

GLOVER PARK RESIDENCES

2200-2212 40TH PLACE NW
WASHINGTON, DC 20007

FOR BZA

8 APRIL 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

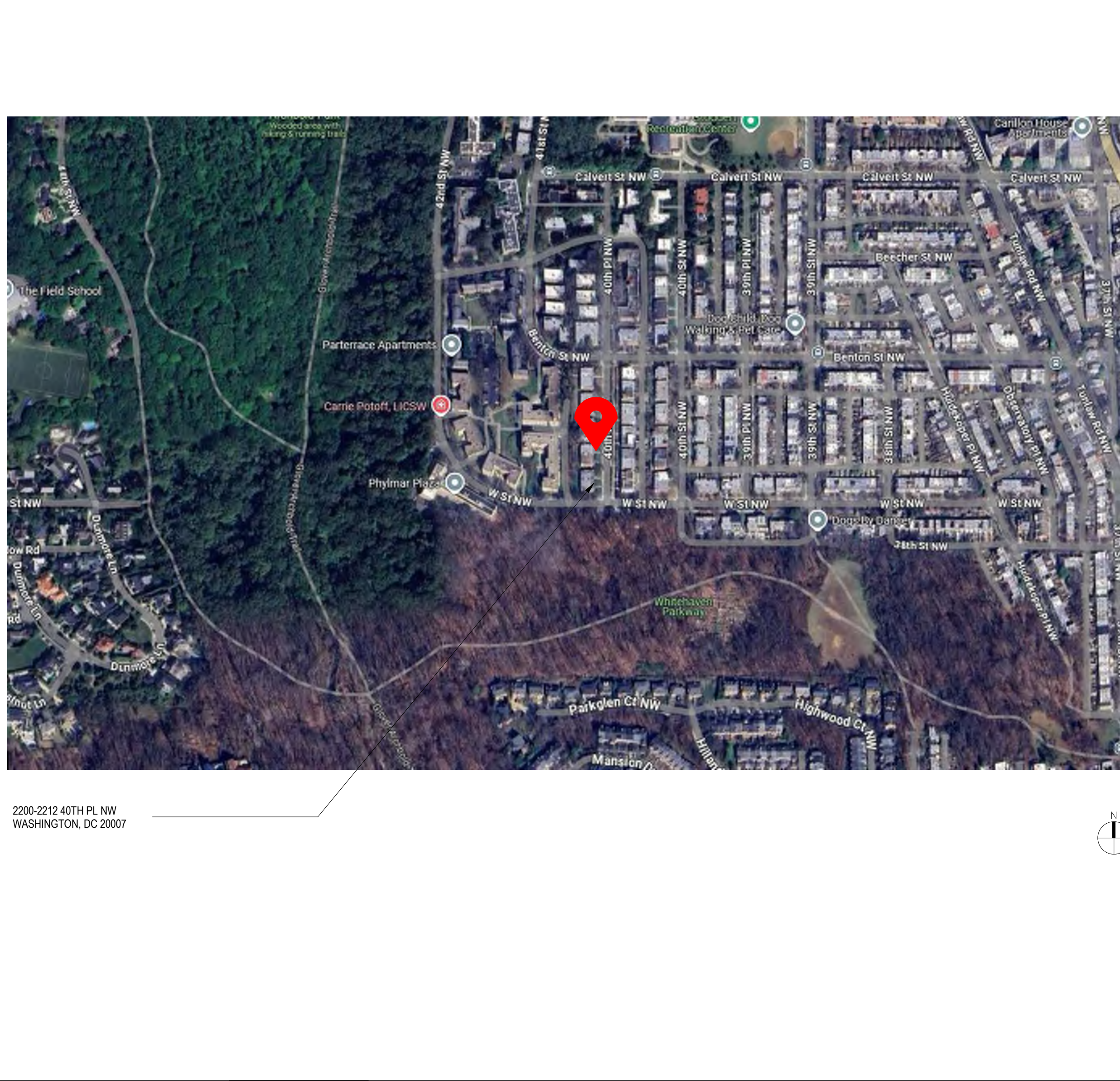
MEP ENGINEER: :
KK ENGINEERING LLC
8850 COLUMBIA 100 PARKWAY, SUITE 316
COLUMBIA, MD 21405
[T] 443.393.1070

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.
 - 25 NEW RESIDENTIAL UNITS, ACCESSORY SPACES, AND NEW ARCHITECTURAL FACADE, INCLUDING INTEGRATION OF EXISTING TO REMAIN FACADE ELEMENTS.
 - **2 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:	33'-0"
WARD:	3	MAX FAR:	0.9
USE GROUP :	RESIDENTIAL, R-2	12 MAX FAR:	1.08
CONSTRUCTION TYPE:	TYPE VA	MAX % LOT OCCUPANCY:	40%
EXISTING BUILDING :	2 ABOVE GRADE WITH UTILITY CELLAR	EXIST. LOT COVERAGE:	21,634 SF
NUMBER OF STORIES	7,285 SF	EXIST. % LOT OCC.	34%
TOTAL AREA	16	PROP. LOT COVERAGE:	8,714 SF
UNIT COUNT		PROPOSED LOT OCC.	40%
PROPOSED ADDITION :	3 ABOVE GRADE WITH CELLAR	REQUIRED GAR:	0.4
NUMBER OF STORIES	23,358 SF (CELLAR NOT INCLUDED)	PROPOSED GAR:	TBD
TOTAL AREA	29	MIN REAR YARD:	20'-0"
UNIT COUNT		PROPOSED REAR YARD:	21'-0"
FLOOR AREA		MIN SIDE YARD:	8'
LEVEL 01:	8,965.10 SF	PROVIDED:	NORTH: 11'-6" SOUTH: 16'-8"
LEVEL 02:	8,696.46 SF		
LEVEL 03:	5,801.76 SF		
AUTOMATIC SPRINKLER :	YES		
PARKING REQUIREMENT	REQUIRED: -10 REQ. - 9 MUST BE FULL SIZE SPOTS (0X16) -1 ADA REQ.		
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
(F) 202.350.4244
(W) WWW.3877.DESIGN

OWNER:
DISTRICT LINE DEVELOPMENT
700 RANDOLPH PLACE NW
WASHINGTON, DC 20011
(T) 703.589.4832
(W) WWW.DISTRICTLINEDEVELOPMENT.COM

MEP ENGINEER:
KK ENGINEERING, LLC
KHALID KHALIFA
8850 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 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 1 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: 07 APRIL 2025
AR001	PROJECT INFORMATION	-
AR100	EXISTING SITE PLAN	-
AR101	PROPOSED SITE PLAN	-
AR102	CELLAR - FLOOR PLAN	-
AR103	LEVEL 1 - FLOOR PLAN	-
AR104	LEVEL 2 - FLOOR PLAN	-
AR105	LEVEL 3 - FLOOR PLAN	-
AR106	ROOF FLOOR PLAN	-
AR201	EXTERIOR ELEVATIONS	-
AR301	BUILDING SECTIONS	-
AR401	SOLAR STUDIES	-

UNIT MATRIX

UNIT MATRIX SCHEDULE		
Level	NAME	AREA
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	848 SF
LEVEL S1	UNIT 8	878 SF
LEVEL 01		6,754 SF
LEVEL 01	UNIT 9	802 SF
LEVEL 01	UNIT 10 ADA	807 SF
LEVEL 01	UNIT 11	806 SF
LEVEL 01	UNIT 12 ADA	825 SF
LEVEL 01	UNIT 13	791 SF
LEVEL 01		4,063 SF
LEVEL 02	UNIT 17	805 SF
LEVEL 02	UNIT 18	836 SF
LEVEL 02	UNIT 19	863 SF
LEVEL 02	UNIT 20	876 SF
LEVEL 02	UNIT 21	796 SF
LEVEL 02	UNIT 22	836 SF
LEVEL 02	UNIT 23	843 SF
LEVEL 02	UNIT 24	881 SF
LEVEL 02		6,729 SF
LEVEL 3	UNIT 25	834 SF
LEVEL 3	UNIT 26	836 SF
LEVEL 3	UNIT 27	854 SF
LEVEL 3	UNIT 28	882 SF
LEVEL 3	UNIT 29	884 SF
LEVEL 3		4,287 SF
LEVEL 3		21,830 SF

REQ'D BZA SQUARE FOOTAGE CALCULATIONS:
3,868 SF OF 12-BONUS DENSITY USED @ 70% = 2,708 SF
TOTAL GROSS FLOOR AREA IS 23,358 SF @ 10% = 2,335 SF
2,918 SF FOR 12 AREA REQUIRED.

