

# 2622RESIDENCES

2622 41ST STREET NW,  
WASHINGTON, DC 20007

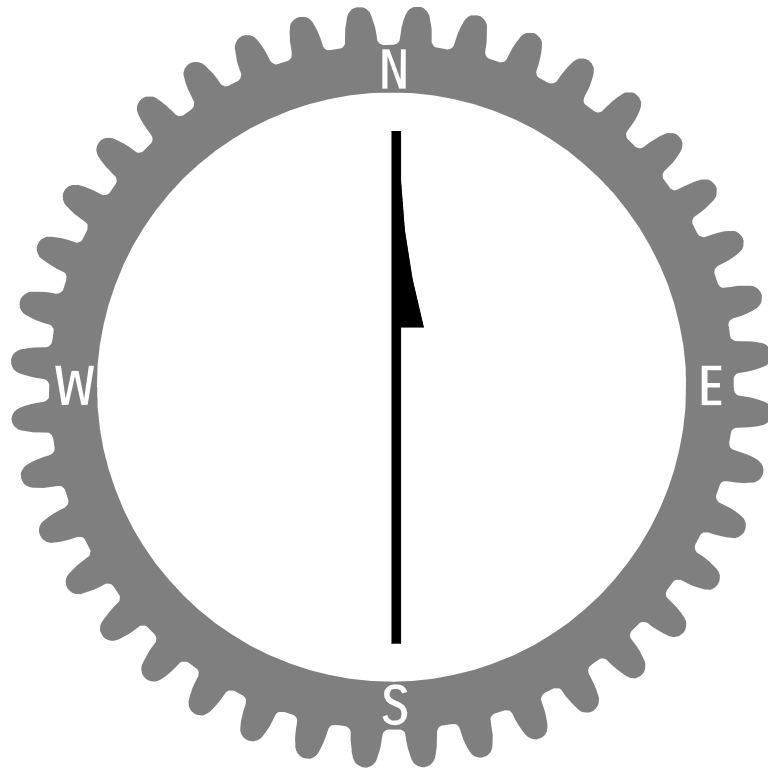
ISSUED FOR:        **BZA**  
ISSUED DATE:     **6/12/2025**

ARCHITECT:

**//3877**  
David Shove-Brown, AIA, NCARB  
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3333 K Street NW Suite 60  
WASHINGTON, DC 20007  
[T] 202.350.4244  
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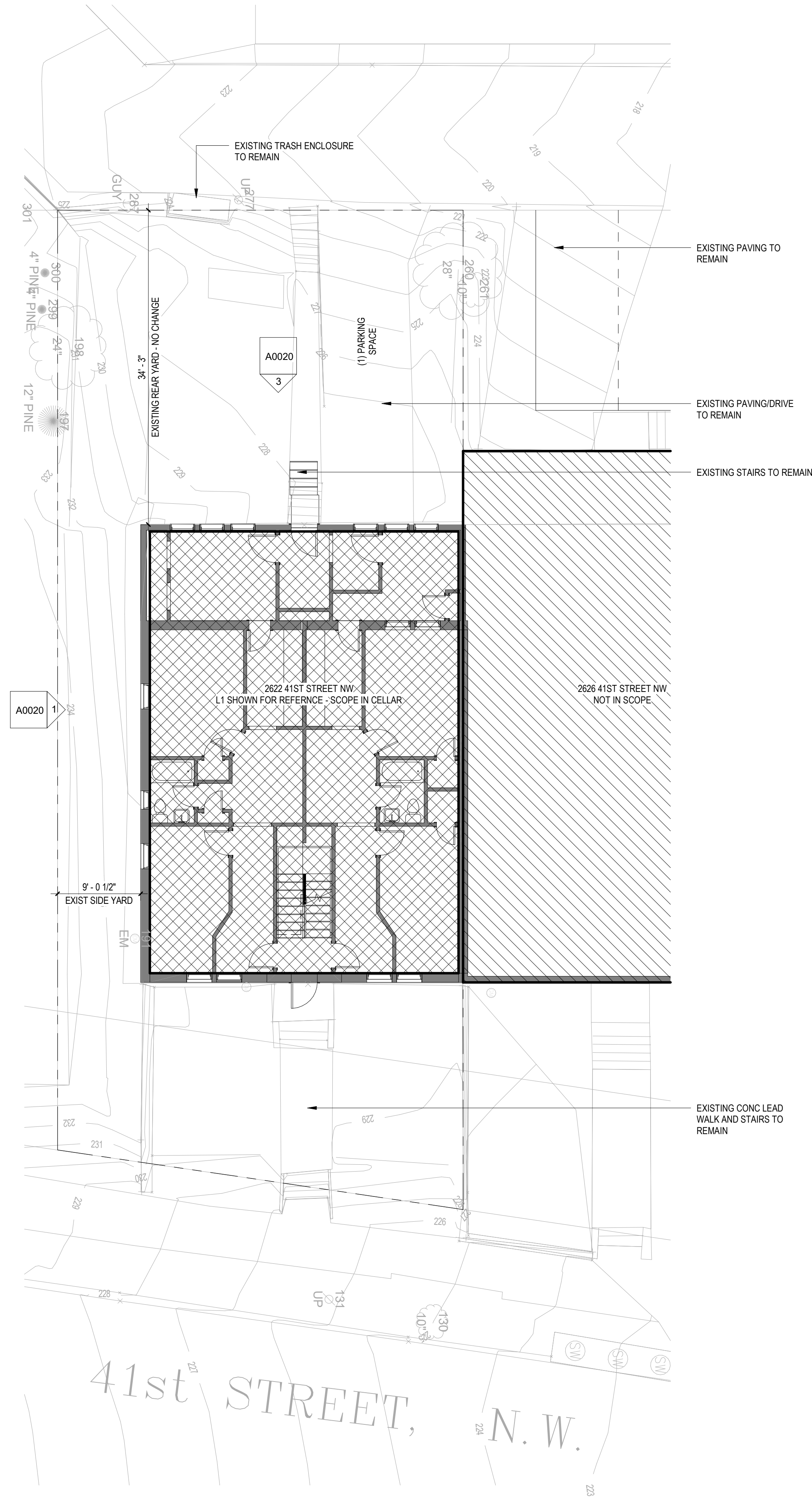
CLIENT:

DISTRICT LINE DEVELOPMENT  
MATT MEDVENE  
700 RANDOLPH STREET NW  
WASHINGTON, DC 20011

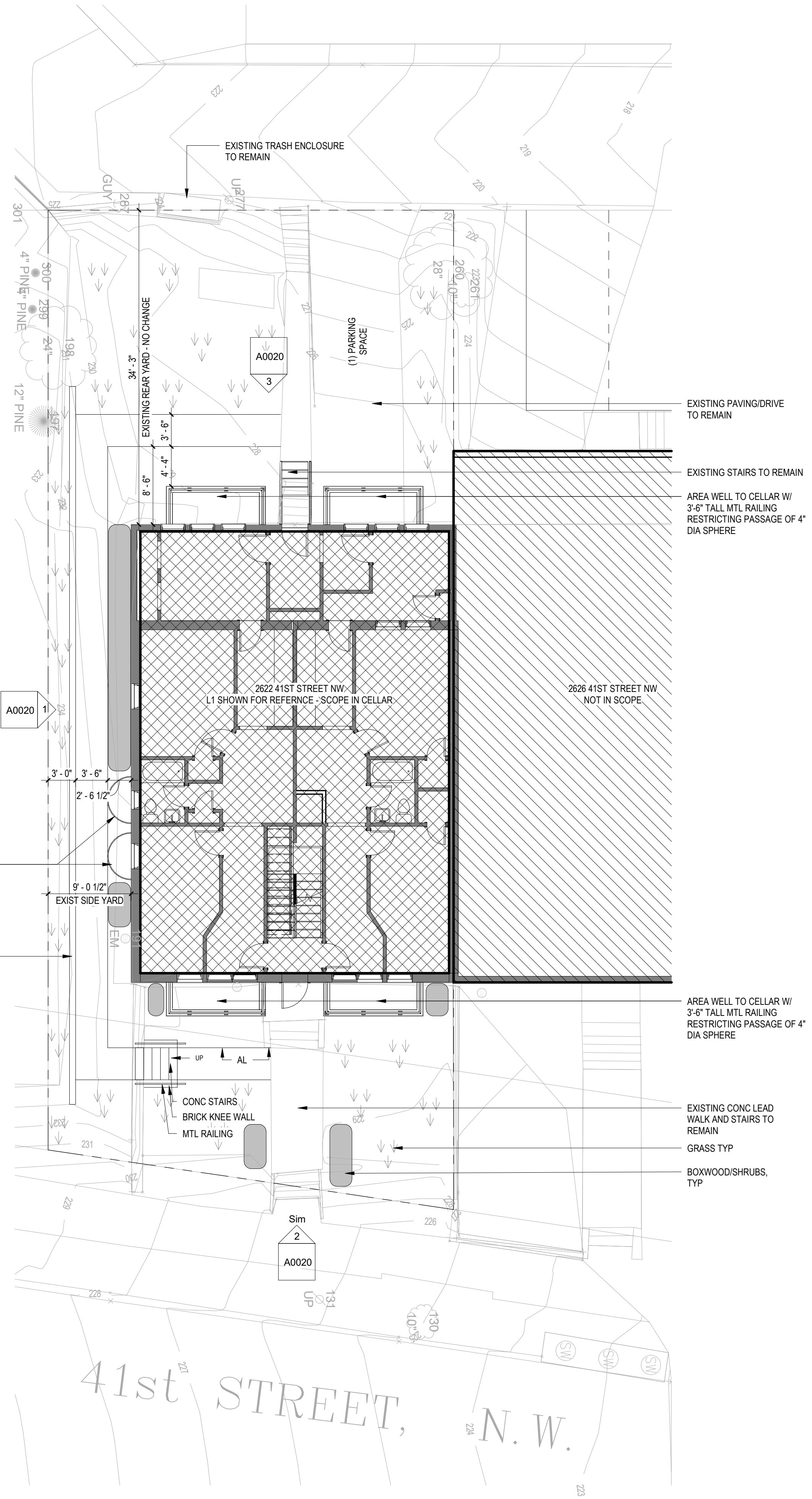




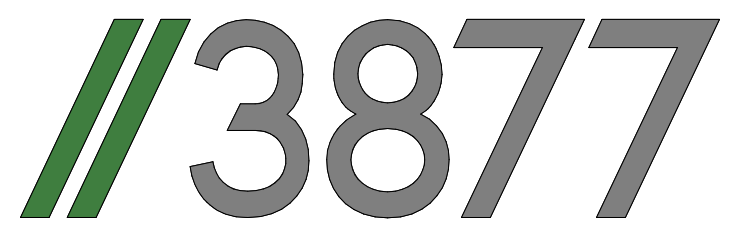




2 SITE PLAN - EXISTING  
1/8" = 1'-0"



1 SITE PLAN - PROPOSED  
1/8" = 1'-0"



3333 K STREET NW\_SUITE 60  
WASHINGTON, DC 20007  
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CONSULTANTS

DRAWING DATA

PROJECT: 2622 41ST STREET NW

ADDRESS: 2622 41ST STREET NW  
WASHINGTON, DC 20007

NO.	ISSUE	DATE
0	FOR PERMIT	1/18/2022

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SEAL & SIGNATURE:

SHEET TITLE: SITE PLANS  
PROJECT NO: 2021.172  
DATE: 05/19/2025  
SCALE: 1/8" = 1'-0"

A0010



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
- 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 R8/13 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 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 IN RECESSED JL ORBIT LOW PROFILE CABINET @ 48" AFF
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M)
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)

- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (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
- PROTECTION MUST BE PROVIDED FOR LOTS, AND FOR ALL ELEMENTS OF A BUILDING OR OTHER STRUCTURE, INCLUDING, BUT NOT LIMITED TO, FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, VENTS, SKYLIGHTS, PORCHES, DECKS, ROOFS, ROOF OUTLETS, ROOF STRUCTURES AND FLASHING. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION OR RAZE ACTIVITIES.

- EXISTING TO REMAIN
- NEW CONSTRUCTION
- 1 HR FIRE RATED WALL

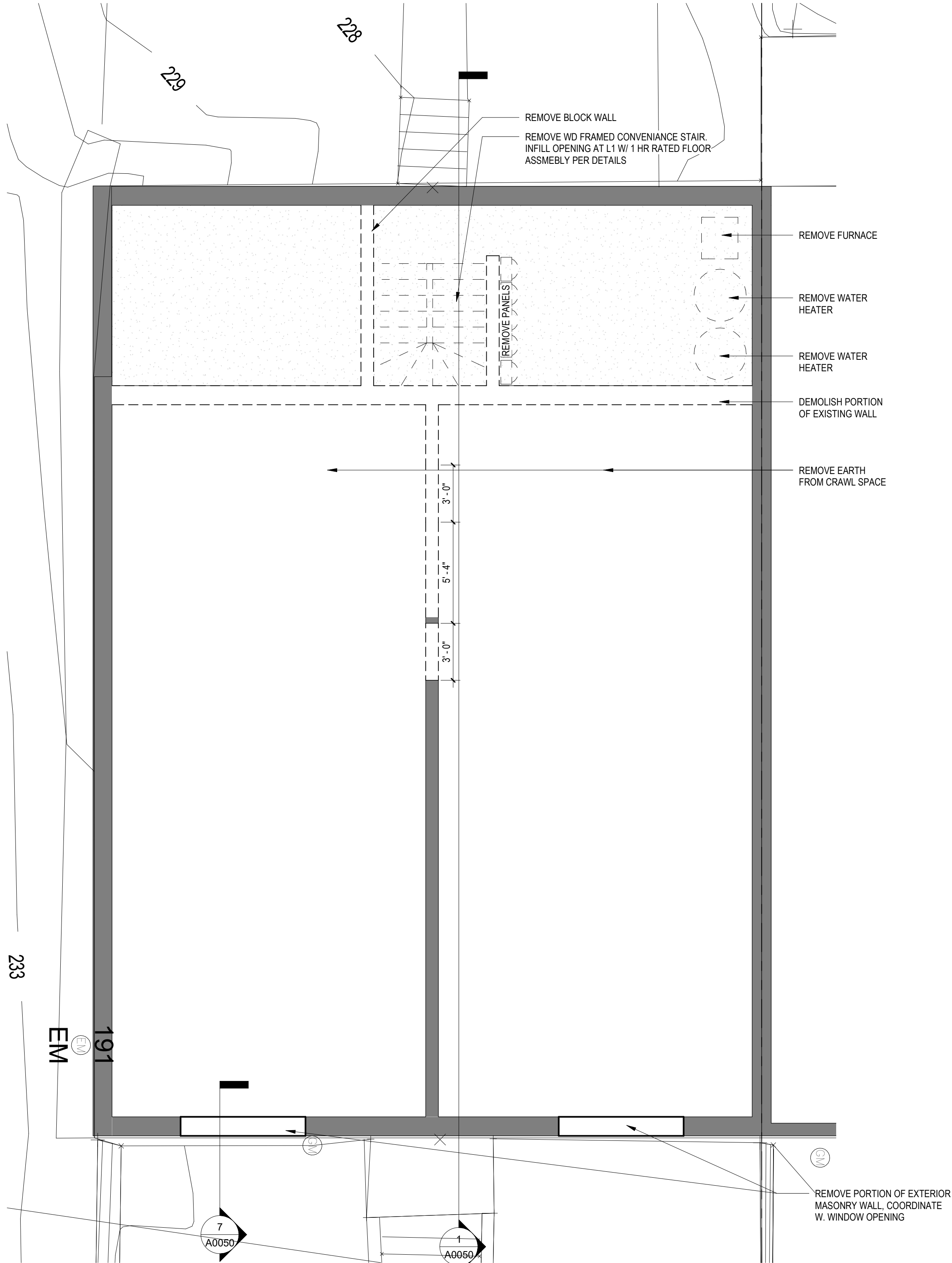
INTERIOR FINISHES (PER DCBC TABLE 803.11)

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  
Corridors 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 wainscotting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.  
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered 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.

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 AS NOTED.
- REMOVE DOORS, FRAMES AND HARDWARE AS NOTED.
- REMOVE EXISTING WINDOWS
- REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
- REMOVE PLUMBING FIXTURES THROUGHOUT AS NOTED
- 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 AS NOTED.
- REMOVE ALL EXISTING PLASTER AND LATH CEILINGS TO JOISTS ABOVE AS SELECTIVE DEMOLITION REQUIRES
- REMOVE ALL EXISTING FLOOR FINSHES. SUBFLOOR TO REMAIN.

EXISTING TO REMAIN



1 CELLAR DEMO PLAN  
1/4" = 1'-0"

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SEAL &  
SIGNATURE:

SHEET TITLE: DEMOLITION FLOOR PLANS

PROJECT NO: 2021.172

DATE 05/19/2025

SCALE: As indicated

**A0011**



CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 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
- 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 R8/13 ACCORDING TO 2017 IECC 402.1.1
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- 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 IN RECESSED JL ORBIT LOW PROFILE CABINET @ 48" AFF
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)

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EXISTING TO REMAIN  
NEW CONSTRUCTION  
1 HR FIRE RATED WALL

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25; smoke-developed index 0-450  
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OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)  
Interior exit stairways, interior exit ramps and exit passageways: Class B  
Corridors and enclosure for exit access stairways and exit access ramps: Class B  
Rooms and enclosed spaces: Class C  
a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.  
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered 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.

