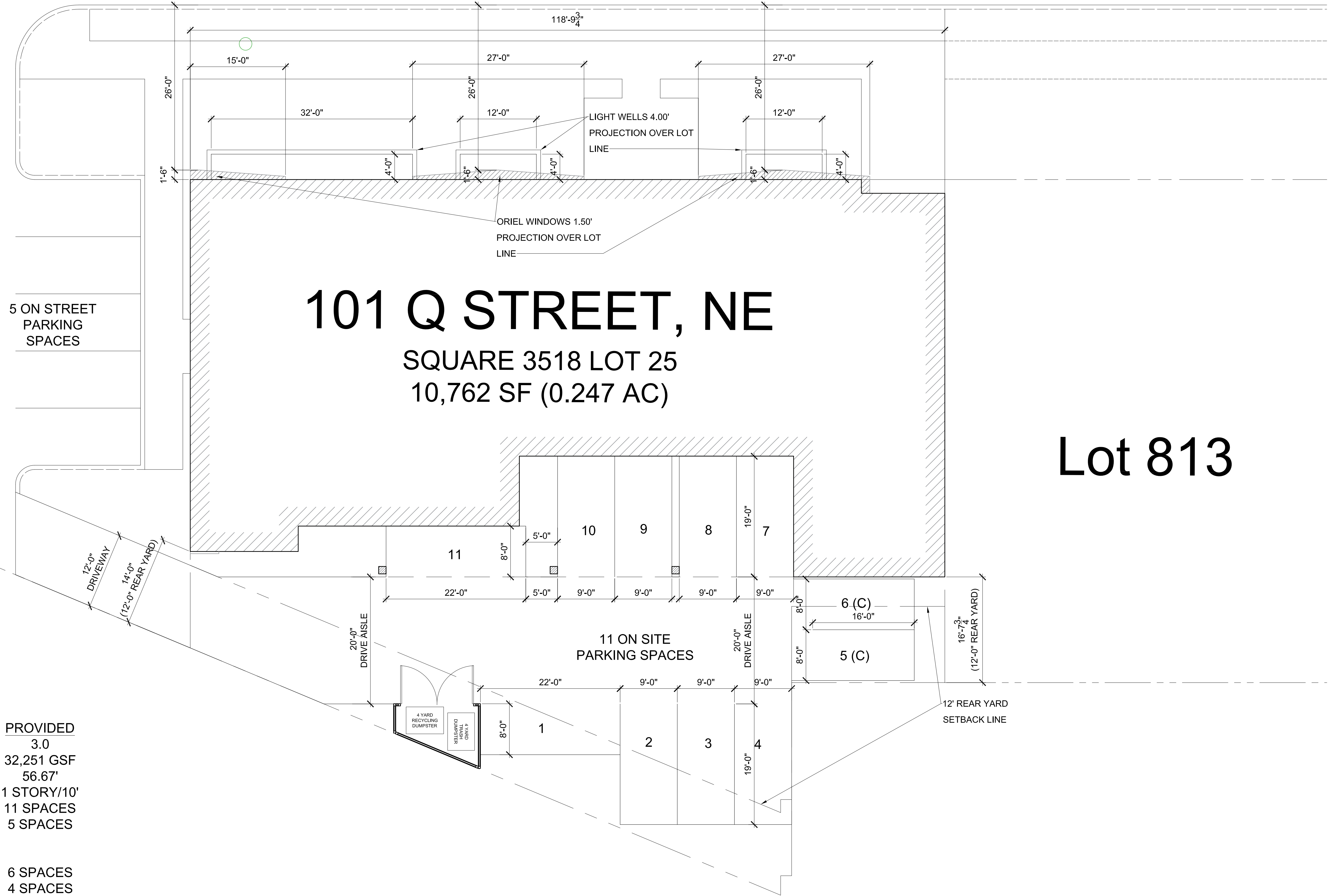


# Q Street, NE - 90' r/w

First Street, NE - 90' r/w



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

**Lot 813**

**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/10'	1 STORY/10'
CAR PARKING:	6 SPACES	11 SPACES
ON STREET PARKING:		5 SPACES
LOADING:	NOT REQUIRED	
BICYCLE PARKING:		
LONG TERM:	6 SPACES	6 SPACES
SHORT TERM:	4 SPACES	4 SPACES
GAR:	0.30 (30%)	0.31 (31%)
GAR SF:	3,229 SF	3,240 SF

## 101 Q STREET NE

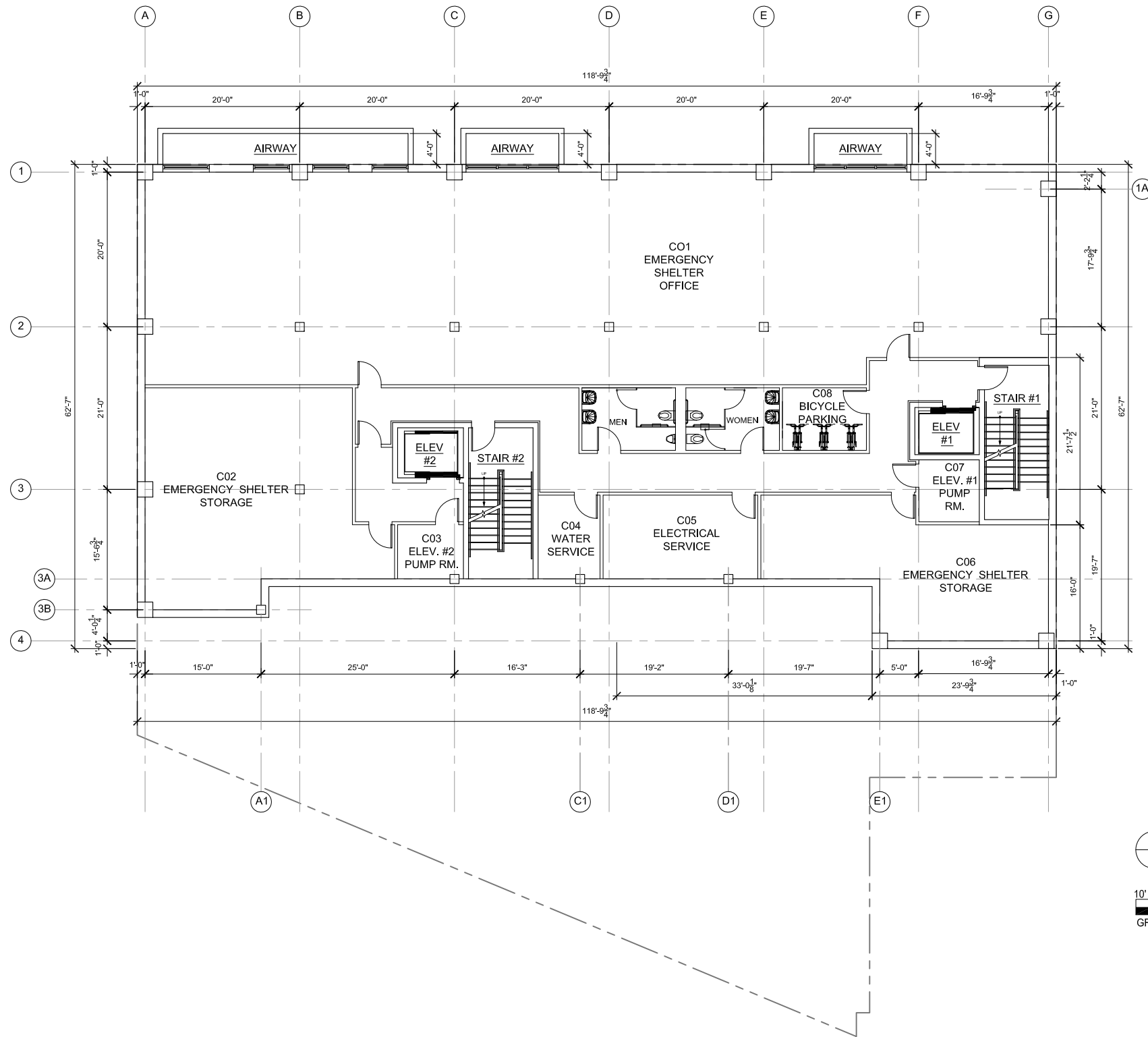
ARCHITECTURAL SITE PLAN

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

DECEMBER 01, 2017

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- C01 - EMERGENCY SHELTER 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 STORAGE  
(520 SF)
- C07 - ELEVATOR #1 PUMP ROOM  
(65 SF)
- C08 - BICYCLE PARKING  
(100 SF)

