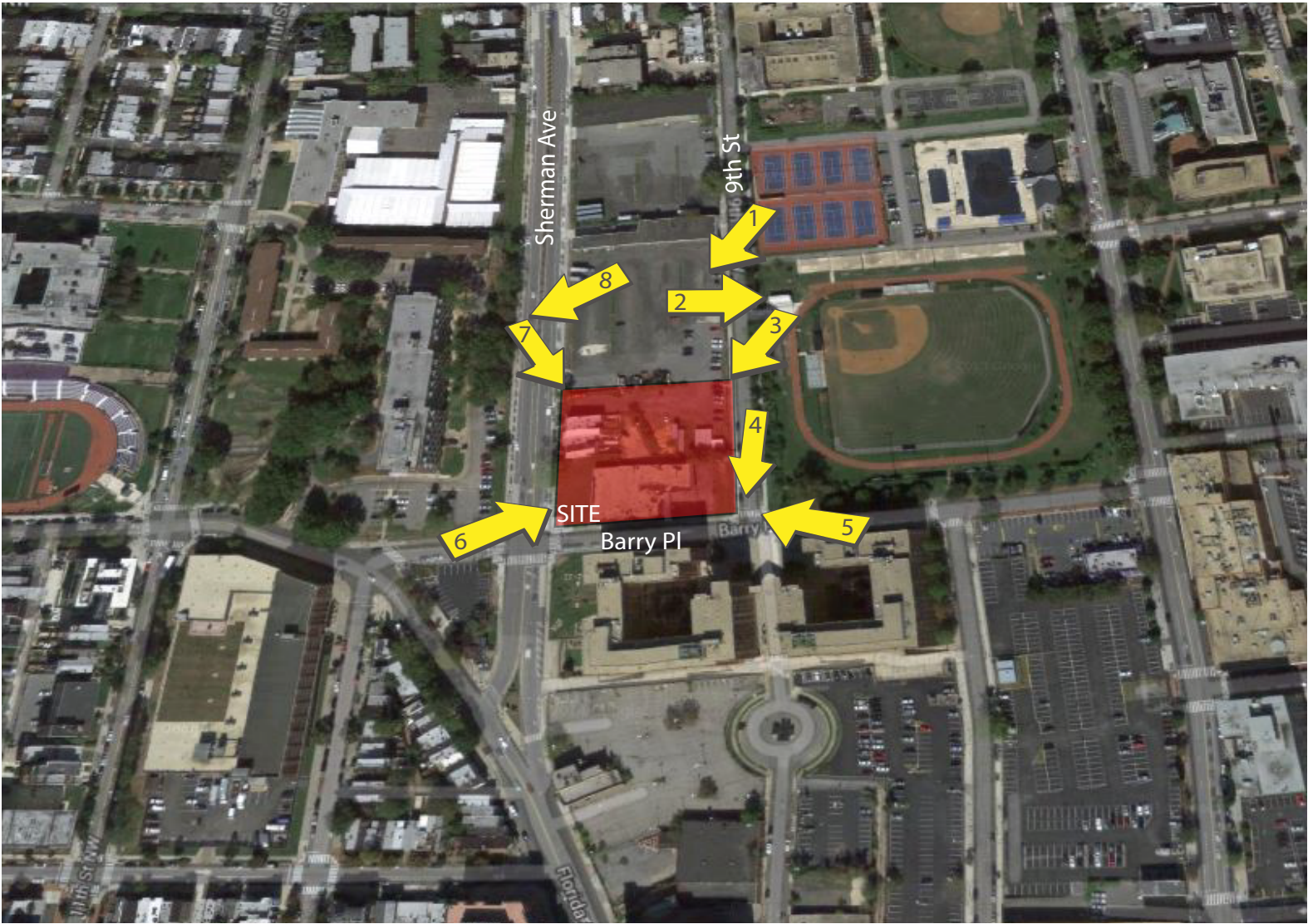




| ZONING INFORMATION   |             |                       |                                                                                                                     |                                                                                           |
|----------------------|-------------|-----------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|                      |             | EXISTING ZONING R-5-B | PROPOSED ZONING C-2-B / PUD                                                                                         | PROVIDED                                                                                  |
| FAR                  |             | 1.8                   | 3.5 / 6.0 PUD                                                                                                       | 5.00 FAR                                                                                  |
|                      |             |                       | 1.5 Commercial / 2.0 PUD                                                                                            | 4.04 FAR Residential<br>0.20 FAR Commerical                                               |
| Lot Size             |             | 58,797 SF             |                                                                                                                     |                                                                                           |
| Lot Occupancy        |             | 60%                   | 100% at other uses                                                                                                  | Largest Mixed Use Level                                                                   |
|                      |             |                       | 58,797 SF x 1 = 58,797 SF                                                                                           | 54,764 SF (93%)                                                                           |
|                      |             |                       | 80% at residential use                                                                                              | Typical Residential Level                                                                 |
|                      |             |                       | 58,797 SF x .80 = 47,038 SF                                                                                         | 42,945 SF (73%)                                                                           |
| Building Height      |             | 50 feet               | 65 feet (90 feet PUD)                                                                                               | 80'-0"                                                                                    |
| Structure Above Roof |             |                       | One continuous Structure (411.3)                                                                                    | 3 elevator overrides, 1 Stair,<br>and 1 Sky Terrace Roof                                  |
| Penthouse Setback    |             | 1:1 Setback           |                                                                                                                     |                                                                                           |
| Dwelling Units       |             | n/a                   | n/a                                                                                                                 | 319 (+/- 10%)                                                                             |
| Rear Yard            |             | none?                 | 15 ft. minimum (to centerline of street abutting rear) DMCR 774.11                                                  | 25 ft. from centerline of 9th Street                                                      |
| Side yard            |             | none?                 | none required: if provided 2 inches/ft. of height not < 8 feet 11 DMCR 535                                          | none                                                                                      |
