



COMMERCIAL REVISED DESIGN - VIEW FROM WASHINGTON CIRCLE

12 MARCH 2007



RESIDENTIAL REVISED DESIGN - VIEW FROM 23RD AND EYE STREET



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12 MARCH 2007

SUBMITTED 25 JANUARY 2007



REVISED DESIGN



COMPARISON RENDERINGS OF PREVIOUSLY SUBMITTED COMMERCIAL SCHEME (LEFT) AND REVISED DESIGN (RIGHT)

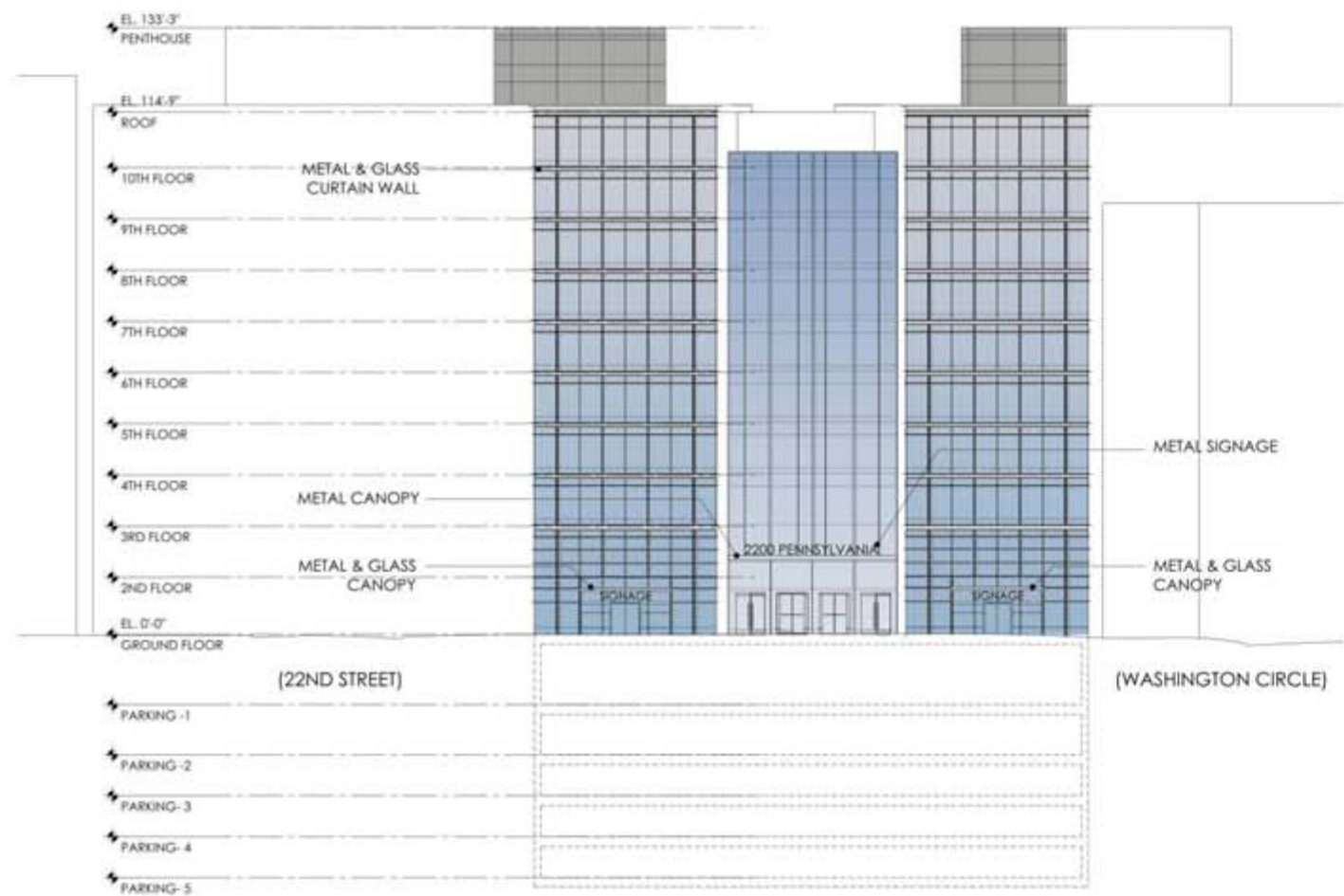
SUBMITTED 25 JANUARY 2007

REVISED DESIGN

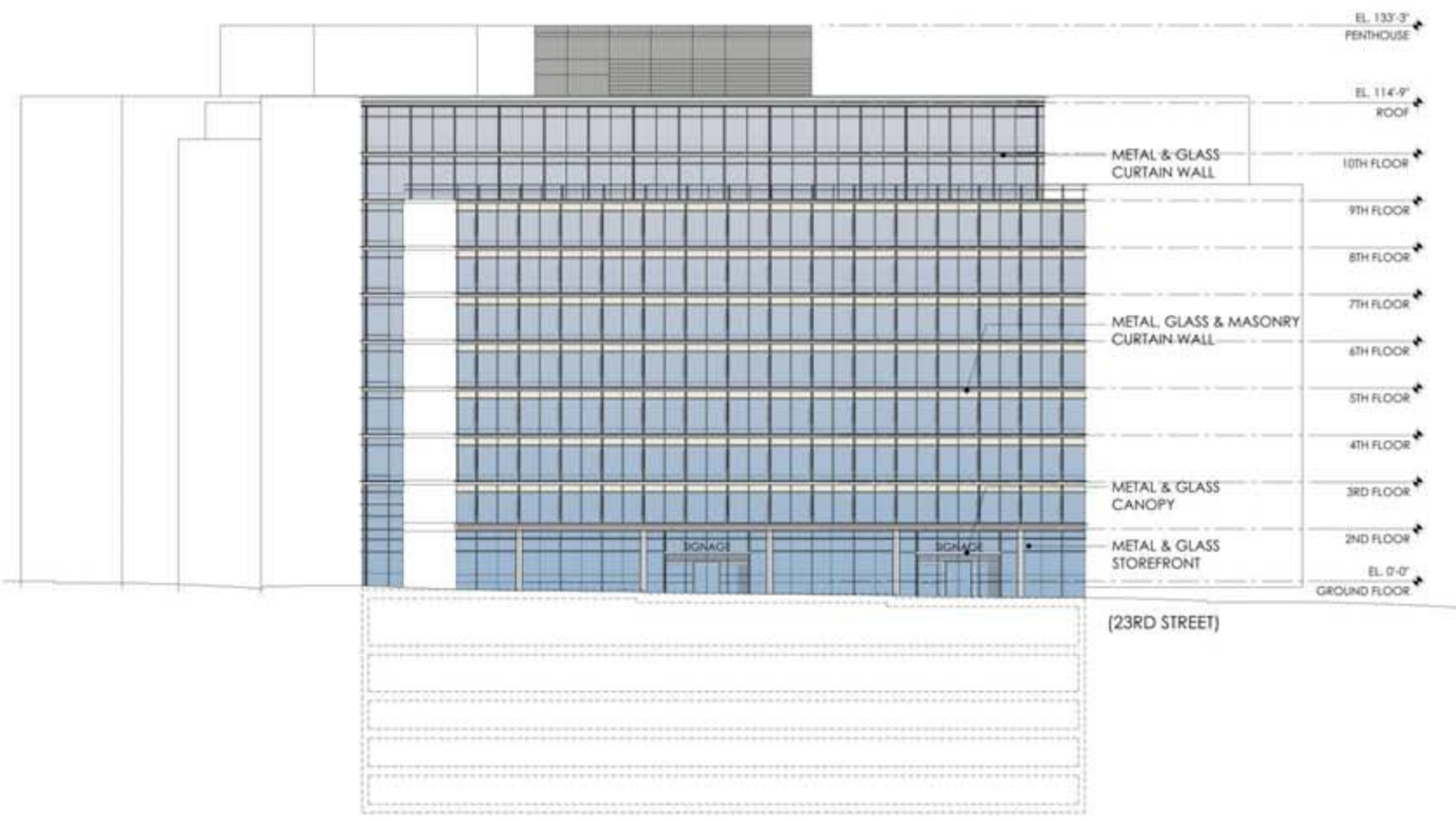


COMPARISON RENDERINGS OF PREVIOUSLY SUBMITTED RESIDENTIAL SCHEME (LEFT) AND REVISED DESIGN (RIGHT)

