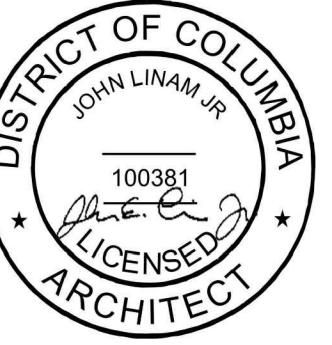


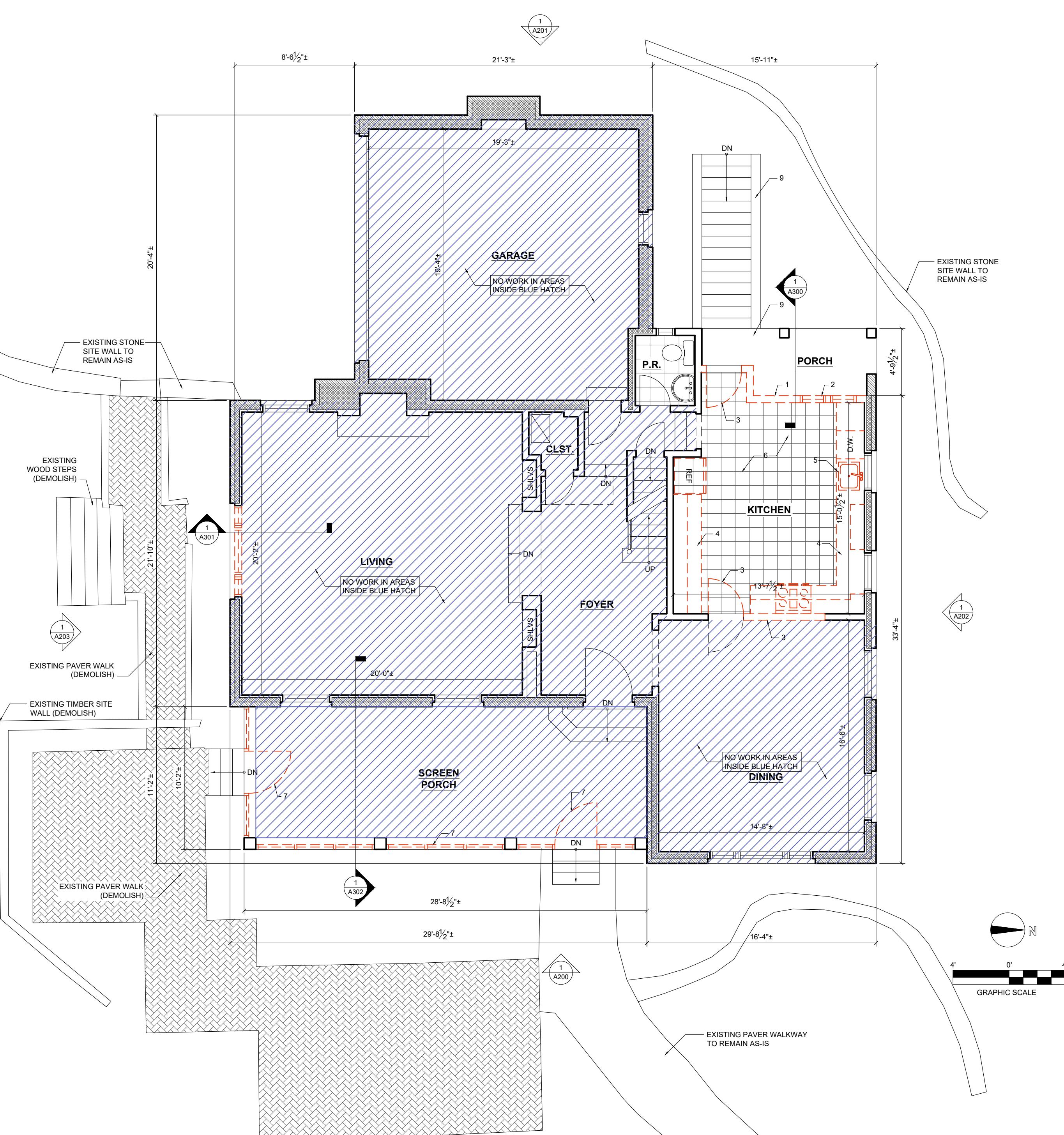
John Linam Jr, ARCHITECT, PLLC  
12020 Sunrise Valley Drive | Suite 100  
Reston, VA 20191  
703.980.3117 | jjarch.com



