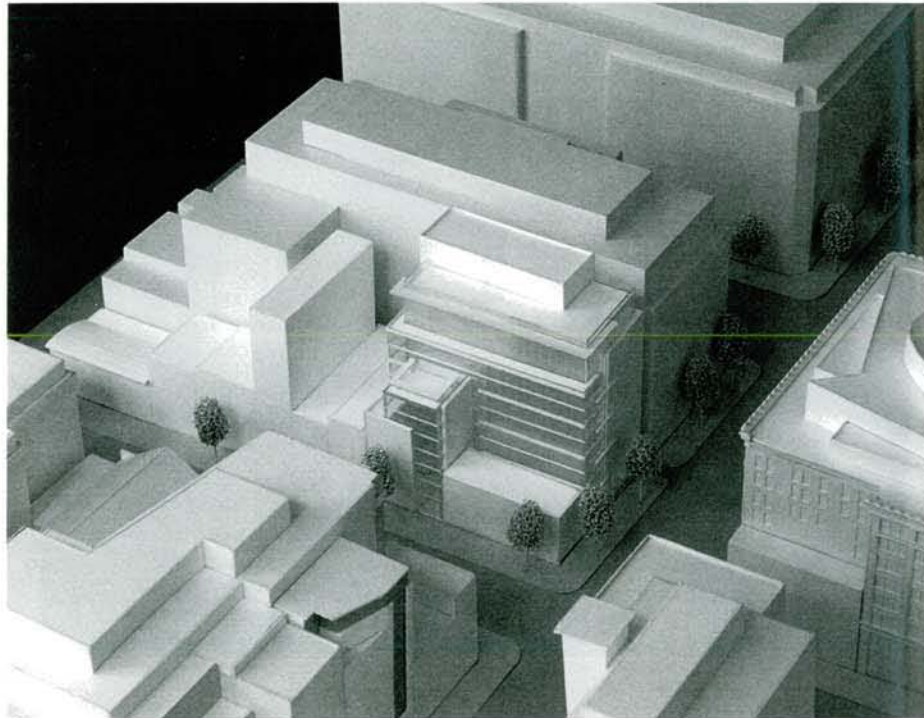


1000 F STREET, NW WASHINGTON DC

A PLANNED UNIT DEVELOPMENT

NOVEMBER 27, 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

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ZONING COMMISSION
District of Columbia

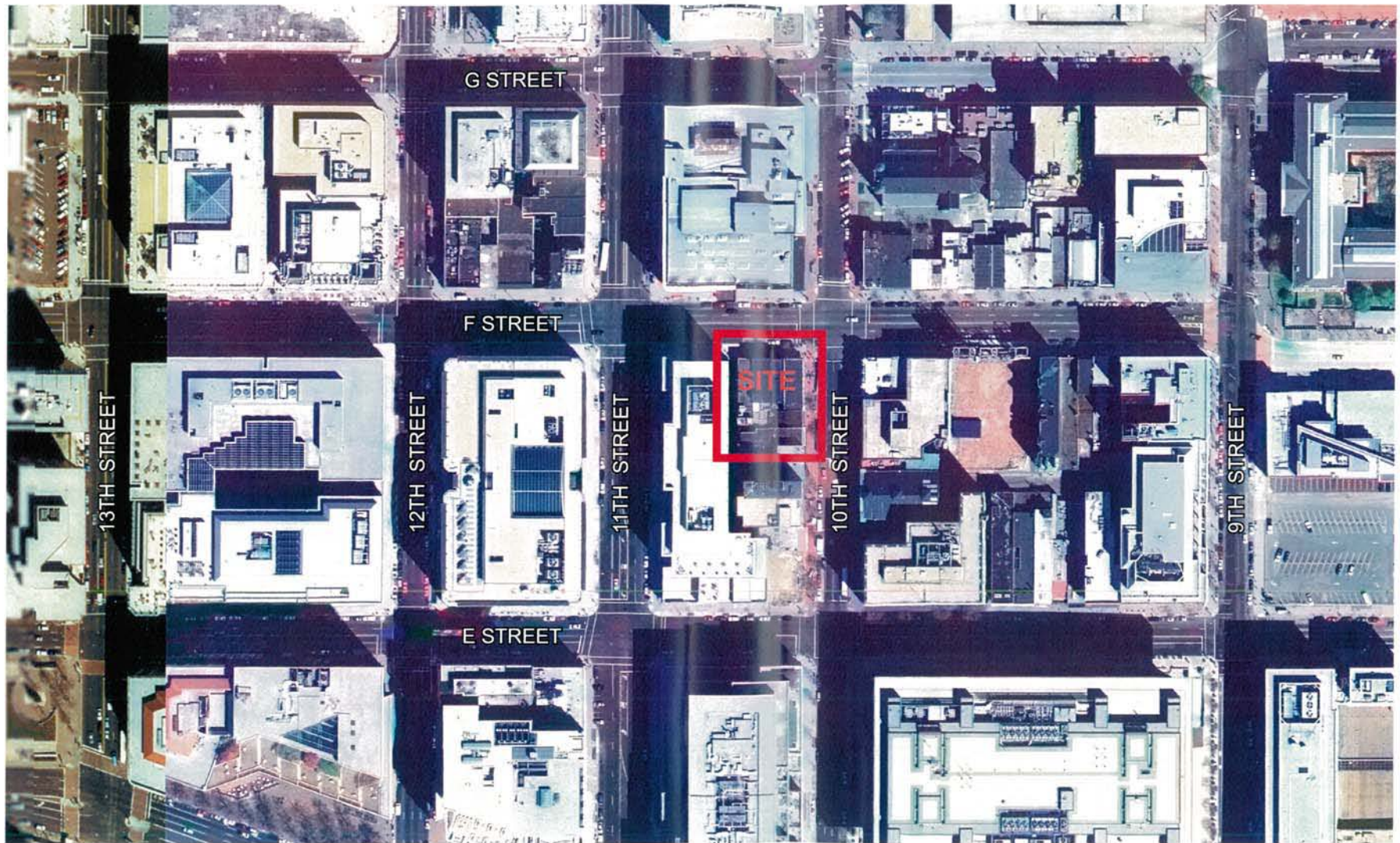
CASE NO. 07-18

EXHIBIT NO. 22

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

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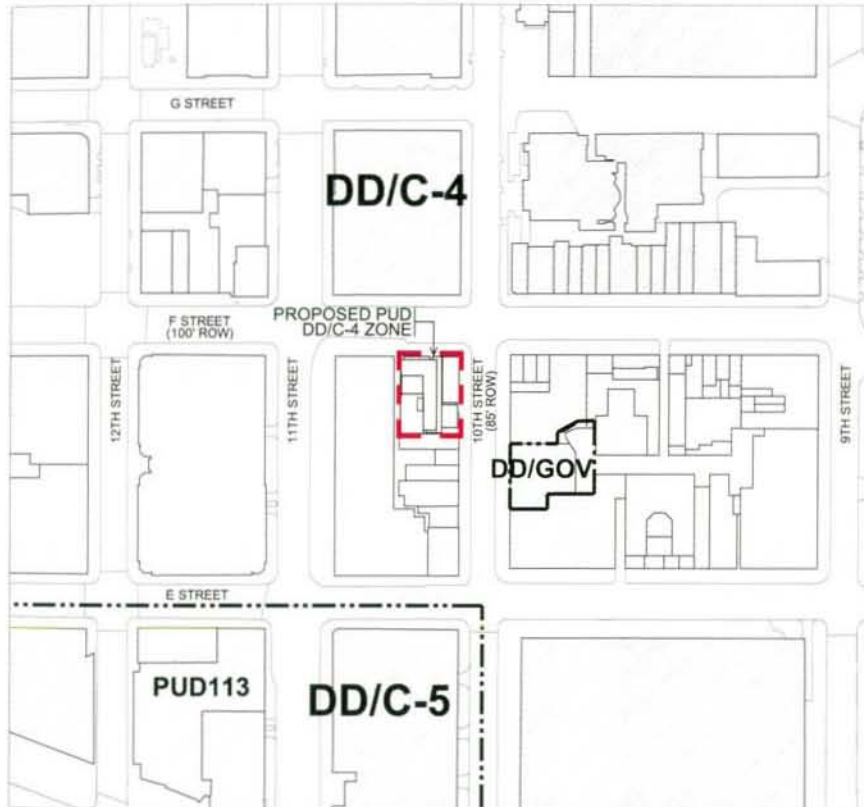
AERIAL PHOTOGRAPHY AP1

ZONING TABULATIONS

SQUARE: 347
 LOT: 18, 19, 818, 819, 820, 821 and portion of alley to be closed
 ZONE: DD/C-4 (Downtown Development Overlay District/Central Business District)
 SITE AREA: 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)(1707.4)(2405.2)	6.0 (DD Overlay-Historic Preservation) 8.5 (C-4 District)	10.5	1.98 ESTIMATED (NOTE 7)	TOTAL: 8.30 RETAIL: 0.66 OFFICE: 7.64
FAR FLOOR AREA (NOTE 5)	6.0 x 11,790 = 70,740 GFA (NOTE 2)	10.5 x 11,790 = 123,795 GFA	22,770 SF ESTIMATED	TOTAL: 97,872 SF RETAIL: 7,813 SF OFFICE: 90,059 SF
LOT OCCUPANCY (172.1)(2405.4)	100.0%	VARIABLE	99% (NOTE 6)	100%
BUILDING HEIGHT (173.1)(172.6)(2405.5)	C-4: 110'-0" 1910 HEIGHT ACT: 120'-0" (NOTE 4)	130'-0"	35'-0"	120'-0" (11 FLOORS)
PENTHOUSE HEIGHT (173)(415)	18'-6"	18'-6"	NONE PROVIDED	18'-6"
PENTHOUSE AREA (411.3)	0.37 FAR OR 4,362 SF	VARIABLE	NONE PROVIDED	0.29 FAR OR 3,463 SF
REAR YARD (174)(300.5)	NOT REQUIRED (NOTE 3) C-4: 2.5 IN/FT, 12 FT MIN	VARIABLE	NONE PROVIDED	NONE PROVIDED
SIDE YARD (175)(2405.6)	NOT REQUIRED (NOTE 3) C-4: NOT REQUIRED, 2 IN/FT (6 FT MIN) IF PROVIDED	VARIABLE	NONE PROVIDED	NONE PROVIDED
COURT WIDTH (2405.8) OPEN COURT (178.1)	WIDTH = 3 IN/FT OF HT, 12 FT MIN	VARIABLE	NOTE 6	OPEN COURT #1: W = 74'-6" OPEN COURT #2: W = 9'-6" OPEN COURT #3: W = 124'-0" OPEN COURT #4: W = 5'-0" OPEN COURT #5: W = 114'-0" OPEN COURT #6: W = 15'-10" OPEN COURT #7: W = 43'-0"
PARKING (2101.1)(2405.8)	OFFICE: 1 PER 1800 SF OVER 2000 SF RETAIL: NONE REQUIRED UNDER 30,000 SF (NOTE 5)	VARIABLE	NONE PROVIDED	TOTAL PROVIDED: 23 TOTAL ZONING SPACES PROVIDED: 19
LOADING (2201.1)(2405.8)	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 = 7,972 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 = 2.00
 Lot 19 = 1.89
 Lot 818 = 2.09
 Lot 819 = 1.91
 Lot 820 = 1.56
 Lot 821 = 2.17



