

# GLOVER PARK RESIDENCES

2200-2212 40TH PLACE NW  
WASHINGTON, DC 20007

FOR BZA

18 JUNE 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

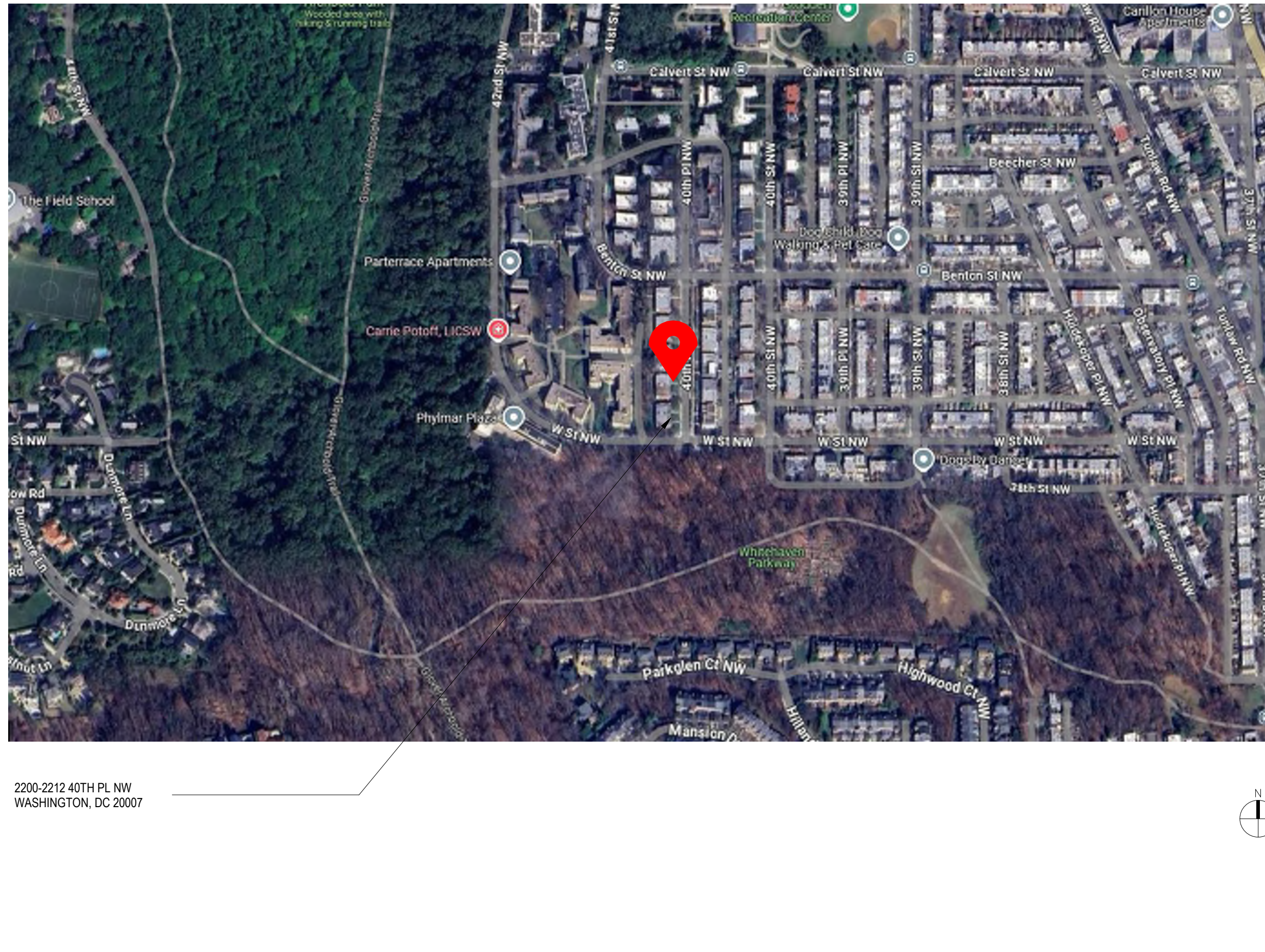
**STRUCTURAL ENGINEER: :**  
GAVIN & ASSOC STRUCTURAL ENGINEERS  
CHARLES GAVIN  
PO BOX 5142  
MCLEAN, VA 22103  
[T] 703.409.1070



ZONING MAP



BUILDING LOCATION



SCOPE OF WORK

- SCOPE OF WORK INCLUDES:**
- DEMO OF 50% OF EXTERIOR FACADE AND FULL DEMO OF INTERIORS.
  - 20 NEW RESIDENTIAL UNITS, ACCESSORY SPACES, AND NEW ARCHITECTURAL FACADE, INCLUDING INTEGRATION OF EXISTING TO REMAIN FACADE ELEMENTS.
  - 0 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:	42'-0"
SQUARE, SUFFIX LOT ZONE :	1317W 0010.0009.0008.0007	PROP. HEIGHT:	36'-0"
WARD :	3	IZ MAX FAR:	1.08 (23,364.72 SF)
USE GROUP :	RESIDENTIAL, R-2	PROP. FAR:	1.07 (23,236 SF)
CONSTRUCTION TYPE :	TYPE V-A	MAX % LOT OCCUPANCY:	40%
EXISTING BUILDING:		EXISTING LOT SIZE:	21,634 SF
NUMBER OF STORIES:	2 ABOVE GRADE WITH UTILITY CELLAR	EXIST. LOT COVERAGE:	7,286 SF
TOTAL AREA:	14,610 SF	EXIST. % LOT OCC.	34%
UNIT COUNT:	16	PROP. LOT COVERAGE:	8,714 SF
PROPOSED ADDITION:		PROPOSED LOT OCC:	40%
NUMBER OF STORIES:	3 ABOVE GRADE WITH CELLAR		
TOTAL AREA:	23,208 SF (CELLAR NOT INCLUDED)	REQUIRED GAR:	0.4
UNIT COUNT:	29	PROPOSED REAR YARD:	TBD
PROPOSED FLOOR AREA:		MIN REAR YARD:	20'-0"
LEVEL S1 (CELLAR):	8,714 SF	MIN SIDE YARD:	8'
LEVEL 01:	8,714 SF	PROVIDED:	NORTH: 11'-0"
LEVEL 02:	8,714 SF		SOUTH: 16'-8"
LEVEL 03:	5,800 SF		
	23,236 SF (GFN) / 21,634 SF (LOT SIZE) = 1.07 FAR		
AUTOMATIC SPRINKLER:	YES		
PARKING REQUIREMENT:	REQUIRED: PER SUBTITLE C, SECTION 704 ONLY 3 PARKING SPACES ARE REQUIRED.		
	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  
[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

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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 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: 06 JUNE 2025
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AR103	DEMOLITIONS DRAWINGS	-
AR104	DEMOLITIONS DRAWINGS	-
AR105	CELLAR - FLOOR PLAN	-
AR106	LEVEL 1 - FLOOR PLAN	-
AR107	LEVEL 2 - FLOOR PLAN	-
AR108	LEVEL 3 - FLOOR PLAN	-
AR109	ROOF FLOOR PLAN	-
AR201	EXTERIOR RENDERINGS	-
AR202	EXTERIOR ELEVATIONS	-
AR301	BUILDING SECTIONS	-
AR401	SOLAR STUDIES	-

UNIT MATRIX

UNIT MATRIX SCHEDULE		
Level	NAME	AREA
LEVEL 02		
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	846 SF
LEVEL S1	UNIT 8	878 SF
LEVEL 01		
LEVEL 01	UNIT 9	802 SF
LEVEL 01	UNIT 10 ADA	837 SF
LEVEL 01	UNIT 11	806 SF
LEVEL 01	UNIT 12 ADA	826 SF
LEVEL 01	UNIT 13	791 SF
		4,083 SF

REQUIRED UNIT SIZES FOR IZ:  
3-BED UNITS: 21,054(29)+7263F + 98% = 711.48SF  
PROVIDED UNIT SIZES FOR IZ:  
3-BED UNITS: 711.48 SF

IZ ROOM MATRIX SCHEDULE		
LEVEL	NAME	AREA
LEVEL 01		
LEVEL 01	UNIT 14 IZ	826 SF
LEVEL 01	UNIT 15 IZ	864 SF
LEVEL 01	UNIT 16 IZ	888 SF
		2,597 SF
		2,597 SF

BUILDING INFORMATION

2017 DCBC TABLE 601		
CONSTRUCTION TYPE V-A (see note d)		
BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME <sup>1</sup>	1 <sup>b</sup>	1
EXTERIOR BEARING WALLS <sup>a, 1</sup>	1	1
INTERIOR BEARING WALLS	1	1
EXTERIOR NONBEARING WALLS/PARTITIONS	Per Table 602	
INTERIOR NONBEARING WALLS/PARTITIONS <sup>2</sup>	0	0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1	1
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1 <sup>b, c</sup>	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 <sup>a</sup>	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<sup>a, d, g</sup>

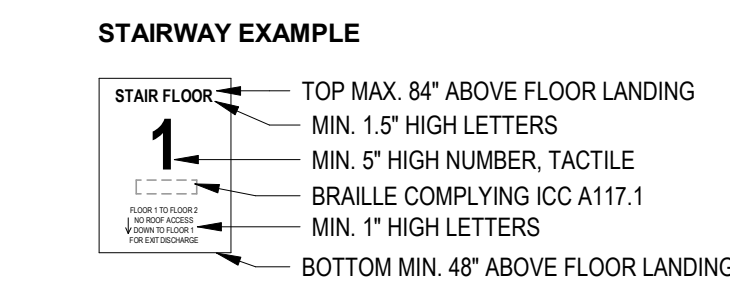
FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	R-2 OCCUPANCY
X < 5'	All	1
5 < X < 10	IA Others	1 1
10 < X < 30	IA, IB IIB, VB Others	1 <sup>e</sup> 0 1 <sup>e</sup>
X > 30	All	0

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)

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.  
SIGNAGE ALSO TO COMPLY WITH IBC 1023.9  
GENERAL NOTE:  
1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE  
2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE



EXISTING PROPERTY & ADJACENT PROPERTY PHOTOS



EXISTING UNIMPROVED PUBLIC ALLEY



EXISTING FRONT VIEW 2 (40TH PL NW)



EXISTING ADJACENT PROPERTY ALLEY



EXISTING FRONT VIEW 1 (40TH PL NW)

FOR BZA

DRAWING DATA

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

SHEET SUBMISSION INDEX  
ISSUE FOR PERMIT - 05.02.2025

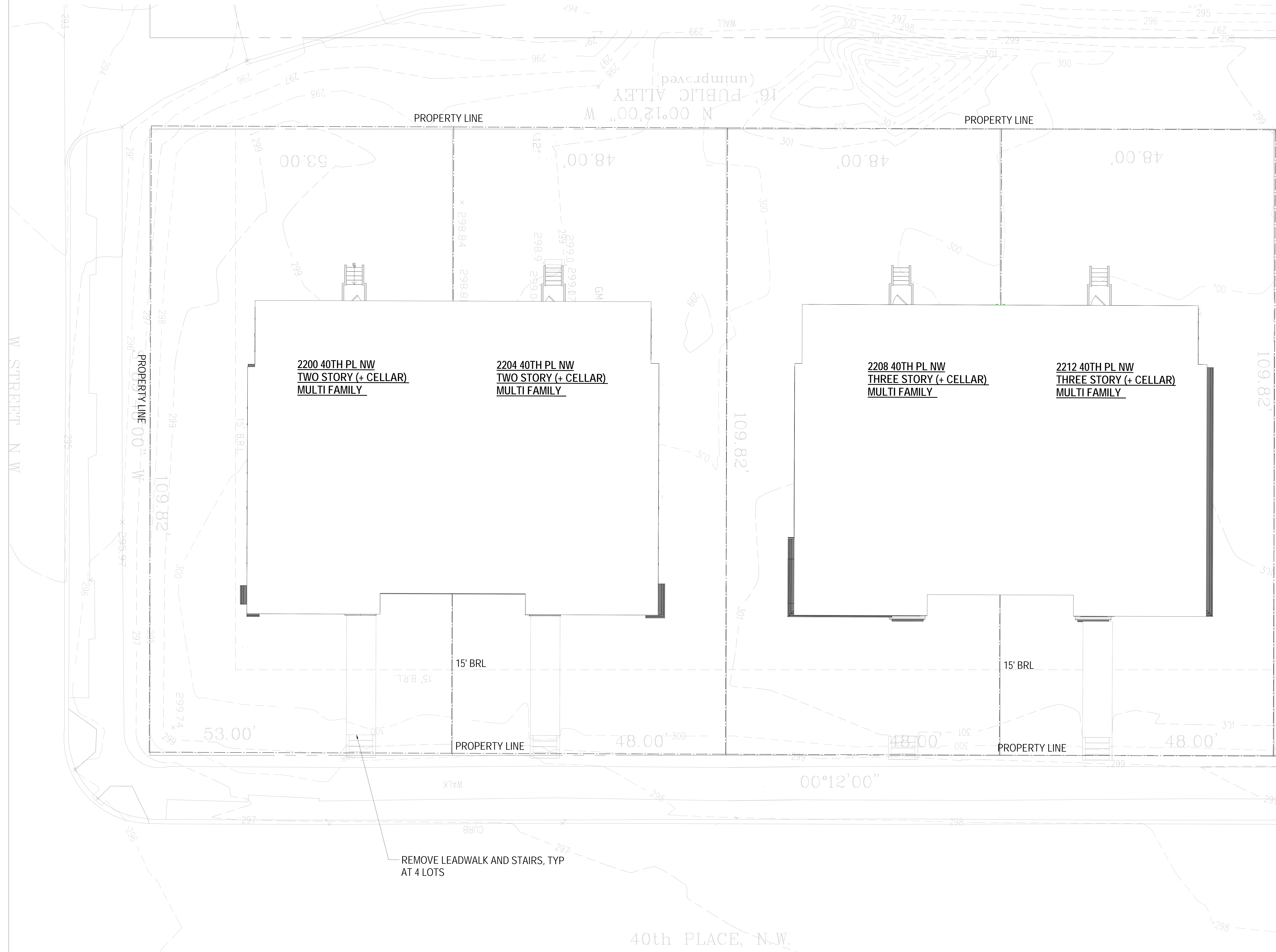
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PROJECT NO: 000000  
DATE ISSUED: 04/08/2025  
SCALE: 1/2" = 1'-0"

