

POP-UP ADDITION W/ NEW PRIMARY SUITE, ADDITIONAL ROOM, AND NEW BALCONY

3900 Alton Place NW
Washington, DC 20016

SCOPE OF WORK: ADDITION & RENOVATION

NEW AREAWAY

NEW INTERIOR RENOVATIONS ON 2ND FLOOR, AND EXPANDED BEDROOM ADDITION AT EXISTING BALCONY

NEW THIRD FLOOR

ABBREVIATIONS

A.B.	ANCHOR BOLT	EQUIP	EQUIPMENT	MATL	MATERIAL	SHWR	SHOWER
A/C	AIR CONDENSER UNIT	EXT	EXTERIOR	MET	METAL	SH	SHELF
ADJ	ADJUSTABLE	EW	EACH WAY	MIN	MINIMUM	SECT	SECTION
A.F.F.	ABOVE FINISHED FLOOR	EJ	EXPANSION JOINT	MIR	MIRROR	SF	SQUARE FEET
ALT	ALTERNATE			MISC	MISCELLANEOUS	SHTG	SHEATHING
ALUM	ALUMINUM	FT (or ")	FOOT	MLDG	MOULDING	SIM	SIMILAR
AP	ACCESS PANEL	FIN	FINISHED(ed)	MAX	MAXIMUM	SPEC	SPECIFICATION
APPROX	APPROXIMATE	FLASH	FLOOR	MC	MEDICINE CABINET	SST	STAINLESS STEEL
ARCH	ARCHITECTURAL	F.P.	FIREPLACE	MECH	MECHANICAL	STL	STEEL
ASPH	ASPHALT	FURR	FURRING	MFG	MANUFACTURER	STOR	STORAGE
A.S.F.	ABOVE SUBFLOOR	FD	FLOOR DRAIN	M.O.	MASONRY OPENING	SC	SOLID CORE
@	AT	FDN	FOUNDATION	M.T.	METAL THRESHOLD	SHT	SHEET
<	ANGLE	FR. DR.	FRENCH DOOR	NTS	NOT TO SCALE	STD	STANDARD
BD	BOARD	FTG	FOOTING	FDN	FOUNDATION	STRUCT	STRUCTURE
BF	BI-FOLD DOOR			FLUOR	FLUORESCENT	SUSP	SUSPENDED
BLKG	BLOCKING			FTG	FOOTING	SQ. (or □)	SQUARE
BM	BEAM	QL	GLASS	NO (#)	NUMBER	S.V.B.	SOLID VALLEY BLOCKING
B.O.J.	BOTTOM of JOIST	GA	GYPSUM DRYWALL	O.A.	OVERALL	S&P	SHELF & POLE
BRK	BRICK	GEN	GENERAL	O.D.	OUTSIDE DIMENSION		
BSMT	BASEMENT	G.I.	GALVANIZED IRON	O.C.	ON CENTER	TELE	TELEPHONE
		GF	GROUND FAULT	OPG	OPENING	T	TREAD
[	CHANNEL	INT	INTERUPTER	OPP	OPPOSITE	TV	TELEVISION
CAB	CABINETS	G.L.	GRADE LINE	OPT.	OPTIONAL	TEMP	TEMPERED
CSMT	CASEMENT			O.Z.	OUNCE	TRANS	TRANSOM
CLG	CEILING			PART.	PARTIAL	TYP	TYPICAL
CL	CENTERLINE	HWWD	HARDWOOD	PL	PLATE	T & G	TONGUE & GROOVE
CT	CERAMIC TILE	HWH	HOT WATER HEATER	PNT	PAINT (PAINTED)	T.O.S.	TOP OF SLAB
COL	COLUMN	HDR	HEADER	PL	PLYWOOD	T.O.W.	TOP OF WALL
CONC	CONCRETE	HGT	HEIGHT	PC	PRECAST		
CMU	CONCRETE MASONRY UNIT	H.B.	HOSE BIB	PLWD	PLYWOOD	U.N.O.	UNLESS NOTED OTHERWISE
C.O.	CASED OPENING	HORIZ	HORIZONTAL	PR	PAIR		
CONT	CONTINUOUS	HVAC	HEAT VENT & AIR CONDITION	POLY	POLYETHYLENE	VAN	VANITY
				PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
DTL	DETAIL			PSF	POUNDS PER SQUARE FOOT	VB	VAPOR BARRIER
DES.	DESIGN(er)	INSUL	INSULATION	P.T.	PRESSURE TREATED	VT	VINYL TILE
DR	DOOR	INT	INTERIOR	%	PERCENT		
DH	DOUBLE HUNG	IN (or ")	INCH			W.	WASHER
DWG	DRAWING			RAD	RADIUS	WIN	WINDOW
DBL	DOUBLE	JT	JOINT	R.C.	ROUGH CUT	WD	WOOD
DIA	DIAMETER			REQD	REQUIRED	W/O	WALL OVEN
DIM	DIMENSION	LB	POUND	REV	REVISION (REVERSE)	W/	WITH
DN	DOWN	LN	LINEN CLOSET OR SHELF	R	RISE	WT	WEIGHT
DS	DOWNSPOUT	LT	LIGHT	RO	ROUGH OPENING	W.P.	WATERPROOFING
DW	DISHWASHER	LAM	LAMINATED	R/O	RANGE OVEN	W.C.	WATER CLOSED
D.	DRYER	LVL	LAMINATED VENEER	RECEPT	RECEPTACLE	WWF	WELDED WIRE FABRIC
		LUMBER	LUMBER	REF	REFRIGERATOR	WH	WATER HEATER
ELEV	ELEVATION	L.T.	LAUNDRY TUB	REINF	REINFORCEMENT		
EA	EACH			R/A	RETURN AIR		
ELEC	ELECTRICAL			RM	ROOM		
EQ	EQUAL						

SYMBOLS & MATERIALS LEGEND

	DETAIL REFERENCE		SECTION REFERENCE		WALL TO BE DEMOLISHED
	NOTE TAG		WINDOW TAG		EXISTING WALL TO REMAIN
	REVISION NUMBER		DOOR TAG		NEW INTERIOR WALL
	FROST FREE HOSE BIB				NEW FOUNDATION WALL
					NEW BRICK EXTERIOR WALL

PROJECT DATA

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Tania L. Bruno

As the Architect of Record I am responsible for determining that the architectural drawings are in compliance with the intent of all applicable laws and regulations of the District of Columbia. I have personally prepared the development of the architectural drawings included in this application.

BUILDING CODE

2017 DCRC 2015 IRC & 2017 DCMR12B Amendments
2017 DCEBC 2015IEBC with 2017 DCMR12J Amendments
2017 DCECC 2015 IECC 2 with 2017 DCMR 12I Amendments

AREA CALCULATIONS

NEW S.F. @ SECOND FLOOR ~ +173 S.F.
NEW S.F. @ THIRD FLOOR ~ +1140 S.F.

