GEORGETOWN INCINERATOR

Area Tabulations: Scheme B - 2922 Seats; residential and hotel — 1/24/01

SITE AREA=		99,661											
FAR		2.5											
FAR AREA		249,152											
LEVEL	**ELEVATION**	**RETAIL**	**PARKING**	**THEATERS**	**RESID.**	**HOTEL**	**HEALTH CL.**	**SERV.**	**S.W.TANK**	**OTHER**	**GROSS AREA**	**% FAR**	**FAR AREA**
											-	0	-
												0	-
LEVEL B4	EL. -26'-0"		50,001					3,010			53,011	0	-
LEVEL B3	EL. -17'-4"		50,779					1,635			52,414	0	-
LEVEL B2	EL. -8'-8"		50,827	555				11,463			62,845	0	-
LEVEL B1	EL. +0'-0"		43,270		790	6,018		2,050			52,128	0	-
LEVEL -3	EL. +9'-0"/13'-0"	6,254		67,147		182		9,077			82,660	0.34	28,104
LEVEL -2a	EL. Stadium			4,148							4,148	0.41	1,701
LEVEL -2	EL. +25'-4"/28'-0"	1,169		8,950	469	97		9,253		509	20,447	0.45	9,201
LEVEL -1	EL. +37'-0"				1,819	23,609		4,116			29,544	0.65	19,204
LEVEL 1	EL. +49'-0"/46'-5 3/8"				24,277	22,509		802			47,588	1	47,588
LEVEL 2	EL. +59'-8"/55'-2 5/8"				25,528	16,954					42,482	1	42,482
LEVEL 3	EL. +64'-4"	4,260				16,009					20,269	1	20,269
LEVEL 4	EL. +70'-4"/73'-5 3/8"				25,527	15,210					40,737	1	40,737
LEVEL 5	EL. +81'-2 5/8"/82'-9 3/8"				24,283	14,317					38,600	1	38,600
SQUARE FOOTAGE TOTALS:		**11,683**	**194,877**	**80,800**	**102693**	**114,905**	**-**	**41,406**			**546,873**		**247,886**

Quantity Take-off

PARKING			**COMM.**	**RES.**								
LEVEL B4	EL. -26'-0"		94									
LEVEL B3	EL. -17'-4"		93									
LEVEL B2	EL. -8'-8"		92									
LEVEL B1	EL. +0'-0"		22	44								
		SUB-TOTAL:	**301**	**44**							**TOTAL:**	**345**
HOTEL			**EAST/MOD**	**KEYS**		**WEST/MOD**	**KEYS**		**PRES. SUITES**			
LEVEL -1	EL. +37'-0"		15	14		0						
LEVEL 1	EL. +46'-5 3/8"		7	6		16	10					
LEVEL 2	EL. +55'-2 5/8"		7	6		16	10					
LEVEL 3	EL. +64'-4"		7	6		16	10					
LEVEL 4	EL. +73'-5 3/8"		7	6		16	10					
LEVEL 5	EL. +82'-9 3/8"		7	4		13	7					
		SUB-TOTAL:	50	**42**		77	**47**		2		**TOTAL:**	**91 keys**
RESIDENTIAL			**APT. COUNT**									
LEVEL 1	EL. +49'-0"		6									
LEVEL 2	EL. +59'-8"		6									
LEVEL 4	EL. +70'-4"		6									
LEVEL 5	EL. +81'-2 5/8"		4									
		SUB-TOTAL:	**22**								**TOTAL:**	**22 units**