AR001

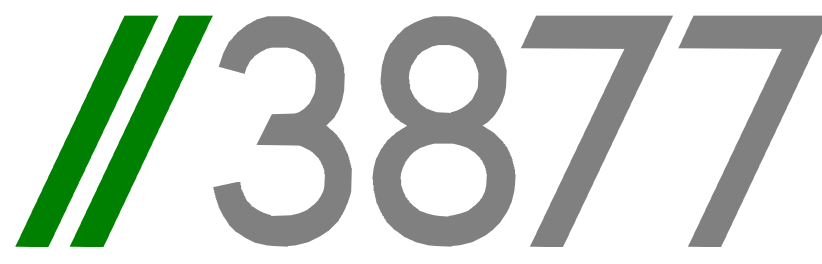




W STREET N W

REMOVE LEADWALK AND STAIRS, TYP  
AT 4 LOTS

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



3299 K Street NW, Suite 300  
WASHINGTON, DC 20007  
[T] 202.350.4244  
[F] 202.350.4245  
[W] 3877.DESIGN

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ARCHITECT: 3877  
DAVID TRACZ, AIA, NCARB  
DAVID SHOVE BROWN, AIA, NCARB  
3299 K STREET NW, SUITE 300  
WASHINGTON, DC 20007  
[T] 202.350.4244  
[W] WWW.3877.DESIGN

MEP ENGINEER: KK ENGINEERING, LLC  
KHALID KHALIFA  
8805 COLUMBIA 100 PARWAY  
SUITE 316  
COLUMBIA, MD 21045  
[T] 443.393.1070  
[W] WWW.KKDESIGN.COM

CONTRACTOR: PALMAR CONSTRUCTION  
769 GRACE STREET  
HERNDON, VA 20170  
[T] 703.589.4832  
BLP-410514000181

STRUCTURAL ENGINEER: GAVIN & ASSOC. STRUCTURAL ENGINEERS  
CHARLES GAVIN  
PO BOX 6142  
MCLEAN, VA 22103  
[T] 703.499.1070  
[W] WWW.GAVINENGINEERING.COM

OWNER: NICKOLSON ST HOLDINGS LLC  
MATT MEDVENE  
700 RANDOLPH PLACE NW  
WASHINGTON, DC 20011  
[T] 703.589.4832

CIVIL ENGINEER: HESKA & HOSKIN ENGINEERING, INC.  
CHRIS HUSKA  
1050 30TH STREET NW  
WASHINGTON, DC 20007  
[T] 703.425.3862  
[W] WWW.HESKACONSULTING.COM

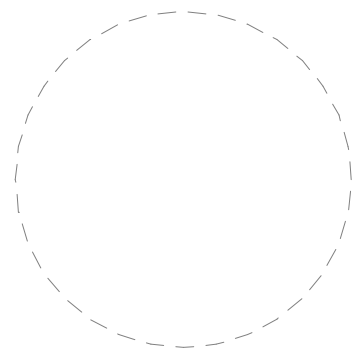
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SEAL & SIGNATURE:



SHEET TITLE: EXISTING SITE PLAN  
PROJECT NO: 0000000  
DATE ISSUED: 04/08/2025  
SCALE: 3/16" = 1'-0"

AR100



AREAWELL TO CELLAR  
BEDROOMS, TYP.

PROPERTY LINE

PROPERTY LINE

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

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

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

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

1491 SF SOLAR ARRAY ON  
FULL FOOTPRINT OF  
ROOF

803 SF SOLAR ARRAY ON FULL  
FOOTPRINT OF ROOF

3865 SF SOLAR ARRAY ON  
FULL FOOTPRINT OF ROOF

BOXWOOD SHURB  
PLANTINGS

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

40th PLACE, N.W.

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

**3877**

3208 K Street NW, Suite 300  
WASHINGTON, DC 20007  
[T] 202.350.4244  
[F] 202.350.4245  
[W] 3877.DESIGN

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**ARCHITECT:**  
STUDIO3877  
DAVID TRACZ, AIA, NCARB  
DAVID SHAPIRO, AIA, NCARB  
3208 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  
[F] 703.589.4832  
[W] WWW.3877.DESIGN

**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  
8805 COLUMBIA 100 PARWAY  
SUITE 316  
COLUMBIA, MD 21045  
[T] 443.383.1070  
[F] 443.383.1070  
[W] WWW.KKENGINEERING.COM

**STRUCTURAL ENGINEER:**  
GAVIN ASSOC. STRUCTURAL  
ENGINEERS  
CHARLES GAVIN  
PO BOX 6142  
NORFOLK, VA 23103  
[T] 703.498.1070  
[F] 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  
[F] 703.425.3882  
[W] WWW.RUSKACONSULTING.COM

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ADDRESS: 2200-2212 40TH PLACE NW  
WASHINGTON, DC 20007

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

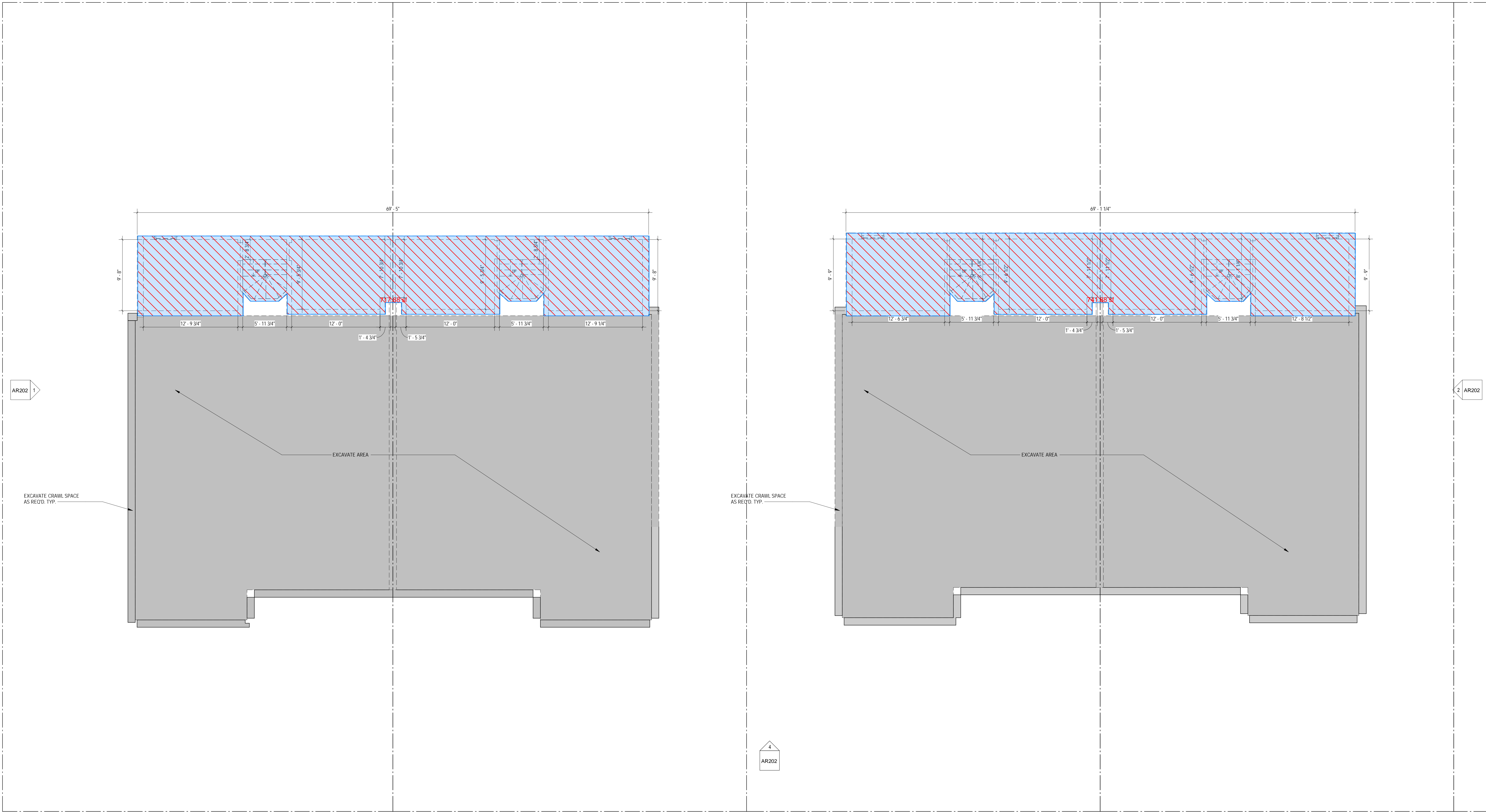
AR101



DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
3. REMOVE EXISTING PARTITIONS, U.N.O.
4. REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
5. REMOVE EXISTING WINDOWS AS NOTED.
6. REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
7. REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
8. REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE.
10. REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
11. REMOVE ALL EXISTING FLOOR FINISHES, SUBFLOOR TO REMAIN.
12. WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. 2. IN EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST. SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
13. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE.
14. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.
15. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE.
16. AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE.

EXISTING TO REMAIN      TO BE DEMOLISHED



1 CELLAR - DEMOLITION FLOOR PLAN  
3/8" = 1'-0"

■	717.88 sf
■	741.89 sf

EXISTING CELLAR  
TOTAL: 1,459.77 SF

**3877**

3299 K Street NW, Suite 300  
WASHINGTON, DC 20007  
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3299 K STREET NW, SUITE 300  
WASHINGTON, DC 20007  
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[W] WWW.3877.DESIGN

CONTRACTOR:

PALMAR CONSTRUCTION  
769 GRACE STREET  
HERNDON, VA 20170  
[T] 703.589.4832  
BLA-410514000181

OWNER:

WICKELSON ST HOLDINGS LLC  
MATT MEDVEENE  
700 RANDOLPH PLACE NW  
WASHINGTON, DC 20011  
[T] 703.589.4832

MEP ENGINEER:

KK ENGINEERING, LLC  
KHALID KHALIFA  
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CHARLES GAVIN  
PO BOX 6142  
MCLEAN, VA 22103  
[T] 703.499.1070  
[W] WWW.GAVINENGINEERING.COM

CIVIL ENGINEER:

RESKA & HORGAN ENGINEERING, INC.  
CHRIS HUSKA  
1050 30TH STREET NW  
WASHINGTON, DC 20007  
[T] 703.425.3862  
[W] WWW.RESKACONSULTING.COM

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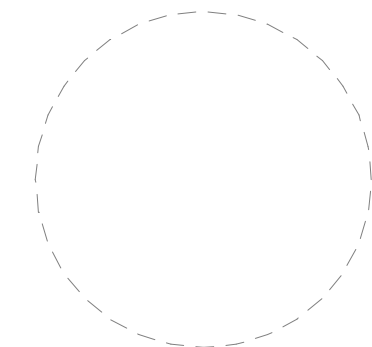
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SHEET SUBMISSION INDEX

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SEAL & SIGNATURE:



SHEET TITLE: DEMOLITIONS DRAWINGS  
PROJECT NO: 000000  
DATE ISSUED: 07/24/19  
SCALE: As indicated

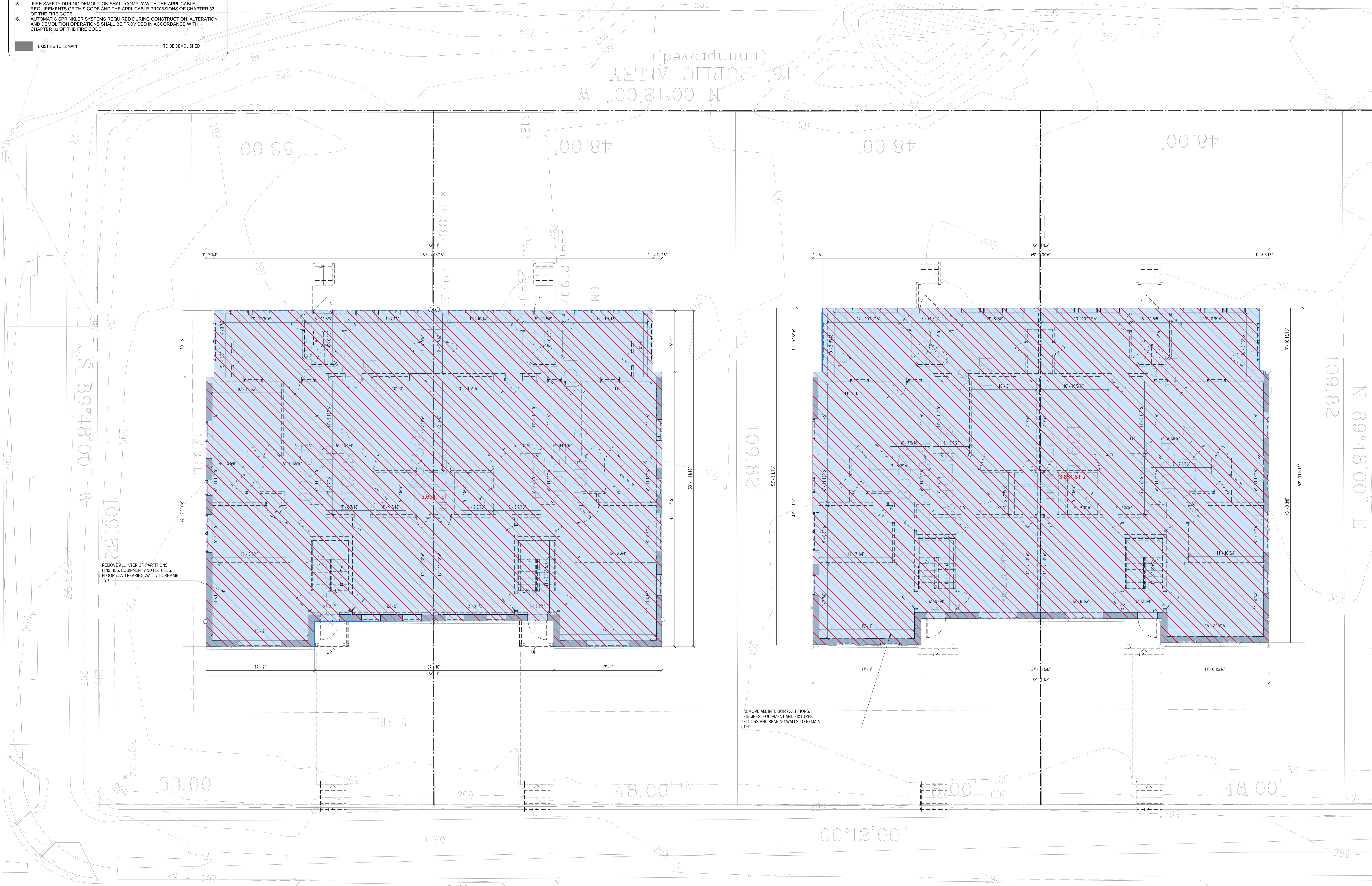
AR102



DEMOLITION NOTES

- CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
- PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
- REMOVE EXISTING PARTITIONS, U.N.O.
- REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
- REMOVE EXISTING WINDOWS AS NOTED.
- REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
- REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
- REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
- CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE.
- REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
- REMOVE ALL EXISTING FLOOR FINISHES, SUBFLOOR TO REMAIN.
- WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STARWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. 2. IN EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
- SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE.
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.
- FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE.
- AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE.

EXISTING TO REMAIN TO BE DEMOLISHED



3,654.1 sf  
3,651.81 sf

EXISTING FIRST FLOOR  
TOTAL: 7,305.91 SF

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ARCHITECT:

3877  
DAVID TRACZ, AIA, NCARB  
DAVID SHAW, BROWN, AIA, NCARB  
3299 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-410514000181

OWNER:

MOCKLESON ST HOLDINGS LLC  
MATT MEDVEKE  
700 RANDOLPH PLACE NW  
WASHINGTON, DC 20011  
(T) 703.589.4832

MEP ENGINEER:

KK ENGINEERING, LLC  
KHALID KHALIFA  
8805 COLUMBIA 100 PARWAY  
SUITE 316  
COLUMBIA, MD 21045  
(T) 443.393.1070  
(W) WWW.KKDESIGN.COM

STRUCTURAL ENGINEER:

GAVIN & ASSOC., STRUCTURAL  
ENGINEERS  
CHARLES GAVIN  
PO BOX 6142  
MCLEAN, VA 22103  
(T) 703.499.1070  
(W) WWW.GAVINENGINEERING.COM

CIVIL ENGINEER:

RESHA & HOSKIN ENGINEERING, INC.  
CHRIS HUSKA  
1050 30TH STREET NW  
WASHINGTON, DC 20007  
(T) 703.425.3862  
(W) WWW.RESHAENGINEERING.COM

FOR BZA

DRAWING DATA

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

SHEET SUBMISSION INDEX

ISSUE FOR PERMIT - 05.02.2025

REV. NO. REVISION DATE

SEAL & SIGNATURE:

SHEET TITLE: DEMOLITIONS DRAWINGS  
PROJECT NO: 000000  
DATE ISSUED: 07/24/19  
SCALE: As indicated

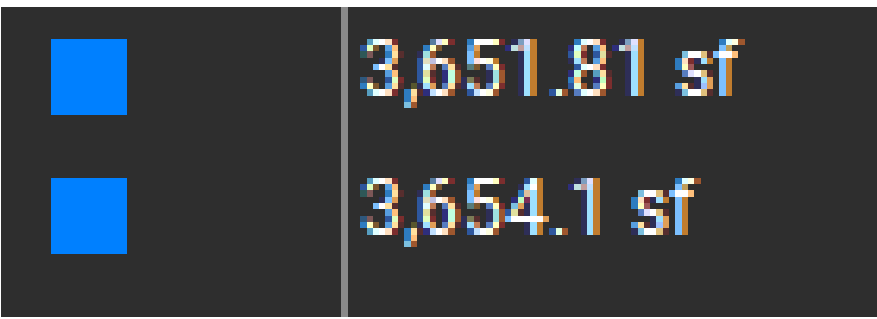
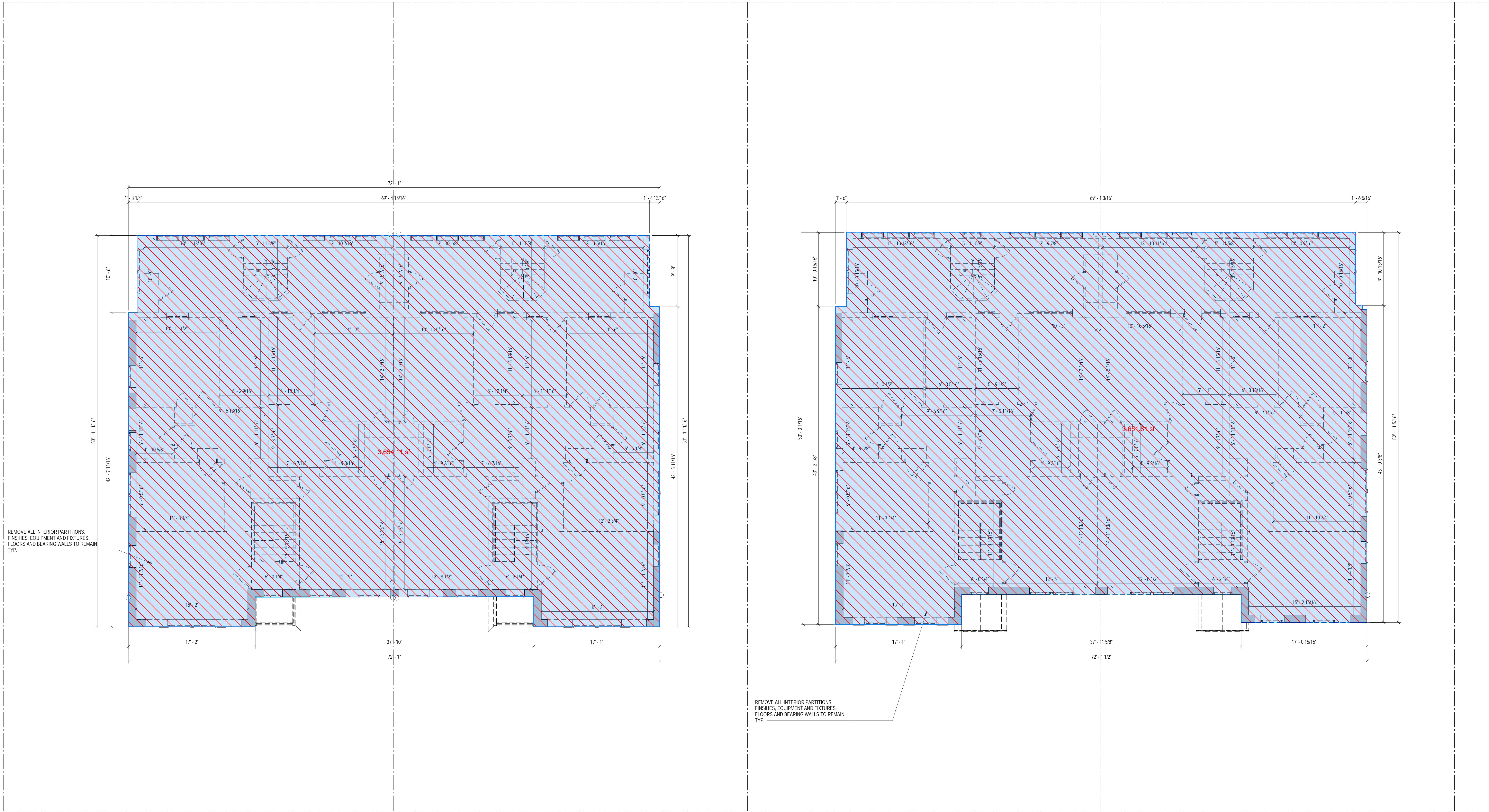
AR103



DEMOLITION NOTES

- CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
- PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
- REMOVE EXISTING PARTITIONS, U.N.O.
- REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
- REMOVE EXISTING WINDOWS AS NOTED.
- REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
- REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
- REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
- CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE.
- REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
- REMOVE ALL EXISTING FLOOR FINISHES, SUBFLOOR TO REMAIN.
- WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. 2. IN EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST. SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
- SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE.
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.
- FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE.
- AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE.

