

Exhibit G

Updated Photos, Architectural Plans and Drawings for the Project

See Attached

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 29, 2012

Plat for Building Permit of: SQUARE 207 LOT 120

Scale: 1 inch = 30 feet Recorded in Book 180 Page 28

Receipt No. 12-04724

Furnished to: HOLLAND & KNIGHT / FRED A HOBAR

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.)

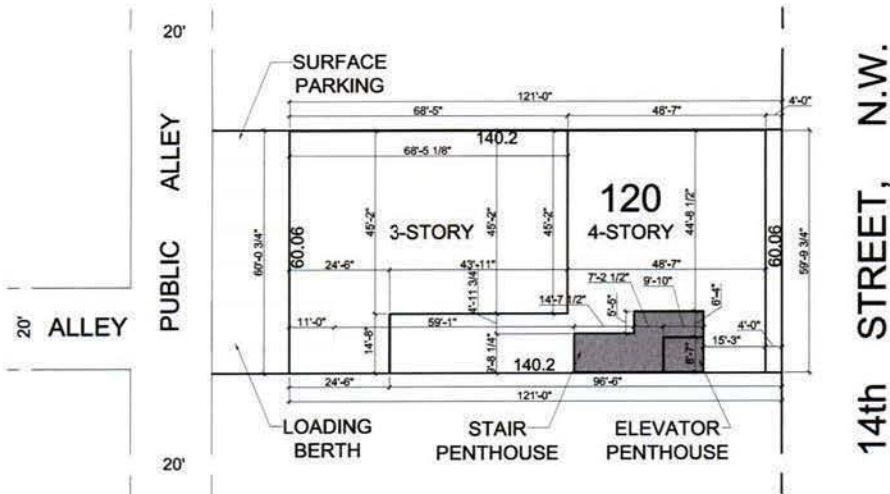
Date: _____

Surveyor, D.C.

By: A.S.

(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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OFFICE OF THE SURVEYOR

Washington, D.C., June 29, 2012

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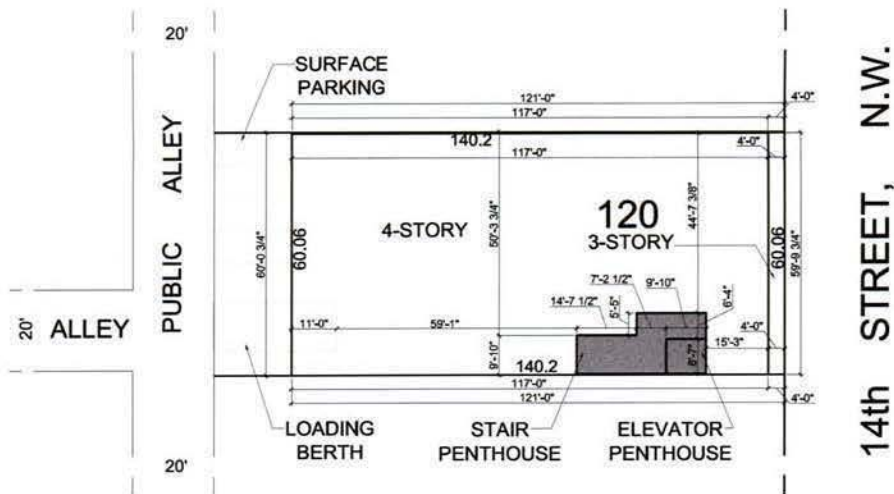
Date: _____

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BOARD OF ZONING ADJUSTMENT SUBMISSION

1728 14TH STREET, NW

Washington, DC 20009

Square 0207, LOT 0120

Zoning District: C-3-A/ARTS

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SCHEME 1 -- 3.0 FAR AND 59FT. IN HEIGHT

Square 207, Lot 0120	TOTAL	Notes
Site Area		
Site Area (Square Feet)	8,422	8,400 on record, but 8,422 is from the alt survey
Zoning Category		
See Sec 1907 - Uses	C-3-A / Arts	
Floor Area Ratio		
Base FAR ("Other")	2.5	21,055
Bonus Density	0.510	4,295
Total	3.01	25,350
Height		
Arts bonus	75'	65' in the underlying zone
Proposed Height	59'	Measured to the top of the parapet
50' Bulk Plane (about R-5-B)	45 degrees	off the rear alley property line
Number of Floors		
(no limit)	4	
Square Feet Per Floor		
Ground/1st Floor	7,267	Existing footprint
2nd Floor	7,267	
3rd Floor	7,267	
4th Floor	3,549	
Total	25,350	
Lot Occupancy		
Allowed Commercial	100%	8,422
Proposed	86%	7,267
Rear Yard		
Depth = 2-1/2' per FT of height, not < 12' above 20'		DCMR 11 774.7 - below 20' measured from the centerline of the alley, and above, measured from the rear lot line
Required Rear Yard	11'-10-1/2"	Based on 55' maximum height
Proposed Rear Yard	19'-2"	
Parking Requirements		
Commercial	> 2,000 sf 1 per 600 SF Gross	
Estimated SF Office	16,844	28 spaces includes part of 1st floor
>3000 SF, 1 per 300 SF Gross		
Estimated SF Retail	6,506	11 spaces does not include loading
Total Parking Required	39 spaces	
Parking Provided	4 spaces	including 1 ADA space
Loading Requirements		
30' deep berth and 100sf loading dock	1	Req'd for Retail between 5,000sf and 20,000 sf
Provided		
30' deep berth and 100sf loading dock	1	

SCHEME 2 -- 3.43 FAR AND 59FT. IN HEIGHT

Square 207, Lot 0120	TOTAL	Notes
Site Area		
Site Area (Square Feet)	8,422	8,400 on record, but 8,422 is from the alt survey
Zoning Category		
See Sec 1907 - Uses	C-3-A / Arts	
Floor Area Ratio		
Base FAR ("Other")	2.5	21,055
Bonus Density	1.55	13,054
Total	4.05	34,109
Maximum Height		
Arts bonus	75'	65' in the underlying zone
Proposed Height	59'	Measured to top of parapet
50' Bulk Plane (about R-5-B)	45 degrees	off the rear alley property line
Number of Floors		
(no limit)	4	
Square Feet Per Floor		
Ground/1st Floor	7,267	Retail
2nd Floor	7,267	Office
3rd Floor	7,267	Office
4th Floor	6,965	Office - Setback at front facade
5th Floor	0	doesn't use remaining FAR
Total	28,766	
Lot Occupancy		
Allowed Commercial	100%	8,422
Proposed	86%	7,267
Rear Yard		
Depth = 2-1/2' per FT of height, not < 12' above 20'		DCMR 11 774.7 - below 20' measured from the centerline of the alley, and above, measured from the rear lot line
Required Rear Yard	11'-10-1/2"	Based on 55' maximum height
Proposed Rear Yard	19'-2"	
Parking Requirements		
Commercial	> 2,000 sf 1 per 500 SF Gross	
Estimated SF Office	22,260	34 spaces doesn't use remaining FAR
>3000 SF, 1 per 300 SF Gross		
Estimated SF Retail	6,506	11 spaces 1st floor retail only
Total Parking	44 spaces	
Parking Provided	4 spaces	including 1 ADA space
Loading Requirements		
20' deep berth and 100sf loading dock	1	Req'd for Office in excess of 20,000 sf
30' deep berth and 100sf loading dock	1	Req'd for Office in excess of 20,000 sf
30' deep berth and 100sf loading dock	1	Req'd for Retail between 5,000sf and 20,000 sf
Provided		
30' deep berth and 100sf loading dock	1	Used to meet all three requirements

SCHEME 3 -- 3.41 FAR AND 59FT. IN HEIGHT

Square 207, Lot 0120	TOTAL	Notes
Site Area		
Site Area (Square Feet)	8,422	8,400 on record, but 8,422 is from the alt survey
Zoning Category		
See Sec 1907 - Uses	C-3-A / Arts	
Floor Area Ratio		
Base FAR ("Other")	2.5	21,055
Bonus Density	1.77	14,907
Total	4.27	35,962
Maximum Height		
Arts bonus	75'	65' in the underlying zone
Proposed Height	59'	Measured to top of parapet
50' Bulk Plane (about R-5-B)	45 degrees	off the rear alley property line
Number of Floors		
(no limit)	4	
Square Feet Per Floor		
Ground/1st Floor	7,267	Retail
2nd Floor	7,267	Retail
3rd Floor	7,267	Office
4th Floor	6,965	Office - Setback at front facade
5th Floor	0	doesn't use full FAR
Total	28,766	
Lot Occupancy		
Allowed Commercial	100%	8,422
Proposed	86%	7,267
Rear Yard		
Depth = 2-1/2' per FT of height, not < 12' above 20'		DCMR 11 774.7 - below 20' measured from the centerline of the alley, and above, measured from the rear lot line
Required Rear Yard	11'-10-1/2"	Based on 55' maximum height
Proposed Rear Yard	19'-2"	
Parking Requirements		
Commercial	> 2,000 sf 1 per 600 SF Gross	
Estimated SF Office	15,171	22 spaces doesn't use full FAR
>3000 SF, 1 per 300 SF Gross		
Estimated SF Retail	13,595	34 spaces
Total Parking	56 spaces	
Parking Provided	4 spaces	including 1 ADA space
Loading Requirements		
30' deep berth and 100sf loading dock	1	Req'd for Retail between 5,000sf and 20,000 sf
Provided		
30' deep berth and 100sf loading dock	1	

1728 14TH STREET, LLC

ZONING TABULATIONS

1728 14th Street, NW

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14TH STREET ELEVATION LOOKING WEST

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① 14TH STREET (LOOKING SOUTHWEST)



② 1728 14TH STREET (LOOKING WEST)



③ 14TH STREET (LOOKING NORTHWEST)



④ (REAR) ALLEY ELEVATION (LOOKING EAST)

