

827 UPSHUR STREET NW
WASHINGTON, DC 20011

ISSUE FOR BZA

AUG 28 2026



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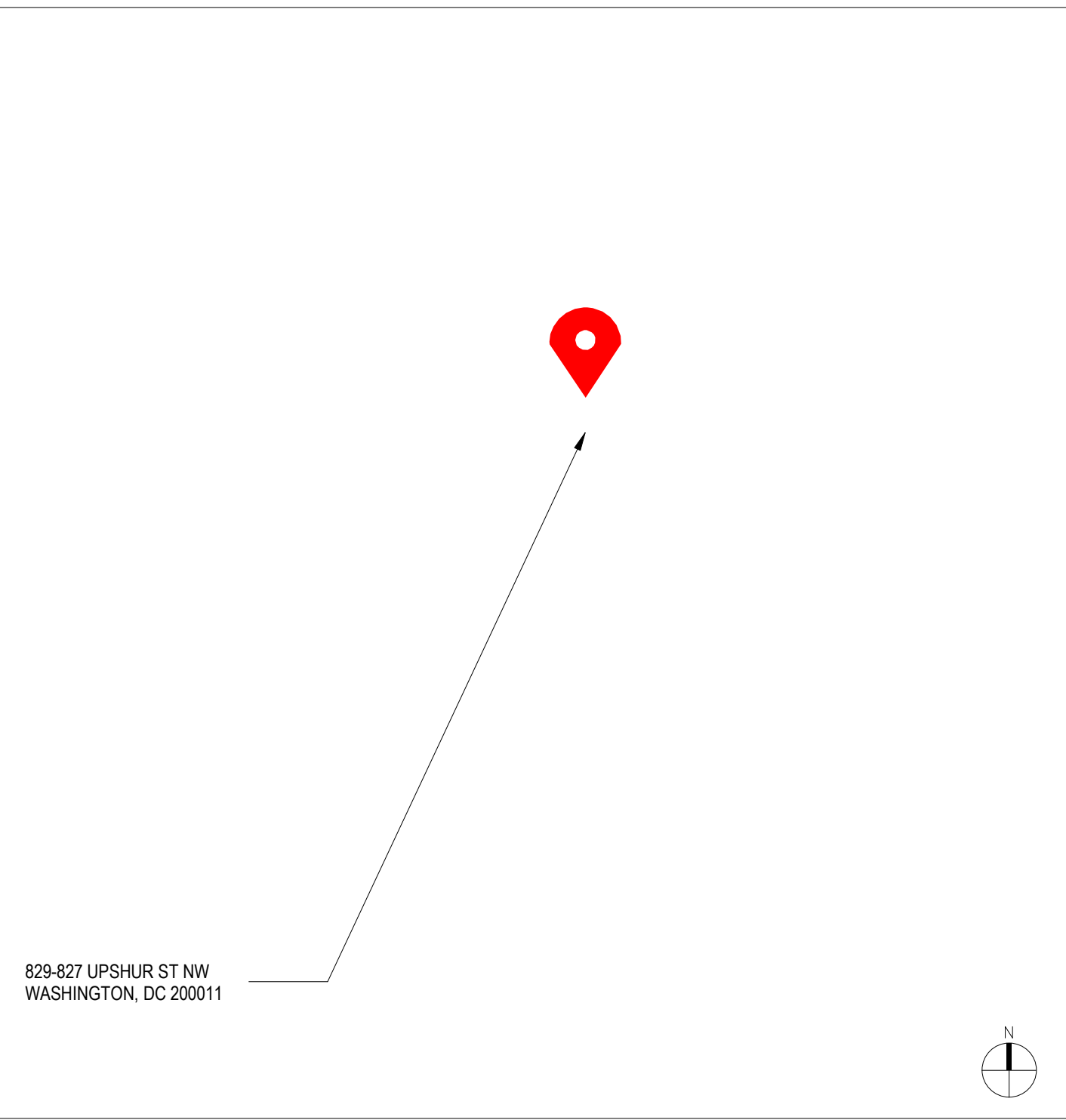
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ZONING PLAN



SHEET INDEX

SHEET INDEX			
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BUILDING LOCATION

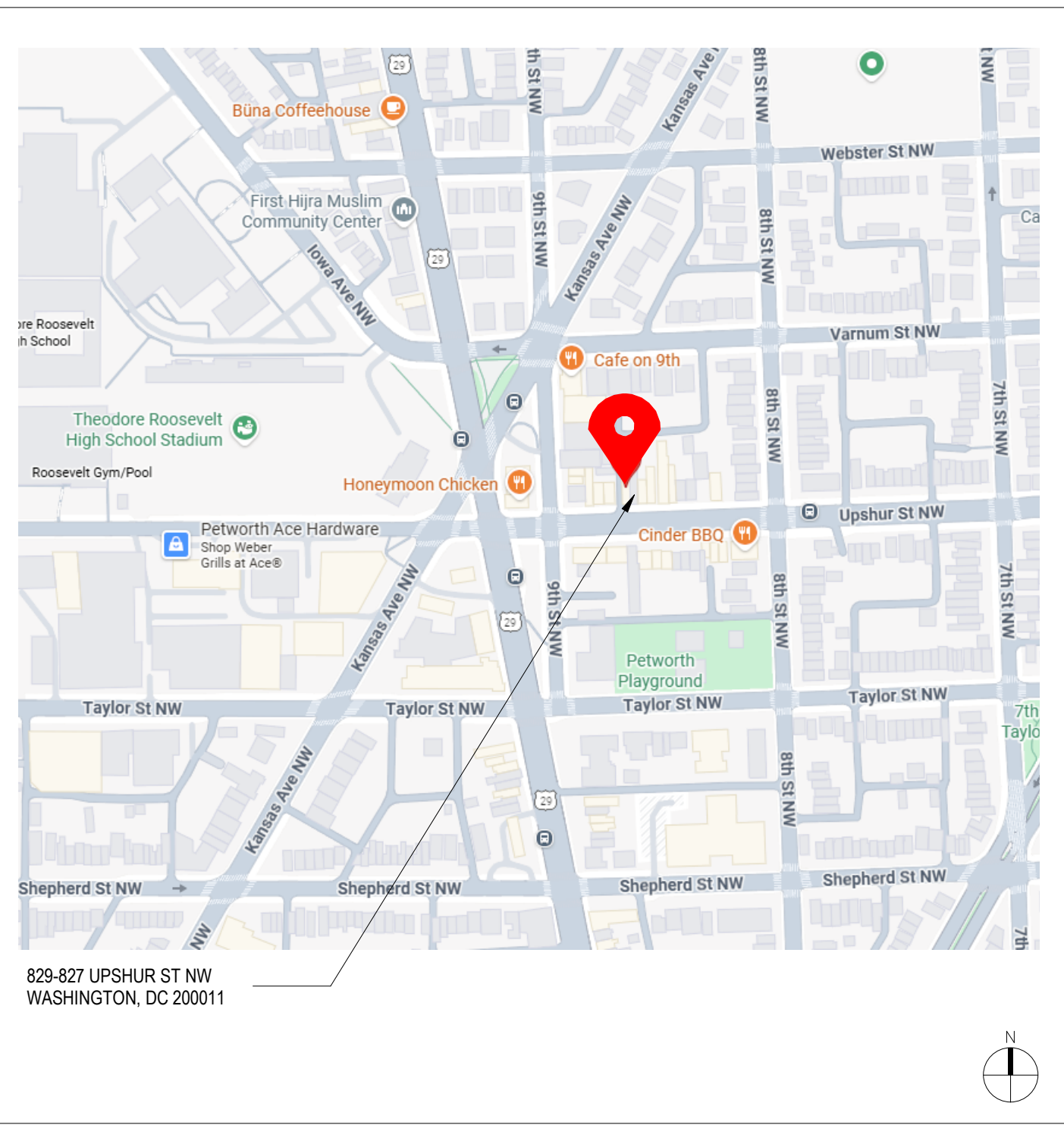


TABLE 601 FIRE RESISTANCE RATING REQ.

CONSTRUCTION TYPE VA

BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME ¹	1 ^b	1
EXTERIOR BEARING WALLS ^{a, f} INTERIOR BEARING WALLS	1 1	1 1
EXTERIOR NONBEARING WALLS/PARTITIONS INTERIOR NONBEARING WALLS/PARTITIONS ^d	Per Table 602 0	 0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1	1
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1 ^{b, c}	1

- Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.
- Not less than the fire-resistance rating required by other sections of this code.
- Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- Not less than the fire-resistance rating as referenced in Section 704.10.

2017 DCBC BUILDING SIZE

USE GROUP	CONSTRUCTION TYPE	STORIES	AREA	SPRINKLERED
R-2	V-A	3	48,174 SF	S

- See the following sections for general exceptions to Table 503:
 - Section 504.3, Allowable building height and story increase due to automatic sprinkler system installation
 - Section 506.2, Allowable building area increase due to street frontage.
 - Section 506.3, Allowable building area increase due to frontage.
 - Section 507, Unlimited area buildings.
- See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

TABLE 602 RATING FOR EXTERIOR WALLS *a,d,g

FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	R-2 OCCUPANCY
X < 5 ^b	All	1
5 < X < 10	IA Others	1 1
10 < X < 30	IA, IB IIB, VB Others	1 ^c 0 1 ^c
X > 30	All	0

906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment

- Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- See Section 706.1.1 for party walls.
- Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- For special requirements for Group H occupancies, see Section 415.6.
- For special requirements for Group S aircraft hangars, see Section 412.4.1.
- Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

TABLE 803.11 INTERIOR FINISH

Class A = Flame spread index 0-25; smoke-developed index 0-450
Class B = Flame spread index 26-75; smoke-developed index 0-450
Class C = Flame spread index 76-200; smoke-developed index 0-450

OCCUPANCY GROUP B, SPRINKLERED
Interior exit stairways, interior exit ramps and exit passageways (note a, b): Class A
Corridors and enclosure for exit access stairways and exit access ramps: Class B
Rooms and enclosed spaces (note c): Class C

- Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
- In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
- Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
- Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
- Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

PROJECT DIRECTORY

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SCOPE OF WORK

SCOPE OF WORK INCLUDES :
• ADDITION AND ALTERATION TO EXISTING RETAIL BUILDING FOR A TOTAL OF 7 NEW RESIDENTIAL UNITS AND FIRST FLOOR COMMERCIAL SPACE.
• NEW FRAMING, STAIRS, MECHANICAL, ELECTRICAL, PLUMBING SYSTEMS.
• FULLY SPRINKLERED
• NO PARKING SPACES PROVIDED ON THE PROPERTY

ROOM MATRIX

GENERAL ROOM TYPE NOTES:
ALL ROOMS ARE 3 BEDROOM / 2 BATHROOM CONFIGURATIONS.

