

EXISTING MANSARD
TO REMAIN.

EXISTING FRONT &
SIDE BRICK WALLS
TO REMAIN.



PROJECT NARATIVE:

This project is proposing to convert an existing 2-Story 4-Unit Multi-Family Structure to be converted to a 3-Story 7-Unit Multi-Family Residence. Full Mechanical, Electrical, Plumbing & Underpinning Scope to be included.

ZONING INFO

Address:	2639 41ST STREET NW WASHINGTON DC
SSL:	1807 0045
Zoning:	RA-1
Historic District:	NA
Lot Area:	4557 SF
Lot Width :	43.794 FT
ANC:	3B03

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	4-UNIT MULTI-FAMILY		7-Unit MULTI-FAMILY
# of Stories:	2	3 MAX	3
Rear Yard:	33.6 FT	20 FT MIN	33.6 FT
Side Yard:	8 FT	8 FT	8 FT
Building Height:	25.6 FT	40 FT MAX	37 FT
FAR:	0.8	0.9	0.9
Lot Occupancy:	40%	40%	40%
Gross Building Area:	3631 SF	4101.3	4100 SF
Pervious Surface:	28% (X SF)	20% (X SF)	24% (X SF)
Parking:	1 Spaces	1 Spaces	4 Spaces

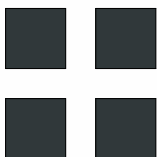
DRAWING LIST - BZA SHEETS

Sheet Number	Sheet Name
BZA01	COVER SHEET
BZA02	LOCATION & EXISTING PHOTOS
BZA03	SITE PLAN
BZA04	PROPOSED CELLAR
BZA05	PROPOSED 1ST FLOOR
BZA06	PROPOSED 2ND FLOOR
BZA07	PROPOSED 3RD FLOOR
BZA08	ELEVATIONS
BZA09	ELEVATIONS
BZA10	ELEVATIONS
BZA11	BUILDING SECTION
BZA12	3D VIEWS
BZA13	GRADING PLAN

EVO 39

BZA01
COVER SHEET

08/07/2023
2639 41ST ST NW
2639 41st Street NW LLC



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EXISTING FRONT FACADE @ 41ST ST.

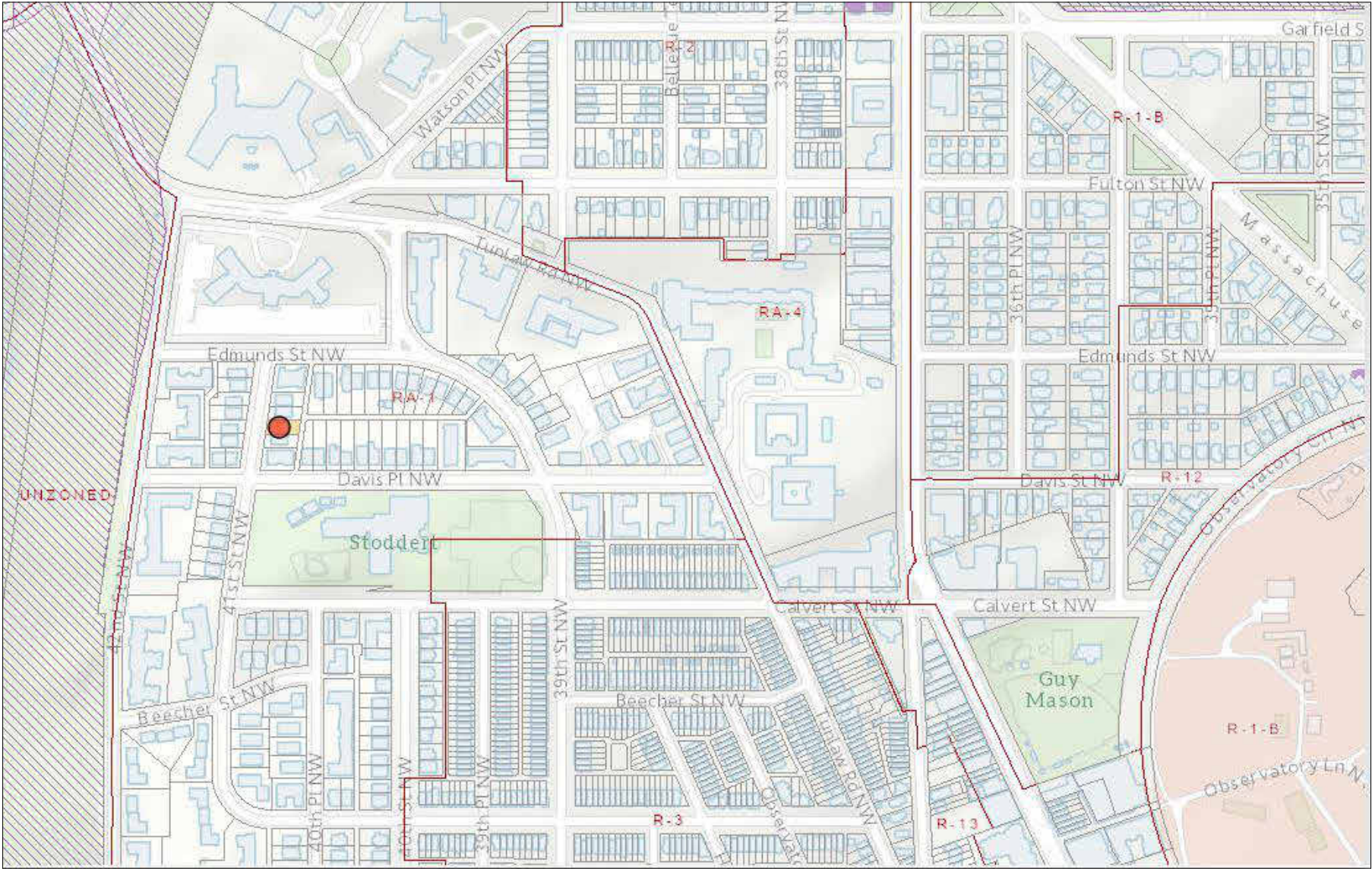


EXISTING FRONT FACADE @ 41ST ST.