| Closed Court         | Width       |                       | Min. width is 4"/ft. of height res not < 15 ft.                                                                     | 82 ft.                                                                                    |
|                      |             |                       | (61 ft. height) x (4") = 20'-3" minimum width.                                                                      |                                                                                           |
|                      | Area        |                       | Min. area is twice square of req'd width and not < 350 sf                                                           | 11,411 SF                                                                                 |
|                      |             |                       | 2 x (20ft x 20ft) = 800 sf minimum area                                                                             |                                                                                           |
| Parking              | Residential |                       | .33 space/dwelling unit, min 60% full size 319/3 = 106 minimum (min 64 full size)                                   | 144 Spaces                                                                                |
|                      | Retail      |                       | 1 space for every 750 sf over 3,000 = 11 minimum                                                                    |                                                                                           |
| Bicycle Parking      |             |                       | 1 per 3 dwelling units. (106)                                                                                       | 118 in covered bike storage                                                               |
| Loading              |             |                       | 1 loading berth @ 12' x 30'<br>1 loading berth @ 12' x 55'<br>1 platform @ 200 sf<br>1 service/delivery @ 10' x 20' | 2 loading berths @ 12' x 30'<br><br>1 Platform @ 900 sf<br>1 service/delivery @ 10' x 20' |

| BUILDING INFORMATION      |             |                                                     |
|---------------------------|-------------|-----------------------------------------------------|
| TOTAL GROSS BUILDING AREA |             | AREA CONTRIBUTING TO FAR<br>(.45 APPLIED TO CELLAR) |
| LEVEL                     | TYPE        |                                                     |
| LEVEL P1                  | OFFICE      | 483 GSF                                             |
|                           | PARKING     | 17,570 GSF                                          |
|                           | RESIDENTIAL | 7,165 GSF                                           |
| SUB-TOTAL                 |             | 25,218 GSF                                          |
| LEVEL 1                   | PARKING     | 27,199 GSF                                          |
|                           | RESIDENTIAL | 16,531 GSF                                          |
|                           | RETAIL      | 11,034 GSF                                          |
| SUB-TOTAL                 |             | 54,764 GSF                                          |
| LEVEL 2                   | RESIDENTIAL | 42,612 GSF                                          |
| LEVEL 3                   | RESIDENTIAL | 42,945 GSF                                          |
| LEVEL 4                   | RESIDENTIAL | 42,945 GSF                                          |
| LEVEL 5                   | RESIDENTIAL | 42,945 GSF                                          |
| LEVEL 6                   | RESIDENTIAL | 42,312 GSF                                          |
| RESIDENTIAL TOTAL         |             | 237,455 GSF                                         |
| COMMERCIAL & RETAIL TOTAL |             | 11,517 GSF                                          |
| PARKING TOTAL             |             | 44,769 GSF                                          |
| GRAND TOTAL               |             | 293,741 GSF                                         |

