

# 1644 TRINIDAD AVE NE WASHINGTON DC 20002

LOT: 0051 & 0052 SQUARE: 4055

2 UNITS ROW BUILDING  
RESIDENCE

PROJECT CODE -

**OWNER**  
1644 TRINIDAD LLC

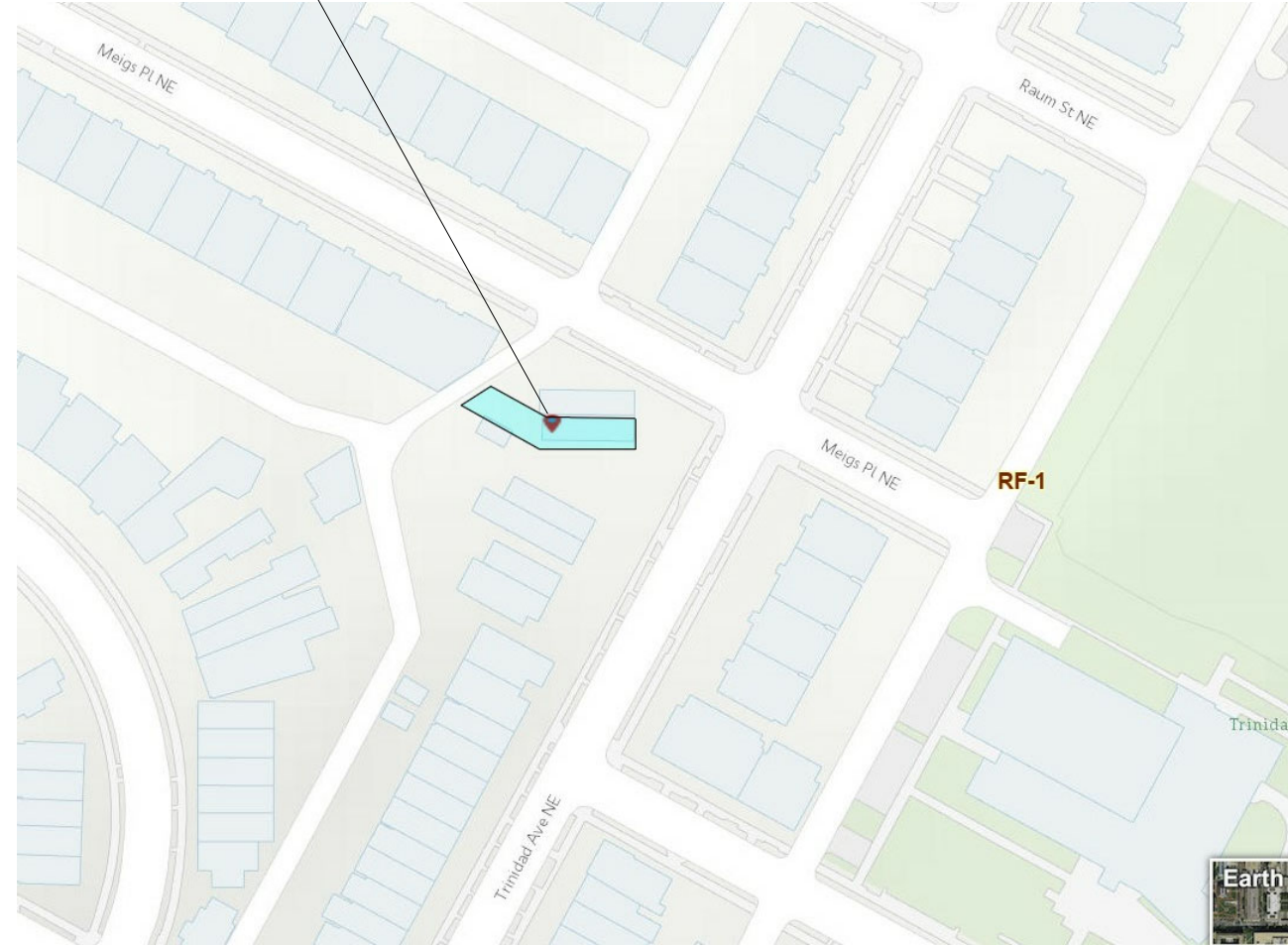
**OWNER ADDRESS**  
6512 4TH AVE  
TAKOMA PARK MD  
20912-4854

**PROPERTY ADDRESS**  
1644 TRINIDAD AVE NE  
WASHINGTON DC 20002

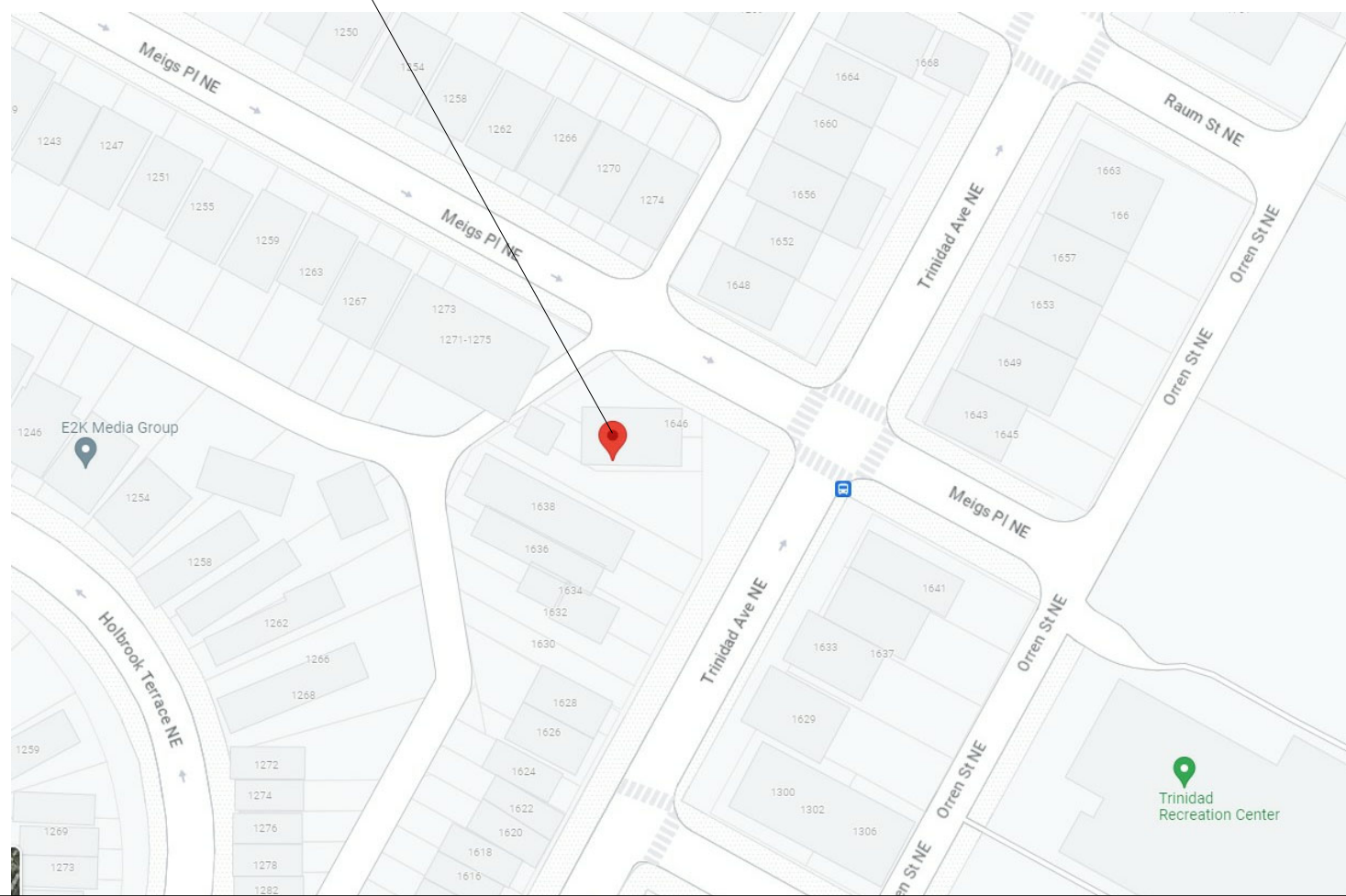
**Square, Suffix, Lot**  
4055 0051 & 0052

