

SUBMITTAL EXHIBITS FOR THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

1820 & 1822 JEFFERSON PLACE NW
WASHINGTON DC

PROJECT TEAM

OWNER: HAI
Real Estate Holdings, LLC
P.O. Box 43
Ashton Maryland 20861
Phone 301-

ARCHITECT: CREASER/O'BRIEN
ARCHITECTS
1430 Q STREET NW
SUITE 300 WASHINGTON DC 20009
PH (202) 289-9001
WWW.CREASEROBRIEN.COM

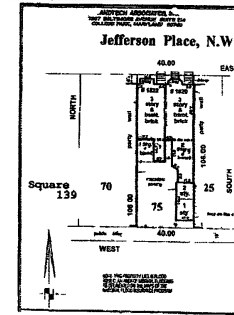
STRUCTURAL: LINTON ENGINEERING
4600 LANE CENTER PLAZA STE 300
POTOMAC FALLS VA 20165
PH (571) 323-0320
FAX (571) 323-0689
FAX WWW.LINTONENGINEERING.COM

CIVIL:

FAR CALCULATION DATA

ZONE DISTRICT: C-3-C
HISTORIC DISTRICT: DUPONT CIRCLE
FLOOR AREA RATIO (FAR) ALLOW: 6.5
MAXIMUM ALLOWABLE GROSS FLOOR AREA = 4,240 SQ. FT. AT 6.5
FAR = 27,500 SQ. FT. AND UP TO SIX STORIES IN HEIGHT
TOTAL BUILDING GROSS AREA: 20,830 SQ. FT.
FAR AREA PROVIDED = 19,741 SQ. FT. (EXCLUDING STAIR AND
ELEVATOR SHAFT AND BASEMENT LEVEL)
TOTAL OF LEVELS: FIVE ABOVE GRADE LEVELS (FRONT)

PLAT PLAN



PRELIMINARY CODE DATA

2000 IBC
1- USE GROUP: (SECTION 504) BUSINESS "B"
2- OCCUPANCY LOAD (TABLE 1004.1.2):
BUSINESS AREAS 100 GROSS
TOTAL GROSS AREA 5,162 SQ. FT. / 100 = 51.62 PEOPLE
3- MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES: (IBC 2009 TABLE 405.1):
WATER CLOSETS: 1 PER 25 FOR THE FIRST 50
LAVATORIES: 1 PER 40 FOR THE FIRST 50
DRINKING FOUNTAIN: 1 PER 100
SERVICE SINK: 1 SINK
4- EXIT AND ACCESS DOORWAYS (SECTION 1014.2.1 - EXCEPTION 2):
THE SEPARATION DISTANCE OF THE EXIST DOORS
SHALL BE NO LESS THAN ONE - THIRD OF THE
LENGTH OF THE MAXIMUM OVERALL DIAGONAL
DIMENSION OF THE AREA SERVED
DIAGONAL SERVED LENGTH = 106' / 3 = 35'-4"

NEW BUILDING AREAS		
LEVEL	GROSS AREA	NET AREA
GROUND FLOOR	3,851 SQ. FT.	2,824 SQ. FT.
FIRST FLOOR	4,085 SQ. FT.	3,725 SQ. FT.
SECOND FLOOR	4,010 SQ. FT.	3,568 SQ. FT.
THIRD FLOOR	4,010 SQ. FT.	3,568 SQ. FT.
FOURTH FLOOR	2,437 SQ. FT.	2,087 SQ. FT.
FIFTH FLOOR	2,437 SQ. FT.	2,087 SQ. FT.
TOTAL	20,830 SQ. FT.	17,929 SQ. FT.

EXISTING BUILDING AREAS	
LEVEL	GROSS AREA
GROUND FLOOR	2,541 SQ. FT.
FIRST FLOOR	2,159 SQ. FT.
SECOND FLOOR	1,970 SQ. FT.
THIRD FLOOR	1,573 SQ. FT.
TOTAL	8,244 SQ. FT.

TOTAL PARKING: 3 OUTDOOR
SPACES

GROSS AREA INCLUDES ALL BUILDING FOOT PRINT FROM CENTER LINE OF
PROPERTY WALL TO OUTSIDE FACE OF EXTERIOR WALLS AND EXCLUDES THE
STAIRS AND ELEVATOR SHAFTS.
NET AREA INCLUDES THE GROSS AREA MINUS CHANGE PARKING AREA, STAIRS,
ELEVATOR AND SHAFT
FLOOR AREA RATIO (FAR) ALLOW: 6.5
MAXIMUM ALLOWABLE GROSS FLOOR AREA = 4,240 SQ. FT. AT 6.5 FAR =
27,500 SQ. FT. AND UP TO SIX STORIES IN HEIGHT
TOTAL PROVIDED BUILDING GROSS AREA: 20,830 SQ. FT.
FAR AREA PROVIDED = 19,741 SQ. FT. (EXCLUDING STAIR AND ELEVATOR
SHAFT AND BASEMENT LEVEL PARKING AREA)

TOTAL PARKING: 3 GARAGE SPACES

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18064
EXHIBIT NO. 25 R. NERO

CREASER/O'BRIEN
ARCHITECTS
1430 Q STREET NW SUITE 300
WASHINGTON DC 20009
PHONE (202) 289-9001
FAX (202) 289-9005

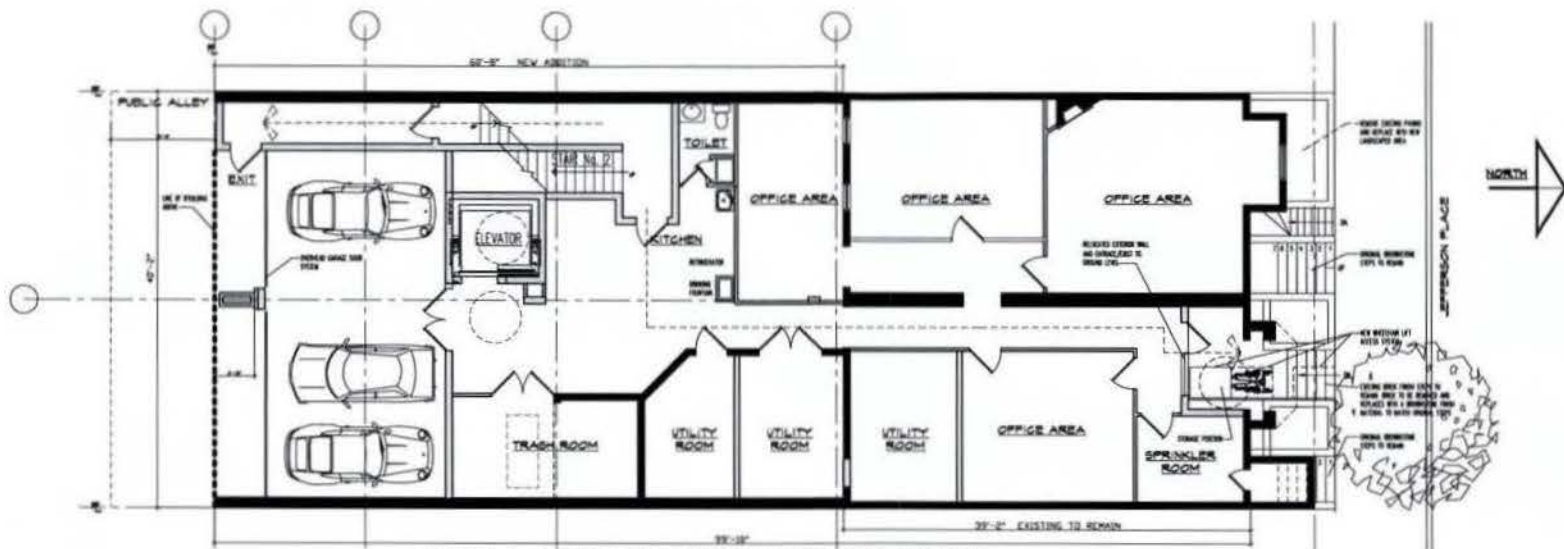
HAI
REAL-ESTATE HOLDINGS, LLC
P.O. BOX 43
ASHTON, MD 20861

