

East Capitol Street -- PUD -

	Lot Size	Zone	Maximum stories	Max Height	Minimum Lot	Minimum lot width-feet	Max- FAR	Lot occupancy	Parking
Allowed	43,560	R5B	none prescribed	60'	N/A	N/A	3	60%	1 for each 2 units
Proposed	42,629		4	49.9'			2.64	66.0%	
								28,301	

Total Units **141****

	Number of spaces
Cellar Level Parking	16,565.00
Parking Level B1	35,101.00
Totals	113

Parking spaces = 113 / 141 units = .80 spaces/unit**

Total Gross Floor Area	FAR	Bays per floor
Floors 1-3	28,511	324 sf per floor*
4th Floor	27,066	
Total FAR	112,599.00	
Penthouse	2,086.00	

Percentage of FAR used 112,599 / 42,629 = **2.64 FAR**

* Projections into public space

** Revisions to original PUD

ZONING COMMISSION
District of Columbia

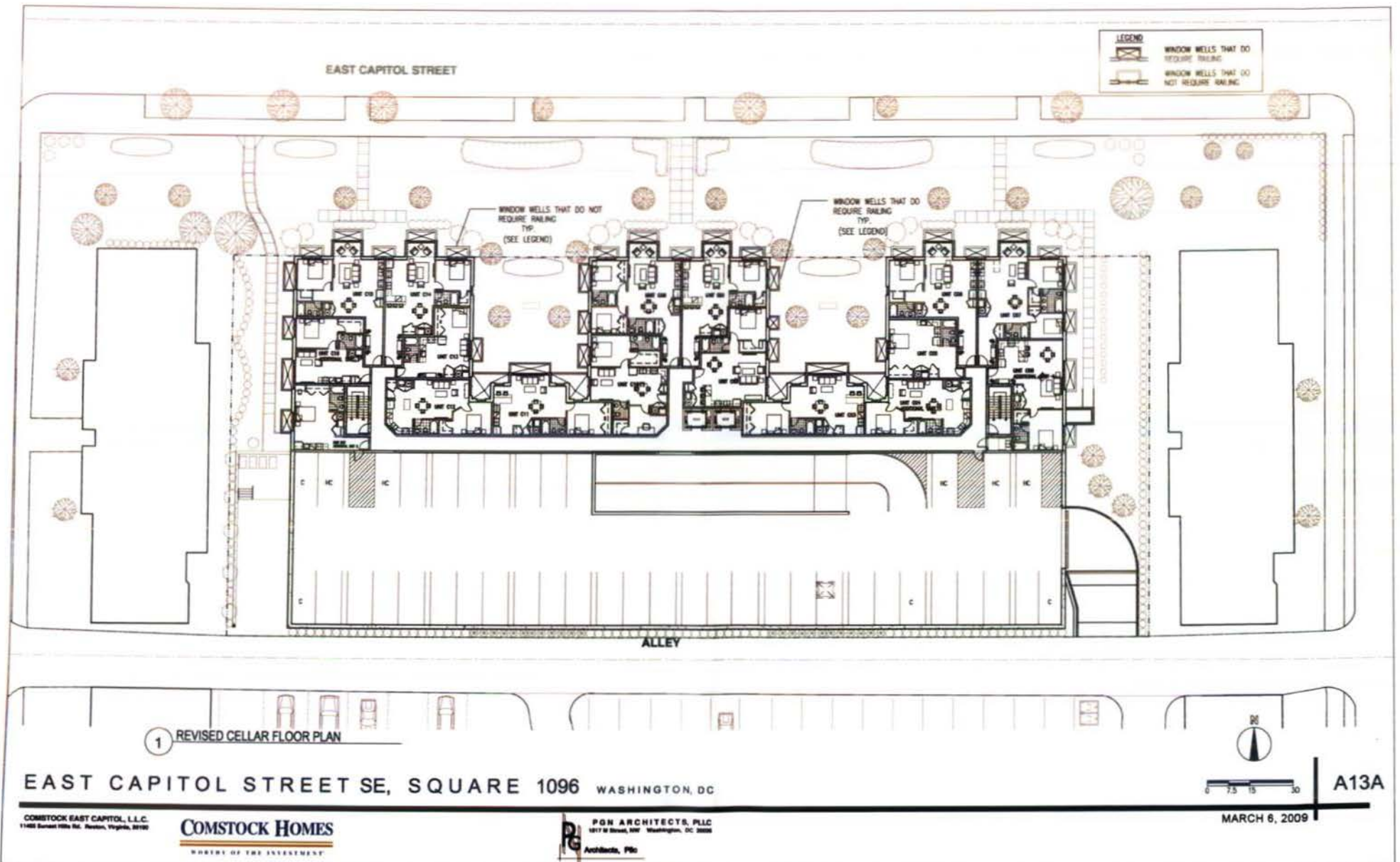
CASE NO. **00314**
EXHIBIT NO. **14**

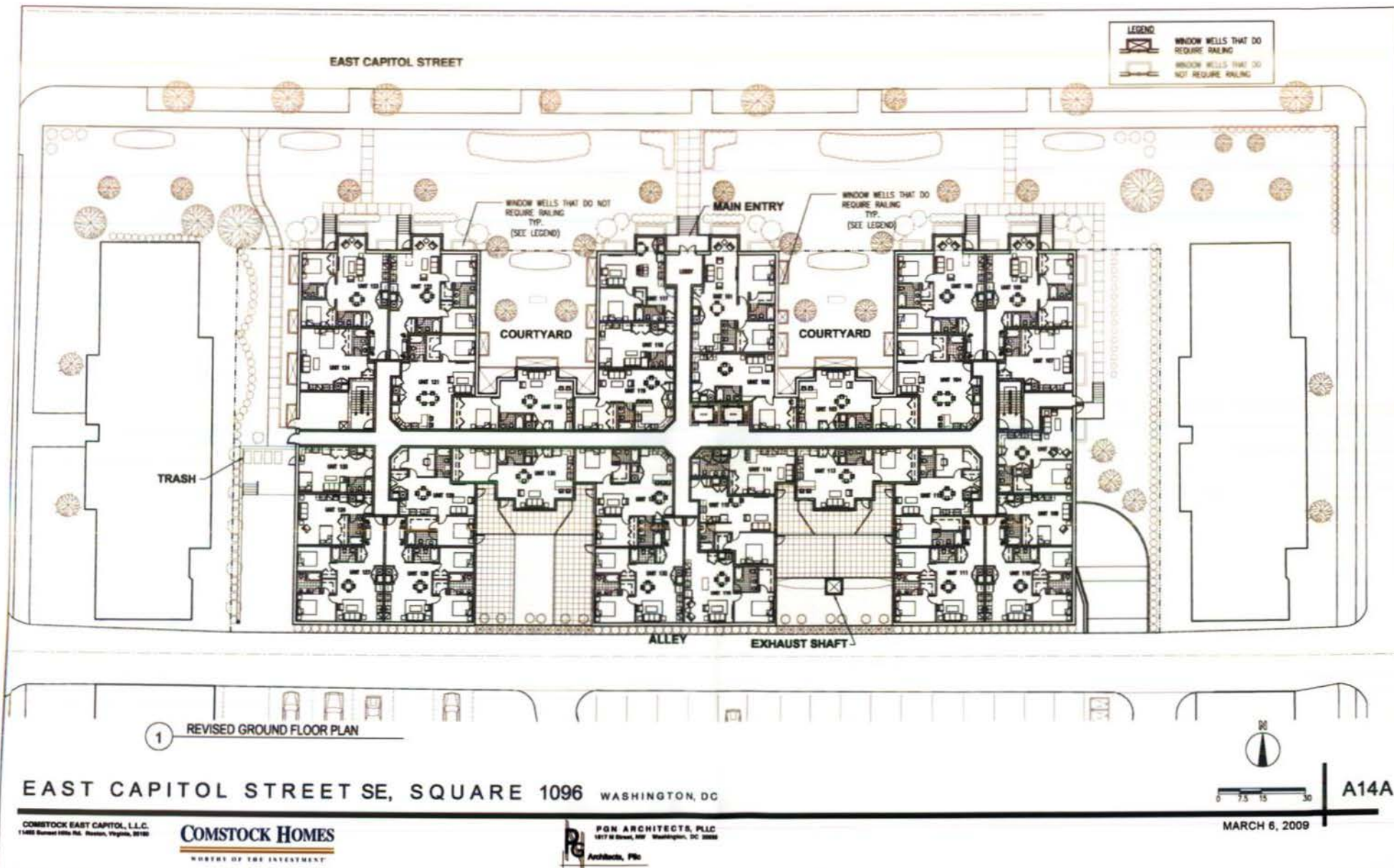
EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

PON ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, PLLC

MARCH 6, 2009

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EAST CAPITOL STREET



1 REVISED SECOND FLOOR PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITOL, L.L.C.
11400 Barnard Mills Rd. Reston, Virginia, 20190

COMSTOCK HOMES
WORTHY OF THE INVESTMENT

PGH ARCHITECTS, PLLC
1017 W Street, NW Washington, DC 20006
Architects, PLLC



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ALLEY

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK HOMES

WORTHY OF THE INVESTMENT

PQN ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036

Architects, Pllc



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MARCH 6, 2009

EAST CAPITOL STREET

ALLEY

1 REVISED FOURTH FLOOR PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITAL, L.L.C.
11455 Sunset 100a Rd. Reston, Virginia, 20190

COMSTOCK HOMES

WORTHY OF THE INVESTMENT

PGW ARCHITECTS, PLLC
1917 N Street, NW Washington, DC 20036
Architects, PLLC



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MARCH 6, 2009