**PROJECT DESIGN TEAM**  
ONE DESIGN SERVICES

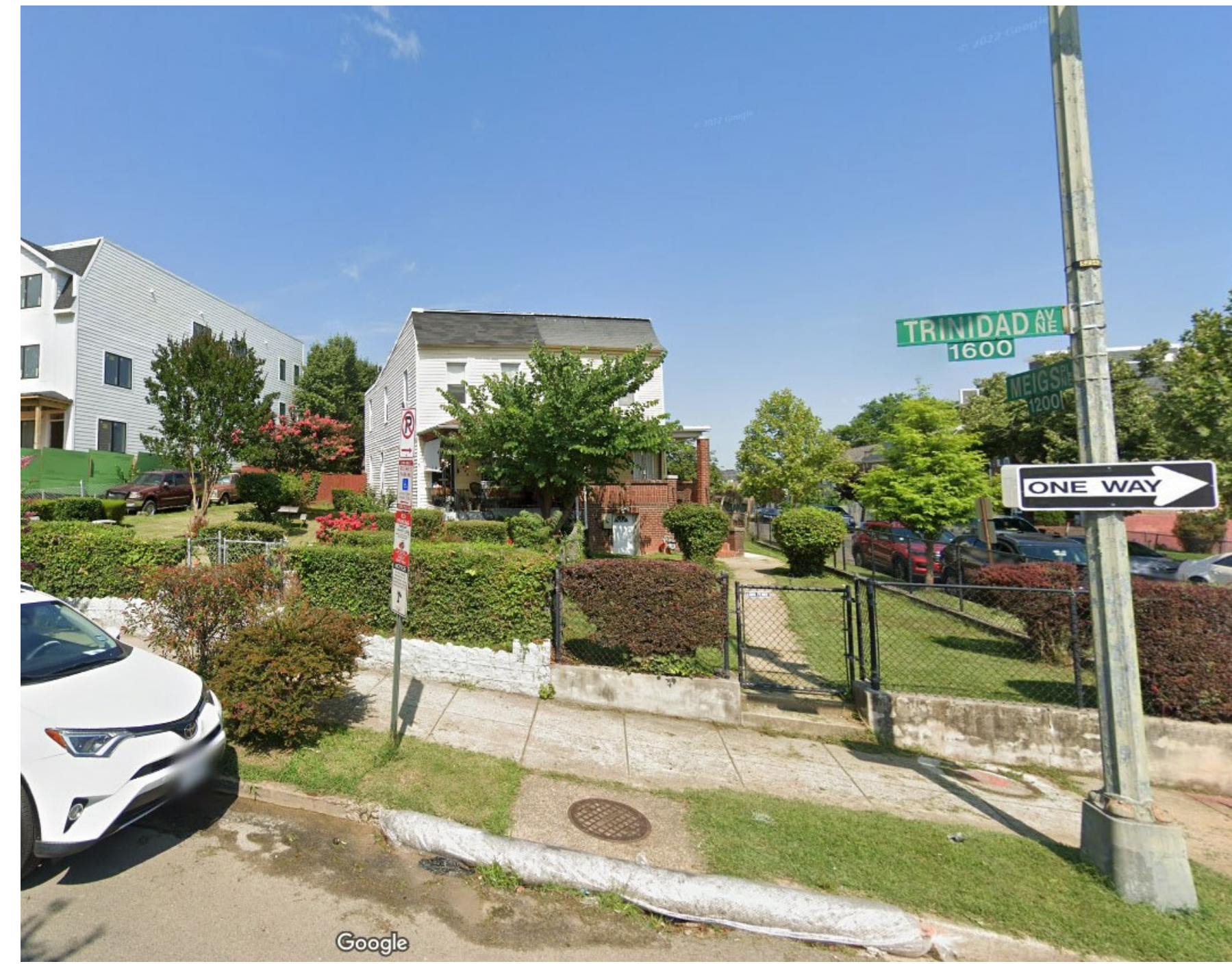
## LOCATION



## VICINITY MAP



## FRONT PHOTO



## GENERAL NOTES

- DIVISION 1- GENERAL REQUIREMENTS**
- THE SUB-CONTRACTOR SHALL READ ALL GENERAL AND SPECIFIC NOTES AND BE BOUND TO THEIR REQUIREMENTS. SUB-CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONDITIONS PRIOR TO BID.
  - THE SUB-CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
  - THE BID SHALL BE BASED ON THE USE OF ALL EQUIPMENT, MATERIALS, MANUFACTURERS AND SYSTEMS DESCRIBED IN THIS SET OF CONSTRUCTION CONTACT DOCUMENTS UNLESS SPECIFICALLY INDICATED IN THE PRICE SUBMISSION. UNLESS AN ITEM IS SPECIFICALLY EXCLUDED OR A SUBSTITUTION IS LISTED ON THE SUBMISSION BY THE SUB-CONTRACTOR, HE SHALL BE RESPONSIBLE FOR THE FULL EXTENT OF ALL WORK CONTAINED IN THE CONTRACT DOCUMENTS.
  - ANY QUESTIONS OR CONFLICTS REGARDING ARCHITECTURAL DRAWINGS OR SPECIFICATIONS ARE TO BE IN WRITING AND DIRECTED TO ARCHITECTS.
  - IF CONFLICTS ARE DISCOVERED AT ANY TIME BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS, ARCHITECT SHALL BE CONTACTED AT ONCE TO RESOLVE THE PROBLEM. IF A ARCHITECT IS NOT CONTACTED, SUB CONTRACTOR SHALL ACCEPTANT RESPONSIBILITY TO CORRECT ANY WORK INSTALLED THAT IS NOT IN ACCORDANCE WITH THE DWGS.
  - IF CONFLICTS ARE DISCOVERED AT ANY TIME BETWEEN SITE CONDITIONS AND ARCHITECTURAL DWGS, ARCHITECT SHALL EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CUTTING AND DIGGING. ALL SLAB PENETRATION SHALL BE CONTACTED AT ONCE TO RESOLVE ANY DISCREPANCIES, OTHERWISE CONTRACTOR TAKES FULL RESPONSIBILITY.
  - IN CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OF FINISHES, ARCHITECTURAL DWGS SHALL TAKE PRECEDENCE AND CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
  - SUB- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES IN THE FIELD
  - WHERE SLAB CUTTING IS REQUIRED, IT SHALL BE SUB-CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO CUTTING AND DIGGING. ALL SLAB PENETRATION SHALL BE DONE BY EITHER CORE DRILLING OR SAW CUTTING AND DIGGING. ALL SLAB ON GRADE, SUB-CONTRACTOR SHALL BACKFILL IN LIFTS NOT TO EXCEED 8" AND TAMPER USING A MECHANICAL COMPACTOR. NEW PATCHING SHALL BE THE SAME THICKNESS AS EXISTING SLAB AND SHALL ALIGN AND MAINTAIN THE LEVEL OF EXISTING SLAB.
  - SUB-CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
  - ALL PERMITS, INSPECTIONS AND FEES ARE TO BE OBTAINED, SECURED AND PAID FOR BY THE SUB-CONTRACTOR
  - SUB-CONTRACTOR MAY SUBSTITUTE MATERIALS AND/OR CONSTRUCTION ITEMS AND METHODS UPON SUBMITTAL OF A SUBSTITUTION IN WRITING OR BY SAMPLE TO ARCHITECT. ANY COST CHANGES MUST ALSO BE SUBMITTED. THE ARCHITECT WILL COMMUNICATE THE DECISION TO THE SUB-CONTRACTOR BY LETTER IF THE SUBMISSION IS ACCEPTED. SUBSTITUTION FOR LONG LEAD ITEMS MUST BE PROPOSED EARLY ENOUGH IN THE CONSTRUCTION PROCESSES THAT NO DELAY IS CREATED IN COMPLETION IF THE PROJECT DUE TO THE SUBSTITUTION, OTHERWISE THE SUB CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY COST TO THE OWNER ARISING OUT OF SUCH WORK.
  - WARRANTIES, GUARANTEES AND MANUFACTURER'S INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE SUB-CONTRACTOR SHALL BE ASSEMBLED BY NOTEBOOK GIVEN TO THE OWNER AT THE TIME OF OCCUPANCY.
  - AT COMPLETION OF THE WORK, THE SUB-CONTRACTOR SHALL ENSURE ALL SURFACES ARE CLEAN AND UNMARKED, AND THAT ALL SYSTEMS ARE OPERATING PROPERLY.
  - SUB-CONTRACTOR SHALL REPAIR ALL DAMAGE CAUSED BY HIM OR HIS PERSONNEL.
  - SUB-CONTRACTOR SHALL CLEAN ALL WINDOWS AT THE COMPLETION OF CONSTRUCTION.
  - SUB-CONTRACTOR SHALL ENSURE THAT ALL PAINT HAS BEEN MOVED FROM ALL SURFACES, ALL MISCELLANEOUS NAILS, HANGERS, STAPLES, WIRES AND WIRE CONDUITS SHALL BE REMOVED FROM WALLS AND CEILINGS.
  - HVAC SUB CONTRACTOR TO CLEAN AND CHECK EXISTING HVAC SYSTEM AND REPORT TO ARCHITECT IF ANY PROBLEMS OR REPAIRS NEEDED.
  - SUB-CONTRACTOR SHALL EXAMINE ALL DRAWINGS RELATED TO HIS AND OTHERS TRADES, AND SHALL BEFULLY INFORMED AS TO THE EXTENT OF THIS CONTRACT AND ALL INCLUDING WORK ON PLANS.
  - ALL SYSTEMS AND EQUIPMENT TO BE GUARANTEED FOR ONE YEAR FREE LABOR AND MATERIALS.
- ADDITIONAL NOTE**  
SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN CONFORMANCE WITH THE DESIGN OF THE BUILDING AND THE CODES. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING OFFICIAL.

## CODE ANALYSIS

BUILDING COVERING CODES:	2015 IBC AND 2017 DCMR12A SUPPLEMENT	
MECHANICAL	2017 DISTRICT OF COLOMBIA BUILDING CODE	
ELECTRICAL	2017 DISTRICT OF COLUMBIA MECHANICAL CODE	
PLUMBING	2014 INTERNATIONAL NFPA-70	
FIRE	2017 DISTRICT OF COLUMBIA PLUMBING CODE	
GREEN ENERGY EIBC	2017 DISTRICT OF COLUMBIA FIRE CODE	
	2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE	
	2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE	
	2015 EIBC EXISTING INTERNATIONAL BUILDING CODE	
<b>FIRE RATINGS</b>		
FIRE SEPARATION WALLS (PROPERTY LINE WALLS)	2 HR:	(UL U301 - above grade / U 905 - below grade)
EXTERIOR BEARING WALLS:	1 HR:	(UL U301 - above grade / U 905 - below grade)
STAIR ENCLOSURES	1 HR:	(UL U305)
COLUMNS AND GIRDERS	(none provided)	-
FLOOR / CEILING CONSTRUCTION	1 HR:	(UL L 501)
ROOF CONSTRUCTION	1 HR:	(UL L 501)

## GENERAL NOTES

GENERAL INFORMATION	EXISTING LOT	PROPOSED BUILDING
USE GROUP	R3	R3
TYPE OF CONSTRUCTION	VB	VB
FULLY SUPPRESSED (SPRINKLED)	NO	NO
LOT (0051 + 0052) AREA	5,406	5,406
BUILDING FOOTPRINT	780	780

TOTAL SITE SF	TOTAL BUILDING SF
BUILDING FOOTPRINT	ABOVE GRADE: 780 SF (1ST AND 2ND)+
PROPOSED GREEN AREA	CELLAR = 780 SF (TOTAL GFA=2,340 SF)
PROPOSED PERMEABLE PAVEMENT	NA
BUILDING HEIGHT	2 story
NUMBER OF EXITS	3
SOUND TRANSMISSION	STC56
SPRINKLER	YES
CO/ SMOKE DETECTORS	YES
INSULATION	YES; EXTERIOR WALLS @ R19; ROOF @ R-49

## DEFERRED SUBMITTALS

PREFABRICATED METAL STAIR AND LADDER DRAWINGS  
SPRINKLER DRAWINGS AND DETAILS

## GENERAL NOTES / ZONING CODE ANALYSIS

ZONING DISTRICT	RF-1	1644 TRINIDAD AVE NE WASHINGTON DC 20002
USE GROUP	R-3	TOTAL LOT (0052 & 0051) AREA _5,406_ SF
LOT	0051 & 0052	
SQUARE	4055	

## SCOPE OF WORKS

ADDITION, ALTERATION AND REPAIR ON AN EXISTING SINGLE FAMILY CELLAR AND 2 STORY ROW BUILDING.

- TO CONVERT THE EXISTING SINGLE FAMILY TO TWO UNITS RESIDENTIAL.
- TO DEMO EXISTING REAR WALL CELLAR THROUGH 2ND STORY AND TO CONSTRUCT A 10 FT REAR ADDITION.
- TO CONSTRUCT 3RD FLOOR ADDITION WITH ROOF DECK
- TO UNDERPIN THE EXISTING CELLAR.
- TO REPAIR EXISTING PARKING PAD IN REAR YARD.

## DRAWING INDEX

Sheet List	
Sheet Number	Sheet Name
000	COVER SHEET
A001	EXISTING & PROPOSED SITE PLAN
A002	EXISTING LAYOUTS
A003	PROPOSED LAYOUT
A004	PROPOSED LAYOUT
A005	PROPOSED LAYOUT
A006	PROPOSED LAYOUT
A007	PROPOSED LAYOUT
A201	AREA FLOOR PLAN
A301	VOLUMETRIC VIEW
A302	FRONT ELEVATIONS
A303	REAR ELEVATION
A401	BUILDING "A" SECTION
A402	BUILDING "B" SECTION
A403	BUILDING "C" SECTION

## SYMBOLS

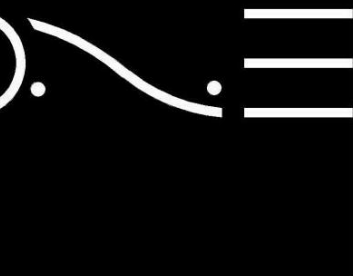
PLAN DETAIL REFERENCE	DOOR DESIGNATION
DETAIL REFERENCE SHEET NUMBER	WINDOW DESIGNATION
ELEVATION REFERENCE	PARTITION TYPE
DETAIL REFERENCE SHEET NUMBER	KEY NOTE
SECTION REFERENCE	xxxx ROOM NUMBER
DETAIL REFERENCE SHEET NUMBER	FIXTURE TYPE
EXISTING WALL TO BE REMOVED	ELEVATION MARKER
EXISTING WALL TO REMAIN	INTERIOR ELEVATION DESIGNATION
NEW BRICK WALL	ROOF SLOPE DIRECTION
NEW CMU WALL	
NEW STUD WALL	

## ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	MAT	MATERIAL
AA	ALL AROUND	MAX	MAXIMUM
ACOUS	ACOUSTICAL	MC	MILLWORK CONTRACTOR
ACT	ACOUSTICAL CEILING TILE	MF	MEDIUM DENSITY FIBERBOARD
ADJ	ADJUSTABLE	MO	MEDIUM DENSITY OVERLAY
ALUM	ALUMINUM	MECH	MECHANICAL
ANOD	ANODIZED	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLKG	BLOCKING	MLDG	MOLDING
BS	BOTH SIDES CENTER LINE	MO	MASONRY OPENING
<	CENTER LINE	MTD	MOUNTED
CLG	CEILING	MTL	METAL
CMU	CONCRETE MASONRY UNIT	ON CENTER	ON CENTER
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	PL	PLATE
DN	DOWN	POL	POLISHED
DOUG	DOUGLAS	PTD	PAINTED
DR	DOOR	REF	REFLECTED CEILING PLAN
DTL	DETAIL	RND	ROUND
DWG	DRAWING	RO	ROUGH OPENING
ELEC	ELECTRICAL	SC	SOLID CORE
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SHT	SHEET
EQUIP	EQUIPMENT	STND	STAINED
EXST.	EXISTING	STL	STEEL
FF	FINISH FLOOR	STOR	STORAGE
FIXT	FIXTURE	TEL	TELEPHONE
FLR	FLOOR	TYP	TYPICAL
FLUOR	FLUORESCENT	TME	TO MATCH EXISTING
GFI	GROUND FAULT INTERRUPTER	UNOT	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	VCT	VINYL COMPOSITION TILE
GL	GLAZING	VERT	VERTICAL
GYP	GYPSPUM	VEN	VENEER
GWB	GYPSPUM WALL BOARD	VIF	VERIFY IN FIELD
HDWR	HARDWARE	VWC	VINYL WALL COVERING
HM	HOLLOW METAL	W/	WITH

