

professional seal



hilton residence

PHASE II

project name:
**HILTON
RESIDENCE-
PHASE 2**
2318 california street, NW
Washington, DC 20008

project no: 1605
issue / description:
Phase 2: HP Review 06.13.17
Phase 2: Historic Review 08.30.17

drawn by: GM/DC
checked by: FB/MF

sheet title

sheet no.



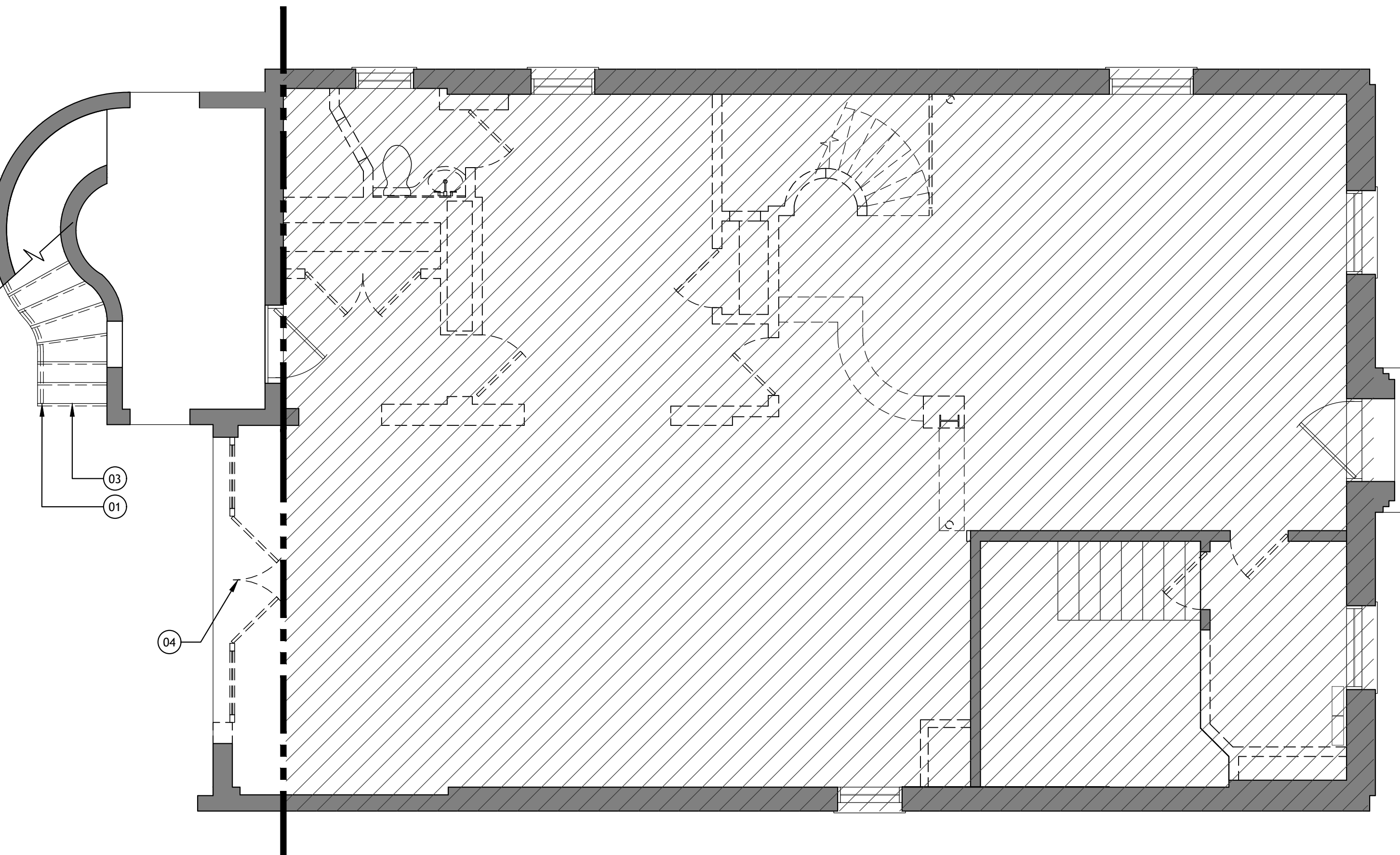
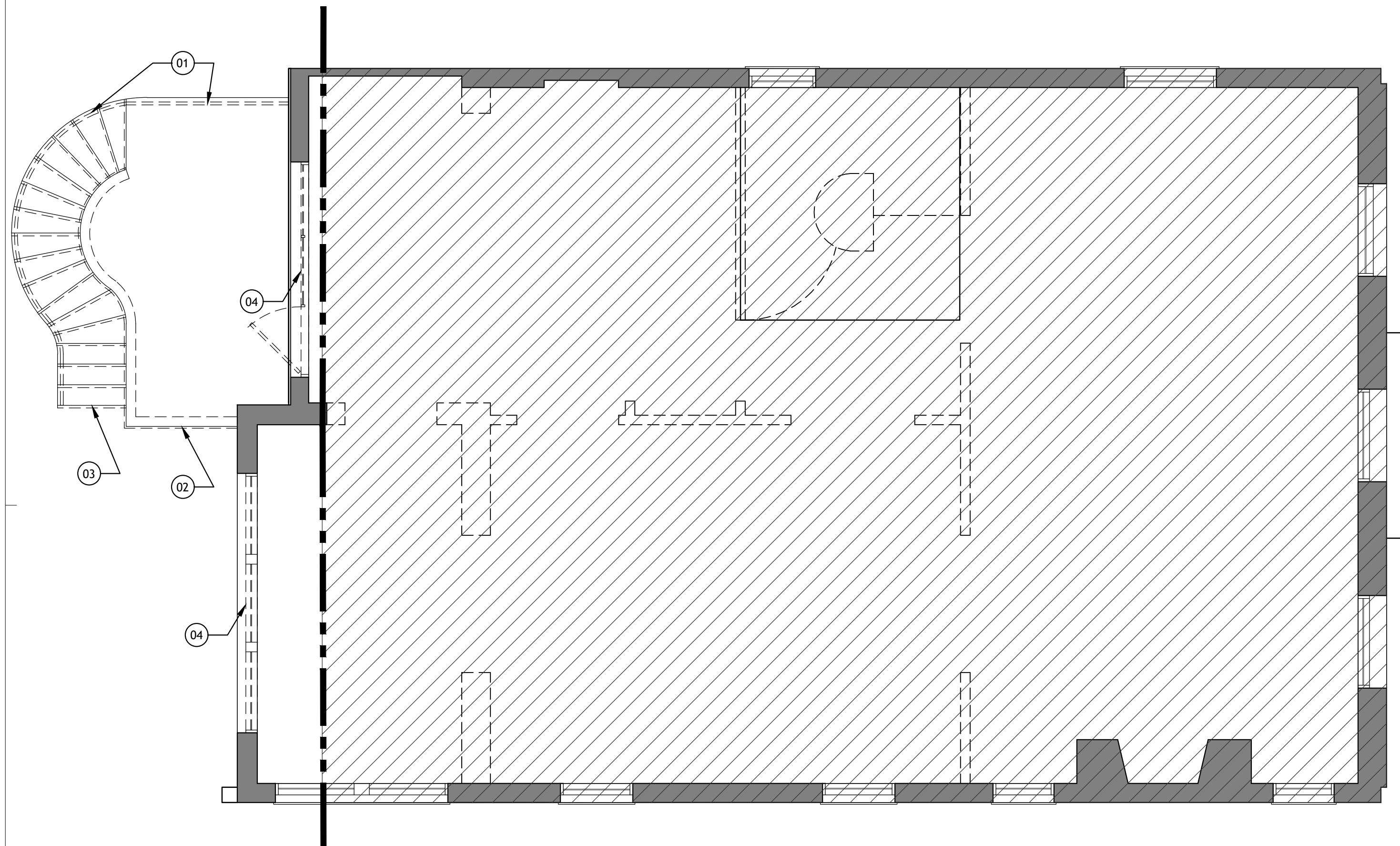
1. DEMOLITION PLANS ARE DIAGRAMMATIC AND REFLECT EXTENT OF REQUIRED DEMOLITION TO ACCOMMODATE PLANNED NEW CONSTRUCTION
2. ALL EXISTING PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEM COMPONENTS SHALL BE REMOVED BACK TO RESPECTIVE EQUIPMENT SOURCE AND SAFELY SECURED OR CAPPED.
3. STABILIZED, SECURE, OR OTHERWISE MAKE SAFE ALL EXISTING TO REMAIN STRUCTURE AND FRAMING AS REQUIRED WHERE DEMOLITION OCCURS
4. ENTIRE SITE MUST REMAIN SECURE AND WATERTIGHT DURING ALL DEMOLITION WORK
5. AREA WITHIN HATCHED OUTLINE IN NOT IN THIS SCOPE OF WORK

- 01 EXISTING METAL HANDRAIL TO BE REMOVED
- 02 EXISTING WOOD HANDRAIL AND GUARDRAIL TO BE REMOVED
- 03 EXISTING TREADS TO BE REMOVED
- 04 EXISTING DOOR / WINDOW ASSEMBLY TO BE REMOVED AND REPLACED WITH STEEL AND GLASS DOOR ASSEMBLY, SEE SHEET A902.

GENERAL DEMOLITION NOTES

KEYNOTES

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sheet title

**DEMOLITION PLANS
FIRST & SECOND FLOORS**

sheet no.

A1.01

SECOND FLOOR DEMOLITION PLAN

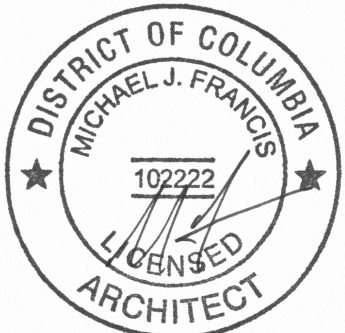
SCALE
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03

FIRST FLOOR DEMOLITION PLAN

SCALE
1/4"=1'-0"

01



1. DEMOLITION PLANS ARE DIAGRAMMATIC AND REFLECT EXTENT OF REQUIRED DEMOLITION TO ACCOMMODATE PLANNED NEW CONSTRUCTION
2. ALL EXISTING PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEM COMPONENTS SHALL BE REMOVED BACK TO RESPECTIVE EQUIPMENT SOURCE AND SAFELY SECURED OR CAPPED.
3. STABILIZED, SECURE, OR OTHERWISE MAKE SAFE ALL EXISTING TO REMAIN STRUCTURE AND FRAMING AS REQUIRED WHERE DEMOLITION OCCURS
4. ENTIRE SITE MUST REMAIN SECURE AND WATERTIGHT DURING ALL DEMOLITION WORK
5. AREA WITHIN HATCHED OUTLINE IN NOT IN THIS SCOPE OF WORK

- 01 EXISTING DOOR / WINDOW ASSEMBLY TO BE REMOVED AND REPLACED WITH STEEL AND GLASS DOOR ASSEMBLY, SEE SHEET A902.
- 02 EXISTING ROOF TO BE REMOVED
- 03 EXISTING ATTIC SPACE TO REMAIN AND EXTEND TO REAR OF BUILDING
- 04 EXISTING PARAPET WALL TO REMAIN
- 05 ROOF LINE BELOW

GENERAL DEMOLITION NOTES

KEYNOTES

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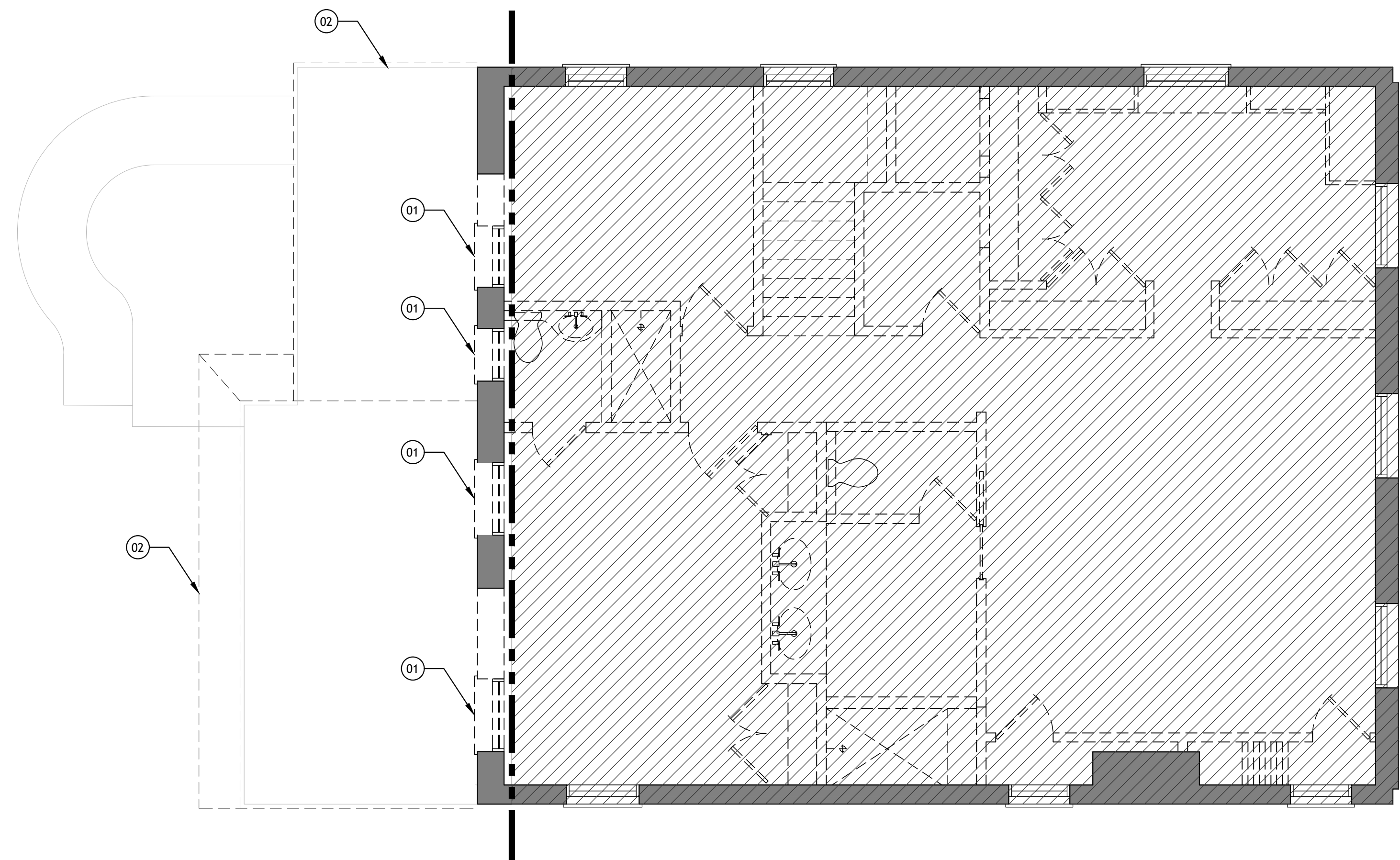
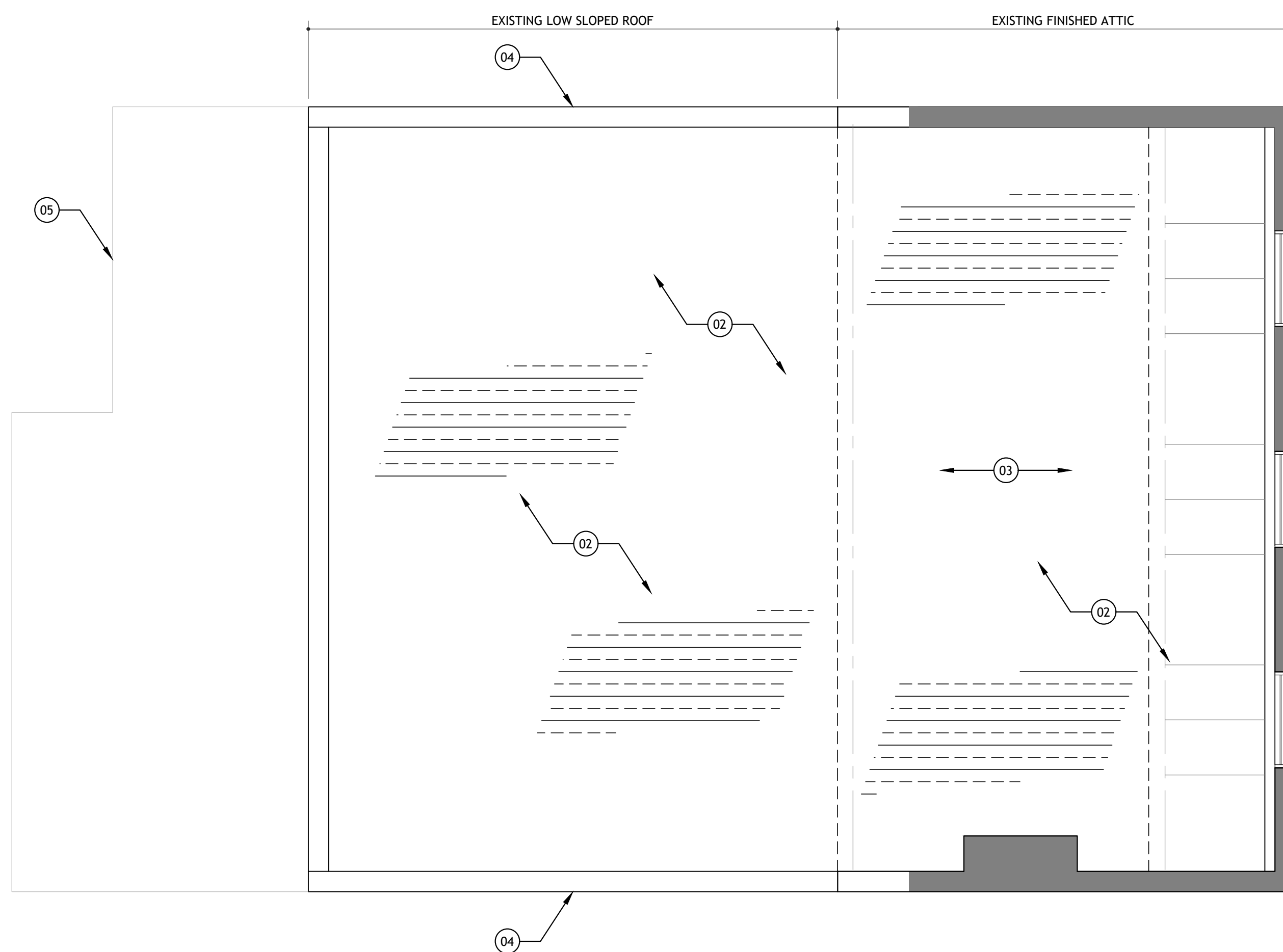
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sheet title