6,740 SF



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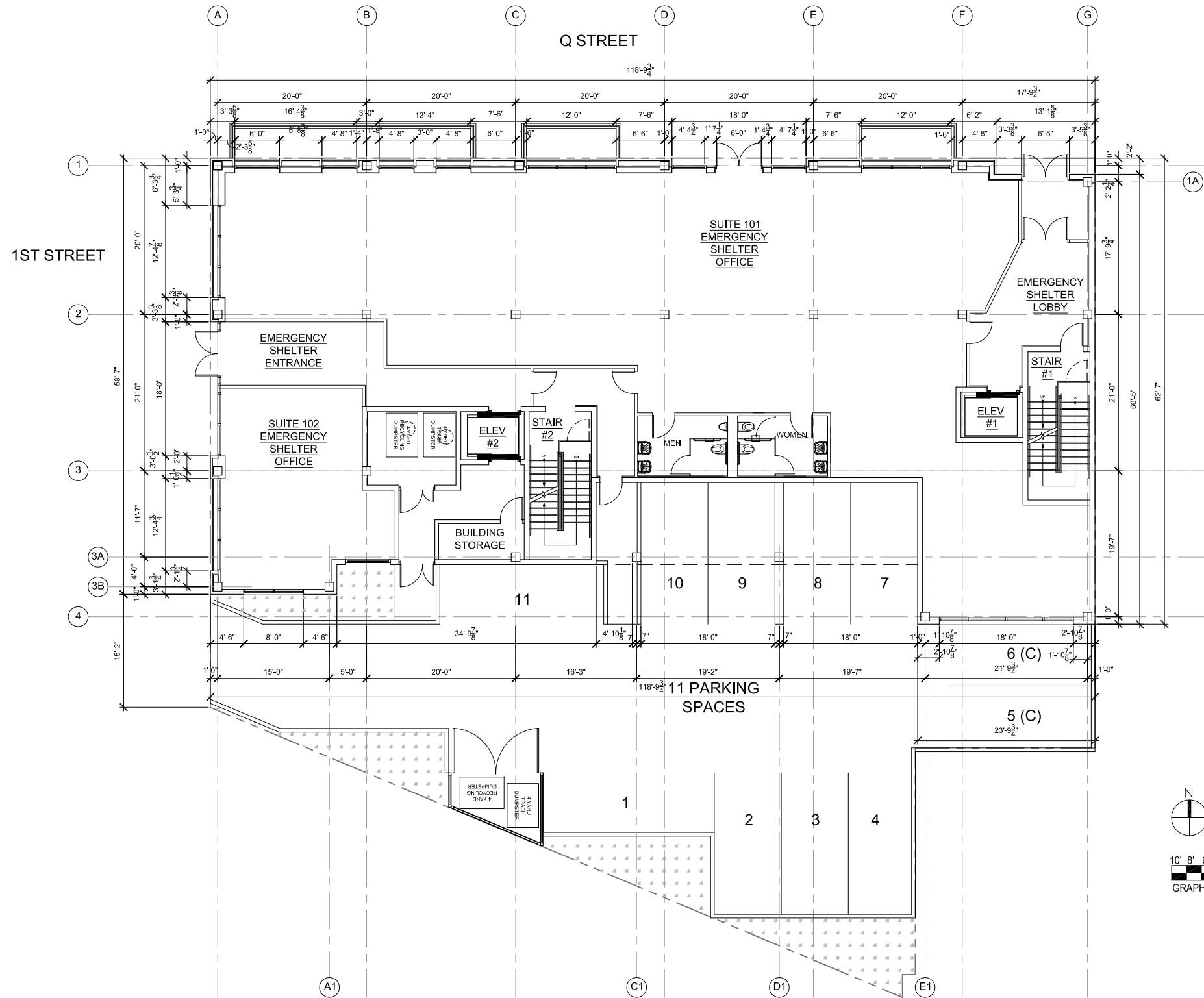
# 101 Q STREET NE

CELLAR FLOOR PLAN

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

JANUARY 01, 2018





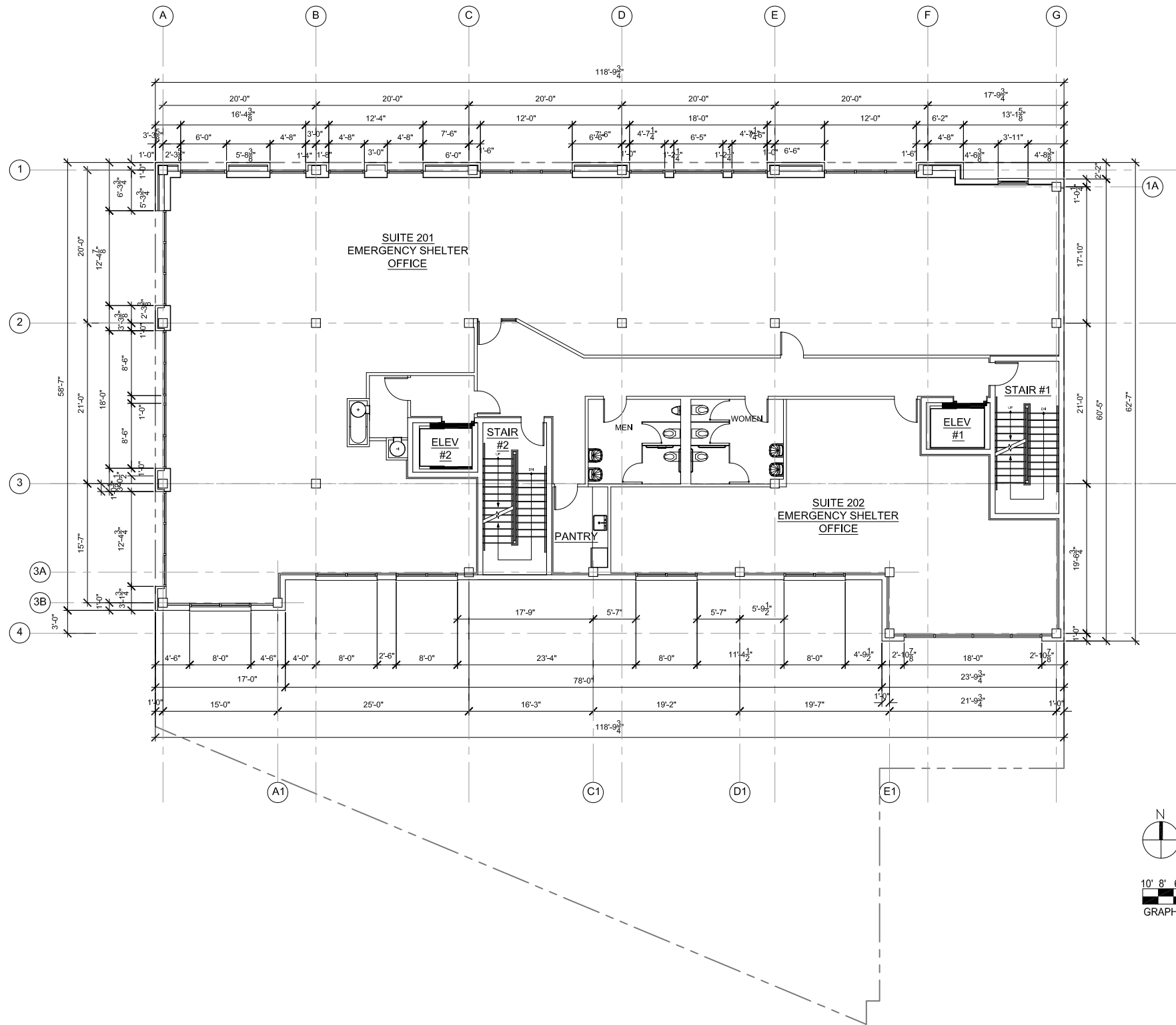
SUITE 101 - EMERGENCY SHELTER OFFICE  
 3,750 SF  
 SUITE 102 - EMERGENCY SHELTER OFFICE  
 545 SF  
 EMERGENCY SHELTER OFFICE LOBBY  
 290 SF  
 EMERGENCY SHELTER ENTRANCE  
 297 SF  
  
