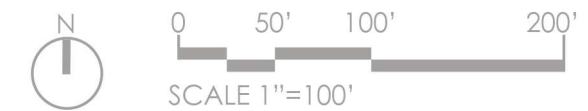
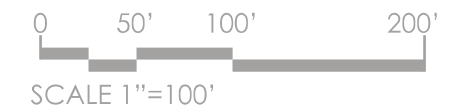
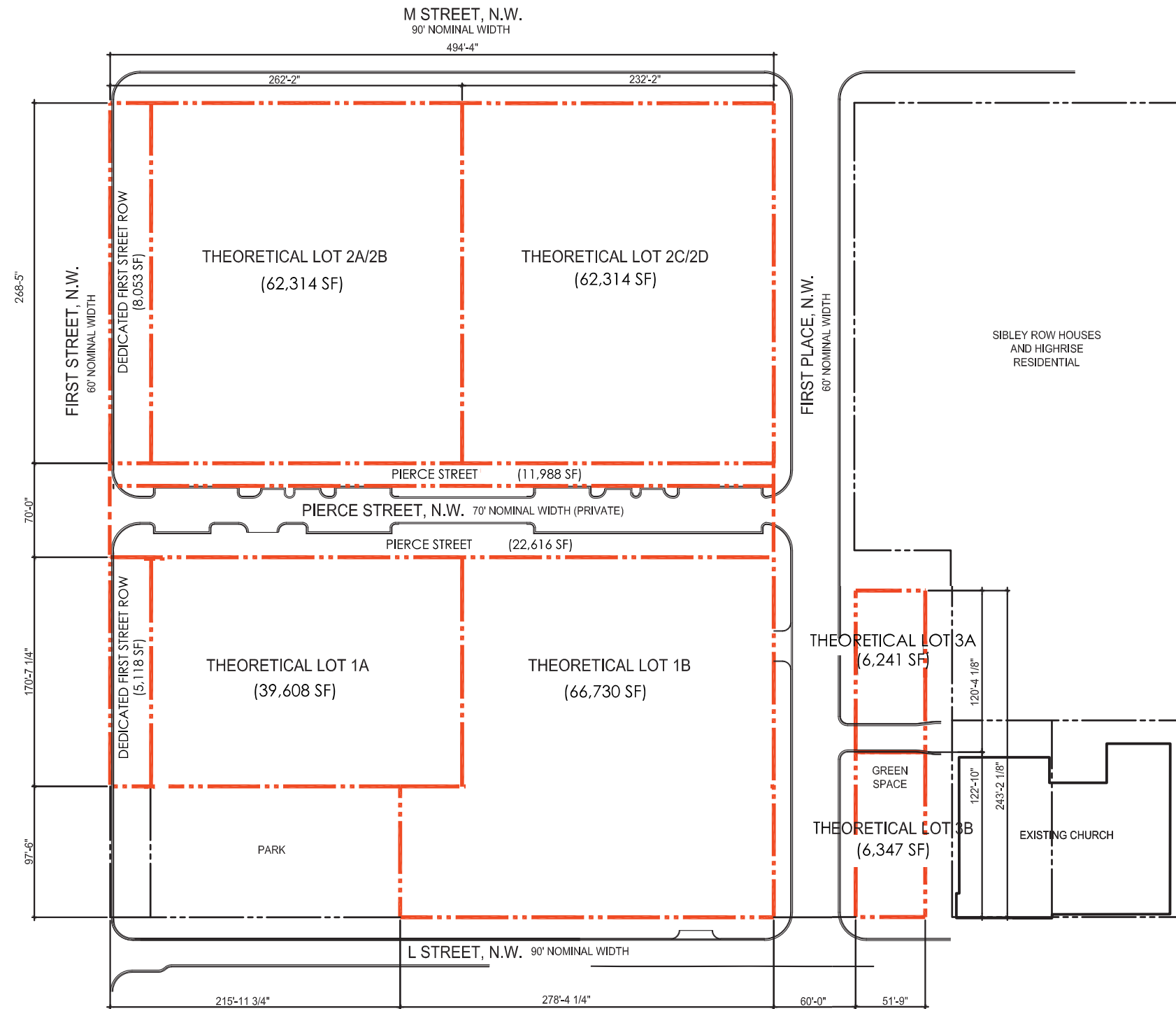
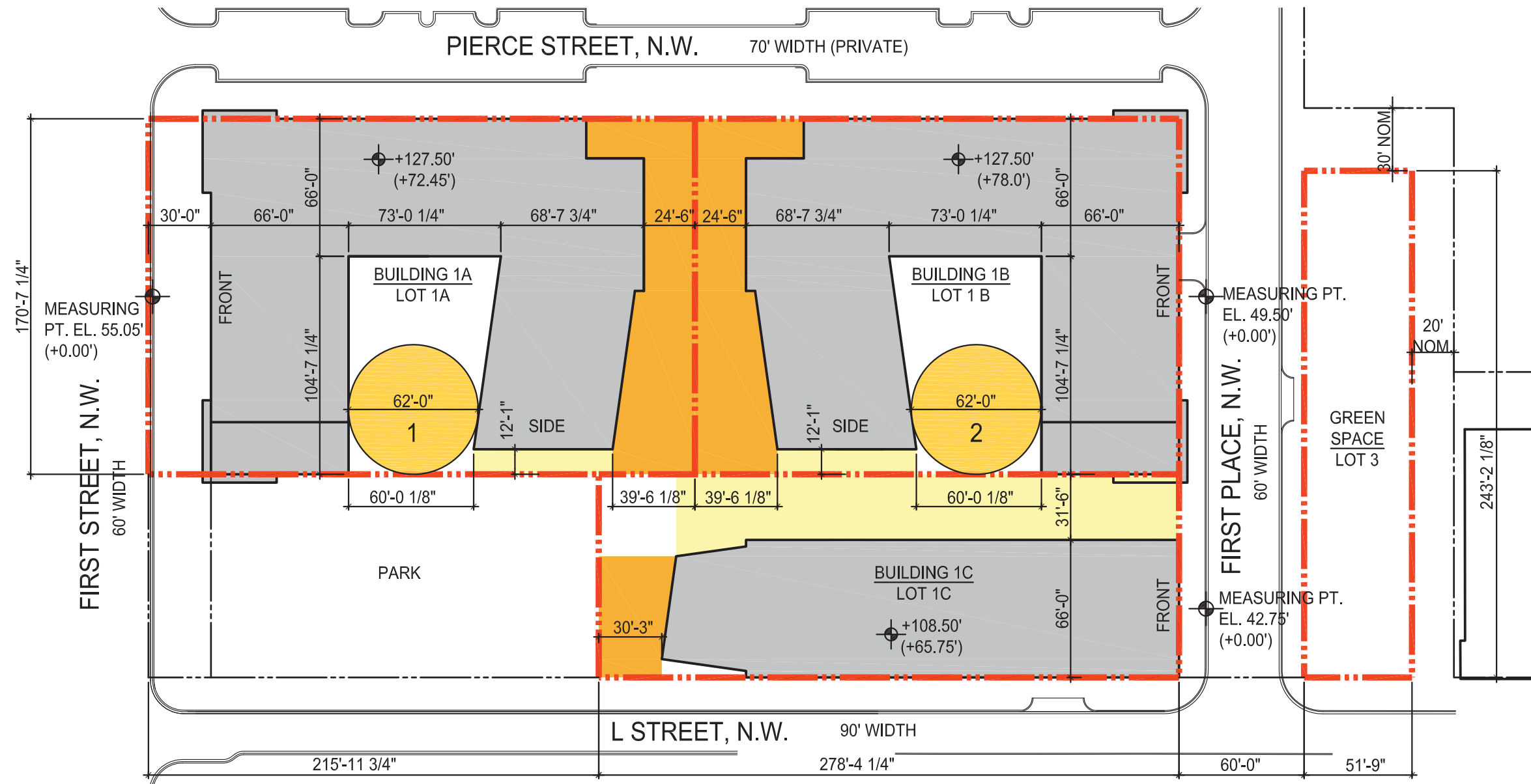