REQUIRED UNIT SIZES FOR 12:
3-BED UNITS: 21,054/29-726SF x 98% = 711.48SF

PROVIDED UNIT SIZES FOR 12:
3-BED UNITS: 711.48 SF

12 ROOM MATRIX SCHEDULE		
LEVEL	NAME	AREA
LEVEL 01		
LEVEL 01	UNIT 14 12	836 SF
LEVEL 01	UNIT 15 12	792 SF
LEVEL 01	UNIT 16 12	830 SF
LEVEL 01		2,457 SF

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

a. 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.

b. 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.

c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.

d. Not less than the fire-resistance rating required by other sections of this code.

e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).

f. 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:
1. Section 504.3, Allowable building height and story increase due to automatic sprinkler system installation
 2. Section 506.2, Allowable building area increase due to street frontage.
 3. Section 506.3, Allowable building area increase due to frontage.
 4. 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

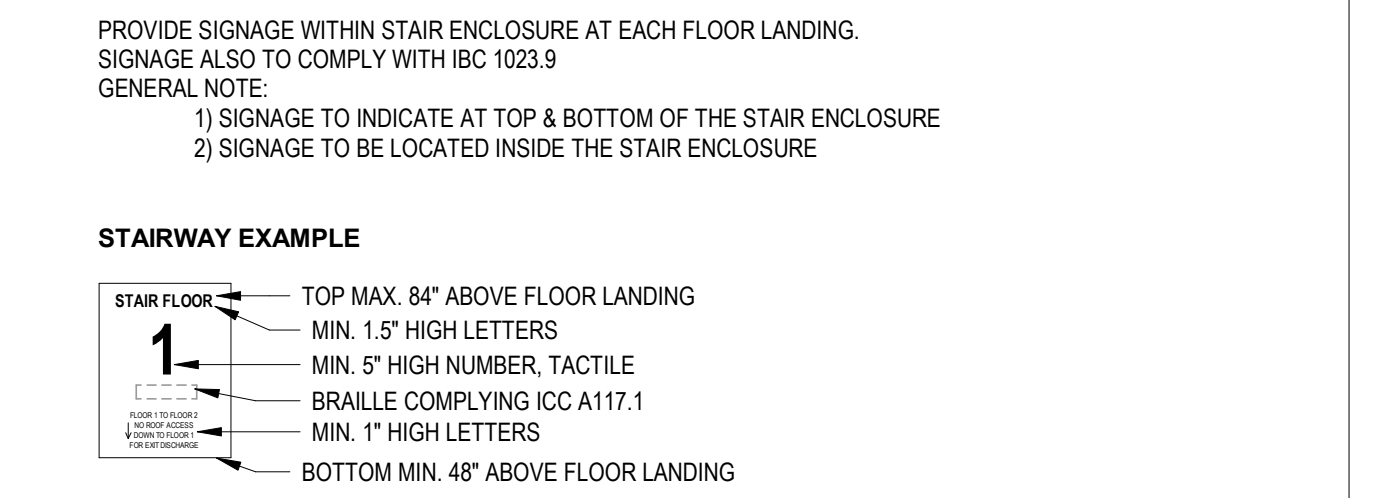
- a. In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating
- b. For Group H-1, H-2, or H-3 buildings, also see section 415.6 and 415.7.

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

FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	R-2 OCCUPANCY
X < 5 ^b	All	1
5 < X < 10	IA Others	1 1
10 < X < 30	IA, IB IIB, VB Others	1 ^c 0 1 ^c
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.
- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
 - b. See Section 706.1.1 for party walls.
 - c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
 - d. 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.
 - e. For special requirements for Group H occupancies, see Section 415.6.
 - f. For special requirements for Group S aircraft hangars, see Section 412.4.1.
 - g. 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.
 - h. 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)



EXISTING UNIMPROVED PUBLIC ALLEY & ADJACENT PROPERTY PHOTOS



EXISTING UNIMPROVED PUBLIC ALLEY



EXISTING ADJACENT PROPERTY ALLEY

FOR BZA

DRAWING DATA

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

SHEET SUBMISSION INDEX

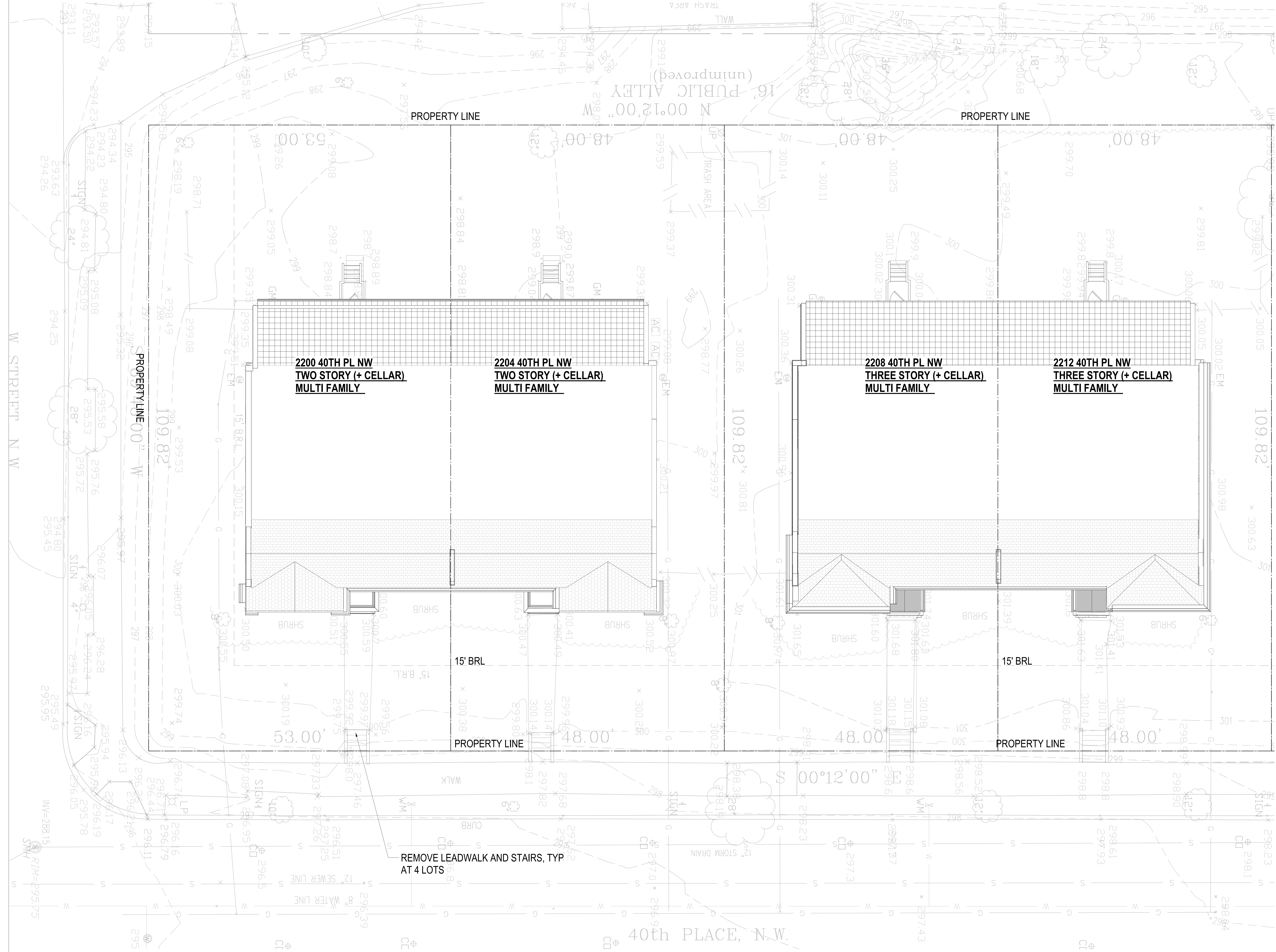
REV NO.	REVISION	DATE
•		

SEAL & SIGNATURE:

NOT FOR CONSTRUCTION

SHEET TITLE: PROJECT INFORMATION
PROJECT NO: 000000
DATE ISSUED: 04/08/2025
SCALE: 12" = 1'-0"

AR001



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

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 SHIVE 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-410514009181

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 21046
(T) 443.383.1070
(W) WWW.KKESIGN.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:
RUSKA & HORGAN ENGINEERING, INC.
CHRIS HUSKA
1050 30TH STREET NW
WASHINGTON, DC 20007
(T) 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

REV NO. REVISION DATE

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

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

AR100

AREAWELL TO CELLAR
BEDROOMS, TYP.

