HILLEAST CONDOMINIUMS

1000 20th SE, Washington DC 20003 USA

CODE ANALYSIS

MODEL BUILDING CODE: IBC International Building Code 2006

LOCAL BUILDING CODE/ORDINANCE:

TYPE OF CONSTRUCTION:

OCCUPANCY GROUP: Mixed Use (M, R-2, A-3, A-2)

BUILDING HEIGHT:
ALLOWABLE: 60'-0" above Average Grade Plane
Average Grade Plane; 7'-3" above Basement Finish Floor
PROPOSED: 60'-0" above Average Grade Plane
Average Grade Plane; 7'-3" above Basement Finish Floor

BUILDING STORIES: 5 Stories

FIRE RESISTANCE RATINGS:
OCCUPANCY:
Laundry Room over 100sf- 1 hour
Recycle Room- 1 hour
Storage Room over 100sf- 1 hour
CONSTRUCTION:
Exterior Walls- 1 hour
Fire Enclosure of Exits- 2 hour
Shafts and Elevator Hoistway- 2 hour
Mixed Use Occupancy Separation-
Other Separation Assemblies- 1 hour
Dwelling Separations- 1 hour
Smoke Barriers- 1 hour
Other Non-Load Bearing Partitions- 0 hour
Interior Load Bearing Walls and Structural Elements- 1 hour
Structural Members Supporting Walls- 1 hour
Floor Construction- 1 hour
Roof Construction- 1 hour

ACCESSIBILITY: Federal Fair Housing
3 Dwellings/ Commons/ Retail to Meet ADA
1 Dwelling to meet requirements for Visual/ Audio impaired

PARKING: 31 Total Space
2 Accessible Spaces (which includes 2 Van Accessible Spaces)

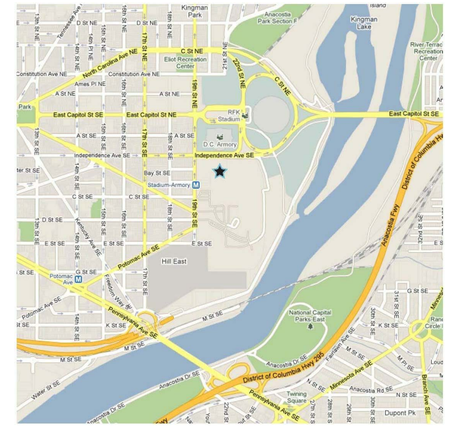
PROJECT AREA BREAKDOWN

PARKING GARAGE/ BASEMENT	20,500SF
NORTH BUILDING:	
FIRST FLOOR	5,500 SF
CAFE	1,600 SF
SECOND FLOOR	7,350 SF
THIRD FLOOR	8,400 SF
FOURTH FLOOR	10,850 SF
FIFTH FLOOR	3,775 SF
SOUTH BUILDING:	
FIRST FLOOR	8,750 SF
SECOND FLOOR	8,750 SF
THIRD FLOOR	10,500 SF
FOURTH FLOOR	10,500 SF
FIFTH FLOOR	10,500 SF
NORTH BUILDING	37,475SF
SOUTH BUILDING	49,000SF
GROSS BUILDING AREA:	106,975SF

UNIT AREA BREAKDOWN

SHEET	UNIT TYPE	DESCRIPTION	QUANTITY	AREA
A-1.8	A	2 BEDROOM ROWHOME	6	1,450 SF
A-1.9	A1	1 BEDROOM ROWHOME	1	
A-1.9	B	2 BEDROOM + DEN	3	1,800 SF
A-1.10	C	1 BEDROOM + DEN	4	1,500 SF
A-1.11	D	1 BEDROOM FLAT	6	880-1,230 SF
A-1.12	E	STUDIO FLAT	4	750-900 SF

VICINITY MAP



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ARCHITECTURAL

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A-4.3	WALL SECTION & DETAILS
A-4.4	WALL SECTION & DETAILS

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No.	Description	Date

CBDS

HILLEAST CONDOS

COVER SHEET

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CS-0.00

Scale

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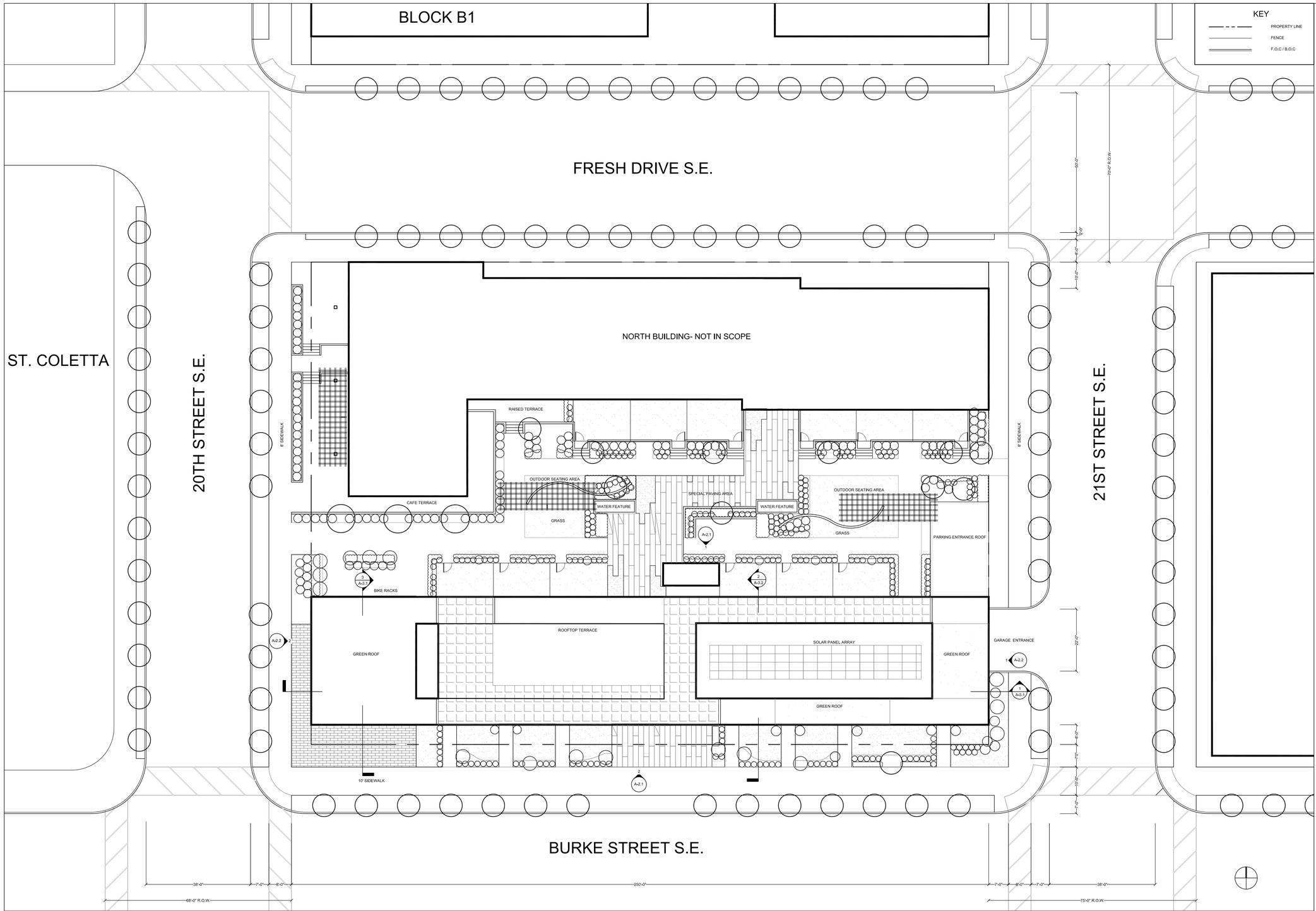

1 A-1.0 SITE PLAN
1/16" = 1'-0"

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SITE PLAN

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Scale 1/16" = 1'-0"

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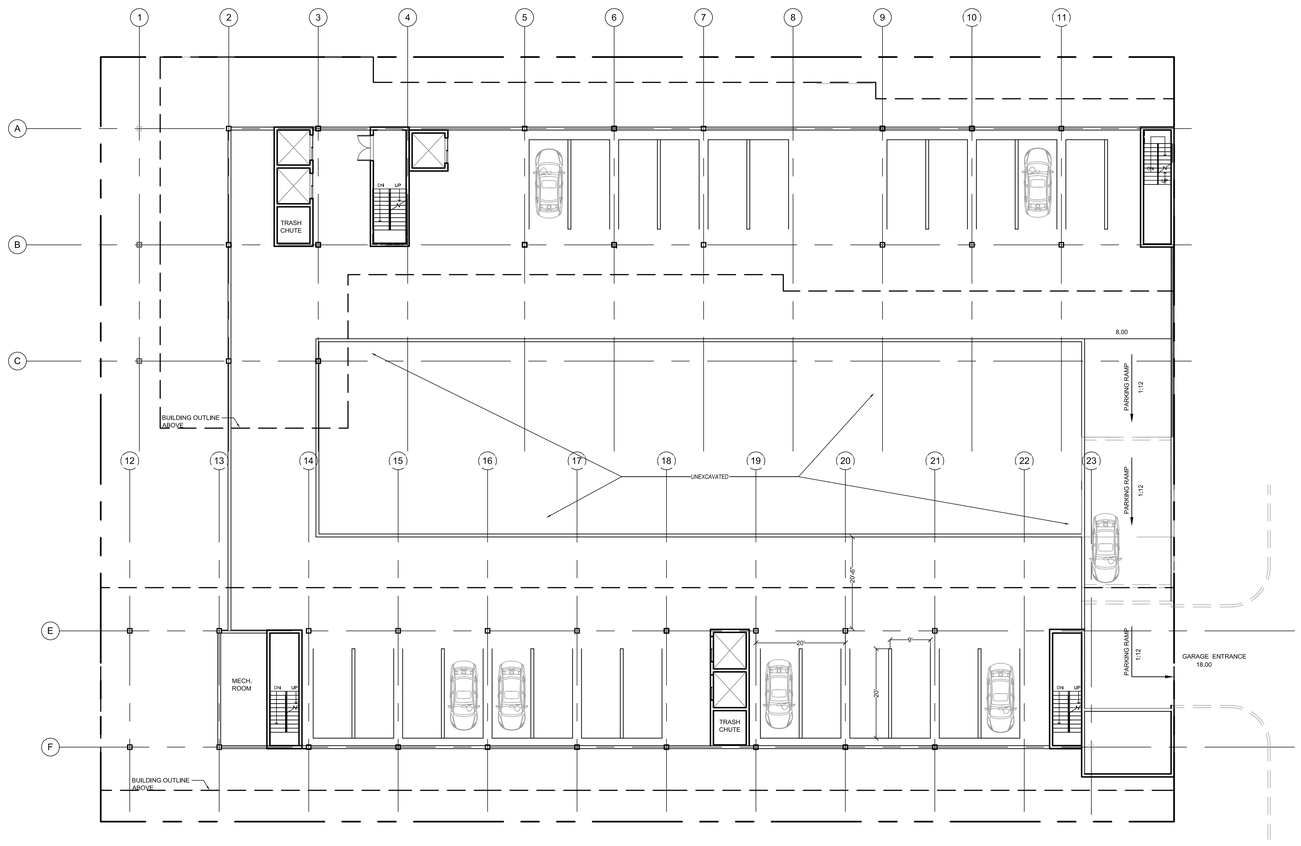

1 A-1.1 PARKING PLAN
1/16" = 1'-0"

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PARKING PLAN

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A - 1.1

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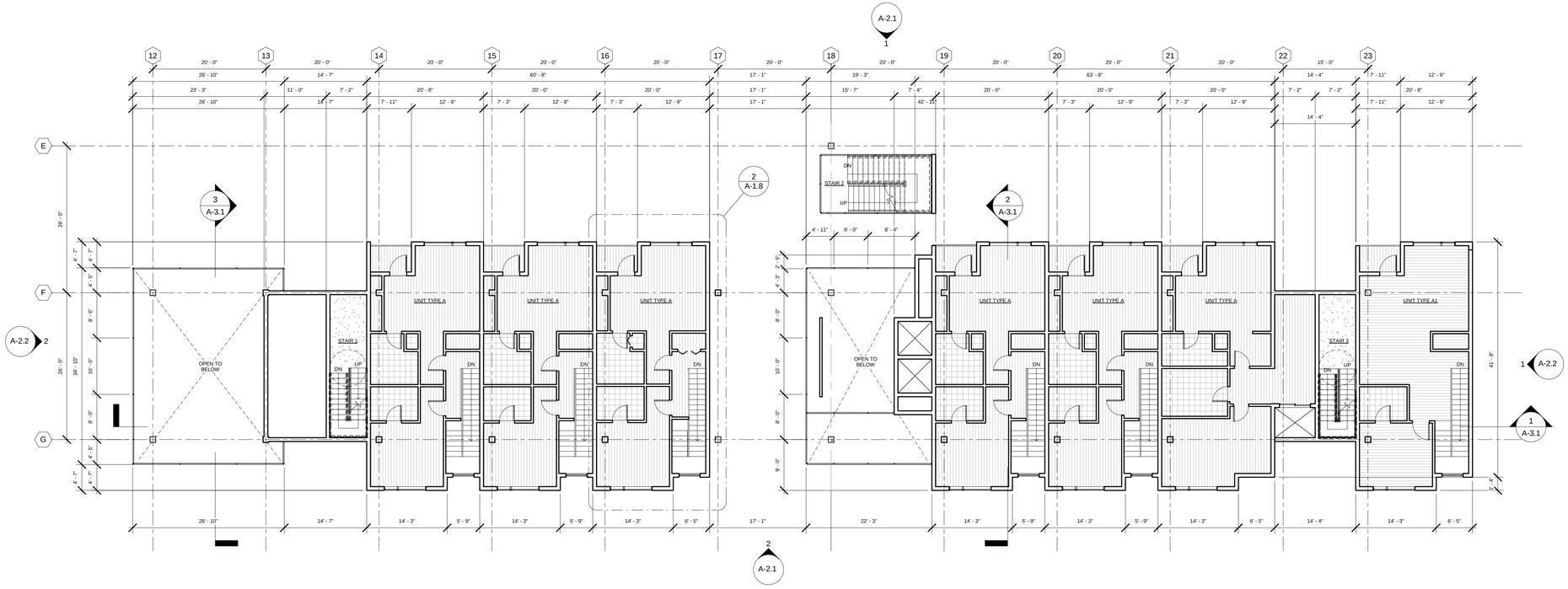

