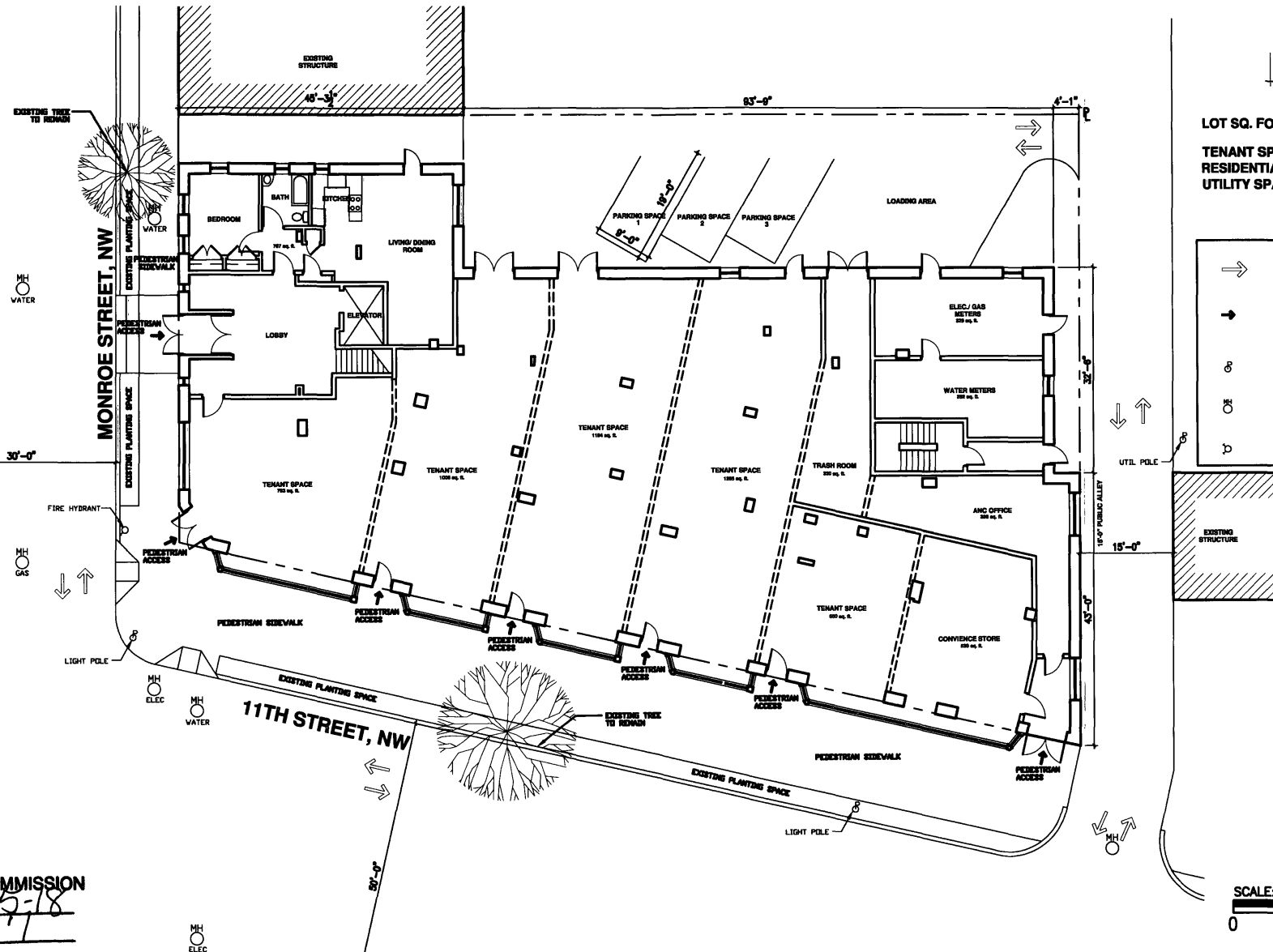


LOT SQ. FOOTAGE = 11910 sq. ft.
 TENANT SPACE = 5727 sq. ft.
 RESIDENTIAL SPACE = 787 sq. ft.
 UTILITY SPACE = 941 sq. ft.

