

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

FOR PERMIT

15 AUGUST 2025

//3877

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ZONING & CODE INFORMATION

ADDRESS	228 HAMILTON ST NW, WASHINGTON, DC 20011	UNIT 1 = 738 SF
ZONE	RA-1	UNIT 2 = 708 SF
SQUARE, SUFFIX, LOT	3326 0082	UNIT 3 = 736 SF (TYPE B)
EXISTING USE:	R - RESIDENTIAL R-2 APARTMENT (4 UNITS)	UNIT 4 = 687 SF (TYPE B)
PROPOSED USE:	R - RESIDENTIAL R-2 APARTMENT (8 UNITS)	UNIT 5 = 717 SF
CONSTRUCTION TYPE:	VB	UNIT 6 = 694 SF
MAX HEIGHT:	40 FT	UNIT 7 = 741 SF
EXISTING HEIGHT:	22 FT 9 IN	UNIT 8 = 716 SF
PROPOSED HEIGHT:	32 FT 10 IN	
MAX % LOT OCCUPANCY:	40%	
EXISTING LOT SIZE:	5617 SF	
EXIST. LOT COVERAGE:	1542 SF	
EXIST. % LOT OCC:	27.4%	
PROP. LOT COVERAGE:	1681 SF	
PROPOSED % LOT OCC:	30%	
MAX FAR:	0.9 (505 SF)	PROPOSED CELLAR: 1681 SF
EXISTING FAR:	0.54 (3084 SF)	EXISTING FIRST FLOOR: 1542 SF
PROPOSED FAR:	0.89 (5043)	PROPOSED FIRST FLOOR: 1681 SF
REQ'D REAR YARD:	20 FT	EXISTING SECOND FLOOR: 1542 SF
EXISTING REAR YARD:	82'-10" FT	PROPOSED SECOND FLOOR: 1681 SF
PROPOSED REAR YARD:	77'-11" FT	PROPOSED THIRD FLOOR: 1681 SF
REQ'D SIDE YARDS:	8 FT	EXISTING GROSS FLOOR AREA: 3084 SF
EXISTING SIDE YARDS:	6'-6" FT	PROPOSED GROSS FLOOR AREA: 5043 SF
PROPOSED SIDE YARD:	6'-6" FT (NO CHANGE PER 208.6)	LOT AREA % - BUILDING: 30%
REQUIRED:		LOT AREA % - PAVED AREAS: 28%
PER 802.1	PROPOSED UNIT #: 8	LOT AREA % - GREENERY: 42%
LONG TERM	1 / 3 DWELLINGS = 3 REQUIRED	
3 PROVIDED IN CELLAR BIKE ROOM (STACKED)		SITE WORK: 245 SF
SHORT TERM	1/20 = 2 REQUIRED	AUTOMATIC SPRINKLER: YES (PER 13R SYSTEM)
2 PROVIDED		

ADOPTED CODES WITH LOCAL AMENDMENTS

BUILDING CODE:	2017 DCMR 12 A IBC BUILDING CODE
ELECTRICAL CODE:	2017 DCMR 12C DC ELECTRICAL CODE
MECHANICAL CODE:	2017 DCMR 12E DC MECHANICAL CODE
PLUMBING:	2017 DCMR 12F DC PLUMBING CODE
FIRE CODE:	2017 DCMR 12H DC FIRE CODE
GREEN CONSTRUCTION:	2017 DCMR 12K DC GREEN CODE
EXISTING BUILDING CODE:	2017 DCMR 12J DC EXISTING BUILDING CODE

INTERIOR STAIRWAY IDENTIFICATION (NFPA 101 7.2.2.5.4)

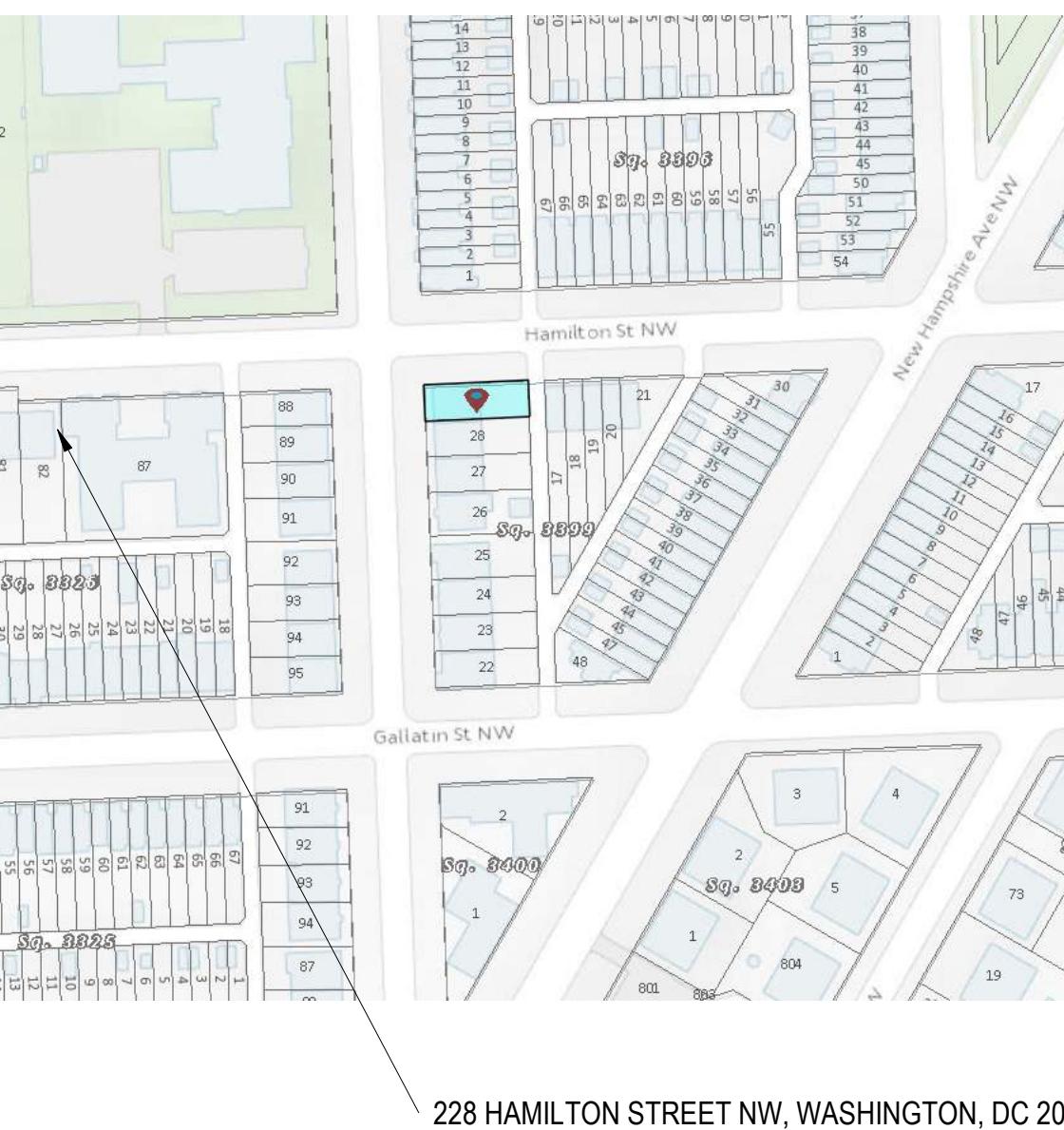
PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING.
SIGNAGE ALSO TO COMPLY WITH IBC 102.39

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 A11.1
MIN. 1" HIGH LETTERS
BOTTOM MIN. 48" ABOVE FLOOR LANDING

PROJECT LOCATION (NTS)



