

GLOVER PARK RESIDENCES

2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

FOR BZA

18 JUNE 2025

//3877

ARCHITECT: :
//3877
DAVID TRACZ, AIA, NCARB
DAVID SHOVE BROWN, AIA, NCARB
3333 K STREET NW, SUITE 60
WASHINGTON, DC 20007
[T] 202.350.4244

CIVIL ENGINEER: :
HUSKA CONSULTING, LLC
CHRISTOPHER HUSKA
1050 30TH ST NW
WASHINGTON, DC 20007
[T] 703.425.3862

GENERAL CONTRACTOR :
PALMAR CONSTRUCTION
769 GRACE ST
HERNDON, VA 20170
[T] 703.589.4832

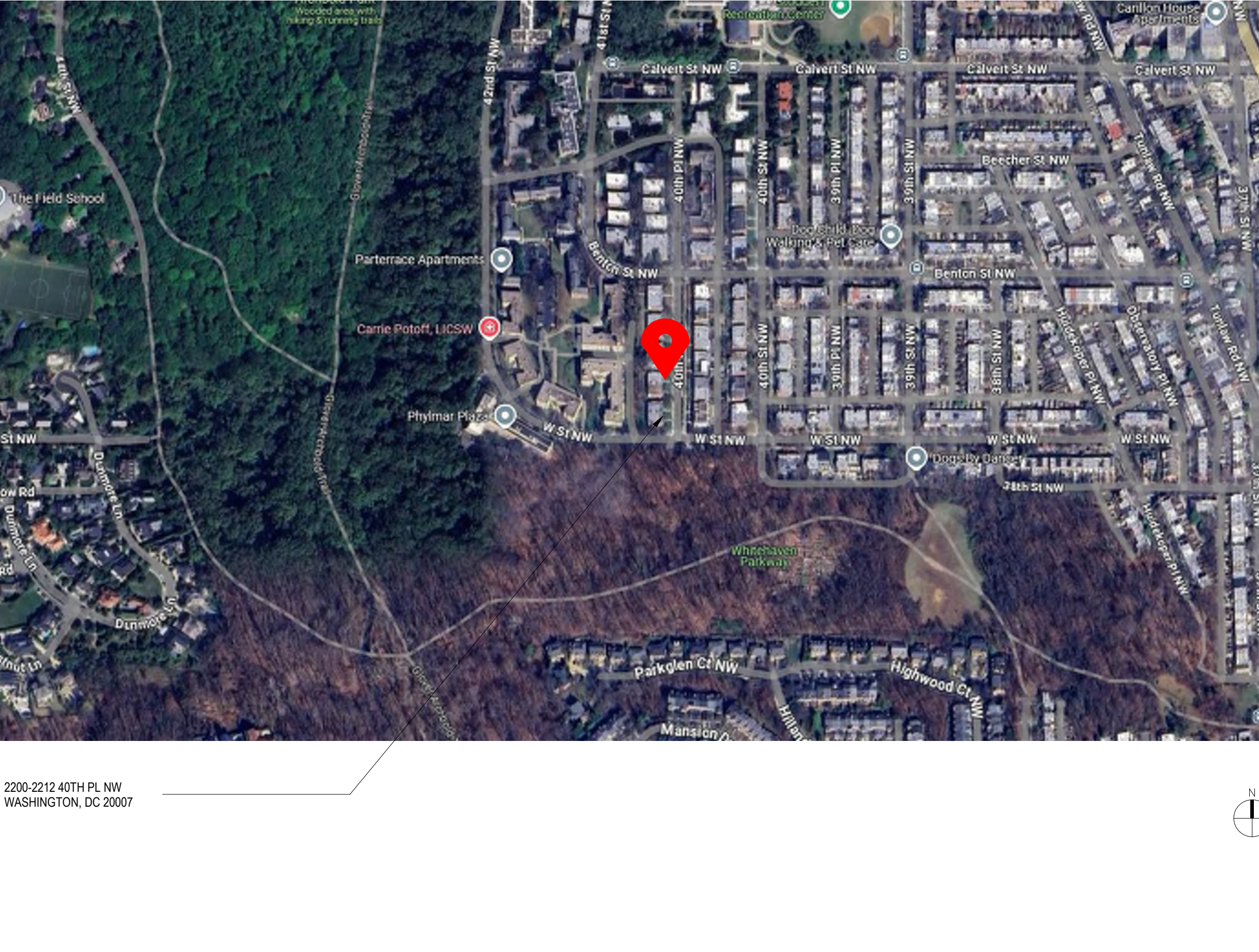
MEP ENGINEER: :
KK ENGINEERING LLC
8850 COLUMBIA 100 PARKWAY, SUITE 316
COLUMBIA, MD 21405
[T] 443.393.1070

STRUCTURAL ENGINEER: :
GAVIN & ASSOC STRUCTURAL ENGINEERS
CHARLES GAVIN
PO BOX 5142
MCLEAN, VA 22103
[T] 703.409.1070

ZONING MAP



BUILDING LOCATION



SCOPE OF WORK

- SCOPE OF WORK INCLUDES:**
- DEMO OF 50% OF EXTERIOR FACADE AND FULL DEMO OF INTERIORS.
 - 20 NEW RESIDENTIAL UNITS, ACCESSORY SPACES, AND NEW ARCHITECTURAL FACADE, INCLUDING INTEGRATION OF EXISTING TO REMAIN FACADE ELEMENTS.
 - 0 PARKING SPACES PROVIDED DUE TO NO ACCESS TO SITE VIA EXISTING CURB CUT AND UNIMPROVED ALLEY

BUILDING DATA

ADDRESS :	2200-2212 40TH PL NW WASHINGTON, DC 20007	DEVELOPMENT STANDARDS:	
ZONE :	RA-1	MAX HEIGHT:	40'-0"
SQUARE, SUFFIX LOT ZONE :	1317W 0010.0009.0008.0007	PROP. HEIGHT:	36'-0"
WARD :	3	IZ MAX FAR:	1.08 (23,364.72 SF)
USE GROUP :	RESIDENTIAL, R-2	PROP. FAR:	1.07 (23,236 SF)
CONSTRUCTION TYPE :	TYPE V-A	MAX % LOT OCCUPANCY:	40%
EXISTING BUILDING:		EXISTING LOT SIZE:	21,634 SF
NUMBER OF STORIES:	2 ABOVE GRADE WITH UTILITY CELLAR	EXIST. LOT COVERAGE:	7.286 SF
TOTAL AREA:	14,610 SF	EXIST. % LOT OCC.	34%
UNIT COUNT:	16	PROP. LOT COVERAGE:	8.714 SF
PROPOSED ADDITION:		PROPOSED LOT OCC:	40%
NUMBER OF STORIES:	3 ABOVE GRADE WITH CELLAR		
TOTAL AREA:	23,208 SF (CELLAR NOT INCLUDED)	REQUIRED GAR:	0.4
UNIT COUNT:	29	PROPOSED REAR YARD:	TBD
PROPOSED FLOOR AREA:		MIN REAR YARD:	20'-0"
LEVEL S1 (CELLAR):	8,714 SF	MIN SIDE YARD:	8'
LEVEL 01:	8,714 SF	PROVIDED:	NORTH: 11'-0"
LEVEL 02:	8,714 SF		SOUTH: 16'-8"
LEVEL 03:	5,800 SF		
	23,236 SF (GFN) / 21,634 SF (LOT SIZE) = 1.07 FAR		
AUTOMATIC SPRINKLER:	YES		
PARKING REQUIREMENT:	REQUIRED: PER SUBTITLE C, SECTION 704 ONLY 3 PARKING SPACES ARE REQUIRED.		
	NOTE: 0 SPACES PROVIDED DUE TO NO ACCESS TO SITE VIA EXISTING CURB CUT AND UNIMPROVED ALLEY		

PROJECT DIRECTORY

ARCHITECT: /3877 DAVID TRACZ, AIA, NCARB DAVID SHOVE BROWN, AIA, NCARB 3298 K STREET NW, SUITE 300 WASHINGTON, DC 20007 [T] 202.350.4244 [W] WWW.3877.DESIGN	MEP ENGINEER: KK ENGINEERING, LLC KHALID KHALIFA 8850 COLUMBIA 100 PARWAY SUITE 316 COLUMBIA, MD 21045 [T] 443.383.1070 [W] WWW.KKDESIGN.COM
OWNER: DISTRICT LINE DEVELOPMENT 700 RANDOLPH PLACE NW WASHINGTON, DC 20011 [T] 703.589.4832 [W] WWW.DISTRICTLINEDEVELOPMENT.COM	STRUCTURAL ENGINEER: GAVIN & ASSOC. STRUCTURAL ENGINEERS CHARLES GAVIN PO BOX 5142 MCLEAN, VA 22103 [T] 703.409.1070 [W] WWW.GALVINENGINEERING.COM
	CIVIL ENGINEER: HUSKA CONSULTING, LLC CHRIS HUSKA 1050 30TH STREET NW WASHINGTON, DC 20007 [T] 703.425.3862 [W] WWW.HUSKACONSULTING.COM

CODE INFORMATION

TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2017)
DCMR 12 DC CONSTRUCTION CODES SUPPLEMENT (2017)
AMENDMENT TO DCMR 12 DC CONSTRUCTION CODE SUPPLEMENT 2017
2017 DISTRICT OF COLUMBIA BUILDING CODE
2017 DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE
2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
2017 DISTRICT OF COLUMBIA FIRE CODE
2017 DISTRICT OF COLUMBIA MECHANICAL CODE
2017 DISTRICT OF COLUMBIA PLUMBING
2014 NATIONAL ELECTRICAL CODE (NFPA 70)
2015 ICC INTERNATIONAL EXISTING BUILDING CODE
2015 ICC FUEL GAS CODE
ASHRAE 90.1 - 2010

SHEET INDEX

SHEET INDEX - BZA		
SHEET NUMBER	SHEET NAME	BZA SUBMISSION: 06 JUNE 2025
AR001	PROJECT INFORMATION	-
AR100	EXISTING SITE PLAN	-
AR101	PROPOSED SITE PLAN	-
AR102	DEMOLITIONS DRAWINGS	-
AR103	DEMOLITIONS DRAWINGS	-
AR104	DEMOLITIONS DRAWINGS	-
AR105	CELLAR - FLOOR PLAN	-
AR106	LEVEL 1 - FLOOR PLAN	-
AR107	LEVEL 2 - FLOOR PLAN	-
AR108	LEVEL 3 - FLOOR PLAN	-
AR109	ROOF FLOOR PLAN	-
AR201	EXTERIOR RENDERINGS	-
AR202	EXTERIOR ELEVATIONS	-
AR301	BUILDING SECTIONS	-
AR401	SOLAR STUDIES	-

UNIT MATRIX

UNIT MATRIX SCHEDULE		
Level	NAME	AREA
LEVEL 02		
LEVEL S1	UNIT 1	815 SF
LEVEL S1	UNIT 2	836 SF
LEVEL S1	UNIT 3	865 SF
LEVEL S1	UNIT 4	875 SF
LEVEL S1	UNIT 5	803 SF
LEVEL S1	UNIT 6	833 SF
LEVEL S1	UNIT 7	846 SF
LEVEL S1	UNIT 8	878 SF
LEVEL 01		
LEVEL 01	UNIT 9	802 SF
LEVEL 01	UNIT 10 ADA	837 SF
LEVEL 01	UNIT 11	806 SF
LEVEL 01	UNIT 12 ADA	826 SF
LEVEL 01	UNIT 13	791 SF
		4,083 SF

REQUIRED UNIT SIZES FOR IZ:
3-BED UNITS: 21.05(29)+726SF x 98% = 711.48SF
PROVIDED UNIT SIZES FOR IZ:
3-BED UNITS: 711.48 SF

IZ ROOM MATRIX SCHEDULE		
LEVEL	NAME	AREA
LEVEL 01		
LEVEL 01	UNIT 14 IZ	826 SF
LEVEL 01	UNIT 15 IZ	864 SF
LEVEL 01	UNIT 16 IZ	888 SF
		2,597 SF
		2,597 SF

REQUIRED BZA SQUARE FOOTAGE CALCULATIONS:
3,888 SF OF 2-BONUS DENSITY USED @ 10% = **2,216 SF**
TOTAL GROSS FLOOR AREA IS 23,358 SF @ 10% = 2,335 SF
2,216 SF FOR IZ AREA REQUIRED.

BUILDING INFORMATION

2017 DCBC TABLE 601

CONSTRUCTION TYPE V-A (see note d)

BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME ¹	1 ^b	1
EXTERIOR BEARING WALLS ^{a, 1}	1	1
INTERIOR BEARING WALLS	1	1
EXTERIOR NONBEARING WALLS/PARTITIONS	Per Table 602	
INTERIOR NONBEARING WALLS/PARTITIONS ²	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

- 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.
- b. See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

2017 DCBC TABLE 706.4
FIRE WALL FIRE-RESISTANCE RATINGS

GROUP	REQUIRED	PROVIDED
R-2	3 ^a	2

- In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating
- For Group H-1, H-2, or H-3 buildings, also see section 415.6 and 415.7.

2017 DCBC TABLE 602^{a, d, g}

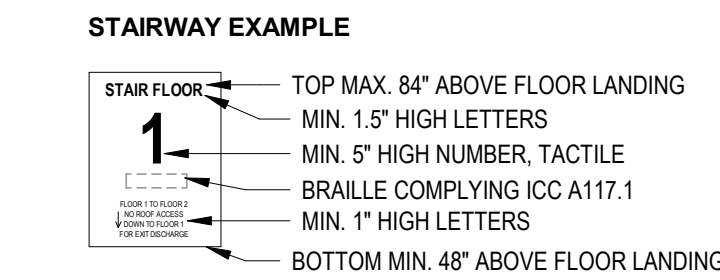
FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	R-2 OCCUPANCY
X < 5'	All	1
5 < X < 10	IA Others	1 1
10 < X < 30	IA, IB IIB, VB Others	1 ^e 0 1 ^e
X > 30	All	0

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.

