

EXHIBIT F



ALASKA AVE. CONDOMINIUM

SQUARE 2957, LOT 13 ZONE DISTRICT R-2 PROPOSED 11 RESIDENTIAL UNITS.

ZONING INFORMATION

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	6,250 sq. ft.	4,000 sq. ft.	N/A	N/A	N/A
Lot Width (ft. to the tenth)	50 ft.	40 ft.	N/A	N/A	N/A
Lot Occupancy (building area/lot area)	30%	N/A	40 %	N/A	N/A
Floor Area Ratio (FAR) (floor area/lot area)	1.2	N/A	N/A	N/A	N/A
Parking Spaces (number)	5	N/A	N/A	N/A	N/A
Loading Berths (number and size in ft.)	0	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	25 ft.	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	28 ft.	20 ft.	N/A	N/A	N/A
Side Yard (ft. to the tenth)	12 ft.	8 ft.	N/A	N/A	N/A
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	34 ft.	N/A	40 ft./3 Stories	N/A	N/A

SYMBOLS

REFERENVE ELEVATION		INTERIOR ELEVATION MARK (SHEET DRAWN ON INTERIOR ELEVATION NUMBER)
REVISION NUMBER AERA REVISED		DETAIL MARK (SHEET DRAWN ON SHEET KEYED FROM)
AREA SHOWN IN DETAIL		BEGIN/END SECTION (SHEET DRAWN ON SHEET KEYED FROM)
WINDOWS SYMBOL		END OF PARTIAL SECTION (SHEET DRAWN ON INTERIOR ELEVATION NUMBER)
DOOR SYMBOL		DETAIL CUT
WALL TYPE		PROPERTY LINE
STEP DOWN		CENTER LINE
ROOM / SPACE NUMBER		

ABBREVIATIONS

A/C	AIR CONDITIONER
AD	ANNO DOMINI
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
AVG	AVERAGE
BLKG	BLOCKING
CF	CUBIC FEET
CJ	CONTROL JOINT
CMU	CONCRETE MANSONRY UNIT
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DS	DOWNSPOUT
DWVG	DRAWING
EA	EACH
ELEV	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
FD	FLOOR DRAIN
FL	FLOOR
FND	FOUNDATION
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GYP. BD	GYPSPUM WALLBOARD
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
INSUL	INSULATION
LAV	LAVATORY
LF	LINEAR FEET
LVL	LAMINATED VENEER LUMBER
MACH	MACHINE
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
P. LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
PTD	PAINTED
RD	ROOF DRAIN
REF	REFRIGERATOR
REIN	REINFORCING
REQ	REQUIRED
RO	ROUGH OPENING
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFICATION
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
T & G	TONGUE & GROOVE
TEL	TELEPHONE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WASHER
WH	WATER HEATER
WP	WATERPROOF
W/	WITH
W/OUT	WITHOUT
WWM	WELDED WIRE MESH

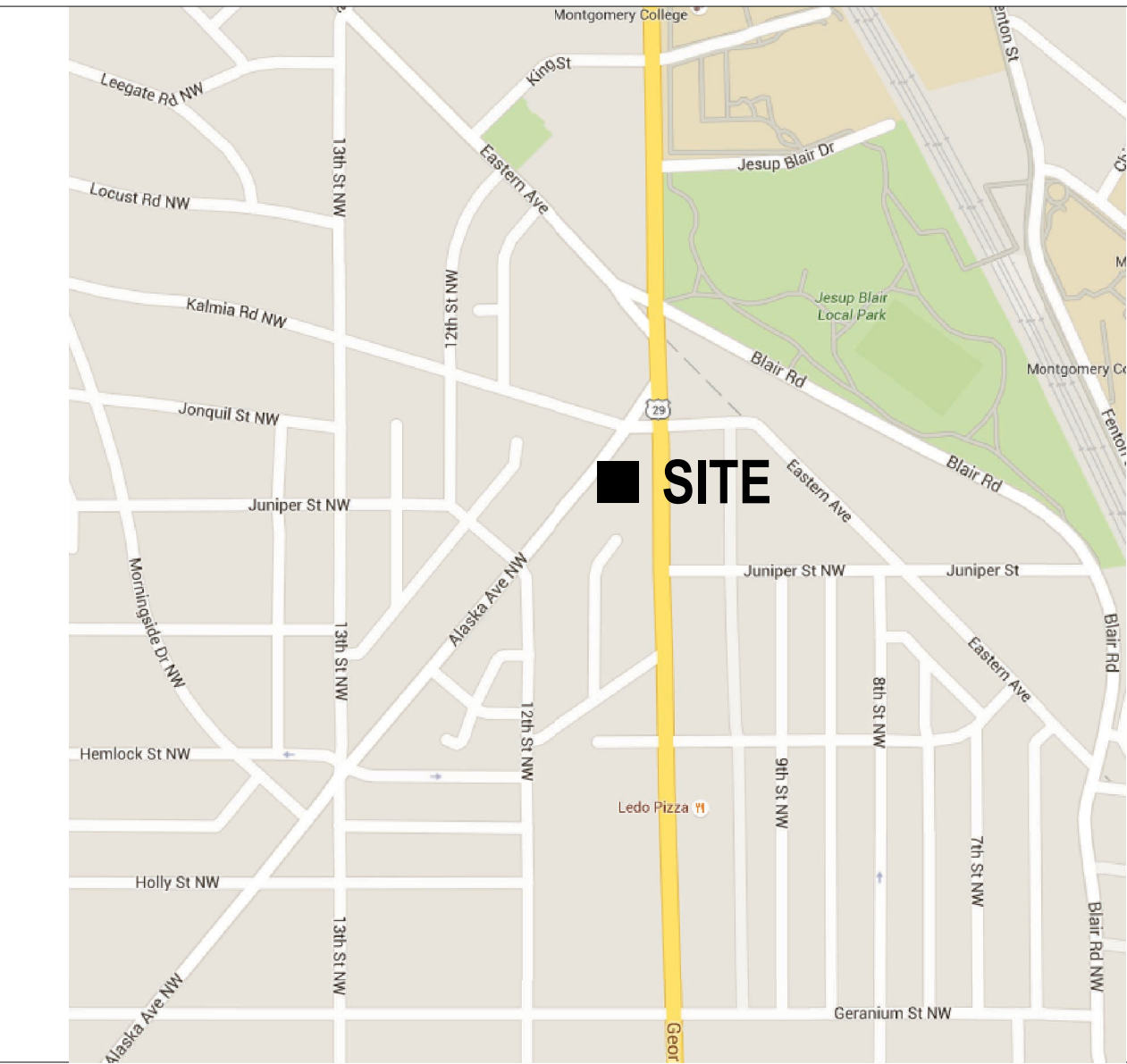
RESPONSIBILITIES

<u>OWNER</u>	<u>CONTRACTOR</u>	
ALASKA AVE. CONDOMINIUM 7723 ALASKA AVE. NW <u>DEBORAH JONES-MILLER</u> Phone: 301-365-2606	LIBERTY CONSTRUCTION 330-E N STONESTREET AVE. ROCKVILLE MD 20850 <u>MICKEY TAFF</u> Phone: 678-576-3586	
<u>ARCHITECT</u>	<u>STRUCTURAL ENGINEER</u>	<u>E. M & P ENGINEER</u>
ALINE ARCHITECTURE, LLC 2503 LISBON LANE ALEXANDRIA, VA 22306 <u>ANILA ANGJELI AIA, LEED AP</u> Lic. # 101900 anila@aline-architecture.com Phone: 703-851-5981	UNITED STRUCTURAL ENGINEERS, INC. 900 S. WASHINGTON ST., SUITE 109 FALLS CHURCH, VA 22046 <u>AZIZ PARACHA, PE</u> Phone: 703-226-3730	MEP DESIGNS, LLC 8721 PLANTATION LANE, SUITE 301 MANASSAS VA 20110 <u>SAM ABDELFAITTAH</u> Phone: 703-366-3663 sam@mepdesigns.com

