RECEIVED
2003 OCT -7 PM 4:32

C001 DRAWING INDEX, NOTES, SYMBOLS, INDICATIONS, BUILDING INFORMATION, AND TABULATIONS

A101 EXISTING BASEMENT, FIRST, AND SECOND FLOOR PLANS.

A102 EXISTING THIRD AND FOURTH FLOOR PLANS,

A201 EXISTING RELECTED CEILING PLANS.- BASMENT, FIRST AND SECOND FLOORS.

A202 EXISTING REFLECTED CEILING PLANS - THIRD AND FOURT FLOORS

BZA
Case No. 17094
Exhibit No. 11

1 C001 GENERAL NOTES NS

1. General Contractor to visit job site to familiarize him/her self with site conditions.
2. General Contractor is to verify all field dimensions. If any discrepancies arise between the drawings and field conditions or in the drawings themselves, the contractor should notify Panoramic Design at (202) 882-8958 for clarifications.
3. All work is to be performed in a good workmanlike manner, and where applicable, all codes, regulations, safety orders building codes and ordinances, such as but not limited to, occupational health and safety standards, AIA General Conditions, plus any other national/state/local codes or directives relating to the contemplated type of work shall govern the construction of the project.
4. General Contractor is expected to provide all necessary materials and labor to complete the intentions of these drawings, except for items marked Not in Contract (N.I.C) by owner or others. Contractor is to supply only labor and coordination to complete the installation of these items.
5. These drawings are to show the design intent of this project. Any changes, reuse, or alteration of these documents without the expresses written consent of Panoramic Design, Ltd. is in violation of all applicable copyright regulations.
6. All materials used in this project must be new and of good quality, unless otherwise noted.
7. All lumber and finished wood is to select #1.
8. Contractor must have the necessary insurance and bonding to cover him/her self and any employees or contractors to insure that the owner is free of any liabilities in the case of accidents or mishaps.
9. Contractor is to check existing electrical panel box to determine if any alterations must be made before work commences. Contractor is to coordinate all electrical direction in project as required.
10. Contractor is to provide panel doors where necessary to reach important valves, clean-out, etc. in walls, ceilings and floors. Contractor is to coordinate all plumbing direction in project as required.
11. Contractor is expected to coordinate complete project with all sub-contractors required, including Bell Atlantic, Washington Gas, WSSC, PEPCO, MISS UTILITY and others as required.
12. Contractor is expected to carry all waste and trash off job site to maintain a clean and safe site at all times.
13. For any extra work the owner may propose, or any extra work the contractor claims to be necessary, the Contractor shall furnish to the owner an estimate of the cost for such work. The Contractor shall proceed only having received written order from the owner establishing the agreed price and description of the work to be completed.
14. The Contractor shall furnish all materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the work in full accordance with the Construction Documents. All items not specifically noted on the drawings but which are obviously necessary to make a complete working installation of the design intent shall be included.
15. All replacing, patching, and repairing of all materials and surfaces cut or damaged in the execution of the work shall be performed by experienced mechanics of the trade involved. Such replacing, repairing and/or patching shall be done with appropriate materials in a manner that all surfaces effected shall upon completion of the work, match the surrounding similar surfaces.
16. During construction, the Contractor shall furnish and place proper guards for the prevention of accidents. The Contractor shall be responsible for any damage to the Owner's property or that of any other party at the job site by him/her or his/her men/women or sub-contractors and shall make good any such damage. The Contractor shall be responsible for the cleaning of all surfaces including glass, partitions, carpeting, cabinets, etc. prior to the occupancy by the tenant. All trash, construction debris, tools, etc. shall be removed and disposed of legally prior to the occupancy by the tenant. During construction, the Contractor shall be responsible for restricting and containing dust and debris generated by demolition and construction of the work.
17. If and when the need arises, the contractor shall obtain approval and coordinate with the owner any interruption of building utilities, delivery of building materials, or use of freight elevators if applicable.
18. Where materials, equipment or other products are specified by manufacturer, brand names, etc., such designation is to establish standards of desired quality and type. all materials shall be of high quality and at a minimum equal to that specified.
19. All drywall details and assemblies shown are as manufactured by U.S. Gypsum Company. All installation and standard details shall be as shown in the manufacturers published "Systems Folders". Where fire rated systems are used, they shall conform to all applicable codes. All visible joints are to be taped, spackled and sanded smooth. All exposed edges of gypsum board shall be covered with "J" Clips or equal, spackled & sanded smooth.
20. When materials and supplies are delivered to job site they shall be in original unopened containers or bundles bearing name of the manufacturer. Store all materials in proper setting and configuration as manufacturer specifies. Stacking of materials shall be done in such a way to ensure not to cause overload on structure.

