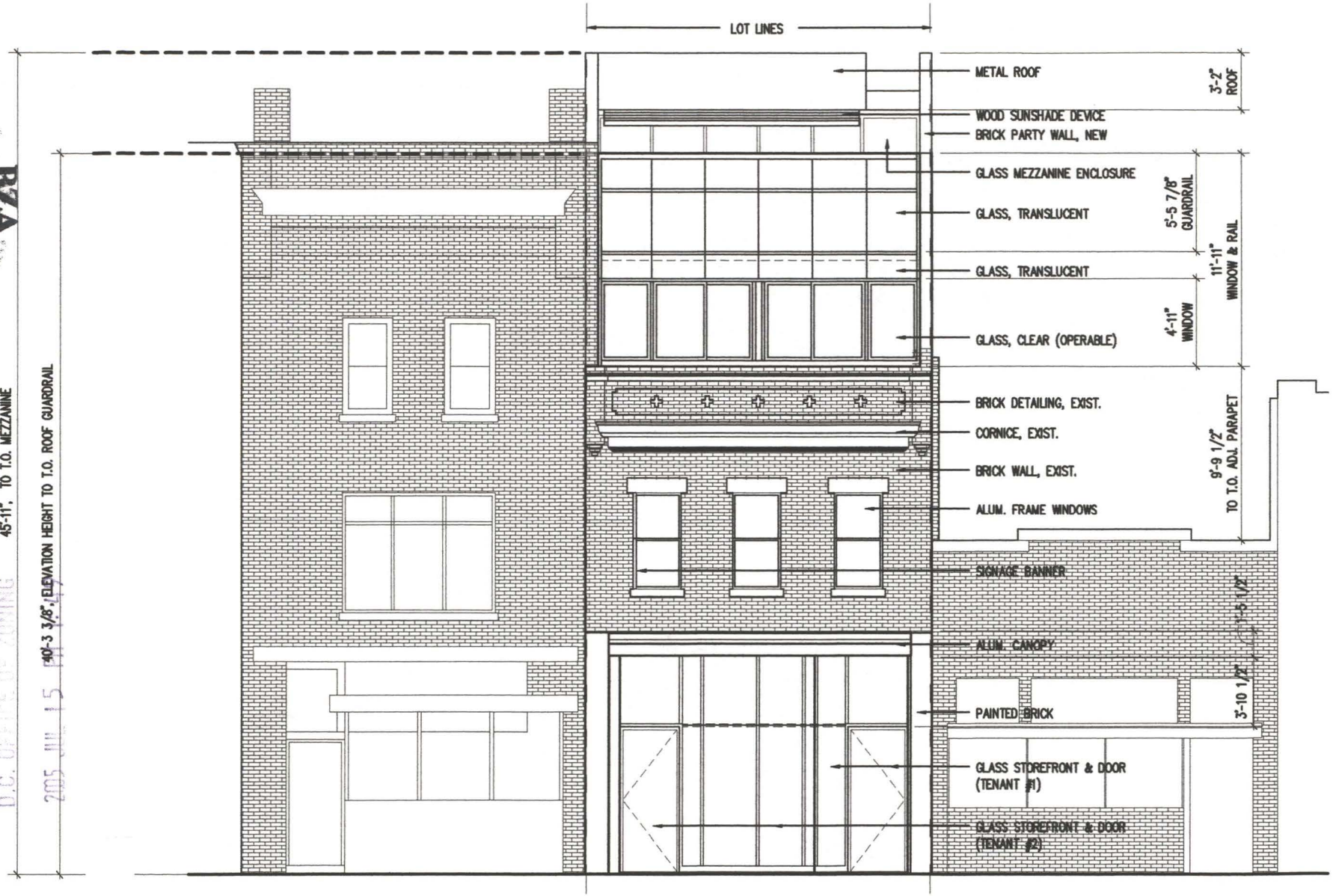
BZA
Case No. 17398
Exhibit No. 10



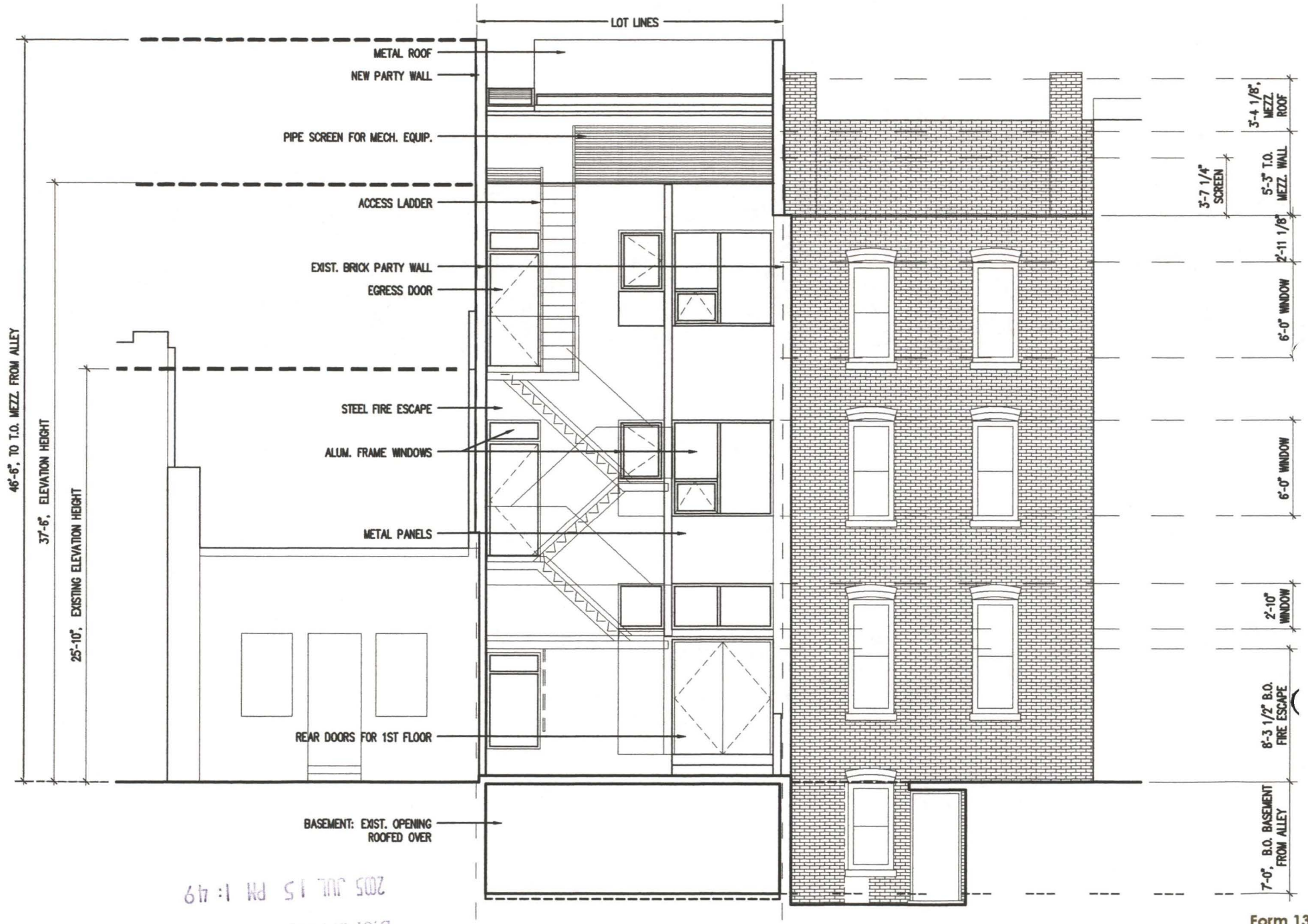
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Form 130:
Alley Elevation Proposed

