

Amendment to the Supplemental Filing for the Proposed Planned Unit Development (PUD) at "THE SAGE" Z.C. Case #05-18 (Hope 7 Monroe Street, LP-Consolidated PUD 1020 Monroe Street, NW)

The attached Architectural Drawings are submitted to amend Drawings previously submitted in reference to this case:

- Proposed Ground/Site Floor Plan Dated 9/26/05
- Proposed 1st Floor Plan Dated 9/26/05
- Proposed Typical Floor Plan (2, 3 & 4) Dated 9/26/05
- Proposed 5th Floor Plan Dated 9/26/05
- Proposed 6th Floor Plan Dated 9/26/05
- Proposed West Elevation
- Proposed East Elevation
- Proposed South Elevation
- Proposed North Elevation

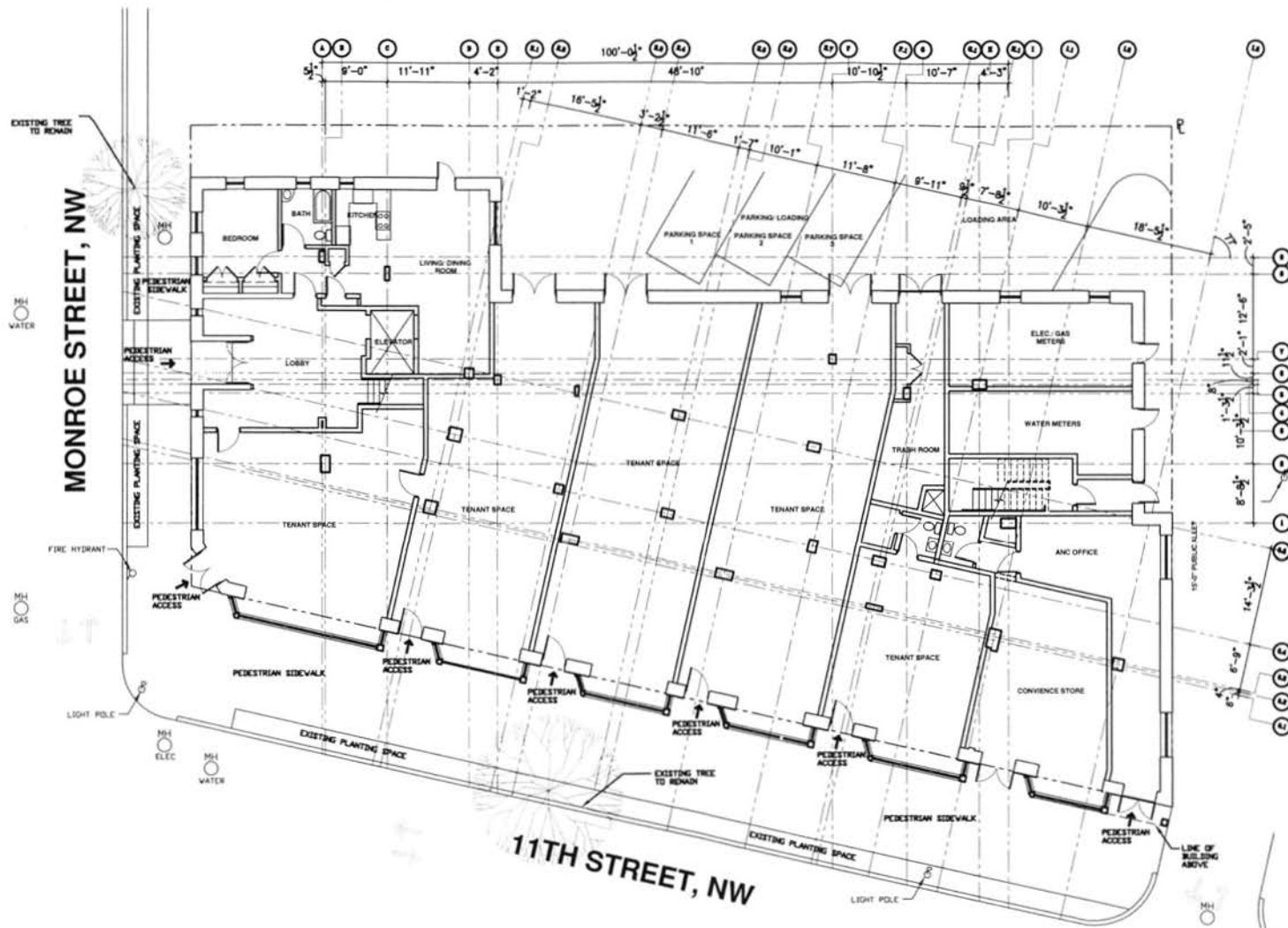
These drawings are all Concept Plans upon which our Design Development Documents are based. There may be some interior layout revisions dictated by design development/MEP risers and stacks. Any changes made prior to the hearing date shall be minor and will be provided to the Zoning Commission.