EXISTING TO REMAIN      TO BE DEMOLISHED



EXISTING SECOND FLOOR  
TOTAL: 7,305.91 SF

1 LEVEL 2 - DEMOLITION FLOOR PLAN  
3/16" = 1'-0"

**3877**  
3299 K Street NW, Suite 300  
WASHINGTON, DC 20007  
[T] 202.350.4244  
[F] 202.350.4245  
[W] 3877.DESIGN

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**ARCHITECT:**  
3877  
DAVID TRACZ, AIA, NCARB  
DAVID SHAW, BROWN, AIA, NCARB  
3299 K STREET NW, SUITE 300  
WASHINGTON, DC 20007  
[T] 202.350.4244  
[W] WWW.3877.DESIGN

**MEP ENGINEER:**  
KK ENGINEERING, LLC  
KHALID KHALIFA  
8805 COLUMBIA 100 PARWAY  
SUITE 316  
COLUMBIA, MD 21045  
[T] 443.393.1070  
[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] 703.499.1070  
[W] WWW.GAVINENGINEERING.COM

**OWNER:**  
MCKESSON ST HOLDINGS LLC  
MATT MEDVEENE  
700 RANDOLPH PLACE NW  
WASHINGTON, DC 20011  
[T] 703.589.4832

**CIVIL ENGINEER:**  
HESKA & HOSKIN ENGINEERING, INC.  
CHRIS HUSKA  
1050 30TH STREET NW  
WASHINGTON, DC 20007  
[T] 703.425.3862  
[W] WWW.HESKACONSULTING.COM

FOR BZA

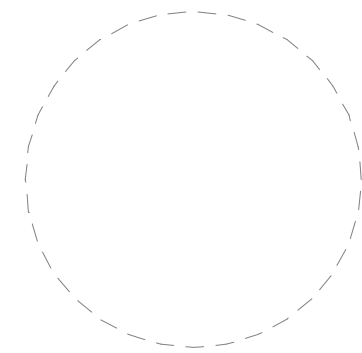
DRAWING DATA

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

SHEET SUBMISSION INDEX  
ISSUE FOR PERMIT - 05.02.2025

REV NO.      REVISION      DATE

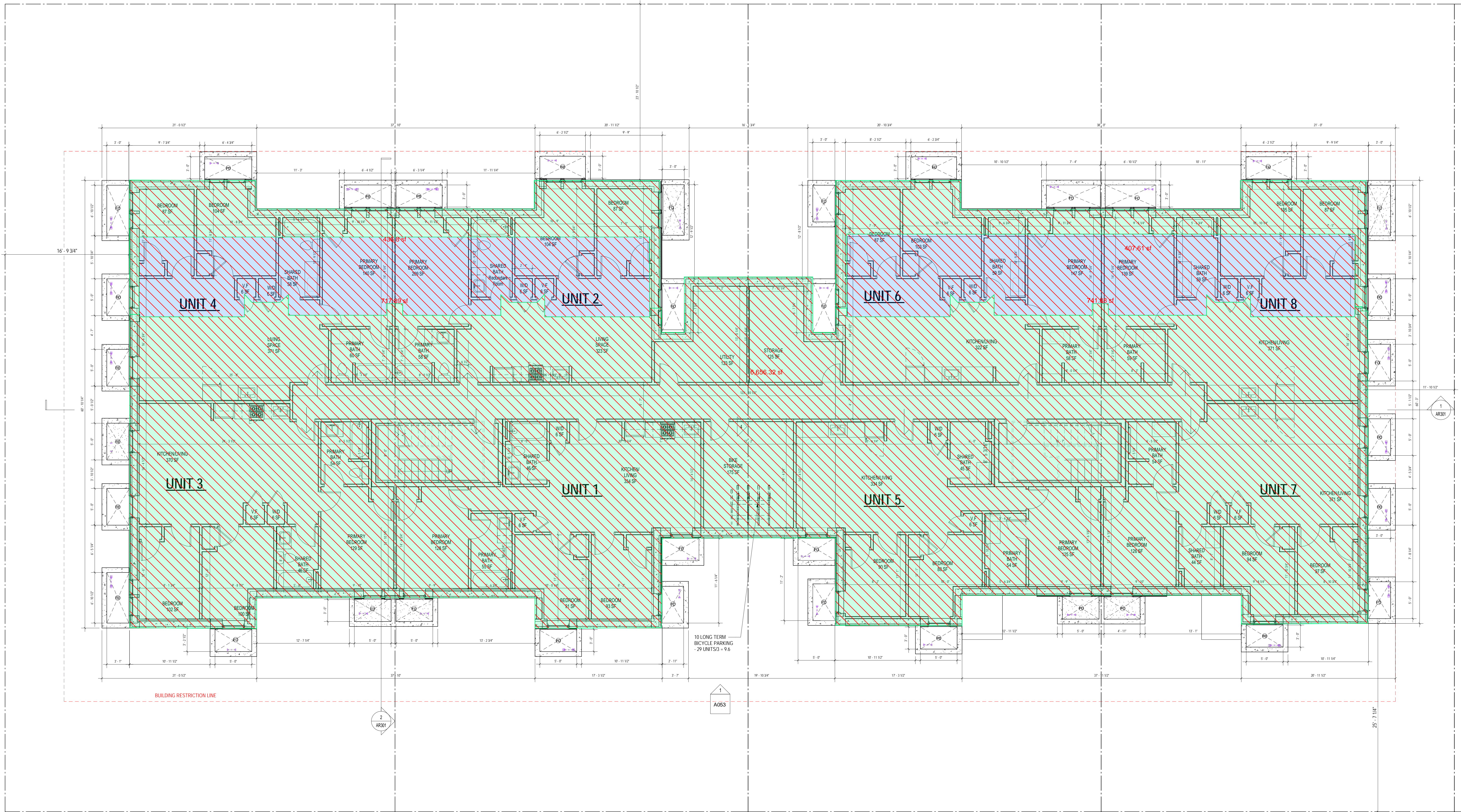
SEAL & SIGNATURE:



SHEET TITLE: DEMOLITIONS DRAWINGS  
PROJECT NO: 000000  
DATE ISSUED: 07/24/19  
SCALE: As indicated

AR104





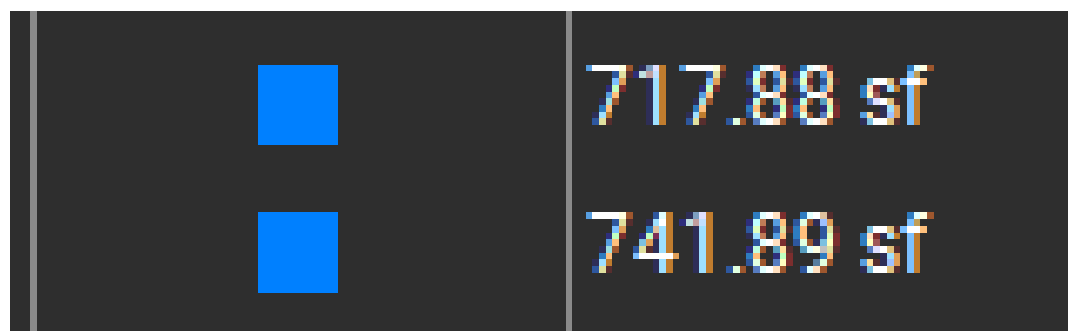
1 FLOOR PLAN - CELLAR PROPOSED  
3/16 + 1/0'

**CONSTRUCTION GENERAL NOTES**

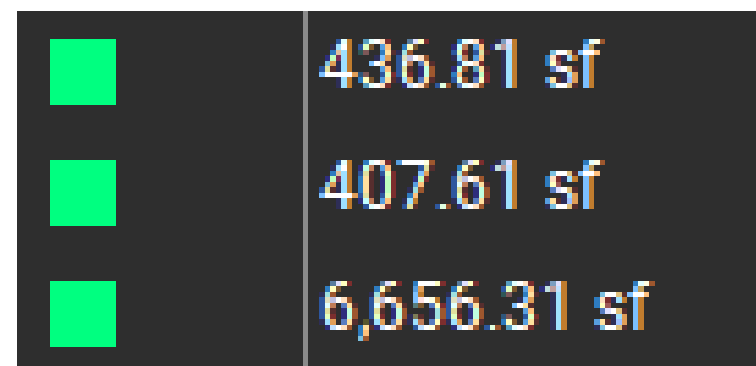
- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE.
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY WITH 2017 NEC 400.4.2
- 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 2017 IECC 602.4.1.2
- 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 (65 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 DISPENSERS, 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 A024 FOR CALCULATION
- ALL WEET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K86W00351. 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 wallcovering 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 laming strips applied to a noncombustible base and fireblocked as required by Section 803.1.1.1  
b. In other than Group A-2 occupancies in 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 CELLAR  
TOTAL: 1,459.77 SF



PROPOSED CELLAR  
TOTAL: 7,500.73 SF

FOR BZA

**DRAWING DATA**

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

SHEET SUBMISSION INDEX  
ISSUE FOR PERMIT - 05.02.2025

REV NO. REVISION DATE

SEAL & SIGNATURE:

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

AR105





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PERMISSION AND CONSENT OF STUDIO3877.

<b>ARCHITECT:</b>	<b>MEP ENGINEER:</b>
1/3877	KK ENGINEERING, LLC
DAVID TRACZ, AIA, NCARB	KHALID KHALIFA
DAVID SHOVE BROWN, AIA, NCARB	8850 COLUMBIA 100 PARKWAY
3298 K STREET NW, SUITE 300	SUITE 316
WASHINGTON DC 20007	COLUMBIA, MD 21045
[T] 202.350.4244	[T] 443.393.1070
[W] WWW.3877.DESIGN	[W] WWW.KKDESIGN.COM

<b><u>CONTRACTOR :</u></b>	<b><u>STRUCTURAL ENGINEER :</u></b>
PALMAR CONSTRUCTION	GAVIN & ASSOC. STRUCTURAL
769 GRACE STREET	ENGINEERS
HERNDON, VA 20170	CHARLES GAVIN
(T) 703.589.4832	PO BOX 5142
BL#- 410614000181	MCLEAN, VA 22103
	(T) 703.409.1070
<b><u>OWNER :</u></b>	(W) <a href="http://WWW.GAVINENGINEERING.COM">WWW.GAVINENGINEERING.COM</a>

NICHOLSON ST HOLDINGS LLC  
MATT MEDVENE  
700 RANDOLPH PLACE NW  
WASHINGTON DC 20011  
[T] 703.589.4832

**CIVIL ENGINEER:**  
HUSKA & HORGAN ENGINEERING, INC.  
CHRIS HUSKA  
1050 30TH STREET NW  
WASHINGTON, DC 20007  
[T] 703.425.3862  
[W] [WWW.HUSKA CONSULTING.COM](http://WWW.HUSKA CONSULTING.COM)

DRAWING DATA

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

SHEET SUBMISSION INDEX

REV NO.	REVISION	DATE
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SEAL &  
SIGNATURE:

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

# AR106

### CONSTRUCTION GENERAL NOTES

- [illegible]

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 451-600  
Class C = Flame spread index 76-95; smoke-developed index 601-800  
COMPARTMENTS GROUP A2, SPARKINLED (MOST RESTRICTIVE)  
Interior stairways, interior B material, interior C material, Class B  
Rooms and enclosures for air ducts, stairways and air access ramps  
Rooms and enclosures: stairs: Class C  
a. Class A partitions shall be permitted to be constructed of gypsum board, but not more than 1,000 square feet of applied surface area in the lobby where lobby applied directly to a noncombustible base or over turning strips applied to a base of noncombustible material and finished with a minimum 1/2" thick gypsum board.  
b. If other than Group C occupancies in buildings less than three stories above the ground level, interior B material shall be permitted in interior walls and interior finish for sprinklered buildings that be permitted in interior walls and stairways.  
c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by walls, partitions, doors, windows, glass partitions, and other materials or materials, the enclosing partitions shall extend from the floor to the ceiling.  
Partitions that do not comply with this shall be considered enclosing partitions and shall be subject to the same requirements as enclosing partitions and shall be applicable to rooms and enclosed spaces, the specific occupancy classification and governing code shall be used to determine the applicable requirements.  
d. For Group A-1, A-2 and G-3 occupancies shall be not less than Class B materials.  
e. Class A partitions shall be permitted in spaces of assembly with a floor area of not less than 300 square feet.

- 3,654.1 sf
- 3,651.81 sf

EXISTING FIRST FLOOR  
TOTAL: 7,305.91 SF

■	407.61 sf
■	550.33 sf
■	436.81 sf

PROPOSED FIRST FLOOR  
TOTAL: 1,394.75 SF



## FOR BZA

### DRAWING DATA

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

SHEET SUBMISSION INDEX  
ISSUE FOR PERMIT - 05.02.2025

REV. NO. REVISION DATE

SEAL & SIGNATURE:

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

AR107

## 1 FLOOR PLAN - LEVEL 2 PROPOSED

### 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 NFPA 70-2017
- 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 DISPENSERS, 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: K89W0351. 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 wallcovering 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 laming strips applied to a noncombustible base and fireblocked as required by Section 803.1.1.1.  
b. In other than Group 1-3 occupancies in buildings less than three stories above grade plane, 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.