EXISTING REAR FACADE @ BACK ALLEY

LOCATION MAP



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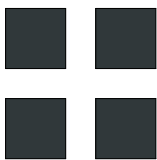
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LOCATION & EXISTING PHOTOS

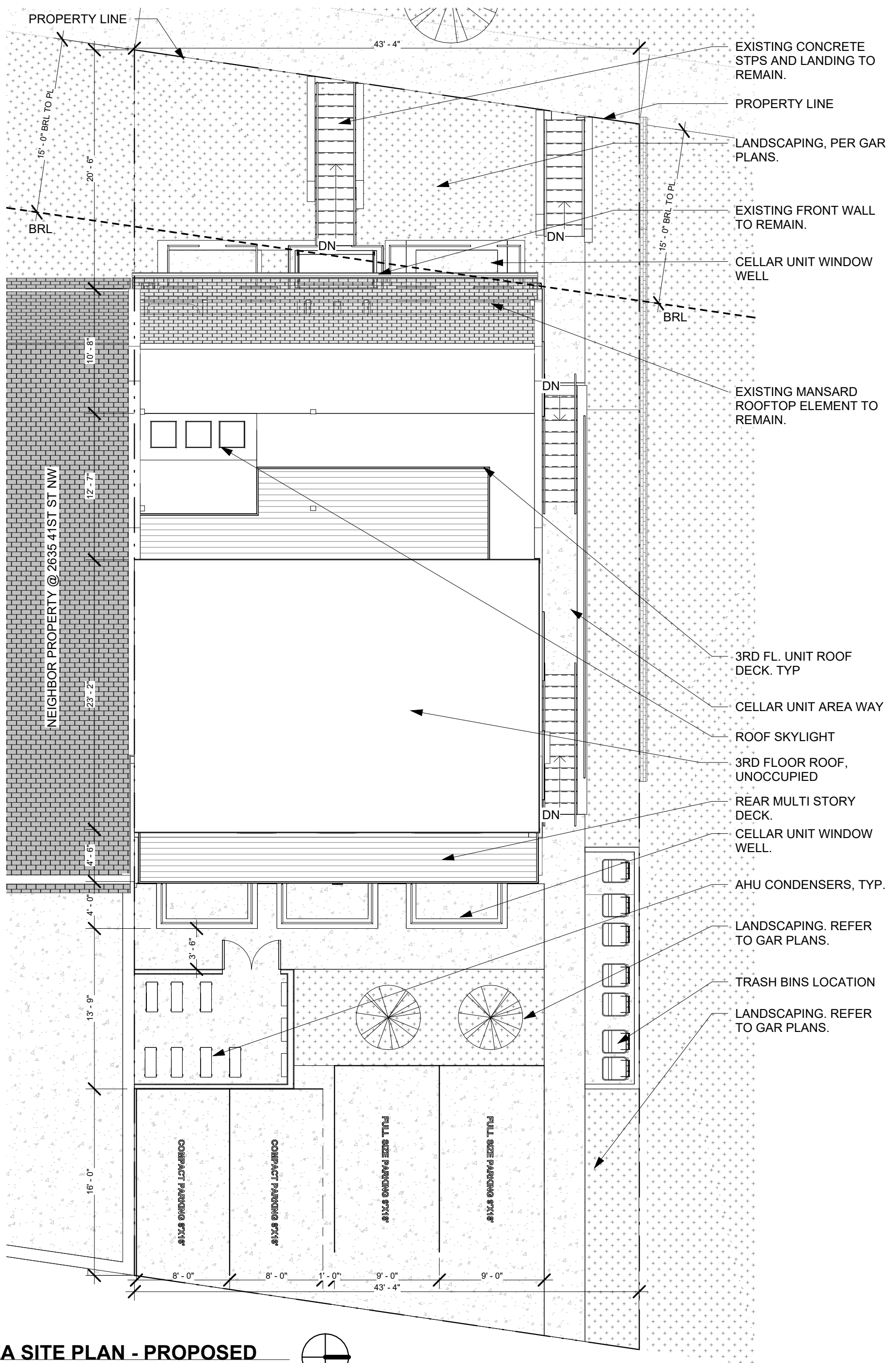
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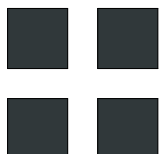
1 BZA SITE PLAN - PROPOSED

A002 | BZA03 1/8" = 1'-0"