LEGEND

	INDICATES VEHICULAR CIRCULATION/ ACCESS
	INDICATES PEDESTRIAN CIRCULATION/ ACCESS
	UTILITY/LIGHT POLE
	MANHOLE
	FIRE HYDRANT



RECEIVED
 D.C. OFFICE OF ZONING
 2005 JUN 21 PM 12:39



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

ZONING COMMISSION
 CASE No. 05-18
 EXHIBIT No. 1

THE SAGE
 WASHINGTON, D.C.

PROPOSED GROUND/SITE FLOOR PLAN

JUNE 20, 2005

HOPE 7 MONROE STREET, LLP
 ZONING COMMISSION
 PGN ARCHITECTS, PLLC
 District of Columbia

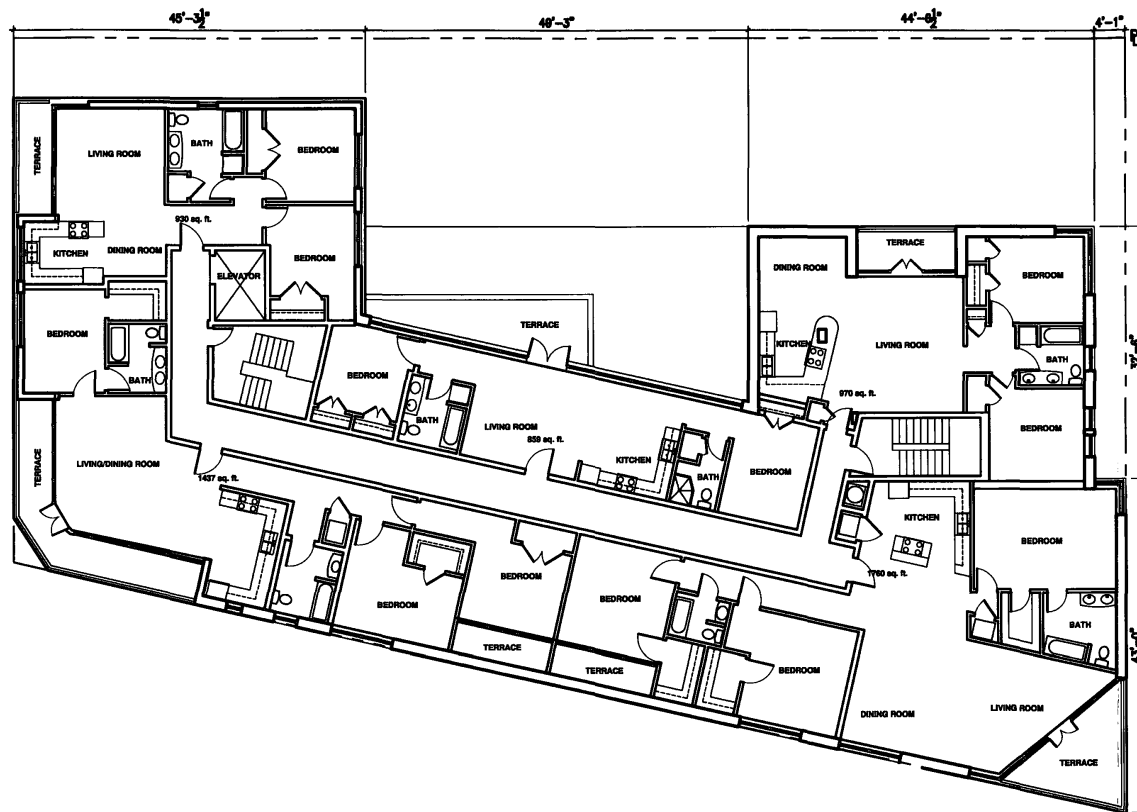
CASE NO. 05-18
 EXHIBIT NO. 7



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

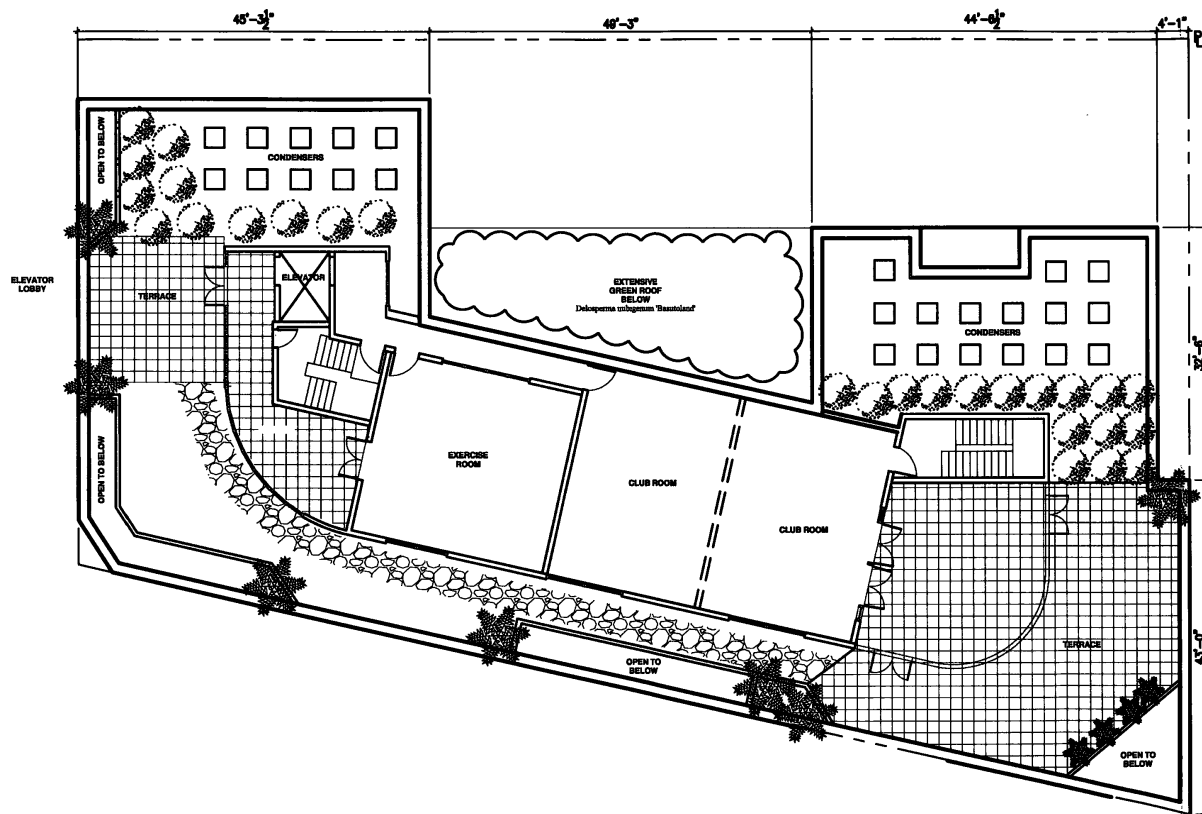
PGN ARCHITECTS, PLLC

JUNE 20, 2005



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

PROPOSED FIFTH FLOOR PLAN- OPTION B



LEGEND

	CONCRETE PAVERS
	STONE PAVERS
	MOVEABLE PLANTER <i>Sedum reflexum</i>
	MOVEABLE PLANTER <i>Sedum Forsterianum</i>
	MOVEABLE PLANTER <i>Allium schoenoprasum</i>



