

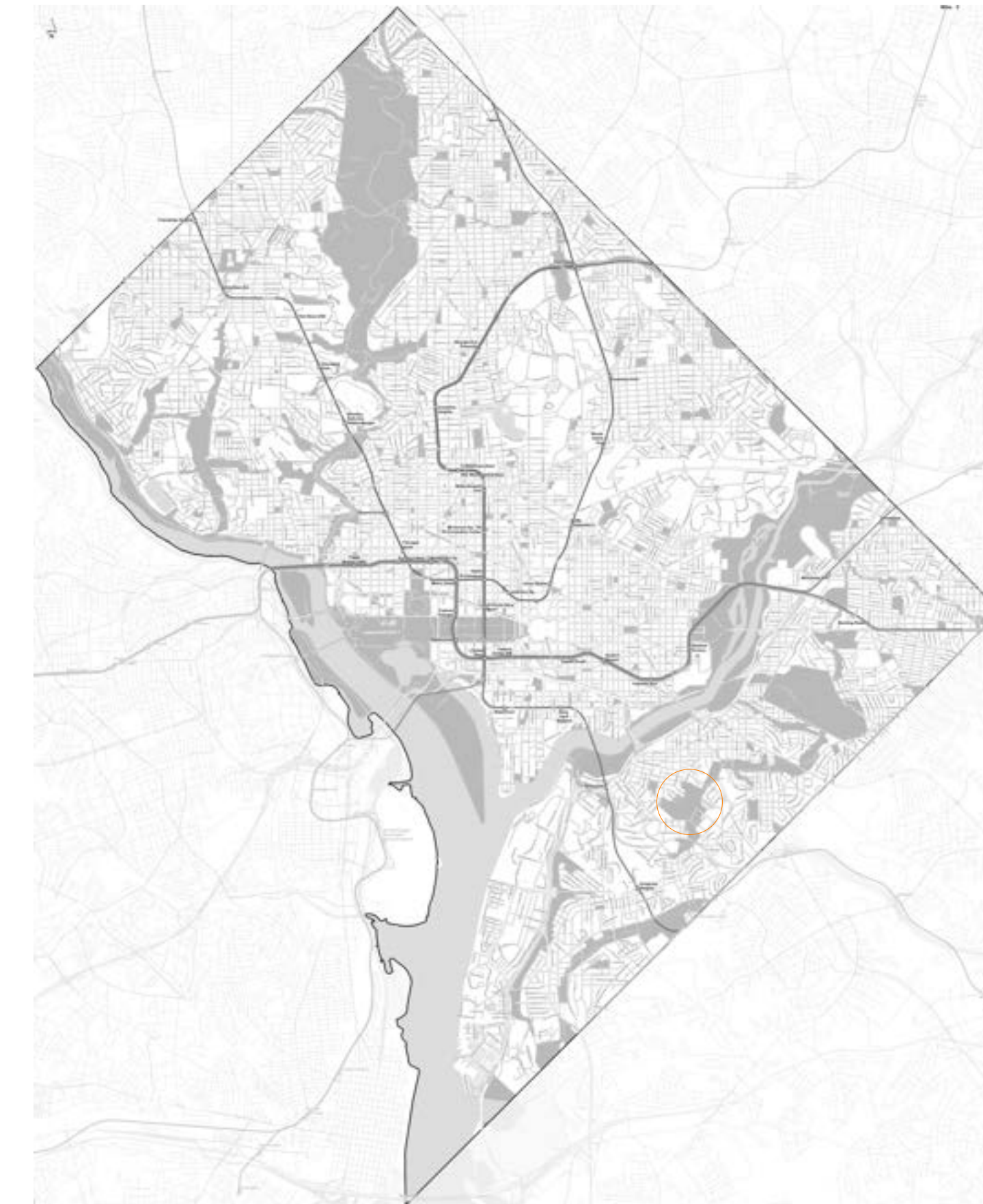
# AINGER RESIDENCES

2340 AINGER PL SE  
WASHINGTON, DC 20020

SSL: 5740 0349



## CITY MAP



## VICINITY MAP



## SHEET LIST

<b>GENERAL</b>	
001	COVER AND SHEET INDEX
020	ZONING COMPLIANCE
021	UNIT AREA
<b>ARCHITECTURAL</b>	
A200	ARCHITECTURAL SITE PLAN
A201-A	BUILDING A - FIRST AND SECOND FLOOR PLAN
A202-A	BUILDING A - ROOF PLAN
A205-B	BUILDING B - CELLAR FLOOR PLAN
A206-B	BUILDING B - FIRST FLOOR PLAN
A207-B	BUILDING B - SECOND FLOOR PLAN
A208-B	BUILDING B - THRID FLOOR PLAN
A209-B	BUILDING B - ROOF PLAN
A301	UNIT A1 - PLANS AND RCPS
A302	UNIT A2 - PLANS AND RCPS
A303	UNIT B1 - PLANS AND RCPS
A304	UNIT B2 - PLANS AND RCPS
A305	UNIT C1 - PLANS AND RCPS
A306	UNIT C2 - PLANS AND RCPS
A400	ELEVATIONS - BLDG A
A401	ELEVATIONS - BLDG B
A402	MATERIALS
A403	PRESPECTIVE VIEWS
A404	PRESPECTIVE VIEWS

ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER	CIVIL ENGINEER	OWNER
LEE DESIGN STUDIOS, LLC 6818 JACKSON AVE FALLS CHURCH, VA 22042  404.375.0733 MATT@LEEDESIGN.STUDIO				

## PROJECT SUMMARY

THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING DAYCARE FACILITY AND PROPOSES THE CONSTRUCTION OF TWO RESIDENTIAL APARTMENT BUILDINGS. BUILDING A CONSISTS OF THIRTEEN (13) TWO STORY UNITS, AND EIGHT (8) '2 OVER 2' UNITS FOR BUILDING B.

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PROJECT # :  
21000

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NO.	DESCRIPTION	DATE

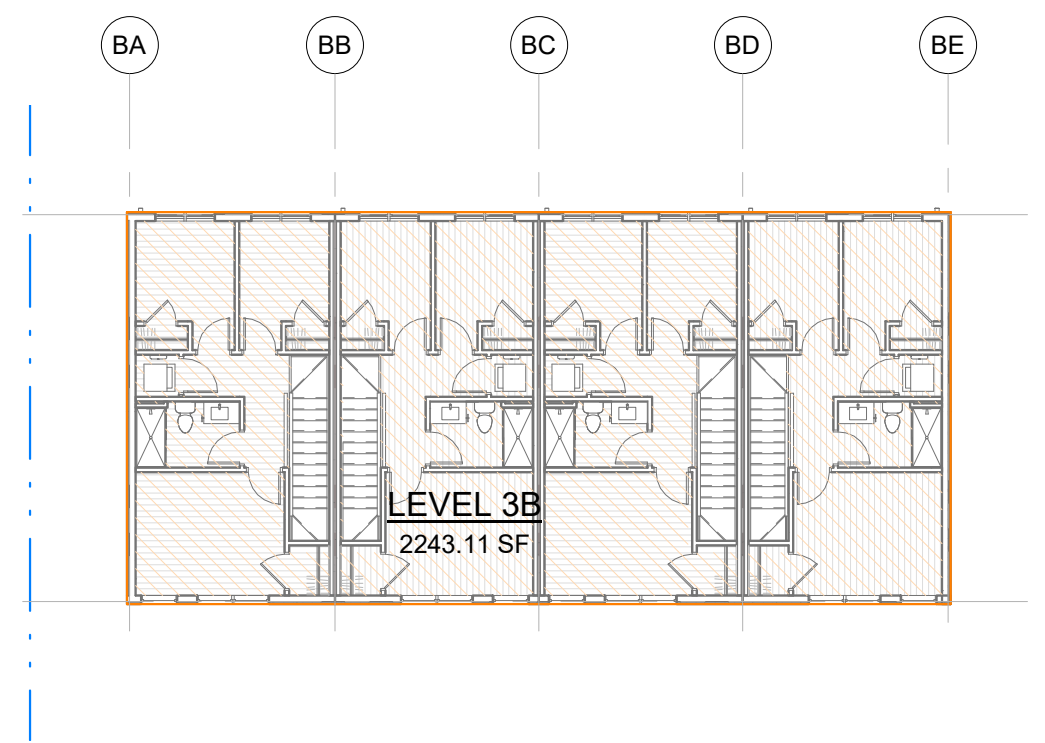
**AINGER RESIDENCES**  
2340 AINGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
COVER AND SHEET INDEX

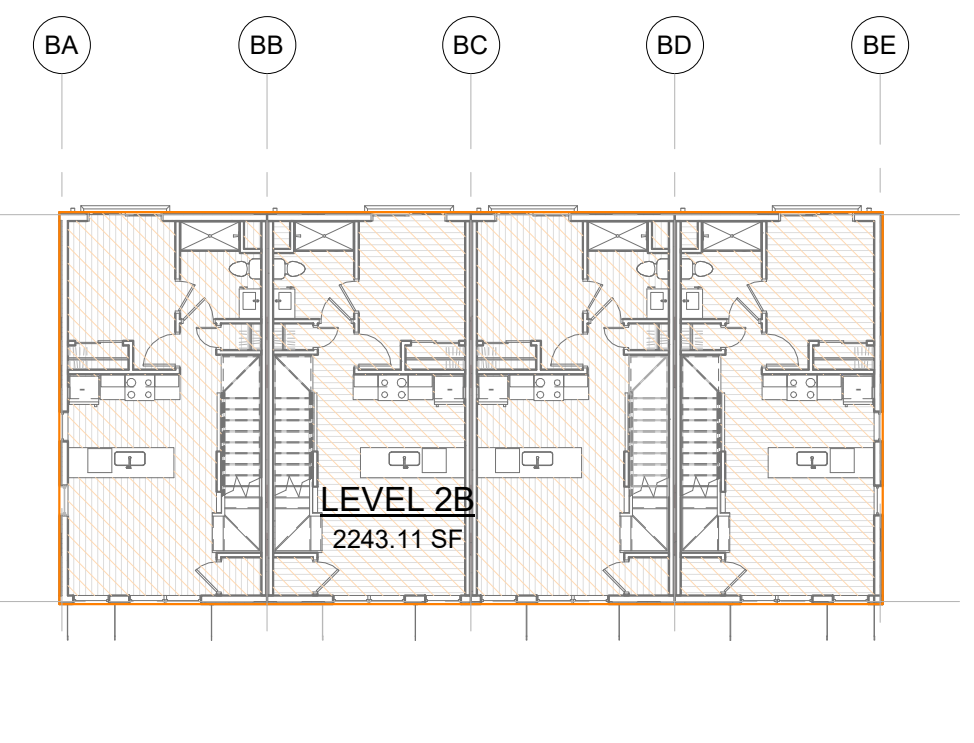
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**001**

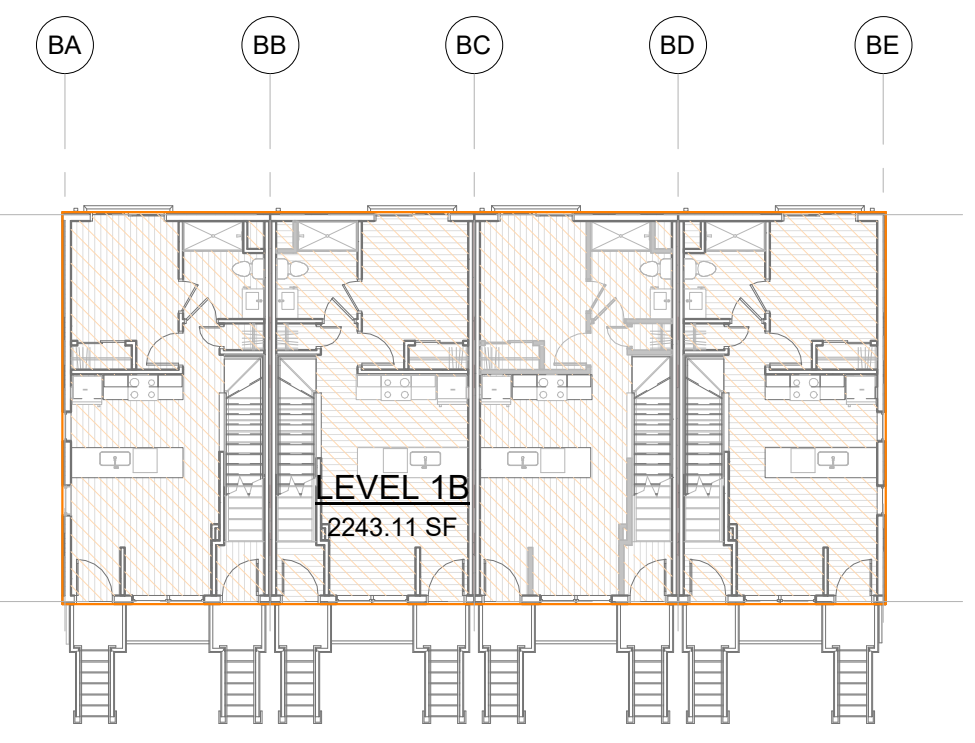
05/04/22  
Board of Zoning Adjustment  
SCHEMATIC DESIGN  
CASE NO 20210  
5/11/2022 11:47 AM



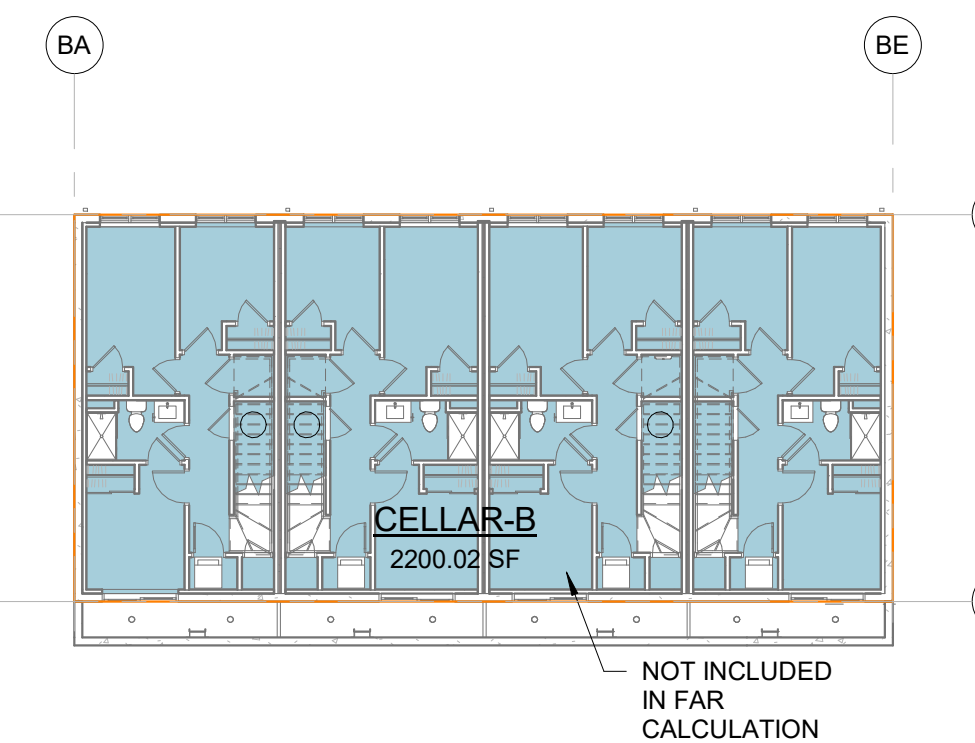
LEVEL 3B - FAR 8  
1/16" = 1'-0" 020



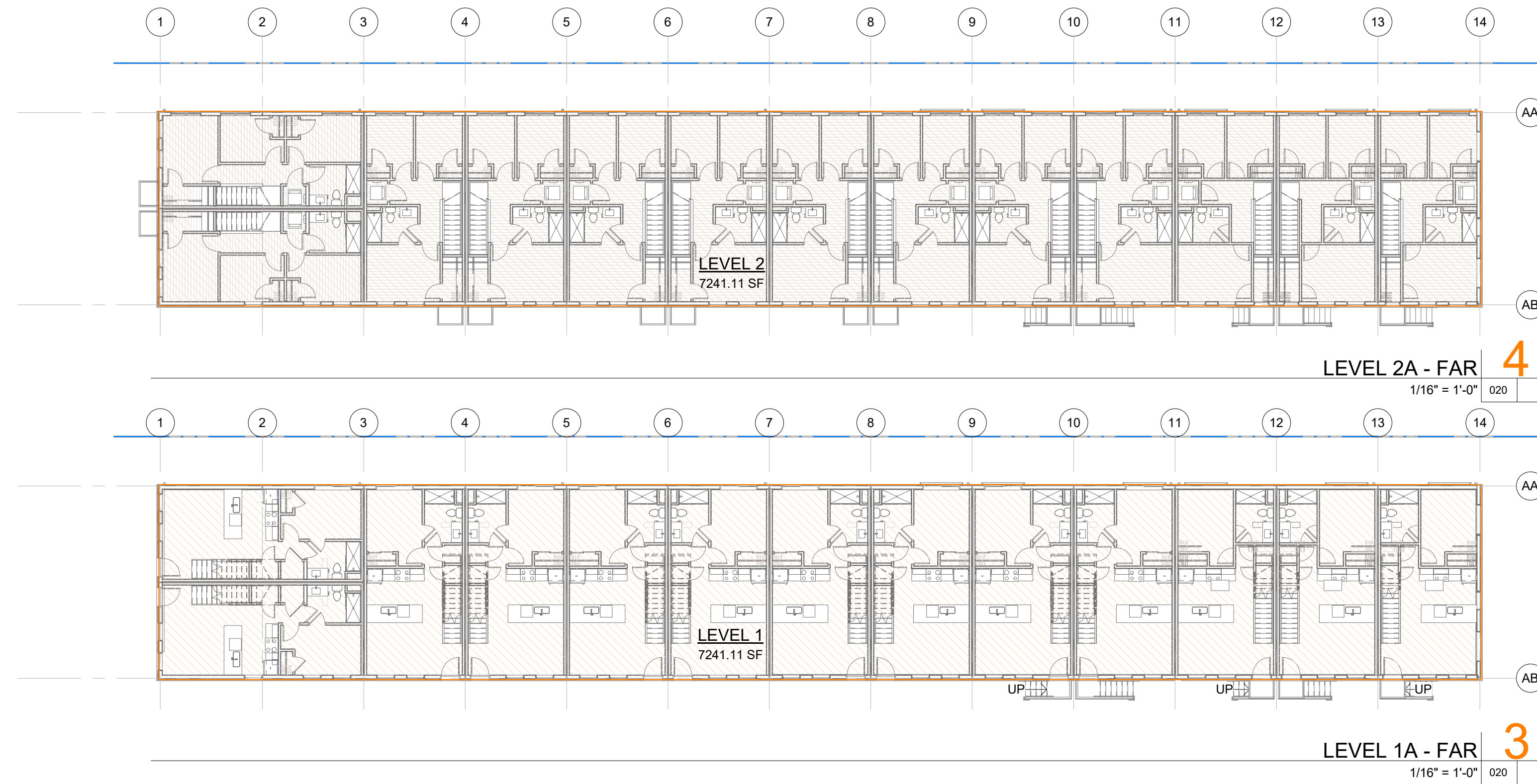
LEVEL 2B - FAR 7  
1/16" = 1'-0" 020



LEVEL 1B - FAR 6  
1/16" = 1'-0" 020



CELLAR B - FAR 5  
1/16" = 1'-0" 020



LEVEL 2A - FAR 4  
1/16" = 1'-0" 020

LEVEL 1A - FAR 3  
1/16" = 1'-0" 020

LOT OCCUPANCY SCHEDULE	
LOT AREA	29,044 SF
LOT OCCUPANCY ALLOWED	40% (11,617.6 SF)
LOT OCCUPANCY PROPOSED	32.65% (9,484.22 SF)

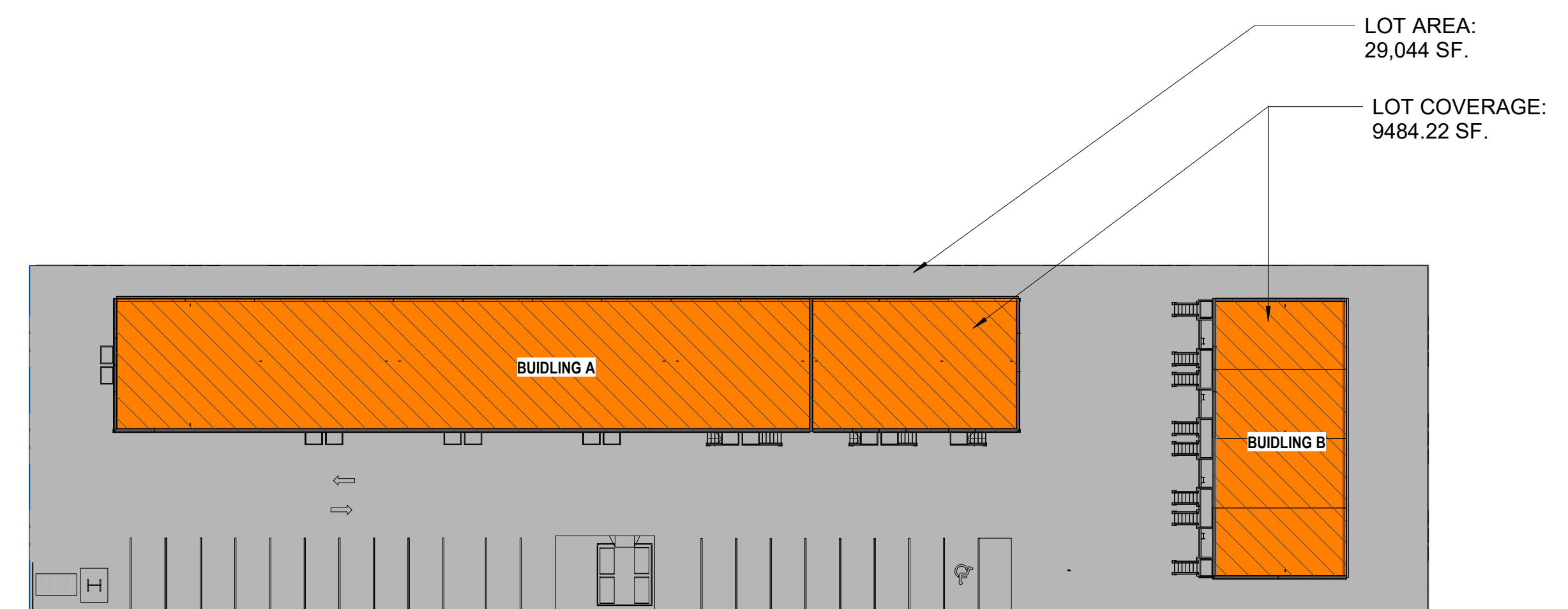
FAR AREA SCHEDULE		GROSS BUILDING AREA	
LEVEL	AREA	LEVEL	AREA
<b>BUILDING A</b>			
LEVEL 1A	7241.11 SF	LEVEL 1A	7241.11 SF
LEVEL 2A	7241.11 SF	LEVEL 2A	7241.11 SF
	14482.22 SF		14482.22 SF
<b>BUILDING B</b>			
LEVEL 1B	2243.11 SF	CELLAR - B	2200.02 SF
LEVEL 2B	2243.11 SF	LEVEL 1B	2243.11 SF
LEVEL 3B	2243.11 SF	LEVEL 2B	2243.11 SF
	6729.33 SF	LEVEL 3B	2243.11 SF
TOTAL FAR PROVIDED	21211.56 SF		8929.35 SF
FAR ALLOWABLE FOR RA-1 (.90):	26,139.60 SF	TOTAL GROSS AREA	23411.57 SF

