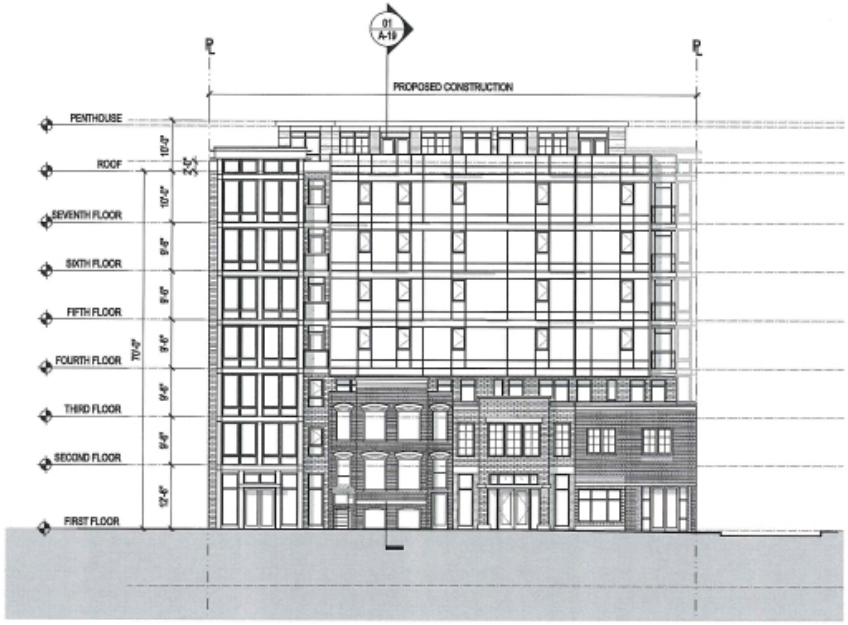
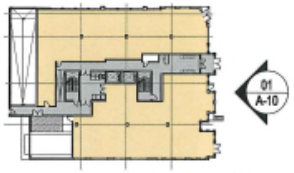


1 NORTH ELEVATION
SCALE: 1" = 30'-0"

0' 5' 10' 20'



2 KEY PLAN
SCALE: 1'-0" = 164'

N

T STREET, NW

T Street, NW
Washington, DC 20018
Square: 441 Lot Nos: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-0880 (F) 202-822-0808

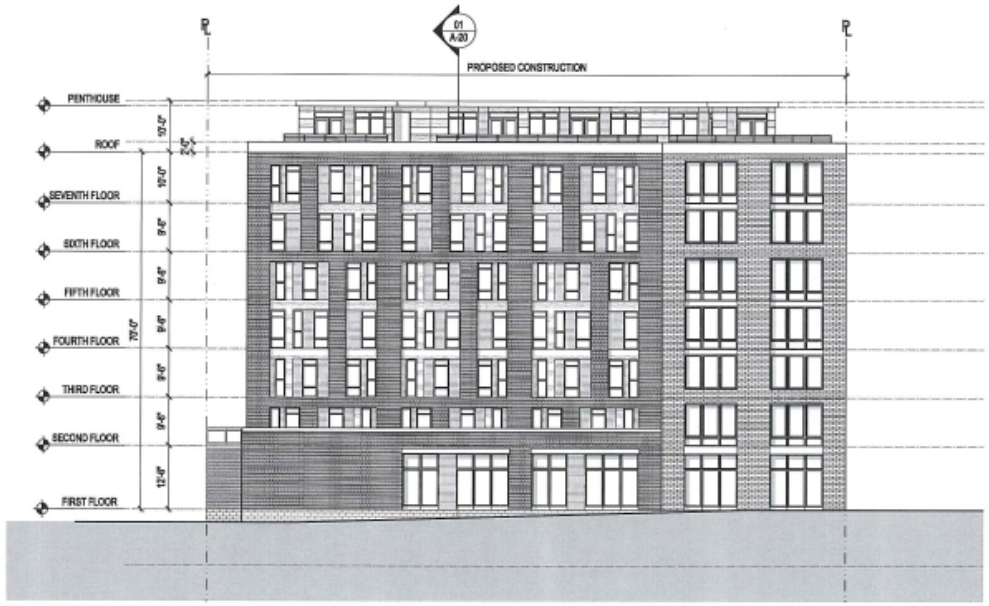
Monument Realty
1730 K Street, NW - Suite 600
Washington, DC 20006
(P) 202-777-3006 (F) 202-777-2020

NORTH ELEVATION | A-12

12-08-2015

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC

Board of Zoning Adjustment
District of Columbia
CASE NO.19217
EXHIBIT NO.9D3



1 EAST ELEVATION
SCALE: 1" = 20'-0"

2 KEY PLAN
SCALE: 1'-0" = 164'

01
A-11

N

T STREET, NW

T Street, NW
Washington, DC 20018
Square: 441 Lot No: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN ARCHITECTS

