

827-829 UPSHUR STREET NW
WASHINGTON, DC 20011

ISSUE FOR BZA

13 FEB 2026



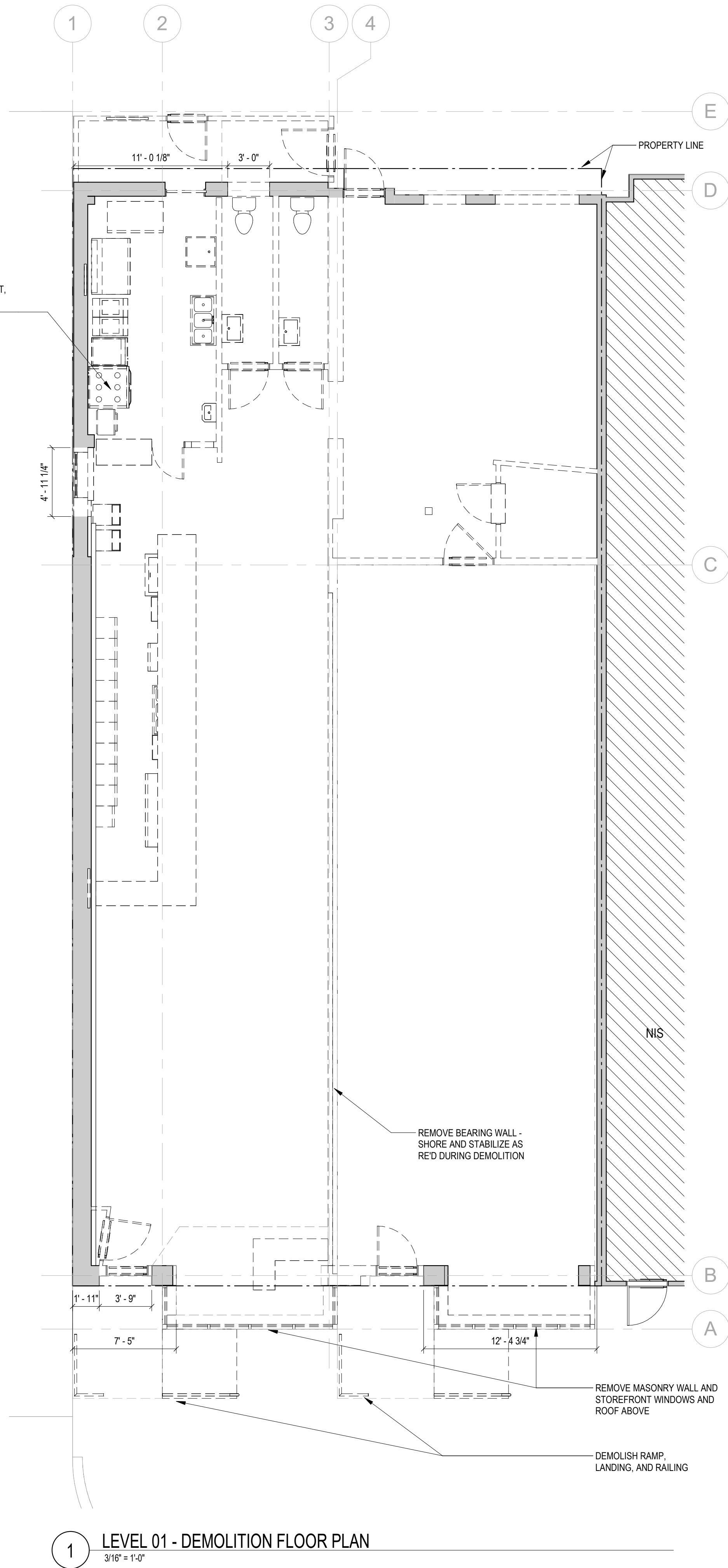
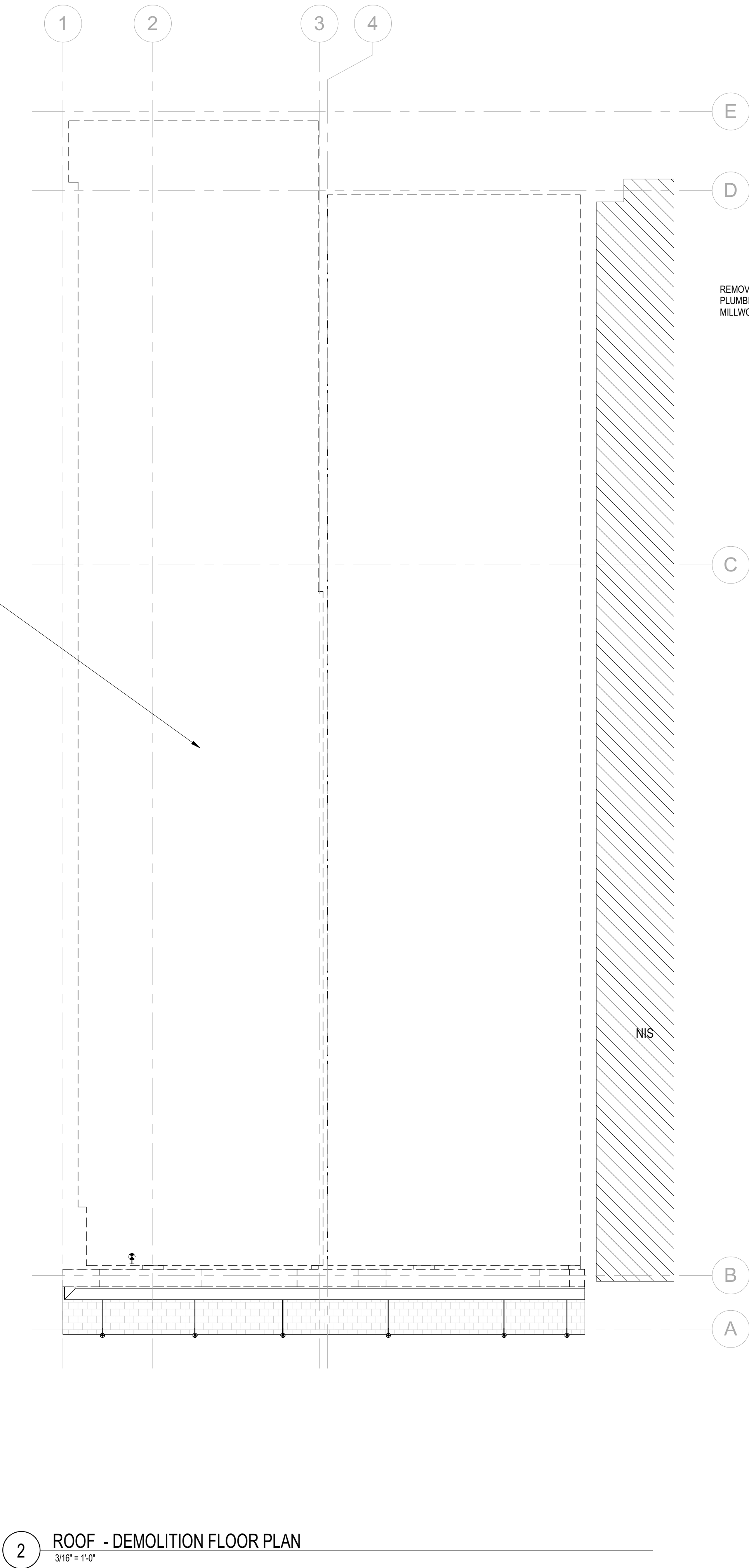
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//3877
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CHRISTOPHER HUSKA
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PALMAR CONSTRUCTION
769 GRACE ST
HERNDON, VA 20170
[T] 703.589.4832

STRUCTURAL ENGINEER: :
GAVIN & ASSOC STRUCTURAL ENGINEERS
CHARLES GAVIN
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MCLEAN, VA 22103
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MEP ENGINEER: :
KK ENGINEERING LLC
8850 COLUMBIA 100 PARKWAY, SUITE 316
COLUMBIA, MD 21405
[T] 443.393.1070



CONSTRUCTION GENERAL NOTES

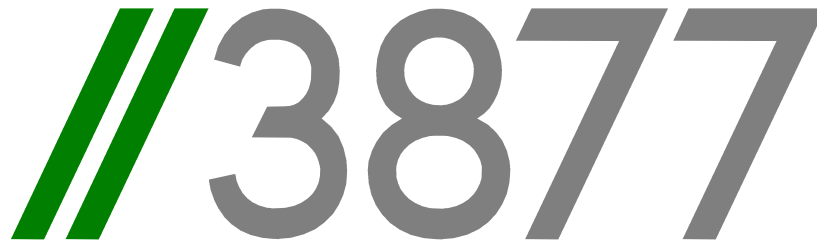
- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS 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
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- 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
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EXISTING TO REMAIN NEW CONSTRUCTION

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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SHEET SUBMISSION INDEX
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• ISSUE FOR PERMIT 100% - 03 MAR 2026

