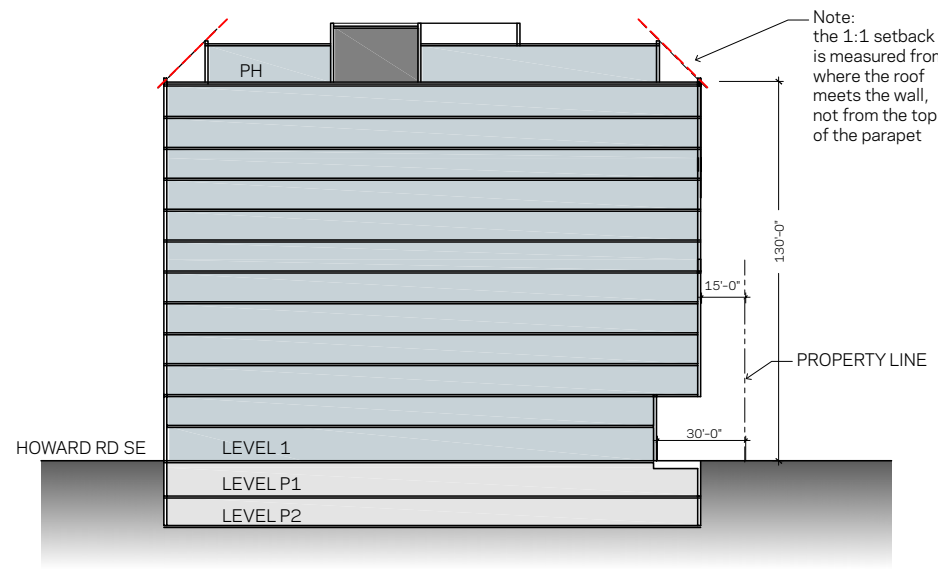
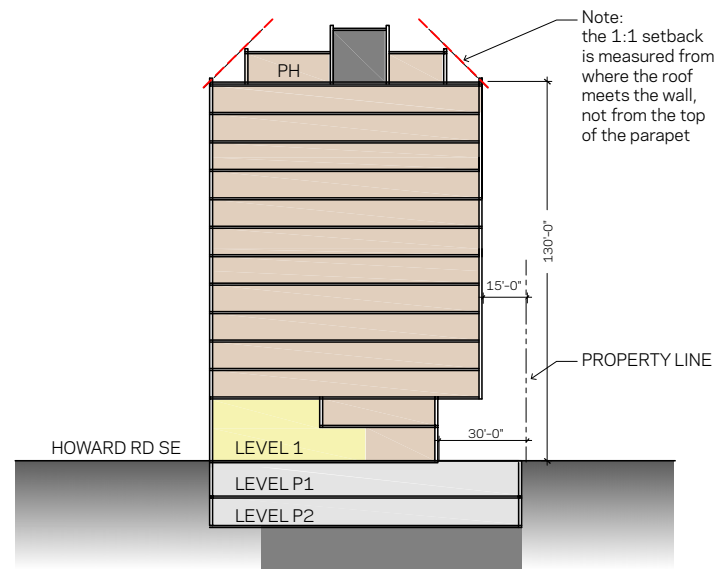


