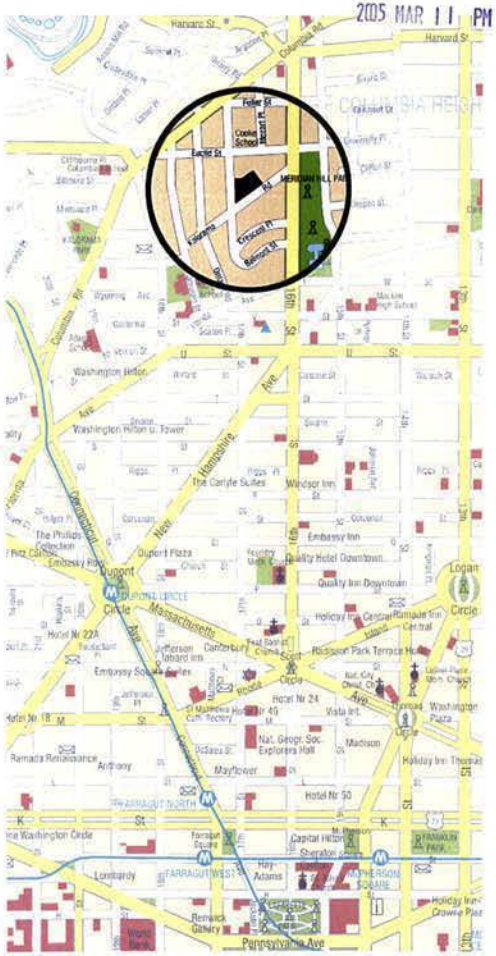
Tab Z Complete Set of Plans, Site and Topographical Surveys, Elevations, Renderings, Zoning Computations and Supporting Diagrams

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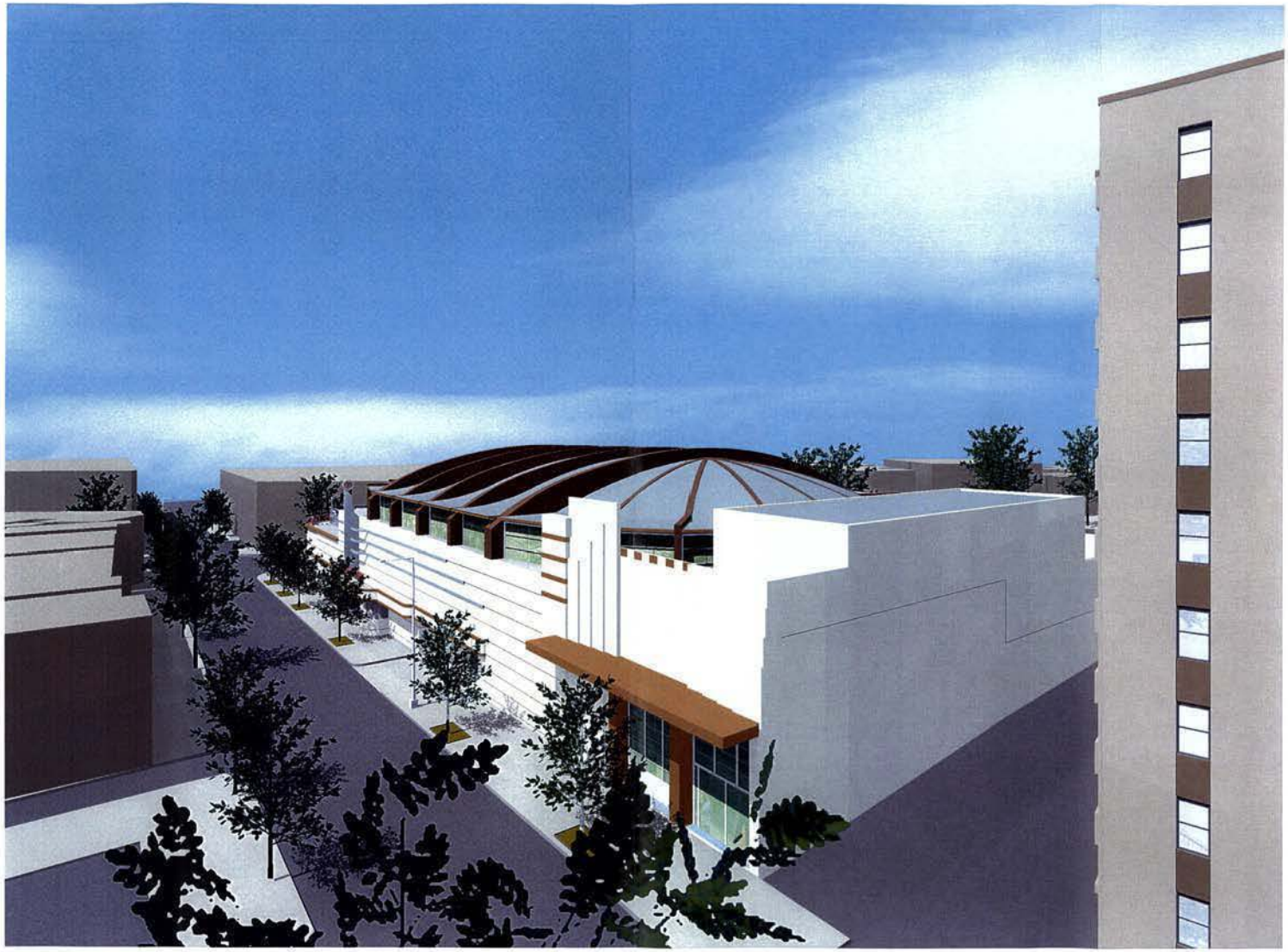
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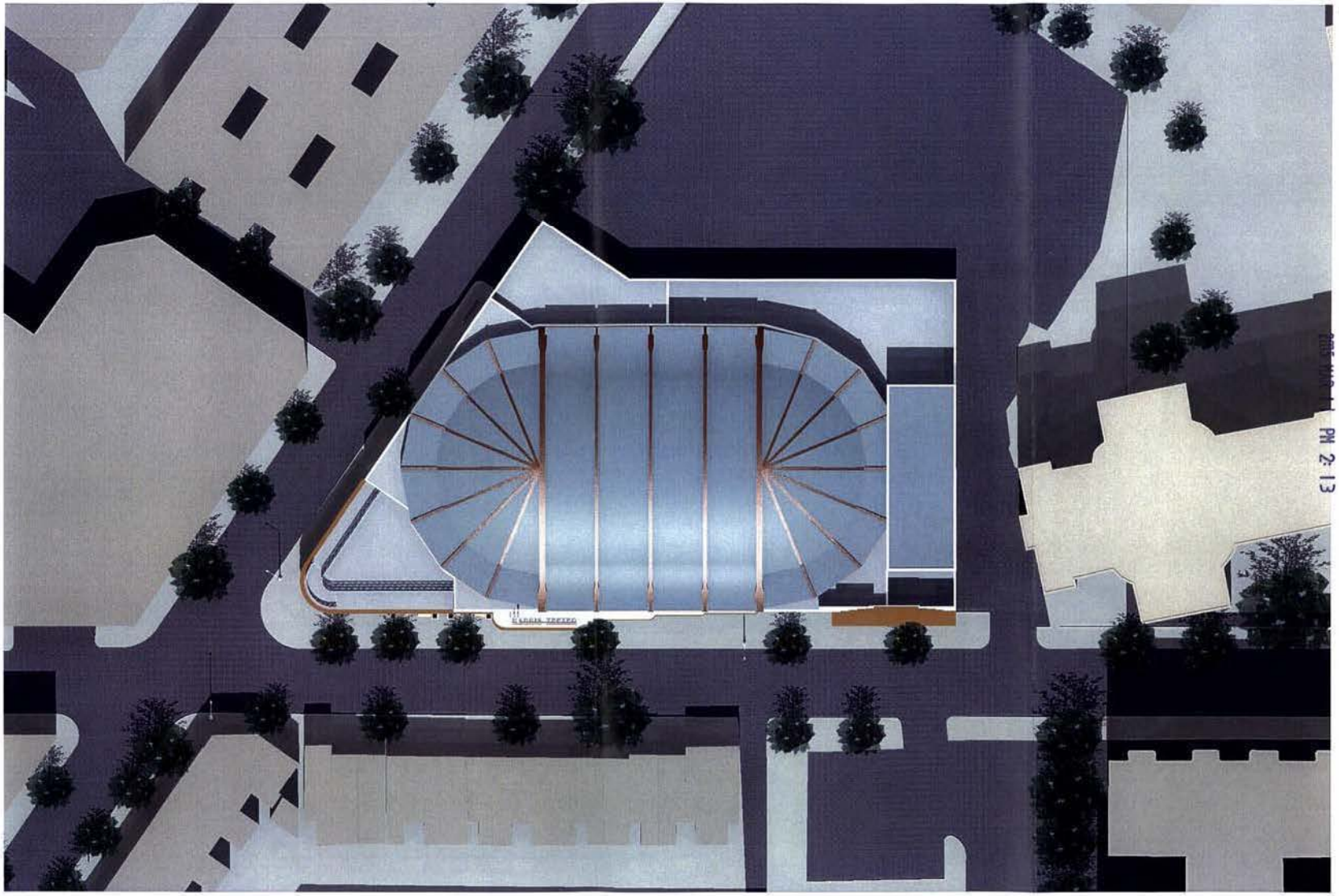


The Citadel, *17th St. and Kalorama Rd., NW,* Washington, DC

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Building Area Tabulations

	Floor Areas						FAR Areas					
	P-2	P-1	Ground	Ground Mezzanine	First	Totals	P-2	P-1	Ground	Mechanical Mezzanine	First	Totals
Existing Floor Plate (GSF)	40,384	40,582	40,529	7,836	n/a	129,331	0	13,428	33,649	7,836	n/a	54,913
Proposed Areas (GSF)	40,384	40,582	40,529	1,136	26,700	149,331	0	13,428	33,649	1,136	26,700	74,913
RETAIL	3,689	3,769				7,458		3,769				3,769
Retail Vertical Circulation/MEP	210	300	36			546		300				300
SUPERMARKET	1,101	2,385	35,070			38,556		2,385	28,484			30,869
Supermarket Parking	31,067	10,390				41,457		4,117				4,117
Supermarket Ramp		3,456				3,456						
Supermarket Vert. Circulation	1,085	1,083	1,243			3,411		1,083	1,243			2,326
Loading Dock			2,164			2,164			2,164			2,164
Supermarket MEP Areas												
OFFICE					23,868	23,868					23,868	23,868
Office Parking		15,599				15,599		1,774				1,774
Office Lobby			1,233		1,987	3,220			1,233		1,987	3,220
Office Vert. Circulation	189	546	525	272	671	2,203			525	272	671	1,468
Office Trash		276				276						
Office MEP	130			864	174	1,168				864	174	1,038
BASE BUILDING												
Base Building MEP	1,301					1,301						
Garage Exhaust	305	297	258			860						
Storage & Low Clg. Areas	1,307	2,481				3,788						
Roof Top Mechanical						4,128						

Zoning Tabulations

		Required/ Allowed	Existing	Proposed
Floor Area Ratio (FAR) Lot Area 42,490 SF		1.50 63,735	1.34 56,796	1.76 74,913
	Parking/Loading			.19 (8,055)
	Maximum Productive			1.57 (66,858)
	Current Productive			1.57 (66,858)
	Retail			1.07 (45,319)
	Office			0.70 (29,594)
Building Height		40'	55'	40'
Lot Occupancy		100%	95.7%	95.7%
Rear Yard		15'	0	0
Parking	Retail	5	n/a	8
	Supermarket	42 (47)	n/a	93
	Office	16	n/a	25
	Total	63	60 +/-	126

Loading Berths/Platforms	Required (Excluding 2200.4 Adjustment)					Proposed/Provided				
	55' Deep	30' Deep	20' SDS	200' Pltfm	100' Pltfm	55' Deep	30' Deep	20' SDS	200' Pltfm	100' Pltfm
Retail	0	0	0	0	0	0	0	0	0	0
Supermarket	1	1	1	1	1	0	2 => 41' (Plus trash compactor)	0	0	2 => 300 sf (Plus trash compactor)
(when GFA =>30,000) Office	0	0	0	0	0	0	0	0	0	0

Loading Zones	Required	Proposed/Provided
	None	Split existing 50' Zone (17th St.) into 30' Zone on 17th. St & 20' on Kalorama.