NEW S.F. TOTAL ~ +1313 S.F.
ADDITION LENGTH: 44'-8 1/2"
ADDITION WIDTH: 27'-10"
BUILDING HEIGHT: 33'-9"

PROJECT INFORMATION

OCCUPANCY CLASSIFICATION: R-3
CONSTRUCTION TYPE: I-B (No Sprinklers)
NUMBER OF EXISTING FLOORS: 3 (INCLUDING BURIED BASEMENT)
NUMBER OF ADDED FLOORS: 1 (BASEMENT IS CLASSIFIED AS A CELLAR)

ALLOWANCES

DRAWING STANDARDS

- NEW EXTERIOR WALL DIMENSIONS INCLUDE 1/2" FOR EXTERIOR SHEATHING.
- FOR NEW CONSTRUCTION, INTERIOR PARTITIONS NOT DIMENSIONED SHALL BE 4 1/2".
- SMILEY TO FIELD VERIFY ALL EXISTING DIMENSIONS AND FRAMING INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- SMILEY TO COORDINATE ALL ELECTRICAL, PLUMBING AND HVAC ROUTING THROUGH CONCEALED SPACES. DRAWINGS PROVIDE SCHEMATIC ARRANGEMENTS ONLY.
- ELECTRICAL SWITCHES ARE LOCATED IN IDEAL LOCATION BASED ON PLAN ARRANGEMENT. DUE TO TRIM WIDTH, SOLID BLOCKING, DUCTS, CONDUITS, AND PIPES IN WALL CAVITY SWITCH LOCATION MAY HAVE TO CHANGE. CONTACT ARCHITECT IF UNABLE TO FIND SUITABLE LOCATION.
- SMILEY TO PROVIDE SEALANT @ ALL JOINTS WHERE DISSIMILAR MATERIALS ABUT.

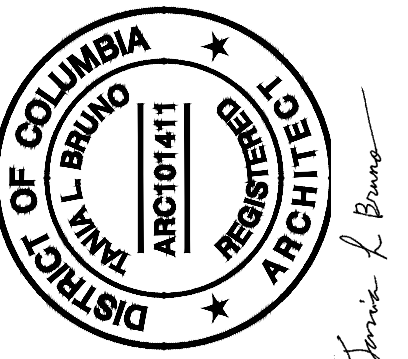
PROJECT TEAM

Architect:
Contact: Tania Bruno
8808 Quiet Stream Ct.
Potomac, MD
301-213-2520
TLBruno@Verizon.net

Contractor:
Smiley Renovations
Contact: Daren Smith
808 Orchard Way
Silver Spring, MD 20904
301-646-7879

DRAWING INDEX

CS	COVER SHEET
AB001	AS BUILT PLANS
AB002	AS BUILT ELEVATIONS
D001	DEMO PLANS
A001	FLOOR PLANS
A002	ELEVATIONS
A003	ELEVATIONS
SP001	SITE PLAN



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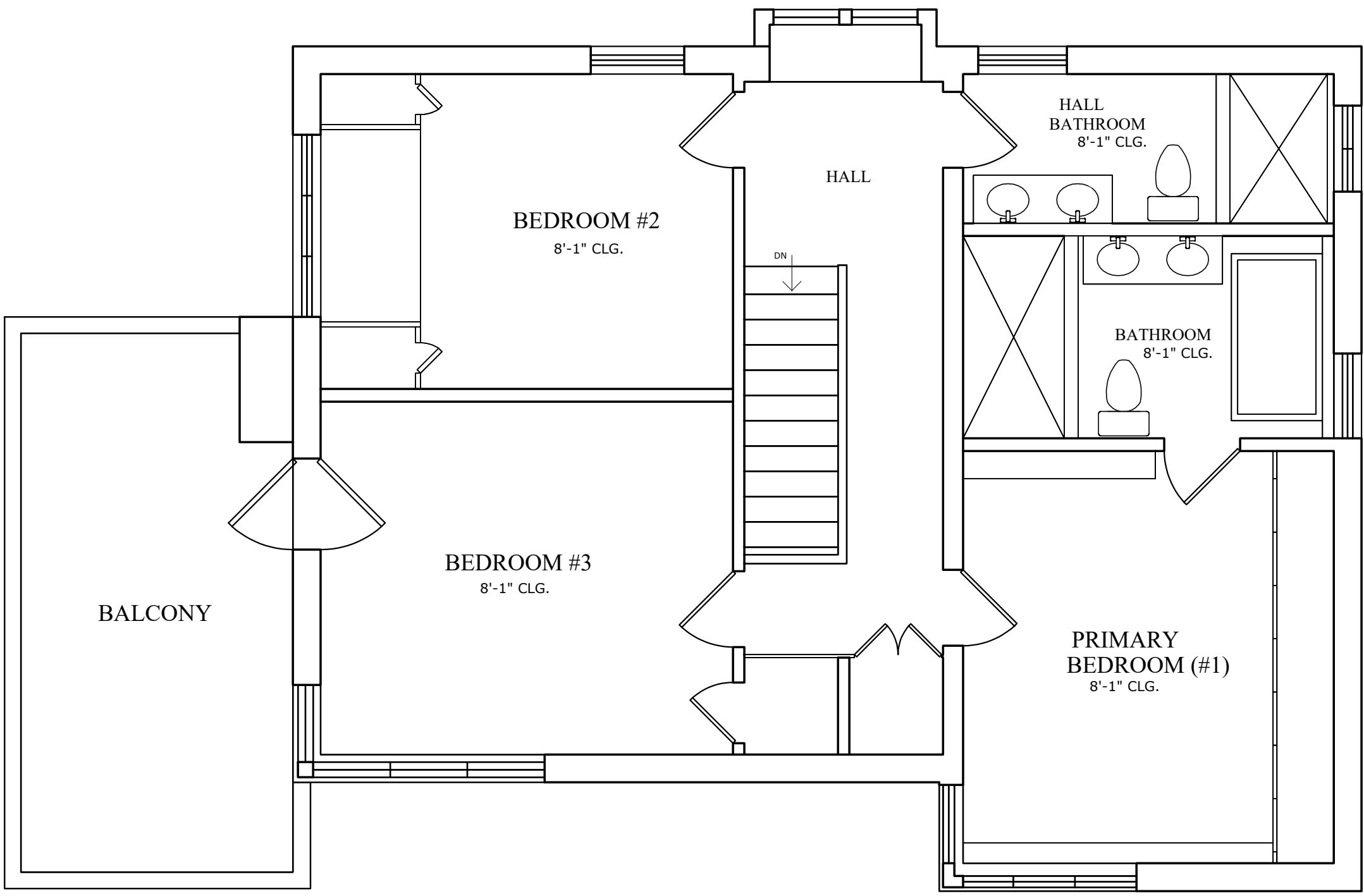
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COVER SHEET



