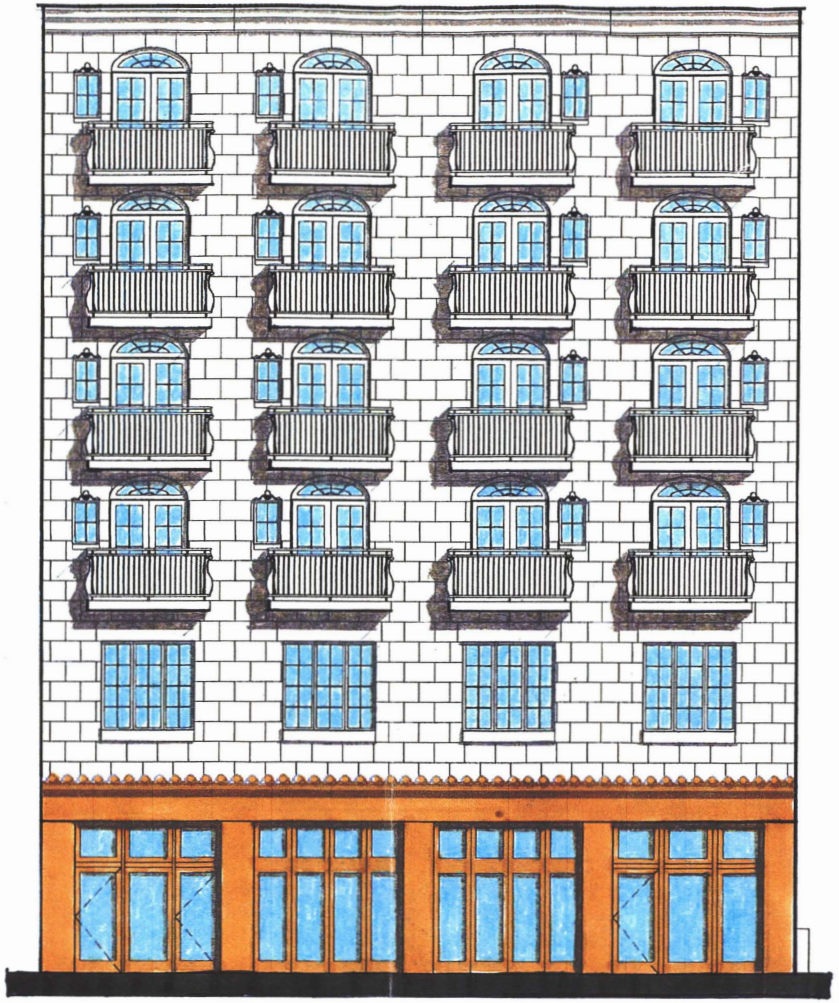


1836 COLUMBIA ROAD NW

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

RECEIVED
D.C. OFFICE OF ZONING
2007 AUG -2 PM 2:58

Board of Zoning Adjustment
District of Columbia
CASE NO.16937
EXHIBIT NO.8

SUBDIVISION
SQUARE 2551

The undersigned certify that they are owners in fee simple of the property to be 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, Blk 7" (Book Co. 10 Page 30) 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
Jan Howell	Anastasios Hiotis ANASTASIOS HIOTIS
Jan Howell	Noel M. Hiotis NOEL MARY HIOTIS

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

Maureen D. Scott
Notary Public

October 31, 2005
My Commission Expires

NUMBER OF TRUSTS: 1

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made for: PETE HIOTIS

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

Record and computations by: F. SLEEM

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

Recorded in Book 195 Page 141 S.O. 007614

Scale: 1 inch = 20 feet File No. 03-1046

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 GS

2 Real estate taxes are paid to: 9/30/02 18

3 There are no unpaid assessments: 5/16/02 GS

for Mary O Scott-Deering Jr
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.

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

for ROBERT D. GOLD
Zoning Administrator

May 15, 2002

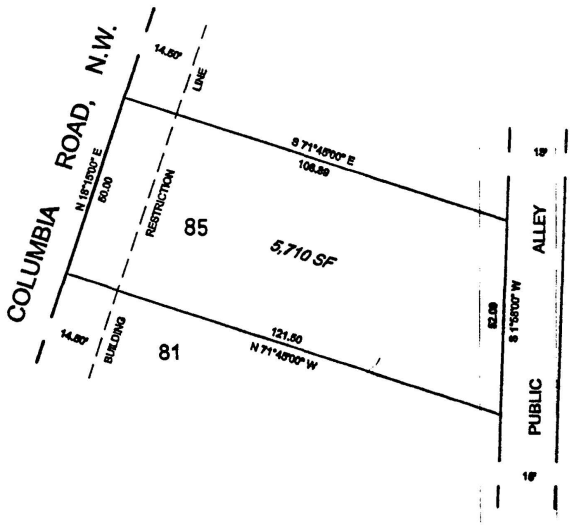
NOT HISTORIC SCQ
HISTORIC PRESERVATION

OFFICE OF THE SURVEYOR

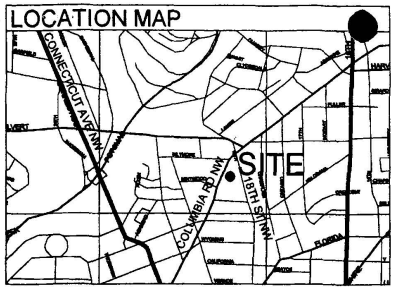
May 21, 2002

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

Surveyor, D.C.