IN
PROGRESS

COVERSHEET
1820 & 1822 JEFFERSON
PLACE N.W. WASHINGTON DC

RELEASES & REVISIONS	
MARK	DESCRIPTION
HPRB	05-26-2009
REV	07-16-2009
zoning	08-04-2009
zoning	12-04-2009
zoning	02-03-2010
CONSTR PERMIT	
CONCEPT	
DRAWN BY RR	
REVIEWED BY RR/RC	
MODEL	

Board of Zoning Adjustment
District of Columbia
CASE NO. 18064
EXHIBIT NO. 25
G-001
COA JOB# 20741



SCHEME A: EXISTING BUILDING TO REMAIN WITH ADDITION
 EXISTING GROSS: 1,578 SQ. FT. NET: 1,578 SQ. FT.
 NEW ADDITION GROSS: 1,888 SQ. FT. NET: 861 SQ. FT.

LEGEND

- EXISTING TO REMAIN
- NEW ADDITION

GROUND FLOOR PLAN
 SCALE 3/8"=1'

CREASER/O'BRIEN
ARCHITECTS

1000 N. GENESEE ST. SUITE 200
ANN ARBOR, MI 48106
TEL: 313.769.1000
FAX: 313.769.1001

HAI
REAL-ESTATE HOLDINGS, LLC

P.O. BOX 43
ASHTON, MD 20861

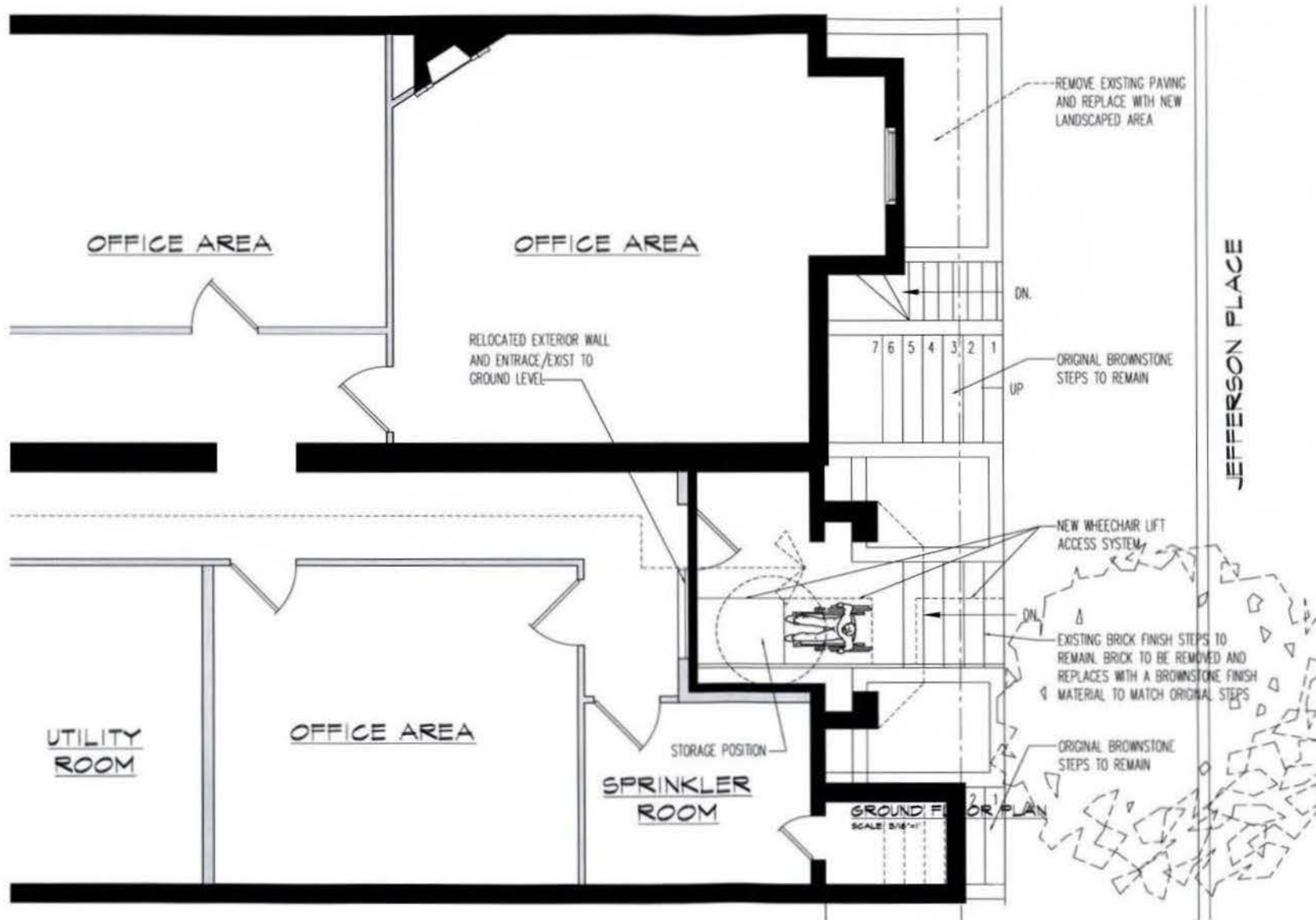
1020 A 1822 JEFFERSON
PLACE N.W., WASHINGTON DC