STRUCTURAL NOTES:

Concrete Strength @ 3000 PSI @ 28 Days
Assumed Soil Bearing @ 2500 PSF
Design Loads 40 PSF Living
30 PSF Sleeping
Snow Load 30 PSF
Wind Load 70 MPH

INTERIOR ONLY

2 C001 SITE PLAN 20'

INTERIOR ONLY

3 C001 DRAWING INDEX NS

- REVISION NUMBER
- PARTITION TYPE NUMBER
- ROOM/SPACE NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- EQUIPMENT NUMBER
- MILLWORK NUMBER
- KEY NOTE
- DEMOLITION NOTE
- SECTION
- ELEVATION
- DETAIL
- INTERIOR ELEVATION
- SECTION CUT
- NORTH ARROW

4 C001 ZONING TABULATIONS NS

Set Backs Existing Proposed

INTERIOR ONLY

5 C001 BUILDING TYPE INFORMATION NS

CODE ANALYSIS	EXISTING BUILDING	PROPOSED ALT./RENO.
Use Group	Comercial	Comercial
Type of Construction	Type 3B	Type 3B
Height (No. of Stories)	4 Story w/ Basement	4 Story w/ Basement
High Rise?	NO	NO
Covered Mall?	NO	NO
Fully Suppressed (Sprinkler)?	NO	NO
Square Feet of Tenant Space or Area of Renovation	4152.6 Sqft	4152.6 Sqft

6 C001 INDICATIONS NA

7 C001 MECH / ELEC SYMBOLS NS

- DUPLEX RECEPTACLE OUTLET
- GFI GROUND FAULT INTERCEPT
- SPECIAL OUTLET
- QUADRAPLEX OUTLET
- JUNCTION BOX
- RECESSED INCAN. LIGHT
- SURFACE INCAN. LIGHT
- WALL SCONCE LIGHT FIXTURE
- RECESSED FLUORESCENT
- 2x4 FLUORESCENT FIXTURE
- LIGHT SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- EXISTING LIGHT SWITCH
- TELEPHONE OUTLET
- COMPUTER OUTLET
- FLOOR OUTLET
- TV CABLE OUTLET
- TV/TELEPHONE COMBINATION OUTLET
- THERMOSTAT
- AIR SUPPLY REGISTER
- RADIATOR
- FAN/LIGHT/HEATER

7 C001 CONSTRUCTION MATERIALS & SYMBOLS NS

- EARTH
- BRICK
- CONCRETE MASONRY UNIT BLOCK
- CONCRETE
- INSULATION, THERMAL OR ACOUSTICAL
- RIGID INSULATION
- GYPSUM WALL BOARD
- PLASTIC LAMINATE
- WOOD, FINISHED
- WOOD VENEER
- PLYWOOD
- WOOD, ROUGH CONTINUOUS
- WOOD, ROUGH BLOCKED
- MILLWORK
- FERROUS METAL
- NON FERROUS METAL
- CERAMIC TILE
- CARPET
- STONE VENEER
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- LOW PARTITION
- NEW TYPICAL PARTITION
- SOUND ISOLATION PARTITION
- GLASS PARTITION
- ELEVATION CHANGING POINT
- LEVEL BREAKING POINT

8 C001 HOUSE TABULATIONS NS

BASEMENT	SQ.FT.
OFFICE	– 213.0
MENS TOILETS	– 49.4
WOMENS TOILETS	– 79.9
UTILITY CLOSET	– 38.7
HALL	– 73.5
KITCHEN	– 391.9
TOTAL BASEMENT AREA	– 845.5

FIRST FLOOR	SQFT
ENTRY	– 19.1
RESTUARANT	– 871.1
TOTAL BASEMENT AREA	– 890.2

SECOND FLOOR	SQFT
DANCE FLOOR	– 821.4
TOTAL BASEMENT AREA	– 821.4

THIRD FLOOR FLOOR	SQFT
LOUNGE AREA	– 838.5
MENS TOILET	– 15.0
WOMENS TOILET	– 15.0
TOTAL BASEMENT AREA	– 868.5

FOURTH FLOOR FLOOR	SQFT
LOUNGE AREA	– 687.0
STORE 1	– 20.0
STORE 2	– 20.0
TOTAL BASEMENT AREA	– 727.0

OCCUPANCY DRAWINGS FOR:

HABANA VILLAGE RESTUARANT AND BAR

1834 COLUMBIA ROAD, NW. WASHINGTON, DC 20009

REVISIONS

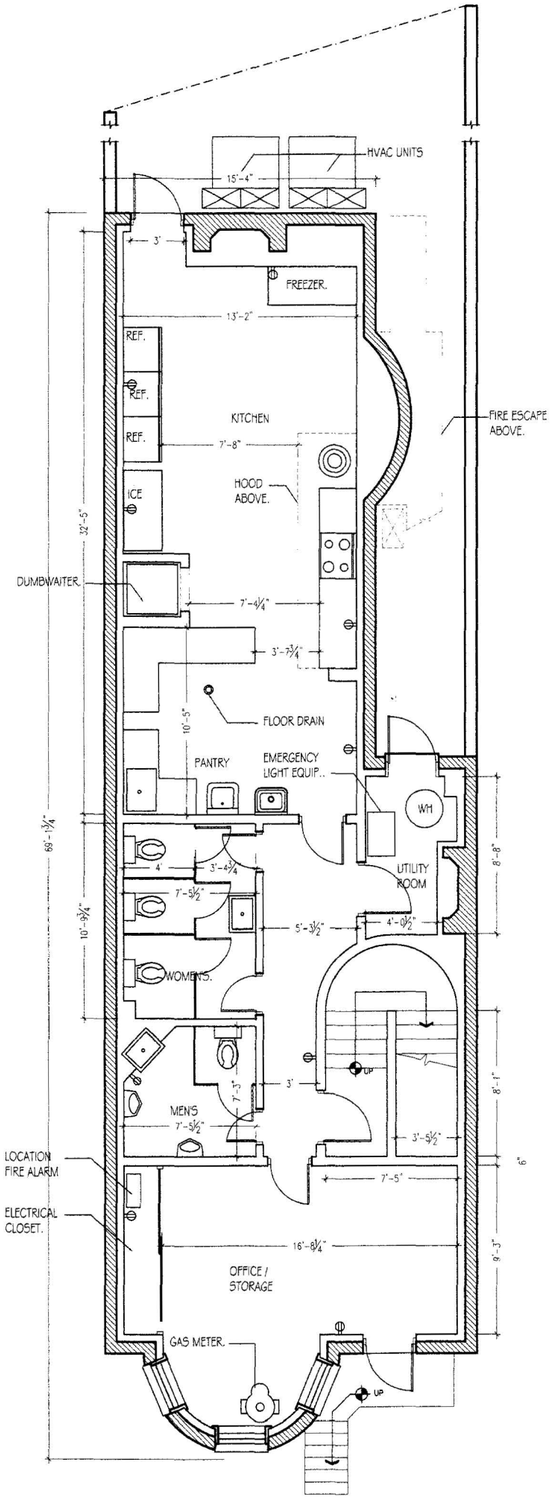
PERMIT
DISTRICT OF COLUMBIA
RICHARD S. NEWTON
No. 2349
REGISTERED ARCHITECT

PANORAMIC DESIGN, LTD.
ARCHITECTURE INTERIORS LANDSCAPES
3112 19th STREET, NW
WASHINGTON, DC 20010
202.882.8958 (FAX) 202.328.3474
E-MAIL STAFF@PANORAMICDESIGN.COM
WWW.PANORAMICDESIGN.COM

