

DESIGN PACKAGE - BZA APPLICATION

SINGLE FAMILY DWELLING CONVERSION TO
3 UNIT APARTMENT BUILDING



615 UPSHUR ST. NW



PROJECT DEVELOPER | REDWOOD VENTURE LLC.

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

SQ. — LOT — ZONE RND

REAR PORCH 1200 FT STREET NW 217E AM WASHINGTON D.C. 20005 | 202 462 9976 202 413 8474 | RAMDESIGNARCHITECTS.COM

ZONING ANALYSIS - FEASIBILITY STUDY

RAM DESIGN

1200 G STREET NW, SUITE 800 WASHINGTON D.C. 20005
202 618.0476 | 703 405.9976

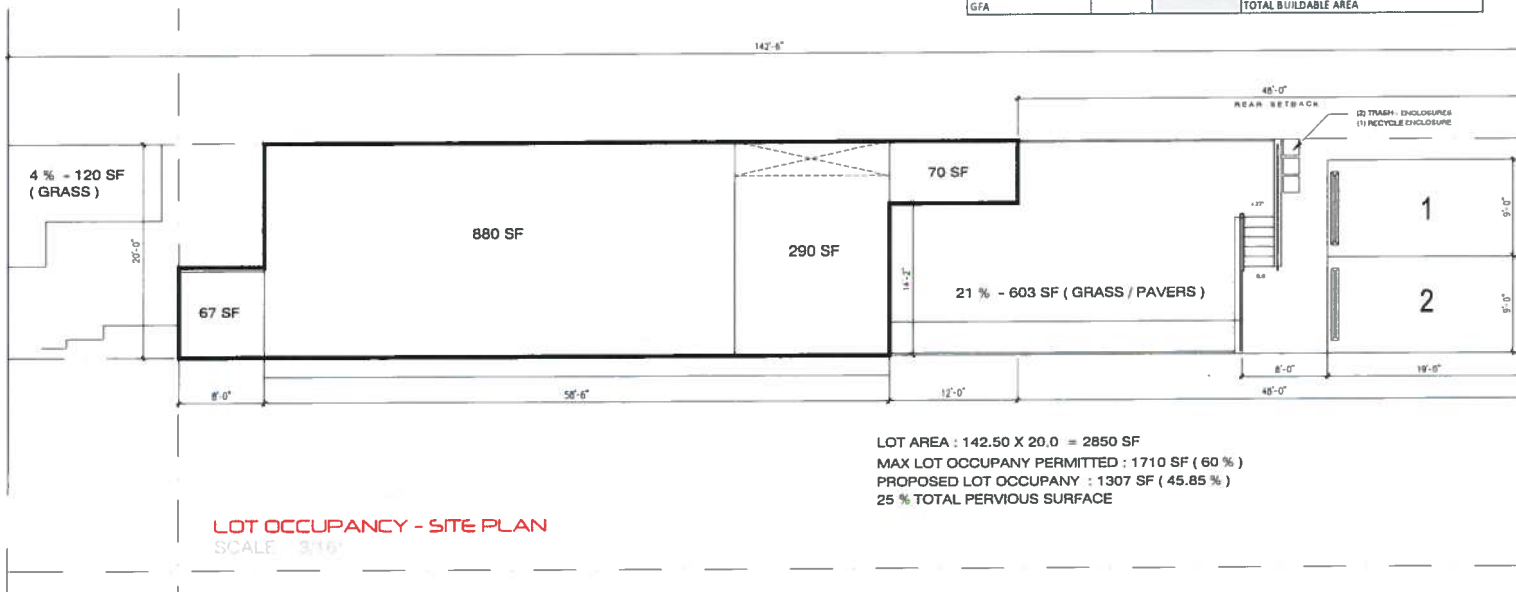


PROPERTY ADDRESS 615 UPSHUR ST. NW

		notes
ZONING DISTRICT	RM	
SQUARE	3226	
LOT #	73	
LOT AREA	2850	
LOT WIDTH	20'	
LOT DEPTH	142.5	
REAR SB	48'	MIN. 20'
SIDE SB	0	
LOT OCCUPANCY	40%	1307 SF
FAR	NA	
PARKING	2	ONSITE
NUMBER OF FLOORS	3	3 + CELLAR
BUILDING HEIGHT	35'	
NUMBER OF UNITS	3	

GFA		TOTAL BUILDABLE AREA
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UPSHUR STREET, N.W.



