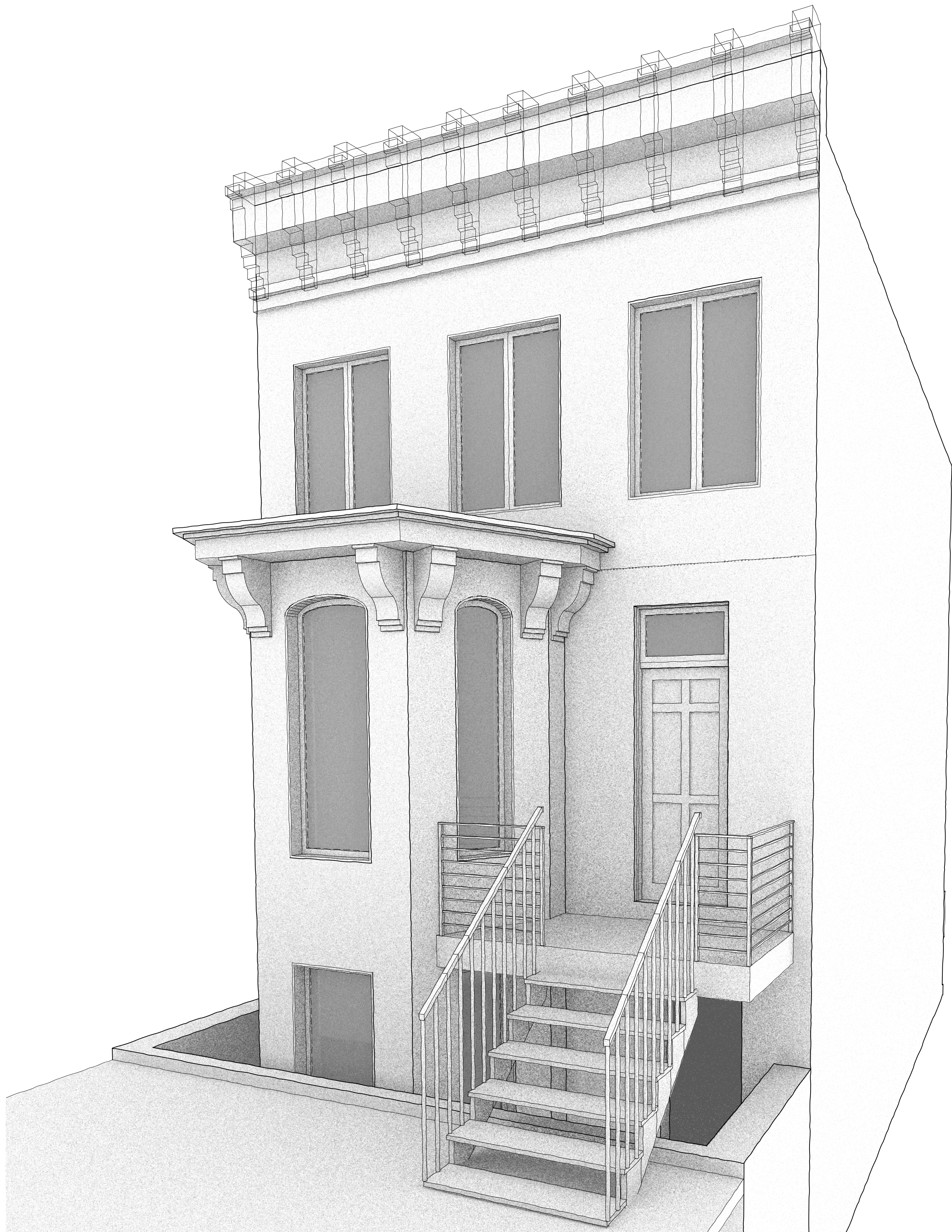




EXISTING BUILDING VIEWED FROM RHODE ISLAND AVE

Building Remodel/Change of Use

Address - 508 Rhode Island Ave. NW
owner: Pouria Saidi & Dona Paknejad

SQUARE: 0476
LOT: 0020
ZONING: C-2-A

LOT SIZE: 902 sf

SCOPE OF WORK

REMODELING OF EXISTING BUILDING INTO (3) RESIDENTIAL DWELLING UNITS

PROPERTY DESCRIPTION:

The existing building is a two-story brick row house over a basement. The existing use of all three levels is currently a beauty salon. The existing Certificate of Occupancy currently reflects the commercial use (Beauty Salon) for the entire building.

PREVIOUS USE:
COMMERCIAL (BEAUTY SALON)

PROPOSED USE:
RESIDENTIAL DWELLING UNITS

Existing Building footprint = 673 s.f.