INTERIOR STAIRWAY IDENTIFICATION
(NFPA 101 7.2.2.5.4)

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.
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



EXISTING PROPERTY & ADJACENT PROPERTY PHOTOS



EXISTING UNIMPROVED PUBLIC ALLEY



EXISTING FRONT VIEW 2 (40TH PL NW)



EXISTING ADJACENT PROPERTY ALLEY



EXISTING FRONT VIEW 1 (40TH PL NW)

FOR BZA

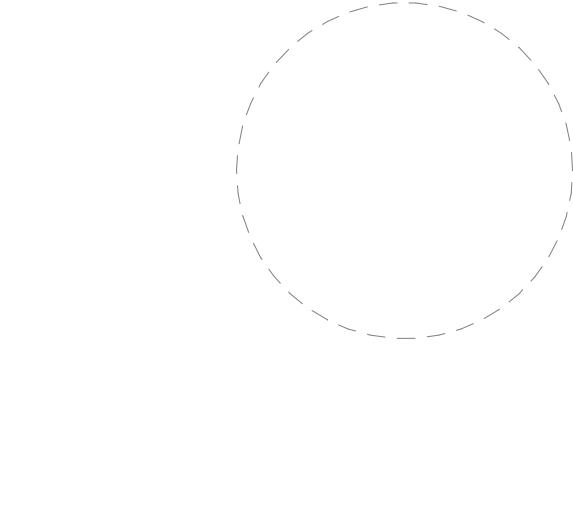
DRAWING DATA

PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 05.02.2025

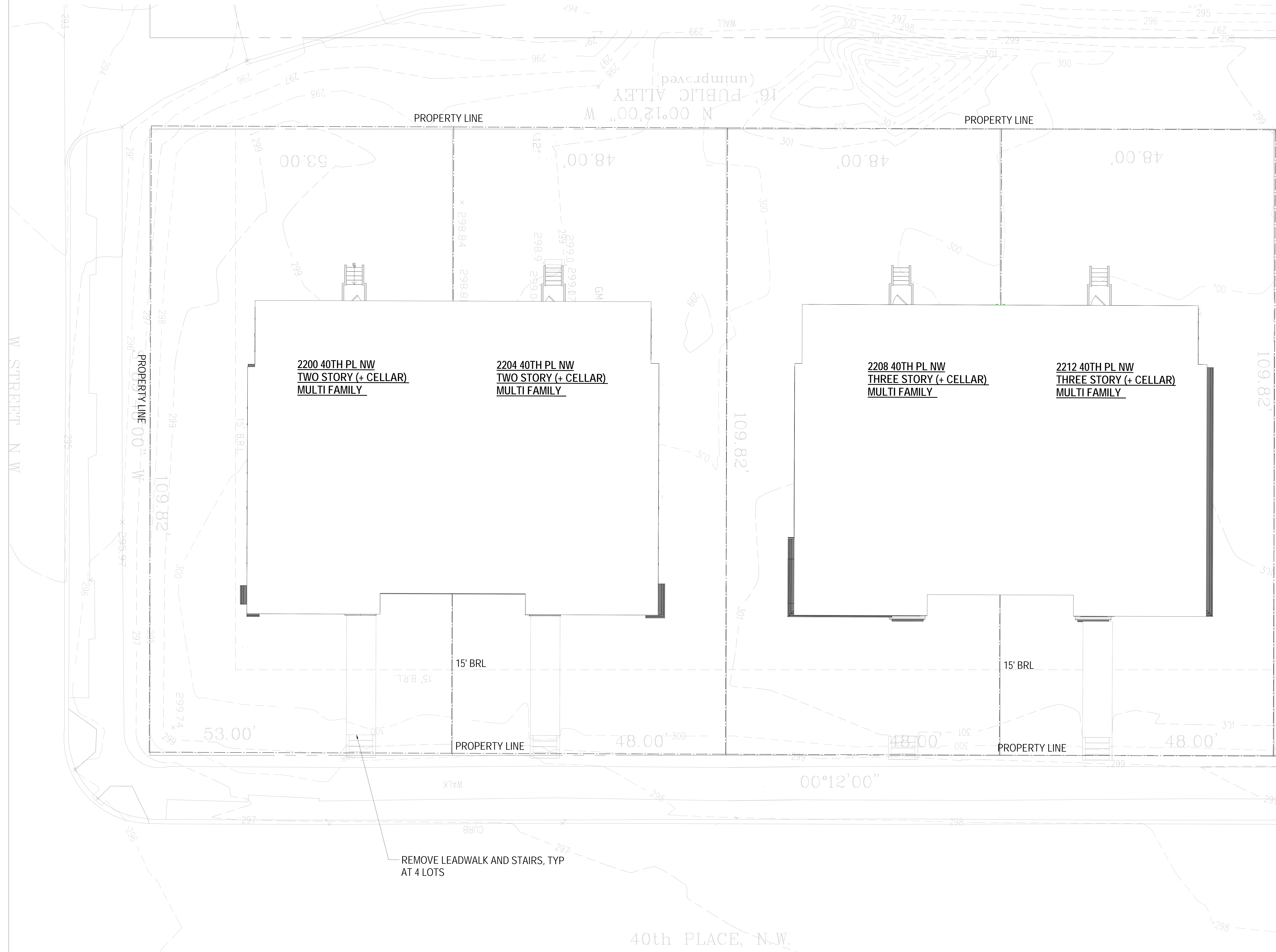
REV. NO. REVISION DATE

SEAL & SIGNATURE:

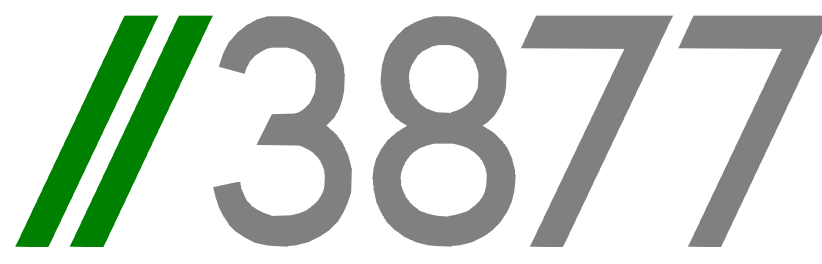


SHEET TITLE: PROJECT INFORMATION
PROJECT NO: 000000
DATE ISSUED: 04/08/2025
SCALE: 1/2" = 1'-0"

AR001



1 EXISTING SITE PLAN
3/16" = 1'-0"



3299 K Street NW, Suite 300
WASHINGTON, DC 20007
[T] 202.350.4244
[F] 202.350.4245
[W] 3877.DESIGN

COPYRIGHT NOTICE:
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.

ARCHITECT: 3877
DAVID TRACZ, AIA, NCARB
DAVID SHOVE, BROWN, AIA, NCARB
3299 K STREET NW, SUITE 300
WASHINGTON, DC 20007
[T] 202.350.4244
[W] WWW.3877.DESIGN

MEP ENGINEER: KK ENGINEERING, LLC
KHALID KHALIFA
8805 COLUMBIA 100 PARWAY
SUITE 316
COLUMBIA, MD 21045
[T] 443.393.1070
[W] WWW.KKDESIGN.COM

CONTRACTOR: PALMAR CONSTRUCTION
769 GRACE STREET
HERNDON, VA 20179
[T] 703.589.4832
BLP-410514000181

STRUCTURAL ENGINEER: GAVIN & ASSOC. STRUCTURAL ENGINEERS
CHARLES GAVIN
PO BOX 6142
MCLEAN, VA 22103
[T] 703.499.1070
[W] WWW.GAVINENGINEERING.COM

OWNER: NICKOLSON ST HOLDINGS LLC
MATT MEDVENE
700 RANDOLPH PLACE NW
WASHINGTON, DC 20011
[T] 703.589.4832

CIVIL ENGINEER: HESKA & HOSKIN ENGINEERING, INC.
CHRIS HUSKA
1050 30TH STREET NW
WASHINGTON, DC 20007
[T] 703.425.3862
[W] WWW.HESKACONSULTING.COM

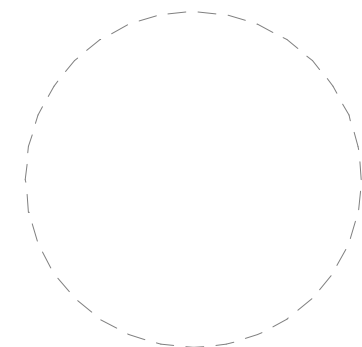
FOR BZA

DRAWING DATA
PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 05.02.2025

REV NO.	REVISION	DATE
---------	----------	------

SEAL & SIGNATURE:



SHEET TITLE: EXISTING SITE PLAN
PROJECT NO: 0000000
DATE ISSUED: 04/08/2025
SCALE: 3/16" = 1'-0"

AR100

AREAWELL TO CELLAR
BEDROOMS, TYP.

PROPERTY LINE

PROPERTY LINE

**2200 40TH PL NW
TWO STORY (+ CELLAR)
MULTI FAMILY**

**2204 40TH PL NW
TWO STORY (+ CELLAR)
MULTI FAMILY**

**2208 40TH PL NW
THREE STORY (+ CELLAR)
MULTI FAMILY**

**2212 40TH PL NW
THREE STORY (+ CELLAR)
MULTI FAMILY**

1491 SF SOLAR ARRAY ON
FULL FOOTPRINT OF
ROOF

803 SF SOLAR ARRAY ON FULL
FOOTPRINT OF ROOF

3865 SF SOLAR ARRAY ON
FULL FOOTPRINT OF ROOF

BOXWOOD SHURB
PLANTINGS

BIKE RACK

BOXWOOD SHURB
PLANTINGS

LANDSCAPING

EGRESS WELL TO CELLAR
UNITS W/ 3'-0" PERIMETER RAIL
AND GATE, TYP.

ACCESSIBLE RAMP TO L1.
MAX 1:12 MAX SLOPE

CONC. LEAD WALK & STAIRS

40th PLACE, N.W.

1 PROPOSED SITE PLAN
3/16" = 1'-0"

3877

3208 K Street NW, Suite 300
WASHINGTON, DC 20007
[T] 202.350.4244
[F] 202.350.4245
[W] 3877.DESIGN

COPYRIGHT NOTICE:
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.

ARCHITECT:
STUDIO3877
DAVID TRACZ, AIA, NCARB
DAVID SHOVE BROWN, AIA, NCARB
3208 K STREET NW, SUITE 300
WASHINGTON, DC 20007
[T] 202.350.4244
[F] 202.350.4245
[W] WWW.3877.DESIGN

CONTRACTOR:
PALMAR CONSTRUCTION
769 GRACE STREET
HERNDON, VA 20170
[T] 703.589.4832
[F] 703.589.4832
[W] WWW.PALMARCON.COM

OWNER:
NICKOLSON ST HOLDINGS LLC
MATT MEDVENE
700 RANDOLPH PLACE NW
WASHINGTON, DC 20011
[T] 703.589.4832

MEP ENGINEER:
KK ENGINEERING, LLC
KHALID KHALIFA
8805 COLUMBIA 100 PARWAY
SUITE 316
COLUMBIA, MD 21045
[T] 443.383.1070
[F] 443.383.1070
[W] WWW.KKENGINEERING.COM

STRUCTURAL ENGINEER:
GAVIN ASSOC. STRUCTURAL
ENGINEERS
CHARLES GAVIN
PO BOX 6142
NORFOLK, VA 23103
[T] 703.498.1070
[F] 703.498.1070
[W] WWW.GAVINENGINEERING.COM

CIVIL ENGINEER:
RUSKA & HORGAN ENGINEERING, INC.
CHRIS HUSKA
1050 30TH STREET NW
WASHINGTON, DC 20007
[T] 703.425.3882
[F] 703.425.3882
[W] WWW.RUSKACONSULTING.COM

FOR BZA

DRAWING DATA

PROJECT: **GLOVER PARK RESIDENCES**
ADDRESS: **2200-2212 40TH PLACE NW
WASHINGTON, DC 20007**

SHEET SUBMISSION INDEX:
• ISSUE FOR PERMIT - 05.02.2025

REV. NO. REVISION DATE

SEAL &
SIGNATURE:

SHEET TITLE: PROPOSED SITE PLAN

PROJECT NO: 000000

DATE ISSUED: 04/08/2025

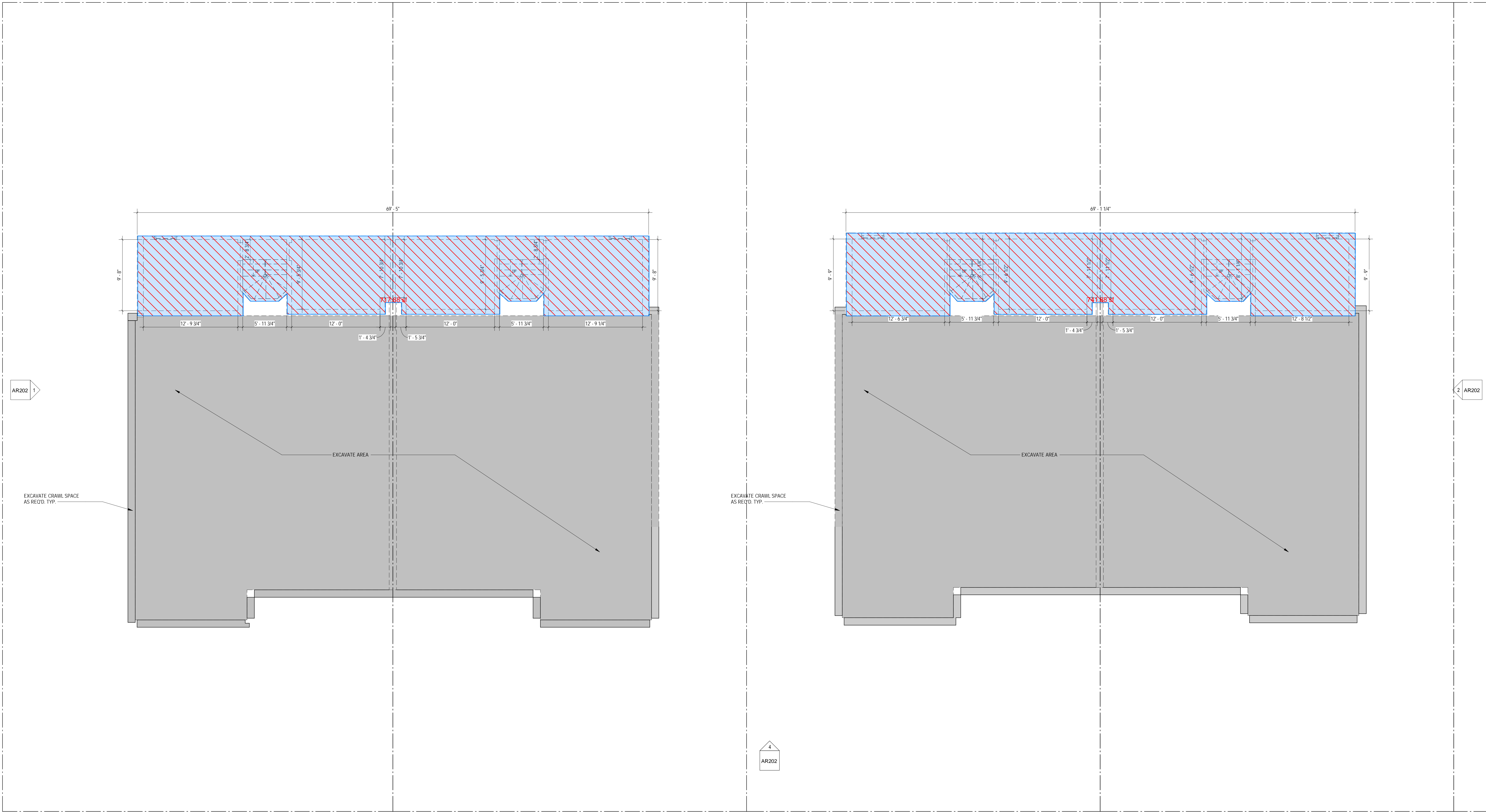
SCALE: 3/16" = 1'-0"

AR101

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 FINISHES, 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



1 CELLAR - DEMOLITION FLOOR PLAN
3/8" = 1'-0"

EXISTING TO REMAIN	717.88 sf
TO BE DEMOLISHED	741.89 sf

EXISTING CELLAR
TOTAL: 1,459.77 SF

3877

3299 K Street NW, Suite 300
WASHINGTON, DC 20007
[T] 202.350.4244
[F] 202.350.4245
[W] 3877.DESIGN

COPYRIGHT NOTICE

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.

ARCHITECT:

3877
DAVID TRACZ, AIA, NCARB
DAVID SHAPIRO, AIA, NCARB
3299 K STREET NW, SUITE 300
WASHINGTON, DC 20007
[T] 202.350.4244
[W] WWW.3877.DESIGN

CONTRACTOR:

PALMAR CONSTRUCTION
769 GRACE STREET
HERNDON, VA 20170
[T] 703.589.4832
BLA-410514000181

OWNER:

NICKOLSON ST HOLDINGS LLC
MATT MEDVEENE
700 RANDOLPH PLACE NW
WASHINGTON, DC 20011
[T] 703.589.4832

MEP ENGINEER:

KK ENGINEERING, LLC
KHALID KHALIFA
8805 COLUMBIA 100 PARWAY
SUITE 316
COLUMBIA, MD 21045
[T] 443.393.1070
[W] WWW.KKDESIGN.COM

STRUCTURAL ENGINEER:

GAVIN ASSOC. STRUCTURAL
ENGINEERS
CHARLES GAVIN
PO BOX 6142
MCLEAN, VA 22103
[T] 703.499.1070
[W] WWW.GAVINENGINEERING.COM

CIVIL ENGINEER:

RESKA & HOSKIN ENGINEERING, INC.
CHRIS HUSKA
1050 30TH STREET NW
WASHINGTON, DC 20007
[T] 703.425.3862
[W] WWW.RESKACONSULTING.COM

FOR BZA

DRAWING DATA

PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 05.02.2025

REV. NO. REVISION DATE

SEAL & SIGNATURE:

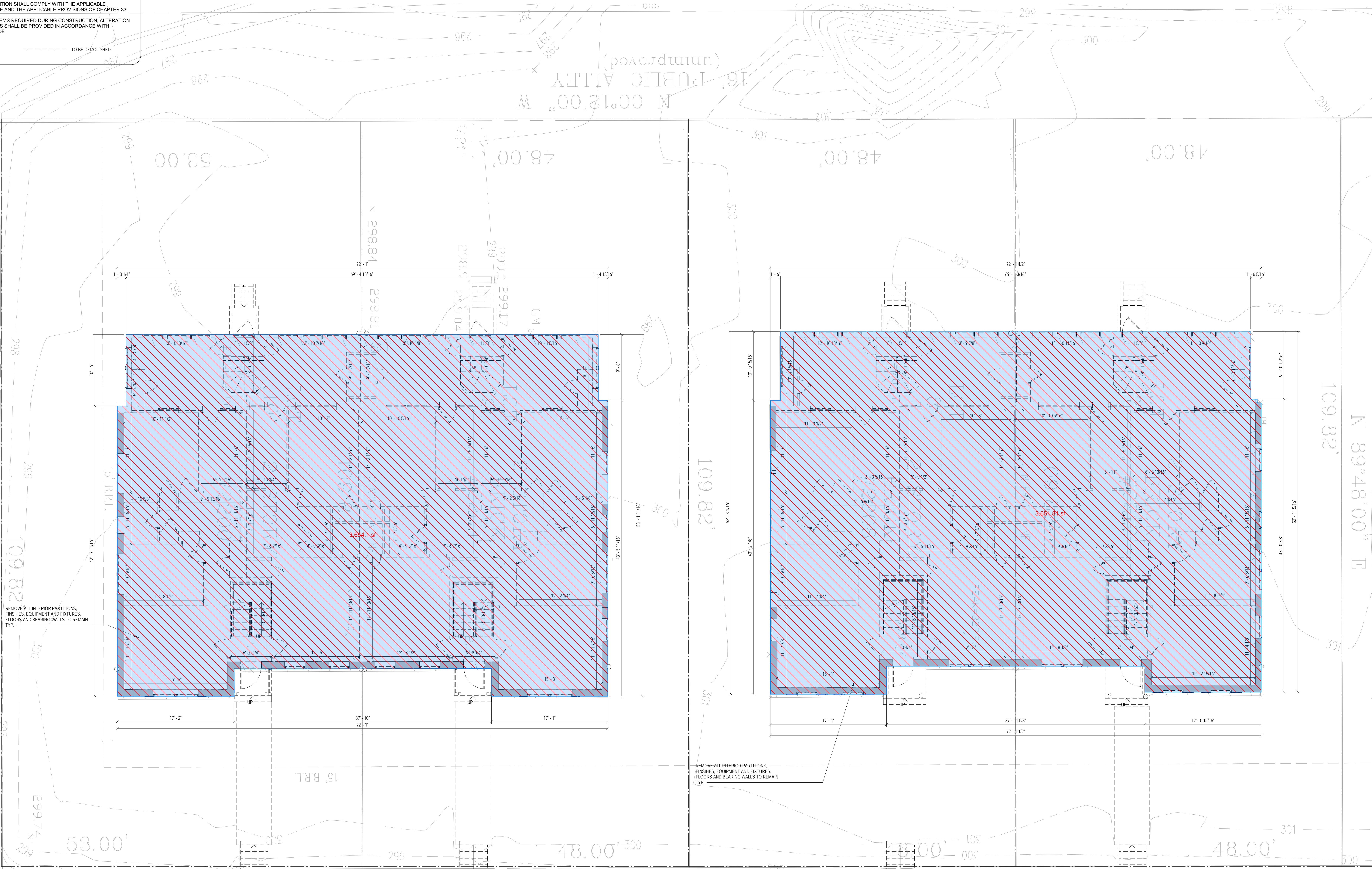
SHEET TITLE: DEMOLITIONS DRAWINGS
PROJECT NO: 000000
DATE ISSUED: 07/24/19
SCALE: As indicated

AR102

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 STARWAY 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



3,654.1 sf
3,651.81 sf

EXISTING FIRST FLOOR
TOTAL: 7,305.91 SF

FOR BZA

DRAWING DATA

PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 05.02.2025

REV NO. REVISION DATE

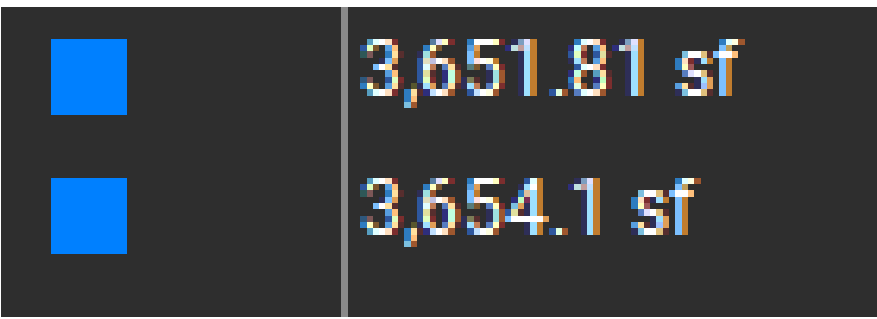
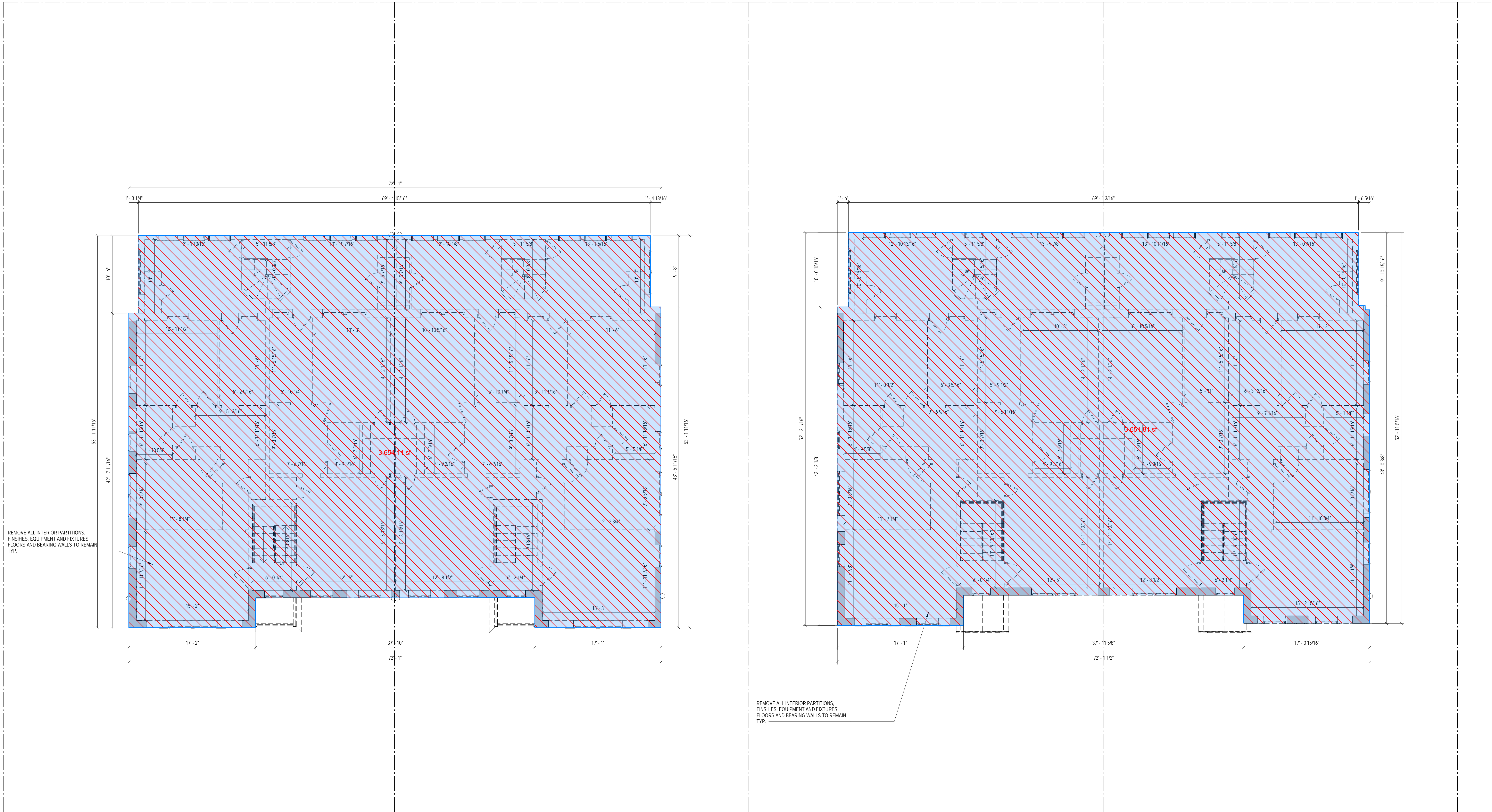
SEAL & SIGNATURE:

SHEET TITLE: DEMOLITIONS DRAWINGS
PROJECT NO: 000000
DATE ISSUED: 07/24/19
SCALE: As indicated

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



EXISTING SECOND FLOOR
TOTAL: 7,305.91 SF

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

3877
3299 K Street NW, Suite 300
WASHINGTON, DC 20007
[T] 202.350.4244
[F] 202.350.4245
[W] 3877.DESIGN

COPYRIGHT NOTICE:
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.