 6,124 GSF

# 101 Q STREET NE

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

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SUITE 201 EMERGENCY SHELTER OFFICE  
 3,805 SF  
 SUITE 202 EMERGENCY SHELTER OFFICE  
 1,060 SF

6,583 GSF



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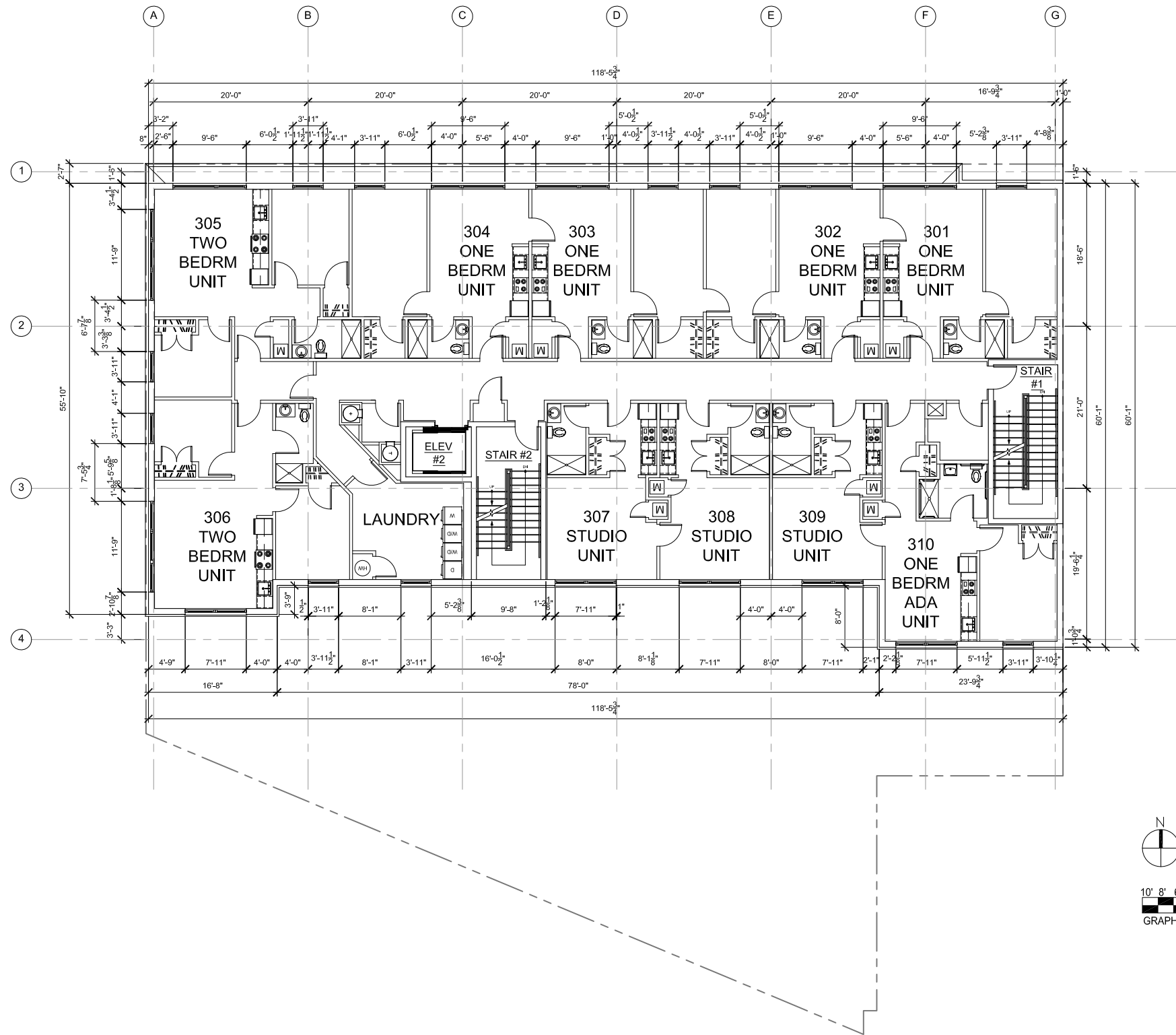
# 101 Q STREET NE

SECOND FLOOR PLAN

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

JANUARY 01, 2018





EMERGENCY SHELTER UNITS  
 3 - STUDIOS  
 4 - ONE BEDROOM  
 1 - ONE BEDROOM ADA UNIT  
 2 - TWO BEDROOM

6,388 GSF

AMARO LLC

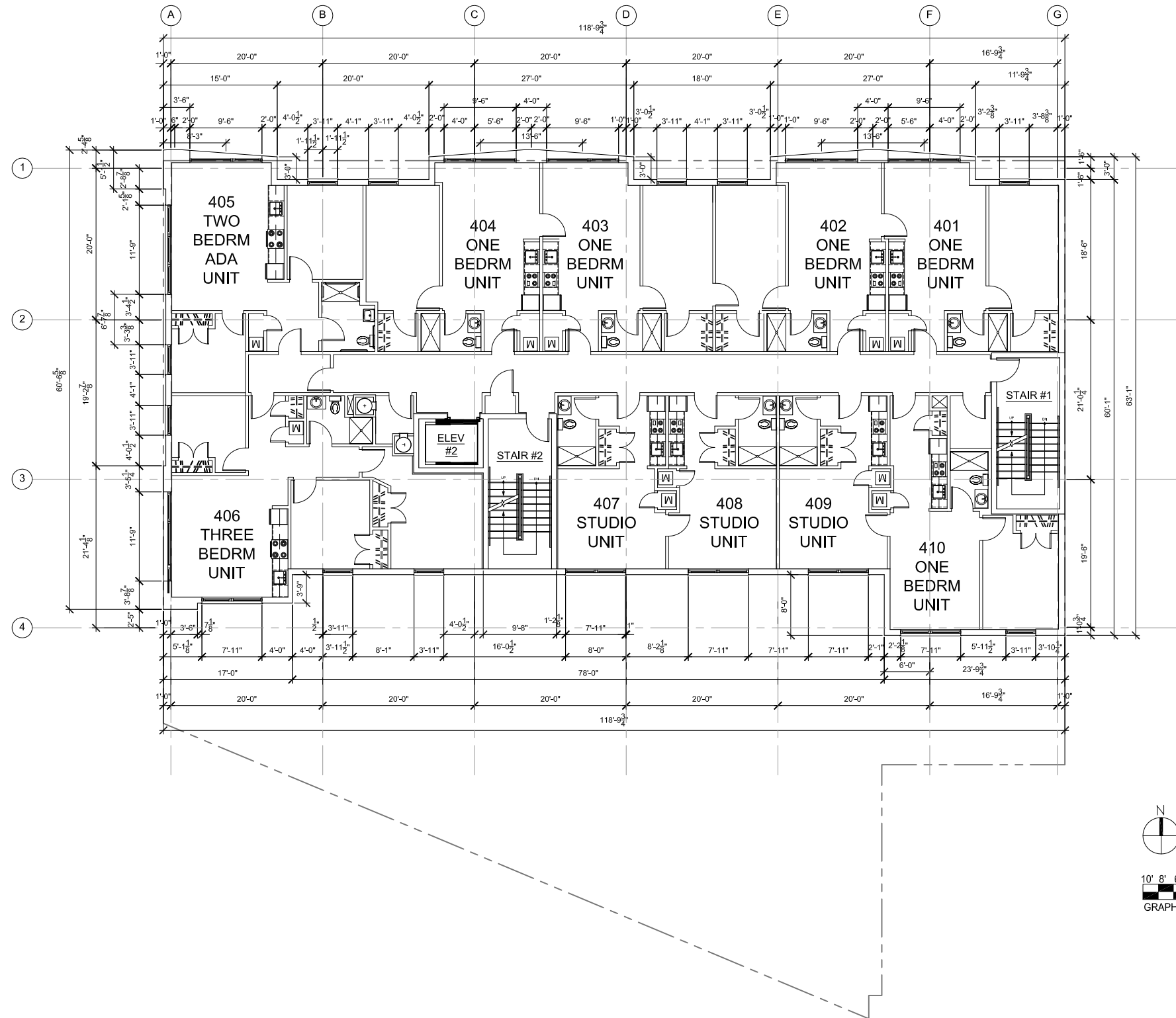
# 101 Q STREET NE

THIRD FLOOR PLAN

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

JANUARY 01, 2018





EMERGENCY SHELTER UNITS  
 3 - STUDIO UNITS  
 5 - ONE BEDROOM UNITS  
 1 - TWO BEDROOM ADA UNIT  
 1 - THREE BEDROOM UNIT

