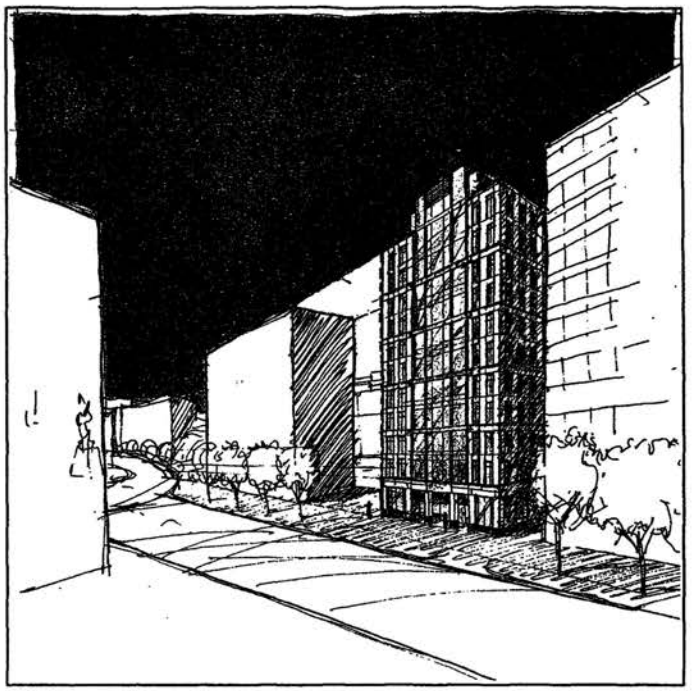
DRI PARTNERS, INC.

HELLMUTH, OBATA & KASSABAUM, P.C.
WASHINGTON, DC **ARCHITECTS**

TADJER-COHEN-EDELSON, ASSOCIATES, INC
SILVER SPRING, MD **STRUCTURAL**

GHT CHARTERED
ARLINGTON, VA **MECHANICAL/ELECTRICAL**



1121 FOURTEENTH STREET, NW

WASHINGTON, D.C.

AUGUST 19, 2002

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BZA
Case No. 16943
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.16943
EXHIBIT NO.4

DRAWING INDEX

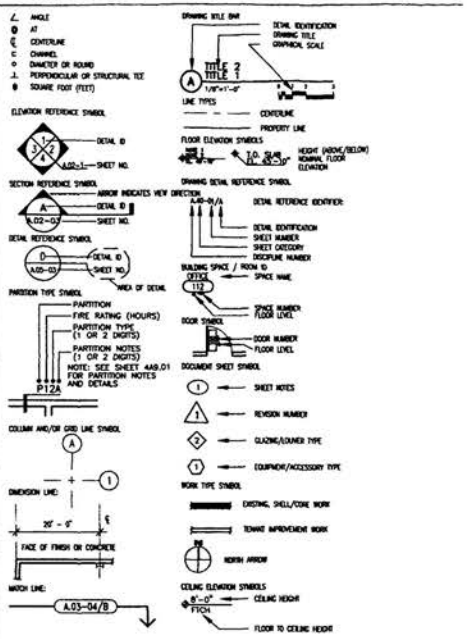
DRAWING ISSUED				
DATE	AUG. 19, 2002	AUG. 19, 2002		
			GENERAL	
	X	X	G-00.00	COVER SHEET
	X	X	G-00.01	DRAWING INDEX, ABBREVIATIONS AND GENERAL NOTES
		X	G-00.02	PROJECT DATA
			CIVIL	
		X	C-01.01	SITE SURVEY PLAN
			STRUCTURAL	
			S-00.01	GENERAL NOTES
			S-01.01	FOUNDATION & GROUND FLOOR PLAN
			S-02.01	FRAMING PLANS
			S-03.01	TYPICAL DETAILS
			S-04.01	SECTIONS
			ARCHITECTURAL	
		X	A-01.01	SITE PLAN
	X	X	A-02.01	FLOOR PLAN PARKING LEVEL P3
	X	X	A-02.02	FLOOR PLAN PARKING LEVEL P2
	X	X	A-02.03	FLOOR PLAN PARKING LEVEL P1
	X	X	A-02.04	FLOOR PLAN GROUND LEVEL
		X	A-02.04A	FLOOR PLAN SECOND LEVEL
	X	X	A-02.05	FLOOR PLAN TYPICAL LEVEL
	X	X	A-02.06	FLOOR PLAN ELEVENTH LEVEL
		X	A-02.08	FLOOR PLAN ROOF LEVEL
	X	X	A-05.01	WEST ELEVATION AND DETAIL
		X	A-05.02	SOUTH ELEVATION
		X	A-05.03	EAST ELEVATION
		X	A-05.04	NORTH ELEVATION
		X	A-06.01	EAST-WEST SECTION

ABBREVIATIONS

A.C.	AIR CONDITIONING
ACC.	ACCESSIBLE
ACOUS.	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALS	ACRYLIC LATEX SEALANT
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANCH.	ANCHOR
A.P.C.	ACOUSTICAL PANEL CEILING
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AUTO.	AUTOMATIC
A.V.	AUDIO VISUAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
BR	BACKER ROD
BSMT.	BASEMENT
B.U.R.	BUILT-UP ROOFING
CAB.	CABINET
CAT.	CATEGORY
C.B.	CATCH BASIN
C.B.U.	CEMENTITIOUS BACKER UNIT
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
CH.	CHILLER
CHAN.	CHANNEL
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT OR CONSTRUCTION JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER PANEL SCHEDULES
CO.	CLEANOUT
COL.	COLUMN
CONC.	CONCRETE POWER RISER DIGRAM
CONN.	CONNECTIONFA RISER DIAGRAM & DETAILS
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
C.T.	CERAMIC TILE OR COOLING TOWER
CTR.	CENTER
C.L.	CENTER LINE
C.W.	COLD WATER
DEMO.	DEMOLITION
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM.	DIMENSION
DIS.	DISSABLED
DISP.	DISPENSER
DMPF.	DAMPPROOFING
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR OR DRAIN
DS.	DOWNSPOUT
DW.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
(E)	EXISTING
E.	EAST
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQUIP.	EQUIPMENT
ESC.	ESCALATOR
E.W.C.	ELECTRICAL WATER COOLER
EXH.	EXHAUST
EXP.	EXPANSION
EXIST.	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
FTCH	FLOOR TO CEILING HEIGHT
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.E.	FINISH FLOOR ELEVATION
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.	FACE OF
FPG.	FIREPROOFING
FR.	FRAME
FT.	FOOT/FEET
FTCH.	FLOOR TO CEILING HEIGHT
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACT OR GENERAL CONTRACTOR
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE
G.F.R.G.	GLASS FIBER REINFORCED GYPSUM
GL.	GLASS
GR.	GRADE
G.R.C.	GLASS FIBER REINFORCED CONCRETE
G.R.G	GLASS FIBER REINFORCED GYPSUM
GYP.BD.	GYPSUM WALLBOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDW.	HARDWARE
HDWD.	HARDWOOD
HEAT.ST.	HEAT STRENGTHENED
HO.	HOLD-OPEN
HORIZ.	HORIZONTAL
H.PT.	HIGH POINT
H.R.C.	HOSE REEL CABINET
HR.	HOUR
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATING, AIR CONDITIONING
H.W.	HOT WATER
I.D.	INSIDE DIAMETER/DIMENSION
IN.	INCH
INCL.	INCLUDED OR INCLUDING
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
I.R.M.A	INVERTED ROOF MEMBRANE ASSEMBLY
JAN.	JANITOR
J.C.	JANITOR'S CLOSET
JST.	JOIST
JT.	JOINT
K.	KIP (1000 lb)
K.PL.	KICK PLATE
KG.	KILOGRAM
KIT.	KITCHEN
KO.	KNOCKOUT
L.	LITER
LAB.	LABORATORY
LAM.	LAMINATE OR LAMINATION
LAV.	LAVATORY
LB.	POUND
L.F.	LINEAR FOOT
L.PT.	LOW POINT
M.	METER
MACH.	MACHINE
MAINT.	MAINTENANCE
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
MBL.	MARBLE
M.D.F.	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MM.	MILLIMETER
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MUL.	MULLION
N.	NORTH
N/A.	NOT APPLICABLE
N.C.	NOISE CRITERIA
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OUTSIDE AIR
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER/DIMENSION
OFF.	OFFICE
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
OPP.HD.	OPPOSITE HAND
O.R.D.	OVERFLOW ROOF DRAIN
OVHD.	OVERHEAD
PAV.	PAVING
PBD.	PARTICLEBOARD
P.C.	PRECAST CONCRETE
PERF.	PERFORATED
PERIM.	PERIMETER
PERP.	PERPENDICULAR
P.F.	POINT OF FROG
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLBG.	PLUMBING
P.L.F.	POUNDS PER LINEAR FOOT
PLYWD.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PR.	PAIR
PREFAB.	PREFABRICATED
P.S.F.	POUNDS PER SQUARE FOOT
PT.	POINT
PTD.	PAINTED
P.T.D.	PAPER TOWEL DISPENSER
PTR.	PAPER TOWEL RECEPTACLE
Q.T.	QUARRY TILE
QTY.	QUANTITY
R.	RISER OR RADIUS
R.A.	RETURN AIR
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
RECEPT.	RECEPTACLE
REF.	REFERENCE
REFL.	REFLECTED OR REFLECTIVE
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED OR REINFORCING
REM.	REMOVEABLE
REQ.	REQUIRED
RESIL.	RESILIENT
REV.	REVISION OR REVISED
RM.	ROOM
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
S.	SOUTH
SAN.	SANITARY
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN OR SOAP DISPENSER
SECT.	SECTION
S.F.	SQUARE FEET/FOOT
S.H.	SPRINKLER HEAD
SHT.	SHEET
SIM.	SIMILAR
S.M.	SILICONE SEALANT
SLS	SQUARE METER
SPEC.	SPECIFICATION
SPKLR.	SPRINKLER
SPKR.	SPEAKER
SQ.	SQUARE
S.S.E.	STRUCTURAL SLAB ELEVATION
SS	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STL.JST.	STEEL JOIST
STOR.	STORAGE
STRL.	STRUCTURAL
STRUC.	STRUCTURAL
SUBCAT.	SUBCATEGORY
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
SYS.	SYSTEM
T. & G.	TONGUE AND GROOVE
T.	TREAD OR THERMOSTAT
T.C.	TOP OF CURB
T.CONC.	TOP OF CONCRETE
TEL.	TELEPHONE OR TELECOM
TEMP.	TEMPERED
TER.	TERRAZZO
THK.	THICKNESS
THRES.	THRESHOLD
THRU.	THROUGH
TK.BD.	TACKBOARD
T.O.	TOP OF
T.O.S.	TOP OF SLAB
T.P.	TOP OF PAVEMENT
T.P.H.	TOILET PAPER HOLDER
TV.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE OF SLAB
UR.	URINAL
V.A.C.	VENTILATION AND AIR CONDITIONING
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
V.R.	VAPOR RETARDER
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
W.	WEST OR WIDTH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
WP.	WATERPROOFING
W.R.	WATER RESISTANT
WS.	WEATHERSTRIPPING
WT.	WEIGHT

