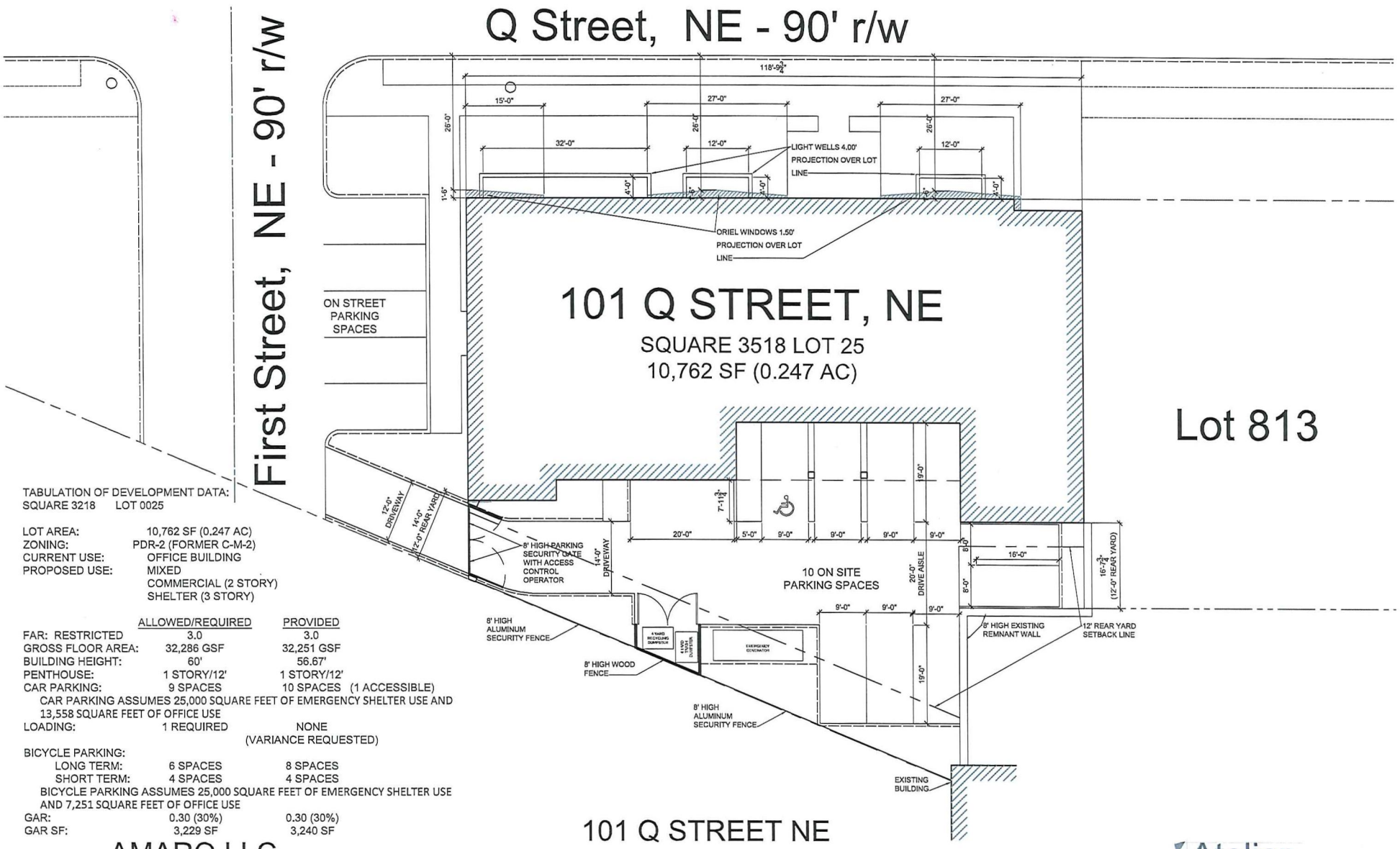

TABULATION OF DEVELOPMENT DATA:
SQUARE 3218 LOT 0025

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/12'
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:	1 REQUIRED	NONE (VARIANCE REQUESTED)
BICYCLE PARKING:		
LONG TERM:	6 SPACES	8 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%)	0.30 (30%)
GAR SF:	3,229 SF	3,240 SF