DEMOLITION PLAN
THIRD FLOOR & PENTHOUSE

sheet no.

A1.02



PENTHOUSE & ROOF DEMOLITION PLAN

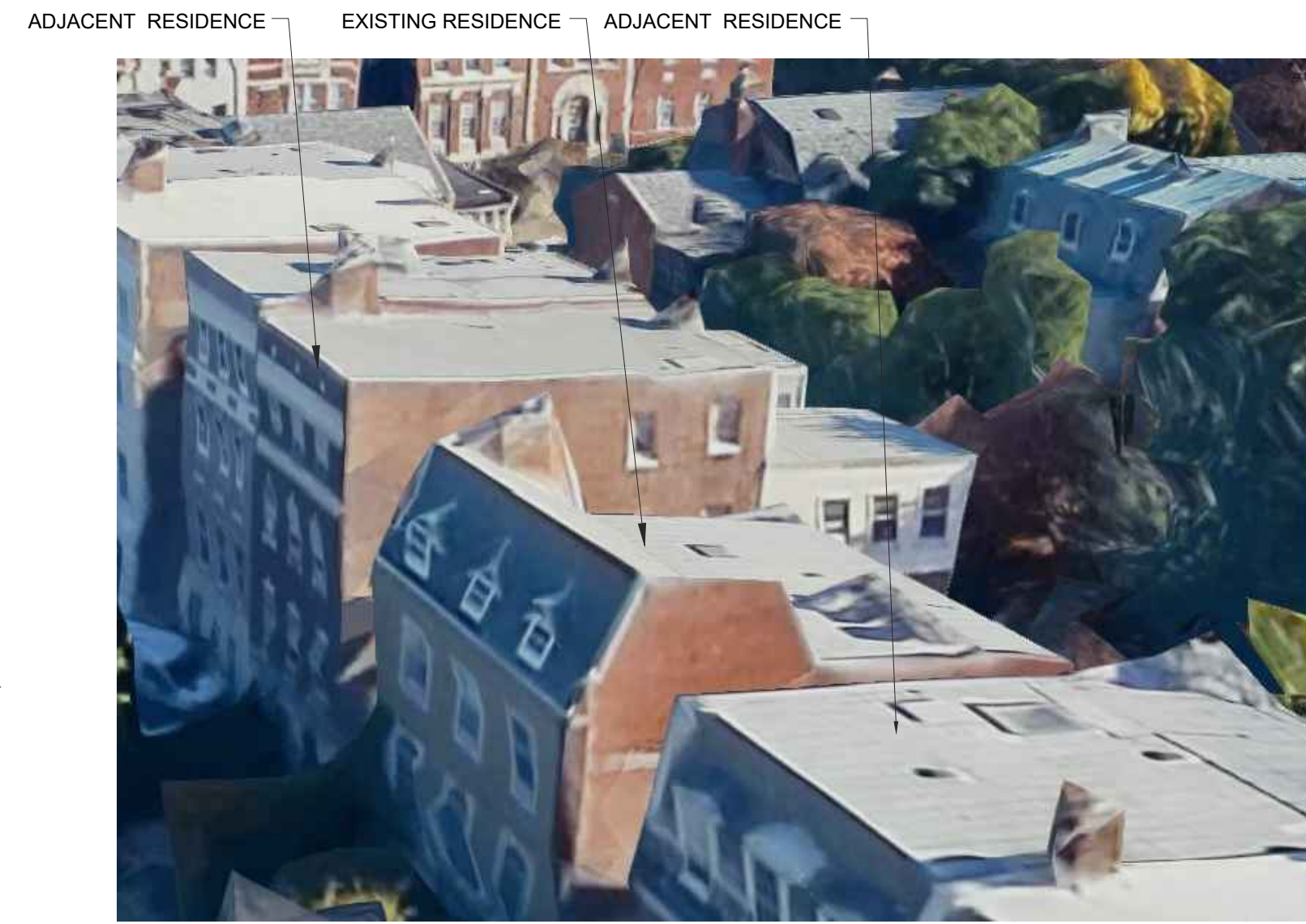
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THIRD FLOOR DEMOLITION PLAN

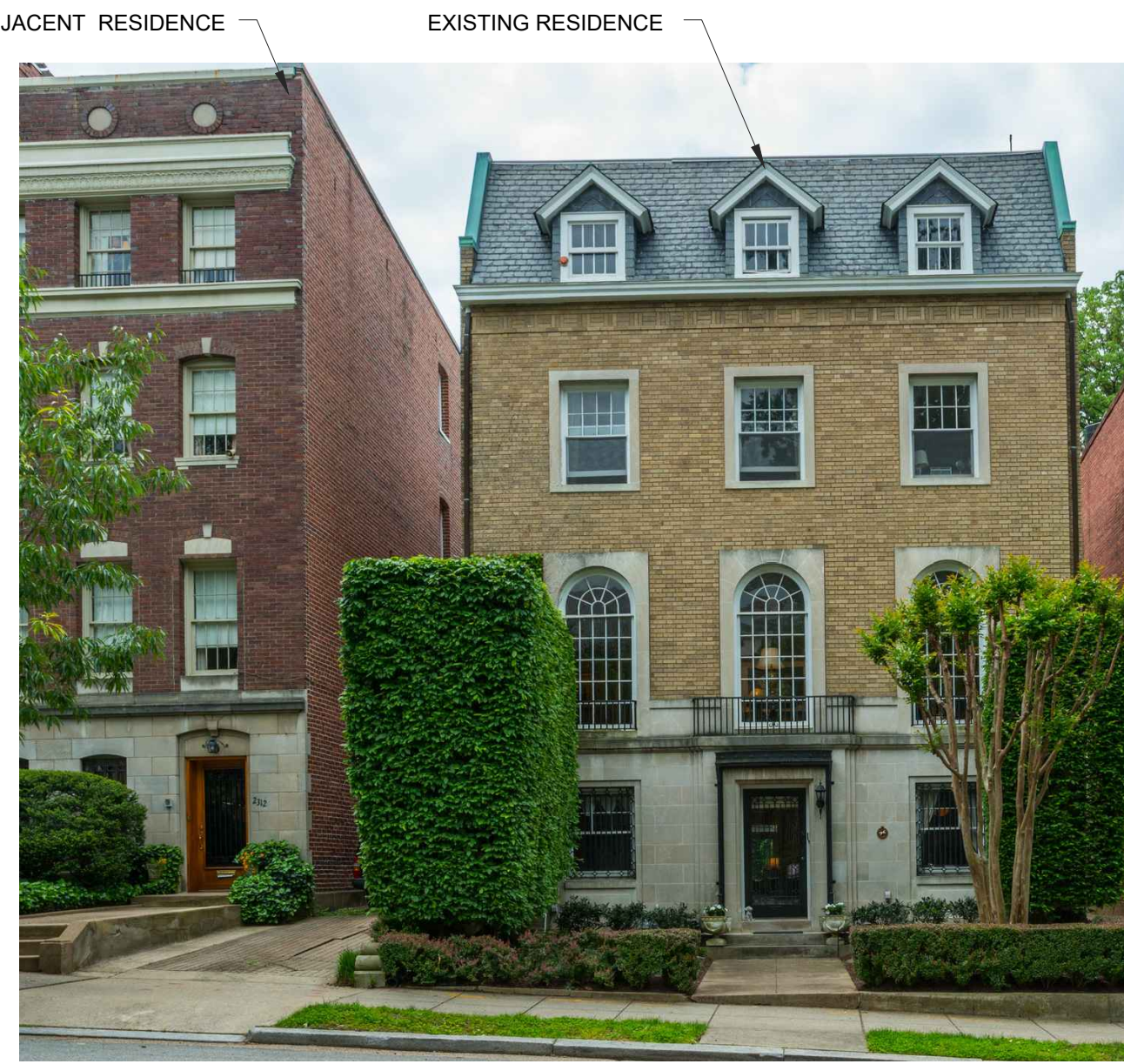
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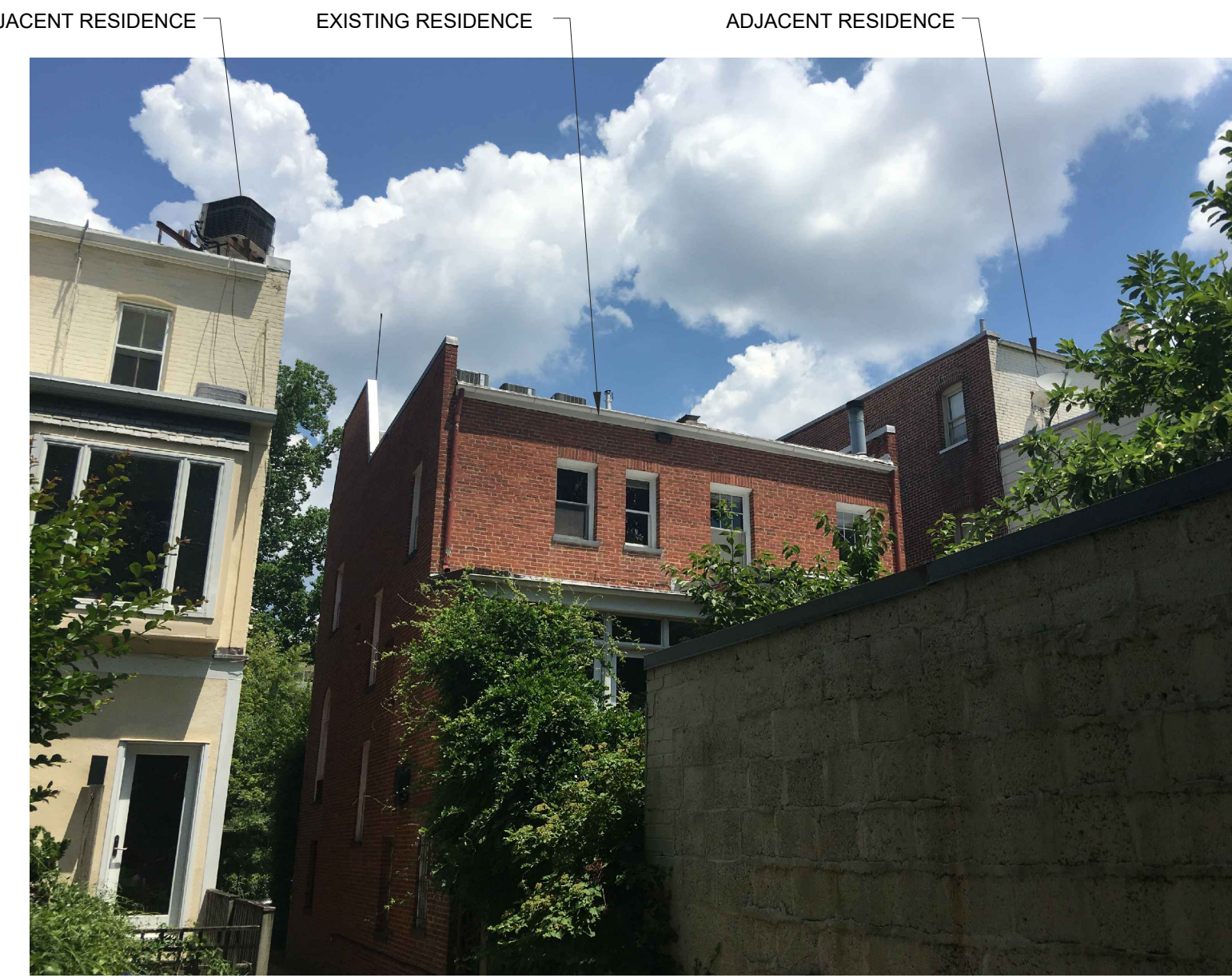
SITE PHOTO 4

