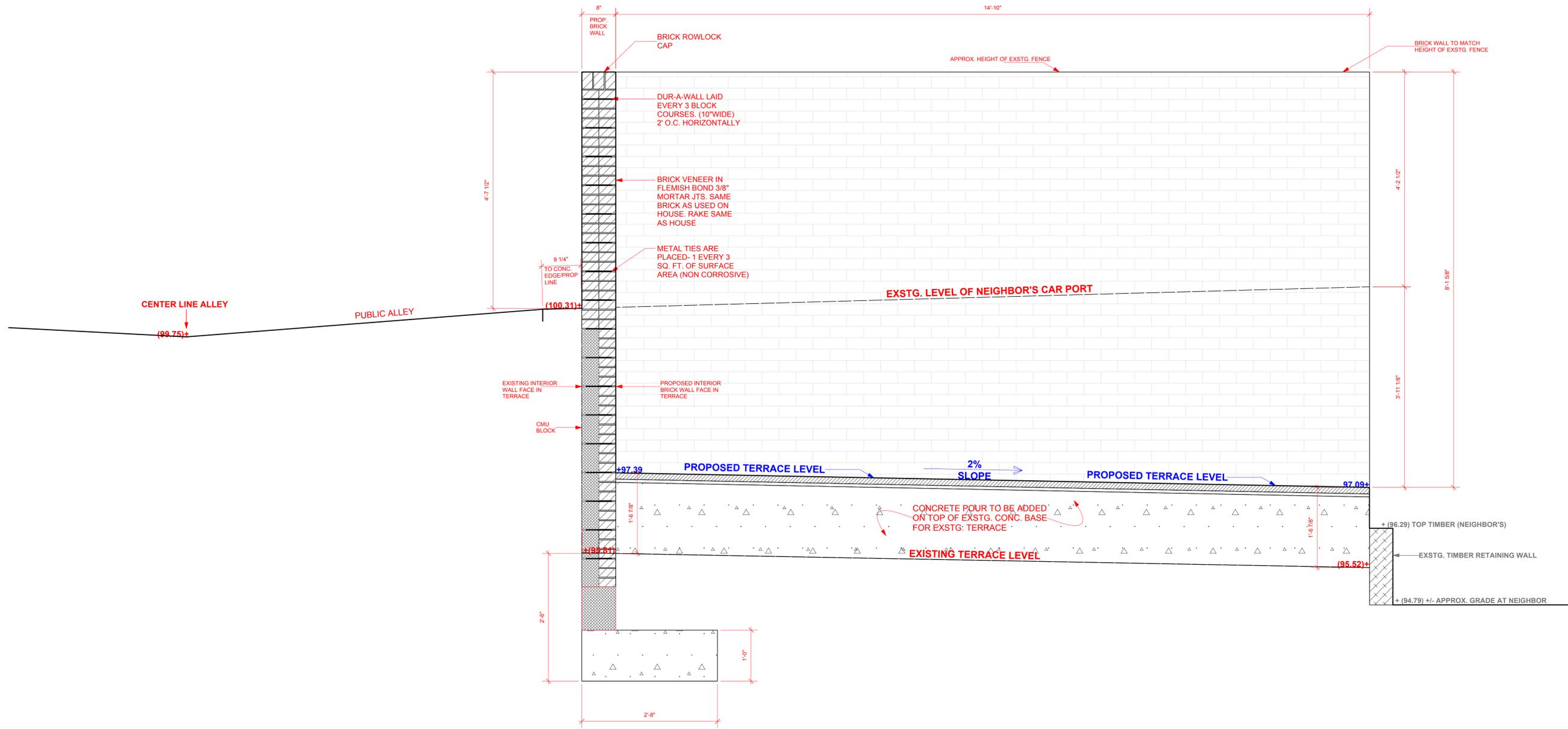


4 VIEW OF PROPOSED BRICK WALL (LOOKING WEST)
Scale: 1/4" = 1'-0"

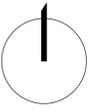


DCA Landscape Architects, Inc. 1315 Wisconsin Avenue, NW Washington, D.C. 20007 202/337-1160 (tel.) 202/337-4630 (fax)	SCALE: As Noted	Espinel Residence 1605 30th ST NW Washington, DC, 20007 Proposed Exterior Wall Elevations
	DATE: 2/25/20	
	REVISID: 4/26/20	
	DRAWN BY: DCA	

