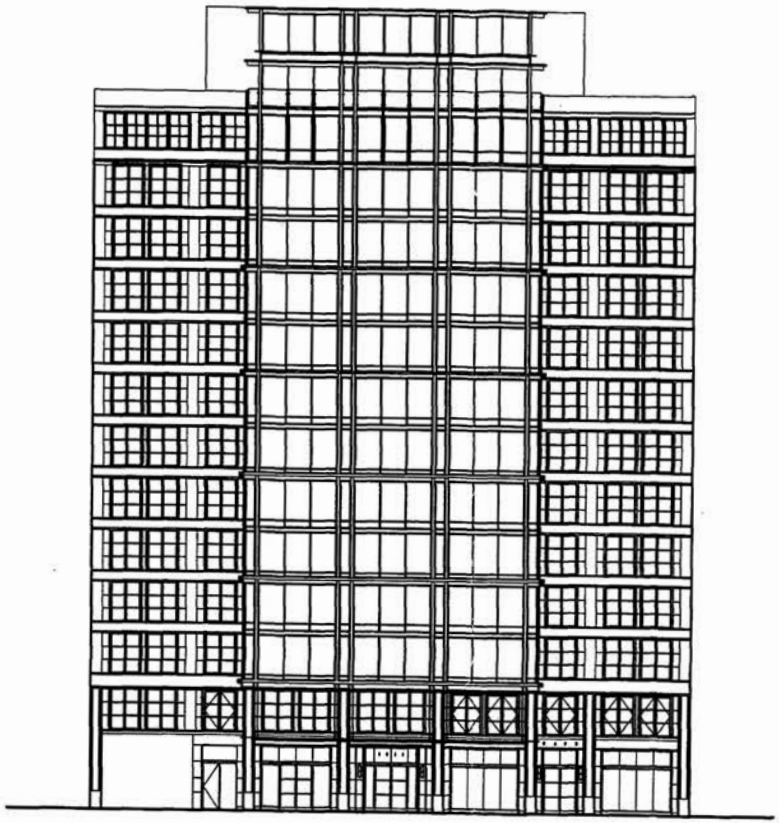
SQUARE 247 / THOMAS CIRCLE



1143 14th Street, NW
Washington, DC 20005

LIST OF DRAWINGS

GENERAL		
C1	COVER SITE SURVEY	
ARCHITECTURAL		
A1.10	LEVEL P5 FLOOR PLAN	
A1.11	LEVEL P4-P3 FLOOR PLAN	
A1.12	LEVEL P2 FLOOR PLAN	
A1.13	LEVEL P1 FLOOR PLAN	
A1.14	FIRST FLOOR PLAN	
A1.15	SECOND FLOOR PLAN	
A1.16	TYPICAL (3-12) FLOOR PLAN	
A1.17	THIRTEENTH FLOOR PLAN	
A1.18	ROOF PLAN	
A1.19	MEZZANINE LEVEL PLAN	
A1.20	UPPER ROOF PLAN	
A2.01	WEST ELEVATION	
A2.02	EAST ELEVATION	
A2.03	NOTH ELEVATION	
A3.01	NORTH SOUTH BUILDING SECTION	
A3.02	EAST WEST BUILDING SECTION	

BZA Submittal

March 19, 2004

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

CLIENT/OWNER:
PNH 14th Street, LLC.
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

STRUCTURAL ENGINEER:
Ehlert/Bryan, Inc.
1451 Dolly Madison Blvd.
Suite 220
McLean, VA 22101-3812
(703) 827-9552 (phone)
(703) 356-2031 (fax)

M/E/P ENGINEER:
GHT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, VA 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

GEOTECHNICAL ENGINEER:
The Eddy Group
7432 Alban Station Blvd.
Suite A-107
Springfield, VA 22150
(703) 451-4686 (phone)
(703) 451-4962 (fax)

CIVIL ENGINEER:
A. Morton Thomas
& Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0814

BZA
Case No. 17171
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO. 17171

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 23, 2004

Plat for Building Permit of SQUARE 247 LOTS 874 & 870

Scale: 1 inch = 20 feet Recorded in A & T Book Page 3804-B (LOT 874); A & T Book Page 3772-D (LOT 870)

Receipt No. 09543

Furnished to: SHAWN SEAMAN

Surveyor, D.C.

