

East Capitol Street -- PUD --

Lot Size	Zone	Maximum stories	Max Height	Minimum Lot area	Minimum lot width-feet	Max- FAR	Lot occupancy	Parking
42,629	R5B	none prescribed 4	60'	N/A	N/A	3 127,887	66% 28,294	1 for each 2 units

Total Units 141

	Number of spaces	
Cellar Level Parking	36,565.00	40
Parking Level B1	35,101.00	73

Totals 113

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

Total Gross Floor Area FAR Bays per floor

Floors 1-4 28,147 324 sf per floor*
Penthouse 3,875.00
Total FAR 116,461.00

Percentage of FAR used 114,672 / 42,629 = 2.70 FAR

* Projections into public space

REVISED ZONING SUMMARY

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

P&G ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, PEs

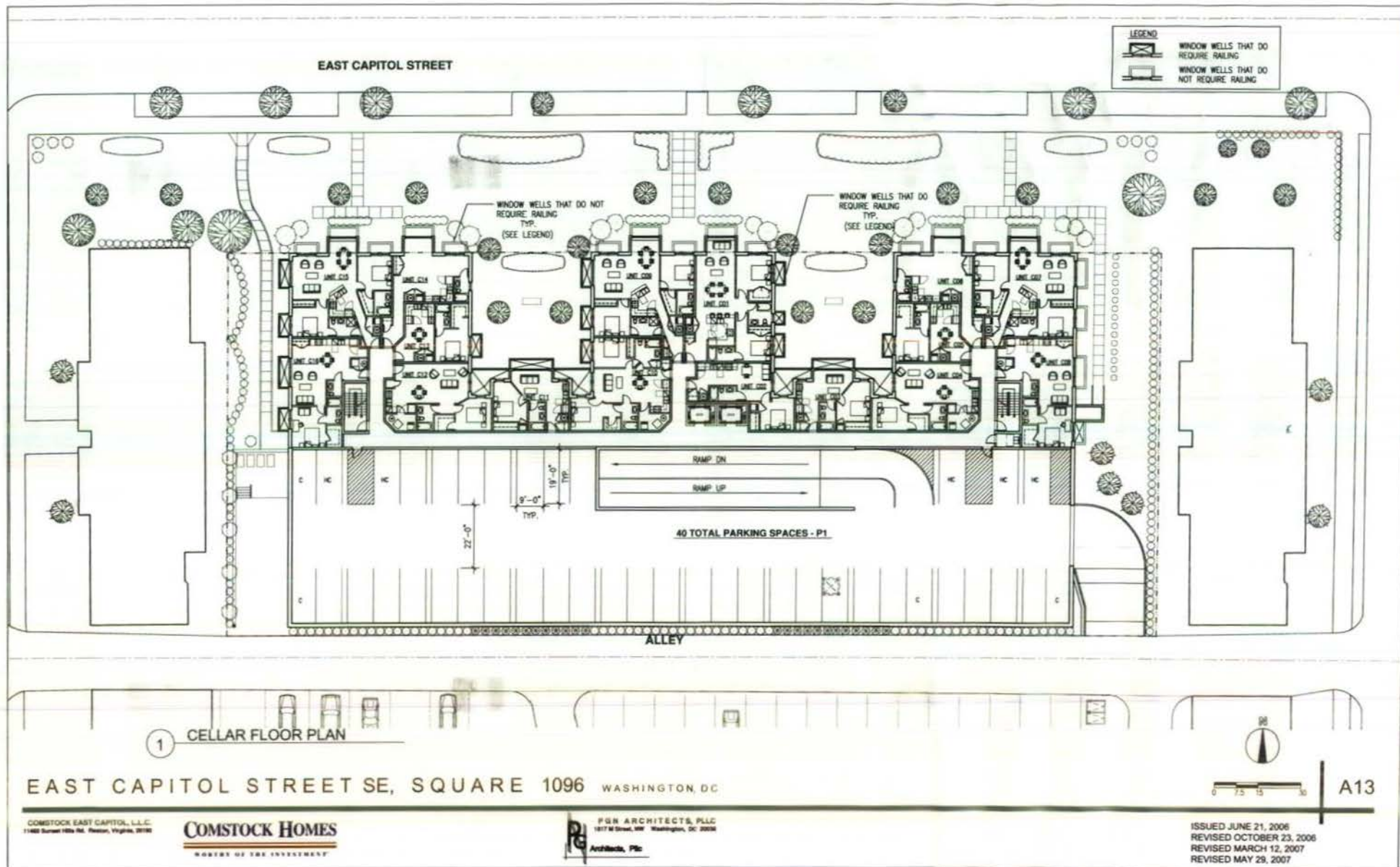
ZONING COMMISSION
District of Columbia

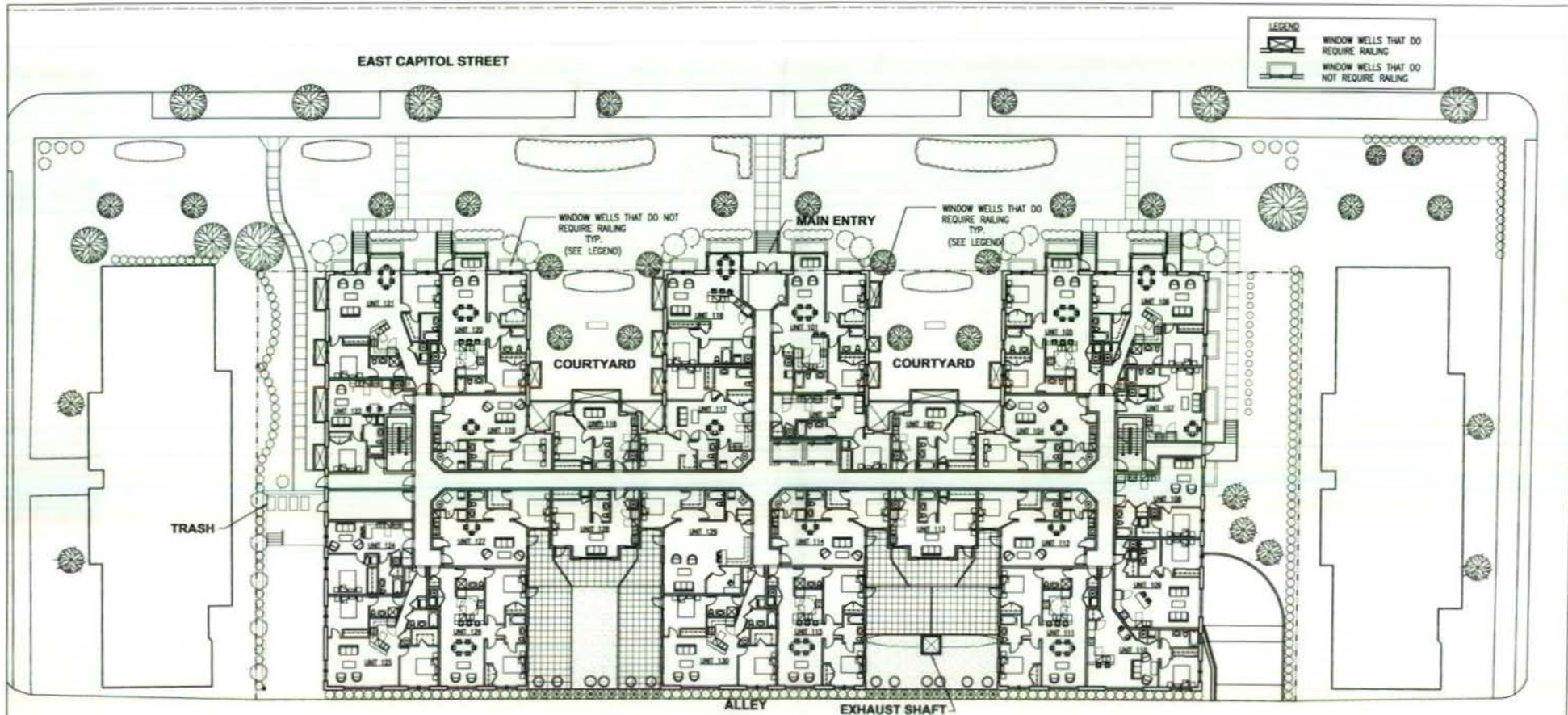
CASE NO. 06-34A
EXHIBIT NO. 2



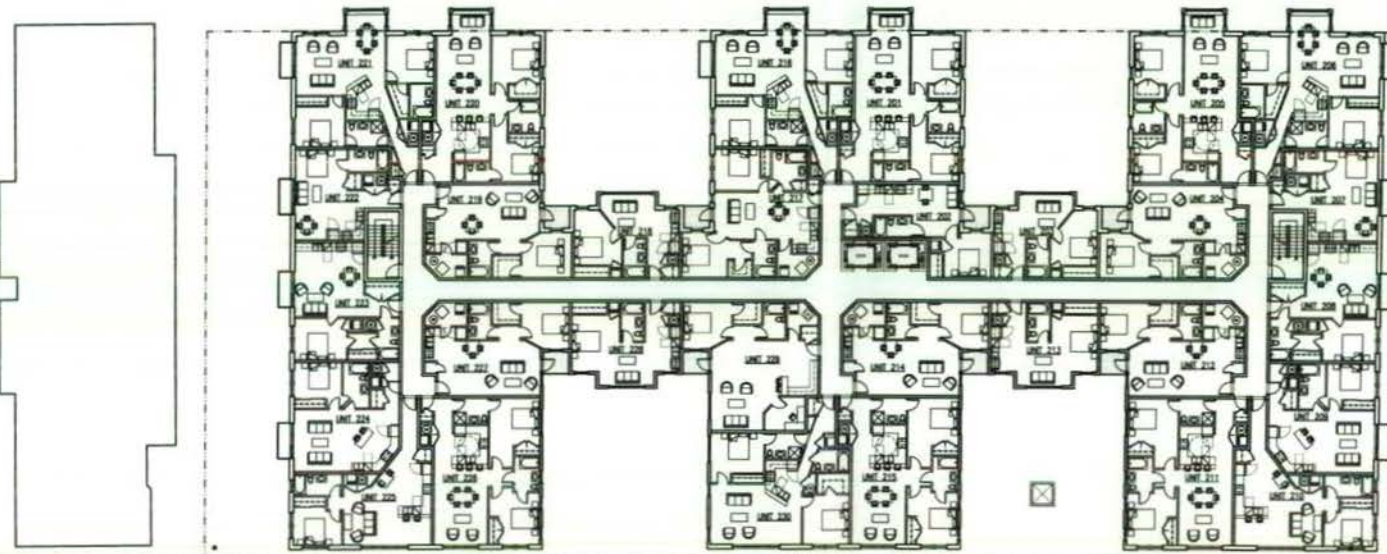
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REVISED SEPTEMBER 23, 2007

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EAST CAPITOL STREET



ALLEY

1 SECOND FLOOR PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITOL, L.L.C.
11400 Sunset Hills Rd., Reston, Virginia, 20190

COMSTOCK HOMES
WORKS OF THE INVESTMENT

PDR ARCHITECTS, PLLC
1817 N Street, NW Washington, DC 20036
Architects, PLo



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ISSUED JUNE 21, 2006
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REVISED MAY 29, 2007

This is a detailed architectural floor plan of the 10th floor of the World Trade Center. The plan shows the complex layout of the Twin Towers and the connecting structure. The left tower contains units 1001 through 1010, while the right tower contains units 1001 through 1010. The connecting structure includes units 1001 through 1010. The plan also shows various service areas, corridors, and stairwells. The layout is symmetrical, with the towers mirroring each other across the central connecting structure.