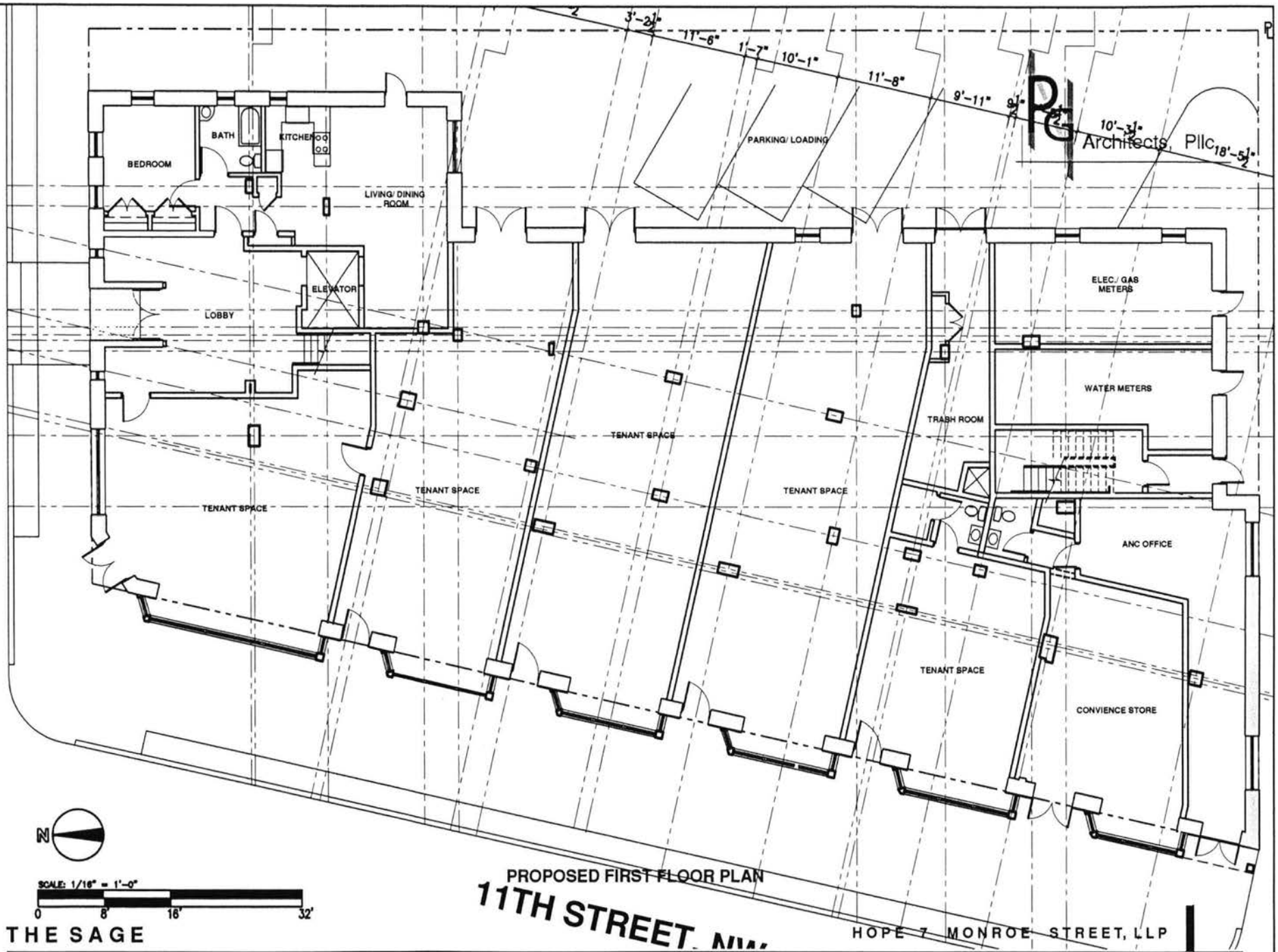
Also included in this amendment is the Topographical Survey.