6,578 GSF

AMARO LLC

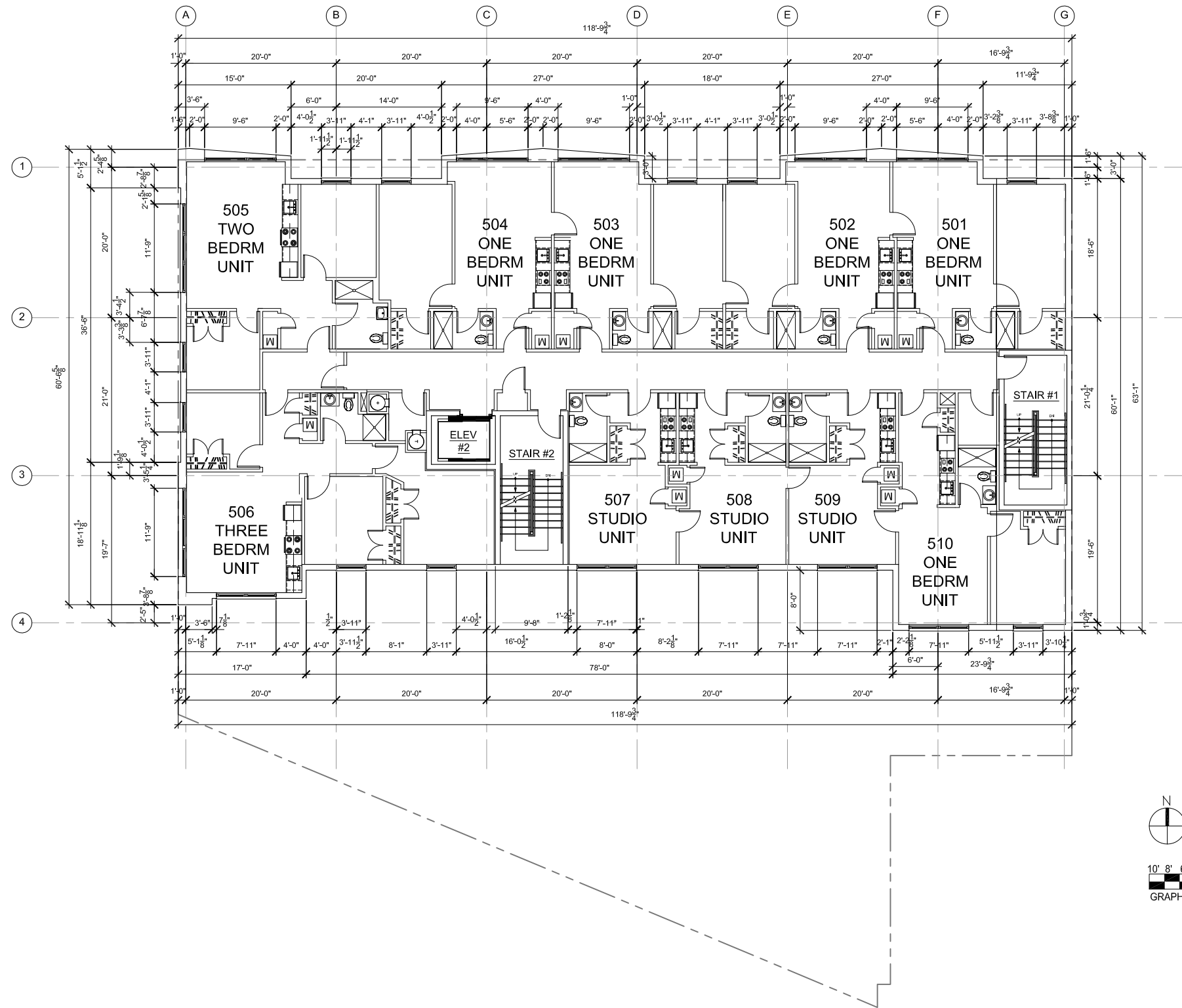
# 101 Q STREET NE

FOURTH FLOOR PLAN

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

JANUARY 01, 2018





EMERGENCY SHELTER UNITS  
 3 - STUDIO  
 5 - ONE BEDROOM  
 1 - TWO BEDROOM  
 1 - THREE BEDROOM

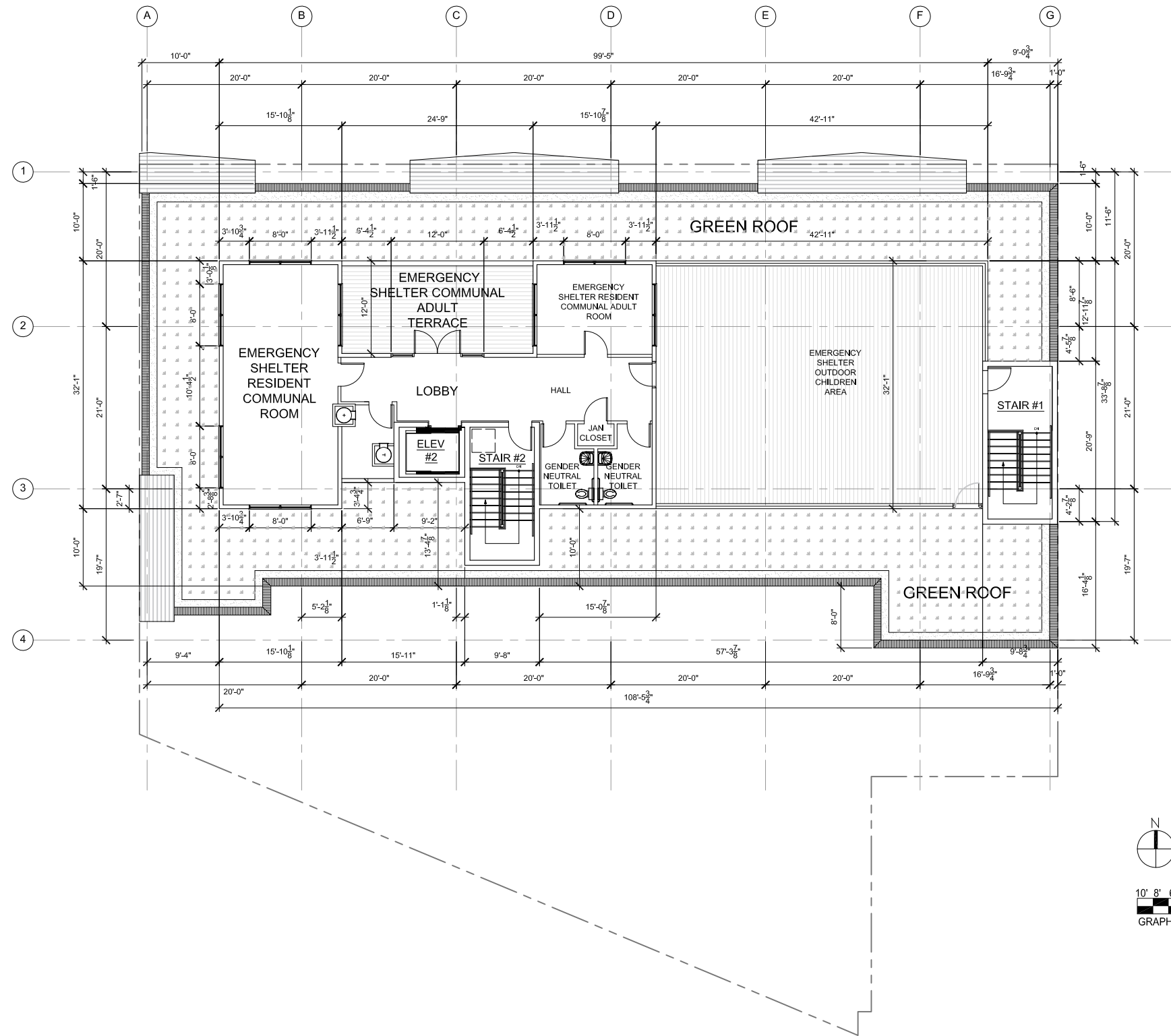
6,578 GSF

AMARO LLC

# 101 Q STREET NE

FIFTH FLOOR PLAN  
 SCALE:  $\frac{1}{8}'' = 1'-0''$   
 JANUARY 01, 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