07.12.05

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17398
EXHIBIT NO. 10



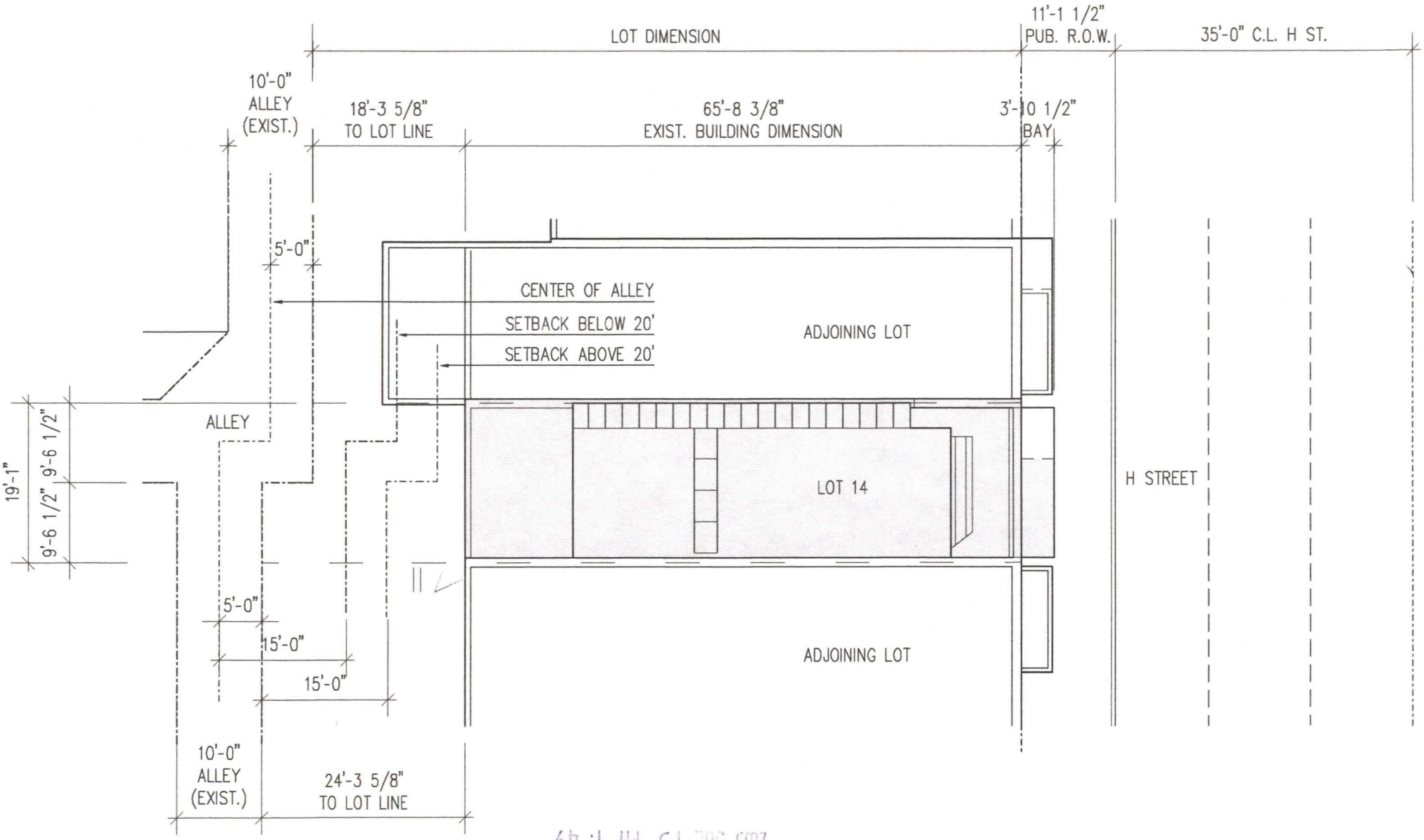
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Form 130:
Alley Elevation, Proposed

