

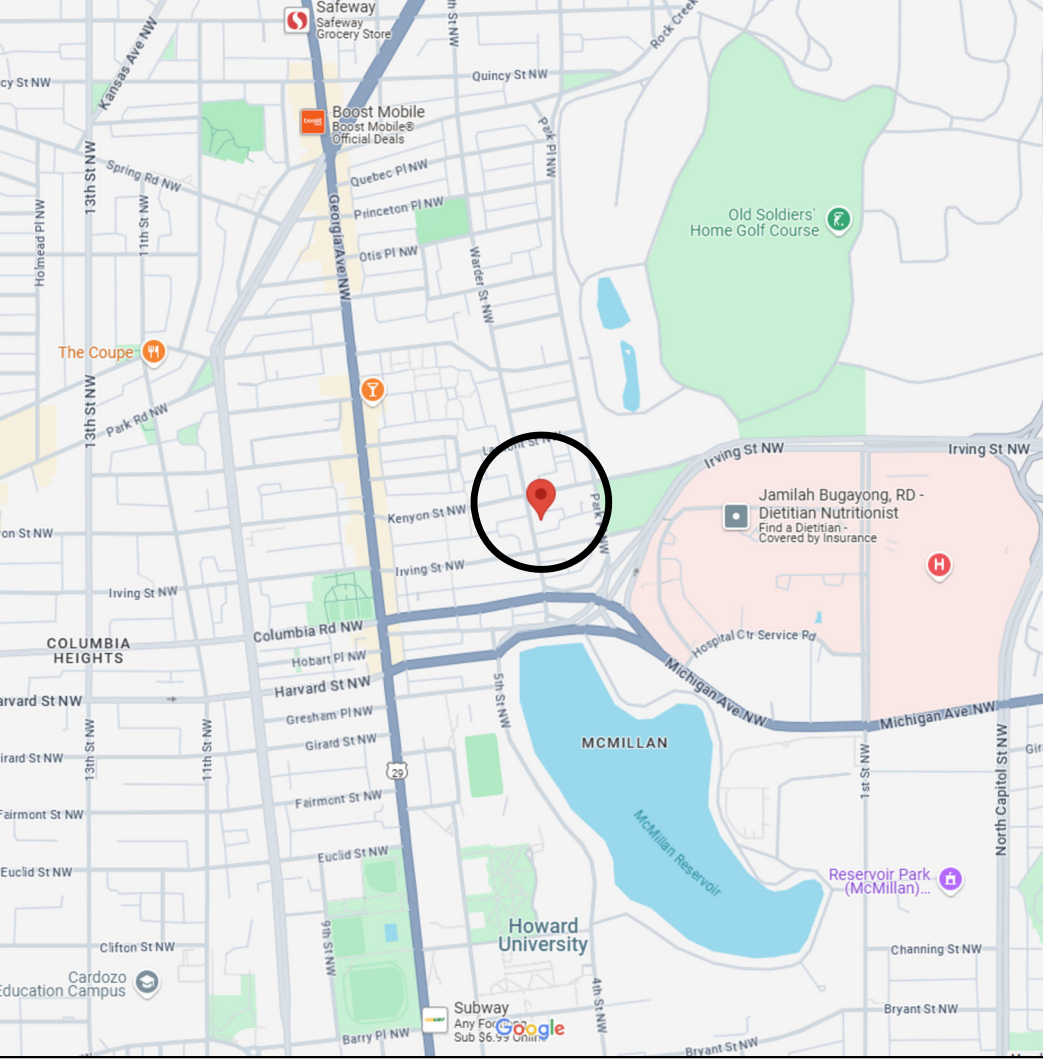
2017 DC ENERGY CONSERVATION CODE COMPLIANCE

R401.1	QUANTIFY THE AIR COMPLEGANCE METHOD.	R402.4.4	ROOMS 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 R402.2 AND SECTION R402.4 OF THE IRC, 2015 EDITION.
R402.1	MAINTAIN AND PRESERVE THE PROVISIONS VAPOR RETARDER WALL ASSEMBLIES IN 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 R402.2 AND SECTION R402.4 OF THE IRC, 2015 EDITION.	R402.4.5	FIREPLACES AND STOVES COMPLYING WITH SECTION R402.2 AND SECTION R402.4 OF THE IRC, 2015 EDITION, RECESSED LIGHTING RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE UNIT AIR LEAKAGE.
R402.1.2	MAINTAIN AND PRESERVE THE PROVISIONS VAPOR RETARDER ROOF OF SECTION R402.2 OF THE IRC, 2015 EDITION.	R403.1.1	THERMOSTAT - ALL DWELLING UNITS WILL HAVE AT LEAST ONE (1) PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM AS PER 2015 EDITION SECTION 403.1.1.
R402.1.2	MAINTAIN AND PRESERVE THE PROVISIONS VAPOR RETARDER ROOF OF SECTION R402.2 OF THE IRC, 2015 EDITION.	R403.1.2	THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
R402.1.2	MAINTAIN AND PRESERVE THE PROVISIONS VAPOR RETARDER ROOF OF SECTION R402.2 OF THE IRC, 2015 EDITION.	R403.2.1	MECHANICAL DUCT INSUL SUPPLY & RETURN DUCTS IN ATTIC - R-6 MIN. R-6 WHEN LESS THAN 3 INCHES SURFS AND RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-4 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE - R-6 DUCTS LOCATED UNDER CONCRETE SLABS - R-4 MIN.
R402.1.2	MAINTAIN AND PRESERVE THE PROVISIONS VAPOR RETARDER ROOF OF SECTION R402.2 OF THE IRC, 2015 EDITION.	R403.3.1	OUTDOOR, INTAKE UP AND EXHAUST, AIR DUCTS TO BE PROVIDED WITH AUTOMATIC OR GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
R402.1.2	MAINTAIN AND PRESERVE THE PROVISIONS VAPOR RETARDER ROOF OF SECTION R402.2 OF THE IRC, 2015 EDITION.	R403.3.2	WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.3.2.
R402.1.2	MAINTAIN AND PRESERVE THE PROVISIONS VAPOR RETARDER ROOF OF SECTION R402.2 OF THE IRC, 2015 EDITION.	R403.7	EQUIPMENT SIZING SHALL COMPLY WITH R403.7.
R402.1.2	MAINTAIN AND PRESERVE THE PROVISIONS VAPOR RETARDER ROOF OF SECTION R402.2 OF THE IRC, 2015 EDITION.	R404.1	LIGHTING EQUIPMENT - A MINIMUM OF 70% OF ALL LAMPS (LIGHTS) MUST BE HIGH-EFFICIENCY LAMPS. THIS CONTRACTOR ALSO RESPONSIBLE FOR GENERATING A CERTIFICATE OF COMPLIANCE AND AFFIXING TO ELECTRICAL PANEL, OR WITHIN 5 FEET OF THE ELEC PANEL AND BE READILY VISIBLE.

