

2017 DC ENERGY CONSERVATION CODE COMPLIANCE

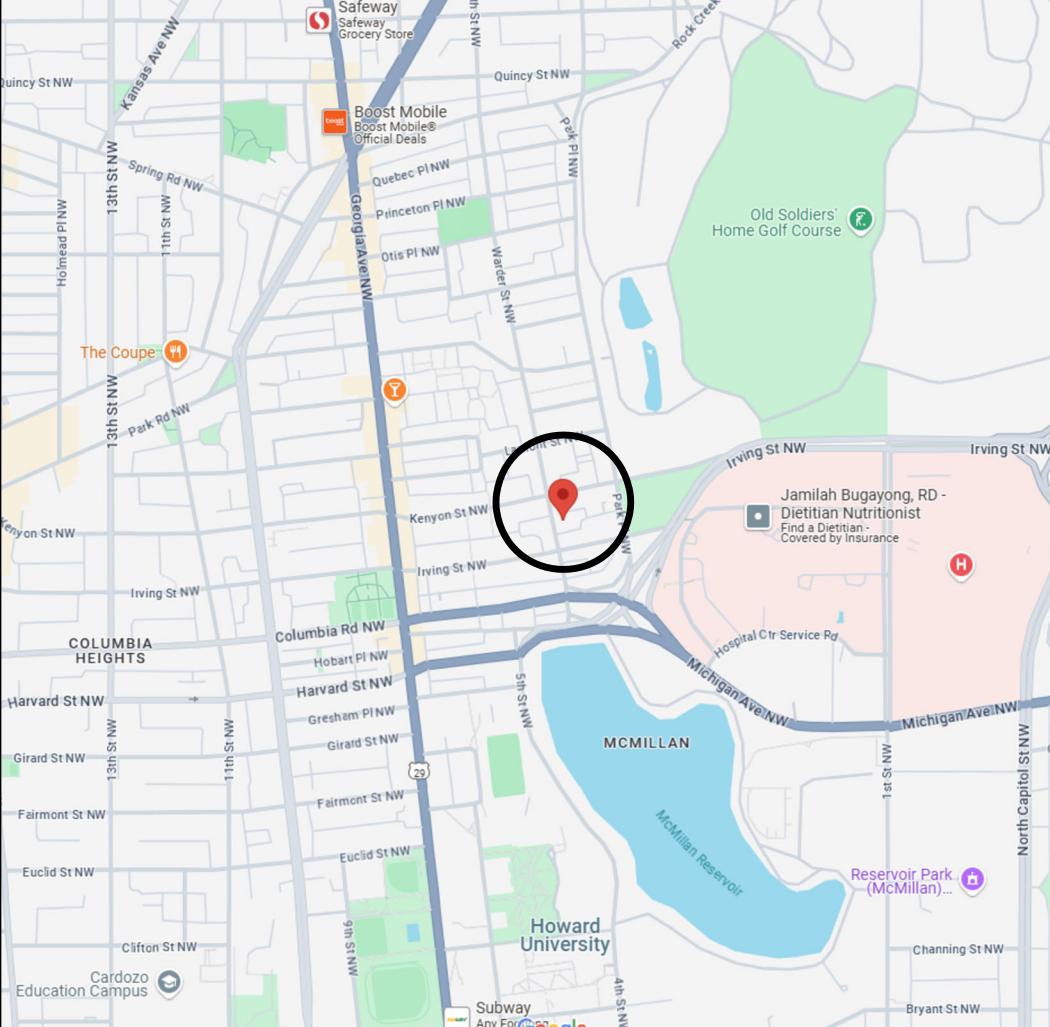
R301.1	CLIMATE ZONE 4A	R402.4.4	ROOMS CONTAINING FUEL-BURNING APPLIANCES WHERE OPEN COMBUSTION AIR DUCTS PROVIDE COMBUSTION AIR TO OPEN COMBUSTION FUEL BURNING APPLIANCES, THE APPLIANCES AND COMBUSTION AIR SHAL BE LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE OR ENCLOSED IN A ROOM ISOLATED FROM INSIDE 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 R1006 OF THE IRC, 2015 Ed.
R401.2	COMPLIANCE METHOD: MANDATORY AND PRESCRIPTIVE PROVISIONS	R402.4.5	RECESSED LIGHTING: RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE LIMIT AIR LEAKAGE.
R402.1.1	VAPOR RETARDER: WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH VAPOR RETARDER REQ'S OF SECTION R702.7 OF THEIRC, 2015 Ed.	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 IECC SECTION 403.1.1.
R402.1.2	ATTIC INSULATION = R-49 RAISED HEEL TRUSSES = R-38	R403.1.2	WHERE A HEAT PUMP SYSTEM HAVING SUPPLEMENTARY ELECTRIC RESISTANCE HEAT IS USED THE THERMOSTAT SHALL PREVENT THE SUPPLEMENTARY HEAT FROM COMING ON WHEN HEAT PUMP CAN MEET HEATING LOAD.
R402.1.2	WOOD FRAME WALL:	R403.2.1	MECHANICAL DUCT INSL SUPPLY & RETURN DUCTS IN ATTIC = R-8 MIN. R-6 WHEN LESS THAN 3 INCHES SUPPLY & RETURN DUCTS OUTSIDE OF CONDITIONED SPACES R-8 MIN. ALL OTHER DUCTS EXCEPT THOSE LOCATED COMPLETELY Y INSIDE THE BUILDING THERMAL ENVELOPE = R-8 DUCTS LOCATED UNDER CONCRETE SLABS = R-6 MIN.
R402.1.2	R-20 OR R-13 PLUS R5 CONT INSUL	MIN.	DUCT SEALING ALL DUCT, AIR HANDLERS, FILTER BOXES WILL BE SEALED.
R402.1.2	BASIC INSULATION = R-13	R403.3.2	JOINTS AND SEAMS WILL COMPLY WITH SECTION M1801.4.1 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 MECHANICAL VENTILATION.
R402.1.2	R-13 R-10 FOIL FACED CONT, UNINTERRUPTED BATTIS FULL HEIGHT	R403.6	OUTDOOR, (MAKE 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	CRAWL SPACE WALL INSUL R-13/R-10 FOIL FACED CONT, BATTIS FULL HEIGHT	R403.6.1	WHOLE HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICIENCY TO COMPLY WITH TABLE R403.6.1.
R402.1.2	EXTENDING FROM FLOOR ABOVE TO FINISH GRADE LEVEL AND THEN VERT OR HORT AN ADDITIONAL 2'.	R403.7	EQUIPMENT SIZING SHALL COMPLY WITH R403.7
R402.1.2	FLOOR INSULATION OVER UNCONDITIONED SPACE = R-19 BATT INSUL	R404.1	LIGHTING EQUIPMENT: A MINIMUM OF 75% 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 6 FEET OF THE ELEC PANEL AND BE READILY VISIBLE.
R402.1.2	WINDOW U-VALUE / SHGC .35 (U-VALUE) 40 (SHGC)		
R402.2.10	SLAB ON GRADE FLOORS LESS THAN 12' BELOW GRADE:		
R402.2.10	R-10 RIGID FOAM BOARD UNDER SLAB EXTENDING EITHER 2'-0" HORT / VERT.		
R402.2.4	ATTIC ACCESS:		
R402.4	ATTIC ACCESS SCUTTLE WILL BE WEATHERSTRIPPED AND INSULATED R-49		
R402.4	BUILDING THERMAL ENVELOPE (AIR LEAKAGE) EXTERIOR WALLS AND PENETRATIONS WILL BE SEALED PER THIS SECTION OF THE 2015 IECC WITH CAULK, GASKETS, WEATHER STRIPPING OR AN AIR BARRIER OF SUITABLE MATERIAL, SEALING METHODS BETWEEN DISIMILAR MATERIALS SHALL ALLOW FOR DILATE AND CONTRACT EXPANSION AND CONTRACTION.		
R402.4.1.2	BUILDING ENVELOPE TIGHTNESS TEST:		
R402.4.2	BUILDING ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEDING 3 AIR CHANGES PER HOUR, TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 770 OR ASTM E 1827 (BLOWER DOOR) AT A PRESSURE OF 0.2 INCHES w.g. (50 PASCALS), TESTING 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, FIREPLACES: NEW WOOD BURNING FIREPLACES WILL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR, FIREPLACE DOORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL127 (FACTORY BUILT FIREPLACE) AND UL907 (MASONRY FIREPLACE).		