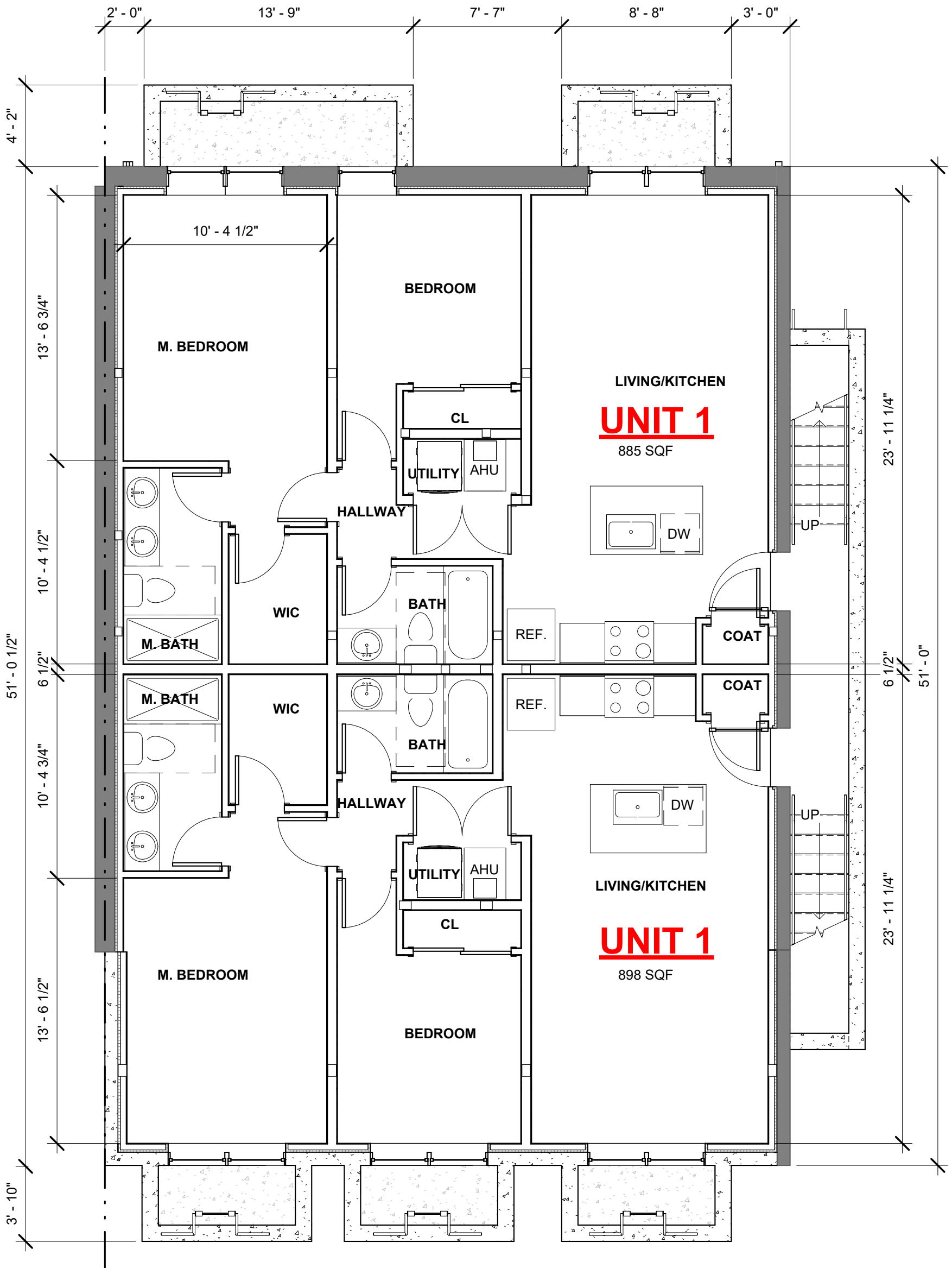
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BZA03
SITE PLAN

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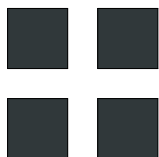
1 00 CELLAR PLAN

A002 | BZA04 3/16" = 1'-0"

