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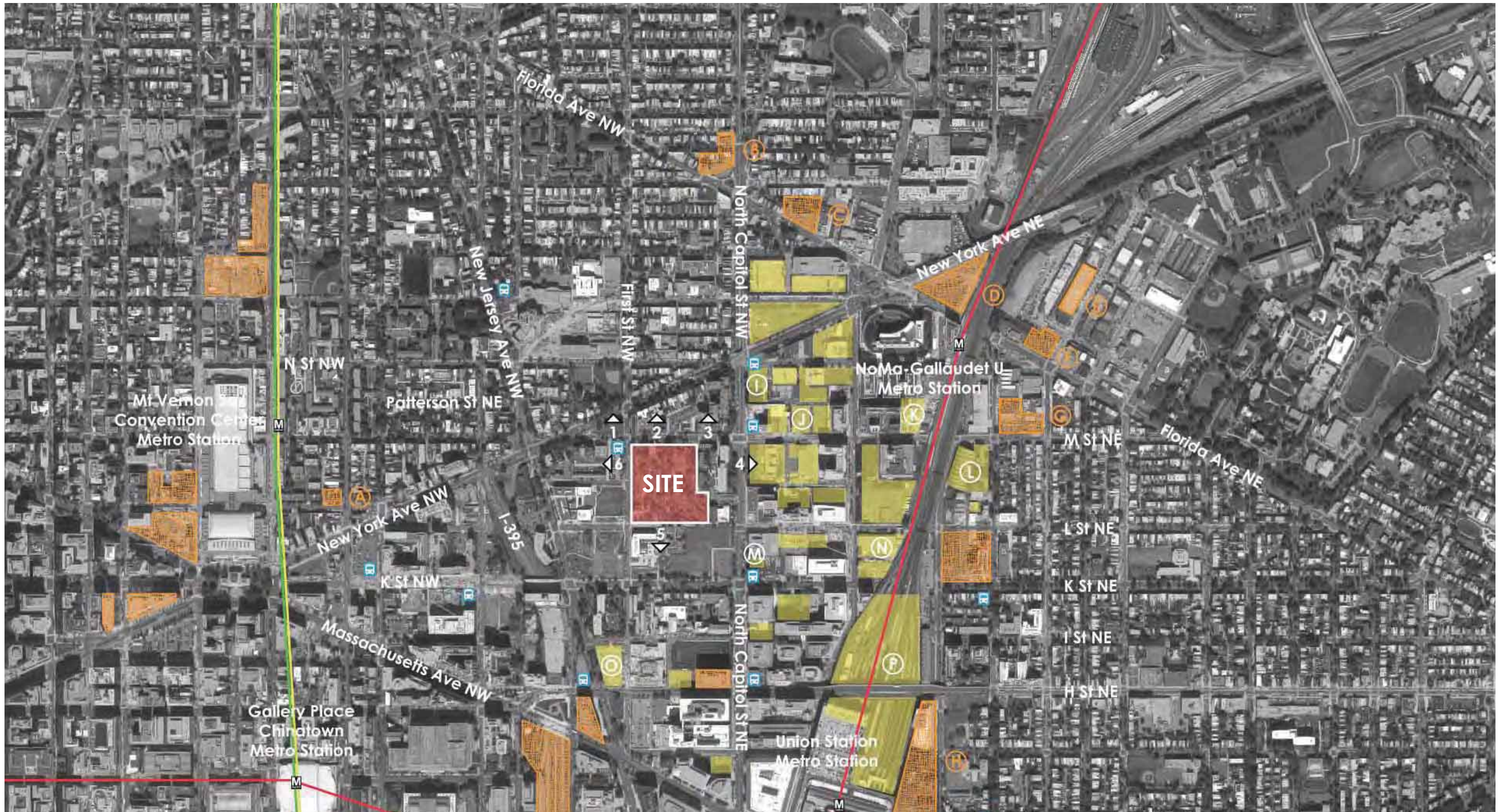
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- Site
- On The Boards
- Planned Unit Developments