AMARO LLC

101 Q STREET NE

ARCHITECTURAL SITE PLAN
SCALE: $\frac{1}{16}$"=1'-0"
DECEMBER 01, 2017
REVISED MARCH 21, 2018
REVISED MAY 09, 2018

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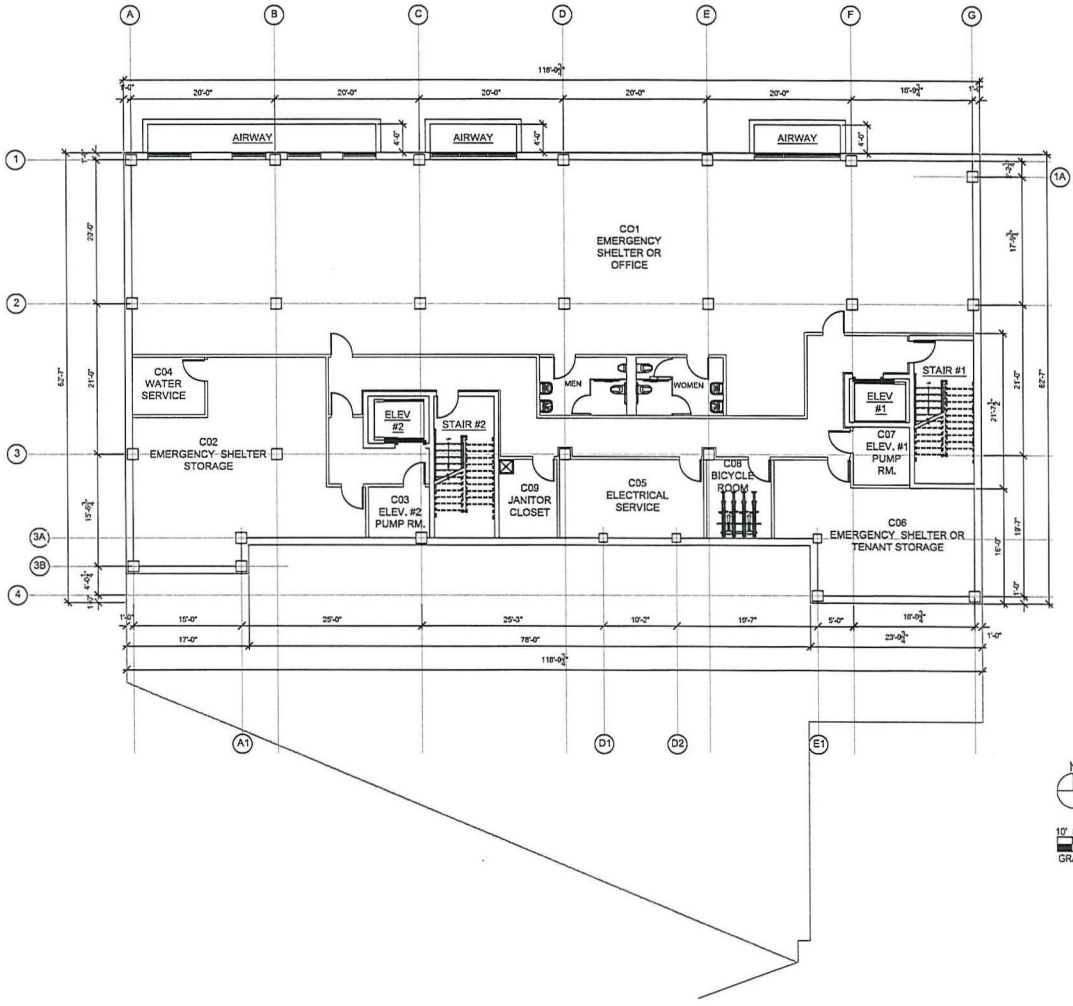
Board of Zoning Adjustment
District of Columbia
CASE NO.19726
EXHIBIT NO.80



C01 - EMERGENCY SHELTER OR OFFICE
(3,450 SF)
C02 - EMERGENCY SHELTER STORAGE
(695 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 ROOM
(100 SF)
C09 - JANITOR CLOSET / BUILDING SUPPL
(95 SF)

6,740 SF

AMARO LLC

101 Q STREET NE

CELLAR FLOOR PLAN
SCALE: 1/8"=1'-0"
JANUARY 01, 2018
REVISED MARCH 21, 2018

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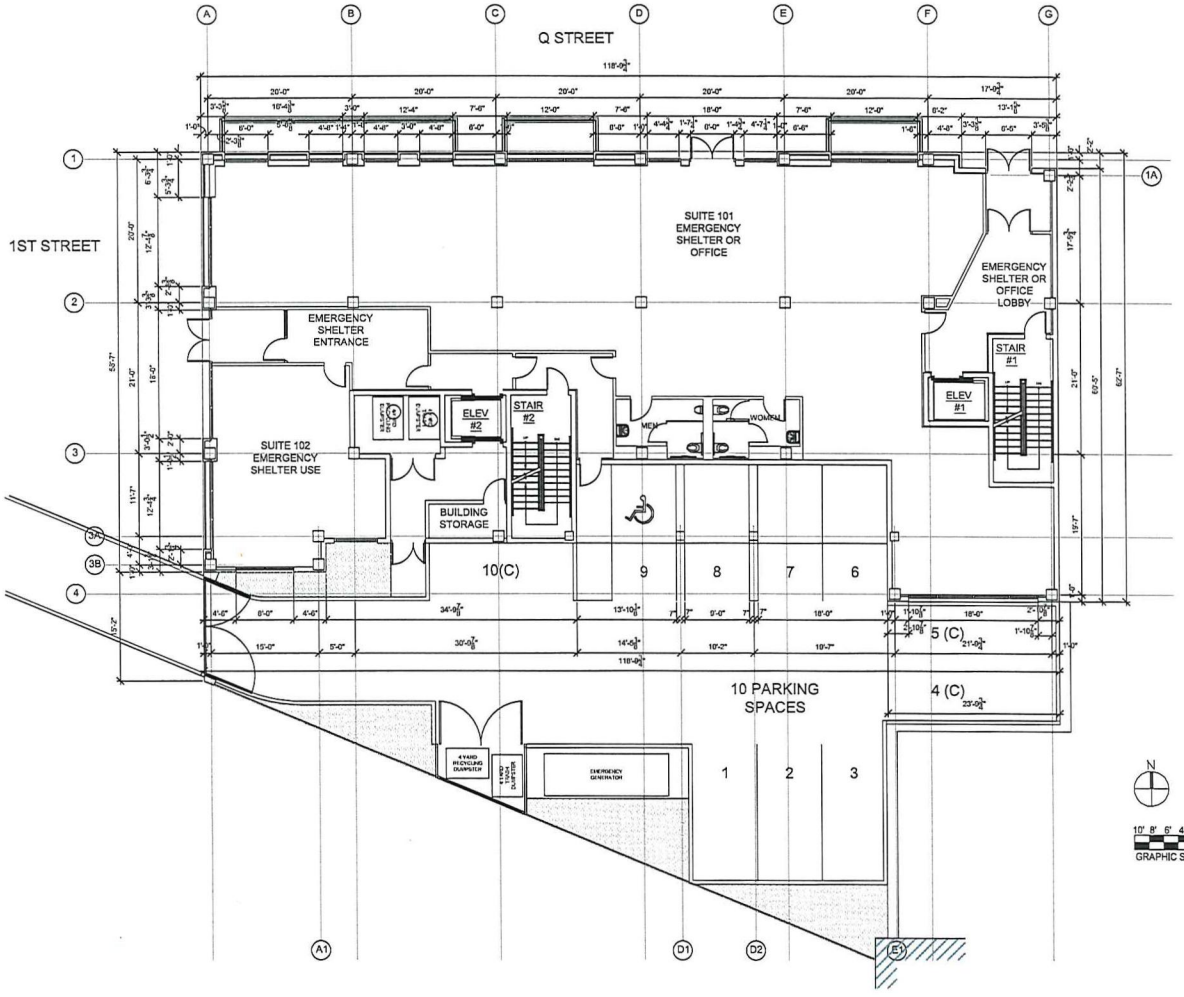