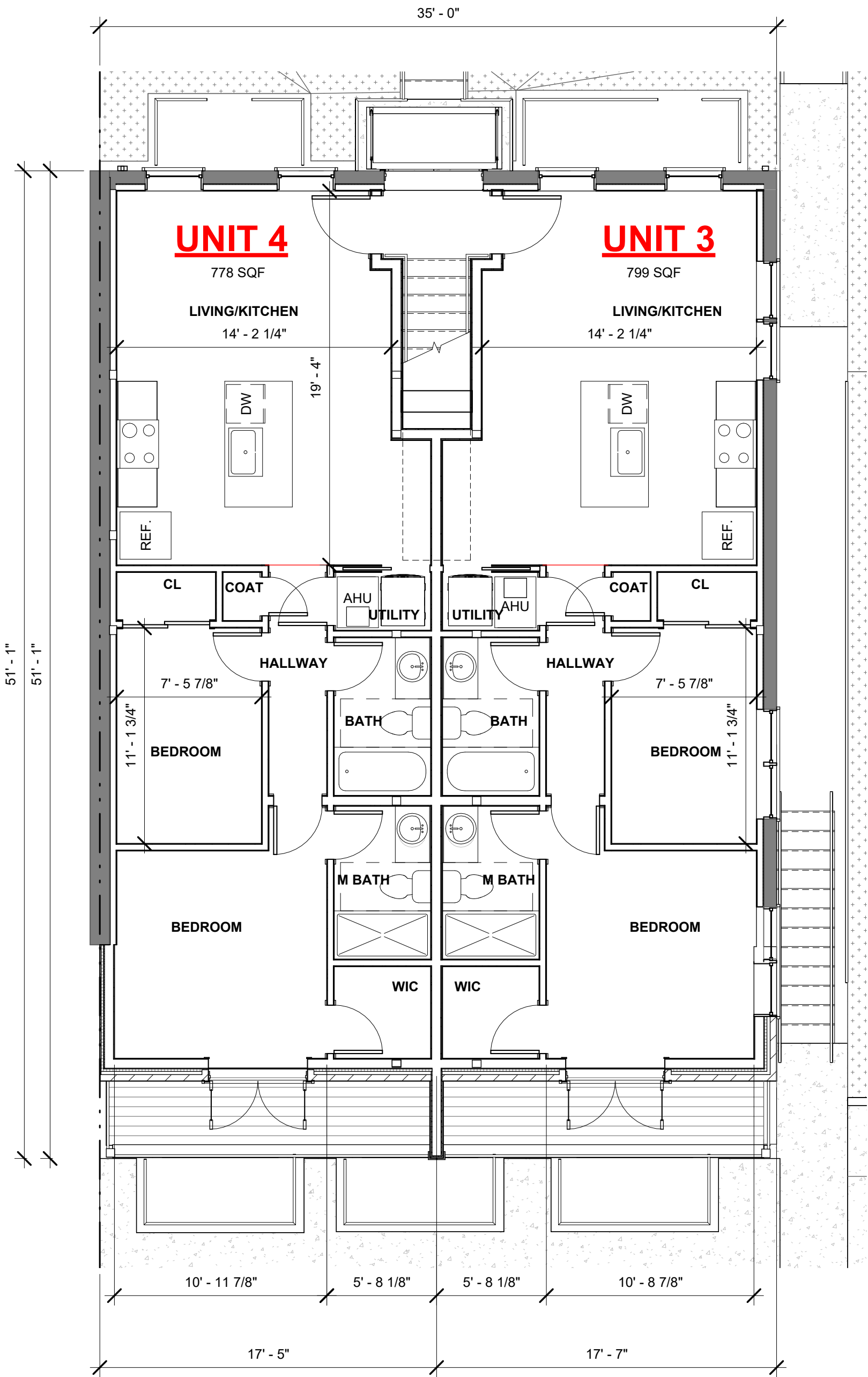
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BZA04
PROPOSED CELLAR

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1 1st FLOOR PLAN

A002 | BZA05 3/16" = 1'-0"

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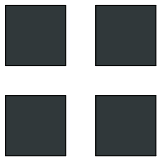
BZA05

PROPOSED 1ST FLOOR

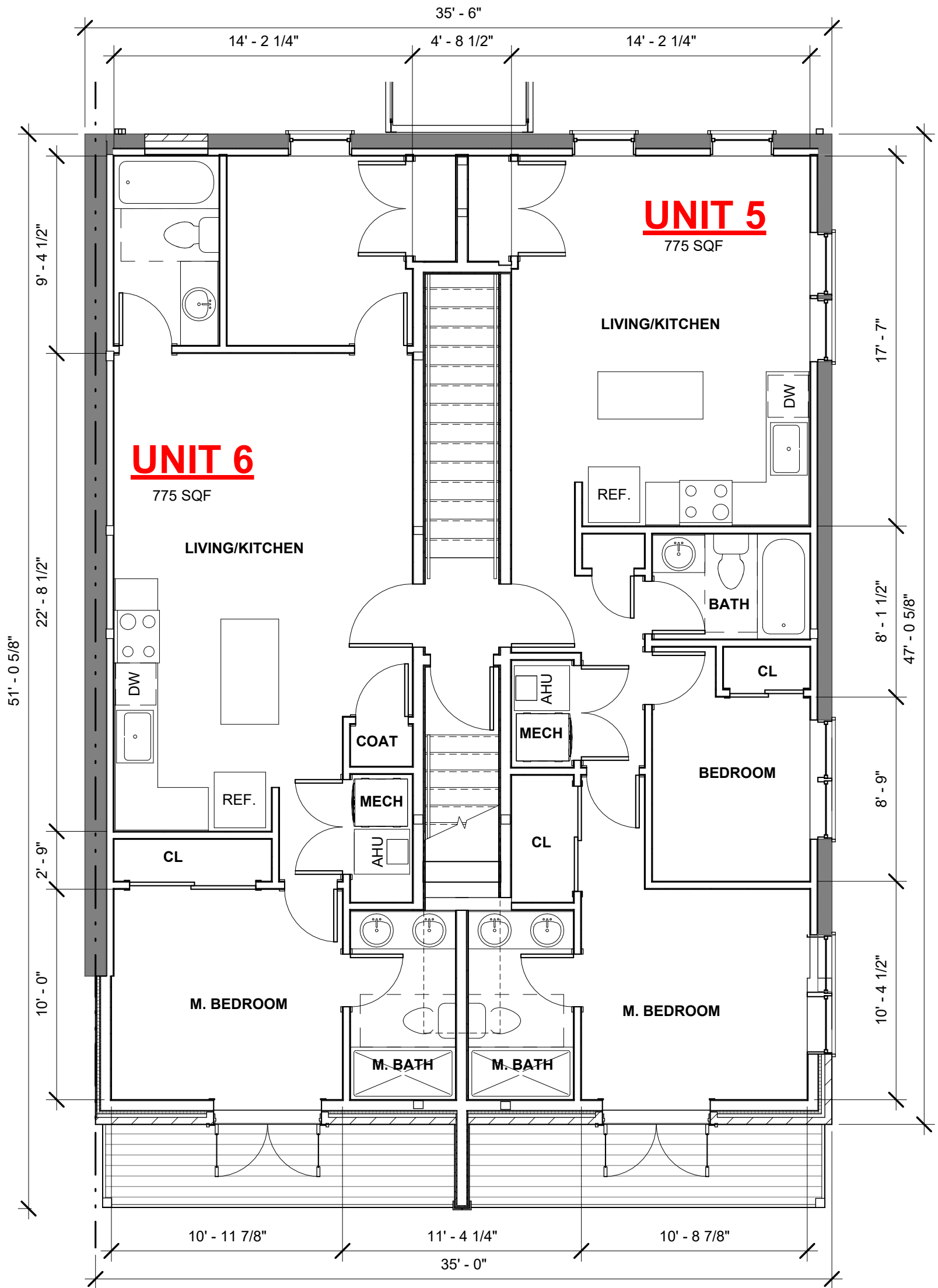
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1 2nd FLOOR PLAN

