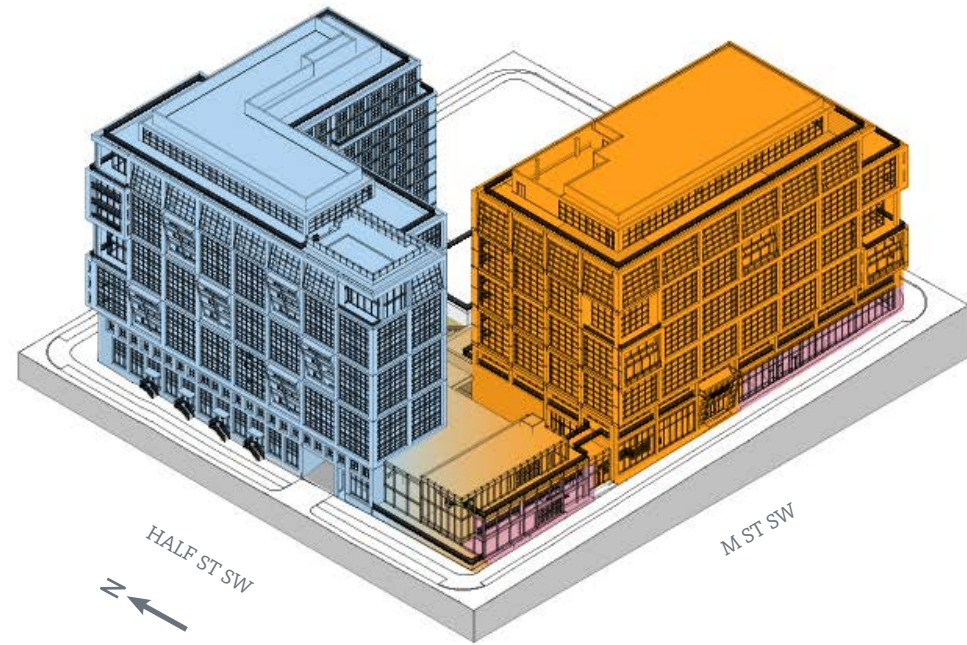


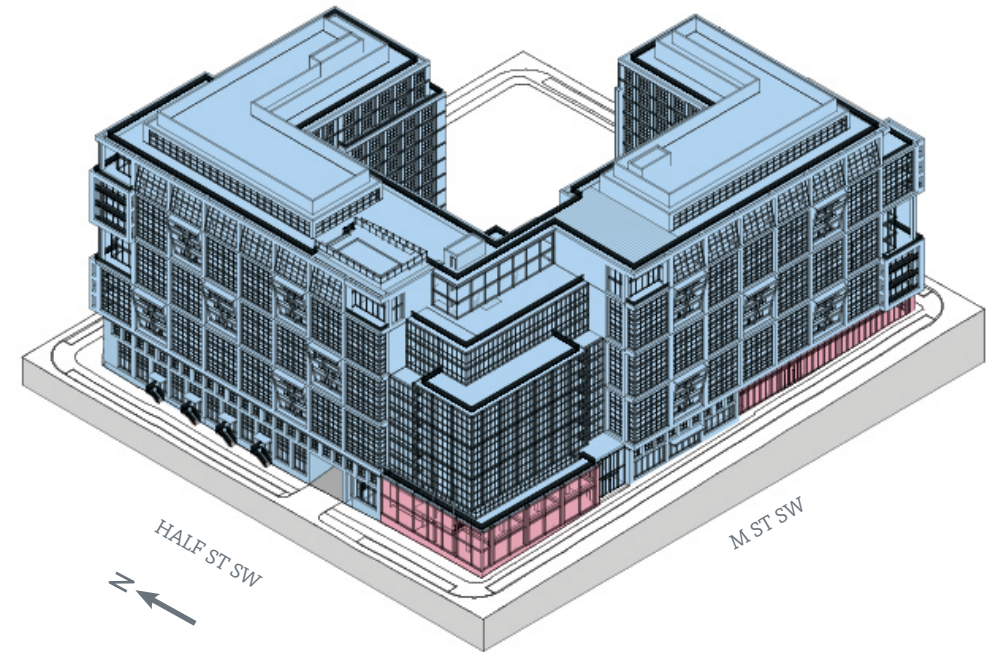
SECTION 2

SCHEME COMPARISON

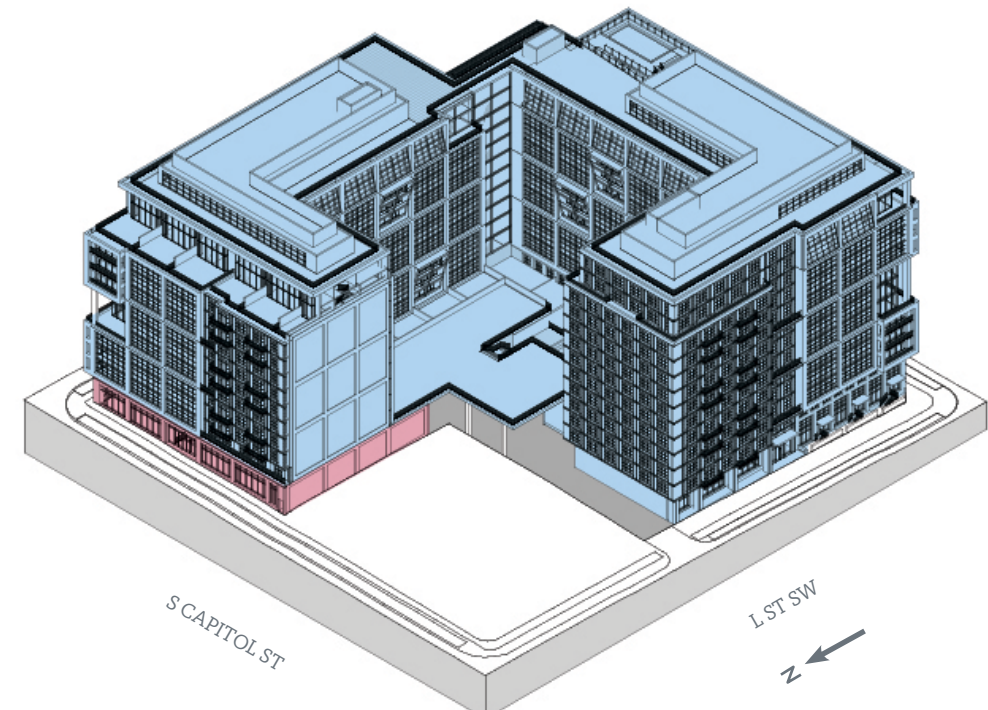
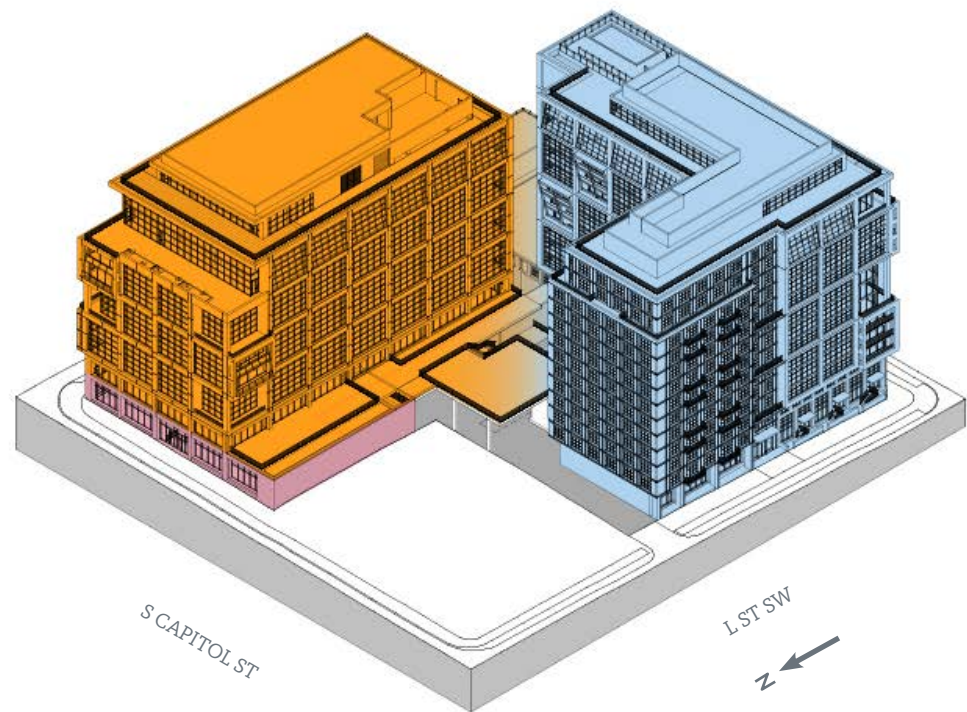
Scheme Comparison Site Program Diagrams



