

Exhibit F

ZONING COMMISSION
District of Columbia

CASE NO. 06-41

EXHIBIT NO. 10 fab

ZONING COMMISSION
District of Columbia
CASE NO.06-41
EXHIBIT NO.10

1325 SOUTH CAPITOL STREET, SW
WASHINGTON, DC

RESIDENTIAL BUILDING

DRAWING LIST

CVR	Cover Sheet
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A1.02	Second Floor Plan
A1.03	Typical Floor Plan 3rd. to 7th. Floors
A1.04	8th. Floor Plan
A1.05	9th. Floor Plan
A1.06	10th. Floor Plan
A1.07	11th. Floor Plan
A1.08	PH Roof Plan
A1.09	Roof Plan
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A2.02	O Street Elevation
A2.03	West Elevation
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A4.01	Surveyor's Plat
A4.02	Building Area Calc. & Garage Tabulation
A4.03	Ground Floor Recreation Spaces
A4.04	PH Roof Recreation Spaces
C1.01	Existing Conditions Survey
L1.01	Ground Floor Landscape
L1.02	PH Roof Landscape

WDG
ARCHITECTURE

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1325 SOUTH CAPITOL STREET, SW

WASHINGTON, DC

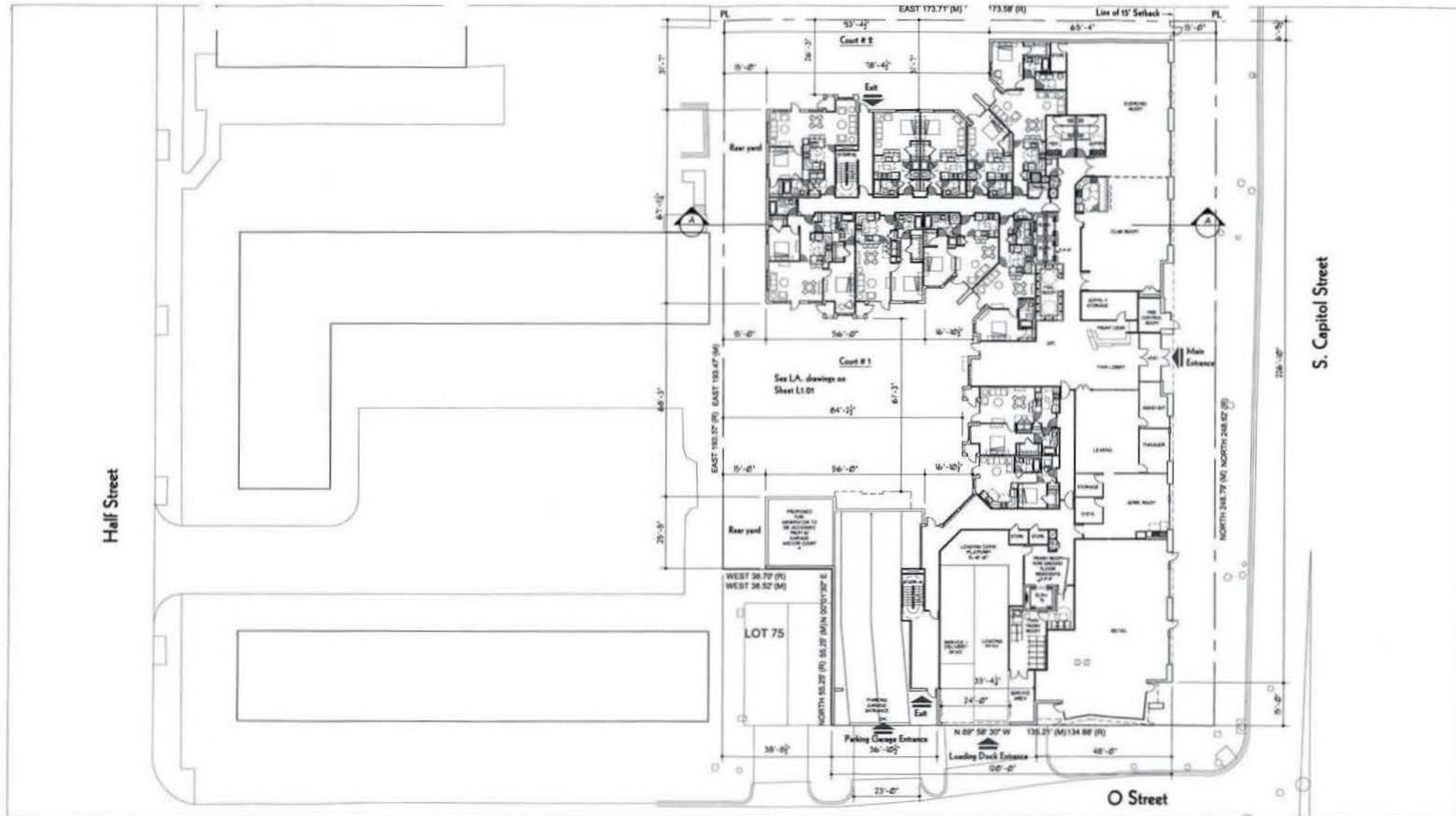
WDG PROJECT NO.: WA05078

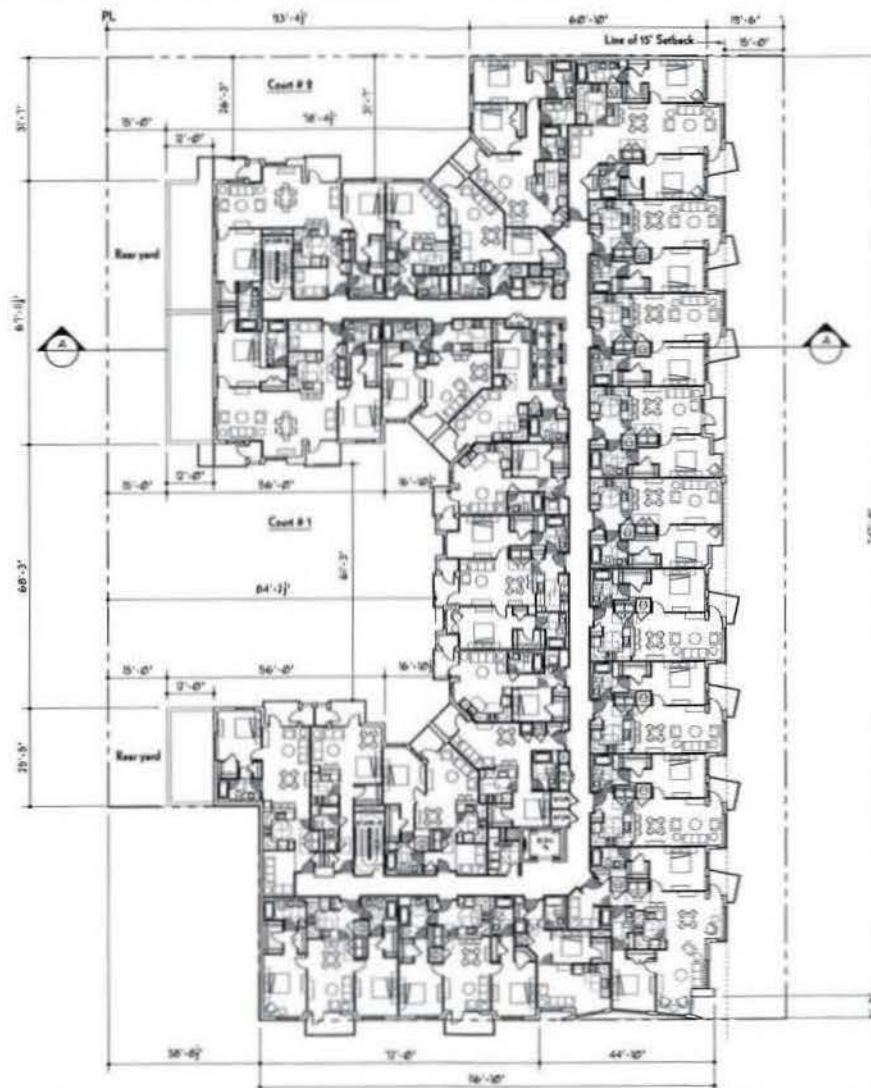
ZONING COMMISSION
District of Columbia
SEP 1, 2006

Cover Sheet

CASE NO. 06-41 **EVR**

EXHIBIT NO. 10





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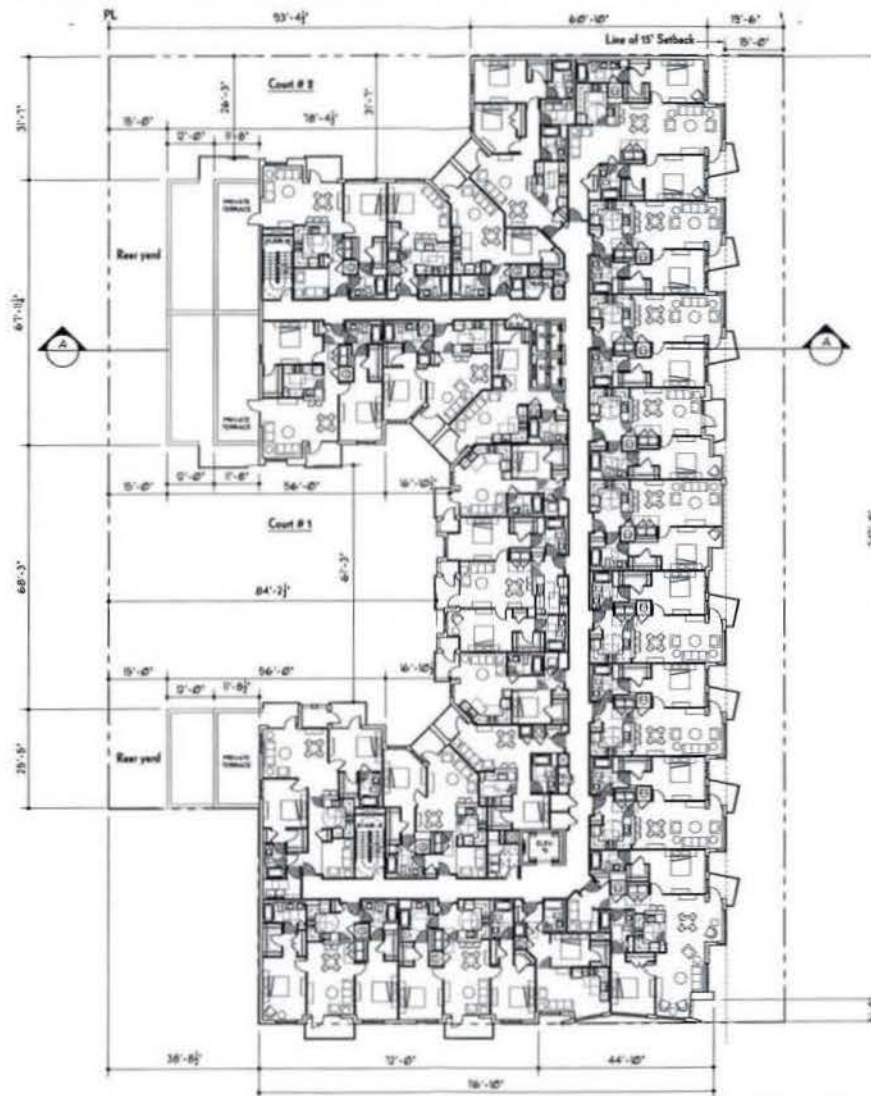
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9th. Floor Plan