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





PROPOSED EAST ELEVATION

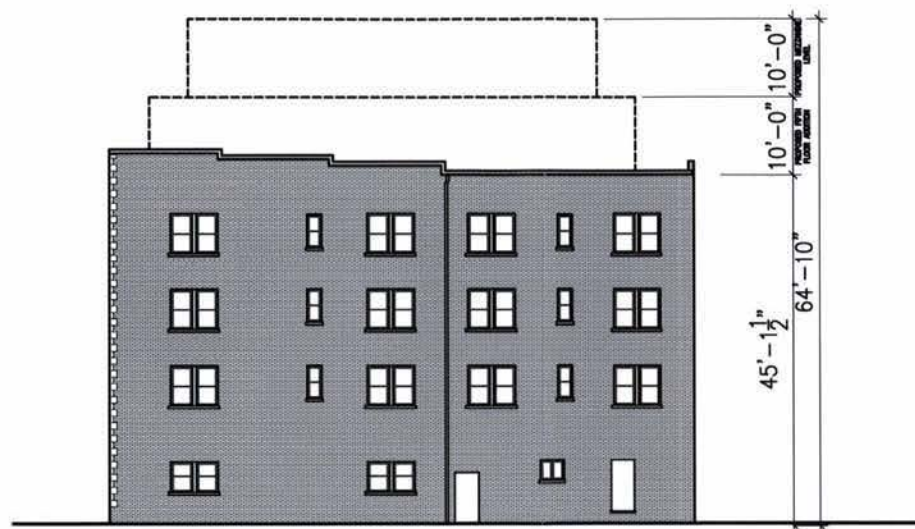


PROPOSED WEST ELEVATION

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



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

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



PROPOSED LINE OF SITE



EXISTING SOUTH SIDE ELEVATION (SQUARE 2840)



EXISTING SOUTH SIDE ELEVATION (SQUARE 2840)



EXISTING SOUTH SIDE ELEVATION (SQUARE 2840)



EXISTING EAST SIDE ELEVATION (SQUARE 2840)



EXISTING NORTH SIDE ELEVATION (SQUARE 2840)



EXISTING WEST SIDE ELEVATION (SQUARE 2840)



EXISTING WEST SIDE ELEVATION (SQUARE 2840)



EXISTING WEST SIDE ELEVATION (SQUARE 2840)



