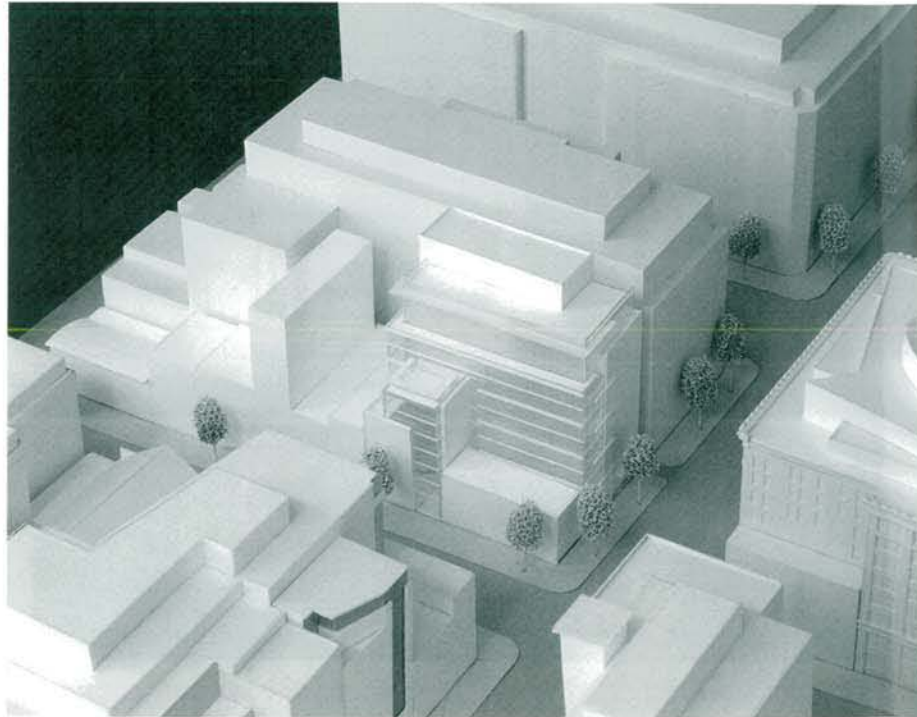


1000 F STREET, NW WASHINGTON DC

A PLANNED UNIT DEVELOPMENT

JUNE 11, 2007

OWNER: DOUGLAS DEVELOPMENT CORPORATION
ARCHITECT: SHALOM BARANES ASSOCIATES
LANDSCAPE ARCHITECT: STEPHENSON & GOOD
LAND USE COUNSEL: HOLLAND & KNIGHT
CIVIL ENGINEER: A. MORTON THOMAS & ASSOCIATES



1000 F STREET, NW

WASHINGTON, D.C. | June 11, 2007 | 1000 F STREET, NW WASHINGTON, D.C.

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ZONING COMMISSION
District of Columbia

CASE NO. 07-18

EXHIBIT NO. 5

shalom baranes associates architects

PUD SUBMISSION



AERIAL PHOTOGRAPH OF SITE (N.T.S.)

1000 F STREET, NW

WASHINGTON, D.C. | June 11, 2007 | 1000 F STREET, NW, WDC

PUD SUBMISSION

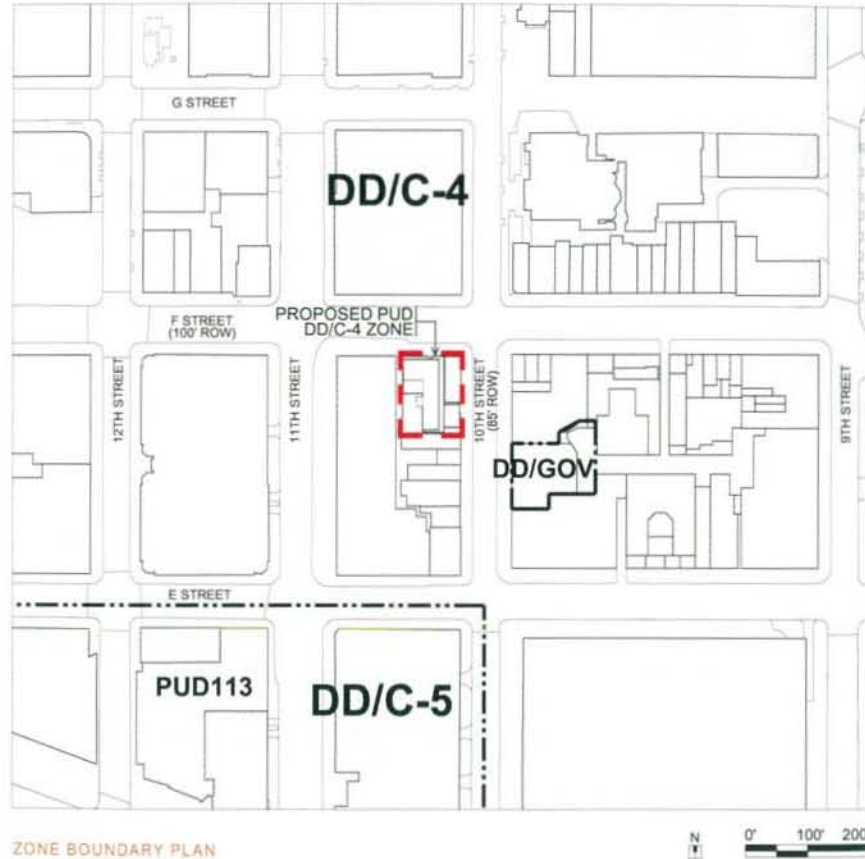
shalom baranes associates architects

AERIAL PHOTOGRAPHY AP1

ZONING TABULATIONS

SQUARE:
LOT:
ZONE:
SITE AREA:

347
18, 19, 818, 819, 820, 821 and portion of alley to be closed
DD/C-4 (Downtown Development Overlay District/Central Business District)
11,790 SF (includes portion of alley to be closed)



	DD/C-4 MATTER-OF-RIGHT	PUD DEVELOPMENT STANDARDS	EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT
FAR (171.2) (1707 A-3) (2408.2)	6.0 (DD Overlay-Historic Preservation) 8.5 (C-4 District)	10.5	1.98 ESTIMATED (NOTE 7)	TOTAL: 8.26 RETAIL: 0.53 OFFICE: 7.73
FAR FLOOR AREA (NOTE 1)	6.0 x 11,790 = 70,740 GFA (NOTE 2)	10.5 x 11,790 = 123,795 GFA	22,770 SF ESTIMATED	TOTAL: 97,404 SF RETAIL: 8,218 SF OFFICE: 91,186 SF
LOT OCCUPANCY (172.1) (2408.4)	100.0%	VARIABLE	99% (NOTE 6)	100.0%
BUILDING HEIGHT (179.1) (1708.8) (2408.1)	C-4: 110'-0" 1010 HEIGHT ACT: 120'-0" (NOTE 4)	130'-0"	35'-0"	120'-0" (11 FLOORS)
PENTHOUSE HEIGHT (177) (411)	18'-6"	18'-6"	NONE PROVIDED	18'-6"
PENTHOUSE AREA (411.7)	0.37 FAR OR 4,362 SF	VARIABLE	NONE PROVIDED	0.26 FAR OR 3,063 SF
REAR YARD (174) (2408.5)	NOT REQUIRED (NOTE 3) C-4: 2.5 IN FT; 12 FT MIN	VARIABLE	NONE PROVIDED	NONE PROVIDED
SIDE YARD (175) (2408.5)	NOT REQUIRED (NOTE 3) C-4: NOT REQUIRED; 2 IN FT (8 FT MIN) IF PROVIDED	VARIABLE	NONE PROVIDED	NONE PROVIDED
COURT WIDTH (2408.5) OPEN COURT (179.1)	WIDTH = 3 IN FT OF HT: 12 FT MIN	VARIABLE	NOTE 6	OPEN COURT #1: W = 74'-0" OPEN COURT #2: W = 9'-0" OPEN COURT #3: W = 124'-0" OPEN COURT #4: W = 5'-0" OPEN COURT #5: W = 114'-0" OPEN COURT #6: W = 20'-10" OPEN COURT #7: W = 43'-0"
PARKING (2101.1) (2408.6)	OFFICE: 1 PER 1800 SF OVER 2000 SF RETAIL: NONE REQUIRED UNDER 30,000 SF (NOTE 5)	VARIABLE	NONE PROVIDED	TOTAL PROVIDED: 31 TOTAL ZONING SPACES PROVIDED: 23
LOADING (2201.1) (2408.8)	OFFICE (30,000, 100,000 GSF): 1 BERTH @ 30' DEEP 1 PLATFORM @ 100 SF 1 SERVICE-DELIVERY @ 20' DEEP RETAIL: NOT REQUIRED UNDER 8,000 GSF (NOTE 5)	VARIABLE	NONE PROVIDED	1 SERVICE-DELIVERY (12'-0" x 20'-0") NONE PROVIDED

NOTES:

1. FAR Floor Area includes a deduction of 2% for mechanical shafts, but does not include areas for (1) bays projecting over the property line, (2) parking access ramps, and (3) spaces with structural clearance less than 6'-6".
2. Per Section 1700.4, DD Overlay Zone shall govern.
3. Per Section 1707.6, no rear or side yard requirements apply. (1707.6: The rear and side yard requirements of the underlying zone district shall not apply in the Downtown Historic District or Penn Ave Historic Site.) Site is located within the Penn Ave Historic District.
4. Based on F Street R.O.W. of 100'-0".
5. Retail Area Provided = 6,345 GSF
6. Lots 818, 819 & 821 have nonconforming courts in the alley proposed to be closed, which equal less than 1% of total lot area
7. Existing FAR (Estimated):
Lot 18 = 2.50
Lot 19 = 1.99
Lot 818 = 2.09
Lot 819 = 1.91
Lot 820 = 1.50
Lot 821 = 2.17

1000 F STREET, NW

WASHINGTON, D.C.

