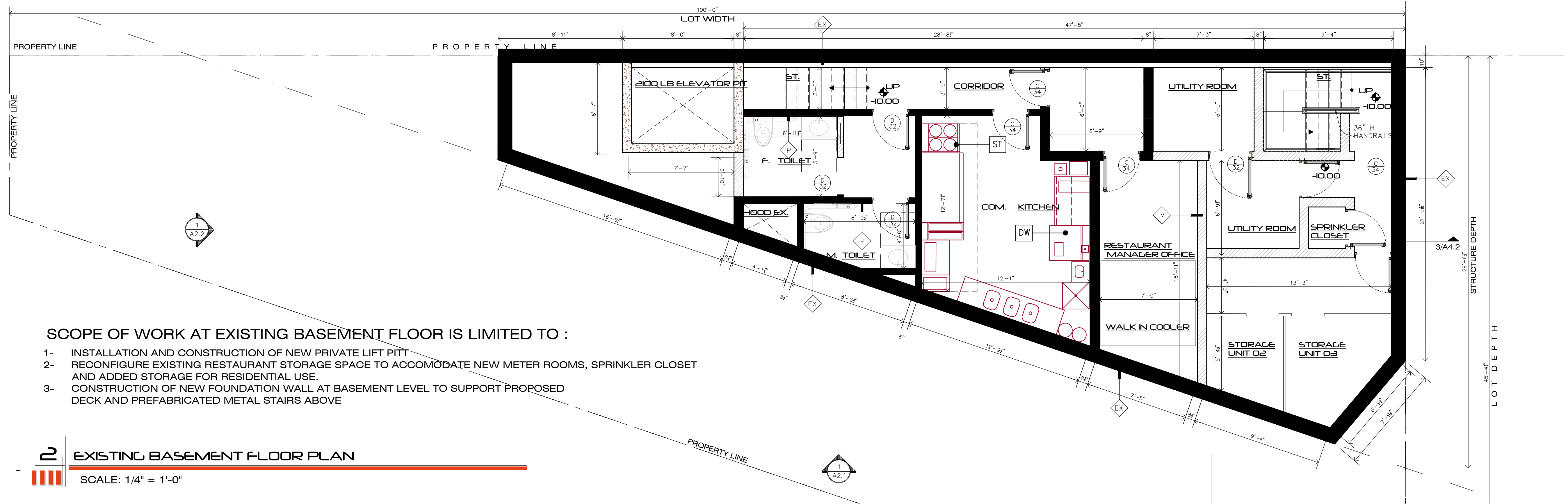




SCOPE OF WORK AT EXISTING BASEMENT FLOOR IS LIMITED TO :

- 1- INSTALLATION AND CONSTRUCTION OF NEW PRIVATE LIFT PITT
- 2- RECONFIGURE EXISTING RESTAURANT STORAGE SPACE TO ACCOMMODATE NEW METER ROOMS, SPRINKLER CLOSET AND ADDED STORAGE FOR RESIDENTIAL USE.
- 3- CONSTRUCTION OF NEW FOUNDATION WALL AT BASEMENT LEVEL TO SUPPORT PROPOSED DECK AND PREFABRICATED METAL STAIRS ABOVE

EXISTING BASEMENT FLOOR PLAN

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

- EXISTING WALLS TO REMAIN
- FIRE RATED WALLS
- 8" CMU WALL AT PARTY WALLS
- 6" PLUMBING WALL

WALL TYPES

- P 6" PLUMBING WALL
- F 2HR. RATED WALL
- M 8" CMU WALL
- V TYP. INTERIOR WALL (3 1/2" STUD W/GWB EA SIDE
- K HALF WALL UNDER COUNTER

- MBA MASTER BATHROOM
- FB FULL BATH
- HB HALF BATH
- DR DINING ROOM
- LR LIVING ROOM
- K KITCHEN
- BR BEDROOM
- WCL WALK IN CLOSET
- MBR MASTER BEDROOM
- STR STAIRS
- FC CONDITIONED FIRE CONTROL CLOSET