2017 DCMR 12A

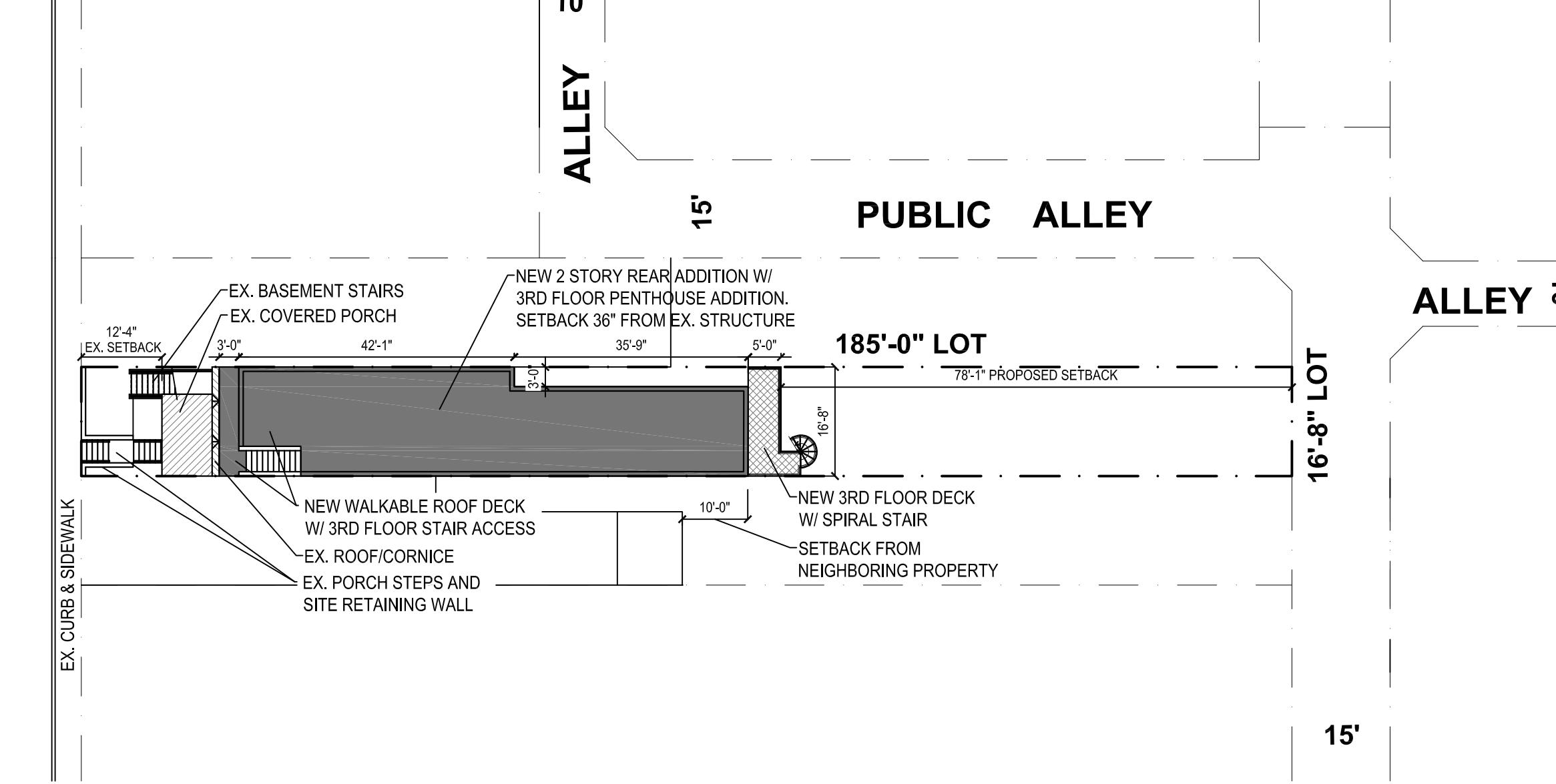
- Amendments
- 2017 DCMR 12B, DC Residential Code Amendments
- 2017 District of Columbia Building Code
- 2017 District of Columbia Property Maintenance Code
- 2017 District of Columbia Green Construction Code
- 2017 District of Columbia Energy Conservation Code
- 2017 District of Columbia Fire Code
- 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

LOCATION PLAN



3121 WARDER STREET-NW
WASHINGTON, DC 20010



SCOPE OF WORK

**EXISTING 2 STORY W/BASEMENT SINGLE FAMILY HOUSE
CONVERTED INTO A 2 UNIT RESIDENTIAL BUILDING**

3 STORY W/ BASEMENT MULTI-UNIT RESIDENTIAL BUILDING WITH 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

INTERIOR RENOVATION TO EACH FLOOR TO INCLUDE:
BASEMENT: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPA
1ST FLOOR: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPA

ZONING INFORMATION

REGULATION	EXISTING	ALLOWED/ REQUIRED	PROPOSED
ZONING DISTRICT	RF-1		RF-1
BUILDING HEIGHT	29'-0" 2 STORIES W/ BASEMENT	35'-0" 3 STORIES	35'-0" 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% 894 SF	60% -	48% 1,482 SF
FRONT YARD	12'-4"	N/A	12'-4"
SIDE YARD (L)	0	0	0
SIDE YARD (R)	0	0	0