## 2900 GLOVER RENOVATIONS

2900 GLOVER DRIVE NW  
WASHINGTON, DC 20016

REVISIONS:



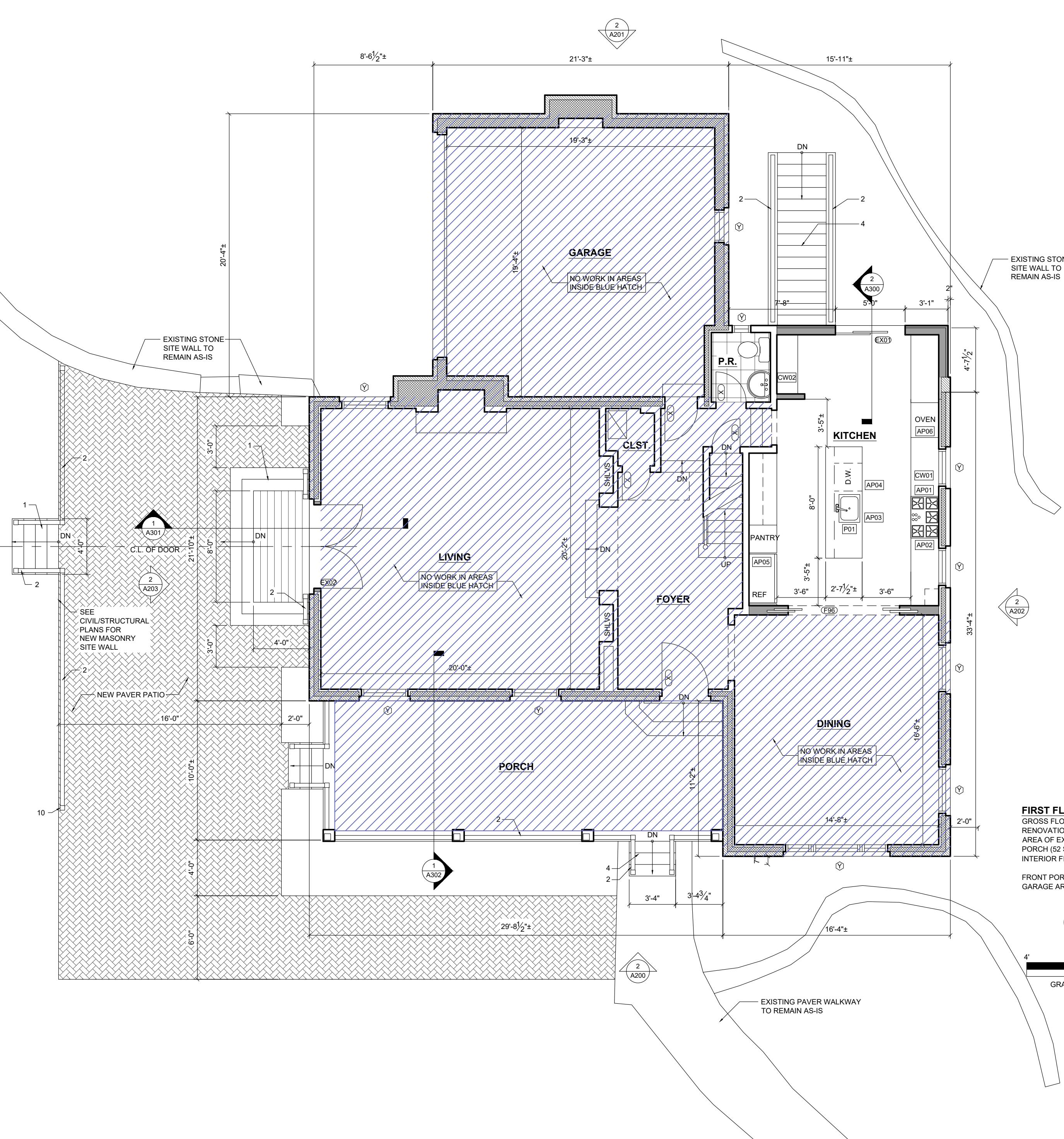
DEMOLITION

### 1| EXISTING FIRST FLOOR PLAN

3/16" = 1'-0"