GROSS BUILDING AREA (EXISTING)	
LEVEL	AREA
LEVEL 1A	1306.67 SF



ZONING MAP 2  
1" = 400'-0" 020



SITE PLAN - LOT COVERAGE 1  
1" = 30'-0" 020

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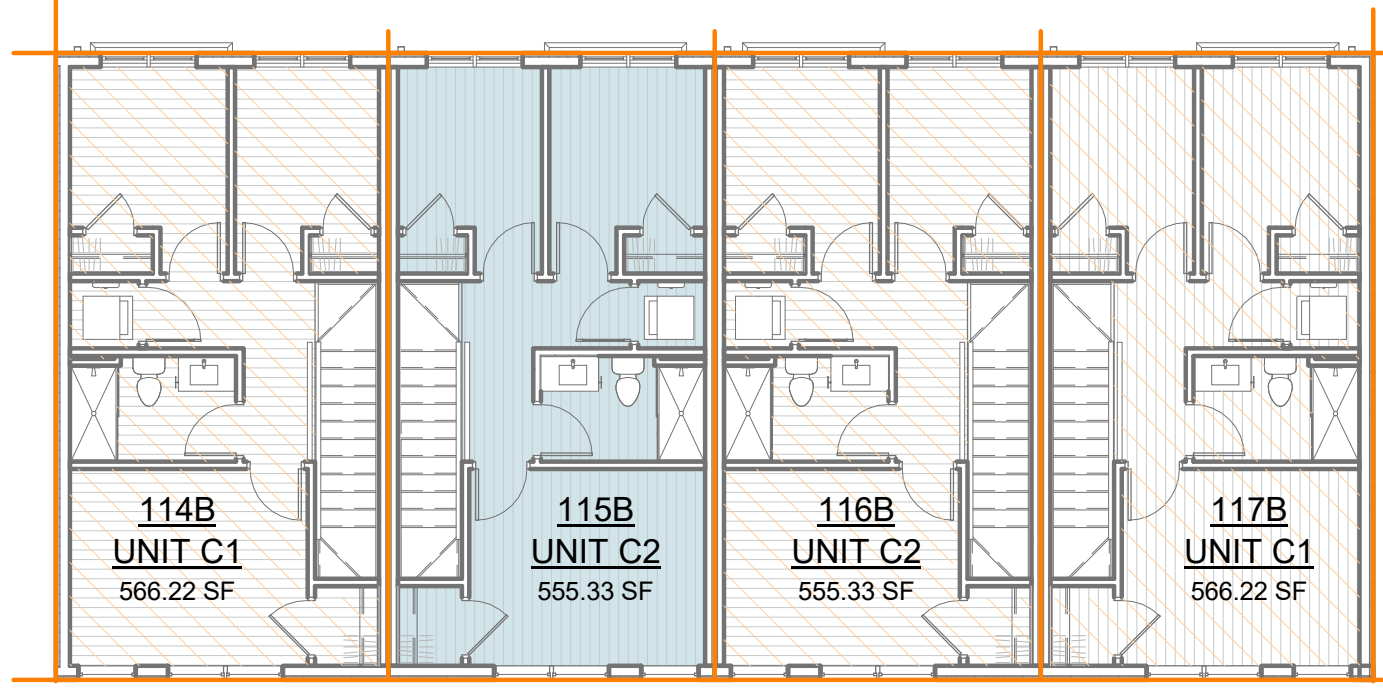
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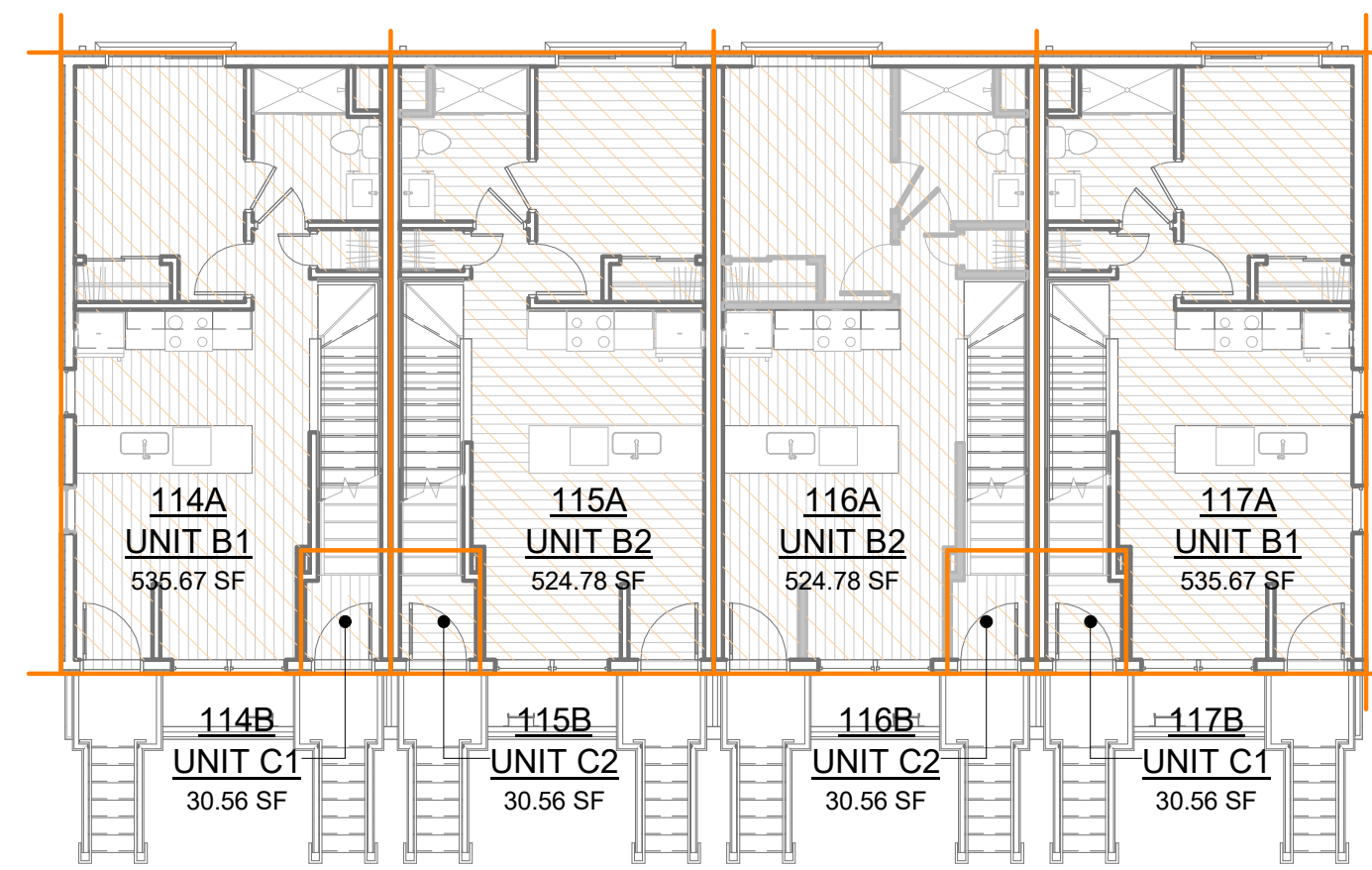
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ZONING COMPLIANCE

SHEET NUMBER

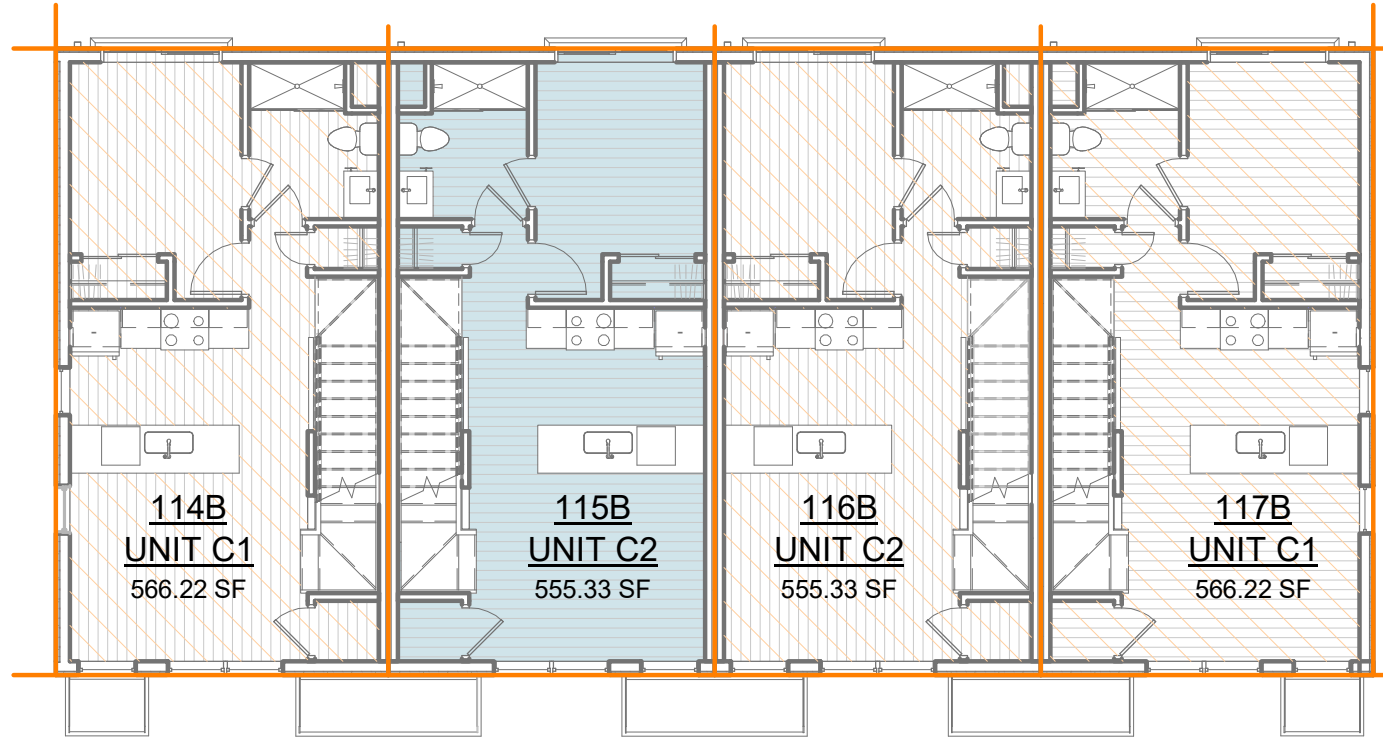
020  
05/04/22  
SCHEMATIC DESIGN



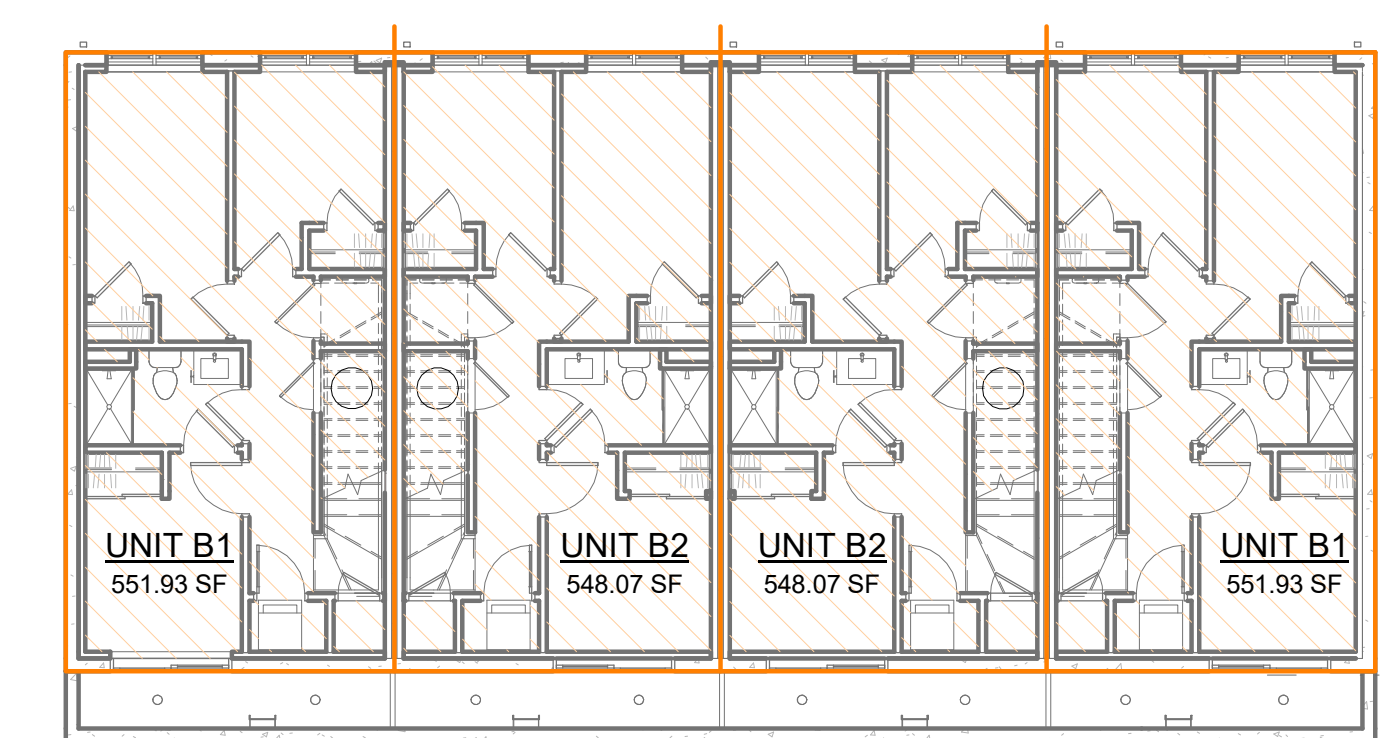
UNIT AREA - LEVEL 3B 6  
1" = 10'-0" 021



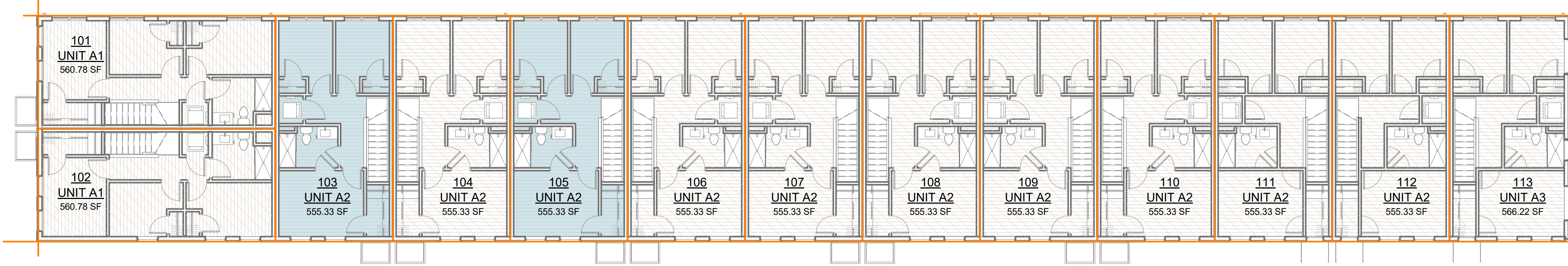
UNIT AREA - LEVEL 1B 4  
1" = 10'-0" 021



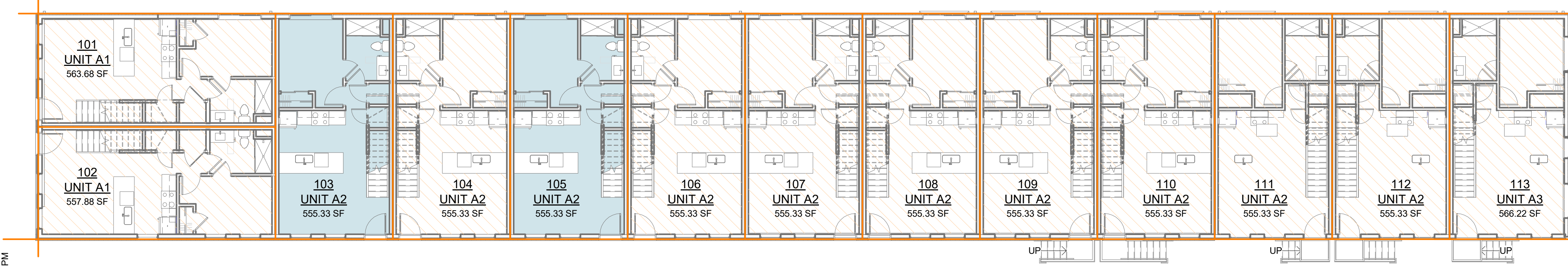
UNIT AREA - LEVEL 2B 5  
1" = 10'-0" 021



UNIT AREA - CELLAR 3  
1" = 10'-0" 021



UNIT AREA - LEVEL 2A 2  
1" = 10'-0" 021



UNIT AREA - LEVEL 1A 1  
1" = 10'-0" 021

### GROSS AREA TABULATIONS

AREA - UNIT GSF			
NUMBER	UNIT NAME	UNIT TYPE	AREA
<b>BUILDING A</b>			
101	UNIT A1	4 BED/ 2 BA	1124.45 SF
102	UNIT A1	4 BED/ 2 BA	1118.66 SF
103	UNIT A2	4 BED/ 2 BA	1110.67 SF
104	UNIT A2	4 BED/ 2 BA	1110.67 SF
105	UNIT A2	4 BED/ 2 BA	1110.67 SF
106	UNIT A2	4 BED/ 2 BA	1110.67 SF
107	UNIT A2	4 BED/ 2 BA	1110.67 SF
108	UNIT A2	4 BED/ 2 BA	1110.67 SF
109	UNIT A2	4 BED/ 2 BA	1110.67 SF
110	UNIT A2	4 BED/ 2 BA	1110.67 SF
111	UNIT A2	4 BED/ 2 BA	1110.67 SF
112	UNIT A2	4 BED/ 2 BA	1110.67 SF
113	UNIT A3	4 BED/ 2 BA	1132.44 SF
			14482.22 SF
<b>BUILDING B</b>			
114A	UNIT B1	4 BED/ 2 BA	1087.60 SF
114B	UNIT C1	4 BED/ 2 BA	1163.00 SF
115A	UNIT B2	4 BED/ 2 BA	1072.85 SF
115B	UNIT C2	4 BED/ 2 BA	1141.22 SF
116A	UNIT B2	4 BED/ 2 BA	1072.85 SF
116B	UNIT C2	4 BED/ 2 BA	1141.22 SF
117A	UNIT B1	4 BED/ 2 BA	1087.60 SF
117B	UNIT C1	4 BED/ 2 BA	1163.00 SF
			8929.35 SF
<b>TOTAL GSF</b>			<b>23411.57 SF</b>

### NET AREA TABULATIONS

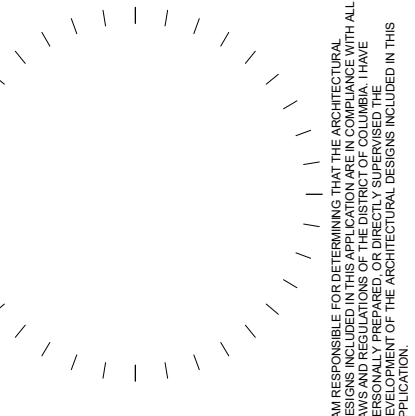
NET AREA - SCHEDULE		
NUMBER	UNIT NAME	AREA
<b>BUILDING A</b>		
101	UNIT A1	1006.88 SF
102	UNIT A1	1006.88 SF
103	UNIT A2	1000.30 SF
104	UNIT A2	1000.30 SF
105	UNIT A2	1000.30 SF
106	UNIT A2	1000.30 SF
107	UNIT A2	1000.30 SF
108	UNIT A2	1000.30 SF
109	UNIT A2	1000.30 SF
110	UNIT A2	1000.30 SF
111	UNIT A2	1000.08 SF
112	UNIT A2	1000.08 SF
113	UNIT A3	1006.26 SF
		13022.60 SF
<b>BUILDING B</b>		
114A	UNIT B1	945.92 SF
114B	UNIT C1	1030.62 SF
115A	UNIT B2	955.35 SF
115B	UNIT C2	1000.30 SF
116A	UNIT B2	955.37 SF
116B	UNIT C2	1024.44 SF
117A	UNIT B1	945.92 SF
117B	UNIT C1	1006.48 SF
		7865.40 SF
		20888.00 SF

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NO.	DESCRIPTION	DATE

### IZ UNIT

#### IZ UNIT SET ASIDE REQUIREMENTS OF TITLE 11-ZONING(1003)

IZ WORKSHEET:

BOX 20	TOTAL LAND AREA	29,044 SF
BOX 21	TOTAL GROSS FLOOR AREA (FAR)	21,212 SF (0.73)
BOX 22	IZ BONUS DENSITY USED	0 SF
BOX 23	TOTAL GROSS FLOOR AREA (RES)	21,211 SF
BOX 24	NOT APPLICABLE	
BOX 25	RESIDENTIAL GROSS FLOOR AREA (BOX 23) +GROSS CELLAR AREA +GROS PROJECTIONS	21,212 SF 2,200 SF 0 SF <b>23,412 SF</b>
BOX 26	RESIDENTIAL NET FLOOR AREA +NET CELLAR AREA +NET PROJECTIONS	18,979 SF 1,910 SF <b>20,888 SF</b>
BOX 27	RATIO BOX 26 / BOX 25	0.90
BOX 28	FACTOR YIELDING GREATER IZ % OF GFA (BOX 25)	10%
BOX 29	PRELIMINARY IZ REQUIREMENT RESIDENTIAL GROSS FLOOR AREA NET RESIDENTIAL FLOOR AREA (GROSS * BOX 27)	2,341 SF 2,099 SF
BOX 30	OWNERSHIP 20% REDUCTION	N/A
BOX 31	PENTHOUSE IZ REQ W/IN BUILDING SF	N/A
BOX 32	PENTHOUSE IZ FULFILLED BY PAYMENT	N/A
BOX 33	TOTAL NET RESIDENTIAL IZ REQUIRED	2,099 SF
UNIT AVERAGE UNIT SIZE		995 SF
UNIT REQUIRED TO BE 98% OF AVE. UNIT SIZE		975 SF
IZ UNIT PROPOSED		(2) UNIT A2 (1) UNIT C2
IZ SF PROVIDED		<b>3,024 SF</b>

### AREA PLAN LEGEND

- UNIT AREA
- COMMON AREA
- IZ UNIT

### GENERAL NOTES

#### NOTE:

UNIT AREA IS CALCULATED WITH CENTERWALL OF PARTY AND DEMISING WALLS, CENTERLINE OF COMMON WALLS, EXTER FACE OF WALL AT STAIRS, EXTERIOR FACE OF STUD AT EXTERIOR WALLS, AND CORRIDOR SIDE FACE OF WALL AT CORRIDORS