PLAN KEY NOTES

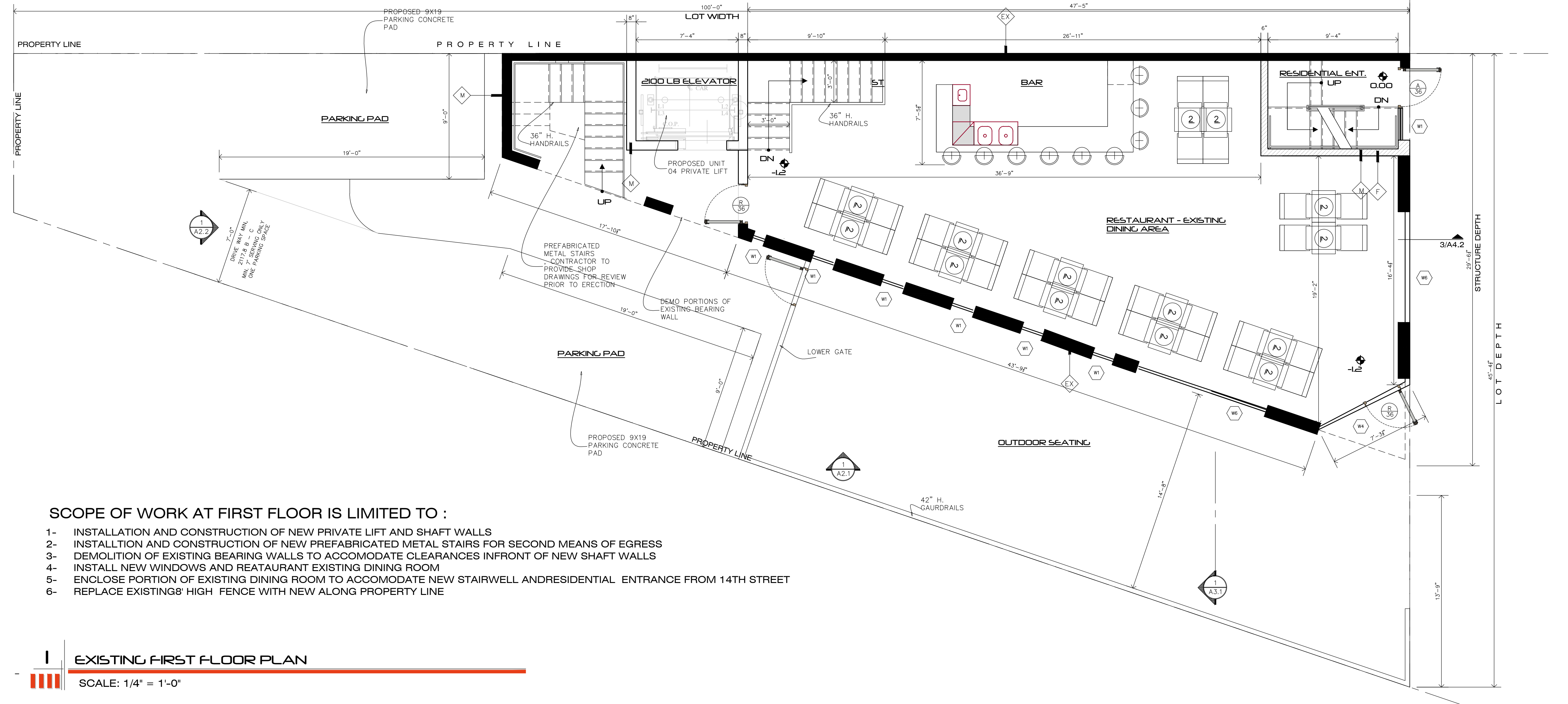
- AHU CONDENSING TYPE 90% EFFICIENT GAS FIRED UPFLOW FURNACE WITH 80,000 BTU HEATING AND 1.5 TONS ELECTRIC COOLING, 700 CFM
- WH 50GAL QUICK RECOVERY ELECTRIC "LOWBOY" WATER HEATER. INSTALL SAFEPAN AND DRAIN
- WD GE. OR SIMILAR STACKABLE WASHER / DRYER TYP. 38"x 36" CLR.
- DW GE UNDERCOUNTER DISHWASHER OR SIMILAR
- EP 150 AMP ELECTRIC PANEL
- 2HR-S 2 HR. RATED SHAFT, CONTINUOUS TO ROOF
- 1HR-C 1 HR. RATED CEILING THROUGHOUT ALL UNIT

SCOPE OF WORK AT FIRST FLOOR IS LIMITED TO :

- 1- INSTALLATION AND CONSTRUCTION OF NEW PRIVATE LIFT AND SHAFT WALLS
- 2- INSTALLTION AND CONSTRUCTION OF NEW PREFABRICATED METAL STAIRS FOR SECOND MEANS OF EGRESS
- 3- DEMOLITION OF EXISTING BEARING WALLS TO ACCOMMODATE CLEARANCES INFRONT OF NEW SHAFT WALLS
- 4- INSTALL NEW WINDOWS AND REATAURANT EXISTING DINING ROOM
- 5- ENCLOSE PORTION OF EXISTING DINING ROOM TO ACCOMMODATE NEW STAIRWELL AND RESIDENTIAL ENTRANCE FROM 14TH STREET
- 6- REPLACE EXISTING 8' HIGH FENCE WITH NEW ALONG PROPERTY LINE

