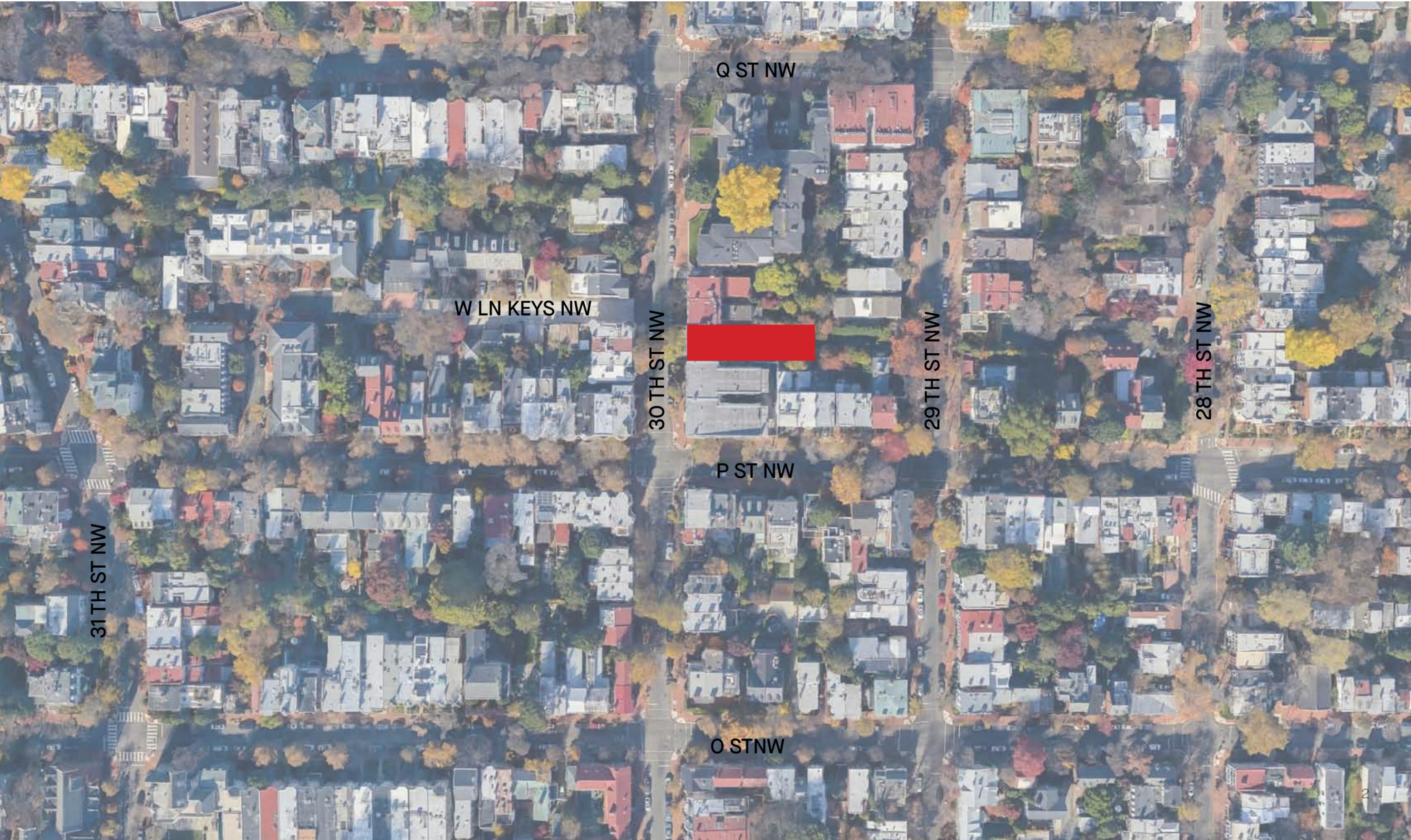


**1511 30TH NW**

**SEPTEMBER 16, 2021**

CONTEXT PLAN



Q ST NW

W LN KEYS NW

30 TH ST NW

29 TH ST NW

28 TH ST NW

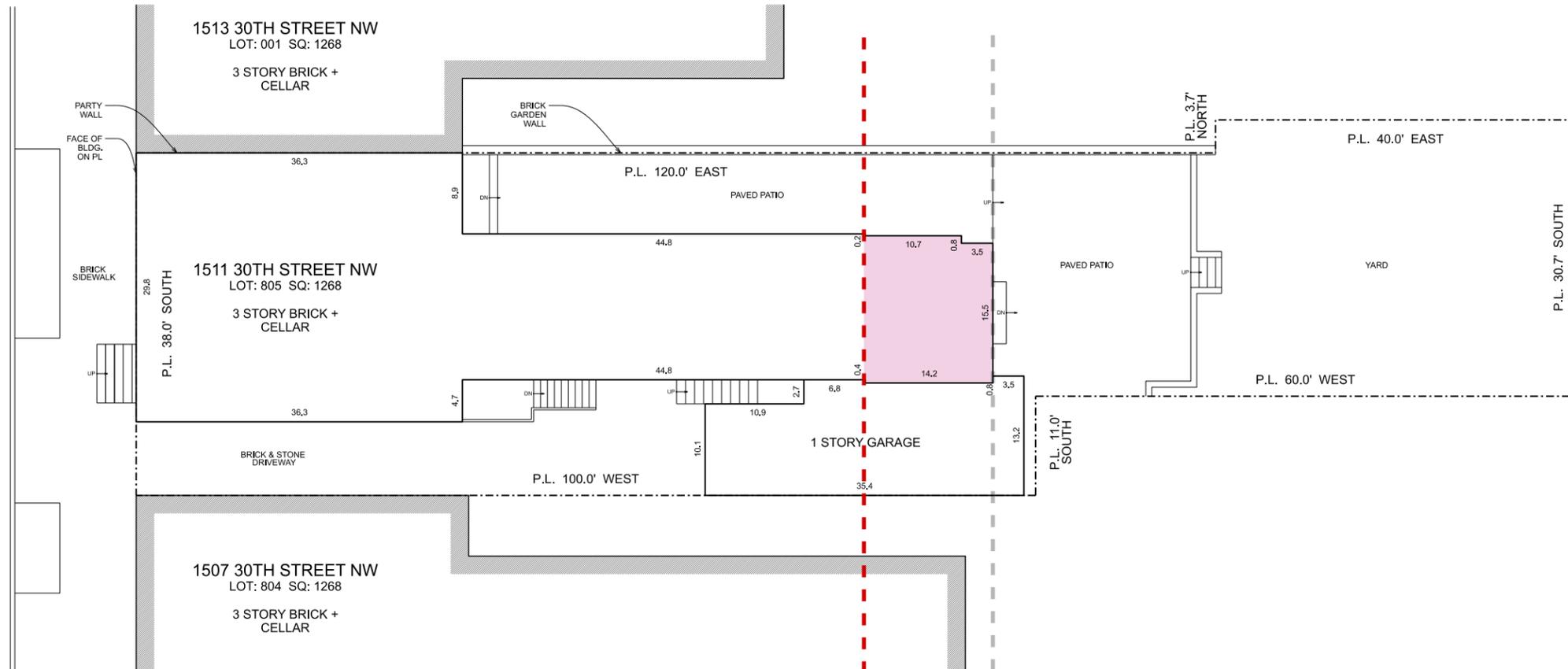
P ST NW

O STNW

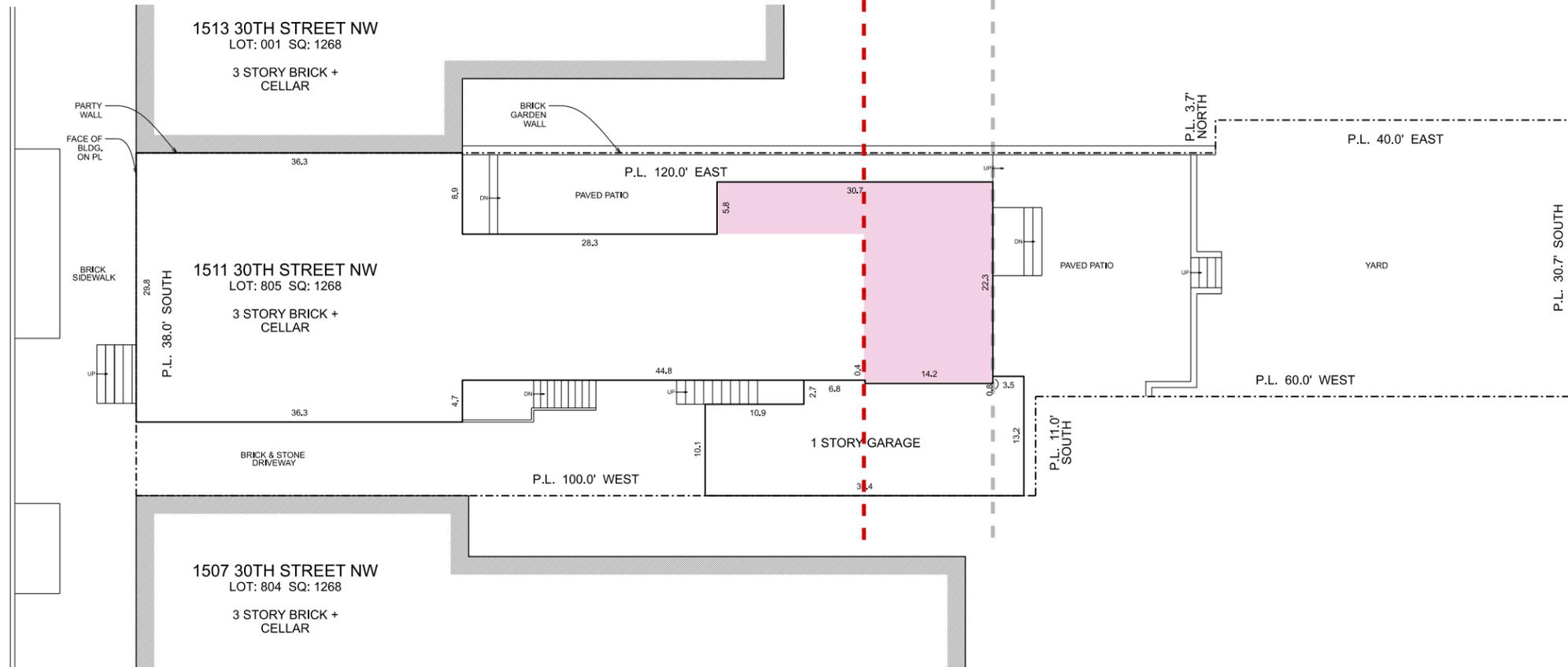
31 TH ST NW



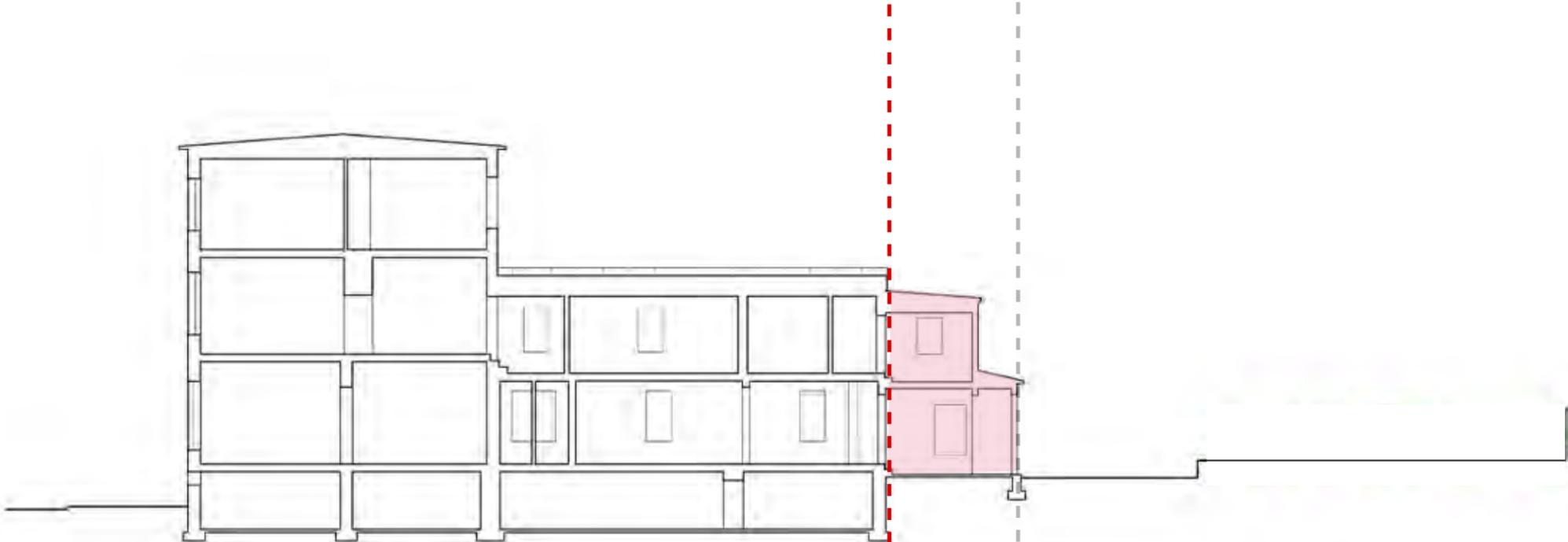
# EXISTING SITE PLAN



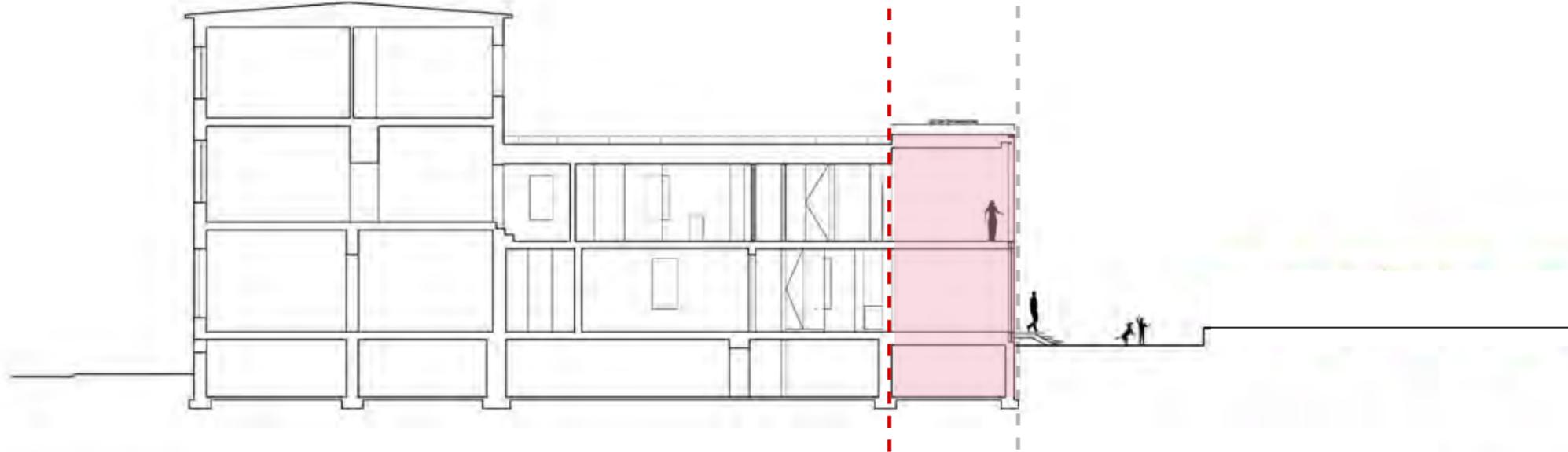
# PROPOSED SITE PLAN



EXISTING SITE SE



PROPOSED SITE SECTION



EXISTING SITE CONDITIONS



