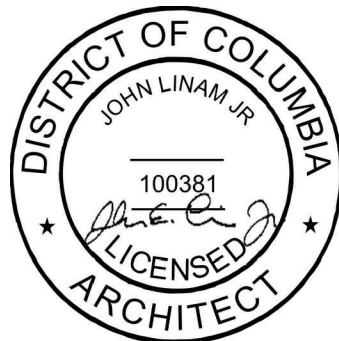


John Linam Jr, ARCHITECT, PLLC  
12020 Sunrise Valley Drive | Suite 100  
Reston, VA 20191  
703.980.3117 | jjlarch.com



## 2900 GLOVER RENOVATIONS

2900 GLOVER DRIVE NW  
WASHINGTON, DC 20016

REVISIONS:

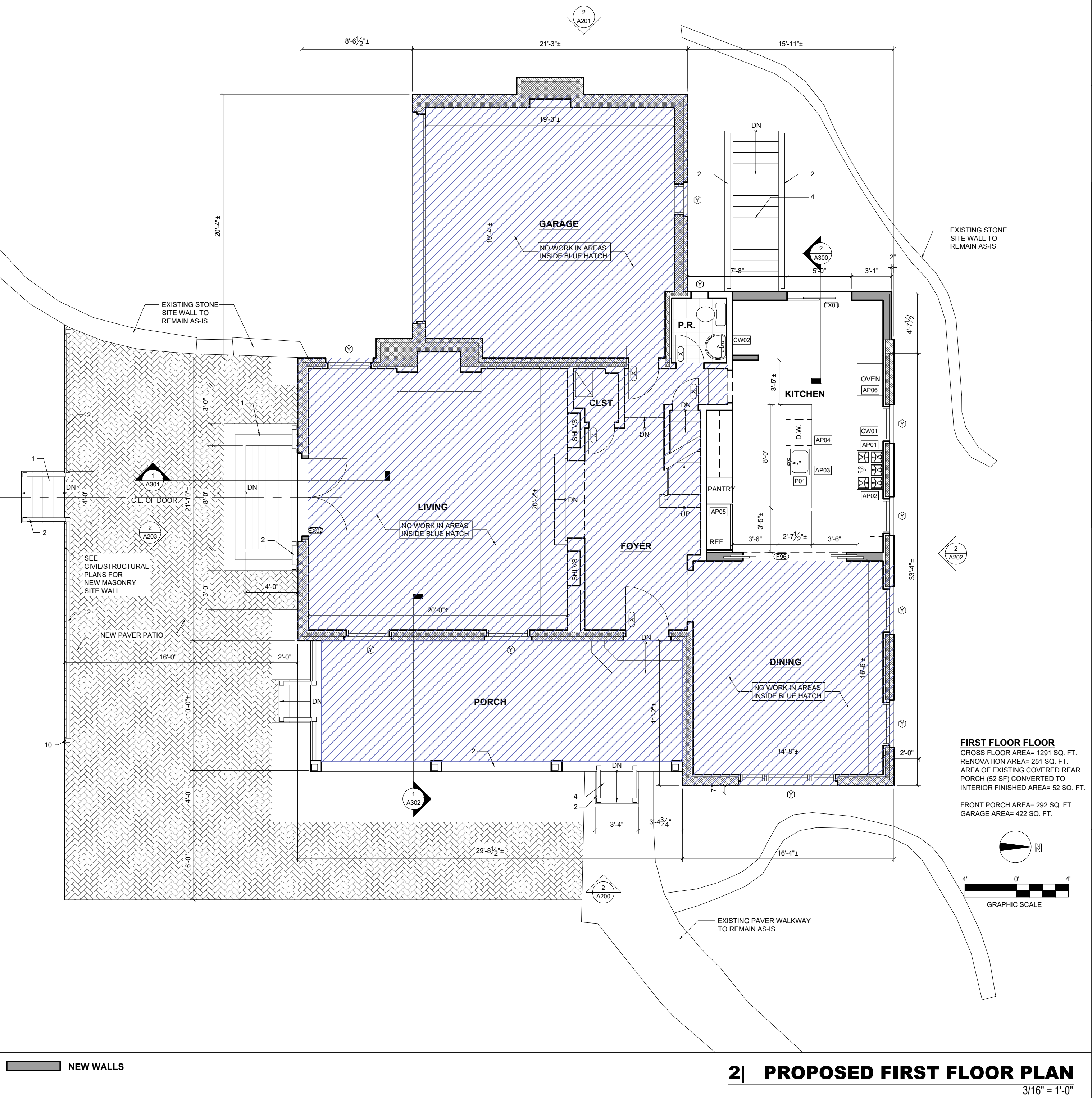
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### FIRST FLOOR PLANS