1 THIRD FLOOR PLAN

COMSTOCK EAST CAPITOL, L.L.C.
11405 Sunset Hills Rd., Reston, Virginia 20190

COMSTOCK HOMES
NORTH OF THE INCREASING

PGN ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, Pllc

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EAST CAPITOL STREET



ALLEY

1 FOURTH FLOOR PLAN

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

COMSTOCK EAST CAPITOL, L.L.C.
11400 Sunset Hills Rd. Fairfax, Virginia 22030

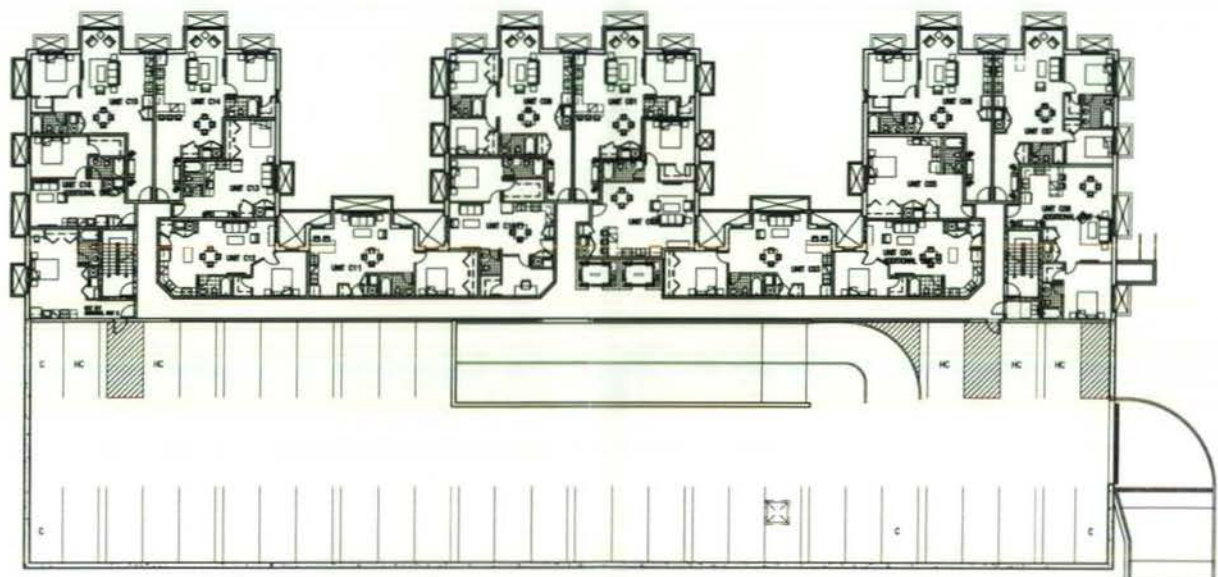
COMSTOCK HOMES
WORTHY OF THE INVESTMENT

PGH ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, P/C



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01 REVISED CELLAR FLOOR PLAN
SCALE: 1" = 30'-0"

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

PGW ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, P/C

N
0' 5' 10' 15' 20'
REVISED JUNE 21, 2006
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REVISED MAY 28, 2007
REVISED SEPTEMBER 23, 2007



01 REVISED GROUND FLOOR PLAN
SCALE: 1" = 30'-0"

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

PGN ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, P/C





01 REVISED TYPICAL FLOOR PLAN
SCALE: 1" = 30'-0"

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON, DC

PGN ARCHITECTS, PLLC
1617 M Street, NW Washington, DC 20036
Architect, PRC





01 REVISED FOURTH FLOOR PLAN
SCALE: 1" = 30'-0"

EAST CAPITOL STREET SE, SQUARE 1096 WASHINGTON DC

PGH ARCHITECTS, PLLC
1817 M Street, NW Washington, DC 20036
Architects, PBC



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