

2622RESIDENCES

2622 41ST STREET NW,
WASHINGTON, DC 20007

ISSUED FOR: **BZA**
ISSUED DATE: **3/21/2025**

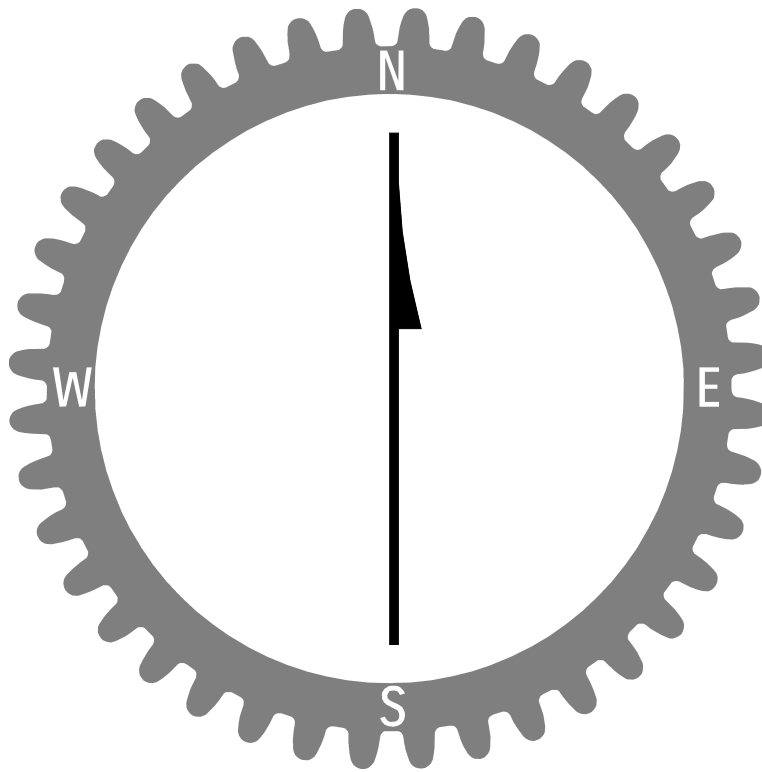
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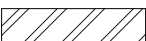
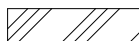

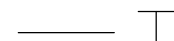
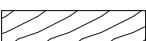
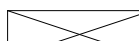





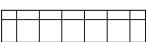
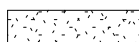
DISTRICT LINE DEVELOPMENT
MATT MEDVENE
700 RANDOLPH STREET NW
WASHINGTON, DC 20011



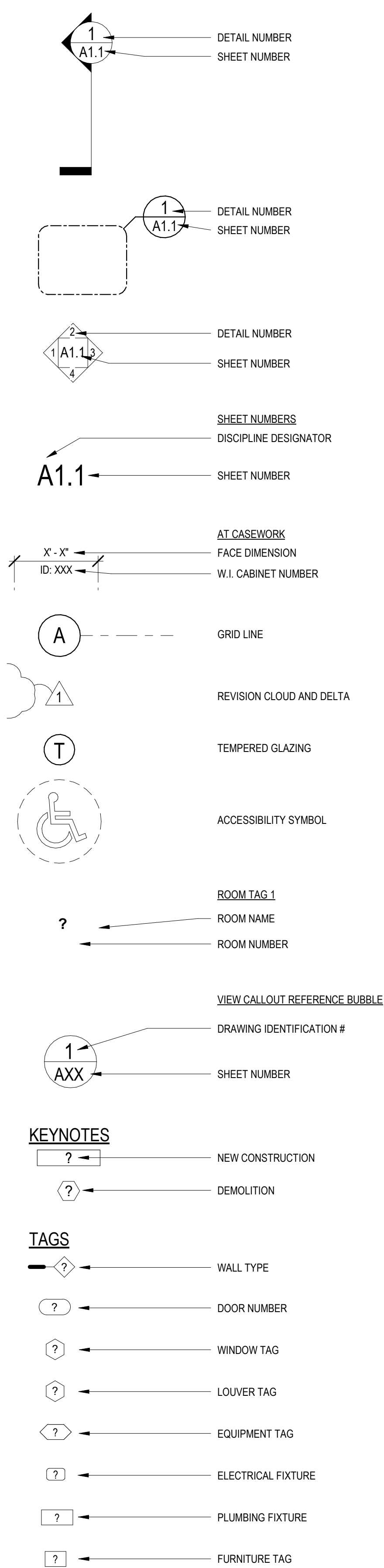
ABBREVIATIONS

A.D.	AREA DRAIN	INT.	INTERIOR
AB.	ANCHOR BOLT	JAN.	JANITOR
ABV.	ABOVE	JB.	JUNCTION BOX
ACC.	ACCESS	JST.	JOIST
ACOUS.	ACOUSTICAL	JT.	JOINT
ACT.	ACOUSTICAL CEILING TILE	KD.	KNOCK DOWN
ADJ.	ADJUSTABLE	KIT.	KITCHEN
AFF.	ABOVE FINISH FLOOR	KO.	KNOCK OUT
AHU.	AIR HANDLING UNIT	LAM.	LAMINATE (ED)
ALT.	ALTERNATE	LAV.	LAVATORY
ALUM.	ALUMINUM	LIN.	LINEAR (LINEAL)
ANGRS.	ANCHORS	LP.	LONG POINT
APPROX.	APPROXIMATELY	LT.	LIGHT
ARCH.	ARCHITECT	LW.	LIGHTWEIGHT
AUTO.	AUTOMATIC	MACH.	MACHINE
AVG.	AVERAGE	MAINT.	MAINTENANCE
B.	BATHROOM	MTL.	MATERIAL
B.O.	BY OWNER	MAX.	MAXIMUM
BD.	BEAD	MDX.	MEDIUM DENSITY FIBERBOARD
BIT.	BITUMINOUS	MECH.	MECHANICAL
BLDG.	BUILDING	MEMB.	MEMBRANE
BLK.	BLOCK	MET., MTL.	METALLIC OR METAL
BLKG.	BLOCKING	MEZZ.	MEZZANINE
BM.	BEAM	MFR.	MANUFACTURER
BOT.	BOTTOM	MIN.	MINIMUM
BRD.	BOARD	MISC.	MISCELLANEOUS
BRKT.	BRACKET	MLDG.	MOULDING
BSL.	BUILDING SETBACK LINE	MO.	MASONRY OPENING
BSMT.	BASEMENT	MOD.	MODIFIED
BUI.	BUILT UP	MTD.	MOUNTED (MOUNTING)
CAB., CABT.	CABINET	N.	NORTH
CEM.	CEMENT (TITIOUS)	NIC.	NOT IN CONTRACT
CF.	CUBIC FEET (FOOT)	NO.	NUMBER
CI.	CAST IRON	NRC.	NOISE REDUCTION COEFFICIENT
CJ.	CONTRACT JOINT	NTS.	NOT TO SCALE
CL.	CLOSEST	O.	OVERALL
CLG.	CEILING	O.C.	ON CENTER
CLL.	CONTRACT LIMIT LINE	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OFCl.	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.	PEDESTAL
CONT.	CONTINUOUS	PLAS. LAM./ P.LAM.	PLASTIC LAMINATE
CPT.	CARPET	PLYWD.	PLYWOOD
CS.	COURSES	P.	PANEL
CT.	CERAMIC TILE	POL.	POLISH (POLISHED)
CTR.	CENTER	PR.	PAIR
CTSK.	COUNTERSUNK	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.	ROOF DRAIN
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.STL. OR S.S.	STAINLESS STEEL
ELEV.	ELEVATOR	SC. WD.	SOLID CORE WOOD
ENCL.	ENCLOSURE	SCHED.	SCHEDULED
ENT.	ENTRANCE	SECT.	SECTION
EQU.	EQUAL	SQ. FT.	SQUARE FEET (FOOT)
EQUIP.	EQUIPMENT	SHR.	SHOWER
EW.	ELECTRIC WATER COOLER	SHT.	SHEET
EX.	EXISTING	SIM.	SIMILAR
EXP.	EXPANSION	SL.	SLIDING
EXT.	EXTERIOR	SQ.	SQUARE
FD.	FLOOR DRAIN	SSK.	SEWER SINK
FE(C).	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
FRFP.	FIREPROOFING	SYS.	SYSTEM
FRT.	FIRE RETARDANT TREATED	T&G.	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	TLT.	TOILET
GALV.	GALVANIZED	TR.	TREAD
GB.	GYPSSUM BOARD	TV.	TELEVISION
GL.	GLASS	TYP.	TYPICAL
GR.	GRADE	U.N.O.	UNLESS NOTED OTHERWISE
GYP. BRD.	GYPSSUM BOARD	UL.	UNDERWRITER'S LABORATORIES INC.
HB.	HOSE BIB	UNF.	UNFINISHED
HG.WD.	HOLLOW CORE WOOD	UR.	URINAL
HD.	HEAVY DUTY	UTL.	UTILITY
HDWD.	HARDWOOD	V.I.F.	VERIFY IN FIELD
HDWR.	HARDWARE	V.C.T.	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.	W.	WOOD
ID.	INSIDE DIAMETER	WH.	WATER HEATER
INS.	INSULATION	WHIP.	WATER HEATING WHIP

MATERIAL DESIGNATIONS

CONCRETE	 CONCRETE		
METAL	 IRON / STEEL	 ALUMINUM	 BRASS / BRONZE
	 SHEET METALS AND ALL METALS AT SCALES LESS THAN 3/4"=1'-0"		
WOOD	 FINISHED	 ROUGH	 PLYWOOD LARGE SCALE
			 DISCONTINUOUS BLOCKING
STONE	 MARBLE TRAVERTINE - LIMESTONE - SLATE		
INSULATION	 LOOSE FILL OR BATT		
	 RIGID		
FINISHES	 ACOUSTIC TILE		
	 PLASTER, GYP. BD.		