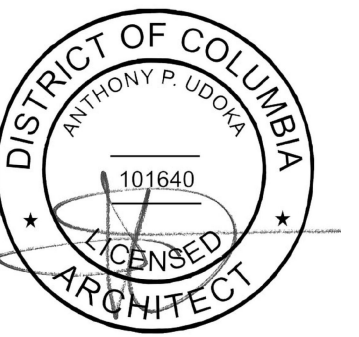
1644 TRINIDAD AVE NE

DISTRICT OF COLUMBIA  
20002



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onedesignservices.net  
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REVISION #

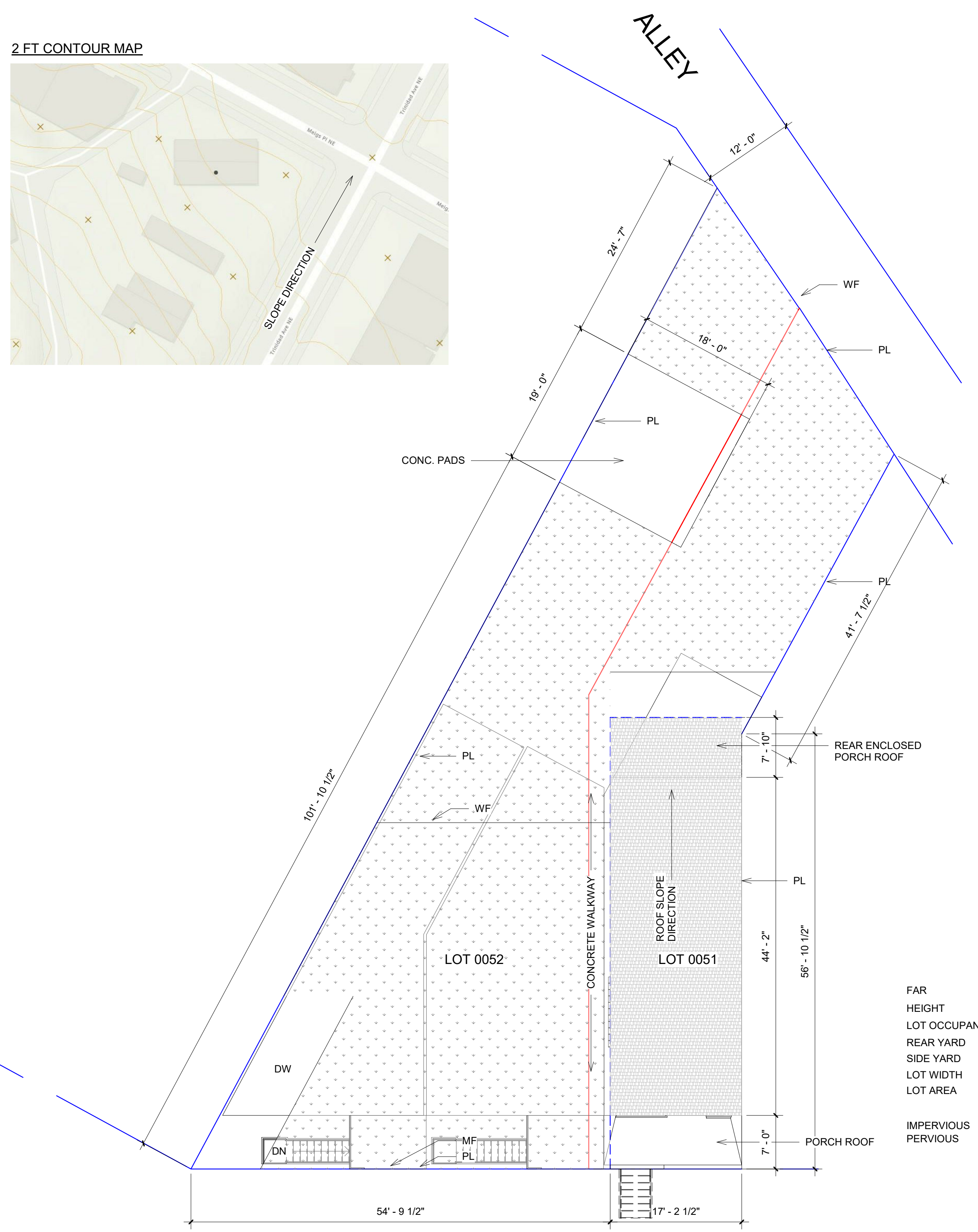
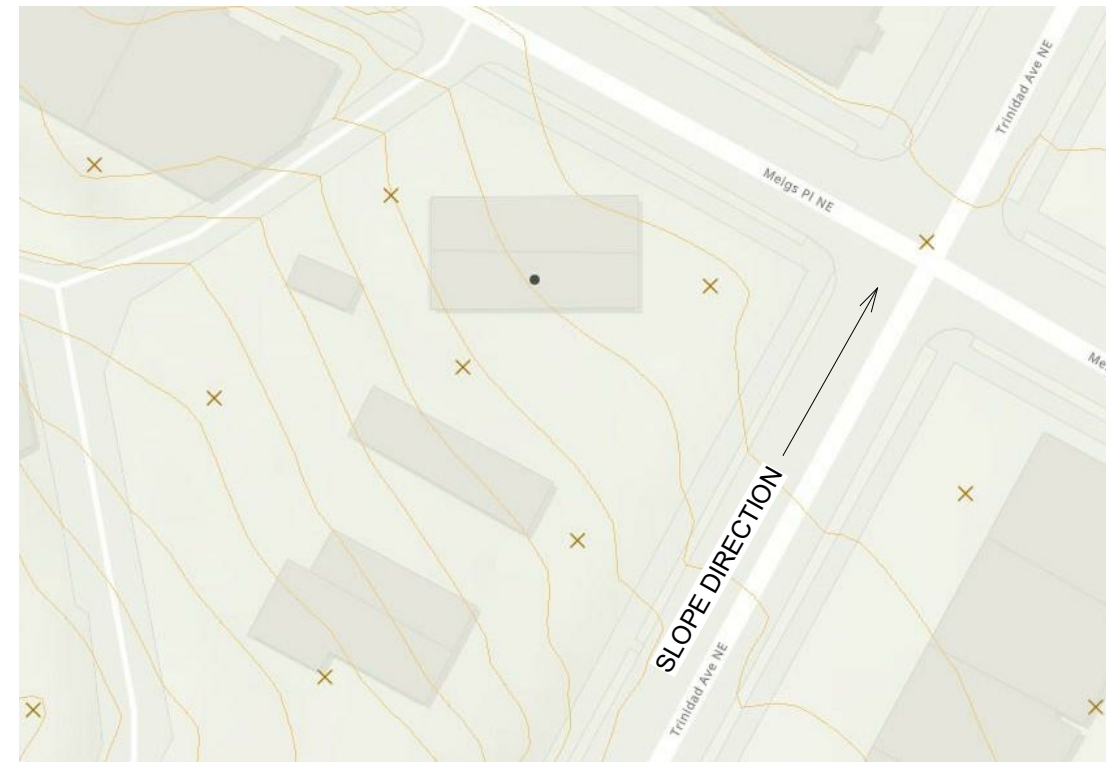
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COVER SHEET

000

2 FT CONTOUR MAP



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

- KEY NOTES
- MR → METAL RAILINGS
  - P → PARKING
  - CP → CONCRETE PAD
  - G → GREEN AREA
  - T → TRASH
  - PL → PROPERTY LINE
  - WF → 6' WOODEN FENCE
  - RL → 36" METAL RAILING
  - IR → INACCESSIBLE ROOF
  - AC → AC UNIT
  - DW → EXISTING DRIVEWAY
  - MF → METAL FENCE

RF-1  
Development Standards for RF-1

Zone District:	Residential Flat Zone
Zone:	RF-1
Building Category:	Row Dwelling or Flat < 1,500 sq ft
Description:	Permits development of attached rowhouses on small lots
Dwelling Units:	2
Height (ft):	35
Stories:	3
Minimum Lot Width (ft):	18
Minimum Lot Area (sq ft):	1,800
Lot Occupancy (%):	60
Front Setback (ft):	No lesser or greater than existing setbacks on the same block
Rear Setback (ft):	20
Side Setback (ft):	5 feet on free standing sides
Permeable Surface (%):	0
Walk Link:	6.5.3

EXISTING SITE AND OWNER INFORMATION:

SQUARE & LOT: 4055, 0051 & 0052  
 PREMISE ADDRESS: 1644 TRINIDAD AVE NE  
 OWNER: 1644 TRINIDAD LLC  
 OWNER ADDRESS: 6512 4TH AVE TAKOMA PARK MD 20912

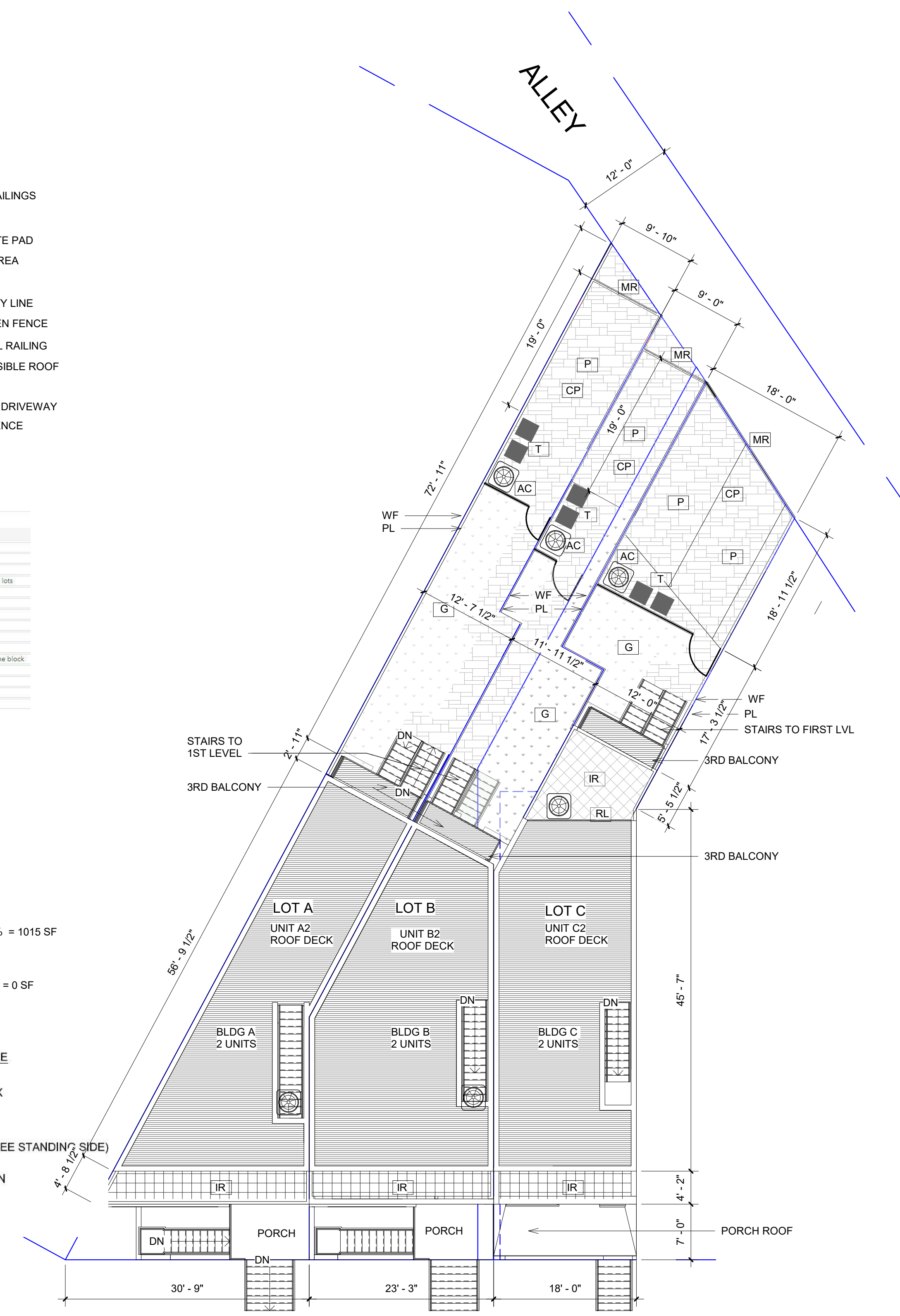
LAND AREA: LOT 0051: 2180 SF  
 LOT 0052: 3226 SF