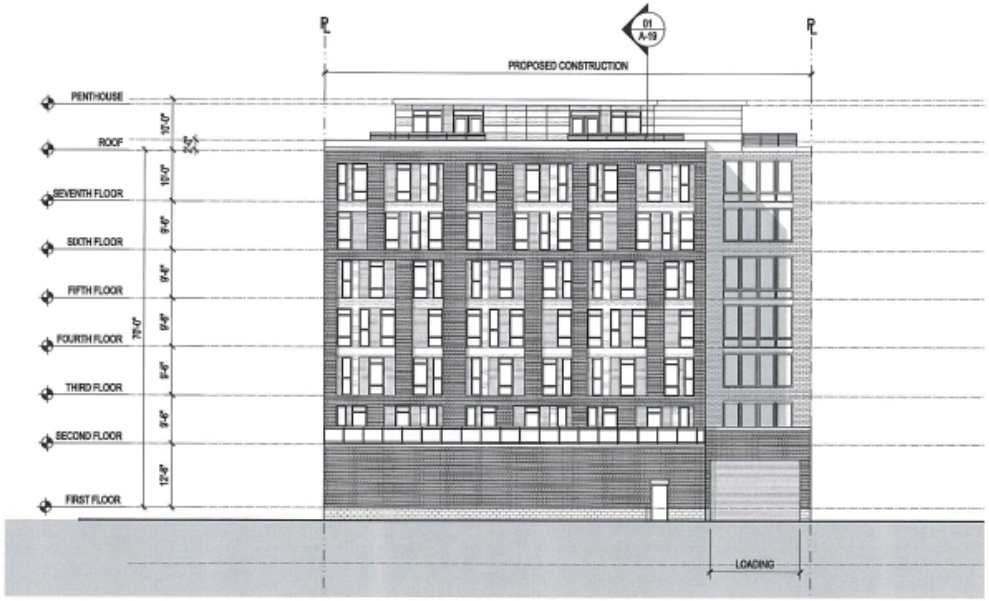
PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-5866 (F) 202-622-0958

Monument Realty
1700 K Street, NW - Suite 600
Washington, DC 20006
(P) 202-777-2000 (F) 202-777-2020

EAST ELEVATION | A-13

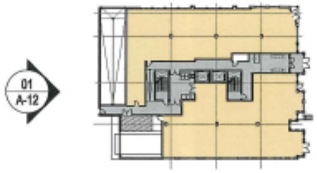
12-08-2015

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



1 SOUTH ELEVATION
SCALE: 1" = 20'-0"

0' 5' 10' 20'



2 KEY PLAN
SCALE: 1'-0" = 164'

N

T STREET, NW

SOUTH ELEVATION | A-14

12-08-2015

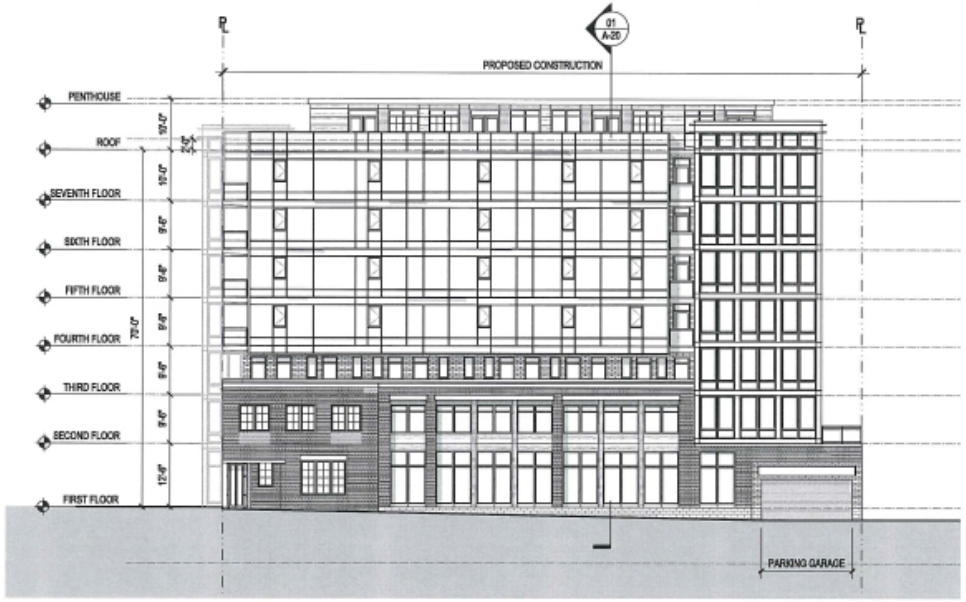
T Street, NW
Washington, DC 20019
Square: 441 Lot No: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN ARCHITECTS