Parking Space Size	P2	P1	Total
Full Size	39	27	66
Compact	17	20	37
Other	13	10	23

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THE CITADEL, 17th St.& Kalorama Road

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Perimeter Method

Zoning Data

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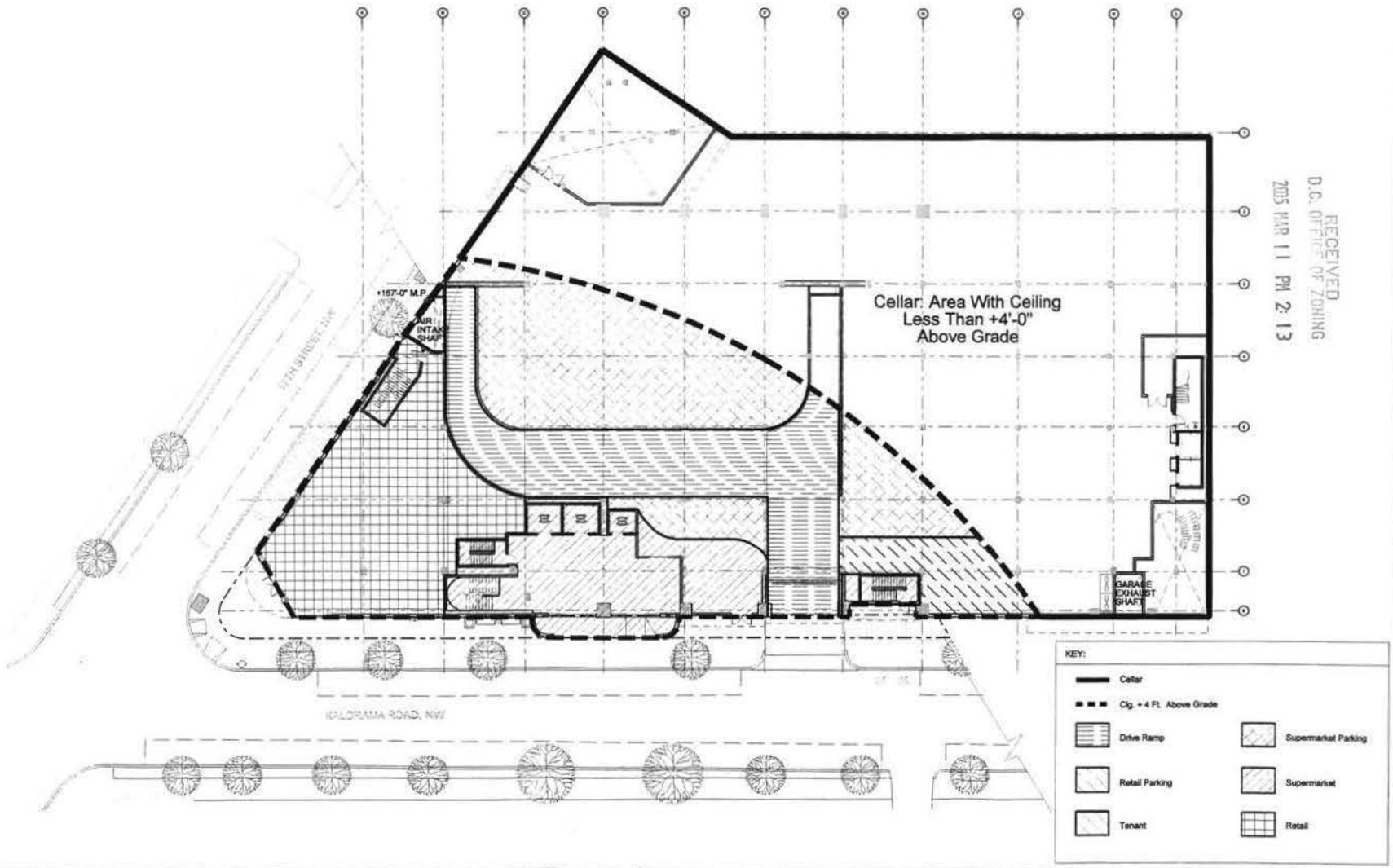
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0 8' 16' 32'
SCALE: 1/32" = 1'-0"

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NORTH

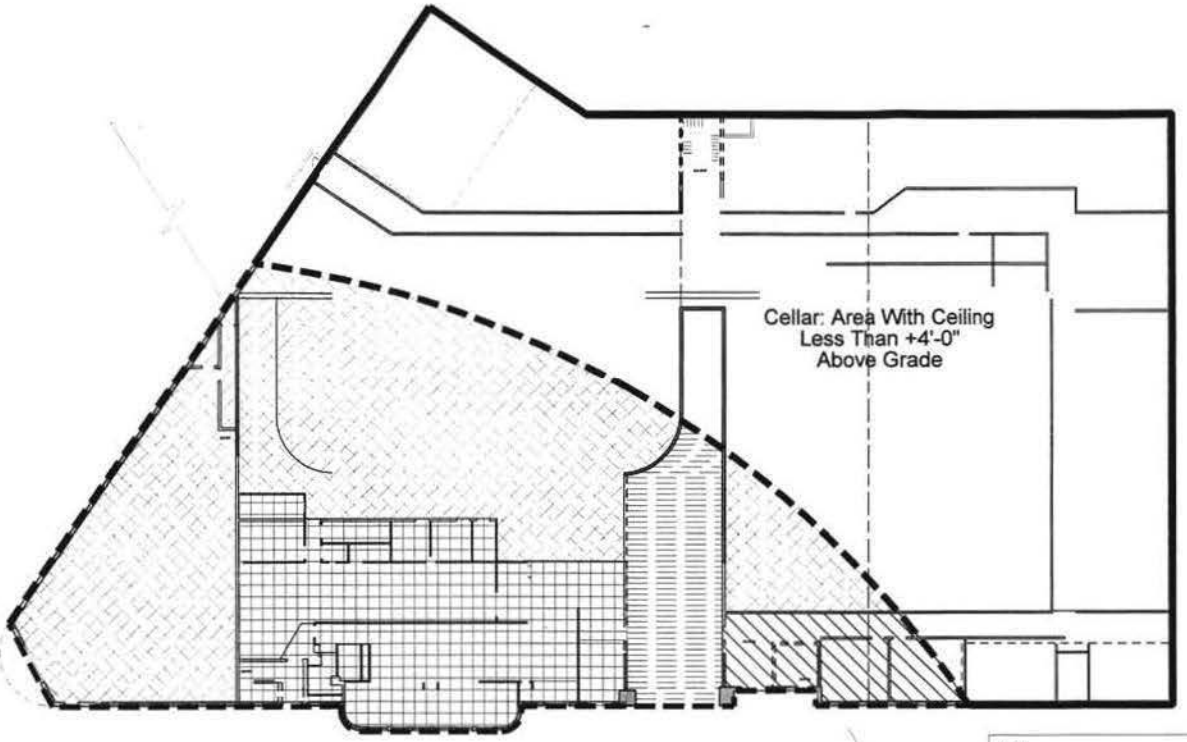
Parking Level -P1

Zoning Diagram

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Z-1



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KEY:

- Cellar
- Clg. + 4 Ft. Above Grade
- Drive Ramp
- Retail
- Office
- Warehouse/Storage/Other

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0 8' 16' 32'

SCALE: 1/32" = 1'-0"

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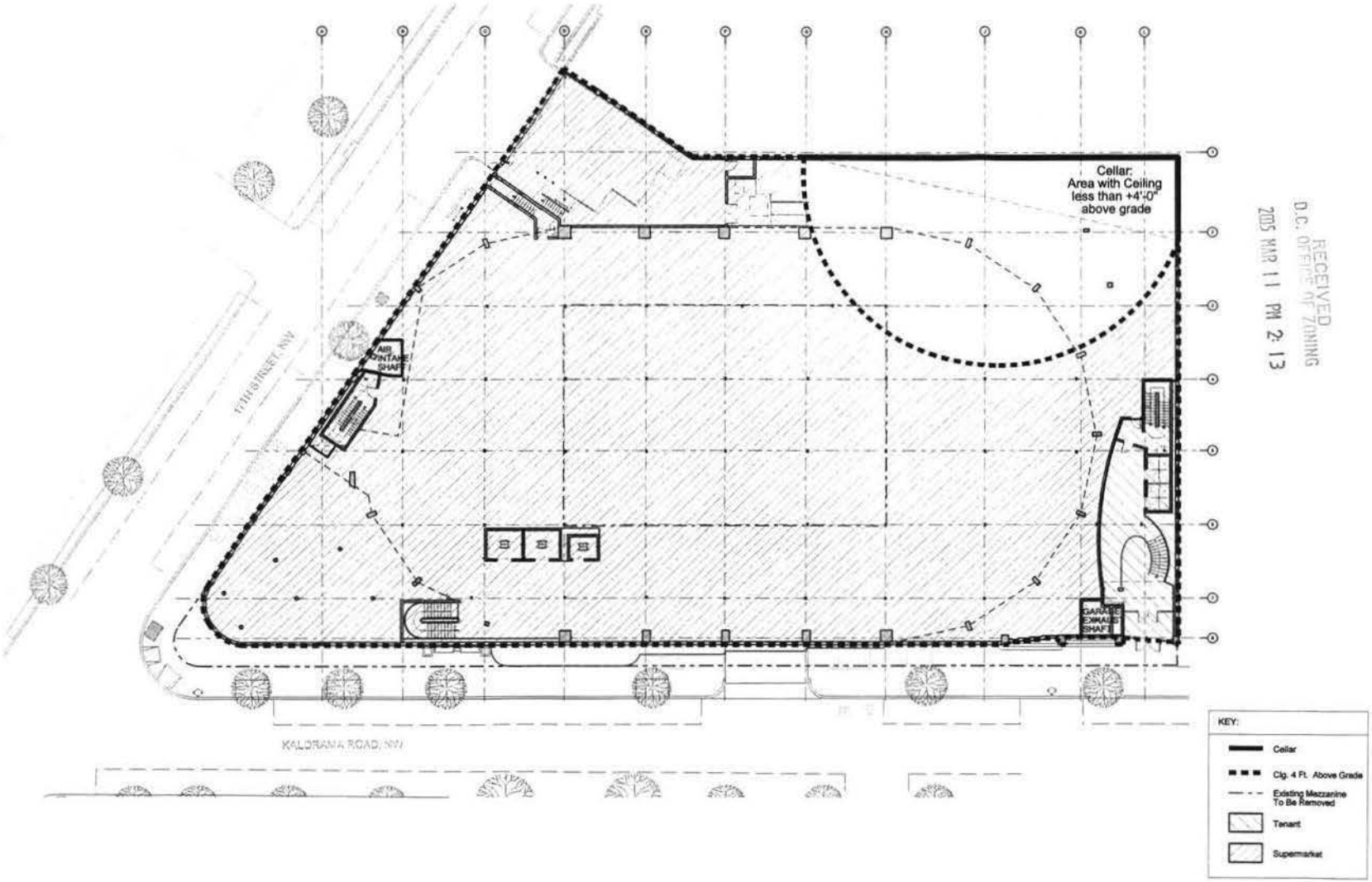
Parking Level -P1 - Existing