&		AND
∠		ANGLE
@		AT
℄	℄	CENTERLINE
C		CHANNEL
	ϕ	DIAMETER OR ROUND
⊥	#	PERPENDICULAR OR STRUC. TEE
ϕ		SQUARE FOOT (FEET)

SYMBOLS





VICINITY MAP

SCALE: 1" = 500'-0"

AUGUST 19, 2002

DRI PARTNERS, INC.

Project Scope
1121 FOURTEENTH ST.
1121 14th Street, NW Washington DC

Prepared for
DRI
1808 Eye Street, N.W., Suite 200

Contract No: 72-3409-14

HELLMUTH, OBATA + KASSABAUM, INC.

ARCHITECTURE, ENGINEERING, PLANNING, INTERIORS, GRAPHICS, CONSULTING

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No.	Issue Description	Date

Drawn by: INT.LAST NAM Reviewed by: INT.LAST NA

Project No: 72-3409-14

DRAWING INDEX ABBREVIATIONS AND GENERAL NOTES

Original drawing is 24" x 36". Scale when recording is reduced

G-00.01

AREA CALCULATIONS

LEVEL	FAR GROSS FLOOR AREA SQUARE FEET	RENTABLE FLOOR AREA SQUARE FEET	TOTAL OCCUPANT LOAD
PENTHOUSE (MECH.)	1507	1417	5
11TH FLOOR	7,901	7,427	30
10TH FLOOR	8,107	7,621	32
9TH FLOOR	8,107	7,621	32
8TH FLOOR	8,107	7,621	32
7TH FLOOR	8,107	7,621	32
6TH FLOOR	8,107	7,621	32
5TH FLOOR	8,107	7,621	32
4TH FLOOR	8,107	7,621	32
3RD FLOOR	8,107	7,621	32
2ND FLOOR	8,107	7,621	32
GROUND FLOOR	8,611	8000	86
TOTAL	99,375	84,016	
ALLOWABLE	99,380		

PENTHOUSE AREA CALCULATIONS

LEVEL	GROSS FLOOR AREA SQUARE FEET	TOTAL OCCUPANT LOAD
PENTHOUSE FLOOR	1507	5

PARKING AREA CALCULATIONS

LEVEL	GROSS FLOOR AREA SQUARE FEET	TOTAL OCCUPANT LOAD
P1 LEVEL	7,232	37
P2 LEVEL	9,303	47
P3 LEVEL	9,303	47
PARKING TOTAL	25,838	

PARKING CALCULATIONS

LEVEL	STANDARD	COMPACT	NON-CONFORMING (STACKED)	ACCESSIBLE	VAN	TOTAL
P1 LEVEL	3	0	4	2	(1)	9
P2 LEVEL	8	6	6	0	0	19
P3 LEVEL	10	5	7	0	0	22
TOTAL	21	10	17	2	(1)	50
REQUIRED	0	0	0	2	(1)	

FIRE RESISTANCE RATINGS

1. OCCUPANCY SEPARATIONS — HOURLY RATING

USE GROUP B	1 HOUR RATING (WITH AUTO SPRINKLER)
USE GROUP S-2	1 HOUR RATING (WITH AUTO SPRINKLER)
USE GROUP M	1 HOUR RATING (WITH AUTO SPRINKLER)

NOTE: SHAFT RATING MUST NOT BE LESS THAN FLOOR CONSTRUCTION RATING

2. EXTERIOR WALLS

LOAD BEARING	2 HOUR RATING
NON-LOAD BEARING	
0 TO 5 FEET SEPARATION	1 HOUR RATING
GREATER THAN 10 FEET SEPARATION	0 HOUR RATING

3. STRUCTURAL FRAME

COLUMNS:	
SUPPORTING MORE THAN ONE FLOOR	2 HOUR RATING
SUPPORTING ONE FLOOR ONLY OR ROOF ONLY	1 1/2 HOUR RATING
FLOOR CONSTRUCTION INCLUDING BEAMS	2 HOUR RATING
ROOF CONSTRUCTION INCLUDING BEAMS:	
15 FEET OR LESS IN HEIGHT	1 HOUR RATING
MORE THAN 15 FEET, BUT LESS THAN 20 FEET	1 HOUR RATING
20 FEET OR MORE IN HEIGHT	0 HOUR RATING

4. SHAFT ENCLOSURES & ELEVATOR HOISTWAYS

NOTE: SHAFT RATING MUST NOT BE LESS THAN FLOOR CONSTRUCTION RATING	2 HOUR RATING

5. STAIR ENCLOSURES, EXITS

NOTE: SHAFT RATING MUST NOT BE LESS THAN FLOOR CONSTRUCTION RATING	2 HOUR RATING

6. EXIT ACCESS CORRIDORS

	0 HOUR RATING (WITH AUTO. SPRINKLER)

7. SPECIFIC OCCUPANCY AREAS

STORAGE ROOMS:	
MORE THAN 50 SF, BUT NOT MORE THAN 100 SF	SMOKE PARTITION (WITH AUTO. SPRINKLER)
MORE THAN 100 SF	SMOKE PARTITION (WITH AUTO. SPRINKLER)
WORKSHOP	1 HOUR RATING (WITH AUTO. SPRINKLER)

8. SPECIAL AREAS

ELECTRICAL SWITCHGEAR ROOMS	2 HOUR RATING
FIRE PUMP ROOM	2 HOUR RATING
FIRE CONTROL ROOM	2 HOUR RATING
ELECTRICAL CLOSETS	1 HOUR RATING
ELEVATOR MACHINE ROOM	2 HOUR RATING

BUILDING CODE INFORMATION

1. APPLICABLE CODES & REGULATIONS

1998 DISTRICT OF COLUMBIA BUILDING CODE
1996 BOCA NATIONAL BUILDING CODE
1996 INTERNATIONAL MECHANICAL CODE
1996 INTERNATIONAL PLUMBING CODE, WITH 1998 SUPPLEMENT
1996 NFPA 70 NATIONAL ELECTRIC CODE
1994 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
1993 NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE & HOSE SYSTEMS
1993 ASME A17.1 SAFETY CODE FOR ELEVATORS & ESCALATORS
AMERICANS WITH DISABILITIES ACT, TITLES II & III

2. BUILDING USE CLASSIFICATION

USE GROUP B, BUSINESS (OFFICE)
USE GROUP S-2, STORAGE, LOW-HAZARD (PARKING GARAGE, STORAGE)
USE GROUP M, MERCANTILE (RETAIL)

3. CONSTRUCTION TYPE

TYPE 2A, STRUCTURAL ELEMENTS PROTECTED NONCOMBUSTIBLE

NOTE: CONSTRUCTION TYPE MODIFIED FROM TYPE 1B UNDER THE AUTOMATIC SPRINKLER SYSTEM ALTERNATIVE FOR HIGH-RISE BUILDINGS.