SCALE
NTS 19



SITE PHOTO 3

SCALE
NTS 18



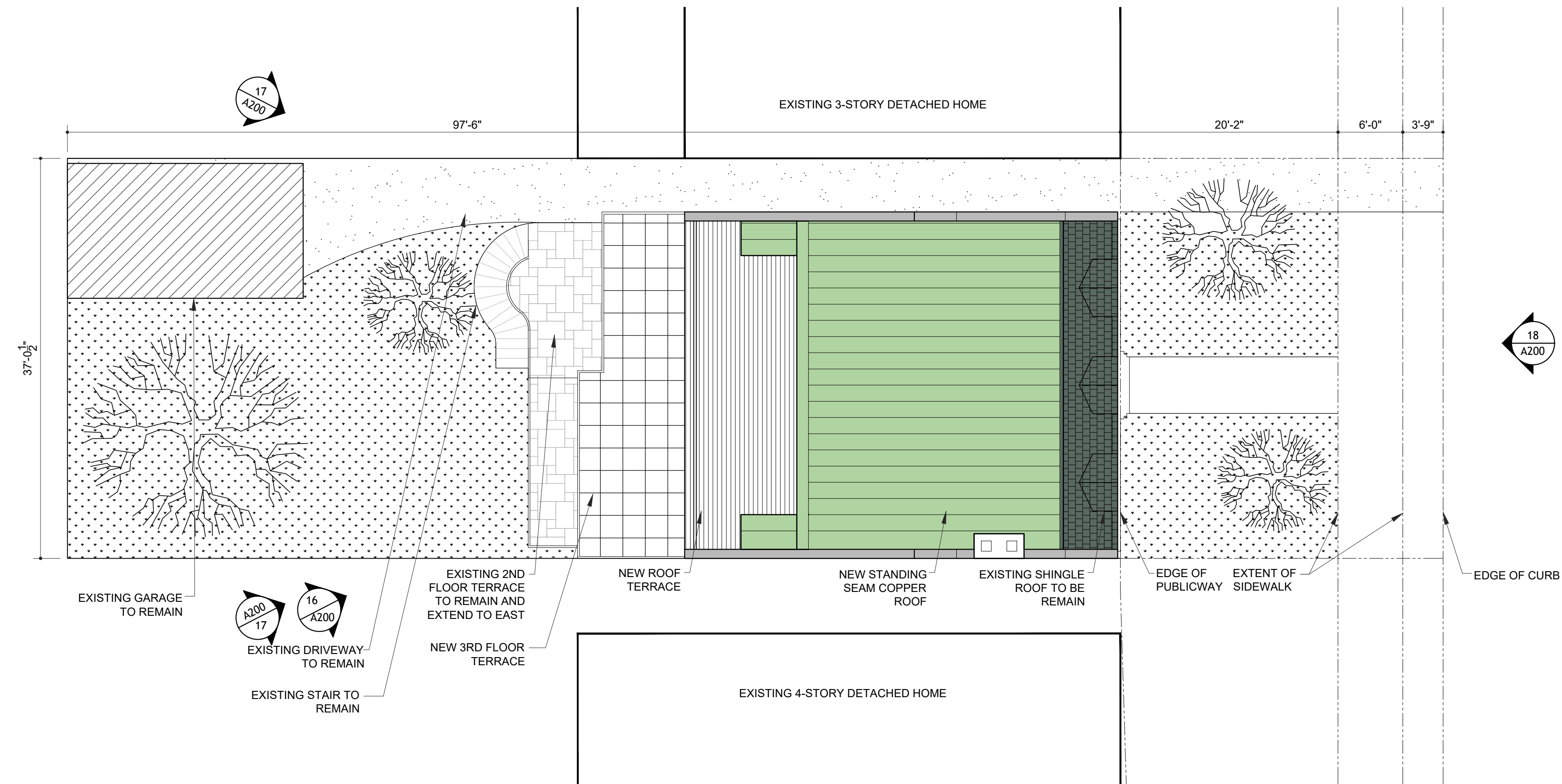
SITE PHOTO 2

SCALE
NTS 17



SITE PHOTO 1

SCALE
NTS 16



SITE PLAN

SCALE
1/8"=1'-0" 01

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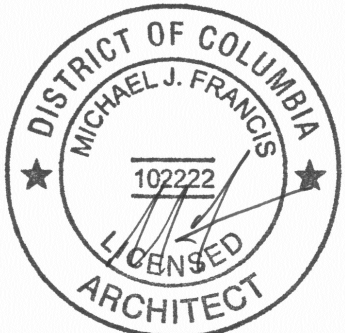
sheet title

SITE PLAN
& EXISTING PHOTOS

sheet no.

A2.00

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- 01 NEW TREADS TO BE INSTALLED ON EXISTING STAIR STRUCTURE
- 02 NEW DECKING TO BE INSTALLED OVER EXISTING STRUCTURE
- 03 NEW WROUGHT IRON RAILINGS TO BE INSTALLED AROUND NEW DECK
- 04 EXISTING EXTERIOR AREAWAY TO REMAIN
- 05 NEW DECK EXTENSION SUPPORTED BY NEW STRUCTURAL COLUMNS

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- NEW MILLWORK
- NOT IN CURRENT SCOPE
- PHASE LINE

KEY NOTES

SCALE
NTS

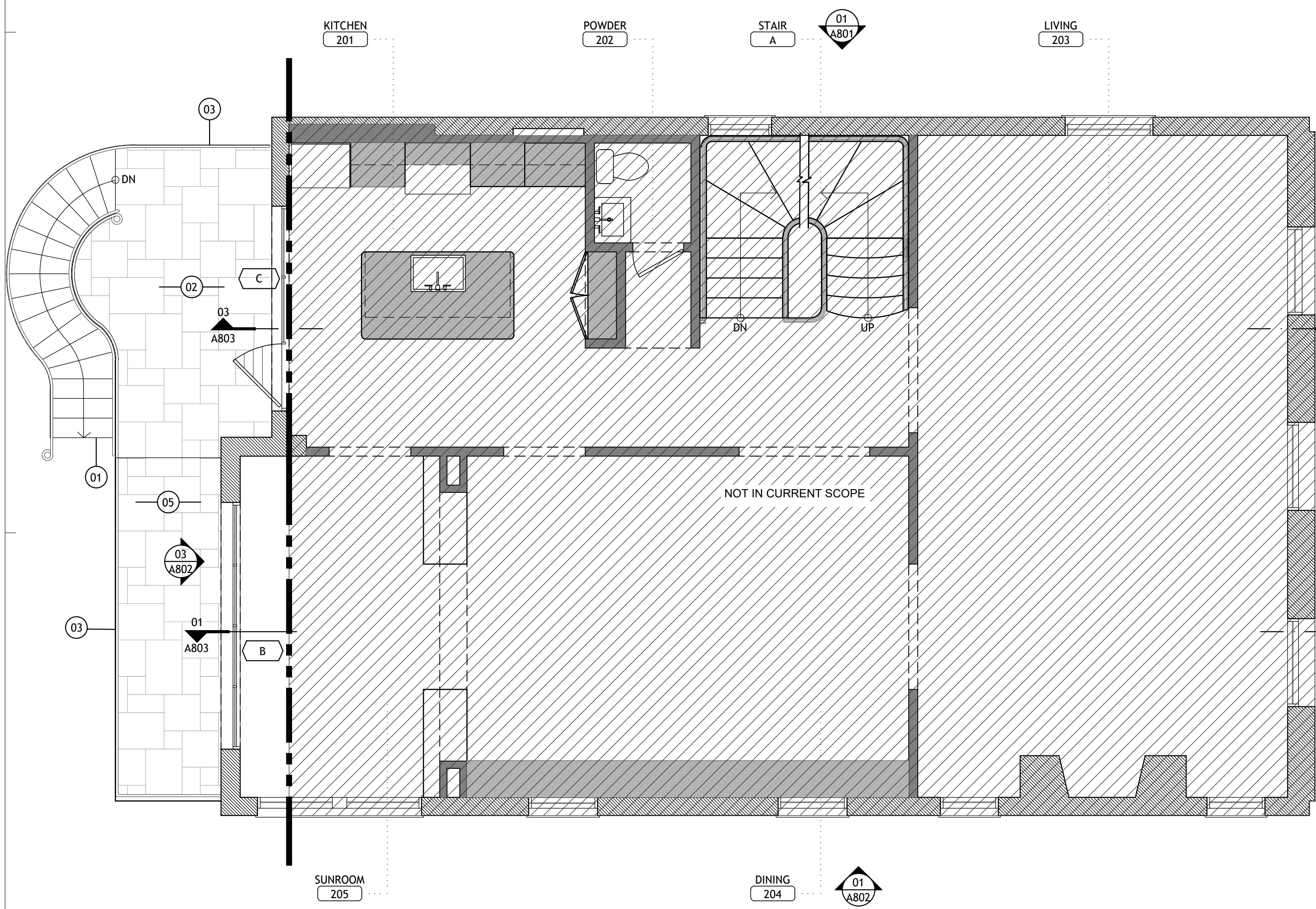
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LEGEND

SCALE
NTS

16

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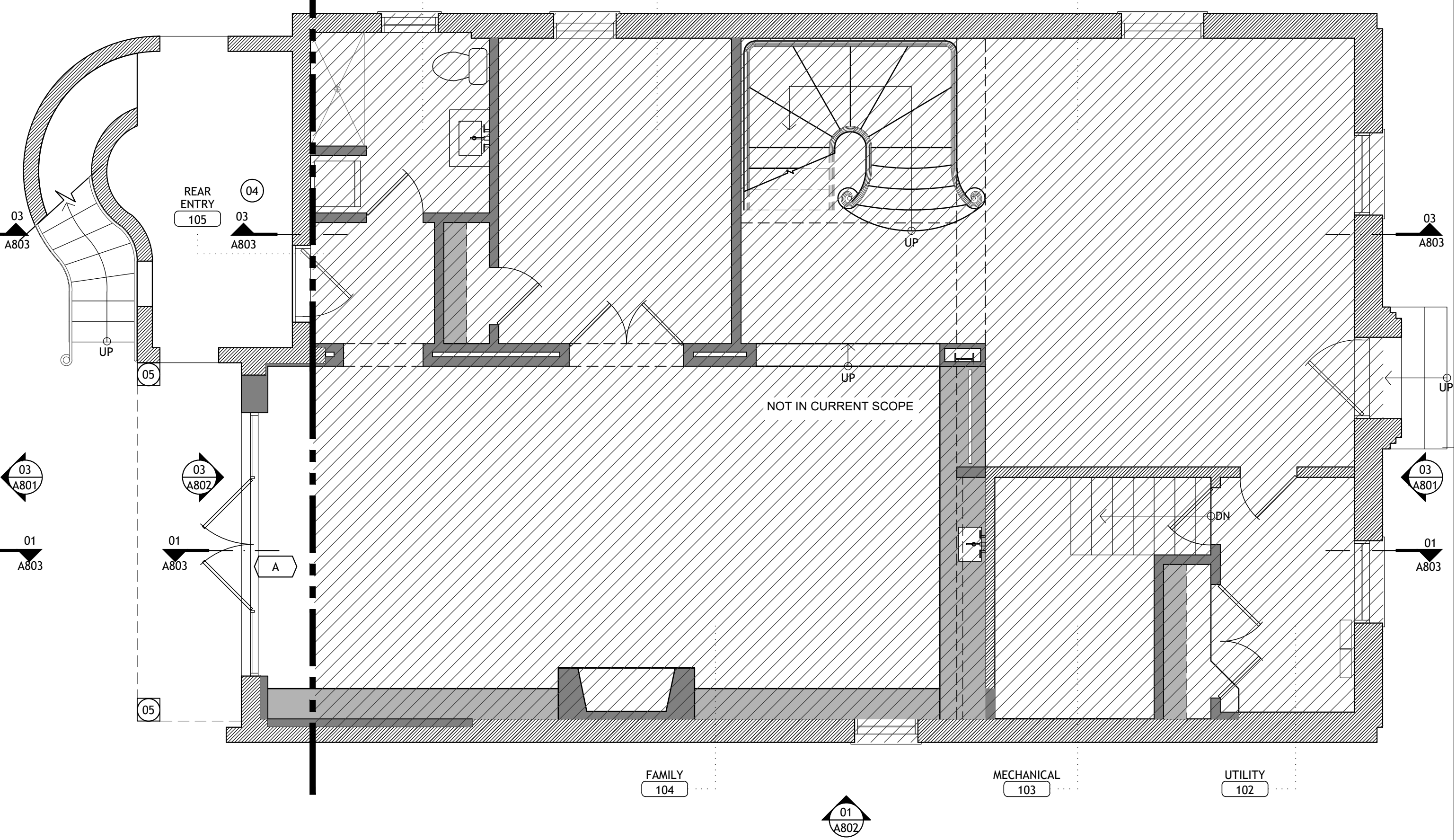


SECOND FLOOR CONSTRUCTION PLAN

SCALE
1/4"=1'-0"

03

FIRST FLOOR CONSTRUCTION PLAN



SCALE
1/4"=1'-0"

01

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**CONSTRUCTION PLANS
FIRST & SECOND**

sheet no.

A2.01

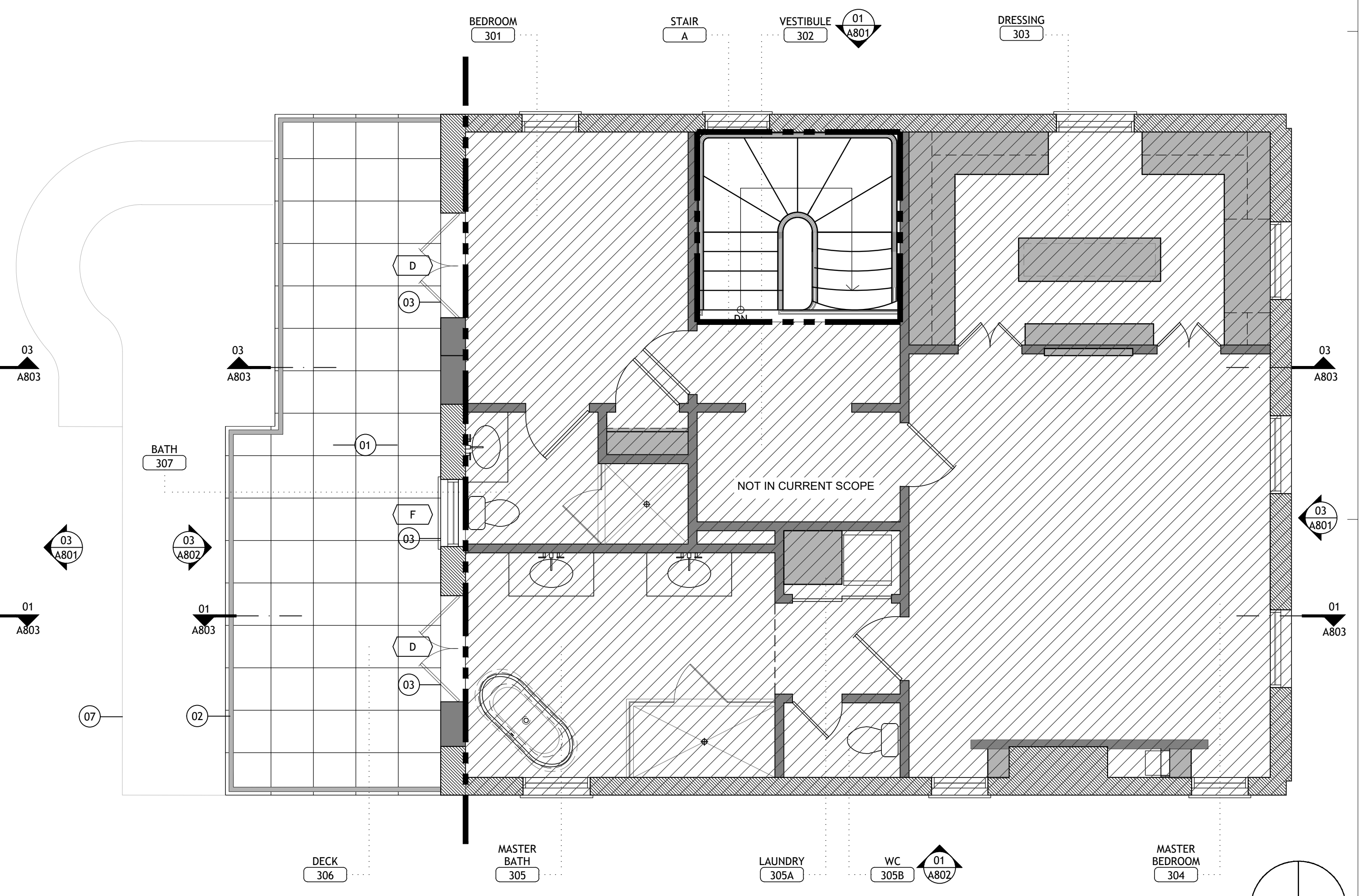
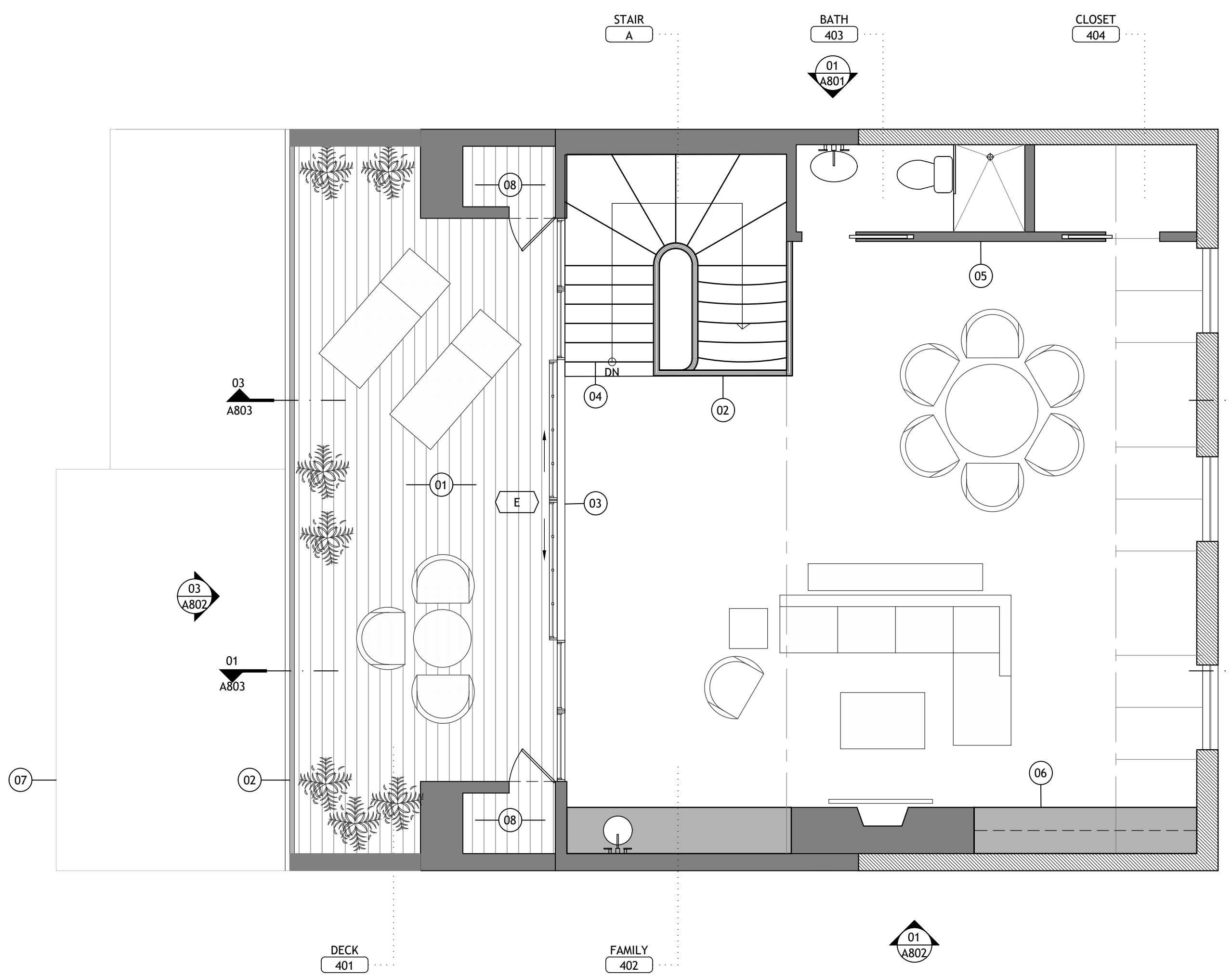


