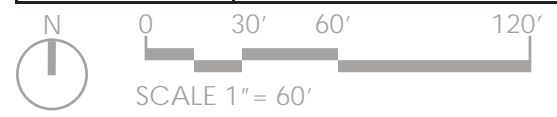


PHASE 1 South Block	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 1A	Min. depth not less than 12' 2-1/2" per 67.5' = 14.06'	24'-6"	None; If provided not < 6' 2" per 72.48' = 12.08'	12'-1"	Court 1 Min. Width 4" per 70.5' = 23.50' Min. Area 2 x 23.50 ² = 1,104.50 sf	62'-0" 7,679 sf
Building 1B	Min. depth not less than 12' 2-1/2" per 67.5' = 14.06'	24'-6"	None; If provided not < 6' 2" per 78.0' = 13.0'	12'-1" Request flexibility	Court 2 Min. Width 4" per 70.5' = 23.50' Min. Area 2 x 23.50 ² = 1,104.50 sf	62'-0" 7,679 sf
Building 1C	Min. depth not less than 12' 2-1/2" per 65.75' = 13.70'	30'-3"	None; If provided not < 6' 2" per 67.5' = 10.96'	31'-6"	NA	

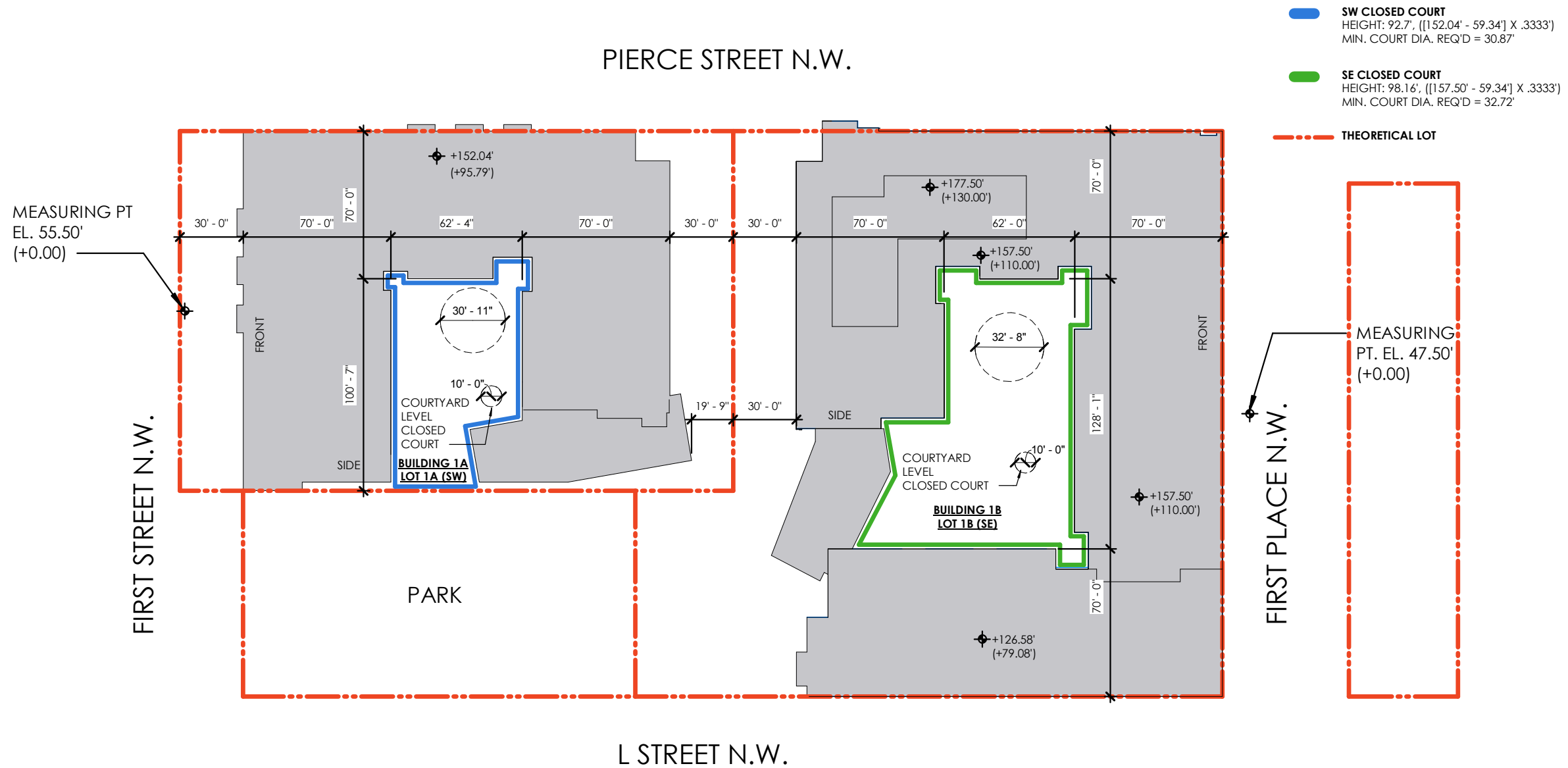
NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