ZONE BOUNDARY PLAN

1000 F STREET, NW

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DEVELOPMENT DATA | D1



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



2. F STREET



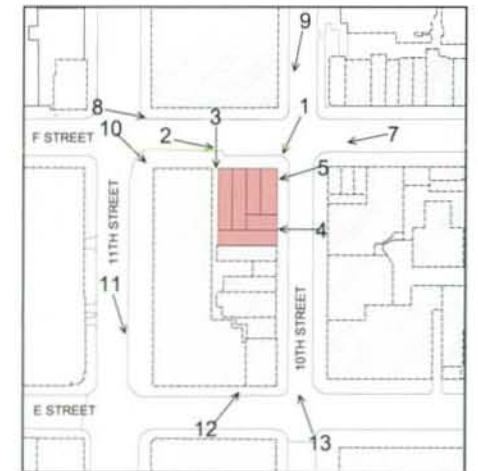
3. F STREET ALLEY LOOKING SOUTH



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 CORNER OF 11TH & F STREETS



11. 11TH STREET LOOKING SOUTH



12. E STREET LOOKING NORTHEAST



13. 10TH STREET LOOKING NORTH

1000 F STREET, NW

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CURRENT SITE PHOTOGRAPHS

S2

Total Area:	1,612 Sq. Ft. in 2844A lot. (Per Records) 1,621 Sq. Ft. in 2844B lot. (Per Records)
Property shown among the Records of the D.C. Surveyor's Office as follows:	Original Records of Survey - Book 2, Page 347 Subdivision Map 10 - Page 10 Survey Book 141 - Page 12 Survey Book 127 - Page 229 Survey Book 132 - Page 10 Survey Book 90 - Page 132 D.C. Surveyor's Map No. 830
Property Zoned: "GD-4" Commercial General Business District, with Downtown Development District	
The property shown above is NOT in either the Special Flood Hazard area as established by the U.S. Federal Emergency Management Agency's National Flood Insurance Program Flood Insurance Rate Maps, Community Plan No. 150001-0020-B effective since November 15, 1993, nor in either Flood Hazard Zone "A" or "V" of the National Flood Insurance	
Community's Land Title Insurance Company's Commitment for Title Insurance No. RETT11, effective since June 26, 2000, was reviewed, examined and relied upon in preparing this survey.	
Property corner markers not installed by this survey unless otherwise indicated.	
Boundary information shown herein is obtained from official City records and/or from the property owner's records. Property lines shown herein from official records do not necessarily agree with actual measure distances. All property lines in the District of Columbia are subject to change by the Office of the Surveyor. (C)	
Underground utilities such as utilities and sewers. If any were located from available records and verified by the field test in the form of this survey, they are shown. If not, they are not shown. All underground utilities should be considered as approximate. For marking of underground utility lines, see MDOT SUTLIFE at 1-800-287-7777 at least 48 hours prior to any excavation or installation. See Note 10 of utility records here shown, if any.	
Total number of street lighting fixtures in property	2980.
Topographic contours and elevations at or above 10 feet were field shot in DCSHP's Datum.	
Minimum Building Setback Requirements in "GD-4" Zone per current (January 2003) District of Columbia Code.	

Front	No S setback Required
Side	No S setback Required, but if area is provided, 5-foot Minimum
Rear	12-foot Minimum

12 Property is subject to and benefits from Specifications of the Urban Renewal Plan for the Downtown Urban Renewal Area adopted January 5, 1969, by the Federal Capital Planning Commission recorded April 29, 1969 as Instrument No. 8043 in Liber 12967 at folio 621 among the Land Records of the District of Columbia, and the later modification thereto recorded June 15, 1986 as Instrument No. 23073 among the Land Records of the District of Columbia (As to Parcel A.)

16. CARDINAL BANK, its successors and/or assigns or their assigns may assign JPMAL'S UP AGAINST THE WALL L.L.C., GREENHILL CAPITAL INVESTMENTS, L.L.C., COMMONWEALTH LAND TITLE INSURANCE COMPANY, and

[illegible]

194. Further, citing that the map is just the project on which it is based were made in accordance with the "Western Standard Care Requirements for ALTA / ACME Land Title Survey" and, therefore, referred to ALTA, ACME and ACME in 2008, including Western 2.2, 2.4, 6, 7, 8, 9, 10, 11a, 12a, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830,

ANBY, LLC



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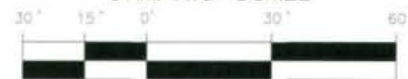
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LEGEND

-
- Figure 1: Schematic representation of the 12.5 kb genomic region on chromosome 12p12. The diagram shows a linear map with various genes and markers. Genes shown include PAX6, PAX5, PAX4, PAX3, PAX2, PAX1, PAX0, PAX7, PAX8, PAX9, PAX10, PAX11, PAX12, PAX13, PAX14, PAX15, PAX16, PAX17, PAX18, PAX19, PAX20, PAX21, PAX22, PAX23, PAX24, PAX25, PAX26, PAX27, PAX28, PAX29, PAX30, PAX31, PAX32, PAX33, PAX34, PAX35, PAX36, PAX37, PAX38, PAX39, PAX40, PAX41, PAX42, PAX43, PAX44, PAX45, PAX46, PAX47, PAX48, PAX49, PAX50, PAX51, PAX52, PAX53, PAX54, PAX55, PAX56, PAX57, PAX58, PAX59, PAX60, PAX61, PAX62, PAX63, PAX64, PAX65, PAX66, PAX67, PAX68, PAX69, PAX70, PAX71, PAX72, PAX73, PAX74, PAX75, PAX76, PAX77, PAX78, PAX79, PAX80, PAX81, PAX82, PAX83, PAX84, PAX85, PAX86, PAX87, PAX88, PAX89, PAX90, PAX91, PAX92, PAX93, PAX94, PAX95, PAX96, PAX97, PAX98, PAX99, PAX100. Markers shown include PAX6, PAX5, PAX4, PAX3, PAX2, PAX1, PAX0, PAX7, PAX8, PAX9, PAX10, PAX11, PAX12, PAX13, PAX14, PAX15, PAX16, PAX17, PAX18, PAX19, PAX20, PAX21, PAX22, PAX23, PAX24, PAX25, PAX26, PAX27, PAX28, PAX29, PAX30, PAX31, PAX32, PAX33, PAX34, PAX35, PAX36, PAX37, PAX38, PAX39, PAX40, PAX41, PAX42, PAX43, PAX44, PAX45, PAX46, PAX47, PAX48, PAX49, PAX50, PAX51, PAX52, PAX53, PAX54, PAX55, PAX56, PAX57, PAX58, PAX59, PAX60, PAX61, PAX62, PAX63, PAX64, PAX65, PAX66, PAX67, PAX68, PAX69, PAX70, PAX71, PAX72, PAX73, PAX74, PAX75, PAX76, PAX77, PAX78, PAX79, PAX80, PAX81, PAX82, PAX83, PAX84, PAX85, PAX86, PAX87, PAX88, PAX89, PAX90, PAX91, PAX92, PAX93, PAX94, PAX95, PAX96, PAX97, PAX98, PAX99, PAX100. The scale bar indicates 10 kb.

842/843

GRAPHIC SCALE



1 IN. = 30 FT.

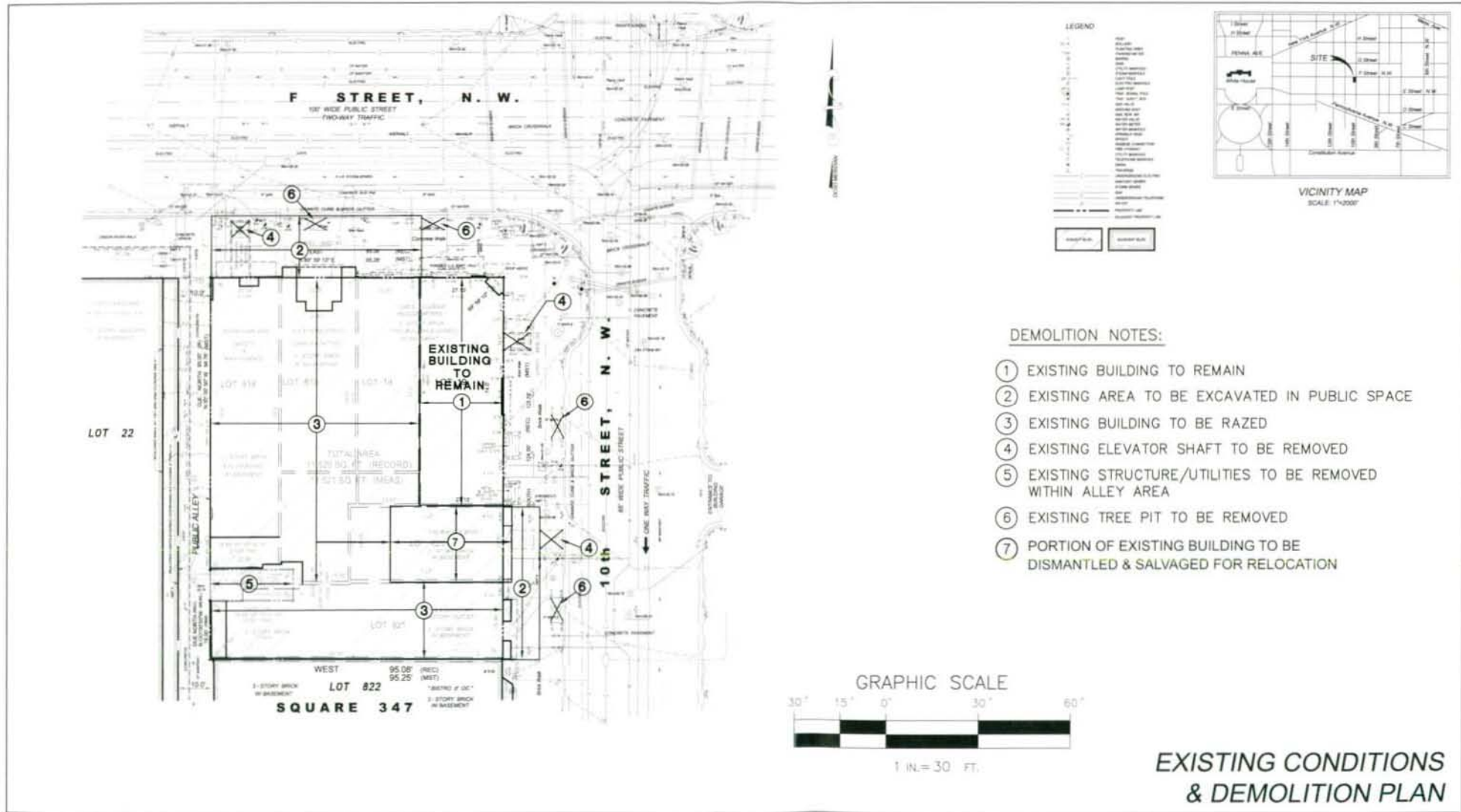
ALTA / ACSM BOUNDARY AND
TOPOGRAPHIC SURVEY