VIEW LOOKING AT FRONT ELEVATION ON 30TH ST NW



VIEW LOOKING AT FRONT DOOR ON 30TH ST NW

EXISTING SITE CONDITIONS



TWO VIEWS LOOKING WEST FROM 29TH ST NW IN AXIS WITH 1511 30TH ST NW

EXISTING SITE CONDITIONS



VIEW LOOKING AT BACK PORCH



VIEW LOOKING AT BACK PATIO

EXISTING SITE CONDITIONS



VIEW LOOKING NORTH AT ADJACENT BUILDING



VIEW LOOKING EAST AT NORTH GARDEN

EXISTING NORTH WALL



EXISTING SITE CONDITIONS

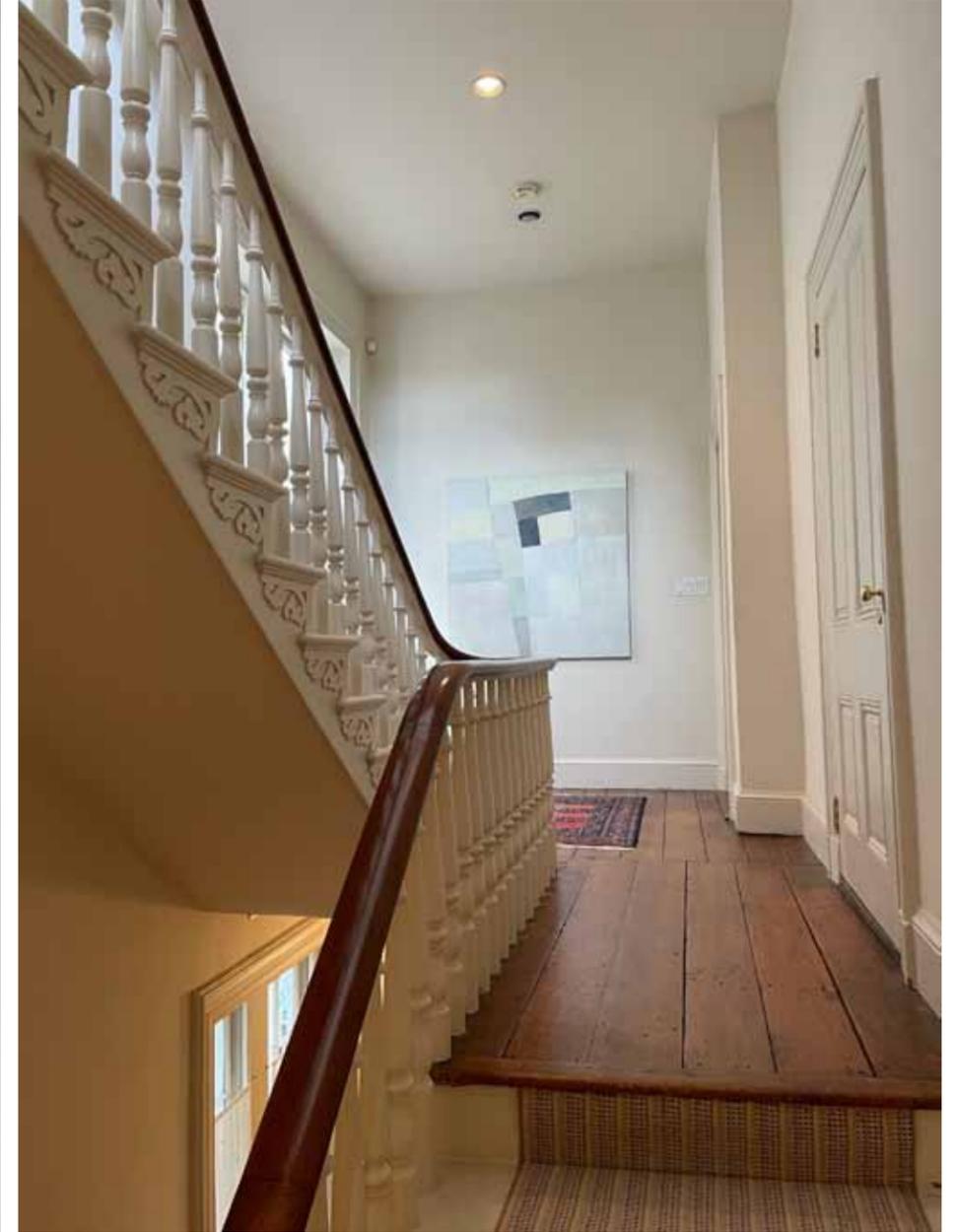
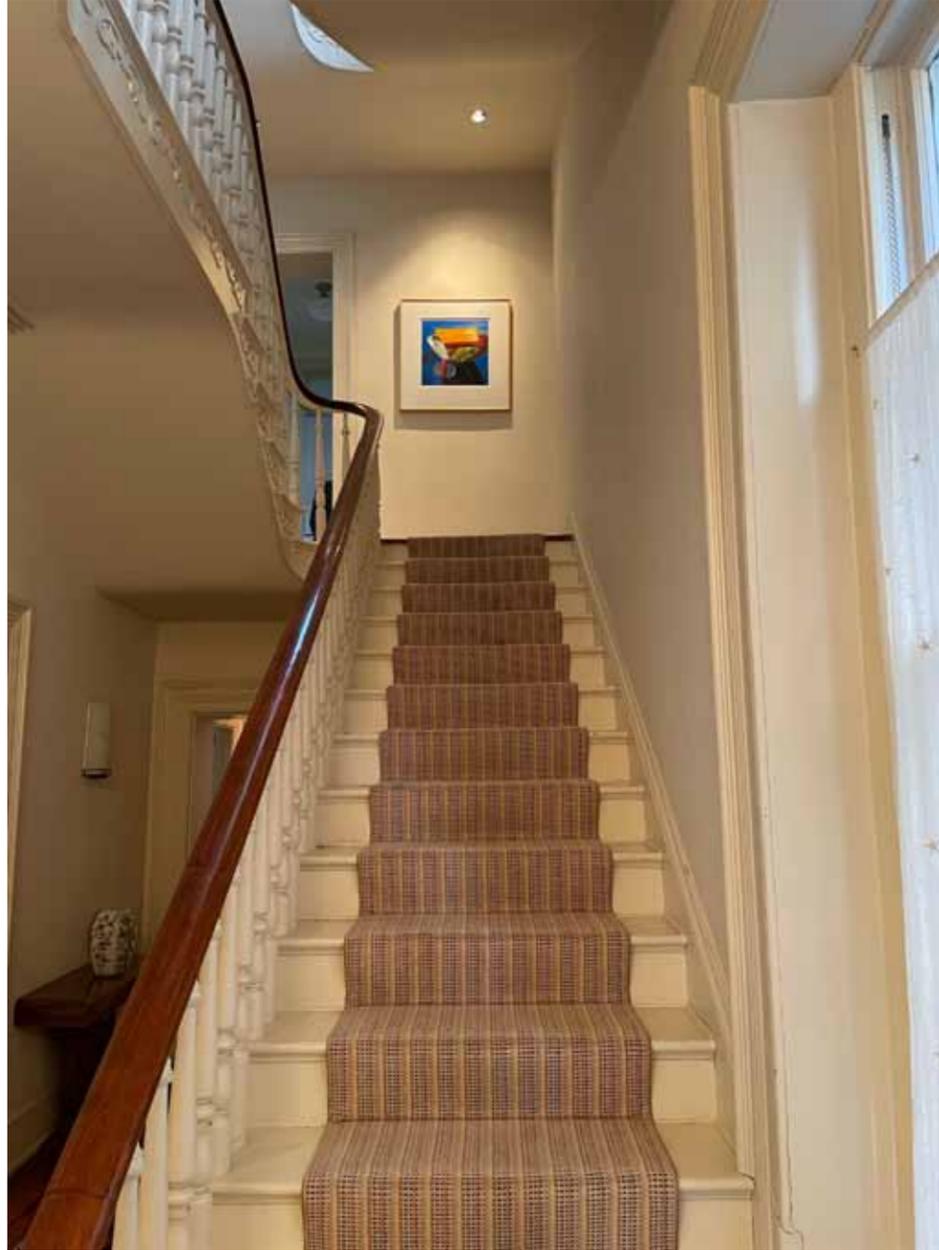