3,651.81 sf  
3,654.1 sf

EXISTING SECOND FLOOR  
TOTAL: 7,305.91 SF

436.81 sf  
550.33 sf  
407.61 sf

PROPOSED SECOND FLOOR  
TOTAL: 1,394.75 SF



FOR BZA

DRAWING DATA

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

SHEET SUBMISSION INDEX  
ISSUE FOR PERMIT - 05.02.2025

REV. NO. REVISION DATE

SEAL & SIGNATURE:

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

AR108



2 FLOOR PLAN - LEVEL 3 PROPOSED  
1:400 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 ICC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR - GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 ICC 402.4.1.2
- 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 K/IN)
- 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 (6.1 F) 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: K38W00351. 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

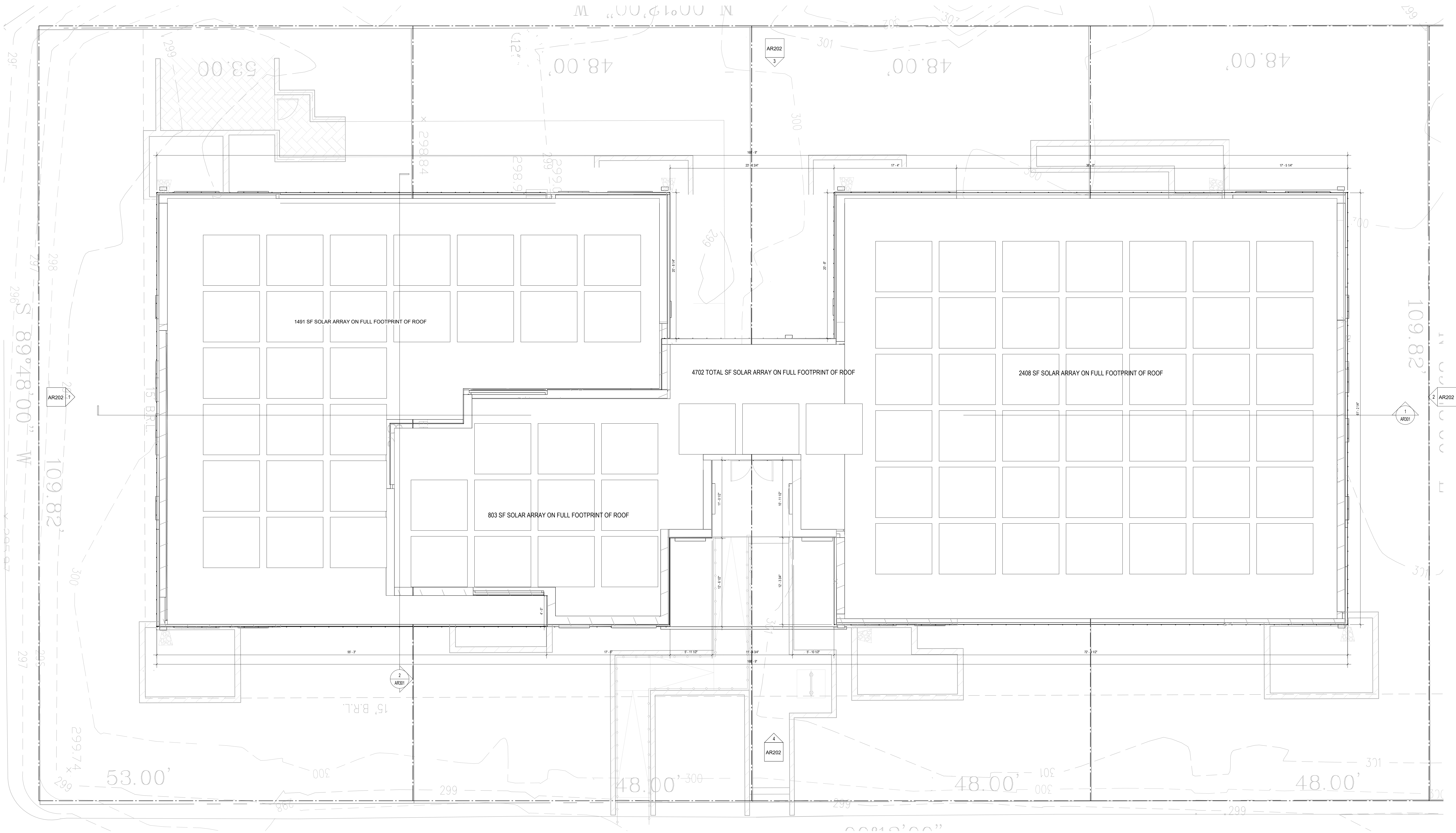
INTERIOR FINISHES (PER DCBC TABLE 803.11)

- 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 wallcovering 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 laming strips applied to a noncombustible base and fireblocked as required by Section 803.1.1.1.  
b. In other than Group 1-3 occupancies in 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.

5,807.39 sf

PROPOSED THIRD FLOOR  
TOTAL: 5,807.39 SF





1 ROOF PLAN - PROPOSED

#### 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 2017 NEC 400.11
- 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-15 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 0906. 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 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 611

EXISTING TO REMAIN NEW CONSTRUCTION



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**ARCHITECT:**  
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DAVID TRACZ, AIA, NCARB  
DAVID SMOKE BROWN, AIA, NCARB  
3288 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  
8800 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  
BLA-410014000181

**STRUCTURAL ENGINEER:**  
GAVIN ASSOC. STRUCTURAL  
ENGINEERS  
CHARLES GAVIN  
PO BOX 6142  
NORFOLK, VA 23103  
[T] 703.498.1070  
[W] WWW.GAVINENGINEERING.COM

**OWNER:**  
NORFOLK 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

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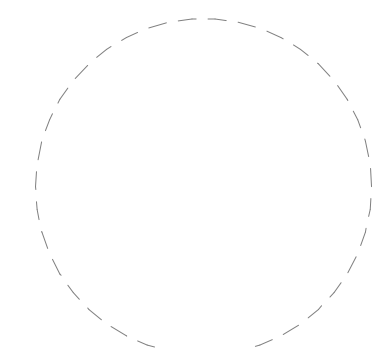
DRAWING DATA

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

SHEET SUBMISSION INDEX  
ISSUE FOR PERMIT - 05.02.2025

REV. NO. REVISION DATE

SEAL & SIGNATURE:



SHEET TITLE: ROOF FLOOR PLAN

PROJECT NO: 000000

DATE ISSUED: 04/08/2025

SCALE: As indicated

AR109



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DAVID SMOVE 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 KHALIFA  
8800 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-410014000181

**STRUCTURAL ENGINEER:**  
GAVIN ASSOC. STRUCTURAL  
ENGINEERS  
CHARLES GAVIN  
PO BOX 6142  
NORFOLK, VA 23103  
[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:**  
HUSKA & HORGAN ENGINEERING, INC.  
CHRIS HUSKA  
1050 30TH STREET NW  
WASHINGTON, DC 20007  
[T] 703.425.3862  
[W] WWW.HUSKACONSULTING.COM



EXTERIOR VIEW 3



EXTERIOR VIEW 2



EXTERIOR VIEW 1

FOR BZA

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SHEET SUBMISSION INDEX  
• ISSUE FOR PERMIT - 03.02.2025

REV NO. REVISION DATE

SEAL & SIGNATURE:

SHEET TITLE: EXTERIOR RENDERINGS  
PROJECT NO: 000000  
DATE ISSUED: 04/08/2025  
SCALE: 1" = 80'-0"

AR201



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-RALL T 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 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP. 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: (A) 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 K/M)
- 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 K/M) 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 AR001 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351. 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 IECC SECTION 611

EXISTING TO REMAIN

NEW CONSTRUCTION

FINISH PALLETTE

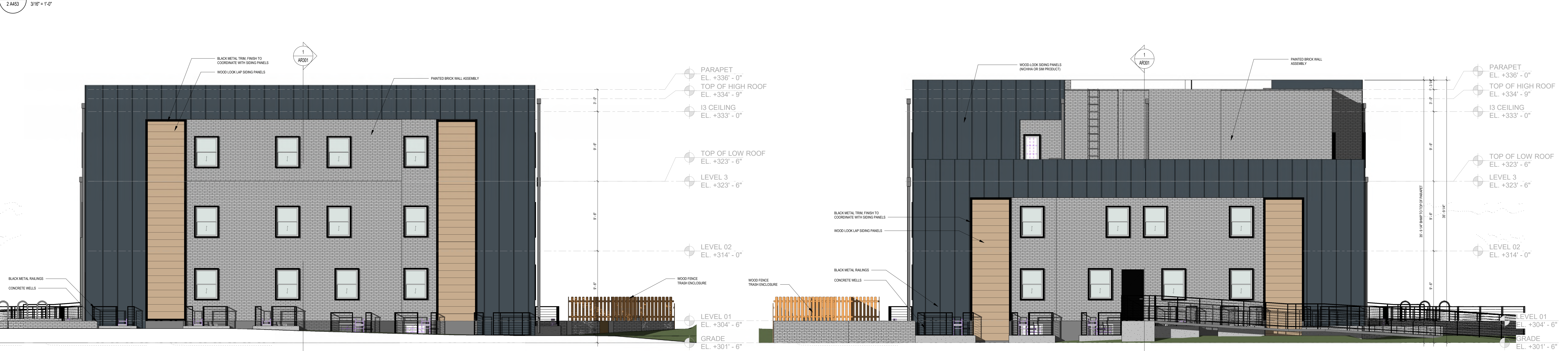


GLOVER PARK RESIDENCES

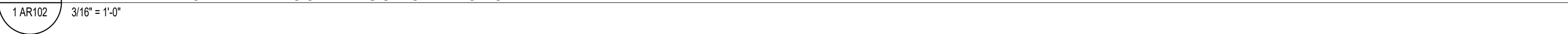
4 FRONT ELEVATION - NEW CONSTRUCTION PROPOSED



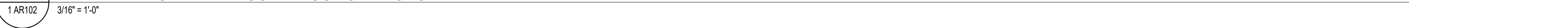
3 REAR ELEVATION - NEW CONSTRUCTION PROPOSED



2 SIDE ELEVATION 2 - NEW CONSTRUCTION PROPOSED



1 SIDE ELEVATION 1 - NEW CONSTRUCTION PROPOSED



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WASHINGTON, DC 20007  
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STUDIO3877  
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

**MEP ENGINEER:**  
KK ENGINEERING, LLC  
KHALID KHALIFA  
8800 COLUMBIA 100 PARKWAY  
SUITE 316  
COLUMBIA, MD 21045  
[T] 443.383.1070  
[F] 443.383.1070  
[W] WWW.KKENGINEERING.COM

**CONTRACTOR:**  
PALMAR CONSTRUCTION  
769 GRACE STREET  
HERNDON, VA 20170  
[T] 703.589.4832  
[F] 703.589.4832  
[W] WWW.PALMARCON.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:**  
RUSKA & HORSKAMP ENGINEERING, INC.  
CHRIS HUSKA  
1050 30TH STREET NW  
WASHINGTON, DC 20007  
[T] 703.425.3882  
[F] 703.425.3882  
[W] WWW.RUSKACONSULTING.COM

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PROJECT: **GLOVER PARK RESIDENCES**  
ADDRESS: **2200-2212 40TH PLACE NW  
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SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT - 05.02.2025