4. MAXIMUM ALLOWABLE HEIGHT

NOT LIMITED

5. MAXIMUM ALLOWABLE AREA

NOT LIMITED

6. WIND LOAD DETERMINANTS

IN ACCORDANCE WITH ASCE 7 / ANSI A58.1-02

7. MAXIMUM EXIT DISTANCE

250 FEET WITH SPRINKLER SYSTEM (USE GROUP B, A-3, & M)
400 FEET WITH SPRINKLER SYSTEM (USE GROUP S-2)

8. MINIMUM NUMBER OF EXITS PER FLOOR

2 FOR OCCUPANT LOAD OF 500 OR LESS

ZONING INFORMATION

1. APPLICABLE REGULATIONS

1998 DISTRICT OF COLUMBIA ZONING REGULATIONS

2. PROPERTY INFORMATION

LOCATION: 1121 FOURTEENTH STREET, N.W., WASHINGTON, DC
DESCRIPTION: SQUARE 247 (LOTS 808 & 809)

LAND AREA: 8,838 SQUARE FEET

3. ZONING DISTRICT

C-4

4. ALLOWABLE HEIGHT

130 FEET MAXIMUM
NUMBER OF STORIES: NOT LIMITED

5. ALLOWABLE FLOOR AREA RATIO (FAR)

MAXIMUM (8838 SF X 10)	=	88,380
TOTAL	=	88,380

6. ALLOWABLE PERCENTAGE OF LOT OCCUPANCY

100%

7. FRONT YARD REQUIREMENTS

NOT REQUIRED

8. REAR YARD REQUIREMENTS

2 1/2 INCHES PER FOOT OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12 FEET

130'-0" X 2 1/2" = 27'-1"

9. SIDE YARD REQUIREMENTS

NOT REQUIRED

10. COURT REQUIREMENTS

NOT REQUIRED

11. ROOF STRUCTURES REQUIREMENTS

ALLOWABLE FAR INCREASE: PENTHOUSE, 36% OF SITE AREA
AREA LIMITATION: NO LIMIT
HEIGHT LIMITATION: 18'-6"
SETBACK: ONE TO ONE

12. OFF STREET PARKING REQUIREMENTS

PARKING SPACES REQUIRED: NONE
PARKING SPACES PROVIDED: 50 TOTAL
ACCESSIBLE PARKING SPACES REQUIRED: 2 TOTAL
STANDARD PARKING SPACE: 9'-0" WIDE X 18'-0" LONG
COMPACT PARKING SPACE: 8'-0" WIDE X 16'-0" LONG
ACCESSIBLE PARKING SPACE: 13'-0" WIDE X 19'-0" LONG
ACCESSIBLE VAN PARKING SPACE: 16'-0"WIDE X 19'-0" LONG

13. OFF STREET LOADING REQUIREMENTS

LOADING BERTHS REQUIRED: TOTAL = 1 REQUIRED
LOADING BERTH SIZE: 12'-0" WIDE X 30'-0" LONG
LOADING BERTH HEIGHT: 14'-0" MINIMUM

LOADING PLATFORMS REQUIRED: TOTAL = 1 REQUIRED
LOADING PLATFORM AREA: 100 SF EACH
LOADING PLATFORM WIDTH: 8'-0" MINIMUM

SERVICE/DELIVERY SPACES REQUIRED: TOTAL = 1 REQUIRED
SERVICE/DELIVERY SPACE SIZE: 10'-0" WIDE X 20'-0" LONG
SERVICE/DELIVERY SPACE HEIGHT: 10'-0" MINIMUM

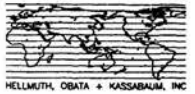
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No.	Issue Description	Date

Drawn by: INT.LAST NAMEReviewed by: INT.LAST NA
Project No: 72-3409-14

PROJECT DATA

Original drawing is 24" x 36". Some edition recordings & reduc

G-00.02

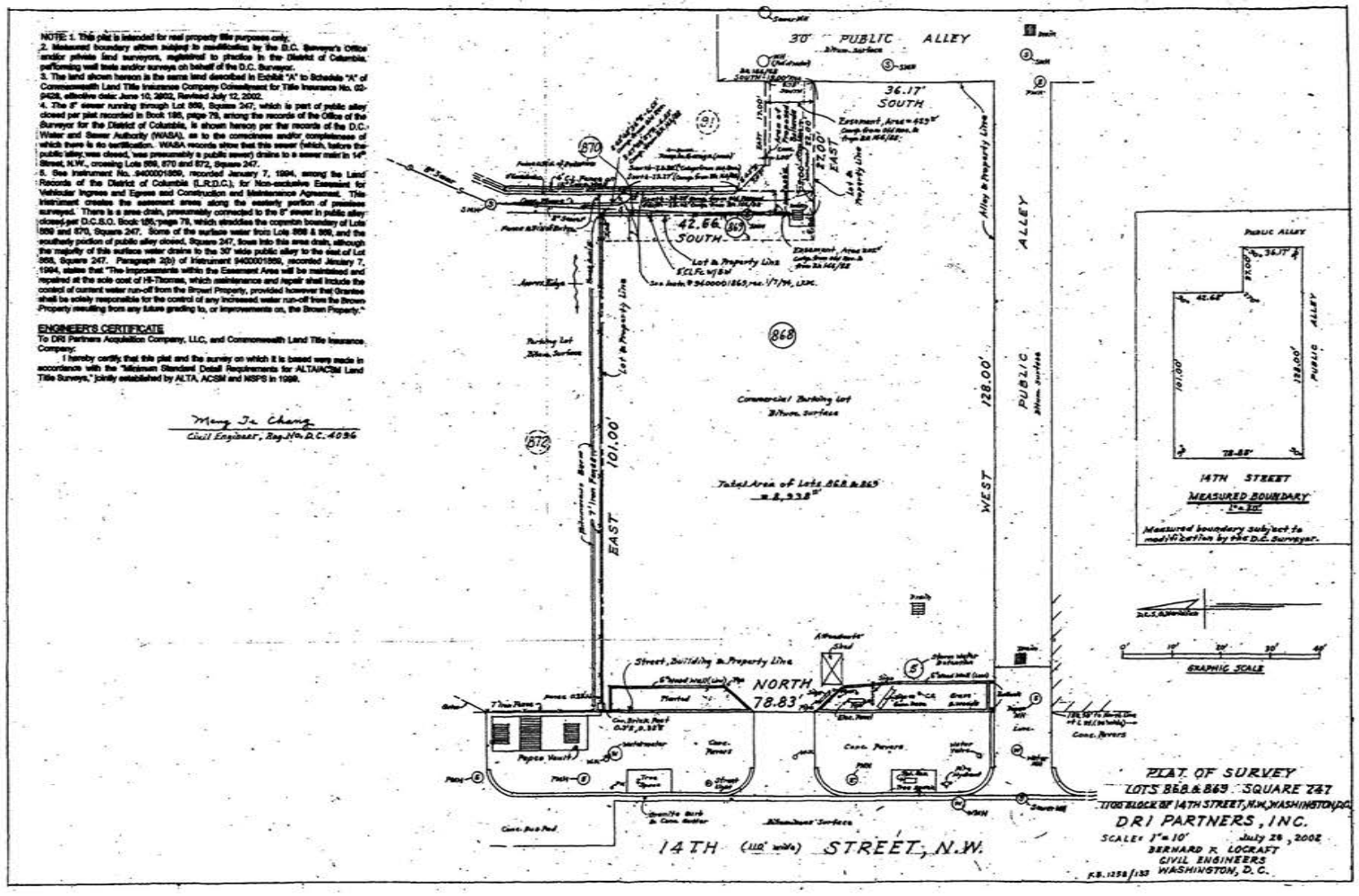
NOTE 1. This plat is intended for real property title purposes only.
2. Measured boundary utilizes subject to modifications by the D.C. Surveyor's Office and/or private land surveyors, registered to practice in the District of Columbia, performing wall tests and/or surveys on behalf of the D.C. Surveyor.
3. The land shown hereon is the same land described in Exhibit "A" to Schedule "A" of Commonwealth Land Title Insurance Company Commitment for Title Insurance No. 02-9428, effective date: June 10, 2002, Revised July 12, 2002.
4. The 8" sewer running through Lot 869, Square 247, which is part of public alley closed per plat recorded in Book 186, page 79, among the records of the Office of the Surveyor for the District of Columbia, is shown hereon per the records of the D.C. Water and Sewer Authority (WASA), as to the correctness and/or completeness of which there is no certification. WASA records show that this sewer (which, before the public alley was closed, was presumably a public sewer) drains to a sewer main in 14th Street, N.W., crossing Lots 869, 870 and 872, Square 247.
5. See Instrument No. 9400001869, recorded January 7, 1994, among the Land Records of the District of Columbia (L.R.D.C.), for Non-exclusive Easement for Vehicular Ingress and Egress and Construction and Maintenance Agreement. This instrument creates the easement arrows along the westerly portion of premises surveyed. There is a area drain, presumably connected to the 8" sewer in public alley closed per D.C.S.O. Book 186, page 79, which straddles the common boundary of Lots 869 and 870, Square 247. Some of the surface water from Lots 868 & 869, and the southerly portion of public alley closed, Square 247, flows into this area drain, although the majority of this surface water drains to the 30' wide public alley to the east of Lot 868, Square 247. Paragraph 2(b) of Instrument 9400001869, recorded January 7, 1994, states that "The Improvements within the Easement Area will be maintained and repaired at the sole cost of Hi-Thomas, which maintenance and repair shall include the control of current water run-off from the Brown Property, provided however that Grantee shall be solely responsible for the control of any increased water run-off from the Brown Property resulting from any future grading to, or improvements on, the Brown Property."

ENGINEER'S CERTIFICATE

To DRI Partners Acquisition Company, LLC, and Commonwealth Land Title Insurance Company:

I hereby certify that this plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established by ALTA, ACSM and NSPS in 1998.

Mary Jo Chang
Civil Engineer, Reg. No. D.C. 4096

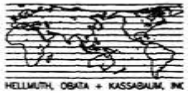


DRI Partners, Inc.