LEVEL 1: UNIT 1:	773	LEVEL 2: UNIT 2: UNIT 3: UNIT 4:	616 600 583	LEVEL 3: UNIT 5: UNIT 6: UNIT 7:	786 630 663
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ADDRESS :	829-827 UPSHUR STREET NW WASHINGTON, DC 20011	DEVELOPMENT STANDARDS:	EXIST. HEIGHT: MAX HEIGHT: PROP. HEIGHT:	12'-0" 50'-0" 33'-11"
ZONE :	MU-4			
SQUARE LOT:	3024 0072, 0071		MAX FAR PROPOSED FAR	2.5 (7532 SF) 2.49 (7514 SF)
WARD:	4		MAX % LOT OCCUPANCY: EXISTING LOT SIZE: EXIST. LOT COVERAGE: EXIST. % LOT OCC. PROP. LOT COVERAGE L1: PROPOSED LOT OCC. L1 PROP. LOT COVERAGE L2: PROPOSED LOT OCC L2:	60% 3,013 SF 2,984 SF 99% NO CHANGE NO CHANGE 2,270 SF 75%
USE GROUP :	ASSEMBLY A-2 RESIDENTIAL R-2			
CONSTRUCTION TYPE :	TYPE V-A			
EXISTING BUILDING : NUMBER OF STORIES TOTAL AREA UNIT COUNT	1 ABOVE GRADE 2,984 SF 0		REQUIRED GAR: PROPOSED GAR:	NOT REQD, EXEMPTION EXEMPTION
PROPOSED ADDITION : NUMBER OF STORIES TOTAL AREA UNIT COUNT	3 7,630 SF 7		MIN REAR YARD: EXISTING REAR YARD: PROPOSED REAR YARD:	15'-0" 0'-0" @L1 L1 NO CHANGE 20' - 1 1/4" L2&L3
PROPOSED FLOOR AREA LEVEL 01: LEVEL 02: LEVEL 03:	2,984 SF 2,285 SF 2,265 SF		BAY WINDOW REQUIREMENTS: FRONT FACADE DIM.: EXISTING BAY WIDTH: EXISTING BAY DEPTH: PROPOSED BAY WIDTH*: EXISTING BAY DEPTH:	37'-10.25" 12'-6" & 11'-6" 3'-0" 14'-11" NO CHANGE
7,514 SF (GFA) / 3,013 (LOT SIZE) = 2.49 FAR			*BAY WINDOW WIDTH ALLOWANCE PER DCMR 12-3002.10.3 6' = (6' 0" (10'11" @ 2'-1" = 10'-0" PERMISSIBLE	
AUTOMATIC SPRINKLER	YES (NFPA-13R)		BIKE PARKING:	SHORT TERM: 7 UNITS/20 = 0.35 (1 SPOT) PROV.: 3 EX. AT STREET
PARKING REQUIREMENT	REQ. 1 SPOT; 0 PROV. REQUESTING SPECIAL EXEMPTION			

CODE INFORMATION

APPLICABLE CODES:
TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2017)
2017 DISTRICT OF COLUMBIA BUILDING CODE
2017 DCMR 12G DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE
2017 DCMR 12K DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
2017 DCMR 12I DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE
2017 DCMR 12H DISTRICT OF COLUMBIA FIRE CODE
2017 DISTRICT 12E OF COLUMBIA MECHANICAL CODE
2017 DCMR 12F DISTRICT OF COLUMBIA PLUMBING CODE
2017 DISTRICT OF COLUMBIA ELECTRIC CODE
2014 NATIONAL ELECTRICAL CODE (2011 NFPA 70)
2017 DCMR 12J DISTRICT OF COLUMBIA ELECTRIC CODE
2012 ICC FUEL GAS CODE

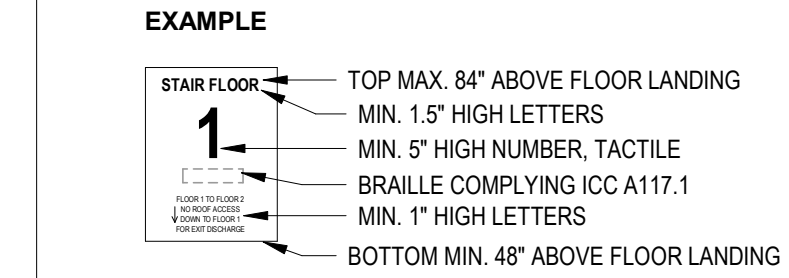
INTERIOR STAIRWAY IDENTIFICATION

ROOM / STAIRWAY IDENTIFICATION REQ'S

INTERIOR STAIRWAY IDENTIFICATION

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.
PROVIDE SIGNAGE OUTSIDE OF ALL ELECTRICAL, SPRINKLER AND UTILITY ROOMS. SIGNAGE ALSO TO COMPLY WITH IBC 1023.9

- GENERAL NOTE:
- SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
 - SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE



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ISSUE FOR BZA

DRAWING DATA

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- SHEET SUBMISSION INDEX
- ISSUE TO BZA 100% - 13 FEB 2026
 - ISSUE FOR PERMIT 100% - 03 MAR 2026

REV NO. REVISION DATE

SEAL & SIGNATURE:

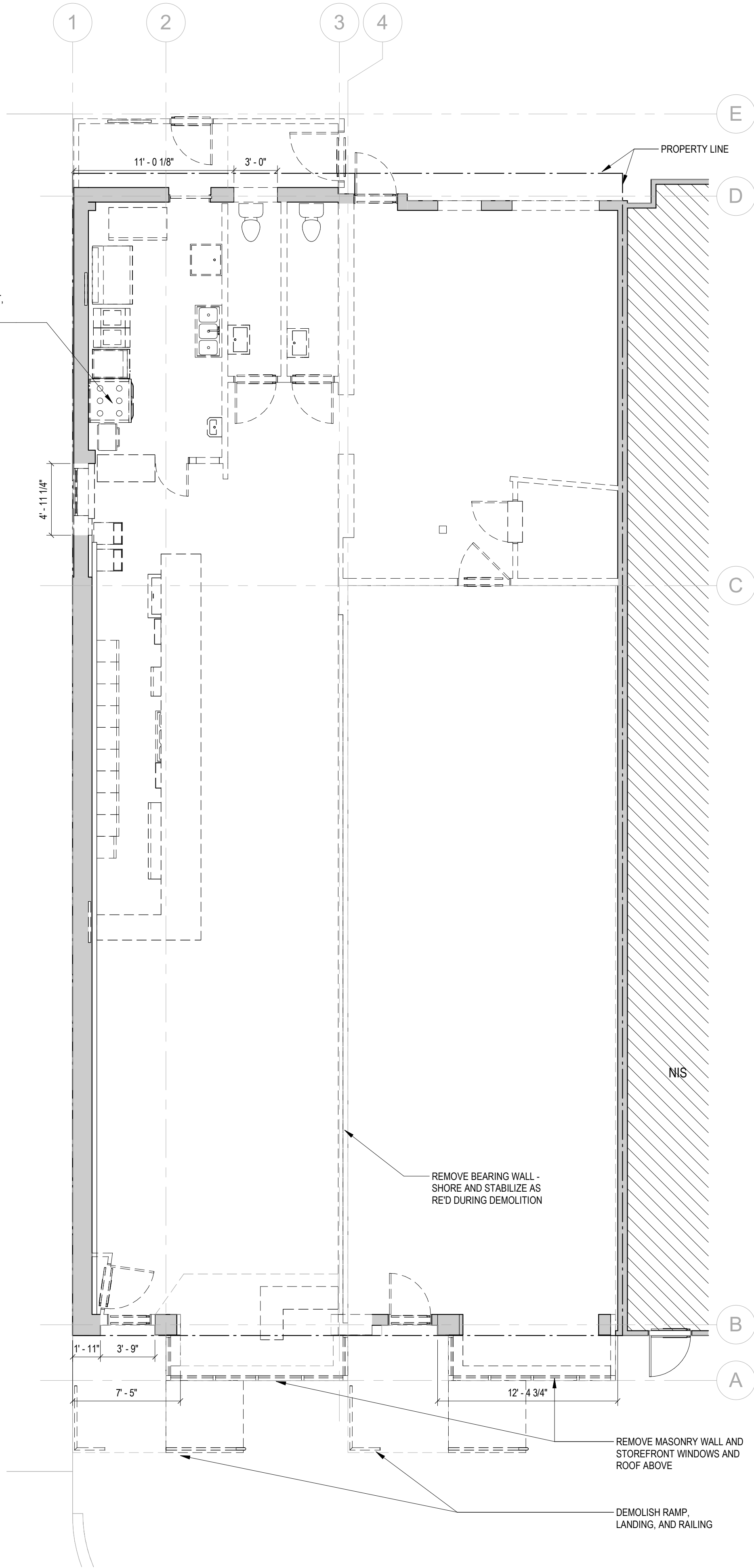
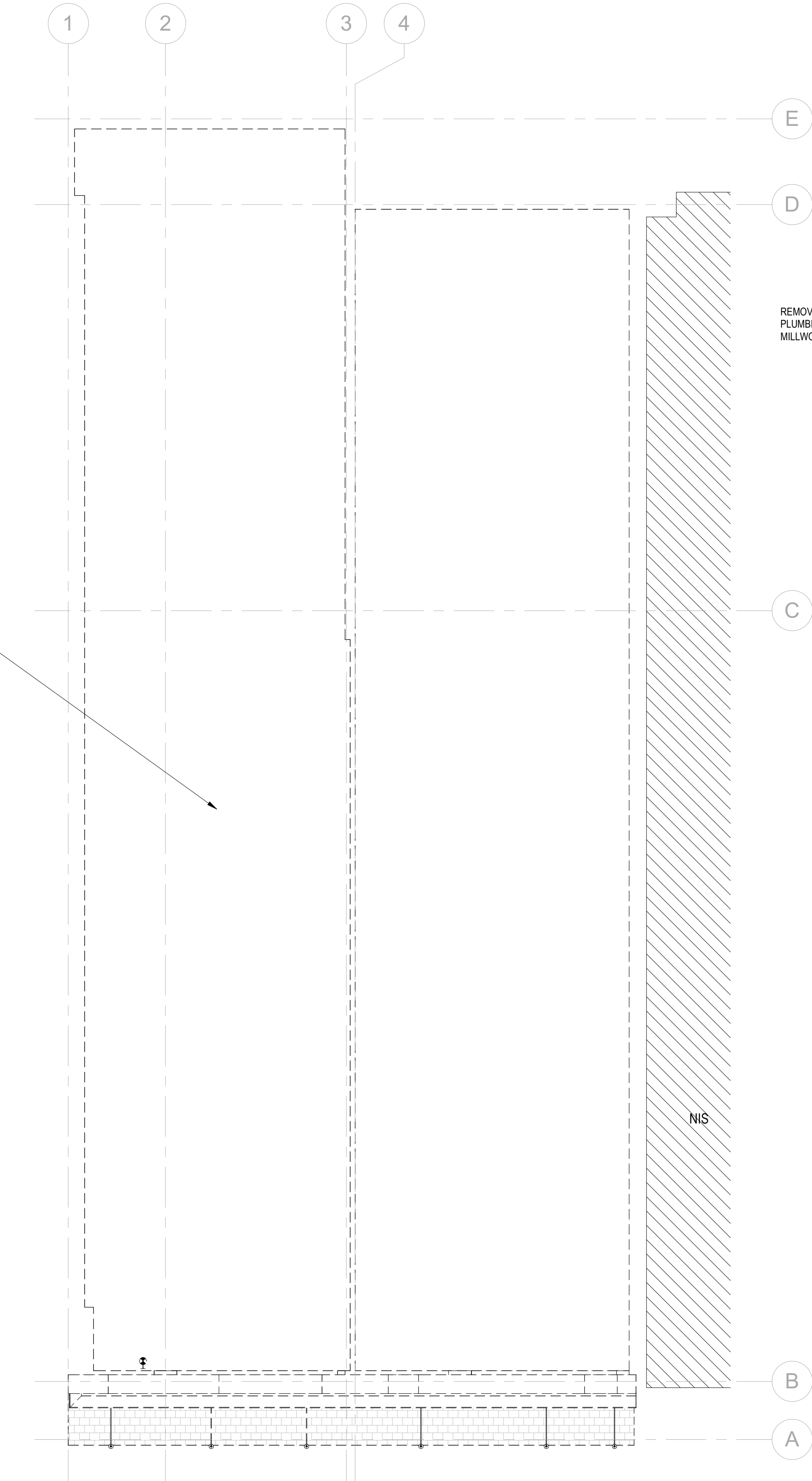
I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION

SHEET TITLE: PROJECT INFORMATION

PROJECT NO: 2023.164

SCALE: 12" = 1'-0"

A001



CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906.
- AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS (F.E.) CLASS A RATING TYPE, 2.5 LB 6"x4"x16"; HARDWARE INSTALLED AT 48" AFF. MAX.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A020 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. 2. IN EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
- BATHTUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER HEADS AND WALLS IN SHOWERS COMPARTMENTS SHALL BE FINISHED W/ SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART. WALL FINISH FROM FLOOR TO CEILING.