SUITE 101 - EMERGENCY SHELTER OR OFFICE
3,750 SF
SUITE 102 - EMERGENCY SHELTER USE
545 SF
EMERGENCY SHELTER OR OFFICE LOBBY
290 SF
EMERGENCY SHELTER ENTRANCE
297 SF

6,124 GSF

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101 Q STREET NE

GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"
JANUARY 01, 2018
REVISED MARCH 21, 2018

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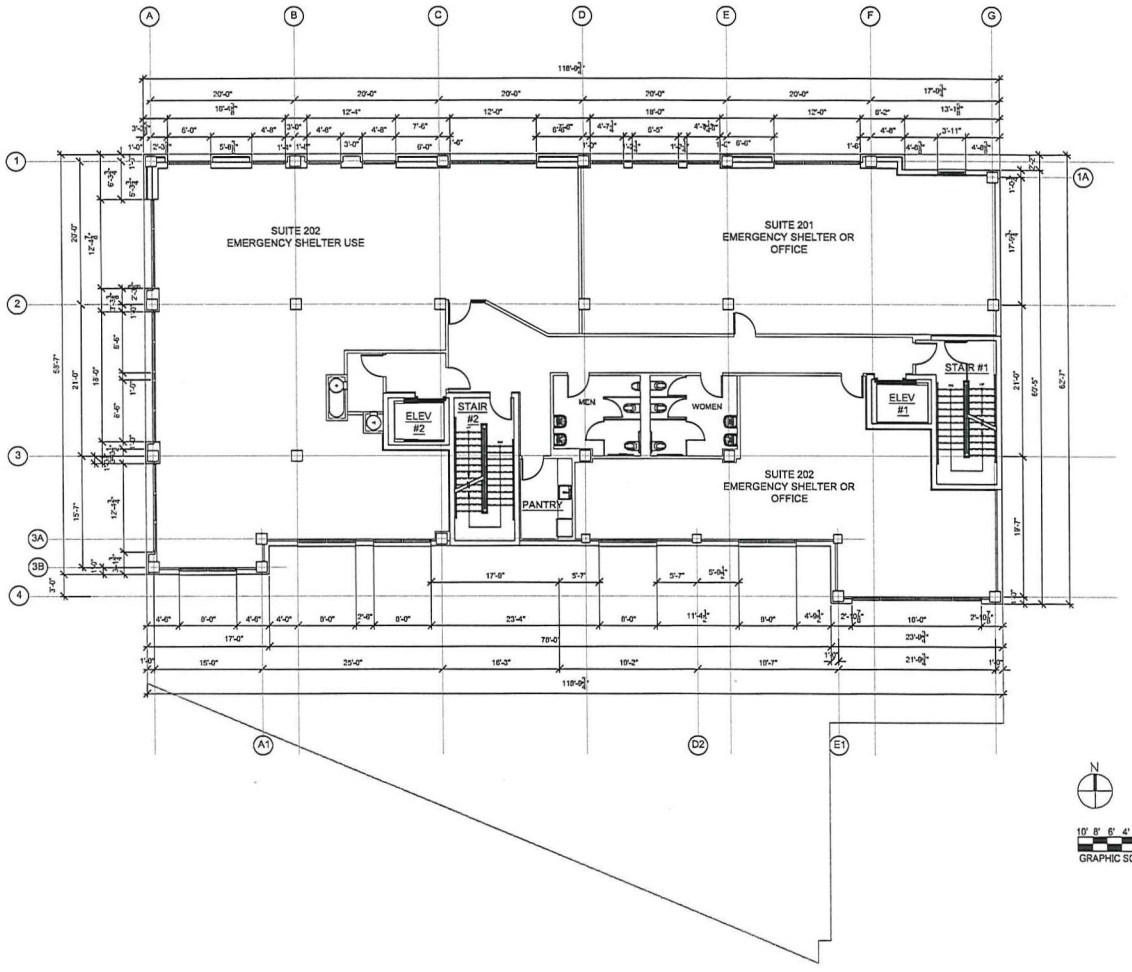

SUITE 201 EMERGENCY SHELTER OR OFFICE
1,385 SF
SUITE 202 EMERGENCY SHELTER USE
2,420 SF
SUITE 203 EMERGENCY SHELTER OR OFFICE
1,060 SF

