



DRAWING INDEX

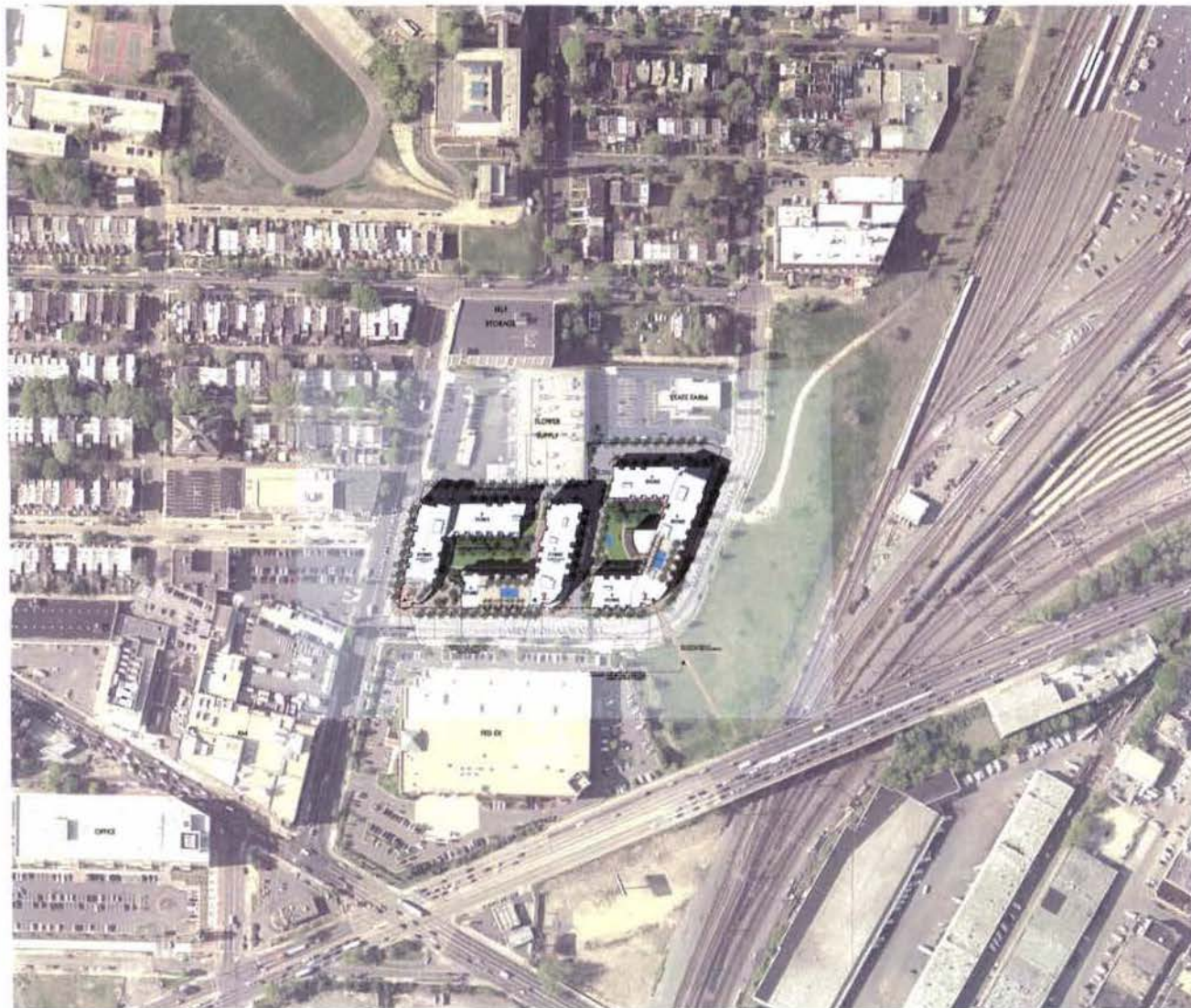
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Project Information and Data:

- Project site area is 187,958 sf



Zoning	Description
C-M-2	Medium bulk commercial and light manufacturing
M	General Industry





Site Information

Site Information

Site Area 107,300 SF or 4.31482 acres
Site Dimensions 524'-6.39" x 742'-6.39" approximately

Let's Compare

1.48 mbar	94.134 mmHg
1.48 mmHg	196.888 mbar

Plant Area: Dallas (FAS)

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Discussion

1st Floor	0.88% GSF	Notes: GSF includes 1,232 of storage, not including garage ramp area.
2nd Floor	10.00% GSF	
3rd Floor	10.00% GSF	Notes: GSF does not include Lobby at 1,668 of 1,364 of open to below.
4th Floor	10.00% GSF	
5th Floor	10.00% GSF	
6th Floor	10.00% GSF	
7th Floor	10.00% GSF	
8th Floor	10.00% GSF	
9th Floor	10.00% GSF	
10th Floor	10.00% GSF	
11th Floor	10.00% GSF	
12th Floor	10.00% GSF	
13th Floor	10.00% GSF	
14th Floor	10.00% GSF	
15th Floor	10.00% GSF	
16th Floor	10.00% GSF	
17th Floor	10.00% GSF	
18th Floor	10.00% GSF	
19th Floor	10.00% GSF	
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21st Floor	10.00% GSF	
22nd Floor	10.00% GSF	
23rd Floor	10.00% GSF	
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25th Floor	10.00% GSF	
26th Floor	10.00% GSF	
27th Floor	10.00% GSF	
28th Floor	10.00% GSF	
29th Floor	10.00% GSF	
30th Floor	10.00% GSF	
31st Floor	10.00% GSF	
32nd Floor	10.00% GSF	
33rd Floor	10.00% GSF	
34th Floor	10.00% GSF	
35th Floor	10.00% GSF	
36th Floor	10.00% GSF	
37th Floor	10.00% GSF	
38th Floor	10.00% GSF	
39th Floor	10.00% GSF	
40th Floor	10.00% GSF	
41st Floor	10.00% GSF	
42nd Floor	10.00% GSF	
43rd Floor	10.00% GSF	
44th Floor	10.00% GSF	
45th Floor	10.00% GSF	
46th Floor	10.00% GSF	
47th Floor	10.00% GSF	
48th Floor	10.00% GSF	
49th Floor	10.00% GSF	
50th Floor	10.00% GSF	
51st Floor	10.00% GSF	
52nd Floor	10.00% GSF	
53rd Floor	10.00% GSF	
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62nd Floor	10.00% GSF	
63rd Floor	10.00% GSF	
64th Floor	10.00% GSF	
65th Floor	10.00% GSF	
66th Floor	10.00% GSF	
67th Floor	10.00% GSF	
68th Floor	10.00% GSF	
69th Floor	10.00% GSF	
70th Floor	10.00% GSF	
71st Floor	10.00% GSF	
72nd Floor	10.00% GSF	
73rd Floor	10.00% GSF	
74th Floor	10.00% GSF	
75th Floor	10.00% GSF	
76th Floor	10.00% GSF	
77th Floor	10.00% GSF	
78th Floor	10.00% GSF	
79th Floor	10.00% GSF	
80th Floor	10.00% GSF	
81st Floor	10.00% GSF	
82nd Floor	10.00% GSF	
83rd Floor	10.00% GSF	
84th Floor	10.00% GSF	
85th Floor	10.00% GSF	
86th Floor	10.00% GSF	
87th Floor	10.00% GSF	
88th Floor	10.00% GSF	
89th Floor	10.00% GSF	
90th Floor	10.00% GSF	
91st Floor	10.00% GSF	
92nd Floor	10.00% GSF	
93rd Floor	10.00% GSF	
94th Floor	10.00% GSF	
95th Floor	10.00% GSF	
96th Floor	10.00% GSF	
97th Floor	10.00% GSF	
98th Floor	10.00% GSF	
99th Floor	10.00% GSF	
100th Floor	10.00% GSF	