SEP. 1, 2006 Scale: 1/32" = 1'-0"

A1.05



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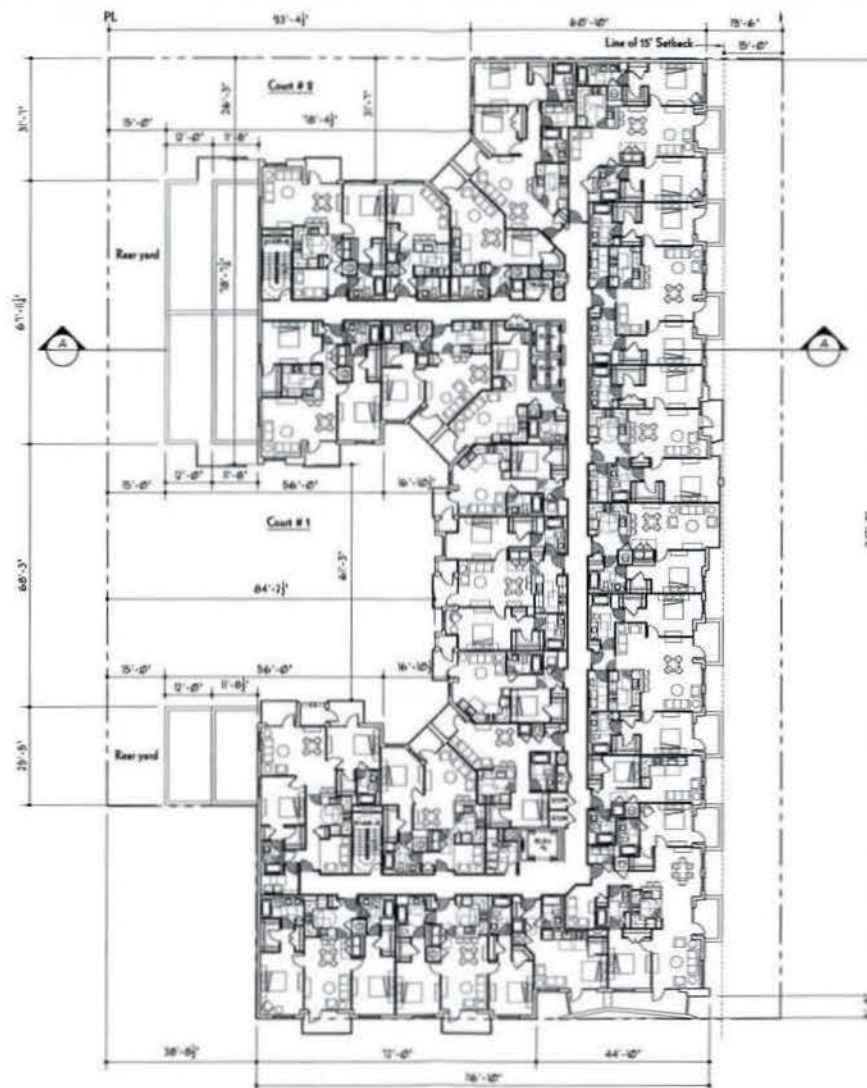
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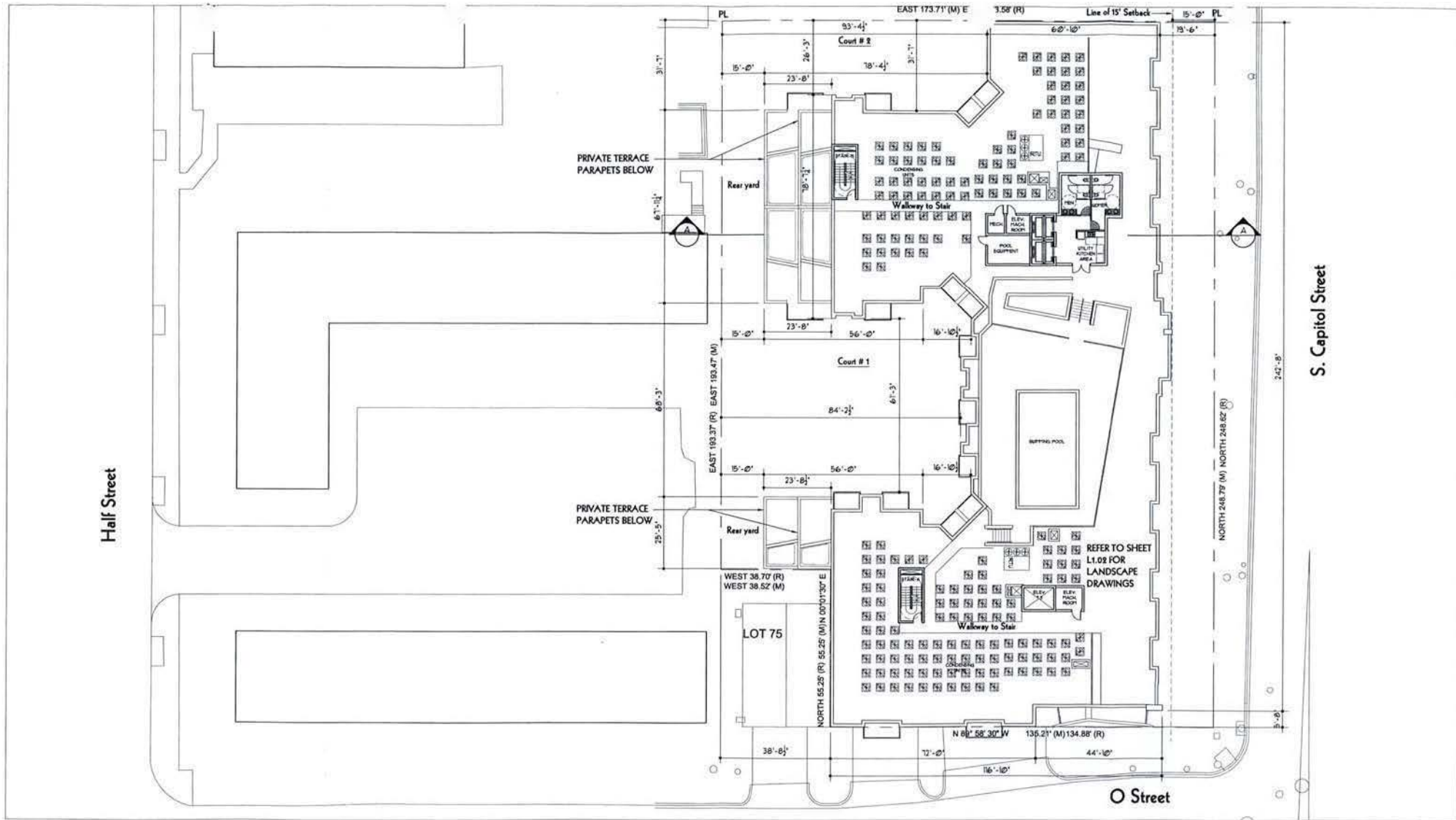