By: L.E.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

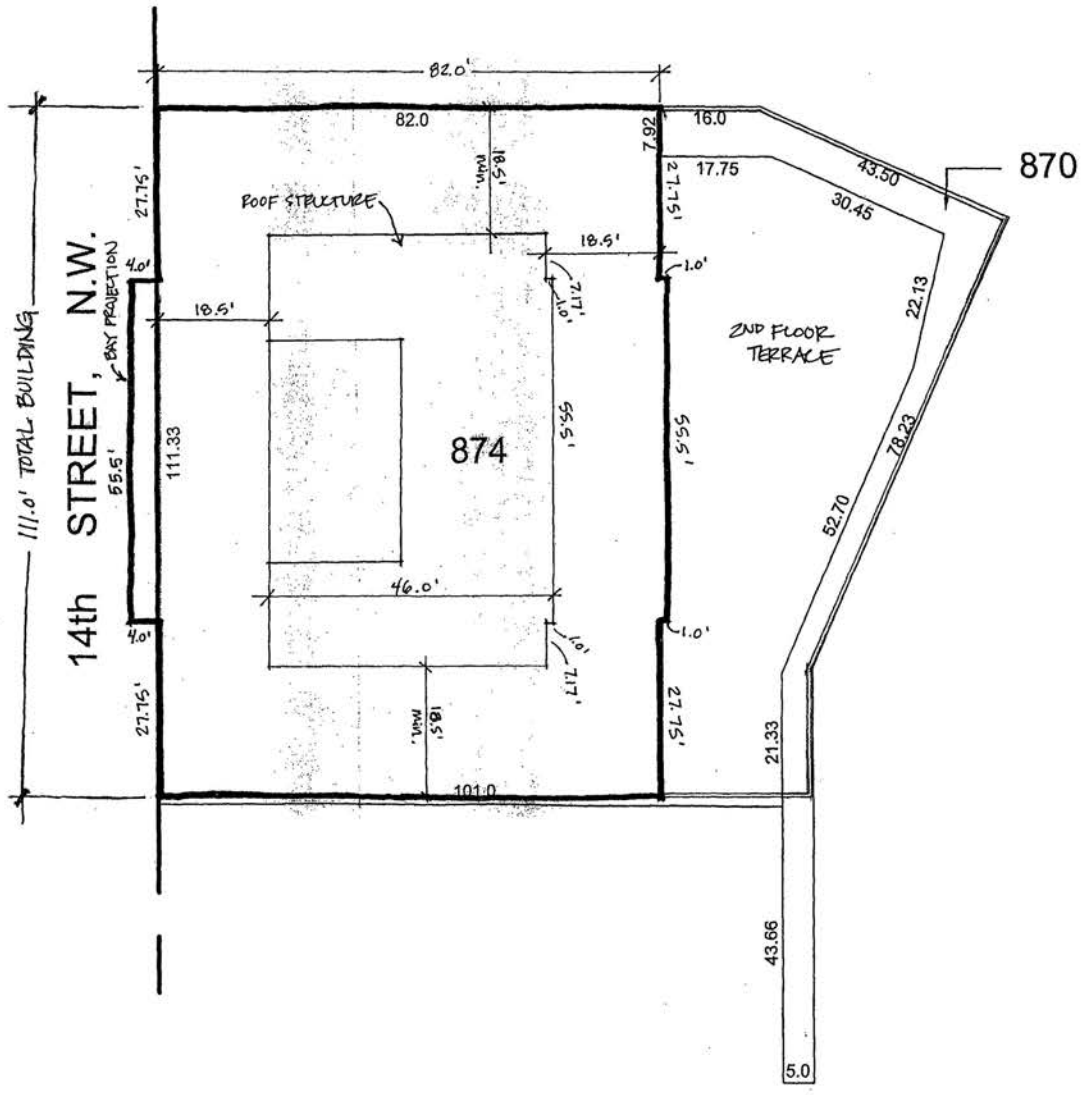
Date: March 24 2004

PNH 14th LLC

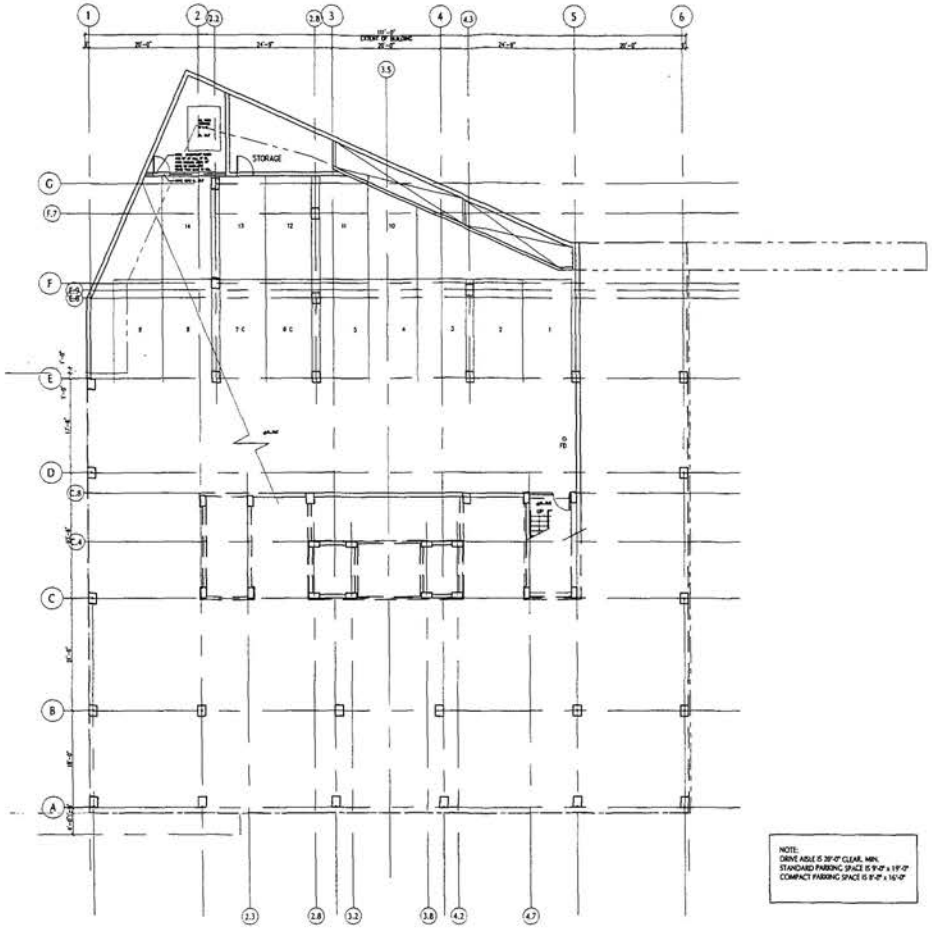
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

1133 14TH STREET, NW
13 STORY
PRECAST PANELS + CONCRETE FRAME
4½ LEVELS BELOW GRADE



SO-09543(2004)



CUNNINGHAM + QUILL ARCHITECTS

CLIENT / OWNER:
PNR 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
ElsterBryan, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3832
Phone: (703) 827-9552
Fax: (703) 356-2037

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
GHT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
J. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0014

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7432 Alban Station Blvd
Suite A-167
Springfield, VA 22150
Phone: (703) 451-4686
Fax: (703) 451-1962

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Washington, DC 20005

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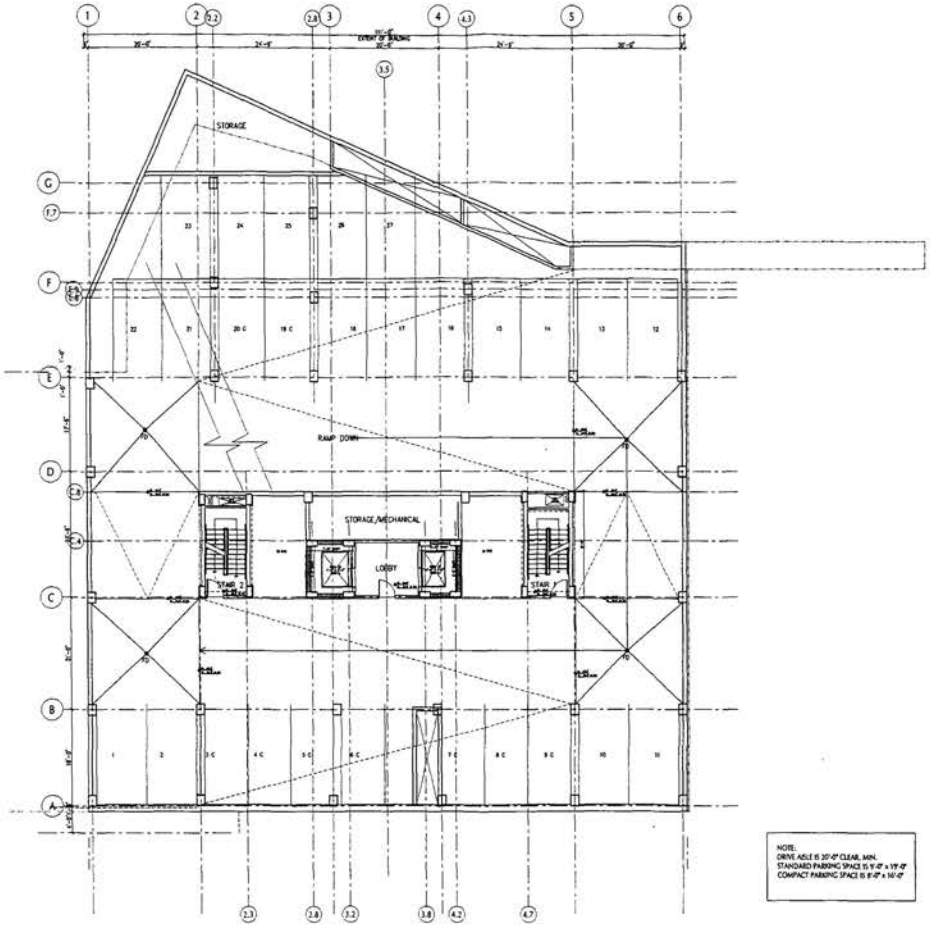
Drawing Title

Level P5
Floor Plan

Scale: 1/8"=1'-0"	Drawn by: CQA
Date: 02/03/04	Checked by: CQA

A1.10

Preliminary: Not for Construction



CUNNINGHAM + QUILL ARCHITECTS PLLC

CLIENT / OWNER:
PNR 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0085

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
Ehlert/Bryan, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2021

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
GHT Ltd.
1800 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7432 Alban Station Blvd
Suite A-107
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Phone: (703) 451-4686
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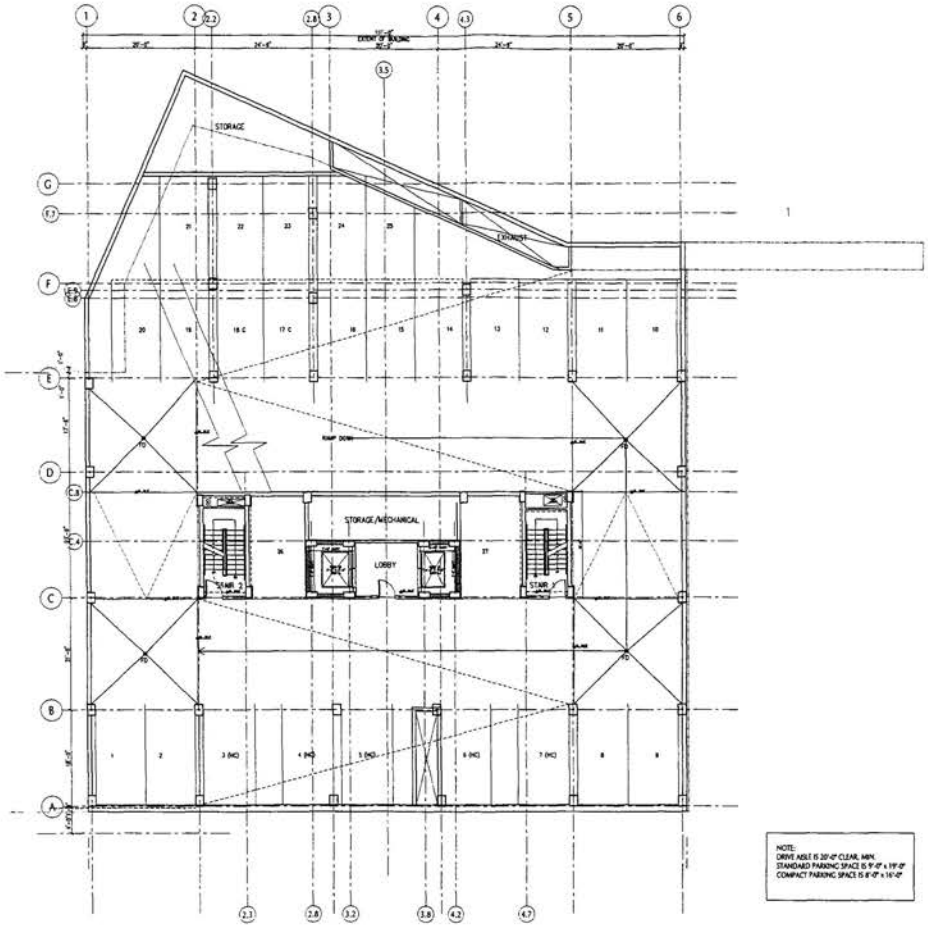
Drawing Title

Level P3 (P4 sim) Floor Plan

Scale: 1/8"=1'-0"	Drawn by: CQA
Date: 02/03/04	Checked by: CQA

A1.11

Preliminary: Not for Construction



CUNNINGHAM + QUILL ARCHITECTS PLLC

CLIENT / OWNER:
Penn 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-9005

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
Ellenz/Bynum, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2821

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
GHT Ltd.
1616 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7452 Alban Station Blvd
Suite A-187
Springfield, VA 22150
Phone: (703) 451-4686
Fax: (703) 455-4962