NOTE: FOR GAR COMPUTATION SEE CIVIL PLAN  
NOTE: FOR IZ CALCULATION SEE PAGE 11

LEED-Mid-Rise Multi-Family Rating System 2008

Project Name: Sherman Ave Apartments, Barry Place Partners, LLC

Project Location: Washington DC

| Yes | ? | No |                                    |           |  |
|-----|---|----|------------------------------------|-----------|--|
| 3   | 5 | 3  | Innovative and Design Process (ID) | 11 Points |  |

|   |   |   |            |           |                                                           |   |  |
|---|---|---|------------|-----------|-----------------------------------------------------------|---|--|
| Y |   |   | Perq. 1.1  | Mandatory | Integrated Project Planning, Preliminary rating           |   |  |
| Y |   |   | Perq. 1.2  | Mandatory | Energy Expertise in Mid-Rise                              |   |  |
| 1 |   |   | Credit 1.3 |           | Integrated Project Planning, Professional credential      | 1 |  |
| 1 |   |   | Credit 1.4 |           | Integrated Project Planning, Design charrette             | 1 |  |
|   |   | 1 | Credit 1.5 |           | Integrated Project Planning, Building orientation         | 1 |  |
| 1 |   |   | Credit 1.6 |           | Trades Training for Mid-Rise                              | 1 |  |
| Y |   |   | Perq. 2.1  | Mandatory | Quality Management for Durability, Durability planning    |   |  |
| Y |   |   | Perq. 2.2  | Mandatory | Quality Management for Durability, Quality management     |   |  |
|   | 3 |   | Credit 2.3 |           | Quality Management for Durability, Third party inspection | 3 |  |
|   | 1 |   | Credit 3.1 |           | Innovative / Regional Design, Innovation #1               | 1 |  |
|   | 1 |   | Credit 3.2 |           | Innovative / Regional Design, Innovation #2               | 1 |  |
|   |   | 1 | Credit 3.3 |           | Innovative / Regional Design, Innovation #3               | 1 |  |
|   |   |   | Credit 3.4 |           | Innovative / Regional Design, Innovation #4               | 1 |  |

| Yes | ? | No |                            |           |  |
|-----|---|----|----------------------------|-----------|--|
| 7   | 2 | 2  | Location and Linkages (LL) | 10 Points |  |

|   |   |   |            |  |                                                   |    |  |
|---|---|---|------------|--|---------------------------------------------------|----|--|
|   |   |   | Credit 1   |  | Led-ND Neighborhood                               | 10 |  |
| 2 |   |   | Credit 2   |  | Site Selection                                    | 2  |  |
|   |   | 1 | Credit 3.1 |  | Preferred Locations, Edge development site        | 1  |  |
| 2 |   |   | Credit 3.2 |  | Preferred Locations, Infill site                  | 2  |  |
|   |   | 1 | Credit 3.3 |  | Preferred Locations, Brownfield Redevelopment     | 1  |  |
| 1 |   |   | Credit 4.1 |  | Infrastructure, existing infrastructure           | 1  |  |
| 1 |   |   | Credit 5.1 |  | Community Resources, Basic community services     | 1  |  |
|   | 1 |   | Credit 5.2 |  | Community Resources, Extensive community services | 2  |  |
|   | 1 |   | Credit 5.3 |  | Community Resources, Outstanding resources        | 3  |  |
| 1 |   |   | Credit 6.1 |  | Access to Open Space                              | 1  |  |

| Yes | ? | No |                        |           |  |
|-----|---|----|------------------------|-----------|--|
| 18  |   | 2  | Sustainable Sites (SS) | 21 Points |  |