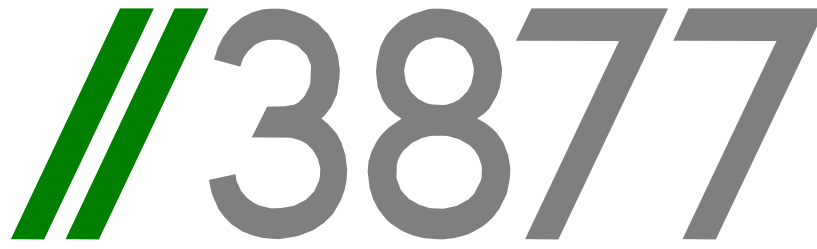
EXISTING TO REMAIN NEW CONSTRUCTION

1 HR RATED WALL

DEMOLITION NOTES

- CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
- PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
- REMOVE EXISTING PARTITIONS, U.N.O.
- REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
- REMOVE EXISTING WINDOWS AS NOTED.
- REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
- REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
- REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
- CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE
- REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
- REMOVE ALL EXISTING FLOOR FINISHES. SUBFLOOR TO REMAIN.
- WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. 2. IN EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
- SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING
- FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE
- AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE

EXISTING TO REMAIN TO BE DEMOLISHED



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SIGNATURE:

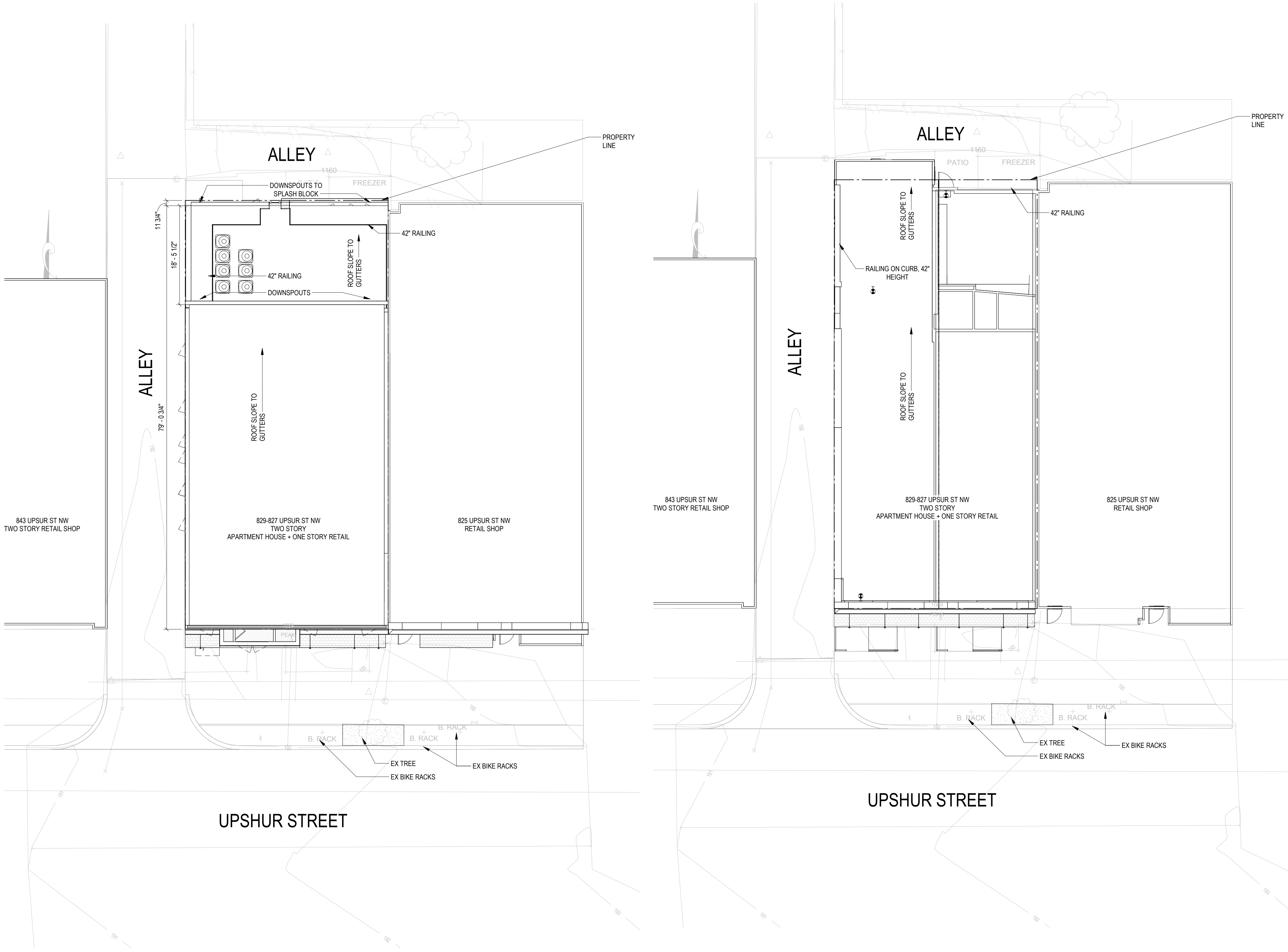
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SHEET TITLE: DEMOLITIONS DRAWINGS

PROJECT NO: 2023.164

SCALE: As indicated

A050



CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8\"/>
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS (F.E.) CLASS A RATING TYPE, 2.5 LB 6\"/>
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (111 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A020 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. 2. IN EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS
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EXISTING TO REMAIN NEW CONSTRUCTION

1 HR RATED WALL



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CONTRACTOR: ARTISAN GENERAL CONTRACTORS LLC 7375 EXECUTIVE PL STE 202 LANHAM, MD 20706 [T] 703.589.4832 BL#410525000523	STRUCTURAL ENGINEER: GAVIN & ASSOC. STRUCTURAL ENGINEERS CHARLES GAVIN PO BOX 5142 MCLEAN, VA 22103 [T] 703.409.1070 [W] WWW.GAVINENGINEERING.COM
OWNER: NEVALDO BAILEY TRUSTEE 508 MISSOURI AVE NW WASHINGTON DC 20011 [T] 703.589.4832	CIVIL ENGINEER: HUSKA & HORGAN ENGINEERING, INC. CHRIS HUSKA 1050 30TH STREET NW WASHINGTON, DC 20007 [T] 703.425.3862 [W] WWW.HUSKACONSULTING.COM

ISSUE FOR BZA

DRAWING DATA

PROJECT: **UPSHUR RESIDENCES**
ADDRESS: **827 UPSHUR STREET NW
WASHINGTON, DC 20011**

SHEET SUBMISSION INDEX

- ISSUE TO BZA 100% - 13 FEB 2026
- ISSUE FOR PERMIT 100% - 03 MAR 2026

REV NO. REVISION DATE

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SHEET TITLE: PROPOSED SITE PLAN

