

OWNER: 1100 SOUTH CAPITOL, LLC
DESIGN ARCHITECT: ROBERT A.M. STERN ARCHITECTS
ARCHITECT OF RECORD: ERIC COLBERT + ASSOCIATES
LANDSCAPE ARCHITECT: MPFP
CIVIL ENGINEER: WILES-MENSCH
LAND USE COUNSEL: HOLLAND & KNIGHT
TREES IN 15' SETBACK ARE NOT SHOWN IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN



JULY 29, 2022

ECA RAMSA
ROBERT A.M. STERN ARCHITECTS

1100 S. CAPITOL ST. SE - LOT 814+817, SQ. 698

APPLICATION FOR DESIGN REVIEW

ZONING COMMISSION
District of Columbia
CASE NO.22-28
EXHIBIT NO.4C1

/ ZONING ANALYSIS

ZONING TABULATION

7/26/2022

Downtown (D) Zones - D-5

Square 698 / Lots 814 + 817

Lot Area: 32,556 sq.ft.

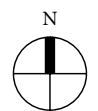
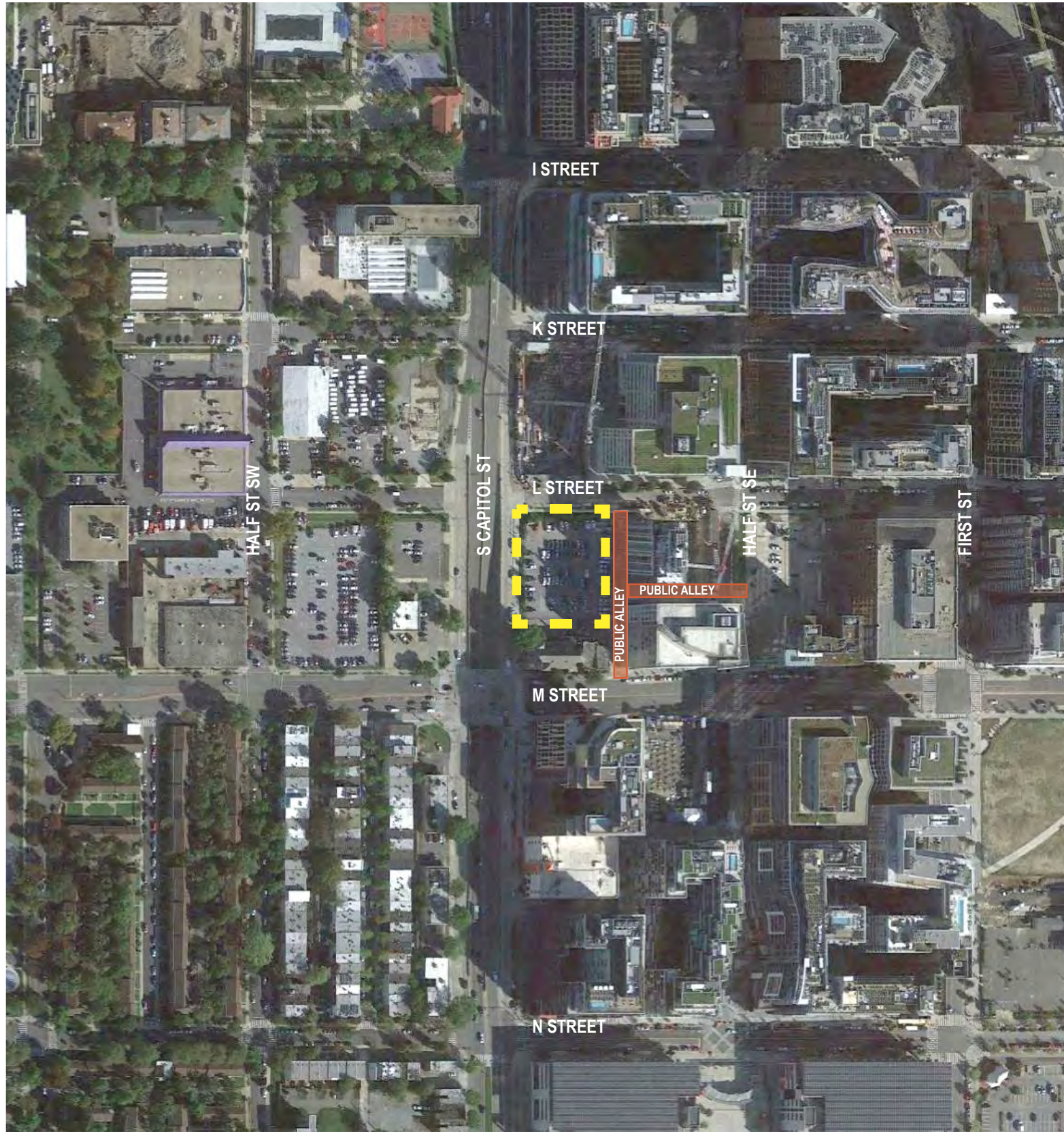
Proposed Use: Residential

Proposed Number of Units: 248

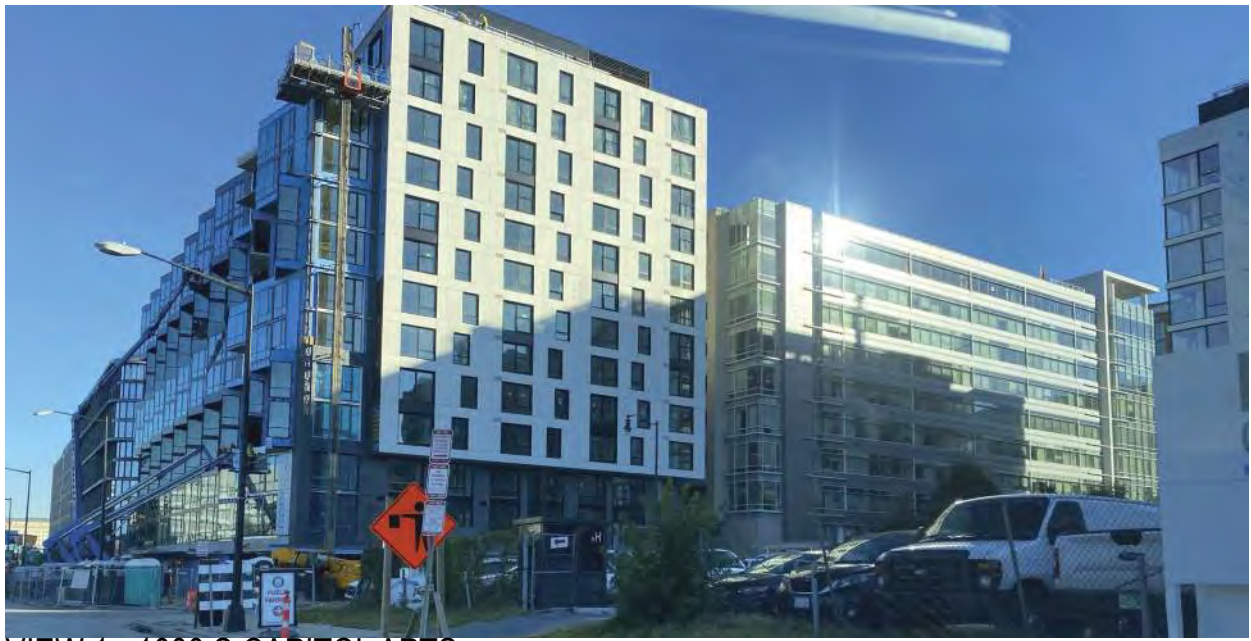
ZONING REGULATION	ZONING RESTRICTION	PROPOSED	COMMENTS
DCMR11, I539 Density / FAR	NONE	299,024 SF GFA / 9.18 FAR	COMPLY
DCMR11, I616 Setback	Street wall setback 15' from property line along South Capitol Street	15' Setback provided	COMPLY
DCMR11, I616 Build To	Minimum 75% of street wall along South Capitol to be built to setback line	76.65% of façade built to set back line (see A19)	COMPLY
DCMR11, I616 Setback	1:1 Setback required along South Capitol Street above 110'	1:1 Setback at 110' provided as required	COMPLY
DCMR11, I540 Height	Maximum building height: 130'	130'	COMPLY
DCMR11, I202 Lot Occupancy	100%	82%	COMPLY
DCMR11, I207 Open Court	Not req'd, but if provided 4 in./ft. of height of court/10 ft.min. Court height at west court along South Capitol = 131'-0". Minimum Court Width = 43'-8". Not req'd, but if provided 4 in./ft. of height of court/10 ft.min. Court height at east court along alley = 107'-8". Minimum Court Width = 35'-11".	Court dimensions = 50'-0" x 63'-4 1/4" Court dimensions = 38'-4 1/2" x 63'-4 1/4"	COMPLY
DCMR11, I207 Closed Court	Not req'd, but if provided 4 in./ft. of height of court/15 ft.min.	None provided	COMPLY
DCMR11, I205 Rear Yard	Not required for corner lot, if court provided in lieu of rear yard	Compliant court provided, see above	COMPLY
DCMR11, I206 Side Yard	Not req'd but if provided no less than 4 ft	None provided	COMPLY
DCMR11, I208 Green Area Ratio	0.20	0.20	COMPLY
DCMR11, I540 Penthouse Height	20 ft.	12ft. and 18 ft.	COMPLY
DCMR11, C1502.1 Penthouse Setback	1:1 Setback required	1:1 Setback provided	COMPLY
DCMR11, I543 Off Street Parking	Not req'd	162 Parking spaces provided	COMPLY
DCMR11, C802 Bicycle Parking	Short term: 1 per 20 units = 13 Long term: 1 per 3 units = 83	13 Short term spaces provided 83 Long term spaces provided	COMPLY
DCMR11, C901 Loading and Service /Delivery Spaces	1 loading berth @ 12' x 30' deep and 1 service / delivery space @ 10' x 20' deep	1 berth @ 12' x 30' deep provided and 1 service / delivery space @ 10' x 20' provided	COMPLY
DCMR11, C905.4 Loading Platform	Minimum 100 sf. and at minimum 8 ft. wide	100 s.f. /10' wide provided	COMPLY