- 01 NEW DECKS TO BE INSTALLED ON EXISTING ROOF STRUCTURE
- 02 NEW WROUGHT IRON RAILINGS
- 03 NEW STEEL AND GLASS DOOR AND WINDOWS; REFER A902.
- 04 NEW STAIR TO CONNECT PENTHOUSE WITH 3RD FLOOR
- 05 NEW PARTITION, BATHROOM AND CLOSET
- 06 NEW MILLWORK
- 07 NEW DECK BELOW
- 08 OUTDOOR STORAGE CLOSET UNDER MANSARD ROOF

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- NEW MILLWORK
- NOT IN CURRENT SCOPE
- PHASE LINE

KEY NOTES

LEGEND



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sheet title

CONSTRUCTION PLANS
THIRD FLOOR & PENTHOUSE

sheet no.

A2.02

PENTHOUSE CONSTRUCTION PLAN

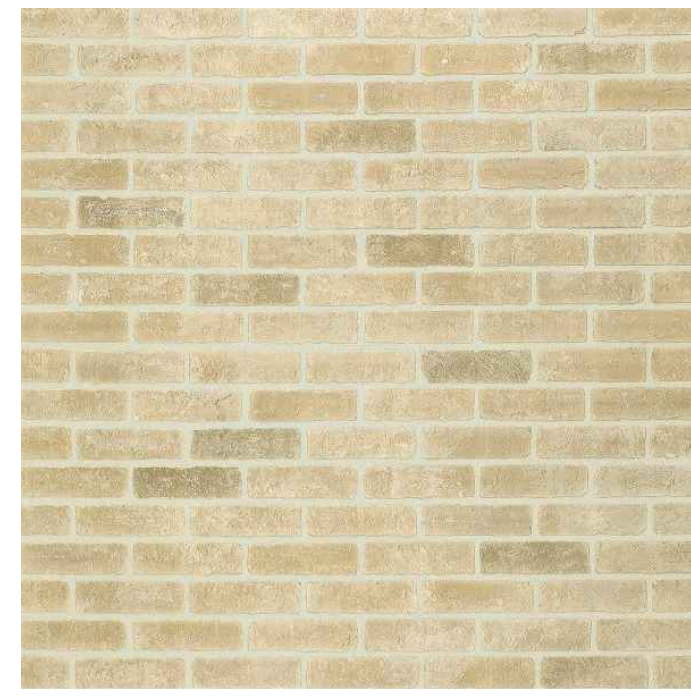
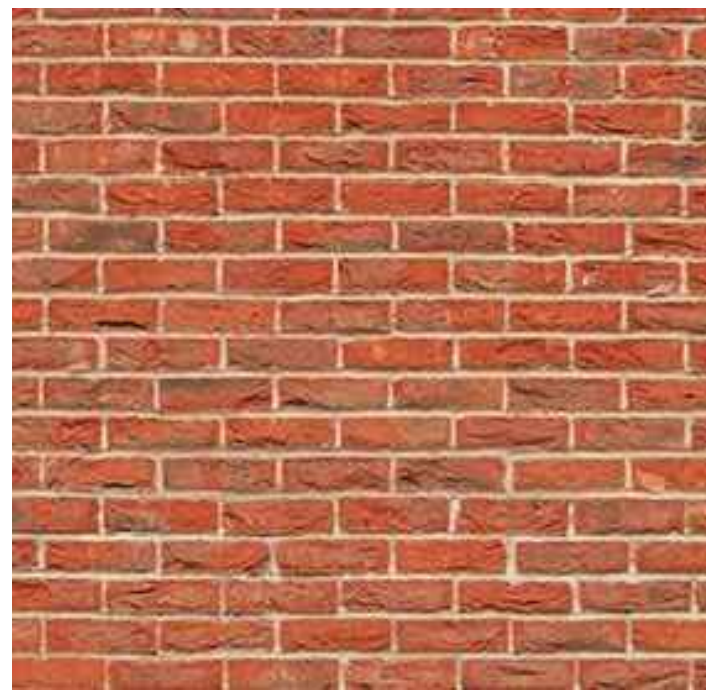
SCALE
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03 THIRD FLOOR CONSTRUCTION PLAN

SCALE
1/4"=1'-0"

01

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BRICK FACADE REFERENCE

SCALE
NTS

19



COPPER ROOF REFERENCE

SCALE
NTS

18



RAILING REFERENCE

SCALE
NTS

17



DOOR REFERENCE

SCALE
NTS

16

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SOUTH ELEVATION

SCALE
1/4"=1'-0"

03



WEST ELEVATION

SCALE
1/4"=1'-0"

01

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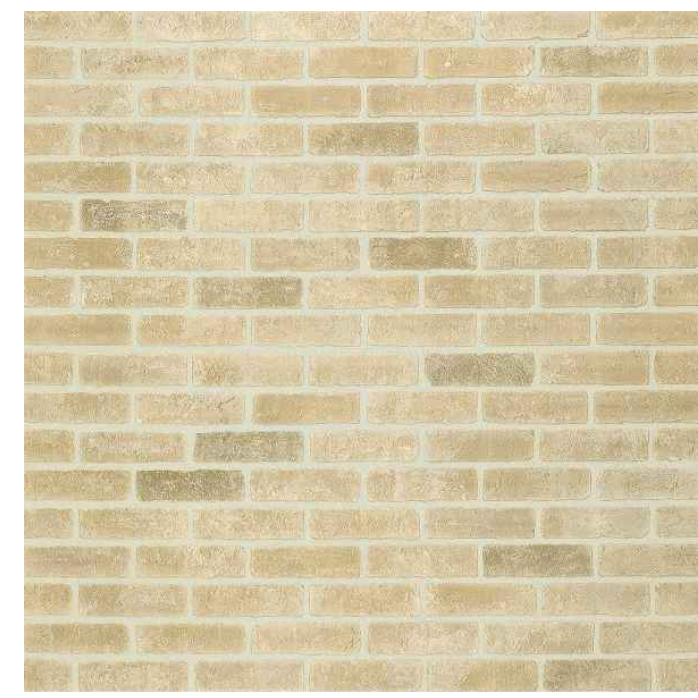
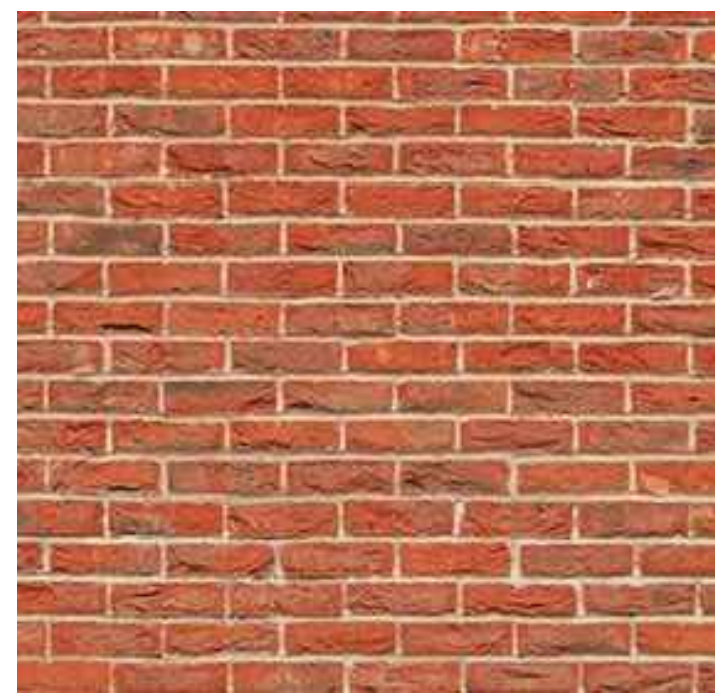
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sheet title

EXTERIOR ELEVATIONS - OPT. 1
SOUTH & WEST - PROPOSED

sheet no.

A8.02



BRICK FACADE REFERENCE

SCALE
NTS

19

COPPER ROOF REFERENCE

SCALE
NTS

18

RAILING REFERENCE

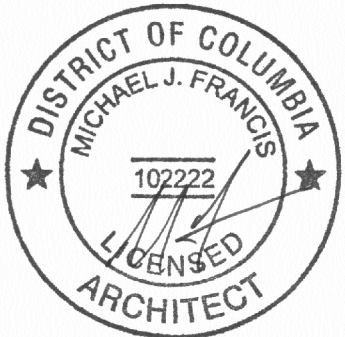
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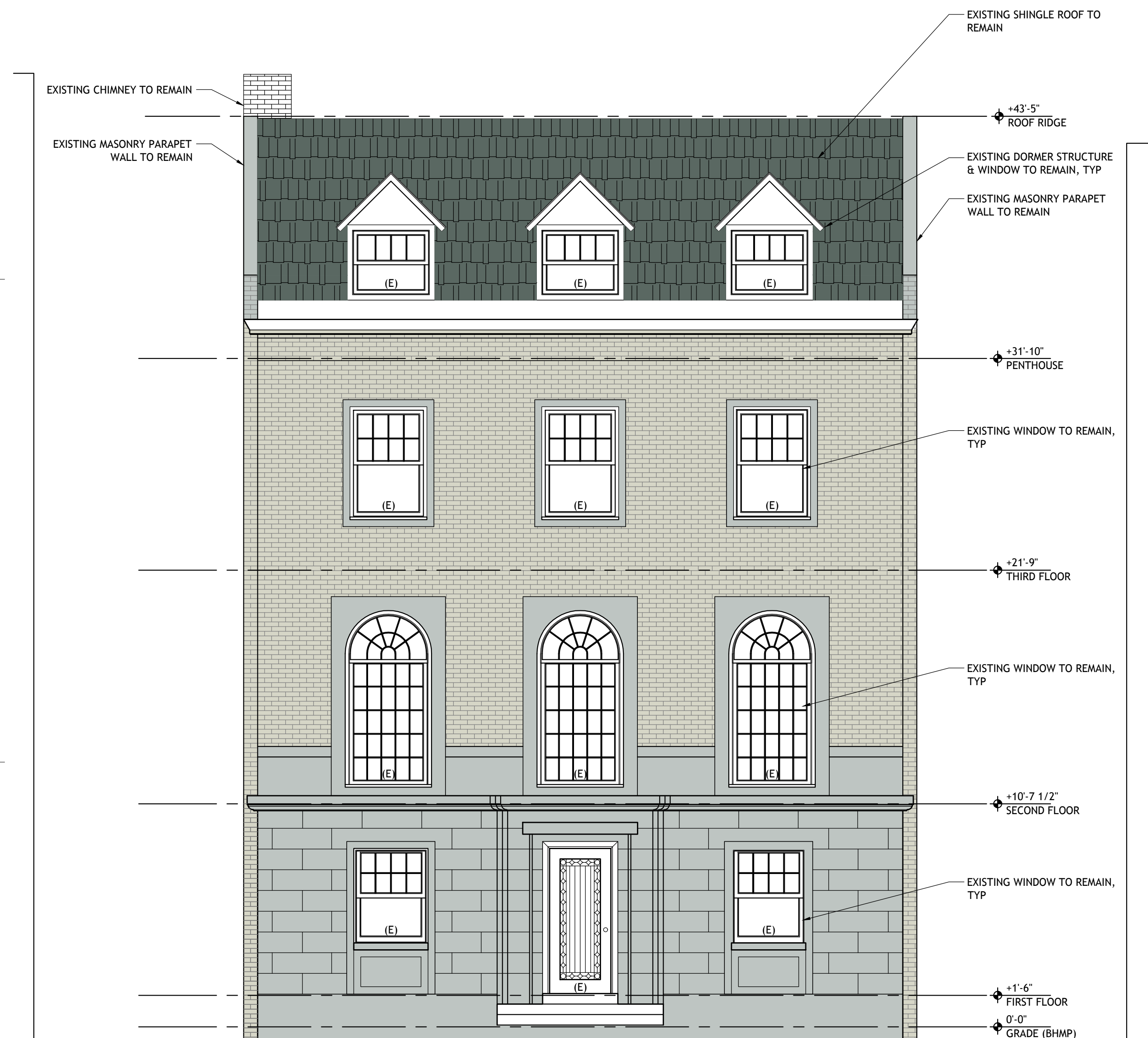
DOOR REFERENCE

