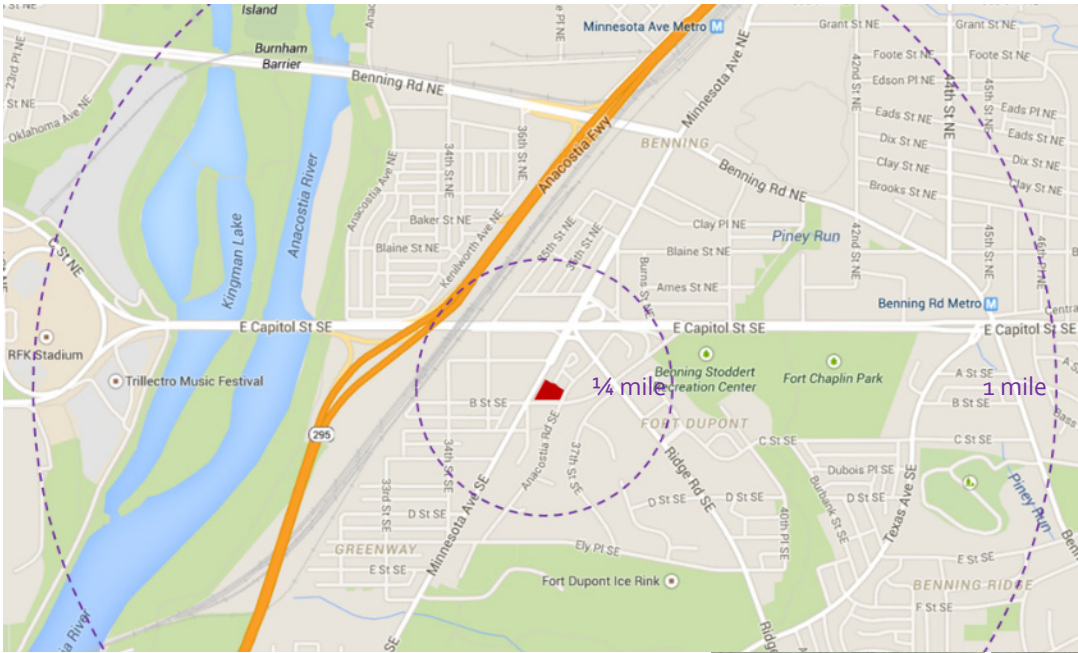


EXHIBIT F



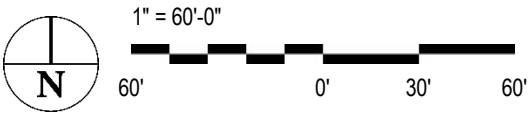
VICINITY



EXISTING SITE



PROPOSED SITE



TABULATIONS		
Current Zoning		R5A
Development Method		By-Right with I.Z.
Site Area		37,543
Special Exception w/ 20% IZ Bonus Density		1.08
Max GSF		40,546
Max Lot Occupancy		40%
Max Footprint		15,017

	EFF.	1 BR	2BR	TOTAL	
	nsf	450	550	825	GSF
Cellar	1	13	0	14	15,017
1st Floor	1	11	3	15	15,017
2nd Floor	3	14	2	19	14,821
3rd Floor	3	7	2	12	10,708
TOTAL	8	45	7	60	
	13%	75%	12%		

TOTAL FAR ft (1,2,3)	<i>FAR:</i>	1.08	40,546
TOTAL GSF (B,1,2,3)			55,563

Required parking for affordable senior	1/6	10
Provided parking		12

* 55' BERTH / 200 SF PLATFORM
REQ'D; 30' BERTH / 100 SF PLATFORM
PROVIDED.