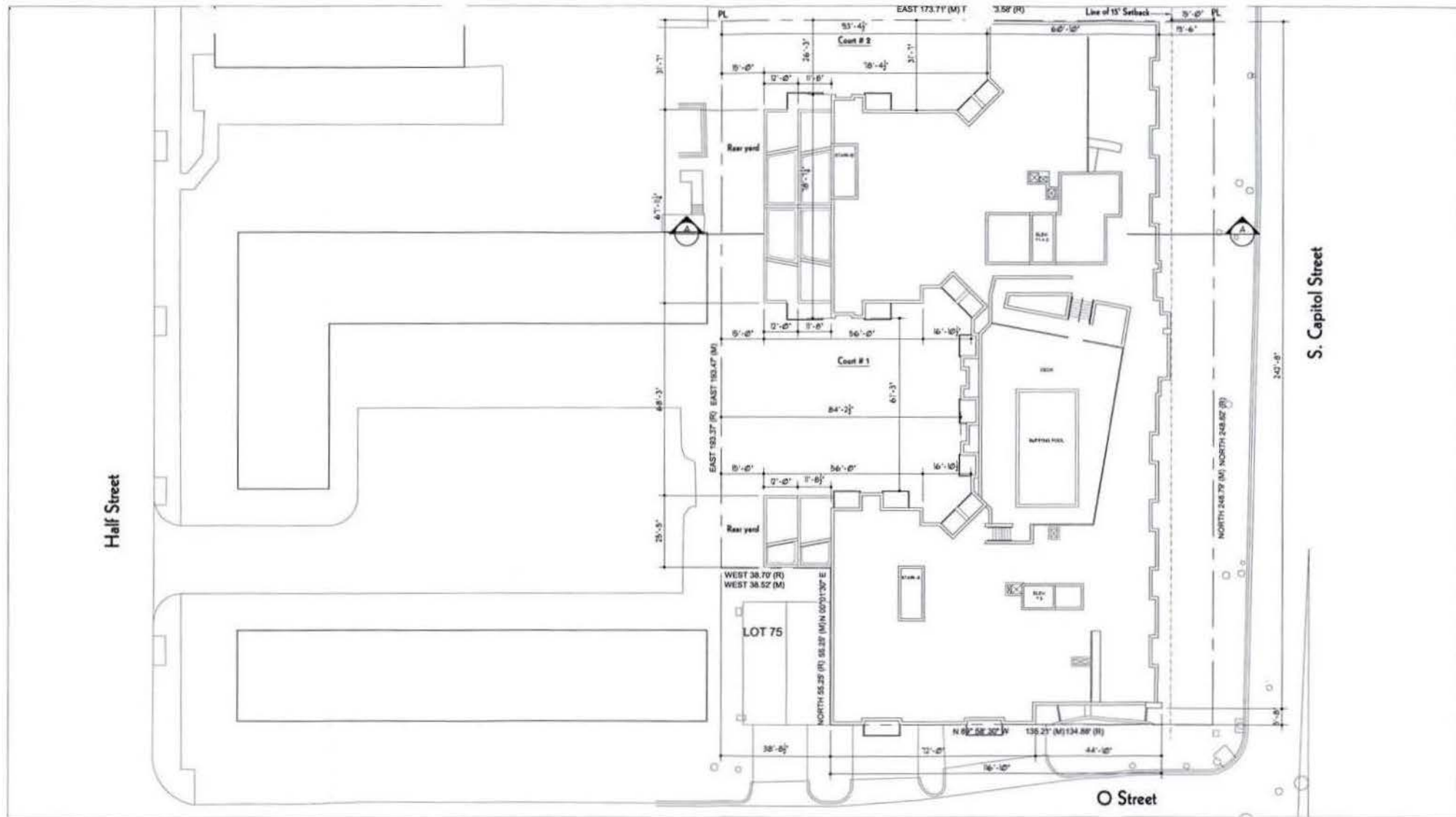
10th. Floor Plan

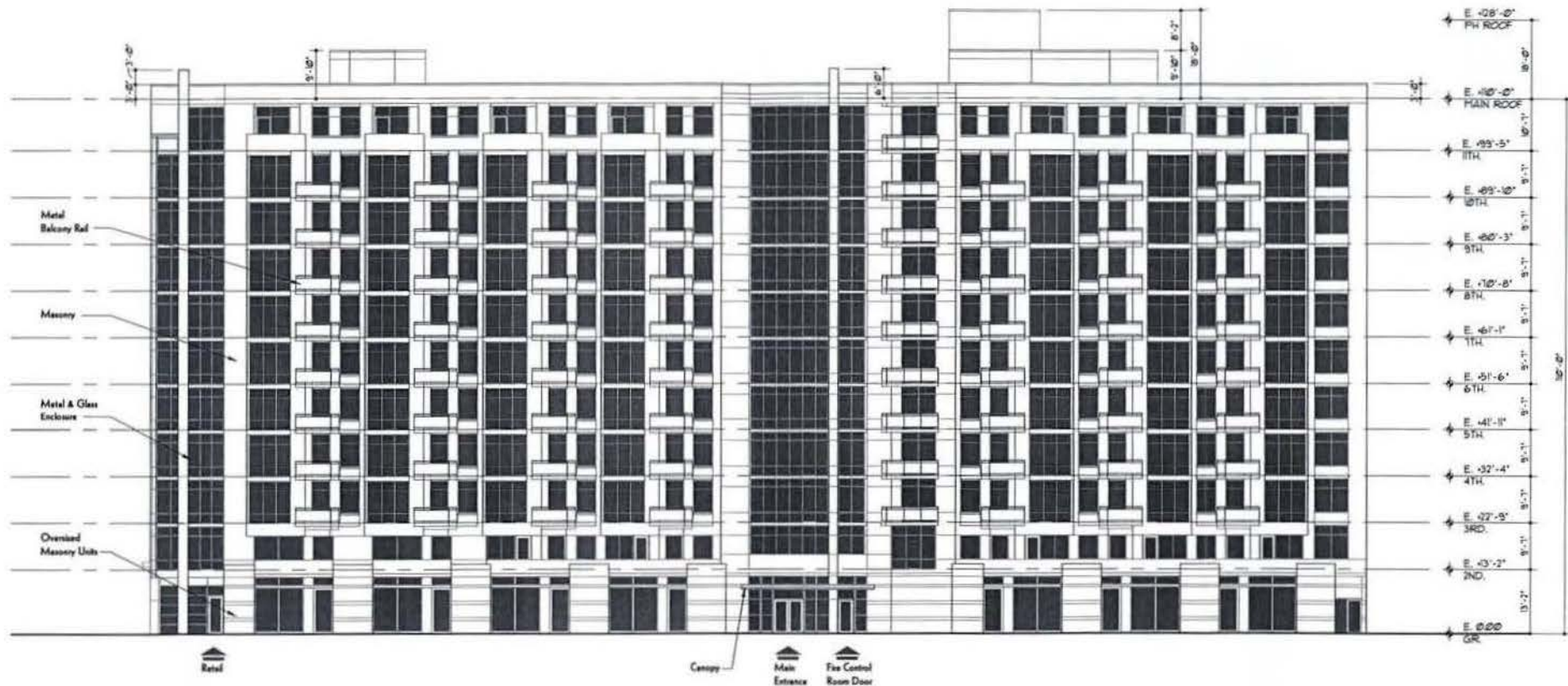
SEP. 1, 2006 Scale: 1/32" = 1'-0"

A1.06











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1325 SOUTH CAPITOL STREET, SW

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○ St Elevation

SEP. 1, 2006 Scale: 3/64" = 1'-0"

A2.02



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1325 SOUTH CAPITOL STREET, SW

WASHINGTON, DC

WDG PROJECT NO.: WA05078



West Elevation

SEP. 1, 2006 Scale: 3/64" = 1'-0"

A2.03

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful possession thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have heron indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby combines Lots 71 thru 73 (Book 128 Page 162) and Lot 74 (Book 184 Page 162), all Lots in Square 653, into one Lot and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

Boyd M. Baker
Notary Public

OWNERS

SOUTH CAPITOL
ACQUISITION, L.L.C.

Todd Jacobus
TODD JACOBUS, VICE-PRESIDENT

Subscribed and sworn before me this 25th day of JULY, 2008

Mary Jennifer Salsano
Notary Public

MICHELLE M. 2008
My Commission Expires

NUMBER OF TRUSTS: 0

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made by: P.W.B.P.

Drawn by: L.E.S. Checked by: ES AD

Record and computations by: B. MYSER

Recorded at: 9:50 AM August 25, 2008

Recorded in Book 201 Page 29 S.O. 00422

Scale: 1 inch = 30 feet

File No. 06-1547

2008/08/20-00422-00.803

OFFICE OF TAX AND REVENUE

8/11, 2008

I certify that the following statements relating to this subdivision are correct.

1. Ownership agrees with our records: 8/11/08 20

2. Real estate taxes are paid to: 9/30/06 10

3. There are no unpaid assessments: 8/1/08 10

William Morris Chanin
Chief Assessor, Assessment Division

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-425.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