Summary

1st Floor	21,200 GWP	1,001 sf	Notes: GWP includes 1,200 sf storage, not including garage ramp area.
2nd Floor	22,050 GWP		Notes: GWP does not include Loading space to below at 1750 sf.
3rd Floor	24,700 GWP		Notes: GWP does not include Loading space to below at 1,001 sf.
4th Floor	25,700 GWP		
5th Floor	25,700 GWP		
6th Floor	18,400 GWP		
7th Floor	18,400 GWP		
8th Floor	18,400 GWP		
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10th Floor	18,400 GWP		
11th Floor	18,400 GWP		
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352nd Floor	18,400 GWP		
353rd Floor	18,400 GWP		
354th Floor	18,400 GWP		
355th Floor	18,400 GWP		

Building 2

1st Floor	34,328 GDF	Note: GDF includes 3,267 of storage & 5,325 of Children.
2nd Floor	34,297 GDF	Note: GDF does not include 1,644 of V90 & 4. Children 3,918 of open to bottom.
3rd Floor	30,261 GDF	Note: GDF does not include 1,644 open to bottom-97% of
4th Floor	30,279 GDF	
5th Floor	30,279 GDF	
6th Floor	30,279 GDF	
7th Floor	19,583 GDF	
8th Floor	19,583 GDF	
9th Floor	19,583 GDF	
10th Floor	19,583 GDF	
11th Floor	19,583 GDF	
12th Floor	19,583 GDF	

Summary

Building 1	236,165,000	0.27% of
Building 2	213,388,000	1.48% of
Building 3	279,387,000	
Total GSP	728,940,000	0.75% of

Parting Information

Public Student Status System

Equipment required	172 spades	1 for each 1 building only
Stakes required	60 spades	4.1 spades for each 1,000 sf
Water required	50 spades	50 per building
Total Paving Required	282 spades	

Parting Shot: The Politics

	1990	1991	1992	1993
1990	100	100	100	100
1991	100	100	100	100
1992	100	100	100	100
1993	100	100	100	100

Further Reading

	9 months	10 months	11 months	12 months
21 Land including lease	42,000,000	7,000,000	120,000,000	100,000,000
22 Land including lease	1,000,000	1,000,000	100,000,000	100,000,000
23 Land including lease	40,000,000	6,000,000	200,000,000	200,000,000

Abstract

Site Office	35,159 sf
Site Yard Office	35,082 sf
Building 1 Interior Spaces	1,769 sf
Building 1 Glass/Concrete Deck	3,093 sf
Building 2 Interior Spaces	2,124 sf
Building 2 Plant Deck	9,049 sf
Building 3 Interior Spaces	9,017 sf
Building 3 Plant Deck	38,474 sf

WYSSON

BUILDING	STUDIOS	1BR	1BR-D	2BR	2BR-D	DUPLEX	TOTAL
1st	2	4	0	2	0	0	6
2nd	3	6	0	1	0	4	14
3rd	2	6	2	6	1	0	19
4th	6	10	3	7	1	0	27
5th	6	10	3	7	1	0	27
6th	6	10	3	7	1	0	27
7th	6	10	3	7	1	0	27
8th	6	10	3	7	1	0	27
9th	6	10	3	7	1	0	27
10th	1	4	2	4	2	0	13
11th	1	4	2	4	2	0	13
	45	86	24	59	11	4	229

103-1732

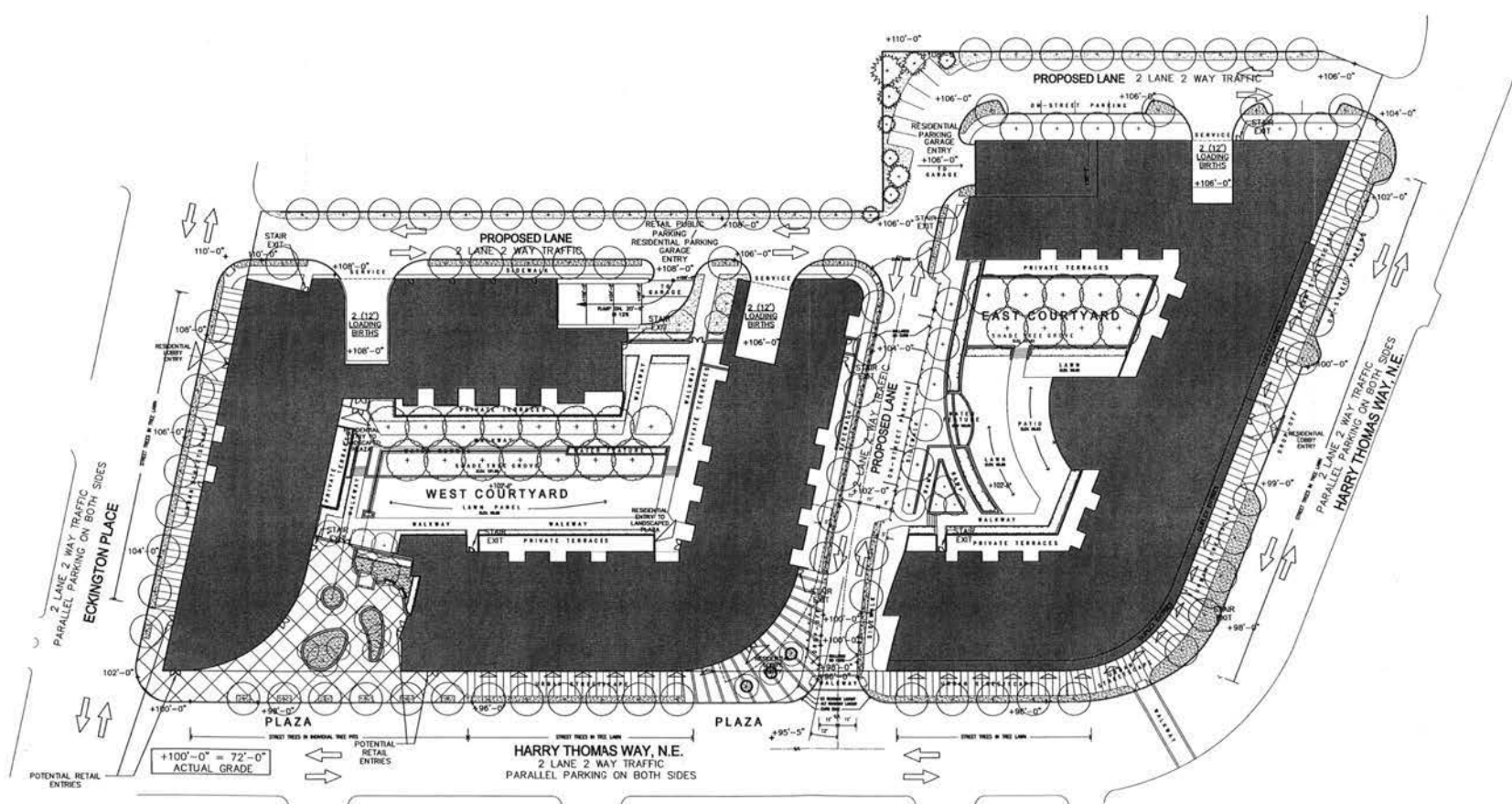
	STUDIOS	1st	1st-D	2nd	2nd-D	DUPES	TOTAL
1st	1	8	5	0	0	4	20
2nd	2	11	2	1	0	0	16
3rd	2	15	2	4	1	0	24
4th	2	13	4	5	1	0	25
5th	2	13	4	5	1	0	25
6th	2	13	4	5	1	0	25
7th	1	6	3	3	0	0	13
8th	1	6	3	3	1	0	14
9th	1	6	3	3	1	0	14
10th	1	6	3	3	1	0	14
11th	1	6	3	3	1	0	14
	16	103	36	33	8	6	204 units