Zoning Diagram

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Ground Floor Plan

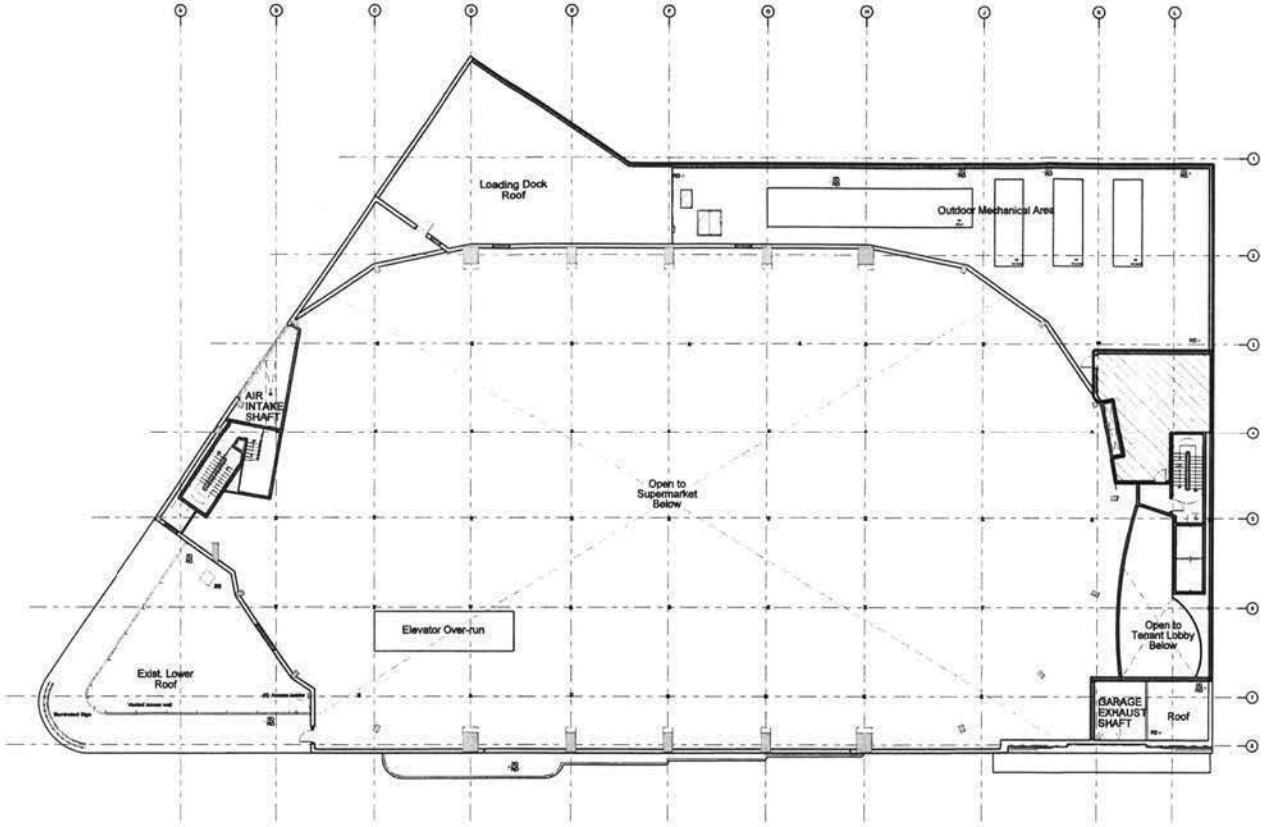
Zoning Diagram

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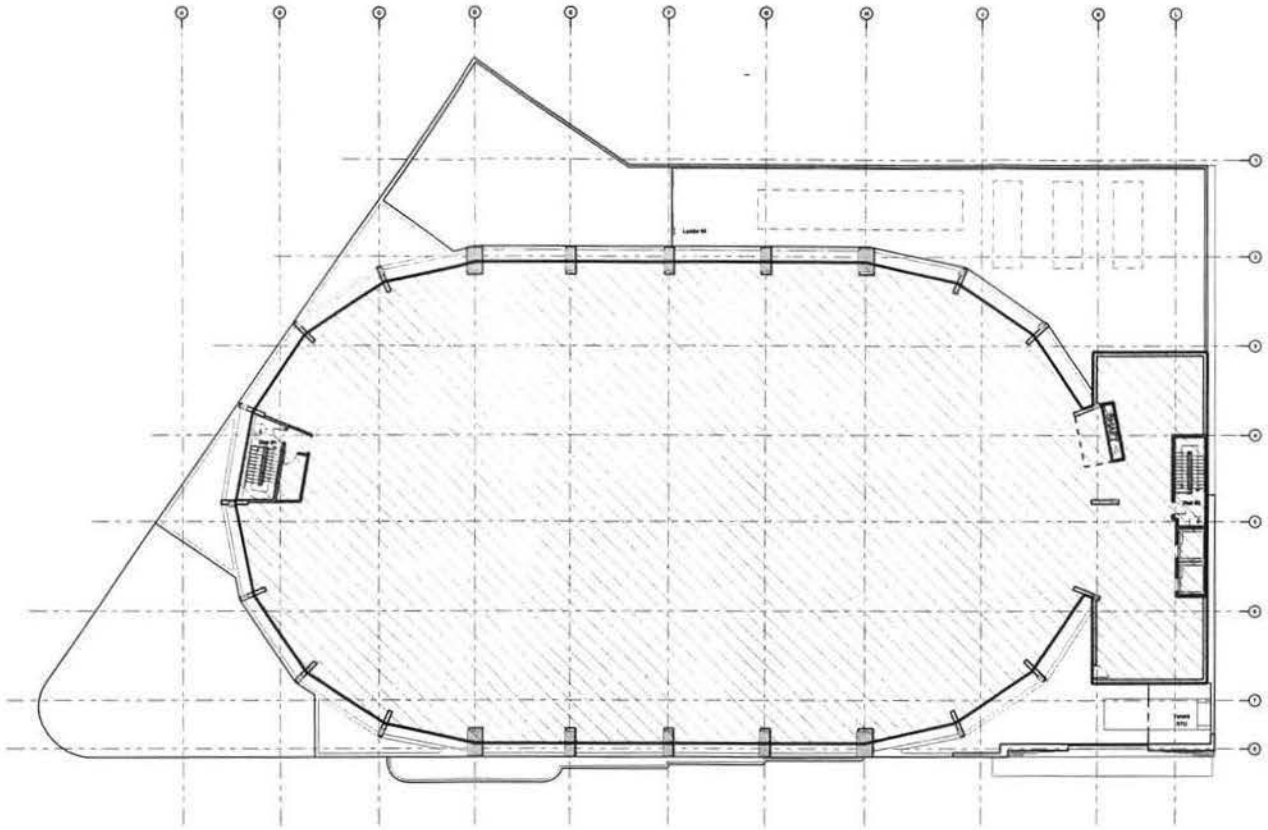
NORTH

Mechanical Mezzanine

Zoning Diagram

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Z-3



KEY:

Tenant

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0 8' 16' 32'
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First Floor Plan

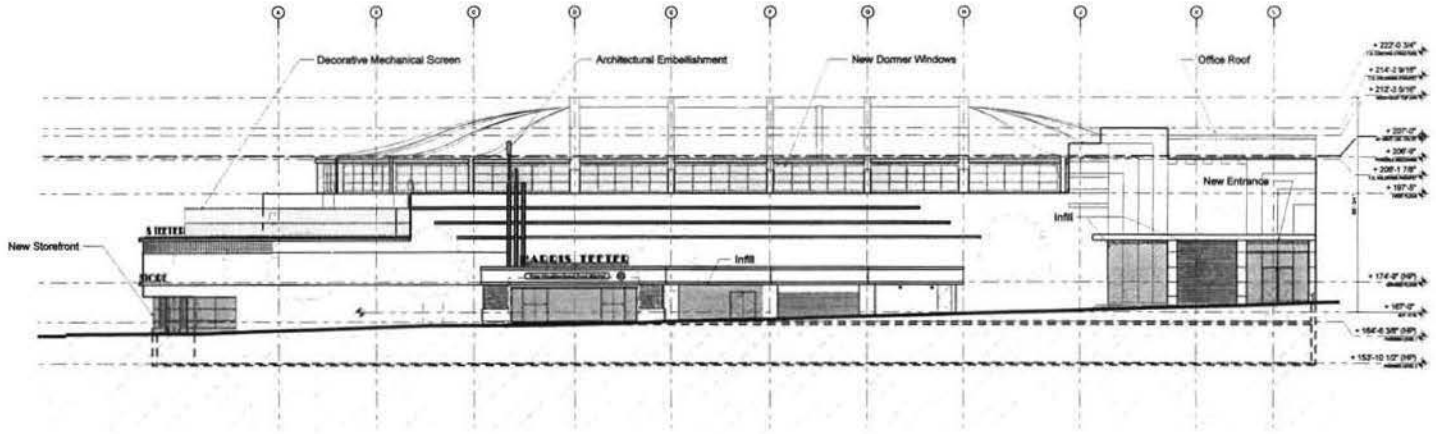
Zoning Diagrams

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SOUTH ELEVATION - KALORAMA STREET

KEY:

New Construction @ Building Edge

New Construction @ Set Backs

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0 8' 16' 32'

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South Elevation, Kalorama Avenue