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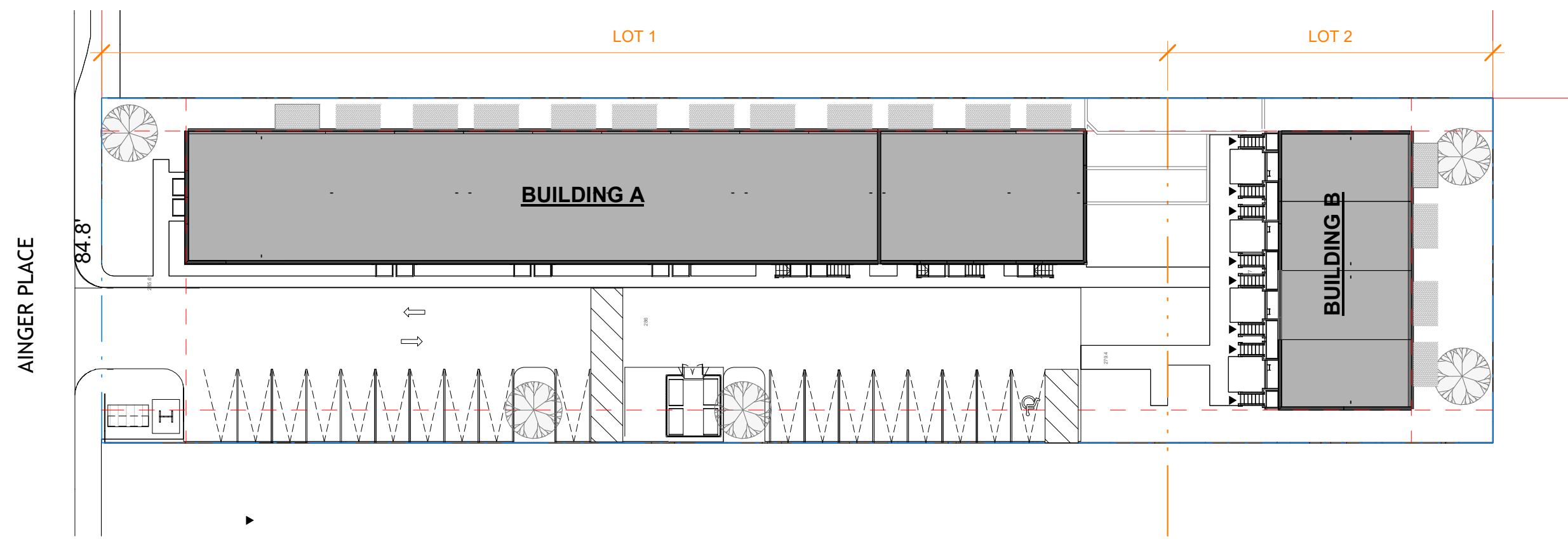
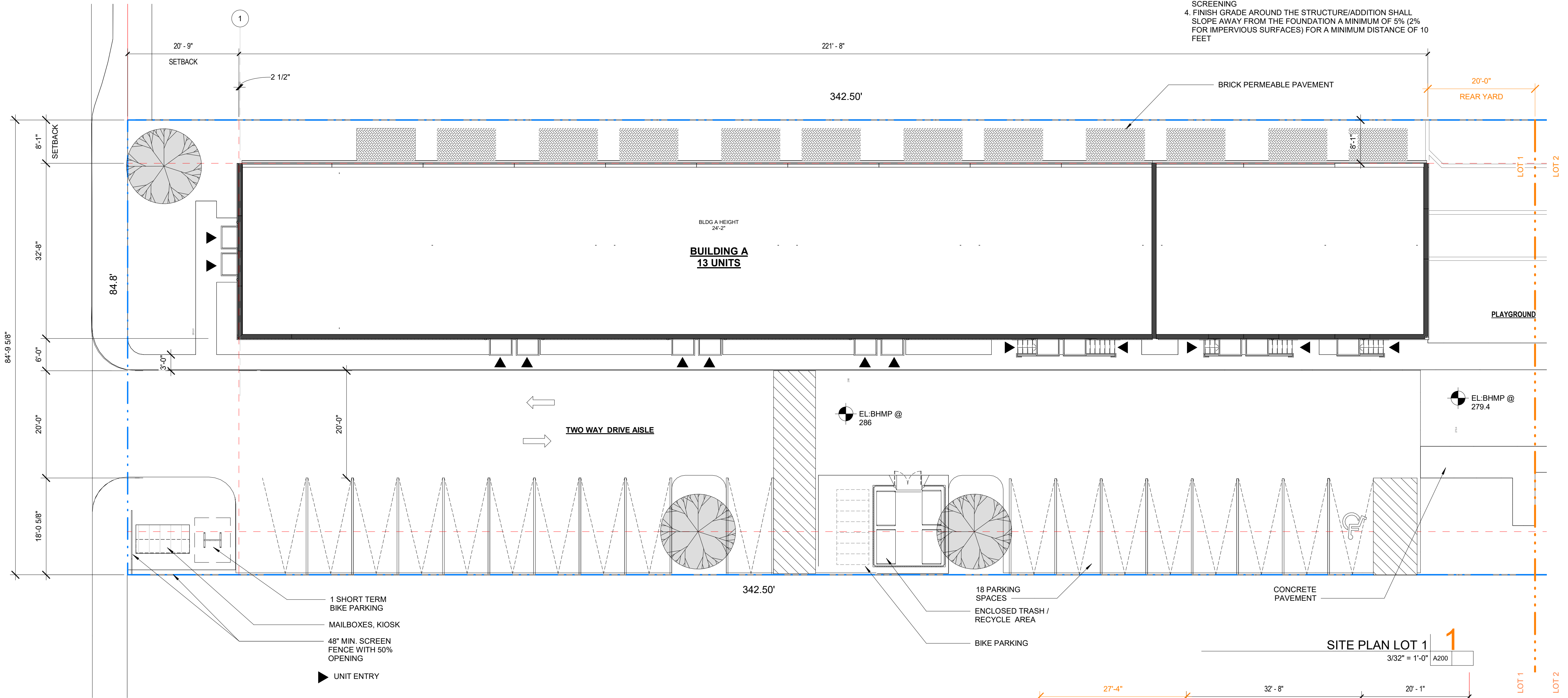
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UNIT AREA

SHEET NUMBER

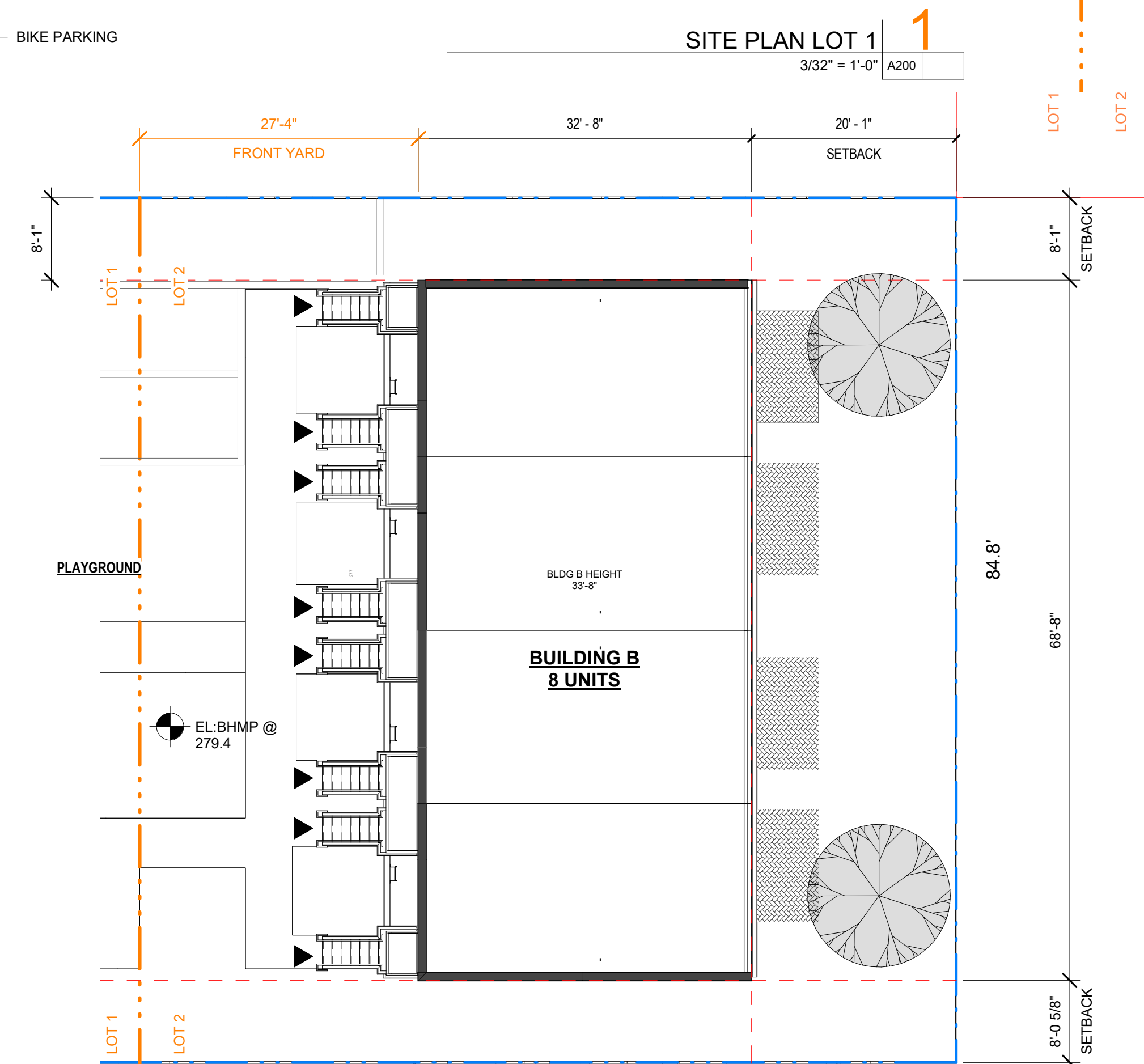
021

05/04/22  
SCHEMATIC DESIGN

INGER PLACE



KEY PLAN 3  
1" = 30'-0" A200



SITE PLAN LOT 2 2  
3/32" = 1'-0" A200 A401

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2340 AINGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
ARCHITECTURAL SITE PLAN

SHEET NUMBER  
**A200**  
05/04/22  
SCHEMATIC DESIGN

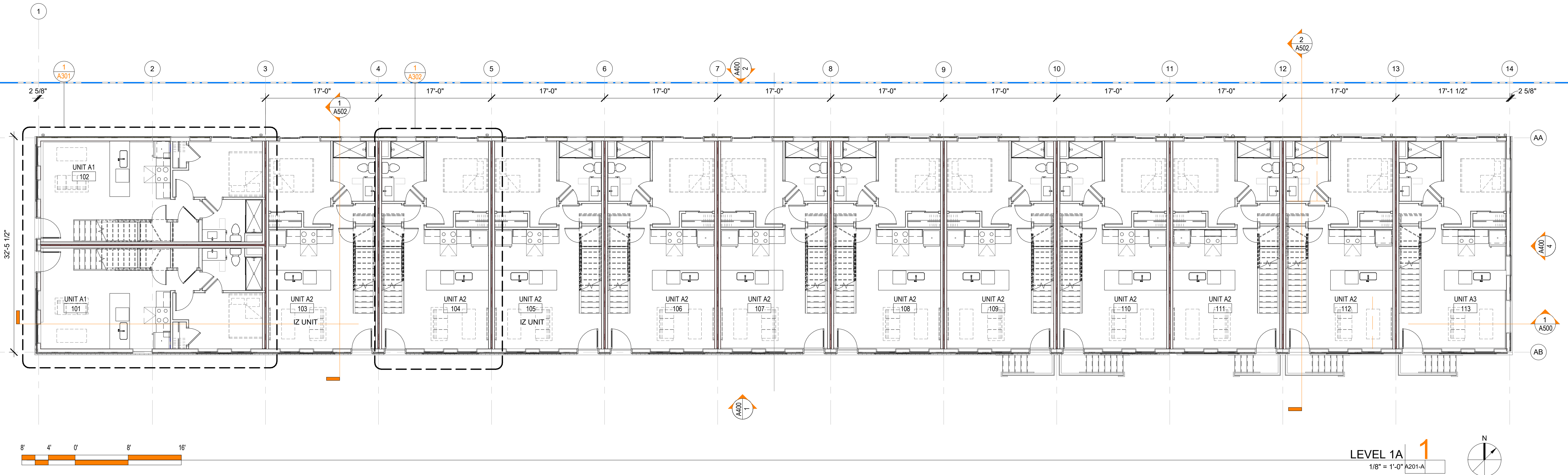
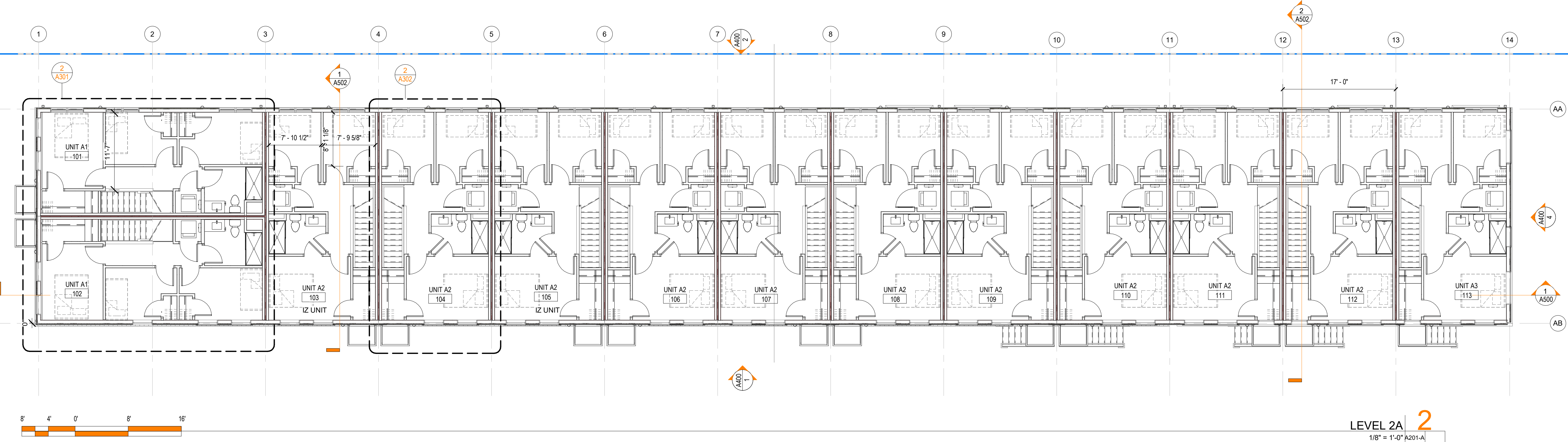
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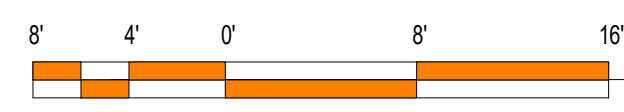
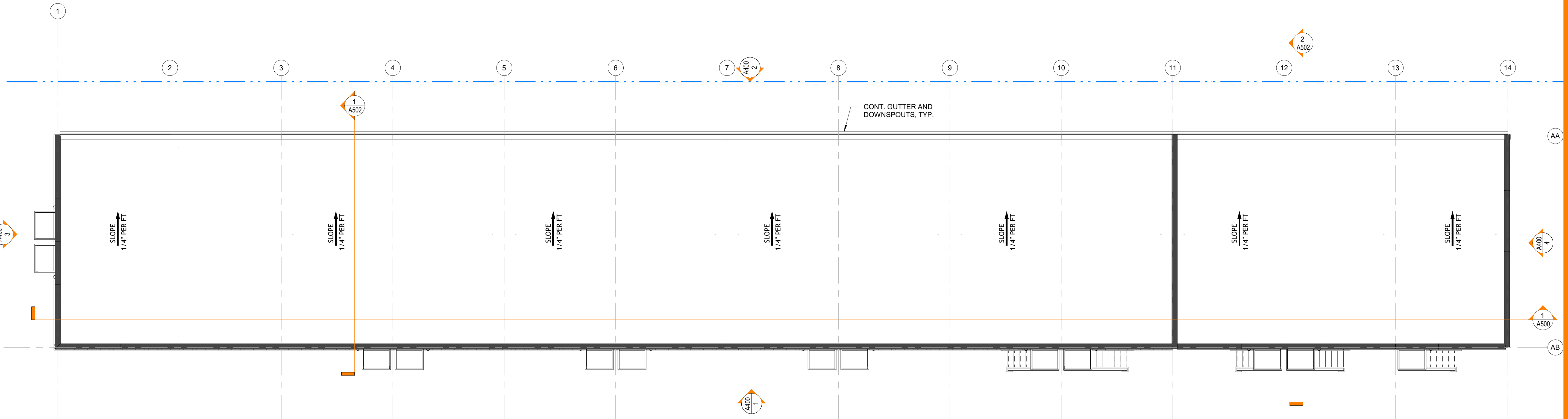
I AM RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT AND I HAVE REVIEWED THE DOCUMENTS FOR CONFORMANCE WITH THE REQUIREMENTS OF THE ARCHITECTURAL RECORDS IN THIS PROJECT.

NO.	DESCRIPTION	DATE

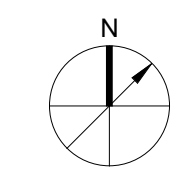
ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
BUILDING A - FIRST AND  
SECOND FLOOR PLAN  
SHEET NUMBER

A201-A  
05/04/22  
SCHEMATIC DESIGN



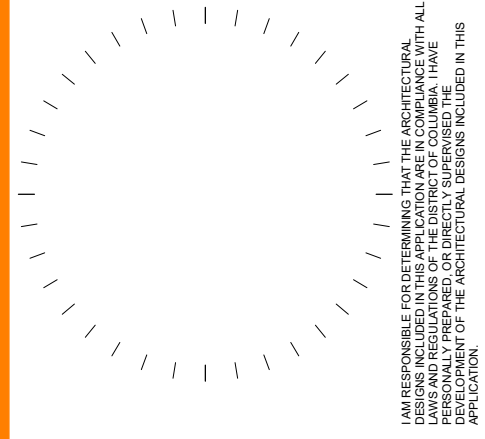
T.O. ROOF - A1  
 1/8" = 1'-0" A202-A



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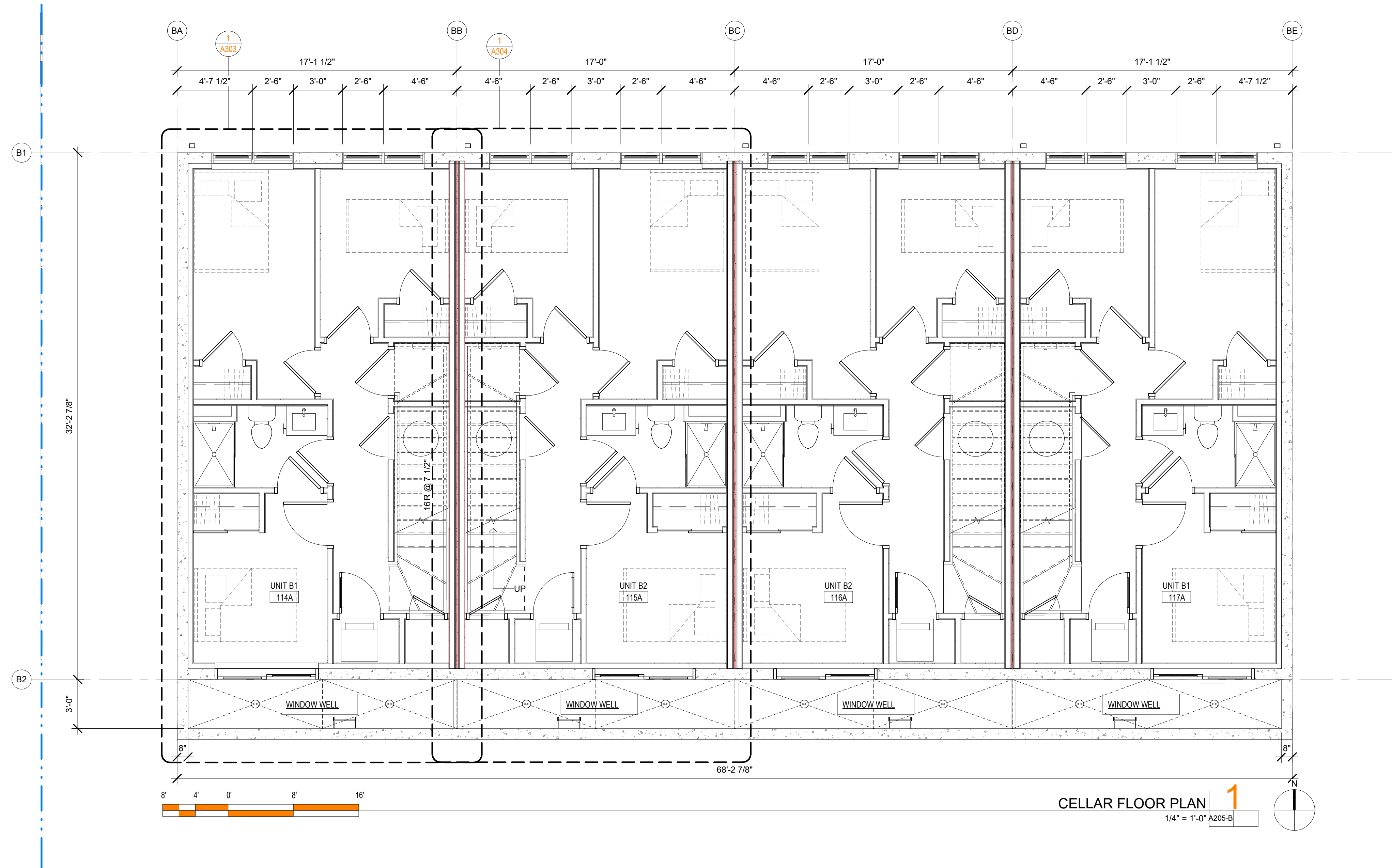
**ANGER RESIDENCES**  
 2340 ANGER PL SE  
 WASHINGTON, DC 20020

SHEET TITLE  
**BUILDING A - ROOF PLAN**

SHEET NUMBER

**A202-A**  
 05/04/22  
 SCHEMATIC DESIGN

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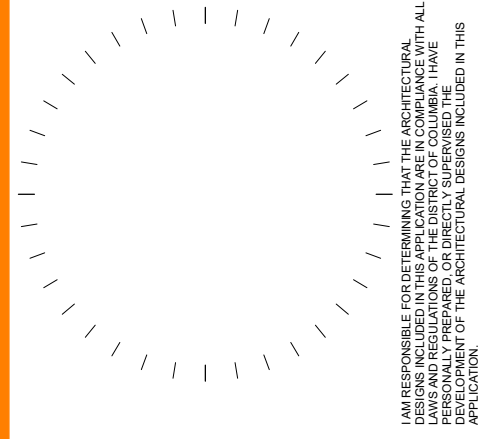
CELLAR FLOOR PLAN 1  
1/4" = 1'-0" A205-B

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2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
BUILDING B - CELLAR  
FLOOR PLAN