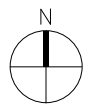
PROJECT NO: 2023.164

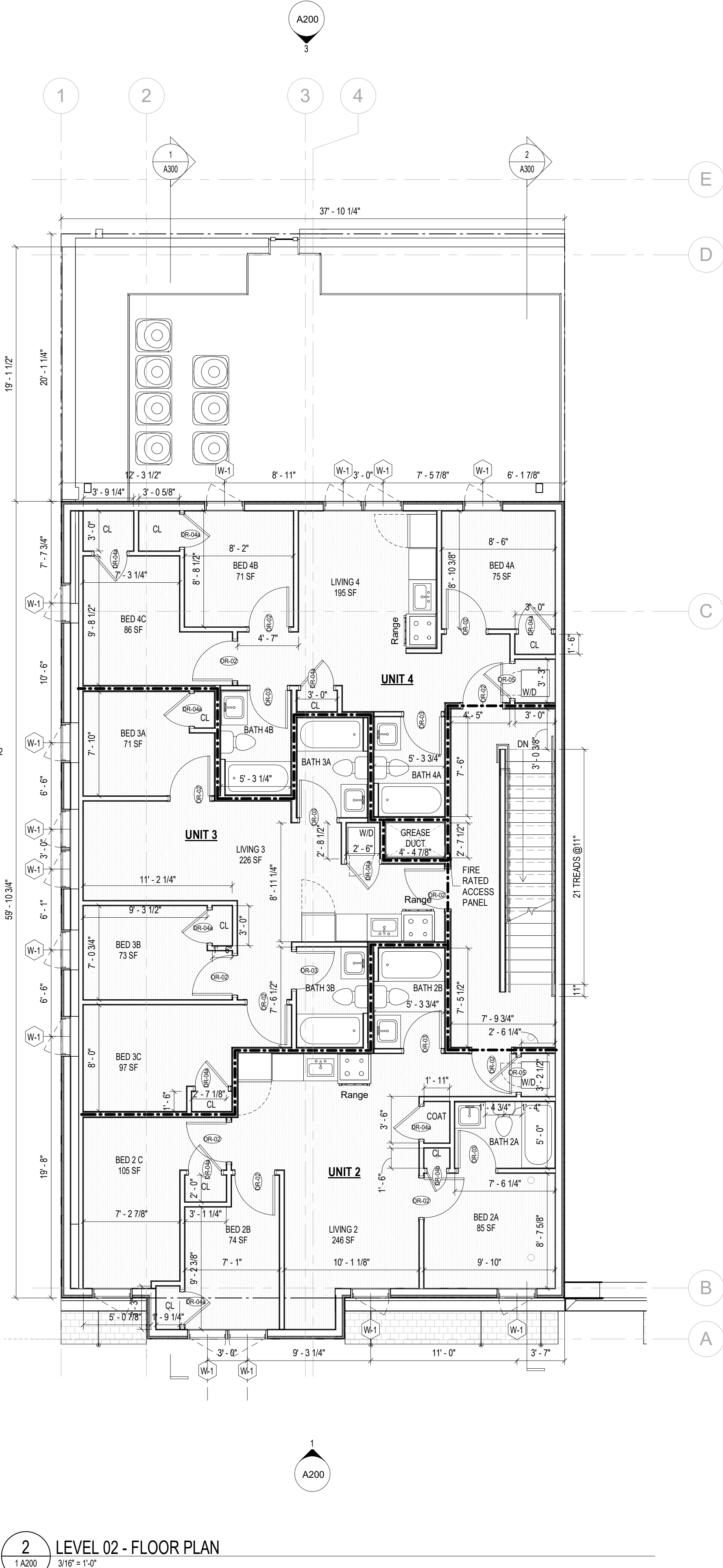
SCALE: As indicated

A100

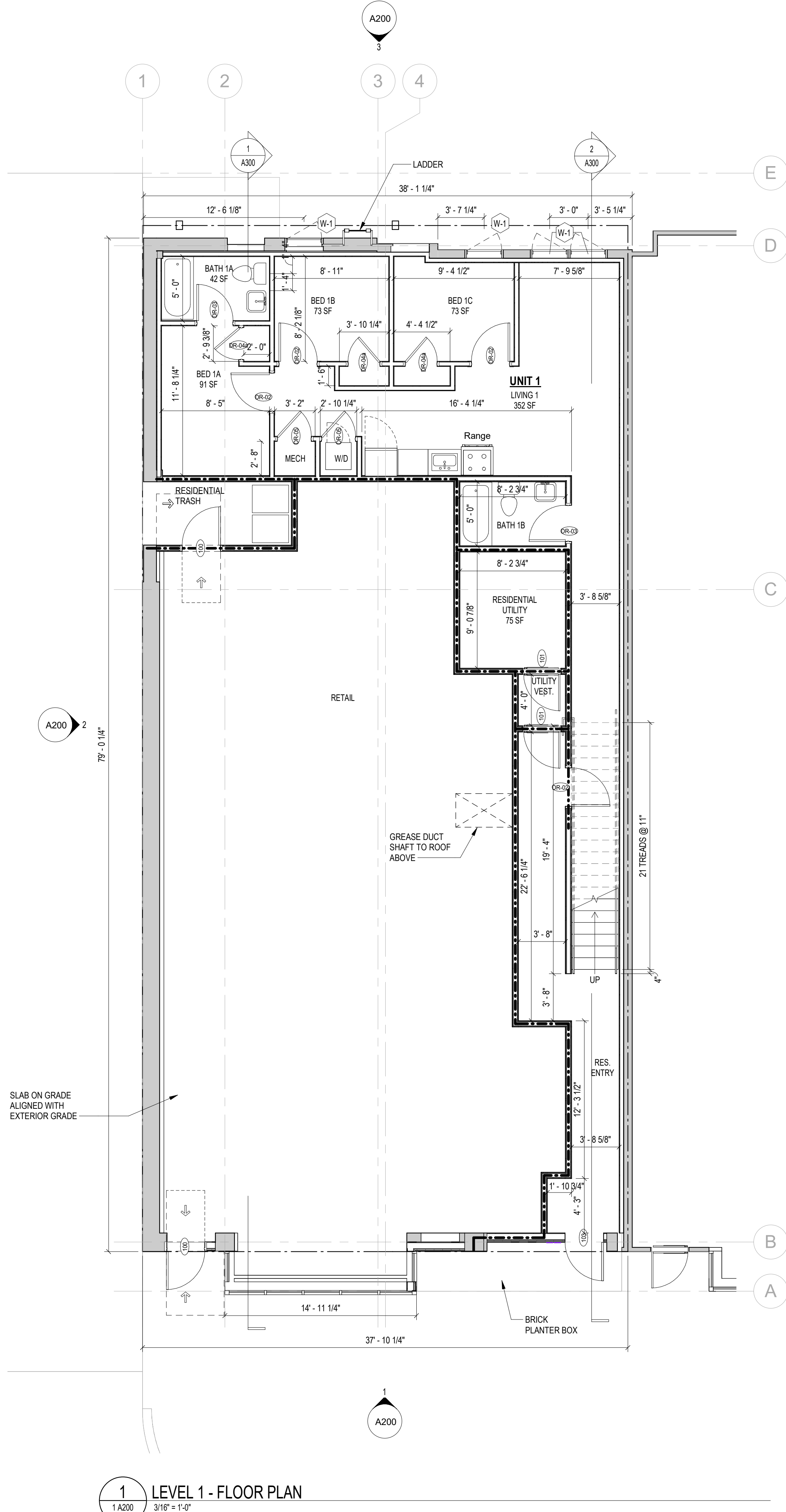
02 PROP SITE PLAN
1" = 10'-0"

01 EXIST SITE PLAN
1" = 10'-0"





2 LEVEL 02 - FLOOR PLAN
1 A200 3/16" = 1'-0"



1 LEVEL 1 - FLOOR PLAN
1 A200 3/16" = 1'-0"

CONSTRUCTION GENERAL NOTES

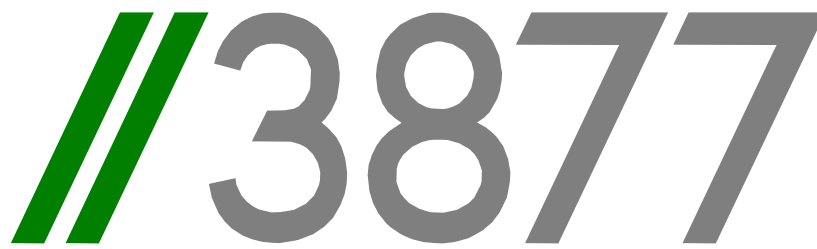
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- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
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EXISTING TO REMAIN NEW CONSTRUCTION
1 HR RATED WALL

TYPICAL PARTITION TYPE FRAMING NOTES:

ALL PARTITIONS TO MEET SCHEDULE BELOW UNLESS NOTED OTHERWISE:

EXISTING EXTERIOR FOUNDATION WALLS: WT3
NEW EXTERIOR FOUNDATION WALLS: WT1
TYPICAL UNIT INTERIOR WALLS: A4
TYPICAL UNIT BATHROOM WALLS: A4i
NOTE: INCLUDE CEMENT BD FOR TILE INSTALL
TYPICAL UNIT UTILITY CLOSET WALLS: A4i
TYPICAL UNIT LAUNDRY CLOSET WALLS: A4i
TYPICAL UNIT/CORRIDOR DEMISING WALLS: G6
WALL TYPE FOR GREASE SHAFT DUCT: WA2
ONE SIDED WALL AT SHOWER/TUB CONTROLS: B4



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CONTRACTOR: ARTISAN GENERAL CONTRACTORS LLC
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BL#410525000523

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PROJECT: UPSHUR RESIDENCES
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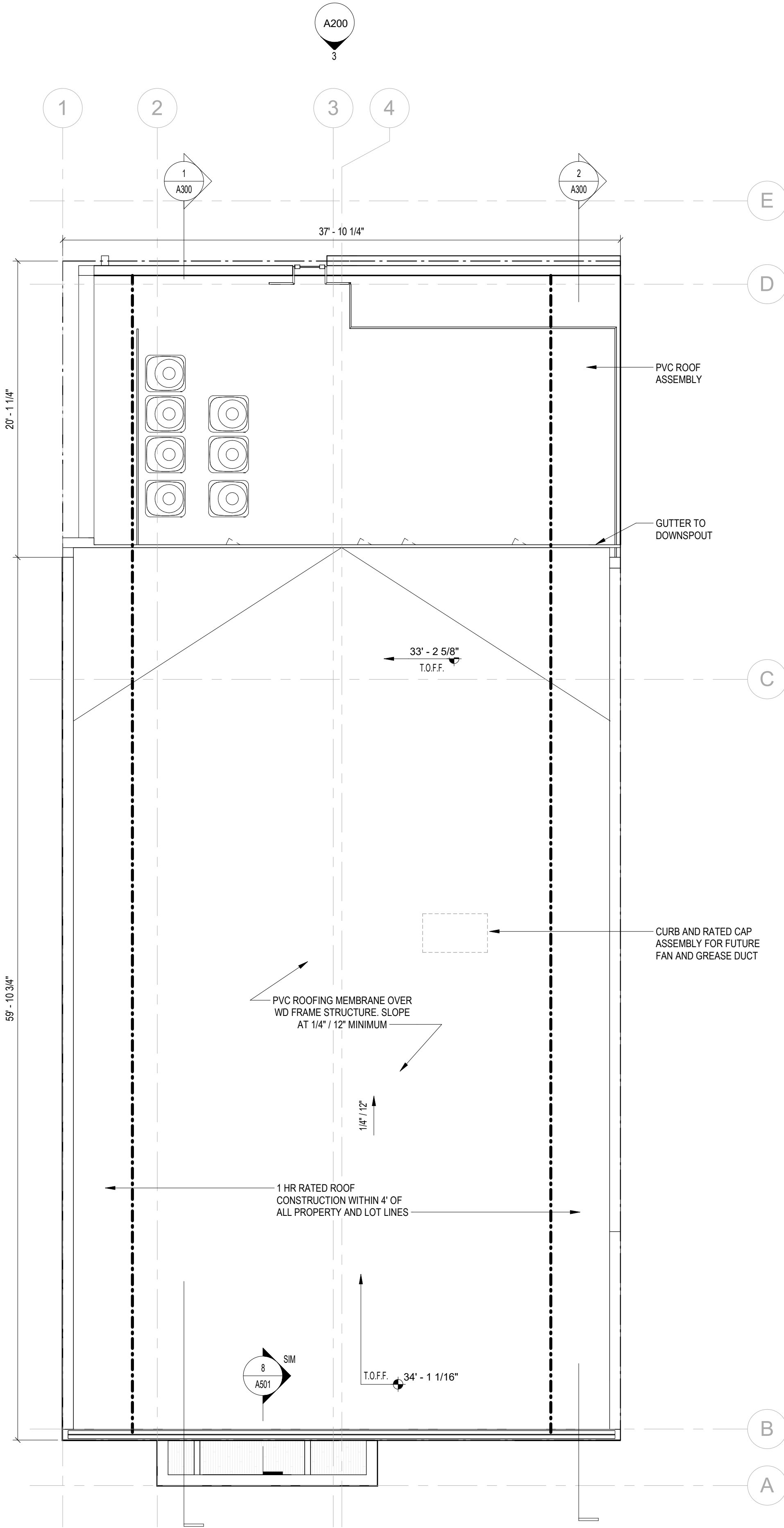
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SHEET TITLE: LEVELS 1 & 2 - FLOOR PLAN

