

# 2622RESIDENCES

2622 41ST STREET NW,  
WASHINGTON, DC 20007

**ISSUED FOR:** BZA

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

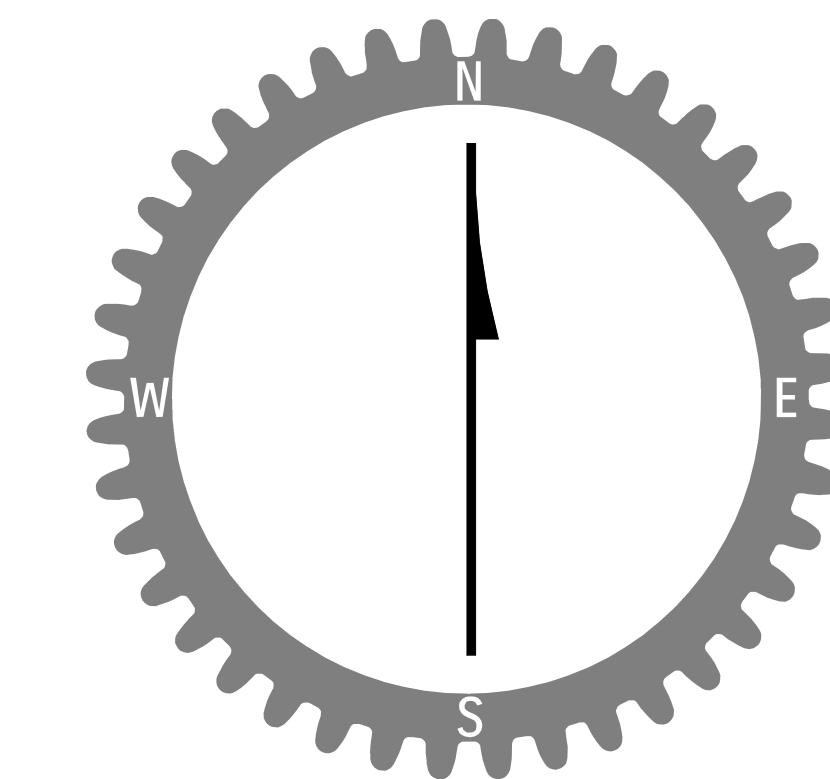
**ARCHITECT:**



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**CLIENT:**

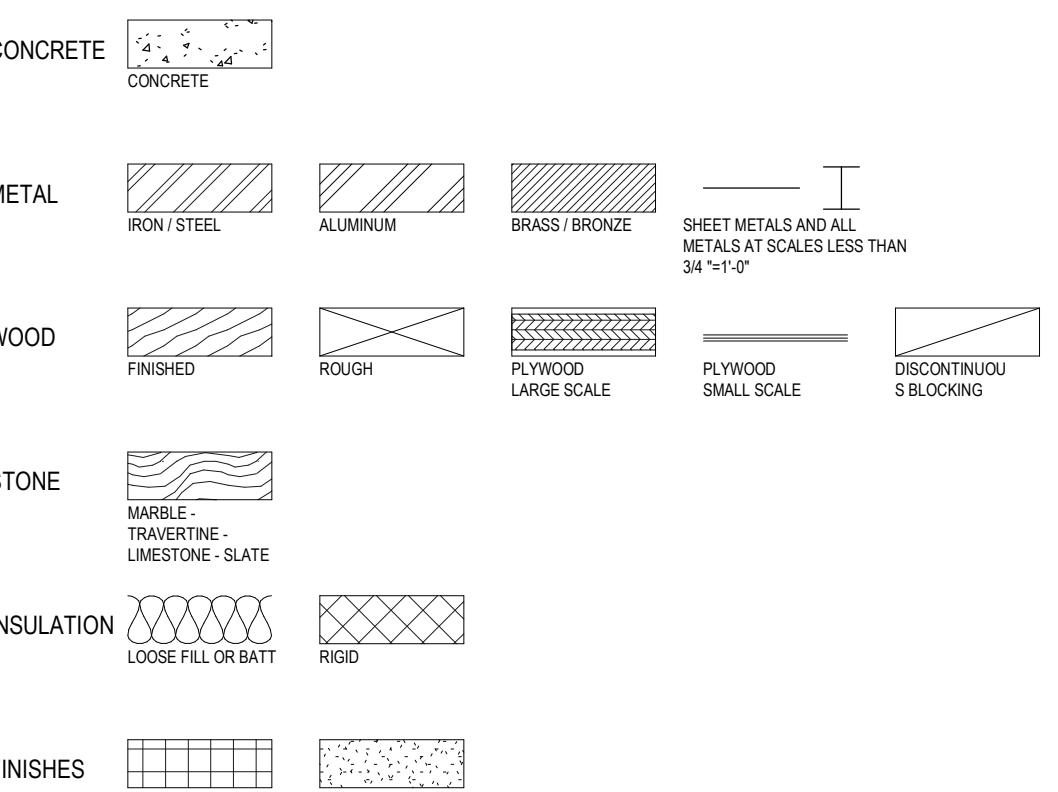
DISTRICT LINE DEVELOPMENT  
MATT MEDVENE  
700 RANDOLPH STREET NW  
WASHINGTON, DC 20011



