

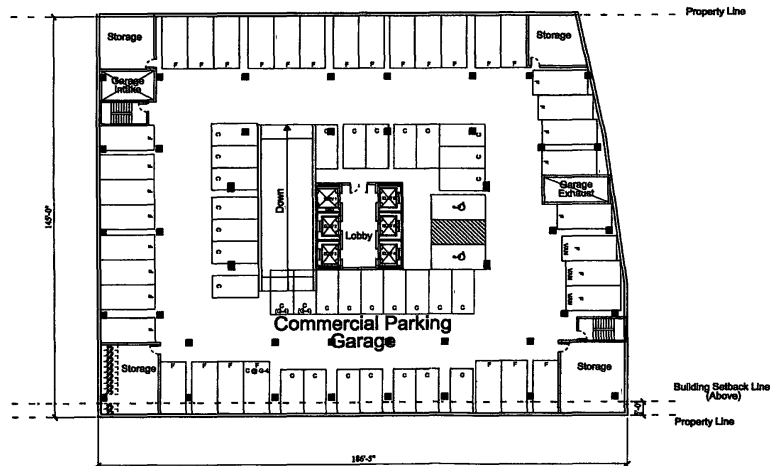
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DC OFFICE OF ZONING
2006 FEB -1 PM 3:29

ZONING COMMISSION
CASE No. 06-03
EXHIBIT No. 6

(Adjacent Property)

COMMERCIAL PROPOSED				
TYPE	P-1	P-2	P-3	P-4
FULL SIZE	21	33	33	40
COMPACT	29	29	29	44
VAN	4	3	3	3
ACCESSIBLE				8
TOTAL	58	67	67	94
				284
GSE				113508
GSE/PARKING SPACE	487	380	380	373
BICYCLE (MINIMUM 5% OF TOTAL)				13

MINIMUM OFFICE & RETAIL
PARKING REQUIRED = +/- 113 SPACES
(WITH EXCEPTION FOR PROXIMITY
TO METRO STATION)

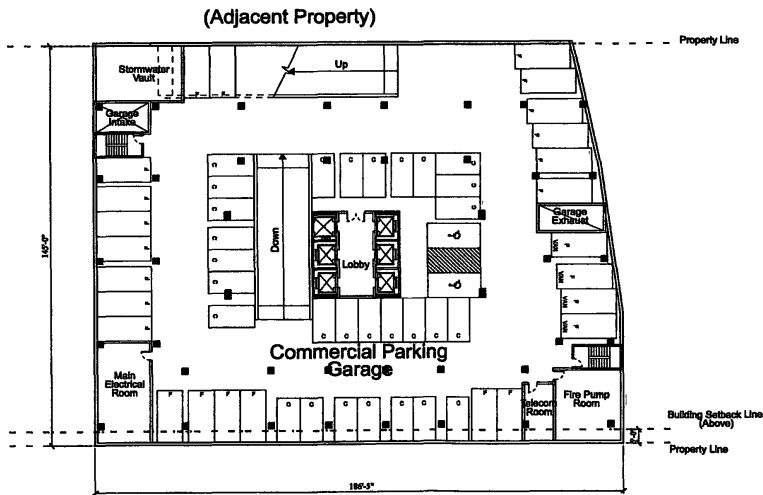


1/16"=1'-0"	
Faison Associates 709 G Street NW Suite 430 Washington, DC 20001 Opus East, LLC 2099 Oaktree Road Suite 100 Rockville, MD 20850	
100 M Street SE WASHINGTON, DC	
TYP PARKING PLAN	

ZONING COMMISSION
District of Columbia
CASE NO.06-03
EXHIBIT NO.6

COMMERCIAL PROPOSED					
TYPE	P-1	P-2	P-3	P-4	TOTAL
FULL SIZE	21	33	33	40	127
COMPACT	20	28	28	24	100
VAN	4	3	3	3	13
ACCESSIBLE	2	2	2	2	8
TOTAL	56	67	67	94	284
GSF					113508
GSF/PARKING SPACE	487	380	380	373	400
BICYCLE (MINIMUM 8% OF TOTAL)					13

MINIMUM OFFICE & RETAIL
PARKING REQUIRED = +/- 113 SPACES
(WITH EXCEPTION FOR PROXIMITY
TO METRO STATION)