VIEW LOOKING EAST AT THE GARAGE



VIEW LOOKING EAST AT THE BACKYARD GARDEN

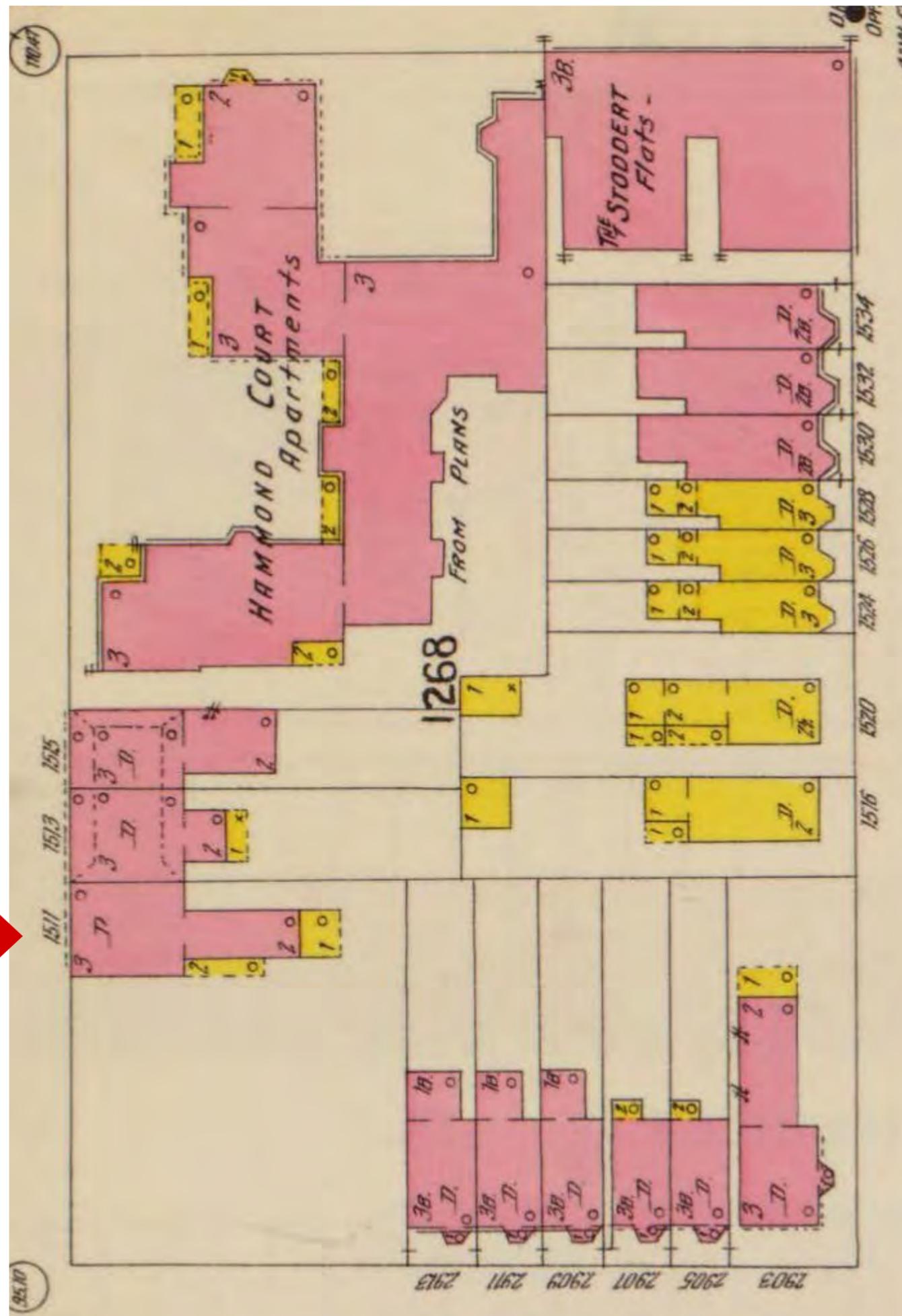
EXISTING INTERIOR DETAILS RETAINED



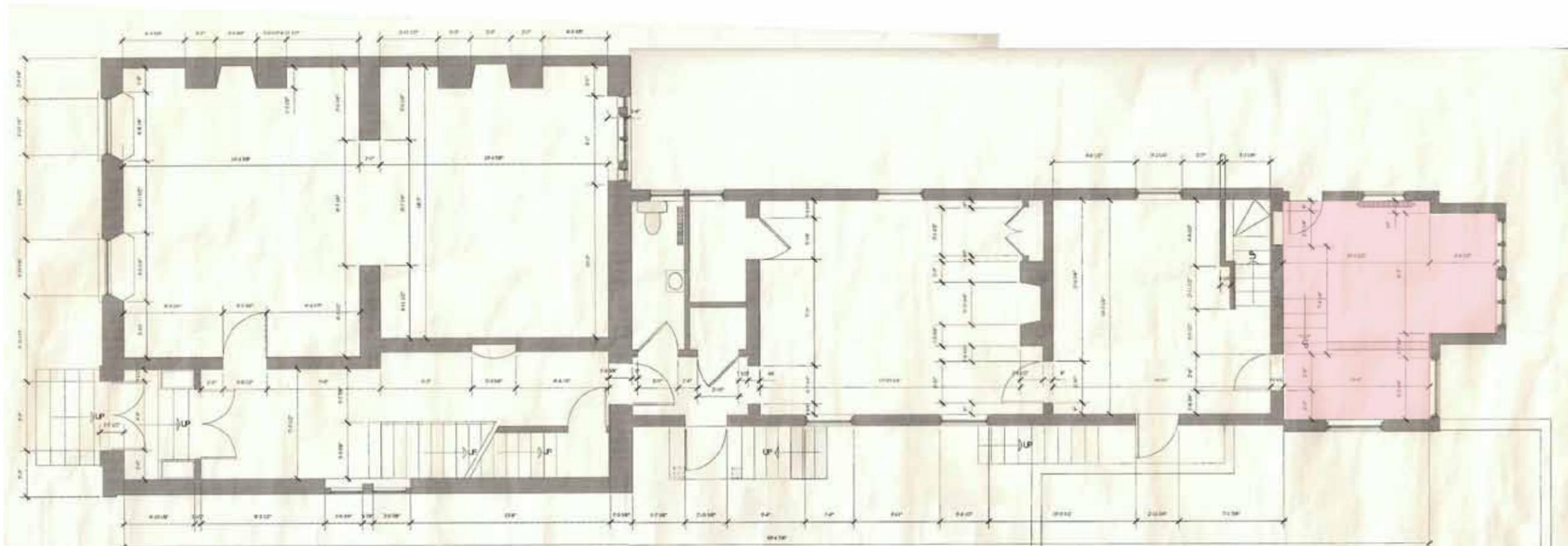
EXISTING INTERIOR- RENOVATIONS



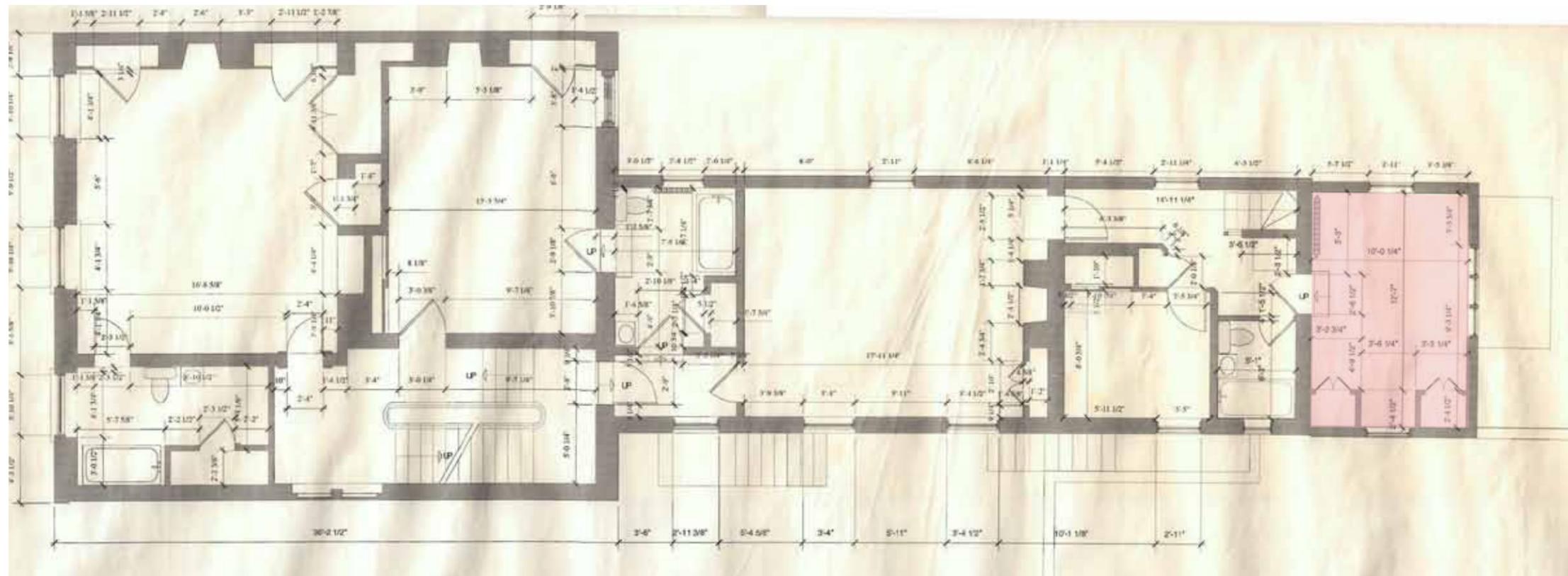