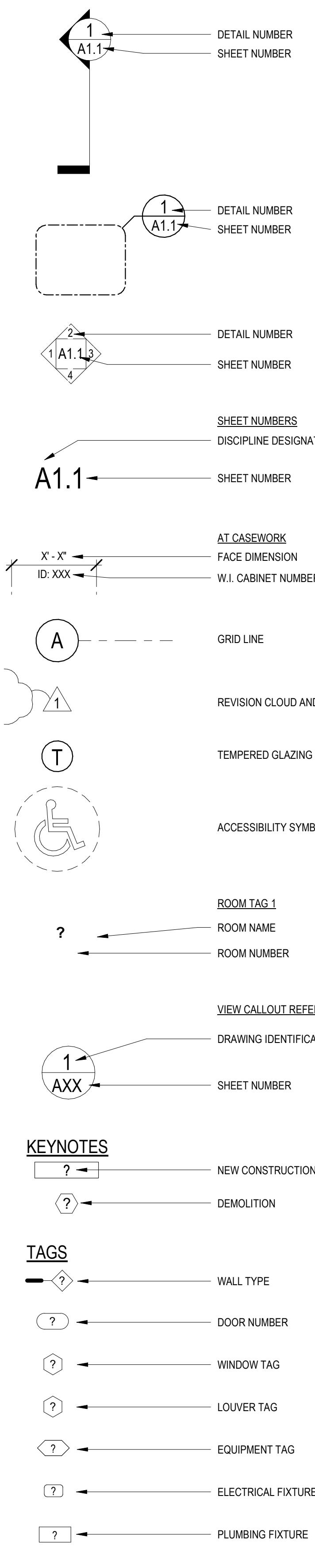
## ABBREVIATIONS

A.D.	AREA DRAIN	INT.	INTERIOR
AB.	ANCHOR BOLT	JAN.	JANITOR
ABV.	ABOVE	JST.	JUNCTION BOX
ACC.	ACCESS	JT.	JOINT
ACOUS.	ACOUSTICAL	KD.	KNOCK DOWN
ACT.	ACOUSTICAL CEILING TILE	KIT.	KITCHEN
ADJ.	ADJUSTABLE	KO.	KNOCK OUT
AFF.	ABOVE FINISH FLOOR	LAM.	LAMINATE (ED)
AHU.	AIR HANDLING UNIT	LAV.	LAVATORY
ALT.	ALTERNATE	LIN.	LINEAR (LINEAL)
ALUM.	ALUMINUM	LP.	LOW POINT
ANC.	ANCHORS	LT.	LIGHT
APPROX.	APPROXIMATELY	LW.	LIGHTWEIGHT
ARCH.	ARCHITECT	MACH.	MACHINE
AUTO.	AUTOMATIC	MAINT.	MAINTENANCE
AVG.	AVERAGE	MATL.	MATERIAL
B.	BATHROOM	MAX.	MAXIMUM
B.O.	BY OWNER	MDF.	MEDIUM DENSITY FIBERBOARD
BD.	BEAD	MECH.	MECHANICAL
BIT.	BITUMINOUS	MEMB.	MEMBRANE
BLDG.	BUILDING	MET., MTL.	METALLIC OR METAL
BLK.	BLOCK	MEZZ.	MEZZANINE
BLKG.	BLOCKING	MFR.	MANUFACTURER
BM.	BEAM	MIN.	MINIMUM
BOT.	BOTTOM	MISC.	MISCELLANEOUS
BRD.	BOARD	MLDG.	MOULDING
BRKT.	BRACKET	MO.	MASONRY OPENING
BSMT.	BASMENT	MOD.	MODIFIED
BU.	BUILT UP	MOUNT.	MOUNTED (MOUNTING)
CAB., CABT.	CABINET	N.	NORTH
CEM.	CEMENT (TTON)	NIC.	NOT IN CONTRACT
CF.	CUBIC FEET (FOOT)	NO.	NUMBER
CI.	CAST IRON	NRC.	NOISE REDUCTION COEFFICIENT
CJ.	CONTROL JOINT	NTS.	NOT TO SCALE
CL.	CLOSET	OA.	OVERALL
CLG.	CEILING	O.C.	ON CENTER
CLL.	CONTRACT LIMIT LINE	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OFFC.	OWNER FURNISHED CONTRACTOR INSTALLED
CMU.	CONCRETE MASONRY UNIT	OFF.	OFFICE
CNR.	CORNER	OH.	OVERHEAD
CO.	CLEAN OUT	OPG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	PAR.	PARTIAL
CONST.	CONSTRUCTION	PED.	PEDIMENTAL
CONT.	CONTINUOUS	PLAS. LAM./P.LAM./PLASTIC LAMINATE	PLYWOOD
CS.	CARPET	PLYWD.	PANEL
CT.	COURSES	POL.	POLISH (POLISHED)
CTR.	CERAMIC TILE	PR.	PAIR
CTSK.	CENTER	PREFAB.	PREFABRICATED
DBL.	DOUBLE	PRTN.	PARTITION
DEPT.	DEPARTMENT	PSF.	POUNDS PER SQUARE FOOT
DET.	DETAIL	PSI.	POUNDS PER SQUARE INCH
DF.	DRINKING FOUNTAIN	PT.	POINT
DIA.	DIAmeter	PTD.	PAINTED
DIFF.	DIFFUSER	QT.	QUARRY TILE
DIM.	DImension	QTY.	QUANTITY
DISP.	DISPENSER	R.	RISER
DIV.	DIVISION (DIVIDED)	RAD.	RADIUS
DN.	DOWN	RD.	ROAD
DR.	DOOR	REF.	REFRIGERATOR
DS.	DIVIDER STRIP	REINF.	REINFORCED (ING)
DW.	DISHWASHER	REQ.	REQUIRED
DWG.	DRAWING	RES.	RESILIENT
DWR.	DRAWER	REV.	REVISE (REVISION)
E.	EAST	RM.	ROOM
EA.	EACH	RO.	ROUGH OPENING
EJ.	EXPANSION JOINT	RTU.	ROOF TOP UNIT
EL.	ELEVATION	S.	SOUTH
ELEC.	ELECTRICAL	S.TL. OR S.S.	STAINLESS STEEL
ELEV.	ELEVATOR	SC. WD.	SOLID CORE WOOD
ENCL.	ENCLOSURE	SCHED.	SCHEDULED
ENT.	ENTRANCE	SECT.	SECTION
EQ.	EQUAL	SF.	SQUARE FEET (FOOT)
EQUIP.	EQUIPMENT	SHR.	SHOWER
EWC.	ELECTRIC WATER COOLER	SHT.	SHEET
EX.	EXISTING	SIM.	SIMILAR
EXP.	EXPANSION	SL.	SLING
EXT.	EXTERIOR	SQ.	SQUARE
FD.	FLOOR DRAIN	SSK.	SERVICE SINK
FE(C).	FE FIRE EXTINGUISHER (CABINET)	STA.	STATION
FF.	FINISHED FLOOR	STC.	SOUND TRANSMISSION CLASS
FIN.	FINISH	STD.	STANDARD
FL.	FLOOR	STL.	STEEL
FLEX.	FLEXIBLE	STOR.	STORAGE
FLSG.	FLASHING	STRUCT.	STRUCTURAL
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED
FR.	FRAME	SW.	SWITCH
FRF.	FRP PROOFING	SYS.	SYSTEM
FRT.	FIRE RETARDANT TREATED	TAG.	TONGUE AND GROOVE
FT.	FOOT (FEET)	TEL.	TELEPHONE
FTG.	FOOTING	TEMP.	TEMPERED
FVC.	FIRE VALVE CABINET	THK.	THICK
G.C.	GENERAL CONTRACTOR	THR.	THRESHOLD
GA.	GAUGE	TILT.	TOILET
GALV.	GALVANIZED	TR.	TREAD
GB.	GYPSUM BOARD	TV.	TELEVISION
GL.	GLASS	TYP.	TYPICAL
GR.	GRADE	U.N.O.	UNLESS NOTED OTHERWISE
GYP. BRD.	GYPSUM BOARD	UL.	UNDERWRITER'S LABORATORIES INC.
HB.	HOSE BIB	UNF.	UNFINISHED
HC.WD.	HOLLOW CORE WOOD	UR.	URINAL
HD.	HEAVY DUTY	UTL.	UTILITY
HDWD.	HARDWOOD	V.I.F.	VERTICAL IN FIELD
HDVR.	HARDWARE	VCT.	VINYL COMPOSITION TILE
HGT.	HEIGHT	VERT.	VERTICAL
HM.	HOLLOW METAL	VEST.	VESTIBULE
HORIZ.	HORIZONTAL	W.	WEST
HP.	HIGH POINT	W/	WITH
HR.	HOUR	W/O	WITHOUT
HVAC.	HEAT VENTILATING AIR COND.	WD.	WOOD
ID.	INSIDE DIAMETER	WP.	WATER HEATER
INCL.	INCLUDE (ING)	WATERPROOFING	WATERPROOFING
INST.	INSTANTANEOUS	WATER RESISTANT	WATER RESISTANT
INSUL.	INSULATION	WEIGHT	WEIGHT

## MATERIAL DESIGNATIONS



## ANNOTATION SYMBOLS



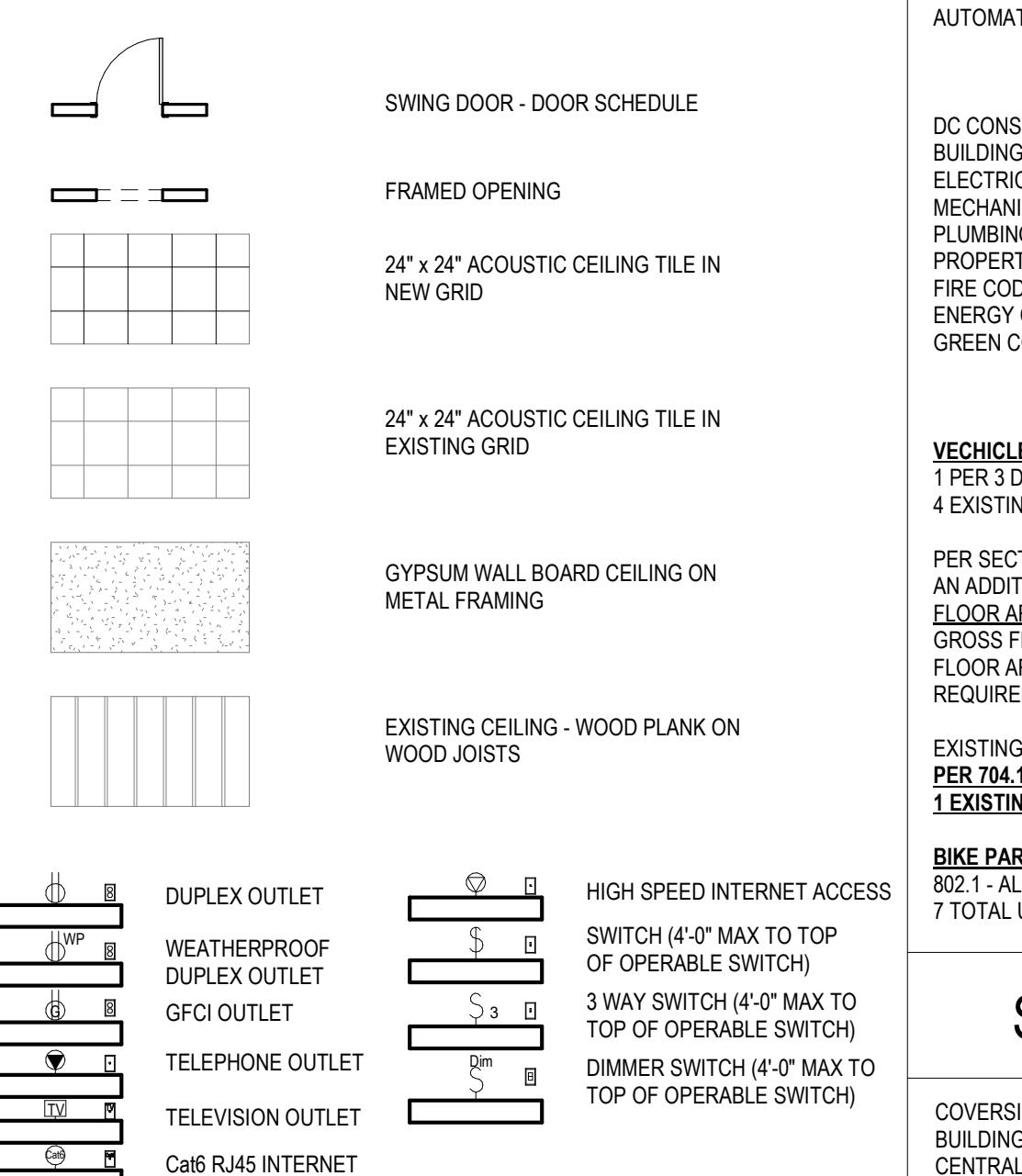
## PROJECT DIRECTORY

CLIENT:	DISTRICT LINE DEVELOPMENT
	MATT MEDVENE
	700 RANDOLPH ST NW
	WASHINGTON, DC 20011
ARCHITECT:	//3877
	DAVID SHOVE-BROWN, AIA, NCARB
	RYAN PETYAK, AIA, NCARB
	3333 K ST NW, SUITE 60
	WASHINGTON, DC 20007
MEP ENGINEER:	KK ENGINEERING
	KHALID KHALIFA
	8850 COLUMBIA 100 PKWY
	COLUMBIA, MD 21045