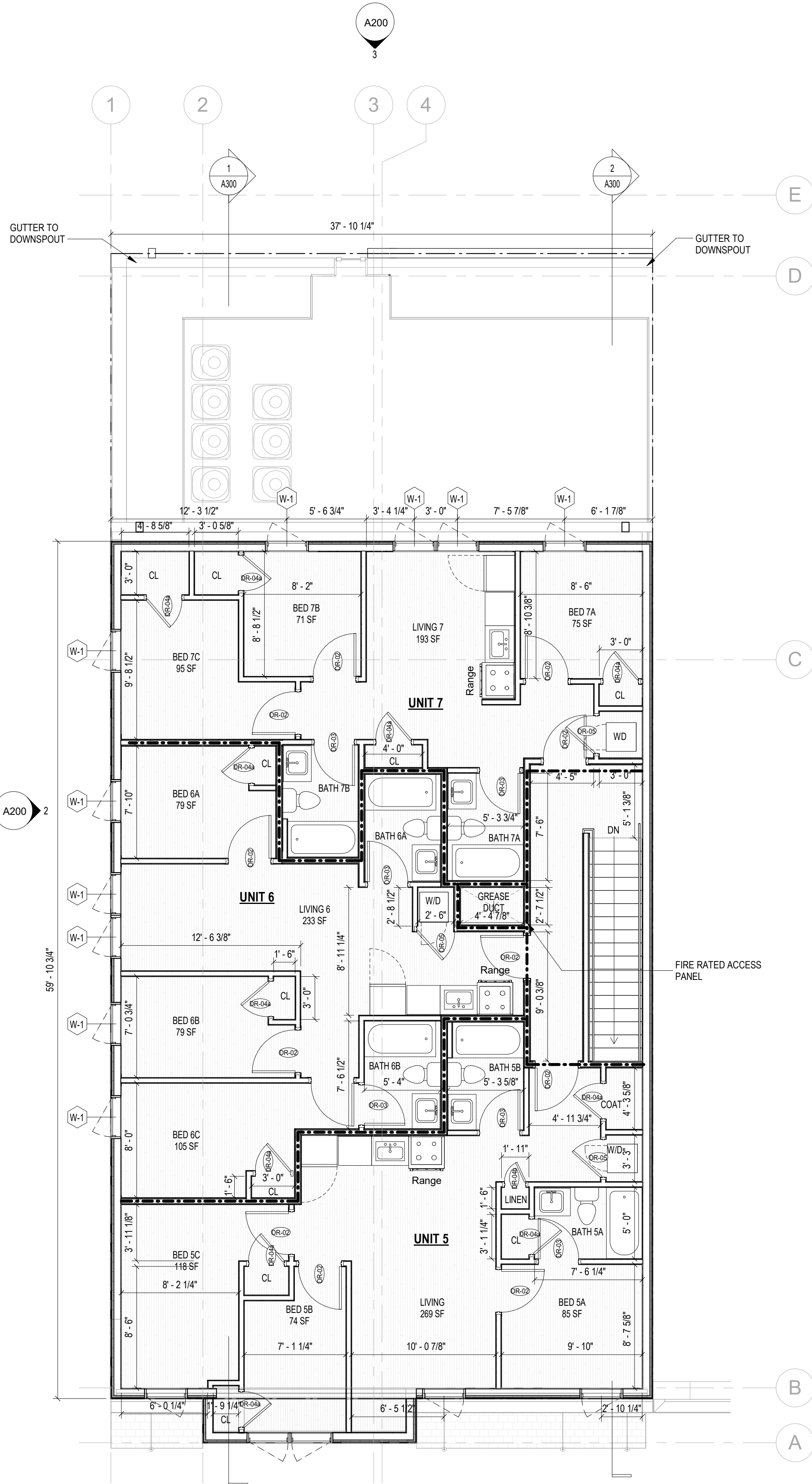
PROJECT NO: 2023.164

SCALE: As indicated

A101



2 TOP OF ROOF
1 A200 3/16" = 1'-0"



1 LEVEL 03 - FLOOR PLAN
1 A200 3/16" = 1'-0"

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
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- FROM LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
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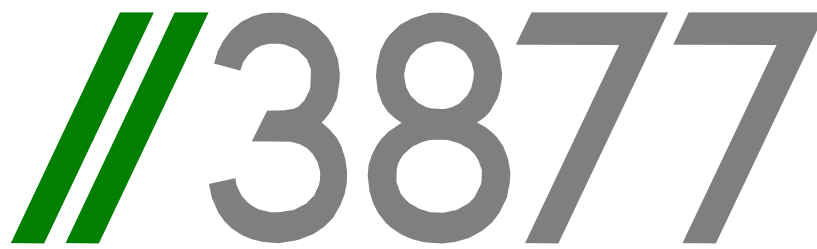
EXISTING TO REMAIN NEW CONSTRUCTION

1 HR RATED WALL

TYPICAL PARTITION TYPE FRAMING NOTES:

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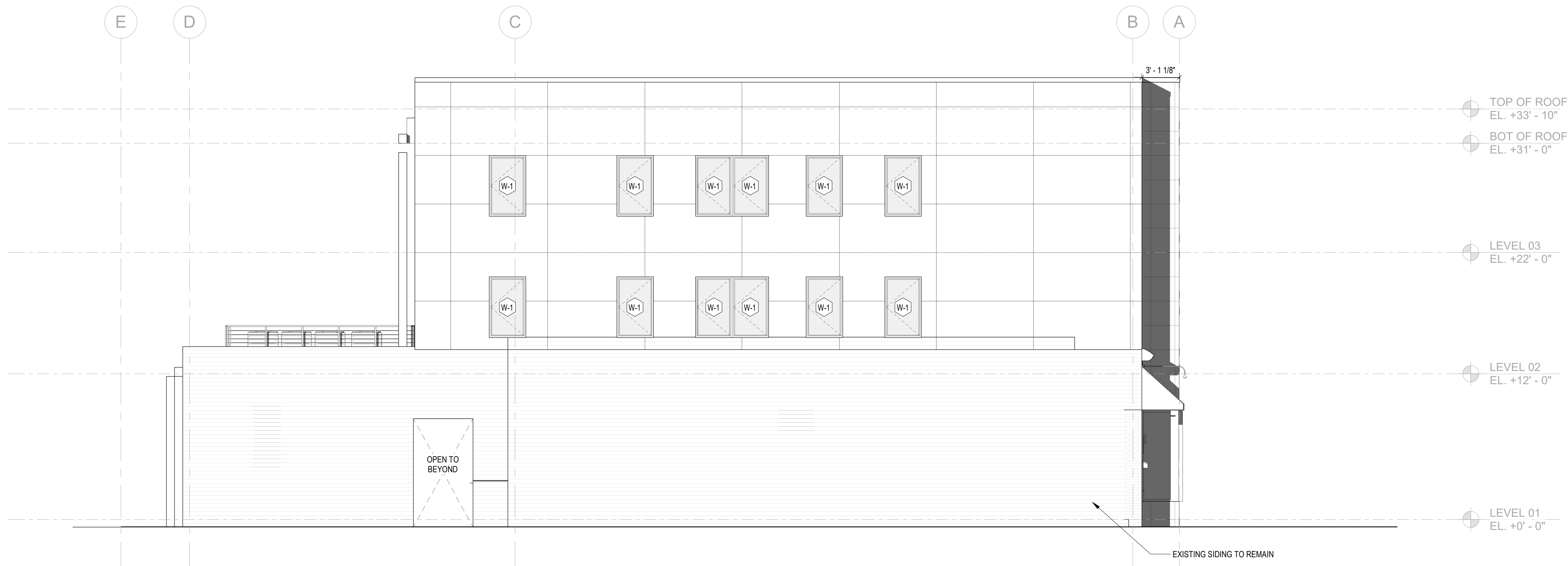
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SHEET TITLE: LEVELS 3 & ROOF - FLOOR PLAN

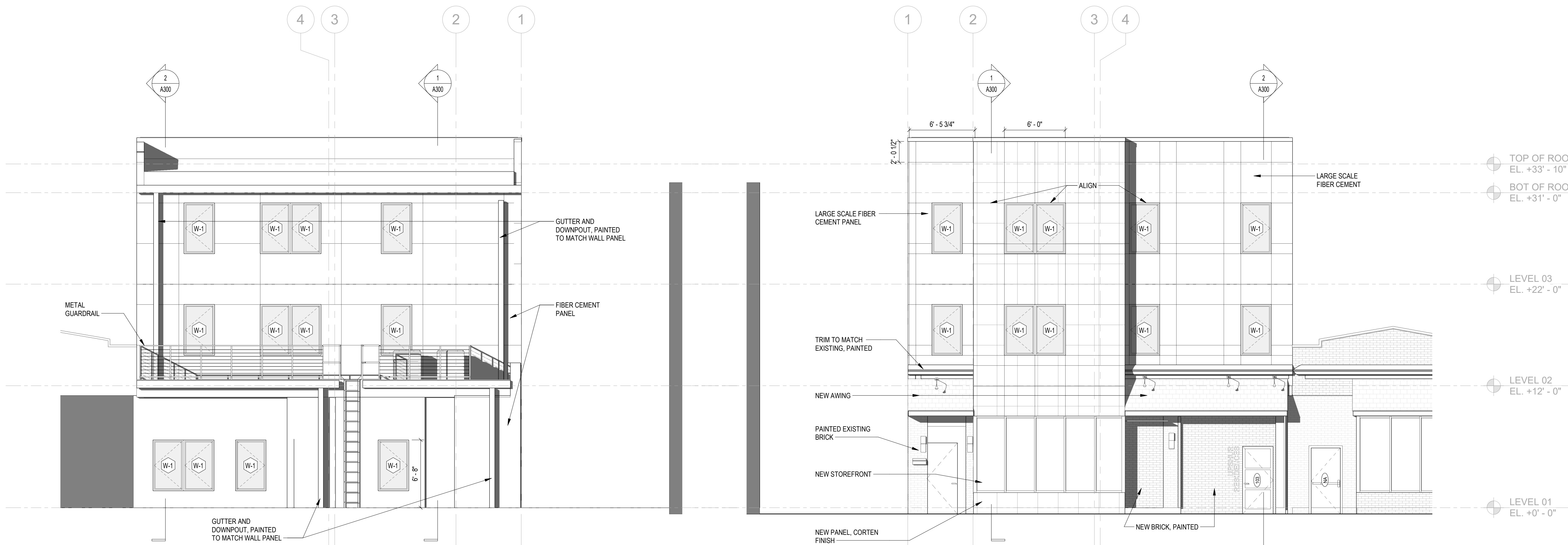
PROJECT NO: 2023.164

SCALE: As indicated

A102

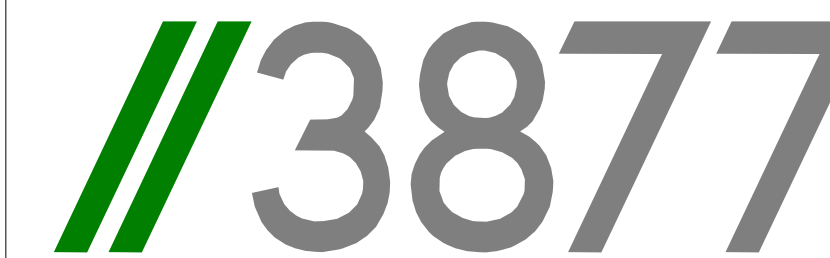


2 SIDE ELEVATION (WEST SIDE)
1 A101 3/16" = 1'-0"



3 REAR ELEVATION (NORTH SIDE)
1 A101 3/16" = 1'-0"

1 FRONT ELEVATION (SOUTH SIDE)
1 A101 3/16" = 1'-0"



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CONTRACTOR: ARTISAN GENERAL CONTRACTORS LLC 7375 EXECUTIVE PL STE 202 LANHAM, MD 20706 [T] 703.589.4832 BL#41052500523	STRUCTURAL ENGINEER: GAVIN & ASSOC. STRUCTURAL ENGINEERS CHARLES GAVIN PO BOX 5142 MCLEAN, VA 22103 [T] 703.409.1070 [W] WWW.GAVINENGINEERING.COM
OWNER: NEVALDO BAILEY TRUSTEE 508 MISSOURI AVE NW WASHINGTON DC 20011 [T] 703.589.4832	CIVIL ENGINEER: HUSKA & HORGAN ENGINEERING, INC. CHRIS HUSKA 1050 30TH STREET NW WASHINGTON, DC 20007 [T] 703.425.3862 [W] WWW.HUSKACONSULTING.COM

