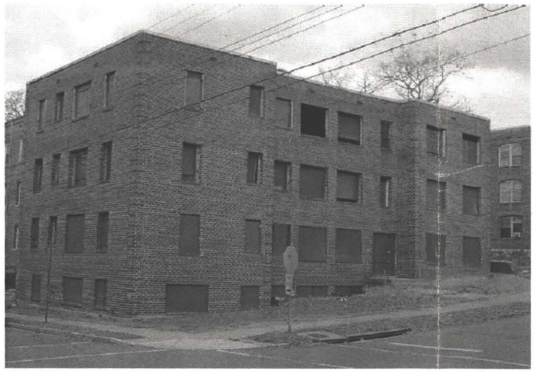
RENOVATIONS TO

THE Q STREET BUILDING

SOUTHEAST DC PARTNERS

2800 Q STREET S.E.
WASHINGTON, DISTRICT OF COLUMBIA



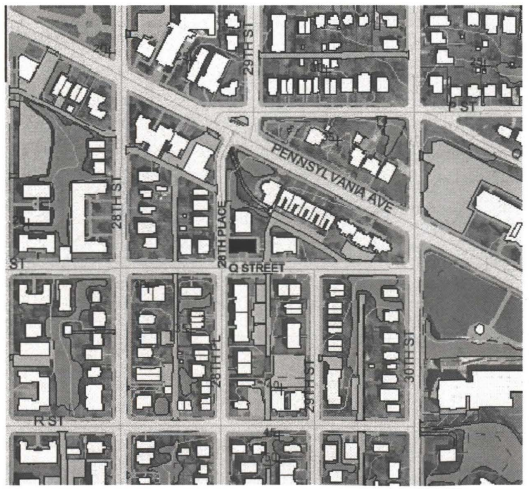
ARCHITECT

ARCHITECTURE, INC.
1801 ALEXANDER BELL DRIVE
SUITE 640
RESTON, VIRGINIA 20191
703.476.3900 TEL
703.264.0733 FAX

BLDG. OWNER

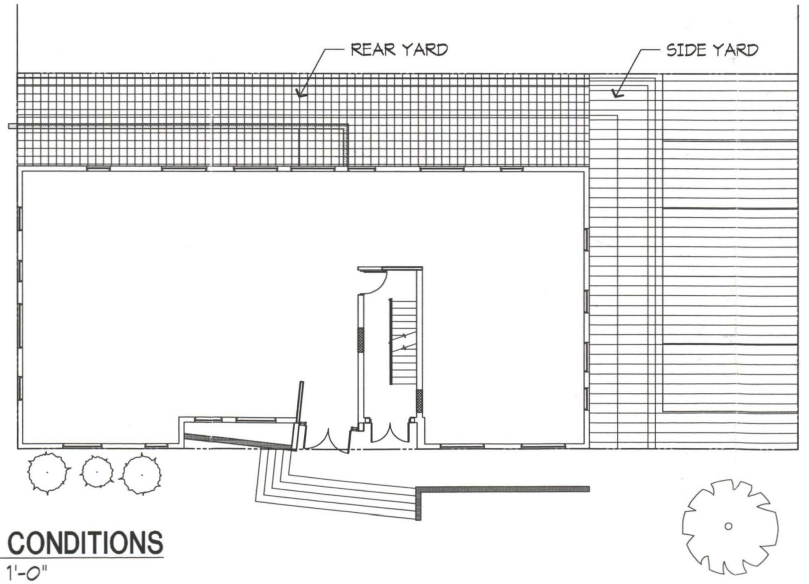
THE Q STREET PROJECT
SOUTHEAST DC PARTNERS
2800 Q STREET SE
WASHINGTON, DC
202.575.3337 TEL

SITE CONTEXT



EXISTING SITE CONDITIONS

1. LOT AREA- 5,166 SF
2. LOT OCCUPANCY- 54%
3. FLOOR AREA RATIO- 170%
4. PARKING SPACES- 5
5. FRONT YARD- NONE
6. REAR YARD- 12'-5" LINEAR FEET
7. SIDE YARD- 27'-9" LINEAR FEET
8. HEIGHT- 29'-9"



SITE CONDITIONS

1/16" = 1'-0"

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EXISTING CONDITIONS FOR:
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SOUTHEAST DC PARTNERS
WASHINGTON, DISTRICT OF COLUMBIA

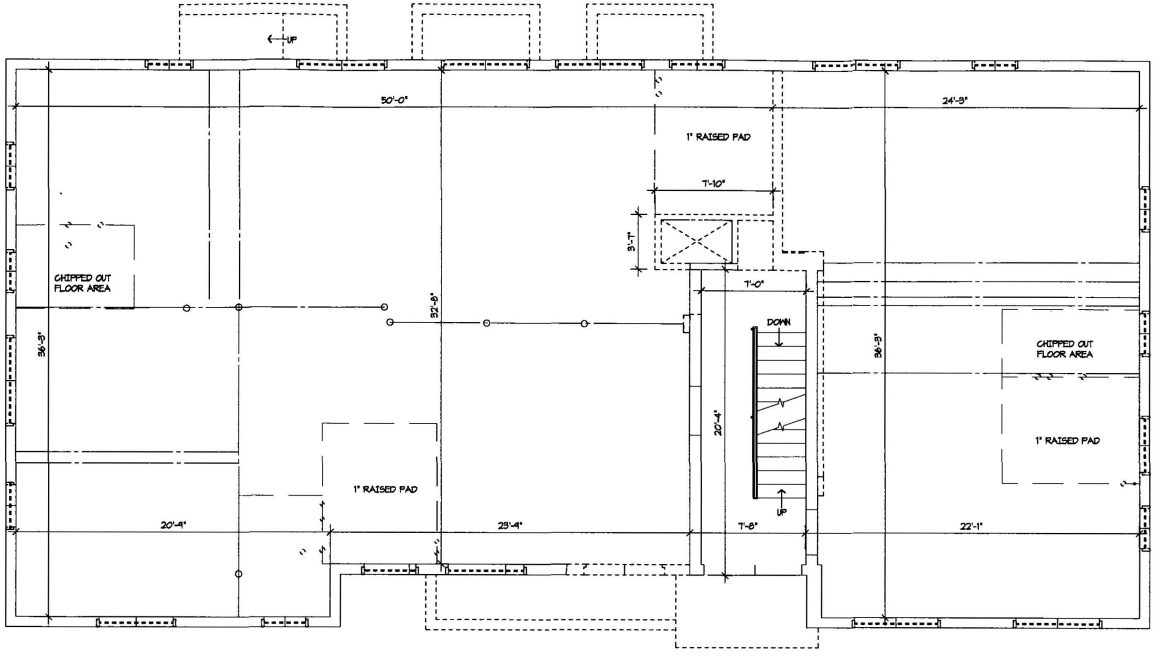
Project: 23014.01

Date: 11/20/04
COVER SHEET
Scale: 1" = 1'-0"