2 A-1.2 SOUTH BUILDING- SECOND FLOOR
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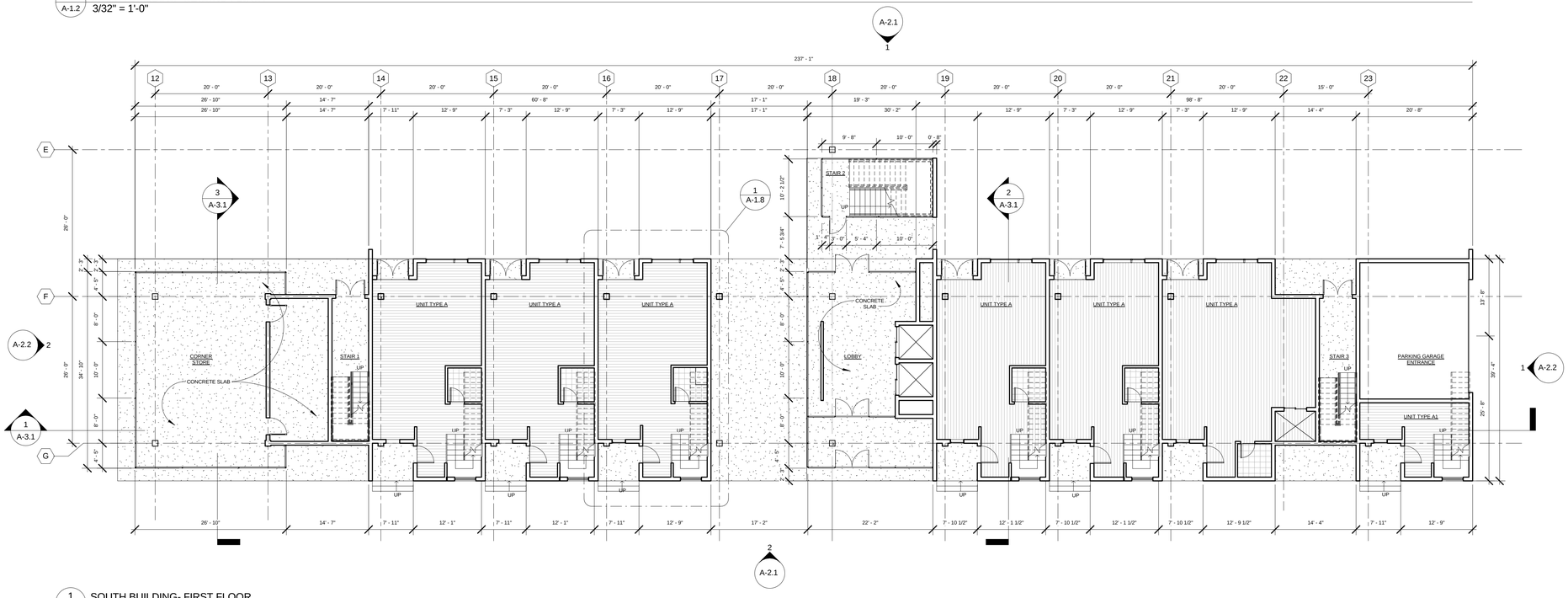

1 A-1.2 SOUTH BUILDING- FIRST FLOOR
3/32" = 1'-0"

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FIRST & SECOND FLOOR PLANS

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A-1.2

Scale 3/32" = 1'-0"

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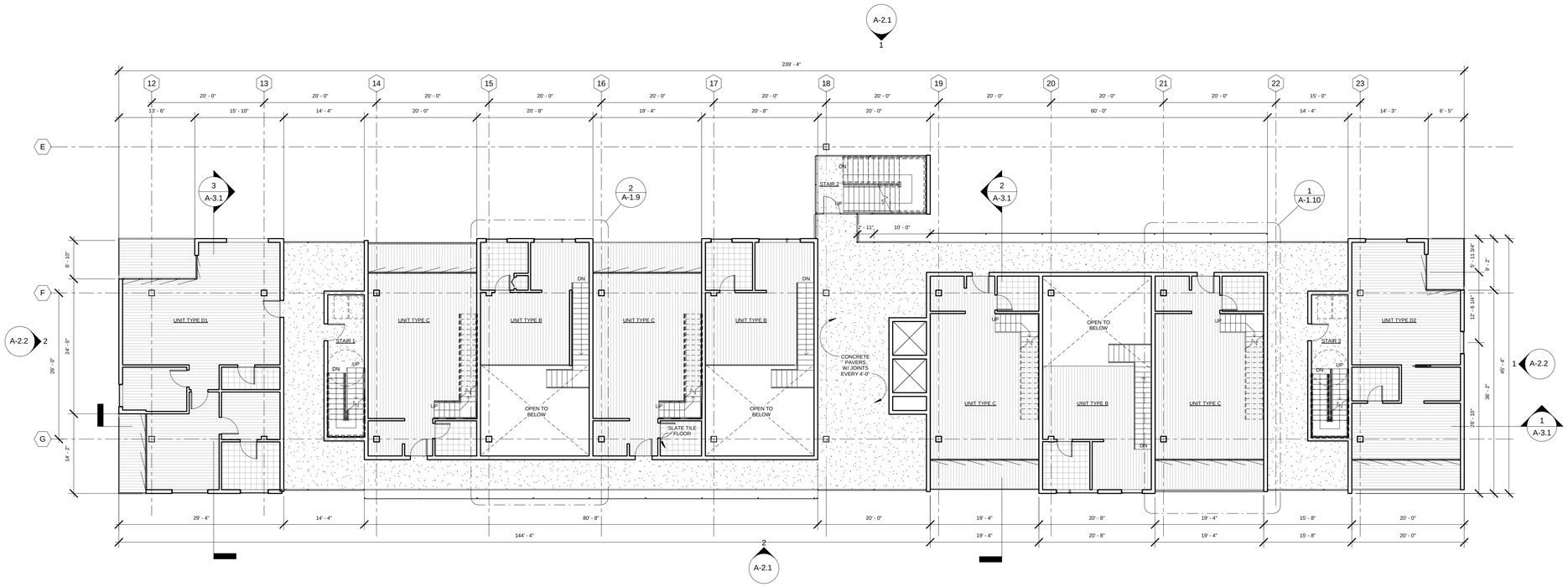

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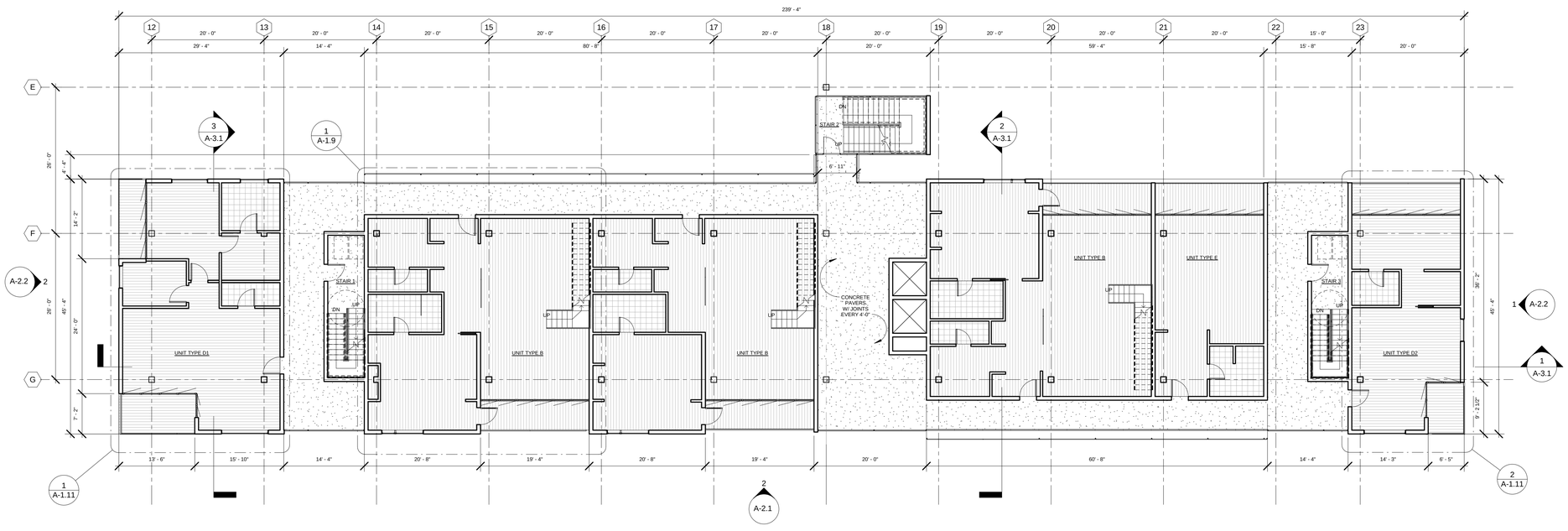

1 A-1.3 SOUTH BUILDING- THIRD FLOOR
3/32" = 1'-0"

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A-1.3

Scale 3/32" = 1'-0"

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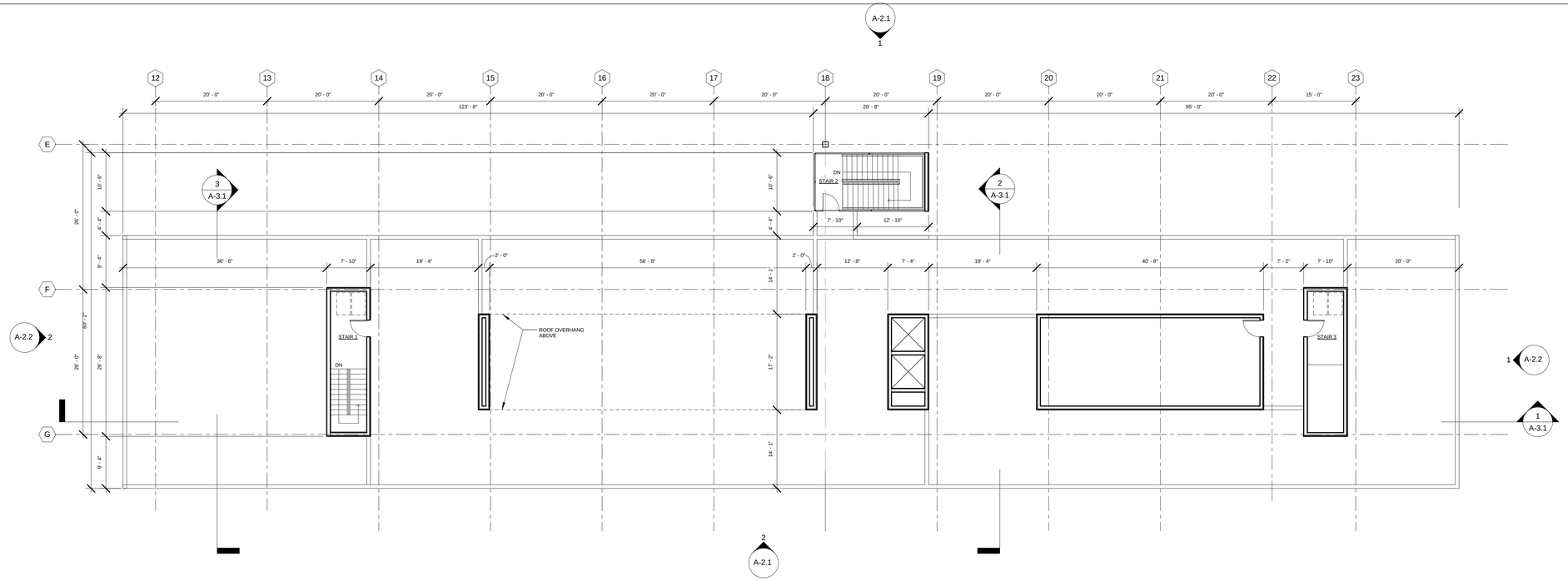

1 A-1.4 SOUTH BUILDING- ROOF 1
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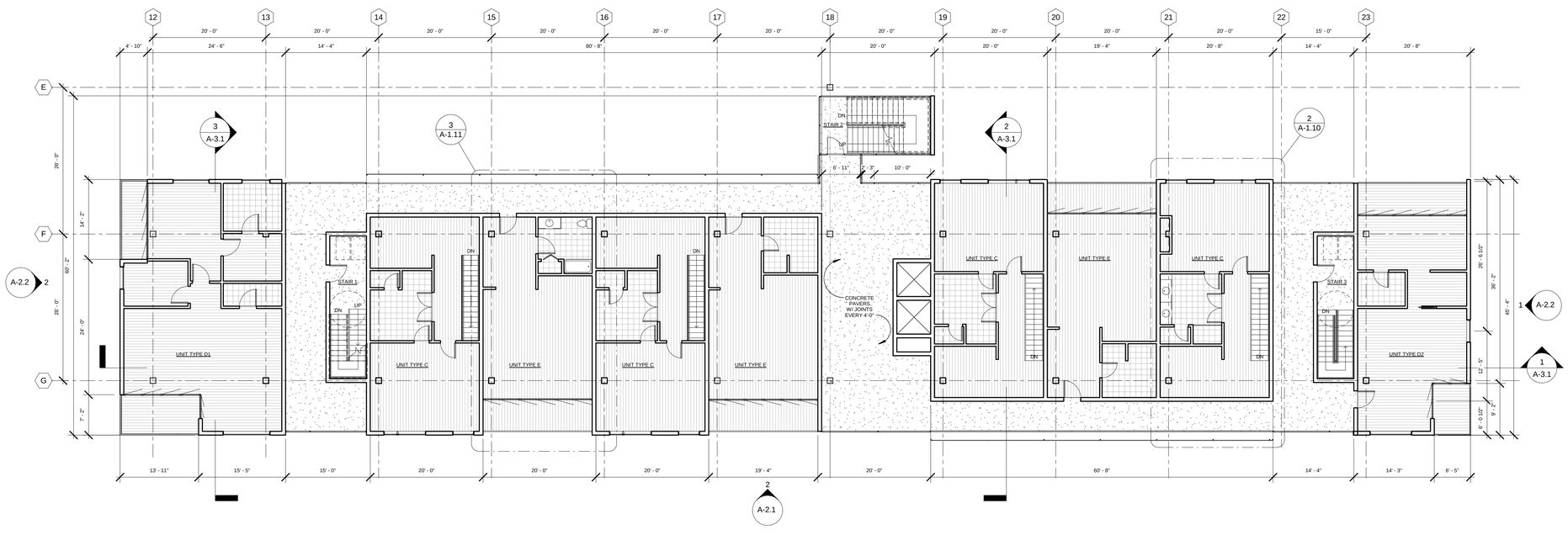

2 A-1.4 SOUTH BUILDING- FIFTH FLOOR
3/32" = 1'-0"

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FIFTH & ROOF FLOOR PLAN

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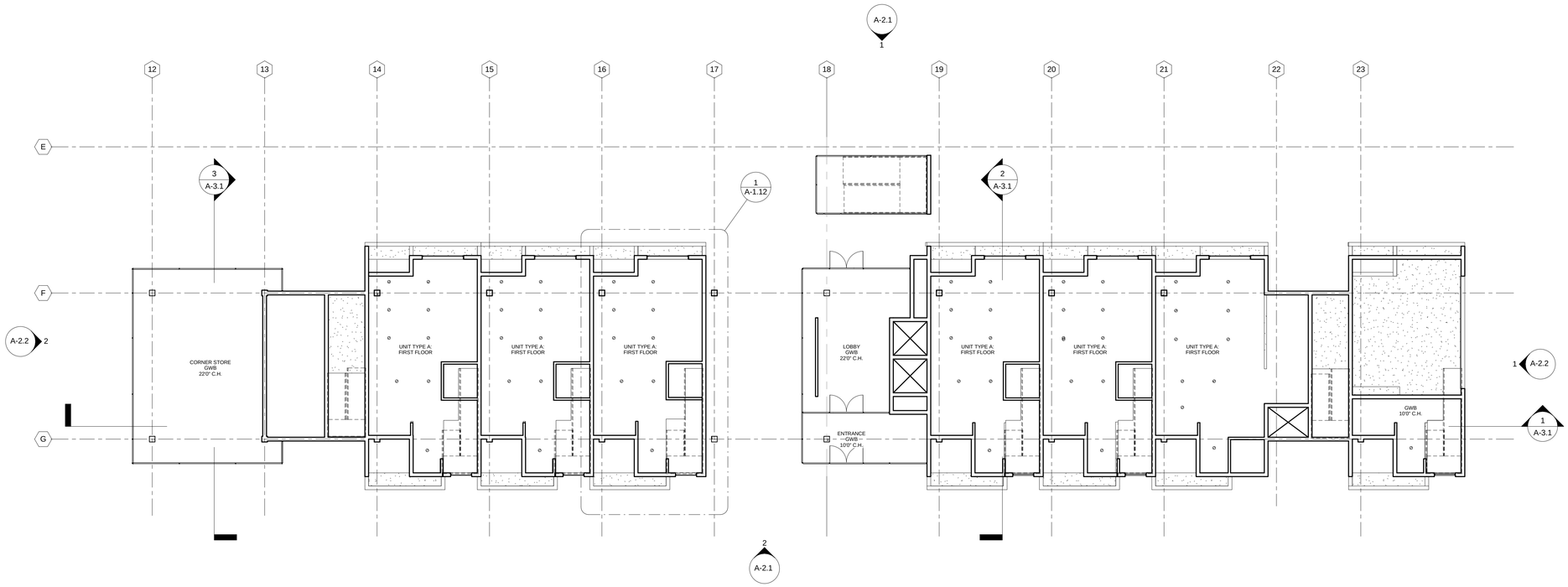