Existing lot occupancy = 74.6%, max allowed = 60%

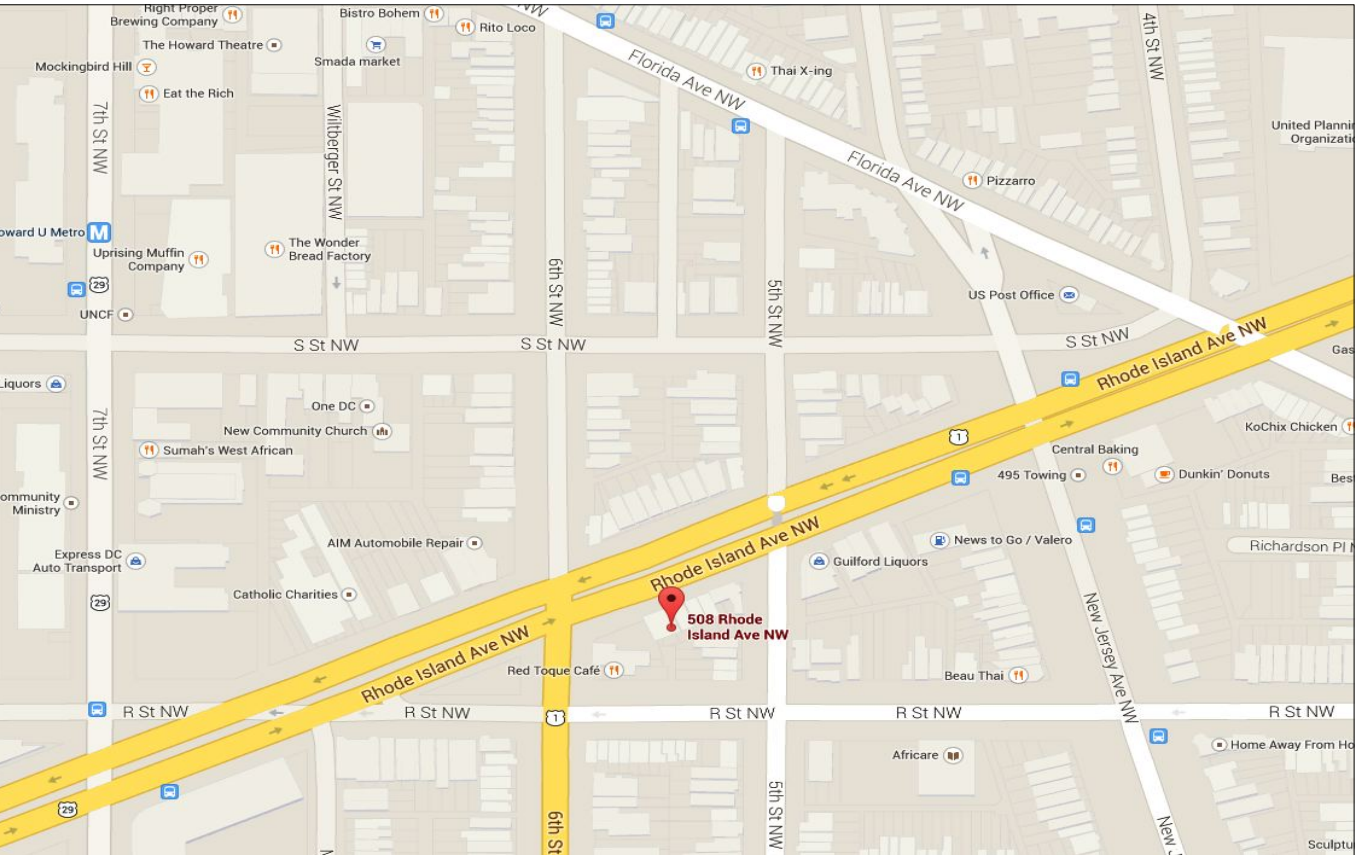
- Basement gross area = 673 s.f.
- 1st floor gross area = 673 s.f.
- 2nd floor gross area = 637 s.f.
- Total gross building area = 1983 s.f.

Existing F.A.R. = 2.19, max. allowed (residential) = 2.5, (balance to reach max: 272 sf)

Existing Height = 25' (aprox.), max. allowed = 50'

PERTINENT CODE INFORMATION APPLICABLE TO THIS PROJECT:

- Fire alarms:**
- Fire sprinkling:** Building to be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and provided with emergency escape and rescue openings in accordance with Section 1029
- Accessible building entrance:** not required - Where it is technically infeasible to comply with the new construction standards for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. (IBC section 3409.4 exception 2) - **Accessible building entrance has not been provided since it would be technically infeasible.**
- Accessible means of egress:** not required - in alterations to existing buildings (IBC section 3409.6 exception 2)
- Stairways:** (existing buildings) 2006 IBC section 3403.4 - "An Alteration or the replacement of an existing stairway in an existing structure shall not be required to comply with the requirements of a new stairway as outlined in Section 1009 where the existing space and construction will not allow a reduction in pitch or slope." - **Applies to existing rear exterior stair and front porch stoop, all new stairs have been designed to comply with section 1009.**



LOCATION DIAGRAM

Architect
Studio Upwall, PLLC
1353 U Street NW, 2nd Floor
Washington DC 20009
ph: 415-317-3272