- DC Metro Stations (for Red, Green, Yellow lines)
- Bus Stop
- Street Views







1 | View Northwest from proposed site



2 | View North from proposed site



3 | View North from proposed site



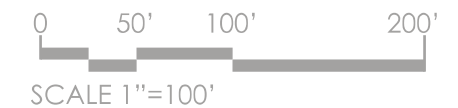
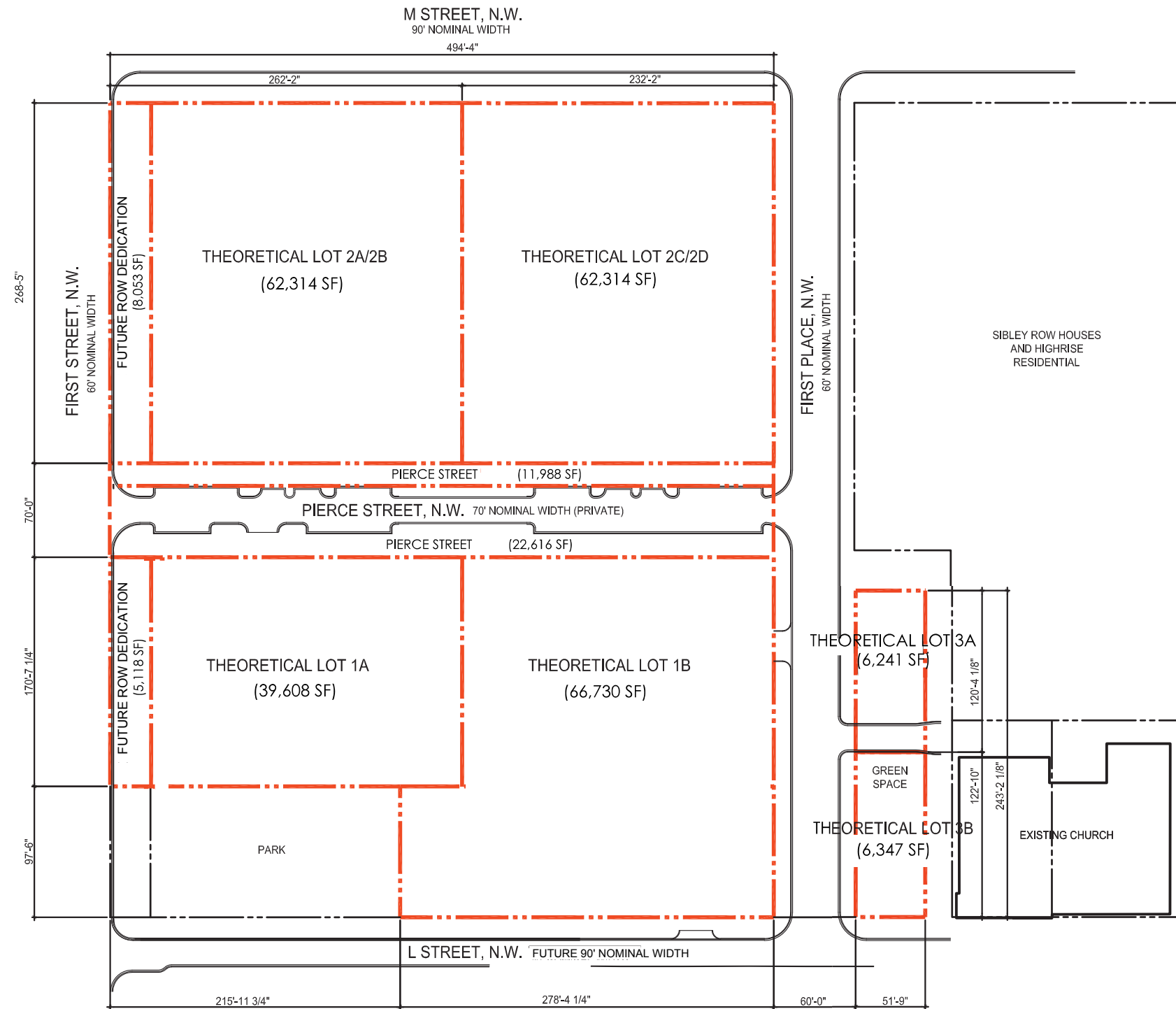
4 | View East across North Capitol Street NW