SHEET NUMBER  
**A205-B**  
05/04/22  
SCHEMATIC DESIGN



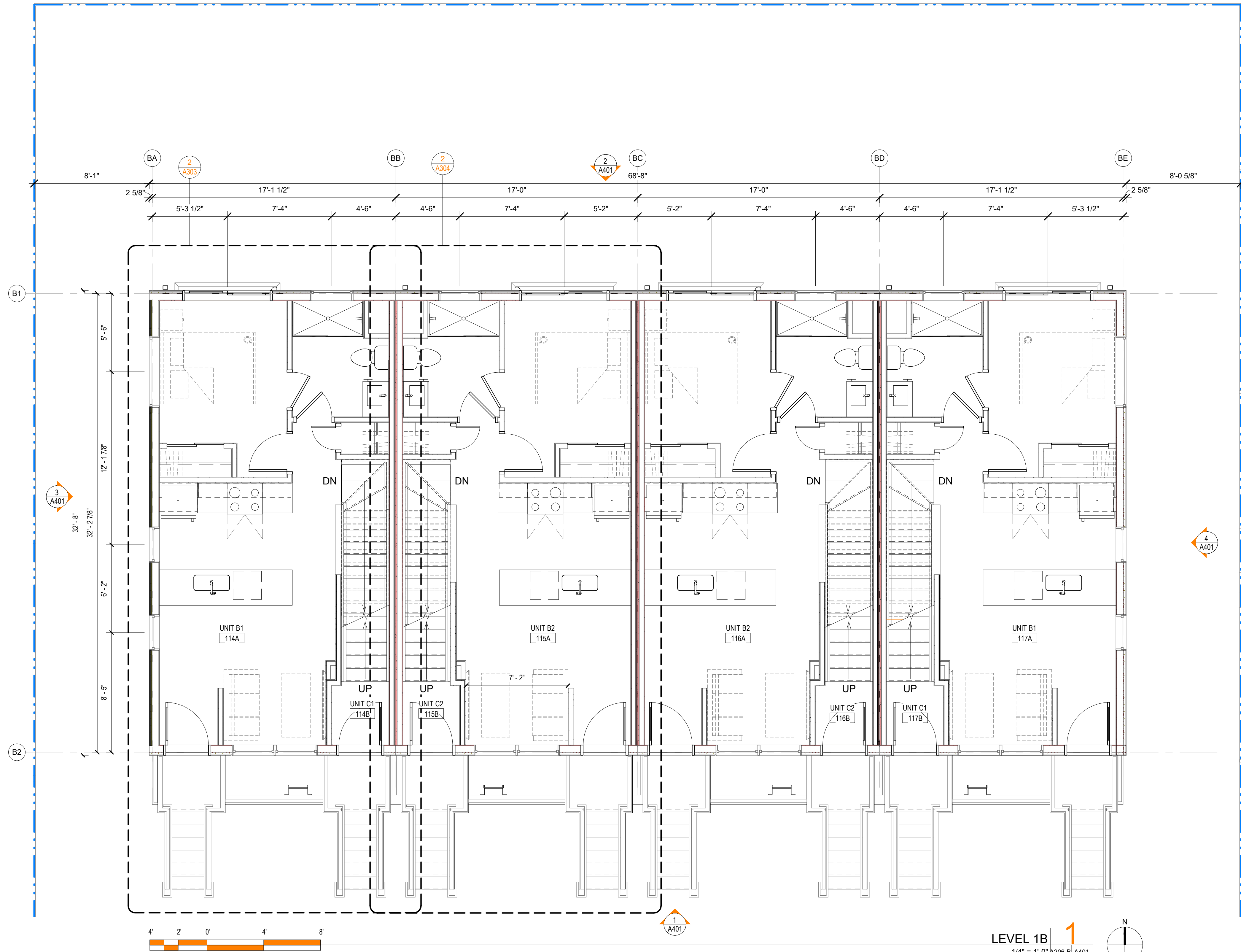
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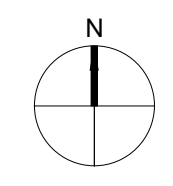
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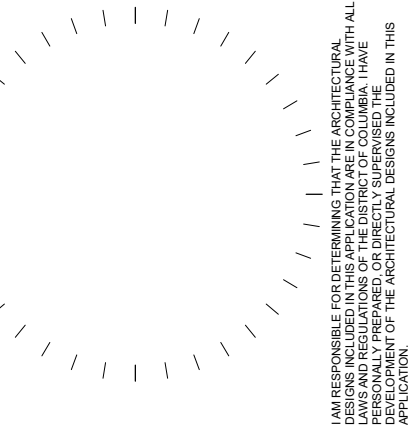


LEVEL 1B  
1  
1/4" = 1'-0" A206-B A401



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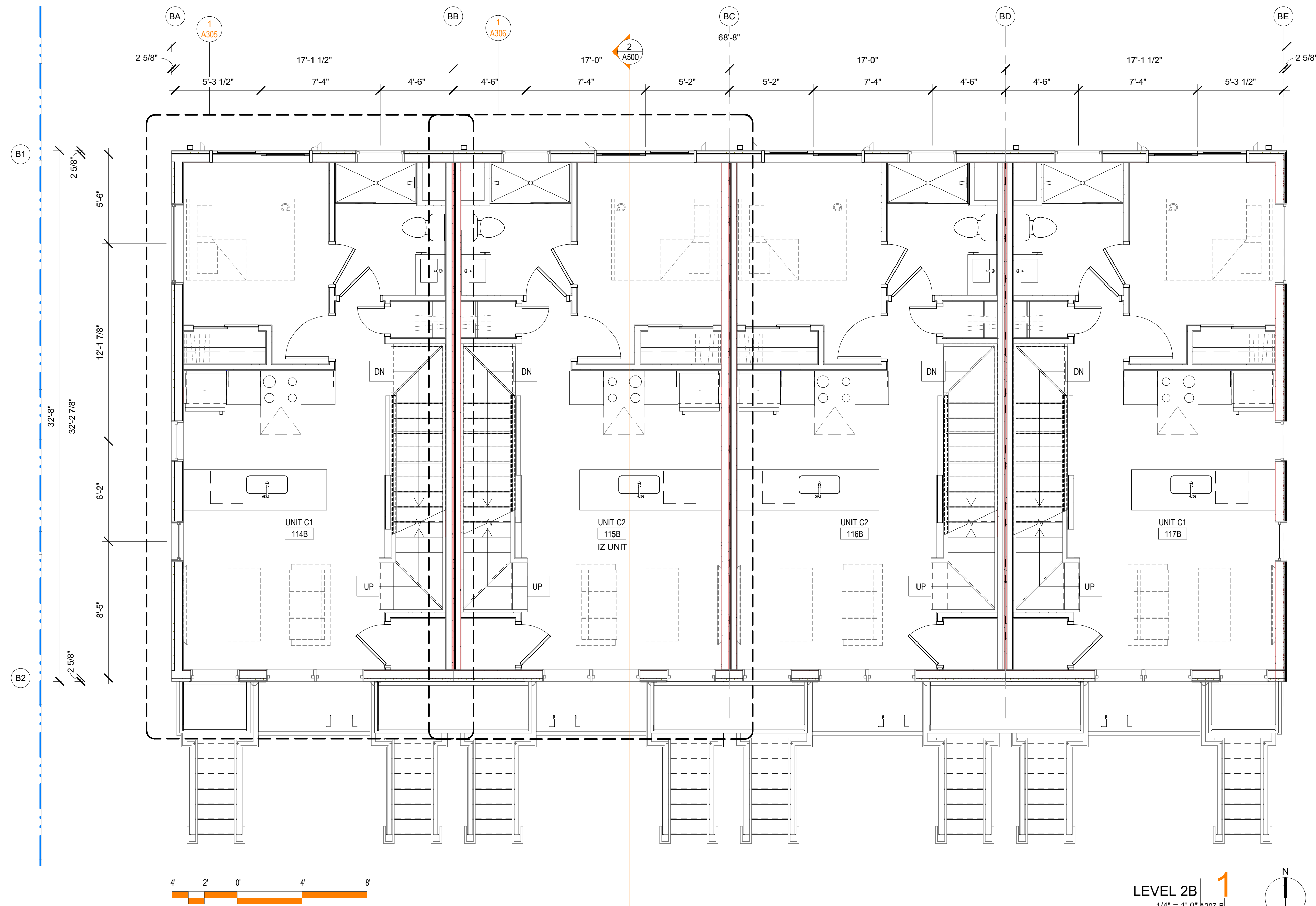
ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
BUILDING B - FIRST  
FLOOR PLAN

SHEET NUMBER  
**A206-B**  
05/04/22  
SCHEMATIC DESIGN

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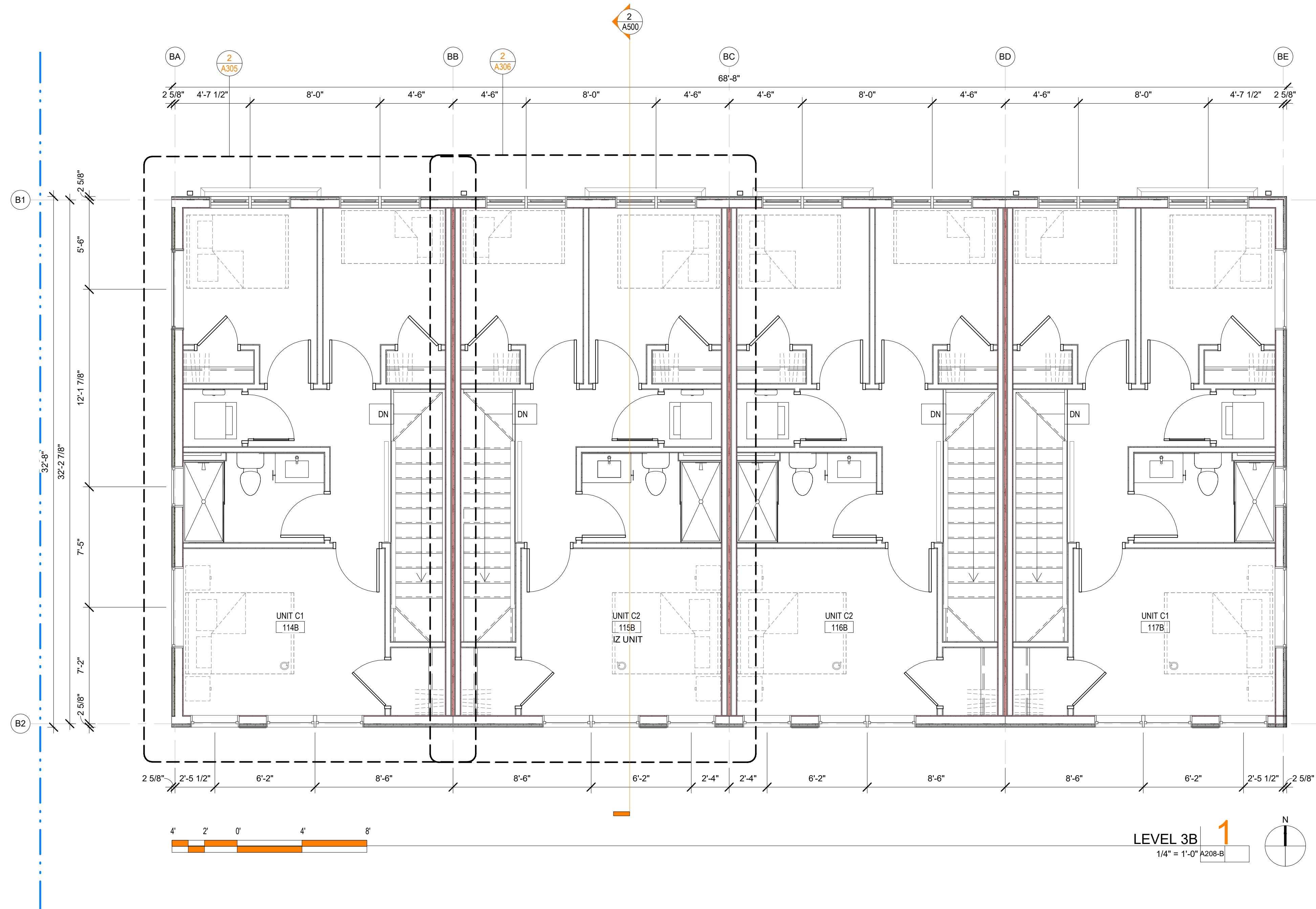
NO.	DESCRIPTION	DATE

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WASHINGTON, DC 20020

SHEET TITLE  
**BUILDING B - SECOND FLOOR PLAN**

SHEET NUMBER

**A207-B**  
05/04/22  
SCHEMATIC DESIGN

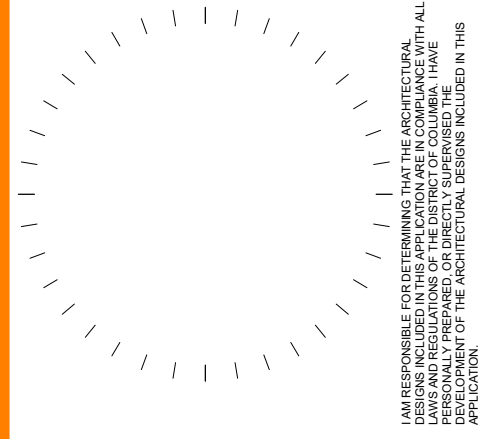


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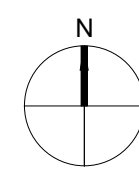
**ANGER RESIDENCES**  
2340 AINGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
**BUILDING B - THRID FLOOR PLAN**

SHEET NUMBER  
**A208-B**  
05/04/22  
SCHEMATIC DESIGN



T.O. ROOF - B  
 1  
 1/4" = 1'-0" A209-B

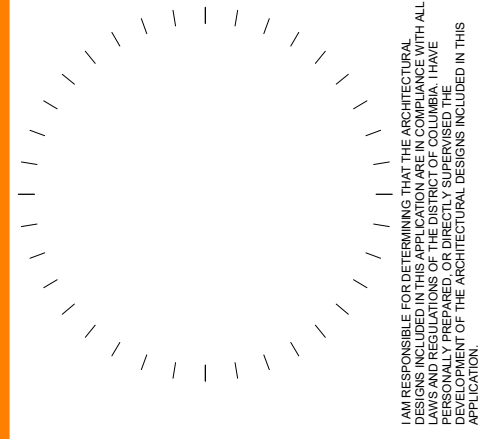


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PROJECT # :  
2100

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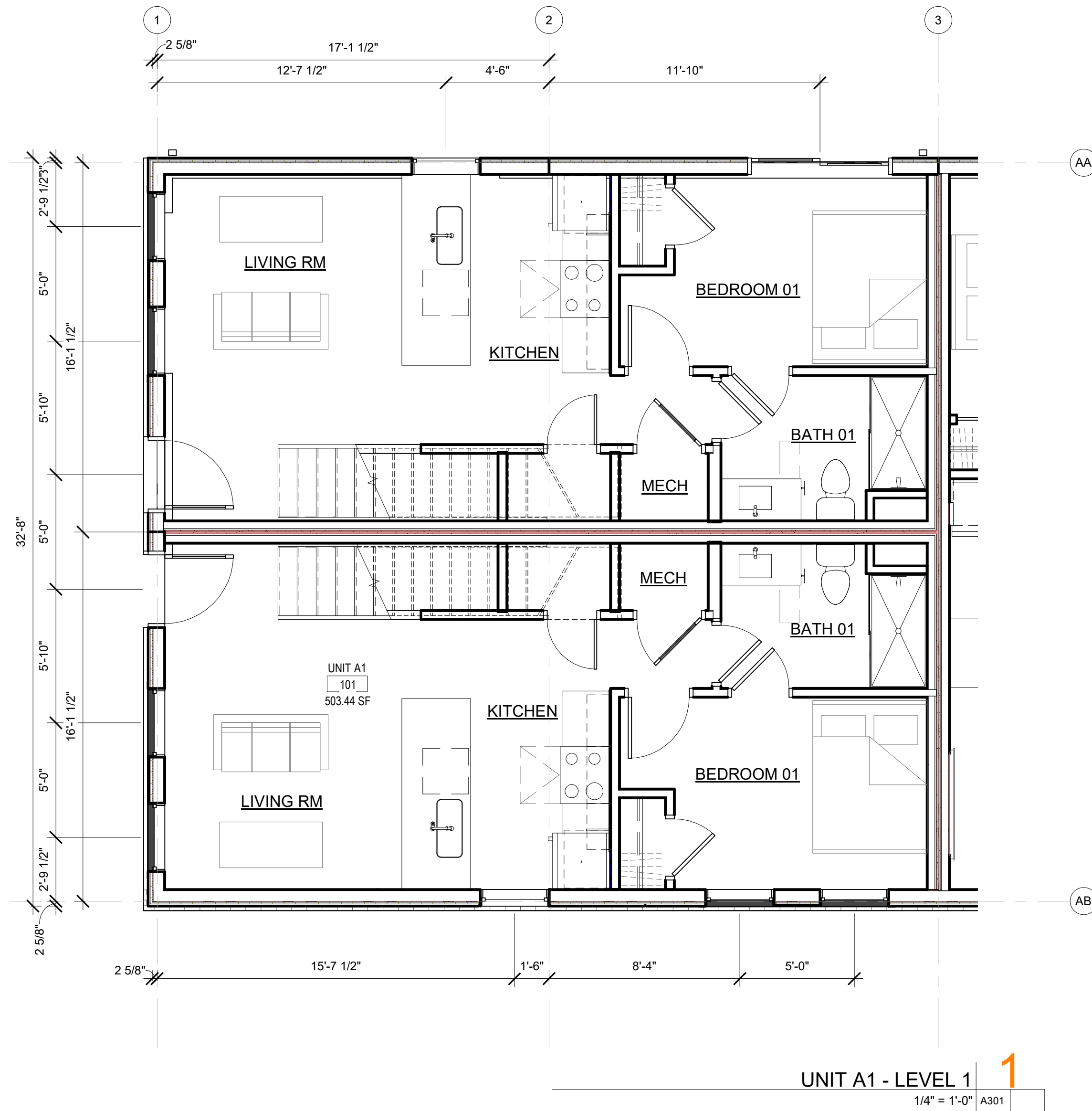
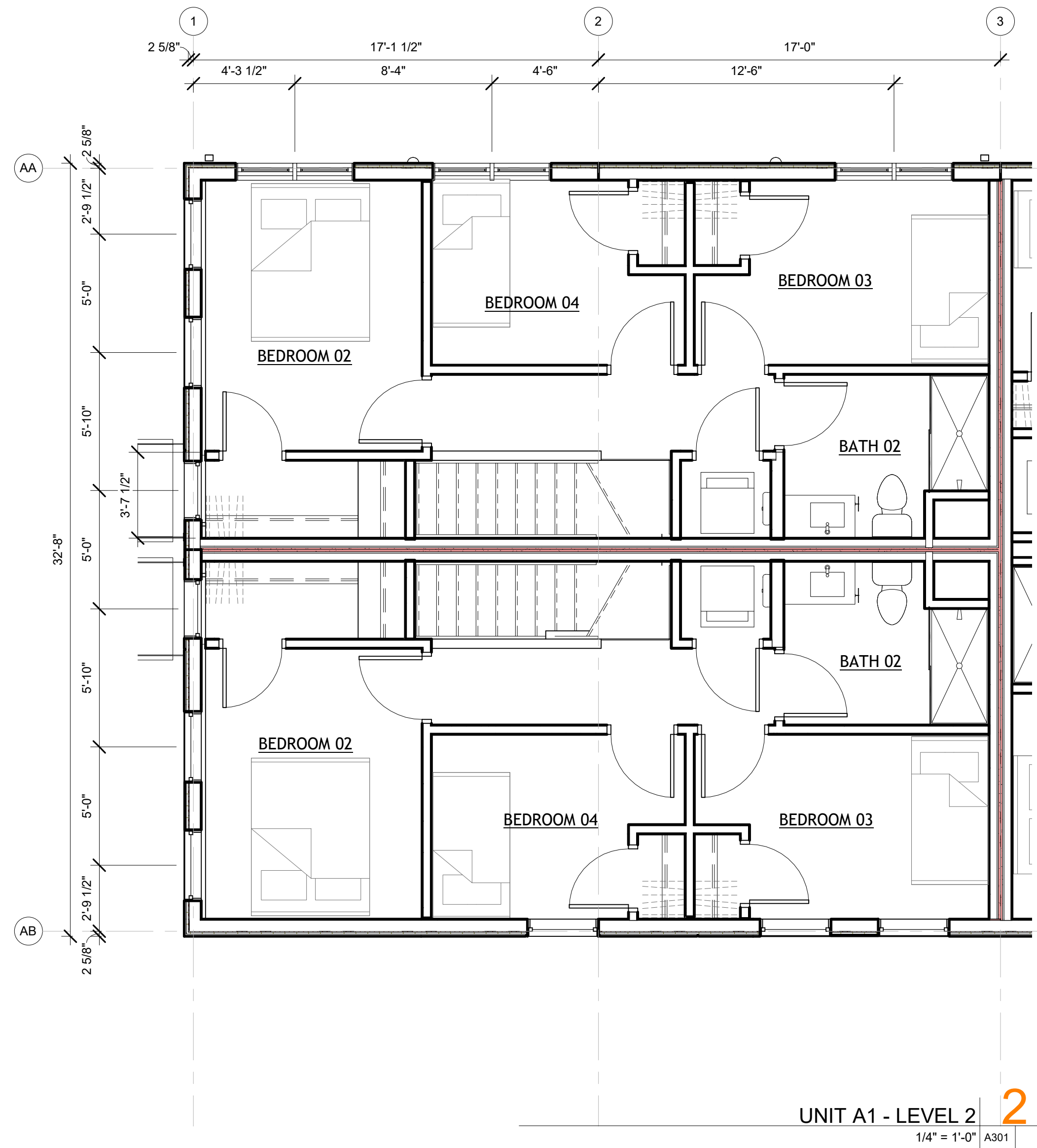
NO.	DESCRIPTION	DATE

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SHEET TITLE  
**BUILDING B - ROOF PLAN**

SHEET NUMBER

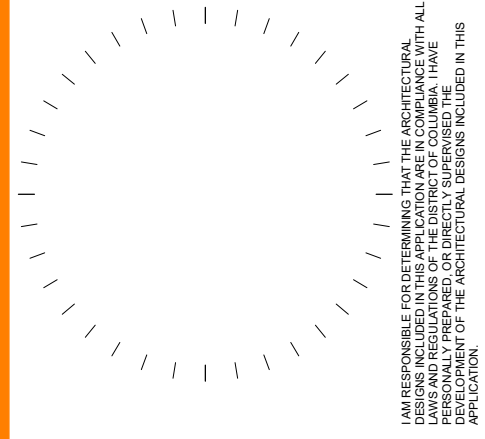
**A209-B**  
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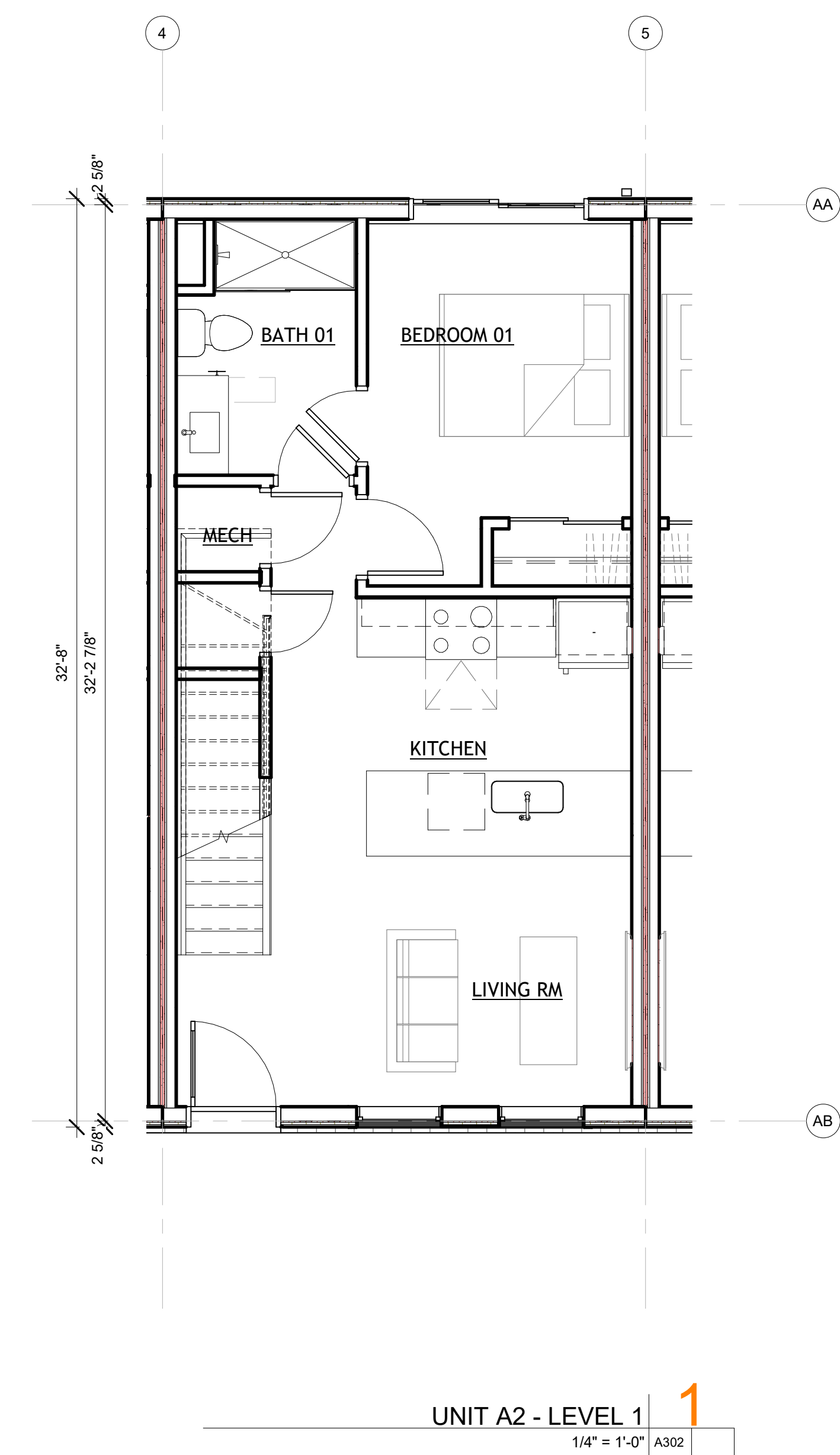
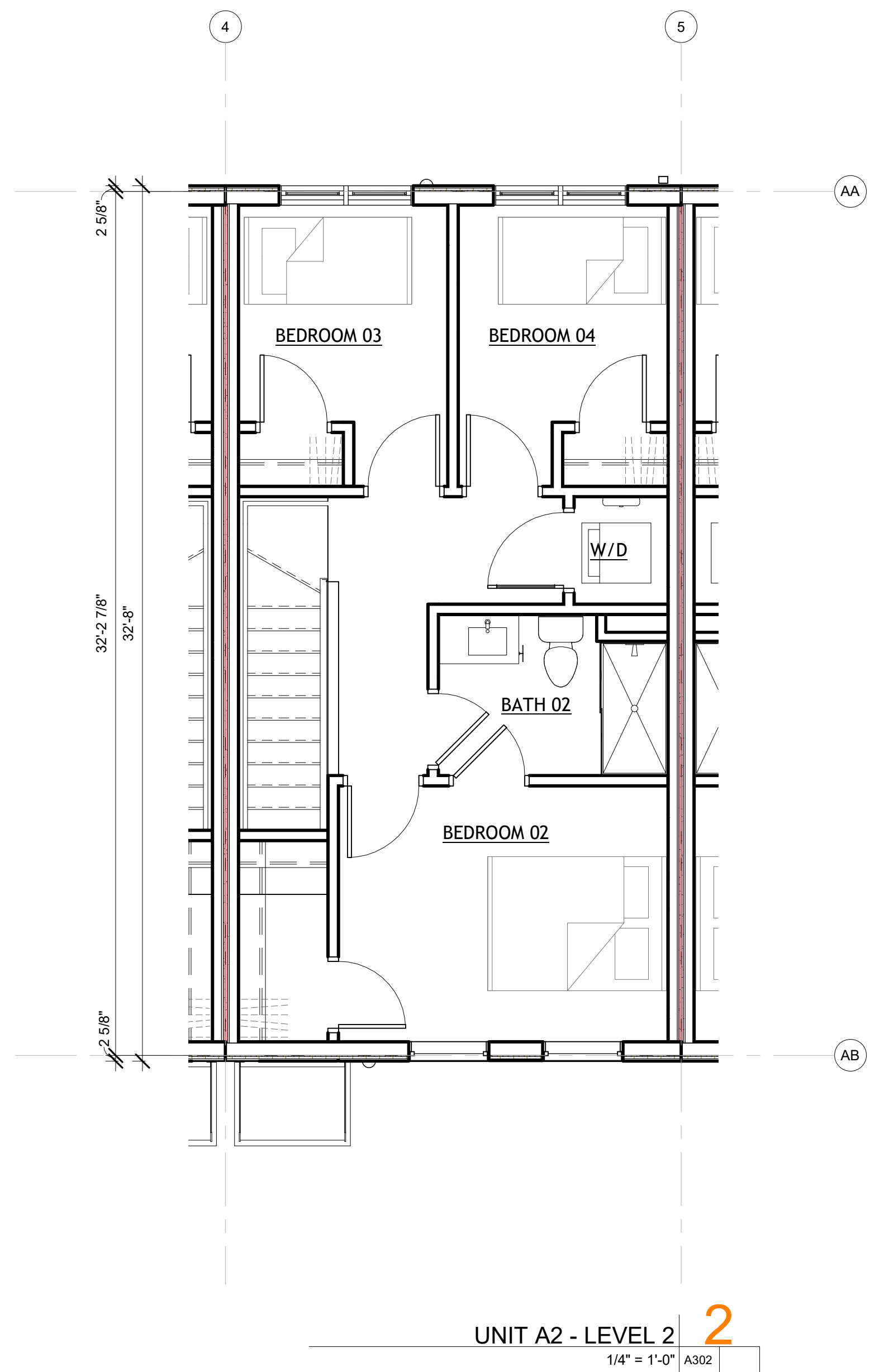


