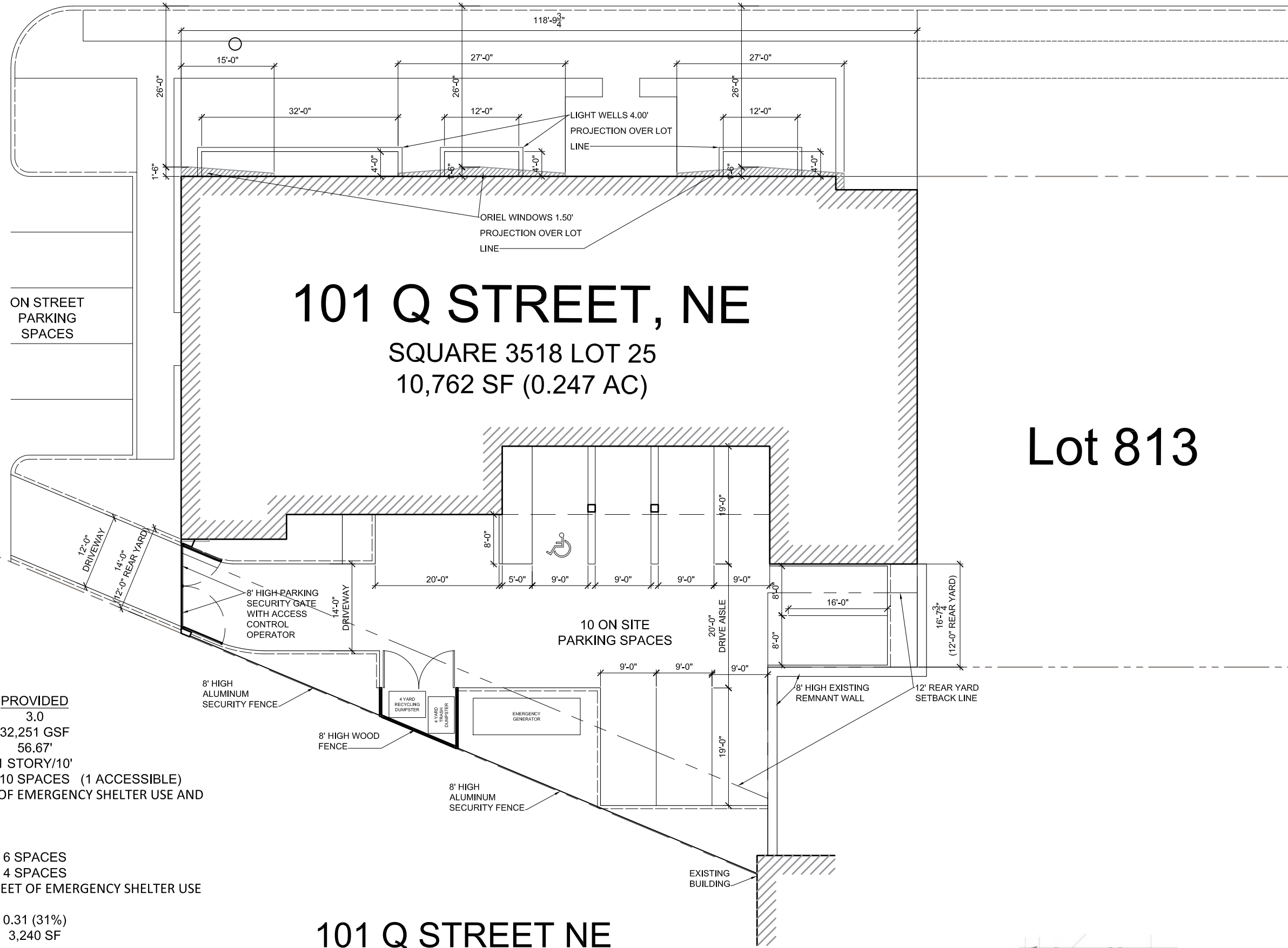


Q Street, NE - 90' r/w

First Street, NE - 90' r/w



101 Q STREET, NE

SQUARE 3518 LOT 25
10,762 SF (0.247 AC)

Lot 813

101 Q STREET NE

ARCHITECTURAL SITE PLAN

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

DECEMBER 01, 2017
REVISED MARCH 21, 2018

TABULATION OF DEVELOPMENT DATA: SQUARE 3218 LOT 0025

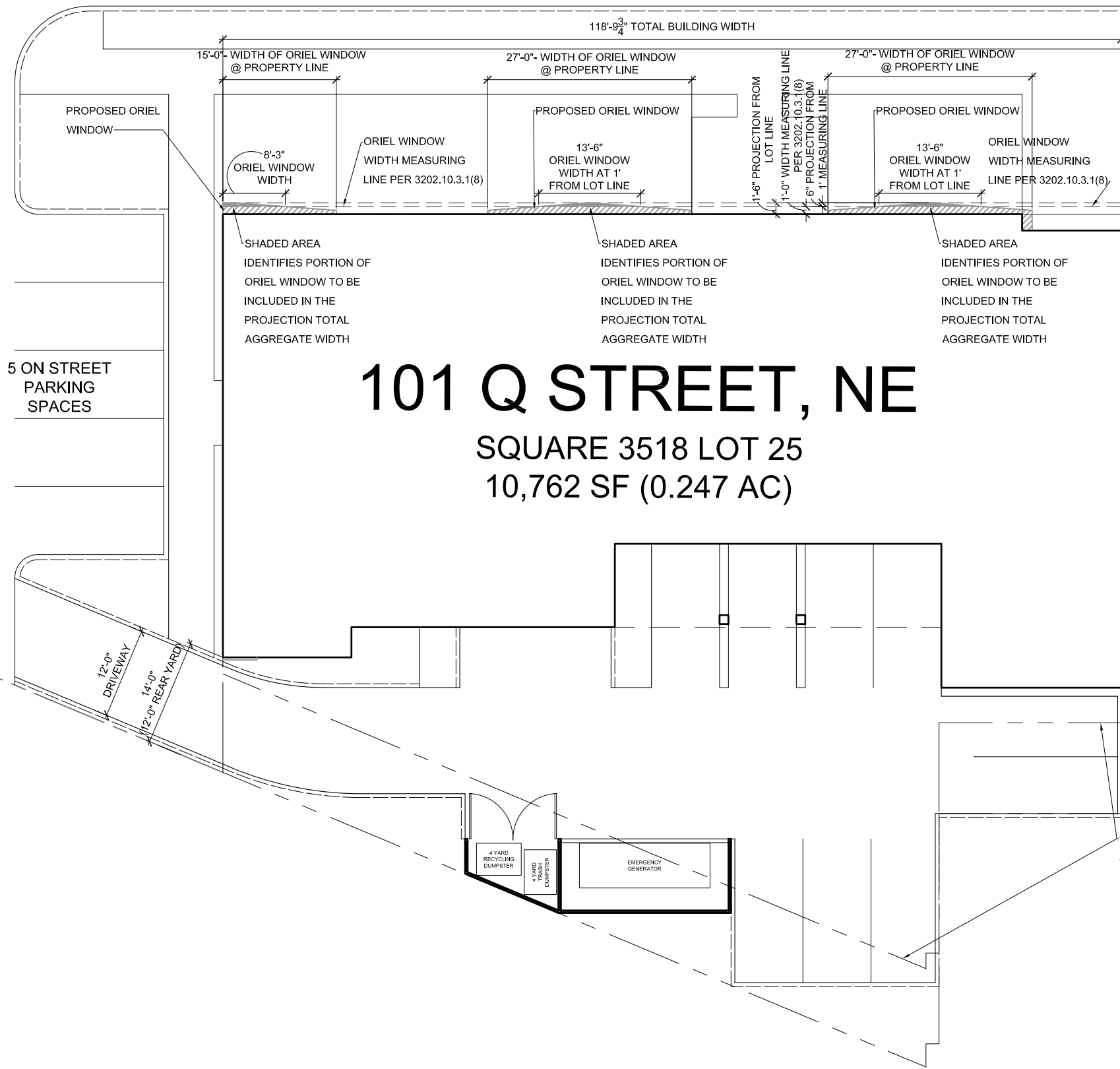
LOT AREA: 10,762 SF (0.247 AC)
ZONING: PDR-2 (FORMER C-M-2)
CURRENT USE: OFFICE BUILDING
PROPOSED USE: MIXED COMMERCIAL (2 STORY)
SHELTER (3 STORY)