NEW FLOOR PLAN

IN PROGRESS

RELEASED & REVISIONS	
DATE	DESCRIPTION
10-15-2008	ISSUED FOR PERMIT
08-24-2008	REVISED BY: HK/HC
07-18-2008	ISSUED FOR PERMIT

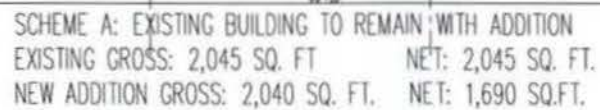
PROJECT: ROWHOUSE
 SHEET NO: **A-105**
 CDA 2084 20141



CREASER/O'BRIEN ARCHITECTS 1000 15TH STREET NW WASHINGTON, DC 20004 TEL: 202-462-1000 FAX: 202-462-1001	
HAI REAL-ESTATE HOLDINGS, LLC P.O. BOX 43 ARLINGTON, MD 20811	
IN PROGRESS	
NEW FLOOR PLAN 1030 A 1032 JEFFERSON PLACE N.W. WASHINGTON DC	
REVISIONS & REVISIONS NO. DESCRIPTION DATE 1. 10-10-2008 2. 11-14-2008 3. 11-14-2008 4. 11-14-2008	
DRAWN BY: J. O'BRIEN CHECKED BY: J. O'BRIEN DATE: 11-14-2008 REVIEWED BY: J. O'BRIEN MODEL:	
ROWHOUSE A-105A COA 1004 20141	



CREASER/O'BRIEN ARCHITECTS^{PC} 1300 O STREET NW SUITE 300 WASHINGTON DC 20004 TEL: 202 331-1000 FAX: 202 331-1001													
HAI REAL-ESTATE HOLDINGS, LLC P O BOX 43 ASHTON, MD 20861 THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECTS ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DRAWING IS THE PROPERTY OF CREASER/O'BRIEN ARCHITECTS, PC.													
IN PROGRESS													
PARTIAL SECTION	1920 A 1922 JEFFERSON PLACE N.W. WASHINGTON DC												
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CDA JOB# 20741													

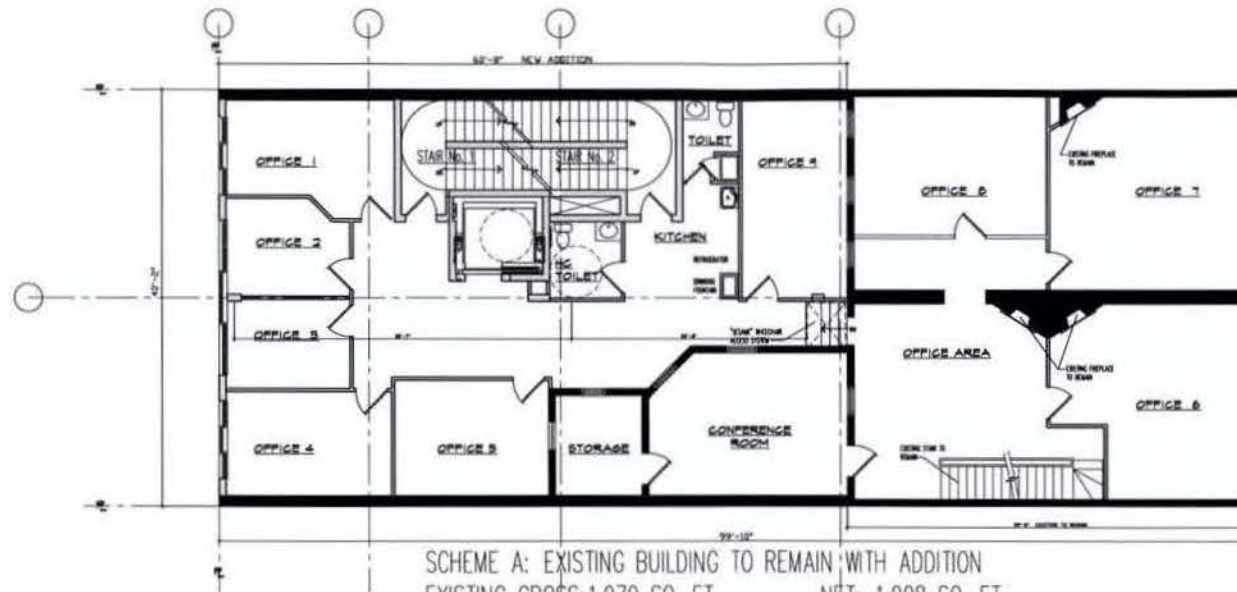


NEW ADDITION

SCALE: 3/16"=1'

1620 A 1922 JEFFERSON
PLACE N.W., WASHINGTON DC

RELEASES & REVISIONS	
DATE	DESCRIPTION
01-26-2009	REV 1
01-26-2009	REV 2
01-26-2009	REV 3
01-26-2009	REV 4
01-26-2009	REV 5
01-26-2009	REV 6
01-26-2009	REV 7
01-26-2009	REV 8
01-26-2009	REV 9
01-26-2009	REV 10
01-26-2009	REV 11
01-26-2009	REV 12
01-26-2009	REV 13
01-26-2009	REV 14
01-26-2009	REV 15
01-26-2009	REV 16
01-26-2009	REV 17
01-26-2009	REV 18
01-26-2009	REV 19
01-26-2009	REV 20
01-26-2009	REV 21
01-26-2009	REV 22
01-26-2009	REV 23
01-26-2009	REV 24
01-26-2009	REV 25
01-26-2009	REV 26
01-26-2009	REV 27
01-26-2009	REV 28
01-26-2009	REV 29
01-26-2009	REV 30
01-26-2009	REV 31
01-26-2009	REV 32
01-26-2009	REV 33
01-26-2009	REV 34
01-26-2009	REV 35
01-26-2009	REV 36
01-26-2009	REV 37
01-26-2009	REV 38
01-26-2009	REV 39
01-26-2009	REV 40
01-26-2009	REV 41
01-26-2009	REV 42
01-26-2009	REV 43
01-26-2009	REV 44
01-26-2009	REV 45
01-26-2009	REV 46
01-26-2009	REV 47
01-26-2009	REV 48
01-26-2009	REV 49
01-26-2009	REV 50
01-26-2009	REV 51
01-26-2009	REV 52
01-26-2009	REV 53
01-26-2009	REV 54
01-26-2009	REV 55
01-26-2009	REV 56
01-26-2009	REV 57
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01-26-2009	REV 59
01-26-2009	REV 60
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01-26-2009	REV 63
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01-26-2009	REV 86
01-26-2009	REV 87
01-26-2009	REV 88
01-26-2009	REV 89
01-26-2009	REV 90
01-26-2009	REV 91
01-26-2009	REV 92
01-26-2009	REV 93
01-26-2009	REV 94
01-26-2009	REV 95
01-26-2009	REV 96
01-26-2009	REV 97
01-26-2009	REV 98
01-26-2009	REV 99
01-26-2009	REV 100



SCHEME A: EXISTING BUILDING TO REMAIN WITH ADDITION
 EXISTING GROSS: 1,970 SQ. FT. NET: 1,908 SQ. FT.
 NEW ADDITION GROSS: 2,040 SQ. FT. NET: 1,690 SQ. FT.