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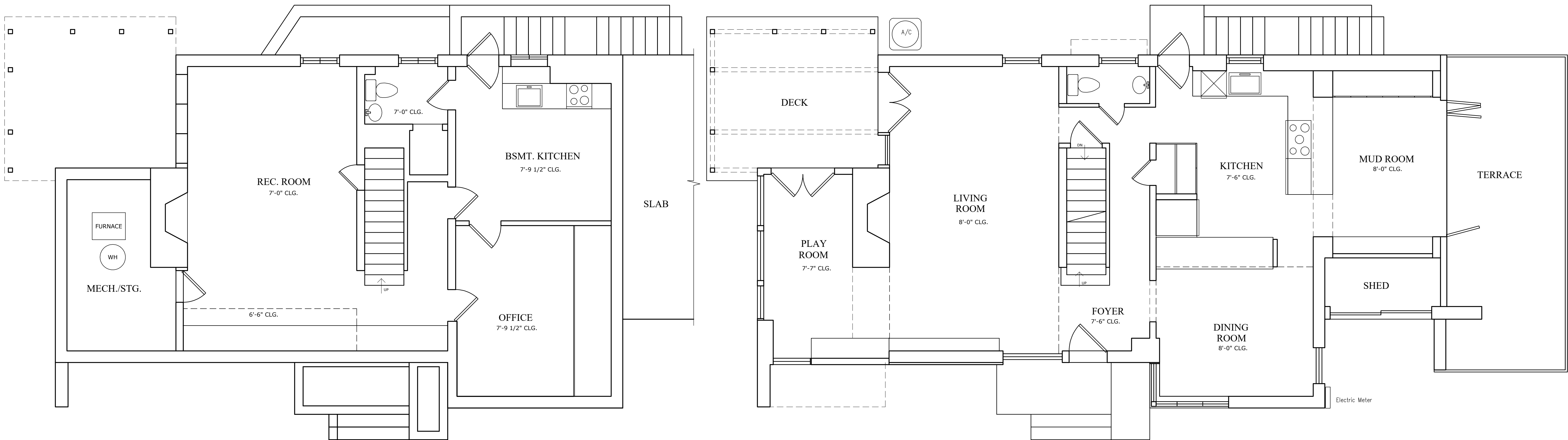
NORTH



3

ASBUILT PLAN - SECOND FLOOR

1/4" = 1'-0"



1

ASBUILT PLAN - BASEMENT

1/4" = 1'-0"

2

ASBUILT PLAN - FIRST FLOOR

1/4" = 1'-0"

GENERAL NOTES

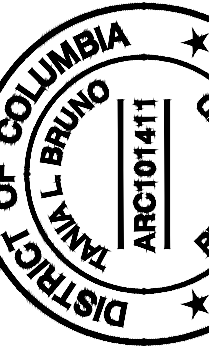
- SEE SHT. G-1, GENERAL NOTES AND CONDITIONS, FOR ALL SPECIFICATION REQUIREMENTS.
- EXISTING LOCATION OF WALLS AS DETERMINED BY THE EXTERIOR FACE OF FINISHED WALLS, TYP. SMILEY TO FIELD VERIFY.



Smiley Renovations, LLC

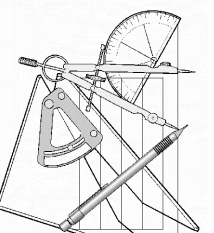
DESIGN / BUILD

(301) 674-7879
www.smileyrenovations.com



Tania L. Bruno

TANIA L. BRUNO, ARCHITECT



8808 QUIET STREAM CT.
POTOMAC, MARYLAND 20854
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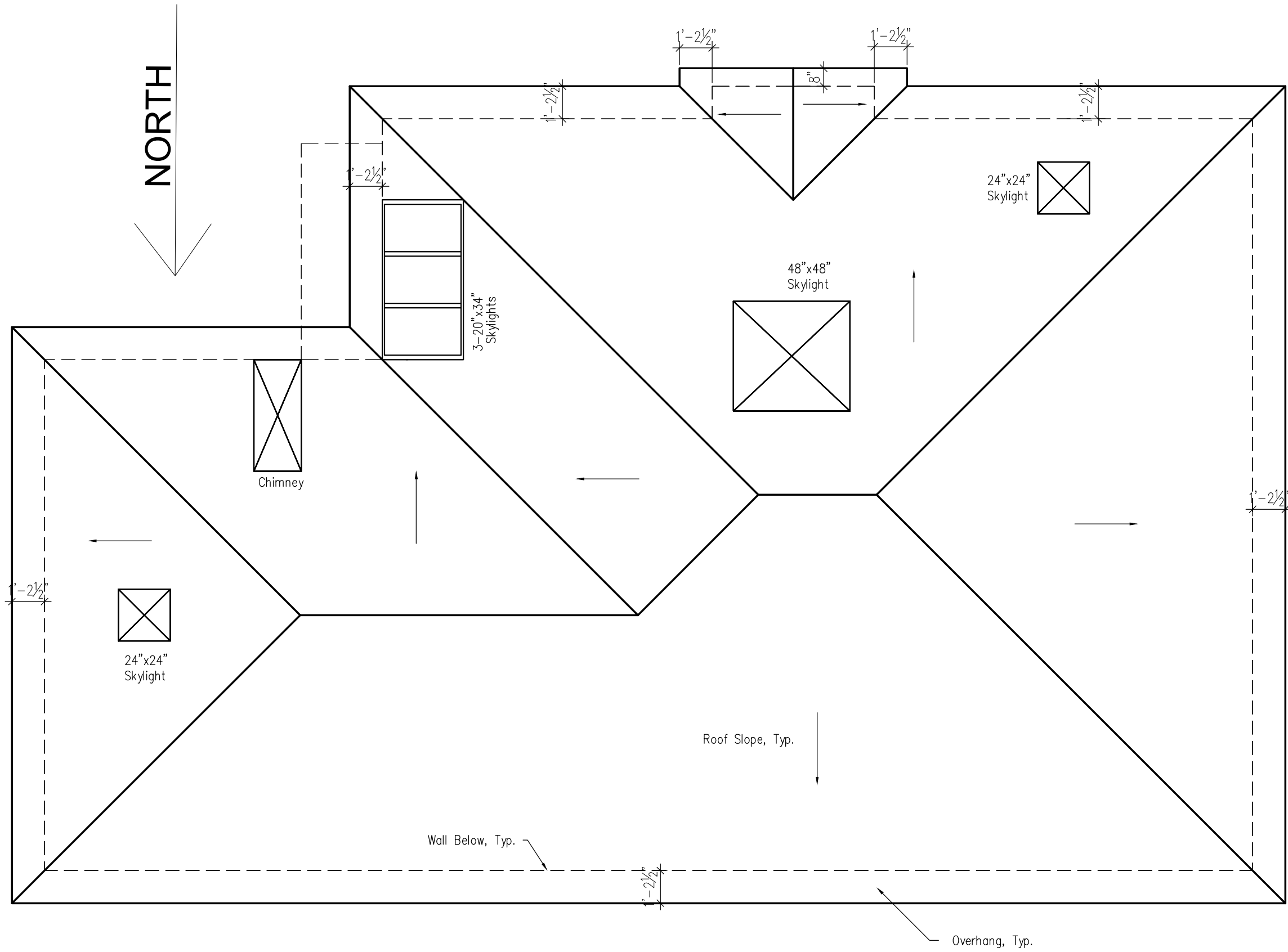
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AS BUILT
PLANS