| PROPOSED THEORETICAL LOTS | |
|---------------------------|----------------|
| LOT 1 | 44,725 |
| LOT 1B | 39,607 |
| LOT 1C | 27,139 |
| LOT2A/2B | 70,345 |
| LOT 2C/2D | 62,261 |
| LOT 3A/3B | 12,583 |
| TOTAL | 256,660 |





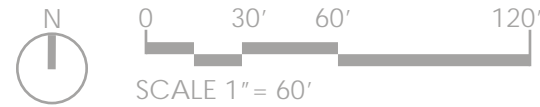


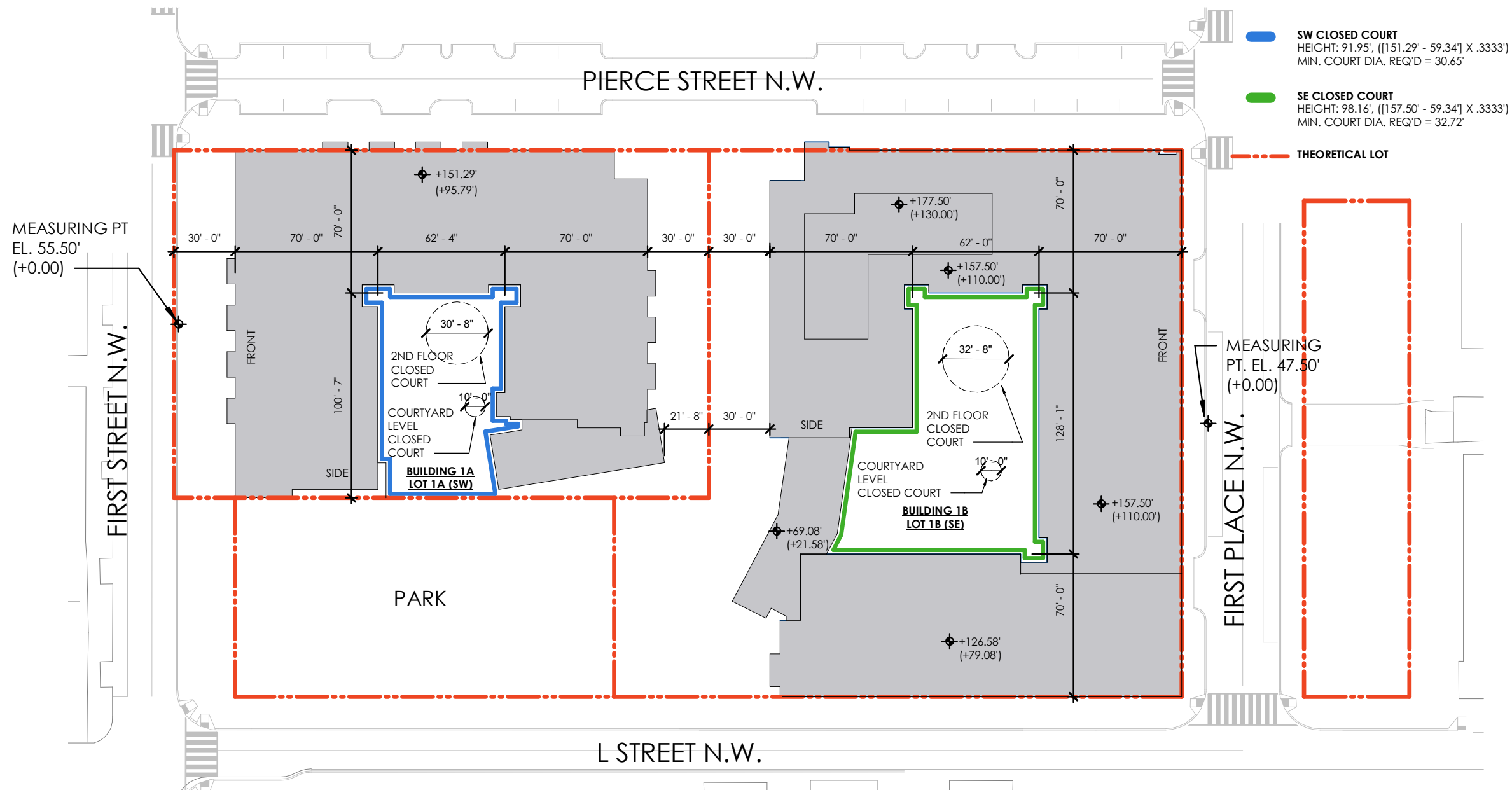
| PHASE 1 South Block | REAR YARD | | SIDE YARD | | CLOSED COURT | |
|------------------------|--|-----------------|--|--------------------------------------|---|--------------------|
| | Required/ Allowed | PUD Proposed | Required/ Allowed | PUD Proposed | Required/ Allowed | PUD Proposed |
| Building 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

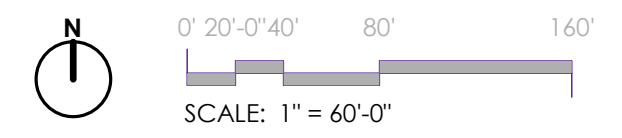
- CLOSED COURT
- SIDE YARD
- REAR YARD
- THEORETICAL LOT LINE

