

July 22, 2015

Mr. Cavit Ozturk
1832 Wisconsin Avenue, NW
Washington, DC 20009

1826 WISCONSIN AVENUE, NW, WASHINGTON, DC – FIRE PROTECTION CODE CONSULTING

Dear Mr. Ozturk:

Per your request, JENSEN HUGHES (JH) has reviewed the proposed renovation drawings dated June 26, 2015 and July 13, 2015 for the building at 1826 Wisconsin Avenue, NW located in Washington, DC. JH understands that the existing two-story building is currently utilized as a pizza shop which sold uncooked pizzas of approximately 1500 square feet. Renovation of the building will include expansion of the roof to include an occupiable space and will include the addition of a partial basement space utilized for kitchen purposes. As a part of the renovation, sprinkler protection will be provided throughout the building. The proposed plans have been reviewed for conformance with the applicable fire protection related building codes, including the 2013 District of Columbia Construction Codes, which adopts and amends the 2012 International Building Code (IBC) and the 2012 International Existing Building Code (IEBC).

As a part of the project, the existing exterior of the building will be mostly maintained; however, the interior of the building will undergo a complete renovation, including demolition of stairs, equipment and ceiling fixtures. The IEBC dictates the code requirements for means of egress, fire protection and other building aspects based on the level of renovation. This project is classified as an Alteration Level 3 per IEBC 505.1 due to the fact that the work area exceeds fifty percent (50%) of the work area. In addition, this building is classified as historic and renovation of the building is subject to the requirements of IEBC Chapter 12 for historic buildings.

CHANGE OF OCCUPANCY

Where a change of occupancy occurs in accordance with IEBC Section 1001.1, the requirements of IEBC Section 1012 shall apply. Based on the proposed renovation for 1826 Wisconsin Avenue, the building will change use from a retail building (Group M) to a café/restaurant (Group A-2). The means of egress requirements for a change of occupancy building are based on whether the occupancy classification for the building is changing to a higher hazard category, an equal hazard category or a lower hazard category. Per IEBC Table 1012.4, the proposed building classification of Group A-2 is considered to be of equal hazard as compared to the current Group M classification.

JENSEN HUGHES

MEANS OF EGRESS

The means of egress for buildings undergoing an Alteration Level 3 are required to comply with the IEBC provisions of Section 905, which also reference the provisions of Section 805. IEBC Section 805.3.1 requires every story to be provided with the minimum number of exits based on the occupancy and occupant load in accordance with the IBC. Therefore, each story is required to have at least 2 means of egress. IEBC Section 805.3.1.2 permits an existing or new fire escape to be accepted as one of the required means of egress.

The Basement level is utilized as a kitchen and has one means of egress as permitted by IBC Table 1021.2(2) due to the fact that the occupant load for the Basement level is less than 50 persons and the common path of travel from the furthest point in the Basement to the First Floor is less than 75 feet. The building is provided with two exits on the First floor, which is the level of exit discharge, one at the front of the building and one at the rear. An open exit access stair connects the First and Second floors of the building. This stair will be rebuilt as part of the renovation project and the dimensions of the stair will comply with the requirements for new construction per the IBC. Occupants on the Second Floor have one means of exit access via the open stair down to the First Floor exit and an exit to a fire escape through the terrace of the adjoining building. JH understands that the adjacent building (1832 Wisconsin Ave) and the building at 1826 Wisconsin Avenue have the same owner; therefore, a covenant will allow occupants of 1826 Wisconsin to use the exterior fire escape of the adjacent building. An agreement will be made such that the Terrace is always accessible when the building is occupied.

The roof deck also has two means of egress. One means of egress is through a new exit access stair that will be constructed to connect the Second floor and the roof deck. The new stair will be open to the Second floor but separated from the roof deck by a door. The travel distance from the roof deck to the exit door on the First floor is 147 feet, which is compliant with the 250 foot maximum travel distance per IBC Section 1016.2 and 1016.3.1. A second means of egress is provided via a new fire escape ladder that connects to the Terrace level below. IEBC Section 805.3.1.2.1(3) permits new fire escapes to be utilized where exterior stairs cannot be utilized due to lot lines, sidewalks, alleys, or road at grade level.

The building contains two open stairs; one which connects the Basement and First levels, and one which connects the First and Second levels of the building. Per IBC Section 1009.3 Exception 1, exit access stairway openings that serve or atmospherically communicate between two floors are not required to be enclosed. The open stair from the basement will be separated from the open stair that connects to the Second floor by a 1-hour fire barrier on the first floor. The exit access stair between the First and Second floor only communicate between those two floors; therefore, this exit access stairways is not required to be enclosed.

JENSEN HUGHES

Sincerely,

Usha M. Tyson
Usha M. Tyson, P.E.

July 22, 2015
Date

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910
401 F STREET, NW SUITE 312 WASHINGTON, DC 20001 202-596-2288 FAX 202-596-2765 WWW.USCA.GOV

11 December 2014

TO: Mayor's Agent for D.C. Law 2-144, Public Law 808, and Public Law 231, for those applications also subject to D.C. Law 2-144

The accompanying application is returned by the Commission of Fine Arts with recommendation as noted.

OG 14-320 (HPA 14-601)
1826 Wisconsin Avenue, NW (Square 1298, Lot 830)
Commercial
Two-story rear addition, roof deck
Concept

RECOMMENDATION: No objection to concept design for proposed two-story rear addition, roof deck and roof top addition of stair tower as shown in supplemental drawings received 18 November 2014, which indicate trash room within footprint of addition, provided that stair tower is squared off and clad in flat locked-venn metal panels. File new submission at DCRA of working drawings, including dimensioned architectural details, cut sheets, and material samples, with permit application for review by the Commission.

Frederick J. Lindstrom
Frederick J. Lindstrom
Assistant Secretary

**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., August 7, 2014

Plat for Building Permit of SQUARE 1298 LOT 830

Scale: 1 inch = 10 feet

Recorded Per Deed

Receipt No. 14-06970

Furnished to: NURAY ANAHITAR

Surveyor D.C.

By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly plotted, that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and plotted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation, and it is further certified that all lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that the area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 22% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided, however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date:

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SR 14-06970(2014)
* E-MAIL

NOA

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1826 Wisconsin Ave., NW
Washington, DC 20007

REVISIONS	DATE
REV #1	11.11.15
REV #2	12.11.15

**PLAT PLAN,
CODE AND AND FINE
ARTS REVIEW LETTERS**

DATE: 07.20.15

SCALE: AS NOTED

JOB NUMBER:

Board of Zoning Adjustment
District of Columbia
CASE NO.19269
EXHIBIT NO.10



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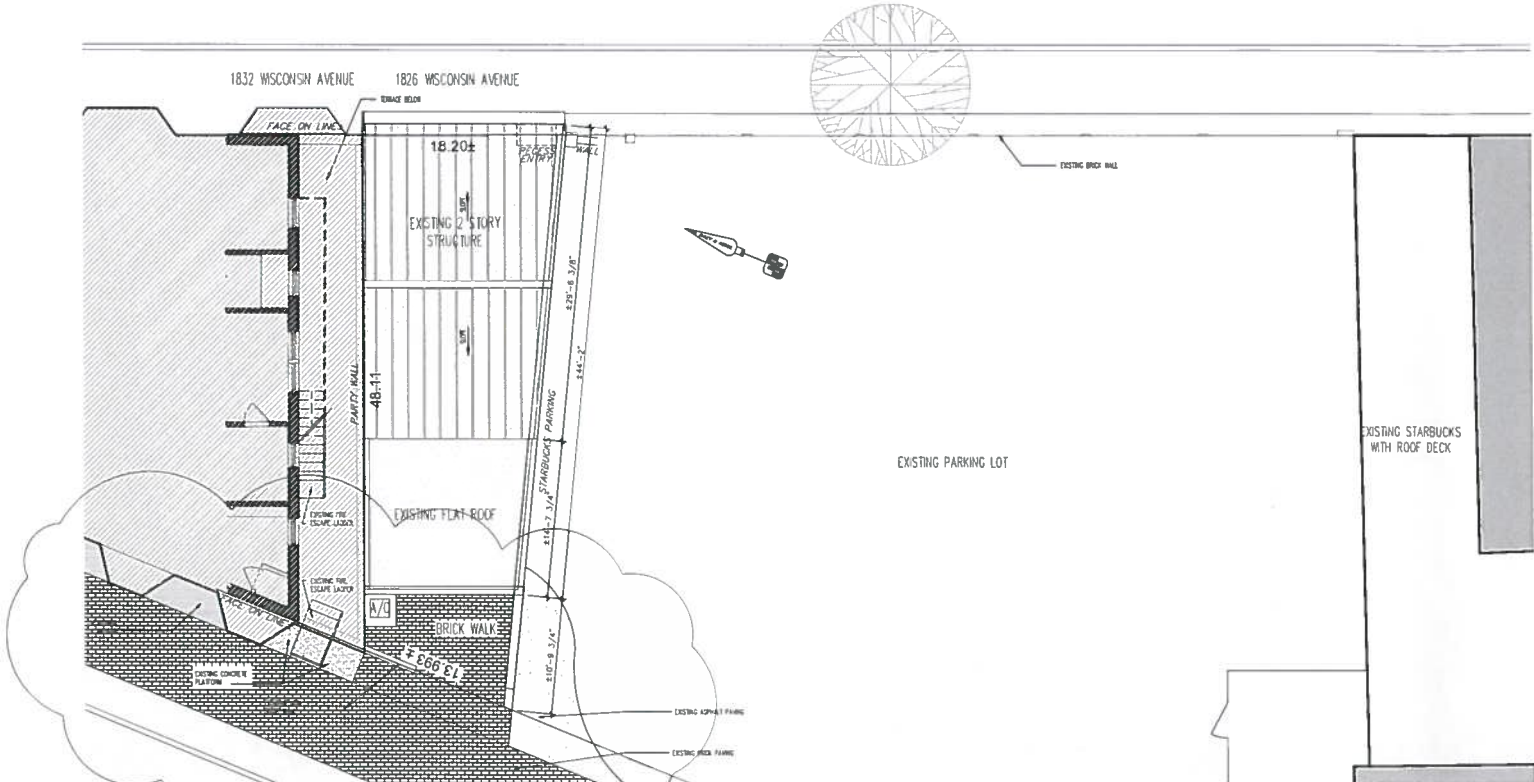
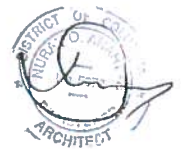
1826 Wisconsin Ave., NW
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REVISIONS	DATE
REV #1	11.11.15
REV #2	12.11.15

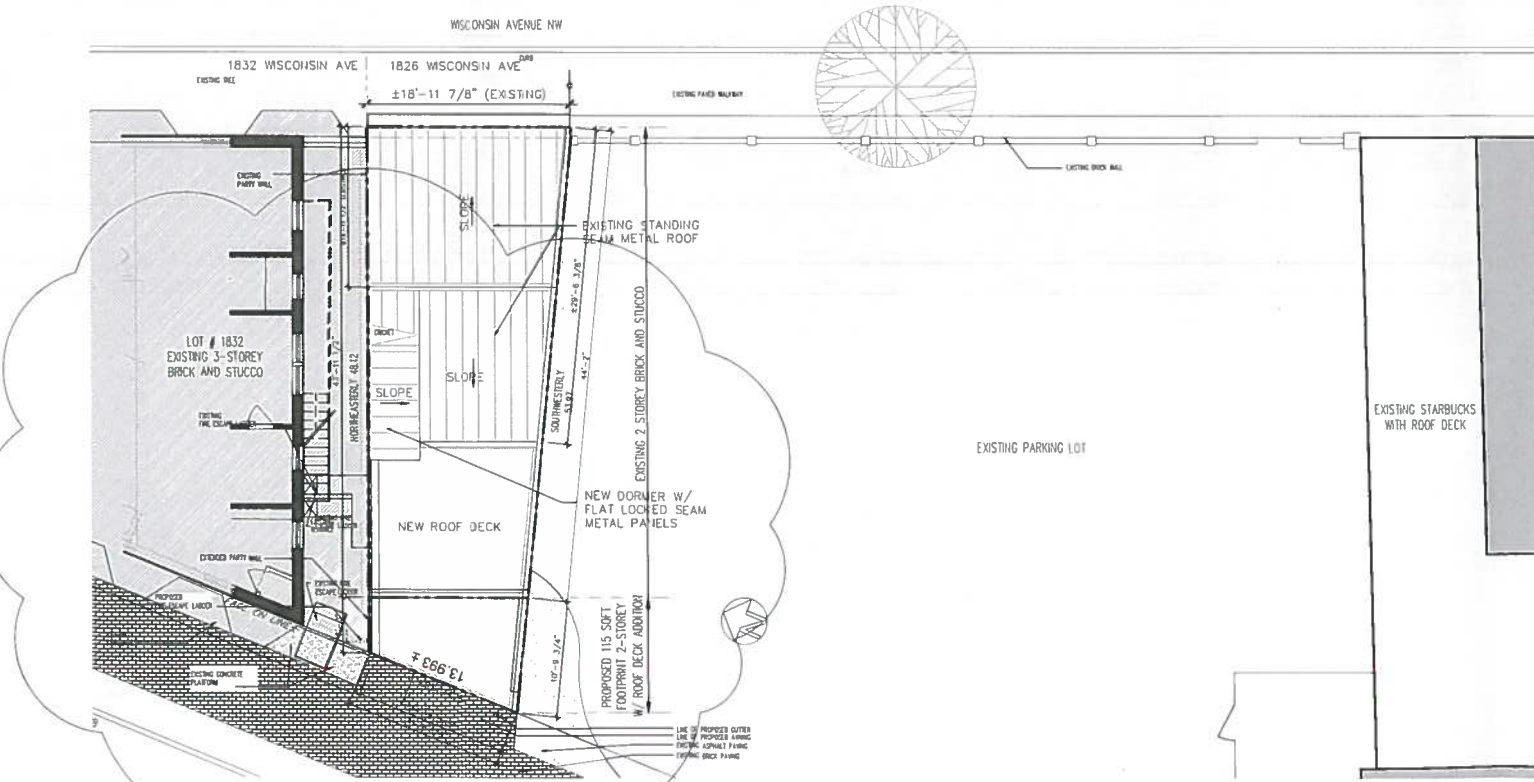
SITE PLANS

DATE: 07.20.15
SCALE: AS NOTED
JOB NUMBER:

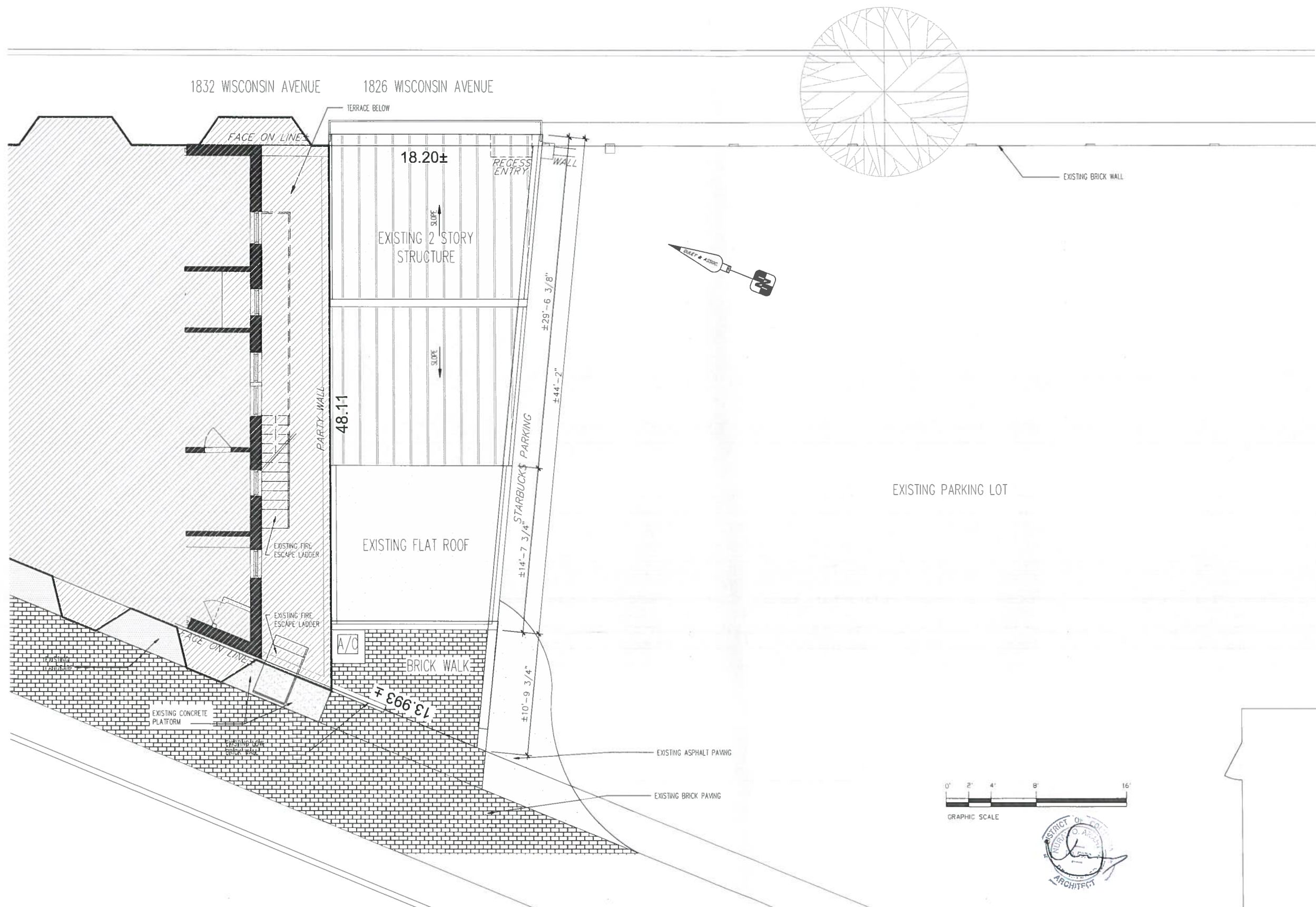
0003



1 EXISTING SITE PLAN
1/8"=1'-0"



2 PROPOSED SITE PLAN
1/8"=1'-0"



1 EXISTING SITE PLAN
1/4"=1'-0"



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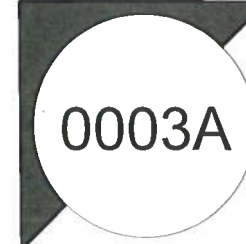
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1826 Wisconsin Ave., NW
Washington, DC 20007

REVISIONS	DATE
REV #1	11.11.15
REV #2	12.11.15

**ENLARGED EXISTING
SITE PLAN**

DATE: 07.20.15
SCALE: AS NOTED
JOB NUMBER:



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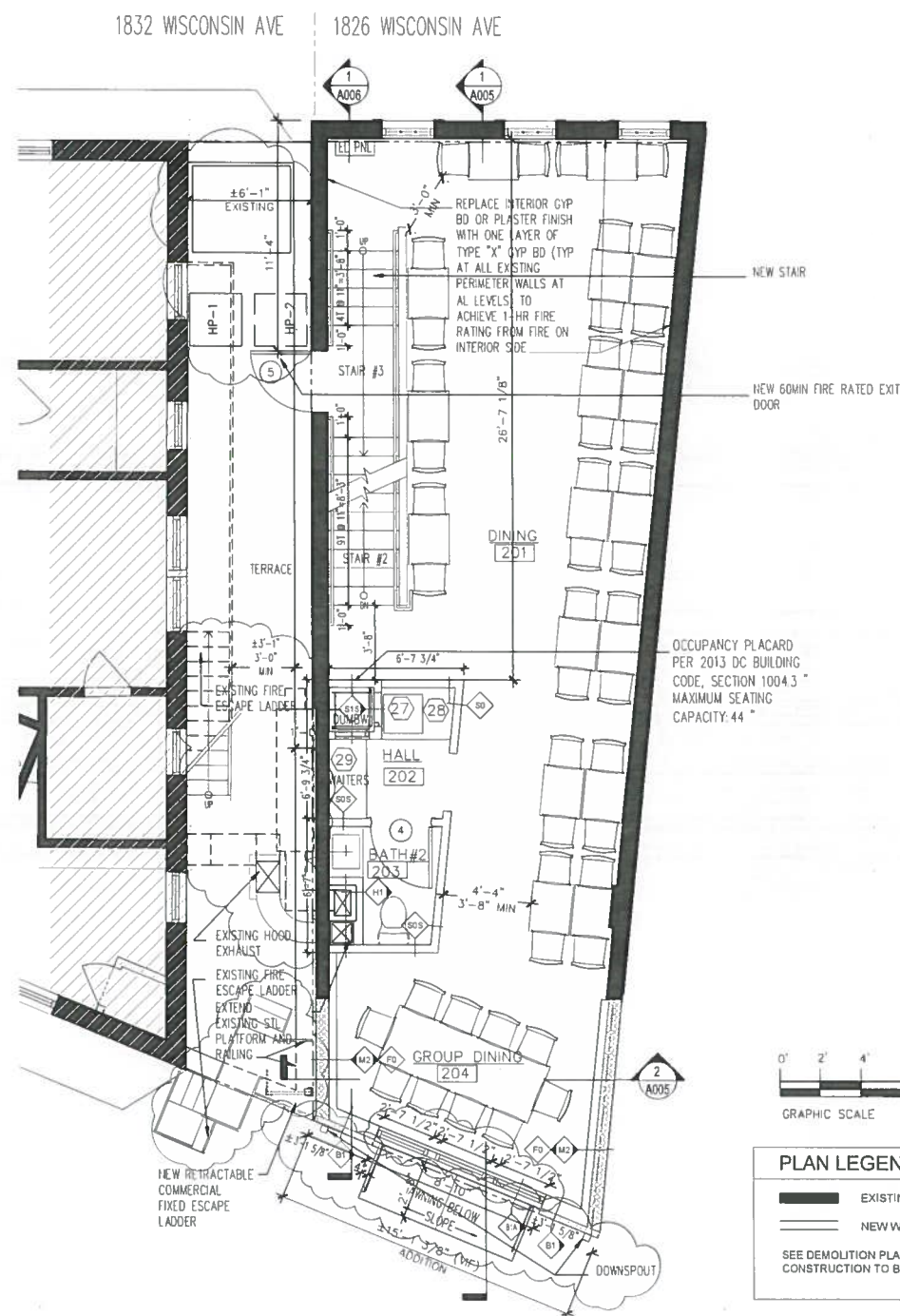
2ND FLOOR PLANS