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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)
ANC.	ANCHORS	LP.	LOW POINT
APPROX.	APPROXIMATELY	LT.	LIGHT
ARCH.	ARCHITECT	LW.	LIGHTWEIGHT
AUTO.	AUTOMATIC	MACH.	MACHINE
AVG.	AVERAGE	MAINT.	MAINTENANCE
B.	BATHROOM	MATL.	MATERIAL
B.O.	BY OWNER	MAX.	MAXIMUM
BD.	BEAD	MDF.	MEDIUM DENSITY FIBERBOARD
BIT.	BITUMINOUS	MECH.	MECHANICAL
BLDG.	BUILDING	MEMB.	MEMBRANE
BLK.	BLOCK	MET.	METALLIC OR METAL
BLO.	BLOCCING	MFR.	MANUFACTURER
BM.	BEAM	MIN.	MINIMUM
BOT.	BOTTOM	MISC.	MISCELLANEOUS
BRD.	BOARD	MLDG.	MOLDING
BRKT.	BRACKET	MO.	MASONRY OPENING
BSL.	BUILDING SETBACK LINE	MOD.	MODIFIED
BSMT.	BASEMENT	MTD.	MONTEDED (MOUNTING)
BU.	BUILT UP	N.	NORTH
CAB.	CABINET	NIC.	NOT IN CONTRACT
CEM.	CEMENT (ITIUS)	NO.	NUMBER
CF.	CUBIC FEET (FOOT)	NRC.	NOISE REDUCTION COEFFICIENT
CI.	CAST IRON	NTS.	NOT TO SCALE
CJ.	CONTROL JOINT	OA.	OVERALL
CL.	CLOSET	O.C.	OUT CENTER
CLG.	CEILING	O.D.	OUTER DIAMETER
CLL.	CONTRACT LIMIT LINE	OFF.	OWNER FURNISHED CONTRACTOR INSTALLED
CLR.	CLEAR	OFFICE.	OFFICE
CMU.	CONCRETE MASONRY UNIT	OH.	OVERHEAD
CNR.	CORNER	OPG.	OPENING
CO.	CLEAN OUT	OPP.	OPPOSITE
COL.	COLUMN	PAR.	PARTIAL
CONC.	CONCRETE	PED.	PEDESTAL
CONST.	CONSTRUCTION	PLAS.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
CPT.	CARPET	PNL.	PANEL
CS.	COURSES	POL.	POLISH (POLISHED)
CT.	CERAMIC TILE	PR.	PREFABRICATED
CTR.	CENTER	PRTN.	PARTITION
CTSK.	COUNTERSUNK	PSF.	POUNDS PER SQUARE FOOT
DBL.	DOUBLE	PSI.	POUNDS PER SQUARE INCH
DEPT.	DEPARTMENT	PT.	POINT
DET.	DETAIL	PTD.	PAINTED
DF.	DRINKING FOUNTAIN	OT.	QUANTITY
DIA.	DIAMETER	R.	RISER
DIFF.	DIFFUSER	RAD.	RADIUS
DISP.	DISPENSER	RD.	ROOF DRAIN
DIV.	DIVISION	REF.	REFRIGERATOR
DN.	DIVISION (DIVIDED)	REINF.	REINFORCED (ING)
DR.	DOWN	REQ.	REQUIRED
DS.	DOOR	RES.	RESILIENT
DW.	DIVIDER STRIP	REV.	REVISE (REVISION)
DWR.	DISHWASHER	RM.	ROOM
E.	DRAWER	RO.	ROUGH OPENING
EAST	EAST	RTU.	ROOF TOP UNIT
EA.	EACH	S.	SOUTH
EJ.	EXPANSION JOINT	S-STEEL OR S.S.	STAINLESS STEEL
ELEC.	ELECTRICAL	SC. WD.	SOLID CORE WOOD
ELEV.	ELEVATOR	SCHED.	SCHEDULED
ENCL.	ENCLOSURE	SECTION.	SECTION
ENT.	ENTRANCE	SF.	SQUARE FEET (FOOT)
EQ.	EQUAL	SHR.	SHOWER
EQUIP.	EQUIPMENT	SHT.	SHEET
EWC.	ELECTRIC WATER COOLER	SIM.	SIMILAR
EX.	EXISTING	SL.	SLIDING
EXP.	EXPANSION	SQ.	SQUARE
EXT.	EXTERIOR	SSK.	SERVICE SINK
FD.	FLOOR DRAIN	STA.	STATION
FE(C).	FIRE EXTINGUISHER (CABINET)	STC.	SOUND TRANSMISSION CLASS
FF.	FINISHED FLOOR	STD.	STANDARD
FIN.	FINISH	STL.	STORAGE
FL.	FLAME	STOR.	STRUCTURAL
FLEX.	FLEXIBLE	SUSP.	SUSPENDED
FLSG.	FLASHING	SW.	SWITCH
FLUOR.	FLUORESCENT	SYS.	SYSTEM
FR.	FRAME	T&G.	TONGUE AND GROOVE
FRP.	FIREPROOF	TEL.	TELEPHONE
FRT.	FIRE RETARDANT TREATED	TEMP.	TEMPERED
FT.	FOOT (FEET)	THK.	THICK
FTG.	FOOTING	THR.	THRESHOLD
G.C.	FIRE VALVE CABINET	TLT.	TOILET
GA.	GENERAL CONTRACTOR	TR.	TREND
GALV.	GALVANIZED	TV.	TELEVISION
GB.	GYPSUM BOARD	TYP.	TYPICAL

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DRAWING DATA
PROJECT: 228 RESIDENCES
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SHEET SUBMISSION INDEX
ISSUE FOR PERMIT _04 APRIL 2022

REV NO. REVISION DATE

SEAL & SIGNATURE:

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SHEET TITLE: DEMOLITIONS PLANS
PROJECT NO: 2021.175
DATE ISSUED: 04/05/2022
SCALE: As indicated

