

2017 DC ENERGY CONSERVATION CODE COMPLIANCE

R401.1CLIMATE ZONE 4A.

R401.2COMPLIANCE METHOD.

MANDATORY AND PRESCRIPTIVE PROVISIONS

UNION INSULATED WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQ'S OF SECTION R702.2 OF THE IRC, 2015 E.E.

R402.1.2ATTIC INSULATION - R-49

R402.1.2.1RAISED HEEL TRUSSES + R-38

R402.1.2.2R-13 OR R-13 PLUS R-6 CONTINUOUS

R402.1.2.3R-13 / R-10 FOL FACED CONTINUOUS UNINTERRUPTED BATT'S FULL HEIGHT

R402.1.2.4CRACK SPACE WALL SHALL BE 3/8" - 1/2" FOR FOL FACED CONT BATT'S FULL HEIGHT

R402.1.2.5EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL, AND THEN VERT OR HORIZ AN ADDITIONAL 2"

R402.1.2.6FLOOR INSULATION OVER UNCONDITIONED SPACE - R-19 BATT INSUL

R402.1.2.7WOOD JOIST INSUL (BASIC 30) UNVULNERABLE

R402.1.2.8SLAB ON GRADE FLOORS LESS THAN 12" BELOW GRADE

R402.2.1R-4 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2' VERT VERT

R402.2.4ATTIC ACCESS

R402.4ATTIC ACCESS SCOUTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49

R402.4BUILDING THERMAL ENVELOPE AIR LEAKAGE EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2015 E.E.C. WITH CALK, GASKETS, WEATHER STRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL. SEALING METHODS BETWEEN OSB/OSBM MATERIALS SHALL ALLOW SEALING FOR DIFFERENTIAL EXPANSION AND CONTRACTION

R402.4.1.2BUILDING ENVELOPE TIGHTNESS TEST

R402.4.1.2BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 1 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 IN ASTM E 1827 WITH TWO DOORS AT A PRESSURE OF 2 INCHES W.G. (30 PASCALES)

R402.4.2TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING INSPECTOR

R402.4.2FIREPLACES: NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT FITTING FLUE DAMPERS ON DOORS, AND OUTDOOR COMBUSTION AIR INTAKE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL127 (FACTORY BUILT FIREPLACE) AND UL601 (MASONRY FIREPLACE)

R402.4.4ROOMS CONTAINING FUEL BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHALL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE THE THERMAL ENVELOPE. EXCEPTIONS: 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONT TO THE OUTSIDE. 2. FIREPLACES AND STOVES COMPLYING WITH SECTION R402.4.2 AND SECTION R904 OF THE IRC. RECESSED LIGHTING RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE LIMIT AIR LEAKAGE

R402.4.5THERMOSTAT - ALL DWELLING UNITS WILL HAVE AT LEAST ONE (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM AS PER 2015 E.E.C. SECTION 403.1.1.1

R402.1.2WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED

R402.1.2THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD

R402.1.2MECHANICAL DUCT INSUL SUPPLY & RETURN DUCTS IN ATTIC + R-8 MIN. R-4 WHEN LESS THAN 3 INCHES SUPPLY AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE - R-6

R402.3.2DUCTS LOCATED UNDER CONCRETE SLABS + R-8 MIN

R402.3.2DUCT SEALING ALL DUCT AIR HANDLERS FILTER BOXES WILL BE SEALED

R402.3.2JOINTS AND SEAMS WILL COMPLY WITH SECTION M1001.4.1 OR THE IRC. A DUCT TIGHTNESS TEST DUCT BLASTER / DUCT TOTAL LEAKAGE TEST WILL BE PERFORMED ON ALL HOMES AND SHALL BE VERIFIED BY EITHER A POST CONSTRUCTION TEST OR A ROUGH IN TEST. DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE

R402.3.2MECHANICAL VENTILATION

R402.3.2OUTDOOR BRINE UP AND EXHAUST AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING

R402.3.2WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R402.3.1

R402.3.2EQUIPMENT SIZING SHALL COMPLY WITH R402.3.7

R402.3.7LIGHTING EQUIPMENT

R402.3.7A MINIMUM OF 75% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICIENCY LAMPS. THIS CONTRACTOR IS ALSO RESPONSIBLE FOR GENERATING A CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL OR WITHIN 6 FEET OF THE ELEC PANEL AND BE READILY VISIBLE.

2017 DCMR 12A, DC Building Code Amendments

2017 DCMR 12B, DC Residential Code Amendments

2017 District of Columbia Building Code

2017 District of Columbia Property Maintenance Code

2017 District of Columbia Green Construction Code

2017 District of Columbia Energy Conservation Code

2017 District of Columbia Fire Code

2017 District of Columbia Mechanical Code

2017 District of Columbia Plumbing

2017 ICC Existing Building Code

2017 ICC Fuel Gas Code

2017 ICC Residential Code for One- and Two-Family Dwellings

2011 National Electrical Code

2017 ICC Building Code

2017 ICC Mechanical Code

2017 ICC Plumbing Code

2017 ICC Property Maintenance Code

2017 ICC Fire Code

2017 ICC Energy Conservation Code

2017 ICC Green Construction Code

Housing Code and Housing Businesses

Environmental Laws and Regulations

DCMR Title 11 – Zoning Regulations

Green Building Act of 2006 as amended (D.C. Code §§ 6-1451.01 to 6-1451.11)

Green Building Act Regulations

Federal Lead Laws

District Heating Regulations

District Noise Regulations

Outdoor Advertising

LOCATION PLAN

3121 WARDER STREET-NW
WASHINGTON, DC 20010

1

SITE PLAN
SCALE: 1" = 20'-0"

SCOPE OF WORK:

EXISTING 2 STORY W/BASEMENT SINGLE FAMILY HOUSE TO BE CONVERTED INTO A 3-UNIT RESIDENTIAL BUILDING.