Mixed Use Scheme



Residential Scheme



Office
Residential
Flex*
Retail

RETAIL, RESI, OFFICE

NOTES:
 APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS,
 STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE
 VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

Scheme Comparison Zoning Tabulations

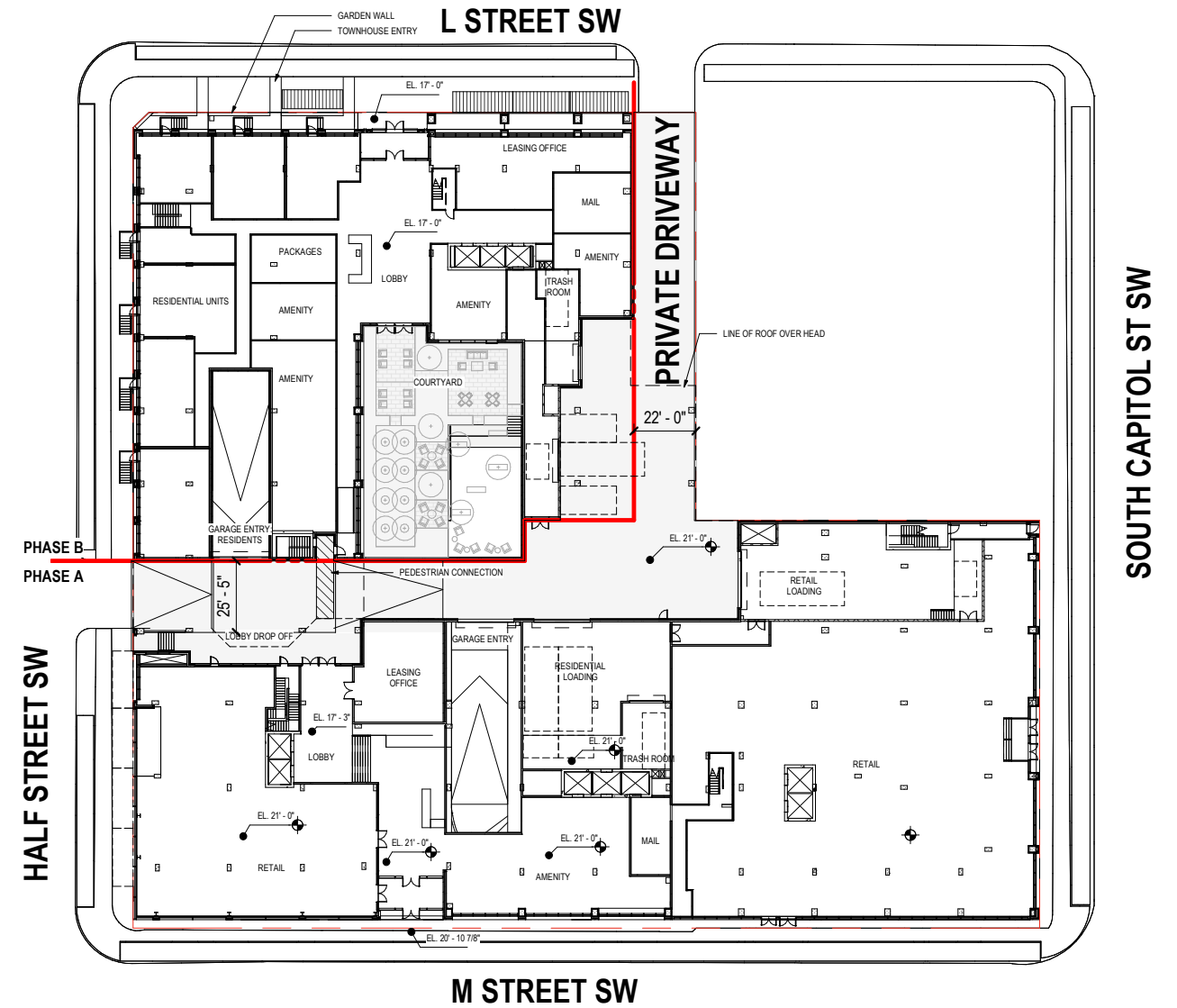
Lot Area : 75,656 SF

5M St SW; Square 649; Lots 43, 44, 45, 48; Zone D-5

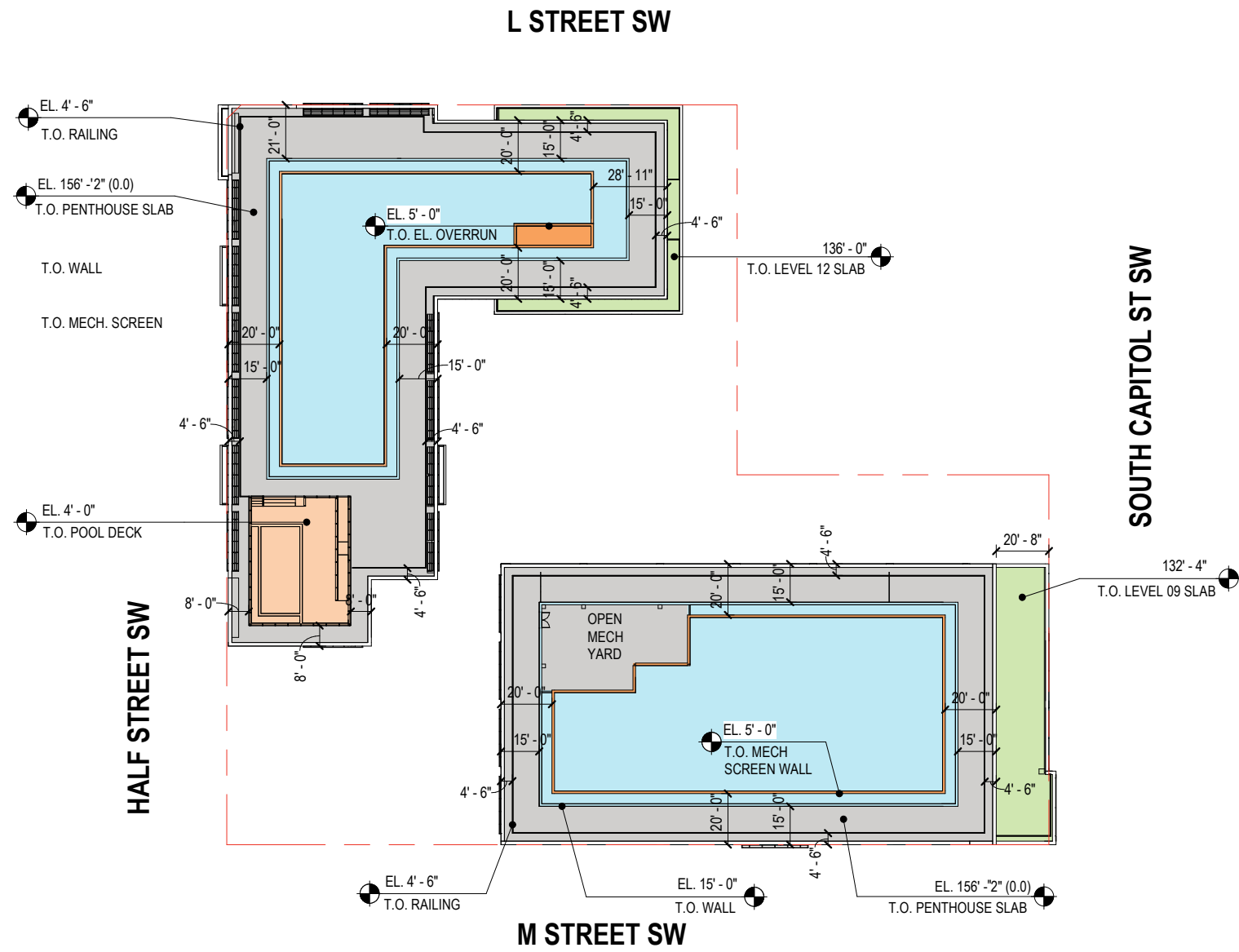
	Mixed-Use Scheme (Project)			Residential Alternative (Residential Scheme)		
Proposed Use	Office, Residential, Retail			Residential, Retail		
Proposed Number of Residential Units	349			615		
Proposed Building Height	130' with 1:1 setback at 110 feet on South Capitol St, 32' Southwest Pavilion height Penthouse Height : 20', Setback 1:1			130' with 1:1 setback at 110 feet on South Capitol St, 108'-2" Southwest Pavilion Height Penthouse Height : 20', Setback 1:1		
Build To Requirements	69%			86%		
Number Of Towers	2			2		
Total Gross Floor Area		Non Residential FAR	Residential FAR		Non Residential FAR	Residential FAR
Retail	25,406 SF			23,948 SF		