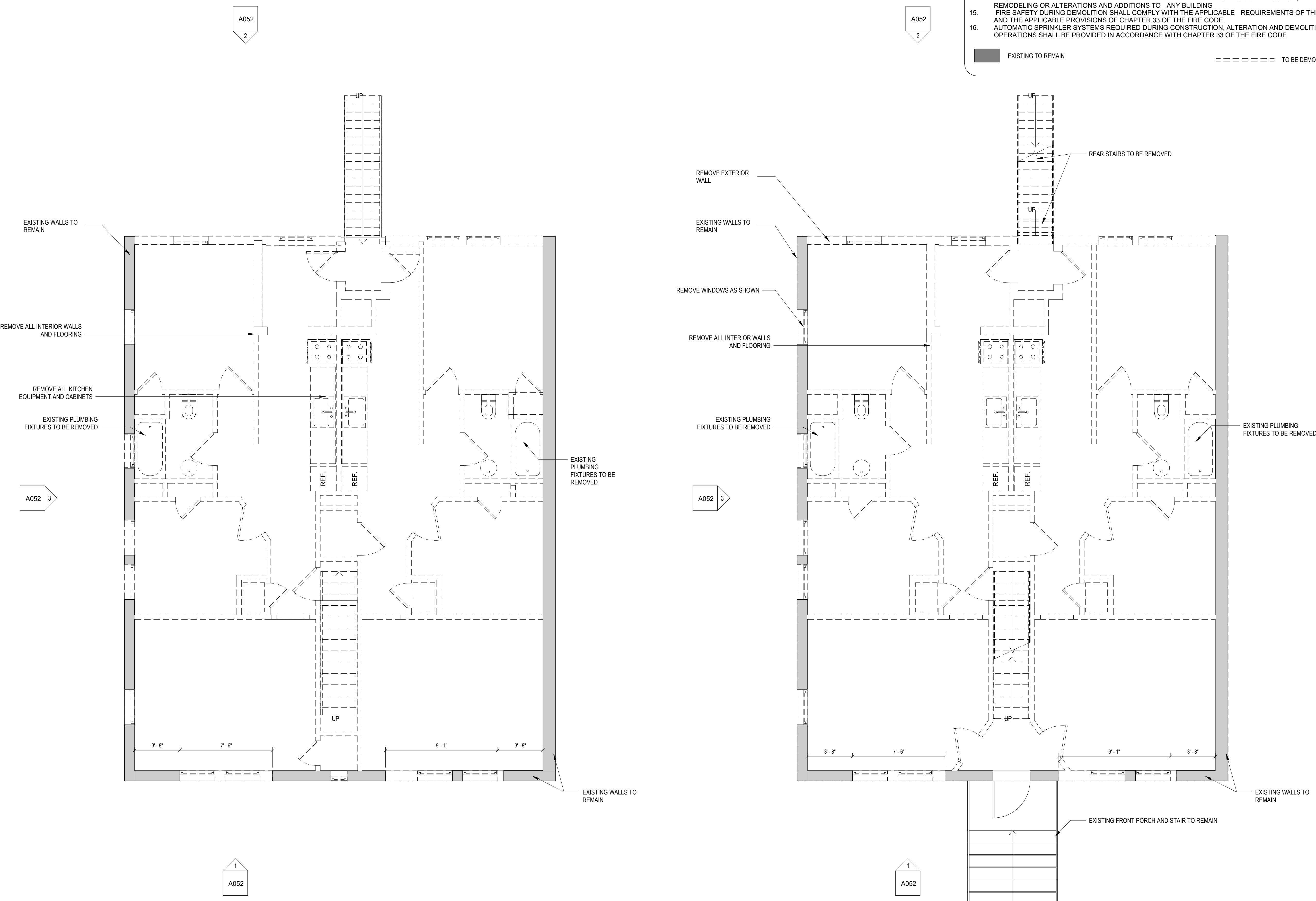
A051

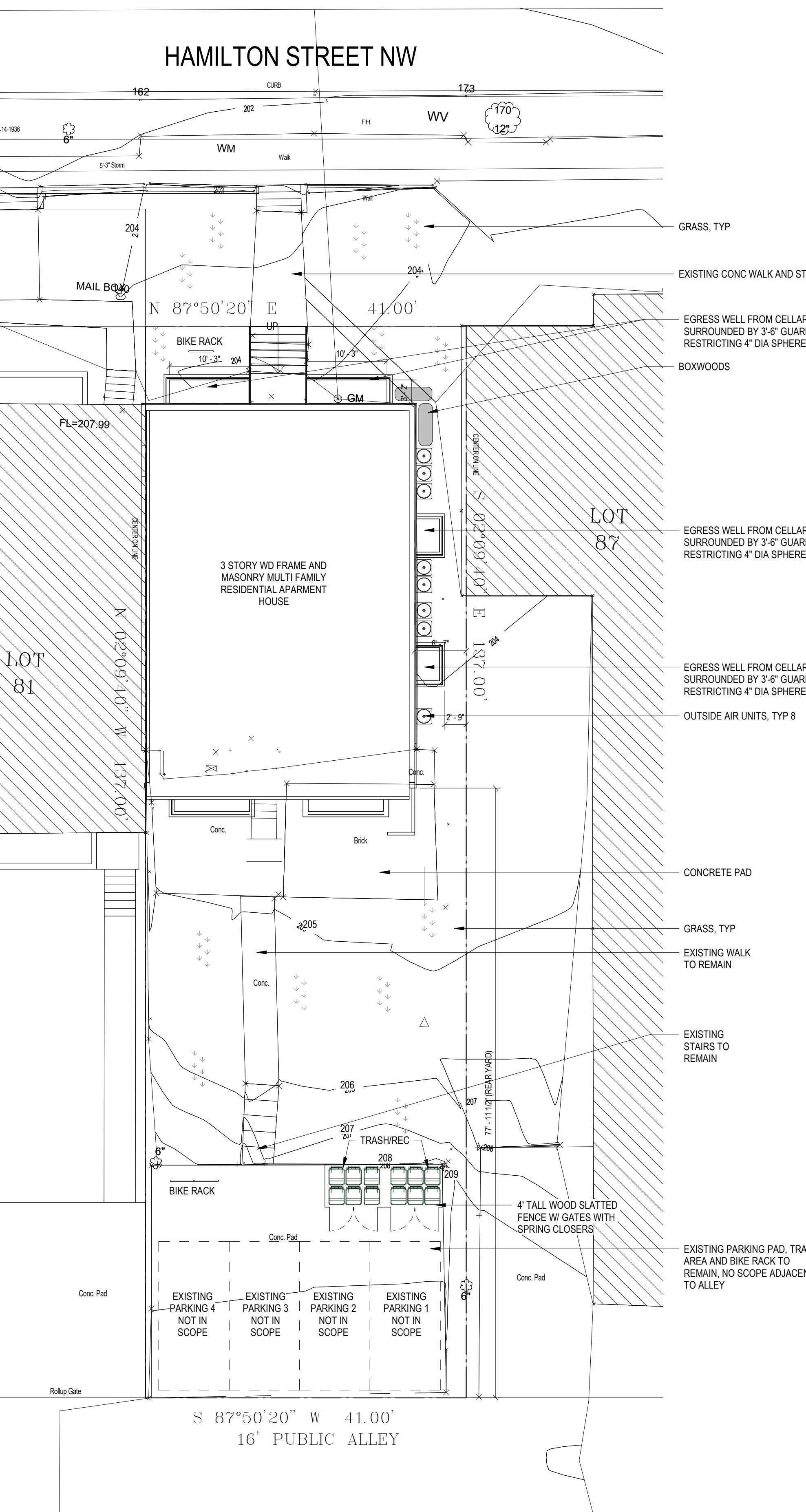
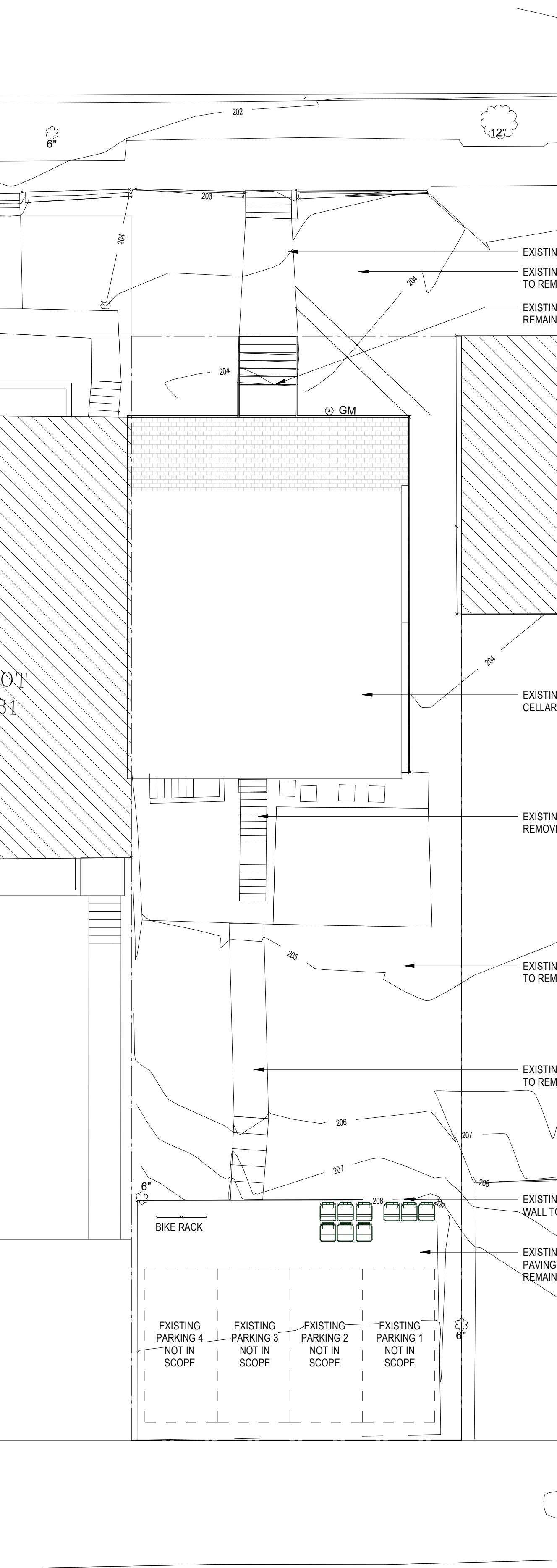
DEMOLITION NOTES

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 EXISTING GLAZING 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 FINISHES, SUBFLOOR TO REMAIN.
12. WHERE REQUIRED, STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS NOTED: 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. 2. IN EVERY STORAGE AND CONSTRUCTION SHED. 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
13. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE.
14. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.
15. FIRE SAFETY DURING DEMOLITION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 33 OF THE FIRE CODE
16. AUTOMATIC SPRINKLER SYSTEMS REQUIRED DURING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 33 OF THE FIRE CODE

EXISTING TO REMAIN

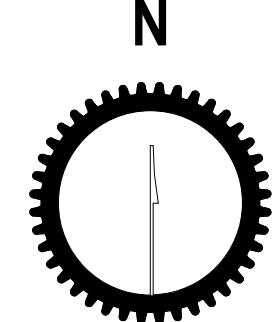
===== TO BE DEMOLISHED





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

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

CIVIL NARRATIVE:		
EXISTING PARKING PAD AND SITE PAVING TO REMAIN. SCOPE INCLUDES DIG OUT OF EXISTING CELLAR, AREA WELLS ACCESSING CELLAR UNITS AND REAR ADDITION		
SEQUENCE OF CONSTRUCTION		
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.		
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		
 - GRASS AND OTHER PERVIOUS VEGETATIVE SURFACE		

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

A100

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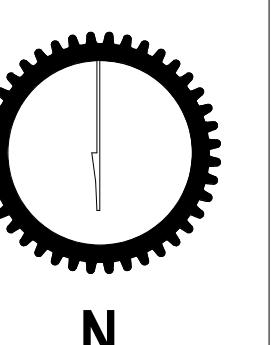
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1 PERMIT RESPONSE 2025.10.20