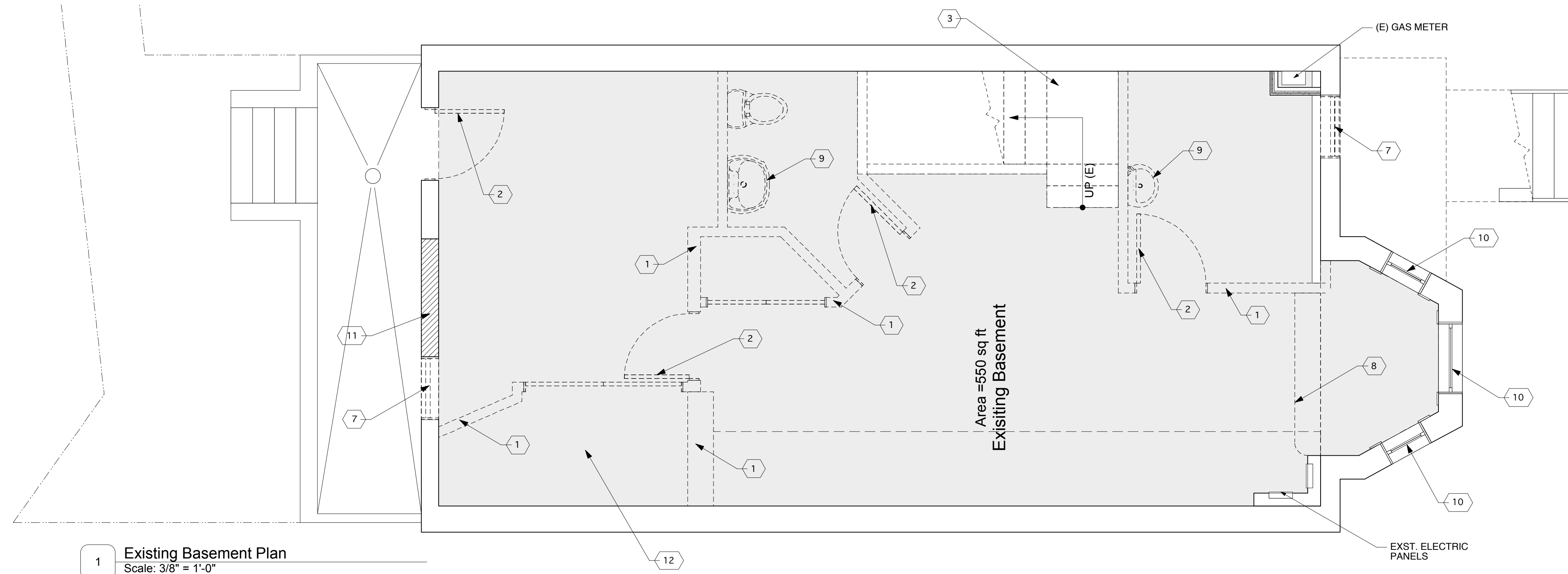
Client
Pouria Saidi & Dona Paknejad
708 I St, SE
Washington, DC 20003

Structural Engineer
TBD
TBD
TBD
TBD

MEP Engineer
TBD
TBD
TBD
TBD

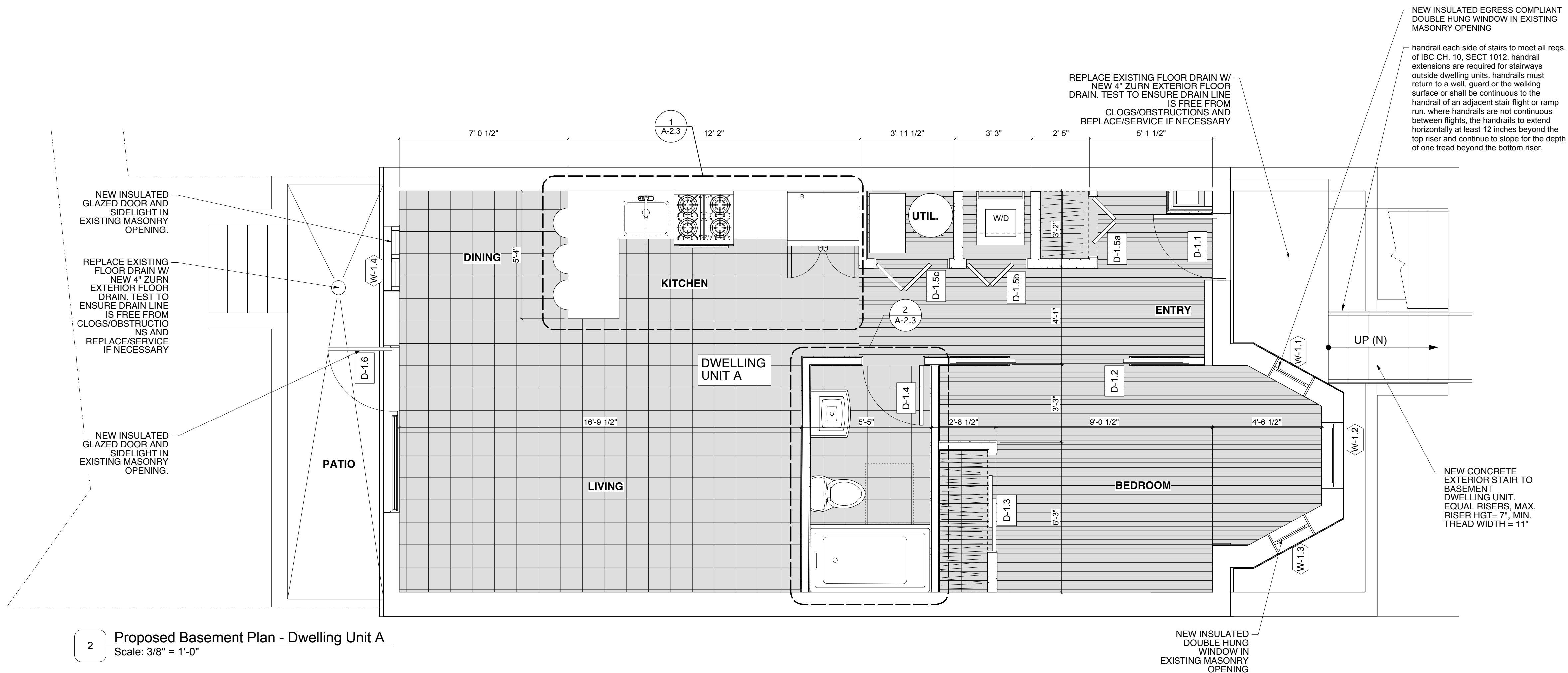
LIST OF DRAWING SHEETS

A-0.0	Project Information
A-0.1	General Notes
A-0.2	Erosion Details
A-0.3	Site Plan
A-2.0	Basement Floor Plans
A-2.1	First Floor Plans
A-2.2	Second Floor Plans
A-2.3	Resealed Ceiling Plans
A-3.0	Elevations
A-4.0	Building Sections
A-4.1	Building Sections
A-7.0	Door & Window Schedules
K-1	Kitchen Equipment Schedule
S-1	Structural Floor Plans
S-2	Structural Floor Plans
S-3	Structural Sections
S-4	Structural Sections
S-5	Structural Sections