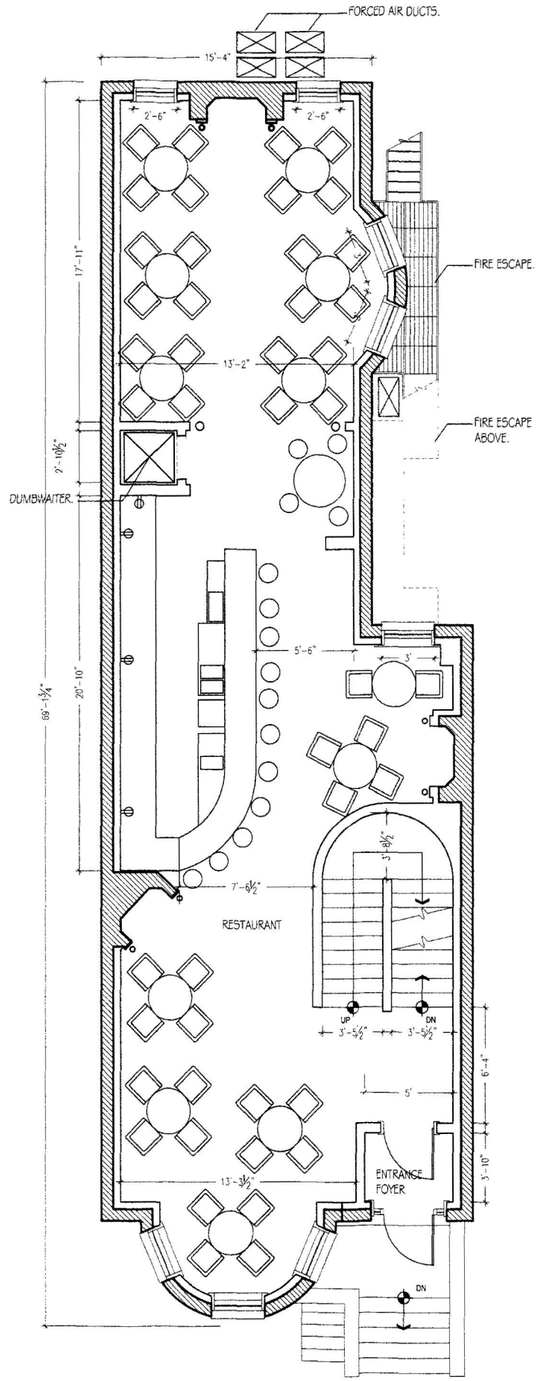
AUG 5, 2003

C101

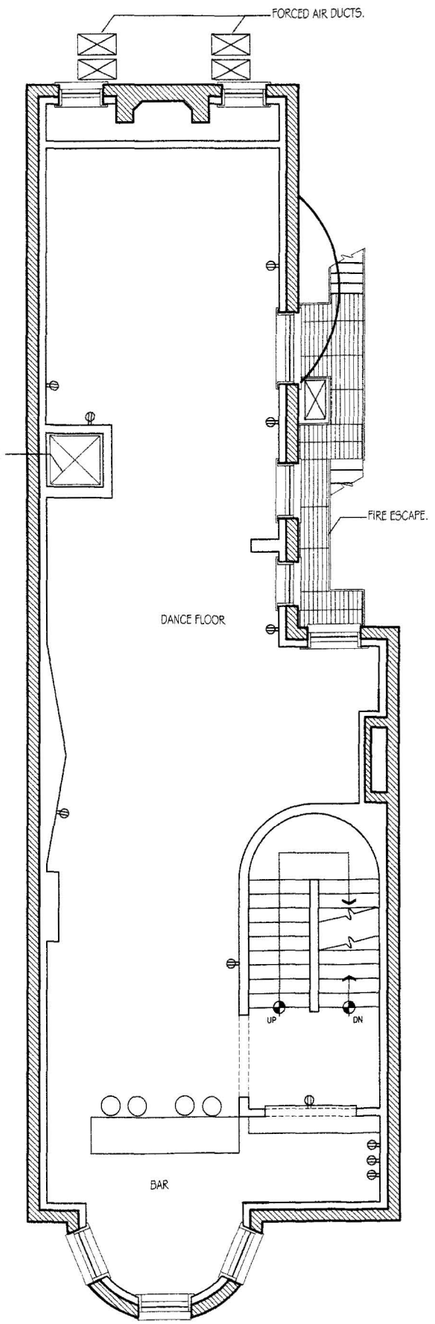
Board of Zoning Adjustment
District of Columbia
CASE NO. 17094
EXHIBIT NO. 11



1 A101 **EXISTING BASEMENT PLAN** 1/4"



2 A101 **EXISTING FIRST FLOOR PLAN** 1/4"



3 A101 **EXISTING SECOND FLOOR PLAN** 1 A101

OCCUPANCY DRAWINGS FOR:

HABANA VILLAGE RESTUARANT AND BAR

1834 COLUMBIA ROAD, NW. WASHINGTON, DC 20009

REVISIONS

PERMIT DISTRICT OF COLUMBIA RICHARD S. NEWLIN No. 2349 REGISTERED ARCHITECT

PANORAMIC DESIGN, LTD.
ARCHITECTURE INTERIORS LANDSCAPES
3112 19th STREET, NW
WASHINGTON, DC 20010
202.882.8958 (FAX) 202.328.3474
E-MAIL STAFF@PANORAMICDESIGN.COM
WWW.PANORAMICDESIGN.COM