DATE: 07.20.15

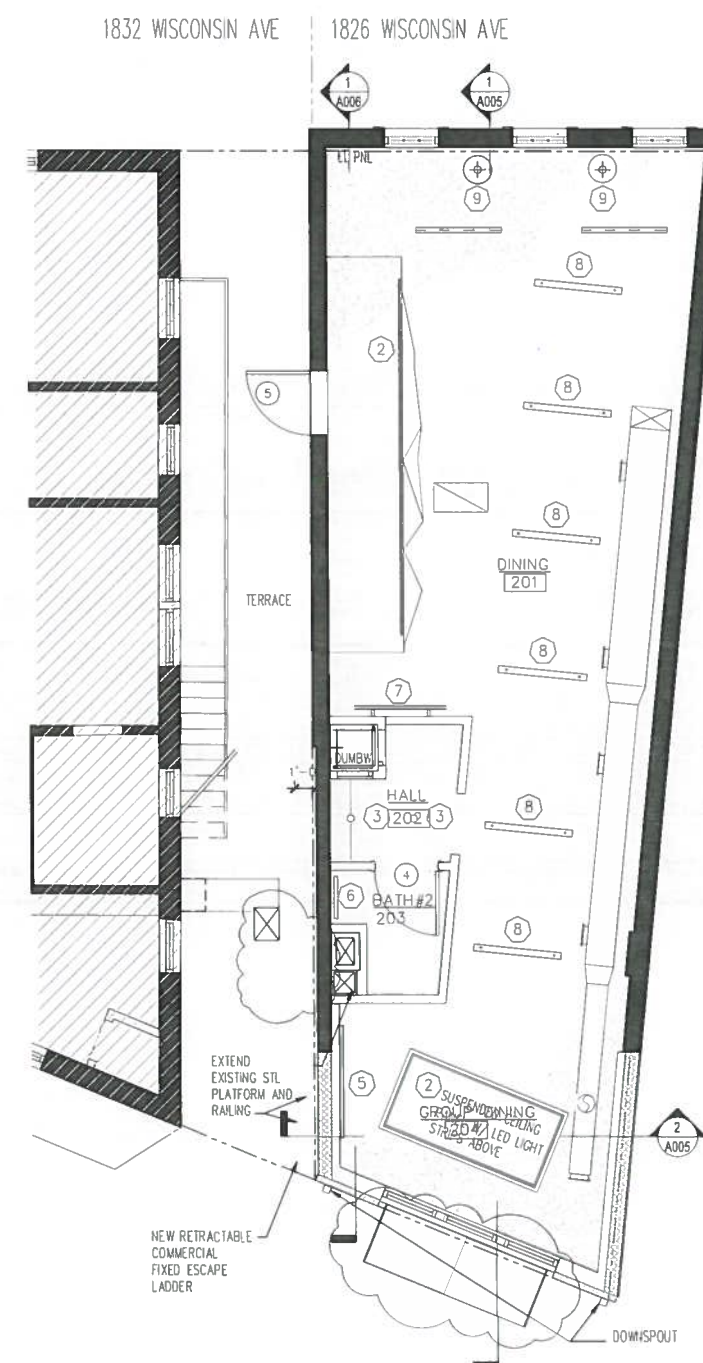
SCALE: AS NOTED

JOB NUMBER:

A003



1 SECOND FLOOR PLAN
1/4"=1'-0"



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4"=1'-0"



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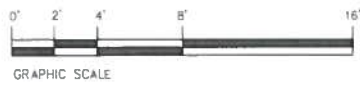
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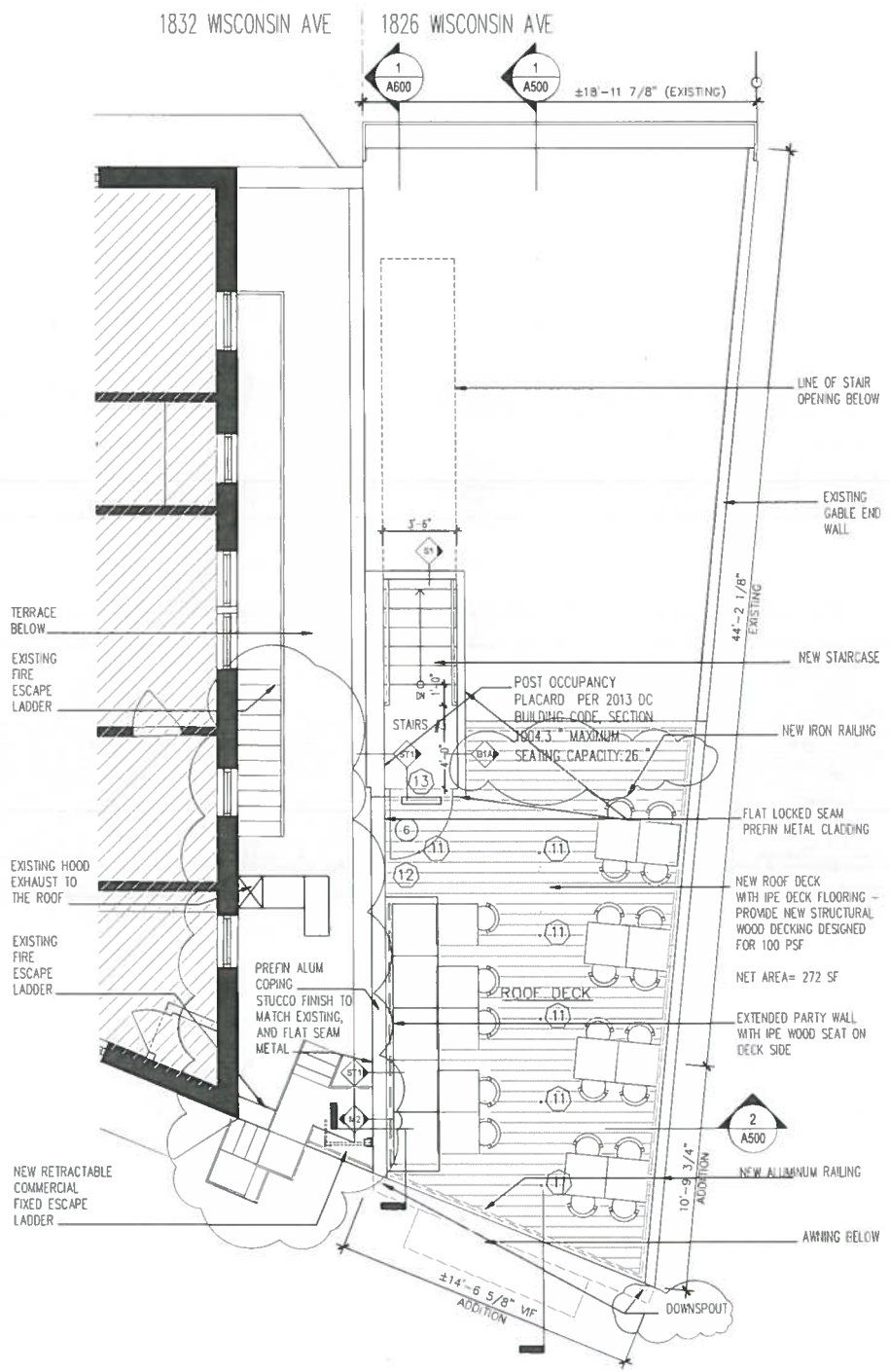
REVISIONS	DATE
REV #1	11.11.15
REV #2	12.11.15

ROOF PLAN

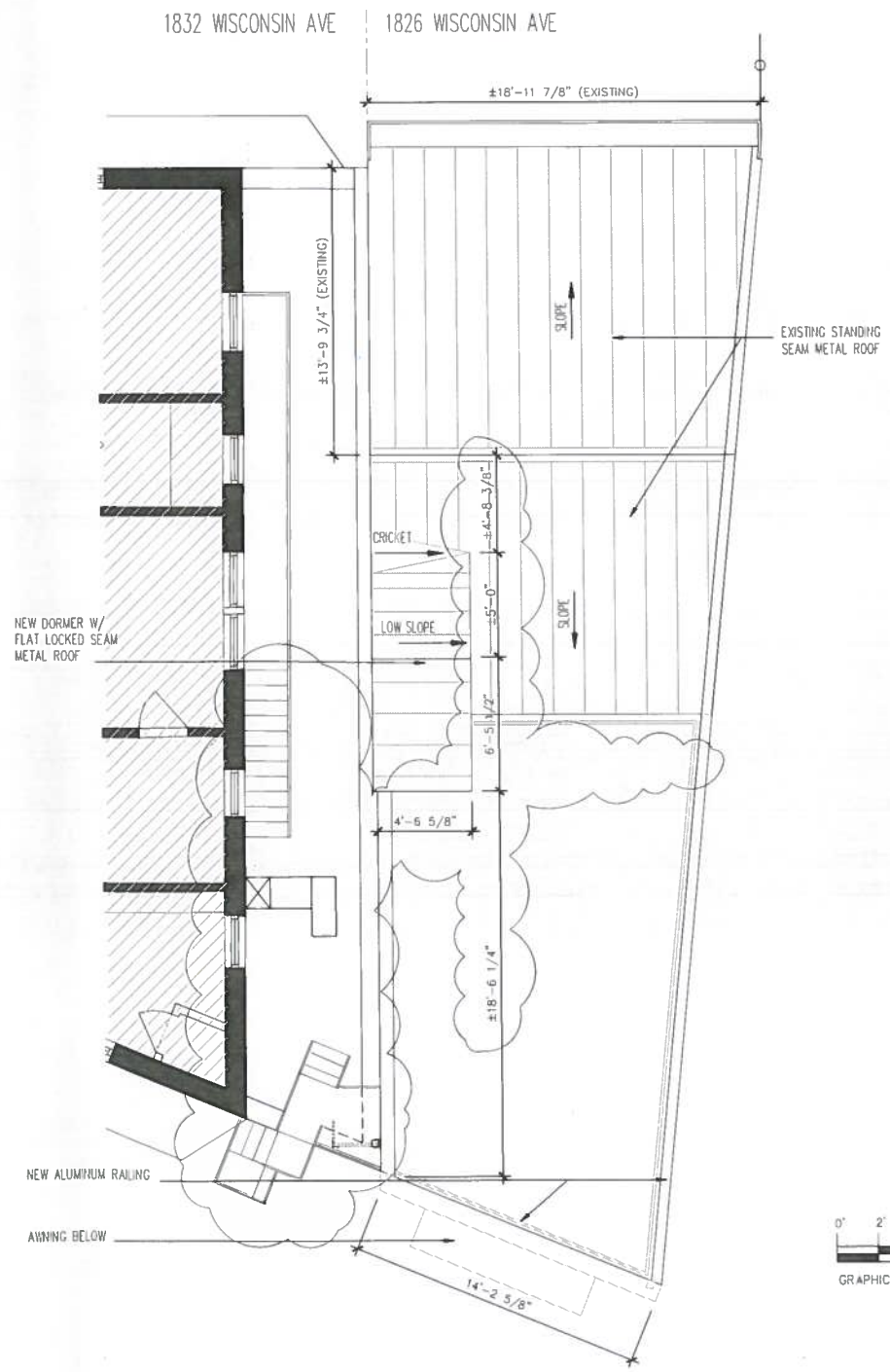
DATE: 07.20.15
SCALE: AS NOTED
JOB NUMBER:



A004



1 ROOF DECK PLAN
1/4"=1'-0"



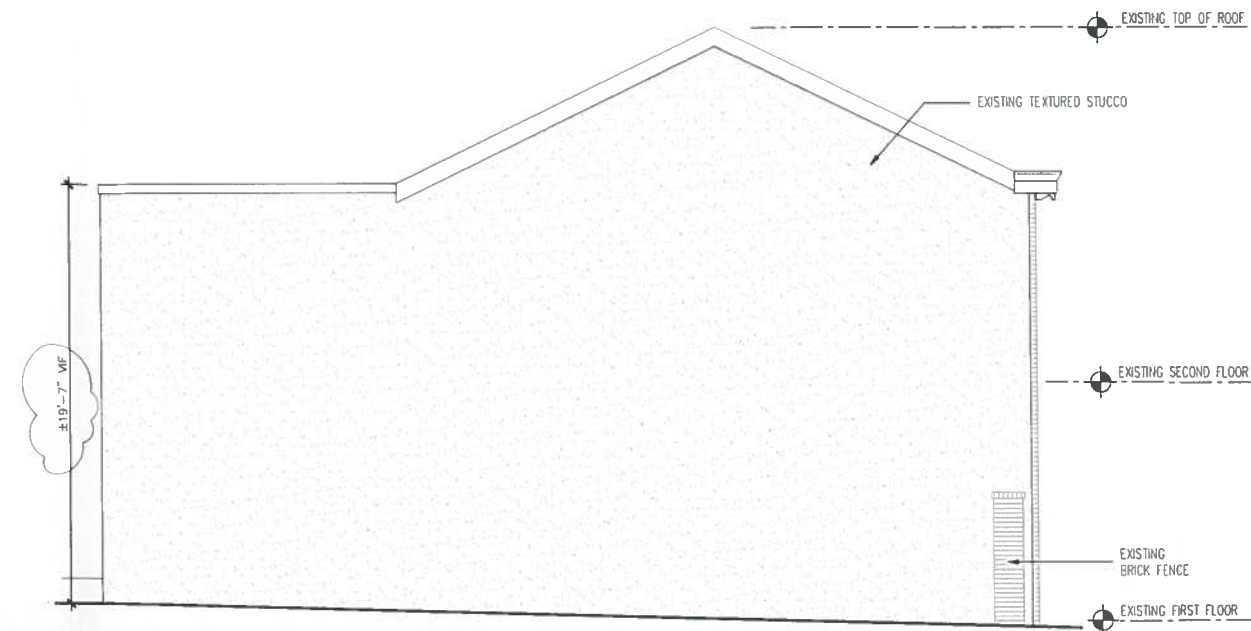
2 ROOF PLAN
1/4"=1'-0"



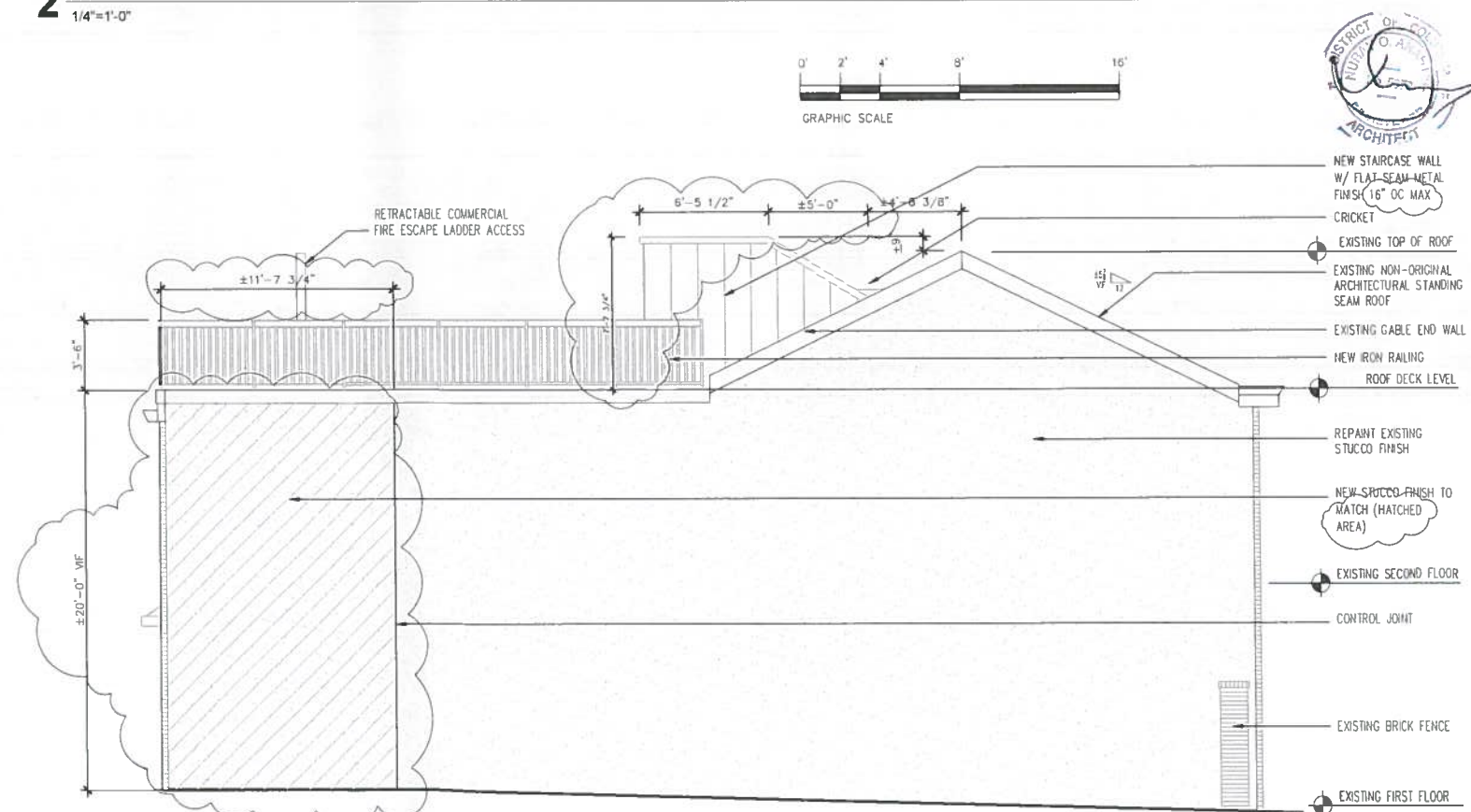
1 EXISTING FRONT ELEVATION
1/4"=1'-0"



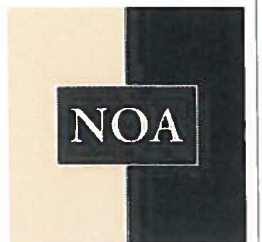
3 PROPOSED FRONT ELEVATION
1/4"=1'-0"



2 EXISTING LEFT SIDE ELEVATION
1/4"=1'-0"



4 PROPOSED LEFT SIDE ELEVATION
1/4"=1'-0"



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REVISIONS	DATE
REV #1	11.11.15
REV #2	12.11.15