5 | View South from proposed site



6 | View West from proposed site



S-08 PROPOSED SITE AREAS & ZONING

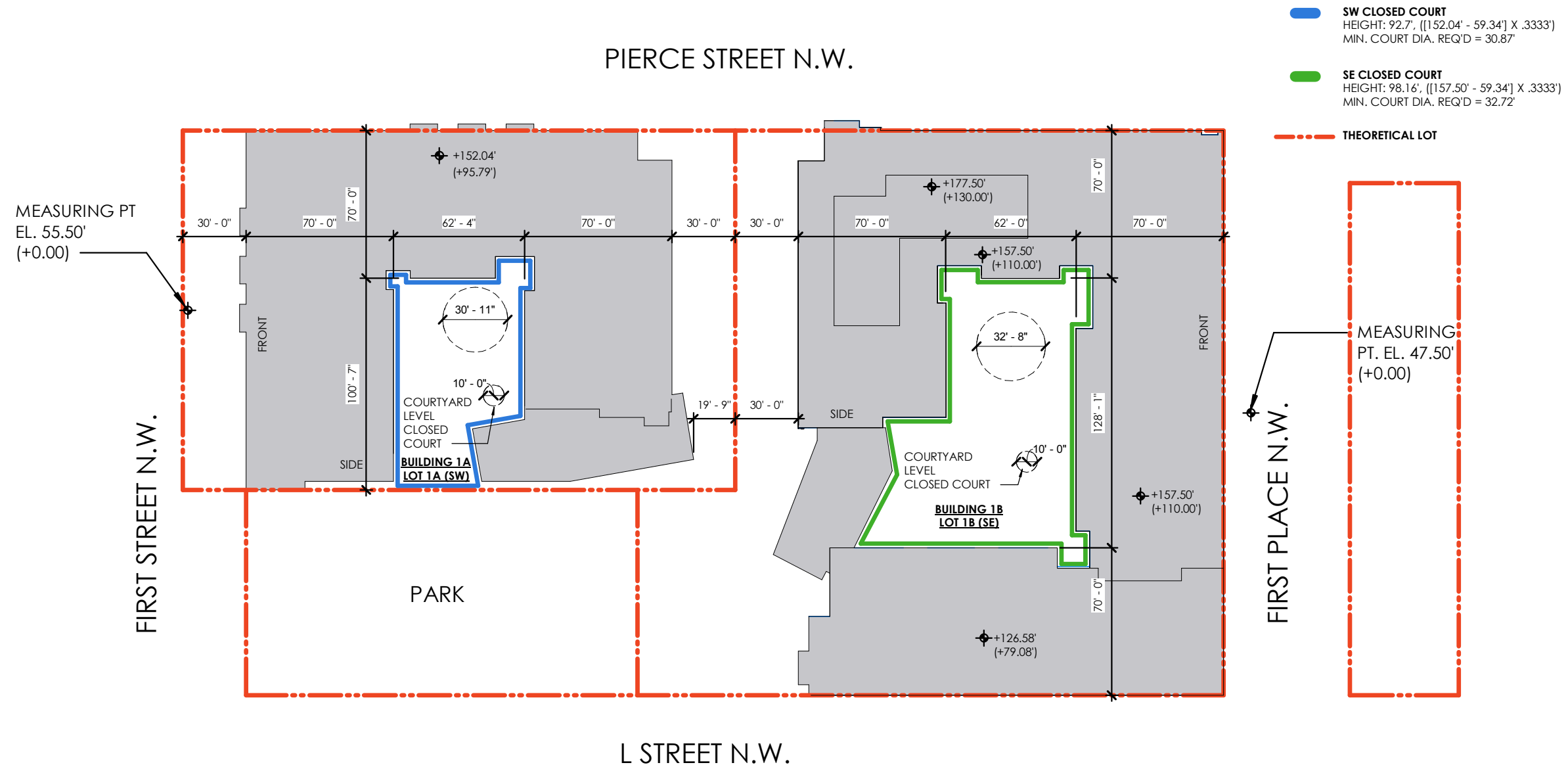
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STAGE TWO ZONING SUMMARY

SOUTH PARCEL, PHASE 1

SITE INFORMATION:
 SQUARE, LOT NO.: SQUARE 620, PROPOSED LOT B, LOTS 904 & 905 (THEORETICAL LOTS 1A, 1B (1B + 1C), 3A, 3B)
 LOT AREA: 146,680 SF (INCLUDING PIERCE ST AND 1ST DEDICATED ROW)
 ZONING DISTRICT: C-3-C, Z58 REGULATIONS