CODE NOTES

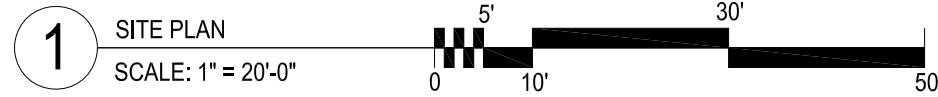
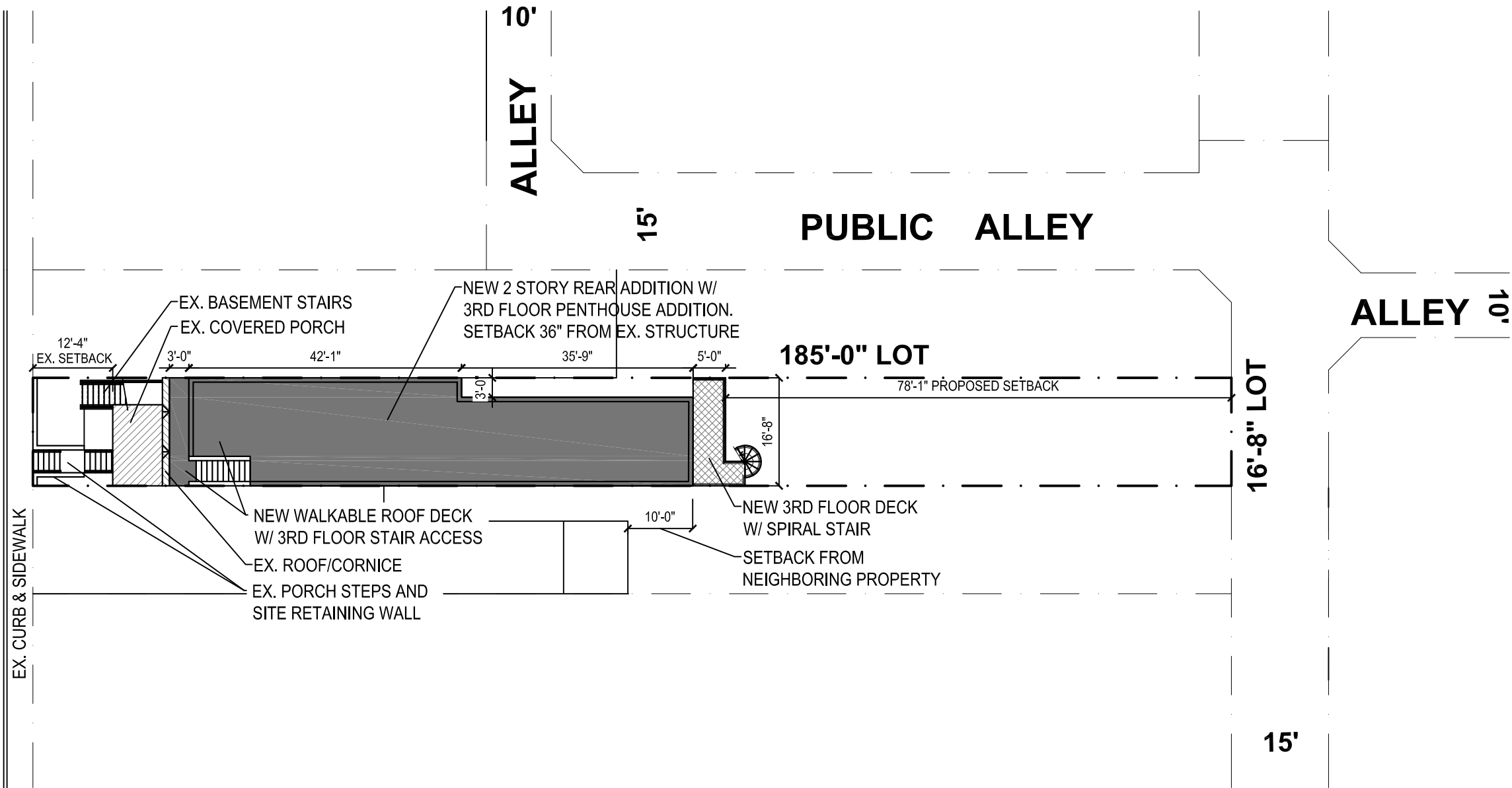
2017 DCMR 12A, DC Building Code Amendments	Housing Code and Housing Businesses
2017 DCMR 12B, DC Residential Code Amendments	Environmental Laws and Regulations
2017 District of Columbia Building Code	DCMR Title 11 – Zoning Regulations
2017 District of Columbia Property Maintenance Code	Green Building Act of 2006 as amended (D.C. Code §§ 6-1451.01 to 6-1451.11)
2017 District of Columbia Green Construction Code	Green Building Act Regulations
2017 District of Columbia Energy Conservation Code	Federal Lead Laws
2017 District of Columbia Fire Code	District Heating Regulations
2017 District of Columbia Mechanical Code	District Noise Regulations
2017 District of Columbia Plumbing	Outdoor Advertising
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	