1/16"=1'-0"	
Fuson Associates 700 G Street NW Suite 400 Washington, DC 20001 Opus East, LLC 2009 Oakley Road Suite 100 Rockville, MD 20850	
100 M Street SE WASHINGTON, DC	
G-1 PARKING PLAN DATE: 02.17.12	

ZONING DATA

Square: 743N

Lots 58-61, 63-66, 801-805, 813, 822 (partial)

Zone: C-3-C
Capitol Gateway Overlay District
Capitol South Receiving Zone

ANC. ANC 6D (SMD 6D07)

Office Lot Area 26,400 SF

FAR Allowed: 10 FAR

Building Height: 130'

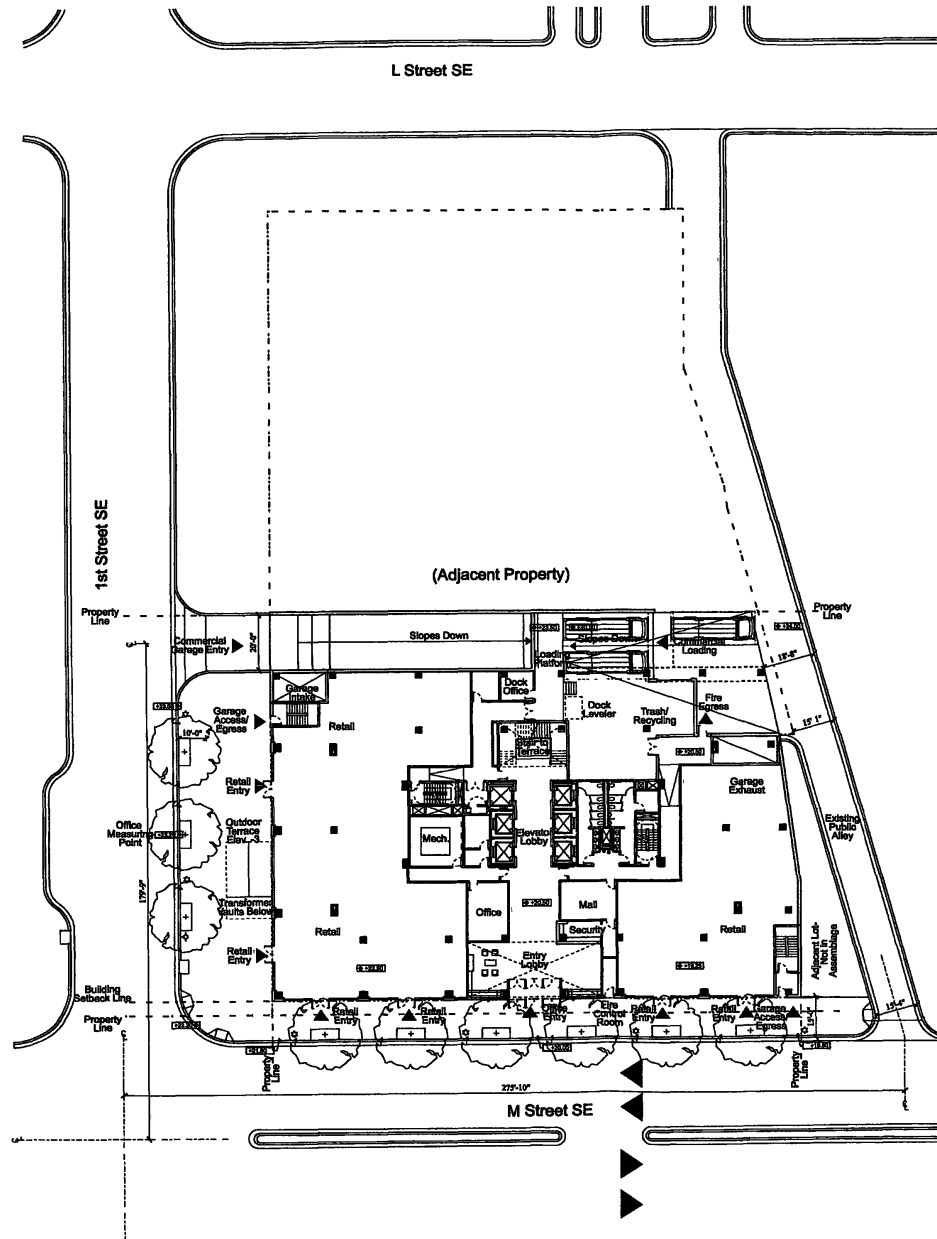
Commercial and Office FAR = 263,000 SF

Required Loading (provided)