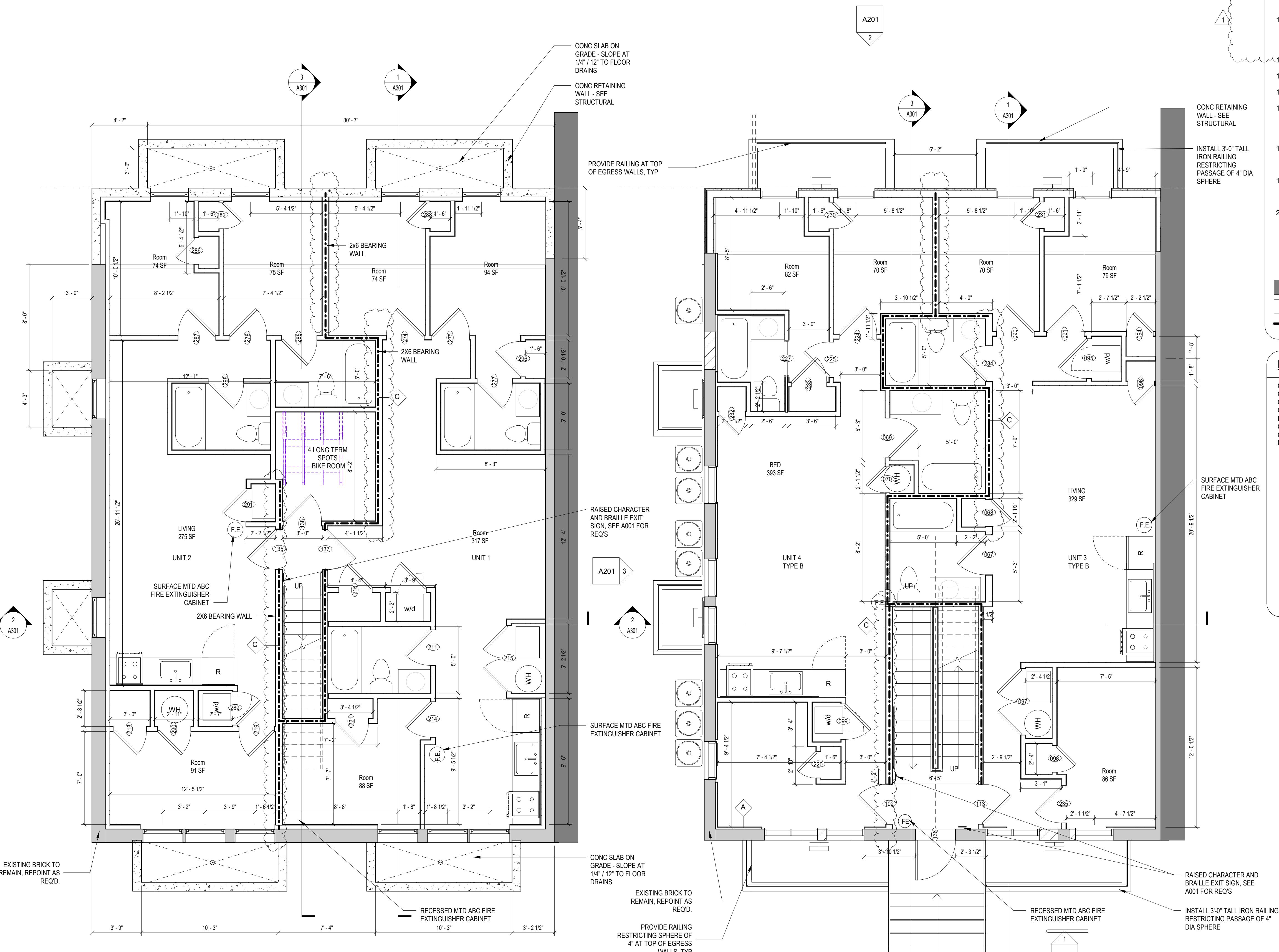
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SHEET TITLE: FLOOR PLANS
PROJECT NO: 2021.175
DATE ISSUED: 04/05/2022
SCALE: As indicated



A101



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" G.W.B. - 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 R9/13 ACCORDING TO 2017 IECC 402.1.1
- 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
- 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
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO SUPPORT A LINEAR LOAD OF 250 POUNDS (113.4 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BARS OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 60 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) OR NOT LESS THAN 50 (40 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 SUPPORT A LINEAR LOAD OF 250 POUNDS (113.4 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BARS 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, PARTS 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

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WASHINGTON, DC 20011

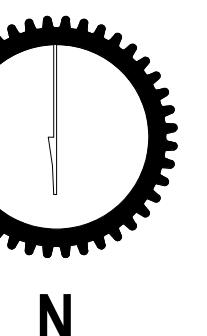
SHEET SUBMISSION INDEX
ISSUE FOR PERMIT - 04 APRIL 2022

REV NO. REVISION DATE
1 PERMIT RESPONSE 2025.10.20

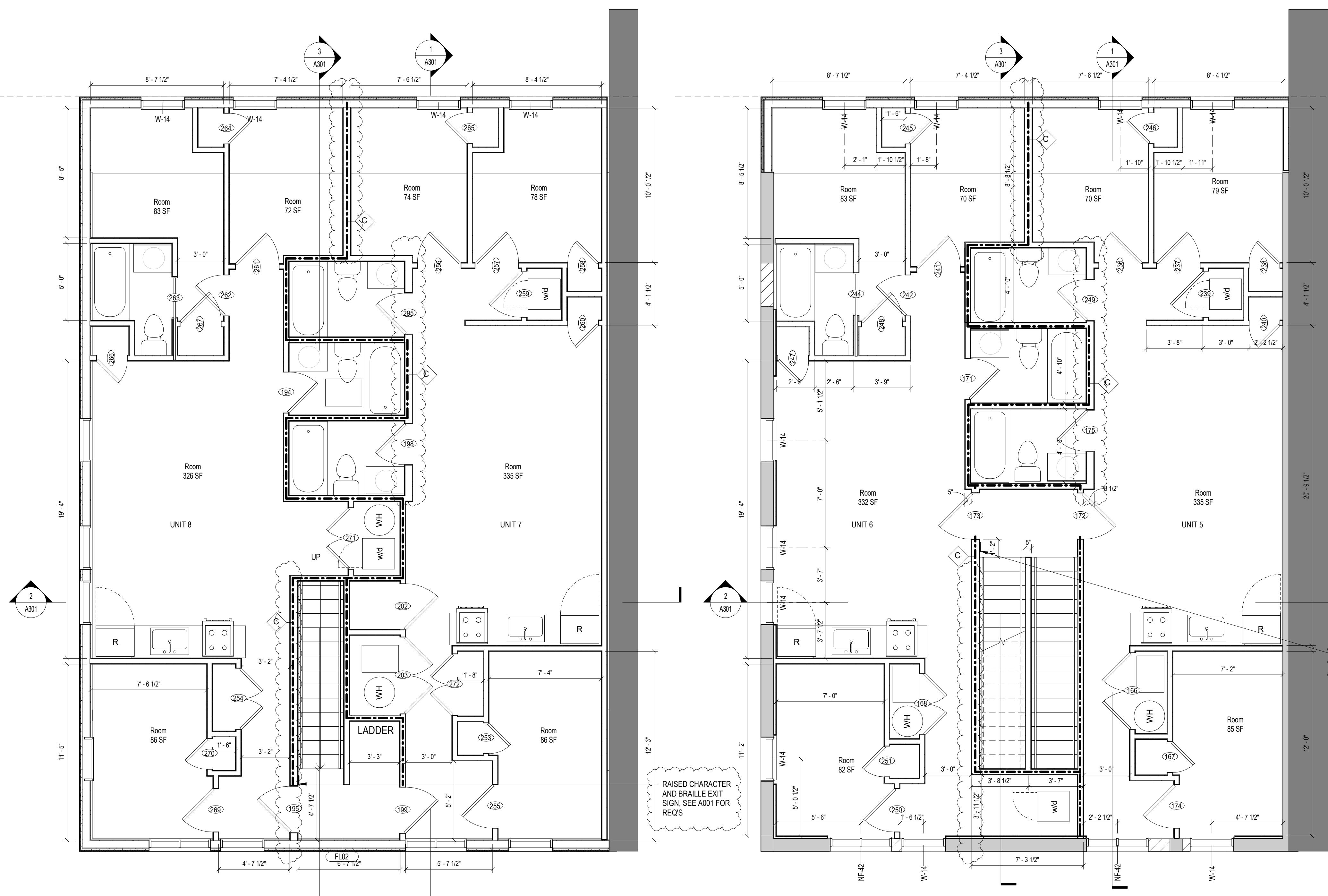
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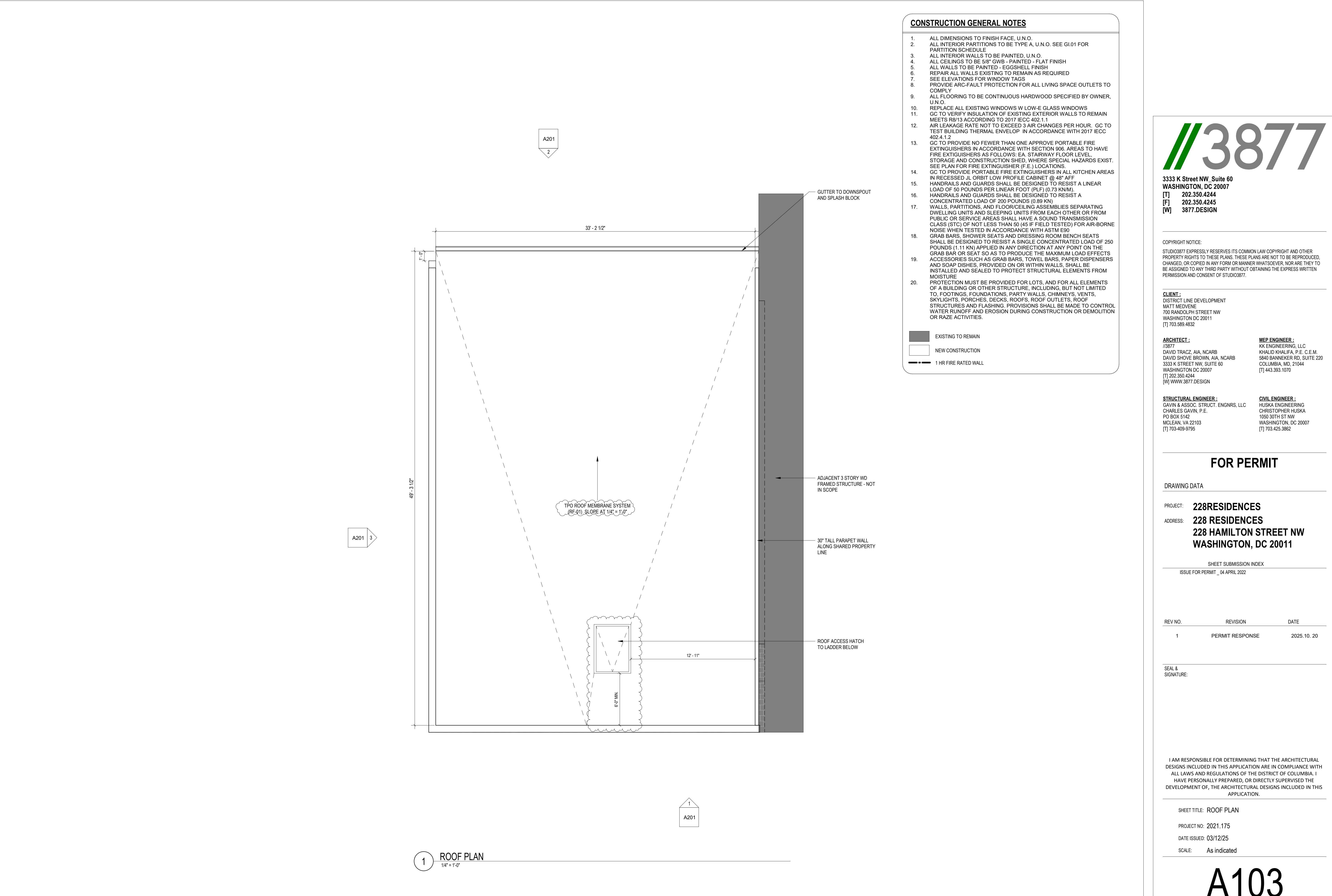
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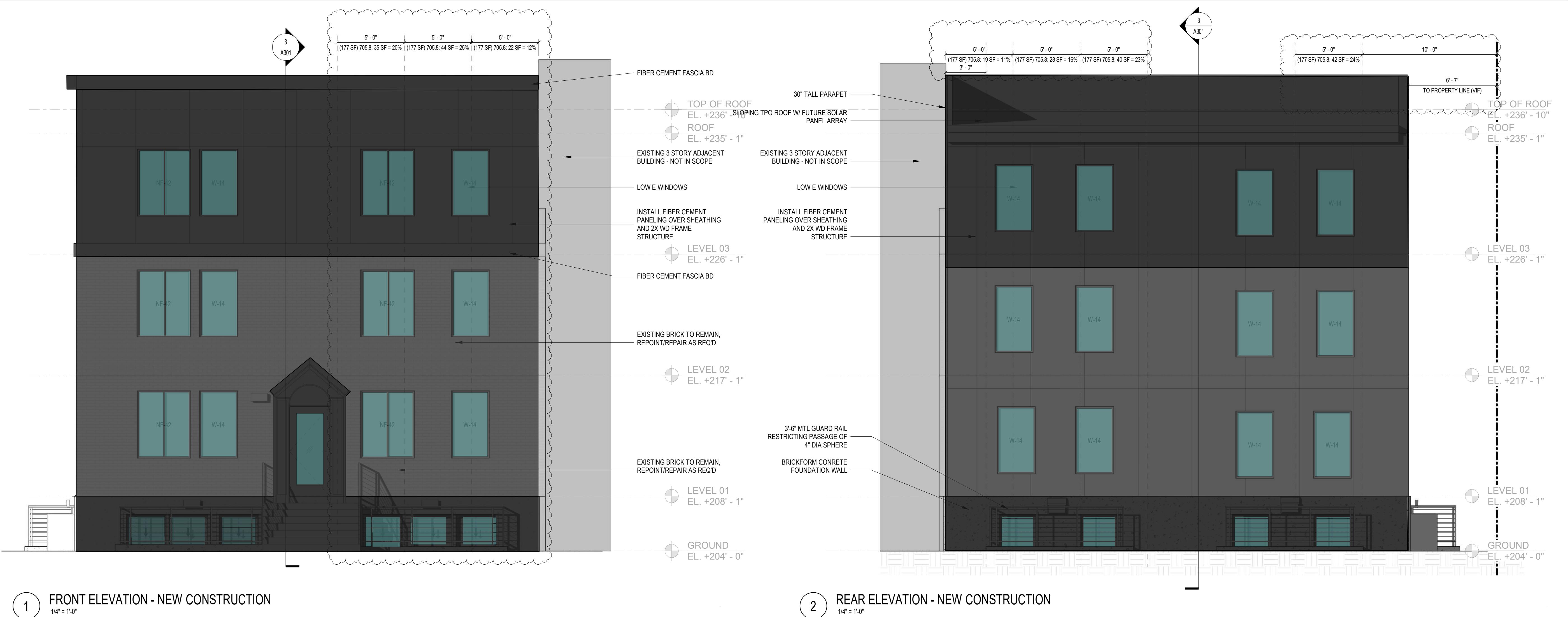
SHEET TITLE: FLOOR PLANS
PROJECT NO: 2021.175
DATE ISSUED: 04/05/2022
SCALE: As indicated