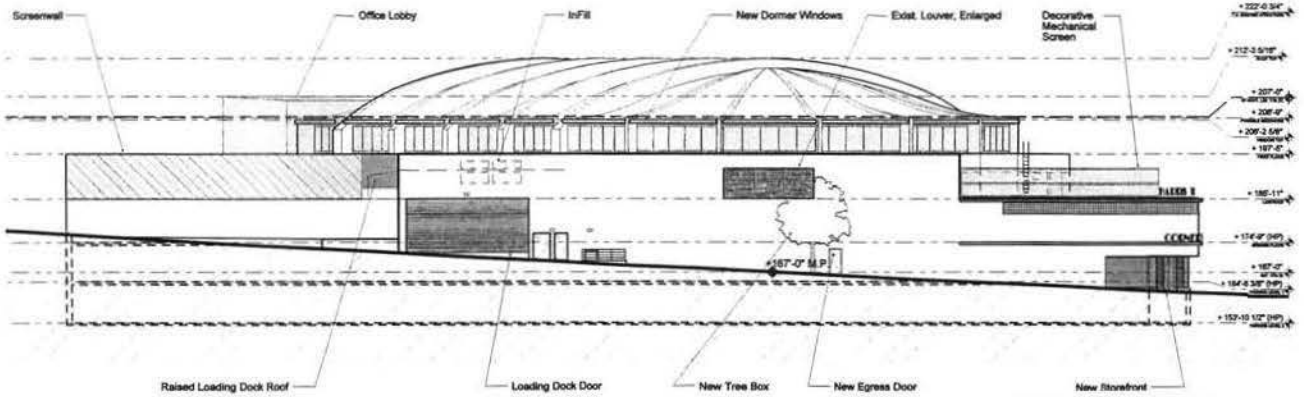
Zoning Diagrams

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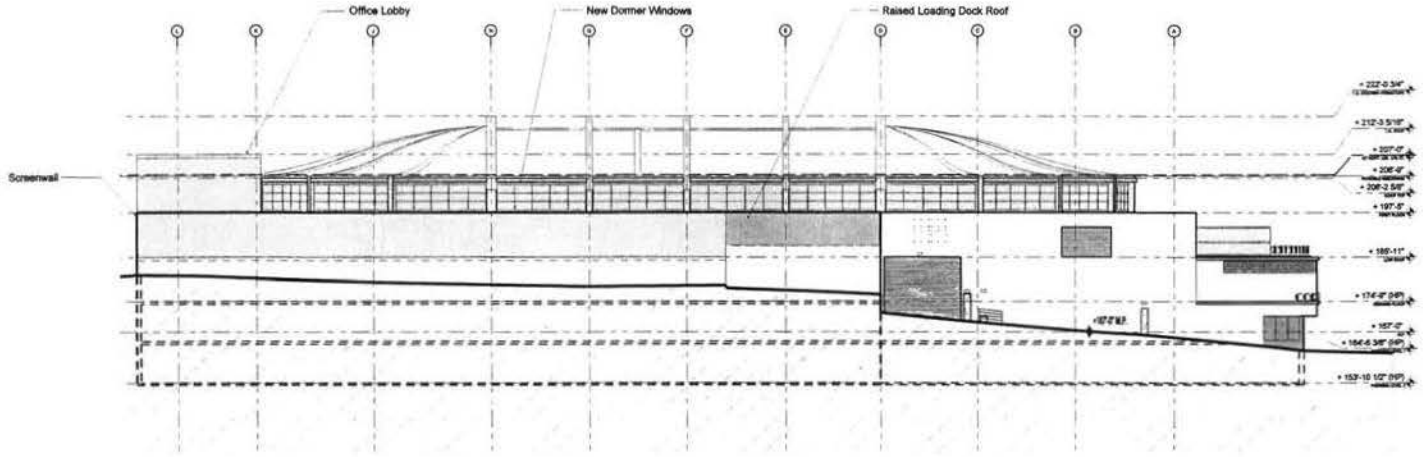
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WEST ELEVATION - 17TH STREET

THE CITADEL, 17th St.& Kalorama Rd.	0 8' 16' 32'	West Elevation, 17th Street	Zoning Diagrams
Faison Associates	SCALE: 1/32" = 1'-0"	ARCHITECT	Z-7
DEVELOPER 121 West Trade Street Suite 2550 Charlotte, NC 28202	28 FEBRUARY 2005	1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005 202 842-1600 Fax 202 842 1672 ESOCOFF & ASSOCIATES | architects	

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NORTH ELEVATION - REAR

KEY:

- New Construction @ Building Edge
- New Construction @ Set Backs
- Screen Wall @ Building Edge

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0 8' 16' 32'
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North Elevation

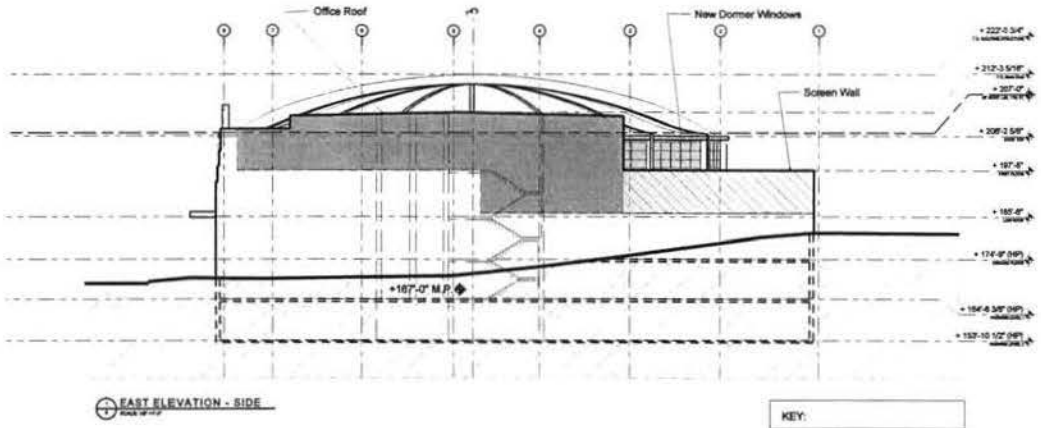
Zoning Diagrams

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0 8' 16' 32'

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East Elevation, Side Elevation

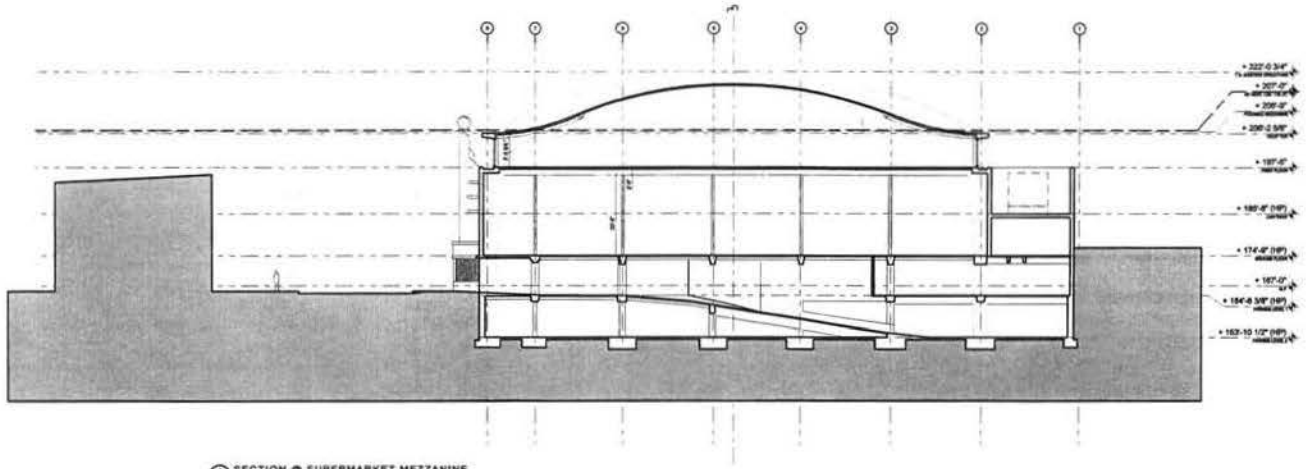
Zoning Diagrams

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SECTION @ SUPERMARKET MEZZANINE

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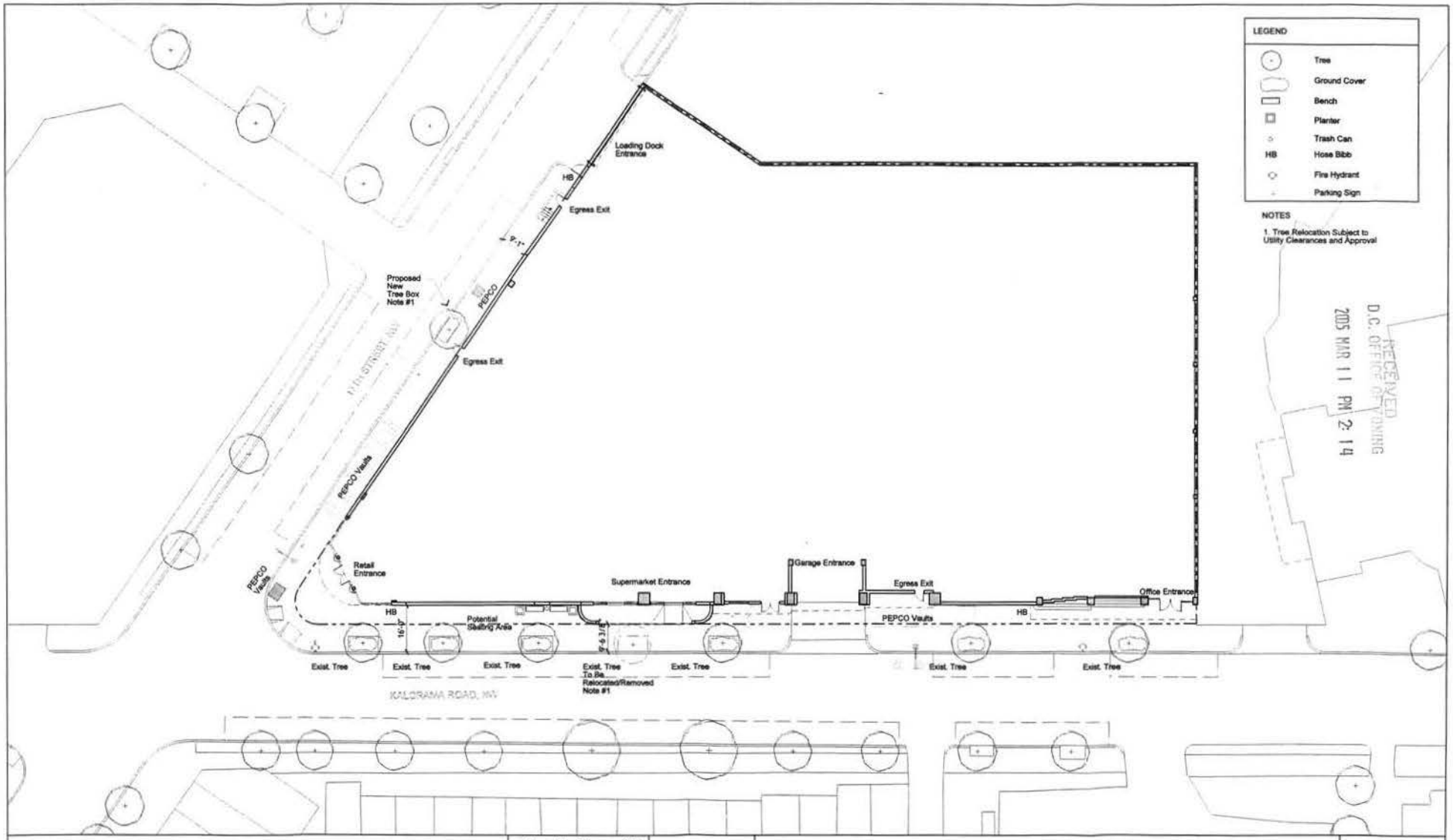
Building Section