LEGEND



SECOND FLOOR PLAN
 SCALE: 3/16"=1'

CREASER/O'BRIEN
 ARCHITECTS™
100 Q STREET NW SUITE 300
 WASHINGTON DC 20004
 (202) 462-1100
 FAX (202) 462-1101

HAI
 REAL-ESTATE HOLDINGS, LLC
P.O. BOX 43
 ASHTON, MD 20861

NEW FLOOR PLAN

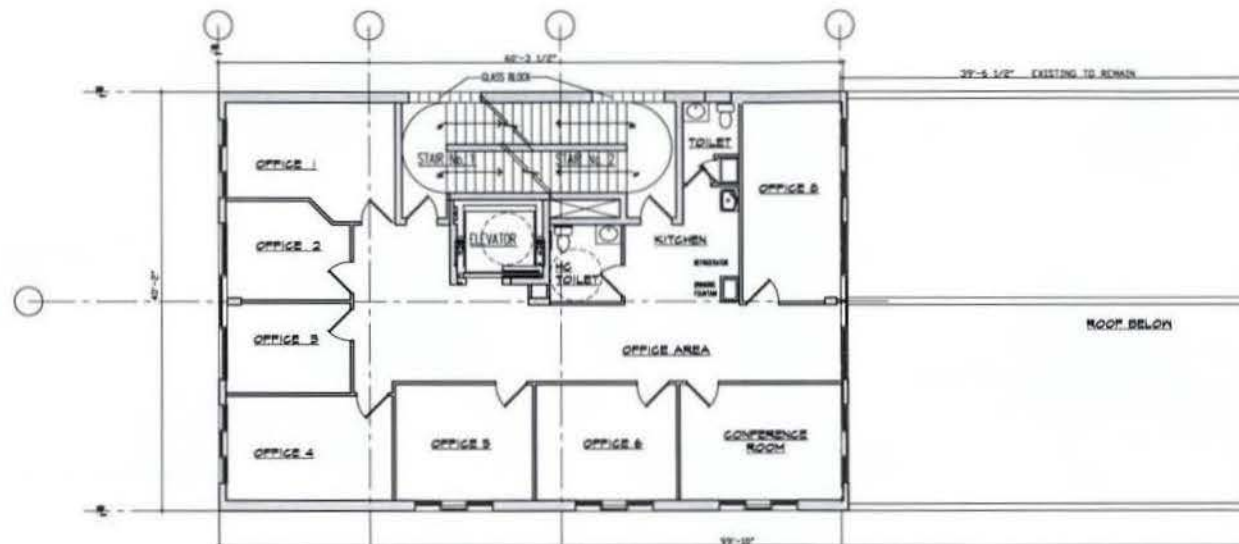
IN PROGRESS

1920 A 1922 JEFFERSON
 PLACE N.W., WASHINGTON DC

DATE	DESCRIPTION
10-17-2008	ISSUED FOR PERMIT
11-17-2008	REVISED BY: MA/HC
12-04-2008	REVISED BY: MA/HC
12-04-2008	REVISED BY: MA/HC

ROWHOUSE

SHEET NO.
A-107
CON. JOB# 20741



FOURTH FLOOR PLAN
 SCALE: 3/16"=1'

CREASER/O'BRIEN ARCHITECTS 1400 B STREET NW WASHINGTON, DC 20004 TEL: 202-462-1000 FAX: 202-462-1001																																																																																																																																																																																																																																																																																																																
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FIFTH FLOOR PLAN
SCALE: 3/16"=1'

SCALE: 3/16"=1'

PROJECT DATA:

NEW BUILDING AREAS		
LEVEL	GROSS AREA	NET AREA
GROUND FLOOR	3,851 SQ. FT.	2,824 SQ. FT.
FIRST FLOOR	4,085 SQ. FT.	3,735 SQ. FT.
SECOND FLOOR	4,010 SQ. FT.	3,598 SQ. FT.
THIRD FLOOR	4,010 SQ. FT.	3,598 SQ. FT.
FOURTH FLOOR	2,437 SQ. FT.	2,087 SQ. FT.
FIFTH FLOOR	2,437 SQ. FT.	2,087 SQ. FT.
TOTAL	20,830 SQ. FT.	17,929 SQ. FT.

GROSS AREA INCLUDES ALL BUILDING FOOT PRINT FROM CENTER LINE OF PARTY WALL TO OUTSIDE FACE OF EXTERIOR WALLS AND EXCLUDES THE STAIRS AND ELEVATOR SHAFT.

NET AREA INCLUDES THE GROSS AREA MINUS GARAGE PARKING AREA, STAIRS, ELEVATOR AND SHAFT.

FLOOR AREA RATIO (FAR) ALLOW: 6.5

MAXIMUM ALLOWABLE GROSS FLOOR AREA = 4,240 SQ. FT. AT 6.5 FAR = 27,500 SQ. FT. AND UP TO SIX STORES' HEIGHT

TOTAL PROVIDED BUILDING GROSS AREA: 20,830 SQ.FT.