A102







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ISSUE FOR PERMIT _04 APRIL 2022

REV NO.	REVISION	DATE
1	PERMIT RESPONSE	2025.10.20

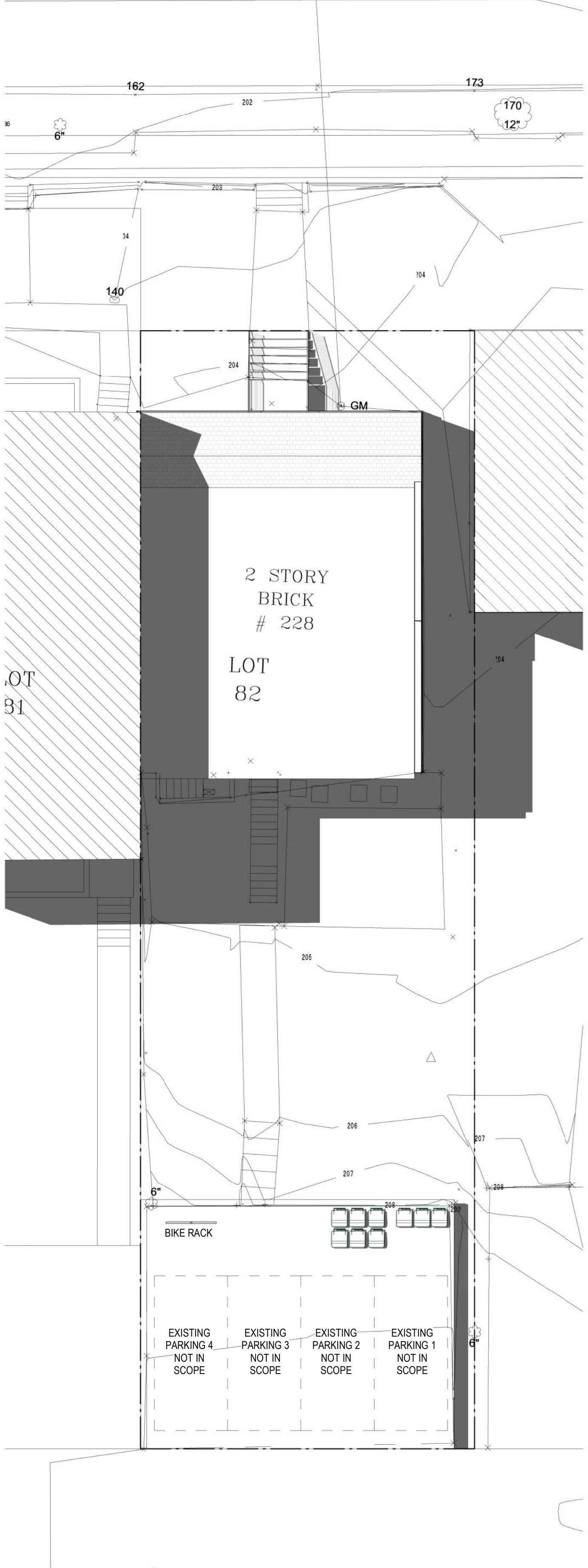
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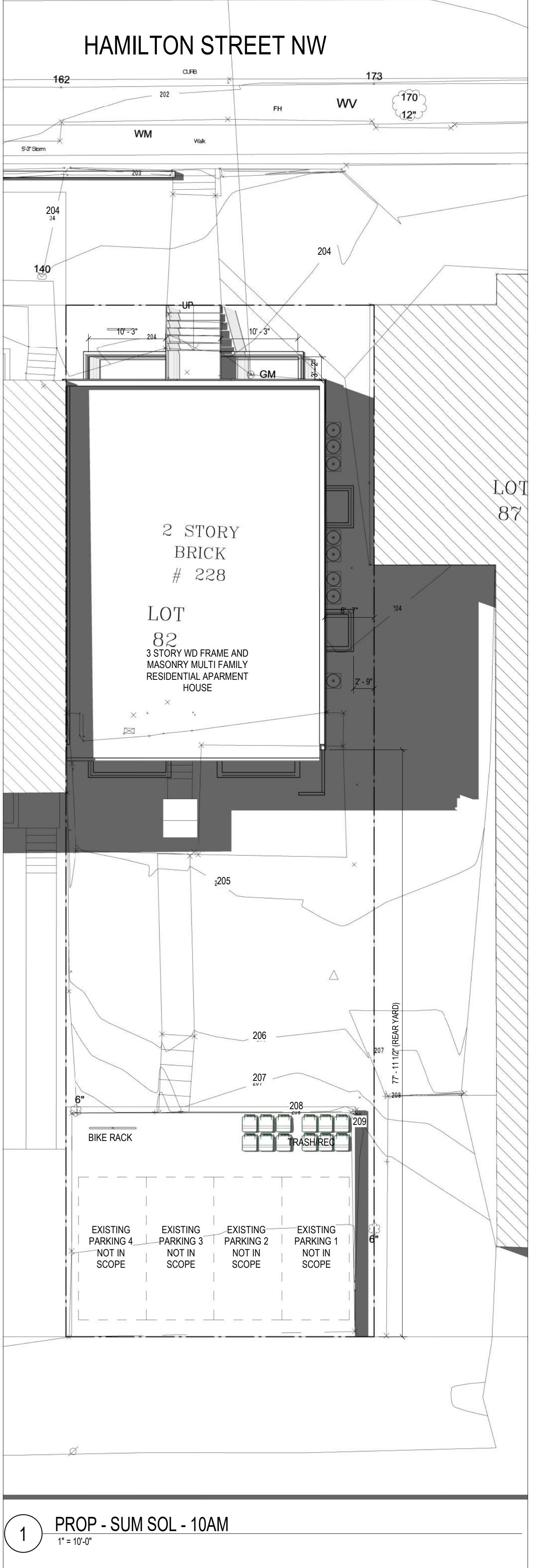
SHEET TITLE: EXTERIOR ELEVATIONS
PROJECT NO: 2021.175
DATE ISSUED: 04/05/2022
SCALE: 1/4" = 1'-0"