PROPERTY LINE

PROPERTY LINE

TRASH AREA

CONCRETE WALK TO TRASH

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

1491 SF SOLAR ARRAY ON
FULL FOOTPRINT OF
ROOF

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

803 SF SOLAR ARRAY ON FULL
FOOTPRINT OF ROOF

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

3865 SF SOLAR ARRAY ON
FULL FOOTPRINT OF ROOF

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

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

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

3877

3289 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:
[O]3877
DAVID TRACZ, AIA, NCARB
DAVID SMOVE BROWN, AIA, NCARB
3289 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
[F] 703.589.4832
[W] WWW.3877.DESIGN

STRUCTURAL ENGINEER:
GAVIN & ASSOC. STRUCTURAL
ENGINEERS
CHARLES GAVIN
PO BOX 6142
MCLEAN, VA 22103
[T] 703.498.1070
[F] 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
[F] 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

REV. NO. REVISION DATE

SEAL &
SIGNATURE:

NOT FOR CONSTRUCTION

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

AR101



1 FLOOR PLAN - CELLAR 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 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: 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 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 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 803.1.1.
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 places of assembly with an occupant load of 300 persons or less.

EXISTING TO REMAIN NEW CONSTRUCTION

FOR BZA

DRAWING DATA

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

SHEET SUBMISSION INDEX

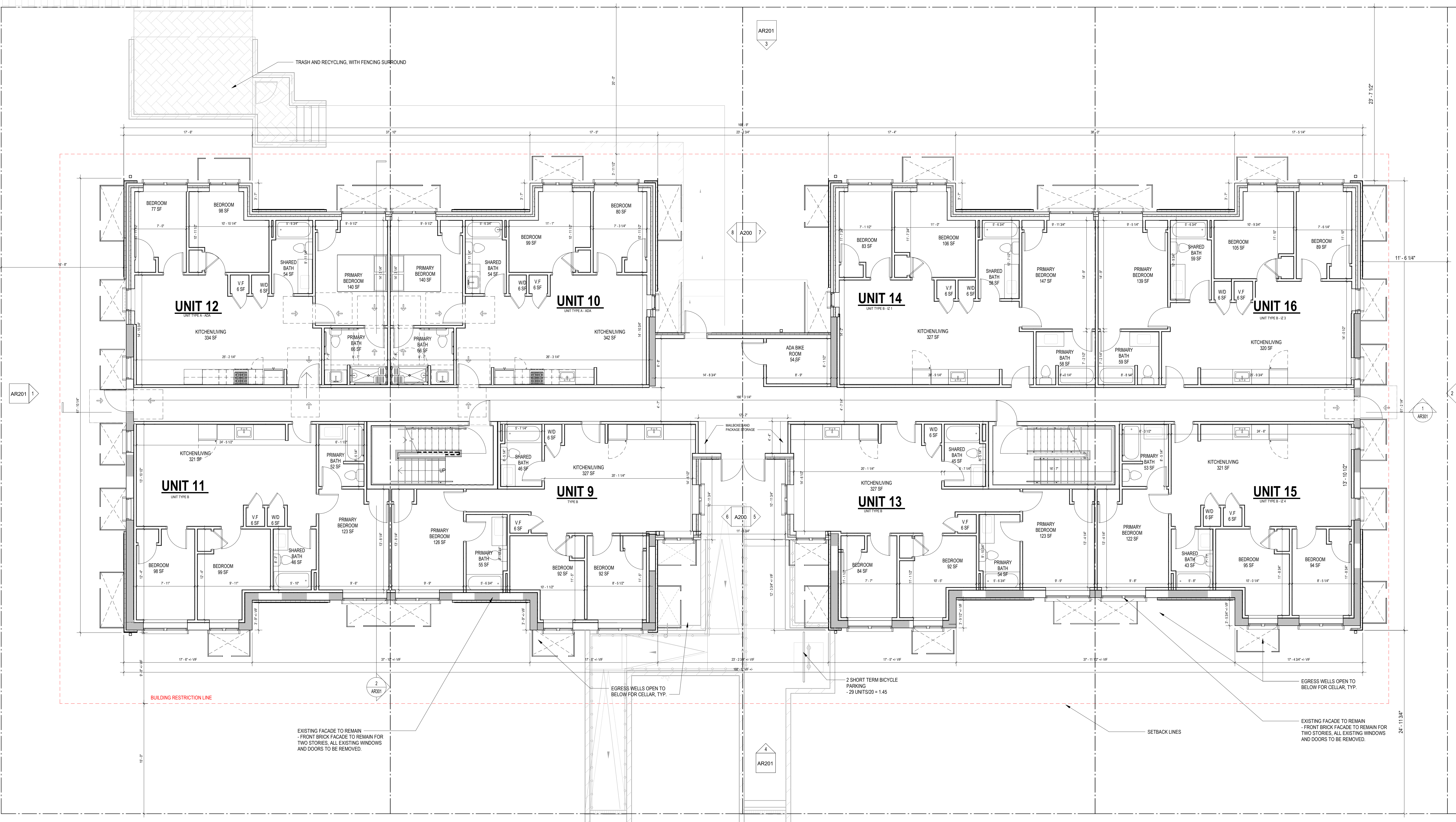
REV NO. REVISION DATE

SEAL & SIGNATURE:

NOT FOR CONSTRUCTION

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

AR102



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 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 WET 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 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 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 plans, 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.

FOR BZA

DRAWING DATA

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

SHEET SUBMISSION INDEX

REV. NO. REVISION DATE

SEAL & SIGNATURE:

NOT FOR CONSTRUCTION

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

AR103



1 FLOOR PLAN - LEVEL 2 PROPOSED
3/16\"/>

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\"/>

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 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 places of assembly with an occupant load of 300 persons or less.

FOR BZA

DRAWING DATA

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

SHEET SUBMISSION INDEX

REV. NO. REVISION DATE

SEAL &
SIGNATURE:

NOT FOR CONSTRUCTION

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

AR104

FOR BZA

DRAWING DATA

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

SHEET SUBMISSION INDEX

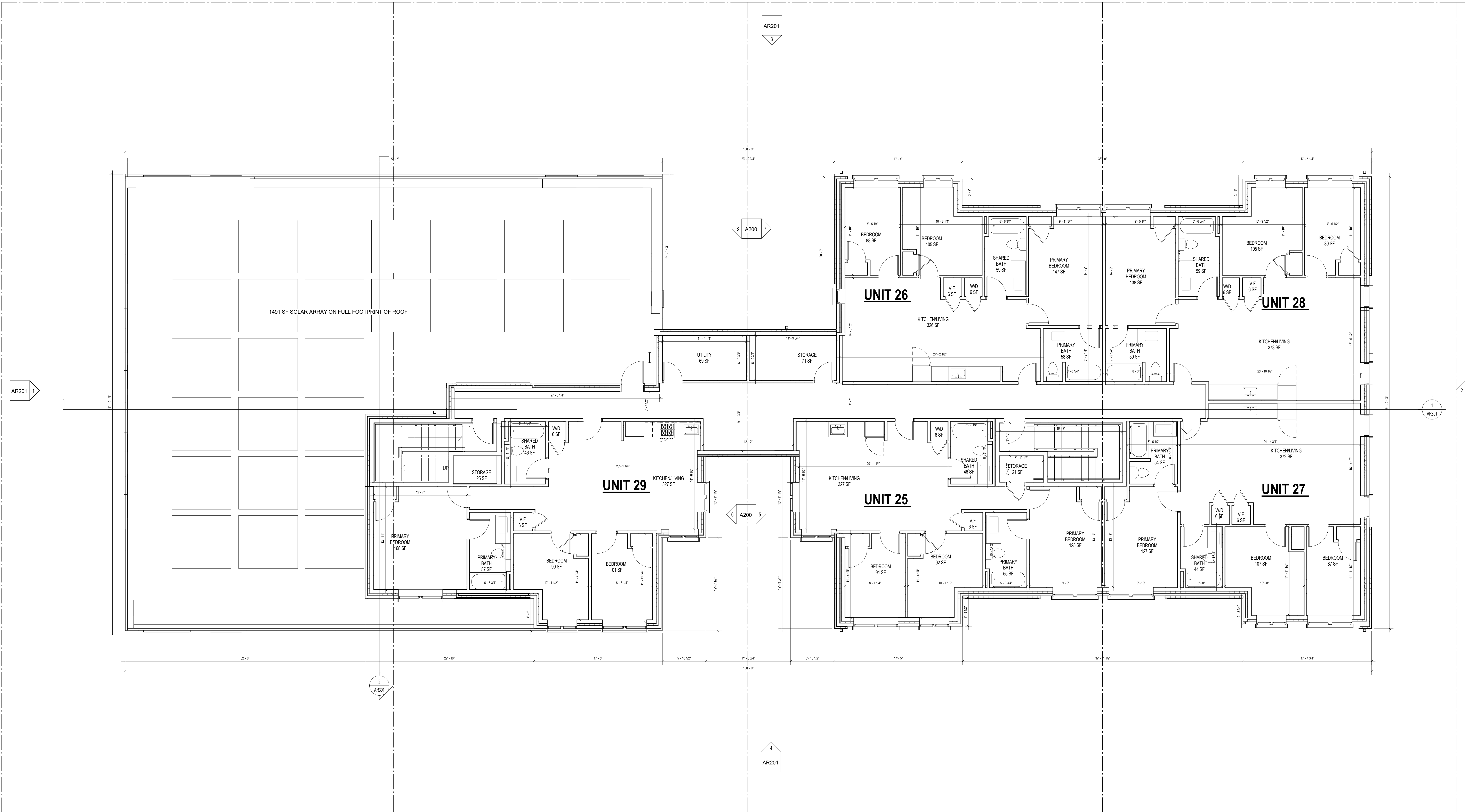
REV. NO. REVISION DATE

SEAL & SIGNATURE:

NOT FOR CONSTRUCTION

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

AR105



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

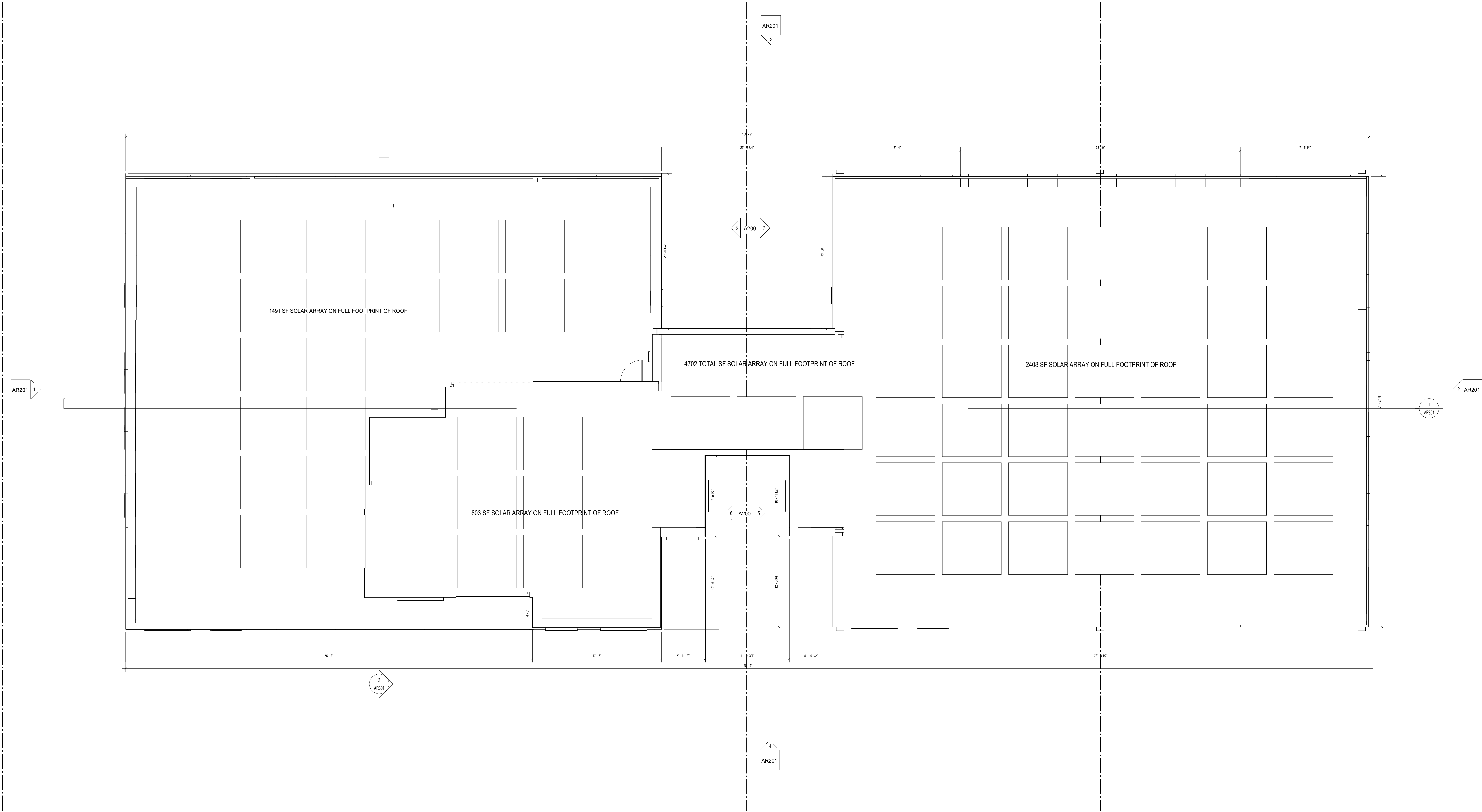
CONSTRUCTION GENERAL NOTES

- 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 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 R61'S 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 0806 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 (111 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET A200 FOR CALCULATION.
- ALL WET 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

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 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 places of assembly with an occupant load of 300 persons or less.



1 ROOF PLAN - 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 G101 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 400.1.1
- 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 APPROVED 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 (111 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS. SEE SHEET 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
[W] WWW.3877.DESIGN

MEP ENGINEER:
KK ENGINEERING, LLC
KHALID KHALEFA
8805 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-410514000181

STRUCTURAL ENGINEER:
GAVIN ASSOC. STRUCTURAL
ENGINEERS
CHARLES GAVIN
PO BOX 6142
MCLEAN, VA 22103
[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:
RUSKA & HORGAN ENGINEERING, INC.
CHRIS HUSKA
1050 30TH STREET NW
WASHINGTON, DC 20007
[T] 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

REV. NO. REVISION DATE

SEAL & SIGNATURE:

NOT FOR CONSTRUCTION

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

AR106

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-FALL PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R819 ACCORDING TO 2017 IECC 402.4.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVED 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) (0.75 K/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (AS 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 A020 FOR CALCULATION
- ALL WET 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 611

EXISTING TO REMAIN NEW CONSTRUCTION



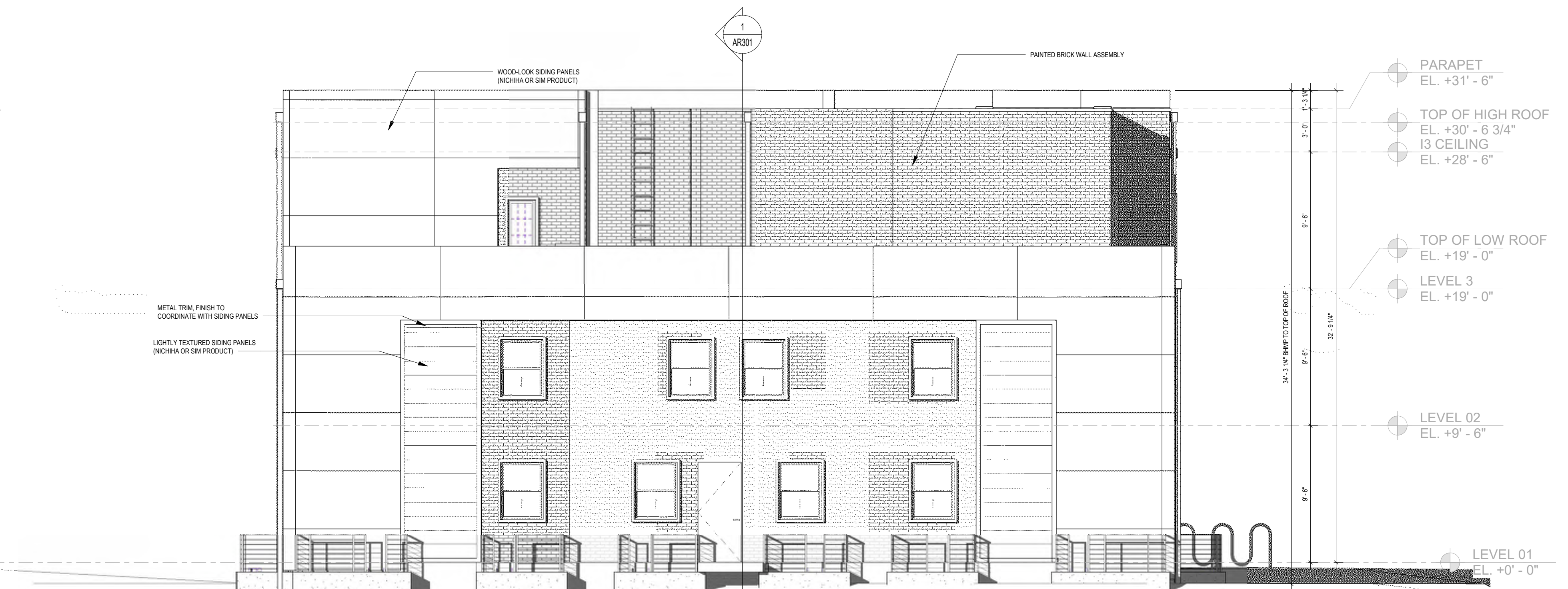
4 FRONT ELEVATION - NEW CONSTRUCTION PROPOSED