PROJECT DATA

DESCRIPTION OF PROJECT		
SQUARE 2957, LOT 13 ZONE DISTRICT R-2 PROPOSED 11 RESIDENTIAL UNITS. INTERIOR RENOVATION OF A EXISTING RESIDENTIAL UNIT ON CELLAR, SECOND AND THIRD FLOORS AND CONVERSION OF THE FIRST FLOOR FROM DENTAL OFFICES TO RESIDENTIAL UNITS.		
APPLICABLE CODES:		
DCMR 12 2008 CONSTRUCTION CODE SUPPLEMENT		
CONSTRUCTION TYPE:		
NON SEPARATED MIXED USE		
USE GROUP (occupancies)		
FULLY SPRINKLERED		
MAX. 11 STORIES ALLOWED PER IBC TABLE 503.1. PROPOSED BUILDING IS 7 STORIES. THE MOST UPPER HABITABLE FLOOR ELEVATION IS 72'-8". PROPOSED BUILDING IS NOT A HIGH RISE BUILDING.		
PROPOSED AREA	EXISTING (sq ft)	PROPOSED (sq ft)
EXISTING CELLAR	1,899 sq ft	
EXISTING 1ST	1,899 sq ft	
EXISTING 2ND	1,899 sq ft	
EXISTING 3ND	1,899 sq ft	
TOTAL BUILDING AREA	7,596 sq ft	
(DOES NOT INCLUDE BASEMENT AREA) 43,106 SF IS ALLOWED BY ZONING - SEE ZONING INFORMATION TABLE TO THE LEFT OF THIS SHEET)		
FIRE RESISTANCE ANALYSIS		
EXTERIOR WALLS < 5' FROM PROPERTY LINE		1HR
EXTERIOR WALLS > 15' FROM PROPERTY LINE		1HR
INTERIOR WALLS		0HR
CORRIDOR (5TH AND 6TH FLOOR)		1HR
COLUMNS & BEAMS (5TH FLOOR & PARTIAL 6TH FLR)		2HR
COLUMNS & BEAMS (6TH FLOOR CARRYING ROOF ONLY)		1HR
SHAFT WALLS (CONNECTING 3 STORIES OR LESS)		1HR
SHAFT WALLS (CONNECTING 4 STORIES OR MORE)		2HR
FLOOR CONSTRUCTION BETWEEN BIR		2HR EXISTING NONE REQUIRED
WALL CONSTRUCTION BETWEEN RESIDENTIAL UNITS		1HR REQUIRED
ROOF CONSTRUCTION		1HR
FLOOR ASSEMBLY ON 1ST FLR ELEVATOR LOBBY / EGRESS		2HR EXISTING REQUIRED
STAIR SHAFT / ELEVATOR SHAFT (NEW AND EXISTING)		2HR REQUIRED
EXIT PASSAGE WAY		2HR REQUIRED
WATER & SEWER		
EXISTING CONNECTIONS TO WATER, GAS, SEWER AND FIRE LINE		

VICINITY MAP



RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

NOT FOR CONSTRUCTION

7723 ALASKA AVE. NW WASHINGTON DC

MEP ENGINEERING



STRUCTURAL ENGINEERING



A-001

AA15010



1
A-071

BASEMENT PLAN - EXISTING

Scale: 1/4" = 1'-0"

NOTE:

ALL EXISTING DIMENSIONS TO BE V.I.F.

WALL LEGEND

EXISTING EXTERIOR WALL

EXISTING INTERIOR WALL

RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

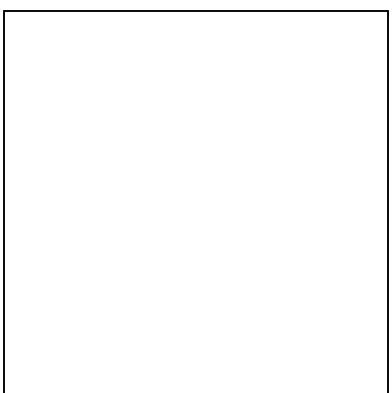
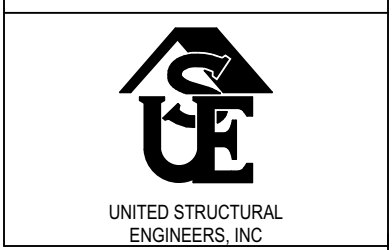
7723 ALASKA AVE. NW WASHINGTON DC

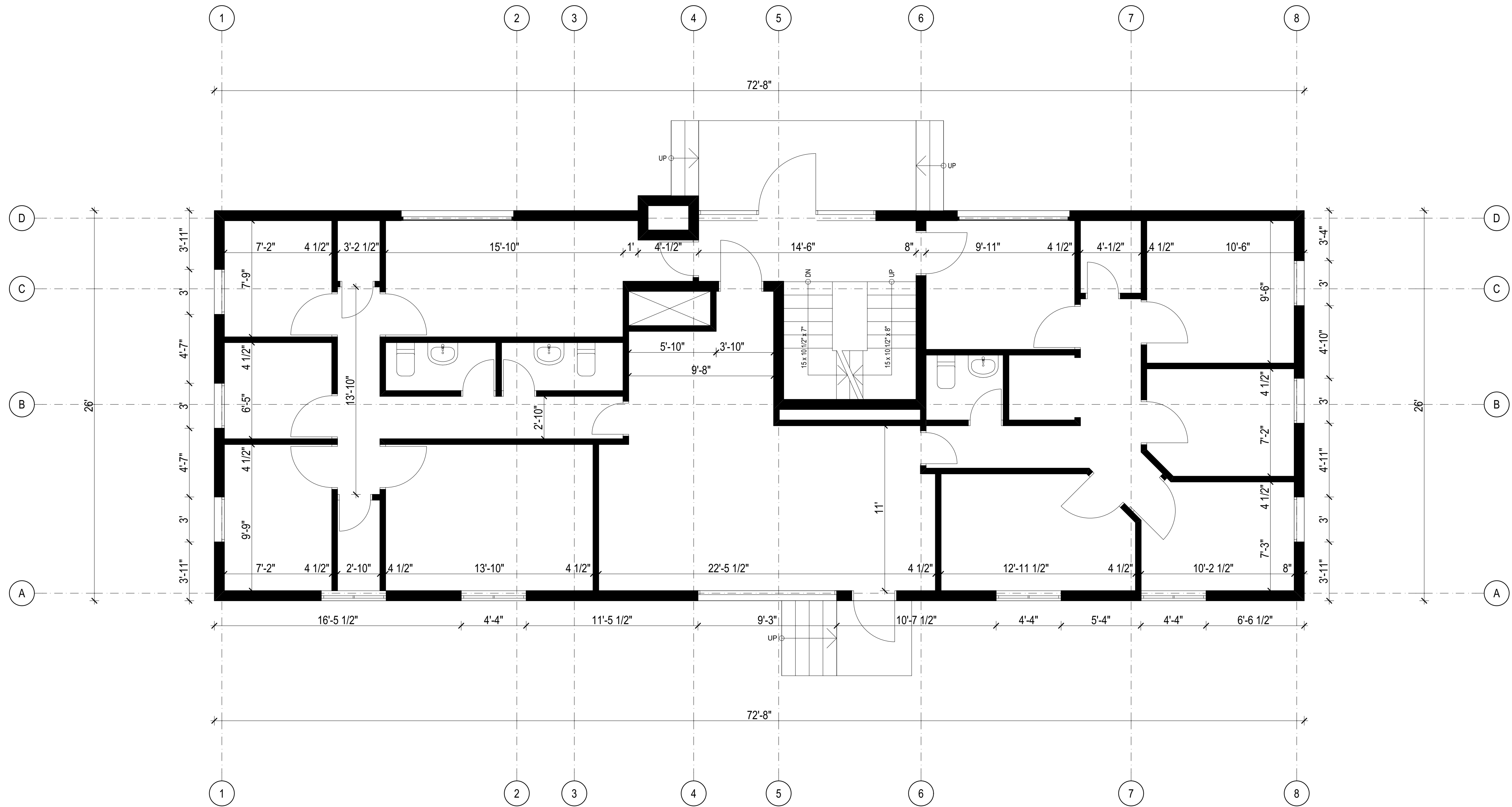
NOT FOR CONSTRUCTION

MEP ENGINEERING



STRUCTURAL ENGINEERING





1 FIRST FLOOR - EXISTING
A-072 Scale: 1/4" = 1'-0"

NOTE:
ALL EXISTING DIMENSIONS TO BE VIF.

WALL LEGEND
— EXISTING EXTERIOR WALL
— EXISTING INTERIOR WALL

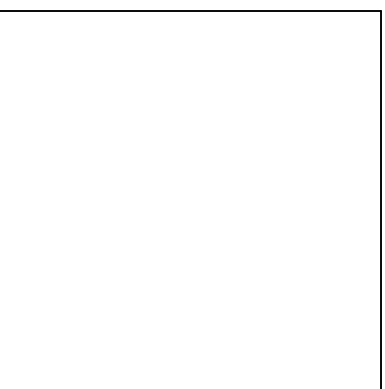
RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM
7723 ALASKA AVE. NW WASHINGTON DC
NOT FOR CONSTRUCTION