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ZONING COMMISSION
District of Columbia
CASE NO. 05-18
EXHIBIT NO. 23

ZONING COMMISSION
District of Columbia
CASE NO.05-18
EXHIBIT NO.23

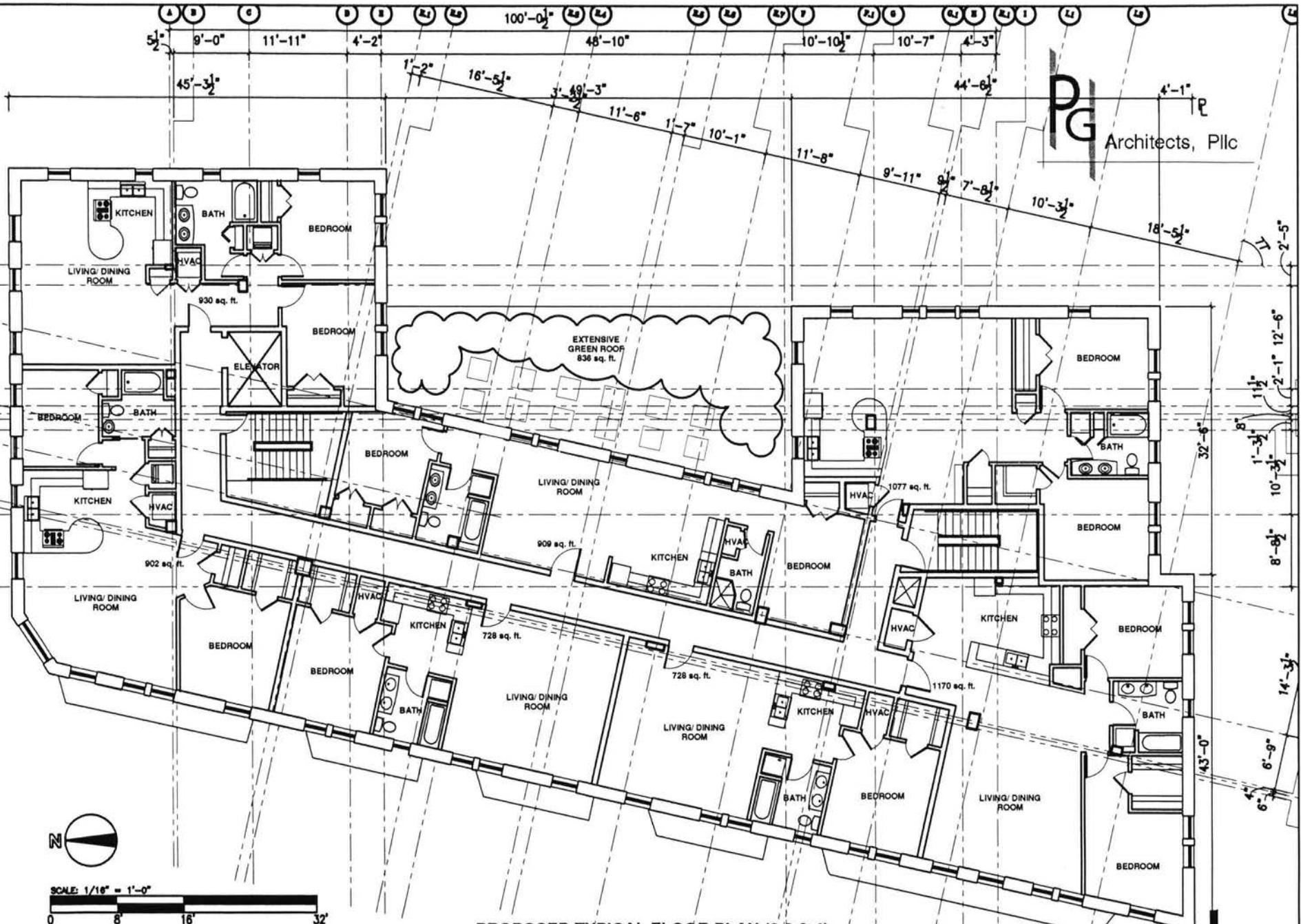