 Springer

	STUDIOS	1BR	1BR-D	2BR	2BR-C	DUPLEX	TOTAL
1st	3	5	5	3	0	15	31
2nd	6	7	4	2	0	0	19
3rd	4	20	7	7	0	0	38
4th	6	18	7	8	0	0	39
5th	6	18	7	8	0	0	39
6th	6	18	7	8	0	0	39
7th	0	9	3	5	1	0	18
8th	0	9	3	5	1	0	18
9th	0	9	3	5	1	0	18
	31	113	46	51	3	15	259

NGV13

	STUDIOS	1BR	1BR-D	2BR	2BR-D	DUPLEX	TOTAL UNITS
TOTAL	92	302	106	145	22	25	692 units
PERCENTAGE	13.3%	43.6%	15.3%	24.6%	3.2%		100%

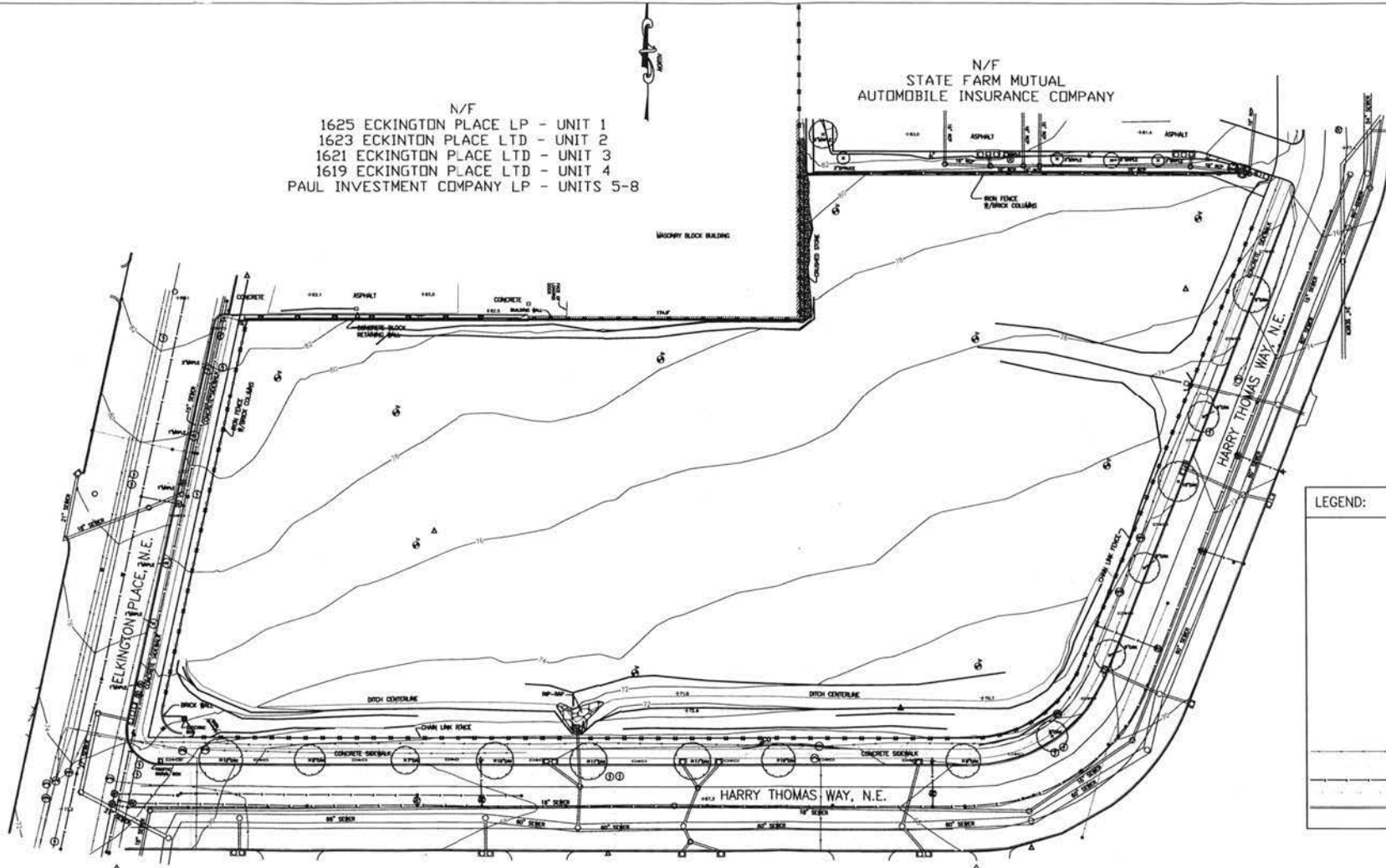


LEGEND	
	DECIDUOUS SHADE TREE MATURE SIZE 30-40'
	DECIDUOUS STREET TREE MATURE SIZE 25-35'
	ORNAMENTAL TREE MATURE SIZE 15-25'
	EVERGREEN TREE MATURE SIZE 15-25'
	HEDGE PLANTING
	LANDSCAPE PLANTER
	WALL, FENCE & GATE
	PROPERTY FENCE

N/F
 1625 ECKINGTON PLACE LP - UNIT 1
 1623 ECKINGTON PLACE LTD - UNIT 2
 1621 ECKINGTON PLACE LTD - UNIT 3
 1619 ECKINGTON PLACE LTD - UNIT 4
 PAUL INVESTMENT COMPANY LP - UNITS 5-8