	ALLOWED/REQUIRED	PROVIDED
FAR: RESTRICTED	3.0	3.0
GROSS FLOOR AREA:	32,286 GSF	32,251 GSF
BUILDING HEIGHT:	60'	56.67'
PENTHOUSE:	1 STORY/12'	1 STORY/10'
CAR PARKING:	9 SPACES	10 SPACES (1 ACCESSIBLE)
CAR PARKING ASSUMES 25,000 SQUARE FEET OF EMERGENCY SHELTER USE AND 13,558 SQUARE FEET OF OFFICE USE		
LOADING:	NOT REQUIRED	
BICYCLE PARKING:		
LONG TERM:	6 SPACES	6 SPACES
SHORT TERM:	4 SPACES	4 SPACES
BICYCLE PARKING ASSUMES 25,000 SQUARE FEET OF EMERGENCY SHELTER USE AND 7,251 SQUARE FEET OF OFFICE USE		
GAR:	0.30 (30%)	0.31 (31%)
GAR SF:	3,229 SF	3,240 SF

AMARO LLC

Q Street, NE - 90' r/w

First Street, NE - 90' r/w



TOTAL BUILDING WIDTH ALONG Q STREET = 118.93'

ORIEL WINDOW ALLOWABLE AGGREGATE WIDTH =
 13' FOR FIRST 24' PLUS 6" FOR EACH ADDITIONAL WIDTH OF BUILDING =
 $13' + (118.93' - 24' \times 0.5') =$
 $13' + 47.46' =$
 60' ALLOWABLE AGGREGATE WIDTH OF ORIEL WINDOW

PROPOSED ORIEL WINDOW TOTAL AGGREGATE WIDTH MEASURED 1' FROM LOT LINE = $2 \times 13.5' + 8.25' = 35.25'$

2013 DISTRICT OF COLUMBIA BUILDING CODE

3202.10.4.1 Oriel windows. Oriel windows shall conform to all the requirements governing bay windows.

3202.10.3 Bay windows. Bay window projections shall comply with the requirements of Sections 3202.10.3.1 through 3202.10.3.4.

3202.10.3.1 Width. The width of bay windows at each lot line or building restriction line, if one exists, shall be limited as follows:

5. Multiple projections (two or more separate projections) shall not be allowed on buildings less than 24 feet (7315 mm) wide at the lot line or building restriction line, if one exists;
7. The allowable aggregate width of double or multiple projections on buildings exceeding 24 feet (7315 mm) in width at the lot line or building restriction line, if one exists shall be increased 6 inches (152 mm) for each foot (305 mm) of increased building width over 24 feet (7315 mm).
8. The width of bay window projections shall be measured at a distance of 1 foot (305 mm) from the lot line or building restriction line, if one exists.

101 Q STREET, NE
 SQUARE 3518 LOT 25
 10,762 SF (0.247 AC)

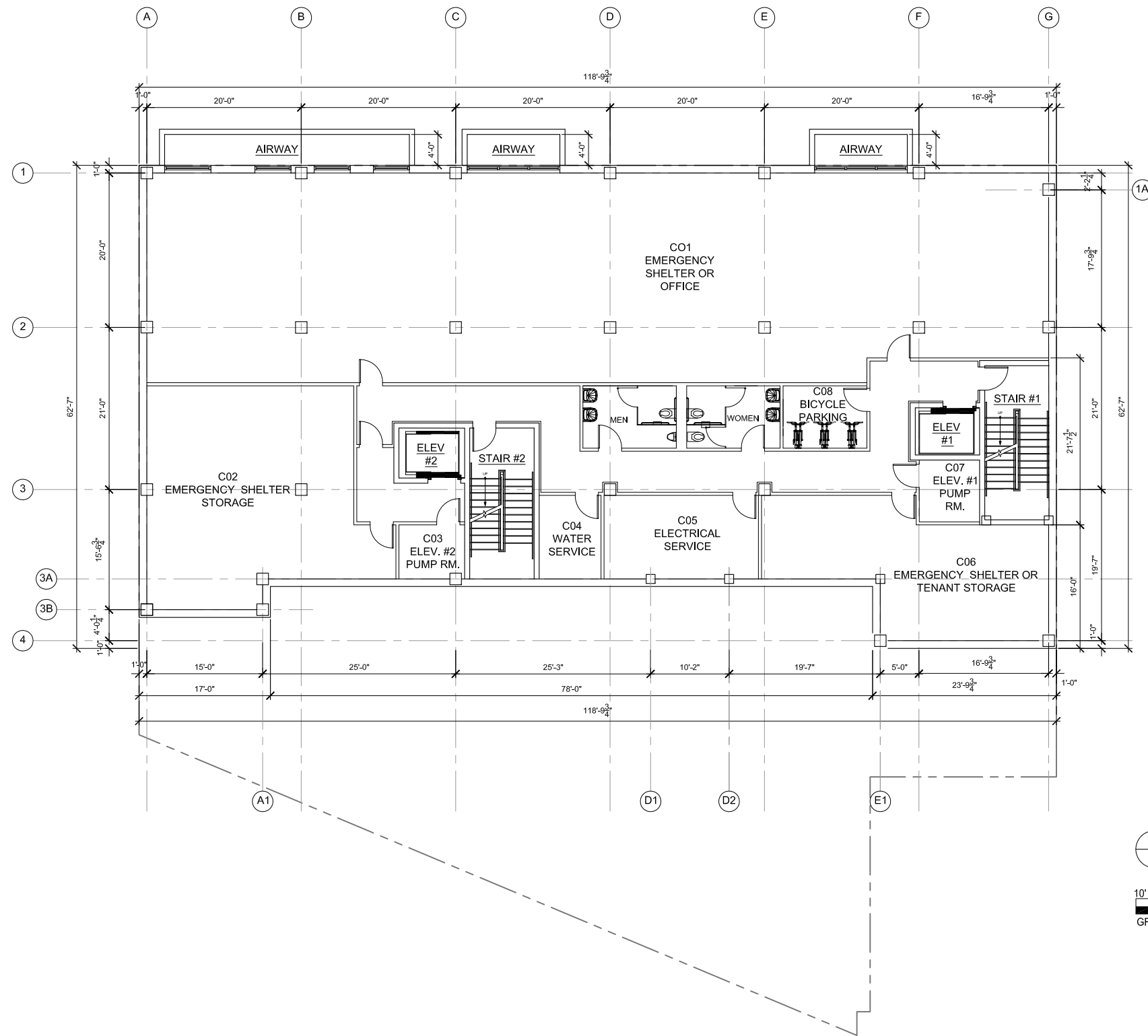
101 Q STREET NE

ARCHITECTURAL SITE PLAN
 ORIEL WINDOW CALCULATION
 SCALE: $\frac{1}{8}" = 1'-0"$

DECEMBER 20, 2017
 REVISED MARCH 12, 2018

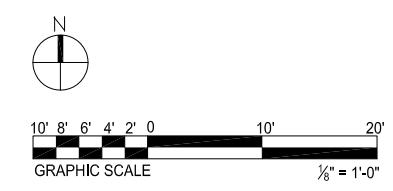
OWNER
 AMARO LLC





- C01 - EMERGENCY SHELTER OR OFFICE
(3,385 SF)
- C02 - EMERGENCY SHELTER STORAGE
(775 SF)
- C03 - ELEVATOR #2 PUMP ROOM
(65 SF)
- C04 - WATER SERVICE
(90 SF)
- C05 - ELECTRICAL SERVICE
(230 SF)
- C06 - EMERGENCY SHELTER OR TENANT
STORAGE
(520 SF)
- C07 - ELEVATOR #1 PUMP ROOM
(65 SF)
- C08 - BICYCLE PARKING
(100 SF)

