

existing site plan	2
proposed site plan	3
plat	4
proposed cellar + ground floor plan	5
proposed second + third floor plan	6
roof plan	7
proposed building section	8
proposed front + rear elevations	9
proposed east elevation	10
proposed west elevation	11
street view looking west	12
street view looking east	13



716 Upshur St NW

BZA 19804 - BZA Supplemental Filing
28 August 2018

Prepared for:

716 Upshur LLC
Amit Vora

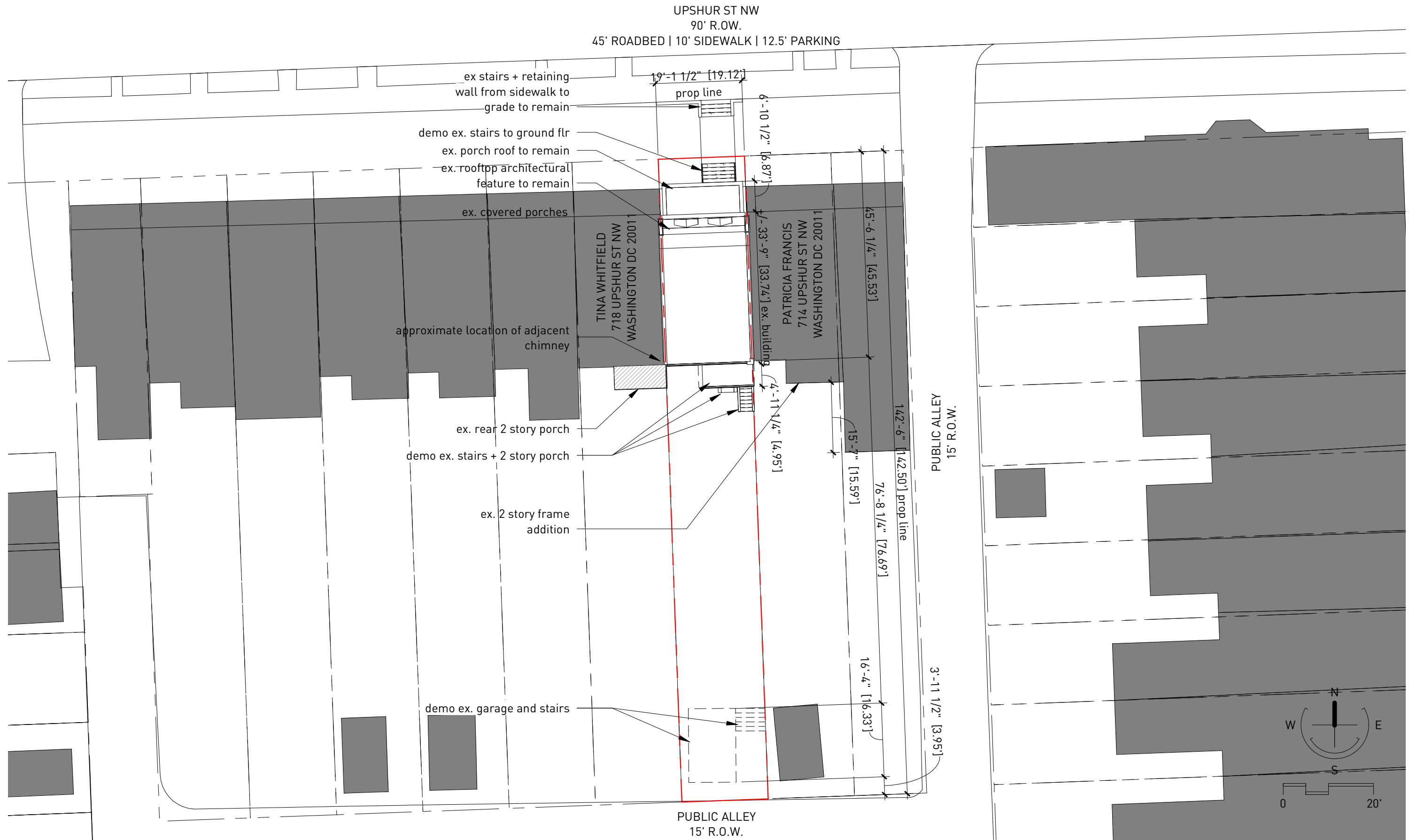
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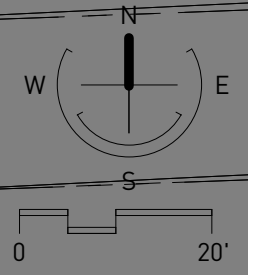
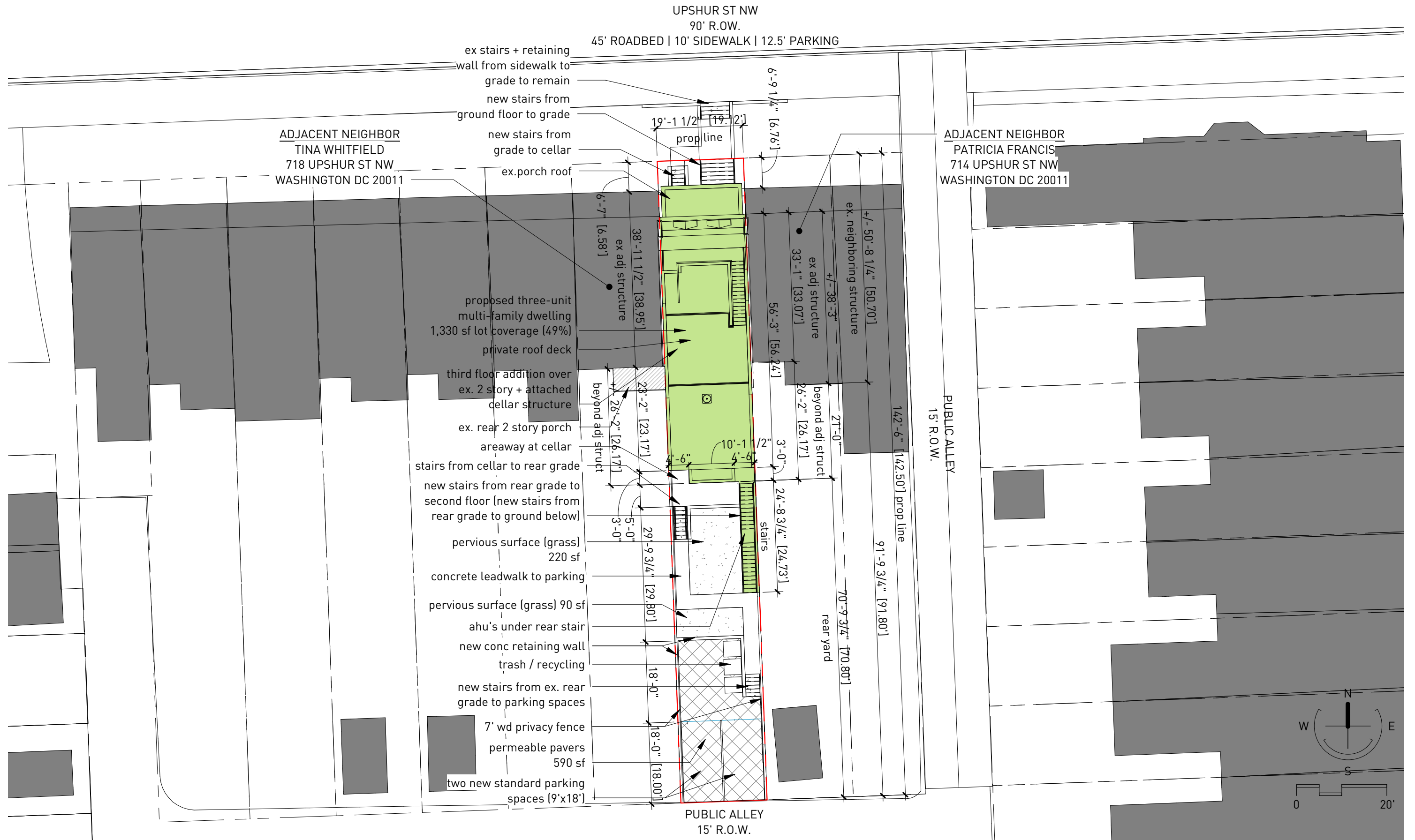
Prepared by:

Teass \ Warren Architects
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202 683 6260
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Board of Zoning Adjustment
District of Columbia
CASE NO. 19804
EXHIBIT NO. 38A





DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 12, 2018

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;

2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green areaatio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and

3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot. I also hereby certify that:

Receipt No. 18-04657 Drawn by: A.S.

Furnished to: WILL TEASS

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;

3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;

4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and

5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the 6 months prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Signature: _____

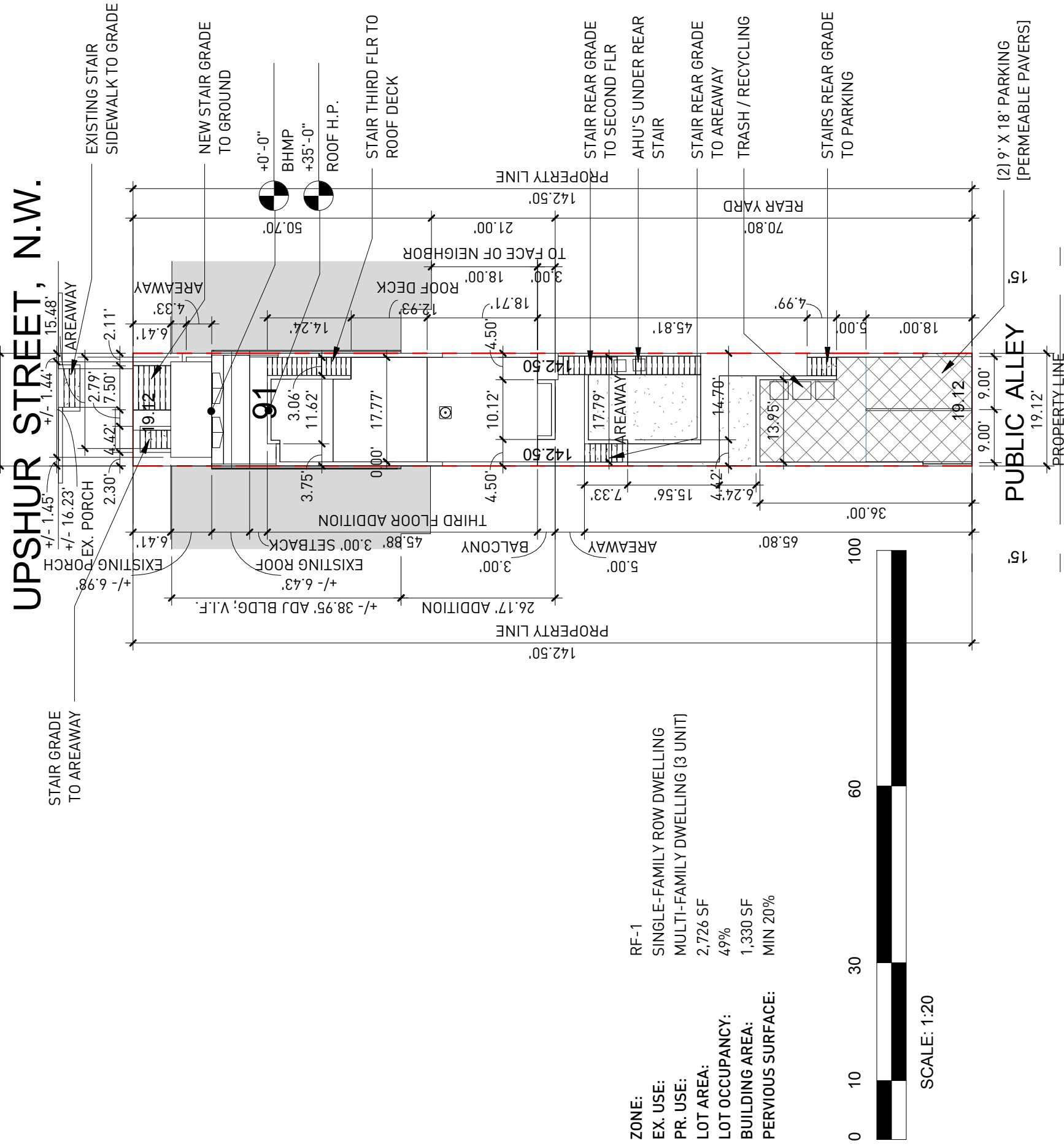
Date: _____

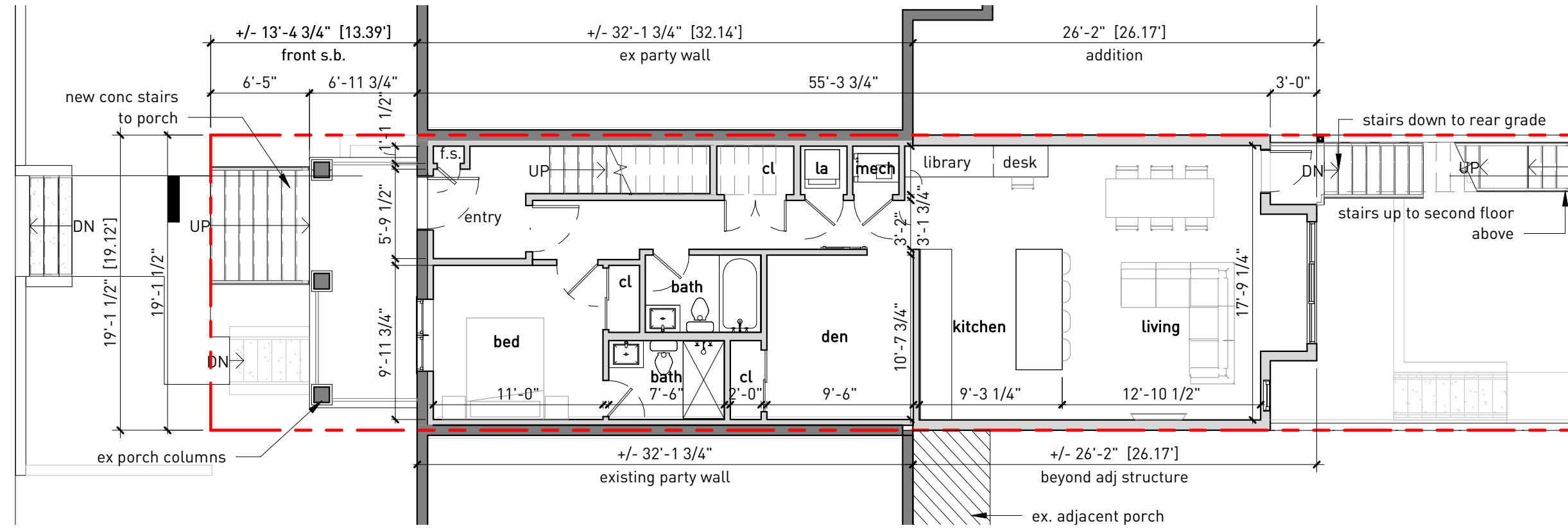
Surveyor, D.C.