1 A-1.5 SOUTH BUILDING- FIRST FLOOR RCP
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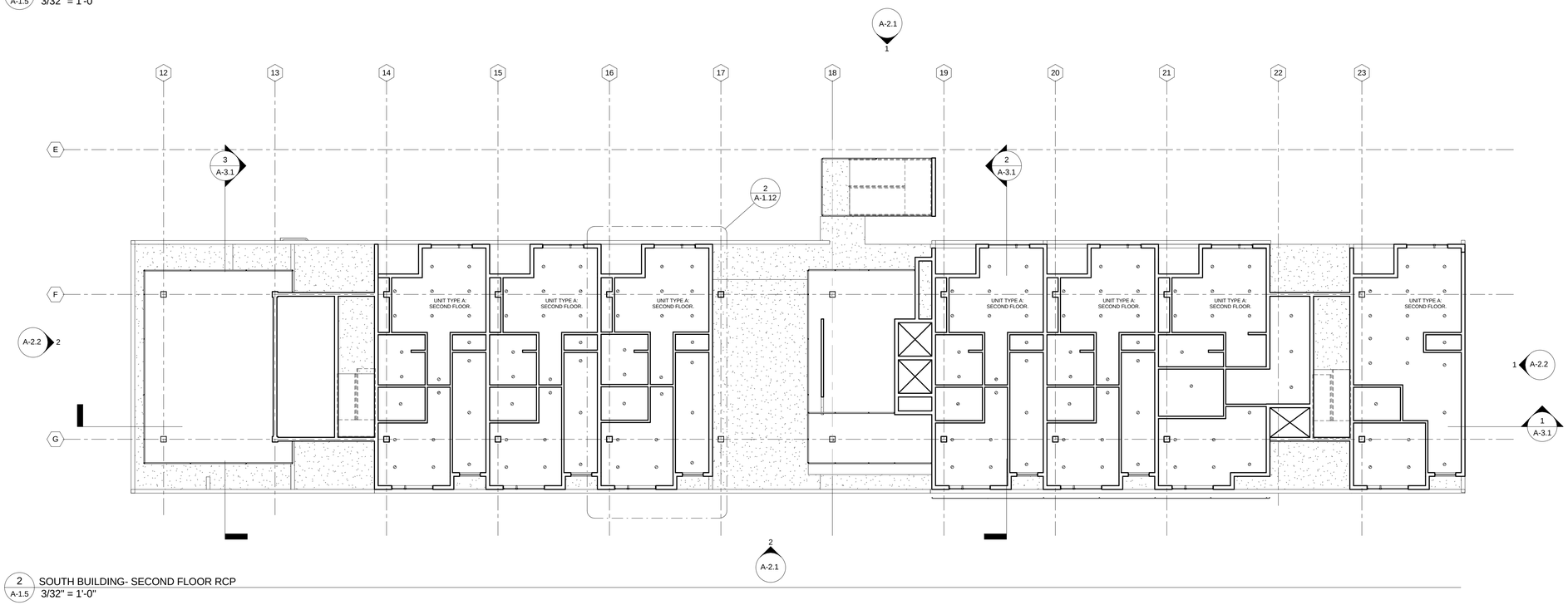

2 A-1.5 SOUTH BUILDING- SECOND FLOOR RCP
3/32" = 1'-0"

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A-1.5

Scale	3/32" = 1'-0"

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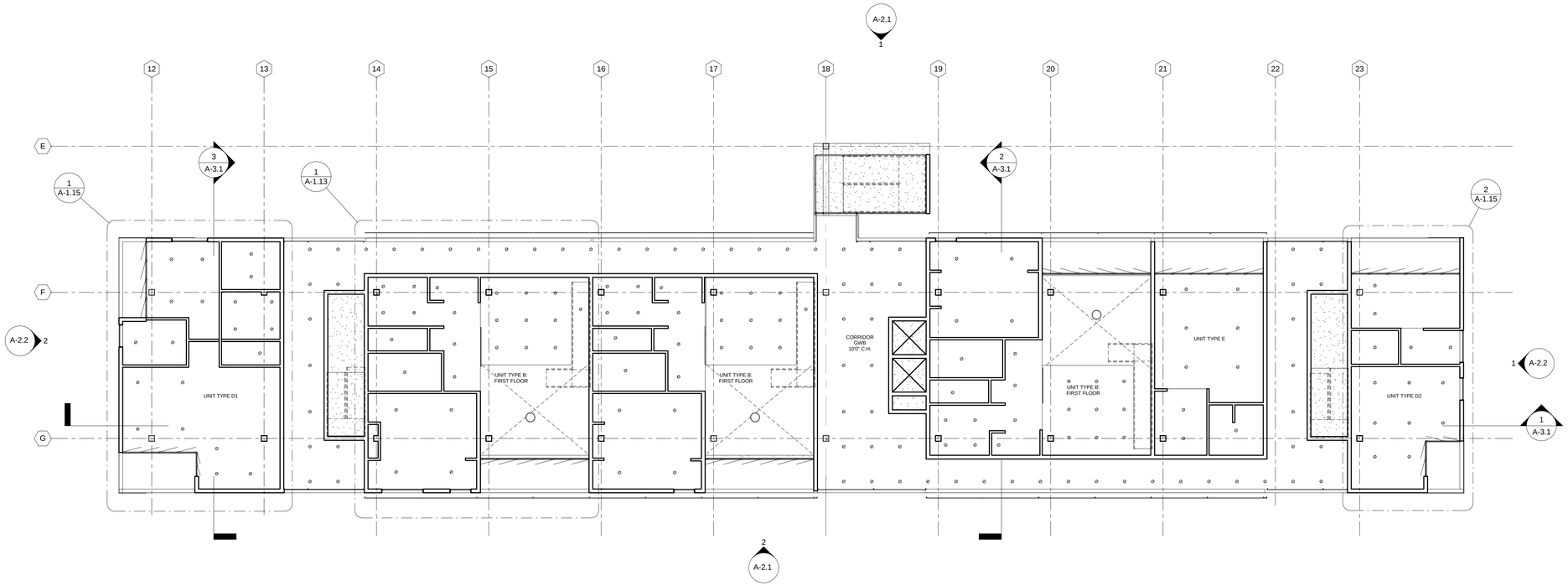

1 A-1.6 SOUTH BUILDING- THIRD FLOOR RCP
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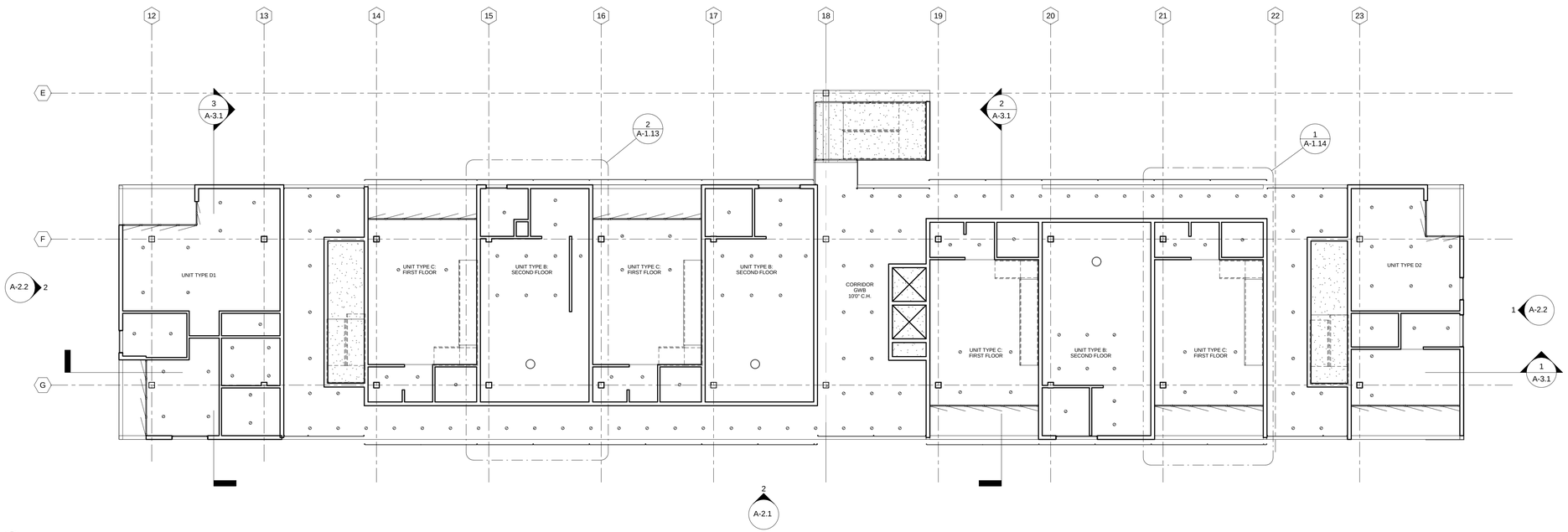

2 A-1.6 SOUTH BUILDING- FOURTH FLOOR RCP
3/32" = 1'-0"

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HILLEAST CONDOS

THIRD & FOURTH FLOOR RCP

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A-1.6

Scale	3/32" = 1'-0"

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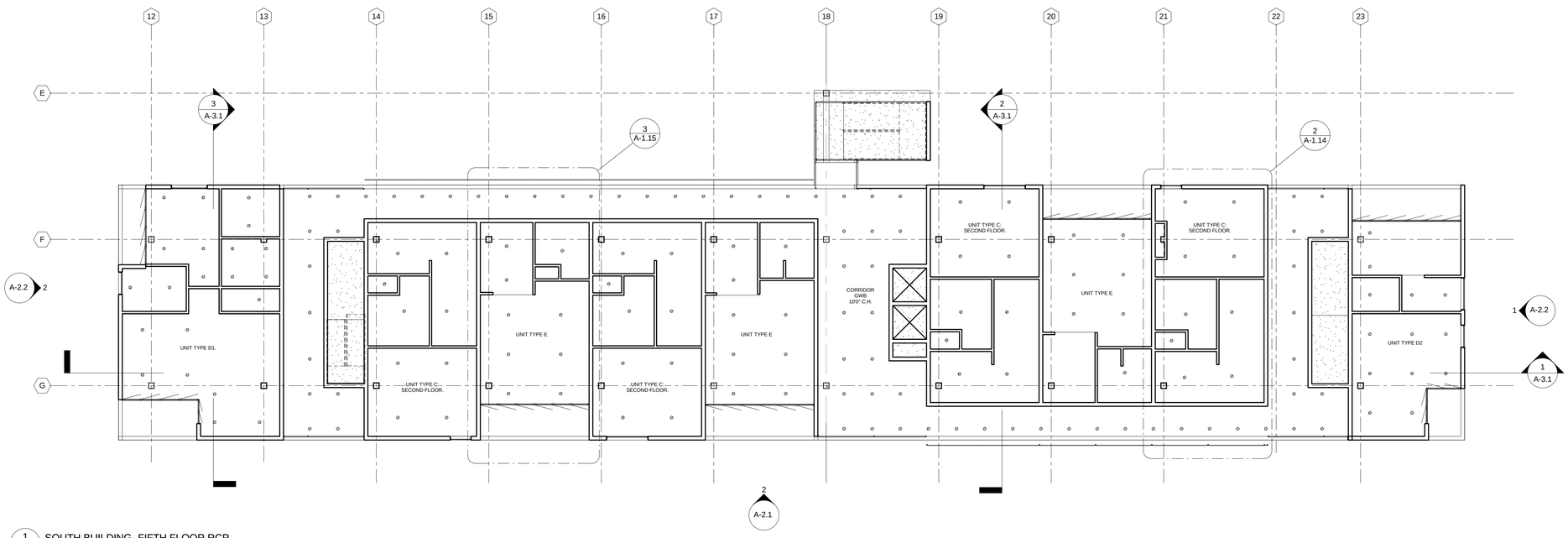

1 A-1.7 SOUTH BUILDING- FIFTH FLOOR RCP
3/32" = 1'-0"

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FIFTH FLOOR RCP

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A-1.7

Scale	3/32" = 1'-0"

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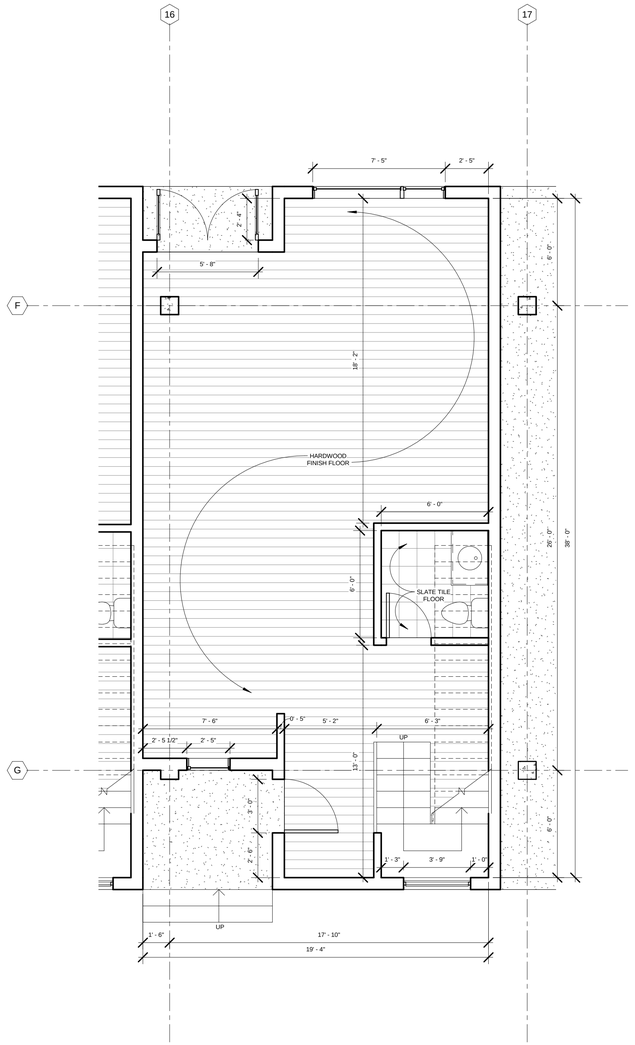

1 A-1.8 UNIT TYPE A- FIRST FLOOR
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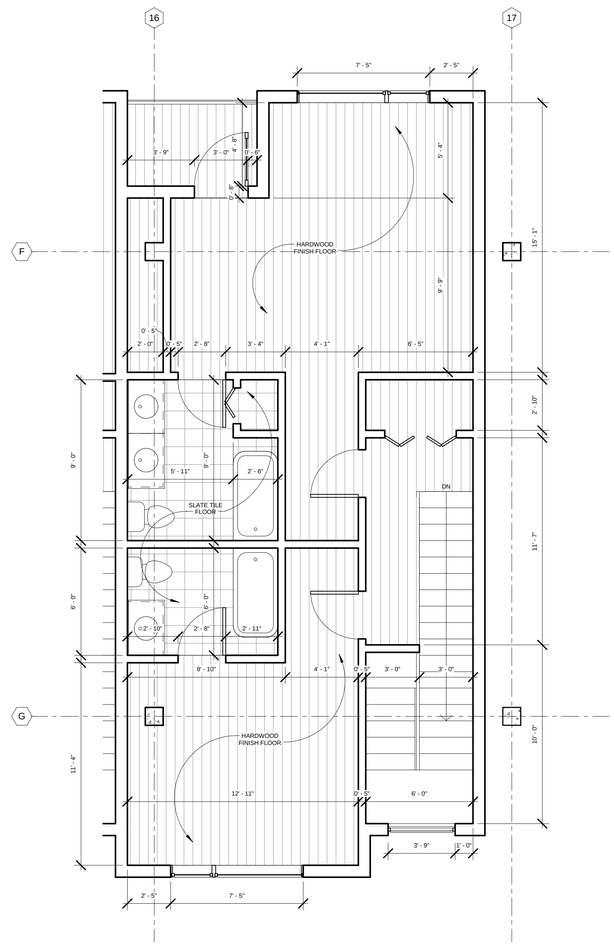