3 REAR ELEVATION - NEW CONSTRUCTION PROPOSED



2 SIDE ELEVATION 2 - NEW CONSTRUCTION PROPOSED



1 SIDE ELEVATION 1 - NEW CONSTRUCTION PROPOSED

3877

3289 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:

DAVID TRACZ, AIA, NCARB
DAVID SMOKE BROWN, AIA, NCARB
3289 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-41051400181

OWNER:

NICKOLSON ST HOLDINGS LLC
MATT MEDVENE
700 RANDOLPH PLACE NW
WASHINGTON, DC 20011
T 703.425.3862

MEP ENGINEER:

KK ENGINEERING, LLC
KHALID KHALIFA
8800 COLUMBIA 100 PARKWAY
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:

HEKKA & HORGAN ENGINEERING, INC.
CHRIS HUSKA
1050 30TH STREET NW
WASHINGTON, DC 20007
T 703.425.3862
W WWW.HEKKAENGINEERING.COM

FOR BZA

DRAWING DATA

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

SHEET SUBMISSION INDEX

REV. NO. REVISION DATE

SEAL & SIGNATURE:

NOT FOR CONSTRUCTION

SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NO: 000000

DATE ISSUED: 04/08/2025

SCALE: As indicated

AR201



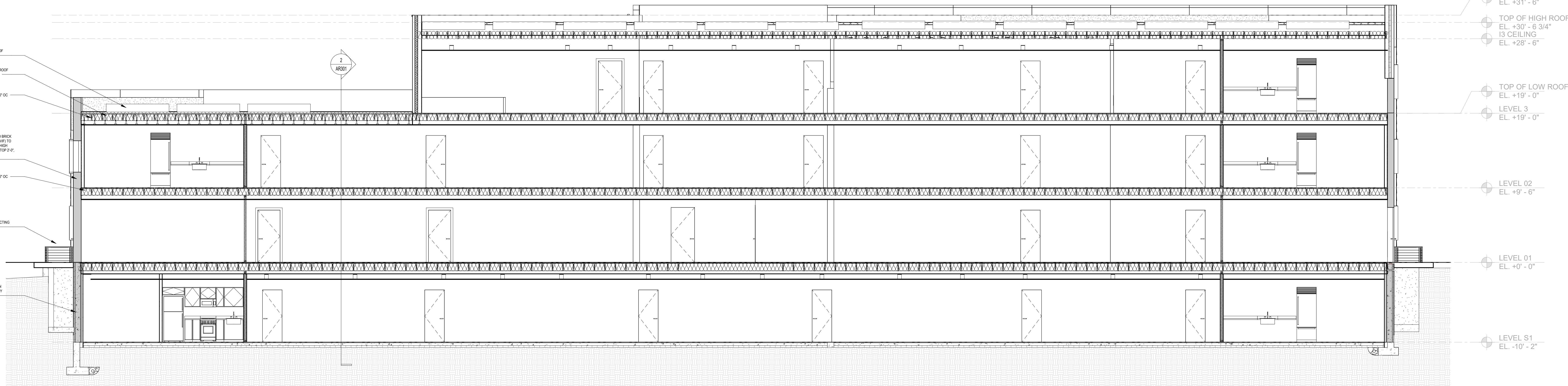
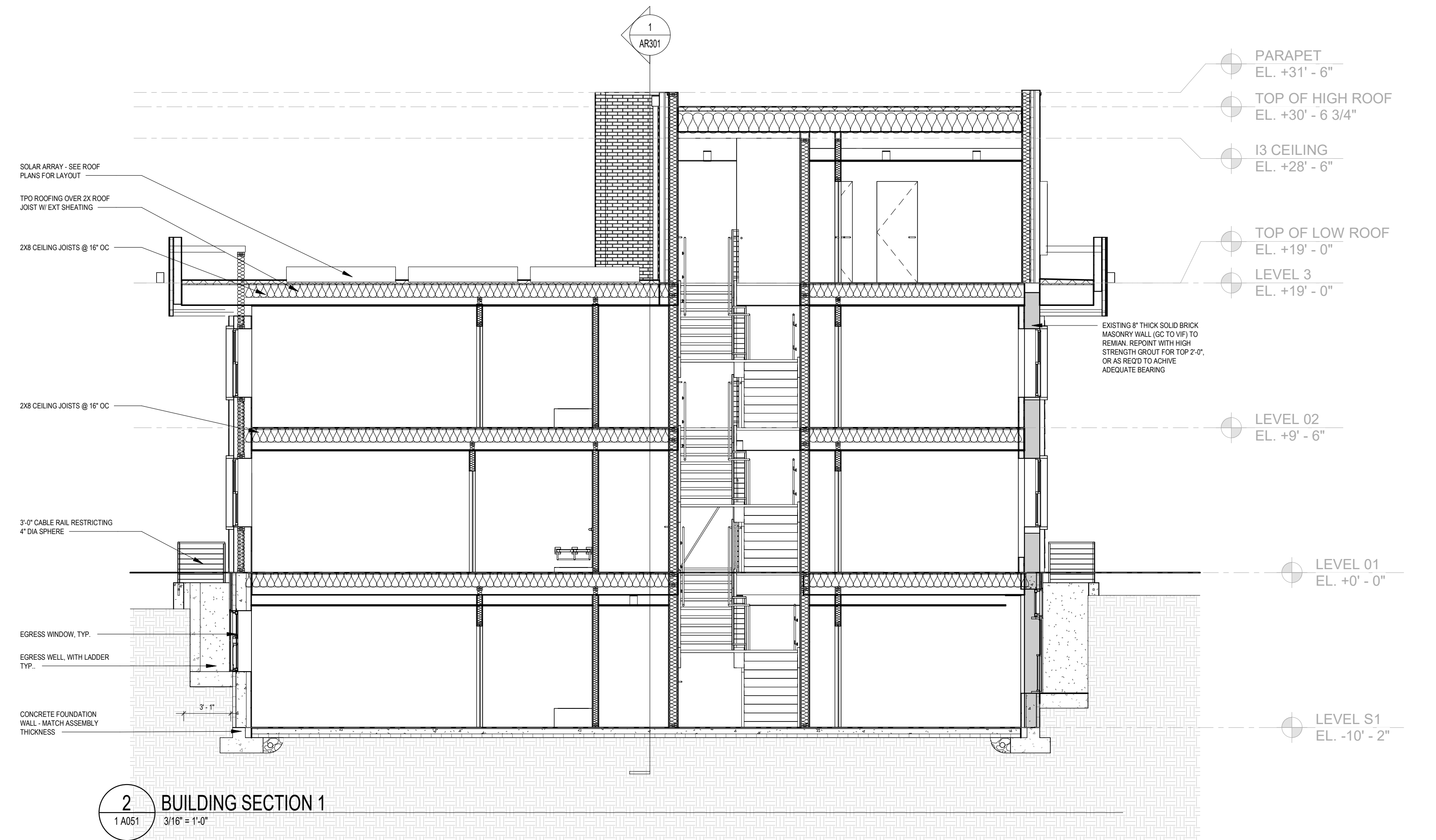
EXISTING FRONT FACADE 2202-2204 40TH PLACE



EXISTING FRONT FACADE 2206-2208 40TH PLACE



EXISTING SIDE FACADE 2202 40TH PLACE



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

3877

3289 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
3289 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
BLA- 4100.14000181

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
[F] 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
[F] 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
[F] 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
•