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 20010-29

LEGEND



NOT IN SCOPE

SUBJECT BUILDING

EX. COVERED PORCH

NEW DECK

PROPERTY LINE

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

DRAWING LIST

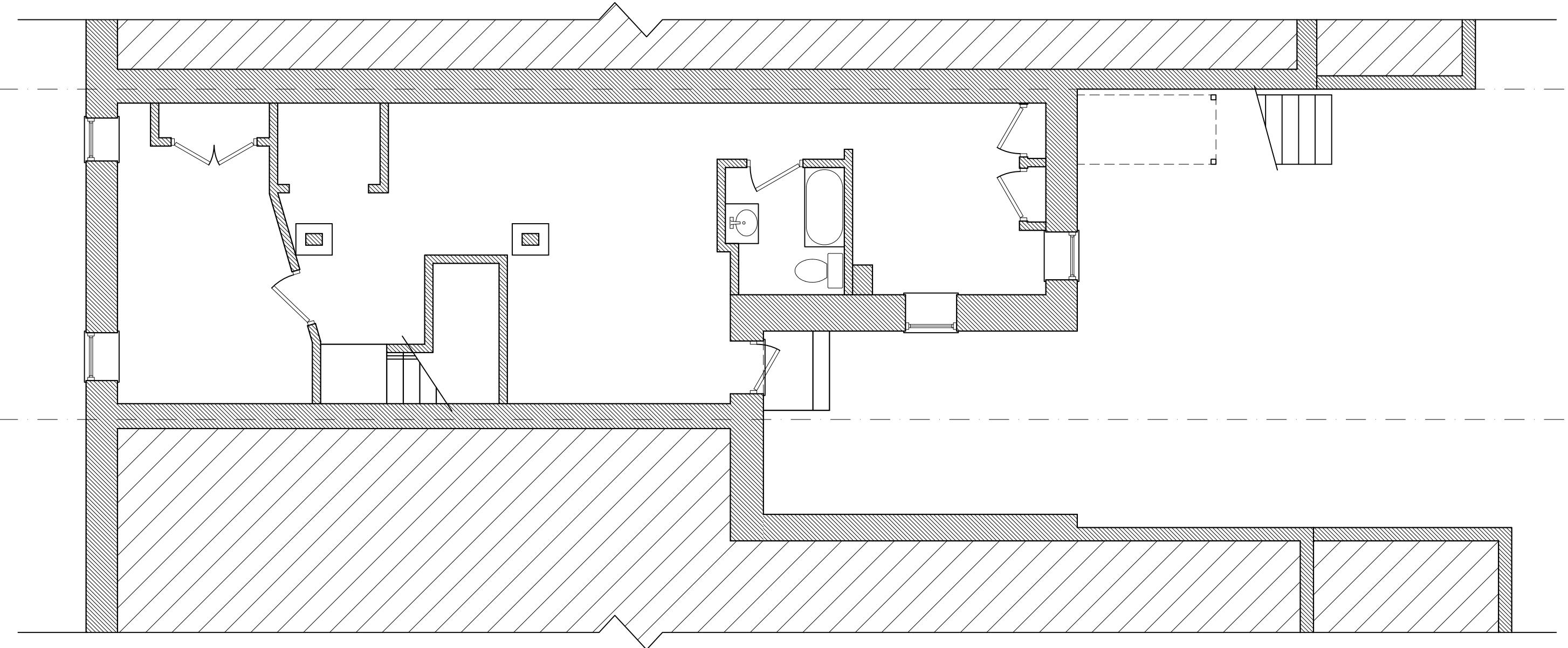
AD001-EXISTING BASEMENT PLAN
AD002-EXISTING 1ST FLOOR PLAN
AD003-EXISTING 2ND FLOOR PLAN
AD004-EXISTING ROOF PLAN
A001-PROPOSED BASEMENT PLAN
A002-PROPOSED 1ST FLOOR PLAN
A003-PROPOSED 2ND FLOOR PLAN
A004-PROPOSED 3RD FLOOR PLAN
A005-PROPOSED ROOF PLAN
A006-FRONT ELEVATIONS
A007-REAR ELEVATIONS

	<p>CONSTRUCTION TYPE : Type 5A Wood Framed, Protected</p> <p>IBC USE GROUP : Type R-2 (MUTIL-UNIT Residential)</p>
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PR IC PR TH UN CC EX CO DD

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

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

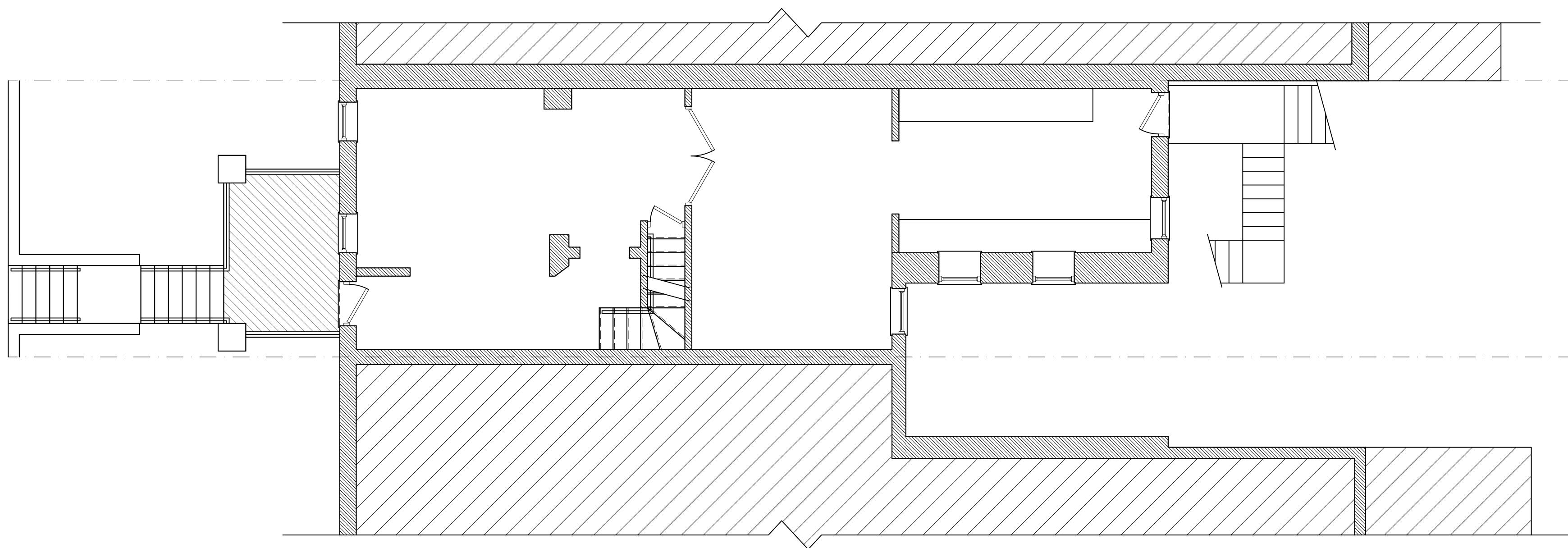


B

EXISTING BASEMENT PLAN
SCALE: 3/16" = 1'-0"1' 3' 5' 10'
0 2' 4'

LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION



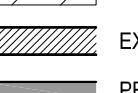
1

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

1' 3' 5'
0 2' 4' 10'