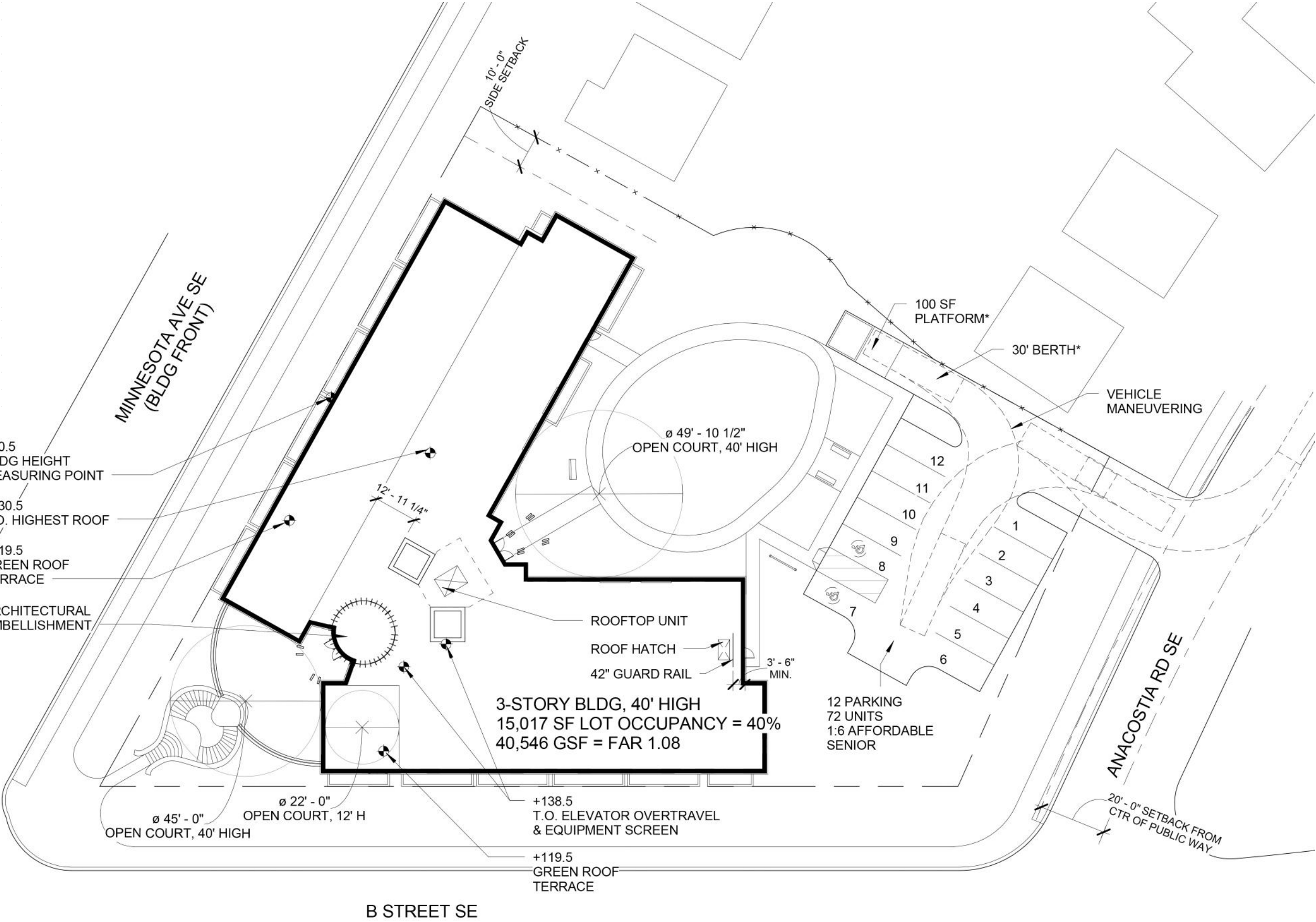
** 1 DELIVERY SPACE REQ'D; NOT
PROVIDED.

+90.5
BLDG HEIGHT
MEASURING POINT

+130.5
T.O. HIGHEST ROOF

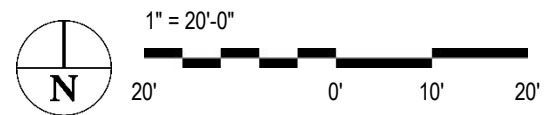
+119.5
GREEN ROOF
TERRACE

ARCHITECTURAL
EMBELLISHMENT





DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN MAY VARY IN LAYOUT AND DETAIL. SIZE, NUMBER, AND LOCATION OF UNITS AND SPACES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. MINOR ADJUSTMENTS IN DIMENSIONS MAY BE NECESSARY FOR CONSTRUCTIBILITY.