## CODE INFORMATION

ADDRESS:	2622 41ST ST NW, WASHINGTON, DC 20007
SQUARE:	1708
LOT:	0013
ZONE:	RA-1
EXISTING USE:	APARTMENT HOUSE - (4 UNIT)
PROPOSED USE:	APARTMENT HOUSE - (7 UNIT)
CONSTRUCTION TYPE:	VB
YEAR BUILT:	1938
MAX HEIGHT:	40', 3 STORIES
EXISTING HEIGHT:	28'-6", 2 STORIES + CELLAR
PROPOSED HEIGHT:	33'-1", 3 STORIES + CELLAR
AREA OF WORK:	1753 SF
LOT AREA:	4671 SF
EX BUILDING AREA:	1753 SF (NO CHANGE)
EX CELLAR:	223 SF
PROPOSED CELLAR:	1753 SF
EX L1 FLOOR AREA:	1753 SF (NO CHANGE)
EX L2 FLOOR AREA:	1753 SF (NO CHANGE)
PROPOSED L3 FLOOR AREA:	659 SF
EXISTING GROSS FLOOR AREA:	3500 SF
PROPOSED GROSS FLOOR AREA:	4203 SF (CELLAR NOT COUNTED TOWARDS GFA)
MAX FAR:	9 (4203 SF)
EXISTING FAR:	7.125 (5500 SF)
PROPOSED FAR:	9 (4203 SF)
MAX LOT OCCUPANCY:	40%
EXISTING LOT OCCUPANCY:	37.5% (NO CHANGE)
MIN REAR YARD:	20'-0"
EXISTING REAR YARD:	34'-3" (NO CHANGE)
MIN SIDE YARD:	<3' UNITS PER FLOOR, 1 SIDE YARD REQUIRED
EXISTING SIDE YARD:	7.125 PER BLDG HEIGHT, 8'-0" MIN SIDE YARD
AUTOMATIC SPRINKLER:	9'-0" (NO CHANGE)
	YES
	SPRINKLER PROTECTION SHALL BE INSTALLED IN THE NEW UNITS.

## DRAWING SYMBOLS



DC CONSTRUCTION CODES:  
BUILDING CODE: TITLE 12 DDMR, DC CONSTRUCTION CODE SUPPLEMENT (2017)  
2017 INTERNATIONAL BUILDING CODE (IBC)  
ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE (NEPA)  
MECHANICAL CODE: 2017 INTERNATIONAL MECHANICAL CODE (IMC)  
PLUMBING: 2017 INTERNATIONAL PLUMBING CODE (IPC)  
PROPERTY MAINTENANCE: 2017 INTERNATIONAL PROPERTY MAINTENANCE CODE  
FIRE CODE: 2017 INTERNATIONAL FIRE CODE (IFC)  
ENERGY CONSERVATION: 2017 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
GREEN CONSTRUCTION: 2017 ICC GREEN CONSTRUCTION CO

VEHICLE PARKING REQUIREMENTS:  
1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS  
4 EXISTING UNITS - NO PARKING REQUIRED

PER SECTION 704.1  
AN ADDITION TO AN EXISTING BUILDING TRIGGERS ADDITIONAL PARKING REQUIREMENTS ONLY WHEN THE GROSS FLOOR AREA OF THE BUILDING IS EXPANDED OR ENLARGED BY TWENTY-FIVE PERCENT (25%) OR MORE BEYOND THE GROSS FLOOR AREA ON THE EFFECTIVE DATE OF THIS TITLE, OR IN THE CASE OF A NEW BUILDING, THE GROSS FLOOR AREA USED TO CALCULATE THE INITIAL PARKING REQUIREMENT. THE ADDITIONAL MINIMUM PARKING REQUIRED SHALL BE CALCULATED BASED UPON THE ENTIRE GROSS FLOOR AREA ADDED.

EXISTING GFA - 3500 SF / PROPOSED GFA - 4203 SF = 17% INCREASE  
PER 704.1 - NO PARKING SPACES ARE REQUIRED AS 17% IS < 25%.

1 EXISTING PARKING SPACE TO REMAIN

BIKE PARKING REQUIREMENTS:  
802.1 - ALL RESIDENTIAL USES WITH 8 OR MORE DWELLING UNITS SHALL PROVIDE BICYCLE PARKING SPACES  
7 TOTAL UNITS = NO BICYCLE PARKING SPACES REQUIRED.

CONVERSION OF EXISTING STORAGE, UTILITY ROOM AND CRAWL SPACE IN CELLAR IN 4 UNIT MULTIFAMILY BUILDING INTO A 5TH AND 6TH UNIT ALONG WITH ROOFTOP ADDITION FOR 7TH UNIT. UNITS HAVE ACCESS TO CENTRAL INTERNAL STAIR. PROPOSED UNITS WILL HAVE ITS OWN MECHANICAL SYSTEMS, NEW LIGHTING, FINISHES, FULL BATHROOM AND KITCHEN. EACH NEW UNIT TO BE TYPE B UNIT. SCOPE ON L1 LIMITED TO INSTALLATION OF STAIR TO CELLAR. SCOPE ON L2 LIMITED TO INSTALLATION OF STAIR TO LEVEL 3.

## INTERIOR STAIRWAY IDENTIFICATION (NFPA 101 7.2.2.5.4)

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.  
SIGNAGE IS TO COMPLY WITH IBC 102.9  
GENERAL NOTE:  
1 SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE  
2 SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

STAIRWAY EXAMPLE

STAIR FLOOR: TOP MAX. 84" ABOVE FLOOR LANDING  
MIN. 1.5" HIGH LETTERS  
MIN. 5' HIGH NUMBER, TACTILE  
BRAILLE COMPLYING ICC A117.1  
MIN. 1" HIGH LETTERS  
BOTTOM MIN. 48" ABOVE FLOOR LANDING

## DRAWING LIST

Sheet List		
Sheet Number	Sheet Name	
0001	COVER	
0002	PROJECT INFORMATION	
0003	DOORS, PARTITIONS, AND SCHEDULES	
0004	ACCESSIBILITY - SANITARY FACILITIES	
A0010	SITE PLANS	
A0011	DEMOLITION FLOOR PLANS	
A0012	ARCHITECTURAL FLOOR PLANS	
A0013	ARCHITECTURAL FLOOR PLANS	
A0014	ARCHITECTURAL FLOOR PLANS	
A0015	SHADOW STUDIES	
A0016	REFLECTED CEILING PLANS	
A0020	ELEVATIONS	
A0050	SECTION & ENLARGED DETAILS	

