

1836 COLUMBIA ROAD NW

BALODEMAS ARCHITECTS
4301 Connecticut Avenue NW Suite M-1
Washington, DC 20008

Board of Zoning Adjustment
District of Columbia
CASE NO.16937
EXHIBIT NO.27A2



WEST ELEVATION - 1800 BLOCK COLUMBIA ROAD NW

BALODEMAS ARCHITECTS
4301 Connecticut Avenue NW Suite M-1
Washington, DC 20008

7/19/02

SUBDIVISION
SQUARE 2551

The undersigned certify that they are owners in fee simple of the property in the subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby subdivide the remainder of Lot 14 in "Washington Heights, Sit 7" (Book Co. 10 Page 39) into one Lot and Square 2551 and request that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES	OWNERS
Pete Hiotis	Anastasios Hiotis ANASTASIOS HIOTIS
Jan Howell	Noel M. Hiotis NOEL MARY HIOTIS
Pete Hiotis	
Jan Howell	

Subscribed and sworn before me this 14th day of May 2002

Maureen O. Scott — Notary Public

October 31, 2005 — My Commission Expires

NUMBER OF TRUSTS: 1

ASSENT BY TRUSTEES:

Scott

SURVEYOR'S OFFICE, D.C.

Made for: PETE HIOTIS

Drawn by: L.E.S. Checked by: E.S.

Record and computations by: F. SLEEM

Recorded at: 1:18 PM MAY 22, 2002 MT

Recorded in Book 195 Page 141 S.O. 037814

Scale: 1 Inch = 20 feet File No. 02-1046

DEPARTMENT OF FINANCE AND REVENUE

5/16/ 2002

I certify that the following statements relating to this subdivision are correct.

1. Ownership agrees with our records: 5/16/02 LB
2. Real estate taxes are paid to: 9/30/02 NS
3. There are no unpaid assessments: 5/16/02 LB

Ad In Name O Shat-Deino for
Associate Director, Office of Real Property Tax

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

Pete Hiotis

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

5/17, 2002

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: C2A

Per TOTE BOARD
Zoning Administrator

May 15, 2002

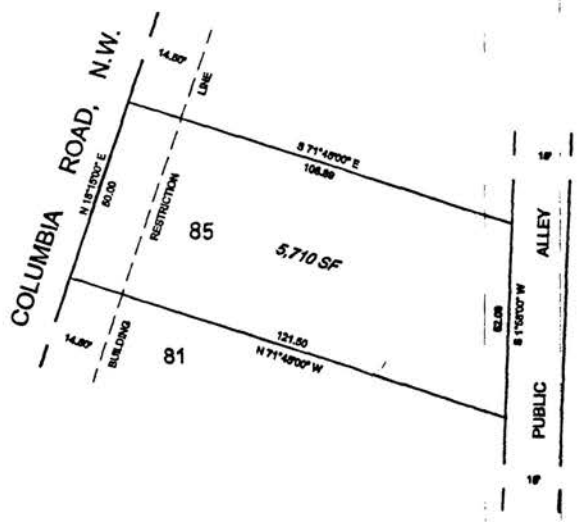
NOT HISTORIC SCC
HISTORIC PRESERVATION

OFFICE OF THE SURVEYOR

May 21, 2002

I certify that this plat is correct and is hereby recorded.

Surveyor, D.C.



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 5-29, 2002

Plat for Building Permit of SQ-2551 LOT 85

Scale: 1 inch = 20 feet Recorded in Book A&T Page 66

Receipt No. 8687

Furnished to: BALODEMAS ARCH.

Surveyor, D.C.

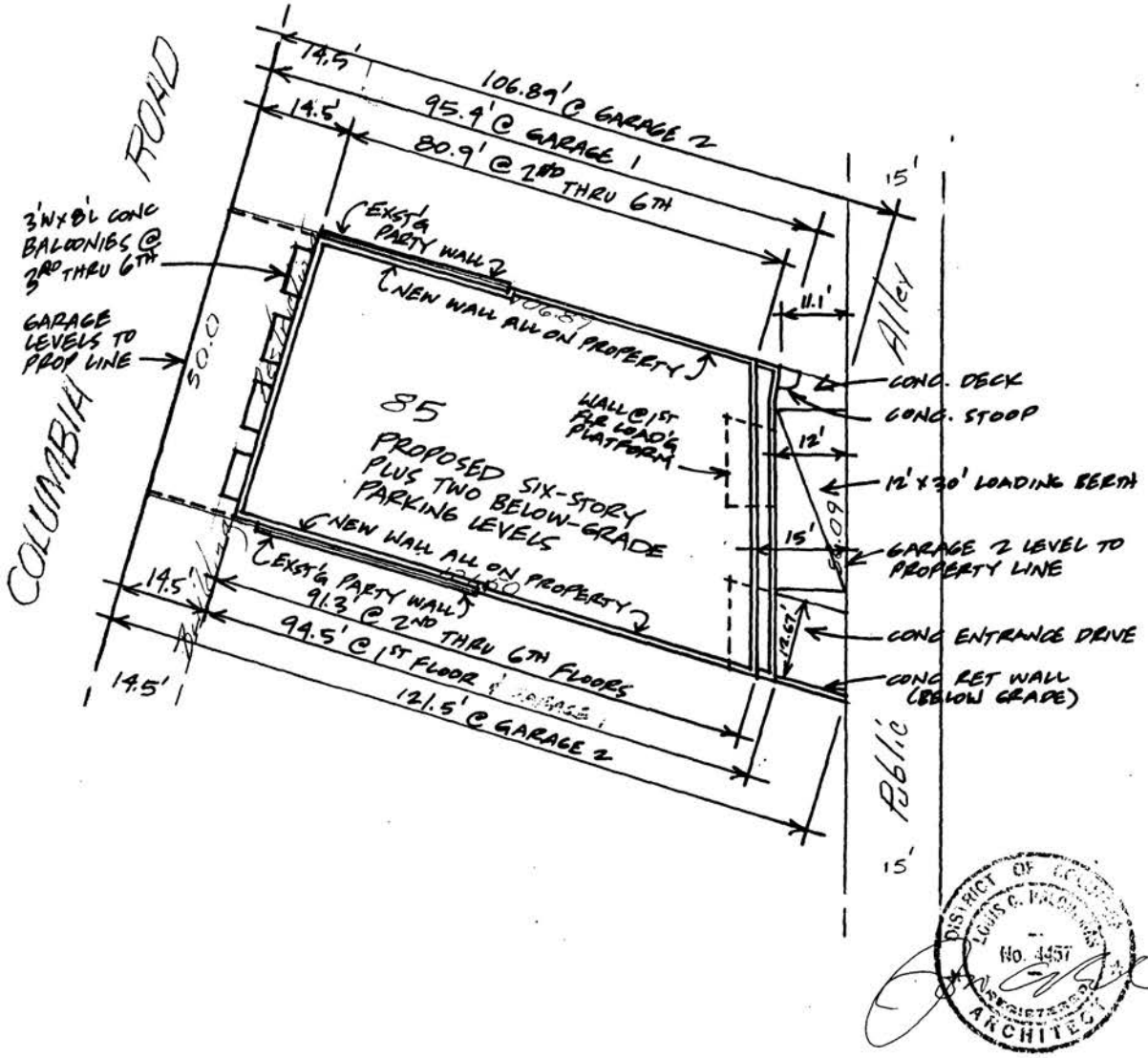
By: DA JNT

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 7/19/02

(Signature of owner or his authorized agent)
LOUIS C. BALODEMAS, A/A

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



OCTOBER 21, 2002



1836 COLUMBIA RD N.W.

WASHINGTON, D.C.

BALODEMAS ARCHITECTS, CHTD.

4301 CONNECTICUT AVE N.W. SUITE M-1 WASHINGTON D.C. 20008 (202) 363-4820

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SILVER SPRING, MD 20902
(301) 996-7368

CIVIL ENGINEER:
VIFHUIS & ASSOCIATES
3112 RHODE ISLAND AVE
WASHINGTON, D.C. 20016
(202) 526-7702

STRUCTURAL ENGINEER:
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5675 STONE ROAD SUITE 240
CENTREVILLE, VA 20120
(703) 222-0004