Project Scope
1121 FOURTEENTH ST.
1121 14th Street, NW Washington DC

Prepared for
DRI
1806 Eye Street, N.W., Suite 200

Contract No: 72-3409-14



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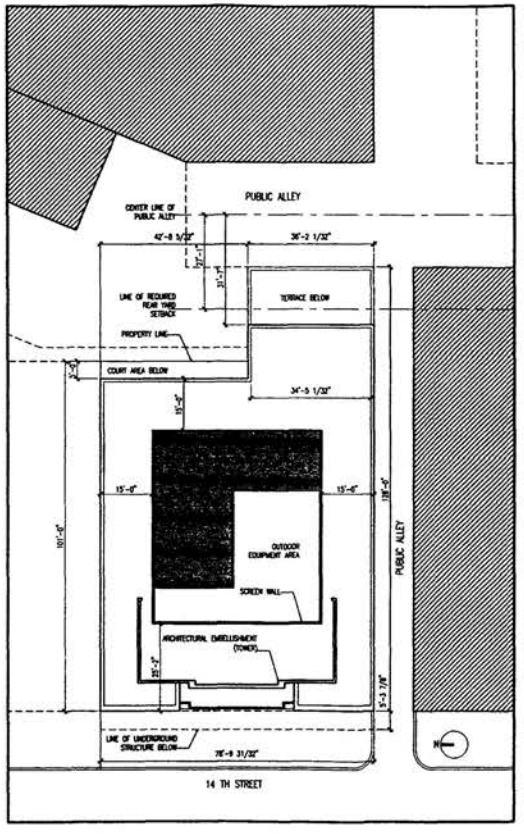
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SITE SURVEY PLAN

Original drawing is 24" x 36". Scale written accordingly if reduced

AUGUST 19, 2002

C-01.01



A SITE PLAN
1/16"=1'-0"
0 8 16 32

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE	NOTE C: REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES	NOTE E: ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE	NOTE D: ALL DOORS ARE TO BE LOCATED 4" FROM ADJACENT CORNER U.N.O.	NOTE F: PARTITION TYPE OVER DOOR OR OPENING IS SAME AS ADJACENT UNLESS NOTED OTHERWISE

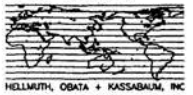
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Contract No: 72-3409-14



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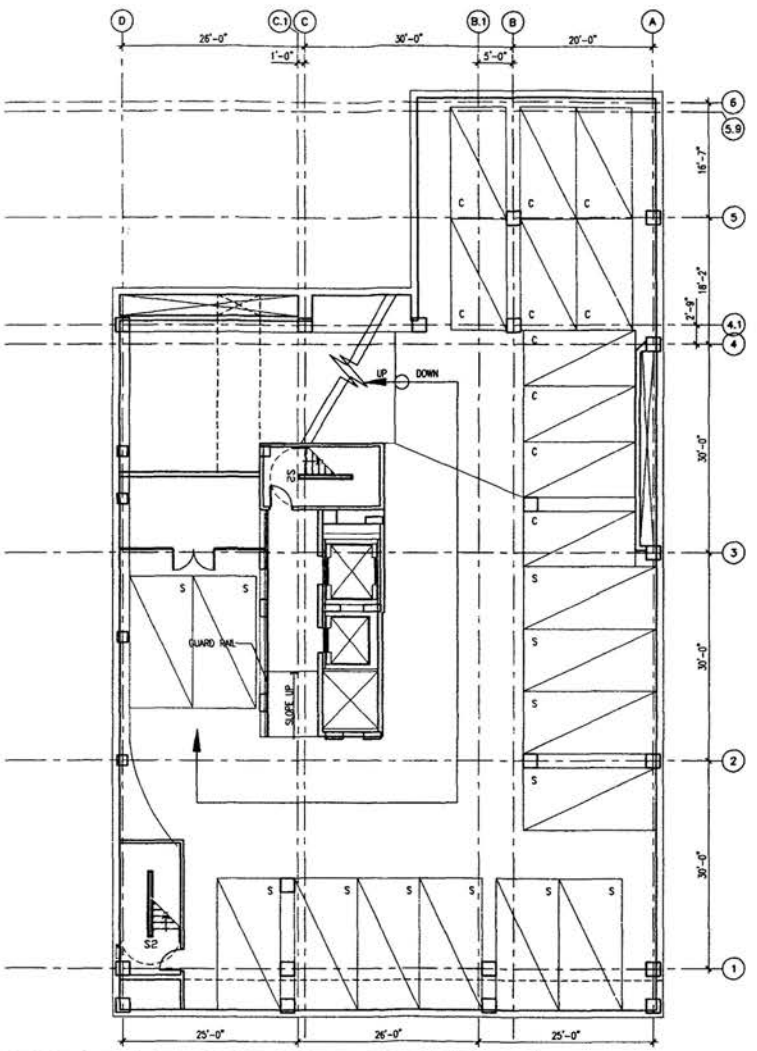
Drawn by: INT.LAST NAMEReviewed by: INT.LAST NA

Project No: 72-3409-14

SITE PLAN

Original drawing is 24" x 36", both written measurings a reduced

A-01.01



A FLOOR PLAN
PARKING LEVEL P3
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE

NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE

NOTE C: REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES

NOTE D: ALL DOORS ARE TO BE LOCATED 4" FROM ADJACENT CORNER U.N.O.

NOTE E: ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE

NOTE F: PARTITION TYPE OVER DOOR OR OPENING IS SAME AS ADJACENT UNLESS NOTED OTHERWISE

NOTE: STANDARD PARKING SPACE, 9'-0" WIDE X 19'-0" LONG
COMPACT PARKING SPACE, 8'-0" WIDE X 16'-0" LONG
ADJACENT DRIVE AISLE WIDTH, 20'-0"

AUGUST 19, 2002

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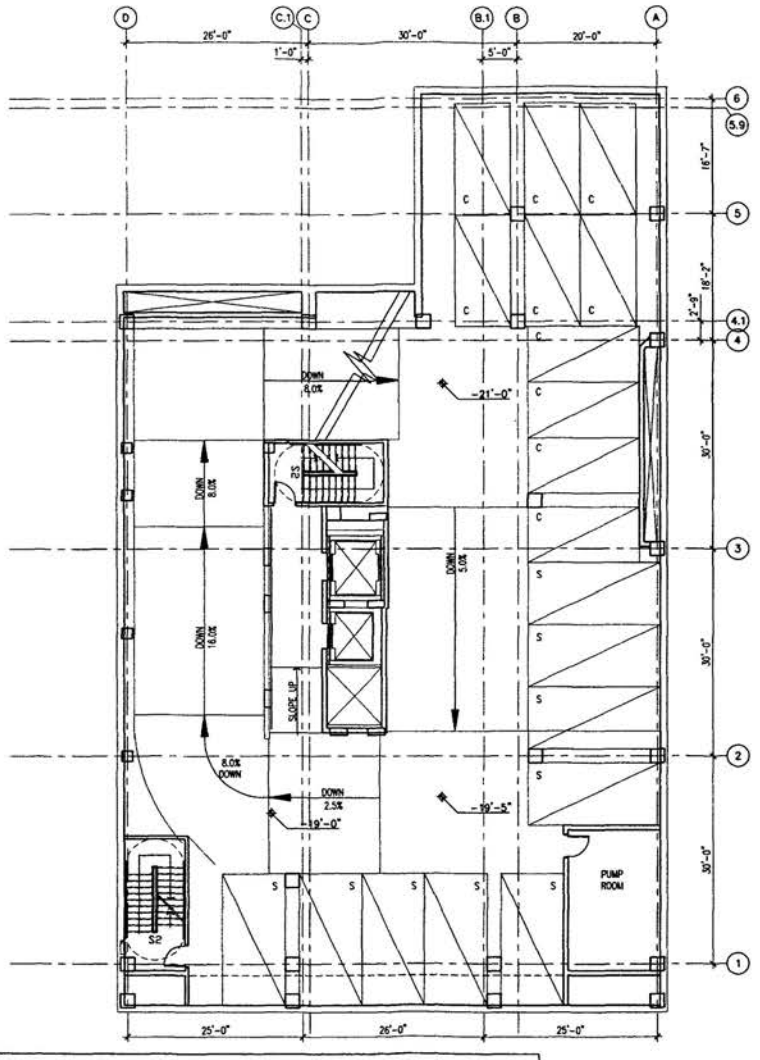
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Drawn by: INT.LAST Initial Reviewed by: INT.LAST Initial
Project No: 72-3409-14

FLOOR PLAN
PARKING LEVEL P3

Original drawing is 24" x 36". Sizes within proportion if reduced

A-02.01



A FLOOR PLAN
PARKING LEVEL P2
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE

NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE

NOTE C: REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES

NOTE D: ALL DOORS ARE TO BE LOCATED 4" FROM ADJACENT CORNER U.N.O.

NOTE E: ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE

NOTE F: PARTITION TYPE OVER DOOR OR OPENING IS SAME AS ADJACENT UNLESS NOTED OTHERWISE

NOTE: STANDARD PARKING SPACE, 9'-0" WIDE X 19'-0" LONG
COMPACT PARKING SPACE, 8'-0" WIDE X 16'-0" LONG
ADJACENT DRIVE AISLE WIDTH, 20'-0"

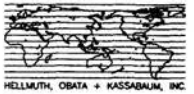
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1808 Eye Street, N.W., Suite 200