Residential	330,622 SF			663,785 SF		
Office	225,356 SF			n/a		
Total	581,384 SF	3.31	4.37	687,733 SF	0.32	8.77
Flexible Space	10,403 SF			6,607 SF		
Penthouse Habitable Space	13,367 SF	Residential Units : 2,556 SF (4 units, included in unit total) ; Office Amenity : 5,458 SF		13,045 SF	Residential Units : 6,125 SF (8 Units, included in unit total)	
Penthouse Mechanical Space	7,922 SF			5,806 SF		
Penthouse Total	21,359 SF			18,851 SF		
Parking Spaces	403			311		
Bike Parking	Required	Provided		Required	Provided	
Short Term	30	32		38	42	
Long Term	156	170		130	144	
Loading	Required	Provided		Required	Provided	
Retail		4 Loading Berths / 2 Service/Delivery Spaces* 4 Loading Platforms @ 100 SF*			4 Loading Berths / 2 Service/Delivery Spaces* 4 Loading Platforms @ 100 SF*	
Office						
Residential						
Rear Yard	Not Required	Not provided		Not Required	Not provided	
Side Yard	Not Required, if provided min 4'-0" wide	22'-0" Provided		Not Required, if provided min 4'-0" wide	22'-0" Provided	
Courts	All Compliant			All Compliant		
GAR Requirement	0.2 minimum	0.2 provided		0.2 minimum	0.2 provided	