JULY 29, 2022

ZONING/DEVELOPMENT DATA



JULY 29, 2022



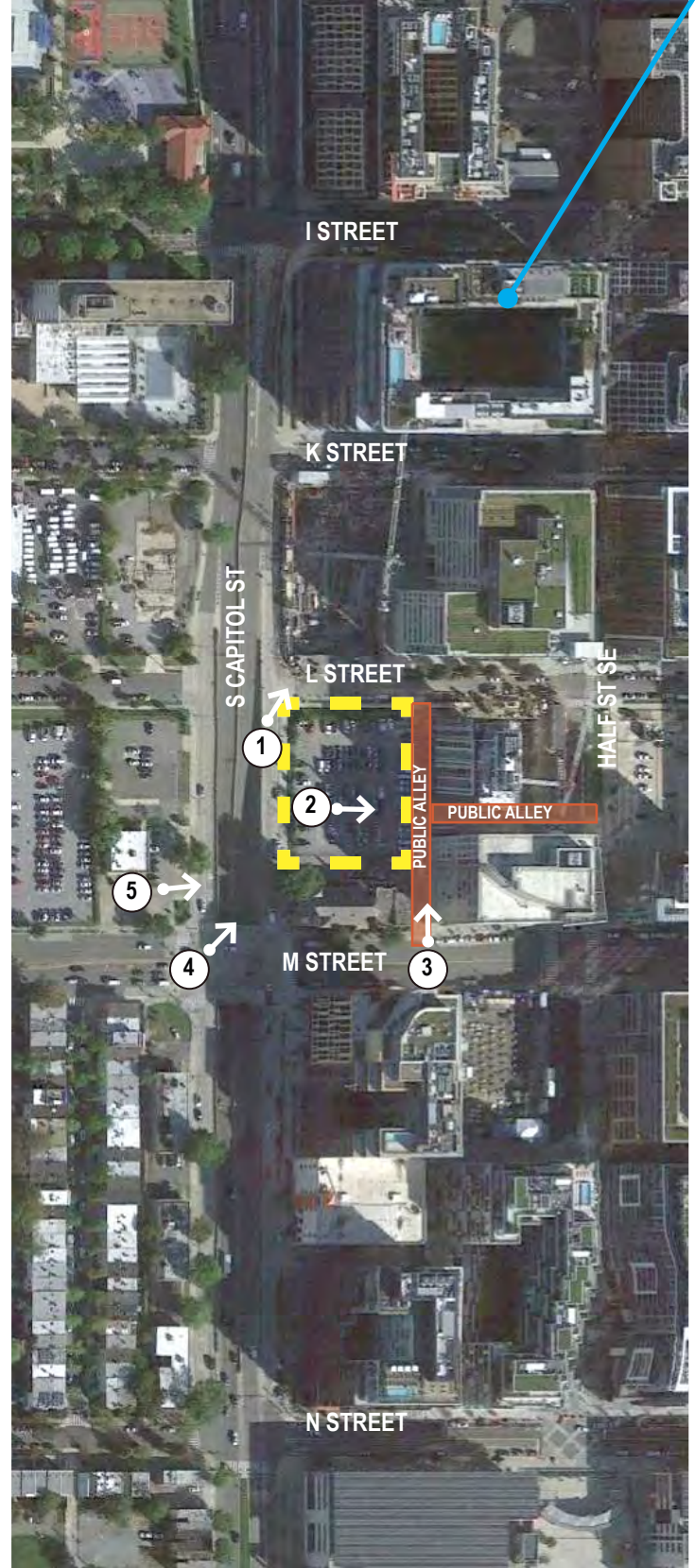
VIEW 1 - 1000 S CAPITOL APTS



VIEW 2 - EAST NEIGHBORING BUILDINGS



VIEW 3 - CHURCH RECTORY & EAST ALLEY



AERIAL MAP

RECENTLY COMPLETED BUILDINGS BY RELATED AND RUBEN. BOTH DESIGNED BY MORRIS ADJMI



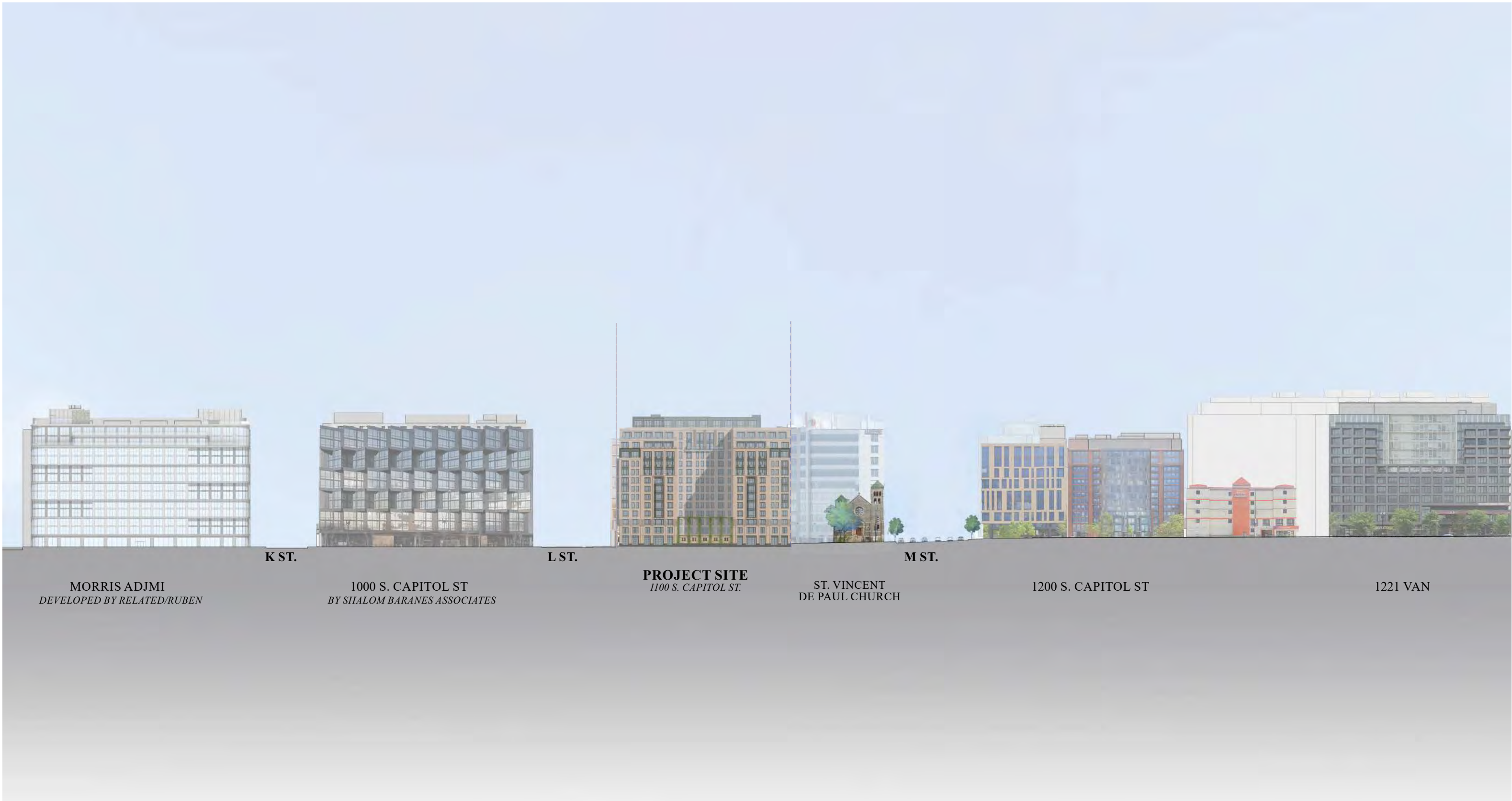
VIEW 4 - ST. VINCENT DE PAUL CHURCH



VIEW 5 - ST. VINCENT DE PAUL CHURCH

1903 - W. F. WAGNER & BROTHERS

JULY 29, 2022



K ST.

L ST.

M ST.

MORRIS ADJMI
DEVELOPED BY RELATED/RUBEN

1000 S. CAPITOL ST
BY SHALOM BARANES ASSOCIATES

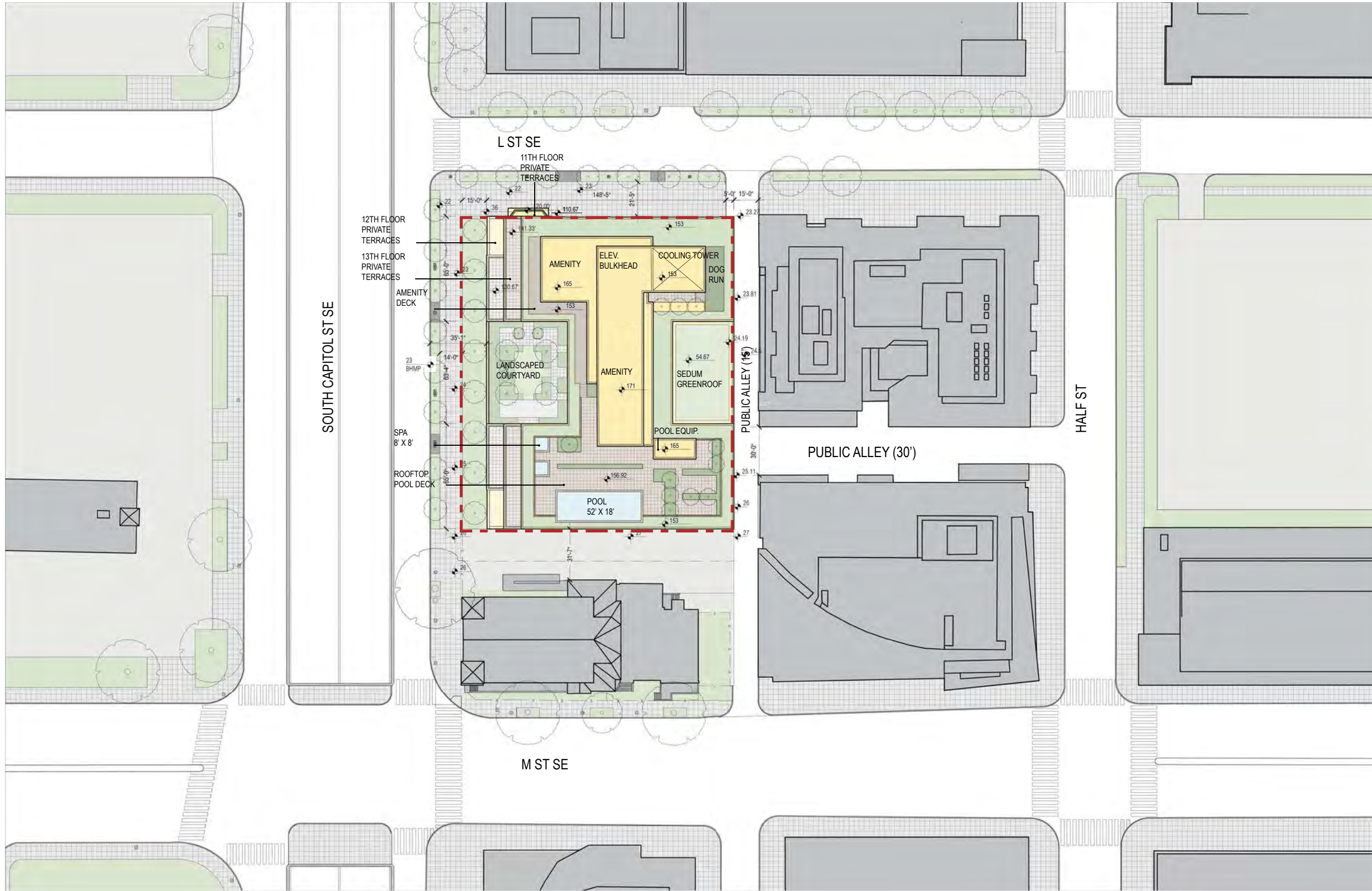
PROJECT SITE
1100 S. CAPITOL ST.