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1 PROPOSED SECTION OF GARDEN TERRACE (LOOKING EAST)
Scale: 1" = 1'-0"



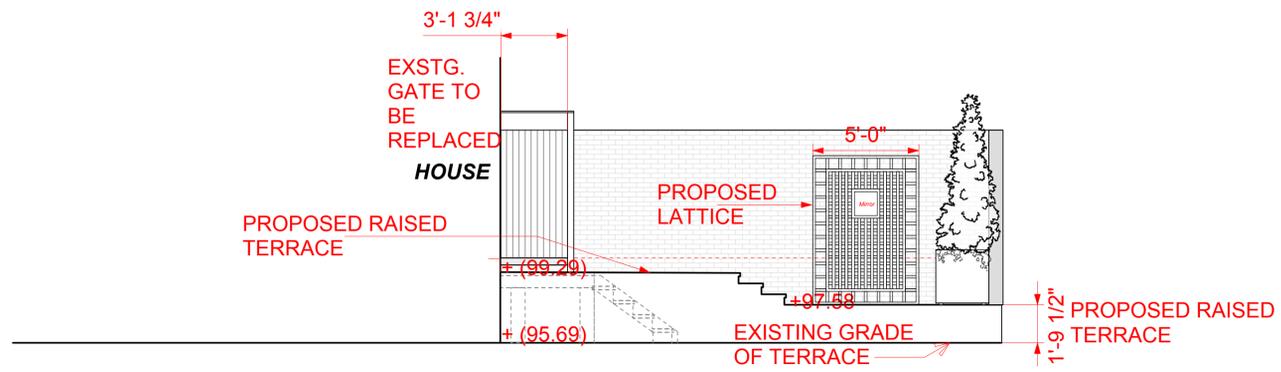
DCA Landscape Architects, Inc. 1315 Wisconsin Avenue, NW Washington, D.C. 20007 202/337-1160 (tel.) 202/337-4630 (fax)	SCALE: As Noted DATE: 2/25/20 REVISED: 4/26/20
	Espinel Residence 1605 30th ST NW Washington, DC, 20007 Cross Section of Back Terrace