|   |  |   |            |           |                                                            |   |  |
|---|--|---|------------|-----------|------------------------------------------------------------|---|--|
| Y |  |   | Credit 1.1 | Mandatory | Site Stewardship, Erosion control during construction      |   |  |
|   |  |   | Credit 1.2 |           | Site Stewardship, Minimize disturbed area                  | 1 |  |
| Y |  |   | Perq. 2.1  | Mandatory | Landscaping, No invasive plants                            |   |  |
| 1 |  |   | Credit 2.2 |           | Landscape, Basic landscape design                          | 1 |  |
| 1 |  |   | Credit 2.3 |           | Landscape, Limit conventional turf                         | 2 |  |
| 2 |  |   | Credit 2.4 |           | Landscape, Drought tolerant plants                         | 1 |  |
|   |  |   | Credit 2.5 |           | Landscape, Reduce irrigation by 20%                        | 3 |  |
|   |  | 1 | Credit 3.1 |           | Local Heat Island Effect, Reduce site heat island effect   | 1 |  |
| 1 |  |   | Credit 3.2 |           | Local Heat Island Effect, Reduce roof heat island effect   | 1 |  |
| 2 |  |   | Credit 4.1 |           | Surface Water Management, Permeable lot                    | 2 |  |
|   |  |   | Credit 4.2 |           | Surface Water Management, Permanent erosion controls       | 1 |  |
| 2 |  |   | Credit 4.3 |           | Surface Water Management, Storm quality control            | 2 |  |
|   |  |   | Credit 5   |           | Non-Toxic Pest Control                                     | 2 |  |
|   |  |   | Credit 6.1 |           | Compact Development, Moderate 10 units per acre            | 2 |  |
|   |  |   | Credit 6.2 |           | Compact Development, High 20 units per acre                | 3 |  |
| 4 |  |   | Credit 6.3 |           | Compact Development, Very high 40 units per acre           | 4 |  |
| 2 |  | 1 | Credit 7.1 |           | Public Transit                                             | 2 |  |
| 1 |  |   | Credit 7.2 |           | Covered Bicycle Storage                                    | 1 |  |
| 1 |  |   | Credit 7.3 |           | Parking Capacity, Low-emitting and fuel efficient vehicles | 1 |  |

| Yes | ? | No |                       |           |  |
|-----|---|----|-----------------------|-----------|--|
| 9   |   | 9  | Water Efficiency (WE) | 15 Points |  |

|   |  |   |            |  |                                                     |   |  |
|---|--|---|------------|--|-----------------------------------------------------|---|--|
|   |  | 5 | Credit 1.1 |  | Water Reuse, Offset total demand by 10%             | 5 |  |
| 2 |  |   | Credit 2.1 |  | Irrigation System, high efficiency system           | 2 |  |
|   |  | 2 | Credit 2.2 |  | Irrigation System, reduce overall irrigation by 45% | 2 |  |
| 1 |  |   | Credit 3.1 |  | Indoor Water Use, High efficiency Fixtures          | 3 |  |
| 4 |  | 2 | Credit 3.2 |  | Indoor Water Use, Very high efficiency Fixtures     | 6 |  |
| 2 |  |   | Credit 3.3 |  | Water Efficient Appliances                          | 2 |  |

| Yes | ? | No |                            |           |  |
|-----|---|----|----------------------------|-----------|--|
| 7   |   | 32 | Energy and Atmosphere (EA) | 38 Points |  |

|   |  |    |             |           |                                              |    |  |
|---|--|----|-------------|-----------|----------------------------------------------|----|--|
| Y |  |    | Perq. 1.1   | Mandatory | Minimum Energy Performance                   |    |  |
| Y |  |    | Perq. 1.2   | Mandatory | Reduce Envelope Leakage                      |    |  |
| 6 |  | 30 | Credit 1.3  |           | Optimize Energy Performance                  | 34 |  |
|   |  |    |             |           |                                              |    |  |
|   |  |    |             |           |                                              |    |  |
|   |  | 2  | Credit 7.1  |           | Water Heating, Efficient distribution system | 2  |  |
|   |  |    | Credit 7.2  |           | Water Heating, Pipe insulation               | 1  |  |
| Y |  |    | Perq. 11.1  | Mandatory | Refrigerant Charge Test                      |    |  |
| 1 |  |    | Credit 11.2 |           | Appropriate HVAC refrigerants                | 1  |  |