LEGEND

-  NOT IN SCOPE
-  EXISTING PARTITION
-  PROPOSED PARTITION

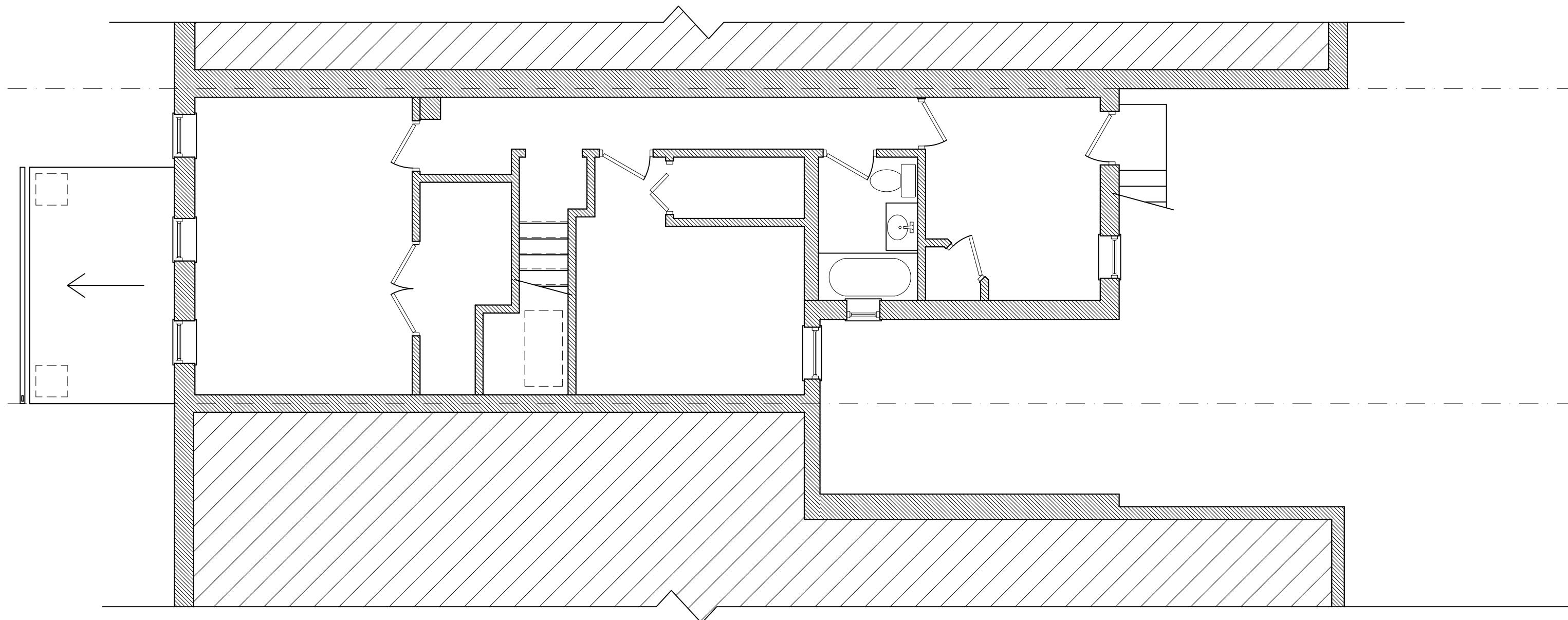
AD002
EXISTING 1ST FLOOR PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# RIC# 020517
443-963-1077

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
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ARCHITECT
UNDER THE LAWS OF THE STATE OF MARYLAND
COLUMBIA, LICENSE NUMBER RIC#020517.
CONTRACT DOCUMENTS HAVE BEEN
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FOR ARCHITECTURAL DESIGN.

REVISIONS
△-/-/-





2

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

1' 3' 5' 10'
0 2' 4'



LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

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

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231
DC LIC# RIC#02651
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ARCHICAD.

REVISIONS
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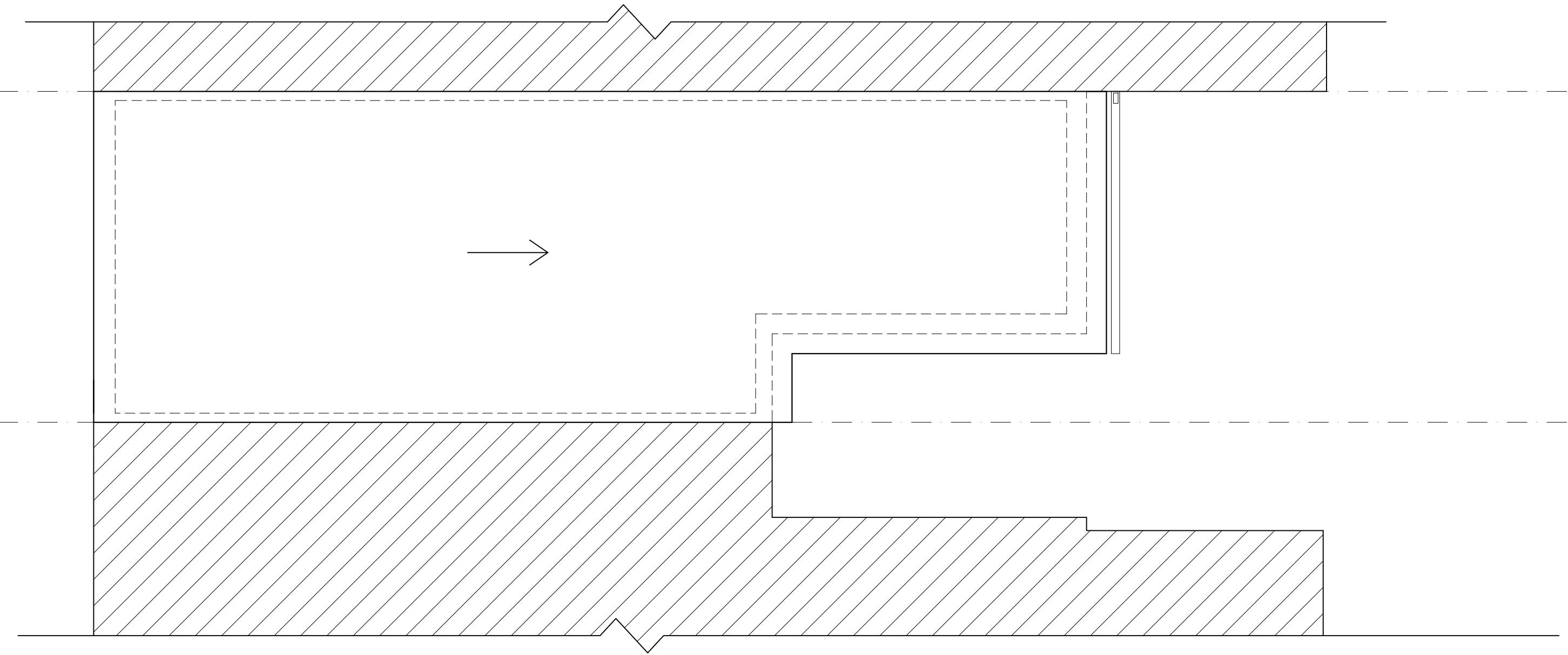


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ARCHITECTURE, LLC
RIC#02017.