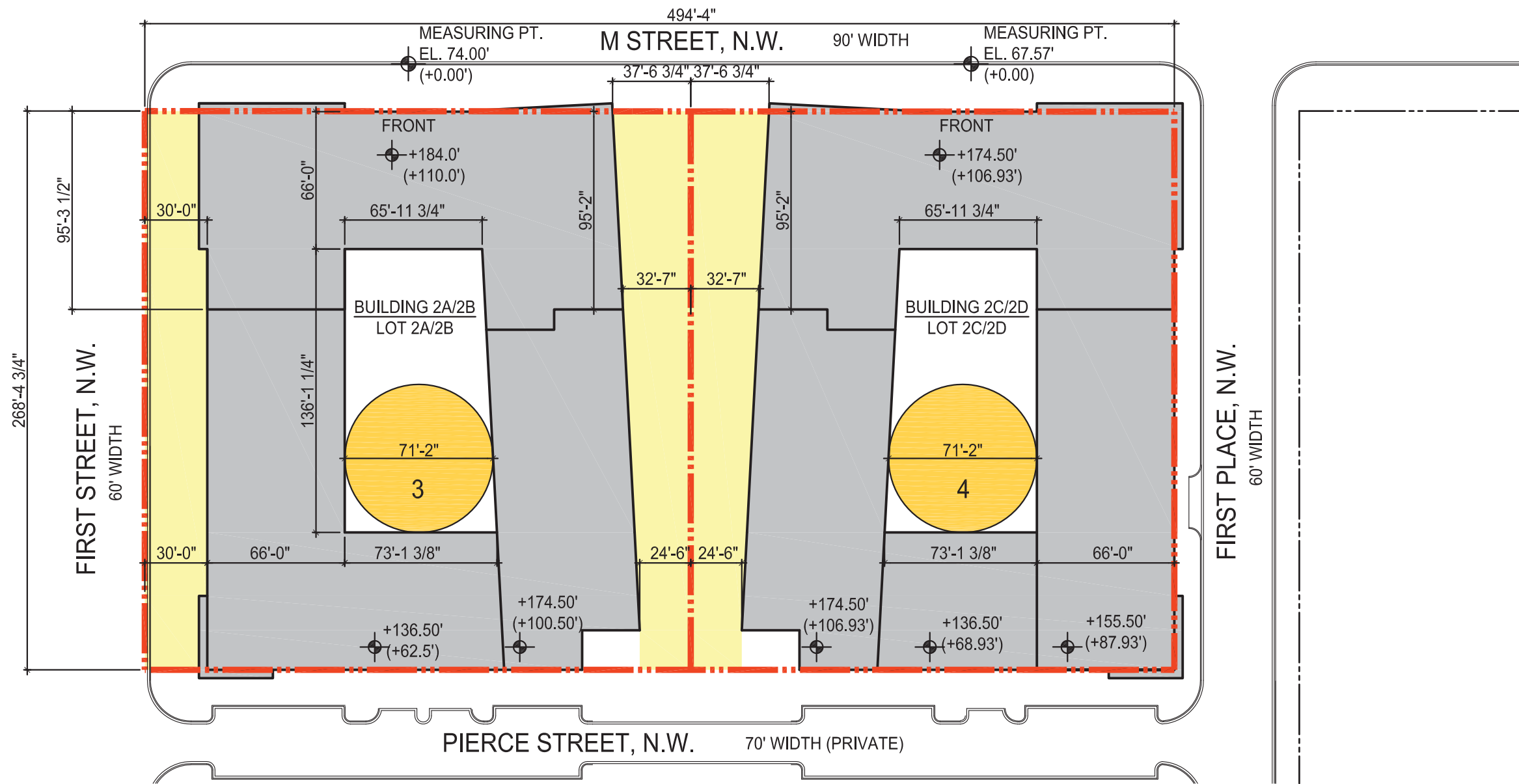




| PHASE 1 South Parcel | REAR YARD | | SIDE YARD | | CLOSED COURT | |
|------------------------------|--|-----------------|----------------------------|-----------------|--|-----------------|
| | Required/ Allowed | PUD Proposed | Required/ Allowed | PUD Proposed | Required/ Allowed | PUD Proposed |
| Building 1A "SW Building" | Min. 2 1/2"/ft not less than 12' 2 1/2" per 75.7' = 15.77' | 21' - 8" | 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