3 STORY W/ BASEMENT MULTI-UNIT RESIDENTIAL BUILDING WITH 3 LIVING UNITS. 2 STORY REAR ADDITION WITH 3RD FLOOR ADDITION ABOVE. NEW WALKABLE ROOF DECK ABOVE 3RD FLOOR ADDITION. NEW WOOD DECK OFF 1ST, 2ND, AND 3RD FLOOR. NEW FIRE RATED STAIR ENCLOSURE BETWEEN UNITS. BUILDING TO BE EQUIPPED WITH SPRINKLERS. 2 MEANS OF EGRESS PROVIDED ON EACH LEVEL. BASEMENT TO BE UNDERPINNED.

INTERIOR RENOVATION TO EACH FLOOR TO INCLUDE:
BASEMENT: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPACE
1ST FLOOR: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPACE
2ND FLOOR: 3 BED, 3 BATH
3RD FLOOR: 1 BED, 1 BATH, OPEN LIVING / DINING / KITCHEN SPACE

ZONING INFORMATION

REGULATION	EXISTING	ALLOWED/ REQUIRED	PROPOSED
ZONING DISTRICT	RF-1		RF-1
BUILDING HEIGHT	29'-0"	35'-0"	35'-0"
BUILDING HEIGHT	2 STORIES W/ BASEMENT	3 STORIES	3 STORIES W/ BASEMENT
BUILDING FOOTPRINT	763 SF	-	1,200 SF
LOT SIZE	185' x 16.67' 3,084 SF	-	185' x 16.67' 3,084 SF
LOT COVERAGE	29%	60%	48%
FRONT YARD	894 SF	-	1,482 SF
FRONT YARD	12'-4"	N/A	12'-4"
SIDE YARD (L)	0	0	0
SIDE YARD (R)	0	0	0
REAR YARD	135'-0"	20'-0"	79'-11"
OFF-STREET PARKING	N/A	N/A	N/A

DRAWING LIST

0000-TITLE SHEET

AD001-EXISTING BASEMENT PLAN

AD002-EXISTING 1ST FLOOR PLAN

AD003-EXISTING 2ND FLOOR PLAN

AD004-EXISTING ROOF PLAN

A001-PROPOSED BASEMENT PLAN

A002-PROPOSED 1ST FLOOR PLAN

A003-PROPOSED 2ND FLOOR PLAN

A004-PROPOSED 3RD FLOOR PLAN

A005-PROPOSED ROOF PLAN

A006-FRONT ELEVATIONS

A007-REAR ELEVATIONS

CONSTRUCTION TYPE :
Type 5A Wood Framed, Protected

IBC USE GROUP :
Type R-2 (MULTI-UNIT Residential)

3121 WARDER STREET, NW – SITE PLAN
SQUARE – 3049 / SUFFIX – n/a / LOT – 0047

TWO STORY REAR ADDITION, 3RD FLOOR PENTHOUSE ADDITION, 3-UNIT RESIDENTIAL
SCALE : 1" = 20'-0"

REVISIONS

PROPERTY INFORMATION

3121 WARDER ST - NW
ZONING - RF-1
WARD - 1
ANC - 1E
SMD - 1E04
PROPERTY LAND AREA - 3084 SF
MAX STORIES - 3
MAX LOT COVERAGE - 60%
MAX HEIGHT - 35'-0"
SIDE YARD SETBACK - 0
REAR YARD SETBACK - 20'-0"