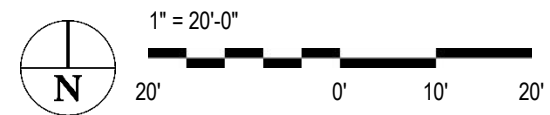






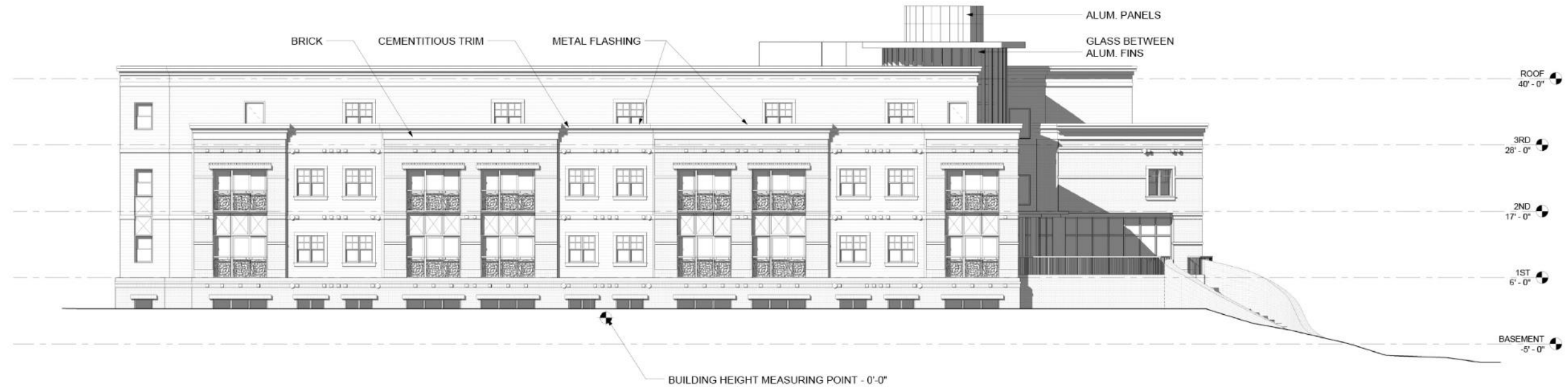


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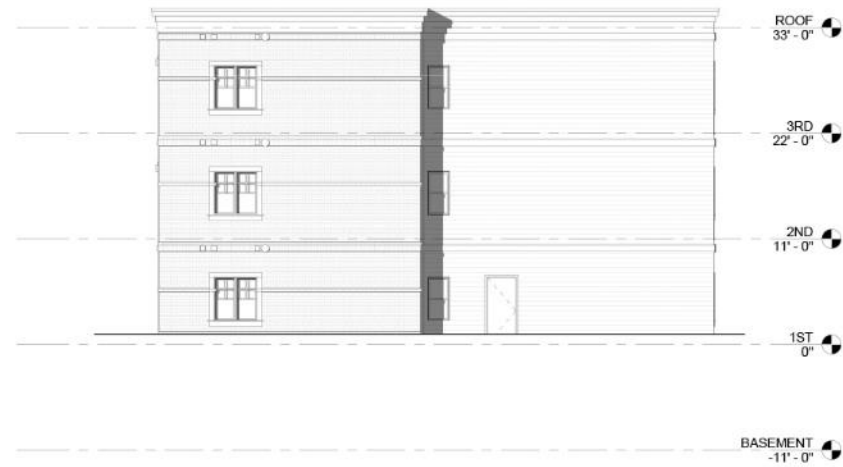




SOUTH ELEVATION – FROM B STREET SE



WEST ELEVATION – FROM MINNESOTA AVE SE



EAST ELEVATION – BLDG END (ANACOSTIA RD)