MECH.-ELEC. ENGINEER:
WELBORN ENGINEERING
5017 NORTH 13TH STREET
ARLINGTON VA 22205
(703) 276 0376

ABBREVIATIONS

&	AND
@	AT
#	NUMBER OR POUND
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACT	ACOUSTICAL TILE
AD	AREA DRAIN
ADD'L	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
B.O.	BOTTOM OF
CAB	CABINET
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CTR	CENTER
D	DEEP
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC/ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRIC PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXP	EXPANSION
EXST'G/E	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
F.F.	FINISHED FLOOR
FIN	FINISH
FL	FLOOR
FLUOR	FLUORESCENT
FNDN	FOUNDATION
F.O.	FACE OF
FT	FEET
FTG	FOOTING
FURN	FURNITURE
FURR	FURRING
G	GAS
GA	GAUGE
GALV	GALVANIZED
GND	GROUND
GPM	GALLONS PER MINUTE
GR	GRADE
GWB	GYPSUM WALL BOARD
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
HCP	HANDICAPPED
HD	HEAD
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HVAC	HEAT, VENT, AIR CONDITIONING
HWH	HOT WATER HEATER
IN	INCHES
ID	INSIDE DIAMETER
INCAN	INCANDESCENT
INCL	INCLUDED(ING)
INSUL	INSULATION
INT	INTERIOR
J	JACK
JAN	JANITOR
J.B.	JUNCTION BOX
JT	JOINT
KD	KNOCK DOWN
KIT	KITCHEN
KO	KNOCK OUT
KP	KICK PLATE
L	LENGTH
LAM	LAMINATE
LAN	LOCAL AREA NETWORK
LAV	LAVORATORY
LBS	POUNDS
LT	LIGHT
LTWT	LIGHT WEIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MBR	MASTER BEDROOM
MDF	MEDIUM DNSITY FIBERBOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
MR	MOISTURE RESISTANT
MTD	MOUNTED
N	NEW
NIC	NOT IN CONTACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OVHD	OVERHEAD
OZ	OUNCE
PNT/PTD	PAINT / PAINTED
PL	PLATE
PLUM	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
PSF	POUNDS PER SQUARE FEET
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PVC	POLY VINYL CHLORIDE
QT	QUARRY TILE
R	RADIUS / RISER
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED
REM	REMAINDER
REQ'D	REQUIRED
REV	REVISION
RM	ROOM
R.O.	ROUGH OPENING
RR	RESTROOM
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STO	STORAGE
STL	STEEL
STRUC	STRUCTURE
SUSP	SUSPENDED
T	TREAD
TBD	TO BE DETERMINED
TBS	TO BE SELECTED
TEL	TELEPHONE
T & G	TONGUE-AND-GROOVE
THK	THICK
THRESH	THRESHOLD
TO	TOP OF
TYP	TYPICAL
UNF	UNFINISHED
UON / UNO	UNLESS OTHERWISE NOTED
UL	UNDERWRITERS LABORATORIES
V.B.	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL /VERTICALLY
VWC	VINYL WALL COVERING
W	WIDE
W	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WO	WITH OUT
WP	WATER PROOF
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

LEGEND

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- CENTERLINE OF CONSTRUCTION
- PROPERTY OR BOUNDARY LINE

- WOOD - FRAMING
- WOOD - FINISHED
- CONCRETE
- CONCRETE MASONRY UNIT
- BRICK
- EARTH OR COMPACTED FILL
- METALS
- BATT INSULATION
- RIGID INSULATION
- GRAVEL
- DIMENSION STONE
- MARBLE, GRANITE, LIMESTONE
- GYPSUM WALL BOARD OR STUCCO
- CERAMIC TILE

- A1 DRAWING NOTE
- 1 A1 INTERIOR ELEVATION
- 1 PARTITION TYPE
- 0'-0" CEILING HEIGHT
- 000 ROOM NUMBER
- 1 WINDOW NUMBER
- 1 DOOR NUMBER
- 1 REVISION NUMBER
- 100.00 ELEVATION
- A1 DETAIL REFERENCE
- A1 ENLARGED DETAIL
- A1 SECTION REFERENCE

- TELEPHONE / DATA JACK
- E ETHERNET / LAN JACK
- C CABLE TELEVISION JACK
- 120 V DUPLEX WALL RECEPTACLE
- 120 V FLOOR RECEPTACLE
- 220 V SIMPLEX WALL RECEPTACLE
- $ LIGHT / POWER SWITCH
- RECESSED LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- EMERGENCY EXIT LIGHT FIXTURE
- SD SMOKE DETECTOR

- SPRINKLER HEAD
- CW COLD WATER SUPPLY LINE
- HW HOT WATER SUPPLY LINE
- HB HOSE BIB
- NG NATURAL GAS SUPPLY LINE

- T THERMOSTAT
- SUPPLY AIR DUCT / GRILLE
- RETURN AIR DUCT / GRILLE

LIST OF DRAWINGS

COVER	RENDERINGS, CONTACTS
A0.01	ABBREVIATIONS, LEGEND, DRAWING LIST
A0.02	LOCATION PLAN, SITE PLAN, PROJECT DATA
A0.03	CODE ANALYSIS, EGRESS PLANS
A1.01	GARAGE 2 PLAN
A1.02	GARAGE 1 PLAN
A1.03	FIRST FLOOR PLAN
A1.04	SECOND FLOOR PLAN
A1.05	THIRD FLOOR PLAN
A1.06	TYPICAL FLOOR PLAN (4TH & 5TH)
A1.07	SIXTH FLOOR PLAN
A1.08	ROOF PLAN
A1.09	PENTHOUSE ROOF PLAN
A2.01	GARAGE 2 REFLECTED CEILING PLAN
A2.02	GARAGE 1 REFLECTTED CEILING PLAN
A2.03	FIRST FLOOR REFLECTED CEILING PLAN
A2.04	SECOND FLOOR REFLECTED CEILING PLAN
A2.05	TYPICAL FLOOR REFLECTED CEILING PLAN (3RD, 4TH, & 5TH)
A2.06	SIXTH FLOOR REFLECTED CEILING PLAN
A2.07	PENTHOUSE REFLECTED CEILING PLAN
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
A3.03	BUILDING SECTIONS
A3.04	BUILDING SECTIONS
A3.05	BUILDING SECTIONS
A4.01	WALL SECTIONS
A4.02	WALL SECTIONS
A4.03	DETAILS
A4.04	DETAILS
A5.01	INTERIOR ELEVATIONS
A5.02	INTERIOR ELEVATIONS
A6.01	FINISH SCHEDULE
A6.02	PARTITION TYPES
A6.03	DOOR SCHEDULE, DOOR DETAILS
A6.04	WINDOW SCHEDULE, WINDOW DETAILS

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PROJECT:

1836 COLUMBIA ROAD, NW

WASHINGTON, DC 20009

DRAWING:

ABBREVIATIONS, LEGEND, INDEX OF DRAWINGS

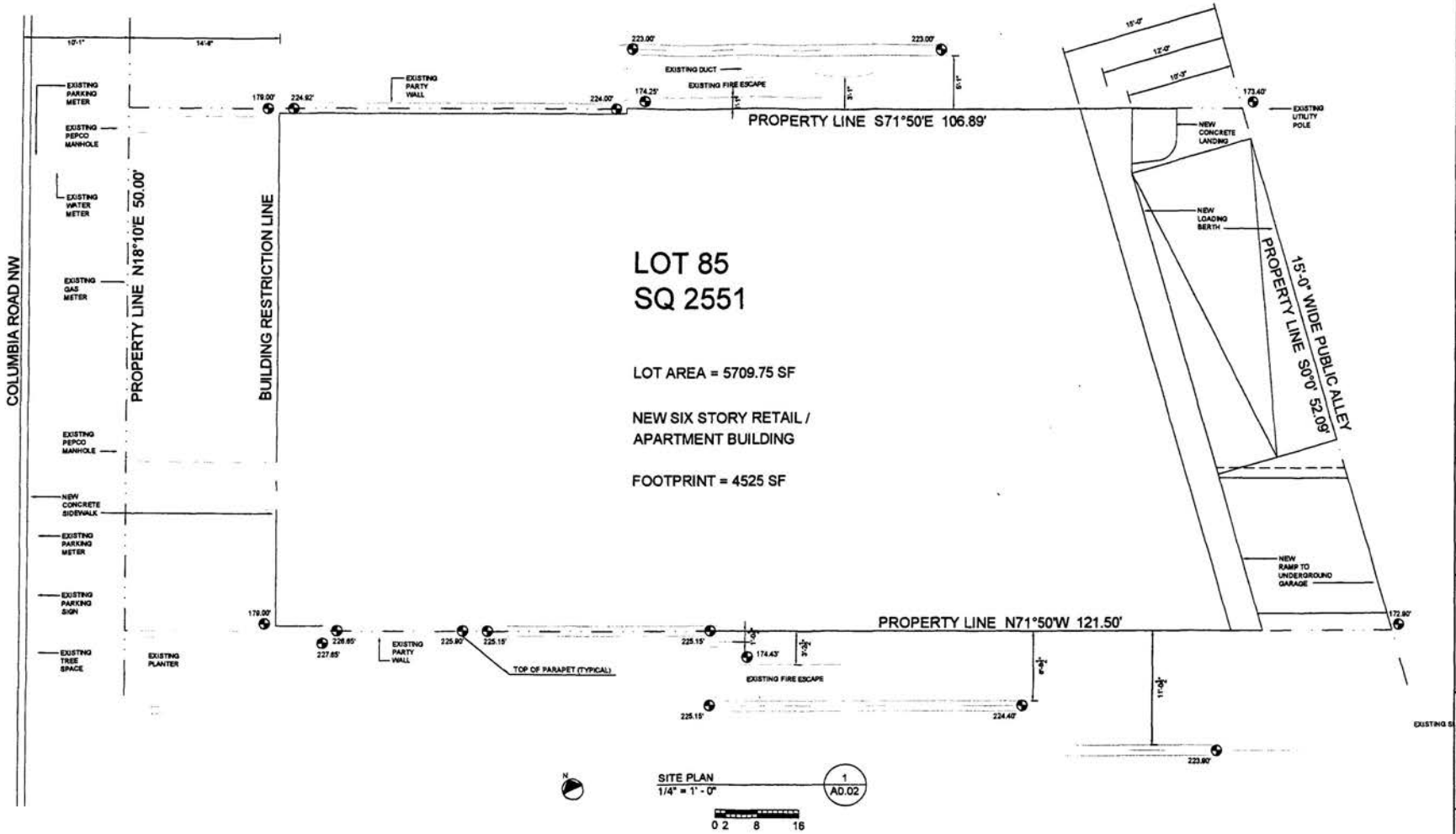
SEAL:

DATE:

07/19/02
08/01/02
08/26/02
09/25/02

DWG No

A0.01



SITE PLAN
1/4" = 1' - 0"
1 / A0.02

0 2 8 16



LOCATION PLAN
NOT TO SCALE
2 / A0.02

PROJECT DATA

ADDRESS	1836 Columbia Road, NW	BOCA TYPE OF CONSTRUCTION		2A	
DC SURVEYOR I.D.	LOT 85, SQUARE 2551	GROSS BLDG AREA	1ST FLR	4222 SF	
ZONE	C-3-B		2ND FLR	4186 SF	
LOT AREA	5,710 SF		3RD FLR	4186 SF	
PROJECT SCOPE:	RAZE EXISTING STRUCTURE CONSTRUCT NEW 6 STORY MIXED-USE BUILDING WITH 2 LEVELS UNDERGROUND PARKING		4TH FLR	4186 SF	
			5TH FLR	4186 SF	
			6TH FLR	4186 SF	
			TOTAL	25,052 SF	
BUILDING HEIGHT	6 STORIES, 69'	PARKING REQ'D		10 SPACES	
LOT OCCUPANCY	79.2 %	PARKING PROVIDED		14 SPACES, INCL 1 HCAP	
FAR	1.36 COMMERCIAL	LOADING REQ'D		1 BERTH AND 1 PLATFORM	
	3.03 RESIDENTIAL	LOADING PROVIDED		1 BERTH AND 1 PLATFORM	
	4.38 TOTAL	RESIDENT'L RECREATION SPACE REQ'D (15 %)		2500 SF	
FRONT YARD SETBACK	1'-0"	RECREATION SPACE PROVIDED		2532 SF	
REAR YARD SETBACK	15' FEET	SPRINKLERS		YES	
USES	GARAGE 2 PARKING (S-2)	FIRE DETECTION & ALARM SYSTEM?		YES	
	GARAGE 1 PARKING (S-2)				
	1ST FLR RETAIL (M, A-3)				
	2ND FLR RETAIL (M, A-3)				
	3RD FLR APARTMENT (R-2)				
	4TH FLR APARTMENT (R-2)				
	5TH FLR APARTMENT (R-2)				
	6TH APARTMENT (R-2)				

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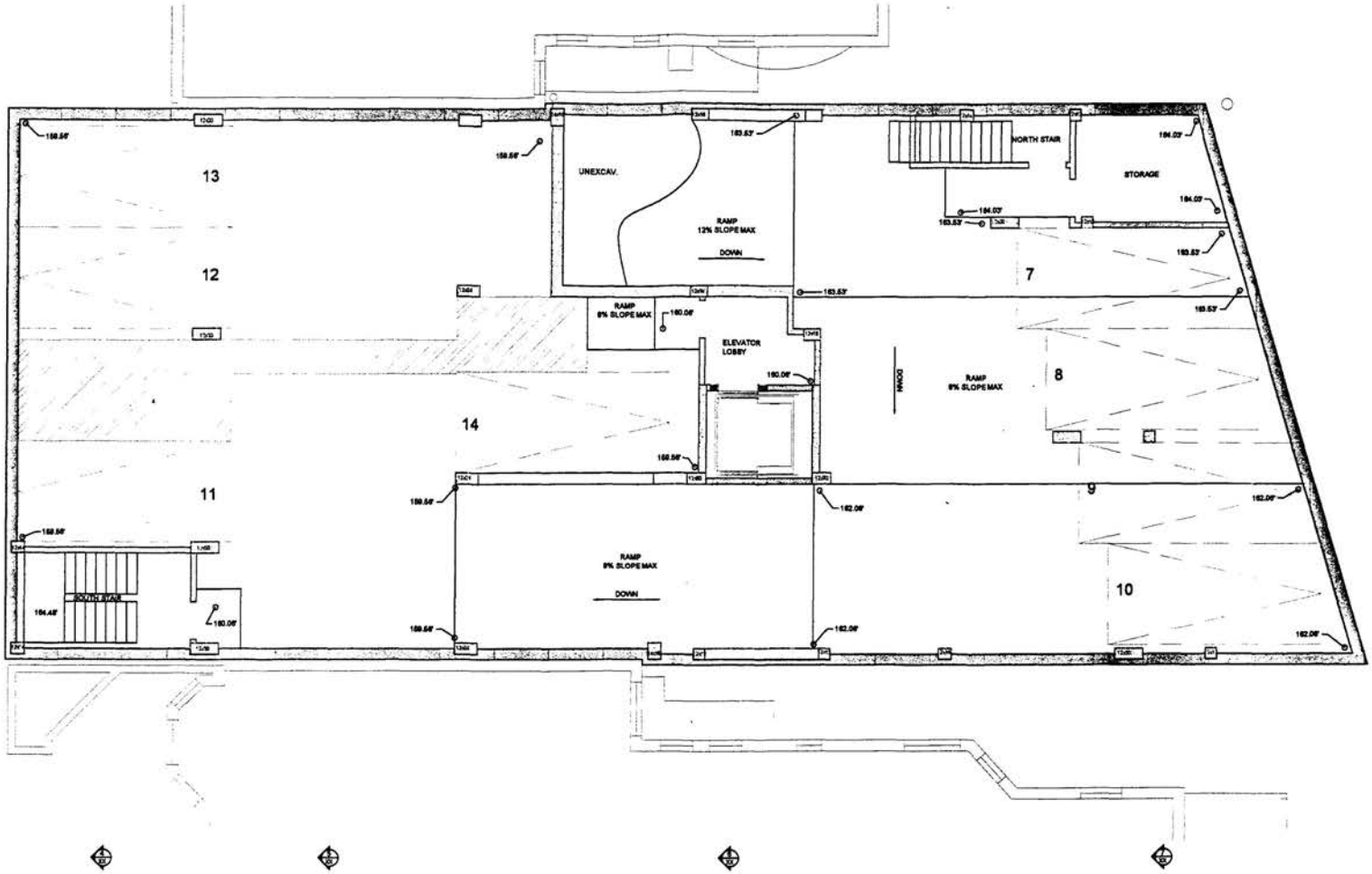
PROJECT
1836 COLUMBIA ROAD, NW
WASHINGTON, DC 20009

DRAWING
SITE PLAN, LOCATION PLAN, BUILDING DATA

SEAL

DATE
07/19/02
08/01/02
08/26/02
09/25/02

DWG No
A0.02



GARAGE 2 PLAN
1/4" = 1'-0"

1
A1.01

0 2 8 16

CAUTION: SCALES NOTED ARE FOR FULL-SIZE 30x42 SHEET. IF DRAWING IS A REDUCTION, USE GRAPHIC SCALES. SCALE FOR REFERENCE ONLY. COORDINATE CRITICAL DIMENSIONS WITH ARCHITECT.

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WASHINGTON, DC 20009

DRAWING:

GARAGE 2 PLAN

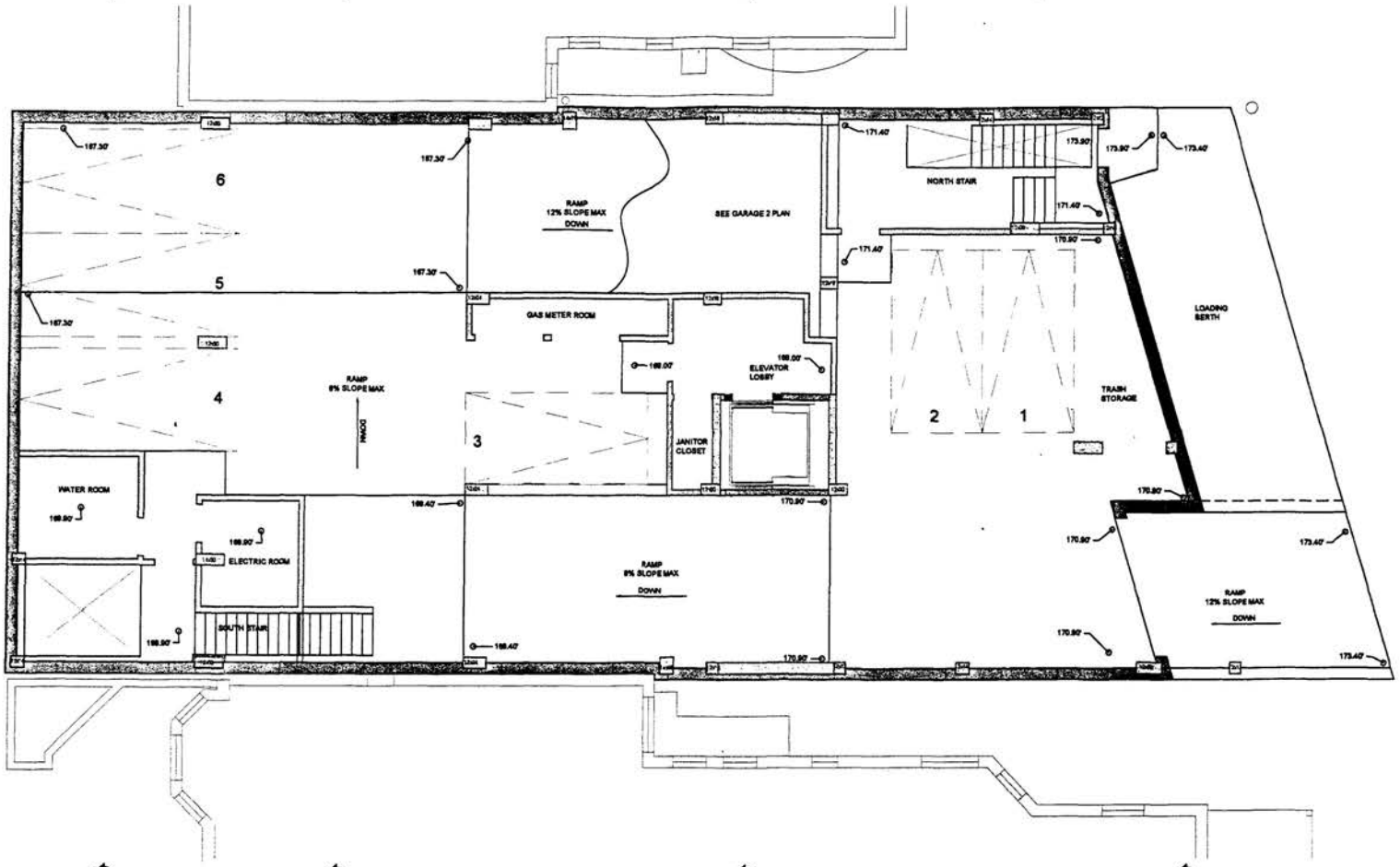
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DWG No.