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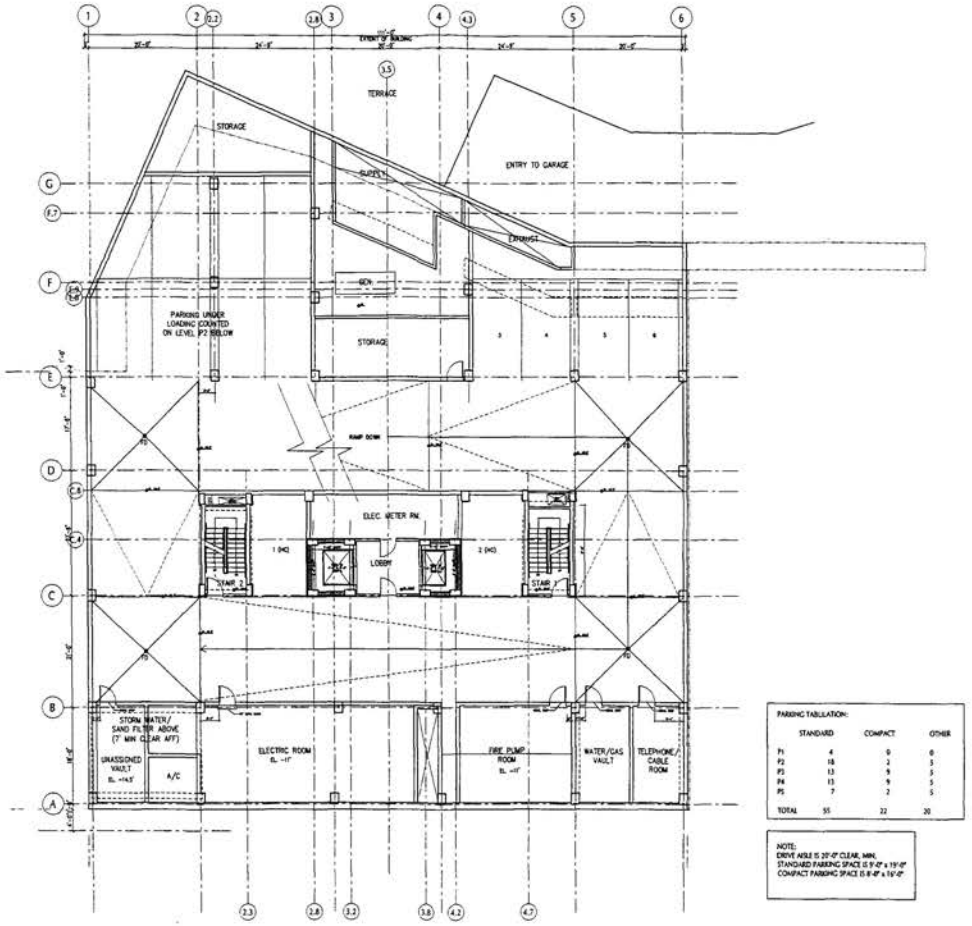
Drawing Title

Level P2
Floor Plan

Scale: 1/8"=1'-0"	Drawn By: CQA
Date: 02/03/04	Checked By: CQA

A1.12

Preliminary: Not for Construction



PARKING TABULATION:

	STANDARD	COMPACT	OTHER
P1	4	0	0
P2	16	3	5
P3	13	9	5
P4	13	9	5
P5	7	2	5
TOTAL	55	22	20

NOTE:
DRIVE AISLE IS 20'-0" CLEAR, MIN.
STANDARD PARKING SPACE IS 9'-0" x 19'-0"
COMPACT PARKING SPACE IS 8'-0" x 16'-0"

CUNNINGHAM + QUILL ARCHITECTS

CLIENT / OWNER:
PNN 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-8090
Fax: (202) 337-8092

STRUCTURAL ENGINEER:
EbertBirnie, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CMT Ltd.
1810 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7432 Alban Station Blvd
Suite A-187
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Phone: (703) 451-4686
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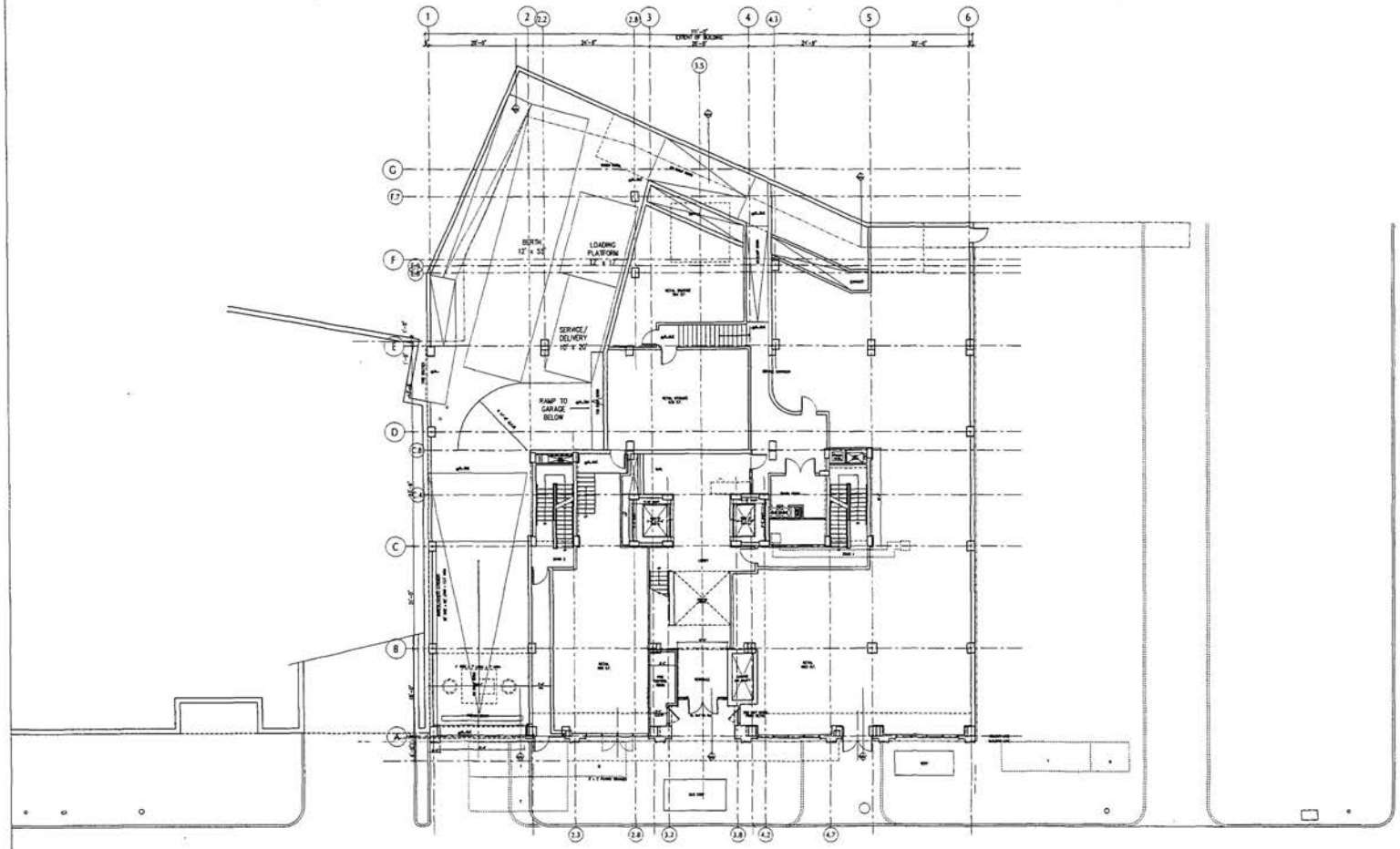
Drawing Title

Level P1 Floor Plan

Scale: 1/8"=1'-0" Drawn by: CQA
Date: 02/03/04 Checked by: CQA

A1.13

Preliminary: Not for Construction



NOTE:
INTERIOR CONFIGURATION SHOWN FOR ILLUSTRATIVE PURPOSES, AND IS SUBJECT TO REVISION. ANY REVISION WILL NOT ALTER LIMITS OF EXTERIOR BUILDING.