2 A-1.8 UNIT TYPE A- SECOND FLOOR
1/4" = 1'-0"

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No.	Description	Date

CBDS
HILLEAST CONDOS
PLAN DETAILS

Project number	SPR 2011
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A-1.8

Scale	1/4" = 1'-0"

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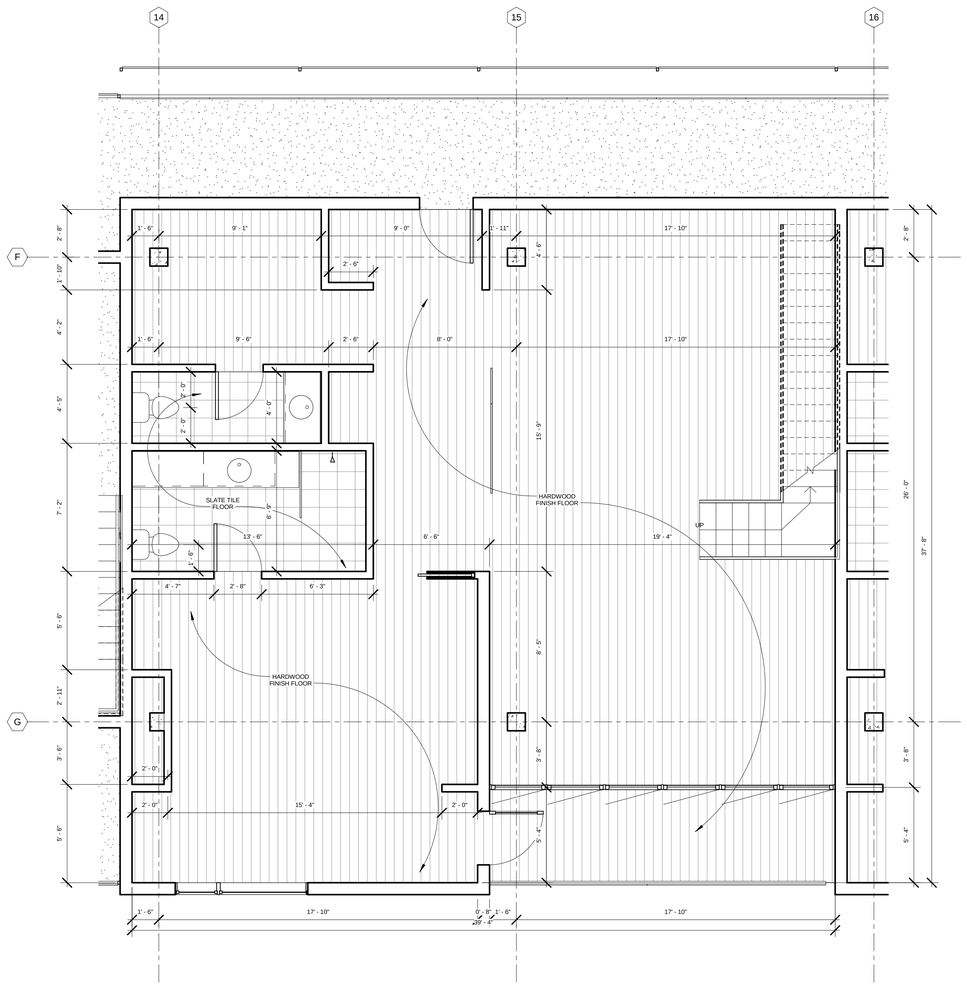

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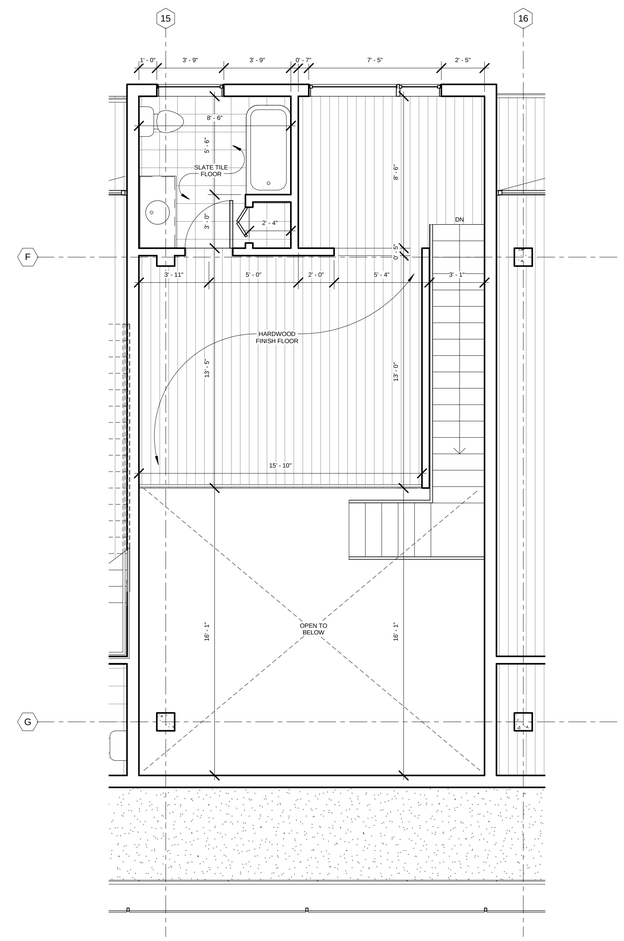

2 A-1.9 UNIT TYPE B- SECOND FLOOR
1/4" = 1'-0"

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Scale 1/4" = 1'-0"

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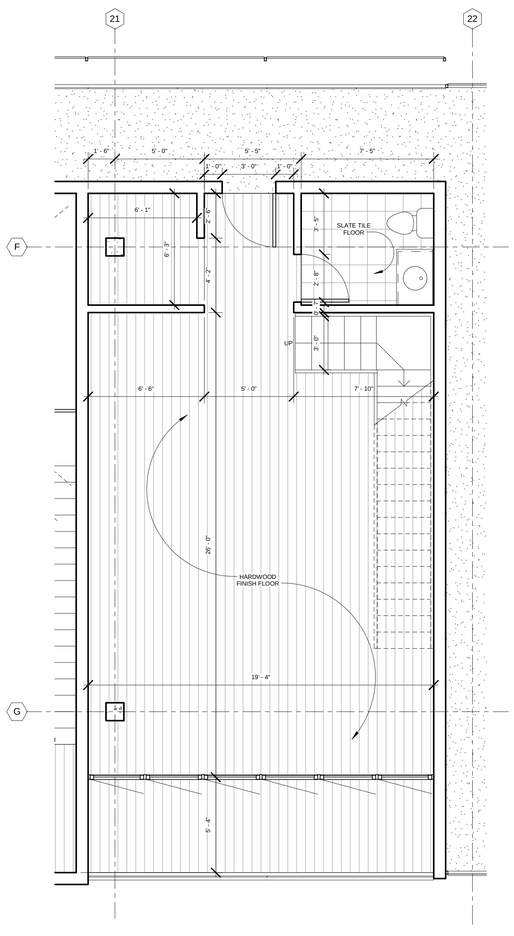

1 A-1.10 UNIT TYPE C- FIRST FLOOR
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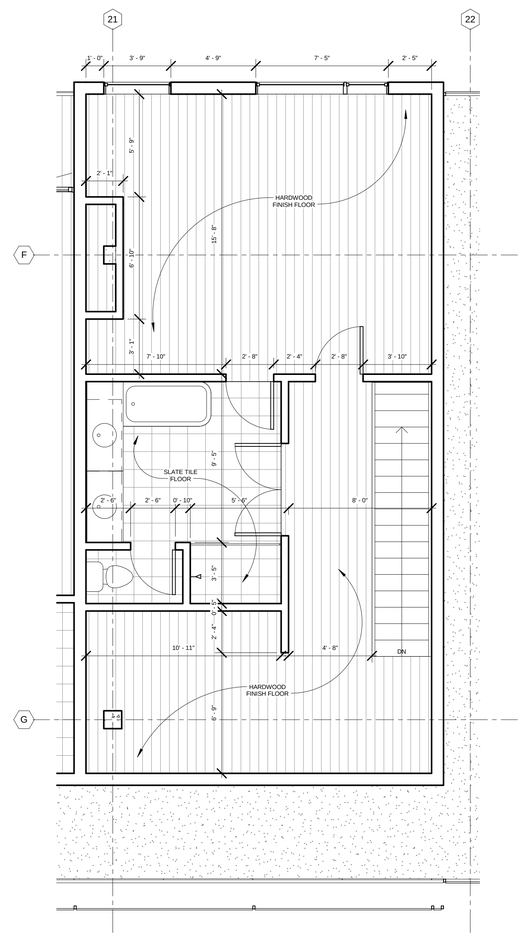

2 A-1.10 UNIT TYPE C- SECOND FLOOR
1/4" = 1'-0"

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A-1.10

Scale	1/4" = 1'-0"

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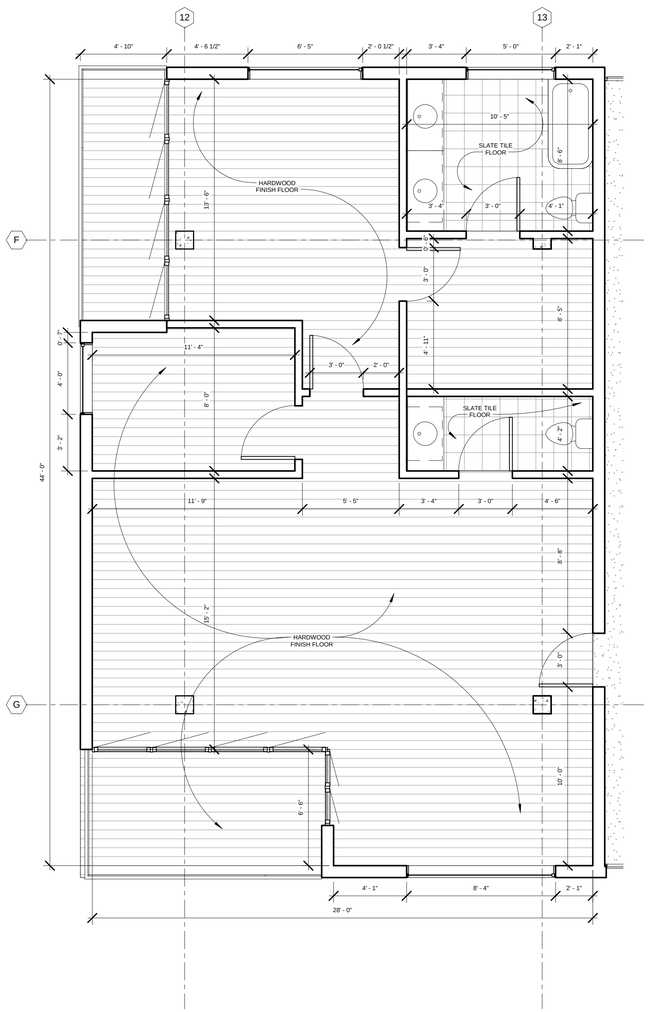

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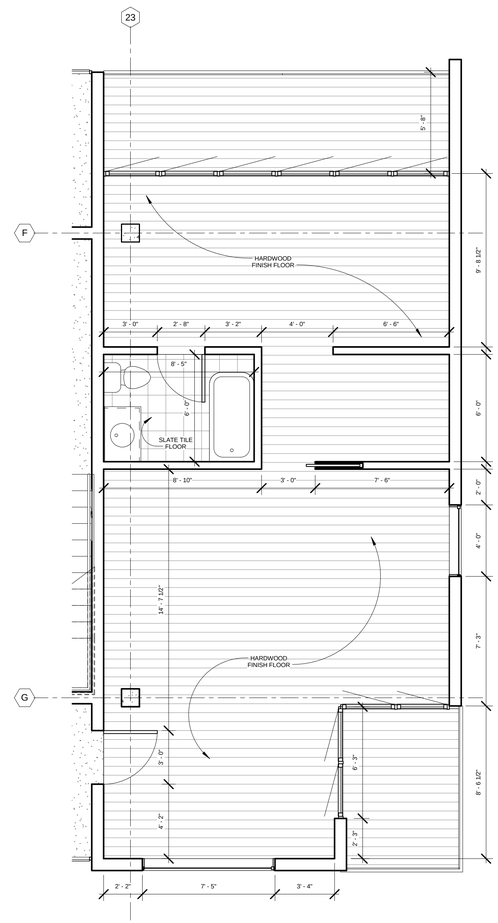

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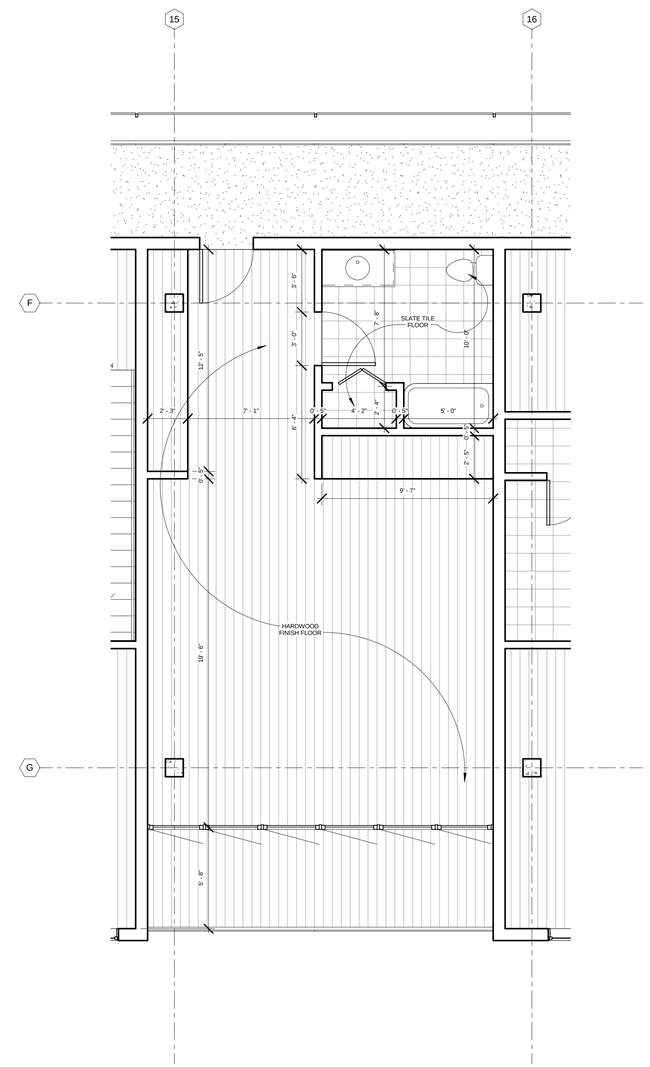

3 A-1.11 UNIT TYPE E
1/4" = 1'-0"

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PLAN DETAILS

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Checked by	reFRESH

A-1.11

Scale 1/4" = 1'-0"

