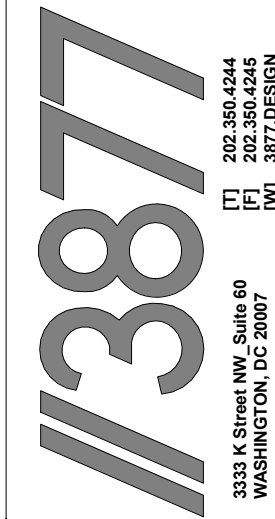


<u>DRAWING INDEX</u>	<u>CODE ANALYSIS/DESIGN CRITERIA</u>
COV COVER COV2 EXISTING PHOTOS AD101 EXISTING FLOOR PLANS AD102 EXISTING FLOOR PLANS AD103 EXISTING ELEVATIONS A101 PROP. FLOOR PLANS A102 PROP. FLOOR PLANS A111 PROP. ELEVATIONS A201 PERSPECTIVE A202 SUN STUDIES	ADDRESS: 845 UPSHUR STREET NW SQUARE: 3024 LOT: 0056 ZONE: MU-4 EXISTING USE: A2 & R2 PROPOSED USE: A2 & R2 CONSTRUCTION TYPE: MAX HEIGHT: 50'-0" EXISTING HEIGHT: 22'-6" PROPOSED HEIGHT: 35'-6" EXISTING LOT SIZE: 1790 SF MAX NON-RESIDENTIAL FAR: 1.5 (2,685 SF) MAX OVERALL FAR: 2.5 (4,475 SF) PROPOSED NON-RES. FAR: 0.82 (1,455 SF) PROPOSED OVERALL FAR: 2.44 (4,365 SF) MAX % LOT OCCUPANCY (RES): 60% (1,074 SF) EXIST LOT OCCUPANCY (RES): 40% (703 SF) PROP LOT OCCUPANCY (RES): 81.3% (1,455 SF) MIN REAR YARD: 15'-0" EXISTING REAR YARD: 35'-6" PROPOSED REAR YARD: 15'-0" EXISTING FIRST FLOOR: 1,010 SF PROPOSED FIRST FLOOR: 1,455 SF EXISTING SECOND FLOOR: 703 SF PROPOSED SECOND FLOOR: 1,455 SF EXISTING THIRD FLOOR: NA PROPOSED THIRD FLOOR: 1,455 SF EXISTING GROSS FLOOR AREA: 1,777 SF PROPOSED GROSS FLOOR AREA: 4,365 SF AUTOMATIC SPRINKLER: YES PARKING: NONE PROVIDED - NO ALLEY ACCESS DC CONSTRUCTION CODES: TITLE 12 DCMR, DC CONSTRUCTION CODE SUPPLEMENT (2013) BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE (IBC) ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE (NFPA) MECHANICAL CODE: 2012 INTERNATIONAL MECHANICAL CODE (IMC) PLUMBING: 2012 INTERNATIONAL PLUMBING CODE (IPC) PROPERTY MAINTENANCE: 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE FIRE CODE: 2012 INTERNATIONAL FIRE CODE (IFC) ENERGY CONSERVATION: 2012 INTERNATIONAL ENERGY CONSERVATION CODE (ECC) GREEN CONSTRUCTION: 2012 ICC GREEN CONSTRUCTION CODE
<u>SCOPE OF WORK</u>	
RENOVATE EXISTING MIED USE BUILDING AND ADD REAR AND UPPER ADDITION TO MATCH ADJACENT PROPERTY DEPTH. INCLUDES 3RD STORY AND REAR ADDITION. NEW ELECTRICAL, MECHANICAL, PLUMBING AND FINISHES THROUGHOUT.	
<u>VICINITY MAP</u>	



Studio3877 expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of Studio3877.

845 Upshur St.
 845 UPSHUR ST NW
 WASHINGTON, DC 20011

SHEET TITLE:	
COVER	
DATE	08/20/18
SCALE	
JOB NO.	2018.73

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19886
 EXHIBIT NO. 7





FRONT FACADE



REAR FACADE + YARD

3877

202.350.4244
202.350.4245
3877.DESIGN

3333 K Street NW, Suite 60
WASHINGTON, DC 20007

Studio3877 expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of Studio3877.

845 Upshur St.
845 UPSHUR ST NW
WASHINGTON, DC 20011

SHEET TITLE:

EXISTING
PHOTOS

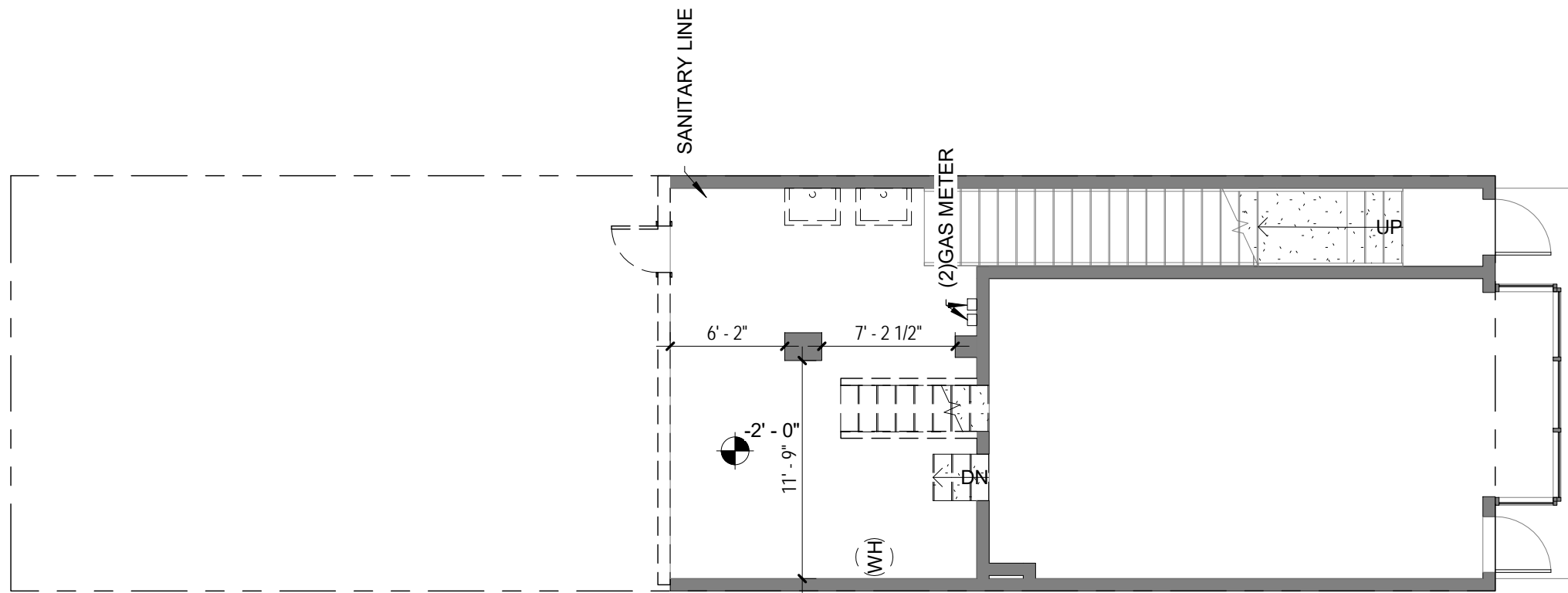
DATE
08/20/18

SCALE

JOB NO.
2018.73

DRAWING NO.

COV2



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

Studio3877 expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of Studio3877.

845 Upshur St.
 845 UPSHUR ST NW
 WASHINGTON, DC 20011

SHEET TITLE:

EXIST
 FLOOR
 PLANS

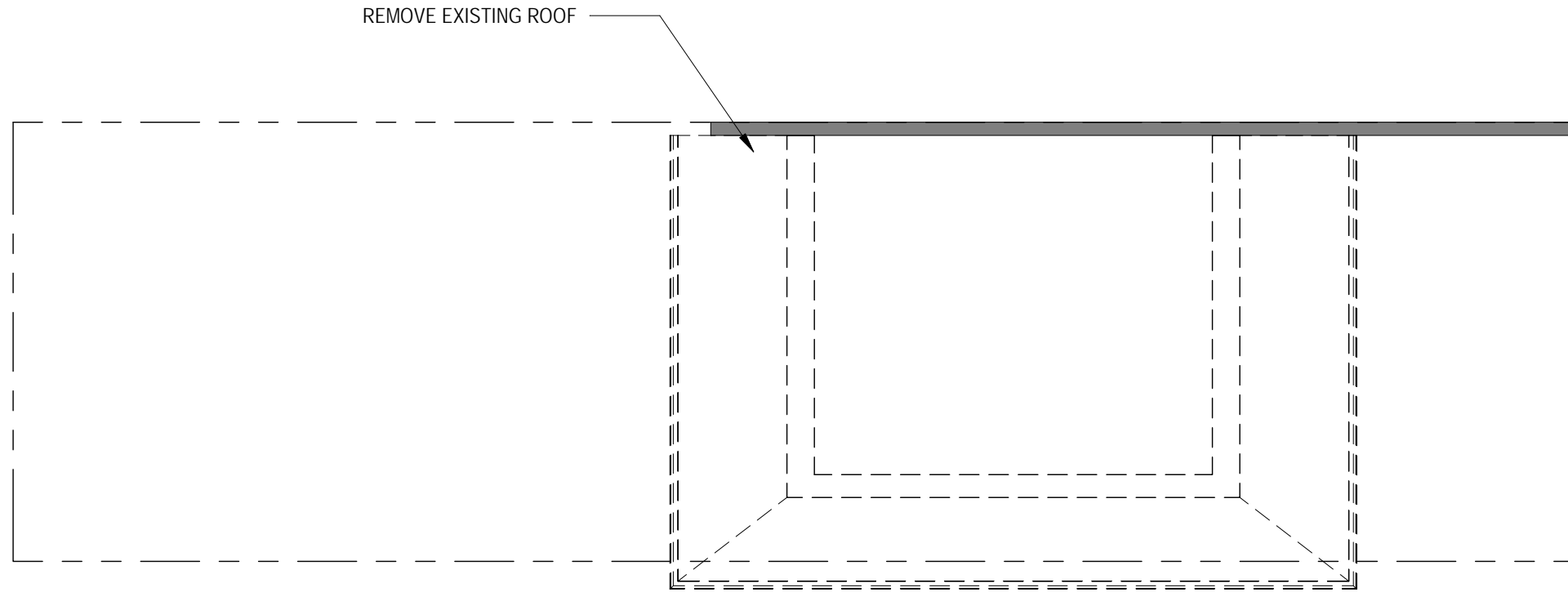
DATE
 08/20/18

SCALE
 1/8" = 1'-0"