NO.	DESCRIPTION	DATE

**ANGER RESIDENCES**  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
**UNIT A1 - PLANS AND RCPS**  
SHEET NUMBER

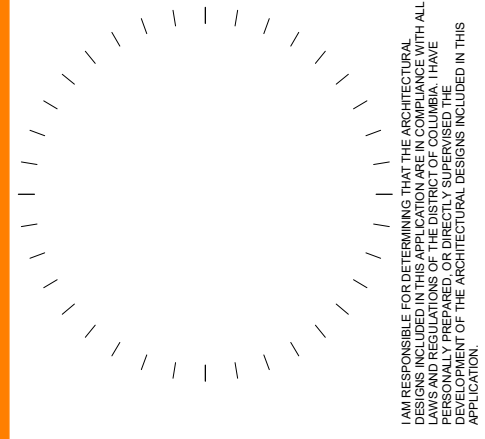
**A301**  
05/04/22  
SCHEMATIC DESIGN



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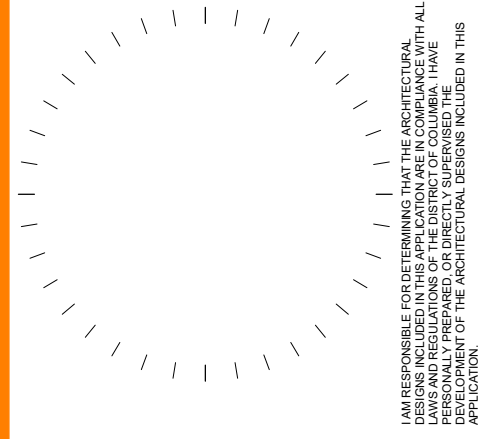
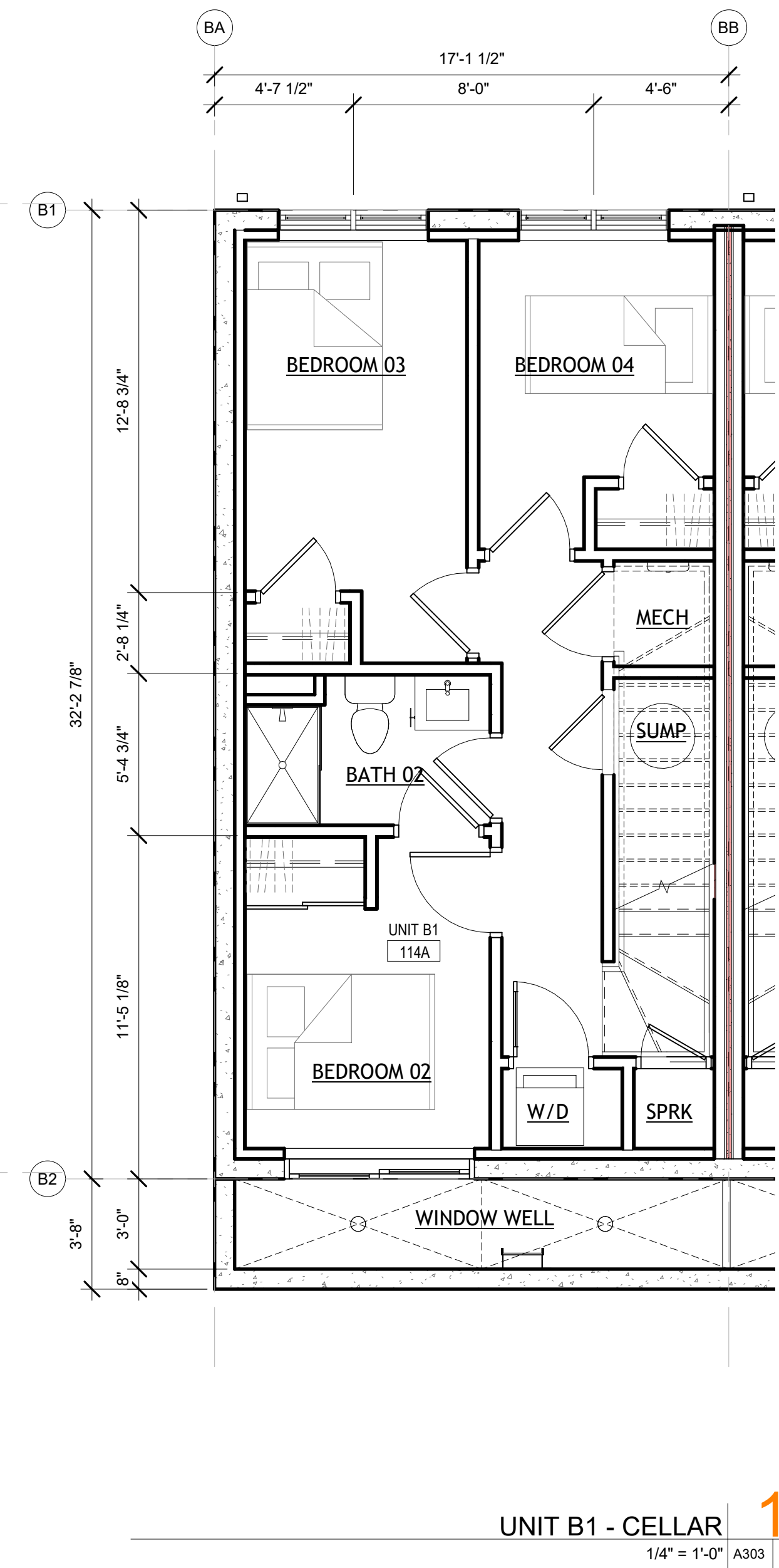
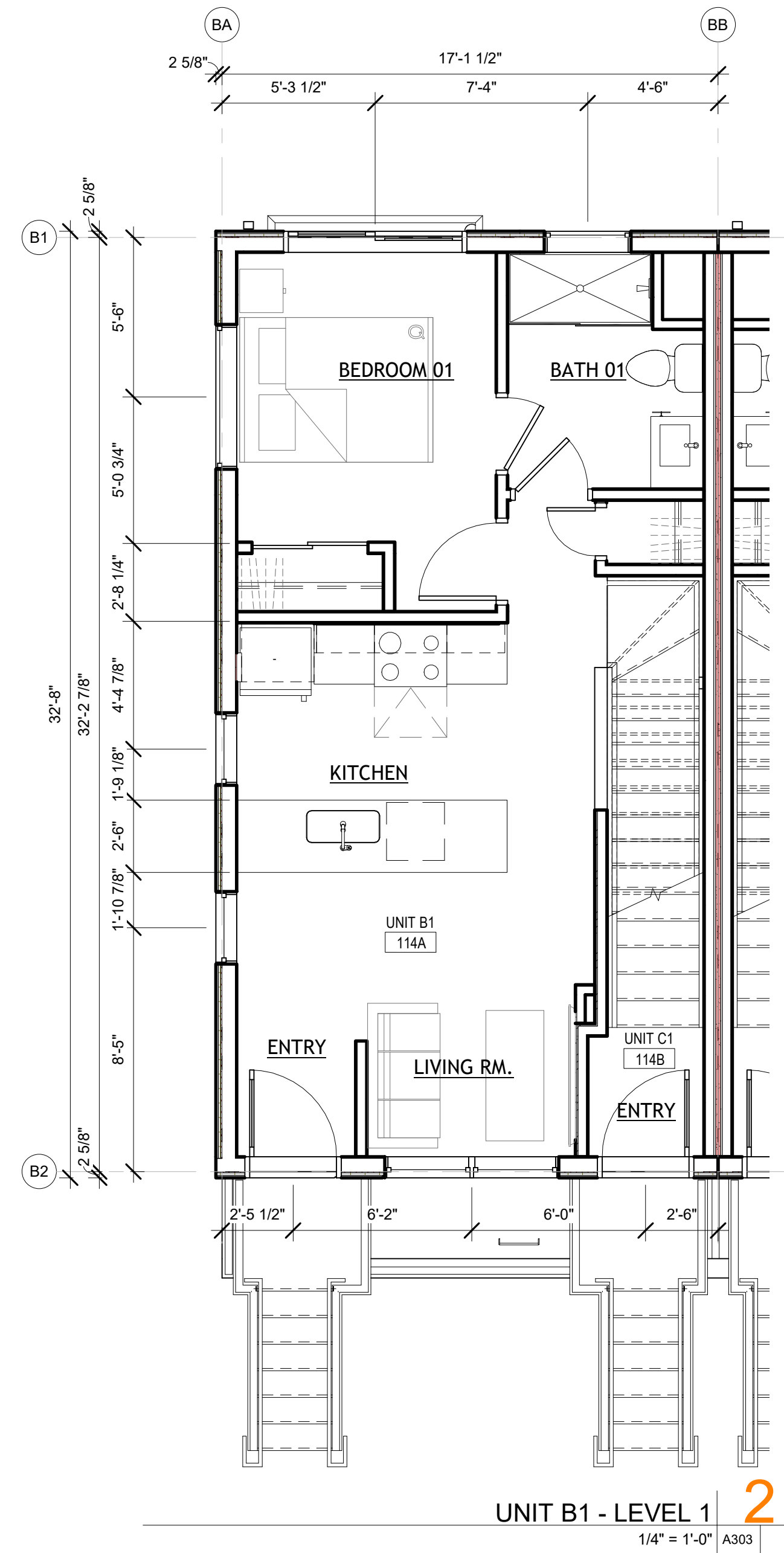
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ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

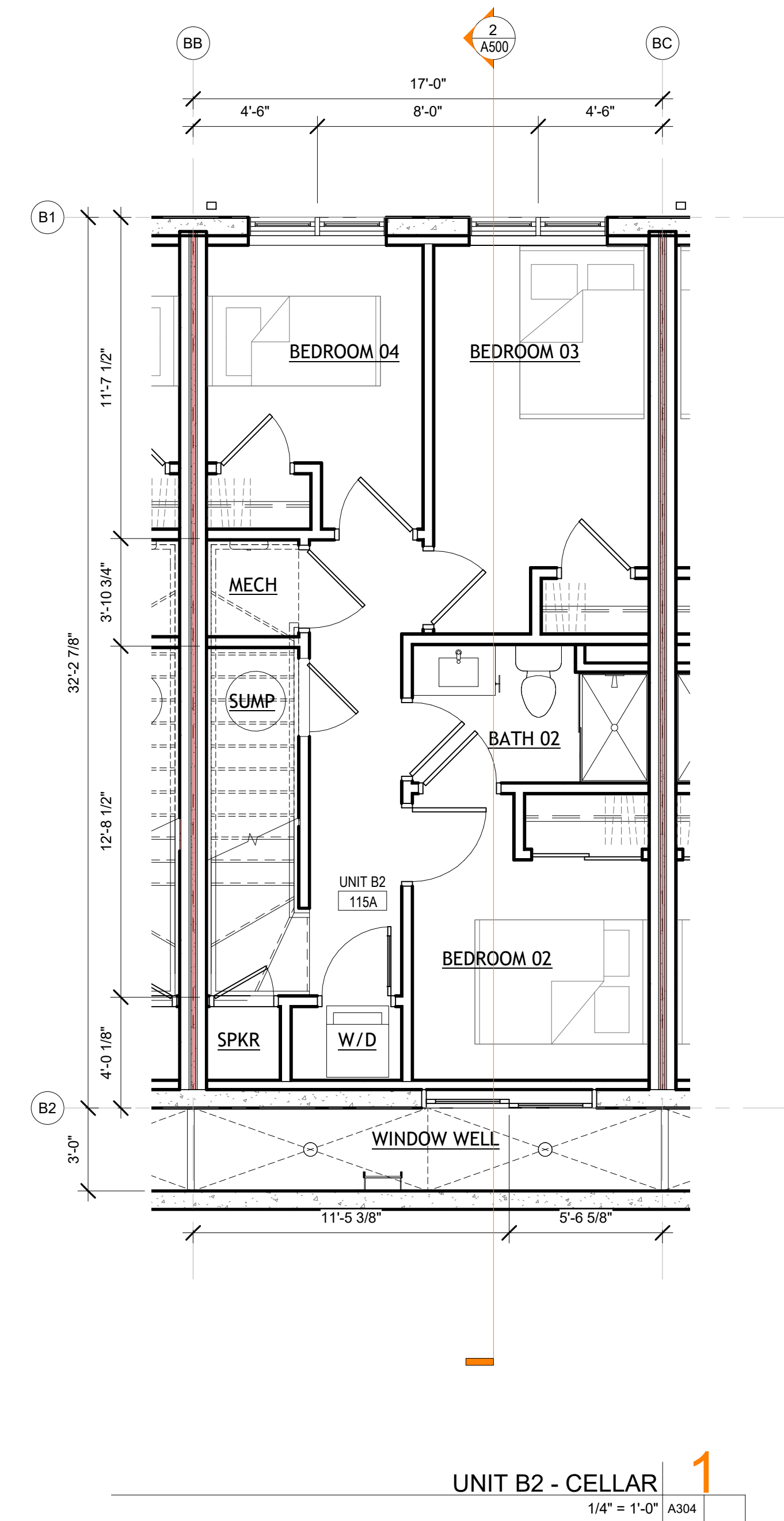
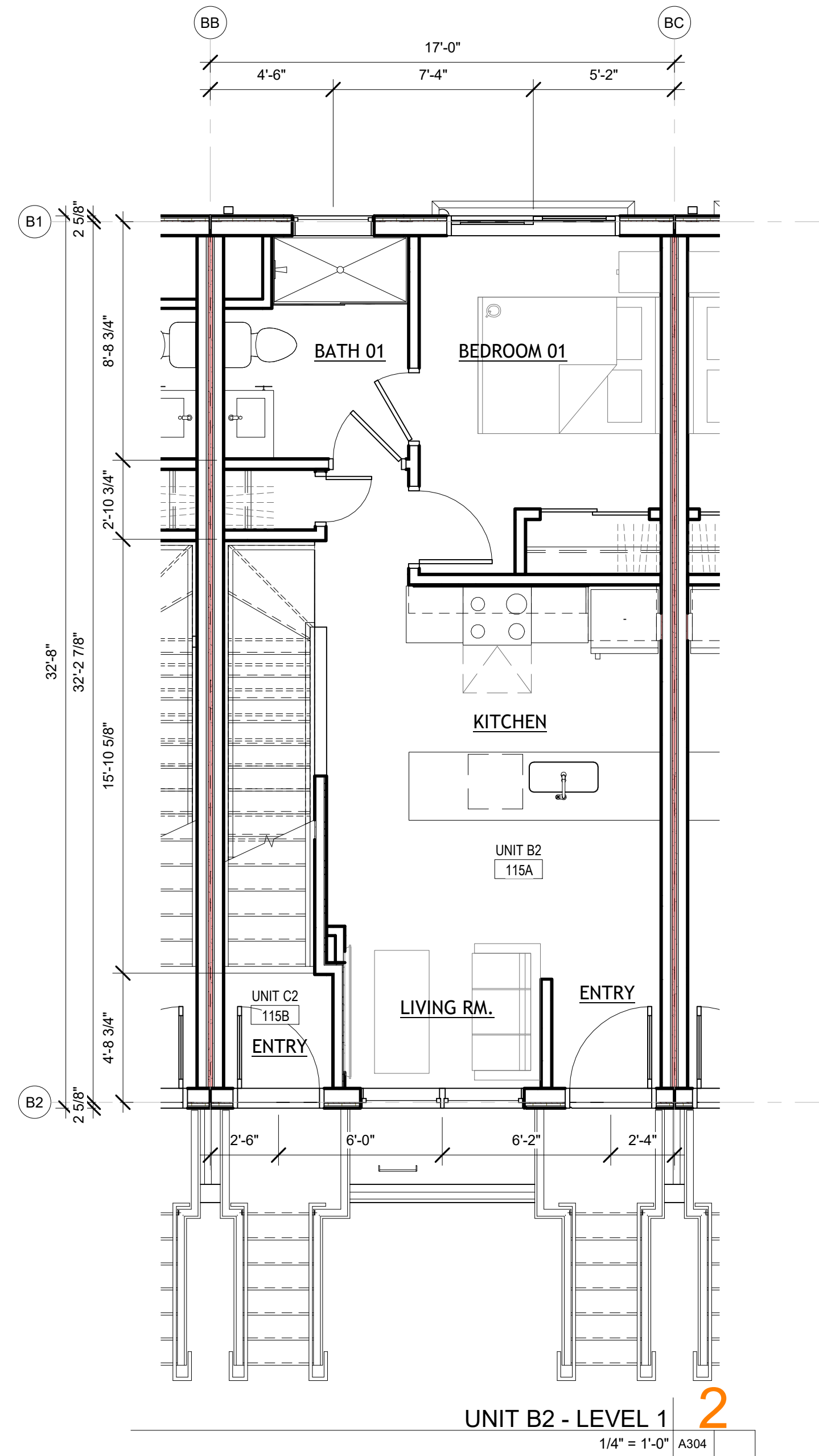
SHEET TITLE  
UNIT A2 - PLANS AND RCPS  
SHEET NUMBER

A302  
05/04/22  
SCHEMATIC DESIGN

AHJ APPROVAL STAMP



NO.	DESCRIPTION	DATE



I AM RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ARCHITECTURAL WORK SHOWN ON THESE PLANS. I HAVE REVIEWED THE PLANS AND I AM AWARE OF THE CONTENTS AND I AM NOT PROVIDING ANY PROFESSIONAL SERVICES OTHER THAN ARCHITECTURE.

