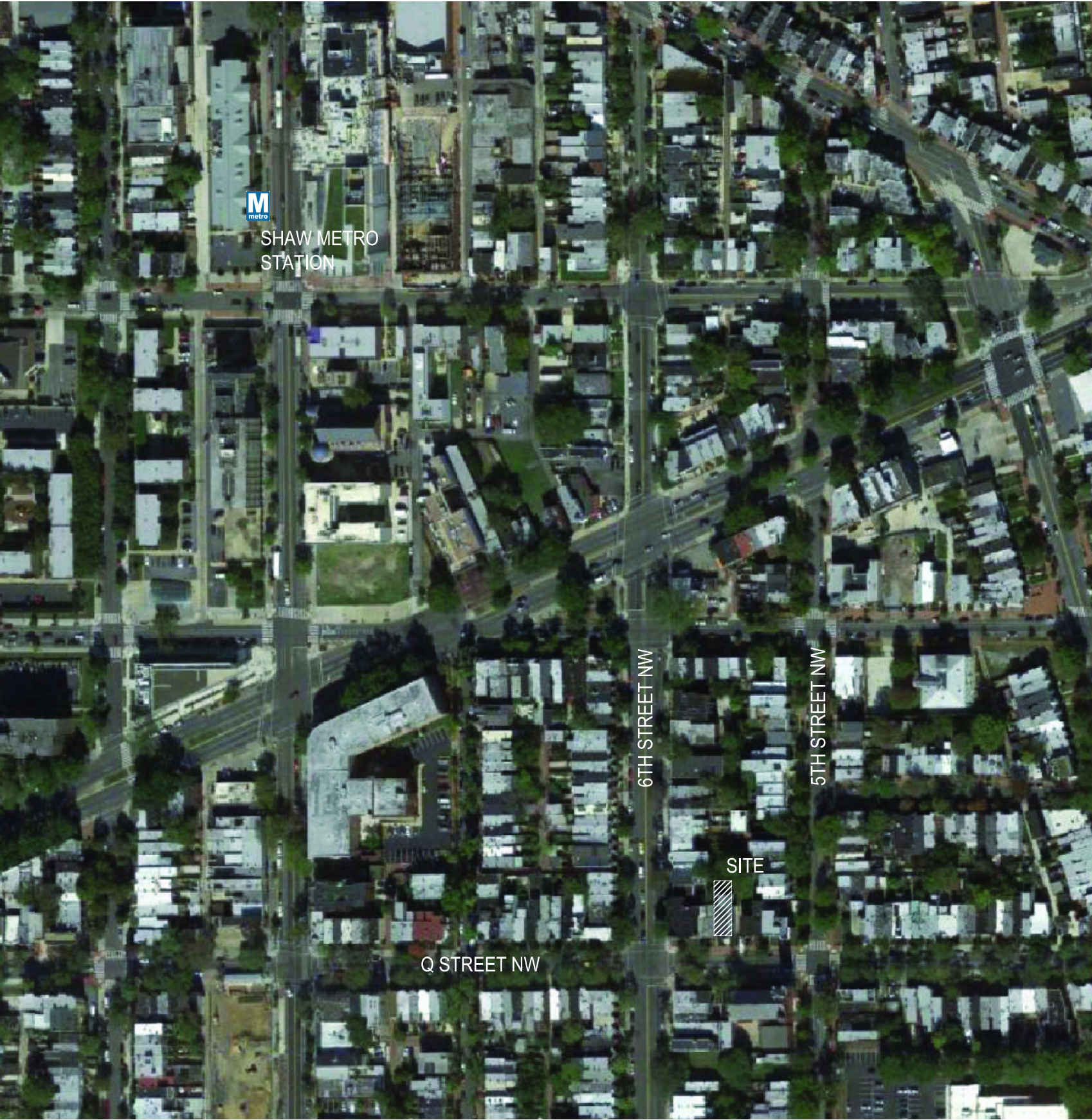




SITE DATA

ZONE DISTRICT: R-4
ROW DWELLINGS, CONVERSIONS, AND APARTMENTS

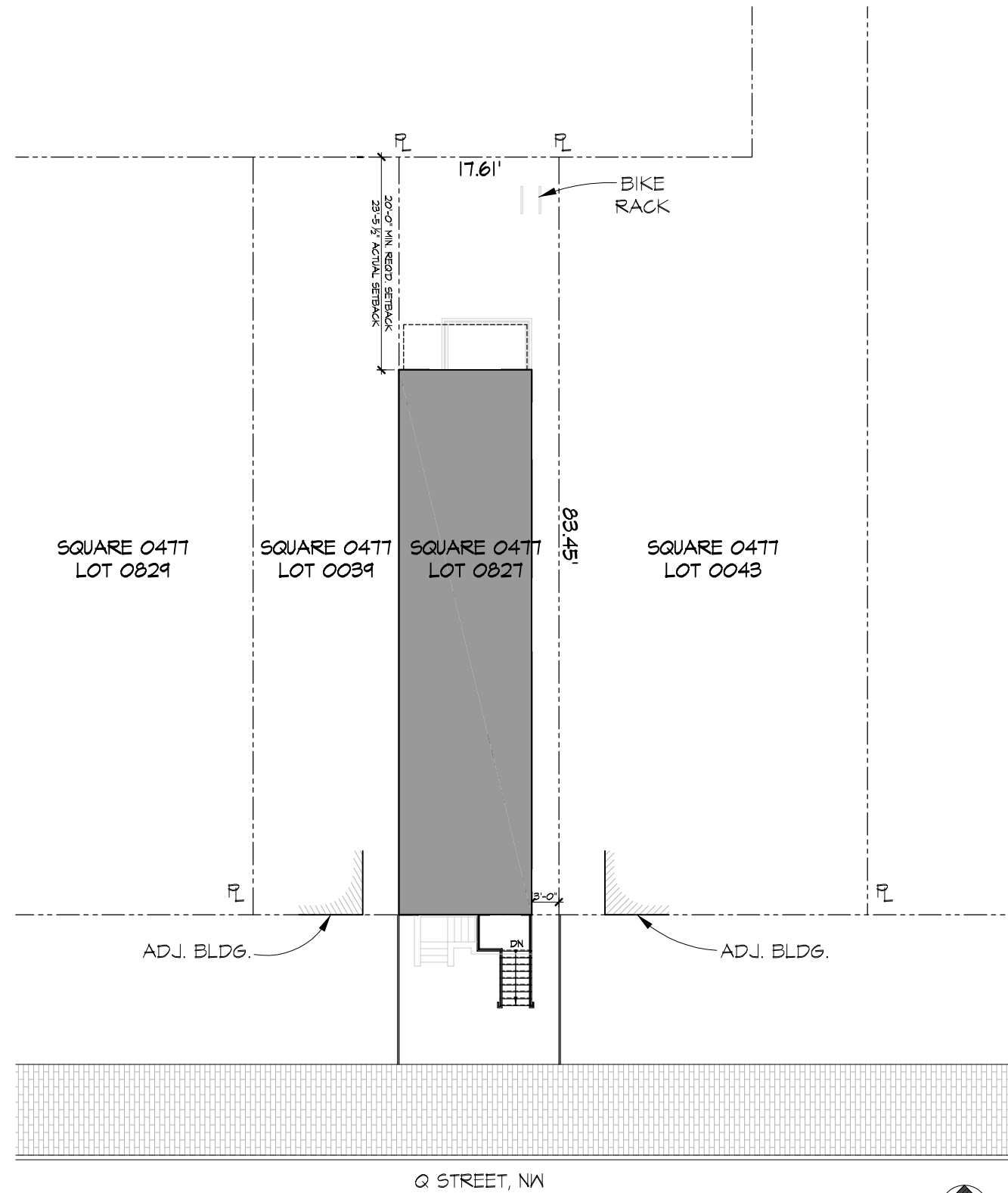
BUILDING TYPE: FLAT

	ZONING ALLOWED/REQ'D	PROPOSED
LOT AREA Section 401.3	1,800 SF	1,470 SF
LOT WIDTH Section 401.3	18.0'	17.6'
BUILDING FOOTPRINT Section 403.2	1,080 SF	876.6 SF
LOT OCCUPANCY Section 403.2	60%	71.8% (INCLUDES SIDE YARD <5'-0" PER SECTION 199.1) 59.6% (EXCLUDING SIDE YARD)
PARKING SPACES (1 per 2 units)	1	0
REAR YARD Section 404.1	20'-0"	23.45' (23'-5 1/2")
SIDE YARD Section 405.6	3" PER 1' HT. = 9'-8" (8' MIN.)	3'-0"
BUILDING HEIGHT Section 400.1	40'-0"	38'-9 1/2"
BUILDING STORIES Section 400.1	3	3
ROOFTOP SETBACK Section 400.7B	1' PER 1' HT. = ABOVE ROOF	SEE ELEV.
OPEN COURT Section 406.1	4" PER 1' HT. = 12'-11" (10' MIN.)	3'-0"

1 EXISTING SITE PLAN
SCALE: N.T.S.



Q STREET RESIDENCE



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"