ANNOTATION SYMBOLS



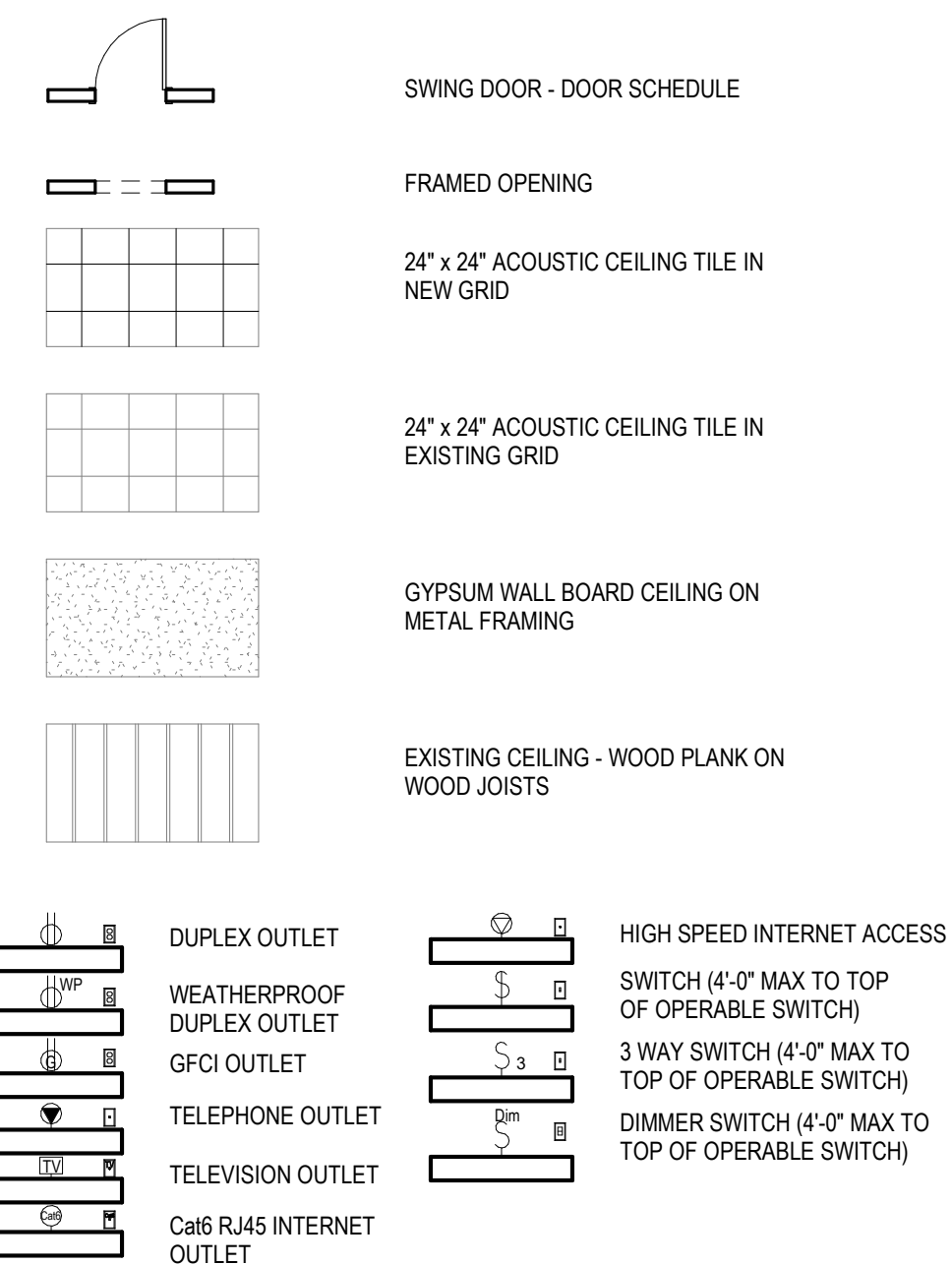
PROJECT DIRECTORY

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MEP ENGINEER: KK ENGINEERING
KHALID KHALIFA
8850 COLUMBIA 100 PKWY
COLUMBIA, MD 21045

DRAWING SYMBOLS



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 - (6 UNIT)
CONSTRUCTION TYPE:	VB
YEAR BUILT:	1938
MAX HEIGHT:	40' 3 STORIES
EXISTING HEIGHT:	35' 2 STORIES + CELLAR
PROPOSED HEIGHT:	NO CHANGE
AREA OF WORK:	1711 SF
LOT AREA:	4671 SF
EX BUILDING AREA:	1711 SF (NO CHANGE)
EX CELLAR:	223 SF
PROPOSED CELLAR:	1711 SF
EX L1 FLOOR AREA:	1711 SF (NO CHANGE)
EX L2 FLOOR AREA:	1711 SF (NO CHANGE)
EXISTING GROSS FLOOR AREA:	3442 SF
PROP GROSS FLOOR AREA:	3422 SF (CELLAR NOT COUNTED TOWARDS GFA)
MAX FAR:	.9
EXISTING FAR:	.73 (NO CHANGE)
MAX LOT OCCUPANCY:	40%
EXISTING LOT OCCUPANCY:	37.5% (NO CHANGE)
MIN REAR YARD:	20'-0"
EXISTING REAR YARD:	34'-3" (NO CHANGE)
EXISTING SIDE YARD:	9'-0" (NO CHANGE)
AUTOMATIC SPRINKLER:	YES
	SPRINKLER PROTECTION SHALL INSTALLED IN THE NEW UNITS.
DC CONSTRUCTION CODES:	TITLE 12 DCMR, DC CONSTRUCTION CODE SUPPLEMENT (2017)
BUILDING CODE:	2017 INTERNATIONAL BUILDING CODE (IBC)
ELECTRICAL CODE:	2017 NATIONAL ELECTRICAL CODE (NFPA)
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 (ECC)
GREEN CONSTRUCTION:	2017 ICC GREEN CONSTRUCTION CO
VEHICLE PARKING REQUIREMENTS:	
1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS	
6 TOTAL UNITS - (2 UNITS IN EXCESS OF 4 UNITS) = 1 SPACE REQUIRED	
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	
6 TOTAL UNITS - NO BICYCLE PARKING SPACES REQUIRED.	
SCOPE OF WORK	
COVERED OF EXISTING STORAGE, UTILITY ROOM AND CRAWL SPACE IN CELLAR IN 4 UNIT MULTIFAMILY BUILDING INTO A 5TH AND 6TH UNIT. UNIT HAS 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. NO SCOPE ON L2.	

SCOPE OF WORK

CONVERSION OF EXISTING STORAGE, UTILITY ROOM AND CRAWL SPACE IN CELLAR IN 4 UNIT MULTIFAMILY BUILDING INTO A 5TH AND 6TH UNIT. UNIT HAS ACCESS TO CENTRAL INTERIOR 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. NO SCOPE ON L2.

DRAWING LIST

Sheet List	
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0002	PROJECT INFORMATION
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0004	ACCESSIBILITY - SANITARY FACILITIES
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A0011	DEMOLITION FLOOR PLANS
A0012	ARCHITECTURAL FLOOR PLANS
A0013	REFLECTED CEILING PLANS
C001	EROSION & SEDIMENT CONTROL PLAN
E000	ELECTRICAL COVERSHEET
E001	ELECTRICAL FLOOR PLAN
E002	ELECTRICAL PANELS
M000	MECHANICAL COVERSHEET
M001	MECHANICAL PLAN
M002	MECHANICAL DETAILS
P000	PLUMBING COVERSHEET
P001	PLUMBING FLOOR PLAN AND RISERS
S001	STRUCTURAL PLAN
S002	WIND BRACING PLAN
S003	SECTIONS
S004	DESIGN NOTES & SCHEDULE

PROJECT LOCATION (NTS)

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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