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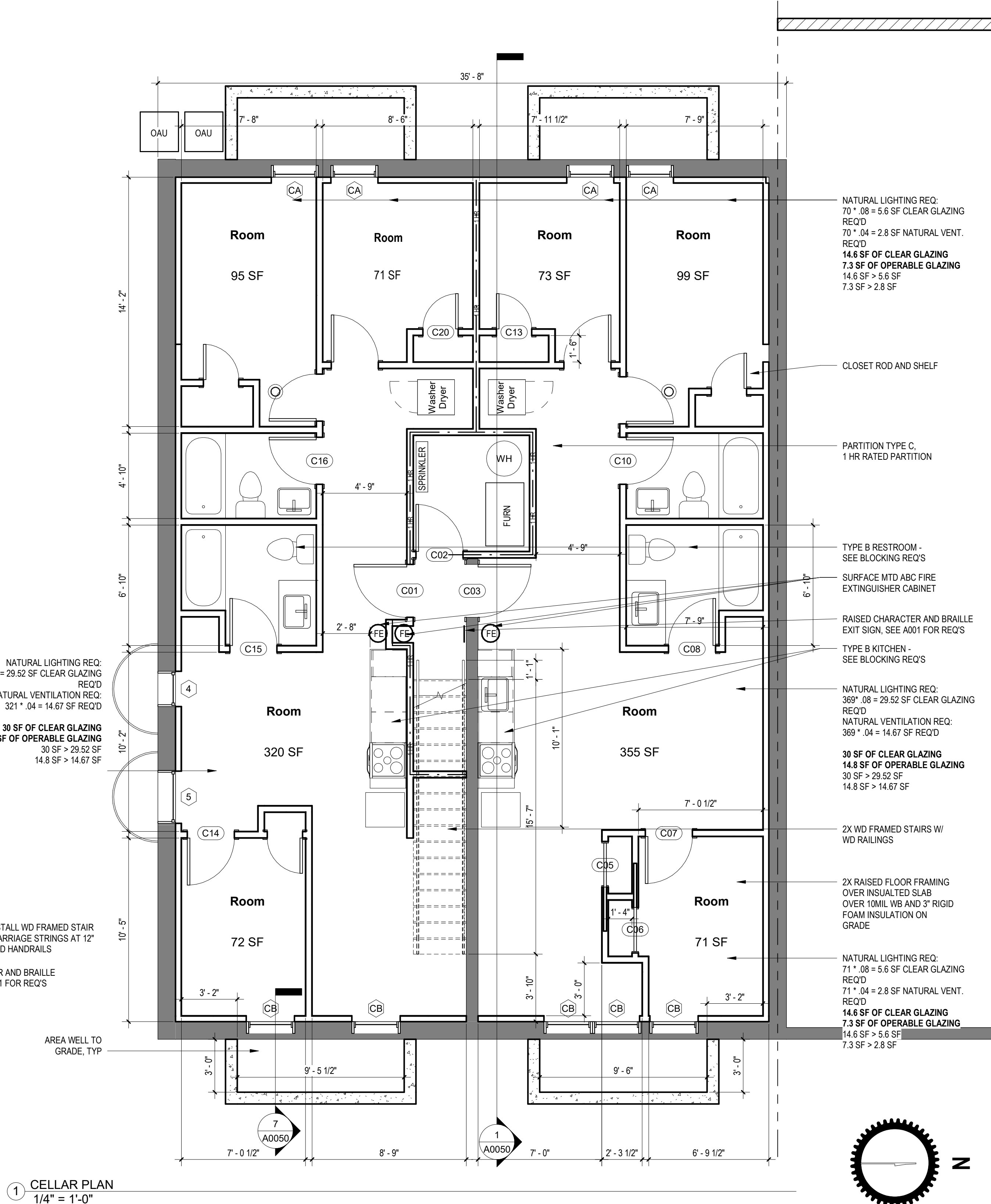
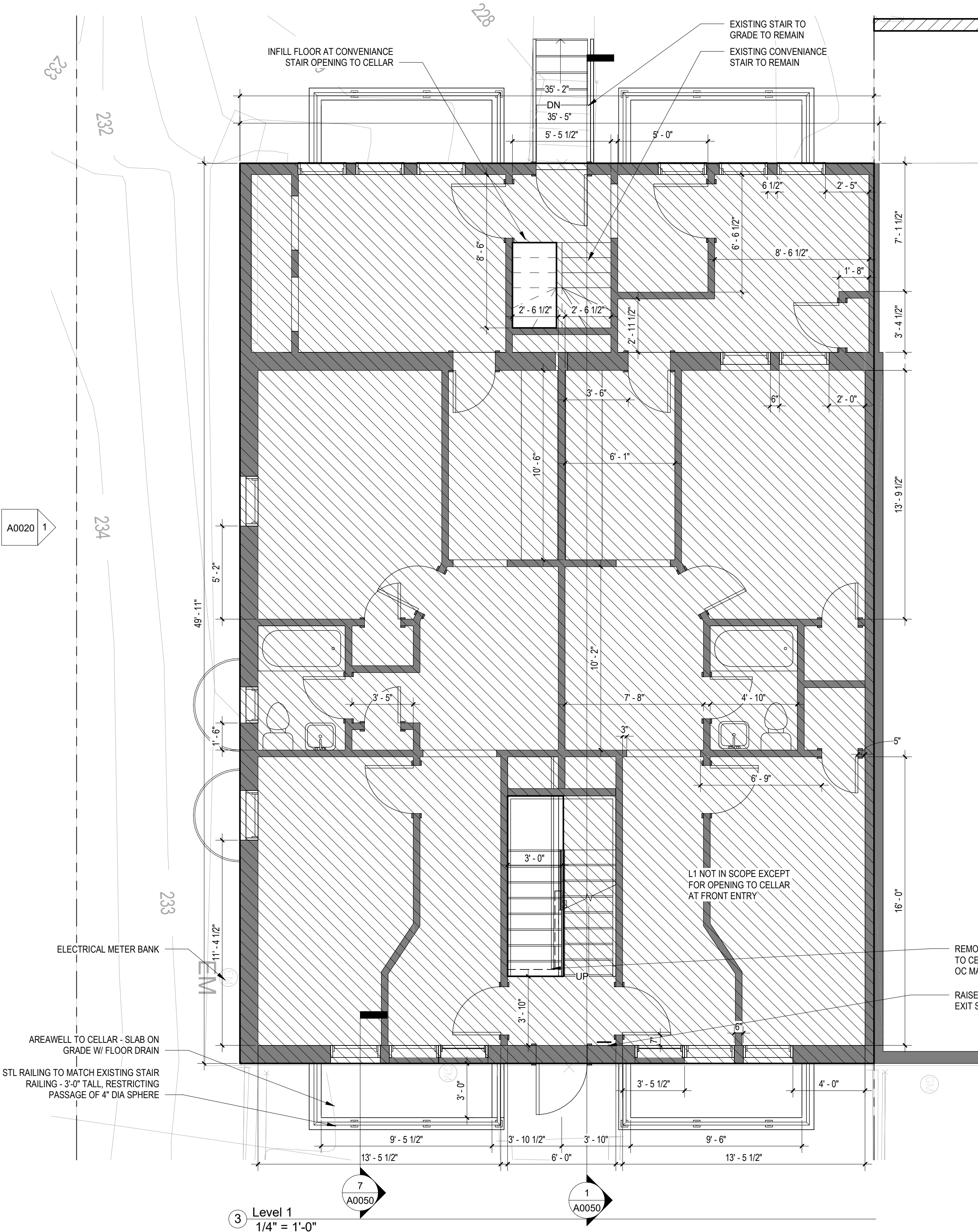
SHEET TITLE: ARCHITECTURAL FLOOR PLANS