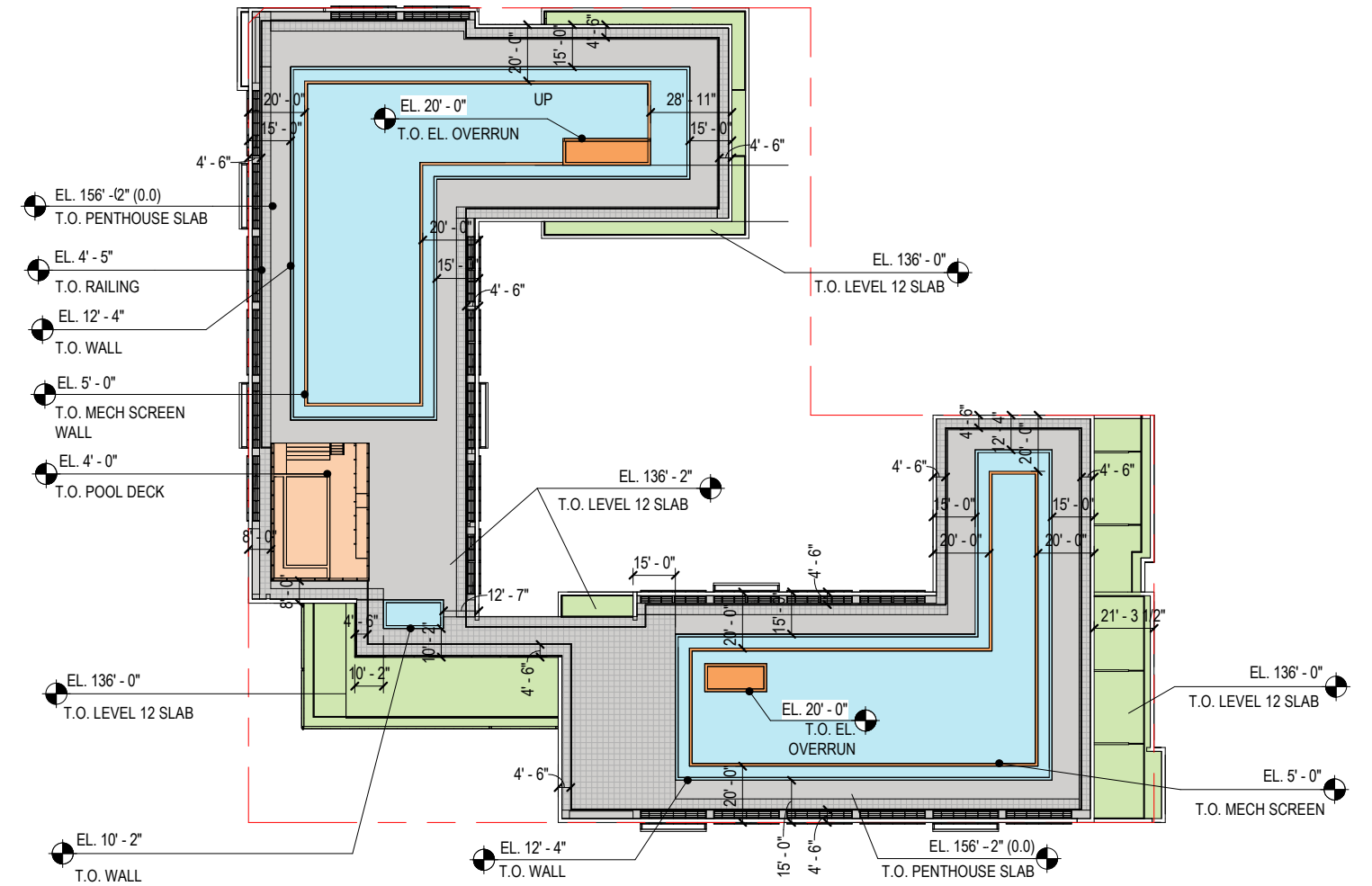
Mixed Use Scheme



Residential Scheme



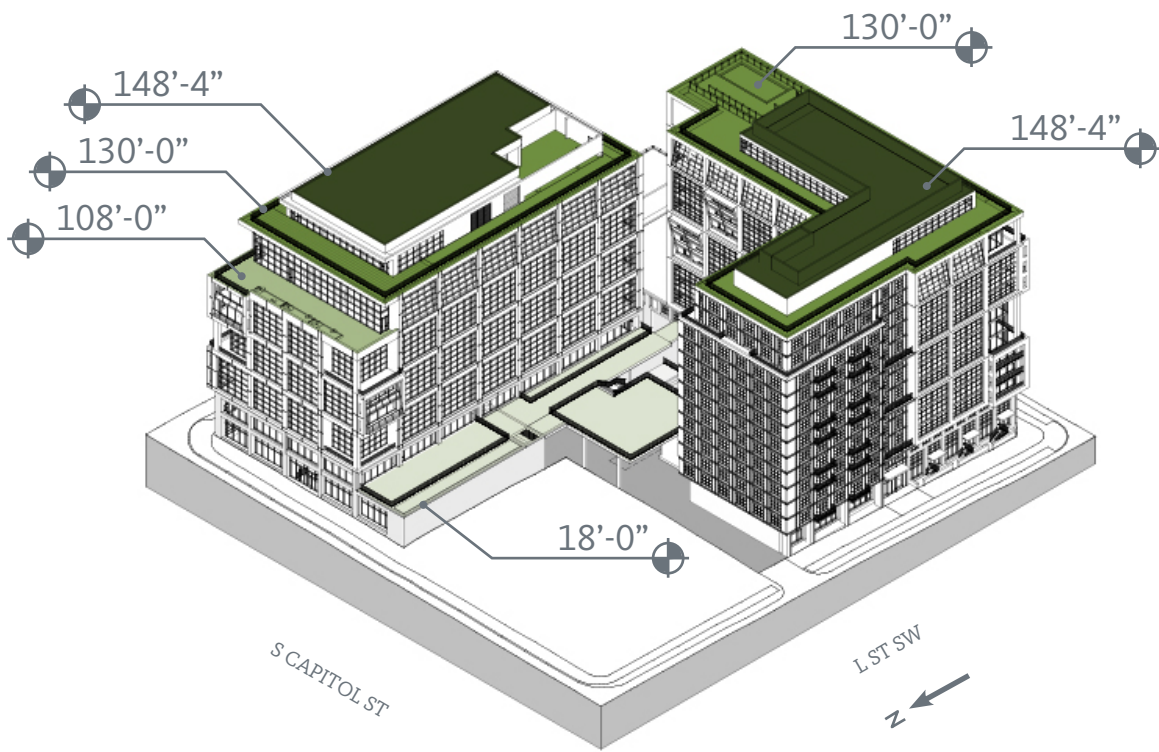
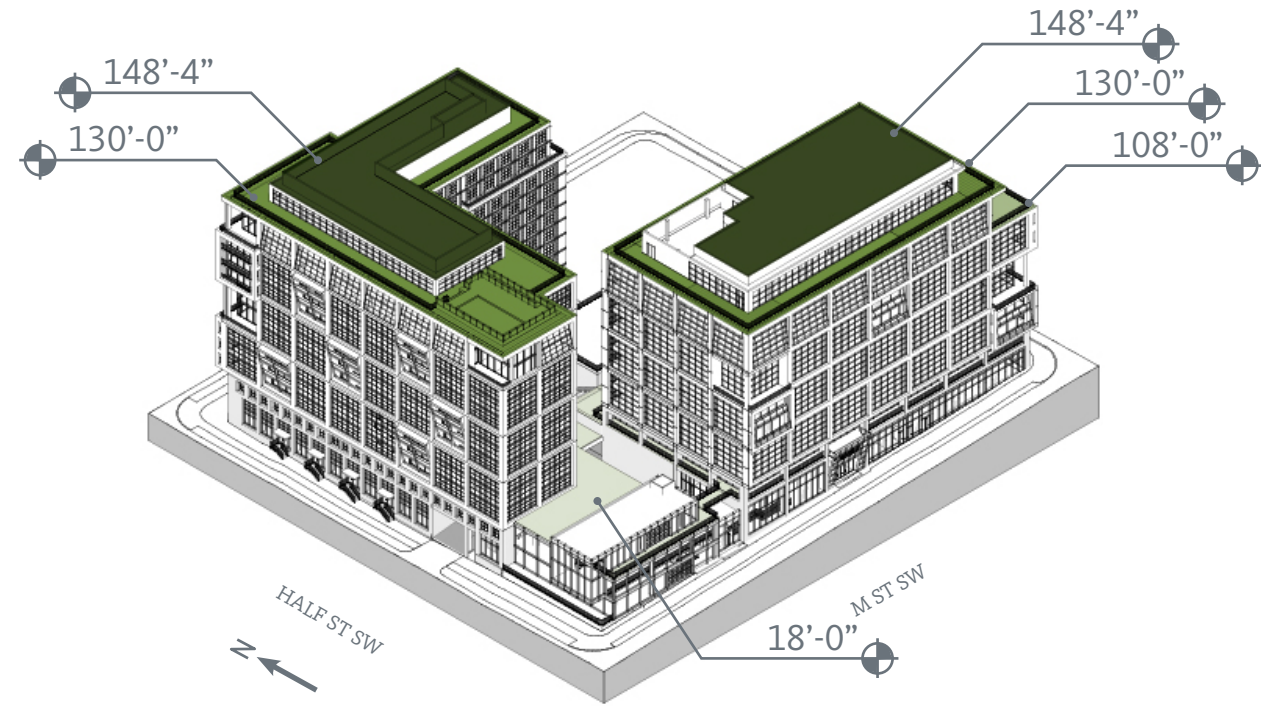
Mixed Use Scheme