EXISTING FIRST FLOOR PLAN

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



EXISTING WALLS TO REMAIN
FIRE RATED WALLS
8" CMU WALL AT PARTY WALLS
6" PLUMBING WALL

WALL TYPES

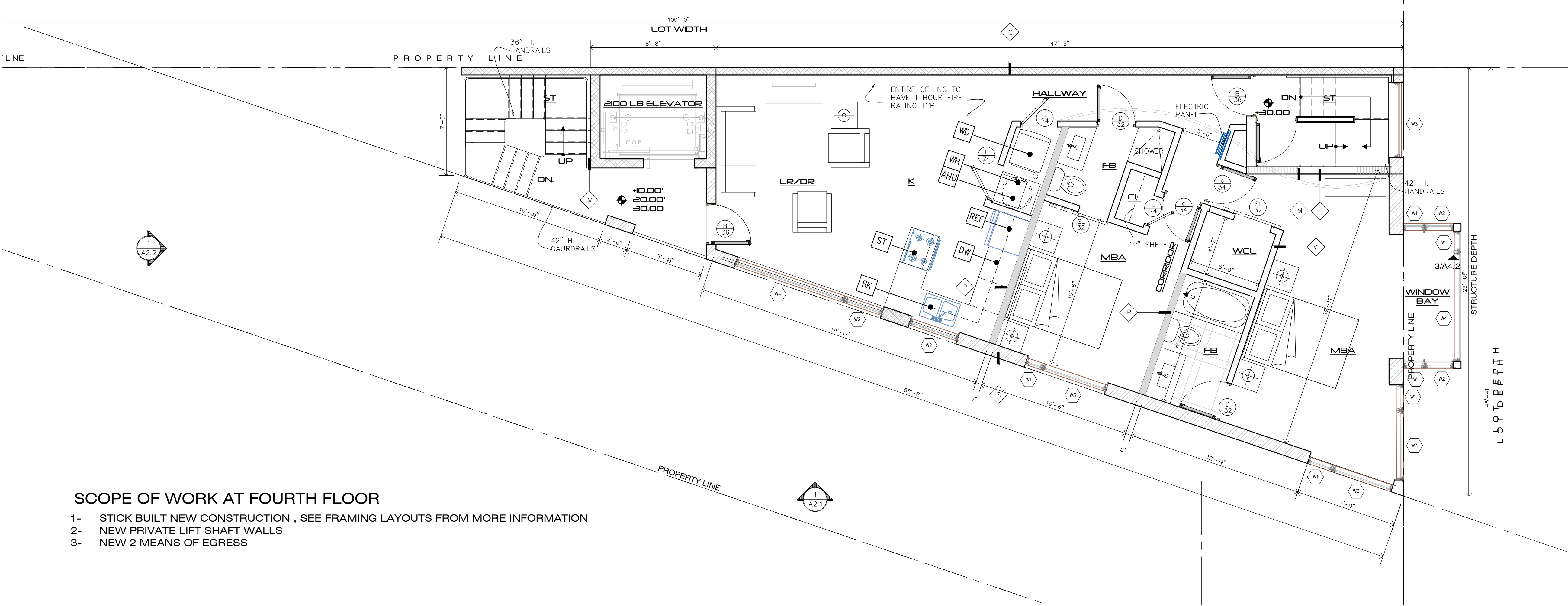
- P 6" PLUMBING WALL
- F 2HR. RATED WALL
- M 8" CMU WALL
- V TYP. INTERIOR WALL (3 1/2" STUD W/GWB EA SIDE
- K HALF WALL UNDER COUNTER

ROOMS

- MBA MASTER BATHROOM
- FB FULL BATH
- HB HALF BATH
- DR DINING ROOM
- LR LIVING ROOM
- K KITCHEN
- BR BEDROOM
- WCL WALK IN CLOSET
- MBR MASTER BEDROOM
- STR STAIRS
- FC CONDITIONED FIRE CONTROL CLOSET

PLAN KEY NOTES

- AHU CONDENSING TYPE 90% EFFICIENT GAS FIRED UPFLOW FURNACE WITH 80,000 BTU HEATING AND 1.5 TONS ELECTRIC COOLING, 700 CFM
- WH 50GAL QUICK RECOVERY ELECTRIC "LOWBOY" WATER HEATER. INSTALL SAFEPAN AND DRAIN
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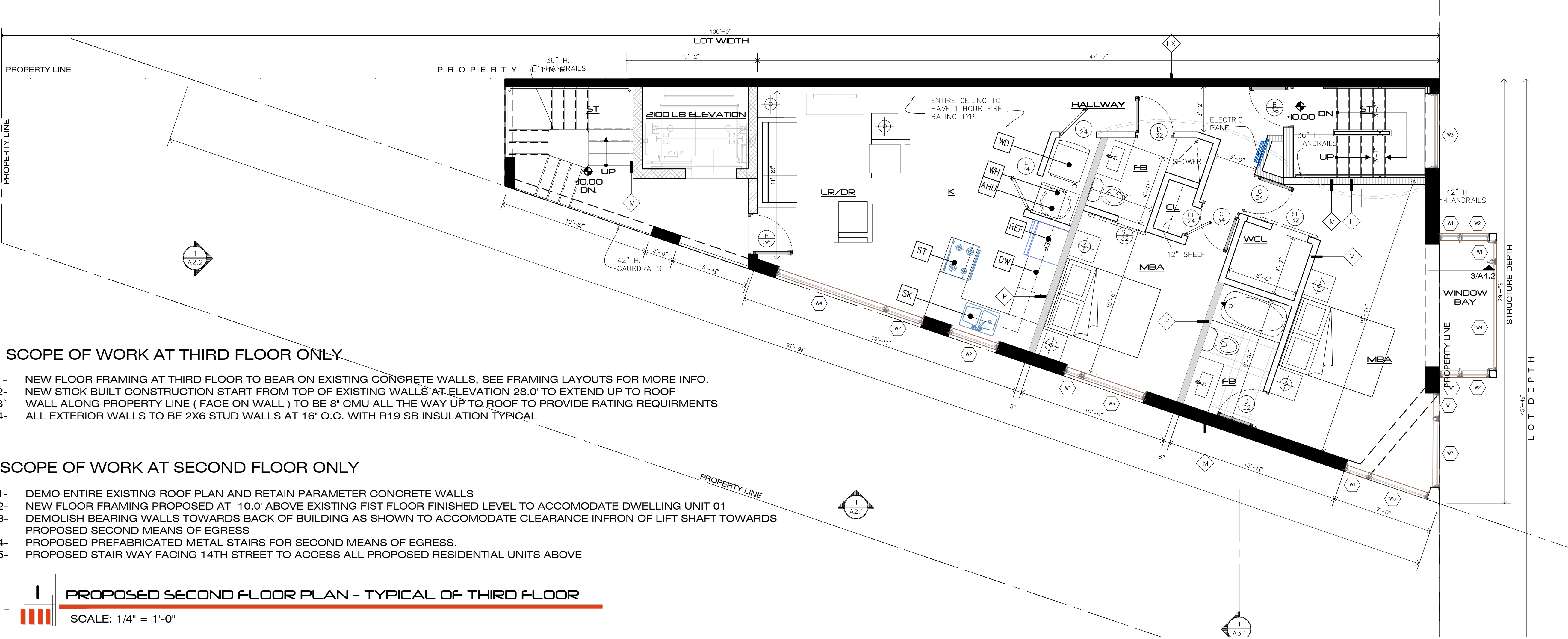