08.20, 2008

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District: C-2-C

Bruce Lewis
Zoning Administrator

8/15, 2008

William Morris Chanin
Historic Preservation

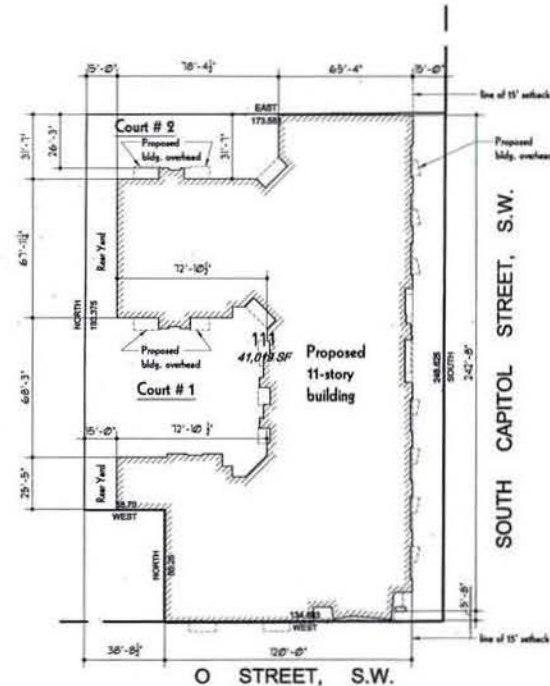
OFFICE OF THE SURVEYOR

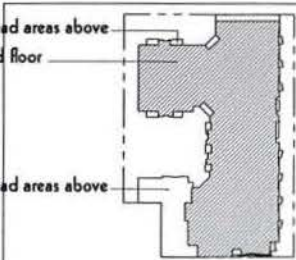
August 20, 2008

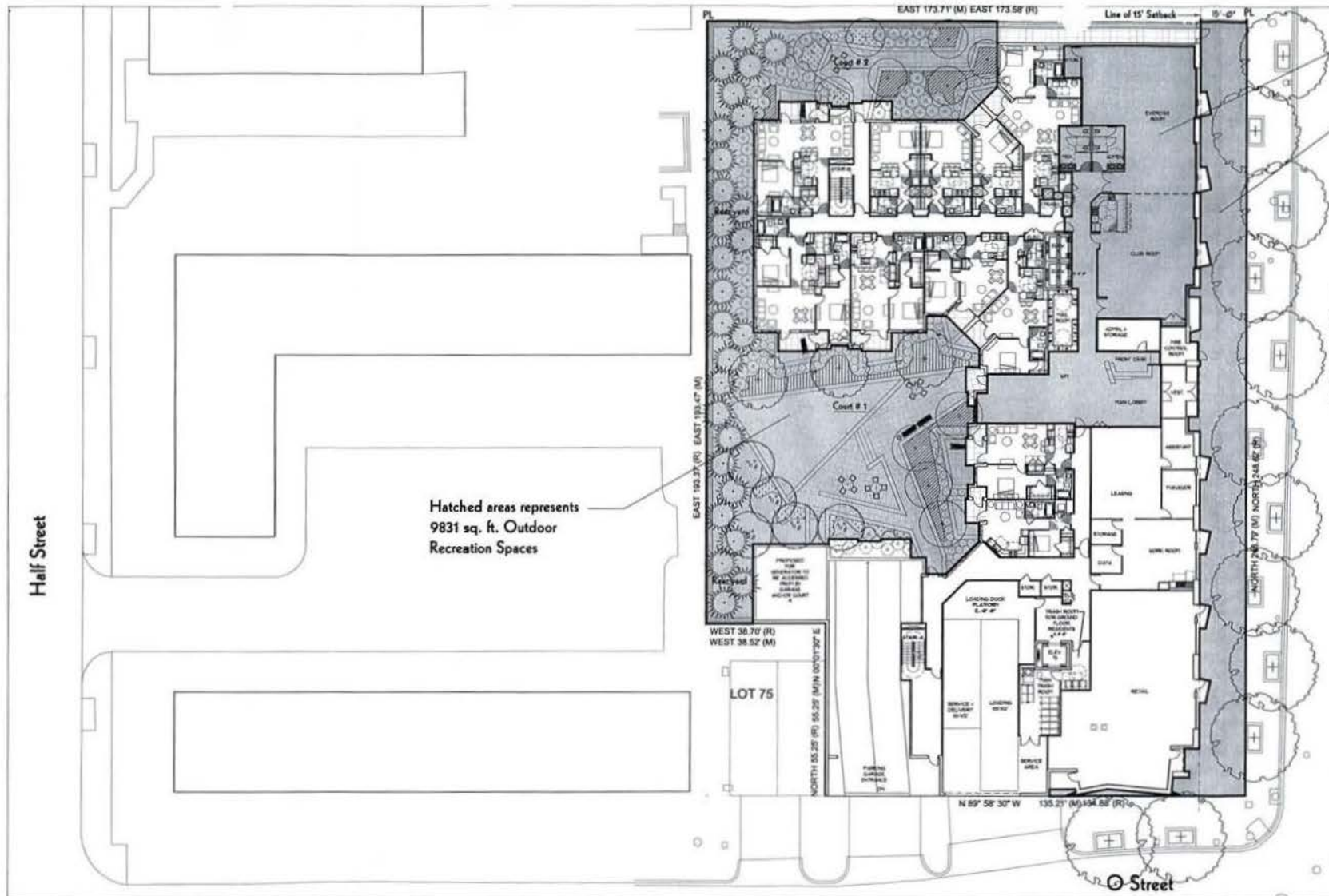
I certify that this plat is correct and is hereby recorded.