615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

50' LOT ZONE R5B

RAM DESIGN LLC 1200 G STREET NW SUITE 800 WASHINGTON D.C. 20005 202 618 0476 703 405 9976 RAMDESIGN@GMAIL.COM

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 22, 2015

Plat for Building Permit of: SQUARE 3226 LOT 73

Scale: 1 inch = 20 feet

Recorded in Book 55 Page 88

Receipt No. 15-05673

Furnished to: RAMY ALI

Surveyor, D.C.

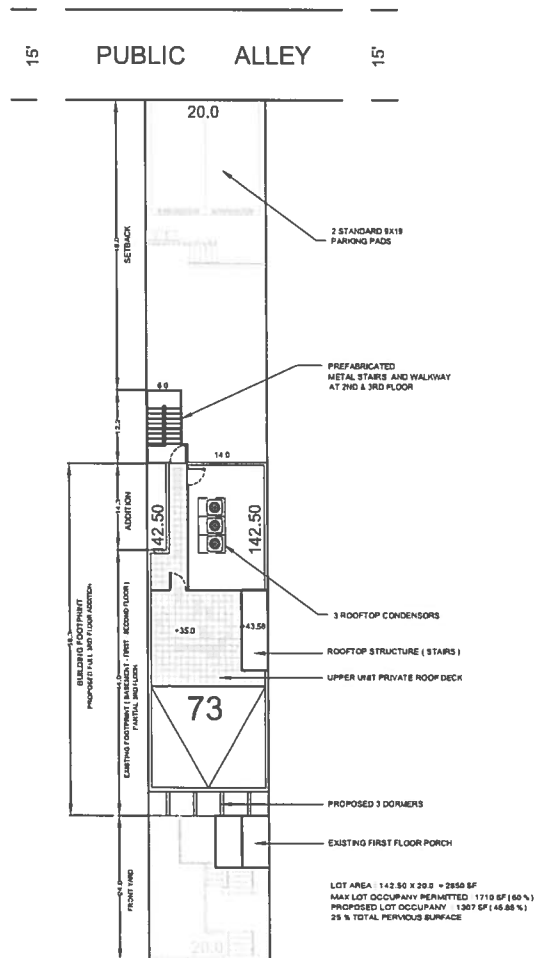
By: A.S.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted 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 this 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 20% 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.