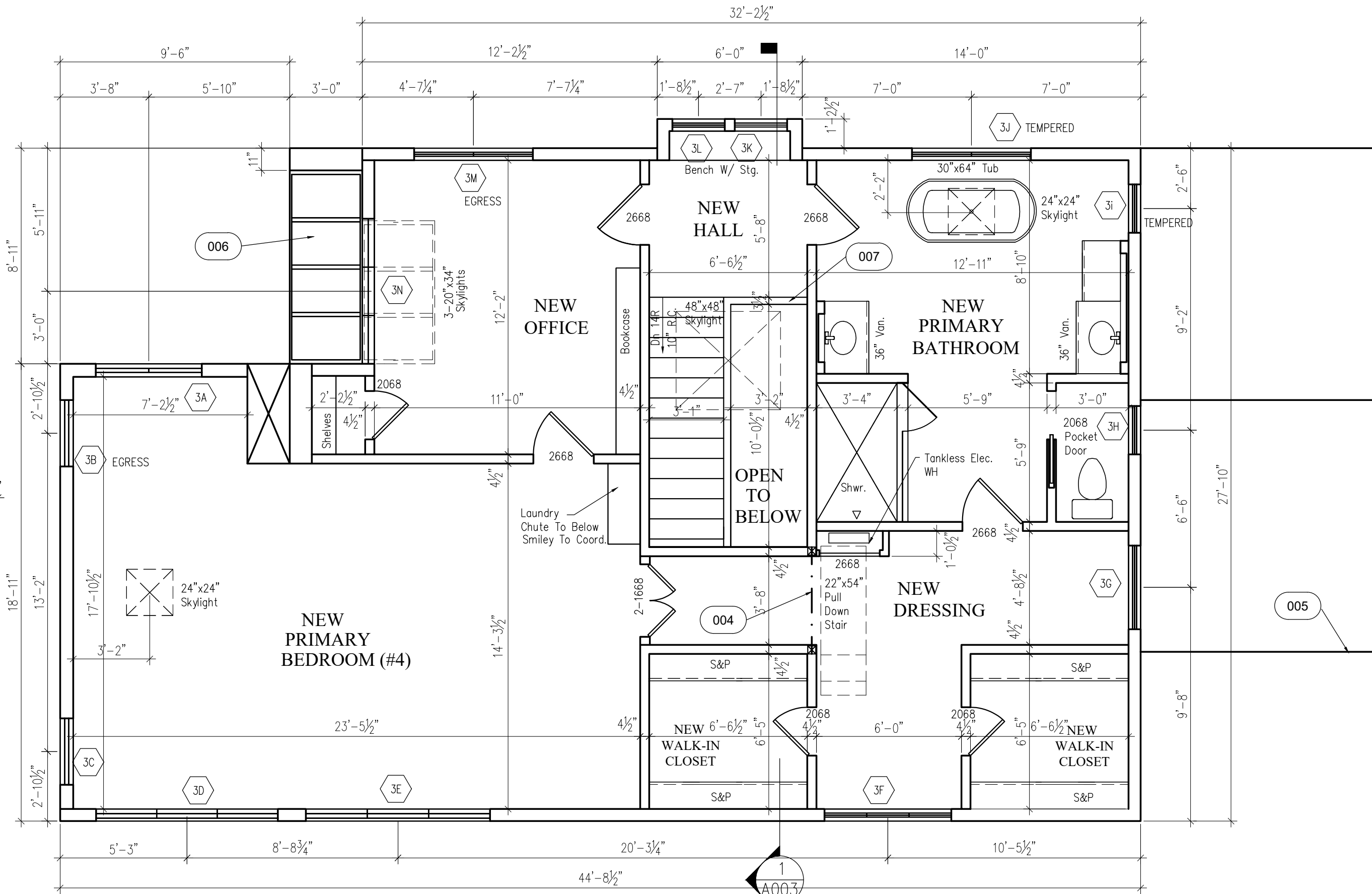
AB001

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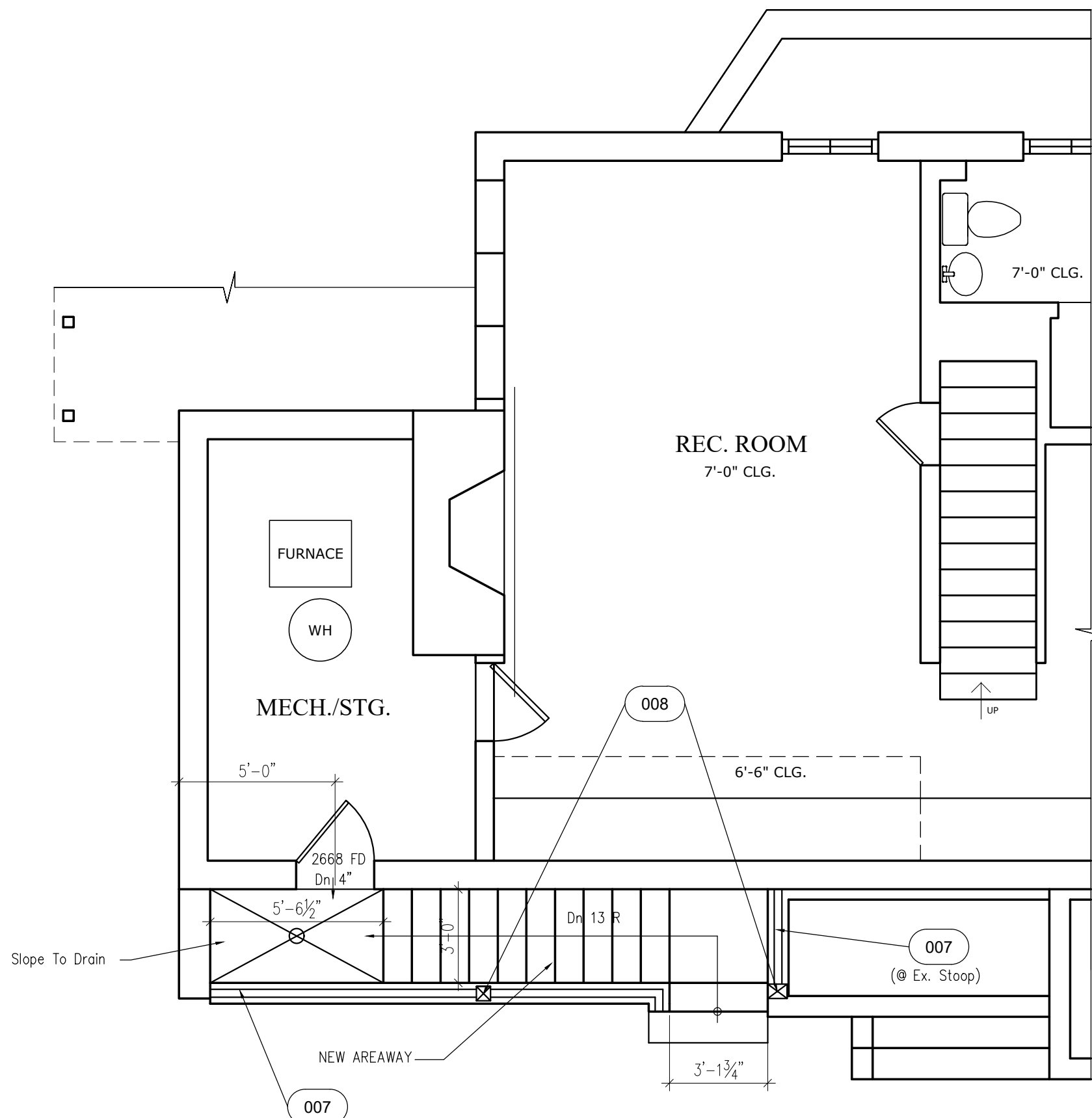
PROPOSED NEW ROOF PLAN