THE SAGE
WASHINGTON, D.C.

September 26, 2005

HOPE & MONROE STREET, LLP
PGN ARCHITECTS, PLLC



PG Architects, PLLC

THE SAGE

WASHINGTON, D.C.

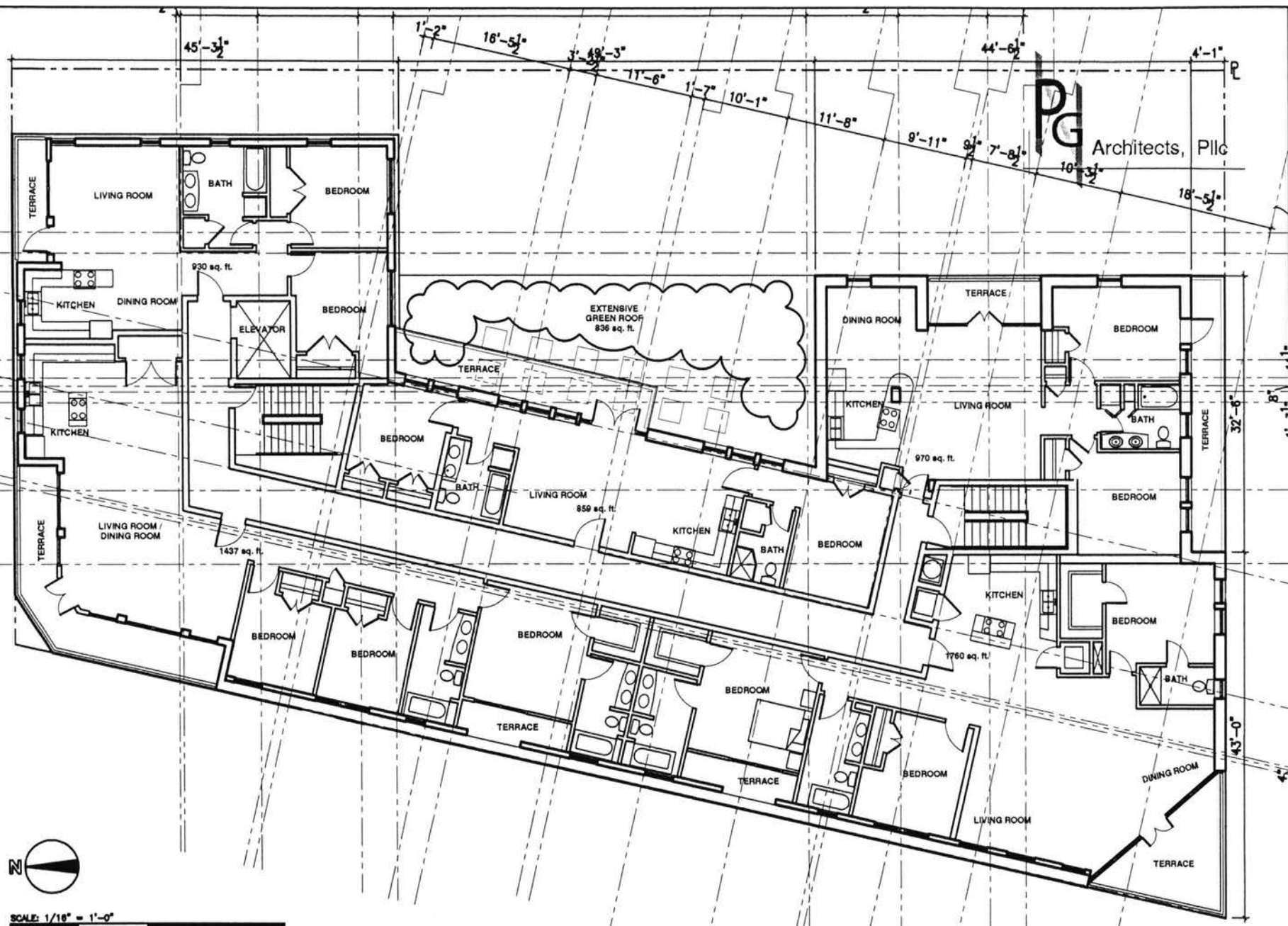
PROPOSED TYPICAL FLOOR PLAN (2,3,& 4)