Sketch: 1
From Sheet: C1.1

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17305
EXHIBIT NO. 10

Board of Zoning Adjustment
District of Columbia
CASE NO. 17305



1 **EXISTING FIRST FLOOR PLAN**

1/8" = 1'-0"

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WASHINGTON, DISTRICT OF COLUMBIA

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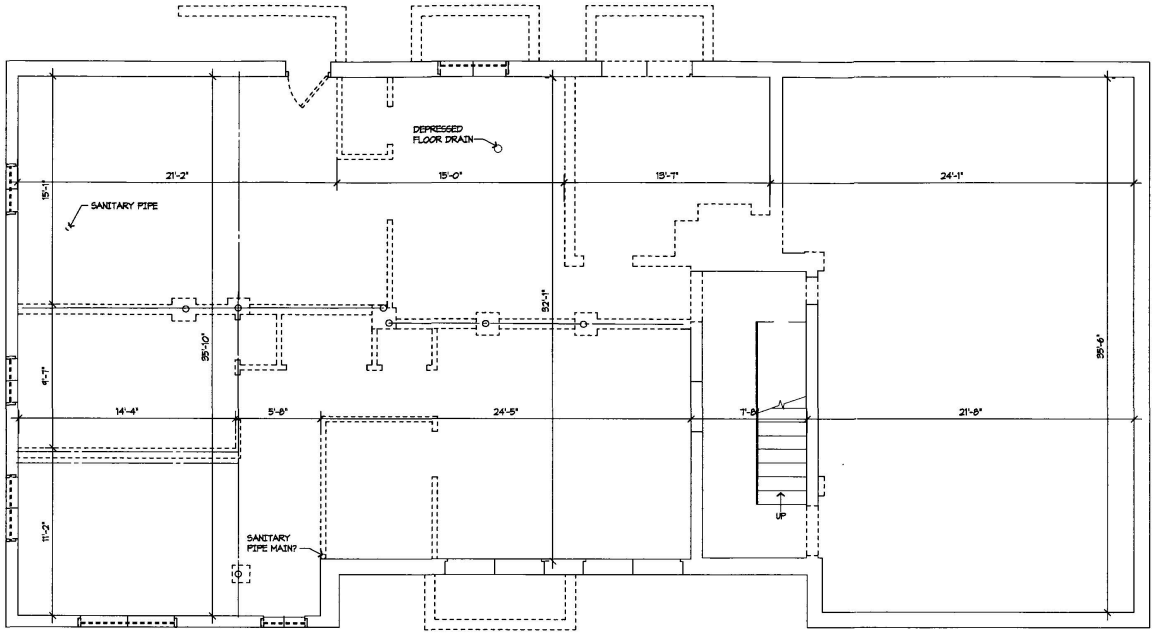
Date: 11/20/04

EXISTING FLOOR PLAN

Scale: 1/8" - 1'-0"

Sketch: E.1

From Sheet: D1.1



1

EXISTING BASEMENT PLAN

1/8" = 1'-0"

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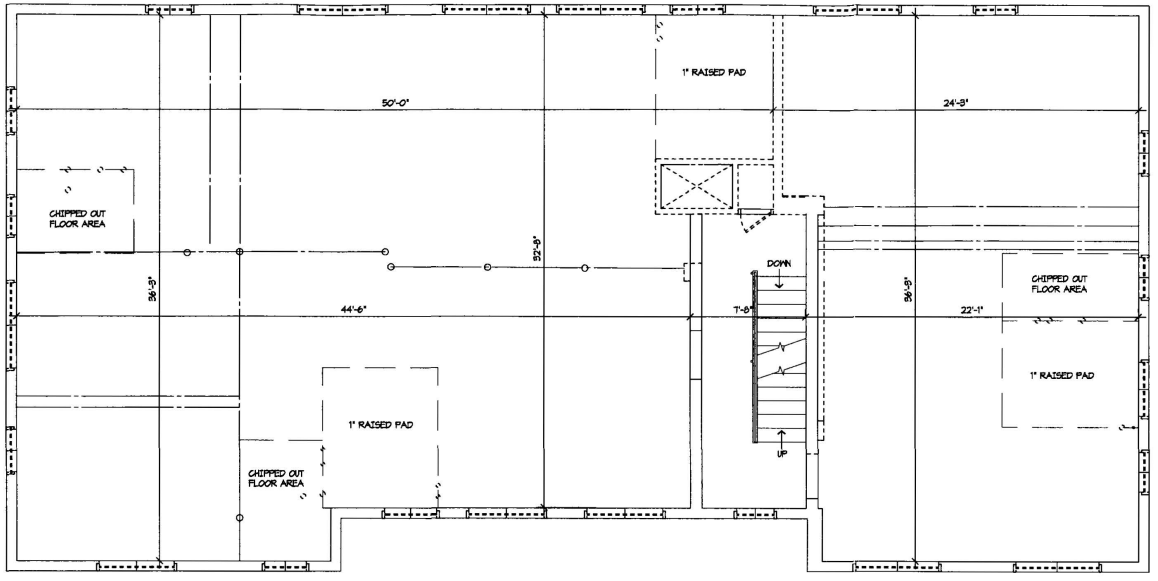
Date: 10/25/04

EXISTING FLOOR PLAN

Scale: 1/8" = 1'-0"