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SHEET SUBMISSION INDEX

- ISSUE TO BZA 100% - 13 FEB 2026
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SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NO: 2023.164

SCALE: 3/16" = 1'-0"

A200



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CONTRACTOR:
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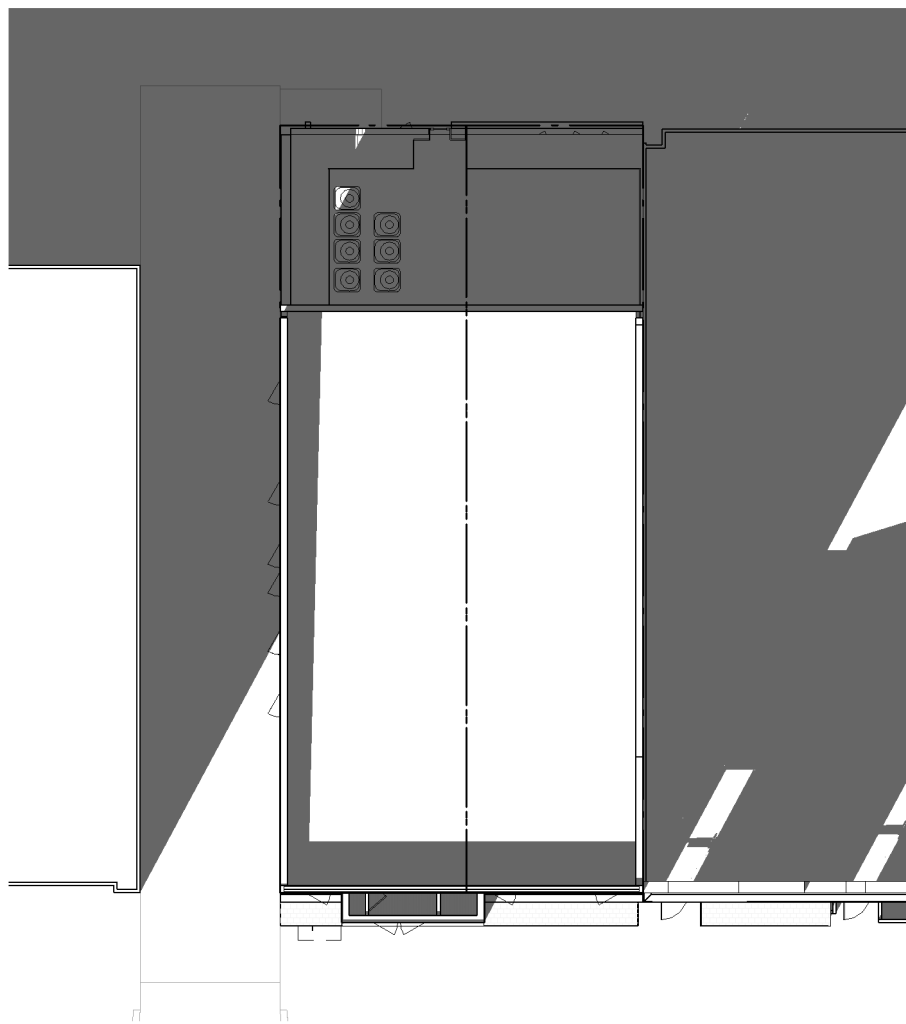
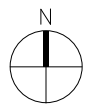
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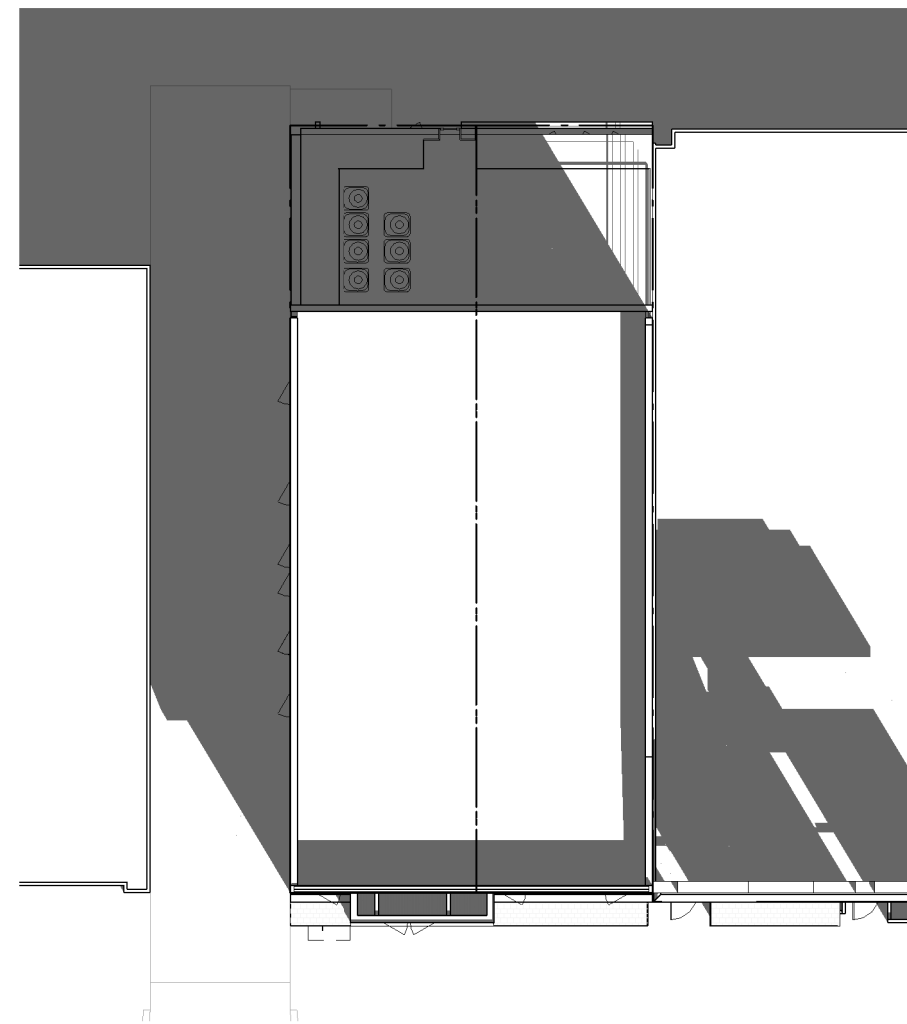
SHEET TITLE: SOLAR STUDIES