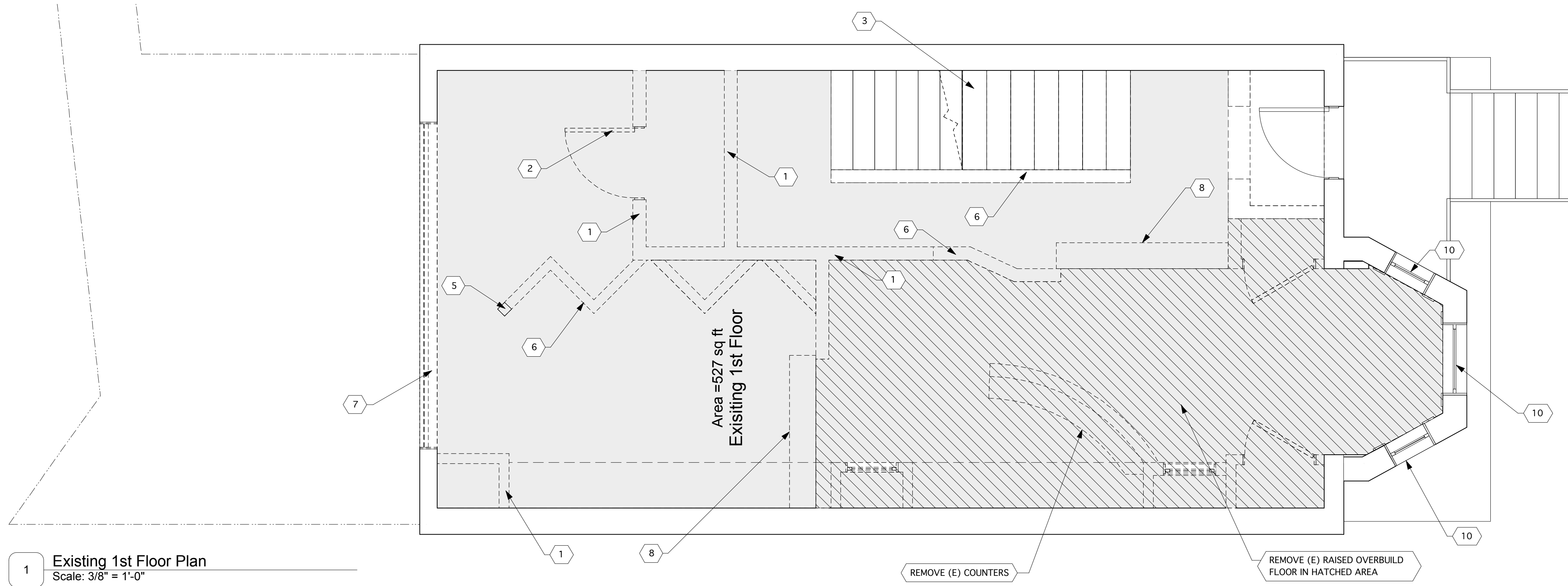
Demolition Notes

1. REMOVE (E) INTERIOR PARTITION WALL. RE: STRUCTURAL DWGS FOR ANY REQ'D. MODIFICATIONS TO EXST. FRAMING
2. REMOVE (E) DOOR
3. (E) STAIRS - TO BE REMOVED
4. EXST. SKYLIGHT TO REMAIN
5. REMOVE EXST. POST. RE: STRUCTURAL DWGS FOR ANY REQ'D. MODIFICATIONS TO EXST. FRAMING
6. REMOVE (E) PARTIAL HGT. WALL
7. REMOVE (E) GLASS BLOCK INFILL FROM EXST. OPENING
8. REMOVE (E) STEP
9. REMOVE (E) RESTROOM FIXTURES
10. REMOVE (E) WINDOW
11. REMOVE PORTION OF (E) WALL TO ACCOMODATE NEW DOOR/WINDOW, SEE DOOR/WINDOW SCHEDULE AND PROPOSED FLOORPLAN FOR SIZE/LOCATION
12. REMOVE (E) HVAC EQUIPMENT