Sketch: E.2

From Sheet: D1.1



1 EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"

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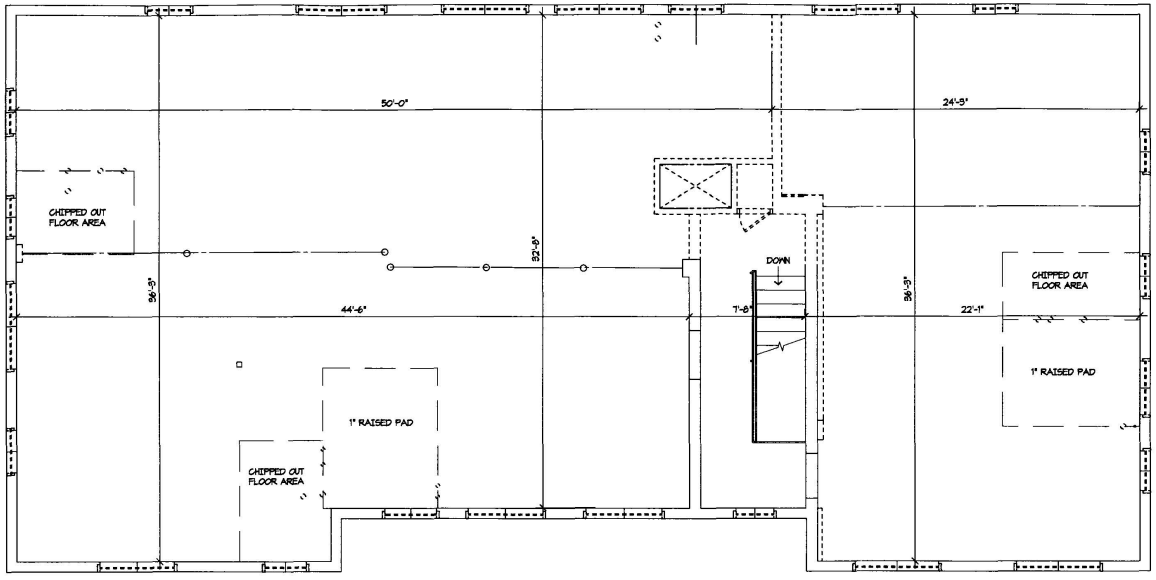
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EXISTING FLOOR PLAN

Scale: 1/8" = 1'-0"

Sketch: E.3

From Sheet: D1.2



1 EXISTING THIRD FLOOR PLAN

1/8" = 1'-0"

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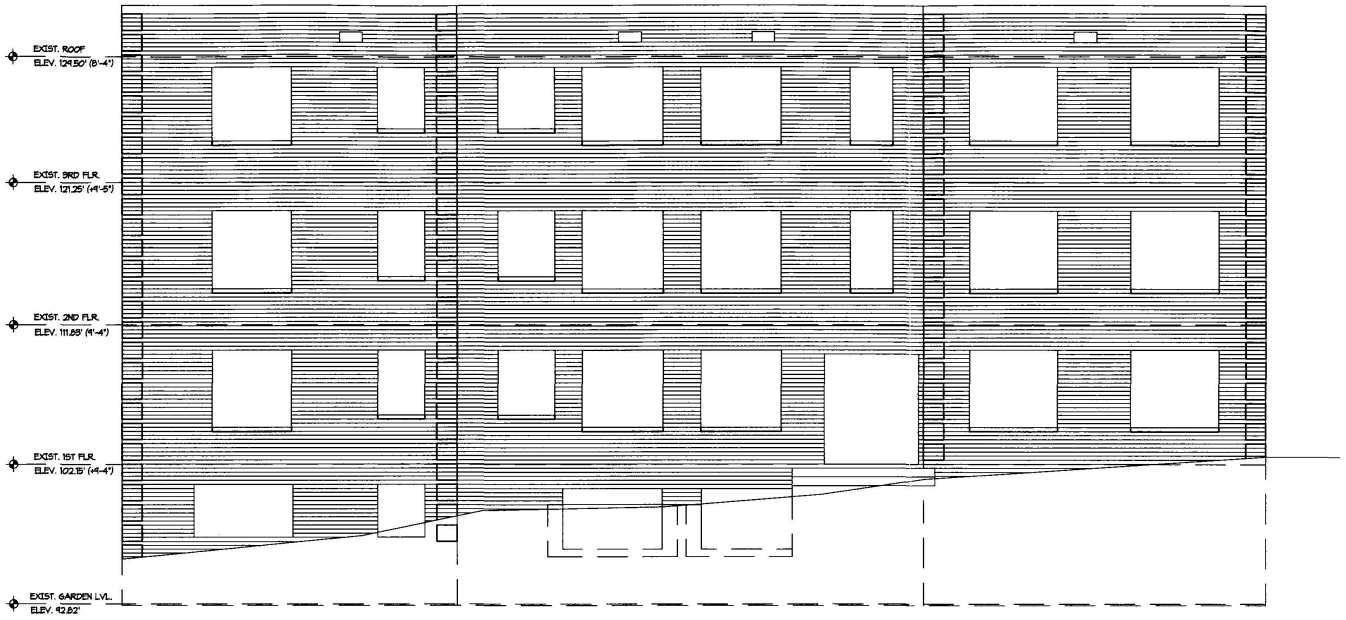
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WASHINGTON, DISTRICT OF COLUMBIA

Project: 23014.01

Date: 10/25/04
EXISTING FLOOR PLAN
Scale: 1/8" = 1'-0"

Sketch: E.4
From Sheet: D1.2



1 EXISTING SOUTH ELEVATION

1/8" = 1'-0"