ST. VINCENT
DE PAUL CHURCH

1200 S. CAPITOL ST

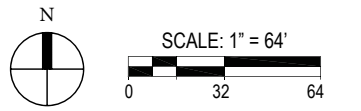
1221 VAN

JULY 29, 2022

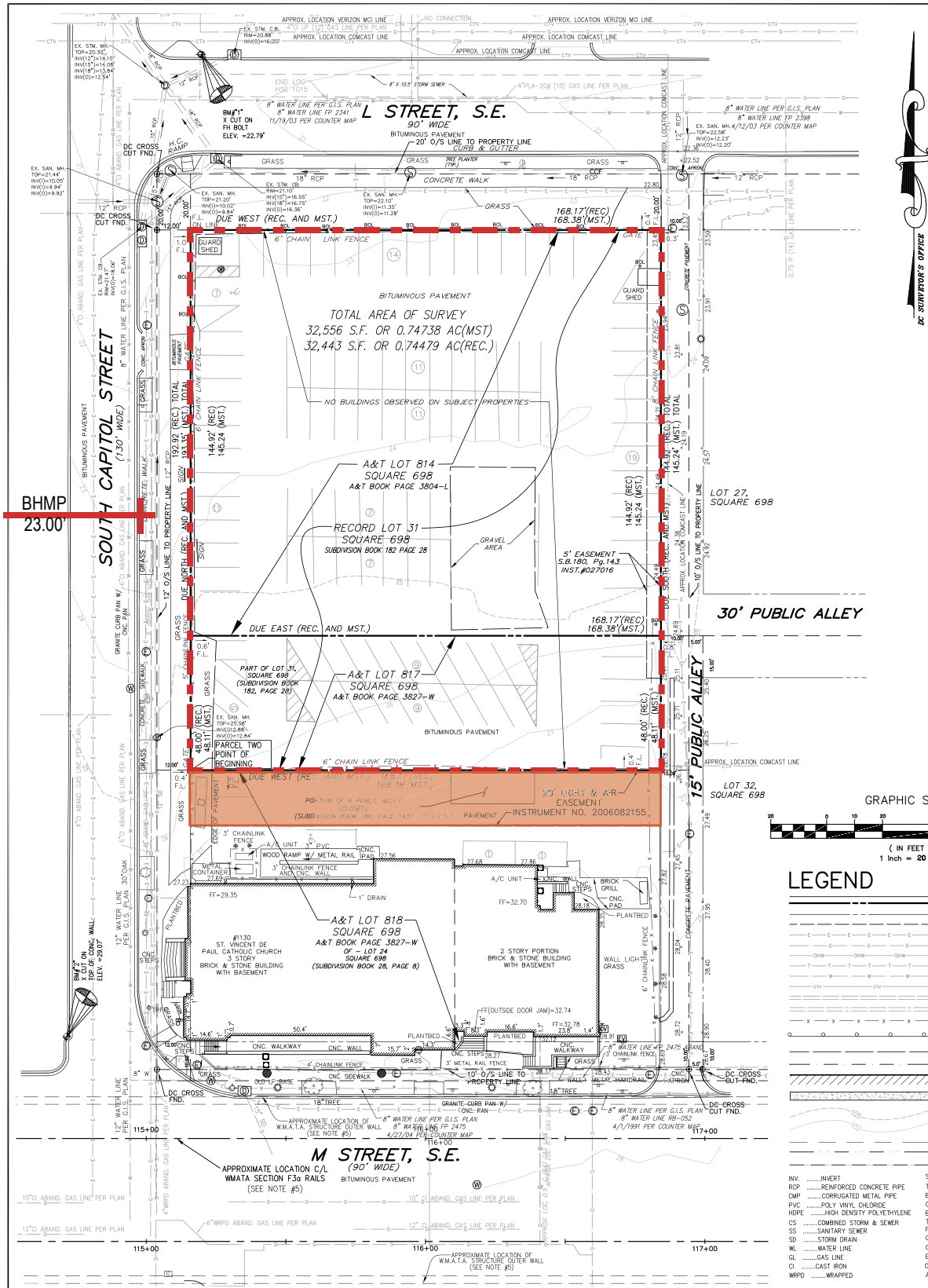


KEY

--- PROPERTY LINE



JULY 29, 2022



UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA. UTILITY LOCATIONS NOT SHOWN OR IDENTIFIED IN THIS SURVEY ARE NOT WARRANTED BY THE SURVEYOR. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES WARRANT THAT THEY ARE IN THE GENERAL AREA OF THE LOCATION INDICATED. THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE INFORMATION NOTED IN THE TABLE BELOW IS SOUGHT FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RECORD.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON (VERIZON ENGINEERING 13101 COLUMBIA PIKE FDC 1 SILVER SPRING, MD. 20904)	SOUTHWEST 595 8971 697L 698 699 699R SE 150 3H 1 OF 6 DATE: 3-1-64 MAPS PROVIDED ON 8/12/2019
COMCAST (NED-BLT_BelwayRegionDesignRequests @ned.com)	THERE ARE FACILITIES ON SITE. ROUGH SKETCH PROVIDED ON 07/20/2020.
WASHINGTON GAS AND REPLACEMENT SECTION (MappingResearch@wgas.com & WMSAS@wgas.com)	ROUGH MAP PROVIDED, DATED 08/04/2020.
VERIZON BUSINESS (MO) (investigations@verizon.com)	THERE ARE NO FACILITIES IN THE PROJECT AREA PER E-MAIL RECEIVED 02/27/2020.
PERCO DISTRIBUTION (dodson@perco.com)	ROUGH SKETCH PROVIDED ON 03/06/2020.
PERCO TRANSMISSION (dodson@perco.com)	PERCO TRANSMISSION HAS NOT UNDERGONE TRANSMISSION ASSETS IN THE PROJECT AREA PER E-MAIL DATED 02/21/2020.
DC WATER - SEWER & WATER (permits.operations@dcwater.com)	COUNTER MAP A-5-SE SEWER AND WATER AND DC WATERS G.I.S. MAP RECEIVED PER E-MAIL DATED 04/09/2020. USED TOGETHER WITH FIELD EVIDENCE.
A1&T LOCAL (dm2692@att.com)	A1&T LOCAL HAS CARE IN VERIZON DUCT ALONG S.W. PER E-MAIL DATED 09/04/2020.
A1&T CORE/A1&T LEGACY/A1&T LONG DISTANCE (lsh1@att.com)	A1&T HAS NO FACILITIES IN THE PROJECT AREA PER LETTER DATED 02/23/2020.
CENTURYLINK (retire@centurylink.com & CenturylinkNationalOperations@centurylink.com)	CENTURYLINK HAS NO FACILITIES ON SITE PER MAP RECEIVED 07/30/2020.
FIBER LIGHT (Wayne_Hiteco@fiberlight.com)	FIBER LIGHT HAS NO FACILITIES ON SITE PER MAP RECEIVED 06/02/2020.

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTRACTING WITH UTILITY 48 HOURS PRIOR TO CONSTRUCTION. WVA CAPITAL, LLC HAS NOT REQUESTED MISS UTILITY MARKINGS OF UNDERGROUND UTILITIES.

LEGAL DESCRIPTION:

TITLE COMMITMENT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER DC200077 WITH AN EFFECTIVE DATE OF JANUARY 10, 2020 AT 8:00 A.M.

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE CITY OF WASHINGTON IN THE DISTRICT OF COLUMBIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

PART OF LOT NUMBER THIRTY-ONE (31) IN SQUARE NUMBERED SIX HUNDRED NINETY-EIGHT (698) IN THE SUBDIVISION MADE BY ROMAN CATHOLIC ARCHBISHOP OF WASHINGTON AND OTHERS, AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 182 AT FOLIO 25, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT NUMBERED TWENTY-NINE (29) IN SQUARE NUMBERED SIX HUNDRED NINETY-EIGHT (698) IN THE SUBDIVISION MADE BY THE NATIONAL BANK OF WASHINGTON AND RAYMOND T. BROWN, TRUSTEES, AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 149 AT FOLIO 61.

AND

ALL THAT PORTION OF ALLEY CLOSED VESTING IN THE OWNERS OF LOT 29, AS SHOWN ON PLAT ENTITLED "ALLEY CLOSED EASEMENT ESTABLISHED FOR ALLEY SQUARE 698" AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 180 AT FOLIO 143.

AL THE DATE HEREOF ALL OF THE ABOVE DESCRIBED PROPERTY IS DESIGNATED IN THE RECORDS OF THE ASSESSOR NOT THE DISTRICT OF COLUMBIA FOR ASSESSMENT AND TAXATION PURPOSES AS LOT NUMBERED EIGHT HUNDRED FOURTEEN (814) IN SQUARE NUMBERED SIX HUNDRED NINETY-EIGHT (698).

PARCEL TWO:

BEING PART OF LOT 31 IN SQUARE 698, RECORDED IN SUBDIVISION BOOK 182 AT PAGE 28 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT MARKING THE SOUTHWESTERLY CORNER OF THE AFORESAID LOT 31 IN SQUARE 698, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SOUTH CAPITOL STREET, S.E. (130 FEET WIDE); THENCE RUNNING WITH A PORTION OF THE COMMON LINE BETWEEN SAID SOUTH CAPITOL STREET, S.E., AND SAID LOT 31 IN SQUARE 698

1.) DUE NORTH 48.00 FEET, (PER RECORD), DUE NORTH, 48.11 FEET, (PER SURVEY) TO A POINT; THENCE LEAVING THE AFORESAID COMMON LINE BETWEEN SOUTH CAPITOL STREET, S.E., AND LOT 31 IN SQUARE 698 AND RUNNING SO AS TO CROSS AND INCLUDE A PORTION OF SAID LOT 31 IN SQUARE 698

2.) DUE EAST, 168.17 FEET (PER RECORD), DUE EAST, 168.38 FEET (PER SURVEY) TO A POINT LYING ON THE EASTERLY LINE OF THE AFORESAID LOT 31 IN SQUARE 698, SAID POINT ALSO BEING ON THE WESTERLY LINE OF A 15 FOOT PUBLIC ALLEY SAID SQUARE 698; THENCE RUNNING WITH A PORTION OF THE COMMON LINE BETWEEN SAID LOT 31 IN SQUARE 698 AND THE 15 FOOT PUBLIC ALLEY

3.) DUE SOUTH, 48.00 FEET, (PER RECORD), DUE SOUTH, 48.11 FEET, (PER SURVEY) TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THE AFORESAID LOT 31 IN SQUARE 698; THENCE LEAVING THE AFORESAID COMMON LINE BETWEEN SAID LOT 31 IN SQUARE 698 AND THE 15 FOOT PUBLIC ALLEY AND RUNNING WITH THE COMMON LINE BETWEEN SAID LOT 31 IN SQUARE 698 AND LOT 24 IN SQUARE 698, RECORDED IN SUBDIVISION BOOK 28 AT PAGE 8 AND ALSO RUNNING SO AS TO CROSS AND INCLUDE A PORTION OF A CLOSED PUBLIC ALLEY IN SQUARE 698, RECORDED IN SUBDIVISION BOOK 180 AT PAGE 143, ALL AMONG THE AFORESAID RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA

4.) DUE WEST, 168.17 FEET (PER RECORD), DUE WEST, 168.38 FEET (PER SURVEY) TO THE POINT OF BEGINNING CONTAINING 8,072 SQUARE FEET OR 0.18331 ACRES OF LAND (PER RECORD), 8,101 SQUARE FEET OR 0.18697 ACRES OF LAND (PER SURVEY).

THE ABOVE DESCRIBED LAND IS A PORTION OF THE LAND DESIGNATED FOR ASSESSMENT AND TAXATION PURPOSES AS LOT 814 IN SQUARE 698, RECORDED IN SUBDIVISION BOOK 182 AT PAGE 28 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH A BENEFICIAL EASEMENT FOR LIGHT AND AIR SET FORTH IN EASEMENT AGREEMENT DATED JUNE 20, 2006, AND RECORDED JUNE 21, 2006, AS INSTRUMENT NO. 2006082155.

LEGEND

--- SUBJECT PROPERTY LINE	● BOLLARD	⊕ ELECTRIC MANHOLE
--- ADJACENT PROPERTY LINE	⊗ FLAG POLE	⊖ ELECTRIC VALVE
--- BUILDING RESTRICTION LINE	⊙ PARKING METER	⊙ ELECTRIC METER
--- ELECTRICAL CONDUIT	⊙ BIKE RACK	⊙ UTILITY POLE
--- NATURAL GAS CONDUIT	⊙ SIGN POST	⊙ GUY WIRE
--- OVERHEAD WIRES	⊙ TRASH CONTAINER	⊙ UTILITY POLE W/ STREET LIGHT
--- TELEPHONE/COMMUNICATIONS CONDUIT	⊙ HANDICAP PARKING SPACE	⊙ LAMP POST
--- WATER LINE	⊙ MAIL BOX	⊙ UTILITY POLE W/ ALLEY LIGHT
--- CABLE TV	⊙ TREE	⊙ SANITARY MANHOLE
--- SANITARY SEWER CONDUIT	⊙ SANITARY MANHOLE	⊙ CLEAN OUT
--- STORM DRAIN CONDUIT	⊙ CLEAN OUT	⊙ STORM DRAIN MANHOLE
--- FENCE LINE	⊙ STORM DRAIN MANHOLE	⊙ GRATE
--- GUARD RAIL	⊙ WATER MANHOLE	⊙ FIRE HYDRANT
--- EDGE OF PAVEMENT	⊙ FIRE HYDRANT	⊙ SIAMSE CONNECTION
--- APPROXIMATE ZONING LINE	⊙ WATER METER	⊙ WATER VALVE
--- BUILDING LINE	⊙ WATER VALVE	⊙ GAS VALVE
--- RETAINING OR FREE STANDING WALL	⊙ BENCHMARK	⊙ GAS MANHOLE
--- MAJOR CONTOUR	⊙ TRAFFIC CONTROL BOX	⊙ CROSS CUT/SORBE
--- MINOR CONTOUR	⊙ WALL LIGHT	⊙ NAIL/PREBAR/DISC/DRILL HOLE
--- TREE DRIP LINE	⊙ PHONE PEDESTAL	⊙ FPE
--- FLOOD LINE	⊙ MONITORING WELL	
	⊙ IRRIGATION CONTROL VALVE	

DC BOUNDARY NOTE:

BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A "SURVEY TO MARK" PREPARED BY MADDOX INCORPORATED, DATED NOVEMBER 7, 2008 AND RECORDED NOVEMBER 20, 2008 IN SURVEY BOOK 1000 AT PAGE 198 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA. FIELD VERIFICATION OF SURVEY TO MARK WAS PERFORMED BY WVA CAPITAL, LLC INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL FIELD MEASURED DIMENSIONS.

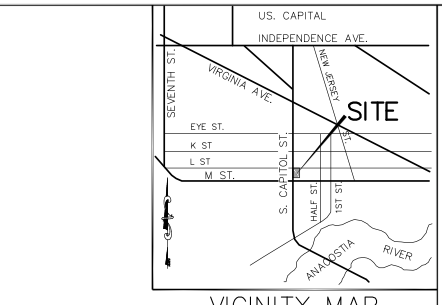
SURVEYOR'S CERTIFICATION

I, MATTHEW C. HALL, A LICENSED LAND SURVEYOR IN THE DISTRICT OF COLUMBIA, DO HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS IS A SURVEY OF A&T LOTS 814 AND 818 IN SQUARE 698 AS SHOWN ABOVE THE RECORDS OF THE OFFICE OF SURVEYOR OF THE DISTRICT OF COLUMBIA.

