

228RESIDENCES  
228 HAMILTON STREET NW  
WASHINGTON, DC 20011

FOR BZA

6 AUGUST 2025



**ARCHITECT: :**  
//3877  
DAVID TRACZ, AIA, NCARB  
DAVID SHOVE BROWN, AIA, NCARB  
3333 K STREET NW, SUITE 60  
WASHINGTON, DC 20007  
[T] 202.350.4244


**CIVIL ENGINEER: :**  
HUSKA CONSULTING, LLC  
CHRISTOPHER HUSKA  
1050 30TH ST NW  
WASHINGTON, DC 20007  
[T] 703.425.3862

**GENERAL CONTRACTOR :**  
PALMAR CONSTRUCTION  
769 GRACE ST  
HERNDON, VA 20170  
[T] 703.589.4832

**MEP ENGINEER: :**  
KK ENGINEERING LLC  
8850 COLUMBIA 100 PARKWAY, SUITE 316  
COLUMBIA, MD 21405  
[T] 443.393.1070

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

[illegible]



**3333 K Street NW, Suite 60**  
**WASHINGTON, DC 20007**

[T]    **202.350.4244**  
[F]    **202.350.4245**  
[W]    **3877.DESIGN**

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**CLIENT :**  
DISTRICT LINE DEVELOPMENT  
MATT MEDVENE  
700 RANDOLPH STREET NW  
WASHINGTON DC 20011  
[T] 703.589.4832

**ARCHITECT :**  
/3877/  
DAVID TRACZ, AIA, NCARB  
DAVID SHOYE BROWN, AIA, NCARB  
3333 K STREET NW, SUITE 60  
WASHINGTON DC 20007  
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GAVIN & ASSOC. STRUCT. ENGRNS, LLC  
CHARLES GAVIN, P.E.  
PO BOX 5142  
MCLEAN, VA 22103  
[T] 703-409-9795

**MEP ENGINEER :**  
KK ENGINEERING, LLC  
KHALID KHALIFA, P.E., C.E.M.  
5840 BANNEKER RD, SUITE 220  
COLUMBIA, MD, 21044  
[T] 443.393.1070

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HUSKA ENGINEERING  
CHRISTOPHER HUSKA  
1050 30TH ST NW  
WASHINGTON, DC 20007  
[T] 703.425.3862

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DRAWING DATA

PROJECT:     **228RESIDENCES**

ADDRESS:    **228RESIDENCES**  
                **228 HAMILTON STREET NW**  
                **WASHINGTON, DC 20011**

SHEET SUBMISSION INDEX  
ISSUE FOR PERMIT \_ 04 APRIL 2022

REV. NO.	REVISION	DATE
1		2025 06 12

SEAL &  
SIGNATURE:

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.

SHEET TITLE: PROJECT INFORMATION

PROJECT NO: 2021.175

DATE ISSUED: 04/05/2022

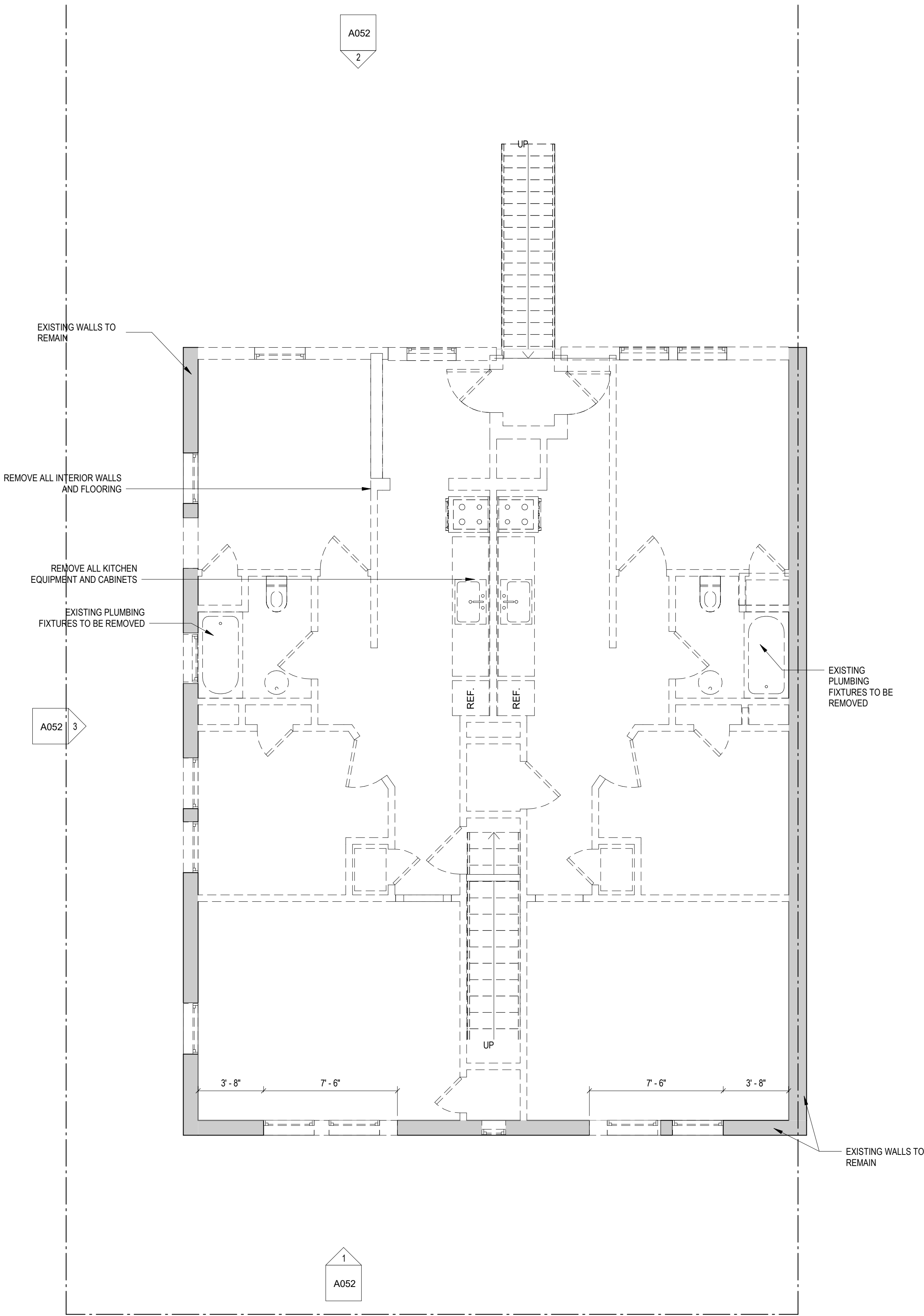
SCALE: As indicated

A001

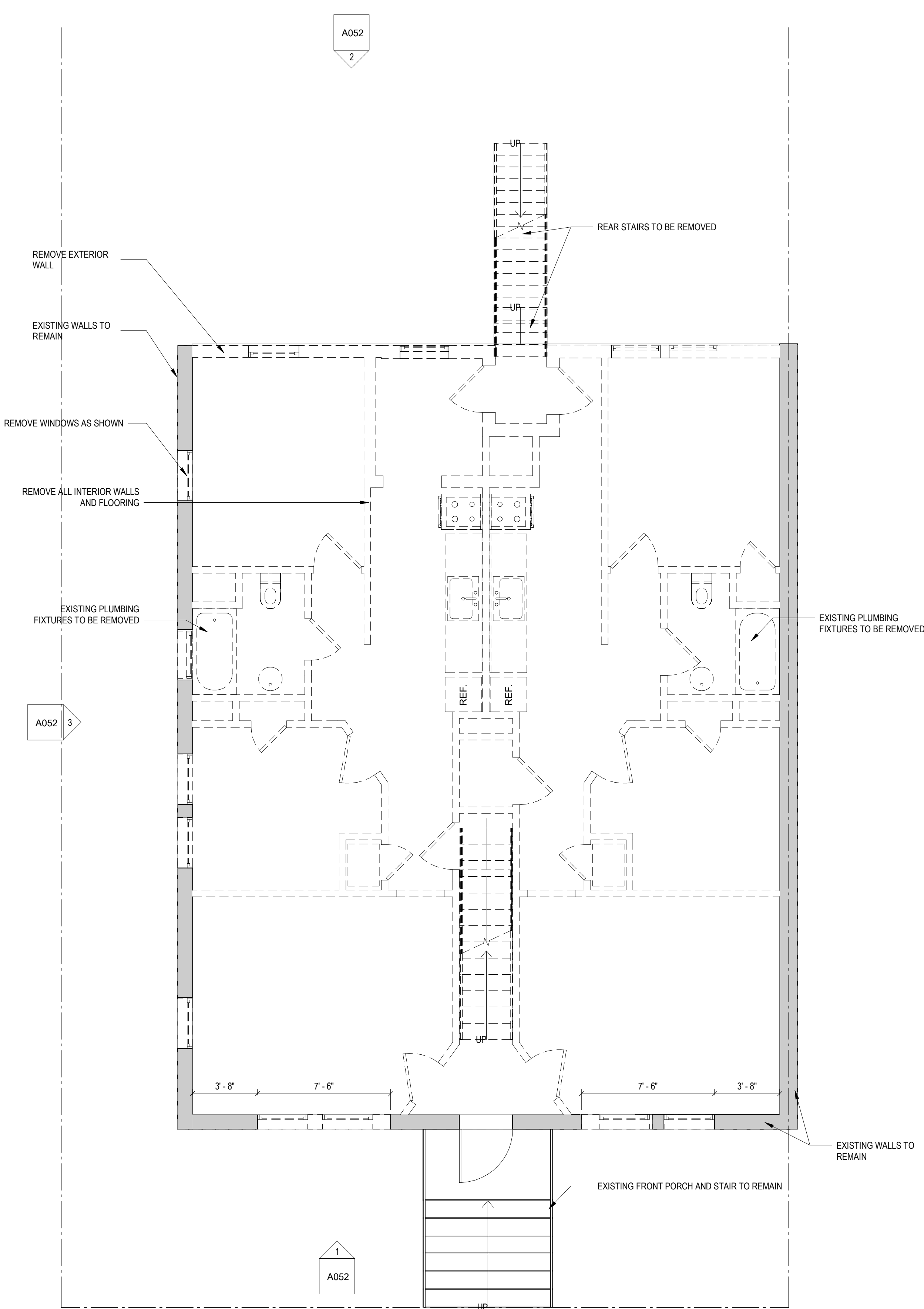
DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT SITE TO DETERMINE AND VERIFY ALL EXISTING CONDITIONS.
2. PROTECT EXISTING ITEMS WHICH ARE NOT INDICATED TO BE ALTERED.
3. REMOVE EXISTING PARTITIONS, U.N.O.
4. REMOVE DOORS, FRAMES AND HARDWARE, U.N.O.
5. REMOVE EXISTING WINDOWS AS NOTED.
6. REMOVE ALL APPLIANCES THROUGHOUT, U.N.O.
7. REMOVE PLUMBING FIXTURES THROUGHOUT, U.N.O.
8. REMOVE ALL BRANCH WIRING REMOVED BACK TO PANEL (IDENTIFY AS SPARE) OR NEAREST JUNCTION BOX UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO REMOVE/DISPOSE OF ALL REMAINING FURNITURE
10. REMOVE LIGHT FIXTURES THROUGHOUT, U.N.O.
11. REMOVE ALL EXISTING FLOOR FINSHES, SUBFLOOR TO REMAIN.