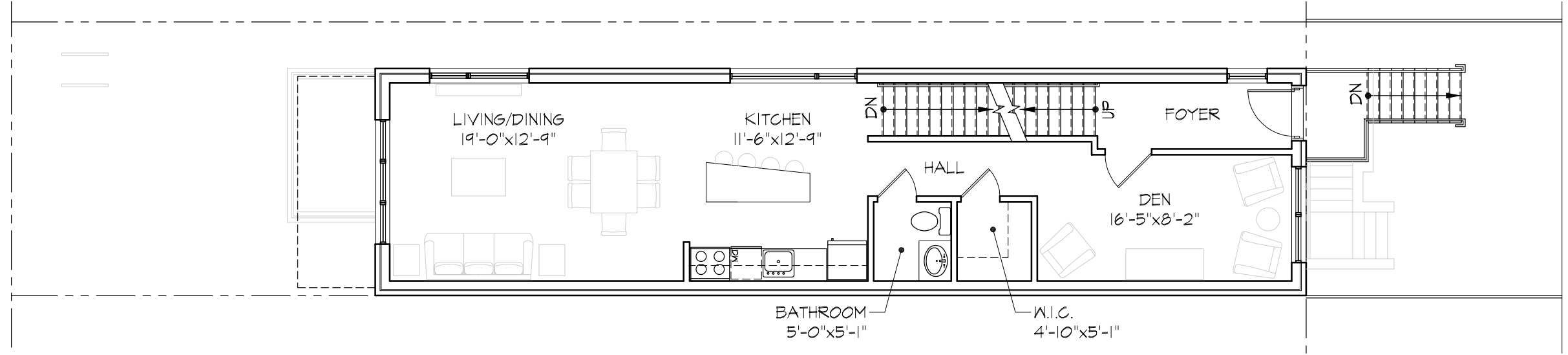
Q STREET RESIDENCE

ARCHITECTURAL SITE PLAN

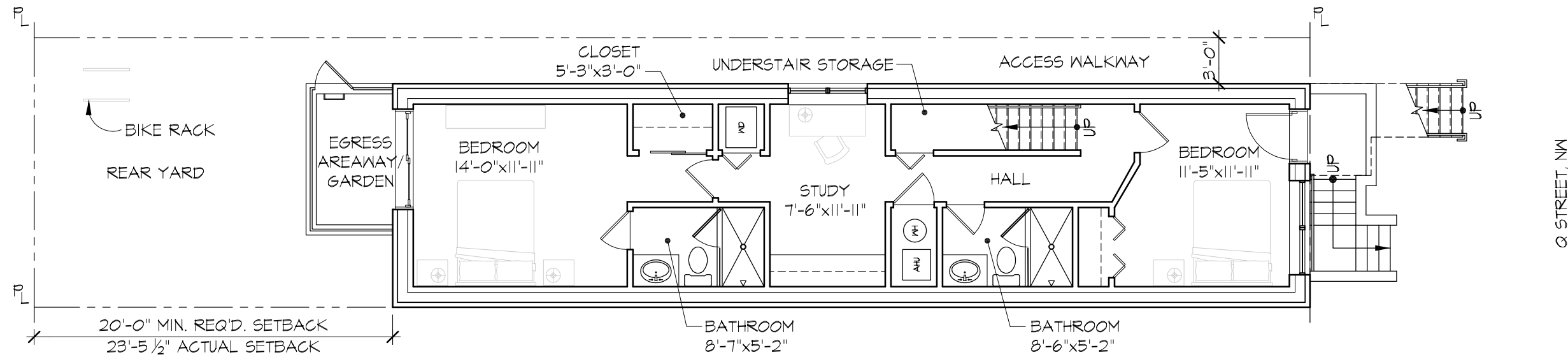
AS1.1



GTM ARCHITECTS