ALLOWABLE OCCUPANCY 60% = 1,308 SF    EXISTING 50% = 1015 SF

ALLOWABLE OCCUPANCY 60% = 3226 SF    EXISTING 0% = 0 SF

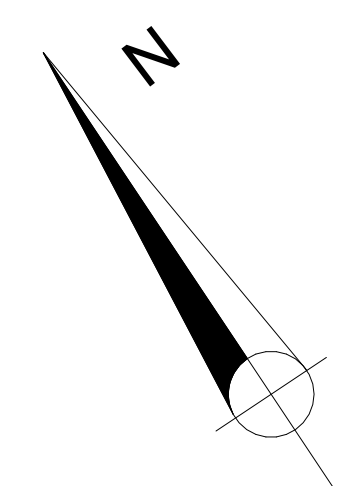
PROPOSED SUBDIVISION

	PROPOSED LOT C	PROPOSED LOT B	PROPOSED LOT A	ALLOWABLE
FAR	1.6	1.6	1.6	1.6
HEIGHT	33' - 8"	33' - 8"	33' - 8"	35' - 0" MAX
LOT OCCUPANCY	1100SF (60%)	1100SF (60%)	1100SF (60%)	60% MAX
REAR YARD	36.2'	69.5'	69.5'	20' - 0" MIN
SIDE YARD	0.0'	0.0'	0.0'	5.0' (ON FREE STANDING SIDE)
LOT WIDTH	18 FT	23.3 FT	30.8 FT	18.0'
LOT AREA	1804 SF	1801 SF	1801 SF	1800 SF MIN
IMPERVIOUS PERVIOUS	1100SF (60%) 704SF (40%)	1100SF (60%) 701SF (40%)	1100SF (60%) 701SF (40%)	

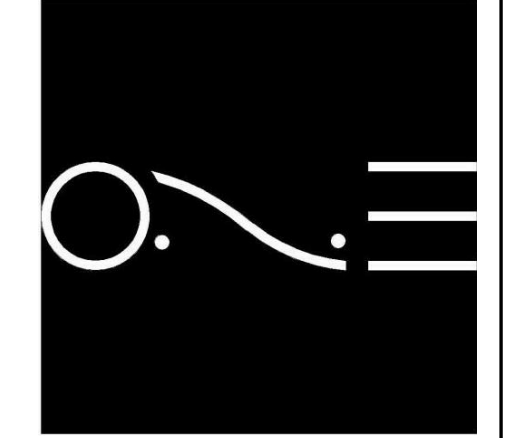


1 PROPOSED - SITE PLAN  
1" = 10'-0"

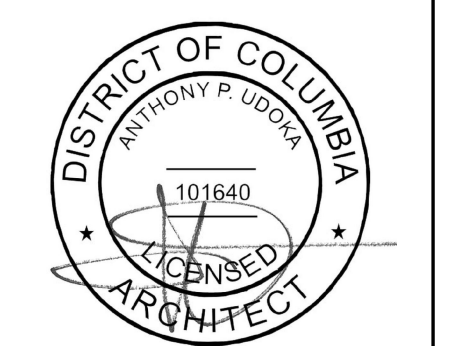
Legend 1 Copy 2  
1/4" = 1'-0"



1644 TRINIDAD AVE NE  
DISTRICT OF COLUMBIA  
20002



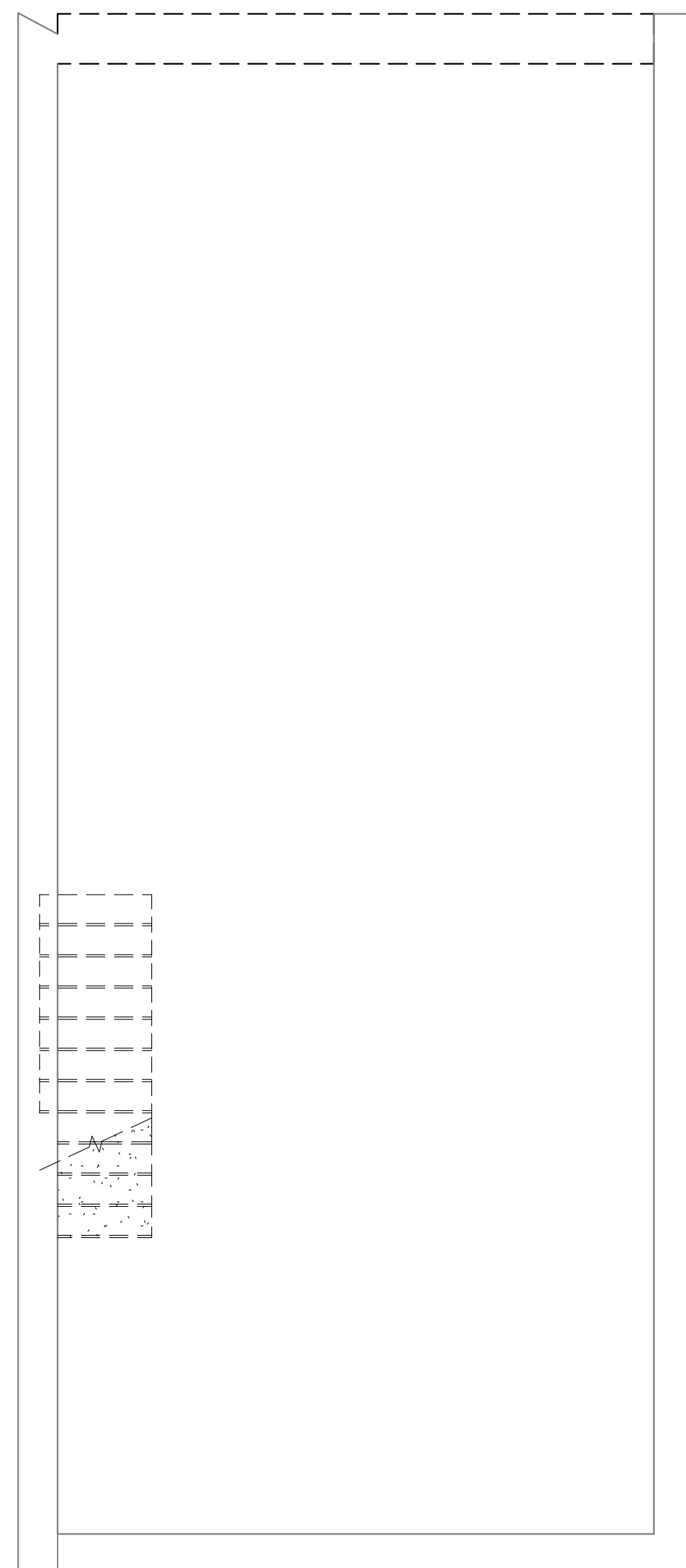
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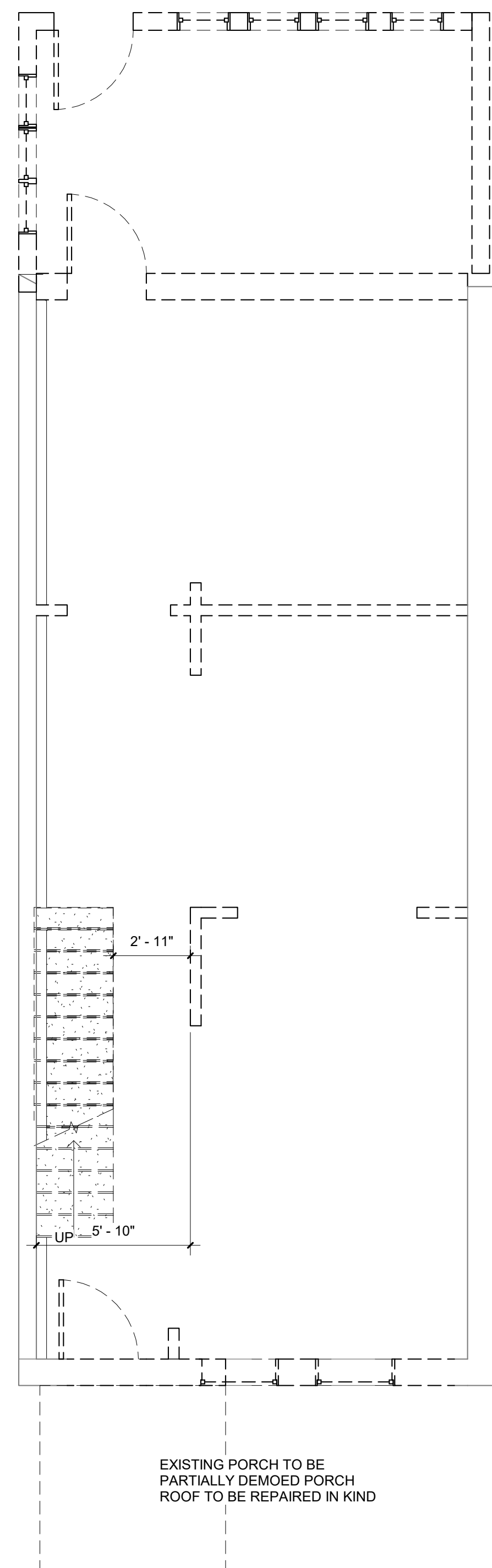
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EXISTING & PROPOSED  
SITE PLAN

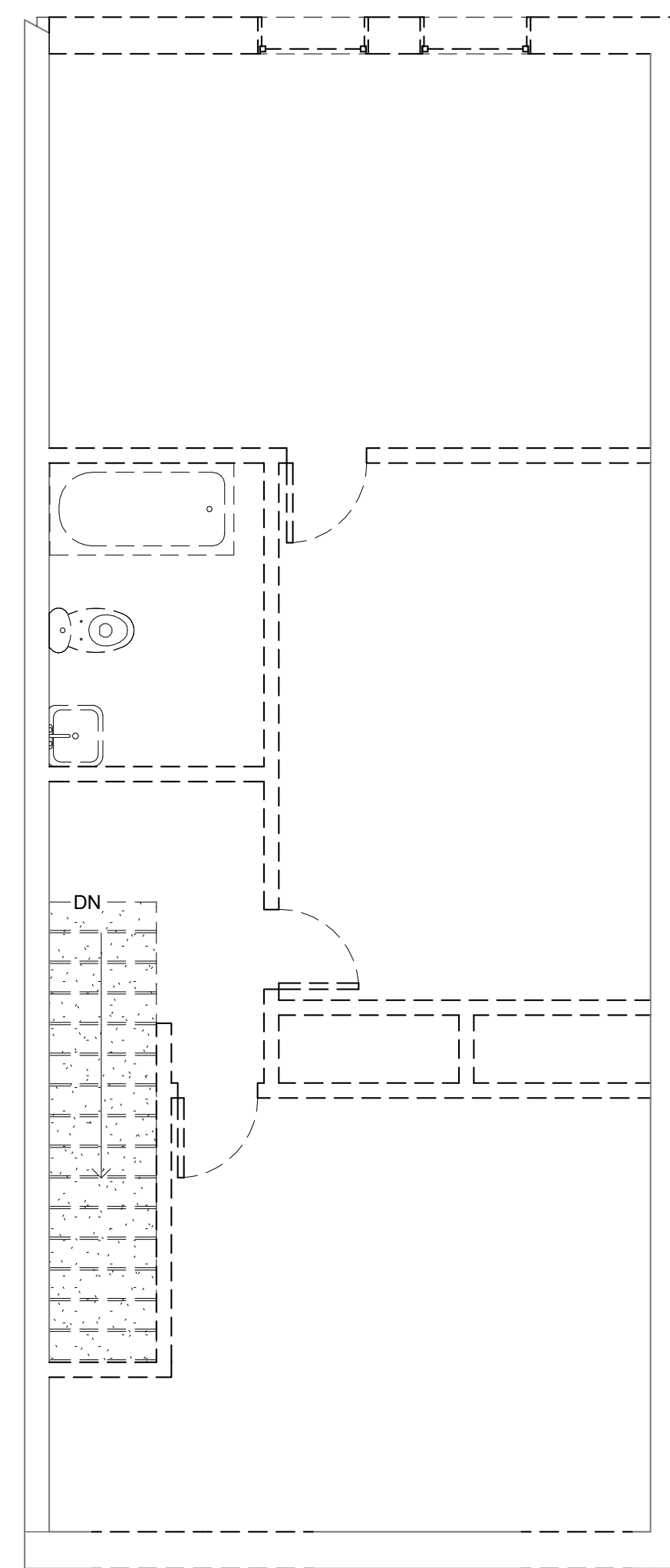
A001



1 EX. CELLAR  
A002 1/4" = 1'-0"



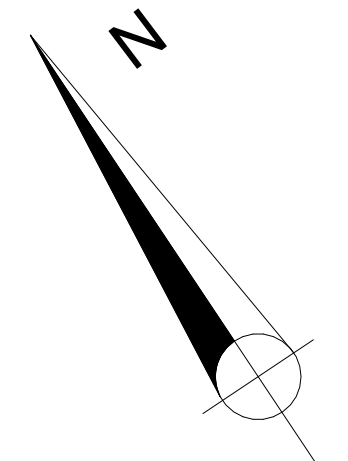
2 EX. FIRST FLOOR  
A002 1/4" = 1'-0"