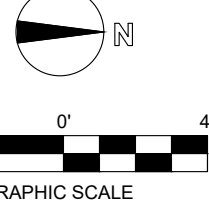
BZA SET  
NOVEMBER 17, 2025

**A100**

Seal of the District of Columbia  
Professional Engineer  
No. 21432  
EXHIBIT NO. 5



**FIRST FLOOR FLOOR**  
GROSS FLOOR AREA= 1291 SQ. FT.  
RENOVATION AREA= 251 SQ. FT.  
AREA OF EXISTING COVERED REAR PORCH (52 SF) CONVERTED TO INTERIOR FINISHED AREA= 52 SQ. FT.  
FRONT PORCH AREA= 292 SQ. FT.  
GARAGE AREA= 422 SQ. FT.



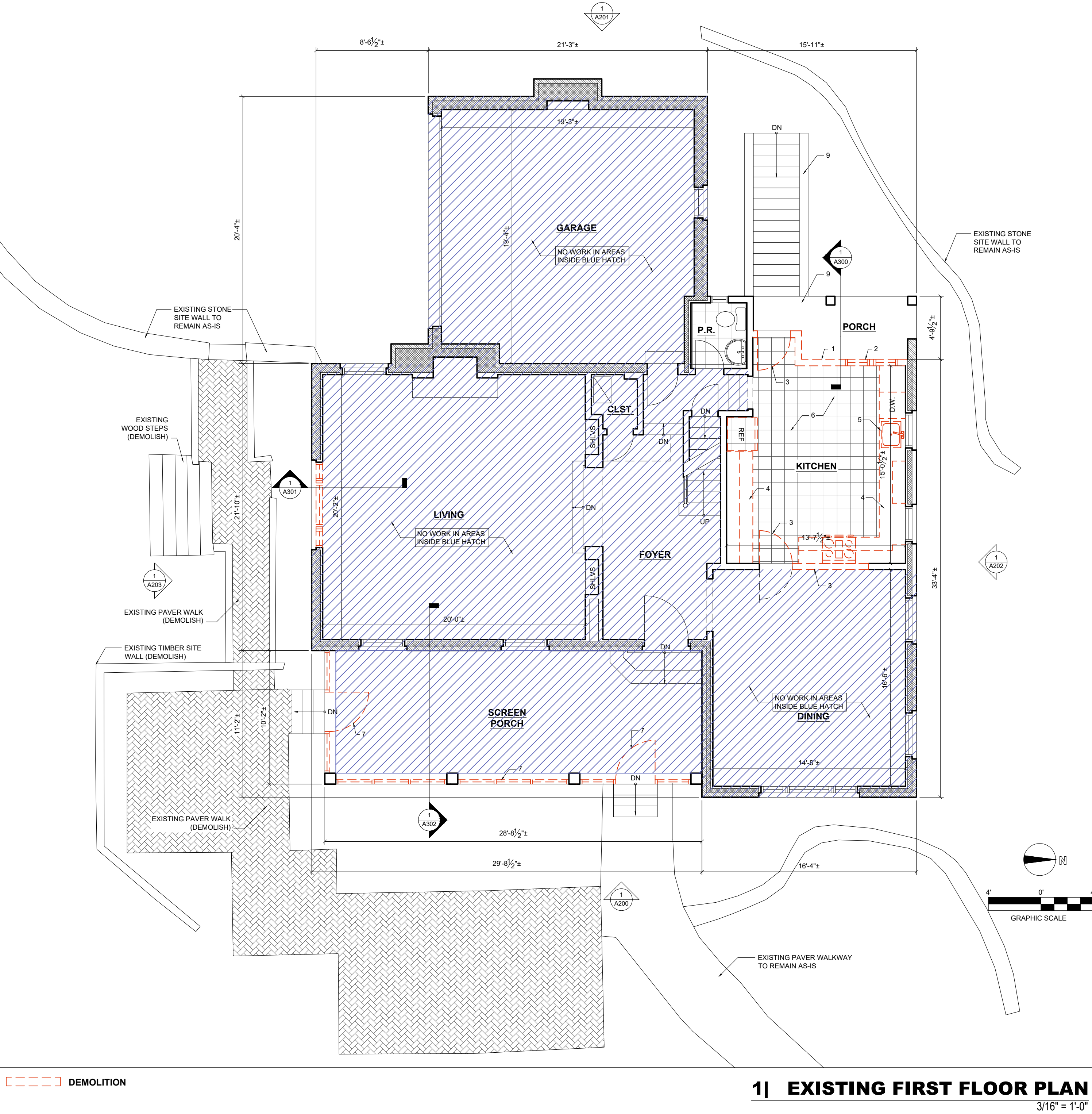
### 2| PROPOSED FIRST FLOOR PLAN

3/16" = 1'-0"

- GENERAL NOTES**
- THE FOLLOWING APPLIES TO ALL DRAWINGS IN THIS SET
  - CONTRACTOR TO REVIEW EXISTING FIELD CONDITIONS PRIOR TO WORK START AND DURING PROGRESS. CONTRACTOR TO BRING ANY CONDITIONS THAT DO NOT MATCH DRAWING CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT/OWNER AND PRIOR TO PROCEEDING W/ WORK
  - WRITTEN INFORMATION TAKES PRECEDENT OVER DRAWING LINES. BRING CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWN LINES TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION
  - IF A CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION
  - IN THE ABSENCE OF A WRITTEN DIMENSION, OR IN CASE OF DOUBT AS TO THE PROPER MEASUREMENT, CONSULT THE ARCHITECT FOR CLARIFICATION. **DO NOT SCALE DIMENSIONS OFF OF DRAWINGS**
  - INTERIOR DIMENSIONS MEASURED FROM FINISHED FACE OF WALL