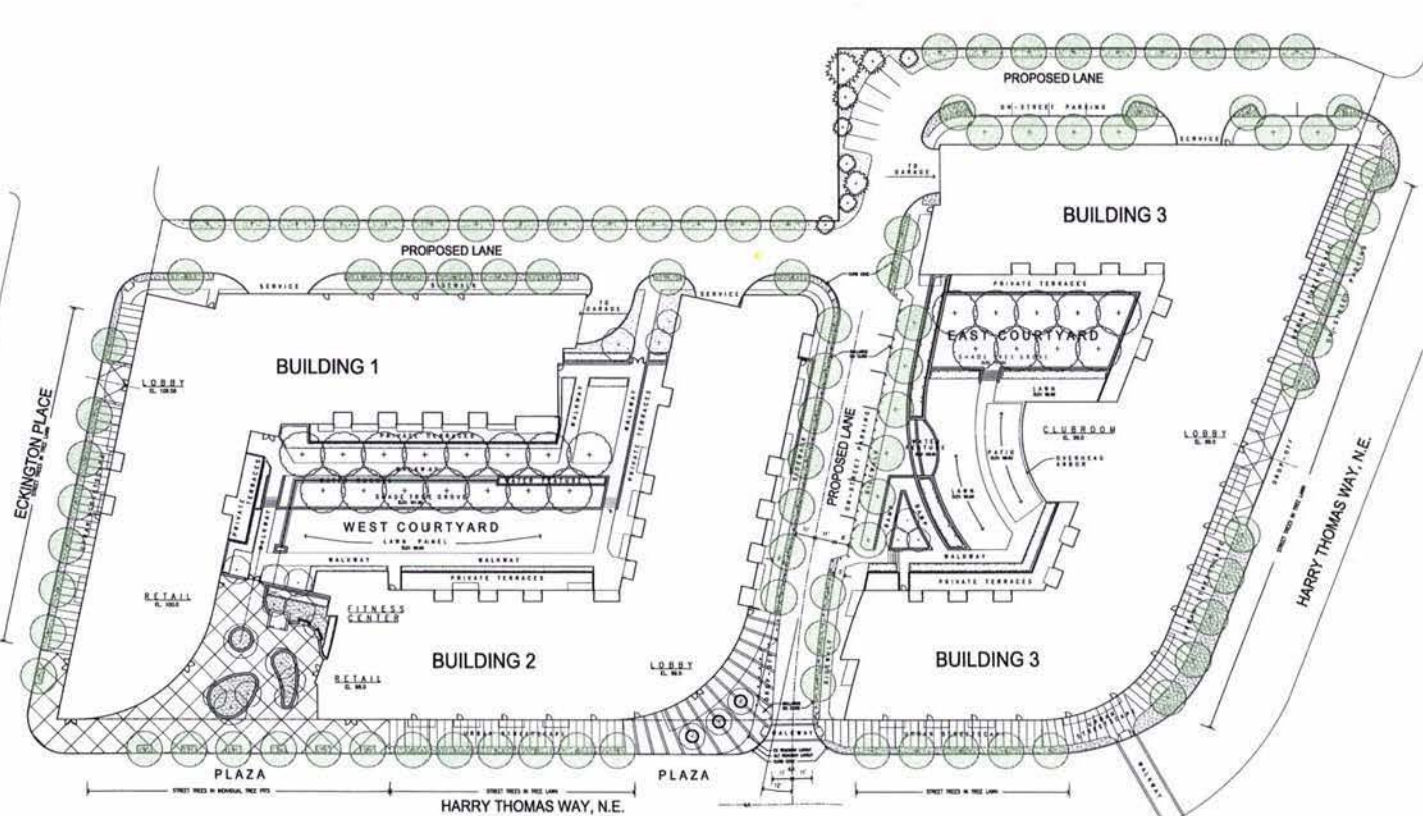
N/F
 STATE FARM MUTUAL
 AUTOMOBILE INSURANCE COMPANY

Masonry Block Building



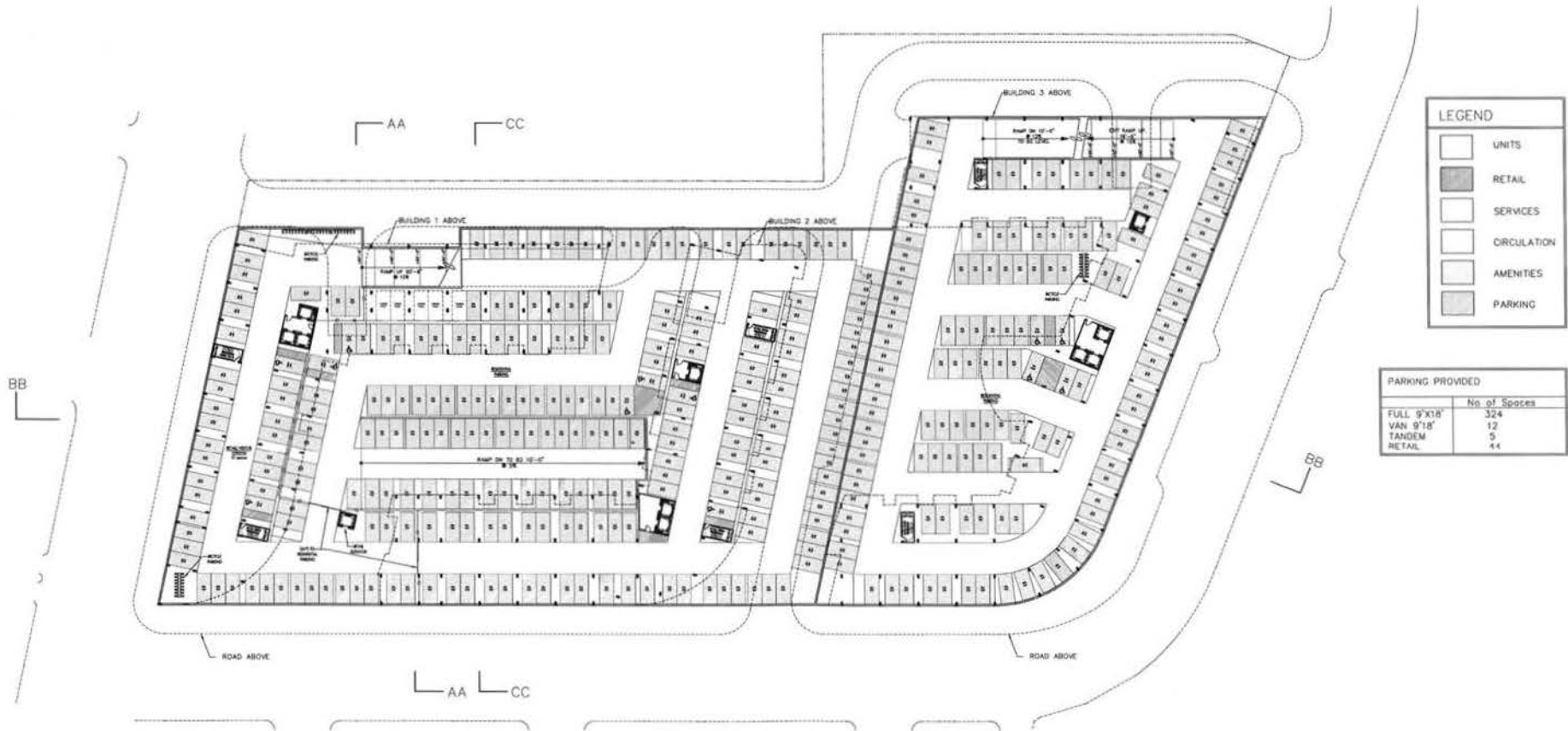
LEGEND:

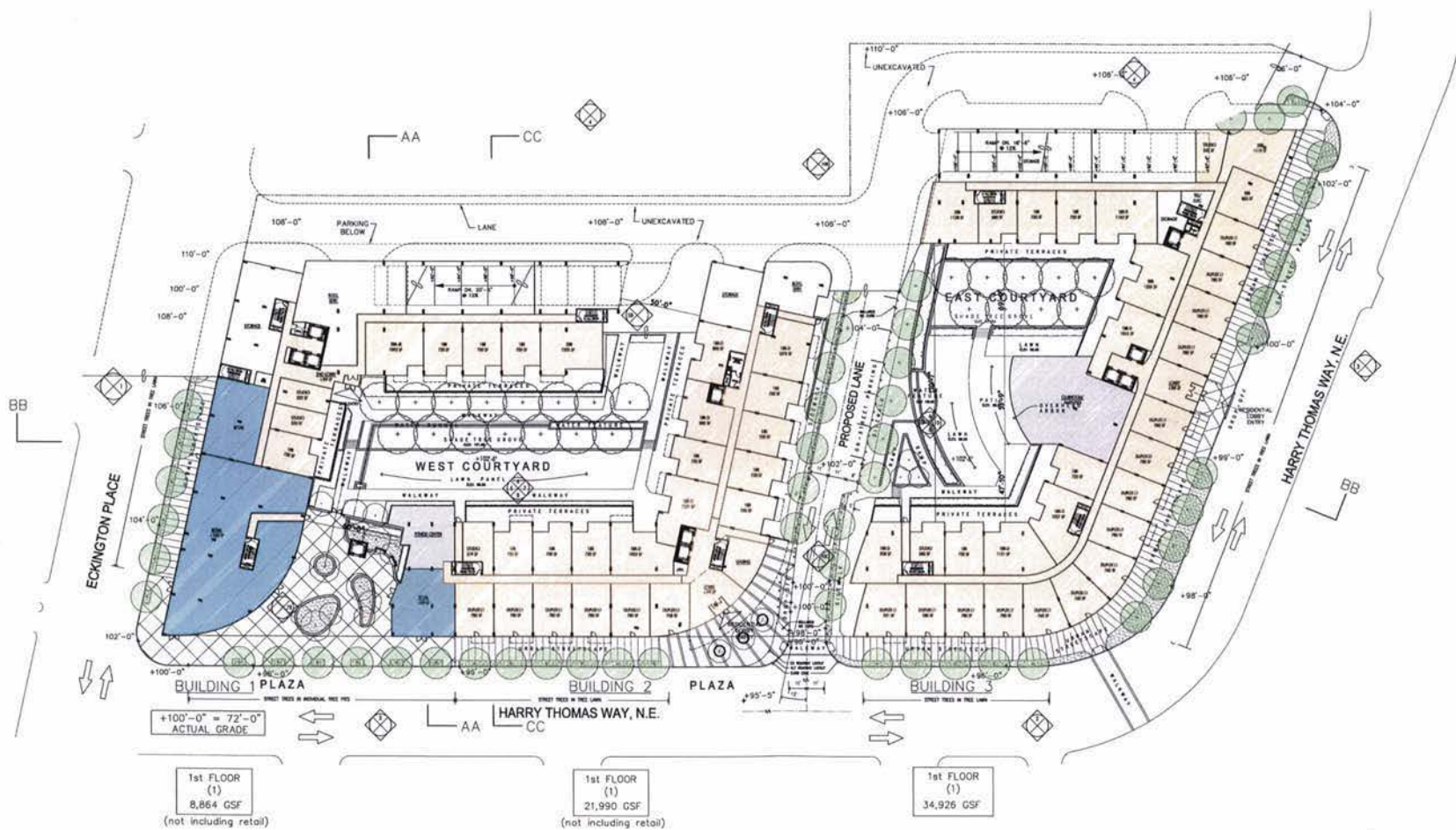
1" 6" N	POWER POLE
1" 6" N	SOIL BORING
1" 6" N	SKA
1" 6" N	STREET LIGHT
1" 6" N	LIGHT POLE
1" 6" N	FIRE HYDRANT
1" 6" N	WATER MANHOLE
1" 6" N	COMMUNICATION MANHOLE
1" 6" N	ELECTRIC MANHOLE
1" 6" N	STORM PILE & MANHOLE
1" 6" N	STORM GRATE
1" 6" N	SANITARY MANHOLE
1" 6" N	SHRUB
1" 6" N	TREE (CIRCLE DIA. TYPE)
1" 6" N	UNDERGROUND COMMUNICATION LINE
1" 6" N	UNDERGROUND ELECTRIC LINE
1" 6" N	WATER LINE
1" 6" N	GAS LINE
1" 6" N	CURB AND OUTLET