NO.	DESCRIPTION	DATE

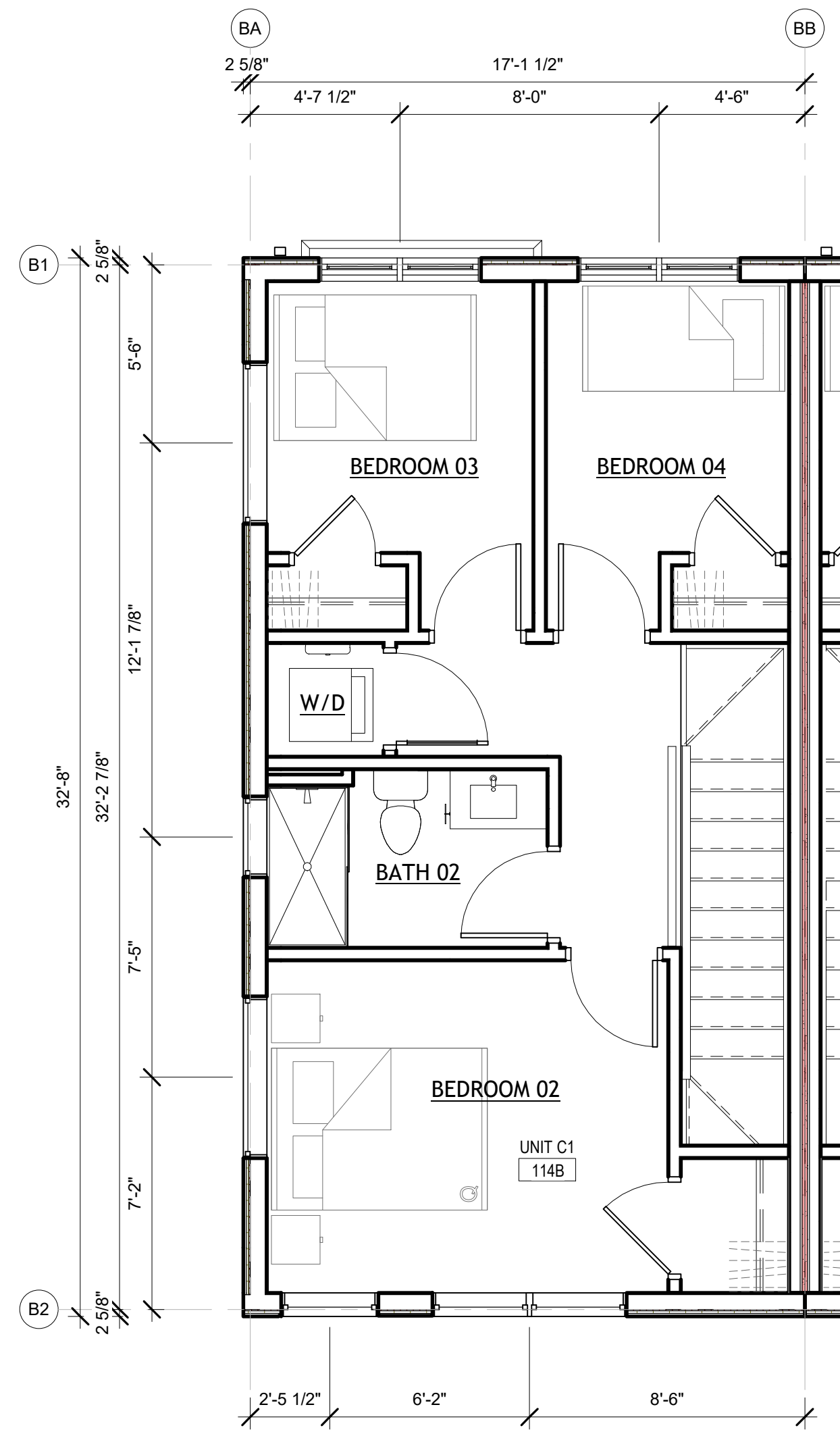
ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
UNIT B2 - PLANS AND RCPS

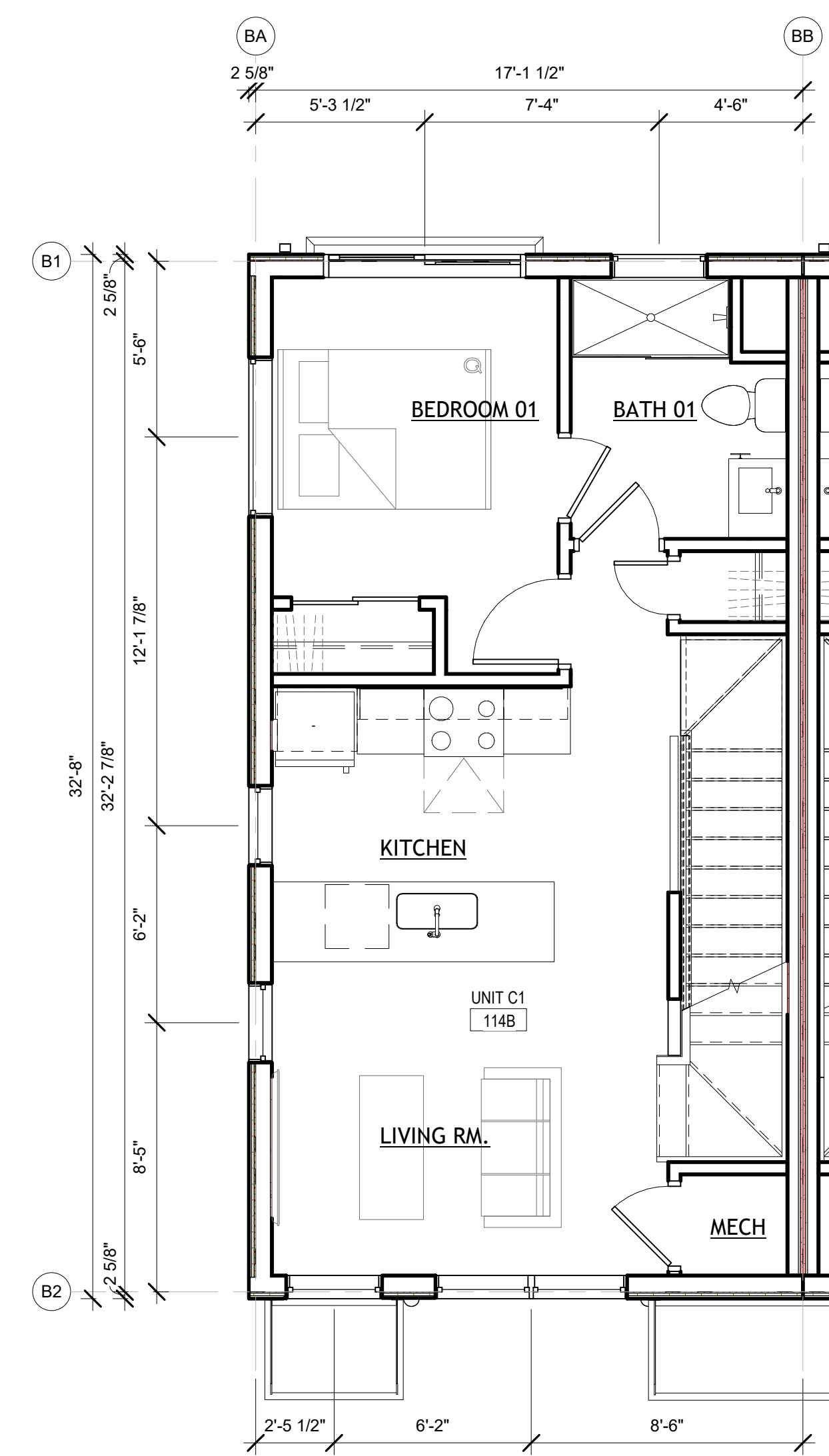
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A304

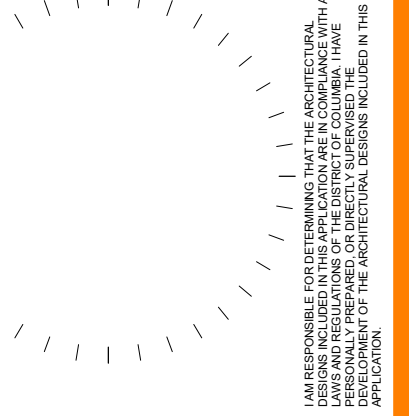
05/04/22  
SCHEMATIC DESIGN



UNIT C1 - LEVEL 2  
1/4" = 1'-0" A305



UNIT C1 - LEVEL 1  
1/4" = 1'-0" A305



NO.	DESCRIPTION	DATE

ANGER RESIDENCES  
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WASHINGTON, DC 20020

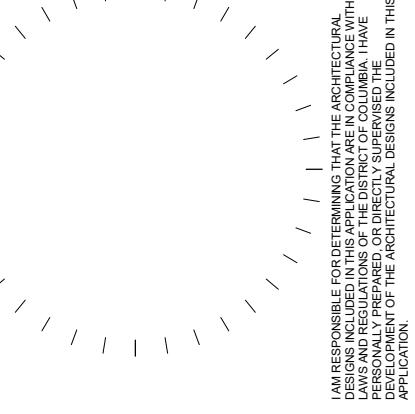
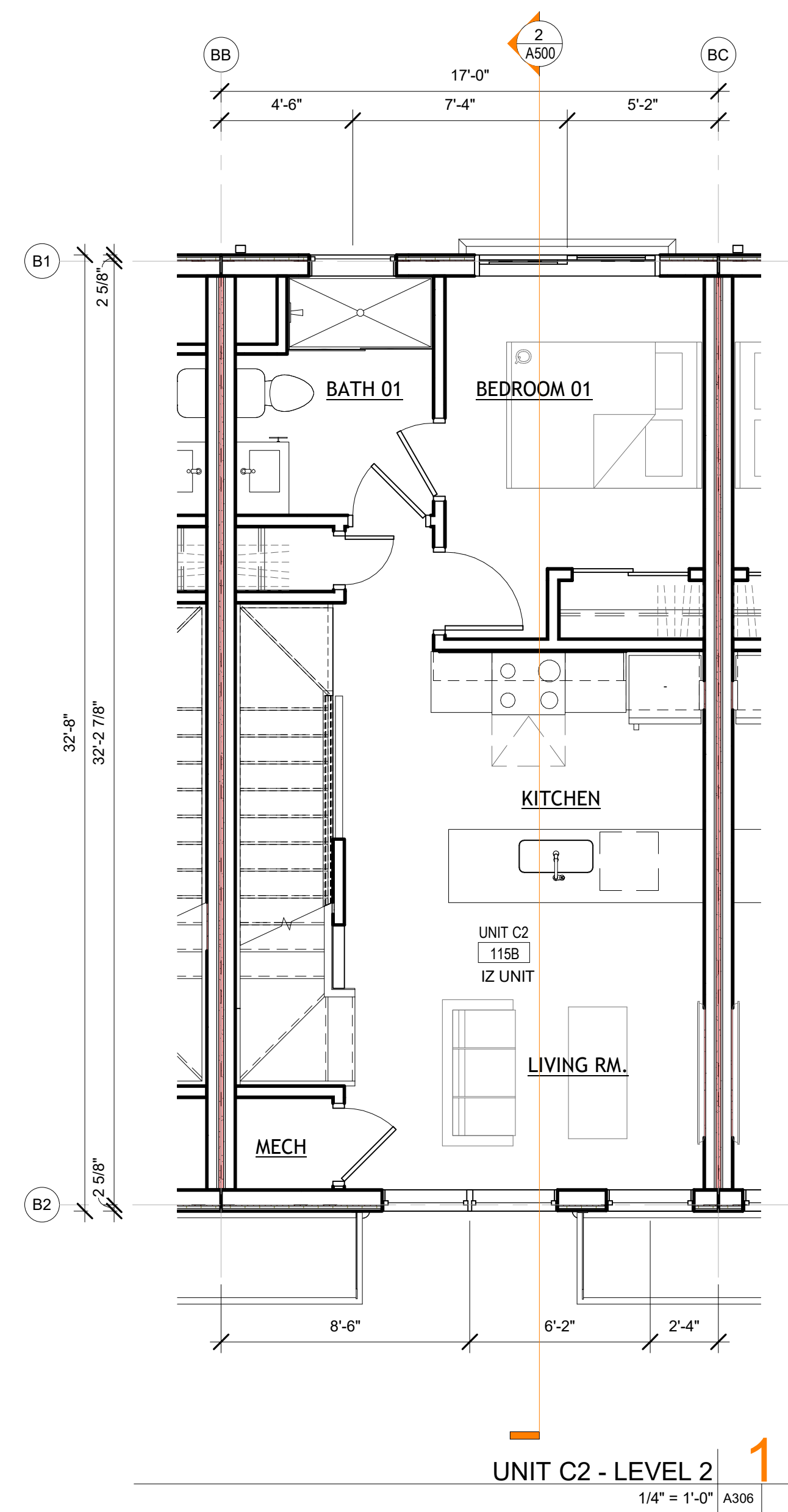
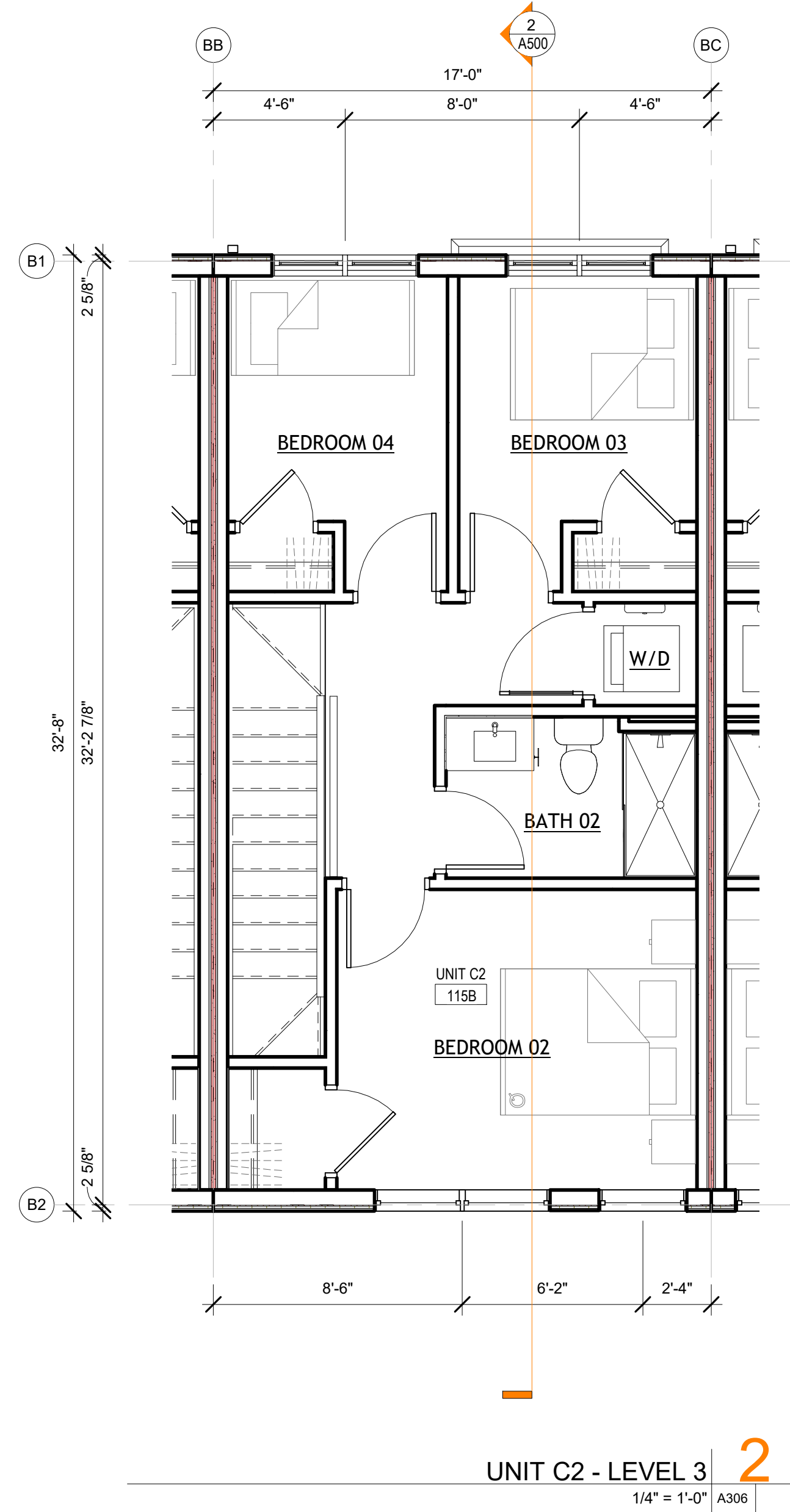
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UNIT C1 - PLANS AND  
RCPS

SHEET NUMBER

A305

05/04/22  
SCHEMATIC DESIGN





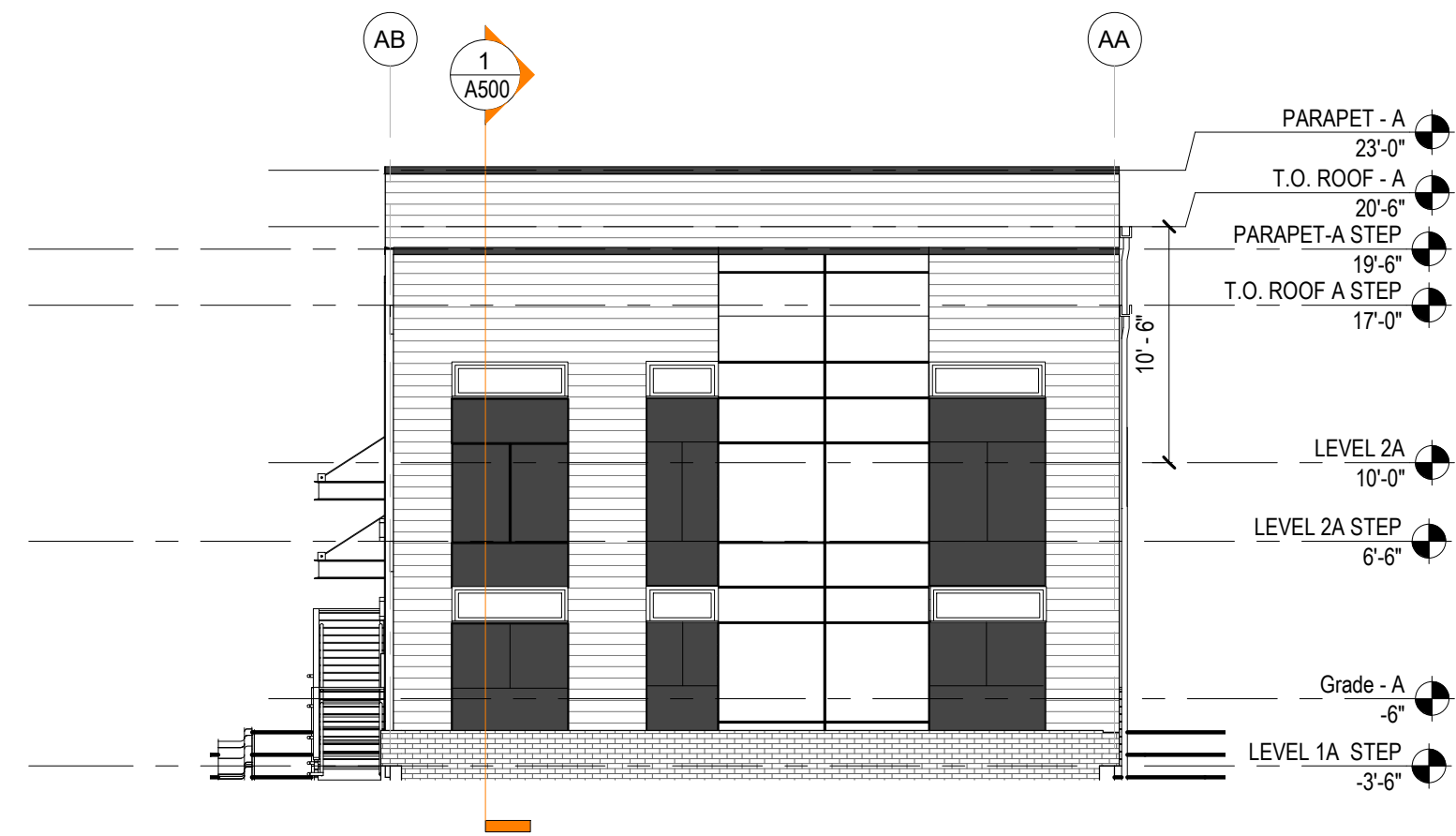
NO.	DESCRIPTION	DATE

ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
UNIT C2 - PLANS AND RCPS  
SHEET NUMBER

A306

05/04/22  
SCHEMATIC DESIGN



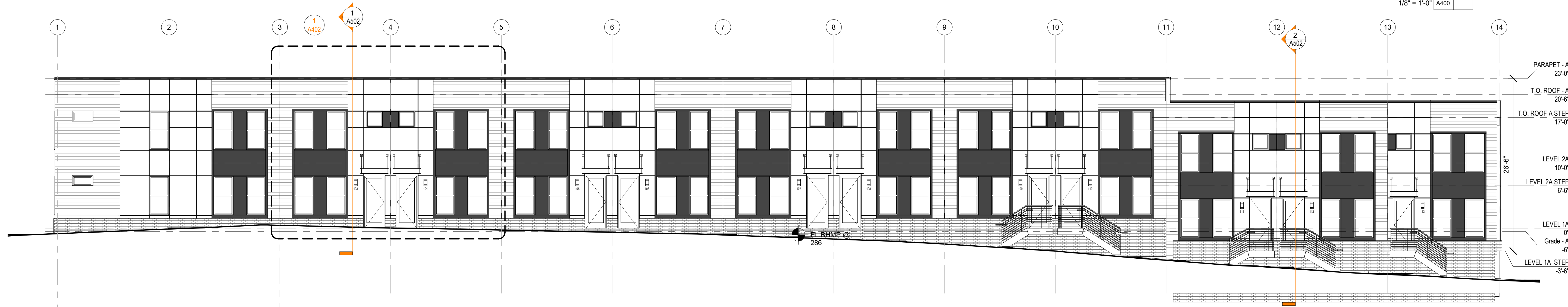
BUILDING A - NORTH ELEVATION 4  
1/8" = 1'-0" A400 A201-A



BUILDING A - SOUTH ELEVATION 3  
1/8" = 1'-0" A400 A201-A



BUILDING A -- WEST ELEVATION 2  
1/8" = 1'-0" A400



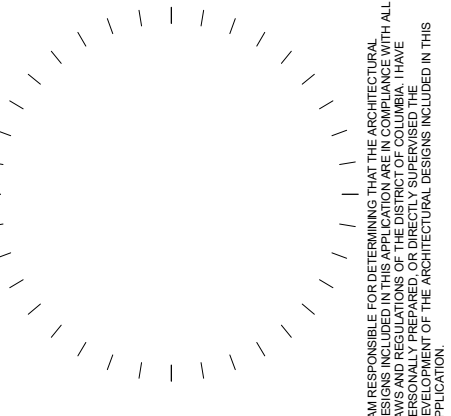
BUILDING A - EAST ELEVATION 1  
1/8" = 1'-0" A400

AHJ APPROVAL STAMP

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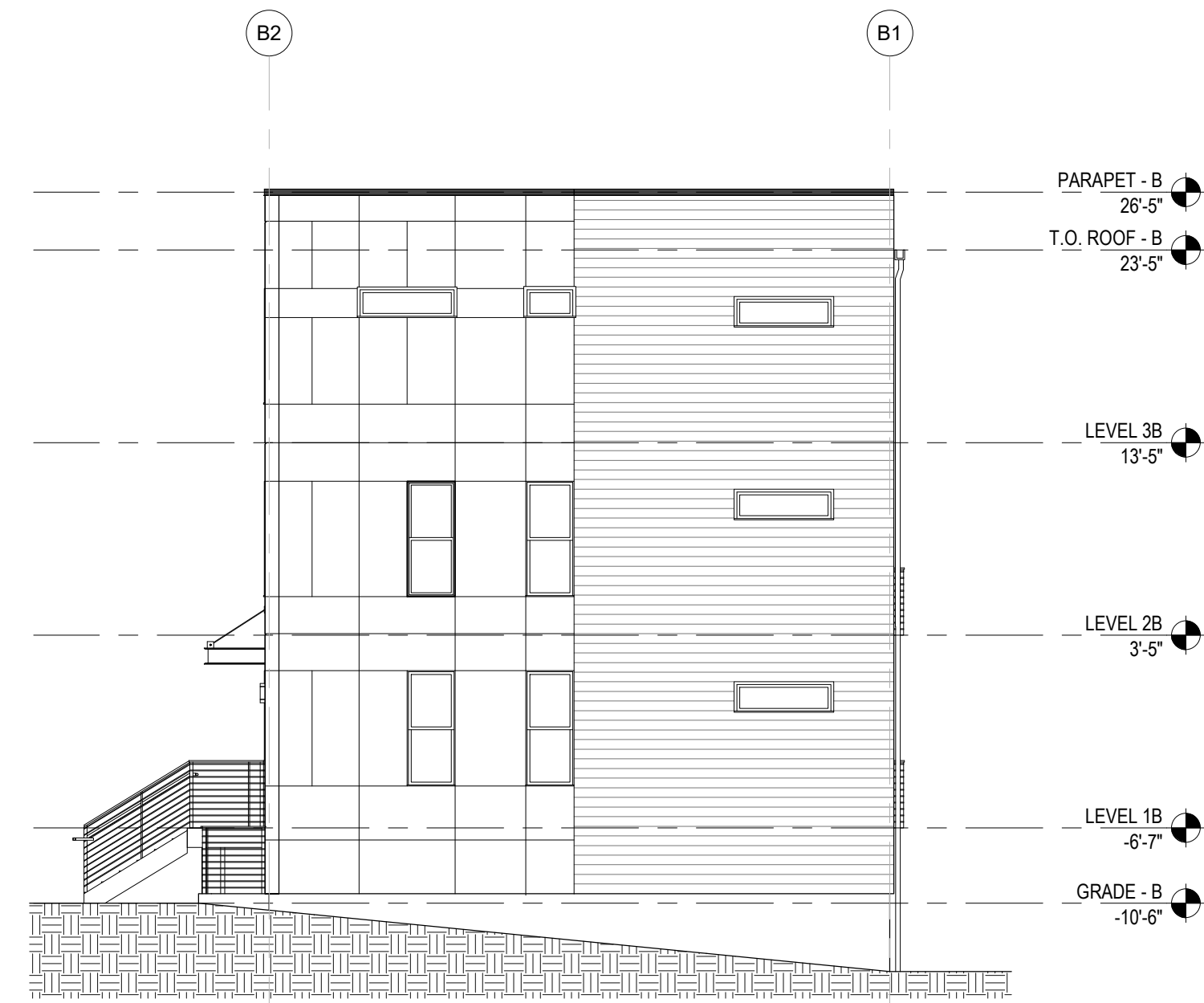
ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
ELEVATIONS - BLDG A

