827 UPSHUR STREET NW
WASHINGTON, DC 20011

ISSUE FOR BZA

SEPT 23 2026

//3877

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Board of Zoning Adjustment
District of Columbia
CASE NO. 21490
EXHIBIT NO. 36A

9/23/2026 3:43:23 AM

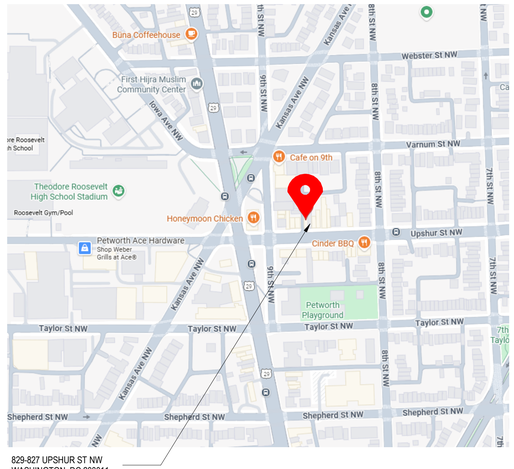
ZONING PLAN



829-827 UPSHUR ST NW
WASHINGTON, DC 200011

N

BUILDING LOCATION



829-827 UPSHUR ST NW
WASHINGTON, DC 200011

N

SHEET INDEX

SHEET INDEX			
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S003	WIND BRACING PLAN		•
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M000	MECHANICAL COVER SHEET		•
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E003	ELECTRICAL FLOOR PLANS		•
E004	ELECTRICAL POWER RISER DIAGRAM & DETAILS		•
E005	ELECTRICAL PANEL SCHEDULES		•

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TABLE 601 FIRE RESISTANCE RATING REQ.

CONSTRUCTION TYPE VA

BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME[f]	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

a. 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.
b. 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.
c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
f. 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

s. See the following sections for general exceptions to Table 503:
1. Section 504.3, Allowable building height and story increase due to automatic sprinkler system installation
2. Section 506.2, Allowable building area increase due to street frontage.
3. Section 506.3, Allowable building area increase due to frontage.
4. Section 507, Unlimited area buildings.

b. 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

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
b. See Section 706.1.1 for party walls.
c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
d. 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.
e. For special requirements for Group H occupancies, see Section 415.6.
f. For special requirements for Group S aircraft hangars, see Section 412.4.1.
g. 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.
h. 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

a. Class C interior finish materials shall be permitted for wainscotting 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.
b. 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.
c. 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.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

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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:		LEVEL 2:		LEVEL 3:	
UNIT 1:	773	UNIT 2:	616	UNIT 5:	786
		UNIT 3:	600	UNIT 6:	630
		UNIT 4:	583	UNIT 7:	663

BUILDING DATA

ADDRESS : 829-827 UPSHUR STREET NW, WASHINGTON, DC 20011

ZONE : MU-4

SQUARE: 3024
LOT: 0072, 0071

WARD: 4

USE GROUP : ASSEMBLY A-2, RESIDENTIAL R-2

CONSTRUCTION TYPE : TYPE V-A

EXISTING BUILDING :
NUMBER OF STORIES: 1 ABOVE GRADE
TOTAL AREA: 2,984 SF
UNIT COUNT: 0

PROPOSED ADDITION :
NUMBER OF STORIES: 3
TOTAL AREA: 7,630 SF
UNIT COUNT: 7

PROPOSED FLOOR AREA
LEVEL 01: 2,984 SF
LEVEL 02: 2,265 SF
LEVEL 03: 2,265 SF

7,514 SF (GFA) / 3,013 (LOT SIZE) = 2.49 FAR

AUTOMATIC SPRINKLER: YES (NFPA-13R)

PARKING REQUIREMENT: REQ. 1 SPOT; 0 PROV. REQUESTING SPECIAL EXEMPTION

DEVELOPMENT STANDARDS:

EXIST. HEIGHT: 12'-0"
MAX HEIGHT: 50'-0"
PROP. HEIGHT: 33'-11"

MAX FAR: 2.5 (7532 SF)
PROPOSED FAR: 2.49 (7514 SF)

MAX % LOT OCCUPANCY: 60%
EXISTING LOT SIZE: 3,013 SF
EXIST. LOT COVERAGE: 2,984 SF
EXIST. % LOT OCC: 99%
PROP. LOT COVERAGE L1: 2,977 SF
PROPOSED LOT OCC. L1: 98.8%
PROP. LOT COVERAGE L2: 2,270 SF
PROPOSED LOT OCC L2: 75%

REQUIRED GAR: NOT REQ'D, EXEMPTION
PROPOSED GAR: EXEMPTION

MIN REAR YARD: 15'-0"
EXISTING REAR YARD: 0'-0" @L1
PROPOSED REAR YARD: L1 NO CHANGE
20' - 1 1/4" L2&L3

BAY WINDOW REQUIREMENTS:

*"BAY WINDOW WIDTH ALLOWANCE PER DCMR 12-3202.10.3
9' + (9' @ 6"/+(13' @ 2") = 15'-2" PERMISSIBLE*

FRONT FACADE DIM.: 37'-10.25"
EXISTING BAY WIDTH: 12'-6" & 11'-6"
EXISTING BAY DEPTH: 3'-0"
PROPOSED BAY WIDTH*: 14'-11"
EXISTING BAY DEPTH: NO CHANGE

BIKE PARKING: SHORT TERM: 7 UNITS/20 = 0.35 (1 SPOT)
PROV.: 3 EX. AT STREET

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

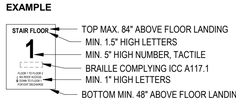
INTERIOR STAIRWAY IDENTIFICATION

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:
1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

EXAMPLE



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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

SEAL & SIGNATURE:



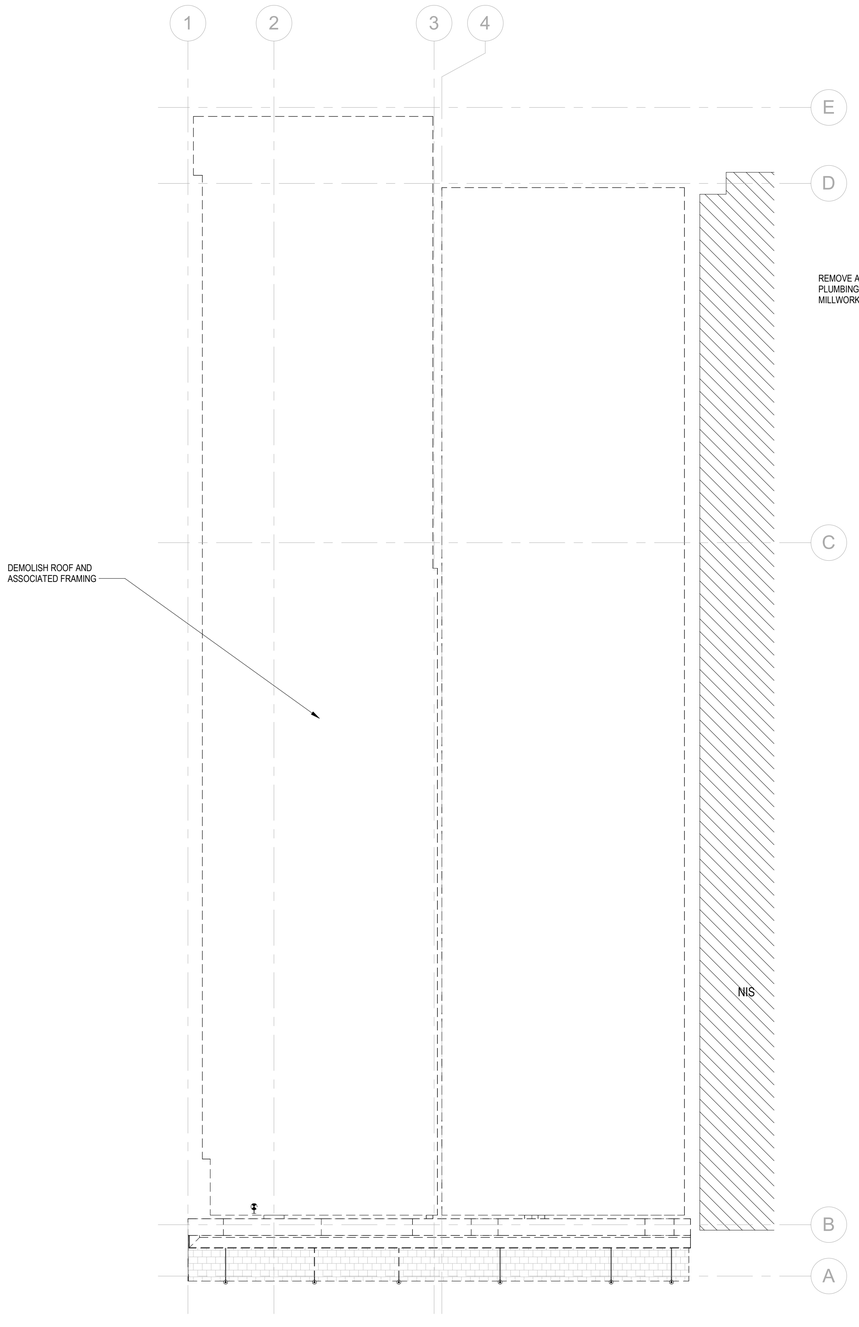
I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION

SHEET TITLE: PROJECT INFORMATION

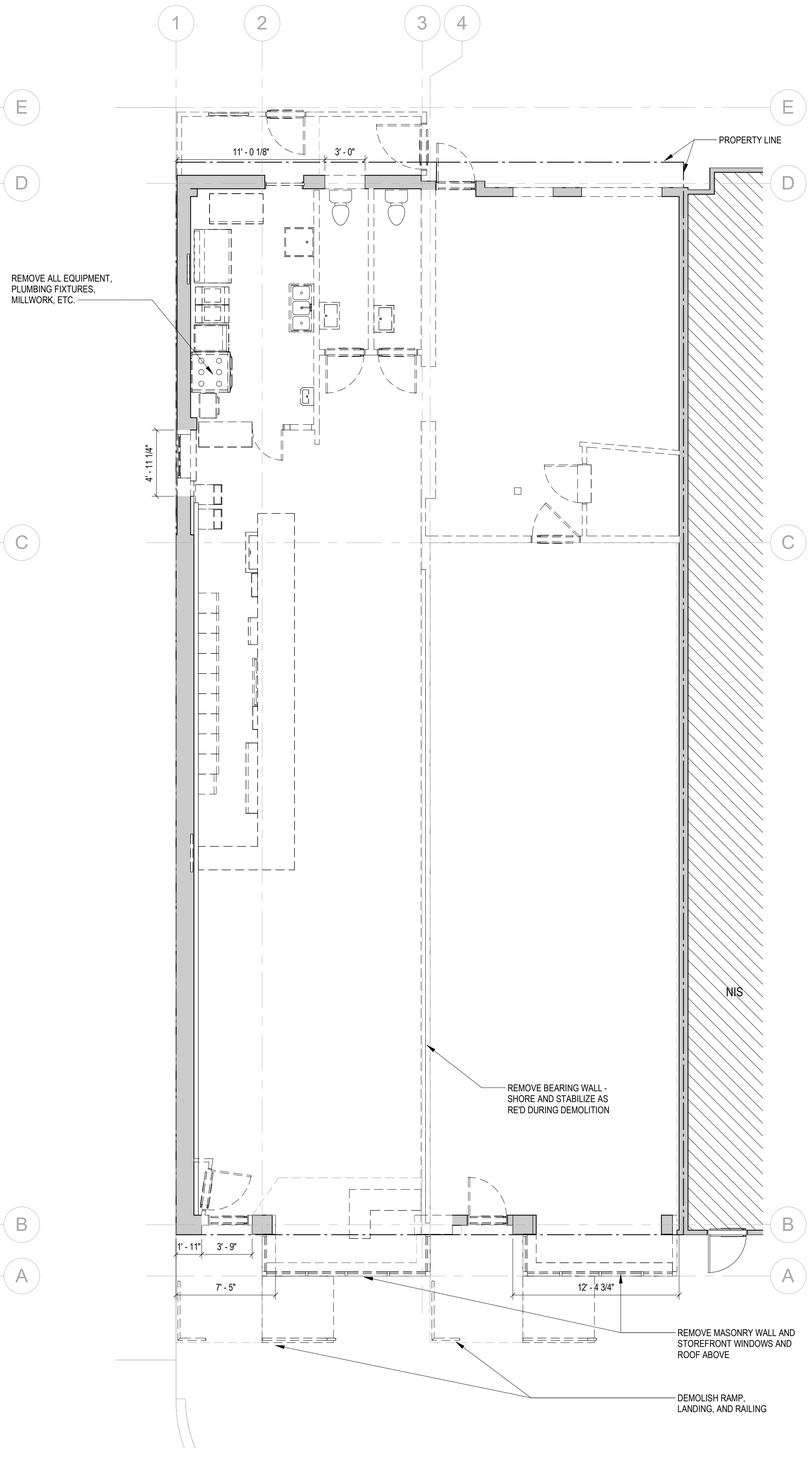
PROJECT NO: 2023.164

SCALE: 12" = 1'-0"

A001



2 ROOF - DEMOLITION FLOOR PLAN
3/16" = 1'-0"



1 LEVEL 01 - DEMOLITION FLOOR PLAN
3/16" = 1'-0"

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
12. 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
13. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTIGUISHERS AS FOLLOWS: EA. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
14. 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.
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
16. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
17. 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
18. 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
19. 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
20. WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION
21. 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
22. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611
23. 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
24. BATHTUB FLOORS, SHOWER FLOORS, WALL AREAS ABOVE BUILT-IN TUBS THAT HAVE INSTALLED SHOWER HEADS AND WALLS IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ SOLID SURFACE SHOWER SURROUND LINER FROM WILSONART. WALL FINISH FROM FROM FLOOR TO CEILING.