Printed Name: _____

Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

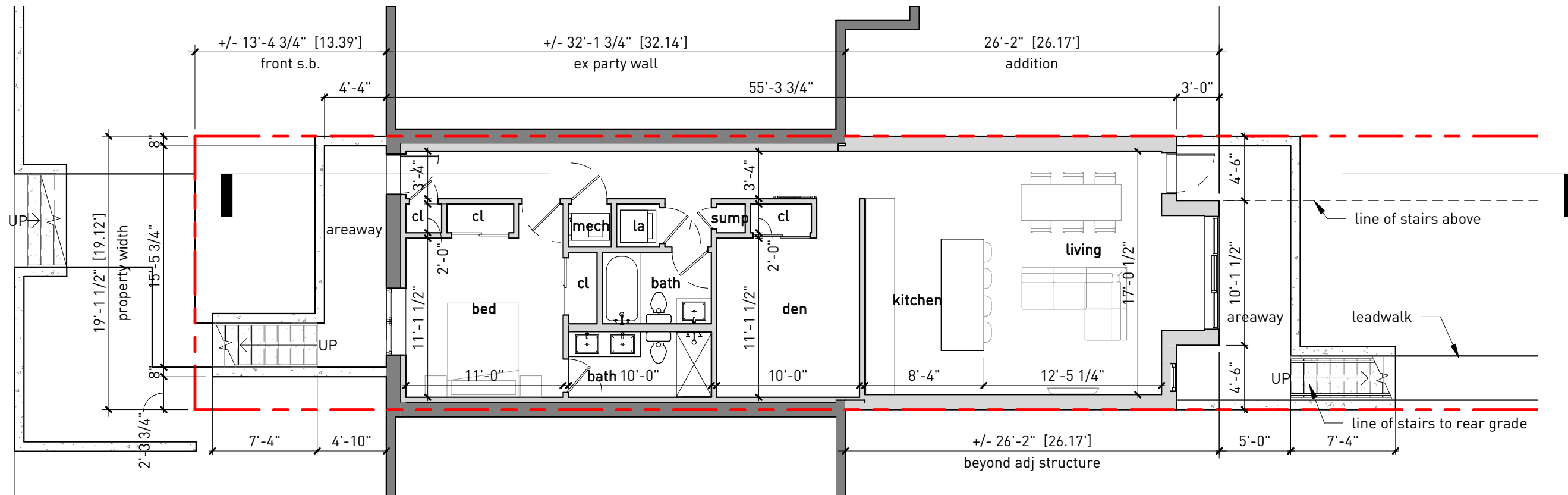




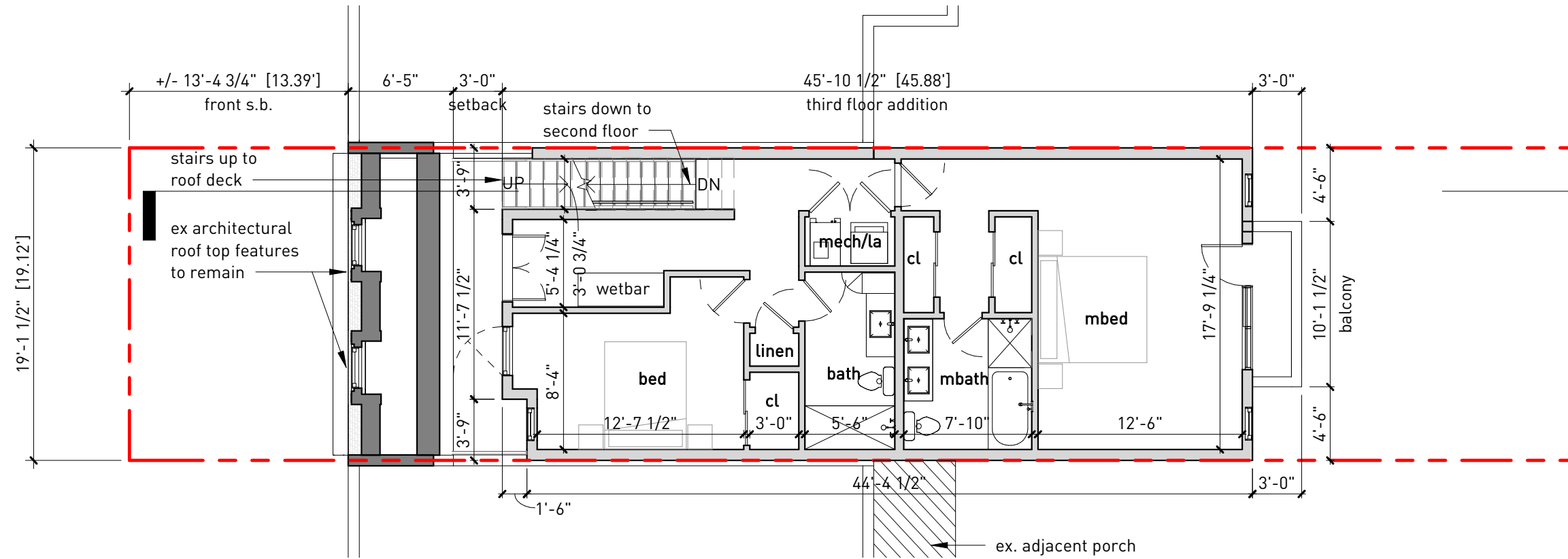
Gross Construction Area	
Level	Area
00 - Cellar	1088 SF
01 - Ground	1088 SF
02 - Second	1088 SF
03 - Third	865 SF
Total Gross Construction	4129 SF