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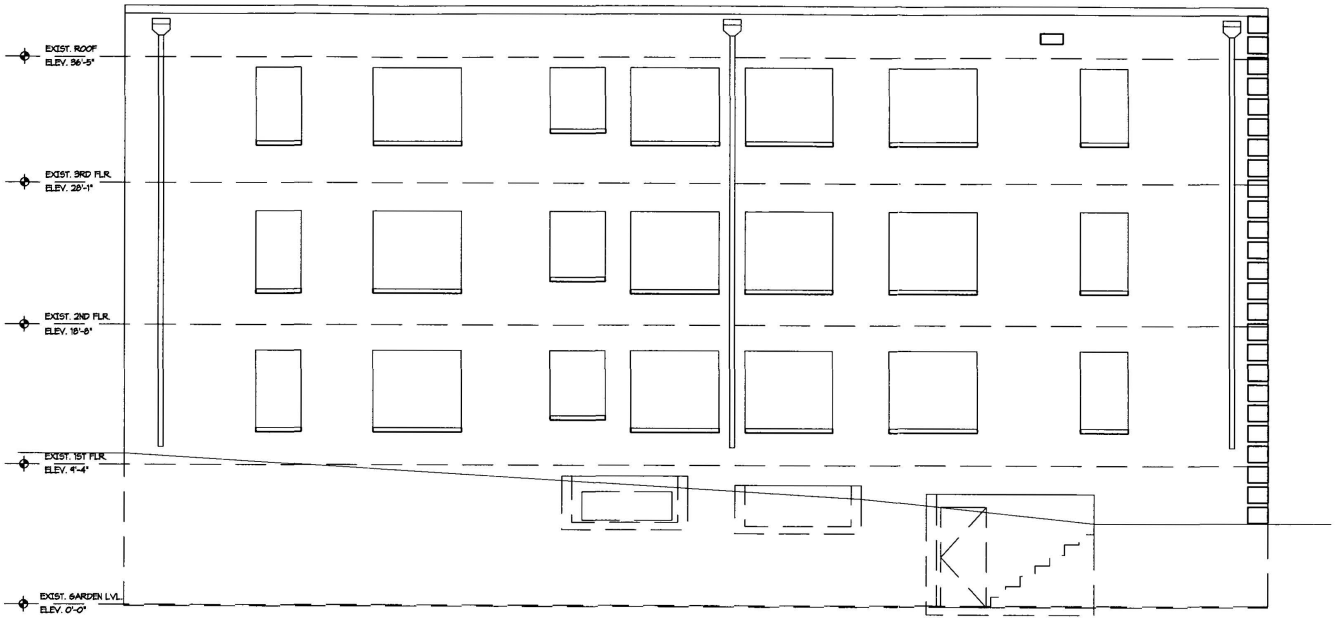
Date: 10/25/04

EXISTING ELEVATION

Scale: 1/8" - 1'-0"

Sketch: E.5

From Sheet: D1.3



1 **EXISTING NORTH ELEVATION**

1/8" = 1'-0"

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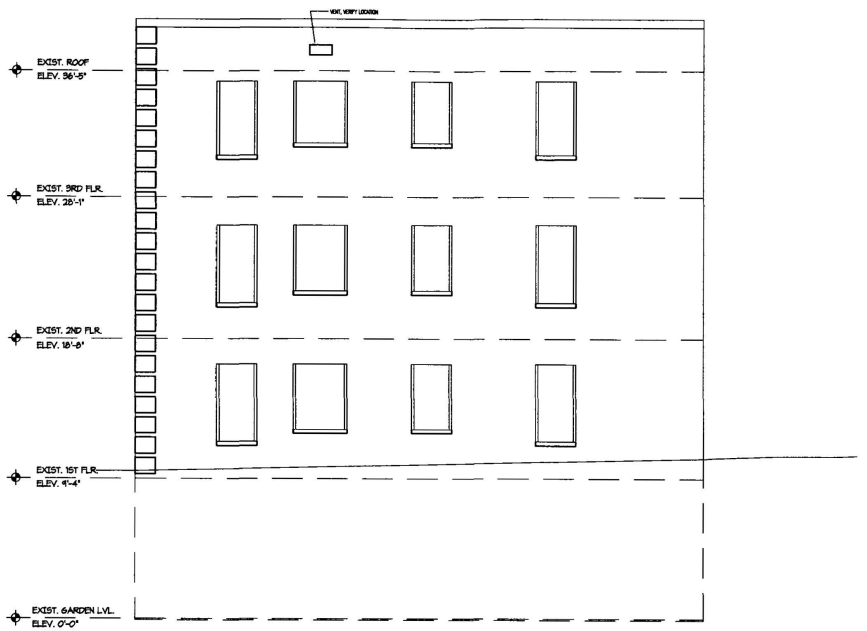
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EXISTING ELEVATION

Scale: 1/8" - 1'-0"

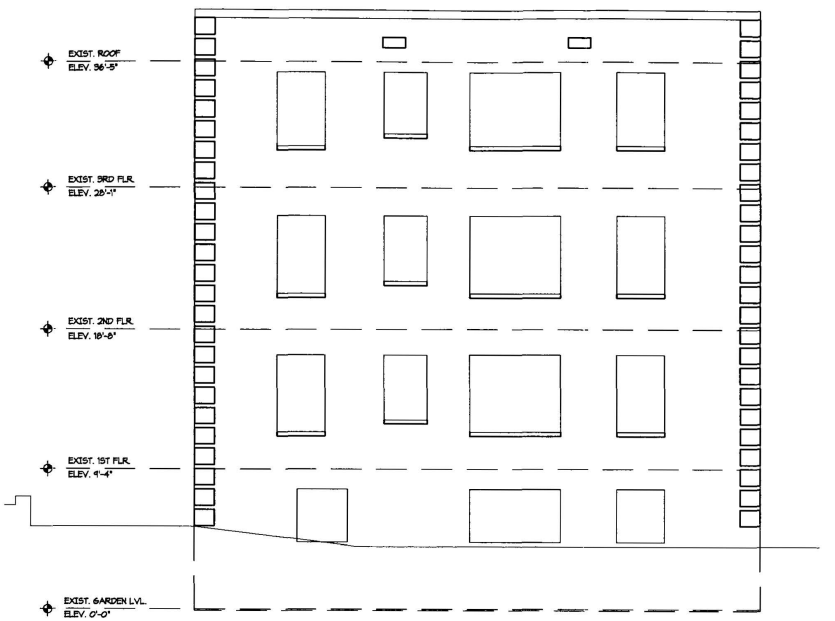
Sketch: E.6

From Sheet: D1.3



1 EXISTING EAST ELEVATION

1/8" = 1'-0"



2 EXISTING WEST ELEVATION

1/8" = 1'-0"