Contract No: 72-3409-14



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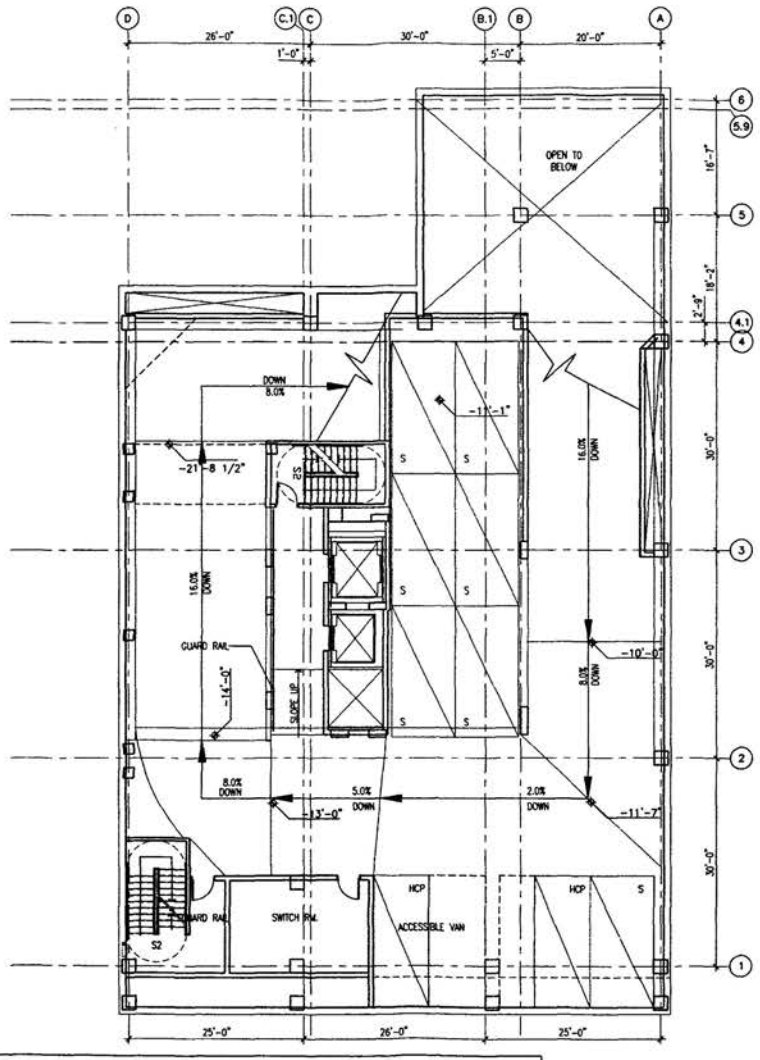
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Project No: 72-3409-14

FLOOR PLAN
PARKING LEVEL P2

Original drawing is 24" x 36". Scale written accordingly if reduced

A-02.02



A FLOOR PLAN
PARKING LEVEL P1
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE

NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE

NOTE C: REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES

NOTE D: ALL DOORS ARE TO BE LOCATED 4" FROM ADJACENT CORNER U.N.O.

NOTE E: ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE

NOTE F: PARTITION TYPE OVER DOOR OR OPENING IS SAME AS ADJACENT UNLESS NOTED OTHERWISE

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COMPACT PARKING SPACE, 8'-0" WIDE X 16'-0" LONG
ADJACENT DRIVE AISLE WIDTH, 20'-0"

AUGUST 19, 2002

DRI PARTNERS, INC.

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1121 14th Street, NW Washington DC

Prepared for
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Contract No: 72-3409-14

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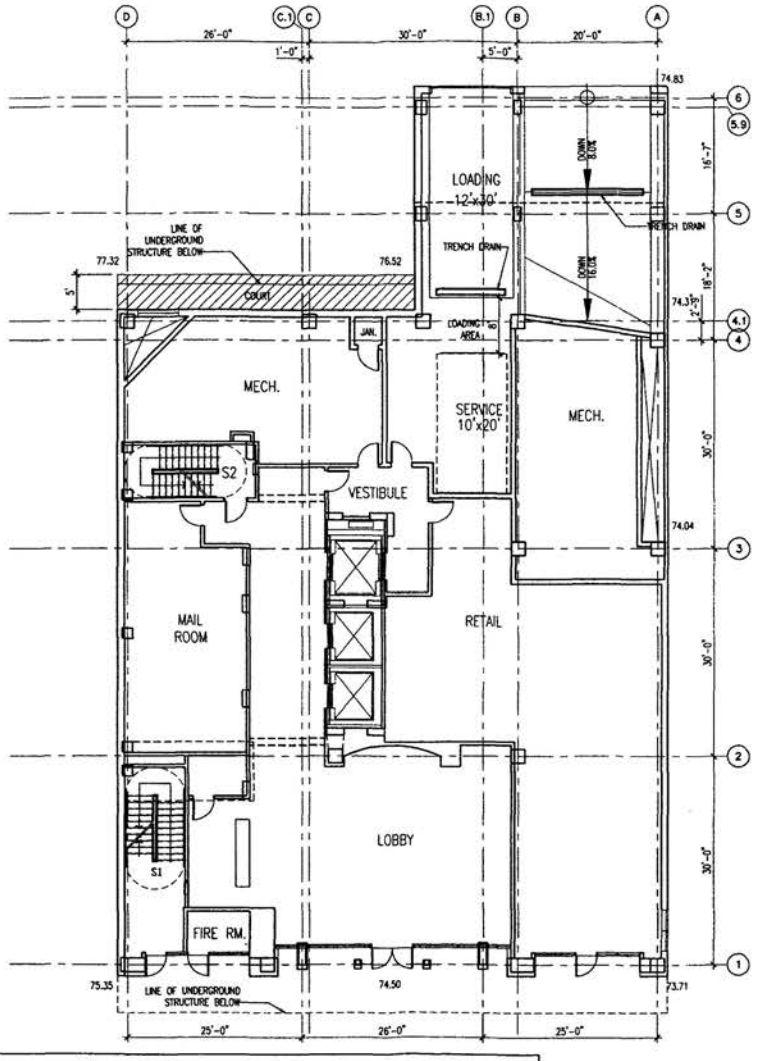
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FLOOR PLAN
PARKING LEVEL P1

A-02.03



A FLOOR PLAN
GROUND LEVEL
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE

NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE

NOTE C: REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES

NOTE D: ALL DOORS ARE TO BE LOCATED 4" FROM ADJACENT CORNER U.N.O.

NOTE E: ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE

NOTE F: PARTITION TYPE OVER DOOR OR OPENING IS SAME AS ADJACENT UNLESS NOTED OTHERWISE

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1121 14th Street, NW Washington DC

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Contract No: 72-3409-14

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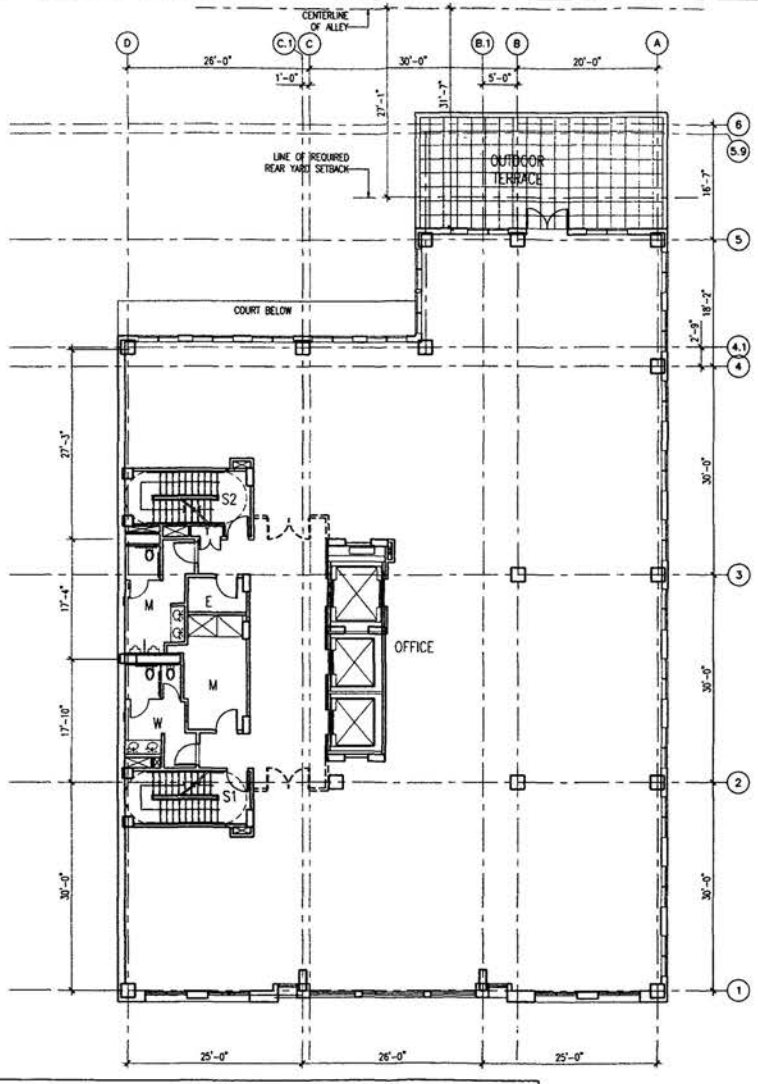
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FLOOR PLAN
GROUND LEVEL

Original drawing is 24" x 36". Some written scale may be f reduc

A-02.04



A FLOOR PLAN SECOND LEVEL
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A:	REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE	NOTE C:	REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES	NOTE E:	ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
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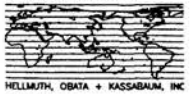
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1121 14th Street, NW Washington DC