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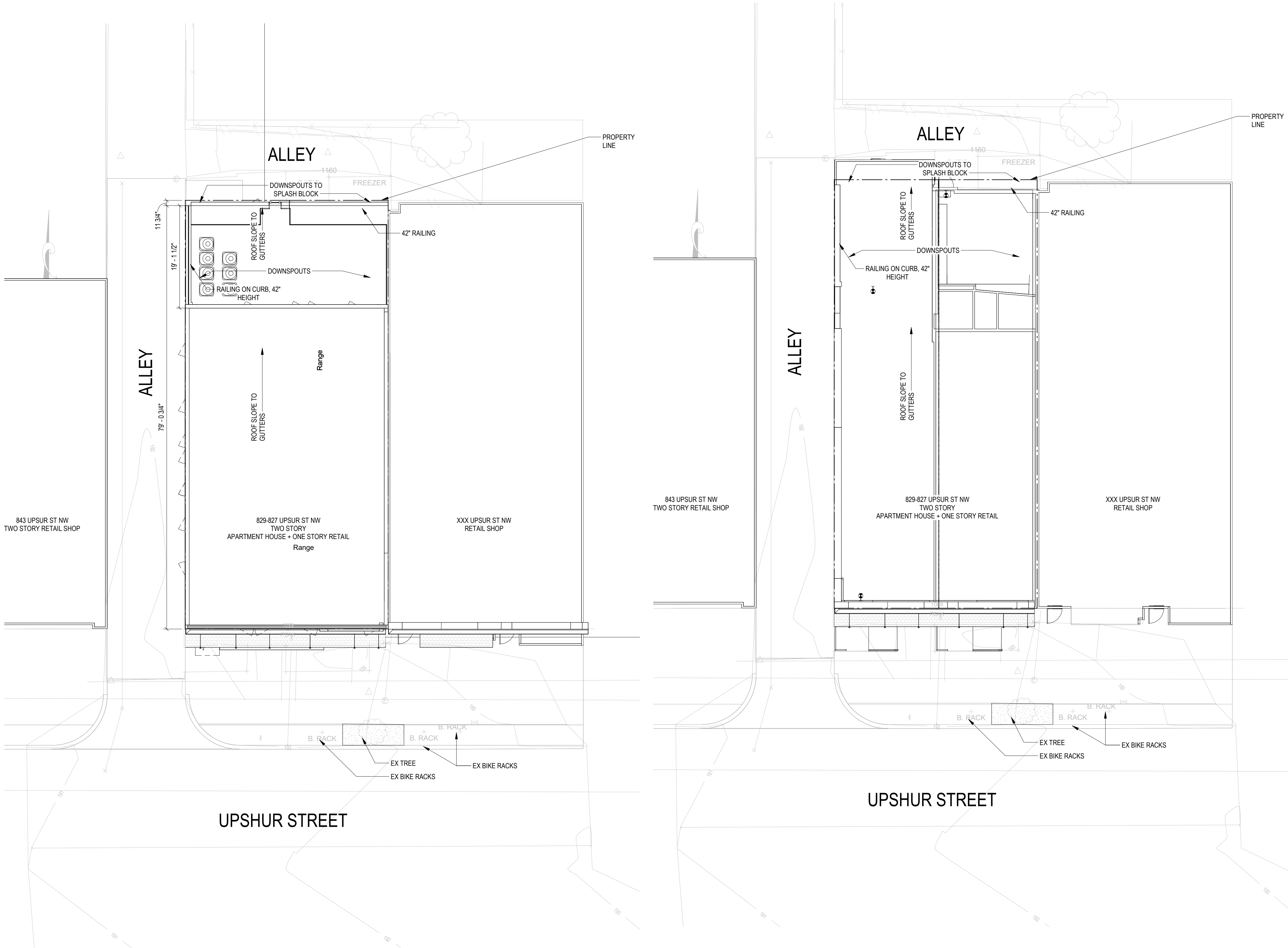
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SHEET TITLE: DEMOLITIONS DRAWINGS

PROJECT NO: 2023.164

SCALE: As indicated

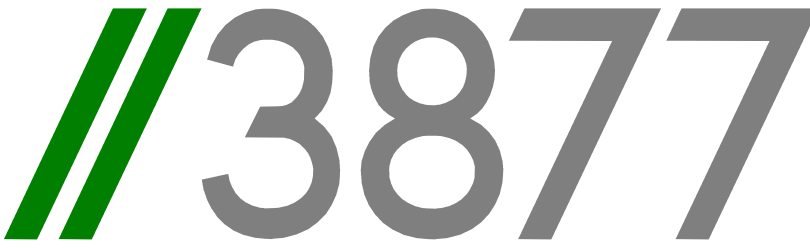
A050



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EXISTING TO REMAIN NEW CONSTRUCTION



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CONTRACTOR: PALMAR CONSTRUCTION 769 GRACE STREET HERNDON, VA 20170 [T] 703.589.4832 BL#- 410514000181	STRUCTURAL ENGINEER: GAVIN & ASSOC. STRUCTURAL ENGINEERS CHARLES GAVIN PO BOX 5142 MCLEAN, VA 22103 [T] 703.409.1070 [W] WWW.GAVINENGINEERING.COM
OWNER: DISTRICT LINE DEVELOPMENT MATT MEDVENE 700 RANDOLPH PLACE 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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PROJECT: **UPSHUR RESIDENCES**
ADDRESS: **827-829 UPSHUR STREET NW
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SHEET SUBMISSION INDEX

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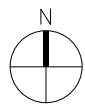
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SHEET TITLE: PROPOSED SITE PLAN