1511 →



# FLOOR PLANS MID 1980'S

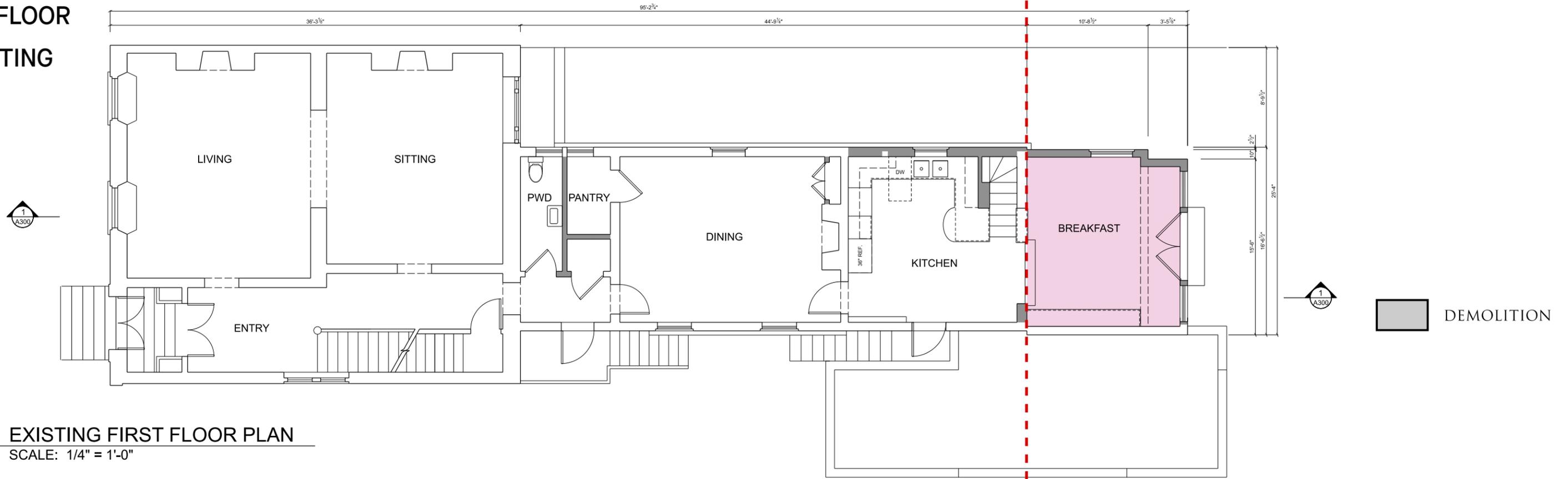


1ST FLOOR PLAN

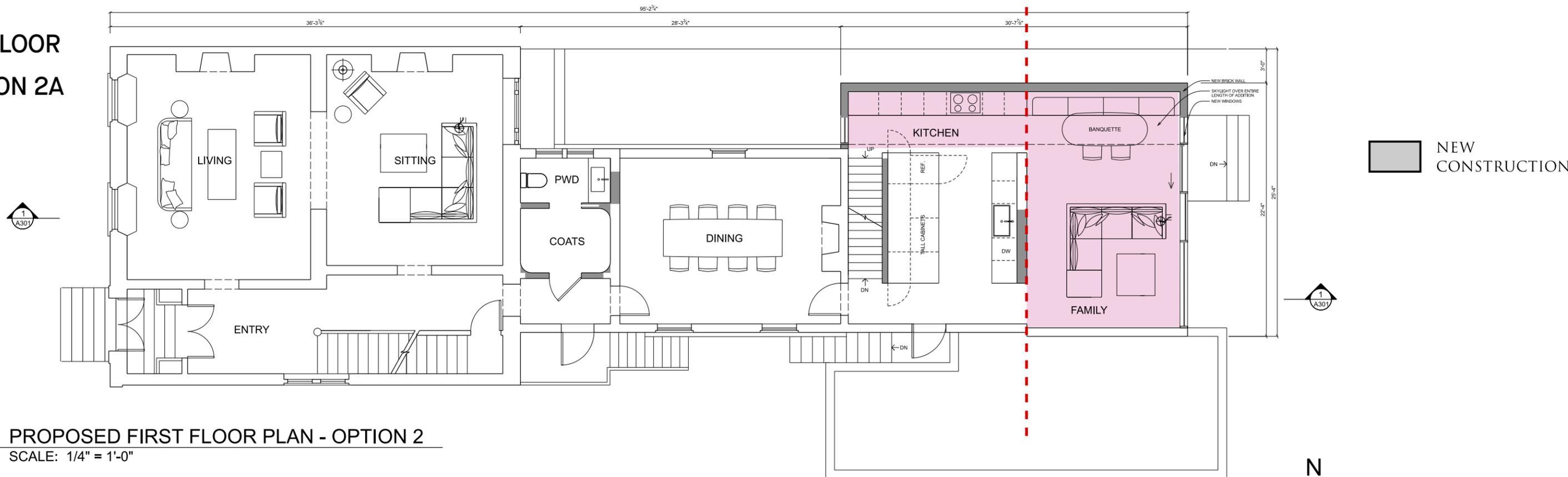


2ND FLOOR PLAN

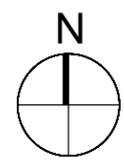
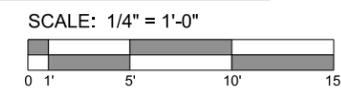
**1ST FLOOR  
EXISTING**