#### GENERAL DEMOLITION NOTES

- CONTRACT PRICE DOES NOT INCLUDE ALL INCIDENTAL WORK TO SUPPORT DESIGN INTENT IN PROPOSED PLAN. NOTICE ARCHITECT/OWNER OF ANY DISCREPANCIES FOUND, EXCLUDING UNFORESEEN CONDITIONS, PRIOR TO STARTING WORK.
- CONTRACTOR RESPONSIBLE FOR REMOVAL OF 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 SUPPORTIVE STRUCTURAL ELEMENTS. DO NOT ASSUME RESPONSIBILITY 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. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION 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 RISK ACTIVITIES FOR DOWNTIME. PROVIDE A 2 HOURS NOTICE TO PROPERTY OWNER OF DEMOLITION ACTIVITIES OR UTILITY OUTAGES THAT WILL IMPACT NORMAL OPERATIONS.
- FLOOR FINISHES - EXISTING HARDWOOD FLOOR TO BE REMOVED. REMOVE EXISTING CARPET AND REPAIR SUBFLOOR AS NECESSARY. REMOVE EXISTING VINYL FLOOR TILE.
- REPAIR SUBFLOOR AS NECESSARY FOR SAFE CONTINUOUS WALKING SURFACE.
- REMOVE EXISTING PLUMBING FIXTURES WHERE INDICATED. PROPERLY CAP/TERMINATE ASSOCIATED PLUMBING, SANITARY AND VENT PIPE.
- REMOVE ALL EXISTING ELECTRICAL WIRING 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.
- MAINTAIN EXISTING STONE WALLS.
- ALL SALVAGEABLE DEMOLITION MATERIALS REMAIN THE PROPERTY OF THE OWNER. CONTACT PROPERTY MANAGER FOR DIRECTION REGARDING ALL SALVAGEABLE MATERIALS BEFORE REMOVING OR STORED.
- ABANDONED PIPES, CONDUITS, DUCTS, AND OTHER MECHANICAL, PLUMBING AND ELECTRICAL WORK TO BE PERFORMED BY QUALIFIED TRADES.
- EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.
- CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.



### 2| PROPOSED FIRST FLOOR PLAN

3/16" = 1'-0"

#### NEW WALLS

#### 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 WITH WORK.
- WRITTEN INFORMATION TAKES PRIORITY OVER DRAWING LINES. BRING CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWN LINES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- 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 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 A404 FOR ALL WALL TYPE DESCRIPTIONS

#### PLAN NOTES

SEE SCHEDULES FOR NEW DOORS, FINISHES, FIXTURES, AND APPLIANCES

IN GENERAL, MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN AND IMPLIED ON EXISTING AND PROPOSED PLANS, SHALL BE PROVIDED AND COORDINATED BY GENERAL CONTRACTOR AND SUBCONTRACTORS. GCE 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 INCENTIVE WORK TO VERIFY MEP EQUIPMENT AND MECHANICAL SYSTEMS REQUIRED TO ACHIEVE PERFORMANCE OF SYSTEMS REQUIRED BY CODE AND MEPS. BRING ANY CONCERN AS TO INSUFFICIENCY OF EXISTING CONDITIONS TO ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO STARTING WORK.

STAIRS SHALL NOT EXCEED 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 2 INCHES. CHECK SECTIONAL DIMENSION. HANDRAILS PROVIDED BY THE CONTRACTOR SHALL HAVE AT LEAST ONE INCH OF ROLLER. AND THE HANDRAIL ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE A ROUNDED TERMINATION 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 FROM THE FLOOR OR GRADE AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS GUARD. GUARDS ON 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 ON 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) GUARDS ON THE OPEN SIDES OF STAIRS SHALL BE 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 BE OPENABLE FROM THE WALKING SURFACE TO BE REQUIRED. GUARDS ARE ALLOWED TO BE 48" IN LENGTH.