LOCATION PLAN



3121 WARDER STREET-NW
WASHINGTON, DC 20010

WARDER STREET, N.W



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 FOOTPRINT	763 SF	-	1,200 SF
LOT SIZE	185' x 16.67'	-	185' x 16.67'
LOT COVERAGE	29%	60%	48%
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"	78'-1"
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)



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA. MY EXPIRATION DATE IS 06/30/2022.
CONTRACT DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE DISTRICT OF COLUMBIA BUILDING CODE.
ARCHITECT:
CARBALLO ARCHITECTURE, LLC

REVISIONS

1. 11/1/2021

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

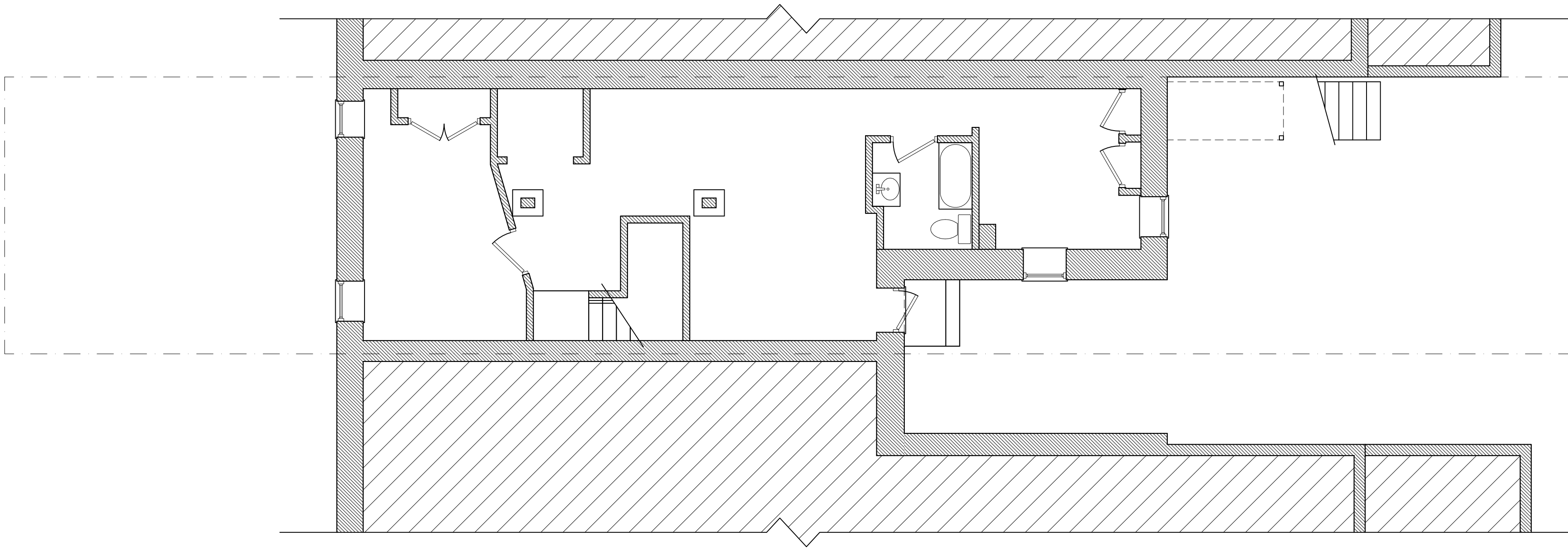
LEGEND

- NOT IN SCOPE
- SUBJECT BUILDING
- EX. COVERED PORCH
- NEW DECK
- PROPERTY LINE
- CONTEXT PROPERTY LINE

CARBALLO ARCHITECTURE, LLC
1816 ALCANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-965-1077

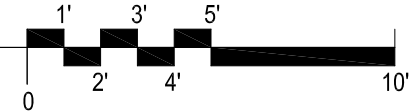
TITLE SHEET & SITE PLAN
3121 WARDER STREET - NW
JOB # 24-076
MARCH 2025