CUNNINGHAM + QUILL ARCHITECTS

CLIENT / OWNER:
PNR 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0085

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-8990
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
ThorntBrown, Inc.
1551 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3852
Phone: (703) 827-9552
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CHT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4769
Phone: (703) 243-7200
Fax: (703) 276-1376

CIVIL ENGINEER:
J. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7332 Alban Station Blvd
Suite A-107
Springfield, VA 22150
Phone: (703) 451-4686
Fax: (703) 451-4962

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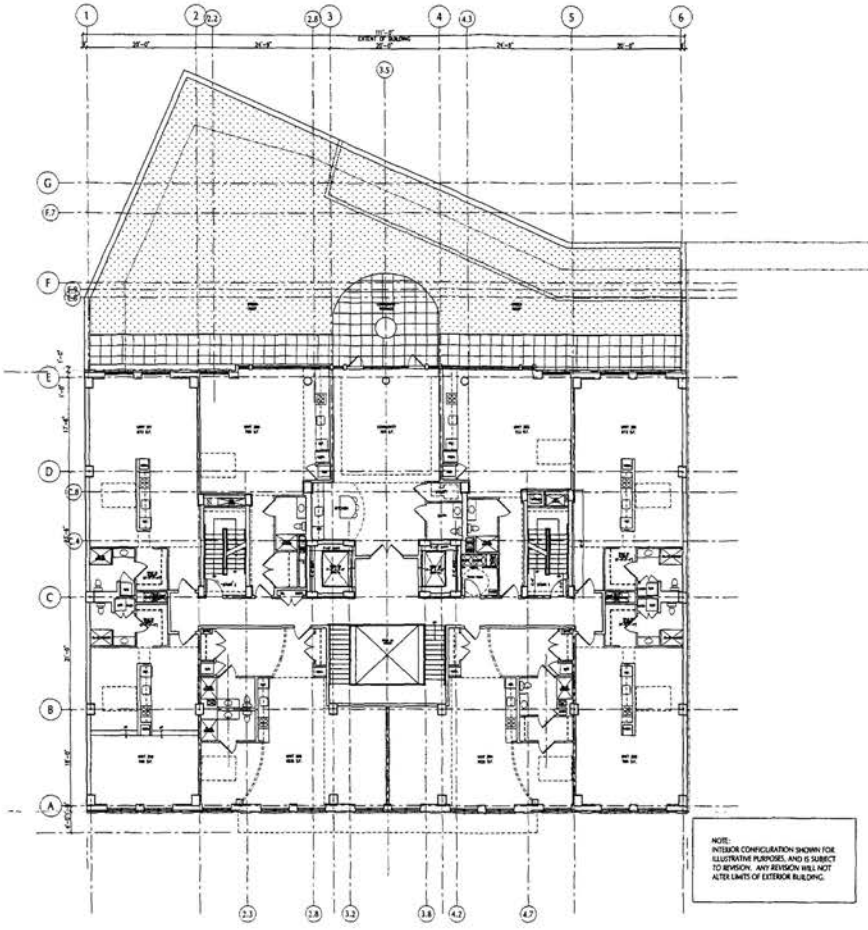
Drawing Title

First Floor Plan

Scale: 1/8"=1'-0"	Issued By: CQA
Date: 02/03/04	Checked By: CQA

A1.14

Preliminary: Not for Construction



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CLIENT / OWNER:
PNK 14th STREET, LLC
4735 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 312
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
Ehlers/Bryan, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CHT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4745
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7432 Alban Station Blvd
Suite A-107
Springfield, VA 22150
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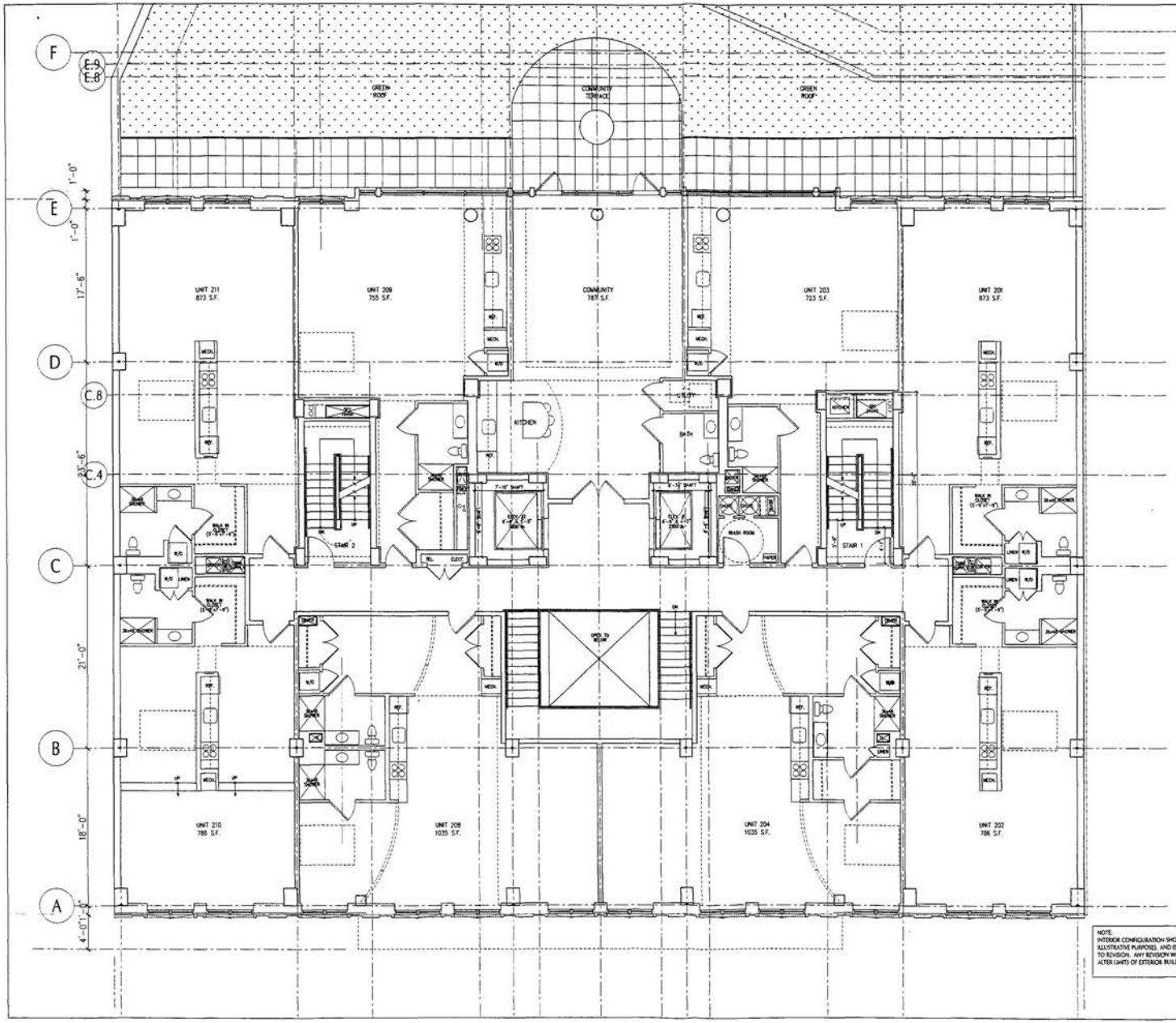
Drawing Title

Second Floor Plan

Scale: 1/8"=1'-0"	Drawn by: CQA
Date: 02/24/04	Checked by: CQA

A1.15

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CUNNINGHAM + QUILL ARCHITECTS PLLC

CLIENT / OWNER:
FWB 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
Ehlert/Bryan, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3832
Phone: (703) 827-9553
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
GHT Ltd.
1616 N. Glebe Road
Suite 208
Arlington, Virginia 22201-4749
Phone: (703) 243-7200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2525
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7432 Alban Station Blvd
Suite A-107
Springfield, VA 22150
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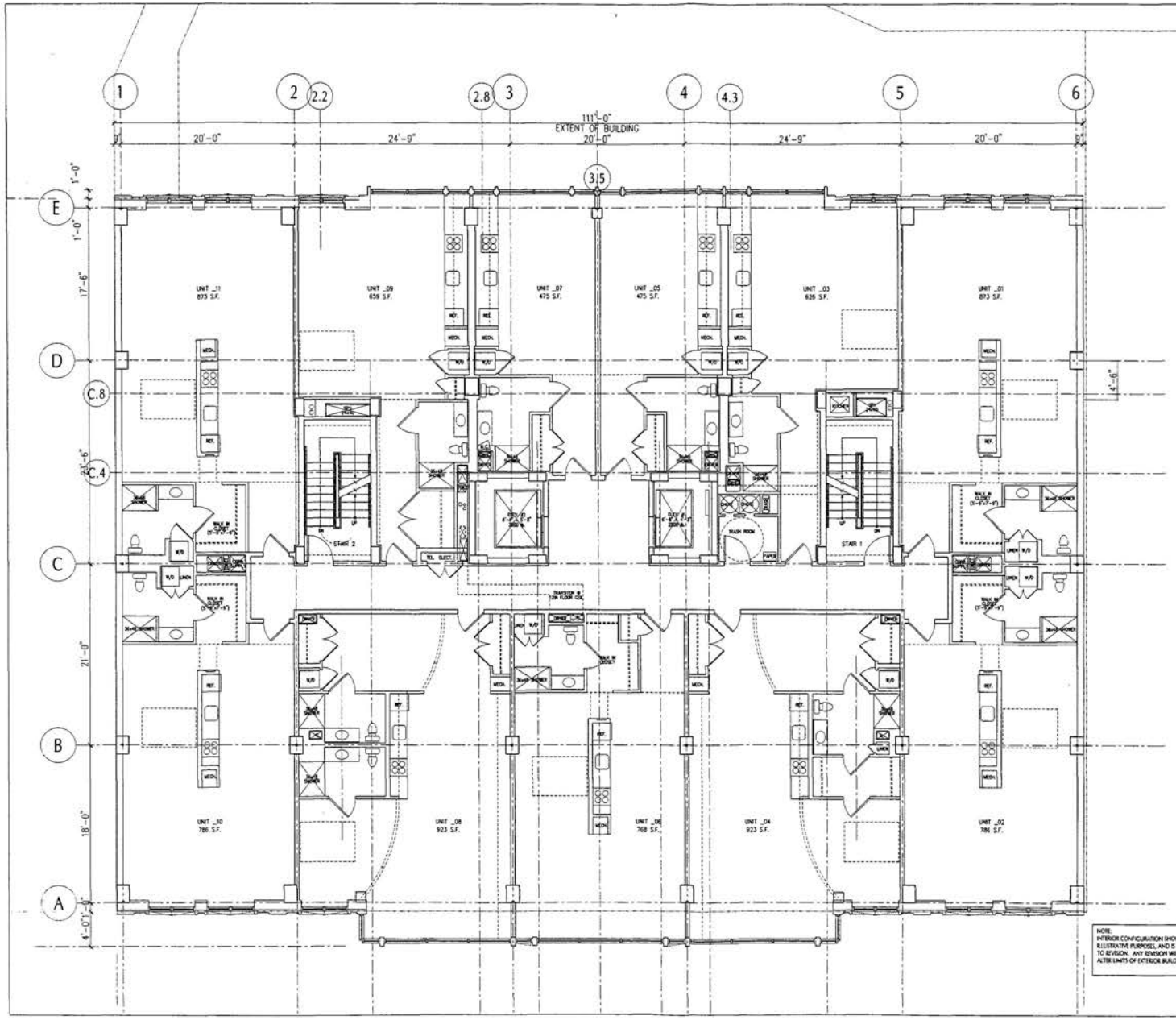
Drawing Title