TURN 11, 2007

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PUD SUBMISSION

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DEVELOPMENT DATA D1



1. VIEW OF SITE - SOUTHWEST CORNER 10TH & F STREETS



2. F STREET



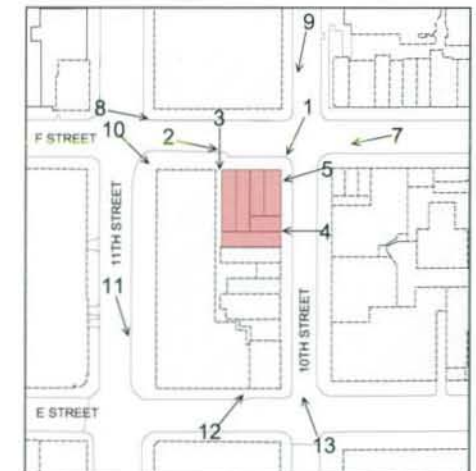
3. F STREET ALLEY LOOKING SOUTH



4. 10TH STREET



5. 1000 F STREET - 10TH STREET ELEVATION



KEY PLAN

1000 F STREET, NW

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CURRENT SITE PHOTOGRAPHS | S1



6. BIRD'S EYE VIEW OF SITE LOOKING WEST



7. F STREET LOOKING WEST



8. F STREET LOOKING EAST



9. 10TH STREET LOOKING SOUTH



10. LINCOLN SQUARE - SOUTHEAST OF 11TH & F STREETS



11. 11TH STREET LOOKING SOUTH



12. E STREET LOOKING NORTHEAST



13. 10TH STREET LOOKING NORTH

1000 F STREET, NW

WASHINGTON, D.C.

JUNE 17, 2007

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architects

CURRENT SITE PHOTOGRAPHS

S2

Topic Area: 1301 So. Ft. in 26444 Acres (For Records)
13,121 Sq. Ft. in 26444 Acres (For Survey)

Property owner among the Records of the () Surveyor's Office as follows:

Original Records of Surveys - Book 2, Page 347
Subdivision Book 10 - Page 189
Survey Book 141 - Page 219
Survey Book 127 - Page 289
Survey Book 142 - Page 289
Survey Book 86 - Page 150
D.C. Surveyor's Map No. 635

Property Owner: "IDGC" Commercial, General Business District, with Government Development Authority

The property owner herein is [X] to verify its Special Flood Hazard Area as established by the U.S. Federal Emergency Management Agency's National Flood Insurance Program. Flood Insurance Rate Maps Community Panel No. 130001-0525-0 effective since November 15, 1988, shown as within the Flood Hazard Area of Minimal Flooding.

Comments/Note: Title Insurance Company Commitment, to the recordable No. BE7715, issued on June 26, 2008, was reviewed, examined and noted prior to preparing the survey.

Property owner makes no statement by this survey unless otherwise indicated.

Boundary information shown herein was obtained from official City records and/or other official records of the City. Property owner hereby certifies that official records may not necessarily agree with actual measurements and/or records in the District of Columbia are subject to change at the discretion of the Surveyor (D.C.).

Underground utilities shown as utilities and/or facilities, if any, were located from available records and/or in the field by the Surveyor. The Surveyor does not warrant, investigate, nor guarantee, the location, depth, or condition of any underground utilities shown on this survey. For marking of underground utility, see: "AS 9532 (07/17) or 9505-1017-1" at least 60 hours prior to any excavation or construction. Note: Not all utility records have been reviewed at date of survey.

True system of related zoning shown as in property.

Surveying methods and calculations required herein were based on **NSCPM Survey**.

Minimum Building Setback Requirements = "IDGC" Zone as of March 1, 2009. District of Columbia.

7) CARDINAL BANK, in liquidation (not exempt as this interest-free loan is not a loan against the wall, i.e.)
UNIONBANK CAPITAL INVESTMENTS, LLC
COMMERCIAL TRUST FIDELITY INSURANCE COMPANY, and
LEONARD & STEVEN, INC.

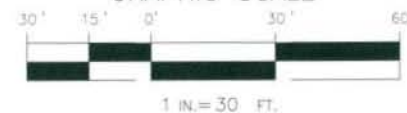
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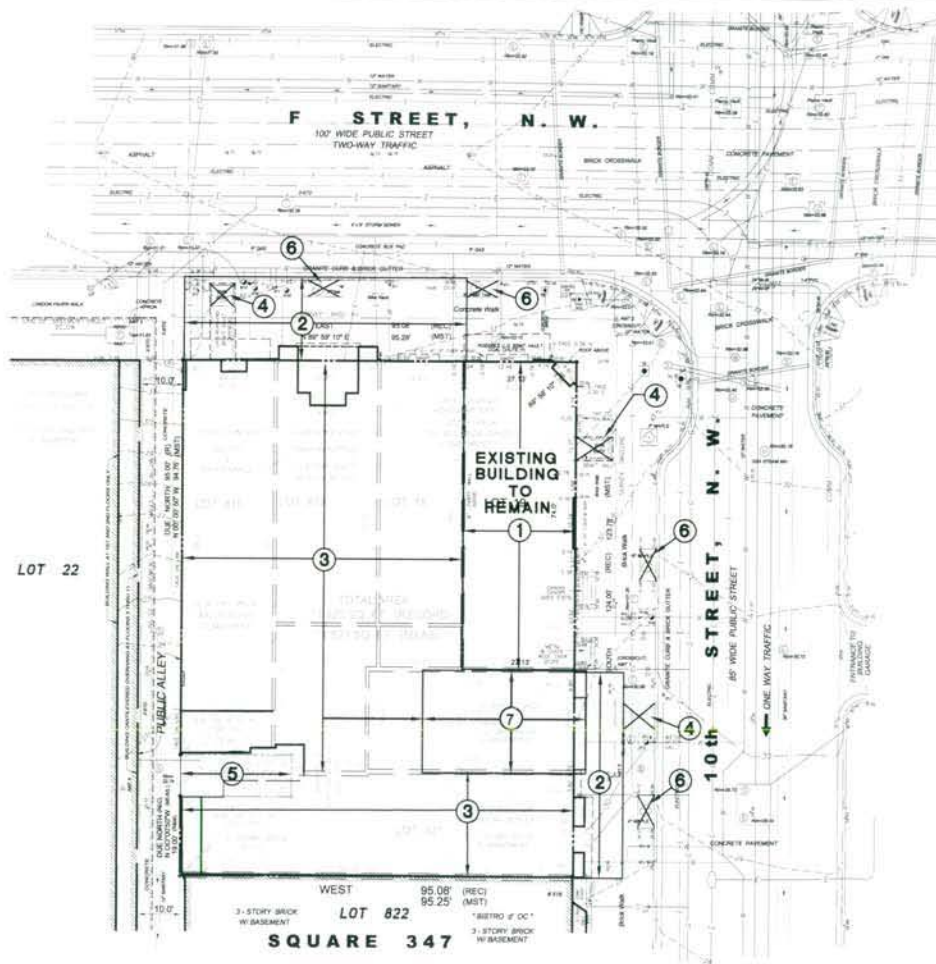
VICINITY MAP

LEGEND



GRAPHIC SCALE

ALTA / ACSM BOUNDARY AND
TOPOGRAPHIC SURVEY



DEMOLITION NOTES:

- ① EXISTING BUILDING TO REMAIN
- ② EXISTING AREA TO BE EXCAVATED IN PUBLIC SPACE
- ③ EXISTING BUILDING TO BE RAZED
- ④ EXISTING ELEVATOR SHAFT TO BE REMOVED
- ⑤ EXISTING STRUCTURE/UTILITIES TO BE REMOVED WITHIN ALLEY AREA
- ⑥ EXISTING TREE PIT TO BE REMOVED
- ⑦ PORTION OF EXISTING BUILDING TO BE DISMANTLED & SALVAGED FOR RELOCATION