PROJECT NO: 2021.172

DATE: 05/19/2025

SCALE: As indicated

A0012





CONSTRUCTION GENERAL NOTES

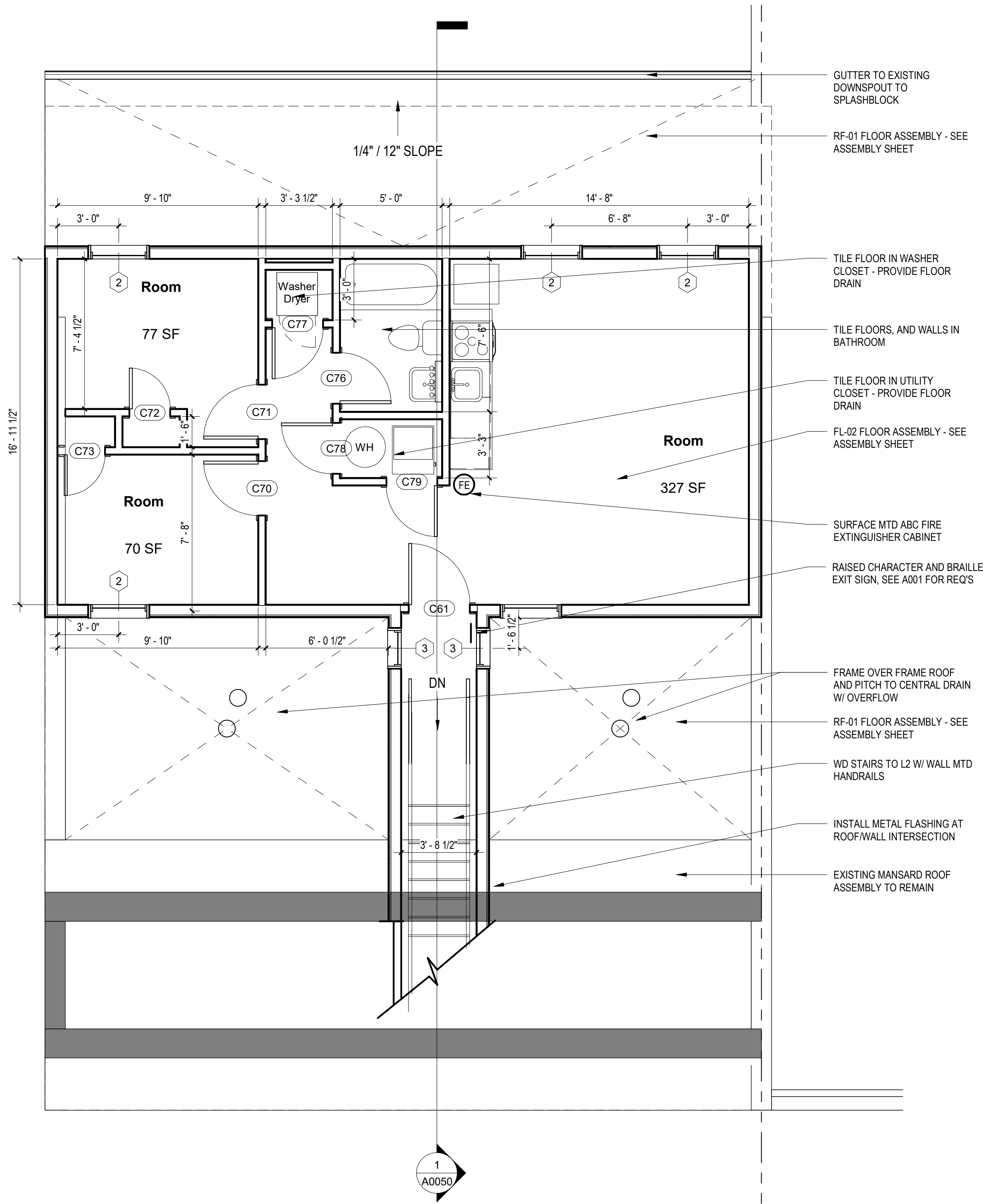
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- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS IN RECESSED JL ORBIT LOW PROFILE CABINET @ 48" AFF
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- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
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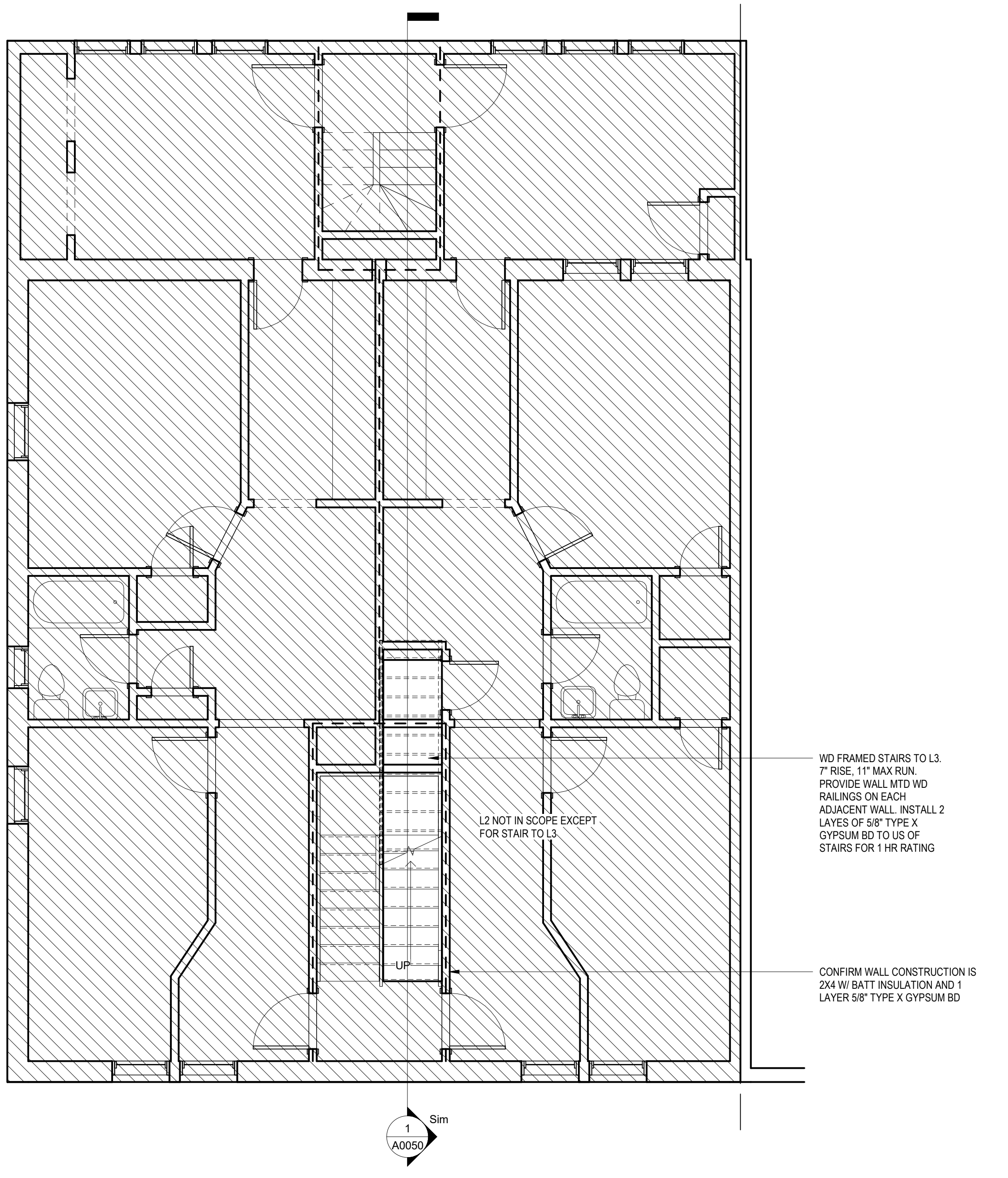
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- 1 HR FIRE RATED WALL

INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25; smoke-developed index 0-450  
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2 LEVEL 3 FLOOR PLAN  
A0013 1/4\"/>



1 LEVEL 2 FLOOR PLAN  
A0013 1/4\"/>

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SCALE: As indicated

A0013



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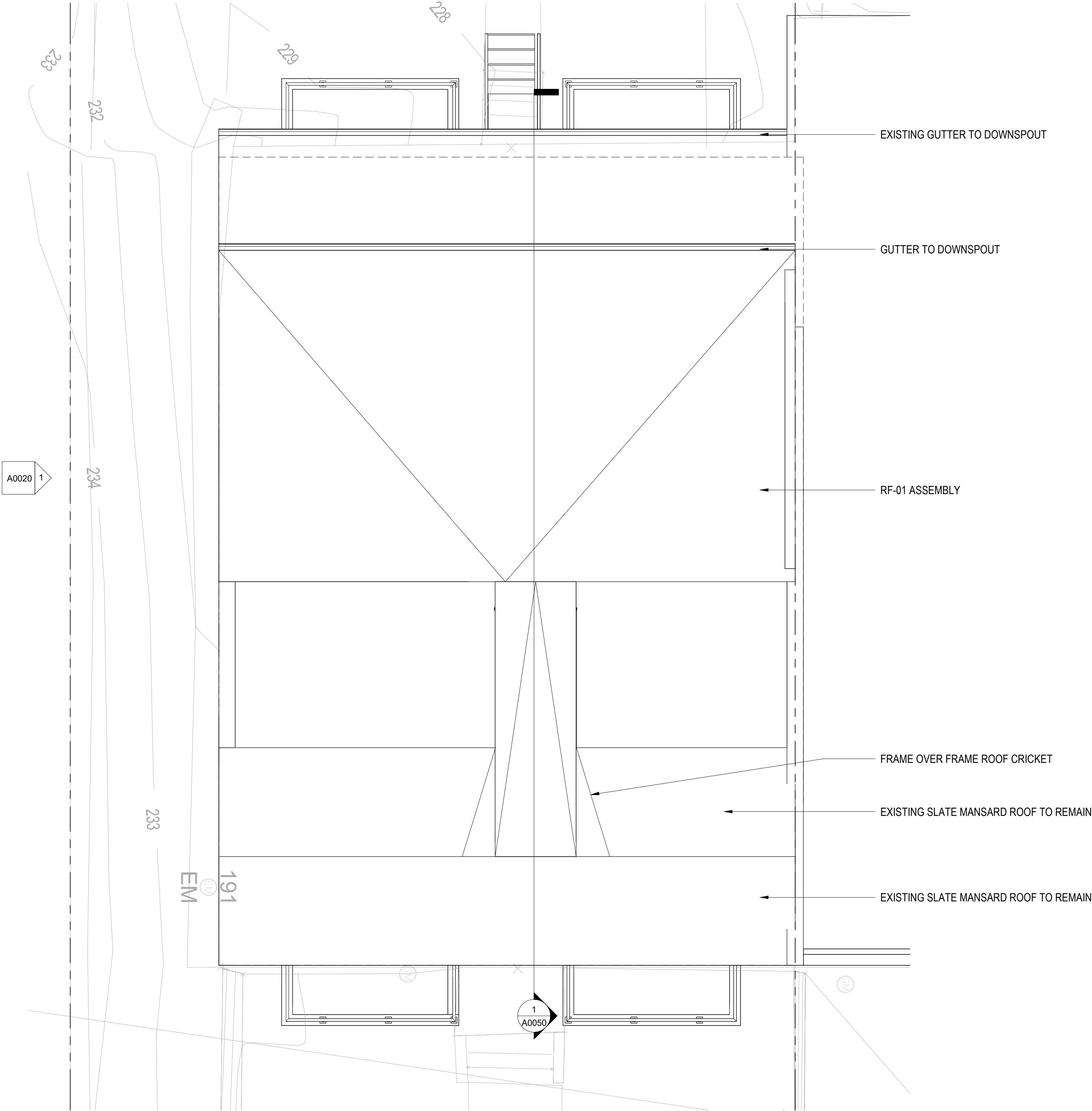
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- NEW CONSTRUCTION
- 1 HR FIRE RATED WALL

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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  
Corridors and enclosure for exit access stairways and exit access ramps: Class B  
Rooms and enclosed spaces: Class C  
a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.  
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered 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 building or structure.  
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.  
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.