LOCATION MAP



ABBREVIATIONS

@	AT
ABV	ABOVE
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
AP	ACCESS PANEL
ATC	ACOUSTICAL TILE CEILING
BLW	BELOW
B.O.	BOTTOM OF
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
D	DEEP
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
ELEC	ELECTRIC/ELECTRICAL
EP	ELECTRIC PANEL
EXST'G/E/ EX	EXISTING
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FNDN	FOUNDATION
F.O.	FACE OF
FT	FEET
FTG	FOOTING
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
H	HIGH
HDWD	HARDWOOD
HT	HEIGHT
IN	INCHES
J	JACK
J.B.	JUNCTION BOX
JT	JOINT
MAS	MASONRY
MAX	MAXIMUM
MIN	MINIMUM
MTD	MOUNTED
MTL	METAL
N	NEW
NIC	NOT IN CONTRACT
O.C.	ON CENTER
PNT/PTD	PAINT/ PAINTED
PLYWD	PLYWOOD
PR	PAIR
P.T.	PRESSURE TREATED
R	REPLACE
REF	REFRIGERATOR
REM	REMAINDER
RM	ROOM
R.O.	ROUGH OPENING
S	STUD
SD	SMOKE DETECTOR
SF	SQUARE FEET
TBS	TO BE SELECTED
TEL	TELEPHONE
T & G	TONGUE-AND-GROOVE
T.O.	TOP OF
TYP	TYPICAL
U/C	U/C
V.B.	VAPOR BARRIER
VERT	VERTICAL/ VERTICALLY
W	WIDE
W/	WITH
WD	WOOD
WDW	WINDOW

PROJECT DATA

ADDRESS		1836 Columbia Road, NW
DC SURVEYOR I.D.		LOT 85, SQUARE 2551
ZONE		C-2-B
LOT AREA		5,710 SF
PROJECT SCOPE:		RAZE EXISTING STRUCTURE CONSTRUCT NEW 6 STORY MIXED-USE BUILDING WITH 2 LEVELS UNDERGROUND PARKING
BUILDING HEIGHT		5 STORIES, 65'
LOT OCCUPANCY		79.2 %
FAR		3.0 COMMERCIAL 1.4 RESIDENTIAL 4.4 TOTAL
FRONT YARD SETBACK		14'-6"
REAR YARD SETBACK		15' FEET
USES	GARAGE 2	PARKING (S-2)
	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)
BOCA TYPE OF CONSTRUCTION		2A
GROSS BLDG AREA	1ST FLR	4222 SF
	2ND FLR	4166 SF
	3RD FLR	4166 SF
	4TH FLR	4166 SF
	5TH FLR	4166 SF
	6TH FLR	4166 SF
	TOTAL	25,052 SF
PARKING REQ'D		10 SPACES
PARKING PROVIDED		14 SPACES, INCL. 1 H'CAP
LOADING REQ'D		1 BERTH AND 1 PLATFORM
LOADING PROVIDED		1 BERTH AND 1 PLATFORM
RESIDENT'L RECREATION SPACE REQ'D (15 %)		2500 SF
RECREATION SPACE PROVIDED		2654 SF
SPRINKLERS		YES
FIRE DETECTION & ALARM SYSTEM?		YES

DRAWING LIST

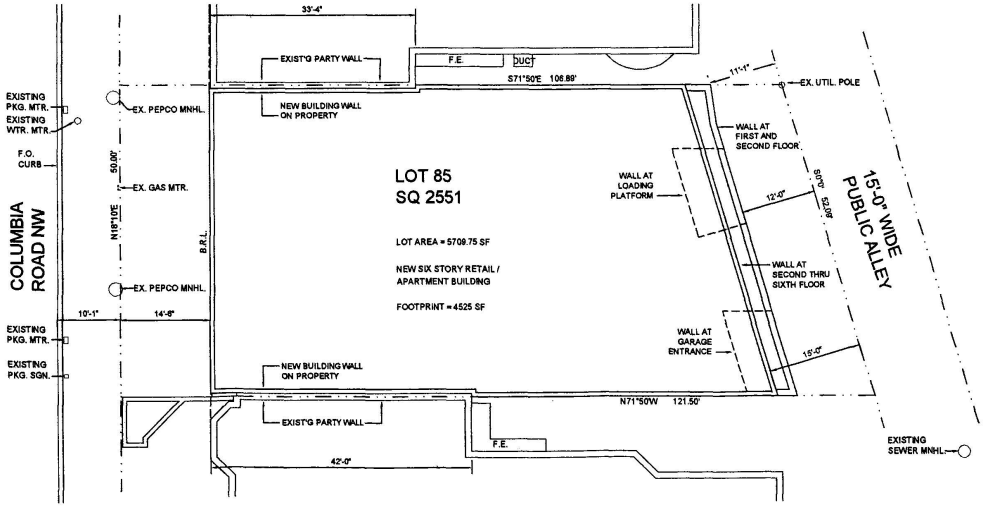
A1 SITE PLAN
A2 GARAGE 2 PLAN
A3 GARAGE 1 PLAN
A4 FIRST FLOOR PLAN
A5 SECOND FLOOR PLAN
A6 TYPICAL FLOOR PLAN
A7 ROOF PLAN
A8 WEST ELEVATION
A9 BUILDING SECTION

LEGEND

NEW CONSTRUCTION

CONCRETE

SECTION MARK



SITE PLAN (1/A1)
1" = 10'

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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CHARTERED

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balarch@aol.com

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bcates@cateseng.com

MPE:
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Arlington, VA 22205
Tel. 703-276-0376
Fax 703-276-0377
engineer@erols.com

