



G T MARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

918 F STREET, NW
WASHINGTON, D.C.

LOWER LVL - SINGLE TENANT
AREA CALCULATIONS

DOUGLAS DEVELOPMENT
918 F STREET, NW

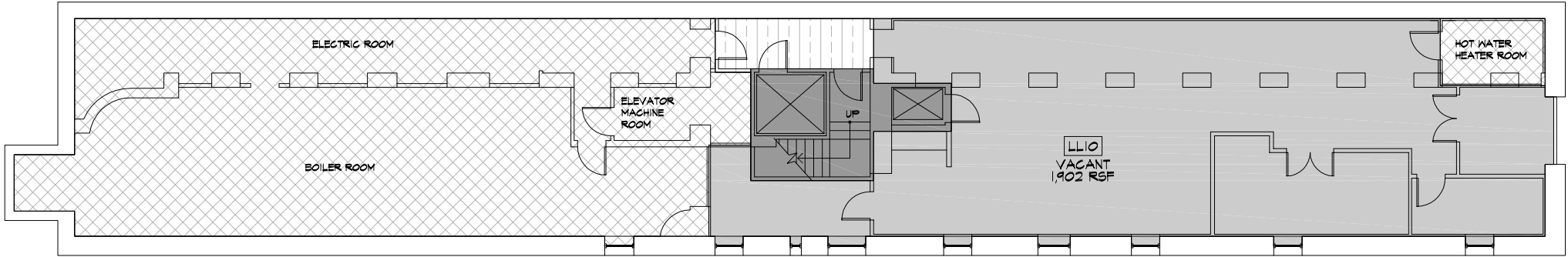
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PROJECT NO.	08.0227
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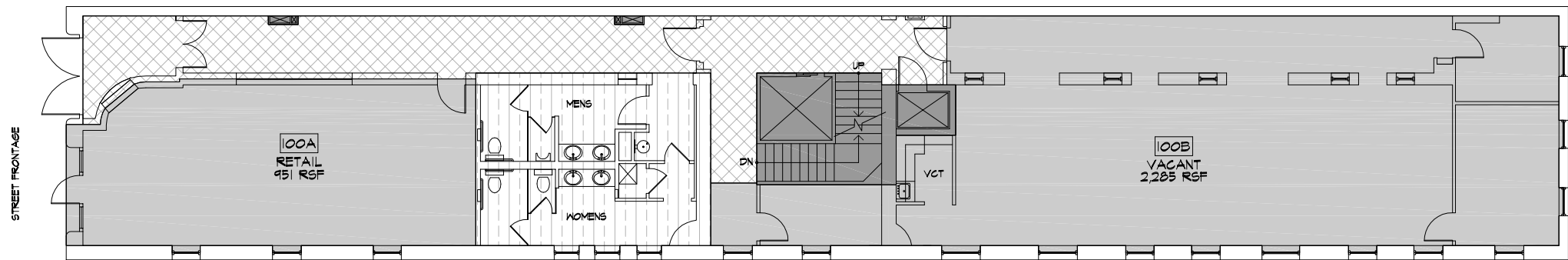
ACLL



BOMA CALCULATIONS ARE BASED ON CLIENT PROVIDED DRAWINGS.
A BUILDING FIELD SURVEY IS RECOMMENDED BEFORE USING THESE
NUMBERS FOR LEASE PURPOSES.



SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA



BOMA CALCULATIONS ARE BASED ON CLIENT PROVIDED DRAWINGS.
A BUILDING FIELD SURVEY IS RECOMMENDED BEFORE USING THESE
NUMBERS FOR LEASE PURPOSES.



SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA

GTM

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7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

918 F STREET, NW
WASHINGTON, D.C.

FIRST FLOOR - SINGLE TENANT
AREA CALCULATIONS

DOUGLAS DEVELOPMENT
918 F STREET, NW

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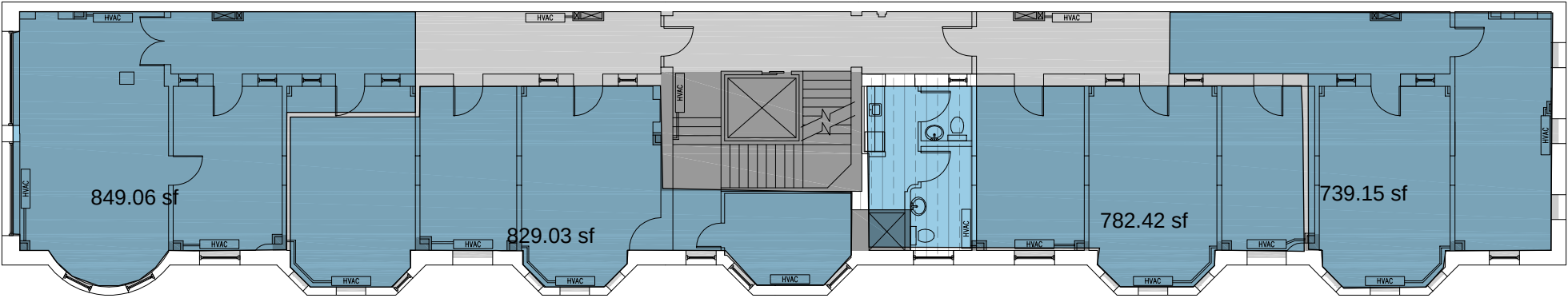
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PROJECT NO.
08.0227