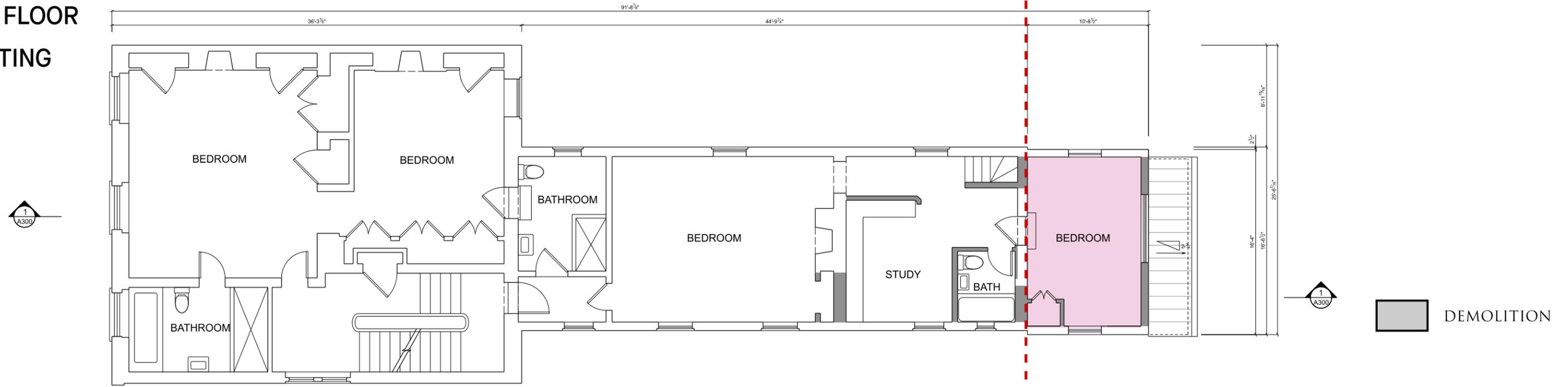
**1ST FLOOR  
OPTION 2A**



**2** PROPOSED FIRST FLOOR PLAN - OPTION 2  
SCALE: 1/4" = 1'-0"

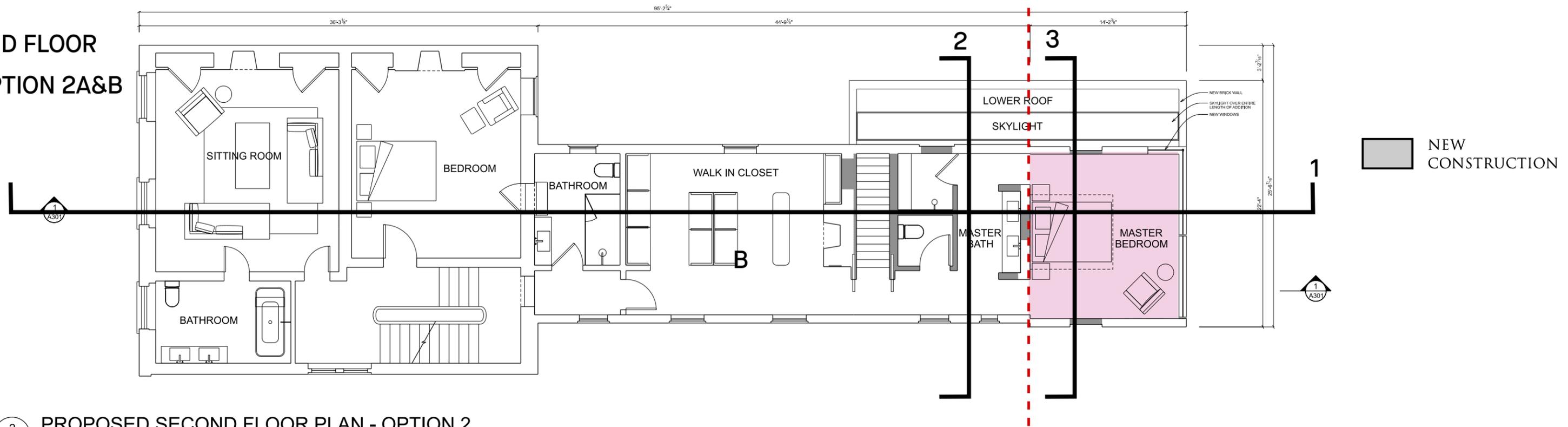


**2ND FLOOR  
EXISTING**



**1 EXISTING SECOND FLOOR PLAN**  
A102.2 SCALE: 1/4" = 1'-0"

**2ND FLOOR  
OPTION 2A&B**



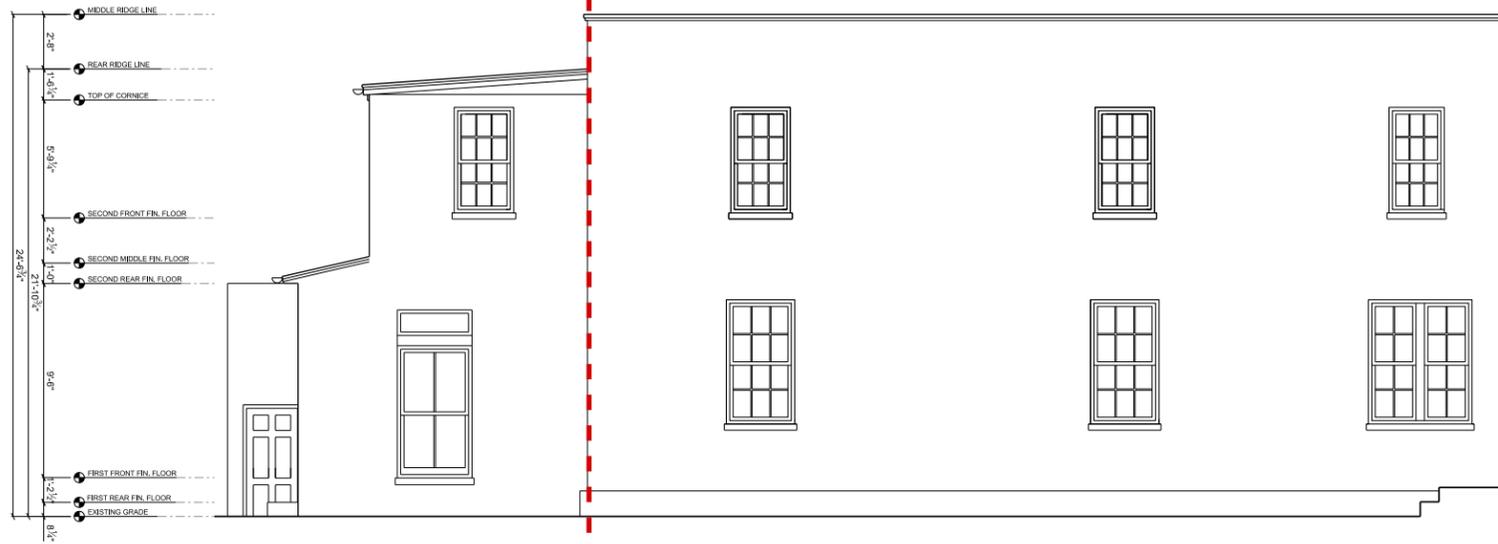
**2 PROPOSED SECOND FLOOR PLAN - OPTION 2**  
A102.2 SCALE: 1/4" = 1'-0"

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



# NORTH ELEVATION

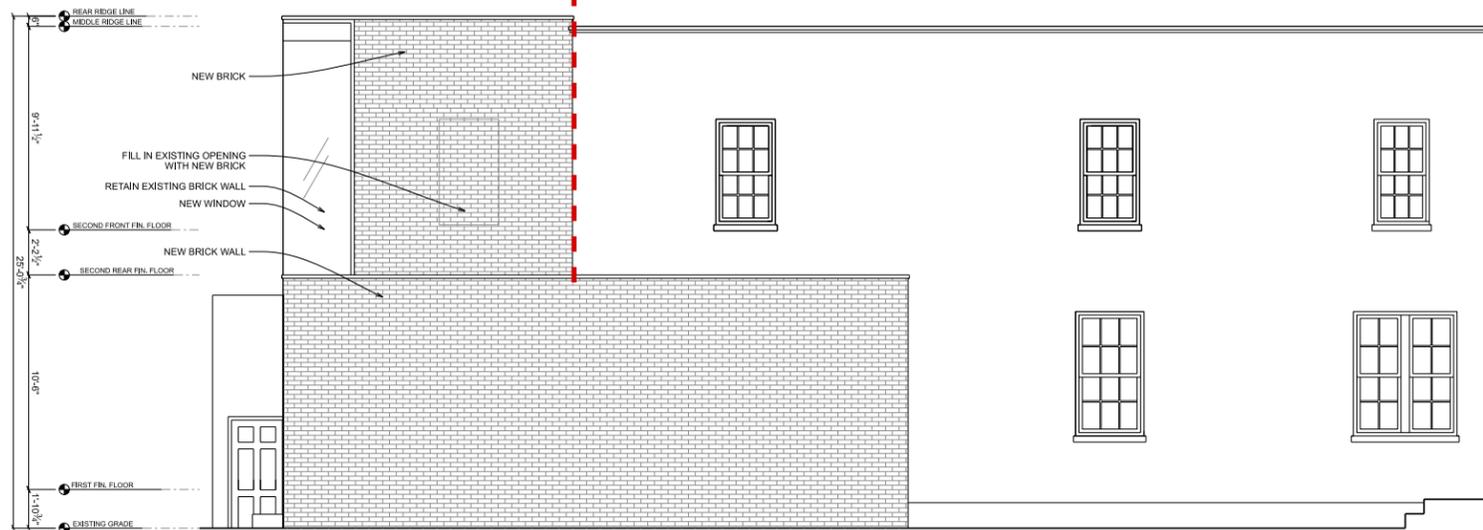
## EXISTING



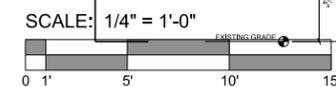
1 EXISTING NORTH ELEVATION  
A200 SCALE: 1/4" = 1'-0"