EAST ELEVATION – FROM PARKING LOT



NORTH ELEVATION – BLDG END



NORTH ELEVATION – FROM PARKING LOT



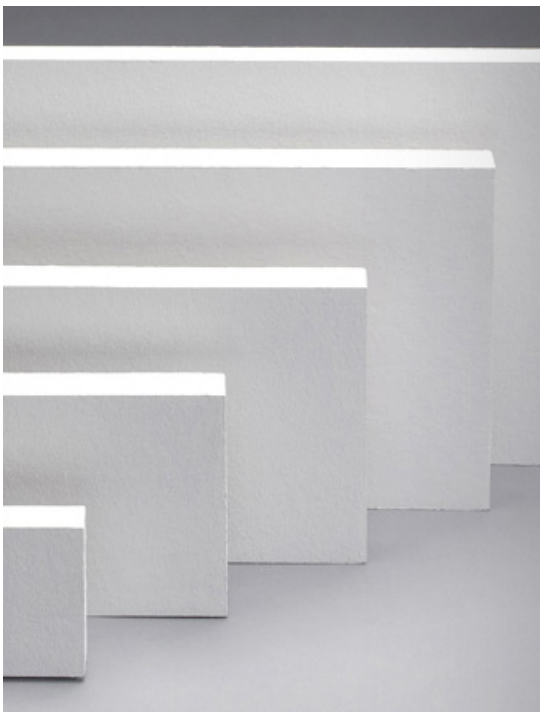
Ben Franklin Brick



**Marquette Brick
(watertable + cornice)**



Timber Bark Siding



Arctic White Trim



**Dove Gray
SR.38/TE.87**

Aluminum Panel + Fins