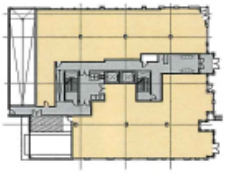
PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-0868 (F) 202-622-0868

Monumental Realty
1700 K Street, NW - Suite 800
Washington, DC 20006
(P) 202-777-2500 (F) 202-777-2020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



1 WEST ELEVATION
SCALE: 1" = 20'-0"



2 KEY PLAN
SCALE: 1'-0" = 1/64"

T STREET, NW

T Street, NW
Washington, DC 20018
Square: 441 Lot No: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-8868 (F) 202-622-0868

Monument Realty
1700 K Street, NW - Suite 800
Washington, DC 20006
(P) 202-777-2300 (F) 202-777-2320

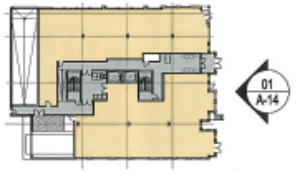
WEST ELEVATION | A-15

12-09-2015

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC

1 NORTH RENDERED ELEVATION
SCALE: 1" = 20'-0"

0' 5' 10' 20'



2 KEY PLAN
SCALE: 1'-0" = 164'

N

T STREET, NW

NORTH RENDERED ELEVATION | A-16

12-08-2015

T Street, NW
Washington, DC 20018
Square: 441 Lot No: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-0895 (F) 202-822-0906

Monument Realty
1700 K Street, NW - Suite 800
Washington, DC 20006
(P) 202-777-2500 (F) 202-777-2520

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC

1 EAST RENDERED ELEVATION
SCALE: 1" = 30'-0"

0' 5' 10' 20'

2 KEY PLAN
SCALE: 1'-0" = 1/64"

01
A-15

N

T STREET, NW

EAST RENDERED ELEVATION | A-17

12-08-2015

T Street, NW
Washington, DC 20018
Square: 441 Lot No: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-0893 (F) 202-822-0908

Monumental Realty
1700 K Street, NW - Suite 800
Washington, DC 20006
(P) 202-777-3000 (F) 202-777-3020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC

1 SOUTH RENDERED ELEVATION
SCALE: 1" = 20'-0"

0' 5' 10' 20'

2 KEY PLAN
SCALE: 1'-0" = 16'-0"

N

T STREET, NW

SOUTH RENDERED ELEVATION | A-18

12-09-2015

T Street, NW
Washington, DC 20018
Square: 441 Lot No: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN
PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-6968 (F) 202-622-0968

Monument Realty
1700 K Street, NW - Suite 800
Washington, DC 20006
(P) 202-777-2000 (F) 202-777-2020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC

1 WEST ELEVATION
SCALE: 1" = 20'-0"

0' 5' 10' 20'

2 KEY PLAN
SCALE: 1"-0" = 1/64"

N

T STREET, NW

WEST RENDERED ELEVATION | A-19

12-09-2015

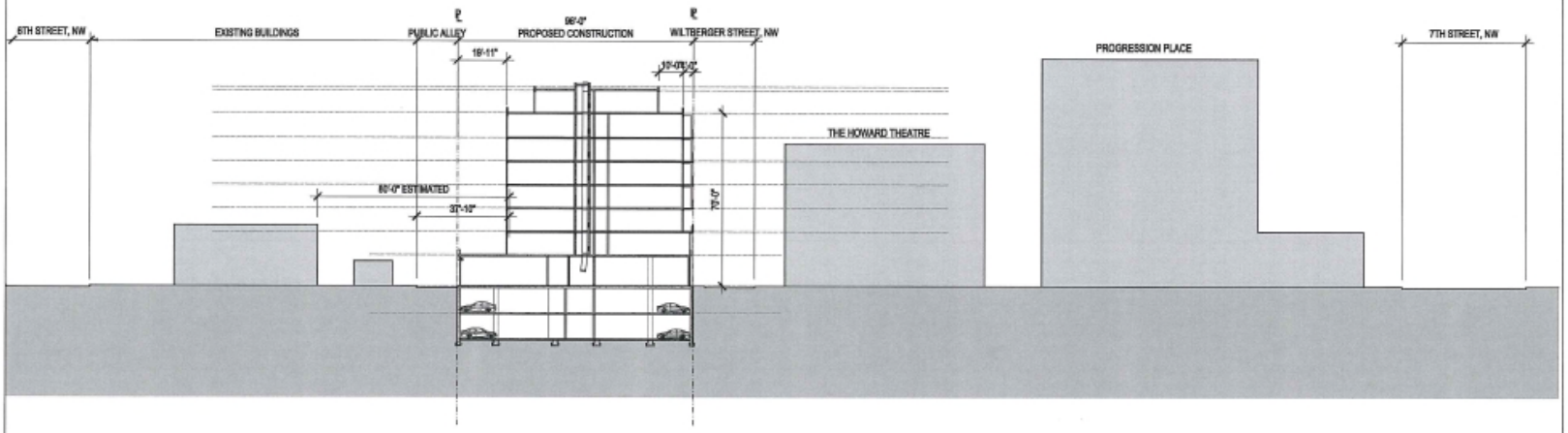
T Street, NW
Washington, DC 20018
Square: 441 Lot No: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-5966 (F) 202-622-0966