# NORTH ELEVATION

## OPTION 2A

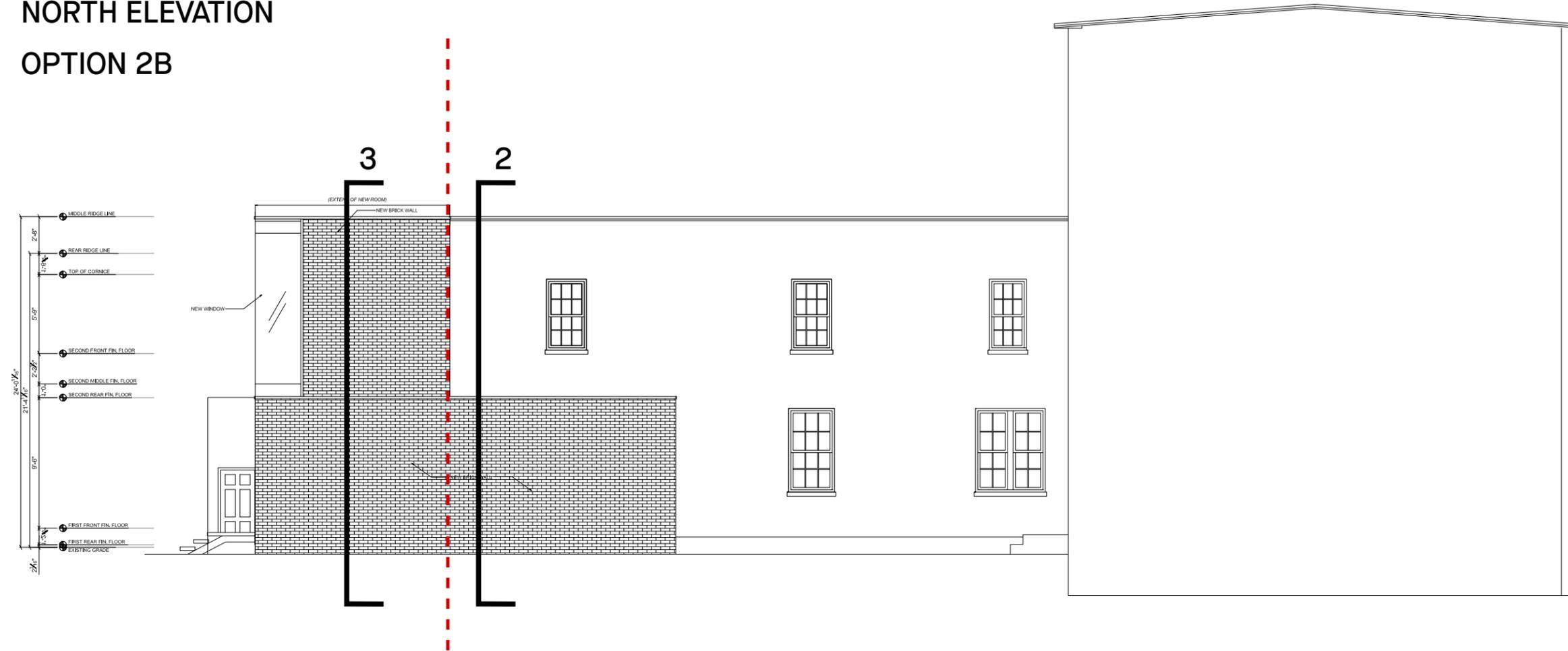


2 PROPOSED NORTH ELEVATION - OPTION 2  
A200 SCALE: 1/4" = 1'-0"

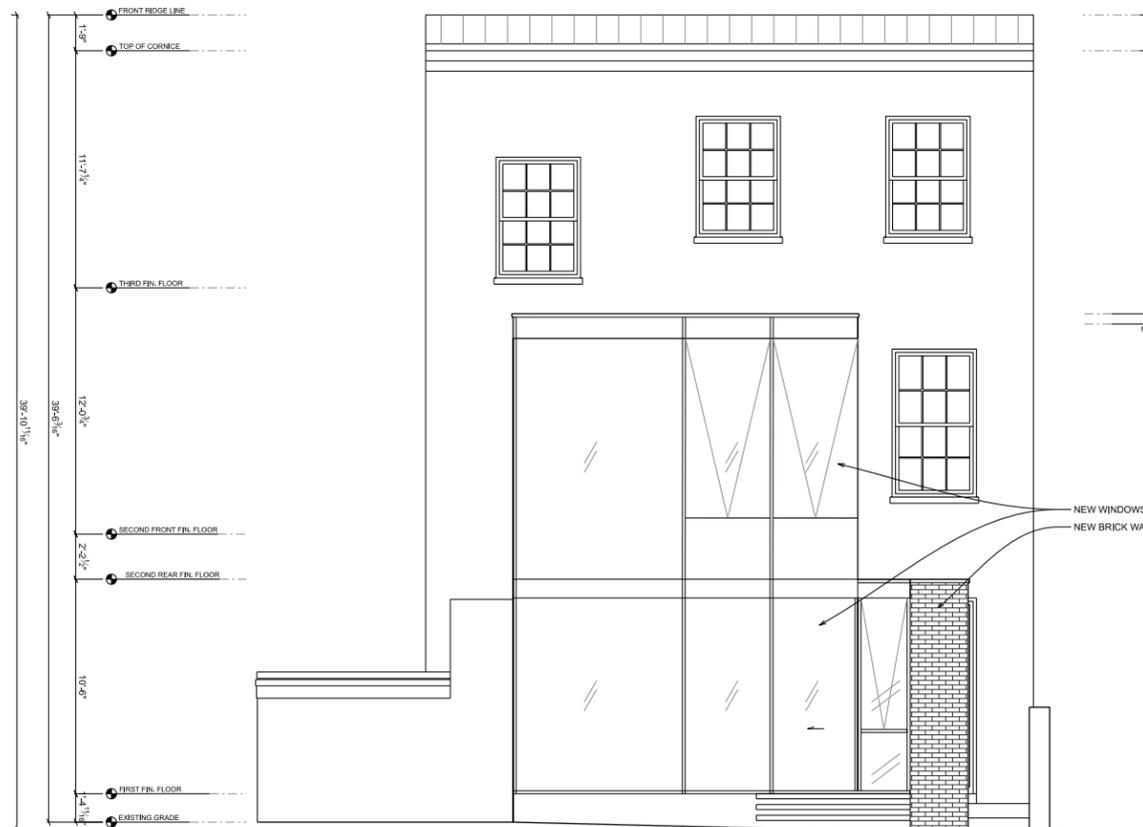


# NORTH ELEVATION

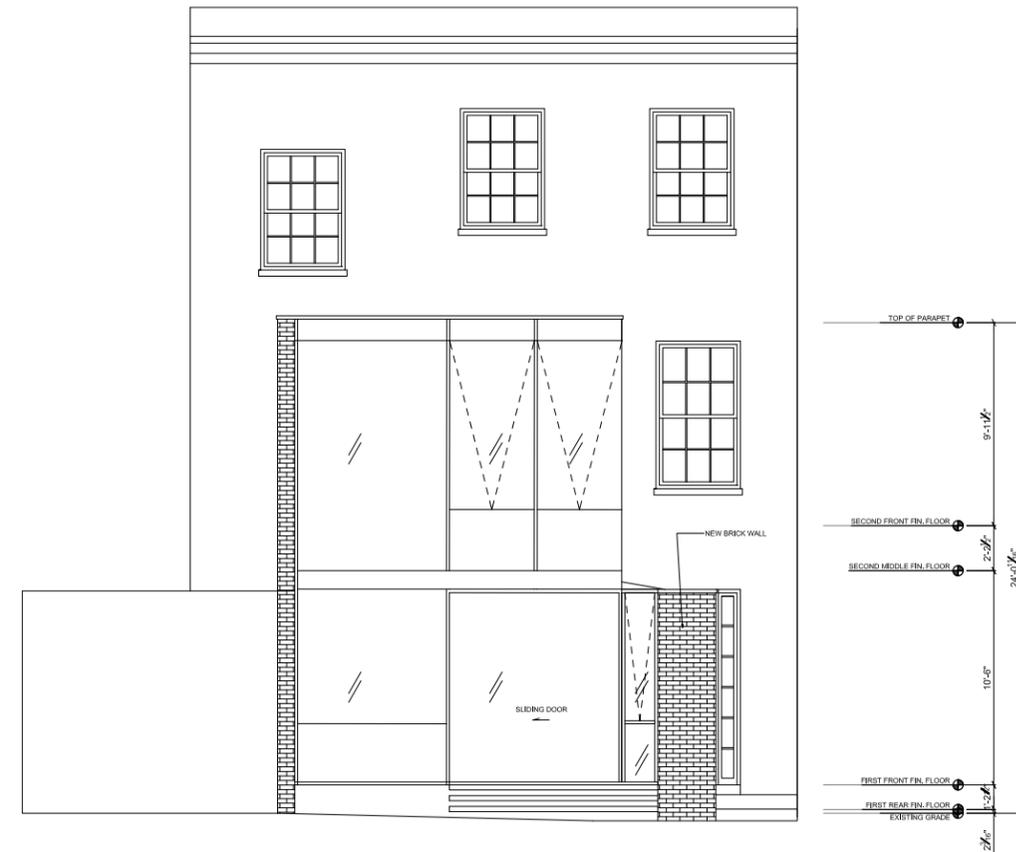
## OPTION 2B



**EAST ELEVATION  
EXISTING**



**OPTION 2A**



**OPTION 2B**

**SOUTH ELEVATION  
EXISTING**



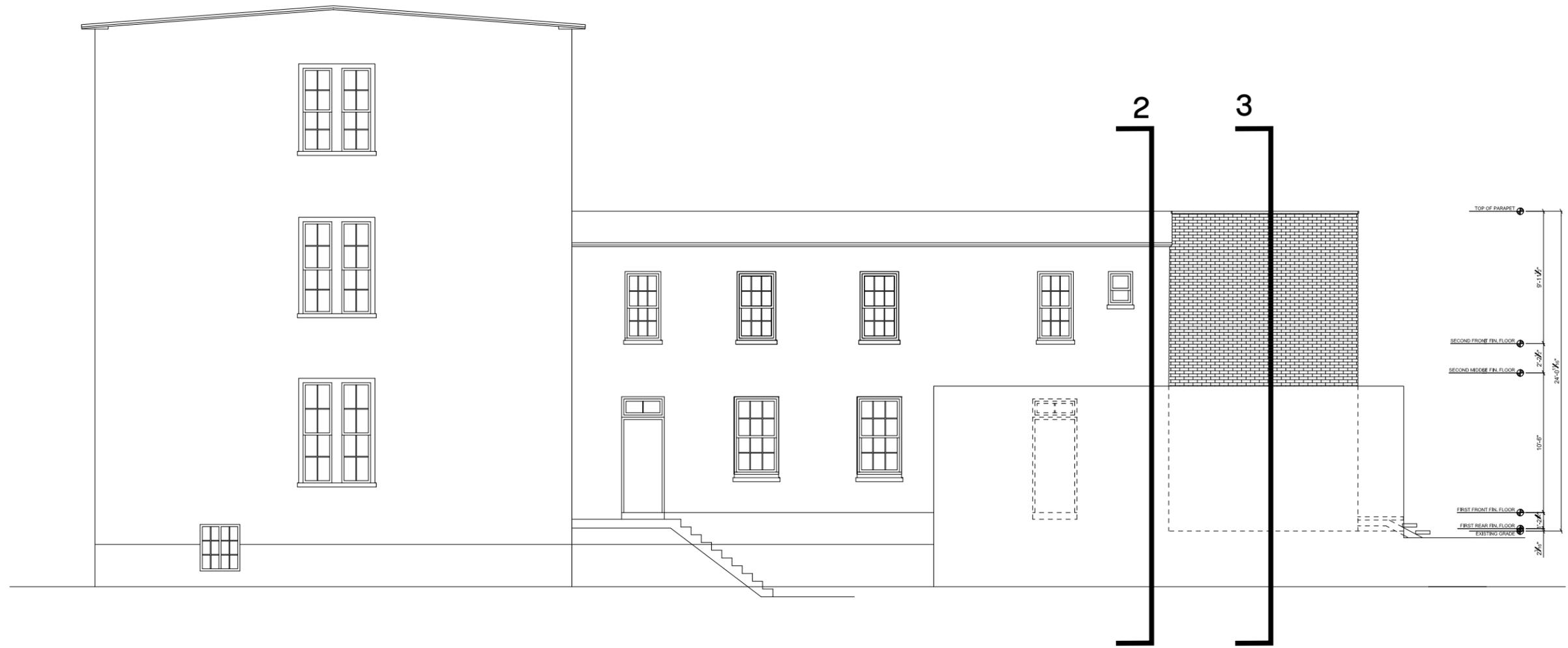
**SOUTH ELEVATION  
OPTION 2A**



1 EXISTING SOUTH ELEVATION  
A202 SCALE: 1/4" = 1'-0"

2 PROPOSED EAST ELEVATION  
A202 SCALE: 1/4" = 1'-0"

SOUTH ELEVATION  
OPTION 2B



EXISTING MASSING



PROPOSED MASSING OPTION 2A



EXISTING- VIEW LOOKING WEST



PROPOSED MASSING OPTION 2A- VIEW LOOKING WEST



PROPOSED ADDITION- OPTION 2A



PROPOSED ADDITION- OPTION 2B (SECOND FLOOR ADDITION REDUCED HEIGHT BY 6" & GROUND FLOOR ADDITION REDUCED HEIGHT BY 11")