MEP ENGINEERING

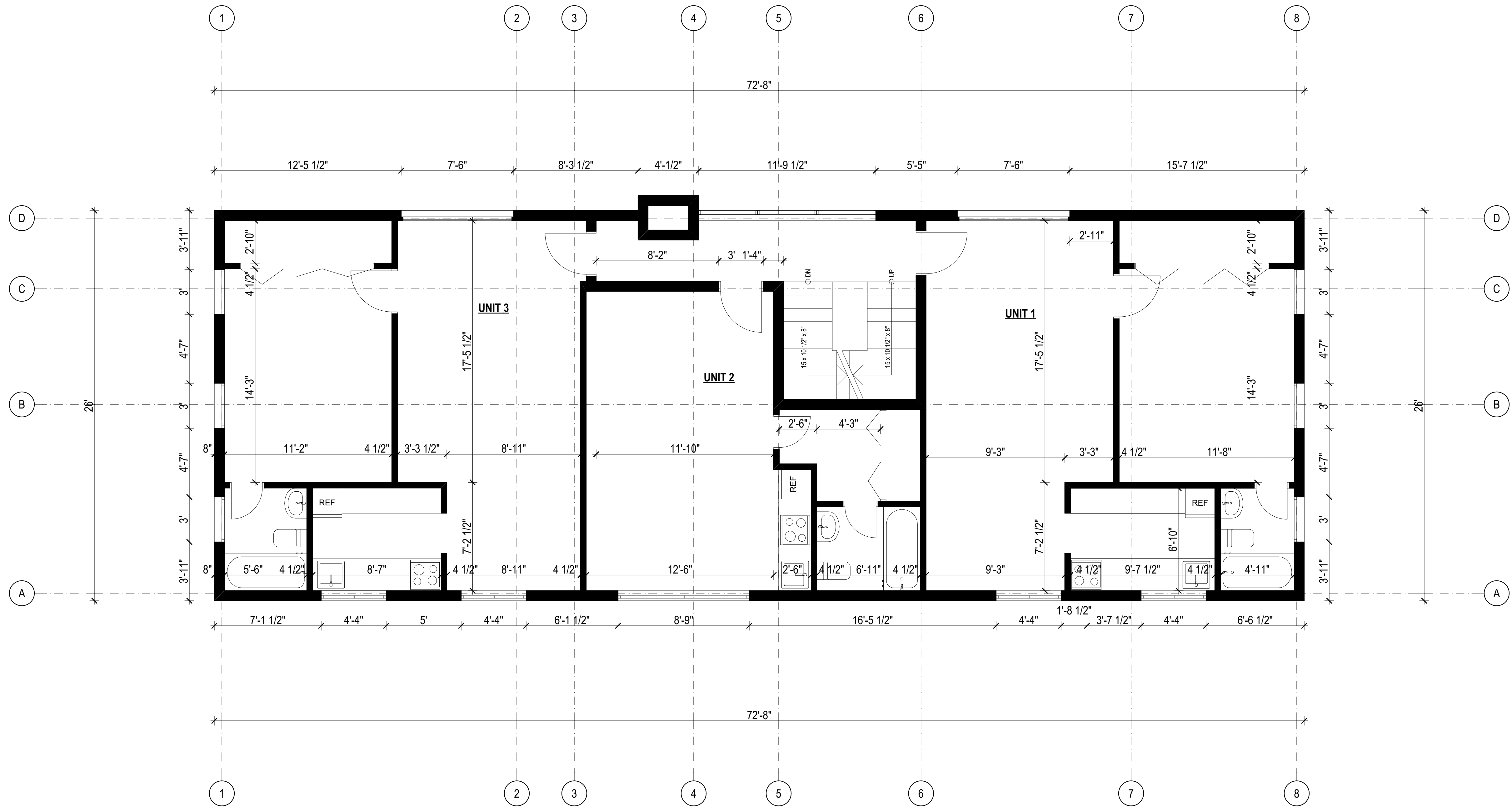


STRUCTURAL ENGINEERING



A-072

AA15010



NOTE:
ALL EXISTING DIMENSIONS TO BE VIF.

WALL LEGEND
— EXISTING EXTERIOR WALL
— EXISTING INTERIOR WALL

1 SECOND FLOOR - EXISTING
A-073 Scale: 1/4" = 1'-0"

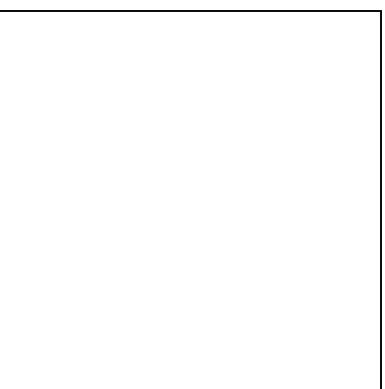
RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM
7723 ALASKA AVE. NW WASHINGTON DC
NOT FOR CONSTRUCTION

MEP ENGINEERING

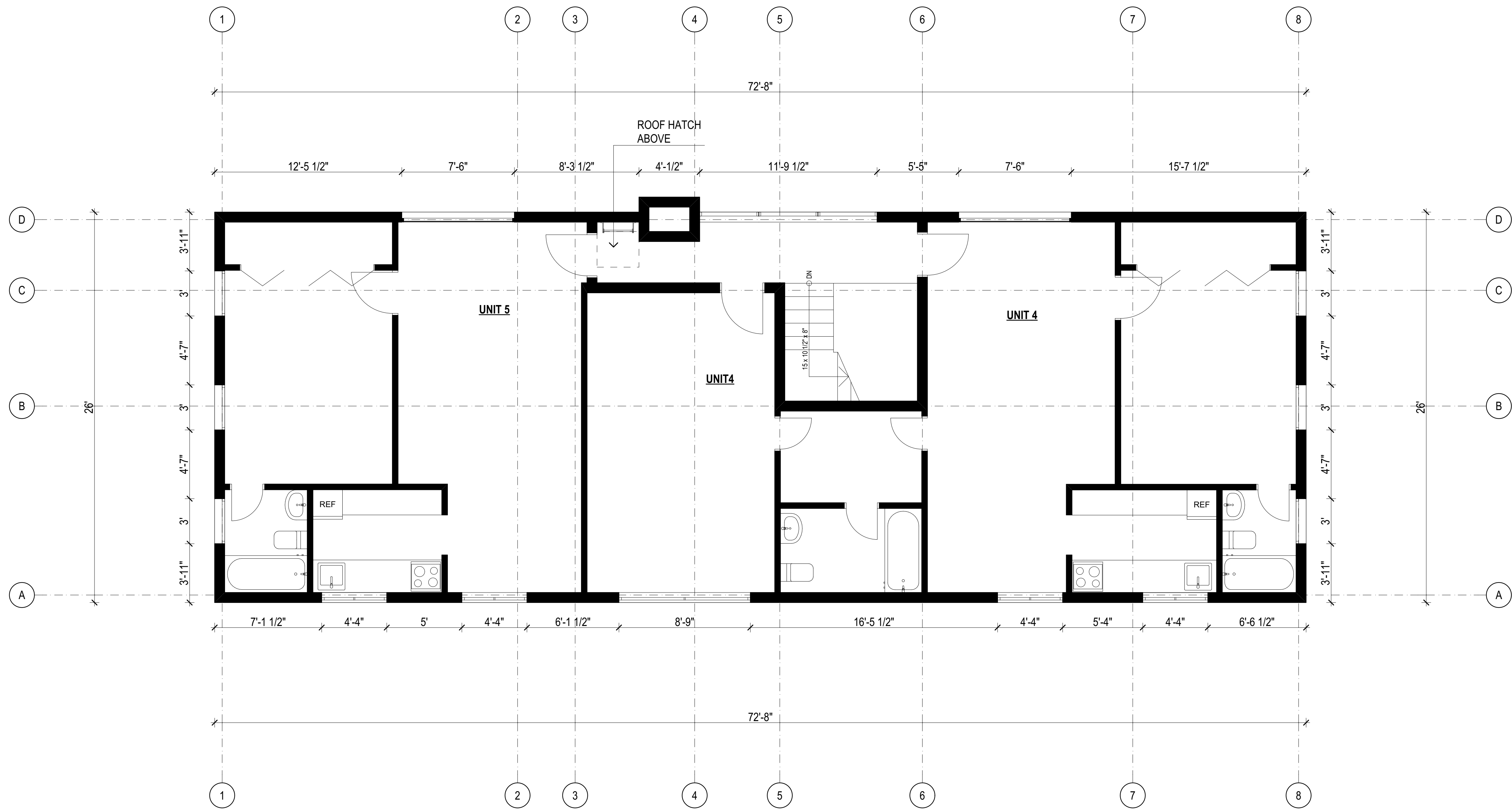


STRUCTURAL ENGINEERING



A-073

AA15010



NOTE:
ALL EXISTING DIMENSIONS TO BE V.I.F.

WALL LEGEND
— EXISTING EXTERIOR WALL
— EXISTING INTERIOR WALL

1 THIRD FLOOR - EXISTING
A-074 Scale: 1/4" = 1'-0"

RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM
7723 ALASKA AVE. NW WASHINGTON DC
NOT FOR CONSTRUCTION

MEP ENGINEERING

MEP Designs

STRUCTURAL ENGINEERING

UNITED STRUCTURAL ENGINEERS, INC.