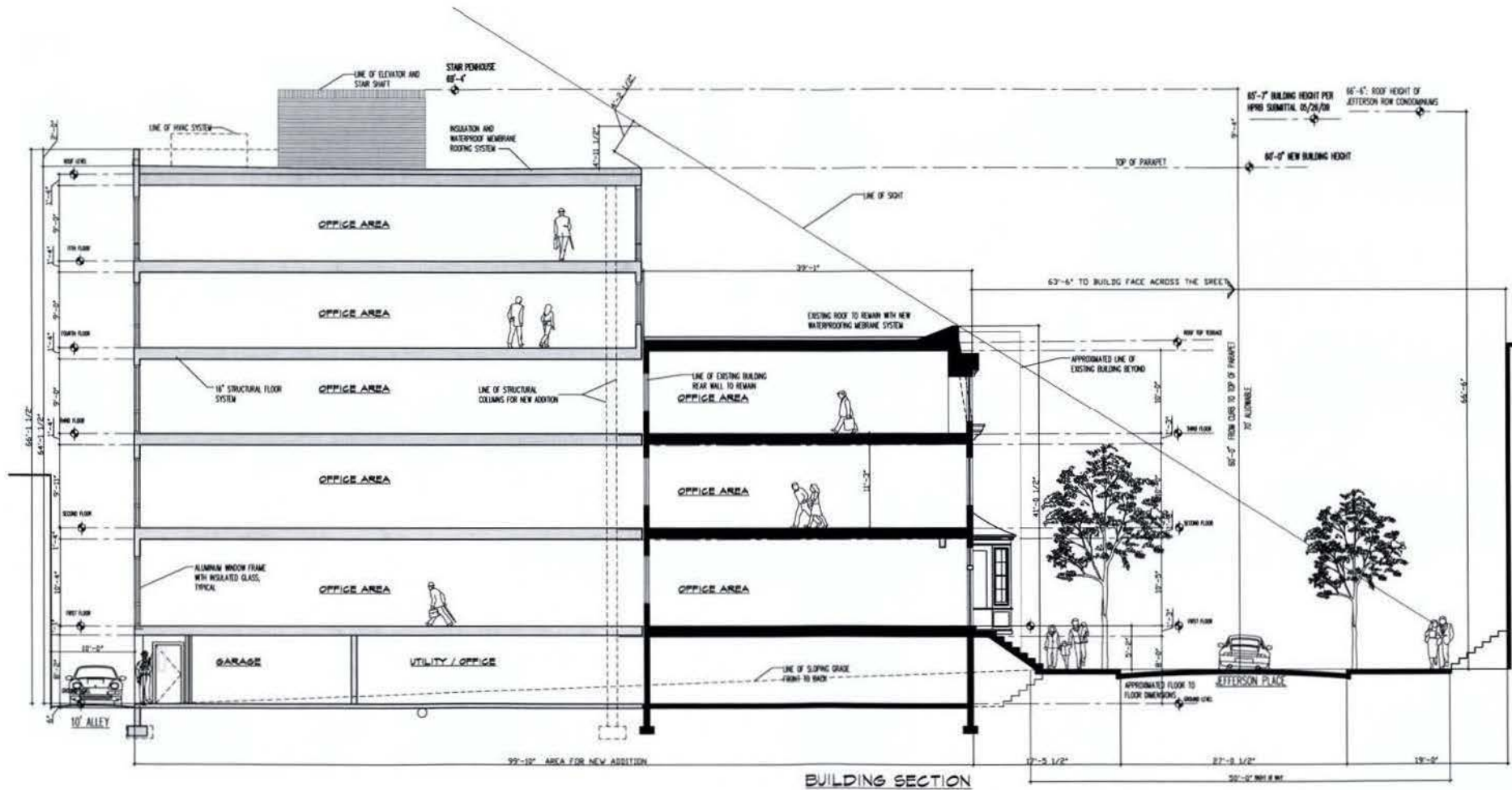
FAR AREA PROVIDED= 19,706 SQ. FT. (EXCLUDING STAIR AND ELEVATOR SHAFT AND BASEMENT LEVEL PARKING AREA)

TOTAL PARKING 3 GARAGE SPACES

EXISTING BUILDING AREAS	
LEVEL	GROSS AREA
GROUND FLOOR	2,542 SQ. FT.
FIRST FLOOR	2,159 SQ. FT.
SECOND FLOOR	1,970 SQ. FT.
THIRD FLOOR	1,573 SQ. FT.
TOTAL	8,244 SQ. FT.

TOTAL PARKING: 3 OUTDOOR SPACES

[illegible]



NEW BUILDING SECTION

HAI
REAL-ESTATE HOLDINGS, LLC
P.O. BOX 43
ASHTON, MD 20861

CREASER/O'BRIEN
ARCHITECTS^{PC}
1430 Q STREET NW SUITE 300
WASHINGTON DC 20009

RELEASES & REVISIONS	
DATE	DESCRIPTION
05-14-2009	ISSUED
07-14-2009	REV
08-14-2009	REV
10-09-2009	REV

1820 & 1822 JEFFERSON
PLACE N.W., WASHINGTON DC

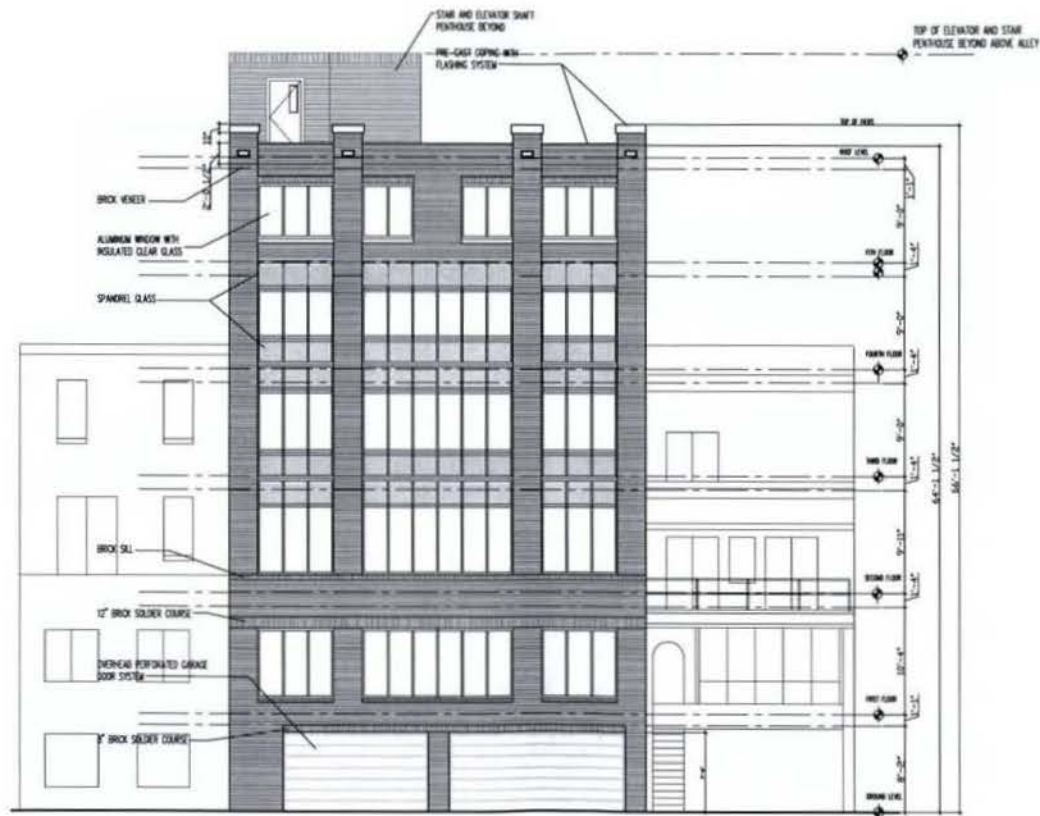
ROWHOUSE
A-111

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FRONT ELEVATION ON JEFFERSON STREET
SCALE: 3/16"=1'