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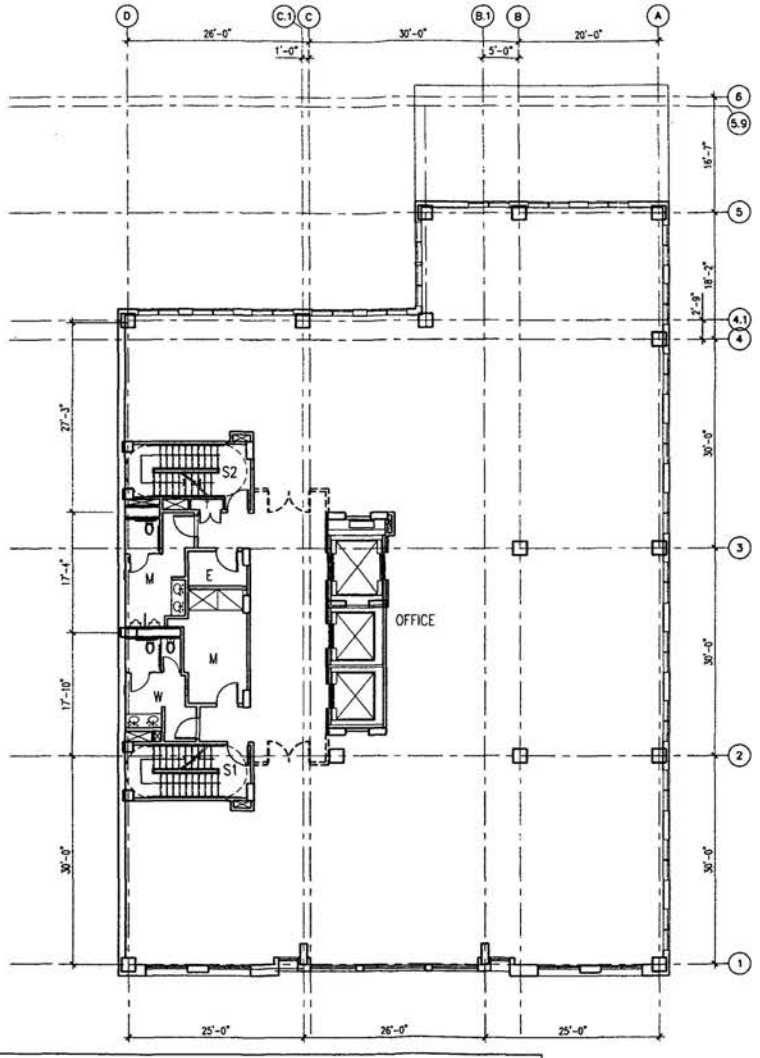
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Project No: 72-3409-14

FLOOR PLAN SECOND LEVEL

Original drawing is 24" x 36". Scale unless noted otherwise. If reduced

A-02.04A



A FLOOR PLAN TYPICAL LEVEL
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE
NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE
NOTE C: REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES
NOTE D: ALL DOORS ARE TO BE LOCATED 4" FROM ADJACENT CORNER U.N.O.
NOTE E: ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
NOTE F: PARTITION TYPE OVER DOOR OR OPENING IS SAME AS ADJACENT UNLESS NOTED OTHERWISE

AUGUST 19, 2002

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Project Scope
1121 FOURTEENTH ST.
1121 14th Street, NW Washington DC

Prepared for
DRI
1908 Eye Street, N.W., Suite 200

Contract No: 72-3409-14

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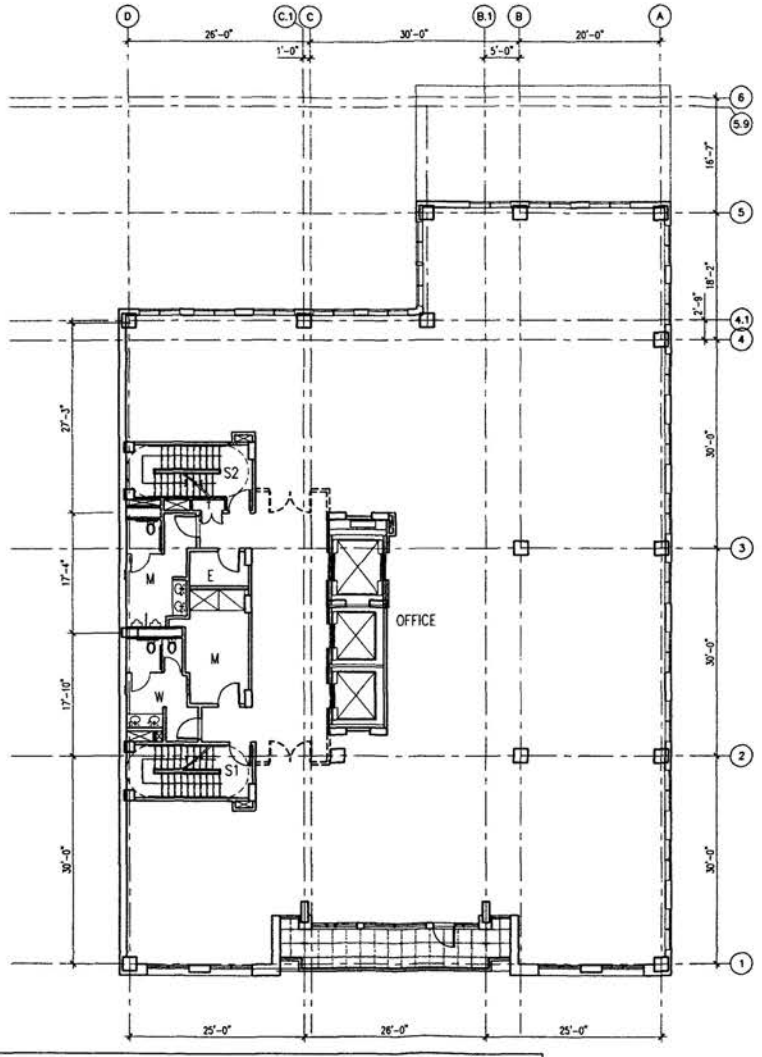
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Project No: 72-3409-14

FLOOR PLAN
TYPICAL LEVEL

A-02.05



A FLOOR PLAN
ELEVENTH LEVEL
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE

NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE

NOTE C: REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES

NOTE D: ALL DOORS ARE TO BE LOCATED 4" FROM ADJACENT CORNER U.N.O.

NOTE E: ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE

NOTE F: PARTITION TYPE OVER DOOR OR OPENING IS SAME AS ADJACENT UNLESS NOTED OTHERWISE

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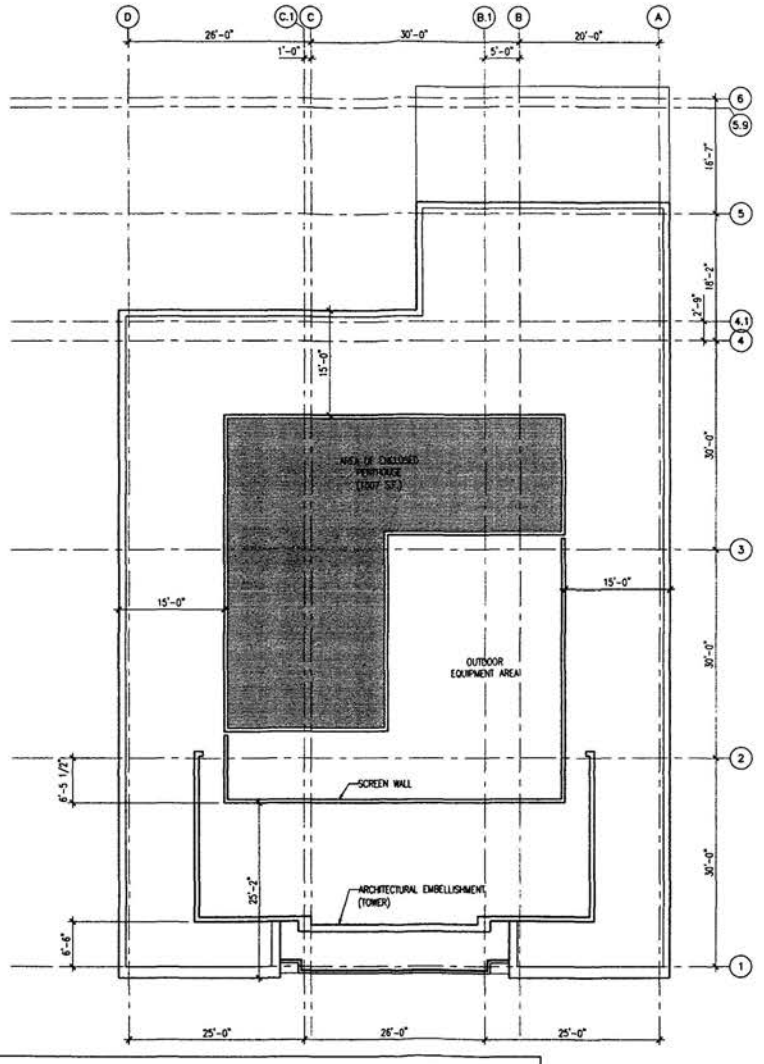
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Project No: 72-3409-14

FLOOR PLAN
ELEVENTH LEVEL

Original drawing is 24" x 36". Some edges cropping if reduced

A-02.06



A FLOOR PLAN ROOF LEVEL
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE

NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE

NOTE C: REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES

NOTE D: ALL DOORS ARE TO BE LOCATED 4" FROM ADJACENT CORNER U.N.O.