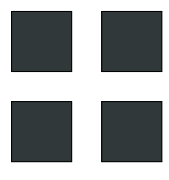
A002 | BZA06 3/16" = 1'-0"

EVO 39

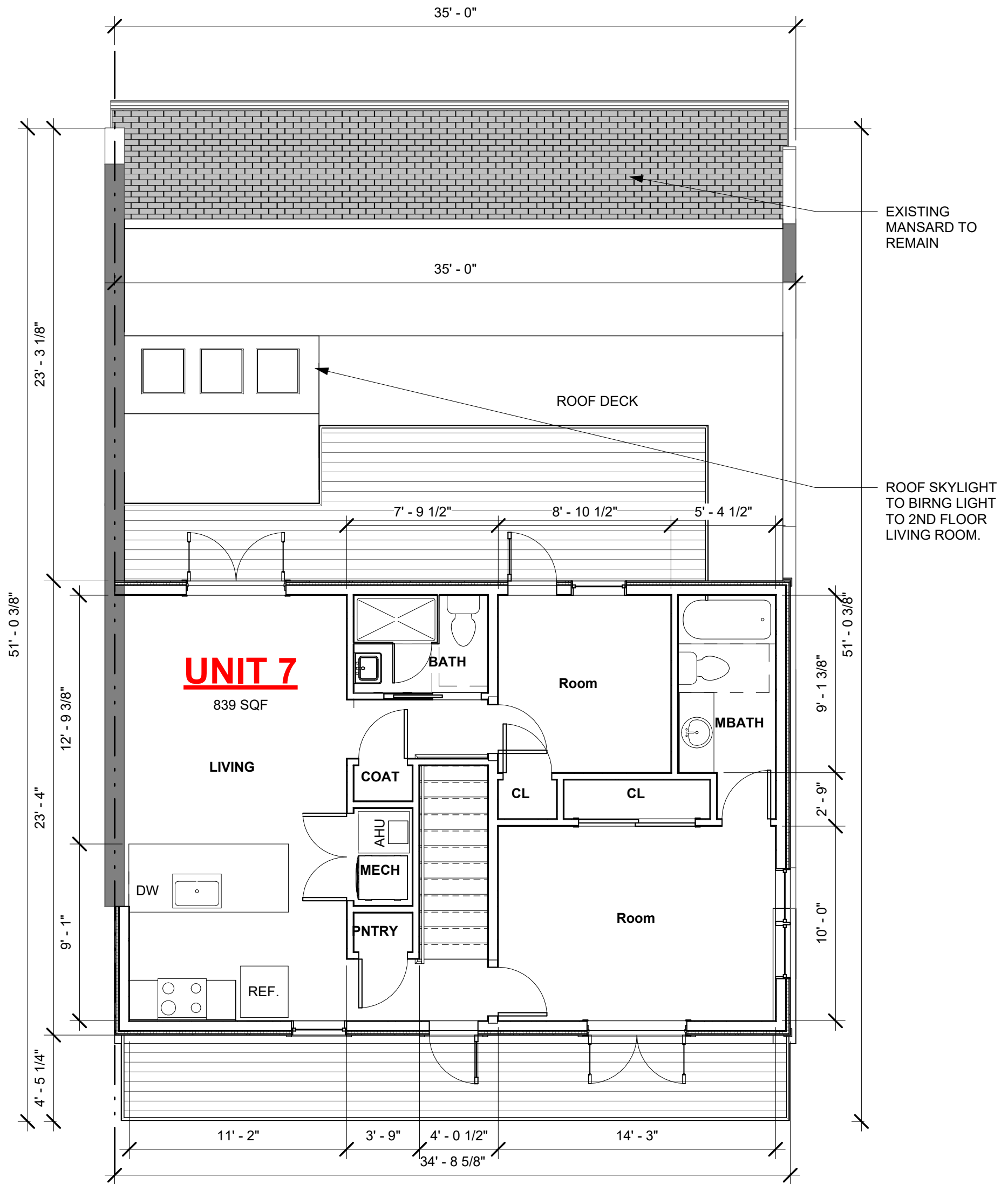
BZA06

PROPOSED 2ND FLOOR

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1 3rd FLOOR PLAN

A002 | BZA07 3/16" = 1'-0"

EVO 39

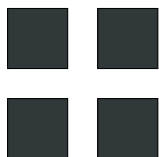
BZA07

PROPOSED 3RD FLOOR

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FIBER CEMENTITIOUS
SIDING.

EXISTING MANSARD TO
REMAIN,

EXISTING FRONT WALL
TO REMAIN,



T.O. ROOF STRUCTURE
31' - 5 3/8"

3RD FLOOR II
25' - 0 1/4"

3RD FLOOR TOS
21' - 6 1/4"

2ND FLOOR FF
10' - 9 1/4"

1ST FLOOR FF
0"

NATURAL GRADE
-3' - 6"

BUILDING HEIGHT FROM BHMP

1

ELEVATION - WEST

BZA08 1/8" = 1'-0"

FIBER CEMENTITIOUS
SIDING.