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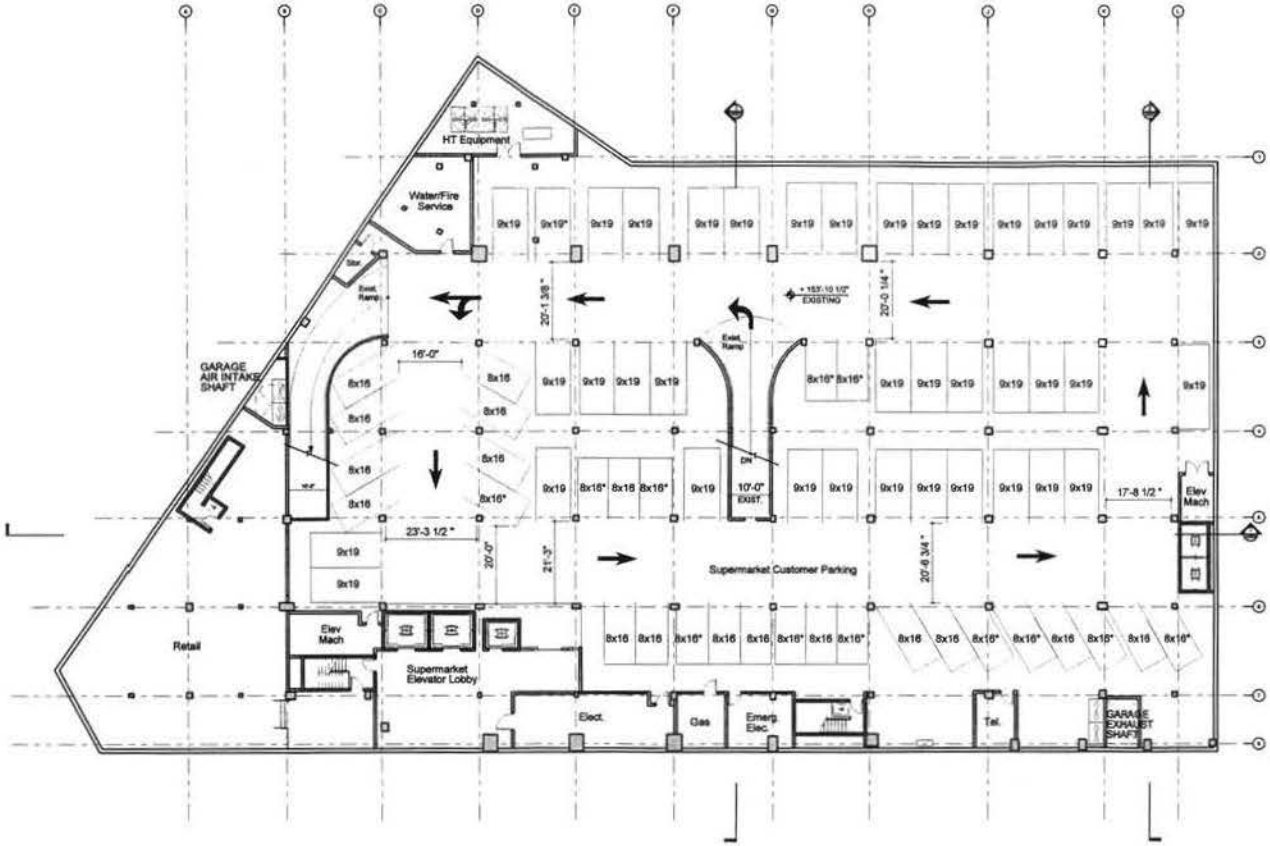
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PROPOSED PLAN - LANDSCAPE

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PARKING LEVEL P2	
Regular 9x19	39
Compact 8x16	17
Other	13
Supermarket	69

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0 8' 16' 32'
SCALE: 1/32" = 1'-0"

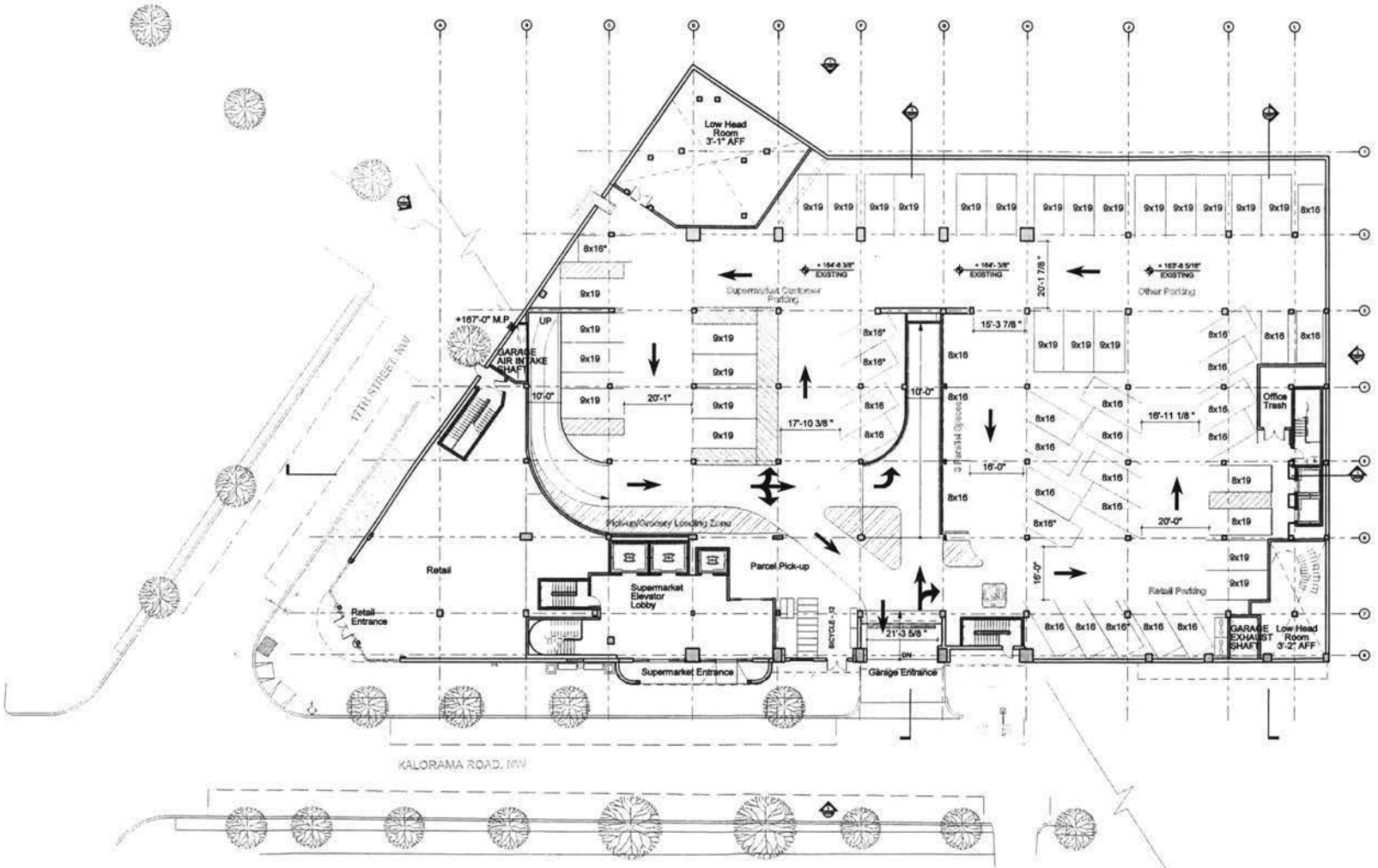
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PROPOSED PLAN - PARKING LEVEL P-2

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PARKING LEVEL P1	
Regular 9x19	27
Compact 8x16	22
Other	8
Supermarket	24
Office	25
Retail	8

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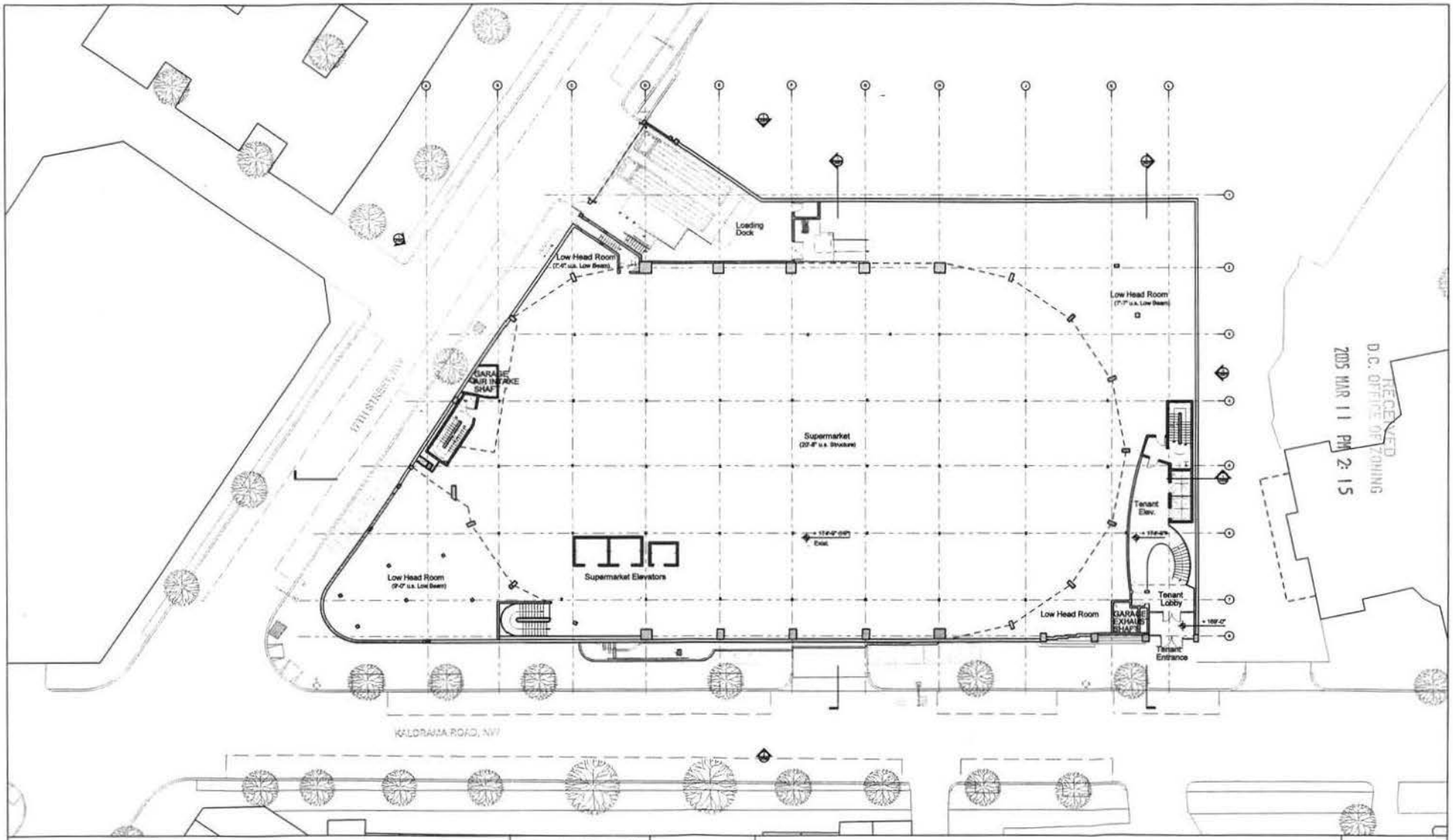
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PROPOSED PLAN - PARKING LEVEL P-1

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0 8' 16' 32'