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EXISTING SITE PHOTOS

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① CENTRAL UNION MISSION



② LOFTS 14 - 1526 14TH STREET, NW



③ COOPER LEWIS - 1520 14TH STREET, NW



④ THE MATRIX - 1529 14TH STREET, NW



⑤ POSTO - 1515 14TH STREET, NW



⑥ STUDIO THEATRE - 1509 14TH STREET, NW

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SITE MAP
NTS

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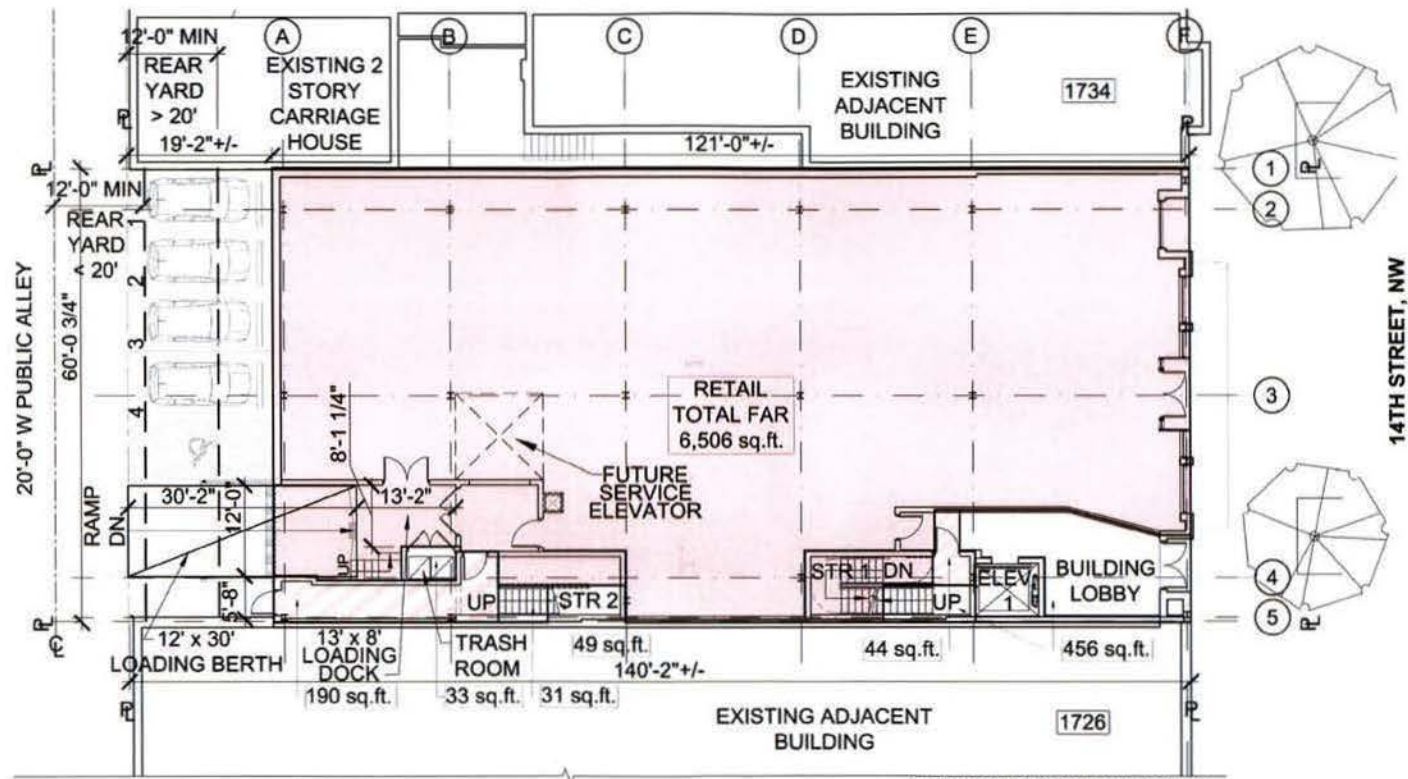
14TH STREET ELEVATION LOOKING WEST

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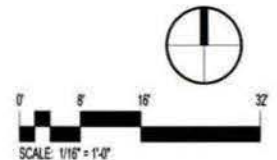
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GROUND FLOOR FAR - SCHEME 1 & 2

[Pink Shaded Area] = AREA INCLUDED IN RETAIL FAR = 6,506 SQ.FT.
 [White Area] = AREA NOT INCLUDED IN RETAIL FAR = 741 SQ.FT.
 TOTAL FAR = 7,267 SQ.FT.



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ZONING DIAGRAMS

FIRST FLOOR FAR - SCHEME 1 & 2

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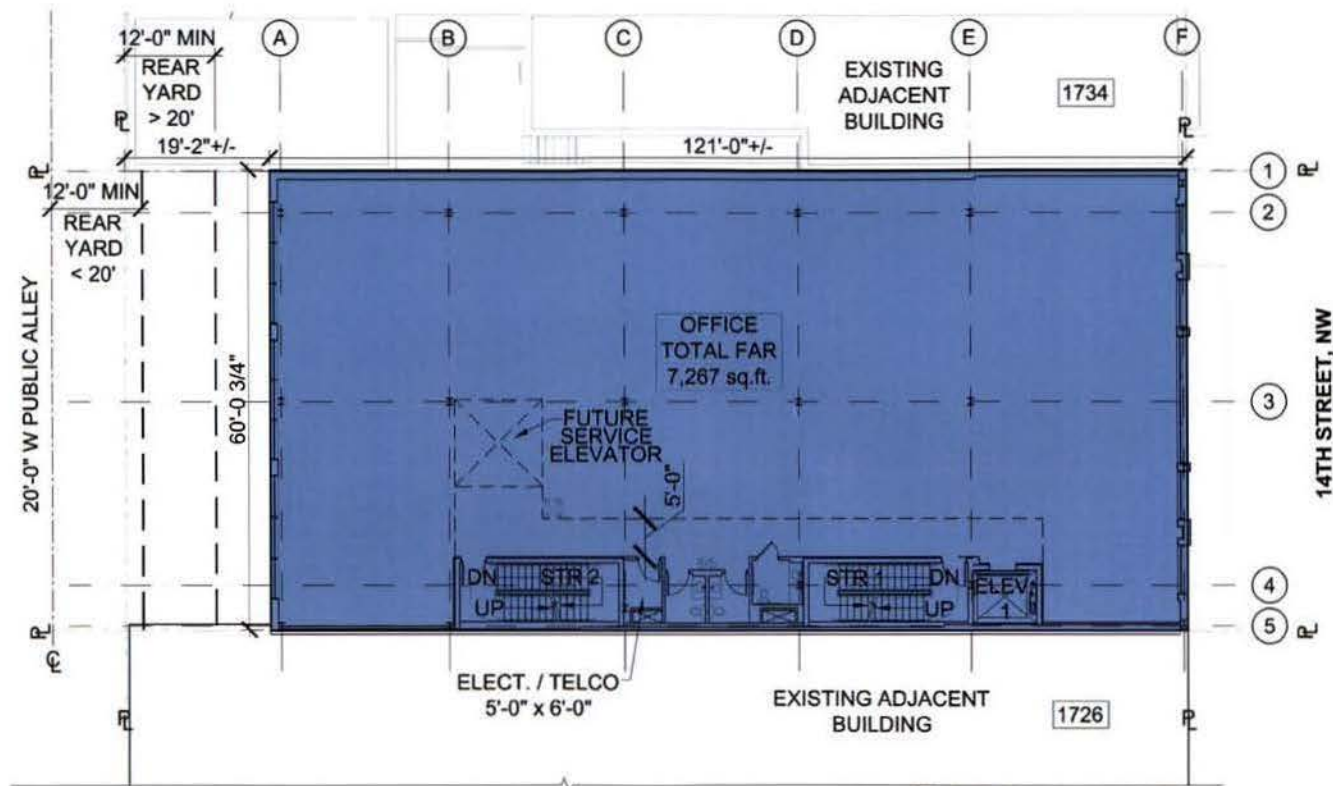
3D SITE IMAGE

1728 14th Street, NW

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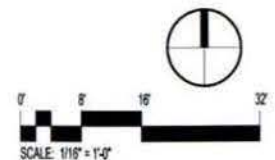
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SECOND FLOOR FAR - SCHEME 1 & 2

- = AREA INCLUDED IN OFFICE FAR = 7,267 SQ. FT.
- = AREA NOT INCLUDED IN OFFICE FAR = 0 SQ. FT.
- TOTAL FAR = 7,267 SQ. FT.



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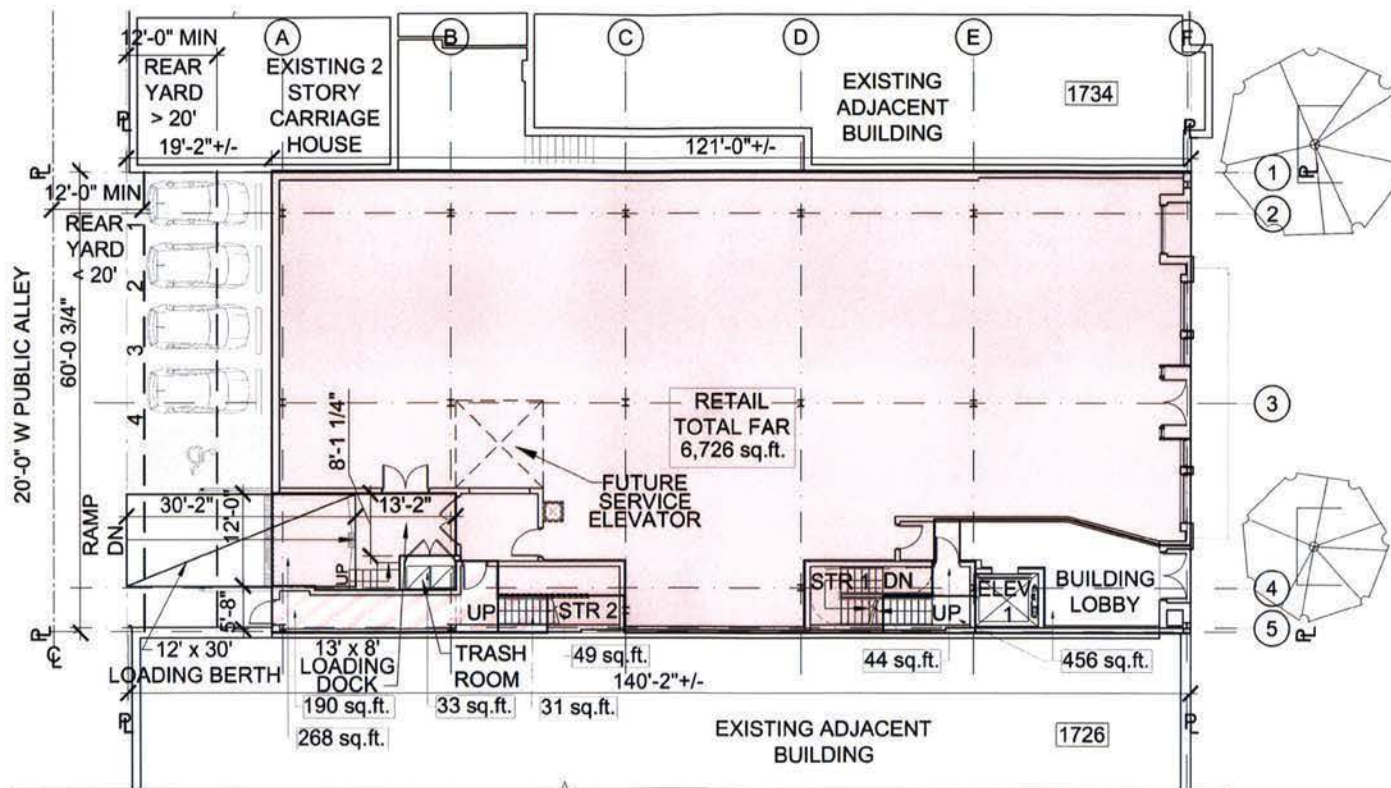
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ZONING DIAGRAMS

SECOND FLOOR FAR - SCHEME 1 & 2

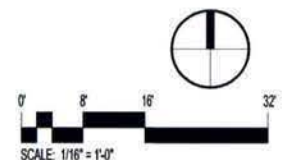
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GROUND FLOOR FAR - SCHEME 3

[Pink Shaded Area] = AREA INCLUDED IN RETAIL FAR = 6,726 SQ.FT.
 [White Area] = AREA NOT INCLUDED IN RETAIL FAR = 541 SQ.FT.
 TOTAL FAR = 7,267 SQ.FT.