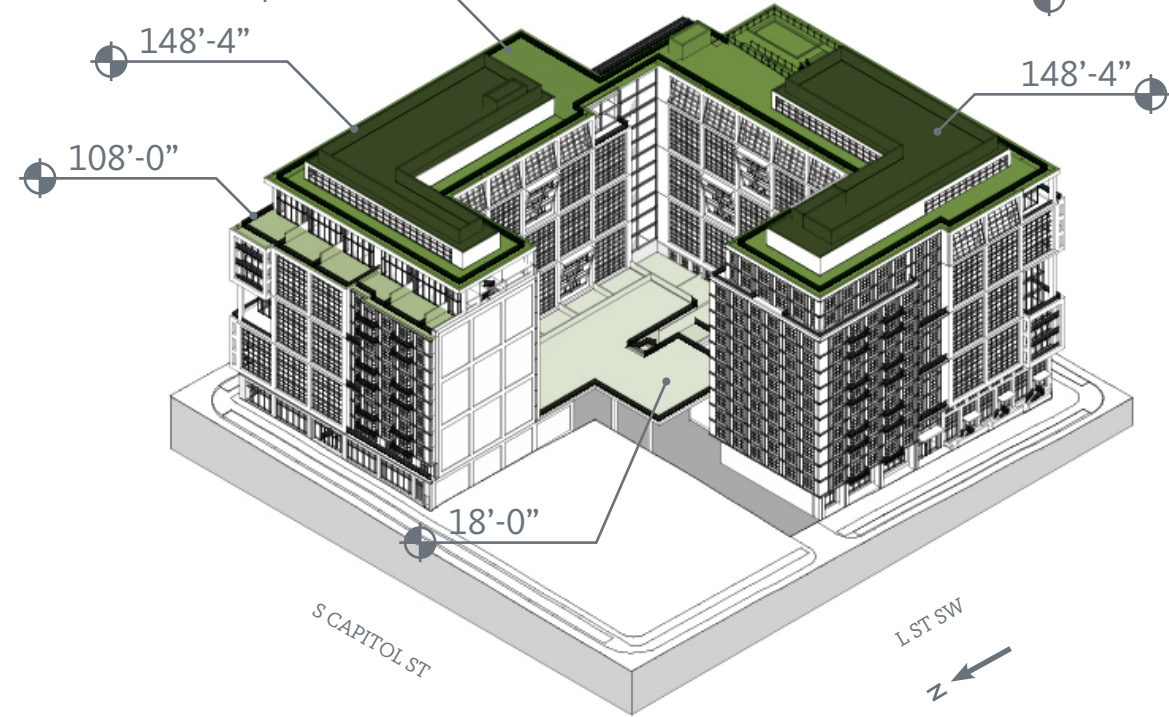
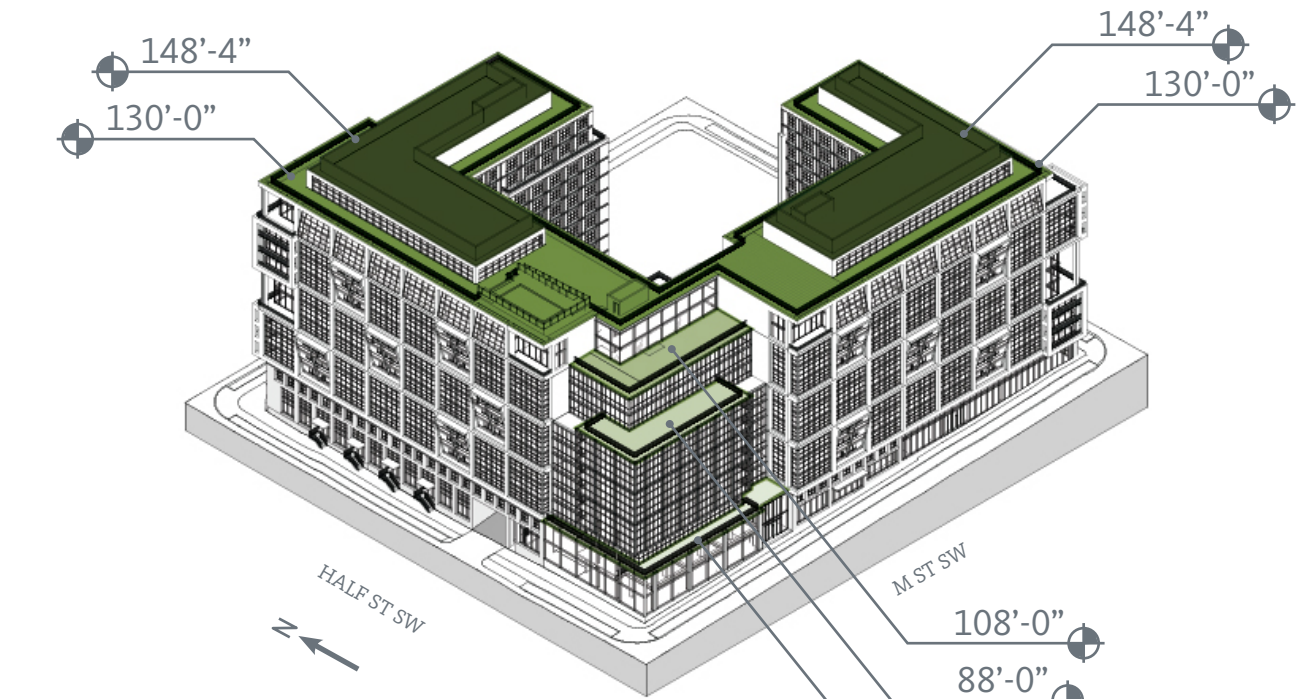
Residential Scheme