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BOUNDARY AND TOPOGRAPHIC SURVEY S3



1000 F STREET, NW

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EXISTING CONDITIONS & DEMOLITION PLAN

S4

SITE TABULATION

1000 F STREET, NW
WASHINGTON, D.C. 20011
SQUARE 347, LOTS 818, 819, 820, 821, 18, 19

PRESENT USE:
LOTS ARE CURRENTLY OCCUPIED BY BUSINESSES OF MIXED USE TYPE.

PROPOSED USE:
THIS PROJECT IS LOCATED AT 1000 F STREET, NW THE PROPERTY IS ZONED DO/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.

PARKING SPACES:
PARKING SPACES REQUIRED = SEE ZONING TABULATIONS

POTABLE WATER:

(FROM SHEET 2 OF 2) Total Fixture Value		= 673
Water Flow Demand from Figure 4.1 (gpm)	= 80	
Pressure Factor from Table 4.4	X 1.22	
Product of Water Flow Demand multiplied by Pressure Factor	= 97.6	
Add Irrigation No. of Sqaures (100 SF)	X 1.16 or 0.40 ¹	=
Hose Bibbs	4 X 2.0	= 8.0
Subtotal of Domestic and Irrigation Demands (gpm)		105.6
Pressure Factor from Table 4.4	X 1.22	
Product of domestic and Irrigation Flow Demand multiplied by Pressure Factor	= 128.8	
Total Fixed Demands. If any (gpm)	= 0	
Total Domestic/Mechanical/Irrigation Demands (gpm)	= 128.8	
Fire Flow Demand as per NFPA Requirements	=	
Total Domestic/ Mechanical/Irrigation and Fire Flow Demands (gpm)	= 130.0	

• ASSUMED A DESIGN PRESSURE OF 50 psi

STORMWATER MANAGEMENT:

Q15 = (0.9) (0.2704) (7.56) = 1.84 cfs

PROPOSED LEGEND

DUCT	PROP. ELECTRIC DUCTBANK
PVC	PROP. STORM DRAIN
DIP (FIRE)	PROP. SANITARY LINE
DIP (DOM)	PROP. FIRE SERVICE
	PROP. DOMESTIC WATER CONNECTION
	PROPERTY LINE
X 30.3	PROPOSED SPOT ELEVATION
	PROPOSED TREE PIT

GRAPHIC SCALE



1 IN. = 30 FT.

SITE IMPROVEMENTS PLAN

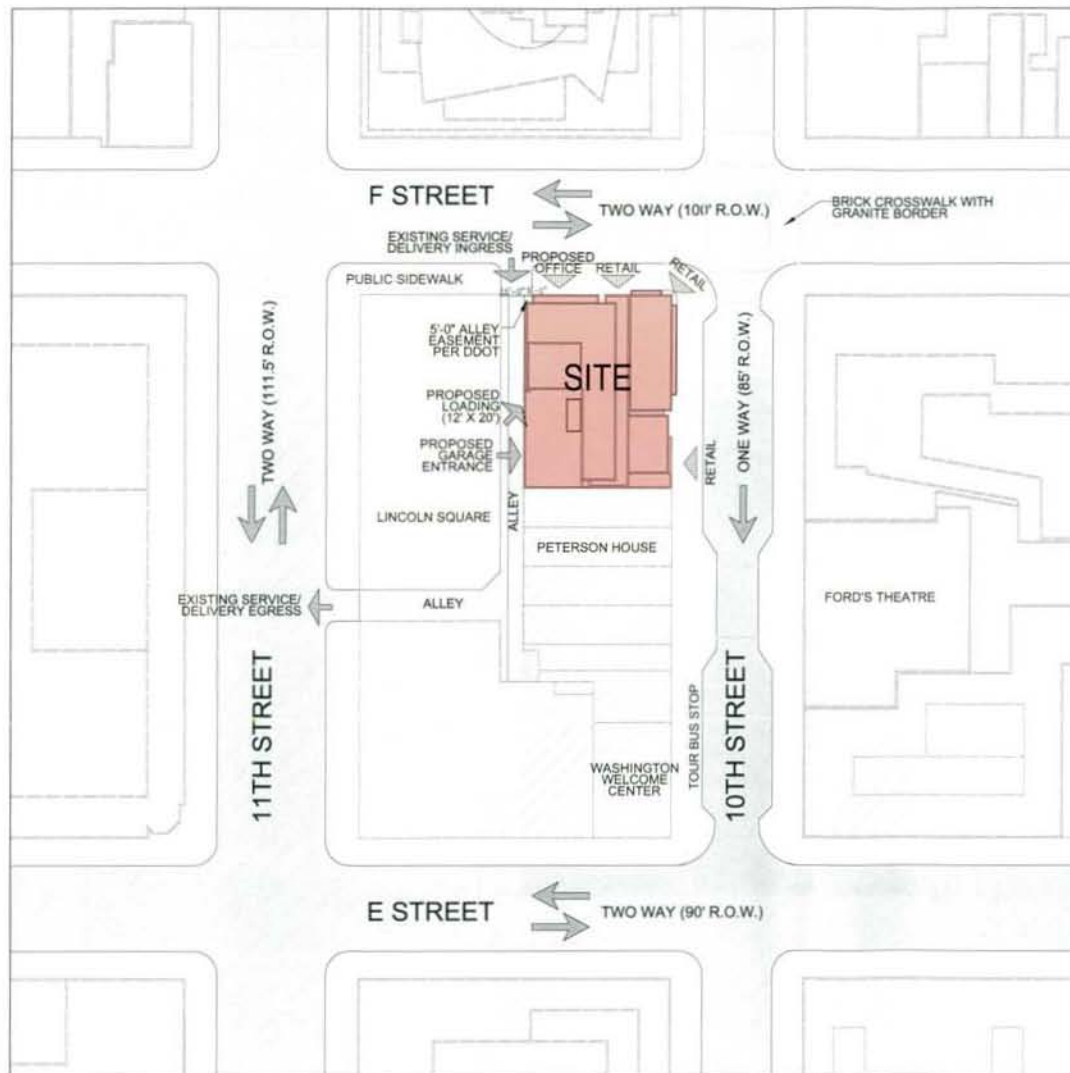
1000 F STREET, NW

WASHINGTON, D.C. | NOVEMBER 27, 2007 | 1000 F STREET REDEVELOPMENT P.C.

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SITE IMPROVEMENTS PLAN S5



LEGEND:

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

NOTES:

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



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PUD SUBMISSION - REVISED

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SITE CIRCULATION DIAGRAM

S7

11TH STREET

F STREET

10TH STREET

ALLEY

NOTES:

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



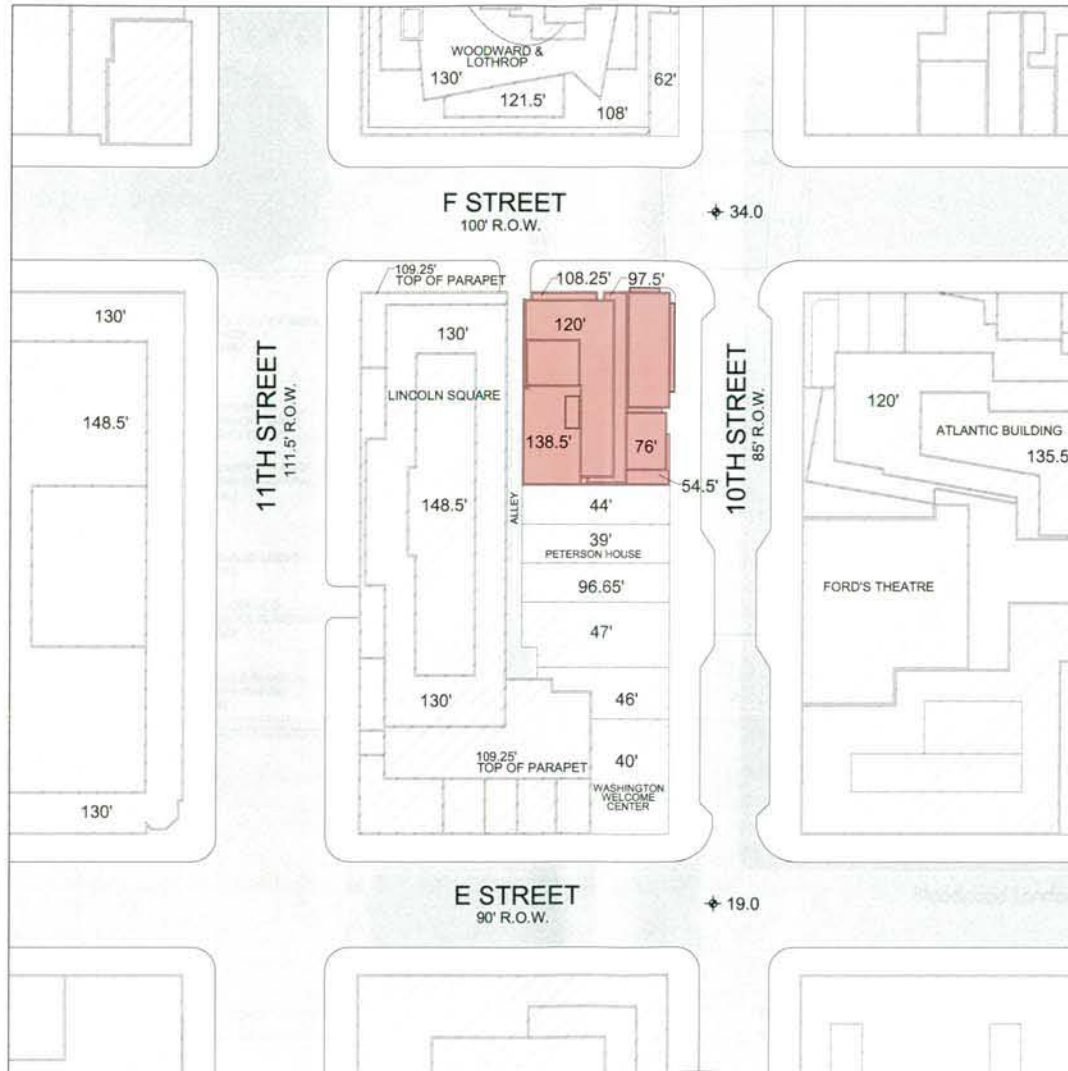
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SITE PLAN S8