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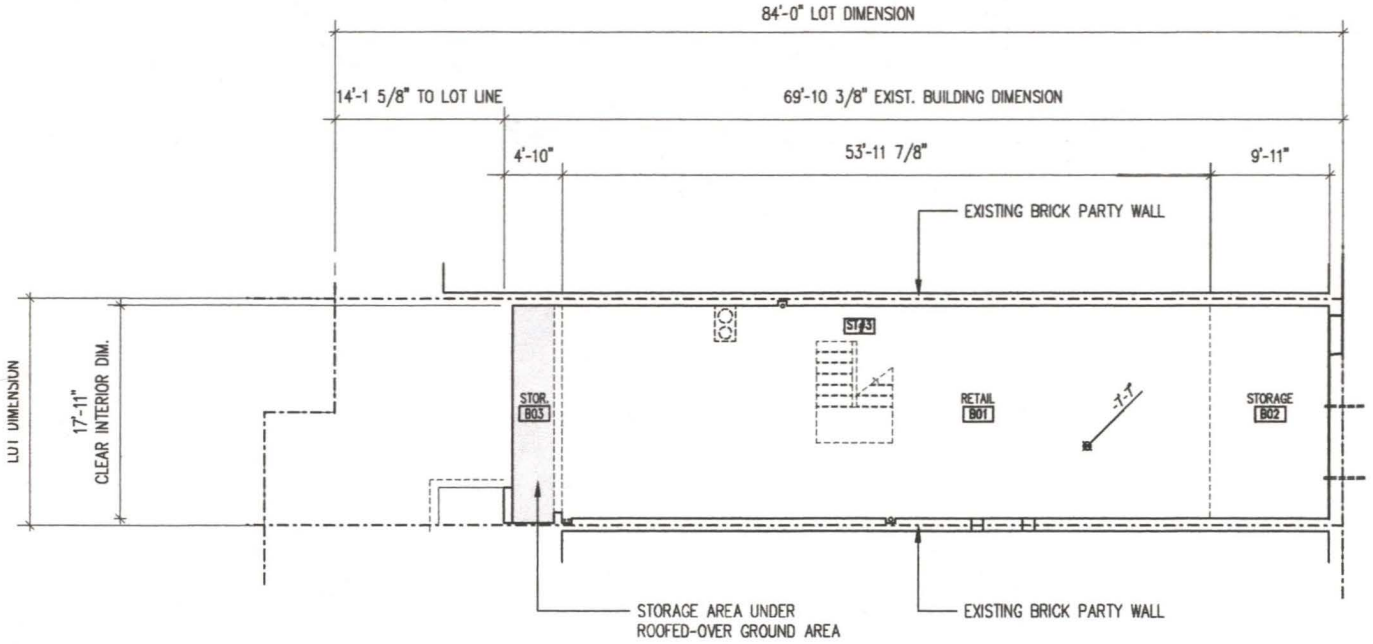
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Form 130:
Site Plan, Proposed

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AREAS:

GROSS FLOOR:	1,333 GSF (NOT PART OF F.A.R. CALC.)
NET TENANT #2 (RETAIL):	OCCUPIABLE: 895 SF STORAGE: 325 SF
NET FLOOR TOTAL:	1,220 SF

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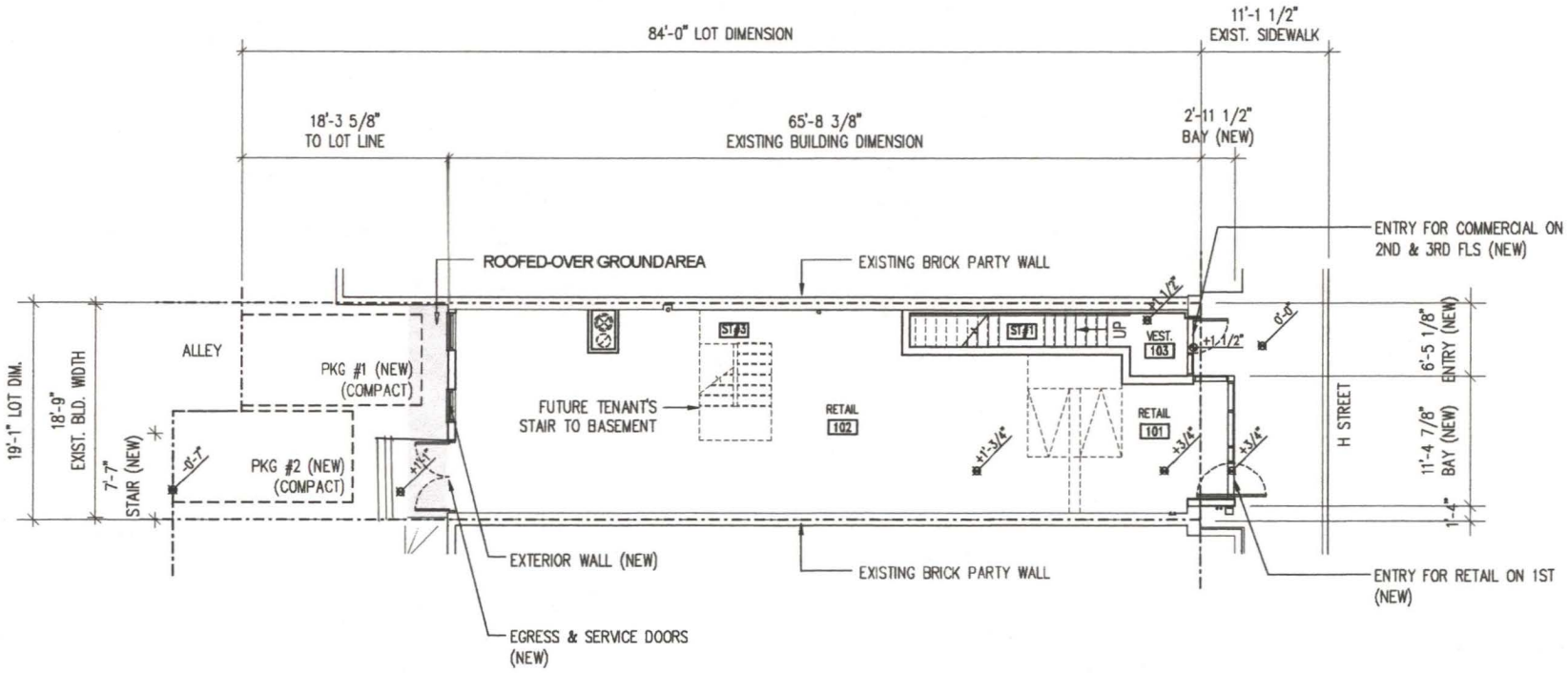
07.12.05 scale: 1/16" = 1'-0"