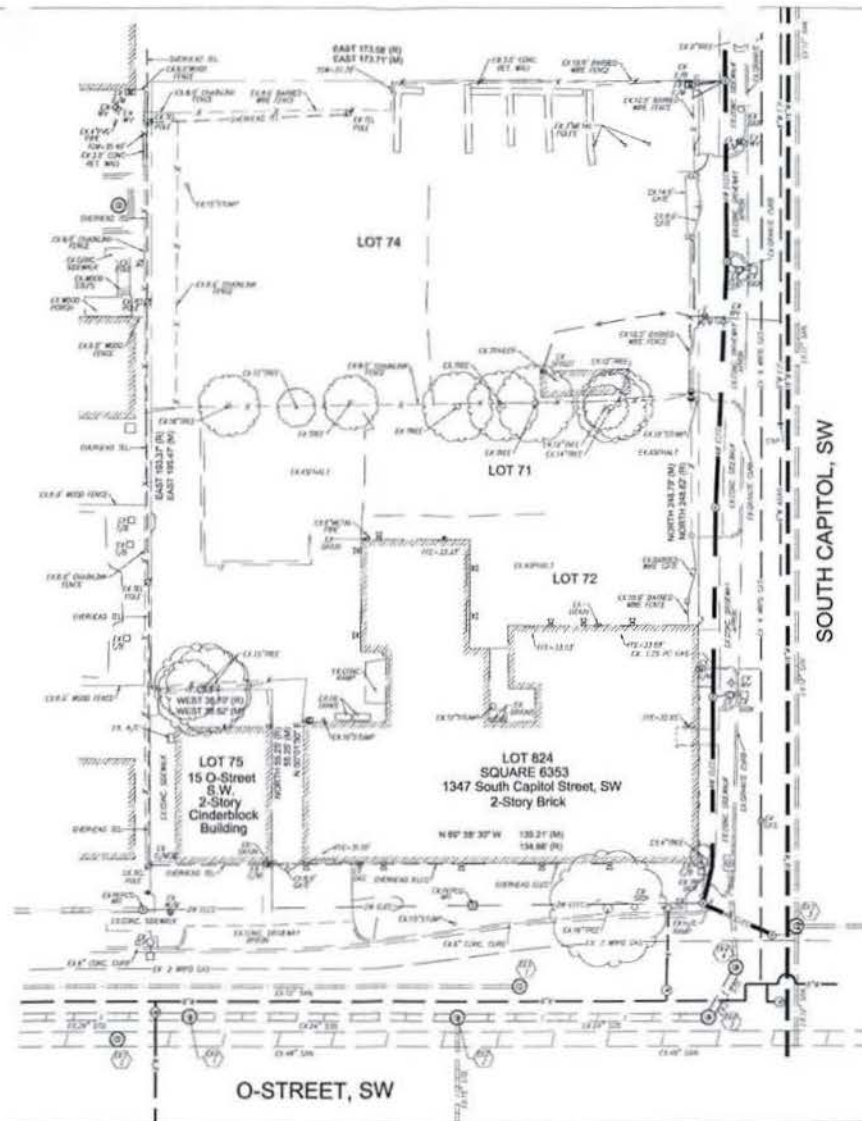
Robert D. Duff
Surveyor, D.C.