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

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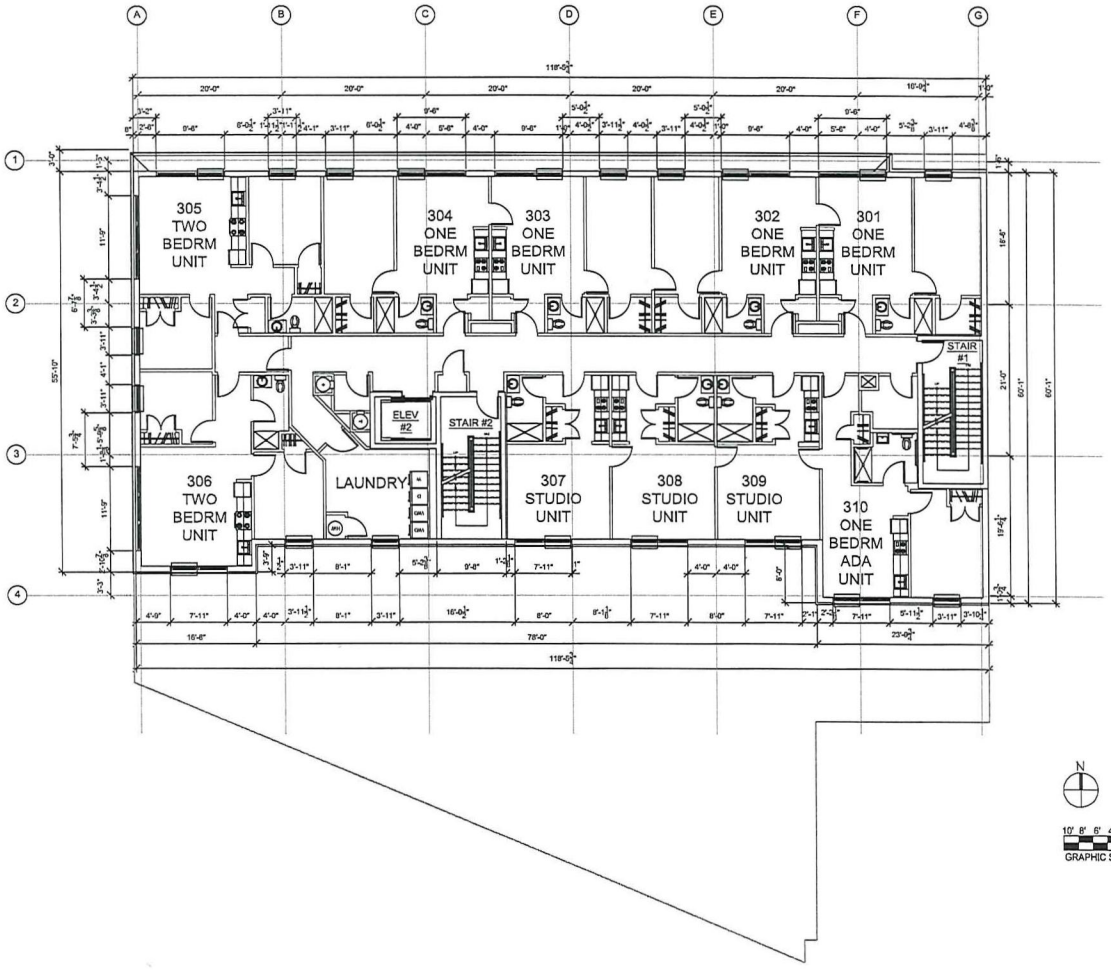

EMERGENCY SHELTER UNITS
3 - STUDIOS
4 - ONE BEDROOM
1 - ONE BEDROOM ADA UNIT
2 - TWO BEDROOM

6,388 GSF

N

10' 8' 6' 4' 2' 0 10' 20'
GRAPHIC SCALE
⅛" = 1'-0"

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101 Q STREET NE

THIRD FLOOR PLAN
SCALE: ⅛"=1'-0"
JANUARY 01, 2018

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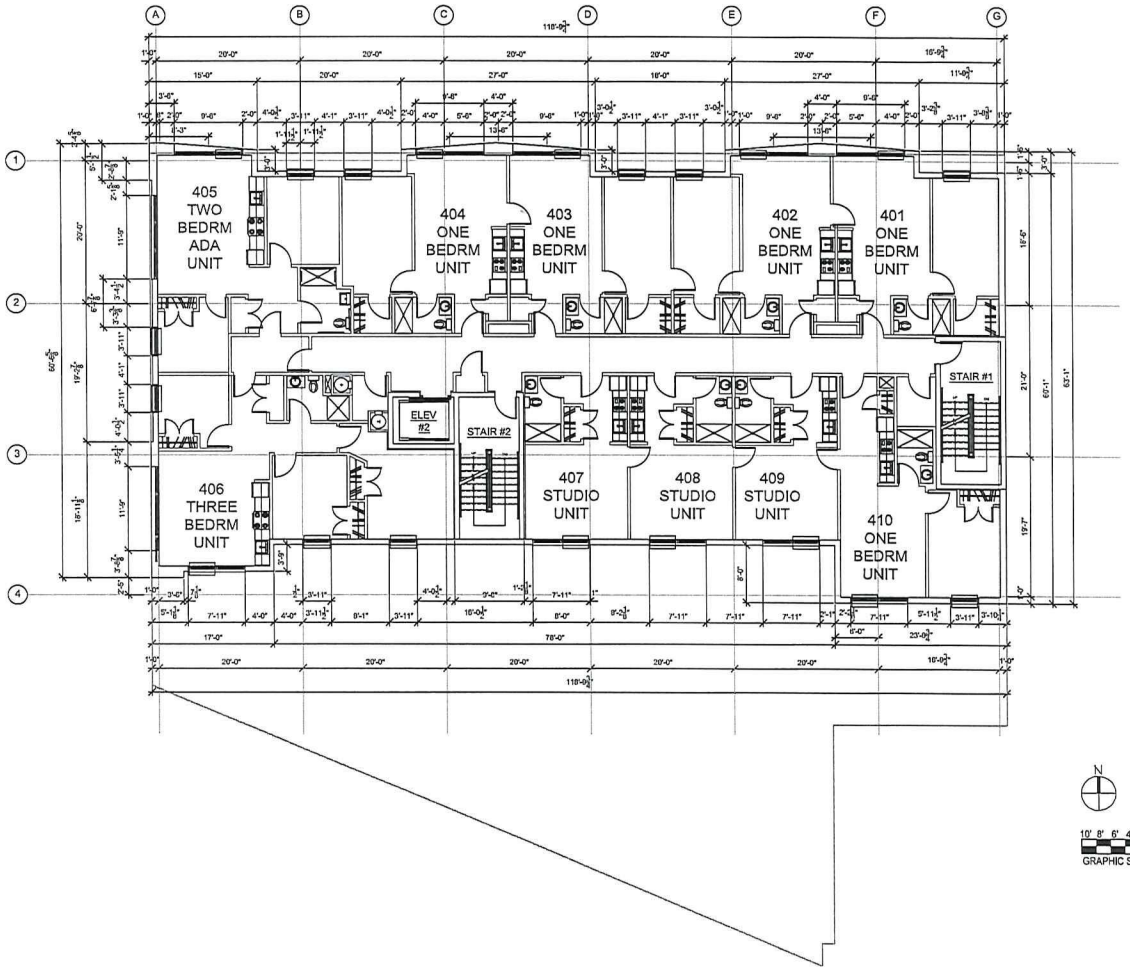