See S Sheets For Structural Info. 1/4" = 1'-0"



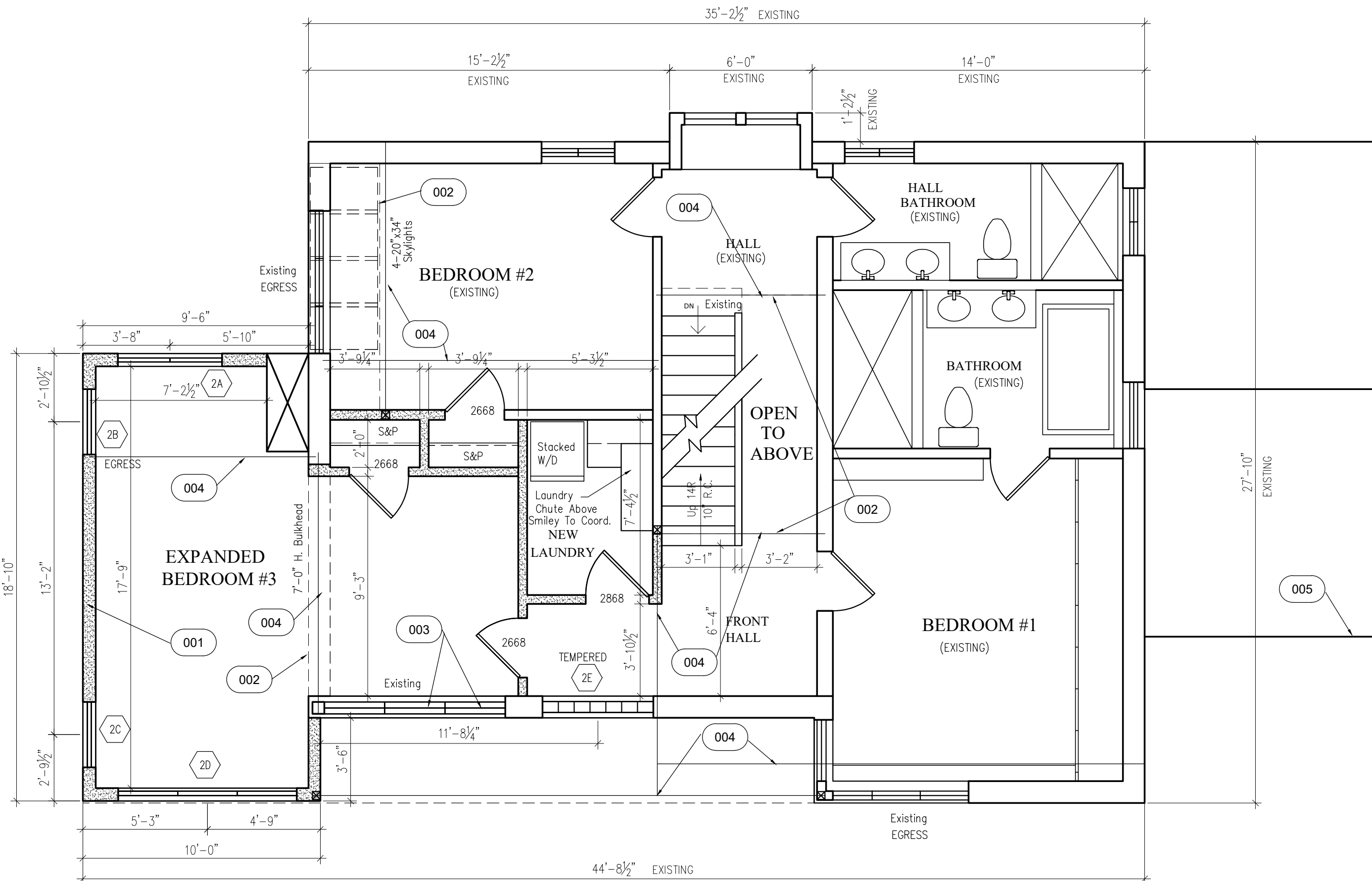
PROPOSED FLOOR PLAN - NEW THIRD FLOOR- All New

8'-1" CLG. 1/4" = 1'-0"



PROPOSED BASEMENT

1/4" = 1'-0"



PROPOSED FLOOR PLAN - SECOND FLOOR

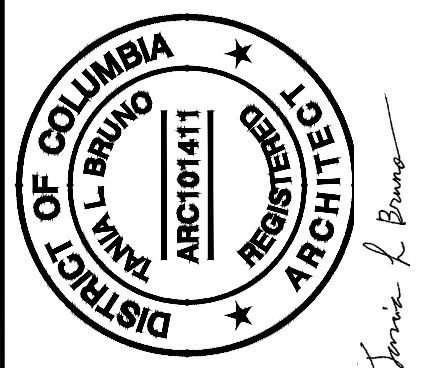
8'-1" CLG. 1/4" = 1'-0"

KEY NOTES

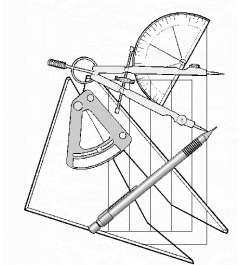
- 001 New Frame Wall
Shaded Area, Typ.
- 002 Clg. Break
- 003 Add Tempering Film
- 004 Beam Above, See S Sheets For More Info.
- 005 Existing Roof Below, Typ.
- 006 Skylight Below
- 007 36" H. Guardrail, W/ Picket Spacing @ 4" o.c.
- 008 Posts, Typ.
See S Sheets For More Info.