6,740 SF



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101 Q STREET NE

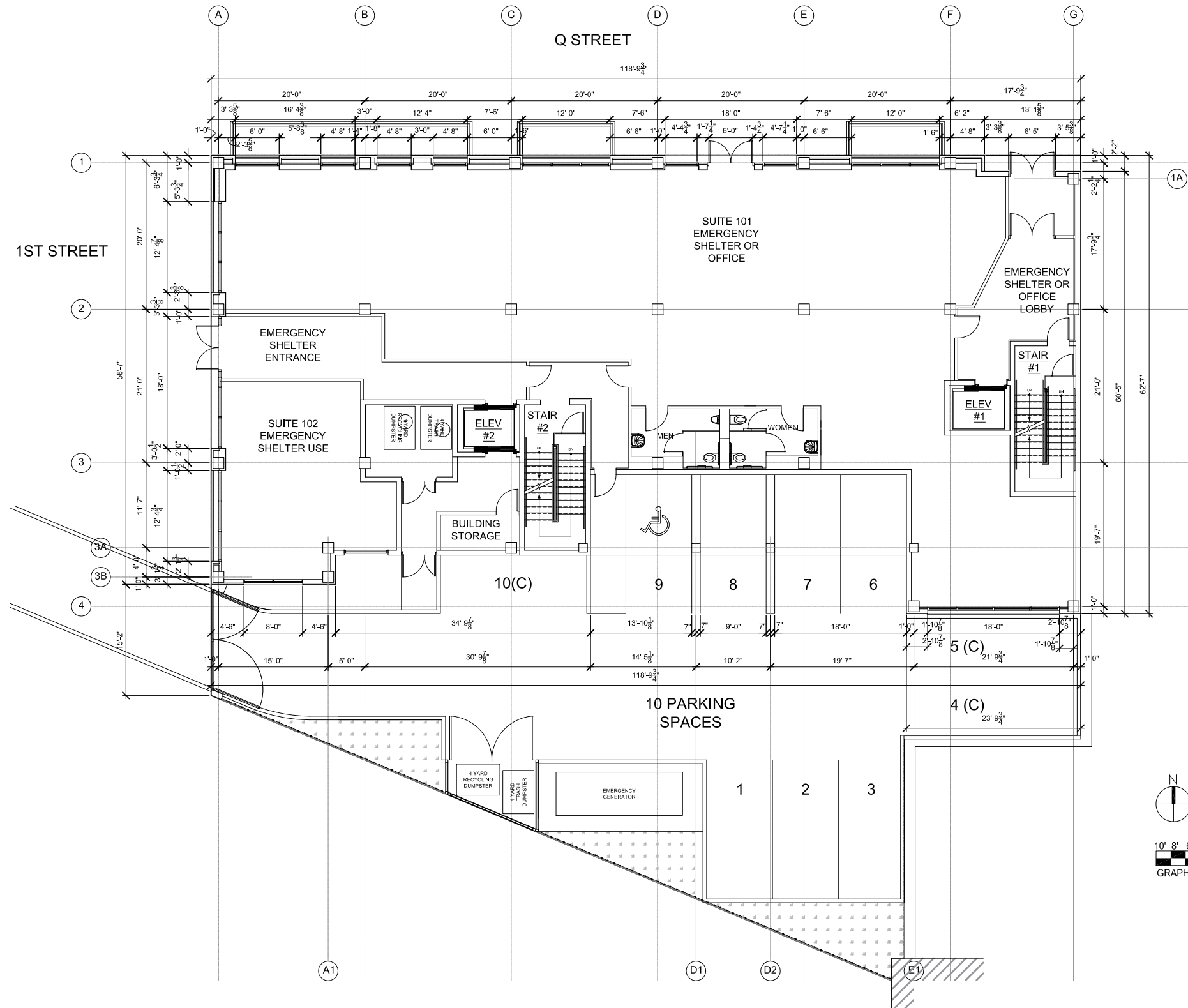
CELLAR FLOOR PLAN

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

JANUARY 01, 2018

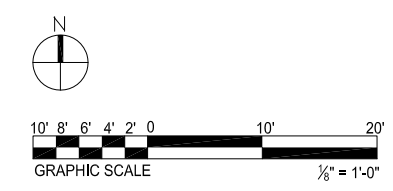
REVISED MARCH 21, 2018





SUITE 101 - EMERGENCY SHELTER OR OFFICE
 3,750 SF
 SUITE 102 - EMERGENCY SHELTER USE
 545 SF
 EMERGENCY SHELTER OR OFFICE LOBBY
 290 SF
 EMERGENCY SHELTER ENTRANCE
 297 SF

 6,124 GSF



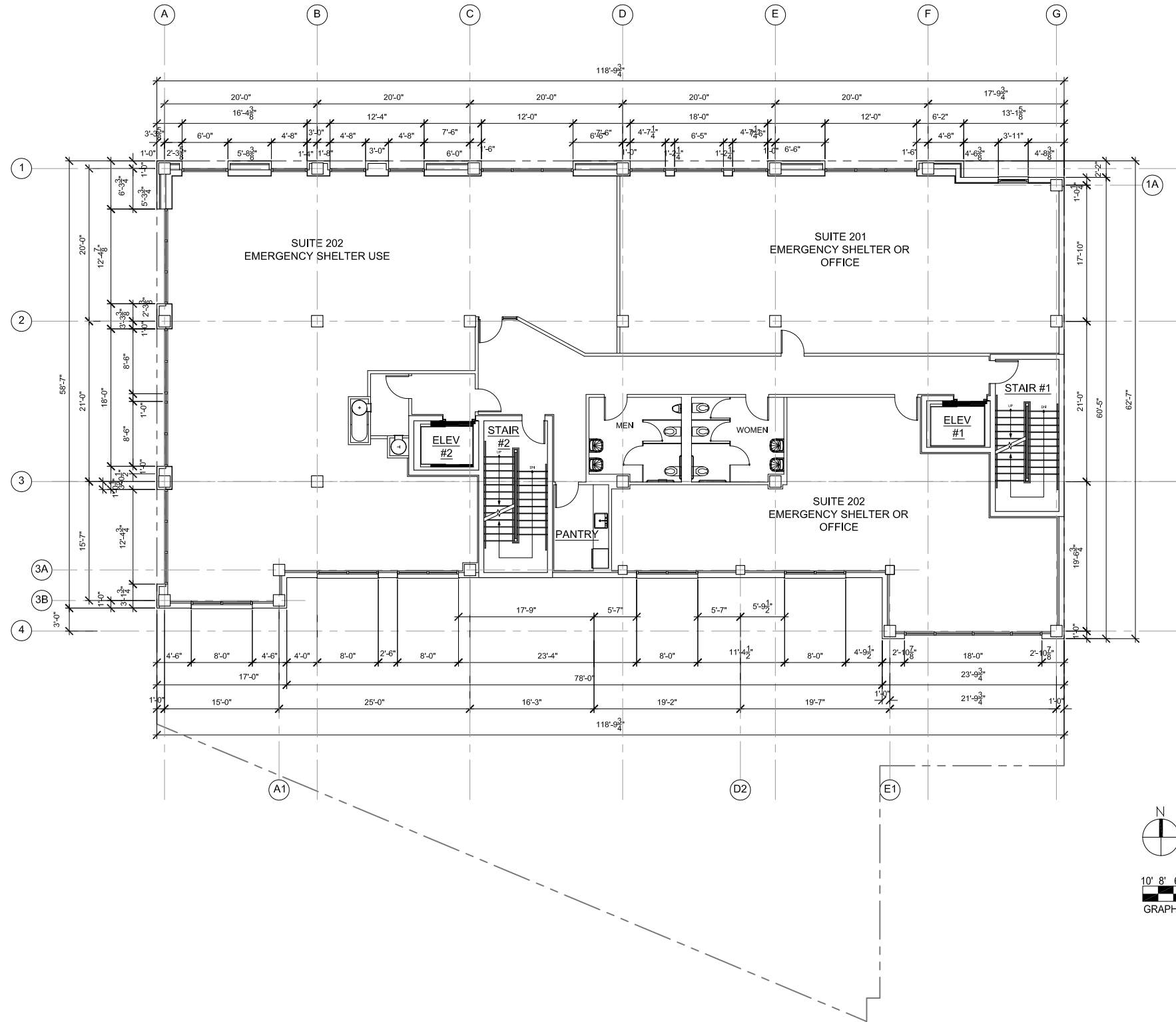
AMARO LLC

101 Q STREET NE

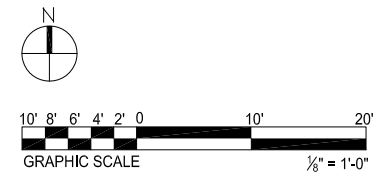
GROUND FLOOR PLAN
 SCALE: $\frac{1}{8}'' = 1'-0''$
 JANUARY 01, 2018
 REVISED MARCH 21, 2018