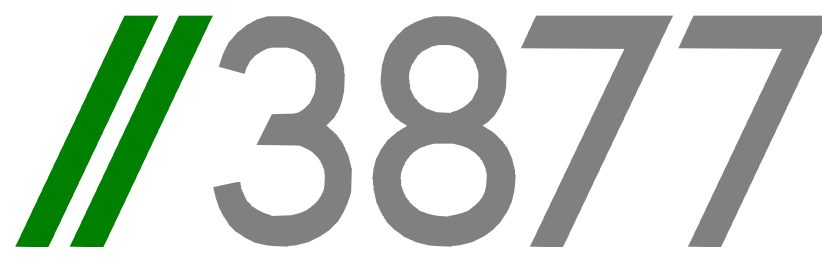
REV. NO. REVISION DATE

SEAL & SIGNATURE

SHEET TITLE: EXTERIOR ELEVATIONS  
PROJECT NO: 000000  
DATE ISSUED: 04/08/2025  
SCALE: As indicated

AR202





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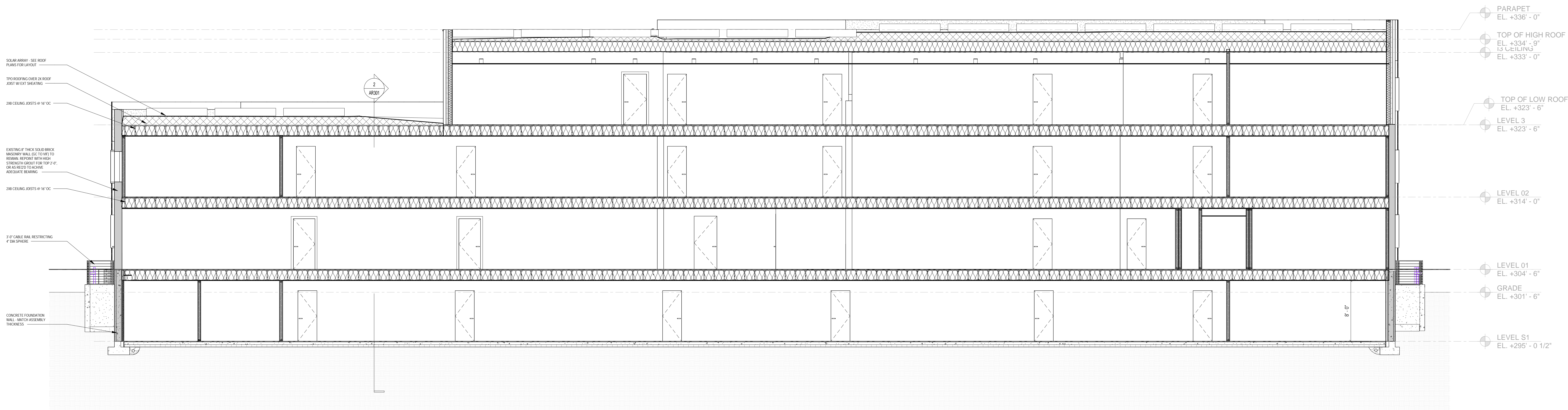
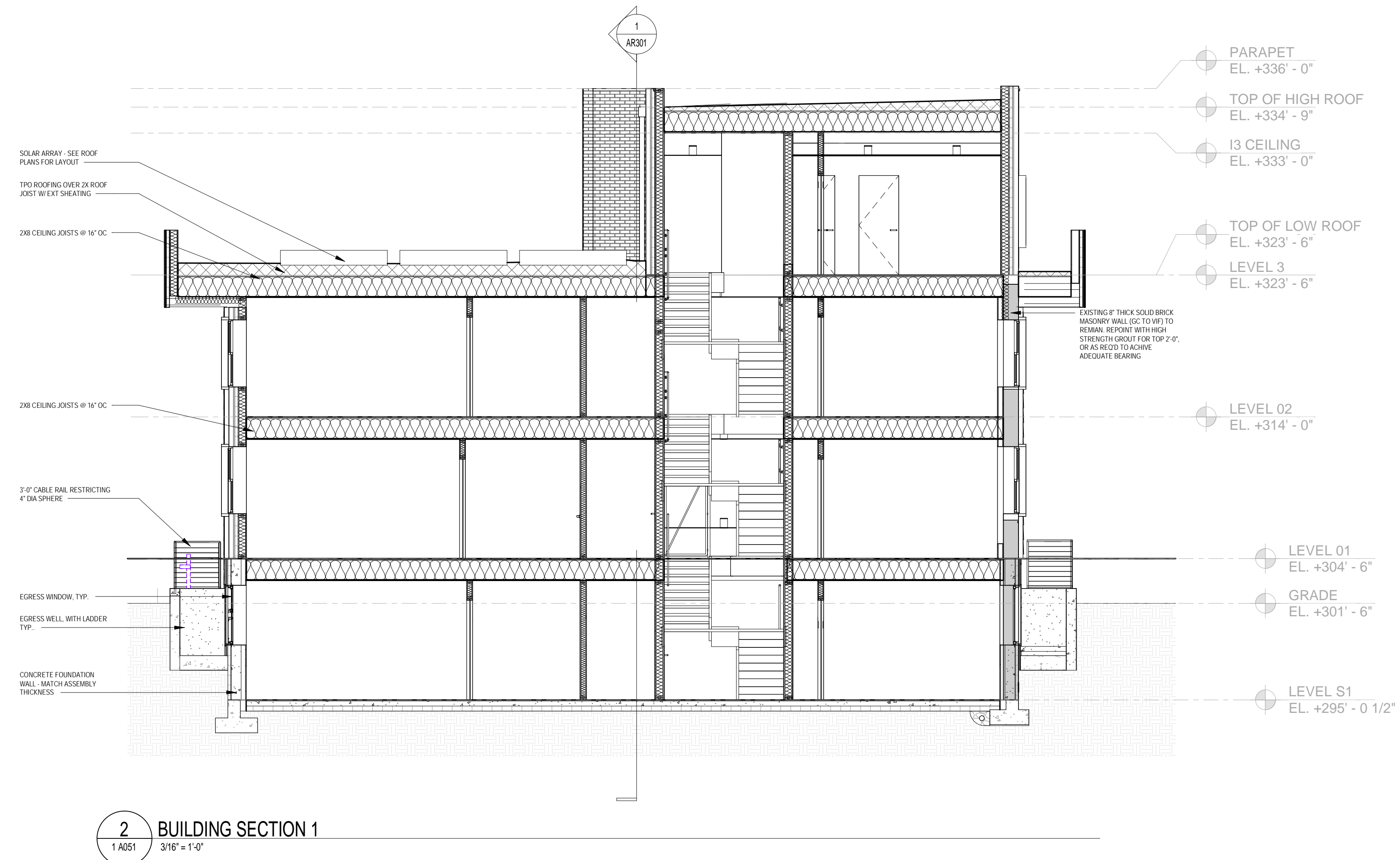
**MEP ENGINEER:**  
KK ENGINEERING, LLC  
KHALID KHALIFA  
8805 COLUMBIA 100 PARWAY  
SUITE 316  
COLUMBIA, MD 21045  
[T] 443.393.1070  
[W] WWW.KKDESIGN.COM

**CONTRACTOR:**  
PALMAR CONSTRUCTION  
769 GRACE STREET  
HERNDON, VA 20170  
[T] 703.589.4832  
BLA-410514000181

**STRUCTURAL ENGINEER:**  
GAVIN A. ASSOC. STRUCTURAL  
ENGINEERS  
CHARLES GAVIN  
PO BOX 6142  
MCLEAN, VA 22103  
[T] 703.499.1070  
[W] WWW.GAVINENGINEERING.COM

**OWNER:**  
NICHOLSON ST HOLDINGS LLC  
MATT MEDVEENE  
700 RANDOLPH PLACE NW  
WASHINGTON, DC 20011  
[T] 703.589.4832

**CIVIL ENGINEER:**  
RESK & HOSKIN ENGINEERING, INC.  
CHRIS HUSKA  
1050 30TH STREET NW  
WASHINGTON, DC 20007  
[T] 703.425.3862  
[W] WWW.RESKACONSULTING.COM



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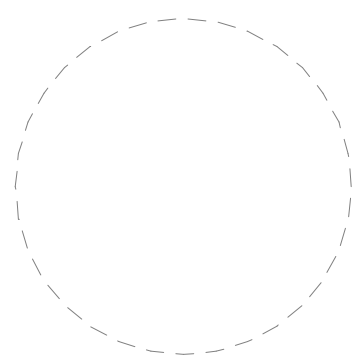
DRAWING DATA

PROJECT: GLOVER PARK RESIDENCES  
ADDRESS: 2200-2212 40TH PLACE NW  
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SHEET SUBMISSION INDEX  
ISSUE FOR PERMIT - 05.02.2025

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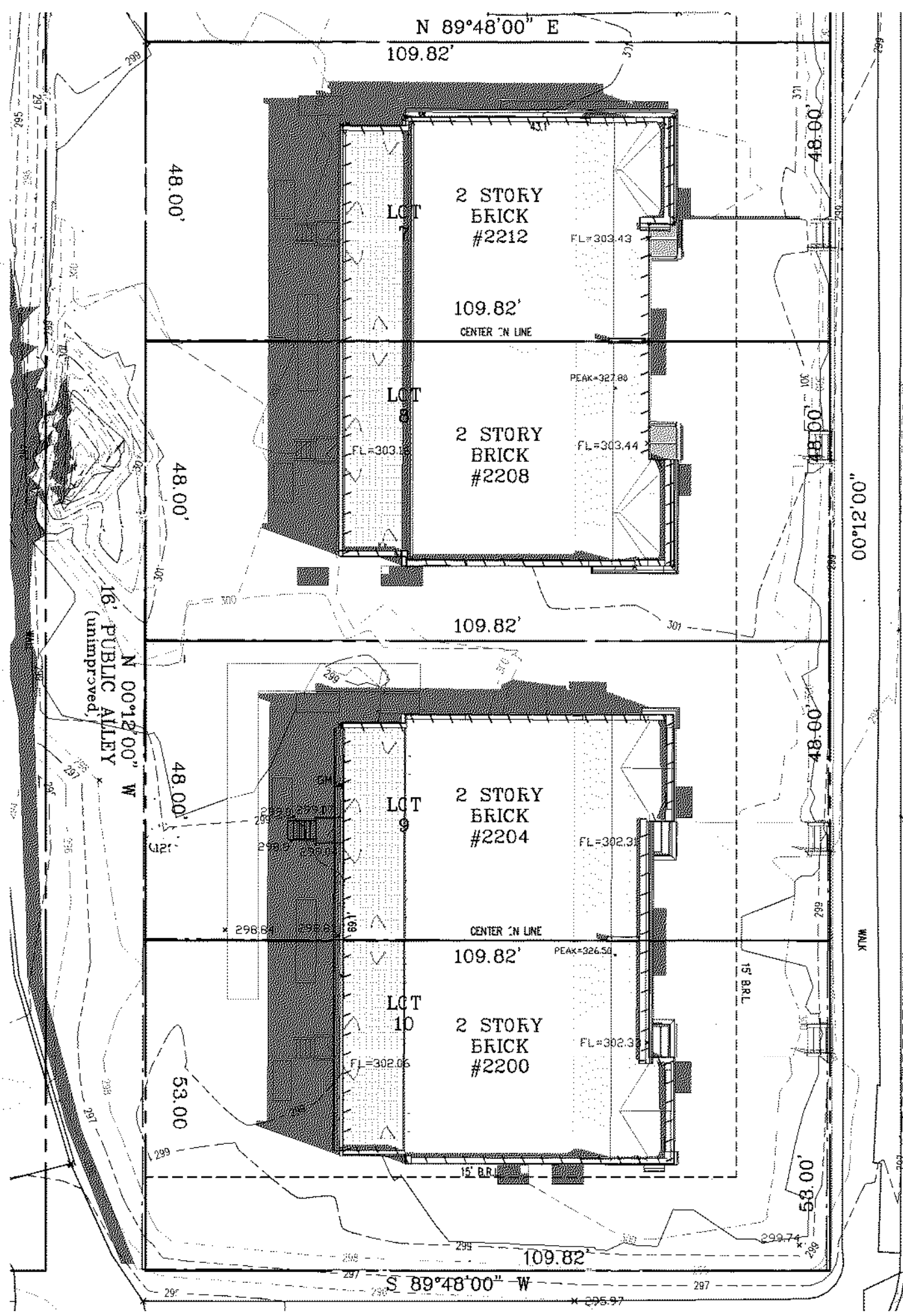
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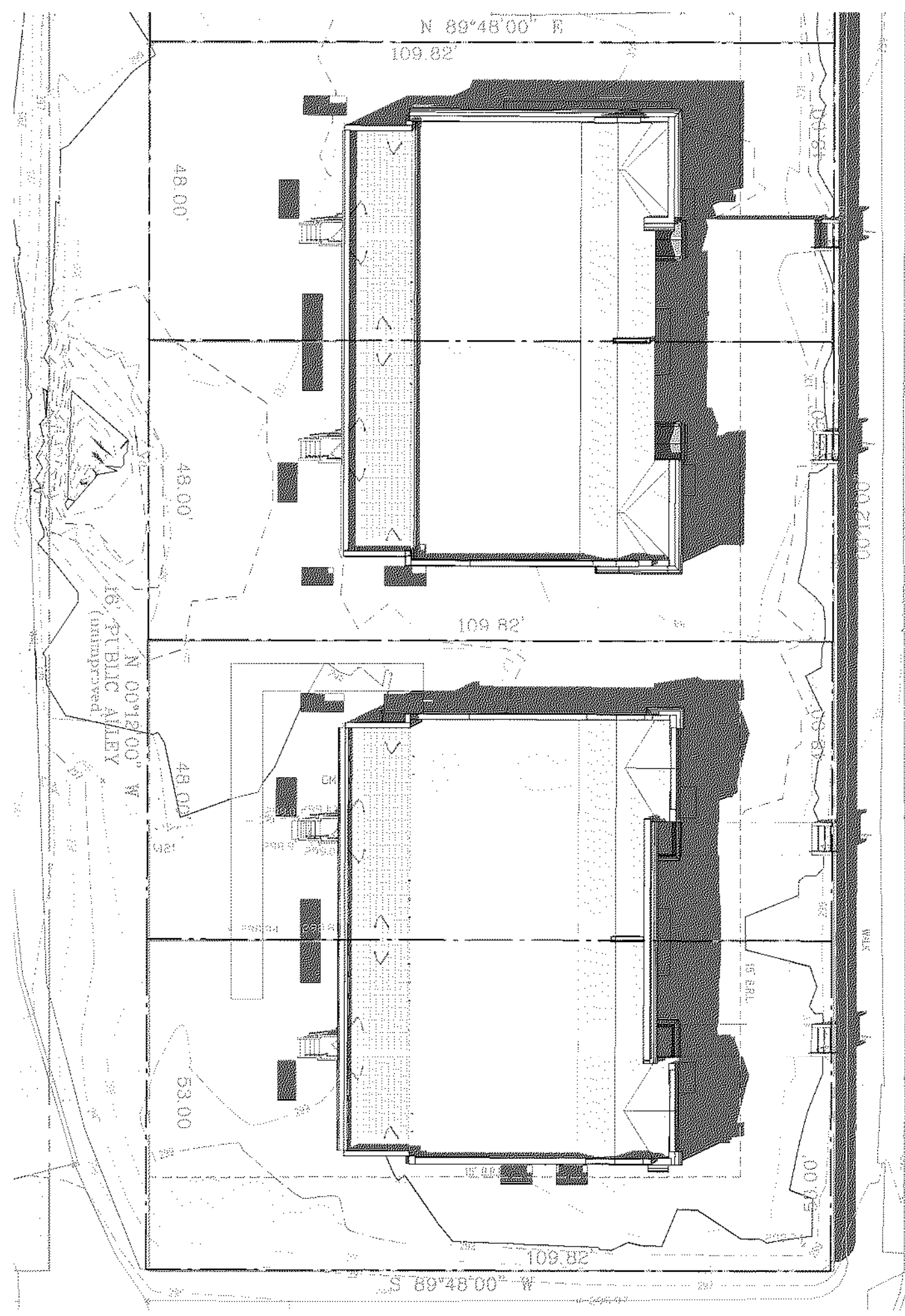
SHEET TITLE: BUILDING SECTIONS  
PROJECT NO: 000000  
DATE ISSUED: 04/08/2025  
SCALE: 3/16" = 1'-0"