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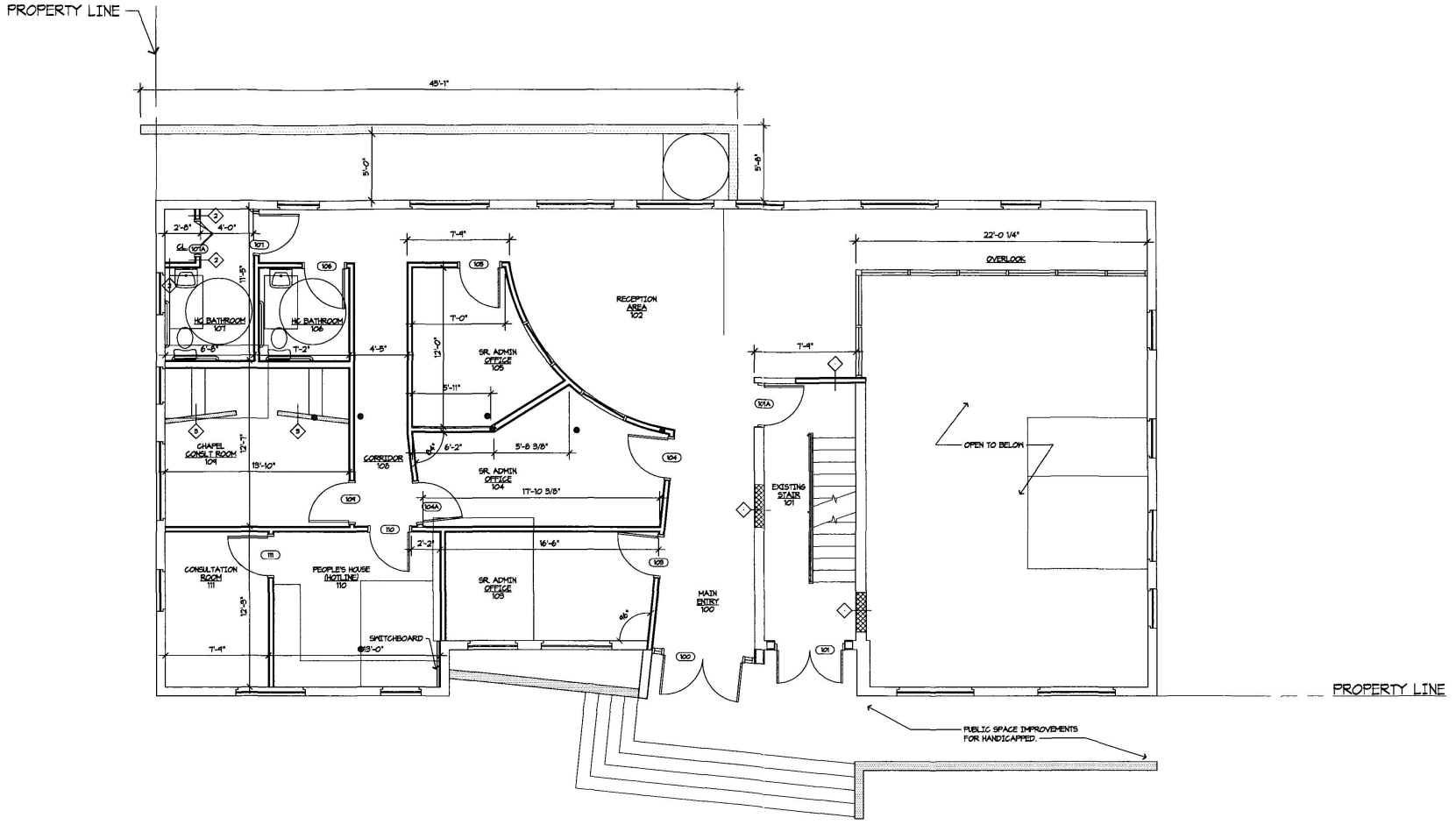
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Project: 23014.01

Date: 10/25/04
EXISTING ELEVATION
Scale: 1/8" = 1'-0"

Sketch: E.7
From Sheet: D1.3



1

PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"

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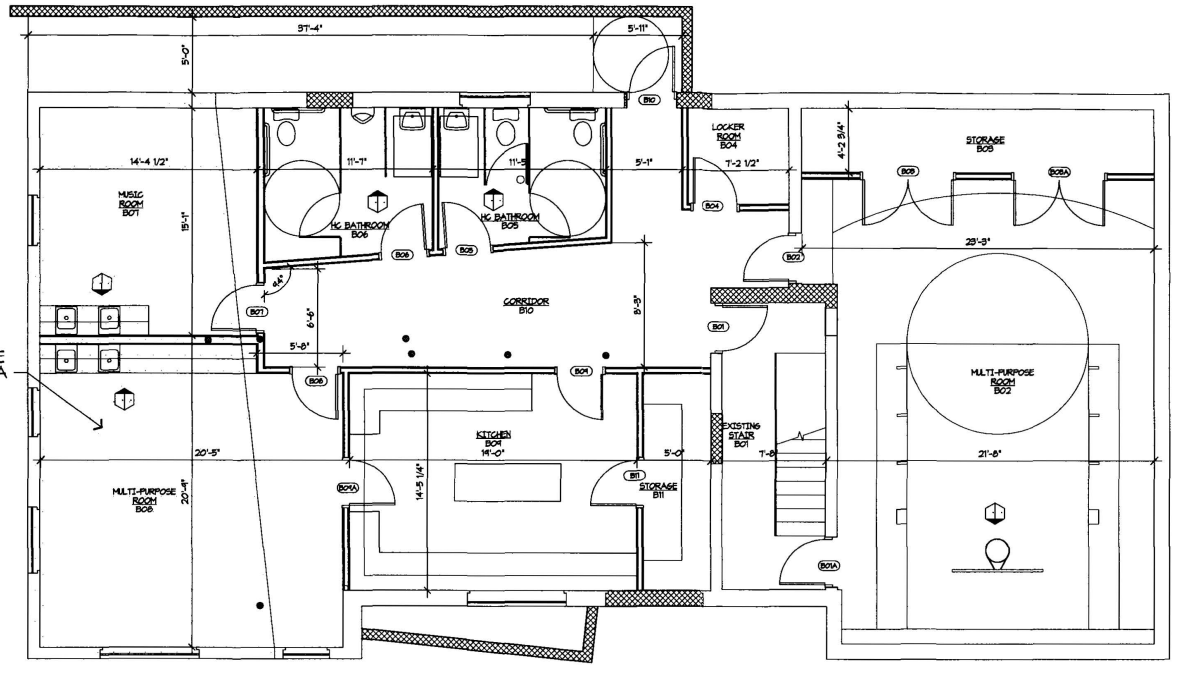
Project: 23014.01