EXISTING CONDITIONS & DEMOLITION PLAN

1000 F STREET, NW

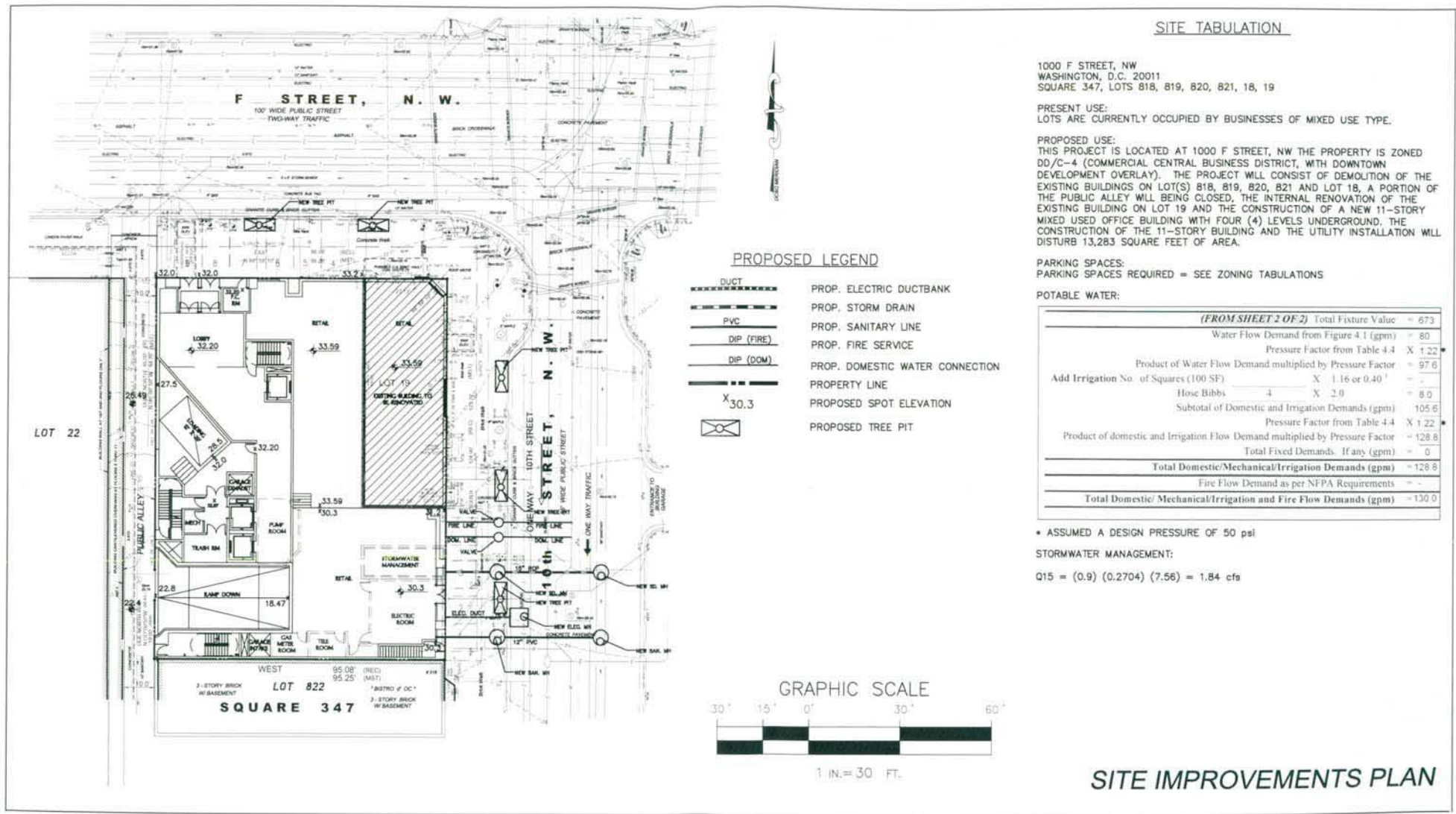
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A.MORTON THOMAS & ASSOCIATES | shalom baranes associates architects

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EXISTING CONDITIONS & DEMOLITION PLAN

S4



1000 F STREET, NW

WASHINGTON, D.C. | June 11, 2007 | 1000 F STREET, NW

A. MORTON THOMAS & ASSOCIATES | shalom baranes associates architects

PUD SUBMISSION

SITE IMPROVEMENTS PLAN | S5



VICINITY MAP
SCALE: 1"=200'

PROJECT NARRATIVE

THIS PROJECT IS LOCATED AT 1000 F STREET, NW THE PROPERTY IS ZONED DD/C-4 (COMMERCIAL CENTRAL BUSINESS DISTRICT, WITH DOWNTOWN DEVELOPMENT OVERLAY). THE PROJECT WILL CONSIST OF DEMOLITION OF THE EXISTING BUILDINGS ON LOT(S) 818, 819, 820, 821 AND LOT 18, A PORTION OF THE PUBLIC ALLEY WILL BEING CLOSED, THE INTERNAL RENOVATION OF THE EXISTING BUILDING ON LOT 19 AND THE CONSTRUCTION OF A NEW 11-STORY MIXED USED OFFICE BUILDING WITH FOUR (4) LEVELS UNDERGROUND. THE CONSTRUCTION OF THE 11-STORY BUILDING AND THE UTILITY INSTALLATION WILL DISTURB 13,283 SQUARE FEET OF AREA.

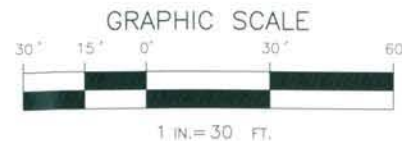
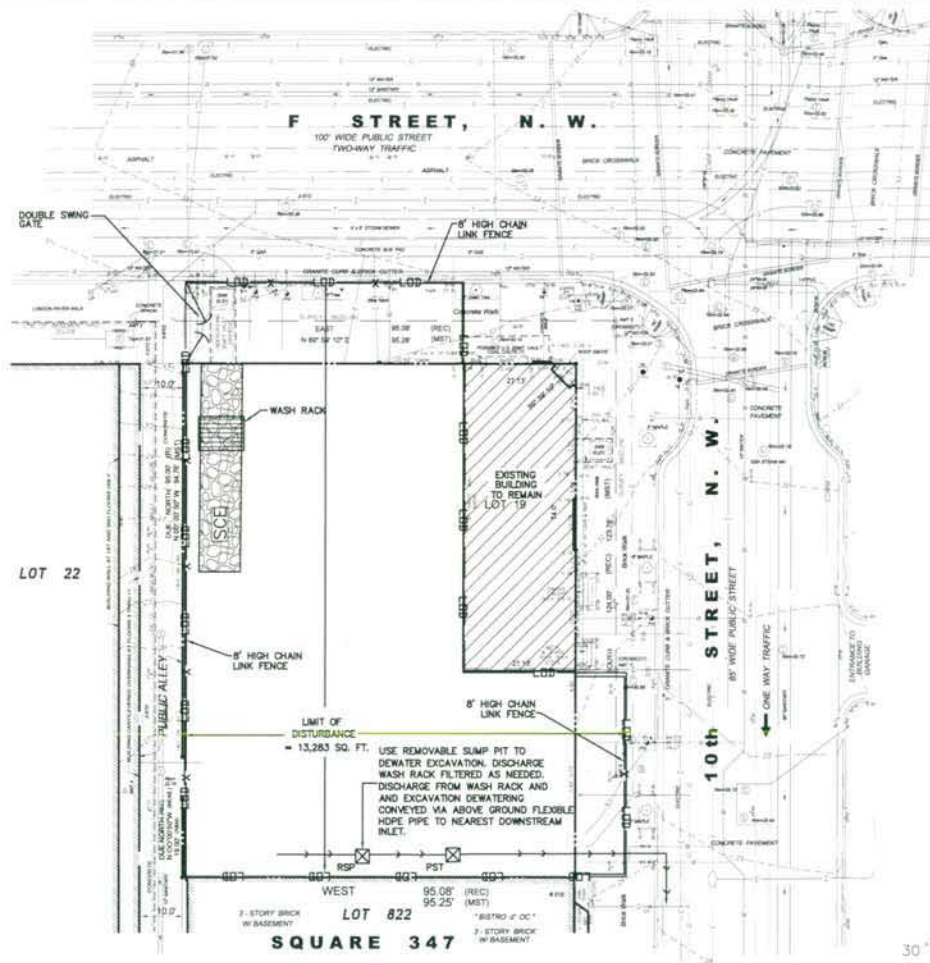
LEGEND

- X— 8' TEMPORARY CHAIN LINK CONSTRUCTION FENCE
- LOD— LIMITS OF DISTURBANCE
- PST POTABLE SEDIMENT TANK
- RSP REMOVABLE SUMP PUMP
- F— FLEXIBLE HDPE PIPE
- [Pattern] STABILIZED CONSTRUCTION ENTRANCE
- [Pattern] VEHICLE WASH RACK

E & S TABULATION

LIMITS OF DISTURBANCE = 13,283 SQ. FT.

EROSION & SEDIMENT CONTROL PLAN



THIS PLAN IS FOR EROSION & SEDIMENT CONTROL PURPOSES ONLY. EROSION & SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