CE



SUITE 201 EMERGENCY SHELTER OR OFFICE
 1,385 SF
 SUITE 202 EMERGENCY SHELTER USE
 2,420 SF
 SUITE 203 EMERGENCY SHELTER OR OFFICE
 1,060 SF
 6,583 GSF



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101 Q STREET NE

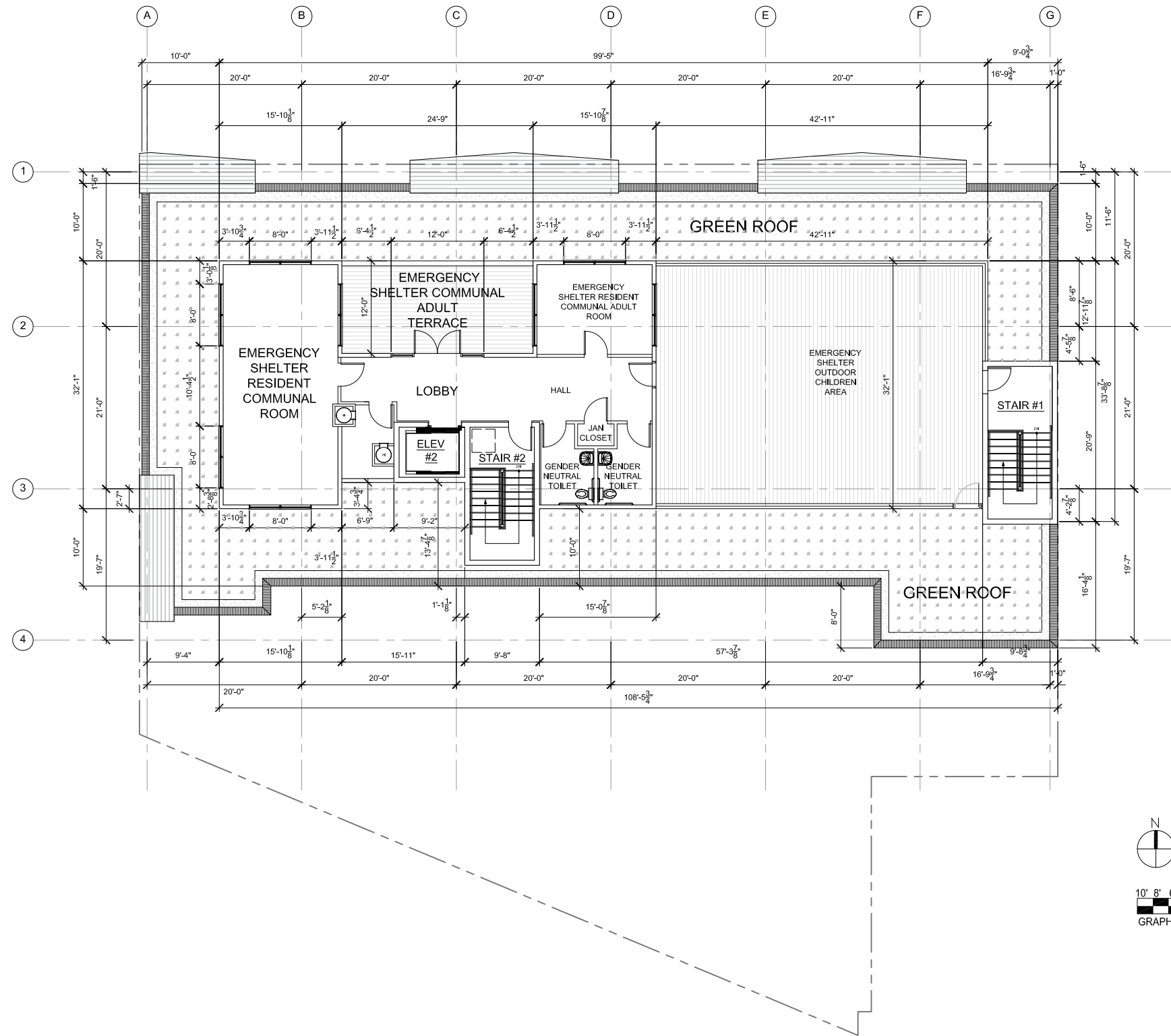
SECOND FLOOR PLAN

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

JANUARY 01, 2018

REVISED MARCH 21, 2018

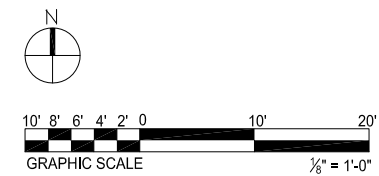




- EMERGENCY SHELTER COMMUNAL ADULT TERRACE
293 SF
- EMERGENCY SHELTER RESIDENT COMMUNAL ROOM
504 SF
- EMERGENCY SHELTER COMMUNAL ADULT ROOM
196 SF
- EMERGENCY SHELTER OUTDOOR CHILDREN AREA
1,349 SF

- PENTHOUSE
2,049 SF

- ROOF AREA - 6,659 SF



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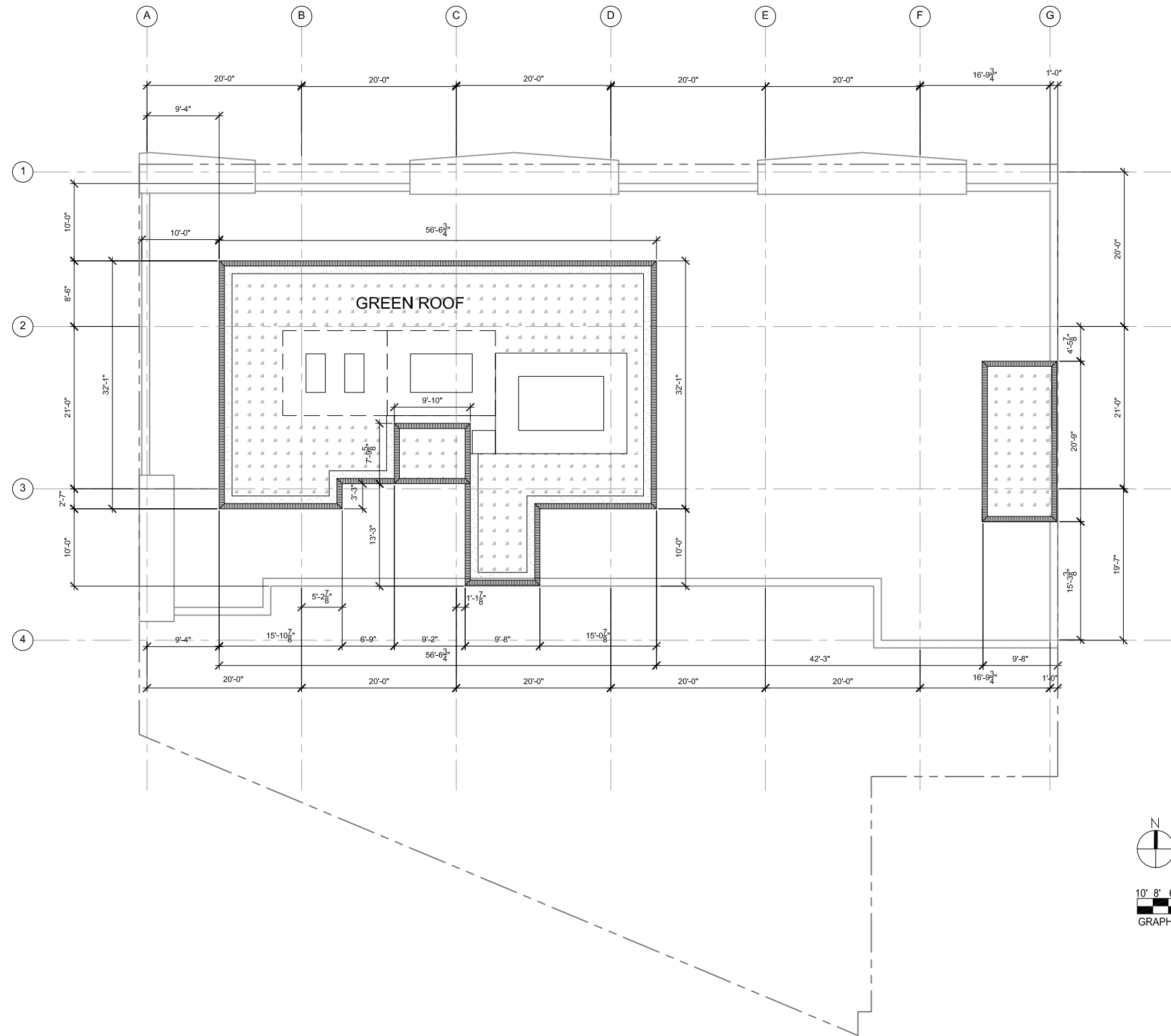
101 Q STREET NE