ARCHITECT:
3877
DAVID TRACZ, AIA, NCARB
DAVID SHAW, BROWN, AIA, NCARB
3299 K STREET NW, SUITE 300
WASHINGTON, DC 20007
[T] 202.350.4244
[W] WWW.3877.DESIGN

MEP ENGINEER:
KK ENGINEERING, LLC
KHALID KHALIFA
8805 COLUMBIA 100 PARWAY
SUITE 316
COLUMBIA, MD 21045
[T] 443.393.1070
[W] WWW.KKDESIGN.COM

CONTRACTOR:
PALMAR CONSTRUCTION
769 GRACE STREET
HERNDON, VA 20170
[T] 703.589.4832
BLA-410514000181

STRUCTURAL ENGINEER:
GAVIN & ASSOC., STRUCTURAL
ENGINEERS
CHARLES GAVIN
PO BOX 6142
MCLEAN, VA 22103
[T] 703.499.1070
[W] WWW.GAVINENGINEERING.COM

OWNER:
MCKINSEY ST HOLDINGS LLC
MATT MEDVEKE
700 RANDOLPH PLACE NW
WASHINGTON, DC 20011
[T] 703.589.4832

CIVIL ENGINEER:
HESKA & HOSKIN ENGINEERING, INC.
CHRIS HUSKA
1050 30TH STREET NW
WASHINGTON, DC 20007
[T] 703.425.3862
[W] WWW.HESKACONSULTING.COM

FOR BZA

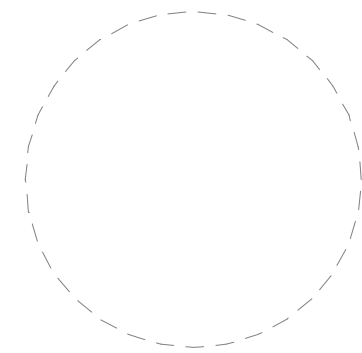
DRAWING DATA

PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 05.02.2025

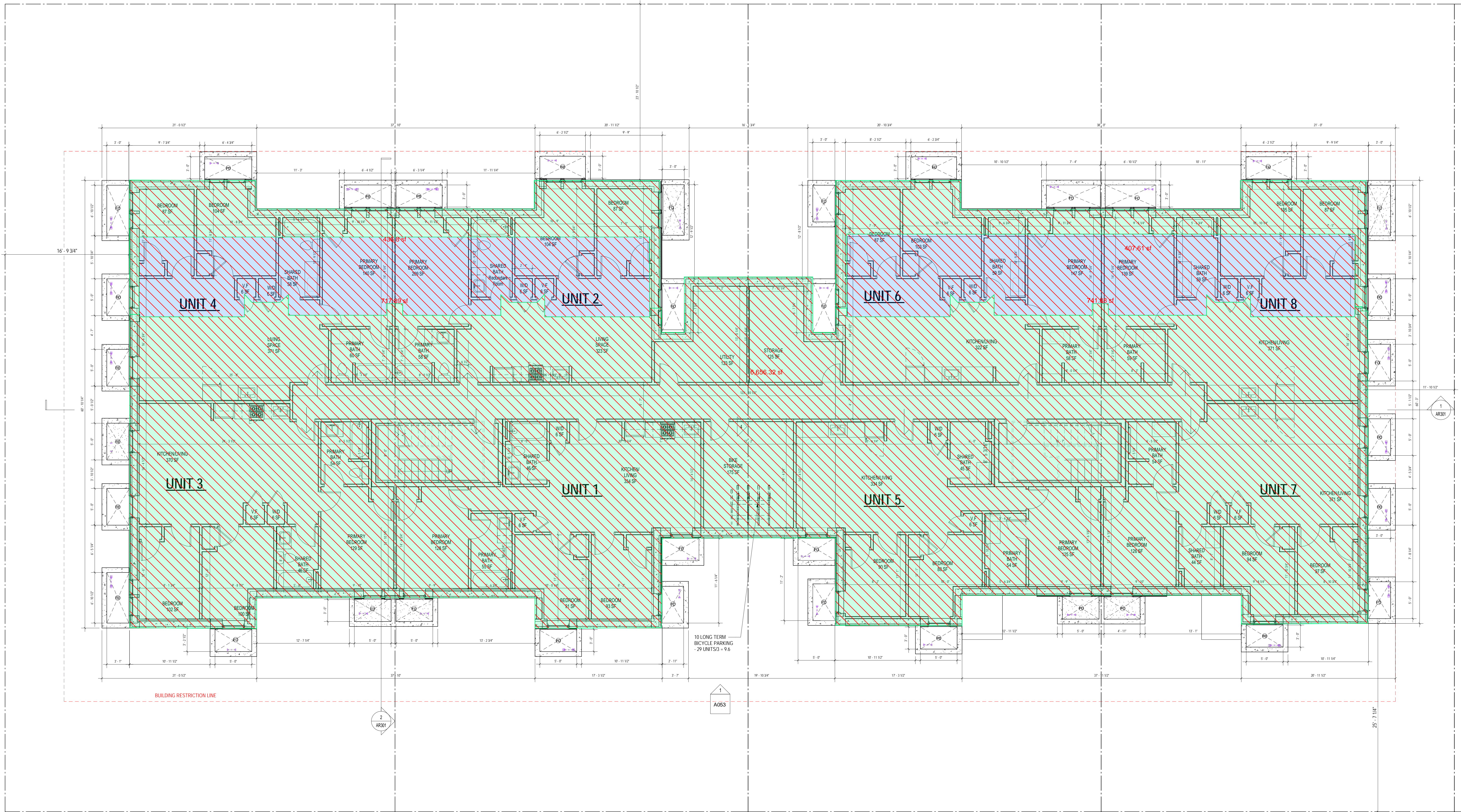
REV NO. REVISION DATE

SEAL & SIGNATURE:



SHEET TITLE: DEMOLITIONS DRAWINGS
PROJECT NO: 000000
DATE ISSUED: 07/24/19
SCALE: As indicated

AR104



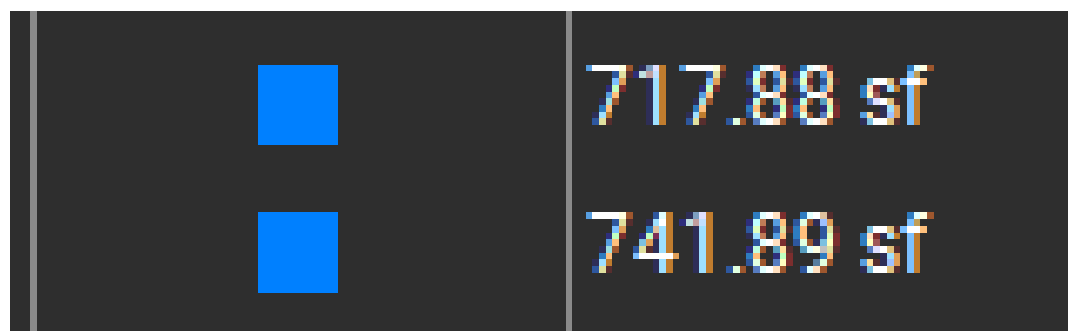
1 FLOOR PLAN - CELLAR PROPOSED
3/16 = 1/8"

CONSTRUCTION GENERAL NOTES

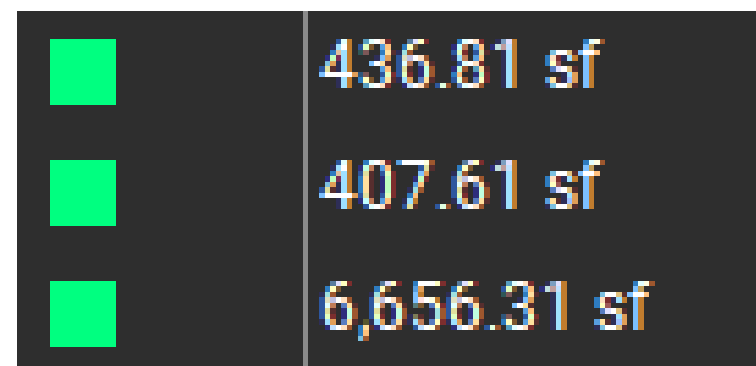
- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE.
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 NEC 400.4.2
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R-13 ACCORDING TO 2017 IECC 602.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR - GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 602.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH 2017 IECC 602.4.1.2
- 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
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNM).
- 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 (65 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 DISPENSERS, 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 A024 FOR CALCULATION
- ALL WEET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K89W00351. 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 E11

INTERIOR FINISHES (PER DCBC TABLE 803.11)

- 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 A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Corridor and enclosure for exit access stairways and exit access ramps: Class B
Rooms and enclosed spaces: Class C
- a. Class C interior finish materials shall be permitted for wallcovering 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 laming strips applied to a noncombustible base and fireproofed as required by Section 803.1.1.1.
- b. In other than Group A-2 occupancies in buildings less than three stories above grade plane, Class B interior finish for non-sprinklered 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.



EXISTING CELLAR
TOTAL: 1,459.77 SF



PROPOSED CELLAR
TOTAL: 7,500.73 SF

FOR BZA

DRAWING DATA

PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

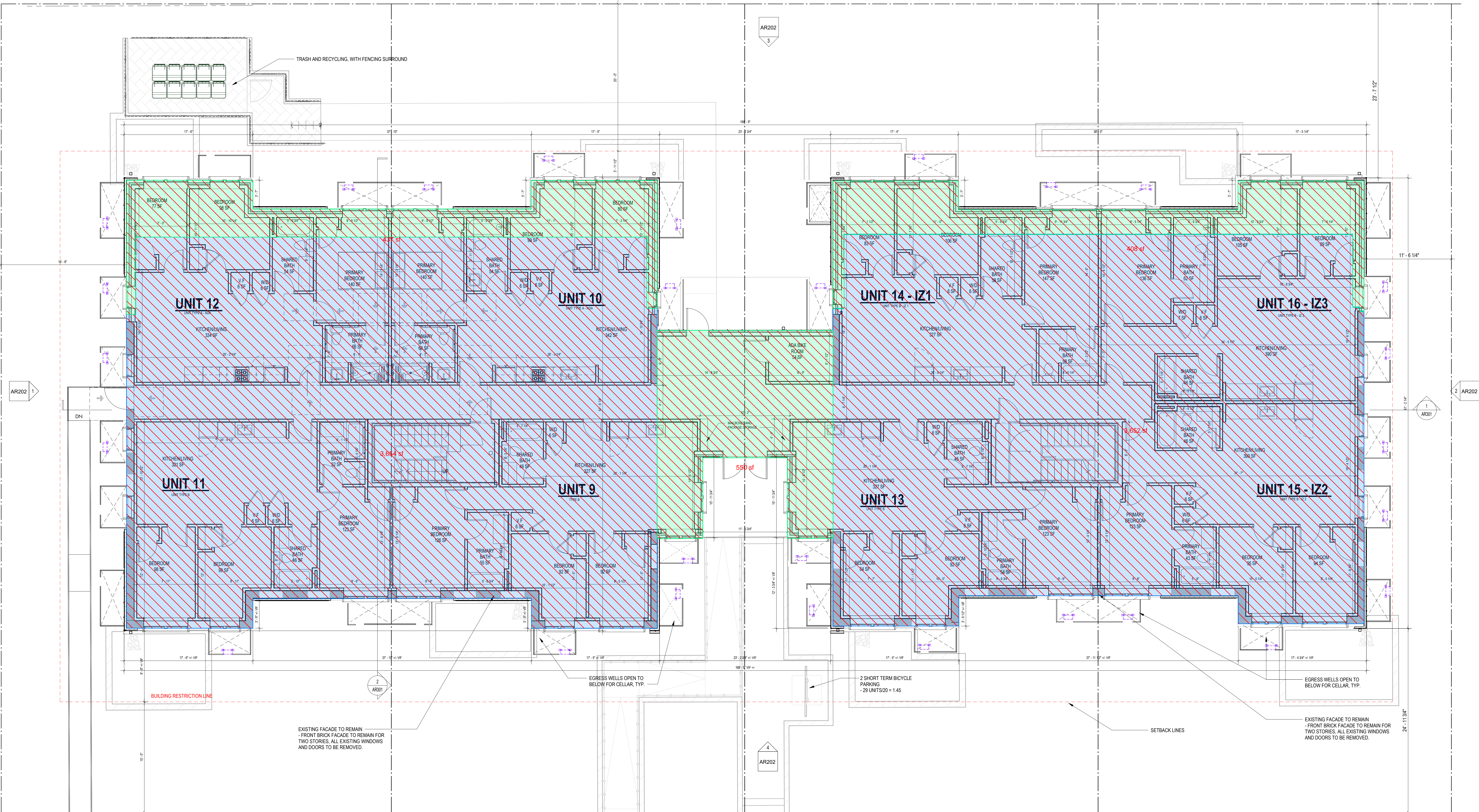
SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 05.02.2025

REV NO. REVISION DATE

SEAL & SIGNATURE:

SHEET TITLE: CELLAR - FLOOR PLAN
PROJECT NO: 000000
DATE ISSUED: 04/08/2025
SCALE: As indicated

AR105



1 FLOOR PLAN - LEVEL 1 PROPOSED
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 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
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH ALL APPLICABLE CODES
- 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 R-13S ACCORDING TO 2017 IECC 602.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE. IN ACCORDANCE WITH 2017 IECC 602.4.1.2
- 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
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNM).
- 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 A202 FOR CALCULATION
- ALL WEET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: KBW00351, 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 E11

INTERIOR FINISHES (PER DCBC TABLE 803.11)

- 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 A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior wall, interior ceiling, interior floor, and exterior walls. Class B
Corridor and enclosure for exit access, stairways and exit access ramps.
Class B
Rooms and enclosed spaces: Class C
a. 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.
b. In other than Group 1-3 occupancies buildings less than three stories above grade plane, Class B interior finish for non-sprinklered 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 pieces of assembly with an occupant load of 300 persons or less.