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CONSULTANTS

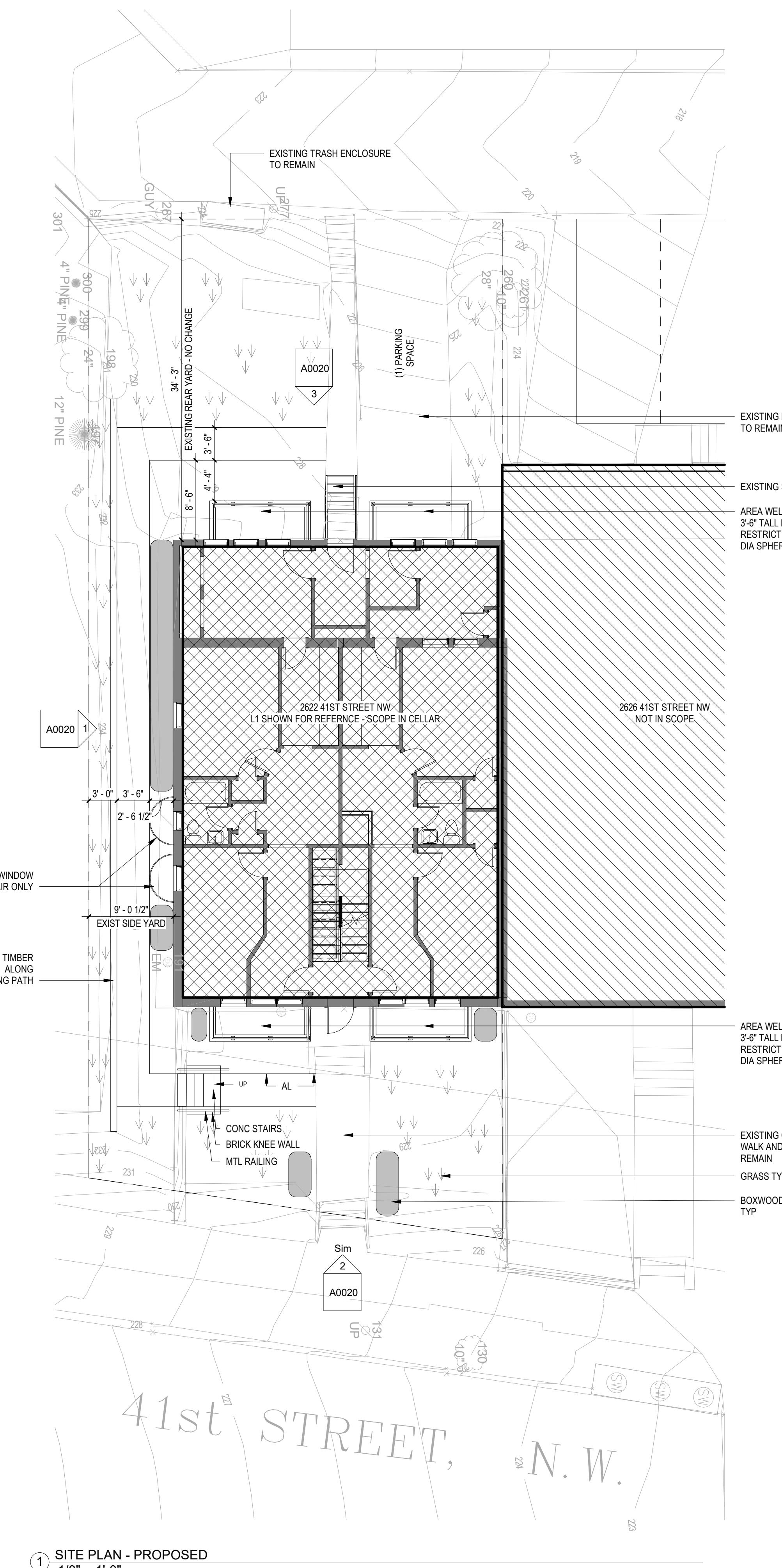
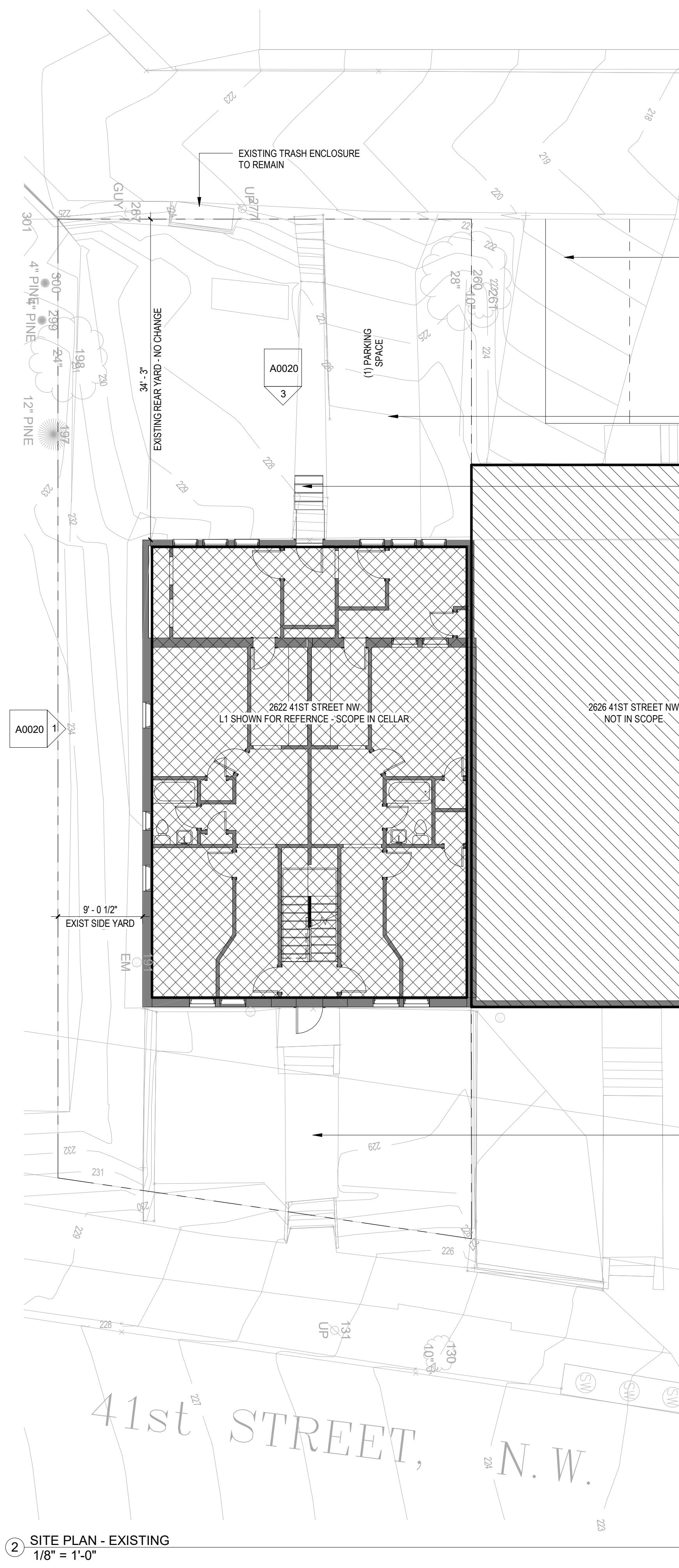
DRAWING DATA  
PROJECT: 2622 41ST STREET NW  
ADDRESS: 2622 41ST STREET NW  
WASHINGTON, DC 20007

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-GLOSS 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 FOR LEAKAGE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 808. 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 NOT 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

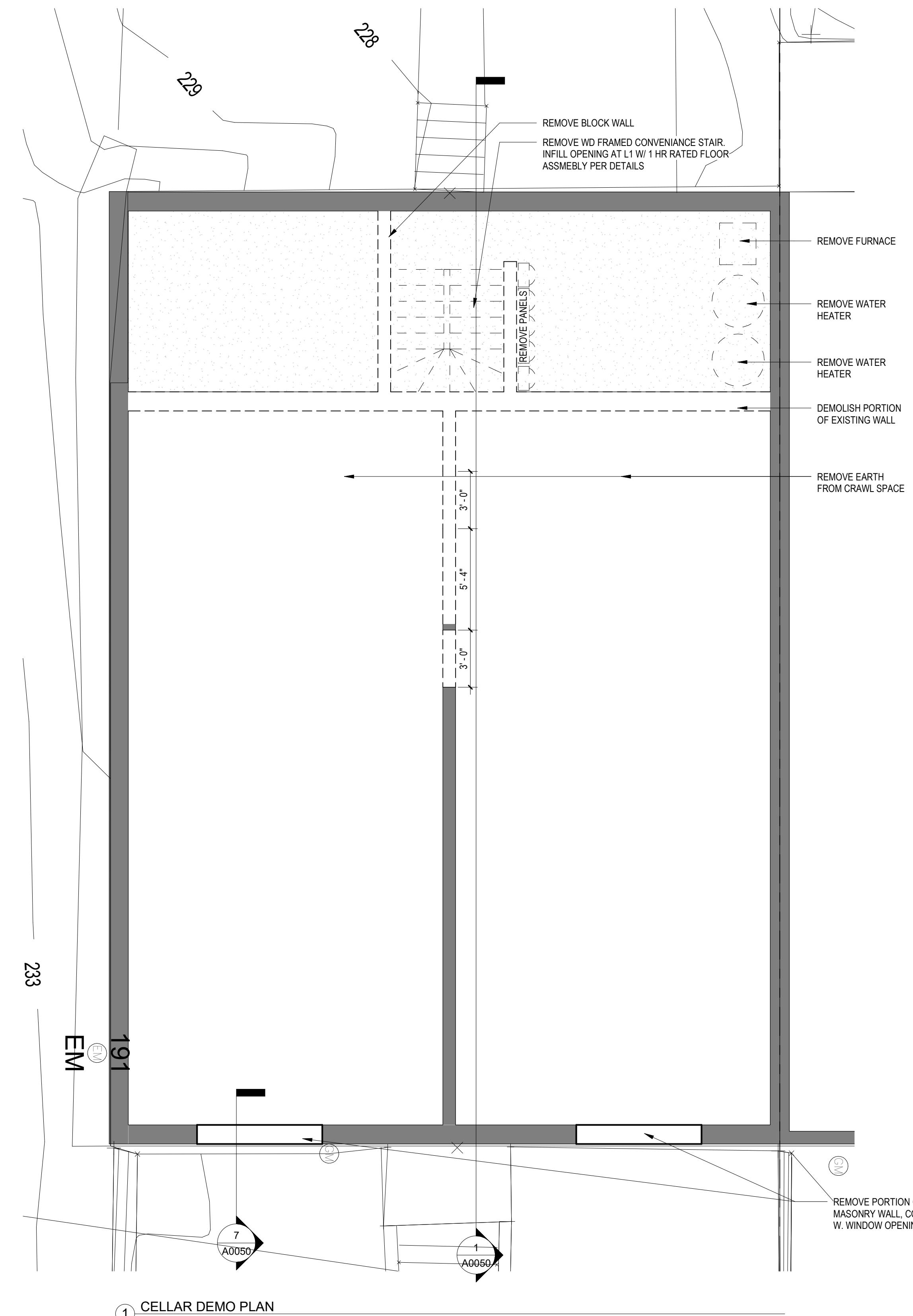
## INTERIOR FINISHES (PER DCBC TABLE 803.11)

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 C  
**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 1-3 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 ELECTRICAL WIRING 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 FINISHES. SUBFLOOR TO REMAIN.

 EXISTING TO REMAIN



# //3877

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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

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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**

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
11. GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
12. 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
13. 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.
14. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS IN RECESSED JL ORBIT LOW PROFILE CABINET @ 48" AFF
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
16. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)

17. 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
18. 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
19. 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
20. 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.

### **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 wainscoting or paneling not more than 1,000 square feet of applied surface area in the grade lobby 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 from grade plane, Class B interior finish for nonsprinklered buildings and Class C 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. Those that do not comply with this shall be considered enclosing spaces and spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy shall be the governing factor regardless of the group classification of the building.
    - 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 having an occupant load of 300 persons or less.