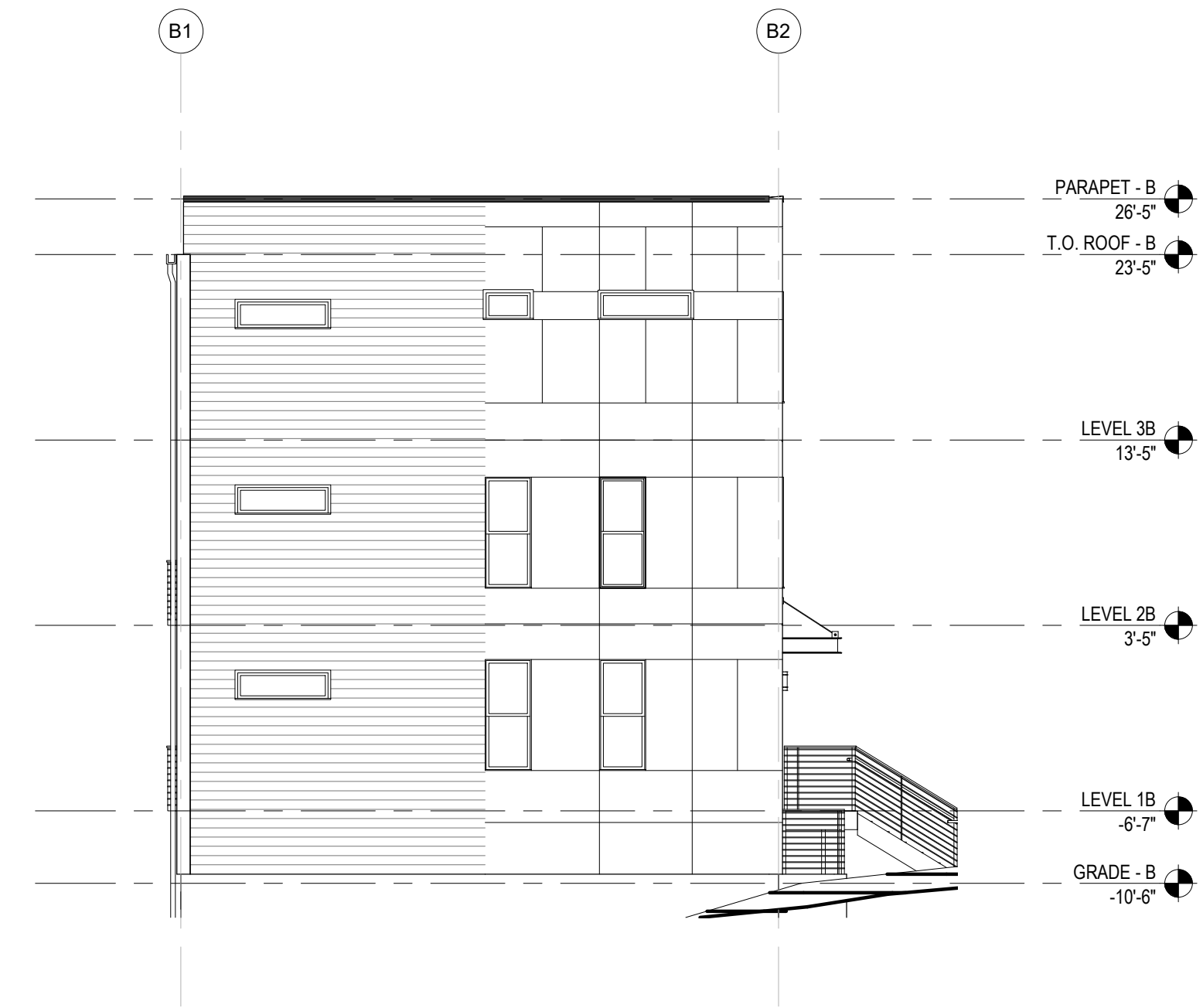
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A400

05/04/22  
SCHEMATIC DESIGN



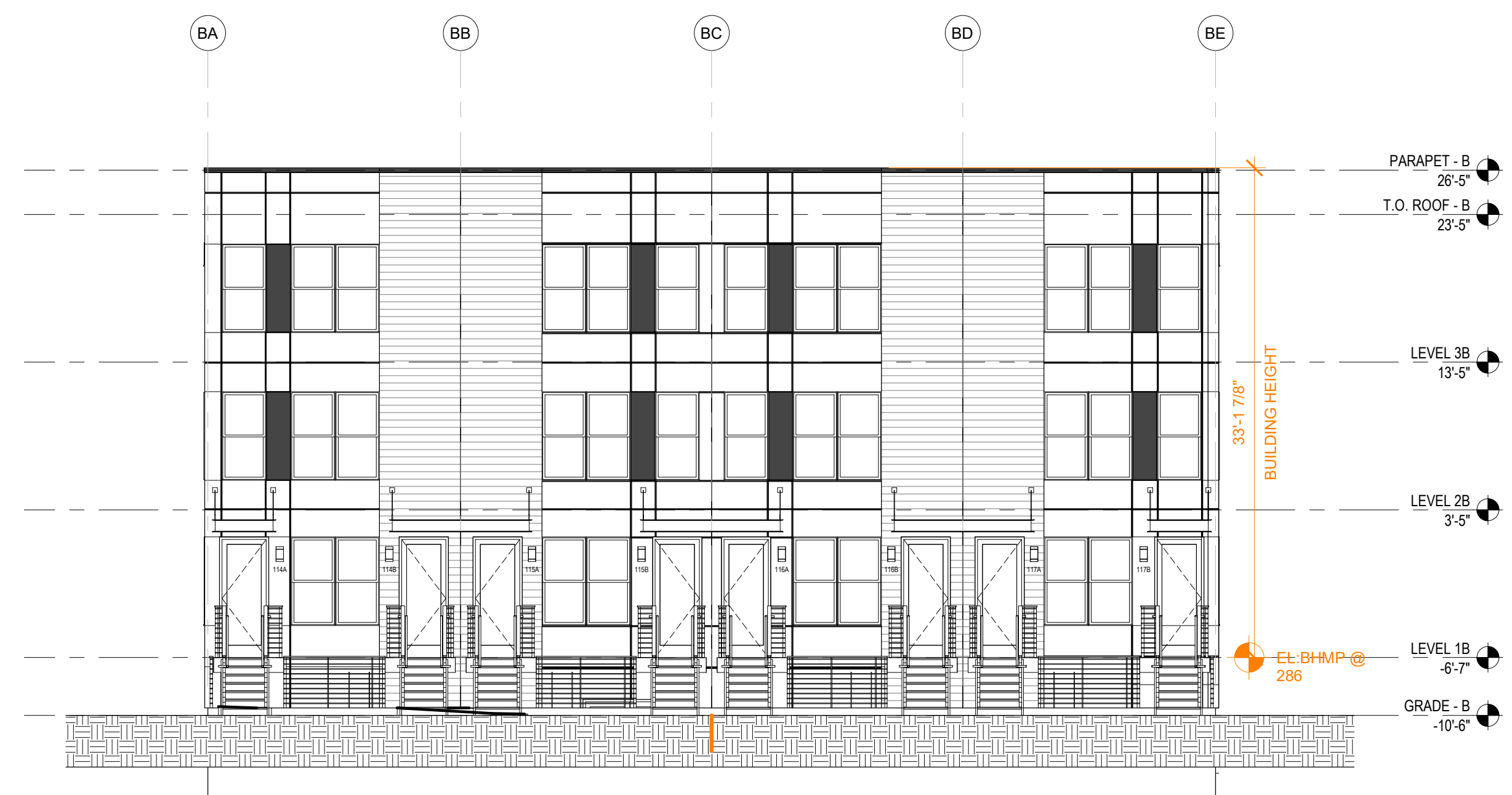
**BUILDING B - EAST ELEVATION** **4**  
1/8" = 1'-0" A401



**BUILDING B - WEST ELEVATION** **3**  
1/8" = 1'-0" A401



**BUILDING B - NORTH ELEVATION** **2**  
1/8" = 1'-0" A401



**BUILDING B - SOUTH ELEVATION** **1**  
1/8" = 1'-0" A401

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**ANGER RESIDENCES**  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
**ELEVATIONS - BLDG B**

SHEET NUMBER

**A401**

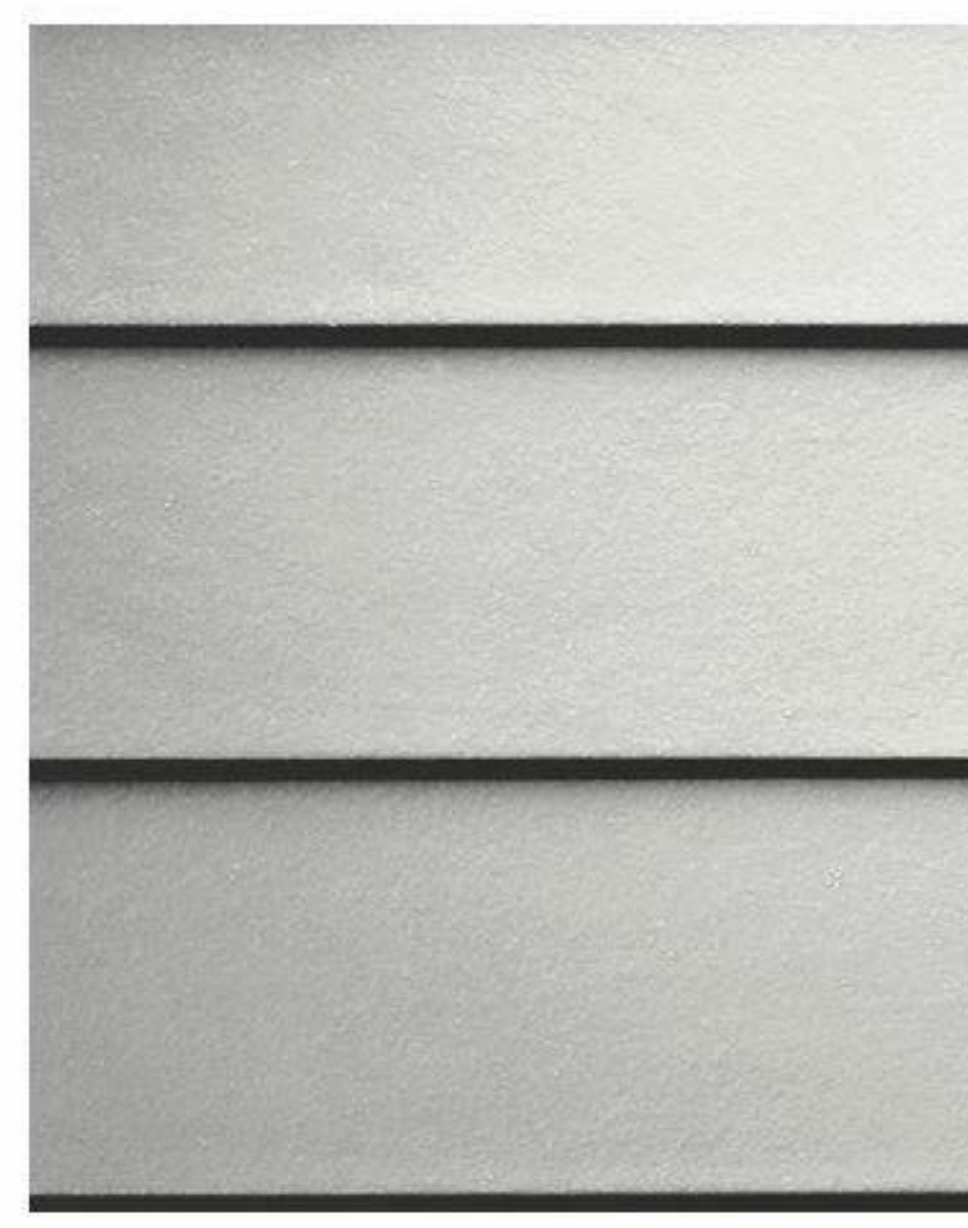
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SCHEMATIC DESIGN



HARDIE REVEAL  
PANEL W/ SURROUND  
TRIM - GREY



HARDIE REVEAL PANEL  
W/ RECESSED TRIM -  
ARTIC WHITE



HARDIE PLANK  
LAP SIDING -  
ARTIC WHITE

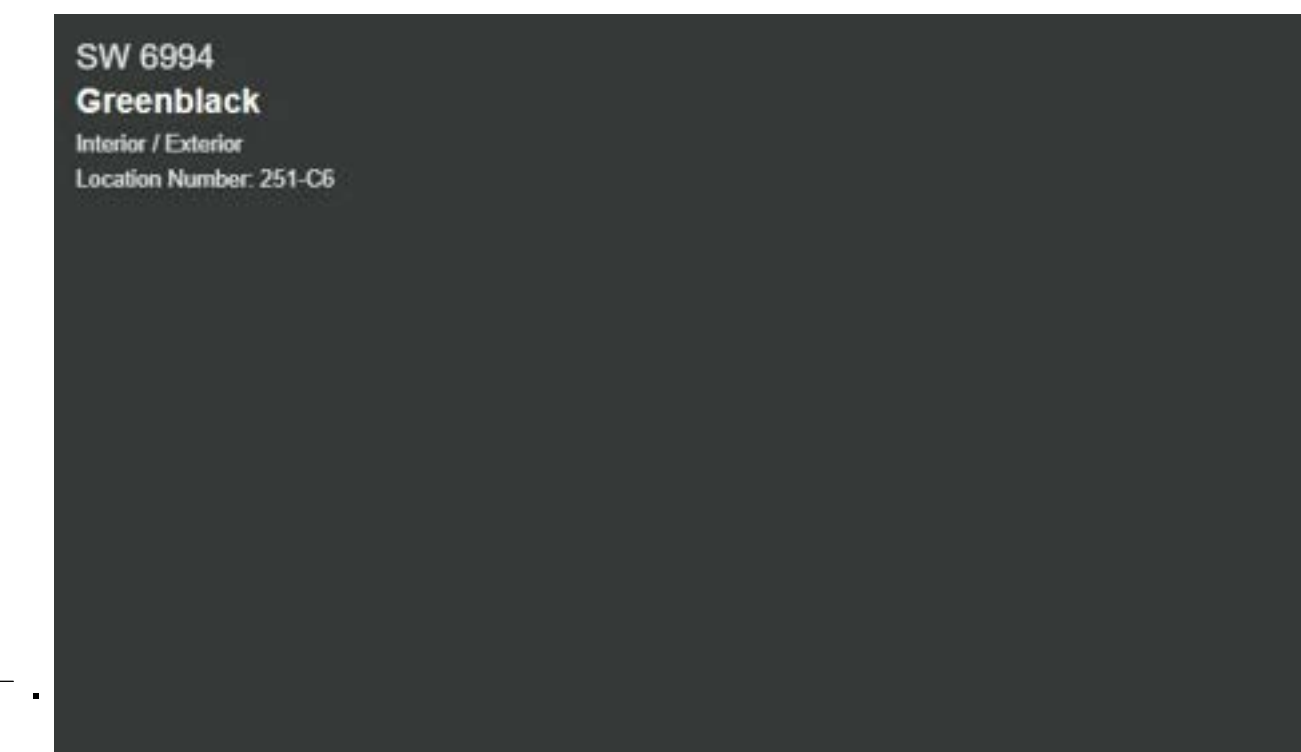


WOOD FENCE: STAIN - TRUE BLACK



BUILDING A - EAST ELEVATION - Callout 1

3/8" = 1'-0" A402



WINDOW TRIM |  
COPING | CANOPY



DOOR FRAME



MASONRY BASE  
GG CASTILE GRAY  
VELOUR OR SIMILAR

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2100

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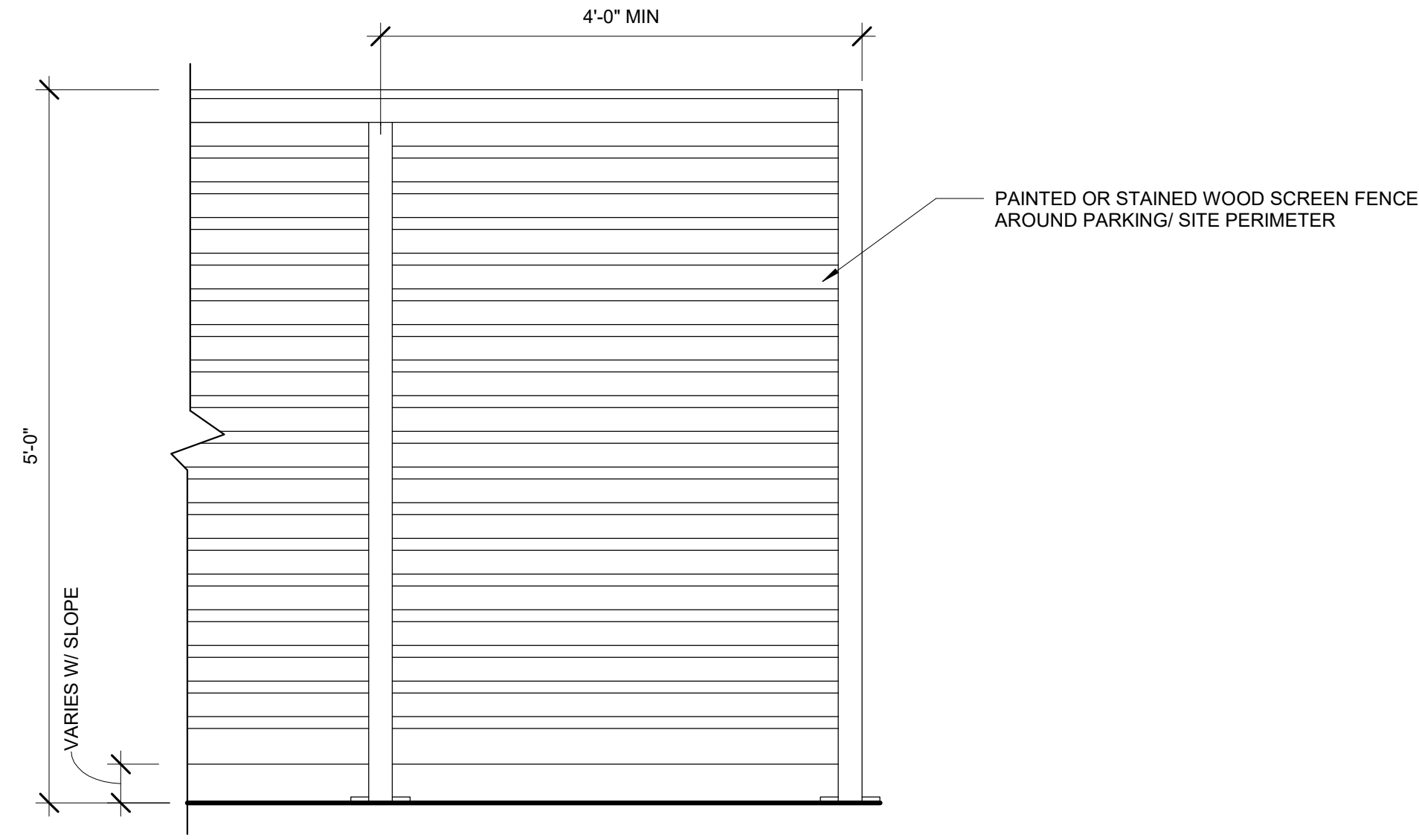
ANGER RESIDENCES  
2340 ANGER PL SE  
WASHINGTON, DC 20020