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

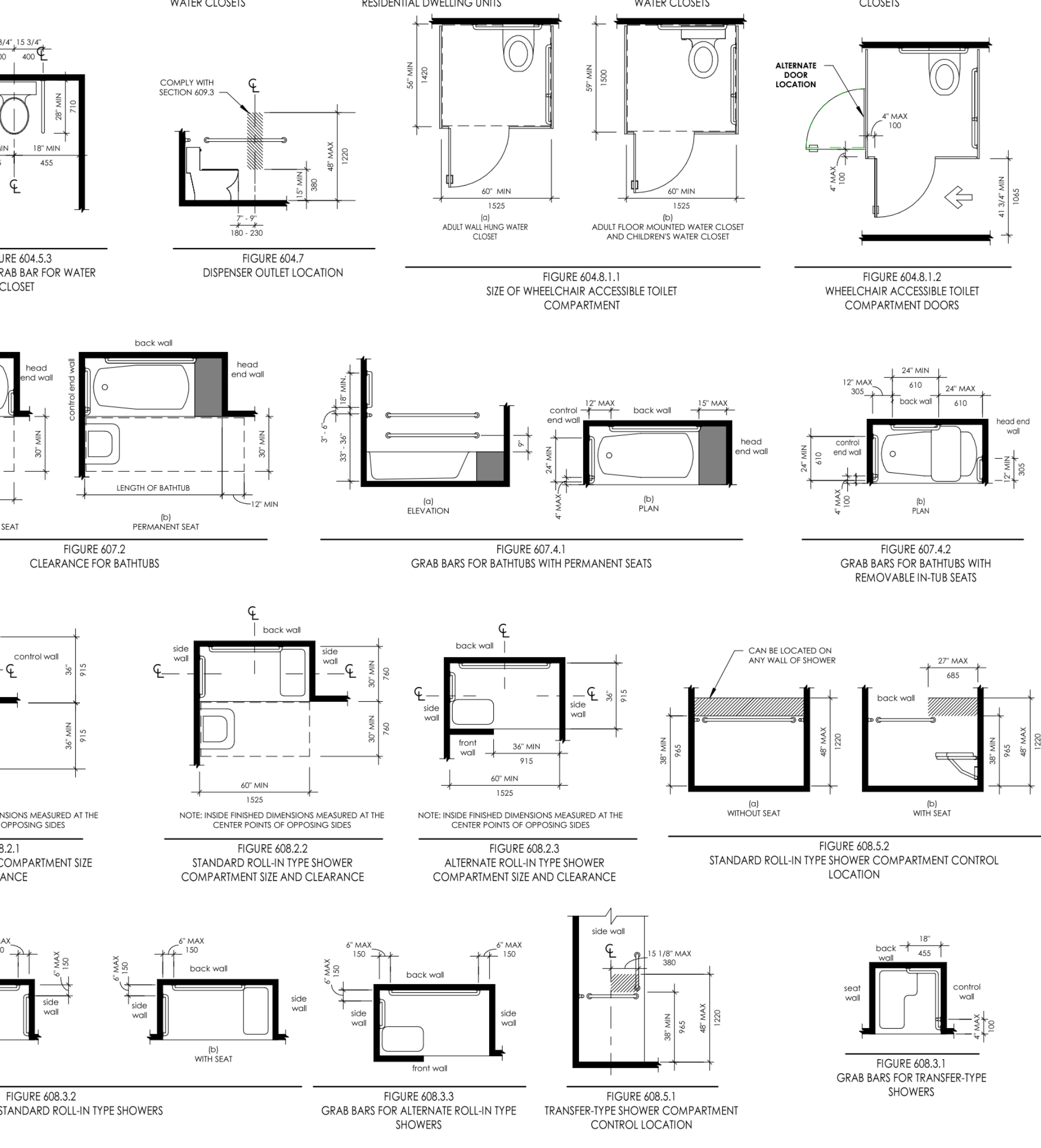
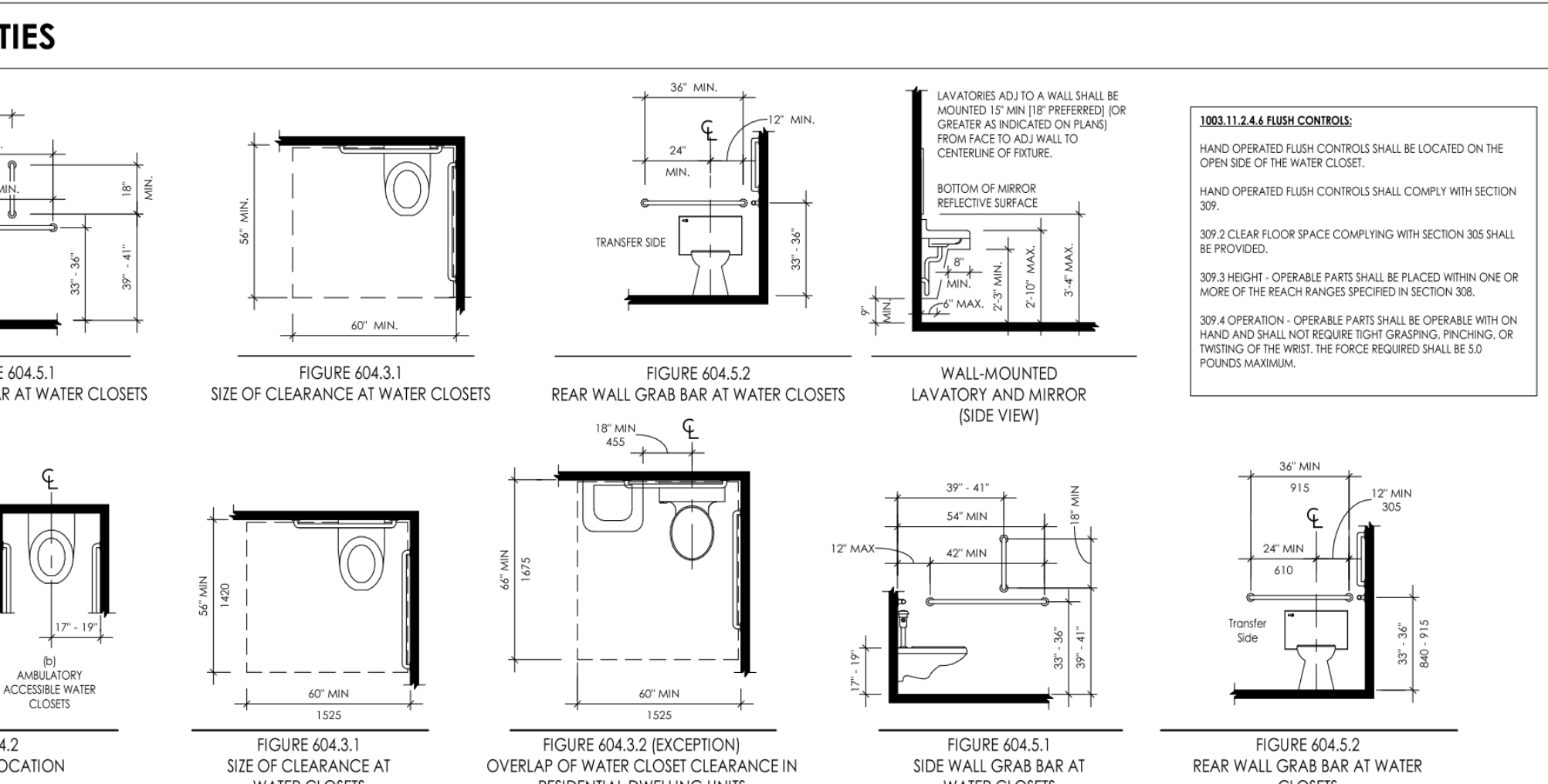
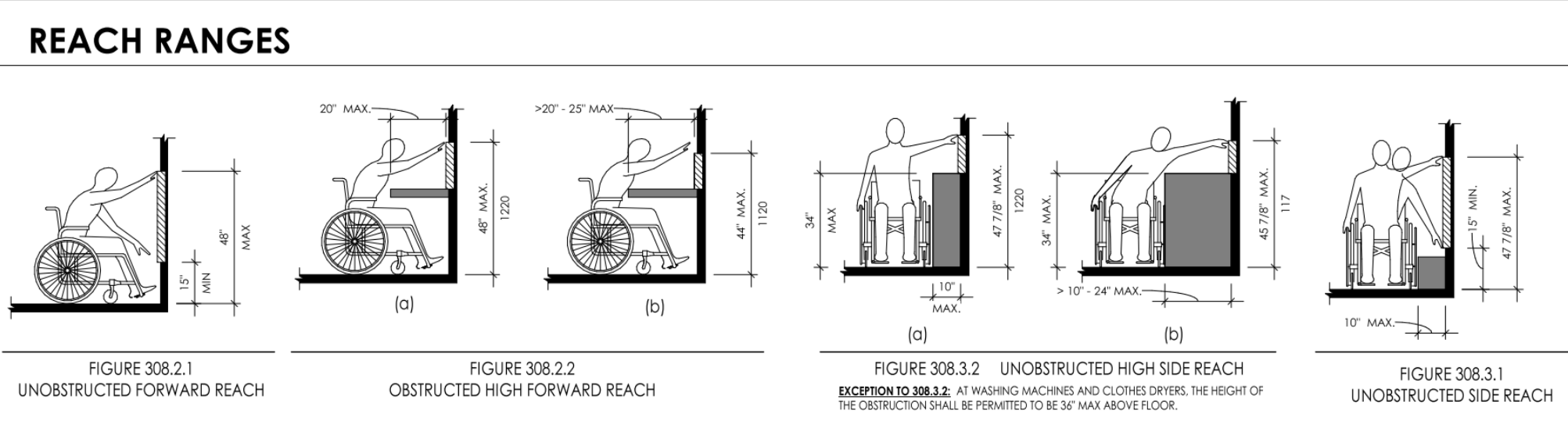
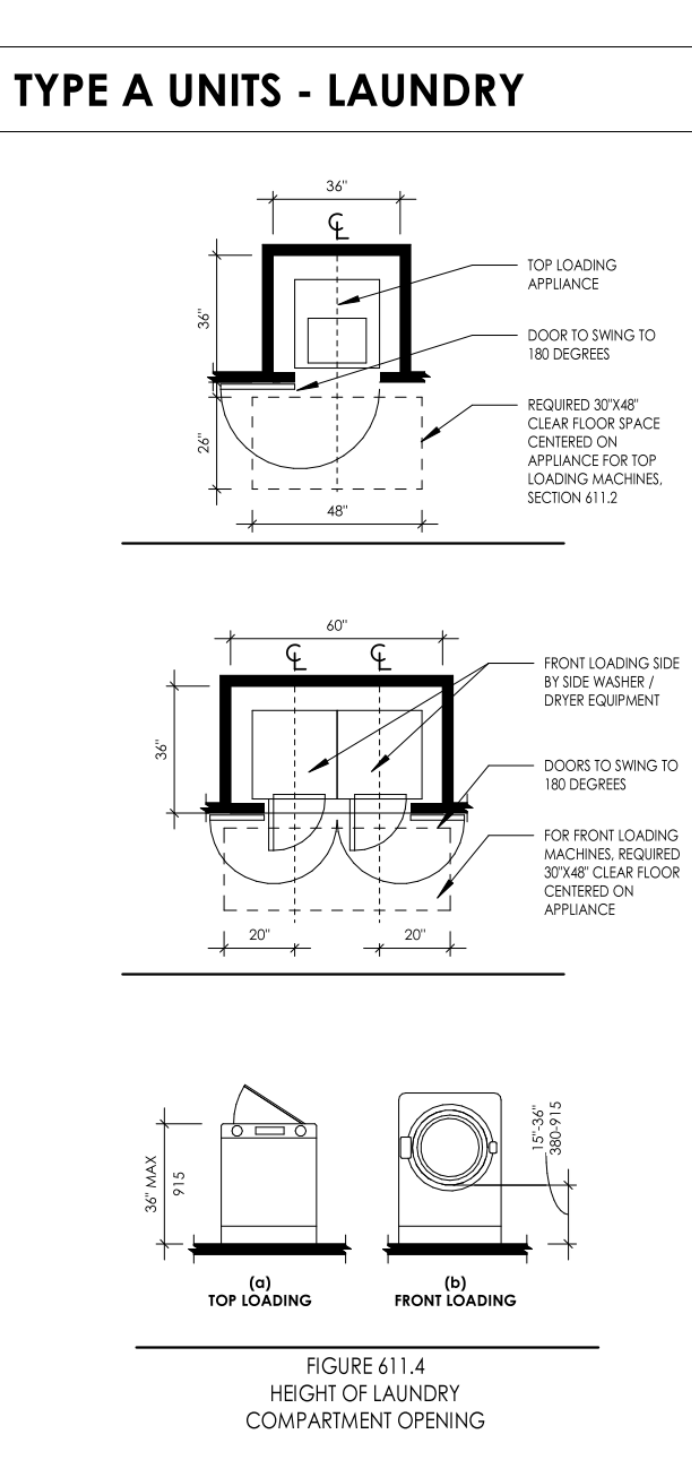
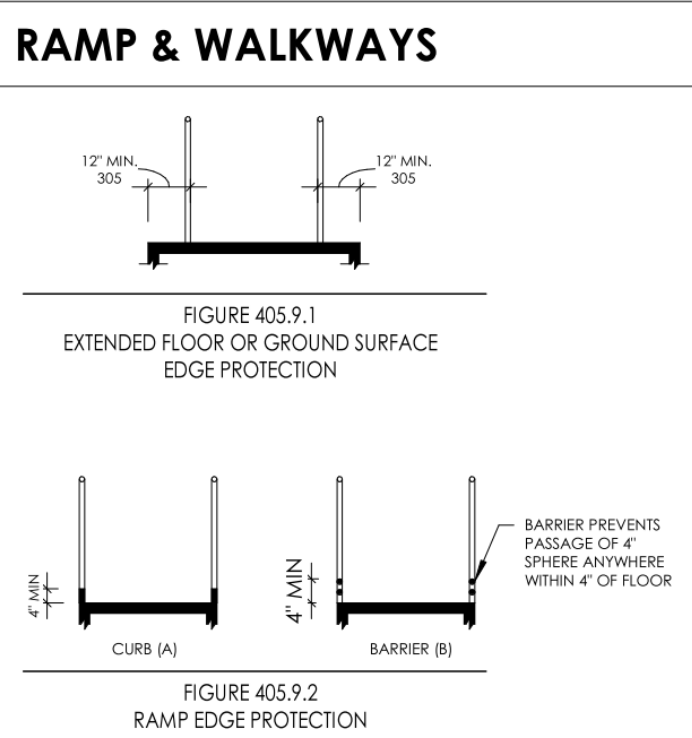
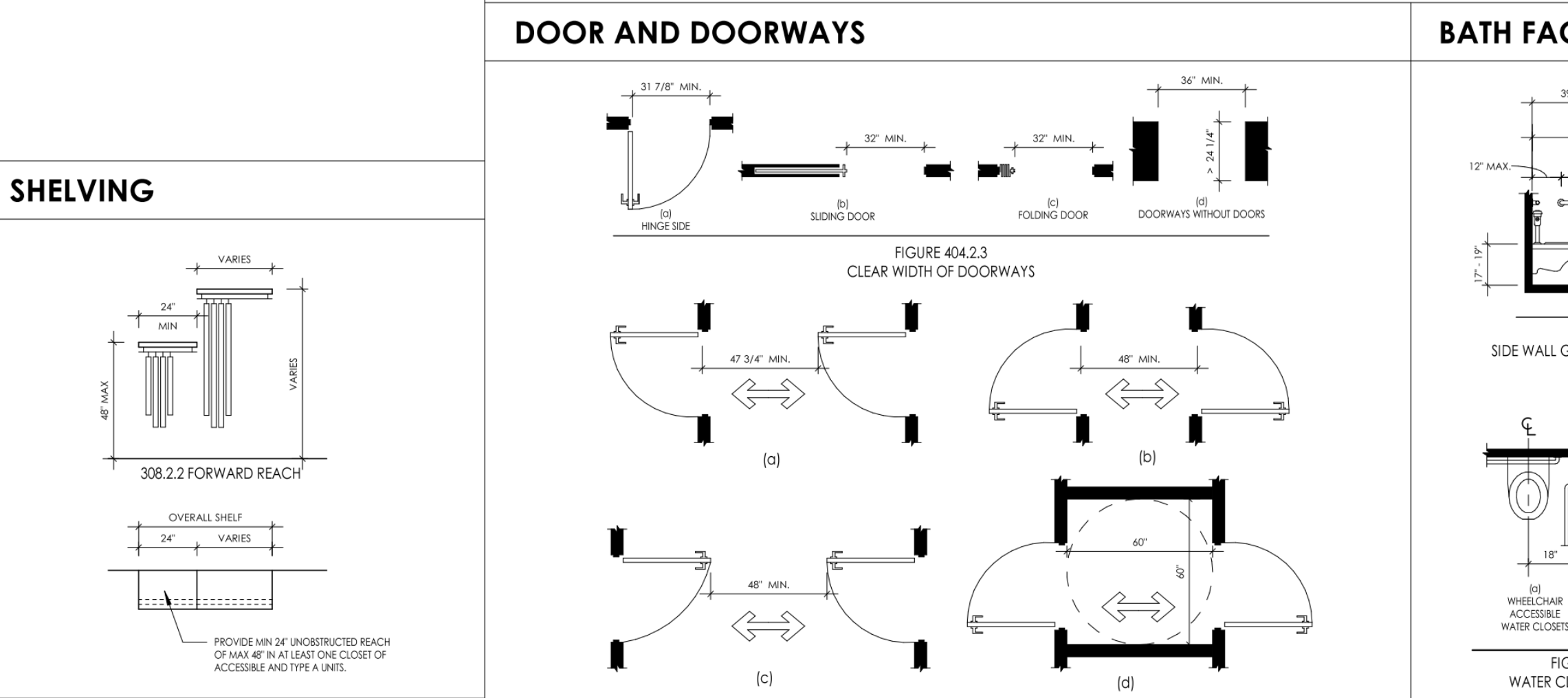
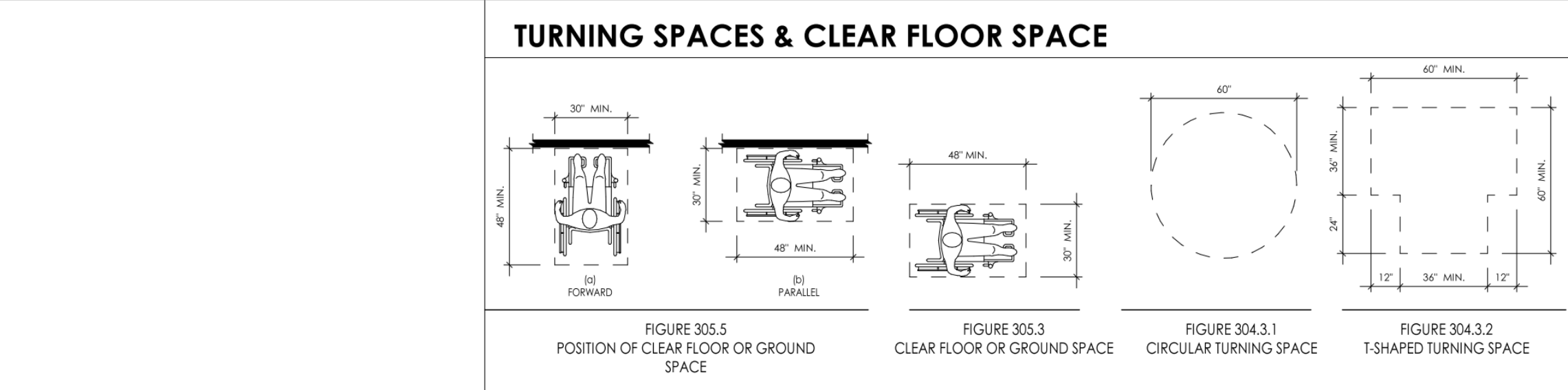
SHEET TITLE: PROJECT INFORMATION