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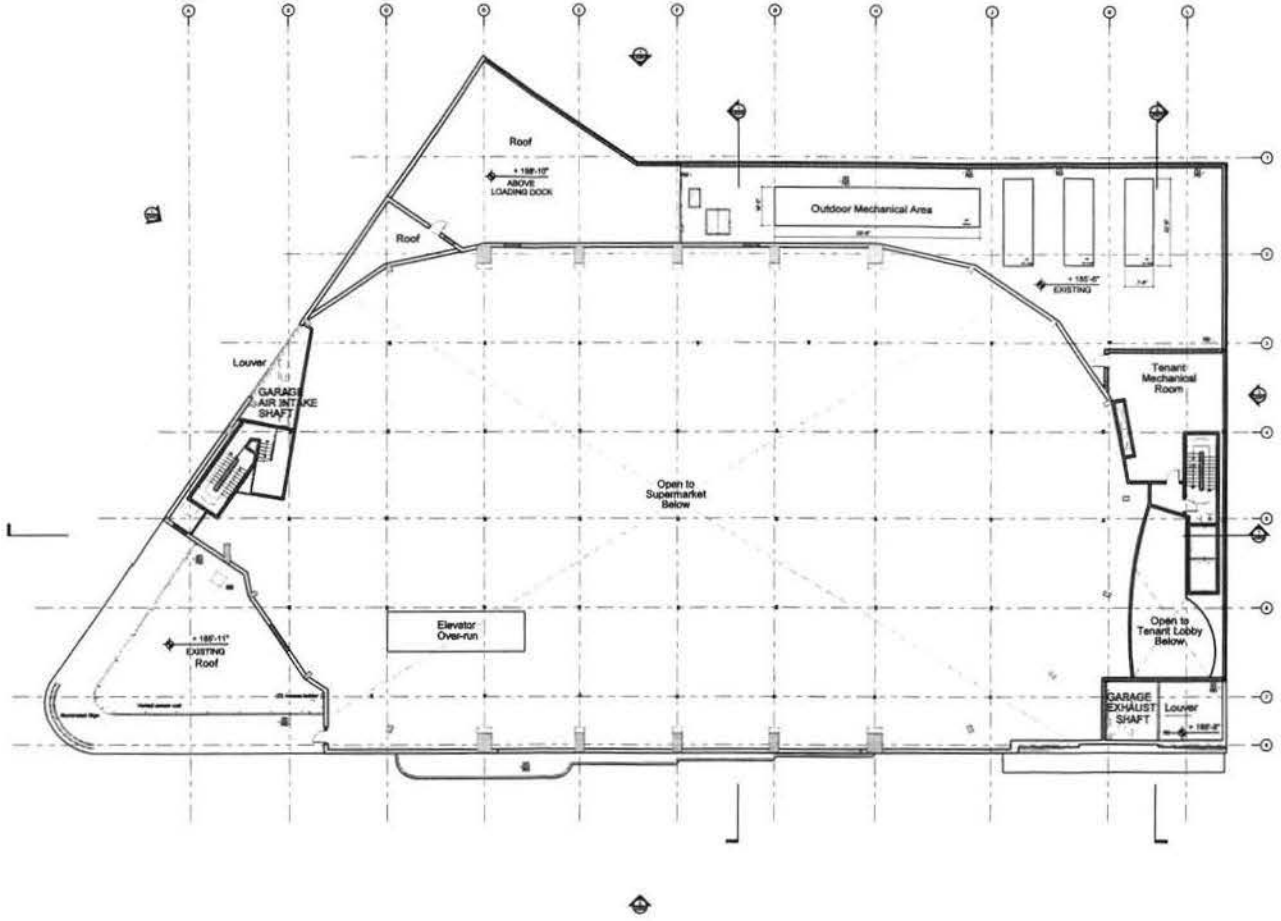
PROPOSED GROUND FLOOR PLAN

ARCHITECT

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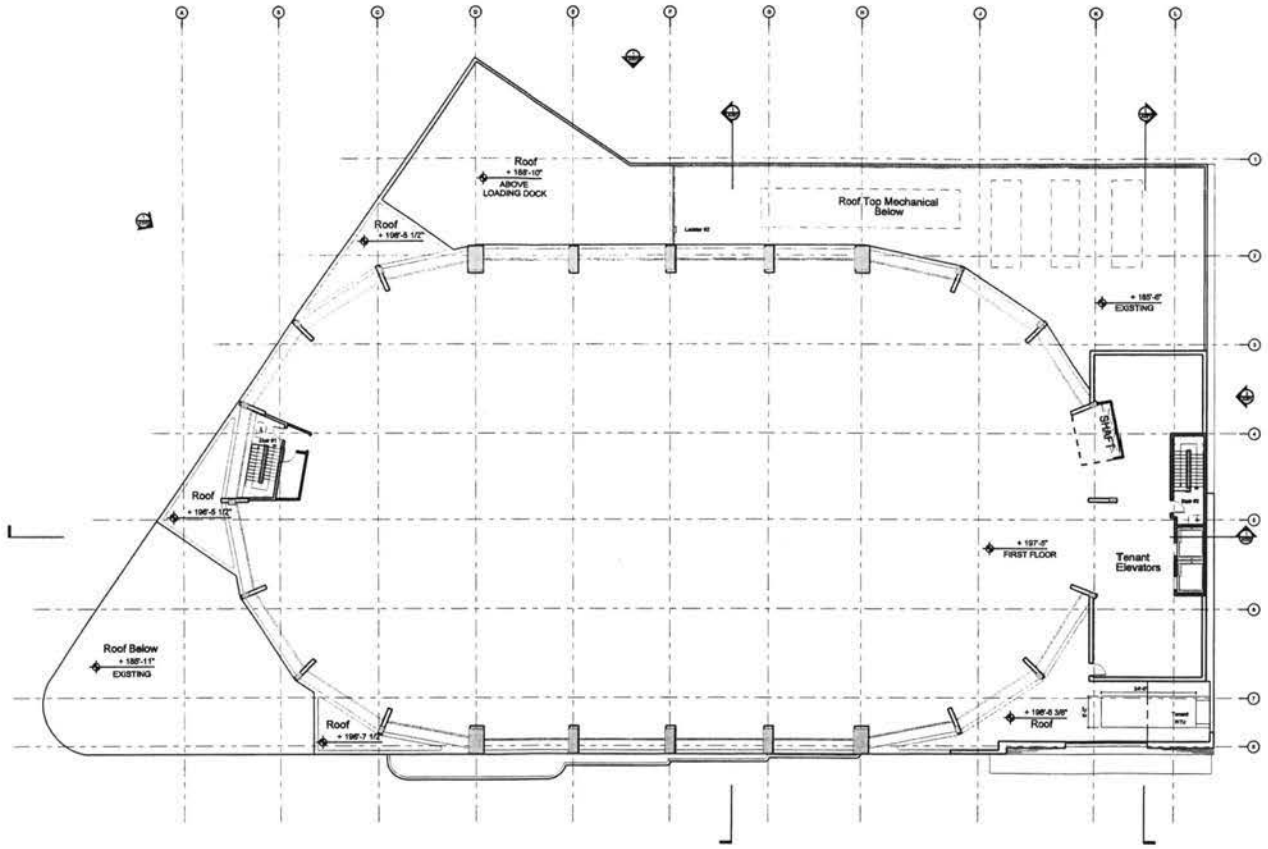
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0 8' 16' 32'

SCALE: 1/32" = 1'-0"

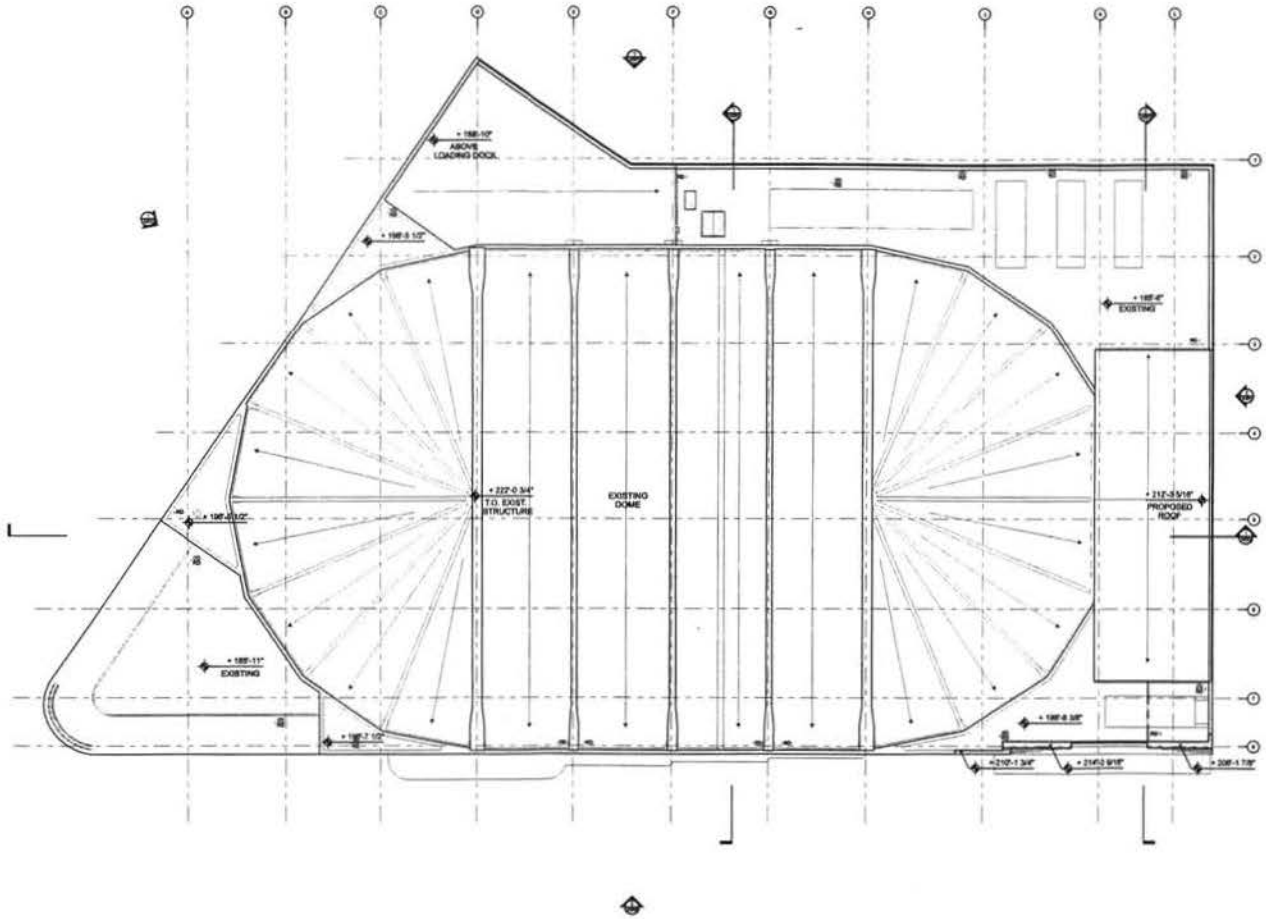
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PROPOSED FIRST FLOOR PLAN

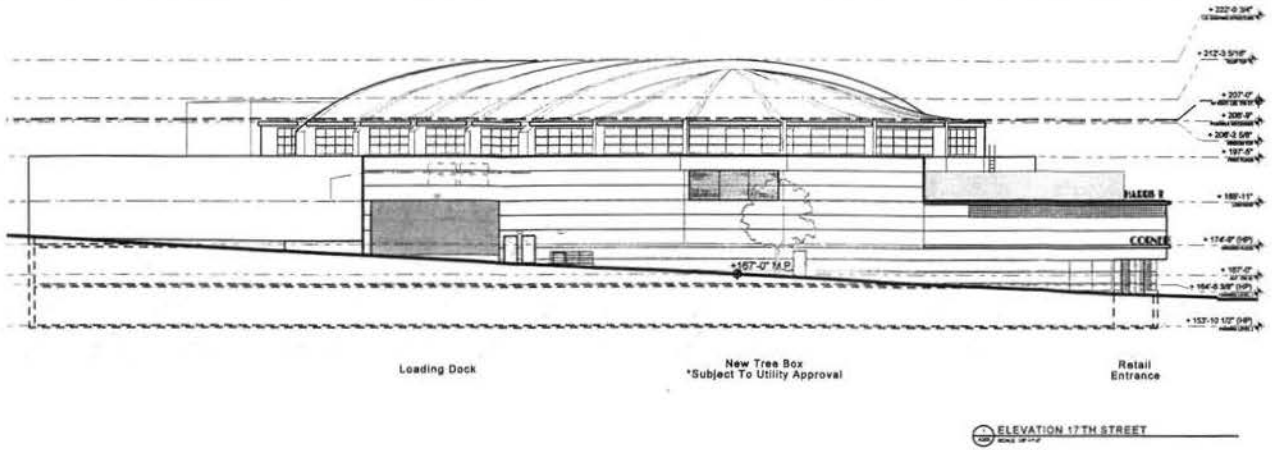
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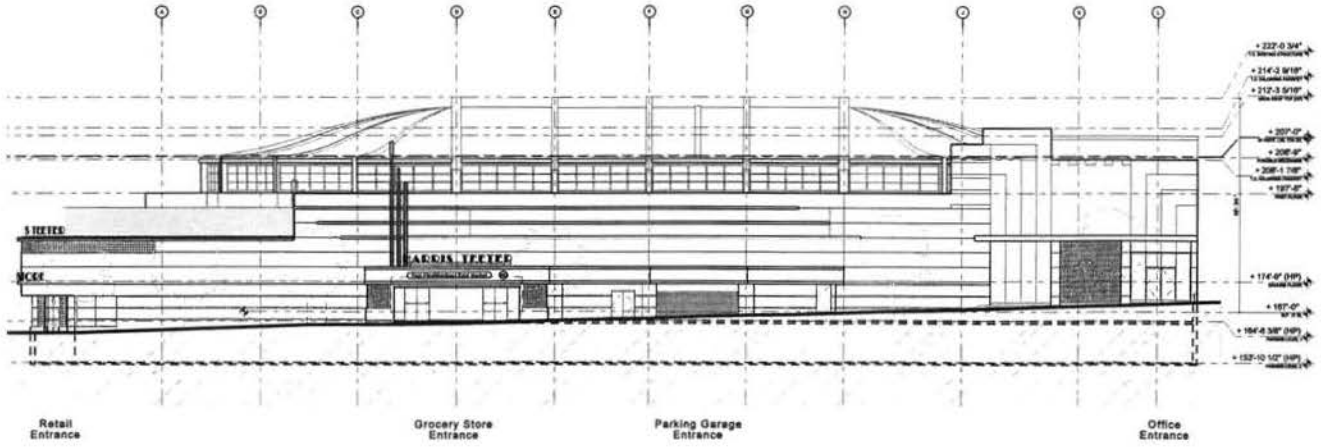