EXISTING TO REMAIN NEW CONSTRUCTION

1 HR RATED WALL

DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
3. REMOVE EXISTING PARTITIONS, U.N.O.
4. REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
5. REMOVE EXISTING WINDOWS AS NOTED.
6. REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
7. REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
8. REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE
10. REMOVE LIGHT FIXTURES THROUGHOUT , U.N.O.
11. REMOVE ALL EXISTING FLOOR FINSHES. SUBFLOOR TO REMAIN.
12. 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
13. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE
14. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING
15. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE
16. 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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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

SEAL & SIGNATURE:

DISTRICT OF COLUMBIA
DAVID SHOVE-BROWN
ARC101263
LICENSED
ARCHITECT

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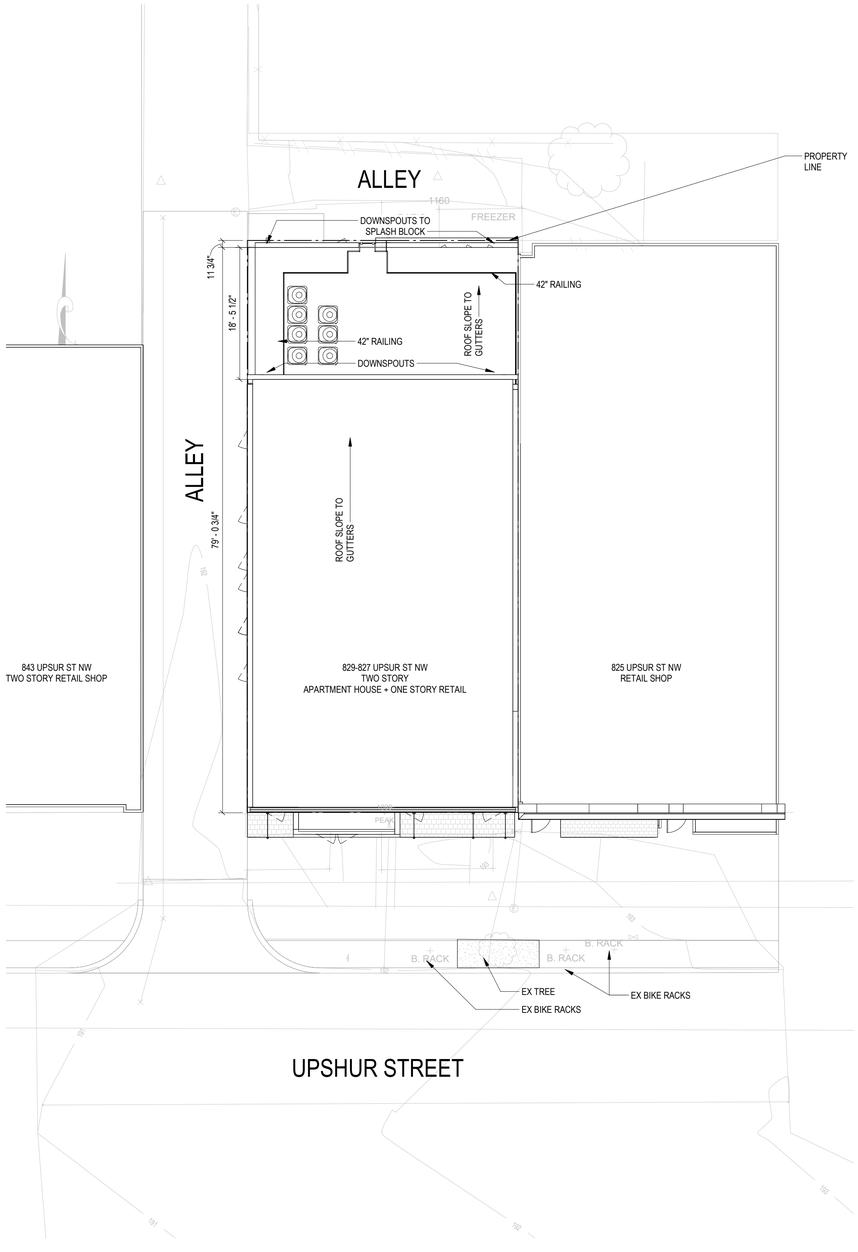
SHEET TITLE: DEMOLITIONS DRAWINGS