REVISIONS
△-/-/-

CARBALLO ARCHITECTURE, LLC
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443-963-1077

AD004
EXISTING ROOF PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024



R

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

1' 3' 5'
0 2' 4' 10'

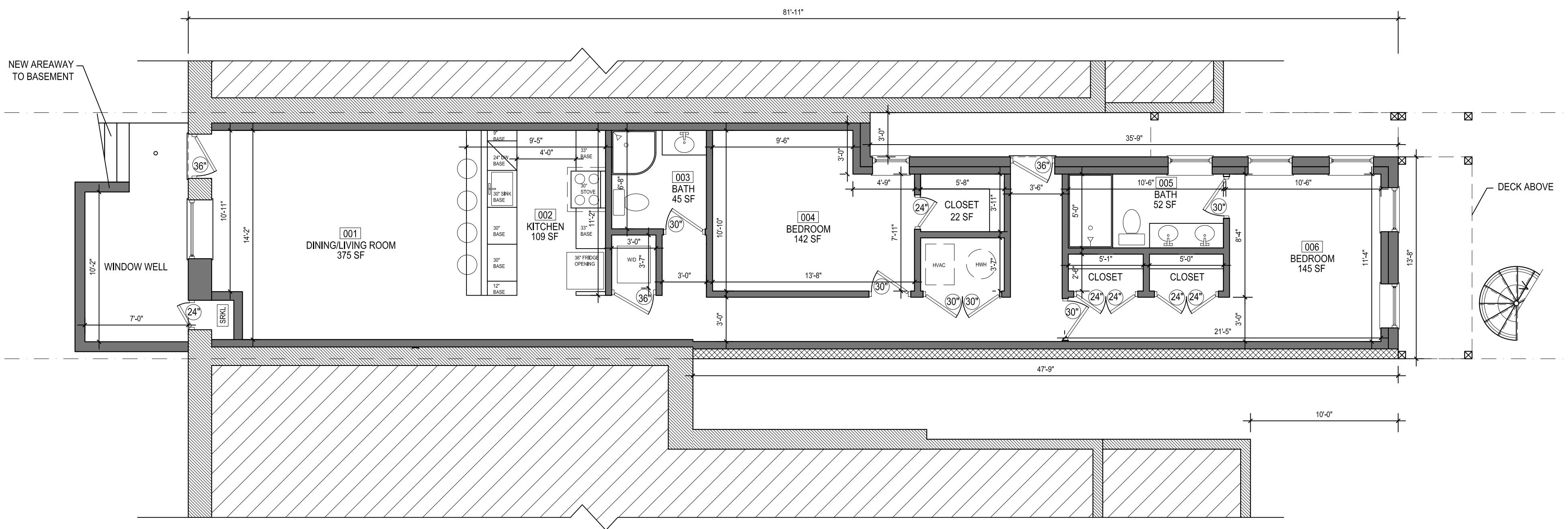


LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

UNIT #1

1,015 SF



CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
818 ALICEANNA STREET
BALTIMORE, MD 21231
DOC LIC# ARC102517

AU1
PROPOSED BASEMENT PLA
3121 WARDER STREET -NW
ISD #20202 0726

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF CALDOSTA, CALIFORNIA, ON THIS 21ST DAY OF JUNE, 2026, AND INDEXED IN THE RECORDS OF THE CLERK'S OFFICE. THE DOCUMENTS CONTAINED HEREIN ARE PREPARED OR APPROVED BY ME, AND I STATE THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA, LICENSE NUMBER ARC102517, AND THAT I HAVE READ THE CONTRACT DOCUMENTS AND APPROVED THEM FOR THE PROJECT IDENTIFIED IN THE CONTRACT DOCUMENTS. I HAVE READ THE CONTRACT DOCUMENTS AND APPROVED THEM FOR THE PROJECT IDENTIFIED IN THE CONTRACT DOCUMENTS. I HAVE READ THE CONTRACT DOCUMENTS AND APPROVED THEM FOR THE PROJECT IDENTIFIED IN THE CONTRACT DOCUMENTS.

VISIONS

AUDI
PROPOSED BASEMENT PLAN
3121 WARDER STREET-NW
1054 1004 2720

The logo for the Canadian Association of Accountants (CA), consisting of the letters 'CA' in a stylized, italicized font.

FGEND

PROPOSED BASEMENT PLAN

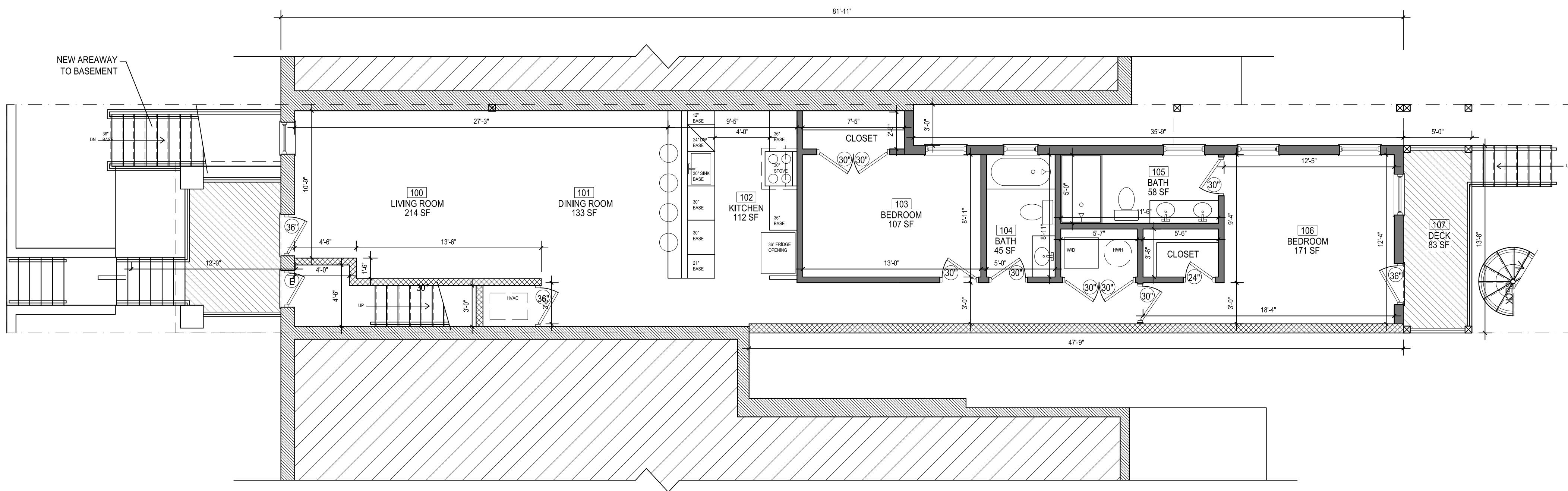
SCALE: $3/16" = 1'-0"$

1' 3' 5'

0 2' 4' 10'

UNIT #2

1,087 SF



CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
1816 ALCEANNA STREET
BALTIMORE, MD 21231
DOC LIC# ARC102517

AUZ PROPOSED 1ST FLOOR PLA
3121 WARDER STREET-NW
SSD # 00000 000

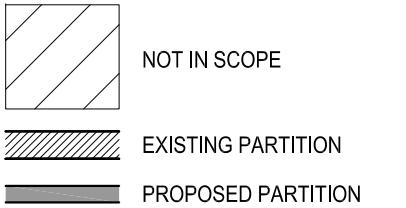
RECORDED BY JOHN D. COOPER FOR JOHN D. COOPER
PREPARED OR APPROVED BY ME, AND
I, JOHN D. COOPER, AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE DISTRICT OF
COLUMBIA, LICENSE NUMBER ARC102517,
2. DATE 4/30/2026.