EXISTING TO REMAIN TO BE DEMOLISHED



2 LEVEL 02 - FLOOR PLAN - DEMOLITION  
1/4" = 1'-0"



1 LEVEL 01 - FLOOR PLAN - DEMOLITION  
1/4" = 1'-0"



3333 K Street NW Suite 60  
WASHINGTON, DC 20007  
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MATT MEDVENE  
700 RANDOLPH STREET NW  
WASHINGTON DC 20011  
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1050 30TH ST NW  
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SHEET TITLE: DEMOLITIONS PLANS

PROJECT NO: 2021.175

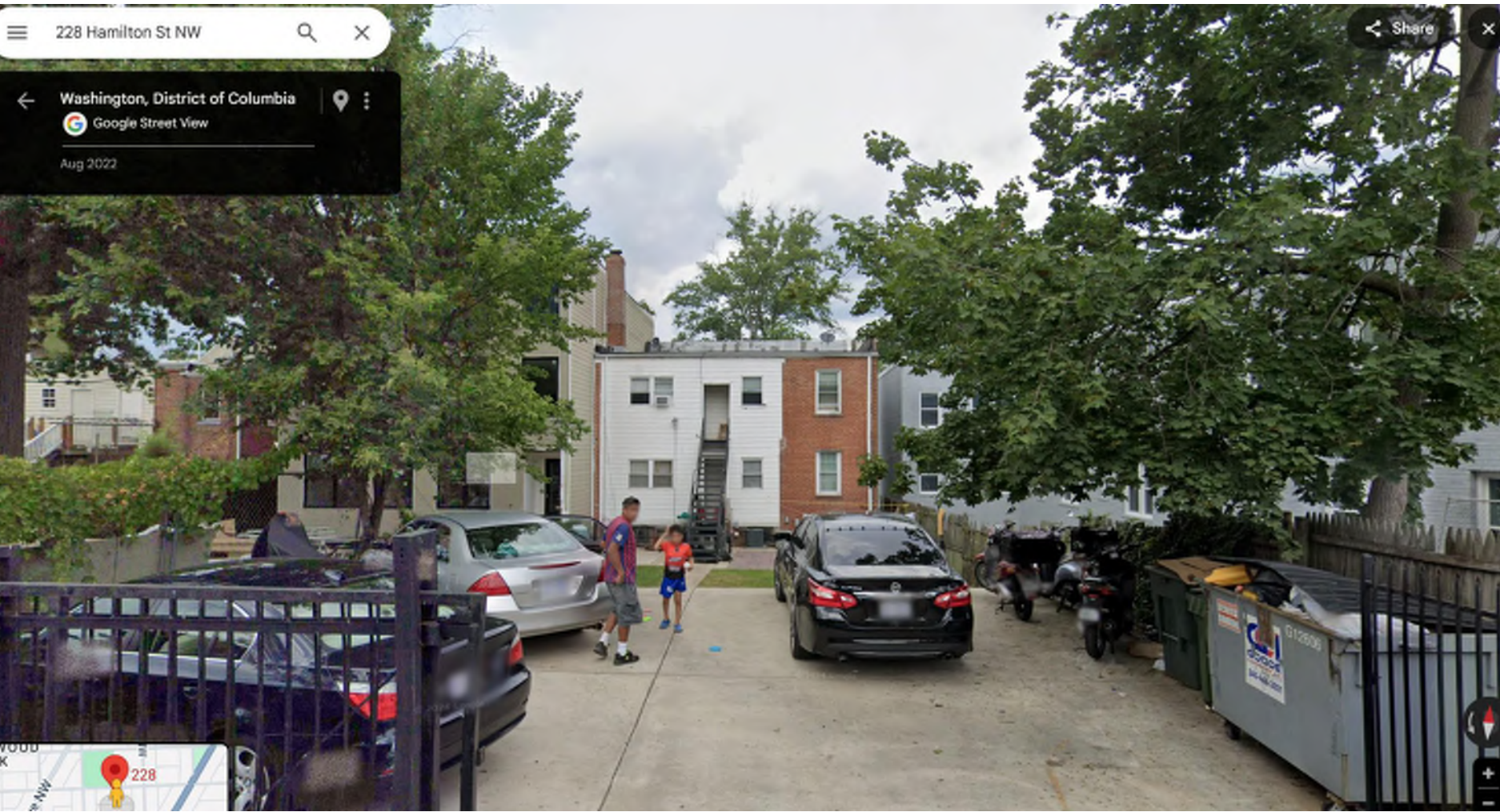
DATE ISSUED: 04/05/2022

SCALE: As indicated

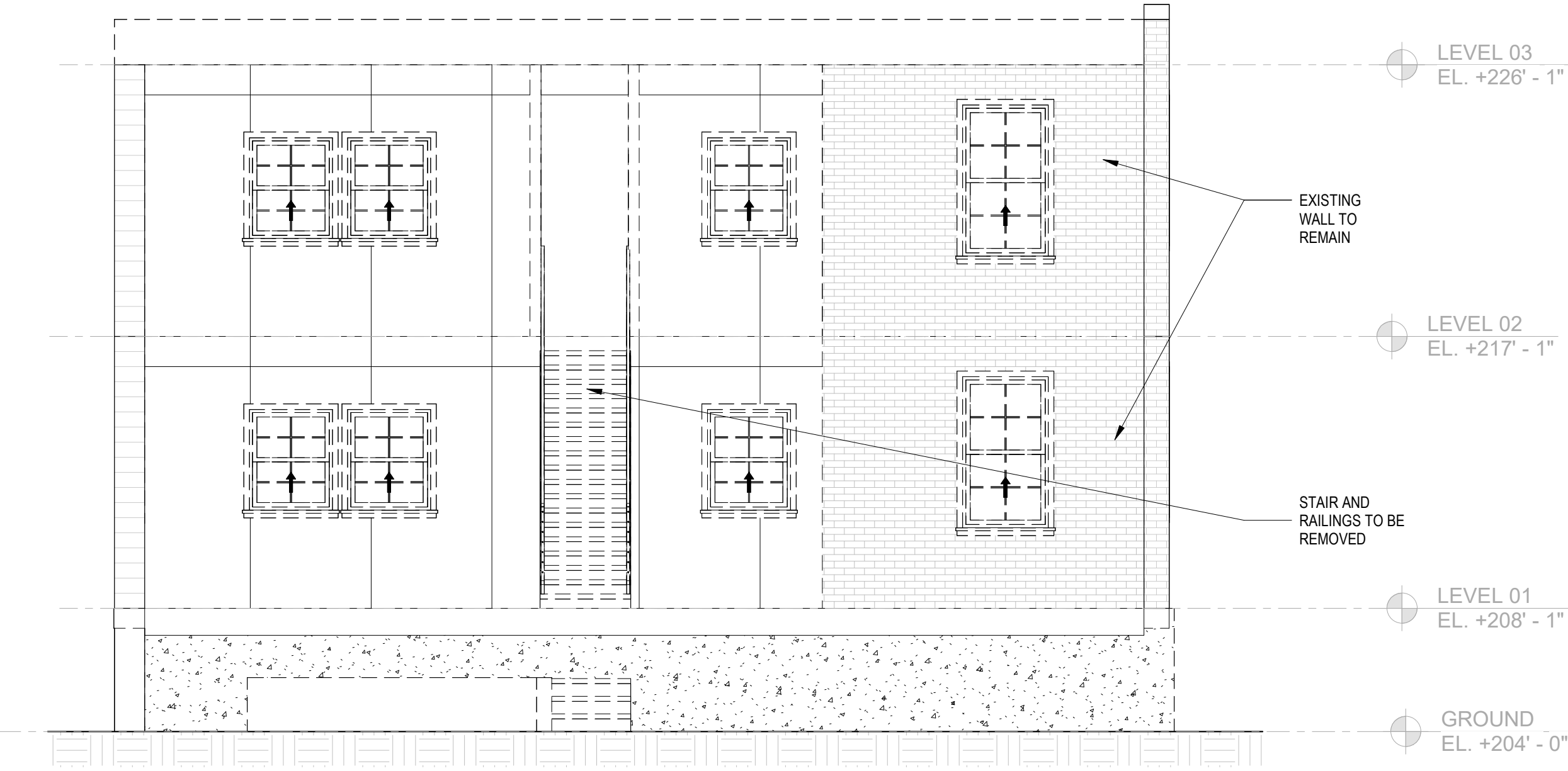
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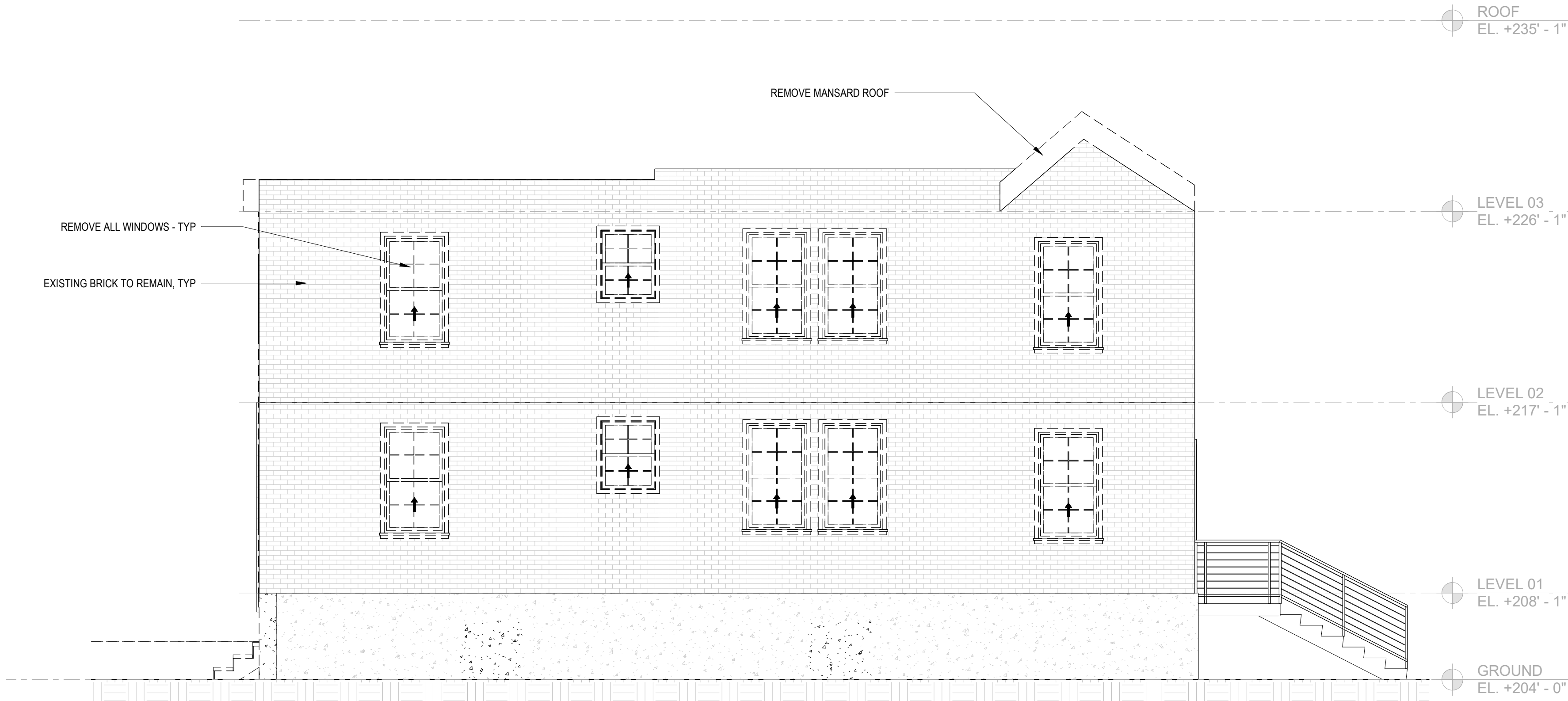
EXISTING FRONT FACADE