SCOPE OF WORK AT FOURTH FLOOR

- 1- STICK BUILT NEW CONSTRUCTION , SEE FRAMING LAYOUTS FROM MORE INFORMATION
- 2- NEW PRIVATE LIFT SHAFT WALLS
- 3- NEW 2 MEANS OF EGRESS

2 PROPOSED FOURTH FLOOR PLAN

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



SCOPE OF WORK AT THIRD FLOOR ONLY

- 1- NEW FLOOR FRAMING AT THIRD FLOOR TO BEAR ON EXISTING CONCRETE WALLS, SEE FRAMING LAYOUTS FOR MORE INFO.
- 2- NEW STICK BUILT CONSTRUCTION START FROM TOP OF EXISTING WALLS AT ELEVATION 28.0' TO EXTEND UP TO ROOF
- 3- WALL ALONG PROPERTY LINE (FACE ON WALL) TO BE 8" CMU ALL THE WAY UP TO ROOF TO PROVIDE RATING REQUIREMENTS
- 4- ALL EXTERIOR WALLS TO BE 2X6 STUD WALLS AT 16" O.C. WITH R19 SB INSULATION TYPICAL

SCOPE OF WORK AT SECOND FLOOR ONLY

- 1- DEMO ENTIRE EXISTING ROOF PLAN AND RETAIN PARAMETER CONCRETE WALLS
- 2- NEW FLOOR FRAMING PROPOSED AT 10.0' ABOVE EXISTING FIRST FLOOR FINISHED LEVEL TO ACCOMMODATE DWELLING UNIT 01
- 3- DEMOLISH BEARING WALLS TOWARDS BACK OF BUILDING AS SHOWN TO ACCOMMODATE CLEARANCE INFRON OF LIFT SHAFT TOWARDS
- 4- PROPOSED PREFABRICATED METAL STAIRS FOR SECOND MEANS OF EGRESS.
- 5- PROPOSED STAIR WAY FACING 14TH STREET TO ACCESS ALL PROPOSED RESIDENTIAL UNITS ABOVE