EXISTING WEST ELEVATION PHOTO



EXISTING EAST ELEVATION PHOTO

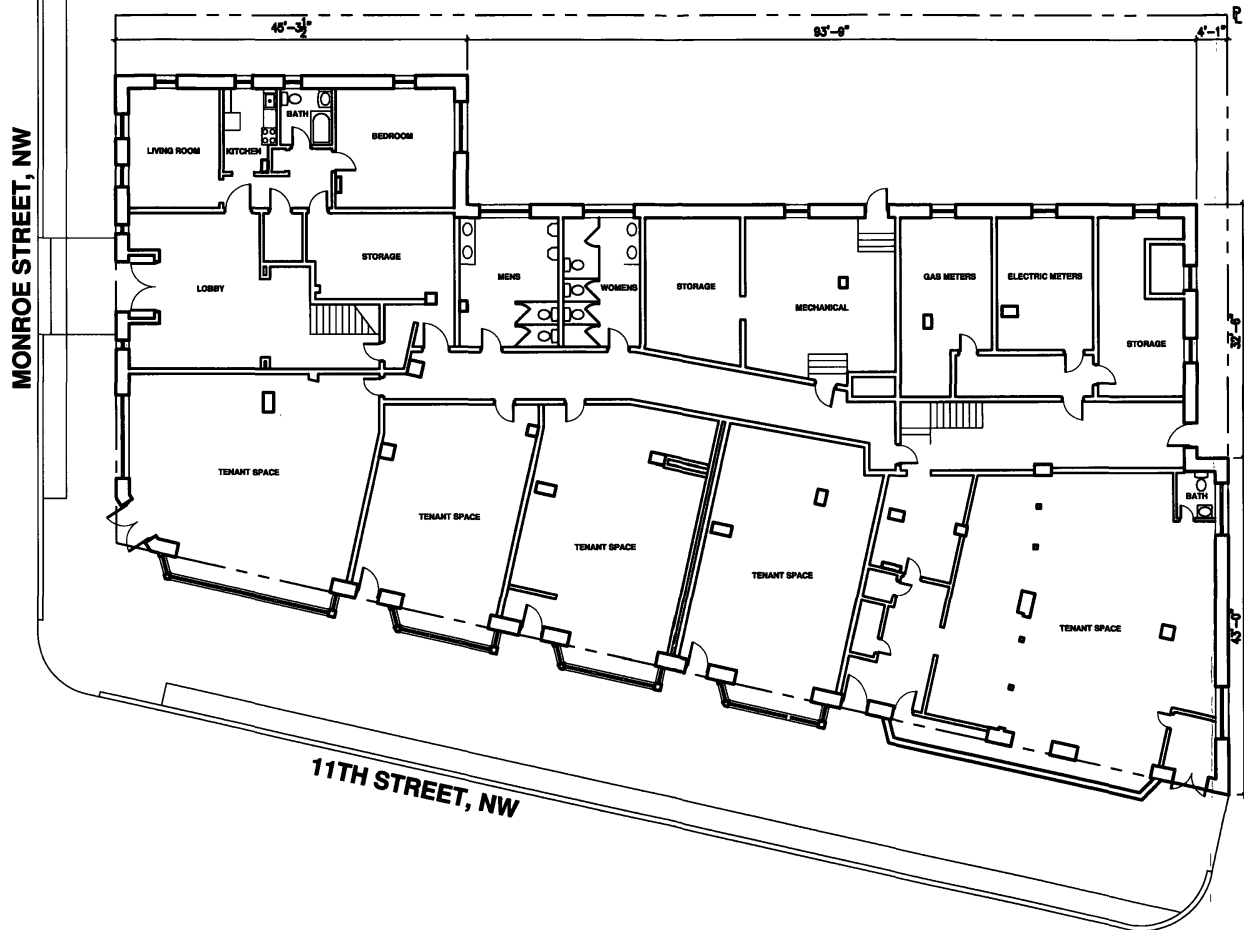


EXISTING NORTH ELEVATION PHOTO



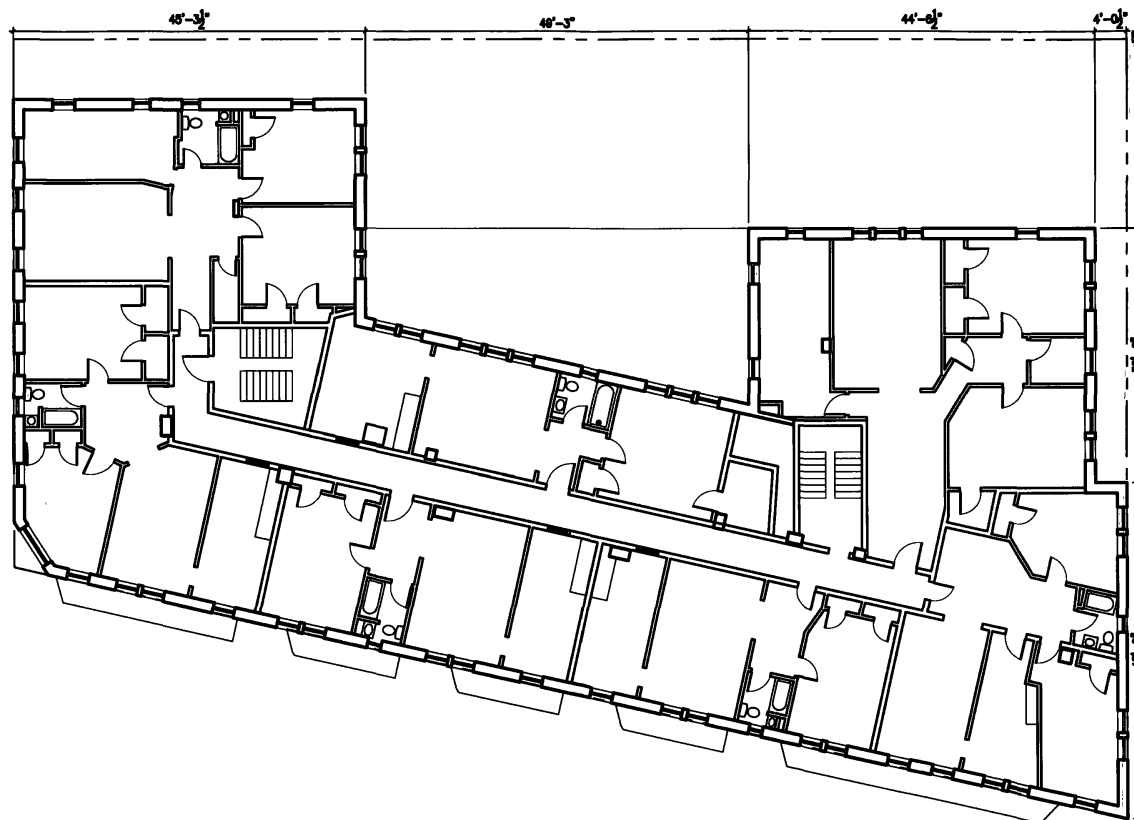
EXISTING SOUTH ELEVATION PHOTO