A1.01



GARAGE 1 PLAN (1 / A1.02)
1/4" = 1' - 0"

0 2 8 16

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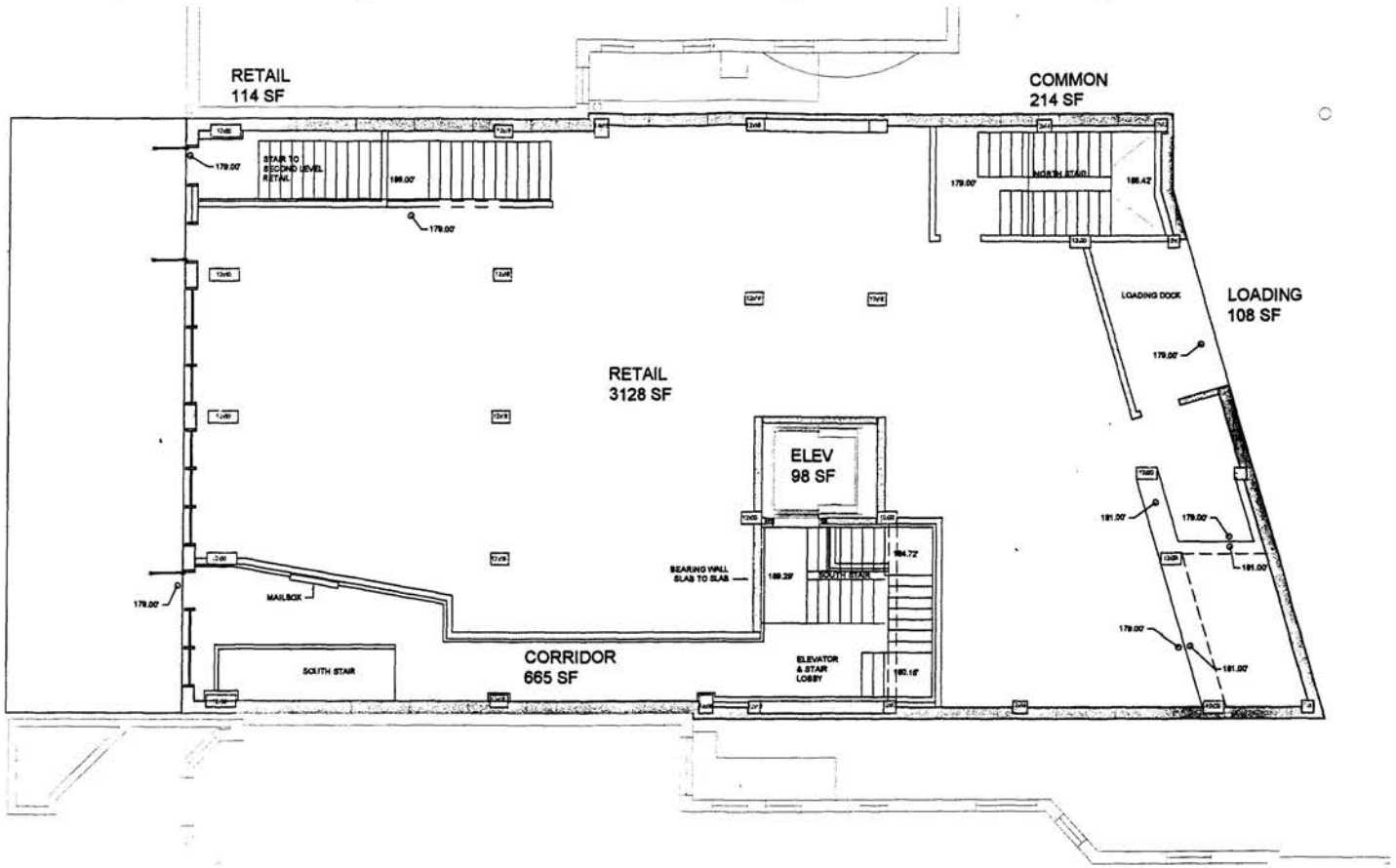
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DRAWING:
GARAGE 1 PLAN

SEAL:

DATE:
07/19/02
08/01/02
08/26/02
09/25/02

DRG No:
A1.02



FIRST FLOOR PLAN
1/4" = 1' - 0"

1
A1.03

0 2 8 16

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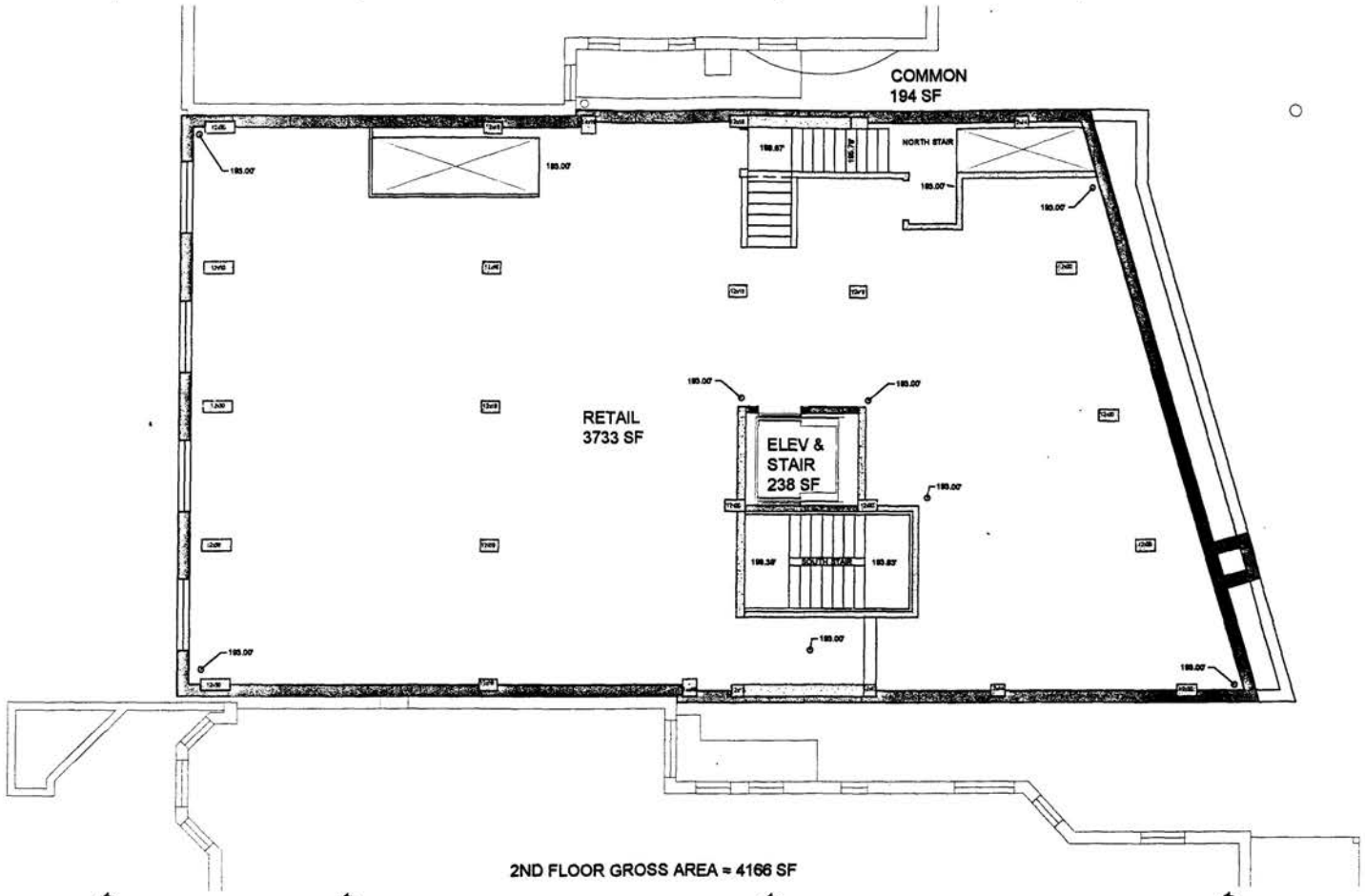
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DRAWING:
FIRST FLOOR PLAN