Board of Zoning Adjustment
District of Columbia
CASE NO. 21299
EXHIBIT NO. 10

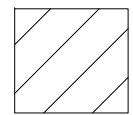


B

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



LEGEND



NOT IN SCOPE



EXISTING PARTITION



PROPOSED PARTITION

AD001

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

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-985-1077

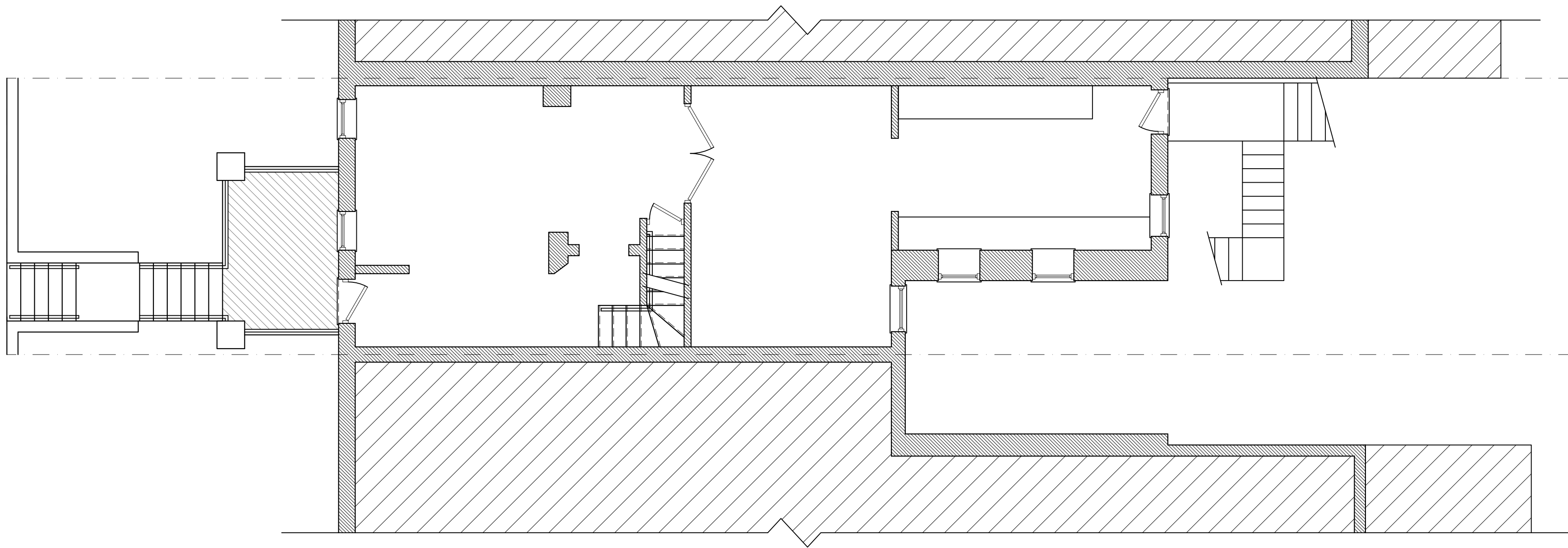
CLIENT
MR. ANTONIN PICOU

REVISIONS

1

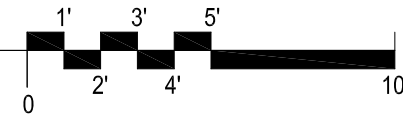
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.
PROJECT NUMBER: 2024-076
EXP. DATE: 6/30/2026
CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND APPROVED FOR THE ARCHITECT.
FOR ARCHITECT: CARBALLO ARCHITECTURE, LLC
ARCHITECT



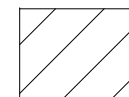
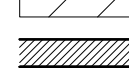



1

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



LEGEND

-  NOT IN SCOPE
-  EXISTING PARTITION
-  PROPOSED PARTITION

AD002

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

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-985-1077

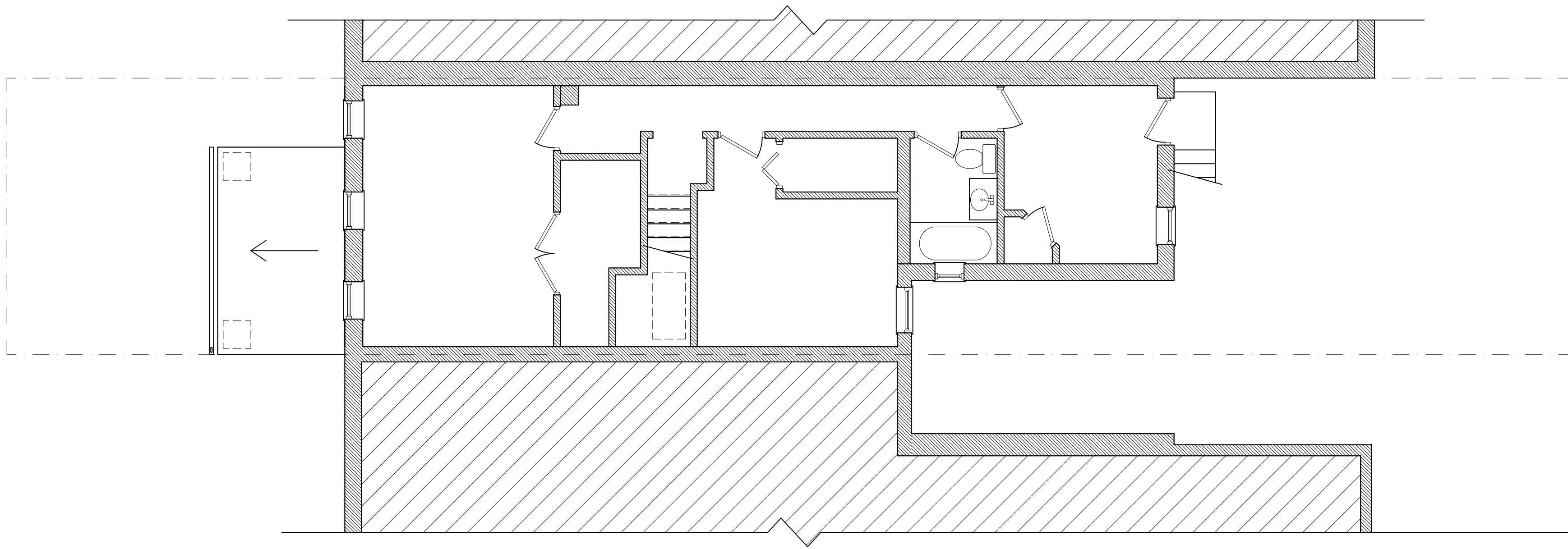
CLIENT
MR. ANTONIN PICOU

REVISIONS

1

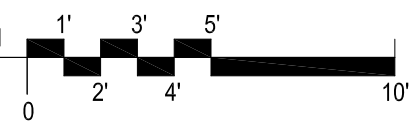
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.
PROJECT NUMBER: 2024-076
EXP. DATE: 6/30/2026
CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND APPROVED FOR RELEASE
FOR ARCHITECTURAL DESIGN ONLY.
#ARC102517



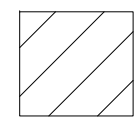


2

EXISTING 2ND FLOOR 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 FULLY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.
PROJECT NUMBER: 2024-076
EXP. DATE: 03/03/2026
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND I AM A FULLY LICENSED
ARCHITECT IN THE DISTRICT OF COLUMBIA.
ARCHITECT:

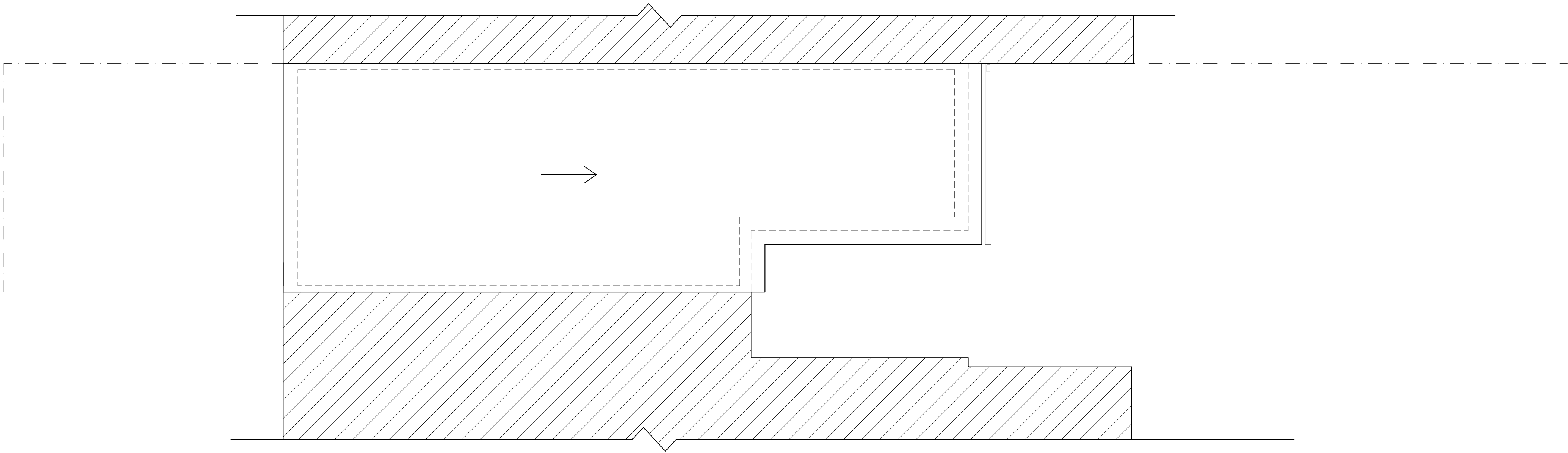
REVISIONS

1

CLIENT
MR. ANTONIN PICOU

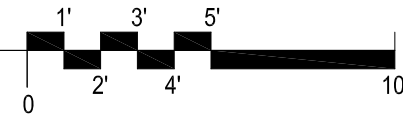
CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-985-1077

AD003
EXISTING 2ND FLOOR PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024

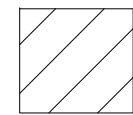


R

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



LEGEND



NOT IN SCOPE



EXISTING PARTITION



PROPOSED PARTITION

AD004

EXISTING ROOF PLAN

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

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-985-1077

CLIENT
MR. ANTONIN PICOU

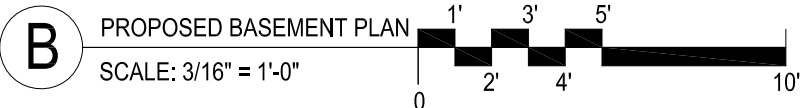
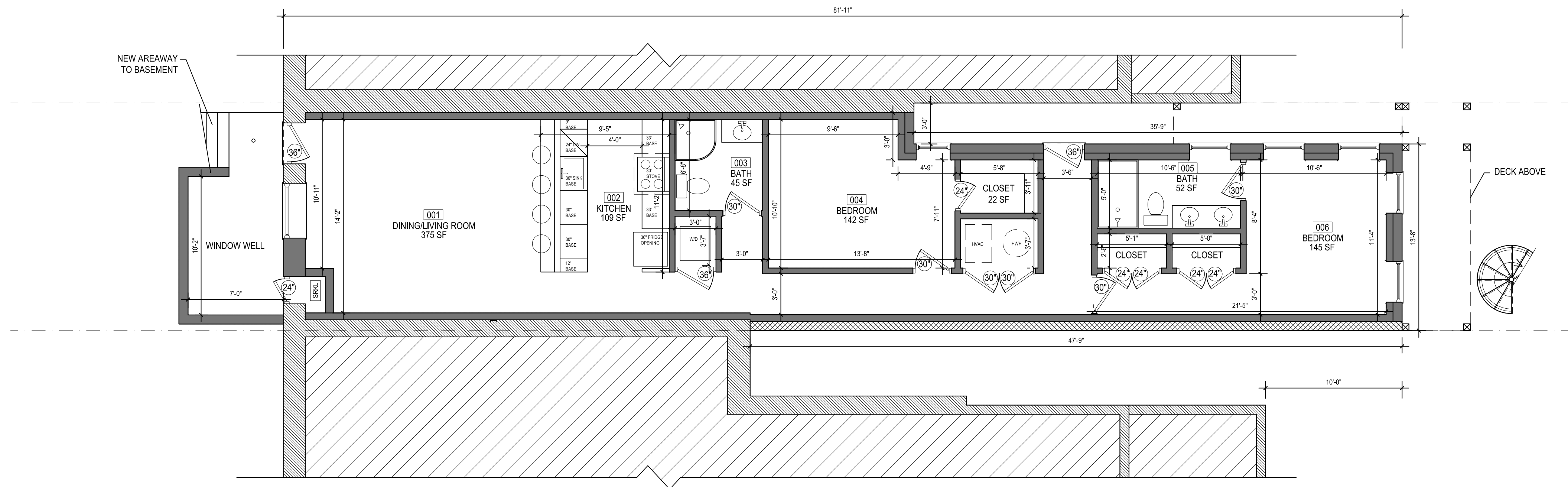
REVISIONS

1

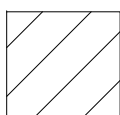
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND THAT I AM A FULLY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. MY LICENSE NUMBER IS 4001871.
EXP. DATE: 6/30/2026.
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND I AM A FULLY LICENSED
PROFESSIONAL ARCHITECT IN THE
DISTRICT OF COLUMBIA.
ARCHITECT:



UNIT #1
1,015 SF



LEGEND



NOT IN SCOPE

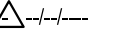
 EXISTING PARTITION



PROPOSED PARTITION

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
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.