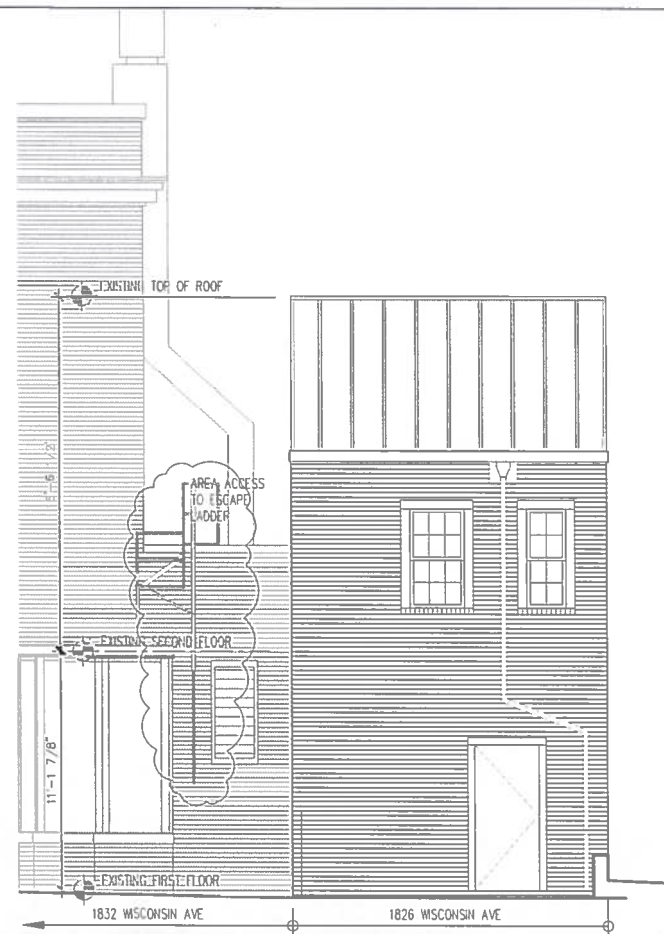
ELEVATIONS

DATE: 07.20.15

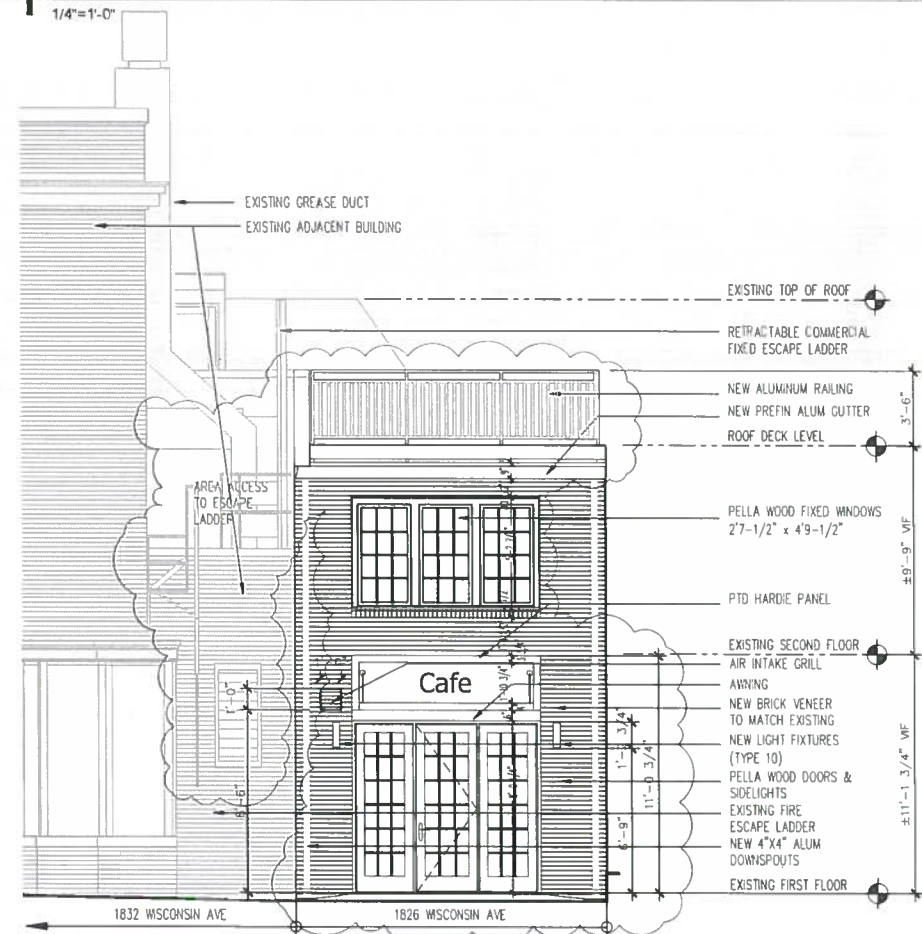
SCALE: AS NOTED

JOB NUMBER:

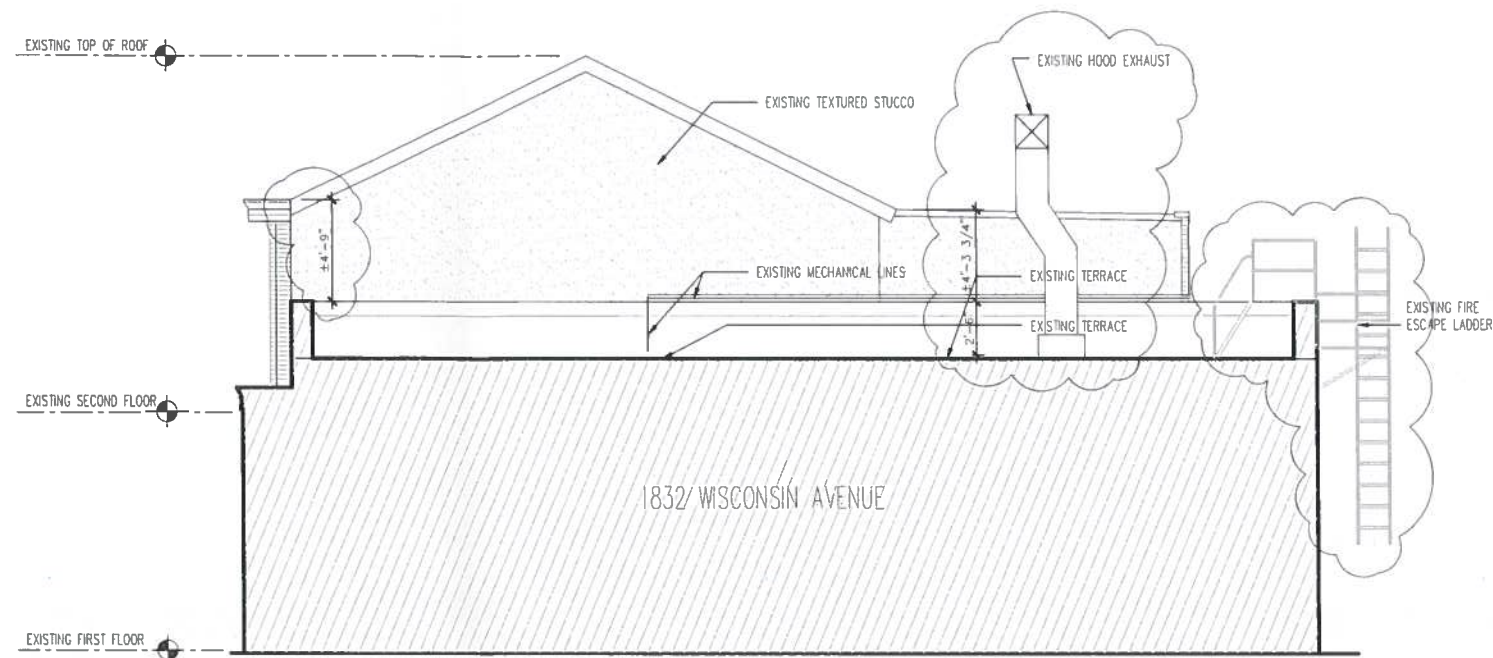
A007



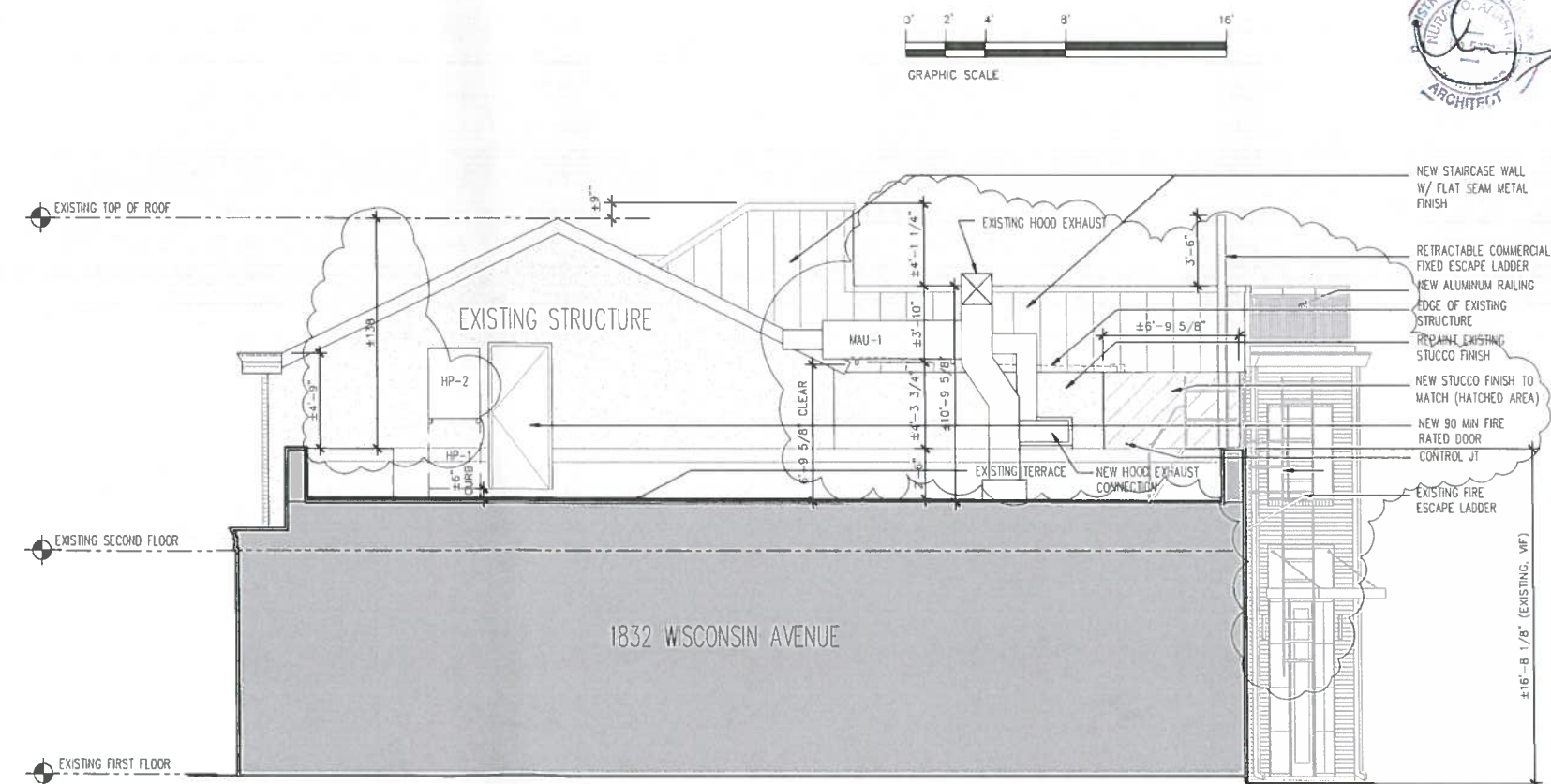
1 EXISTING REAR ELEVATION
1/4"=1'-0"



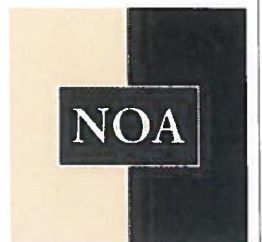
3 PROPOSED REAR ELEVATION
1/4"=1'-0"



2 EXISTING RIGHT SIDE ELEVATION
1/4"=1'-0"



4 PROPOSED RIGHT SIDE ELEVATION
1/4"=1'-0"



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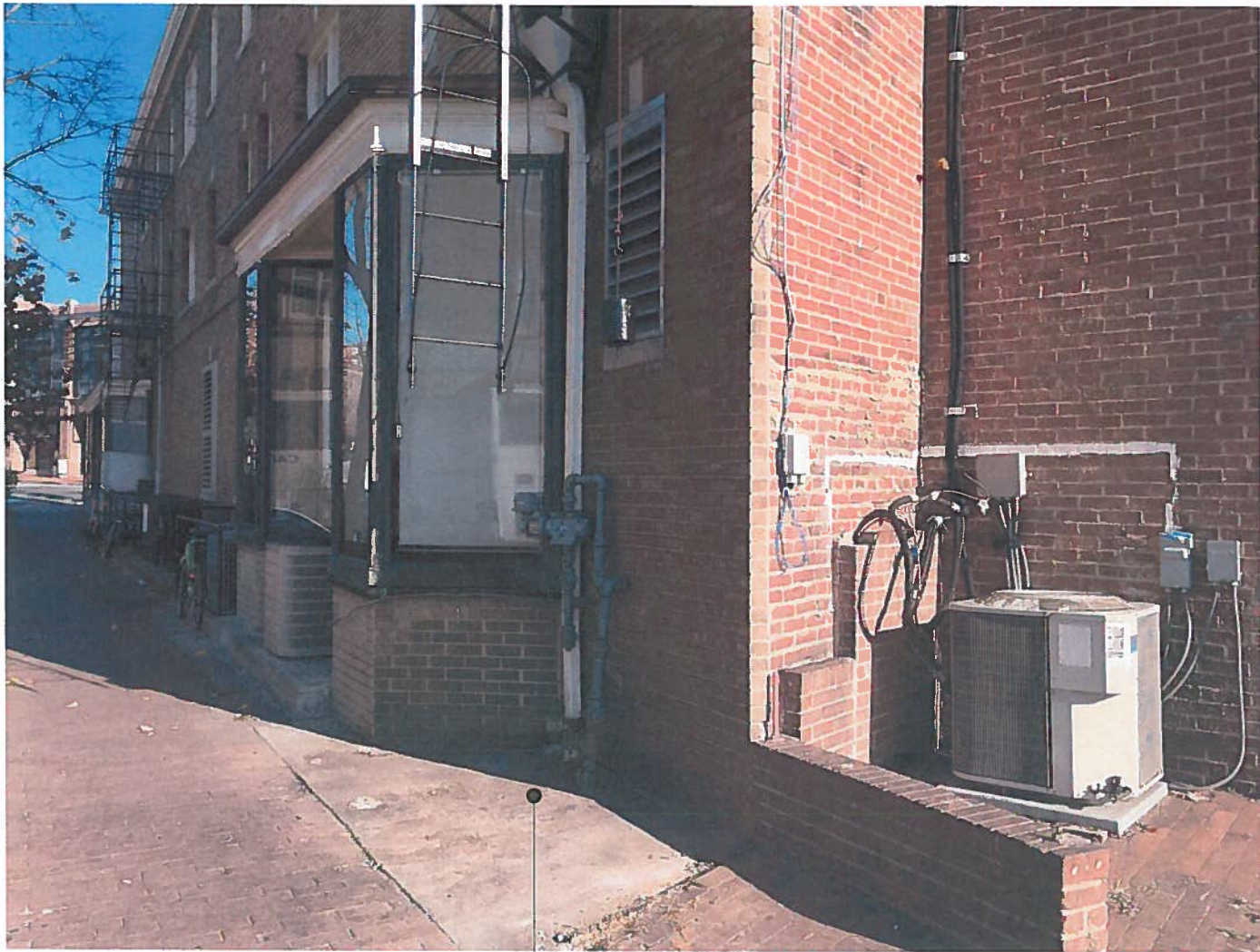
1826 Wisconsin Ave., NW
Washington, DC 20007

REVISIONS	DATE
REV #1	11.11.15
REV #2	12.11.15

ELEVATIONS

DATE: 07.20.15
SCALE: AS NOTED
JOB NUMBER:

A008



TRASH RECEPTACLES WERE
REMOVED BY THE OWNER

PHOTO SHOWING THE CURRENT
CONDITION AT THE BOTTOM LANDING OF
OF THE EXISTING FIRE ESCAPE LADDER
AT 1832 WISCONSIN AVE

MIN 36" CLEAR EXIT PATH WILL
BE AVAILABLE BETWEEN THE
EXISTING FIRE ESCAPE LADDER
TO THE ROOF AND THE
EXISTING PARAPET WALL AFTER
THE EXISTING HVAC UNIT IS
RELOCATED.