  - EXTERIOR DIMENSIONS MEASURED FROM OUTSIDE FACE OF STUD AND/OR OUTSIDE FACE OF MASONRY
- WALL TYPES**
- SEE SHEET A040 FOR ALL WALL TYPE DESCRIPTIONS
- PLAN NOTES**
- SEE SCHEDULES FOR NEW DOORS, FINISHES, FIXTURES, AND APPLIANCES
- IN GENERAL, ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN AND IMPLIED ON EXISTING AND PROPOSED PLANS IS SCHEMATIC AND SHALL BE VERIFIED AND COORDINATED BY GENERAL CONTRACTOR AND SUBCONTRACTORS. GC AND MEP SUBS MUST INSPECT ALL EXISTING CONDITIONS AND ADVISE ARCHITECT/OWNER OF ANY DISCREPANCIES OR INSUFFICIENCIES PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL NECESSARY MATERIALS AND LABOR TO MODIFY MEP EQUIPMENT AND ACCESSORIES AS REQUIRED TO ACHIEVE PERFORMANCE OF SYSTEMS REQUIRED BY GC AND MEP SUBS. BRING ANY CONCERNS AS TO ADEQUACY OF EXISTING CONDITIONS TO ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO STARTING WORK.
- STAIR: 3/4" WOOD TREAD WITH 1" NOSING, PAINTED SOLID MDF RISER. MAXIMUM RISE IS 7-3/4" AND MINIMUM RUN IS 10". MEASURED FROM THE NOSING PROJECTION. WHERE THERE IS NO NOSING, THE MINIMUM RUN IS 11". MINIMUM HEADROOM IS 6' 8". MINIMUM WIDTH IS 36". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. E) THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF

- STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS. HANDRAILS AND EXTENSIONS SHALL BE 34" TO 38" ABOVE NOSING OF TREADS AND BE CONTINUOUS. THE HANDGRIP PORTION OF ALL HANDRAILS SHALL BE NOT LESS THAN 1 1/4 INCHES NOR MORE THAN 4 INCHES IN CROSS SECTIONAL DIMENSION. HANDRAILS PROJECTING FROM WALLS SHALL HAVE AT LEAST 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS
- GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS. (EXCEPTIONS: 1) GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES. MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS. 2) WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.) REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. (EXCEPTIONS: 1) THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES (153 MM) IN DIAMETER. 2) GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R317.4, PLASTIC COMPOSITE EXTERIOR DECK BOARDS, STAIR TREADS, GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D7032 AND THIS R507.2.2
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION IN THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET. B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR. C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR. AND D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES. MEASURED HORIZONTALLY AND IN A STRAIGHT LINE. OF THE GLAZING. PROVIDE SAFETY GLAZING AT DOOR/WINDOW IN THIS LOCATION
- EXISTING STEPS TO REMAIN AS-IS
- NOT USED
- TUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NON ABSORBENT FINISH AT LEAST 6'-0" ABOVE FLOOR

BASEMENT FENESTRATION		60.3
BF AREA TO FAR		301.5
	EXISTING	PROPOSED
1F	1239	1291
2F	1761	1761
3F	764	764
FR PORCH	292	292
RR PORCH	52	0
PORCH CREDIT	-200	-200
CELLAR FACTOR	301.5	301.5
	4209.5	4209.5



### 1| EXISTING FIRST FLOOR PLAN

3/16" = 1'-0"

- GENERAL DEMOLITION NOTES**
- CONTRACTOR RESPONSIBLE FOR REMOVAL, CHAIN OF CUSTODY, AND PROPER DISPOSAL OF ALL DEMOLITION DEBRIS FROM THE PROPERTY.
  - FACILITATE THE REDUCTION OF DEMOLITION WASTE BY SEGREGATING AND RECYCLING NON-HAZARDOUS MATERIALS INCLUDING MASONRY, GYPSUM BOARD, METALS, GLASS, AND PAPER
  - PRIOR TO DEMOLITION, INSPECT CONCEALED SPACES IN PARTITIONS, FLOORS, AND CEILINGS FOR CONDUITS AND PIPING SERVING ADJACENT AREAS OR OTHER FLOORS. PROTECT AS NECESSARY.
  - IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO ARCHITECT FOR DIRECTION PRIOR TO DISTURBANCE
  - OBTAIN APPROVAL FOR CUTTING, PATCHING, OR DRILLING OF ANY SUSPECTED STRUCTURAL ELEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. SUPPLY ANY NECESSARY SHORING, BRACING, GUYS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST THE WIND, DEAD, AND LIVE LOADS. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A LICENSED STRUCTURAL ENGINEER FOR REVIEW
  - CONDUCT SELECTIVE DEMOLITION WORK IN MANNER THAT WILL MINIMIZE DISRUPTION OF TENANTS. SCHEDULE ALL CORE DRILLING, MASONRY DEMOLITION, AND OTHER HIGH NOISE ACTIVITY OUTSIDE NORMAL BUILDING HOURS. PROVIDE MINIMUM 72 HOURS NOTICE TO PROPERTY MANAGER OF DEMOLITION ACTIVITIES OR UTILITY OUTAGES THAT WILL IMPACT NORMAL OPERATIONS.
  - FLOOR FINISHES - EXISTING HARDWOOD TO REMAIN. REMOVE EXISTING CARPET AND RESILIENT FLOOR FINISHES INCLUDING ADHESIVE. REMOVE EXISTING CERAMIC FLOOR TILE.
  - REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTINUOUS WALKING SURFACE.
  - REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROPERLY CAP/TERMINATE ASSOCIATED SUPPLY, SANITARY AND VENT PIPING.
  - MAINTAIN ADEQUATE HEAT AND INSULATION TO PROTECT PIPING.
  - FULLY REMOVE ALL ABANDONED ELECTRICAL WIRING BACK TO PANEL SERVING THE FIXTURE OR DEVICE AND PROPERLY TERMINATE.
  - EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN, UNLESS NOTED OTHERWISE.
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  - CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
- DEMOLITION PLAN NOTES**
- DEMO (PORTION OF ) EXISTING WALL.
  - DEMO EXISTING CASEWORK
  - DEMO EXISTING FIXTURE