Date: 11/20/04

PROPOSED
FLOOR PLAN

Scale: 1/8" = 1'-0"

Sketch:
P.1
From Sheet:
A1.1



BASEMENT AREA
USED TO CALCULATE
GROSS FLOOR AREA

1 **PROPOSED BASEMENT PLAN**

1/8" = 1'-0"

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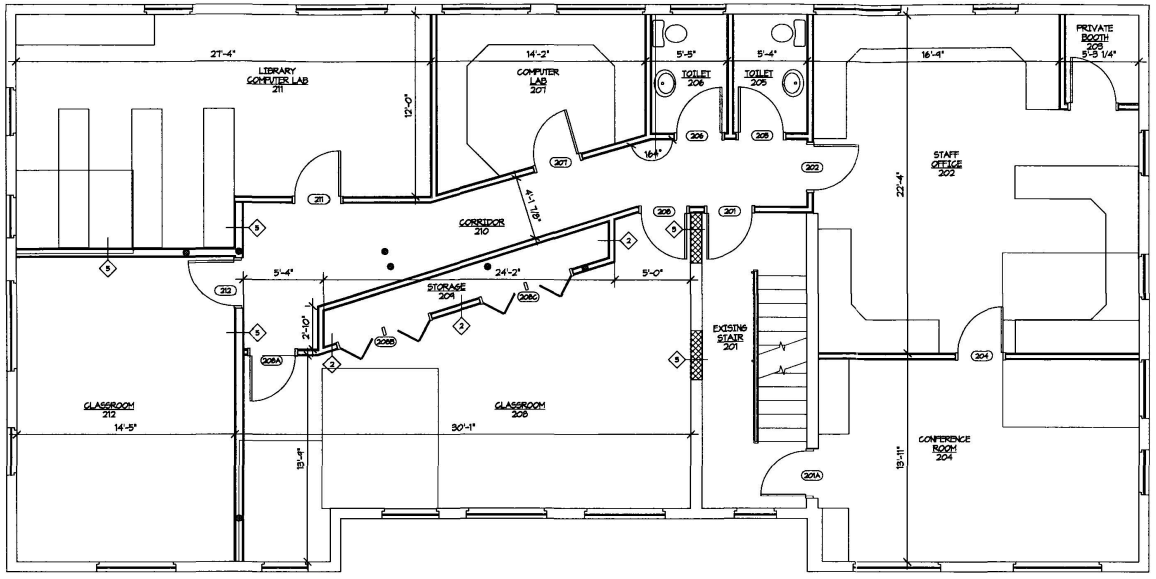
Date: 11/20/04

PROPOSED FLOOR PLAN

Scale: 1/8" - 1'-0"

Sketch: P.2

From Sheet: A1.1



1 PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

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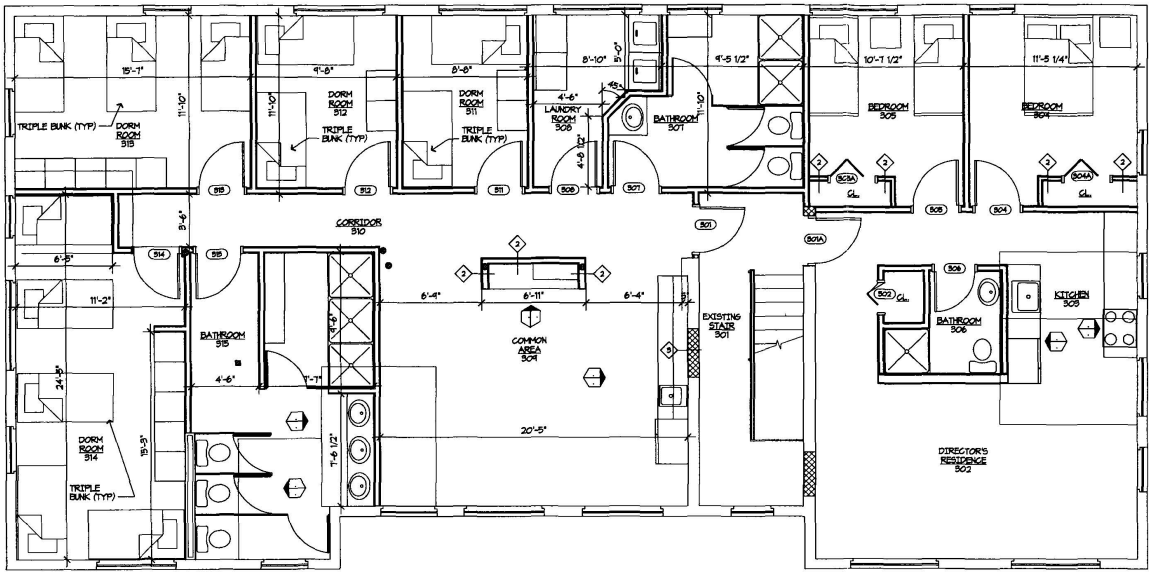
Project: 23014.01

Date: 11/20/04

PROPOSED FLOOR PLAN

Scale: 1/8" = 1'-0"

Sketch: P.3
From Sheet: A1.2



1 **PROPOSED THIRD FLOOR PLAN**

1/8" = 1'-0"