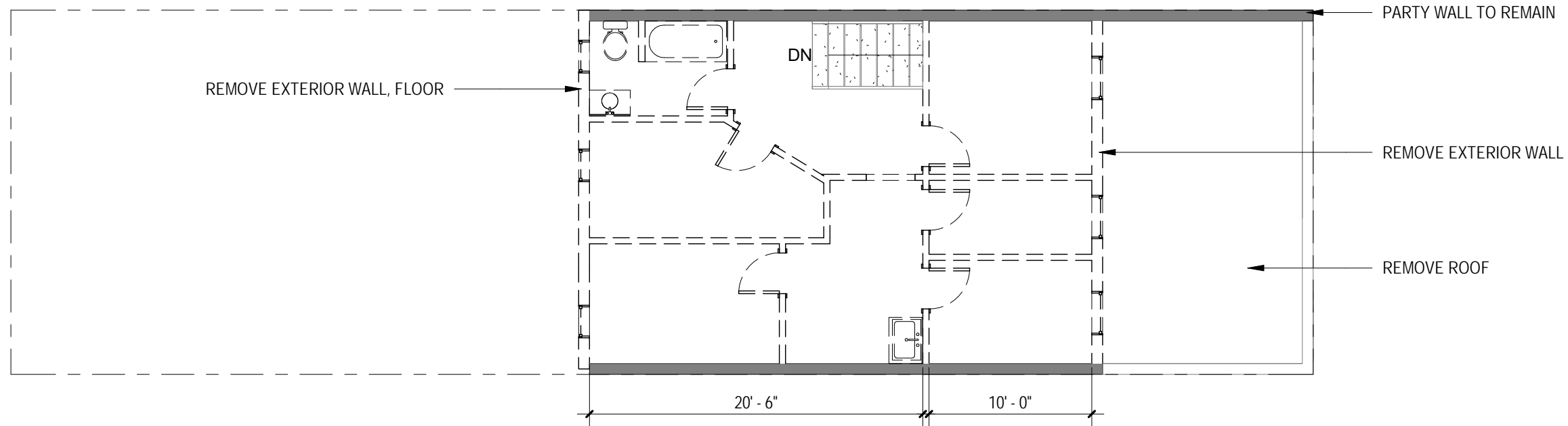
JOB NO.
 2018.73

DRAWING NO.

AD101



② EXISTING PLAN - LEVEL 3
1/8" = 1'-0"



① EXISTING PLAN - LEVEL 2
1/8" = 1'-0"

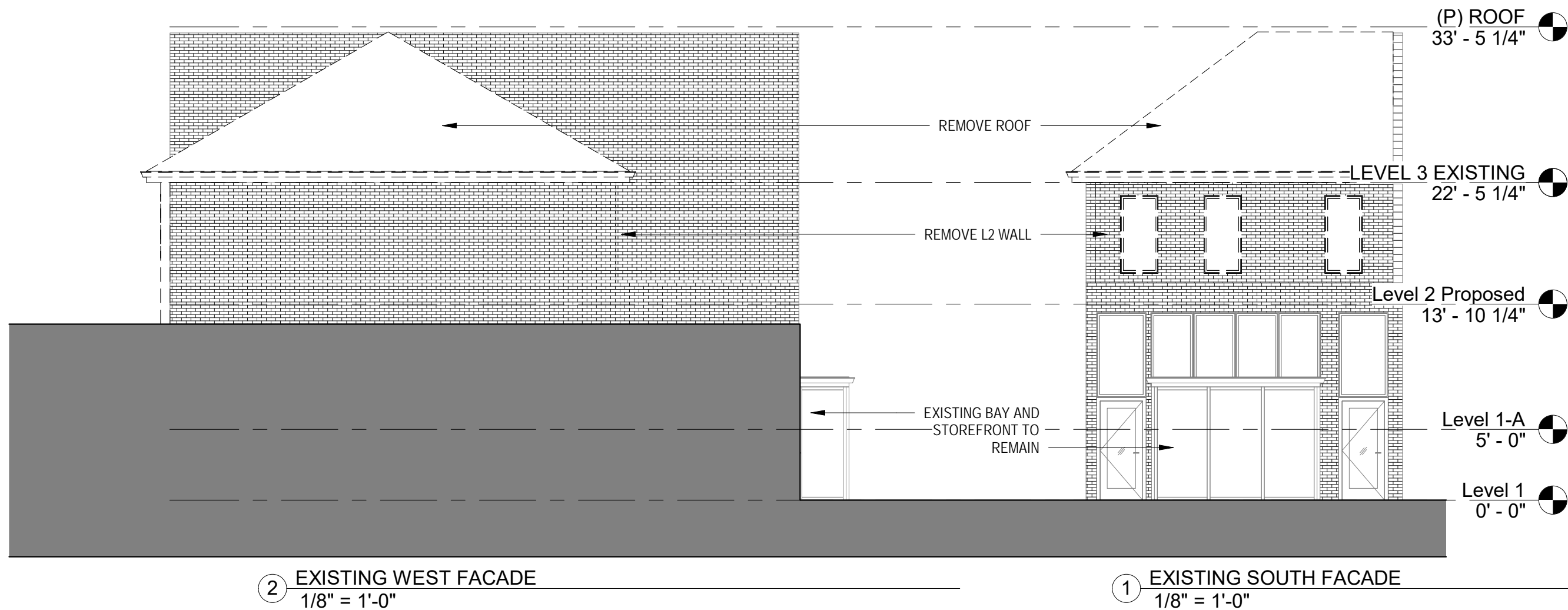
Studio3877 expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of Studio3877.

845 Upshur St.
 845 UPSHUR ST NW
 WASHINGTON, DC 20011

SHEET TITLE:	
EXIST FLOOR PLANS	
DATE	08/20/18
SCALE	1/8" = 1'-0"
JOB NO.	2018.73
DRAWING NO.	AD102

Studio3877 expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of Studio3877.