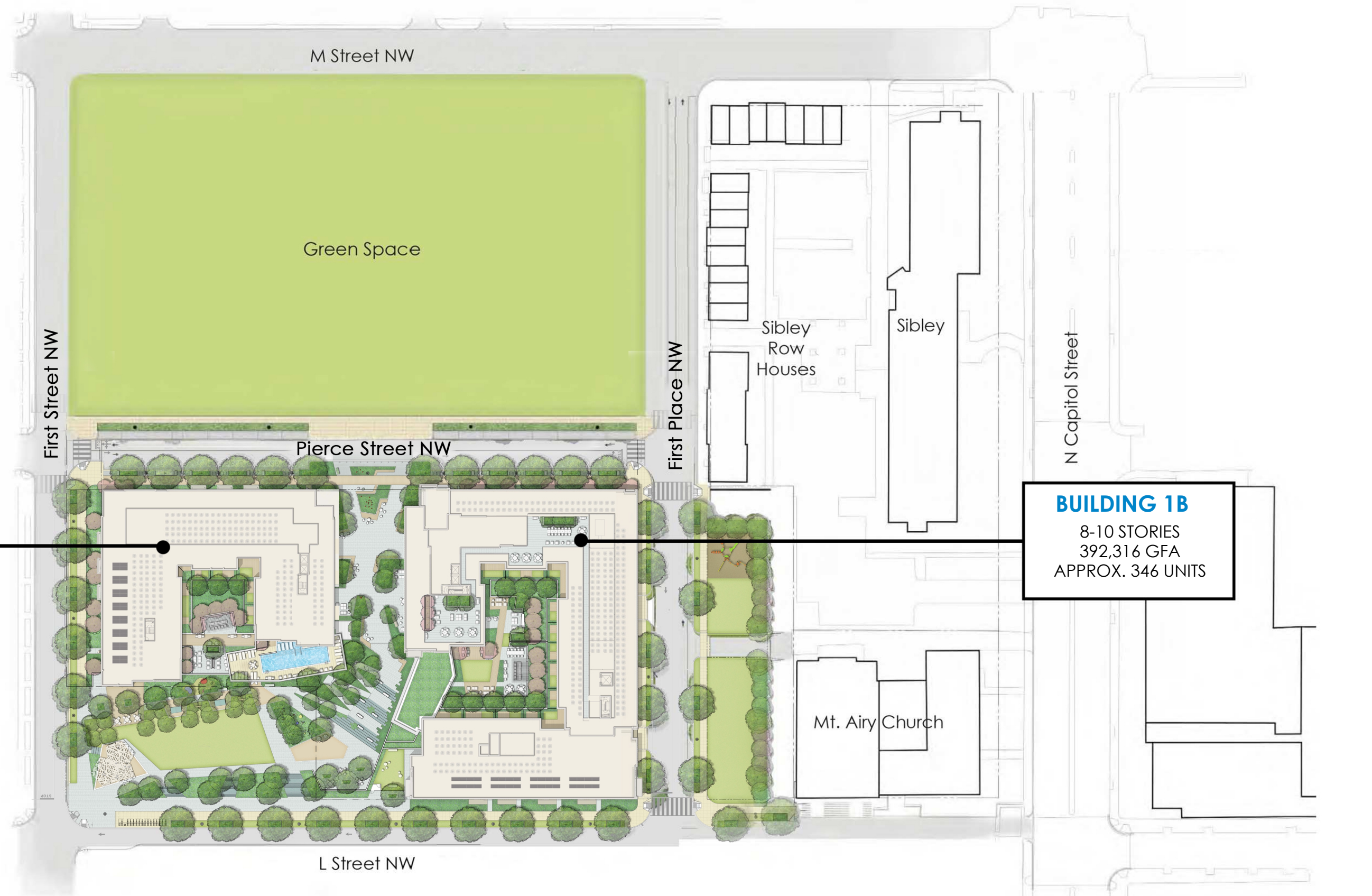
| ITEM | ZONING SECTION | ZONING REQUIREMENT PER ZC ORDER 15-20 / 1958 ZONING REGULATIONS | PROPOSED | COMMENTS | ITEM | ZONING SECTION | ZONING REQUIREMENT PER ZC ORDER 15-20 / 1958 ZONING REGULATIONS | PROPOSED | COMMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|---|-----------------------|---|---------------------------------|--|---|----------|--------|-----------|------------|----------|--------|-----------|------------|----------|-------|----------|-------------------|-----------------|---------------|--|-----|-----|-----|----|----------|------------|----------|--------|------------------|------------|----------|--------|---------|-------------------|-----------------|---------------|-----------------------|--|---------------------------------|--|--|-----------------------|
| I. USE REGULATIONS | APPROVED STAGE 1 ZC ORDER 15-20 | • RESIDENTIAL, COMMUNITY, AMENITY | • RESIDENTIAL, AMENITY • PROPOSED ALTERNATE RETAIL (1,850 SF) | PROPOSED MODIFICATION | VI. GREEN AREA RATIO & STORM WATER | APPROVED STAGE 1 ZC ORDER 15-20 | • GAR: 0.200 • SWRV 22,500 CF | • GAR: 0.200 • SWRV 22,500 CF | COMPLIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| II. HEIGHT REGULATIONS | APPROVED STAGE 1 ZC ORDER 15-20 | • LOT 1A 72.45' • LOT 1B 78.00' • LOT 1C 65.75' | • LOT 1A 95.8' • LOT 1B (1B+1C) 110.0' / 79.1' | PROPOSED MODIFICATION | VII. YARDS / SETBACKS | APPROVED STAGE 1 ZC ORDER 15-20 | REAR YARD: MIN DEPTH IS 12' OR 2-1/2" PER FT OF HEIGHT SIDE YARD: NONE REQUIRED; IF PROVIDED MIN 6' OR 2" PER FT OF HEIGHT | BUILDING 1A (SW) FRONT YARD SETBACK: 0' REAR YARD SETBACK: 19'-9" SIDE YARD: 0' BUILDING 1B (SE) FRONT YARD SETBACK: 0' REAR YARD SETBACK: 30'-0" SIDE YARD: 0' | COMPLIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| III. ROOF STRUCTURES/ PENTHOUSE | 1500.2 1500.6 1500.7 1501.3 1502.1 | <ul style="list-style-type: none"> • A PENTHOUSE LESS THAN 4' ABOVE A ROOF OR PARAPET WALL IS NOT SUBJECT TO THE PENTHOUSE REQUIREMENTS • A PENTHOUSE SHALL BE PLACED IN ONE ENCLOSURE EXCEPT FOR A ROOFTOP EGRESS STAIRWELL WHICH MAY BE CONTAINED IN A SEPARATE ENCLOSURE • WHEN ROOF LEVELS VARY, THERE MAY BE A SEPARATE ELEVATOR CORE AT EACH ROOF LEVEL • ARCHITECTURAL EMBELLISHMENTS MAY BE ERECTED, PROVIDED THE ARCHITECTURAL EMBELLISHMENT DOES NOT RESULT IN