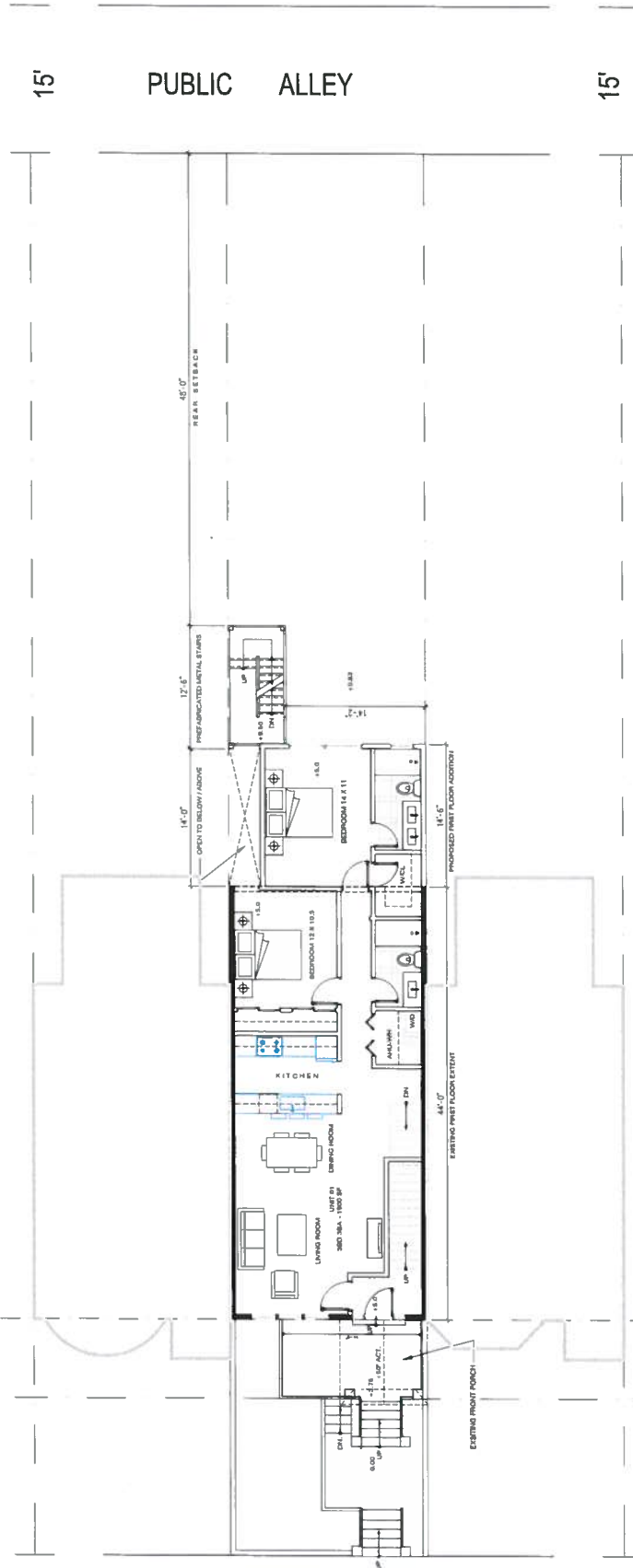
Date: _____

(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.



UPSHUR STREET, N.W.



UPSHUR STREET, N.W.

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

615 UPSHUR ST. NW

WASHINGTON D.C.