SEE SHEET A404 FOR ALL GUARD TYPE DESCRIPTIONS

1. THE FOLLOWING APPLIES TO ALL GUARD DRAWINGS IN THIS SET.

2. GUARDS SHALL NOT EXCEED ONE SIDE OF EACH STAIRWAY WITH FOUR OR MORE RISERS.

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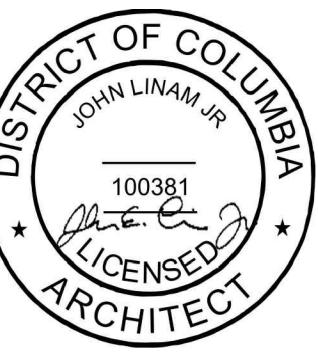
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83. GUARDS SHALL NOT



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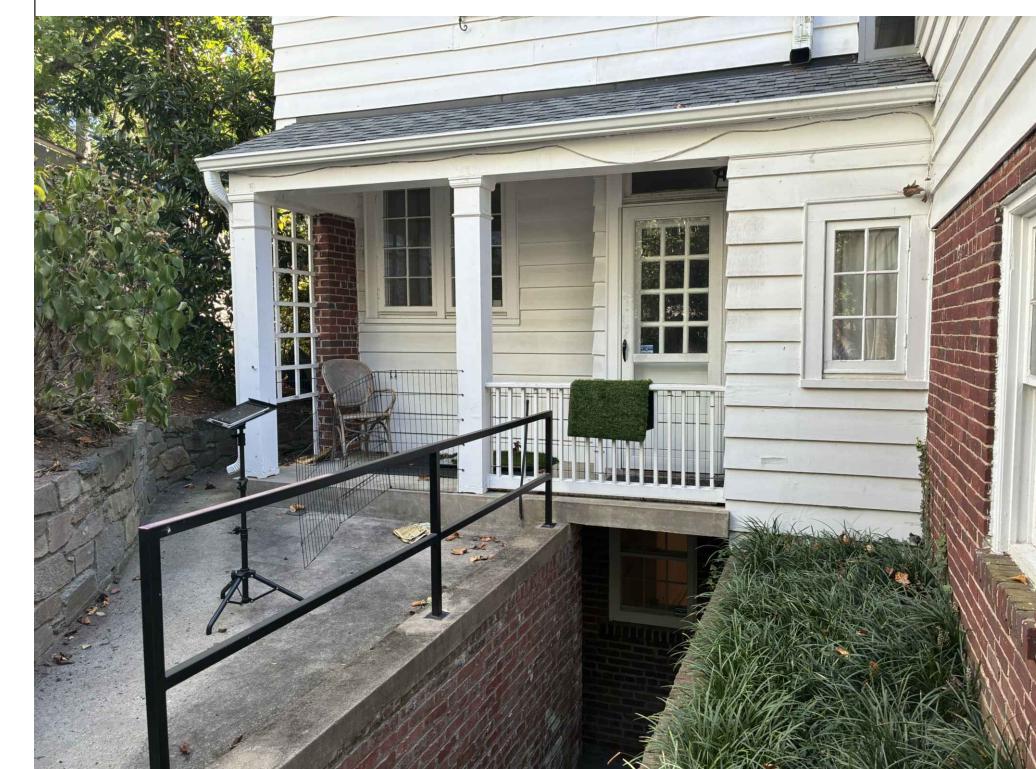
### DEMOLITION

### 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.
- 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 SUPPORTIVE STRUCTURAL ELEMENTS. THE CONTRACTOR ASSUMES RESPONSIBILITY 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. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION ACTIVITIES. 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, MASONIC DEMOLITION, AND OTHER HIGH NOISE ACTIVITIES TO OCCUR DURING BULDING HOURS. PROVIDE A 2 HOURS NOTICE TO PROPERTY MANAGER OF DEMOLITION ACTIVITIES OR UTILITY OUTAGES THAT WILL IMPACT NORMAL OPERATIONS.
- FLOOR FINISHES - EXISTING HARDWOOD FLOORING TO BE REMOVED. REMOVE EXISTING CARPET AND REPAIR SUBFLOOR AS NECESSARY. REMOVE EXISTING VINYL 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.
- MOVE EXISTING ELECTRICAL CIRCUITS AND PROTECT CIRCUITS 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.
- MOVE EXISTING STORING.
- ALL SALVAGEABLE DEMOLITION MATERIALS REMAIN THE PROPERTY OF THE OWNER. CONTACT PROPERTY MANAGER FOR DIRECTION REGARDING ALL SALVAGEABLE MATERIALS BEFORE REMOVING OR STOREING.
- ABANDONED MECHANICAL, PLUMBING, AND ELECTRICAL WORK TO BE PERFORMED BY QUALIFIED TRADES.
- EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.
- CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.