PROJECT NO: 2021.172

DATE 04/08/16

SCALE: As indicated

0002



ACCESSIBILITY REQUIREMENTS	
REQUIRED	PROPOSED
TYPE A DWELLING UNITS TYPE A UNITS - IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN TEN (10) DWELLING UNITS OR SLEEPING UNITS. AT LEAST 15 PERCENT OF THE UNITS SHALL BE TYPE A UNITS. SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 10 OF THE ICC ANS I 117.1 STANDARD AS REFERENCED FROM CHAPTER 11 OF THE BUILDING CODE. SECTION 1107.6.2 AND 1107.2.2.2.	4 UNITS EXISTING IN BUILDING 6 UNITS PROPOSED IN BUILDING NO TYPE A UNIT REQUIRED
TYPE B DWELLING UNITS WHERE THERE ARE FOUR (4) OR MORE DWELLING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE. EVERY DWELLING UNIT SHALL BE A TYPE B ACCESSIBLE UNIT IN ACCORDANCE WITH CHAPTER 10 OF THE ICC ANS I 117.1 STANDARD AS REFERENCED FROM CHAPTER 11 OF THE BUILDING CODE. SECTION 1107.6.2 AND 1107.2.2.2.	4+ UNITS BUILDING PROVIDE TYPE B UNITS
GENERAL EXCEPTIONS: 1107.7.1 STRUCTURES WITHOUT ELEVATOR SERVICE WHERE NO ELEVATOR SERVICE IS PROVIDED IN A STRUCTURE. ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1107.7.1.1 AND 1107.7.1.2 ARE REQUIRED TO BE TYPE A UNITS AND TYPE B UNITS, RESPECTIVELY. THE NUMBER OF TYPE A UNITS SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1107.6.2.2.1. 1107.7.1.1 ONE STORY WITH TYPE B UNITS REQUIRED AT LEAST ONE STORY CONTAINING DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE FROM THE EXTERIOR OF THE STRUCTURE AND ALL UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE ON THAT STORY SHALL BE TYPE B UNITS. 1107.7.2 MULTISTORY UNITS A MULTISTORY DWELLING UNIT OR SLEEPING UNIT THAT IS NOT PROVIDED WITH ELEVATOR SERVICE IS NOT REQUIRED TO BE A TYPE B UNIT. WHERE A MULTISTORY UNIT IS PROVIDED WITH EXTERNAL ELEVATOR SERVICE TO ONLY ONE FLOOR, THE FLOOR PROVIDED WITH ELEVATOR SERVICE SHALL BE THE PRIMARY ENTRY TO THE UNIT, SHALL COMPLY WITH THE REQUIREMENTS FOR A TYPE B UNIT AND, WHERE PROVIDED WITHIN THE UNIT, A LIVING AREA, A KITCHEN AND A TOILET FACILITY SHALL BE PROVIDED ON THAT FLOOR.	NO ELEVATOR PROVIDED REDUCE TO 1 STORY FIRST FLOOR NOT IN SCOPE. ACCESSIBLE ENTRANCE INFEASIBLE. CELLAR ONLY FLOOR IN SCOPE CELLAR UNITS TO BE TYPE B FIRST FLOOR UNITS ARE NOT MULTI-STORY UNITS