SD LOT

DATE: 09-09

615
UPSHUR ST. NW



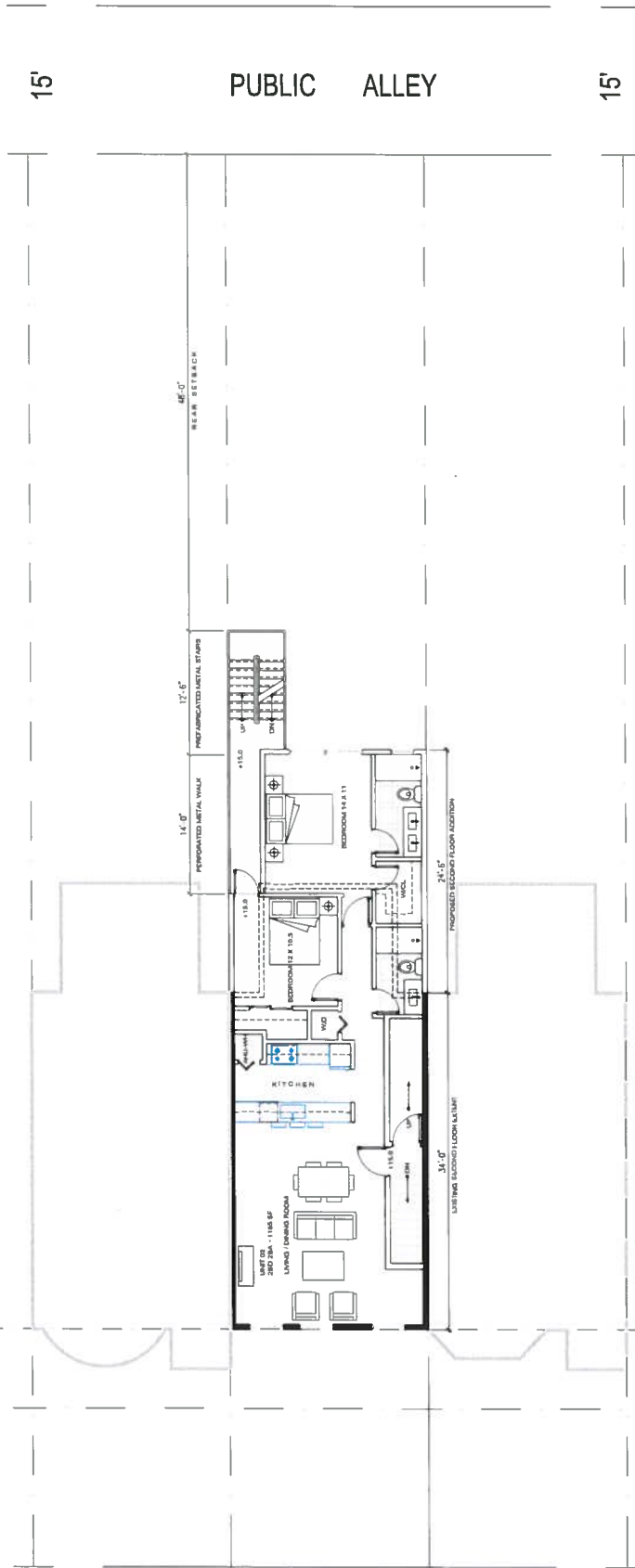
CELLAR FLOOR PLAN

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON DC