3,654.1 sf
3,651.81 sf

EXISTING FIRST FLOOR
TOTAL: 7,305.91 SF

407.61 sf
550.33 sf
436.81 sf

PROPOSED FIRST FLOOR
TOTAL: 1,394.75 SF

FOR BZA

DRAWING DATA

PROJECT: **GLOVER PARK RESIDENCES**
ADDRESS: **2200-2212 40TH PLACE NW
WASHINGTON, DC 20007**

SHEET SUBMISSION INDEX
• ISSUE FOR PERMIT - 05.02.2025

REV. NO. REVISION DATE

SEAL & SIGNATURE

SHEET TITLE: LEVEL 1 - FLOOR PLAN
PROJECT NO: 000000
DATE ISSUED: 04/08/2025
SCALE: As indicated

FOR BZA

DRAWING DATA

PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 05.02.2025

REV. NO. REVISION DATE

SEAL & SIGNATURE:

SHEET TITLE: LEVEL 2 - FLOOR PLAN
PROJECT NO: 000000
DATE ISSUED: 04/08/2025
SCALE: As indicated

AR107

1 FLOOR PLAN - LEVEL 2 PROPOSED

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- 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
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH NEC
- 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 R-13 ACCORDING TO 2017 IECC 602.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 602.4.1.2
- 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.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNM).
- 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 A202 FOR CALCULATION.
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K86W0351. 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 IECC SECTION E11.

EXISTING TO REMAIN NEW CONSTRUCTION

INTERIOR FINISHES (PER DCBC TABLE 803.11)

- 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 A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Corridor and enclosure for exit access stairways and exit access ramps: Class B
Rooms and enclosed spaces: Class C
a. Class C interior finish materials shall be permitted for wallcovering 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 laming strips applied to a noncombustible base and fireblocked as required by Section 803.1.1.1.
b. In other than Group C-2 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonperimeter buildings and Class C interior finish for perimeter 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.

3,651.81 sf
3,654.1 sf

EXISTING SECOND FLOOR
TOTAL: 7,305.91 SF

436.81 sf
550.33 sf
407.61 sf

PROPOSED SECOND FLOOR
TOTAL: 1,394.75 SF

FOR BZA

DRAWING DATA

PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

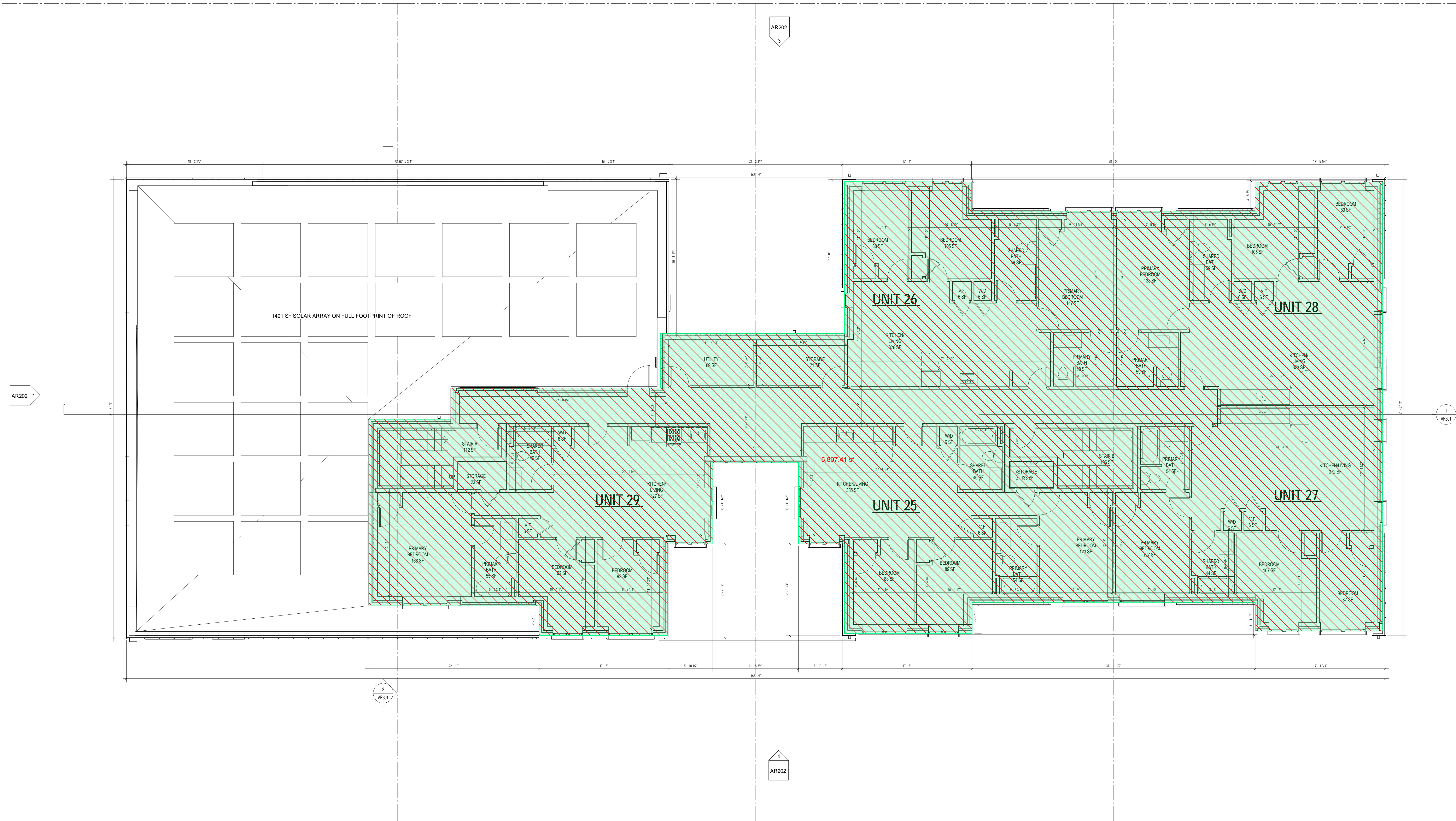
SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 05.02.2025

REV. NO. REVISION DATE

SEAL & SIGNATURE:

SHEET TITLE: LEVEL 3 - FLOOR PLAN
PROJECT NO: 000000
DATE ISSUED: 04/08/2025
SCALE: As indicated

AR108



2 FLOOR PLAN - LEVEL 3 PROPOSED
1:400 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 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
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 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 R-13 ACCORDING TO 2017 ICC 602.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 ICC 602.4.1.2
- 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.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 K/IN).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 K).
- 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 (6.1) 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 K) 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 A202 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 E11.

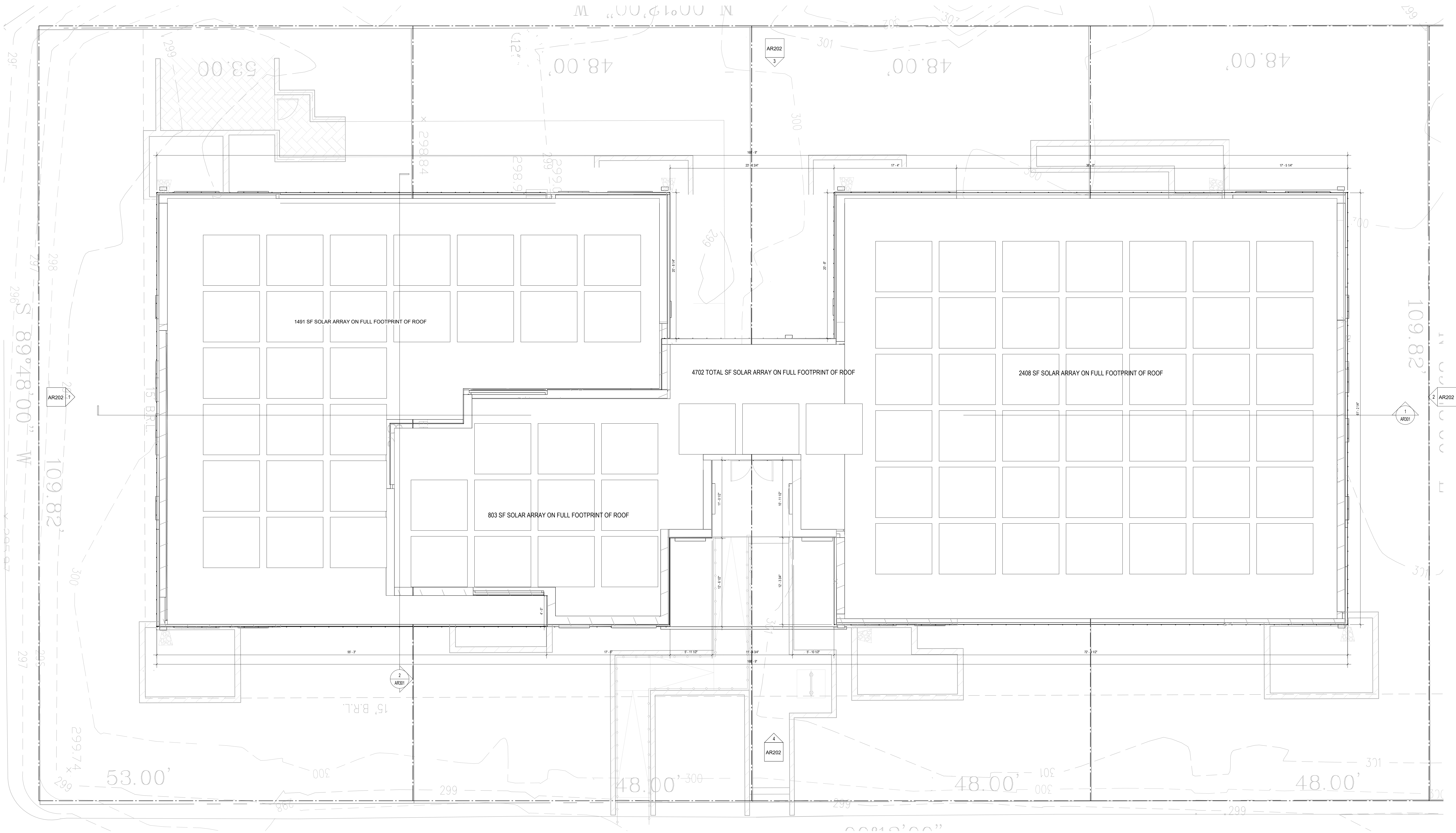
EXISTING TO REMAIN NEW CONSTRUCTION

INTERIOR FINISHES (PER DCBC TABLE 803.11)

- 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 A-2, SPRINKLERED (MOST RESTRICTIVE)
Interior exit stairways, interior exit ramps and exit passageways: Class B
Corridor and enclosure for exit access stairways and exit access ramps: Class B
Rooms and enclosed spaces: Class C
a. Class C interior finish materials shall be permitted for wallcovering 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 laming strips applied to a noncombustible base and fireblocked as required by Section 803.1.1.1.
b. In other than Group 1-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for non-sprinklered 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.

5,807.39 sf

PROPOSED THIRD FLOOR
TOTAL: 5,807.39 SF



1 ROOF PLAN - PROPOSED

CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- 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
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 NEC 400.4.2
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R-15 ACCORDING TO 2017 IECC 602.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 602.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 0906. 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.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KNM).
- 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 A200 FOR CALCULATION.
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K88W00351, 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 E11.

EXISTING TO REMAIN NEW CONSTRUCTION



3288 K Street NW, Suite 300
WASHINGTON, DC 20007
[T] 202.350.4244
[F] 202.350.4245
[W] 3877.DESIGN

COPYRIGHT NOTICE:
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.

ARCHITECT:
3877
DAVID TRACZ, AIA, NCARB
DAVID SMOKE BROWN, AIA, NCARB
3288 K STREET NW, SUITE 300
WASHINGTON, DC 20007
[T] 202.350.4244
[F] 202.350.4245
[W] WWW.3877.DESIGN

MEP ENGINEER:
KK ENGINEERING, LLC
KHALID KHALIFA
8805 COLUMBIA 100 PARWAY
SUITE 316
COLUMBIA, MD 21045
[T] 443.383.1070
[F] 443.383.1070
[W] WWW.KKDESIGN.COM

CONTRACTOR:
PALMAR CONSTRUCTION
769 GRACE STREET
HERNDON, VA 20170
[T] 703.589.4832
BLA-410014000181

STRUCTURAL ENGINEER:
GAVIN ASSOC. STRUCTURAL
ENGINEERS
CHARLES GAVIN
PO BOX 6142
NORFOLK, VA 23510
[T] 703.498.1070
[F] 703.498.1070
[W] WWW.GAVINENGINEERING.COM

OWNER:
NICKOLSON ST HOLDINGS LLC
MATT MEDVENE
700 RANDOLPH PLACE NW
WASHINGTON, DC 20011
[T] 703.589.4832

CIVIL ENGINEER:
RUSKA & HORGAN ENGINEERING, INC.
CHRIS HUSKA
1050 30TH STREET NW
WASHINGTON, DC 20007
[T] 703.425.3862
[F] 703.425.3862
[W] WWW.RUSKACONSULTING.COM

FOR BZA

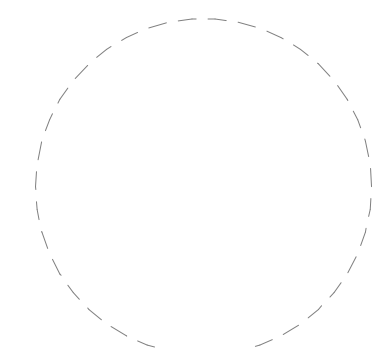
DRAWING DATA

PROJECT: **GLOVER PARK RESIDENCES**
ADDRESS: **2200-2212 40TH PLACE NW
WASHINGTON, DC 20007**

SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 05.02.2025

REV. NO. REVISION DATE

SEAL & SIGNATURE:



SHEET TITLE: **ROOF FLOOR PLAN**
PROJECT NO: 000000
DATE ISSUED: 04/08/2025
SCALE: As indicated

AR109

COPYRIGHT NOTICE:
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.