DRAWING NO.

AC01



OPTION 1
4 UNITS / FLOOR
X 5 FLOORS
= 20 2BR APARTMENTS
(NOT INCLUDING THE GROUND
FLOOR OR BASMENT)

SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA



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918 F STREET, NW
WASHINGTON, D.C.

SECOND FLR-SINGLE TENANT
AREA CALCULATIONS

DOUGLAS DEVELOPMENT
918 F STREET, NW

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SUITE 700
BETHESDA, MD 20814
(240)333-2000
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918 F STREET, NW
WASHINGTON, D.C.
SECOND FLR-SINGLE TENANT
AREA CALCULATIONS

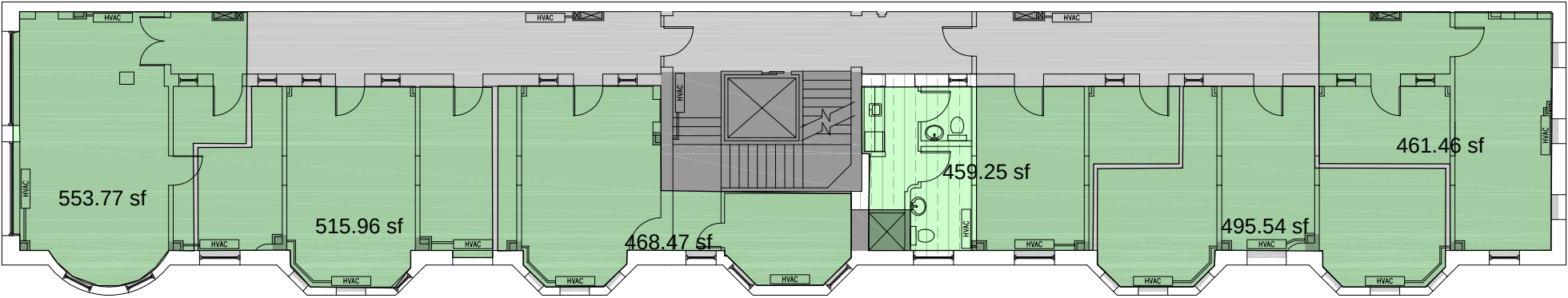
DOUGLAS DEVELOPMENT
918 F STREET, NW

REVISIONS:

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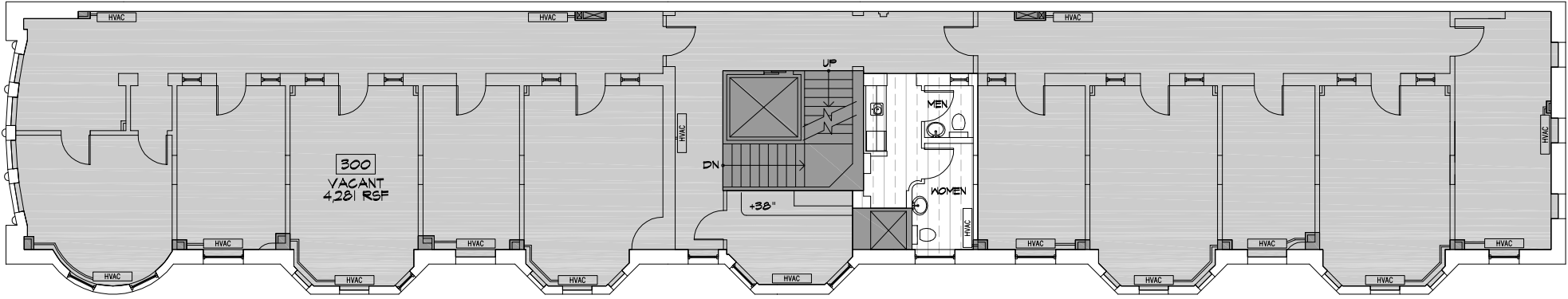
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DRAWING NO.	