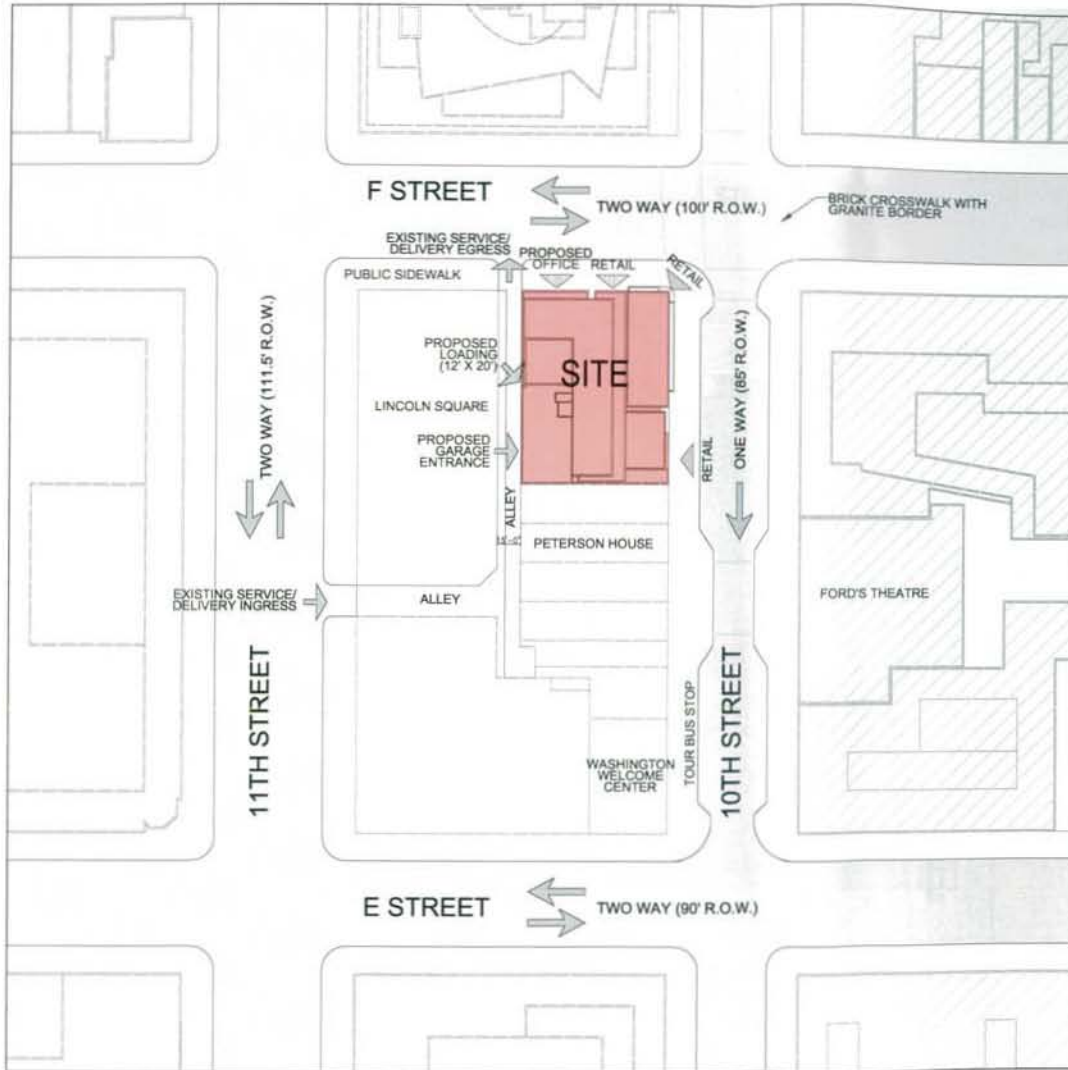
1000 F STREET, NW

WASHINGTON, D.C. | June 11, 2007 | 15217 Shalom Baranes Registered # 2

A. MORTON THOMAS & ASSOCIATES | shalom baranes associates architects

PUD SUBMISSION

EROSION & SEDIMENT CONTROL PLAN S6



LEGEND:

- ← DIRECTION OF TRAFFIC FLOW
- ↑ CURB CUT / VEHICULAR ENTRANCE
- ▲ PEDESTRIAN ENTRANCE

NOTES:

1. SEE SHEET A1 (LEVEL 01) FOR ELEVATIONS.



1000 F STREET, NW

WASHINGTON, D.C. | 2006-11-28-07 | 1000 F STREET, NW | SHALOM BARANES ASSOCIATES, INC. | 10

PUD SUBMISSION

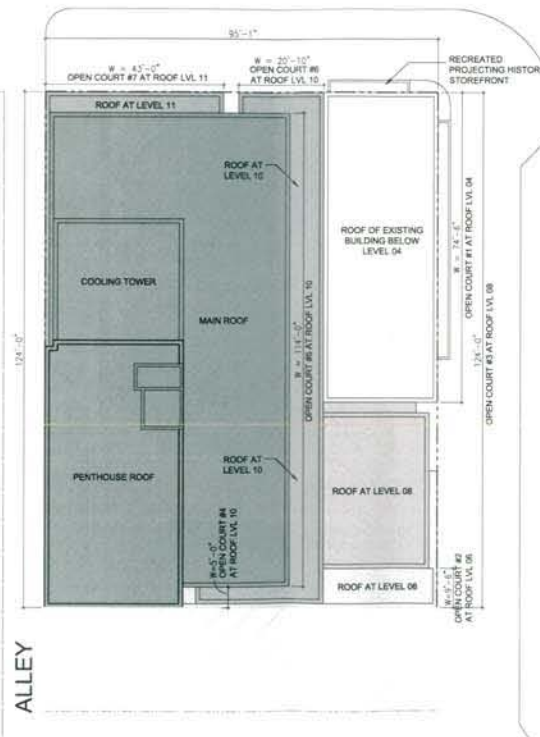
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SITE CIRCULATION DIAGRAM S7

11TH STREET

F STREET

10TH STREET



NOTES:

1. REFER TO SHEET A4 (ROOF PLAN) FOR BUILDING DIMENSIONS.



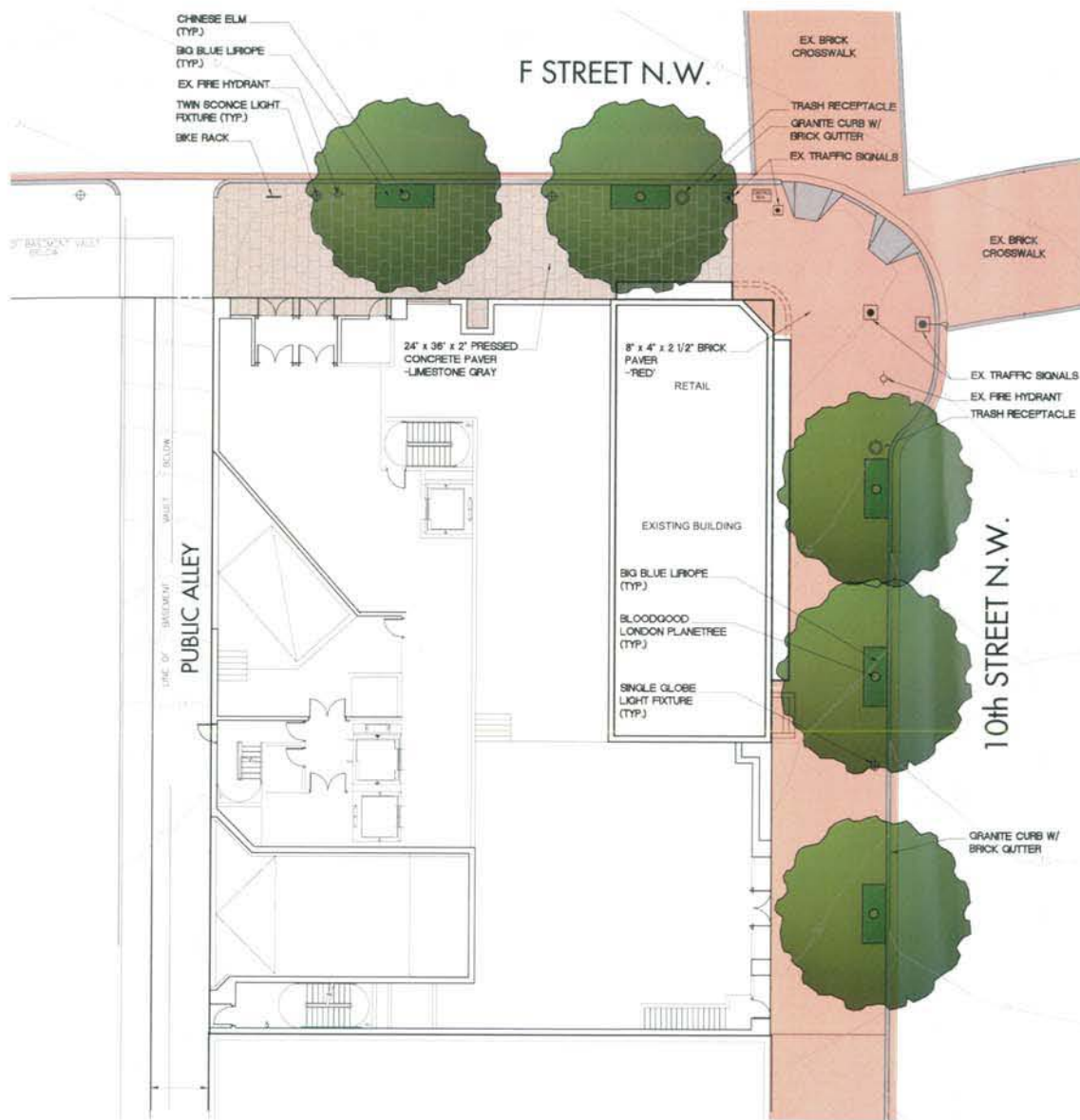
1000 F STREET, NW

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SITE PLAN | S8



Chinese Elm



Big Blue Liriope



Bloodgood London Planetree



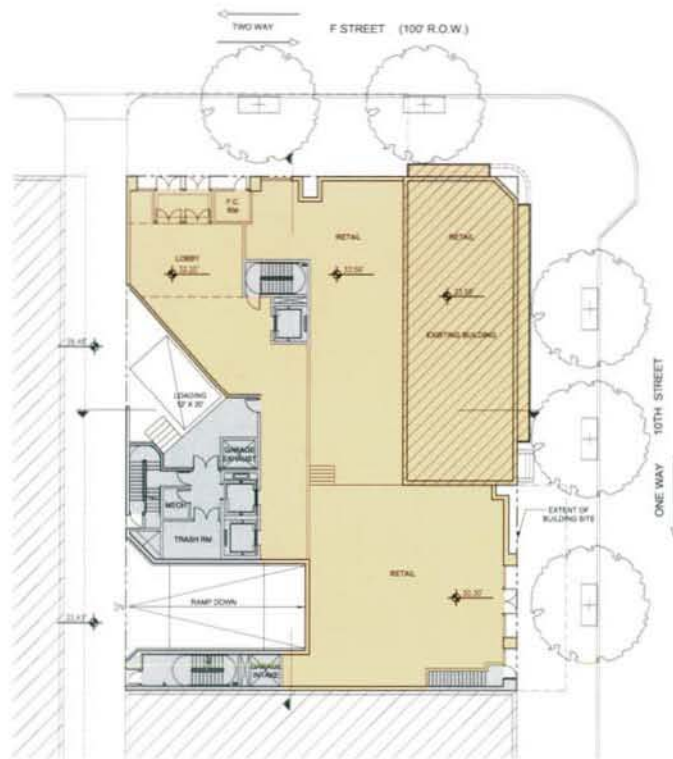
1000 F STREET, NW

WASHINGTON, D.C. | JUNE 11, 2007 | 0307 SHALOM BARANES ASSOCIATES ARCHITECTS A.D.