THE APPEARANCE OF A RAISED BUILDING HEIGHT FOR MORE THAN 30% OF THE WALL ON WHICH IT IS LOCATED • PENTHOUSES, SCREENING, PLATFORMS, ROOF DECKS, AND GUARD RAILS SHALL BE SETBACK FROM ROOFS: FRONT - DISTANCE EQUAL TO HEIGHT BACK - DISTANCE EQUAL TO HEIGHT SIDE - DISTANCE EQUAL TO HEIGHT UNLESS ADJACENT PROPERTY HAS A HIGHER MATTER OF RIGHT SIDE BUILDING WALL THAT DOES NOT ADJOIN ANOTHER BUILDING WALL - DISTANCE 1/2 HEIGHT | <p>LOT 1A, MAIN ROOF A. STAIR PH, ELEV OVERRIDES, MECH SCREEN: • 10' HIGH • SET BACK 1:1 B. MECH EQUIPMENT • 4' HIGH • SET BACK 1:1</p> <p>LOT 1B (1B+1C), HIGH ROOF A. PENTHOUSE: • 20' HIGH • SET BACK 1:1 • SET BACK 1:2 FROM WALLS THAT DO NOT ADJOIN ANOTHER BUILDING B. MECH SCREEN, STAIR PENTHOUSE: • 10' HIGH • SET BACK 1:1 C. MECH EQUIPMENT • 4' HIGH • SET BACK 1:1</p> <p>LOT 1B (1B+1C), LOW ROOF A. STAIR PH, ELEV OVERRIDE, MECH SCREEN: • 10' HIGH • SET BACK 1:1 B. MECH EQUIPMENT • 4' HIGH • SET BACK 1:1</p> | COMPLIES | VIII. COURTS | APPROVED STAGE 1 ZC ORDER 15-20 | CLOSED COURT: • 4" PER FT OF HEIGHT | SW OPEN COURT HEIGHT: 92.7', ([152.04' - 59.34'] X .3333') MIN. COURT DIA. REQ'D = 30.87' SE OPEN COURT HEIGHT: 98.16', ([157.50' - 59.34'] X .3333') MIN. COURT DIA. REQ'D = 32.72' | COMPLIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IV. FLOOR AREA | APPROVED STAGE 1 ZC ORDER 15-20 | <table border="1"> <thead> <tr> <th>LOT</th> <th>GFA</th> <th>FAR</th> <th>DU</th> </tr> </thead> <tbody> <tr> <td>• LOT 1A:</td> <td>184,775 SF</td> <td>4.13 FAR</td> <td>176 DU</td> </tr> <tr> <td>• LOT 1B:</td> <td>194,900 SF</td> <td>4.92 FAR</td> <td>182 DU</td> </tr> <tr> <td>• LOT 1C:</td> <td>101,225 SF</td> <td>3.73 FAR</td> <td>63 DU</td> </tr> <tr> <td>• TOTAL:</td> <td>480,900 SF</td> <td>4.31 FAR</td> <td>421 DU</td> </tr> </tbody> </table> | LOT | GFA | FAR | DU | • LOT 1A: | 184,775 SF | 4.13 FAR | 176 DU | • LOT 1B: | 194,900 SF | 4.92 FAR | 182 DU | • LOT 1C: | 101,225 SF | 3.73 FAR | 63 DU | • TOTAL: | 480,900 SF | 4.31 FAR | 421 DU | <table border="1"> <thead> <tr> <th>LOT</th> <th>GFA</th> <th>FAR</th> <th>DU</th> </tr> </thead> <tbody> <tr> <td>• LOT 1A</td> <td>239,348 SF</td> <td>6.04 FAR</td> <td>216 DU</td> </tr> <tr> <td>• LOT 1B (1B+1C)</td> <td>392,316 SF</td> <td>5.88 FAR</td> <td>346 DU</td> </tr> <tr> <td>• TOTAL</td> <td>631,664 SF</td> <td>5.94 