PROJECT NO: 2023.164

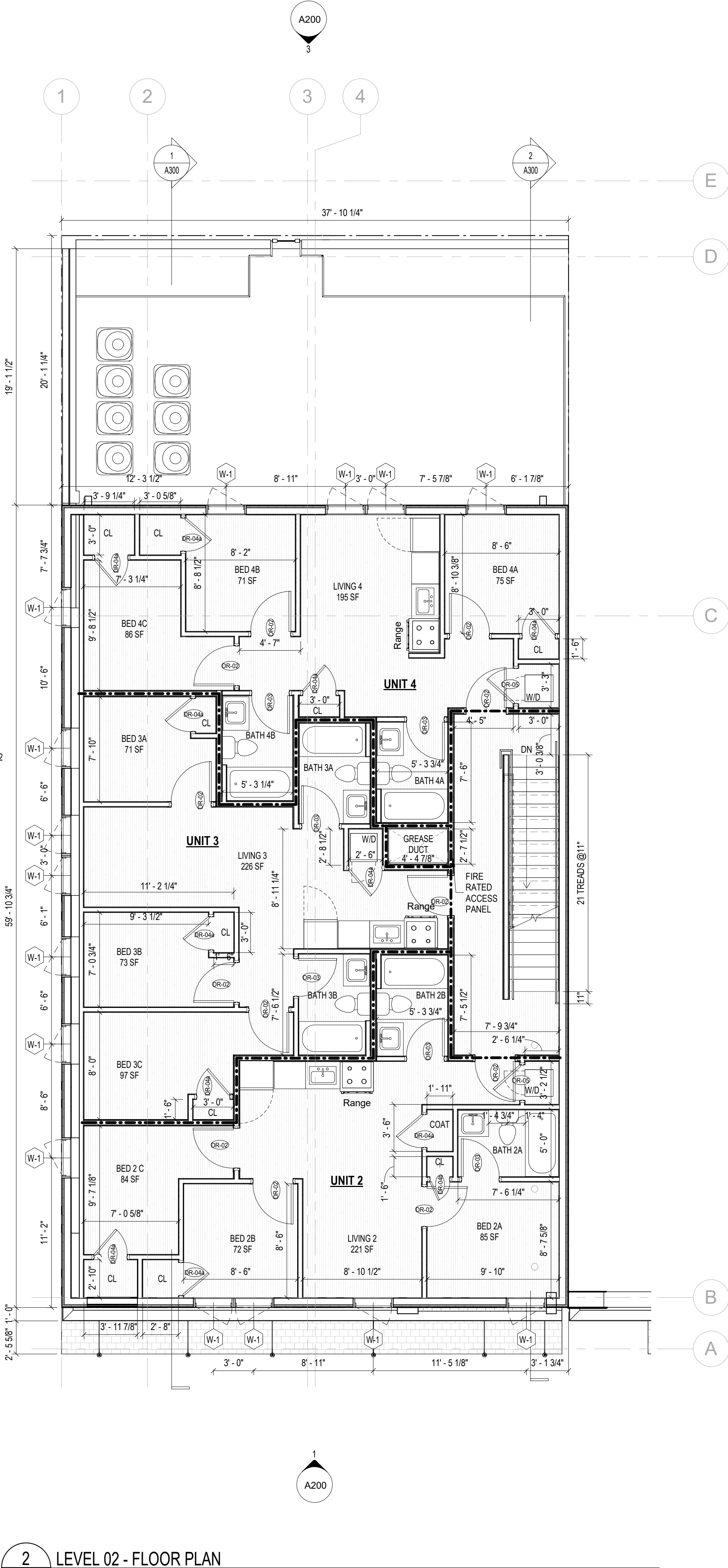
SCALE: As indicated

A100

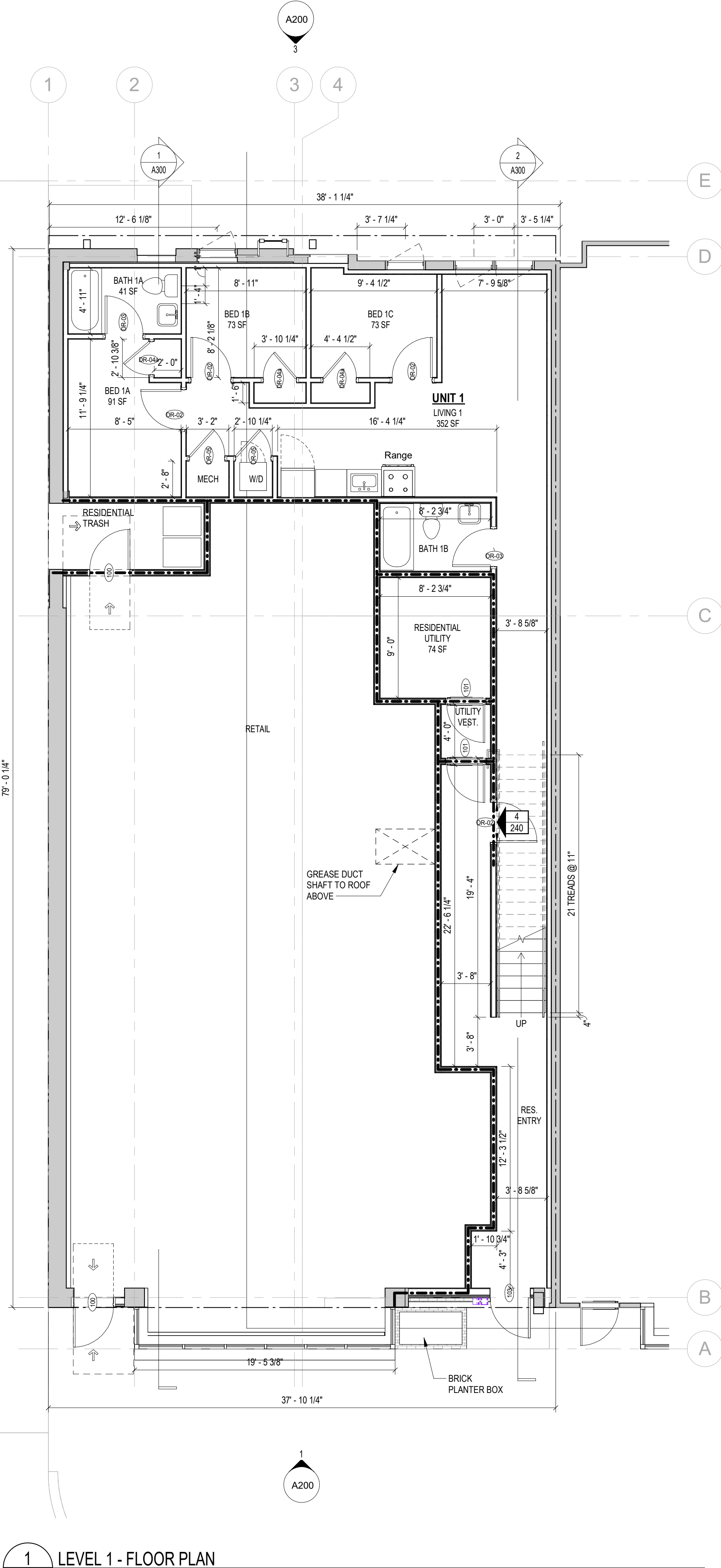


02 PROP SITE PLAN
1" = 10'-0"

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"

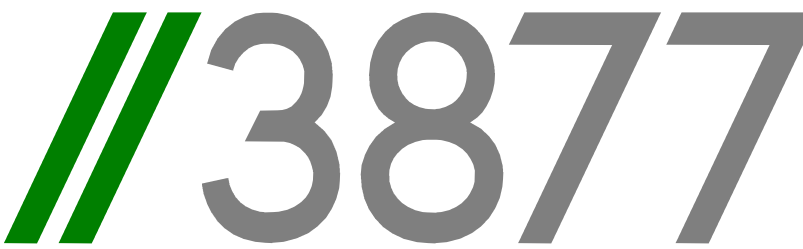
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EXISTING TO REMAIN NEW CONSTRUCTION

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: A4
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



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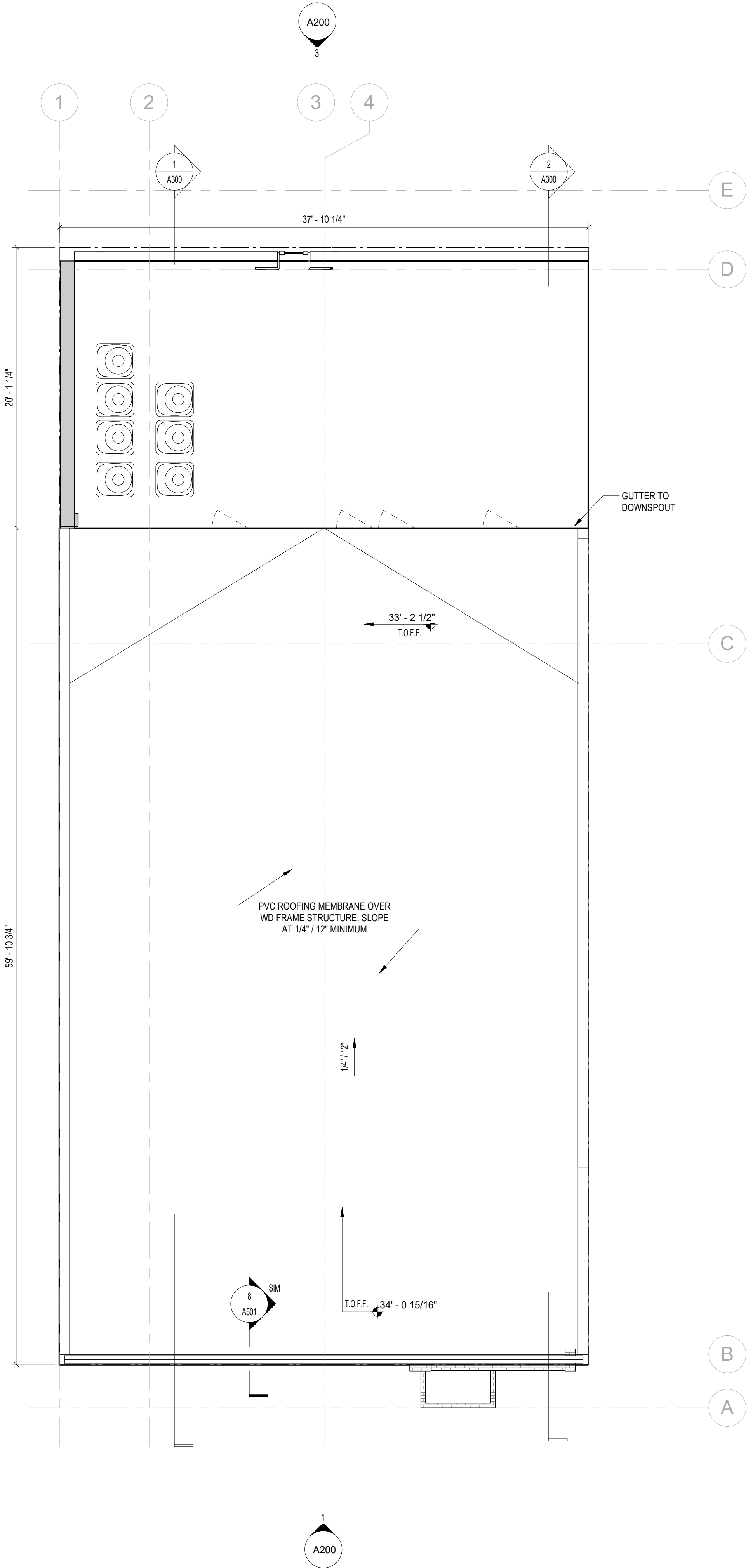
SEAL & SIGNATURE:

SHEET TITLE: LEVELS 1 & 2 - FLOOR PLAN

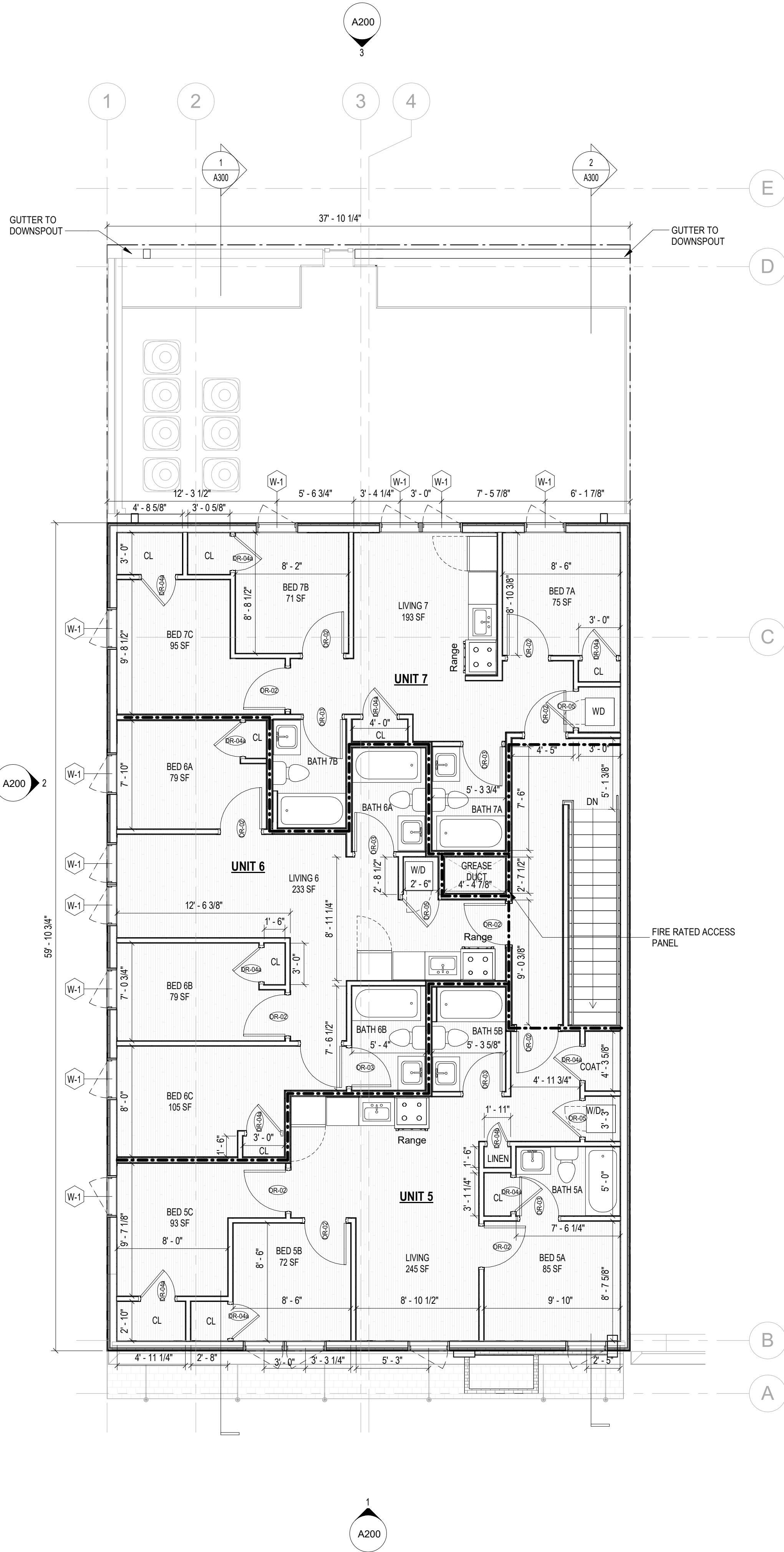
PROJECT NO: 2023.164

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
- 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 (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
- 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 FLOOR TO CEILING.

EXISTING TO REMAIN NEW CONSTRUCTION

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: A4
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



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SIGNATURE:

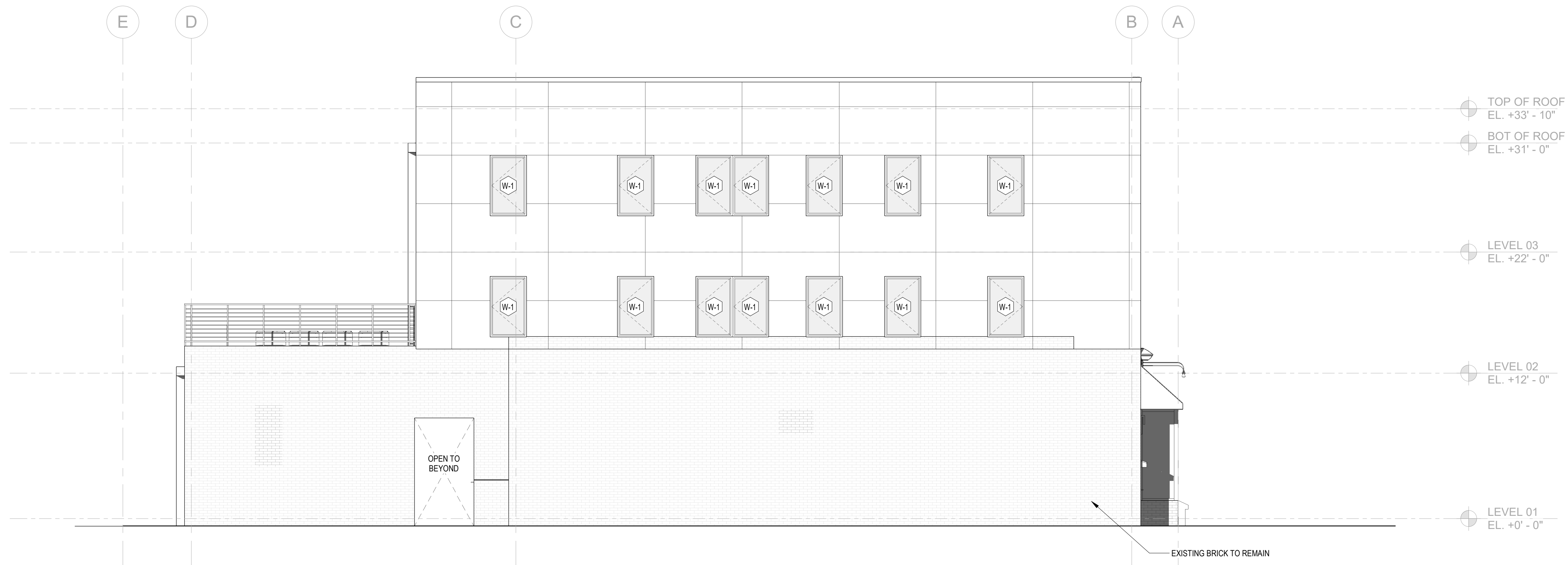
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SHEET TITLE: LEVELS 3 & ROOF - FLOOR PLAN

PROJECT NO: 2023.164

SCALE: As indicated

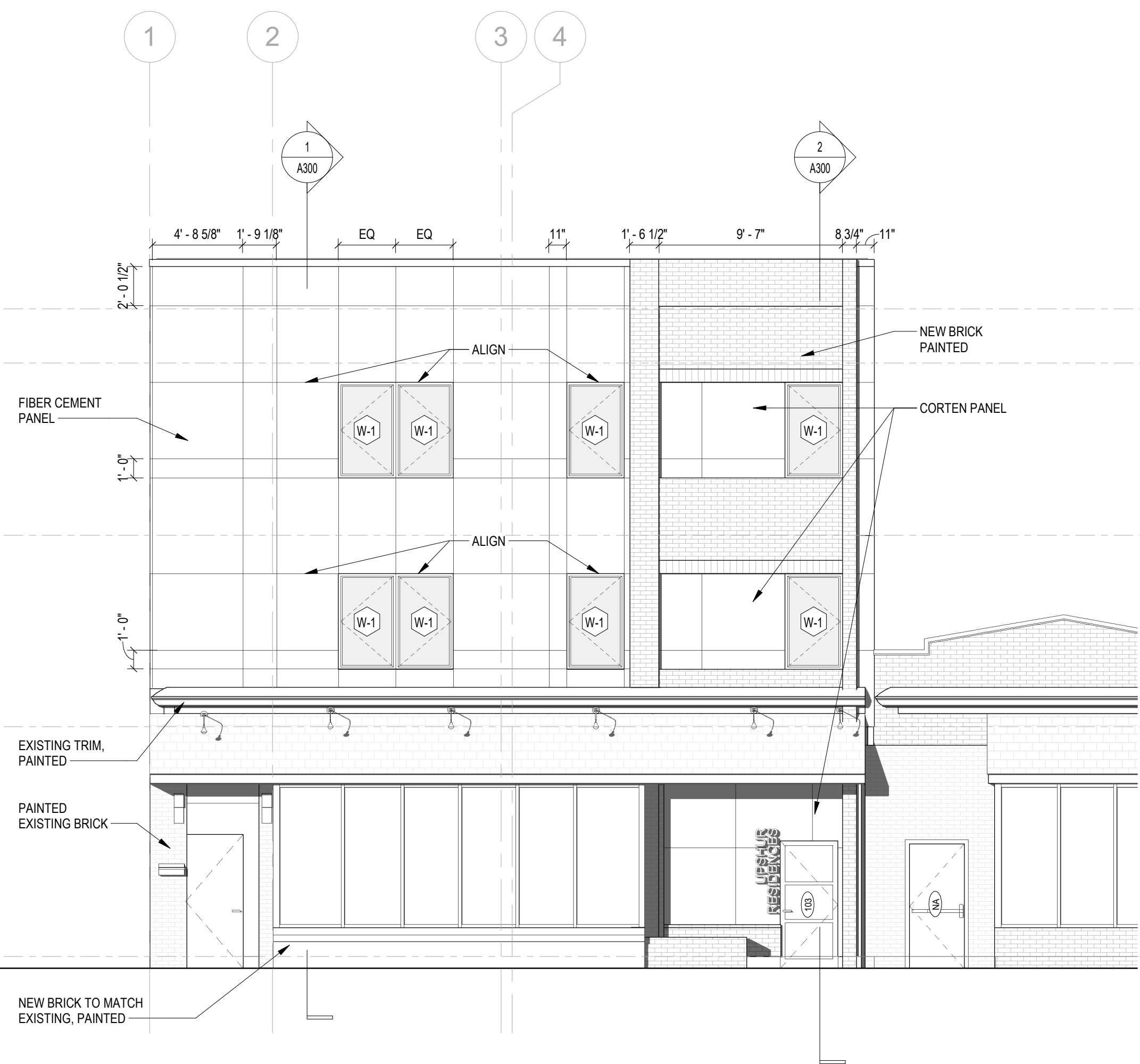
A102



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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SHEET TITLE: EXTERIOR ELEVATIONS
PROJECT NO: 2023.164
SCALE: 3/16" = 1'-0"