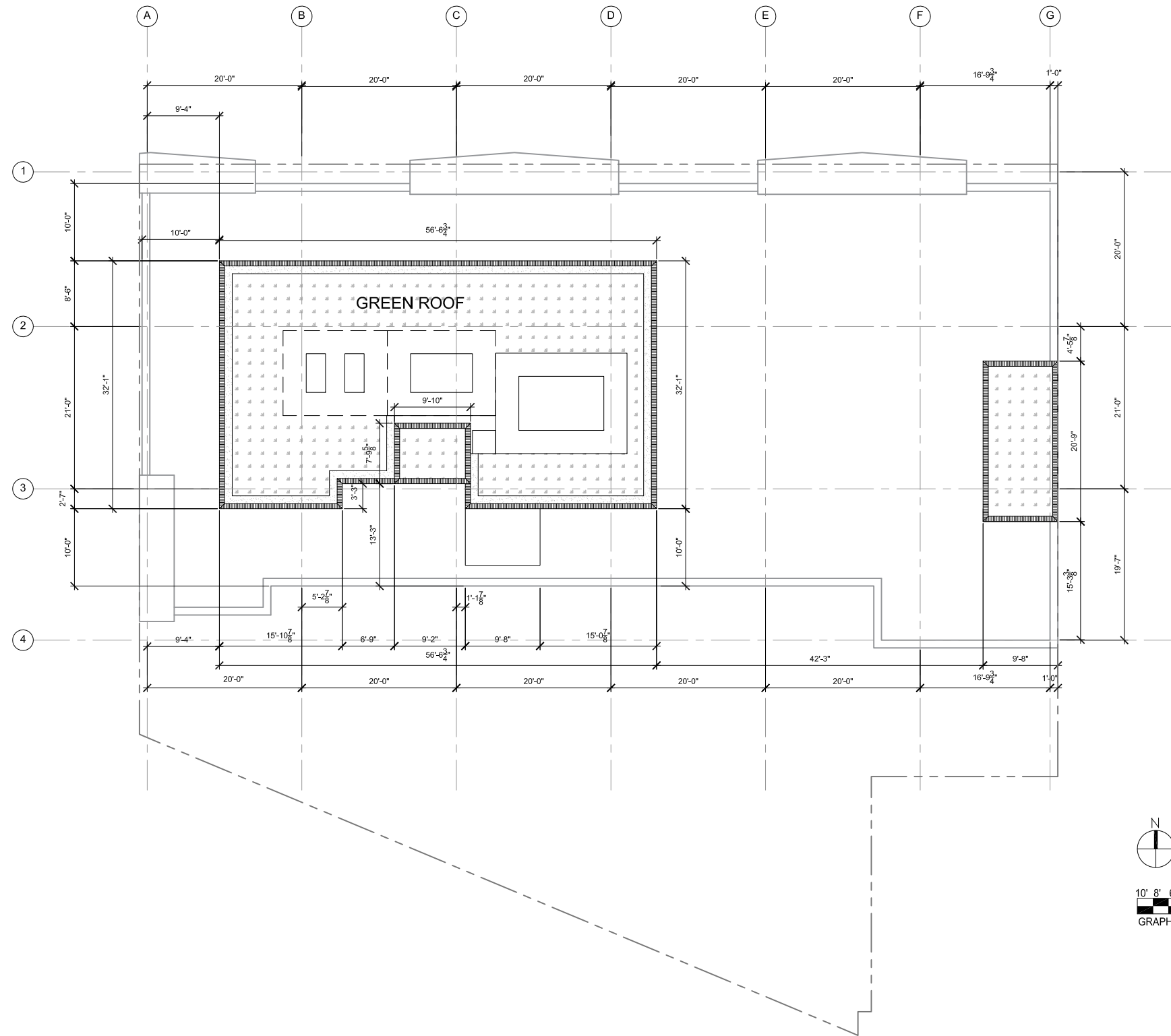
PENTHOUSE FLOOR PLAN

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





AMARO LLC

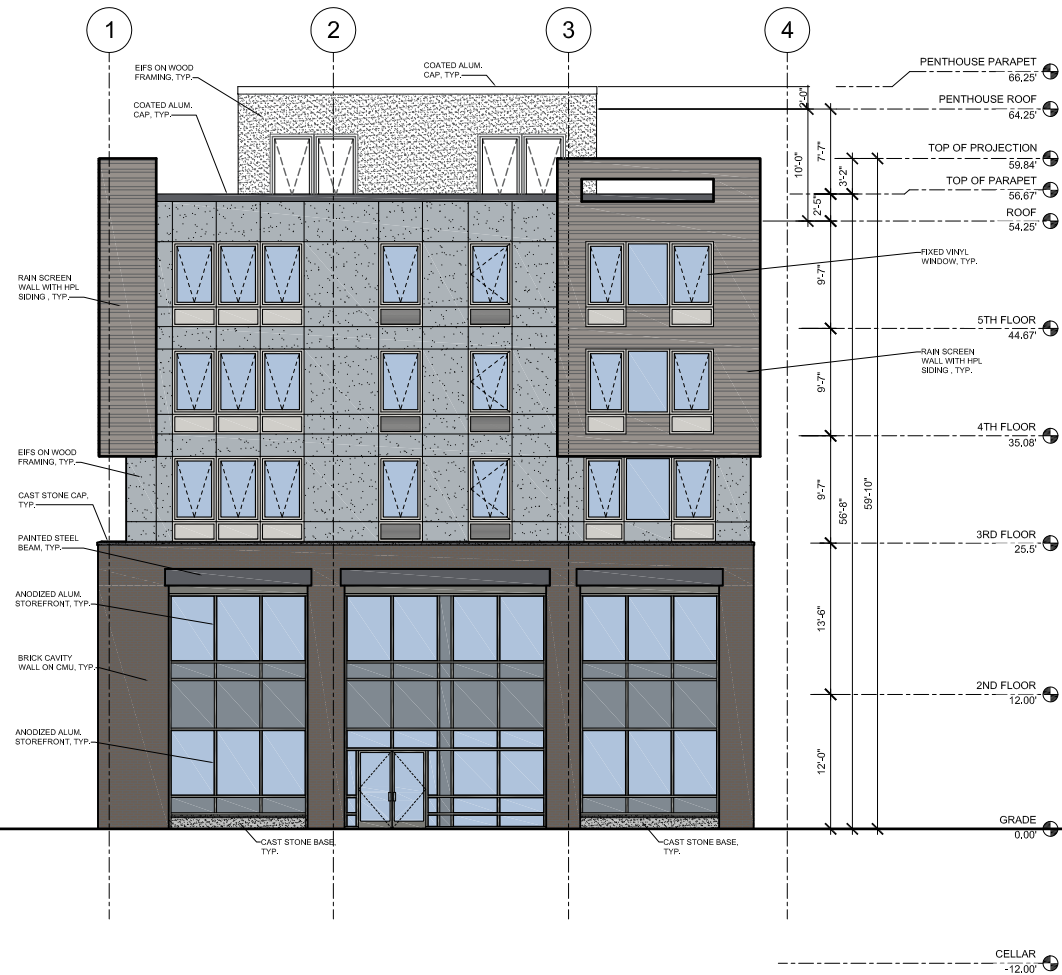
# 101 Q STREET

Q STREET ELEVATION - NORTH

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

JANUARY 10, 2017





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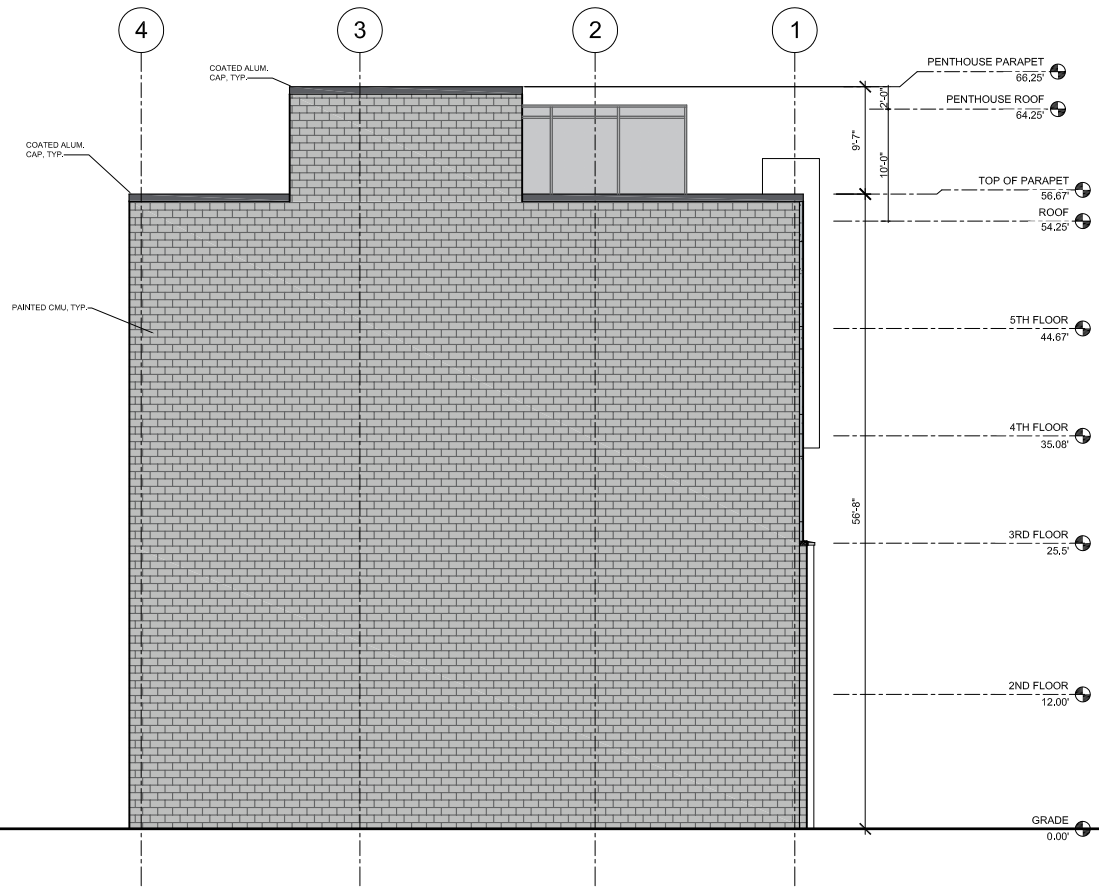
# 101 Q STREET