SCALE
NTS

16



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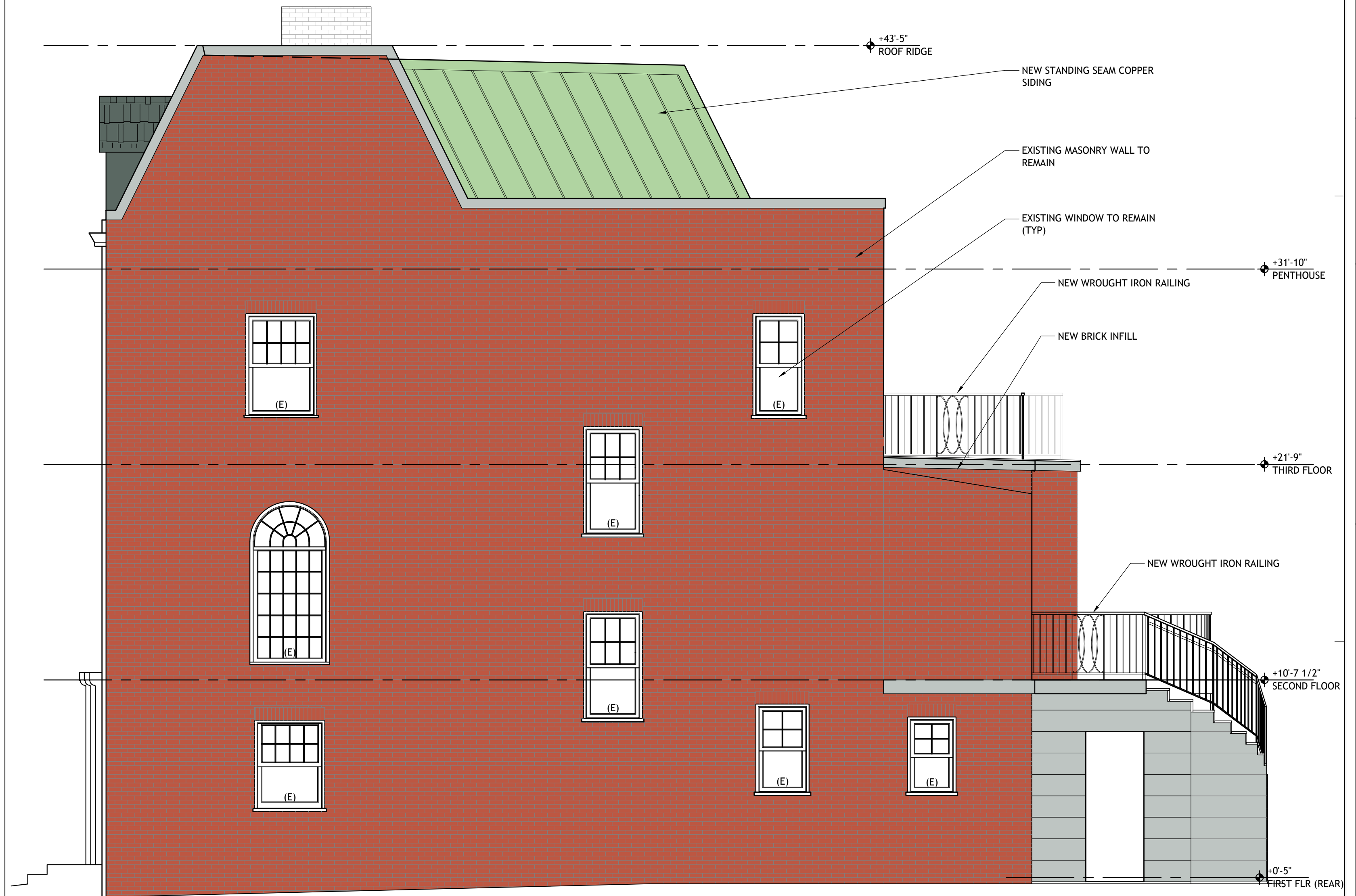


NORTH ELEVATION

SCALE
1/4"=1'-0"

03

EAST ELEVATION



SCALE
1/4"=1'-0"

01

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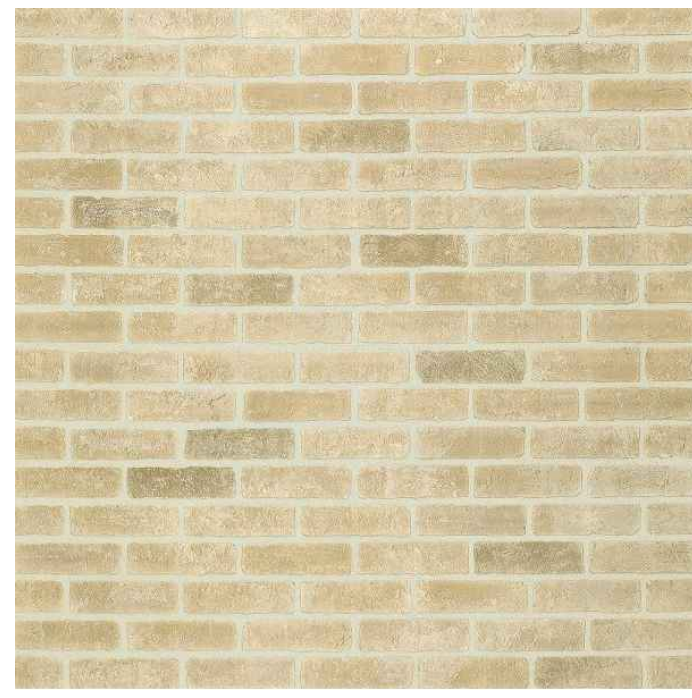
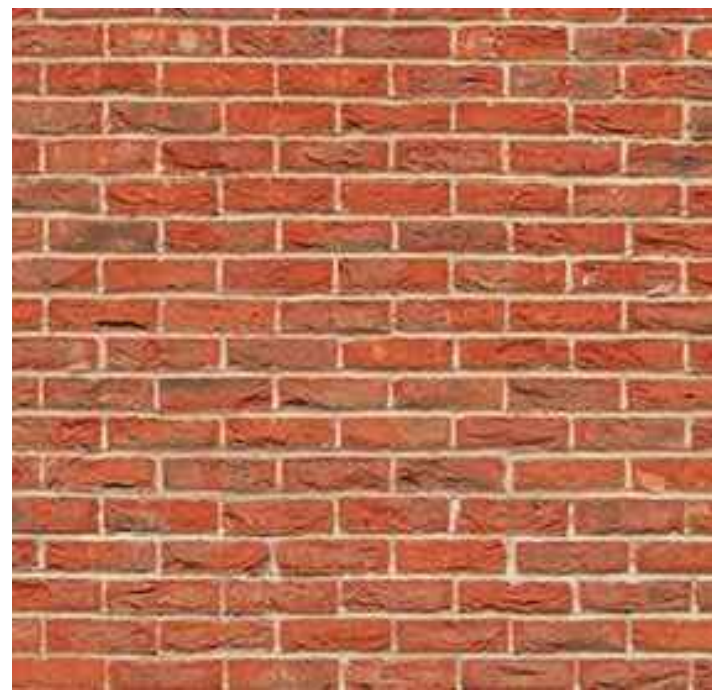
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sheet title

**EXTERIOR ELEVATIONS - OPT. 1
NORTH & EAST**

sheet no.

A8.01



BRICK FACADE REFERENCE

SCALE
NTS

19



COPPER ROOF REFERENCE

SCALE
NTS

18



RAILING REFERENCE

SCALE
NTS

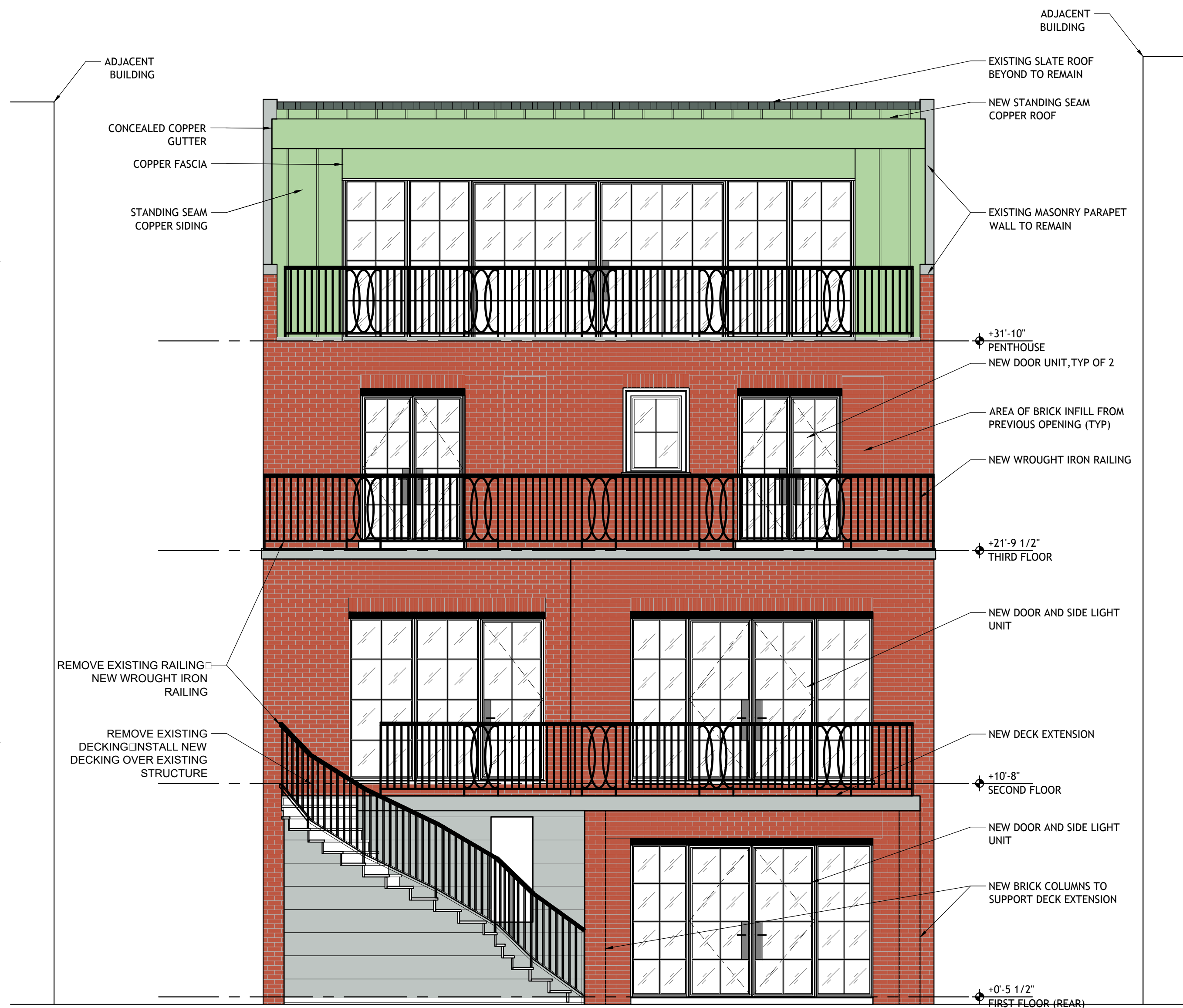
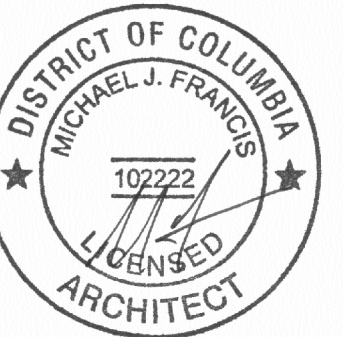
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DOOR REFERENCE

SCALE
NTS

16



SOUTH ELEVATION

SCALE
1/4"=1'-0"

03



WEST ELEVATION

SCALE
1/4"=1'-0"

01

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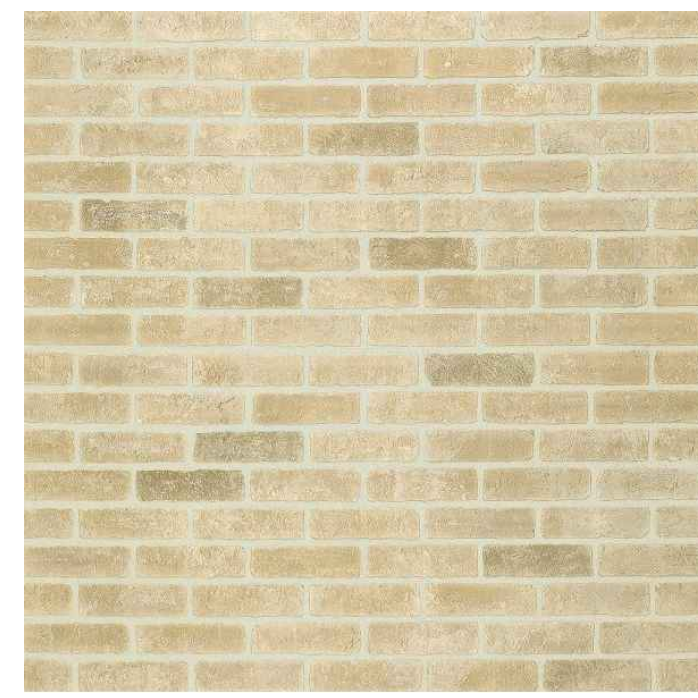
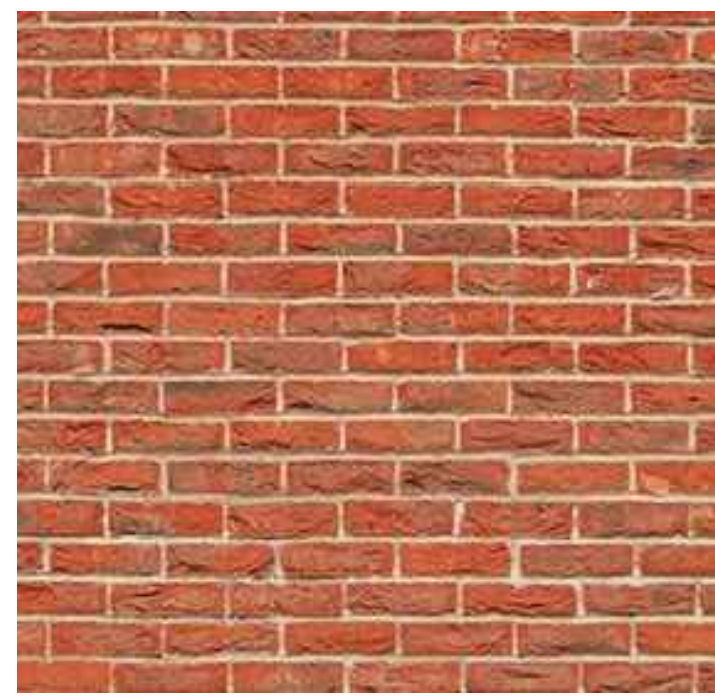
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sheet title

**EXTERIOR ELEVATIONS - OPT. 2
SOUTH & WEST - PROPOSED**

sheet no.