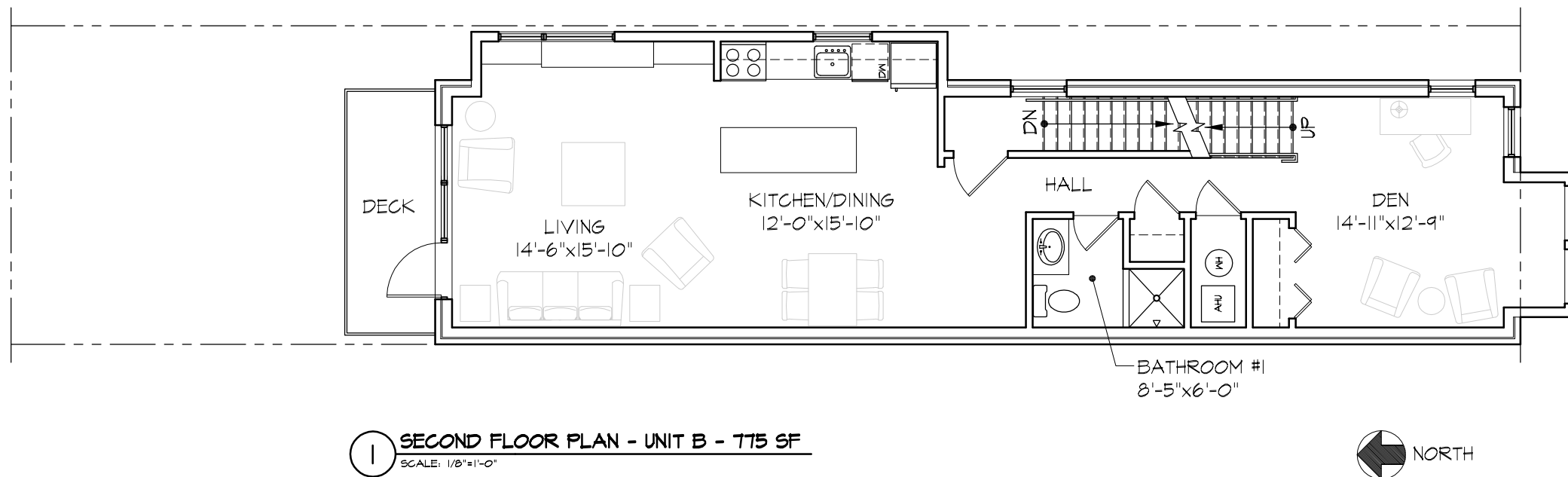
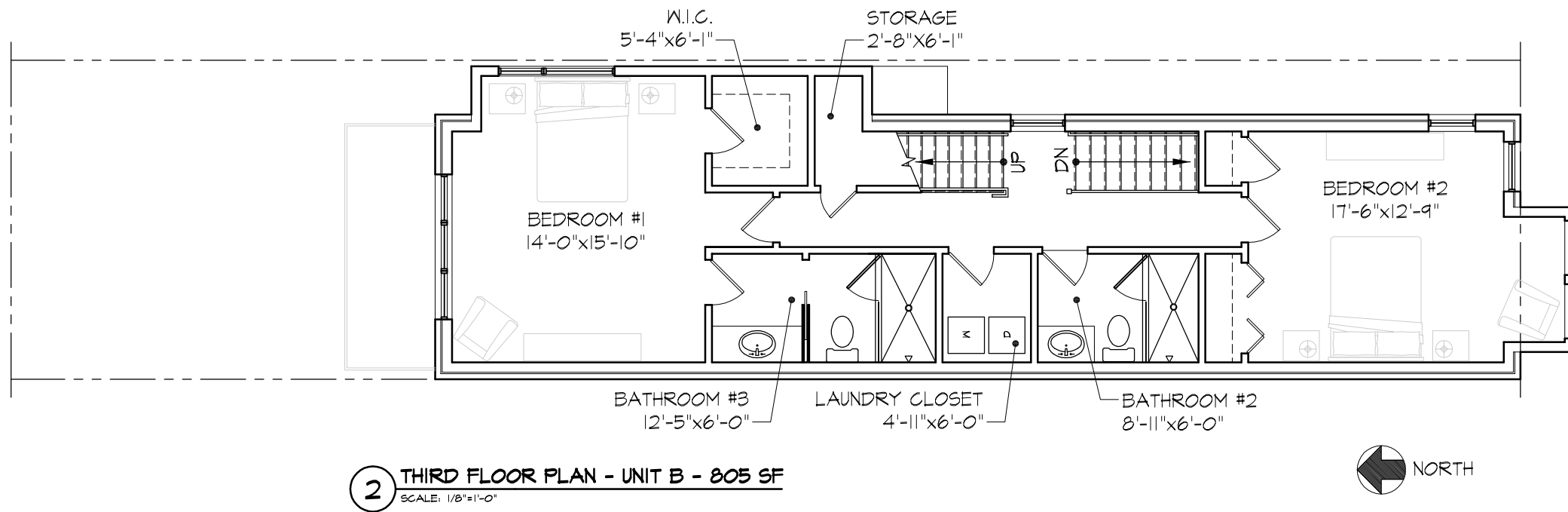
2 FIRST FLOOR PLAN - UNIT A - 689 SF
SCALE: 1/8"=1'-0"