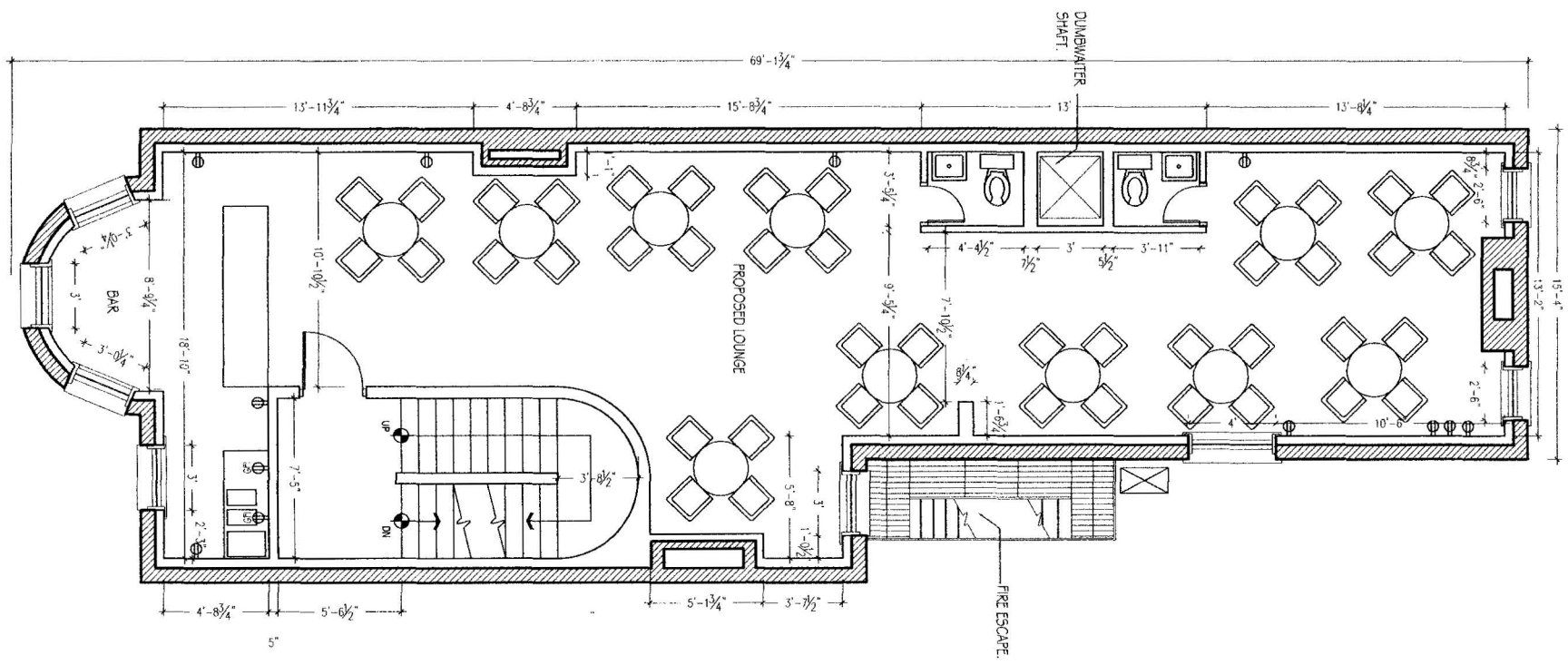
AUG 5, 2003

A101

1
A102

EXISTING THIRD FLOOR PLAN

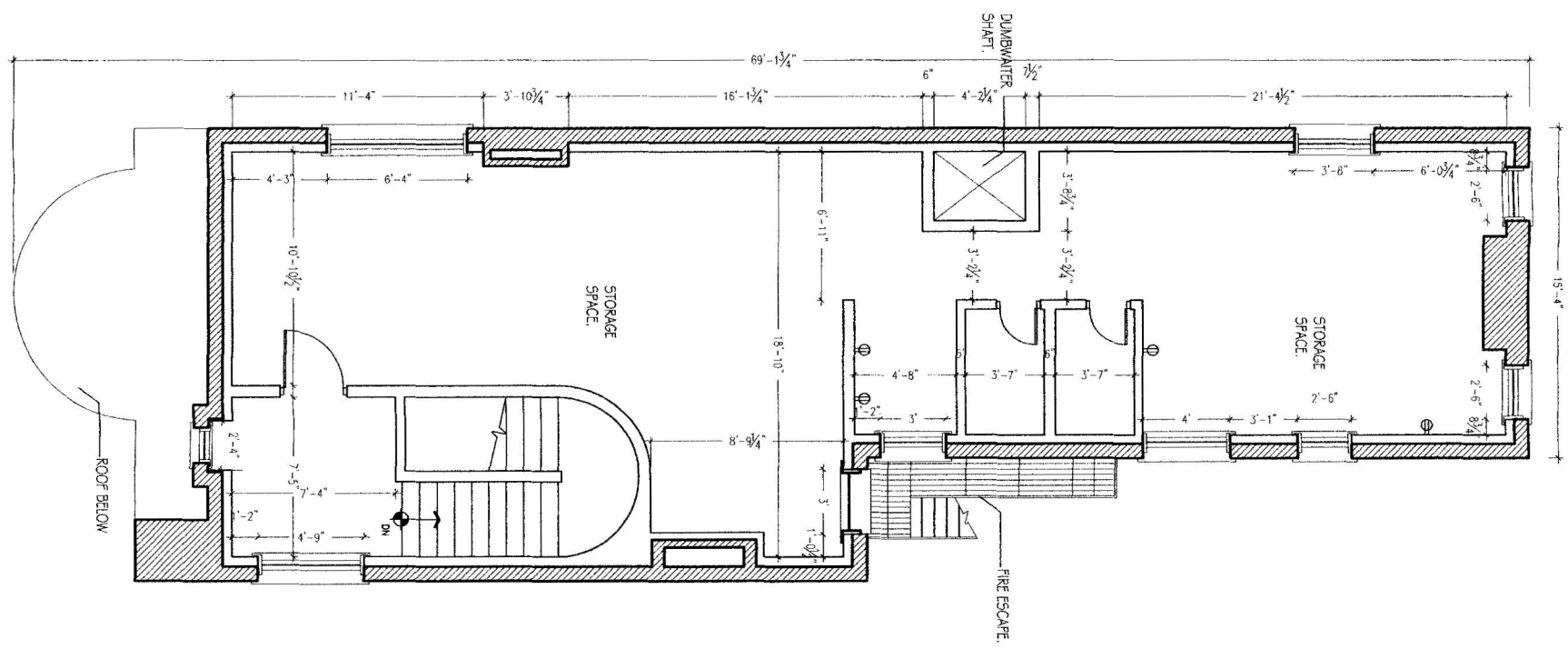
1/4"