1 ROOF PLAN  
1/4" = 1'-0"

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DRAWING DATA

PROJECT: 2622 41ST STREET NW  
ADDRESS: 2622 41ST STREET NW  
WASHINGTON, DC 20007

NO.	ISSUE	DATE
0	FOR PERMIT	1/18/2022

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SIGNATURE:

SHEET TITLE: ARCHITECTURAL FLOOR PLANS

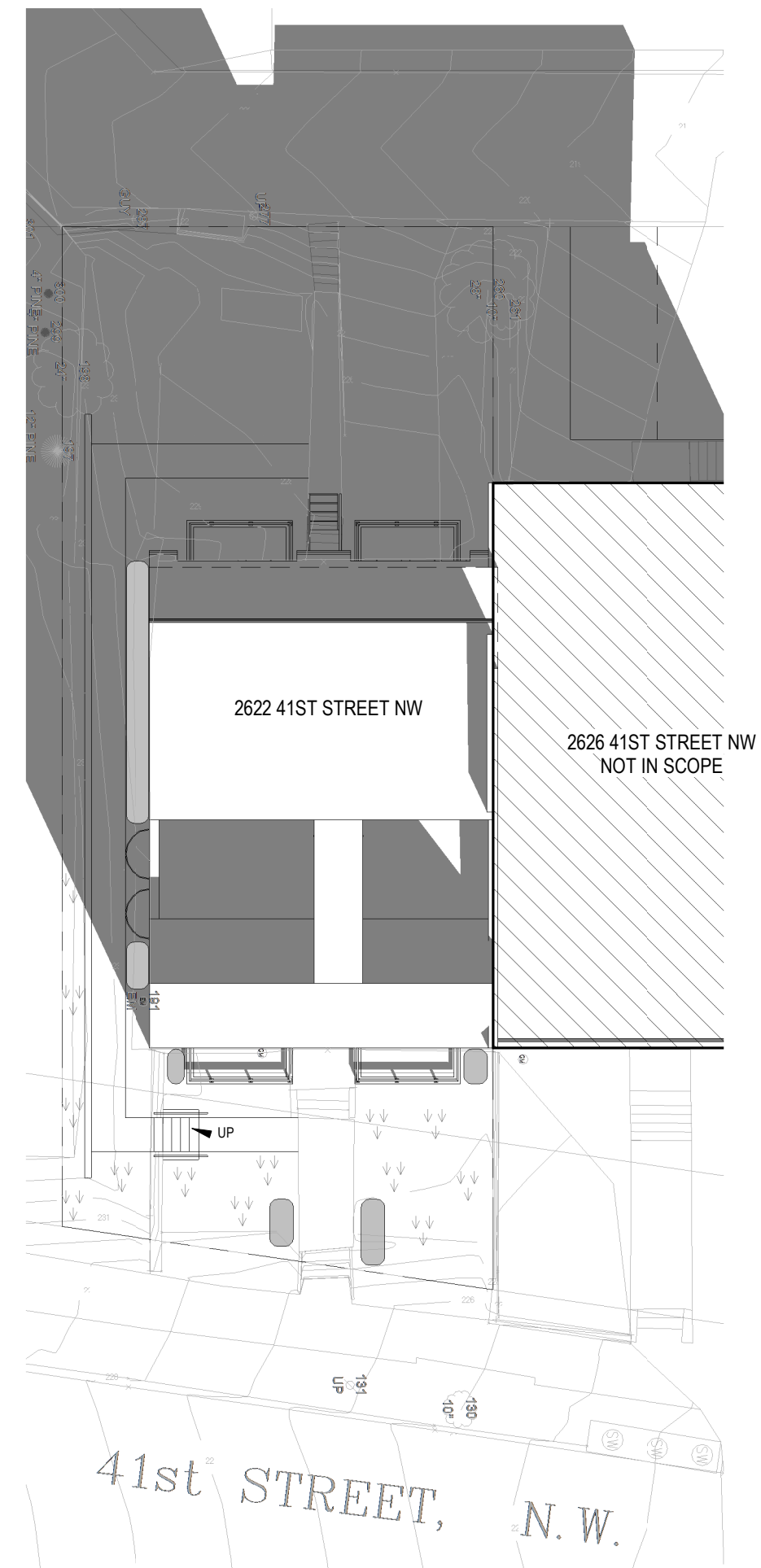
PROJECT NO: 2021.172