A200



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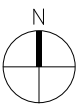
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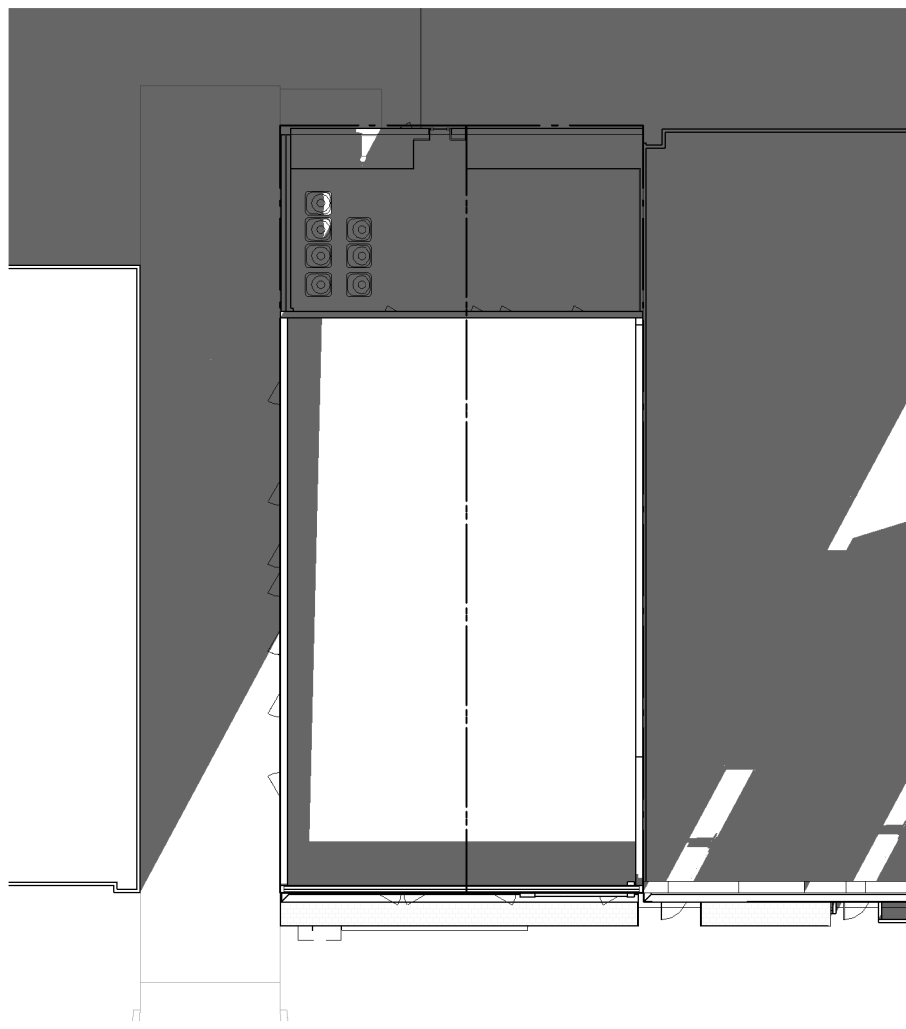
SHEET TITLE: SOLAR STUDIES

PROJECT NO: 2023.164

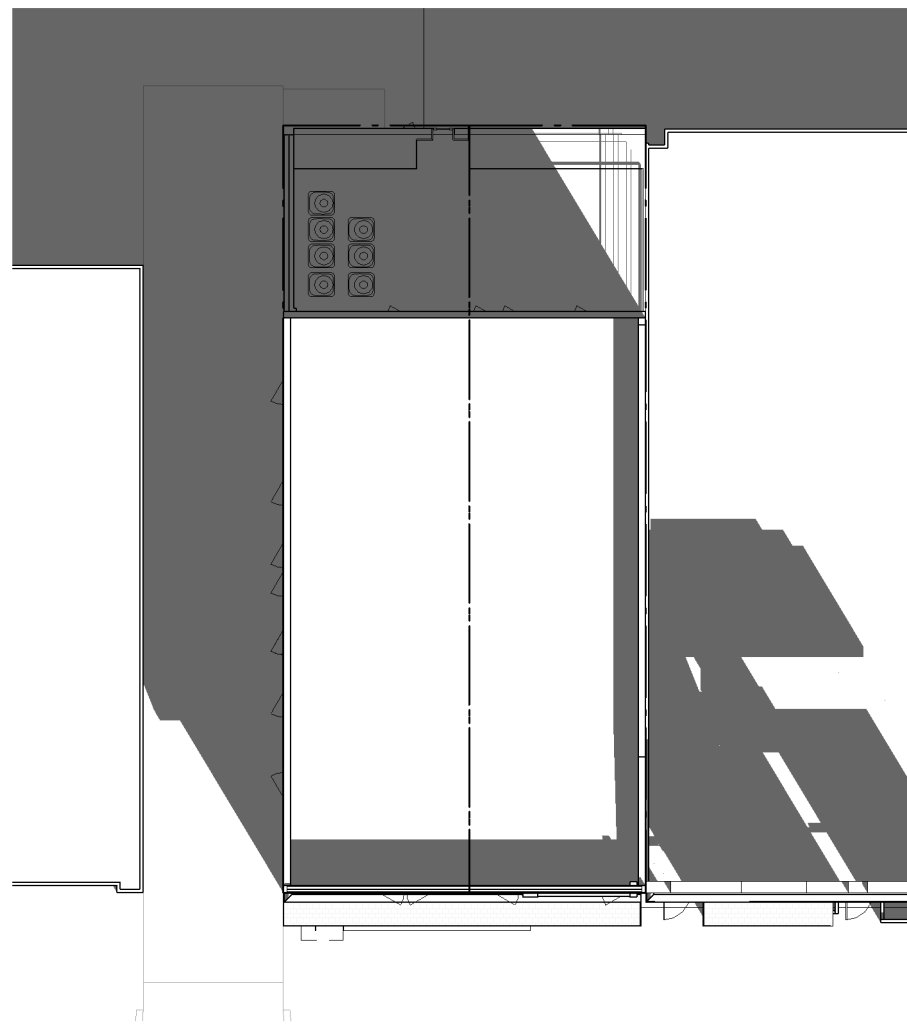
SCALE: 1" = 20'-0"