Unit Gross Area		
Unit	Level	Area
Unit 1	00 - Cellar	1088 SF
		1088 SF
Unit 2	01 - Ground	973 SF
		973 SF
Unit 3	01 - Ground	56 SF
Unit 3	02 - Second	1088 SF
Unit 3	03 - Third	846 SF
		1991 SF

ground floor plan
unit 2 (1 br + d / 2 ba)



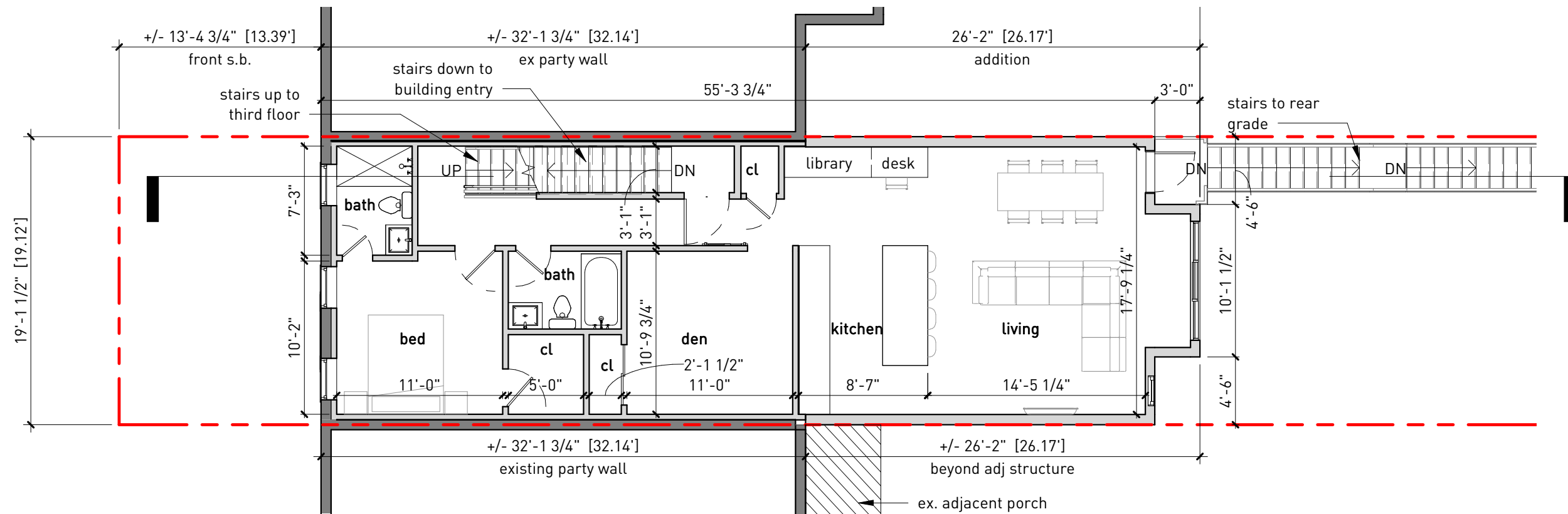
cellar floor plan
unit 1 (1 bd + d / 2 ba)