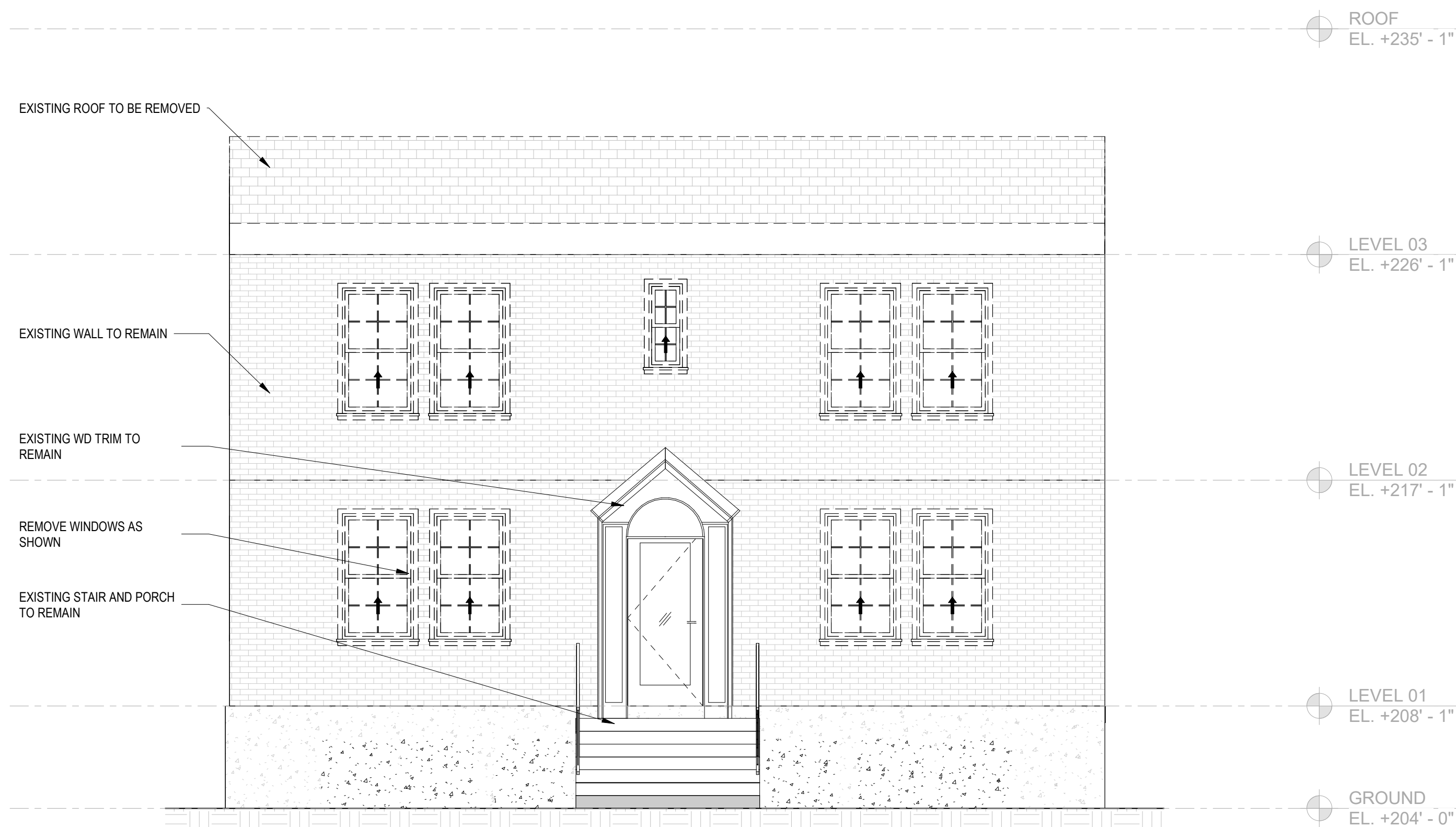
EXISTING REAR FACADE



2 REAR ELEVATION - DEMOLITION  
1/4" = 1'-0"



3 SIDE ELEVATION 1 - DEMOLITION  
1/4" = 1'-0"



1 FRONT ELEVATION - DEMOLITION  
1/4" = 1'-0"

#### DEMOLITION NOTES

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CLIENT:  
DISTRICT LINE DEVELOPMENT  
MATT MEDVENE  
700 RANDOLPH STREET NW  
WASHINGTON DC 20011  
[T] 703.589.4832

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COLUMBIA, MD, 21044  
[T] 443.393.1070

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CHARLES GAVIN, P.E.  
PO BOX 5142  
MCLEAN, VA 22103  
[T] 703-409-9795

CIVIL ENGINEER:  
HUSKA ENGINEERING  
CHRISTOPHER HUSKA  
1050 30TH ST NW  
WASHINGTON, DC 20007  
[T] 703-425-3862

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#### DRAWING DATA

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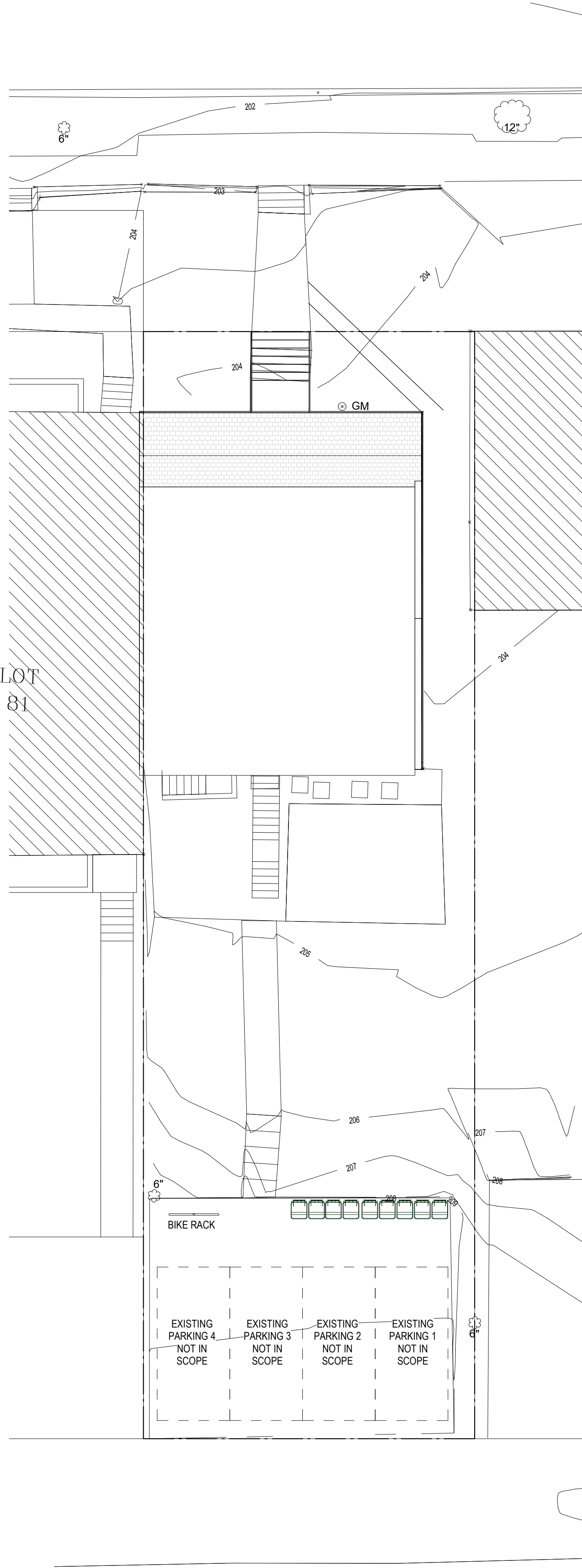
SHEET TITLE: DEMOLITION ELEVATIONS

PROJECT NO: 2021.175

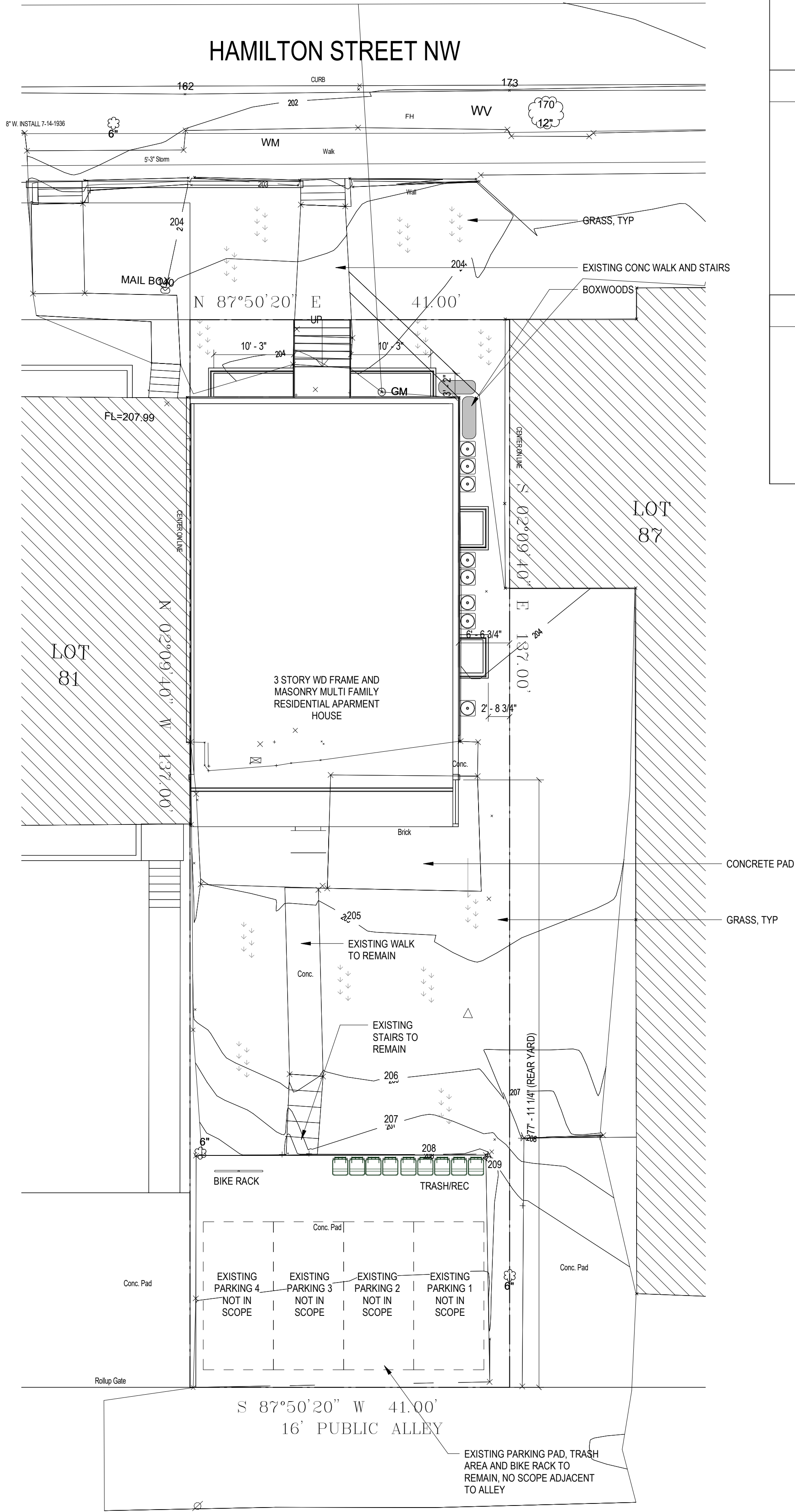
DATE ISSUED: 04/05/2022

SCALE: As indicated

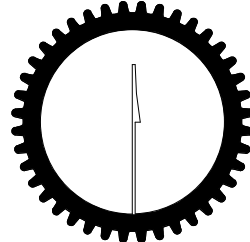
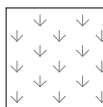
A052