PROJECT NO: 2023.164

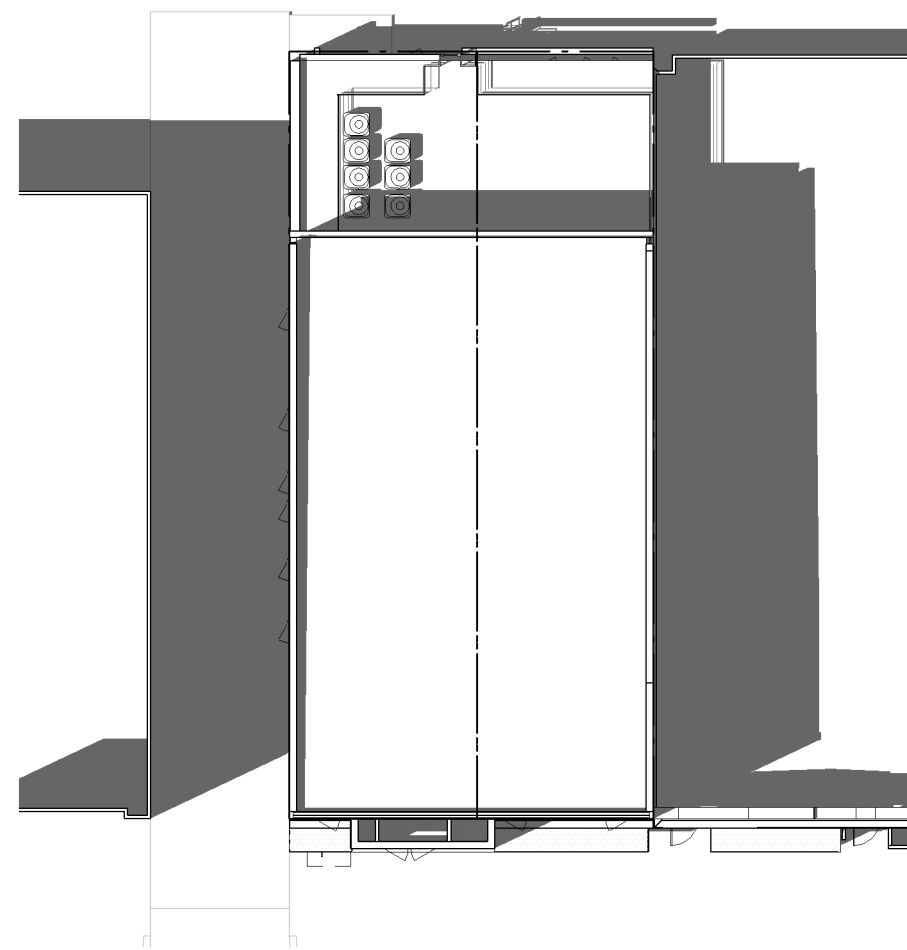
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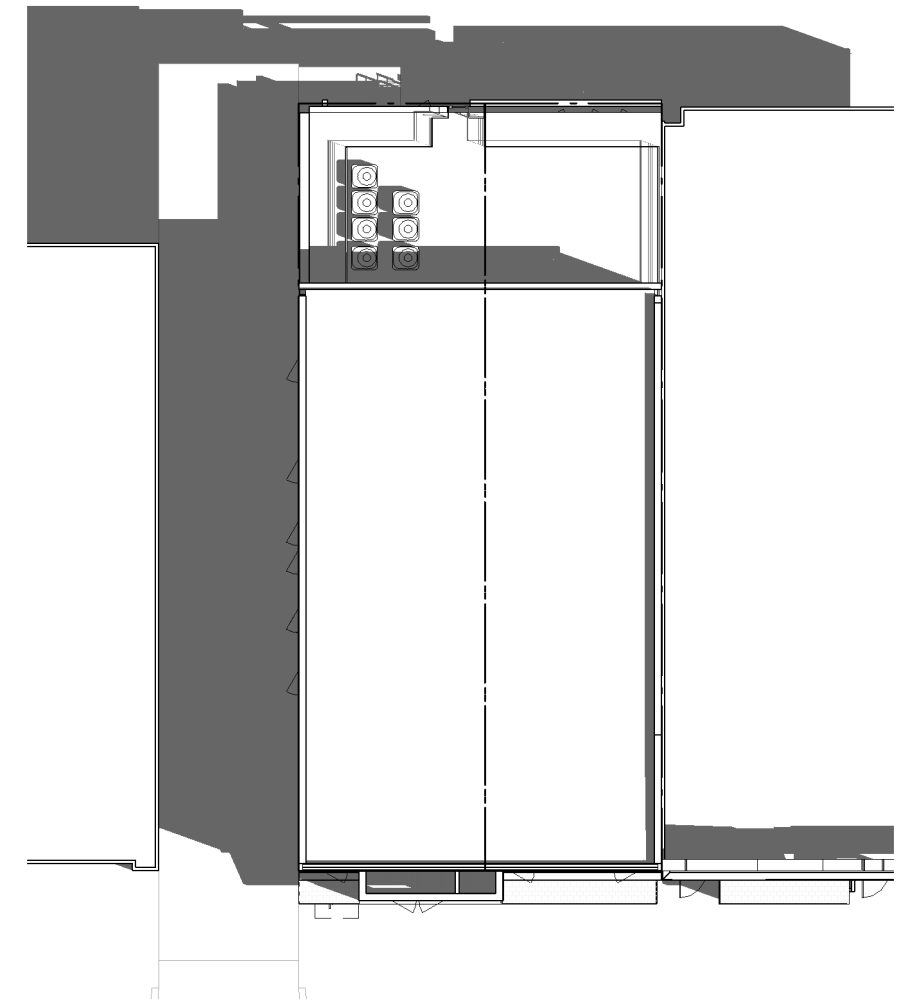
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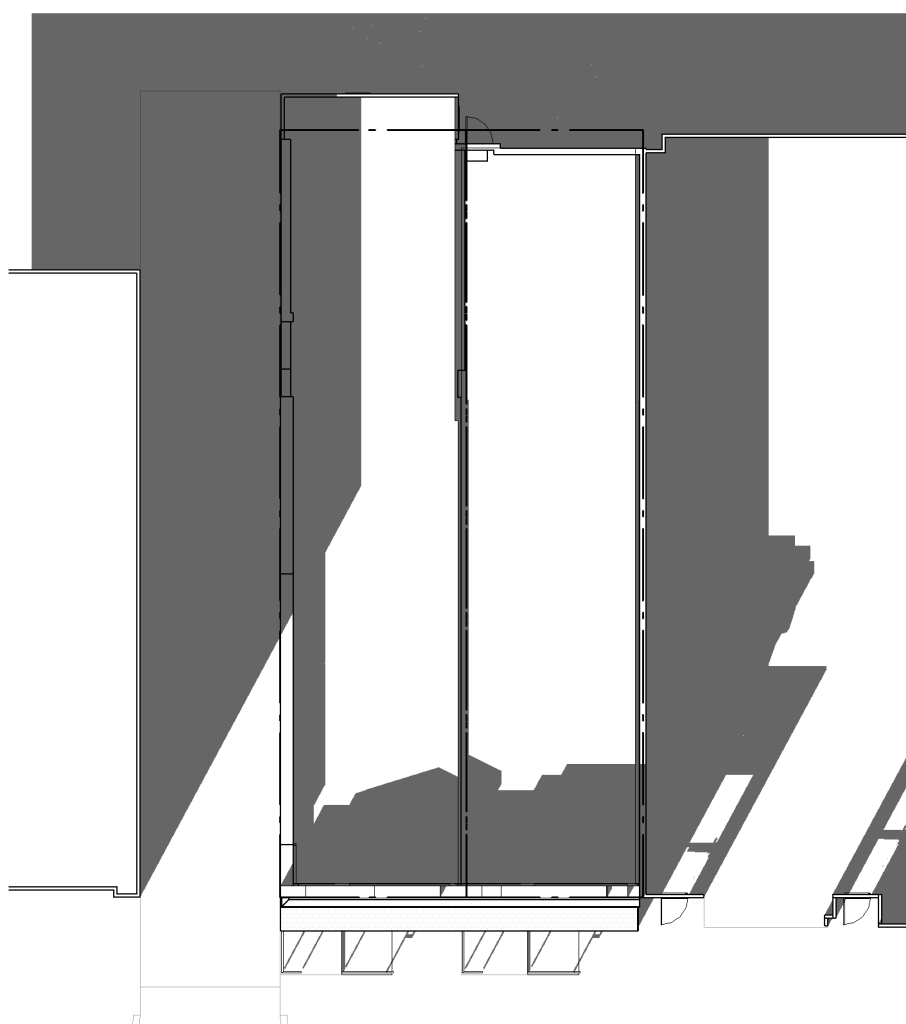
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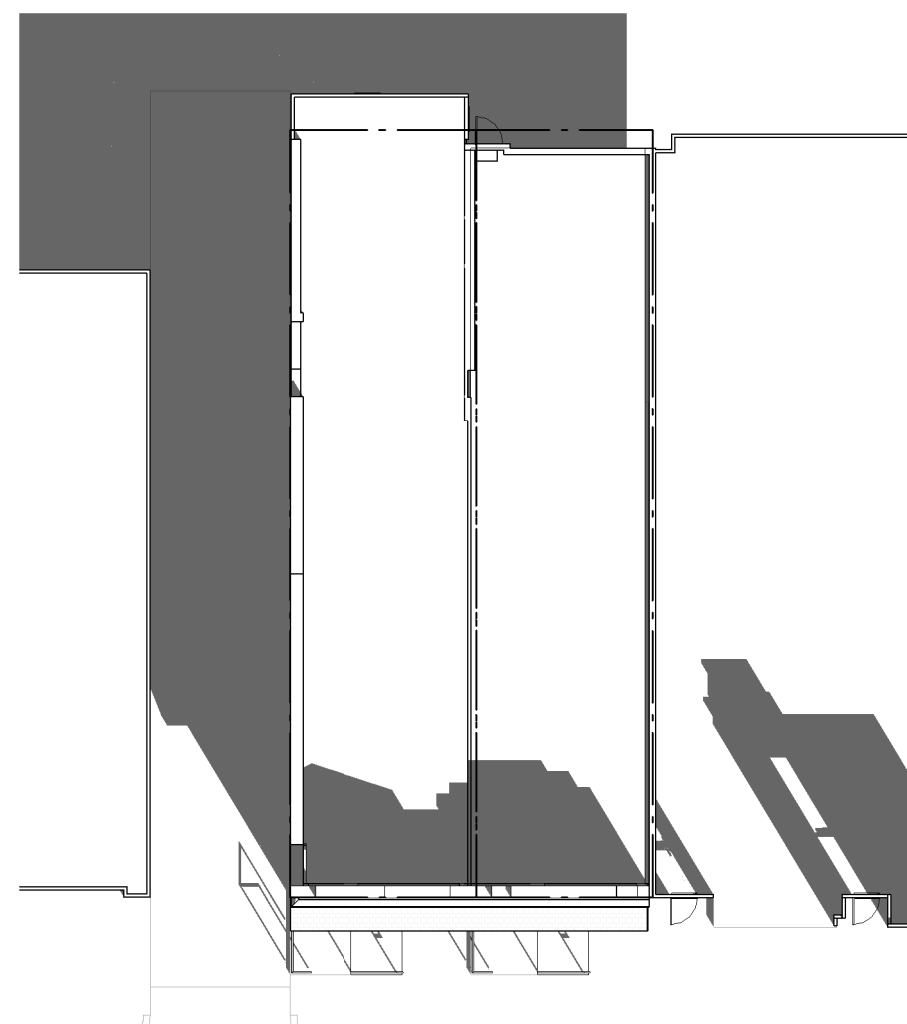
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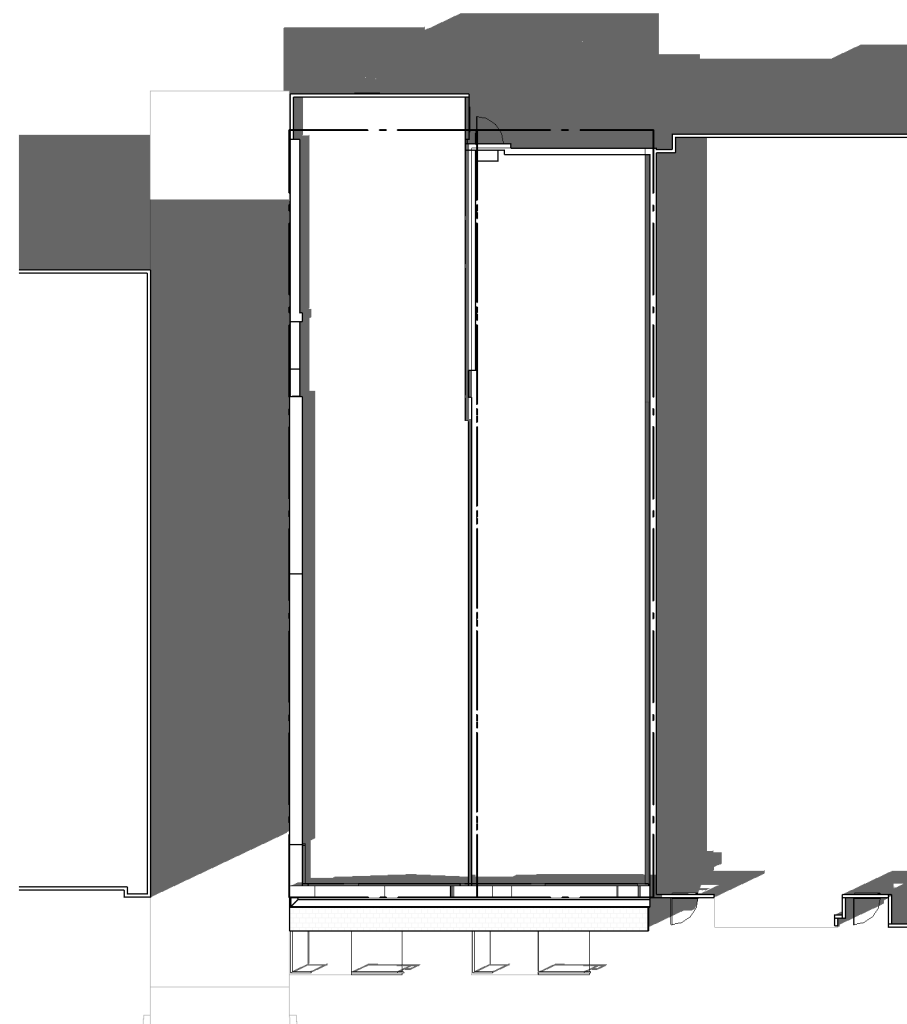
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1" = 20'-0"