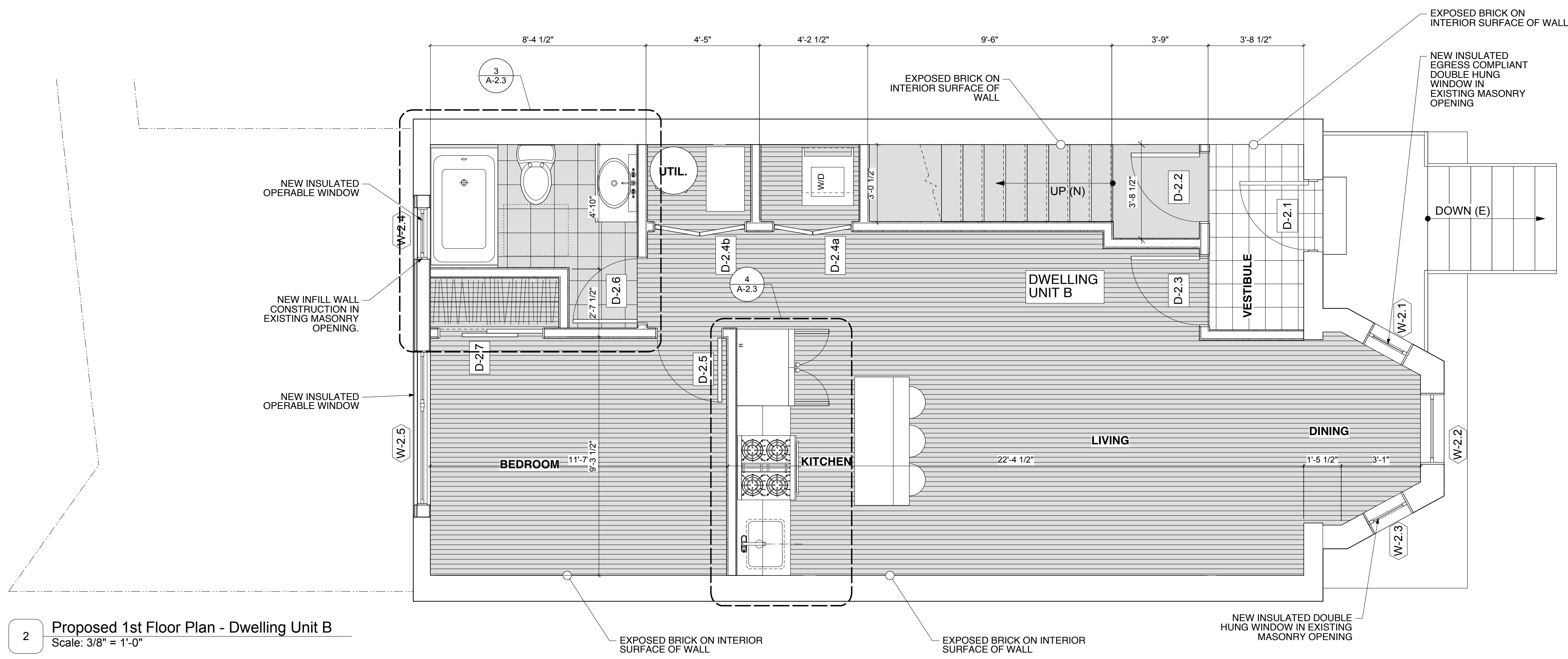


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1 Existing 1st Floor Plan
Scale: 3/8" = 1'-0"



2 Proposed 1st Floor Plan - Dwelling Unit B
Scale: 3/8" = 1'-0"

TBD
TBD
TBD
TBD

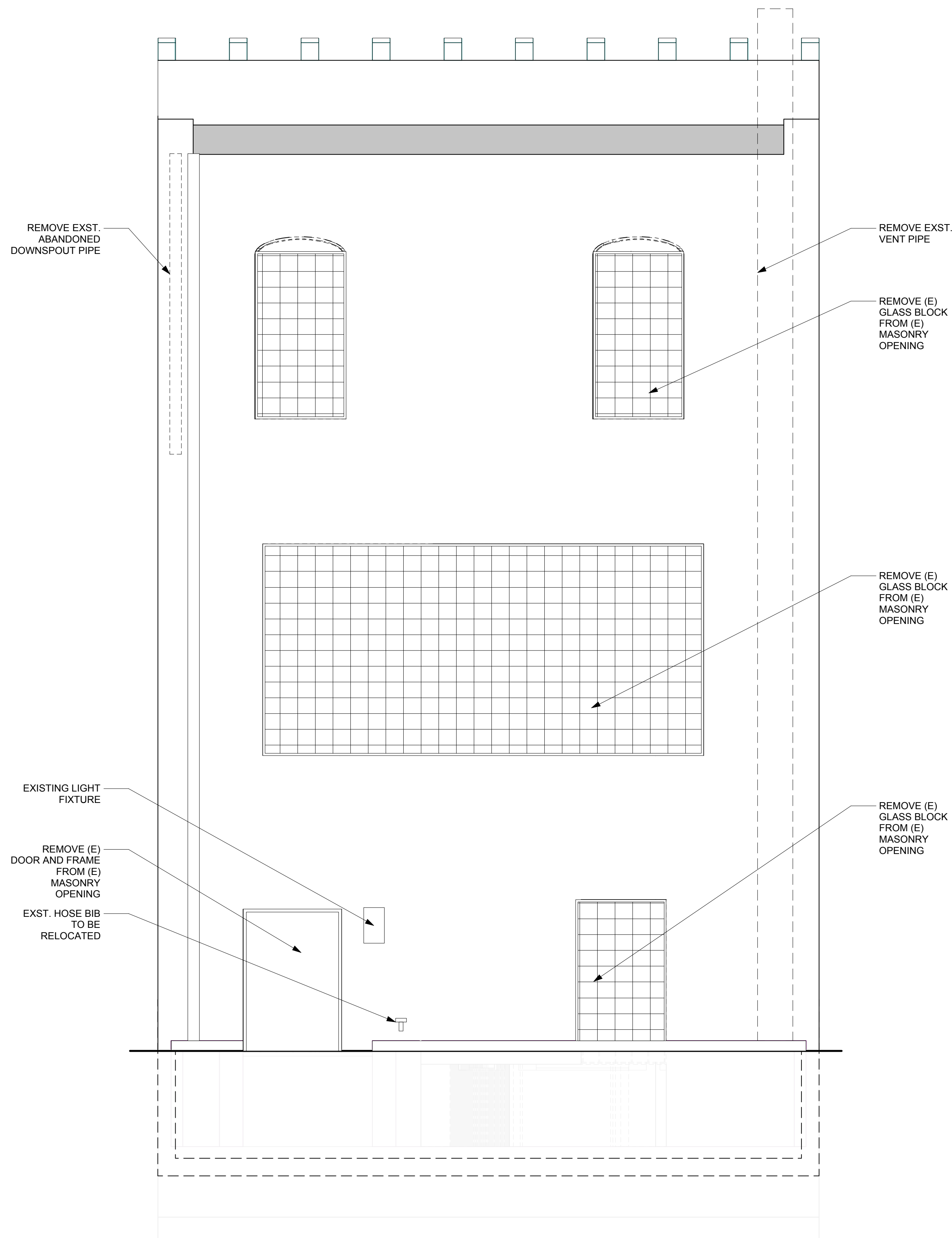
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1.9.15	Preliminary Bid Set

Drawing No.