OWNER:
3121 WARDER ST LLC

OWNER ADDRESS:
3121 WARDER ST NW #3
WASHINGTON DC 20010-2918

CLIENT
MR. ANTONIN PICOU

LEGEND

NOT IN SCOPE

SUBJECT BUILDING

EX. COVERED PORCH

NEW DECK

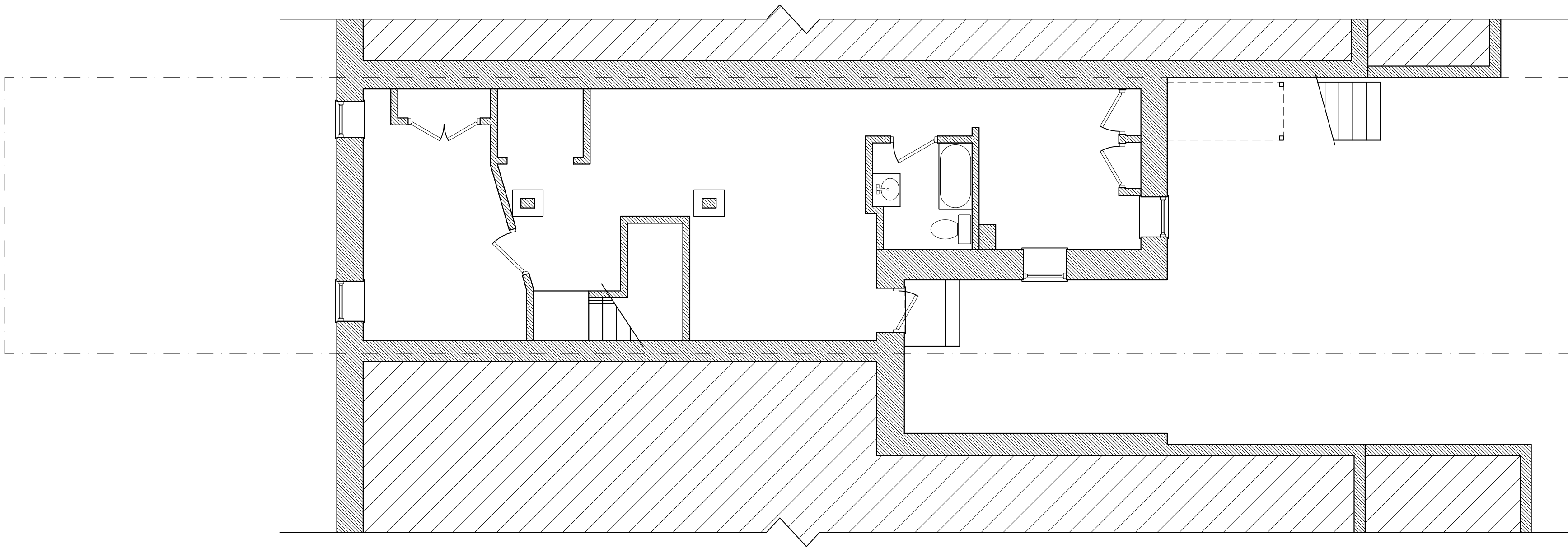
PROPERTY LINE

CONTEXT PROPERTY LINE

0000
TITLE SHEET & SITE PLAN
1816 ALCIANA STREET
BALTIMORE, MD 21231
JOB # 24-076
MARCH 2025

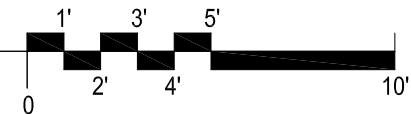
Carballo Architecture, LLC
1816 ALCIANA STREET
BALTIMORE, MD 21231
443-968-1077

Board of Architects and Professional Engineers
District of Columbia
CASE NO. 21239
EXHIBIT NO. 23B

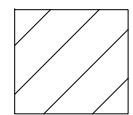


B

EXISTING BASEMENT PLAN
SCALE: 3/16" = 1'-0"



LEGEND



NOT IN SCOPE



EXISTING PARTITION

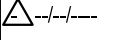


PROPOSED PARTITION



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. MY EXPIRATION DATE IS 12/31/2025.
EXP. DATE 4/30/2025. DESIGN AND DRAWING
FOR ARCHITECTURAL USE ONLY.
CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND APPROVED BY ME.
FOR ARCHITECTURAL USE ONLY.
#ARC102517

REVISIONS

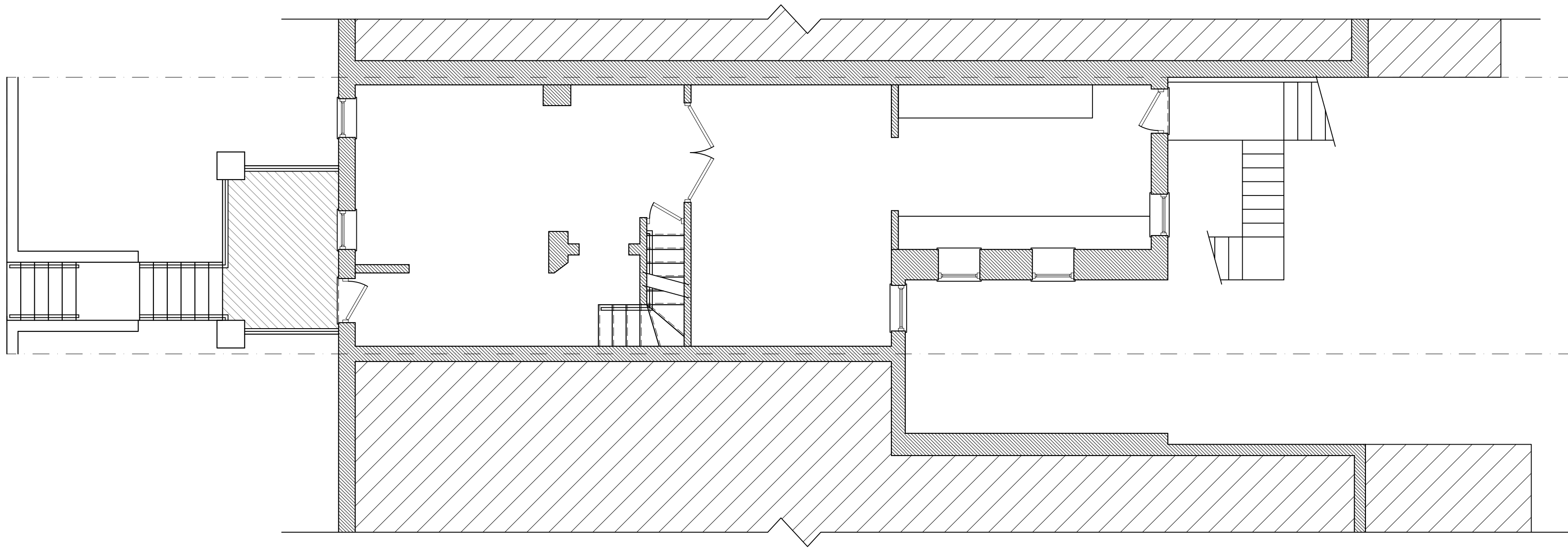


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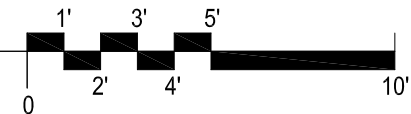
CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-963-1077

AD001
EXISTING BASEMENT PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024