A8.02



BRICK FACADE REFERENCE

SCALE
NTS

19

COPPER ROOF REFERENCE

SCALE
NTS

18

RAILING REFERENCE

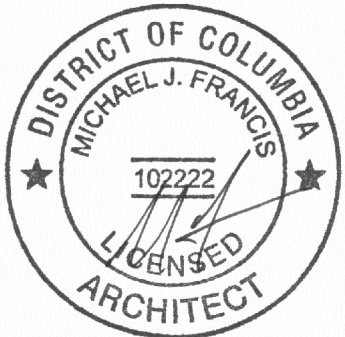
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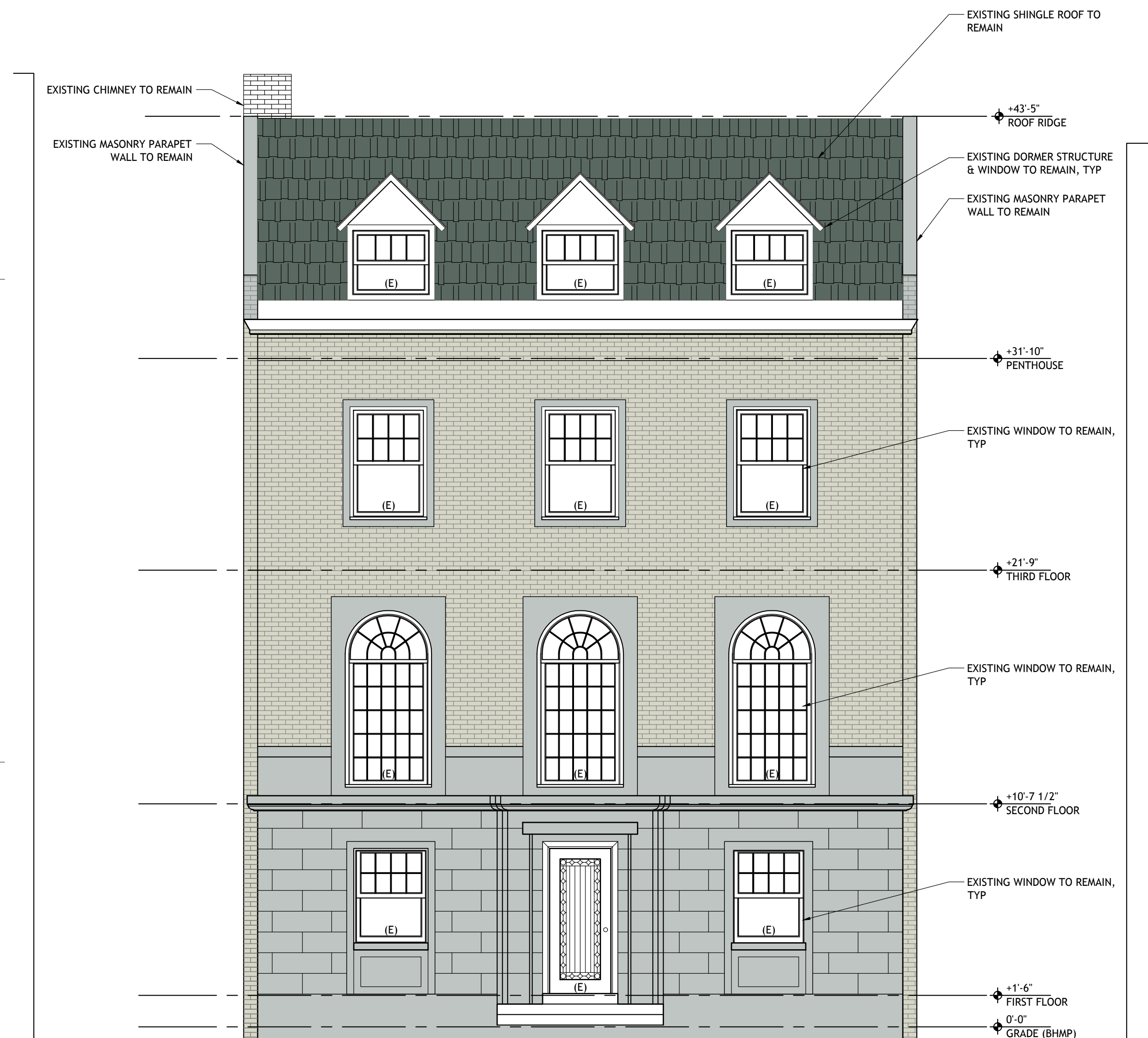
DOOR REFERENCE

SCALE
NTS

16



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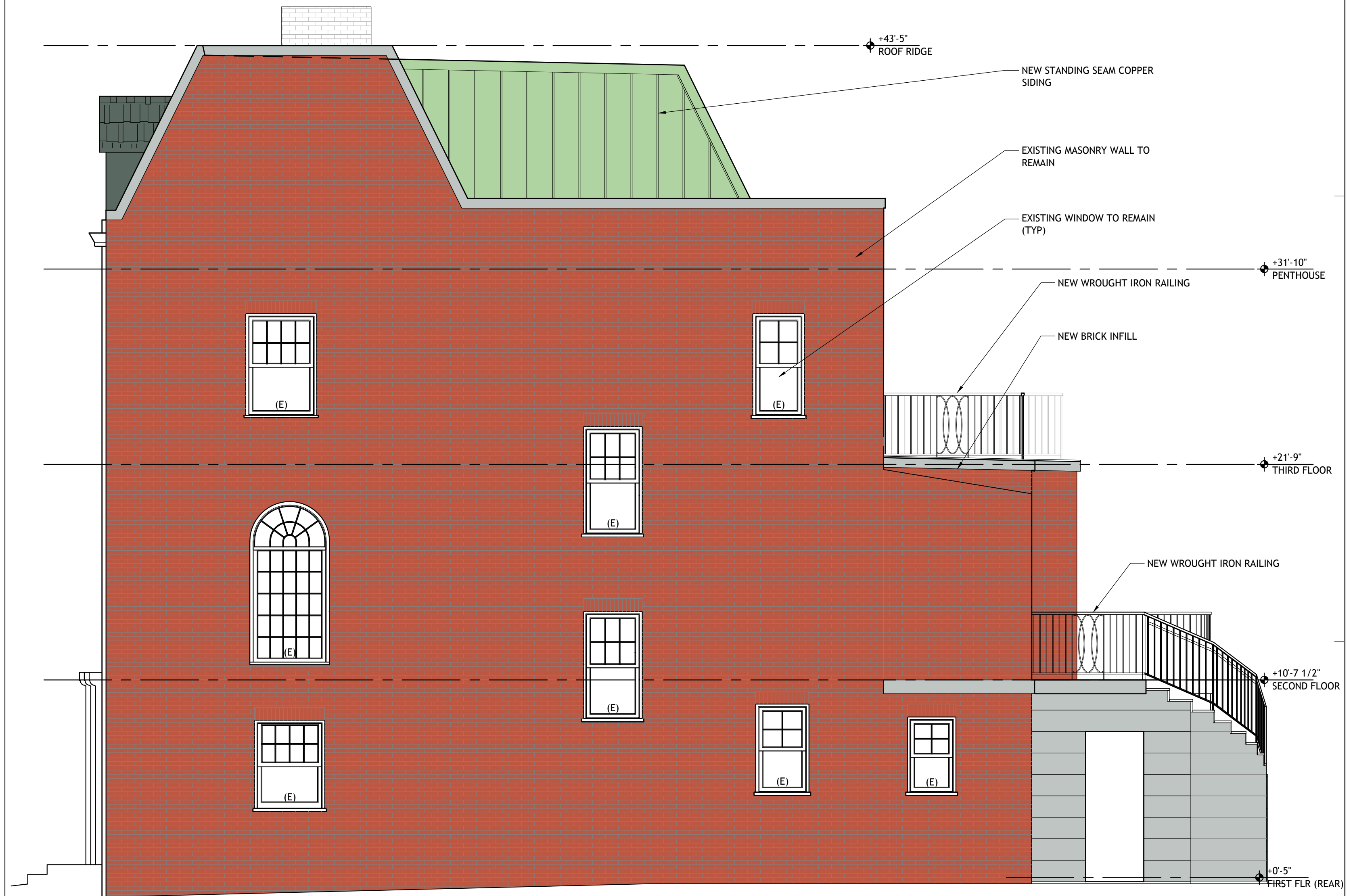


NORTH ELEVATION

SCALE
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03

EAST ELEVATION



SCALE
1/4"=1'-0"

01

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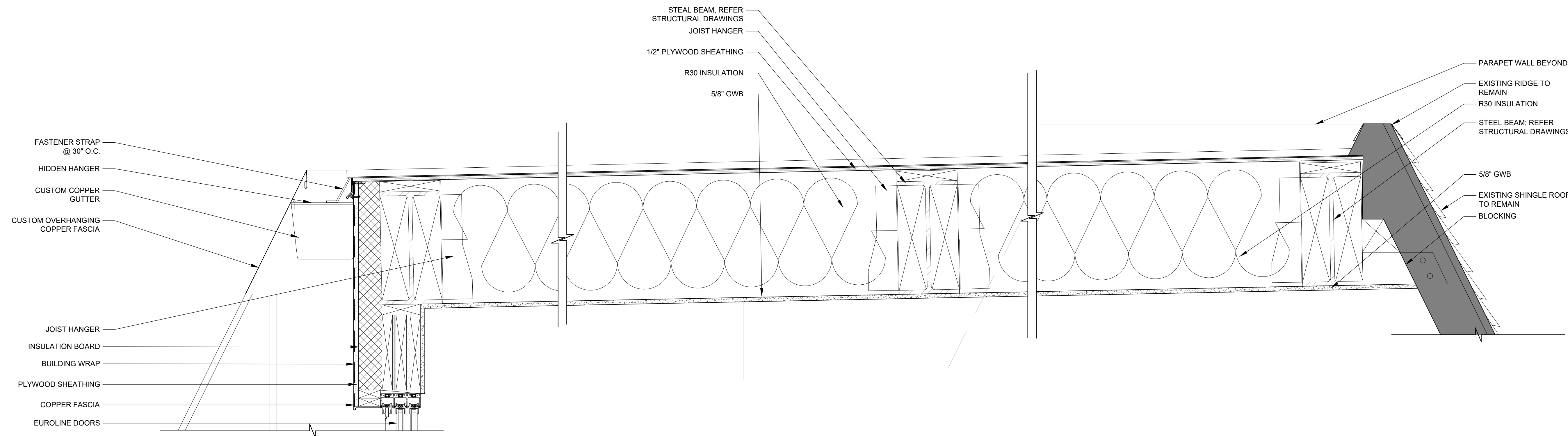
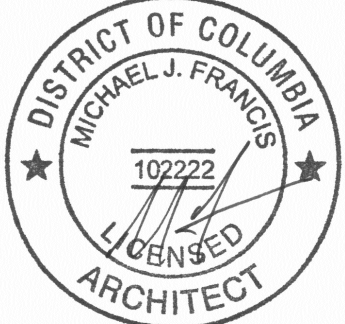
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sheet title

**EXTERIOR ELEVATIONS - OPT. 2
NORTH & EAST**

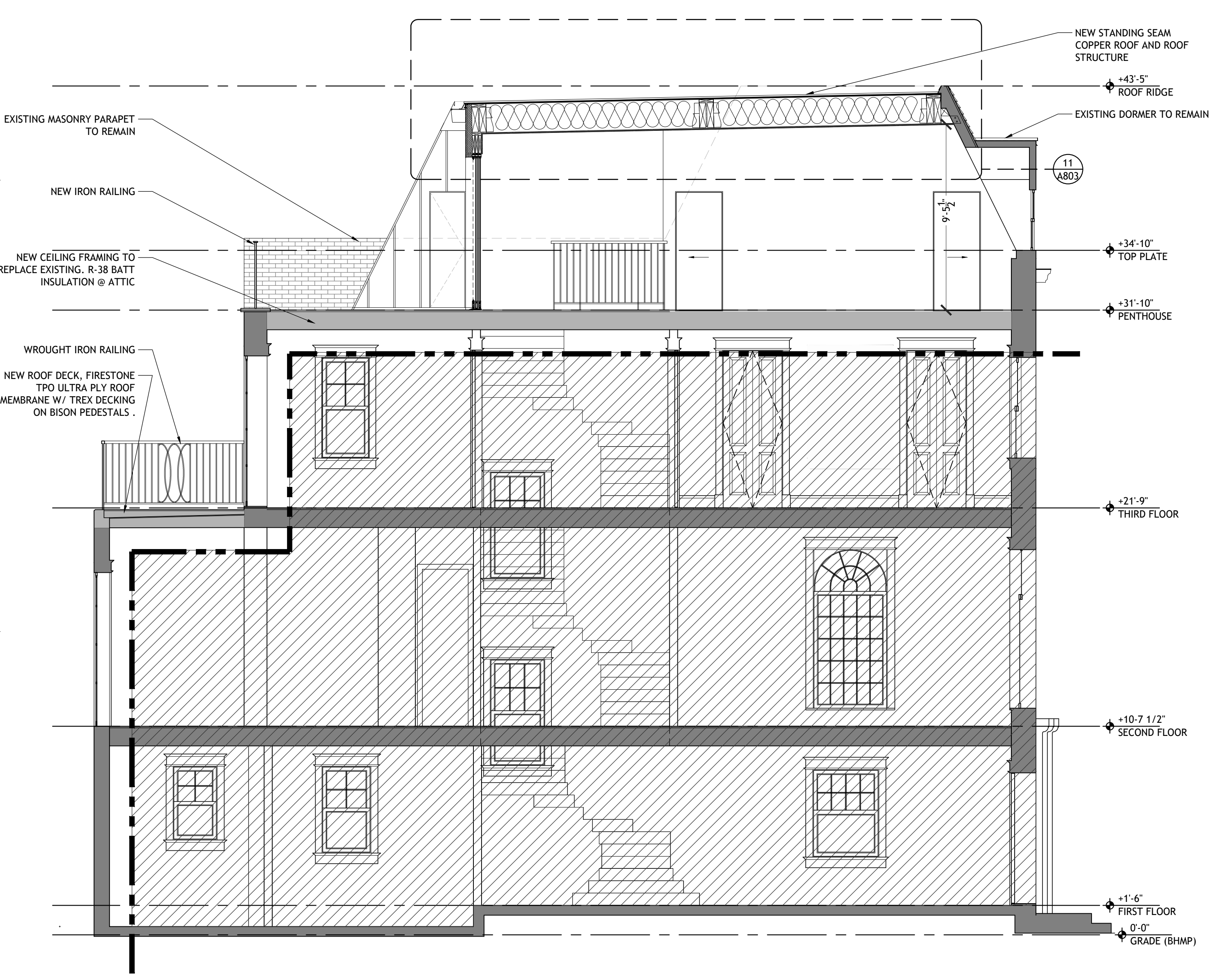
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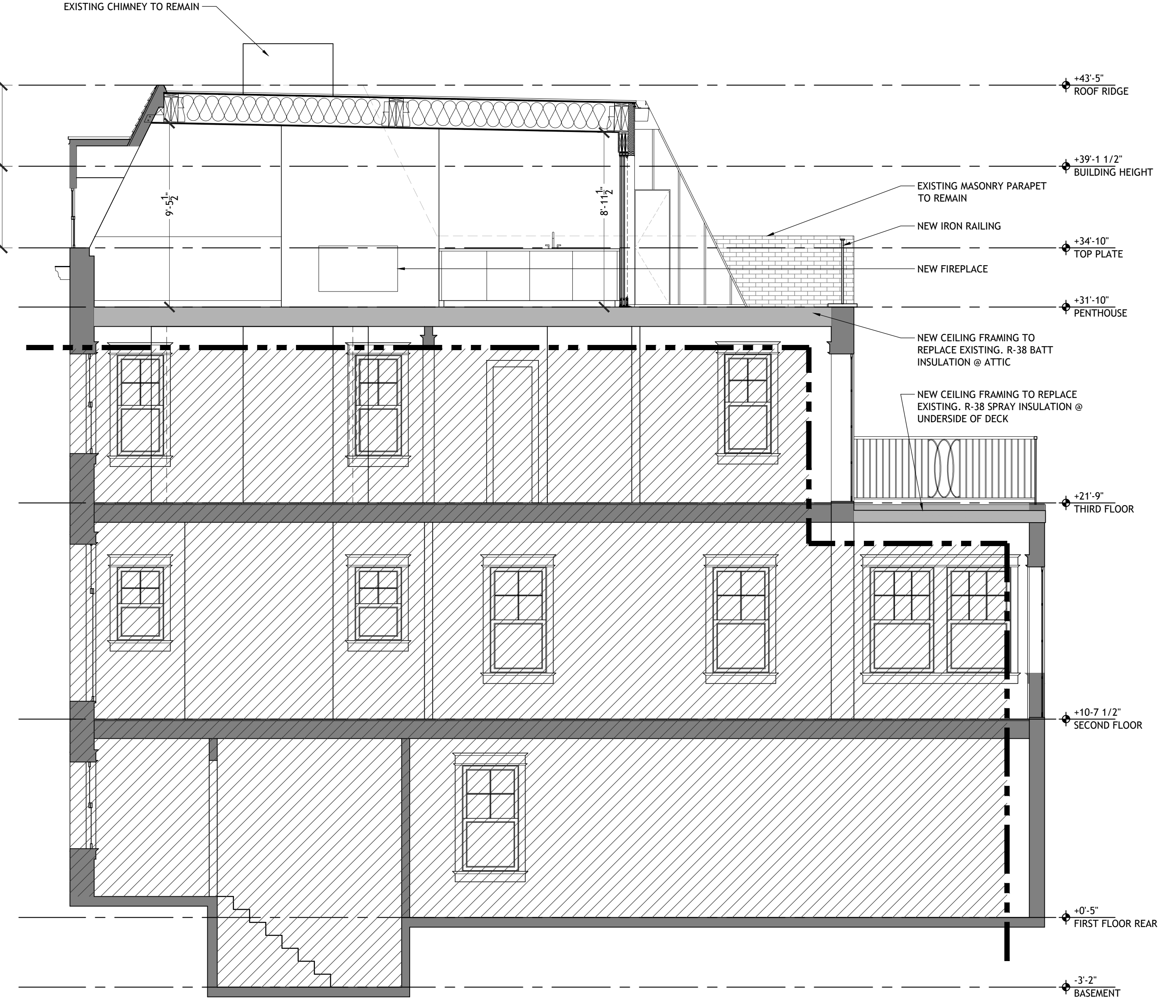
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SECTION FACING WEST

SCALE
1/4"=1'-0" 03



SECTION FACING EAST

SCALE
1/4"=1'-0" 01

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PROPOSED BUILDING SECTIONS

sheet no.