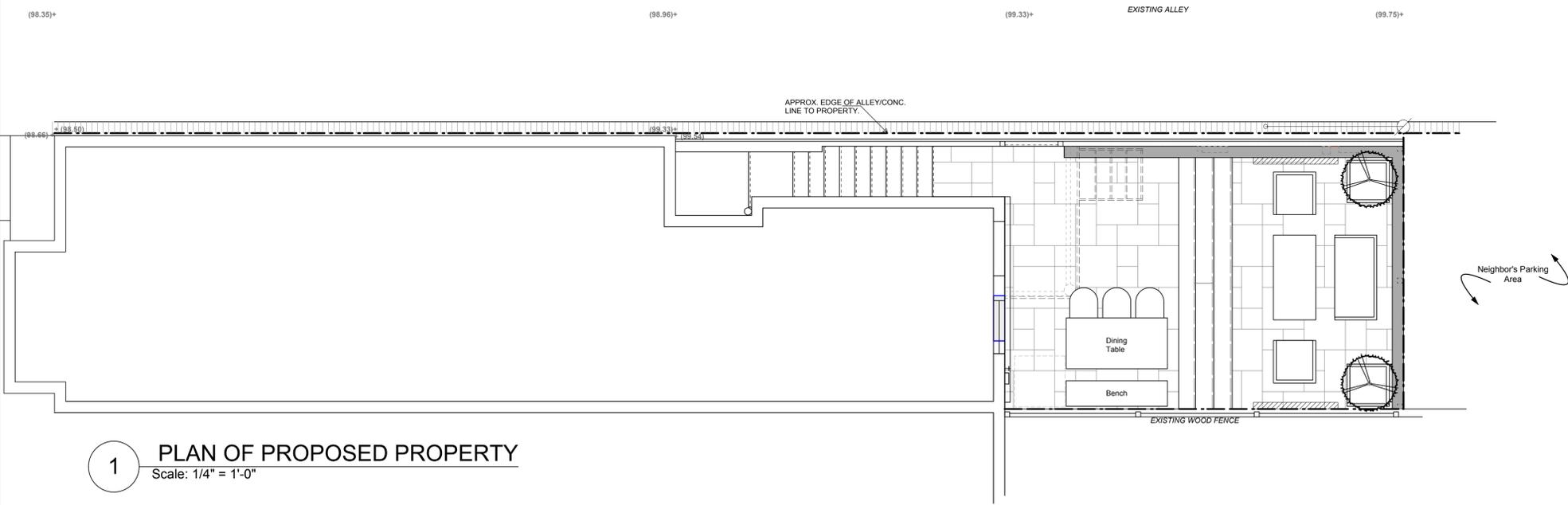
L005

DRAWN BY: DCA

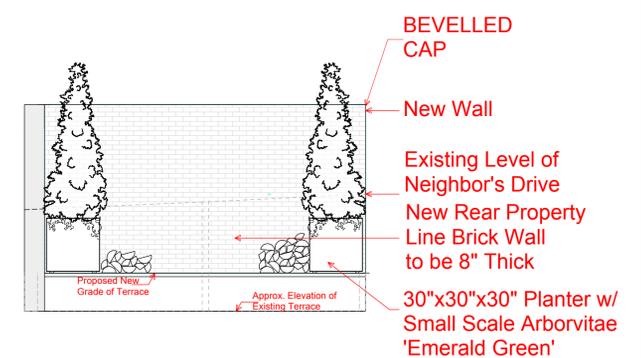
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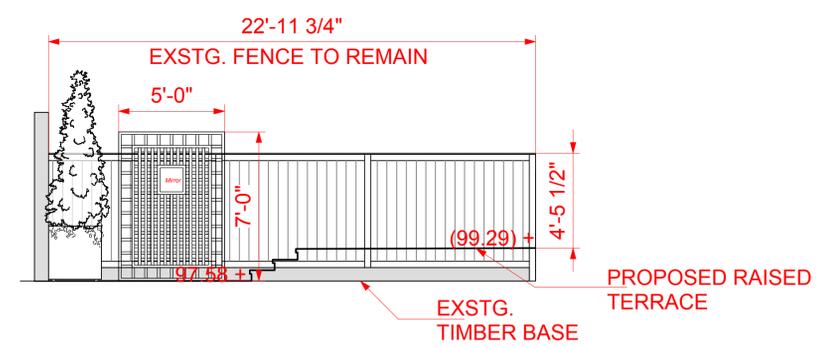
2 PROPOSED ELEVATION (LOOKING NORTH)
Scale: 1/4" = 1'-0"



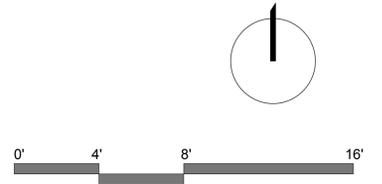
1 PLAN OF PROPOSED PROPERTY
Scale: 1/4" = 1'-0"



4 PROPOSED ELEVATION (LOOKING EAST)
Scale: 1/4" = 1'-0"



3 PROPOSED PROPERTY LINE (LOOKING SOUTH)
Scale: 1/4" = 1'-0"



DCA Landscape Architects, Inc. 1315 Wisconsin Avenue, NW Washington, D.C. 20007 202/337-1160 (tel.) 202/337-4630 (fax)	SCALE: 1/2" = 1'-0" DATE: 2/25/20 REVISED: 4/26/20	L006 DRAWN BY: DCA
	Espinel Residence 1605 30th ST NW Washington, DC, 20007 Proposed Elevations	

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