PENTHOUSE FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$

JANUARY 01, 2018





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101 Q STREET NE

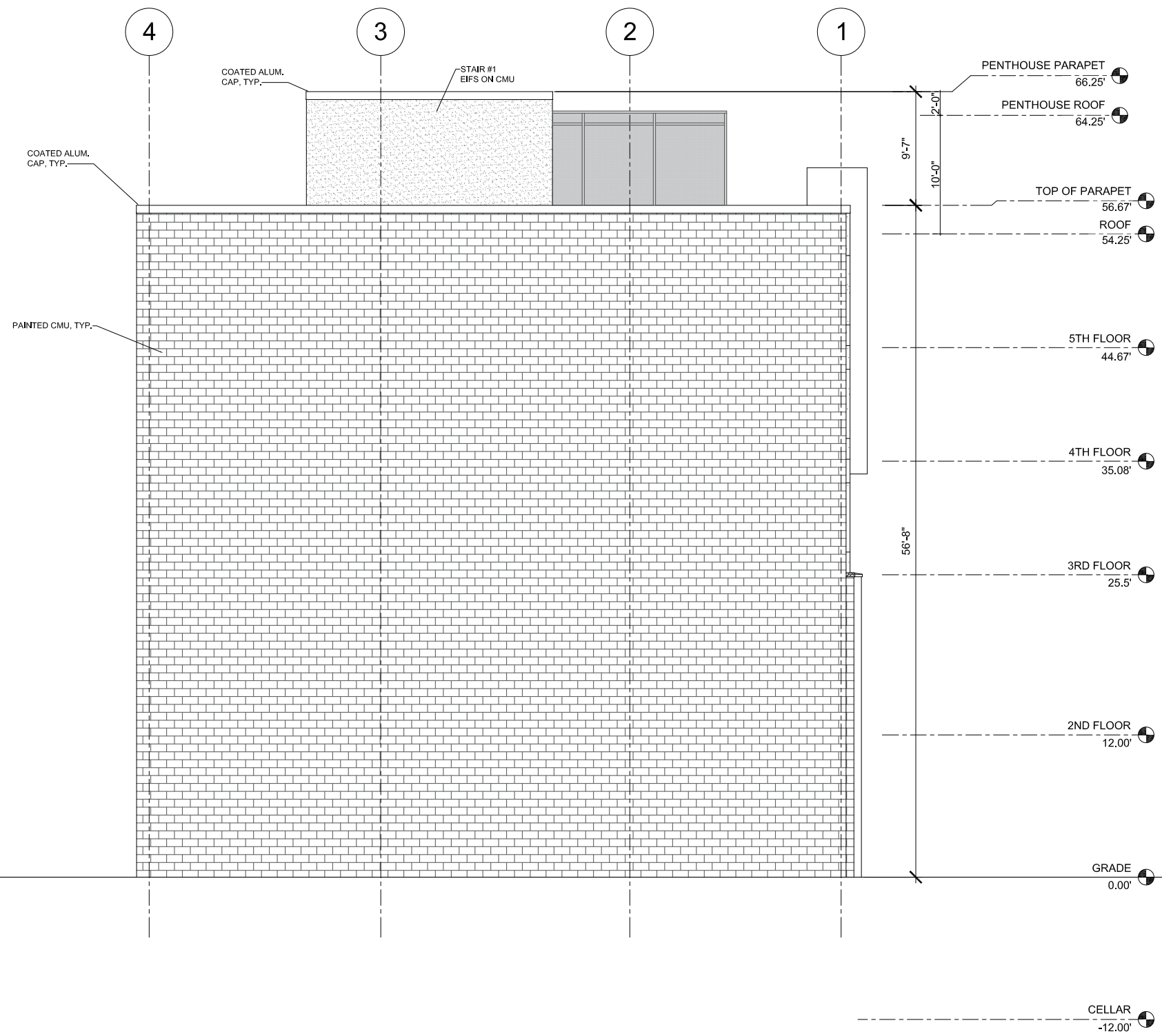
PENTHOUSE ROOF PLAN

SCALE: $\frac{1}{8}" = 1'-0"$

JANUARY 01, 2018

REVISED MARCH 12, 2018





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101 Q STREET

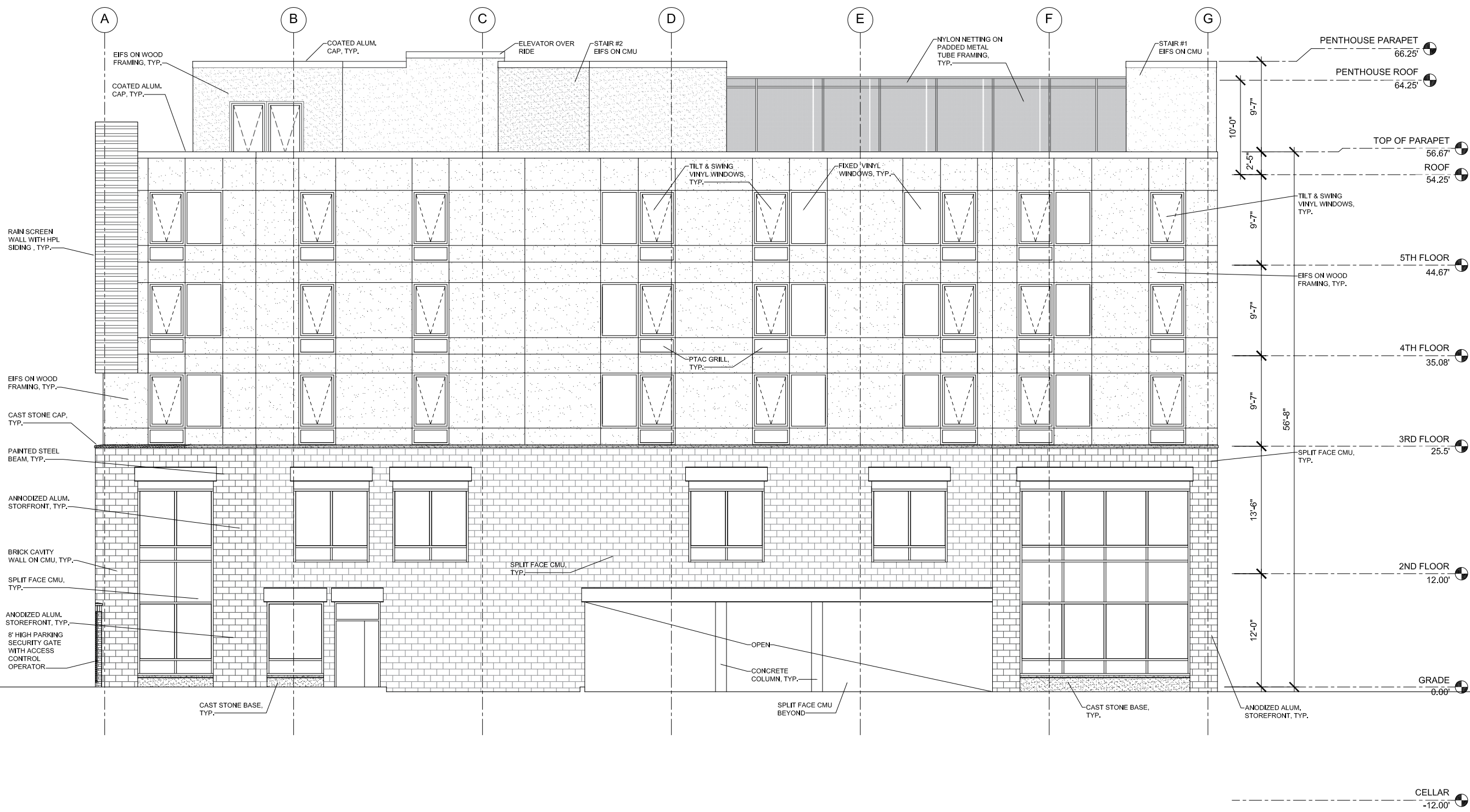
SIDE ELEVATION - EAST

SCALE: $\frac{3}{16}'' = 1'-0''$

JANUARY 10, 2017

REVISED MARCH 21, 2018





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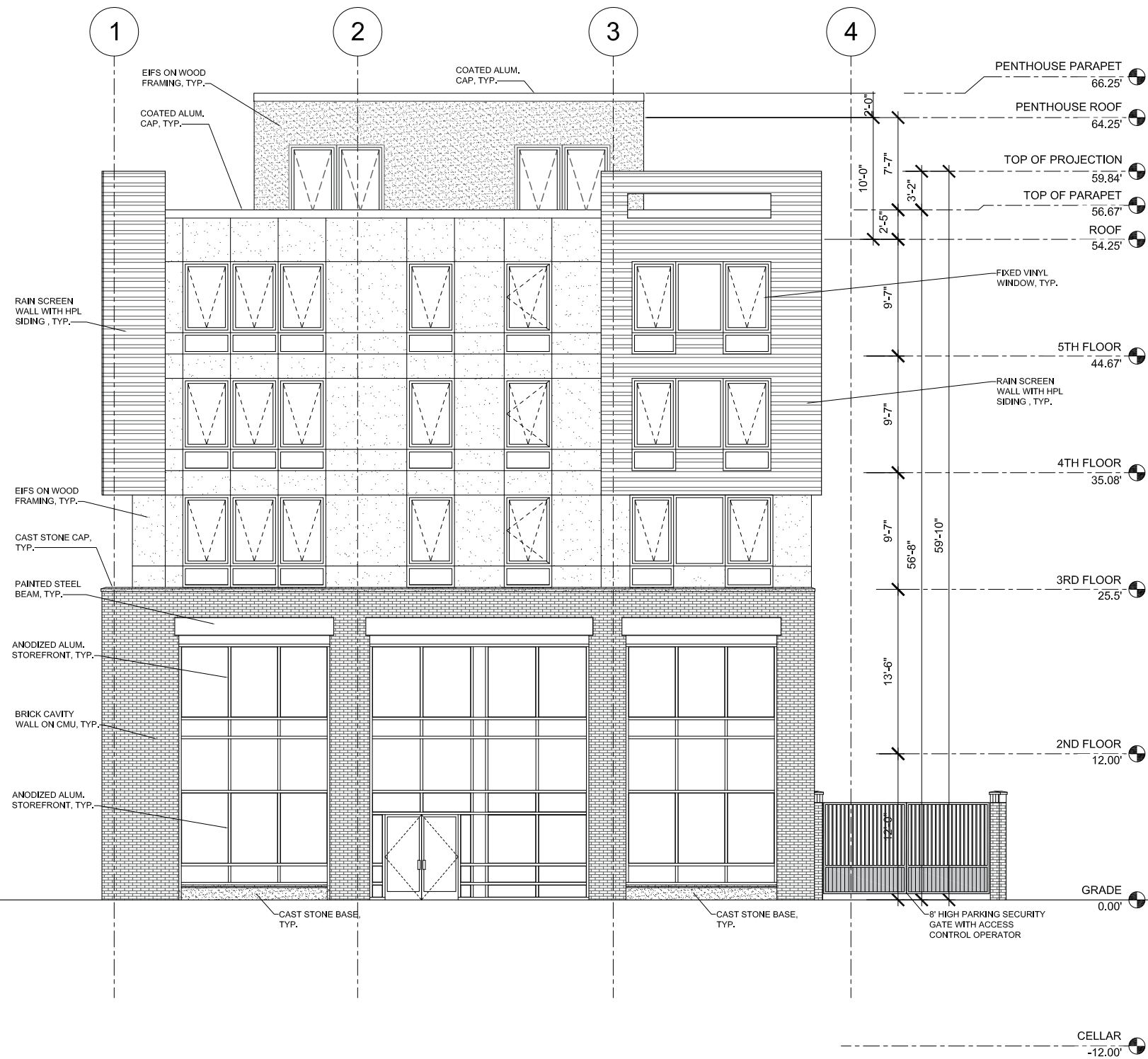
101 Q STREET