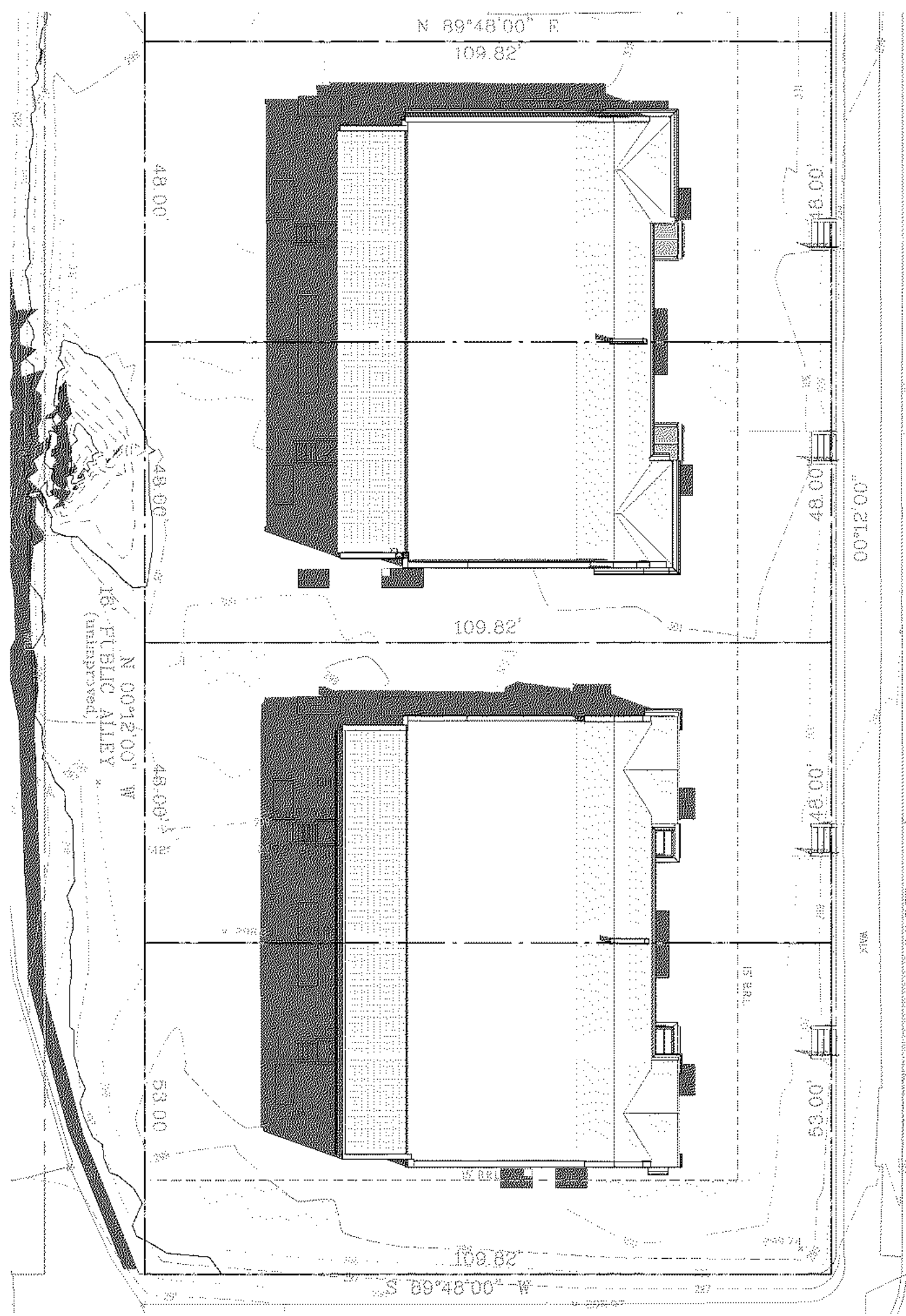
REV. NO. REVISION DATE

SEAL & SIGNATURE:

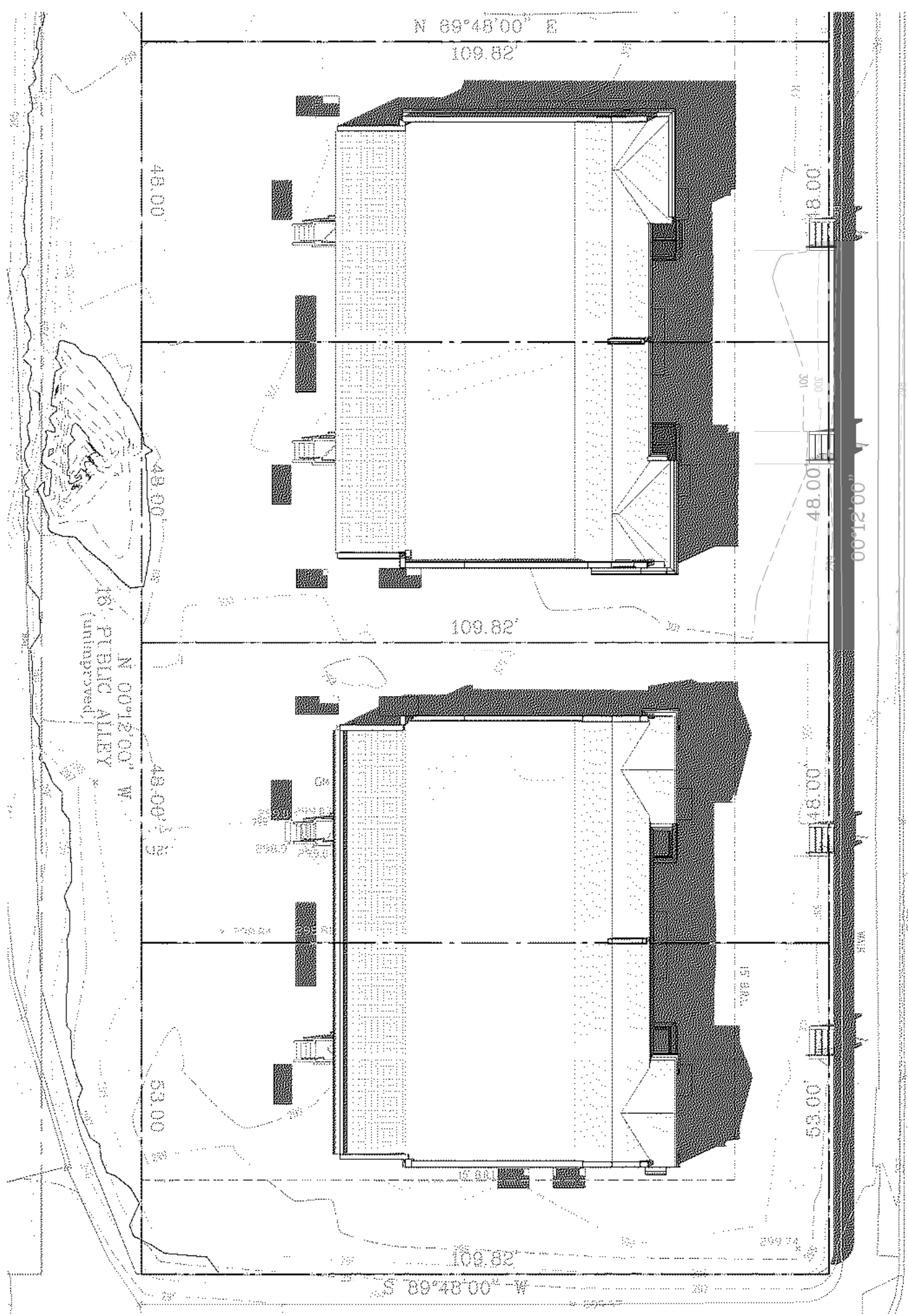
NOT FOR CONSTRUCTION

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

AR301



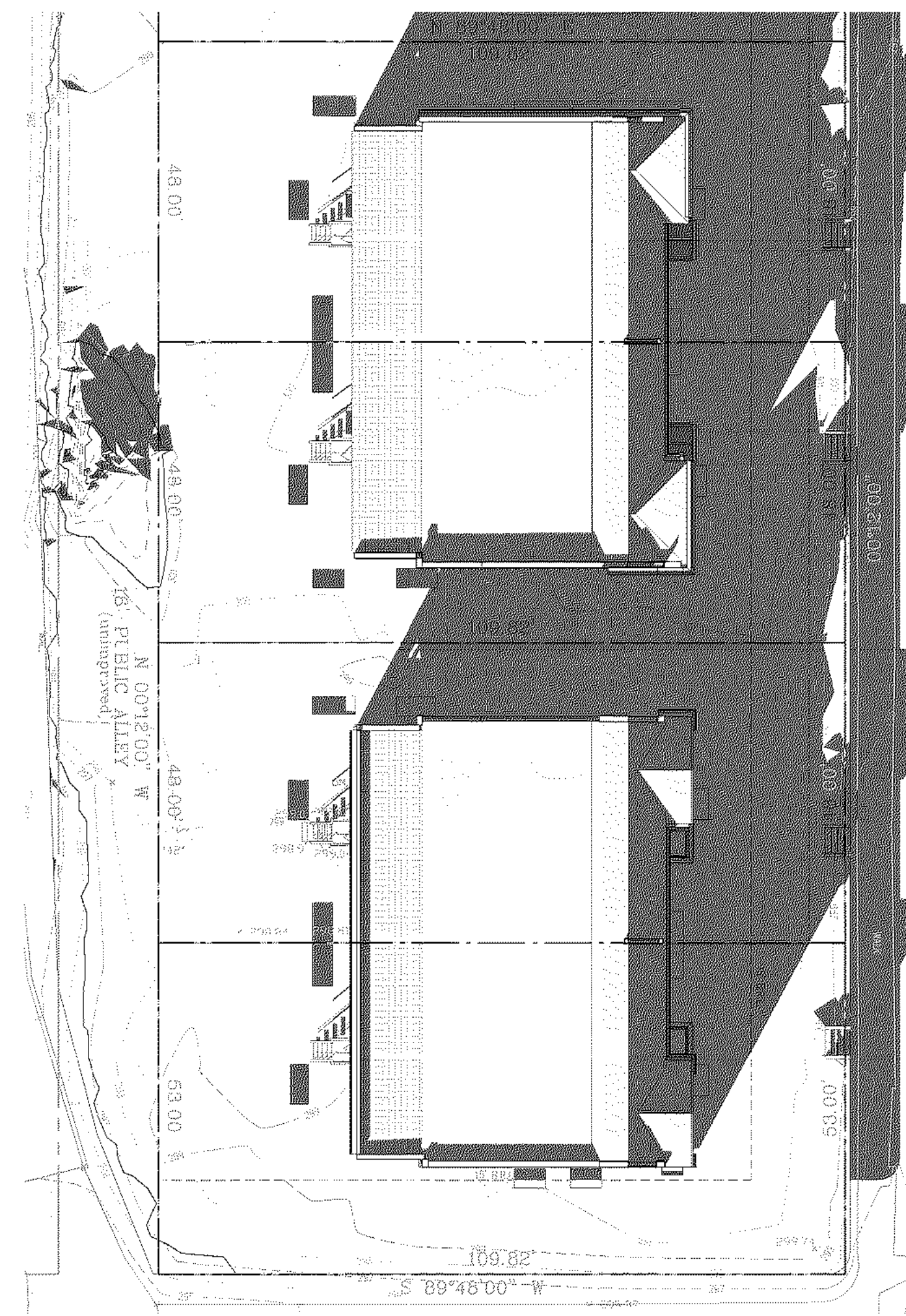
10 SITE PLAN - SS1000 EXISTING
1" = 20'-0"