September 26, 2005

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PGN ARCHITECTS, PLLC

PG Architects, PLLC



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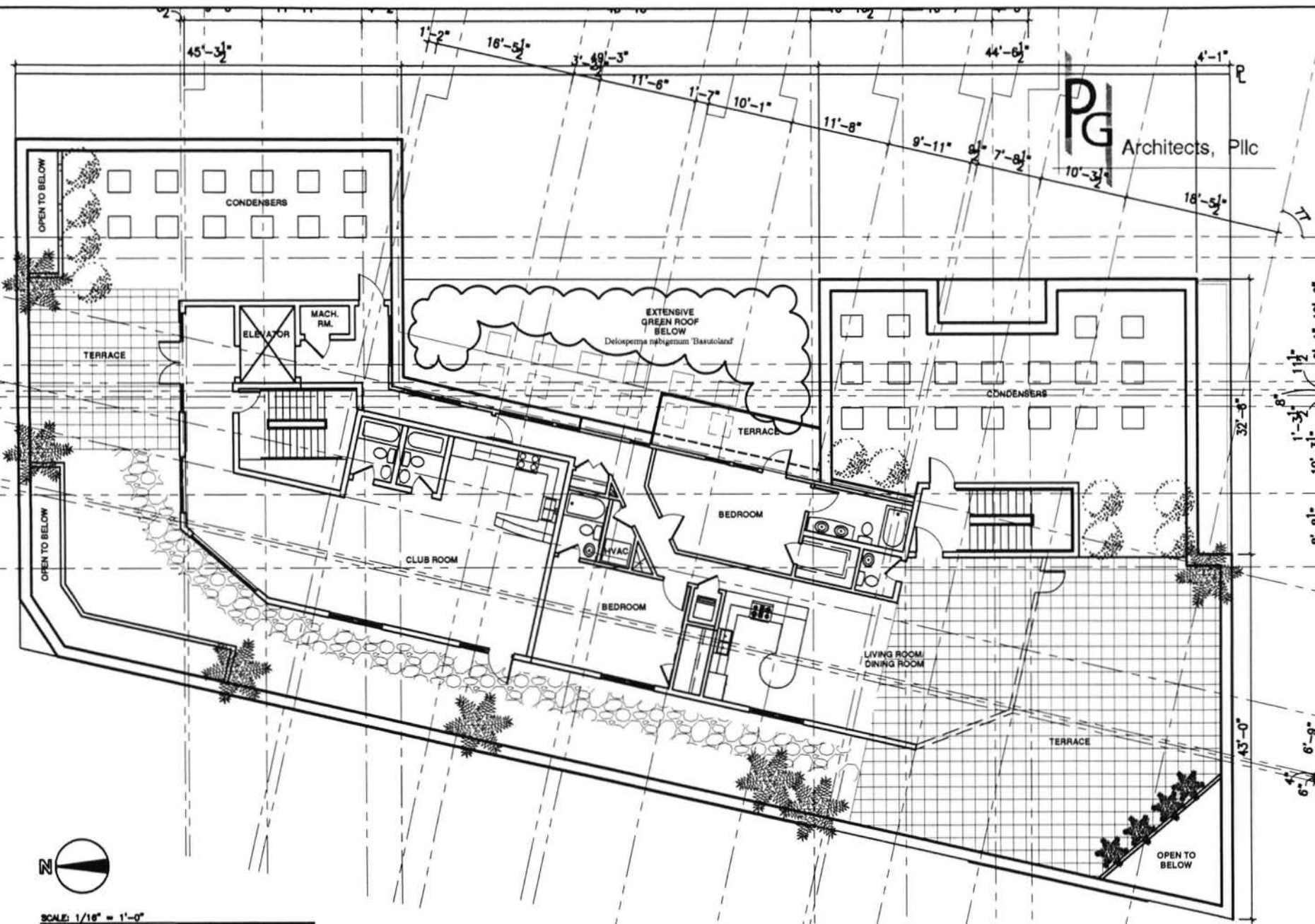
PROPOSED FIFTH FLOOR PLAN