REAR ELEVATION - SOUTH

SCALE: $\frac{3}{16}'' = 1'-0''$

JANUARY 10, 2017
REVISED MARCH 21, 2018





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101 Q STREET

1ST STREET ELEVATION - WEST

SCALE: $\frac{3}{16}'' = 1'-0''$

JANUARY 10, 2017

REVISED MARCH 21, 2018





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101 Q STREET

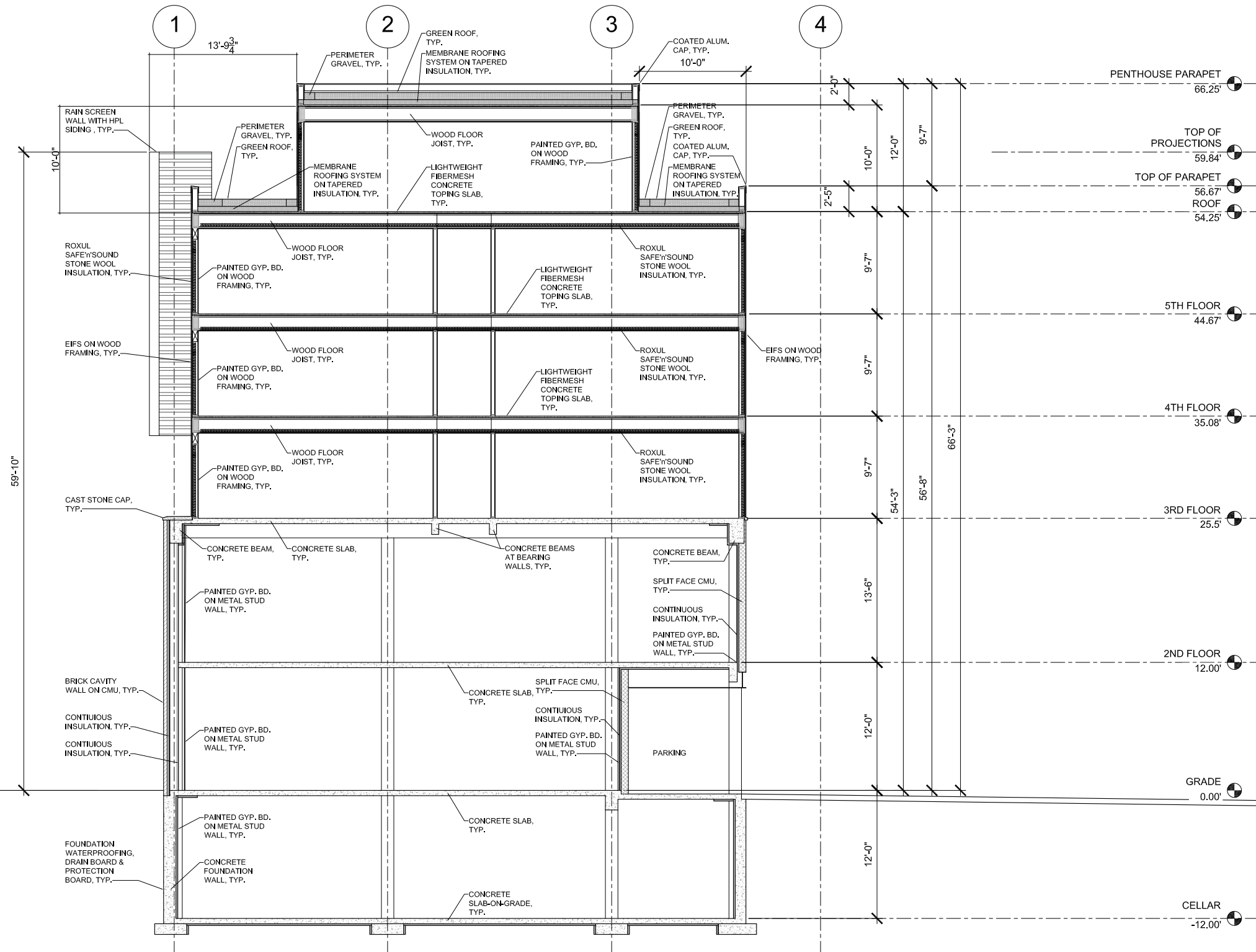