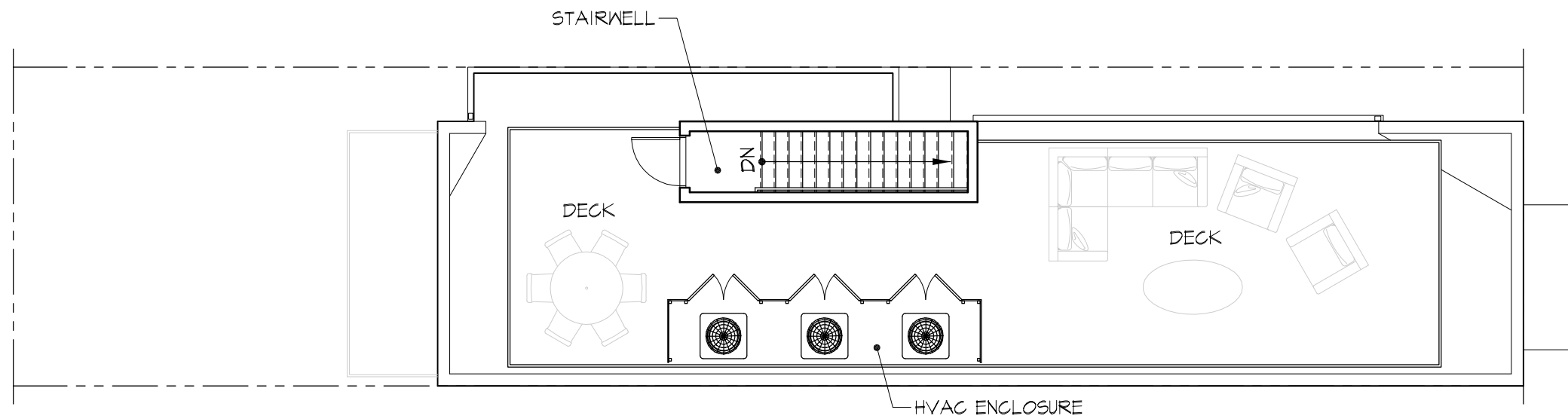
1 CELLAR FLOOR PLAN - UNIT A - 683 SF
SCALE: 1/8"=1'-0"