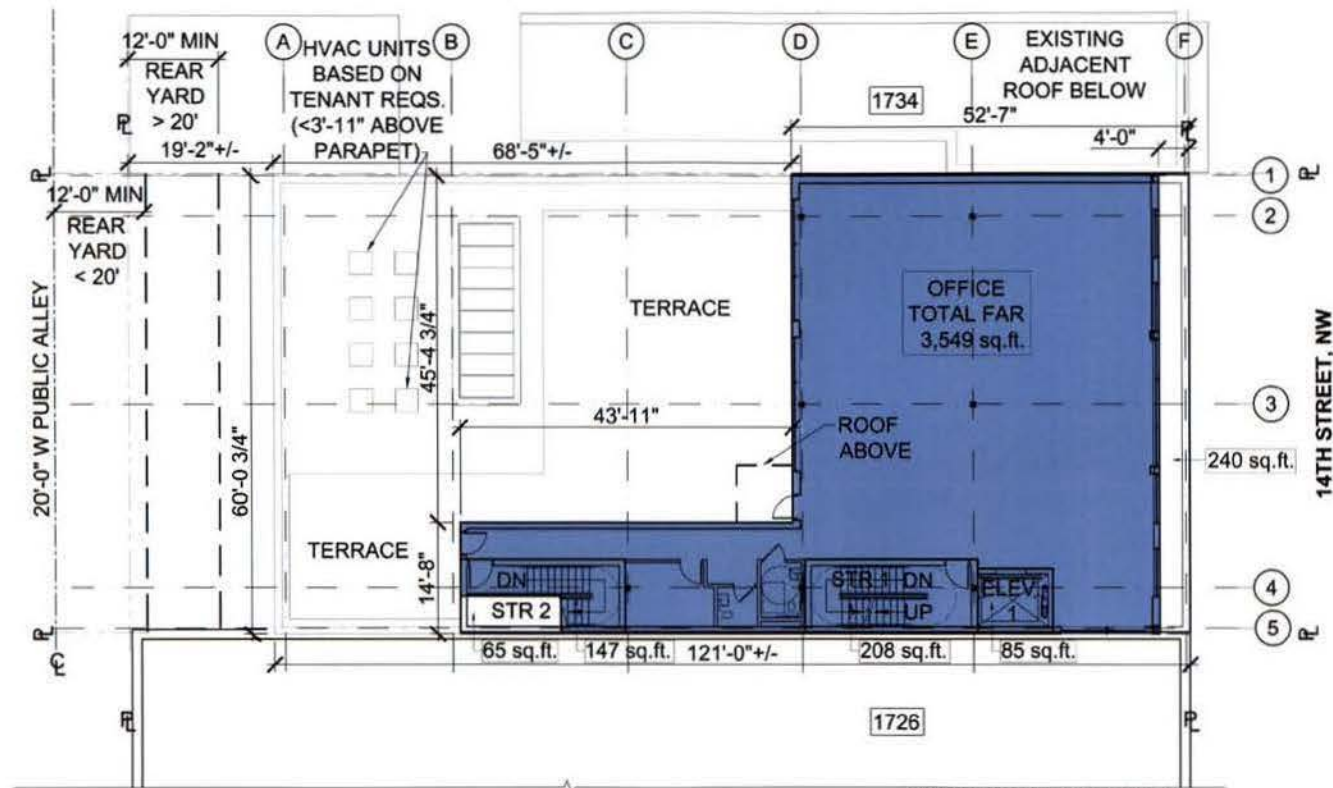
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ZONING DIAGRAMS
FIRST FLOOR FAR - SCHEME 3

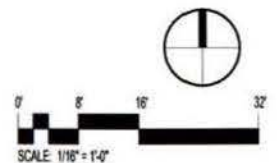
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FOURTH FLOOR FAR - SCHEME 1

■ = AREA INCLUDED IN OFFICE FAR = 3,549 SQ.FT.
□ = AREA NOT INCLUDED IN OFFICE FAR = 0 SQ.FT.
TOTAL FAR = 3,549 SQ.FT.



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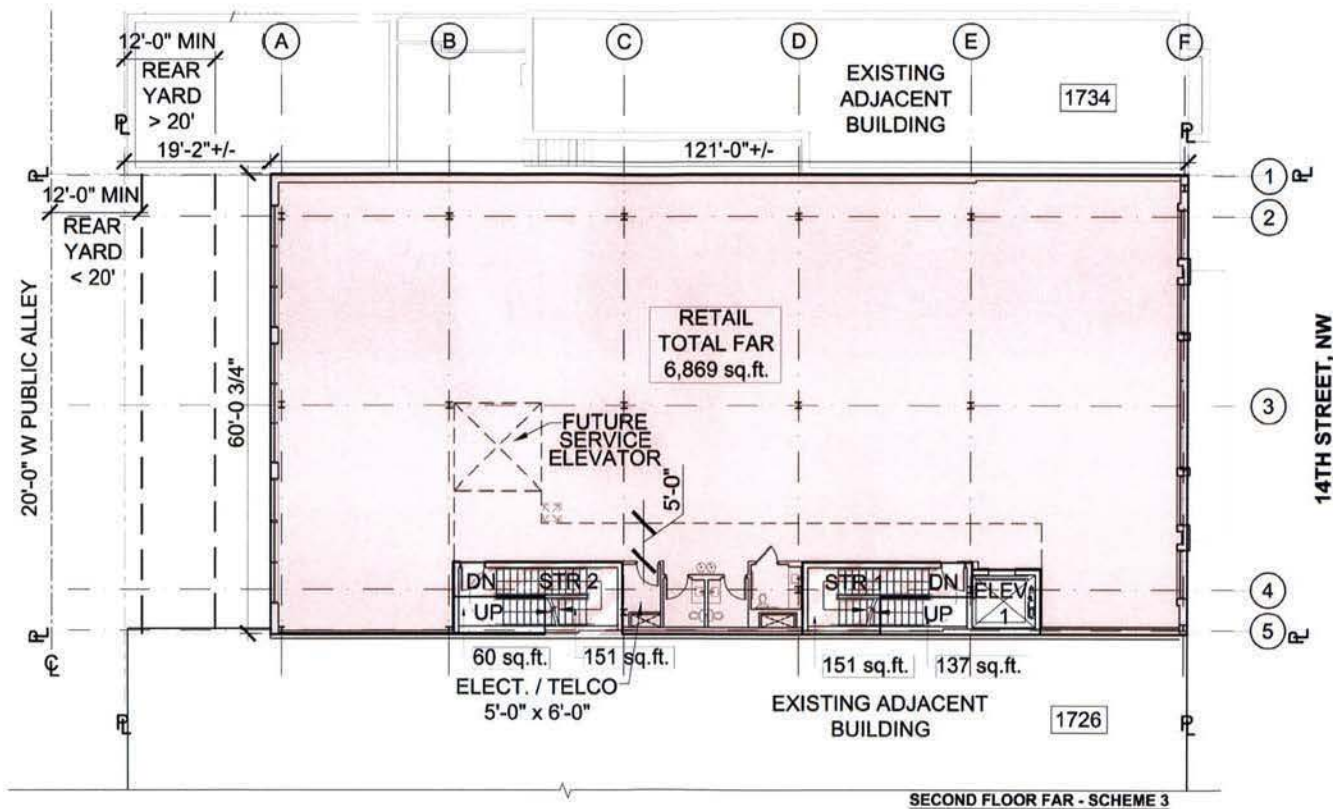
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FOURTH FLOOR FAR - SCHEME 1

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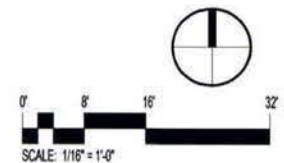


SECOND FLOOR FAR - SCHEME 3

■ = AREA INCLUDED IN RETAIL FAR = 6,869 SQ.FT.

□ = AREA NOT INCLUDED IN RETAIL FAR = 398 SQ.FT.

TOTAL FAR = 7,267 SQ.FT.



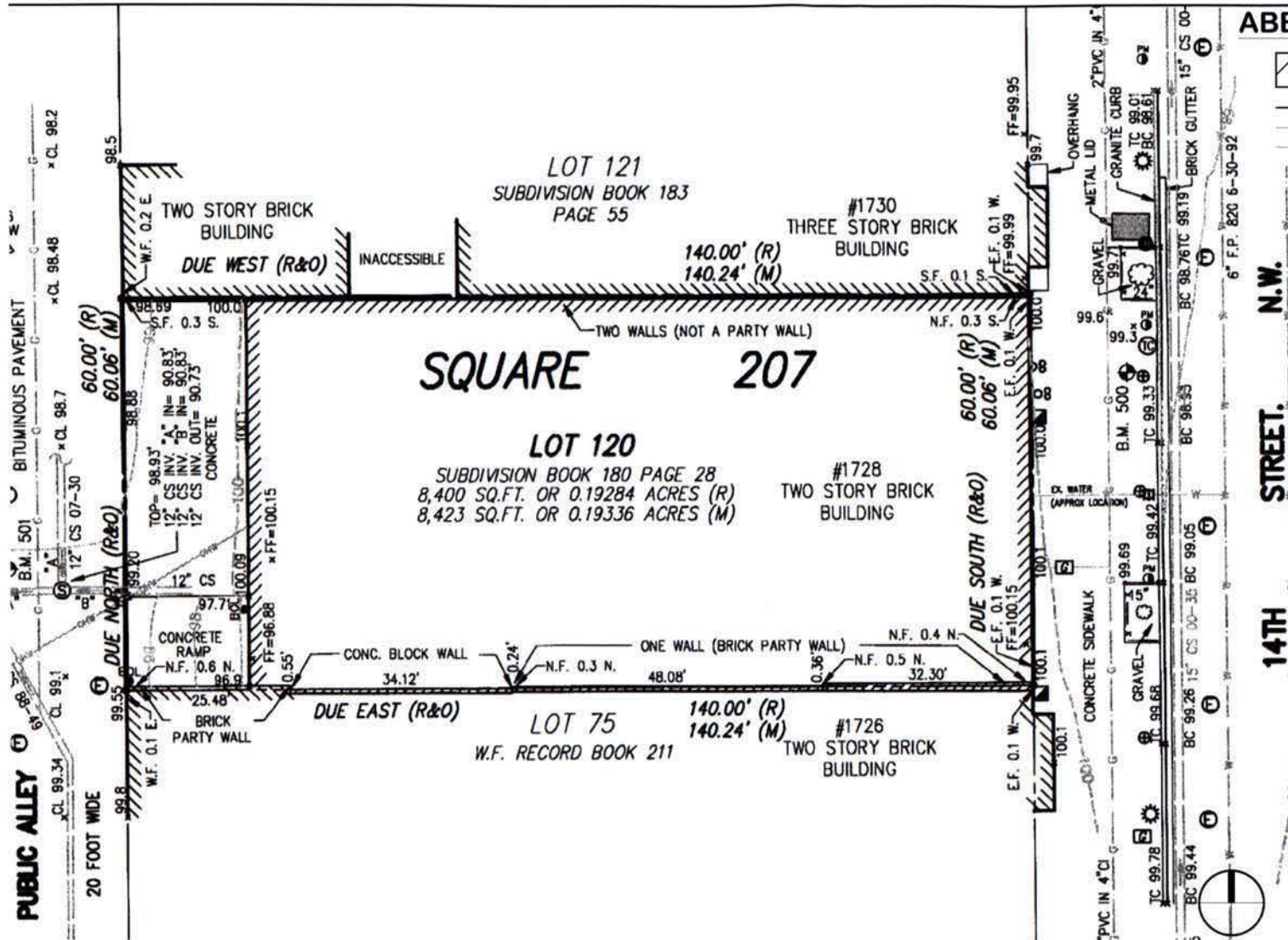
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ZONING DIAGRAMS
SECOND FLOOR FAR - SCHEME 3