N

Form 130:
Basement Plan, Proposed

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PARKING (C-2-A):
RETAIL: TOTAL AREA LESS THAN 3,000 SF = 0 PARKING REQ.

OFFICE; TOTAL OFFICE SF = 2,692 SF
AREA OVER 2,000 SF = 692 SF
1 PARKING REQ./600 SF OVER = 2 SPACES REQ.

AREAS:

GROSS FLOOR:	1,264 GSF
NET TENANT #1 (OFFICE):	96 SF
NET TENANT #2 (RETAIL):	992 SF
NET FLOOR TOTAL:	1,088 SF

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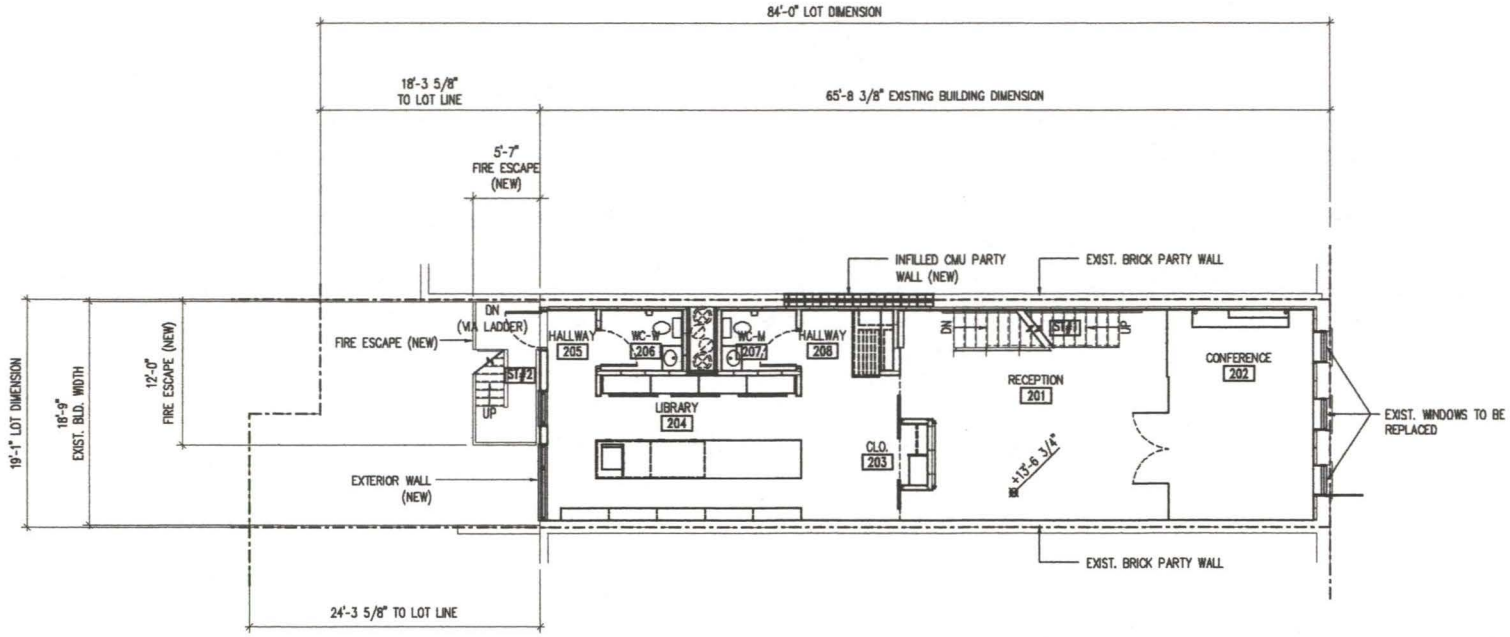
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N