Second Floor Plan

Scale: 1/4"=1'-0" Drawn by: CQA
Date: 01/09/04 Checked by: CQA

A1.15A

Preliminary: Not for Construction



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CLIENT / OWNER:
PNM 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 320
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-8090
Fax: (202) 337-8092

STRUCTURAL ENGINEER:
Ehlert/Bryan, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
GHT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1290
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
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Suite A-107
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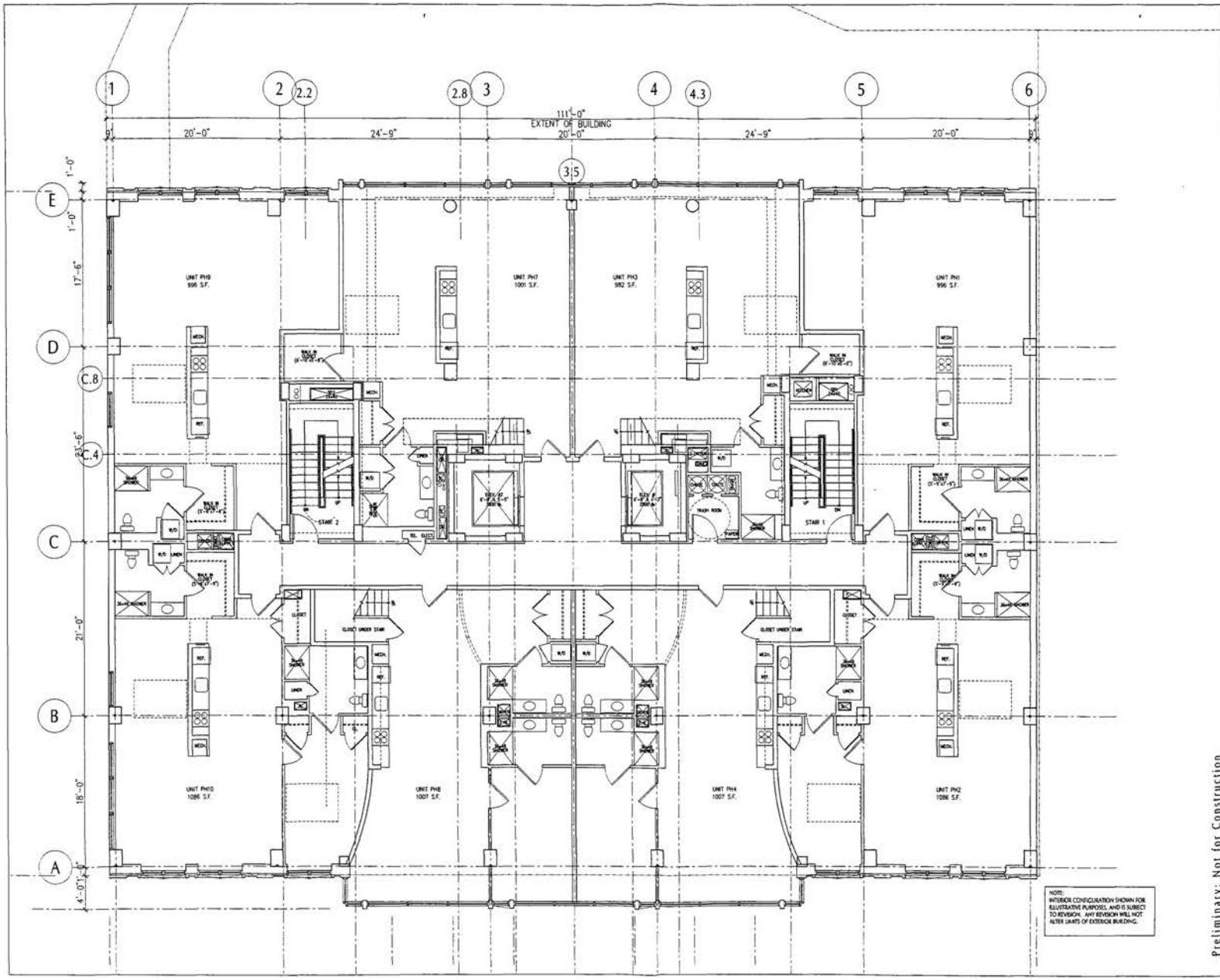
Drawing Title

Typical Floor Plan

Scale	1/4"=1'-0"
Drawn By	CQA
Date	01/06/04
Checked By	CQA

Sheet A1.16

Preliminary: Not for Construction



CUNNINGHAM + QUILL ARCHITECTS

CLIENT / OWNER:
PNH 14th STREET, LLC
4721 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
EhlersRyan, Inc
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CHT Ltd.
1016 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7432 Alban Station Blvd
Suite A-107
Springfield, VA 22150
Phone: (703) 451-4686
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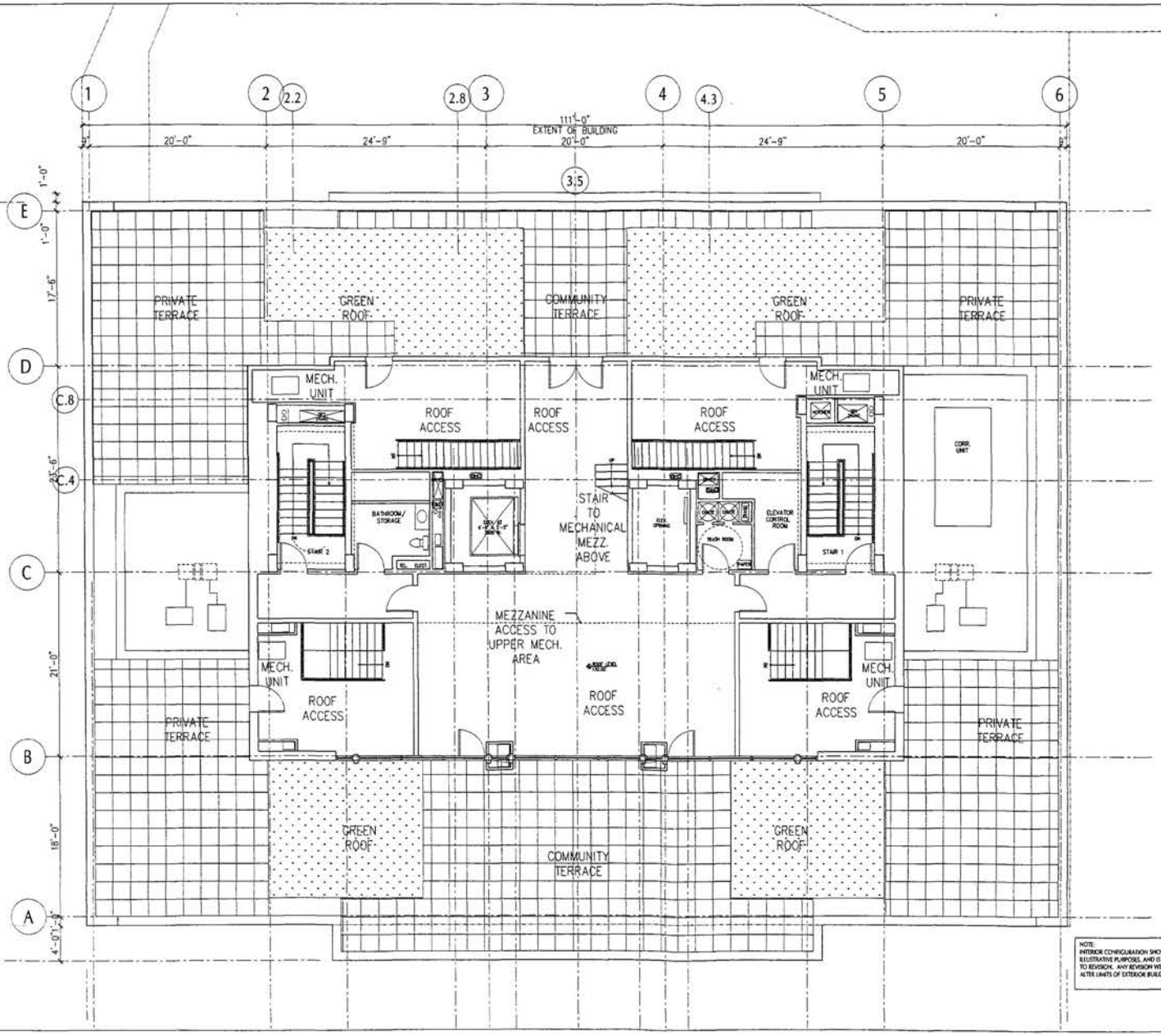
Drawing Title