2 SITE PLAN - EXISTING 1  
1" = 10'-0"



1 SITE PLAN - PROPOSED Copy 1  
1" = 10'-0"

SEQUENCE OF CONSTRUCTION		CIVIL NARRATIVE:	
SEQUENCE OF CONSTRUCTION A. CLEARING AND GRUBBING REQUIRED FOR PERIMETER CONTROLS; B. CONSTRUCTION OF PERIMETER CONTROLS; C. REMAINING CLEARING AND GRUBBING; D. ROAD GRADING; NOT APPLICABLE; E. GRADING FOR THE REMAINDER OF THE SITE; F. UTILITY INSTALLATION, INCLUDING THE USE OR BLOCKING OF STORM DRAINS AFTER CONSTRUCTION IF APPLICABLE; G. FINAL GRADING, LANDSCAPING, OR STABILIZATION; AND H. REMOVAL OF CONTROLS.		EXISTING PARKING PAD AND SITE PAVING TO REMAIN. SCOPE INCLUDES DIG OUT OF EXISTING CELLAR, AREA WELLS ACCESSING CELLAR UNITS AND REAR ADDITION	
		CIVIL CALCULATION TABLE:	
		EXISTING	PROPOSED
TOTAL LOT AREA:	5617 SF		
TOTAL PERVIOUS SURFACE:	48% - 2671 SF	42% - 2364 SF	
TOTAL BUILDING FOOTPRINT:	27% - 1542 SF	30% - 1681 SF	
TOTAL PAVED FOOTPRINT:	25% - 1404 SF	28% - 1572 SF	
EXCAVATION VOLUME		3362 CU.FT.	
		CIVIL PLAN LEGEND	
		<div><div><div>N</div><div></div></div><div><div></div><div>- GRASS AND OTHER PERVIOUS VEGETATIVE SURFACE</div></div></div>	



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SHEET TITLE: SITE PLAN  
PROJECT NO: 2021.175  
DATE ISSUED: 04/05/2022  
SCALE: 1" = 10'-0"

# A100

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE 6.01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 3/4" THICK PAVED, U.N.O.
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 RW-3 ACCORDING TO 2021 IRC SECTION 11.1
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR, GC TO TEST BUILDING THERMAL ENVELOPE 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 TO FOLLOW: 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 UNLESSSED J.L 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 KNM).
15. 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 FROM NEIGHBORHOODS, FROM 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 ROOF DRAINAGE. 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 1-2, SPRINKLERED (NOT 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 turning strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.

b. In other than Group 1-3 occupancies, Class B interior finish may be used on three levels above and below the plane. Class B interior finish for nonresidential 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 assembly with an occupant load of 300 persons or less.

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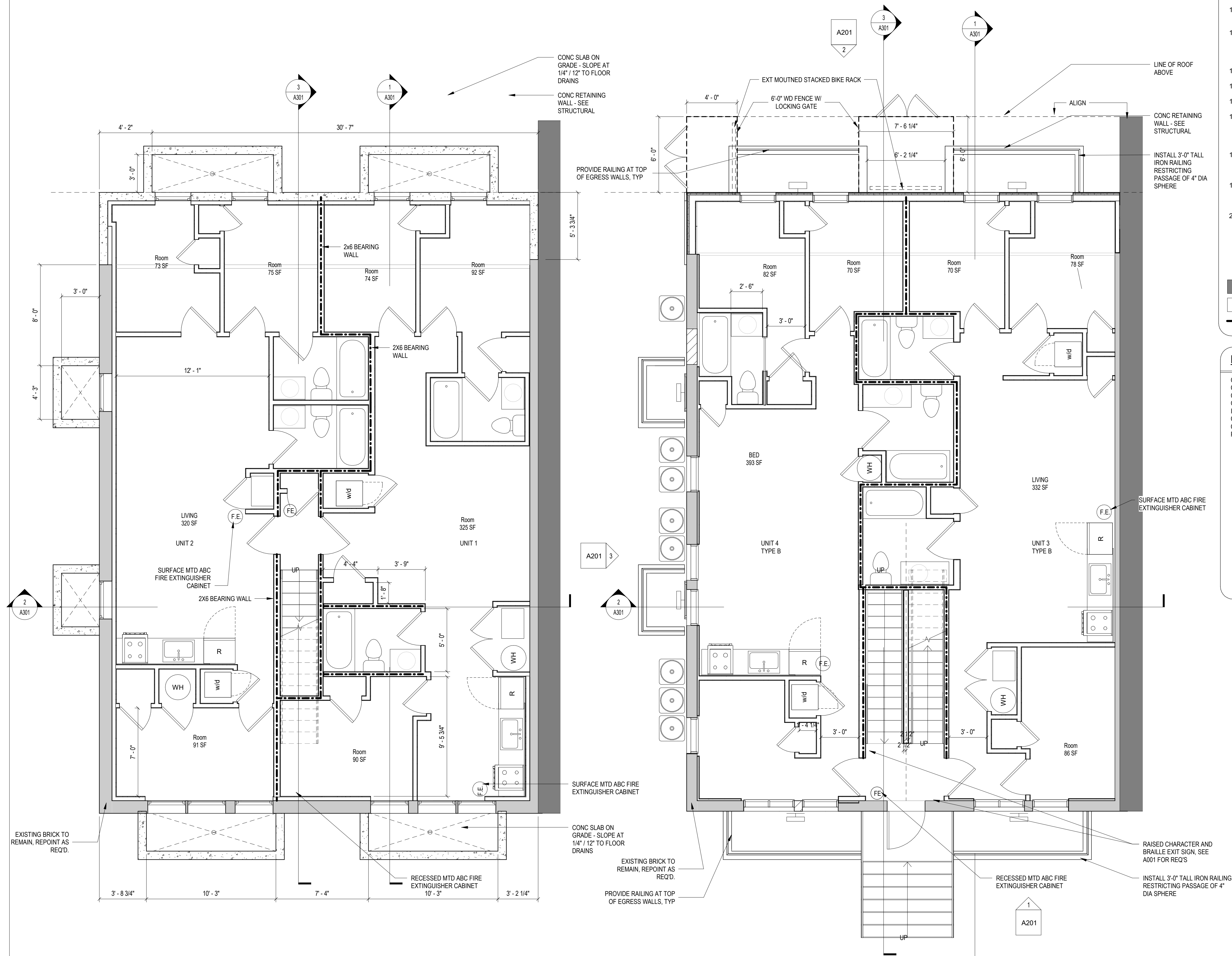
SHEET TITLE: FLOOR PLANS

PROJECT NO: 2021.175

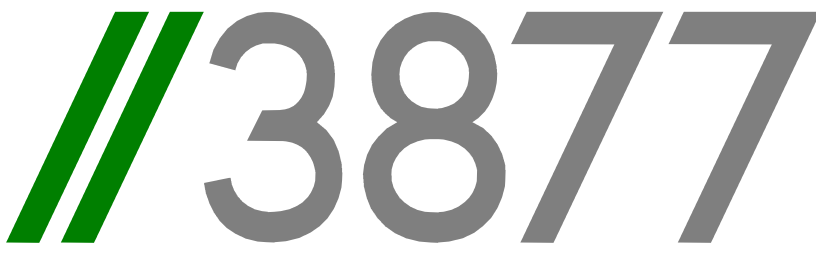
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SCALE: As indicated

# A101



A large gear with a needle inside, labeled 'N'.



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# A102

### 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.

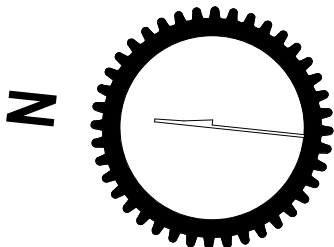
EXISTING TO REMAIN  
NEW CONSTRUCTION  
1 HR FIRE RATED WALL

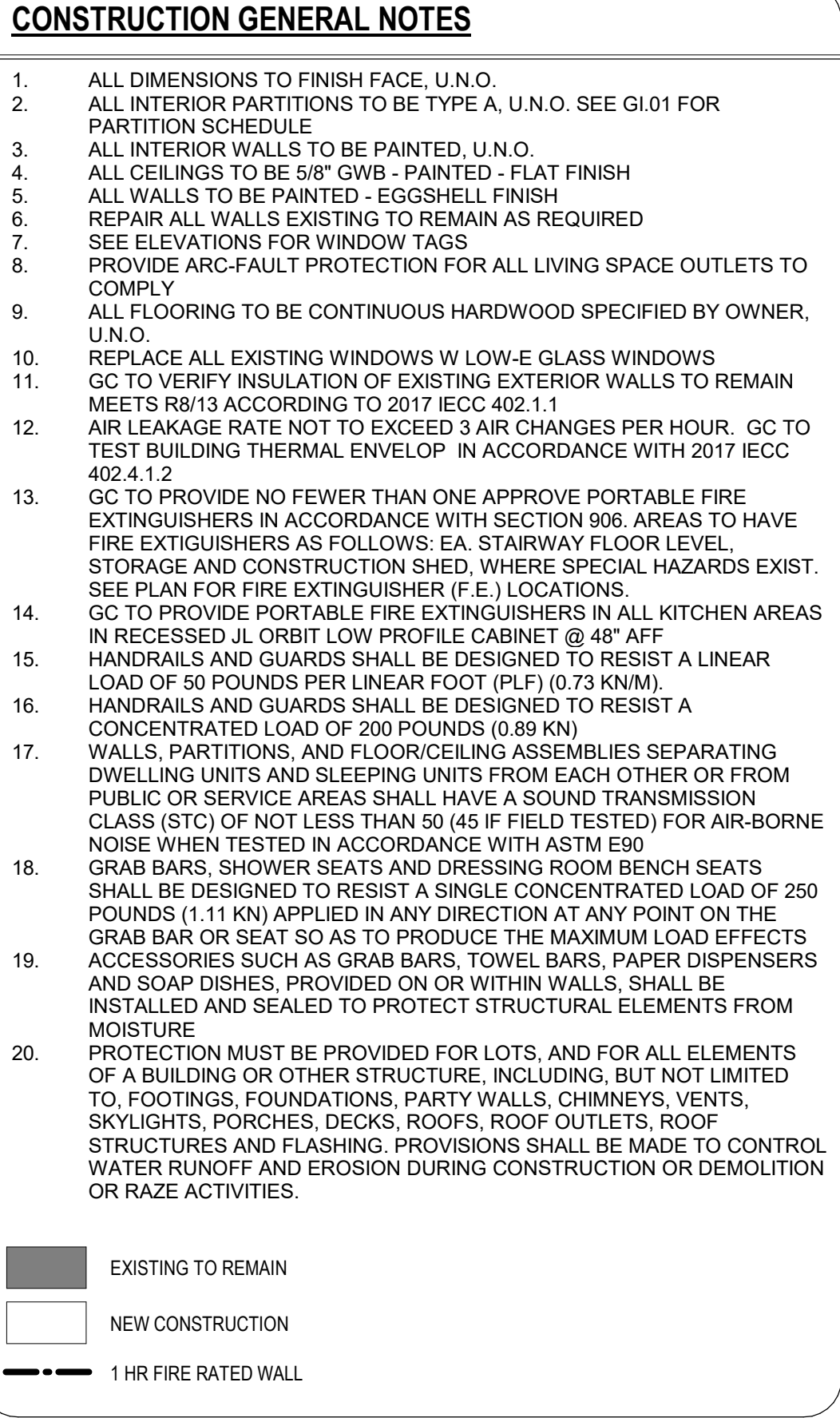
### INTERIOR FINISHES (PER DCBC TABLE 803.11)

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 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.