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DWG. No.
A1.03



2ND FLOOR GROSS AREA = 4166 SF

SECOND FLOOR PLAN
1/4" = 1'-0"
1
A1.04

0 2 8 16

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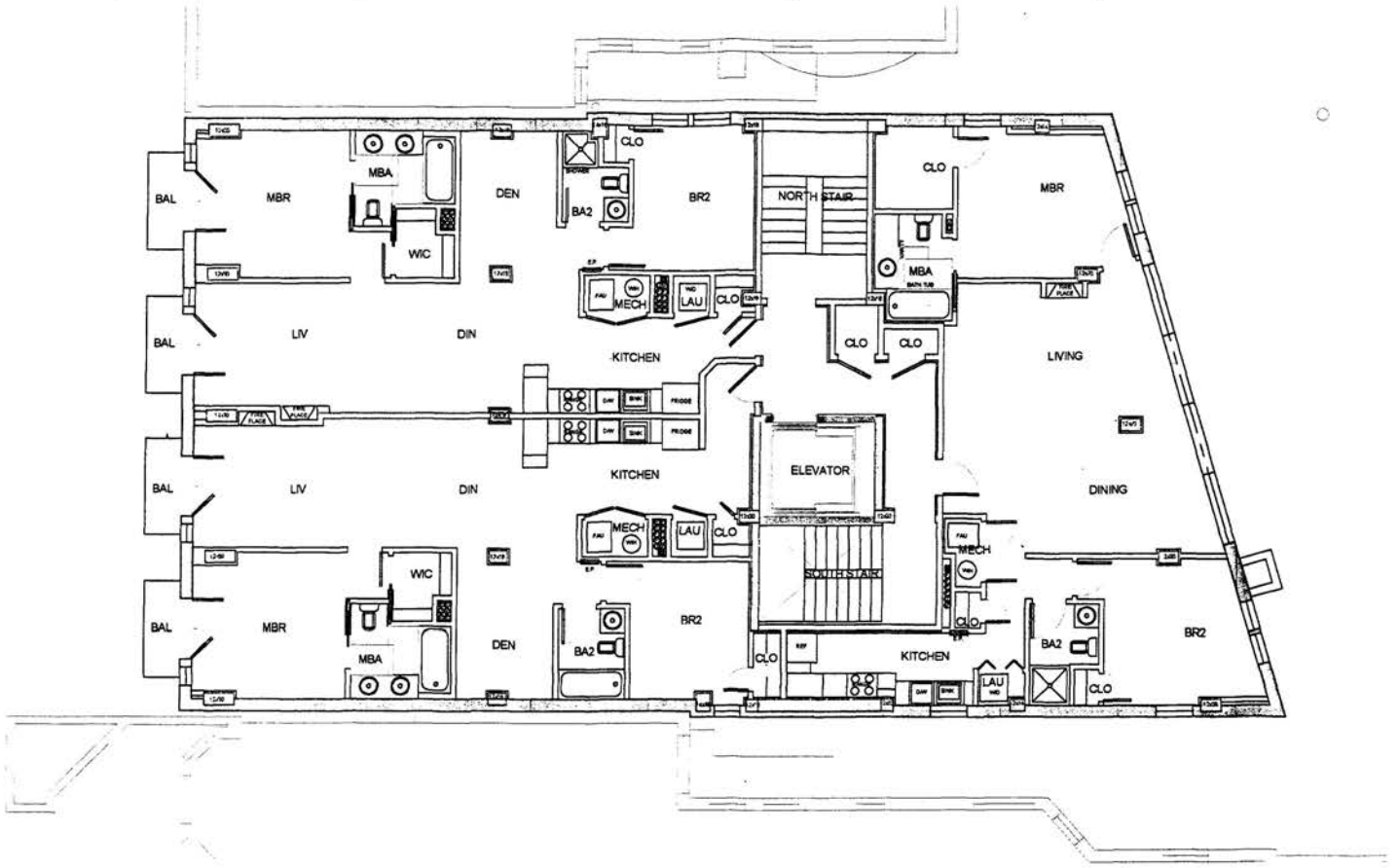
PROJECT:
1836 COLUMBIA ROAD, NW
WASHINGTON, DC 20009

DRAWING:
SECOND FLOOR PLAN

SEAL:

DATE:
07/19/02
08/01/02
08/26/02
09/25/02

DWG. No.
A1.04



THIRD & FOURTH FLOOR PLAN (1 / A1.05)
1/4" = 1' - 0"

0 2 8 16

CAUTION: SCALES NOTED ARE FOR FULL-SIZE 30x42 SHEET. IF DRAWING IS A REDUCTION, USE GRAPHIC SCALES. SCALE FOR REFERENCE ONLY. COORDINATE CRITICAL DIMENSIONS WITH ARCHITECT.

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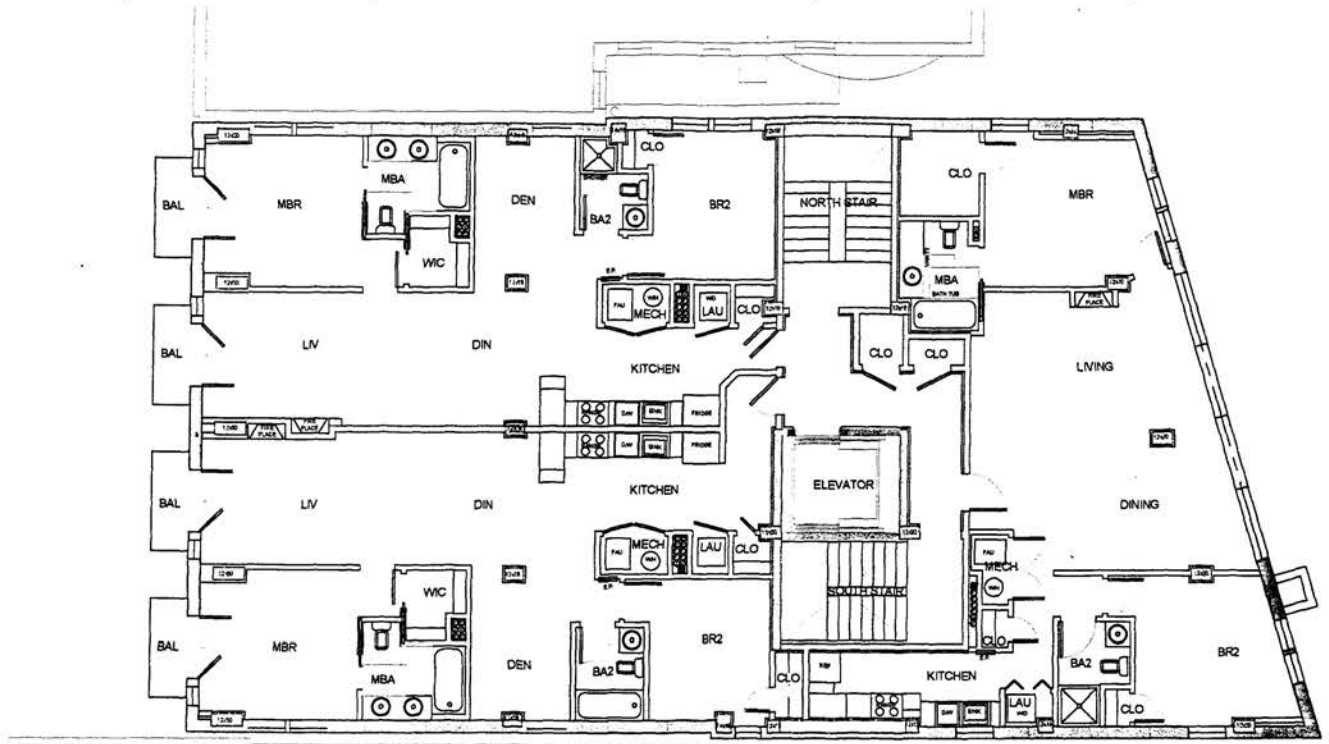
PROJECT:
1836 COLUMBIA ROAD, NW
WASHINGTON, DC 20009

DRAWING:
THIRD & FOURTH FLOOR PLAN

SEAL:

DATE:
07/19/02
08/01/02
08/26/02
09/25/02

DWG No.
A1.05



FIFTH FLOOR PLAN
1/4" = 1'-0"

1
A1.05

0 2 8 16

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PROJECT:

1836 COLUMBIA ROAD, NW

WASHINGTON, DC 20009

DRAWING:

FIFTH FLOOR PLAN

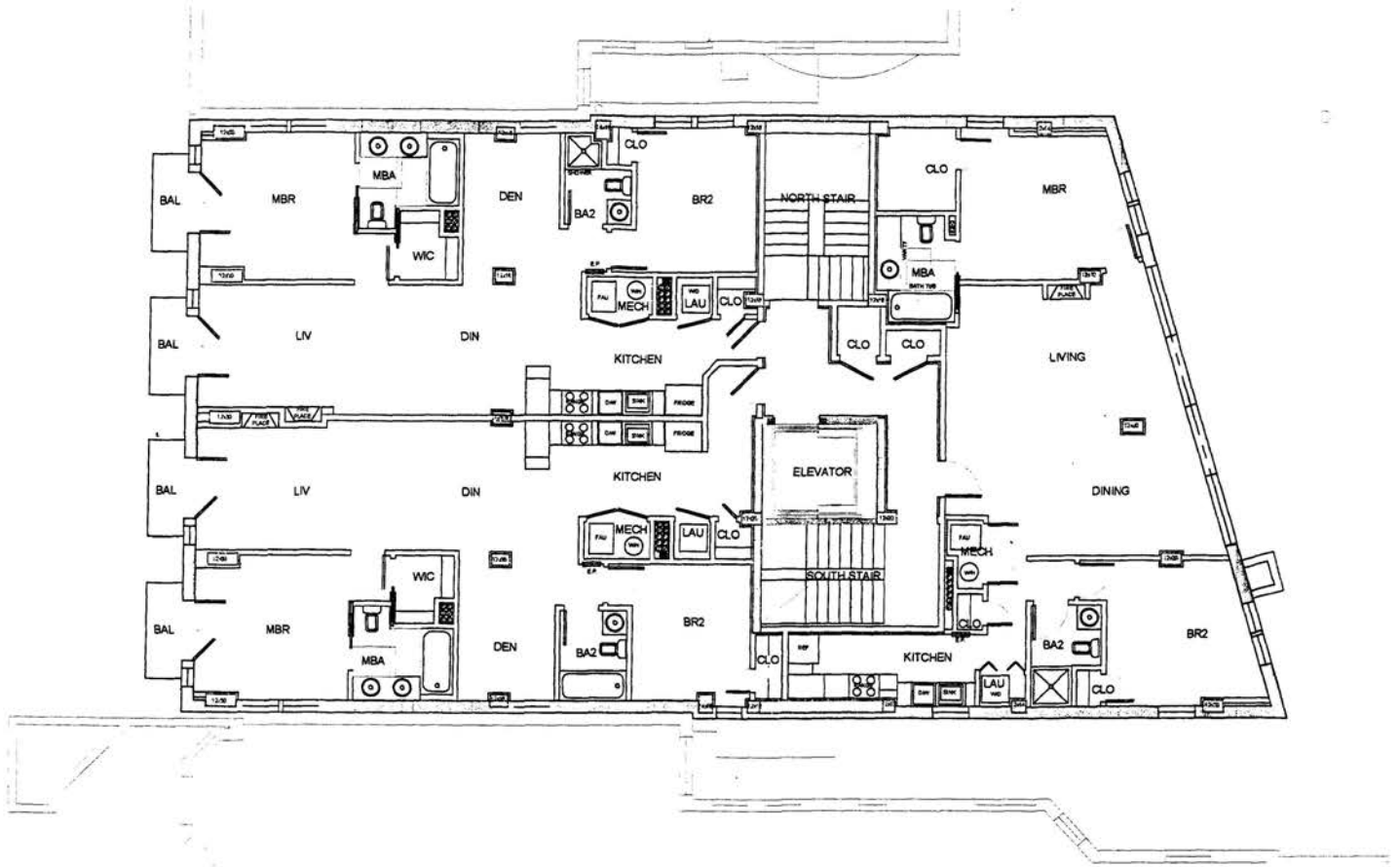
SEAL:

DATE:

07/19/02
08/01/02
08/26/02
09/25/02

DWG No:

A1.06



SIXTH FLOOR PLAN
1/4" = 1' - 0"

1
A1.07

0 2 8 16

CAUTION: SCALES NOTED ARE FOR FULL-SIZE 30x42 SHEET. IF DRAWING IS A REDUCTION, USE GRAPHIC SCALES. SCALE FOR REFERENCE ONLY. COORDINATE CRITICAL DIMENSIONS WITH ARCHITECT.

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WASHINGTON, DC 20009

DRAWING:

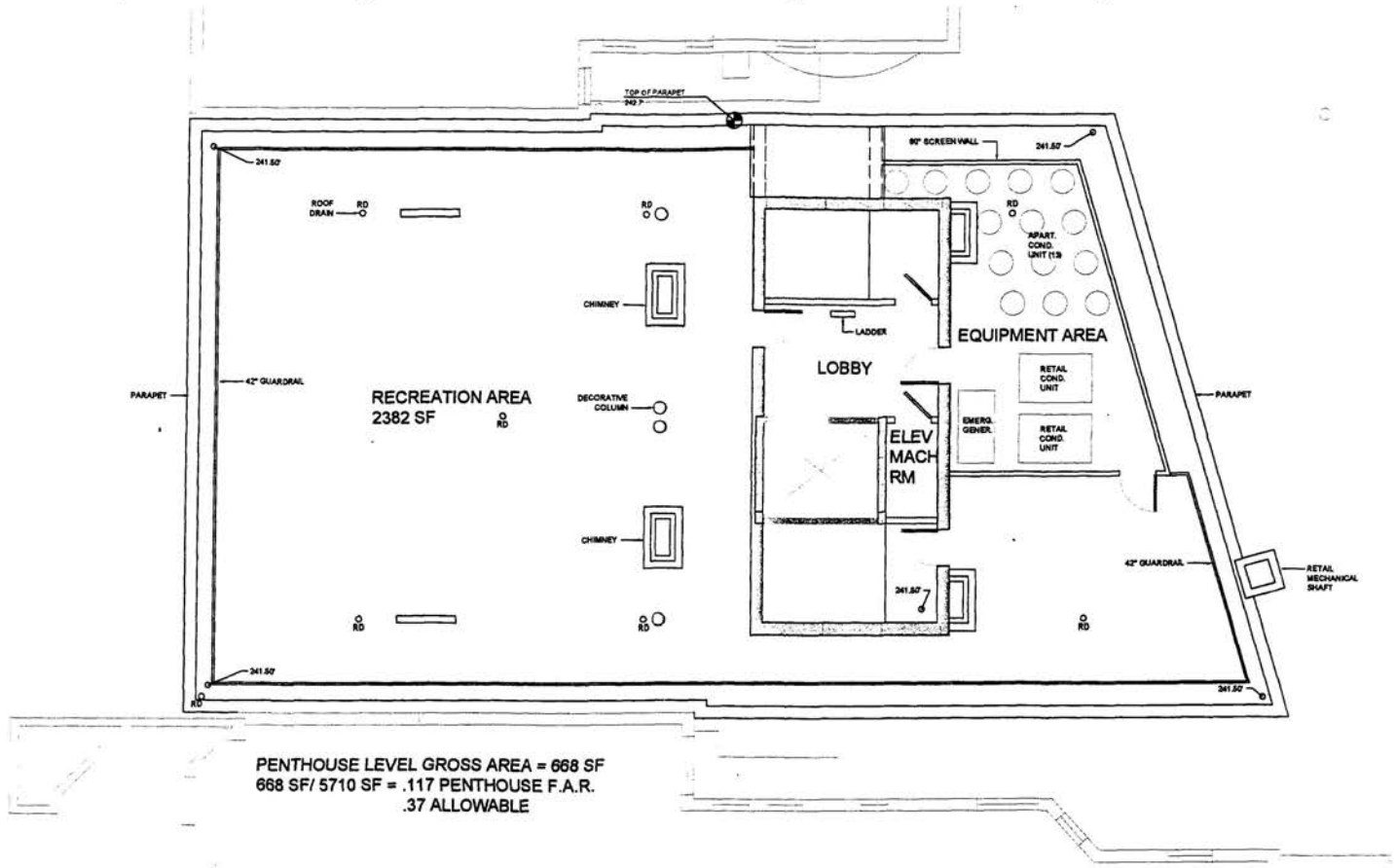
SIXTH FLOOR PLAN

SEAL:

DATE:
07/19/02
08/01/02
08/26/02
09/25/02

DWG No.

A1.07



PENTHOUSE LEVEL GROSS AREA = 668 SF
668 SF/ 5710 SF = .117 PENTHOUSE F.A.R.
.37 ALLOWABLE

ROOF PLAN
1/4" = 1' - 0"

1
A1.08

0 2 8 16

CAUTION: SCALES NOTED ARE FOR FULL-SIZE 30x42 SHEET. IF DRAWING IS A REDUCTION, USE GRAPHIC SCALES. SCALE FOR REFERENCE ONLY. COORDINATE CRITICAL DIMENSIONS WITH ARCHITECT.

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PROJECT:

1836 COLUMBIA ROAD, NW

WASHINGTON, DC 20009

DRAWING:

ROOF PLAN

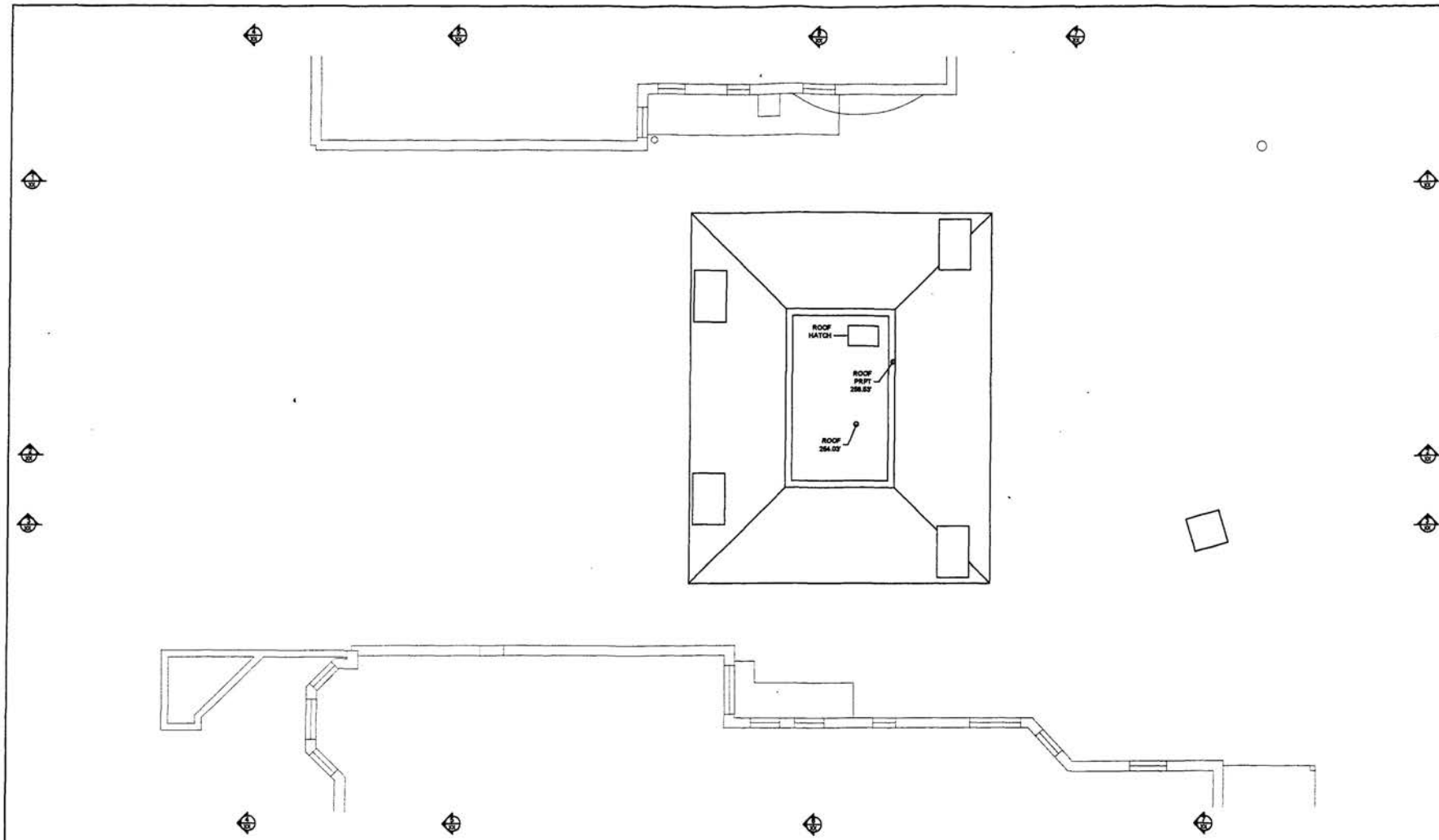
SEAL

DATE:

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08/01/02
08/26/02
09/25/02

DWG. No.

A1.08



PENTHOUSE ROOF PLAN
1/4" = 1' - 0"

1
A1.08

0 2 8 16

CAUTION: SCALES NOTED ARE FOR FULL-SIZE 30x42 SHEET. IF DRAWING IS A REDUCTION, USE GRAPHIC SCALES. SCALE FOR REFERENCE ONLY. COORDINATE CRITICAL DIMENSIONS WITH ARCHITECT.

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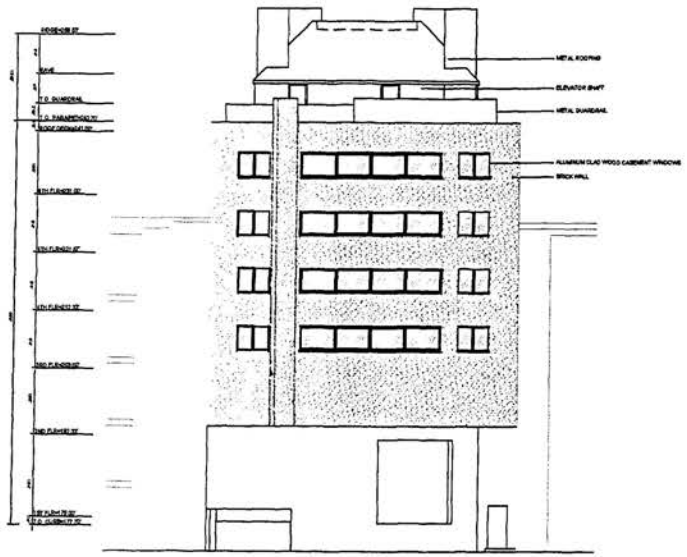
PROJECT:
1836 COLUMBIA ROAD, NW
WASHINGTON, DC 20009

DRAWING:
PENTHOUSE ROOF PLAN

SEAL:

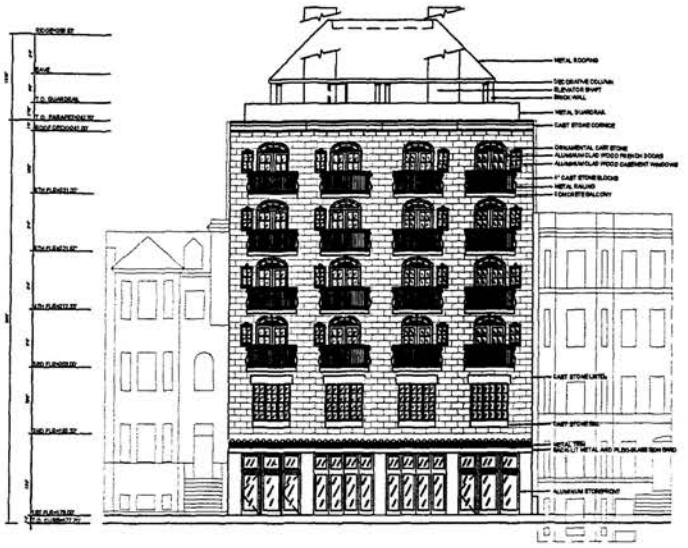
DATE:
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DWG. No:
A1.09



EAST ELEVATION
1/8" = 1' - 0"
1
A3.01

0 2 8 16



WEST ELEVATION
1/8" = 1' - 0"
2
A3.01

0 2 8 16

CAUTION: SCALES NOTED ARE FOR FULL-SIZE 30x42 SHEET. IF DRAWING IS A REDUCTION, USE GRAPHIC SCALES. SCALE FOR REFERENCE ONLY. COORDINATE CRITICAL DIMENSIONS WITH ARCHITECT.

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PROJECT:

1836 COLUMBIA ROAD, NW

WASHINGTON, DC 20009

DRAWING:

BUILDING ELEVATIONS

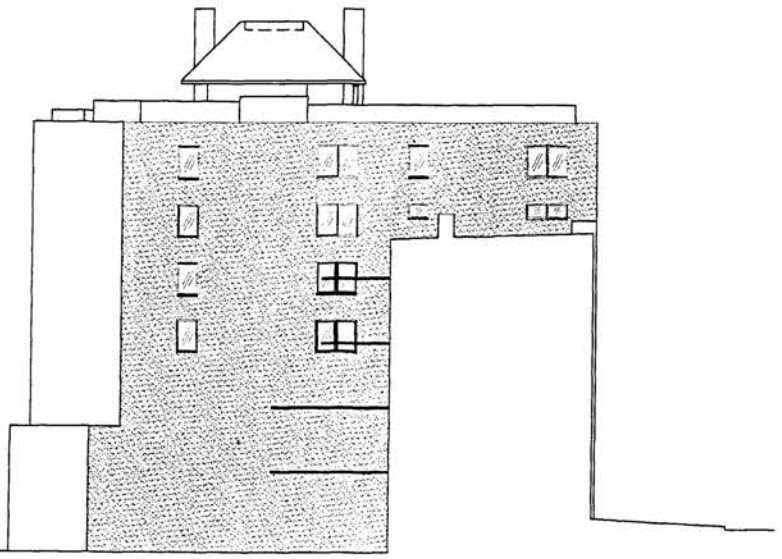
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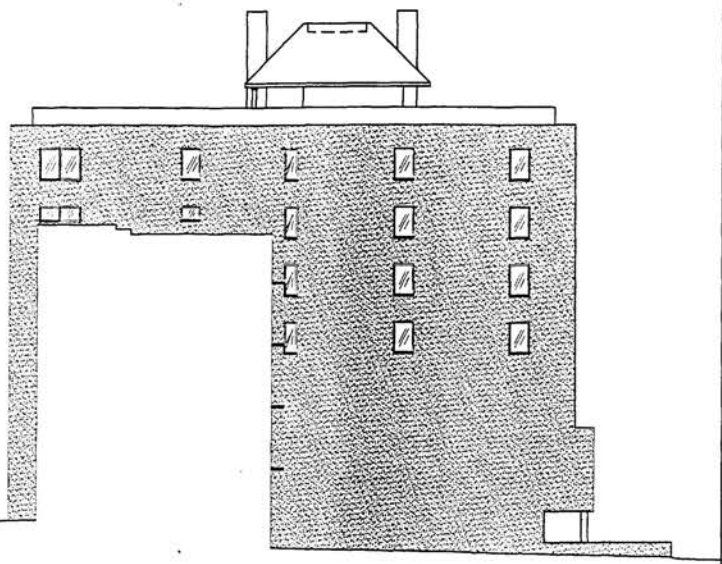
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08/01/02
08/26/02
09/25/02

DWG No.