DRAFT

MATTHEW C. HALL
LICENSED LAND SURVEYOR
DC24-000080
EMAIL: HALL@WVACAPITAL.COM

DATE: JUNE 17, 2022



NOTES:

- THE SUBJECT PROPERTIES ARE CONTROLLED FOR TAXATION & ASSESSMENT AS: 0698 0814 (1000 SOUTH CAPITOL STREET, S.E.) 0698 0817 (SOUTH CAPITOL STREET, S.E.)
- THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
- THE VERTICAL DATUM IS BASED ON THE DISTRICT OF COLUMBIA DEPT. OF TRANSPORTATION DATUM USING THE FOLLOWING BENCHMARK PROVIDED BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA: - BM MAP NO. 10-130 ELEVATION = 20.41' (1ST STEP @ #156 L ST., S.E.)
- ON-SITE BENCHMARKS: BM #1 (NORTH SIDE OF L STREET, SE, A DUT ON FH BOLT) (ELEVATION=22.79 FEET) BM #2 (WEST SIDE OF SOUTH CAPITOL STREET, SE, ORSEL SQUARE ON TOP OF CONCRETE WALL) (ELEVATION=86.29 FEET)
- THE CONTOUR INTERVAL SHOWN HEREON IS 1:0'.
- APPROXIMATE LOCATION OF WMAATA C/O. OF RAIL TAKEN FROM CONTRACT SECTION F-58-2 AND DOES NOT REPRESENT AN AS-BUILT FIELD CONDITION OF THE TUNNEL.
- THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON 1:000 INSURANCE RATE MAP (IRM) MAP NO. 110002019C FOR WASHINGTON, D.C. DATED SEPTEMBER 27, 2010).
- THE SUBJECT PROPERTY HAS VEHICULAR ACCESS TO AND FROM SOUTH CAPITOL STREET, S.E., L STREET, S.E. AND A 15' PUBLIC ALLEY. THE SUBJECT PROPERTY HAS RECREATIONAL ACCESS TO AND FROM SOUTH CAPITOL STREET, S.E., L STREET, S.E. AND A 15' PUBLIC ALLEY.
- THE SUBJECT AND ADJACENT PROPERTY OWNER REFERENCES LISTED HEREON WERE TAKEN FROM THE DISTRICT OF COLUMBIA 2008 PROPERTY INFORMATION REGISTRATION SYSTEM WEBSITE, ONLINE TAX ASSESSMENT RECORDS, LAND RECORDS AND/OR THE REFERENCED TITLE COMMITMENT. ACTUAL OWNERSHIP IS NOT PART OF THE CERTIFICATION SHOWN HEREON.

TITLE REPORT NOTE:

TITLE COMMITMENT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER DC200077 WITH AN EFFECTIVE DATE OF JANUARY 10, 2020 AT 8:00 A.M.

THE FOLLOWING SURVEY RELATED ITEMS ARE LISTED IN SCHEDULE B - SECTION B:

ITEM #1: EASEMENTS AN SET FORTH ON PLAT ENTITLED "ALLEY CLOSED EASEMENT ESTABLISHED FOR ALLEY SQUARE 698" RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 180 AT FOLIO 143 (AS TO PARCEL ONE AND PARCEL TWO) (**IF EASEMENT IS SHOWN HEREON**)

ITEM #2: RESTRICTIONS, CONDITIONS, EASEMENTS AND COVENANTS CONTAINED IN DECLARATION OF CONDOMINIUMS BY AND BETWEEN KOSI ASSOCIATES, THE ROMAN CATHOLIC ARCHBISHOP OF WASHINGTON, AND OTHERS, DATED JANUARY 18, 1988 AND RECORDED MAY 19, 1988 AS INSTRUMENT NO. 2706 (AS TO PARCEL ONE AND PARCEL TWO) (**IF EASEMENT IS SHOWN ON EXHIBIT C OF INSTRUMENT NO. 2706, IS SHOWN HEREON**)

ITEM #3: CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS (TRANSFER NUMBER ONE), DATED OCTOBER 27, 2008 AND RECORDED NOVEMBER 3, 2008 AS INSTRUMENT NO. 200819852 (AS TO PARCEL ONE) (**DOCUMENT IS BLANKET IN NATURE AND NOT PLOTTABLE**)

ITEM #4: CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS (DE-TRANSFER NUMBER ONE) RECORDED JUNE 30, 2008 AS INSTRUMENT NO. 200802848 (AS TO PARCEL TWO) (**DOCUMENT IS BLANKET IN NATURE AND NOT PLOTTABLE**)

ITEM #5: TERMS AND CONDITIONS OF AN EASEMENT AGREEMENT DATED JUNE 20, 2006 AND RECORDED JUNE 21, 2006 AS INSTRUMENT NO. 2006082155 (AS TO PARCEL TWO) (**LIGHT AND AIR EASEMENT SHOWN HEREON**)

ITEM #6: CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS (TRANSFER NUMBER FOUR), DATED APRIL 14, 2008 AND RECORDED ON JANUARY 30, 2009 AS INSTRUMENT NO. 200909010 (AS TO PARCEL ONE) (**DOCUMENT IS BLANKET IN NATURE AND NOT PLOTTABLE**)

ITEM #7: COVENANTS AND EASEMENTS THAT RELATE TO THE BACKSET SET FORTH IN AN UNRECORDED DEED, ACCESS AND DRIVE EASEMENT AGREEMENT DATED APRIL 28, 2008 BETWEEN SOUTHEAST REALTY, L.L.C., A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY AND CHANDLER/DUMAS & ARCHBISHOP OF WASHINGTON. (**DEED, ACCESS AND DRIVE EASEMENT ARE NOT PLOTTABLE DUE TO LACK OF METES AND BOUNDS DESCRIPTION OR ADEQUATE DIMENSIONS**)

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM DDC2022.GOV WEB SITE. LOTS 814 & 818 IN SQUARE 698 - D-5 PERMITTED HIGH DENSITY DEVELOPMENT, WITH INCENTIVES FOR RESIDENTIAL USE IN PREDOMINANTLY NON-RESIDENTIAL AREAS. THE INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

PARKING TABULATION:

SURFACE PARKING: STRIPPED PARKING SPACES ON SITE...103 HANDICAP PARKING SPACES.....1

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. WVA CAPITAL, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

DC BOUNDARY NOTE:

BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A "SURVEY TO MARK" PREPARED BY MADDOX INCORPORATED, DATED NOVEMBER 7, 2008 AND RECORDED NOVEMBER 20, 2008 IN SURVEY BOOK 1000 AT PAGE 198 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA. FIELD VERIFICATION OF SURVEY TO MARK WAS PERFORMED BY WVA CAPITAL, LLC INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL FIELD MEASURED DIMENSIONS.

SURVEYOR'S CERTIFICATION

I, MATTHEW C. HALL, A LICENSED LAND SURVEYOR IN THE DISTRICT OF COLUMBIA, DO HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS IS A SURVEY OF A&T LOTS 814 AND 818 IN SQUARE 698 AS SHOWN ABOVE THE RECORDS OF THE OFFICE OF SURVEYOR OF THE DISTRICT OF COLUMBIA.

DRAFT

MATTHEW C. HALL
LICENSED LAND SURVEYOR
DC24-000080
EMAIL: HALL@WVACAPITAL.COM

DATE: JUNE 17, 2022

CAPITOL ENGINEERS & ARCHITECTS

PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMETRICIAN

WVA CAPITAL, LLC
1000 SOUTH CAPITOL STREET, S.E. WASHINGTON, DC 20003
Phone: 202.244.4100 Fax: 202.244.4198
* P. E. No. 17118, C. E. No. 11110, C. S. No. 8

ALL OF A&T LOTS 814 & 817 IN SQUARE 698
A&T BOOK PAGE 3804-L & 3827-W

BOUNDARY & TOPOGRAPHIC SURVEY

AND A PORTION OF A&T LOT 818 IN SQUARE 698
A&T BOOK PAGE 3827-W

WASHINGTON, D.C.

VKA REVISIONS

DATE:	JUNE 17, 2022
COMP. MCH:	DWN. JRL/MK
SCALE:	1" = 20'
PROJECT/FILE NO.:	VC0590C
SHEET NO.:	1

1100 South Capitol Street SE, DC

LEEDV4 NC Scorecard				7/29/2022				
Certified: 40-49 points; Silver: 50-59 points; Gold: 60-79 points; Platinum: 80 - 110 points								
Y	H	L	N	CREDIT NAME	n	PTS	LEED REQUIREMENTS ABV. (Commercial)	TEAM
Project Information Forms								
P				PIf1: Project Information Form	v4		Project size, details, and narrative.	WSP
1	0	0	0	Integrative Design (ID)				
1				IDc1: Integrative Process (D)	v4	1	Preliminary energy modeling and water budget to set goals and strategies and inform the OPR, BOD, and Construction Docs and support integrative design.	WSP
14	0	1	4	Location and Transportation (LT)				
1				LTc2: Sensitive Land Protection (D)	v4	1	Option 1. Previously developed site. OR Option 2. Site that is not considered sensitive. (prime farmland, floodplains, wetlands, etc.)	WSP
				2 LTc3: High Priority Site (D)	v4	2	Option 1. Historic District (1 point) OR Option 2. Priority Designation (1 point) OR Option 3. Brownfield (2 points)	WSP
5				LTc4: Surrounding Density and Diverse Uses (D)	v4	5	Option 1. Surrounding Density (2-3 points) Surrounding density meets the values in Table 1. OR Option 2. Diverse Uses (1-2 points) Near diverse uses (listed in Appendix 1). Four to seven (1 point), or eight or more (2 points).	WSP
6				LTc5: Access to Quality Transit (D) RP	v4	5	Project within 1/4 mile of bus, streetcar or rideshare stops, or within a 1/2 mile of bus rapid transit, rail or commuter ferry terminals. Points based on number of weekday and weekend trips.	WSP
		1		LTc6: Bicycle Facilities (D)	v4	1	Include long and short term bicycle storage, adequate showers, and locate the project near a bicycle network that connects to a variety of services/destinations.	RELATED ARCH
			2	LTc7: Reduced Parking Footprint (D) RP	v4	1	Provide parking capacity that is 20%-40% (depending on density) below the referenced base ratios. Provide 5% preferred parking for carpools.	RELATED
2				LTc8: Green Vehicles (D) RP	v4	1	Provide 5% preferred parking for green vehicles. Also, Option 1. Electric Vehicle Charging for 2%, OR Option 2. Liquid, gas, or battery facilities for 2%	WSP RELATED
6	1	4	0	Sustainable Sites (SS)				
P				SSp1: Construction Activity Pollution Prevention (C)	v4		Create and implement an erosion and sedimentation control plan.	HITT
1				SSc1: Site Assessment (D)	v4	1	Complete and document a site survey or assessment including typography, hydrology, climate, vegetation, soils, human use and human health effects.	RELATED

1100 South Capitol Street SE, DC

LEEDV4 NC Scorecard				7/29/2022				
Certified: 40-49 points; Silver: 50-59 points; Gold: 60-79 points; Platinum: 80 - 110 points								
Y	H	L	N	CREDIT NAME	n	PTS	LEED REQUIREMENTS ABV. (Commercial)	TEAM
		3		SSc2: Site Development - Protect or Restore Habitat (D) RP	v4	2	Protect 40% of the greenfield area (if it exists). AND Option 1. 30% On-Site Restoration (2 points) OR Option 2. \$0.40/sf Financial Support (1 point)	RELATED
1				SSc3: Open Space (D)	v4	1	Provide 30% outdoor space for pedestrian or recreation-oriented activity (paving, turf, garden, habitat). A minimum of 25% of that outdoor space must be vegetated (non-turf) or have a vegetated canopy.	LAND ARCH
3				SSc4: Rainwater Management (D) RP	v4	3	Option 1. Natural Hydrology for Percentile of Rainfall Path 1. 95th % (2 pts) OR Path 2. 98th % (3 pts) OR Path 3. Zero Lot Line - 85th % (3 pts) OR Option 2. Natural Land Cover Conditions (3 points)	CIVIL
2				SSc5: Heat Island Reduction (D)	v4	2	Option 1. Nonroof and Roof (2 points) OR Option 2. 75% Parking under Cover (1 point)	ARCH
		1		SSc6: Light Pollution Reduction (D)	v4	1	Meet up light and light trespass requirements, using either the backlight-up light-glare (BUG) method (Option 1) or the calculation method (Option 2).	LIGHTING
5	0	4	2	Water Efficiency (WE)				
P				WEp1: Outdoor Water Use Reduction (D)	v4		Option 1. No Irrigation Required OR Option 2. 30% Irrigation Reduced	LAND. ARCH
P				WEp2: Indoor Water Use Reduction (D)	v4		20% water reduction for the fixtures and fittings listed in Table 1. WaterSense labeled fixtures where applicable, and additional appliance and process water loads detailed in guidelines.	ARCH WSP
P				WEp3: Building Level Water Metering (D)	v4		Install permanent water meters that measure the total potable water use for the building and associated grounds. Meter data must be compiled into monthly and annual summaries; meter readings can be manual or automated. Commit to sharing with USGBC the resulting whole-project water usage data for a five-year period beginning on the date the project accepts LEED certification or typical occupancy, whichever comes first. This commitment must carry forward for five years or until the building changes ownership or lessee.	WSP
1		1		WEc1: Outdoor Water Use Reduction (D)	v4	2	Option 1. No Irrigation Required (2 points) OR Option 2. 50% Reduced Irrigation thru efficiency (1-2 points)	LAND. ARCH
2		2	2	WEc2: Indoor Water Use Reduction (D)	v4	6	Indoor water fixture reductions: 25% - 1 pt, 30% - 2 pts, 35% - 3 pts, 40% - 4 pts, 45% - 5 pts, 50% - 6 pts AND additional appliance and process water use reductions.	ARCH WSP