THIS UNIT WILL BE MOVED TO
THE ROOF OF THE ADJACENT
BLDG (1832 WISC AVE.)



PHOTO SHOWING THE CURRENT CONDITION AT THE FIRST
FLOOR ROOF TERRACE OF 1832 WISCONSIN AVE



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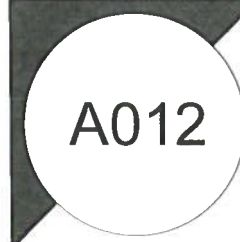
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1826 Wisconsin Ave., NW
Washington, DC 20007

REVISIONS	DATE

PHOTOS OF EXISTING
CONDITIONS

DATE: 12.21.15
SCALE: NOT NOTED
JOB NUMBER:

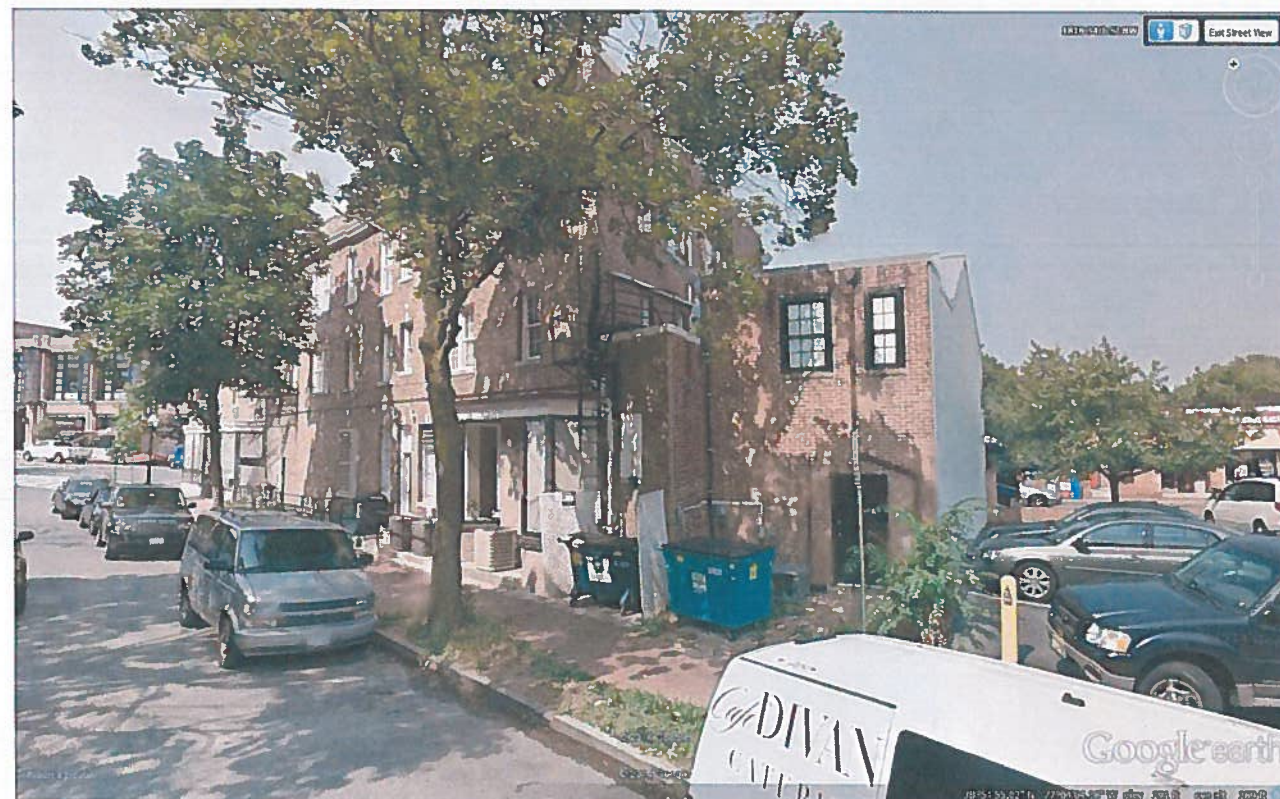




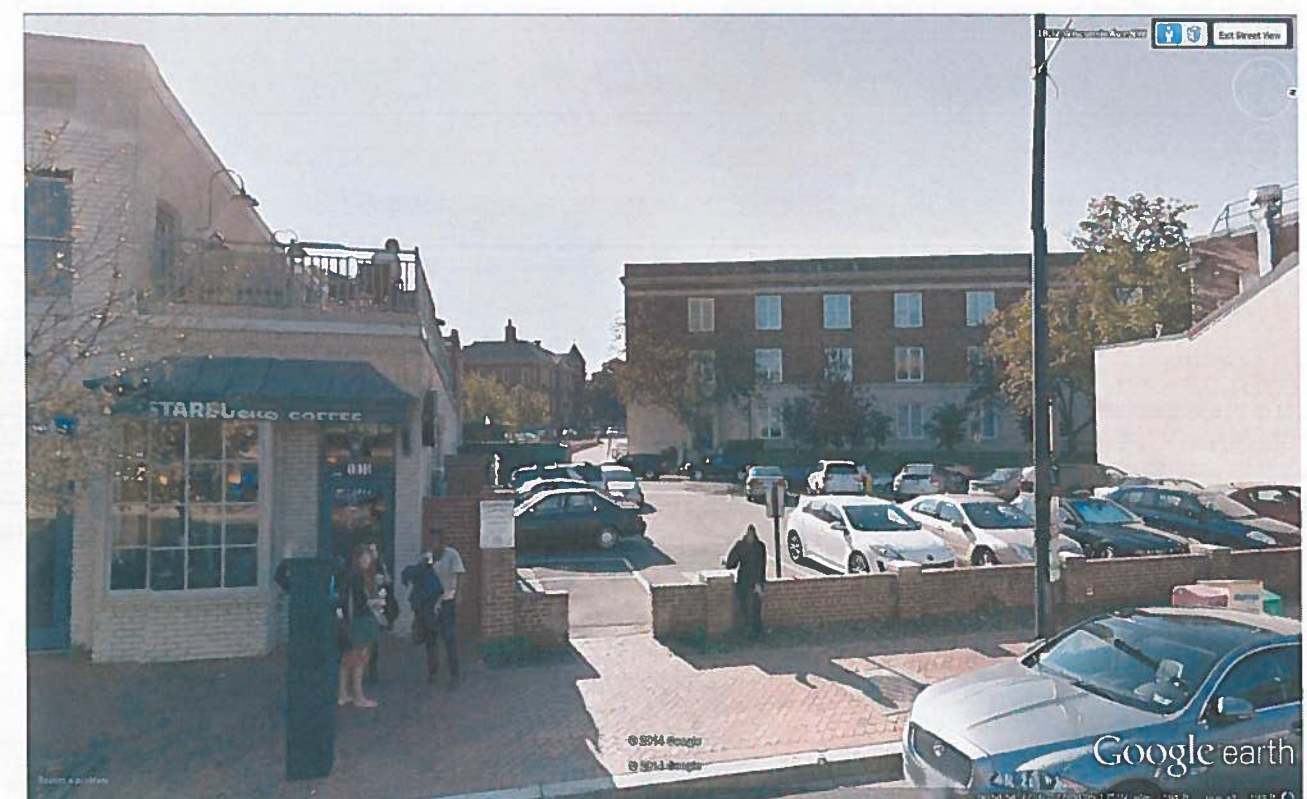
VIEW FROM 34TH ST. SOUTH



VIEW FROM WISCONSIN AVE. SOUTH



VIEW FROM 34TH ST. SOUTH



VIEW FROM WISCONSIN AVE.



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EXISTING
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