1 EXISTING 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION



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COLUMBIA. MY EXPIRATION DATE IS 12/31/2024.
EXP. DATE 4/30/2025. DESIGNATION: ARCHITECT
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND I AM A DULY LICENSED ARCHITECT
FOR ARCHITECTURAL DESIGN IN D.C.
#ARC102517

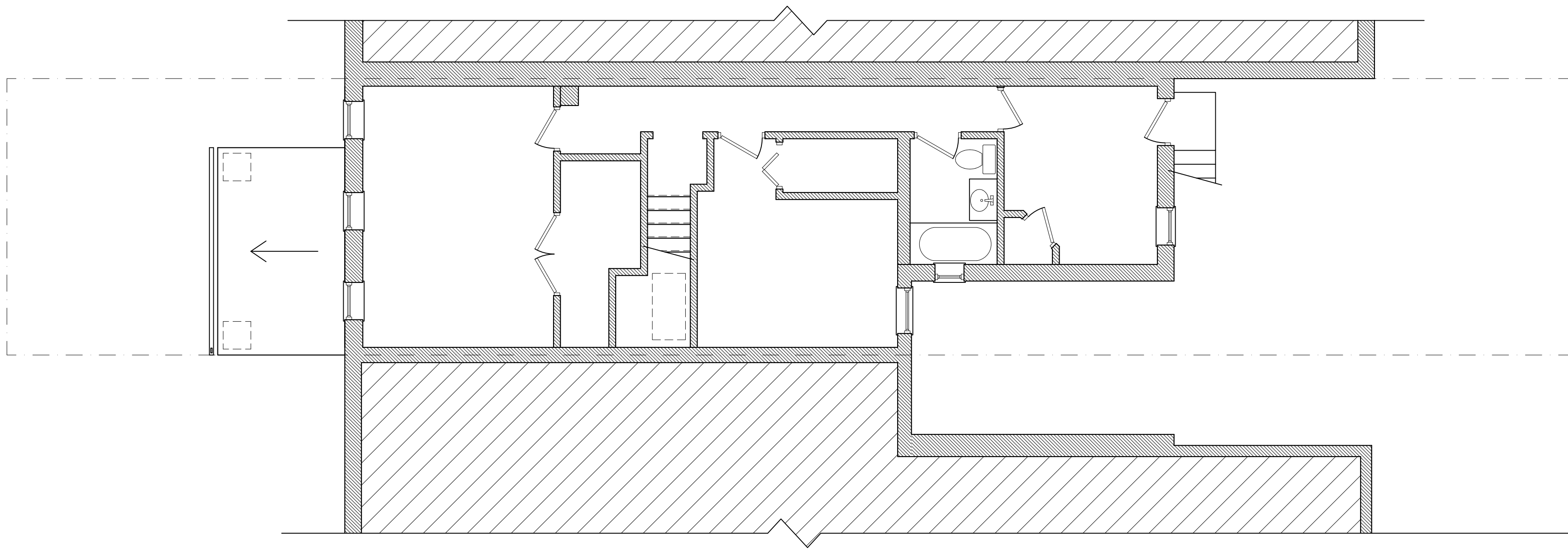
REVISIONS

1

CLIENT
MR. ANTONIN PICOU

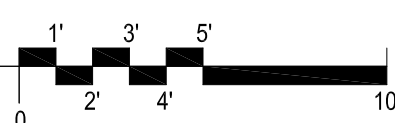
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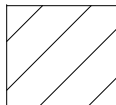


AD002
EXISTING 1ST FLOOR PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024



2

EXISTING 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



LEGEND	
	NOT IN SCOPE
	EXISTING PARTITION
	PROPOSED PARTITION

AD003

EXISTING 2ND FLOOR PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024

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1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-963-1077

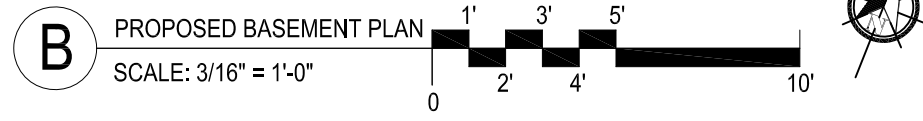
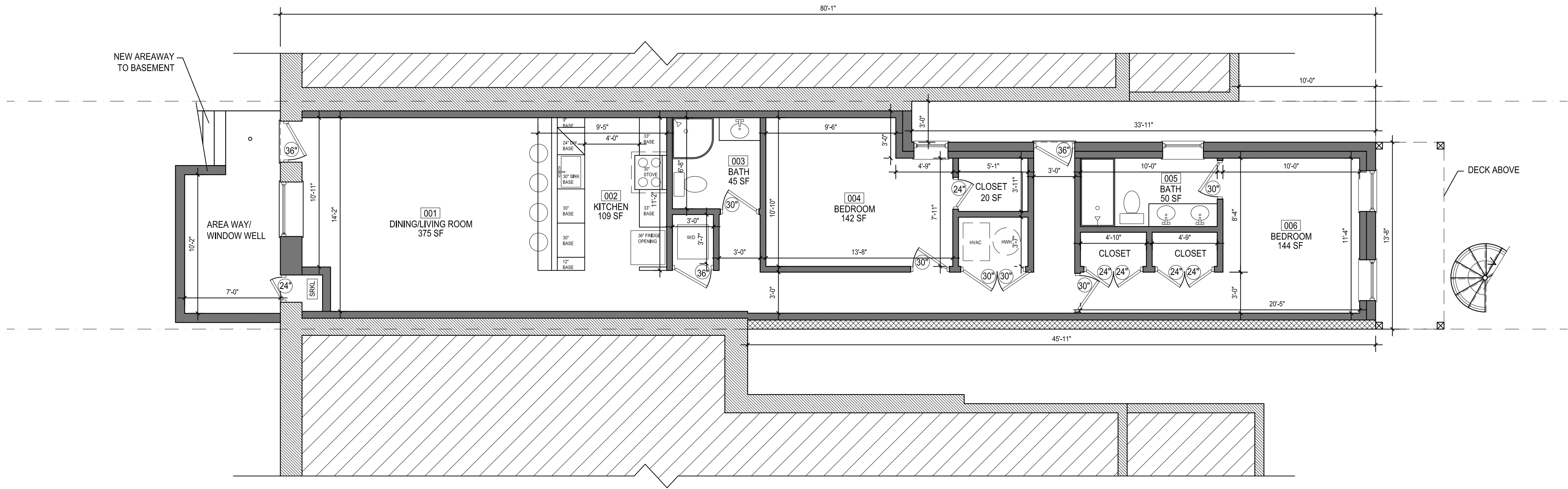
CLIENT
MR. ANTONIN PICOU