4 LEVEL 03 - FLOOR PLAN  
1/4" = 1'-0"

3 LEVEL 02 - FLOOR PLAN - PROPOSED Copy 1  
1/4" = 1'-0"





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**CLIENT :**  
DISTRICT LINE DEVELOPMENT  
MATT MEDVENE  
700 RANDOLPH STREET NW  
WASHINGTON DC 20011  
[T] 703.589.4832

**ARCHITECT :**  
//3877  
DAVID TRACZ, AIA, NCARB  
DAVID SHOVE BROWN, AIA, NCARB  
3333 K STREET NW, SUITE 60  
WASHINGTON DC 20007  
[T] 202.350.4244  
[W] WWW.3877.DESIGN

**MEP ENGINEER :**  
KK ENGINEERING, LLC  
KHALID KHALIFA, P.E. C.E.M.  
5840 BANNEKER RD, SUITE 220  
COLUMBIA, MD, 21044  
[T] 443.393.1070

**STRUCTURAL ENGINEER :**  
GAVIN & ASSOC. STRUCT. ENGRS, LLC  
CHARLES GAVIN, P.E.  
PO BOX 5142  
MCLEAN, VA 22103  
[T] 703-409-9795

**CIVIL ENGINEER :**  
HUSKA ENGINEERING  
CHRISTOPHER HUSKA  
1050 30TH ST NW  
WASHINGTON, DC 20007  
[T] 703.425.3862

### DRAWING DATA

PROJECT: 228RESIDENCES  
ADDRESS: 228RESIDENCES  
228 HAMILTON STREET NW  
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## SHEET SUBMISSION INDEX

ISSUE FOR PERMIT\_04 APRIL 2022

REV NO.	REVISION	DATE
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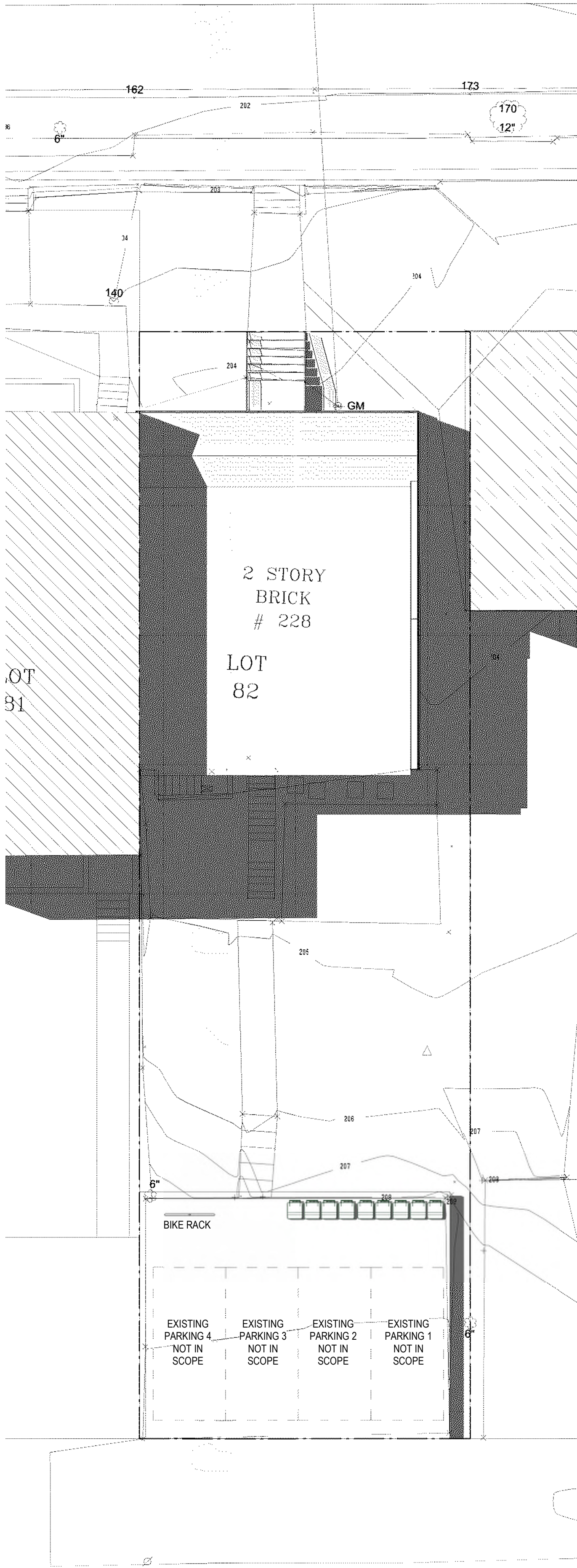
SHEET TITLE: ROOF PLAN

PROJECT NO: 2021.175

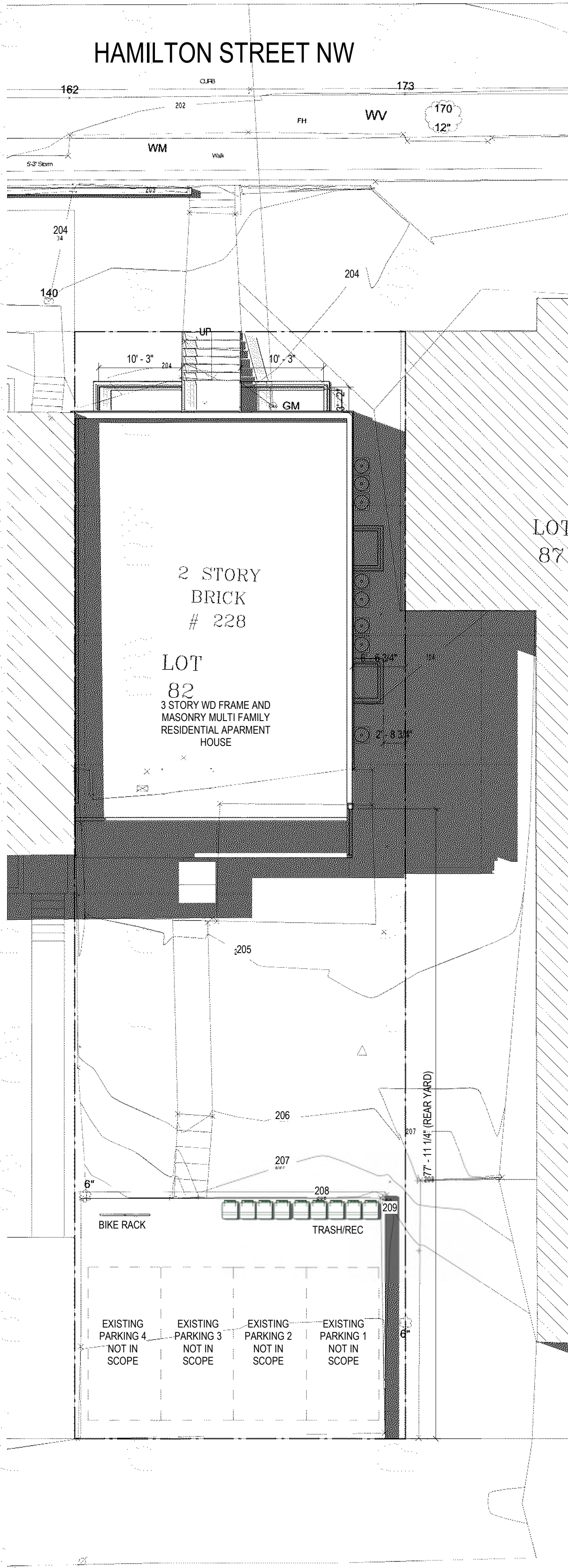
DATE ISSUED: 03/12/25

SCALE: As indicated

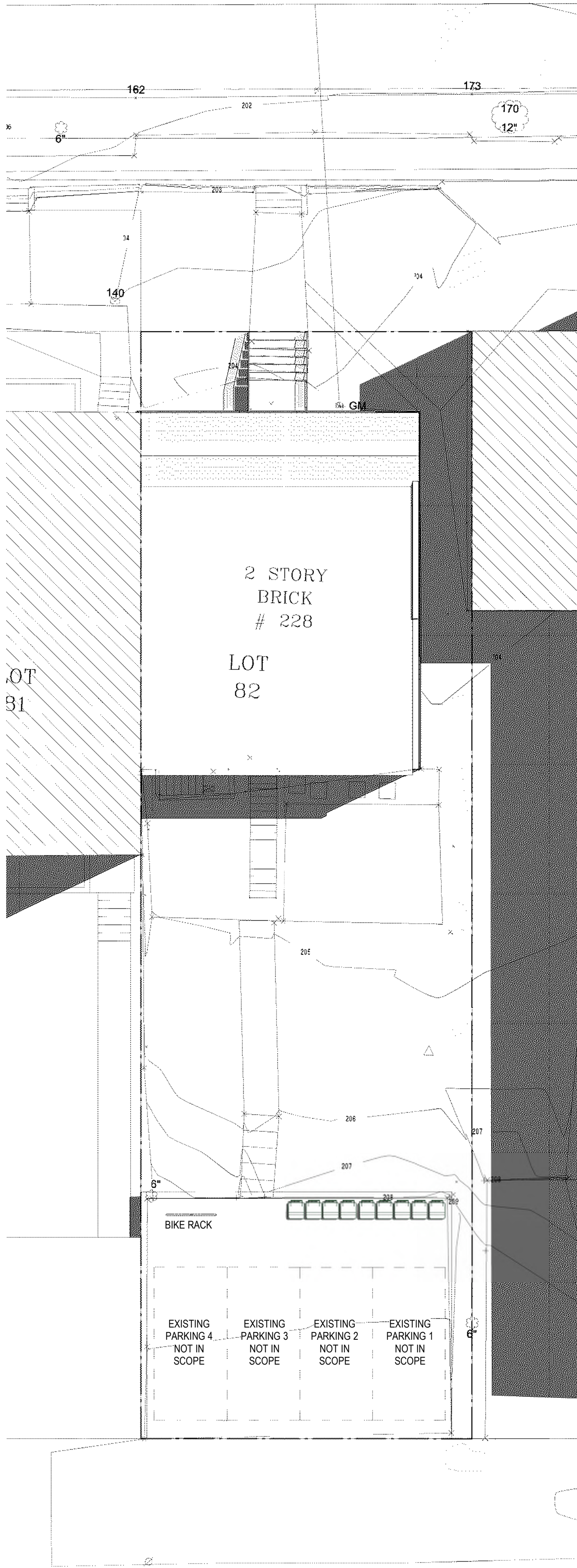
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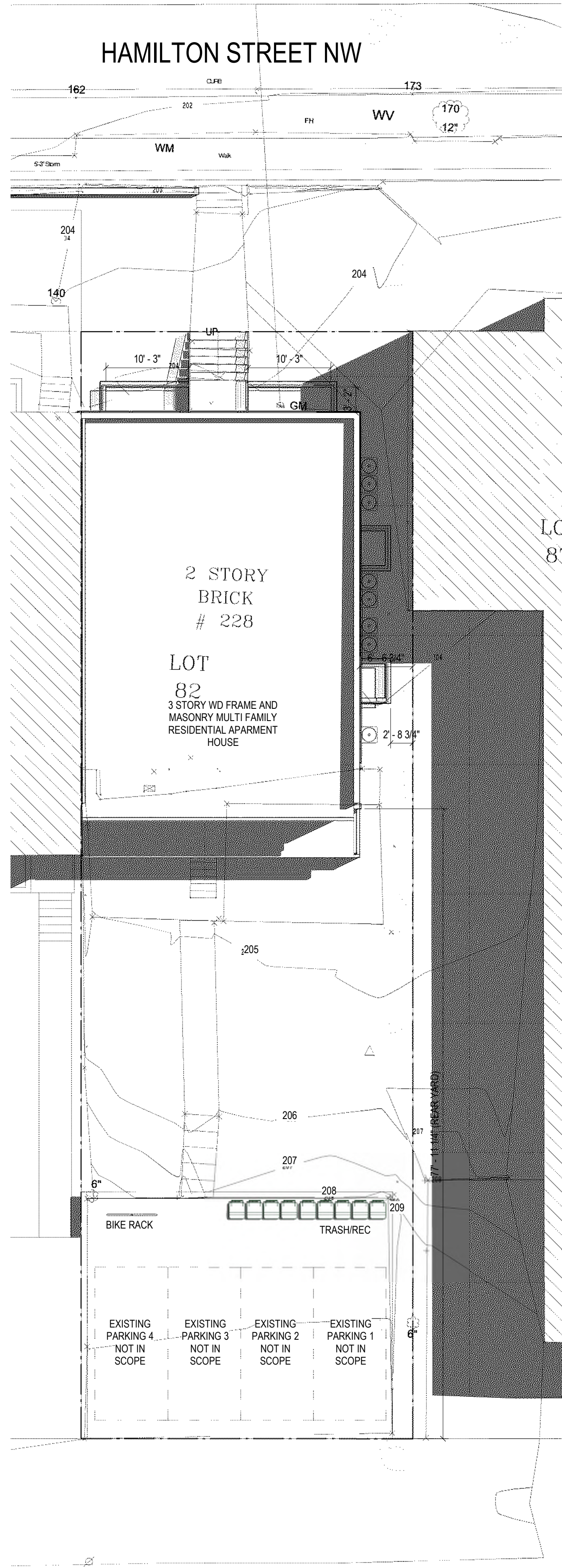
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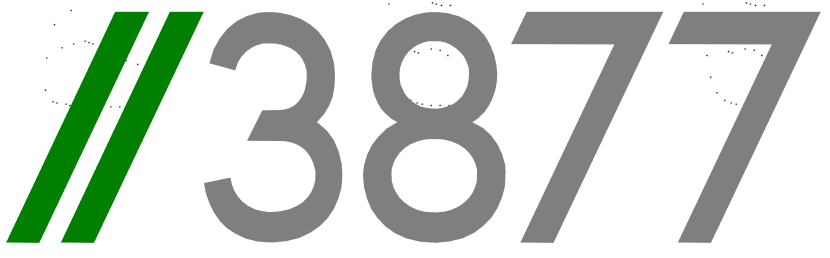
1 PROP - SUM SOL - 10AM  
1" = 10'-0"