SIDE ELEVATION 1 - NEW CONSTRUCTION
1/4" = 1'-0"

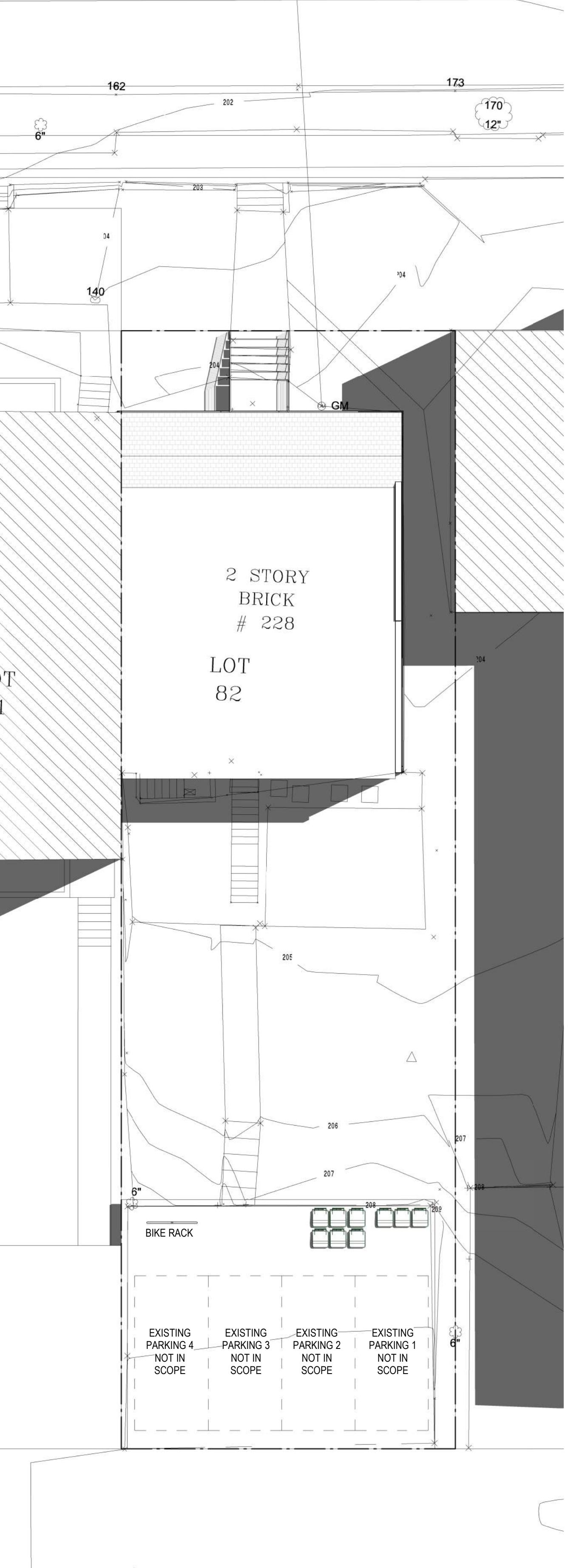
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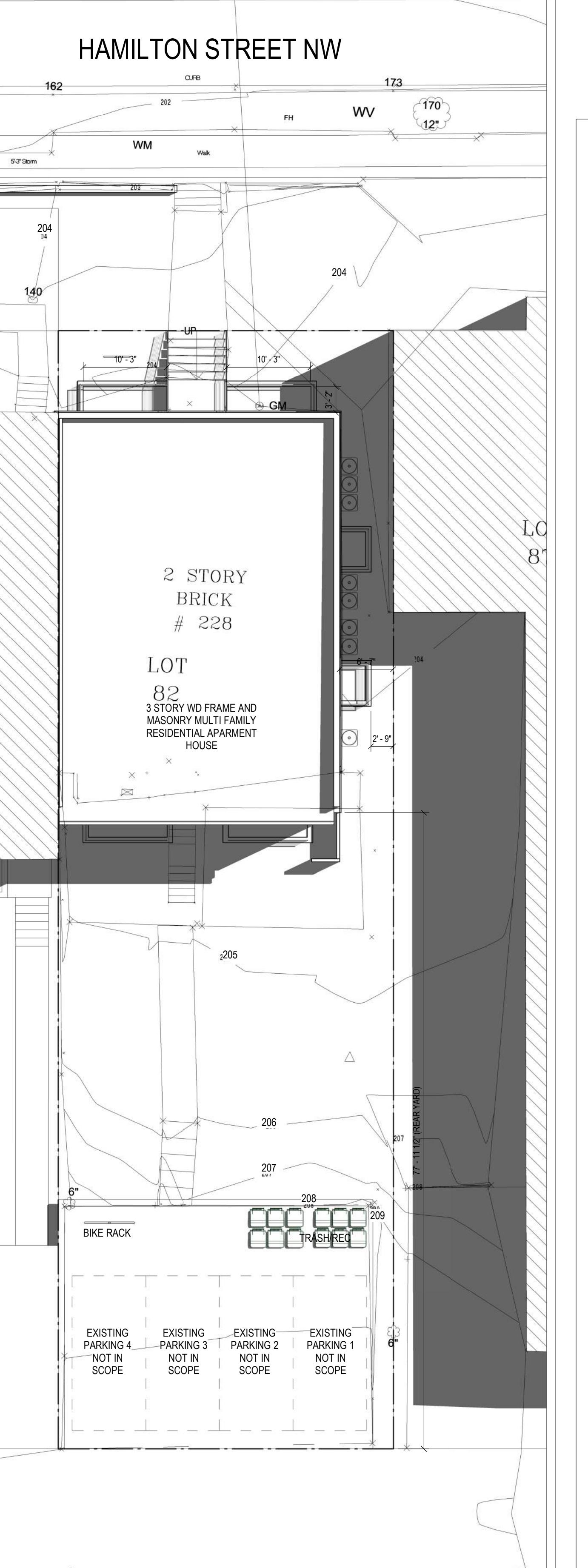
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1' = 10'-0"