Aline-Architecture, LLC
PLANNING • ARCHITECTURE • INTERIORS
www.aline-architecture.com
Copyright © 2015 Aline-Architecture, LLC



ALASKA AVE. CONDOMINIUM - CONCEPT RENDERINGS



RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/28/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

NOT FOR CONSTRUCTION

7723 ALASKA AVE. NW WASHINGTON DC

MEP ENGINEERING

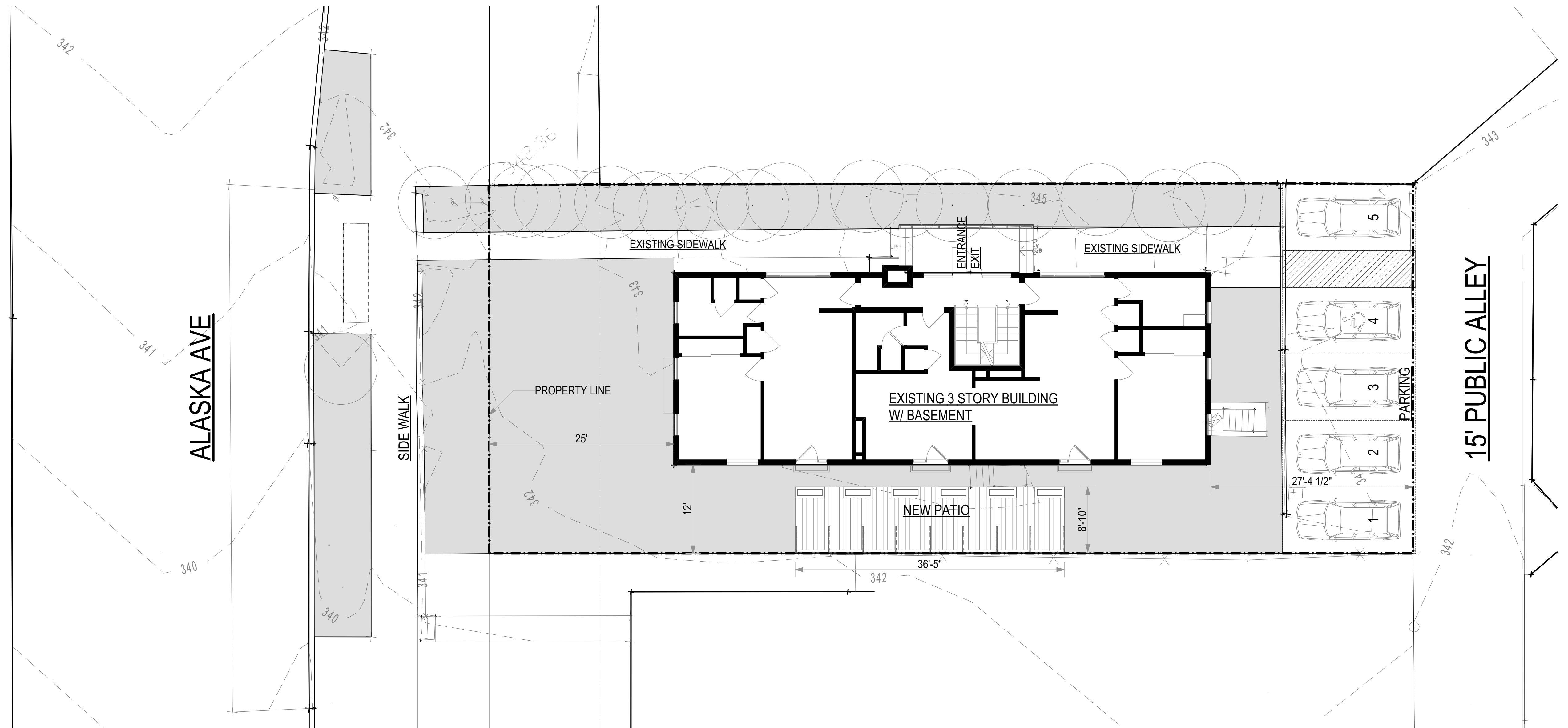


STRUCTURAL ENGINEERING

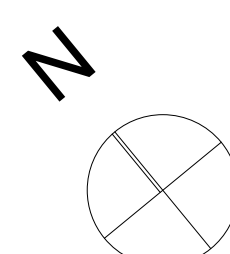


A-090

AA15010



1 SITE PLAN
A-091 SCALE: 1/4" = 1'-0"

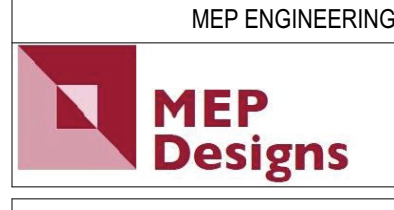
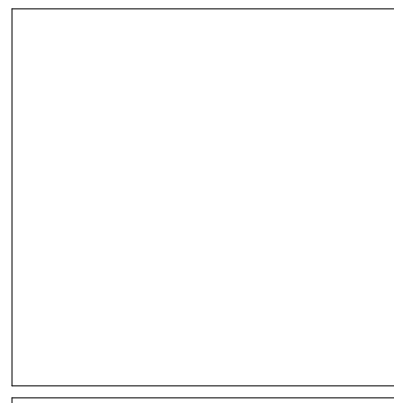


RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

7723 ALASKA AVE. NW WASHINGTON DC

NOT FOR CONSTRUCTION



ALine-Architecture, LLC

PLANNING • ARCHITECTURE • INTERIORS

www.aline-architecture.com

Copyright © 2015 ALine-Architecture, LLC



▼ FRONT

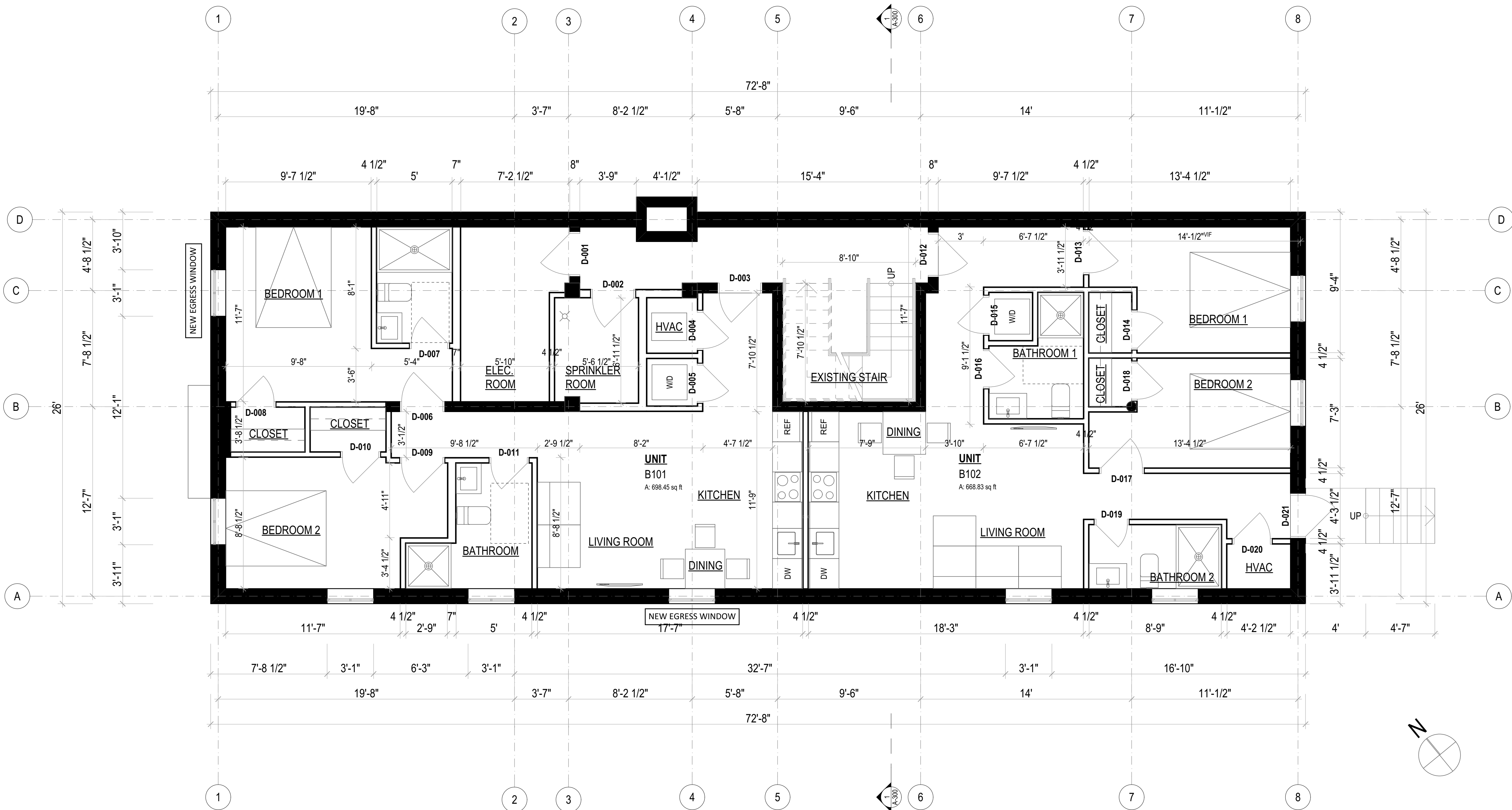
RIGHT ▼

NOTE:

ALL EXISTING DIMENSIONS TO BE VIF.

WALL LEGEND

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- NEW WORK EXTERIOR WALL
- NEW WORK INTERIOR WALL



1

BASEMENT PLAN

A-100

Scale: 1/4" = 1'-0"

LEFT ▲

▲ REAR

RELEASE DATE:

a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

NOT FOR CONSTRUCTION

7723 ALASKA AVE. NW WASHINGTON DC

MEP ENGINEERING



STRUCTURAL ENGINEERING



UNITED STRUCTURAL ENGINEERS, INC.