Scheme Comparison Height Comparison

Not to Scale



Mixed Use Scheme



Residential Scheme

Building elevation heights shown are measured from and relative to the BHMP.

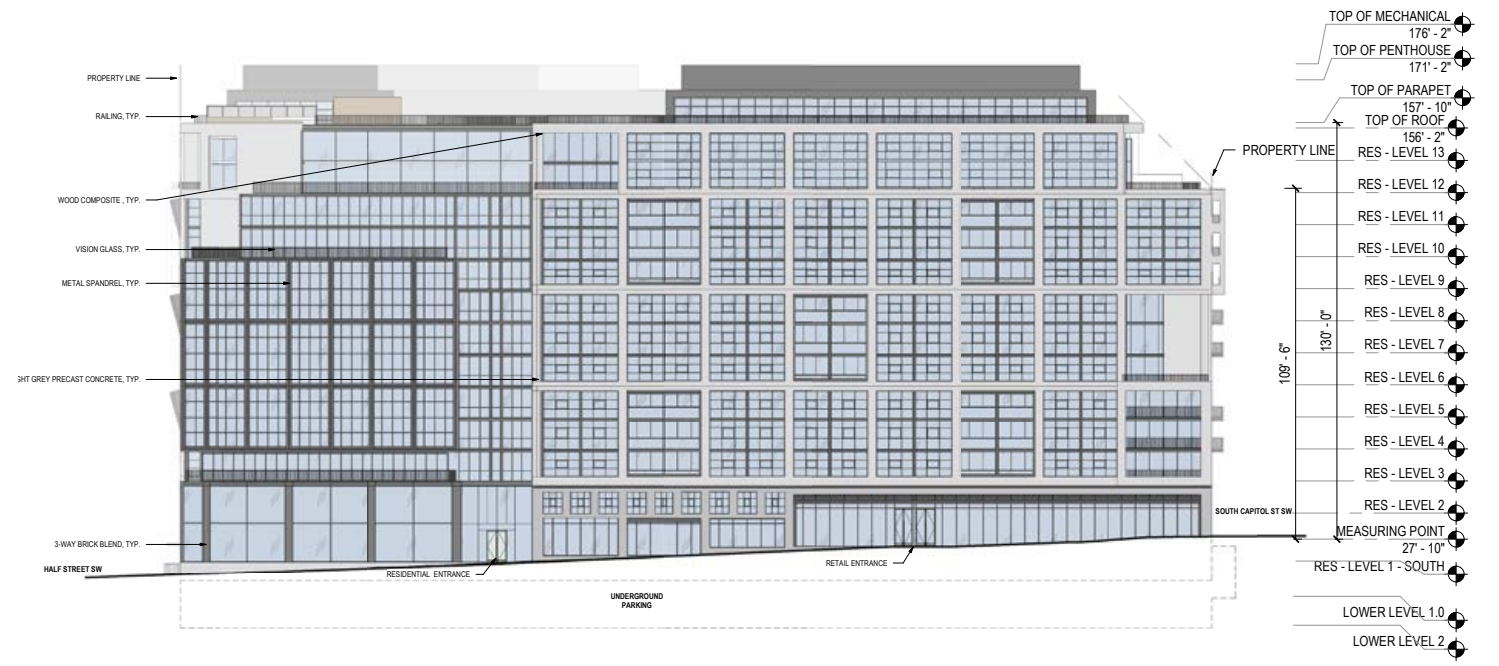
Scheme Comparison Elevations

Not to Scale

South Elevation