Thirteenth Floor Plan

Scale	1/4"=1'-0"
Drawn by	CQA
Date	01/08/04
Checked by	CQA

A1.17

Preliminary: Not for Construction



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CLIENT / OWNER:
PNH 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 320
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
ElektrKraft, Inc.
1434 Dolley Madison Blvd.
Suite 320
Mc Lean, VA 22101-3812
Phone: (703) 827-9532
Fax: (703) 356-2831

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CHT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4746
Phone: (703) 243-1250
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Pathway
Suite 200
Rockville, MD 20853
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7432 Alban Station Blvd
Suite A-107
Springfield, VA 22150
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Fax: (703) 451-1962

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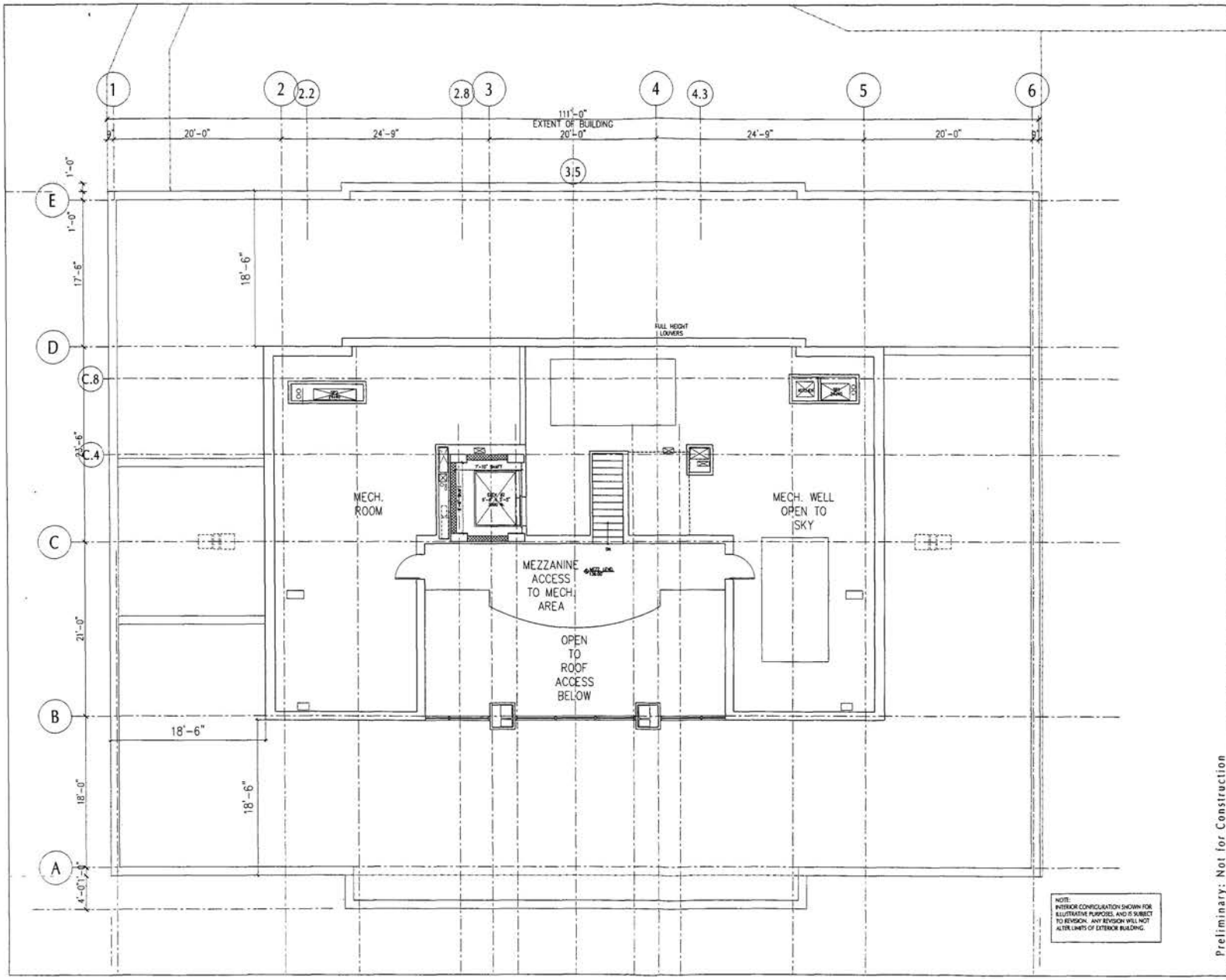
Drawing Title

Roof Plan

Preliminary: Not for Construction

Scale:	1/4"=1'-0"
Date:	01/09/04
Drawn by:	CQA
Checked by:	CQA

A1.18



NOTE:
INTERIOR CONFIGURATION SHOWN FOR ILLUSTRATIVE PURPOSES, AND IS SUBJECT TO REVISION. ANY REVISION WILL NOT ALTER LIMITS OF EXTERIOR BUILDING.

CUNNINGHAM + QUILL ARCHITECTS PLLC

CLIENT / OWNER:
PNK 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 329
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0085

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
Ehler|Bryan, Inc.
1451 Dolley Madison Blvd.
Suite 270
Mc Lean, VA 22101-3872
Phone: (703) 827-9552
Fax: (703) 556-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CHT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-3200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morris Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2345
Fax: (301) 881-0854

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7432 Alban Station Blvd
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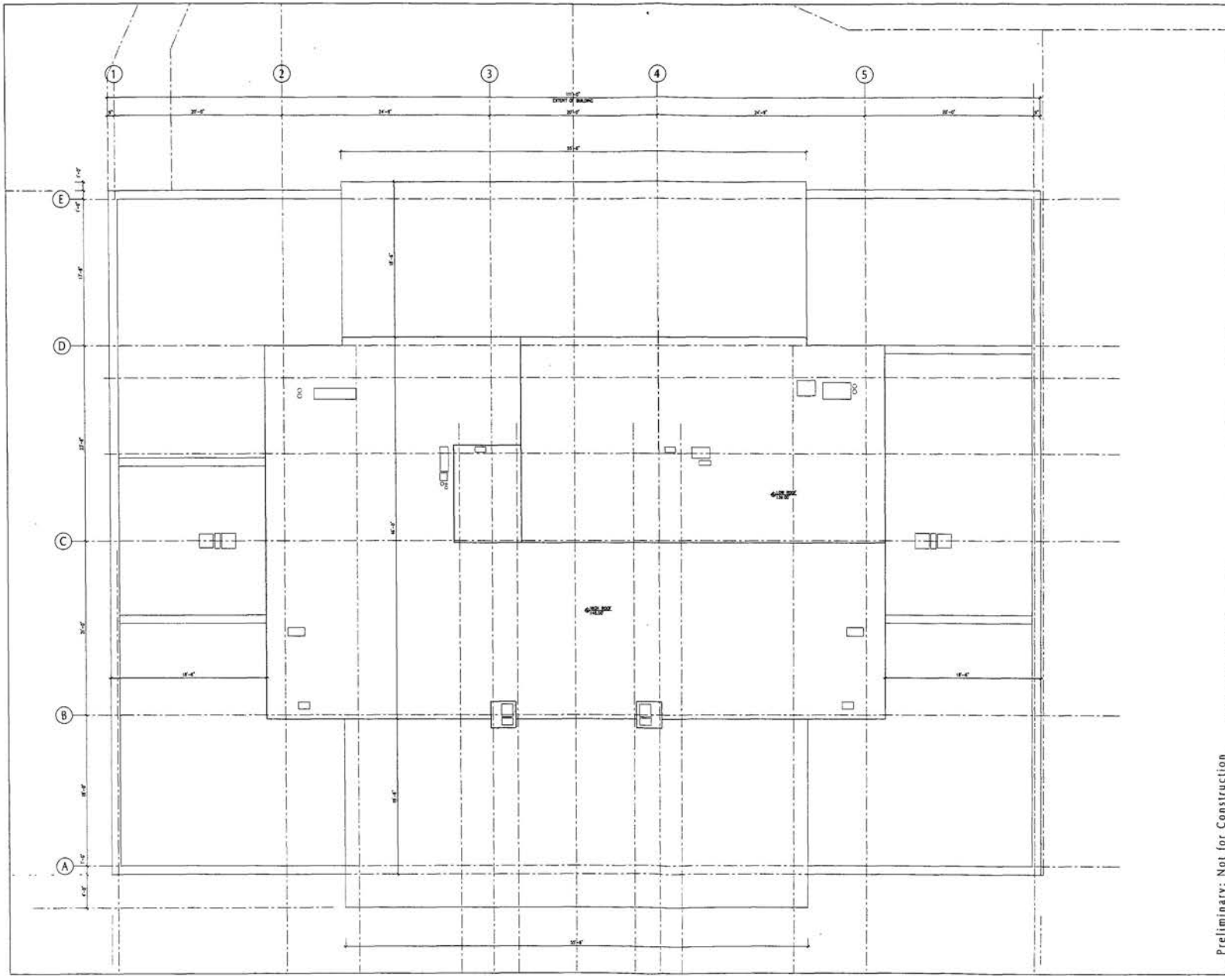
Drawing Title