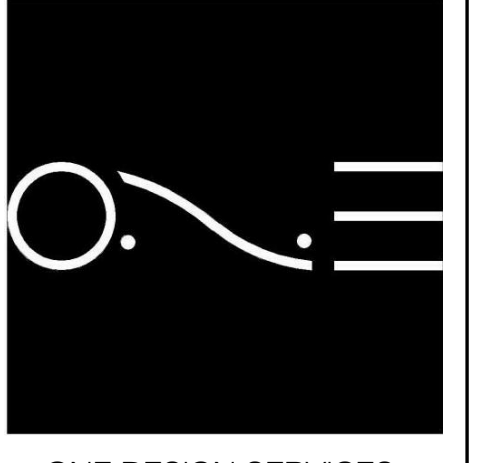
3 EX. SECOND FLOOR  
A002 1/4" = 1'-0"

EXISTING PORCH TO BE  
PARTIALLY DEMOED PORCH  
ROOF TO BE REPAIRED IN KIND

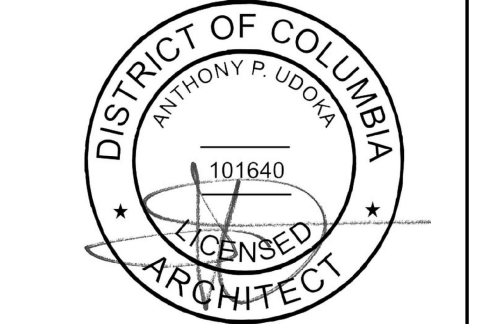
LEGEND	
DEMO WALL	
EXISTING MASONARY WALL TO REMAIN	
EXISTING BRICK WALL TO REMAIN	
NEW WALL	
EXISTING WALL TO REMAIN	
SECTION/DRAWING REFERENCE	
PROPERTY LINE	



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**EXISTING LAYOUTS**

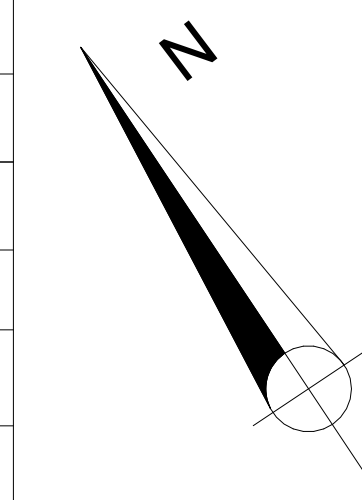
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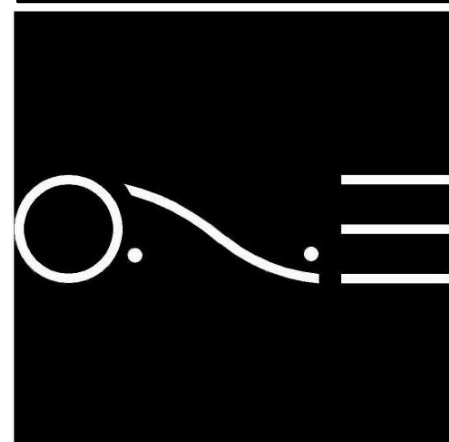
1 PROPOSED CELLAR  
1/4" = 1'-0"

**LEGEND**

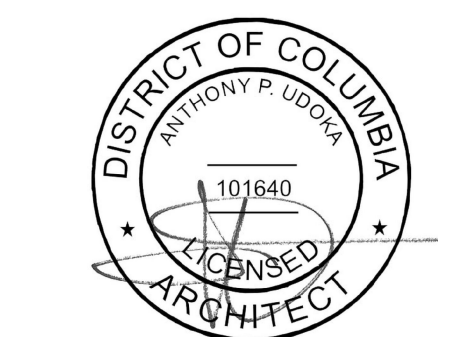
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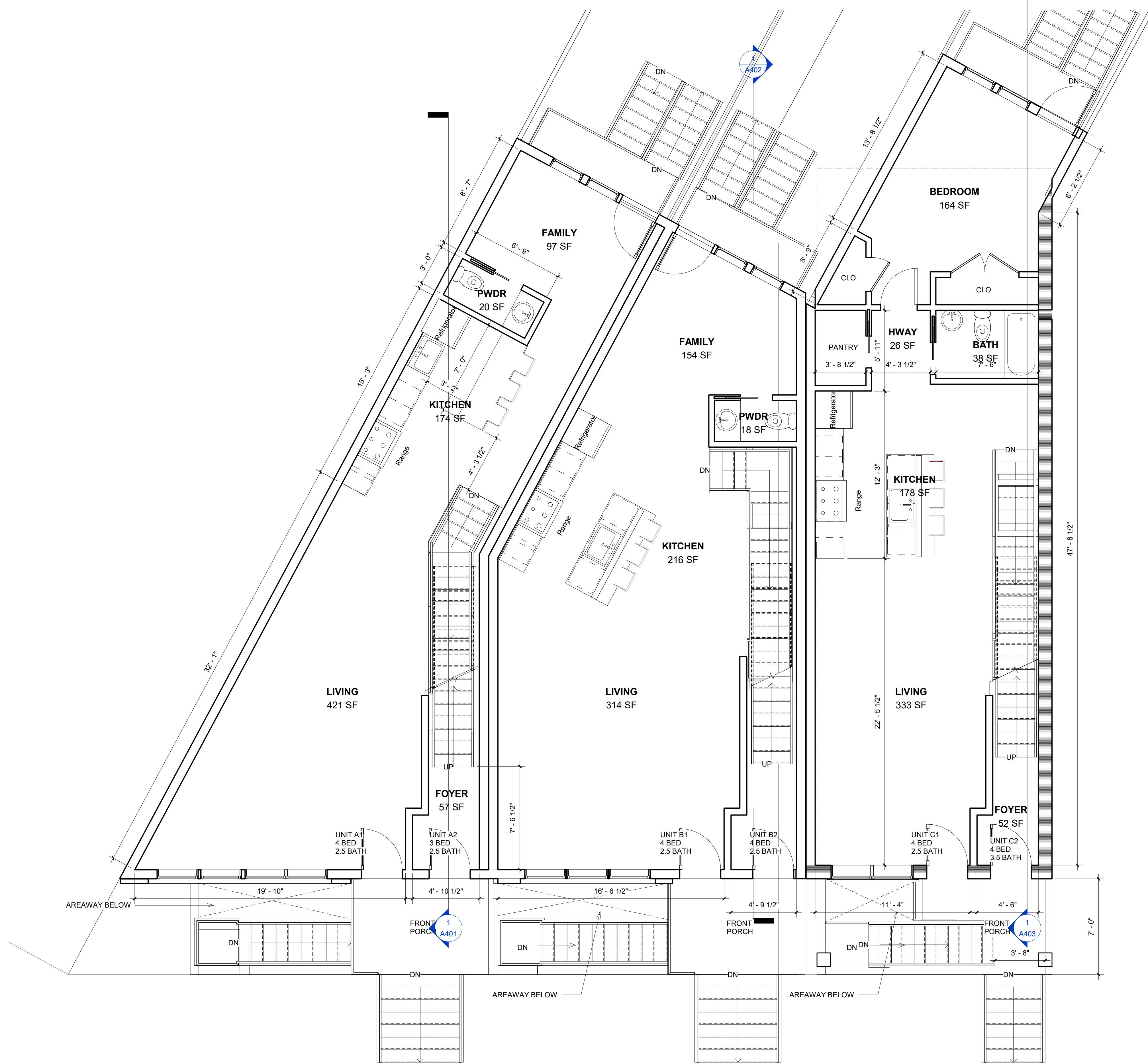
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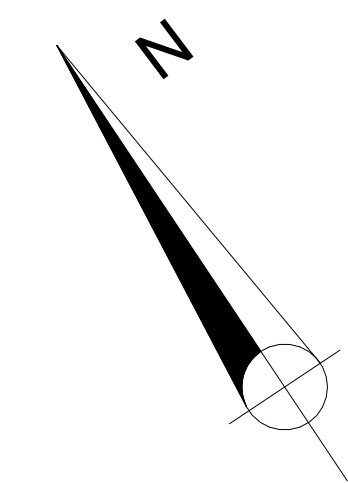
**PROPOSED LAYOUT**

**A003**

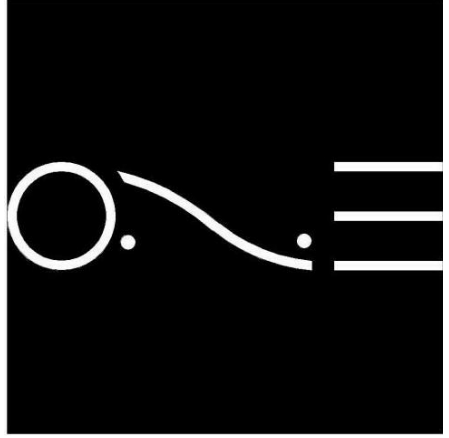


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A004  
**PROPOSED FIRST LEVEL**  
1/4" = 1'-0"

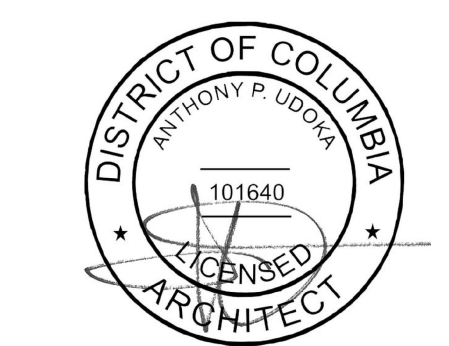
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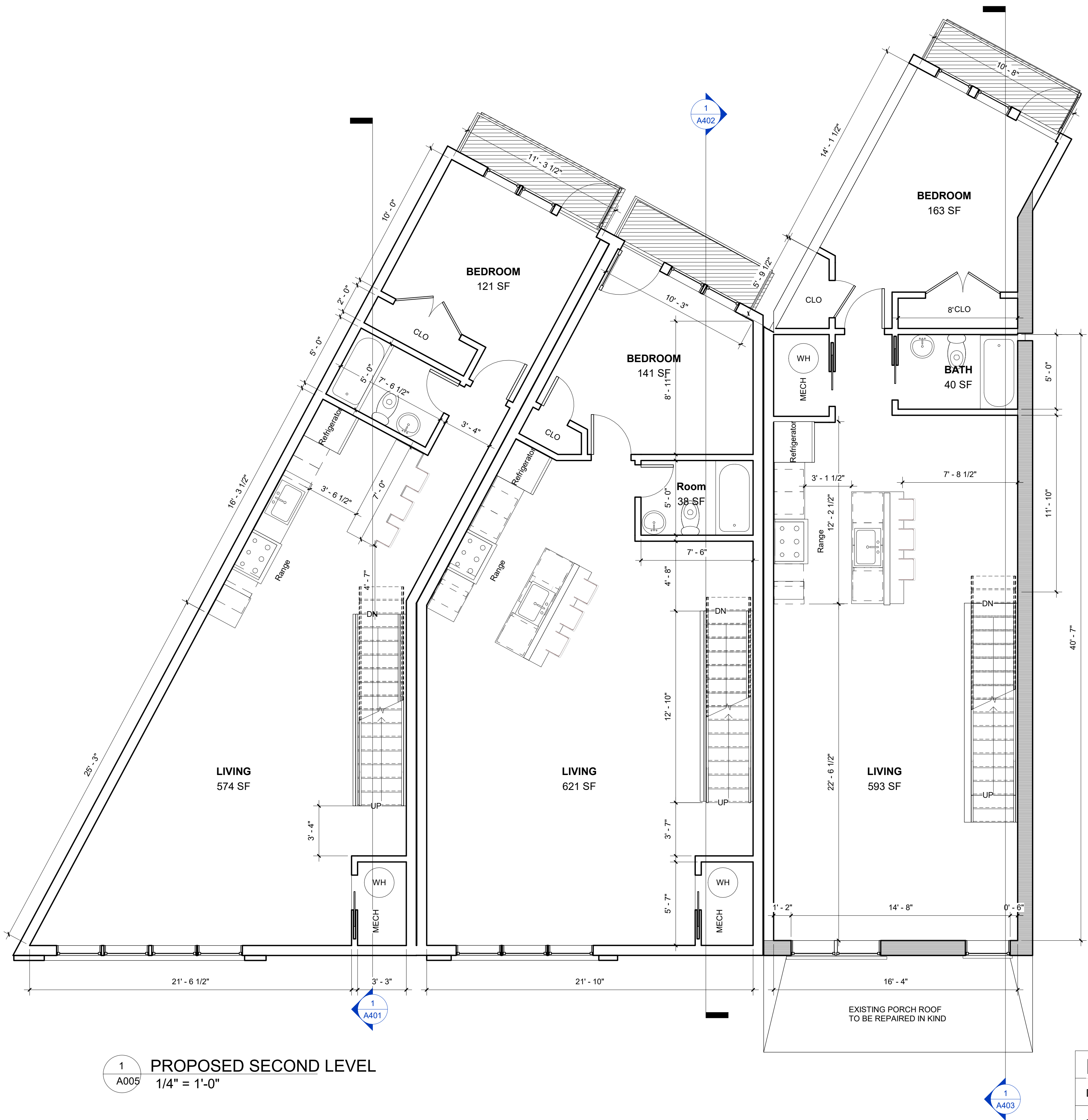
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**PROPOSED LAYOUT**