ARCHITECT:
3877
DAVID TRACZ, AIA, NCARB
DAVID SMOVE BROWN, AIA, NCARB
3288 K STREET NW, SUITE 300
WASHINGTON, DC 20007
[T] 202.350.4244
[W] WWW.3877.DESIGN

MEP ENGINEER:
KK ENGINEERING, LLC
KHALID KHALIFA
8800 COLUMBIA 100 PARWAY
SUITE 316
COLUMBIA, MD 21045
[T] 443.383.1070
[W] WWW.KKDESIGN.COM

CONTRACTOR:
PALMAR CONSTRUCTION
769 GRACE STREET
HERNDON, VA 20170
[T] 703.589.4832
BLA-410014000181

STRUCTURAL ENGINEER:
GAVIN ASSOC. STRUCTURAL
ENGINEERS
CHARLES GAVIN
PO BOX 6142
NORFOLK, VA 23103
[T] 703.498.1070
[W] WWW.GAVINENGINEERING.COM

OWNER:
NICKOLSON ST HOLDINGS LLC
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



EXTERIOR VIEW 3



EXTERIOR VIEW 2



EXTERIOR VIEW 1

FOR BZA

DRAWING DATA

PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

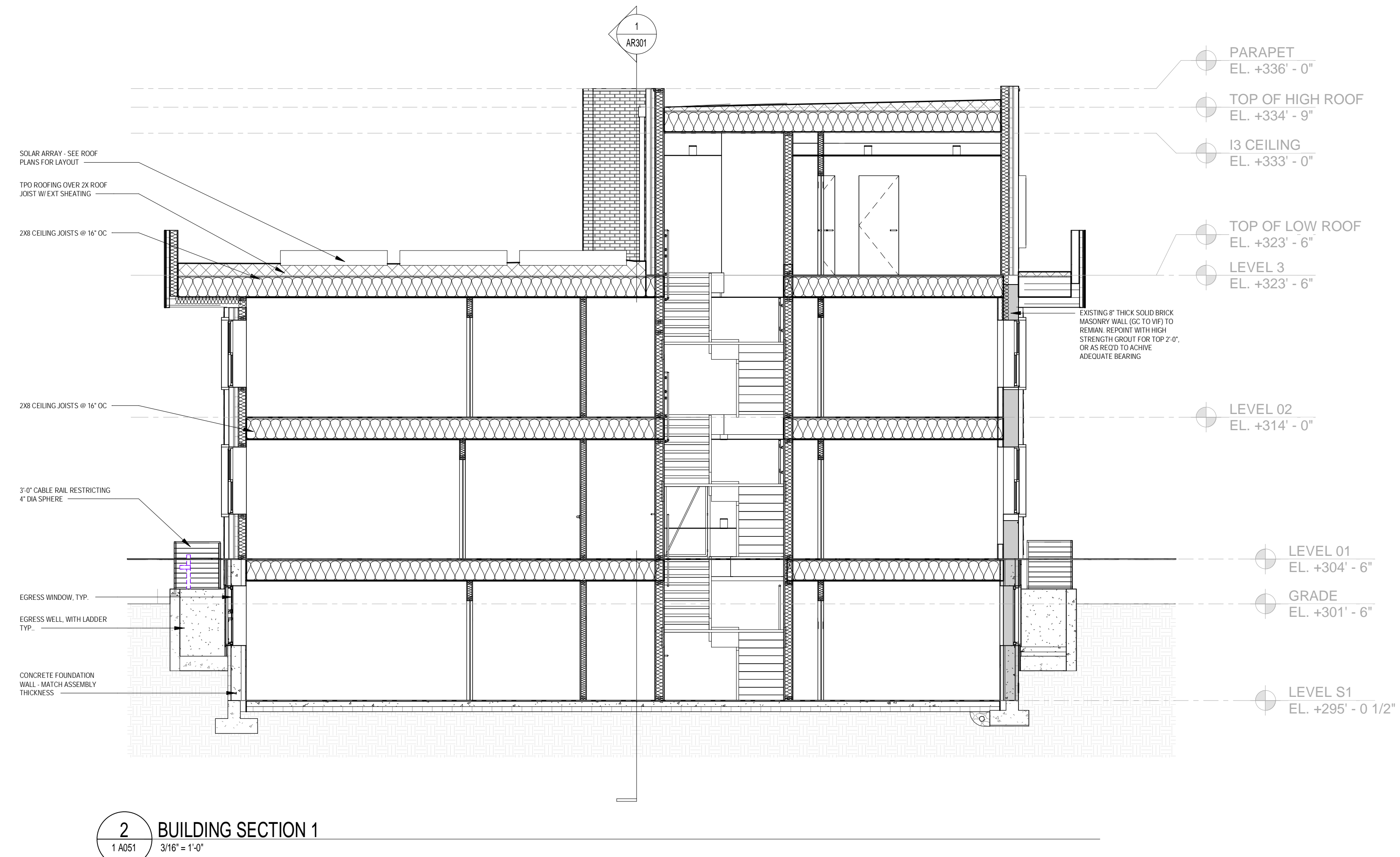
SHEET SUBMISSION INDEX
• ISSUE FOR PERMIT - 03.02.2025

REV NO. REVISION DATE

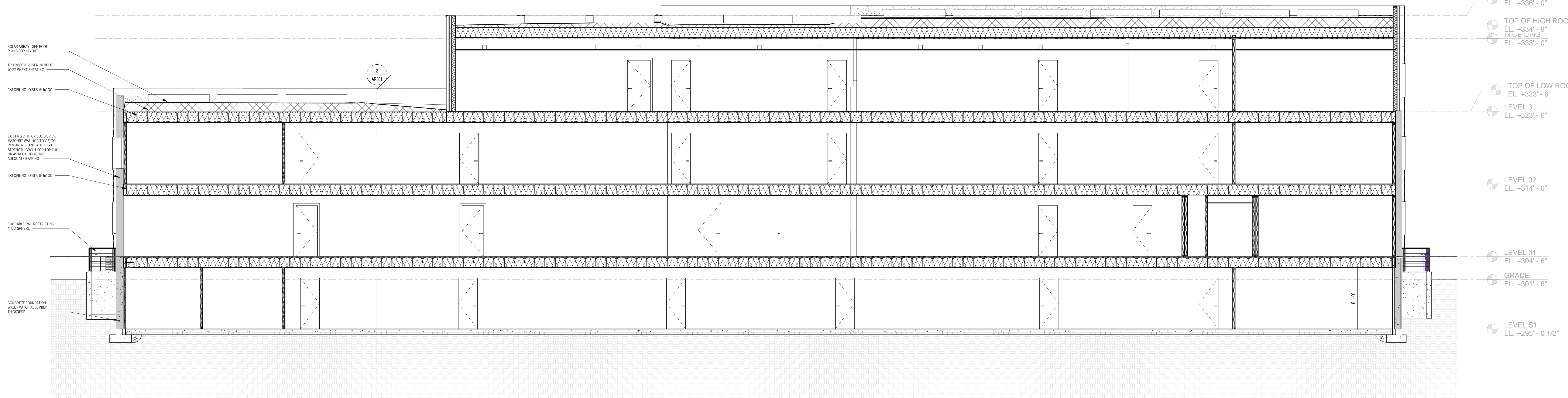
SEAL & SIGNATURE:

SHEET TITLE: EXTERIOR RENDERINGS
PROJECT NO: 000000
DATE ISSUED: 04/08/2025
SCALE: 1" = 80'-0"

AR201



2 BUILDING SECTION 1
1 A051 3/16" = 1'-0"



1 BUILDING SECTION 2
1 A103 3/16" = 1'-0"

FOR BZA

DRAWING DATA

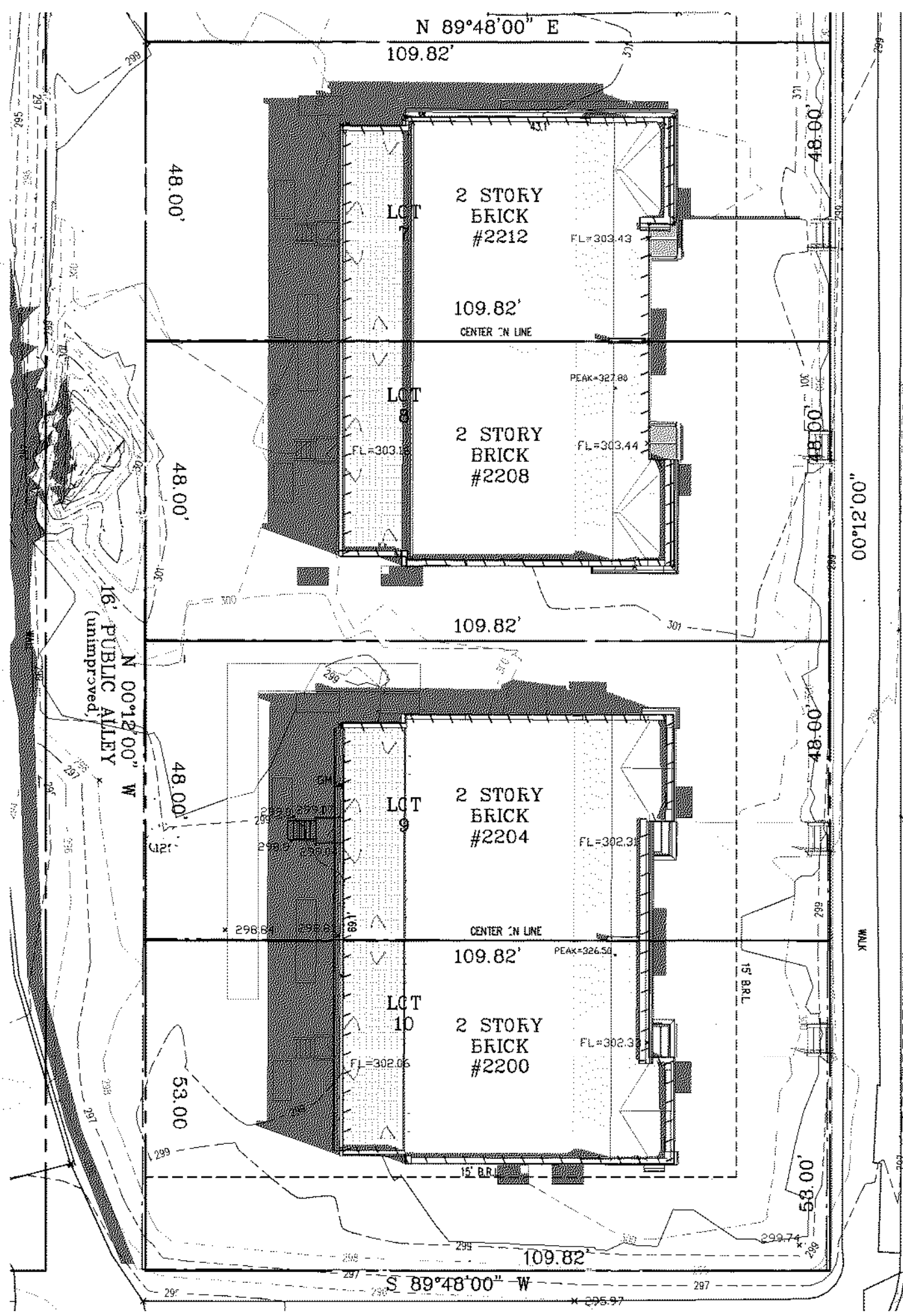
PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 05.02.2025

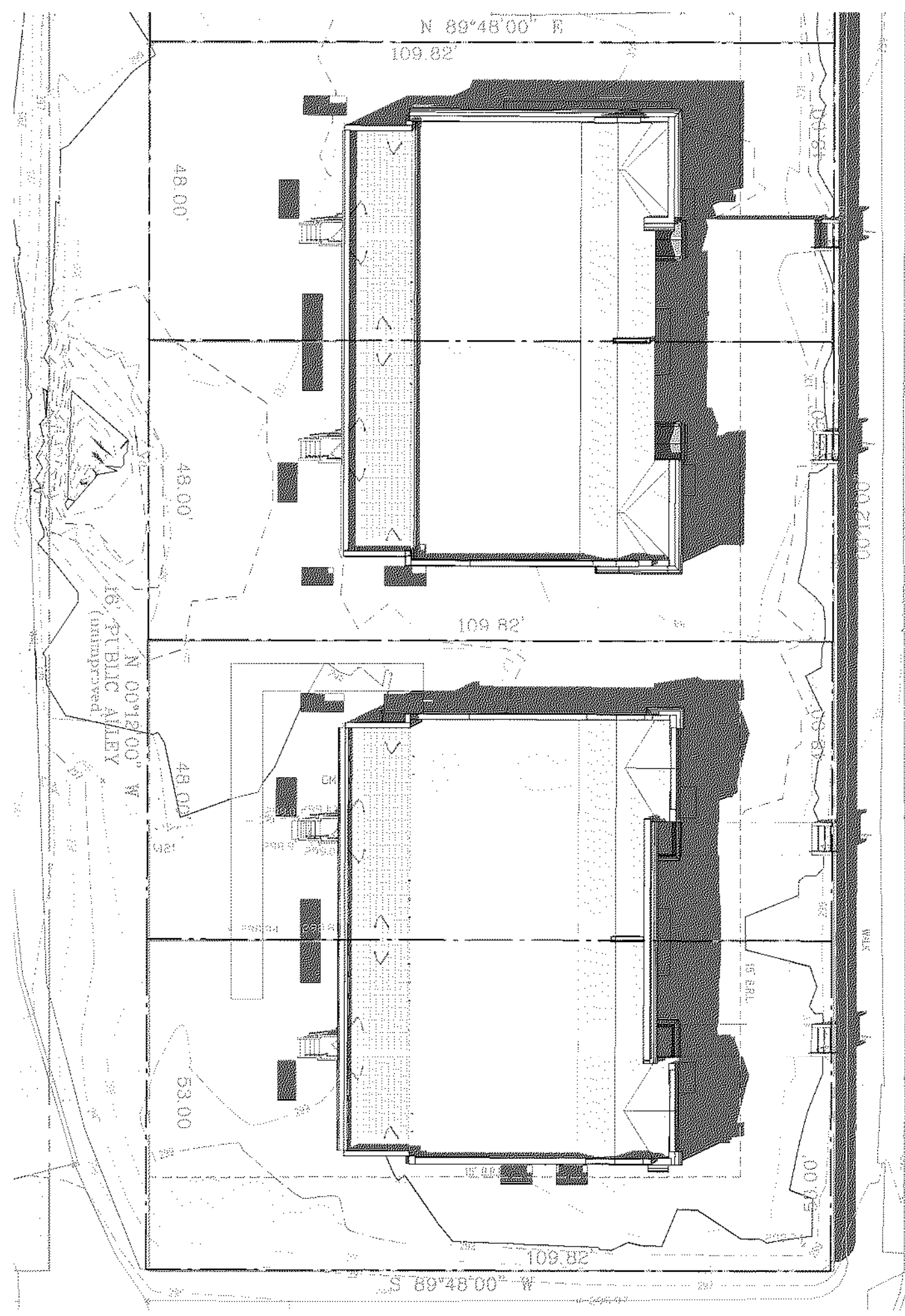
REV. NO. REVISION DATE

SEAL & SIGNATURE:

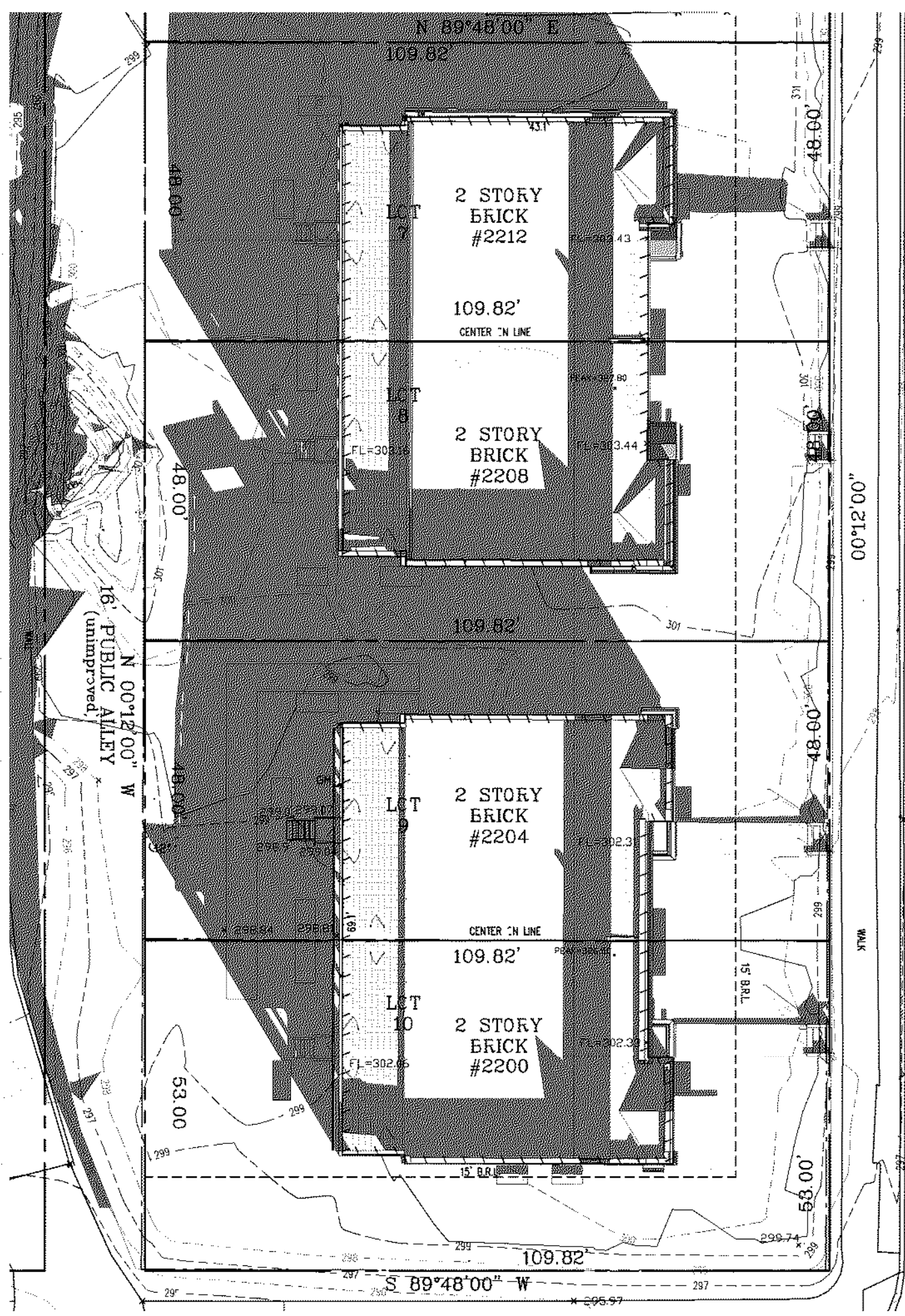
SHEET TITLE: BUILDING SECTIONS
PROJECT NO: 000000
DATE ISSUED: 04/08/2025
SCALE: 3/16" = 1'-0"



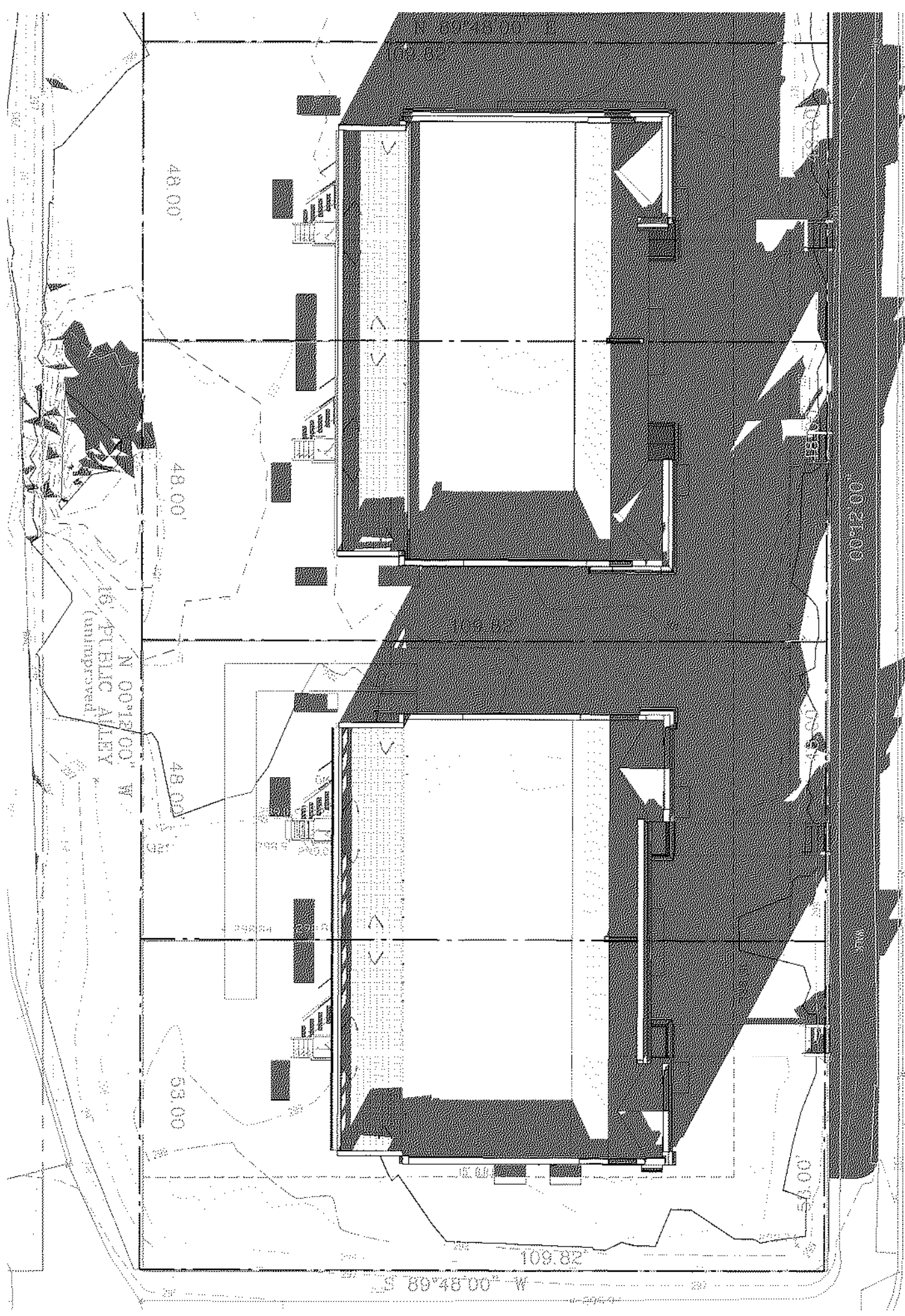
10 SITE PLAN - SS1000 EXISTING
1" = 20'-0"



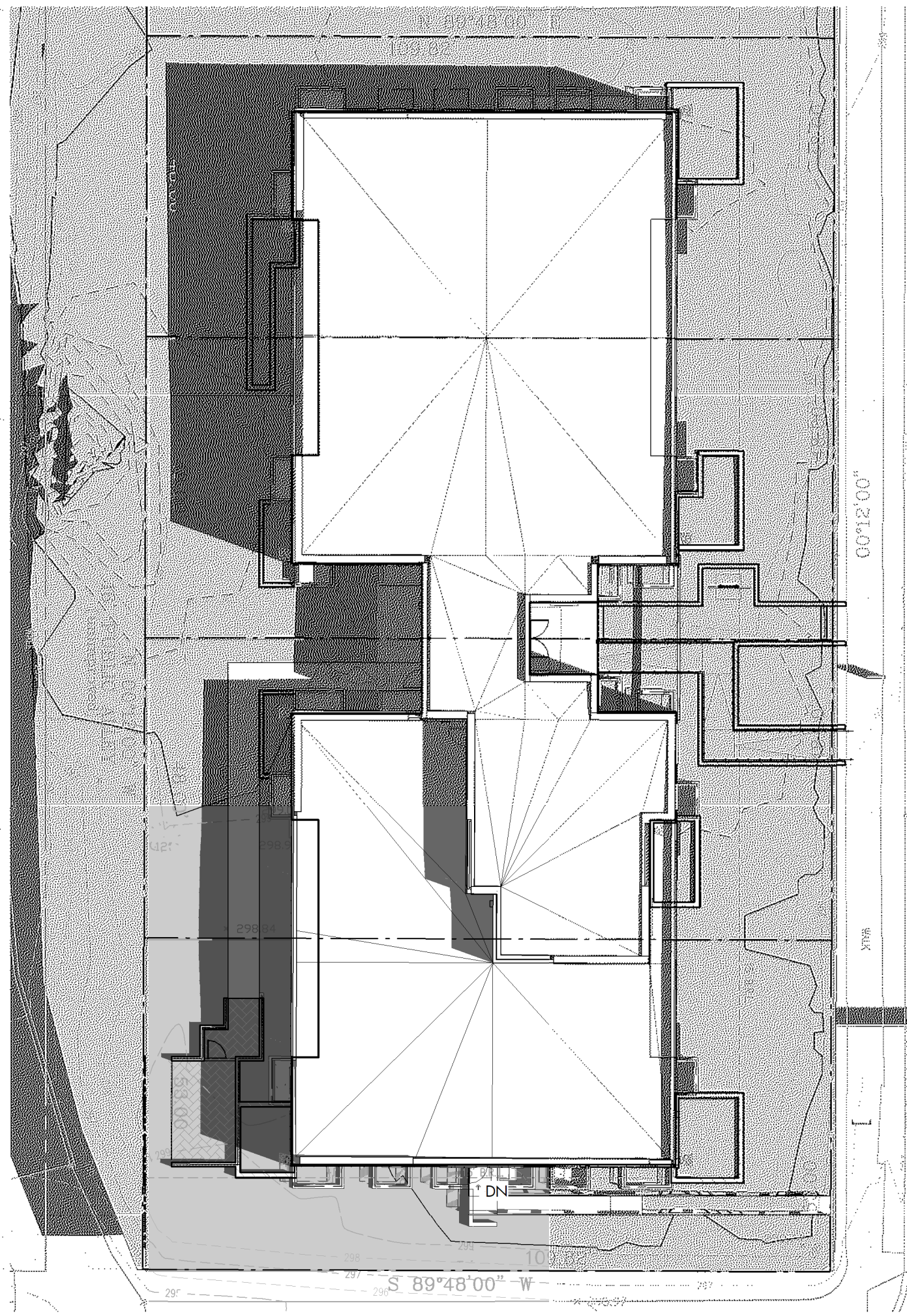
9 SITE PLAN - SS1400 EXISTING
1" = 20'-0"