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ELEVATION 17TH STREET



ELEVATION KALORAMA ROAD

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0 8' 16' 32'

SCALE: 1/32" = 1'-0"

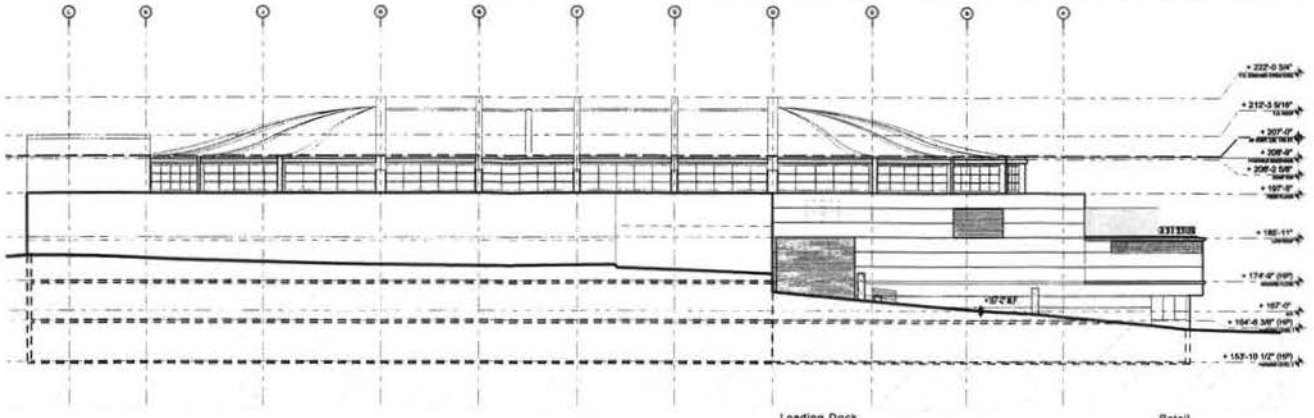
28 February 2005

ELEVATIONS

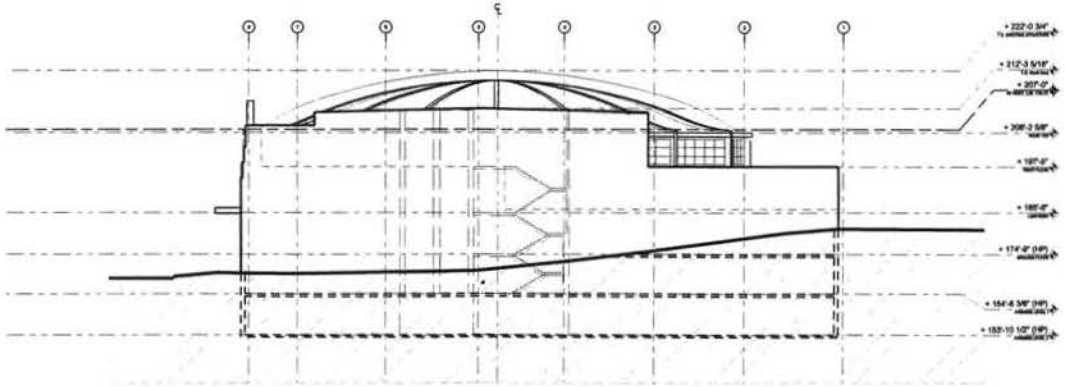
ARCHITECT
1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005
202 682-1600 Fax 202 682 1672

ESOCOFF & ASSOCIATES | architects

A300



NORTH ELEVATION



EAST ELEVATION

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THE CITADEL, 17th St.& Kalorama Rd.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'
SCALE: 1/32" = 1'-0"

28 FEBRUARY 2005

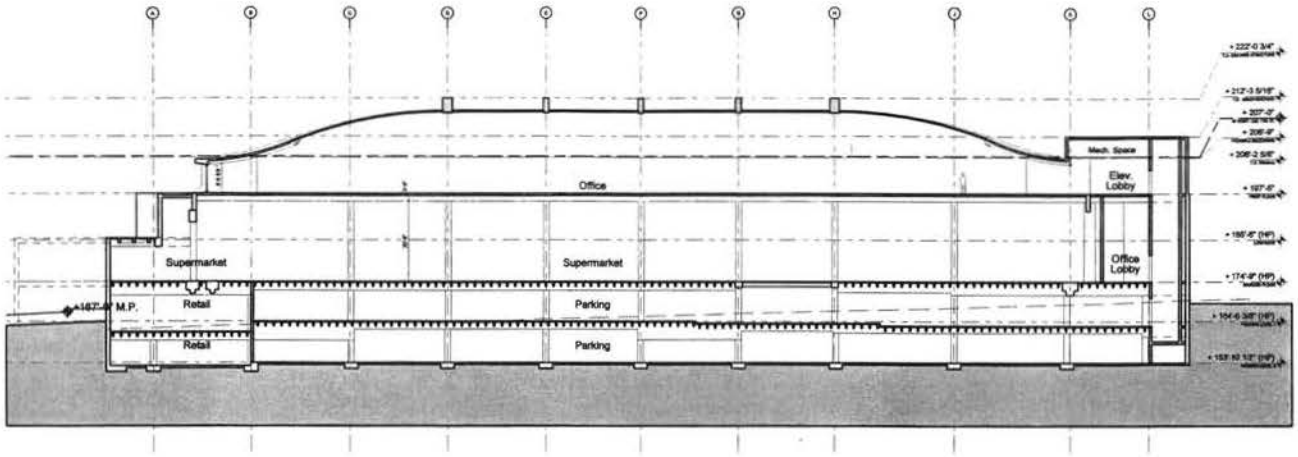
ELEVATIONS

ARCHITECT

ESOCOFF & ASSOCIATES | architects

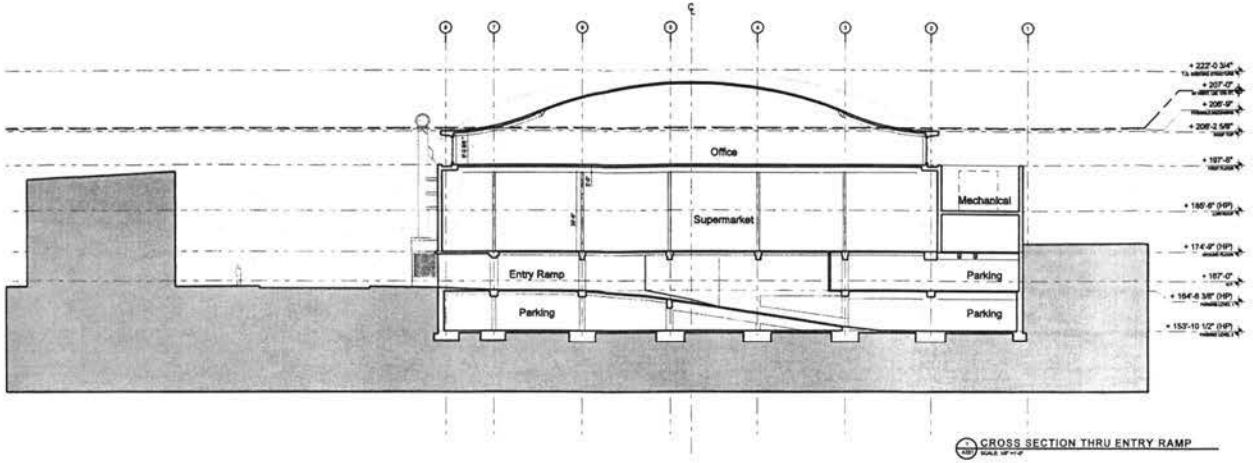
A301

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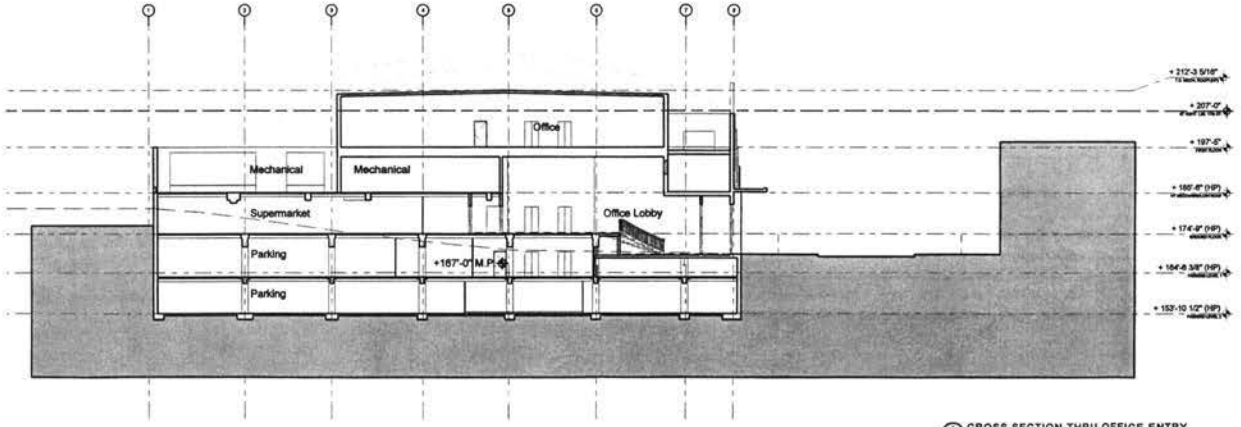


LONGITUDINAL SECTION

THE CITADEL, 17th St.& Kalorama Rd. Faison Associates DEVELOPER 121 West Trade Street Suite 2550 Charlotte, NC 28202	0 8' 16' 32' SCALE: 1/32" = 1'-0" 28 FEBRUARY 2005	SECTION ARCHITECT 1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005 202 682-1600 Fax 202 682 1672 ESOCOFF & ASSOCIATES | architects	A320



CROSS SECTION THRU ENTRY RAMP



CROSS SECTION THRU OFFICE ENTRY

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THE CITADEL, 17th St.& Kalorama Rd.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'
SCALE: 1/32" = 1'-0"

28 FEBRUARY 2005

CROSS SECTIONS

ARCHITECT
1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005
202 682-1600 Fax 202 682 1672 architects@esocoff.com
ESOCOFF & ASSOCIATES | architects

A321

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 30, 2004

Plat for Building Permit of SQUARE 2572 LOT 36

Scale: 1 inch = 40 feet Recorded In Book 168 Page 6

Receipt No. 12841

Furnished to: FREDA HOBAR

Surveyor, D.C.