A3.01

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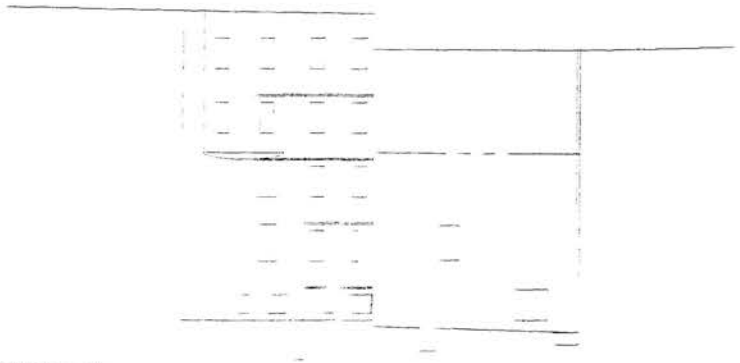


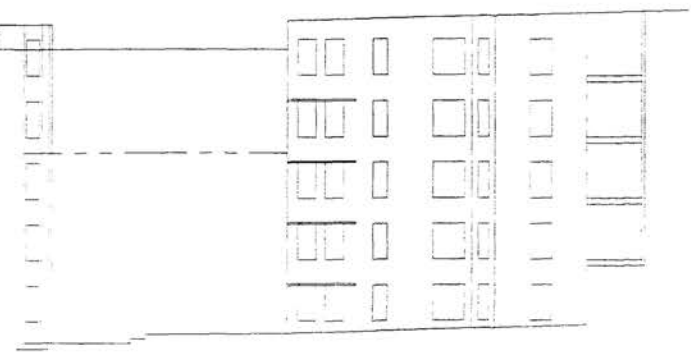
NORTH ELEVATION
1/8" = 1' - 0"
1 / A3.02

0 2 8 16

SOUTH ELEVATION
1/8" = 1' - 0"
2 / A3.02

0 2 8 16





CAUTION: SCALES NOTED ARE FOR FULL-SIZE 30x42 SHEET. IF DRAWING IS A REDUCTION, USE GRAPHIC SCALES. SCALE FOR REFERENCE ONLY. COORDINATE CRITICAL DIMENSIONS WITH ARCHITECT.

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PROJECT:

1836 COLUMBIA ROAD, NW

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DRAWING:

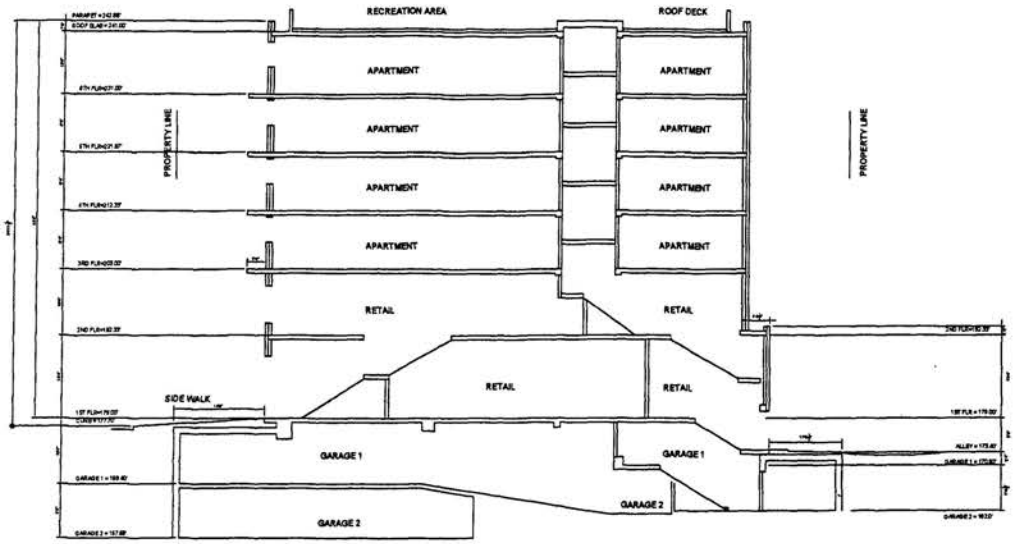
BUILDING ELEVATIONS

SEAL:

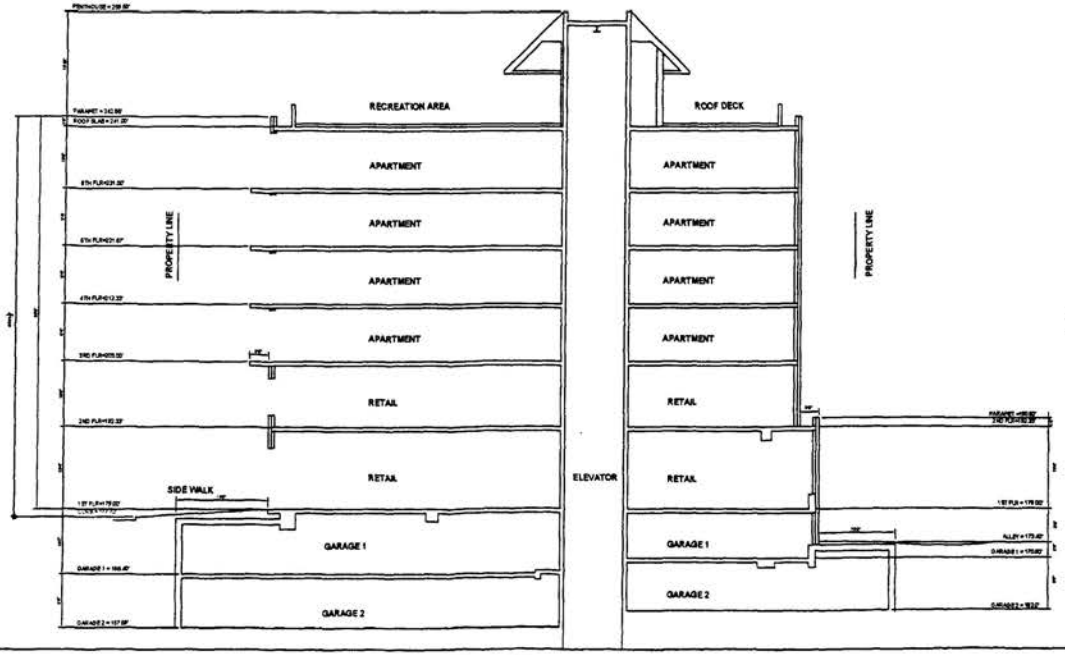
DATE:
07/19/02
08/01/02
08/26/02
09/25/02

DWG No.

A3.02



BUILDING SECTION
1/16" = 1' - 0"
1
A4.01



BUILDING SECTION
1/16" = 1' - 0"
2
A4.01

CAUTION: SCALES NOTED ARE FOR FULL-SIZE 30x42 SHEET. IF DRAWING IS A REDUCTION, USE GRAPHIC SCALES. SCALE FOR REFERENCE ONLY. COORDINATE CRITICAL DIMENSIONS WITH ARCHITECT.

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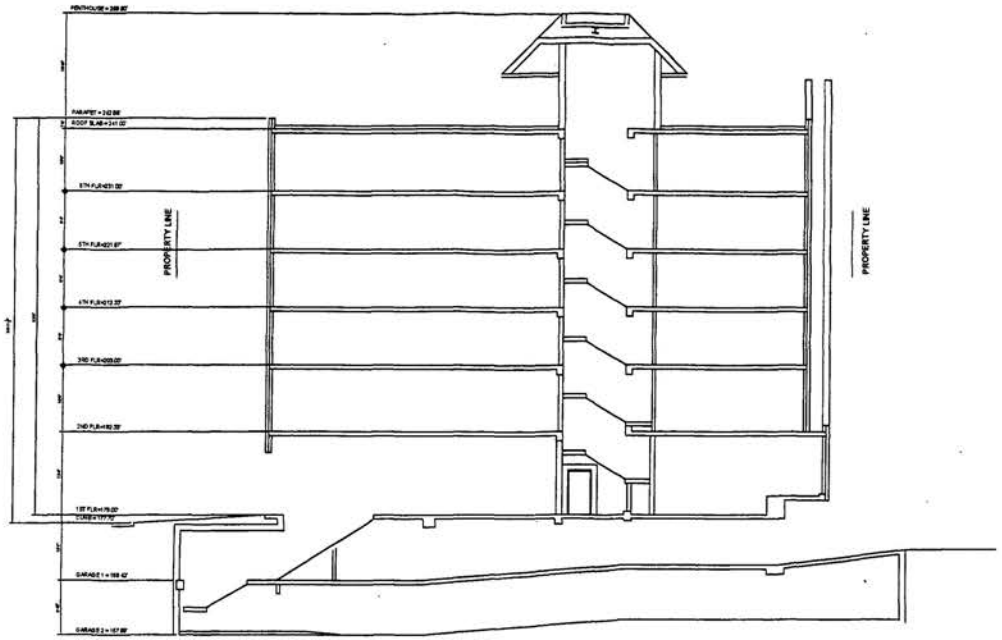
PROJECT:
1836 COLUMBIA ROAD, NW
WASHINGTON, DC 20009

DRAWING:
BUILDING SECTIONS

SEAL:

DATE:
07/19/02
08/01/02
08/26/02
09/25/02

DWG No
A4.01



BUILDING SECTION 3
1/16" = 1' - 0" A4.02

BUILDING SECTION 4
1/16" = 1' - 0" A4.02

CAUTION: SCALES NOTED ARE FOR FULL-SIZE 24x36 SHEET. IF DRAWING IS A REDUCTION, USE GRAPHIC SCALES. SCALE FOR REFERENCE ONLY. COORDINATE CRITICAL DIMENSIONS WITH ARCHITECT.

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PROJECT:
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DRAWING:
BUILDING SECTIONS

SEAL:

DATE:
07/19/02
08/01/02
08/26/02
09/25/02

DWG No
A4.02