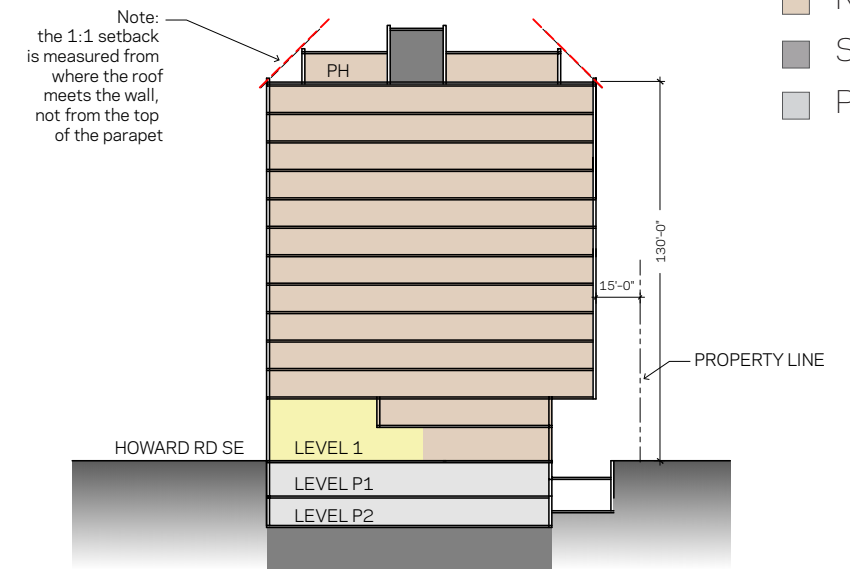
- LEGEND**
- OFFICE
 - CIRCULATION
 - RESIDENTIAL
 - SERVICE
 - PARKING



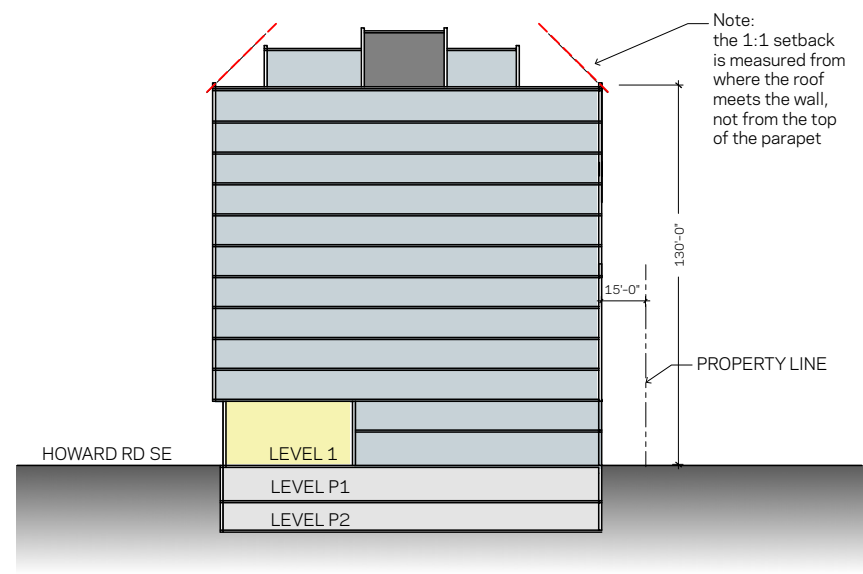
SECTION A-A'



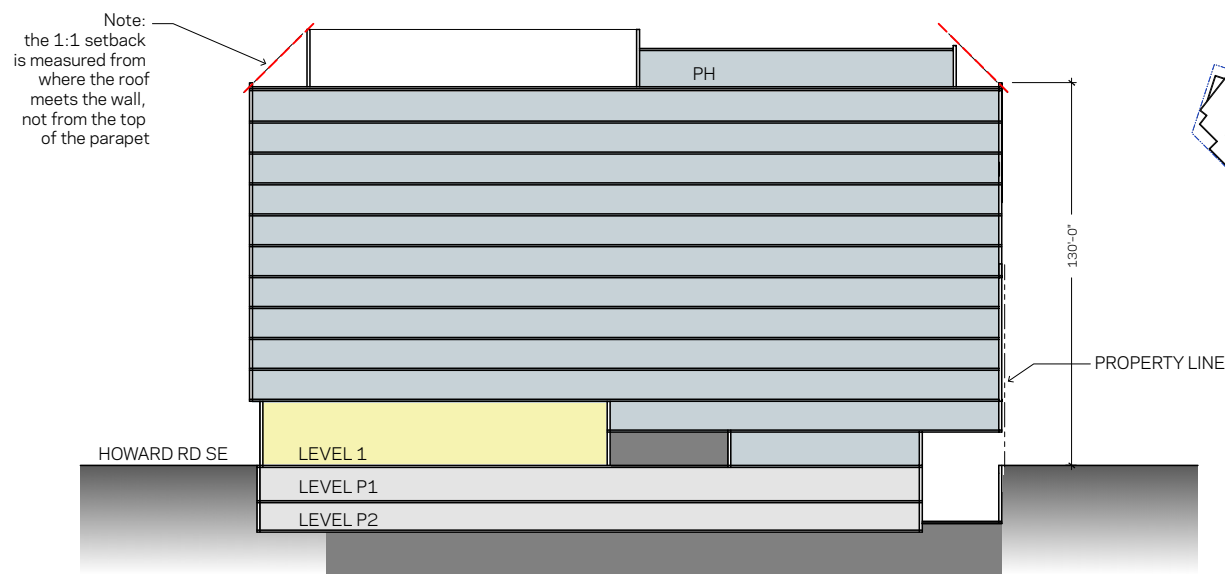
SECTION B-B'