1 PROPOSED SECOND FLOOR PLAN - TYPICAL OF THIRD FLOOR

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

EXISTING WALLS TO REMAIN
FIRE RATED WALLS
8" CMU WALL AT PARTY WALLS
6" PLUMBING WALL

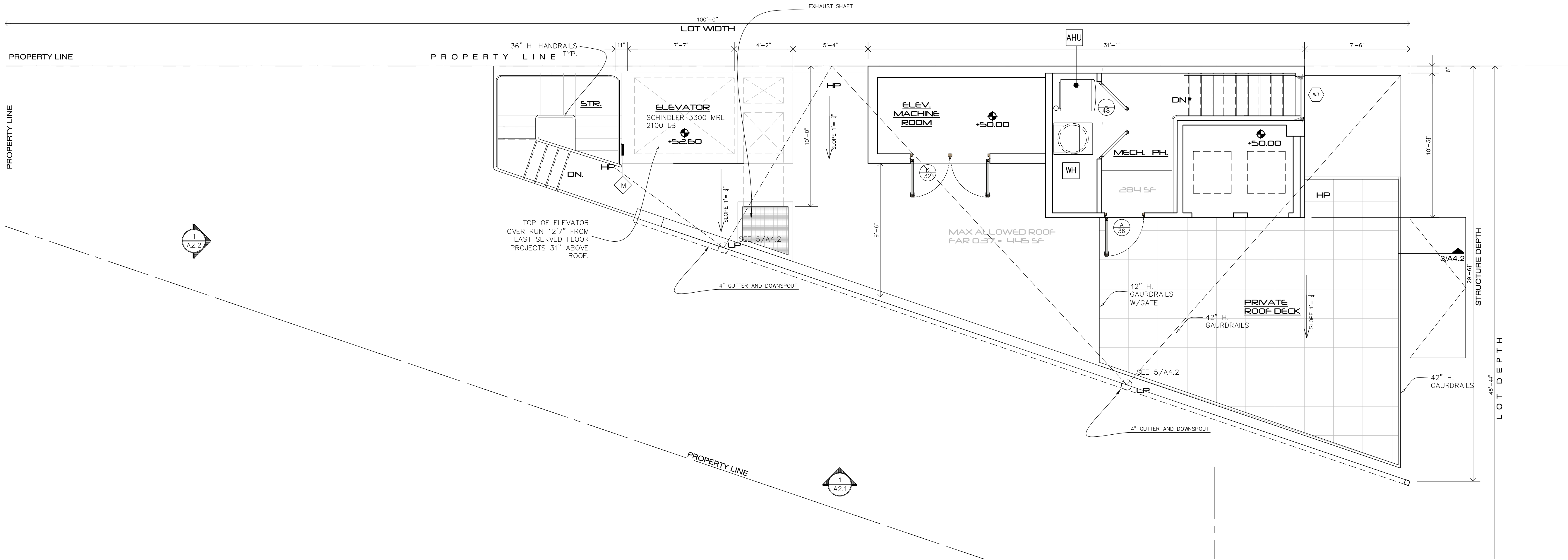
WALL TYPES

P 6" PLUMBING WALL
F 2HR. RATED WALL
M 8" CMU WALL
V TYP. INTERIOR WALL (3 1/2" STUD W/GWB EA SIDE
K HALF WALL UNDER COUNTER

MBA MASTER BATHROOM
FB FULL BATH
HB HALF BATH
DR DINING ROOM
LR LIVING ROOM
K KITCHEN
BR BEDROOM
WCL WALK IN CLOSET
MBR MASTER BEDROOM
STR STAIRS
FC CONDITIONED FIRE CONTROL CLOSET

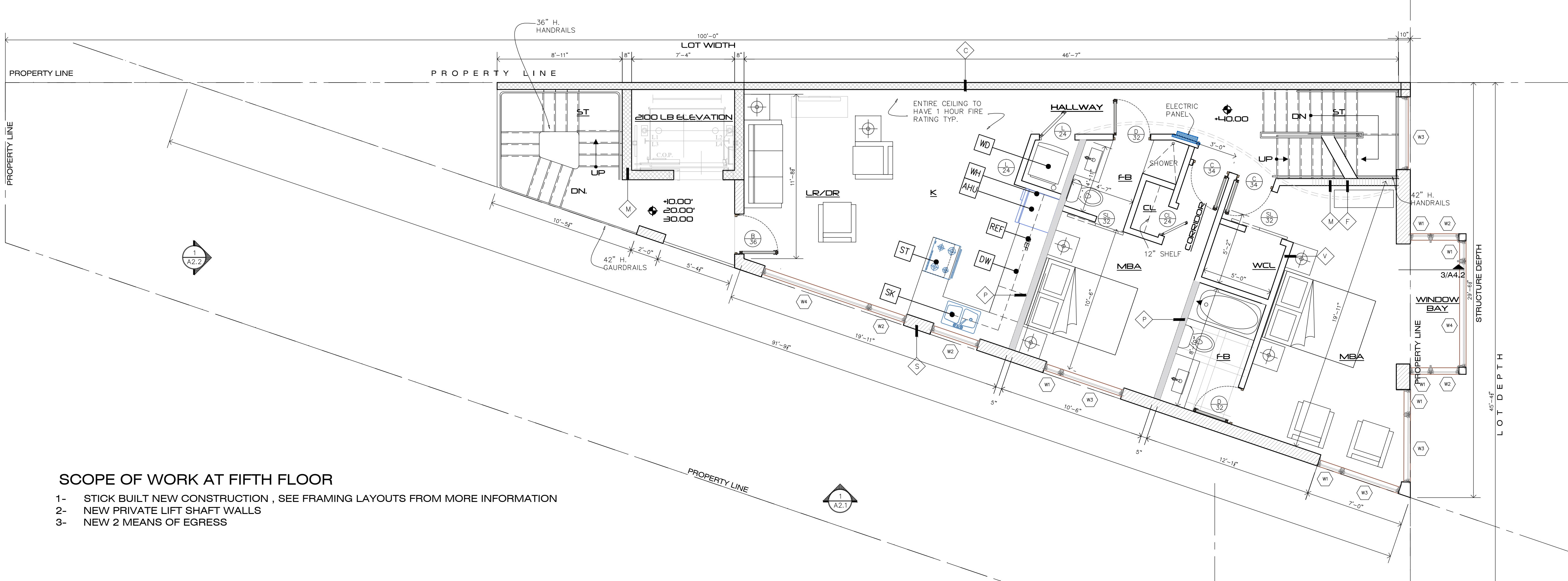
PLAN KEY NOTES

AHU CONDENSING TYPE 90% EFFICIENT GAS FIRED UPFLOW FURNACE WITH 80,000 BTU HEATING AND 1.5 TONS ELECTRIC COOLING, 700 CFM
WH 50GAL QUICK RECOVERY ELECTRIC "LOWBOY" WATER HEATER. INSTALL SAFEPAN AND DRAIN
WD GE. OR SIMILAR STACKABLE WASHER / DRYER TYP. 38"x 36" CLR.
DW GE UNDERCOUNTER DISHWASHER OR SIMILAR
EP 150 AMP ELECTRIC PANEL
2HR-S 2 HR. RATED SHAFT, CONTINUOUS TO ROOF
1HR-C 1 HR. RATED CEILING THROUGHOUT ALL UNIT