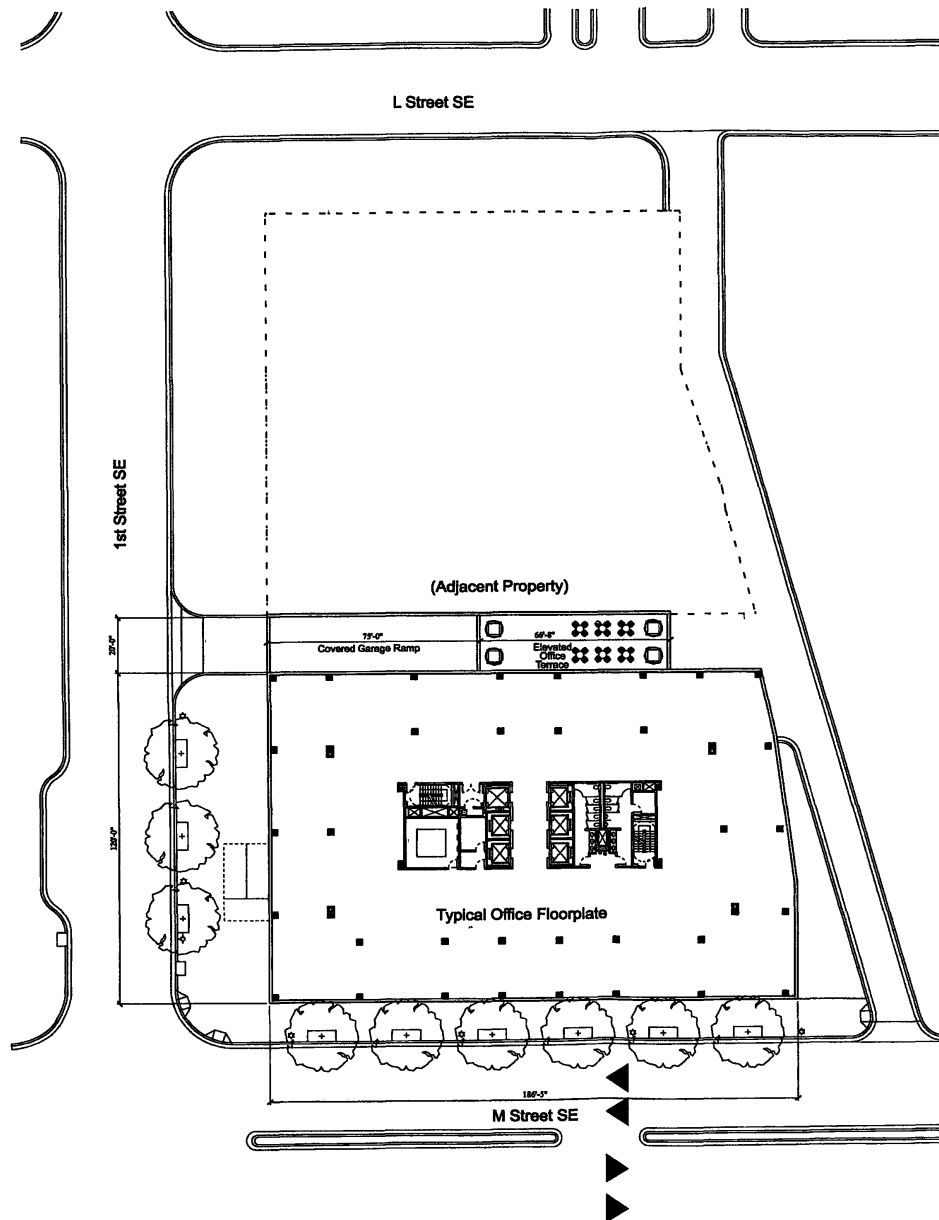
- (3) Loading berths @ 30' deep
- (3) Loading platforms @ 100 sf
- (1) Service/delivery space @ 20'

Required Parking:

Commercial/retail 20
Office: 113



1/16"=1'-0"	
Fauson Associates 750 G Street NW Suite 450 Washington, DC 20001 Opus East, LLC 2099 Calhoun Road Suite 100 Rockville, MD 20850	
100 M Street SE WASHINGTON, DC	
GROUND FLOOR PLAN	
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DEVELOPMENT DATA

OFFICE TOWER

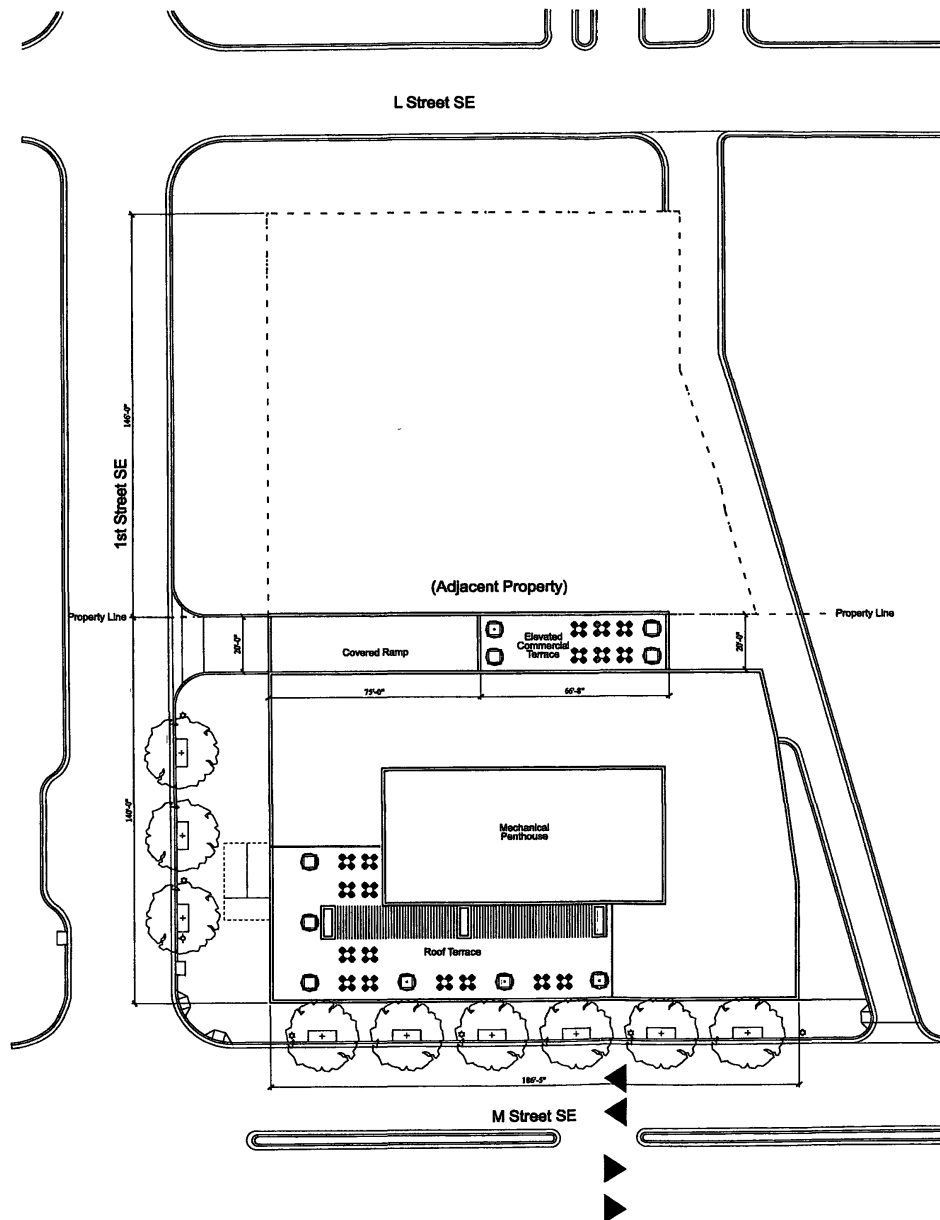
Ground Floor	FAR	21,926 sf
	GFA	21,926 sf
	NSF	Pending