PROJECT:

1836 COLUMBIA RD, NW

WASHINGTON, DC 20009

DRAWING:

SITE PLAN

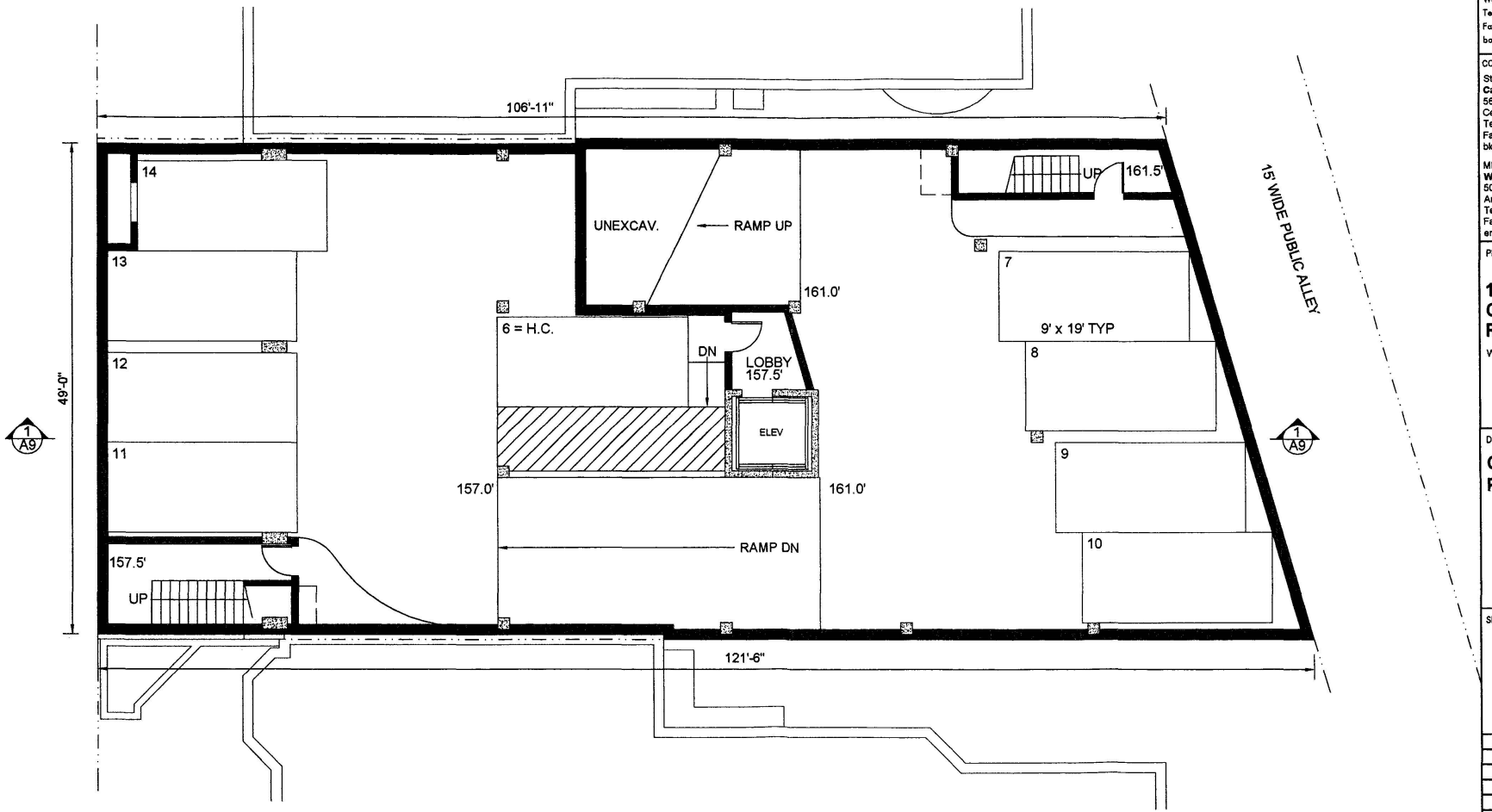
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DATE: 07/19/02

DWG. No.

A1

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N

0 4 8 12

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PROJECT:

1836 COLUMBIA RD, NW

WASHINGTON, DC 20009

DRAWING:

GARAGE 2 PLAN

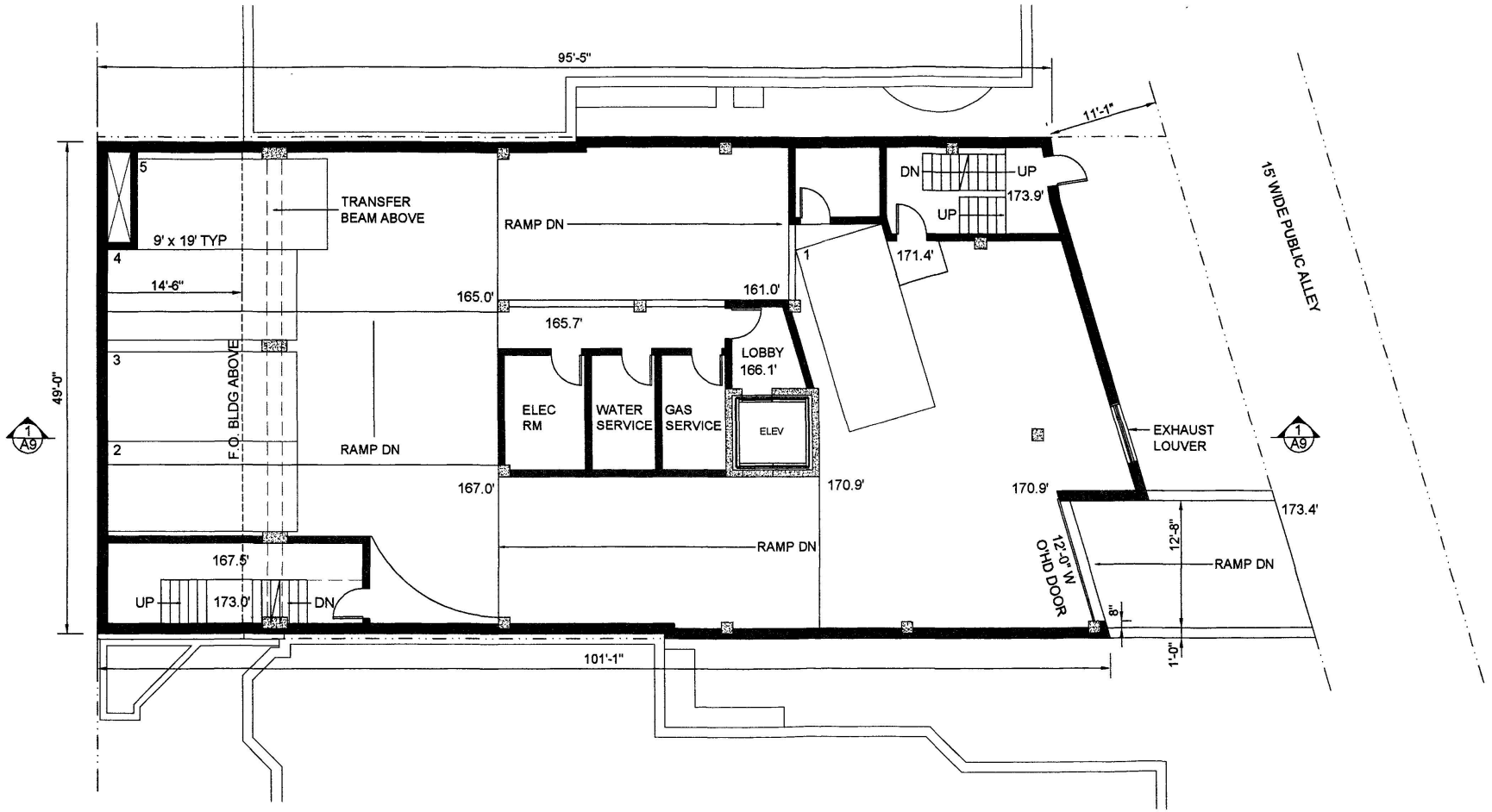
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A2

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PROJECT:

1836 COLUMBIA RD, NW

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DRAWING:

GARAGE 1 PLAN

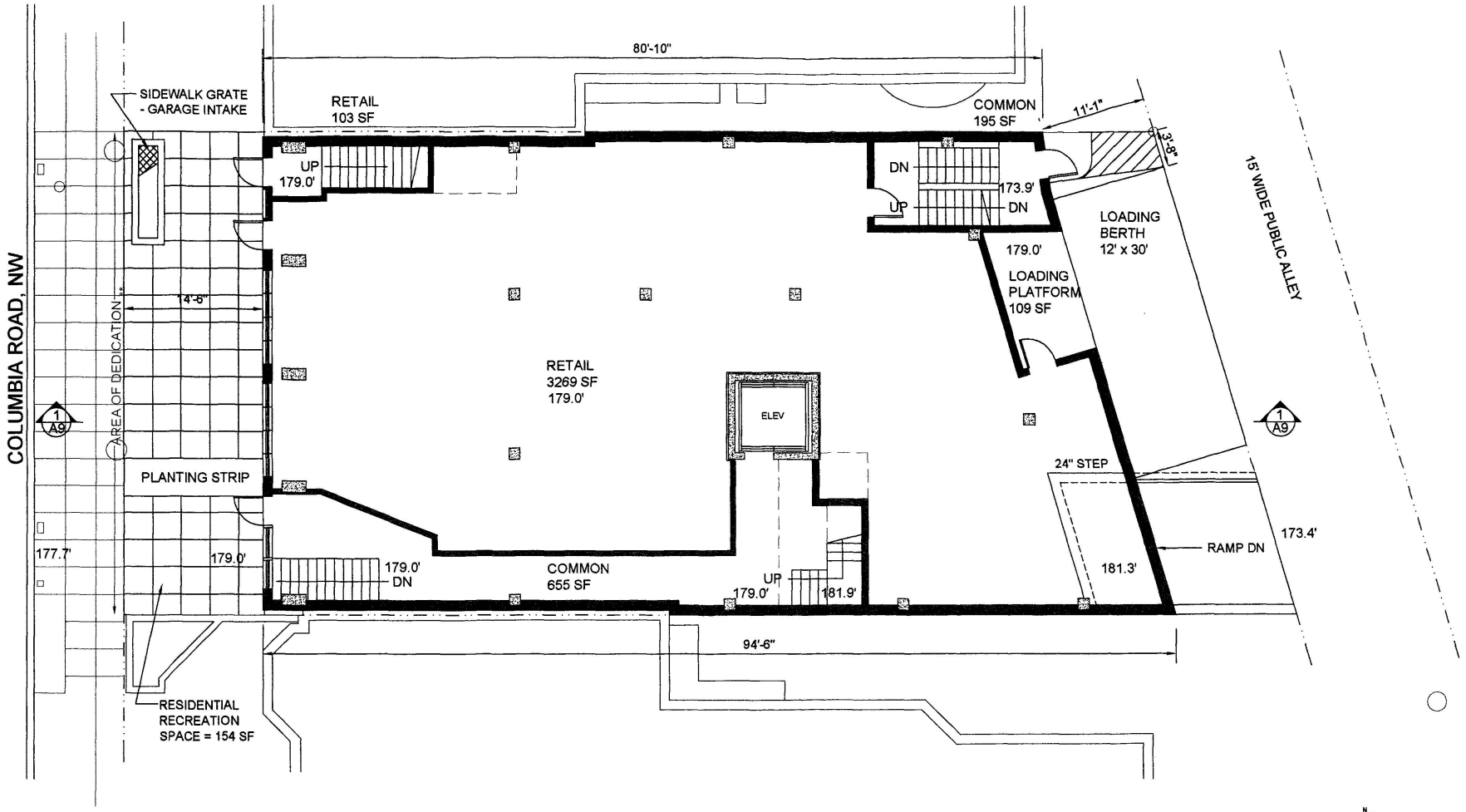
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DATE: 07/19/02