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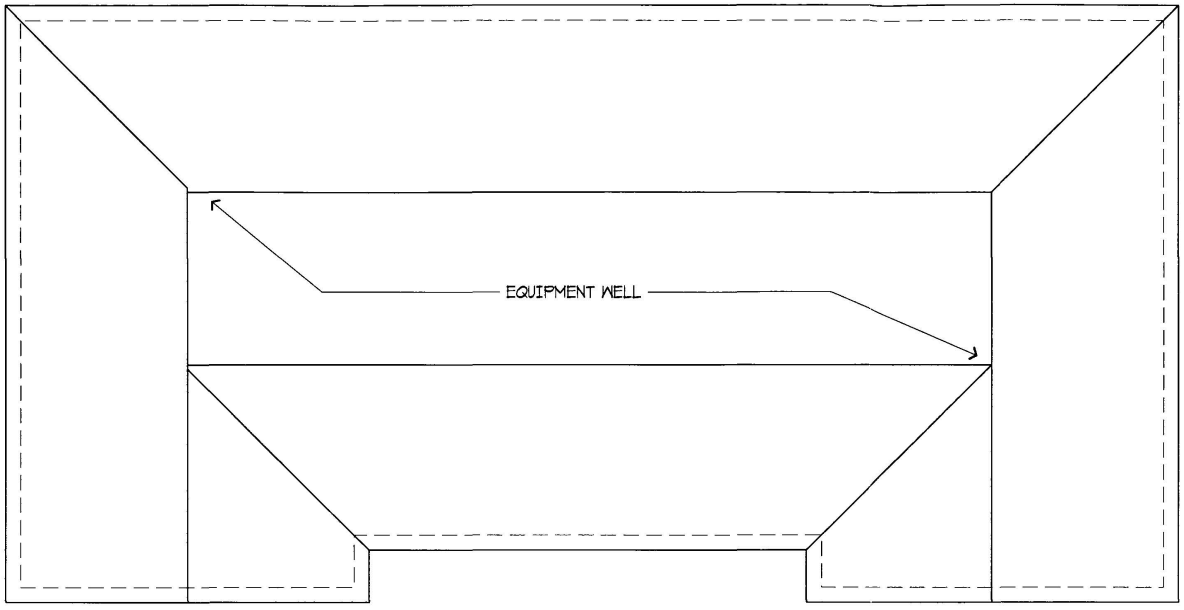
Project: 23014.01

Date: 11/20/04

PROPOSED FLOOR PLAN

Scale: 1/8" = 1'-0"

Sketch: P.4
From Sheet: A1.2



1 PROPOSED ROOF PLAN

1/8" = 1'-0"

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Project: 23014.01

Date: 11/20/04

PROPOSED ROOF PLAN

Scale: 1/8" = 1'-0"

Sketch: P.5

From Sheet: A1.2



BUILDING HEIGHT DEFINITION IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA, SECTION 199.1: "IN THOSE DISTRICTS IN WHICH THE HEIGHT OF THE BUILDING IS LIMITED TO FORTY FEET (40 FT.), THE HEIGHT OF THE BUILDING MAY BE MEASURED FROM THE FINISHED GRADE LEVEL AT THE MIDDLE OF THE FRONT OF THE BUILDING TO THE CEILING OF THE TOP STORY."

1 **PROPOSED SOUTH ELEVATION**

1/8" = 1'-0"

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FAX - 703.264.0733
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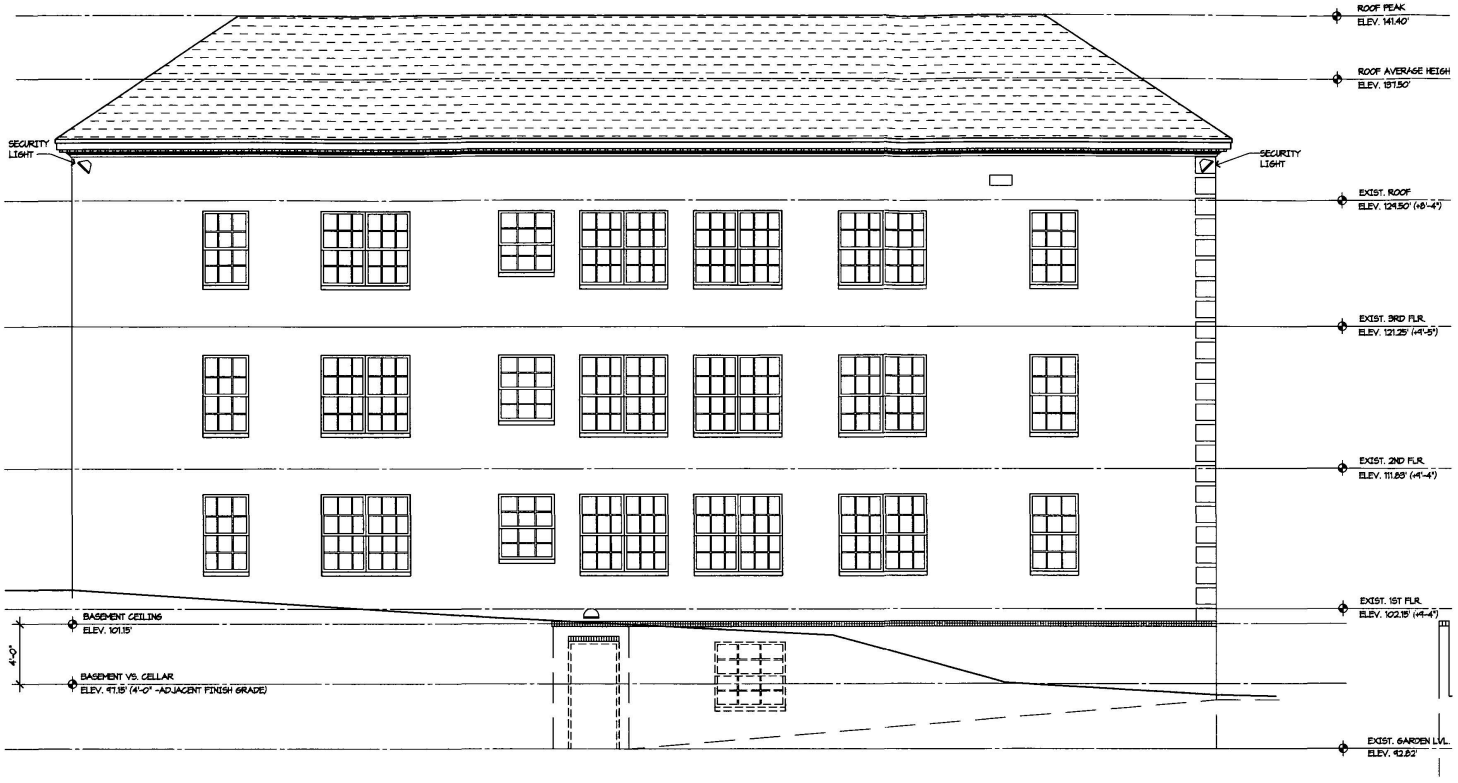
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EXISTING CONDITIONS FOR:
THE Q STREET BUILDING
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WASHINGTON, DISTRICT OF COLUMBIA