ACCESSIBILITY NOTES	
ALL APPLICABLE FIXTURES, DIMENSIONS & CLEARANCES TO COMPLY WITH ANSI 117.01.2003 EDITION AND SBC CHAPTER 11. THE DIAGRAMS INCLUDED IN HERE ARE TYPICAL CLEARANCES FOR REFERENCE ONLY. REFER TO ARCHITECTURE PLANS AND ENLARGED PLANS FOR PROJECT SPECIFIC INFORMATION.	
TYPE A DWELLING UNITS 1. LIGHTING CONTROLS, APPLIANCE CONTROLS, PLUMBING FIXTURE CONTROLS AND SECURITY INTERCOM SYSTEMS SHALL BE INSTALLED BETWEEN 15" AFF & 48" AFF. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING OR TWISTING. 2. AT LEAST ON WINDOW IN EACH LIVING, SLEEPING, AND DINING SPACE SHALL BE OPERABLE PER ABOVE.	
BATH 1. PROVIDE REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS. 2. PROVIDE A HAND SHOWER W/ 59" HOSE THAT CAN BE USED AS A FIXED OF HAND SHOWER. MOUNT ON A VERTICAL BAR THAT DOES NOT CONFLICT W/ GRAB BARS. PROVIDE CONTROL W/ NONRESISTIVE SHUT-OFF. 3. HOT WATER TEMPERATURE SHALL NOT EXCEED 120 DEG. MAX 4. ROLL-IN AND TRANSFER-TYPE SHOWERS SHALL HAVE A 1/2" MAX THRESHOLD HEIGHT. ROLL-IN AND TRANSFER-TYPE SHOWERS SHALL HAVE A 1/2" MAX THRESHOLD HEIGHT. 5. ROBE HOOKS AND OTHER BATH ACCESSORIES SHALL COMPLY WITH REACH RANGES PER ANSI 308.	
KITCHEN 1. RANGE & OVEN CONTROLS TO BE LOCATED ON THE FRONT PANEL OF THE APPLIANCE. 2. PROVIDE WALL MOUNTED SWITCH (34"-36") FOR RANGE HOOD CONTROLS.	
TYPE B DWELLING UNITS 1. OPERABLE PARTS SHALL BE LOCATED BETWEEN 15" AND 48" VERTICALLY FROM THE FLOOR AND PROVIDE CLEAR FLOOR SPACE. 2. MAY CONTAIN THE FOLLOWING ADAPTABLE FEATURES: A. SHOWER COMPARTMENT DOORS THAT ARE NOT ACCESSIBLE, BUT THAT CAN BE REMOVED WITHOUT DAMAGING THE SHOWER ENCLOSURE. PROVIDED THAT THE MOUNTING HOLES CAN BE READILY MADE WATER TIGHT AND FINISHES EXTEND BEHIND THE DOORS. B. REMOVABLE CABINETS THAT DO NOT AFFECT THE COUNTERTOP AND THE FLOORING OF THE KITCHEN MUST BE EXTENDED UNDER THE REMOVABLE CABINETS	
KITCHEN 1. ALL APPLIANCE CONTROLS SHALL BE OPERABLE W/ ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. 2. RANGE & OVEN CONTROLS TO BE LOCATED ON THE FRONT PANEL OF THE APPLIANCE. 3. PROVIDE WALL MOUNTED SWITCH (34"-36") FOR RANGE HOOD CONTROLS.	
GENERAL 1. LAUNDRY AREA SHALL PROVIDE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH. OPERABLE PARTS SHALL BE OPERABLE W/ ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. LAUNDRY AREA TO PROVIDE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH. OPERABLE PARTS SHALL BE OPERABLE W/ ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. 2. TOP OF LOADING WASHING MACHINES SHALL HAVE A DOOR NO MORE THAN 36" AFF. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING BETWEEN 15" AFF AND 34" AFF. TOP OF LOADING WASHING MACHINES SHALL HAVE A DOOR NO MORE THAN 36" AFF. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING BETWEEN 15" AFF AND 34" AFF.	
GRAB BAR NOTES 1. GRAB BARS SHALL BE 1.5"-2" IN DIAMETER. 2. SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW SHALL BE 1.5" MIN SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12" MIN. 3. LOCATE GRAB BAR PARTS 33"-36" AFF TO I.O. GRIPPING SURFACE. EXPECTATIONS PERMITTED BY VERTICAL GRAB BARS AND ANSI 607, 609, & 608. 4. GRAB BARS & ADJACENT WALLS TO HAVE ROUNDED EDGES AND BE FREE OF SHARP OR ABRASIVE ELEMENTS. 5. GRAB BARS, FASTENERS & SUPPORTING STRUCTURE TO WITHSTAND 250 LBS MIN FORCE.	
SHOWER SEAT NOTES 1. FOLDING SHOWER SEATS TO BE PROVIDED ADJACENT TO CONTROL WALL. 2. HEIGHT TO BE 17"-19" ABOVE BATHROOM FLOOR TO TOP OF SEAT. 3. SEAT SHALL EXTEND ALONG THE WALL TO WITHIN 3" ENTRY. 4. REAR EDGE OF SEAT SHALL BE 2.5" MAX FROM SEAT WALL. 5. FRONT EDGE OF SEAT SHALL BE 15-16" FROM SEAT WALL. 6. SIDE EDGE OF SEAT SHALL BE 1.5" FROM CONTROL WALL. 7. SEAT, FASTENERS & SUPPORTING STRUCTURE SHALL WITHSTAND 250 LBS MIN FORCE. 8. REMOVABLE IN TUBE SEATS SHALL BE 15" MIN & 16" MAX IN DEPTH AND BE CAPABLE OF SECURE PLACEMENT.	

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CLIENT:
1823 OWNER LLC
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GENERAL CONTRACTOR:
UIP GENERAL CONTRACTING, INC.
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ISSUE FOR PERMIT

DRAWING DATA

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

SHEET SUBMISSION INDEX

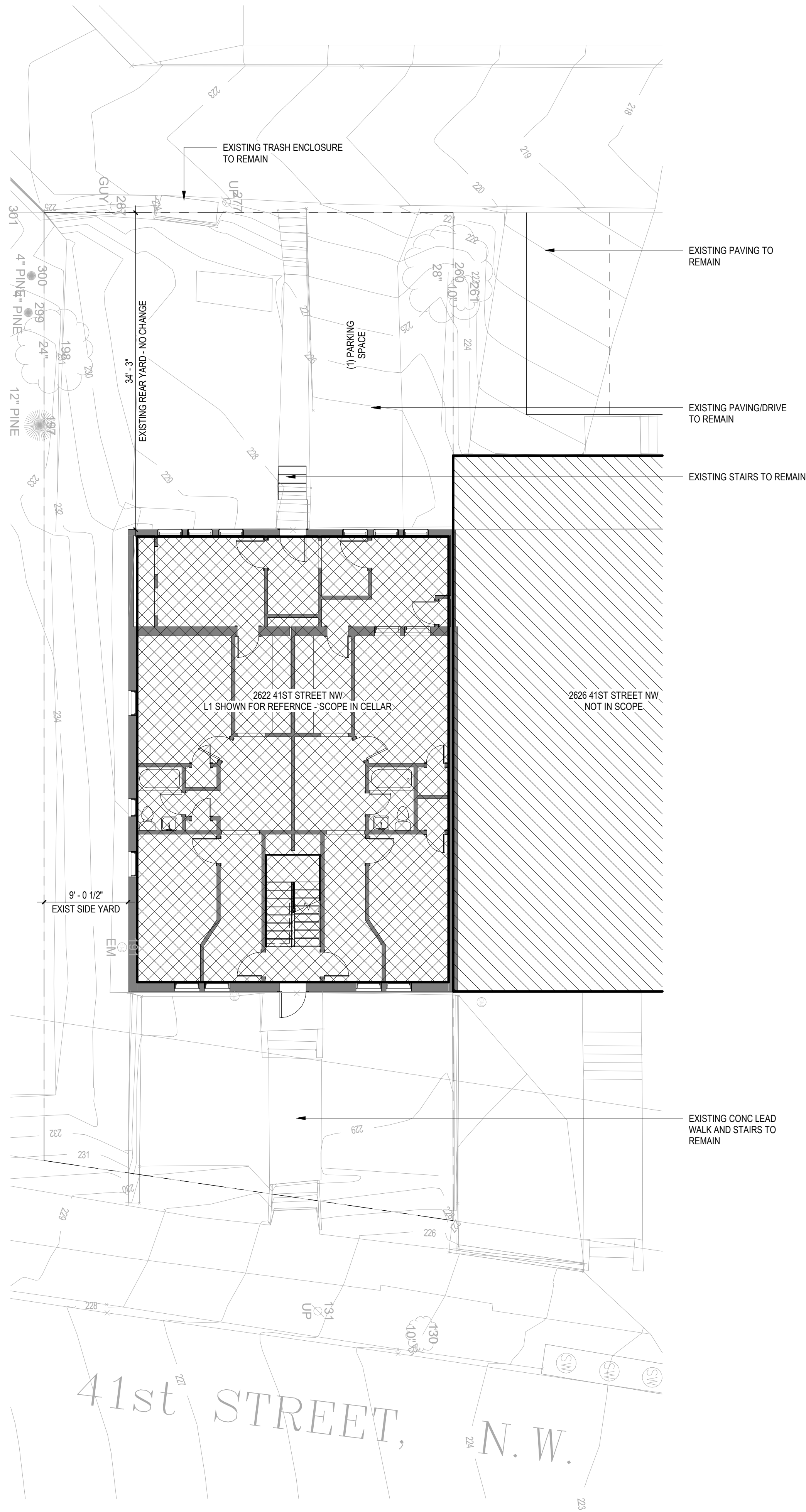
REV NO. REVISION DATE

SEAL & SIGNATURE:

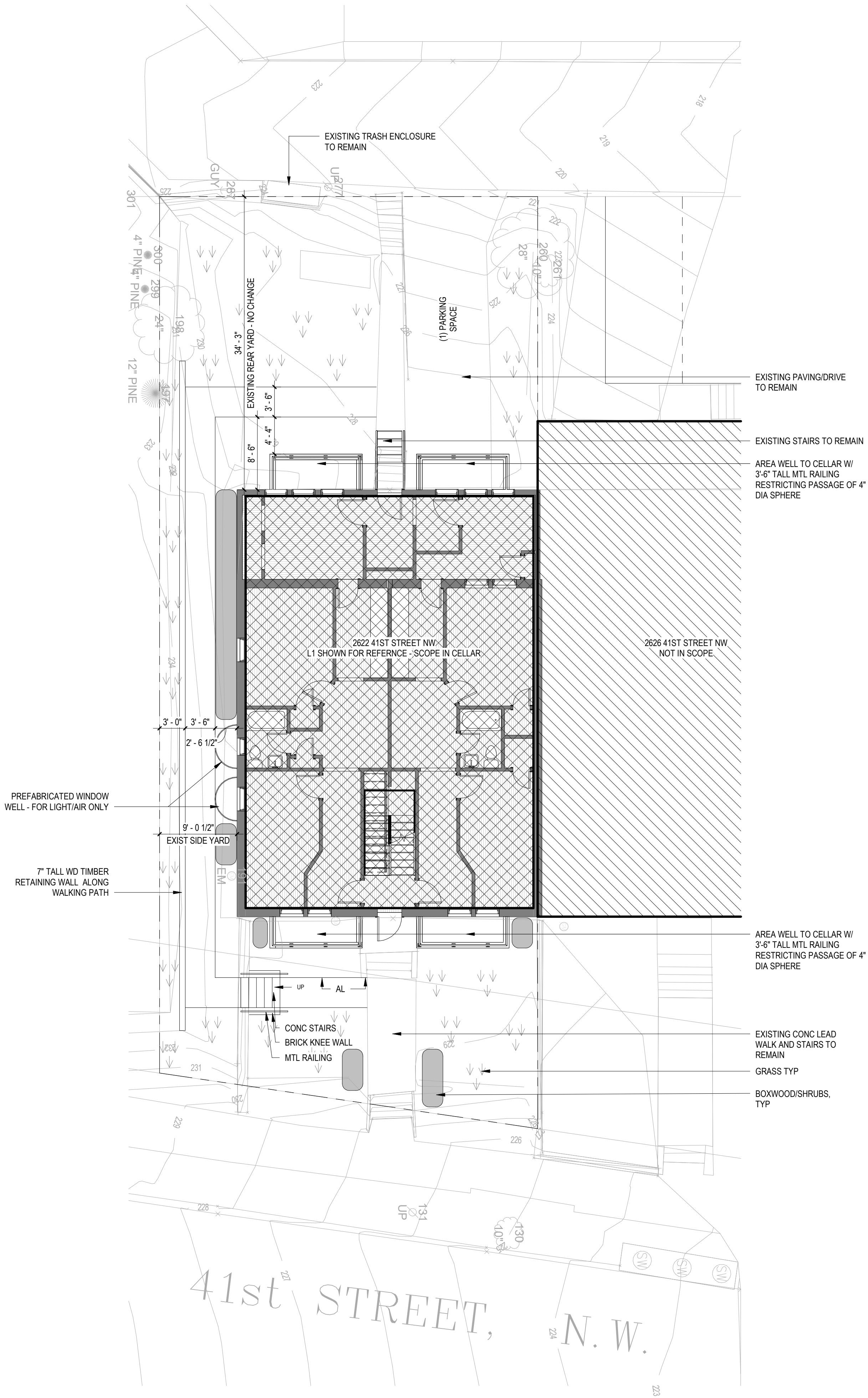
SHEET TITLE: ACCESSIBILITY - SANITARY FACILITIES