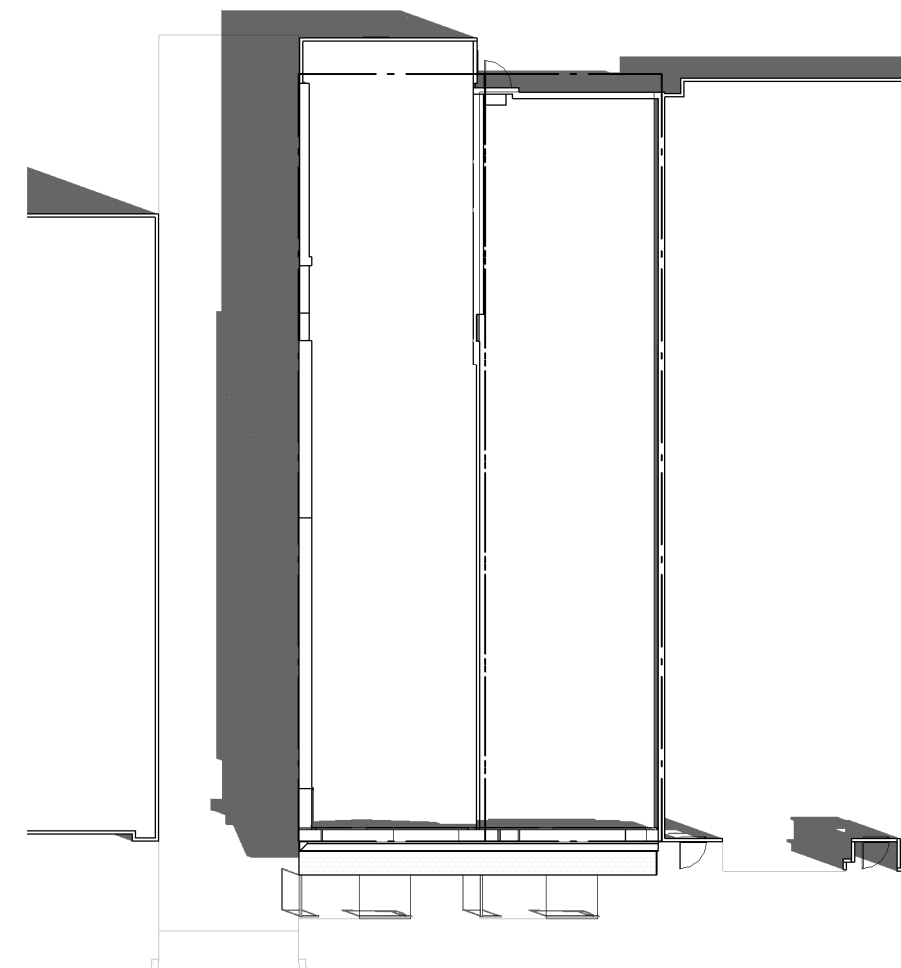
7 WS1400 EXISTING
1" = 20'-0"



5 WS1000 EXISTING
1" = 20'-0"



3 SS1400 EXISTING
1" = 20'-0"



1 SS1000 EXISTING
1" = 20'-0"

NOTE: "SS" IS AN ABBREVIATION FOR THE SUMMER SOLSTICE (JUNE 20). "WS" IS AN ABBREVIATION FOR THE WINTER SOLSTICE (DECEMBER 21)

A202



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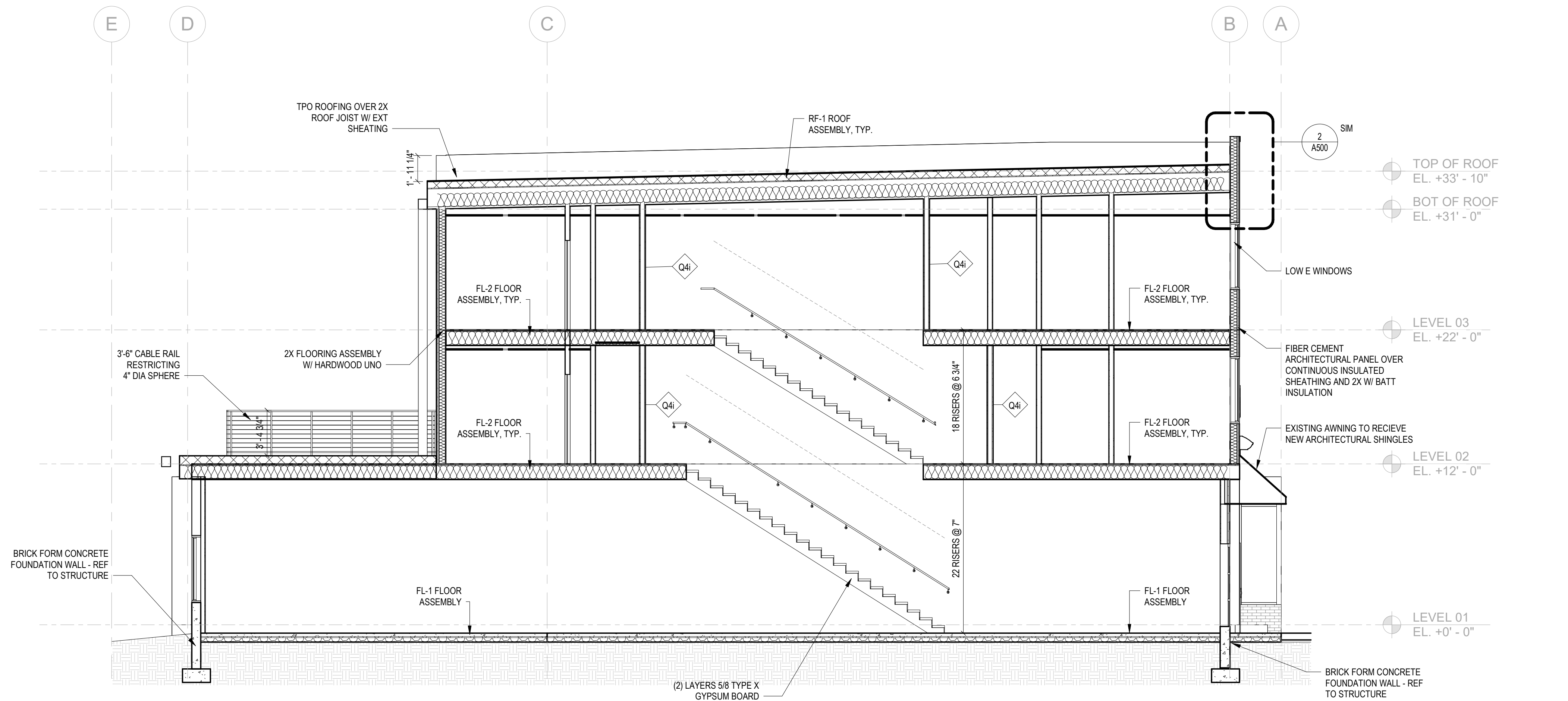
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SIGNATURE:



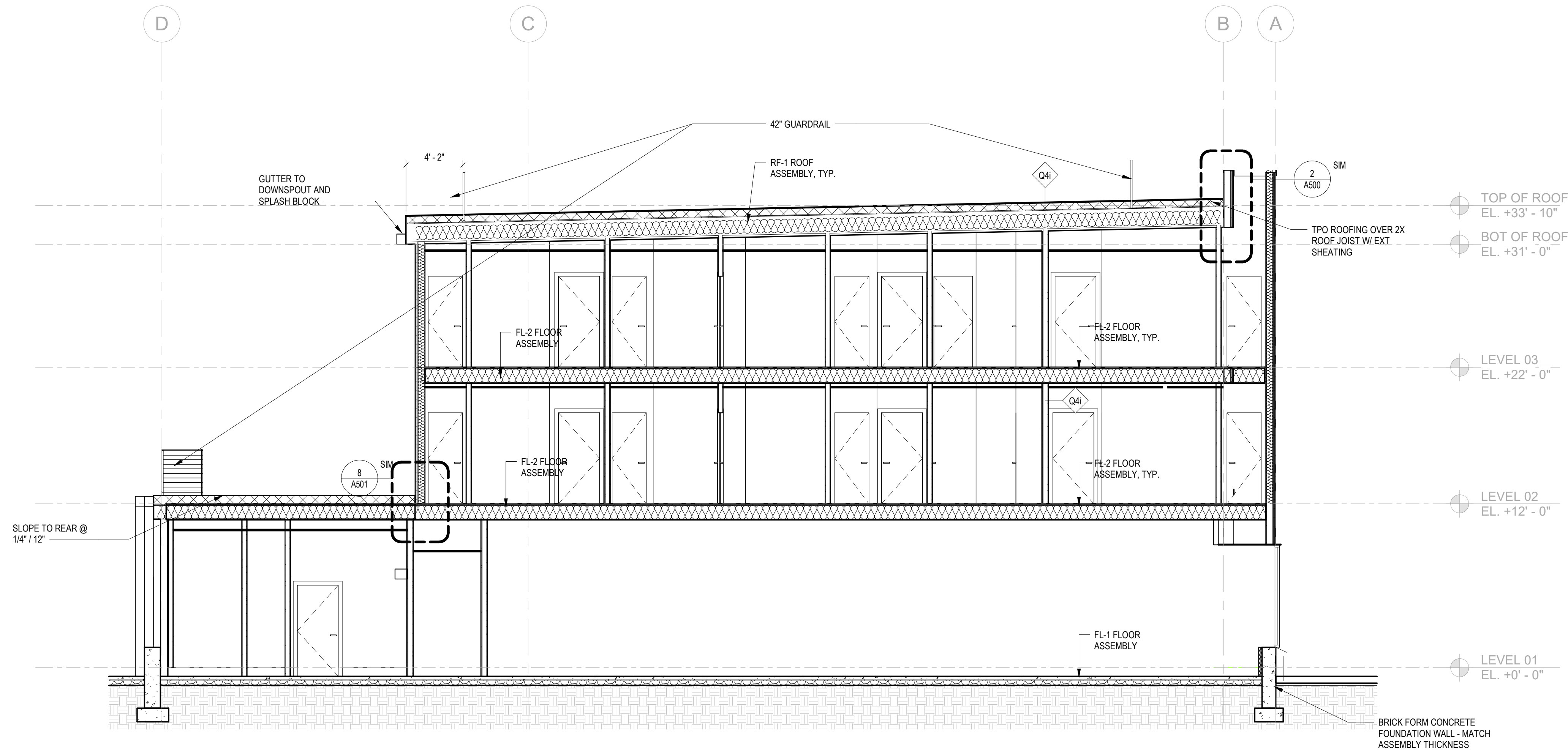
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SHEET TITLE: **RENDERING**
PROJECT NO: 2023.164
SCALE:

A203



2 BUILDING SECTION B
3/16" = 1'-0"



1 BUILDING SECTION A
3/16" = 1'-0"



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SHEET TITLE: BUILDING SECTIONS

PROJECT NO: 2023.164

SCALE: 3/16" = 1'-0"

A300