LEGEND

- CLOSED COURT
- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE

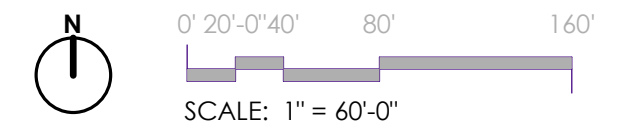


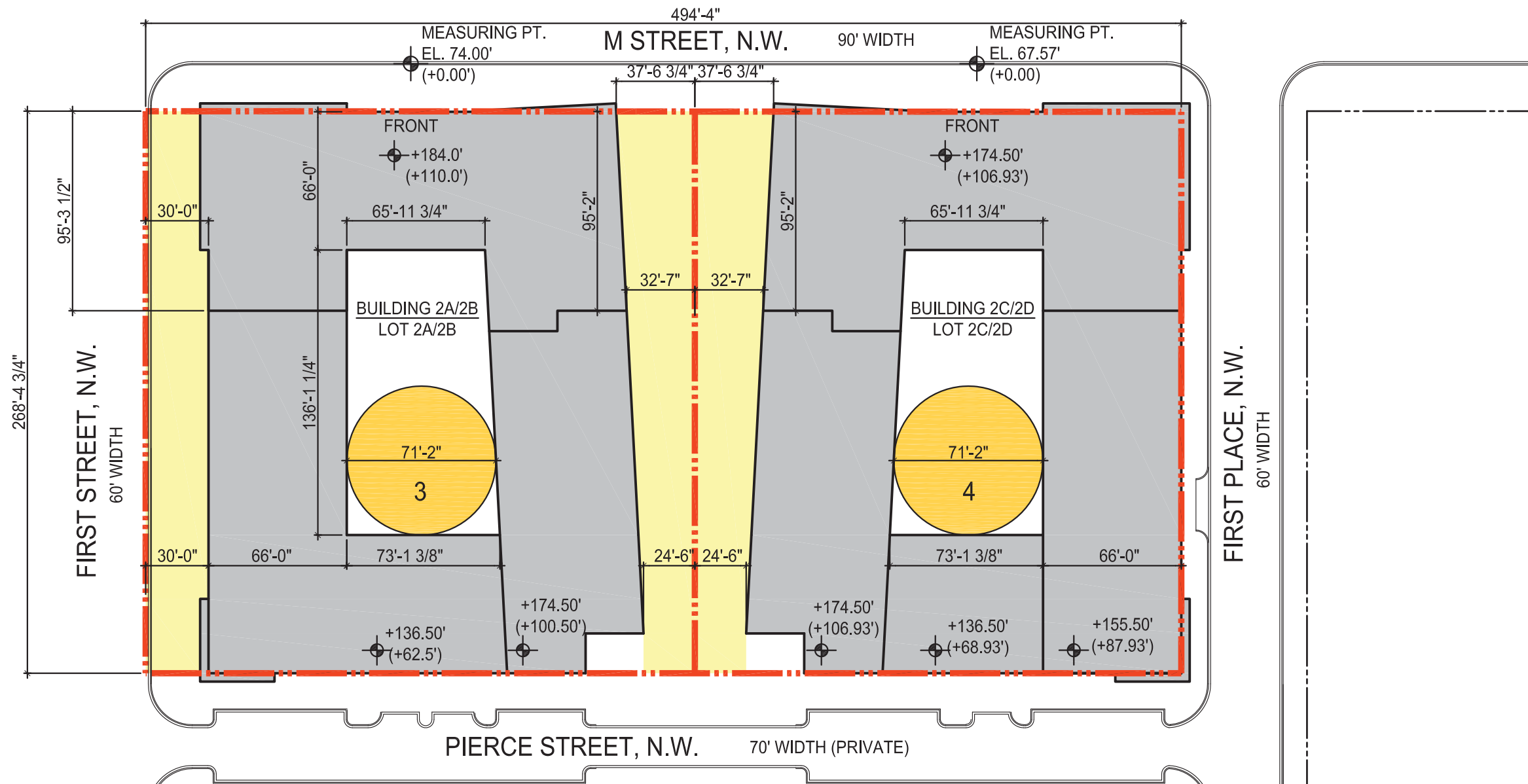
PIERCE STREET N.W.