NOTES:

1. BUILDING HEIGHTS ARE RELATIVE TO GRADE.

1000 F STREET, NW

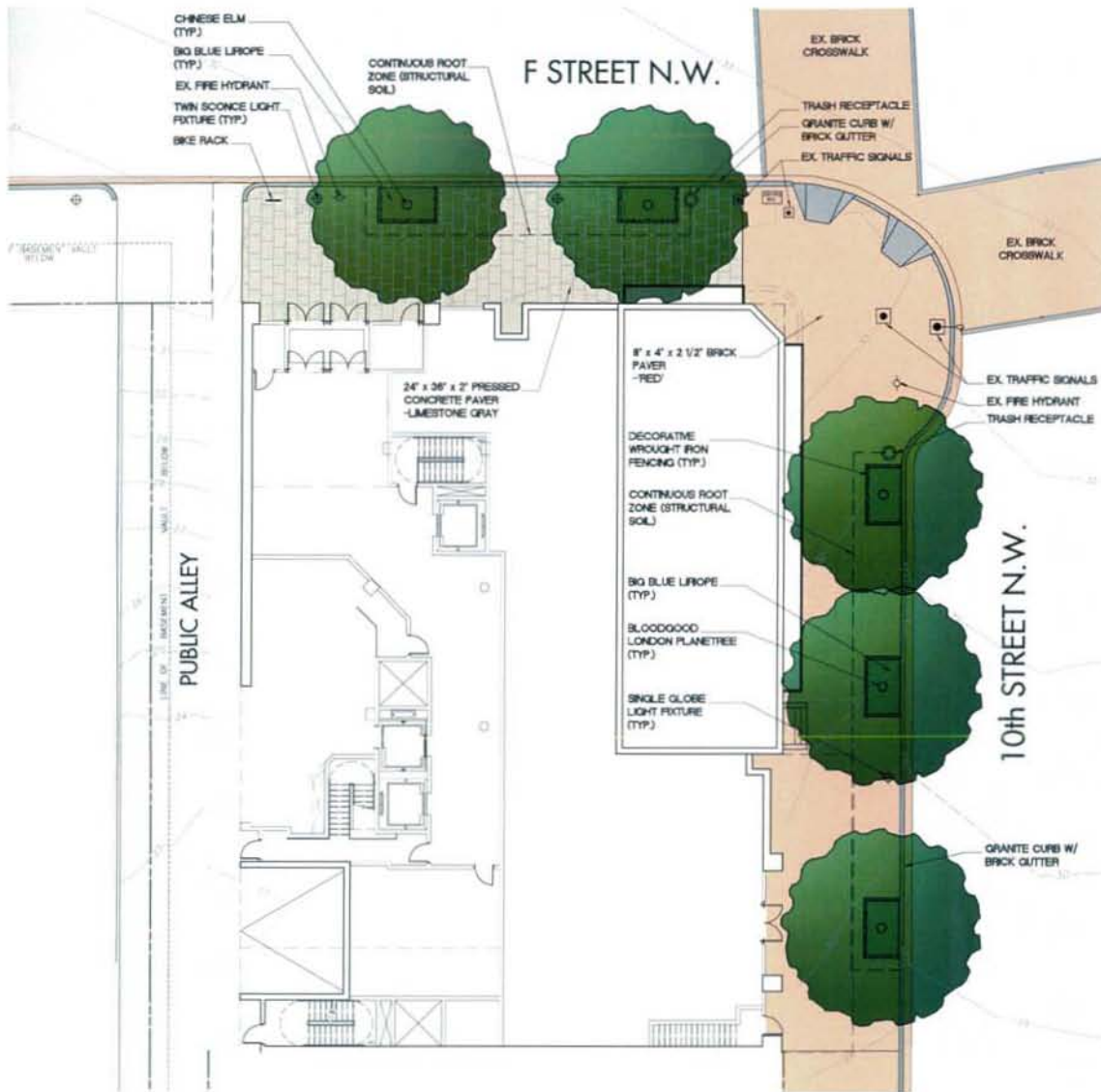
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BUILDING HEIGHTS DIAGRAM

S9



Chinese Elm



Big Blue Liriope



Bloodgood London Planetree



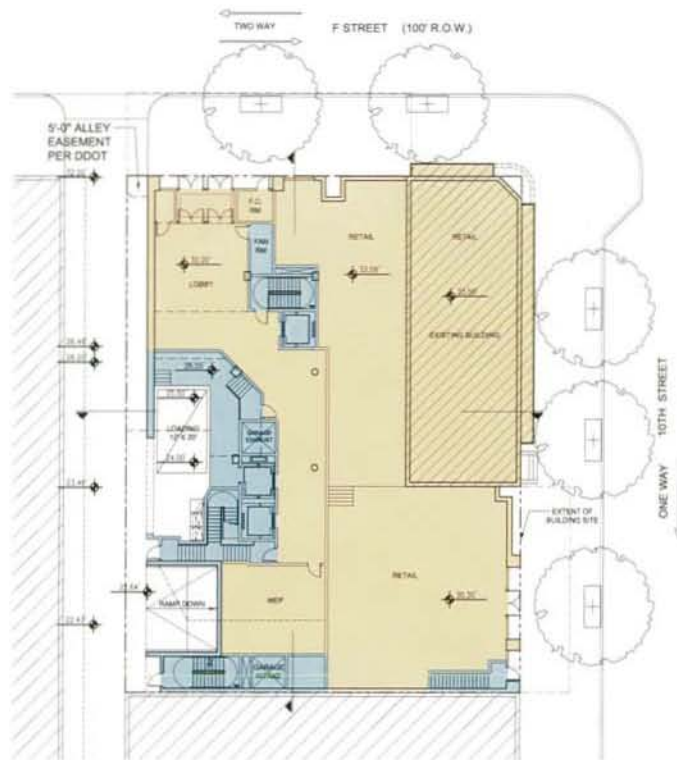
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STEPHENSON & GOOD | shalom baranes associates architects

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.



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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

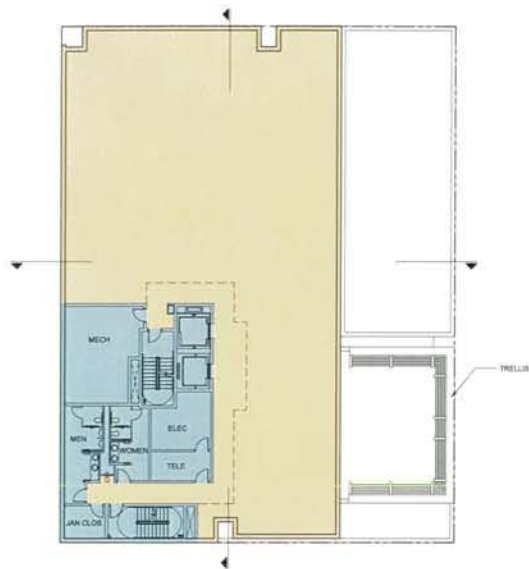
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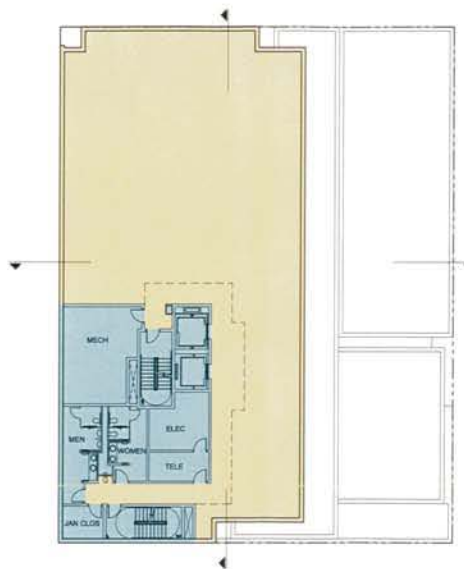
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LEVELS 03 - 08