REVISIONS

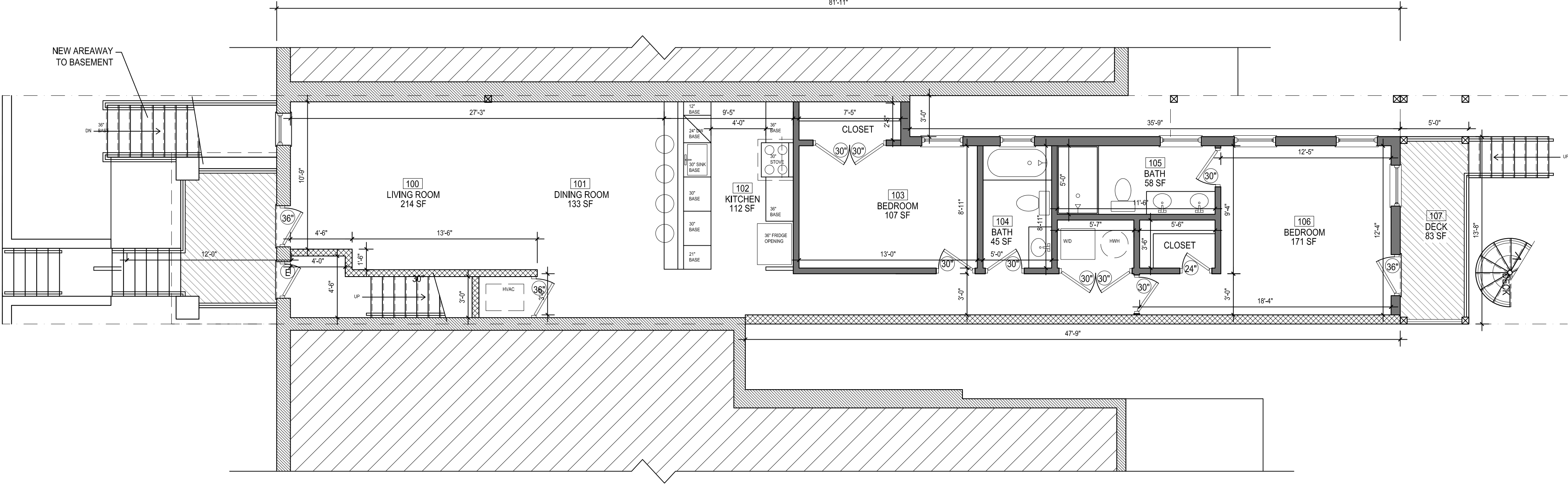


CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443.260.1837

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

UNIT #2
1,087 SF



NEW AREAWAY TO BASEMENT

LIVING ROOM
214 SF

DINING ROOM
133 SF

102
KITCHEN
110.85

103
BEDROCK

104
BATH
5 SF105
BATI
58 S

BED
17.

107
DEC
83 S

LEGEND

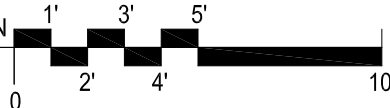
NOT IN SCOPE

EXISTING PARTITION

PROPOSED PARTITION

1

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



CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT

DISCUSSION

—/—/—

MR. ANTONIN PICOU

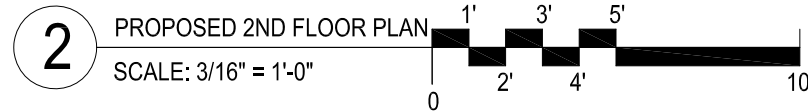
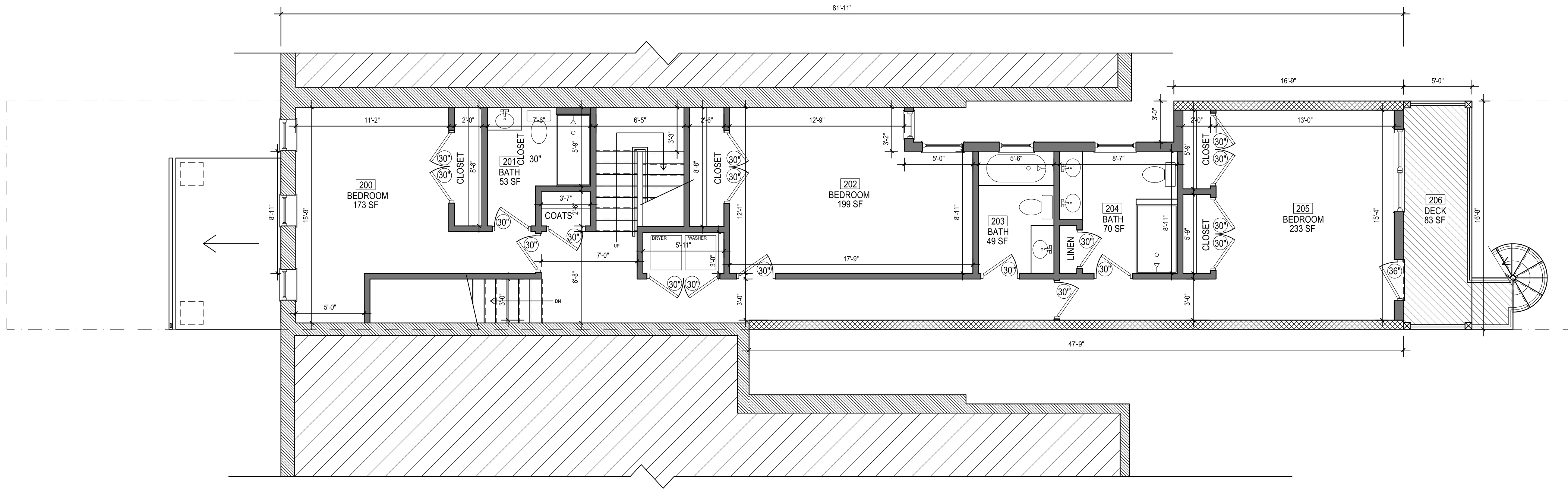
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-963-1077

PROPOSED 1ST FLOOR PLAN

3121 WARDER STREET-NW

JOB # 2024-076
DEC 2024

UNIT #3
2,370 SF



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 FULLY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF COLUMBIA.
PROJECT NUMBER: A003-076
EXP. DATE: 03/03/2026
CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND I HAVE NO OBJECTION
TO THE ARCHITECT'S PROFESSIONAL
STAMP AND SIGNATURE.