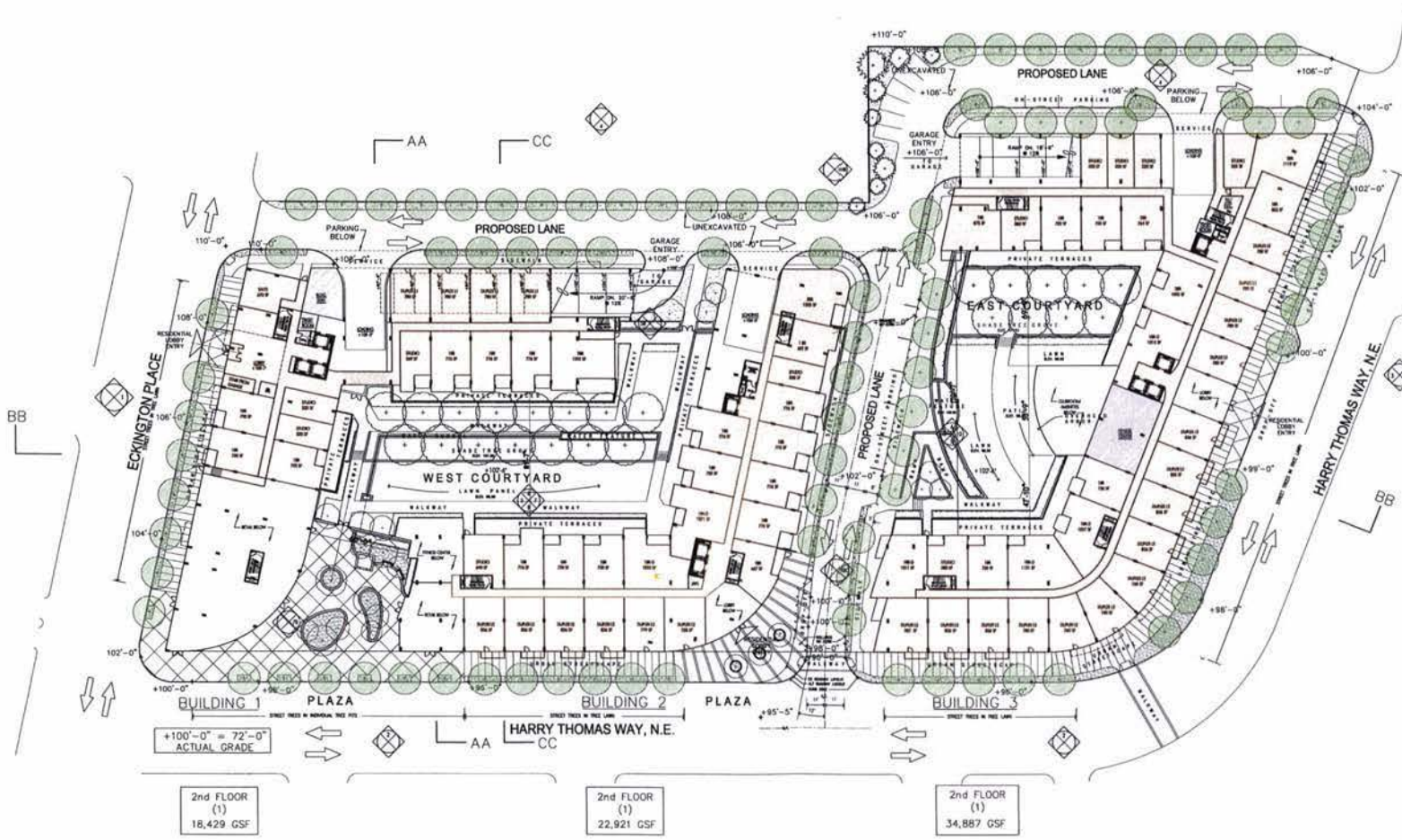


LEGEND	
	UNITS
	RETAIL
	SERVICES
	CIRCULATION
	AMENITIES
	PARKING

LEGEND	
	DECIDUOUS SHADE TREE MATURE SIZE: 4'-10'-47'
	DECIDUOUS STREET TREE MATURE SIZE: 4'-10'-47'
	ORNAMENTAL TREE MATURE SIZE: 4'-10'-47'
	EVERGREEN TREE MATURE SIZE: 4'-10'-47'
	HEDGE PLANTING
	LANDSCAPE PLANTERS
	WALL, FENCE & GATE
	PROPERTY FENCE







LEGEND	
[White Box]	UNITS
[Blue Box]	RETAIL
[Light Blue Box]	SERVICES
[White Box with Border]	CIRCULATION
[Light Purple Box]	AMENITIES
[Dark Purple Box]	PARKING

LEGEND	
[Circle with Cross]	DECIDUOUS SHADE TREE MATURE SIZE 433-47
[Circle with Dots]	DECIDUOUS STREET TREE MATURE SIZE 231-37
[Circle with Horizontal Lines]	ORNAMENTAL TREE MATURE SIZE 415-25
[Circle with Vertical Lines]	EVERGREEN TREE MATURE SIZE 412-32
[Line]	HEDGE PLANTING
[Circle]	LANDSCAPE PLANTERS
[Line with Dots]	WALL, FENCE & GATE
[Line]	PROPERTY FENCE