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A3

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1ST FLOOR GROSS AREA = 4043 SF

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PROJECT:

1836 COLUMBIA RD, NW

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DRAWING:

FIRST FLOOR PLAN

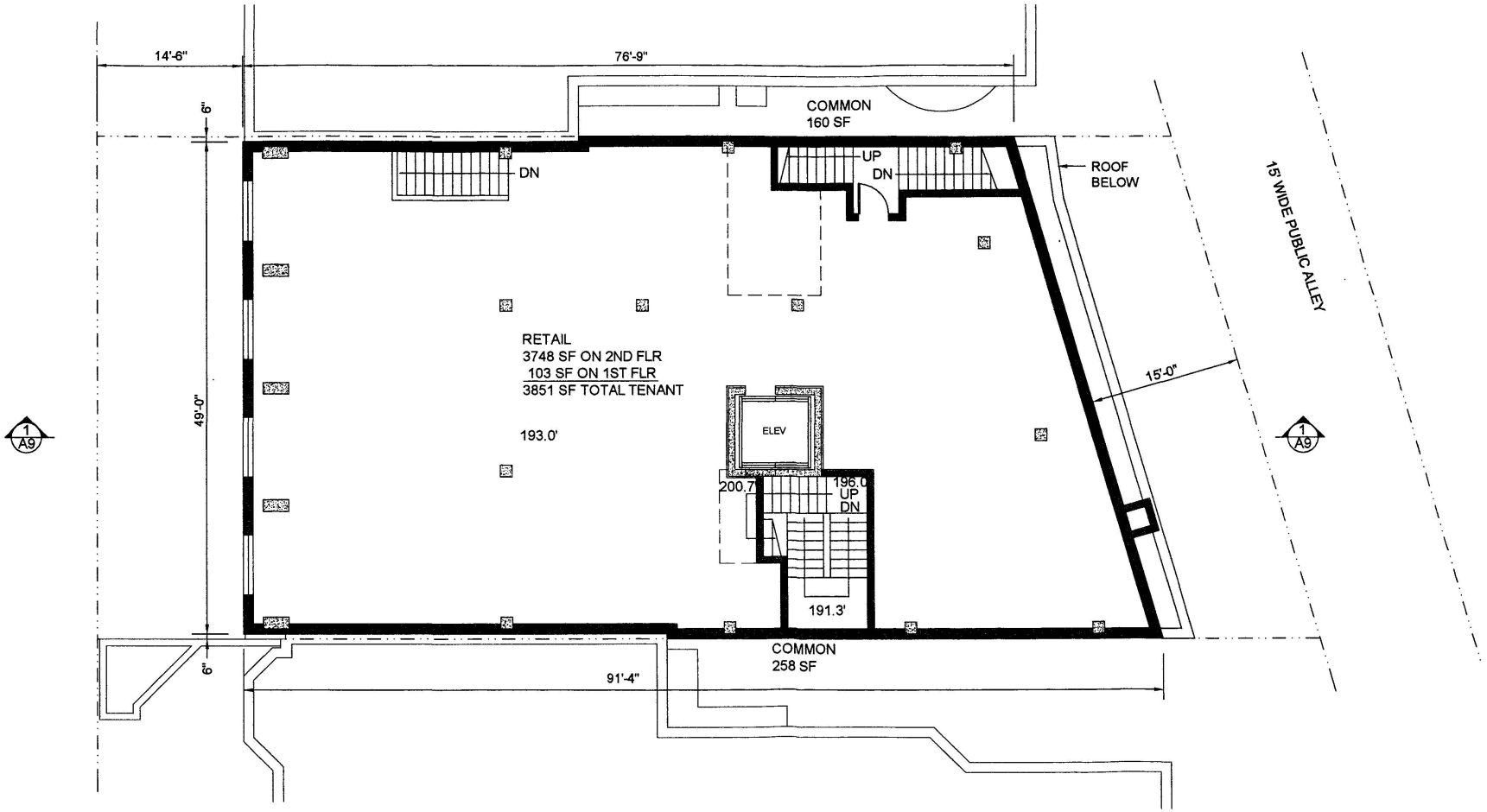
SEAL:

DATE: 07/19/02

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A4

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2ND FLOOR GROSS AREA = 4166 SF

N

0 4 8 12

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DRAWING:

SECOND FLOOR PLAN

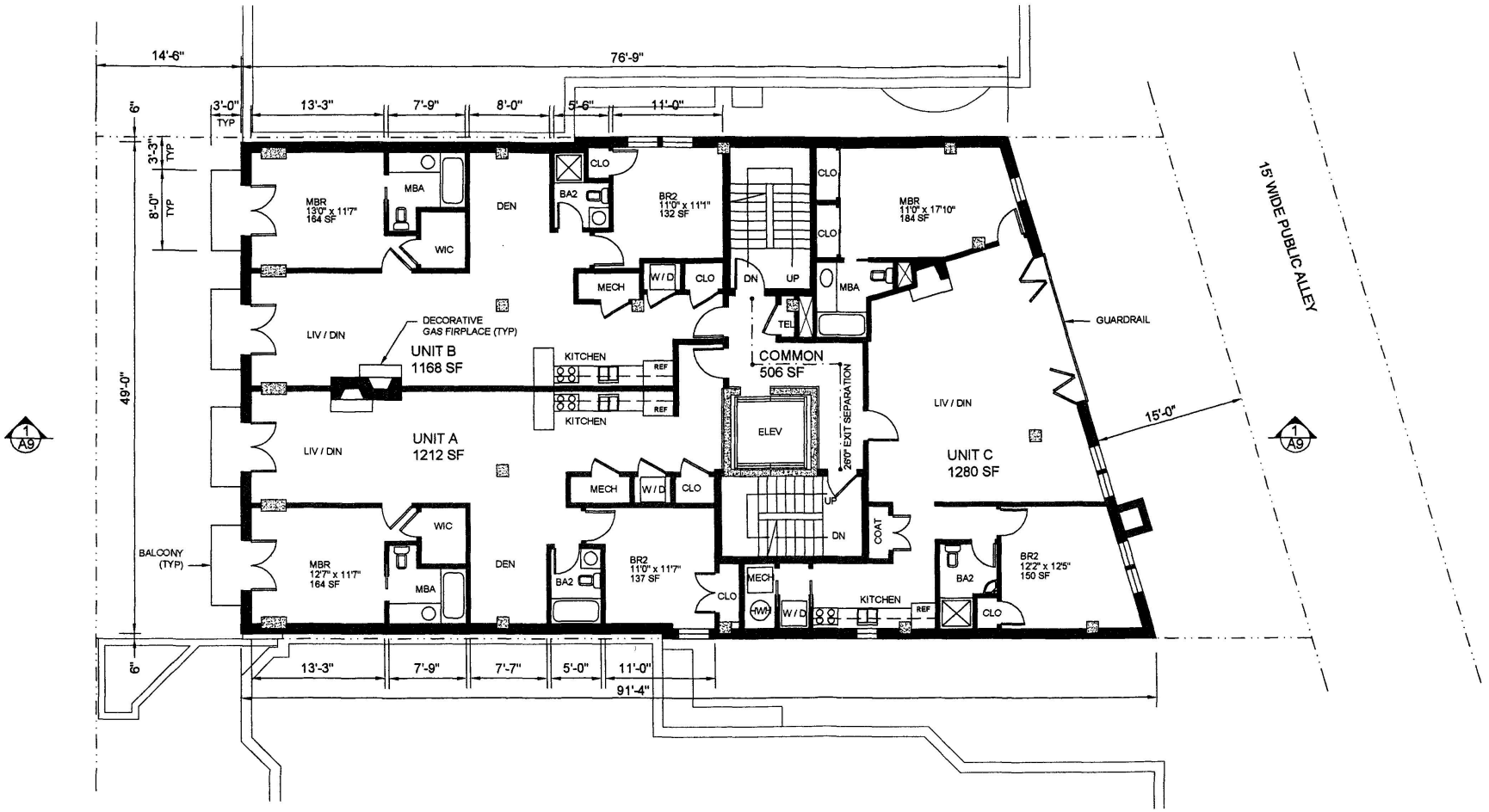
SEAL:

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A5

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TYPICAL FLOOR GROSS AREA = 4166 SF