AR301

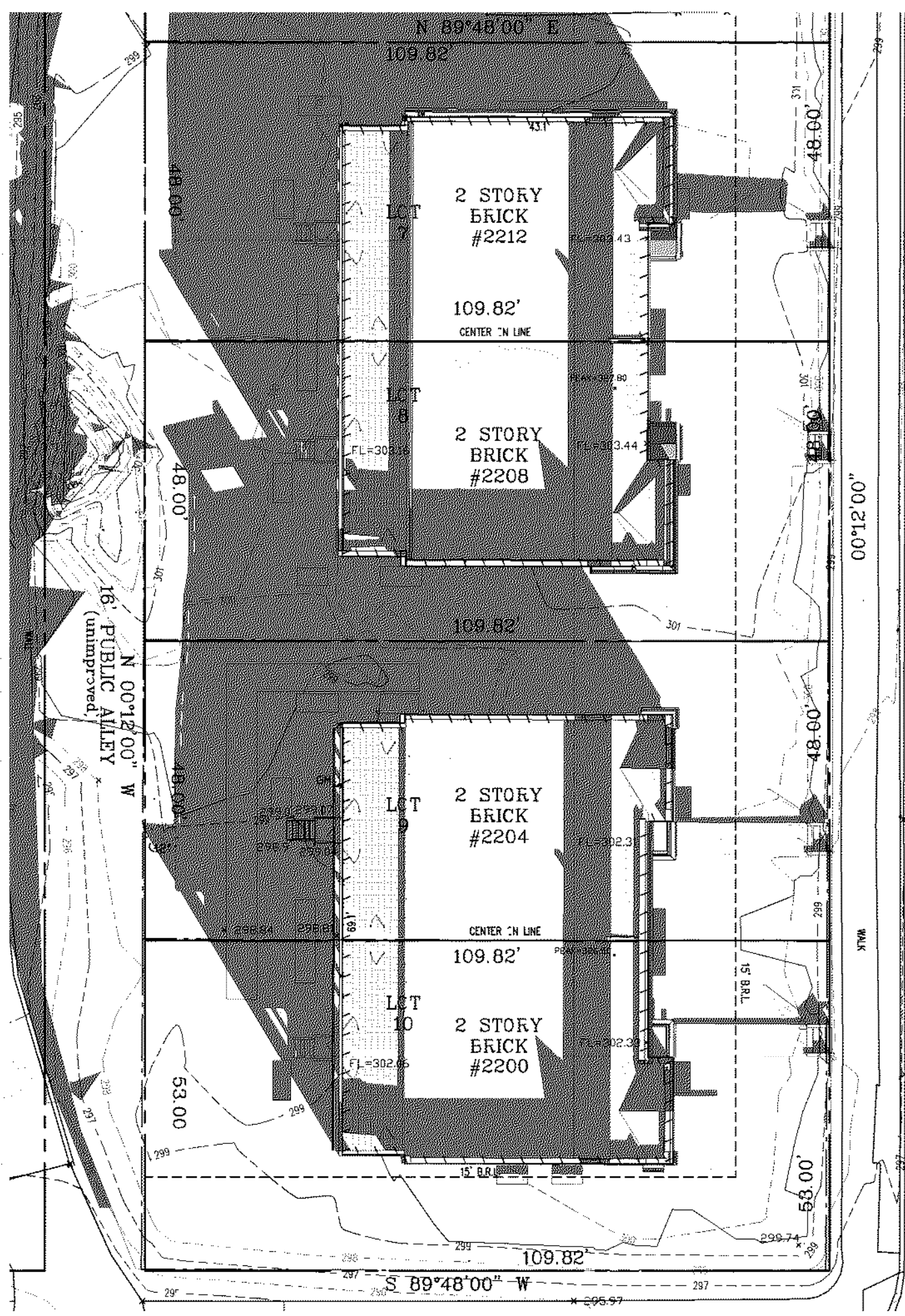




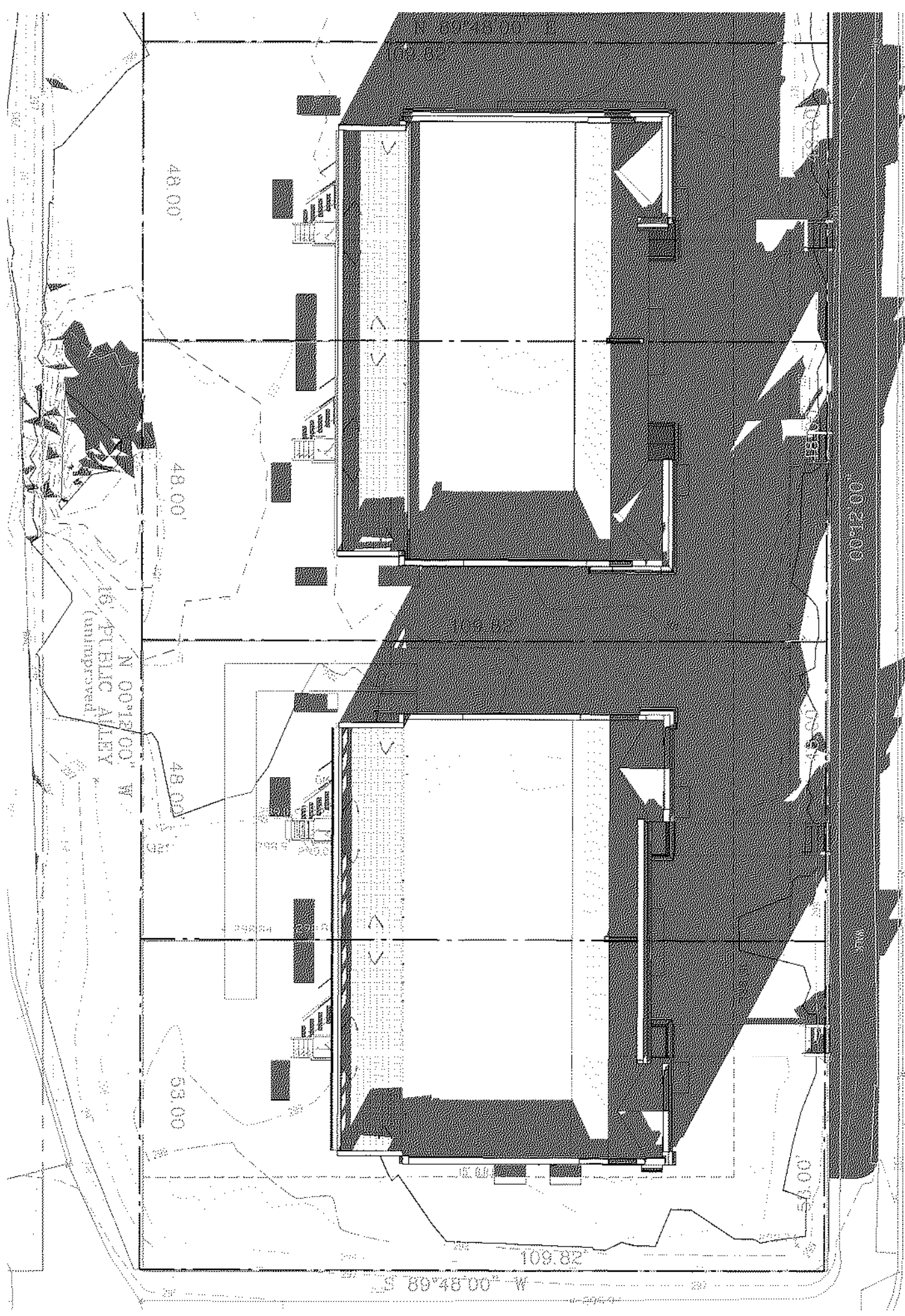
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1" = 20'-0"



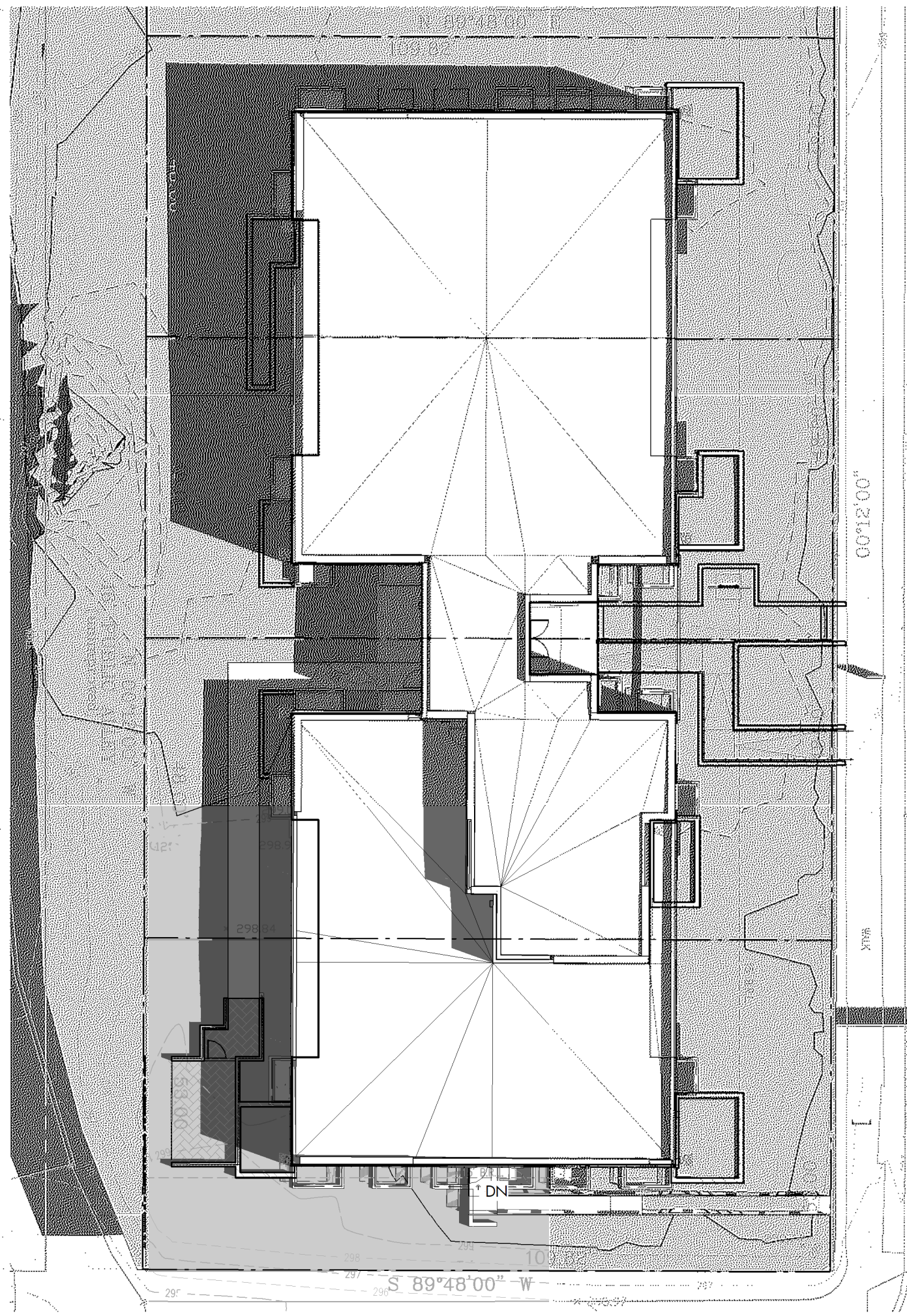
9 SITE PLAN - SS1400 EXISTING  
1" = 20'-0"