GENERAL PLAN NOTES

- SEE SH. G-1, GENERAL NOTES AND CONDITIONS, FOR ALL SPECIFICATION REQUIREMENTS.
- EXISTING LOCATION OF WALLS AS DETERMINED BY THE EXTERIOR FACE OF FINISHED WALLS, TYP. SMILEY TO FIELD VERIFY.
- Final Selection Of Mfg. & Color Of Doors & Wdws. To Be Approved. By Owner, Typ. Smiley To Coord. Rough Opg. Requirements W/ Selected Wdw./Door Mfg. Shop Dwgs.
- New Egress Wdws.: Verify W/ Mfg. To Meet Or Exceed Min. Egress Opg. Req. Egress: 5.7 S.F., Min. Net Clear Opg. Area Min. Net Clear Opg. Width= 20" Min. Net Clear Opg. Height = 24" Wdw. Opening @ Max. 44" Above Floor
- Smiley To Coord. Selection Of All New Finish Materials W/ Homeowner, Typ.
- Final Selection Of Van., Appliances, Fixtures, Medicine Cabinets, & Other Bathroom Accessories To Be Approved By Owner. Smiley To Coord. W/ Owner On Finishing Details Smiley To Provide Blocking For Bathroom Accessories Such As Towel Bars & Toilet Paper Holder. Coord. W/ Owner For Exact Locations
- Note: Dimensions To New Walls Or Fixtures Are To Finished Surfaces.
- DIMENSIONS INDICATE INTENT, BUT ARE SUBJECT TO FINAL ADJUSTMENT IN THE FIELD BY SMILEY.
- Windows & Doors Not Noted Are Existing.



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FLOOR PLANS

A001

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1 ASBUILT
EXTERIOR ELEVATION - FRONT
1/4" = 1'-0"

— SECOND FLOOR CLG. —

— SECOND FLOOR —
— FIRST FLOOR CLG. —

— FIRST FLOOR —
— BASEMENT CLG. —

— BASEMENT —



2 ASBUILT
EXTERIOR ELEVATION - LEFT SIDE
1/4" = 1'-0"



3 ASBUILT
EXTERIOR ELEVATION - RIGHT
1/4" = 1'-0"

— SECOND FLOOR CLG. —

— SECOND FLOOR —
— FIRST FLOOR CLG. —

— FIRST FLOOR —
— BASEMENT CLG. —

— BASEMENT —



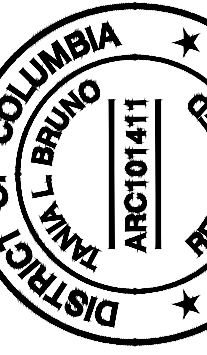
4 ASBUILT
EXTERIOR ELEVATION - REAR
1/4" = 1'-0"



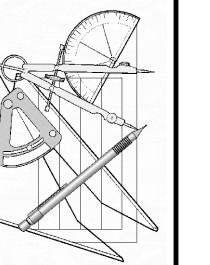
Smiley Renovations, LLC

DESIGN / BUILD

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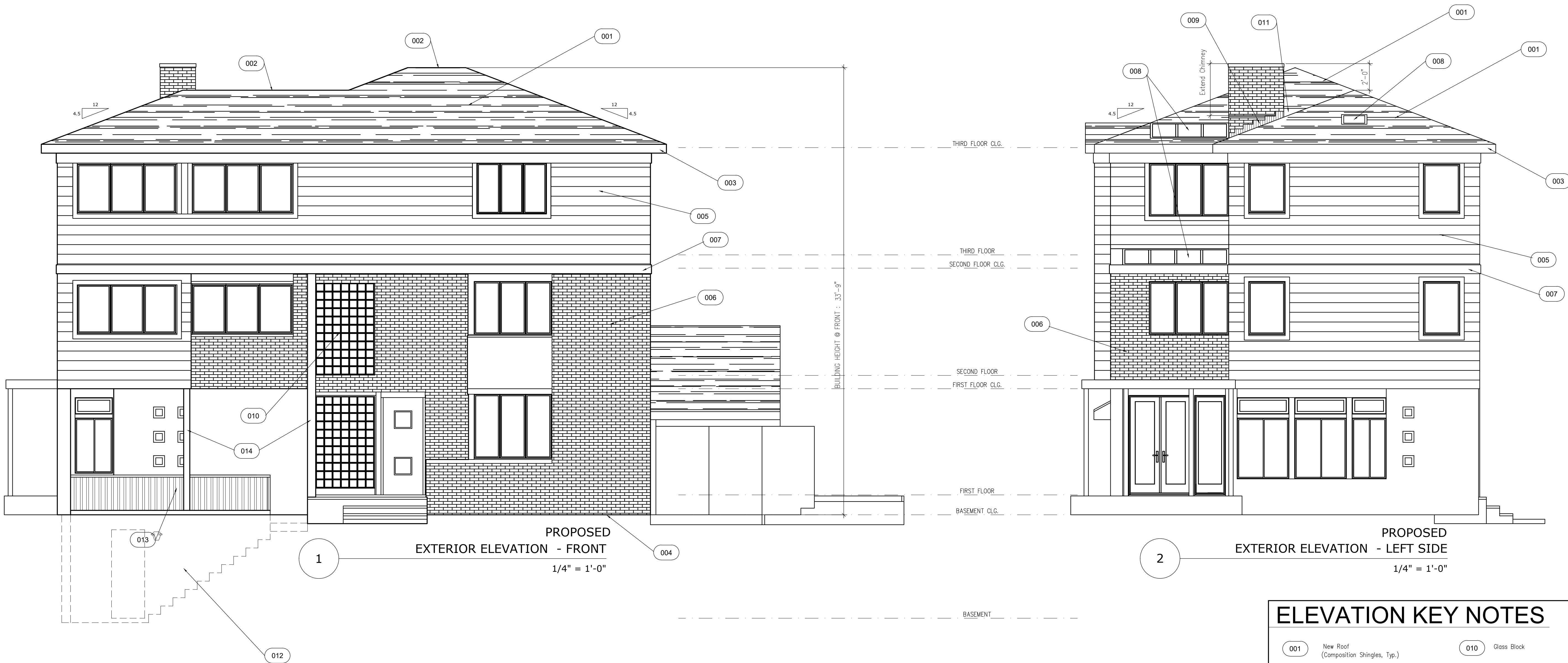
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AS BUILT
ELEVATIONS

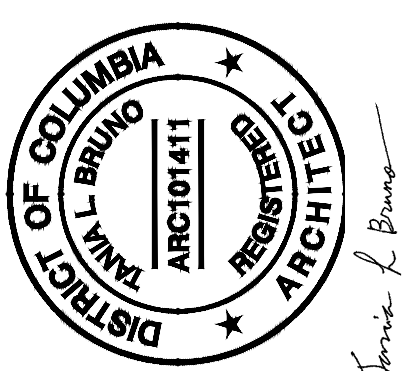
AB002

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ELEVATION KEY NOTES

- | | |
|--|---|
| 001 New Roof (Composition Shingles, Typ.) | 010 Glass Block |
| 002 Ridge Vent Min. 18 Sq. In. Per L.F. Net Clear Opq. | 011 Cricket |
| 003 1x8 Fascia, Typ. Provide New Gutters & Downspouts As Req'd. Smiley To Coordinate | 012 New Areaway Beyond |
| 004 Approx. Grade, Typ. (Field Verify) | 013 36" H. Guardrail, W/ Picket Spacing @ 4" o.c. |
| 005 Siding, Typ. | 014 New Post, Se S Sheets For More Info. Smiley To Coord. Trim Surround |
| 006 Existing Brick (Brick & Block Masonary), Typ. | |
| 007 5/4x8 Trim, Typ. | |
| 008 Skylight | |
| 009 Provide Flashing | |