Mixed Use Scheme



Residential Scheme

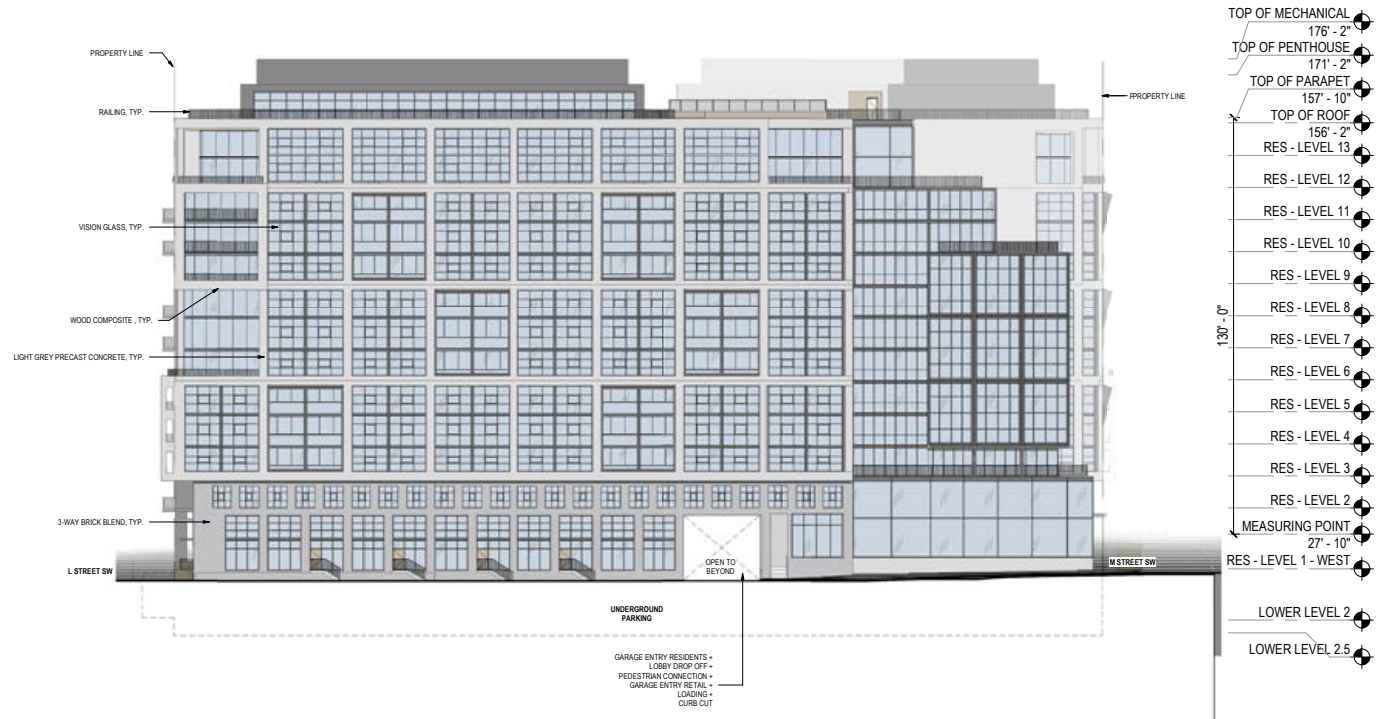
Scheme Comparison Elevations

Not to Scale

West Elevation



Mixed Use Scheme

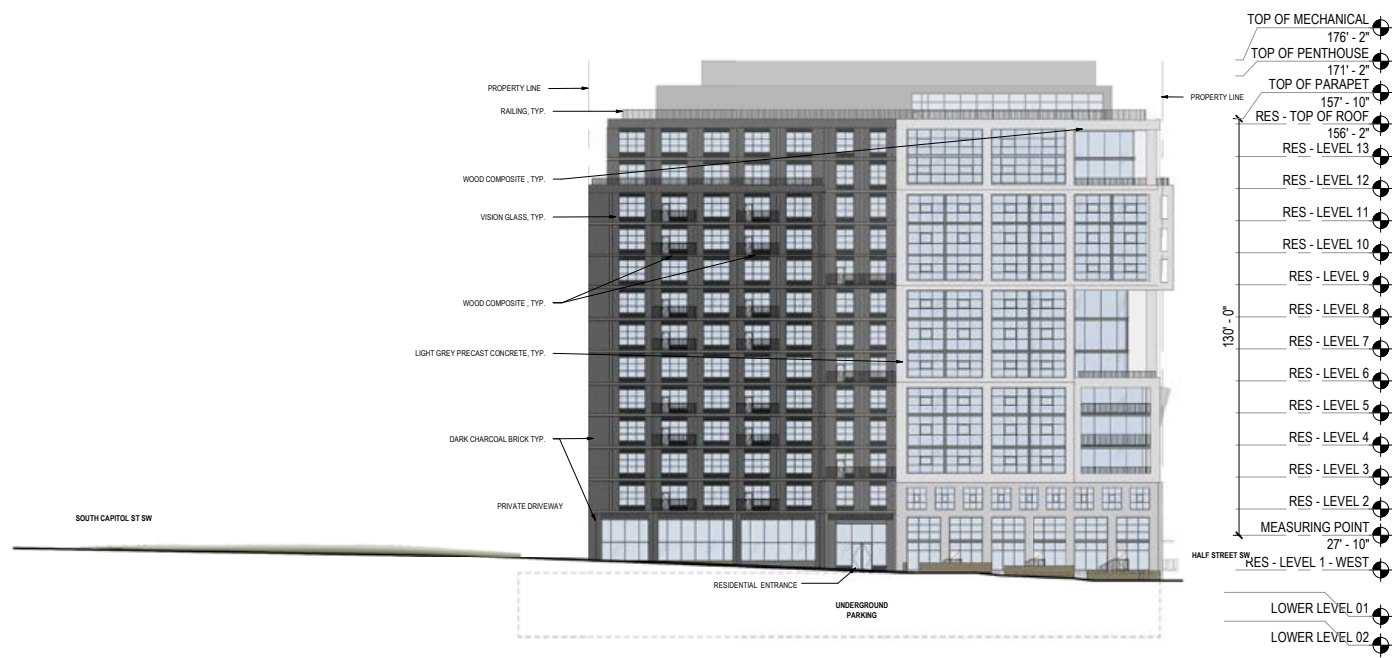


Residential Scheme

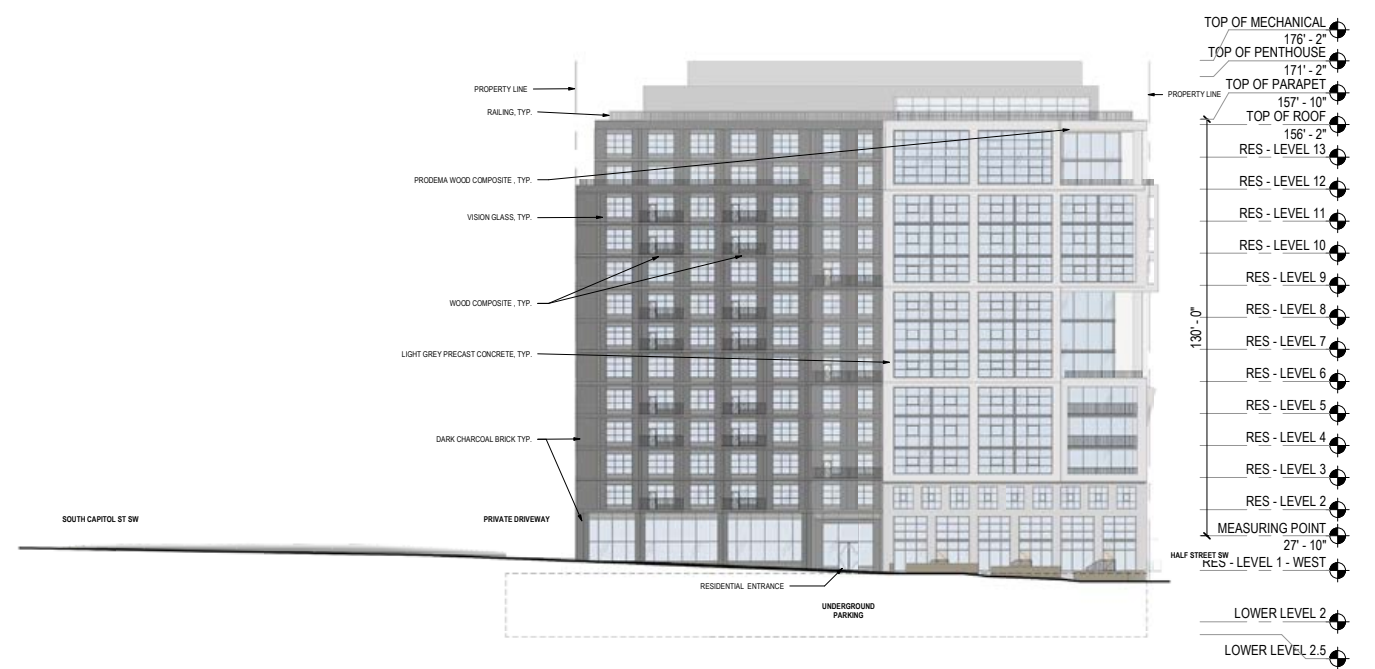