DATE	TIME	RS-D
50	LOT	---



UPSHUR STREET, N.W.

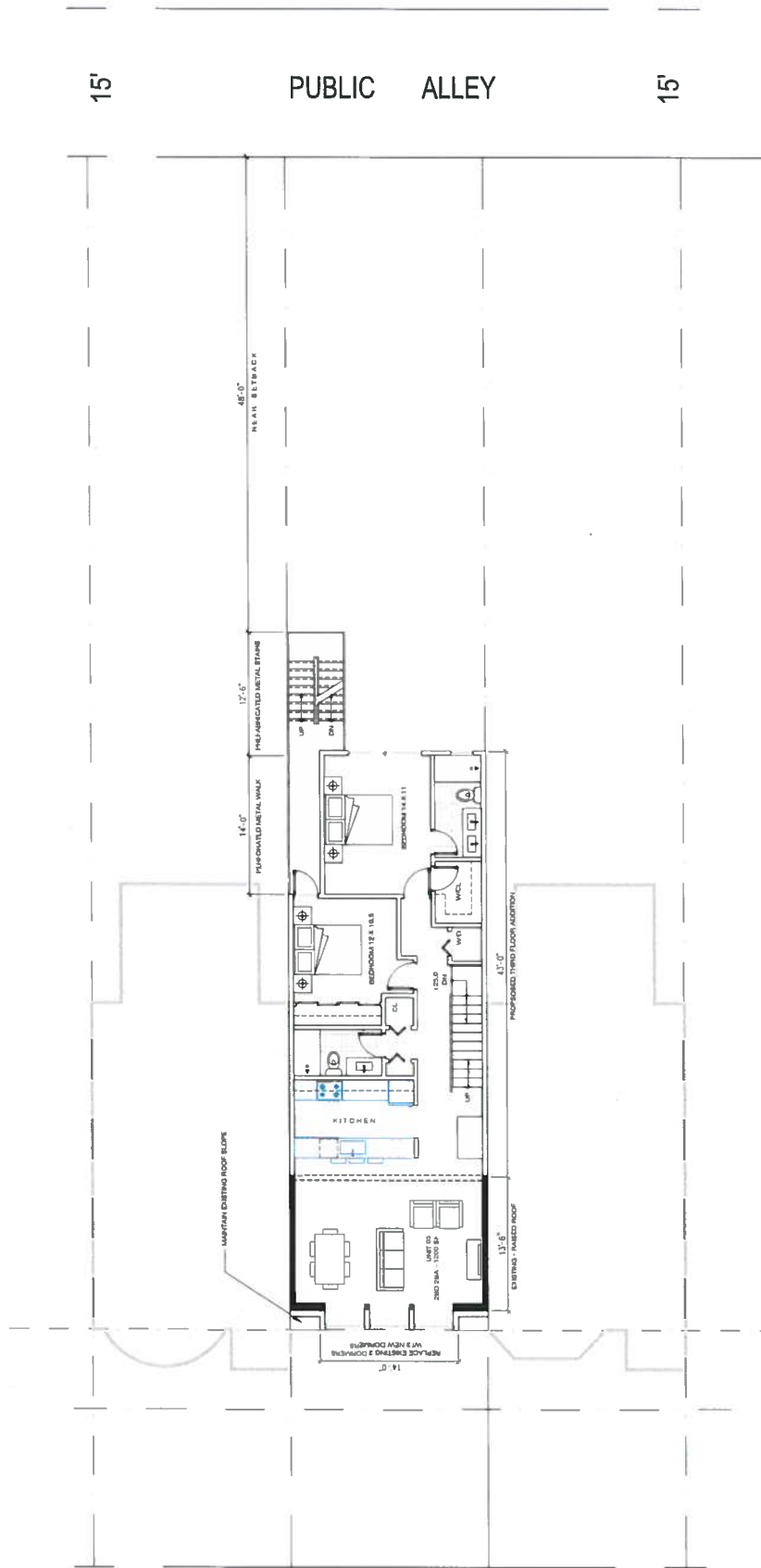
SECOND FLOOR PLAN
SCALE 3/16"