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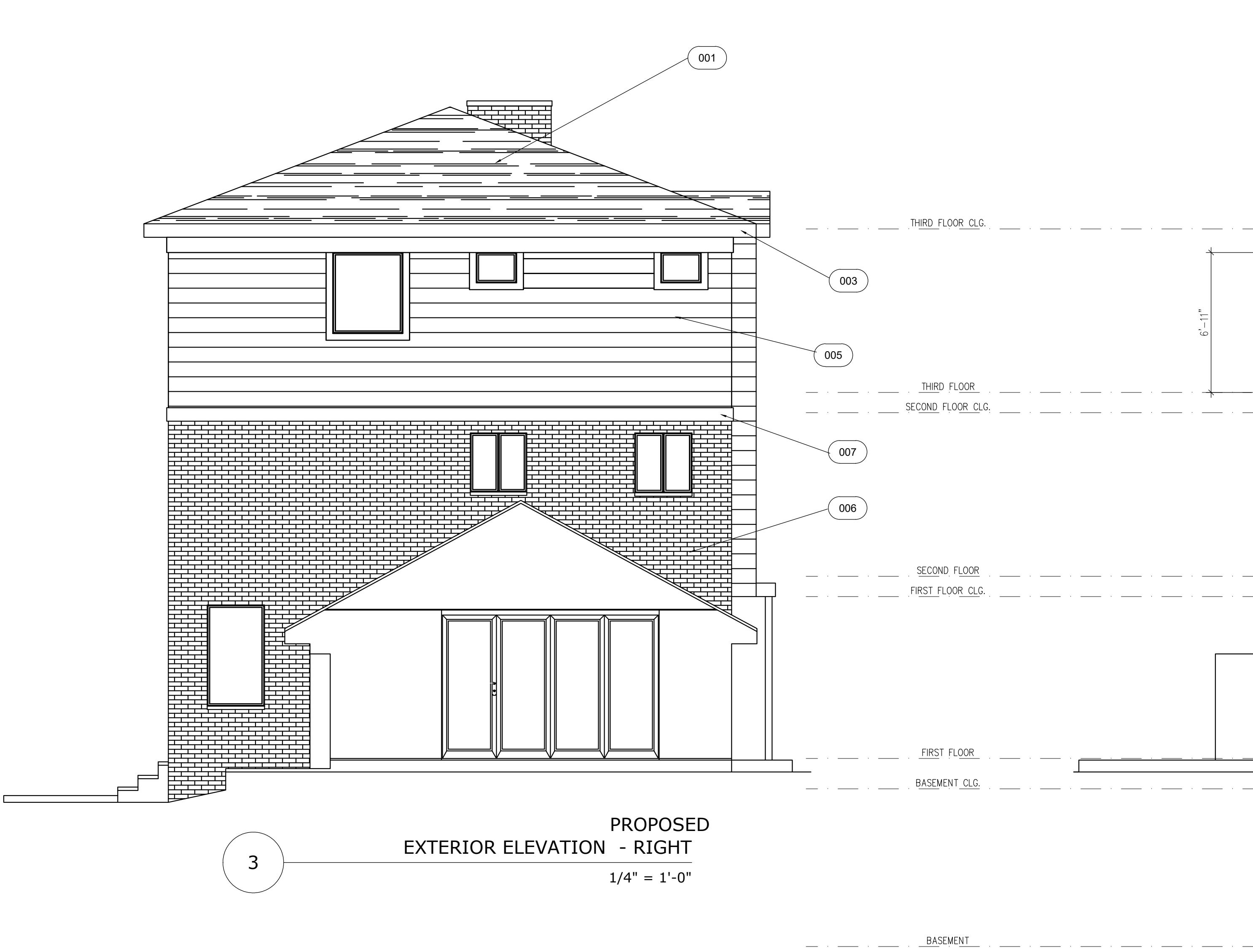
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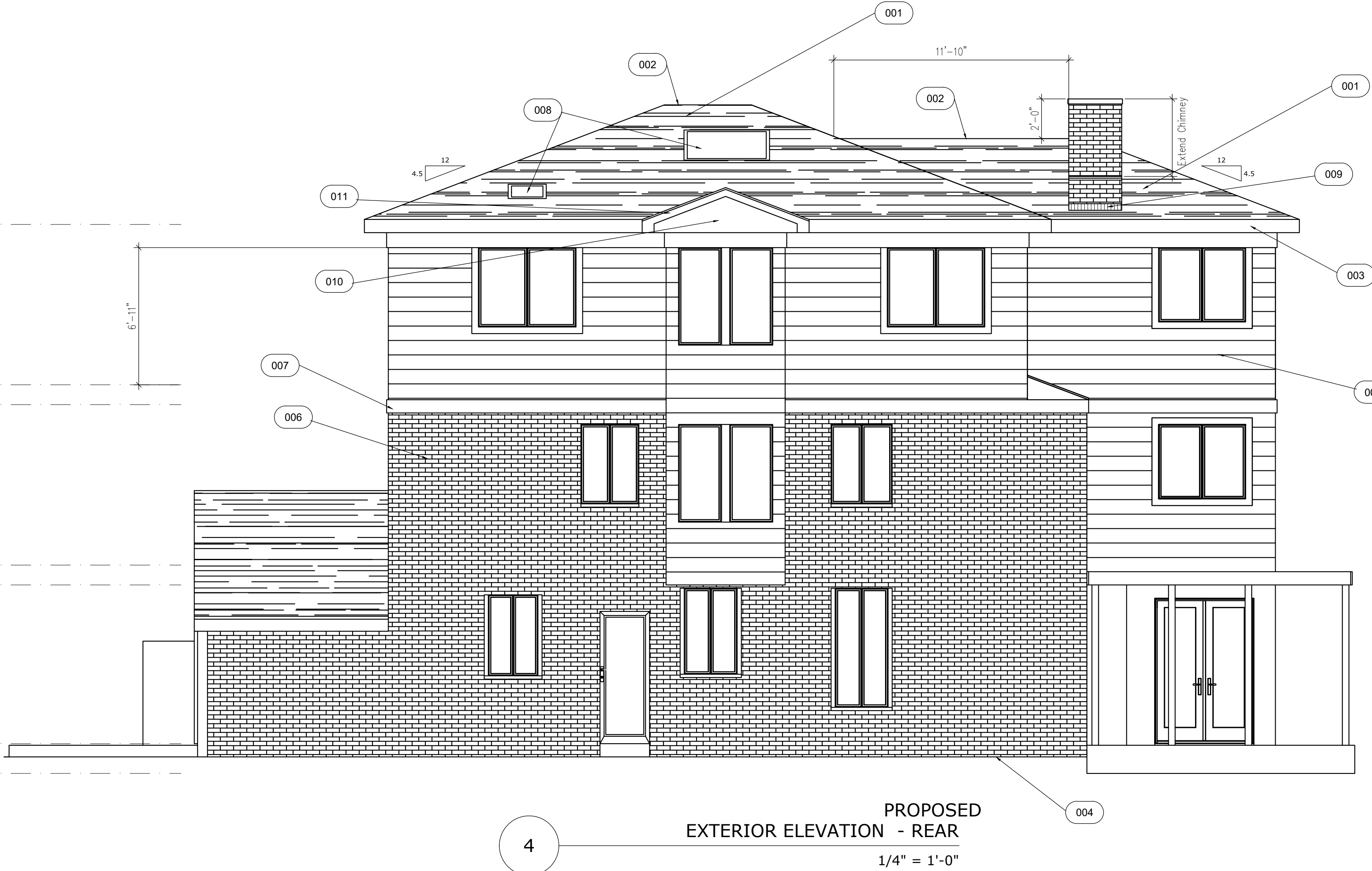
EXTERIOR ELEVATIONS