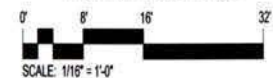
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ABBREVS. AND LEGEND

	BUILDING
	PROPERTY LINE
	PIPE RAILING
	CHAIN LINK FENCE
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	GAS METER
	GAS VALVE
	COMBO SEWER MANHOLE
	CLEANOUT
	ROOF DRAIN
	OVERHEAD UTILITY
	ELECTRIC MANHOLE
	POWER POLE
	ST. LIGHT ON PWR POLE
	WALL MOUNTED CAMERA
	BOLLARD
	TRAFFIC SIGNAL POLE
	TRAFFIC CONTROL BOX
	SATELLITE DISH
	MAILBOX
	DOOR
	TRASH CAN
	SIGN
	PARKING METER
	DECIDUOUS TREE
	ASPH
	CONC
	WROUGHT IRON FENCE



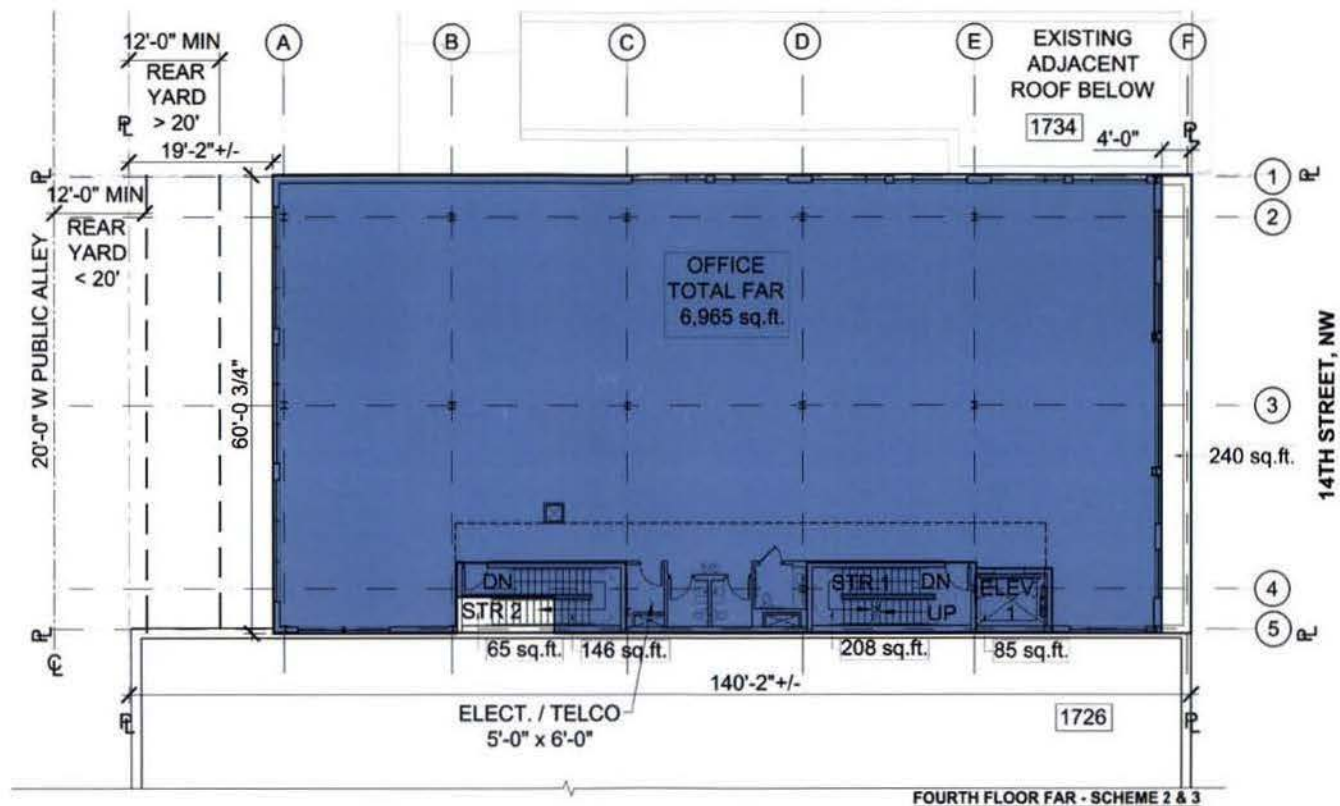
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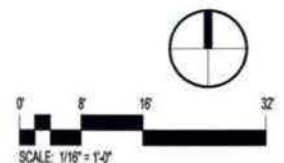
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FOURTH FLOOR FAR - SCHEME 2 & 3

- = AREA INCLUDED IN OFFICE FAR = 6,965
- = AREA NOT INCLUDED IN OFFICE FAR = 65 SQ.FT.
- TOTAL FAR = 7,030 SQ.FT.



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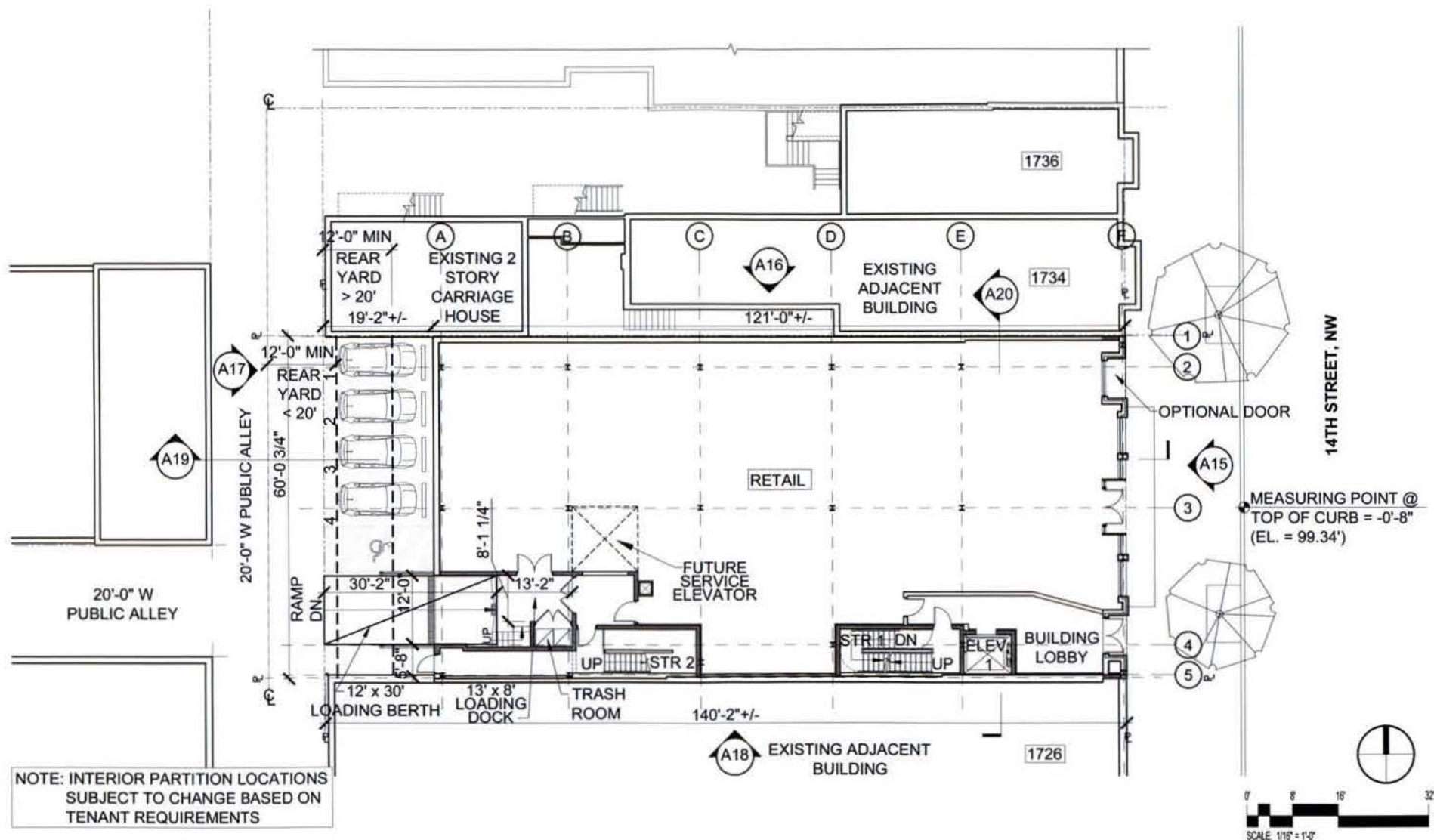
ZONING DIAGRAMS

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FOURTH FLOOR FAR - SCHEME 2 & 3

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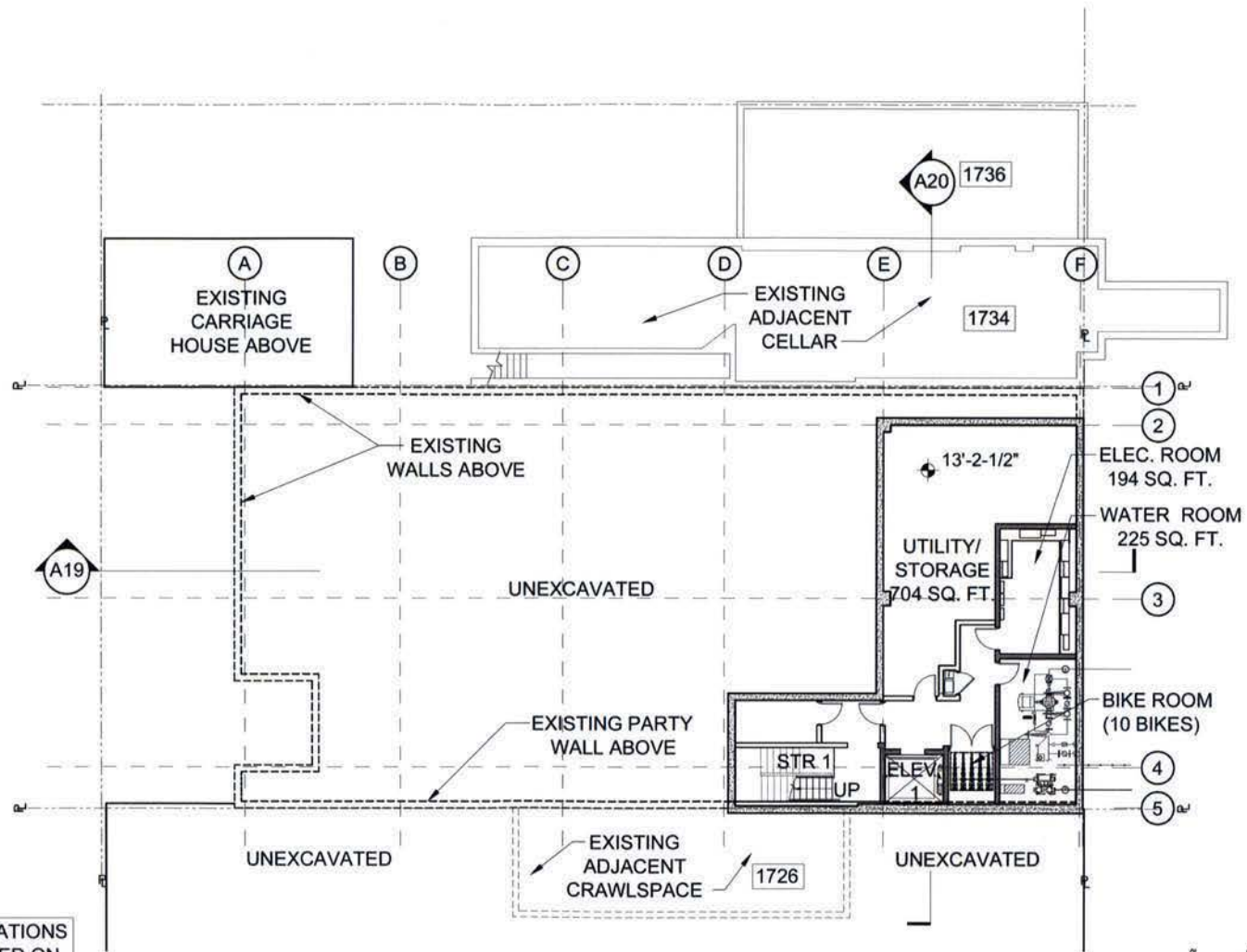
1728 14TH STREET, LLC