DEMOLITION



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RENOVATIONS

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WASHINGTON, DC 20016

REVISIONS:

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DEMOLITION

1| EXISTING WEST ELEVATION

3/16" = 1'-0"

GENERAL DEMOLITION NOTES

- CONTRACTOR RESPONSIBLE FOR REMOVAL, CHAIN OF CUSTODY, AND PROPER DISPOSAL OF ALL DEMOLITION DEBRIS FROM THE PROPERTY.
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DEMOLITION PLAN NOTES

- DEMO (PORTION OF ) EXISTING WALL.
- DEMO EXISTING CASEWORK
- DEMO EXISTING FIXTURE



2| PROPOSED WEST ELEVATION

3/16" = 1'-0"

ELEVATION NOTES

- REPLACE EXISTING SIDING IN KIND
- REPLACE ALL EXISTING EXTERIOR TRIM IN KIND
- REPLACE ALL EXISTING WINDOW/ DOOR TRIM IN KIND
- STANDING SEAM METAL ROOF
- COMPOSITE TRIM TO REPLACE/ MATCH EXISTING
- COMPOSITE COLUMN WRAP TO REPLACE/ MATCH EXISTING
- NEW ALUMINUM GUTTERS AND DOWNSPOUTS TO REPLACE/ MATCH EXISTING
- 36" HIGH COMPOSITE RAILING PER DETAIL ON A410
- CEMENTITIOUS PARGE COAT OVER CONC. FOUNDATION WALL
- COMPOSITE LATTICE SCREEN PANEL
- 1X6 COMPOSITE FASCIA TRIM
- 1X6 COMPOSITE FRIEZE TRIM
- 1/4 X 4 COMPOSITE WINDOW/ DOOR TRIM @ NEW LOCATIONS
- COMPOSITE SIDING, STYLE AND FINISH TBD
- NEW COMPOSITE TRIM TO MATCH PROFILE OF EXISTING



EXTERIOR ELEVATIONS

BZA SET  
NOVEMBER 17, 2025

A201





**John Linam Jr., ARCHITECT, PLLC**  
12020 Sunrise Valley Drive | Suite 100  
Reston, VA 20191  
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**2900 GLOVER  
RENOVATIONS**

2900 GLOVER DRIVE NW  
WASHINGTON, DC 20016

REVISIONS:

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**EXTERIOR ELEVATIONS**

BZA SET  
NOVEMBER 17, 2025

**A202**



DEMOLITION

**1| EXISTING NORTH ELEVATION**

3/16" = 1'-0"

**2| PROPOSED NORTH ELEVATION**

3/16" = 1'-0"

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