UNIT A = 1,372 SF TOTAL

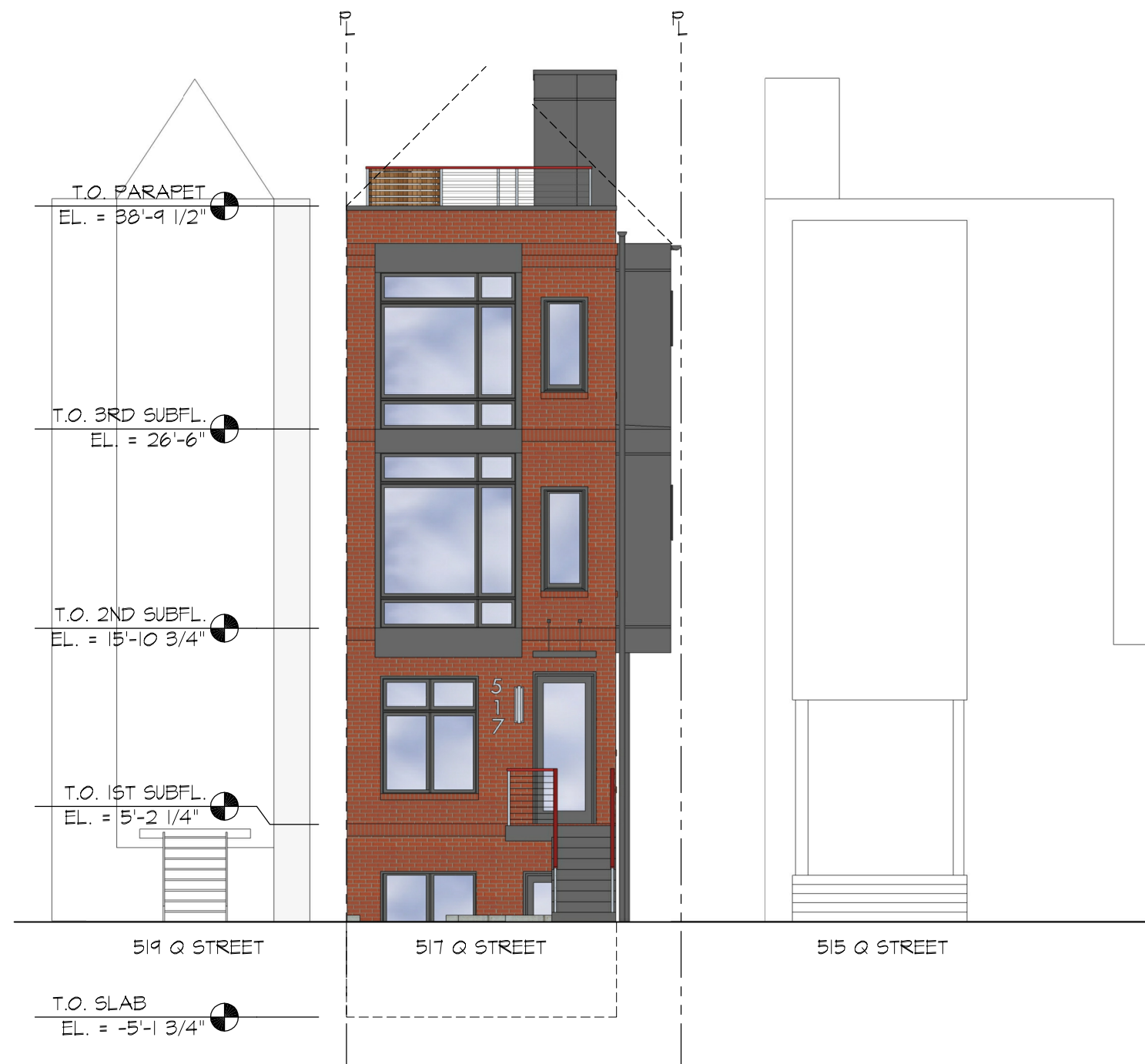


UNIT B = 1,580 SF TOTAL + 593 SF ROOF DECK

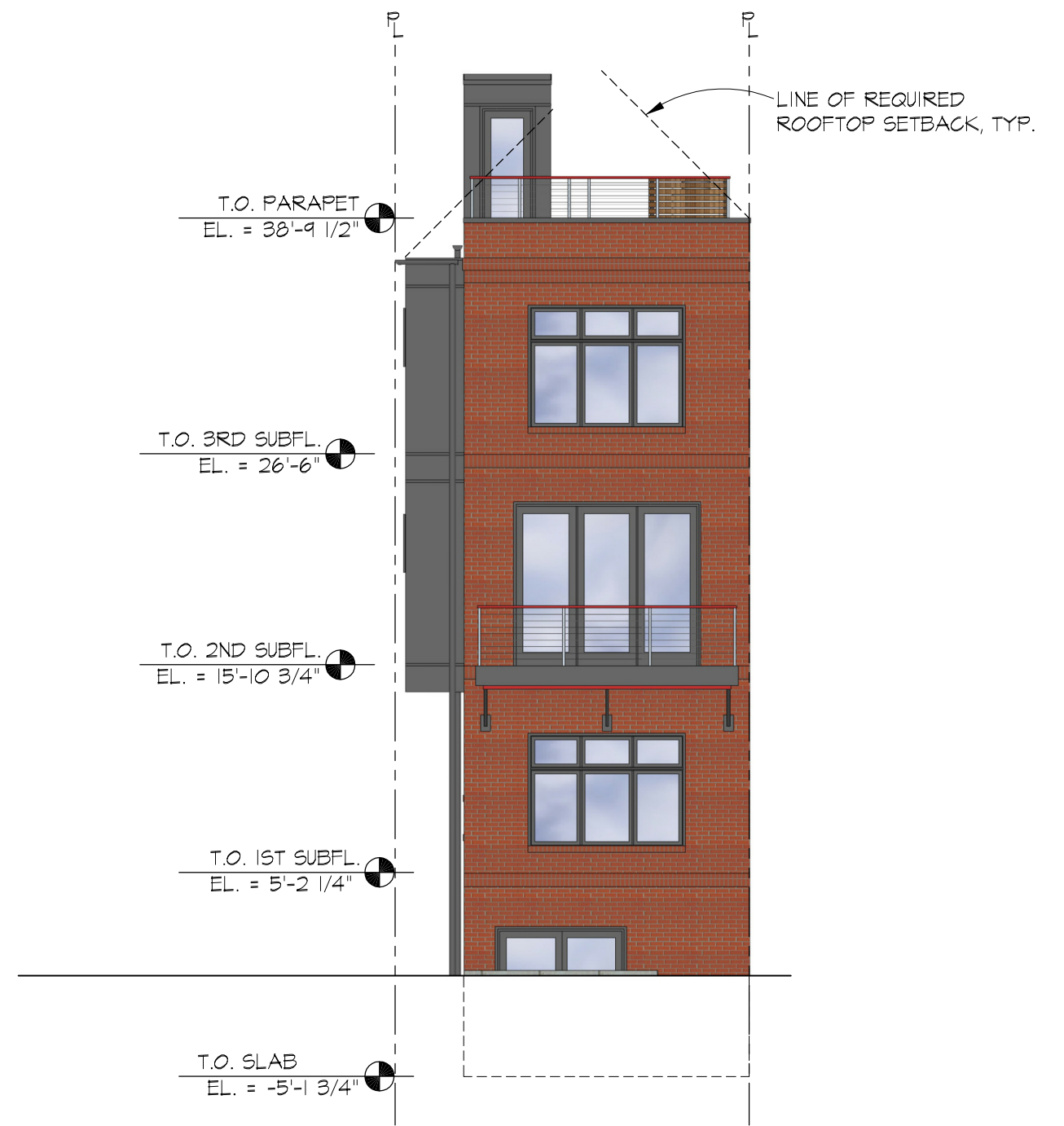


1 ROOF PLAN - UNIT B - 543 SF