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1		1		WEc3: Cooling Tower and Process Water Use (D)	v4.1	2	Option 1: Cooling Tower Water Use - Conduct a one-time potable water analysis and determine the max. number of cycles achieved (1 pt) or increase cycles by >=25% (2 pts) OR use >=20% recycled alternative water for max. cycles (2 pts) OR Option 2: No Cooling Tower - No cooling tower and project meets conditions outlined in guidelines (2 pts) OR Option 3: Process Water Use - Use recycled alternative water to meet the demand for process water uses >=10% total project water use: 20% - 1 pt, 30% - 2 pts	RELATED WSP
1				WEc4: Water Metering (D)	v4	1	Water submetering for at least two systems including irrigation, indoor plumbing, domestic hot water, large boilers, reclaimed water, or other process water.	WSP
15	2	9	8	Energy and Atmosphere (EA)				
P				EAp1: Fundamental Commissioning and Verification (C)	v4		Complete the commissioning (Cx) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies (ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007).	CxA
P				EAp2: Minimum Energy Performance (D)	v4		Requires a 5% reduction for new construction and 3% reduction for major renovation as compared against the ASHRAE 90.1-2010 baseline.	WSP
P				EAp3: Building Level Energy Metering (D)	v4		New building-level energy meters must be installed/used or sub-meters that have the ability to aggregate data for whole building reporting. Data must be shared with USGBC.	WSP
P				EAp4: Fundamental Refrigerant Management (D)	v4		No CFC-based refrigerants in new HVAC&R systems. For existing HVAC&R equipment, complete a CFC phase-out conversion before project completion.	WSP
4		2		EAc1: Enhanced Commissioning (C)	v4	6	Option 1. Path 1: Enhanced Cx (ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007) (3 pts) OR Path 2: Enhanced and Monitoring-Based Cx (4 pts) AND/OR Option 2. Envelope Commissioning (ASHRAE Guideline 0-2005 and NIBS Guideline 3-2012) (2 pts)	CxA
9	1	1	8	EAc2: Optimize Energy Performance (D) RP	v4	18	Option 1. Whole-Building Energy Simulation (1-18 points) Option 2. Prescriptive Compliance: ASHRAE Advanced Energy Design Guide (1-6 points)	WSP
1				EAc3: Advanced Energy Metering (D)	v4	1	Install meters for energy end uses that represent 10% or more of the total building energy consumption.	WSP RELATED

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		2		EAc4: Demand Response (C)	v4	2	Design building and equipment for participation in demand response programs through load shedding or shifting for 10% estimated peak electricity demand. On-site electricity generation does not meet the intent of this credit.	RELATED WSP
1		4		EAc5: Renewable Energy (D)	v4.1	5	Use on-site renewable energy systems (Tier 1) or procure off-site renewables (Tier 2-5) for at least 2% of annual energy use via ownership, lease or contract to meet values in Table 1 (1-5 points) AND/OR Procure carbon offsets for at least 100% of total annual GHG emissions (1-2 points)	RELATED
1				EAc6: Enhanced Refrigerant Management (D)	v4	1	Option 1. No Refrigerants or Low-Impact Refrigerants (1 point) OR Option 2. Calculation of Refrigerant Impact (1 point)	WSP
6	0	2	5	Materials and Resources (MR)				
P				MRp1: Storage & Collection of Recyclables (D)	v4		Provide recycling for paper, cardboard, glass, plastic and metals, and two of the following three waste types: batteries, mercury-containing lamps, and e-waste.	ARCH
P				MRp2: Construction and Demolition Waste Management Planning (C)	v4		Develop and implement a construction and demolition waste management plan that establishes waste diversion goals for the project in at least five material categories.	HITT
1		2	2	MRc1: Building Life-Cycle Impact Reduction (C)	v4	5	Option 1. Historic Building Reuse (5 pts) OR Option 2. Abandoned/Blighted Building (5 pts) OR Option 3. Building and Material Reuse (2-4 pts) OR Option 4. Whole-Building LCA (3 pts)	WSP RELATED
1		1		MRc2: Building Product Disclosure & Optimization - EPDs (C)	v4	2	Option 1. EPDs - include 20 products from 5 manufacturers (1 point) AND/OR Option 2. Multi-Attribute Optimization - 50% by cost (1 point)	HITT
1		1		MRc3: Building Product Disclosure & Optimization - Sourcing of Raw Materials (C)	v4	2	Option 1. Raw Material Source and Extraction Reporting - for 20 products (1 point) AND/OR Option 2. Leadership Extraction Practices - 25% by cost (1 point)	HITT
1		1		MRc4: Building Product Disclosure & Optimization - Material Ingredients (C)	v4	2	Option 1. Ingredient Reporting - 20 products AND/OR Option 2. Ingredient Optimization - 25% by cost (1 pt) AND/OR Option 3. Supply Chain Optimization (1 point)	HITT
2				MRc5: Construction and Demolition Waste Management (C)	v4	2	Option 1. Diversion (1-2 points) - Path 1. Divert 50% and 3 Material Streams (1 pt) - Path 2. Divert 75% and 4 Material Streams (2 pts) Option 2. Reduction of Total Waste Material (2 pts)	HITT

1100 South Capitol Street SE, DC

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7	2	6	1	Indoor Environmental Quality (IEQ)				
P				IEQp1: Minimum IAQ Performance (D)	v4		Meet the minimum requirements of ASHRAE 62.1-2010, Sections 4-7, and monitor air quality.	WSP
P				IEQp2: Environmental Tobacco Smoke (ETS) Control (D)	v4		No smoking in building - Exterior smoking areas to be min. 25 ft. away from entries, outdoor air intakes and operable windows, with signage.	RELATED ARCH
1		1		IEQc1: Enhanced Indoor Air Quality Strategies (D)	v4	2	Option 1. Enhanced IAQ Strategies (1 point) Option 2. Additional Enhanced IAQ Strategies (1 point)	WSP
3				IEQc2: Low Emitting Materials (C)	v4	3	Option 1. Product Category Calculations (1-3 pts) Option 2. Budget Calculation Method (1-3 pts)	HITT
1				IEQc3: Construction IAQ Management Plan (C)	v4	1	Requires plans to be developed and implemented to protect IAQ during construction.	HITT
		2		IEQc4: Indoor Air Quality Assessment (C)	v4	2	Option 1. Flush-Out (1 point) Path 1. Before Occupancy Path 2. During Occupancy OR Option 2: Air Testing (2 points)	RELATED
		1		IEQc5: Thermal Comfort (D)	v4	1	Provide thermal comfort controls AND Option 1. ASHRAE Standard 55-2010 OR Option 2. ISO and CEN Standards	WSP
1		1		IEQc6: Interior Lighting (D)	v4	2	Option 1. Lighting Control (1 point) 90% + multi-occupant spaces AND/OR Option 2. Lighting Quality (1 point) Choose four of the strategies listed in guidelines.	LIGHTING
		2	1	IEQc7: Daylight (D)	v4	3	For all regularly-occupied space, provide glare control AND meet illuminance levels for portion of floor area. Option 1: Simulation: Spatial Daylight Autonomy and Annual Sunlight Exposure (2-3 points) OR Option 2: Simulation: Illuminance Calcs (1-2 points) OR Option 3: Measurement (2-3 points)	RELATED
1				IEQc8: Quality Views (D)	v4	1	Provide direct line of sight to the outdoors for 75% of all regularly occupied floor area. 75% of all regularly occupied areas must have at least two of the four kind of views listed in guidelines.	ARCH
		1		IEQc9: Acoustic Performance (D)	v4	1	For all occupied spaces, meet the requirements in the guidelines, as applicable, for HVAC background noise, sound isolation, reverberation time, and sound reinforcement and masking.	ACOUSTICS

1100 South Capitol Street SE, DC

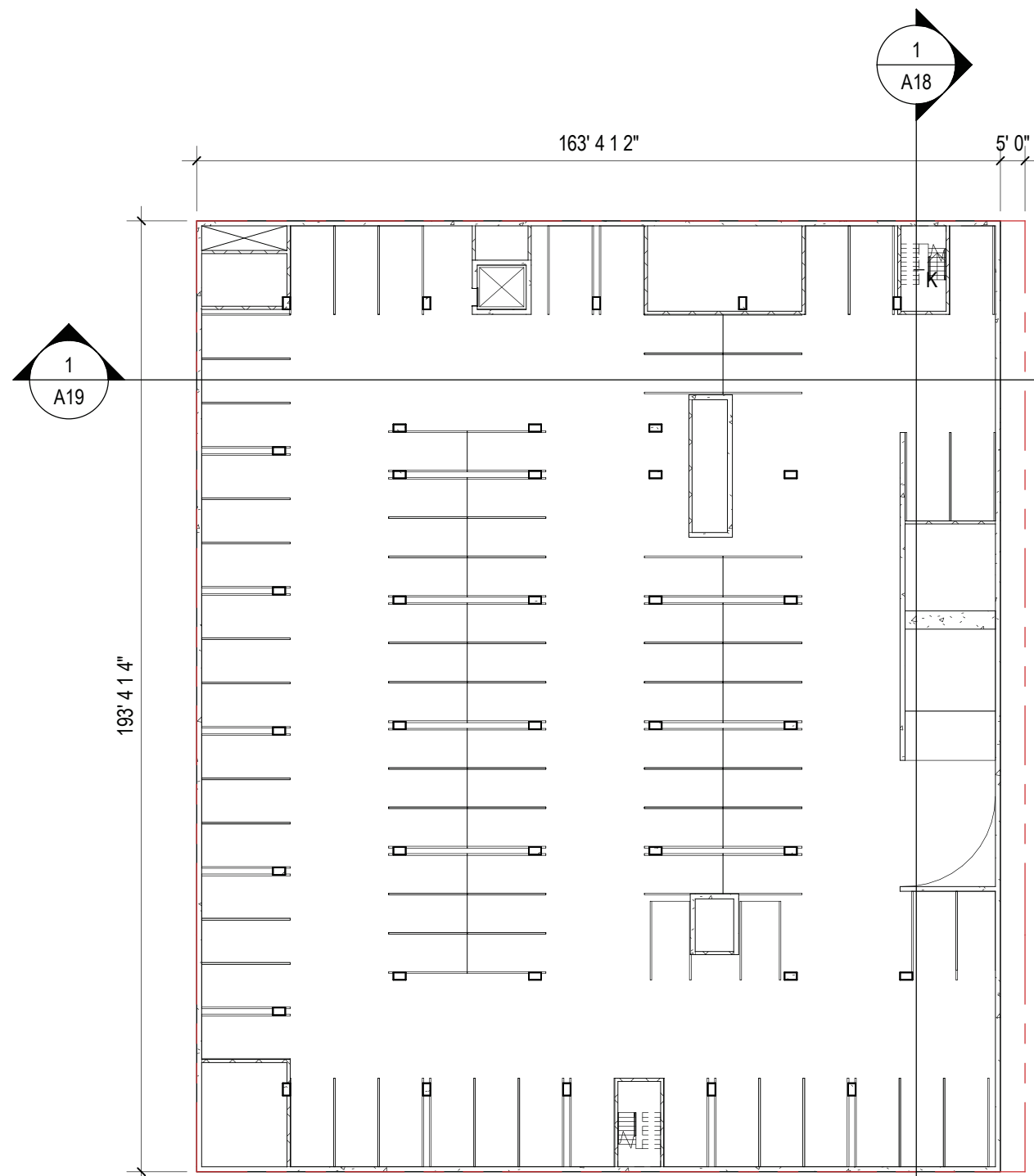
LEEDV4 NC Scorecard				7/29/2022				
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Y	H	L	N	CREDIT NAME	n	PTS	LEED REQUIREMENTS ABV. (Commercial)	TEAM
6	0	0	0	Innovation (IN)				
1				INc1A: Innovation and Design	v4	1	Innovation 1-4 points Pilot Credits 1-4 points Exemplary Performance 1-2 points	RELATED
1				INc1B: Innovation and Design	v4	1	Innovation 1-4 points Pilot Credits 1-4 points Exemplary Performance 1-2 points	HITT
1				INc1C: Innovation and Design	v4	1	Innovation 1-4 points Pilot Credits 1-4 points Exemplary Performance 1-2 points	RELATED
1				INc1D: Innovation and Design	v4	1	Innovation 1-4 points Pilot Credits 1-4 points Exemplary Performance 1-2 points	TBD
1				INc1E: Innovation and Design	v4	1	Innovation 1-4 points Pilot Credits 1-4 points Exemplary Performance 1-2 points	TBD
1				INc2: LEED™ Accredited Professional	v4.1	1	At least one principal participant of the project team is LEED Accredited Professional (AP).	WSP

JULY 29, 2022



LEED SCORECARD

A07



K2 LEVEL PARKING PLAN

NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, ELEVATORS, AND MECHANICAL ROOMS PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