Mezzanine Level Plan

Preliminary: Not for Construction

Scale	1/4"=1'-0"
Drawn by	CQA
Date	02/27/04
Checked by	CQA

A1.19



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CLIENT / OWNER:
PNH 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
EllenBraun, Inc.
1431 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3812
Phone: (703) 837-9552
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CMT Ltd.
1810 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4769
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12730 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2345
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
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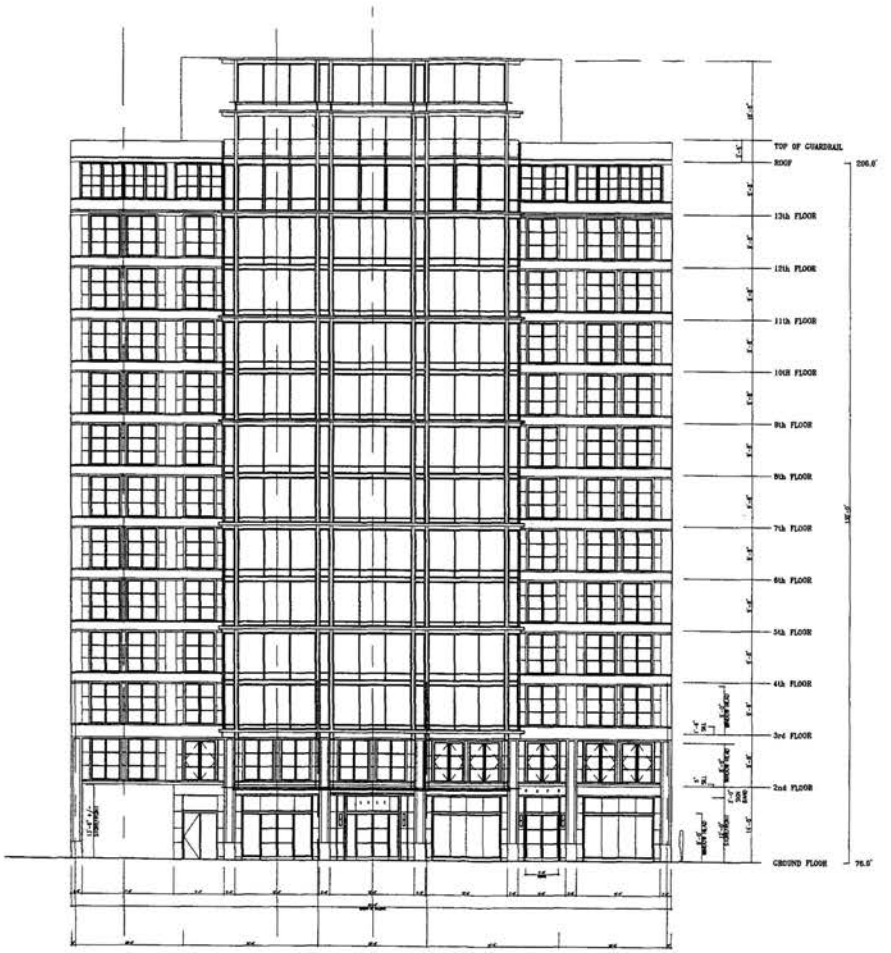
Drawing Title

Upper Roof Plan

Scale: 1/16"=1'-0"	Drawn By: CQA
Date: 01/02/04	Checked By: CQA

A1.20

Preliminary: Not for Construction



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CLIENT / OWNER:
Pink Lab STREET, LLC
4720 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
Ehler|Bryan, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3612
Phone: (703) 827-9552
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CMT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 300
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0414

GEOTECHNICAL ENGINEER:
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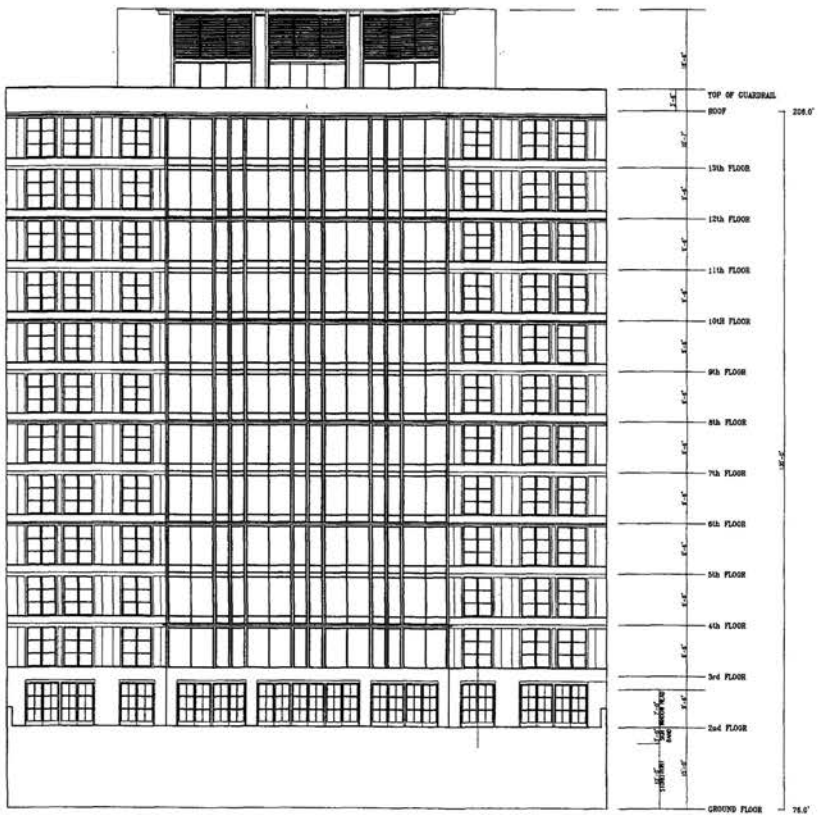
Drawing Title

14th Street Elevation

Scale: 1/16"=1'-0"	Drawn by: CQA
Date: 01/27/04	Checked by: CQA

A2.01

Preliminary: Not for Construction



COURTYARD ELEVATION

02 26 04

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CLIENT / OWNER:
PNH 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0069

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0093

STRUCTURAL ENGINEER:
Ehlert/Bryan, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3852
Phone: (703) 827-9552
Fax: (703) 256-2033

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CHT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12756 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
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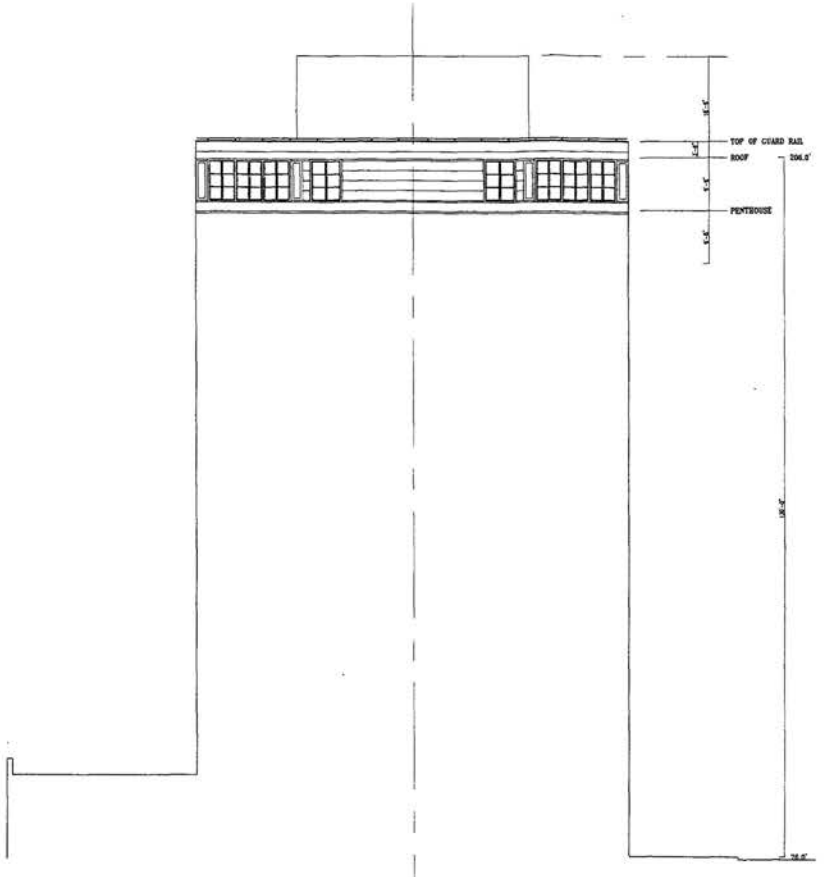
Drawing Title