**A004**

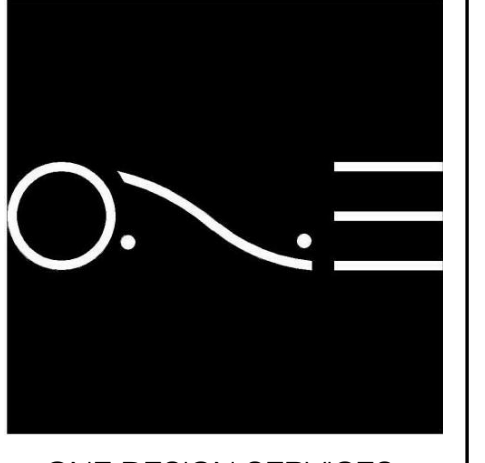


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A005 PROPOSED SECOND LEVEL  
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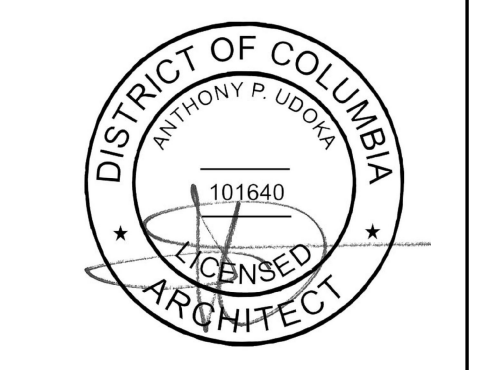
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EXISTING MASONRY WALL TO REMAIN	
EXISTING BRICK WALL TO REMAIN	
NEW WALL	
EXISTING WALL TO REMAIN	
SECTION/DRAWING REFERENCE	
PROPERTY LINE	

Legend 1 Copy 1 Copy 1  
1/4" = 1'-0"

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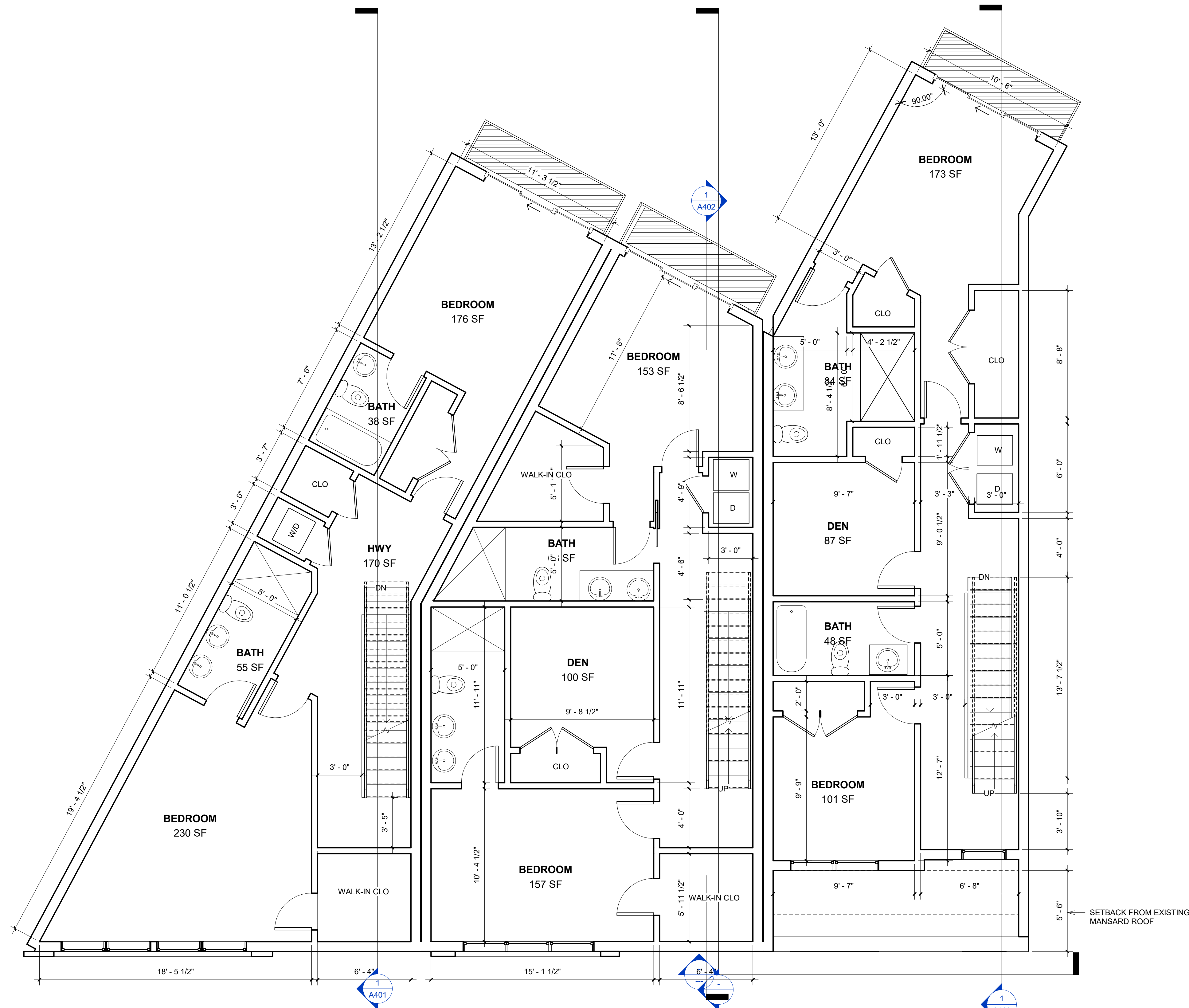
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**PROPOSED LAYOUT**

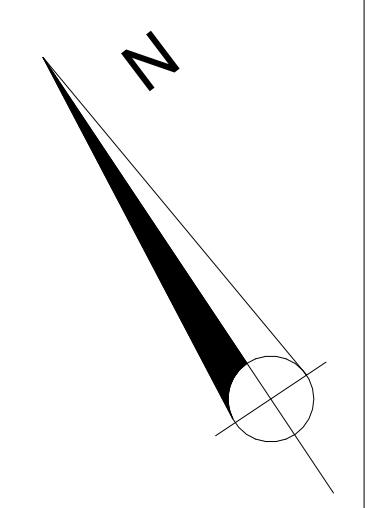
**A005**



1  
A006 PROPOSED THIRD LEVEL  
1/4" = 1'-0"

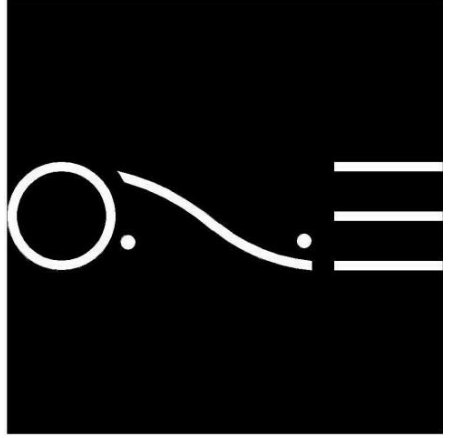
**LEGEND**

DEMO WALL	
EXISTING MASONARY WALL TO REMAIN	
EXISTING BRICK WALL TO REMAIN	
NEW WALL	
EXISTING WALL TO REMAIN	
SECTION/DRAWING REFERENCE	
PROPERTY LINE	

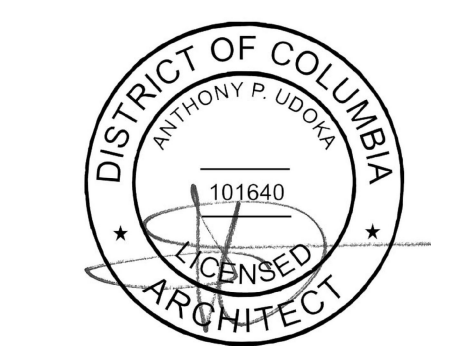


Legend 1 Copy 1 Copy 2  
1/4" = 1'-0"

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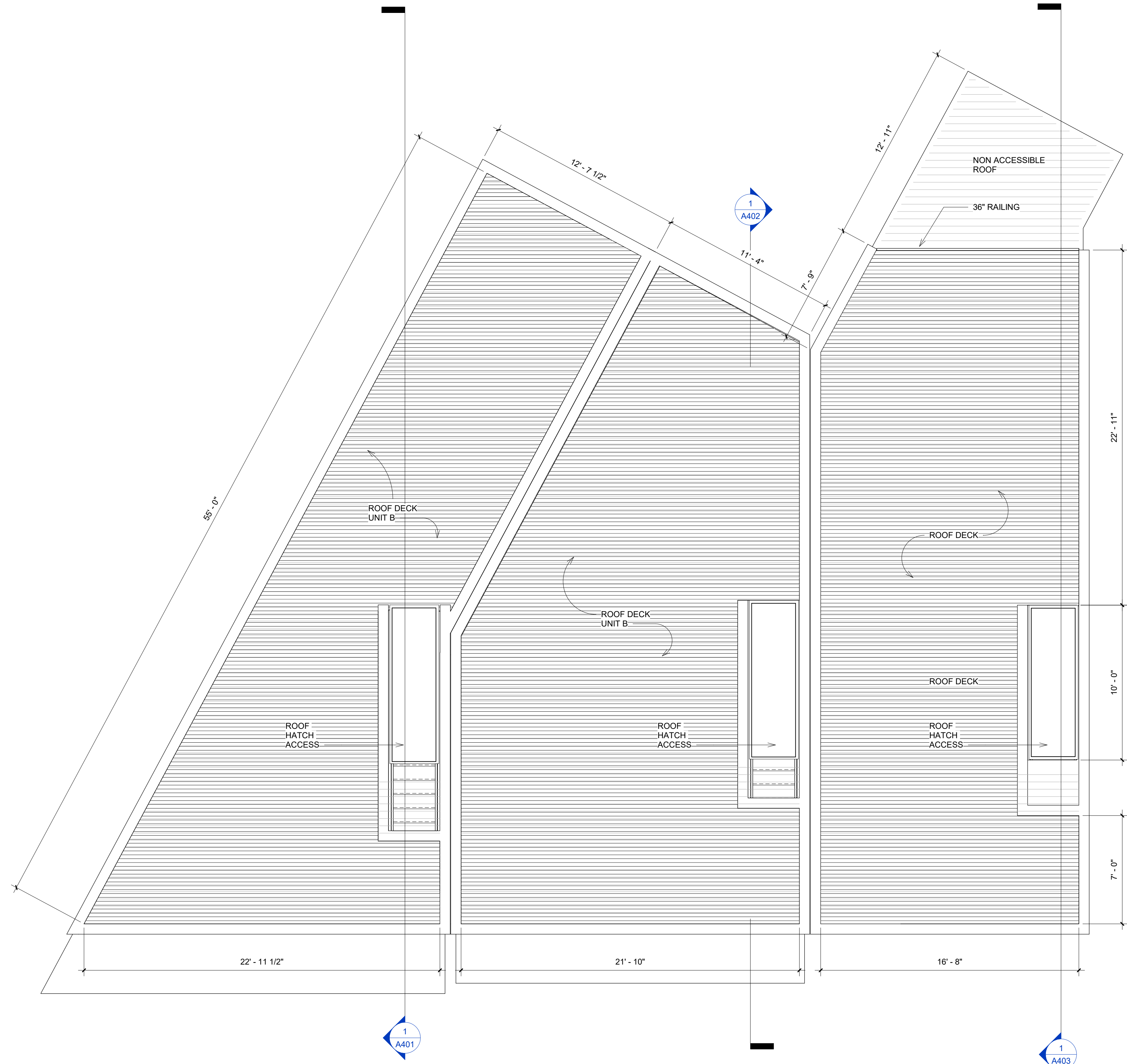
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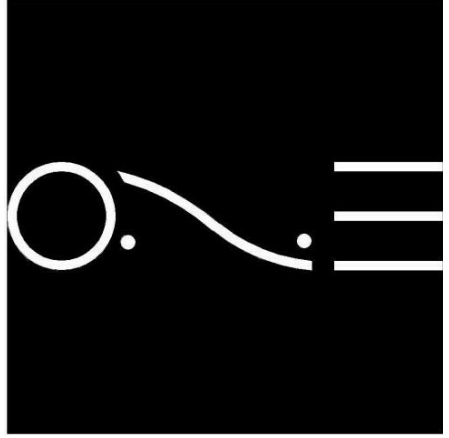
**PROPOSED LAYOUT**