REVISIONS
1

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PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. MY EXPIRATION DATE IS 12/31/2025.
EXP. DATE 4/30/2025. DESIGN AND DRAWING
NO. 2024-076. CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND APPROVED FOR ARCHITECTURAL USE AND FOR
#ARC102517.



UNIT #1
1,000 SF



LEGEND	
	NOT IN SCOPE
	EXISTING PARTITION
	PROPOSED PARTITION



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND THAT I AM A QUALY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.
EXP. DATE 4/30/2026. ISSUED AND REVIEWED BY:
CARBALLO ARCHITECTURE, LLC
#ARC102517

REVISIONS

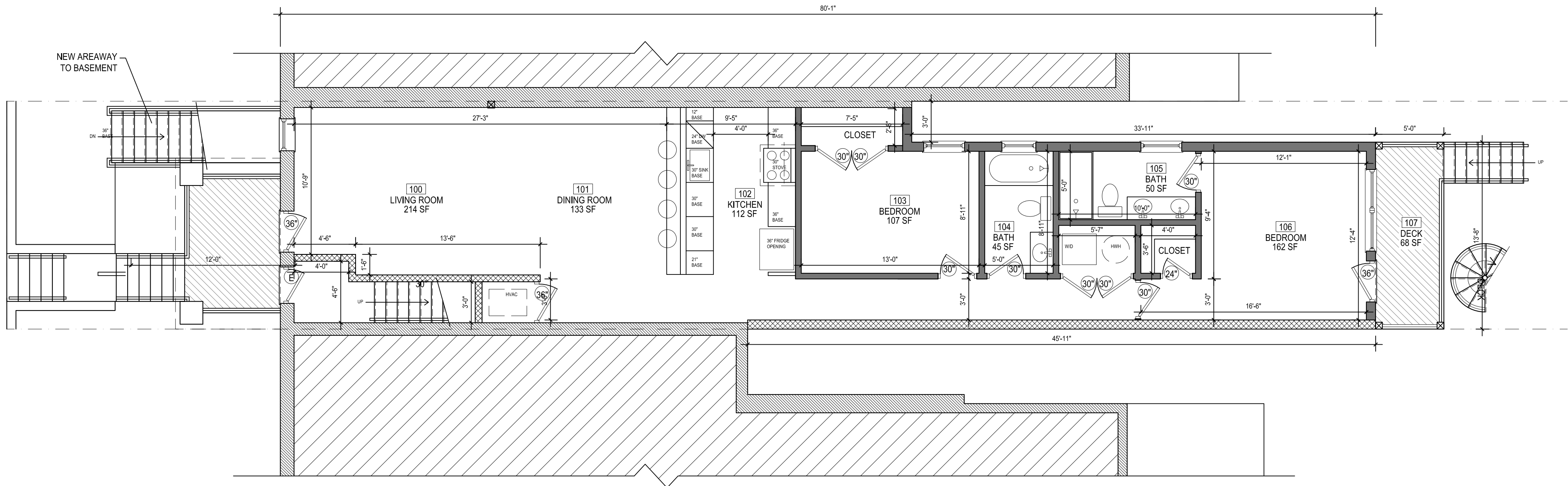
NO.	DESCRIPTION
1	

CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-963-1077

A001
PROPOSED BASEMENT PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024

UNIT #2
1,061 SF



NEW AREAWAY TO BASEMENT

100
LIVING ROOM
214 SF

101
DINING ROOM
133 SF

102
KITCHEN
112 SE

103
BEDROOM

○

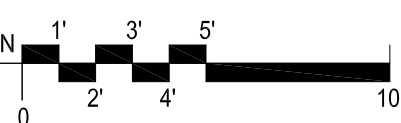
50 SF

LEGEND

NOT IN SCOPE

EXISTING PARTITION
PROPOSED PARTITION