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Phase 2: Historic Review 2	09.08.17

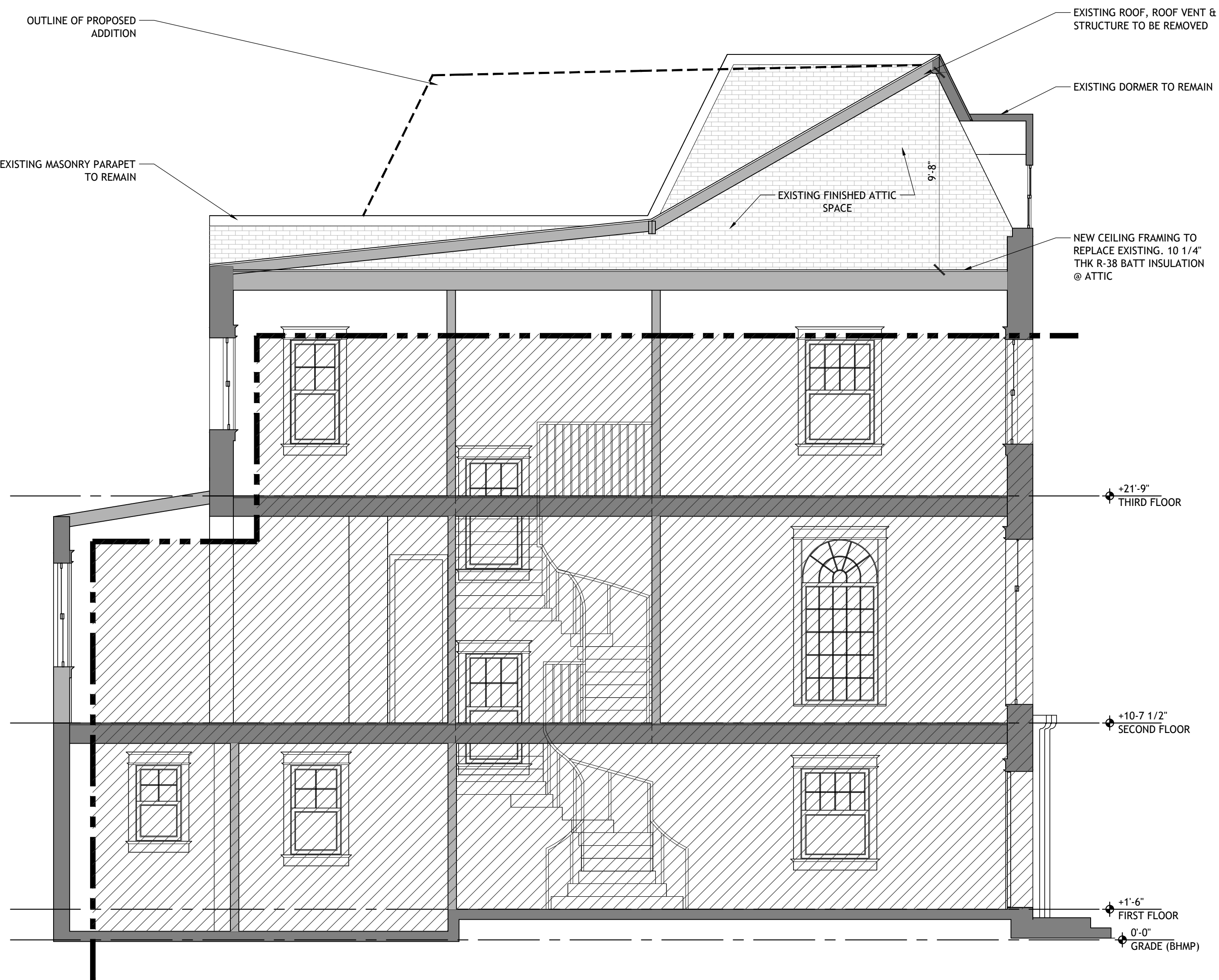
drawn by: GM/DC
checked by: FB/MF

sheet title

EXISTING BUILDING SECTIONS

sheet no.

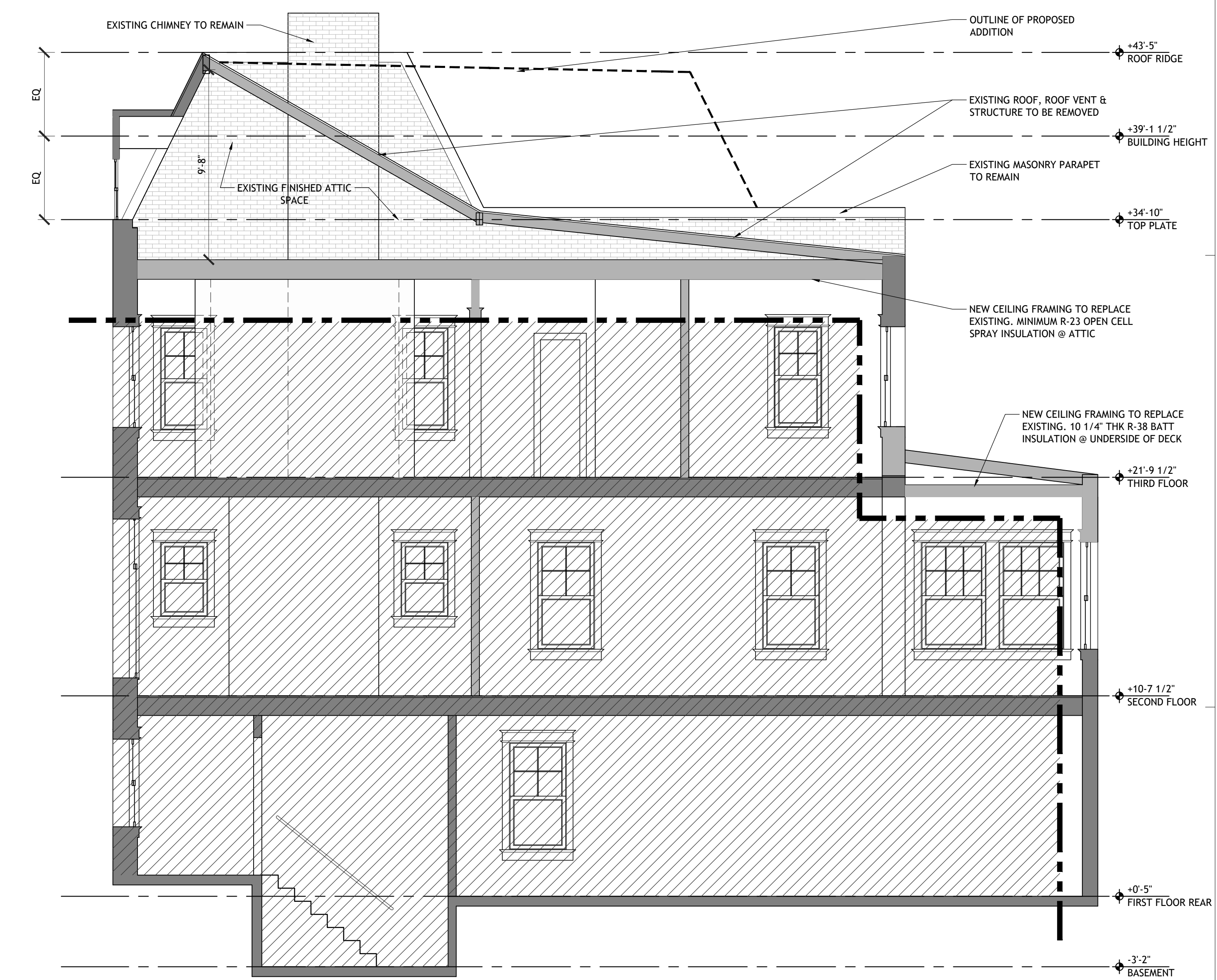
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SECTION B

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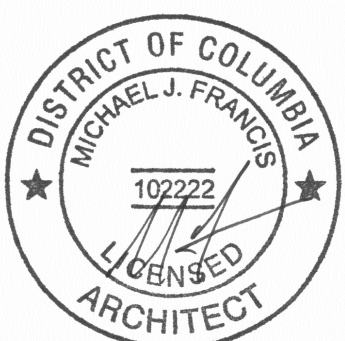


SECTION A

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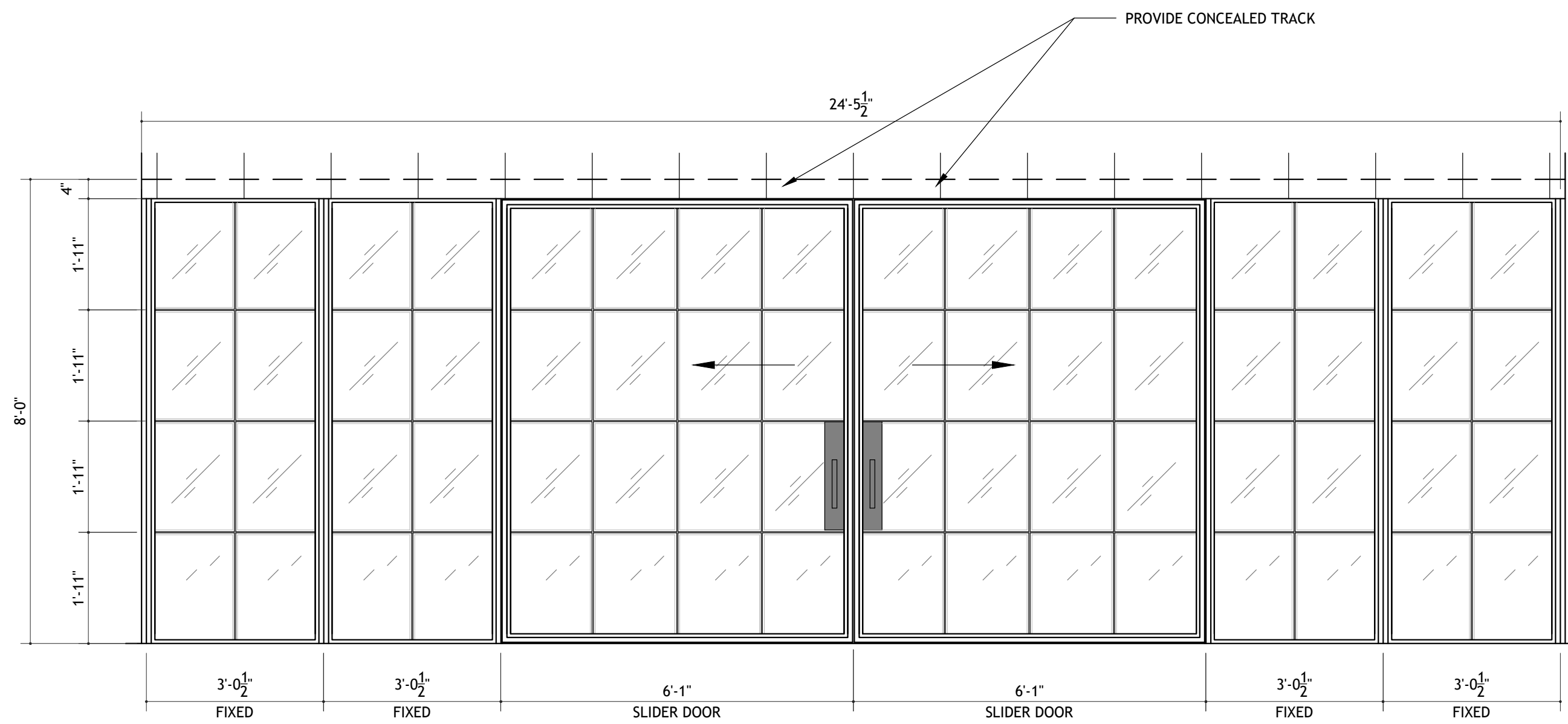
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GENERAL NOTES:
TEMPERED, INSULATED, DOUBLE-PANED GLAZING
TO BE USED THROUGHOUT.