Q STREET ELEVATION - NORTH

SCALE: $\frac{3}{16}'' = 1'-0''$

JANUARY 10, 2017

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N-S BUILDING SECTION

101 Q STREET

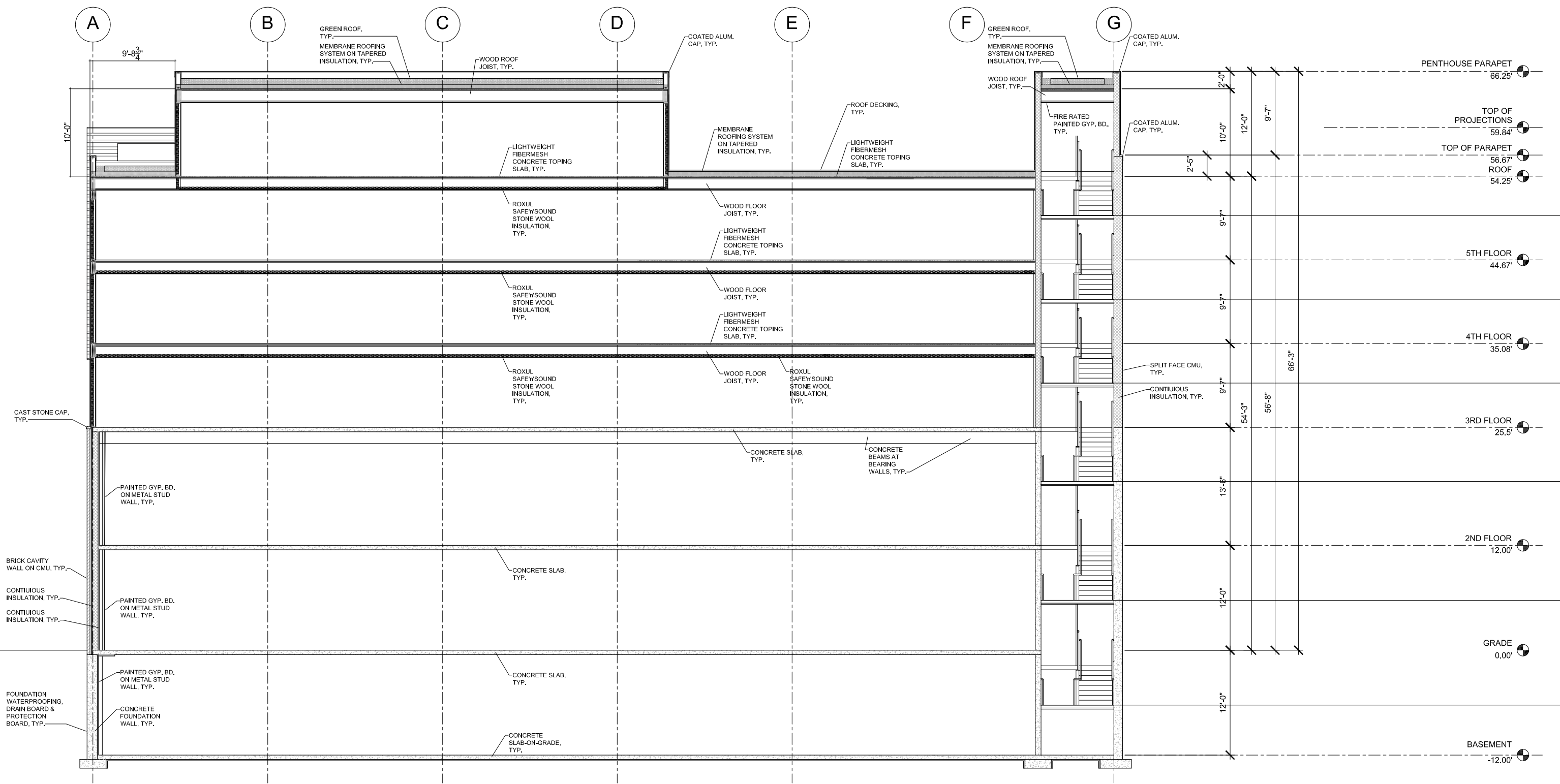
N-S BUILDING SECTION

SCALE: $\frac{3}{16}'' = 1'-0''$

JANUARY 10, 2017
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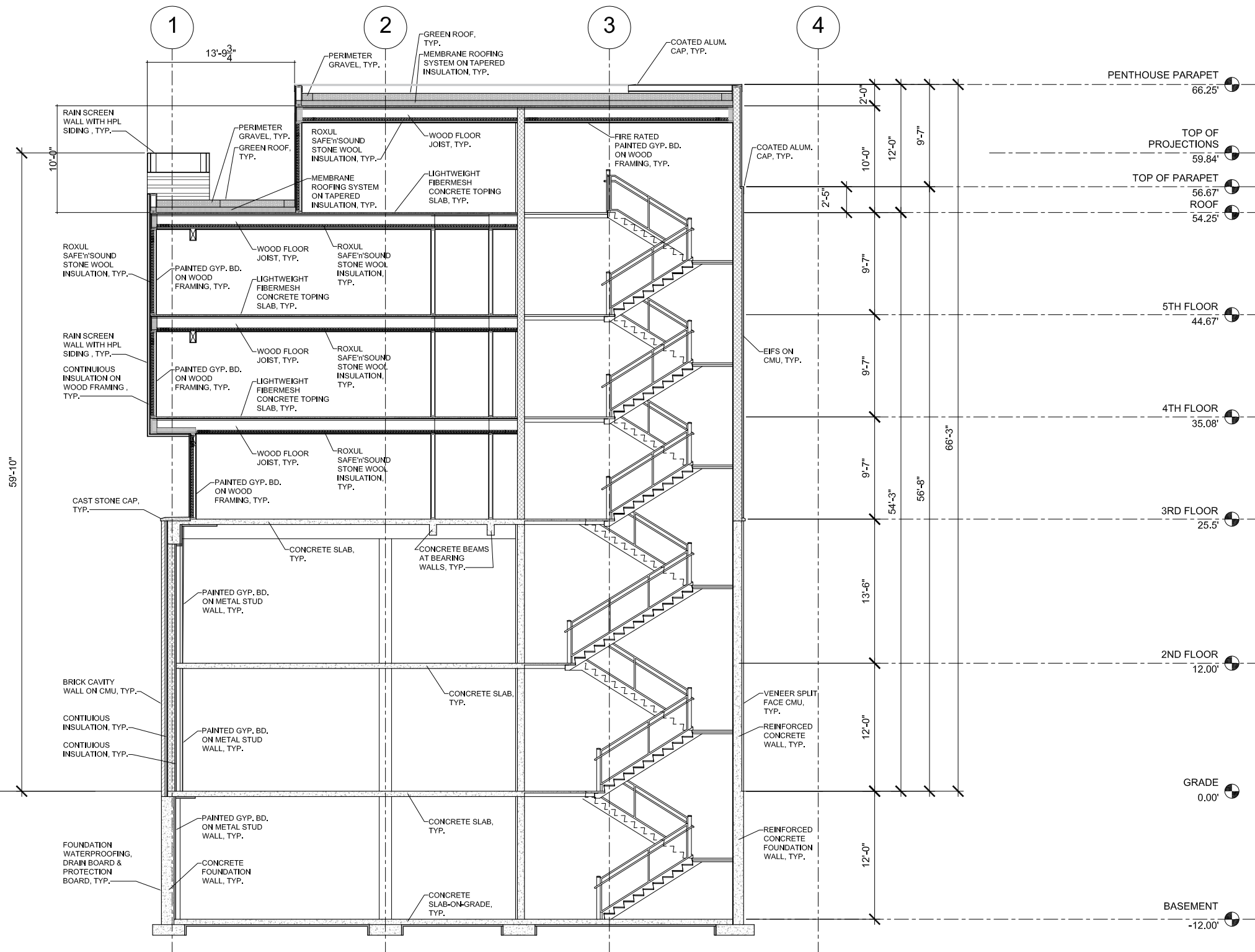
AMARO LLC