1 PROPOSED 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA, LICENSE NUMBER ARC102517,
EXP. DATE 4/30/2026.

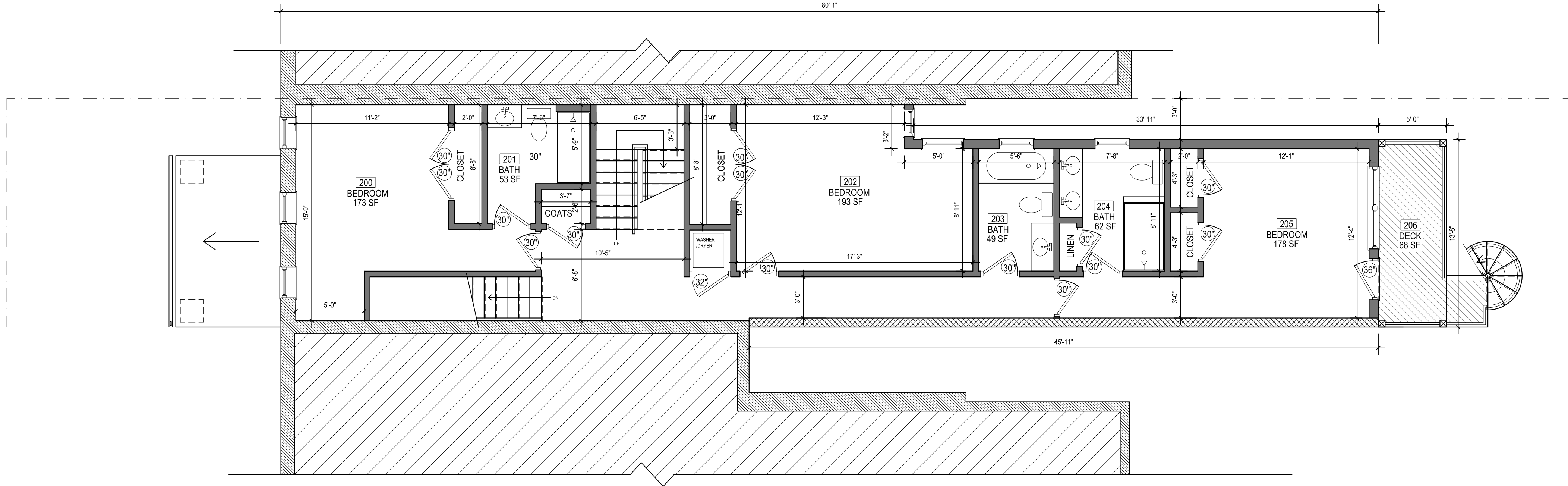
VISIONS

CLIENT
MR. ANTONIN PICOU

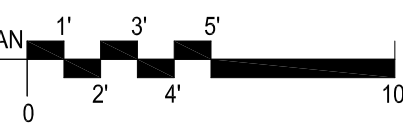
CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-963-1077

AV00Z
PROPOSED 1ST FLOOR PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024

UNIT #3
2,109 SF



2 PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION



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UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.
EXP. DATE 4/30/2026. ISSUED AND NOTED:
CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND APPROVED FOR ARCHITECTURAL USE AND FOR
#ARC102517.

REVISIONS

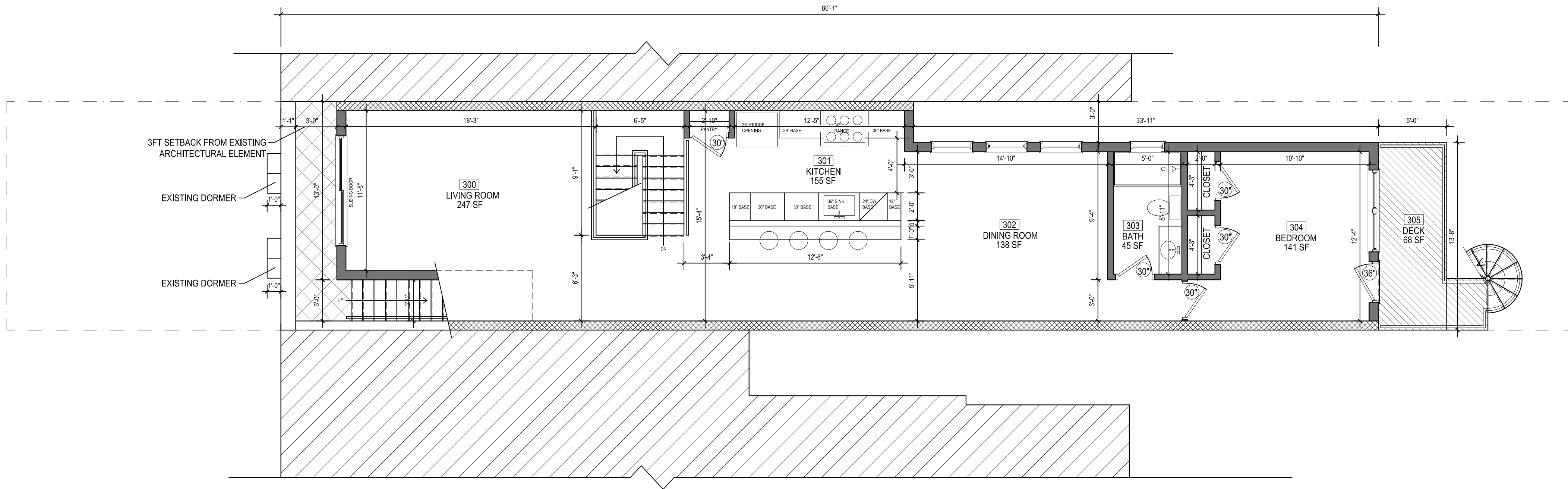
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BALTIMORE, MD 21231
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A003

PROPOSED 2ND FLOOR PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024



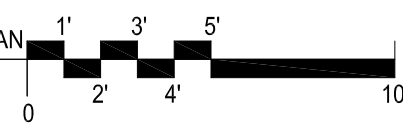
3FT SETBACK FROM EXISTING
ARCHITECTURAL ELEMENT