DATE 05/19/2025

SCALE: As indicated

A0014

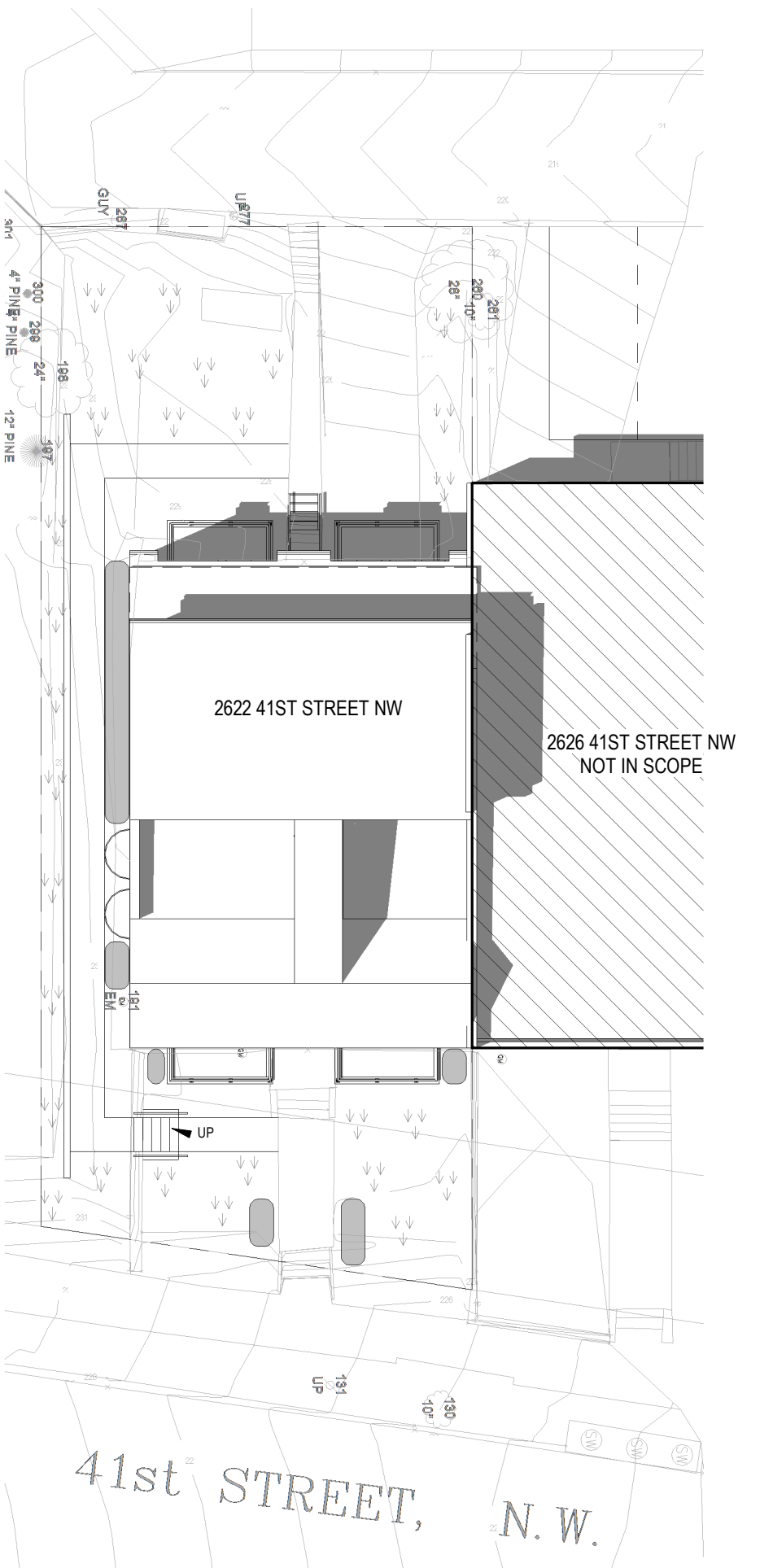




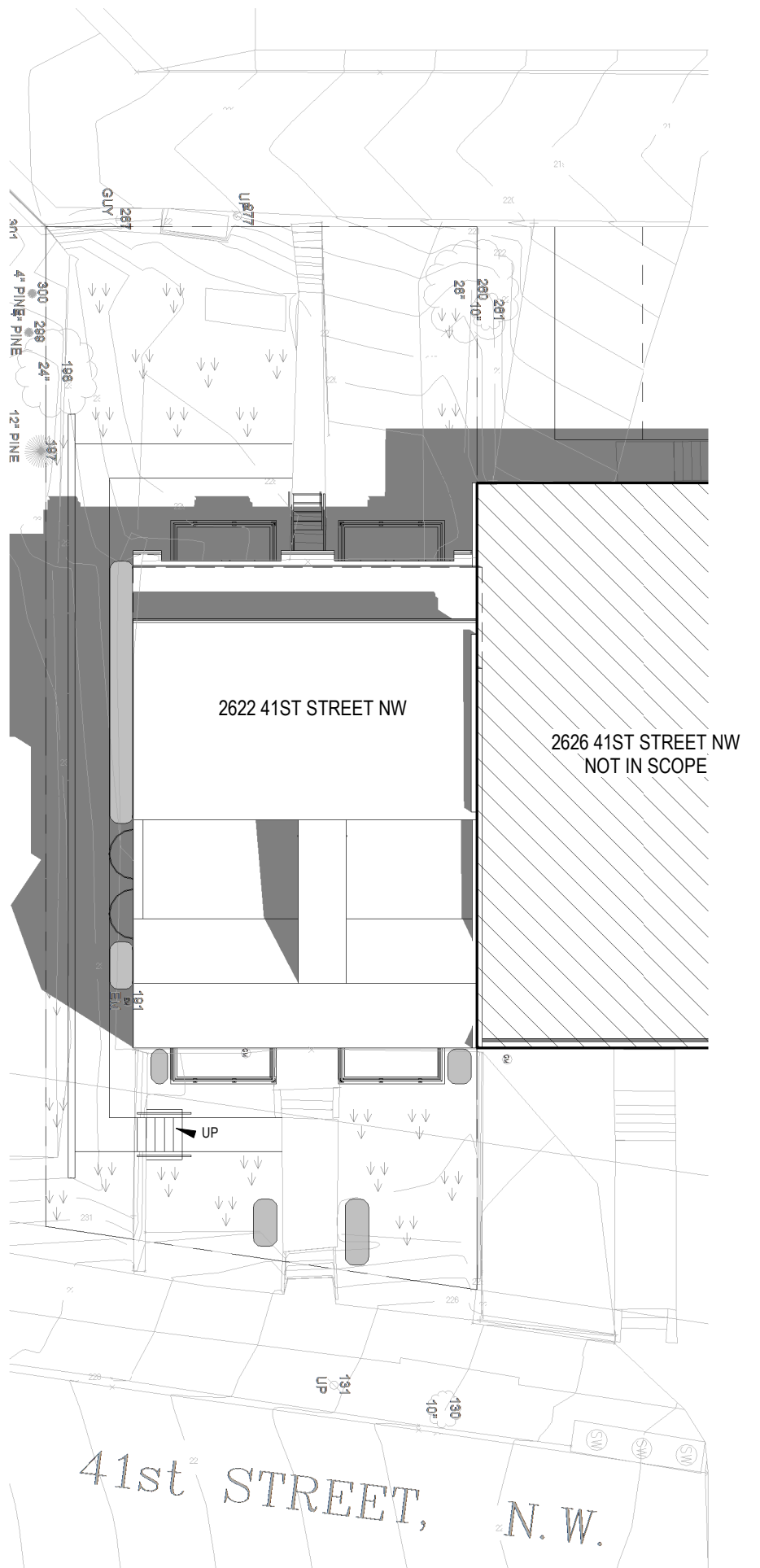
④ SHADOW STUDIES - WS 10AM  
1/16" = 1'-0"



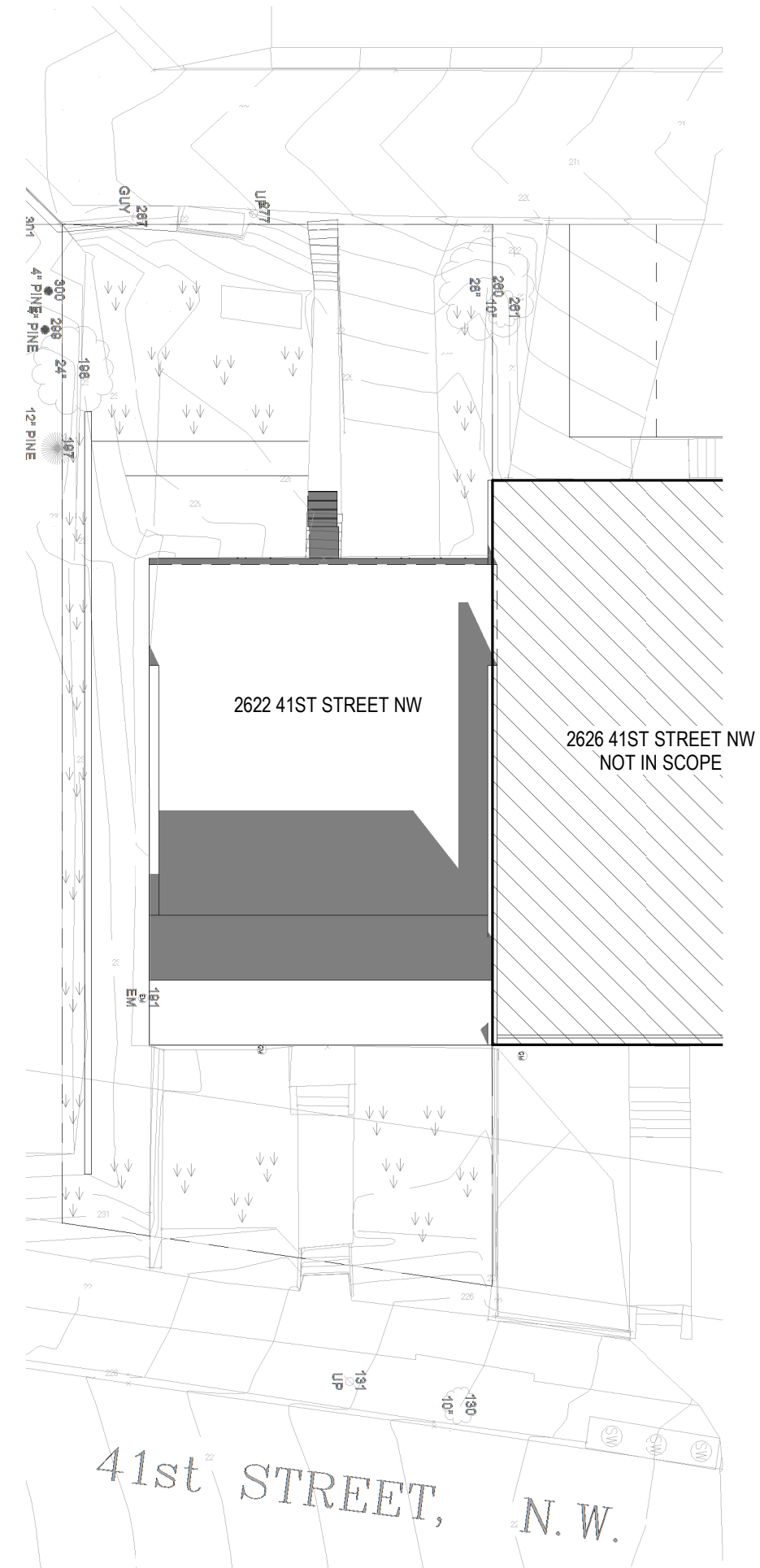
③ SHADOW STUDIES - WS 2PM  
1/16" = 1'-0"



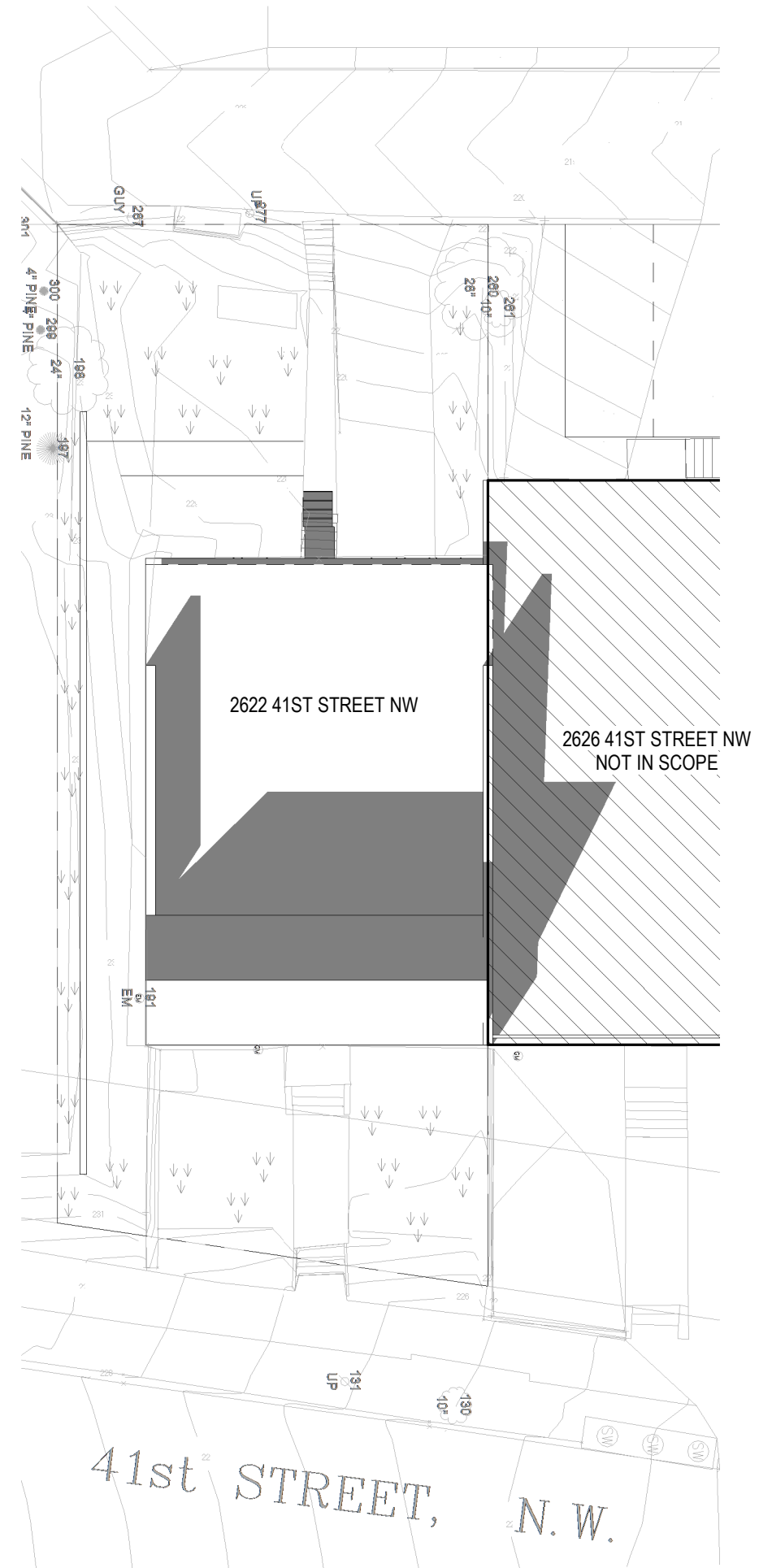
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1/16" = 1'-0"