Gross Construction Area	
Level	Area
00 - Cellar	1088 SF
01 - Ground	1088 SF
02 - Second	1088 SF
03 - Third	865 SF
Total Gross Construction	4129 SF

Unit Gross Area		
Unit	Level	Area
Unit 1	00 - Cellar	1088 SF
		1088 SF
Unit 2	01 - Ground	973 SF
		973 SF
Unit 3	01 - Ground	56 SF
	02 - Second	1088 SF
	03 - Third	846 SF
		1991 SF

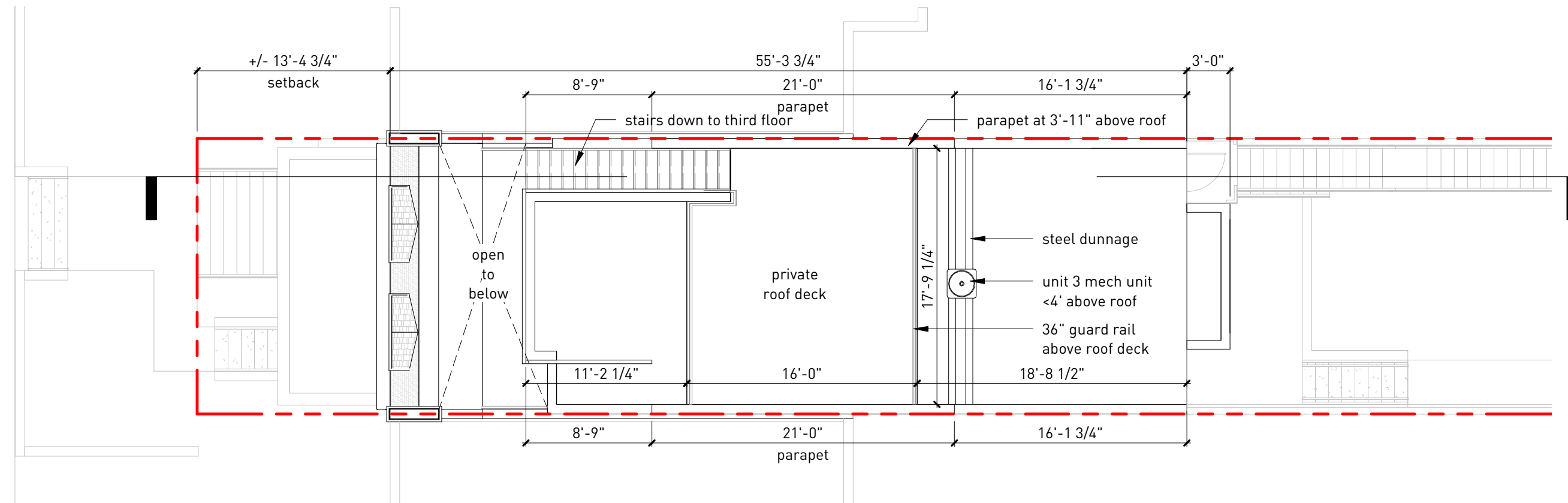
third floor plan
unit 3 upper (3 bd + d / 4 ba)