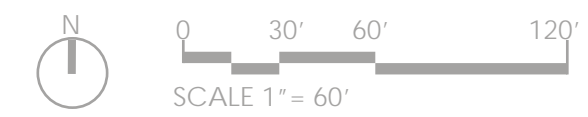


NOTE: THEORETICAL LOTS HAVE BEEN ESTABLISHED FOR THE PURPOSE OF DETERMINING CONFORMANCE TO REAR AND SIDE YARD REQUIREMENTS

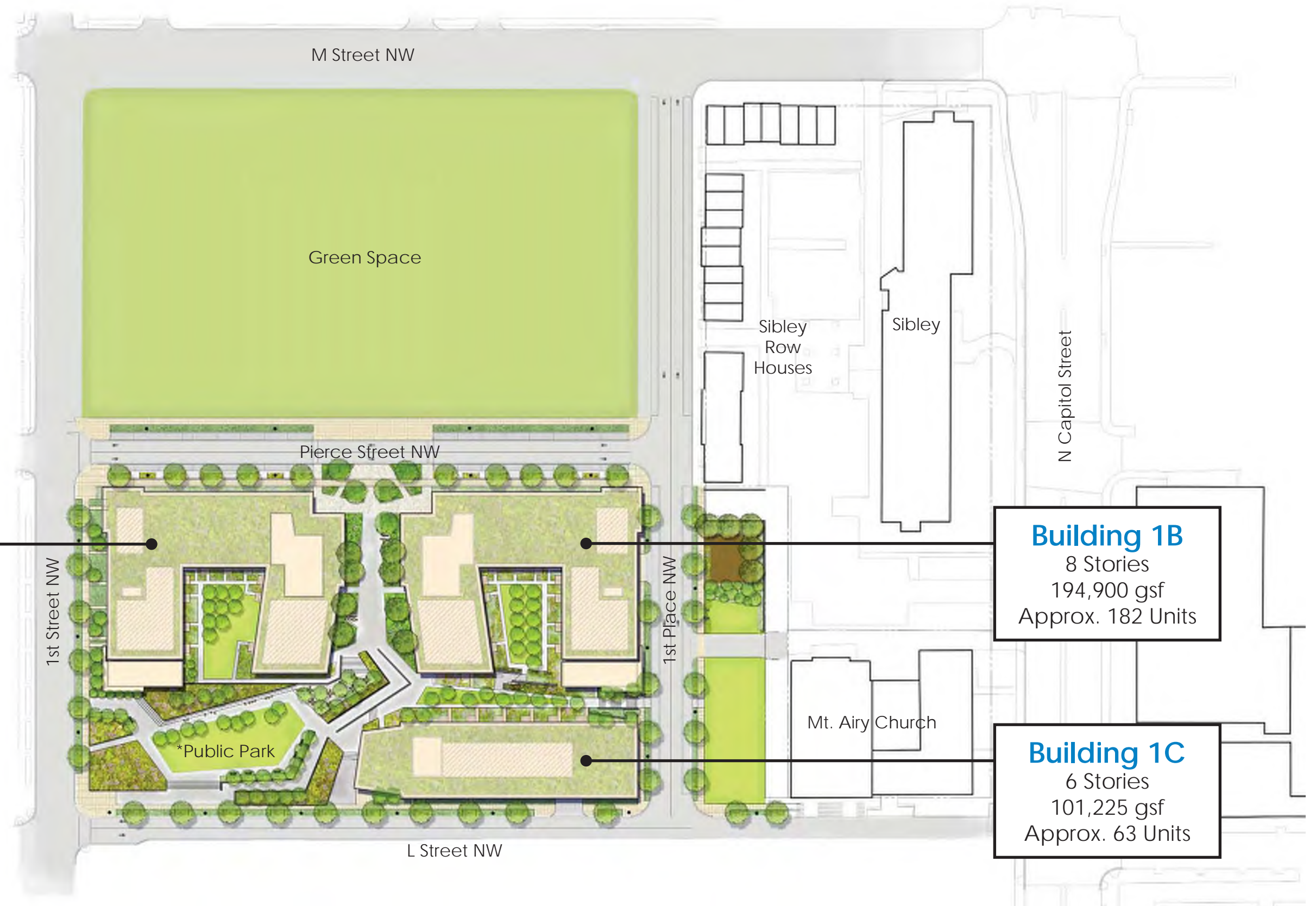
LEGEND

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

| PHASE 2 North Block | REAR YARD | | SIDE YARD | | CLOSED COURT | |
|------------------------|--|-----------------|--|--|--|-------------------------|
| | 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 4" per 112.0' = 37.33' Min. Area 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 4" per 102.5' = 34.17' Min. Area 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