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LANDSCAPE PLAN | L1



LEVEL 01



LEVEL 02

NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL & SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A4 (ROOF LEVEL) FOR BUILDING DIMENSIONS.



1000 F STREET, NW

WASHINGTON, D.C. | JAN 15, 2007 | 1500 F STREET NW/10TH STREET CORNER

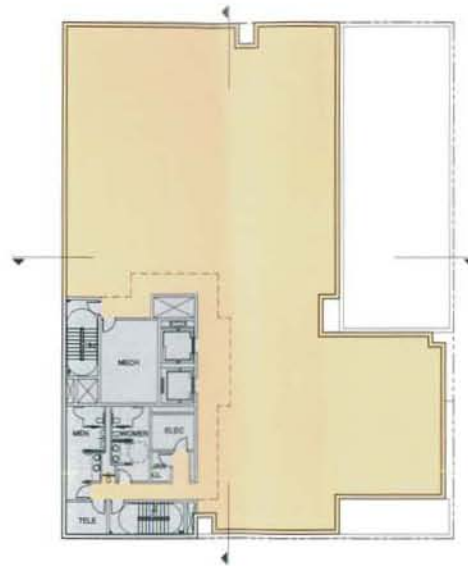
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LEVELS 01 & 02 | A1



LEVEL 03-05



LEVEL 06-07



LEVEL 08

NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL & SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A4 (ROOF LEVEL) FOR BUILDING DIMENSIONS.



1000 F STREET, NW

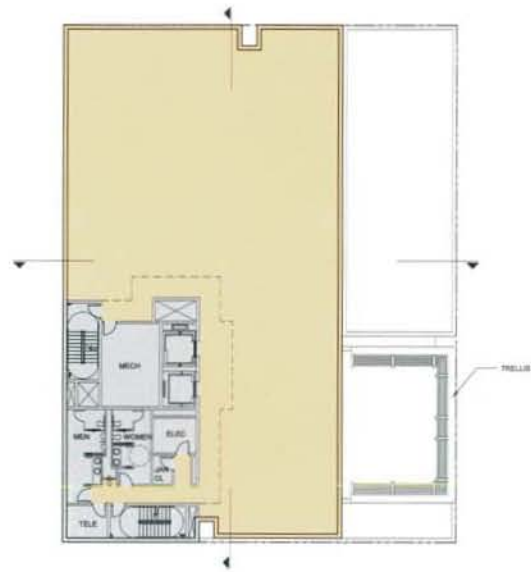
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PUD SUBMISSION

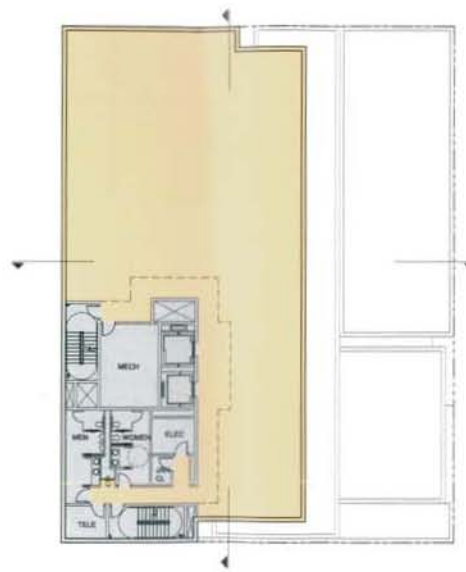
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LEVELS 03 - 08

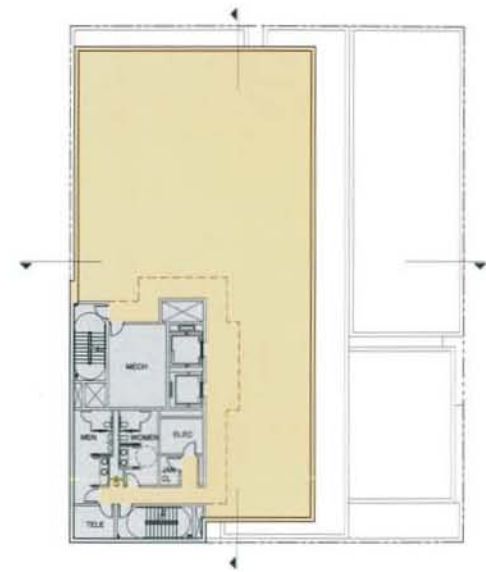
A2



LEVEL 09



LEVEL 10



LEVEL 11

NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL & SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A4 (ROOF LEVEL) FOR BUILDING DIMENSIONS.



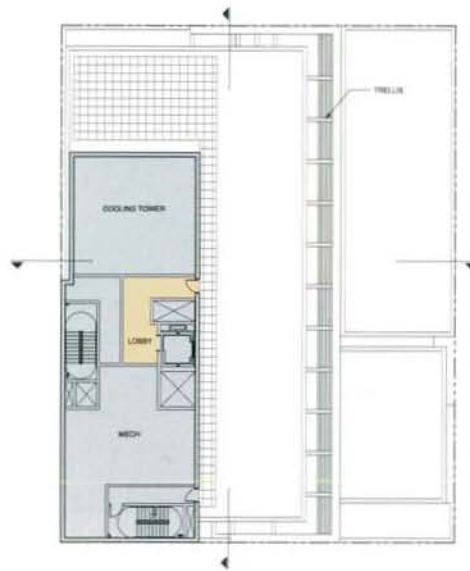
1000 F STREET, NW

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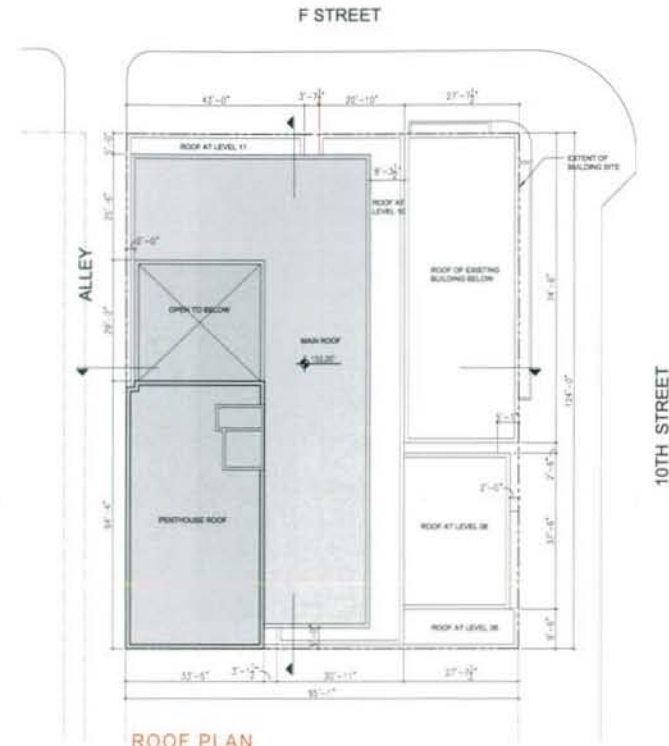
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LEVELS 09 - 11 A3



PENTHOUSE LEVEL



ROOF PLAN

NOTES:

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL & SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A4 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

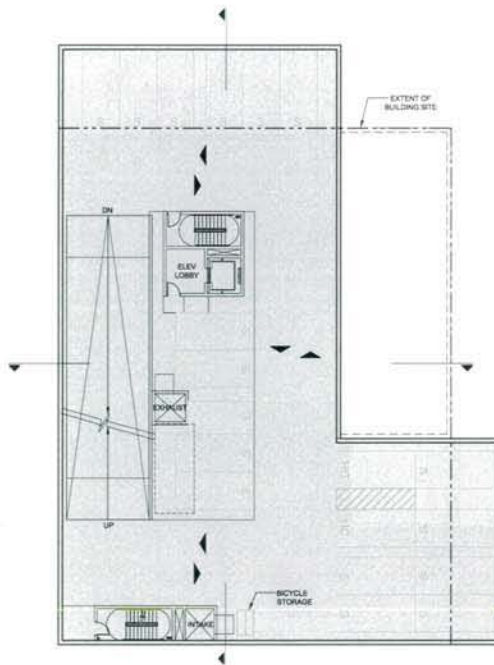


1000 F STREET, NW

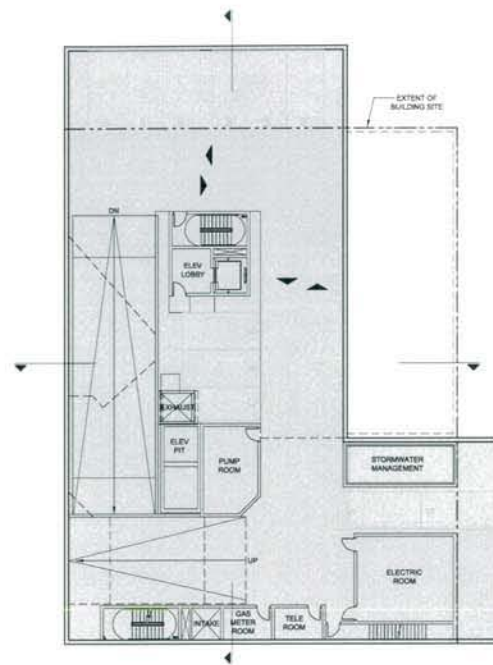
WASHINGTON, D.C. | June 11, 2022 | 1000 F STREET NW DEVELOPMENT

PUD SUBMISSION

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PENTHOUSE & ROOF PLAN | A4



PARKING LEVEL 02



PARKING LEVEL 01

PARKING COMPOSITION:

LEVEL	HANDICAP (HC) (8' x 5') x 19'	STANDARD (S) 9' x 19'	COMPACT (C) 8' x 16'	TANDEM (T)	TOTAL W/O VAULT SPACES	VAULT	TOTAL W/ VAULT SPACES
P1	0	3	1	0	4	7	11
P2	2	6	1	0	9	10	19
P3	0	6	3	0	9	10	19
P4	0	6	3	0	9	10	19
TOTAL	2	21	8	0	31	37	68