12 MARCH 2007

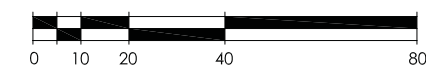


PENNSYLVANIA AVE ELEVATION

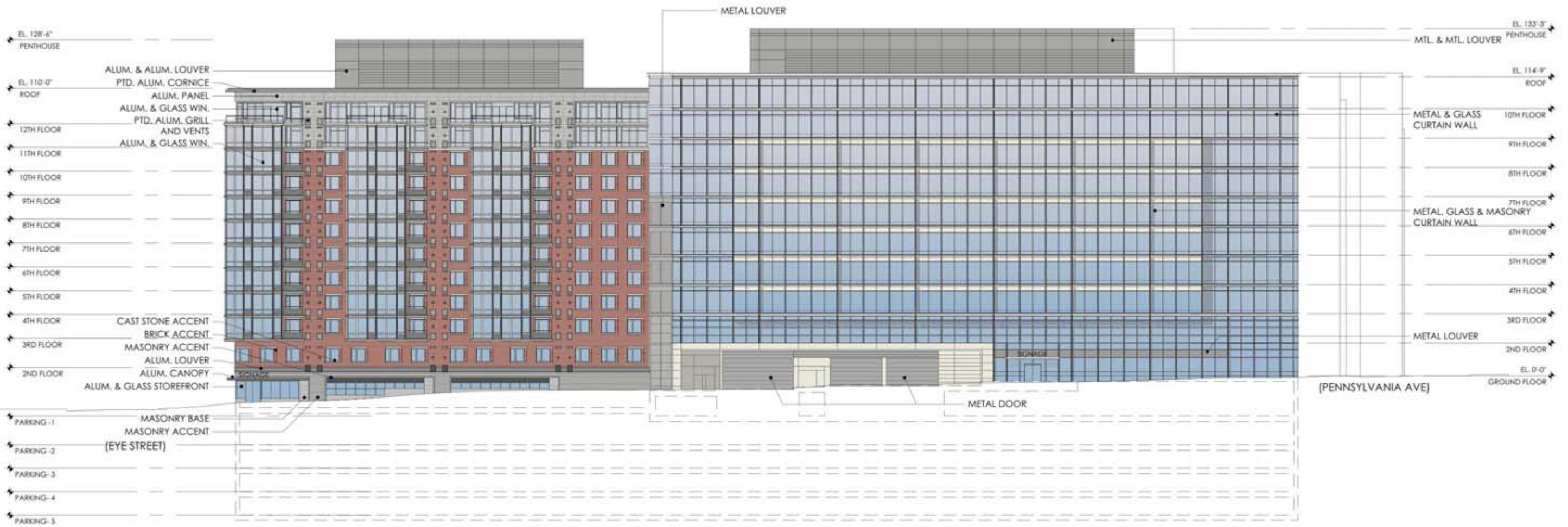


WASHINGTON CIRCLE ELEVATION

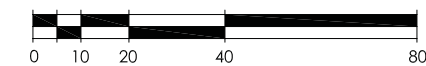
REVISED NORTH ELEVATIONS (PENNSYLVANIA AVENUE / WASHINGTON CIRCLE)