REVISIONS

1

CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
1816 ALCENNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-985-1077

A003
PROPOSED 2ND FLOOR PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024



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





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

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

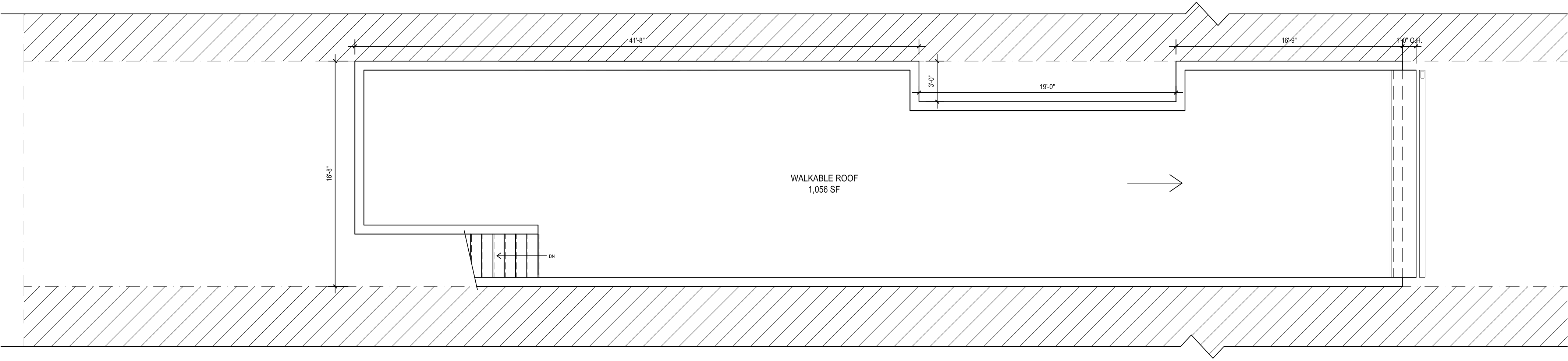
CLIENT
MR. ANTONIN PICOU

$\triangle \rightarrow \rightarrow \rightarrow$

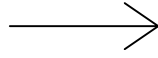
PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA, LICENSE NUMBER ARC102517,
EXP. DATE 4/30/2026.

CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT
FOR ARCHITECTURAL DESIGN, DC Lic
#ARC-102517



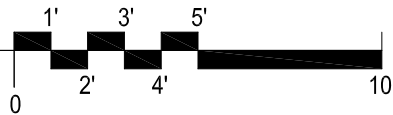


WALKABLE ROOF
1,056 SF

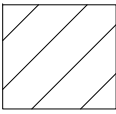


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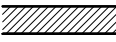
PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



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 FULLY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA. MY LICENSE NUMBER IS 4001871.
EXP. DATE: 6/30/2026.
CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY ME OR UNDER MY CLOSE
SUPERVISION AND I AM A FULLY LICENSED
PROFESSIONAL ARCHITECT IN THE DISTRICT OF
COLUMBIA.

REVISIONS



1

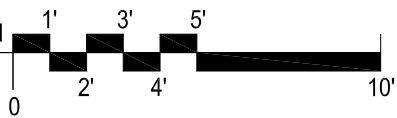
CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# ARC102517
443-985-1077

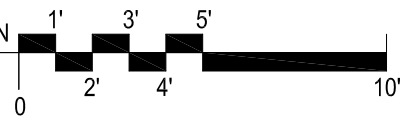
A005
PROPOSED ROOF PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024



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



PROPOSED FRONT 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.
EXPIRATION DATE: 12/31/2024
CONTRACT DOCUMENTS HAVE BEEN
REVIEWED AND I HAVE ACCEPTED THE
PROJECT MANUSCRIPT FOR
ARCHITECT.