845 Upshur St.
 845 UPSHUR ST NW
 WASHINGTON, DC 20011



SHEET TITLE:

EXIST ELEV

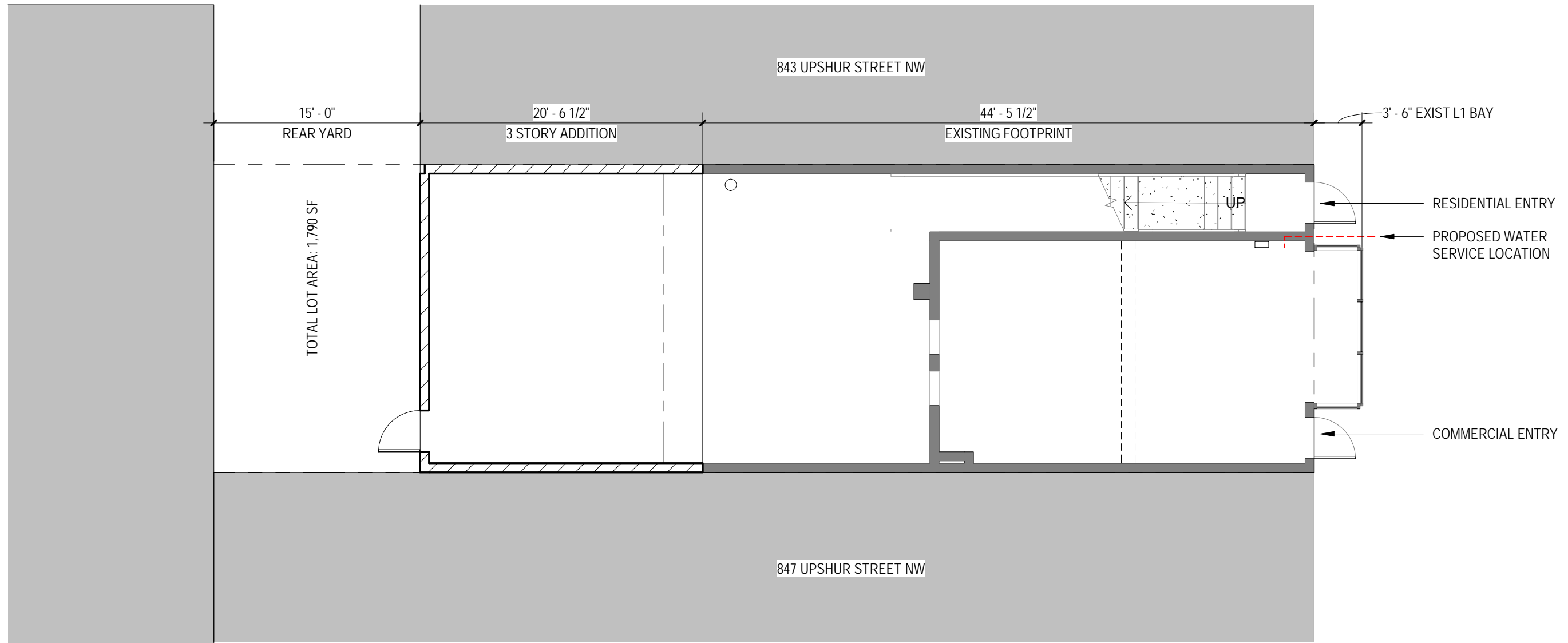
DATE
08/20/18

SCALE
1/8" = 1'-0"

JOB NO.
2018.73

DRAWING NO.

AD103



TOTAL LOT AREA: 1,790 SF

15' - 0"
REAR YARD

20' - 6 1/2"
3 STORY ADDITION

44' - 5 1/2"
EXISTING FOOTPRINT

3' - 6" EXIST L1 BAY

RESIDENTIAL ENTRY

PROPOSED WATER SERVICE LOCATION

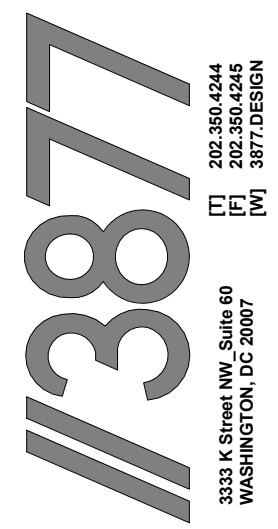
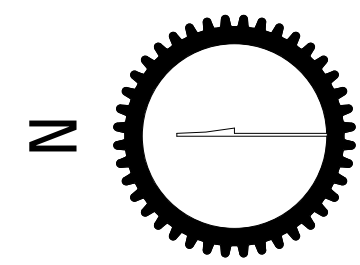
COMMERCIAL ENTRY