PROJECT NO: 2023.164

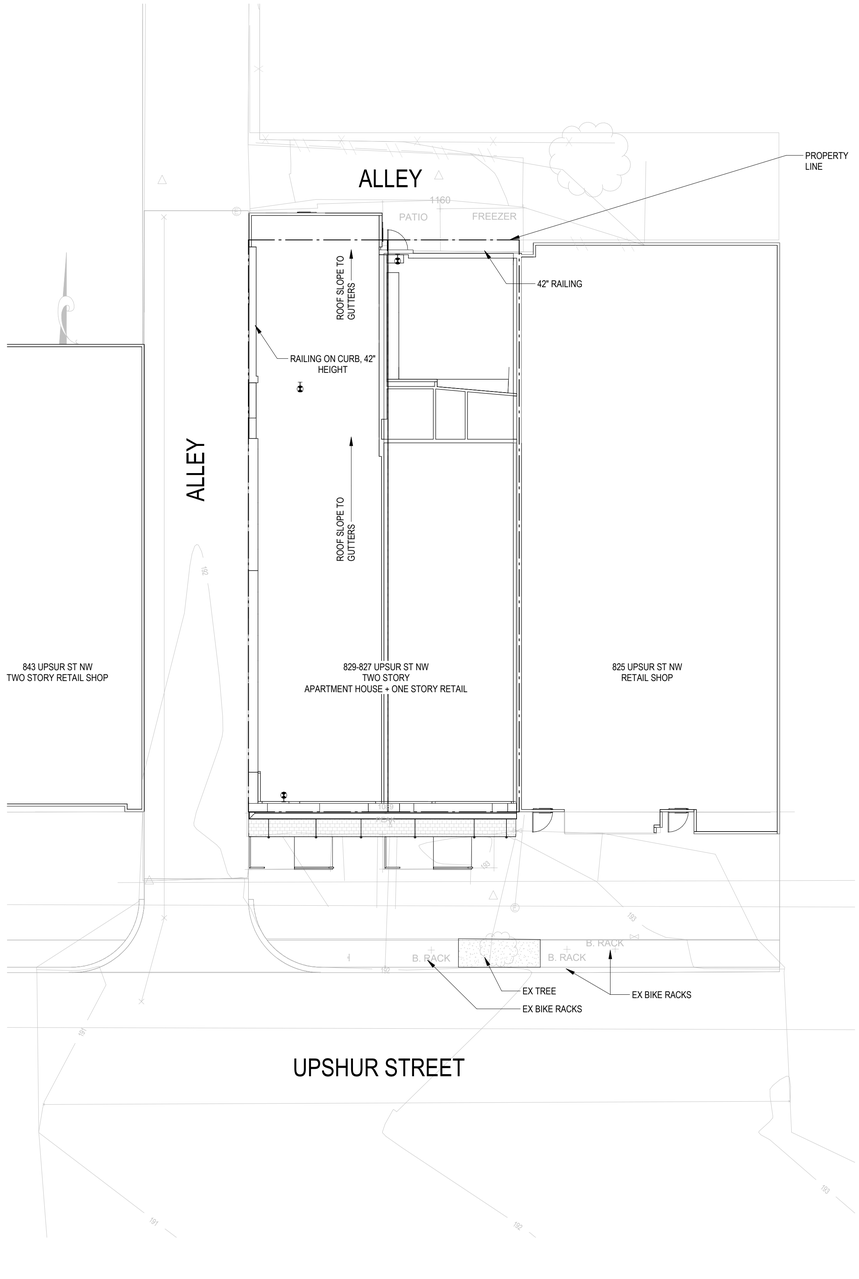
SCALE: As indicated

A050

9/23/2026 11:43:18 AM



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



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

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
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16. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
17. 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
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EXISTING TO REMAIN
NEW CONSTRUCTION
1 HR RATED WALL

N

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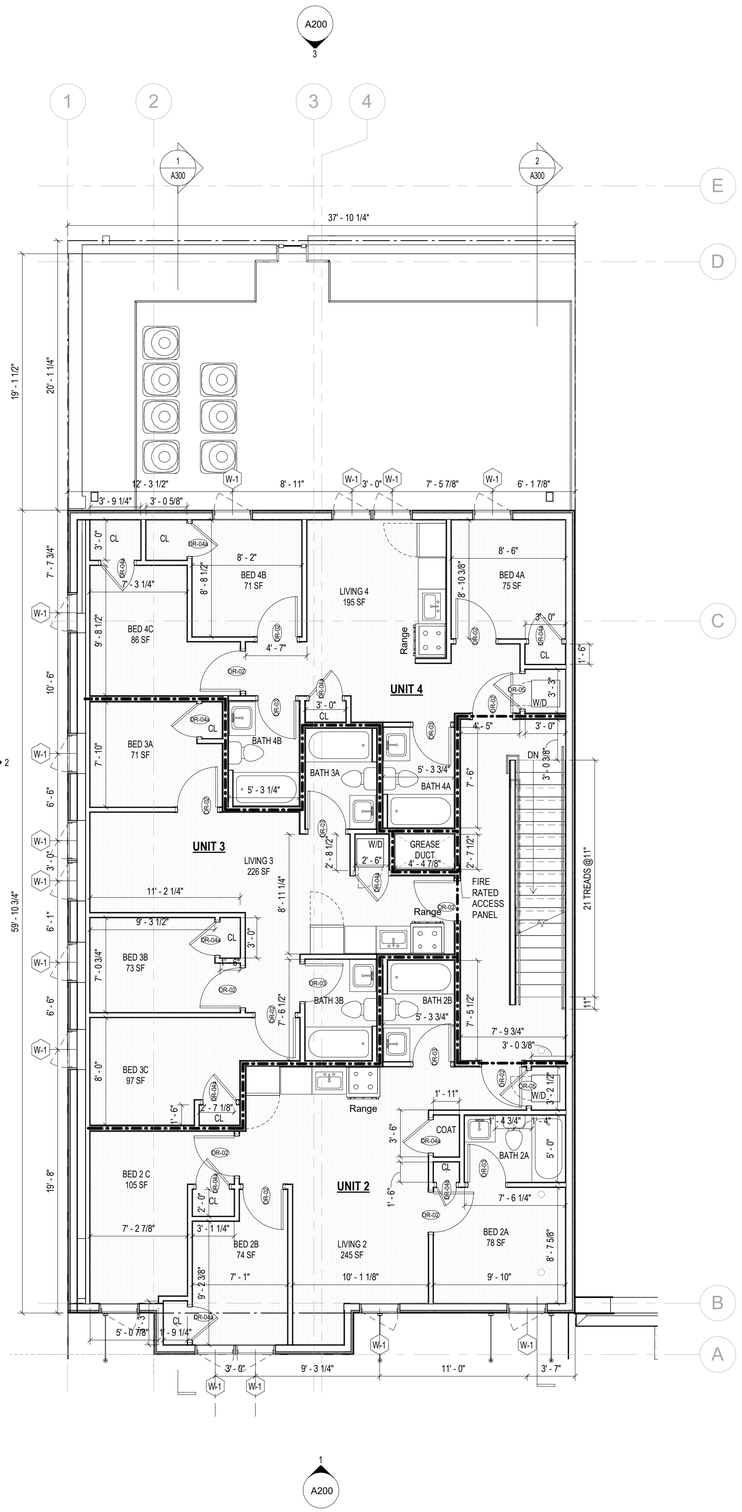
SHEET TITLE: PROPOSED SITE PLAN