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G'TWN- ADDITIONAL SLAB AREA

Area Tabulations: Scheme B - 2966 Seats; residential and hotel 3/1/01

SITE AREA=			99,661										
FAR			2.5										
FAR AREA			249,152										
LEVEL	**ELEVATION**		**RETAIL**	**PARKING**	**THEATERS**	**RESID.**	**HOTEL**		**SERV.**		**OTHER**	**GROSS AREA**	**% FAR**	**FAR AREA**
LEVEL B4	EL. -26'-0"			50,001					3,010			53,011	0	-
LEVEL B3	EL. -17'-4"			50,779					1,635			52,414	0	-
LEVEL B2	EL. -8'-8"			50,827	555				11,463			62,845	0	-
LEVEL B1	EL. +0'-0"			43,270		790	6,018		2,050			52,128	0	-
LEVEL -3	EL. +9'-0"/13'-0"		6,254		67,147		182		9,077			82,660	0.34	28,104
LEVEL -2a	EL. Stadium				4,148							4,148	0.41	1,701
LEVEL -2	EL. +25'-4"/28'-0"		1,169		8,950	469	97		21,535		509	32,729	0.46	15,055
LEVEL -1	EL. +37'-0"					15,993	23,609		4,116			43,718	0.65	28,417
LEVEL 1	EL. +49'-0"/46'-5 3/8"					26,563	22,620		802			49,985	1	49,985
LEVEL 2	EL. +59'-8"/55'-2 5/8"					25,528	16,954					42,482	1	42,482
LEVEL 3	EL. +64'-4"		4,260				16,009					20,269	1	20,269
LEVEL 4	EL. +70'-4"/73'-5 3/8"					25,527	15,210					40,737	1	40,737
LEVEL 5	EL. +81'-0"/82'-9 3/8"					25,527	14,317					39,844	1	39,844
LEVEL 6	EL. +91'-10 5/8"					24,283						24,283	1	24,283
PH Level	EL. +103'-8"													
Typical Roof	EL. +105'-0 9/16"													
ROOF	EL. +117'-8 9/16"													
SQUARE FOOTAGE TOTALS:			**11,683**	**194,877**	**80,800**	**144680**	**115,016**	**-**	**53,688**			**601,253**		**290,877**

Quantity Take-off

PARKING			**COMM.**	**RES.**						
LEVEL B4	EL. -26'-0"		94							
LEVEL B3	EL. -17'-4"		93							
LEVEL B2	EL. -8'-8"		92							
LEVEL B1	EL. +0'-0"		20	56						
		SUB-TOTAL:	**299**	**56**					**TOTAL:**	**355**

HOTEL			**EAST/MOD**	**KEYS**		**WEST/MOD**	**KEYS**		**PRES. SUITES**			
LEVEL -1	EL. +37'-0"		15	14		0						
LEVEL 1	EL. +46'-5 3/8"		7	6		16	10					
LEVEL 2	EL. +55'-2 5/8"		7	6		16	10					
LEVEL 3	EL. +64'-4"		7	6		16	10					
LEVEL 4	EL. +73'-5 3/8"		7	6		16	10					
LEVEL 5	EL. +82'-9 3/8"		7	4		13	7					
		SUB-TOTAL:	50	**42**		77	**47**		2		**TOTAL:**	**91 keys**

RESIDENTIAL			**APT. COUNT**									
LEVEL 1	EL. +49'-0"		6									
LEVEL 2	EL. +59'-8"		6									
LEVEL 4	EL. +70'-4"		6									
LEVEL 5	EL. +81'-2 5/8"		6									
LEVEL 6	EL. +91'-10 5/8"		4									
		SUB-TOTAL:	**28**								**TOTAL:**	**28 units**

ITEM	GSF	FAR	Allowable FAR 249,152	
Original	546,873	247,886	-1266	
New	601,253	290,877	41,725	
DELTA	54,380	42,991	N/A	

APR 17 2001

BZA Application Comparison

USE	Approved Plans # Units	Approved Plans FAR Area(SF)	Proposed Plans #Units	Proposed Plans FAR Area(SF)
RESIDENTIAL	22	110,225	28	137,047
HOTEL	91	95,608	91	103,821
RETAIL		2,663		2,663
THEATERS	2966 seats	22,997	2966 seats	28,972
PARKING *(NOT IN FAR)*		*194,887*		194,887
SERVICE		16,393		16,393
TOTAL FAR		247,886		288,896
		2.48 FAR		2.89 FAR

Note: The parking area is gross parking area which does not count in FAR area because it is below grade. All other areas listed are FAR

Note: this table reflects setbacks on the 5th residential floor per CAG input.