1st Street NW

1st Place NW

N Capitol Street

M Street NW

Pierce Street NW

L Street NW

Sibley Row Houses

Sibley

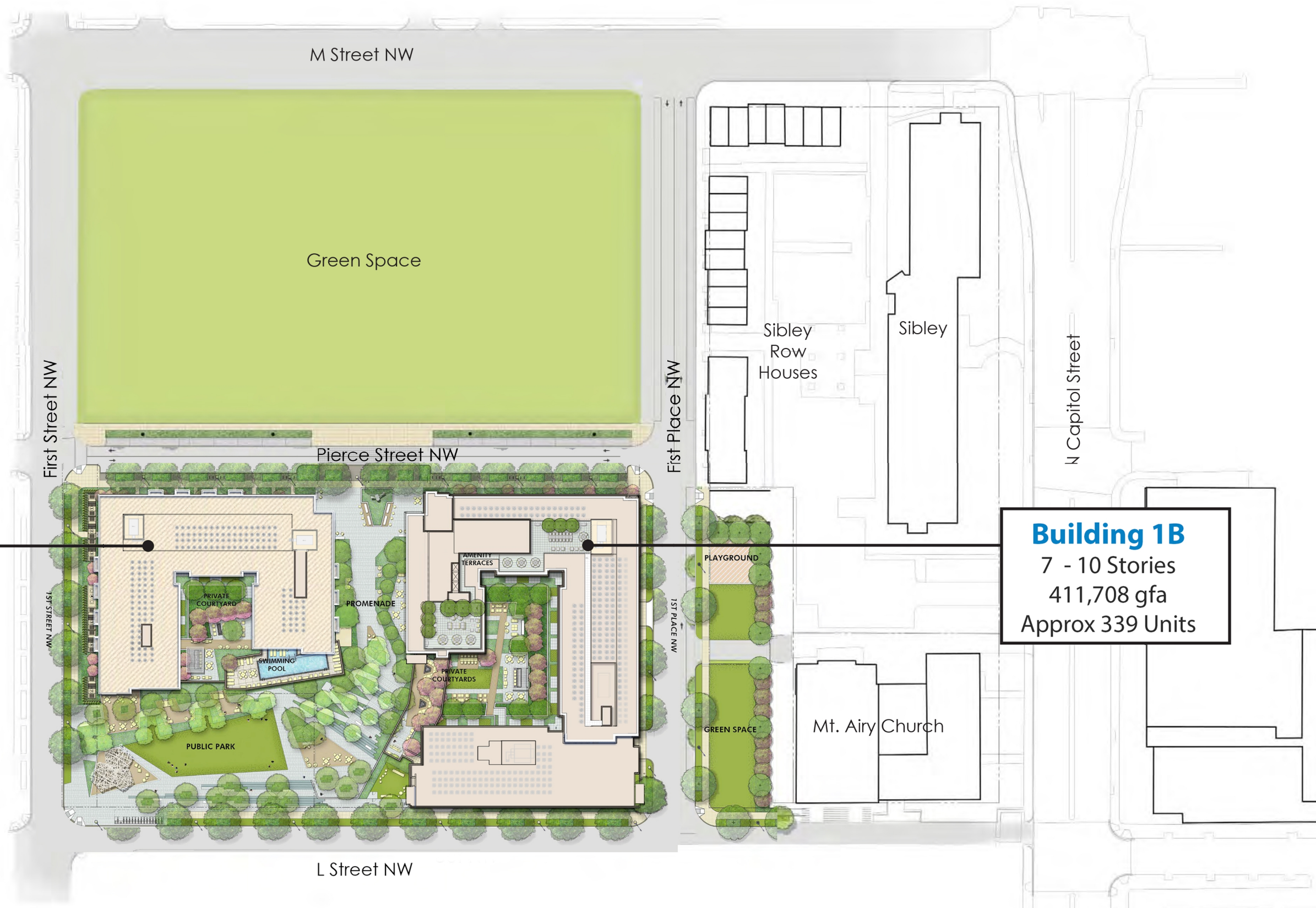
Mt. Airy Church

*Public Park

Green Space



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



Building 1A
 9 Stories
 222,800 gfa
 Approx 214 Units

Building 1B
 7 - 10 Stories
 411,708 gfa
 Approx 339 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.