UP

843 UPSHUR STREET NW

847 UPSHUR STREET NW

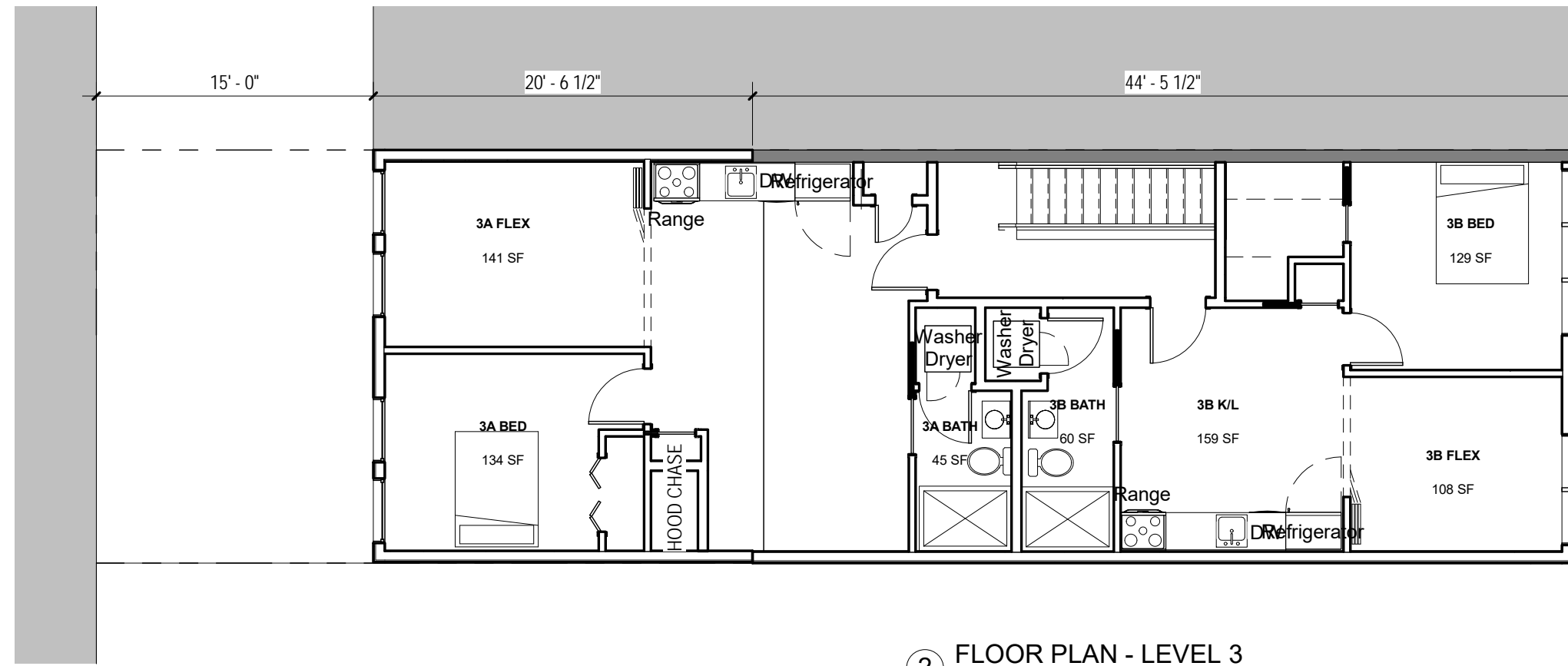
① Level 1
1/8" = 1'-0"



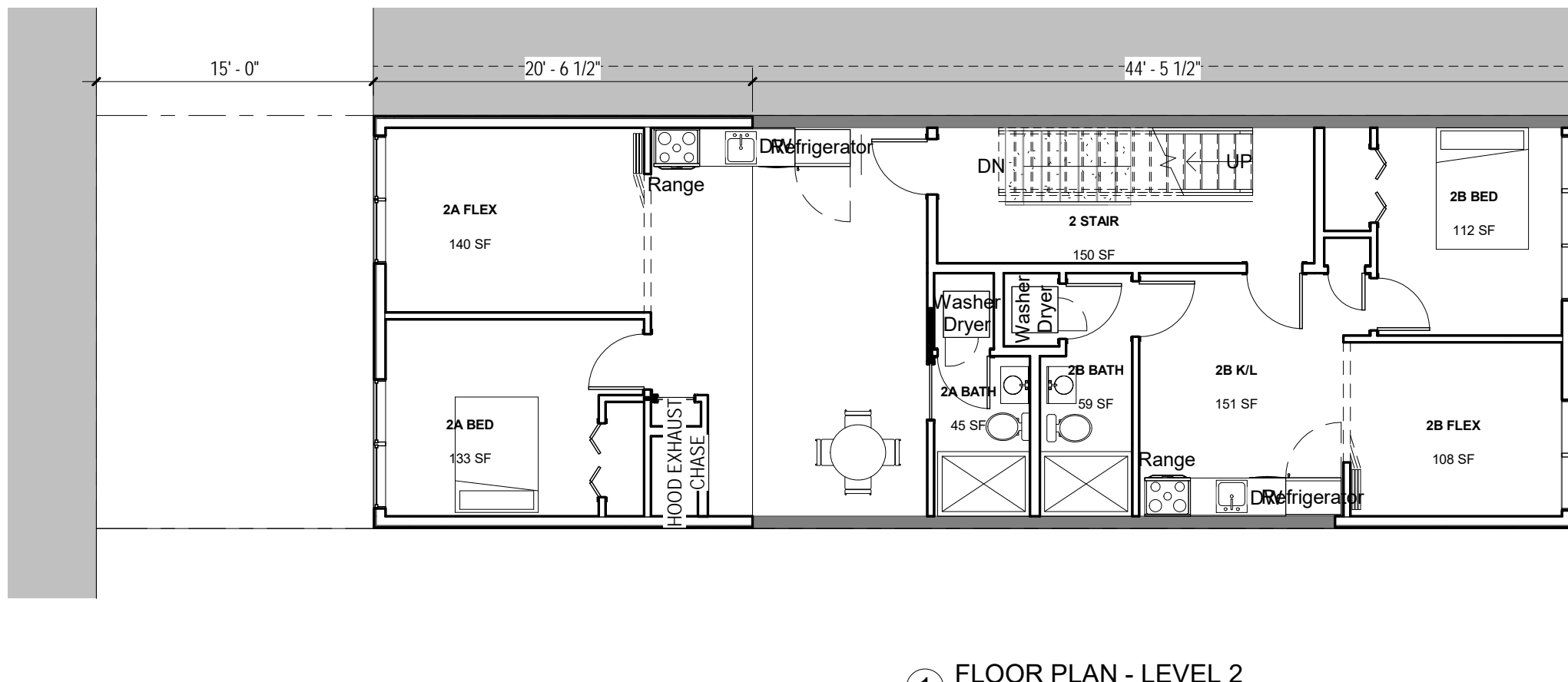
Studio3877 expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of Studio3877.