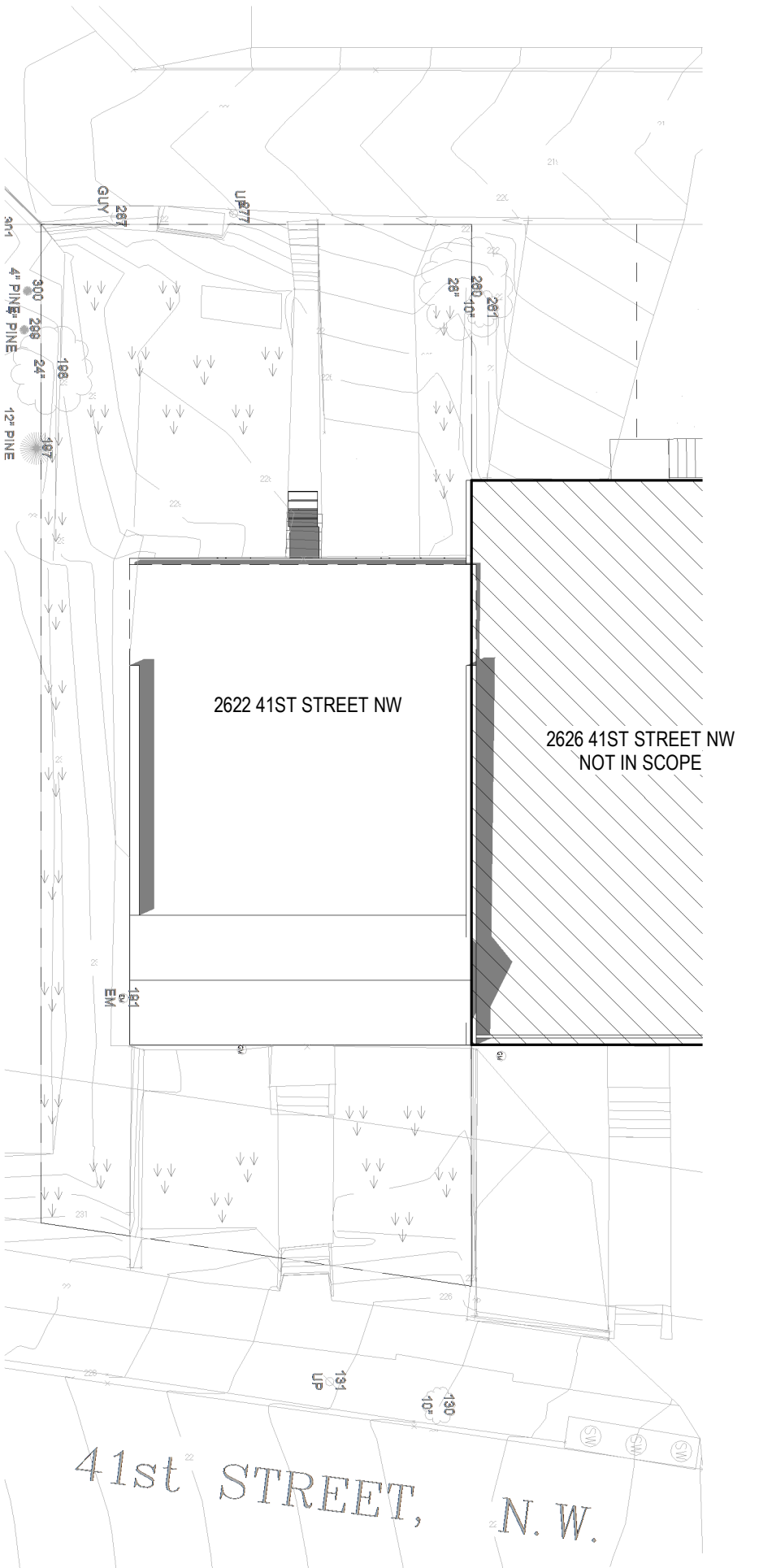
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1/16" = 1'-0"



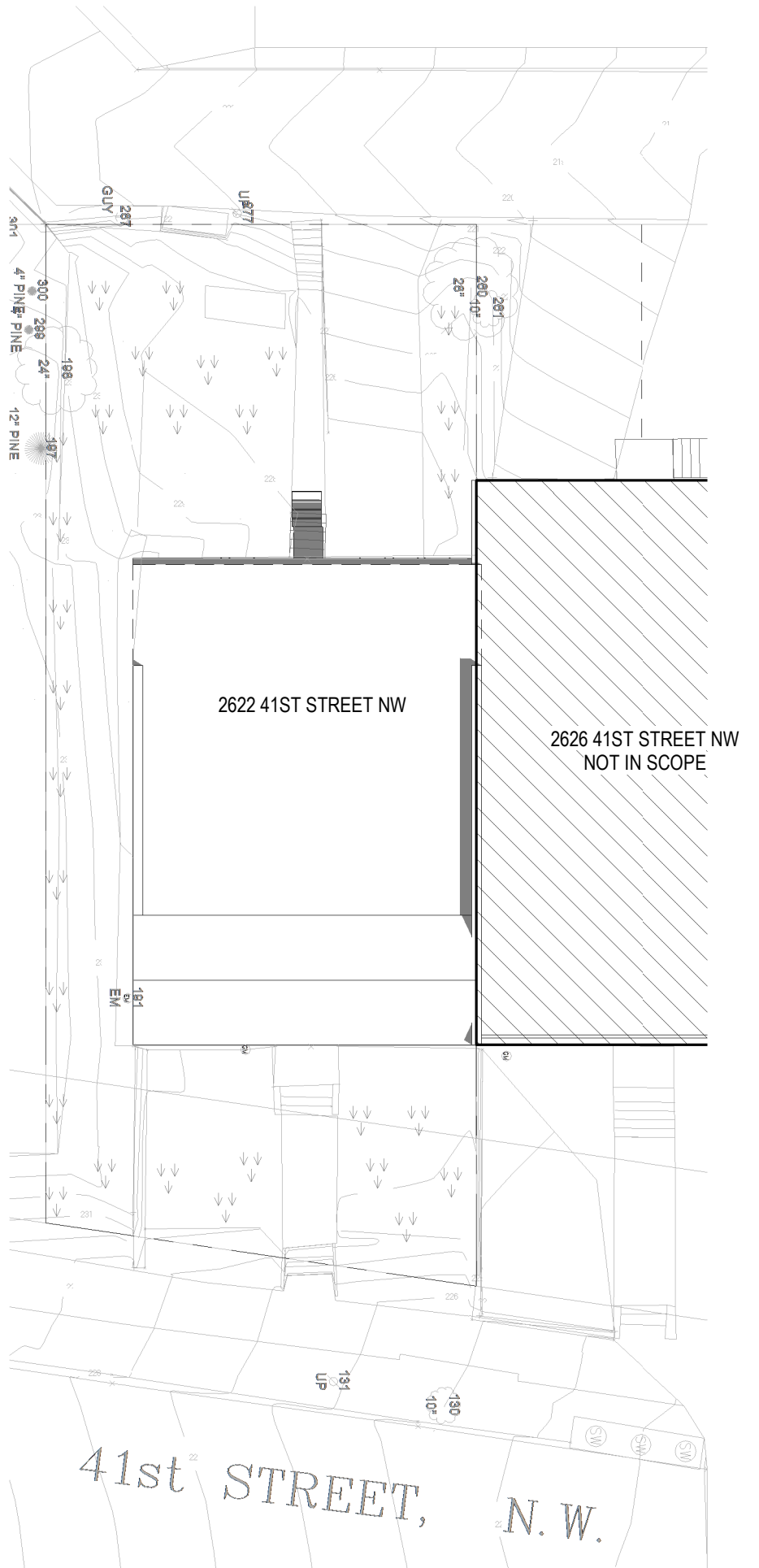
⑤ EXISTING SHADOW STUDIES - WS 10AM  
1/16" = 1'-0"



⑥ EXISTING SHADOW STUDIES - WS 2PM  
1/16" = 1'-0"



⑦ EXISTING SHADOW STUDIES - SS 2PM  
1/16" = 1'-0"



⑧ EXISTING SHADOW STUDIES - SS 10AM  
1/16" = 1'-0"

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SHEET TITLE: SHADOW STUDIES

PROJECT NO: 2021.172

DATE 05/19/2025

SCALE: 1/16" = 1'-0"

A0015





LOCATION OF FUTURE 3'-0" TALL EGRESS WELL  
MTL RAIL ( TO MATCH EXISTING STAIR RAIL)

ALL EXISTING FACADE FEATURES TO REMAIN - NOT IN SCOPE.