PROPOSED ADDITION OPTION 2A- VIEW LOOKING WEST FROM BACKYARD



PROPOSED ADDITION OPTION 2B- VIEW LOOKING WEST FROM BACKYARD



PROPOSED ADDITION OPTION 2A



PROPOSED ADDITION OPTION 2B



PROPOSED ADDITION OPTION 2A

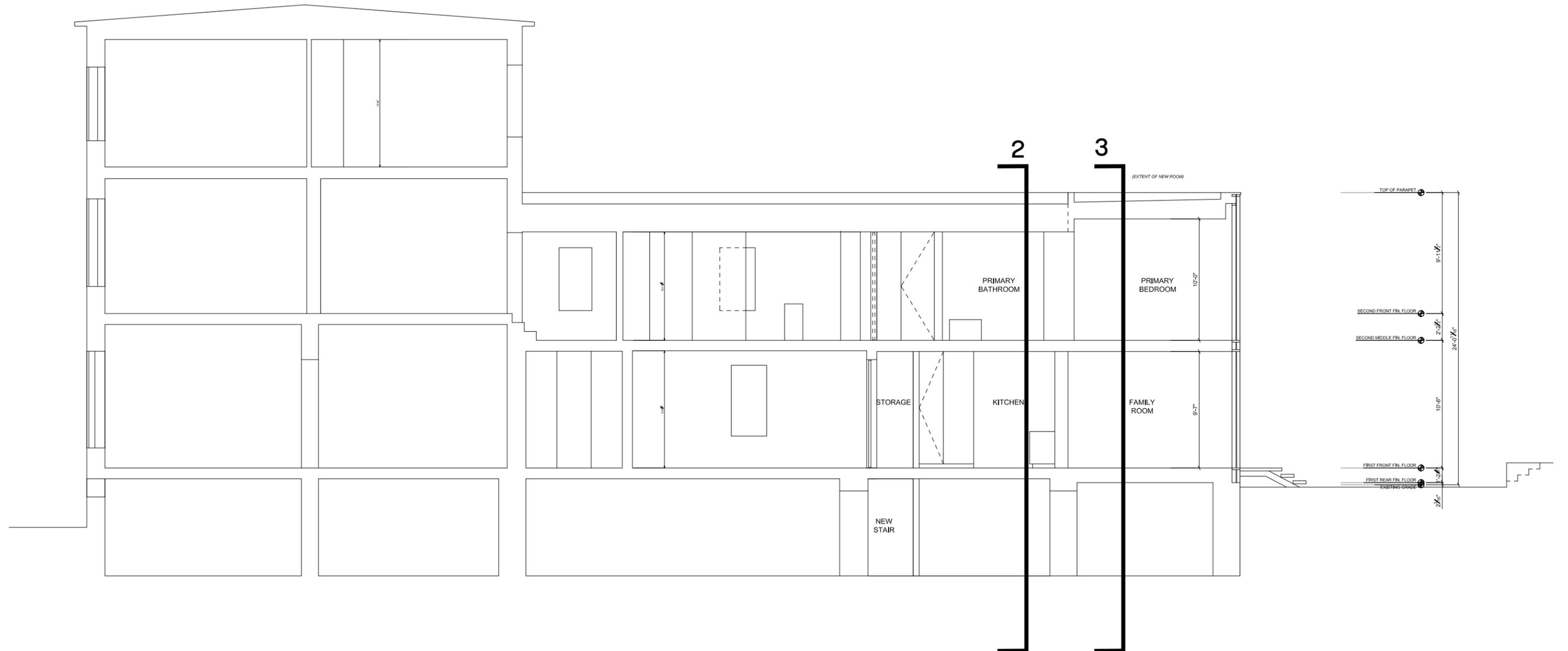


PROPOSED ADDITION OPTION 2B

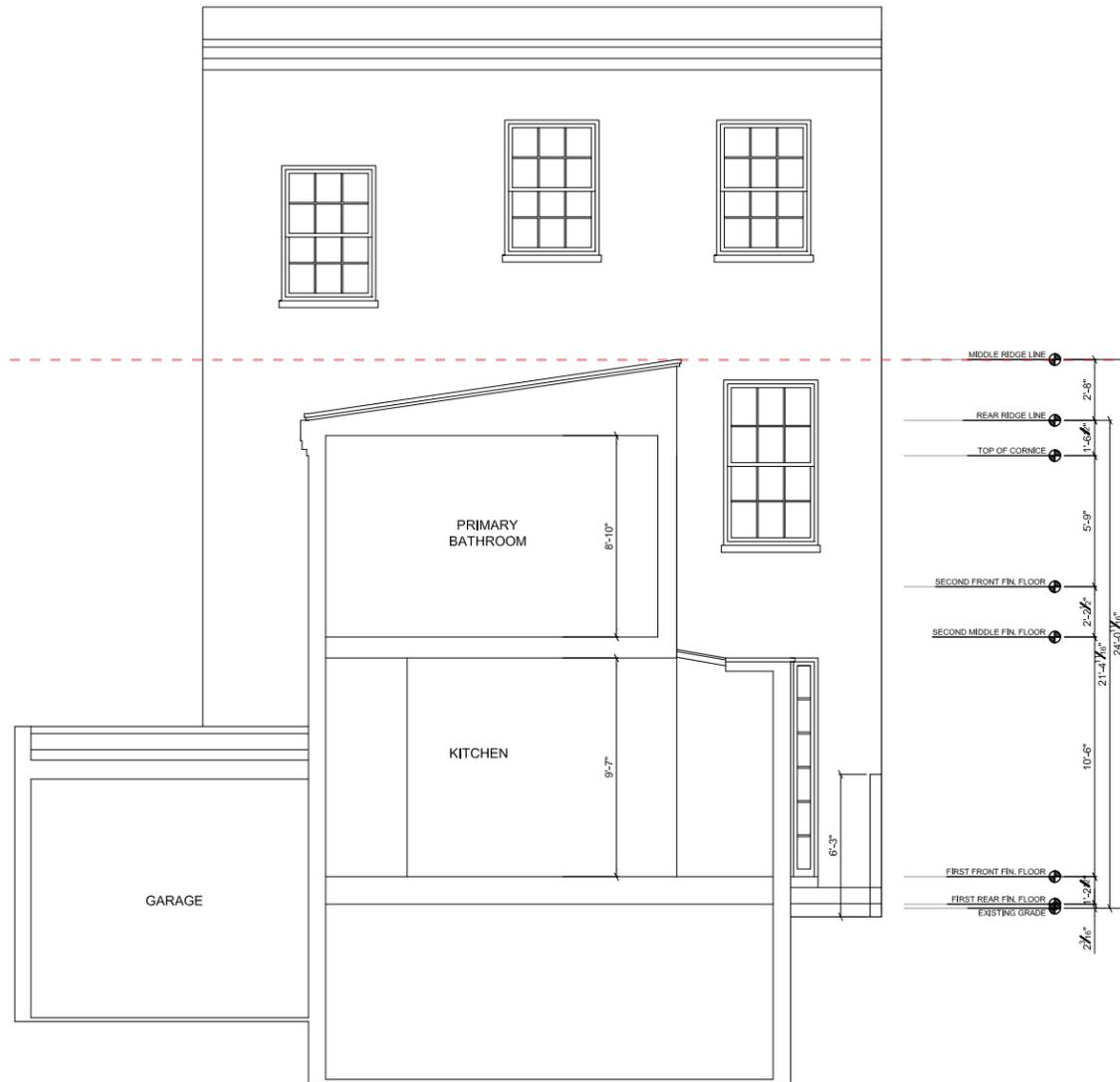


OPTION 2B

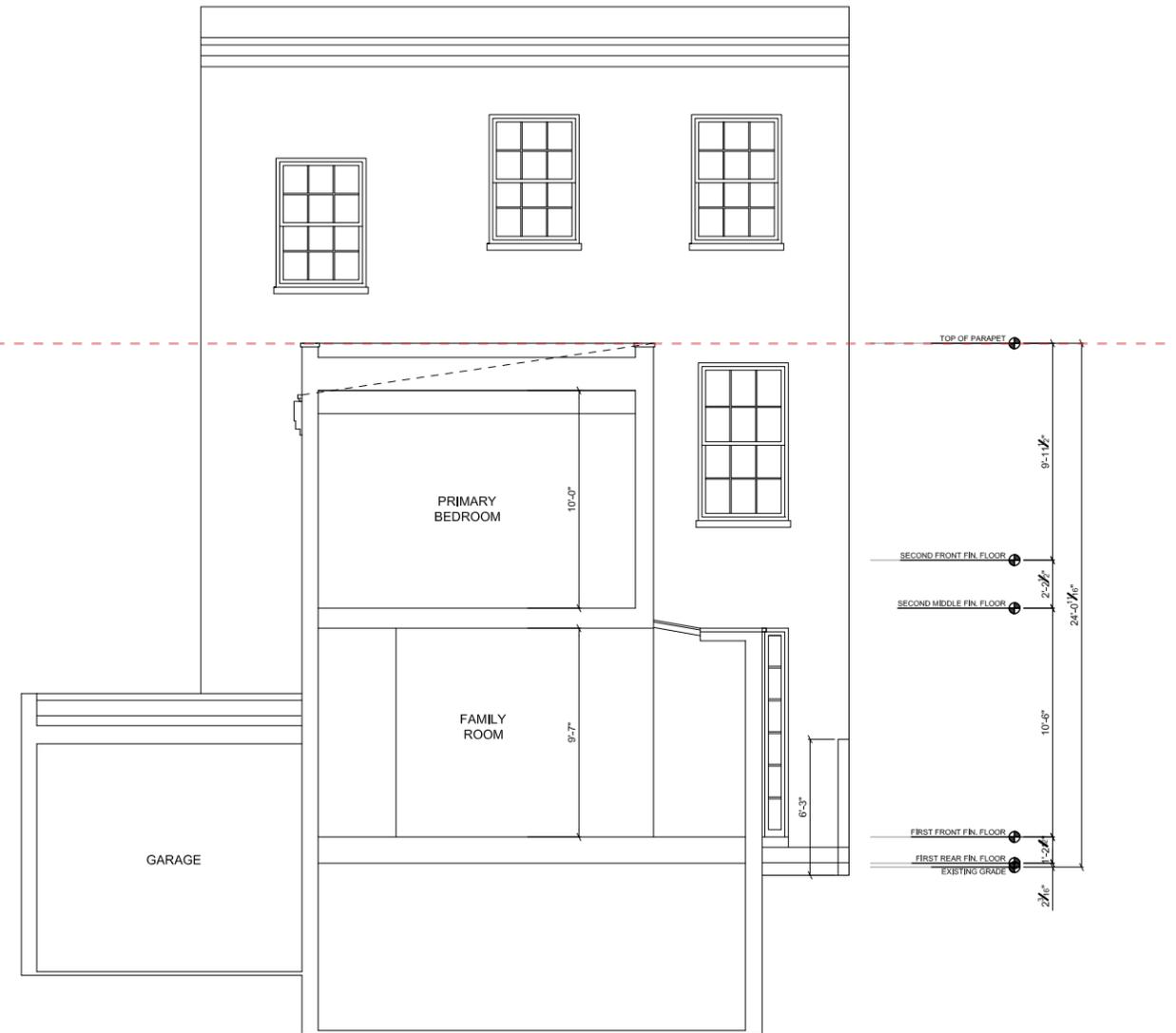
SECTION 1



OPTION 2B

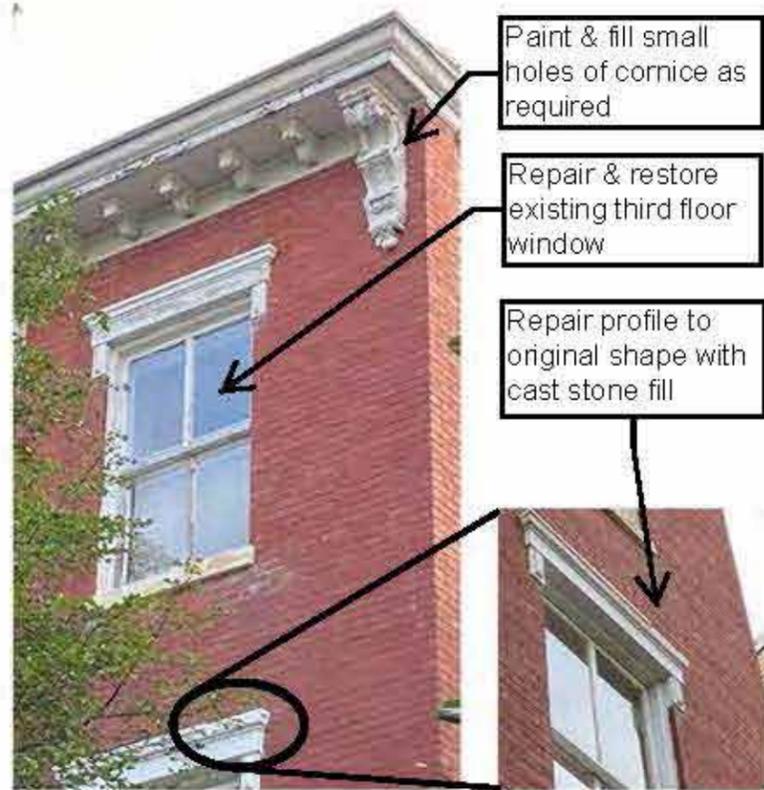


SECTION 2