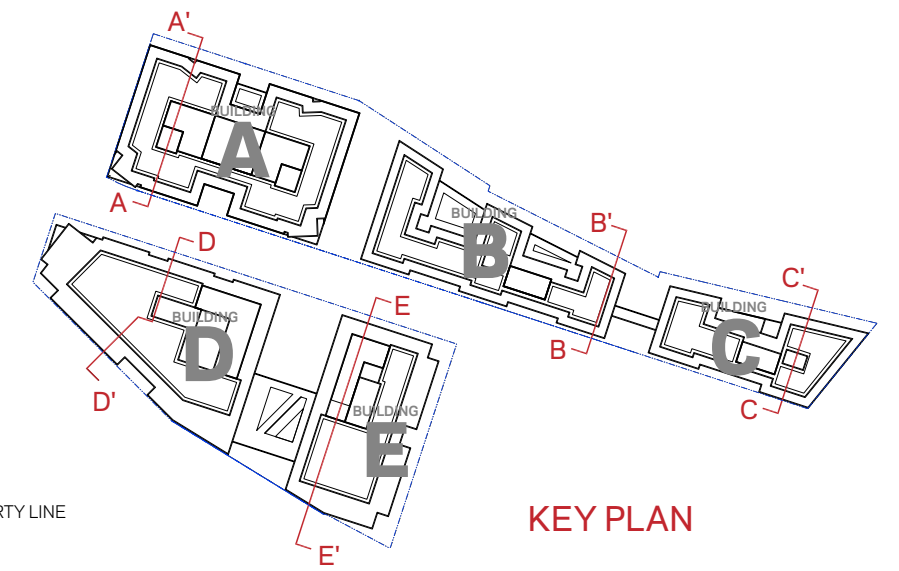
SECTION C-C'