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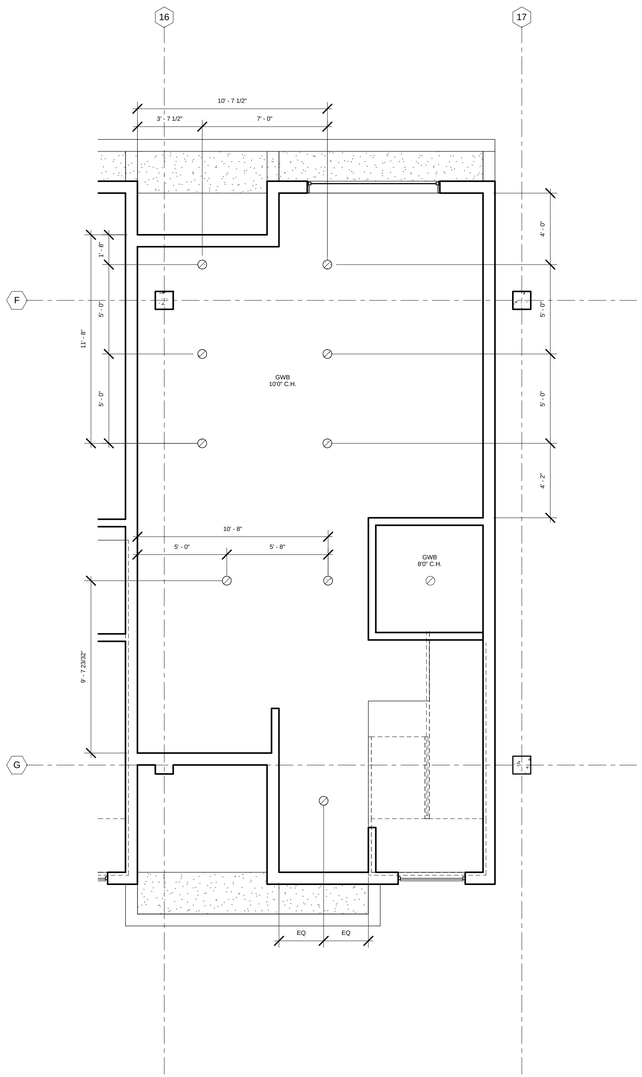
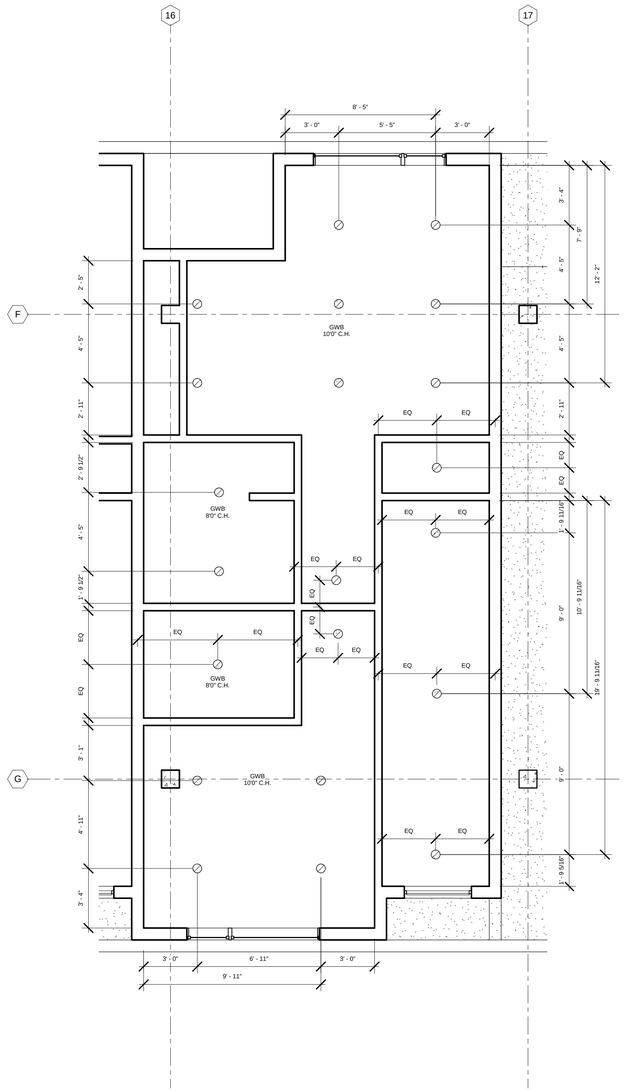


1 A-1.12 UNIT TYPE A- FIRST FLOOR RCP
1/4" = 1'-0"



2 A-1.12 UNIT TYPE A- SECOND FLOOR RCP
1/4" = 1'-0"

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No.	Description	Date

CBDS

HILLEAST CONDOS

RCP DETAILS

Project number	SPR 2011
Date	04/18/11
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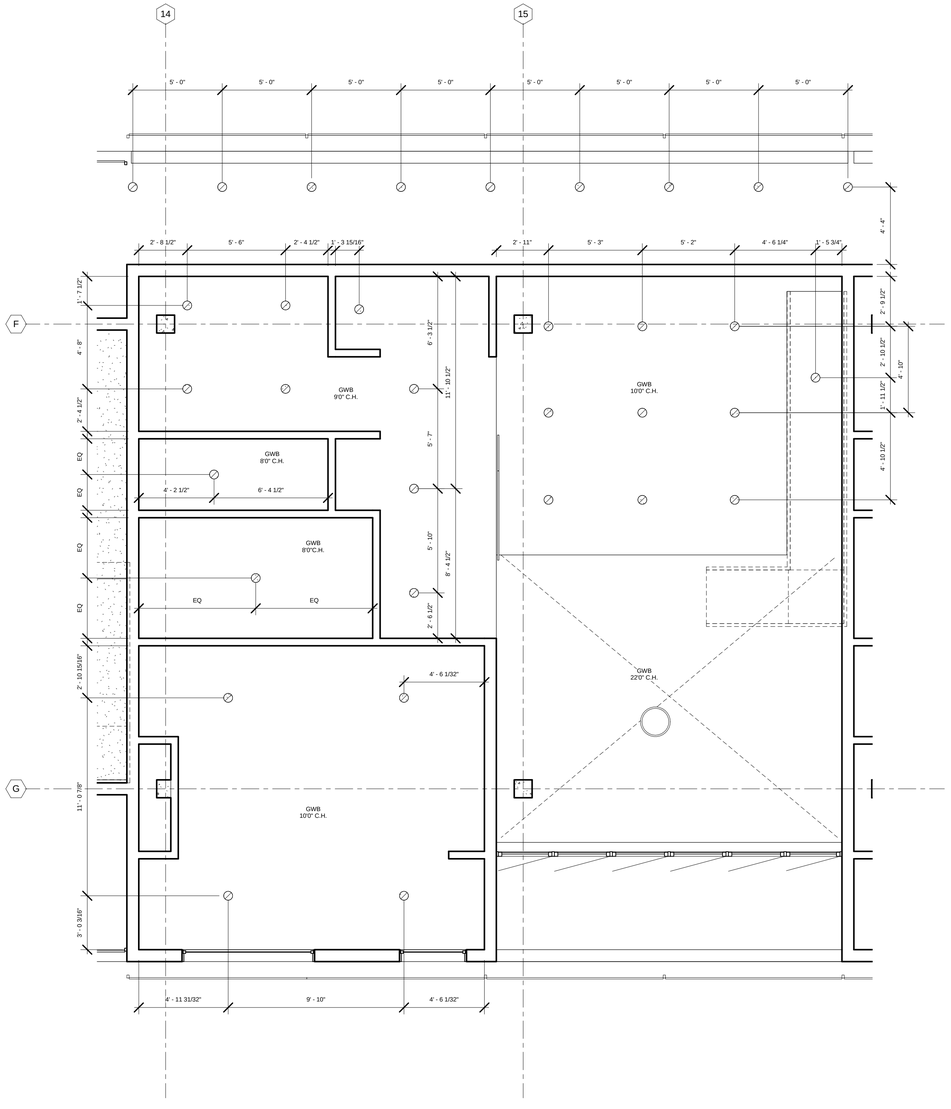
Checked by	reFRESH

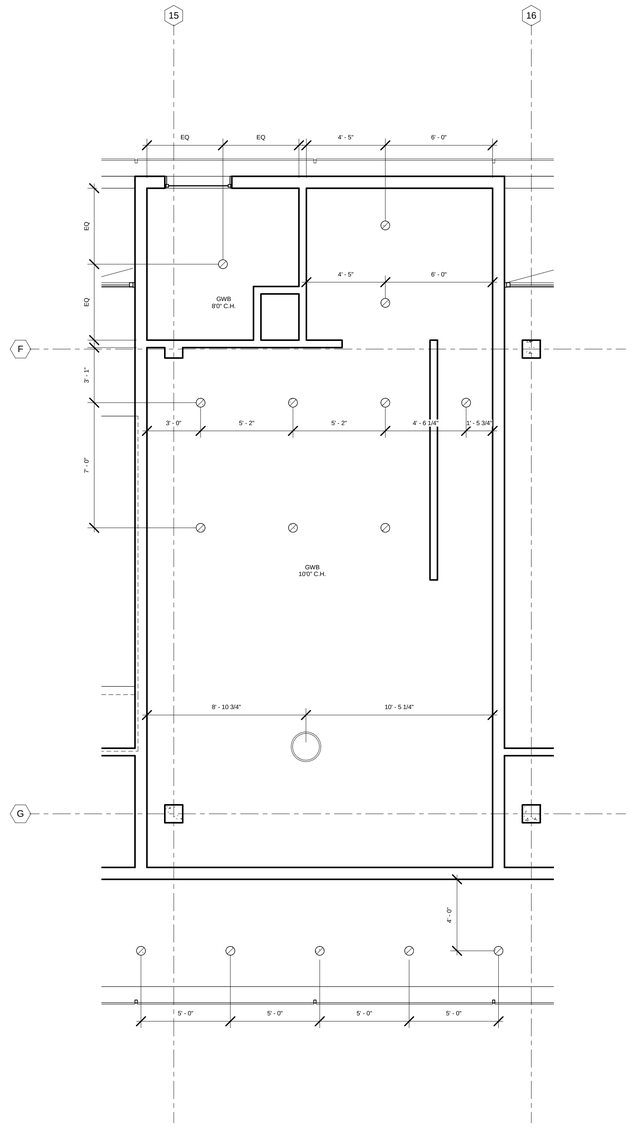
A-1.12

Scale	1/4" = 1'-0"

5/1/2011 6:04:35 PM



1 A-1.13 UNIT TYPE B- FIRST FLOOR RCP
1/4" = 1'-0"



2 A-1.13 UNIT TYPE B- SECOND FLOOR RCP
1/4" = 1'-0"

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No.	Description	Date

CBDS

HILLEAST CONDOS

RCP DETAILS

Project number	SPR 2011
Date	04/18/11
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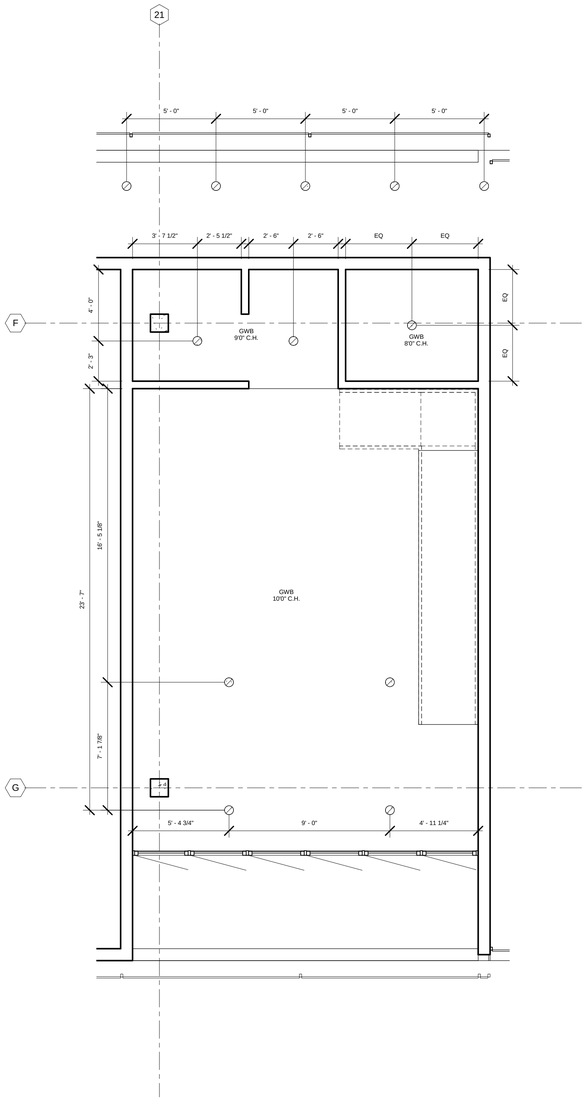
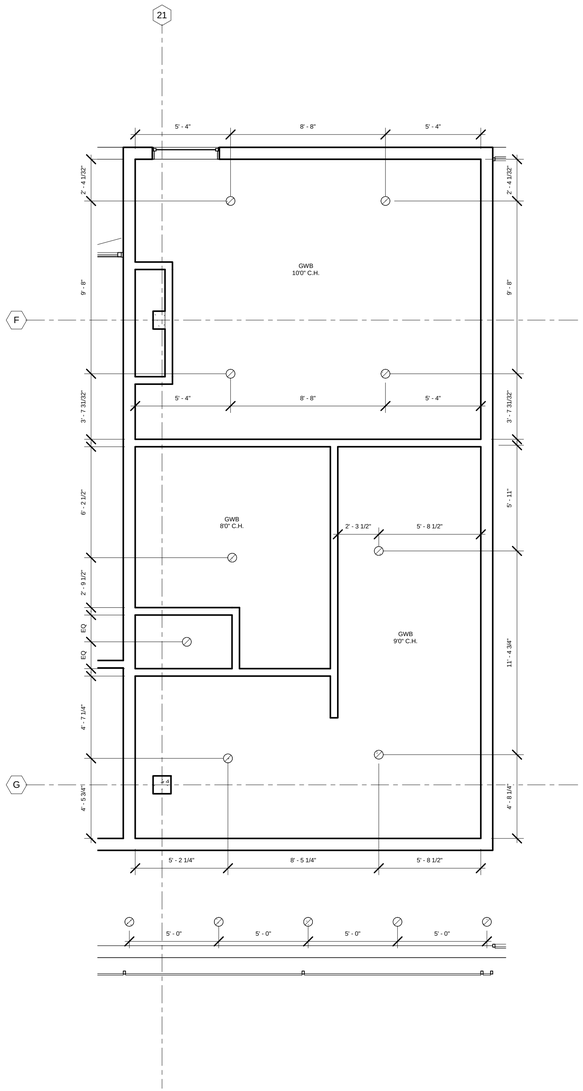
A-1.13

Scale	1/4" = 1'-0"