EXISTING DORMER

EXISTING DORMER

3

PROPOSED 3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

A004

PROPOSED 3RD FLOOR PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
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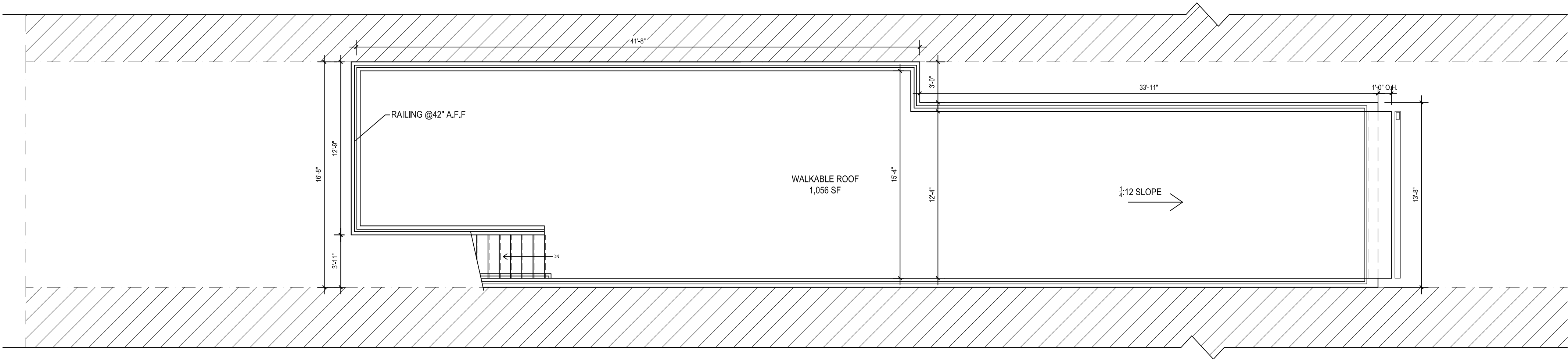
CLIENT
MR. ANTONIN PICOU

REVISIONS

1

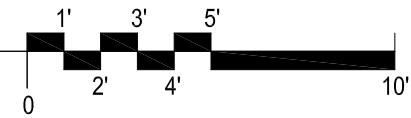
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EXP. DATE 4/30/2025. ISSUED AND REVISED
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CONTRACT DOCUMENTS HAVE BEEN
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#ARC102517.



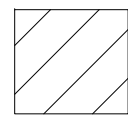


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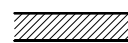
PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



LEGEND



NOT IN SCOPE



EXISTING PARTITION



PROPOSED PARTITION

A005

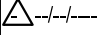
PROPOSED ROOF PLAN

3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-963-1077

CLIENT
MR. ANTONIN PICOU

REVISIONS



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COLUMBIA. MY EXPIRATION DATE IS 12/31/2025.
EXP. DATE 4/30/2025. DESIGNATION: ARCHITECT
CONTRACT DOCUMENTS HAVE BEEN
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SUPERVISION AND I AM A DULY LICENSED ARCHITECT
FOR ARCHITECTURAL DESIGN IN D.C.
#ARC102517.





1 EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"



3 PROPOSED FRONT ELEVATION (BASEMENT AREAWAY ONLY)
SCALE: 3/16" = 1'-0"



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EXP. DATE 4/30/2025. DESIGNATION: ARCHITECT
CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND APPROVED BY ME AS THE
DESIGN PROFESSIONAL FOR ARCHITECTURAL DESIGN ONLY.
#ARC102517