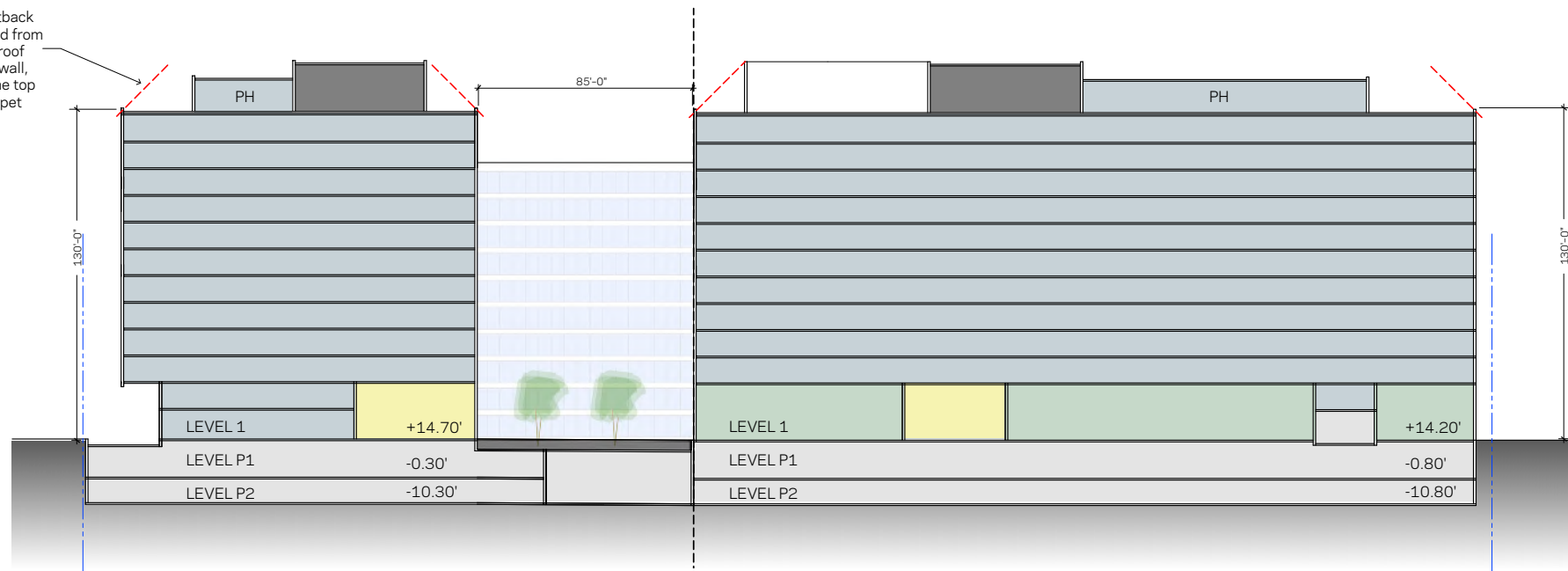
SECTION D-D'



SECTION E-E'



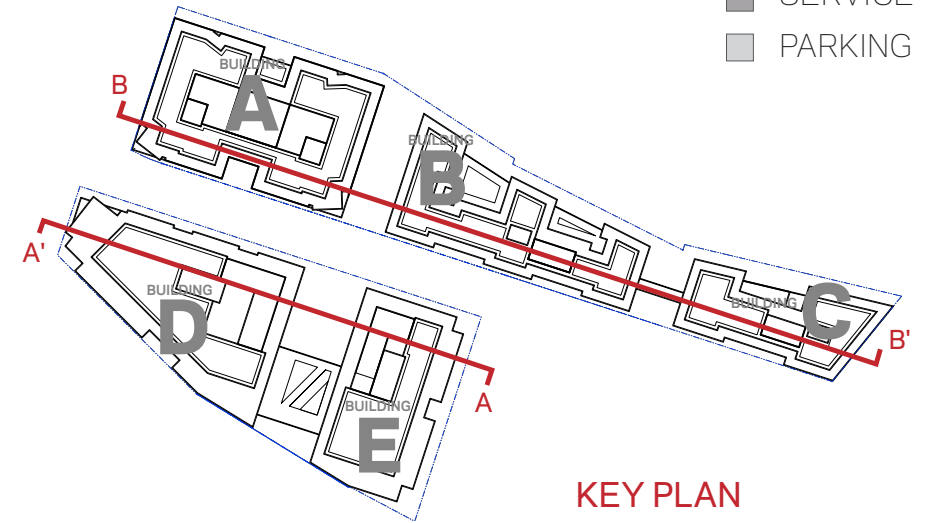
Note:
the 1:1 setback
is measured from
where the roof
meets the wall,
not from the top
of the parapet



SECTION A-A'