615
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WASHINGTON D.C.
SQ. LOT
ZONE: FSD

REAR SETBACK
15'-0"



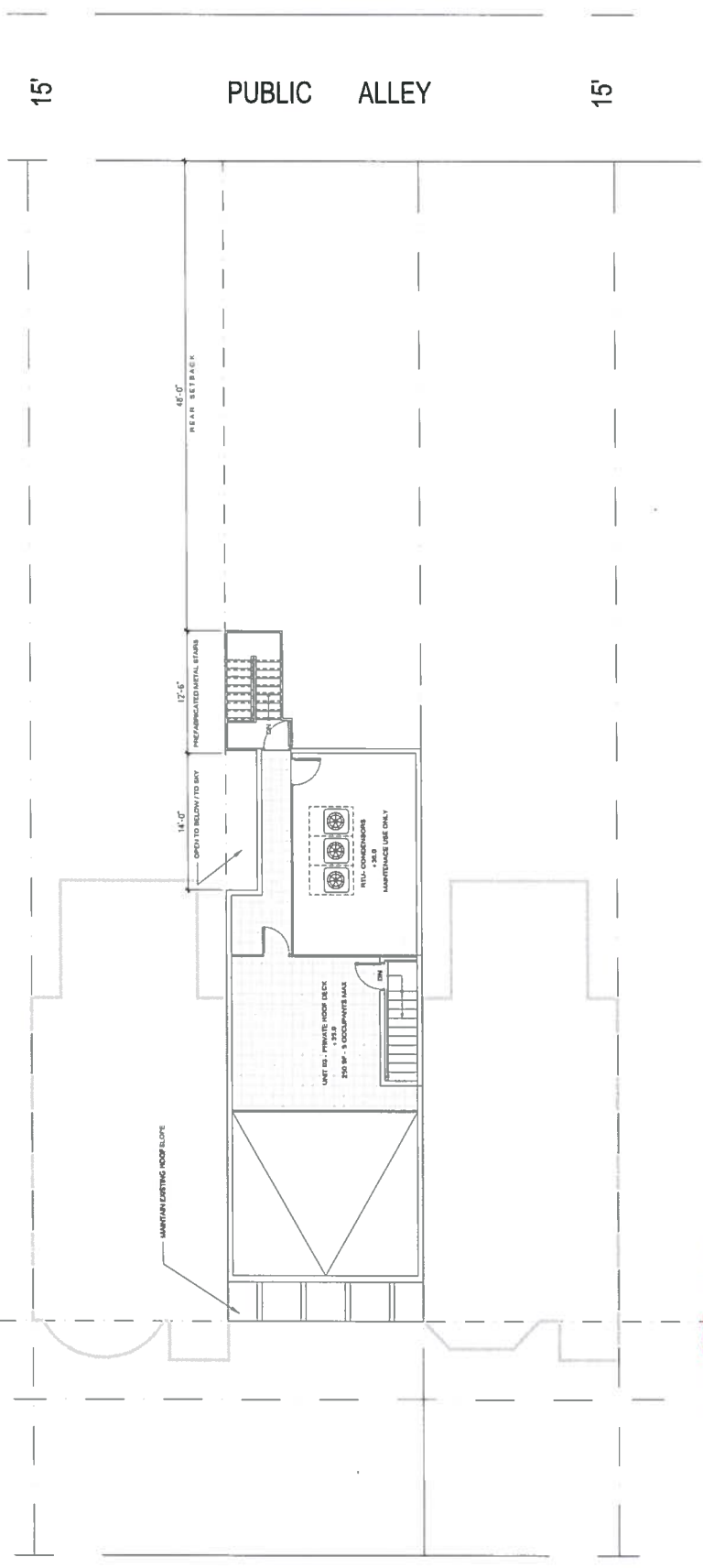
THIRD FLOOR PLAN

solis
UPSHUR ST. NW

615 UPSHUR ST. NW

W A S H I N G T O N D C	ZONE	R50
SQ. LOT		

RAM DESIGN LLC
1306 H STREET NW SUITE 400 WASHINGTON DC 20005 TEL 202 675 2322 FAX 202 675 2323



ROOF-DECK PLAN
SCALE: 3/16"

UPSHUR STREET, N.W.