845 Upshur St.
845 UPSHUR ST NW
WASHINGTON, DC 20011

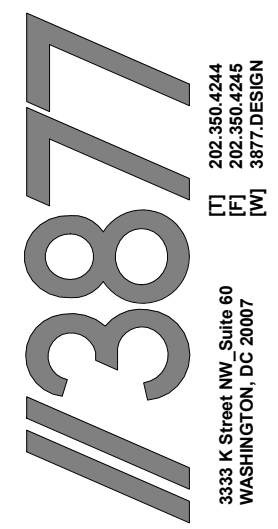
SHEET TITLE:	
ARCH FLOOR PLANS	
DATE:	08/20/18
SCALE:	1/8" = 1'-0"
JOB NO.:	2018.73
DRAWING NO.:	A101



2 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

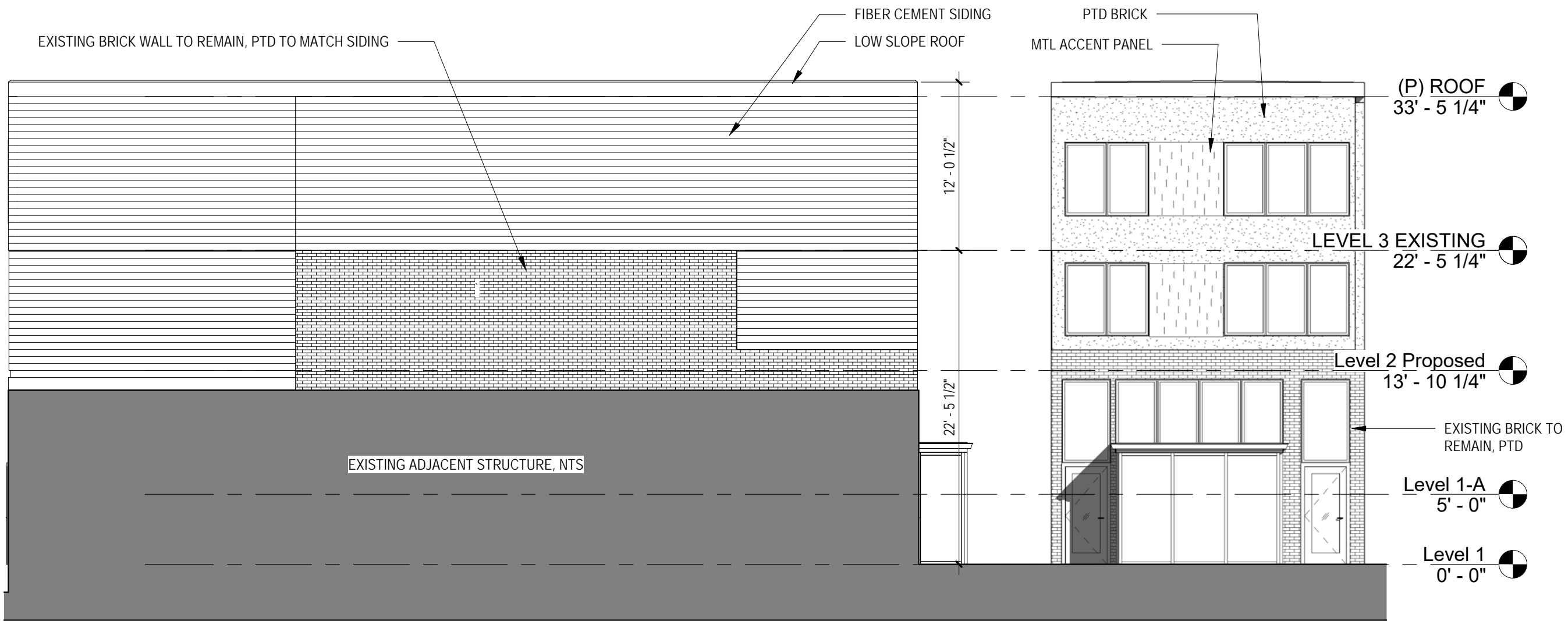


202.350.4244
202.350.4245
3877.DESIGN
3333 K Street NW, Suite 60
WASHINGTON, DC 20007

Studio3877 expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of Studio3877.

845 Upshur St.
845 UPSHUR ST NW
WASHINGTON, DC 20011

SHEET TITLE:	
ARCH FLOOR PLANS	
DATE:	08/20/18
SCALE:	1/8" = 1'-0"
JOB NO.:	2018.73
DRAWING NO.:	A102



② EXISTING WEST FACADE Copy 1
1/8" = 1'-0"

① EXISTING SOUTH FACADE Copy 1
1/8" = 1'-0"

Studio3877 expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of Studio3877.

845 Upshur St.
 845 UPSHUR ST NW
 WASHINGTON, DC 20011

SHEET TITLE:
 EXT. ELEV.

DATE
 08/20/18

SCALE
 1/8" = 1'-0"