**Architectural Floor Plan Legend:**

- NATURAL LIGHTING REQ:**
  - 70 \* .08 = 5.6 SF CLEAR GLAZING REQ'D
  - 70 \* .04 = 2.8 SF NATURAL VENT. REQ'D
  - 14.6 SF OF CLEAR GLAZING**
  - 7.3 SF OF OPERABLE GLAZING**
  - 14.6 SF > 5.6 SF
  - 7.3 SF > 2.8 SF
- CLOSET ROD AND SHELF**
- PARTITION TYPE C, 1 HR RATED PARTITION**
- TYPE B RESTROOM - SEE BLOCKING REQ'S**
- SURFACE MTD ABC FIRE EXTINGUISHER CABINET**
- RAISED CHARACTER AND BRAILLE EXIT SIGN, SEE A001 FOR REQ'S**
- TYPE B KITCHEN - SEE BLOCKING REQ'S**
- NATURAL LIGHTING REQ:**
  - 369 \* .08 = 29.52 SF CLEAR GLAZING REQ'D
  - NATURAL VENTILATION REQ: 369 \* .04 = 14.67 SF REQ'D
  - 30 SF OF CLEAR GLAZING**
  - 14.8 SF OF OPERABLE GLAZING**
  - 30 SF > 29.52 SF
  - 14.8 SF > 14.67 SF
- 30 SF OF CLEAR GLAZING**
- 14.8 SF OF OPERABLE GLAZING**
- 30 SF > 29.52 SF**
- 14.8 SF > 14.67 SF**
- 2X WD FRAMED STAIRS W/ WD RAILINGS**
- 2X RAISED FLOOR FRAMING OVER INSULATED SLAB OVER 10MIL WB AND 3" RIGID FOAM INSULATION ON GRADE**
- NATURAL LIGHTING REQ:**
  - 71 \* .08 = 5.6 SF CLEAR GLAZING REQ'D
  - 71 \* .04 = 2.8 SF NATURAL VENT. REQ'D
  - 14.6 SF OF CLEAR GLAZING**
  - 7.3 SF OF OPERABLE GLAZING**
  - 14.6 SF > 5.6 SF
  - 7.3 SF > 2.8 SF
- INSTALL WD FRAMED STAIR 2 CARRIAGE STRINGS AT 12" LL WD HANDRAILS**
- RASTER AND BRAILLE EXIT SIGN, SEE A001 FOR REQ'S**
- AREA WELL TO GRADE, TYP**

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

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## DRAWING D

PROJECT: **2622 41ST STREET NW**

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

NO.	ISSUE	DATE
2	FOR PERMIT	1/12/2022

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**SEAL &  
SIGNATURE:**

SHEET TITLE: ARCHITECTURAL FLOOR PLAN

PROJECT NO: 2021 172

DATE 05/19/2025

SCALE: As indicated

— 1 —

100

## ANSWER

A0012

## 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
- 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 AS FOLLOWS: EA. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST, SEE PLAN FOR FIRE EXTINGUISHER (FE) 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 EFFECT
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOUP 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)

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 a. Other 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.  
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 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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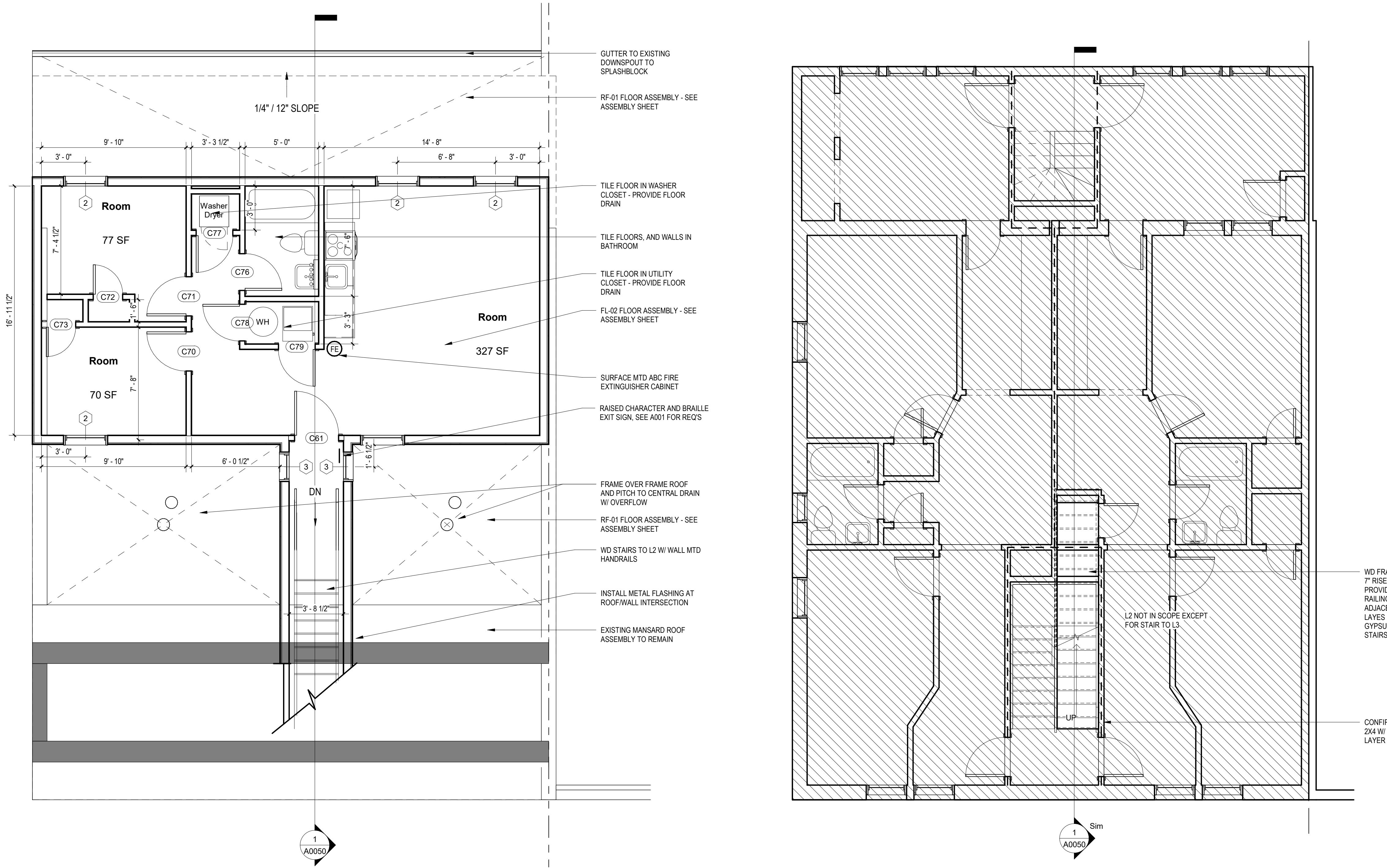
### DRAWING DATA

PROJECT: 2622 41ST STREET NW  
 ADDRESS: 2622 41ST STREET NW  
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NO	ISSUE	DATE
0	FOR PERMIT	1/18/2022

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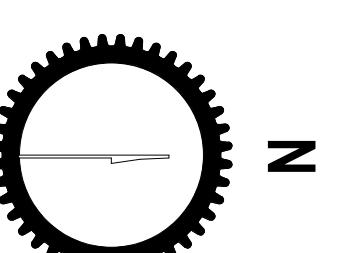


2 LEVEL 3 FLOOR PLAN  
 A0013 1/4" = 1'-0"

1 LEVEL 2 FLOOR PLAN  
 A0013 1/4" = 1'-0"

SHEET TITLE: ARCHITECTURAL FLOOR PLANS  
 PROJECT NO: 2021.172

DATE 05/19/2025  
 SCALE: As indicated



# A0013

## CONSTRUCTION GENERAL NOTES

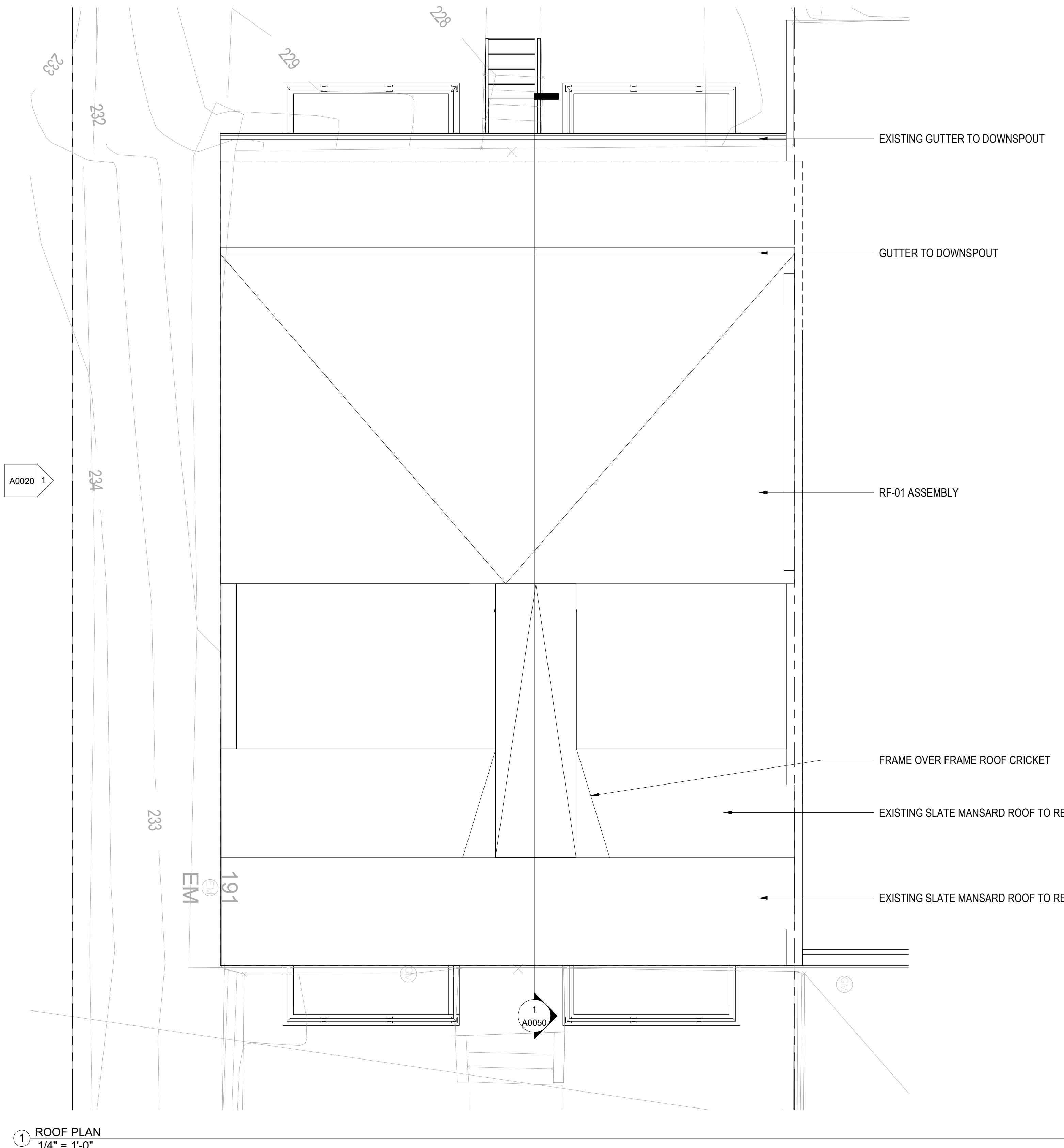
- ALL DIMENSIONS TO FINISH FACE, U.N.O.
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SHEET TITLE: ARCHITECTURAL FLOOR PLANS  
PROJECT NO: 2021.172  
DATE: 05/19/2025  
SCALE: As indicated