VISIONS

AUZ PROPOSED 1ST FLOOR PLA
3121 WARDER STREET-NW
SSD # 00000 000

CA

FGEND



1

PROPOSED 1ST FL

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

LAN

1'

3'

5'

1

10

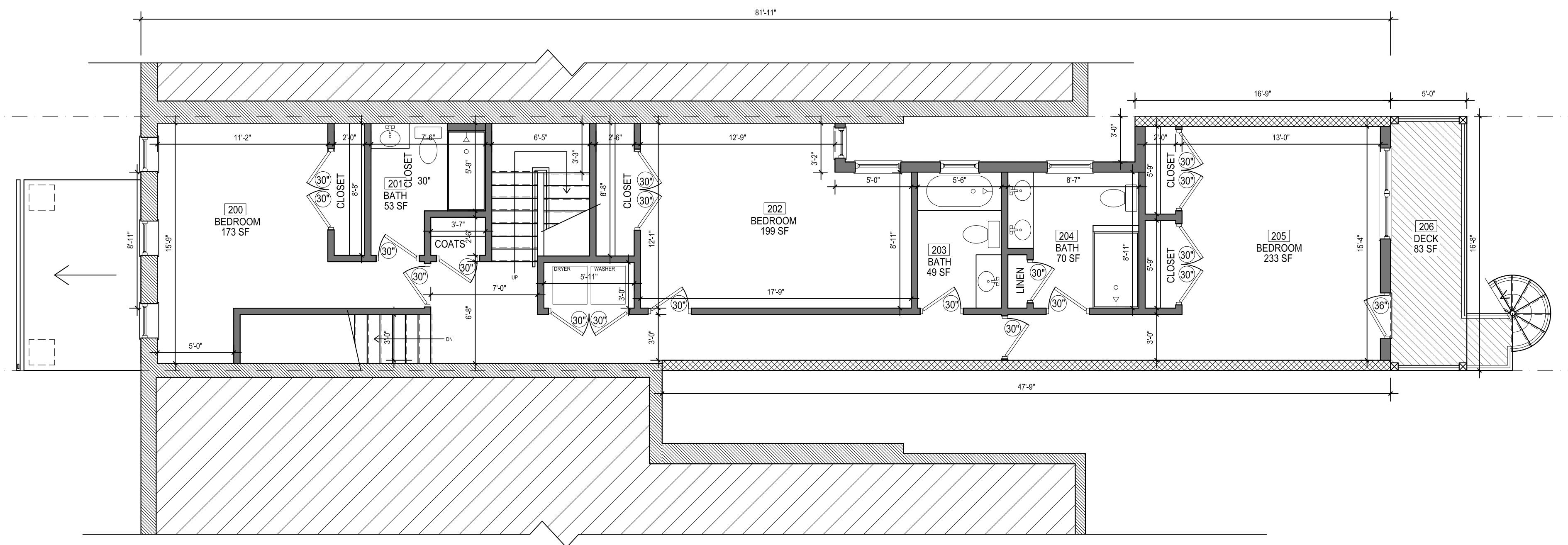
11

10

10

AUZ
PROPOSED

UNIT #3
2,370 SF



2 PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"
0 1' 2' 3' 4' 5' 10'

LEGEND

- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

A003
PROPOSED 2ND FLOOR PLAN

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

CARBALLO ARCHITECTURE, LLC
1816 ALICEANNA STREET
BALTIMORE, MD 21231

CLIENT
MR. ANTONIN PICOU

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
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UNDER THE LAWS OF THE DISTRICT OF COLUMBIA, LICENSE NUMBER RIC#02017.
CONTRACT DOCUMENTS HAVE BEEN
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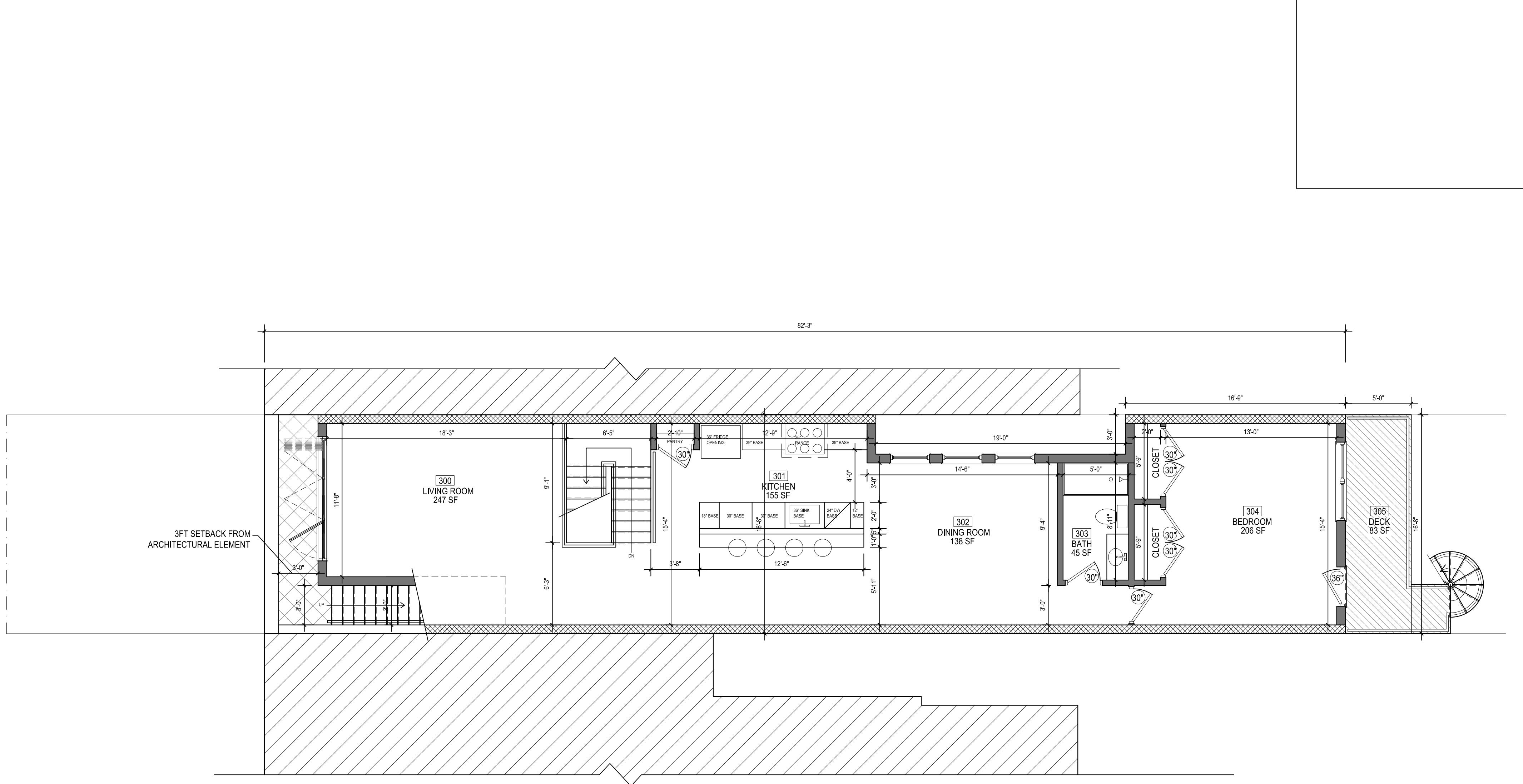
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DATE: 4/30/2026.