CREASER/O'BRIEN ARCHITECTS™ 140 Q STREET NW SUITE 300 WASHINGTON, D.C. 20005 (202) 331-1111 FAX: (202) 331-1112											
HAI REAL-ESTATE HOLDINGS, LLC P.O. BOX 43 ASHTON, MD 20861											
IN PROGRESS											
NEW BUILDING ELEVATIONS 1920 & 1922 JEFFERSON PLACE N.W., WASHINGTON, DC											
RELEASES & REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01-11-2004</td> <td>CONCEPT</td> </tr> <tr> <td>01-11-2004</td> <td>DESIGN</td> </tr> <tr> <td>01-11-2004</td> <td>PERMIT</td> </tr> <tr> <td>01-11-2004</td> <td>CONSTRUCTION</td> </tr> </tbody> </table>		DATE	DESCRIPTION	01-11-2004	CONCEPT	01-11-2004	DESIGN	01-11-2004	PERMIT	01-11-2004	CONSTRUCTION
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ROWHOUSE SHEET NO. A-114 CDA 0001 20741											



REAR ELEVATION
SCALE: 3/8"=1'-0"

CREASER/O'BRIEN
ARCHITECTS

1000 15TH STREET NW SUITE 200
WASHINGTON, DC 20004
TEL: 202-331-1111
FAX: 202-331-1112

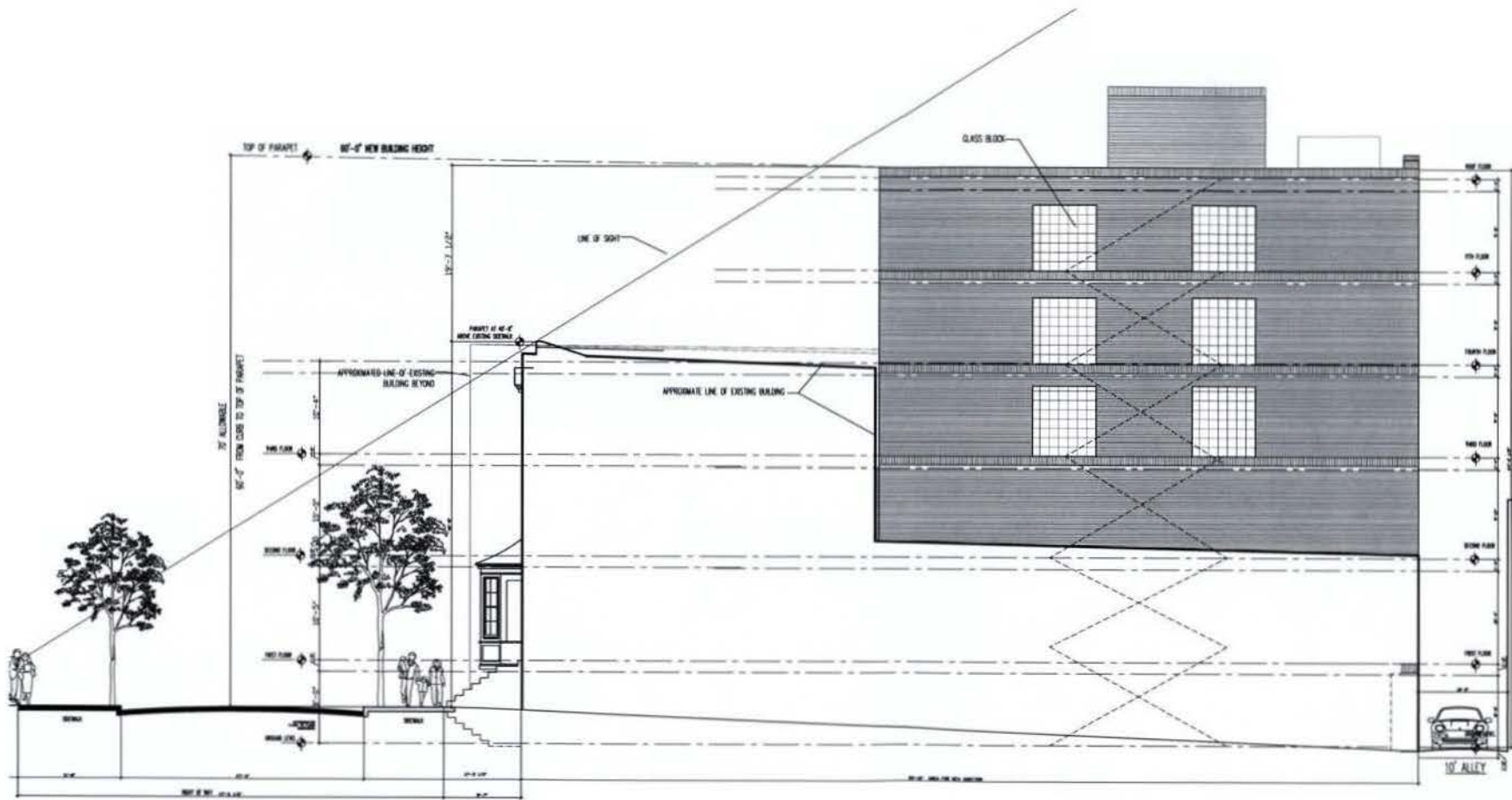
HAI
REAL-ESTATE HOLDINGS, LLC

P.O. BOX 43
ASHTON, MD 20861

NEW BUILDING
ELEVATIONS

1020 A 1822 JEFFERSON
PLACE N.W., WASHINGTON DC

DATE	DESCRIPTION
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WEST ELEVATION
SCALE: 3/8"=1'

CREASER/O'BRIEN ARCHITECTS™ 1000 G STREET NW SUITE 200 WASHINGTON DC 20001 TEL: 202.462.1111 FAX: 202.462.1112																
HAI REAL-ESTATE HOLDINGS, LLC P.O. BOX 43 ASHTON, MD 20861 TEL: 301.271.1111 FAX: 301.271.1112																
IN PROGRESS																
NEW BUILDING ELEVATIONS 1020 A 1022 JEFFERSON PLACE N.W., WASHINGTON DC																
RELEASES & REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>05-14-2008</td> </tr> <tr> <td>2</td> <td>REVISED</td> <td>08-01-2008</td> </tr> <tr> <td>3</td> <td>REVISED</td> <td>12-01-2008</td> </tr> <tr> <td>4</td> <td>REVISED</td> <td>05-14-2015</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMIT	05-14-2008	2	REVISED	08-01-2008	3	REVISED	12-01-2008	4	REVISED	05-14-2015
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3	REVISED	12-01-2008														
4	REVISED	05-14-2015														
COUNTRY: USA PROJECT: 07-12-2008 DRAWN BY: HA REVIEWED BY: HA/HC SCALE: 3/8"=1' ROWHOUSE SHEET NO. A-117 COA JOB# 20741																