A0014

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SEAL & SIGNATURE:

SHEET TITLE: SHADOW STUDIES  
 PROJECT NO: 2021.172  
 DATE: 05/19/2025  
 SCALE: 1/16" = 1'-0"

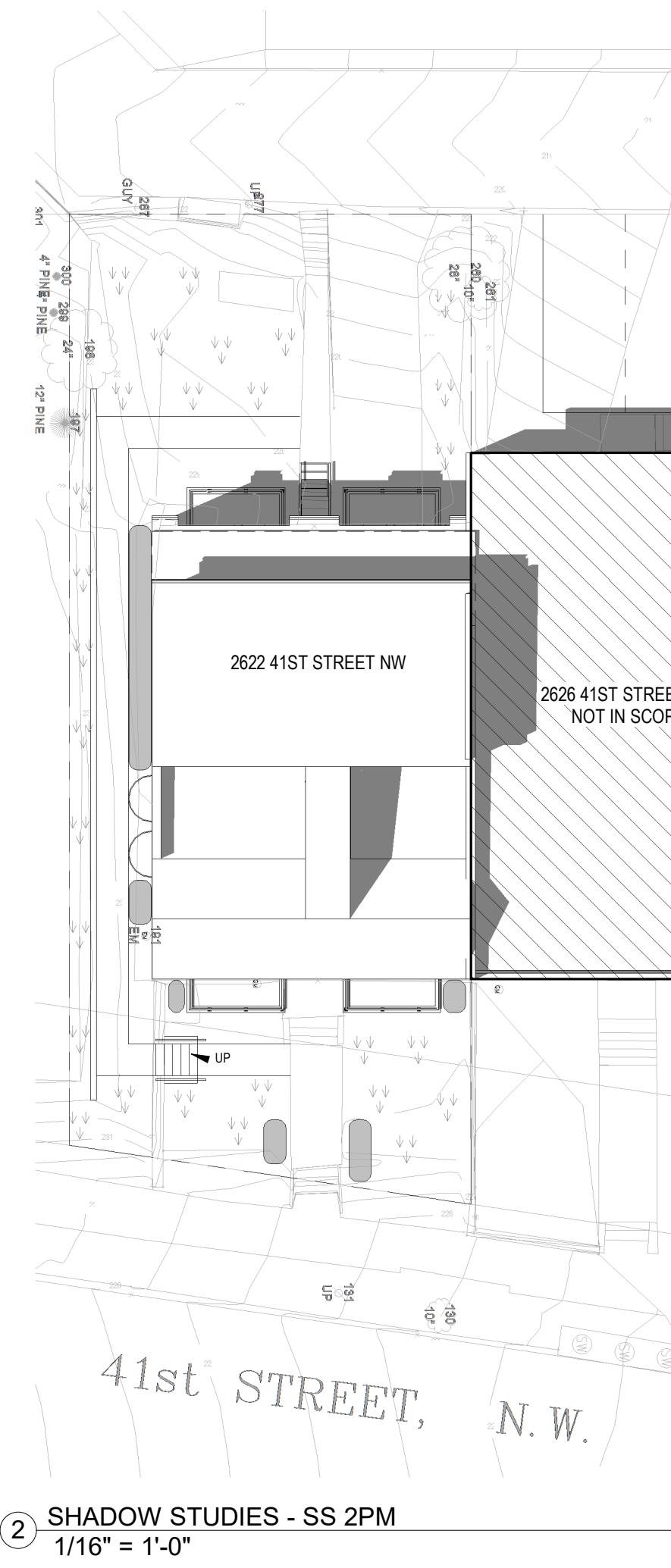
**A0015**



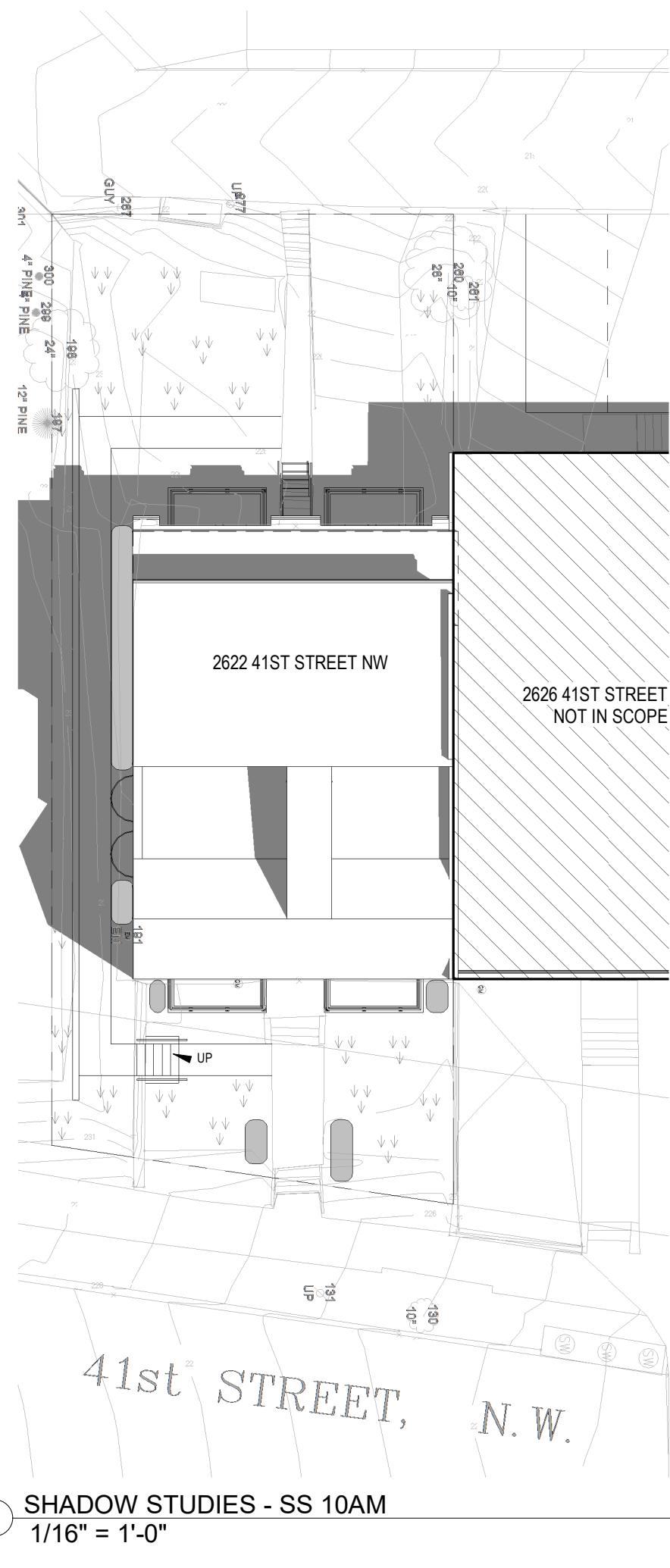
④ SHADOW STUDIES - WS 10AM  
 $1/16'' = 1'-0''$