**Dark Bronze
SR.26/TE.87**

Railing



**Sierra Tan
SR.37/TE.87**

Spandrel Panel



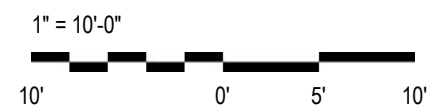
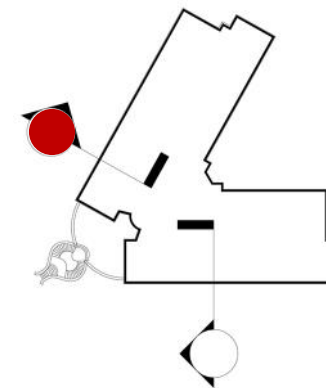
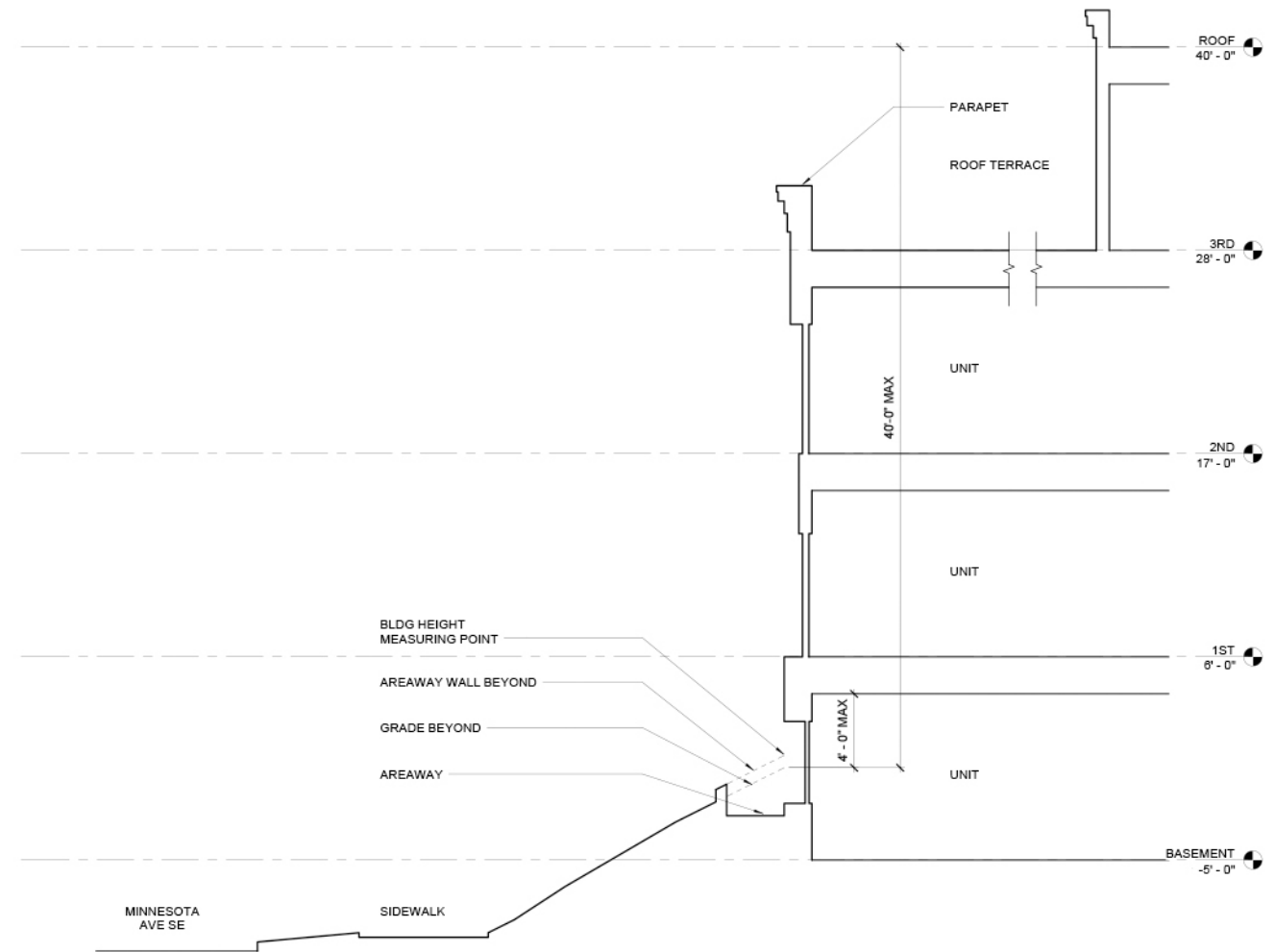
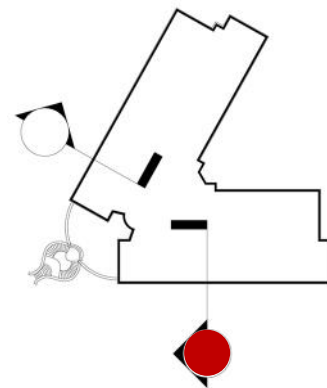
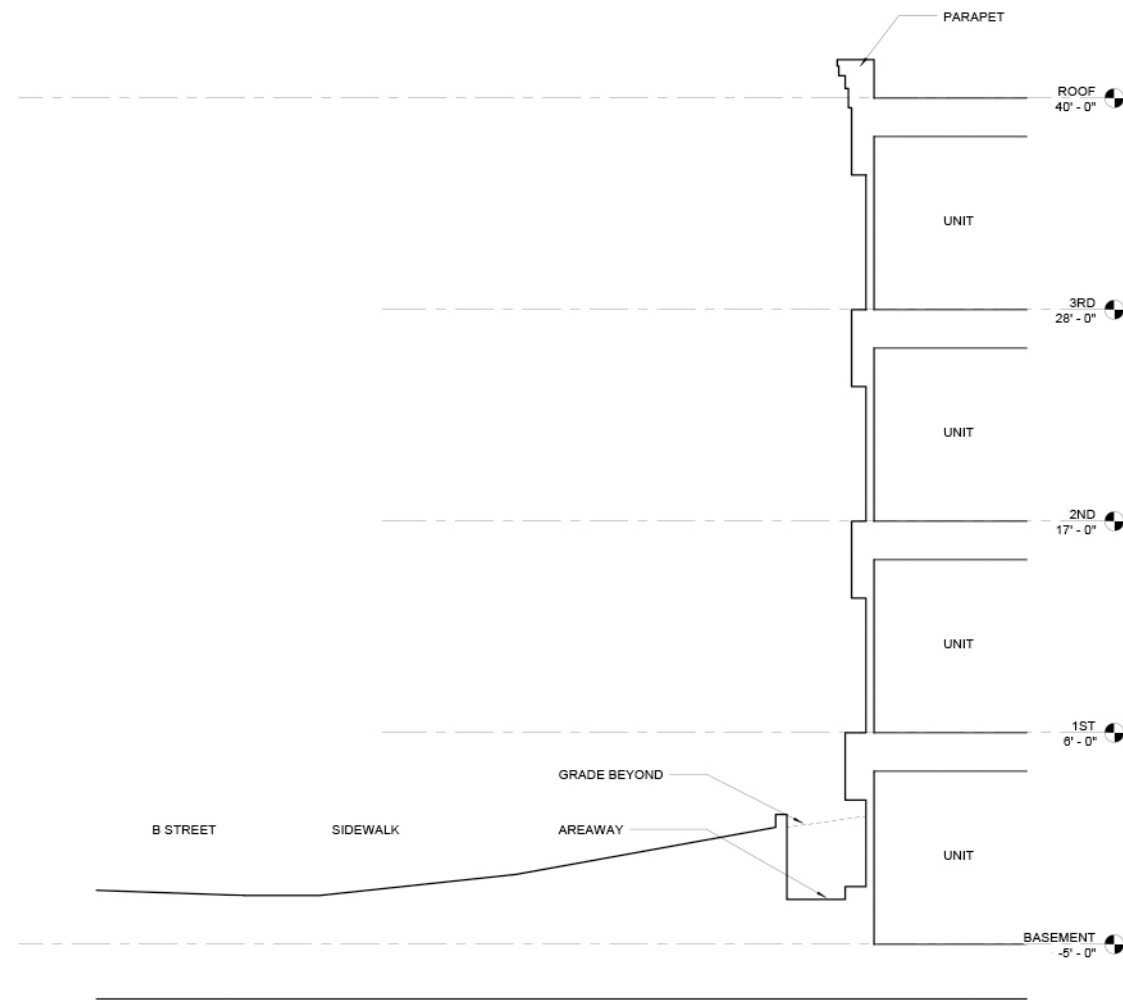
White Vinyl Sliding Patio Door