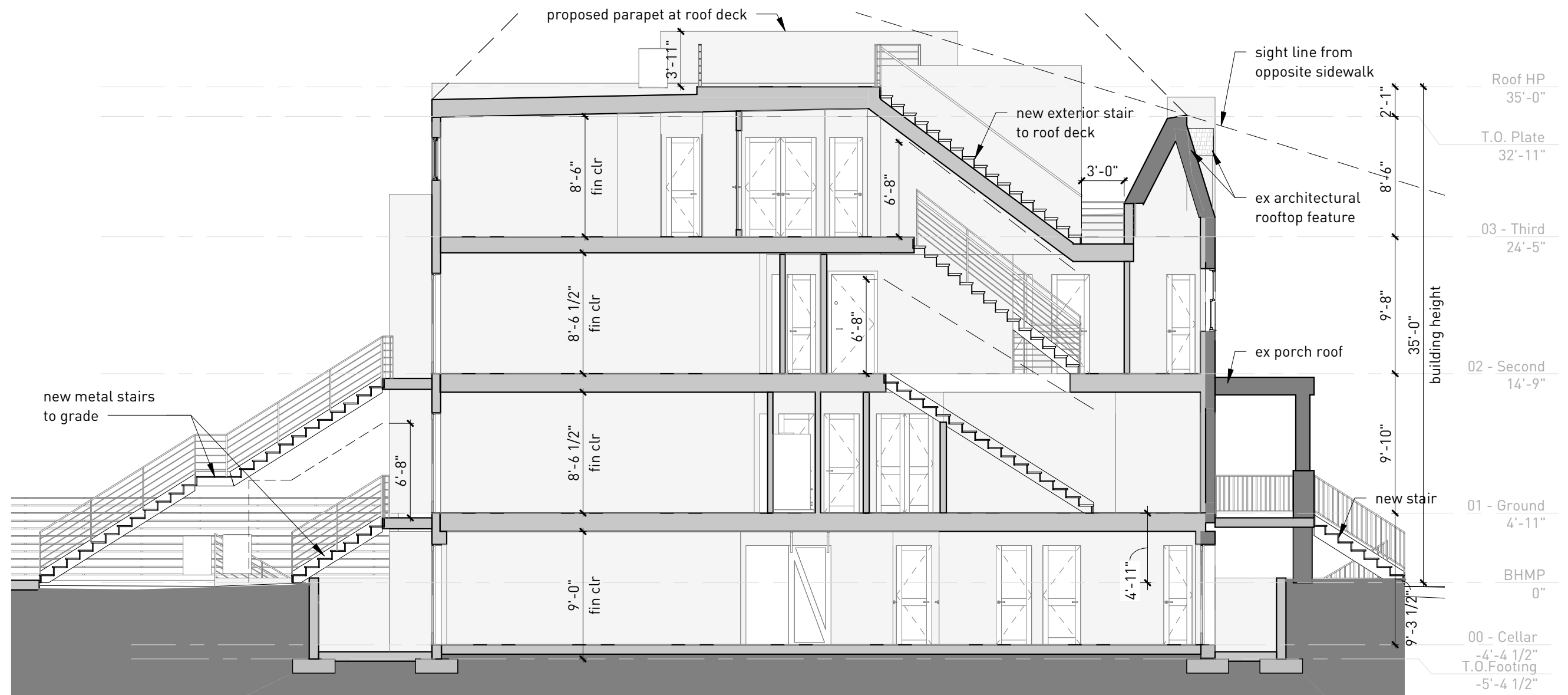
second floor plan
unit 3 lower (3 bd + d / 4 ba)

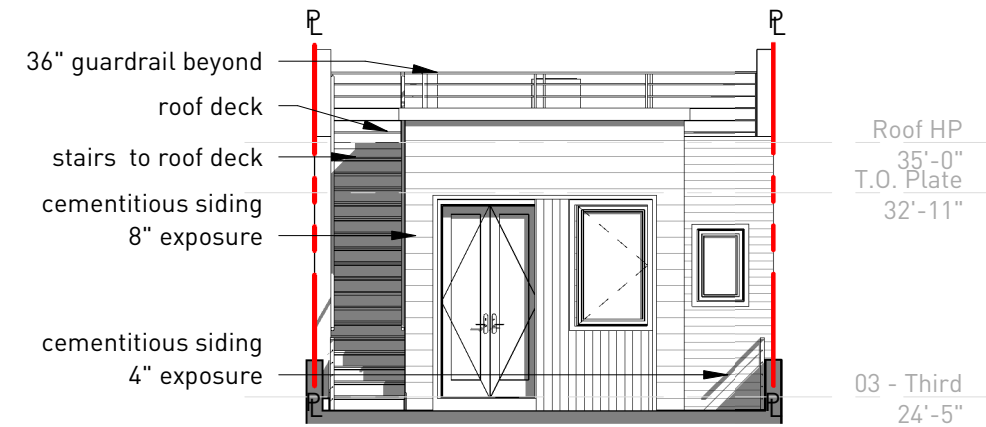
Gross Construction Area	
Level	Area
00 - Cellar	1088 SF
01 - Ground	1088 SF
02 - Second	1088 SF
03 - Third	865 SF
Total Gross Construction	4129 SF