12 MARCH 2007
SCALE: 1"=40'-0"



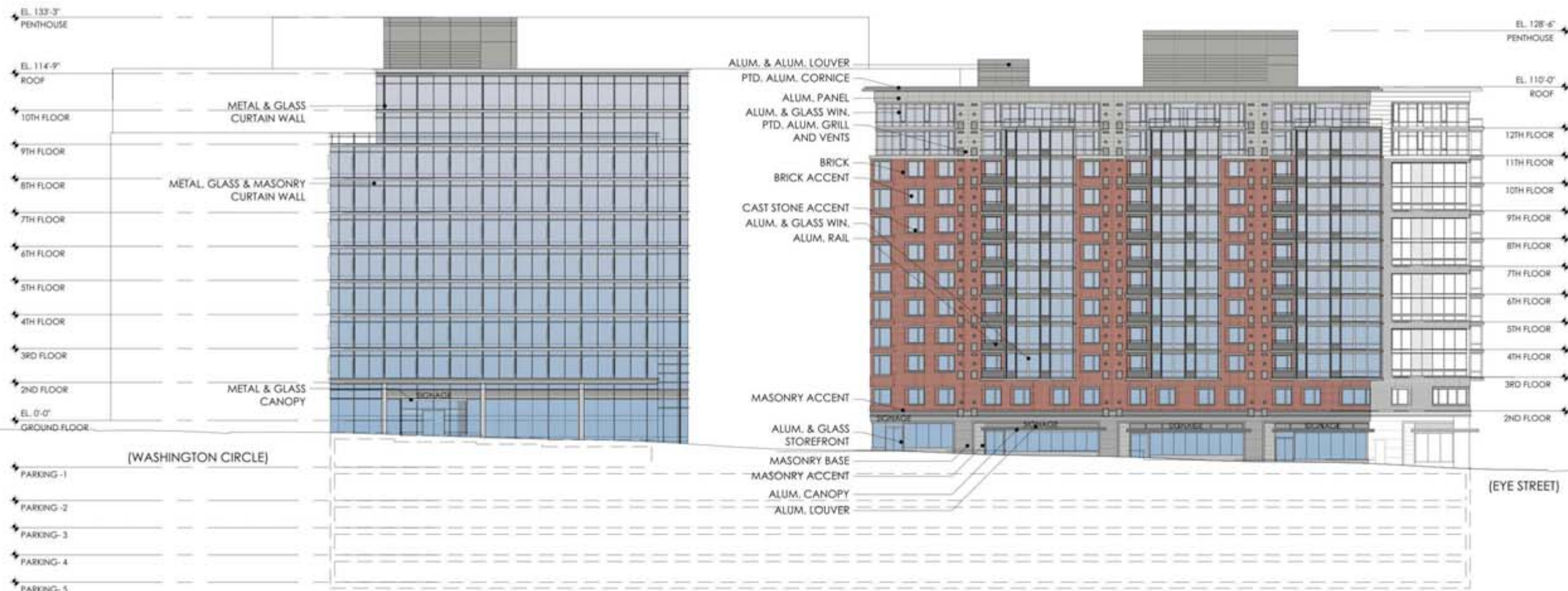
REVISED EAST ELEVATION (22ND STREET)



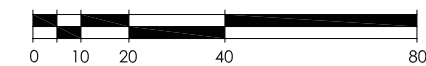
12 MARCH 2007
SCALE: 1"=40'-0"