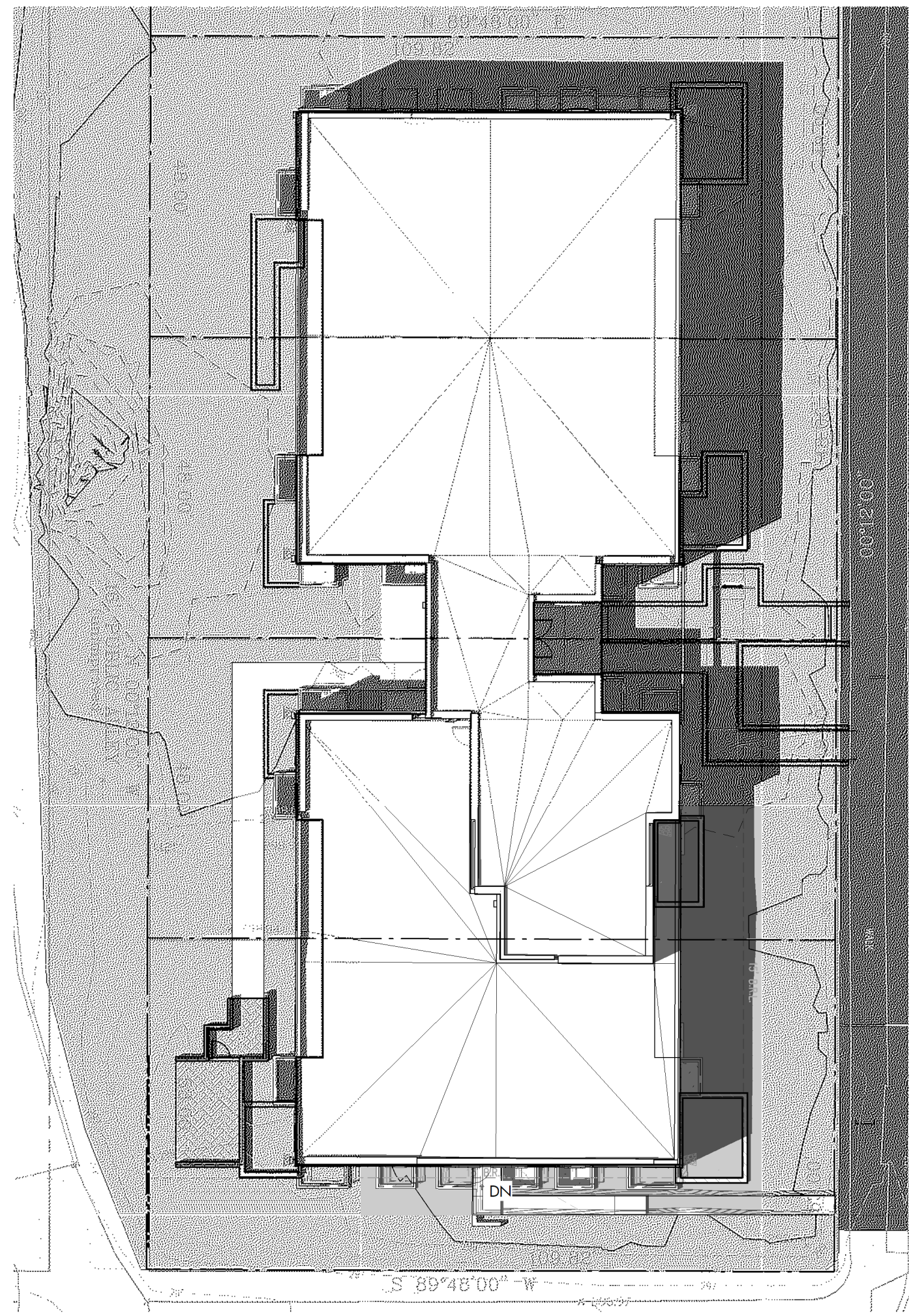
8 SITE PLAN - WS1000 PROPOSED EXISTING  
1" = 20'-0"



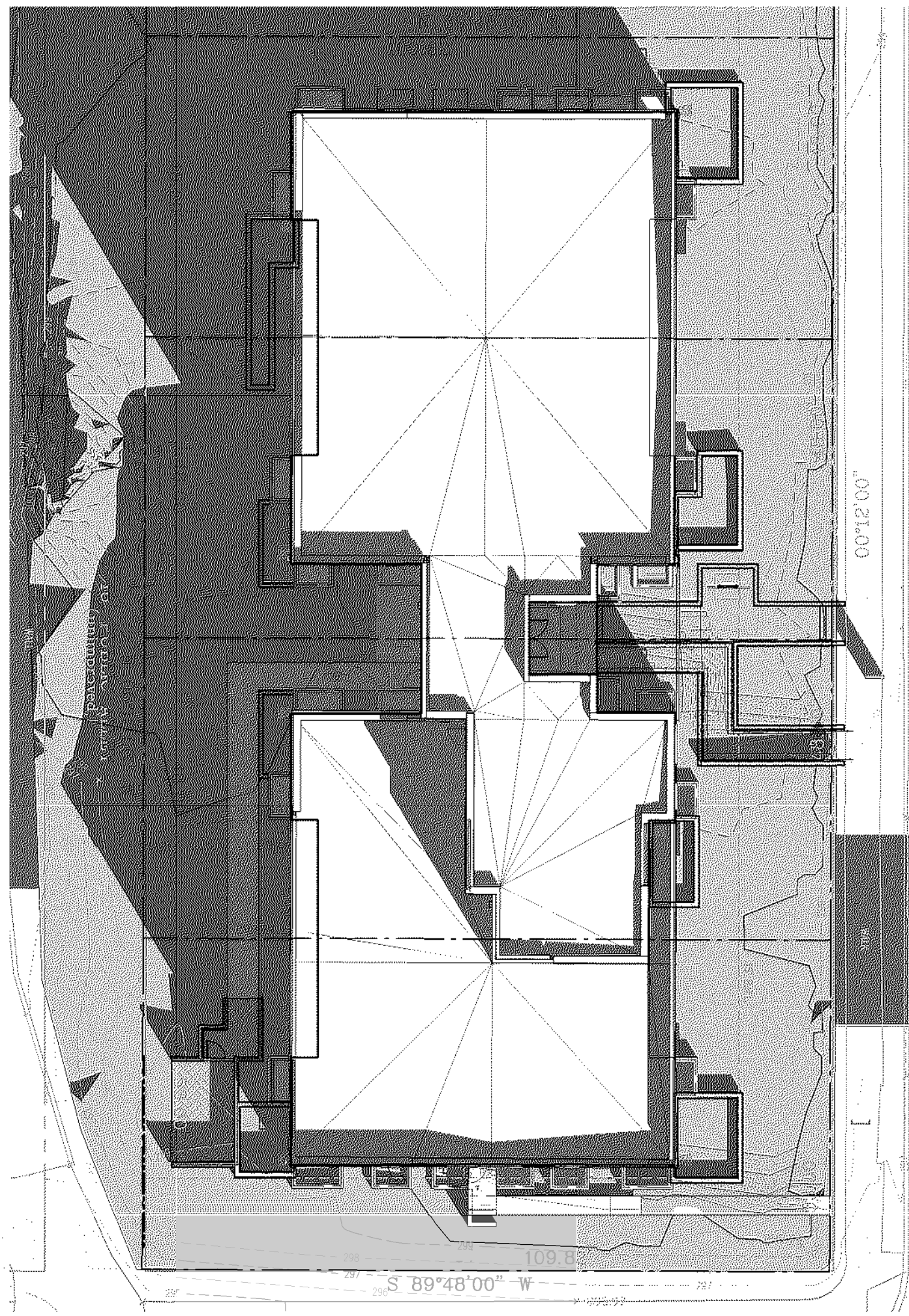
7 SITE PLAN - WS1400 EXISTING  
1" = 20'-0"



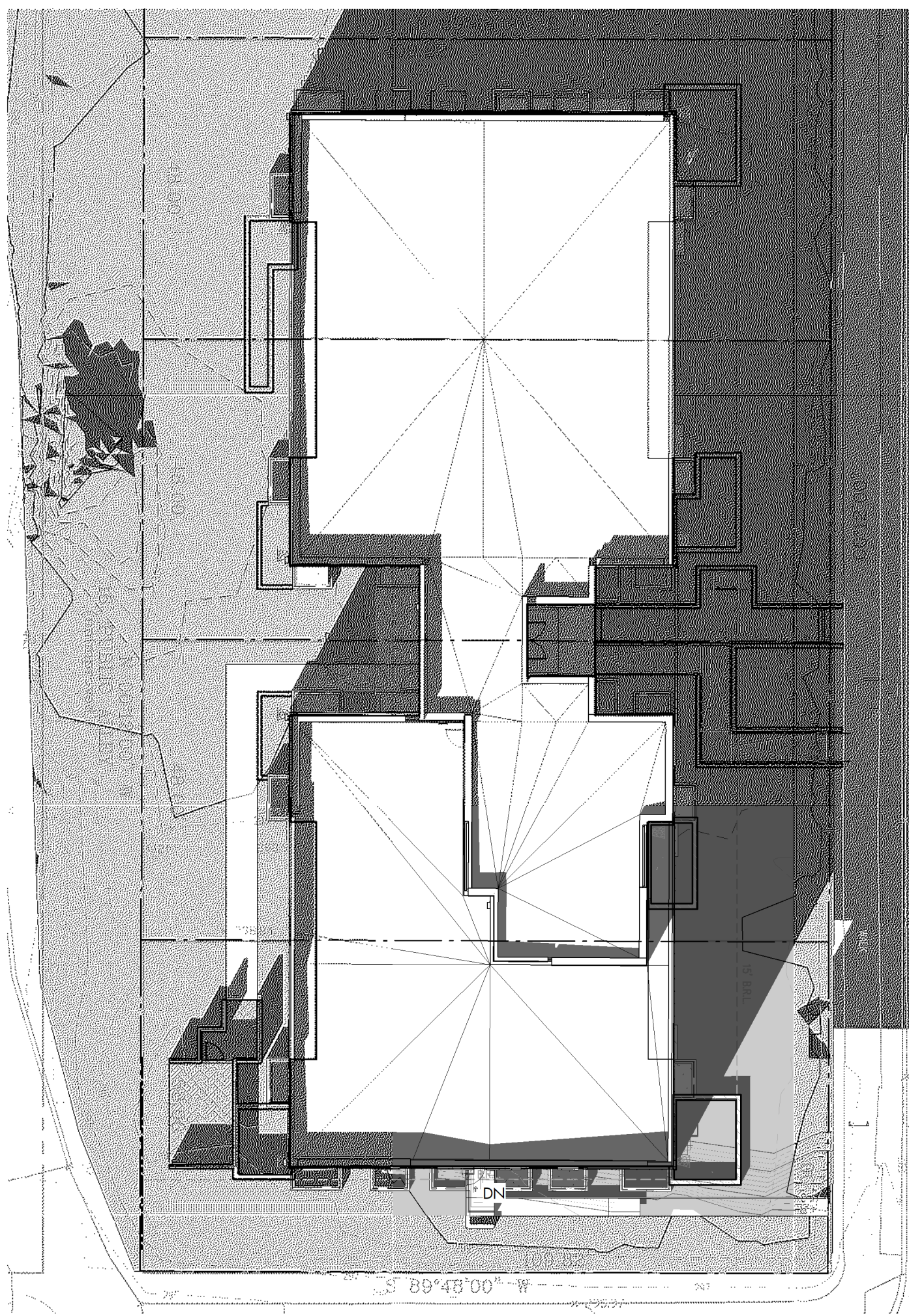
6 SITE PLAN - SS1000 PROPOSED  
1" = 20'-0"



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

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ARCHITECT:  
/3877  
DAVID TRACZ, AIA, NCARB  
DAVID SMOKE BROWN, AIA, NCARB  
3209 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 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  
[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:  
HUSKA & HORGAN ENGINEERING, INC.  
CHRIS HUSKA  
1000 30TH STREET NW  
WASHINGTON, DC 20007  
[T] 703.425.3882  
[W] WWW.HUSKACONSULTING.COM

FOR BZA

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

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