REAR BALCONIES



T.Q. ROOF STRUCTURE
31' - 5 3/8"

3RD FLOOR II
25' - 0 1/4"

3RD FLOOR TOS
21' - 6 1/4"

2ND FLOOR FF
10' - 9 1/4"

1ST FLOOR FF
0"

REAR GRADE
-3' - 0"

2

ELEVATION - EAST

BZA08 1/8" = 1'-0"

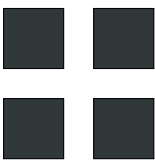
EVO 39

BZA08
ELEVATIONS

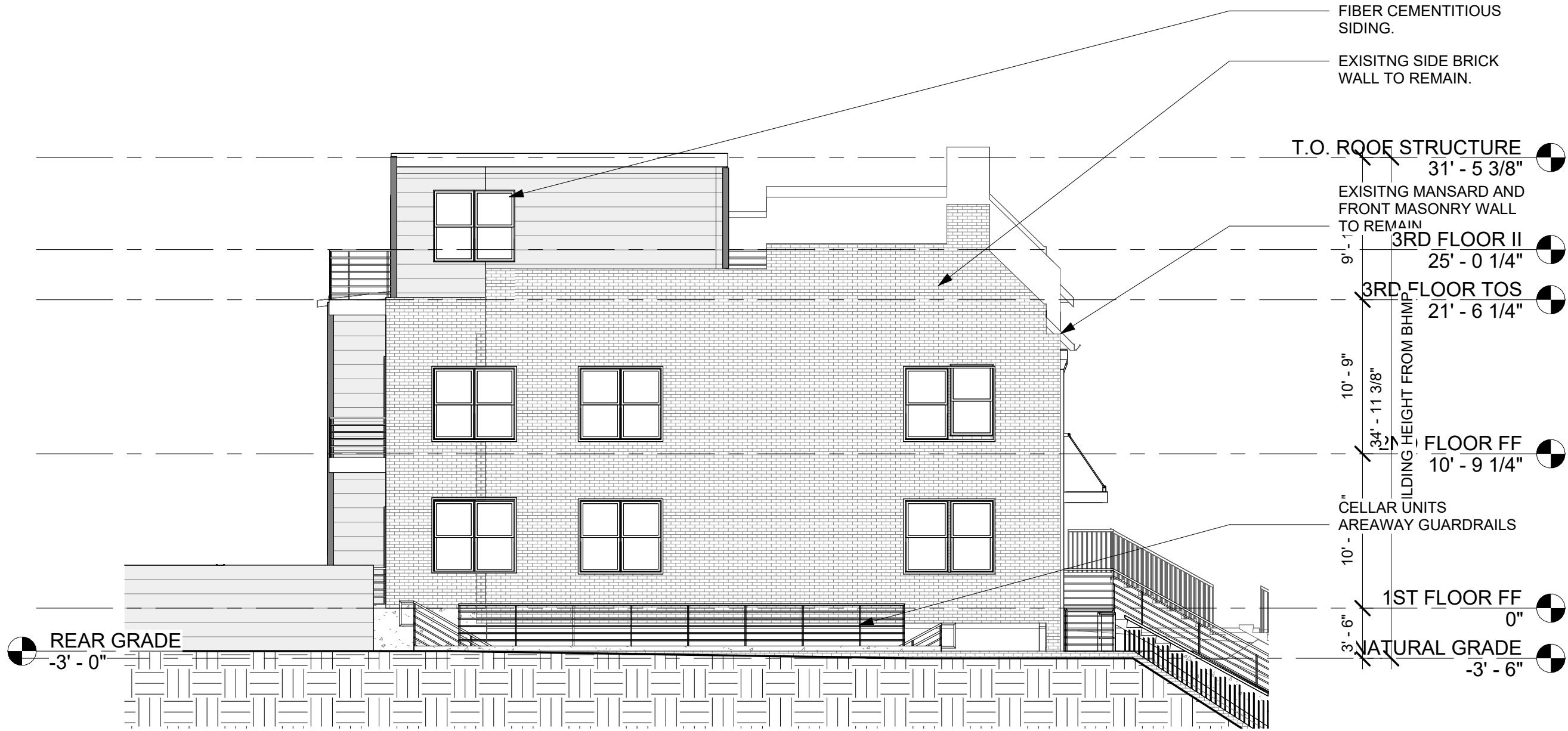
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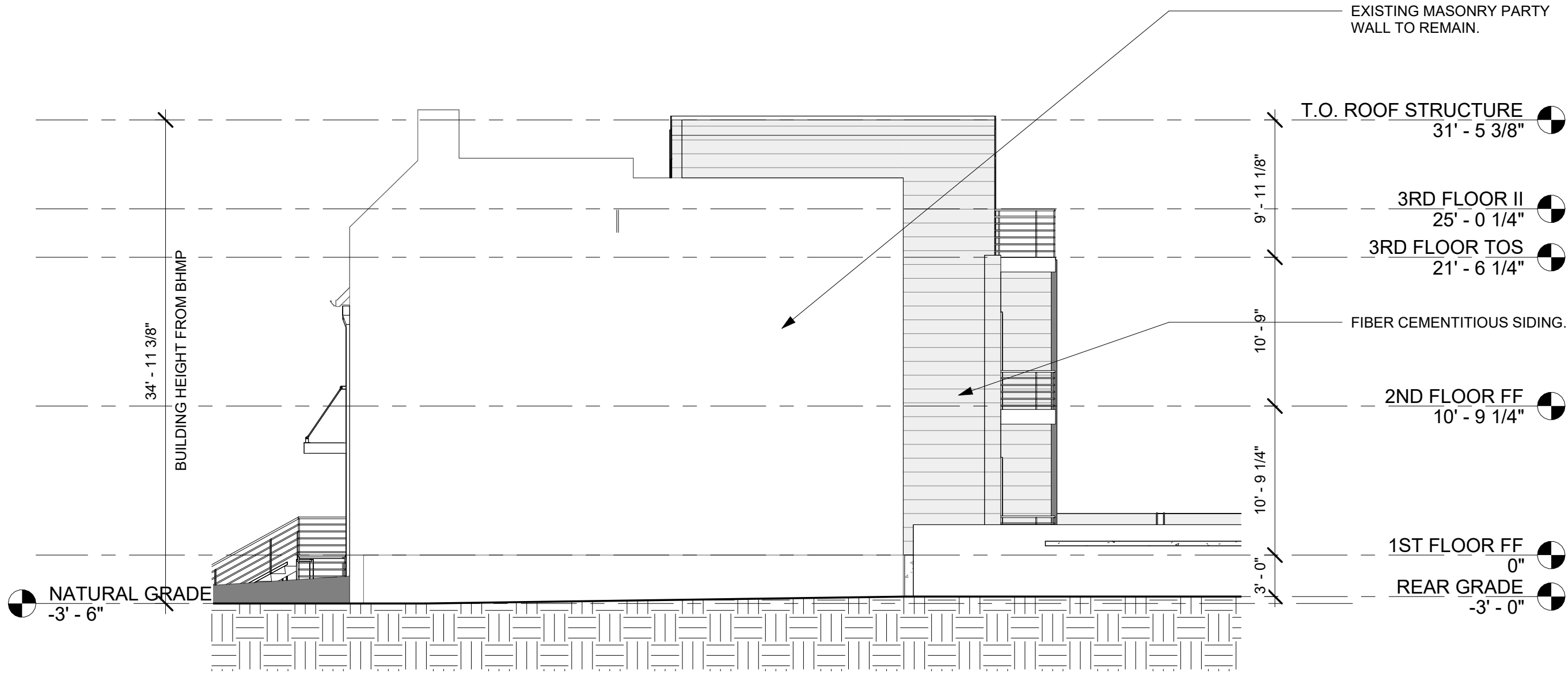
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1 ELEVATION - NORTH
BZA09 1/8" = 1'-0"