PROPOSED FIRST FLOOR PLAN (SITE PLAN)

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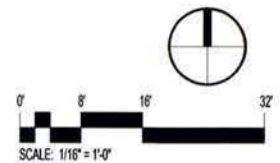


NOTE: INTERIOR PARTITION LOCATIONS
SUBJECT TO CHANGE BASED ON
TENANT REQUIREMENTS

1728 14TH STREET, LLC

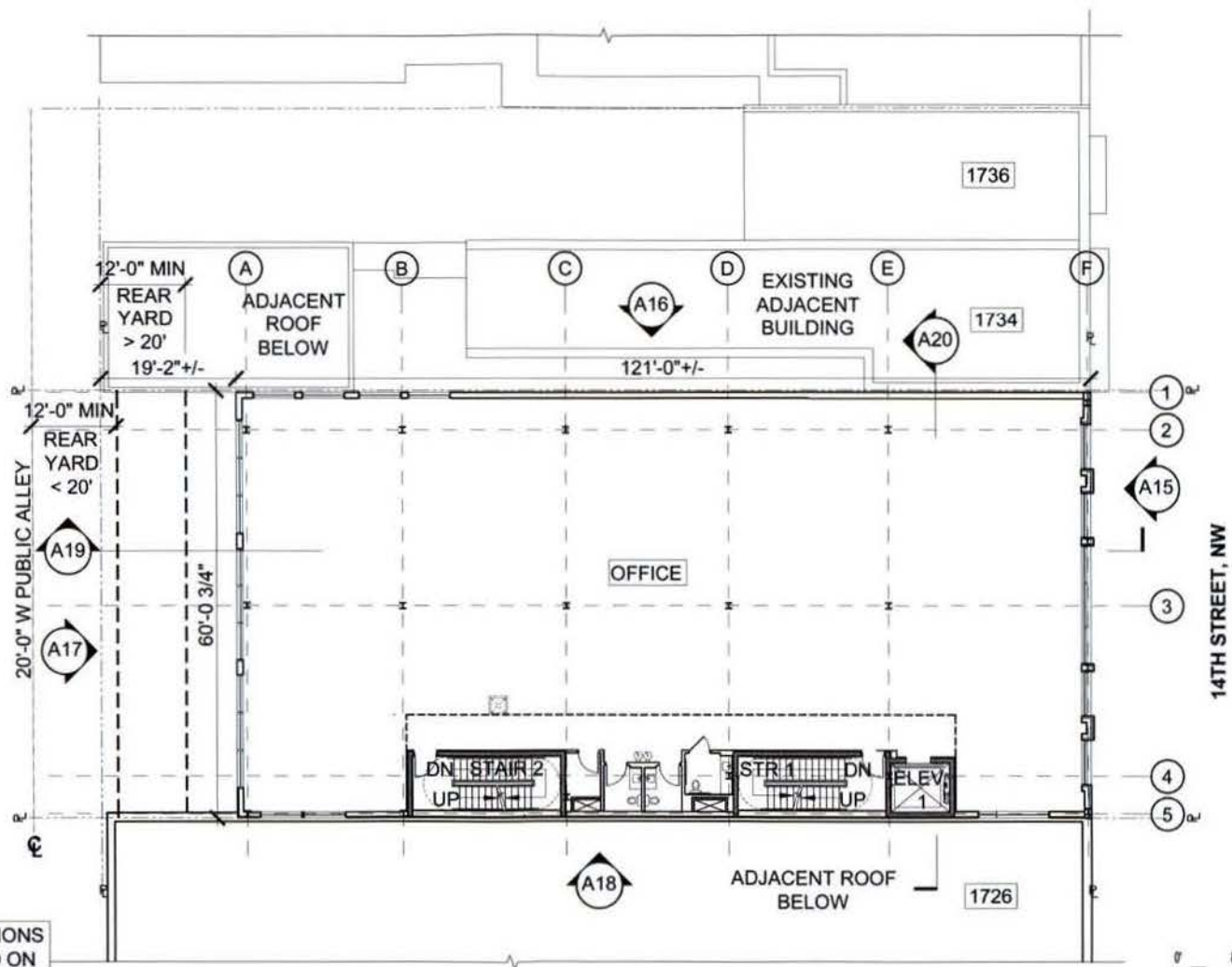
PROPOSED CELLAR FLOOR PLAN

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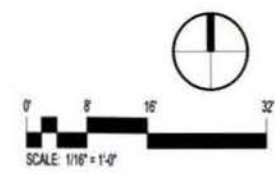


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NOTE: INTERIOR PARTITION LOCATIONS
SUBJECT TO CHANGE BASED ON
TENANT REQUIREMENTS

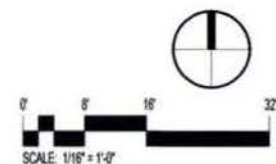
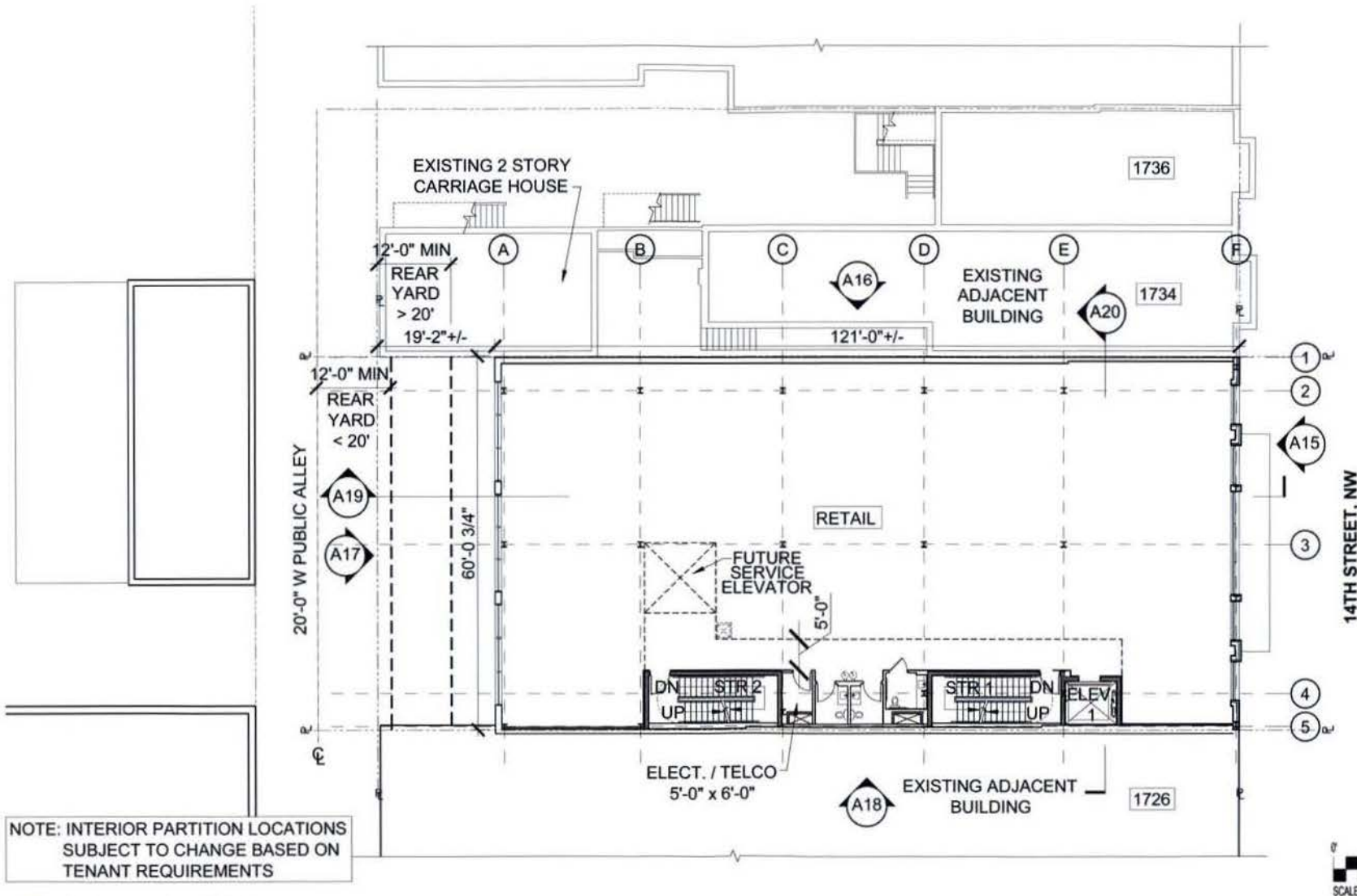