FOR ZONING PURPOSES: 68 SPACES - 8 COMPACT SPACES - 37 VAULT SPACES = 23 SPACES PROVIDED

NOTES:

1. PARKING LAYOUTS ARE CONCEPTUAL & SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.

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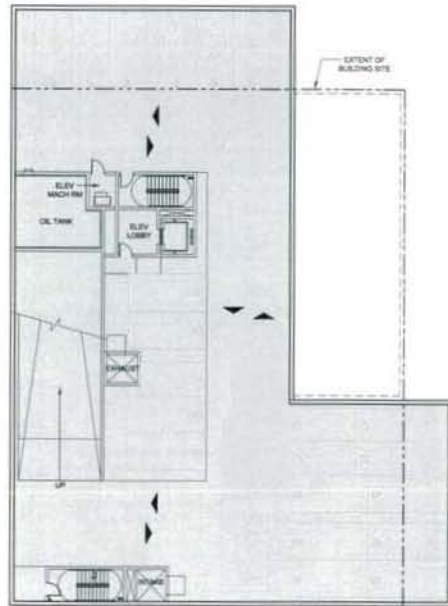
PUD SUBMISSION

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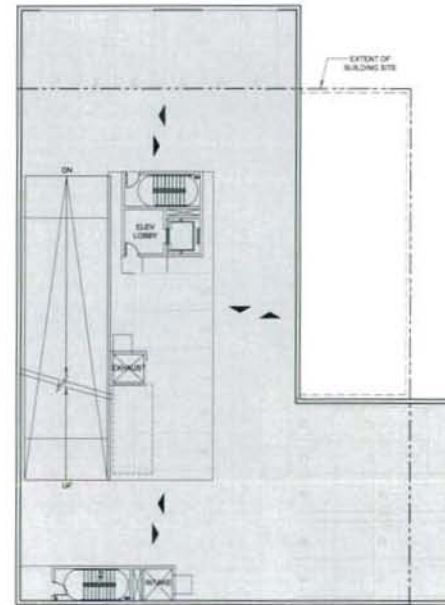
PARKING LEVELS 01 & 02

A5





PARKING LEVEL 04



PARKING LEVEL 03

NOTES:

1. PARKING LAYOUTS ARE CONCEPTUAL & SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUT MAY VARY.
2. SEE SHEET A5 FOR PARKING COMPOSITION CHART.



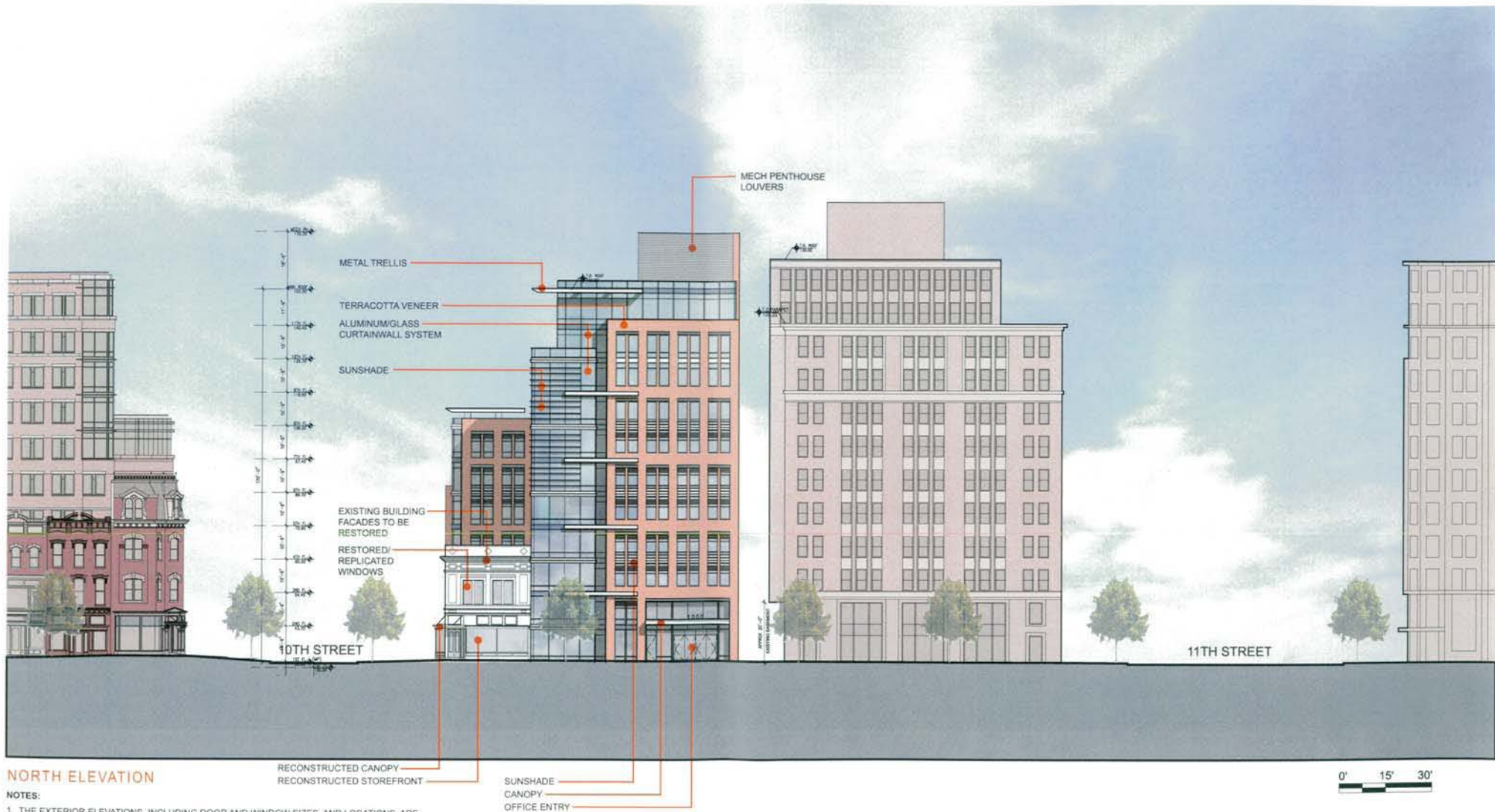
1000 F STREET, NW

WASHINGTON, D.C. JUNE 11, 2007 A 1000 F STREET, NW - ARCHITECTURAL PLAN

PUD SUBMISSION

shalom baranes associates architects

PARKING LEVELS 03 & 04 A6



NORTH ELEVATION

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

1000 F STREET, NW

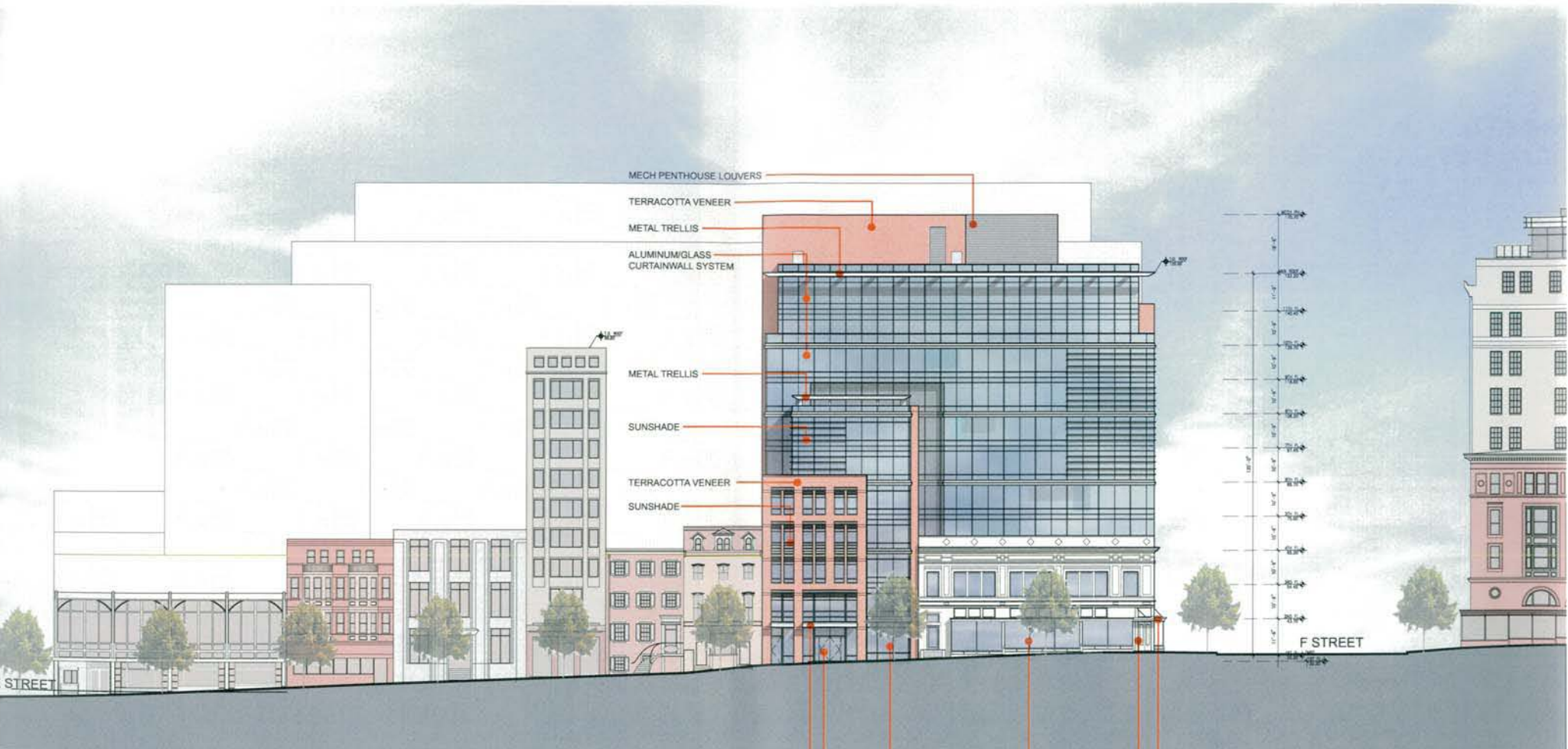
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PUD SUBMISSION