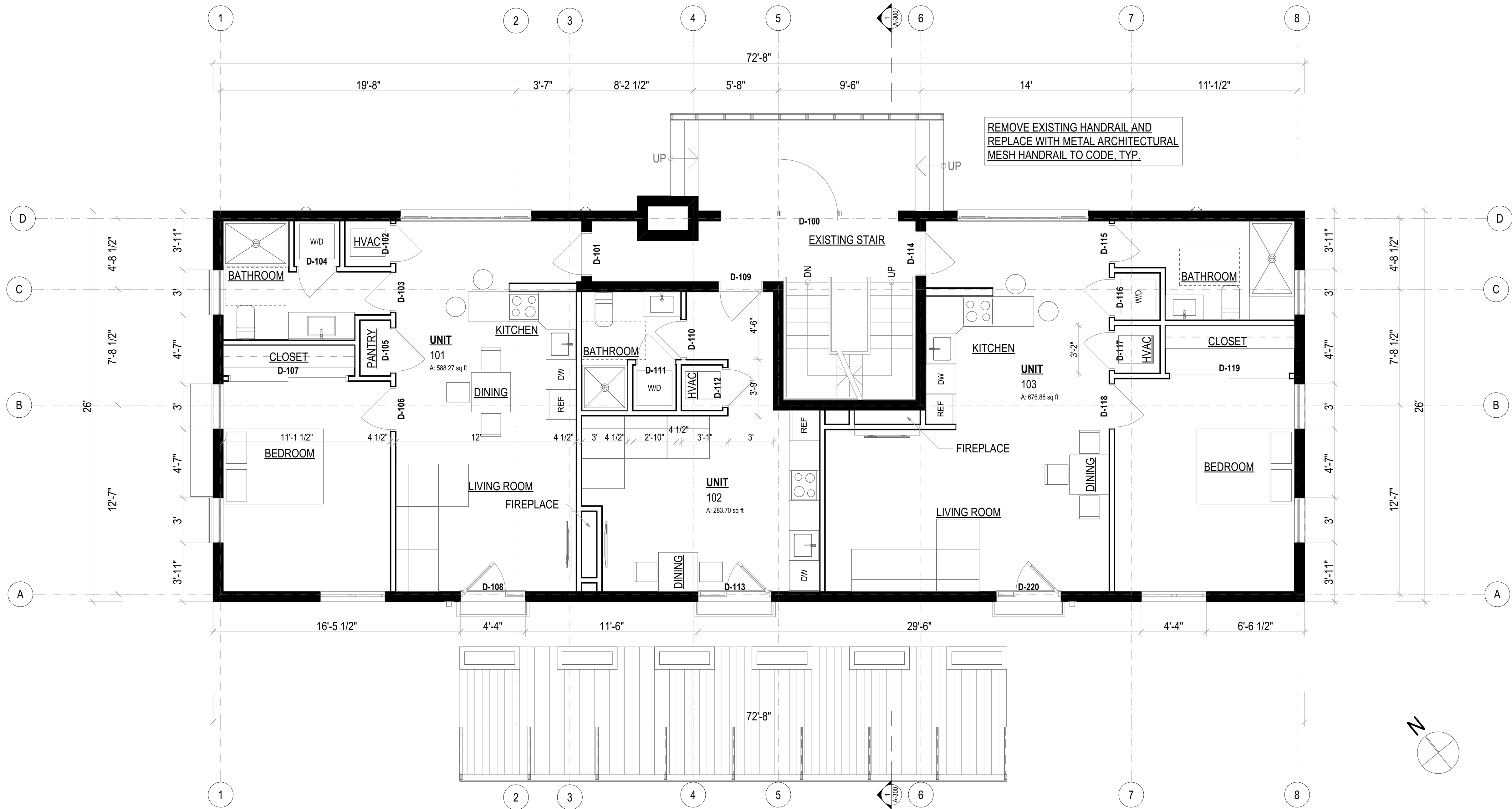


Aline-Architecture, LLC
PLANNING • ARCHITECTURE • INTERIORS
www.aline-architecture.com
Copyright © 2015 Aline-Architecture, LLC

A-100

AA15010

▼ FRONT



RIGHT ▼

NOTE:
ALL EXISTING DIMENSIONS TO BE VIF.

- WALL LEGEND**
- EXISTING EXTERIOR WALL
 - EXISTING INTERIOR WALL
 - NEW WORK EXTERIOR WALL
 - NEW WORK INTERIOR WALL

▲ REAR

1
A-101

FIRST FLOOR

Scale: 1/4" = 1'-0"

LEFT ▲

RELEASE DATE:

a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

NOT FOR CONSTRUCTION

7723 ALASKA AVE. NW WASHINGTON DC

MEP ENGINEERING



STRUCTURAL ENGINEERING



UNITED STRUCTURAL
ENGINEERS, INC.

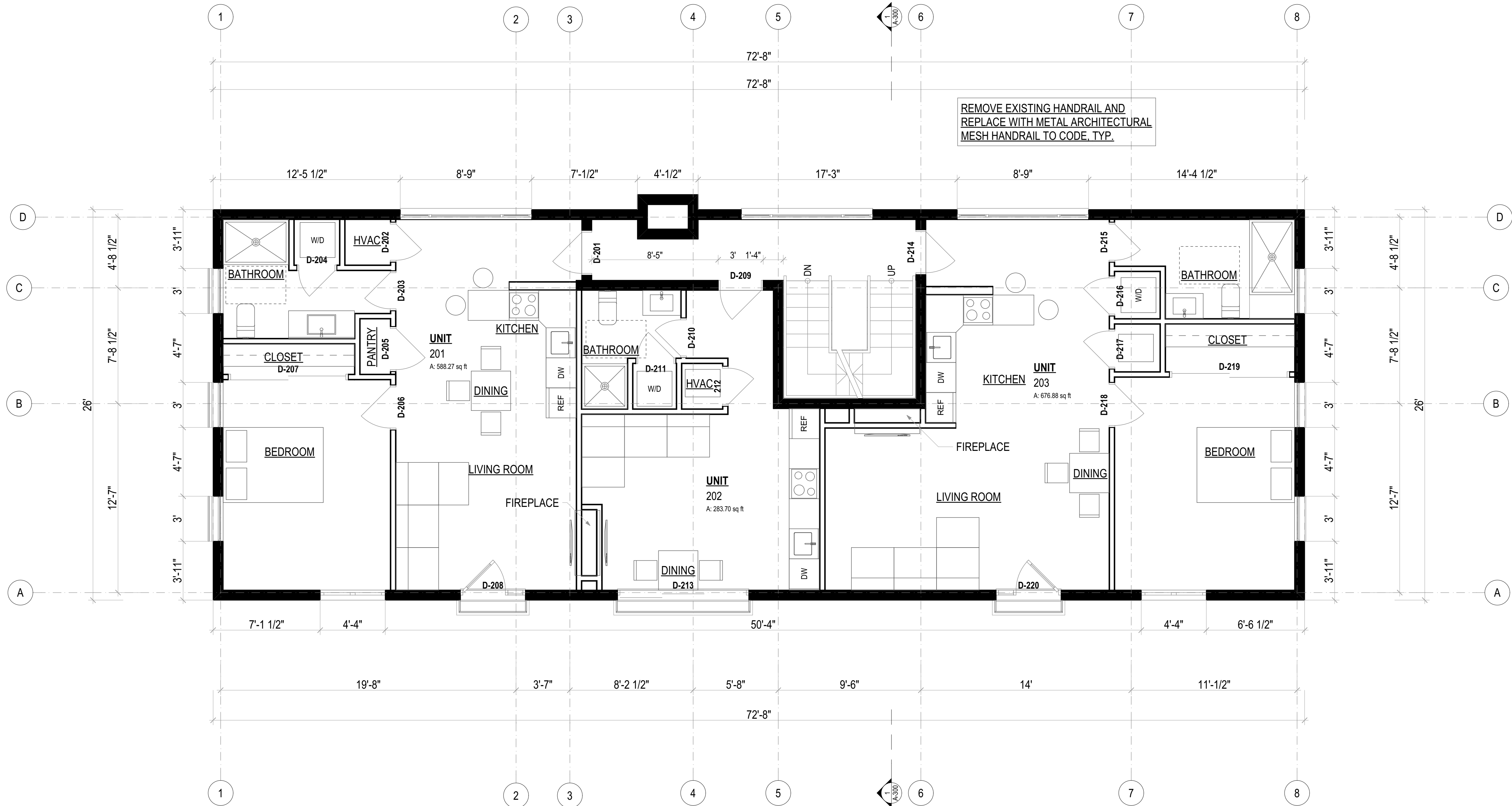


Aline-Architecture, LLC
PLANNING • ARCHITECTURE • INTERIORS
www.aline-architecture.com
Copyright © 2015 Aline-Architecture, LLC

A-101

AA15010

▼ FRONT



RIGHT ▼

NOTE:
ALL EXISTING DIMENSIONS TO BE VIF.