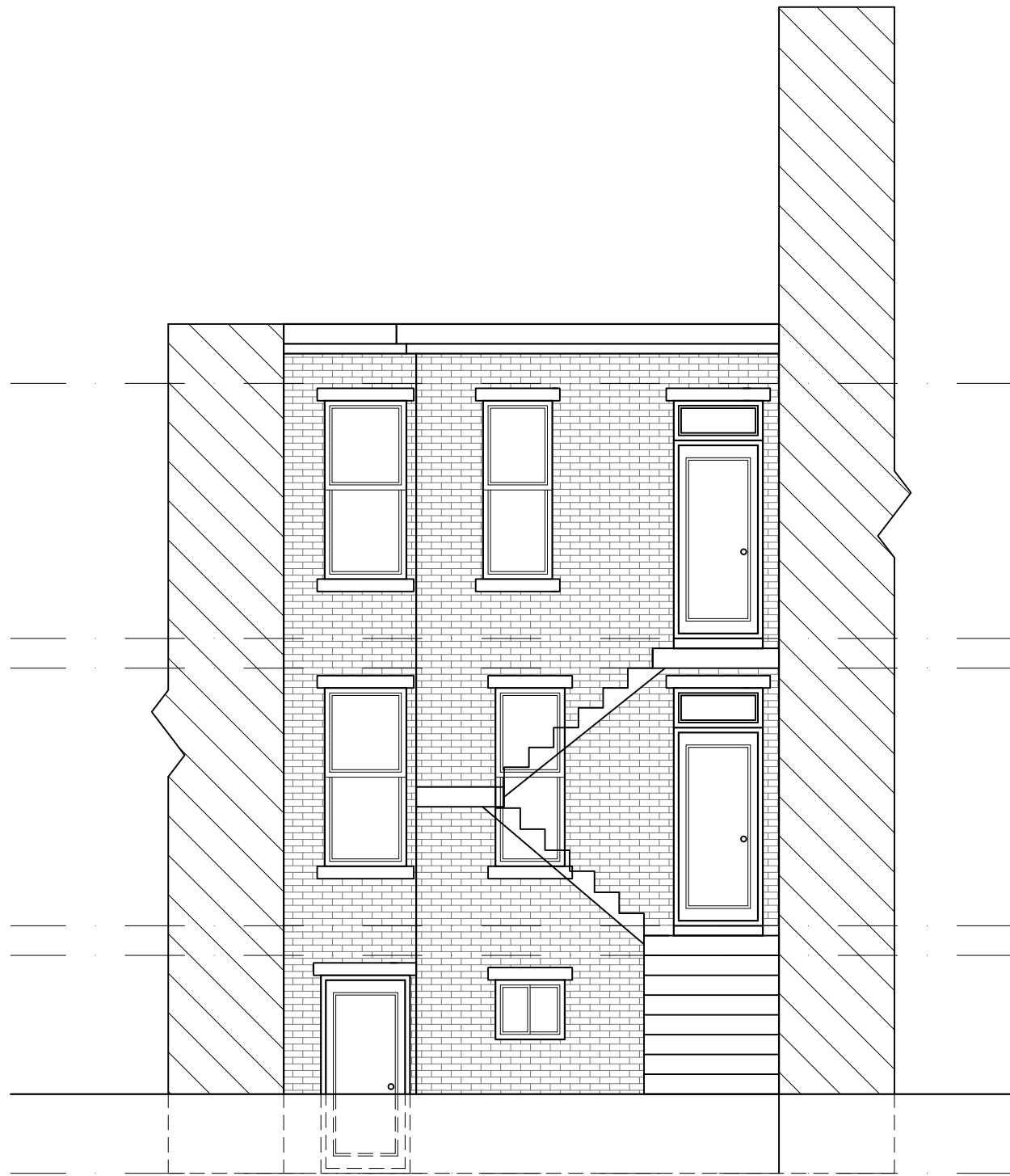
REVISIONS

1

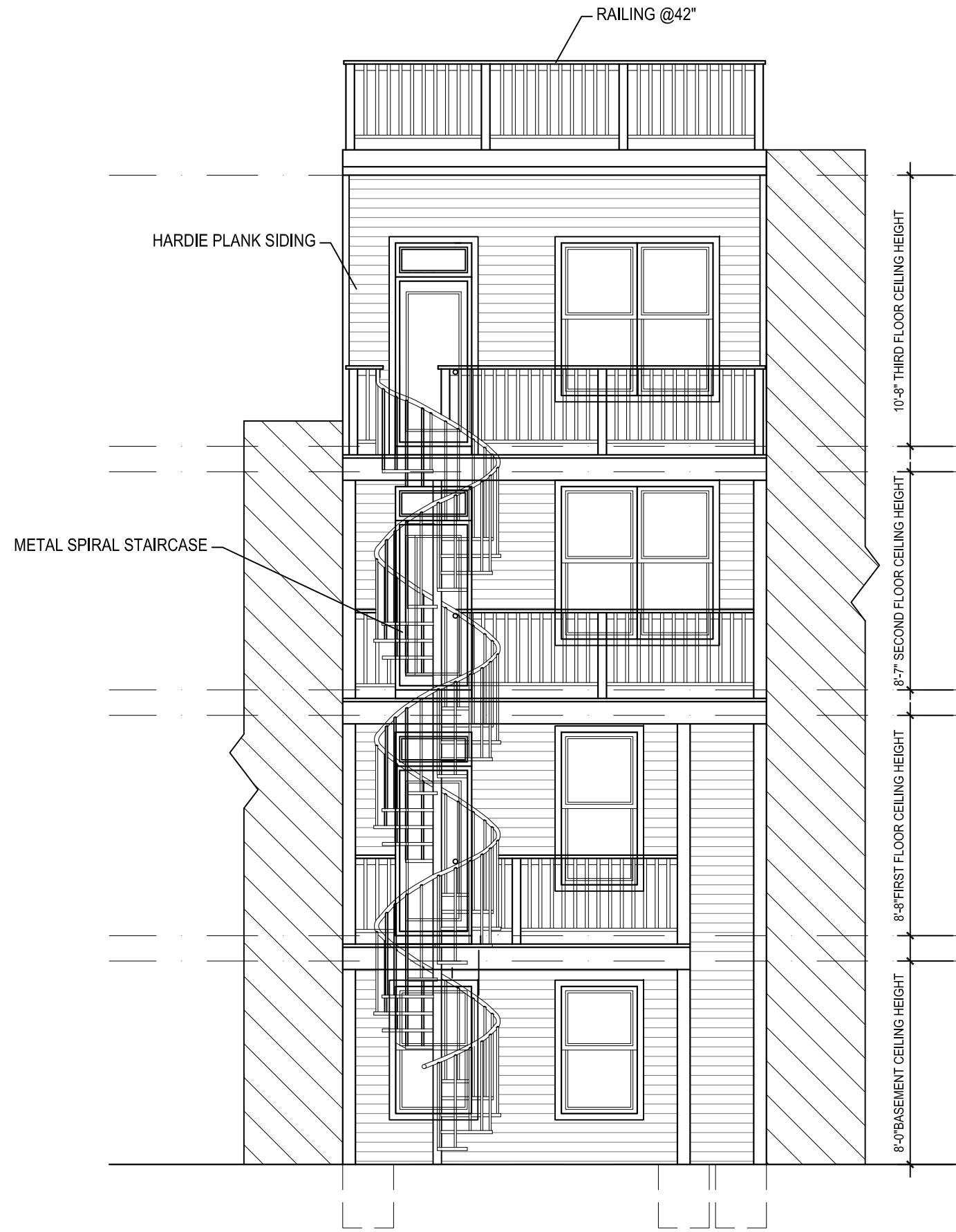
CLIENT
MR. ANTONIN PICOU

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BALTIMORE, MD 21231
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443-9853-1077

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



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



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