September 26, 2005

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PG Architects, PLLC



SCALE: 1/16" = 1'-0"

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PROPOSED SIXTH FLOOR PLAN

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PROPOSED WEST ELEVATION

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September 26, 2005

PGN ARCHITECTS, PLLC



SCALE: 1/16" = 1'-0"
0 8' 16' 32'

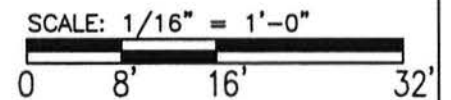
PROPOSED EAST ELEVATION

THE SAGE
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HOPE 7 MONROE STREET, LLP

September 16, 2005

PGN ARCHITECTS, PLLC



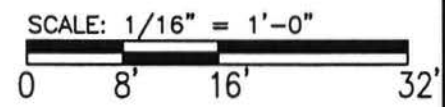
PROPOSED NORTH ELEVATION

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September 26, 2005

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PROPOSED SOUTH ELEVATION

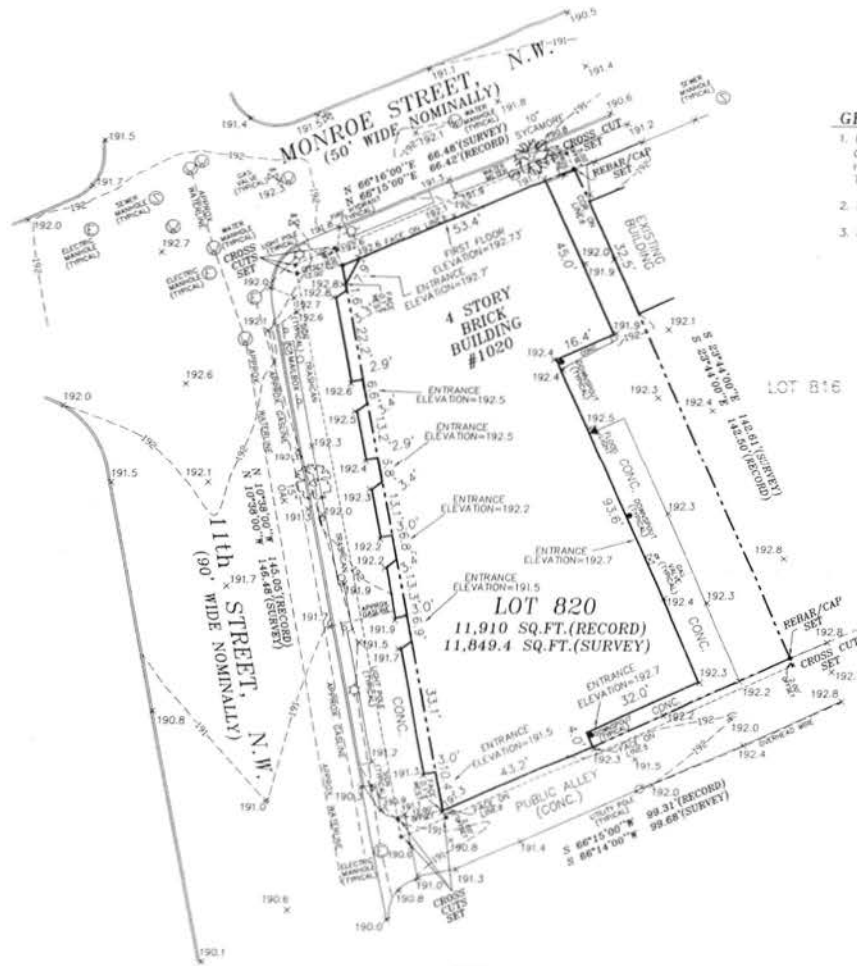
THE SAGE
WASHINGTON, D.C.