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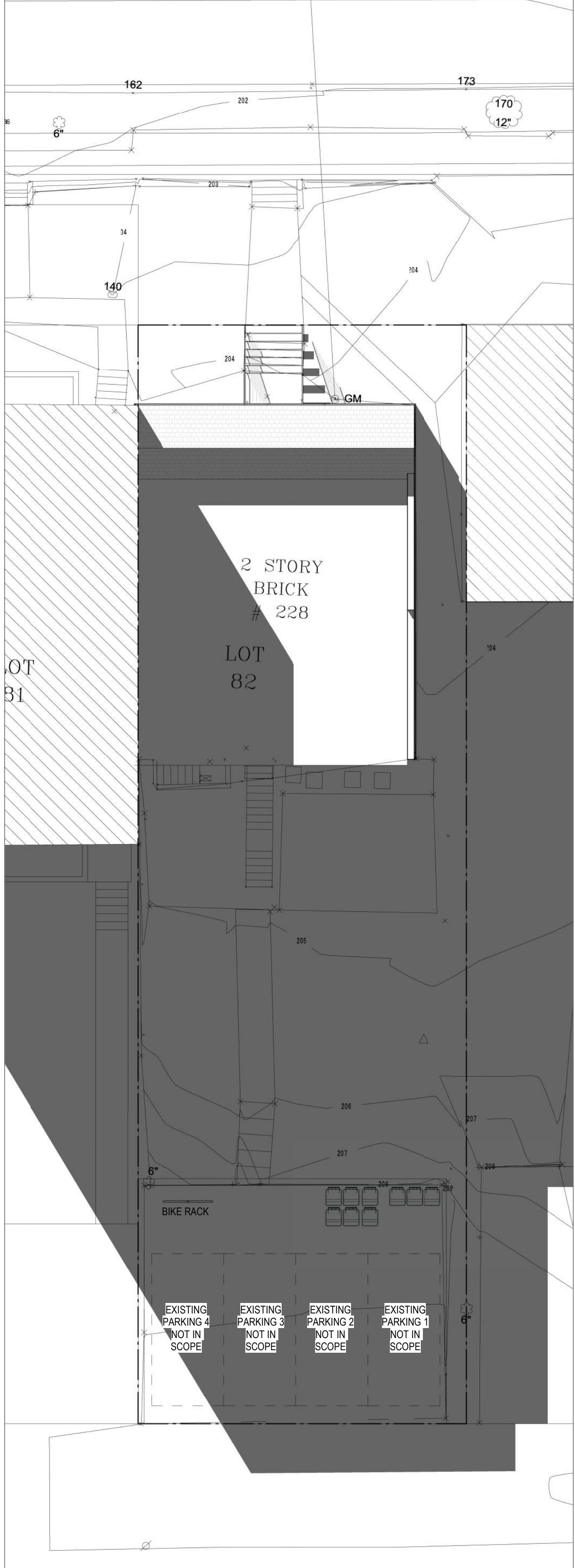
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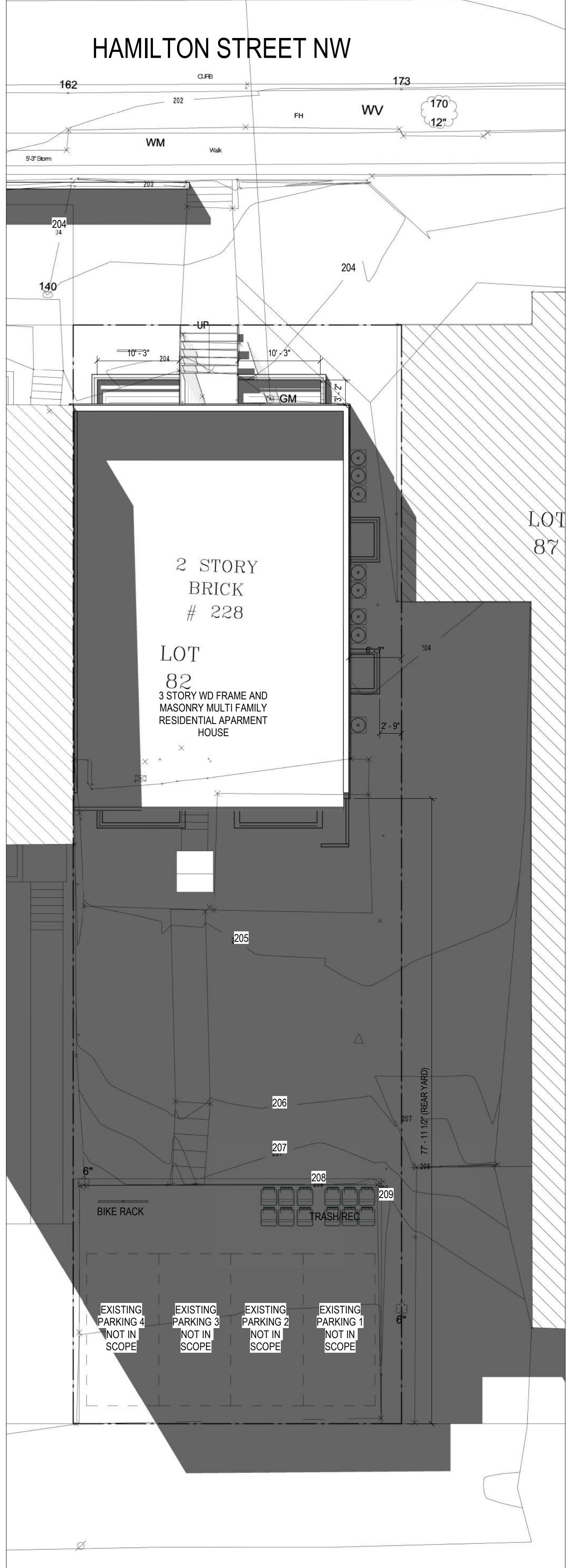
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SHEET TITLE: SUMMER SOLAR STUDIES
PROJECT NO: 2021.175
DATE ISSUED: 04/05/2022
SCALE: 1' = 10'-0"

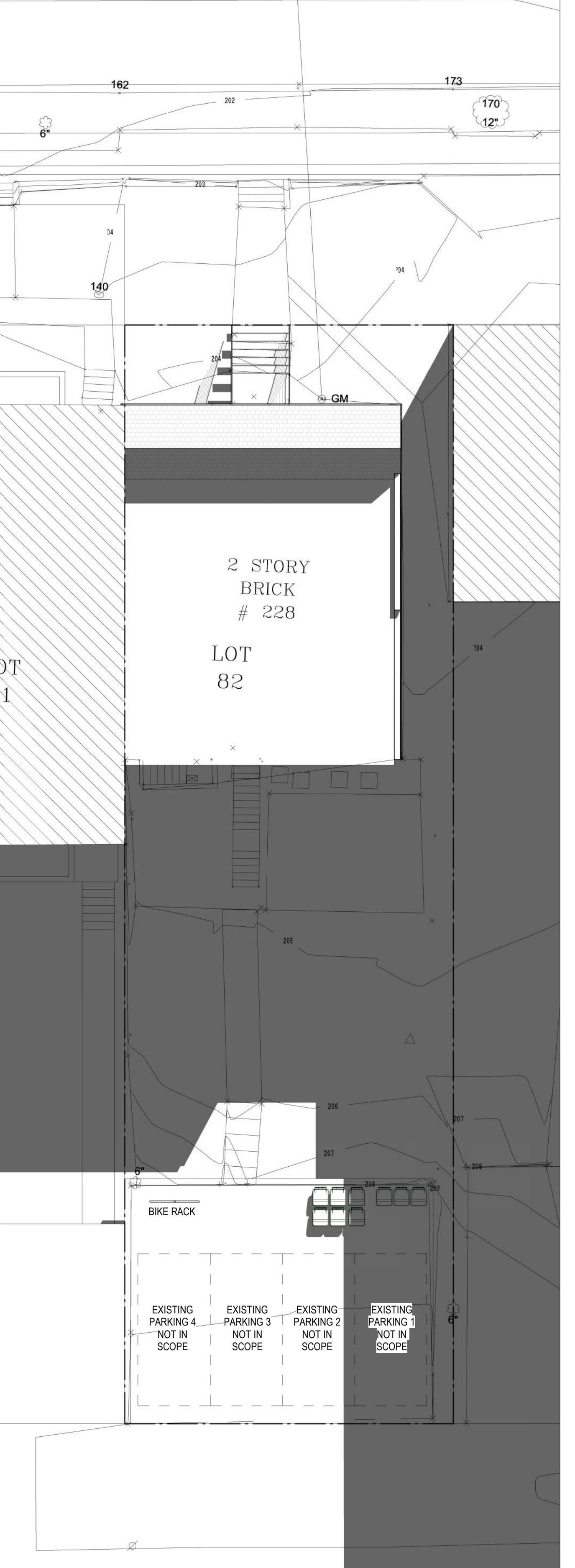
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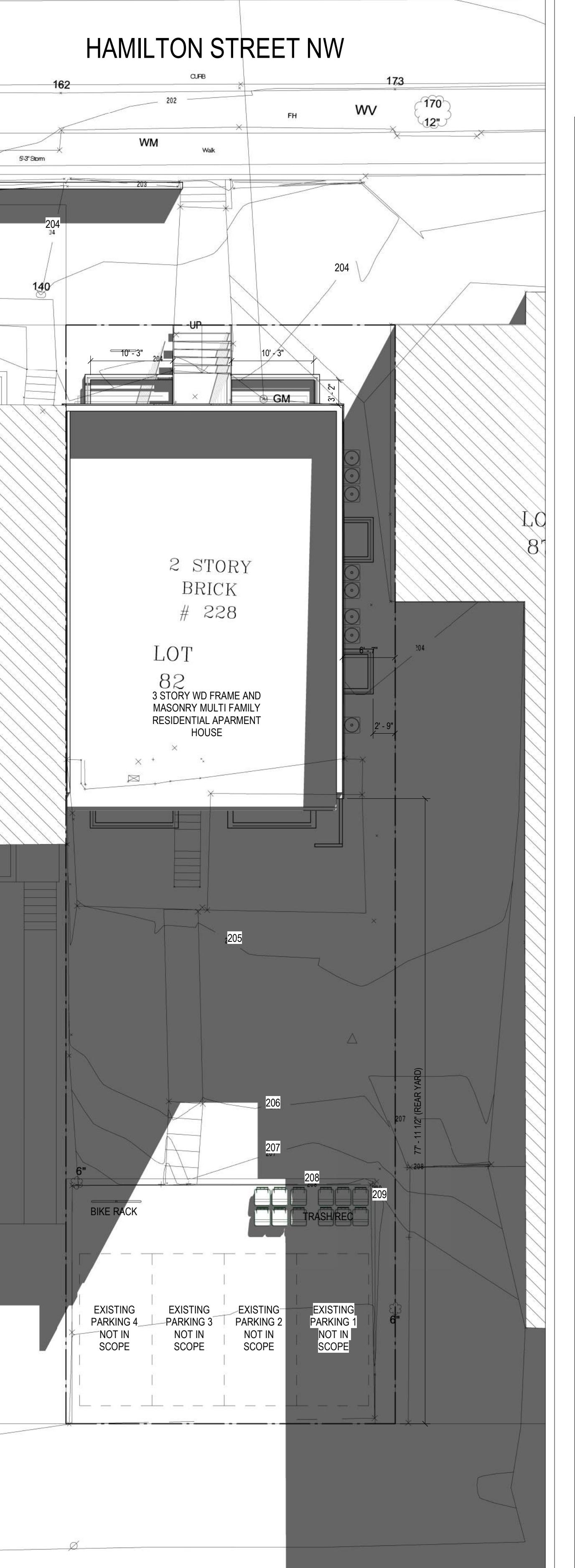
2 EXIST - WIN SOL - 10AM
1" = 10'-0"