SHEET TITLE  
MATERIALS

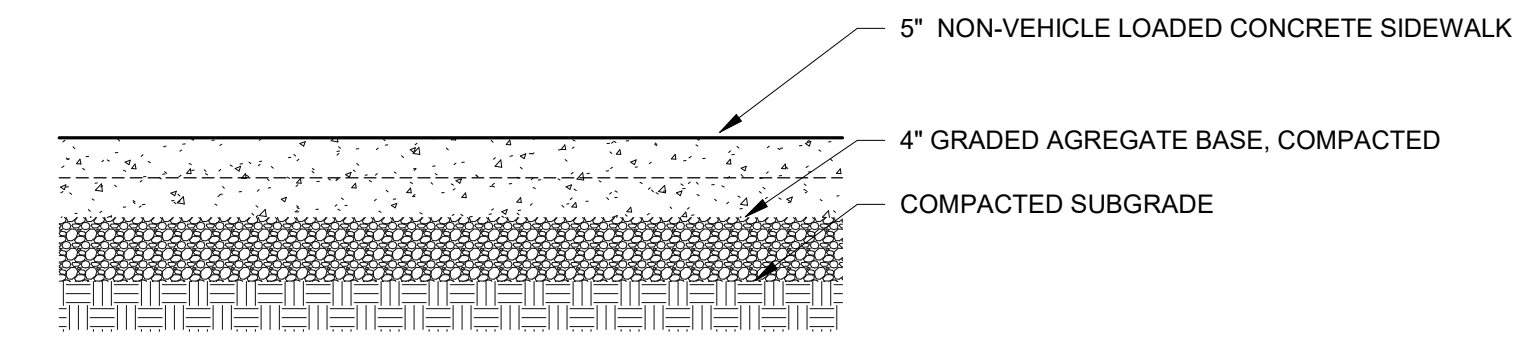
SHEET NUMBER

A402

05/04/22  
SCHEMATIC DESIGN

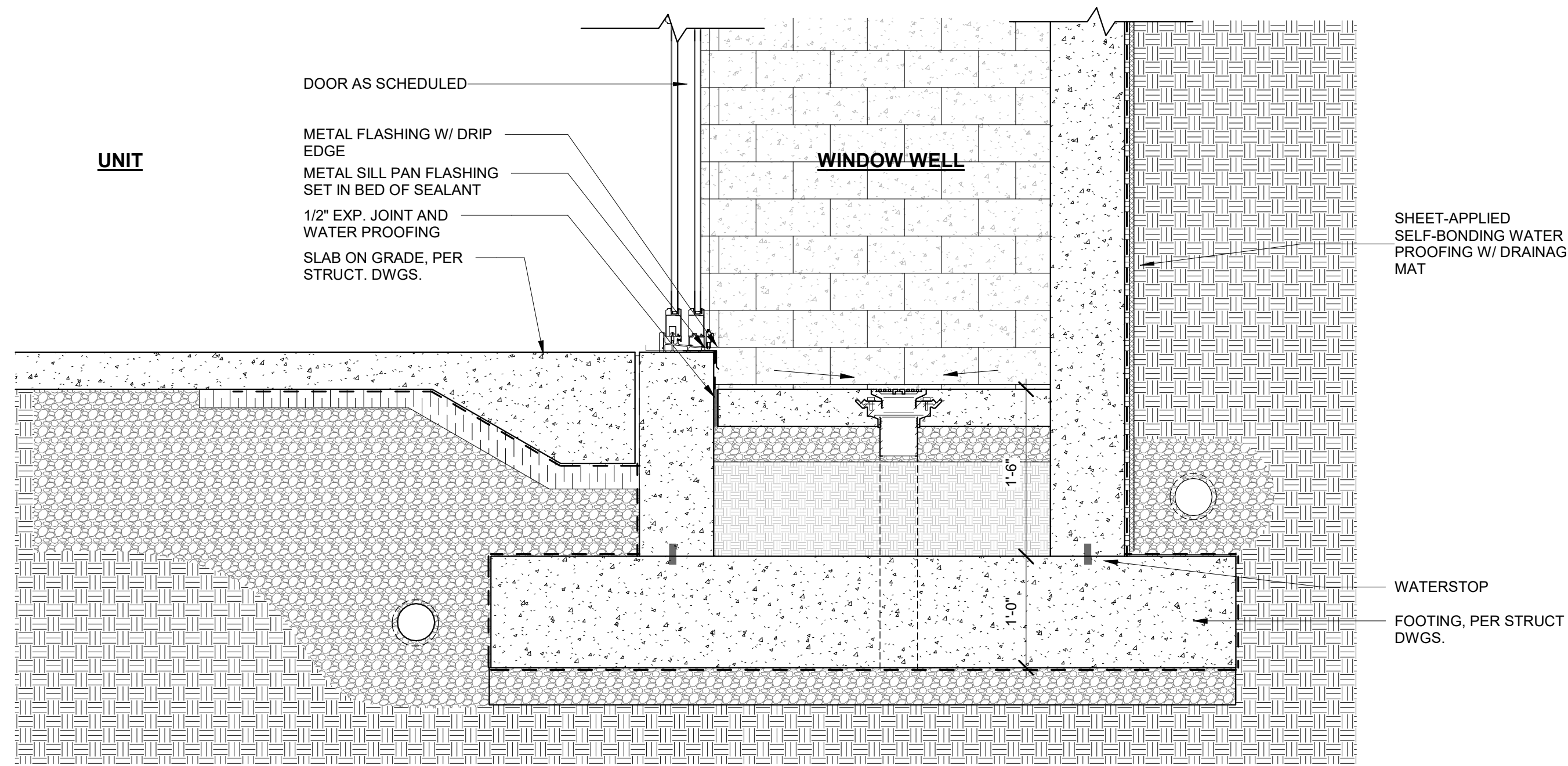


SCREEN FENCE DETAIL 5  
1" = 1'-0" A201

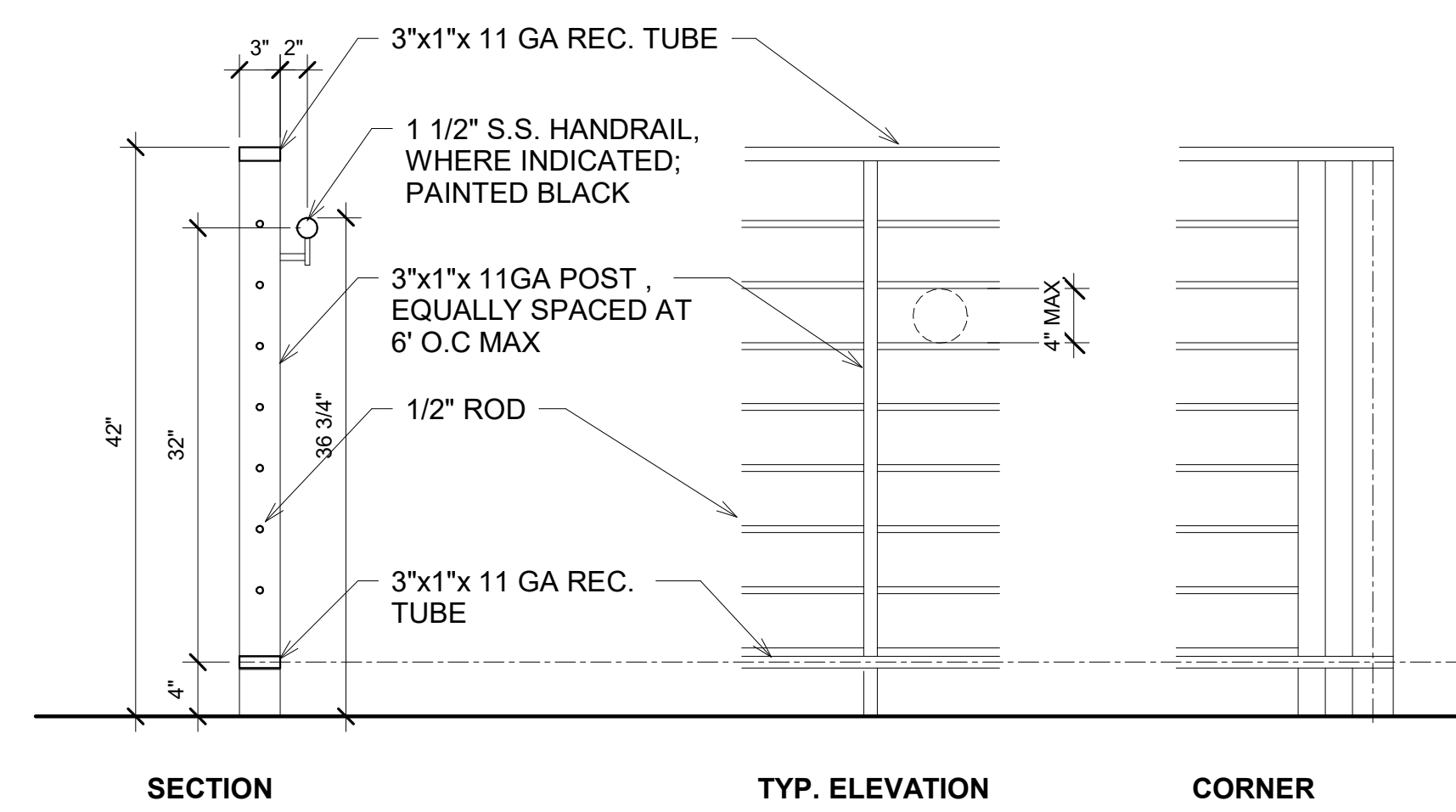


NOTE:  
1. CONTRACTOR TO REFER TO CIVIL DRAWINGS AND DDOT STANDARDS FOR GENERAL CONSTRUCTION METHODS LOCATION AND MATERIALS.

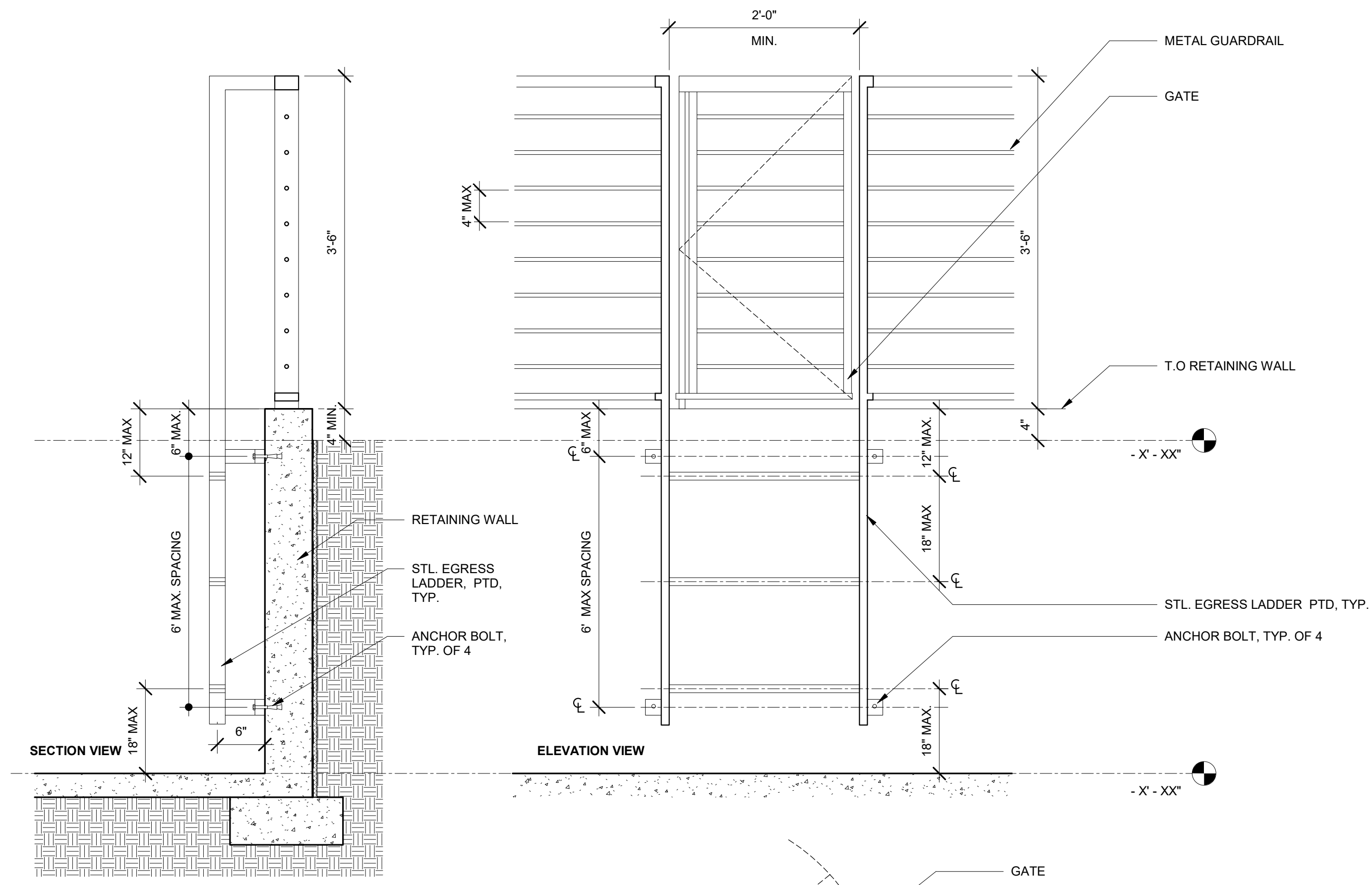
CONCRETE LEAD WALK DETAIL 1  
1" = 1'-0" A201



WINDOW WELL DETAIL 4  
1" = 1'-0" A201



TYP. MTL GUARDRAIL 3  
1" = 1'-0" A201



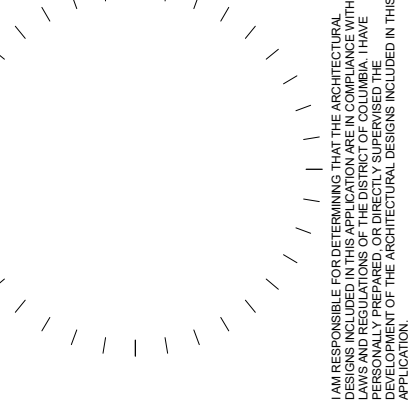
EGRESS LADDER DETAIL 2  
1" = 1'-0" A201

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SHEET TITLE  
TYPICAL SITE DETAILS

SHEET NUMBER

A402b

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SCHEMATIC DESIGN



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PROJECT # :  
2100



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ANGER RESIDENCES  
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WASHINGTON, DC 20020

SHEET TITLE  
PERSPECTIVE VIEWS

SHEET NUMBER

A403

05/04/22  
SCHEMATIC DESIGN

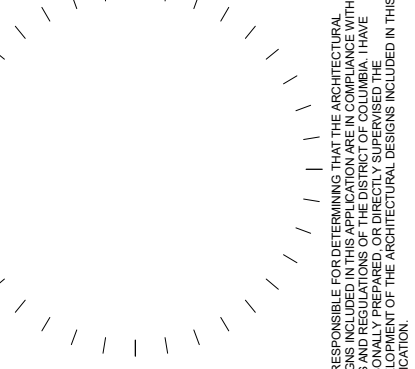


AHJ APPROVAL STAMP

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I, \_\_\_\_\_, the Architectural Designer, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional in the State of Virginia.

NO.	DESCRIPTION	DATE

PROFESSIONAL SEAL AND SIGNATURE OF ARCHITECTURAL DESIGNER REQUIRED FOR THE SUBMISSION OF THIS DOCUMENT TO THE AHJ. THE ARCHITECTURAL DESIGNER'S PROFESSIONAL SEAL AND SIGNATURE ARE REQUIRED FOR THE SUBMISSION OF THIS DOCUMENT TO THE AHJ.

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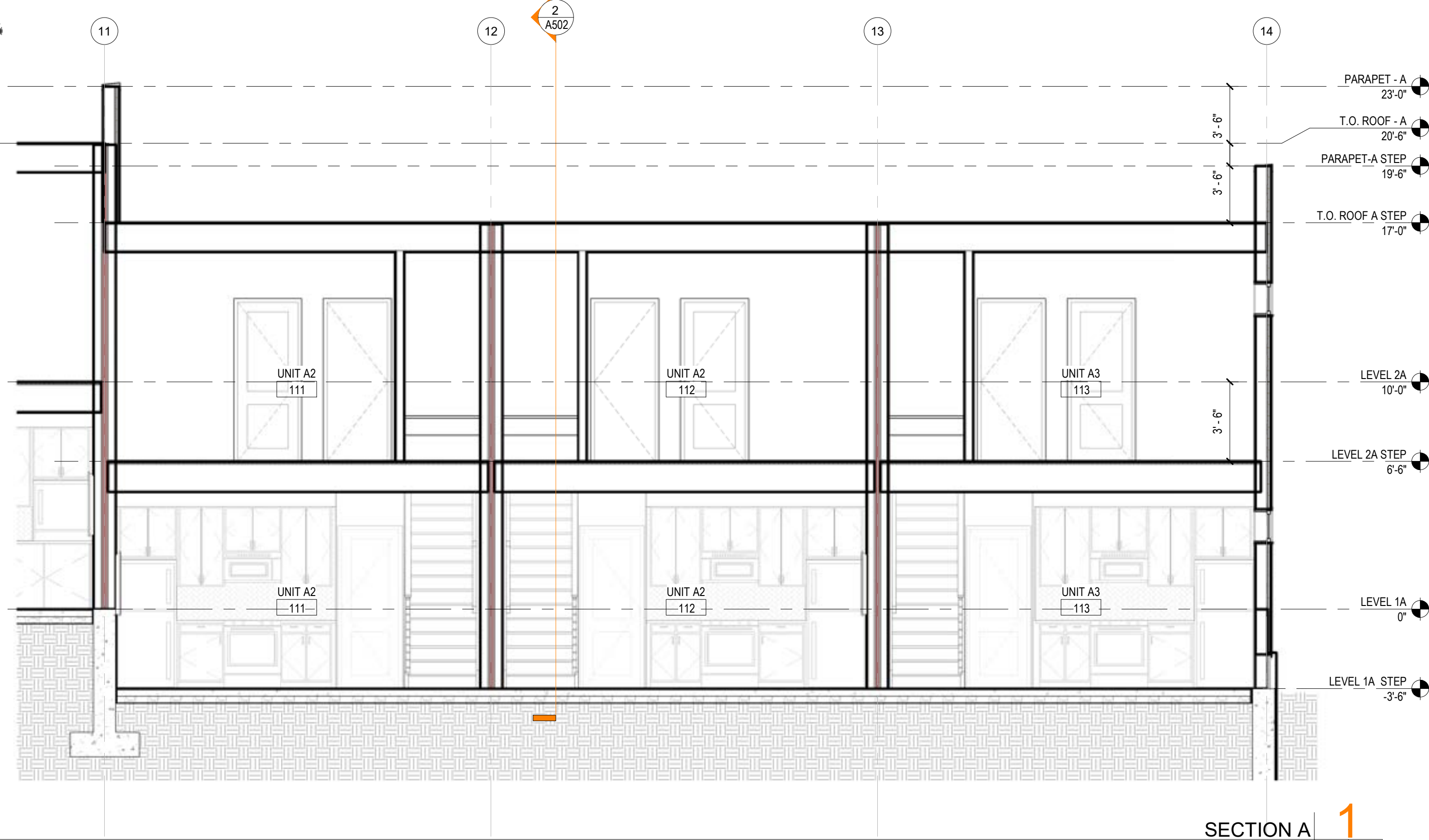
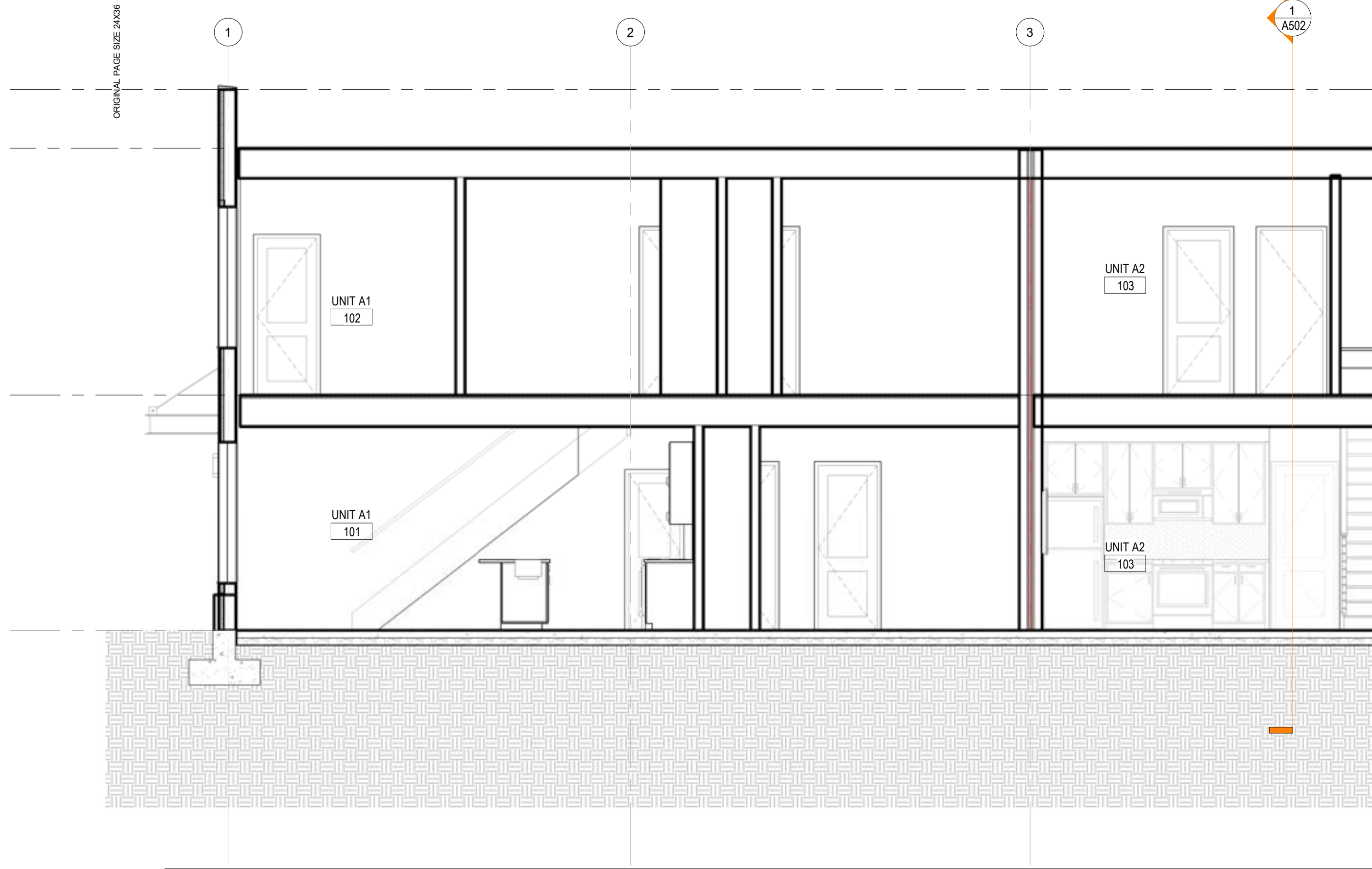
SHEET TITLE  
PERSPECTIVE VIEWS

SHEET NUMBER

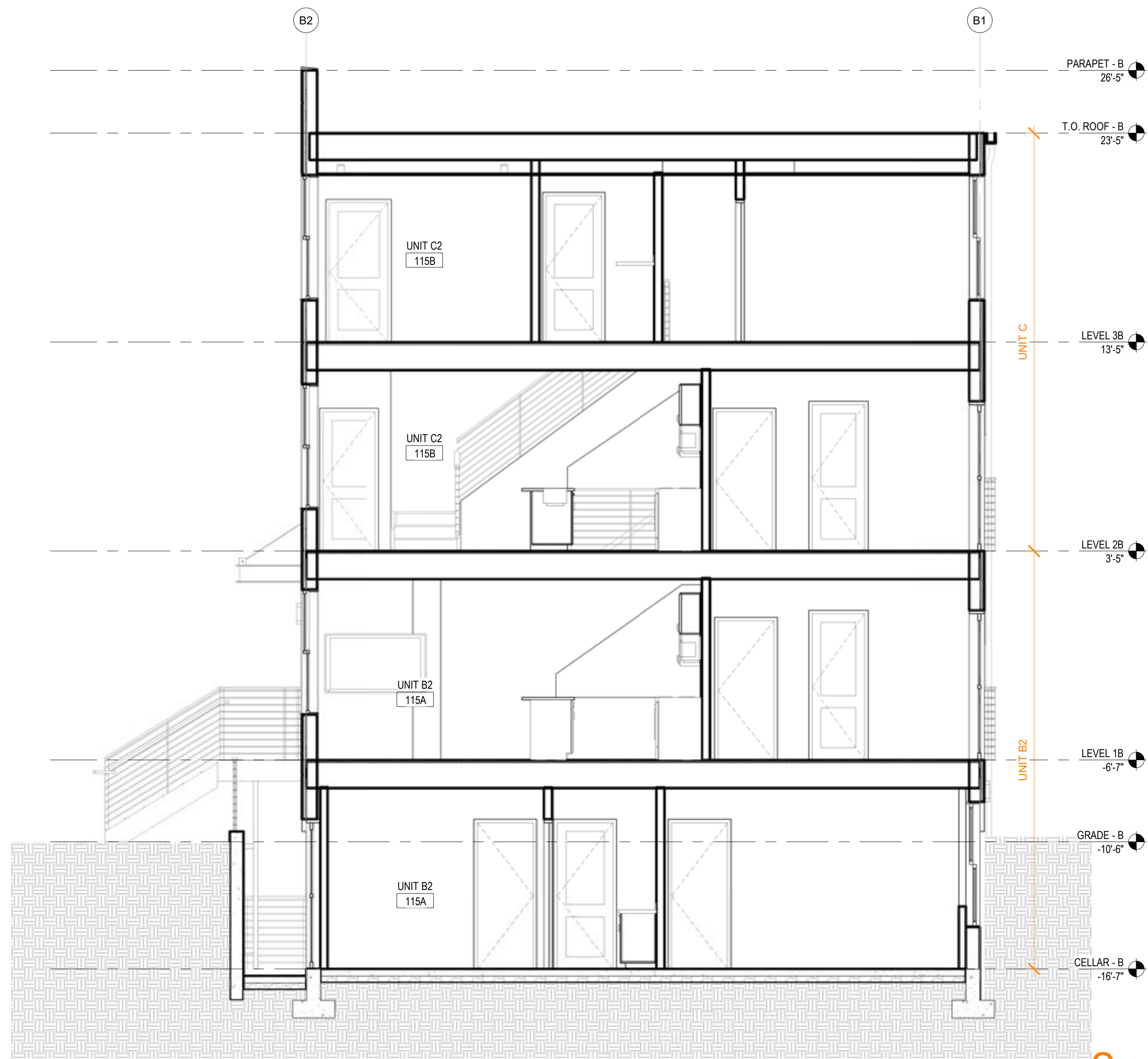
**A404**

05/04/22  
SCHEMATIC DESIGN

ORIGINAL PAGE SIZE 2400



SECTION A 1  
1/4" = 1'-0" A500



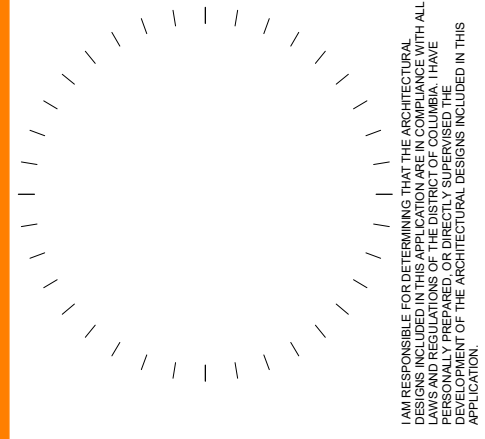
SECTION B 2  
1/4" = 1'-0" A500

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SHEET TITLE  
BUILDING SECTIONS AND  
DETAILS

SHEET NUMBER

A500

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5/3/2022 1:21:53 PM

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