2 PROPOSED MECHANICAL PENTHOUSE

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



SCOPE OF WORK AT FIFTH FLOOR

- 1- STICK BUILT NEW CONSTRUCTION , SEE FRAMING LAYOUTS FROM MORE INFORMATION
- 2- NEW PRIVATE LIFT SHAFT WALLS
- 3- NEW 2 MEANS OF EGRESS

1 PROPOSED FIFTH FLOOR PLAN

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

SEAL	DATE OF RECORD
CONCEPT	
SD SET	
DD SET	
ENG. REV	
PERMIT SET	

EXISTING WALLS TO REMAIN

FIRE RATED WALLS

8" CMU WALL AT PARTY WALLS

6" PLUMBING WALL

WALL TYPES

P

6" PLUMBING WALL

F

2HR. RATED WALL

M

8" CMU WALL

V

TYP. INTERIOR WALL (3 1/2" STUD W/GWB EA SIDE

K

HALF WALL UNDER COUNTER

MBA

MASTER BATHROOM

FB

FULL BATH

HB

HALF BATH

DR

DINING ROOM

LR

LIVING ROOM

K

KITCHEN

BR

BEDROOM

WCL

WALK IN CLOSET

MBR

MASTER BEDROOM

STR

STAIRS

FC

CONDITIONED FIRE CONTROL CLOSET

PLAN KEY NOTES

AHU

CONDENSING TYPE 90% EFFICIENT GAS FIRED UPFLOW FURNACE WITH 80,000 BTU HEATING AND 1.5 TONS ELECTRIC COOLING, 700 CFM

WH

50GAL QUICK RECOVERY ELECTRIC "LOWBOY" WATER HEATER. INSTALL SAFEPAN AND DRAIN

WD

GE, OR SIMILAR STACKABLE WASHER / DRYER TYP. 38"X 36" CLR.