PROJECT NO: 2023.164

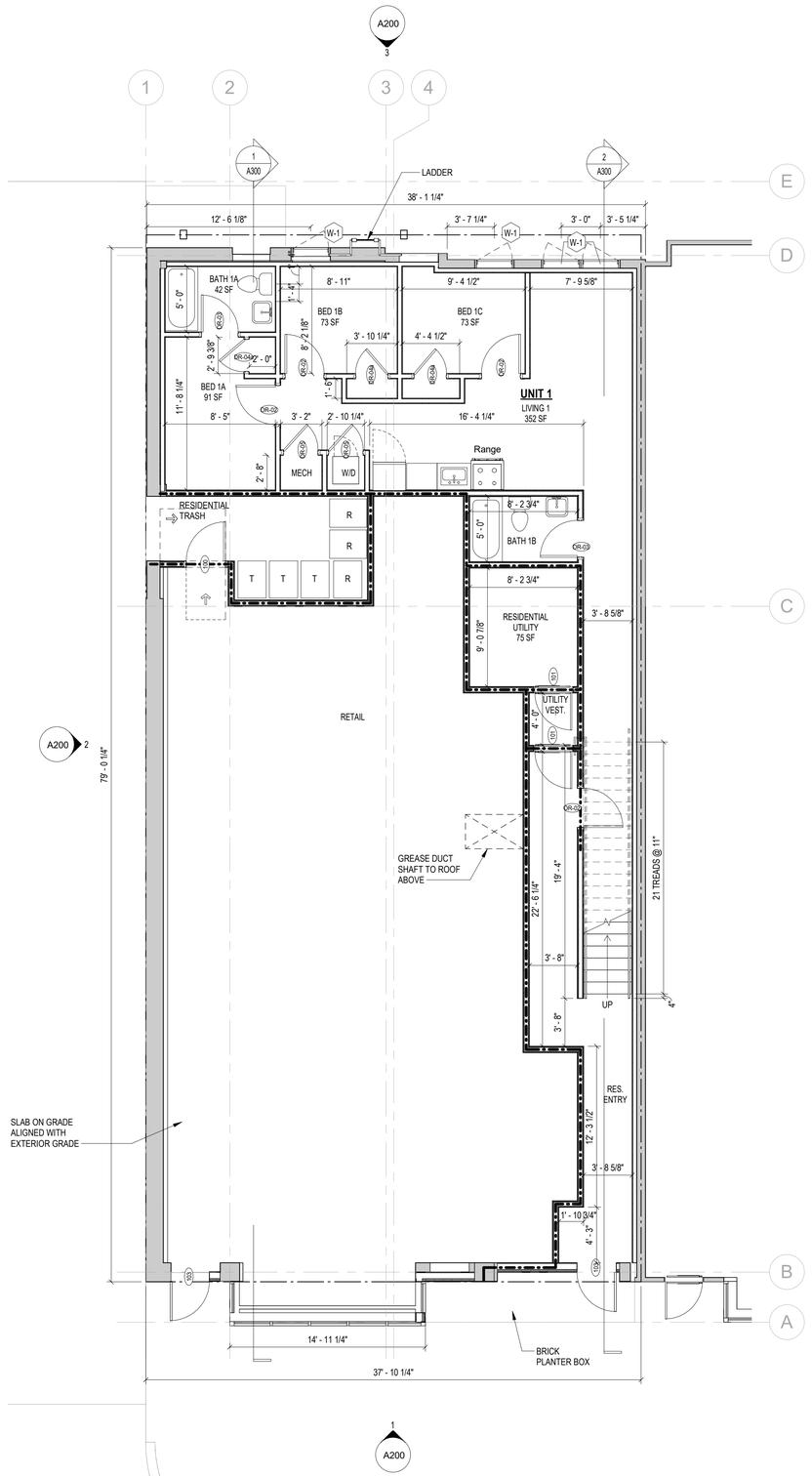
SCALE: As indicated

A100

9/23/2026 11:43:18 AM



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



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

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TYPICAL PARTITION TYPE FRAMING NOTES:

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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	
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WALL TYPE FOR GREASE SHAFT DUCT:	**WA2**
ONE SIDED WALL AT SHOWER/TUB CONTROLS:	**B4**

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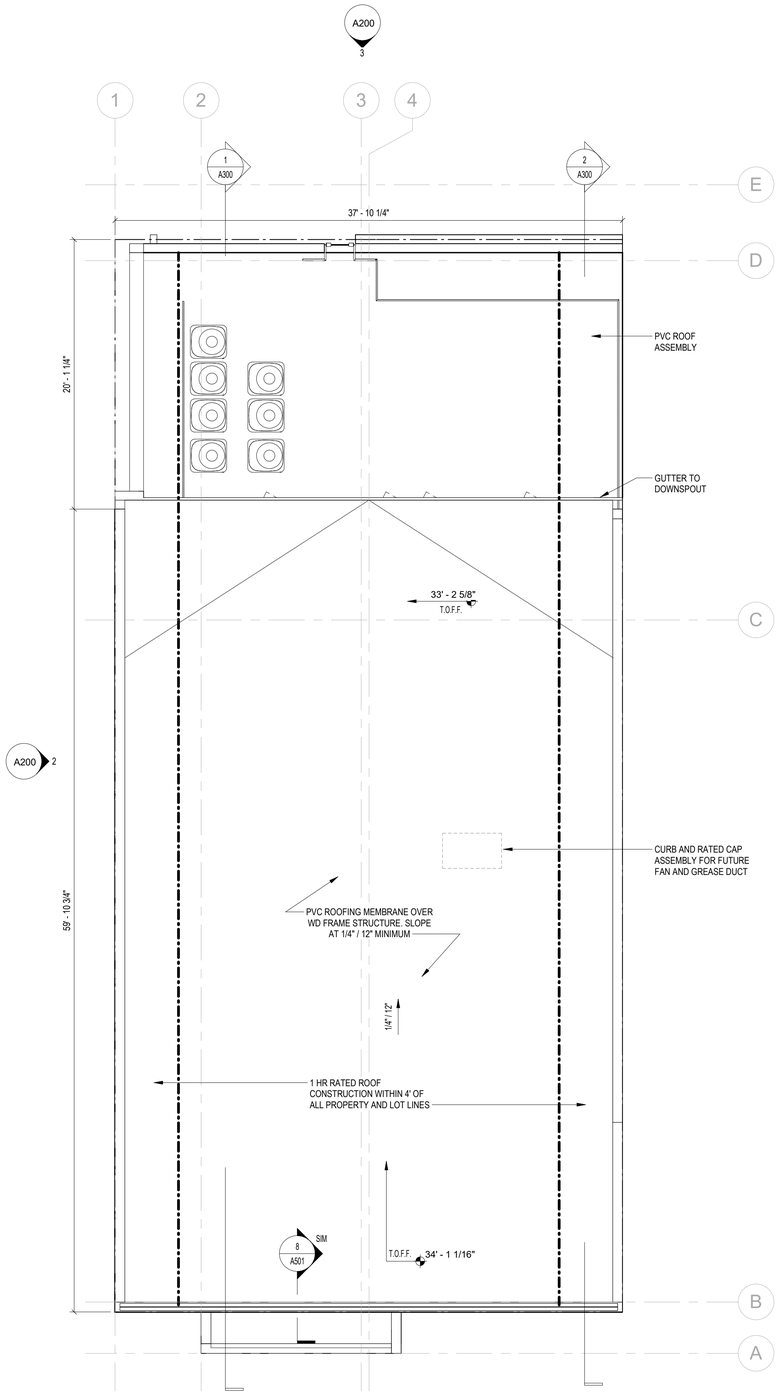
SHEET TITLE: LEVELS 1 & 2 - FLOOR PLAN