AC02



OPTION 2
6 UNITS / FLOOR
X 5 FLOORS
= 30 STUDIO APARTMENTS
(NOT INCLUDING THE GROUND
FLOOR OR BASMENT)

SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA



BOMA CALCULATIONS ARE BASED ON CLIENT PROVIDED DRAWINGS.
A BUILDING FIELD SURVEY IS RECOMMENDED BEFORE USING THESE
NUMBERS FOR LEASE PURPOSES.



SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA

G T M

ARCHITECTS

7735 OLD GEORGETOWN ROAD

SUITE 700

BETHESDA, MD 20814

(240)333-2000

(240)333-2001 FAX

918 F STREET, NW

WASHINGTON, D.C.

THIRD FLOOR-SINGLE TENANT

AREA CALCULATIONS

DOUGLAS DEVELOPMENT

918 F STREET, NW

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AC03



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(240)333-2000
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918 F STREET, NW
WASHINGTON, D.C.
FOURTH FLR-SINGLE TENANT
AREA CALCULATIONS

DOUGLAS DEVELOPMENT
918 F STREET, NW

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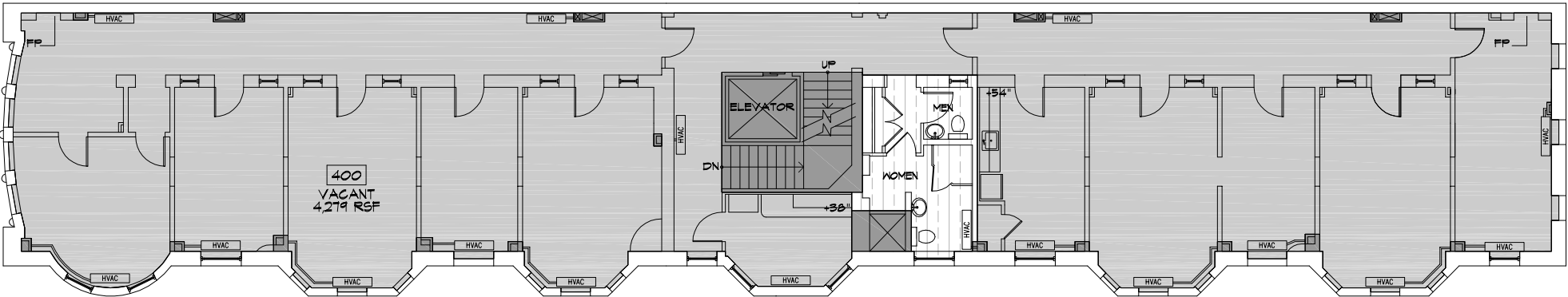
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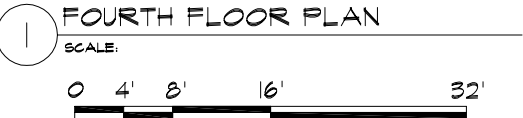
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AC04



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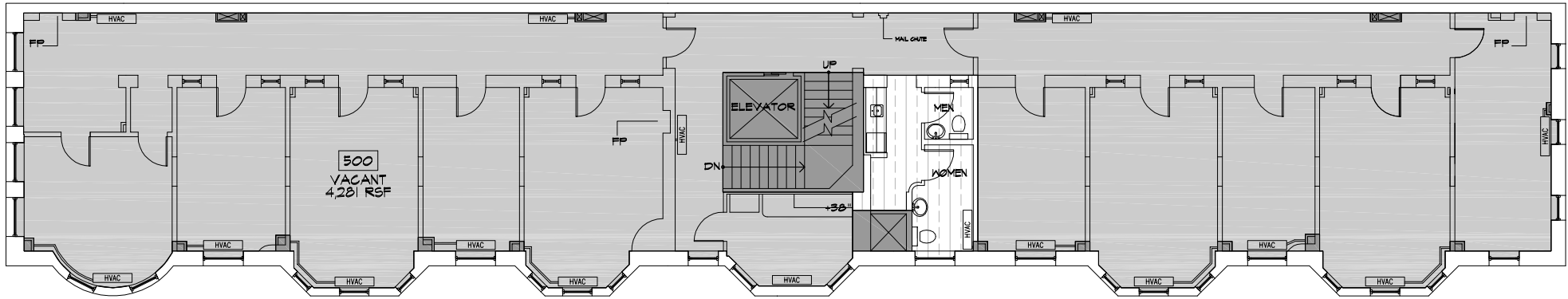


SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA

REVISIONS:

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PROJECT NO.	08.0227



BOMA CALCULATIONS ARE BASED ON CLIENT PROVIDED DRAWINGS.
A BUILDING FIELD SURVEY IS RECOMMENDED BEFORE USING THESE
NUMBERS FOR LEASE PURPOSES.