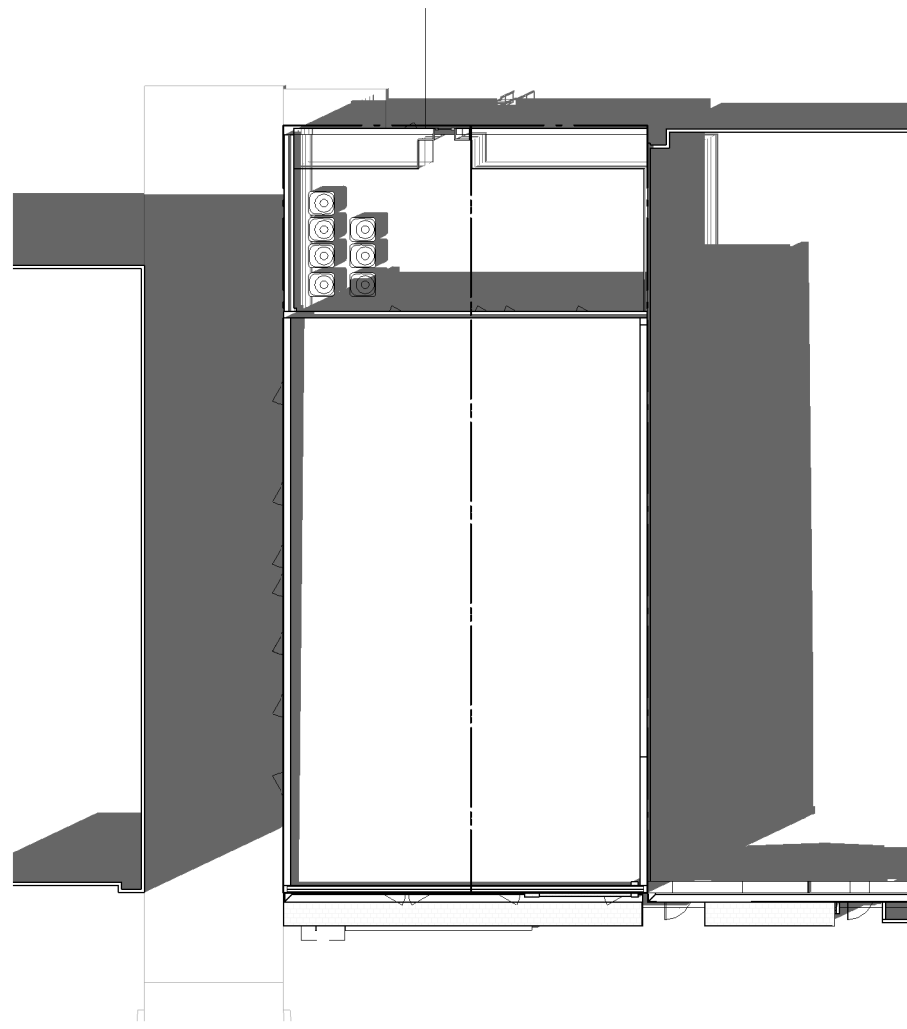
A202



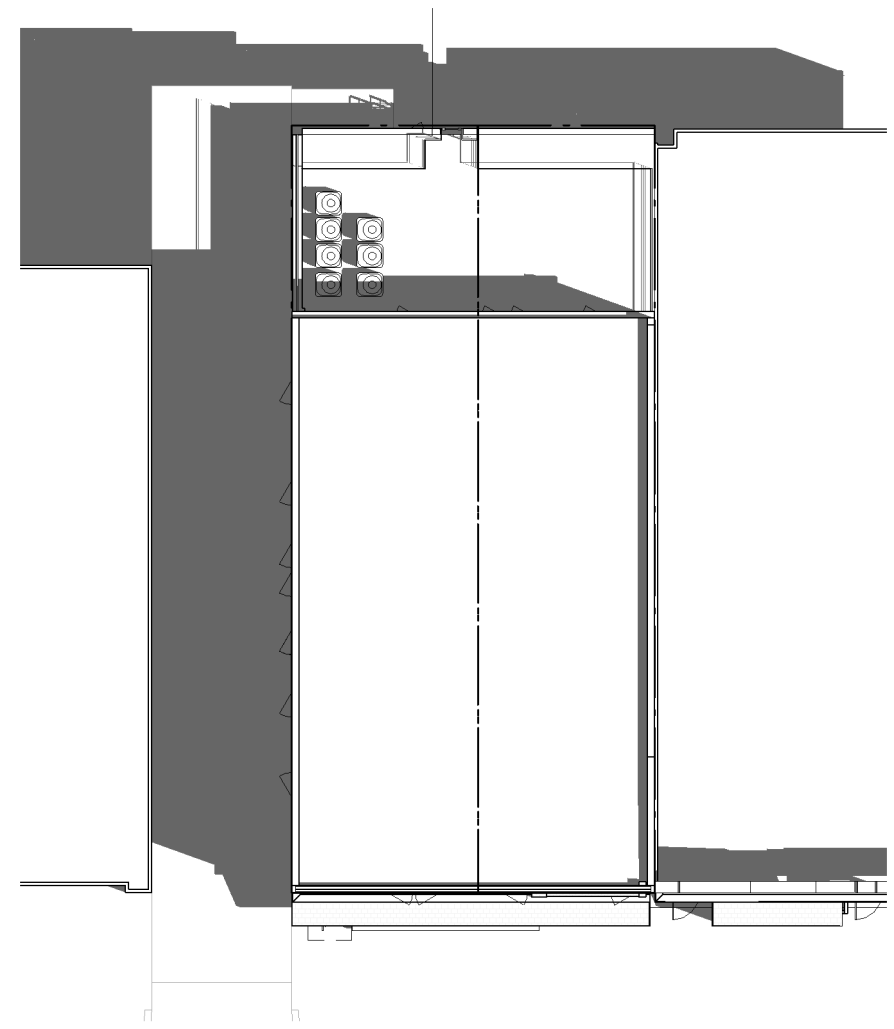
8 WS1400 NEW
1" = 20'-0"



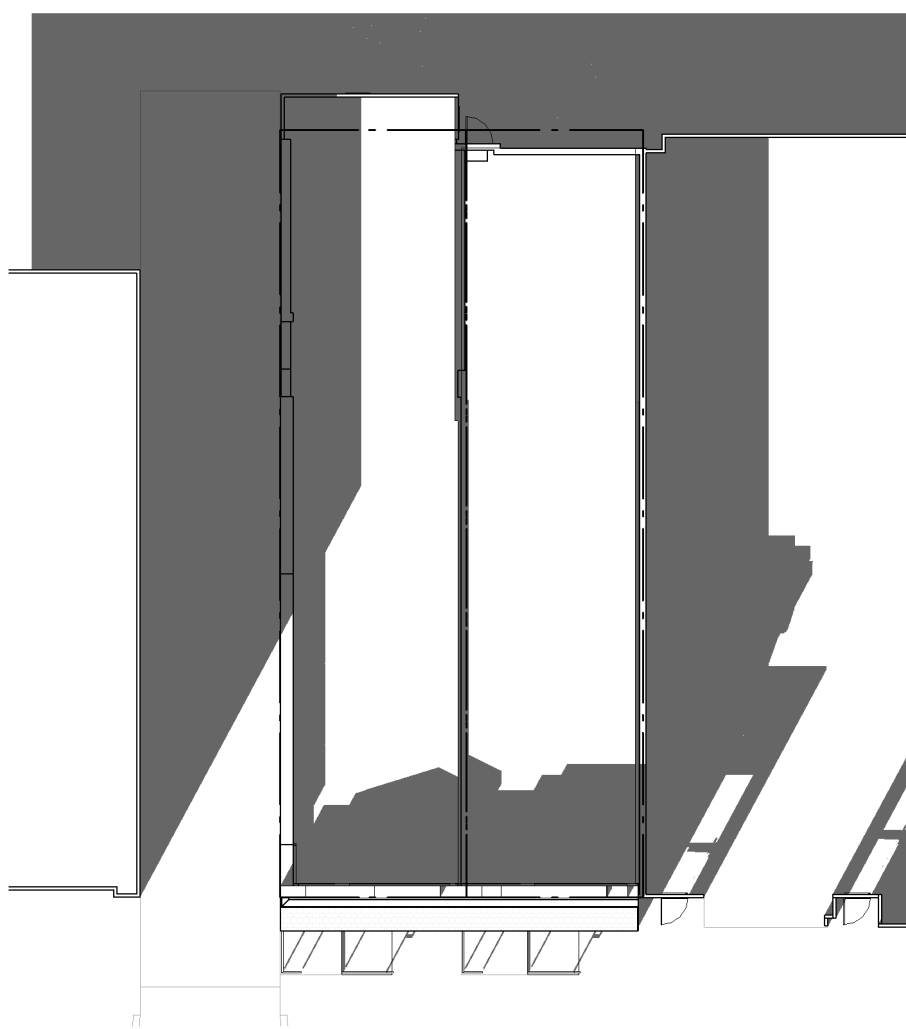
6 WS1000 NEW
1" = 20'-0"



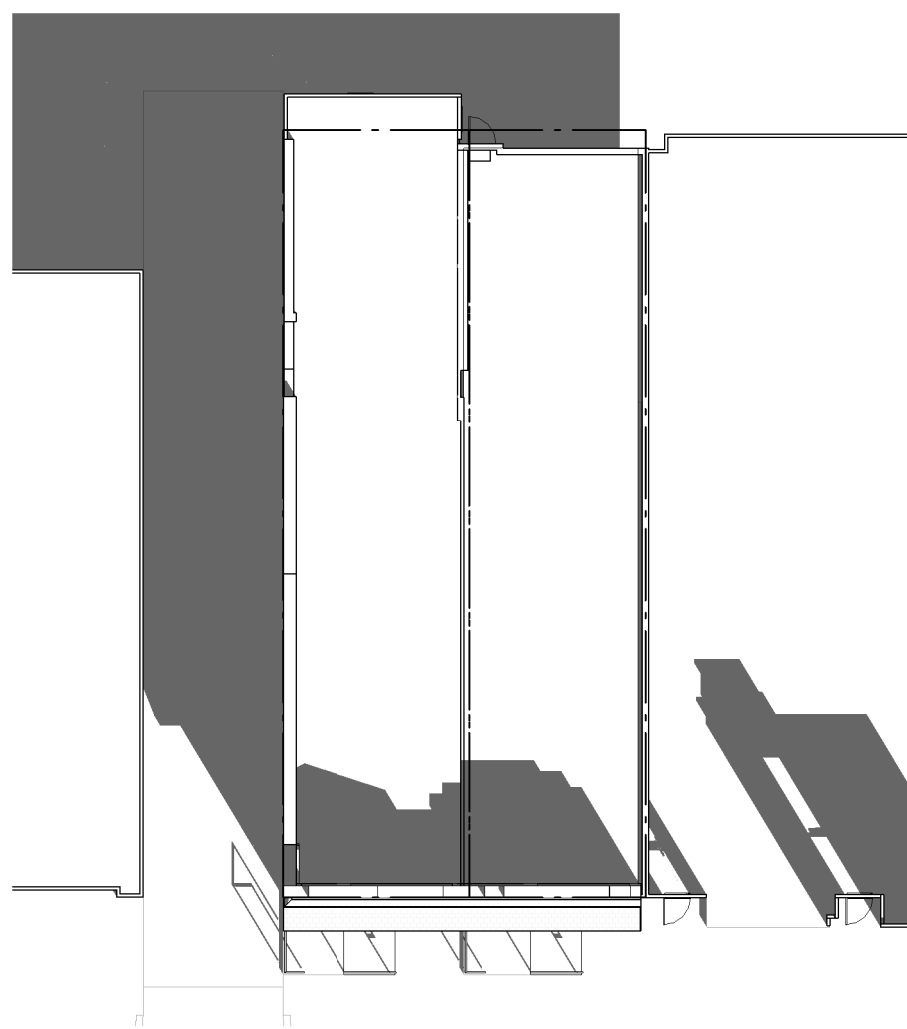
4 SS1400 NEW
1" = 20'-0"