FAR</td> <td>562 DU</td> </tr> </tbody> </table> | LOT | GFA | FAR | DU | • LOT 1A | 239,348 SF | 6.04 FAR | 216 DU | • LOT 1B (1B+1C) | 392,316 SF | 5.88 FAR | 346 DU | • TOTAL | 631,664 SF | 5.94 FAR | 562 DU | PROPOSED MODIFICATION | IX. PARKING & BICYCLE REGULATIONS | APPROVED STAGE 1 ZC ORDER 15-20 | <ul style="list-style-type: none"> • VEHICLE PARKING 272 SPACES • BICYCLE PARKING 183 SPACES | <p>VEHICLE PARKING PROVIDED USE RESIDENTIAL 294 SPACES + 10 TANDEMS POTENTIAL ALT RETAIL NO ADDITIONAL SPACES REQ'D</p> <p>NOTE: TANDEM SPACES DO NOT COUNT TOWARD REQUIRED PARKING</p> <p>BICYCLE PARKING PROVIDED USE RESIDENTIAL 199 SPACES + 29 SHORT TERM POTENTIAL ALT RETAIL 1 SPACE + 1 SHORT TERM</p> | PROPOSED MODIFICATION |
| LOT | GFA | FAR | DU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • LOT 1A: | 184,775 SF | 4.13 FAR | 176 DU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • LOT 1B: | 194,900 SF | 4.92 FAR | 182 DU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • LOT 1C: | 101,225 SF | 3.73 FAR | 63 DU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • TOTAL: | 480,900 SF | 4.31 FAR | 421 DU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT | GFA | FAR | DU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • LOT 1A | 239,348 SF | 6.04 FAR | 216 DU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • LOT 1B (1B+1C) | 392,316 SF | 5.88 FAR | 346 DU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| • TOTAL | 631,664 SF | 5.94 FAR | 562 DU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| V. LOT OCCUPANCY | APPROVED STAGE 1 ZC ORDER 15-20 | • MAXIMUM PERCENTAGE OF LOT OCCUPANCY = 100% | • LOT OCCUPANCY N/A | N/A | X. OFF - STREET LOADING REGULATIONS | APPROVED STAGE 1 ZC ORDER 15-20 | <ul style="list-style-type: none"> • LOADING BERTHS (2) 12'X30' • LOADING PLATFORMS (2) 200 SF • SERVICE SPACES (2) 10'X20' | <p>LOADING PROVIDED USE RESIDENTIAL LOADING BERTH (2) 12'X30' IN GARAGE LOADING PLATFORM (1) 280 SF 1 SERVICE SPACE (2) 10'X20' IN GARAGE</p> <p>NOTE: FLEXIBILITY IN LOADING BERTH SIZE GRANTED PURSUANT TO ZC ORDER 15-20; THE NUMBER OF BUILDINGS IN PHASE 1 HAS BEEN REDUCED FROM 3 BUILDING TO 2 BUILDING, THEREFORE THE NUMBER OF LOADING BERTHS AND DELIVERY SPACES HAS BEEN REDUCED FROM 3 TO 2</p> | COMPLIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