5/1/2011 6:04:41 PM



1 A-1.14 UNIT TYPE C- FIRST FLOOR RCP
1/4" = 1'-0"



2 A-1.14 UNIT TYPE C- SECOND FLOOR RCP
1/4" = 1'-0"

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No.	Description	Date

CBDS
HILLEAST CONDOS
RCP DETAILS

Project number	SPR 2011
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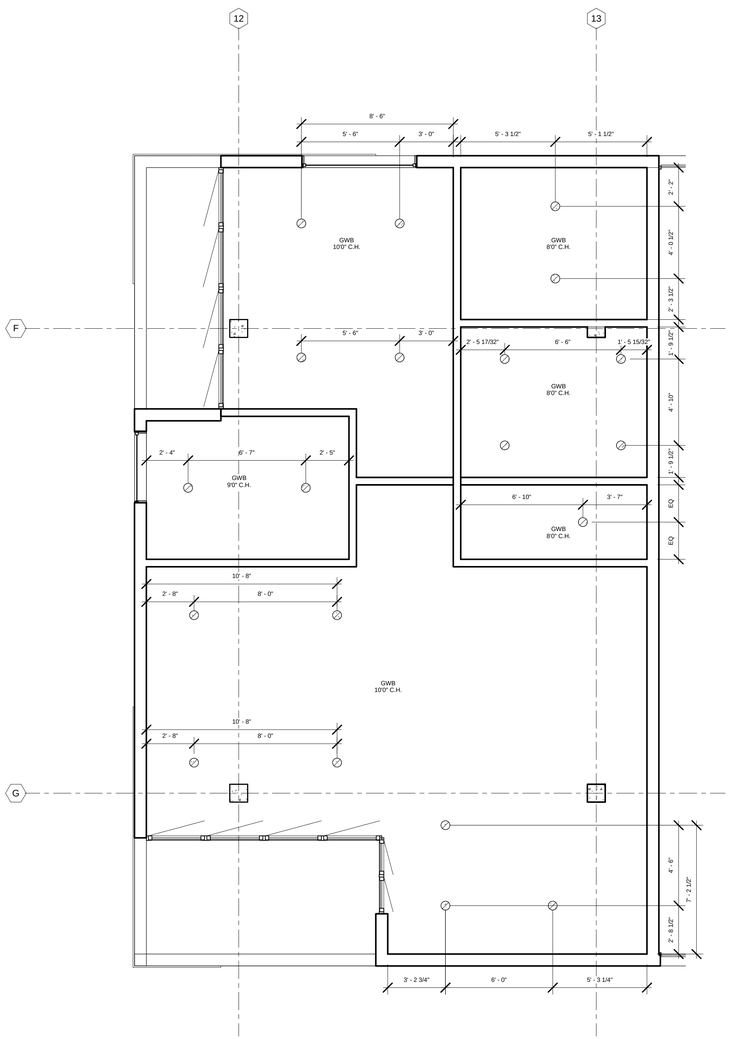
Checked by	reFRESH

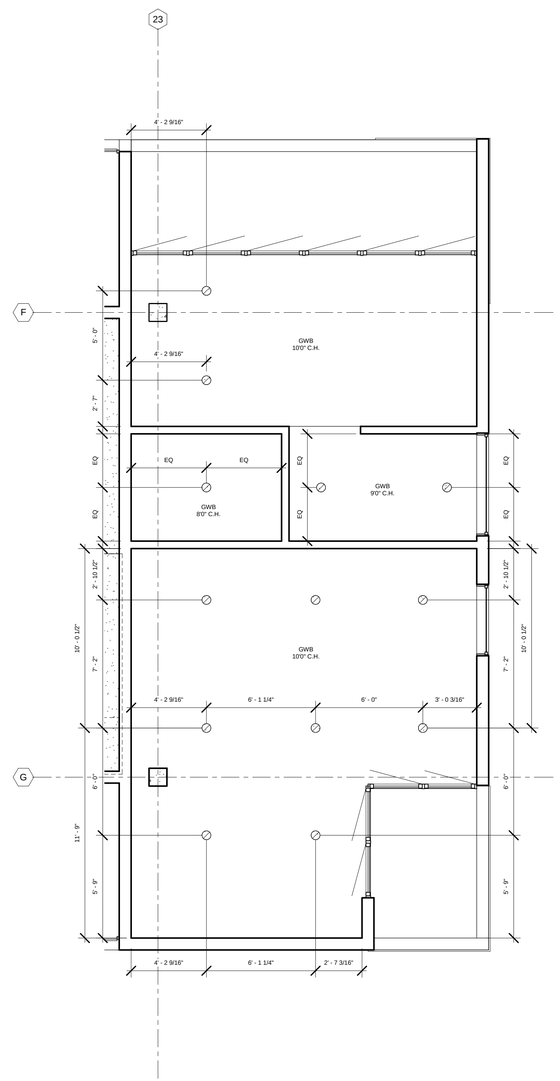
A-1.14

Scale	1/4" = 1'-0"

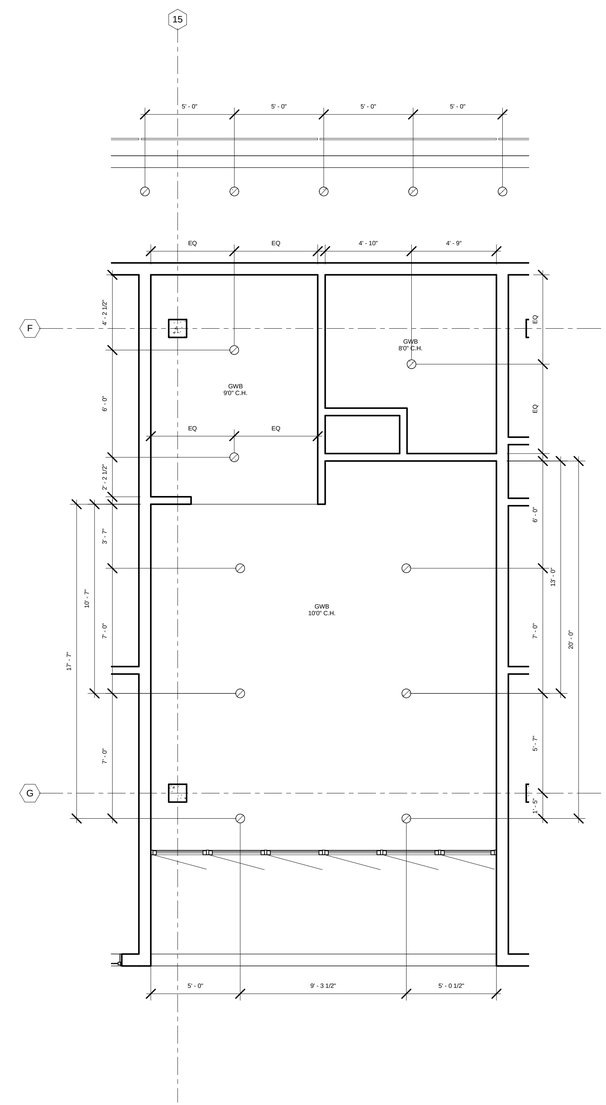
5/1/2011 6:04:47 PM



1 A-1.15 UNIT TYPE D1- RCP
1/4" = 1'-0"



2 A-1.15 UNIT TYPE D2- RCP
1/4" = 1'-0"



3 A-1.15 UNIT TYPE E- RCP
1/4" = 1'-0"

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No.	Description	Date

CBDS
HILLEAST CONDOS
RCP DETAILS

Project number	SPR 2011
Date	04/18/11
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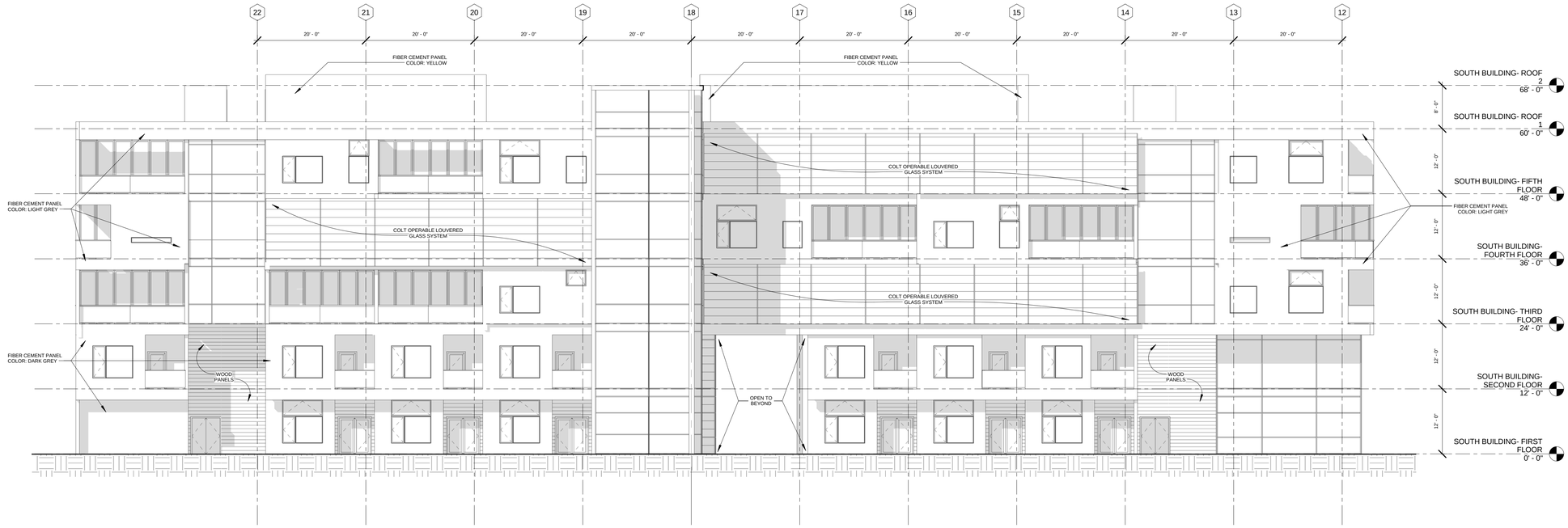
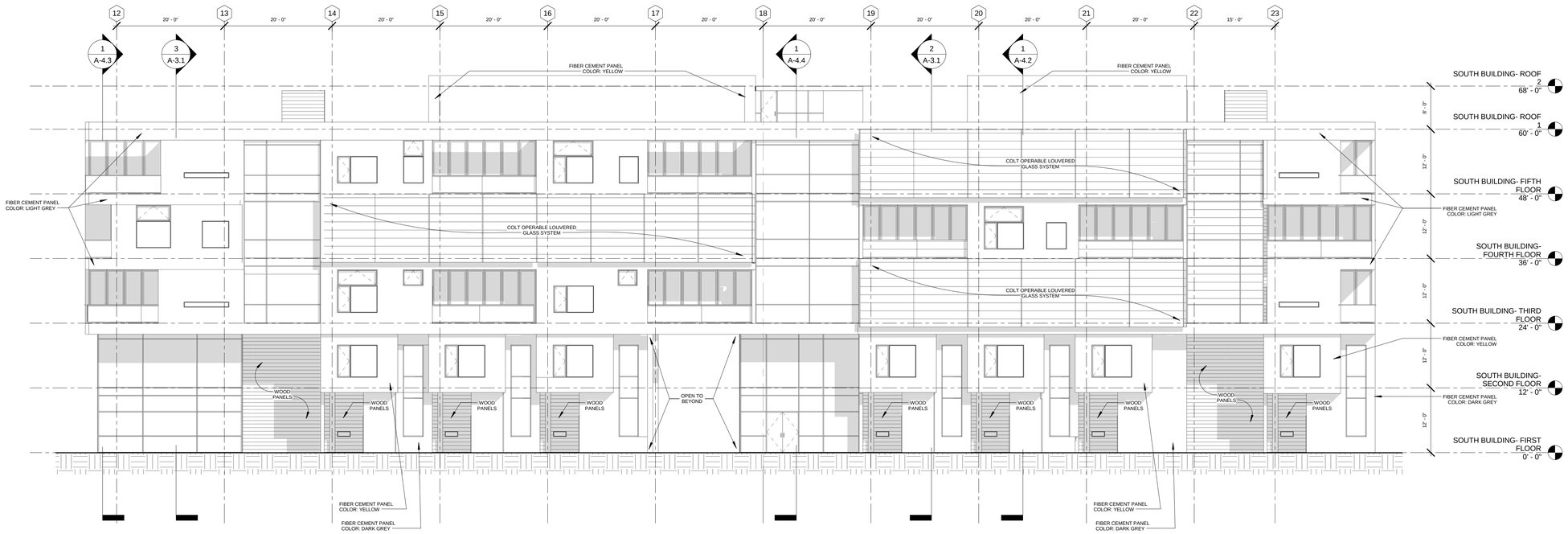
A-1.15

Scale	1/4" = 1'-0"

5/12/2011 6:04:53 PM



1 A-2.1 NORTH ELEVATION
3/32" = 1'-0"



2 A-2.1 SOUTH ELEVATION
3/32" = 1'-0"

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No.	Description	Date

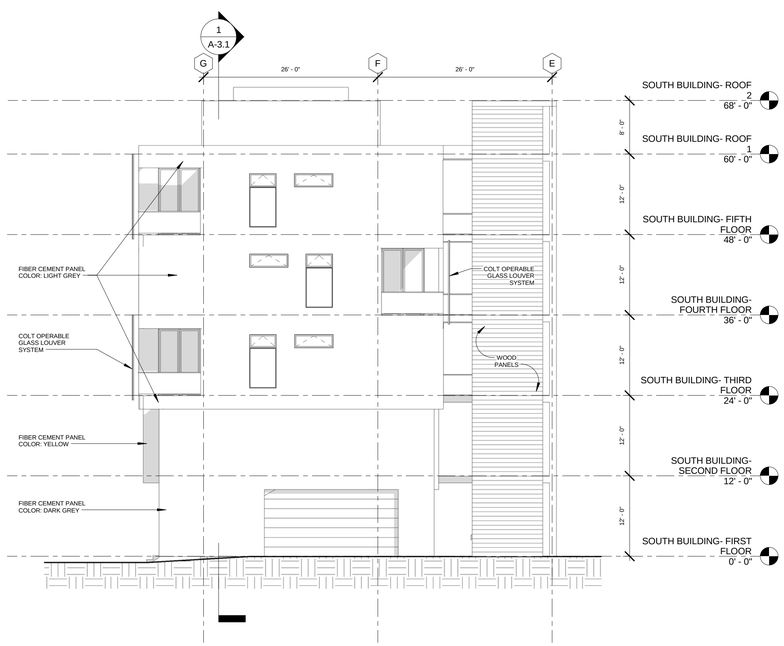
CBDS
HILLEAST CONDOS
ELEVATIONS

Project number	SPR 2011
Date	04/18/11
Drawn by	reFRESH
Checked by	reFRESH

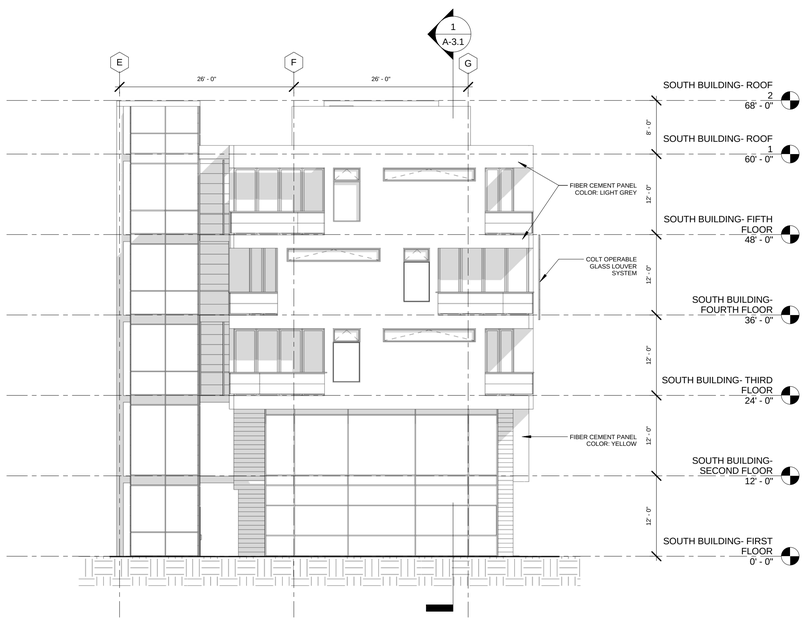
A-2.1

Scale 3/32" = 1'-0"