VISIONS

CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
111816 ALICEANNA STREET
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DC LIC# ARC#02517
443-963-1077

ROU+
PROPOSED 3RD FLOOR PL
3121 WARDER STREET-NW
JOB # 2024-076



FGEND

PROPOSED 3RD FLOOR PLAN

SCALE: $\frac{3}{16}$ " = 1'-0"

1' 3' 5'

0 2' 4' 10'

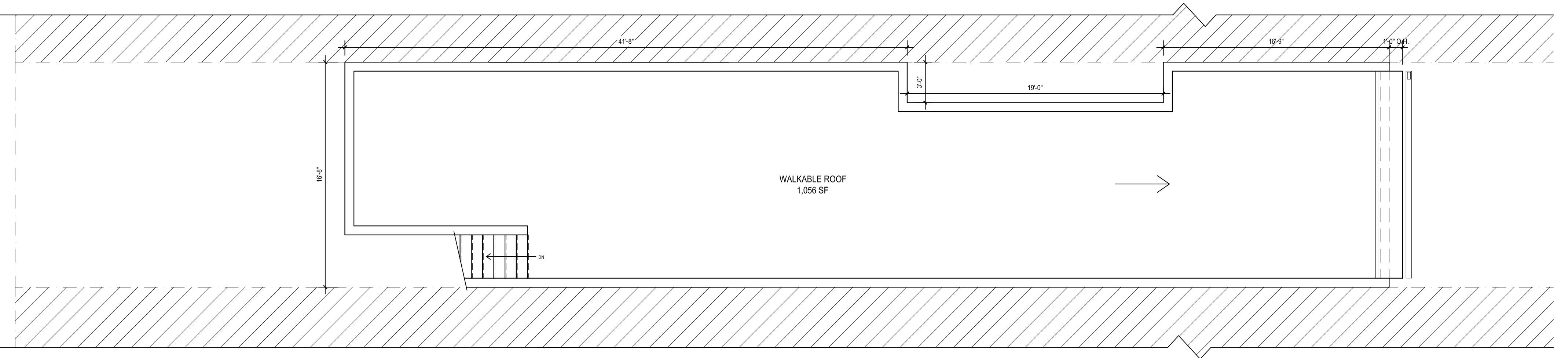


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△-/-/-

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1816 ALICE ANN STREET
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CLIENT
MR. ANTONIN PICOU
A005
PROPOSED ROOF PLAN
3121 WARDER STREET-NW
JOB # 2024-076
DEC 2024



LEGEND

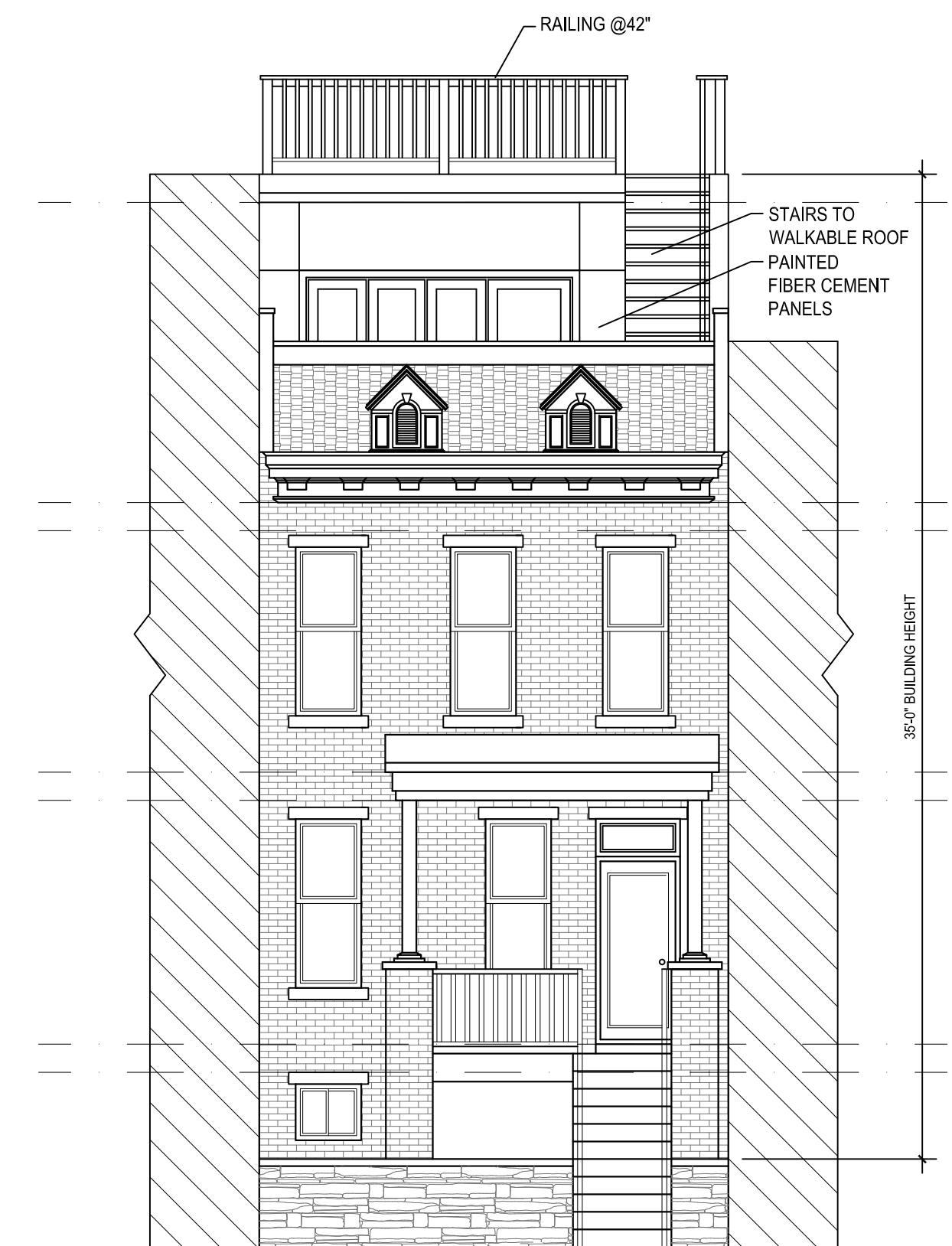
- NOT IN SCOPE
- EXISTING PARTITION
- PROPOSED PARTITION

R PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"
0 1' 2' 3' 4' 5' 10'