DW

GE UNDERCOUNTER DISHWASHER OR SIMILAR

EP

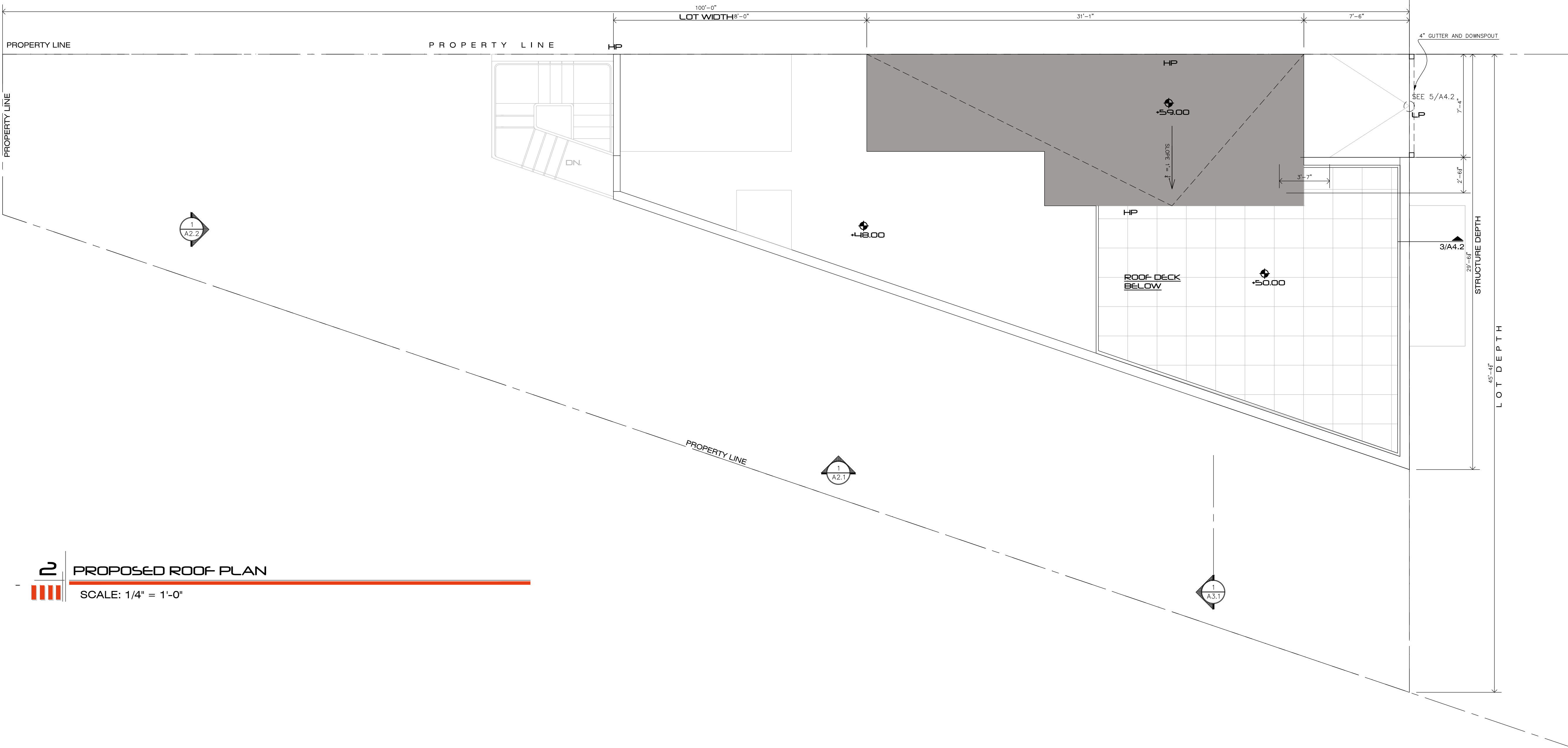
150 AMP ELECTRIC PANEL

2HR-S

2 HR. RATED SHAFT, CONTINUOUS TO ROOF

1HR-C

1 HR. RATED CEILING THROUGHOUT ALL UNIT



2 PROPOSED ROOF PLAN

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

3700 14th ST. NW

MIXED USED BUILDING

WASHINGTON D.C.