### 2| PROPOSED WEST ELEVATION

3/16" = 1'-0"

#### ELEVATION NOTES

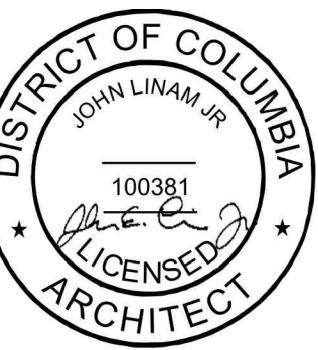
- REPLACE EXISTING SIDING IN KIND
- REPLACE ALL EXISTING EXTERIOR TRIM IN KIND
- REPLACE ALL EXISTING WINDOW/DOOR TRIM IN KIND
- 4' X 6' COMPOSITE DOOR
- COMPOSITE TRIM TO REPLACE/MATCH EXISTING
- COMPOSITE COLUMN WRAP TO REPLACE/MATCH EXISTING
- NEW ALUMINUM GUTTERS AND DOWNSPOUTS TO REPLACE/MATCH EXISTING
- 8' X 10' COMPOSITE DOOR WITH DOOR TRIM @ NEW LOCATIONS
- CEMENTITIOUS PARGE COAT OVER EXISTING FOUNDATION WALL
- COMPOSITE LATTICE SCREEN PANEL
- 1X6 COMPOSITE FASCIA TRIM
- 2X6 COMPOSITE FRIEZE TRIM
- 3X4 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



## 2900 GLOVER RENOVATIONS

2900 GLOVER DRIVE NW  
WASHINGTON, DC 20016

REVISIONS:

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### DEMOLITION

#### 1| EXISTING NORTH 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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- 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 DOWING OF ANY SUPPORTIVE STRUCTURAL ELEMENTS. THIS IS THE ASSUMPTION OF RISK 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. THIS IS THE CONTRACTOR'S RESPONSIBILITY. THESE 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 ACTIVITIES TO OCCUR DURING NORMAL BUSINESS HOURS. PROVIDE A 24 HOURS NOTICE TO PROPERTY MANAGER OF DEMOLITION ACTIVITIES OR UTILITY OUTAGES THAT WILL IMPACT NORMAL OPERATIONS.
- FLOOR FINISHES - EXISTING HARDWOOD FLOORING TO BE REMOVED. REMOVE EXISTING CARPET AND REPAIR SUBFLOOR AS NECESSARY. REMOVE EXISTING VINYL 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.
- MOVE EXISTING ELECTRICAL WIRING AND PROTECTATION 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.
- MOVE EXISTING LIGHT FIXTURES.
- ALL SALVAGEABLE DEMOLITION MATERIALS REMAIN THE PROPERTY OF THE OWNER. CONTACT PROPERTY MANAGER FOR DIRECTION REGARDING ALL SALVAGEABLE MATERIALS BEFORE REMOVING OR STOREN.
- ABANDONED PLUMBING, DRAINAGE, AND DOWNGRADING OF PIPES, CONDUITS, DUCTS, AND OTHER MECHANICAL, PLUMBING AND ELECTRICAL WORK TO BE PERFORMED BY QUALIFIED TRADES.
- EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.
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##### ELEVATION NOTES

- REPLACE EXISTING SIDING IN KIND
- REPLACE ALL EXISTING EXTERIOR TRIM IN KIND
- REPLACE ALL EXISTING WINDOW/DOOR TRIM IN KIND
- 4' X 4' X 12' COMPOSITE LATTICE SCREEN PANEL
- COMPOSITE TRIM TO REPLACE/MATCH EXISTING
- COMPOSITE COLUMN WRAP TO REPLACE/MATCH EXISTING
- NEW ALUMINUM GUTTERS AND DOWNSPOUTS TO REPLACE/MATCH EXISTING
- 8' X 4' X 12' COMPOSITE LATTICE SCREEN PANEL
- CEMENTITIOUS PARGE COAT OVER EXISTING FOUNDATION WALL
- COMPOSITE LATTICE SCREEN PANEL
- 1X6 COMPOSITE FASCIA TRIM
- 2X6 COMPOSITE FRIEZE TRIM
- 3X4 COMPOSITE WINDOW/DOOR TRIM @ NEW LOCATIONS
- COMPOSITE SIDING, STYLE AND FINISH TBD
- NEW COMPOSITE TRIM TO MATCH PROFILE OF EXISTING

#### 2| PROPOSED NORTH ELEVATION

3/16" = 1'-0"

### EXTERIOR ELEVATIONS

BZA SET  
NOVEMBER 17, 2025

A202