Form 130:
First Floor Plan, Proposed

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AREAS:

GROSS FLOOR:	1,254 GSF
NET TENANT #1 (OFFICE):	1,112 SF
NET FLOOR TOTAL:	1,112 SF

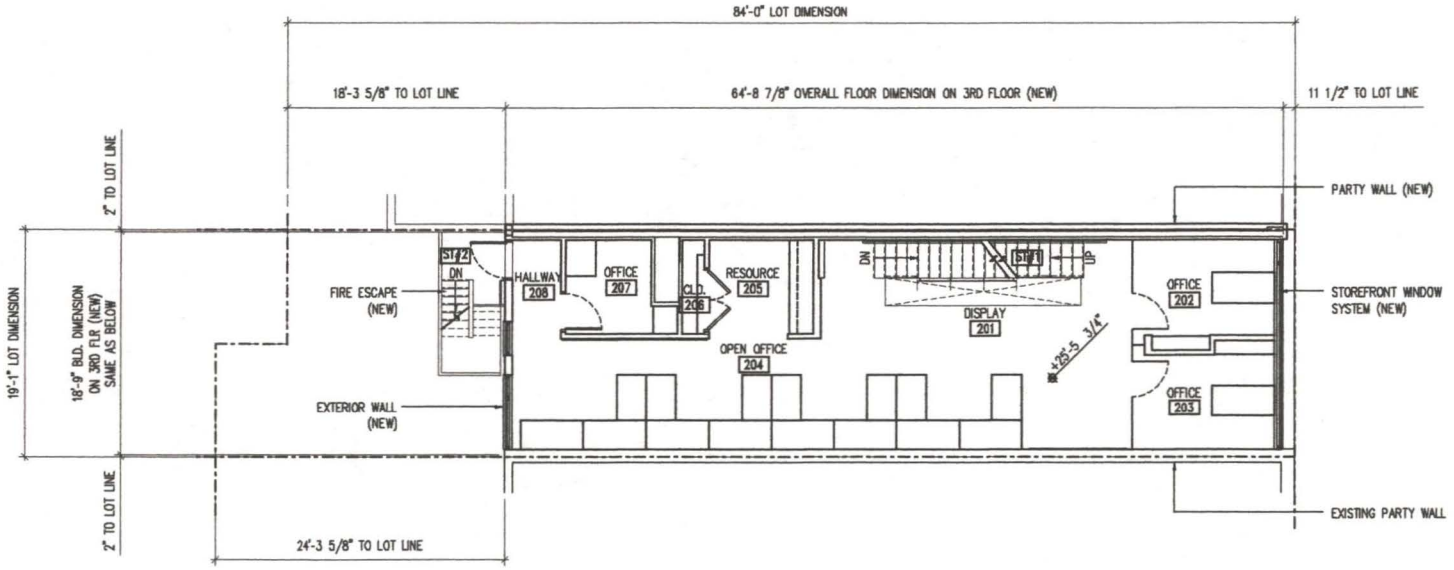
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Form 130:
Second Floor Plan, Proposed

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AREAS:

GROSS FLOOR:	1,187 GSF
NET TENANT #1 (OFFICE):	1,080 SF (OPEN AREA FOR MEZZ. CALC. = 814 SF)
NET FLOOR TOTAL:	1,080 SF

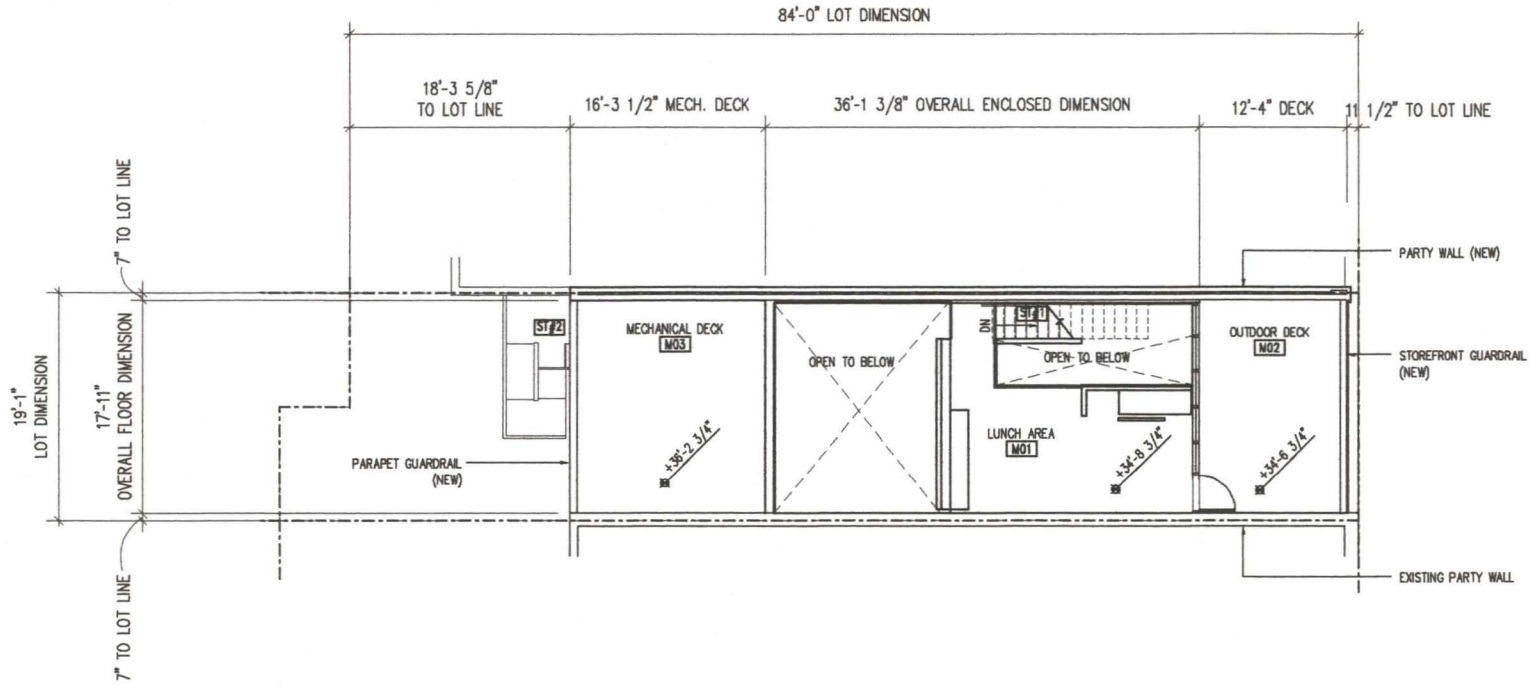
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Form 130:
Third Floor Plan, Proposed

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AREAS:

GROSS FLOOR: 251 [illegible]
(MAX. ALLOWED = 271 SF
= 1/3 OF 814SF OPEN AREA ON 3RD FLOOR

NET TENANT TOTAL: 242 SF
(COUNTS TOWARDS 3RD FLOOR)

OUTDOOR TOTAL: OUTDOOR DECK = 238 SF
MECHANICAL DECK = 281 SF

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Form 130:
Mezzanine Plan, Proposed

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PROPOSED STRUCTURE DRAWINGS

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