**A006**

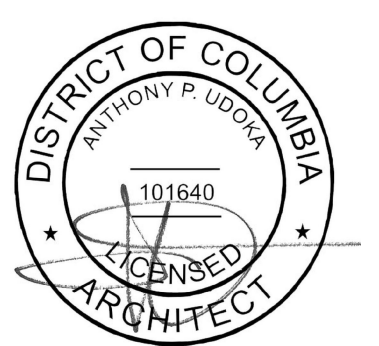


1  
A007 **PROPOSED ROOF DECK**  
1/4" = 1'-0"

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**PROPOSED LAYOUT**

**A007**

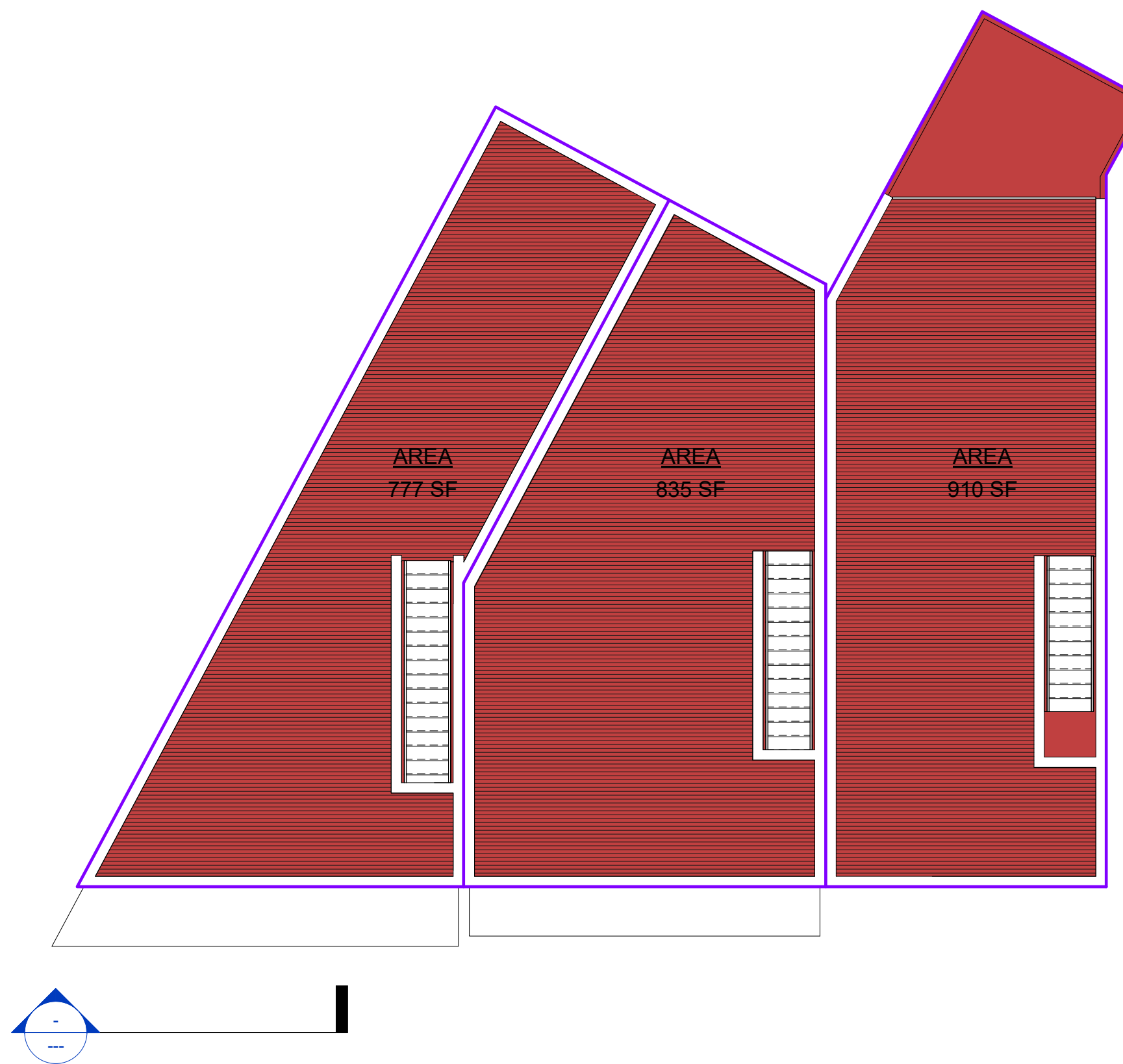




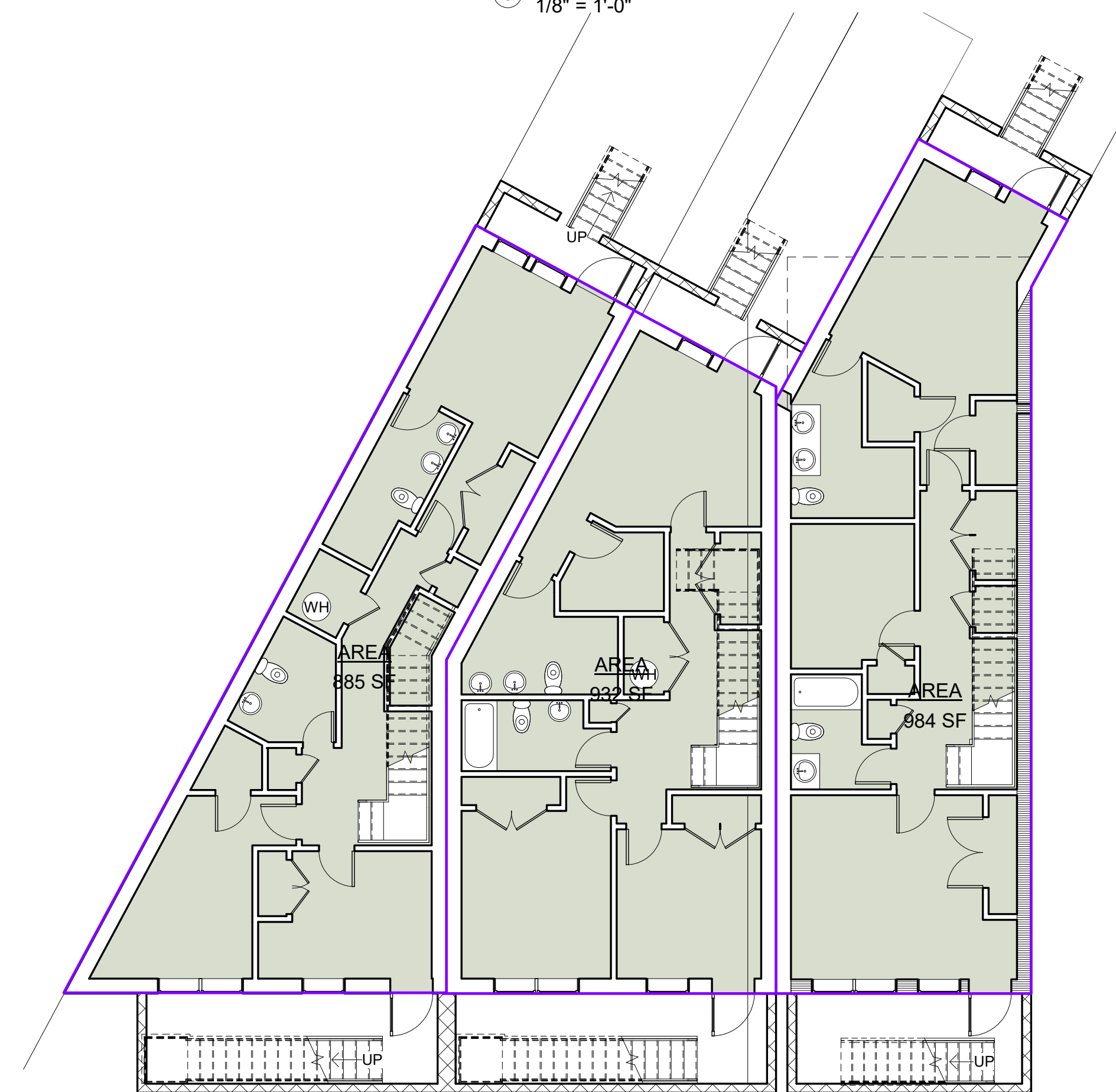
6 1ST LEVEL  
1/8" = 1'-0"



7 2ND LEVEL  
1/8" = 1'-0"



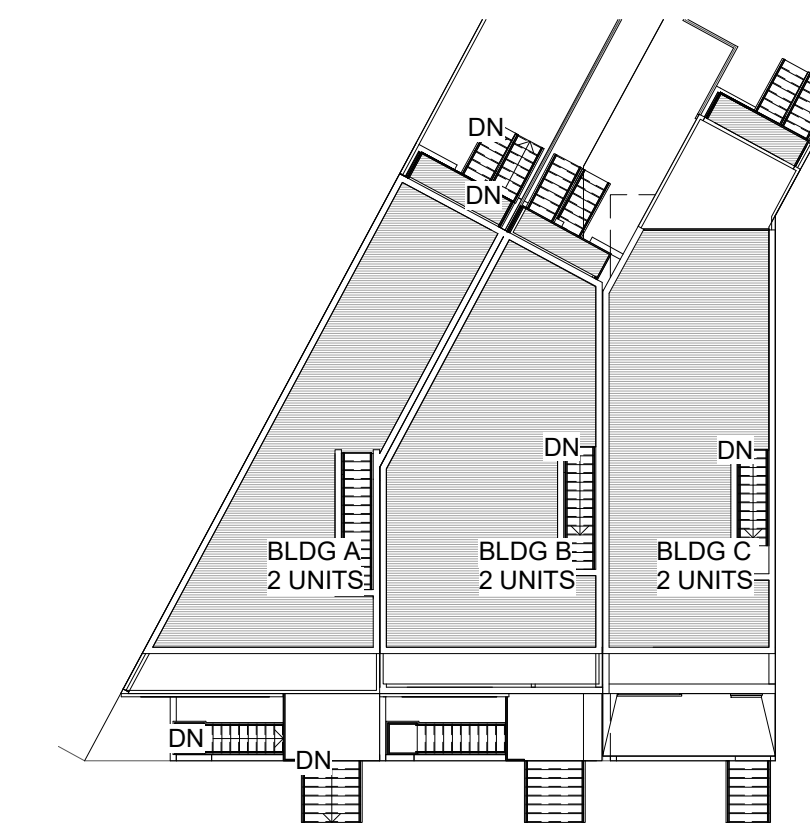
1 PROPOSED ROOF DECK  
1/8" = 1'-0"