PHASE 1 South Parcel	REAR YARD		SIDE YARD		CLOSED COURT	
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed
Building 1A "SW Building"	Min. 2 1/2"/ft not less than 12' 2 1/2" per 75.7' = 15.77'	19' - 9"	None; If provided not < 5'	0'	Court SE Min Width 4" per 98.16' = 32.72'	51' - 0"
Building 1B "SE Building"	Min. 2 1/2"/ft not less than 12' 2 1/2" per 98.16' = 20.45'	30' - 0"	None; If provided not < 5'	0'	Court SW Min Width 4" per 91.95' = 30.65'	62' - 0"

NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

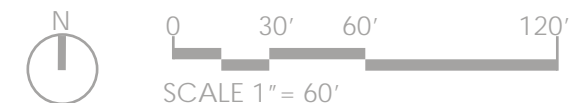




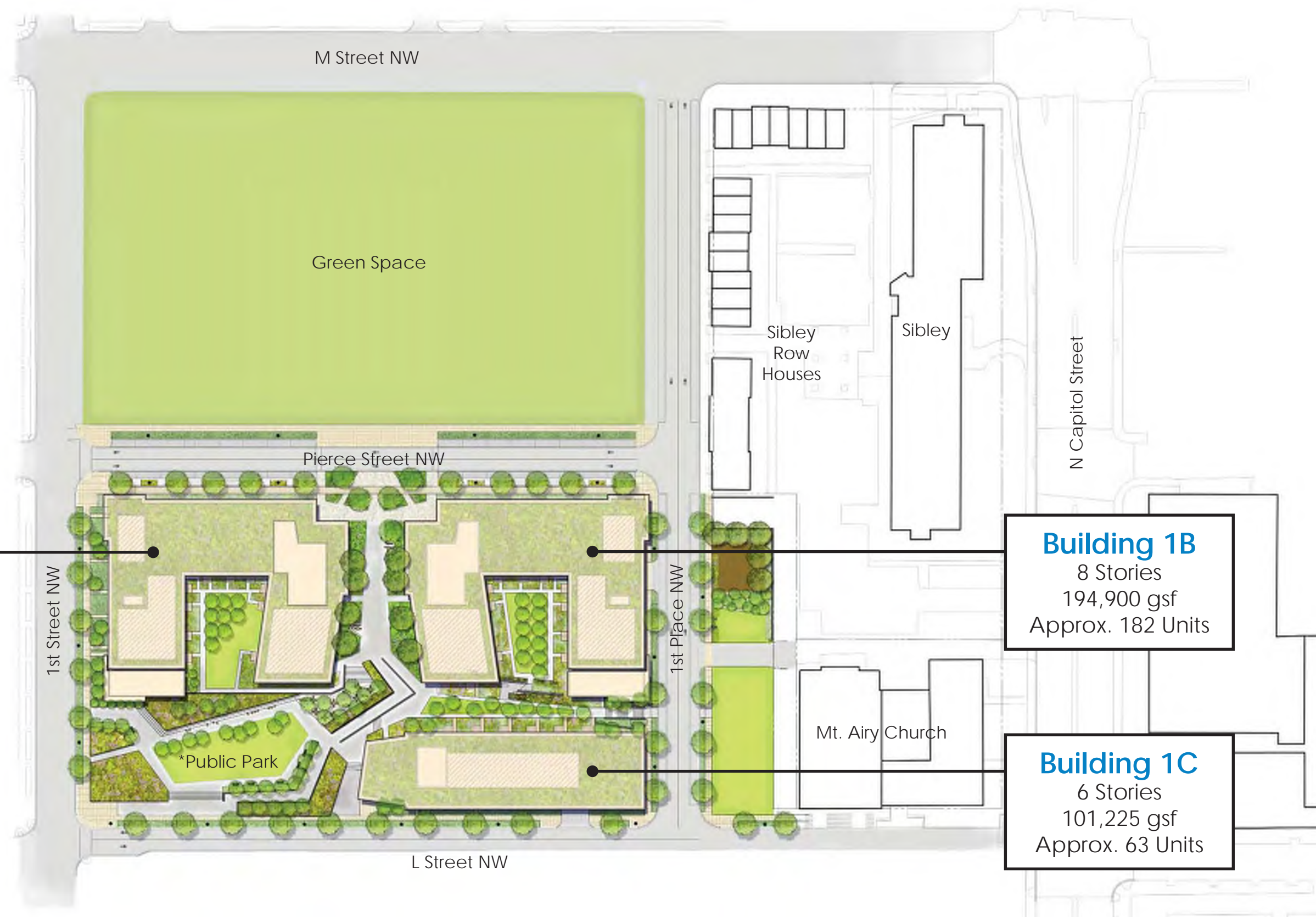
NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

LEGEND	
	CLOSED COURT
	SIDE YARD
	REAR YARD
	THEORETICAL LOT LINE

PHASE 2 North Block	REAR YARD		SIDE YARD		CLOSED COURT		PUD Proposed
	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	Required/ Allowed	PUD Proposed	
Building 2A/2B	Compliant closed Court 3 provided in lieu of Rear Yard	None	None; If provided not < 6' 2" per 110.0' = 18.33' 2" per 100.50' = 16.75' 2" per 110.0' = 18.33' 2" per 62.5' = 10.42'	32'-7" min. 24'-6" min. 30'-0" 30'-0"	Court 3 Min. Width Min. Area	4" per 112.0' = 37.33' 2 x 37.33 ² = 2,787.55 sf	65'-11 3/4" 9,465 sf
Building 2C/2D	Compliant closed Court 4 provided in lieu of Rear Yard	None	None; If provided not < 6' 2" per 102.5' = 17.08' 2" per 102.5' = 17.08'	32'-7" min. 24'-6" min.	Court 4 Min. Width Min. Area	4" per 102.5' = 34.17' 2 x 34.17 ² = 2,335.18 sf	65'-11 3/4" 9,465 sf



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Building 1A
 8 Stories
 184,775 gsf
 Approx. 176 Units

Building 1B
 8 Stories
 194,900 gsf
 Approx. 182 Units

Building 1C
 6 Stories
 101,225 gsf
 Approx. 63 Units



*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.



BUILDING 1A
 9 STORIES
 239,348 GFA
 APPROX. 216 UNITS

BUILDING 1B
 10-8 STORIES
 392,316 GFA
 APPROX. 346 UNITS

*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.



Building 2A/2B
 6-11 Stories
 425,225 gsf
 Approx. 348 Units

Building 2C/2D
 6-10 Stories
 439,460 gsf
 Approx. 362 Units



*REFER TO NOTES ON LANDSCAPE DRAWINGS REGARDING THE PUBLIC PARK.