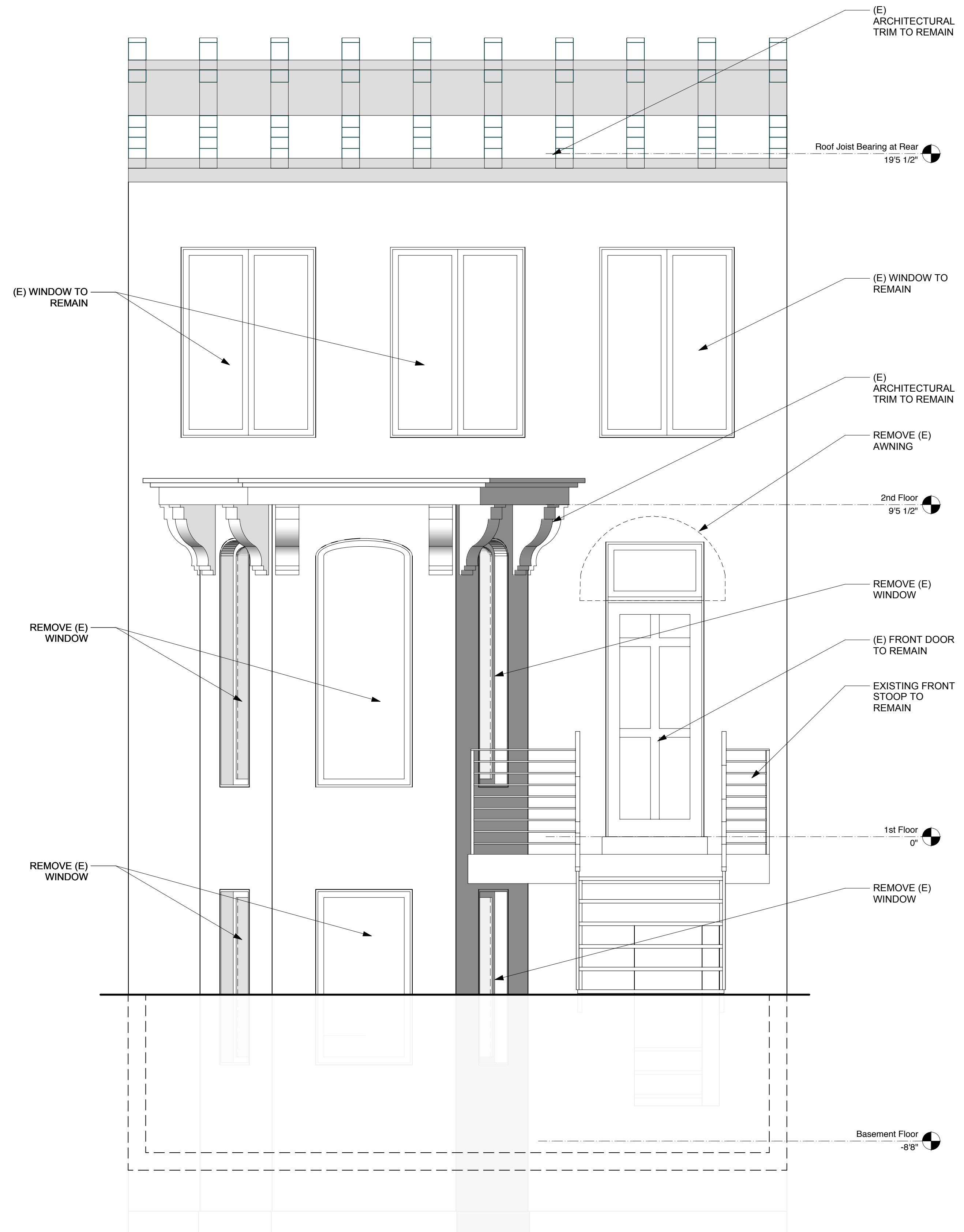
A-2.2



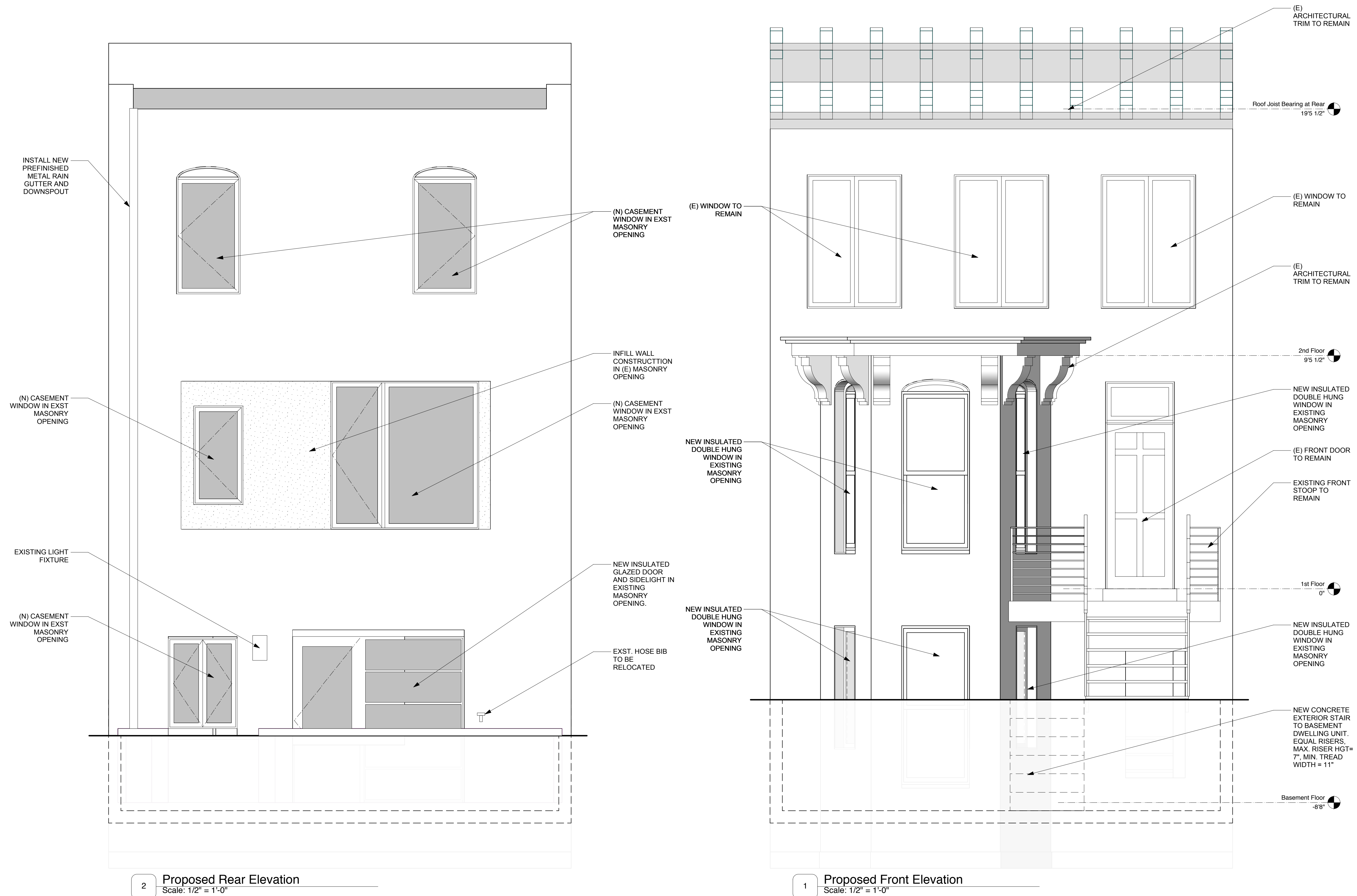
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12. REMOVE (E) HVAC EQUIPMENT