1ST STREET ELEVATION - WEST

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

JANUARY 10, 2017





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# 101 Q STREET

SIDE ELEVATION - EAST

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

JANUARY 10, 2017





AMARO LLC

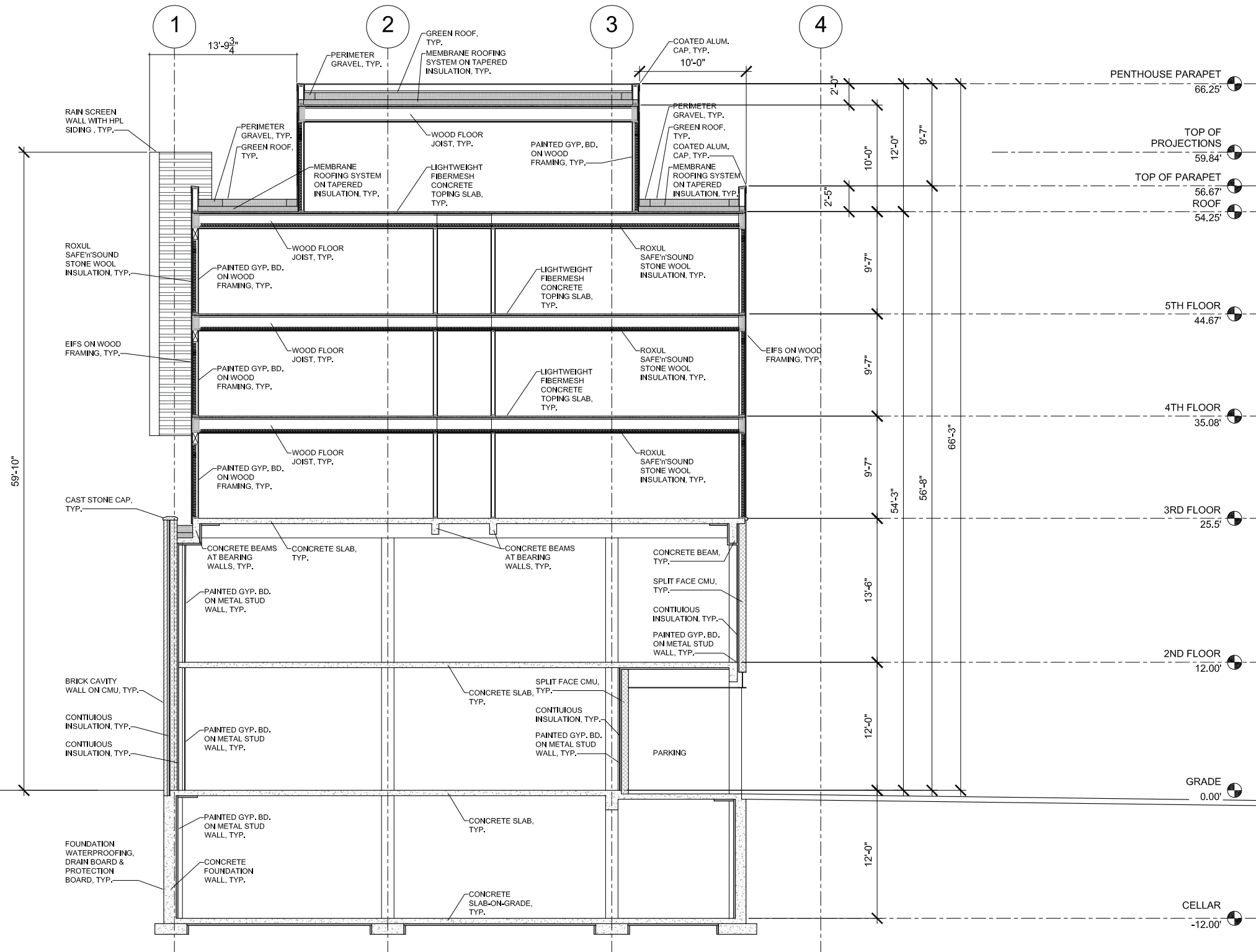
# 101 Q STREET

REAR ELEVATION - SOUTH

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

JANUARY 10, 2017





N-S BUILDING SECTION

# 101 Q STREET

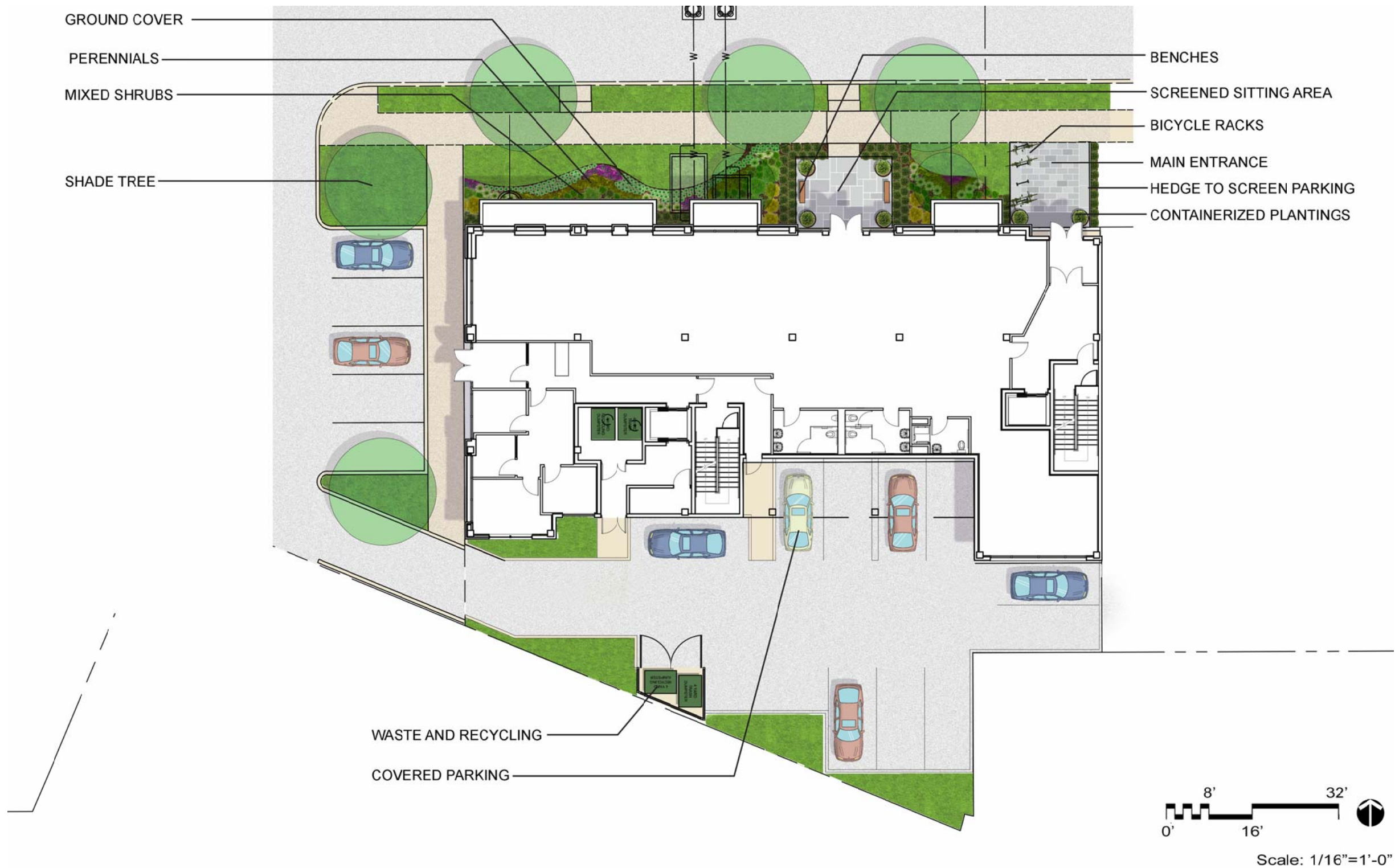
N-S BUILDING SECTION