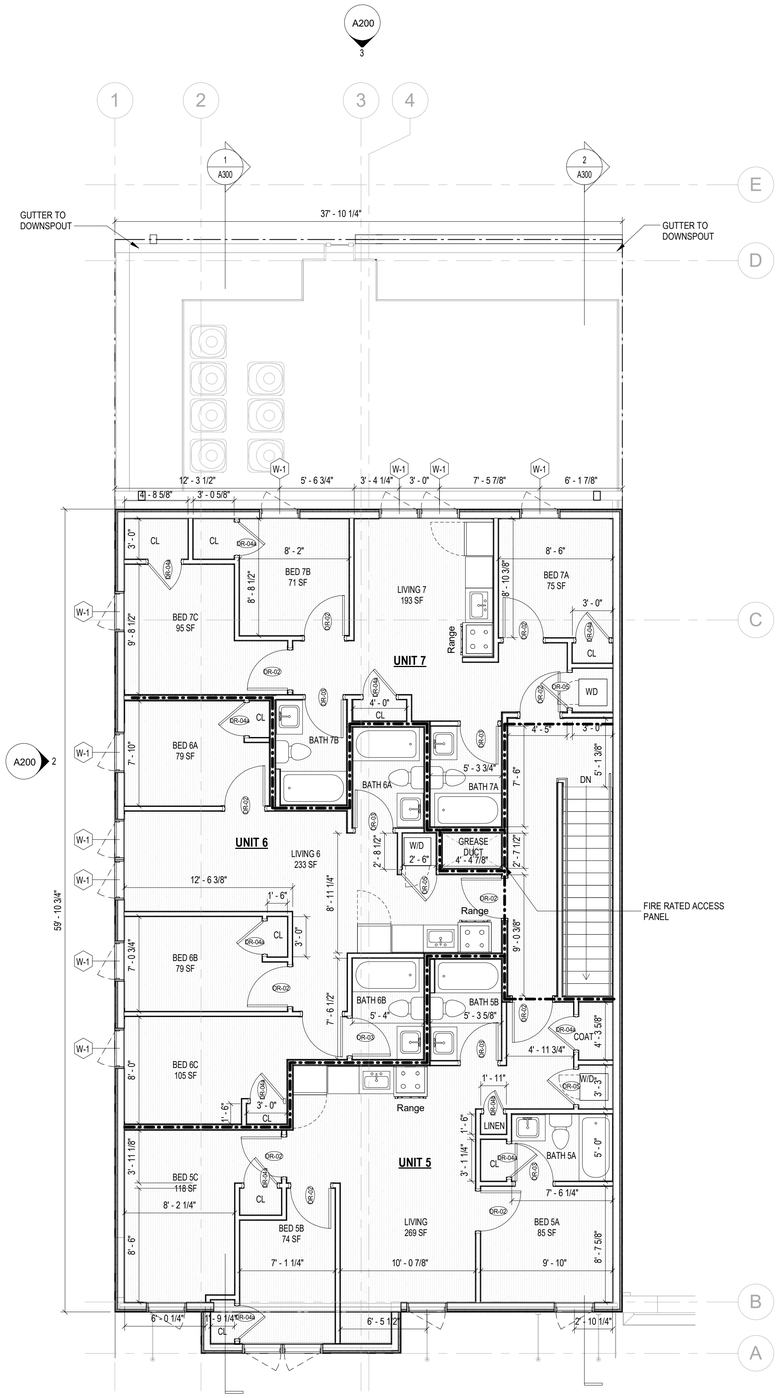
PROJECT NO: 2023.164

SCALE: As indicated

A101

9/23/2026 3:14:57 AM





1
A200

2 TOP OF ROOF
1 A200 — 3/16" = 1'-0"

1
A200

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

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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

SEAL & SIGNATURE:

DISTRICT OF COLUMBIA — DAVID SHOVE-BROWN — ARC101263 — LICENSED — ARCHITECT

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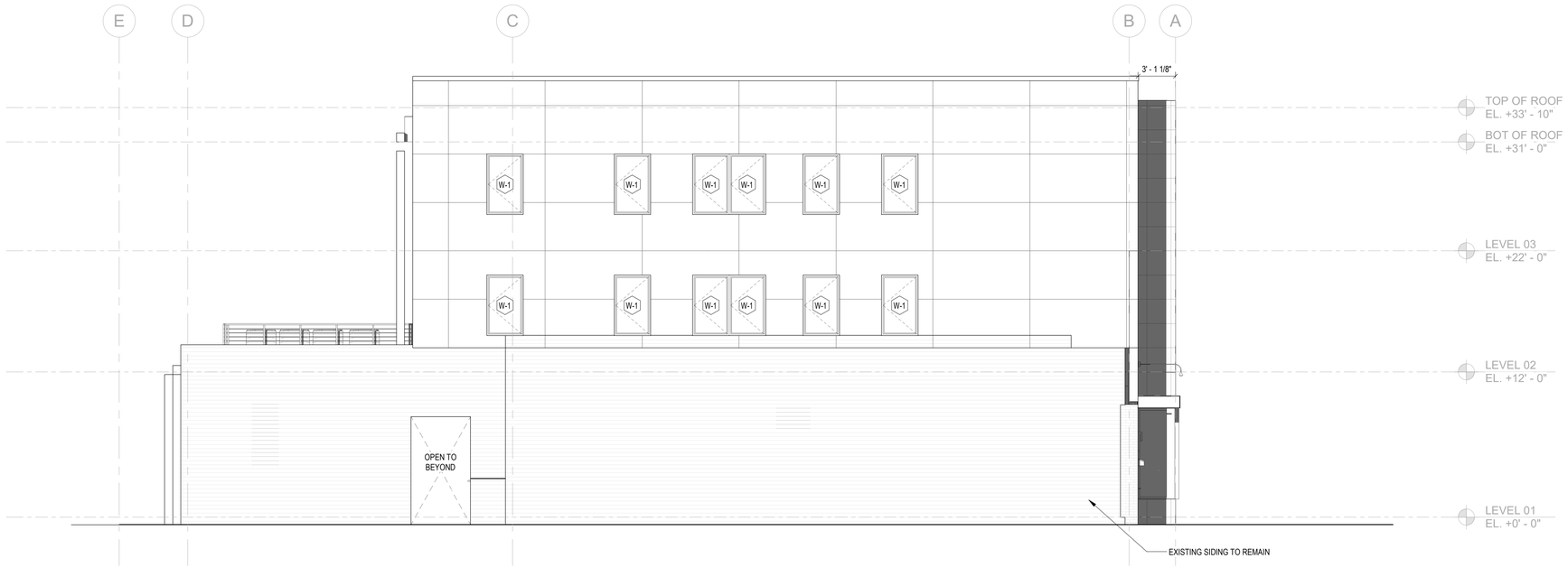
SHEET TITLE: LEVELS 3 & ROOF - FLOOR PLAN