| 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 92.7' = 19.31' | 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 92.70' = 30.87' | 62' - 0" |

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

SCALE: 1" = 60'-0"

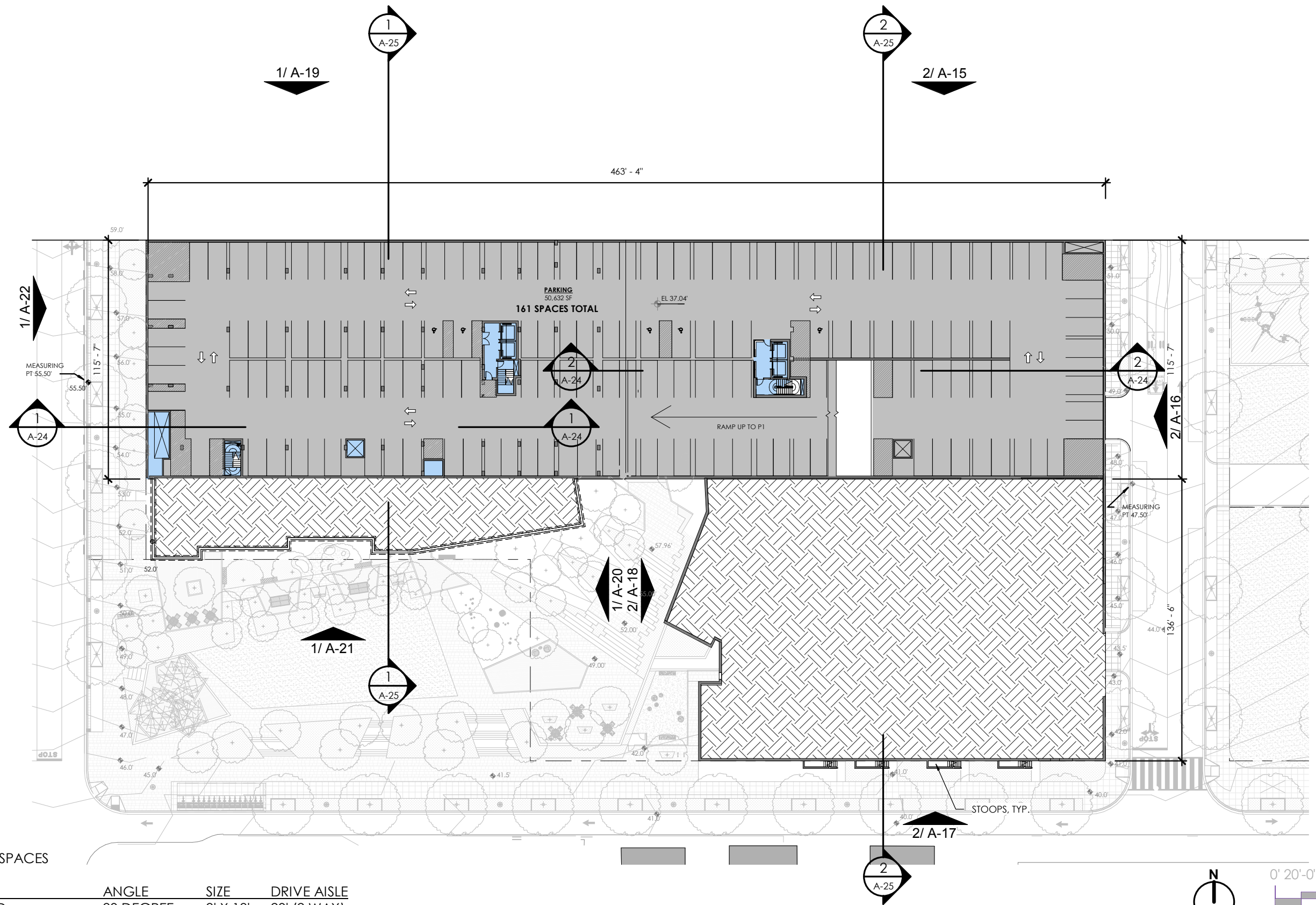


BUILDING 1A
 9 STORIES
 239,348 GFA
 APPROX. 216 UNITS

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

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

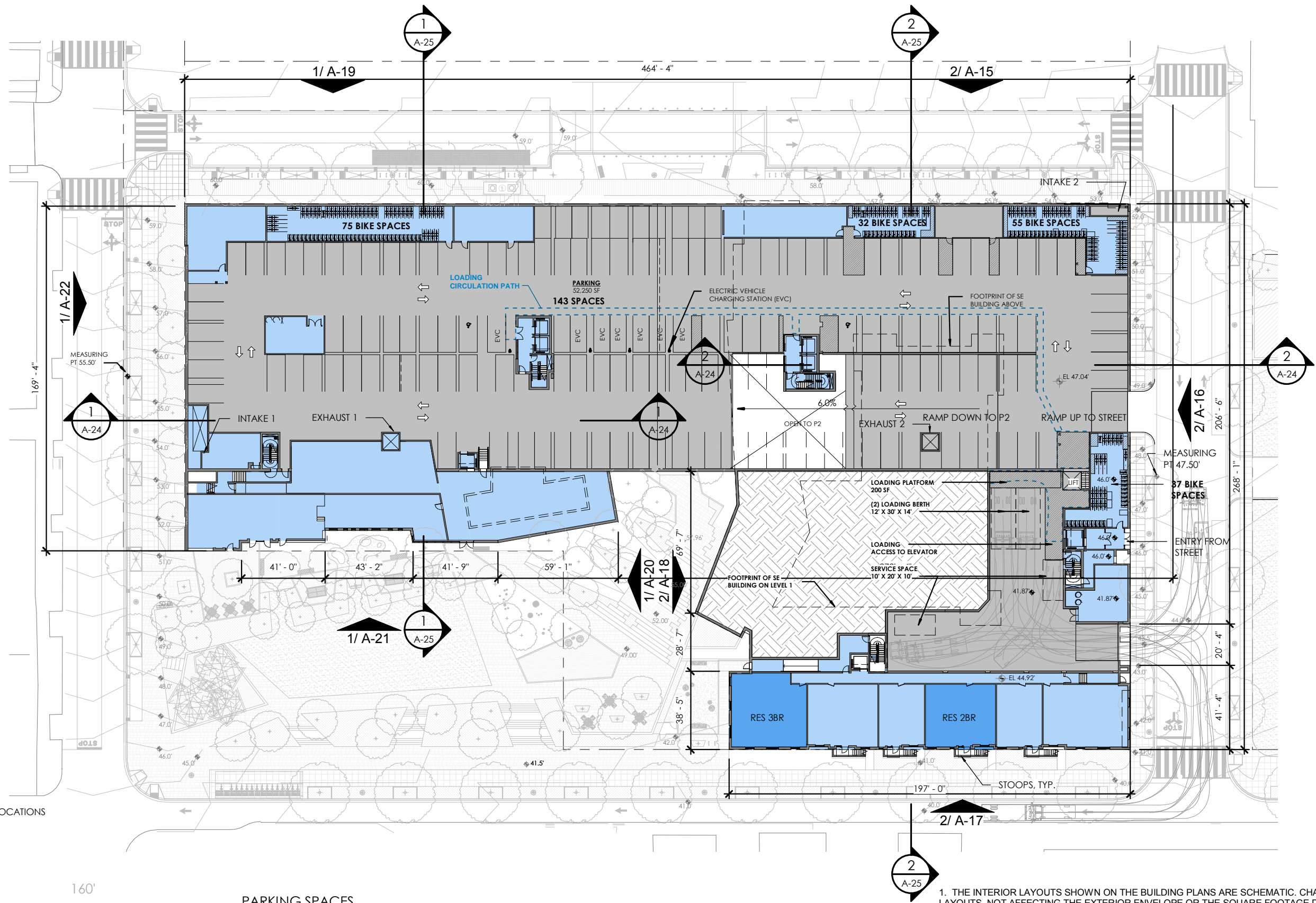




PARKING SPACES

| TYPE | ANGLE | SIZE | DRIVE AISLE |
|-------------------|-----------|----------|-------------|
| STANDARD | 90 DEGREE | 9' X 18' | 20' (2 WAY) |
| COMPACT (MAX 40%) | 90 DEGREE | 8' X 16' | 20' (2 WAY) |

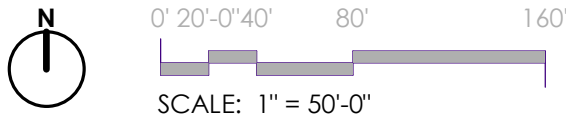
NOTE: THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.



RESERVED UNITS

| # BEDROOMS | MIN SIZE |
|------------|----------|
| 39 RES 1BR | 715 SF |
| 48 RES 2BR | 1,100 SF |