- WALL LEGEND**
- EXISTING EXTERIOR WALL
 - EXISTING INTERIOR WALL
 - NEW WORK EXTERIOR WALL
 - NEW WORK INTERIOR WALL

▲ REAR

1 SECOND FLOOR
A-102 Scale: 1/4" = 1'-0"

LEFT ▲

RELEASE DATE:

a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

7723 ALASKA AVE. NW WASHINGTON DC

NOT FOR CONSTRUCTION

MEP ENGINEERING

MEP Designs

STRUCTURAL ENGINEERING

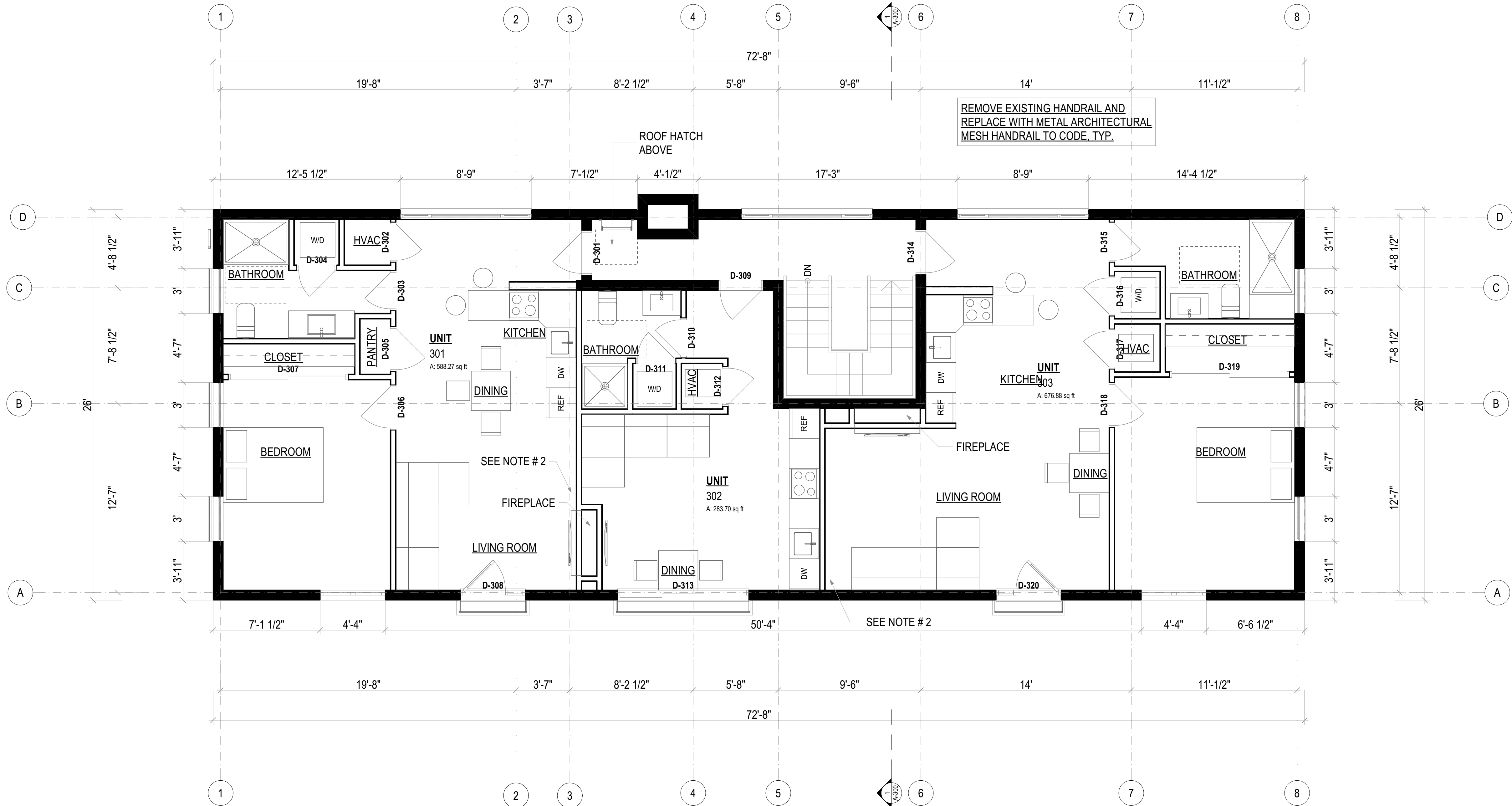
UNITED STRUCTURAL ENGINEERS, INC.

Aline-Architecture, LLC
PLANNING • ARCHITECTURE • INTERIORS
www.aline-architecture.com
Copyright © 2015 ALine-Architecture, LLC

A-102

AA15010

▼ FRONT



RIGHT ▼

NOTE:
ALL EXISTING DIMENSIONS TO BE VIF.

- WALL LEGEND**
- EXISTING EXTERIOR WALL
 - EXISTING INTERIOR WALL
 - NEW WORK EXTERIOR WALL
 - NEW WORK INTERIOR WALL

▲ REAR

1 THIRD FLOOR
A-103 Scale: 1/4" = 1'-0"

LEFT ▲

RELEASE DATE:

a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

NOT FOR CONSTRUCTION

7723 ALASKA AVE. NW WASHINGTON DC

MEP ENGINEERING

MEP Designs

STRUCTURAL ENGINEERING

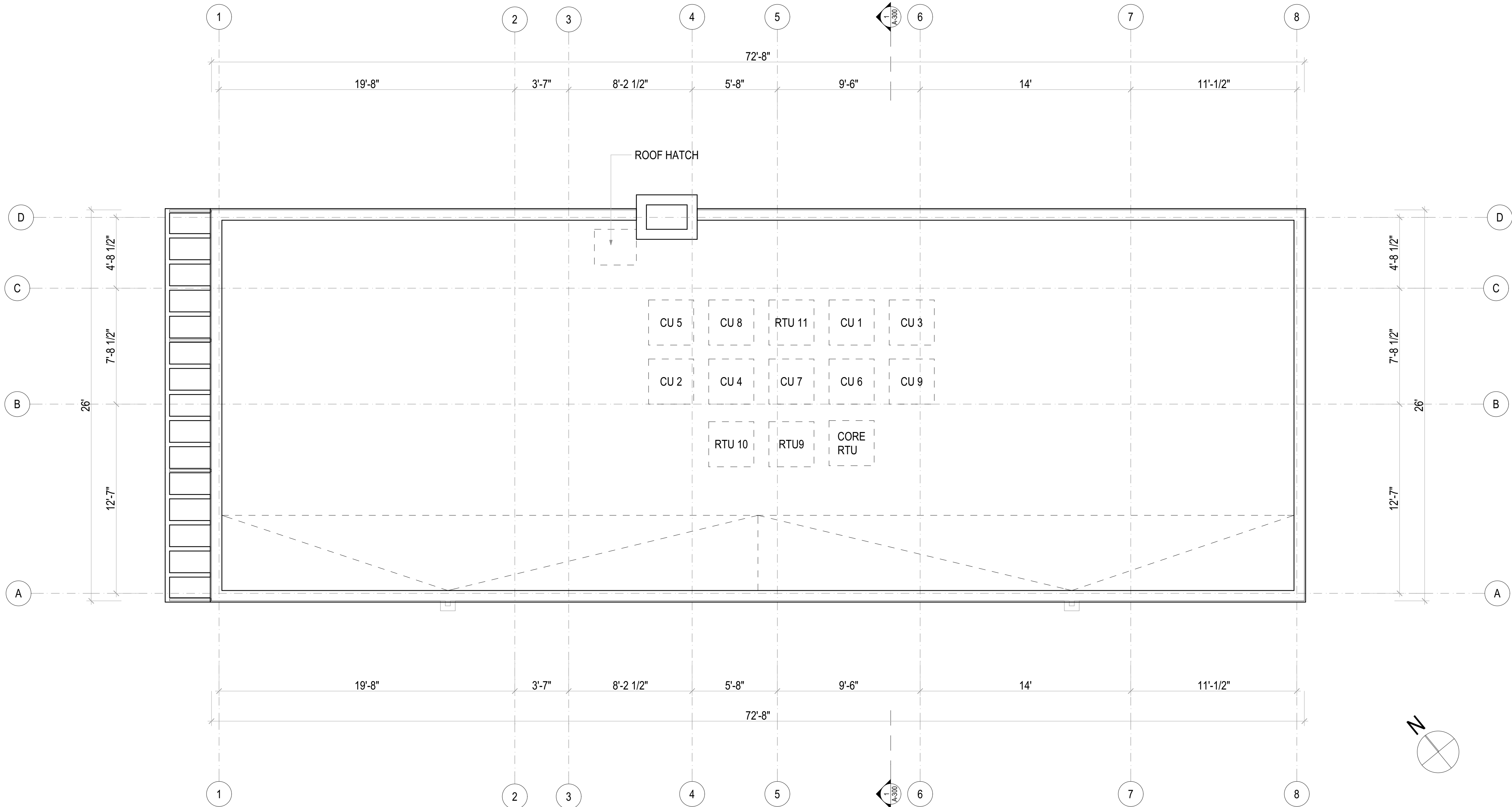
UNITED STRUCTURAL ENGINEERS, INC.

Aline-Architecture, LLC
PLANNING • ARCHITECTURE • INTERIORS
www.aline-architecture.com
Copyright © 2015 ALine-Architecture, LLC

A-103

AA15010

▼ FRONT



RIGHT ▼

LEFT ▲

NOTE:
ALL EXISTING DIMENSIONS TO BE VIF.

