

RHODE ISLAND AVE N.W.

SOIL DISTURBANCE RELATED TO FRONT STEPS:

AREA OF SOIL DISTURBED = 10 sf

VOLUME OF SOIL DISTURBED: 10 sf x 4'=40 c.f.

EROSION AND SEDIMENT CONTROL LEGEND

— LOD — LOD — = LIMIT OF DISTURBANCE

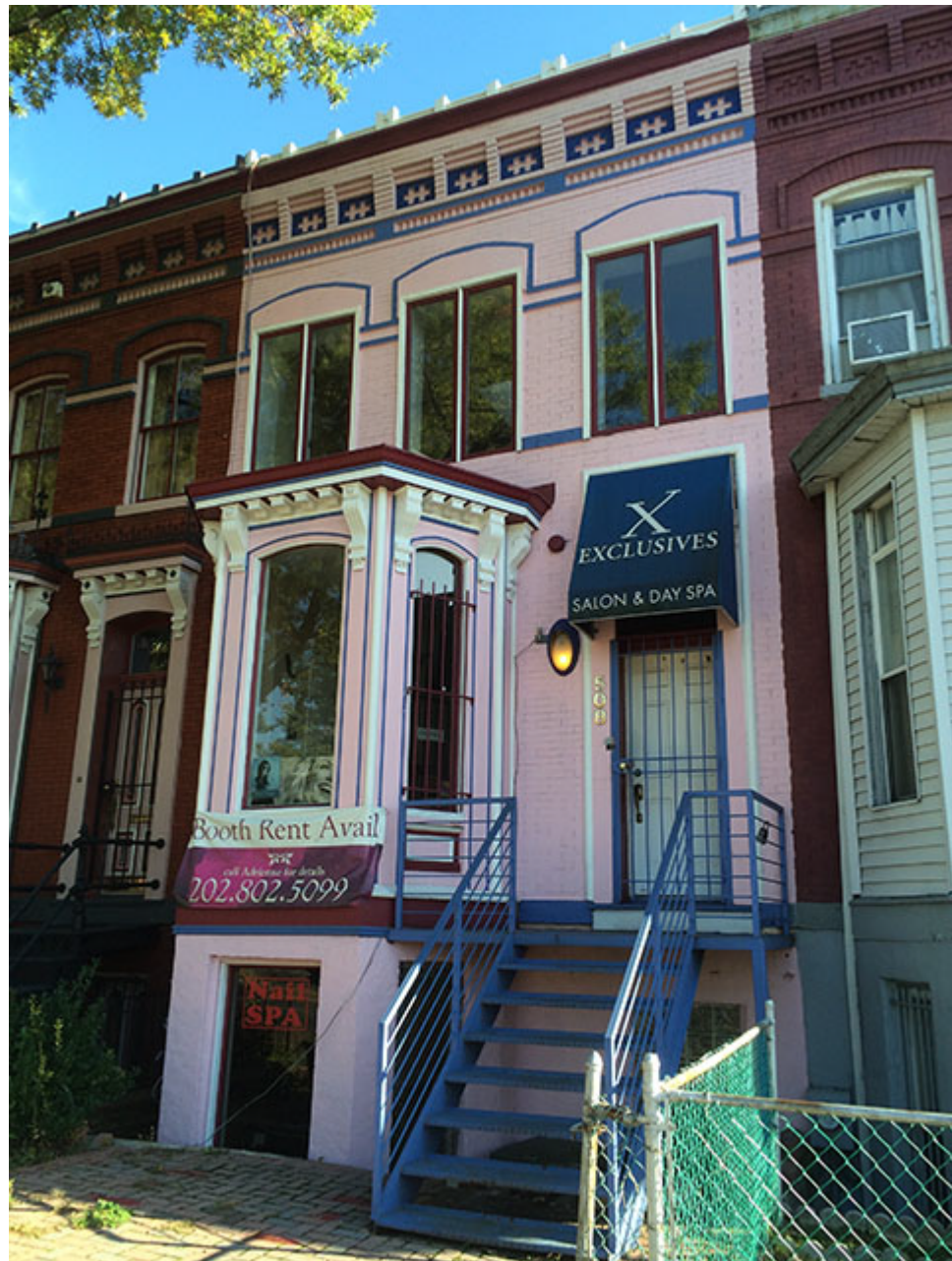
— SF — SF — SF — = SILT FENCE



EXISTING FRONT VIEW OF BUILDING SHOWING NEIGHBORS TO THE EAST



EXISTING FRONT VIEW OF BUILDING SHOWING NEIGHBORS TO THE WEST



EXISTING FRONT VIEW OF BUILDING



EXISTING REAR VIEW OF BUILDING SHOWING NEIGHBORS

SQUARE: 0476, LOT: 0020

Zoning: C2-A

Site Area = 902 s.f.
Building footprint = 673 s.f.
Existing lot occupancy = 74.6%, max. allowed = 60%