LOT: 00-43

SQ. 2692

ZONE: C 2 A

RAM DESIGN LLC

1200 G STREET NW SUITE 800 WASHINGTON D.C. 20005 | 703.405.9976 | 202.618.0476 | RAMDESIGNGROUP@GMAIL.COM

RAM DESIGN

ARCHITECTS

SEAL	
DATE OF RECORD	
CONCEPT	
SD SET	
DD SET	
ENG. REV	
PERMIT SET	

FLOOR PLANS

A.I.4

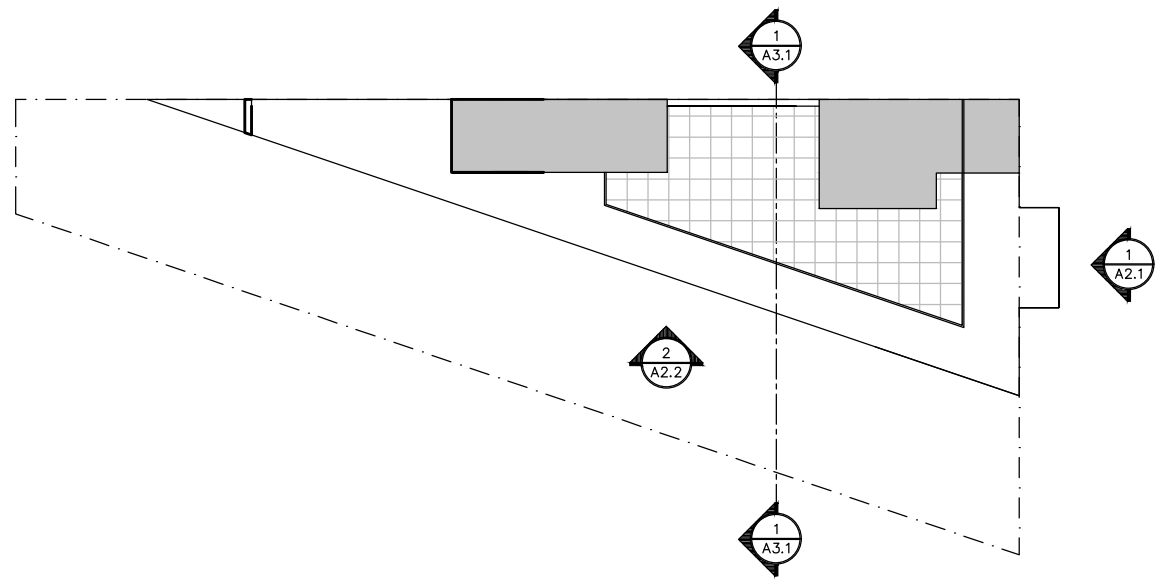
PROJECT NO. DC-14 0325

RAM DESIGN LLC

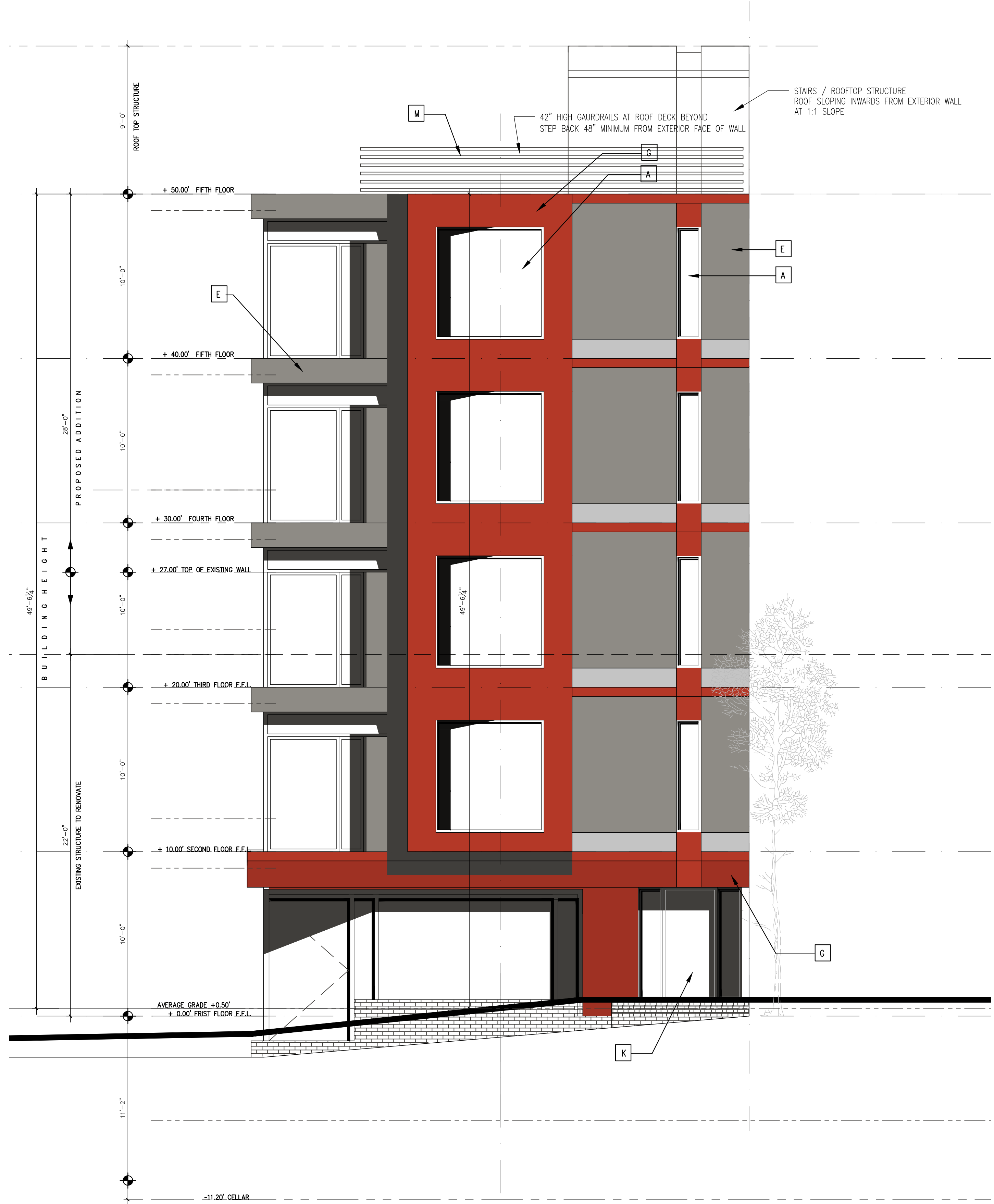
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ELEVATION KEY NOTE

- A WINDOWS BY PELLA
- B FIXED - NON OPERABLE WINDOW W / TEMP. GLASS
- C DARK GREY SPILT FACE CMU
- D DARK GREY STUCCO W / Z REVEALS
- E LIGHT GREY STUCCO W / Z REVEALS
- F EXISTING BUILDING RESTORED BRICK PAINTED GREY
- G STUCCO - COLOR TO SELECT
- H STUCCO WRAP AT HEADERS ALT : PRECAST CONC. LINTEL
- I ARCHITECTURAL EMBAUSMENT / WOOD TRELLIS AT ROOF DECK
- J WALL MOUNTED / ANCHORED WOOD TRELLIS
- K 36" CLR. ENTRANCE DOOR WITH ALUM FRAME
- L FIRE CONTROL ROOM DOOR
- M CABLE RAILING @ 42" HIGH GAUARDRAIL
- N WINDOW WELL WITH 42" HIGH GAUARDRAIL TYP.
- O GREY BRICK
- P TLT UP WINDOW BY PELLA
- Q ANGLAWAY
- R PAINTED CONCRETE, COLOR : RED BRICK
- S 6" CMU PARAPET WALL
- T ALUM CLADDING COLOR TO SELECT
- U ALUM GLAZING BY WINDOW SUPPLIER TO MATCH WINDOW CLADD
- V STOREFRONT SYSTEM
- W VINYL SIDING OR HARDY PLANK OPTIONAL
- X HARDY PLANK COLOR TO MATCH STUCCO
- Y CONCRETE STEPS
- Z PREFABRICATED METAL STAIR BY INFCOR, PROVIDE OUTSHEETS FOR REVIEW PRIOR TO ERECTION



KEY PLAN



I FRONT ELEVATION

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

SEAL	
DATE OF RECORD	
CONCEPT	
SD SET	
DD SET	
ENG. REV	
PERMIT SET	

ELEVATION

A2.1



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