WALL LEGEND	
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW WORK EXTERIOR WALL
	NEW WORK INTERIOR WALL

RELEASE DATE:

a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

NOT FOR CONSTRUCTION

7723 ALASKA AVE. NW WASHINGTON DC

MEP ENGINEERING

MEP Designs

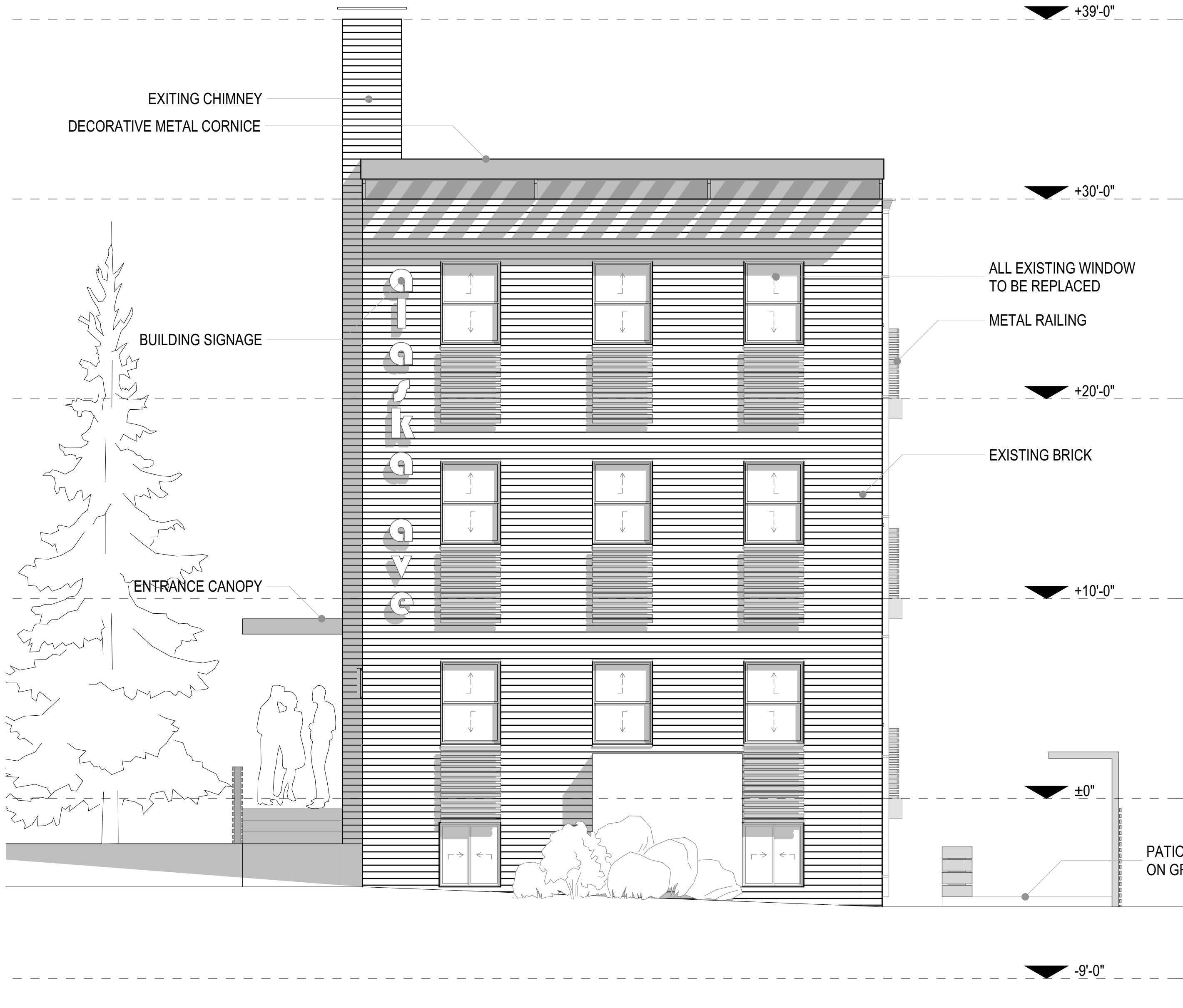
STRUCTURAL ENGINEERING

UNITED STRUCTURAL ENGINEERS, INC.

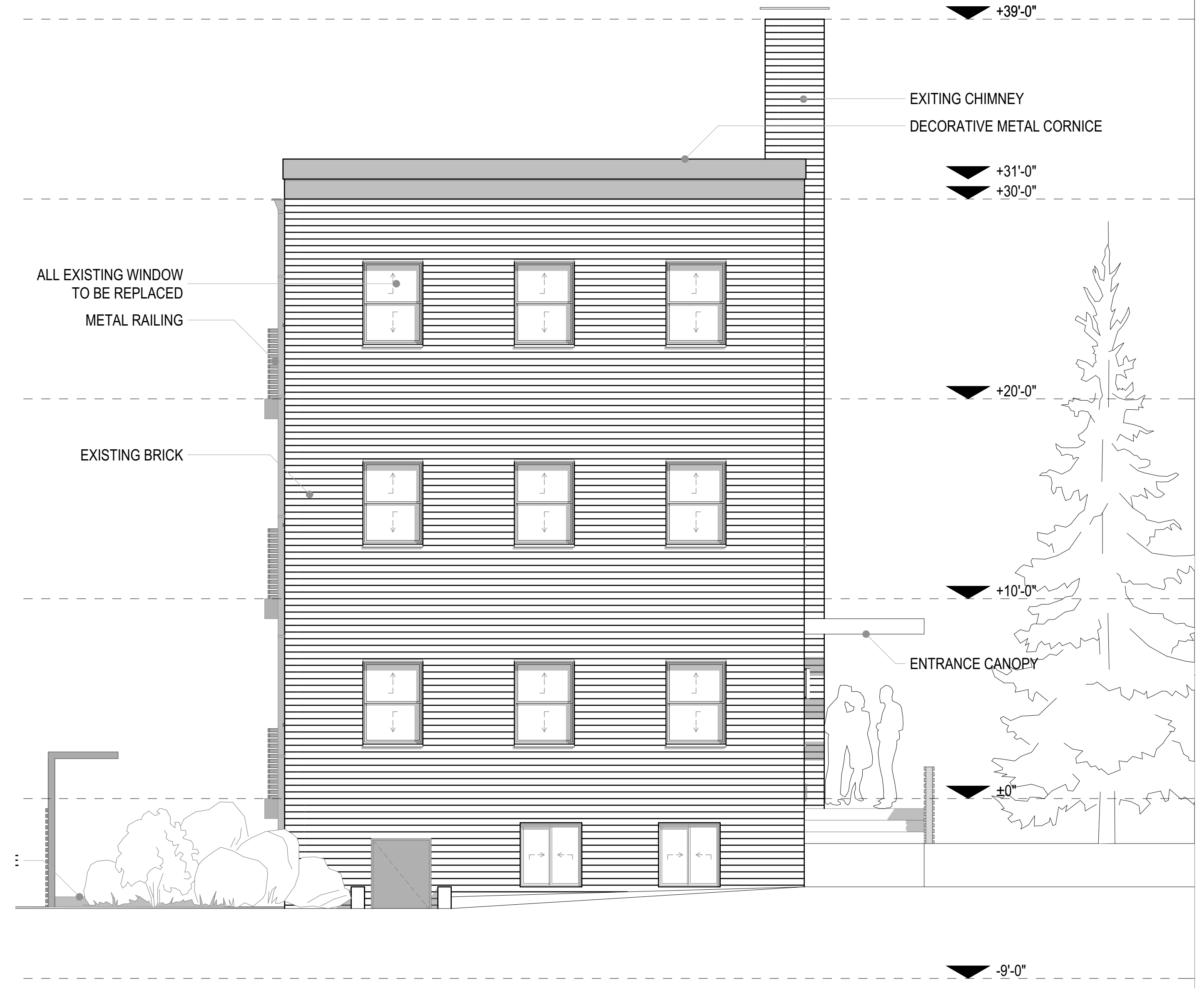
Aline-Architecture, LLC
PLANNING • ARCHITECTURE • INTERIORS
www.aline-architecture.com
Copyright © 2015 ALine-Architecture, LLC