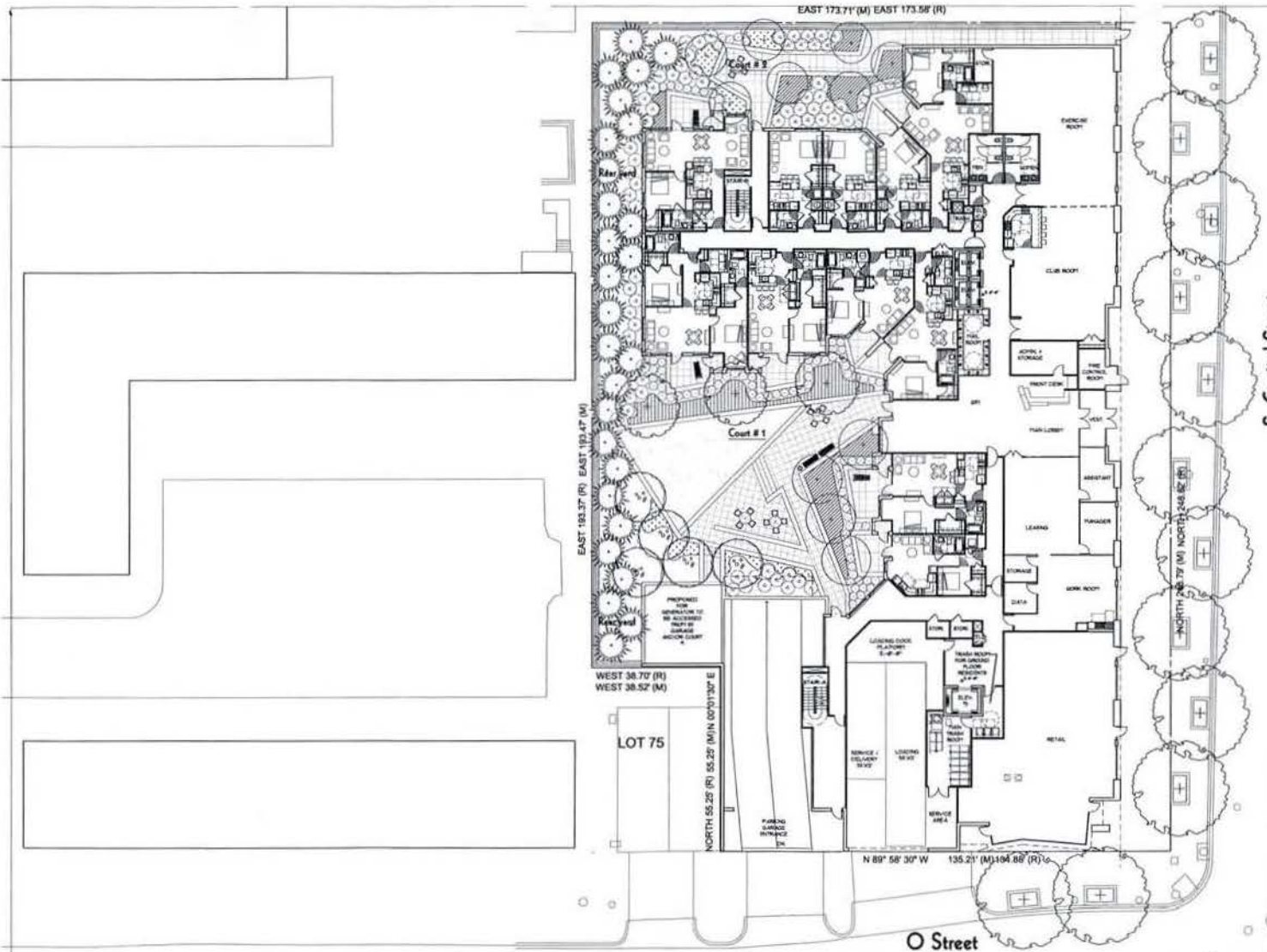
SUBDIVISION SQUARE 653



		<table><tr><th colspan="6">Parking Tabulation</th></tr><tr><th>Floor</th><th>Standard</th><th>Compact</th><th>HC</th><th>HC Van</th><th>Total</th></tr><tr><td>Ground</td><td>0.0</td><td>0.0</td><td>0.0</td><td>0.0</td><td>0.0</td></tr><tr><td>B1 level</td><td>38</td><td>15</td><td>5</td><td>1</td><td>59</td></tr><tr><td>B2 level</td><td>52</td><td>25</td><td>0.0</td><td>0.0</td><td>77</td></tr><tr><td>B3 level</td><td>54</td><td>25</td><td>0.0</td><td>0.0</td><td>79</td></tr><tr><td>Total</td><td>144</td><td>65</td><td>5</td><td>1</td><td>215</td></tr><tr><td colspan="6">Loading Dock / Service Delivery</td></tr><tr><th>Floor</th><th colspan="2">55'x12'</th><th colspan="2">35'x12'</th><th>Total</th></tr><tr><td>Ground</td><td colspan="2">1</td><td colspan="2">1</td><td>2</td></tr><tr><td>Total</td><td colspan="2">1</td><td colspan="2">1</td><td>2</td></tr></table>	Parking Tabulation						Floor	Standard	Compact	HC	HC Van	Total	Ground	0.0	0.0	0.0	0.0	0.0	B1 level	38	15	5	1	59	B2 level	52	25	0.0	0.0	77	B3 level	54	25	0.0	0.0	79	Total	144	65	5	1	215	Loading Dock / Service Delivery						Floor	55'x12'		35'x12'		Total	Ground	1		1		2	Total	1		1		2	<table><tr><th colspan="6">*Gross Floor Areas (sq. ft.)</th></tr><tr><th>Floor</th><th>Residential</th><th>Retail</th><th>Generator</th><th>Proposed Vent Shafts</th><th>Total</th></tr><tr><td>Ground</td><td>20,538</td><td>2,391</td><td>603</td><td></td><td>23,532</td></tr><tr><td>2nd.</td><td>21,727</td><td></td><td></td><td>85</td><td>21,642</td></tr><tr><td>3rd.</td><td>25,947</td><td></td><td></td><td>100</td><td>25,847</td></tr><tr><td>4th.</td><td>25,947</td><td></td><td></td><td>100</td><td>25,847</td></tr><tr><td>5th.</td><td>25,947</td><td></td><td></td><td>100</td><td>25,847</td></tr><tr><td>6th.</td><td>25,947</td><td></td><td></td><td>100</td><td>25,847</td></tr><tr><td>7th.</td><td>25,947</td><td></td><td></td><td>100</td><td>25,847</td></tr><tr><td>8th.</td><td>24,827</td><td></td><td></td><td>100</td><td>24,727</td></tr><tr><td>9th.</td><td>24,827</td><td></td><td></td><td>100</td><td>24,727</td></tr><tr><td>10th.</td><td>23,696</td><td></td><td></td><td>100</td><td>23,596</td></tr><tr><td>11th.