PROJECT NO: 2021.172
DATE ISSUED: 02/28/20
SCALE:

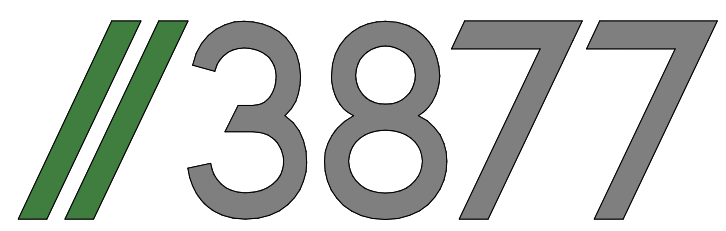
0004



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



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



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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: SITE PLANS

PROJECT NO: 2021.172

DATE 10/28/22

SCALE: 1/8" = 1'-0"

A0010

CONSTRUCTION GENERAL NOTES

1.

ALL DIMENSIONS TO FINISH FACE, U.N.O.
2.

ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE G1.01 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.

- 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 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.

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 AS NOTED.
4.

REMOVE DOORS, FRAMES AND HARDWARE AS NOTED.
5.

REMOVE EXISTING WINDOWS
6.

REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
7.

REMOVE PLUMBING FIXTURES THROUGHOUT AS NOTED
8.

REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
9.

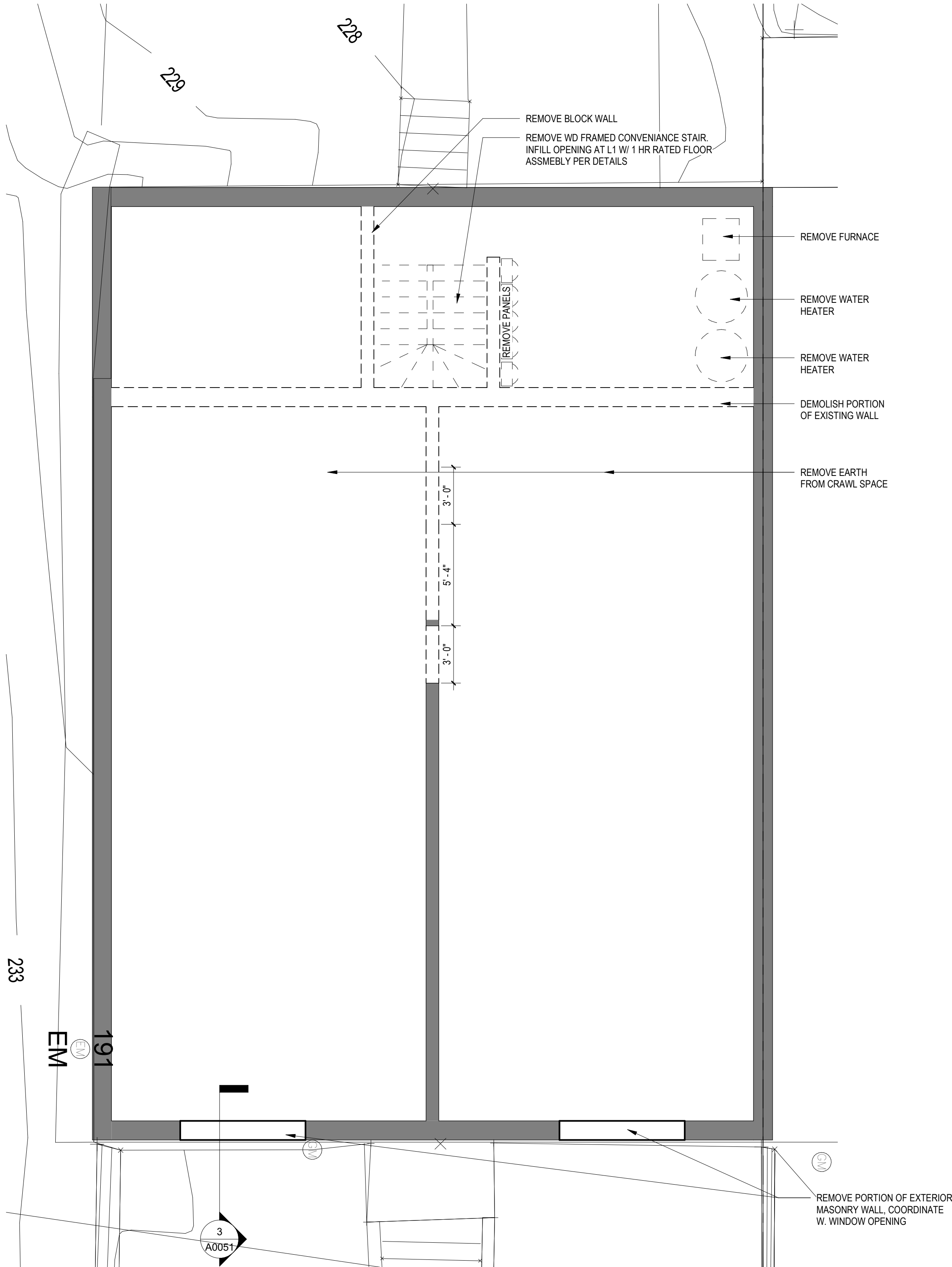
CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE
10.

REMOVE LIGHT FIXTURES THROUGHOUT AS NOTED
11.

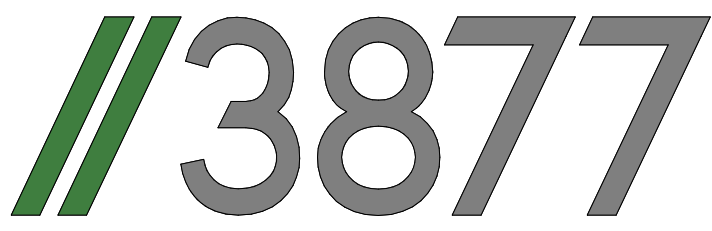
REMOVE ALL EXISTING PLASTER AND LATH CEILINGS TO JOISTS ABOVE AS SELECTIVE DEMOLITION REQUIRES
12.

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: 05/20/22

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 G1.01 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 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 J.L. ORBIT LOW PROFILE CABINET @ 48" AFF
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- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)