615
UPSHUR ST. NW

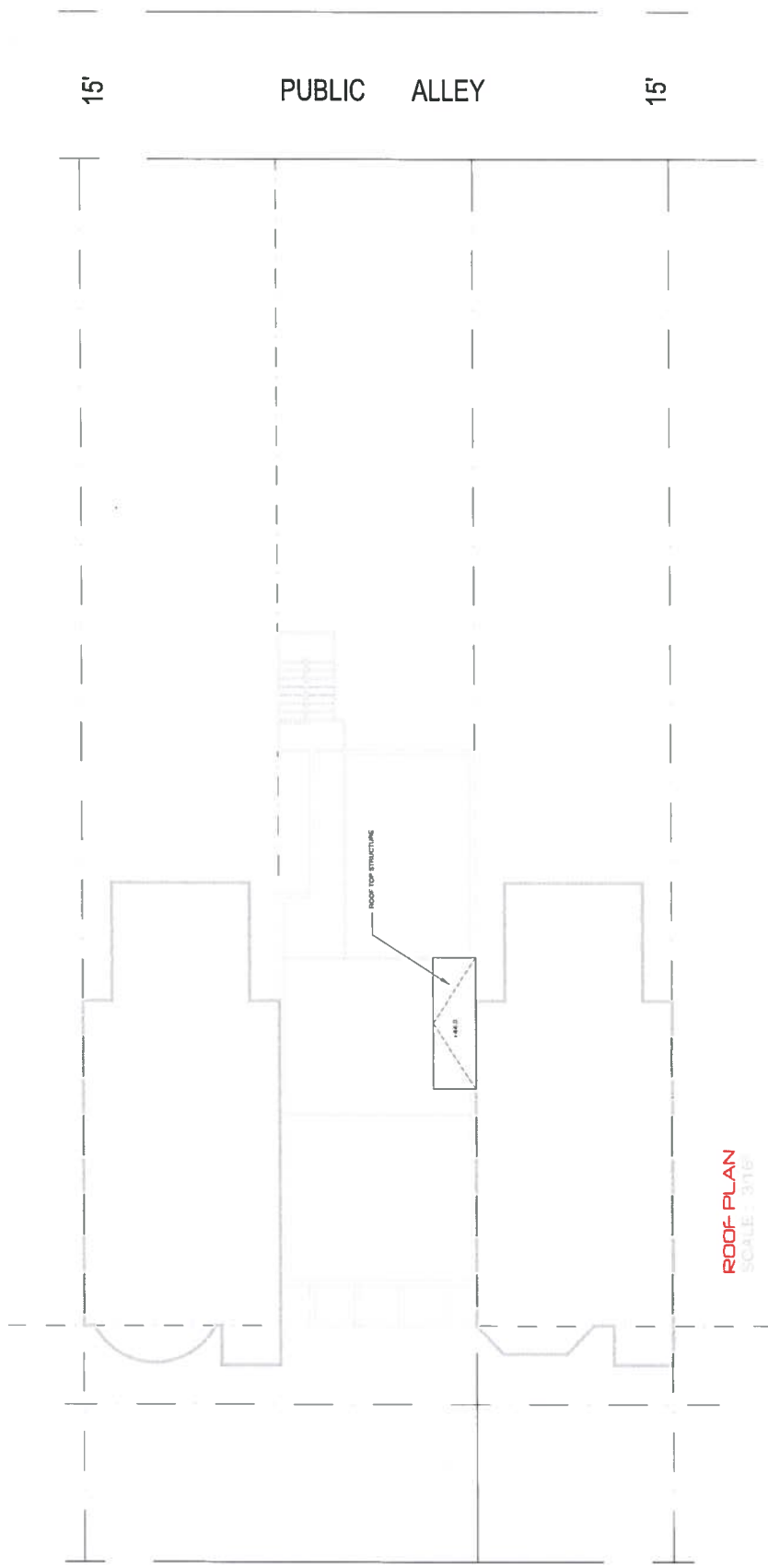
615 UPSHUR ST. NW

WASHINGTON D.C.

50' LOT

RENDERING LLC 1300 F STREET NW WASHINGTON D.C. 20004 202.462.1111 202.462.1111 202.462.1111

DATE: 08-03



ROOF PLAN
SCALE: 3/16"

UPSHUR STREET, N.W.

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D C	59	LOT	40% 050
BRAND NAME/TYPE	12000 STREET FIVE ESTATE NW WASHINGTON D C 20000	100 000 000	WASHINGTON D C 20000



EXISTING FRONT ELEVATION
SCALE: 1/4"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

SQ. LOT

ZONE: R5B

RAMDESH ENGINEERING ARCHITECTS 1700 G STREET NW SUITE 400 WASHINGTON D.C. 20005 TEL: 202-462-9976 FAX: 202-419-8419 RAMDESHENGINEERINGARCHITECTS.COM



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

50' LOT 10' ZONE: R5B

RAM DESIGN LLC 1200 H STREET NW 3RD FLOOR WASHINGTON D.C. 20005 TEL: 800.447.2824 FAX: 202.451.8474 RAM@RAMDESIGN.COM



EXISTING REAR ELEVATION
SCALE: 1/4"

615
UPSHUR ST. NW

615 UPSHUR ST. NW

WASHINGTON D.C.