SCALE: 1/8"=1'-0"





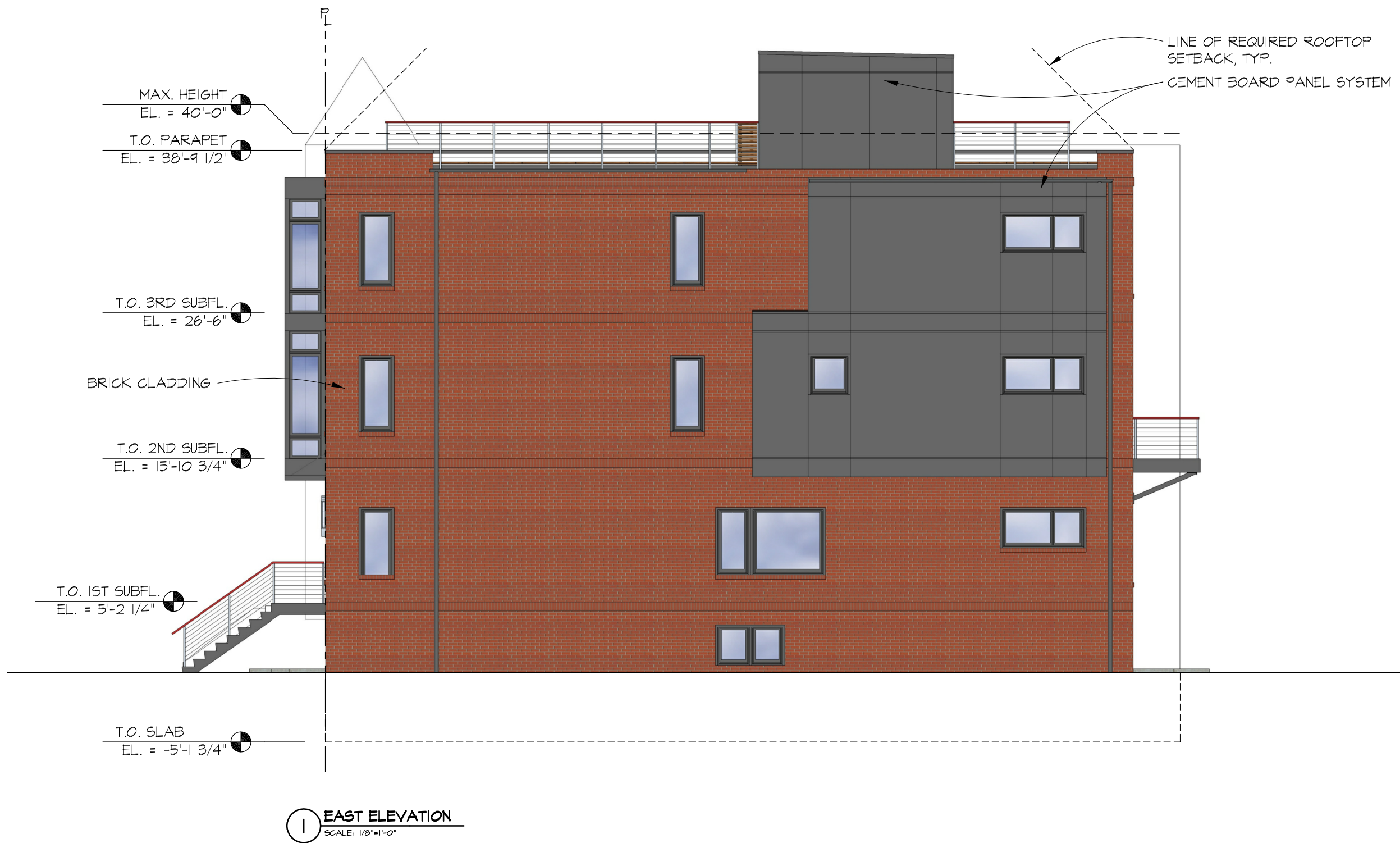
1 **SOUTH ELEVATION**
 SCALE: 1/8"=1'-0"
 (Q STREET, NW ELEVATION)



2 **NORTH ELEVATION**
 SCALE: 1/8"=1'-0"

Q STREET RESIDENCE

ELEVATIONS





STREET VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING NORTHWEST



EXISTING Q STREET FACADES LOOKING NORTH



EXISTING VIEW LOOKING WEST



EXISTING VIEW LOOKING EAST