04 STREETScape - FRONT ELEVATION



05 FRONT ELEVATION

HAJ REAL-ESTATE HOLDINGS, LLC P.O. BOX 43 ASHTON, MD 20861		CREASER/O'BRIEN ARCHITECTS 800 5TH STREET NW SUITE 400 WASHINGTON DC 20005 CDD 20-000 FAX CDD 20-000
1820 & 1822 JEFFERSON PLACE WASHINGTON DC		
RELEASES & REVISIONS MARK DESCRIPTION 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 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11 REAR ELEVATION



07 REAR / LEFT SIDE ELEVATION

CREASER/O'BRIEN ARCHITECTS 100 10TH STREET NW SUITE 400 WASHINGTON DC 20005 TEL 202 391-1000 FAX 202 391-1000	
HAI REAL-ESTATE HOLDINGS, LLC P.O. BOX 43 ARLINGTON, MD 20061	
1820 & 1822 JEFFERSON PLACE WASHINGTON DC	
RELEASES & REVISIONS MARK DESCRIPTION 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	
CONSTRUCTION PERMIT NO. COMMENTS 01-10-2008 DRAWN BY: BC REVIEWED BY: HAI/NC MODEL SHEET NO. 3 OF 4 CSA JOB#: 20741	



09 JEFFERSON PLACE ACROSS THE STREET VIEW



00 JEFFERSON PLACE ACROSS THE STREET VIEW

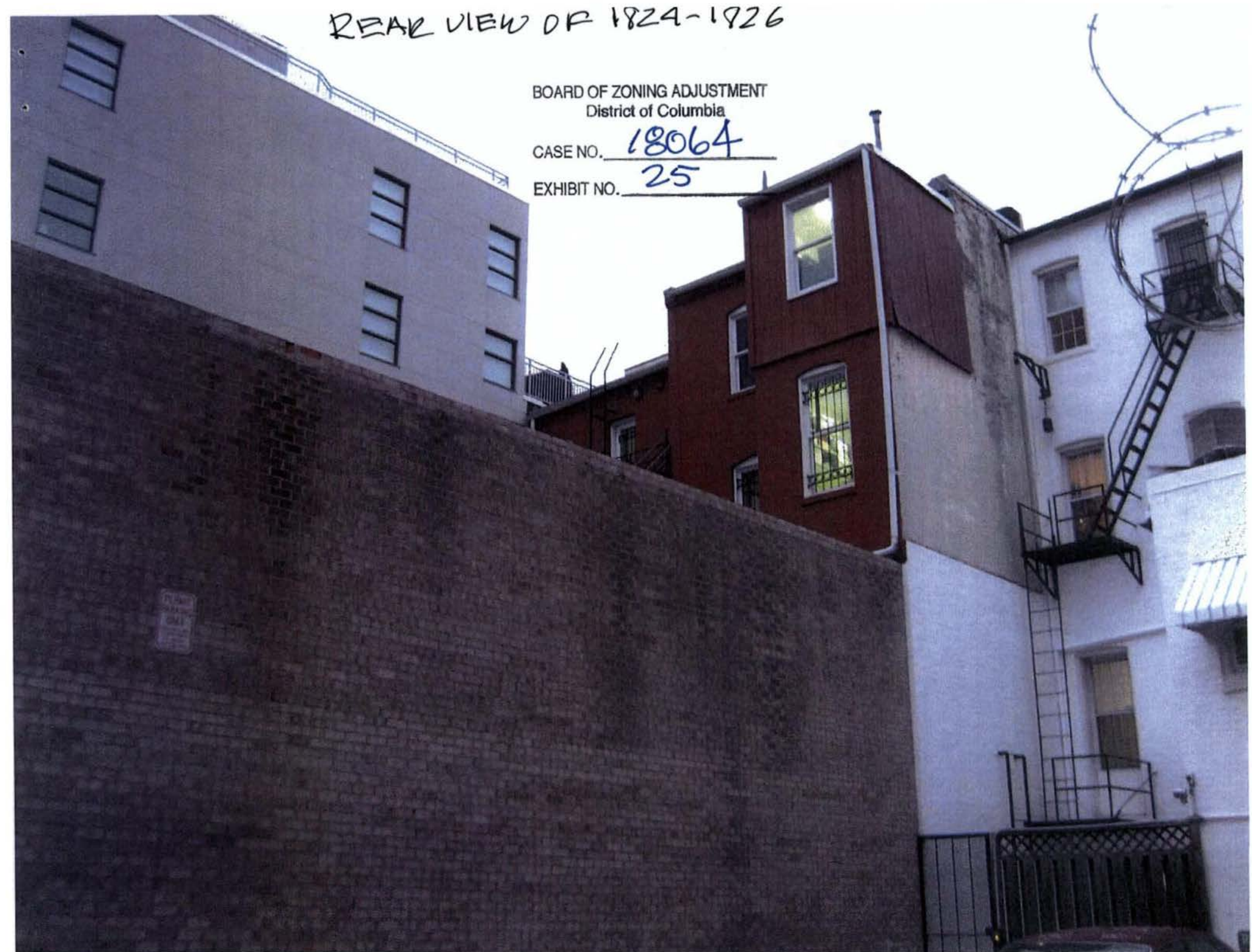
CREASER/O'BRIEN ARCHITECTS 1800 15TH STREET NW SUITE 400 WASHINGTON, DC 20005 TEL: (202) 391-1000 FAX: (202) 391-1001	
HAI REAL-ESTATE HOLDINGS, LLC 1820 A 1822 JEFFERSON PLACE ARLINGTON, MD 20601	
1820 A 1822 JEFFERSON PLACE WASHINGTON DC	
RELEASES & REVISIONS MARK DESCRIPTION 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 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REAR VIEW OF 1824-1826