3 EXIST - SUM SOL - 2PM  
1" = 10'-0"



4 PROP - SUM SOL - 2PM  
1" = 10'-0"



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DISTRICT LINE DEVELOPMENT  
MATT MEDVENE  
700 RANDOLPH STREET NW  
WASHINGTON DC 20011  
[T] 703.589.4832

ARCHITECT:  
/3877  
DAVID TRACZ, AIA, NCARB  
DAVID SHOVE BROWN, AIA, NCARB  
3333 K STREET NW, SUITE 60  
WASHINGTON DC 20007  
[T] 202.350.4244  
[W] WWW.3877.DESIGN

MEP ENGINEER:  
KK ENGINEERING, LLC  
KHALID KHALIFA, P.E., C.E.M.  
5840 BANNER RD, SUITE 220  
COLUMBIA, MD, 21044  
[T] 443.393.1070

STRUCTURAL ENGINEER:  
GAVIN & ASSOC. STRUCT. ENGRS, LLC  
CHARLES GAVIN, P.E.  
1050 30TH ST NW  
MCLEAN, VA 22103  
[T] 703-409-9795

CIVIL ENGINEER:  
HUSKA ENGINEERING  
CHRISTOPHER HUSKA  
1050 30TH ST NW  
WASHINGTON, DC 20007  
[T] 703.425.3862

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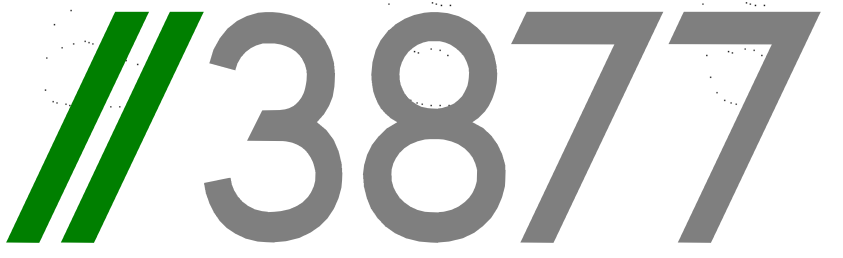
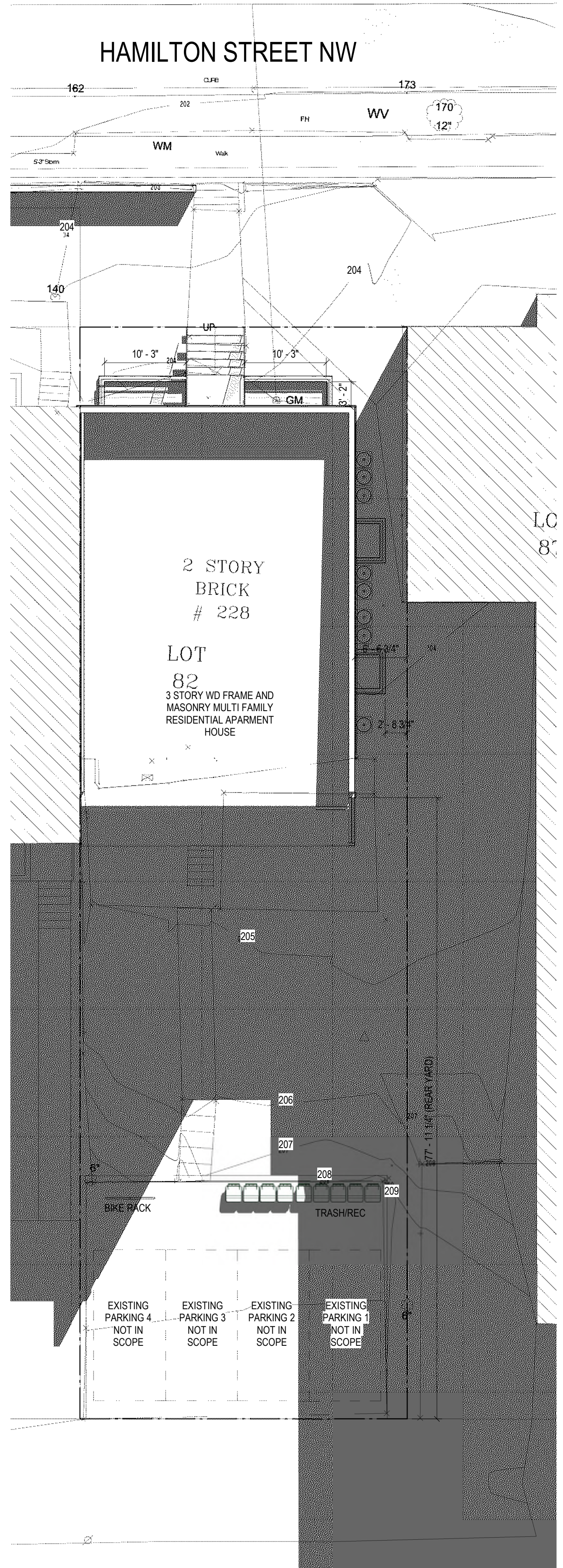
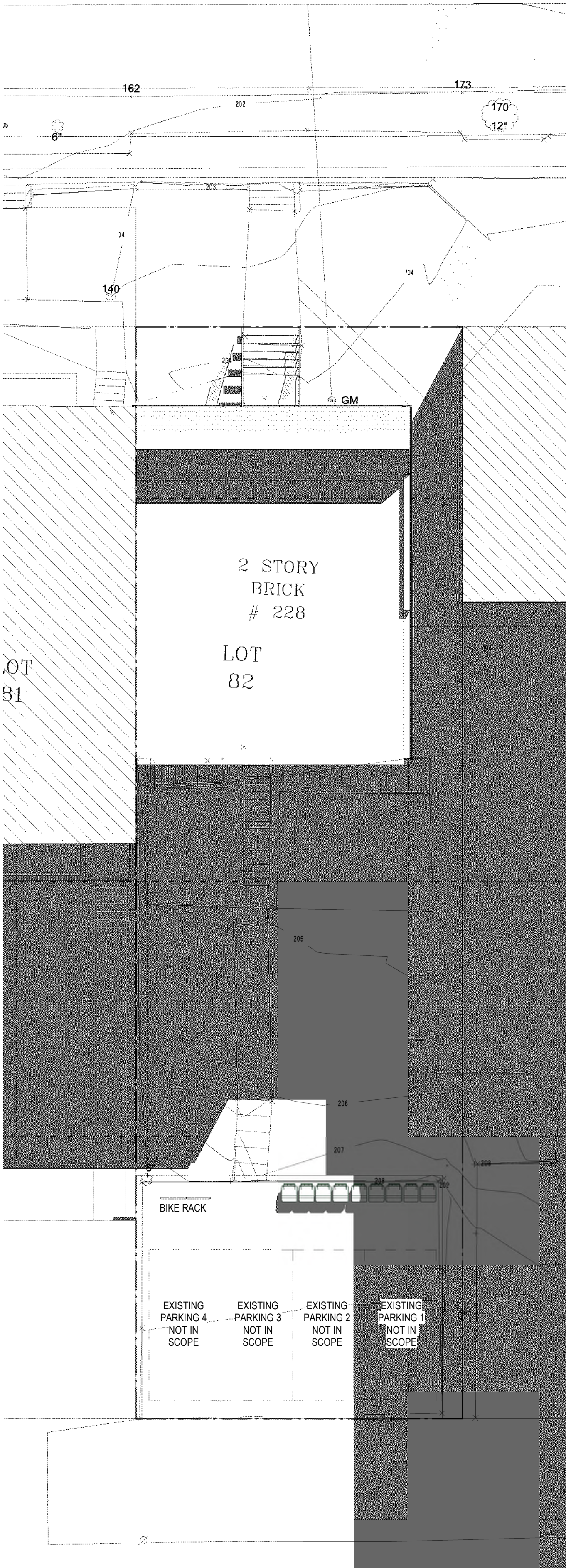
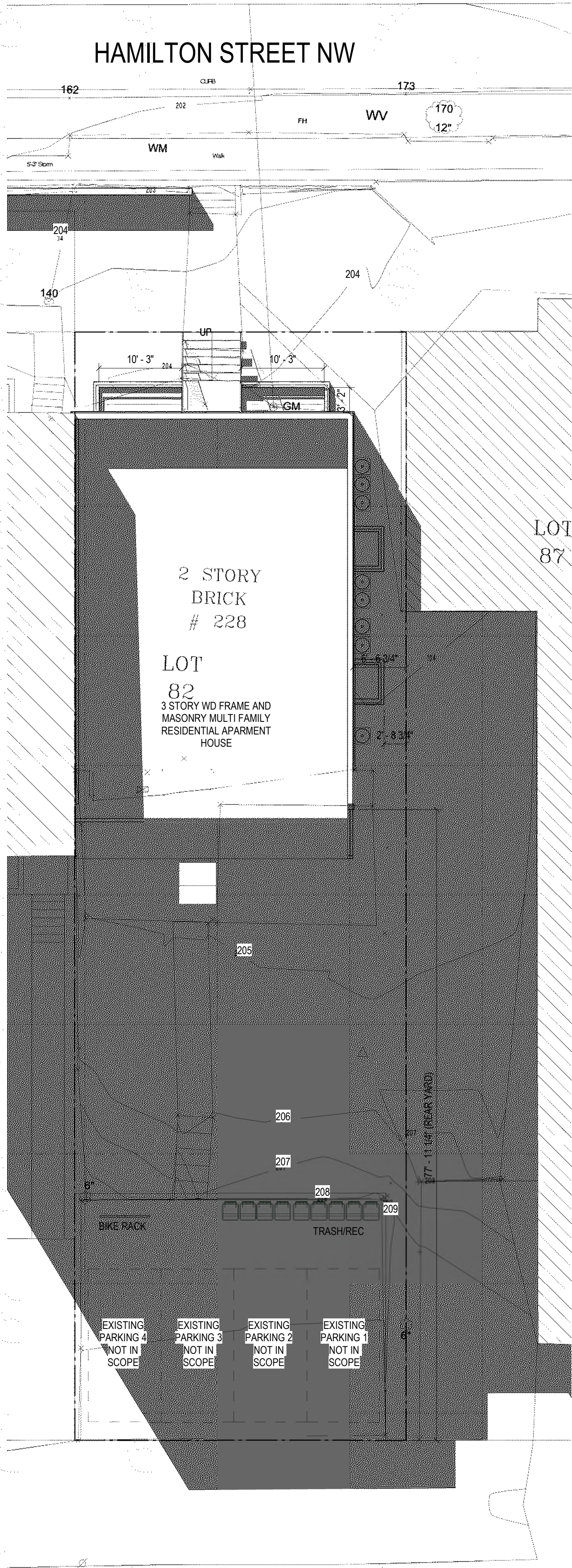
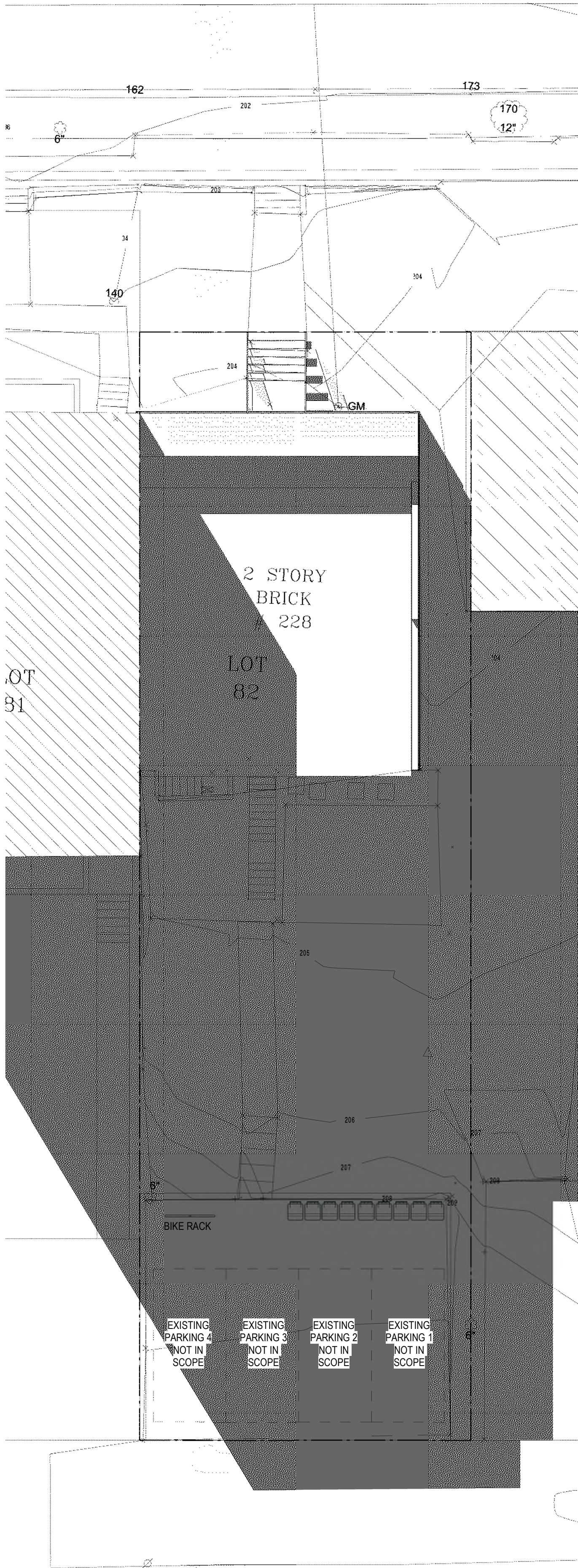
SHEET TITLE: SUMMER SOLAR STUDIES