Scheme Comparison Elevations

Not to Scale

North Elevation



Mixed Use Scheme

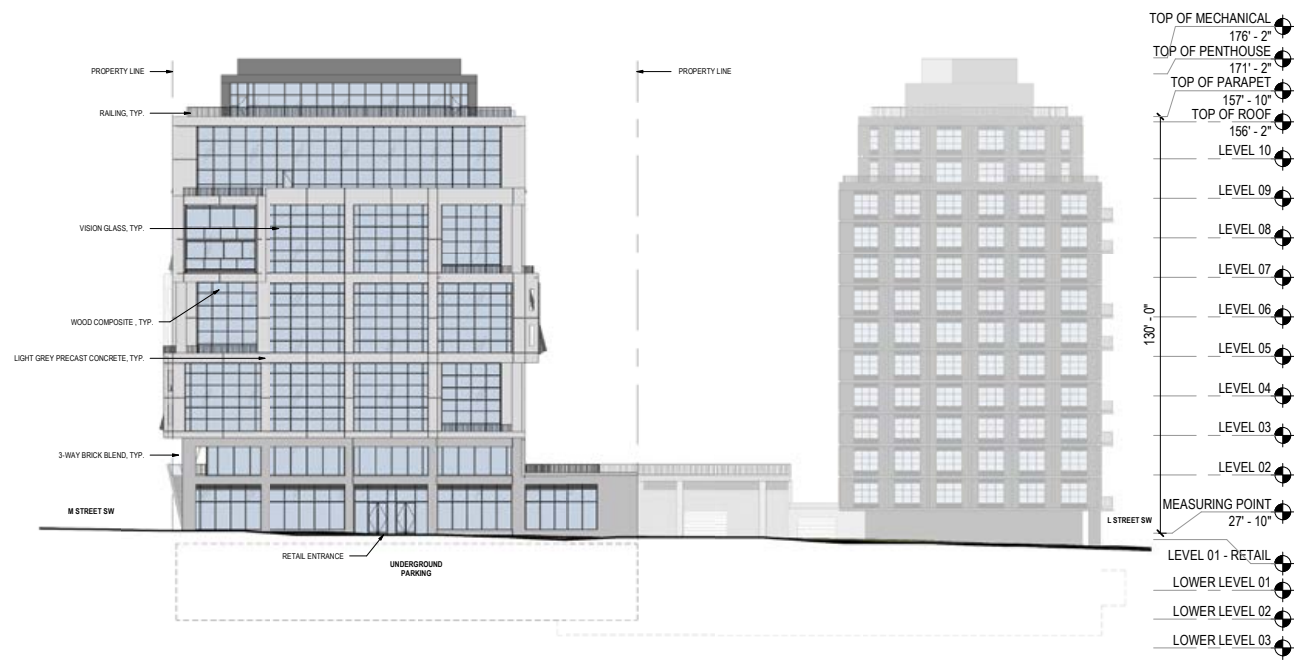


Residential Scheme

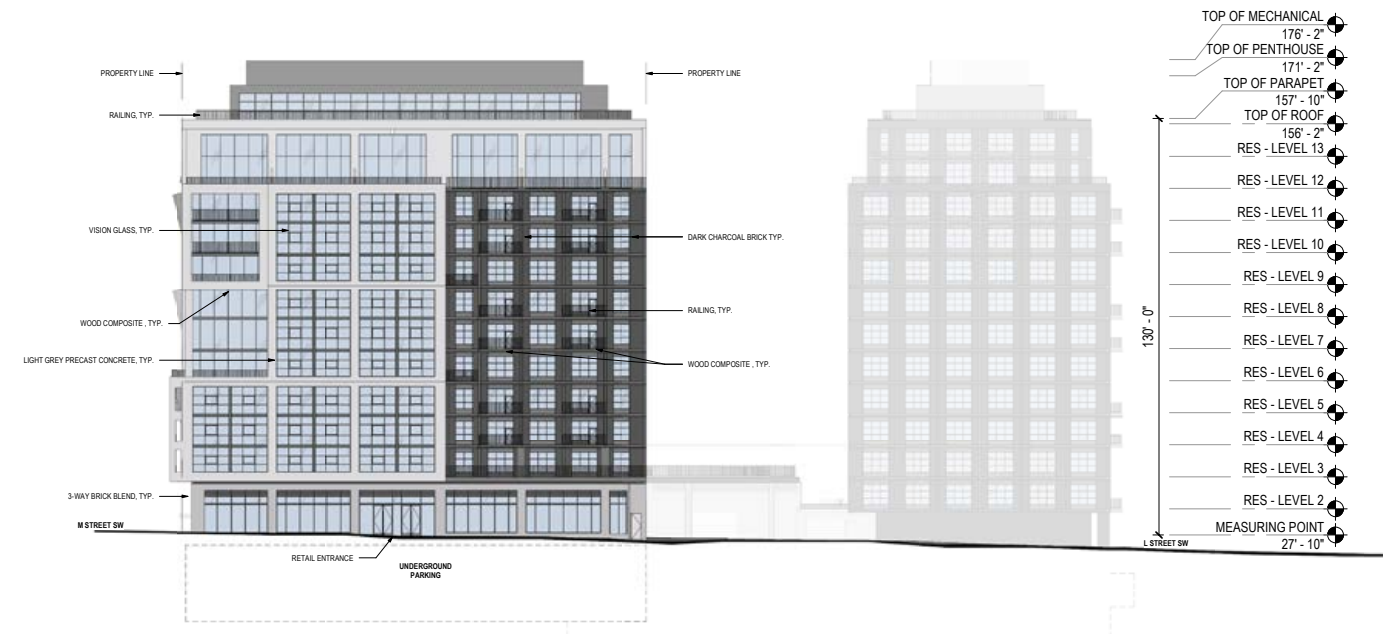
Scheme Comparison Elevations

Not to Scale

East Elevation



Mixed Use Scheme



Residential Scheme