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

JANUARY 10, 2017

AMARO LLC



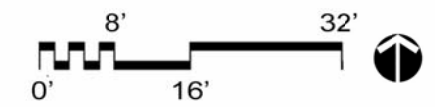
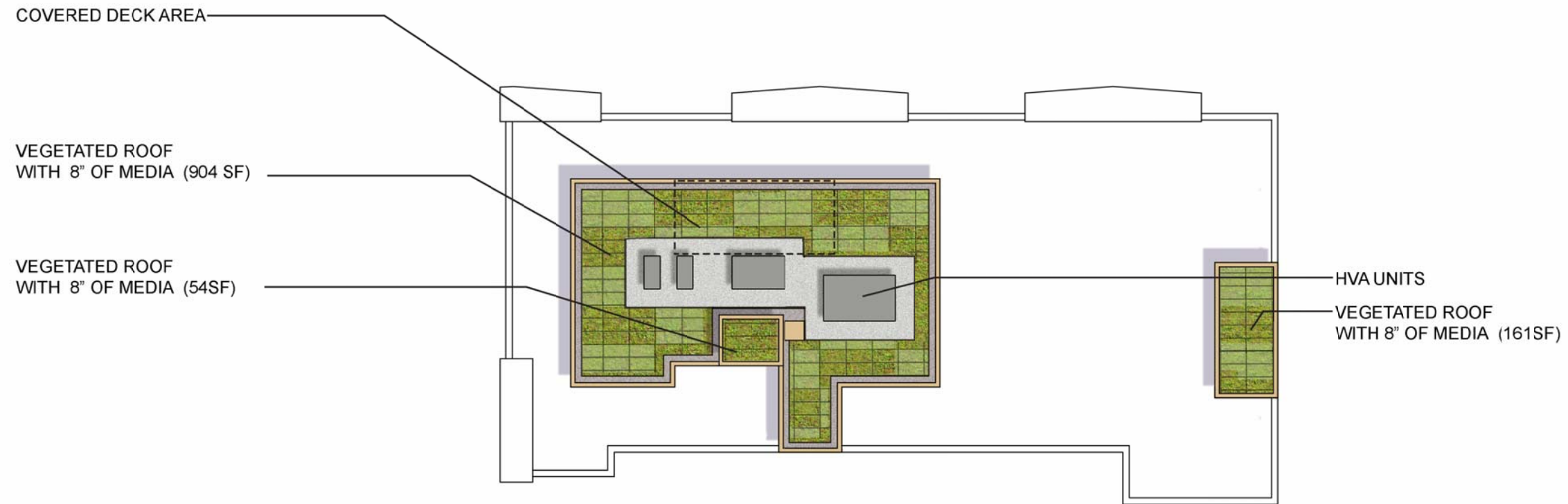


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# 101 Q STREET NE

GAR - GROUND FLOOR PLAN  
 SCALE: NOT TO SCALE  
 DECEMBER 01, 2017





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

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# 101 Q STREET NE

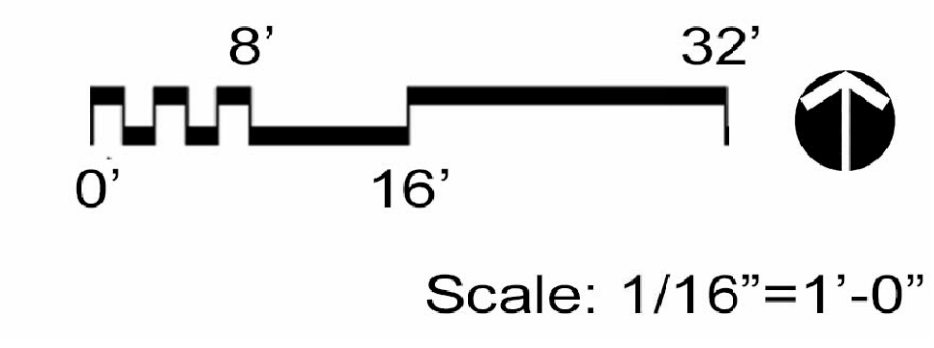
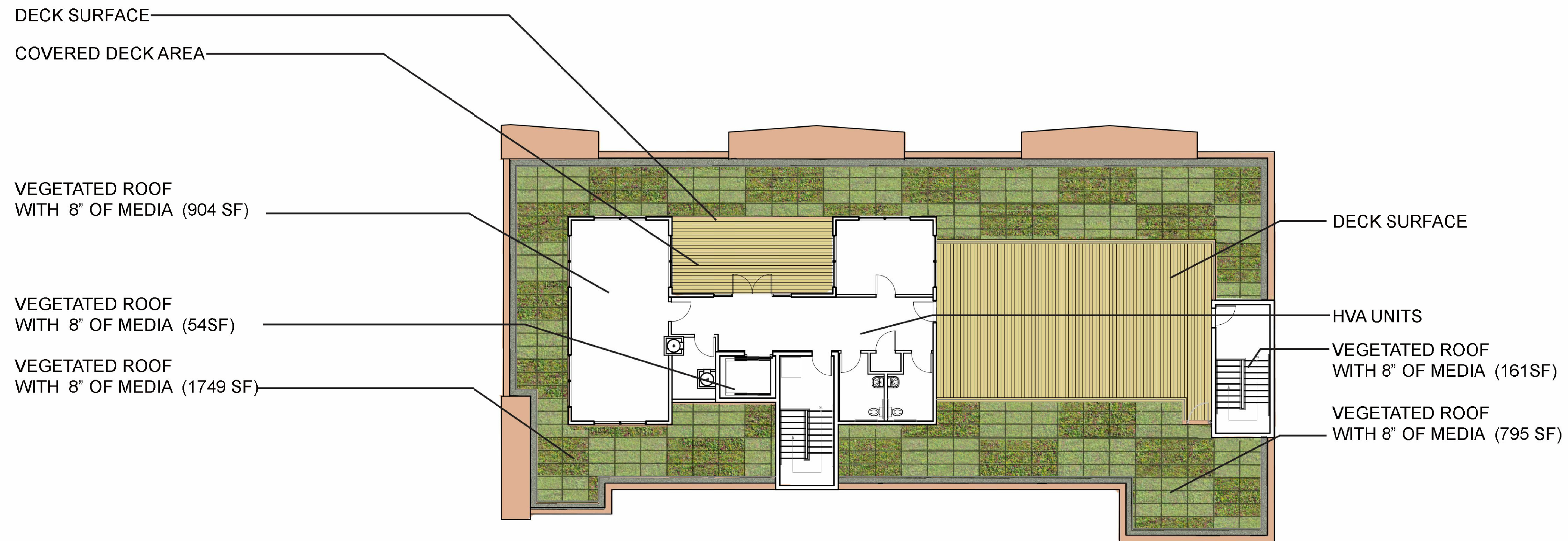
GAR - PENTHOUSE ROOF PLAN