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PROPOSED THIRD FLOOR PLAN

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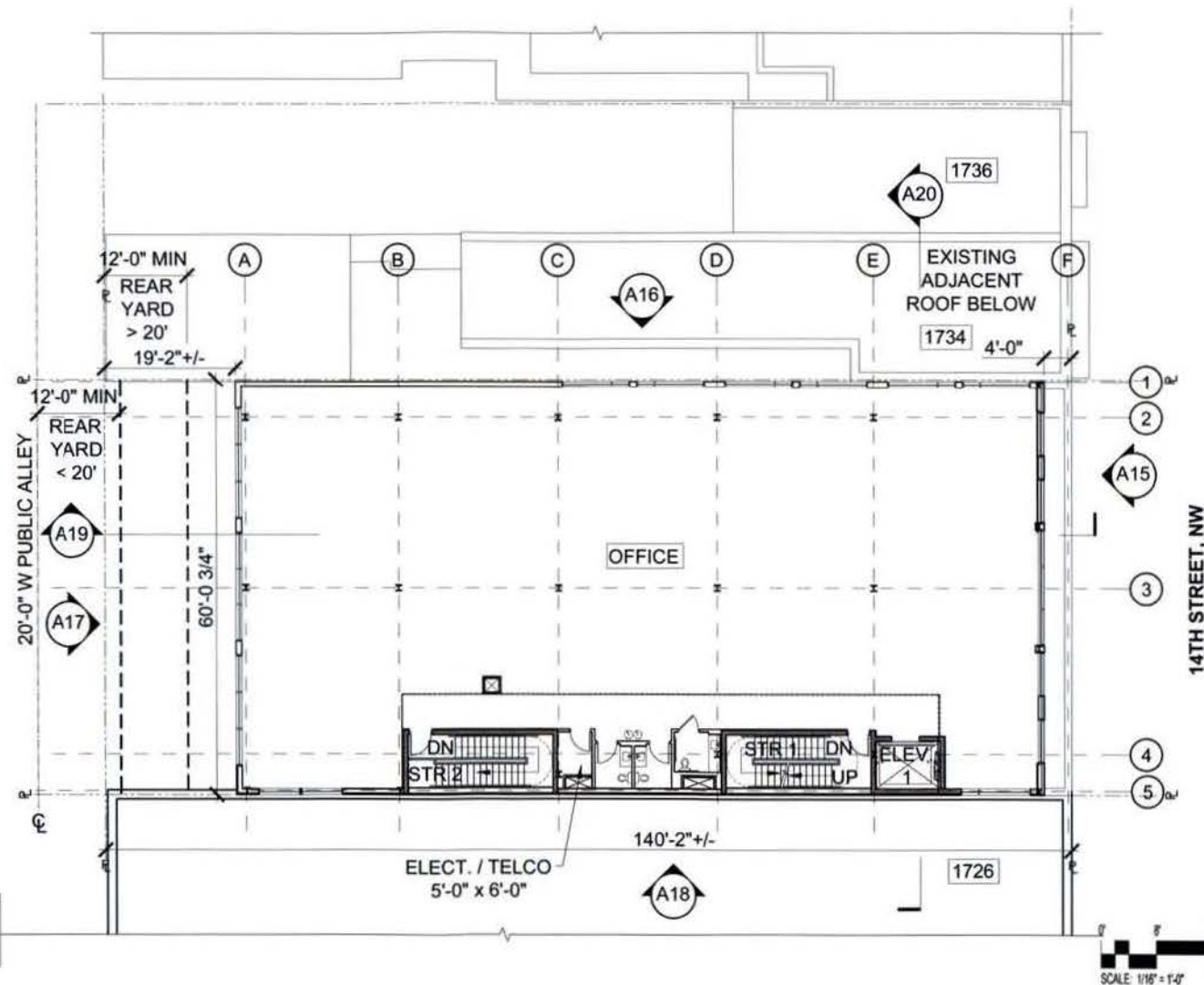
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PROPOSED SECOND FLOOR PLAN

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NOTE: INTERIOR PARTITION LOCATIONS
SUBJECT TO CHANGE BASED ON
TENANT REQUIREMENTS

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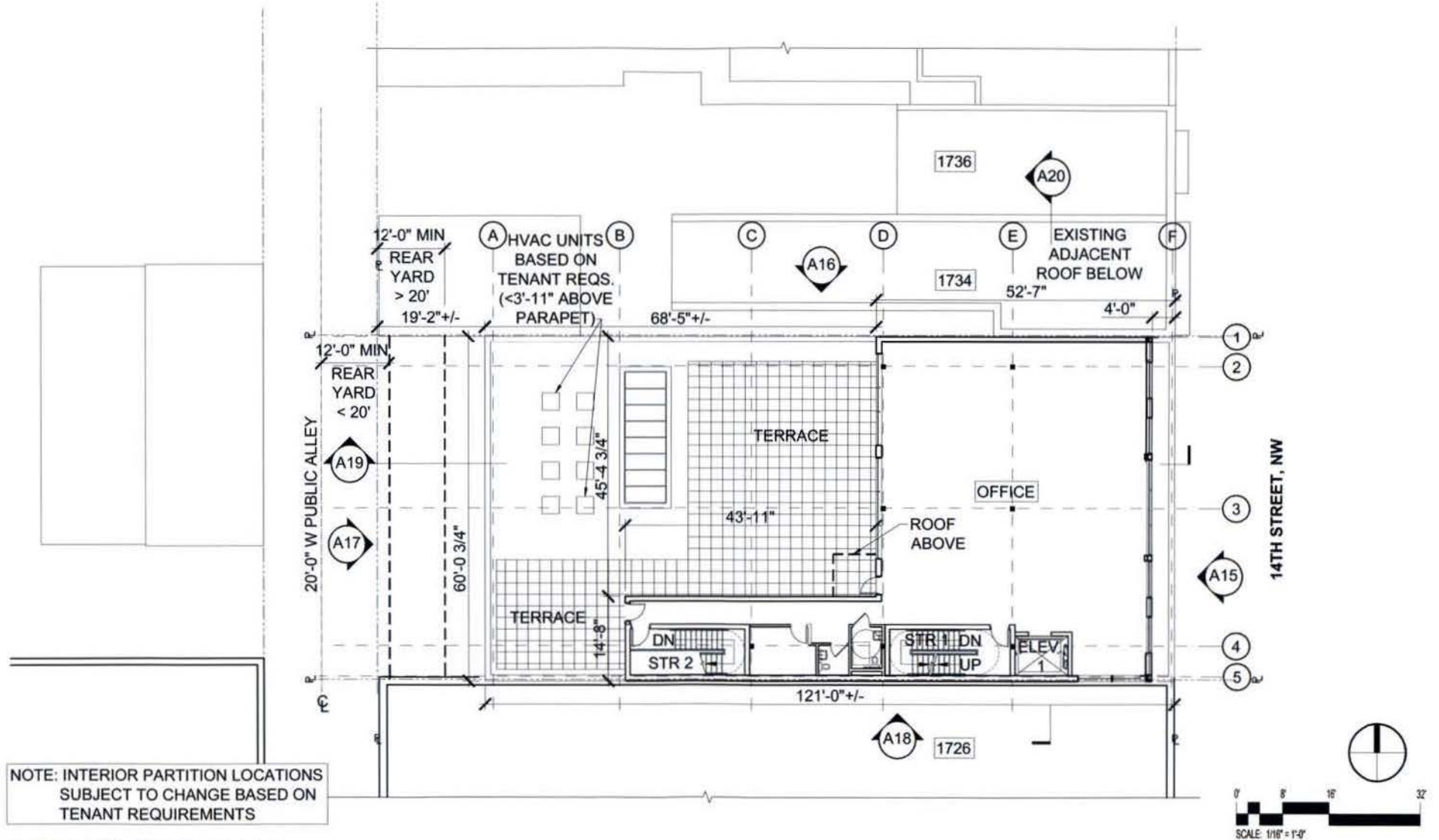
PROPOSED FOURTH FLOOR PLAN (SCHEME 2 & 3)

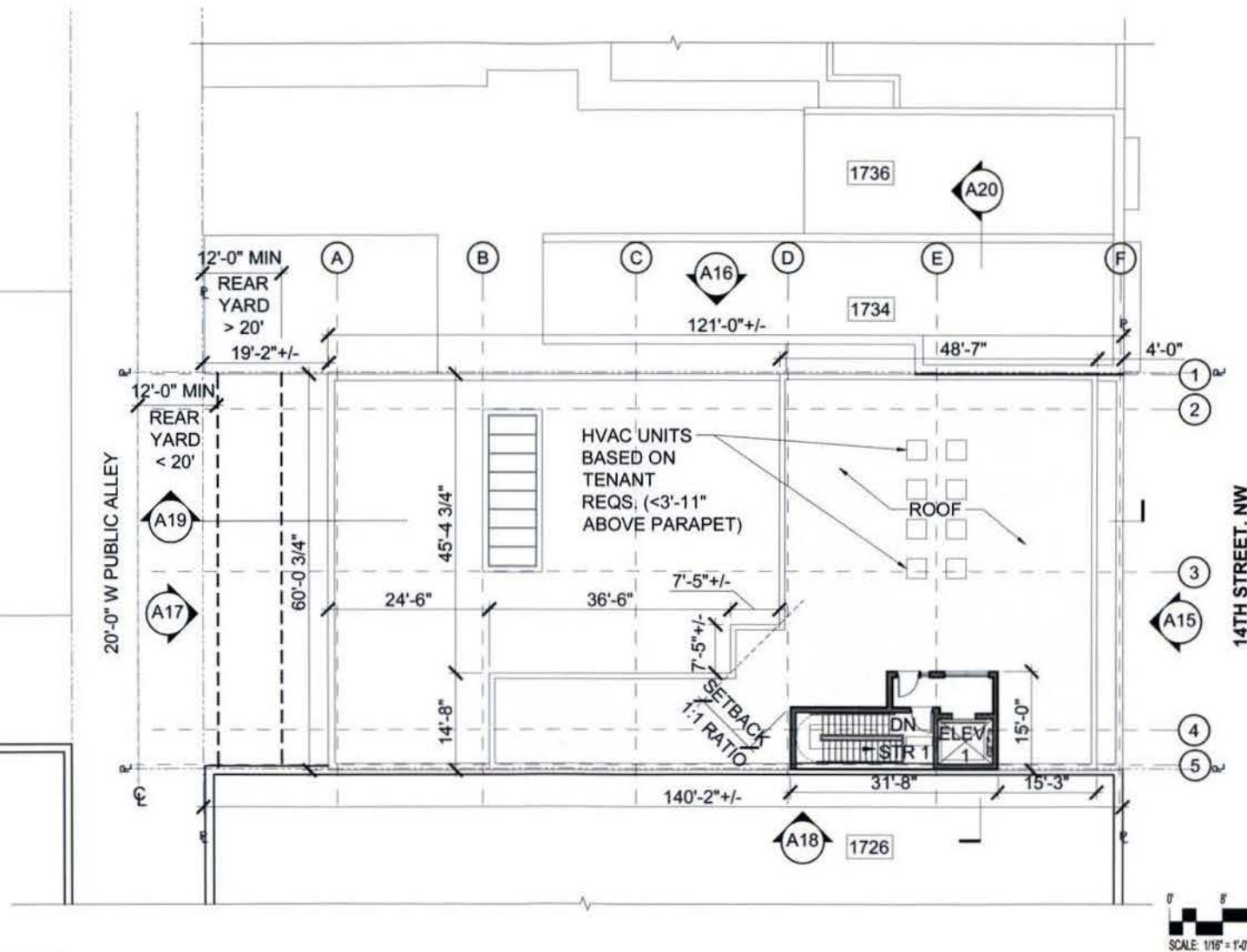
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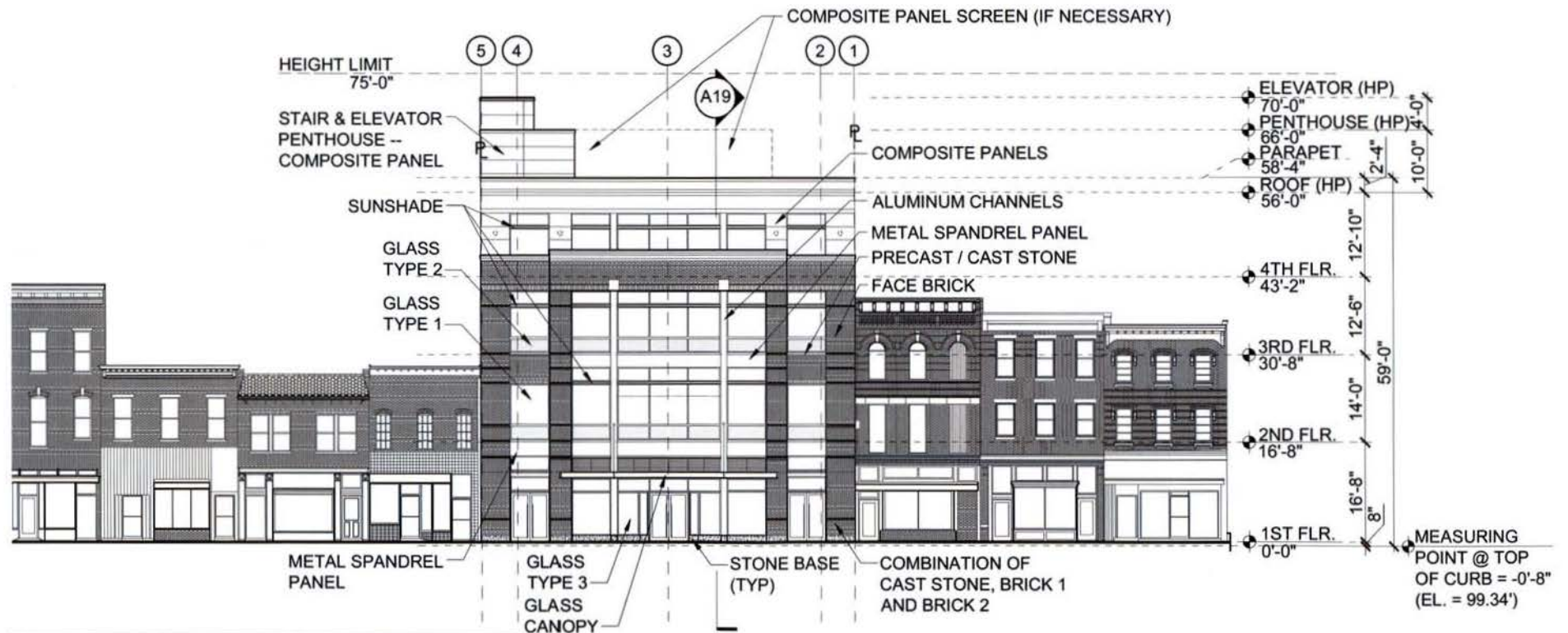
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PROPOSED ROOF PLAN (SCHEME 1)