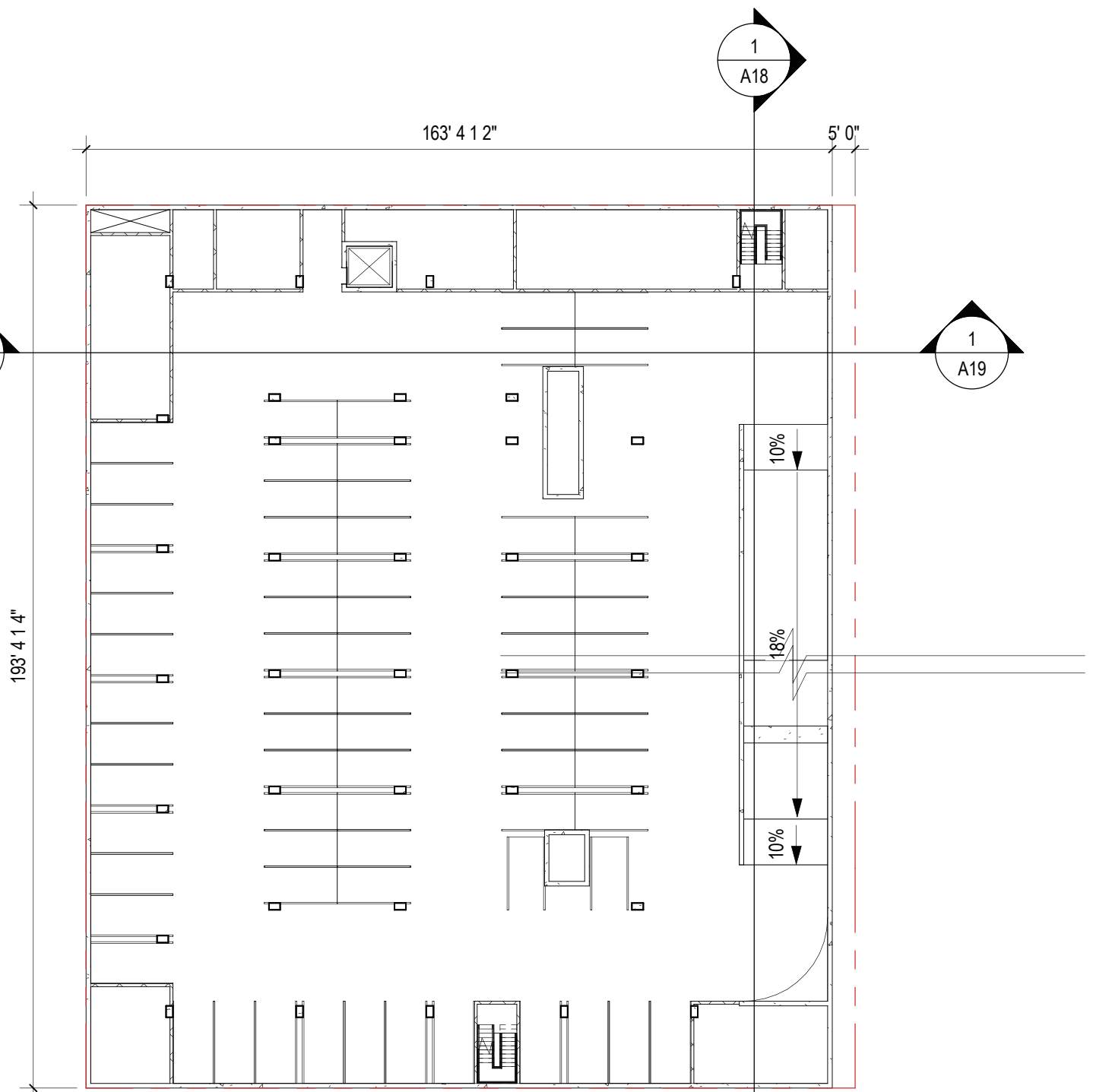
THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.

PARKING COUNTS:

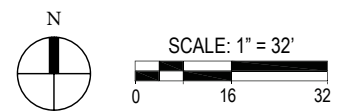
K2 LEVEL 41 REGULAR 49 COMBINATION 90 TOTAL
 K1 LEVEL 24 REGULAR 48 COMBINATION 72 TOTAL

TOTAL: 65 REGULAR 97 COMBINATION 162 TOTAL

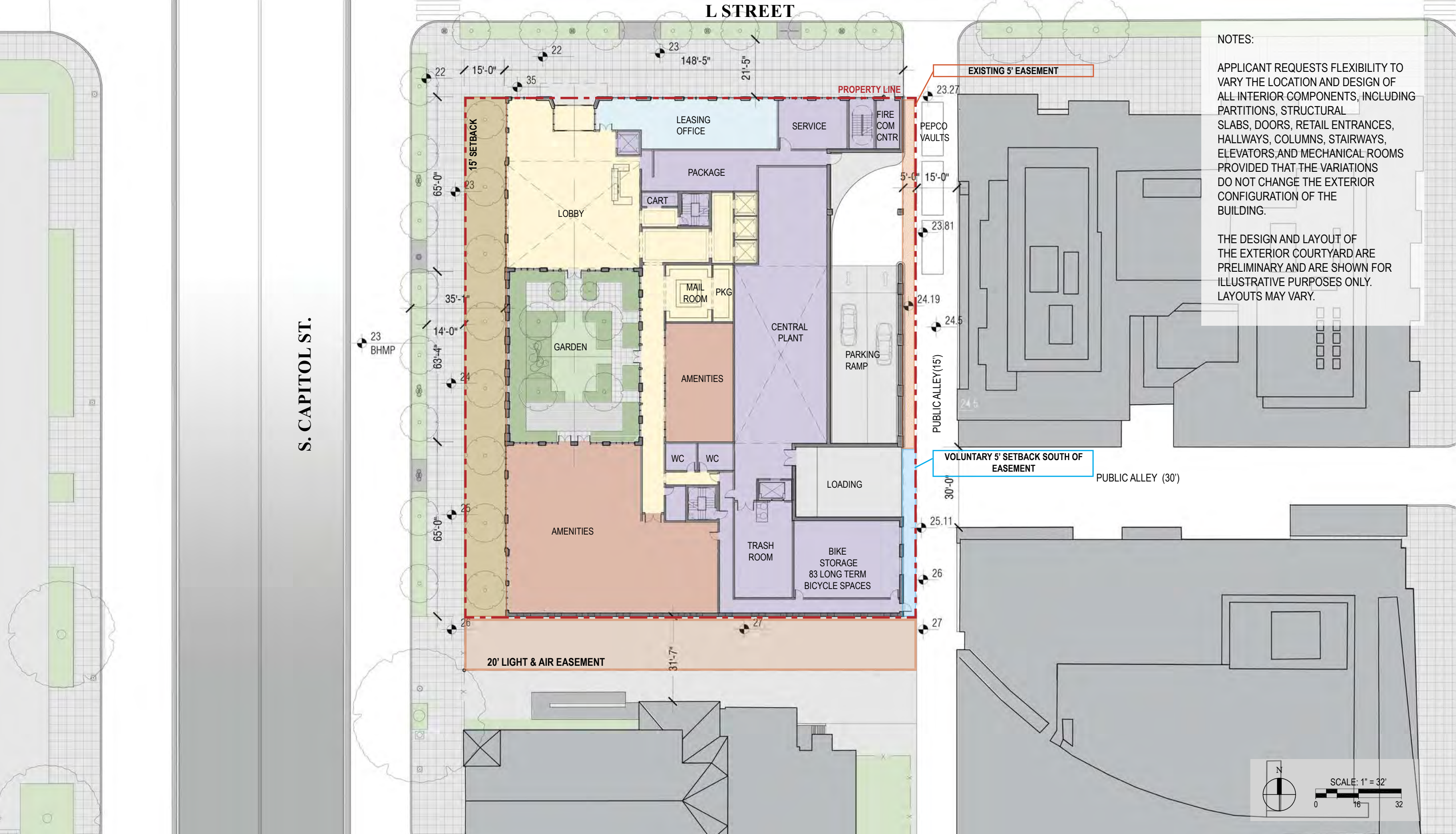
10% OF PARKING SPACES TO BE RESERVED FOR
 (ESIGNATE) (FOR EVS) IT* AN A (ADDITIONAL 10% OF
 SPACES TO BE RESERVED FOR EV USE REASONING,



K1 LEVEL PARKING PLAN



JULY 29, 2022



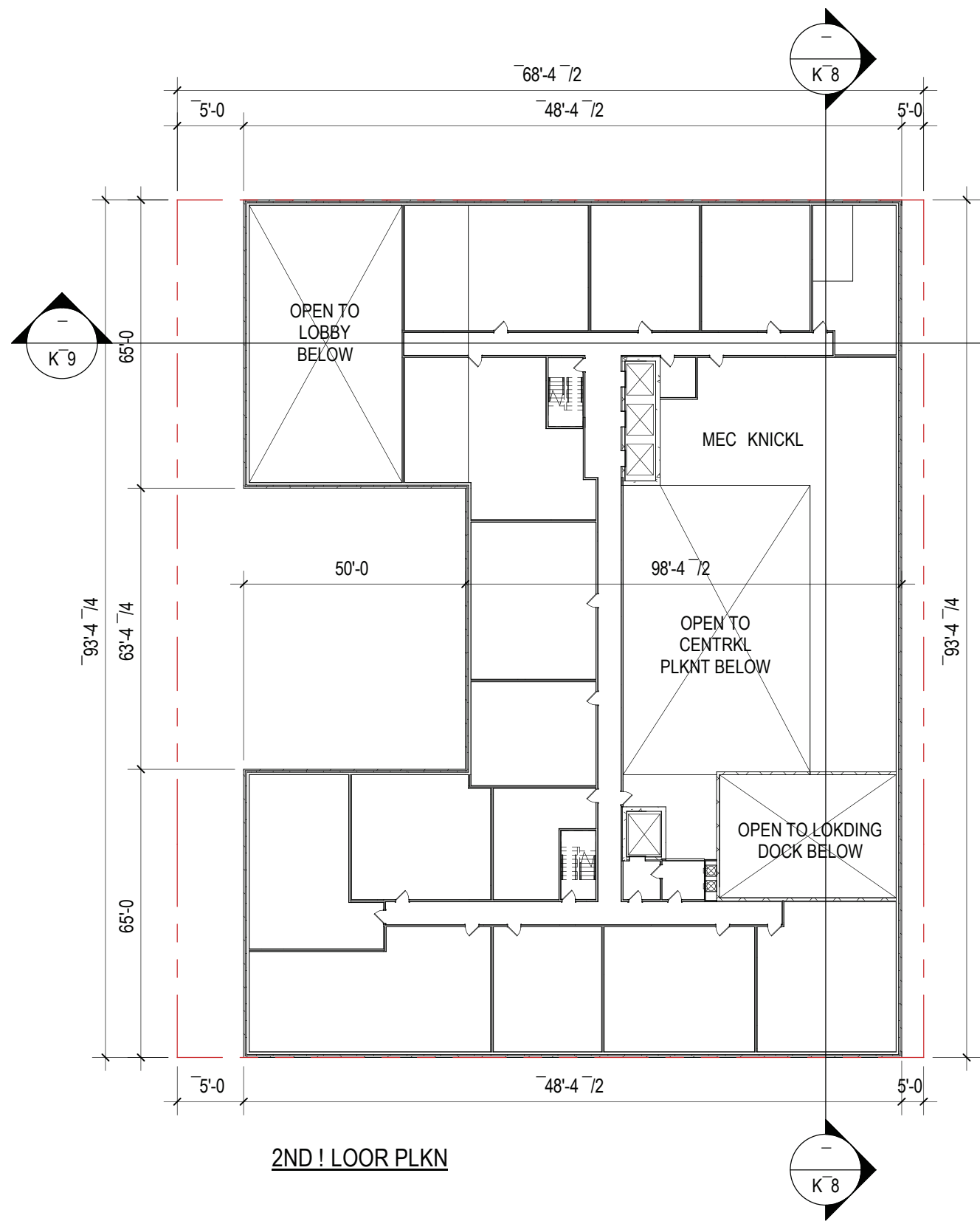
NOTES:

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THE DESIGN AND LAYOUT OF THE EXTERIOR COURTYARD ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.