Typical Floor (2-12):	FAR	21,926 sf
	GFA	21,926 sf
	NSF	Pending

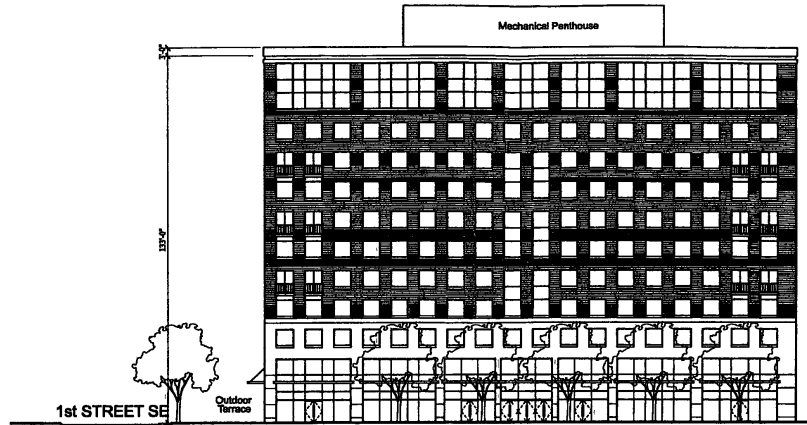
Roof	FAR	n/a
	GFA	5,000 sf

Total	FAR	263,000 sf
	GFA	263,000 sf
	NSF	Pending

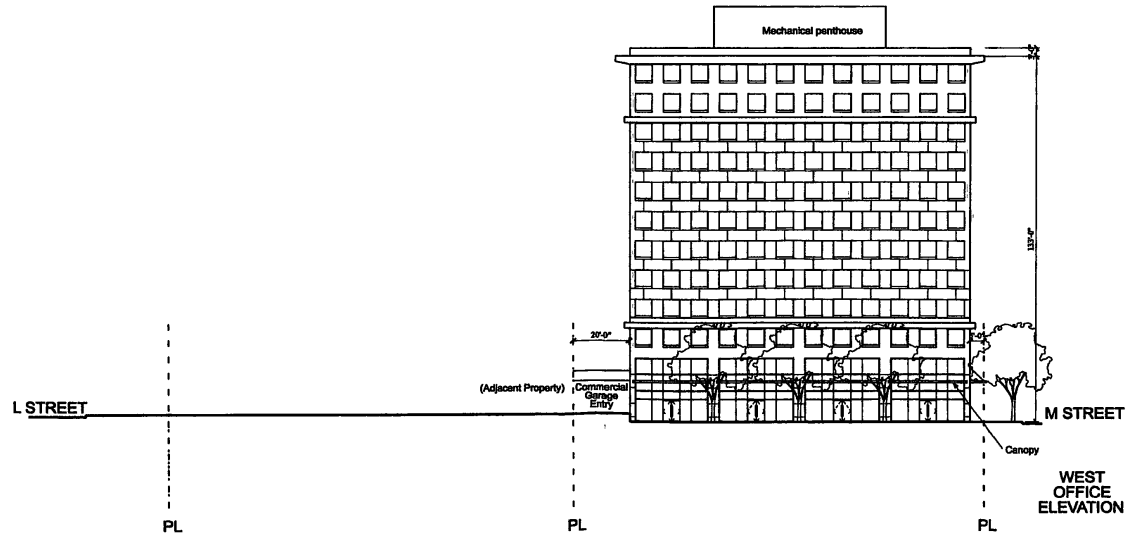
1/16"=1'-0"	
Faison Associates 709 O Street NW Suite 100 Washington, DC 20001 Opus East, LLC 2099 Oakley Road Suite 100 Rockville, MD 20850	
100 M Street SE WASHINGTON, DC	
TYPICAL FLOOR PLAN BY: H. B. B. B. B.	



1/16"=1'-0"	
Faison Associates 709 G Street NW Suite 400 Washington, DC 20001 Opus East, LLC 2009 Calhoun Road Suite 100 Rockville, MD 20850	
100 M Street SE WASHINGTON, DC	
ROOF PLAN	
DATE: 05.07.12	



SOUTH
OFFICE
ELEVATION



WEST
OFFICE
ELEVATION

1/16"=1'-0"	
Faison Associates 709 O Street NW Suite 400 Washington, DC 20001 Opus East, LLC 1000 Oakley Road Suite 100 Rockville, MD 20850	
100 M Street SE WASHINGTON, DC	
ELEVATIONS	
31. 0. 25	