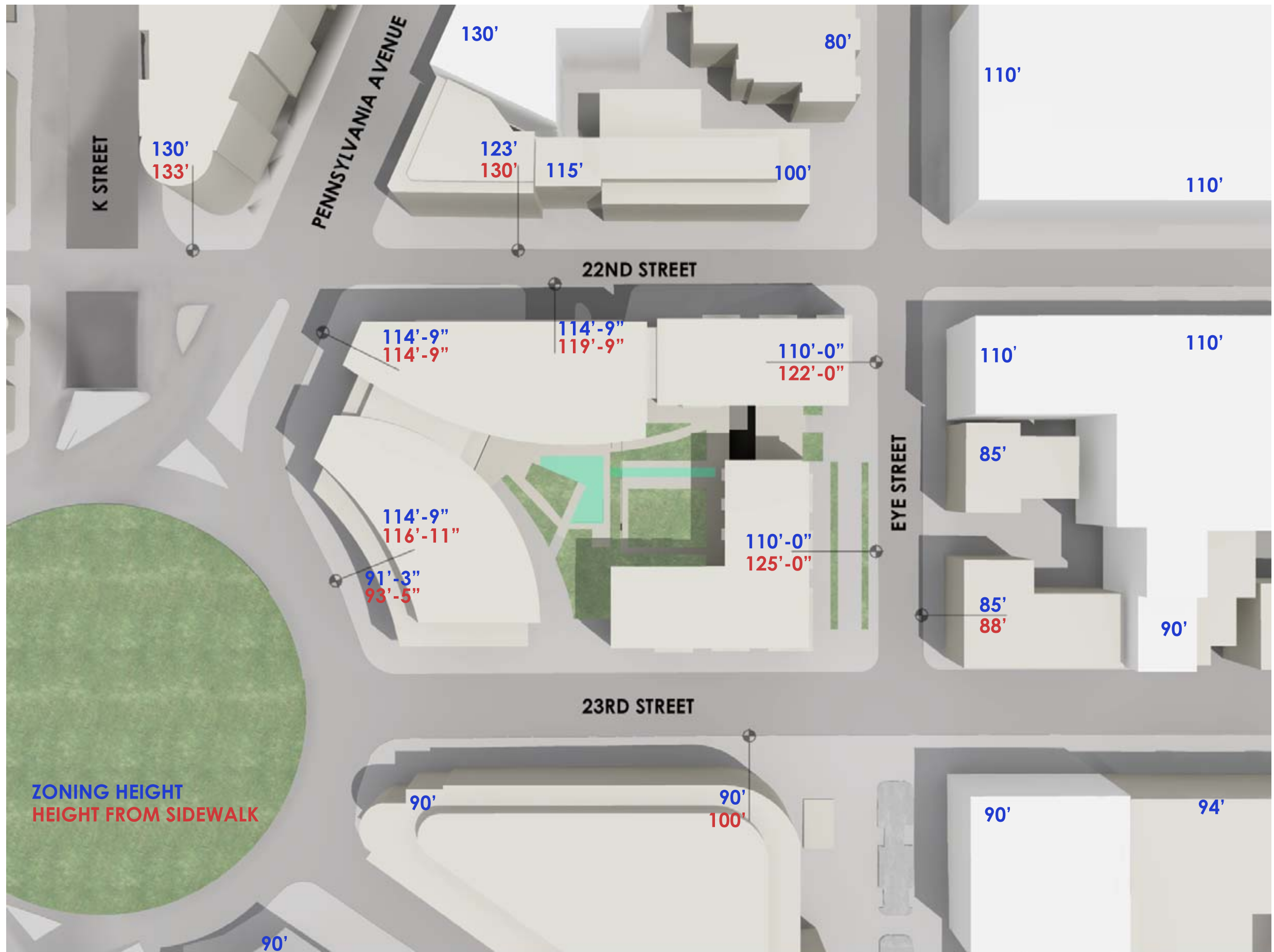
REVISED SOUTH ELEVATION (EYE STREET)



REVISED WEST ELEVATION (23RD STREET)