5 CELLAR(1)  
1/8" = 1'-0"



8 PROPOSED THIRD LEVEL  
1/8" = 1'-0"



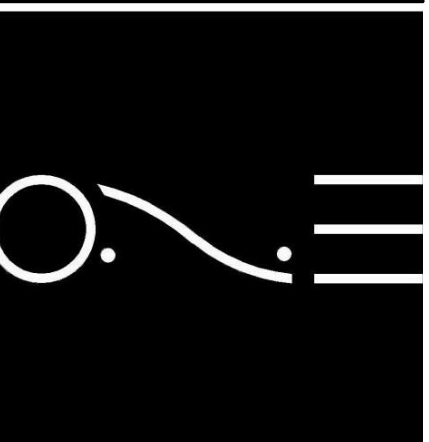
BLDG A		
UNIT NAME	UNIT LEVEL	UNIT SF
UNIT A1	CELLAR & 1ST FLOOR	1,893 SF
UNIT A2	2ND FLOOR & 3RD FLOOR	1,834 SF

BLDG B		
UNIT NAME	UNIT LEVEL	UNIT SF
UNIT B1	CELLAR & 1ST FLOOR	1,794 SF
UNIT B2	2ND FLOOR & 3RD FLOOR	1,914 SF

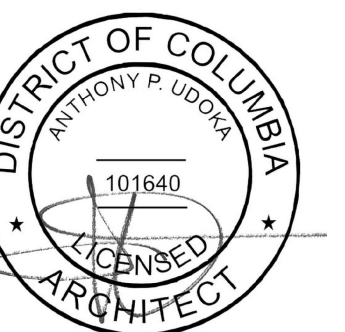
BLDG C		
UNIT NAME	UNIT LEVEL	UNIT SF
UNIT C1	CELLAR & 1ST FLOOR	1,878 SF
UNIT C2	2ND FLOOR & 3RD FLOOR	1,918 SF

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**AREA FLOOR PLAN**

**A201**



1  
A301 3D View 9



4  
A301 3D View 8

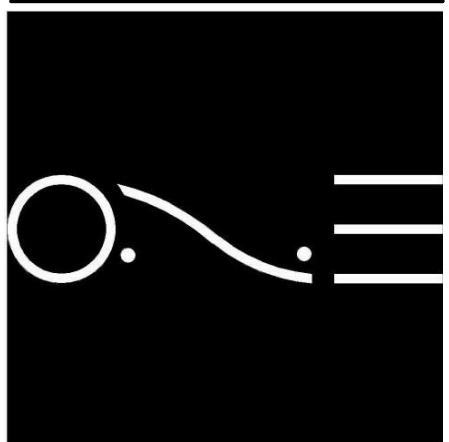


2  
A301 3D View 6

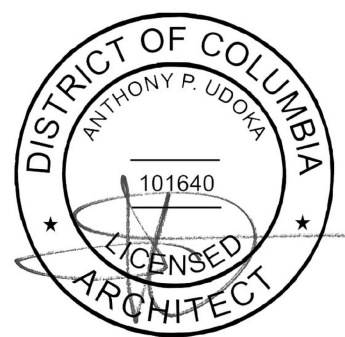


3  
A301 3D View 12

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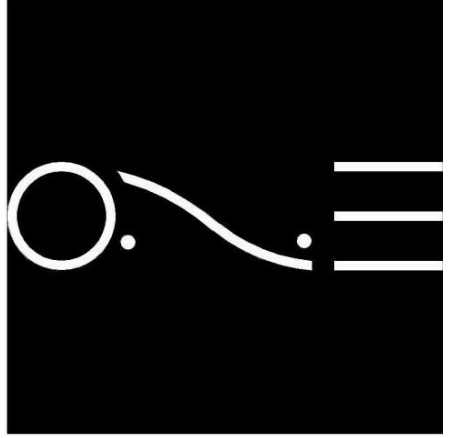
**VOLUMETRIC  
VIEW**

**A301**

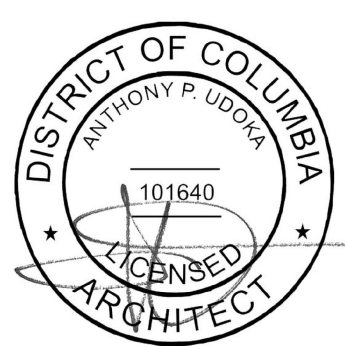


1 FRONT ELEVATIONS  
 A302 1/4" = 1'-0"

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**FRONT ELEVATIONS**

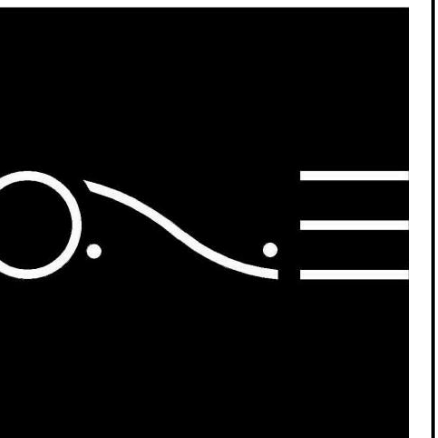
**A302**



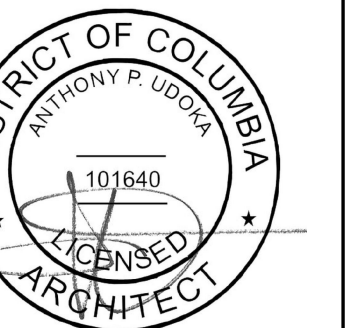
1 REAR ELEVATIONS  
A303 1/4" = 1'-0"

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**REAR  
ELEVATION**

**A303**



LNDG  
MID GRADE  
-1' - 6 19/32"

PROPOSED ROOF DECK  
30' - 0"

PROPOSED THIRD LEVEL  
20' - 0"  
EX. ROOF  
18' - 6"

SECOND LEVEL  
10' - 0"

1ST LEVEL  
0' - 0"

FRONT GRADE  
-2' - 9 1/4"

SIDEWALK  
-5' - 3"

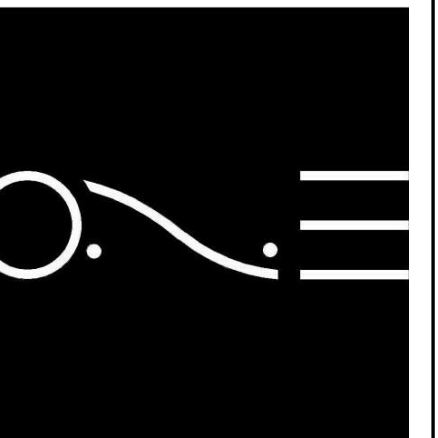
EX. CELLAR  
-8' - 4"

CELLAR  
-10' - 6"

1 Section 5  
1/4" = 1'-0"

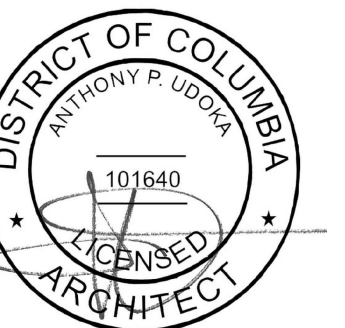
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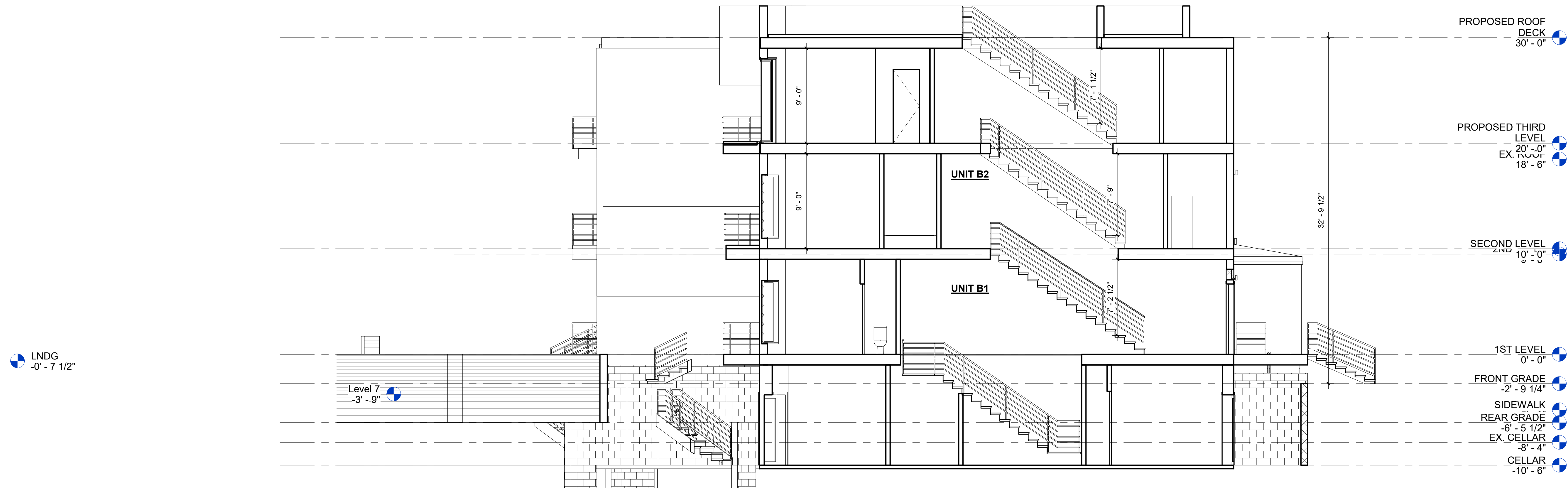
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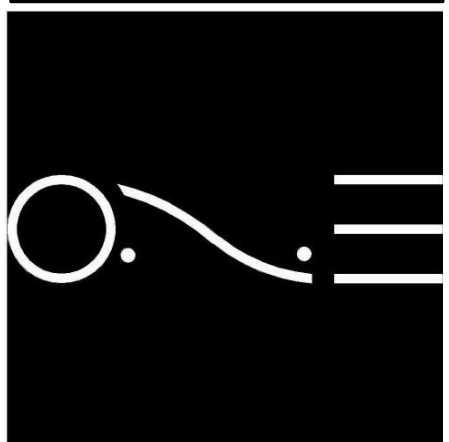
**BUILDING "A"  
SECTION**

**A401**

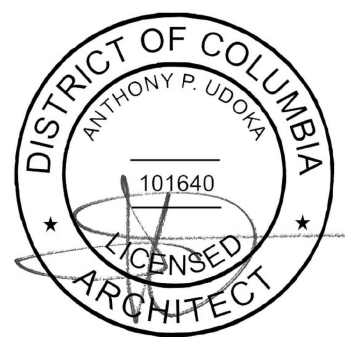


1 BLDG B SECTION  
 A402 3/16" = 1'-0"

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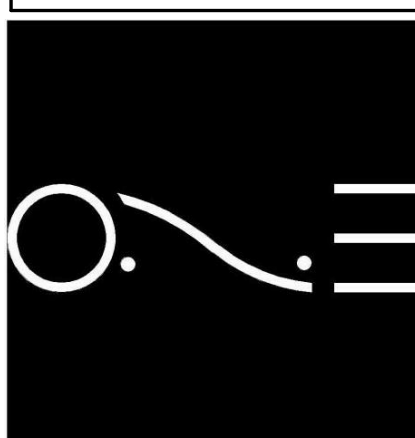
**BUILDING "B" SECTION**

**A402**

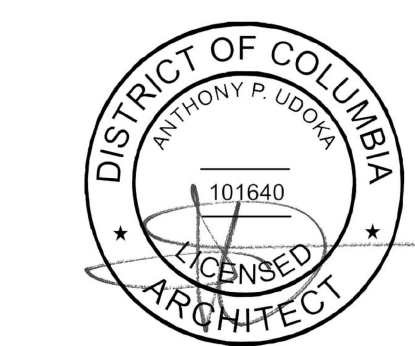


1 Section 8  
1/4" = 1'-0"

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**BUILDING "C"  
SECTION**

**A403**