Unit Gross Area		
Unit	Level	Area
Unit 1	00 - Cellar	1088 SF
		1088 SF
Unit 2	01 - Ground	973 SF
		973 SF
Unit 3	01 - Ground	56 SF
Unit 3	02 - Second	1088 SF
Unit 3	03 - Third	846 SF
		1991 SF



roof plan
unit 3 (roof deck)

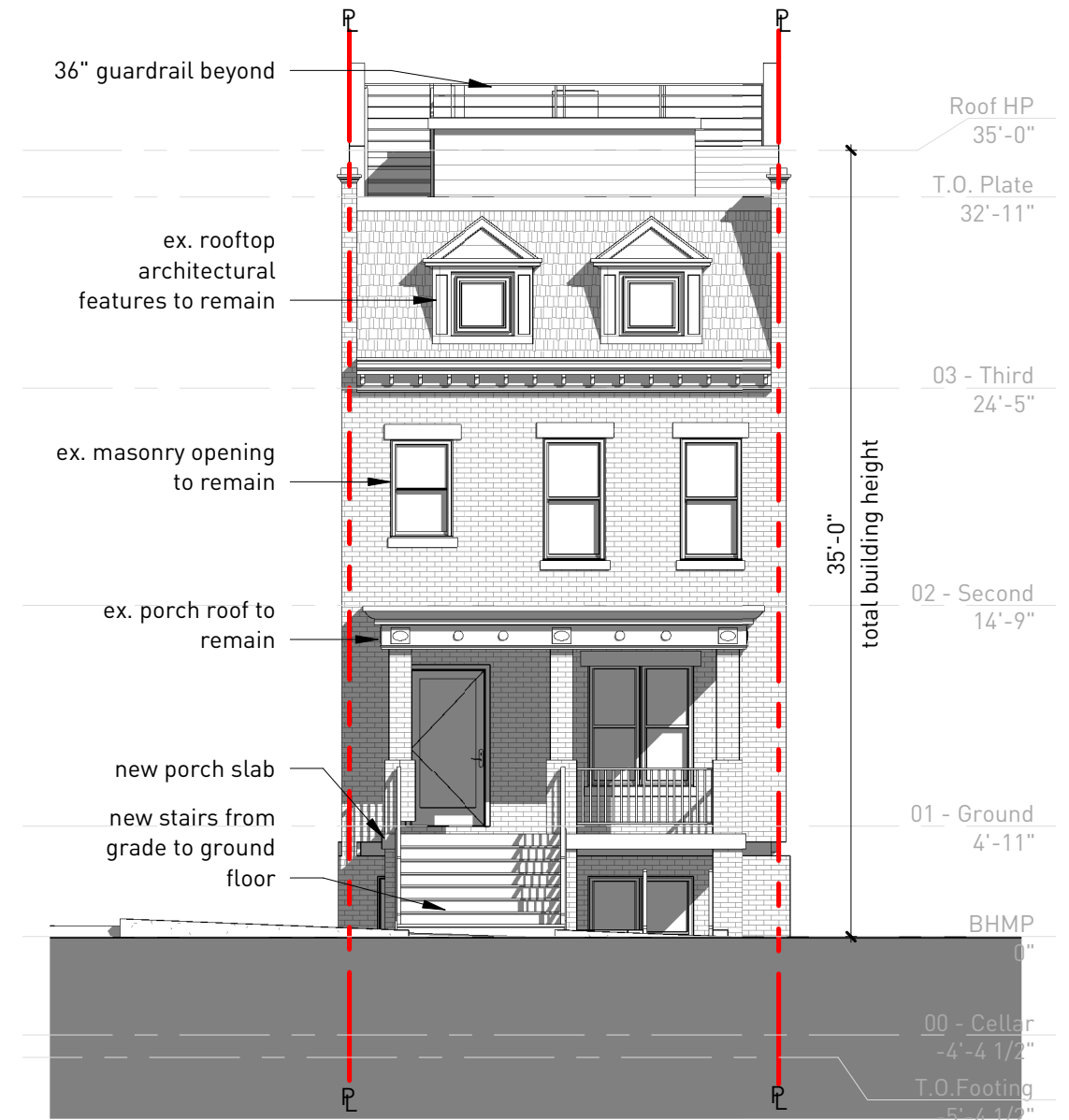




partial third floor elevation (north)



garden elevation (south)



street elevation (north)