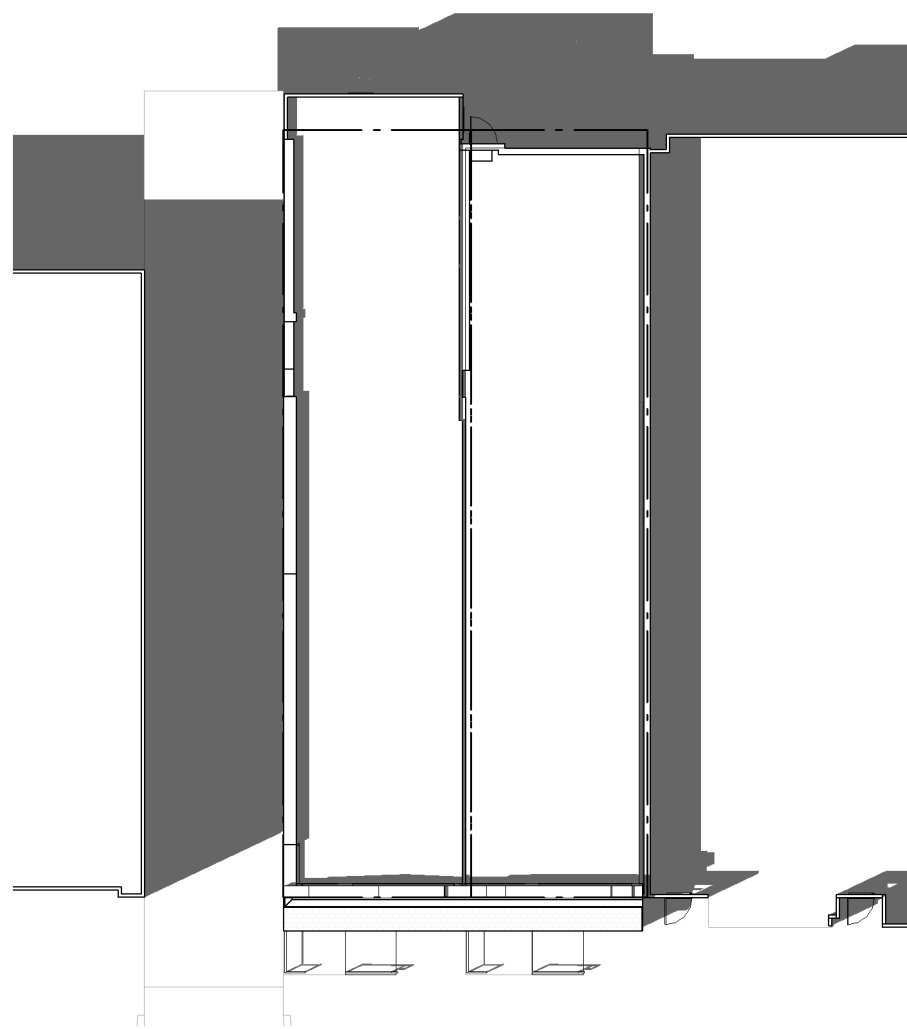
2 SS1000 NEW
1" = 20'-0"



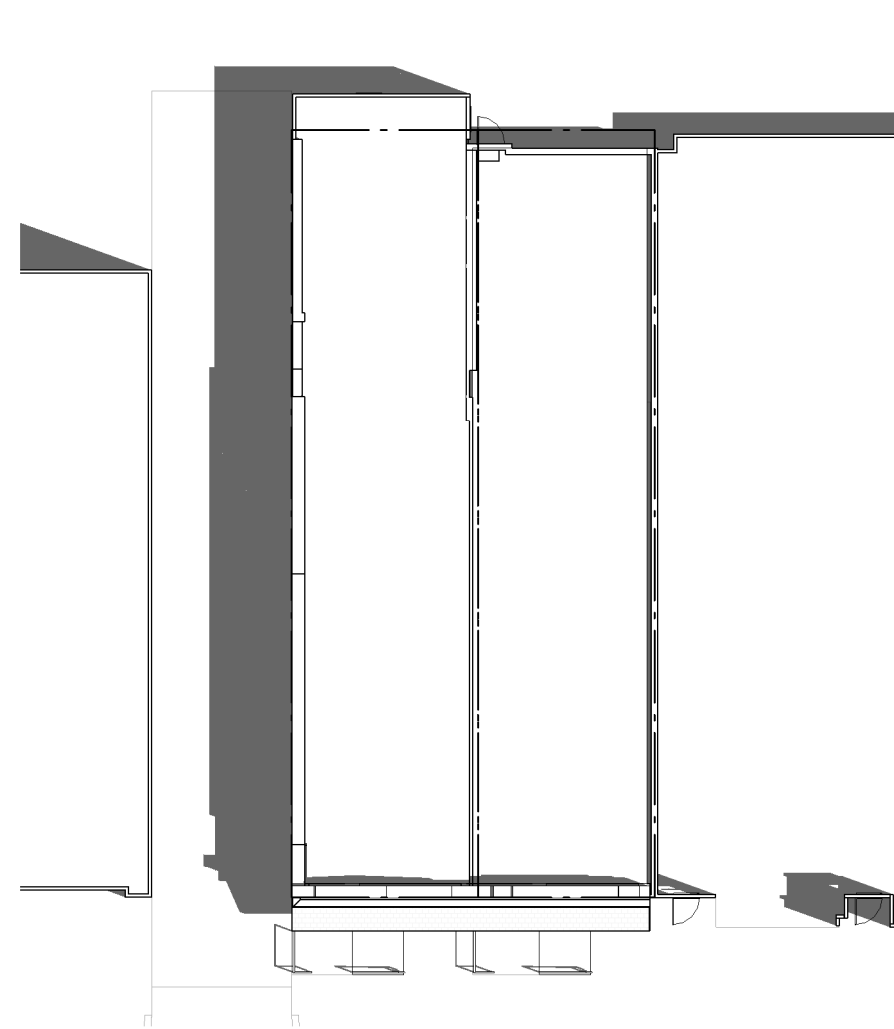
7 WS1400 EXISTING
1" = 20'-0"