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

NO.	ISSUE	DATE
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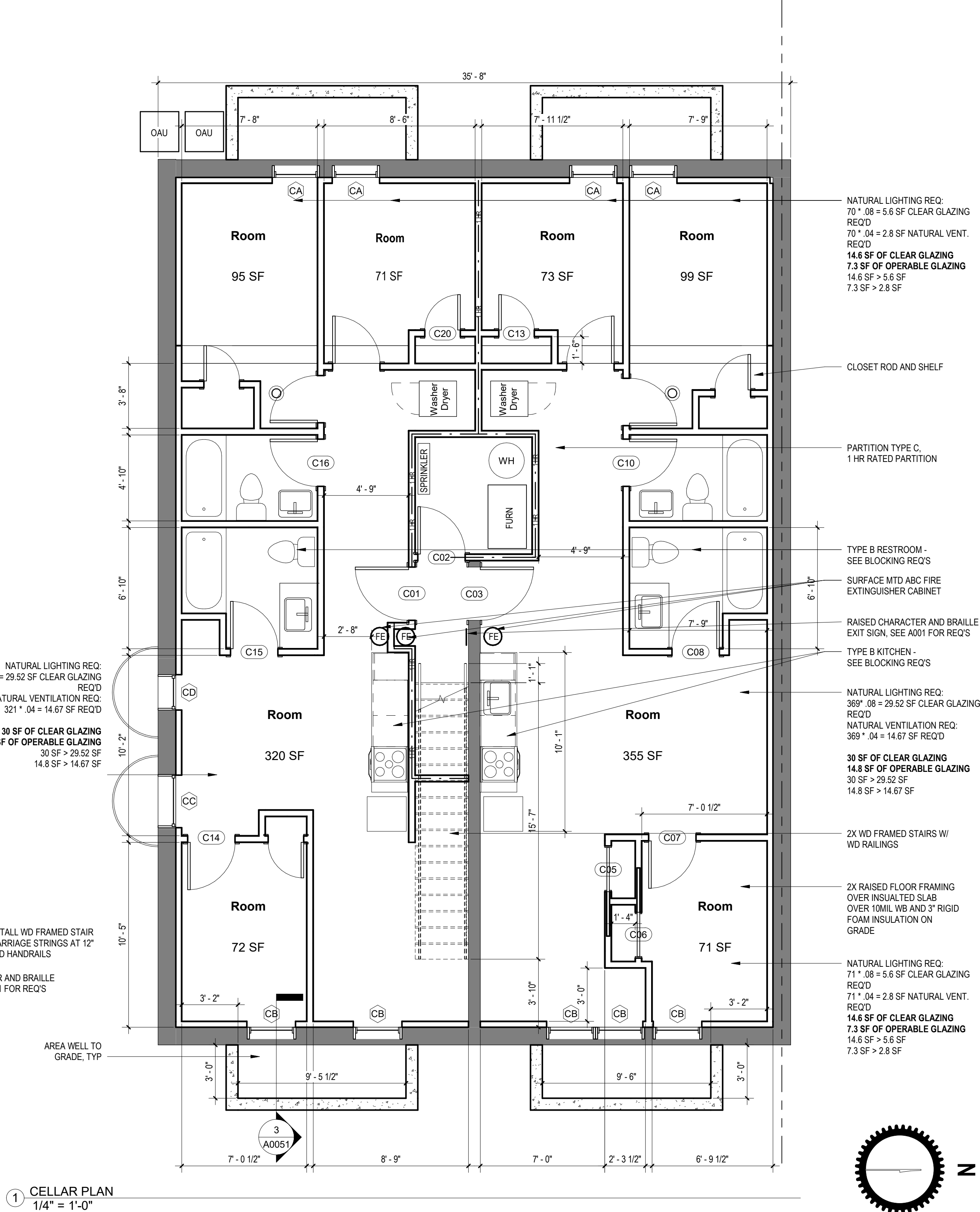
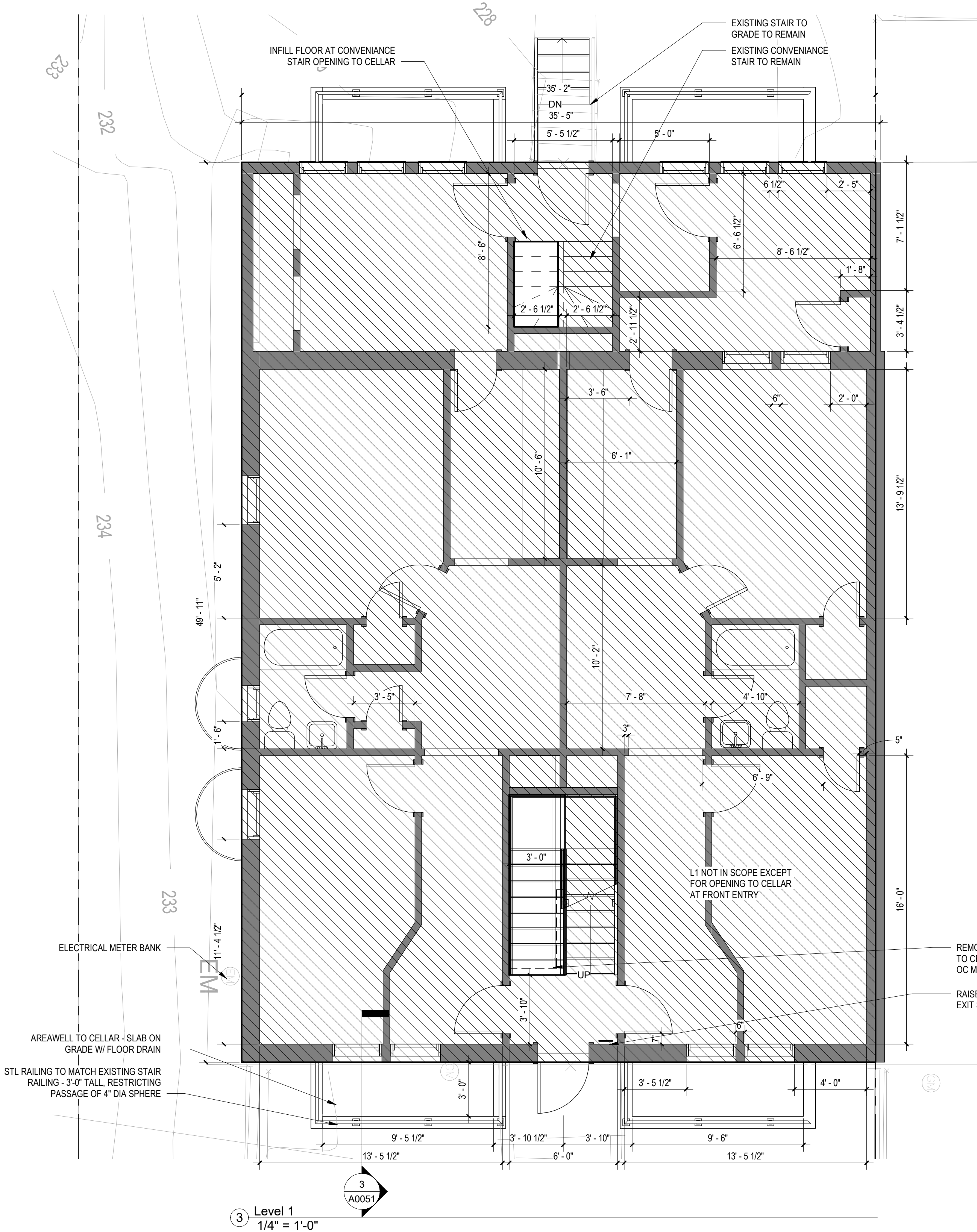
SHEET TITLE: ARCHITECTURAL FLOOR PLANS