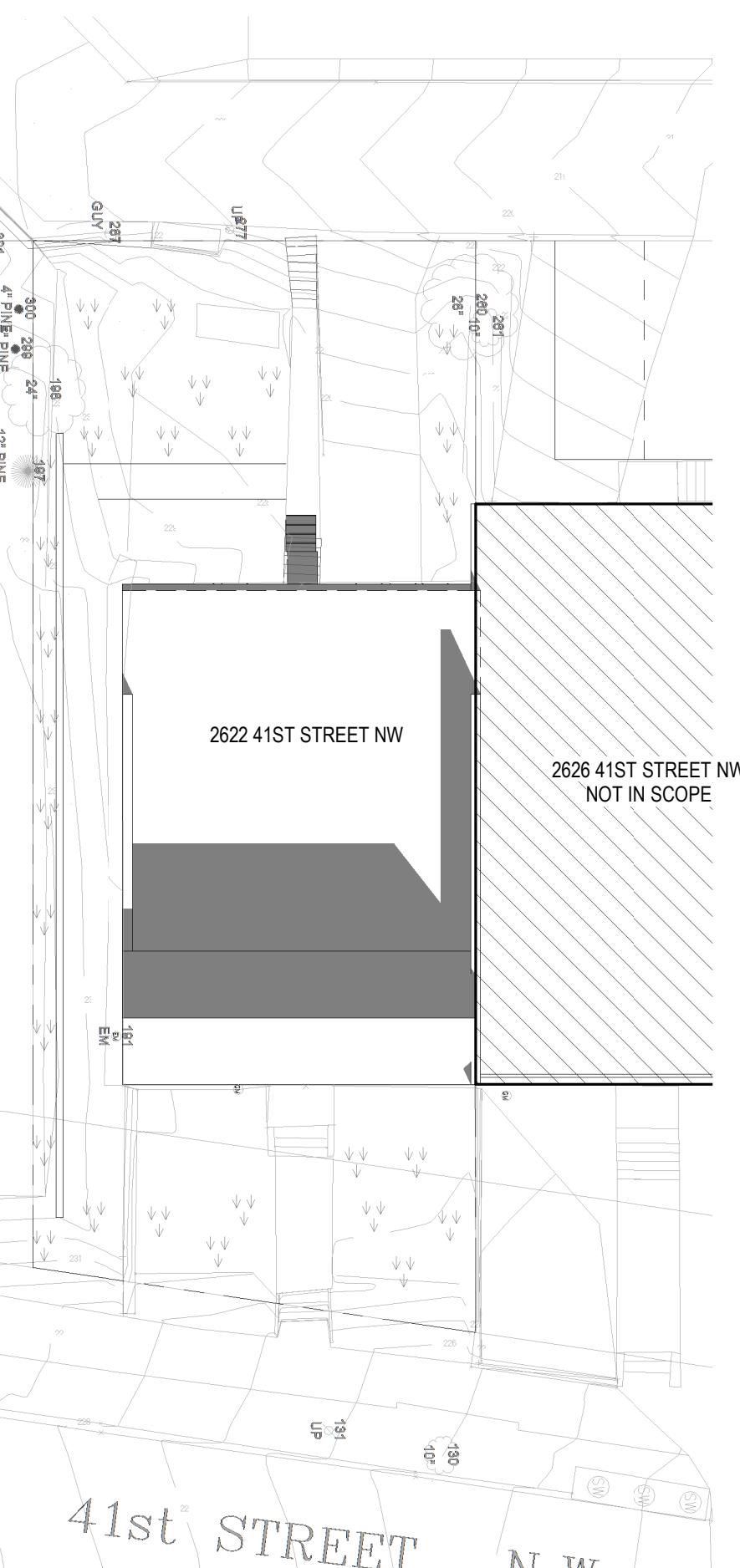
③ SHADOW STUDIES - WS 2PM  
 $1/16'' = 1'-0''$



② SHADOW STUDIES - SS 2PM  
 $1/16'' = 1'-0''$



① SHADOW STUDIES - SS 10AM  
 $1/16'' = 1'-0''$



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  
 $1/16'' = 1'-0''$

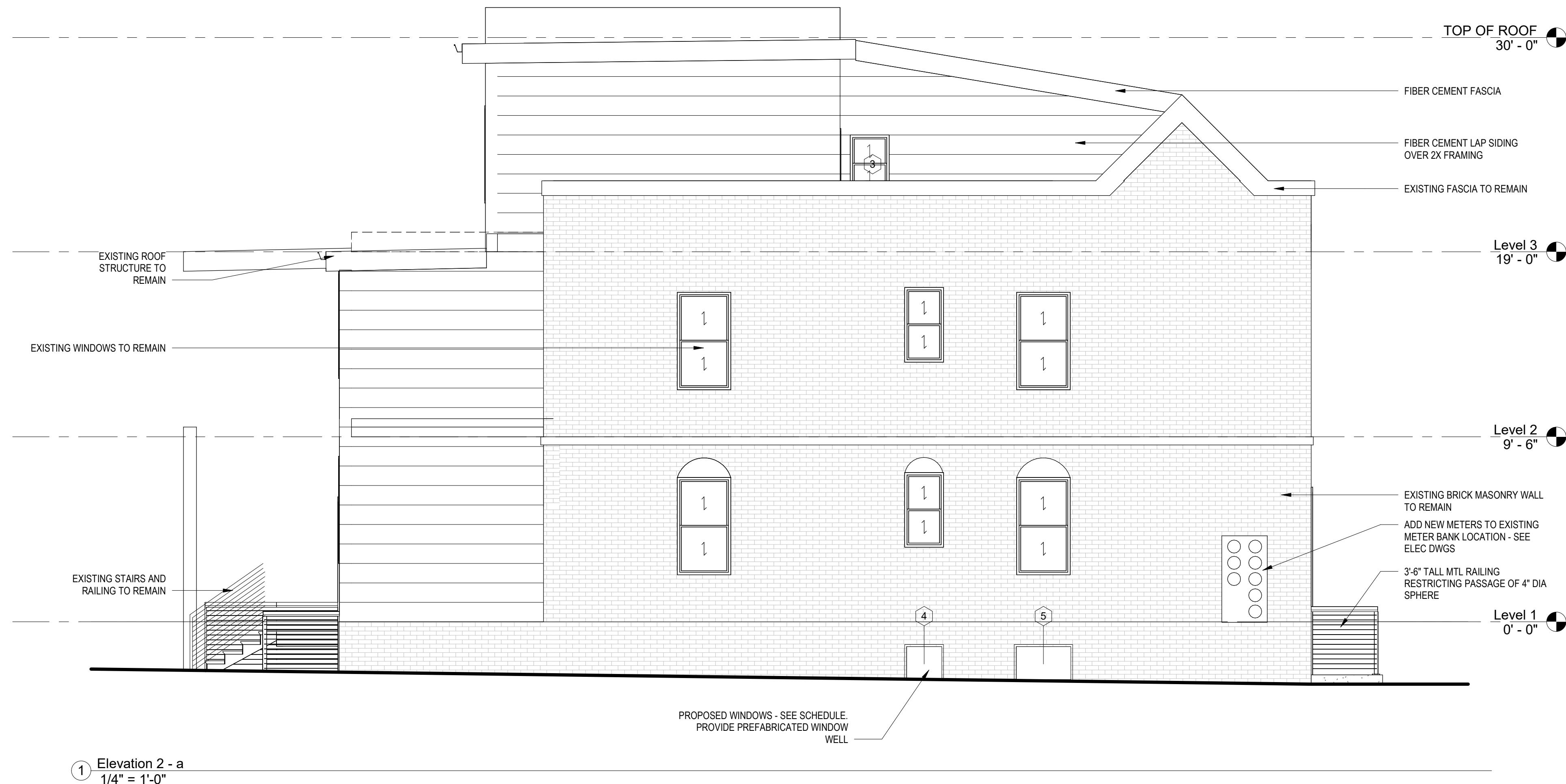


LOCATION OF FUTURE 3'-0" TALL EGRESS WELL  
MTL RAIL (TO MATCH EXISTING STAIR RAIL)  
ALL EXISTING FAÇADE FEATURES TO REMAIN - NOT IN SCOPE.