East Elevation

Preliminary: Not for Construction

Scale: 1/16"=1'-0"	Drawn by: CQA
Date: 01/27/04	Checked by: CQA

A2.02



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Penn Tish STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-8090
Fax: (202) 337-8092

STRUCTURAL ENGINEER:
(NameStreet, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CHC Ltd
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-8814

GEOTECHNICAL ENGINEER:
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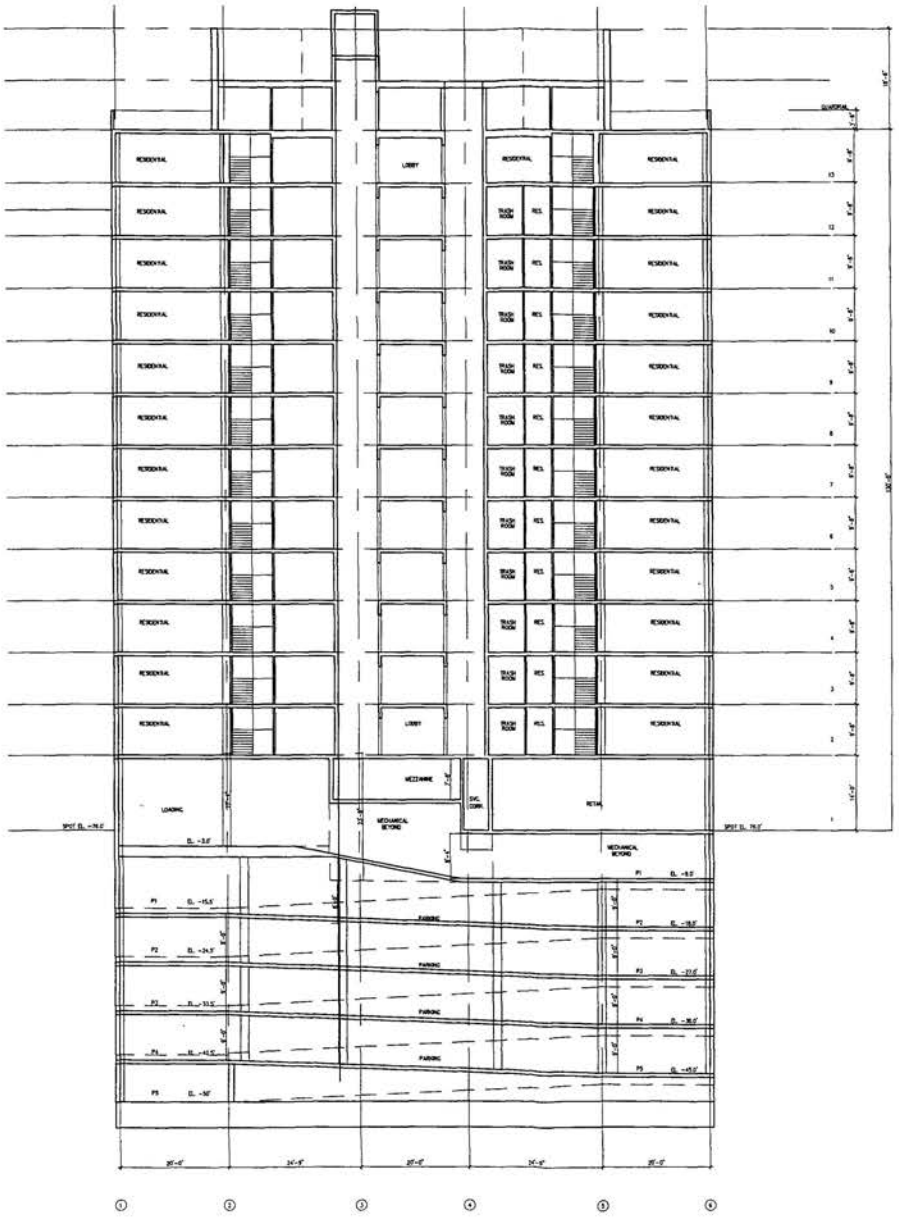
Drawing Title

North Elevation

Scale: 1/16"=1'-0" | Drawn by: CQA
Date: 01/27/04 | Checked by: CQA

A2.03

Preliminary: Not for Construction



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CLIENT / OWNER:
PNH 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0089

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 310
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
EllenBryan, Inc.
1451 Dolley Madison Blvd.
Suite 230
Mc Lean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-3031

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
CHT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20853
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
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Suite A-107
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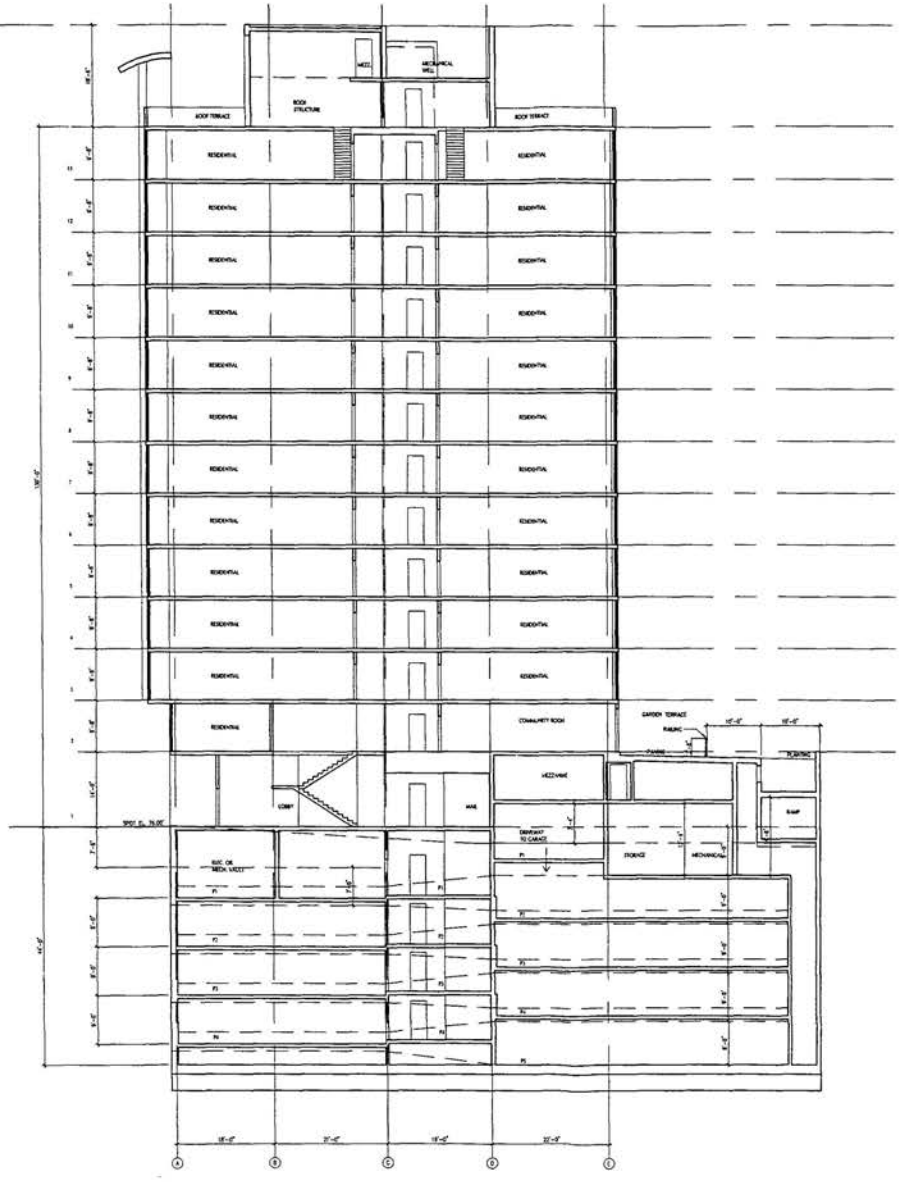
Drawing Title

North-South Building Section

Scale: 1/8"=1'-0"	Drawn by: CQA
Date: 01/27/04	Checked by: CQA

A3.01

Preliminary: Not for Construction



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CLIENT / OWNER:
PHR 14th STREET, LLC
4725 Wisconsin Avenue, NW
Suite 220
Washington, DC 20016
Phone: (202) 686-0010
Fax: (202) 686-0669

ARCHITECT:
Cunningham + Quill Architects
1054 31st Street, NW
Suite 315
Washington, DC 20007
Phone: (202) 337-0090
Fax: (202) 337-0092

STRUCTURAL ENGINEER:
Ekleof/Ryan, Inc.
1451 Dolley Madison Blvd.
Suite 220
Mc Lean, VA 22101-3812
Phone: (703) 827-9552
Fax: (703) 356-2021

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER:
GHT Ltd.
1010 N. Glebe Road
Suite 200
Arlington, Virginia 22201-4749
Phone: (703) 243-1200
Fax: (703) 276-1376

CIVIL ENGINEER:
A. Morton Thomas & Associates, Inc.
12750 Twinbrook Parkway
Suite 200
Rockville, MD 20852
Phone: (301) 881-2545
Fax: (301) 881-0814

GEOTECHNICAL ENGINEER:
The Eddy Group, Inc.
7452 Alban Station Blvd
Suite A-107
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Drawing Title

East-West Building Section

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A3.02

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