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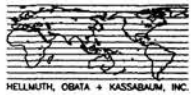
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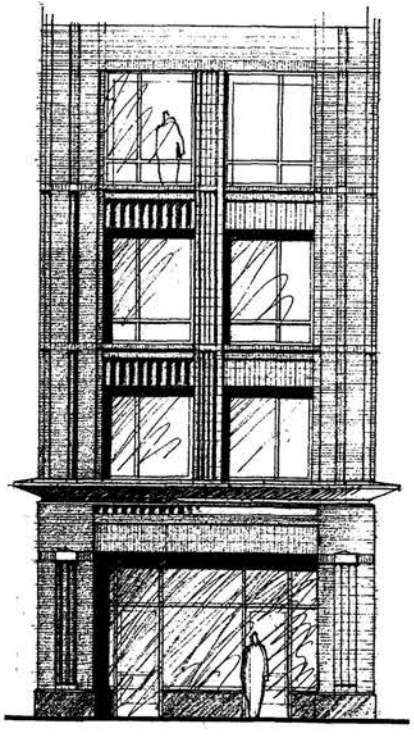
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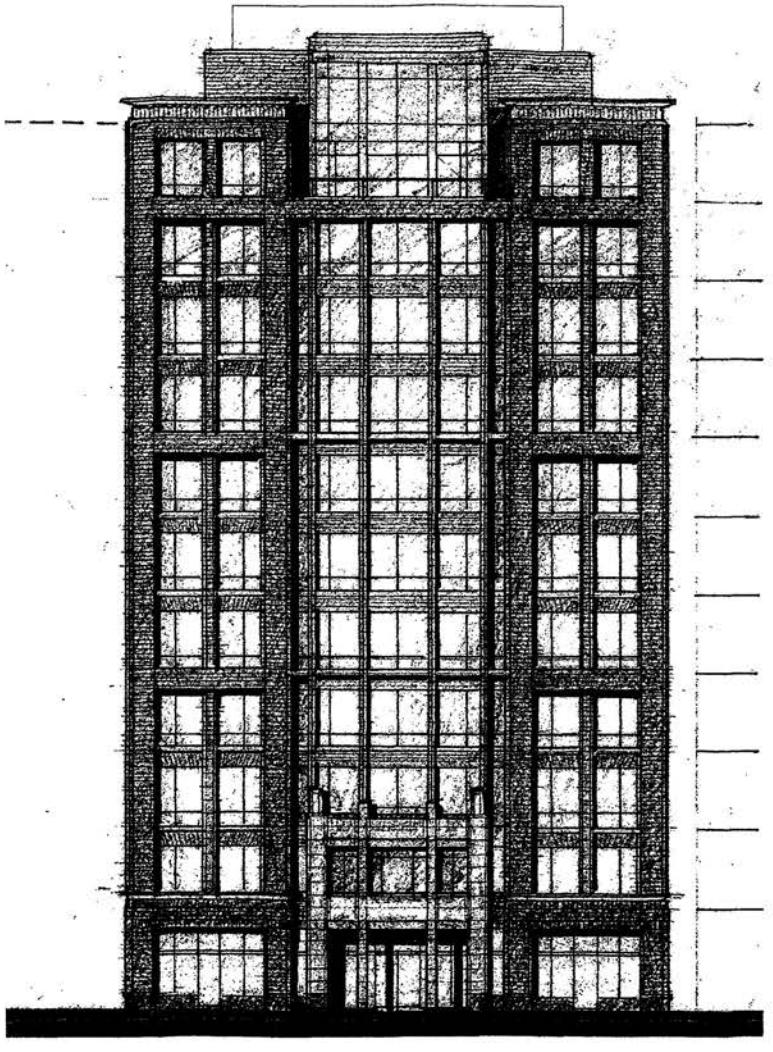
FLOOR PLAN ROOF LEVEL

Original drawing is 24" x 36". Some printing may vary if reduced.

A-02.08



B DETAIL ELEVATION
1/4"=1'-0"
0 2 4 8



A WEST ELEVATION
1/8"=1'-0"
0 4 8 16

AUGUST 19, 2002

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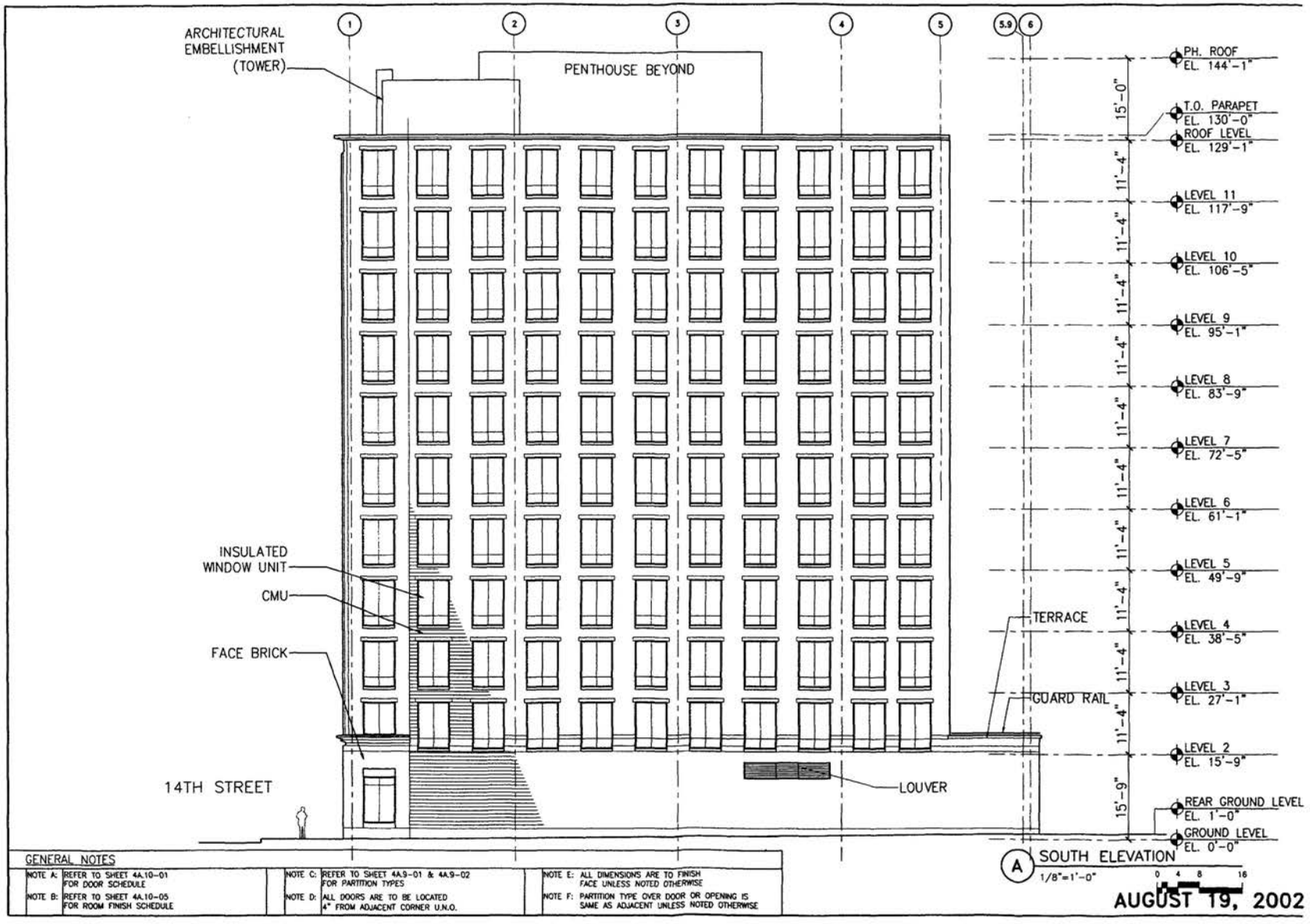
No.	Issue Description	Date

Drawn by: INT.LAST NAMEReviewed by: INT.LAST N
Project No: 72-3409-14

WEST ELEVATION
AND DETAIL

Original drawing is 24" x 36". Scale setting accordingly if reduc

A-05.01



A SOUTH ELEVATION
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE
NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE
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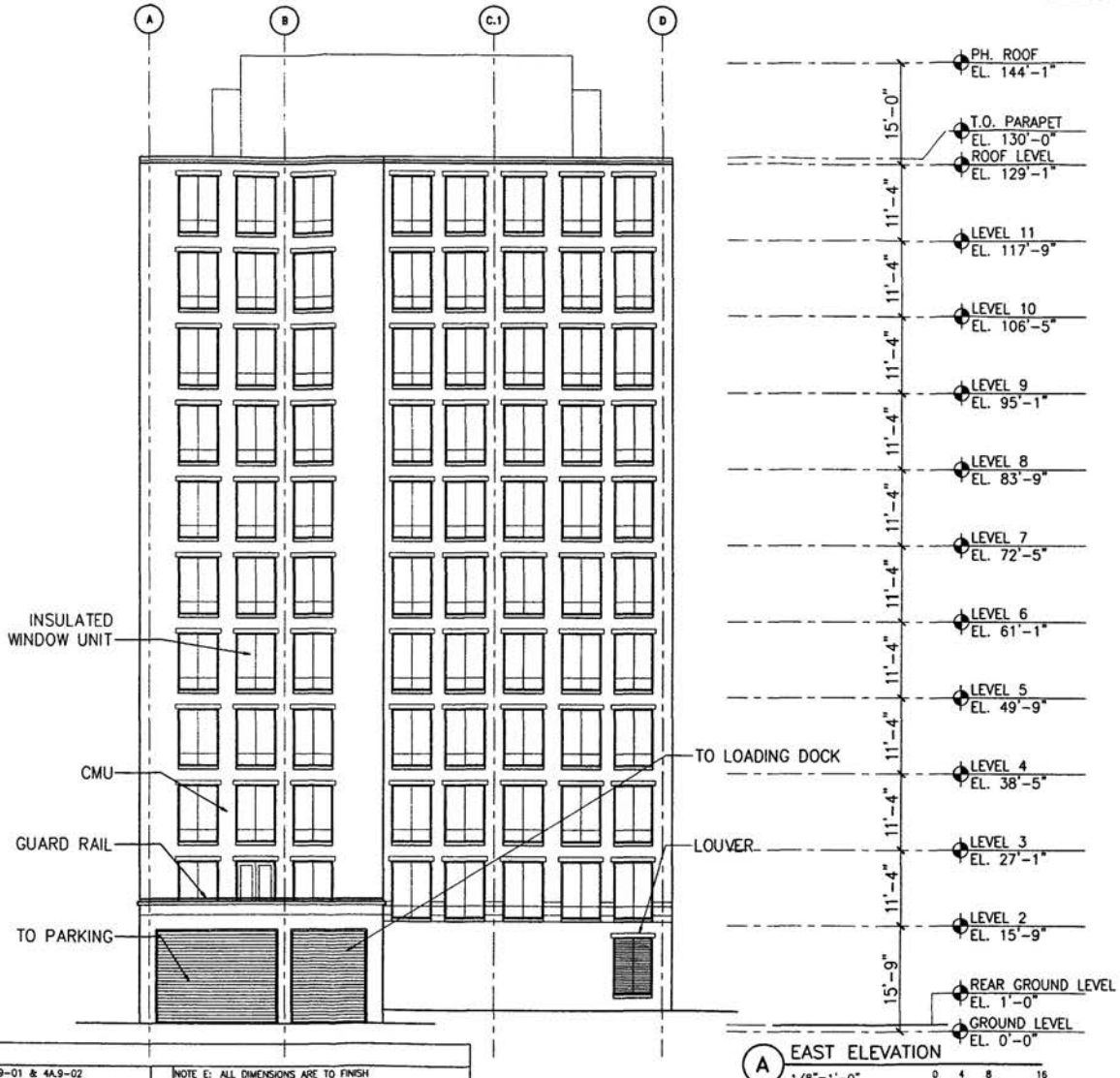
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Project No: 72-3409-14

SOUTH ELEVATION

Original drawing is 24" x 36". Scale unless otherwise noted.