5 WS1000 EXISTING
1" = 20'-0"

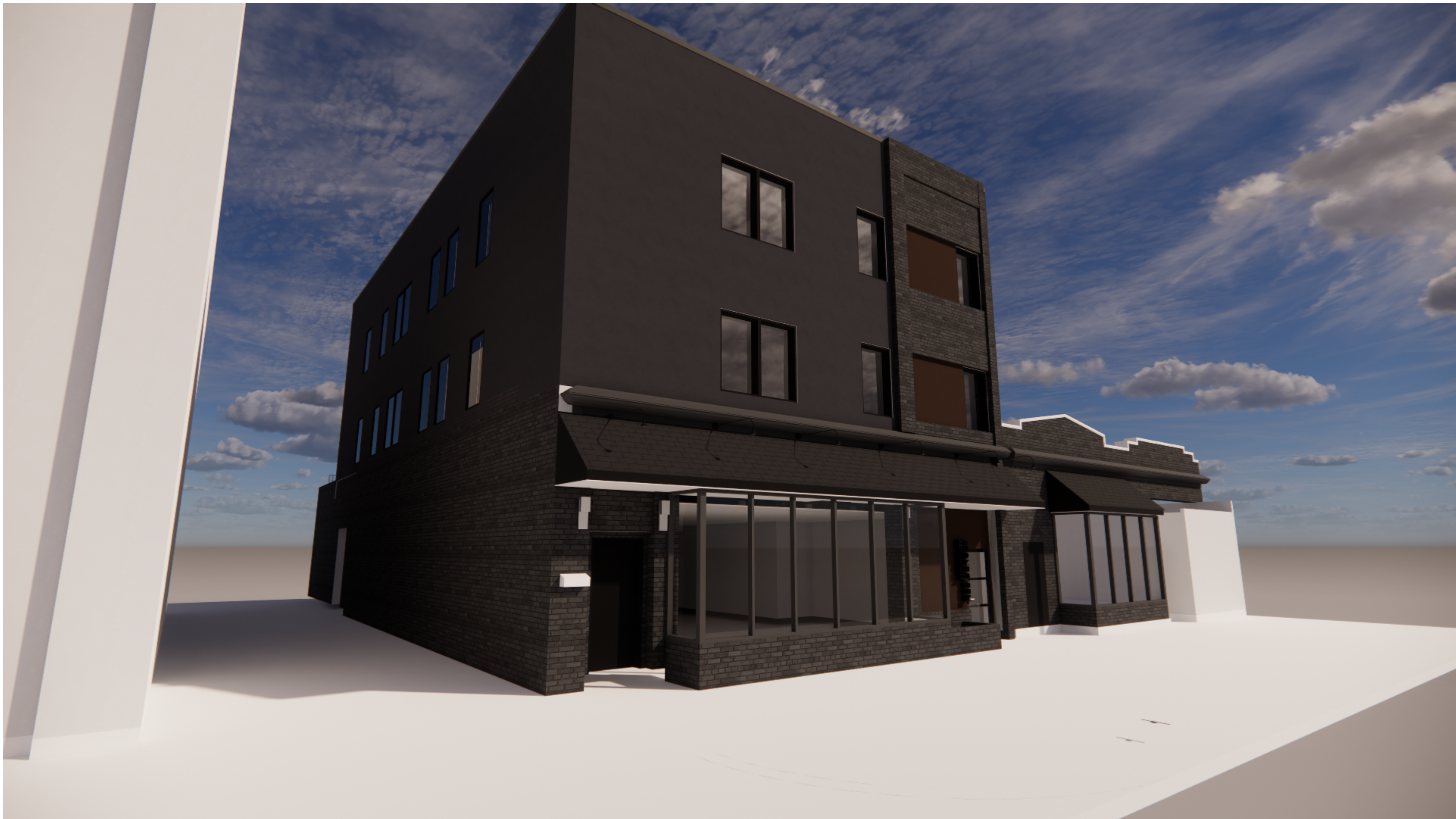


3 SS1400 EXISTING
1" = 20'-0"



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)



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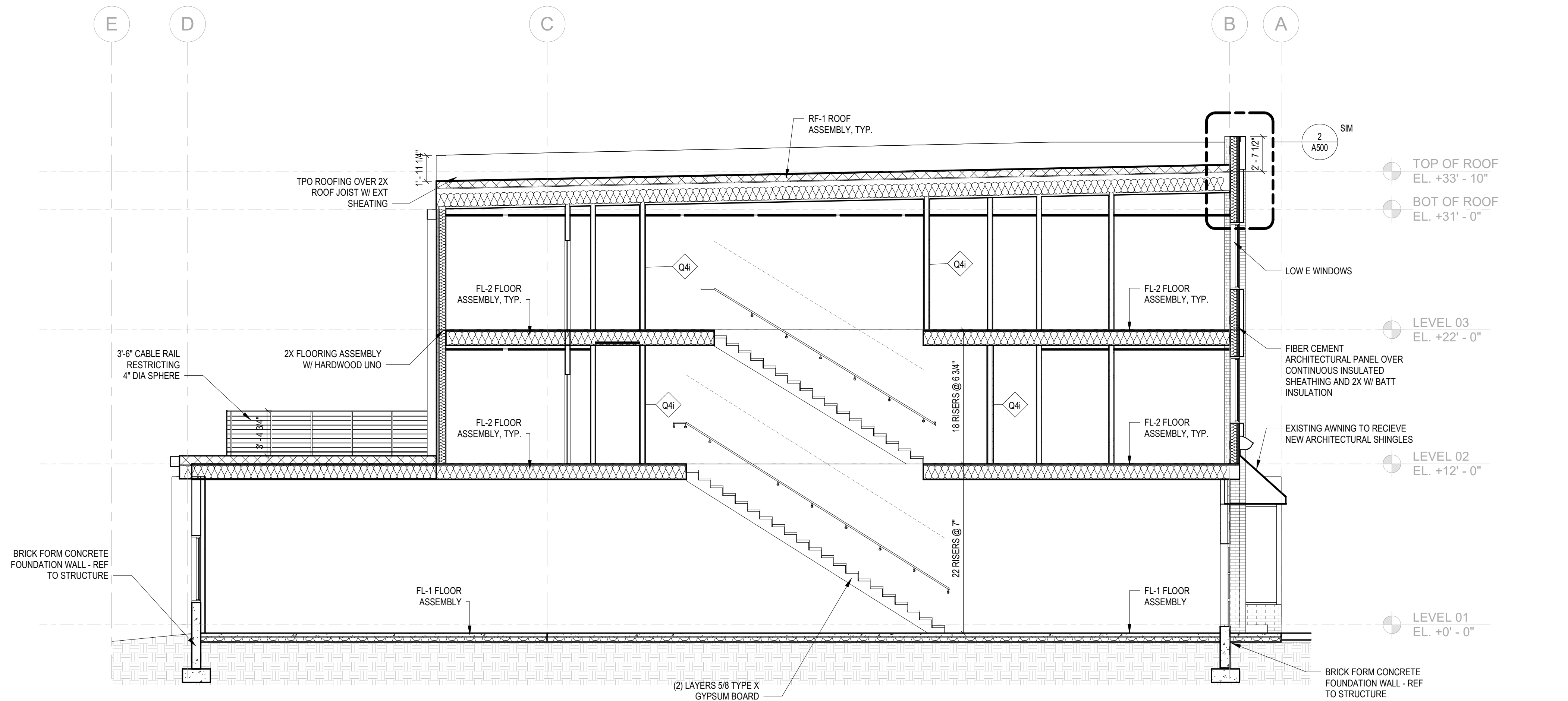
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SHEET TITLE: **RENDERING**

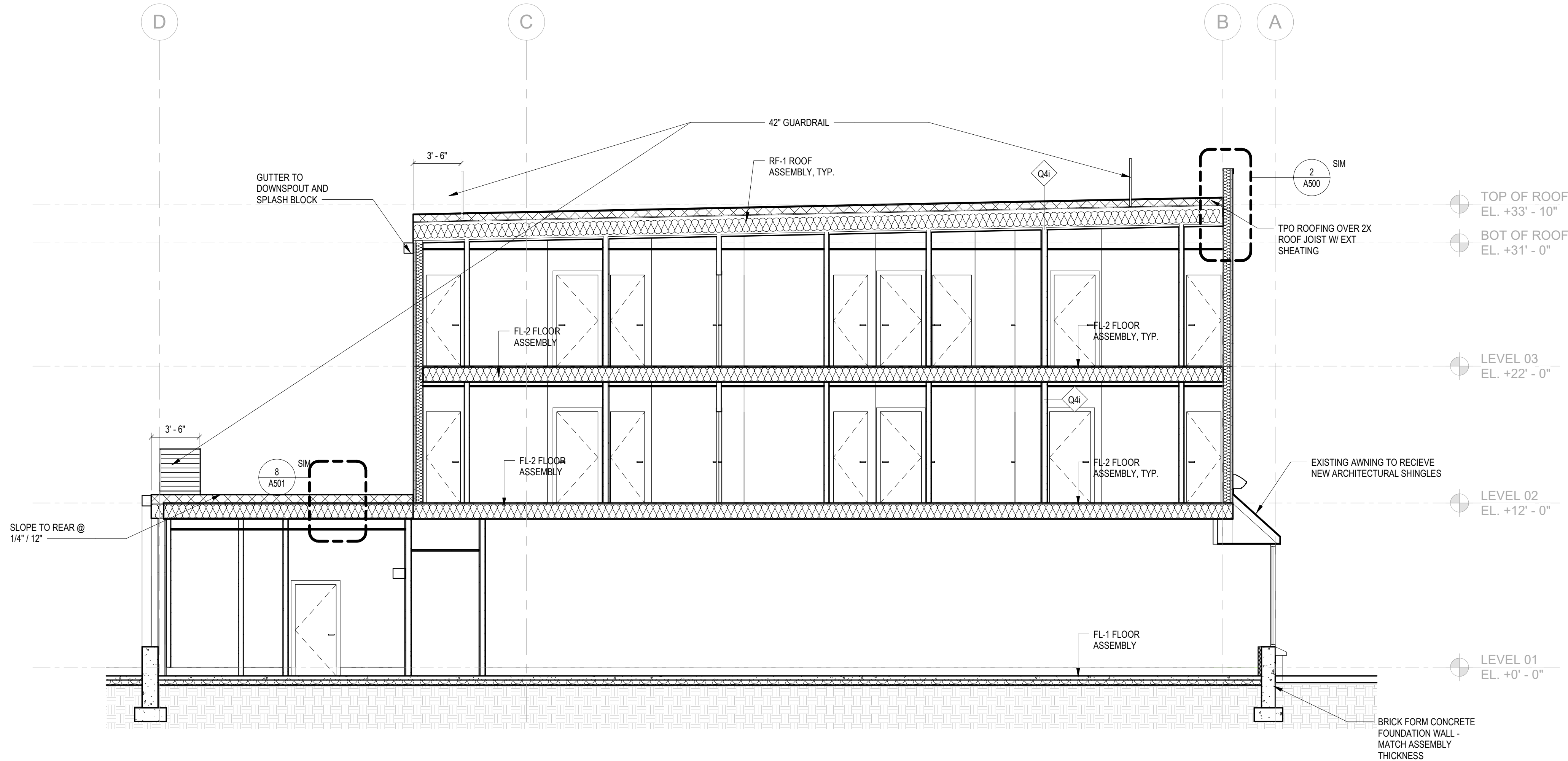
PROJECT NO: 2023.164

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