SCALE: NOT TO SCALE

DECEMBER 01, 2017





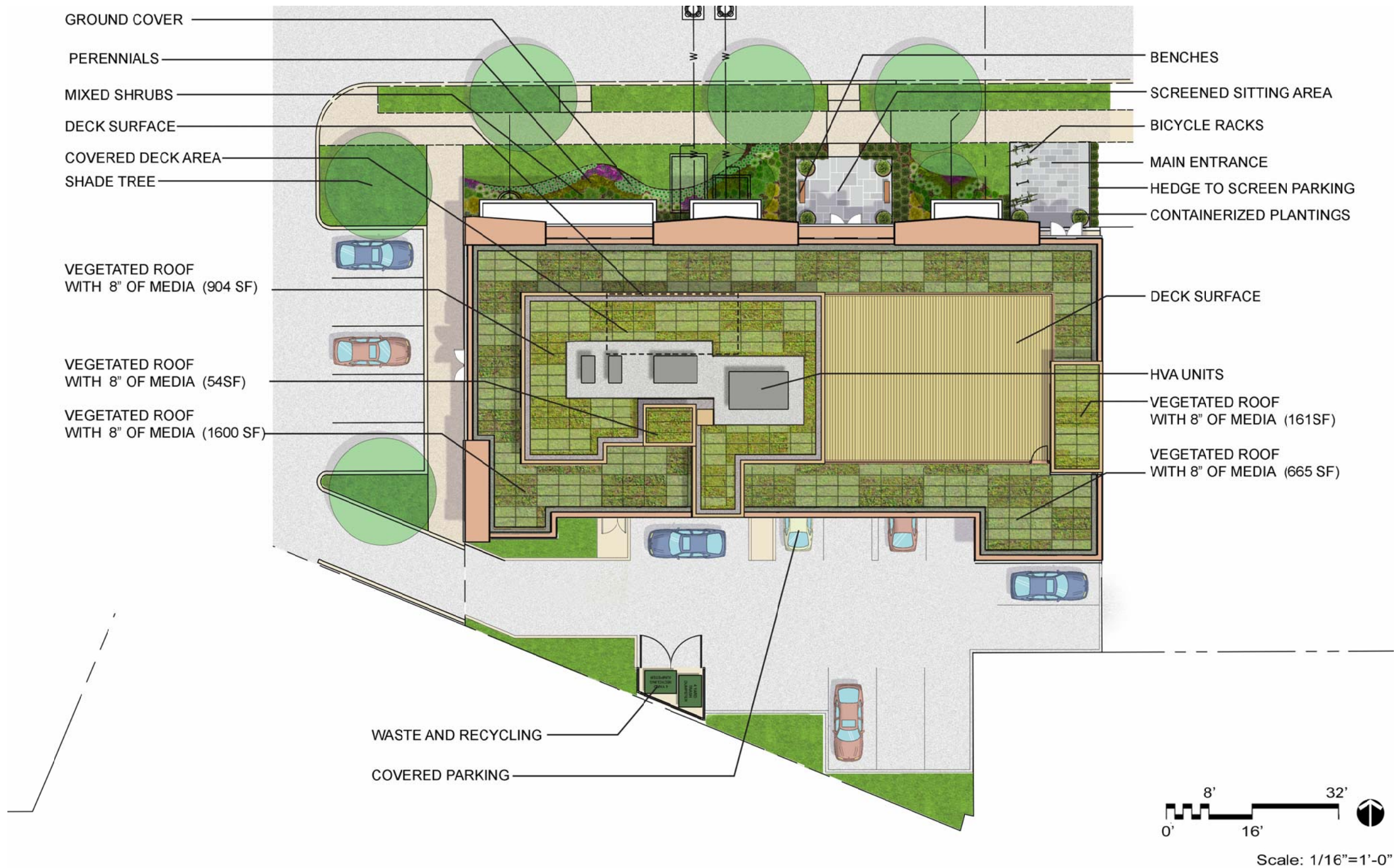


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101 Q STREET NE

GAR - PENTHOUSE PLAN  
 SCALE: NOT TO SCALE  
 DECEMBER 01, 2017





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# 101 Q STREET NE

GAR - COMPOSITE PLAN  
 SCALE: NOT TO SCALE  
 DECEMBER 01, 2017



## Green Area Ratio Scoresheet

	Address <input style="width: 90%;" type="text" value="101 Q street Northeast"/>	Ward <input style="width: 80%;" type="text" value="25"/>	Lot <input style="width: 80%;" type="text" value="3518"/>	Zoning District <input style="width: 90%;" type="text"/>
Other / BZA Order <input style="width: 95%;" type="text"/>		enter sq ft of lot <input style="width: 80%;" type="text" value="10,769"/>		
		multipli SCORE <input style="width: 80%;" type="text" value="0.301"/>		

		Square Ft.	Factor	Total
<b>Landscape Elements</b>				
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth of less than 24"	<small>enter sq ft</small> <input style="width: 80%;" type="text"/>	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="516"/>	0.6	309.6
3	Bioretention facilities	<small>enter sq ft</small> <input style="width: 80%;" type="text"/>	0.4	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants less than 2' tall at maturity	<small>enter sq ft</small> <input style="width: 80%;" type="text"/>	0.2	-
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	<small>enter number of plants</small> <input style="width: 80%;" type="text"/>	0.3	-
3	Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	<small>enter number of trees</small> <input style="width: 80%;" type="text"/>	0.5	-
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	<small>enter number of trees</small> <input style="width: 80%;" type="text" value="0"/>	0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	<small>enter number of trees</small> <input style="width: 80%;" type="text" value="0"/>	0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	<small>enter number of trees</small> <input style="width: 80%;" type="text" value="0"/>	0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	<small>enter number of trees</small> <input style="width: 80%;" type="text" value="0"/>	0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	<small>enter number of trees</small> <input style="width: 80%;" type="text" value="0"/>	0.8	-
9	Vegetated wall, plantings on a vertical surface	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="0"/>	0.6	-
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	<small>enter sq ft</small> <input style="width: 80%;" type="text"/>	0.6	-
2	Over at least 8" of growth medium	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="3,663"/>	0.8	2,930.4
<b>D Permeable Paving***</b>				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="0"/>	0.4	-
2	Permeable paving over at least 24" of soil or gravel	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="0"/>	0.5	-
<b>E Other</b>				
1	Enhanced tree growth systems***	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="0"/>	0.4	-
2	Renewable energy generation	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="0"/>	0.5	-
3	Approved water features	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="0"/>	0.2	-
<small>sub-total of sq ft = 4,179</small>				
<b>H Bonuses</b>				
1	Native plant species	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="0"/>	0.1	-
2	Landscaping in food cultivation	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="0"/>	0.1	-
3	Harvested stormwater irrigation	<small>enter sq ft</small> <input style="width: 80%;" type="text" value="0"/>	0.1	-
				<small>Green Area Ratio numerator = 3,240</small>
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
<small>Total square footage of all permeable paving and enhanced tree growth</small>				



AMARO LLC

## 101 Q STREET NE

Q & 1ST STREET PERSPECTIVE

SCALE: NOT TO SCALE

DECEMBER 01, 2017





AMARO LLC

## 101 Q STREET NE

Q STREET PERSPECTIVE

SCALE: NOT TO SCALE

DECEMBER 01, 2017