EMERGENCY SHELTER UNITS
3 - STUDIO UNITS
5 - ONE BEDROOM UNITS
1 - TWO BEDROOM ADA UNIT
1 - THREE BEDROOM UNIT

6,578 GSF

N

10' 8' 6' 4' 2' 0 10' 20'
GRAPHIC SCALE
3/8" = 1'-0"

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101 Q STREET NE

FOURTH FLOOR PLAN
SCALE: 3/8"=1'-0"
JANUARY 01, 2018

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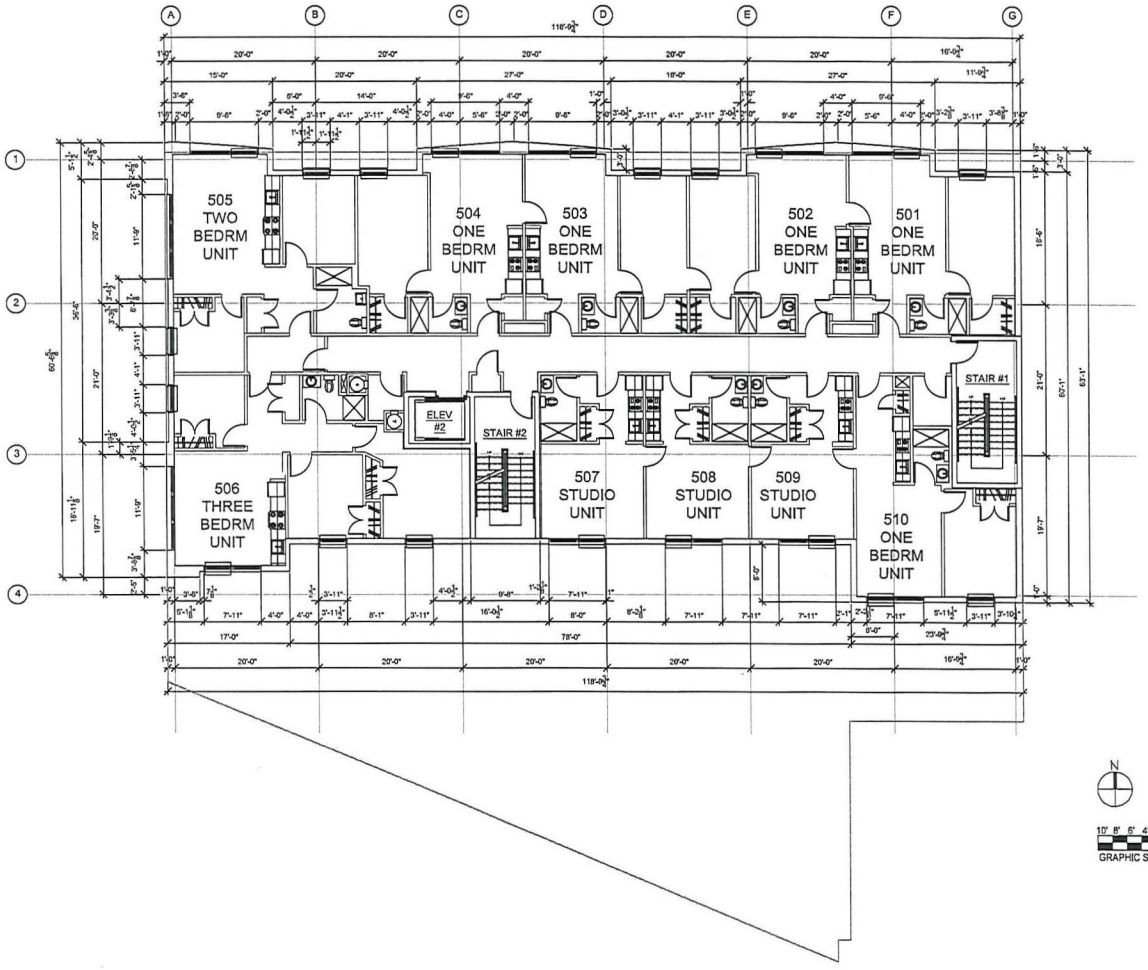

EMERGENCY SHELTER UNITS
3 - STUDIO
5 - ONE BEDROOM
1 - TWO BEDROOM
1 - THREE BEDROOM

6,578 GSF

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101 Q STREET NE

FIFTH FLOOR PLAN
SCALE: 1/8"=1'-0"
JANUARY 01, 2018

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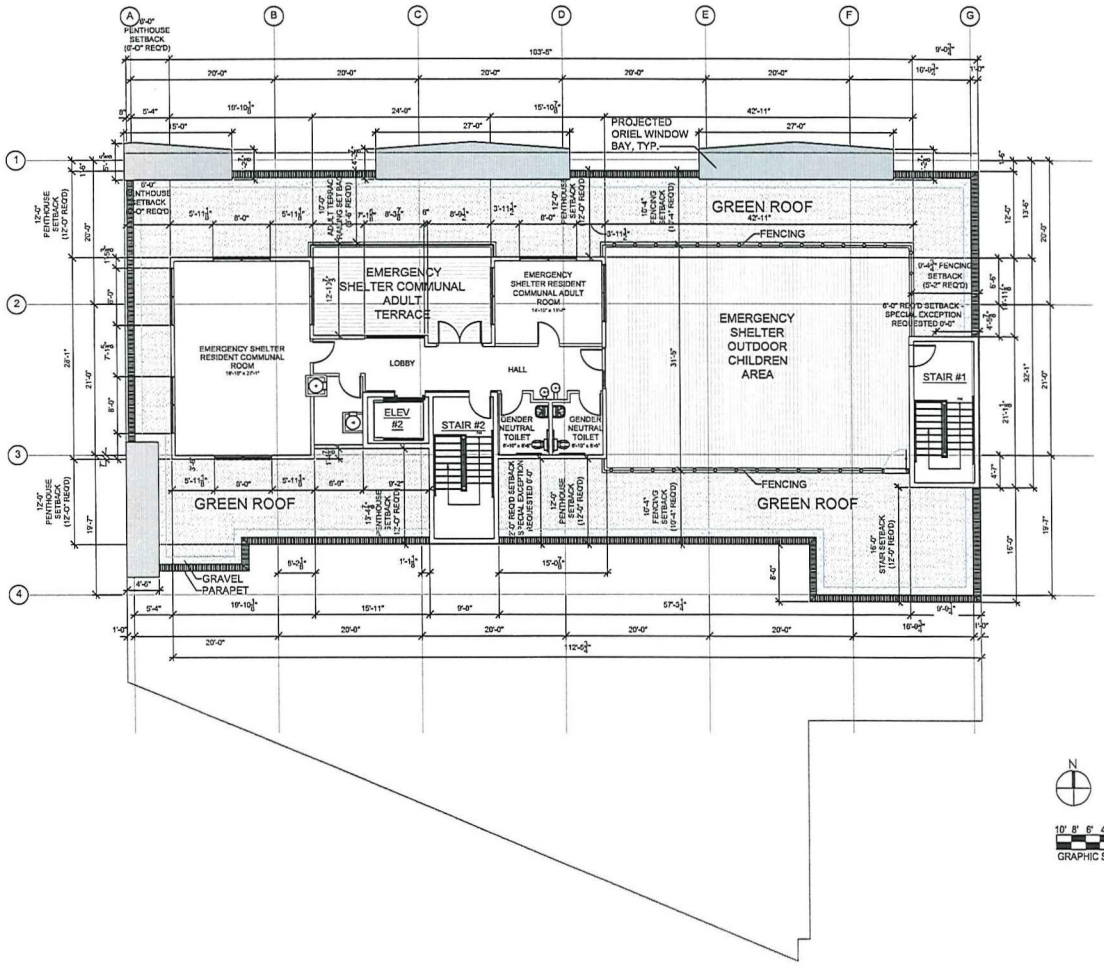