Monument Realty
1700 K Street, NW - Suite 600
Washington, DC 20006
(P) 202-777-2000 (F) 202-777-2022

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



1 STREET SECTION
SCALE: 1" = 40'-0"

2 KEY PLAN
SCALE: 1'-0" = 1/64"

T STREET, NW

STREET SECTION | A-20

12-08-2015

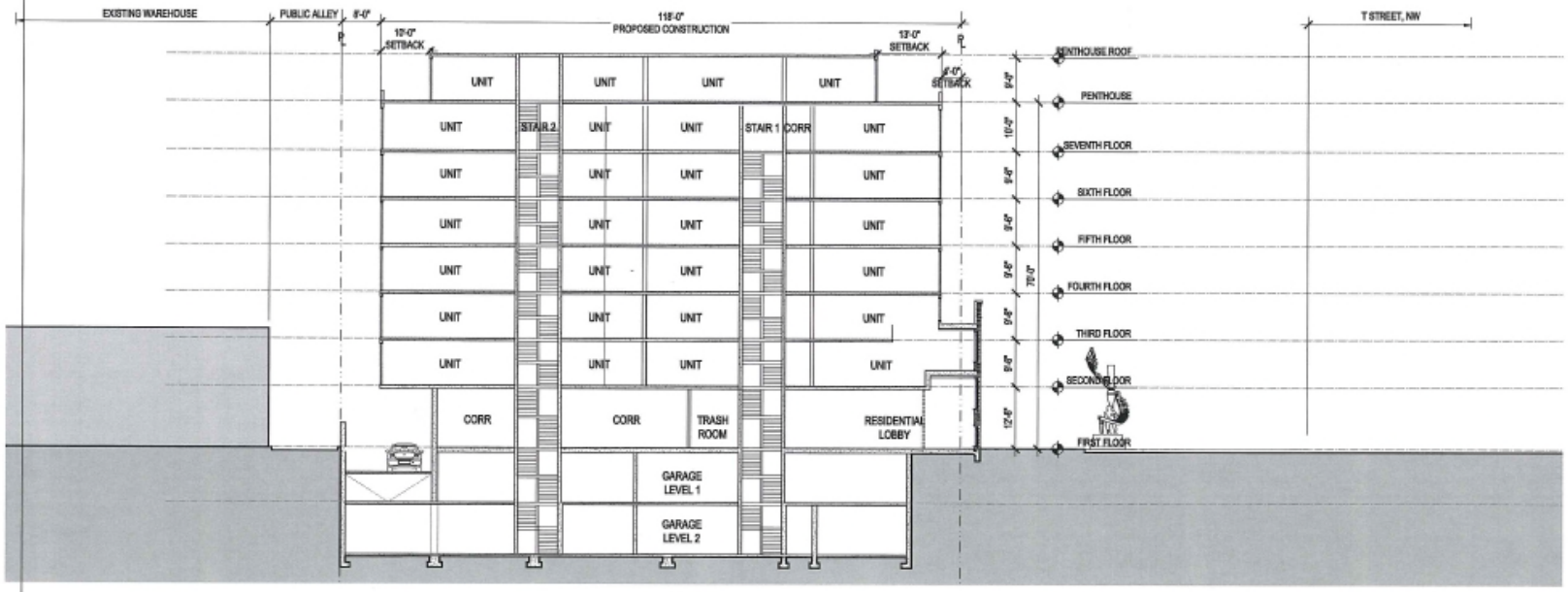
T Street, NW
Washington, DC 20018
Square: 441 Lot No: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN ARCHITECTS

PGN Architects, PLLC
310 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-5805 (F) 202-622-0806

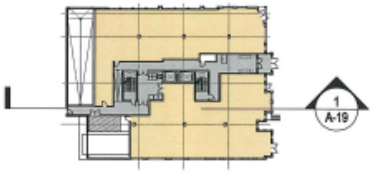
Monument Realty
1700 K Street, NW - Suite 900
Washington, DC 20006
(P) 202-777-2000 (F) 202-777-2020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



1 BUILDING SECTION
SCALE: 1" = 20'-0"

0' 5' 10' 20'