| Yes | ? | No |                            |           |  |
|-----|---|----|----------------------------|-----------|--|
| 7   |   | 32 | Energy and Atmosphere (EA) | 38 Points |  |

|   |  |    |             |           |                                              |    |  |
|---|--|----|-------------|-----------|----------------------------------------------|----|--|
| Y |  |    | Perq. 1.1   | Mandatory | Minimum Energy Performance                   |    |  |
| Y |  |    | Perq. 1.2   | Mandatory | Reduce Envelope Leakage                      |    |  |
| 6 |  | 30 | Credit 1.3  |           | Optimize Energy Performance                  | 34 |  |
|   |  |    |             |           |                                              |    |  |
|   |  |    |             |           |                                              |    |  |
|   |  | 2  | Credit 7.1  |           | Water Heating, Efficient distribution system | 2  |  |
|   |  |    | Credit 7.2  |           | Water Heating, Pipe insulation               | 1  |  |
| Y |  |    | Perq. 11.1  | Mandatory | Refrigerant Charge Test                      |    |  |
| 1 |  |    | Credit 11.2 |           | Appropriate HVAC refrigerants                | 1  |  |

| Yes | ? | No |                            |           |  |
|-----|---|----|----------------------------|-----------|--|
| 7   | 6 | 2  | Materials & Resources (MR) | 16 Points |  |

|   |   |   |            |           |                                                                |   |  |
|---|---|---|------------|-----------|----------------------------------------------------------------|---|--|
| Y |   |   | Perq. 1.1  | Mandatory | Material-Efficient Framing, Waste factor in framing order      |   |  |
|   | 1 |   | Credit 1.2 |           | Material-Efficient Framing, Detail framing documents           | 1 |  |
| 1 |   |   | Credit 1.3 |           | Material-Efficient Framing, Detailed cut list and lumber Order | 1 |  |
|   | 3 |   | Credit 1.4 |           | Material-Efficient Framing, Framing efficiencies               | 3 |  |
|   |   |   | Credit 1.5 |           | Material-Efficient Framing, Off-site fabrication               | 4 |  |
| Y |   |   | Perq. 2.1  | Mandatory | Environmentally Preferable Products, Certified tropical woods  |   |  |
| 3 | 2 | 2 | Credit 2.2 |           | Environmentally Preferable Products, Preferred products        | 8 |  |
| Y |   |   | Perq. 3.1  | Mandatory | Waste Management, Waste management planning                    |   |  |
| 3 |   |   | Credit 3.2 |           | Waste Management, Waste reduction                              | 3 |  |

| Yes | ? | No |                                    |           |  |
|-----|---|----|------------------------------------|-----------|--|
| 4   | 6 | 8  | Indoor Environmental Quality (IEQ) | 21 Points |  |