PROJECT NO: 2023.164

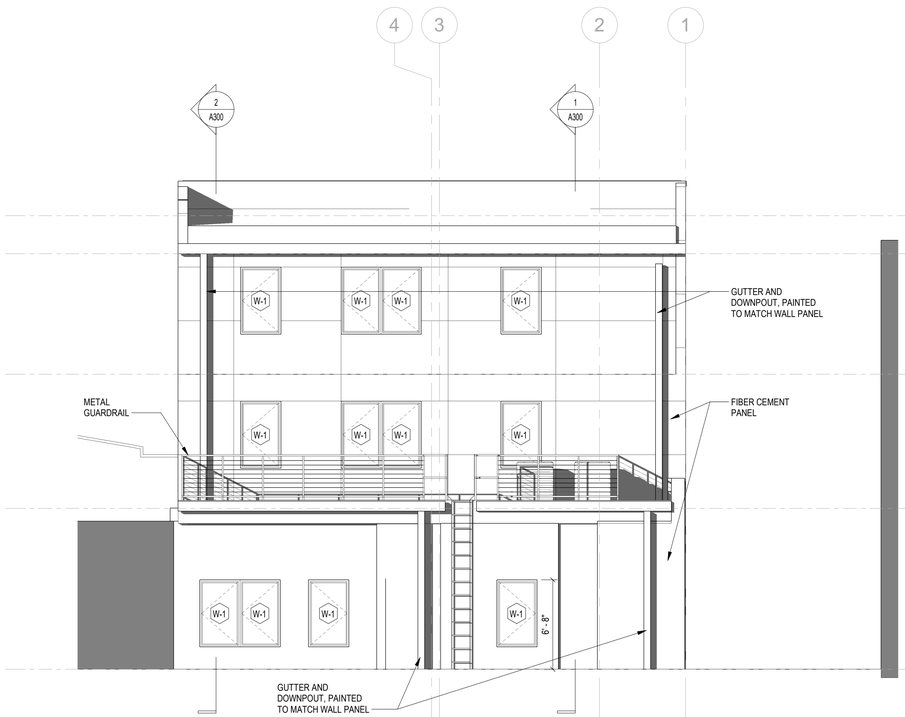
SCALE: As indicated

A102

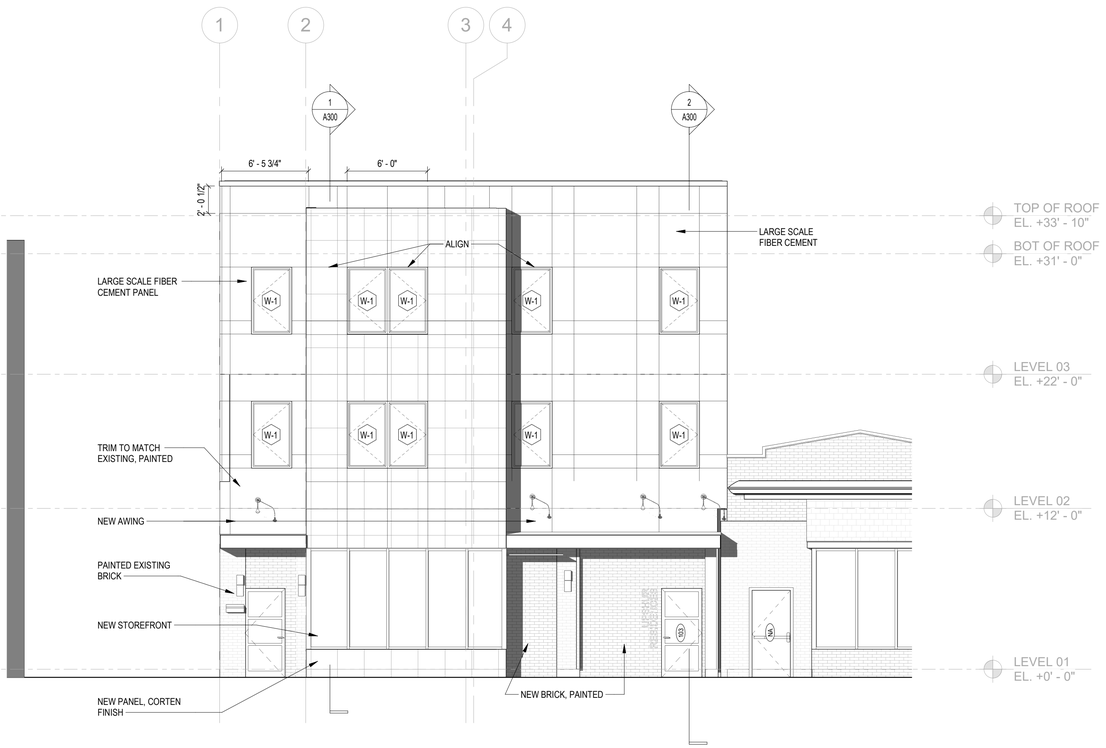
9/23/2026 11:43:18 AM



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



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



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

//3877
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PROJECT: **UPSHUR RESIDENCES**

ADDRESS: **827 UPSHUR STREET NW**
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SHEET SUBMISSION INDEX

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REV NO.	REVISION	DATE

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SIGNATURE:

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DAVID SHOVE-BROWN
ARC101263
REGISTERED
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SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NO: 2023.164