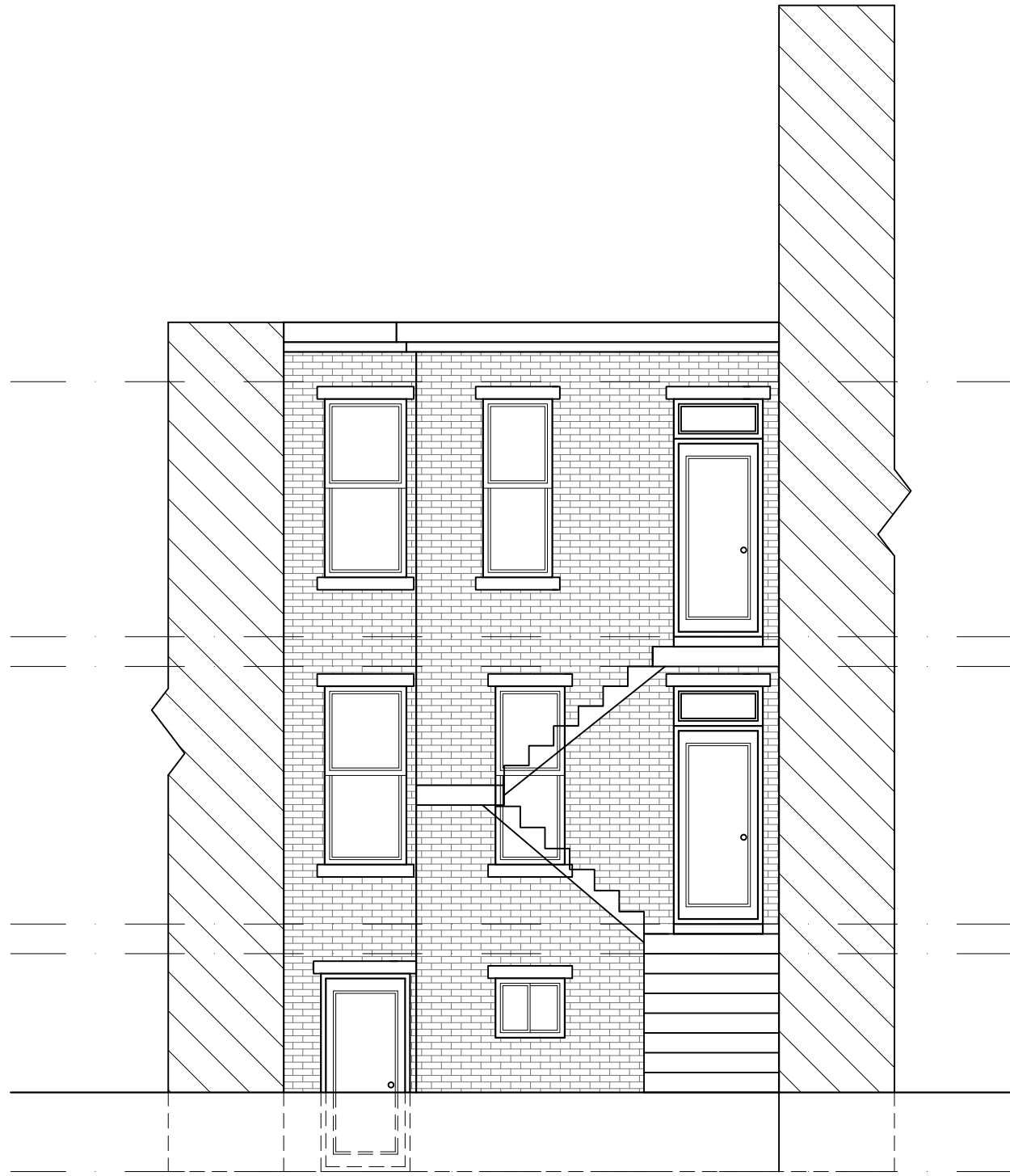
REVISIONS

1

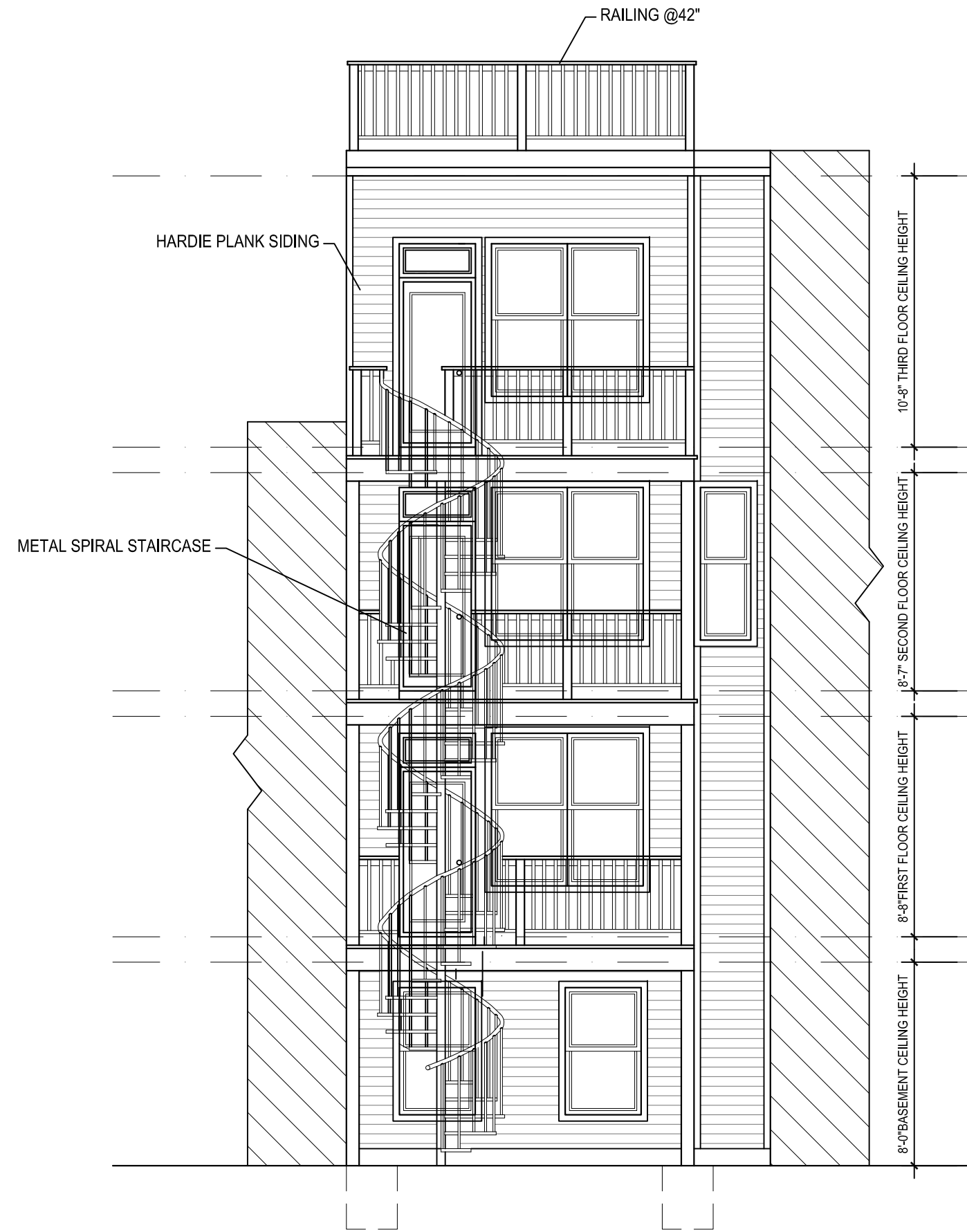
CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-963-1077

A006
FRONT ELEVATION
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024



4 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



5 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. MY LICENSE NUMBER IS 4530262.
EXP. DATE 4/30/2026. **MR. ANTONIN PICOU**
#ARC102517

REVISIONS

1

CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-963-1077

A007
REAR ELEVATION
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024