PROJECT NO: 2021.175

DATE ISSUED: 04/05/2022

SCALE: 1" = 10'-0"

# A104



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DISTRICT LINE DEVELOPMENT  
MATT MEDVENE  
700 RANDOLPH STREET NW  
WASHINGTON DC 20011  
[T] 703.589.4832

ARCHITECT:  
/3877  
DAVID TRACZ, AIA, NCARB  
DAVID SHOVE BROWN, AIA, NCARB  
3333 K STREET NW, SUITE 60  
WASHINGTON DC 20007  
[T] 202.350.4244  
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MEP ENGINEER:  
KK ENGINEERING, LLC  
KHALID KHALIFA, P.E., C.E.M.  
5840 BANNER RD, SUITE 220  
COLUMBIA, MD, 21044  
[T] 443.393.1070

STRUCTURAL ENGINEER:  
GAVIN & ASSOC. STRUCT. ENGRS, LLC  
CHARLES GAVIN, P.E.  
1050 30TH ST NW  
MCLEAN, VA 22103  
[T] 703-409-9795

CIVIL ENGINEER:  
HUSKA ENGINEERING  
CHRISTOPHER HUSKA  
1050 30TH ST NW  
WASHINGTON, DC 20007  
[T] 703.425.3862

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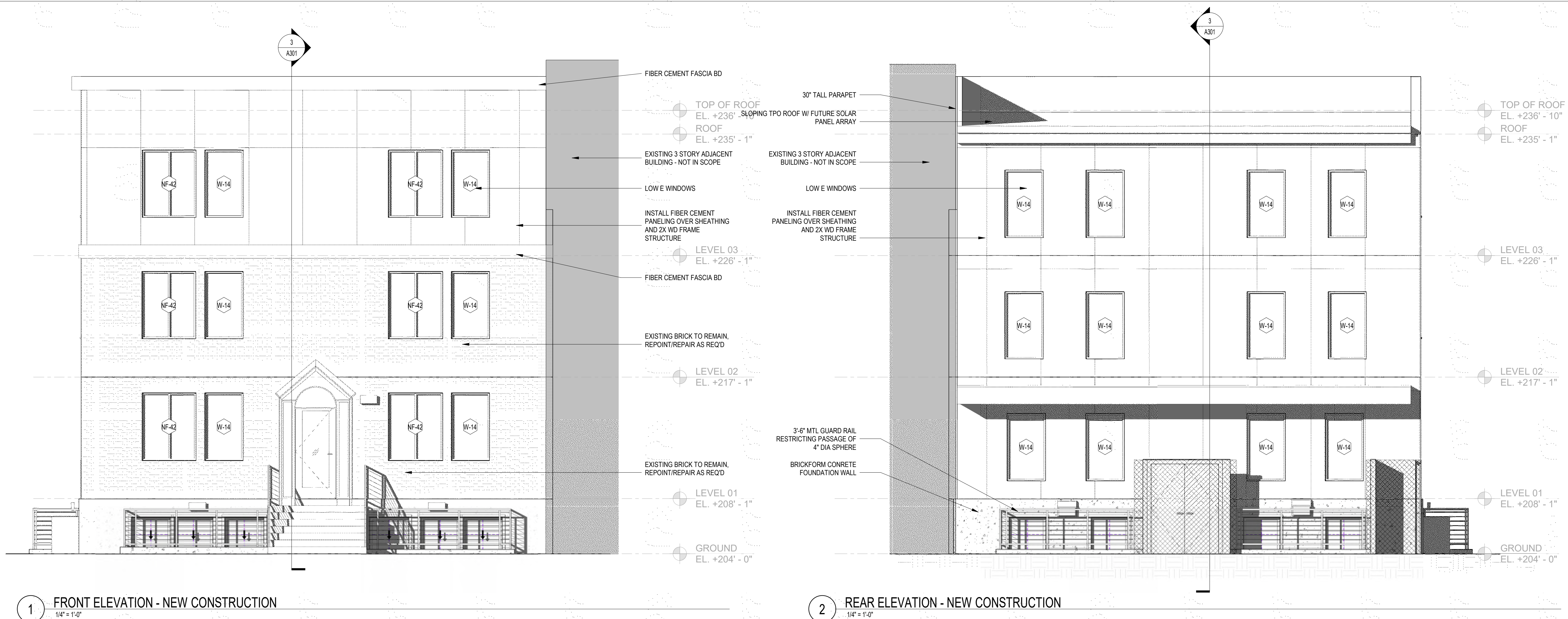
SHEET TITLE: WINTER SOLAR STUDIES

PROJECT NO: 2021.175

DATE ISSUED: 04/05/2022

SCALE: 1" = 10'-0"

# A105



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MATT MEDVENE  
700 RANDOLPH STREET NW  
WASHINGTON DC 20011  
[T] 703.989.4832

**ARCHITECT:**  
/3877  
DAVID TRACZ, AIA, NCARB  
DAVID SHOVE BROWN, AIA, NCARB  
3333 K STREET NW, SUITE 60  
WASHINGTON DC 20007  
[T] 202.350.4244  
[W] WWW.3877.DESIGN

**MEP ENGINEER:**  
KK ENGINEERING, LLC  
KHALID KHALIFA, P.E., C.E.M.  
5840 BANNEKER RD., SUITE 220  
COLUMBIA, MD, 21044  
[T] 443.393.1070

**STRUCTURAL ENGINEER:**  
GAVIN & ASSOC. STRUCT. ENGRS, LLC  
CHARLES GAVIN, P.E.  
PO BOX 5142  
MCLEAN, VA 22103  
[T] 703-409-9795