JOB NO.
 2018.73

DRAWING NO.
A111



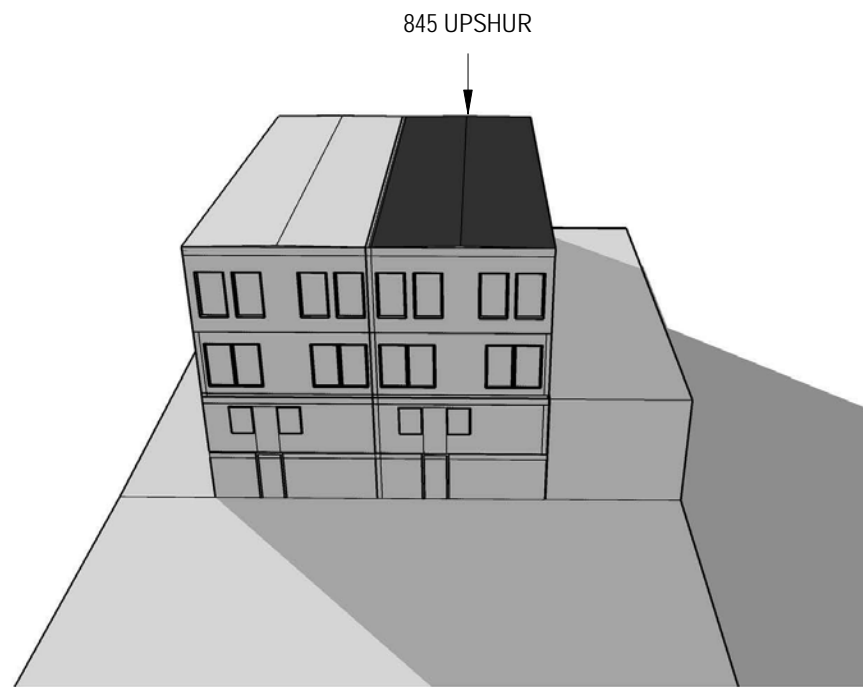
3877
3333 K Street NW, Suite 60
WASHINGTON, DC 20007
[T] 202.350.4244
[F] 202.350.4245
[W] 3877.DESIGN

Studio3877 expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of Studio3877.

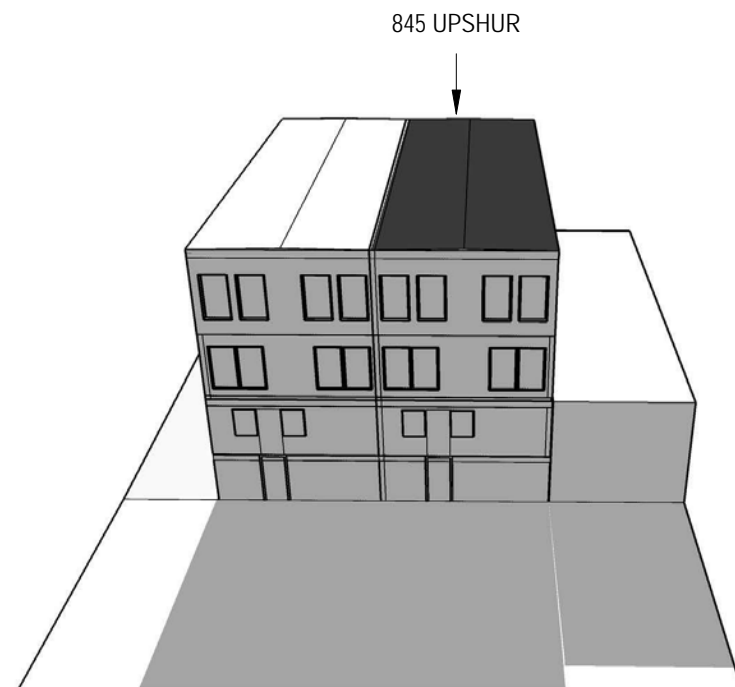
845 Upshur St.
845 UPSHUR ST NW
WASHINGTON, DC 20011

SHEET TITLE:
PERSPECTIVE

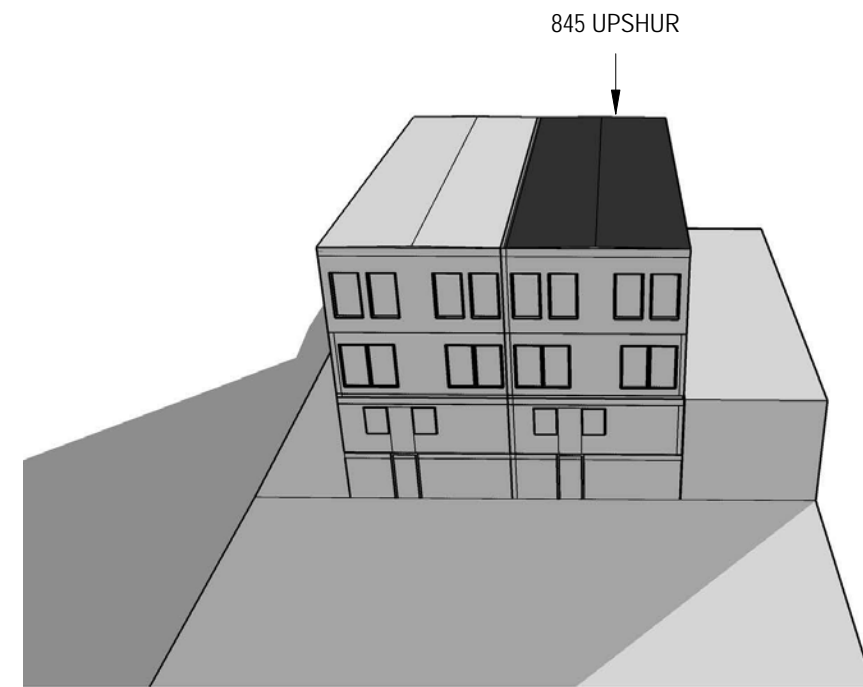
DATE: 08/20/18
SCALE:
JOB NO.: 2018.73
DRAWING NO.: **A201**