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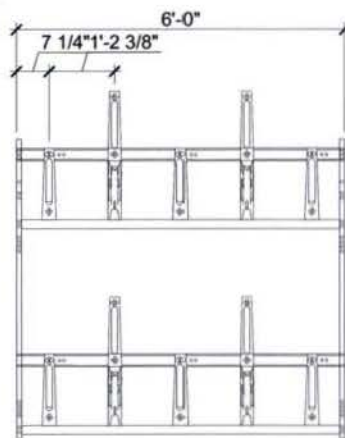
PROPOSED EAST ELEVATION (FRONT)

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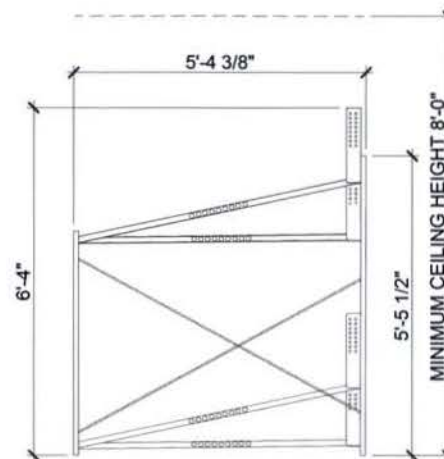
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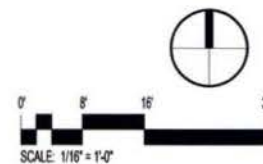
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FRONT VIEW



SIDE VIEW



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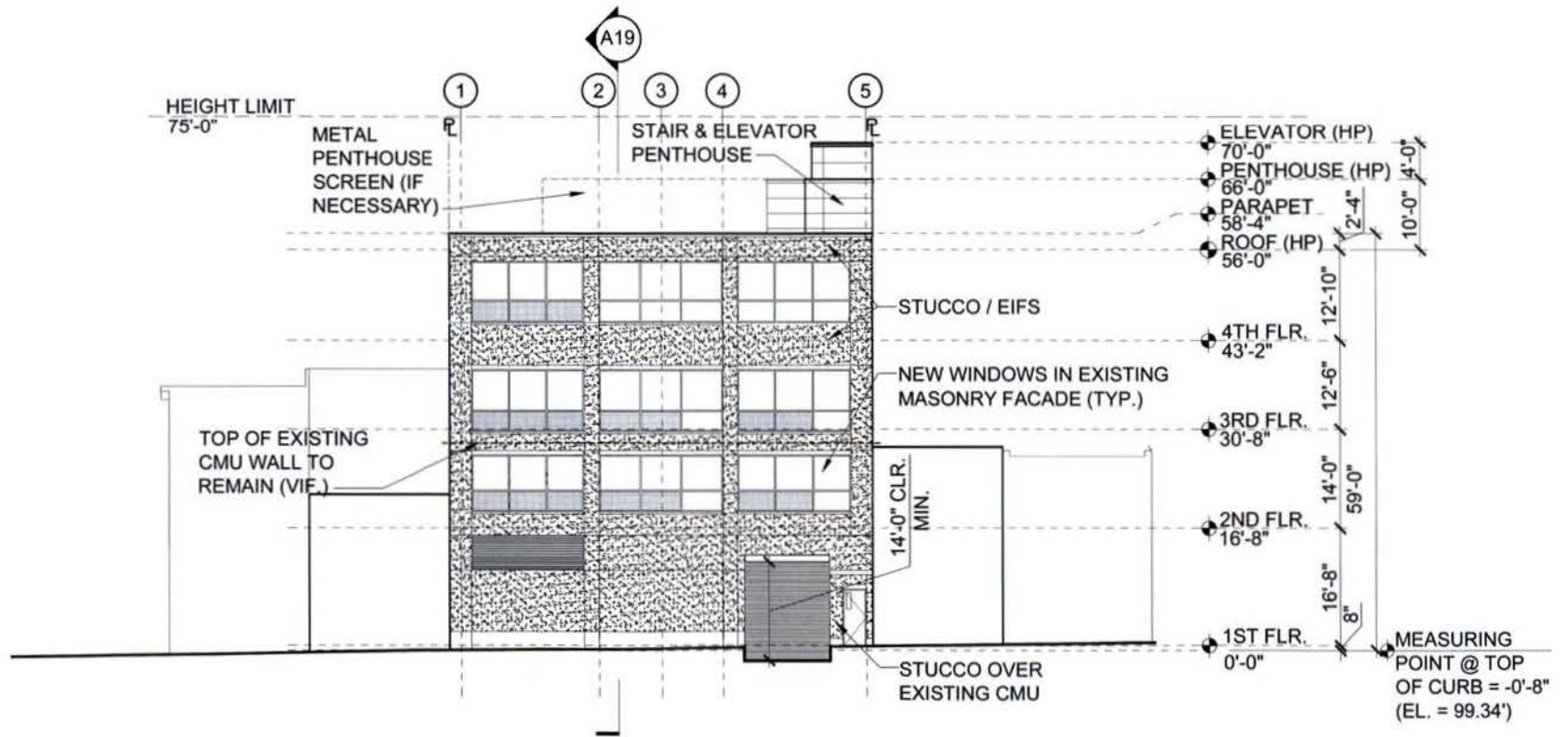
BIKE RACK SPECIFICATIONS

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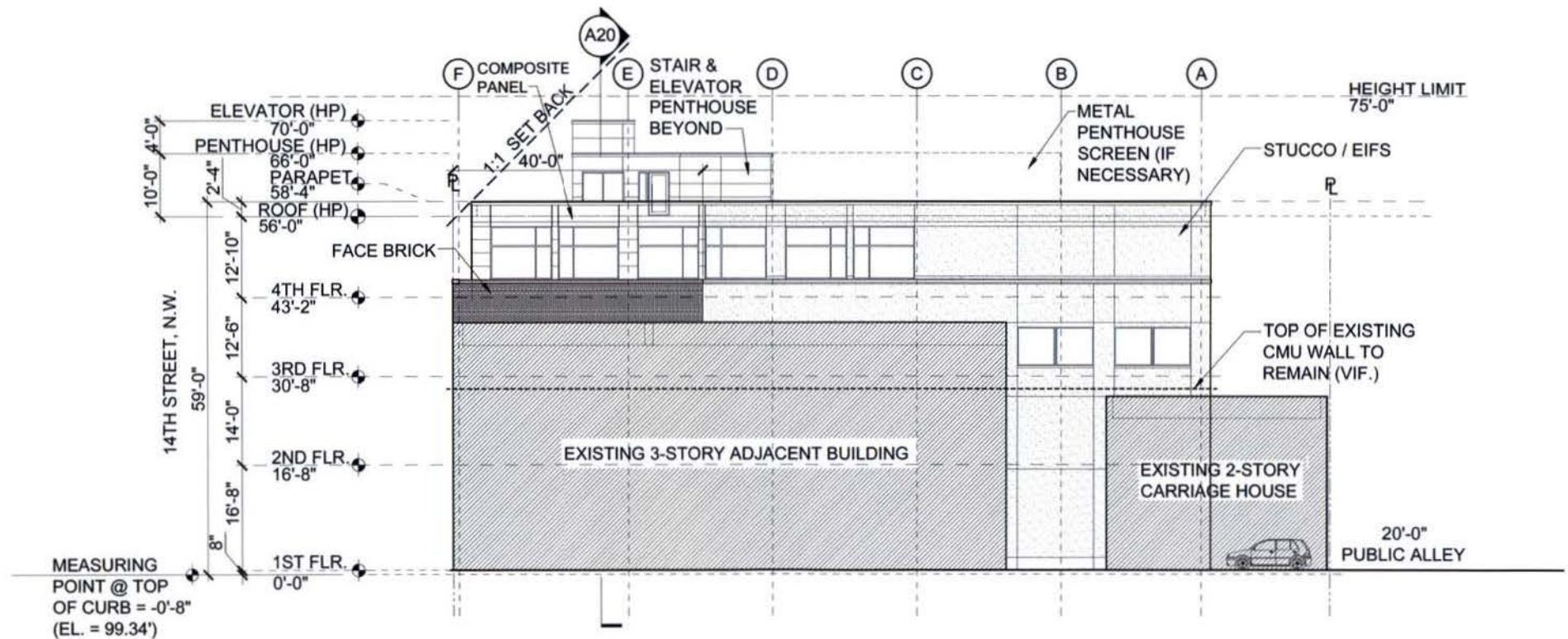
PROPOSED WEST ELEVATION (REAR)

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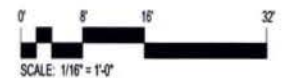


NOTE: FINAL MATERIAL SELECTIONS SUBJECT TO MINOR REVISIONS FOLLOWING HPRB FINAL REVIEW AND APPROVAL.