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NORTH ELEVATION - F STREET

A7



EAST ELEVATION

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

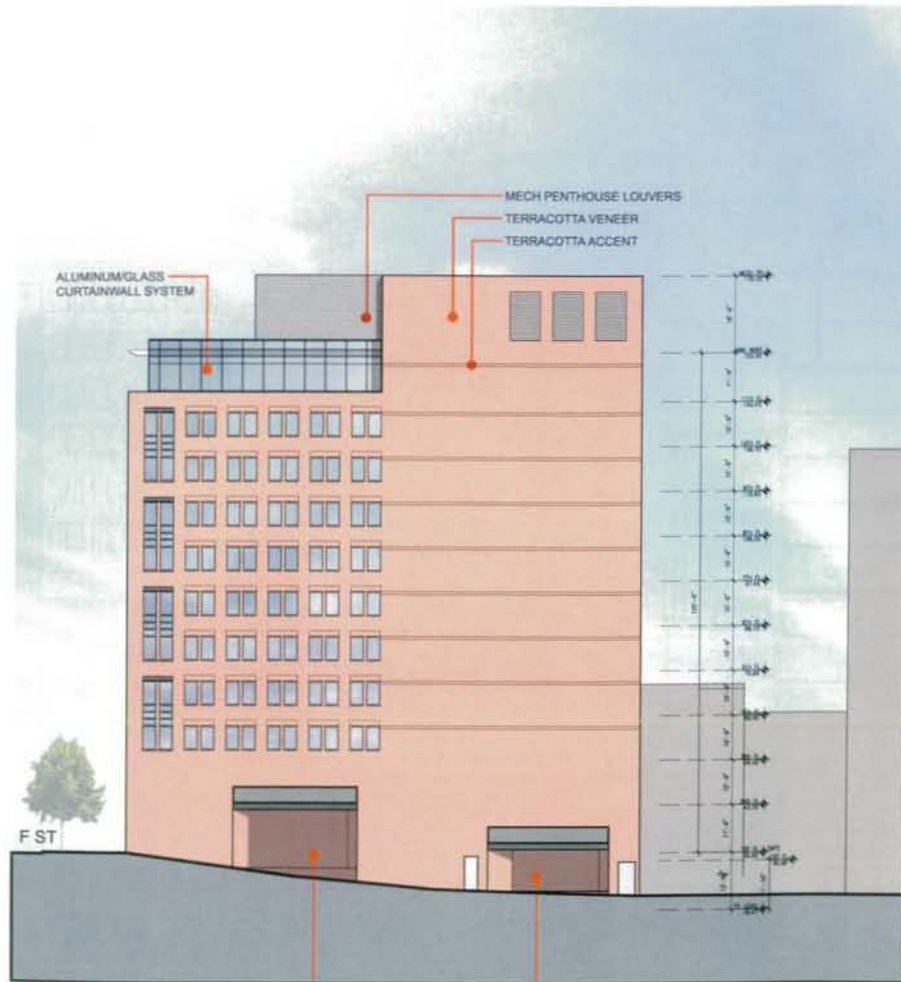
1000 F STREET, NW

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PUD SUBMISSION

shalom baranes associates | architects

EAST ELEVATION - 10TH STREET | A8



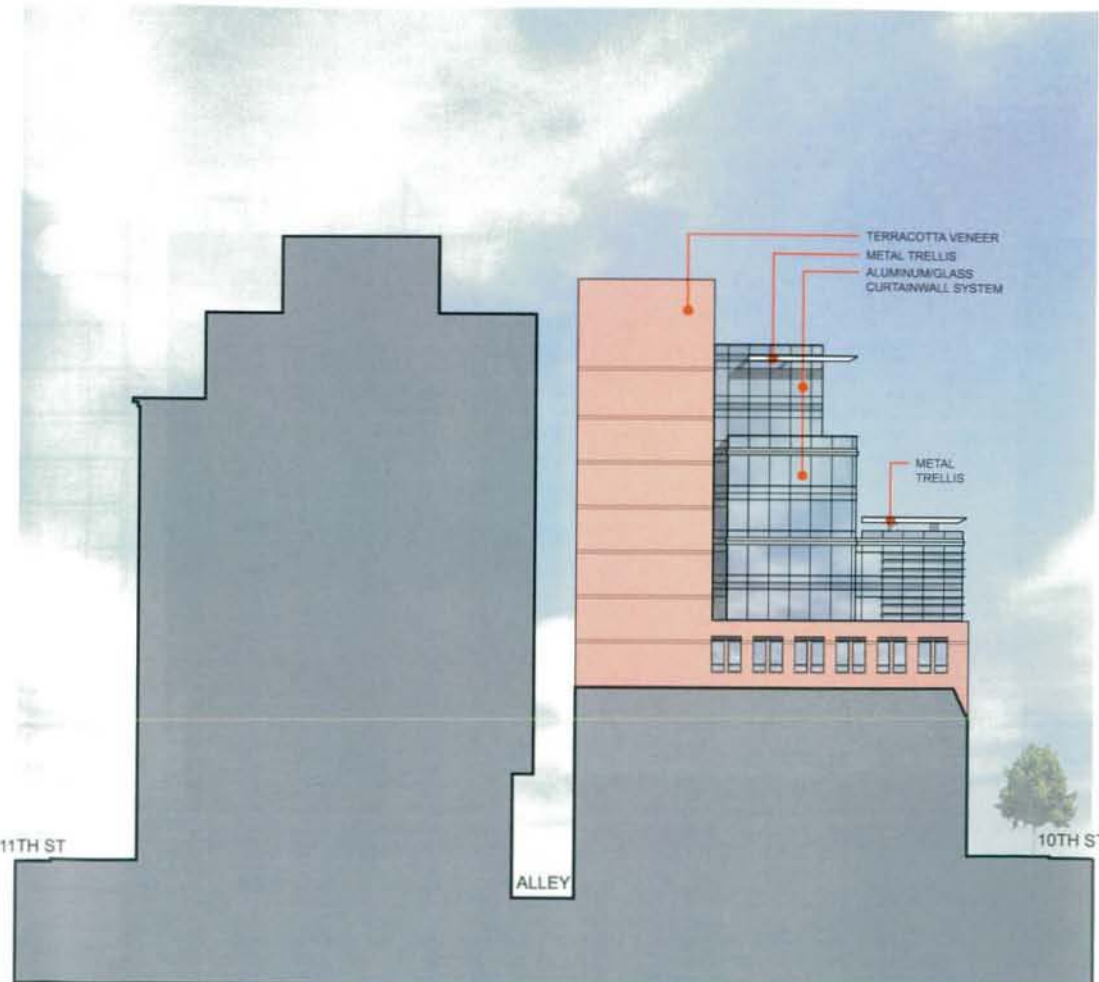
WEST ELEVATION

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

1000 F STREET, NW

WASHINGTON, D.C. JUNE 11, 2007 1000 F STREET NW, WASHINGTON, D.C.



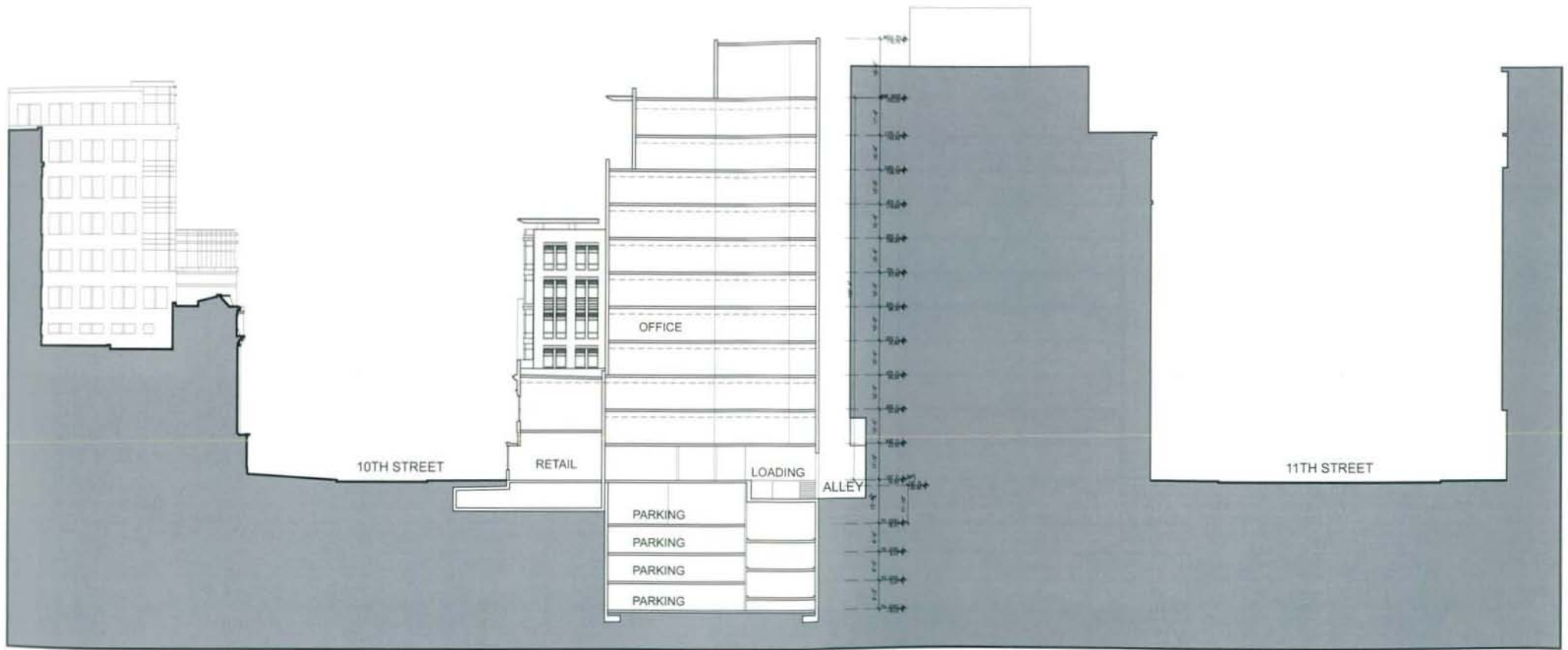
SOUTH ELEVATION

0' 15' 30'

shalom baranes associates architects

PUD SUBMISSION

WEST & SOUTH ELEVATIONS A9



EAST-WEST BUILDING SECTION

NOTES:

1. SECTIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

0' 15' 30'

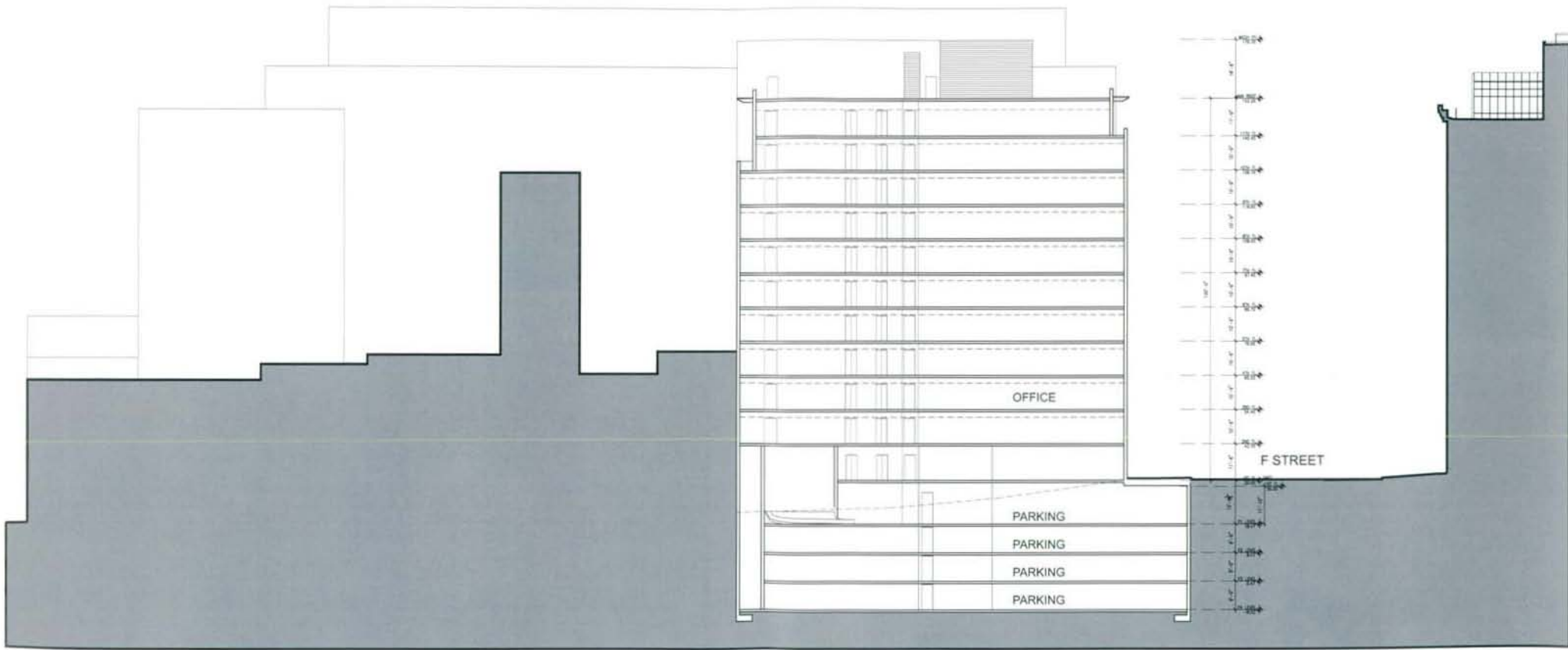
1000 F STREET, NW

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PUD SUBMISSION

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EAST-WEST BUILDING SECTION | A10



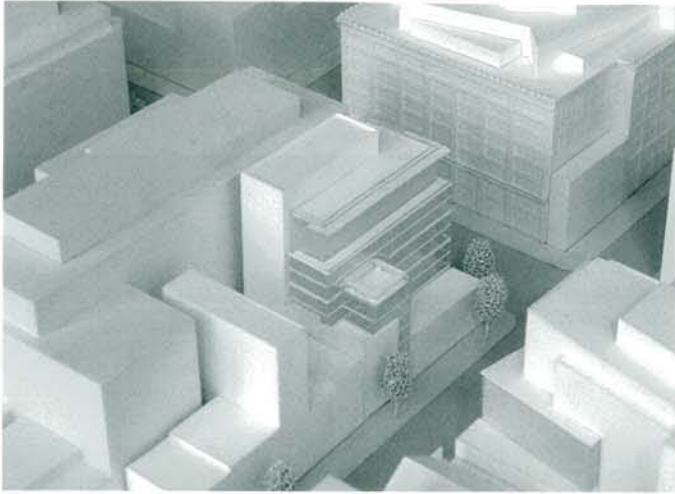
NORTH-SOUTH BUILDING SECTION

NOTES:
 1. SECTIONS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

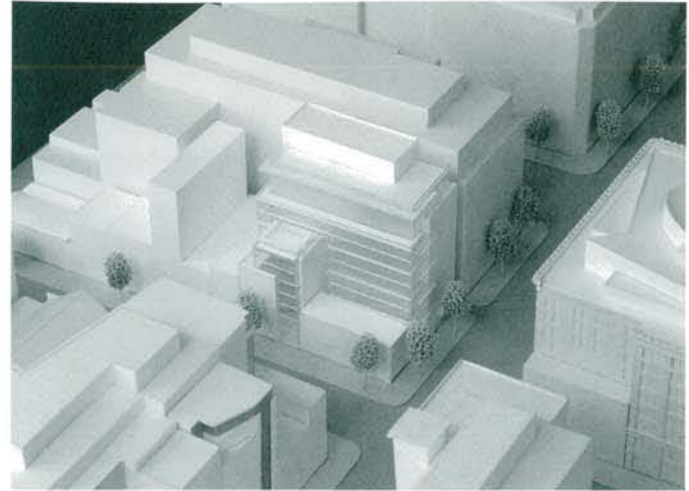
1000 F STREET, NW

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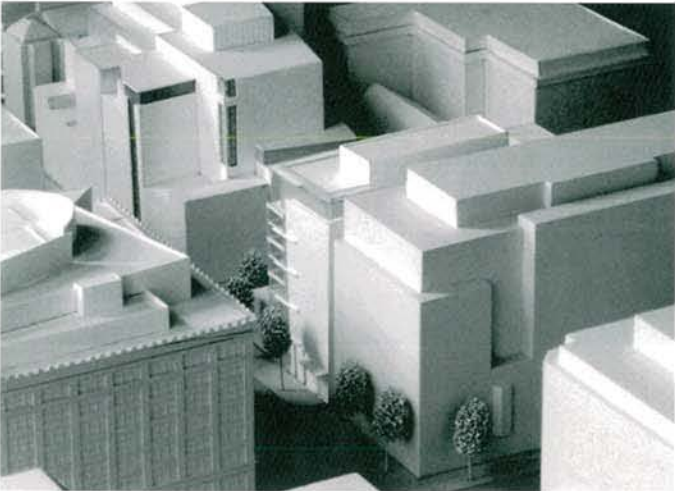
PUD SUBMISSION



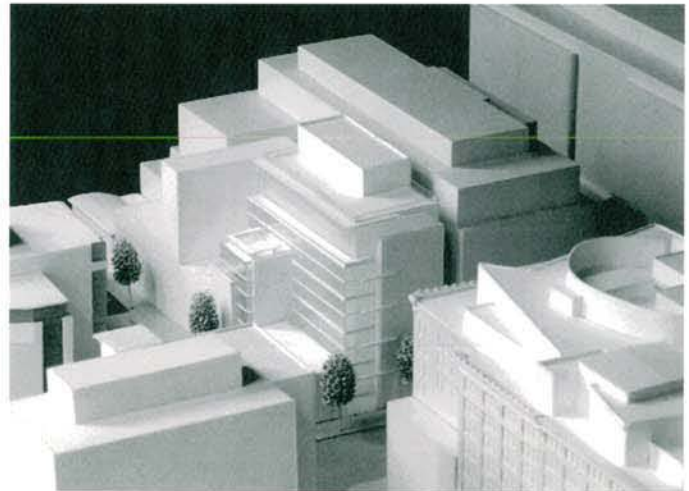
VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHWEST



VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTH

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MODEL PHOTOGRAPHS A12



10TH STREET LOOKING SOUTH



10TH STREET LOOKING NORTH

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3D RENDERINGS A13



F STREET LOOKING EAST



F STREET LOOKING WEST

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3D RENDERINGS

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