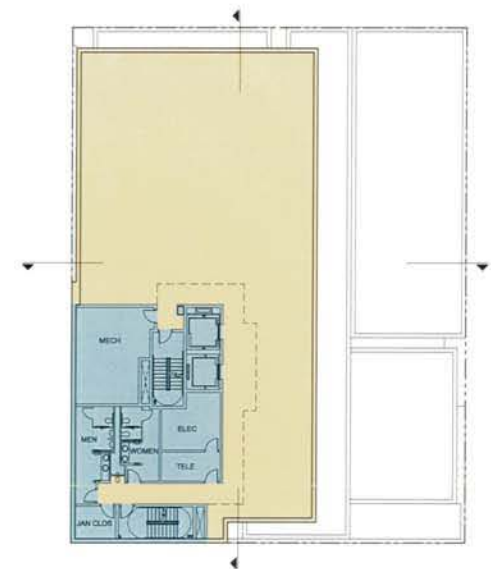
A2



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

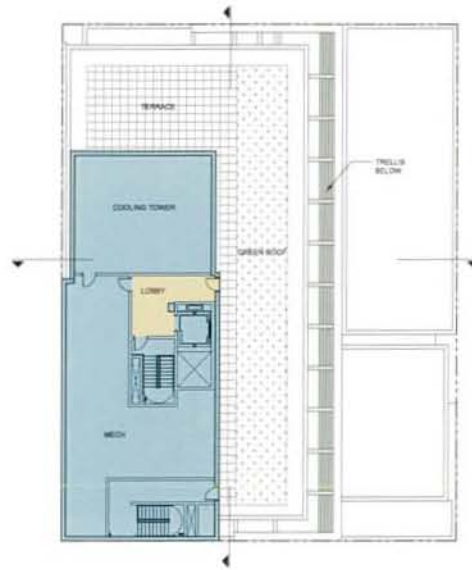
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PUD SUBMISSION - REVISED

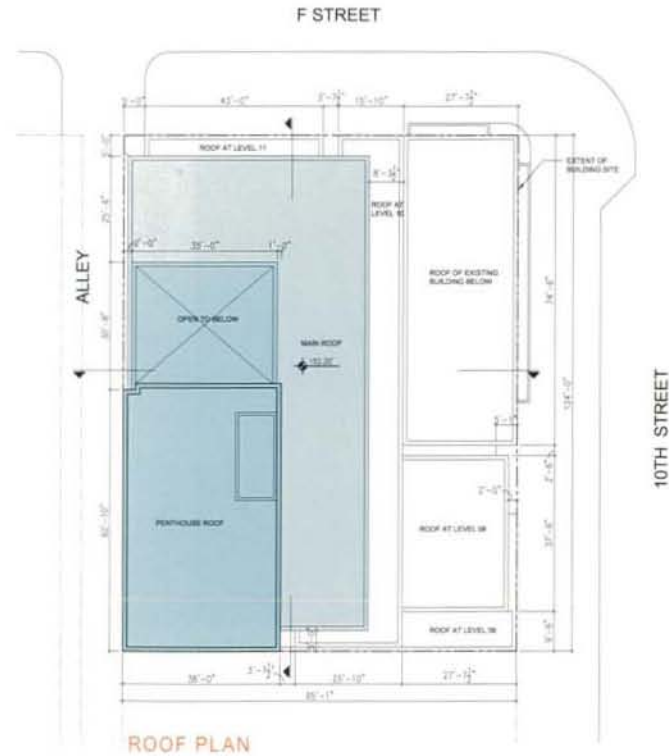
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LEVELS 09 - 11

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

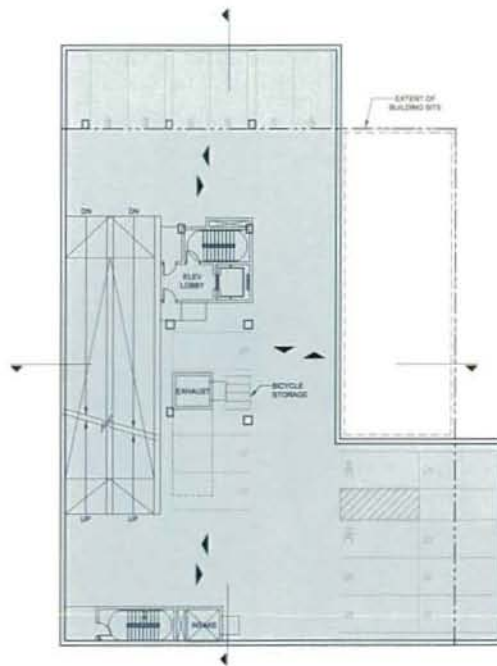
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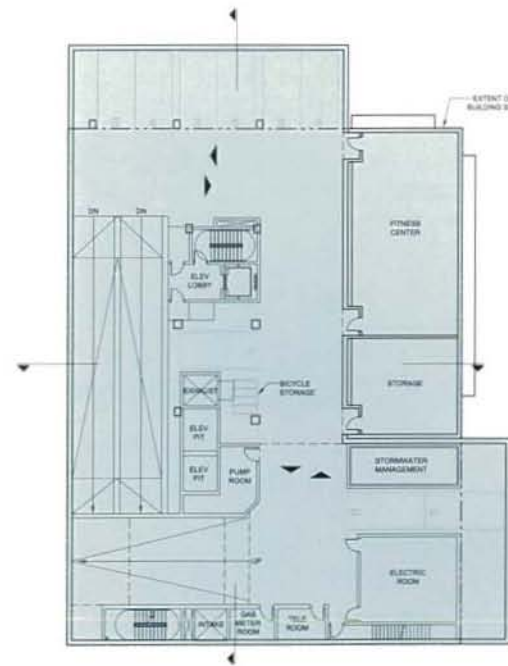
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PENTHOUSE & ROOF PLAN

A4



PARKING LEVEL 02



PARKING LEVEL 01

NOTES:

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

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	2	0	0	2	7	9
P2	2	5	0	0	7	10	17
P3	0	5	2	0	7	10	17
P4	0	5	2	0	7	10	17
TOTAL	2	17	4	0	23	37	60

FOR ZONING PURPOSES: 60 SPACES - 4 COMPACT SPACES - 37 VAULT SPACES = 19 SPACES PROVIDED



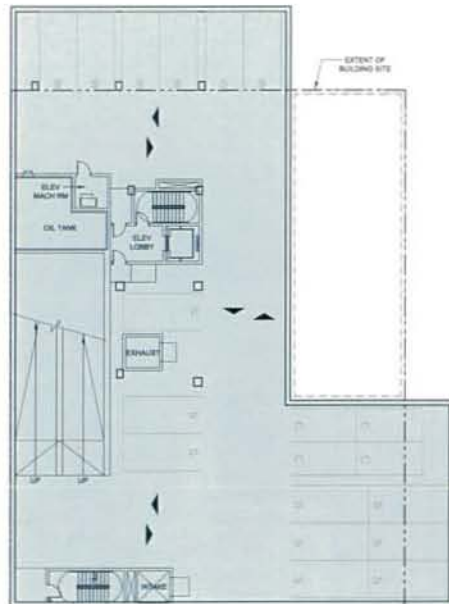
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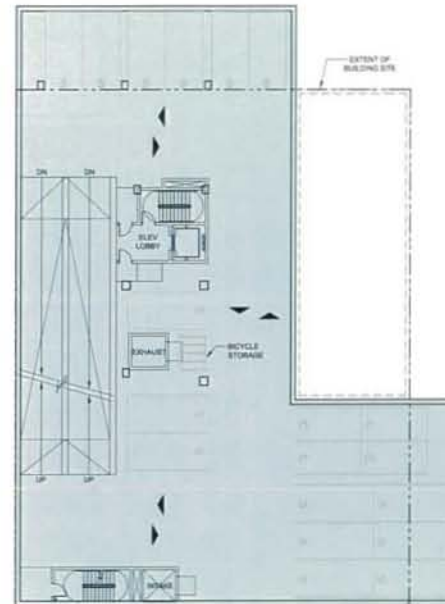
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PARKING LEVELS 01 & 02 A5



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

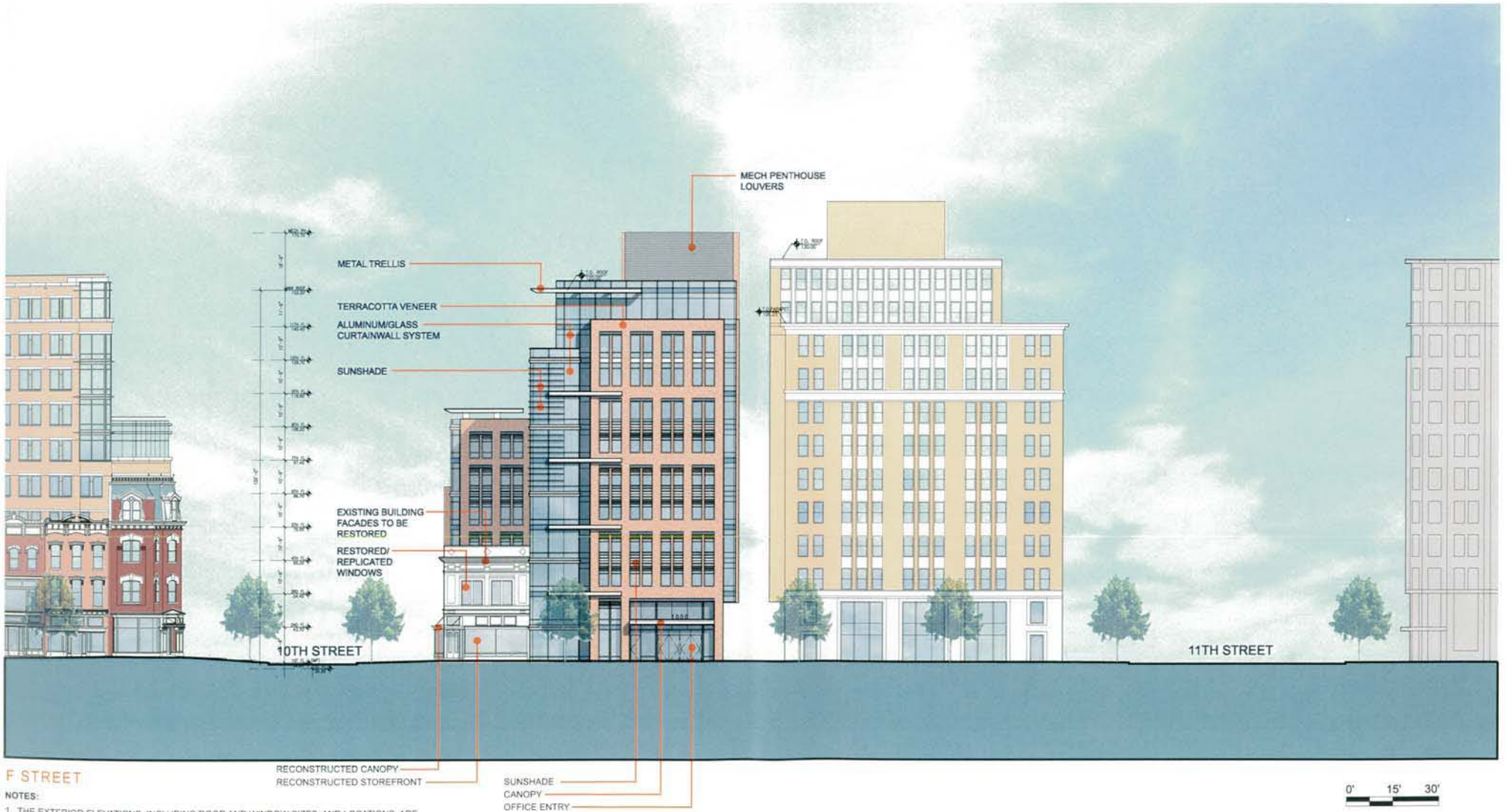
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PARKING LEVELS 03 & 04