JULY 29, 2022

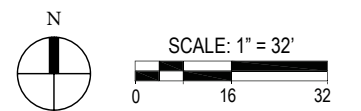
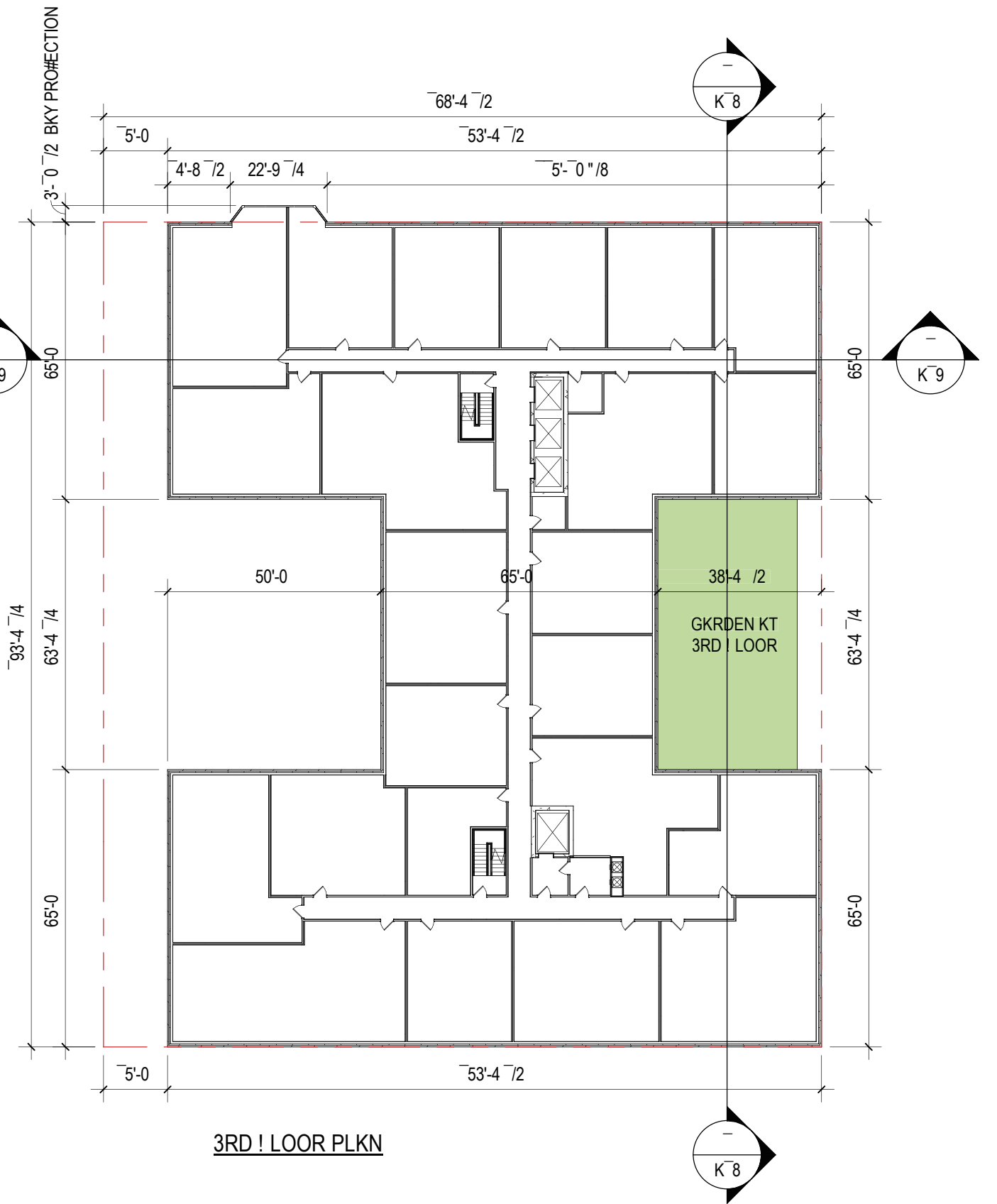
1ST FLOOR PLAN



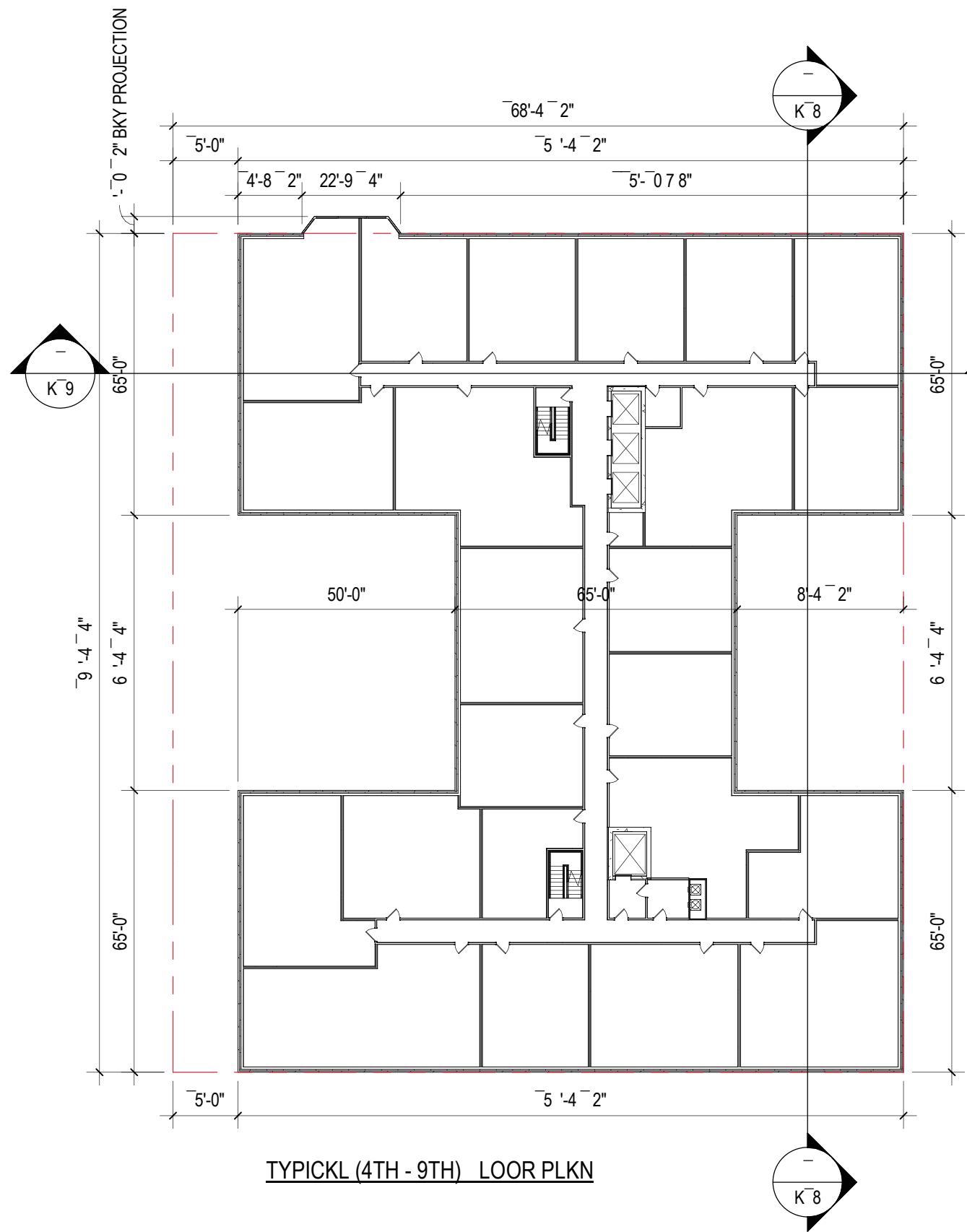
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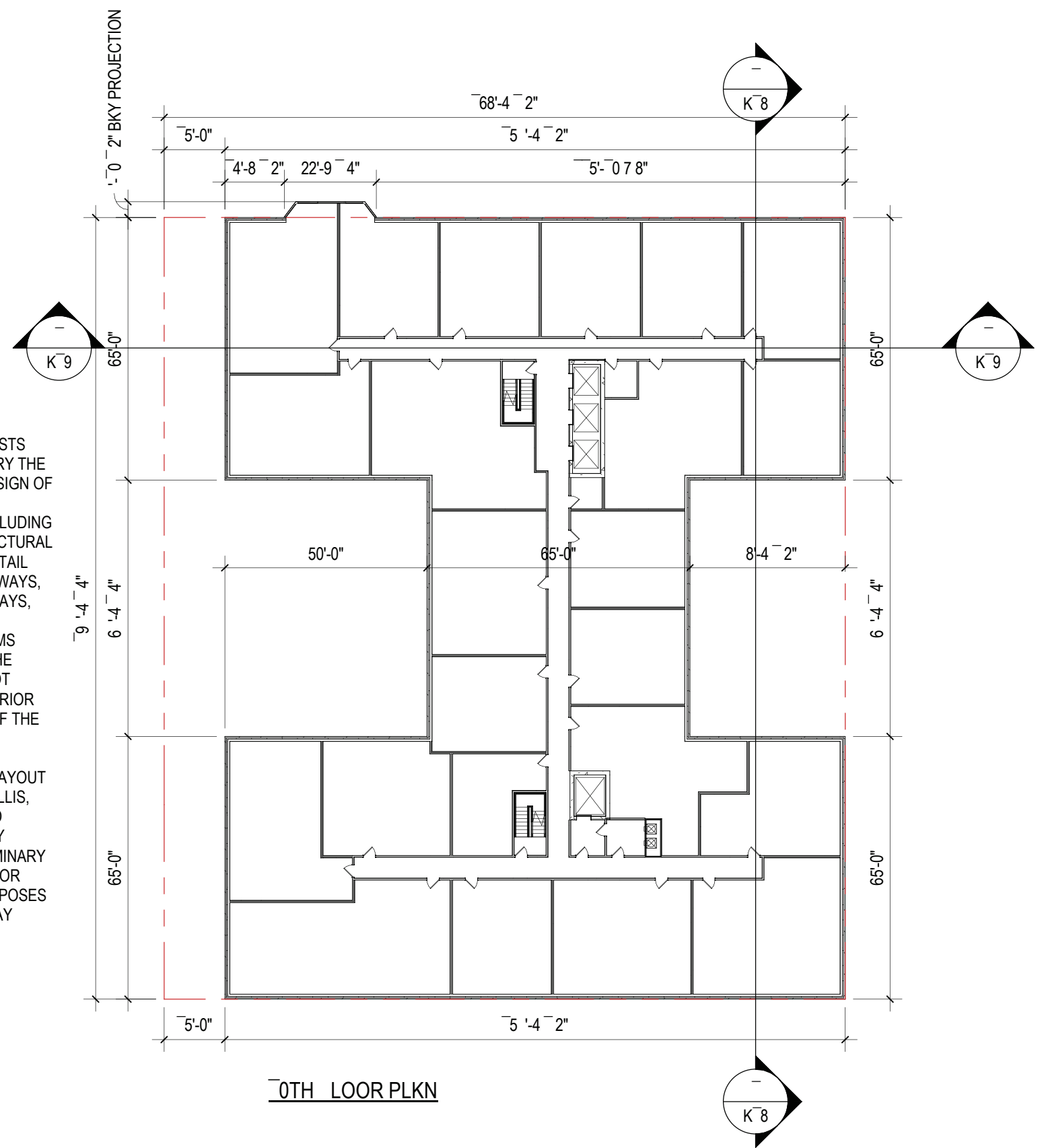
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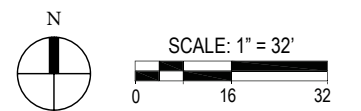
JULY 29, 2022