PROJECT NO: 2021.172

DATE: 04/14/16

SCALE: As indicated

A0012



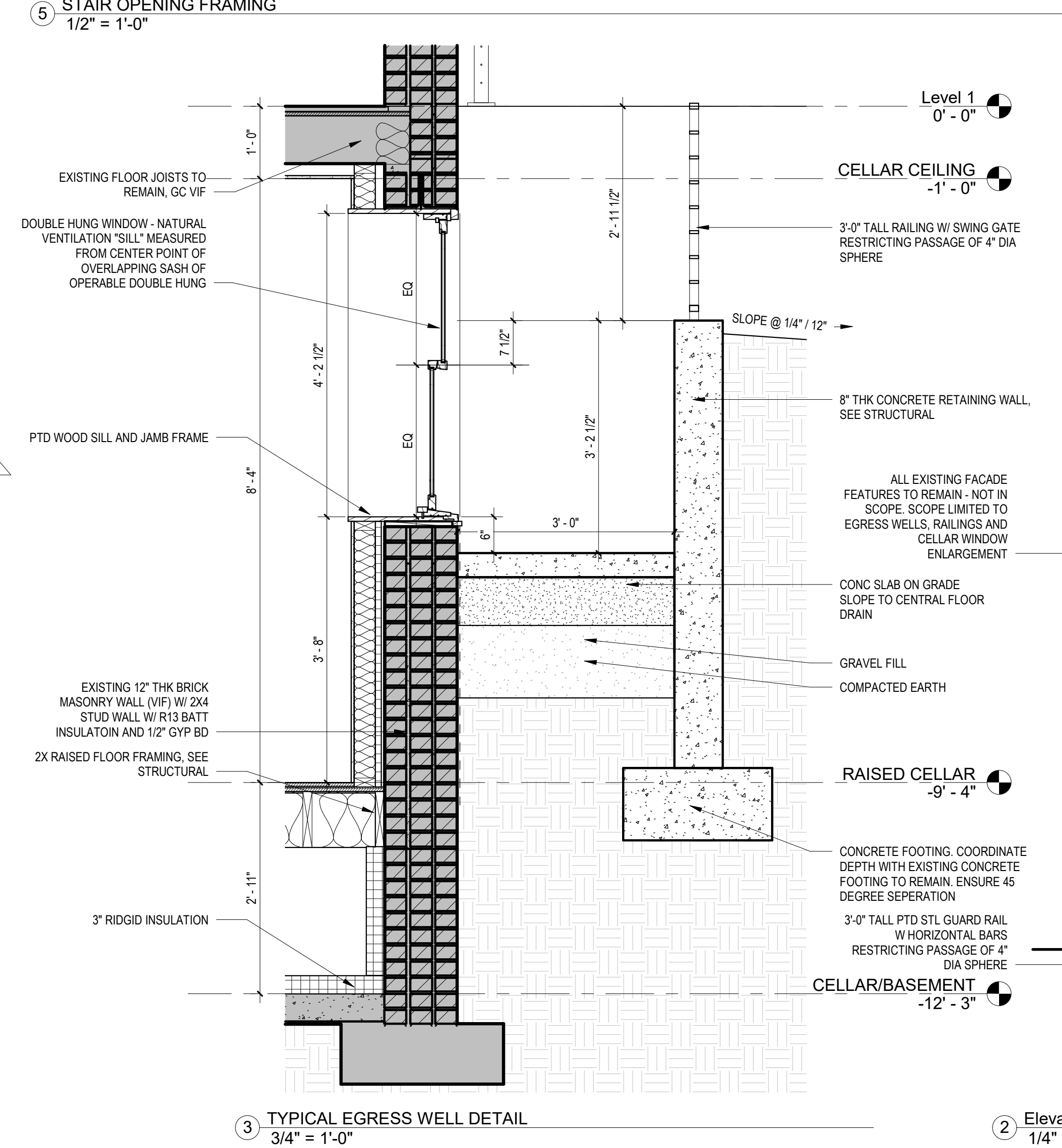
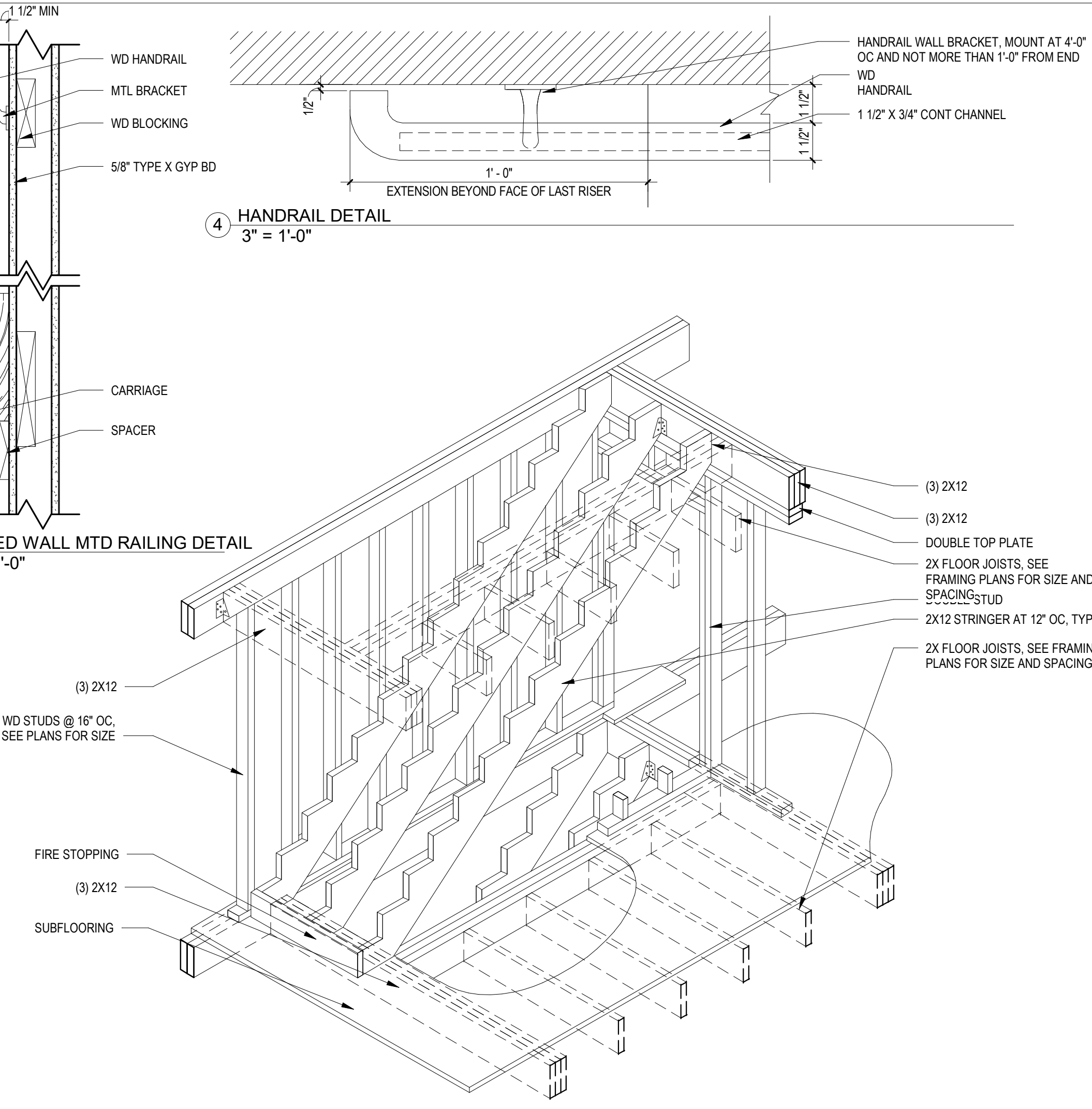
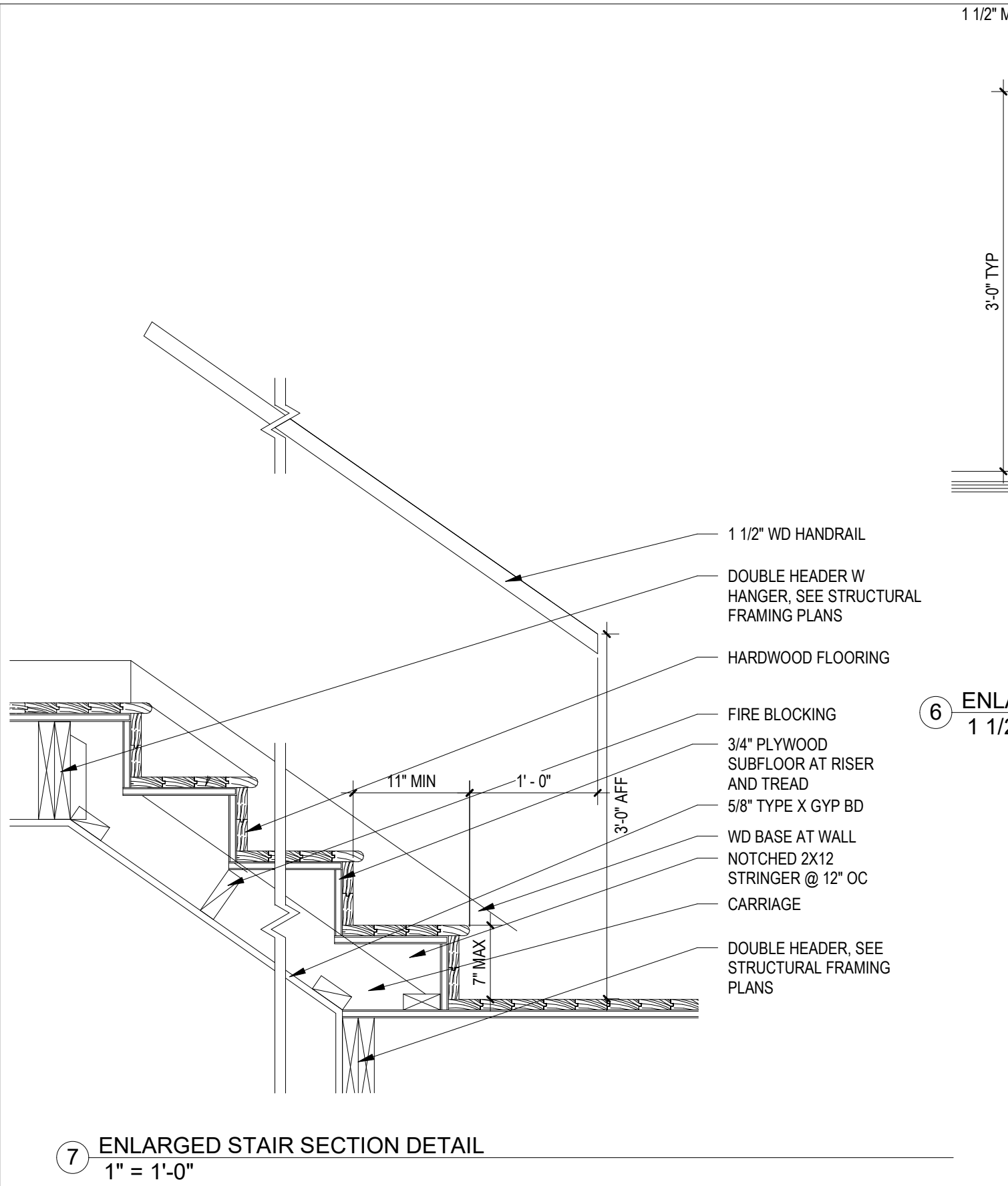
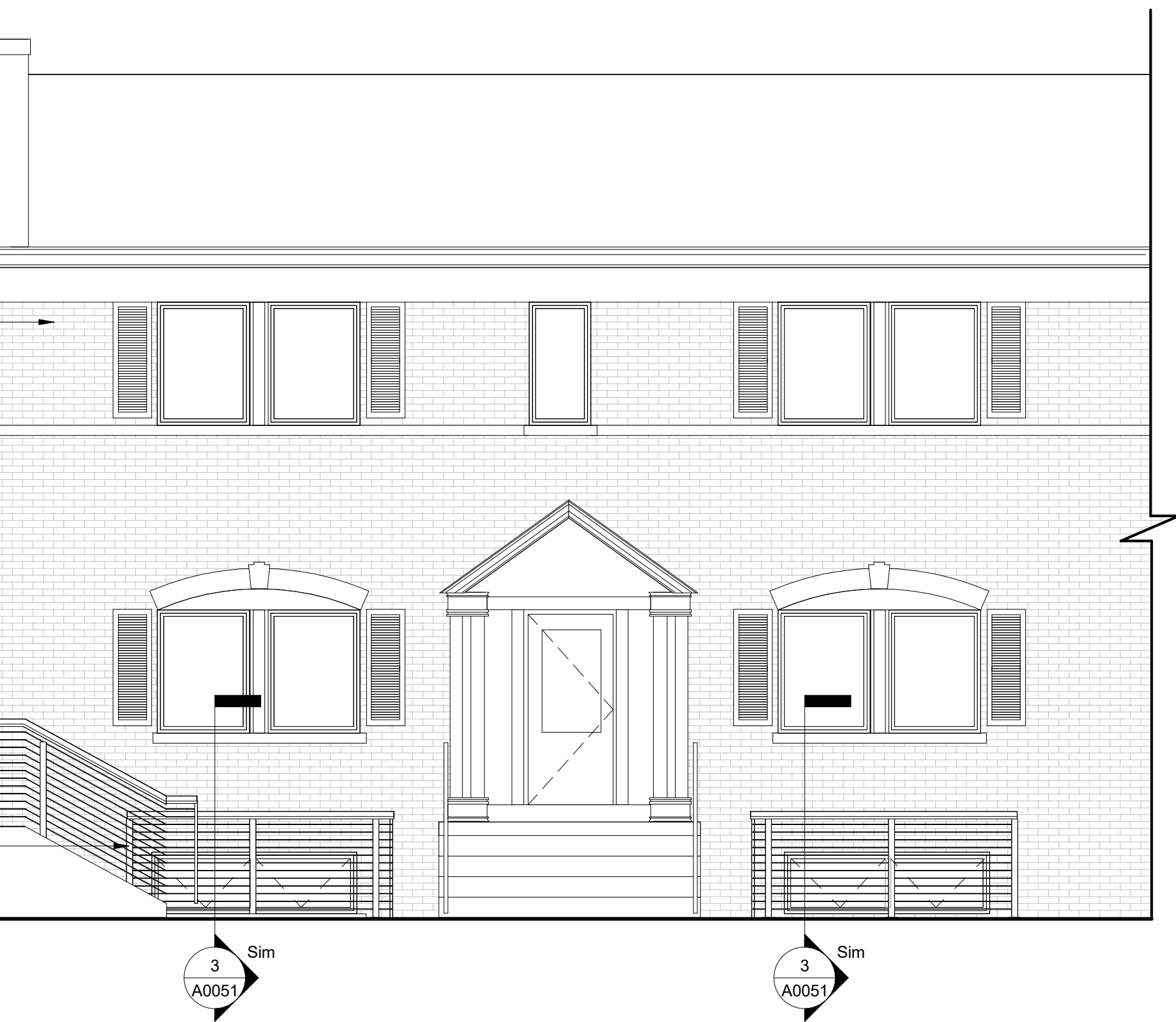


TABLE R402.4.1.1 AIR BARRIER and INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air 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.



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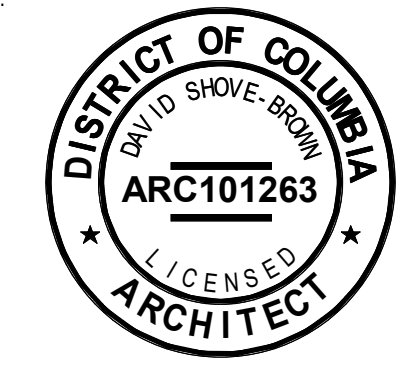
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SEAL & SIGNATURE:



SHEET TITLE: SECTION & ENLARGED DETAILS
PROJECT NO: 2021.172
DATE: 02/17/17
SCALE: As indicated

A0051