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



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



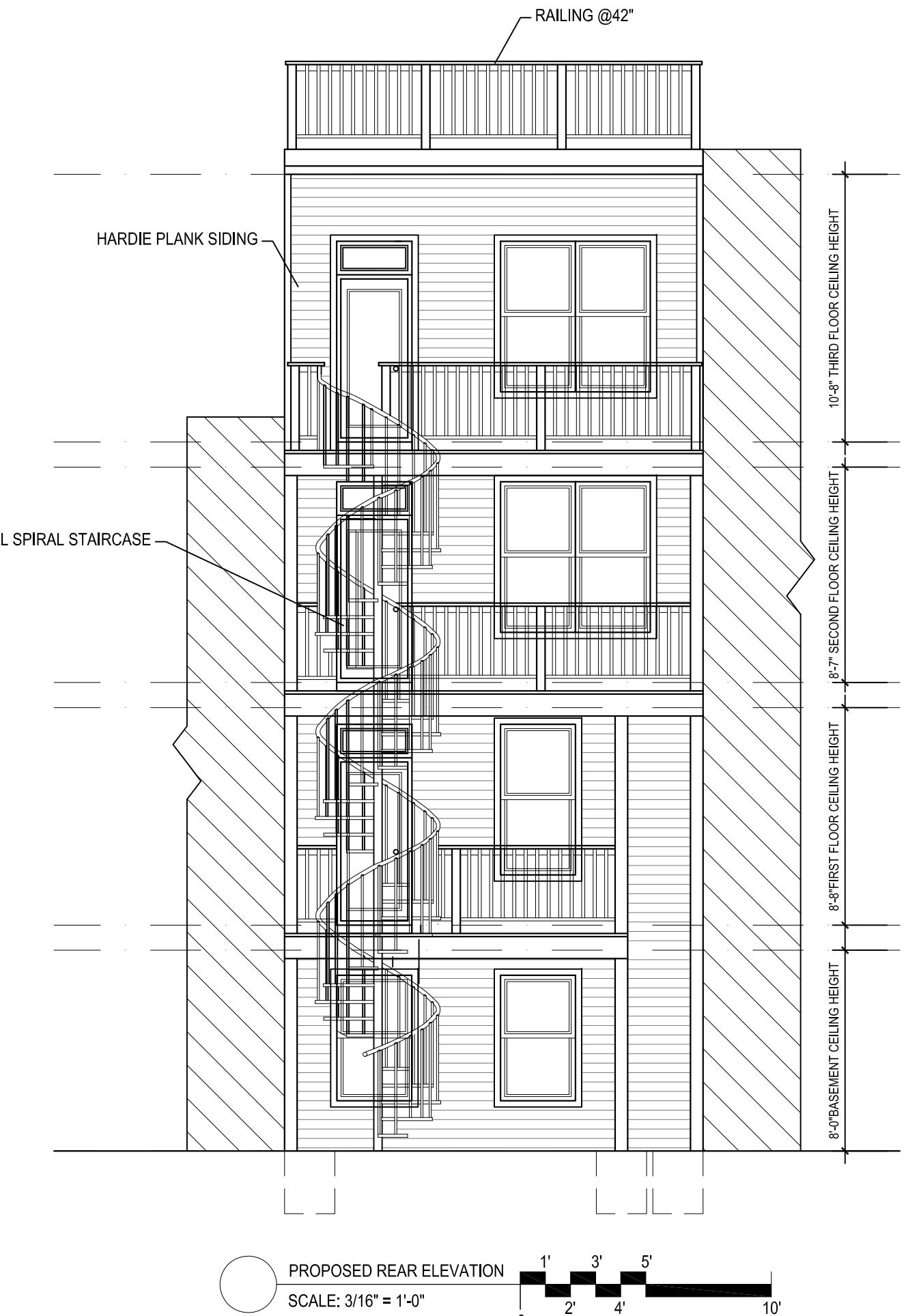
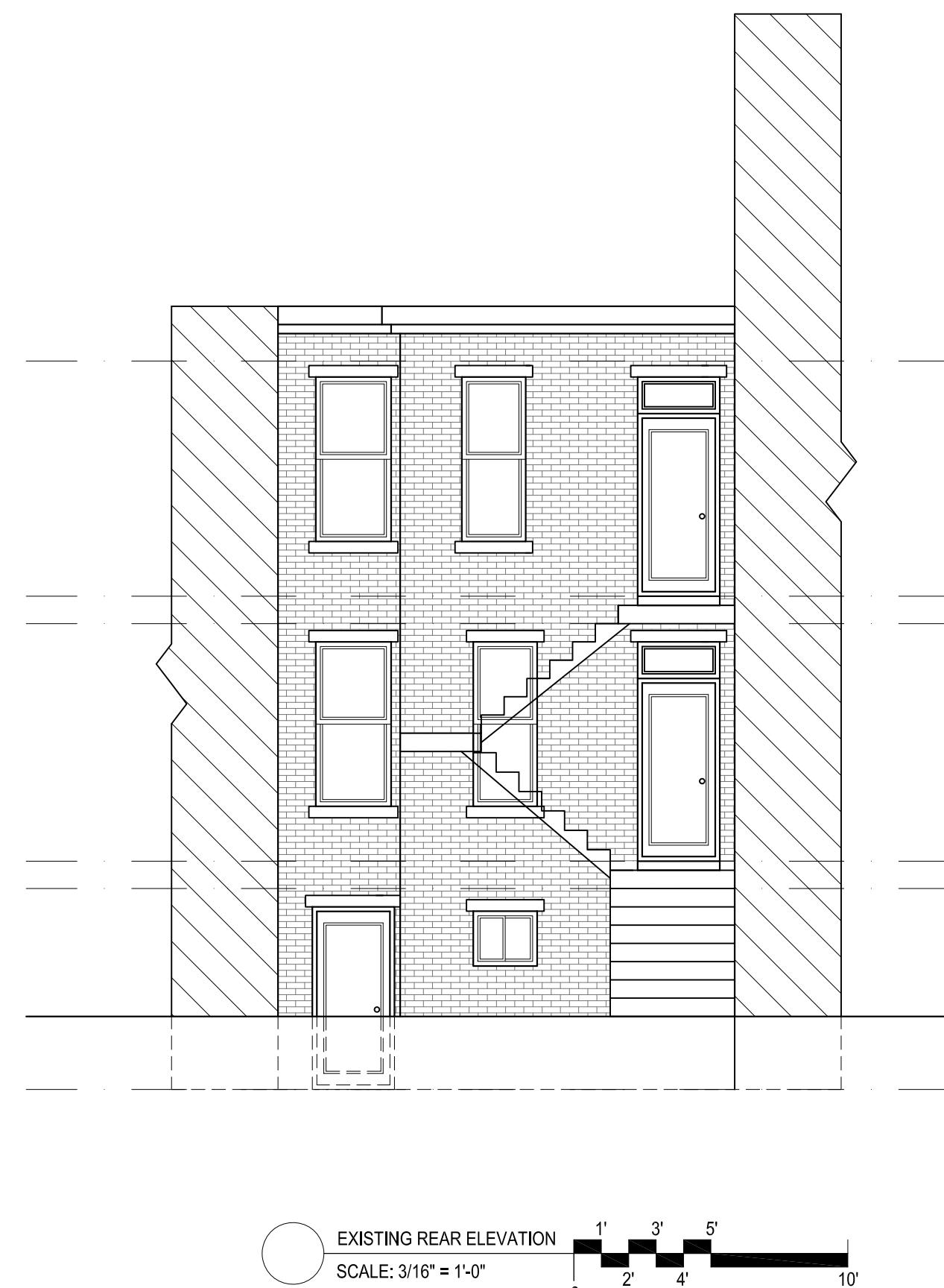
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OF MARYLAND OR BY A CERTIFIED
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REGISTERED ARCHITECT IN THE STATE
OF MARYLAND.

REVISIONS
△-/-/-

CLIENT
MR. ANTONIN PICOU

CARBALLO ARCHITECTURE, LLC
1816 ALICE ANNA STREET
BALTIMORE, MD 21231
DC LIC# RIC#020517
443-963-1077

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



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ARCHITECTURAL DESIGN SECTION
ARDC#0217.

REVISIONS
△-/-/-

CLIENT
MR. ANTONIN PICOU

A007
REAR ELEVATION
CARBALLO ARCHITECTURE, LLC
1816 ALICE ANNA STREET
BALTIMORE, MD 21231
DC LIC# RIC#02017
443-963-0767

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