September 26, 2005

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ART PAGE 1828



GENERAL NOTES:

1. FLOOD ZONE "C" PER H.U.D. FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBER 00208. FLOOD ZONE INFORMATION HAS BEEN TAKEN FROM AVAILABLE SOURCES AND IS SUBJECT TO INTERPRETATION OF ORIGINATOR.
2. PROPERTY ADDRESS #1020 MONROE STREET, N.W.
3. PROPERTY IS RECORDED AMONG THE LAND RECORDS OF THE OFFICE OF ASSESSMENTS AND TAXATION FOR THE DISTRICT OF COLUMBIA ON PAGE 1626.



VICINITY MAP
ADC MAP PAGE 10, GRID A-8
SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON A FIELD SURVEY PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED AND HAVE BEEN DETERMINED TO BE IN RELATIVE AGREEMENT WITH THE RECORD INFORMATION AS SHOWN.

6-29-2005
DATE:



Joseph E. Snider
JOSEPH E. SNIDER
LICENSED LAND SURVEYOR
D.C. LICENSE #900632

PLAT OF SURVEY AND TOPOGRAPHIC WORKSHEET #1020 MONROE STREET, N.W. LOTS 820 SQUARE 2840 WASHINGTON

DISTRICT OF COLUMBIA
SCALE: 1" = ~~30'~~ 30' AUGUST, 2005

TOPOGRAPHIC INFORMATION NOTES:

1. THE ELEVATIONS SHOWN HEREON HAVE BEEN ESTABLISHED BASED UPON D.C. VERTICAL DATUM. THE BENCH MARK FOR THIS DATUM HAS BEEN ASSIGNED THE FOLLOWING ELEVATION: FIRST FLOOR ELEVATION = 192.73'.
2. THE TYPE AND NATURE OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY ON-SITE OBSERVATION AND FIELD LOCATION. THEY HAVE NOT BEEN REFERENCED OR VERIFIED WITH ANY UTILITY COMPANY AS-BUILT PLANS OR RECORDS.
3. 1' INTERVAL FIELD RUN TOPOGRAPHY BY SNIDER & ASSOCIATES.

CALL "MISS UTILITY" AT 1-800-257-7777
FOR UTILITY LOCATION AT LEAST 48
HOURS PRIOR TO BEGINNING CONSTRUCTION.



SNIDER & ASSOCIATES
SURVEYORS • ENGINEERS
LAND PLANNING CONSULTANTS
3 PROFESSIONAL DRIVE, SUITE 216
GAITHERSBURG, MARYLAND 20879
301/948-5100 • Fax 301/948-1286

DRAFTING	J.E.S.	ENGINEERING
PROJECT	05-9059	APPROVAL J.E.S.