A-104

AA15010



1 FRONT ELEVATION
A-200 Scale: 1/4" = 1'-0"



1 REAR ELEVATION
A-200 Scale: 1/4" = 1'-0"

RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

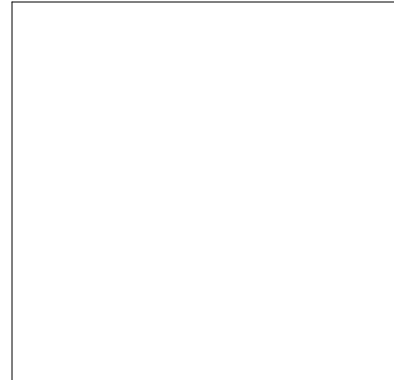
ALASKA AVE. CONDOMINIUM

NOT FOR CONSTRUCTION
7723 ALASKA AVE. NW WASHINGTON DC

MEP ENGINEERING

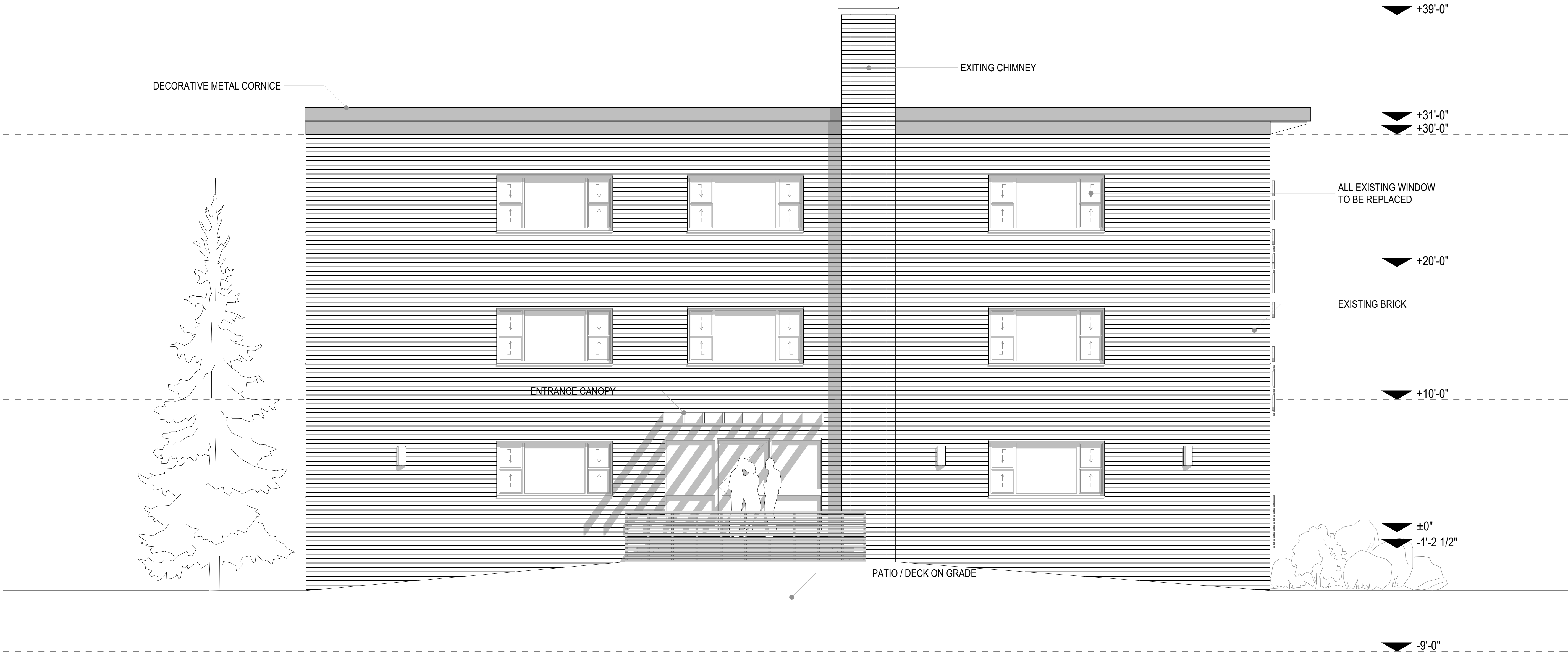


STRUCTURAL ENGINEERING



A-200

AA15010



1 LEFT ELEVATION
A-201 Scale: 1/4" = 1'-0"

RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

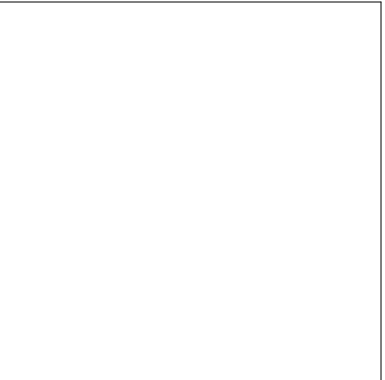
7723 ALASKA AVE. NW WASHINGTON DC

NOT FOR CONSTRUCTION

MEP ENGINEERING



STRUCTURAL ENGINEERING



A-201

AA15010



1 RIGHT ELEVATION
A-202 Scale: 1/4" = 1'-0"

RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

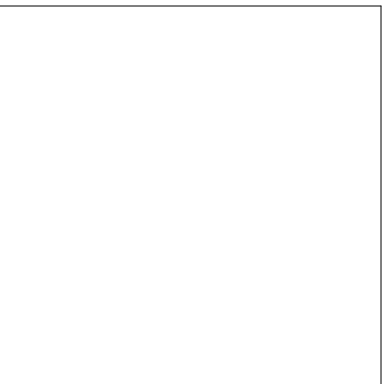
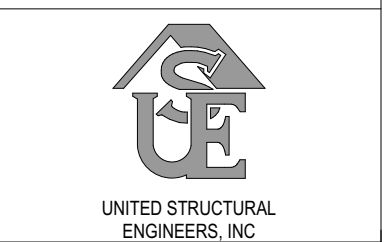
NOT FOR CONSTRUCTION

7723 ALASKA AVE. NW WASHINGTON DC

MEP ENGINEERING

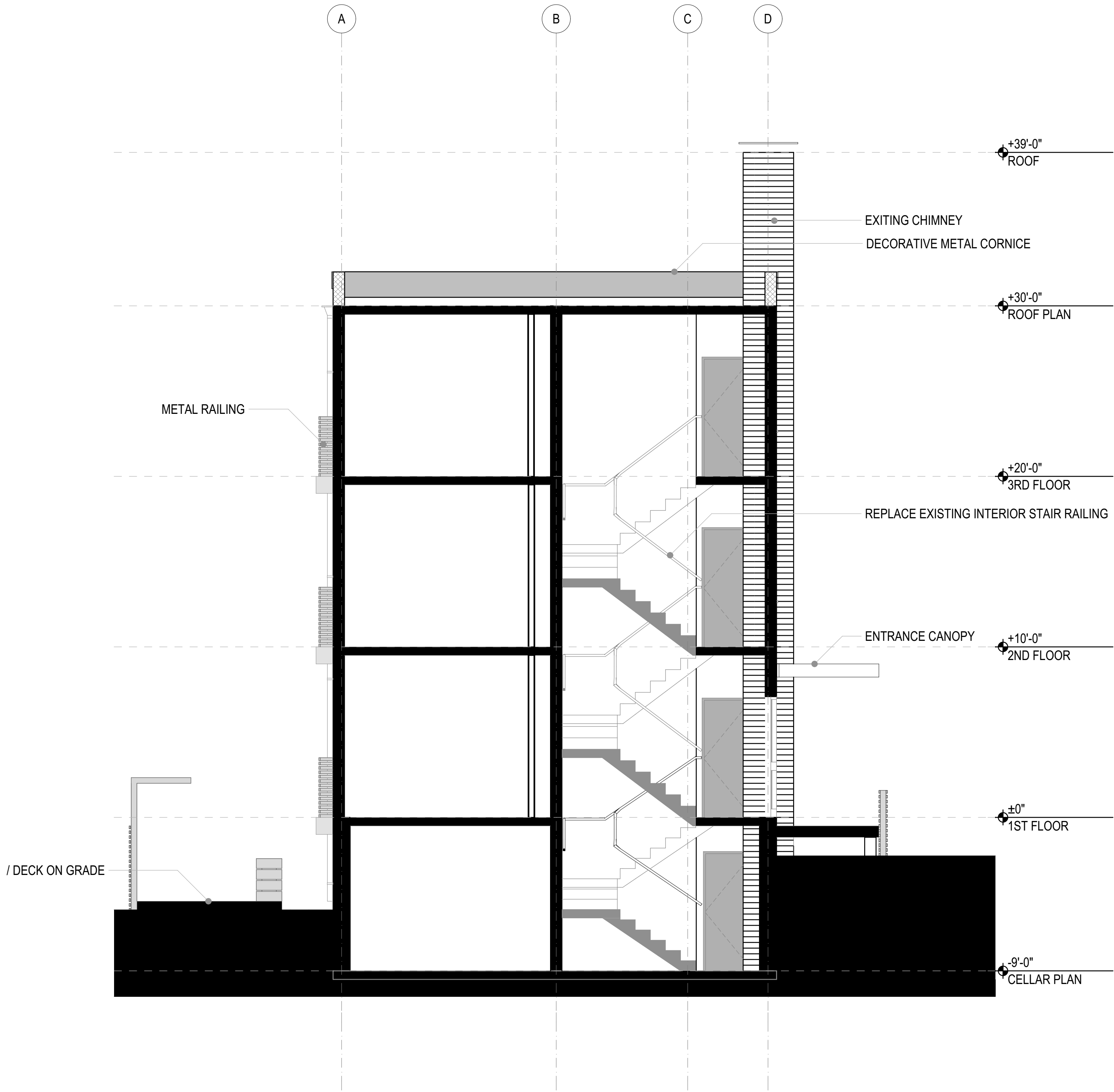


STRUCTURAL ENGINEERING



A-202

AA15010



1
A-300

Building Section

SCALE: 1/4" = 1'-0"

RELEASE DATE:		
a	8/11/2015	EXISTING
b	8/11/2015	CONCEPT PLANS
c	1/17/2016	BZA DRAWING SET
d	1/26/2016	BZA SET REVISED
e		
f		
g		
h		
i		

ALASKA AVE. CONDOMINIUM

NOT FOR CONSTRUCTION

7723 ALASKA AVE. NW WASHINGTON DC

MEP ENGINEERING



STRUCTURAL ENGINEERING