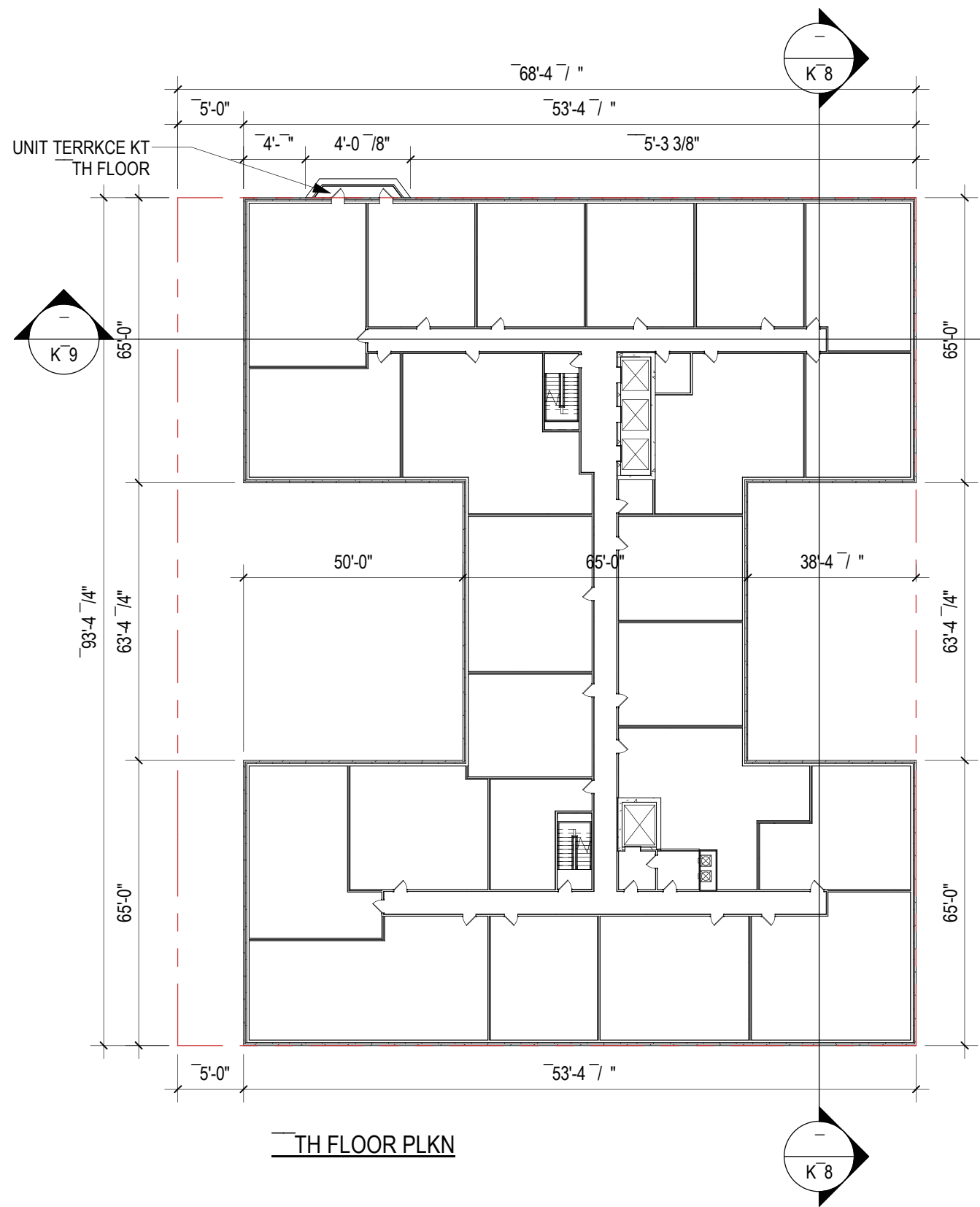
TYPICAL (4TH - 9TH) FLOOR PLAN



10TH FLOOR PLAN



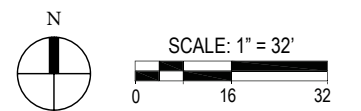
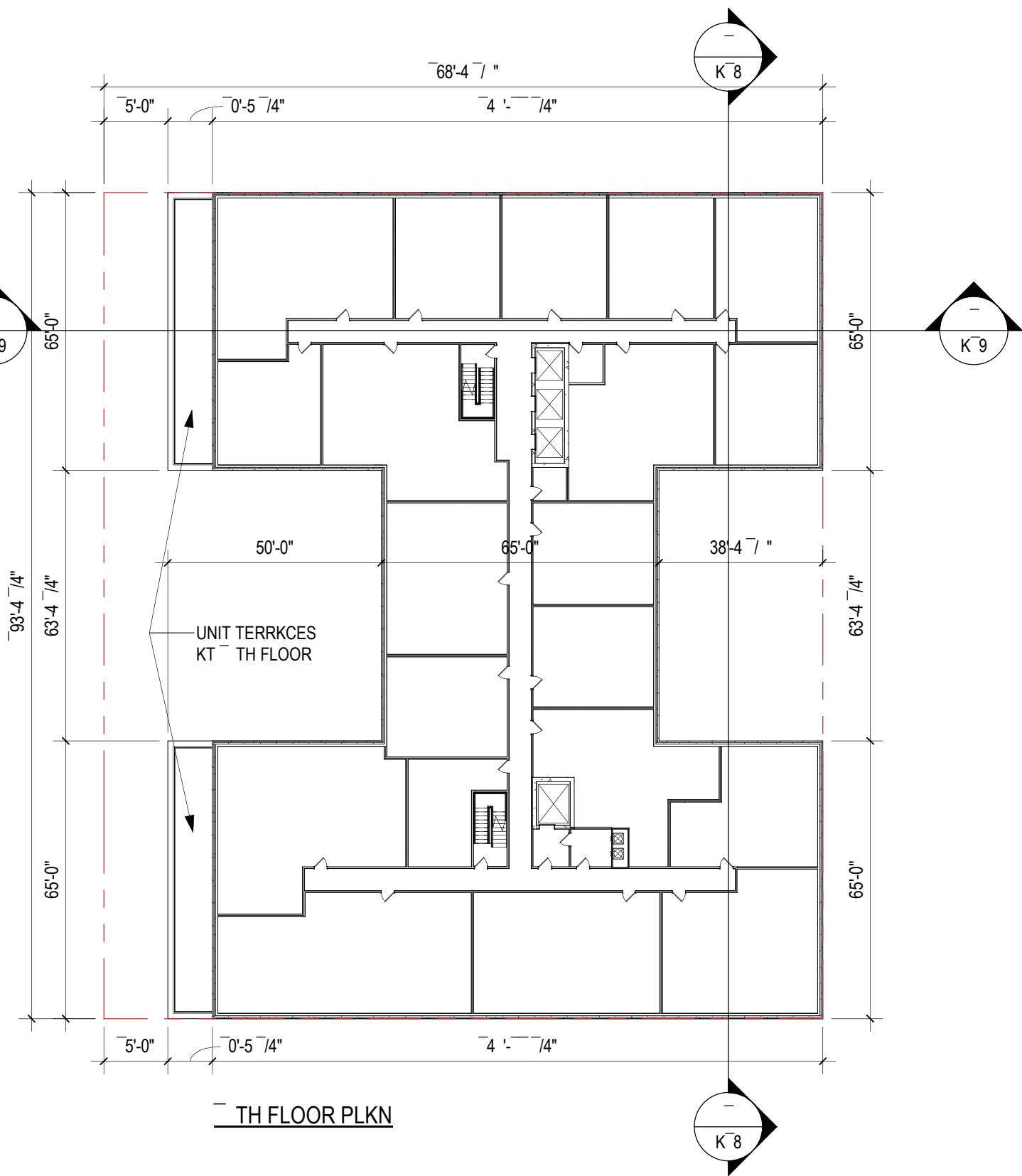
JULY 29, 2022



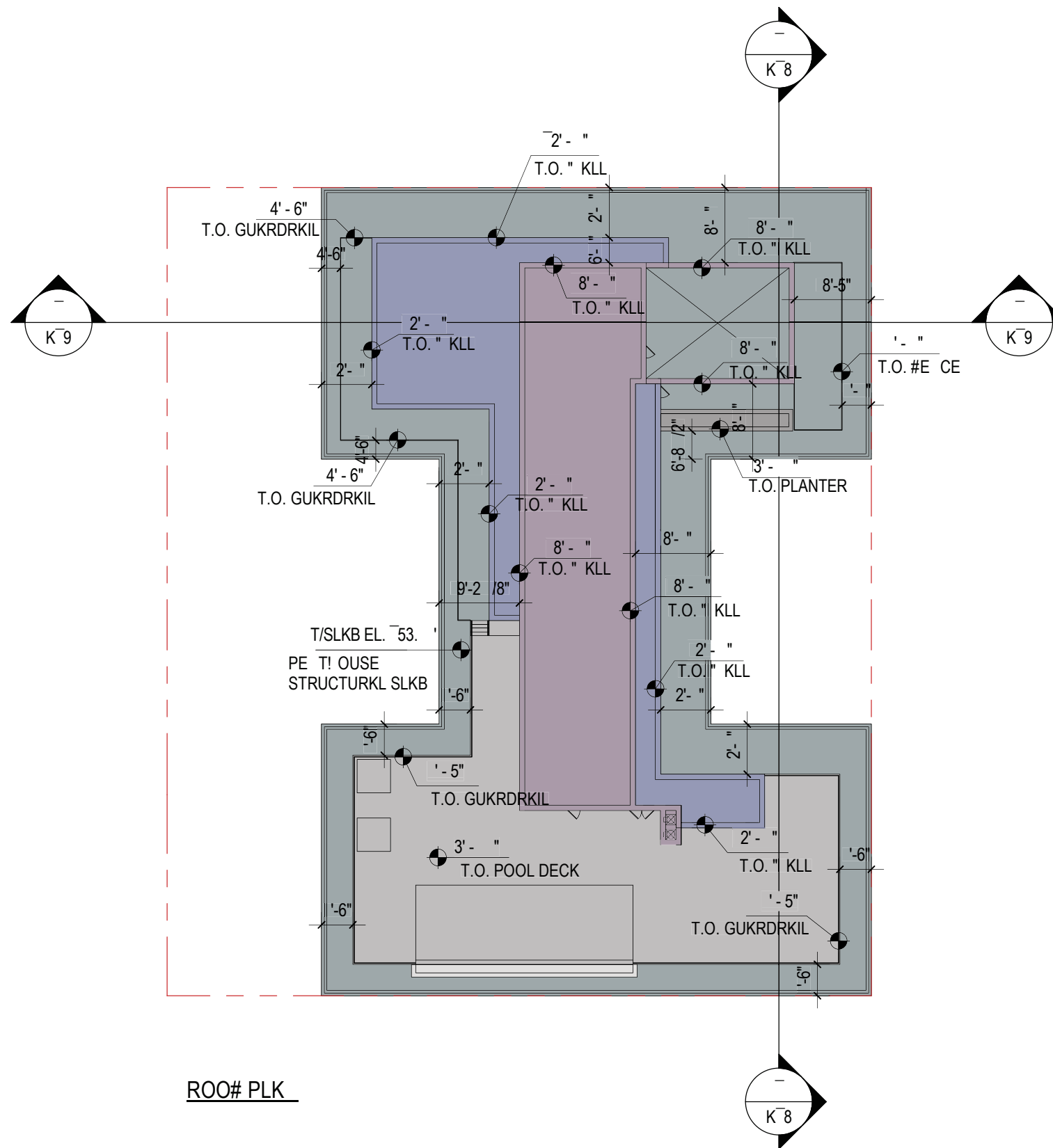
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JULY 29, 2022



ROO# PLK

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COLOR KEY

NOTE ALL HEIGHTS/ELEVATIONS ARE TAKEN FROM THE DATUM OF THE ROOF SLAB. THE ROOF SLAB IS AT EL. 153.00'

- TOP OF ROOF SLAB - ELEVATION 0'-0"
- TOP OF POOL DECK AND PLANTERS - ELEVATION 3'-11"
- TOP OF LOW PENTHOUSE PARAPET - ELEVATION 12'-0"
- TOP OF HIGH PENTHOUSE PARAPET - ELEVATION 18'-0"



JULY 29, 2022

TREES NOT SHOWN IN FRONT OF BUILDING IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN.



L ST.

PROJECT SITE
1100 S. CAPITOL ST.

ST. VINCENT
DE PAUL CHURCH



JULY 29, 2022

ECA RAMSA
ROBERT A.M. STERN ARCHITECTS

WEST ELEVATION

A15

TREES NOT SHOWN IN FRONT OF BUILDING IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN.

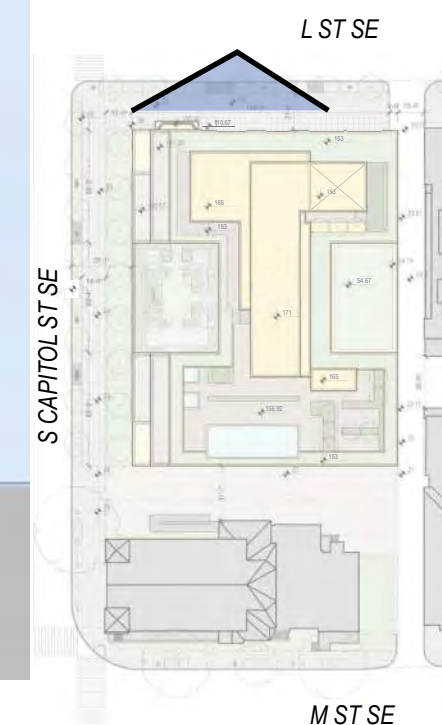


ALLEY

PROJECT SITE
1100 S. CAPITOL ST.

ST. VINCENT
DE PAUL CHURCH

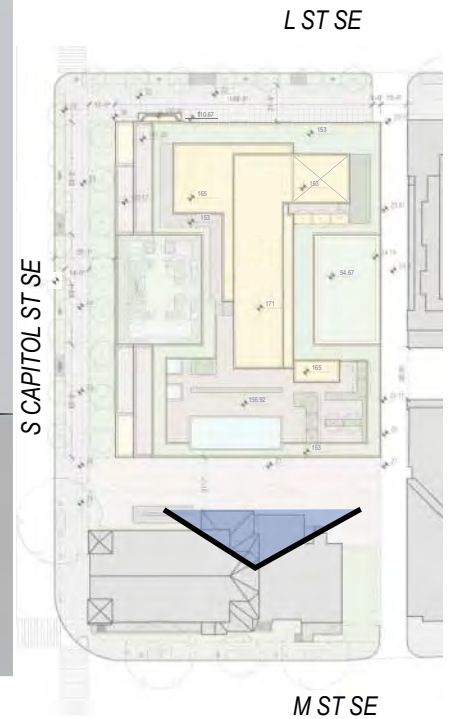
S. CAPITOL ST.



NORTH ELEVATION

JULY 29, 2022

TREES NOT SHOWN IN FRONT OF BUILDING IN ORDER TO SHOW THE BUILDING. SEE SHEET L100 FOR LANDSCAPE PLAN.



SOUTH ELEVATION

JULY 29, 2022