A002

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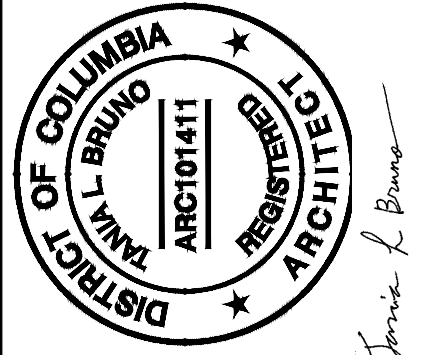
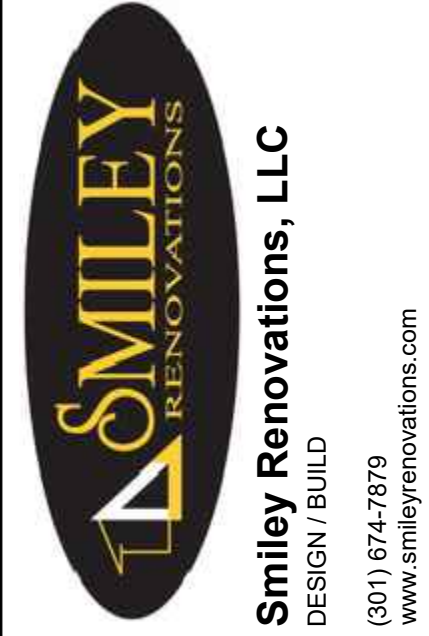
PROPOSED
EXTERIOR ELEVATION - RIGHT
1/4" = 1'-0"



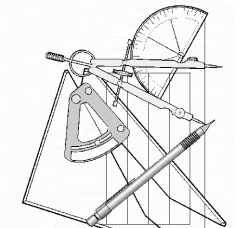
PROPOSED
EXTERIOR ELEVATION - REAR
1/4" = 1'-0"

ELEVATION KEY NOTES

- | | | | |
|-----|--|-----|--------------------------|
| 001 | New Roof
(Composition Shingles, Typ.) | 010 | Smooth Panel Siding |
| 002 | Ridge Vent Min. 18 Sq. In. Per
L.F. Net Clear Opq. | 011 | Rake Mould Over 1x8 Trim |
| 003 | 1x8 Fascia, Typ.
Provide New
Gutters & Downspouts
As Req'd.
Smiley To Coordinate | | |
| 004 | Approx. Grade, Typ.
(Field Verify) | | |
| 005 | Siding, Typ. | | |
| 006 | Existing Brick (Brick & Block Masonary), Typ. | | |
| 007 | 5/4x8 Trim, Typ. | | |
| 008 | Skylight | | |
| 009 | Provide Flashing | | |



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EXTERIOR
ELEVATIONS

A003

SP001



Zoning Data Summary

General Instructions: Pursuant to 12 DCMR, § 106.1.11.6, submit this completed form with Building Permit and Certificate of Occupancy applications for:

- proposed new construction of buildings
- additions to existing buildings
- changes in use or occupant load.

Print clearly in ink. Do not write in gray areas. Write N/A (non-applicable) for items that do not apply. If you erase, cross out, white out, or otherwise change any information on this application, the application will be void.

For more information, call the Office of Zoning Administrator at 202-442-4576. If you need more forms, you can download them at dcra.dc.gov (go to Permits/Zoning/Certificates of Occupancy and Zoning) or pick them up at the Permit Center, **1100 4th St SW, 2nd Floor**

A. Site Address

Give complete and legal District address. If you need to apply for a new address, complete a New Address Application, before you complete this form. Do not abbreviate street names. Write the correct quadrant (NW, NE, SW, SE), suite or office number. Enter the correct Square, Suffix, and Lot number (SSL) or parcel ID.

Street Number 3900	Street Name ALTON PLACE	Quadrant NW	Unit / Suite	Application Date
Square 1779	Suffix	Lot 814	Proposed use RESIDENTIAL	

B. Owner & Contact Information

Agent must be an individual -- not company.

Owner of Building or Property	Complete mailing address (include zip) 3900 ALTON PL NW WASHINGTON DC 20016	Phone Number(s)	Email
Agent for owner, if applicable	Complete mailing address (include zip)	Phone Number(s)	Email

C. Zoning District & Special Development Restrictions

Give the correct zoning and overlay zoning district(s). Check with Zoning staff if you are unsure. If your proposed construction was subject to Board of Zoning Adjustments (BZA) or Zoning Commission review, write the order number. Attach copies of BZA order and Office of Zoning stamped plan exhibits (site plan, elevations, and floor plans).

District R1-B	Overlay(s), if any
-------------------------	--------------------

Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable.

D. Zoning Data

For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR, § 199.1, available online at dcoz.dc.gov/info/req.shtm.

Data	Existing	Proposed	Official Use Only (code requirement)
	Fill in both columns: numbers must match those on attached applications, plats, and plans.		
Units & Parking Spaces			
Number of dwelling units	1 Units	1 Units	
Number of parking spaces (9' x 19')	1 Units	1 Units	
Setbacks & Building Heights			
Side Yard* Setback (left when you face property)	7'-9" Linear feet	7'-9" Linear feet	
Side Yard* Setback (right when you face property)	5'-7" Linear feet	5'-7" Linear feet	
Rear Yard* Setback	20.49' Linear feet	20.49' Linear feet	
Building Height*	2 Stories	3 Stories	
	25'-10" Feet	33'-9" Feet	
Areas			
Lot Area	2975 Square feet	2975 Square feet	
Gross Floor Area* (GFA) of entire building (sum of all floors)	3398 Square feet	4340 Square feet	
Floor Area Ratio*	1.1 GFA / Lot Area	1.46 GFA / Lot Area	
Building Area* (sum of footprints of all buildings)	1288 Square feet	1362 Square feet	
Lot Occupancy* (Bldg Area / Lot Area)	41 %	45.78 %	

Form Completed by (sign and print name): TANIA BRUNO

Date: 5/28/2026

Tania Bruno