**CIVIL ENGINEER:**  
HUSKA ENGINEERING  
CHRISTOPHER HUSKA  
1050 30TH ST NW  
WASHINGTON, DC 20007  
[T] 703.425.3862

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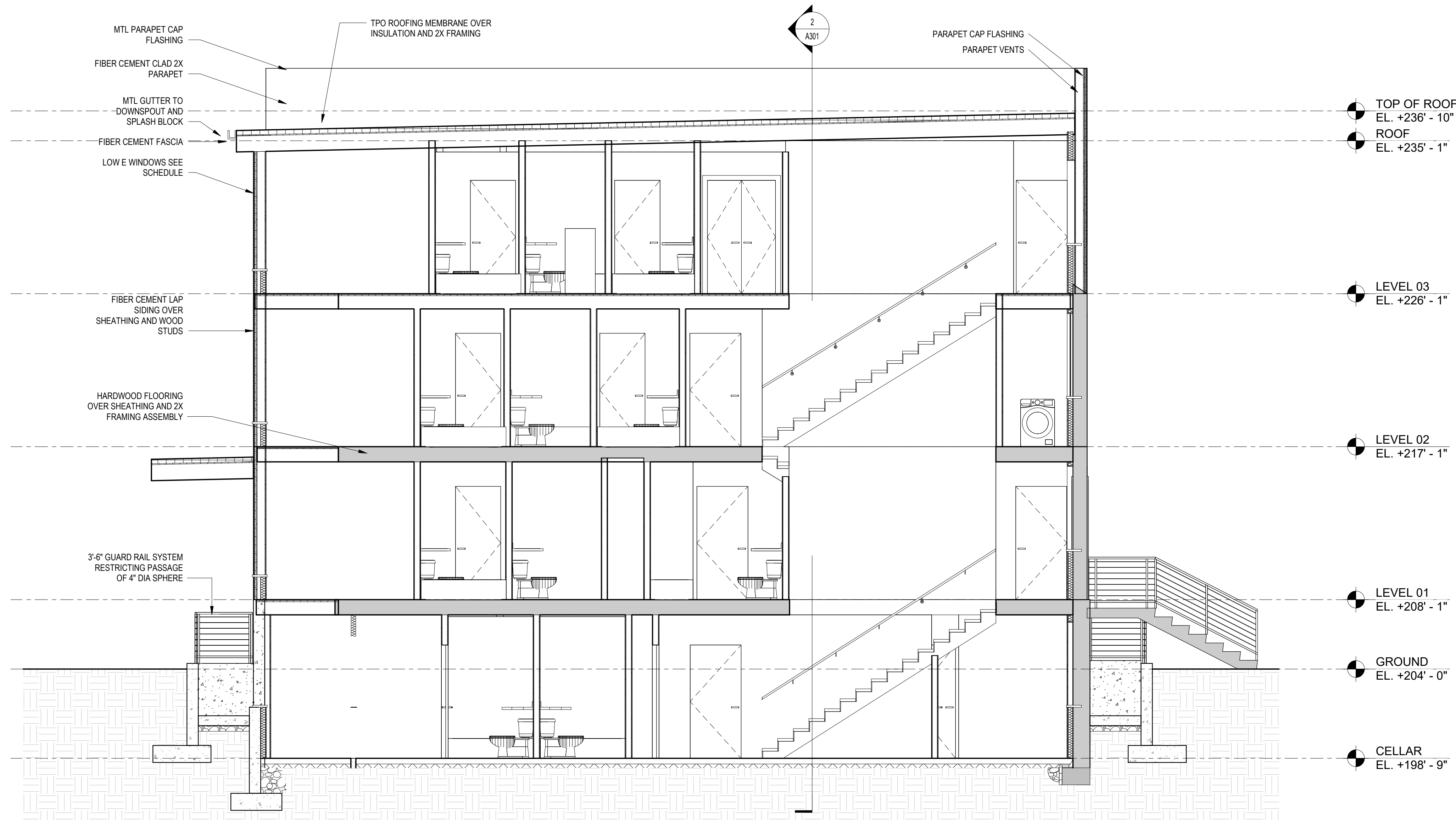
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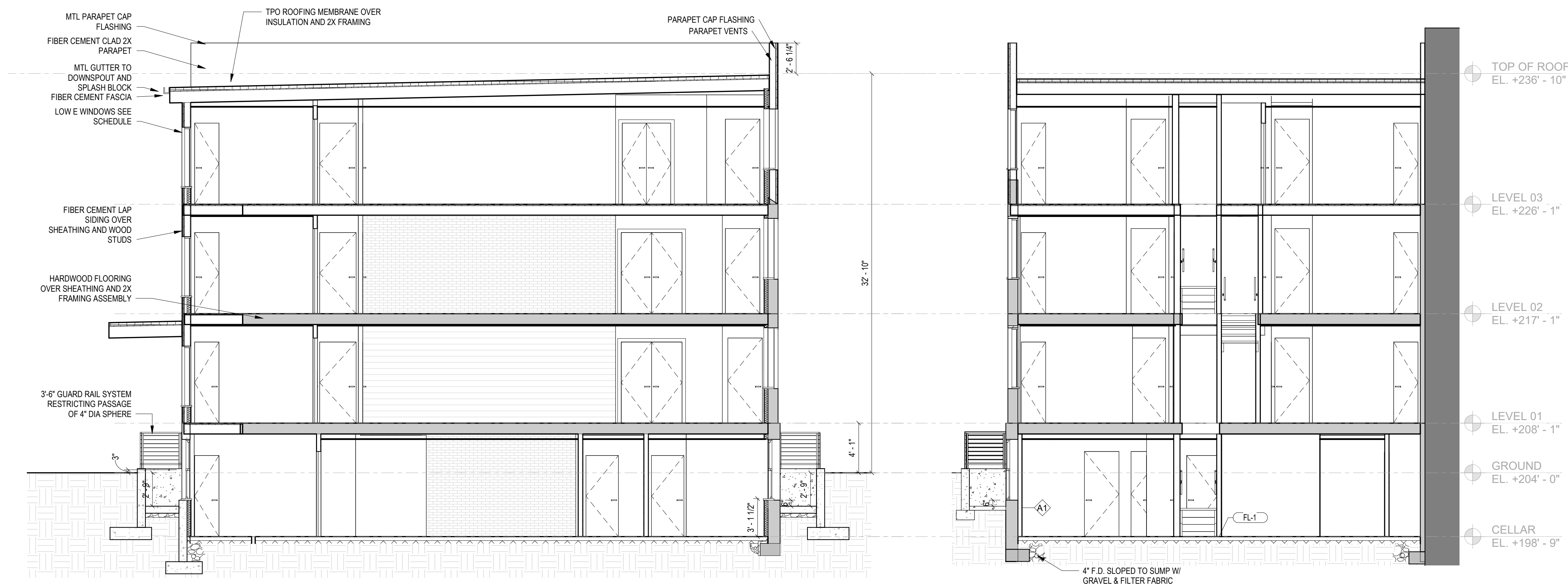
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SHEET TITLE: EXTERIOR ELEVATIONS  
PROJECT NO: 2021.175  
DATE ISSUED: 04/05/2022  
SCALE: 1/4" = 1'-0"

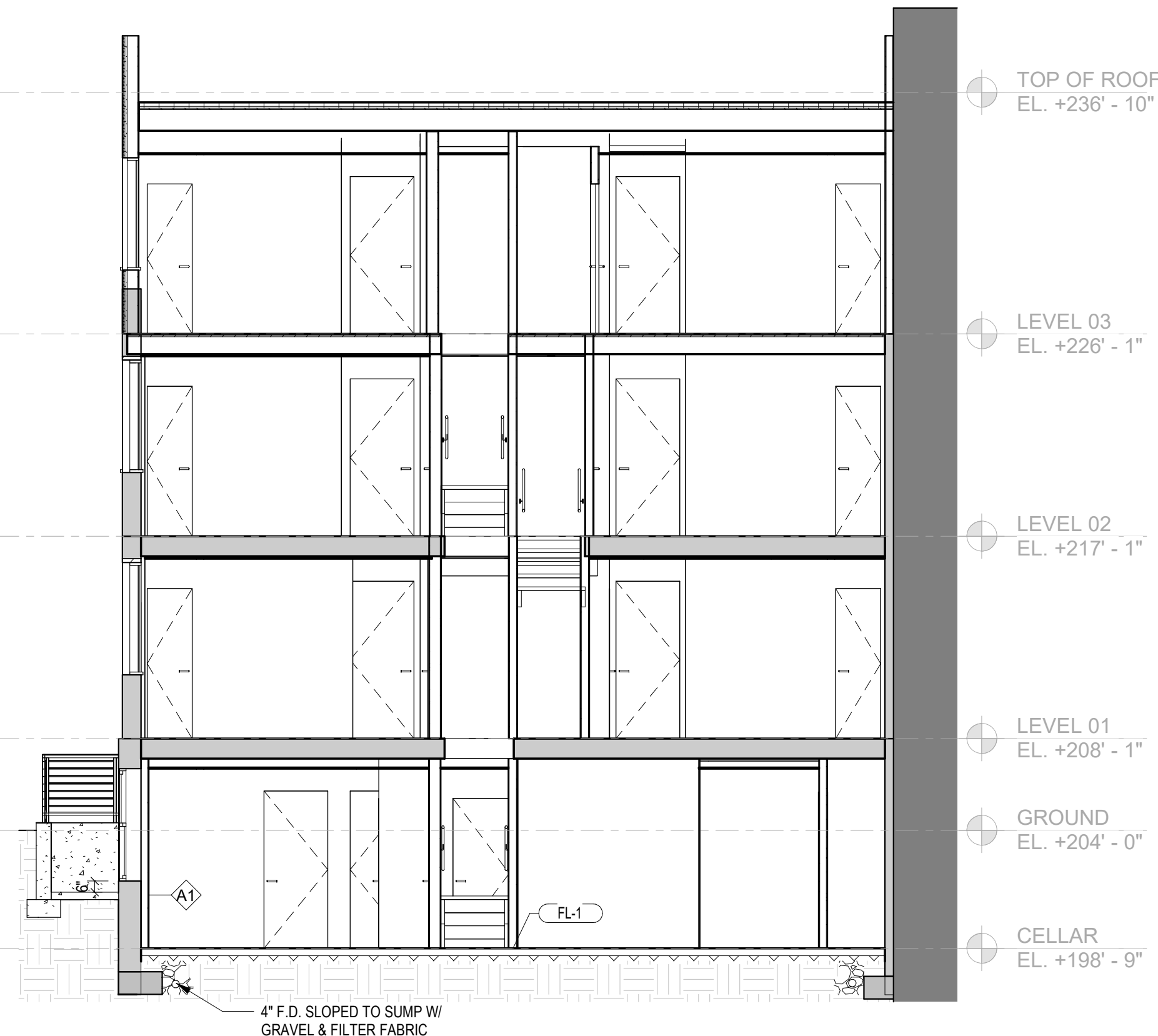
**A201**



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



1 BUILDING SECTION 1  
3/16" = 1'-0"



2 BUILDING SECTION 2  
3/16" = 1'-0"



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MATT MEDVENE  
700 RANDOLPH STREET NW  
WASHINGTON DC 20011  
[T] 703.589.4832

ARCHITECT:  
/3877  
DAVID TRACZ, AIA, NCARB  
DAVID SHOVE BROWN, AIA, NCARB  
3333 K STREET NW, SUITE 60  
WASHINGTON DC 20007  
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MEP ENGINEER:  
KK ENGINEERING, LLC  
KHALID KHALIFA, P.E., C.E.M.  
5840 BANNEKER RD, SUITE 220  
COLUMBIA, MD, 21044  
[T] 443.393.1070

STRUCTURAL ENGINEER:  
GAVIN & ASSOC. STRUCT. ENGRS, LLC  
CHARLES GAVIN, P.E.  
PO BOX 5142  
MCLEAN, VA 22103  
[T] 703.409.9795

CIVIL ENGINEER:  
HUSKA ENGINEERING  
CHRISTOPHER HUSKA  
1050 30TH ST NW  
WASHINGTON, DC 20007  
[T] 703.425.3862

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ADDRESS: 228RESIDENCES  
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SHEET TITLE: BUILDING SECTIONS

PROJECT NO: 2021.175

DATE ISSUED: 04/05/2022

SCALE: As indicated

# A301