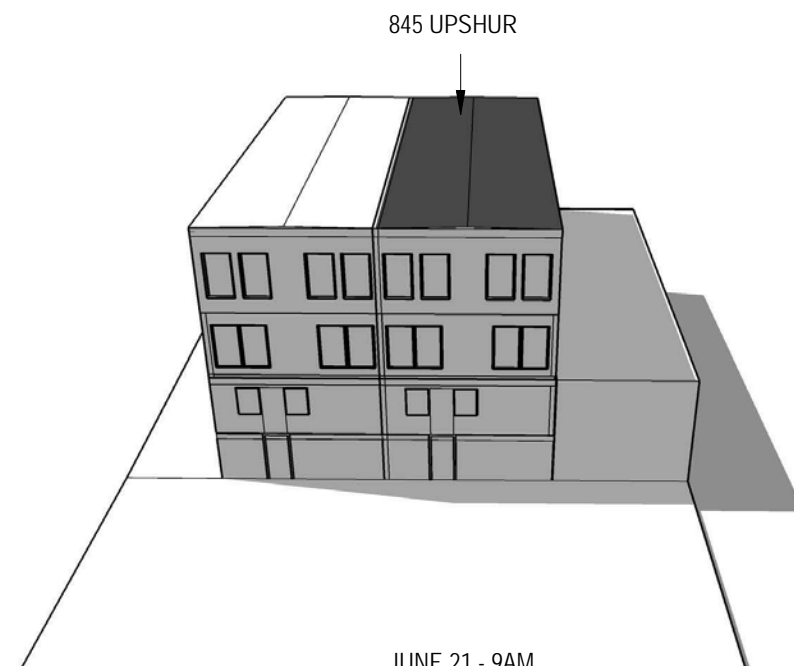
DECEMBER 21 - 9AM



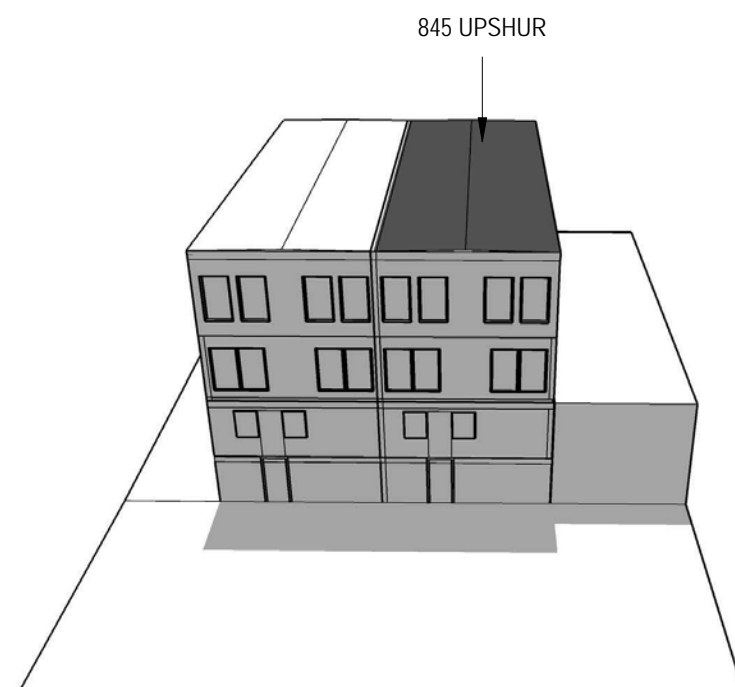
DECEMBER 21 - 12PM



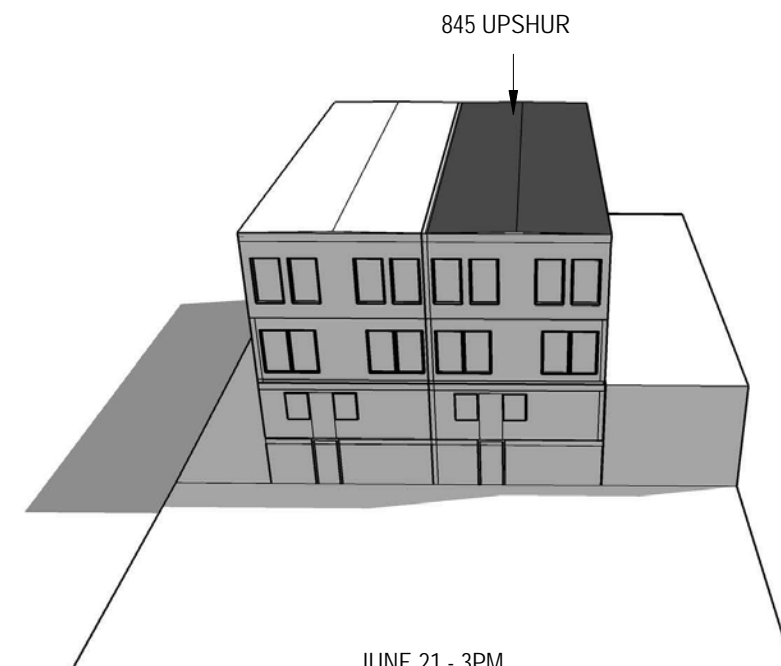
DECEMBER 21 - 3PM



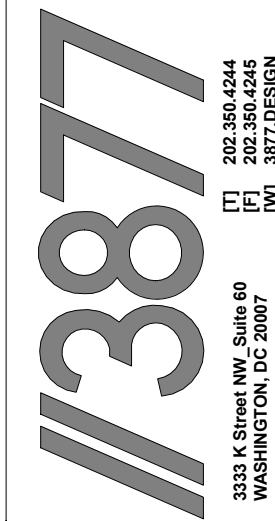
JUNE 21 - 9AM



JUNE 21 - 12PM



JUNE 21 - 3PM



202.350.4244
202.350.4245
3877.DESIGN
3333 K Street, NW, Suite 60
WASHINGTON, DC 20007

Studio3877 expressly reserves its common law copyright and other property rights to these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of Studio3877.

845 Upshur St.
845 UPSHUR ST NW
WASHINGTON, DC 20011

SHEET TITLE:

SUN
STUDIES

DATE
08/20/18

SCALE

JOB NO.
2018.73

DRAWING NO.

A202