A6



F STREET

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

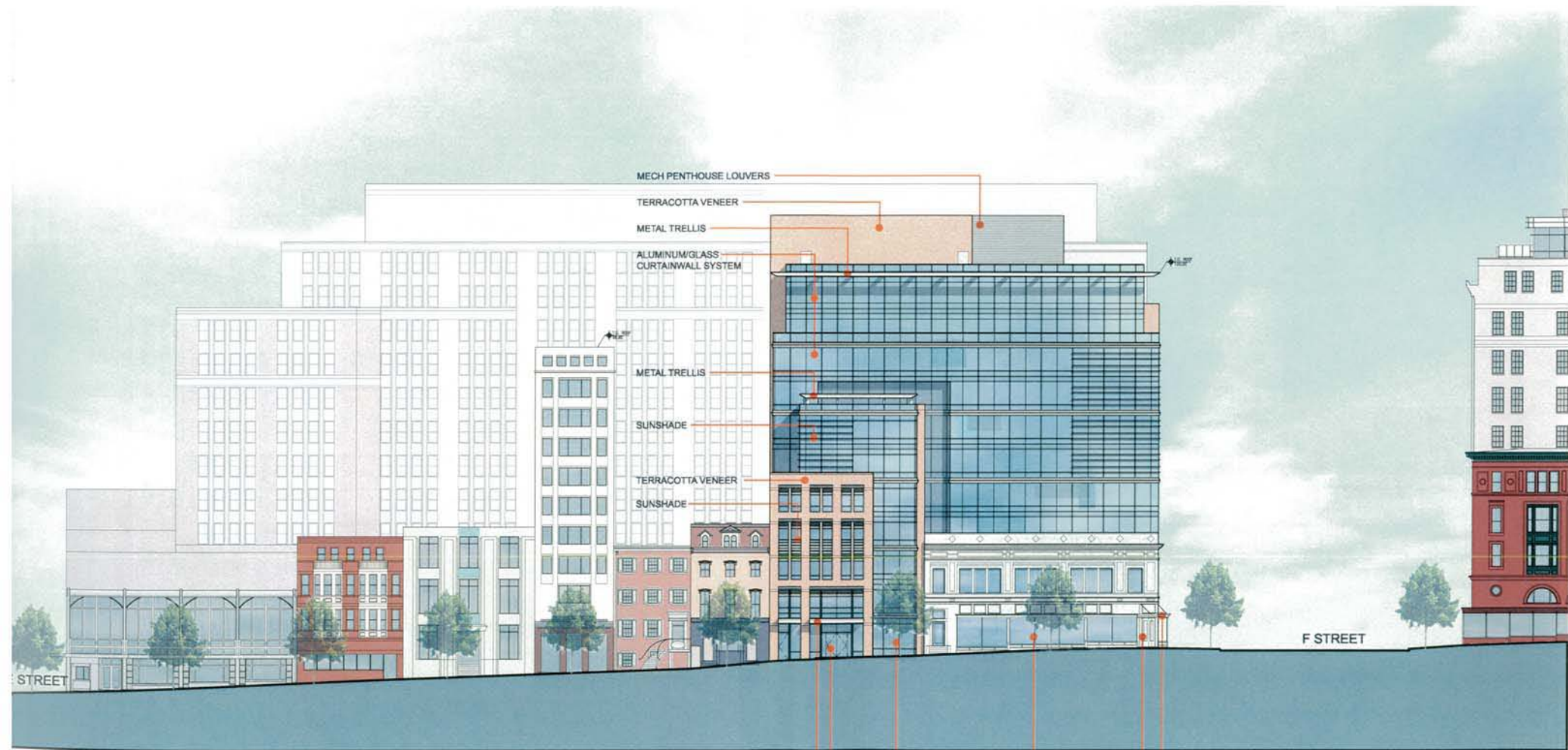
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NORTH ELEVATION - F STREET

A7



10TH STREET

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

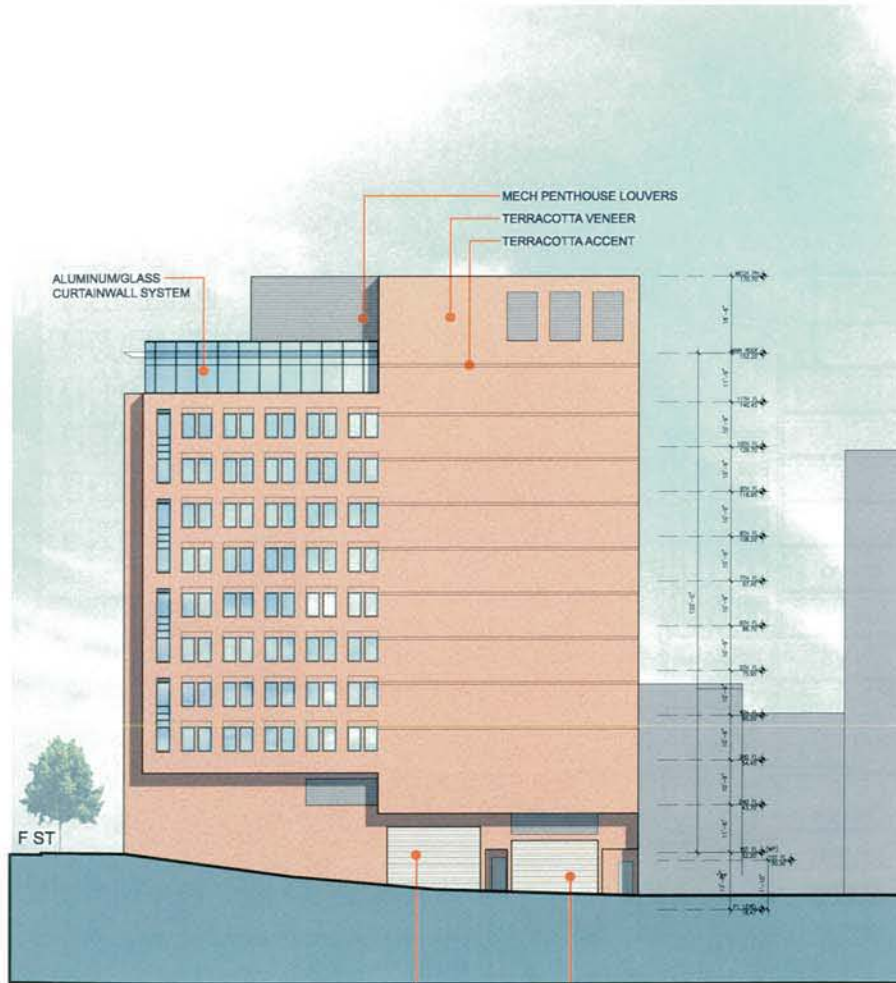
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EAST ELEVATION - 10TH STREET

A8



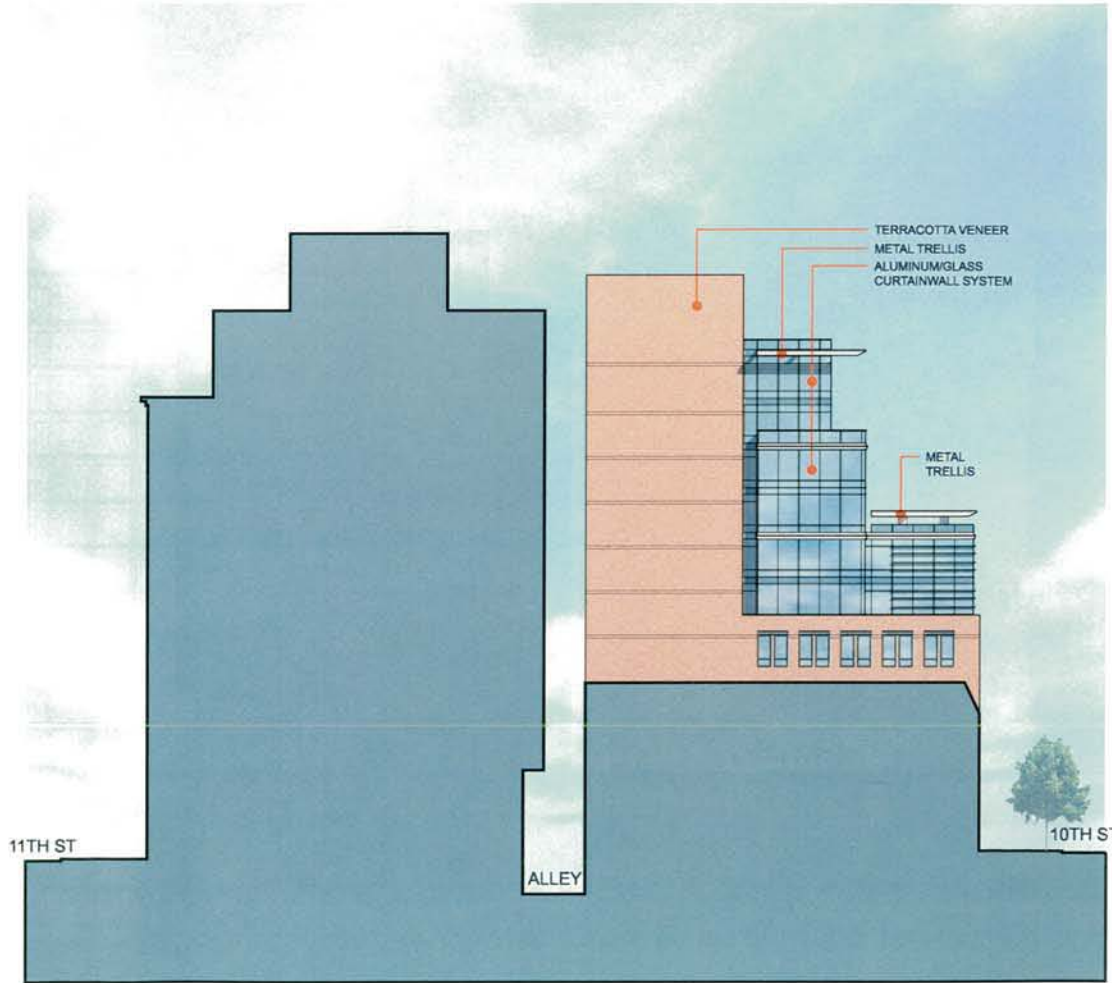
WEST ELEVATION - ALLEY

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.