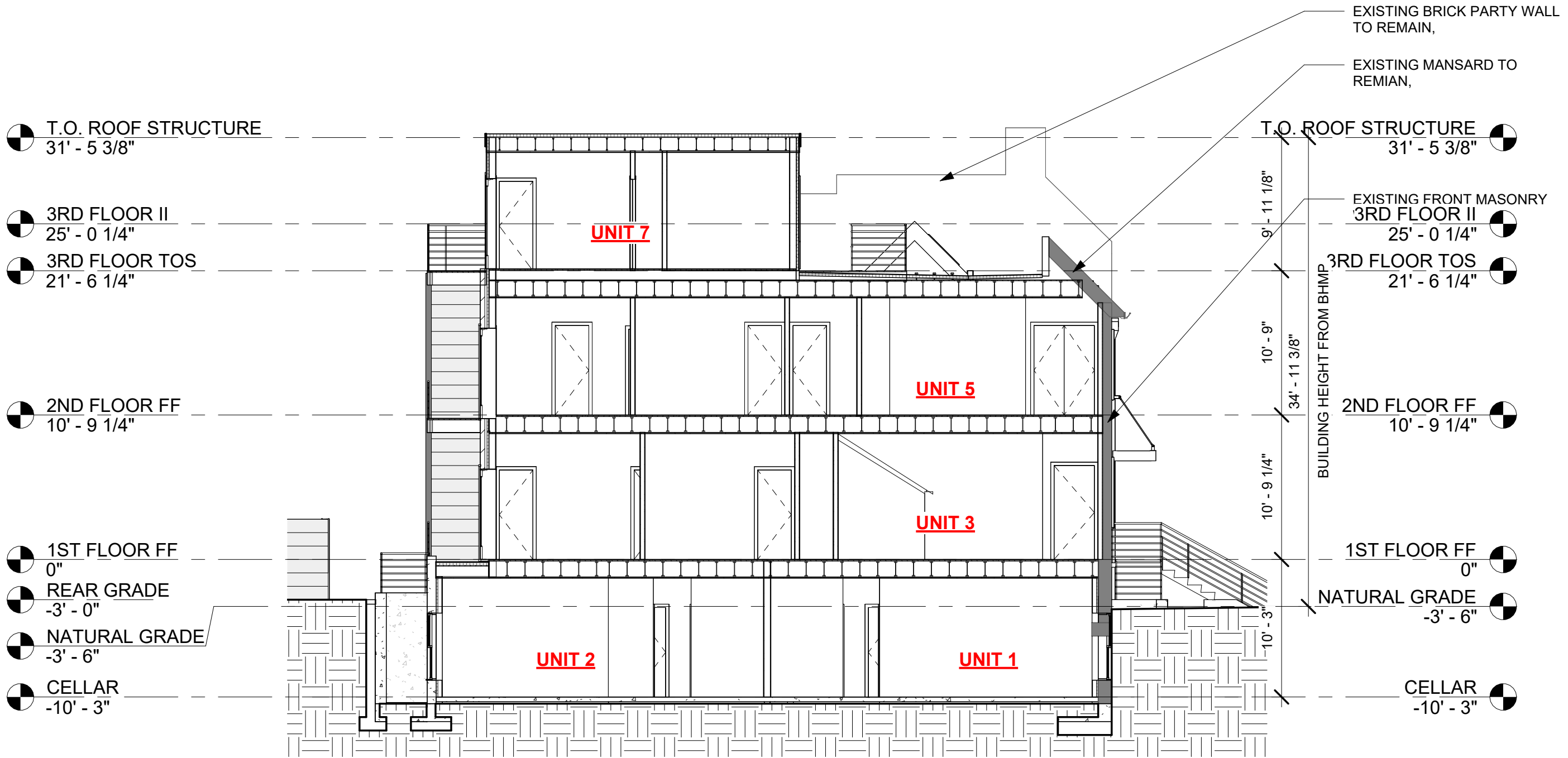
1 ELEVATION - SOUTH
BZA10 1/8" = 1'-0"