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

A200

9/23/2026 11:43:31 AM



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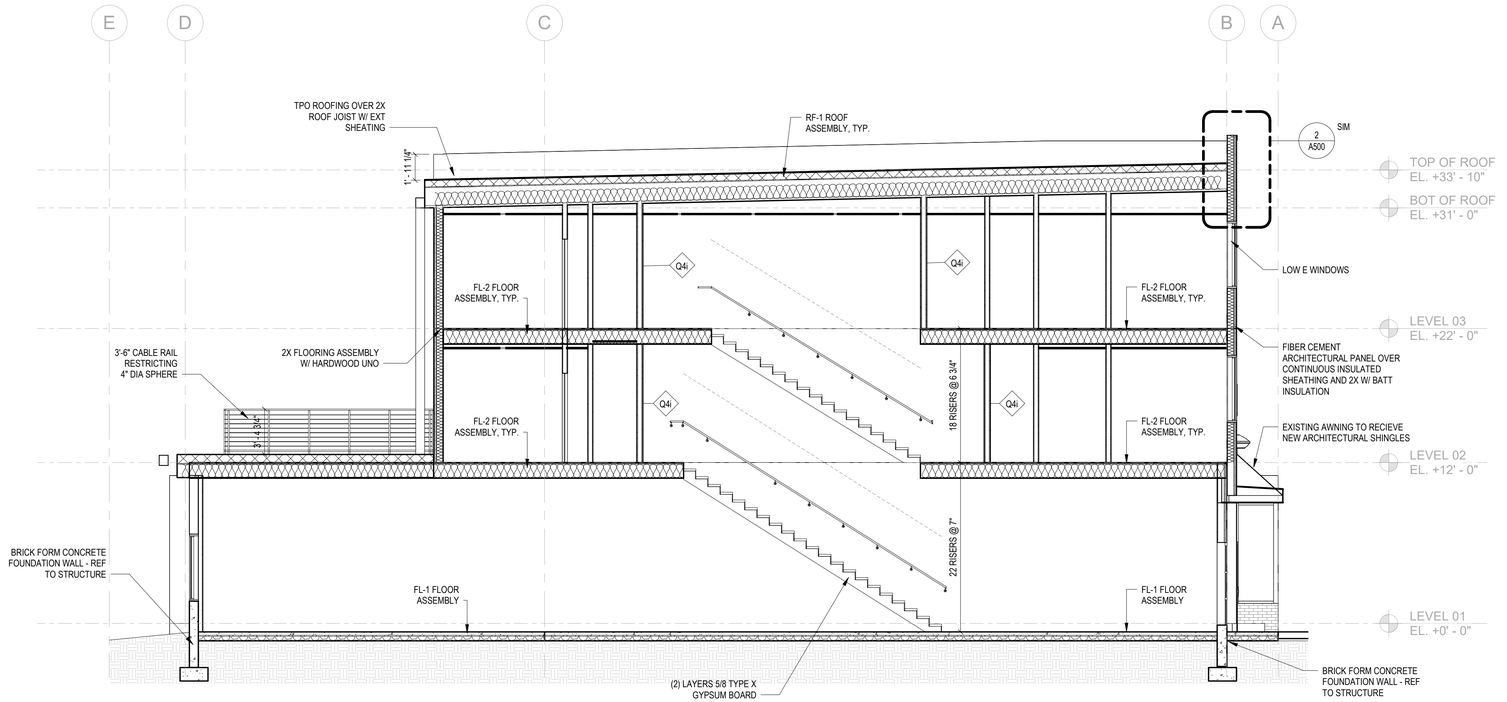
SHEET TITLE: RENDERING

PROJECT NO: 2023.164

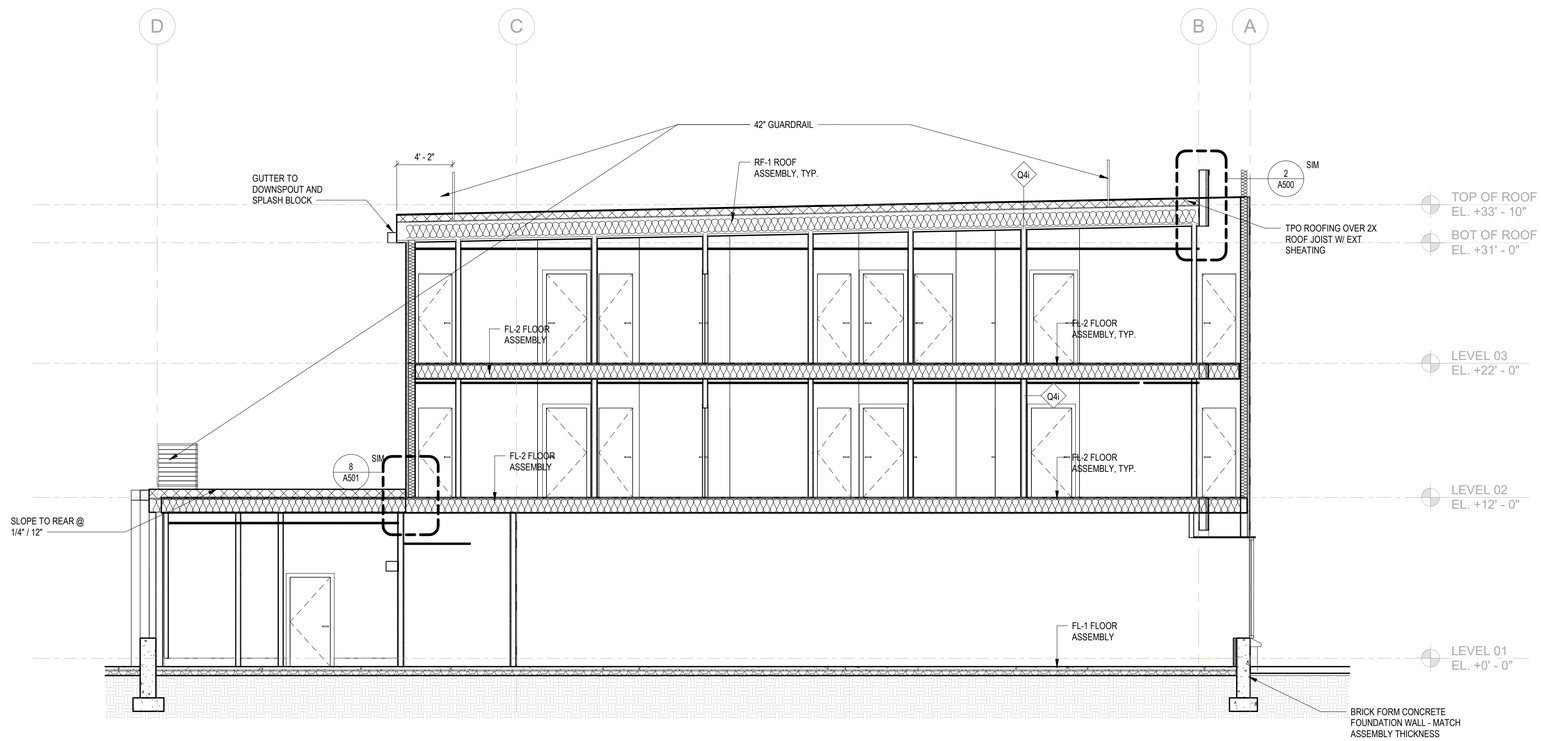
SCALE:

A203

2/27/2026 11:43:23 AM



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

9/23/2026 11:41:31 AM