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SOUTH ELEVATION

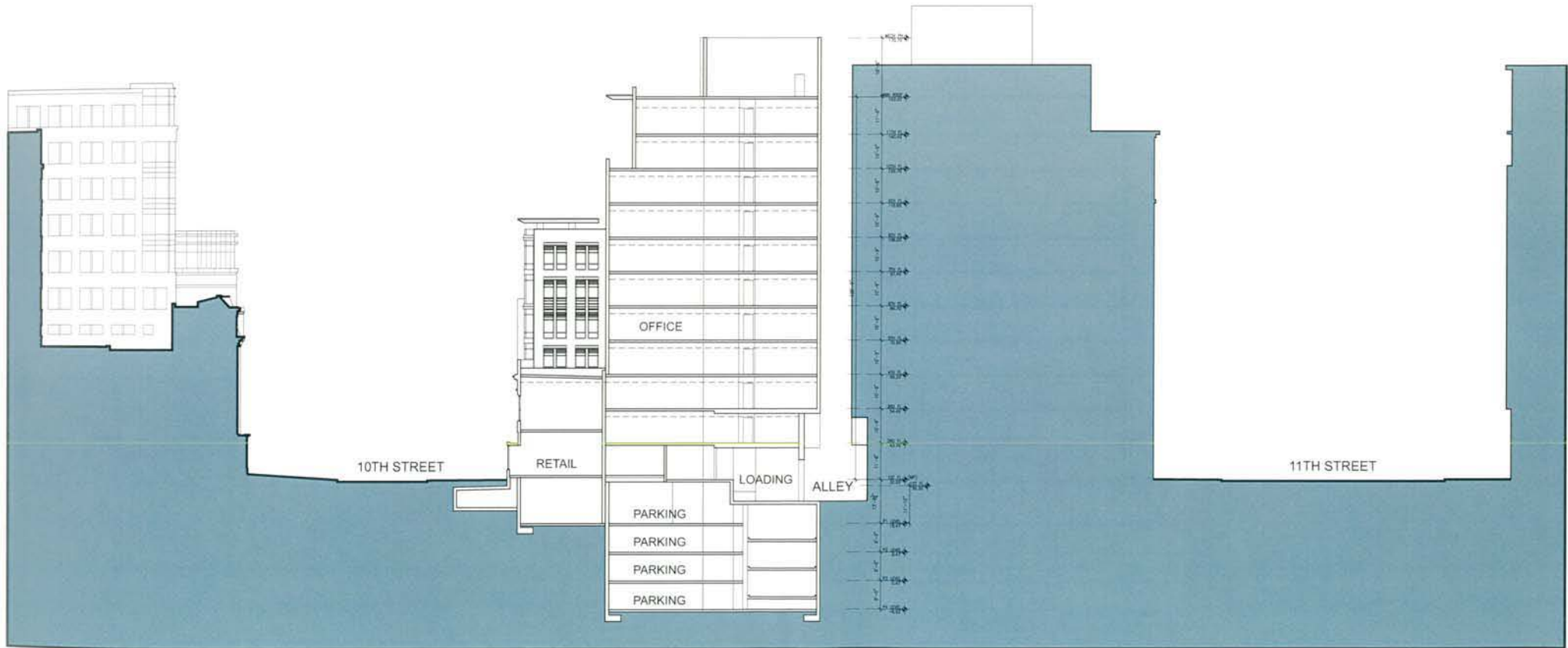
0' 15' 30'

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WEST & SOUTH ELEVATIONS

A9

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EAST-WEST BUILDING SECTION

NOTES:

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

N
0' 15' 30'

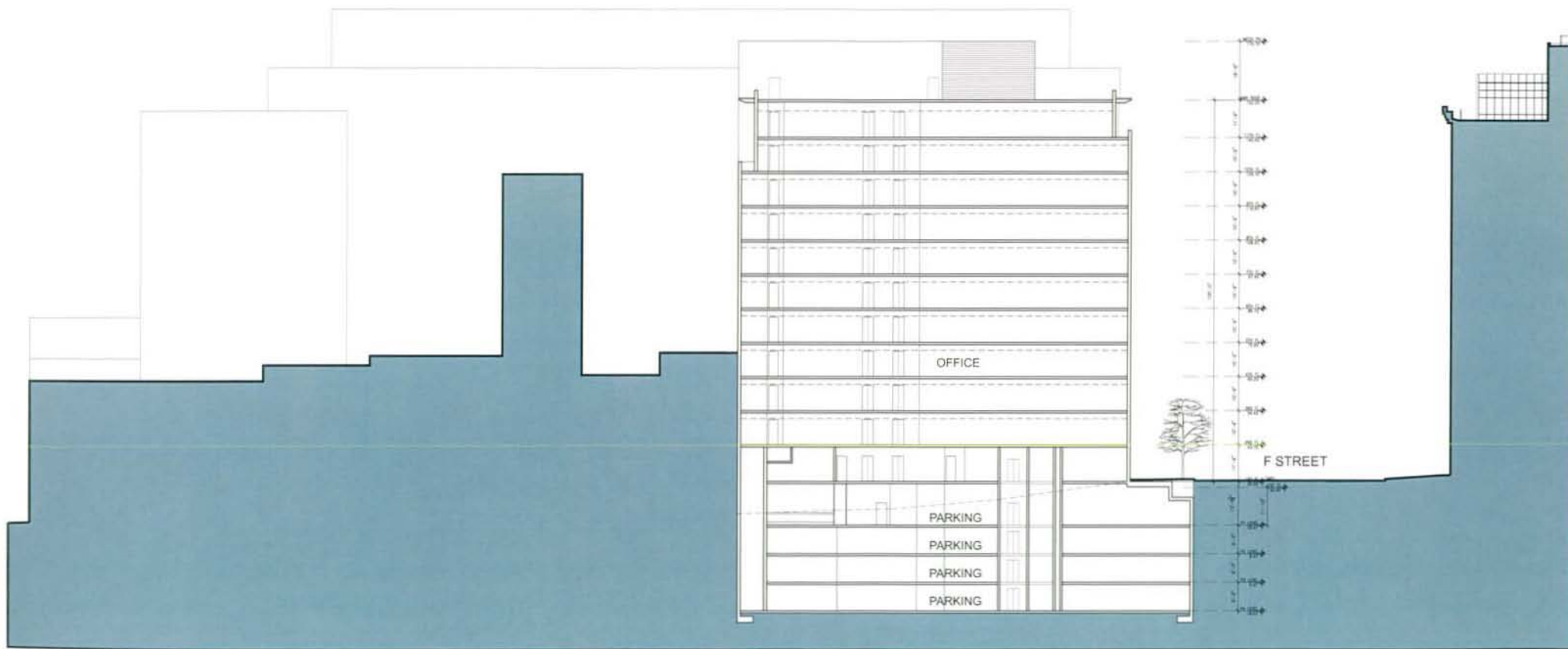
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EAST-WEST BUILDING SECTION A10



NORTH-SOUTH BUILDING SECTION

NOTES:

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

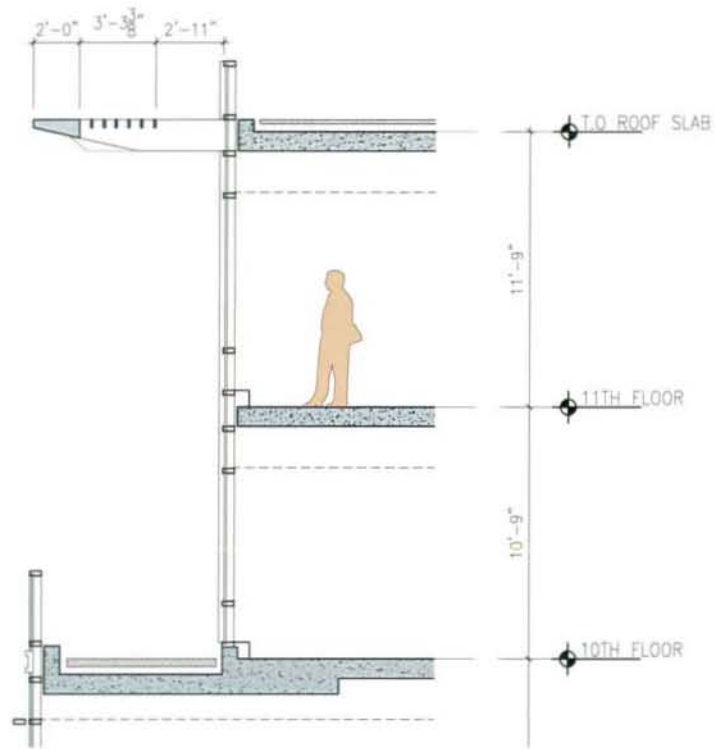
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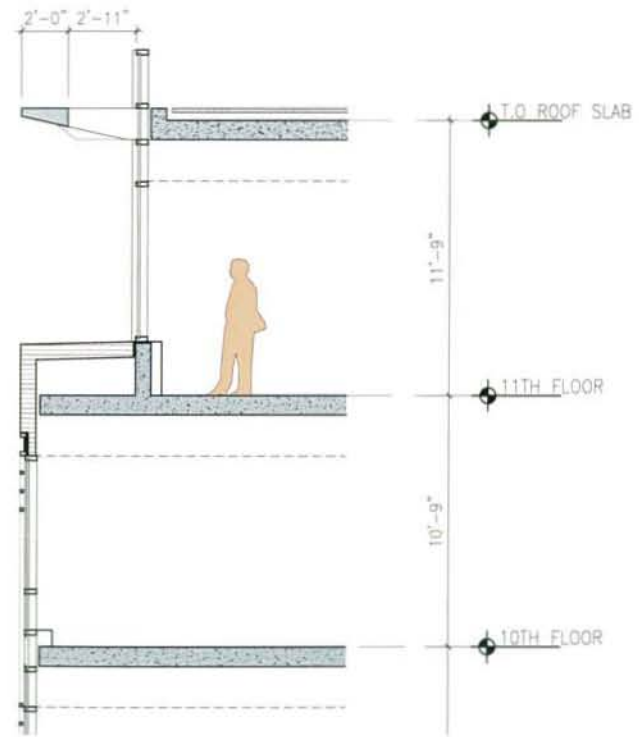
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NORTH-SOUTH BUILDING SECTION A11