EVO 39

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BZA10



1 BZA SECTION
BZA11 1/8" = 1'-0"



1 BZA 3D VIEW 01
BZA12



2 BZA 3D VIEW 02
BZA12

EVO 39

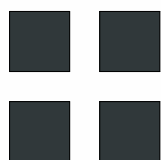
BZA12

3D VIEWS

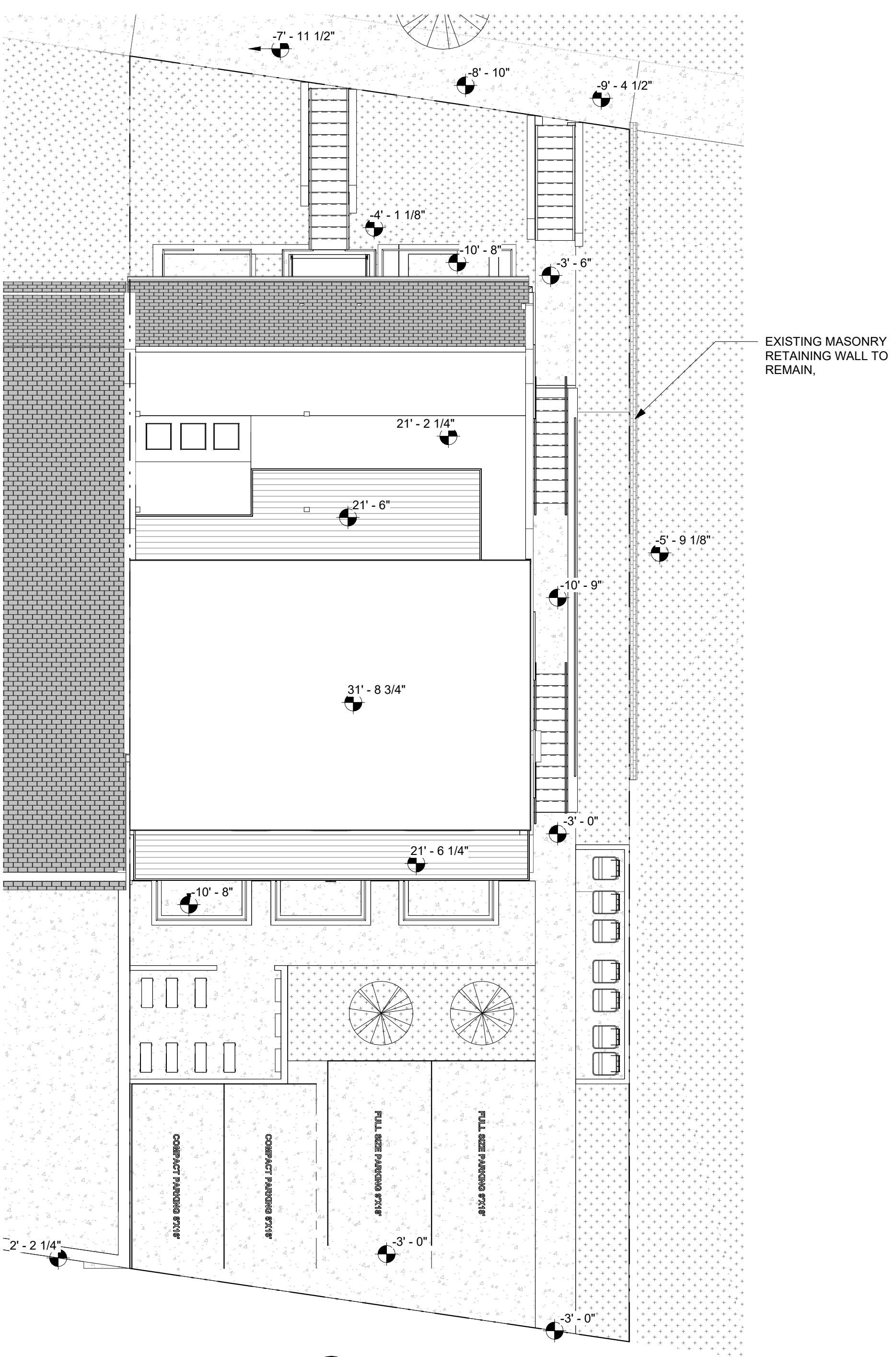
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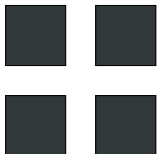
1 BZA GRADING PLAN

A002 | BZA13 1/8" = 1'-0"

EVO 39

BZA13
GRADING PLAN

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