12 MARCH 2007
SCALE: 1"=40'-0"



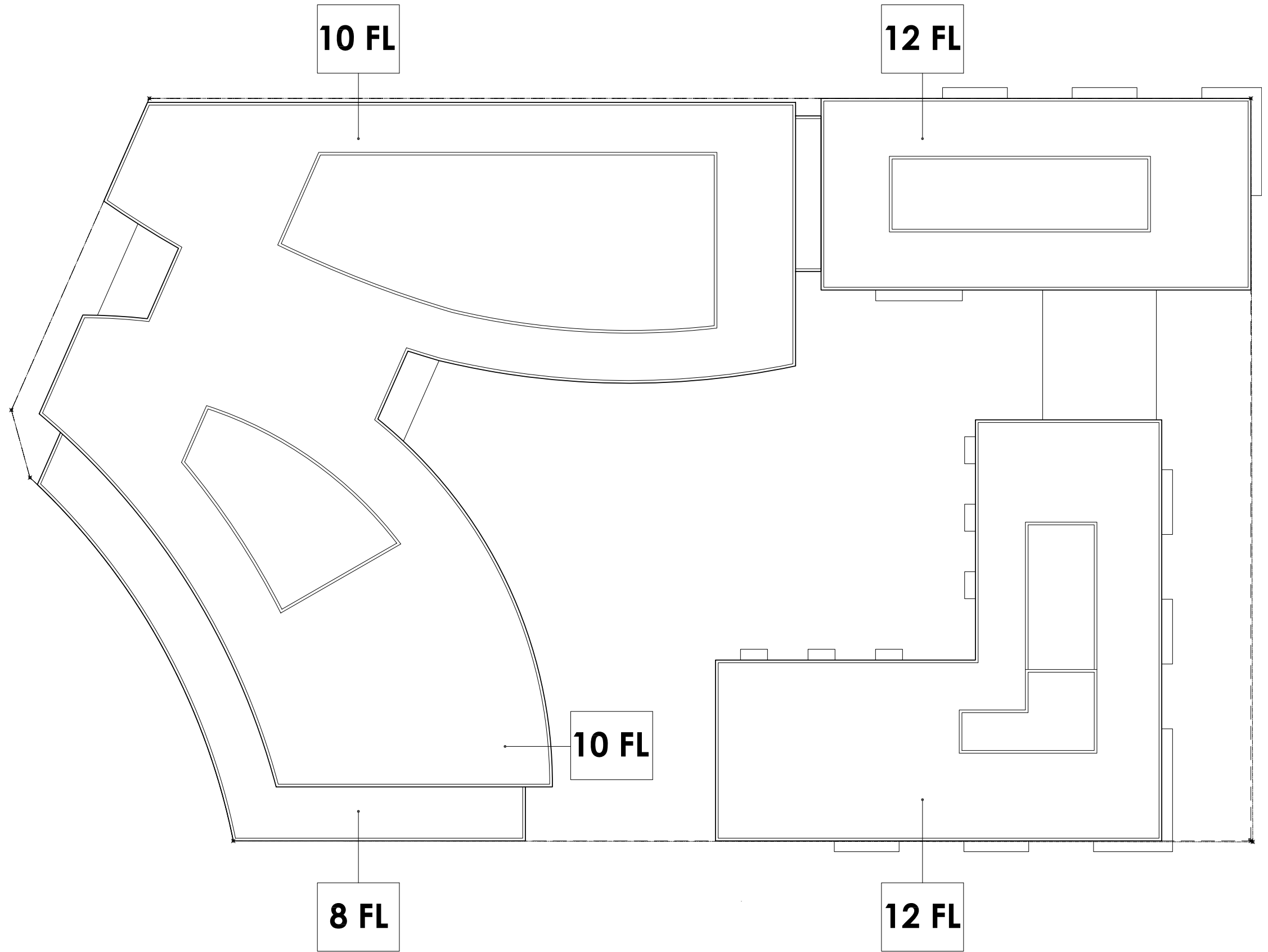
REVISED HEIGHTS DIAGRAM W/ FOGGY BOTTOM CAMPUS PLAN 2006-2025

NOTE: SURROUNDING BUILDING HEIGHTS REFLECT FOGGY BOTTOM CAMPUS PLAN PUD (PROPOSED ACTION TAKEN FEBRUARY 5, 2007)

● LOCATION OF SURVEYED CURB HEIGHT

OFFICE	
GSF	439,484 SF
LOSS	-17,820 SF
FAR	3.79
RESIDENTIAL	
GSF	328,089 SF
LOSS	-14,739 SF
FAR	2.84
* TOTAL	
GSF	842,552 SF
LOSS	-32,559 SF
FAR	7.28

* INCLUDES COMMON & RETAIL SPACES @ 74,979 SF 0.65 FAR



SQUARE FOOTAGE NET LOSS SUMMARY