</td><td>22,945</td><td></td><td></td><td>100</td><td>22,845</td></tr><tr><td>Total</td><td>268,295</td><td>2,391</td><td>603</td><td>985</td><td>270,304</td></tr></table> *Gross Floor Areas: - Balconies are not included - Stairs, elevators and mech. are not deducted - Proposed Vent Shafts are deducted	*Gross Floor Areas (sq. ft.)						Floor	Residential	Retail	Generator	Proposed Vent Shafts	Total	Ground	20,538	2,391	603		23,532	2nd.	21,727			85	21,642	3rd.	25,947			100	25,847	4th.	25,947			100	25,847	5th.	25,947			100	25,847	6th.	25,947			100	25,847	7th.	25,947			100	25,847	8th.	24,827			100	24,727	9th.	24,827			100	24,727	10th.	23,696			100	23,596	11th.	22,945			100	22,845	Total	268,295	2,391	603	985	270,304
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S. Capitol Street

- Legend**
- STREET TREE
 - SMALL SHADE TREE
 - ORNAMENTAL FLOWERING TREE
 - MULTI-STEMMED ORNAMENTAL TREE
 - EVERGREEN TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB

1325 South Capitol Street			
Type of Tree	Recommended Species	Recommended Size	Notes
Street Tree	<i>Quercus phellos</i> (Willow Oak)	3" - 3 1/2" cal.	Willow oaks are currently planted on South Capitol Street
Small Shade Tree	<i>Gleditsia triacanthos inermis</i> (Honeylocust), <i>Ulmus parvifolia</i> (Chinese Elm) or <i>Carpinus caroliniana</i> (American Hornbeam)	2 1/2" - 3" cal.	Small leaved, to provide light shade over terraces
Multi-stemmed Ornamental Tree	<i>Amelanchier laevis</i> (Allegheny serviceberry), <i>Amelanchier canadensis</i> (Shadblow) or <i>Crataegus phaeopygma</i> (Washington Hawthorn)	3 - 6 stems minimum, 8' 10' height	Interesting branching for backdrop; small-leaved for scale, filtered light
Ornamental Flowering Tree	<i>Magnolia tomentos</i> (Shantung), <i>Magnolia stellata</i> (Star Magnolia) or <i>Cornus kousa</i> (Kousa Dogwood)	multi-stem, 5 - 6 stems minimum, 6' height overall	Small, early flowering tree (magnolia)
Evergreen Tree	<i>Ilex opaca</i> (American Holly), <i>Picea omorika</i> (Serbian Spruce) or <i>Magnolia grandiflora</i> (Southern Magnolia)	7' - 8' height	dense foliage for sound and slight buffer, visual interest (magnolia)

Note: Specific cultivars with most appropriate characteristics will be specified for each species selected for use.

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Ground Floor Landscape
SEP. 1, 2006 Scale: 1/32" = 1'-0"
L1.01