Project: 23014.01

Date: 10/25/04
PROPOSED ELEVATION
Scale: 1/8" = 1'-0"

Sketch: P.6
From Sheet: A3.1



1 **PROPOSED NORTH ELEVATION**

1/8" = 1'-0"

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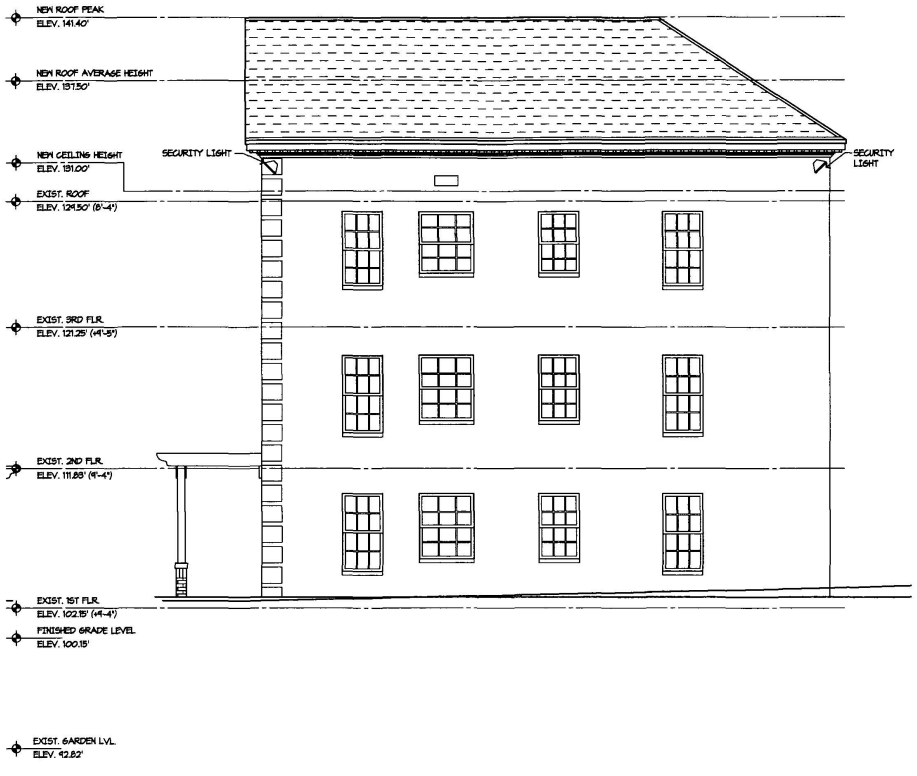
Date: 10/25/04

PROPOSED ELEVATION

Scale: 1/8" = 1'-0"

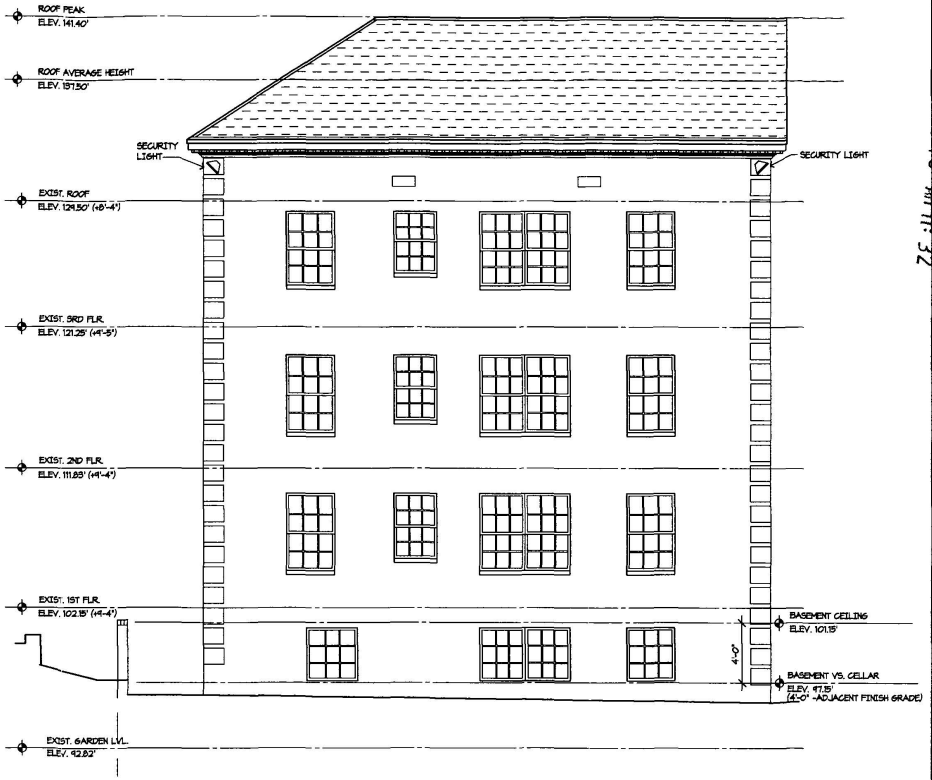
Sketch: P.7

From Sheet: A3.1



1 PROPOSED EAST ELEVATION

1/8" = 1'-0"



2 PROPOSED WEST ELEVATION

1/8" = 1'-0"

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Project: 23014.01

Date: 10/25/04
PROPOSED ELEVATION
Scale: 1/8" - 1'-0"

Sketch: P.8
From Sheet: A3.1