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



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



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

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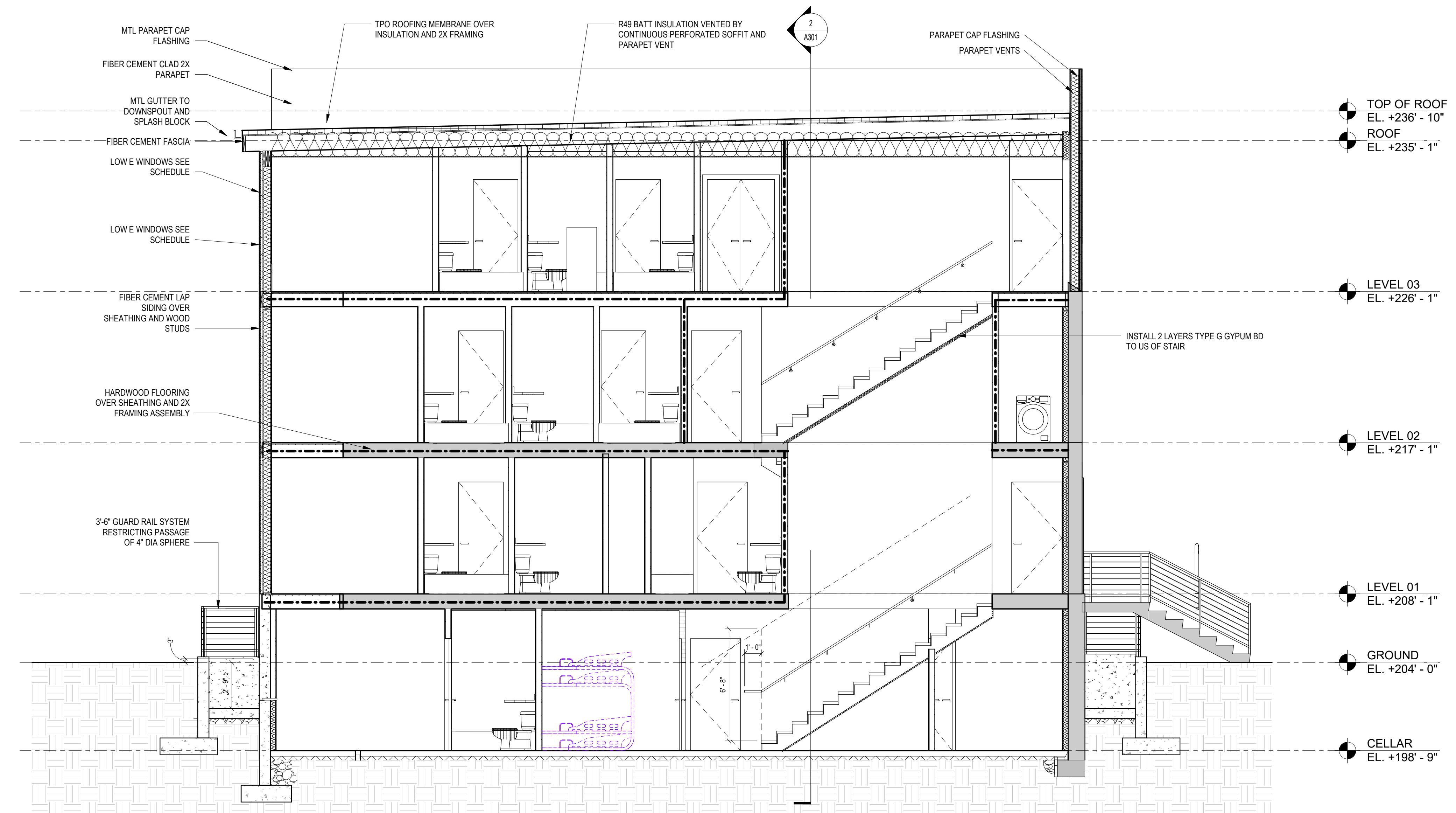
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SHEET TITLE: WINTER SOLAR STUDIES
PROJECT NO: 2021.175
DATE ISSUED: 04/05/2022
SCALE: 1" = 10'-0"

A105



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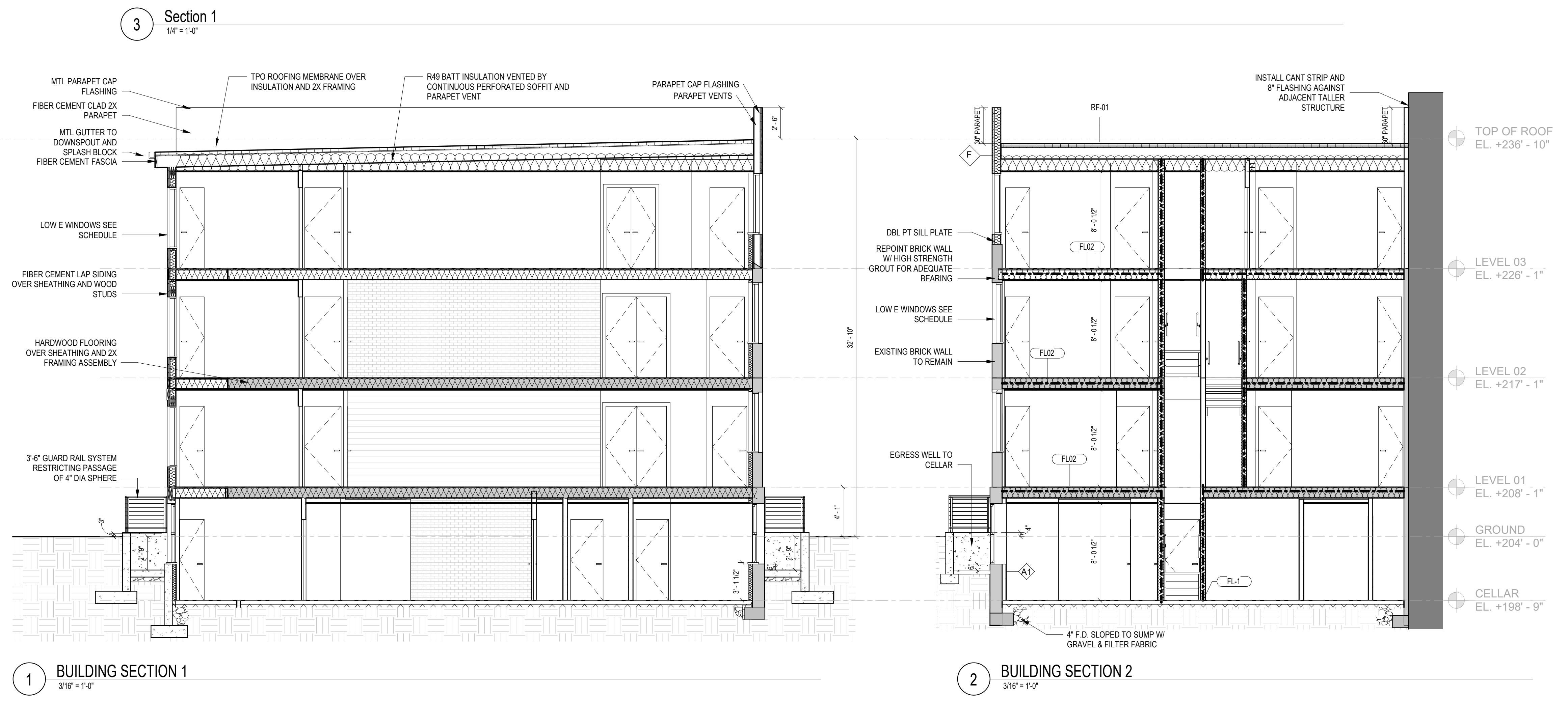
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SHEET TITLE: BUILDING SECTIONS
PROJECT NO: 2021.175
DATE ISSUED: 04/05/2022
SCALE: As indicated



A301