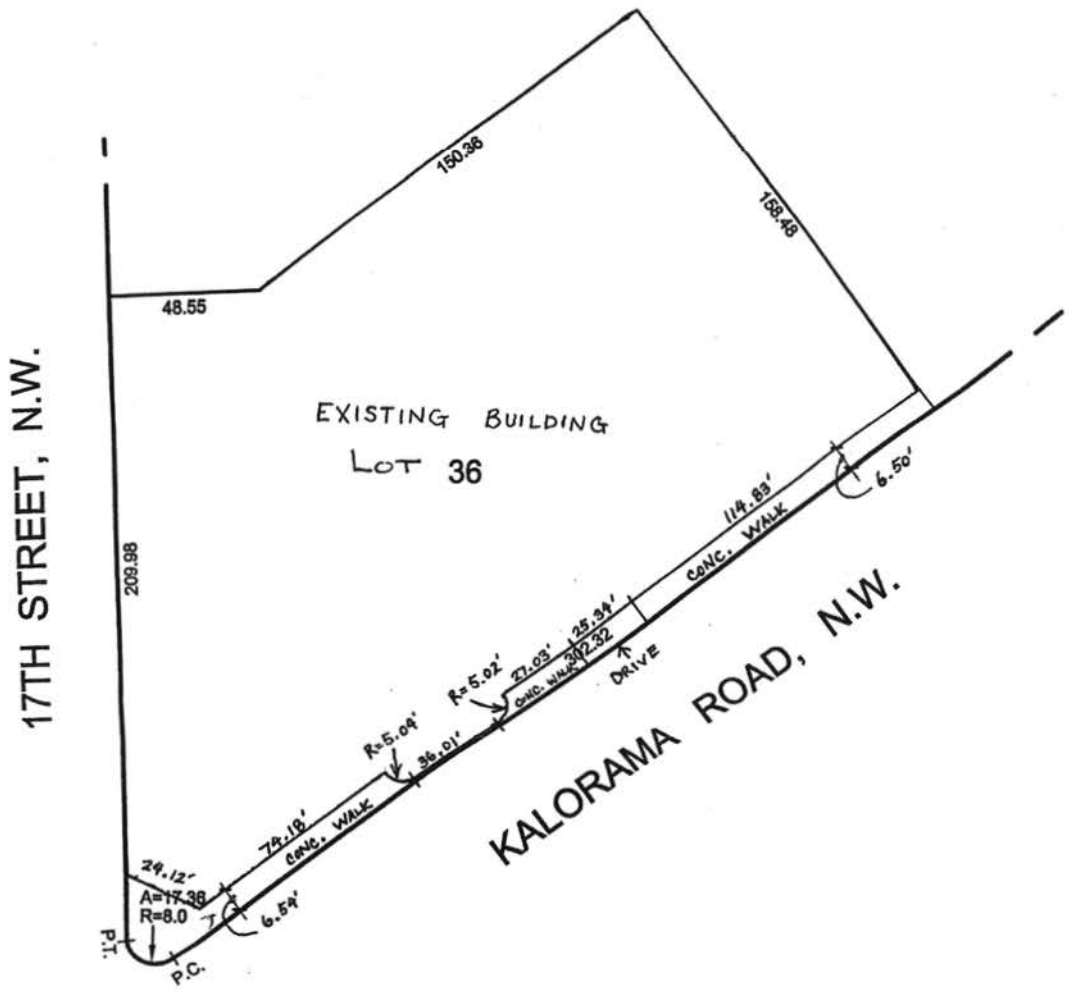
By: L.M.A.

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: _____

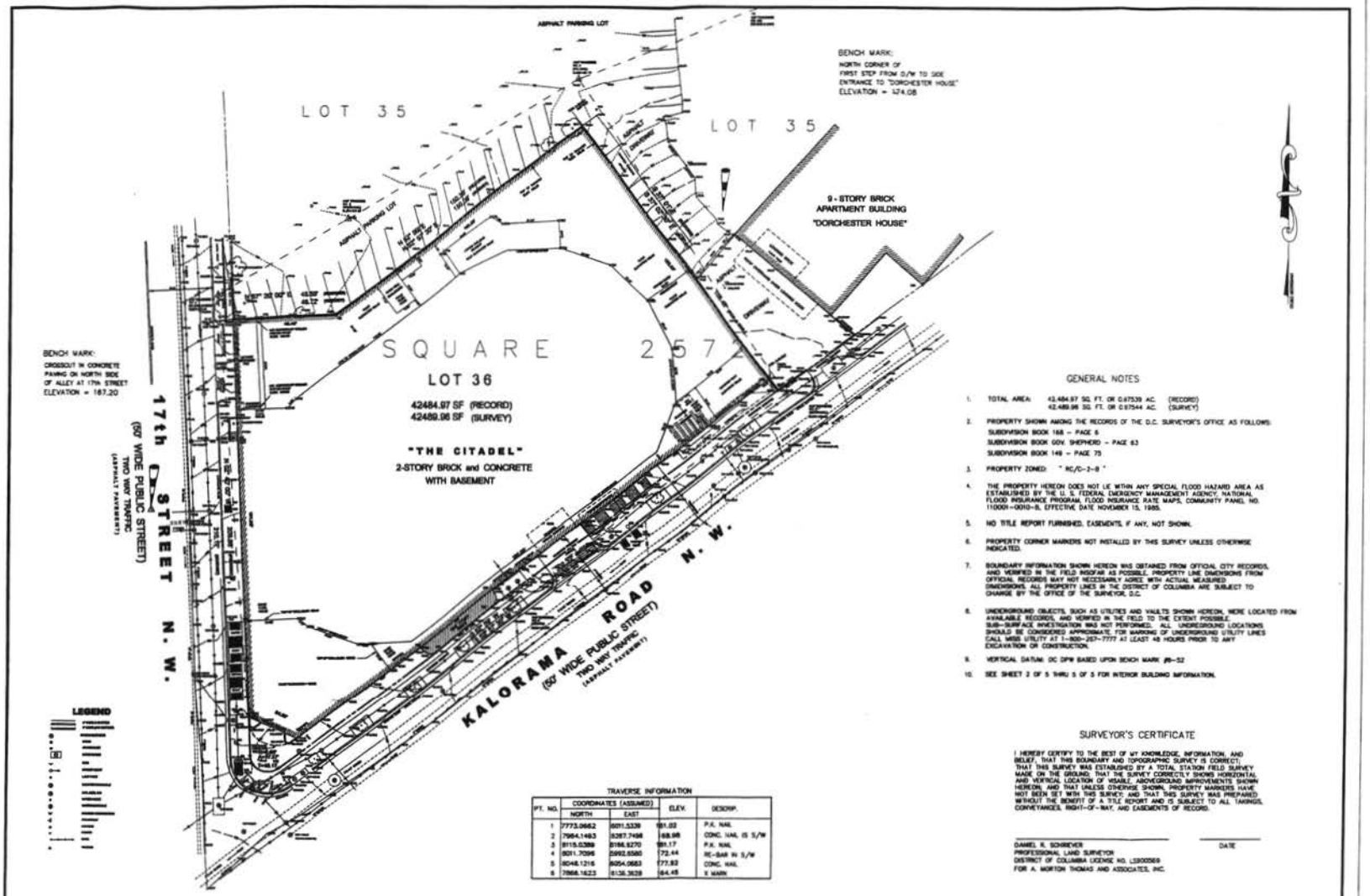
_____
(Signature of owner or his authorized agent)

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.



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SO-12841(2004)



TRAVERSE INFORMATION

PT. NO.	COORDINATES (ASSUMED)		ELEV.	DESCRIP.
	NORTH	EAST		
1	7773.0962	5011.5339	181.83	P.K. NAIL
2	7964.1483	5287.7498	168.98	CONC. NAIL IS S/W
3	8115.0389	5196.9270	181.17	P.K. NAIL
4	8011.7096	5992.6580	172.44	RE-BAR IN S/W
5	8048.1215	6054.0683	177.82	CONC. NAIL
6	7868.1623	6136.3639	184.48	X MARK

GRAPHIC SCALE
1:80 SCALE

GENERAL NOTES

1. TOTAL AREA: 42,484.97 SQ. FT. OR 0.97539 AC. (RECORD)
   42,489.96 SQ. FT. OR 0.97544 AC. (SURVEY)
2. PROPERTY SHOWN AMONG THE RECORDS OF THE D.C. SURVEYOR'S OFFICE AS FOLLOWS:
   SUBDIVISION BOOK 168 – PAGE 6
   SUBDIVISION BOOK GOV. SHEPHERD – PAGE 63
   SUBDIVISION BOOK 149 – PAGE 75
3. PROPERTY ZONED: " RC/D-2-B "
4. THE PROPERTY HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 110001-0010-B, EFFECTIVE DATE NOVEMBER 15, 1985.
5. NO TITLE REPORT FURNISHED. EASEMENTS, IF ANY, NOT SHOWN.
6. PROPERTY CORNER MARKERS NOT INSTALLED BY THIS SURVEY UNLESS OTHERWISE INDICATED.
7. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
8. UNDERGROUND OBJECTS, SUCH AS UTILITIES AND VAULTS SHOWN HEREON, WERE LOCATED FROM AVAILABLE RECORDS, AND VERIFIED IN THE FIELD TO THE EXTENT POSSIBLE. SUB-SURFACE INVESTIGATION WAS NOT PERFORMED. ALL UNDERGROUND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. FOR MARKING OF UNDERGROUND UTILITY LINES CALL MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
9. VERTICAL DATUM: DC DPW BASED UPON BENCH MARK #8-52
10. SEE SHEET 2 OF 5 THRU 5 OF 5 FOR INTERIOR BUILDING INFORMATION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS CORRECT; THAT THIS SURVEY WAS ESTABLISHED BY A TOTAL STATION FIELD SURVEY MADE ON THE GROUND; THAT THE SURVEY CORRECTLY SHOWS HORIZONTAL AND VERTICAL LOCATION OF VISABLE, ABOVEGROUND IMPROVEMENTS SHOWN HEREON; AND THAT UNLESS OTHERWISE SHOWN, PROPERTY MARKERS HAVE NOT BEEN SET WITH THIS SURVEY; AND THAT THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL TAKINGS, CONVEYANCES, RIGHT-OF-WAY, AND EASEMENTS OF RECORD.

_____ _____
DANIEL R. SCHREVER DATE
PROFESSIONAL LAND SURVEYOR
DISTRICT OF COLUMBIA LICENSE NO. LS900569
FOR A. MORTON THOMAS AND ASSOCIATES, INC.

AMT

"THE CITADEL"
LOT 36 in SQUARE 2572
17th STREET and KALORAMA ROAD, N.W.
AND 10
WARD 1 DISTRICT OF COLUMBIA

SCALE	CONTOUR INTERVAL	A&T FILE No.
1 in. = 16 ft.	1 Foot	104-173 JB016
DATE	TAX MAP No.	SHEET
JULY 2004	EAST VOL. 3 PLATE 8	1 of 5

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