2nd FLOOR
(1)
18,429 GSF

2nd FLOOR
(1)
22,921 GSF

2nd FLOOR
(1)
34,887 GSF

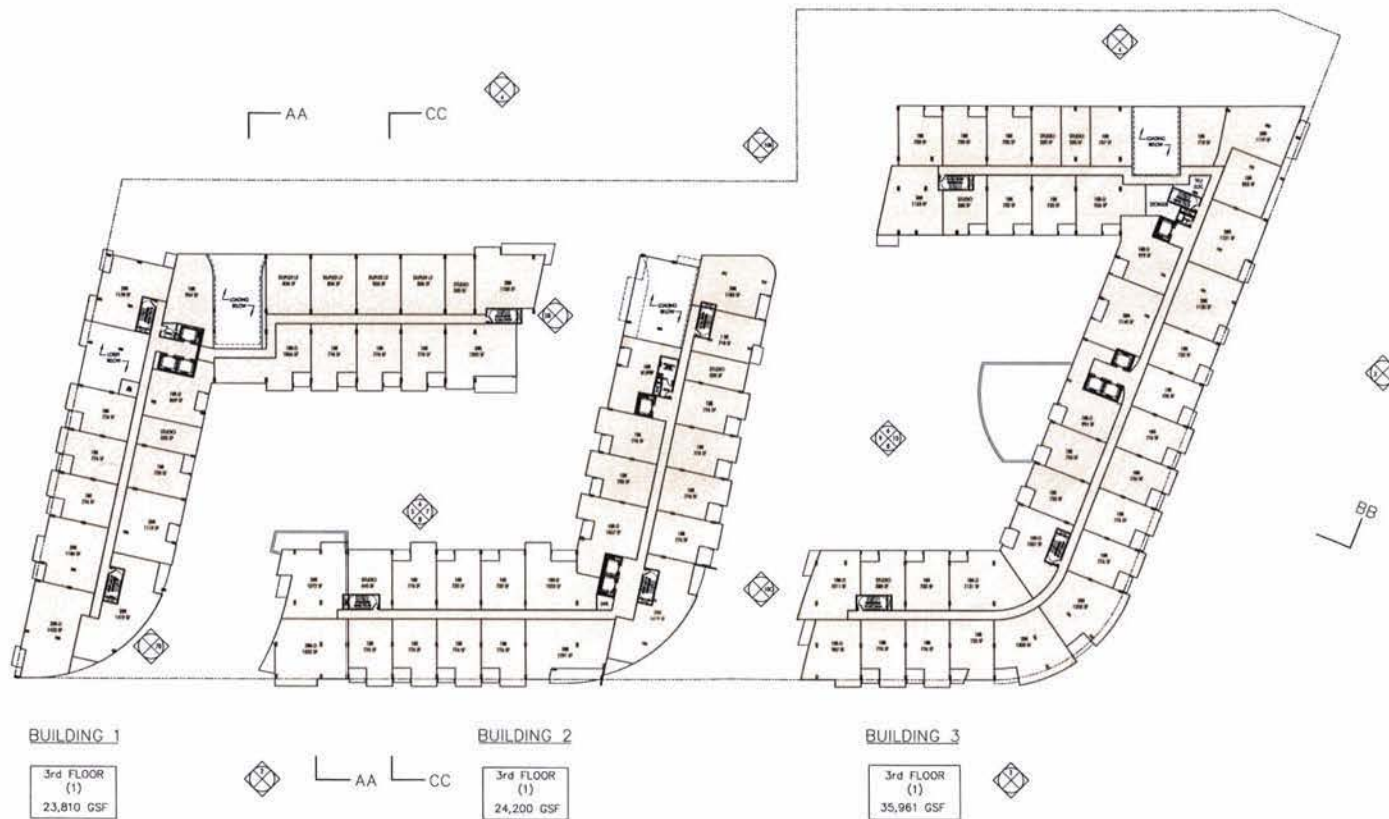


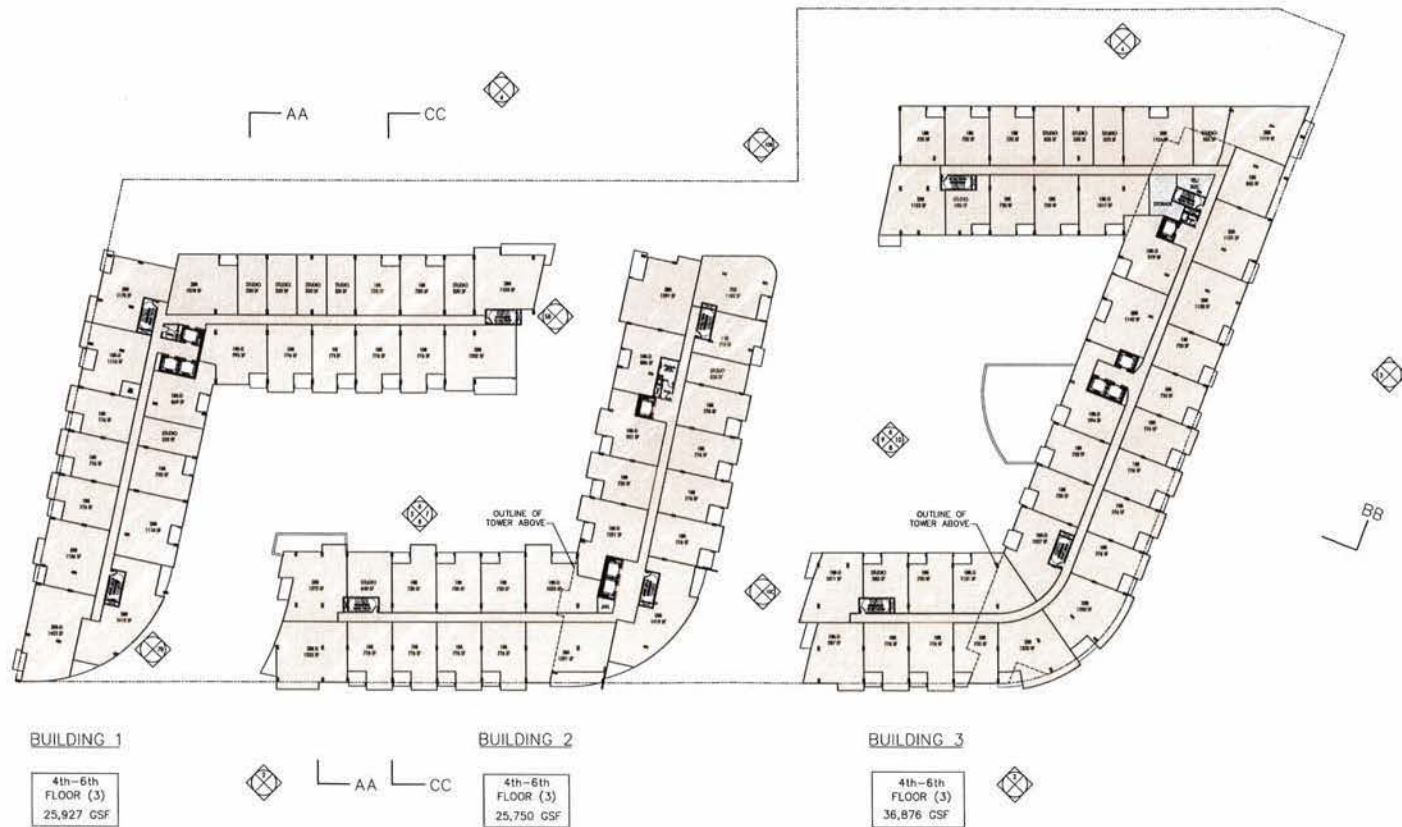
FAIRFIELD
RESIDENTIAL LLC

CAPITAL COMMERCE CENTER, WASHINGTON D.C.
PLANNED UNIT DEVELOPMENT



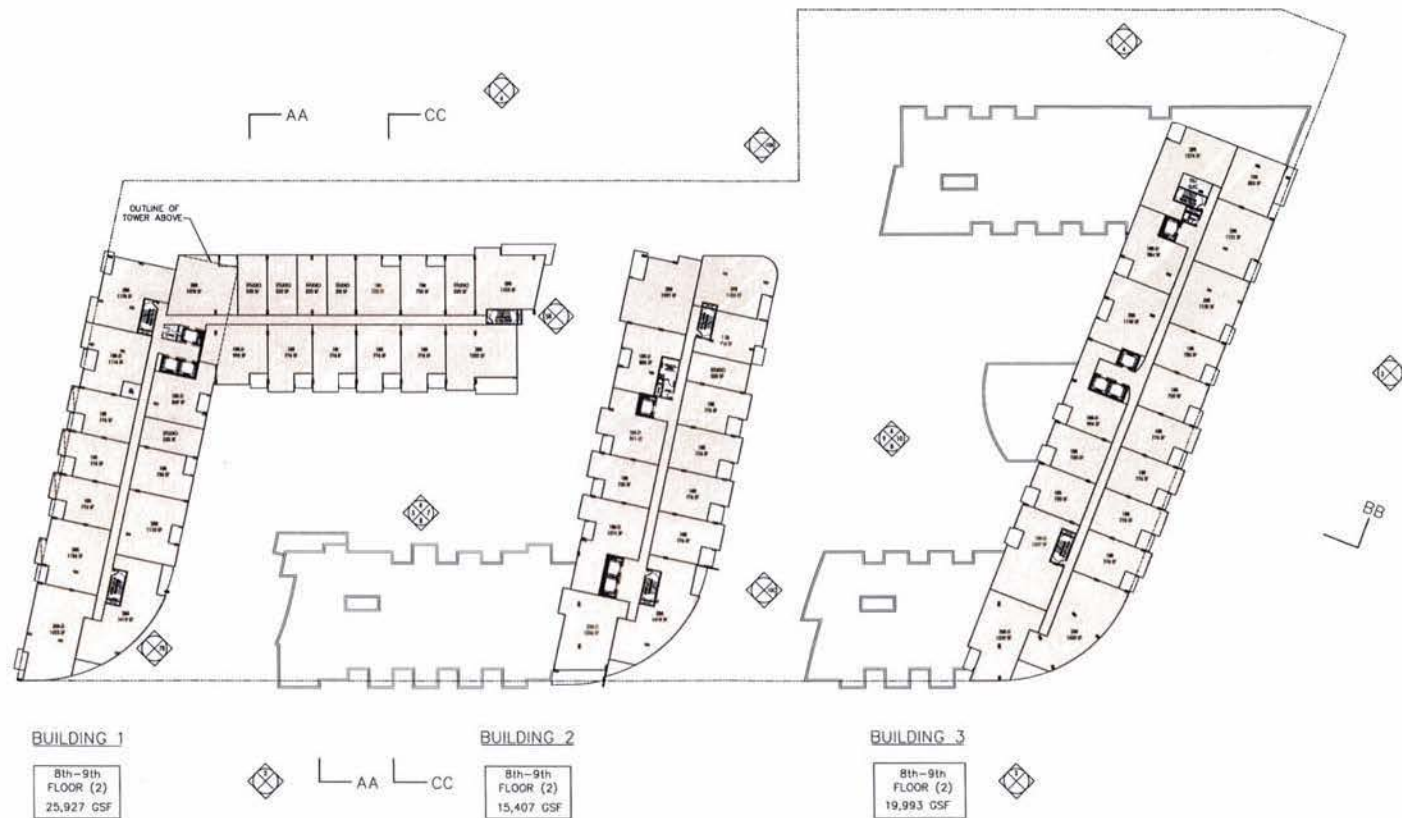
2ND FLOOR
PLAN
Scale: 1" = 30'
1/2" = 10'
A10