SQ LOT ZONE: R5B

RAM DESIGN LLC 615 UPSHUR ST. NW, WASHINGTON D.C. 20005 (202) 462-9976 202-412-8176 RAMDESIGN@GMAIL.COM



PROPOSED REAR ELEVATION

SCALE 1/4"

615
UPSHUR ST. NW

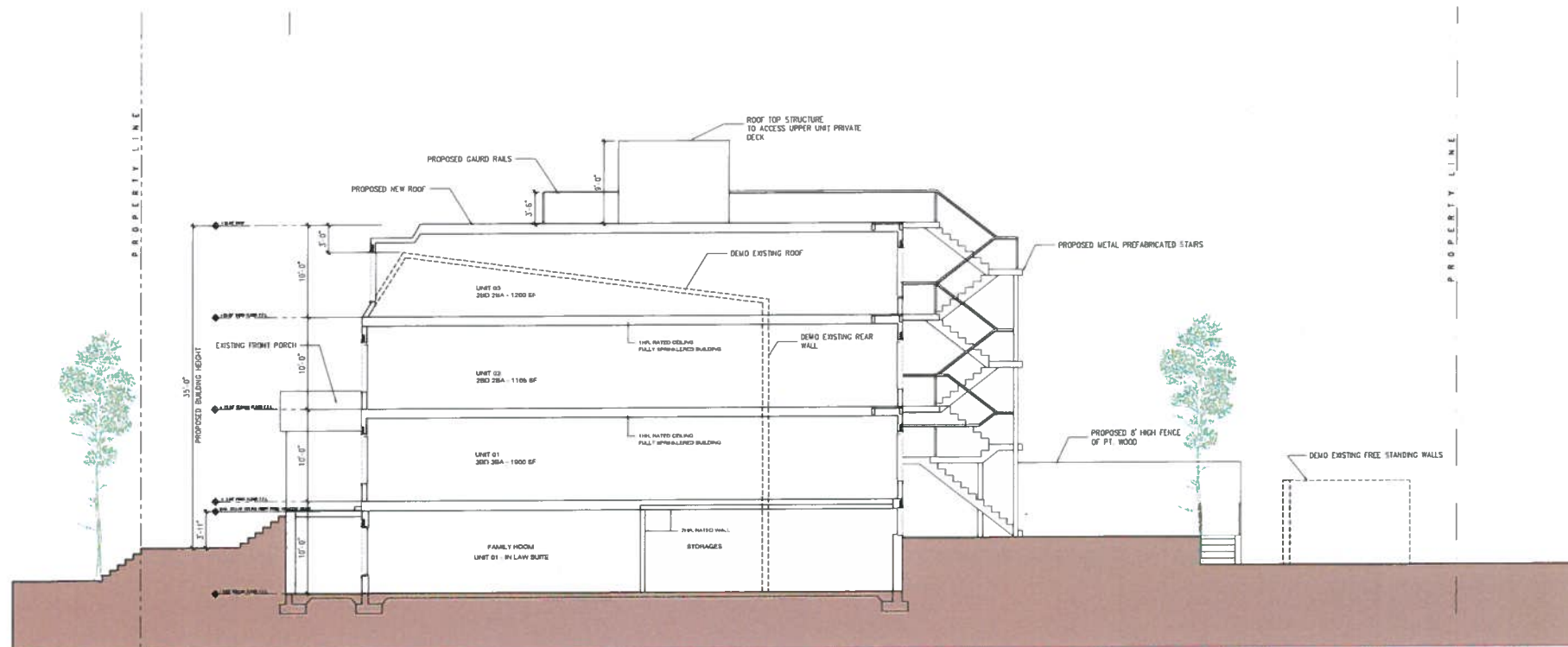
615 UPSHUR ST. NW

WASHINGTON D.C.

SQ. LOT

ZONE RSB

RAM DESIGN, LLC 1200 G STREET NW SUITE 200 WASHINGTON D.C. 20004 TEL: 202-462-1174 FAX: 202-462-1175 WWW.RAMDESIGNARCHITECTS.COM



BUILDING SECTION
SCALE: 1/8"

615
UPSHUR ST. NW

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WASHINGTON D.C.

50 LOT

ZONE RSMB

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