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18064

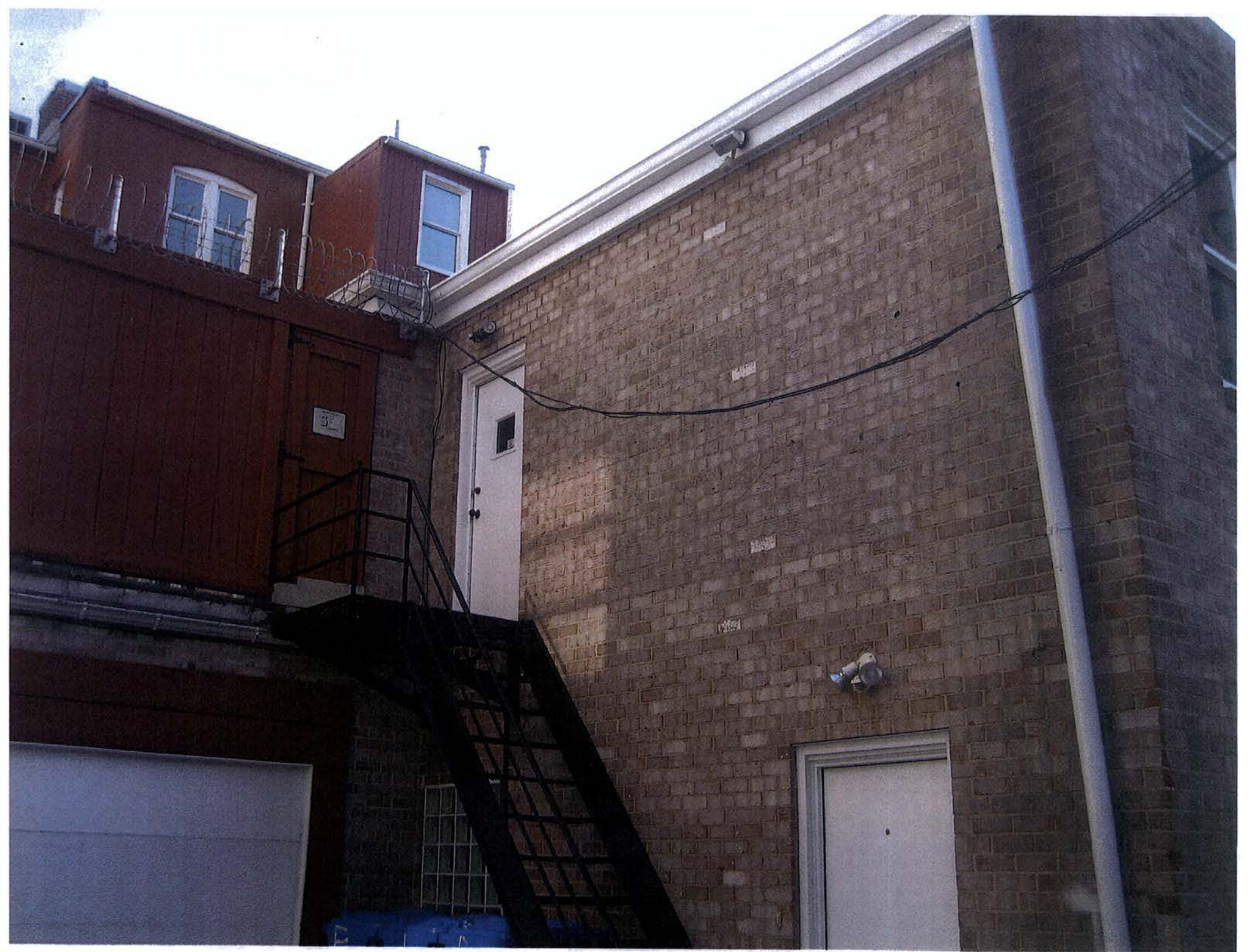
EXHIBIT NO. 25



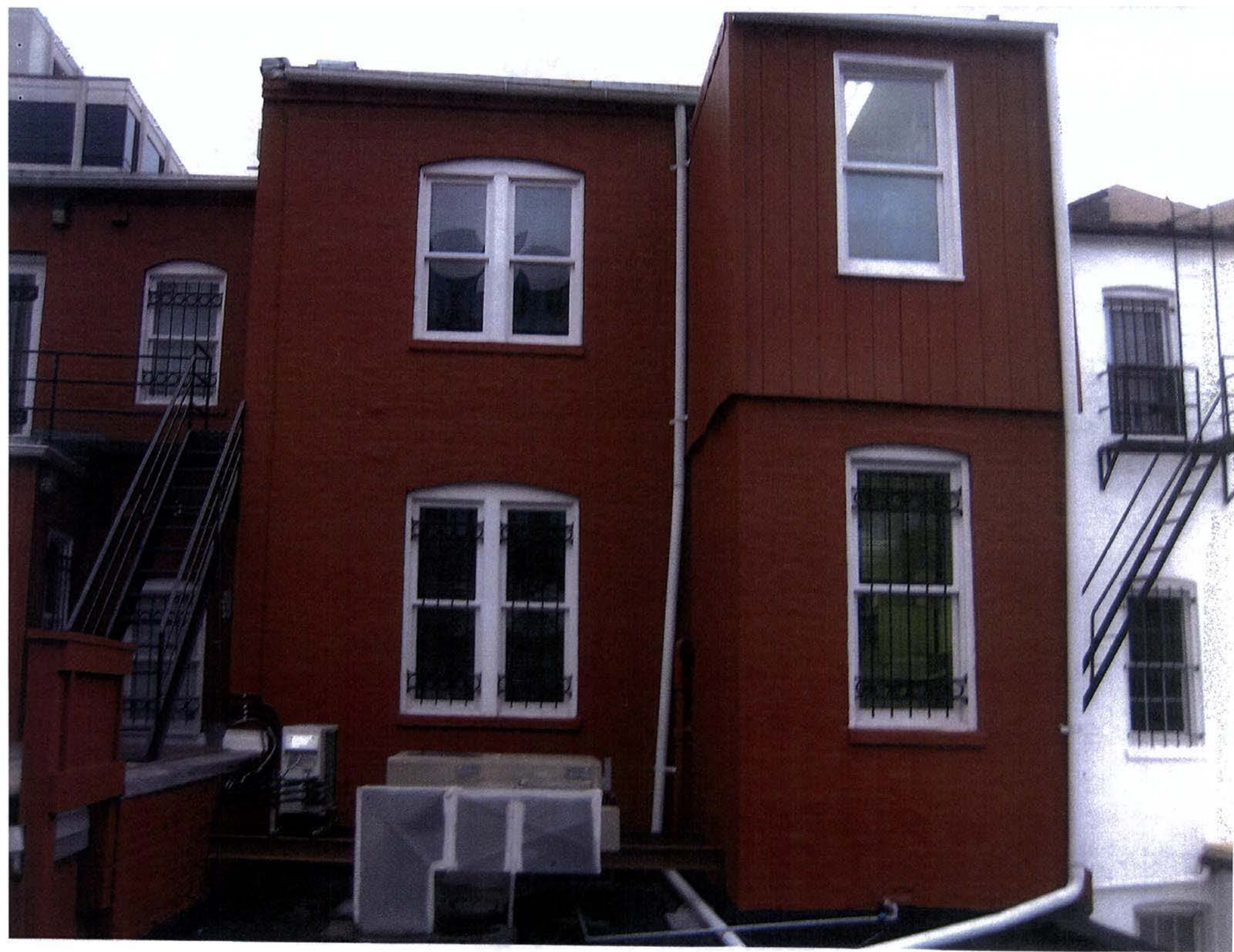
















FRONT VIEW 1824-1826

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18064
EXHIBIT NO. 25

VIEW OF ALLEY ACROSS FROM
1820 - 1822 JEFFERSON PLACE