2
A102

EXISTING FOURTH FLOOR PLAN

1/4"



A102

AUG 5, 2003

PANORAMIC DESIGN, LTD.
ARCHITECTURE INTERIORS LANDSCAPES
3112 19th STREET, NW
WASHINGTON, DC 20010
202.882.8958 (FAX) 202.328.3474
E-MAIL STAFF@PANORAMICDESIGN.COM
WWW.PANORAMICDESIGN.COM

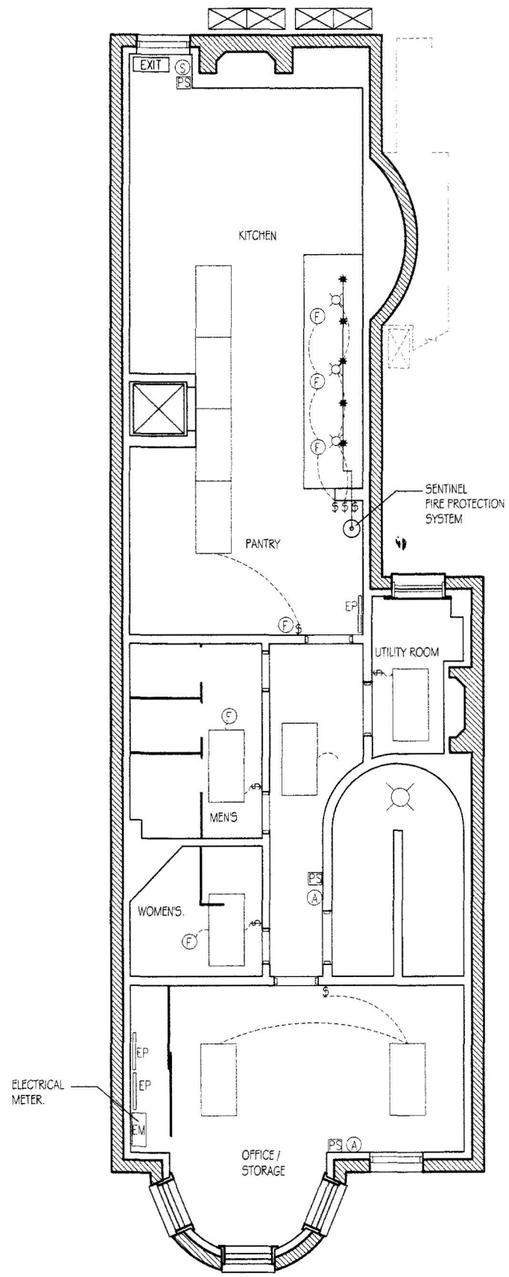
DISTRICT OF COLUMBIA REGISTERED ARCHITECT
RICHARD [illegible] HEMELDON
No. 2349
PERMIT DRAWINGS

REVISIONS

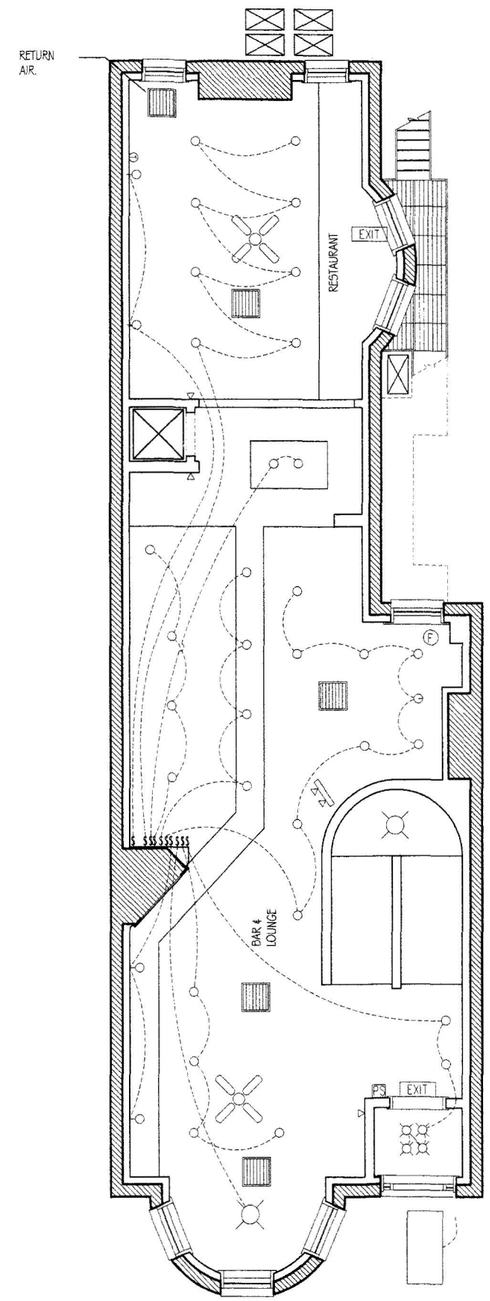
OCCUPANCY DRAWINGS FOR:

HABANA VILLAGE RESTUARANT AND BAR

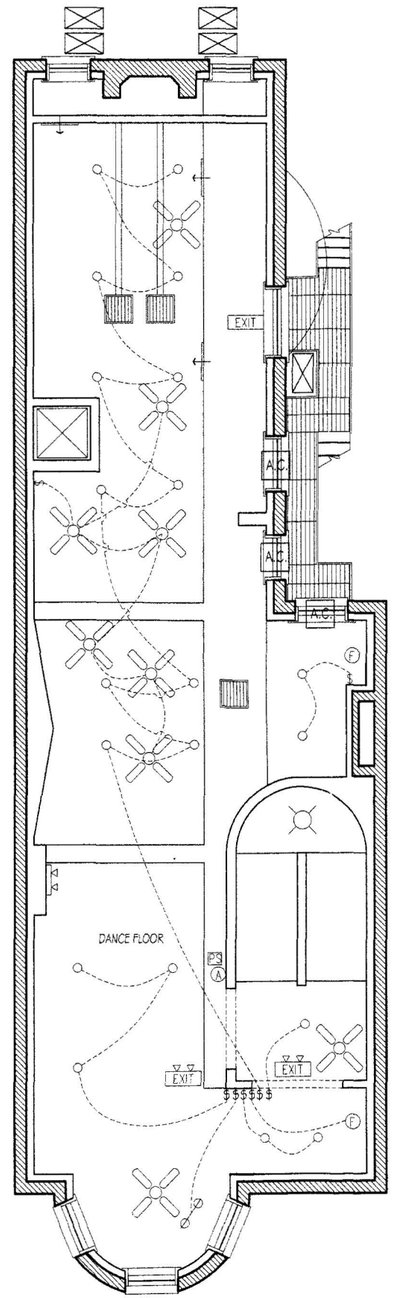
1834 COLUMBIA ROAD, NW. WASHINGTON, DC 20009



1 A201 EXISTING BASEMENT REFLECTED CEILING PLAN 1/4"



3 A201 EXISTING 1ST FLOOR REFLECTED CEILING PLAN 1/4"



3 A201 EXISTING 2ND FLOOR REFLECTED CEILING PLAN 1/4"

OCCUPANCY DRAWINGS FOR:

HABANA VILLAGE RESTUARANT AND BAR

1834 COLUMBIA ROAD, NW. WASHINGTON, DC 20009

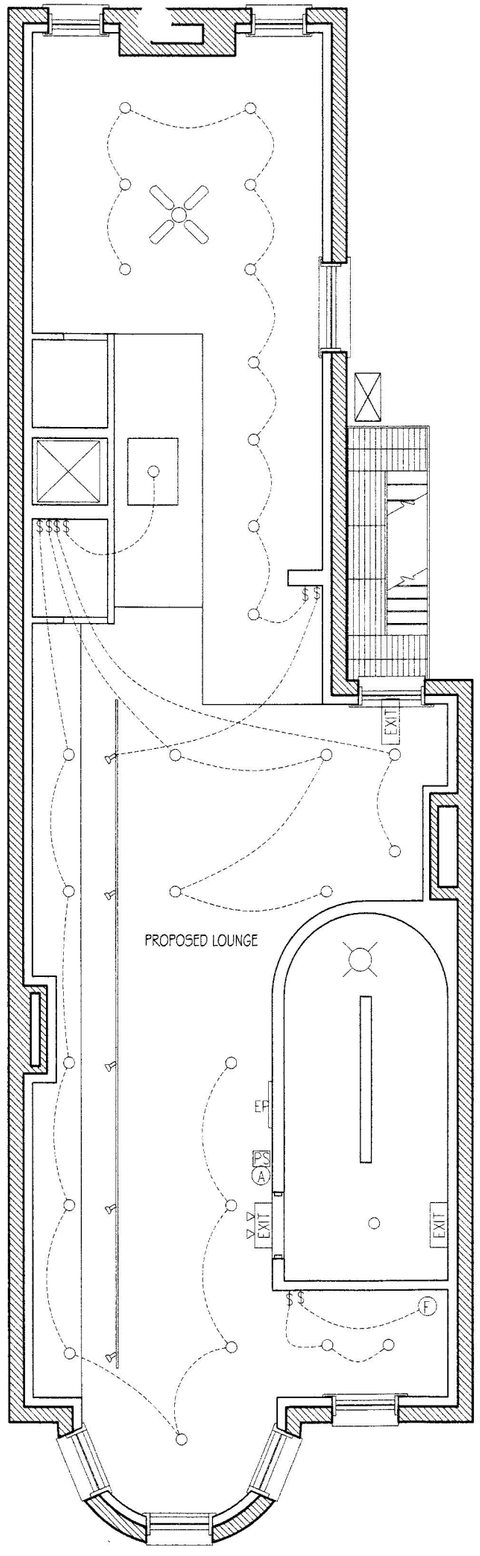
REVISIONS

DISTRICT OF COLUMBIA REGISTERED ARCHITECT

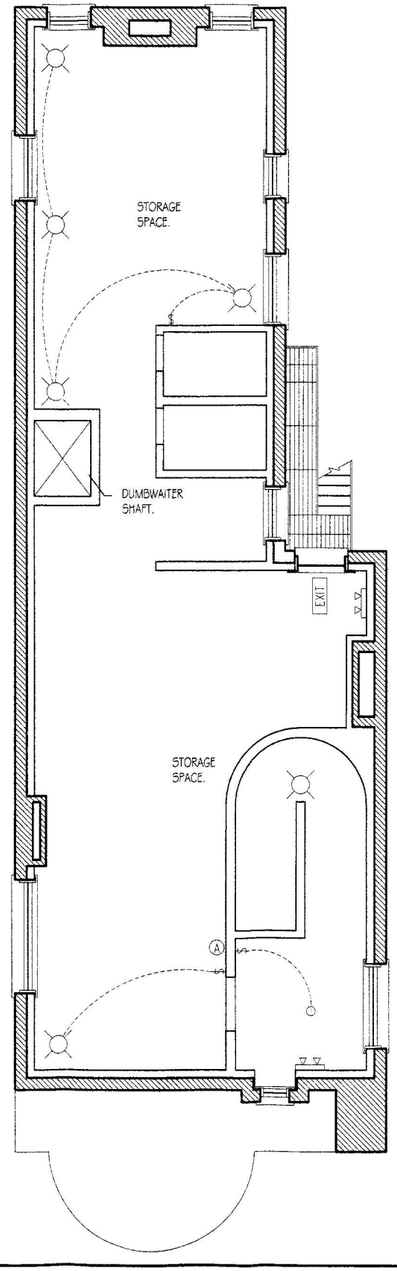
PANORAMIC DESIGN, LTD.
ARCHITECTURE INTERIORS LANDSCAPES
3112 19th STREET, NW
WASHINGTON, DC 20010
202.882.8958 (FAX) 202.328.3474
E-MAIL STAFF@PANORAMICDESIGN.COM
WWW.PANORAMICDESIGN.COM

AUG 5, 2003

A201



4 A202 EXISTING 3RD FLOOR REFLECTED CEILING PLAN 1/4"



5 A202 EXISTING 4TH FLOOR REFLECTED CEILING PLAN 1/4"

DUPLEX RECEPTACLE OUTLET
GROUND FAULT INTERCEPT
SPECIAL OUTLET
QUADRAPLEX OUTLET
JUNCTION BOX
RECESSED INCAN. LIGHT
SURFACE INCAN. LIGHT
WALL SCONCE LIGTH FIXTURE
RECESSED FLUORESCENT
2 x 4 FLUORESCENT FIXTURE
LIGHT SWITCH
3 WAY SWITCH
DIMMER SWITCH

TELEPHONE OUTLET
COMPUTER OUTLET
FLOOR OUTLET
SMOKE DETECTOR
THERMOSTAT
FIRE ALARM
PULL DOWN STATION
EP ELECTRICAL PANEL
CEILING AIR SUPLY REGISTER
AIR SUPPLY REGISTER

EXIT EXIT SIGN
EMER. BACK UP LIGHTS
A FIRE ALARM
EP ELEC. PANEL BOX
PS PULL STATION.
F FAN.
SPRINKLER HEAD.

6 A202 ELECTRICAL LEGEND NA

OCCUPANCY DRAWINGS FOR:

HABANA VILLAGE RESTUARANT AND BAR

1834 COLUMBIA ROAD, NW. WASHINGTON, DC 20009

REVISIONS

DISTRICT OF COLUMBIA REGISTERED ARCHITECT

PANORAMIC DESIGN, LTD.
ARCHITECTURE INTERIORS LANDSCAPES
3112 19th STREET. NW
WASHINGTON, DC 20010
202.882.8958 (FAX) 202.328.3474
E-MAIL STAFF@PANORAMICDESIGN.COM
WWW.PANORAMICDESIGN.COM

AUG 5, 2003

A202