FIFTH FLOOR PLAN

SCALE:

0 4' 8' 16' 32'

SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA



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918 F STREET, NW
WASHINGTON, D.C.
SIXTH FLOOR-SINGLE TENANT
AREA CALCULATIONS

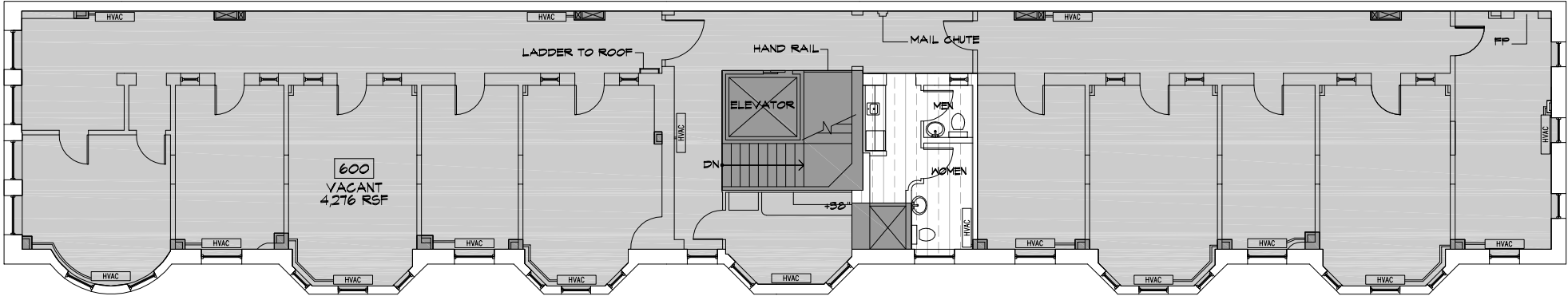
DOUGLAS DEVELOPMENT
918 F STREET, NW

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DATE: 06-13-08
PROJECT NO. 08.0227

DRAWING NO.
AC06



BOMA CALCULATIONS ARE BASED ON CLIENT PROVIDED DRAWINGS.
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SYMBOLS LEGEND	
	NON RENTABLE AREA
	OFFICE/ STORE AREA
	BUILDING COMMON AREA
	FLOOR COMMON AREA

#08.0227 - 918 F STREET, NW - HYPO SINGLE TENANT - 06-13-08

BOMA Area Calculations

Floor/Suite	A Gross Measured Area	B Non- Rentable Area	C Floor Rentable Area	D Usable Office Area and Store Area	E Usable Building Common Area	F Floor Common Area	G Floor Common Factor	H Basic Office Area and Store Area	I Basic Building Common Area	J Building Common Factor	K Rentable Office Area and Store Area	L R/U Ratio
LL10				1,675.7			1.02683	1,720.7		1.10525	1,901.8	1.13491
LL	3,677.6	196.7	3,480.8	1,675.7	1,714.1	91.0	1.02683	1,720.7	1,760.1	1.10525	1,901.8	1.13491
100A				751.8			1.14408	860.2		1.10525	950.7	1.26450
100B				1,806.7			1.14408	2,067.0		1.10525	2,284.5	1.26450
01	3,900.1	214.0	3,686.1	2,558.5	663.4	464.2	1.14408	2,927.1	759.0	1.10525	3,235.2	1.26450
200				3,604.1			1.05425	3,799.6		1.10525	4,199.6	1.16521
02	4,109.0	309.4	3,799.6	3,604.1		195.5	1.05425	3,799.6		1.10525	4,199.6	1.16521
300				3,678.5			1.05302	3,873.5		1.10525	4,281.2	1.16385
03	4,101.2	227.7	3,873.5	3,678.5		195.0	1.05302	3,873.5		1.10525	4,281.2	1.16385
400				3,675.7			1.05319	3,871.2		1.10525	4,278.6	1.16404
04	4,105.3	234.2	3,871.2	3,675.7		195.5	1.05319	3,871.2		1.10525	4,278.6	1.16404
500				3,677.9			1.05316	3,873.5		1.10525	4,281.2	1.16401
05	4,106.6	233.2	3,873.5	3,677.9		195.5	1.05316	3,873.5		1.10525	4,281.2	1.16401
600				3,677.0			1.05221	3,868.9		1.10525	4,276.1	1.16296
06	4,106.6	237.7	3,868.9	3,677.0		192.0	1.05221	3,868.9		1.10525	4,276.1	1.16296
Total	28,106.4	1,652.8	26,453.6	22,547.3	2,377.6	1,528.7	1.06133	23,934.5	2,519.1	1.10525	26,453.6	1.17325