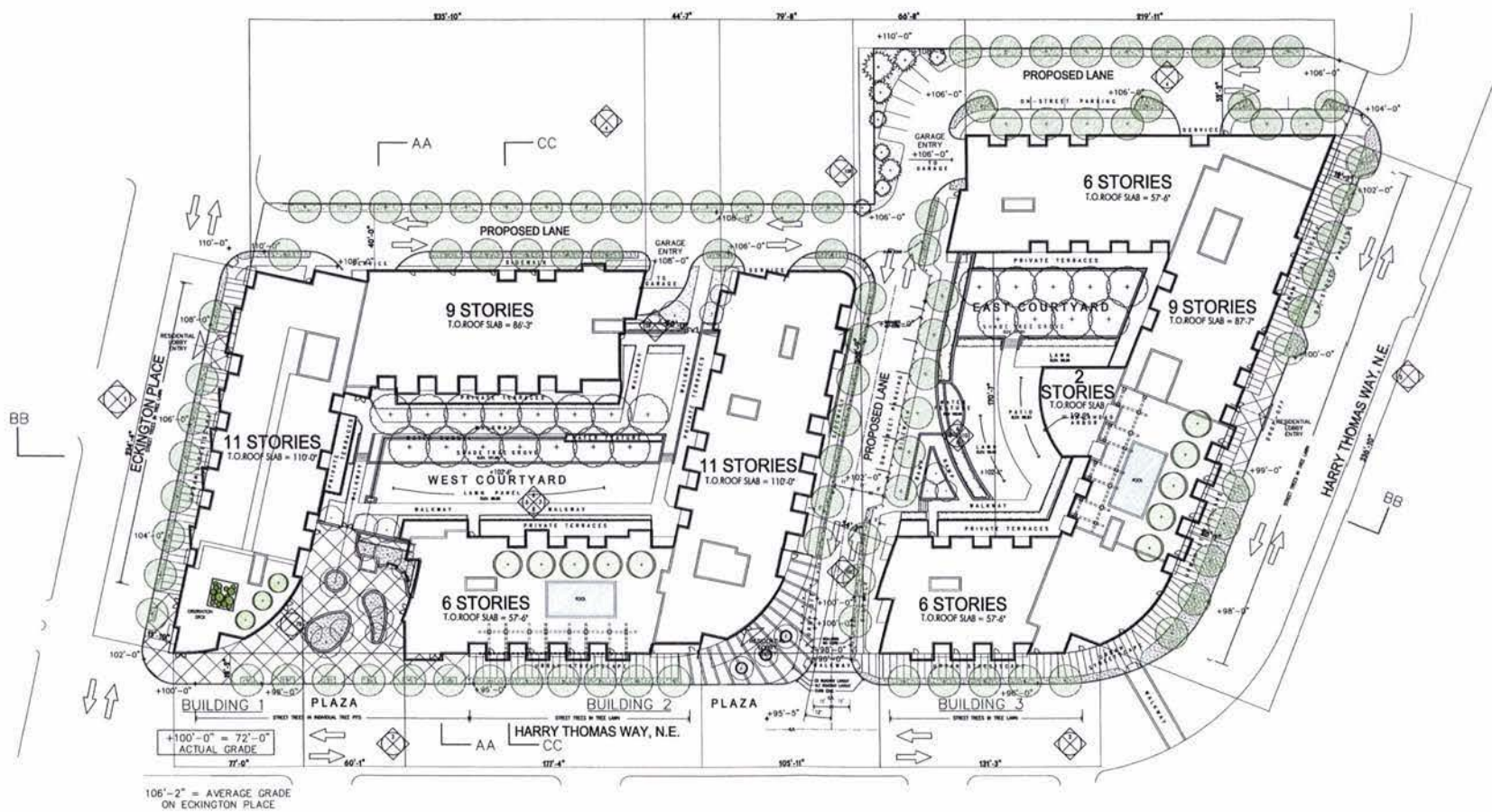
LEGEND	
	UNITS
	RETAIL
	SERVICES
	CIRCULATION
	AMENITIES
	PARKING







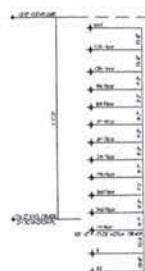
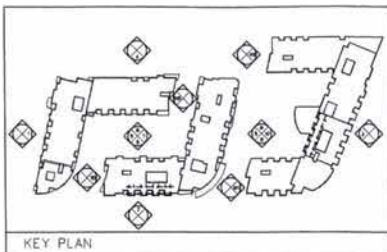
LEGEND	
	UNITS
	RETAIL
	SERVICES
	CIRCULATION
	AMENITIES
	PARKING



LEGEND	
[Pink Box]	UNITS
[Blue Box]	RETAIL
[Light Blue Box]	SERVICES
[White Box]	CIRCULATION
[Light Purple Box]	AMENITIES
[Dark Purple Box]	PARKING

LEGEND	
[Large Circle]	DECIDUOUS SHRUB TREE MATURE SIZE 4.50-60'
[Medium Circle]	DECIDUOUS STREET TREE MATURE SIZE 4.00-30'
[Small Circle]	ORNAMENTAL TREE MATURE SIZE 4.15-25'
[Dotted Circle]	EVERGREEN TREE MATURE SIZE 4.15-25'
[Line]	HEDGE PLANTING
[Circle]	LANDSCAPE PLANTERS
[Line]	WALL, FENCE & GATE
[Line]	PROPERTY FENCE





FAIRFIELD
RESIDENTIAL LLC

CAPITAL COMMERCE CENTER, WASHINGTON D.C.

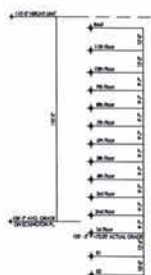
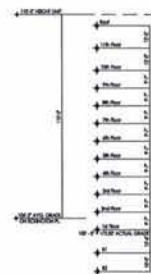
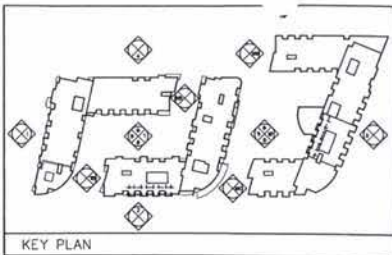
PLANNED UNIT DEVELOPMENT



ELEVATIONS

11/22/20
HMD/H

A18



FAIRFIELD
RESIDENTIAL LLC

CAPITAL COMMERCE CENTER, WASHINGTON D.C.

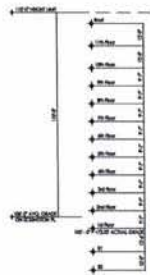
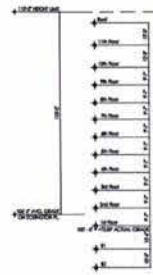
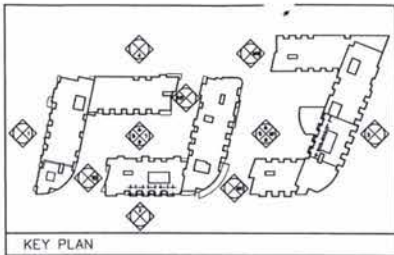
PLANNED UNIT DEVELOPMENT

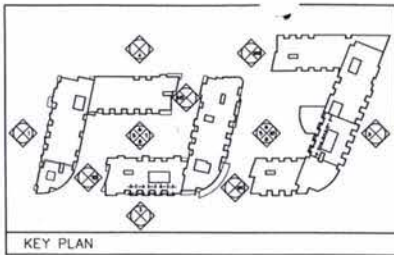


ELEVATIONS

07-23-01
WDC/MS

A19







VIEW OF PROPERTY AS HARRY THOMAS WAY, NE TURNS TO THE NORTH



VIEW OF PROPERTY ALONG NORTHBOUND HARRY THOMAS WAY



INTERSECTION OF ECKINGTON PLACE, NE AND HARRY THOMAS WAY, NE



VIEW OF PROPERTY ALONG HARRY THOMAS WAY