White Vinyl Double Hung Window







DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN AND LAYOUT MAY VARY. FINAL HEIGHT AND FLOOR ELEVATIONS MAY VARY, BUT OVERALL BUILDING HEIGHT SHALL NOT EXCEED 40'-0".



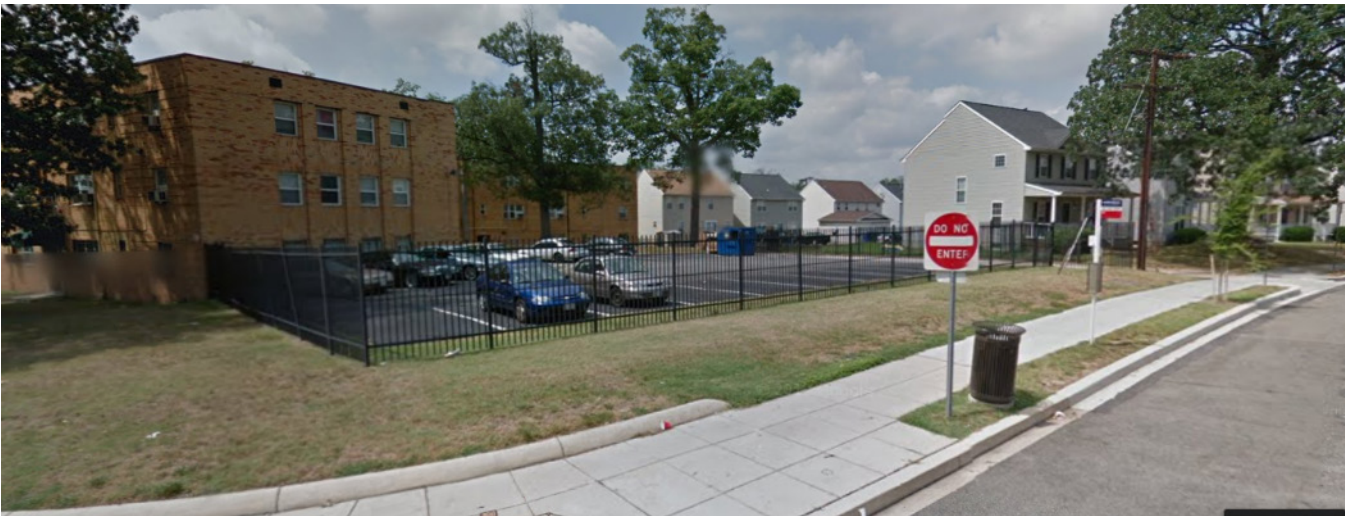
Minnesota Ave. SE



B Street SE



Minnesota Ave. SE



Anacostia Road SE



B Street SE



Anacostia Road SE