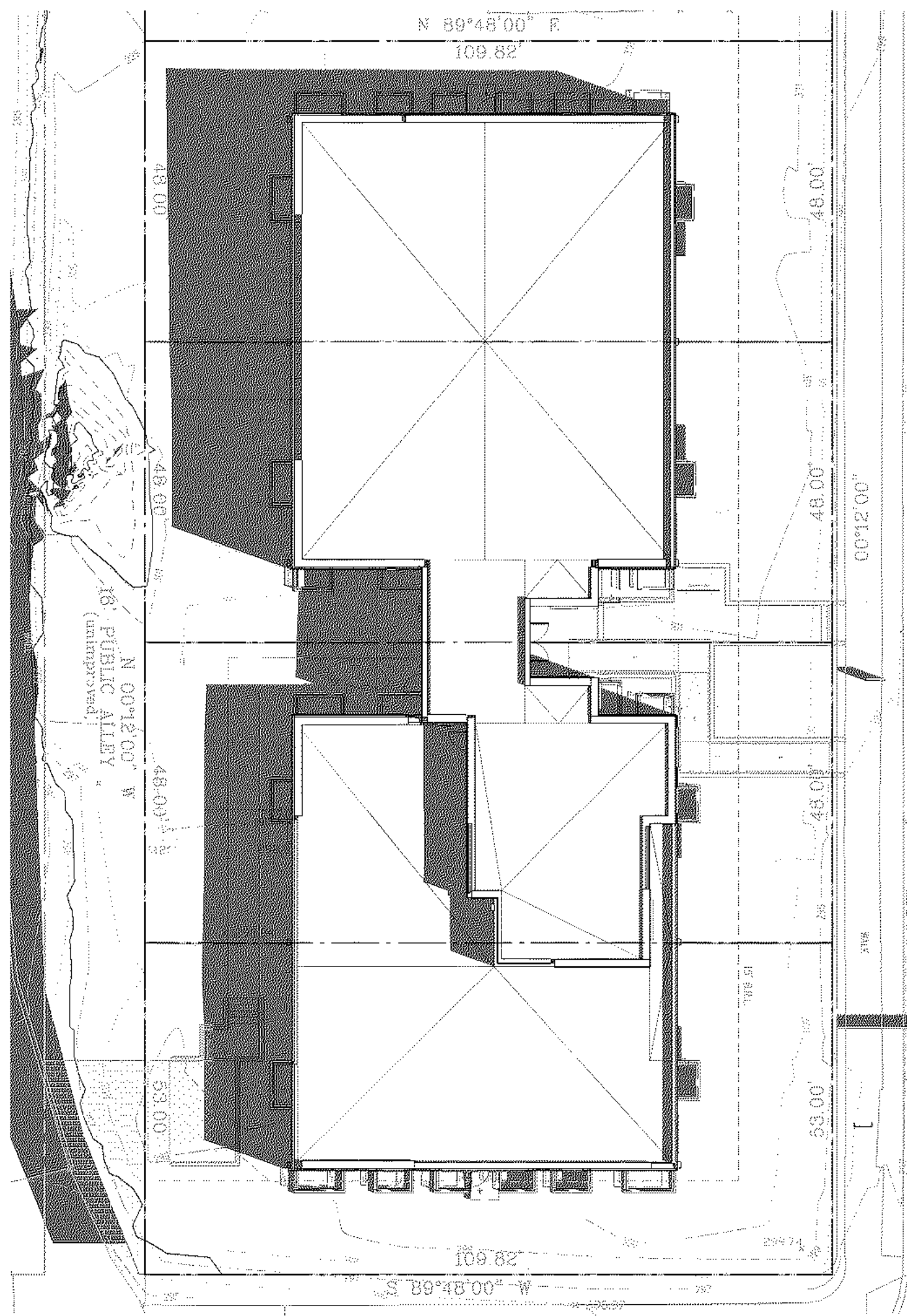
9 SITE PLAN - SS1400 EXISTING
1" = 20'-0"



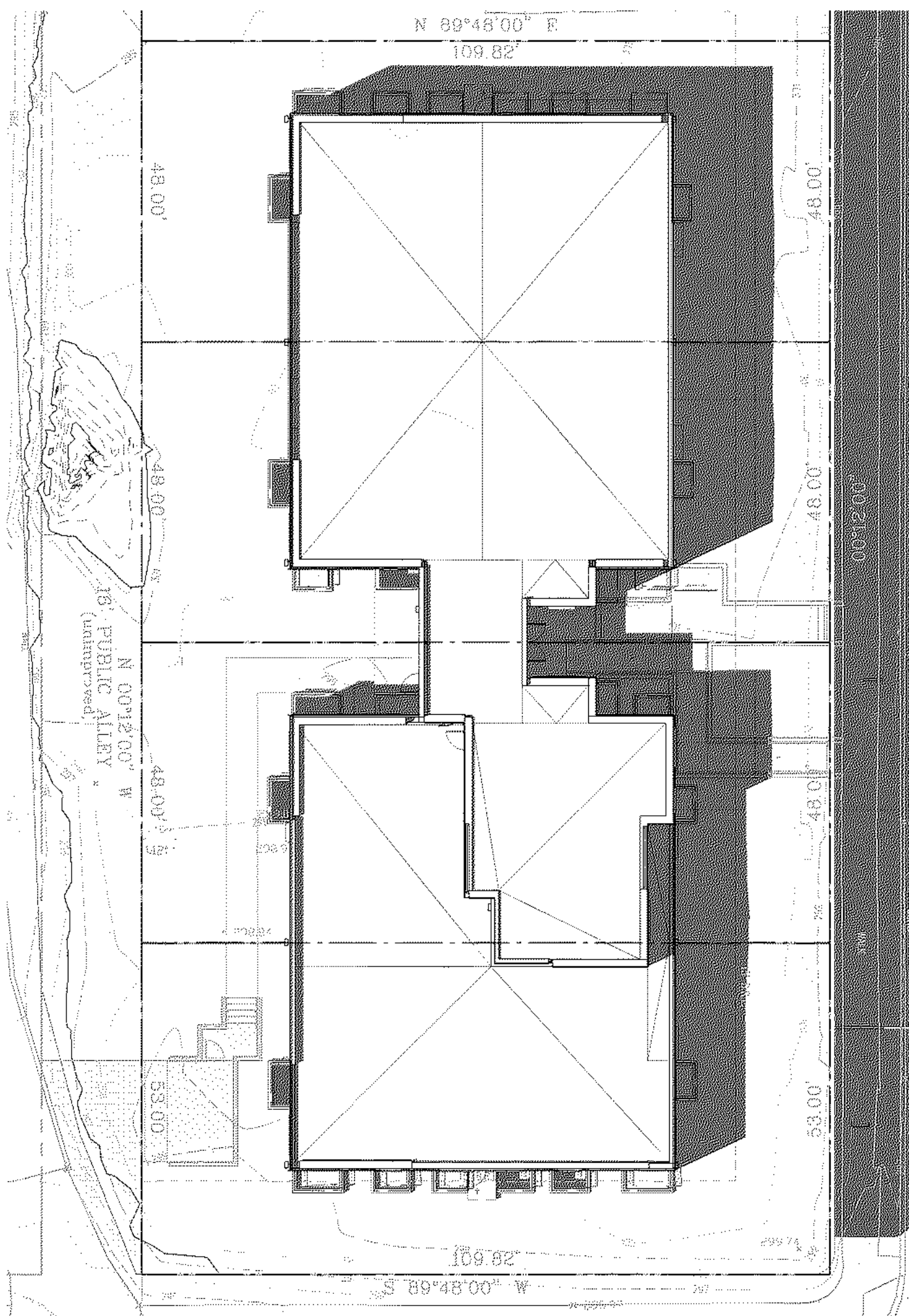
8 SITE PLAN - WS1000 PROPOSED EXISTING
1" = 20'-0"