EMERGENCY SHELTER OUTDOOR CHILDREN AREA
1,330 SF
EMERGENCY SHELTER COMMUNAL ADULT TERRACE
310 SF
EMERGENCY SHELTER RESIDENT COMMUNAL ROOM
510 SF
EMERGENCY SHELTER RESIDENT COMMUNAL ADULT ROOM
175 SF

1,720 SF

N

10' 8' 6' 4' 2' 0 10' 20'
GRAPHIC SCALE
1/8" = 1'-0"

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101 Q STREET NE

PENTHOUSE FLOOR PLAN
SCALE: 1/8"=1'-0"

JANUARY 01, 2018
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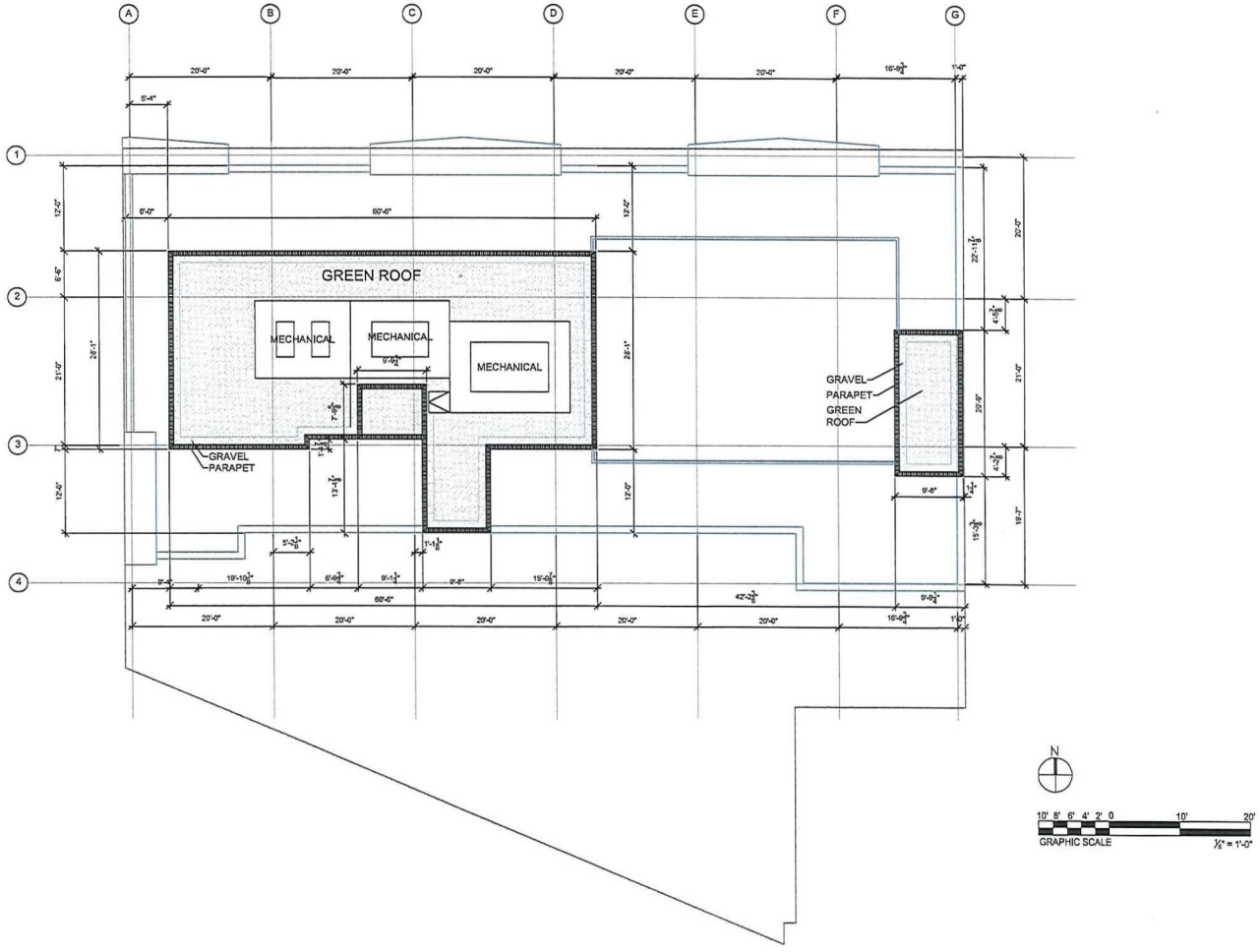