|   |   |   |             |           |                                                              |    |  |
|---|---|---|-------------|-----------|--------------------------------------------------------------|----|--|
|   |   |   | Credit 1    |           | Energy Star with Indoor Air Package                          | 13 |  |
| Y |   |   | Perq. 2.1   | Mandatory | Combustion Venting, Basic combustion venting measures        |    |  |
|   |   | 1 | Credit 3    |           | Moisture Control, Moisture load control                      | 1  |  |
| Y |   |   | Perq. 4.1   | Mandatory | Outdoor Air Ventilation, Basic outdoor air ventilation       |    |  |
|   |   | 2 | Credit 4.2  |           | Outdoor Air Ventilation, Enhanced outdoor air ventilation    | 2  |  |
|   |   | 1 | Credit 4.3  |           | Outdoor Air Ventilation, Third-party performance testing     | 1  |  |
| Y |   |   | Perq. 5.1   | Mandatory | Local Exhaust, Basic local exhaust                           |    |  |
|   | 1 |   | Credit 5.2  |           | Local Exhaust, Enhance local exhaust                         | 1  |  |
|   | 1 |   | Credit 5.3  |           | Local Exhaust, Third party testing                           | 1  |  |
| Y |   |   | Perq. 6.1   | Mandatory | Distribution of Space Heating and Cooling, Load calculations |    |  |
|   |   | 1 | Credit 6.2  |           | Distribution of Space Heating and Cooling, Return air flow   | 1  |  |
|   |   | 1 | Credit 6.3  |           | Distribution of Space Heating and Cooling, Third party test  | 2  |  |
| Y |   |   | Perq. 7.1   | Mandatory | Air Filtering, Good filters (MERV 8)                         |    |  |
|   | 1 |   | Credit 7.2  |           | Air Filtering, Better filters (MERV 10)                      | 1  |  |
|   |   | 1 | Credit 7.3  |           | Air Filtering, Best filters (MERV 13)                        | 2  |  |
| 1 |   |   | Credit 8.1  |           | Contaminant Control, Control during Construction             | 1  |  |
|   | 1 | 1 | Credit 8.2  |           | Contaminant Control, Indoor control                          | 2  |  |
|   | 1 |   | Credit 8.3  |           | Contaminant Control, Pre-occupancy flush                     | 1  |  |
| Y |   |   | Perq. 9.1   | Mandatory | Radon Protection, High radon risk area                       |    |  |
|   | 1 |   | Credit 9.2  |           | Radon Protection, Moderate radon risk area                   | 1  |  |
| Y |   |   | Perq. 10.1  | Mandatory | Garage Pollutant Protection, No HVAC in garage               |    |  |
| 2 |   |   | Credit 10.2 |           | Garage Pollutant Protection, Minimize pollutants from garage | 2  |  |
|   |   |   | Credit 10.3 |           | Garage Pollutant Protection, Exhaust fan                     | 1  |  |
| 1 |   |   | Credit 10.4 |           | Garage Pollutant Protection, Detached garage                 | 3  |  |
|   |   |   | Credit 11.1 |           | Environmental Tobacco Smoke Reduction                        | 2  |  |
|   |   |   | Credit 11.2 |           | Environmental Tobacco Smoke Prohibition                      | 2  |  |

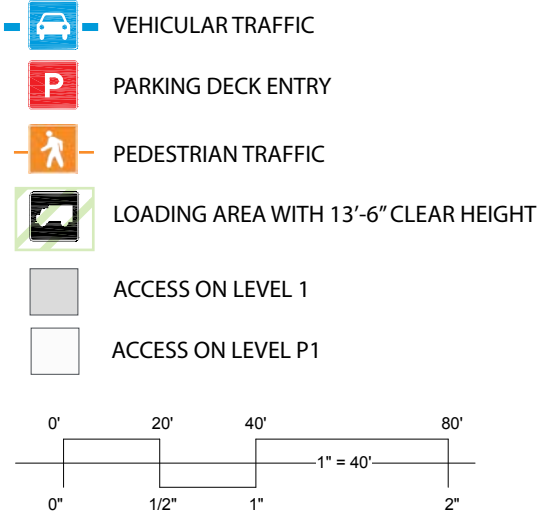
| Yes | ? | No |                              |          |  |
|-----|---|----|------------------------------|----------|--|
| 3   |   |    | Awareness and Education (AE) | 3 Points |  |

|   |  |  |            |           |                                                              |   |  |
|---|--|--|------------|-----------|--------------------------------------------------------------|---|--|
| Y |  |  | Credit 1.1 | Mandatory | Education of the Homeowner/Tenant, Basic operations training |   |  |
| 1 |  |  | Credit 1.2 |           | Education of the Homeowner/Tenant, Enhanced training         | 1 |  |
| 1 |  |  | Credit 1.3 |           | Education of the Homeowner/Tenant, Public awareness          | 1 |  |
| 1 |  |  | Credit 2.1 |           | Education of Building Manager                                | 1 |  |

| Yes                                                                                 | ?  | No |                                              |  |  |
|-------------------------------------------------------------------------------------|----|----|----------------------------------------------|--|--|
| 58                                                                                  | 19 | 58 | Project Totals (pre-certification estimates) |  |  |
| Certified 35-49 points Silver 50-64 points Gold 65-79 points Platinum 80-136 points |    |    |                                              |  |  |

|    |                                                            |  |
|----|------------------------------------------------------------|--|
| 10 | Home size adjustment                                       |  |
| 25 | Basic Certification level based on home size adjustment    |  |
| 40 | Silver Certification level based on home size adjusment    |  |
| 55 | Gold Certification level based on home size adjustment     |  |
| 70 | Platinum Certification level based on home size adjustment |  |