2 KEY PLAN
SCALE: 1'-0" = 64'-0"

N

T STREET, NW

BUILDING SECTION | A-21

12-08-2015

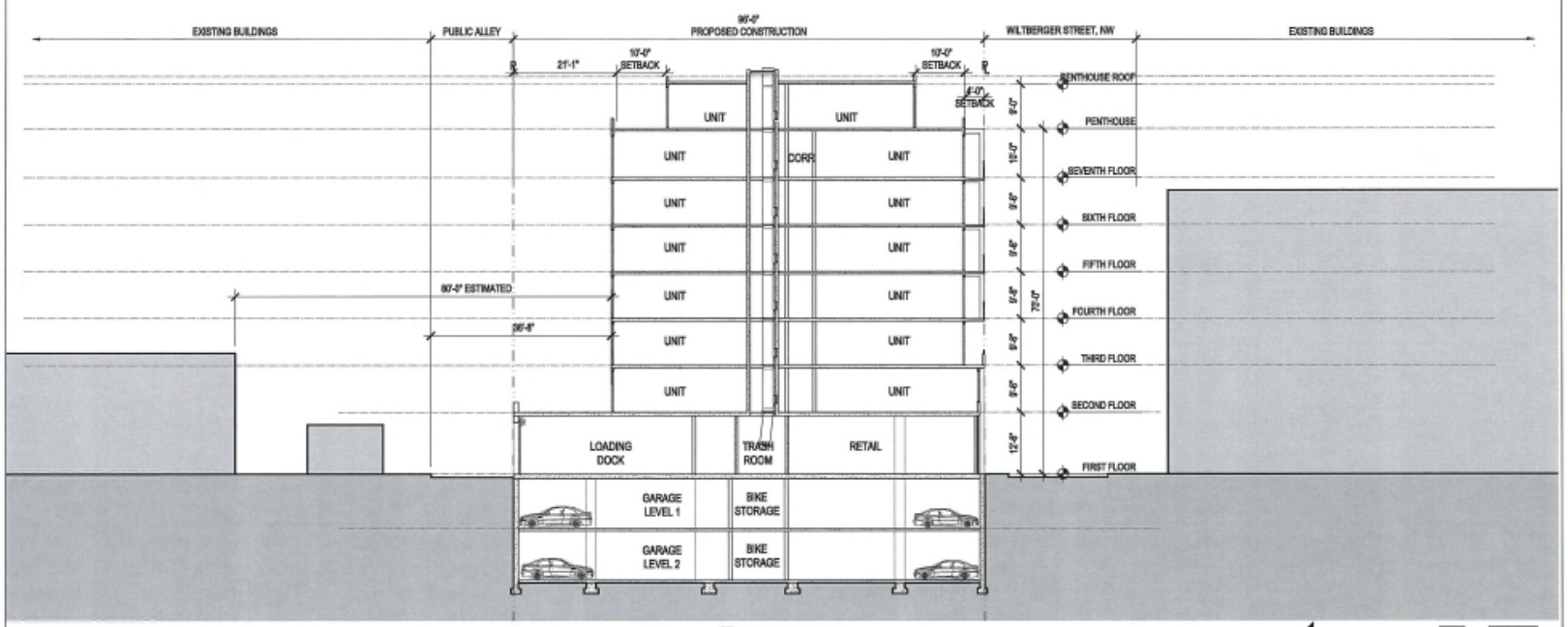
T Street, NW
Washington, DC 20018
Square: 441 Lot Nr: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN ARCHITECTS

PGN Architects, PLLC
2132 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-5965 (F) 202-622-5968

Monument Realty
1700 K Street, NW - Suite 900
Washington, DC 20006
(P) 202-777-2300 (F) 202-777-2020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



1 BUILDING SECTION
SCALE: 1" = 30'-0"

2 KEY PLAN
SCALE: 1'-0" = 1/16"

T STREET, NW

BUILDING SECTION | A-22

12-08-2015

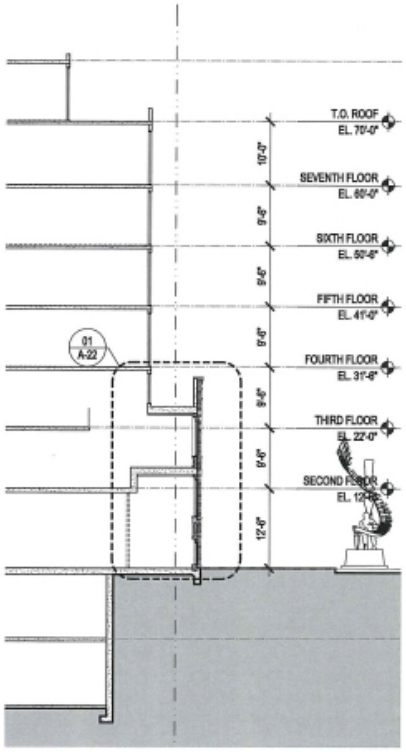
T Street, NW
Washington, DC 20018
Square: 441 Lot Nos: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN ARCHITECTS