5/1/2011 6:05:33 PM



1 A-2.2 EAST ELEVATION
3/32" = 1'-0"



2 A-2.2 WEST ELEVATION
3/32" = 1'-0"

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No.	Description	Date

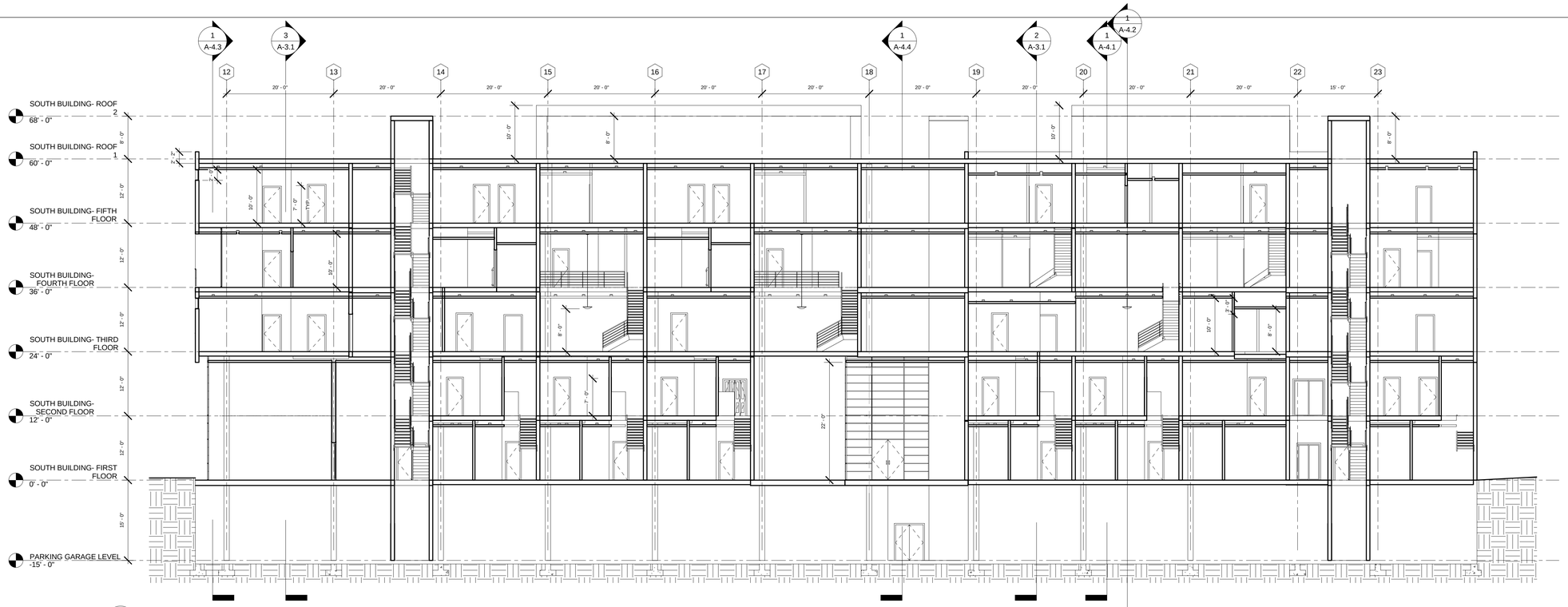
CBDS
HILLEAST CONDOS
ELEVATIONS

Project number	SPR 2011
Date	04/18/11
Drawn by	reFRESH
Checked by	reFRESH

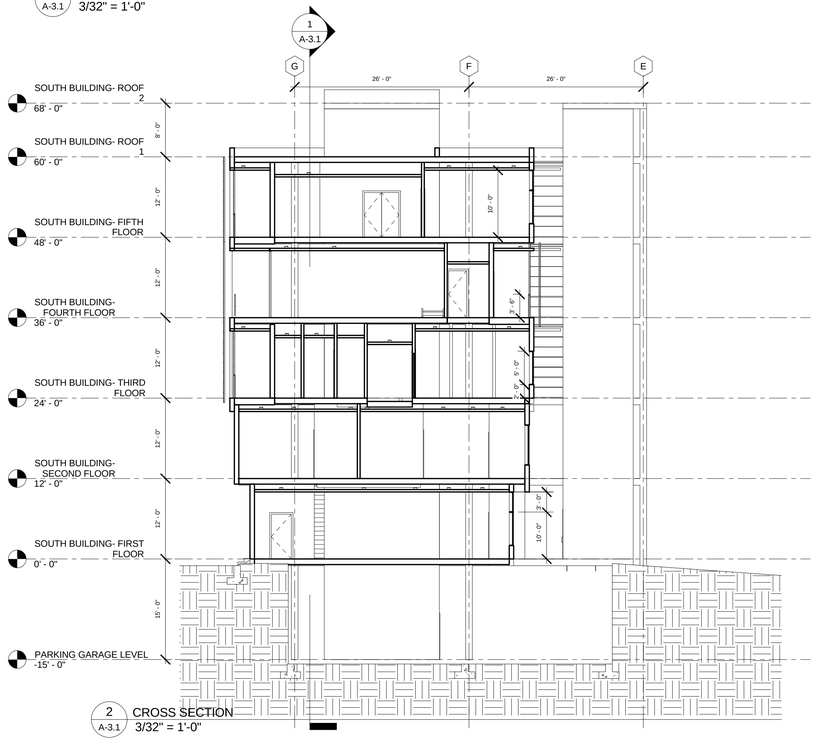
A-2.2

Scale	3/32" = 1'-0"

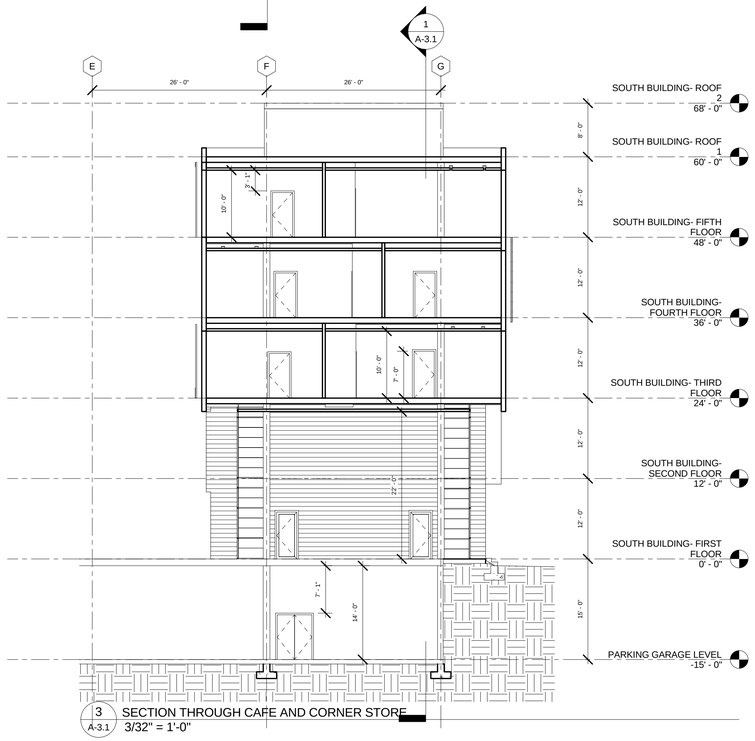
5/12/2011 6:07:13 PM



1 A-3.1 SECTION THROUGH SOUTH BUILDING
3/32" = 1'-0"



2 A-3.1 CROSS SECTION
3/32" = 1'-0"



3 A-3.1 SECTION THROUGH CAFE AND CORNER STORE
3/32" = 1'-0"

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No.	Description	Date

CBDS
HILLEAST CONDOS
BUILDING SECTIONS

Project number	SPR 2011
Date	04/18/11
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Checked by	reFRESH

A-3.1

Scale 3/32" = 1'-0"

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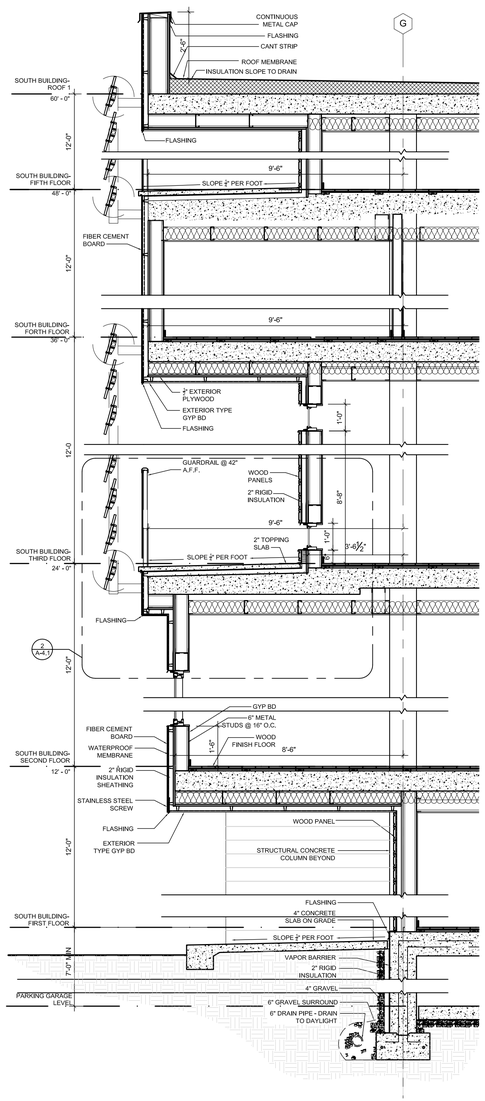
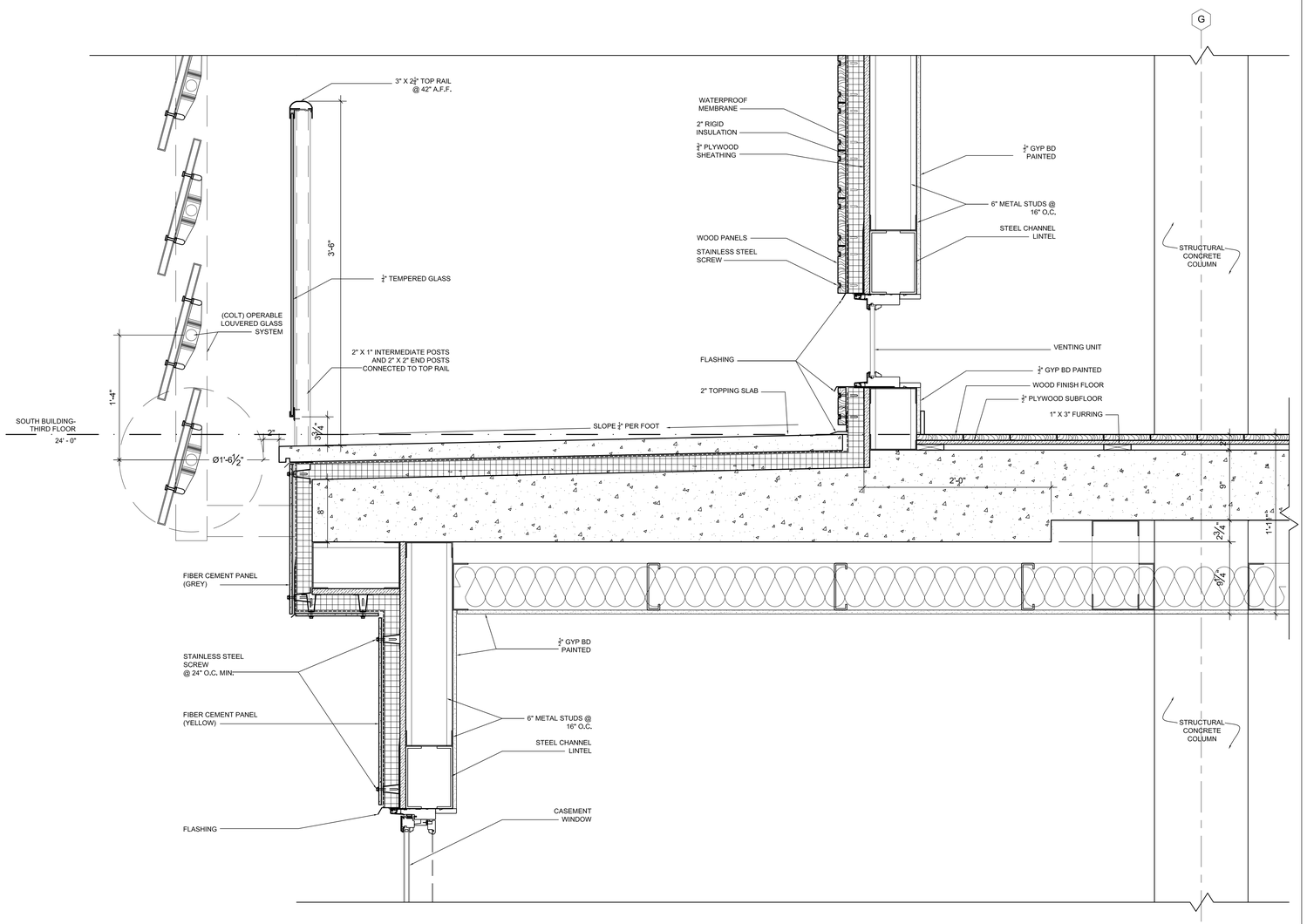