EXISTING BUILDING PHOTOS

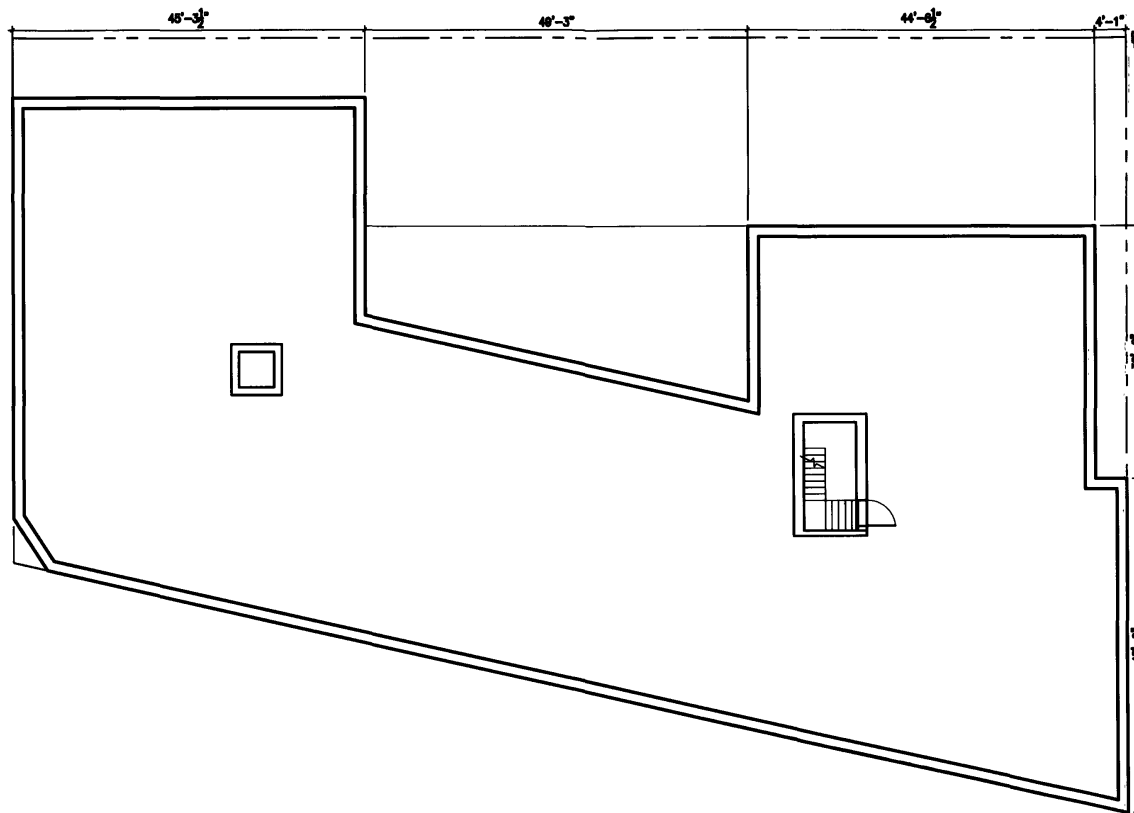


SCALE: 1/16" = 1'-0"

0 8 16 32'



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



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

0 8' 16' 32'