A-05.02



A EAST ELEVATION
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE
NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE
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DRI PARTNERS, INC.

Project Scope
1121 FOURTEENTH ST.
1121 14th Street, NW Washington DC

Prepared for
DRI
1808 Eye Street, N.W., Suite 200

Contract No: 72-3409-14

HELLMUTH, OBATA + KASSABAUM, INC

HOK
ARCHITECTURE, ENGINEERING, PLANNING
INTERIORS, GRAPHICS, CONSULTING

3023 Grace Street, NW, Washington DC 20007
Voice: (202) 339-8700
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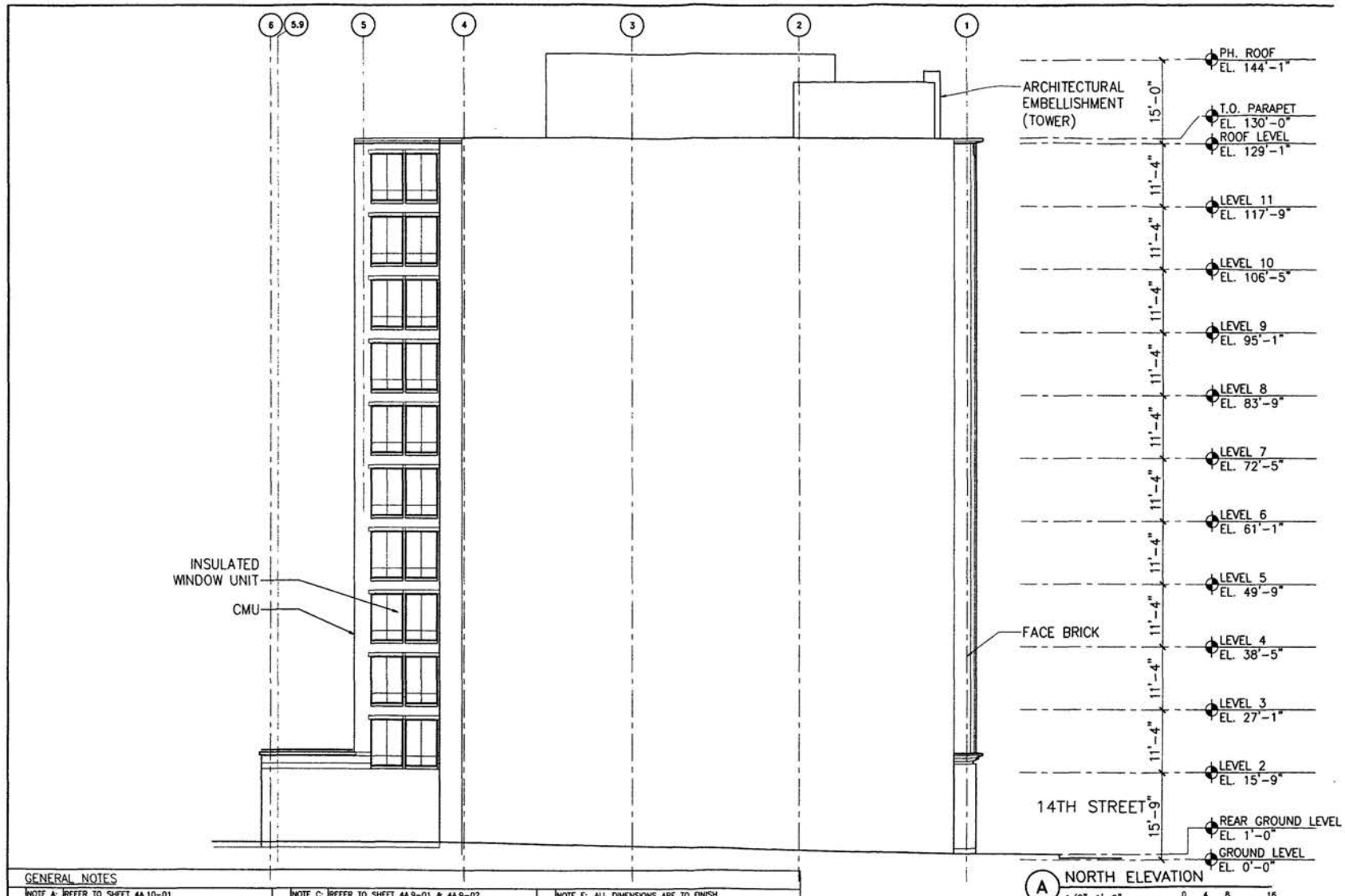
No.	Issue Description	Date

Drawn by: INT.LAST N Reviewed by: INT.LAST N
Project No: 72-3409-14

EAST ELEVATION

Original drawing is 24" x 36" Some outline assemblage & reduc

A-05.03



A NORTH ELEVATION
1/8"=1'-0"
0 4 8 16

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE

NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE

NOTE C: REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES

NOTE D: ALL DOORS ARE TO BE LOCATED 4" FROM ADJACENT CORNER U.N.O.

NOTE E: ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE

NOTE F: PARTITION TYPE OVER DOOR OR OPENING IS SAME AS ADJACENT UNLESS NOTED OTHERWISE

AUGUST 19, 2002

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Contract No: 72-3409-14

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HOK ARCHITECTURE, ENGINEERING, PLANNING, INTERIORS, GRAPHICS, CONSULTING

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No.	Issue Description	Date

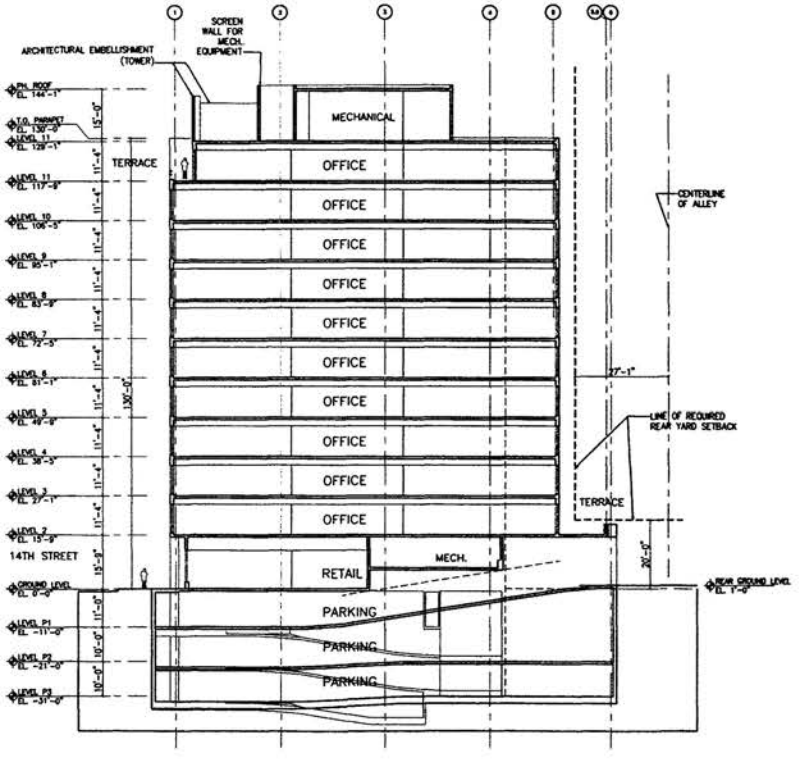
Drawn by: INT.LAST Initial Reviewed by: INT.LAST Initial

Project No: 72-3409-14

NORTH ELEVATION

Original drawing is 24" x 36". Scale written accordingly if reduced.

A-05.04



A EAST–WEST SECTION

1/16"=1'-0"

0 8 16 32

GENERAL NOTES

NOTE A: REFER TO SHEET 4A.10-01 FOR DOOR SCHEDULE	NOTE C: REFER TO SHEET 4A.9-01 & 4A.9-02 FOR PARTITION TYPES	NOTE E: ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
NOTE B: REFER TO SHEET 4A.10-05 FOR ROOM FINISH SCHEDULE	NOTE D: ALL DOORS ARE TO BE LOCATED 4" FROM ADJACENT CORNER U.N.O.	NOTE F: PARTITION TYPE OVER DOOR OR OPENING IS SAME AS ADJACENT UNLESS NOTED OTHERWISE

AUGUST 19, 2002

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No.	Issue Description	Date

Drawn by: INT.LAST NM Reviewed by: INT.LAST W

Project No: 72-3409-14

EAST-WEST SECTION

Original drawing is 24" x 36". Scale written accordingly if reduced

A-06.01