2 Existing Rear Elevation
Scale: 1/2" = 1'-0"



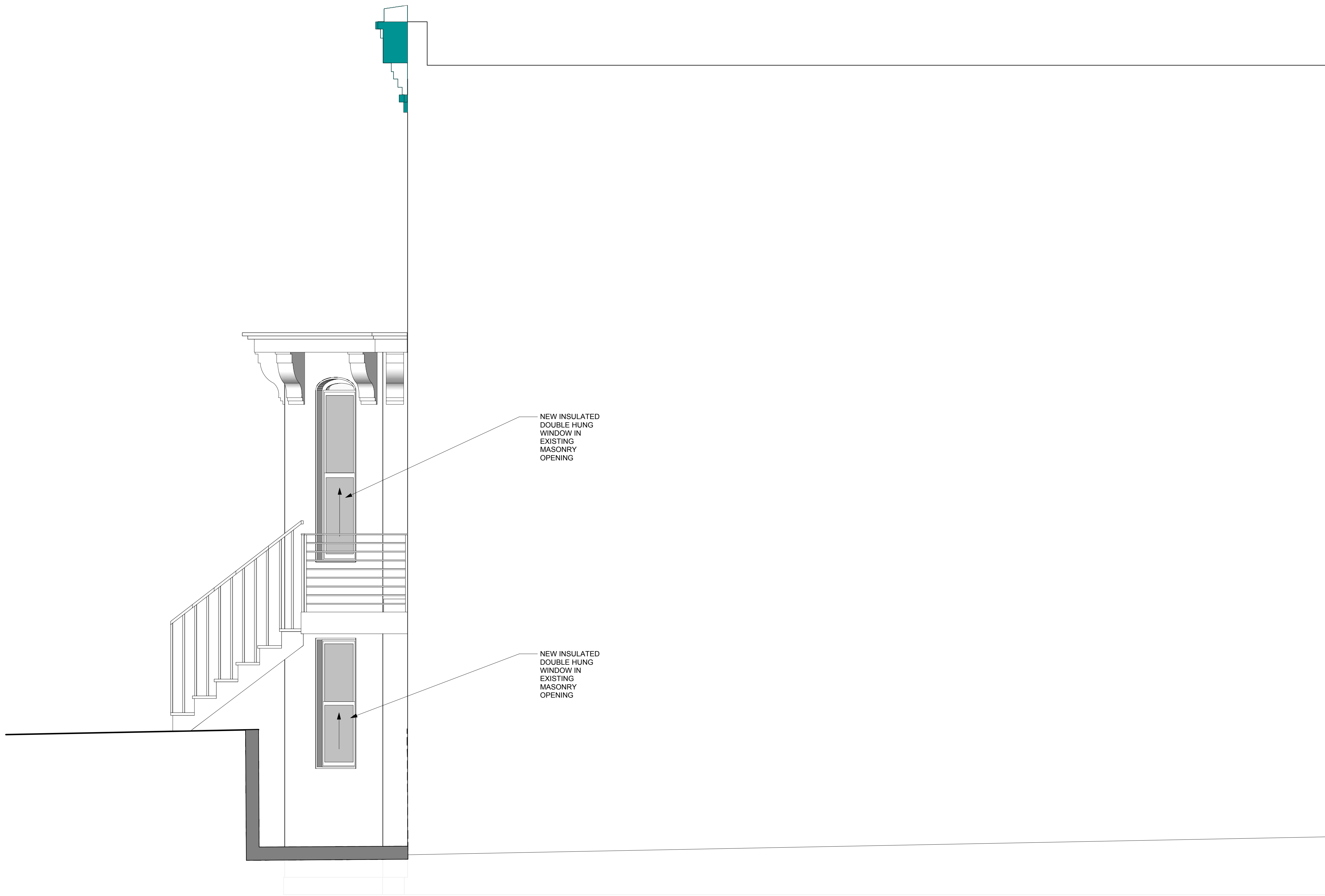
1 Existing Front Elevation
Scale: 1/2" = 1'-0"