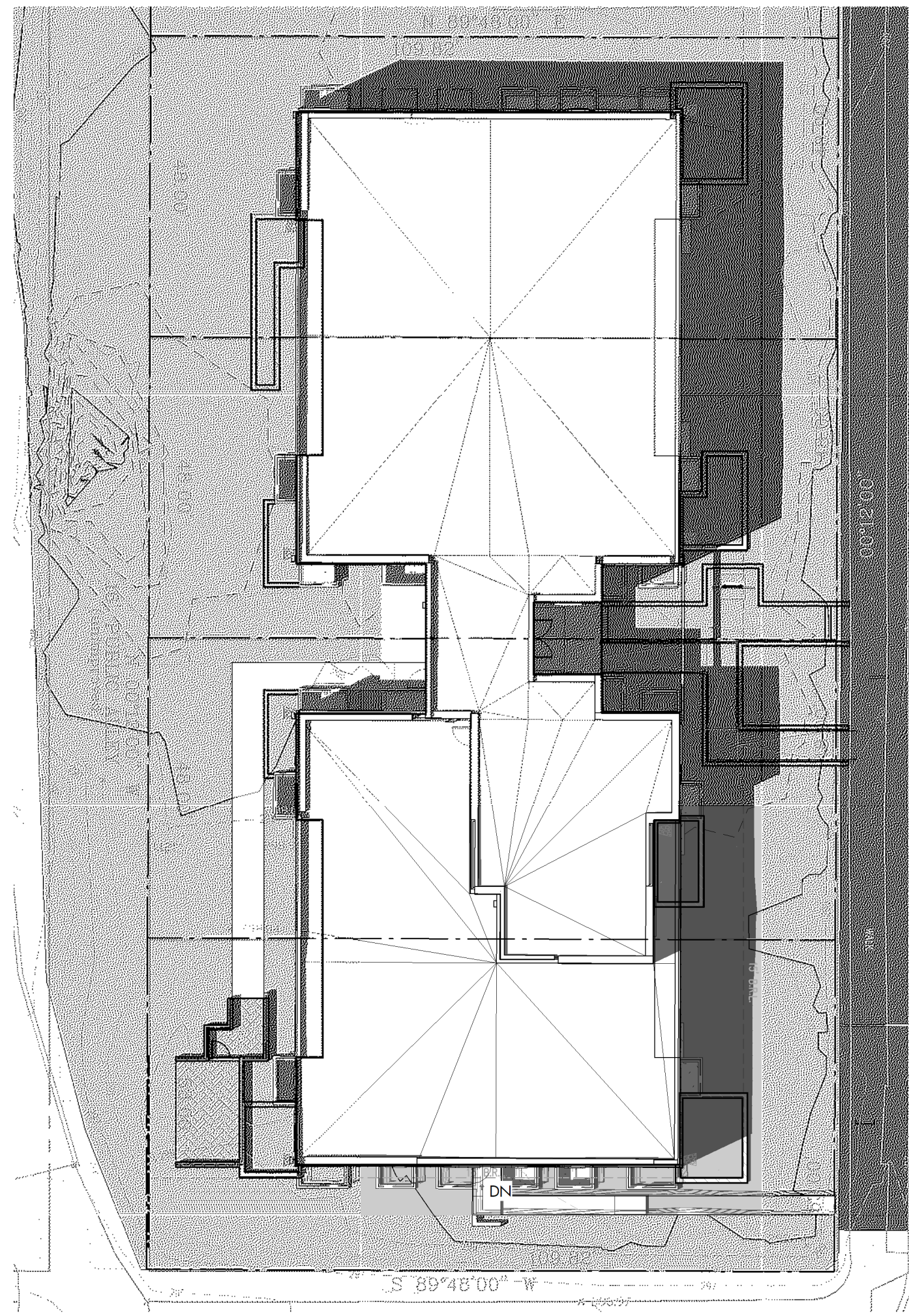
8 SITE PLAN - WS1000 PROPOSED EXISTING
1" = 20'-0"



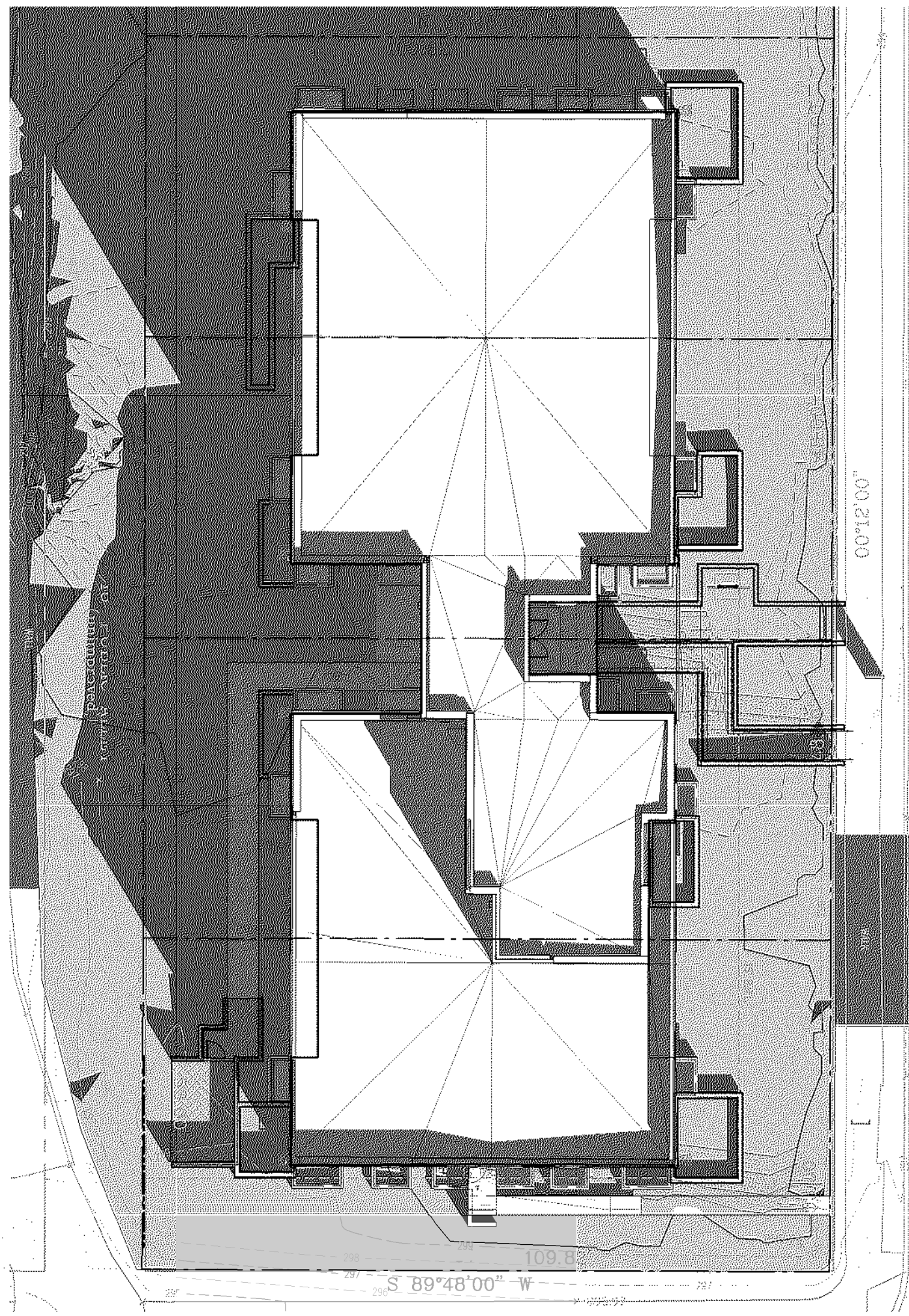
7 SITE PLAN - WS1400 EXISTING
1" = 20'-0"



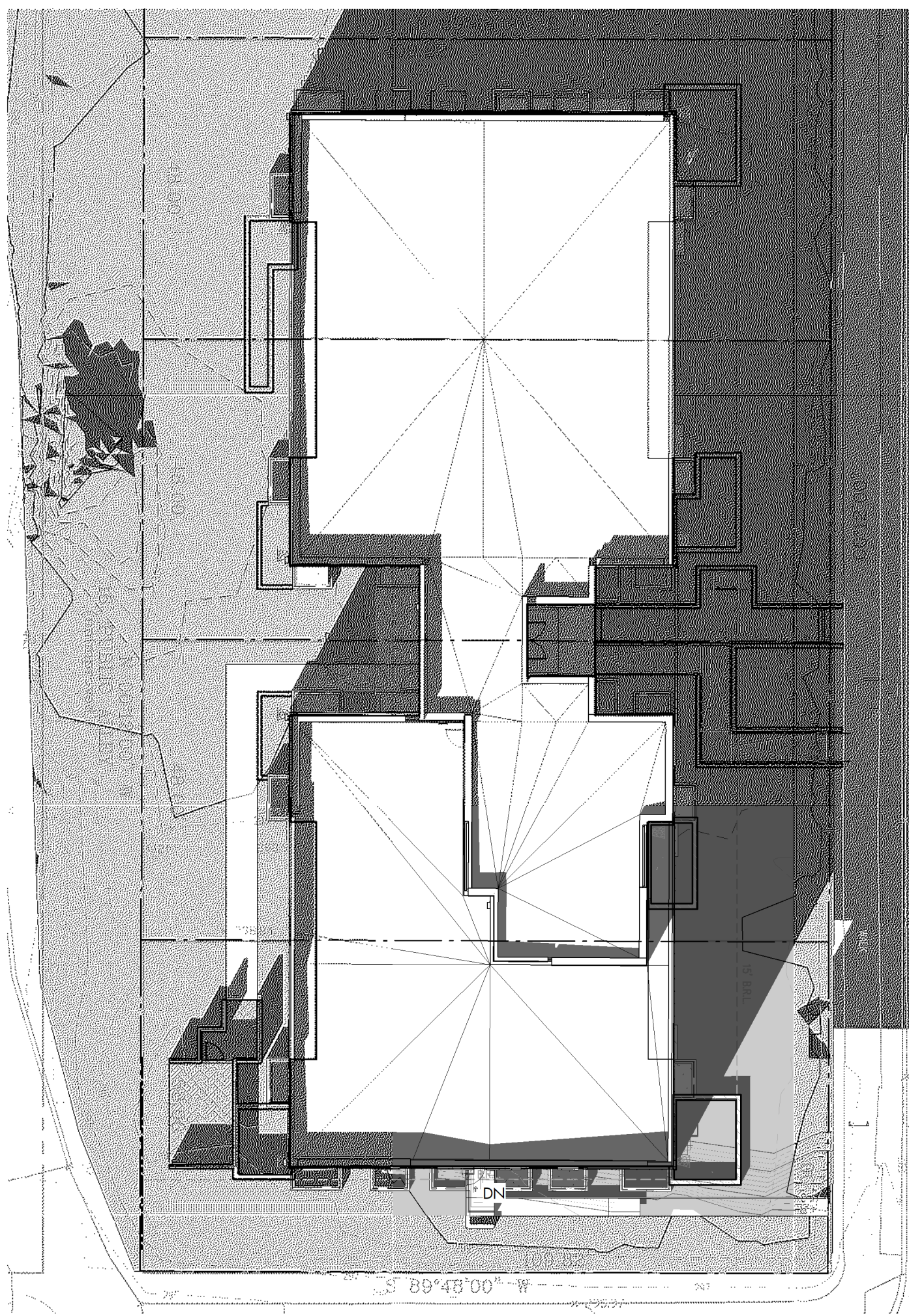
6 SITE PLAN - SS1000 PROPOSED
1" = 20'-0"



5 SITE PLAN - SS1400 PROPOSED
1" = 20'-0"



4 SITE PLAN - WS1000 PROPOSED
1" = 20'-0"



3 SITE PLAN - WS1400 PROPOSED
1" = 20'-0"

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



2 FRONT EXTERIOR PERSPECTIVE 2 PROPOSED



1 FRONT EXTERIOR PERSPECTIVE 1 PROPOSED

3877

3288 K Street NW, Suite 300
WASHINGTON, DC 20007
(T) 202.350.4244
(F) 202.350.4245
(W) 3877.DESIGN

COPYRIGHT NOTICE:
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.

ARCHITECT:
/3877
DAVID TRACZ, AIA, NCARB
DAVID SHORE BROWN, AIA, NCARB
3288 K STREET NW, SUITE 300
WASHINGTON, DC 20007
(T) 202.350.4244
(W) WWW.3877.DESIGN

CONTRACTOR:
PALMAR CONSTRUCTION
769 GRACE STREET
HERNDON, VA 20170
(T) 703.589.4832
BLA-410514000181

OWNER:
NICKOLSON ST HOLDINGS LLC
MATT MEDVENE
700 RANDOLPH PLACE NW
WASHINGTON, DC 20011
(T) 703.589.4832

MEP ENGINEER:
KK ENGINEERING, LLC
KHALID KHALIFA
8800 COLUMBIA 100 PARWAY
SUITE 316
COLUMBIA, MD 21045
(T) 443.383.1070
(W) WWW.KKDESIGN.COM

STRUCTURAL ENGINEER:
GAVIN ASSOC. STRUCTURAL
ENGINEERS
CHARLES GAVIN
PO BOX 6142
MCLEAN, VA 22103
(T) 703.498.1070
(W) WWW.GAVINENGINEERING.COM

CIVIL ENGINEER:
HUSKA & HORGAN ENGINEERING, INC.
CHRIS HUSKA
1050 30TH STREET NW
WASHINGTON, DC 20007
(T) 703.425.3882
(W) WWW.HUSKACONSULTING.COM

FOR BZA

DRAWING DATA
PROJECT: GLOVER PARK RESIDENCES
ADDRESS: 2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

SHEET SUBMISSION INDEX
• ISSUE FOR PERMIT - 05.02.2025

REV NO. REVISION DATE

SEAL & SIGNATURE

SHEET TITLE: SOLAR STUDIES
PROJECT NO: 000000
DATE ISSUED: 04/08/2025
SCALE: 1" = 20'-0"

AR401