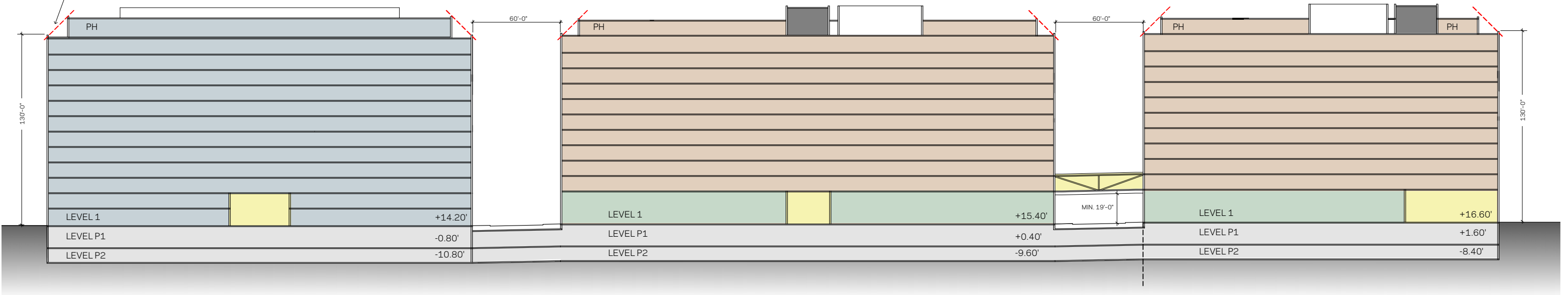
LEGEND

- OFFICE
- CIRCULATION
- RESIDENTIAL
- RETAIL
- SERVICE
- PARKING

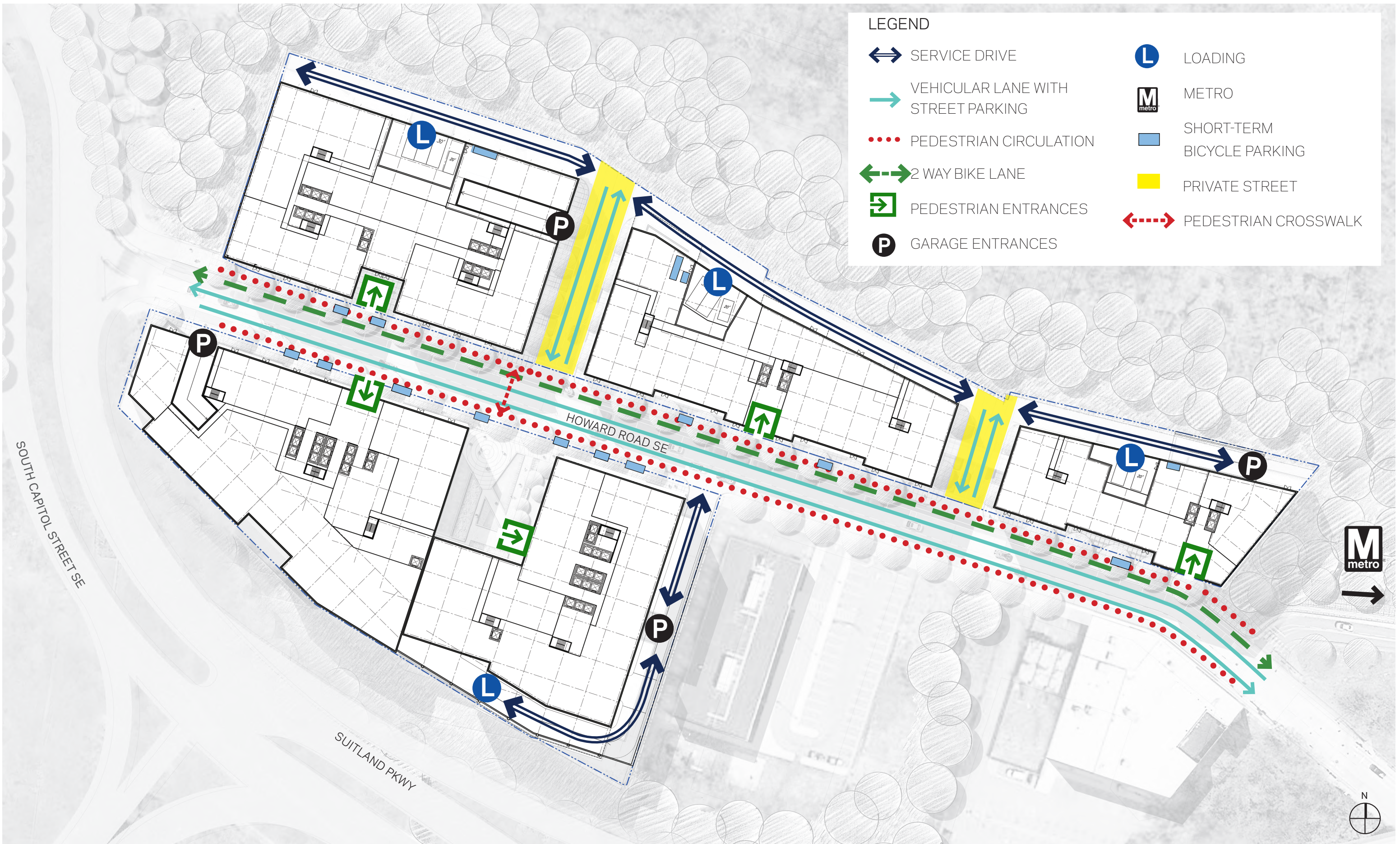


KEY PLAN

Note:
the 1:1 setback
is measured from
where the roof
meets the wall,
not from the top
of the parapet



SECTION B-B'



LEGEND

	SERVICE DRIVE		LOADING
	VEHICULAR LANE WITH STREET PARKING		METRO
	PEDESTRIAN CIRCULATION		SHORT-TERM BICYCLE PARKING
	2 WAY BIKE LANE		PRIVATE STREET
	PEDESTRIAN ENTRANCES		PEDESTRIAN CROSSWALK
	GARAGE ENTRANCES		

SOUTH CAPITOL STREET SE

SUITLAND PKWY

HOWARD ROAD SE



0 40 80 160FT

POPLAR POINT DEVELOPMENT SUMMARY				
RETAIL	45,300	gsf		
RESIDENTIAL	677,480	gsf		
Number of Units @ average 1000sf/unit	688	units		
OFFICE	1,617,000	gsf		
DEVELOPMENT	2,339,780	gsf		
TOTAL PARCEL AREA	271,219	sf		
-----	-----	-----		
EXCLUDING PRIVATE STREETS (for FAR calculations)	260,152	sf		
FAR	8.99			
MAXIMUM BUILDING HEIGHT	130	feet		
LOT COVERAGE	203,124	sf	74.9%	
GREEN AREA RATIO SCORE	0.21			
RESIDENTIAL (NET AREA)	508,110	nsf	100.0%	
Proposed Unit Mix				
3-Bedroom	25,406	nsf	5%	
2-Bedroom	127,028	nsf	25%	
1-Bedroom	254,055	nsf	50%	
Studio/Jr 1-Bedroom	101,622	nsf	20%	
IZ Units	50,811	nsf	10%	
	Required	Allowable Reduction	Reduced Requirement	Provided
Vehicular Parking				
Office	844		422	
Residential	229		115	
Retail	52		26	
	1126	50%	563	930
Long Term Bicycle Parking				
Office		50% after first 50 sp / use	388	
Residential		50% after first 50 sp / use	140	
Retail		50% after first 50 sp / use	5	
			532	541
Short Term Bicycle Parking				
Office		50% after first 50 sp / use	42	
Residential		50% after first 50 sp / use	34	
Retail		50% after first 50 sp / use	13	
			89	90

BUILDING A: OFFICE

BUILDING B: RESIDENTIAL