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101 Q STREET NE

PENTHOUSE ROOF PLAN

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

JANUARY 01, 2018

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101 Q STREET

Q STREET ELEVATION - NORTH

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

JANUARY 10, 2017

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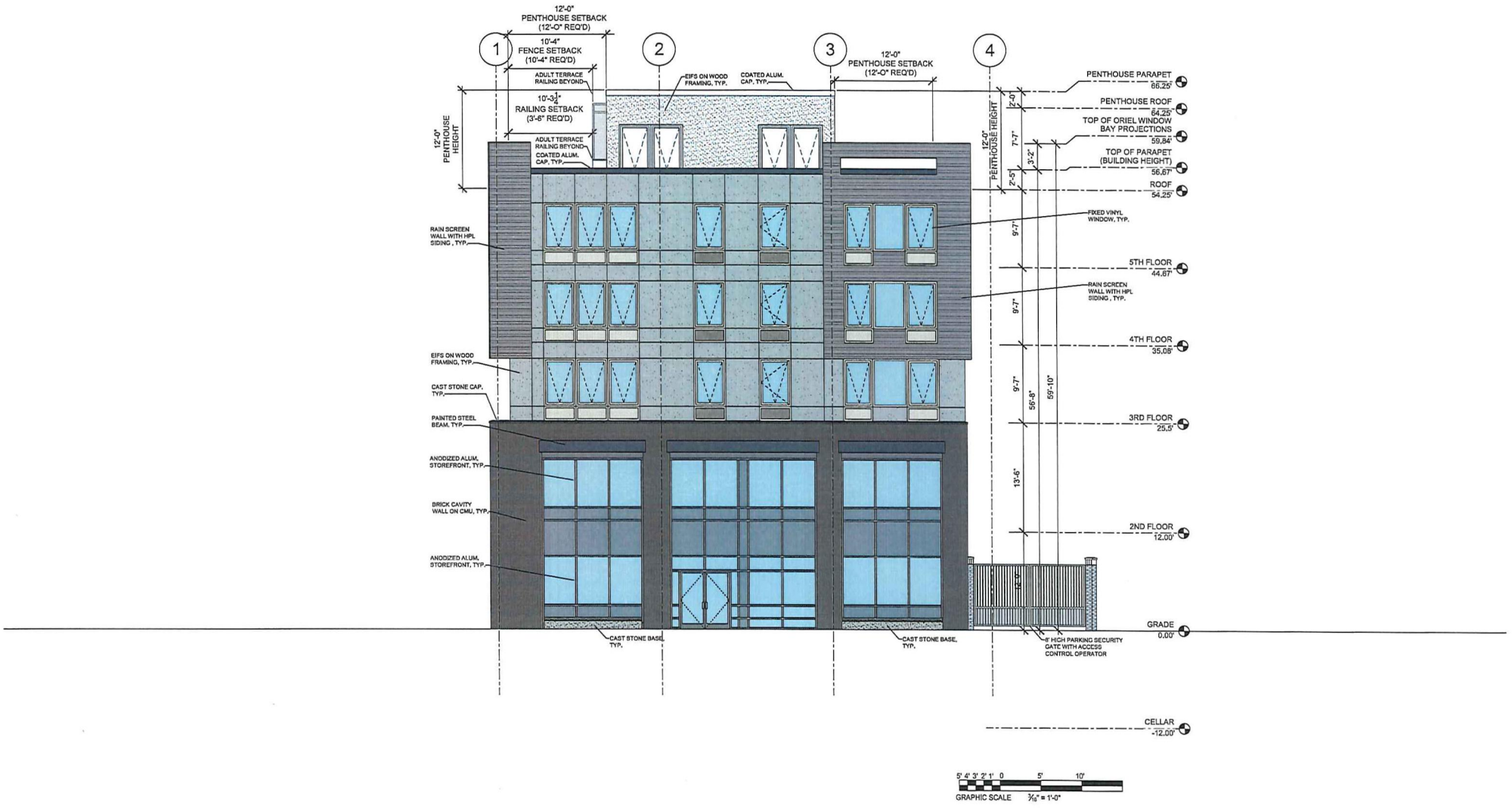