2622 41ST STREET - EXISTING FRONT FAÇADE



2622 41ST STREET - EXISTING REAR FAÇADE



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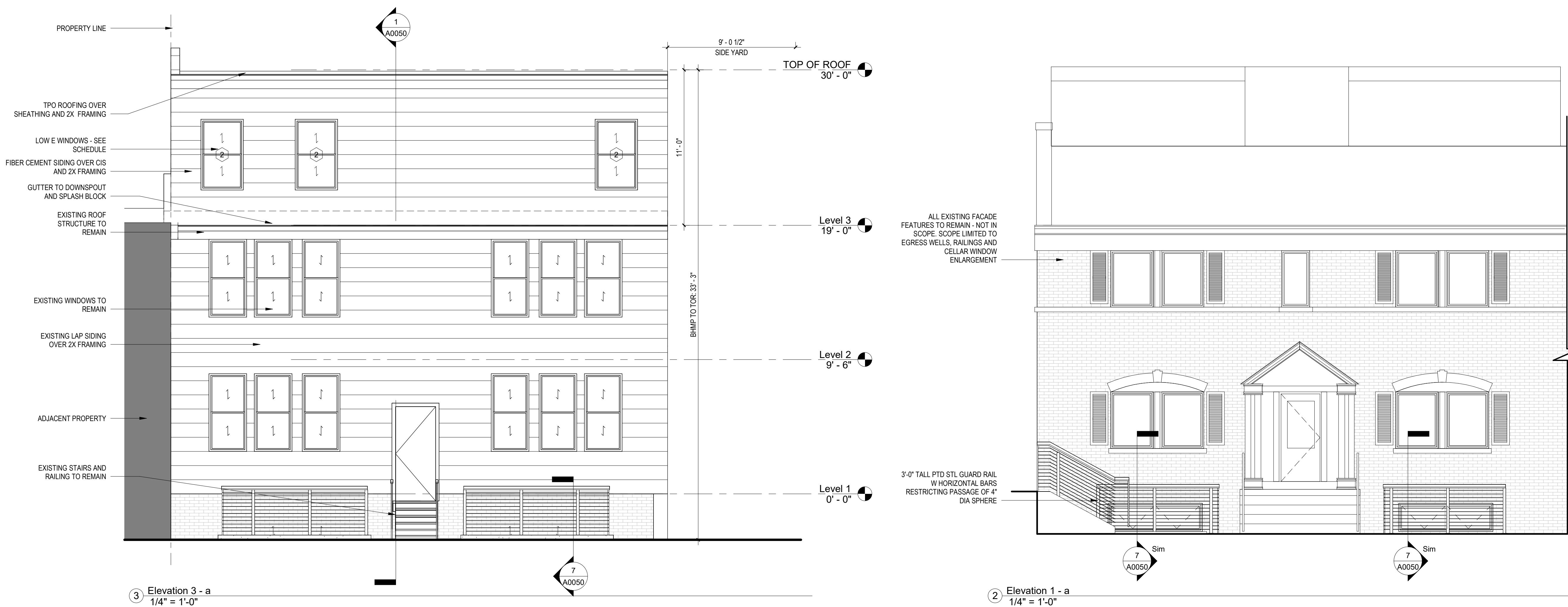
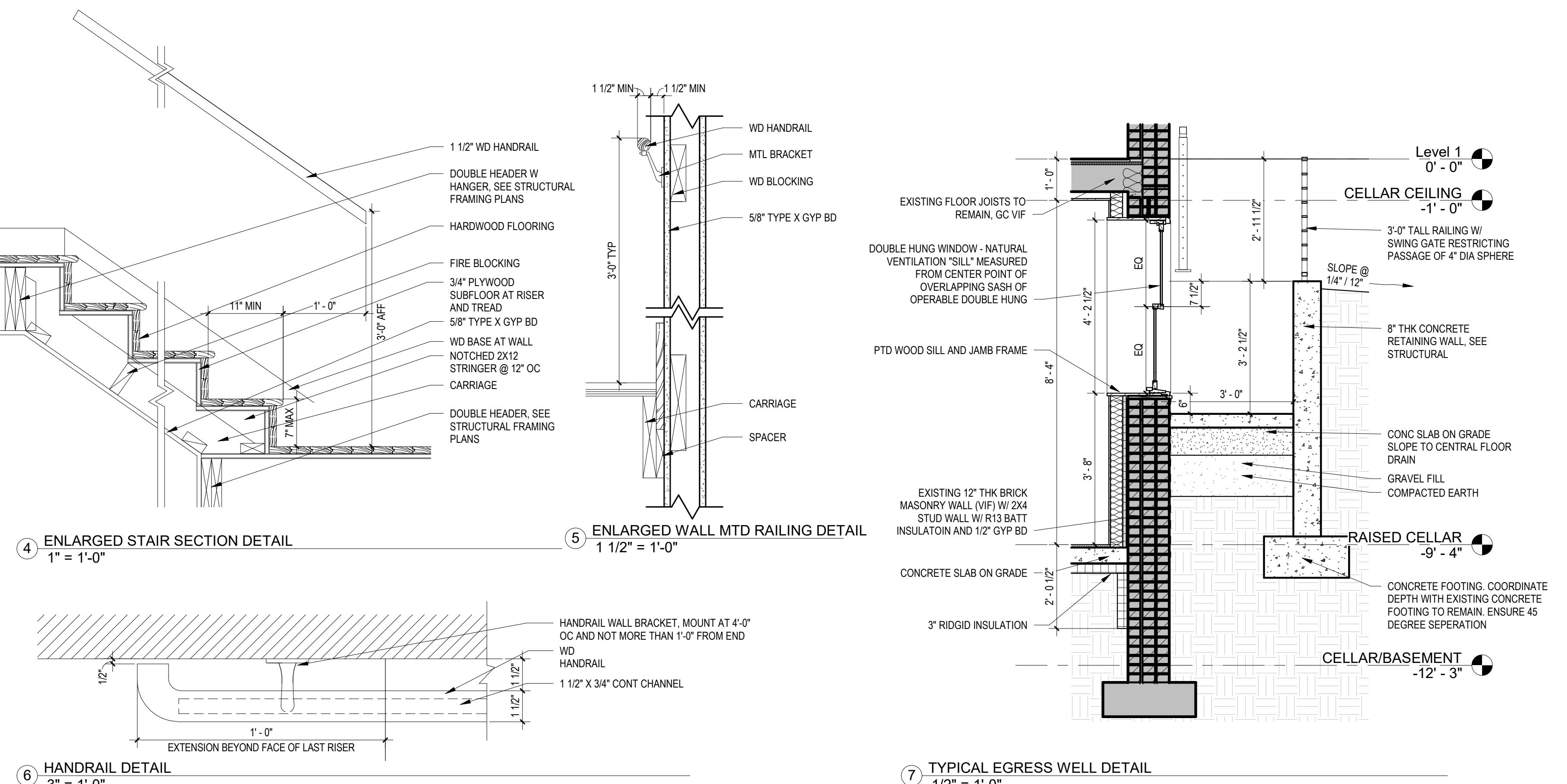


TABLE R402.4.1.1  
AIR BARRIER and INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
<b>General requirements</b>	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.
<b>Ceiling/attic</b>	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.
<b>Walls</b>	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.
<b>Windows, skylights and doors</b>	The space between window/door jambs and framing and skylights and framing shall be sealed.	
<b>Rim joists</b>	Rim joists shall include the air barrier.	Rim Joists shall be insulated.
<b>Floors (including above-garage and cantilevered floors)</b>	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.
<b>Crawl Space walls</b>	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.
<b>Shafts, penetrations</b>	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
<b>Narrow cavities</b>		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.
<b>Garage separation</b>	Air sealing shall be provided between the garage and conditioned spaces.	
<b>Recessed lighting</b>	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.
<b>Plumbing and wiring</b>		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.
<b>Shower/tub on exterior wall</b>	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.
<b>Electrical/phone box on exterior walls</b>	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
<b>HVAC register boots</b>	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
<b>Concealed sprinklers</b>	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.



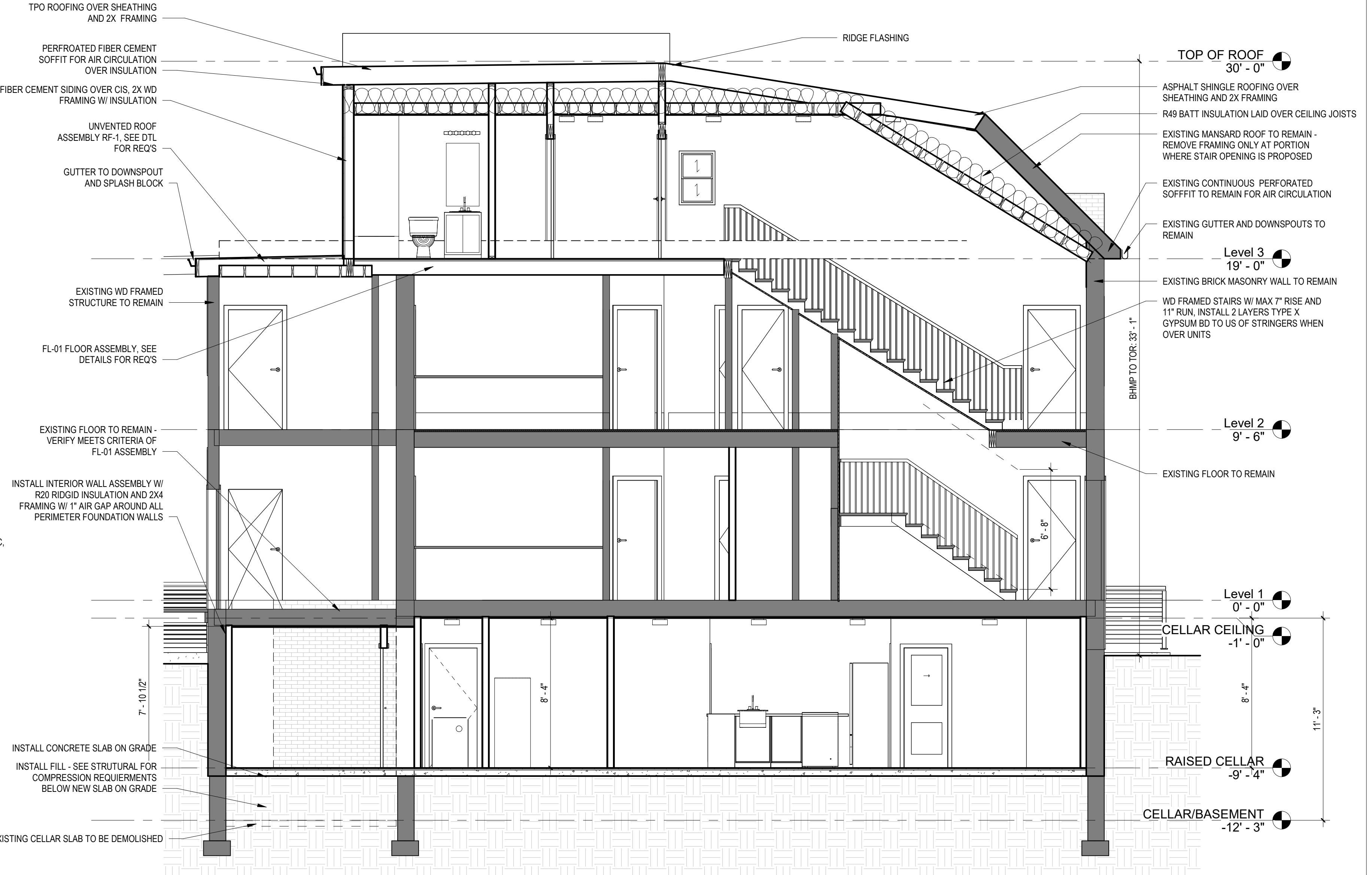
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## CONSULTANTS



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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.

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**SEAL &  
SIGNATURE:**



SHEET TITLE: SECTION & ENLARGED DETAILS  
PROJECT NO: 2021.172  
DATE 05/19/2025  
SCALE: As indicated

Λ0050

## A0030

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