The LEED points shown here are approximate and subject to change as the project develops





SW



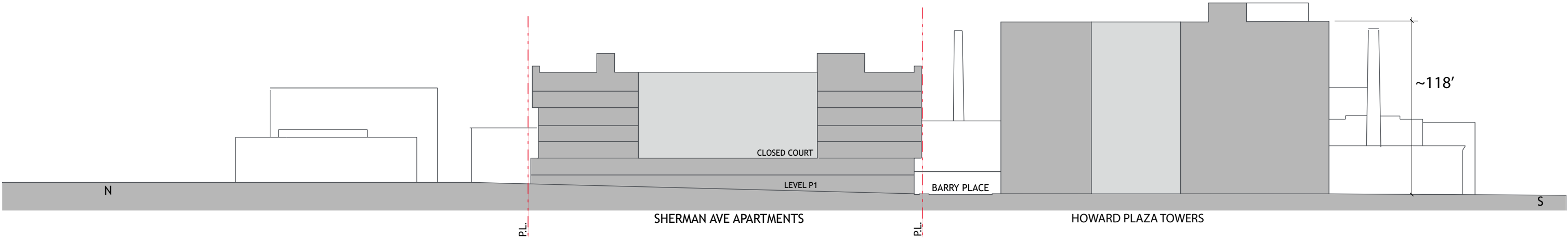
NE



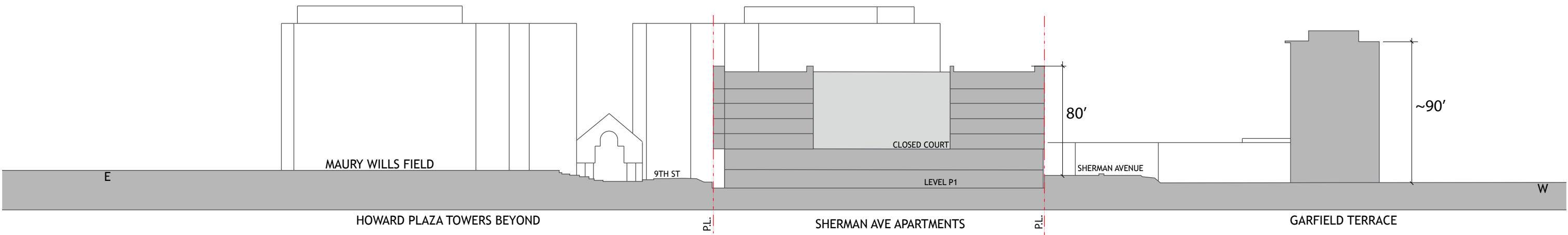
NW



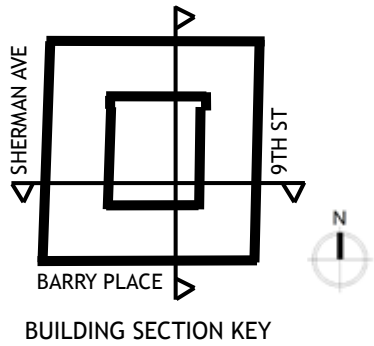
SE



LONGITUDINAL SECTION



LATITUDINAL SECTION



| UNITS     | QUANTITY |     |     |     |     |     |     | TOTAL CT | TOTAL % |
|-----------|----------|-----|-----|-----|-----|-----|-----|----------|---------|
| Level     | P-1      | L-1 | L-2 | L-3 | L-4 | L-5 | L-6 |          |         |
| Studio    |          |     | 28  | 31  | 31  | 31  | 31  | 152      | 48%     |
|           |          |     |     |     |     |     |     |          |         |
| 1-Bedroom | 7        | 7   | 17  | 21  | 21  | 21  | 21  | 115      | 36%     |
| 2-Bedroom |          |     |     |     |     |     |     |          |         |
|           | 6        |     | 7   | 10  | 10  | 10  | 9   | 52       | 16%     |
|           |          |     |     |     |     |     |     |          |         |
|           | 13       | 7   | 52  | 62  | 62  | 62  | 61  | 319      | 100%    |

NOTE: PRELIMINARY UNIT MIX, SUBJECT TO CHANGE.