SECTION 3

# WEST FACADE RESTORATION



Restore, or replace damaged bricks above stone base



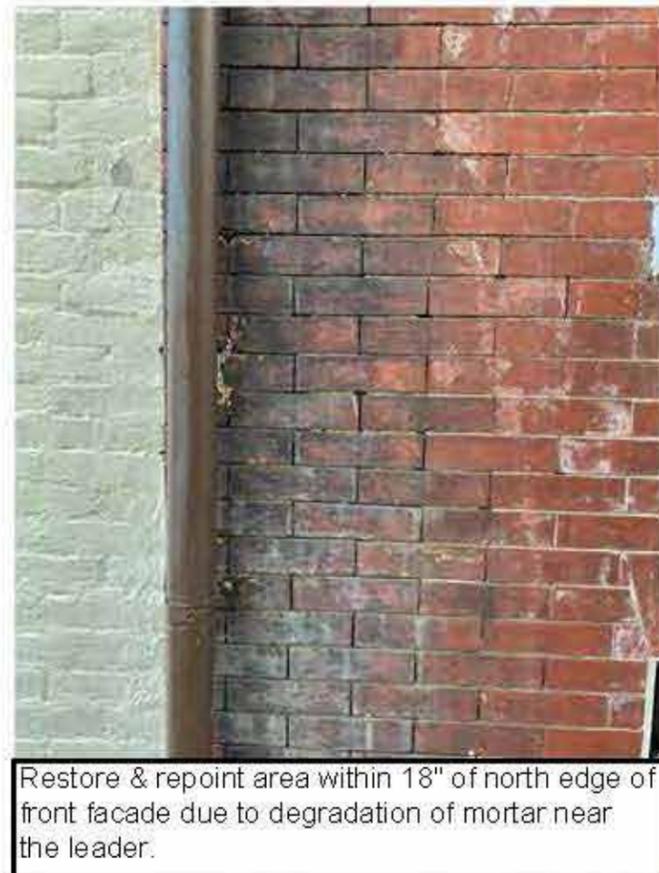
Repoint stone base



Remove parging & repoint stone base



Repair profile of stone lintel & repair sill



Restore & repoint area within 18" of north edge of front facade due to degradation of mortar near the leader.



Repair profile to original shape

PRECEDENT IMAGES



PRECEDENT IMAGES

BRICK TEXTURE AND DETAILS