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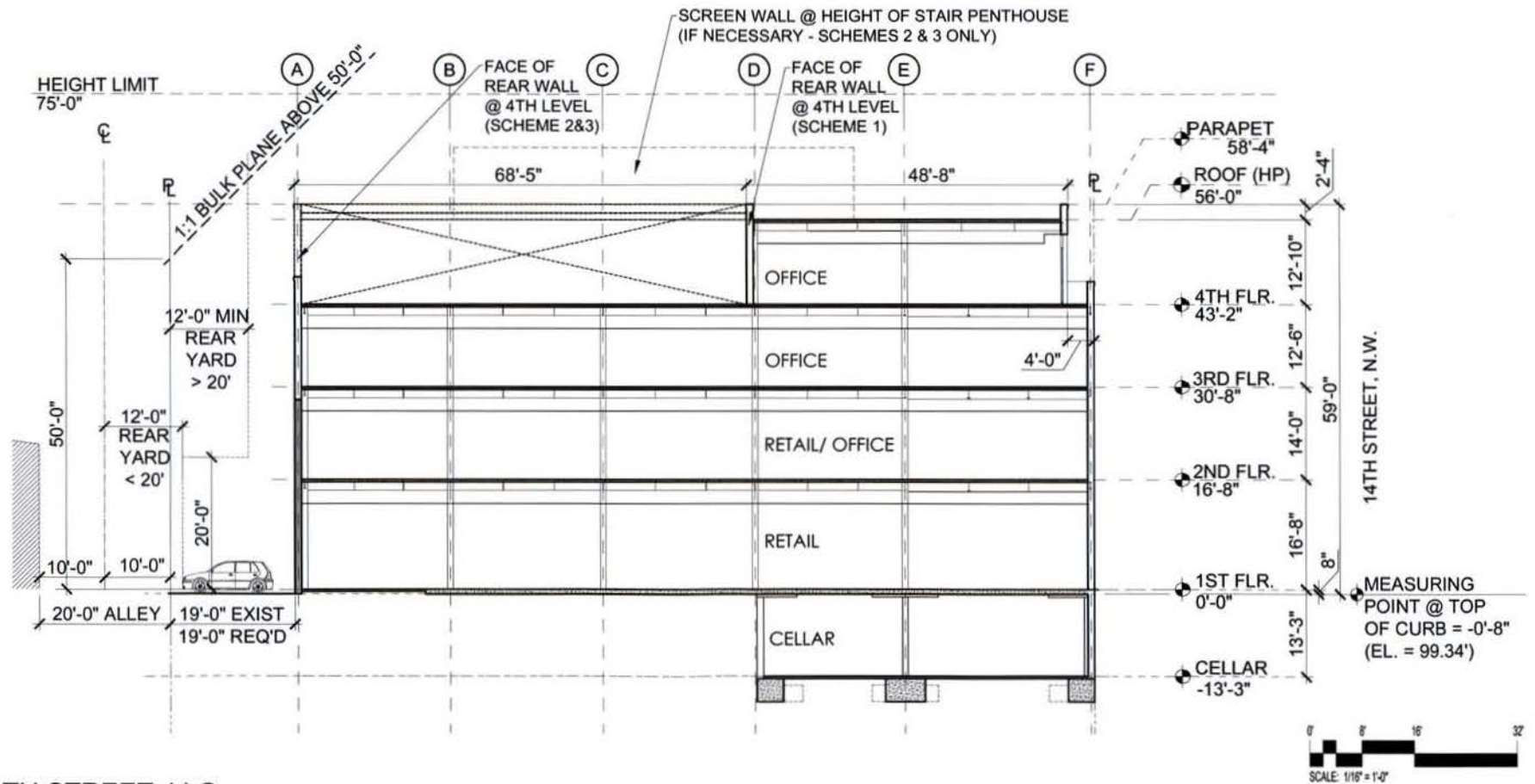
PROPOSED NORTH ELEVATION (SIDE)

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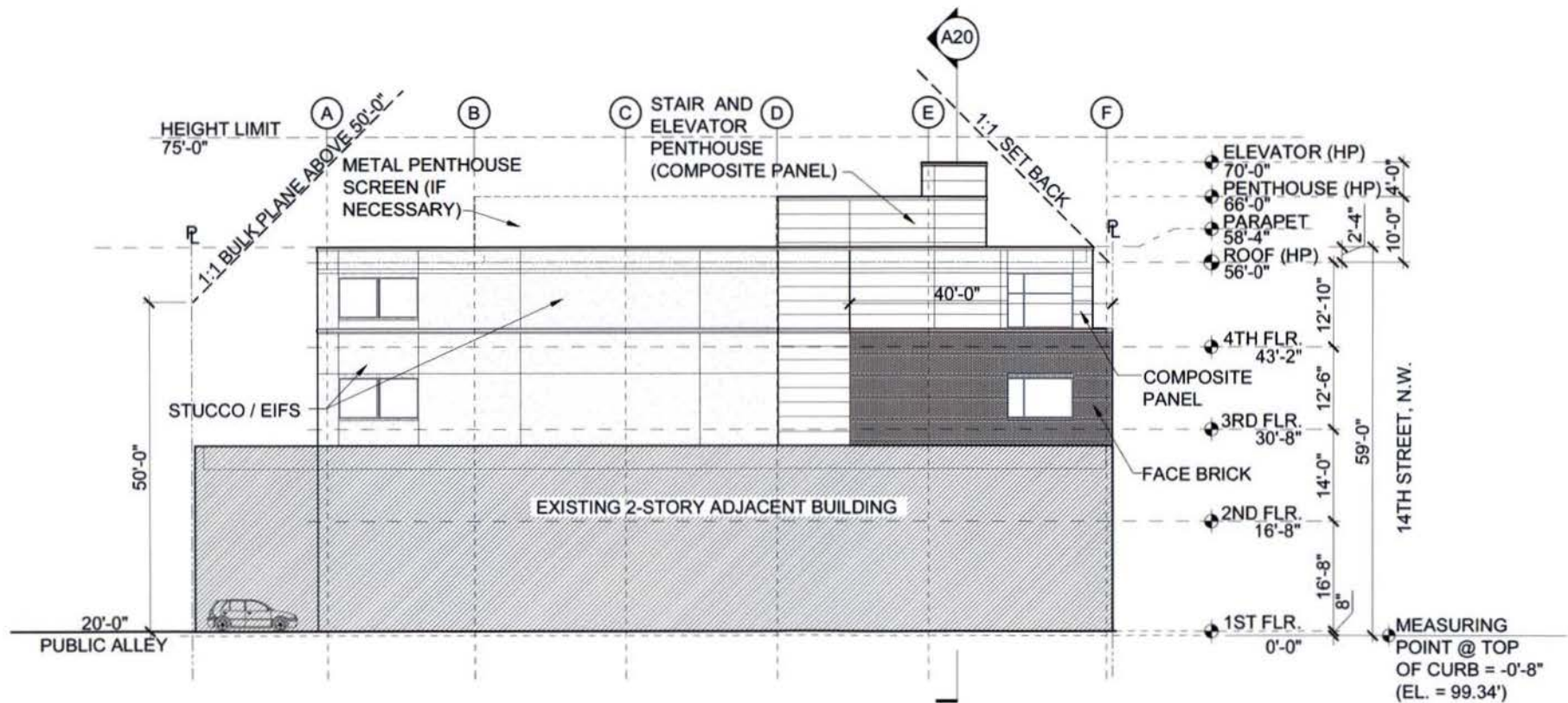
PROPOSED BUILDING SECTION (LOOKING NORTH)

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PROPOSED SOUTH ELEVATION (SIDE)

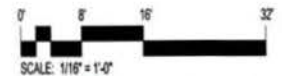
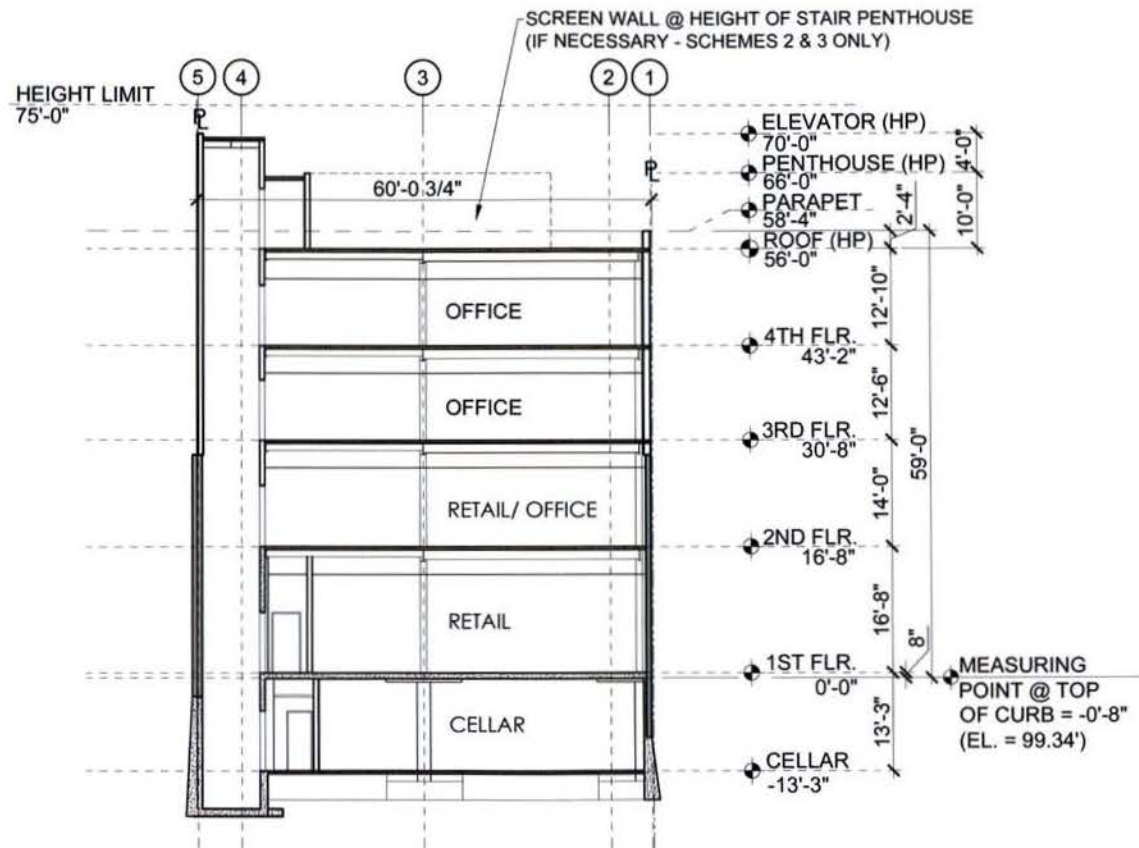
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0 8 16 32
SCALE: 1/16" = 1'-0"

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PROPOSED BUILDING SECTION (LOOKING WEST)

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