1

East Side Elevation
Scale: 1/2" = 1'-0"



1 West Side Elevation
Scale: 1/2" = 1'-0"

Roof Joist Bearing
19'5 1/2"

2nd Floor
9'5 1/2"

1st Floor
0"

Basement Floor
-8'8"



Greg Upwall - architect
1353 U Street NW, 2nd Floor
Washington DC 20009
ph: 415.317.3272



structural engineer:

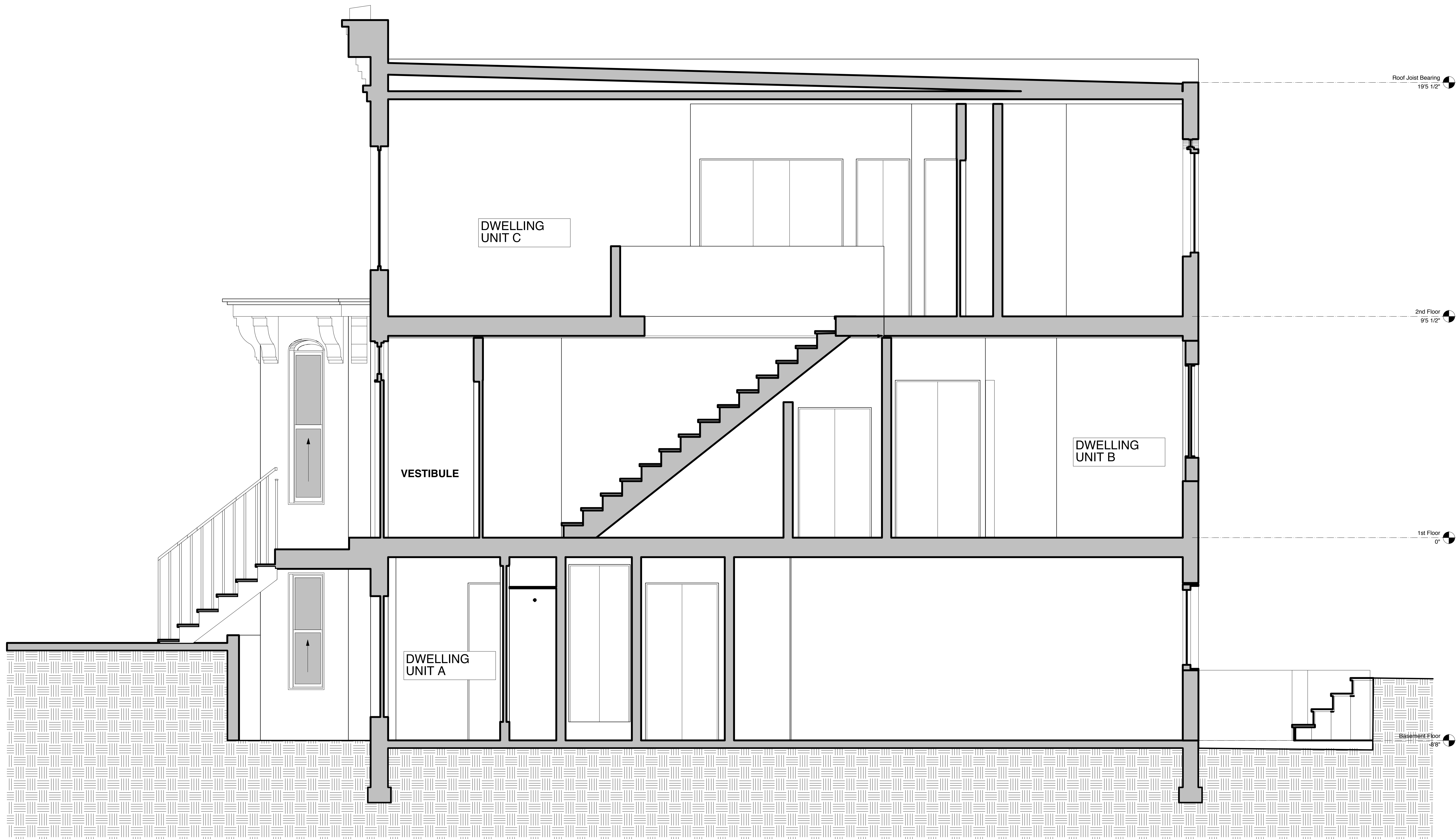
TBD
TBD
TBD
TBD

508 Rhode Island Ave NW
Washington, DC 20001
owner: Pouria Saidi & Dora Faknejad

date	issue/revision
1.9.15	Preliminary Bid Set

Building Elevations
Drawing No.

A-3.2



1 Section Through Building
Scale: 1/2" = 1'-0"