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0 4 8 12

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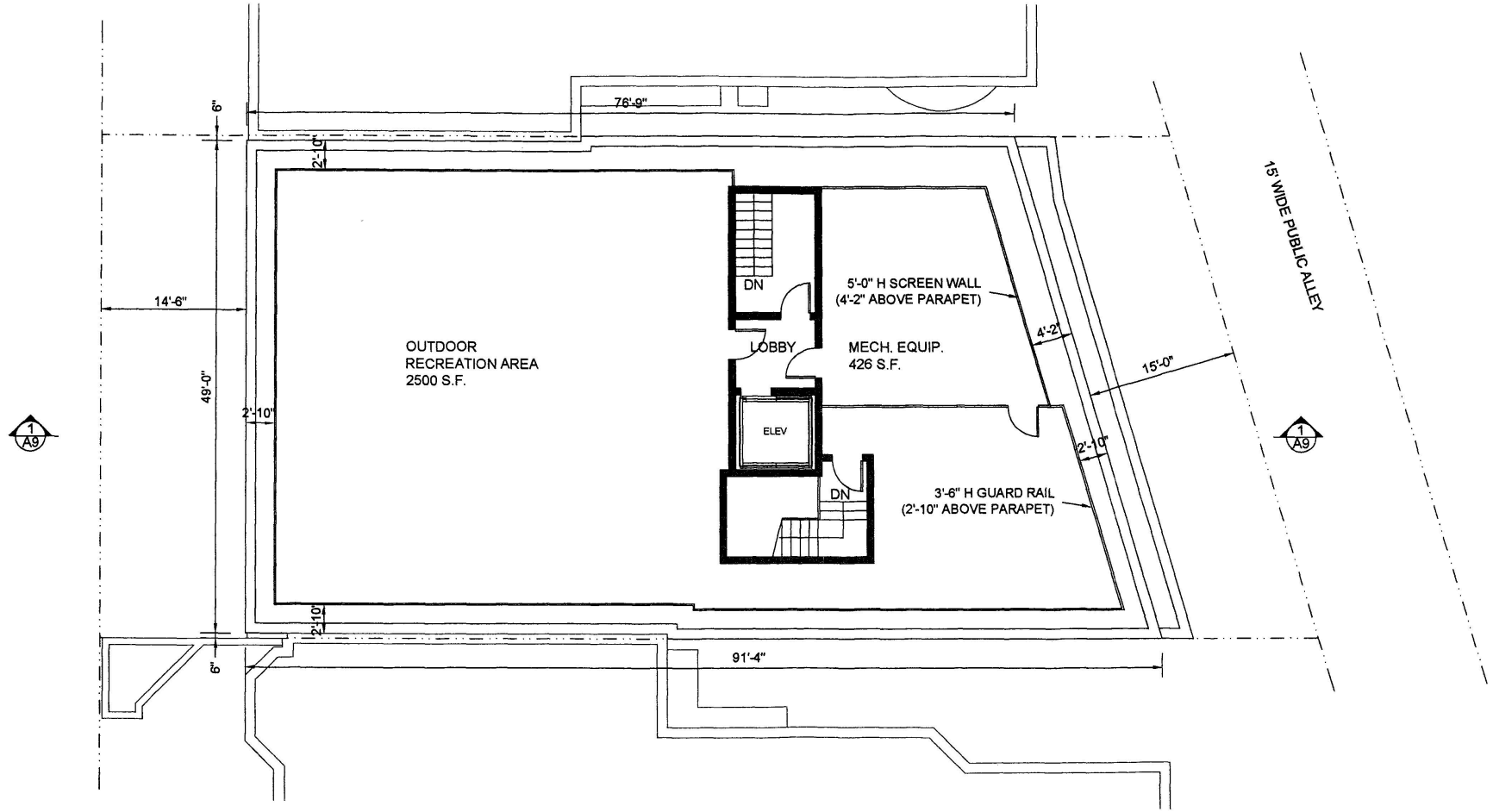
DRAWING:
TYPICAL FLOOR PLAN (3rd, 4th, 5th, & 6th)

SEAL:

DATE: 07/19/02

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A6

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PENTHOUSE LEVEL GROSS AREA = 415 SF
415 SF/ 5710 SF = .07 PENTHOUSE F.A.R.
.37 ALLOWABLE

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N

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PROJECT:

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DRAWING:

ROOF PLAN

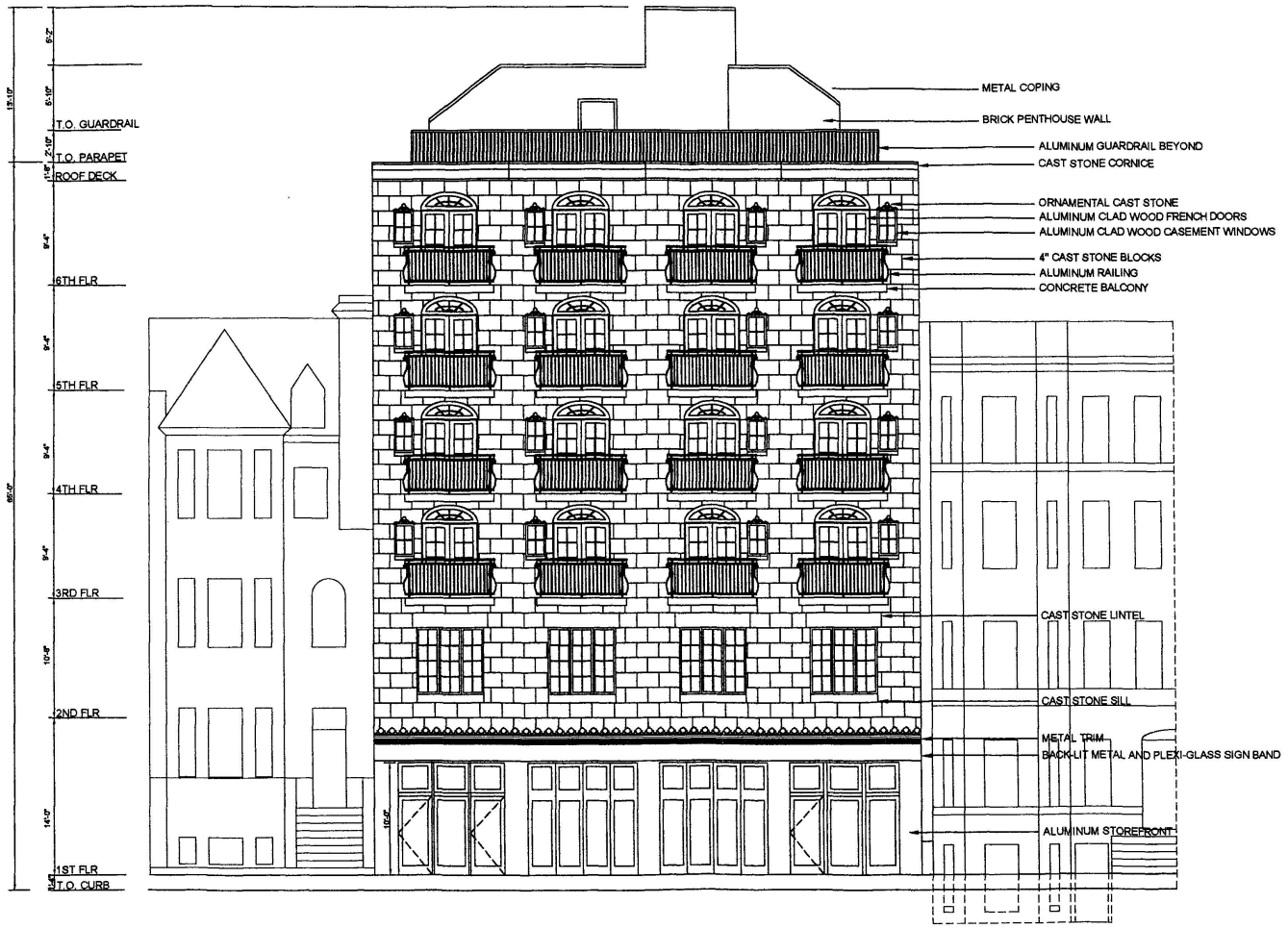
SEAL:

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A7

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WEST ELEVATION (1/A8)
3/16" = 1'-0"

0 4 8 12

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DRAWING:

WEST ELEVATION

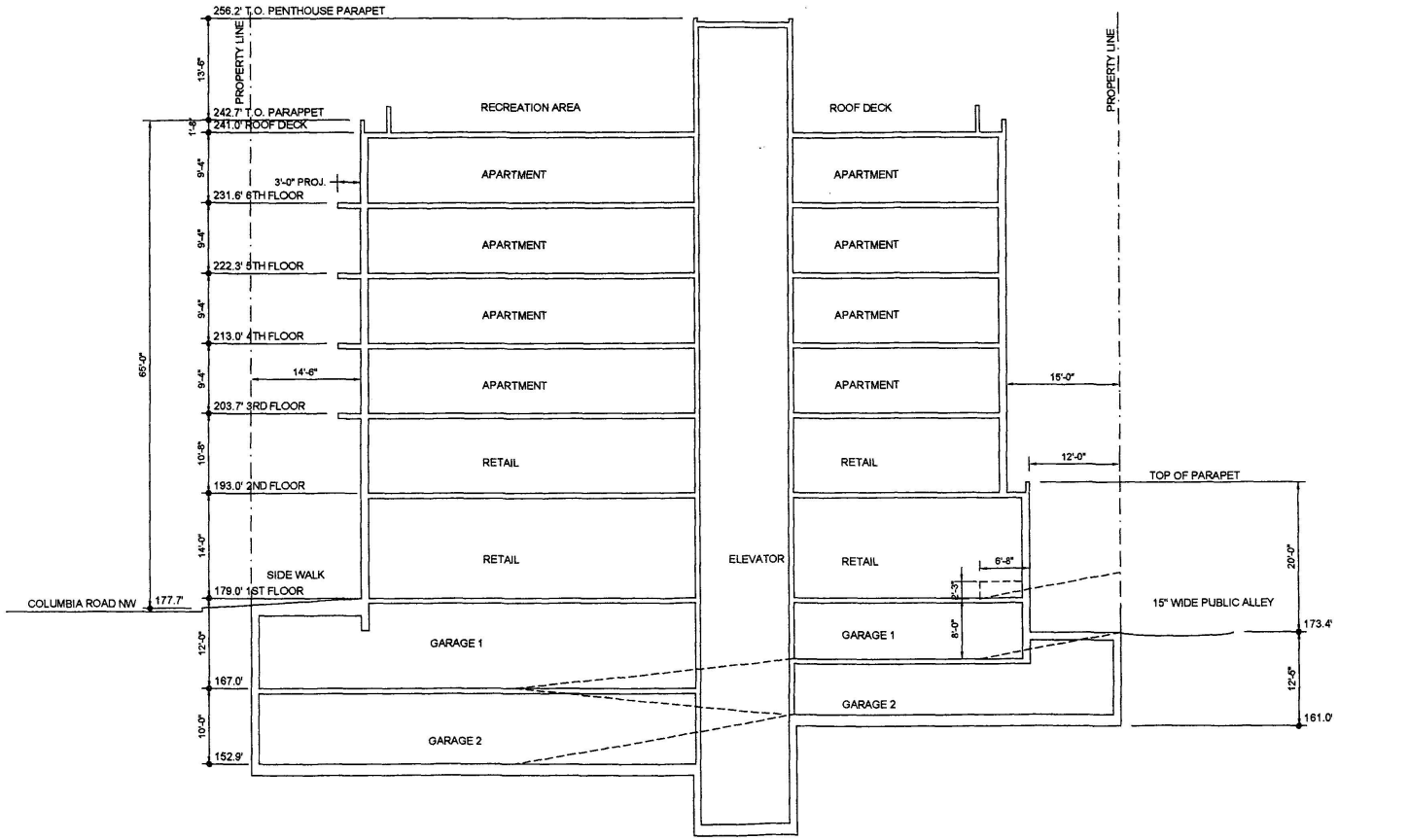
SEAL:

DATE: 07/19/02

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A8

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BUILDING SECTION 1/A9
1/8" = 1'-0"

0 4 8 12

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DRAWING:

BUILDING SECTION

SEAL:

DATE: 07/19/02

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A9

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