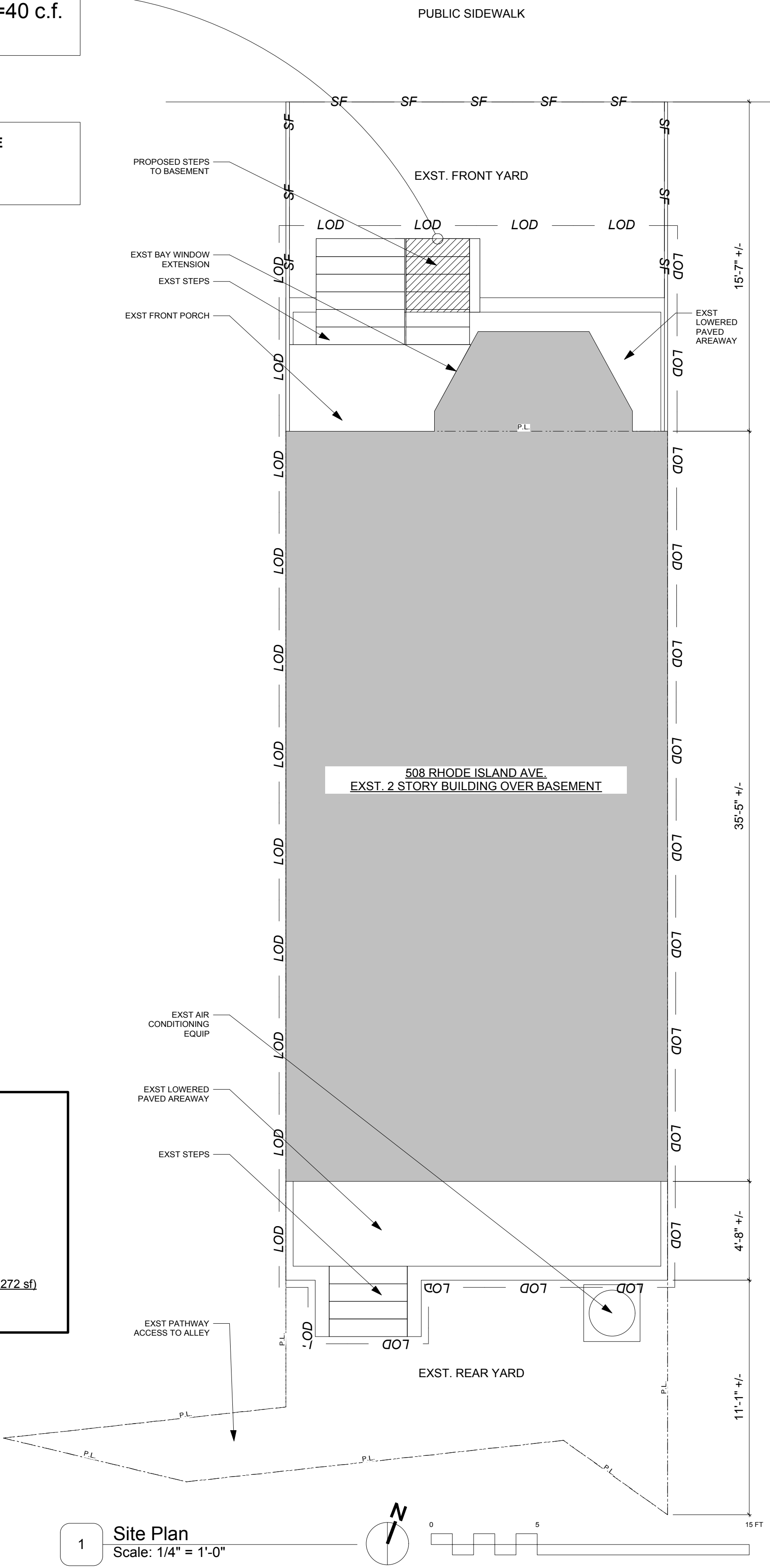
Basement gross area = 673 s.f.
1st floor gross area = 673 s.f.
2nd floor gross area = 637 s.f.
Total gross building area = 1983 s.f.
Existing F.A.R. = 2.19, max. allowed (residential) = 2.5, (balance to reach max: 272 sf)

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

EXISTING SITE CONDITIONS NOTES:

1. DIMENSIONS OF EXISTING BUILDINGS/SITE FEATURES ARE APPROXIMATED AND ARE NOT BASED ON SURVEY INFORMATION. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

2. NO SOILS REPORT HAS BEEN PERFORMED. FOUNDATION DESIGN ASSUMES ADEQUATE SOIL BEARING CONDITIONS. OWNER & GENERAL CONTRACTOR TO VERIFY SOIL BEARING CONDITIONS AND OBTAIN SOILS REPORT IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED AT THE SITE.



1 Site Plan
Scale: 1/4" = 1'-0"

studio
upwall

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



structural engineer:

TBD
TBD
TBD

508 Rhode Island Ave NW

Washington, DC 20001
owner: Pouria Saldi & Dona Faknejad

Date: 1.9.15
Issue/revision:
Preliminary Bid Set

Site Plan &
Site Photos

Drawing No.

A-1.0

Board of Zoning Adjustment
District of Columbia
CASE NO.18974
EXHIBIT NO.12