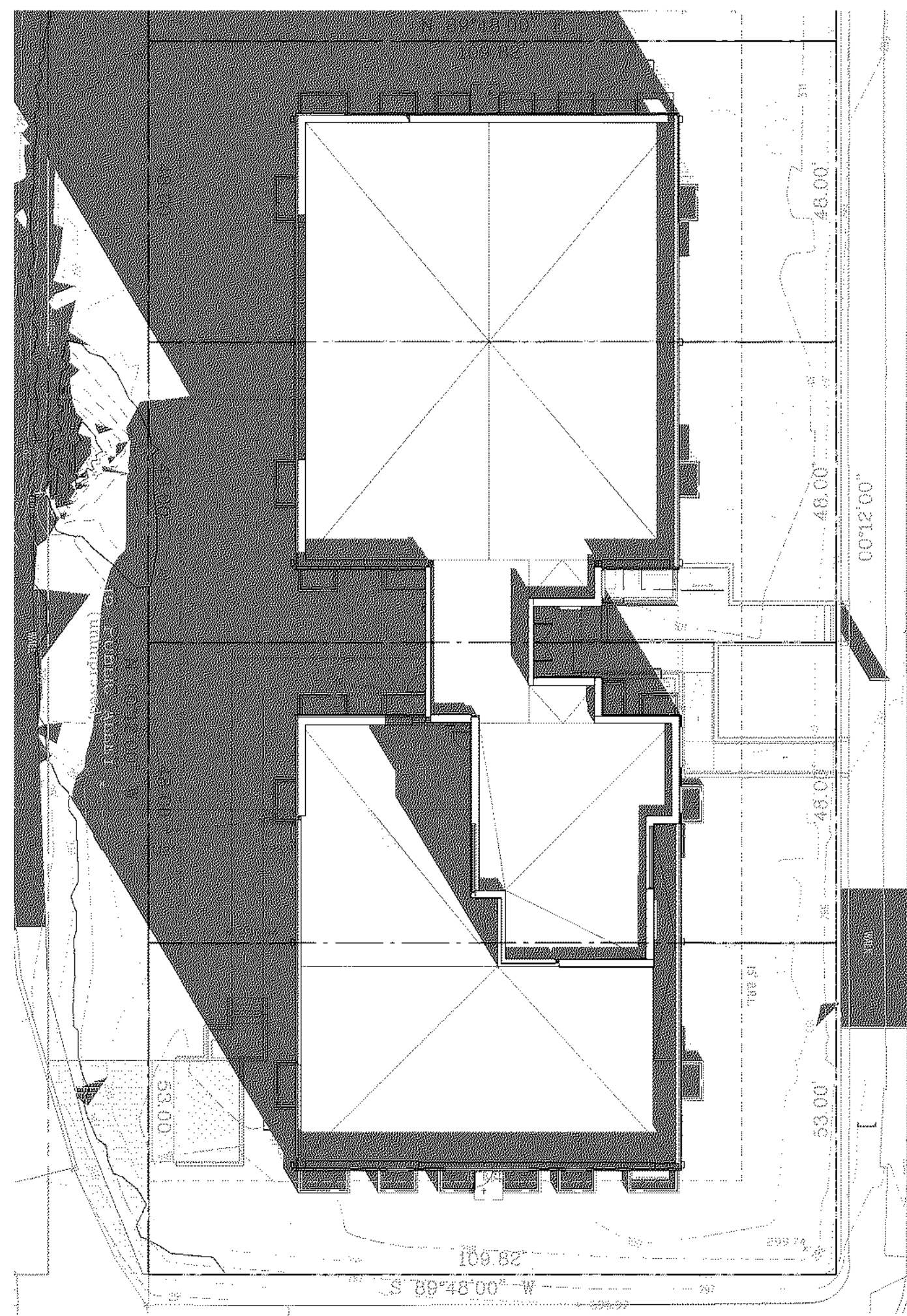
7 SITE PLAN - WS1400 EXISTING
1" = 20'-0"



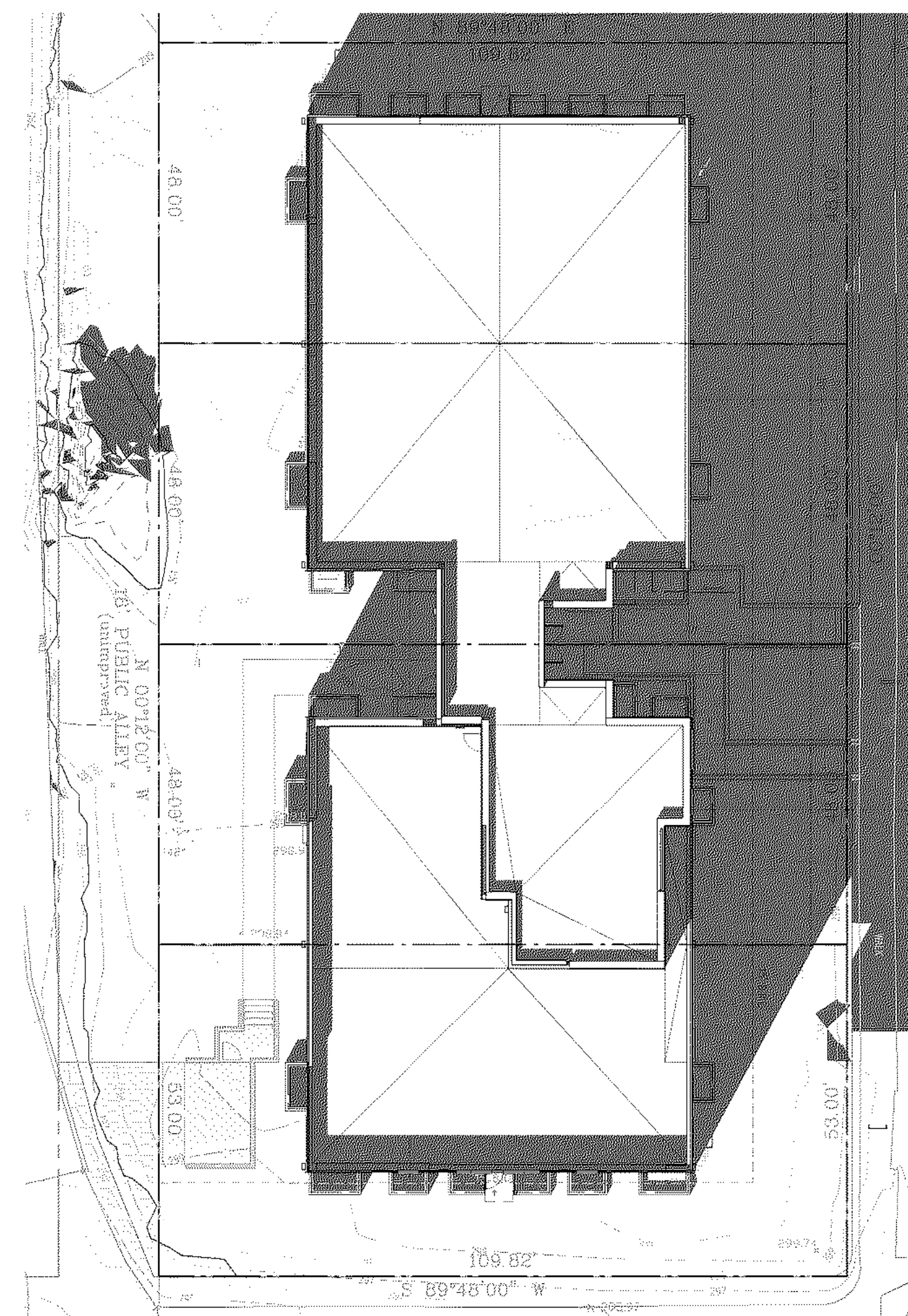
6 SITE PLAN - SS1000 PROPOSED
1" = 20'-0"



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. NCK 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
[W] WWW.3877.DESIGN

CONTRACTOR:
PALMAR CONSTRUCTION
769 GRACE STREET
HERNDON, VA 20170
[T] 703.589.4832
[F] 703.589.4832

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
8800 COLUMBIA 100 PARWAY
SUITE 316
COLUMBIA, MD 21046
[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:
RUSKA & HICKMAN ENGINEERING, INC.
CHRIS HUSKA
1050 30TH STREET NW
WASHINGTON, DC 20007
[T] 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

REV NO. REVISION DATE

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

SHEET TITLE: SOLAR STUDIES

PROJECT NO: 000000

DATE ISSUED: 04/08/2025

SCALE: 1" = 20'-0"

AR401