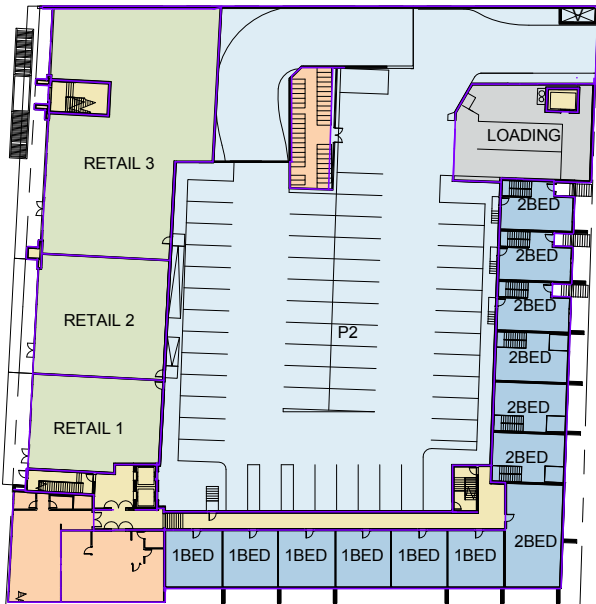
LEVEL 06



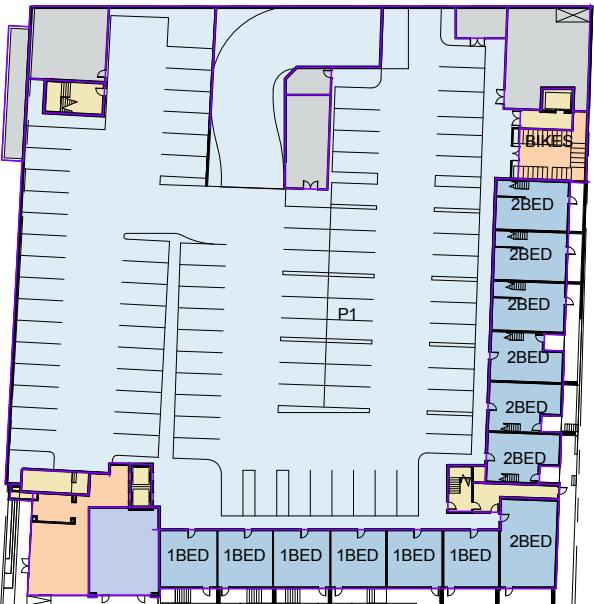
LEVEL 03-05



LEVEL 02



LEVEL 01



LEVEL P1

Building Area Legend

- AMENITY
- CORE
- OFFICE
- PARKING
- RESIDENTIAL
- RETAIL
- SERVICE
- TERRACE



Levels 3-5



Level 2

**Legend**

- Inclusionary Zoning Units (IZU)
- TOTAL: 27 IZ UNITS (8.3% of Residential sq ft)
- (qty 15) Studios @ 584 sq ft each  75% of IZ units
- (qty 8) 1-Bedrooms @ 745 sq ft each  25% of IZ units
- (qty 4) 2-Bedroom Units @ 1,235 sq ft each
- 
- 19,667 Total IZU sq ft (8.3% of Total Residential)
- 237,611 Total Residential sq ft



Legend

Howard Affordable Units (HAU)  
TOTAL: 9 UNITS (3% of Residential sq ft)

(qty 4) Studios @ 584 sq ft each  
(qty 3) 1-Bedrooms @ 745 sq ft each  
(qty 2) 2-Bedroom Units @ 1,235 sq ft each

7,043 Total Affordable Housing Units sq ft (3% of Total Residential)

237,611 Total Residential sq ft