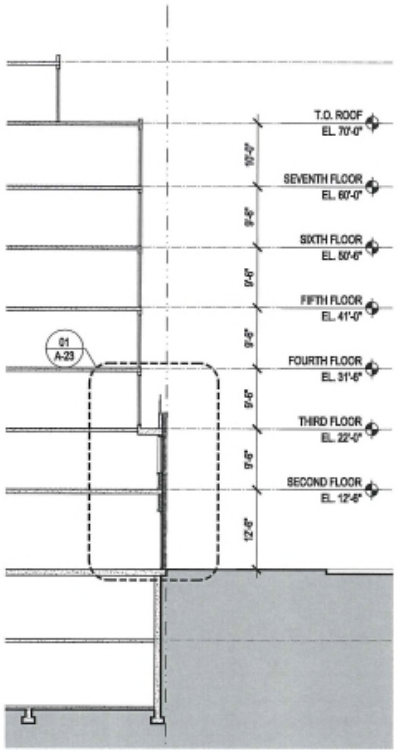
PGN Architects, PLLC
2112 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-0945 (F) 202-622-0946

Monument Realty
1700 K Street, NW - Suite 600
Washington, DC 20006
(P) 202-777-2500 (F) 202-777-2520

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC

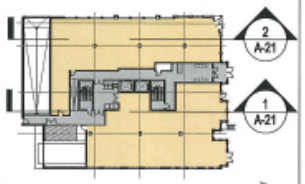


1 EXISTING BUILDING 610 SECTION
SCALE: 1/8" = 1'-0"



2 EXISTING BUILDING 618 SECTION
SCALE: 1/8" = 1'-0"

3 EXISTING BUILDING 610 & 618 ELEVATIONS
SCALE: 3/64" = 1'-0"



4 KEY PLAN
SCALE: 1'-0" = 3/64"

N

EXISTING BUILDING HEIGHTS APPROXIMATE

T STREET, NW

EXISTING BUILDING SECTIONS | A-23

12-06-2015

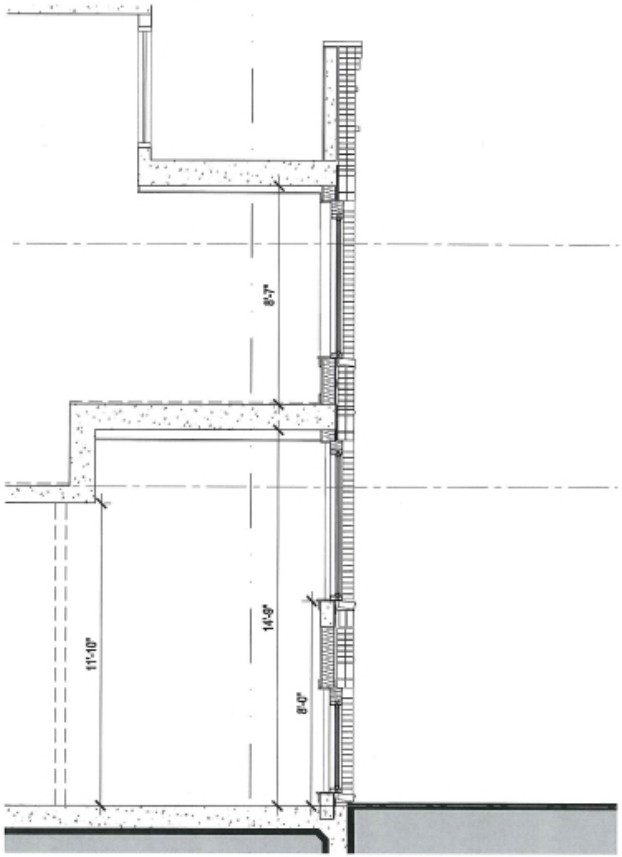
T Street, NW
Washington, DC 20018
Square: 441 Lot Nos: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN ARCHITECTS