101 Q STREET

E-W BUILDING SECTION @ STAIR

SCALE: 3/16"=1'-0"

MARCH 21, 2018



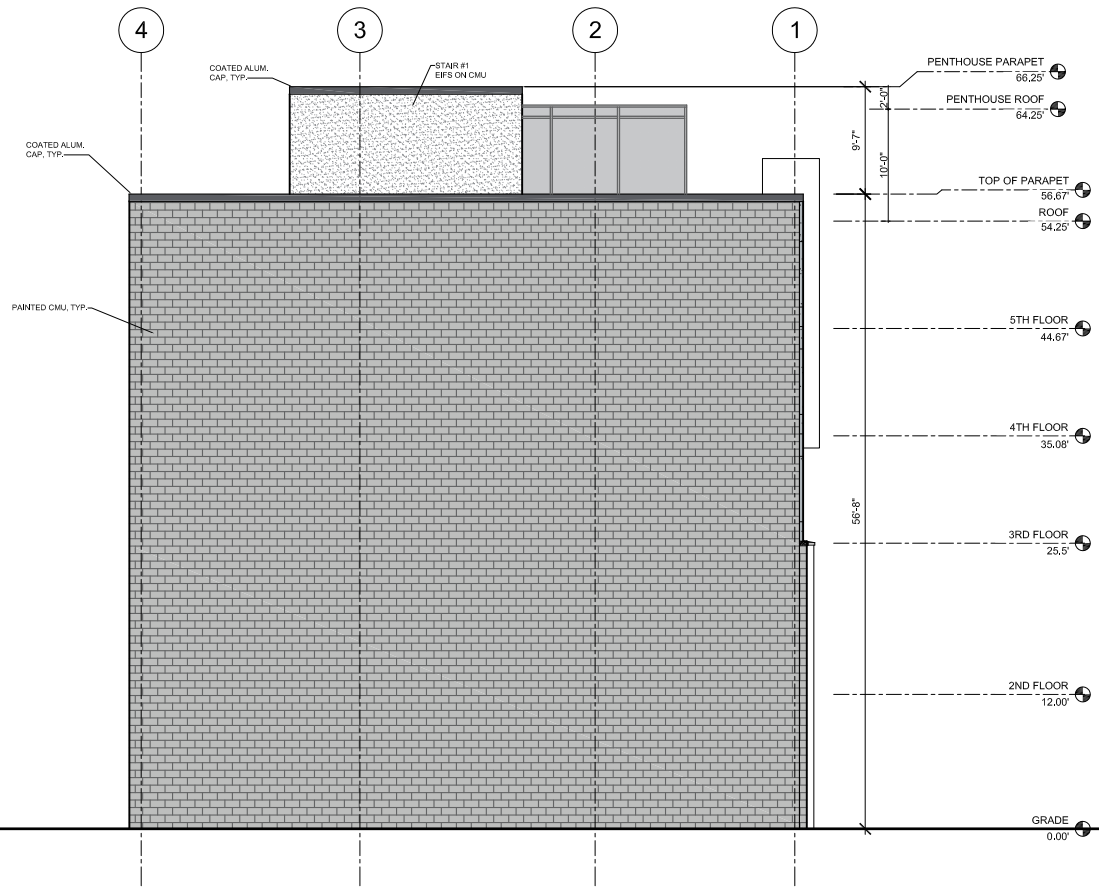
101 Q STREET

N-S BUILDING SECTION @ STAIR

SCALE: $\frac{3}{16}'' = 1'-0''$

MARCH 21, 2018

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101 Q STREET

SIDE ELEVATION - EAST

SCALE: $\frac{3}{16}'' = 1'-0''$

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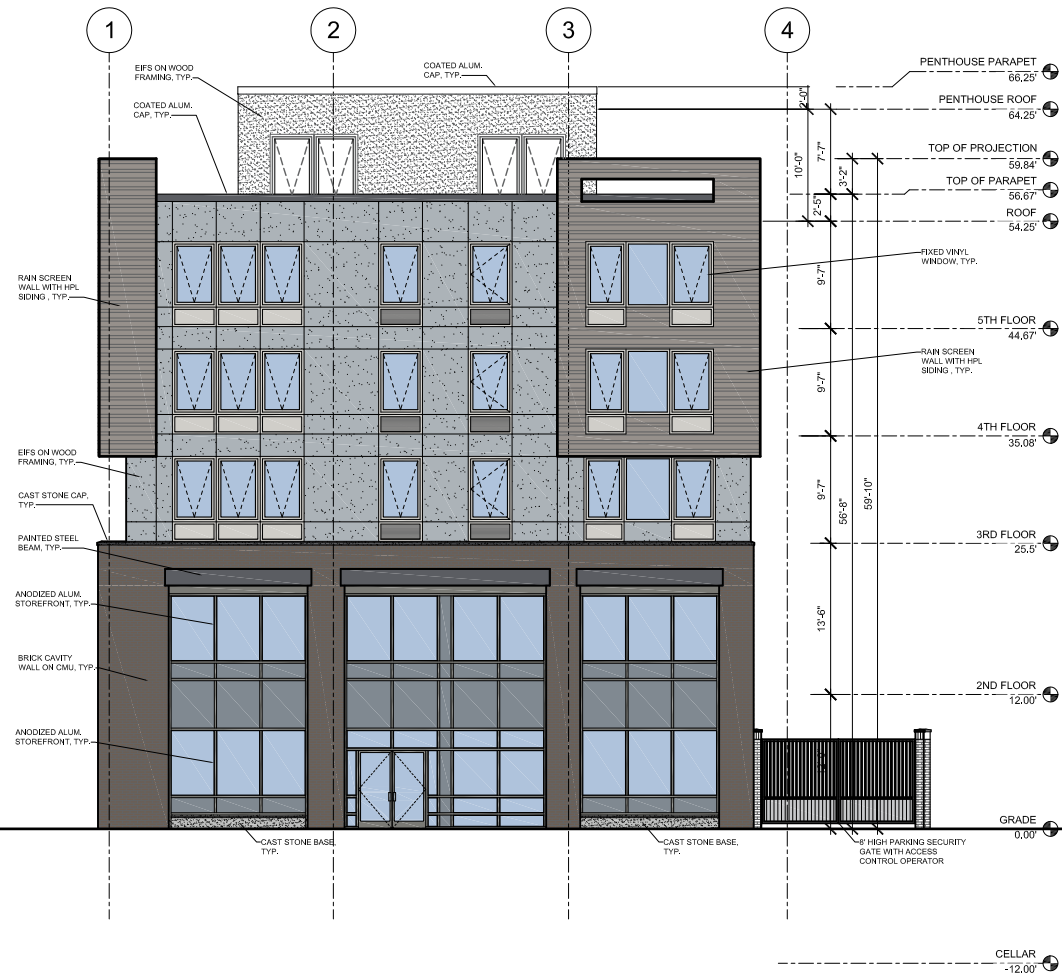
101 Q STREET

REAR ELEVATION - SOUTH

SCALE: $\frac{3}{16}'' = 1'-0''$

JANUARY 10, 2017
REVISED MARCH 21, 2018





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101 Q STREET

1ST STREET ELEVATION - WEST

SCALE: $\frac{3}{16}" = 1'-0"$

JANUARY 10, 2017
REVISED MARCH 21, 2018





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101 Q STREET

Q STREET ELEVATION - NORTH

SCALE: $\frac{3}{16}'' = 1'-0''$

JANUARY 10, 2017
REVISED MARCH 21, 2018





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101 Q STREET NE

SOUTH PERSPECTIVE

SCALE: NOT TO SCALE

MARCH 21, 2017





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101 Q STREET NE

EAST PERSPECTIVE

SCALE: NOT TO SCALE

MARCH 21, 2017