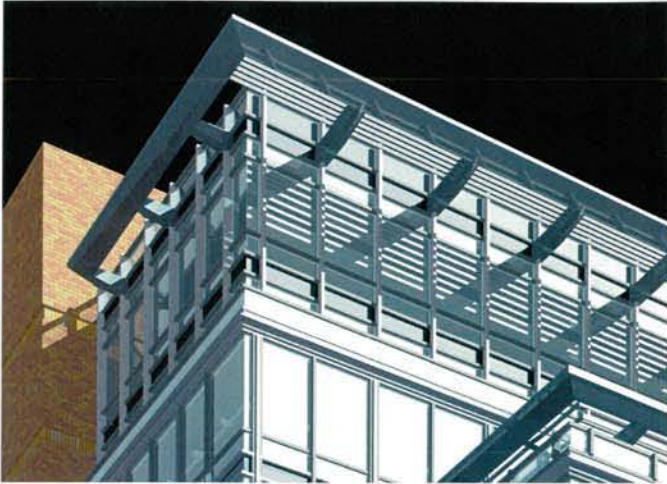
TRELLIS SECTION ON 10TH STREET

SCALE: 1"=3/16"

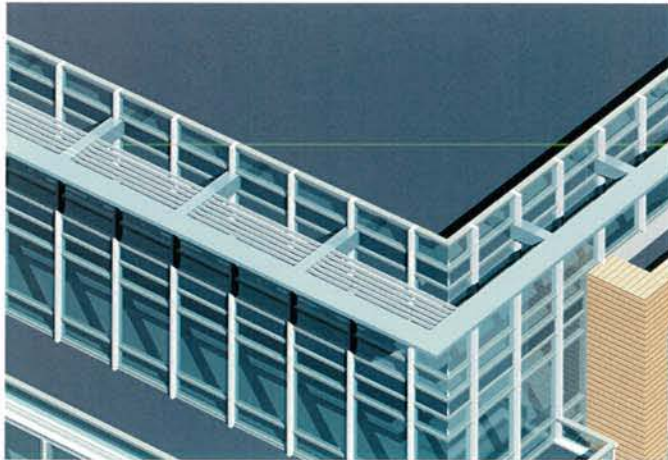
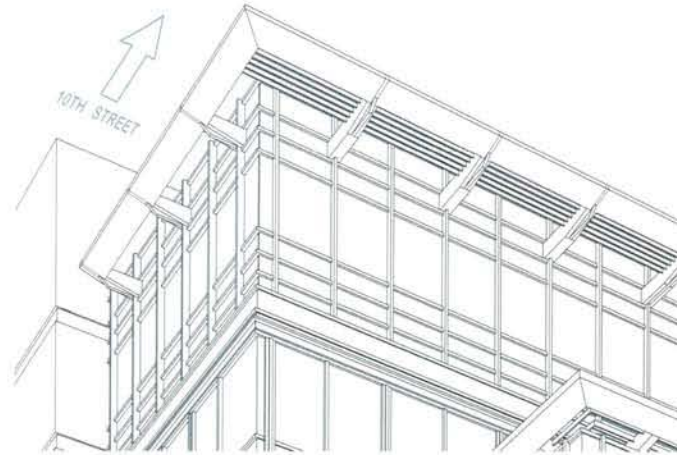


TRELLIS SECTION ON F STREET

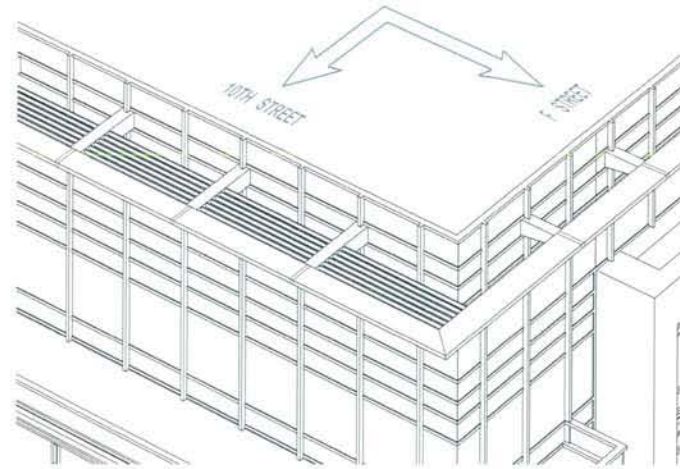
SCALE: 1"=3/16"



SOUTHEAST CORNER TRELLIS DETAIL



NORTHEAST CORNER TRELLIS DETAIL



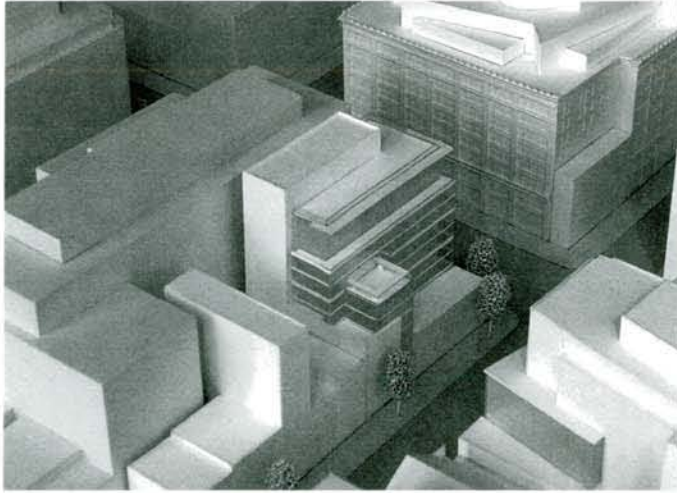
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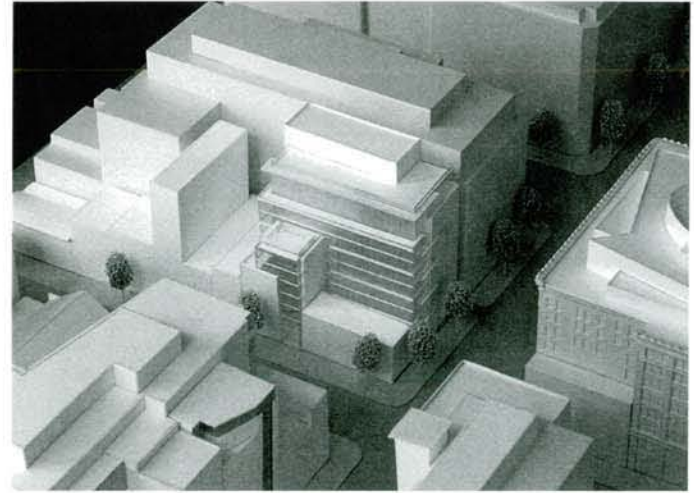
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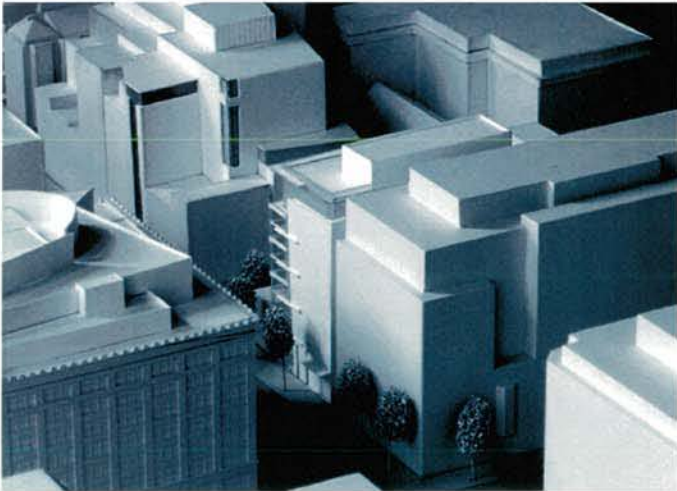
3D RENDERINGS: TRELLIS DETAILS A13



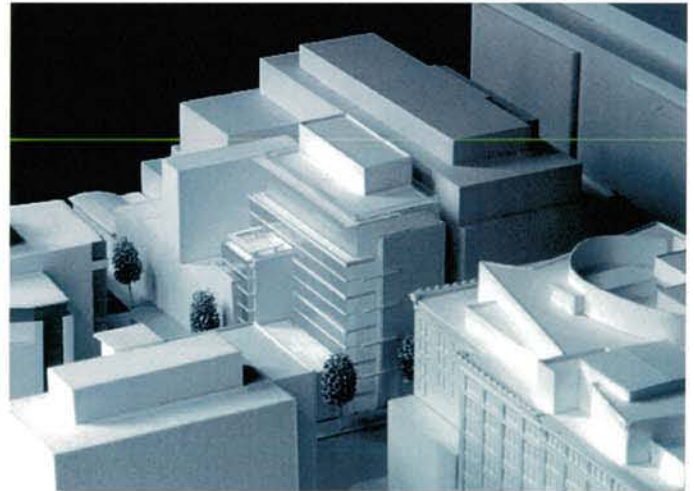
VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHWEST



VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTH

1000 F STREET, NW

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MODEL PHOTOGRAPHS

A14



10TH STREET LOOKING SOUTH



10TH STREET LOOKING NORTH

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3D RENDERINGS A15



F STREET LOOKING EAST



F STREET LOOKING WEST

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3D RENDERINGS A16