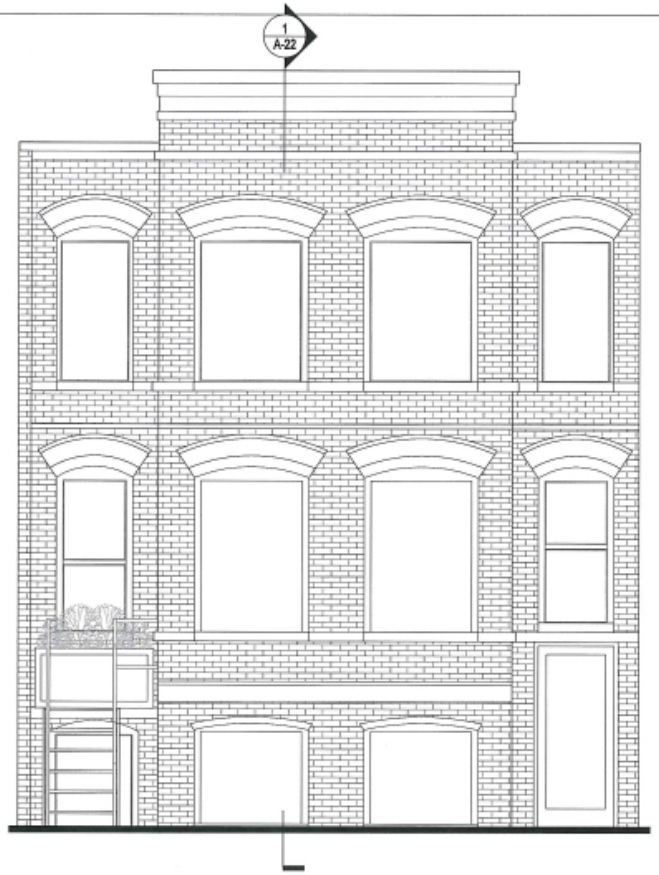
PGN Architects, PLLC
310 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-2993 (F) 202-622-0906

Monument Realty
1730 K Street, NW - Suite 600
Washington, DC 20006
(P) 202-777-2300 (F) 202-777-2020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



1 EXISTING BUILDING 610 SECTION
SCALE: 1/4" = 1'-0"



2 EXISTING BUILDING 610 ELEVATIONS
SCALE: 1/4" = 1'-0"

EXISTING BUILDING HEIGHTS APPROXIMATE

T STREET, NW

ENLARGED EXISTING 610 BUILDING SECTION

A-24

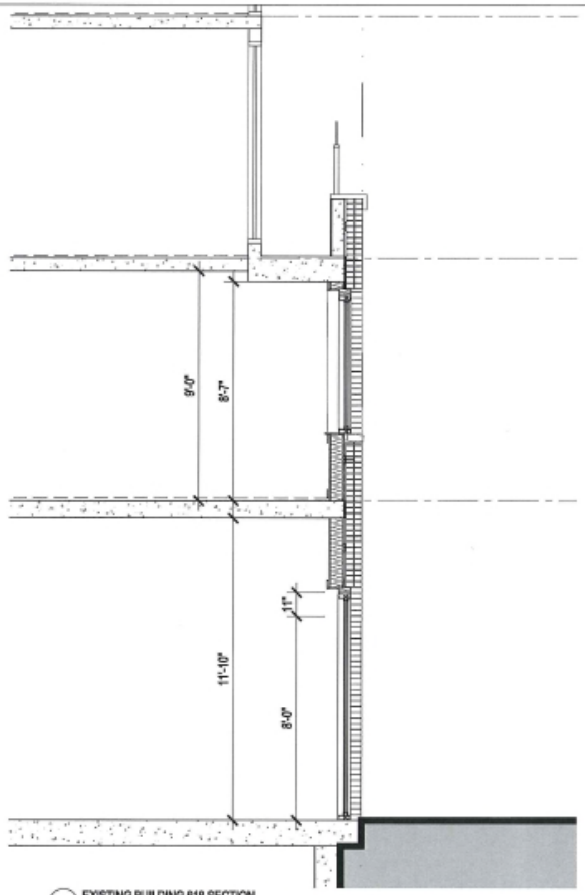
12-08-2015

T Street, NW
Washington, DC 20018
Square: 441 Lot Nos: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN
PGN Architects, PLLC
310 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5595 (F) 202-822-0906

Monument Realty
1730 K Street, NW - Suite 800
Washington, DC 20006
(P) 202-777-2000 (F) 202-777-2020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



1 EXISTING BUILDING 618 SECTION
SCALE: 3/4" = 1'-0"

2 EXISTING BUILDING 618 ELEVATIONS
SCALE: 3/4" = 1'-0"

EXISTING BUILDING HEIGHTS APPROXIMATE

T STREET, NW

ENLARGED EXISTING BUILDING 618 SECTION

A-25

12-08-2015

T Street, NW
Washington, DC 20018
Square: 441 Lot No: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN ARCHITECTS
PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-5955 (F) 202-622-0909

Monument Realty
1700 K Street, NW - Suite 500
Washington, DC 20006
(P) 202-777-2000 (F) 202-777-2020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC

1 RENDERING
SCALE: NTS

T STREET, NW

RENDERING | A-26

12-08-2015

T Street, NW
Washington, DC 20018
Square: 441 Lot Nos: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-5565 (F) 202-822-0806

Monument Realty
1700 K Street, NW - Suite 600
Washington, DC 20006
(P) 202-777-2000 (F) 202-777-2020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC

1 RENDERING
SCALE: 1/16

T STREET, NW

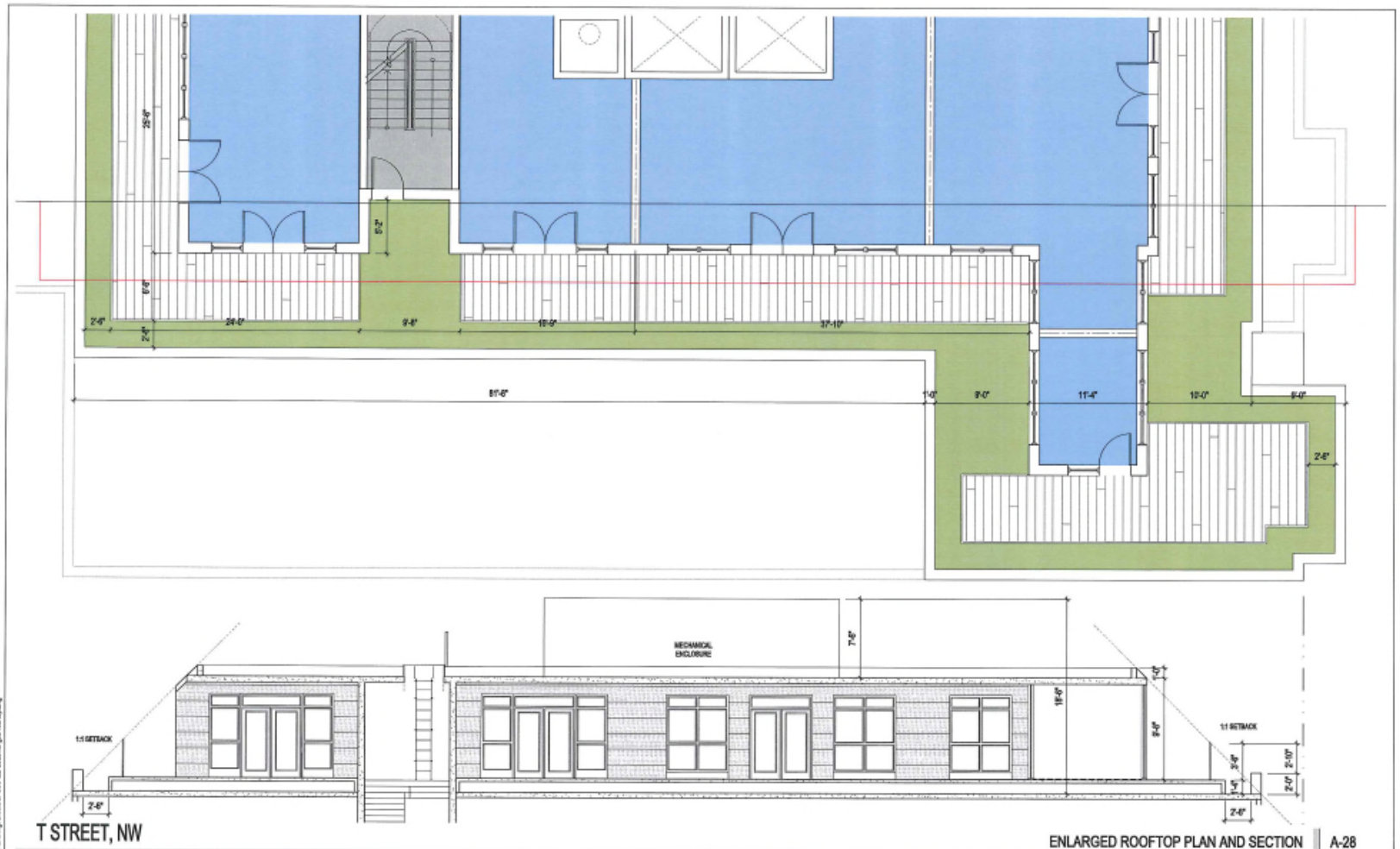
RENDERING | A-27
12-08-2015

T Street, NW
Washington, DC 20018
Square: 441 Lot Nos: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN
PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-822-0895 (F) 202-822-0806

Monument Realty
1700 K Street, NW - Suite 600
Washington, DC 20006
(P) 202-777-2000 (F) 202-777-2020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC



T STREET, NW

ENLARGED ROOFTOP PLAN AND SECTION

A-28

12-08-2015

T Street, NW
Washington, DC 20018
Square: 441 Lot No: 32, 33, 35, 852 Zone: C-2-B / ARTS

PGN

PGN Architects, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
(P) 202-622-5895 (F) 202-622-0808

Monument Realty
1700 K Street, NW - Suite 600
Washington, DC 20006
(P) 202-777-2060 (F) 202-777-2020

COPYRIGHT © 2015 PGN ARCHITECTS, PLLC