355 vs 349

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2. DISTANT VIEW OF SITE FROM ROSSLYN



1. DISTANT VIEW OF SITE FROM FRANCIS SCOTT KEY BRIDGE



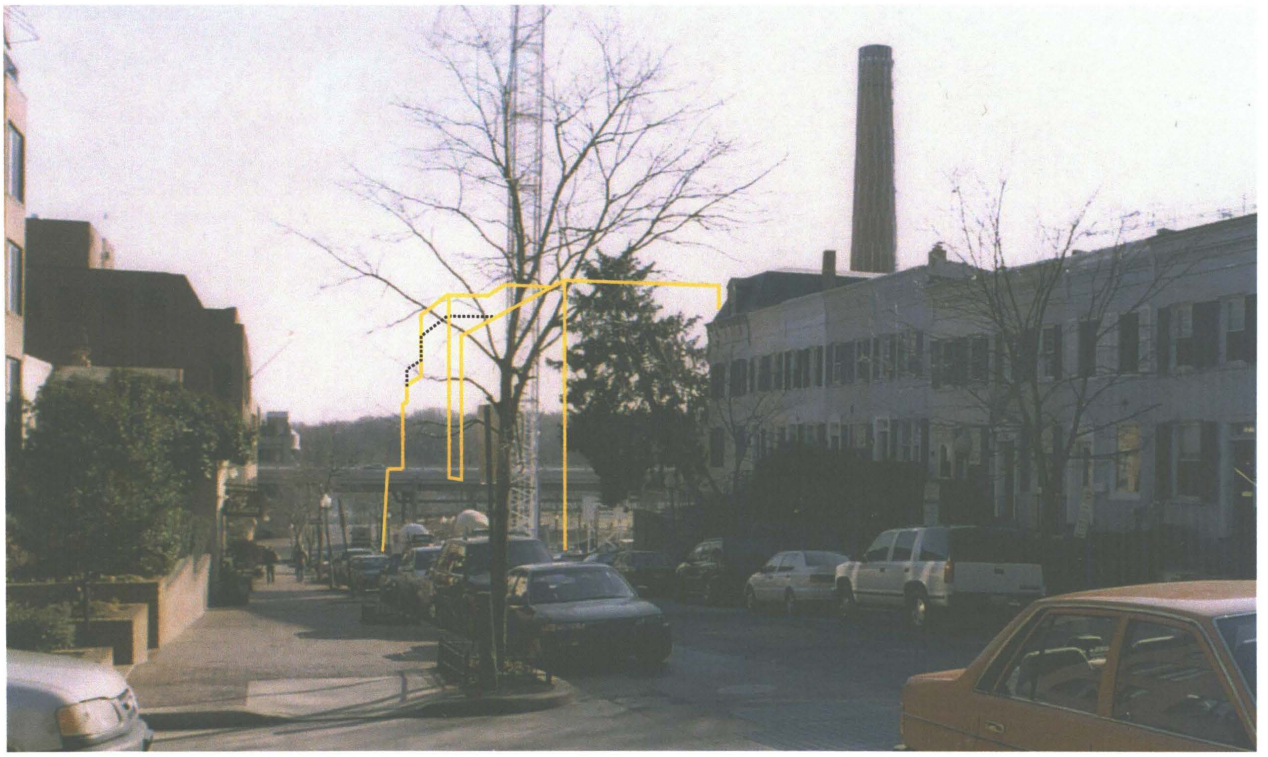
3. DISTANT VIEW OF SITE FROM THEODORE ROOSEVELT ISLAND



4. DISTANT VIEW OF SITE FROM KENNEDY CENTER



5. CLOSE-UP VIEW OF SITE FROM WISCONSIN AVENUE



6. CLOSE-UP VIEW OF SITE FROM 31st STREET