| 26 RES 3BR | 1,390 SF |
| 9 RES 4BR | 1,580 SF |

LEGEND
 RESERVED UNIT LOCATIONS



PARKING SPACES

| TYPE | ANGLE | SIZE | DRIVE AISLE |
|-------------------|-----------|----------|-------------|
| STANDARD | 90 DEGREE | 9' X 18' | 20' (2 WAY) |
| COMPACT (MAX 40%) | 90 DEGREE | 8' X 16' | 20' (2 WAY) |

1. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION MAY OCCUR.
2. UNIT AREAS: RESERVED AND RENTAL UNIT AREAS ARE CALCULATED FROM EXTERIOR SIDE OF EXTERIOR WALLS, CENTERLINE OF DEMISING WALLS, AND CORRIDOR SIDE OF CORRIDOR WALLS.
3. THE NUMBER OF RESERVED UNITS, THE UNIT MIX, AND LOCATION OF RESERVED UNITS MAY BE ADJUSTED TO REFLECT THE ACTUAL NUMBER OF SURSUM CORDA HOUSEHOLDS THAT ELECT TO OCCUPY A RESERVED UNIT, THEIR HOUSEHOLD COMPOSITION, AND/OR HUD STANDARDS RELATING TO THE NUMBER OF BEDROOMS REQUIRED FOR EACH HOUSEHOLD AT TIME OF PERMITTING.

A-05 FLOOR PLANS - LEVEL P1

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