FENESTRATION REQUIREMENTS PER 2013 DC
ENERGY CODE TABLE R402.1.1:

U-VALUE = .035
SHGC = 0.40



GENERAL NOTES

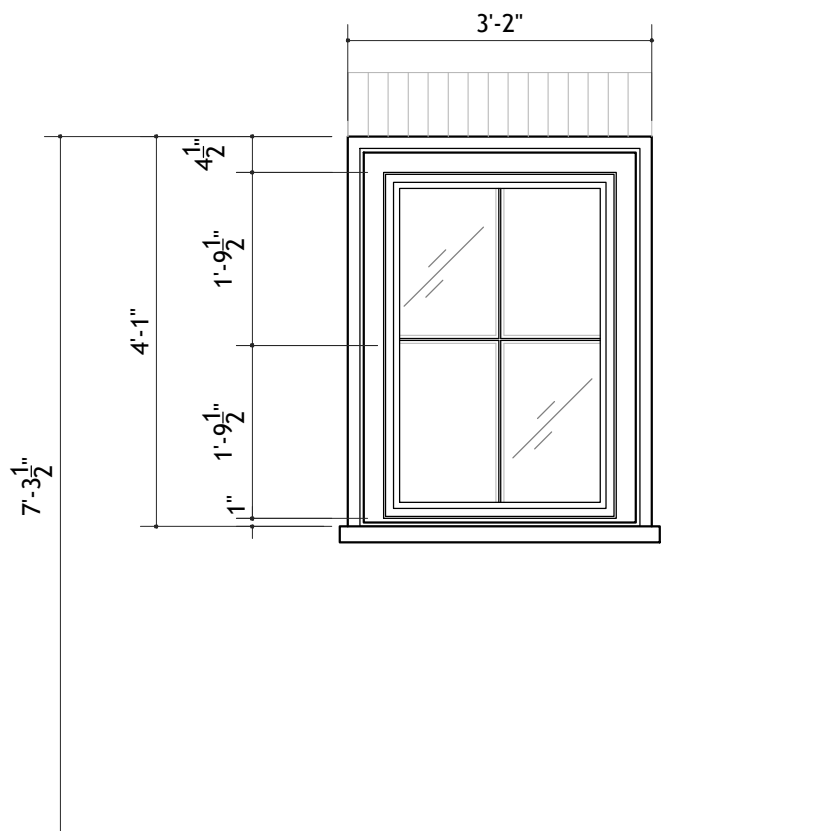
SCALE
NTS

13

EXT. DOOR/WINDOW SYSTEM TYPE "E"

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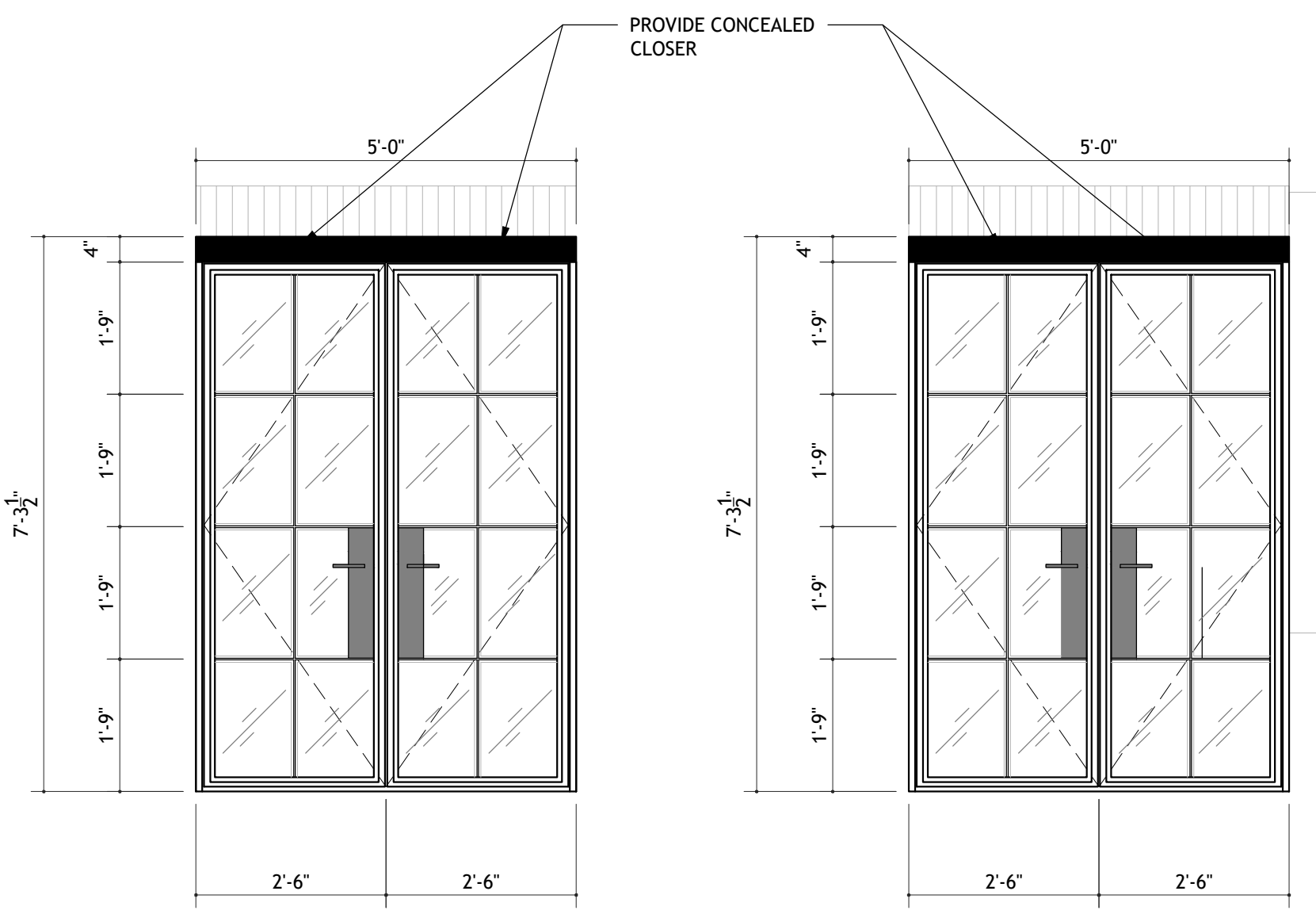
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WINDOW TYPE "F"

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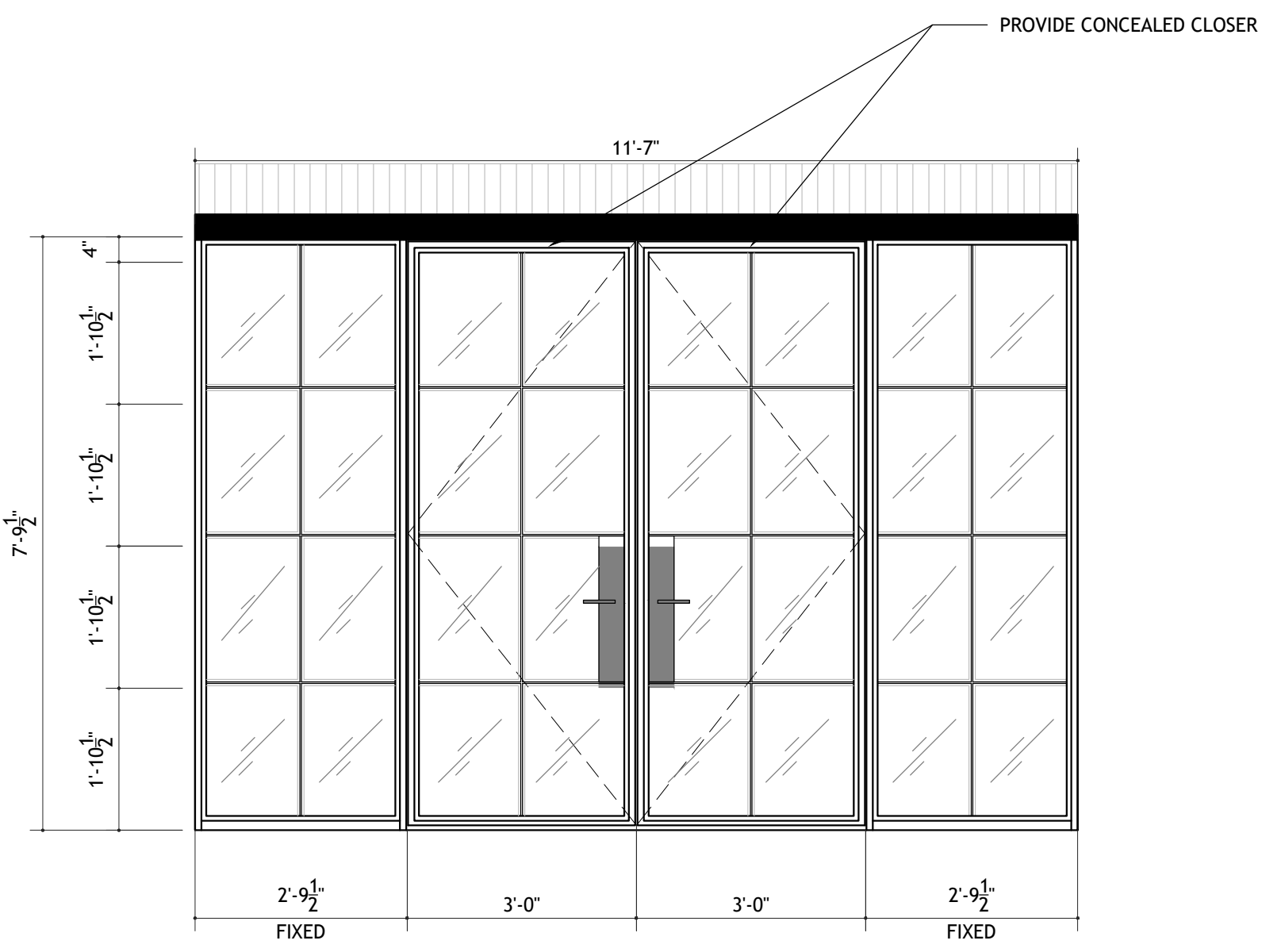
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EXT. DOOR/WINDOW SYSTEM TYPE "D"

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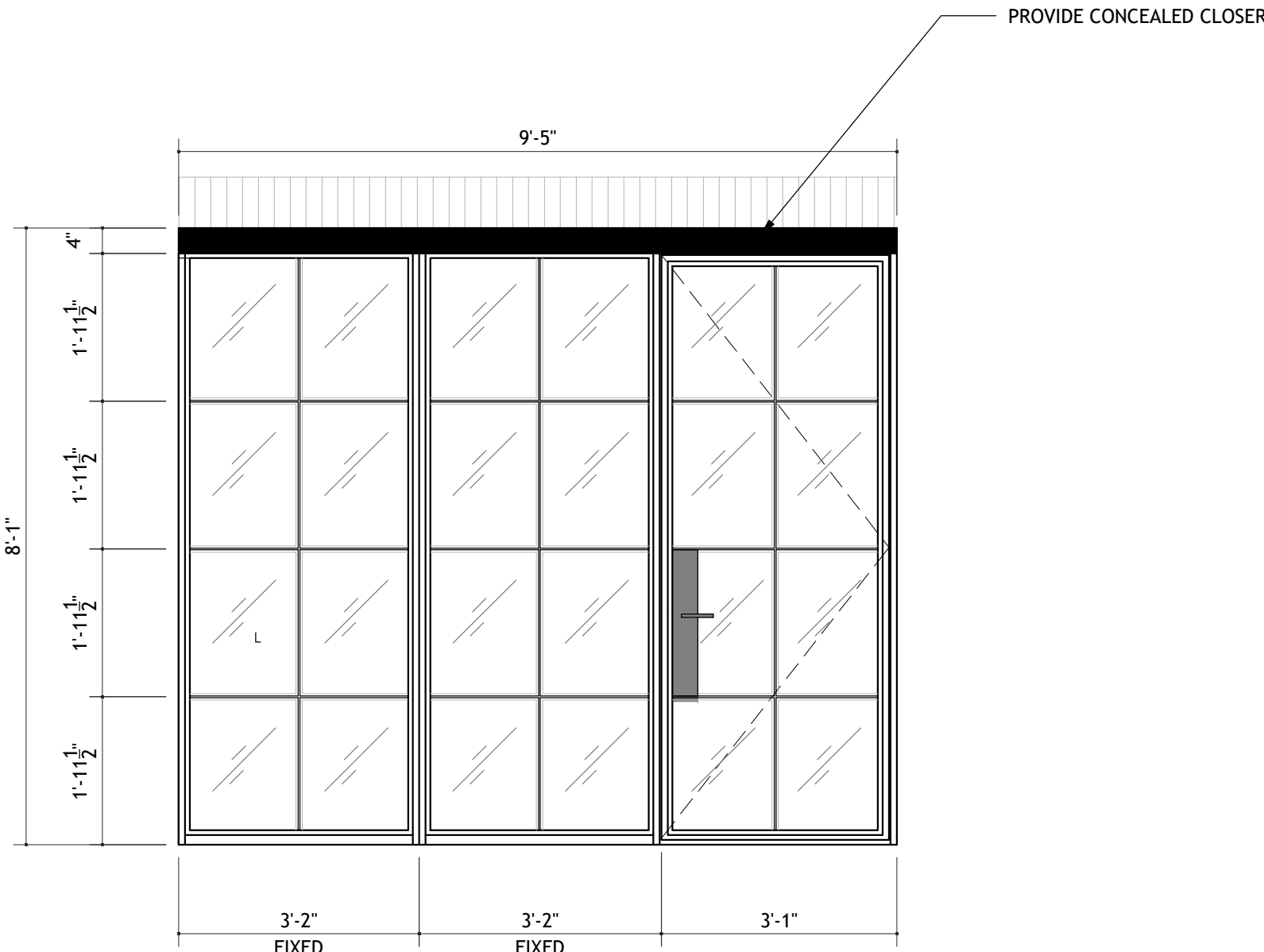
07



EXT. DOOR/WINDOW SYSTEM TYPE "C"

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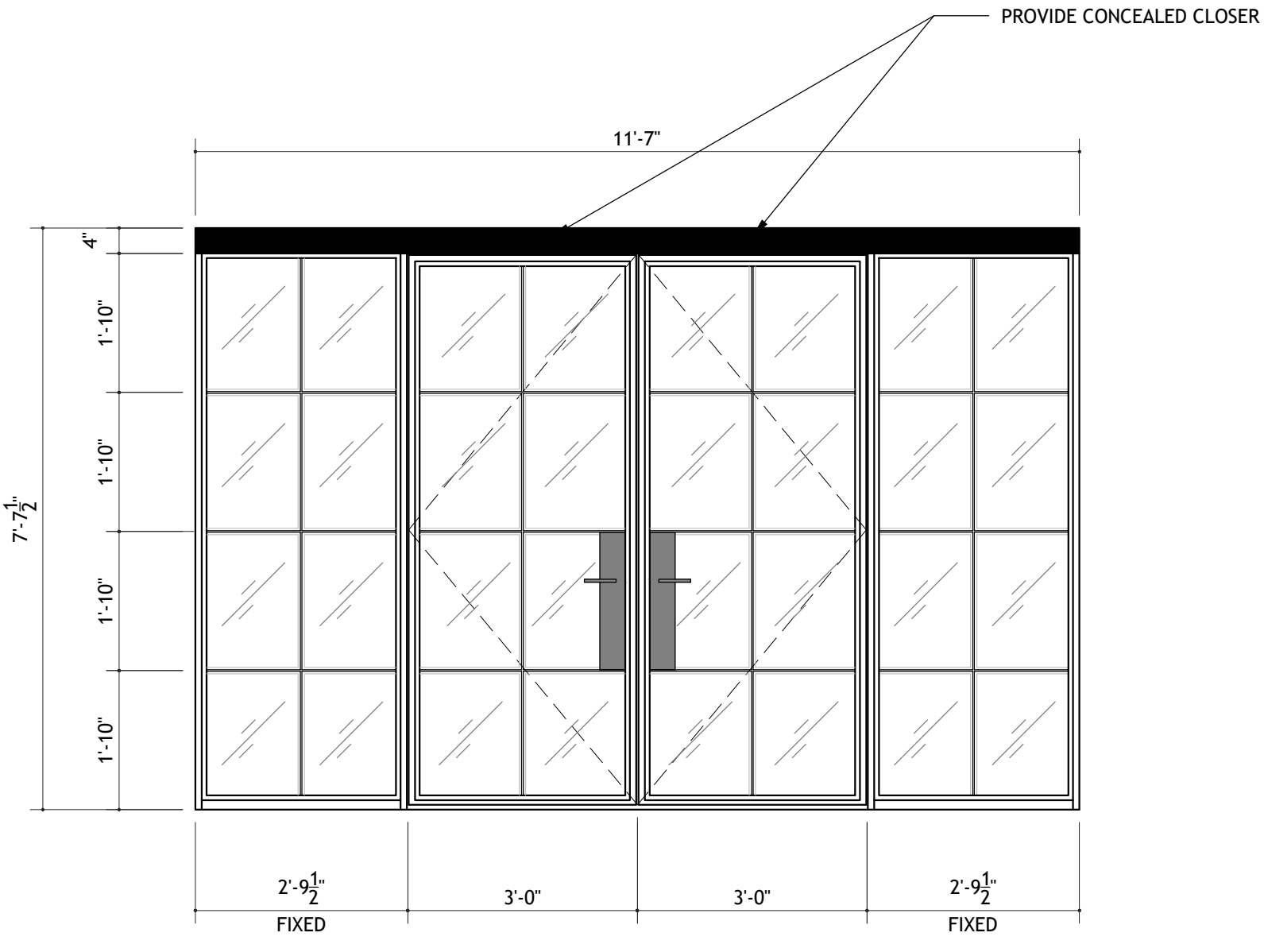
06



EXT. DOOR/WINDOW SYSTEM TYPE "B"

SCALE
1/2"=1'-0"

02



EXT. DOOR/WINDOW SYSTEM TYPE "A"

SCALE
1/2"=1'-0"

01

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2318 california street, NW
Washington, DC 20008

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