1 A-4.1 WALL SECTION
3/8" = 1'-0"



2 A-4.1 DETAIL
1-1/2" = 1'-0"

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No.	Description	Date

CBDS
HILLEAST CONDOS
WALL SECTION

Project number	2011.SPR
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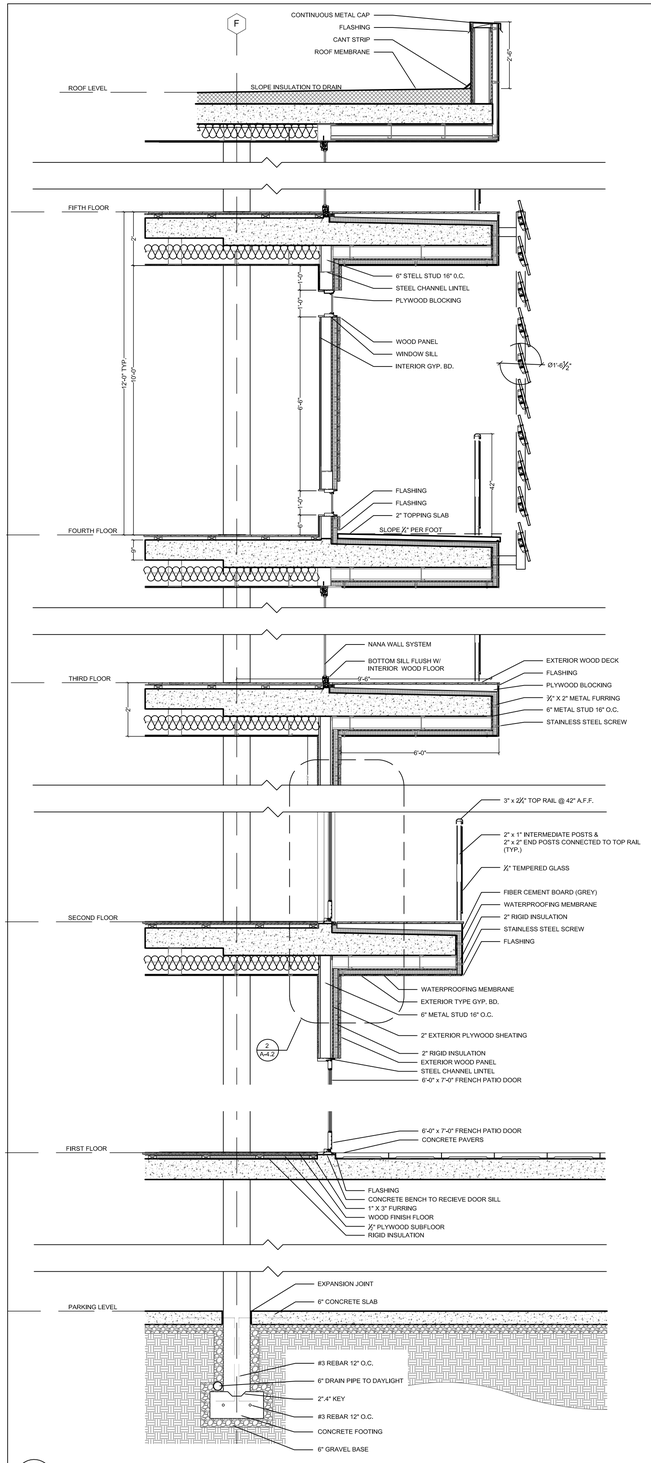
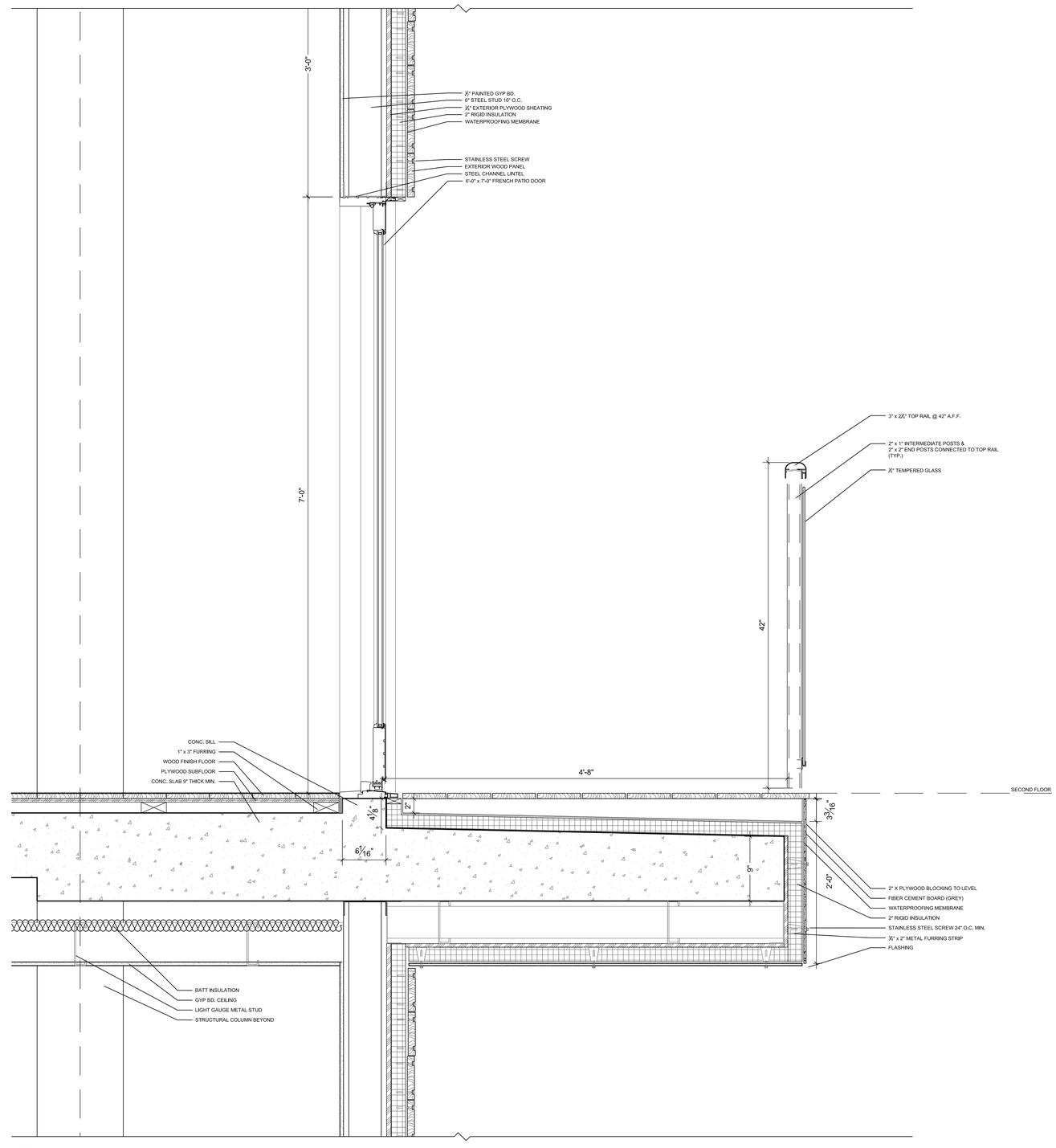
A - 4.1

Scale

04/18/11



1 A-4.2 WALL SECTION
3/8" = 1'-0"



2 A-4.2 DETAIL
1'-1/2" = 1'-0"

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No.	Description	Date

CBDS
HILLEAST CONDOS
WALL SECTION

Project number	2011.SPR
Date	04 /18 /11
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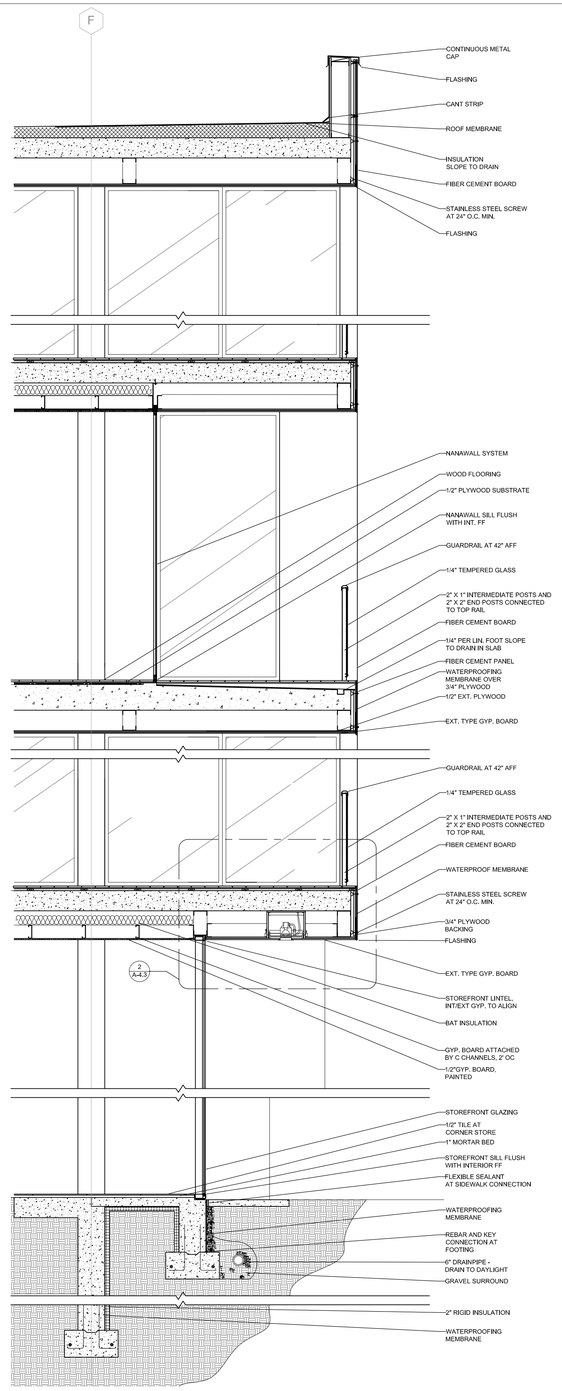
Checked by	REFRESH

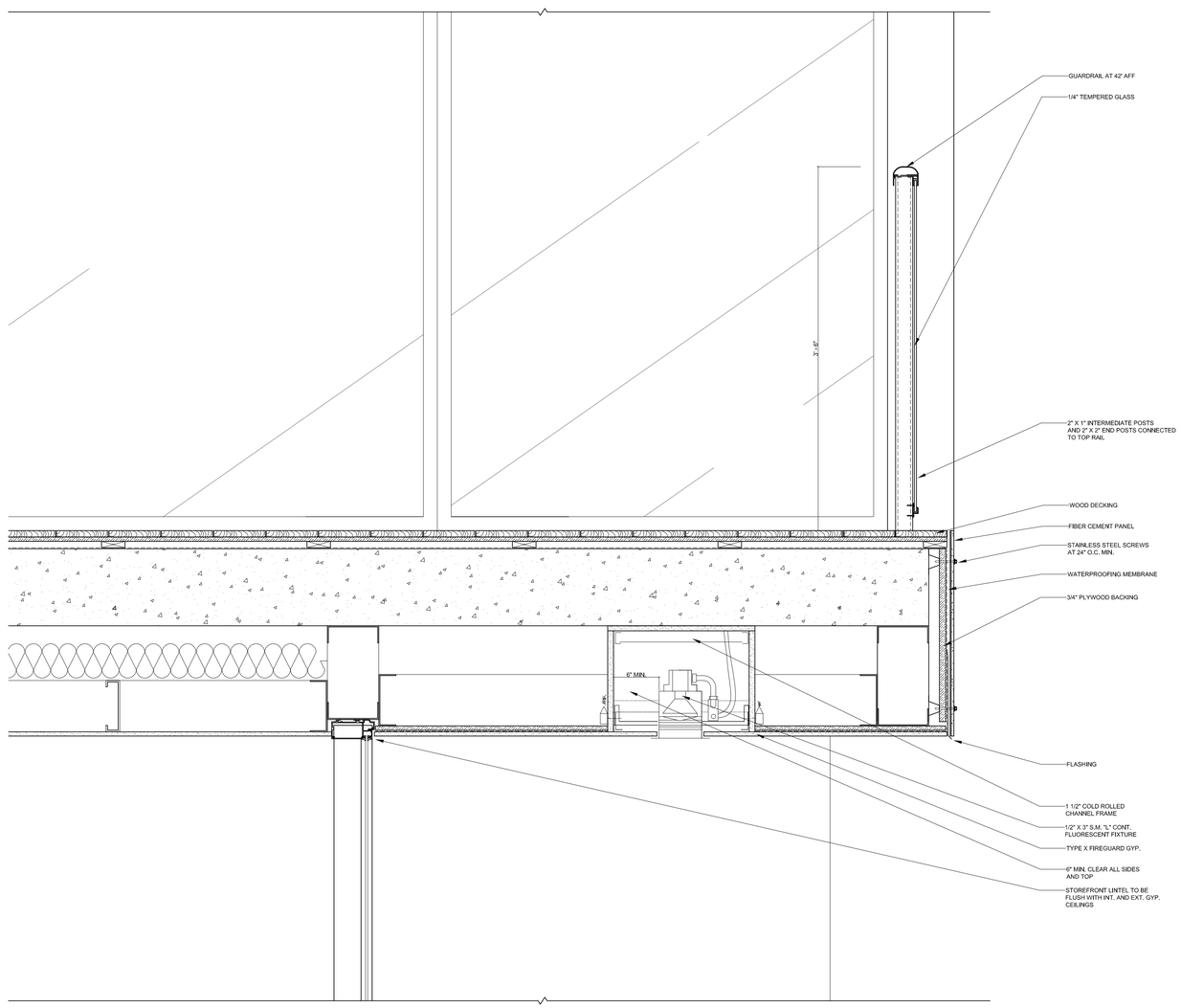
A - 4.2

Scale	SEE DRAWING

04 /18 /11



1 A-4.3 WALL SECTION
3/8" = 1'-0"



2 A-4.3 DETAIL
1-1/2" = 1'-0"

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No.	Description	Date

CBDS
HILLEAST CONDOS
WALL SECTION

Project number	2011.SPR
Date	04/18/11
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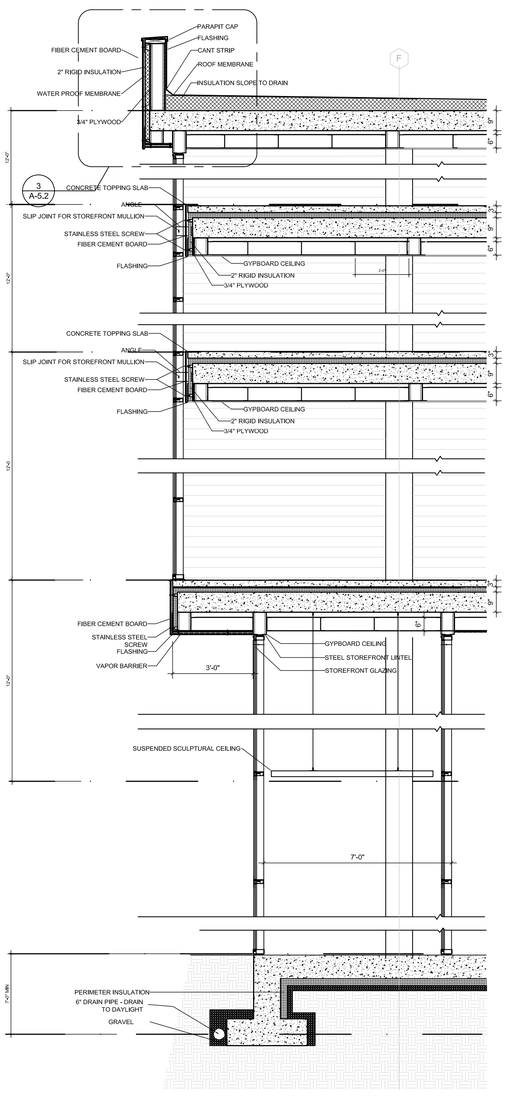
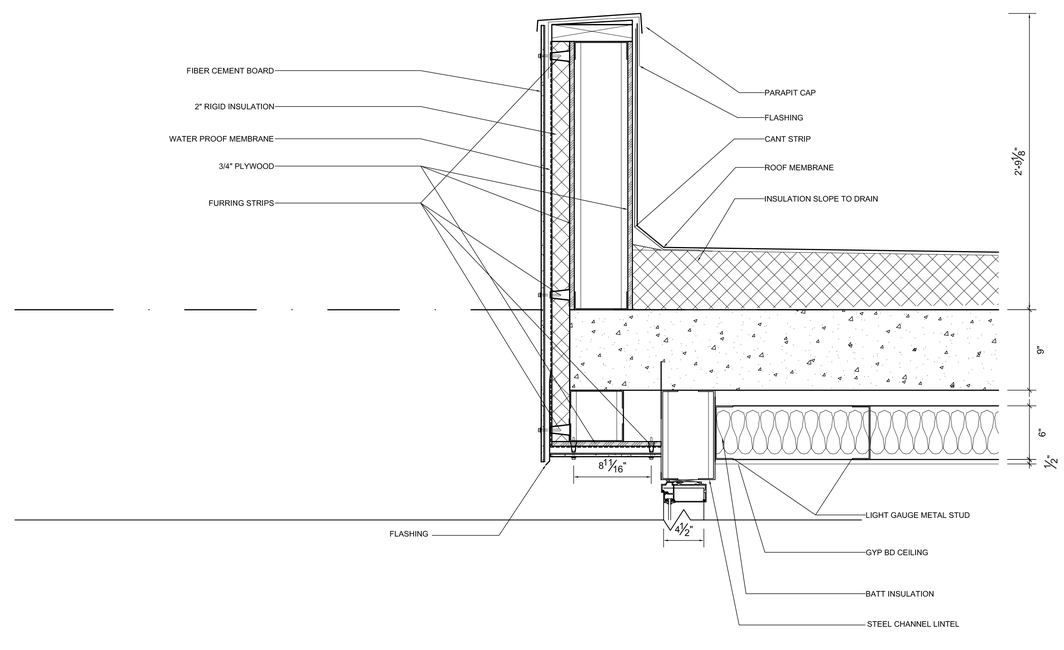
A - 4.3

Scale

16 April, 2011



1 A-4.4 WALL SECTION
3/8" = 1'-0"



2 A-4.4 DETAIL
1-1/2" = 1'-0"

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No.	Description	Date

CBDS
HILLEAST CONDOS
WALL SECTION

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Date	04/18/11
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A - 4.4

Scale	SEE DRAWING

18 April, 2011