2622 41ST STREET - EXISTING FRONT FACADE



2622 41ST STREET - EXISTING REAR FACADE



① Elevation 2 - a  
1/4" = 1'-0"



③ Elevation 3 - a  
1/4" = 1'-0"



② Elevation 1 - a  
1/4" = 1'-0"

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SHEET TITLE: ELEVATIONS

PROJECT NO: 2021.172

DATE: 05/19/2025

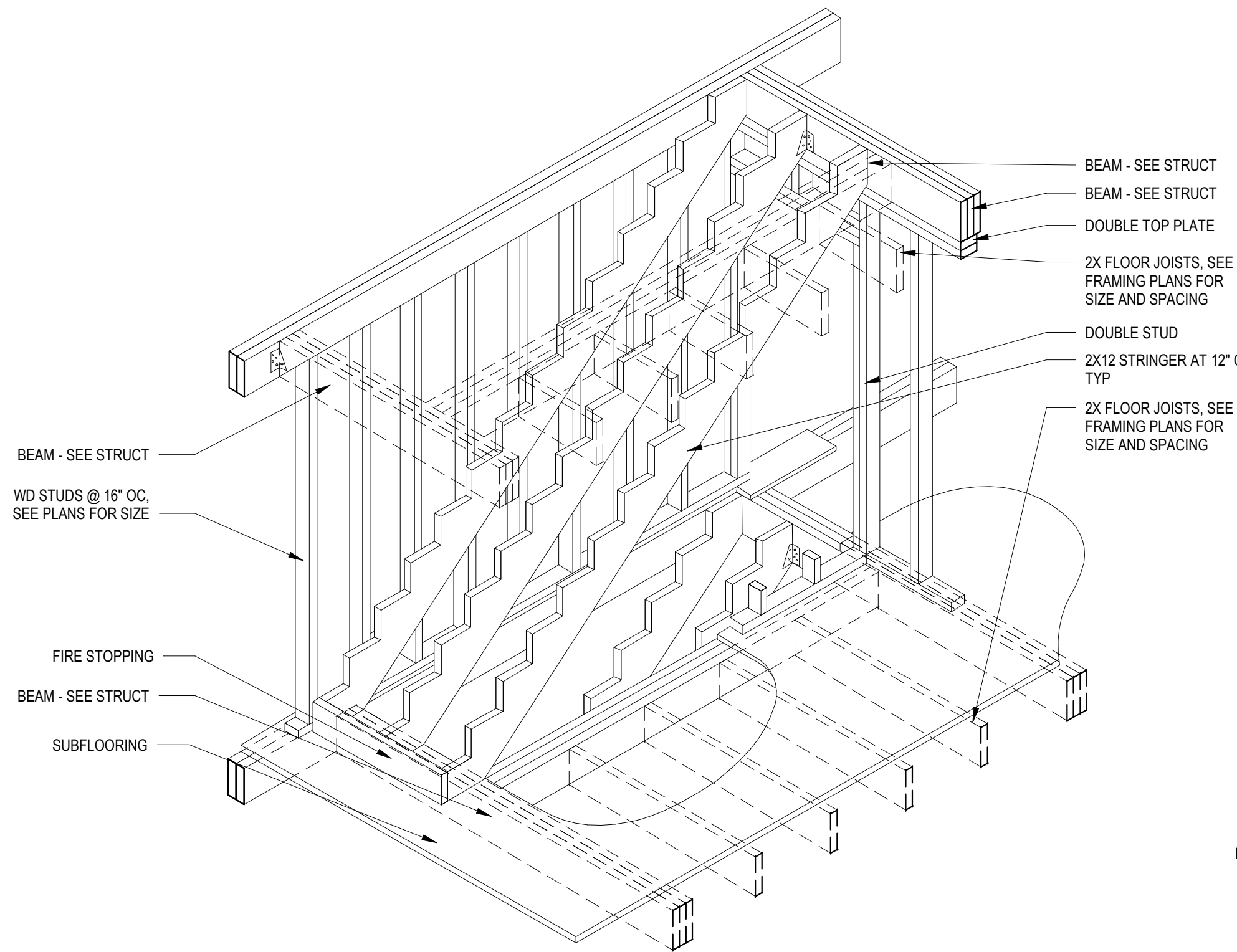
SCALE: 1/4" = 1'-0"

**A0020**

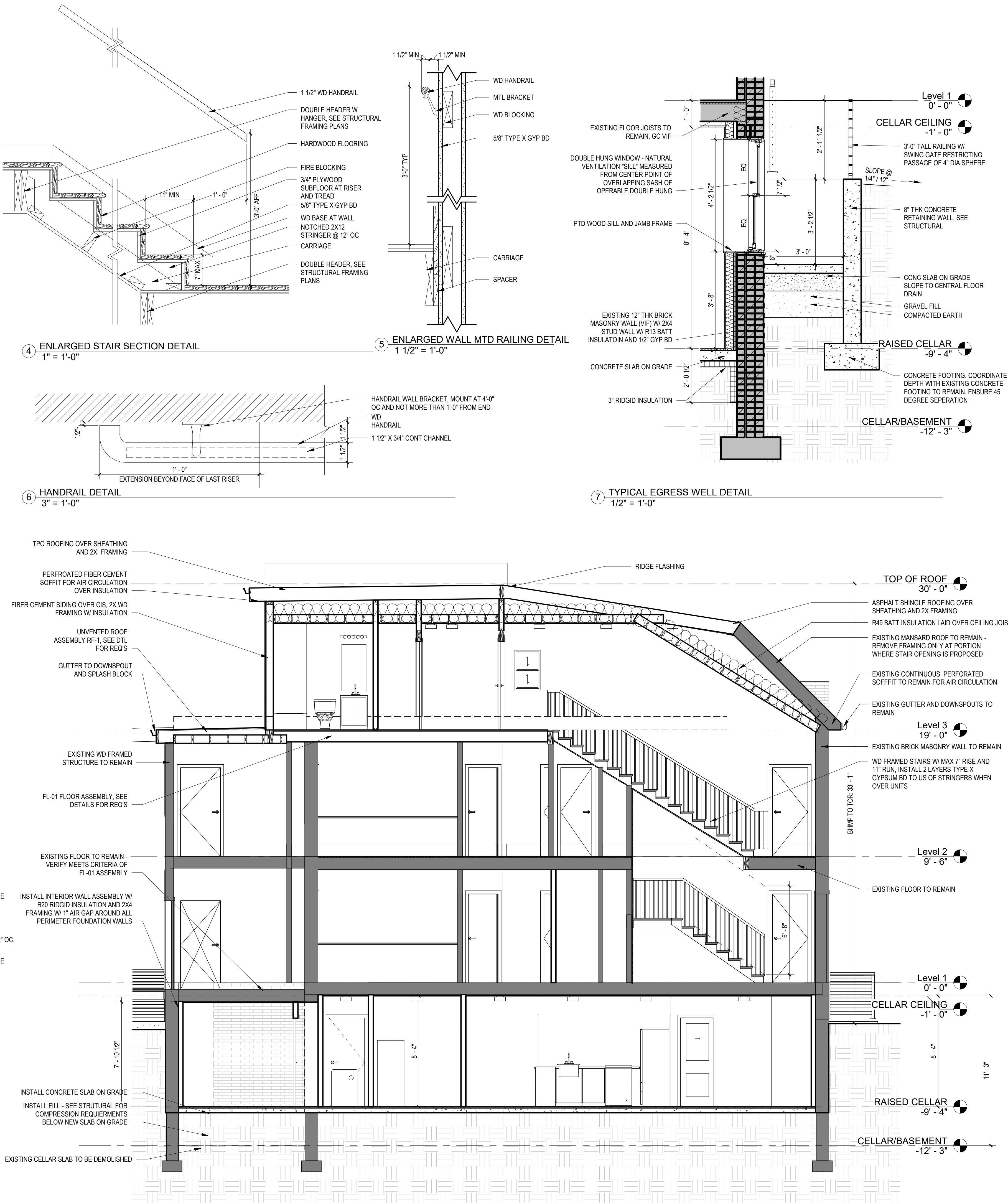


TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed.  The junction of the top plate and top of exterior walls shall be sealed.  Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim Joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl Space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



2 Stair Opening Framing  
1/2" = 1'-0"



1 Section 2  
1/4" = 1'-0"

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SHEET TITLE: SECTION & ENLARGED DETAILS

PROJECT NO: 2021.172

DATE: 05/19/2025

SCALE: As indicated

**A0050**