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101 Q STREET

1ST STREET ELEVATION - WEST

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

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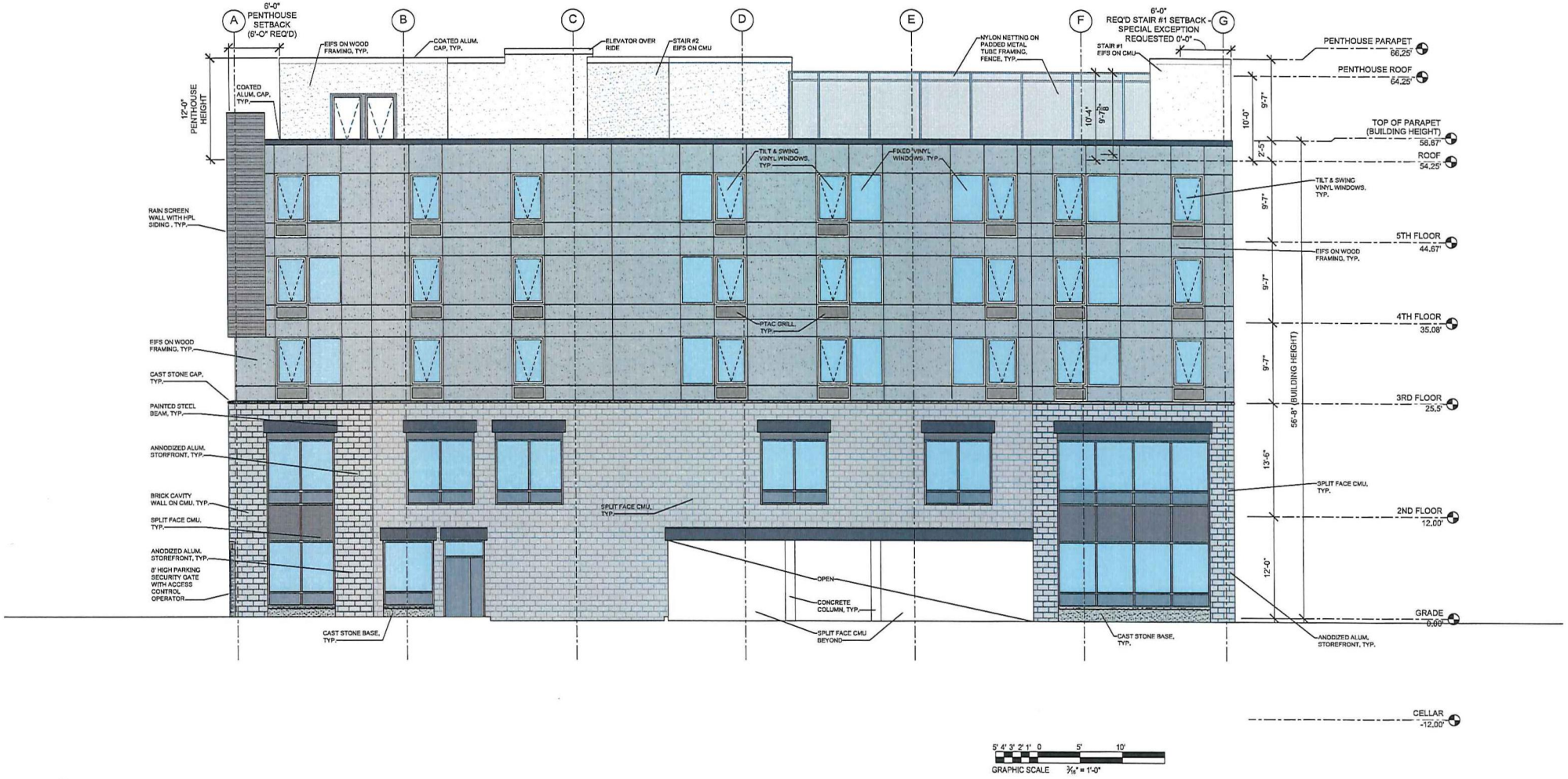

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101 Q STREET

REAR ELEVATION - SOUTH

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

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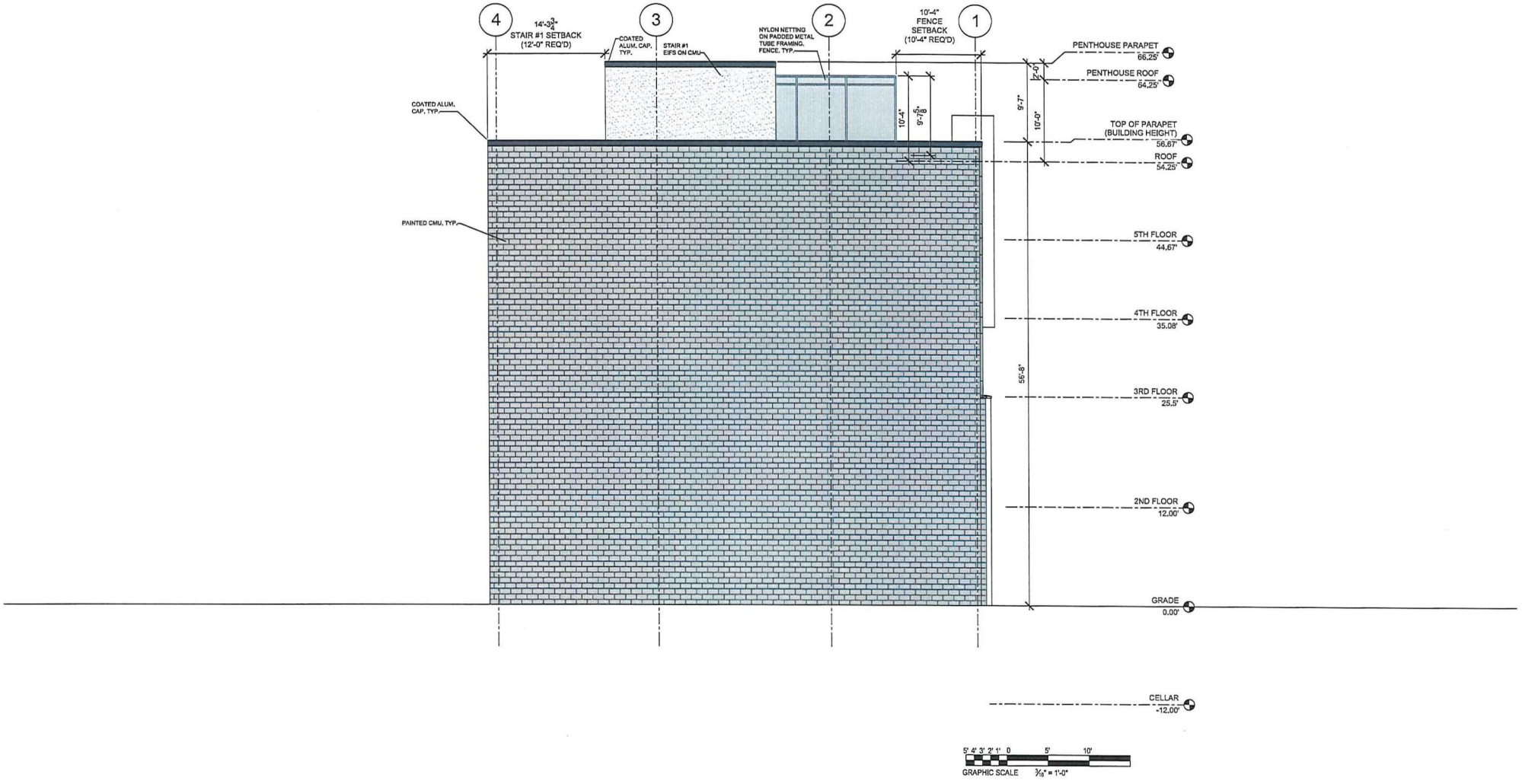

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101 Q STREET

SIDE ELEVATION - EAST

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

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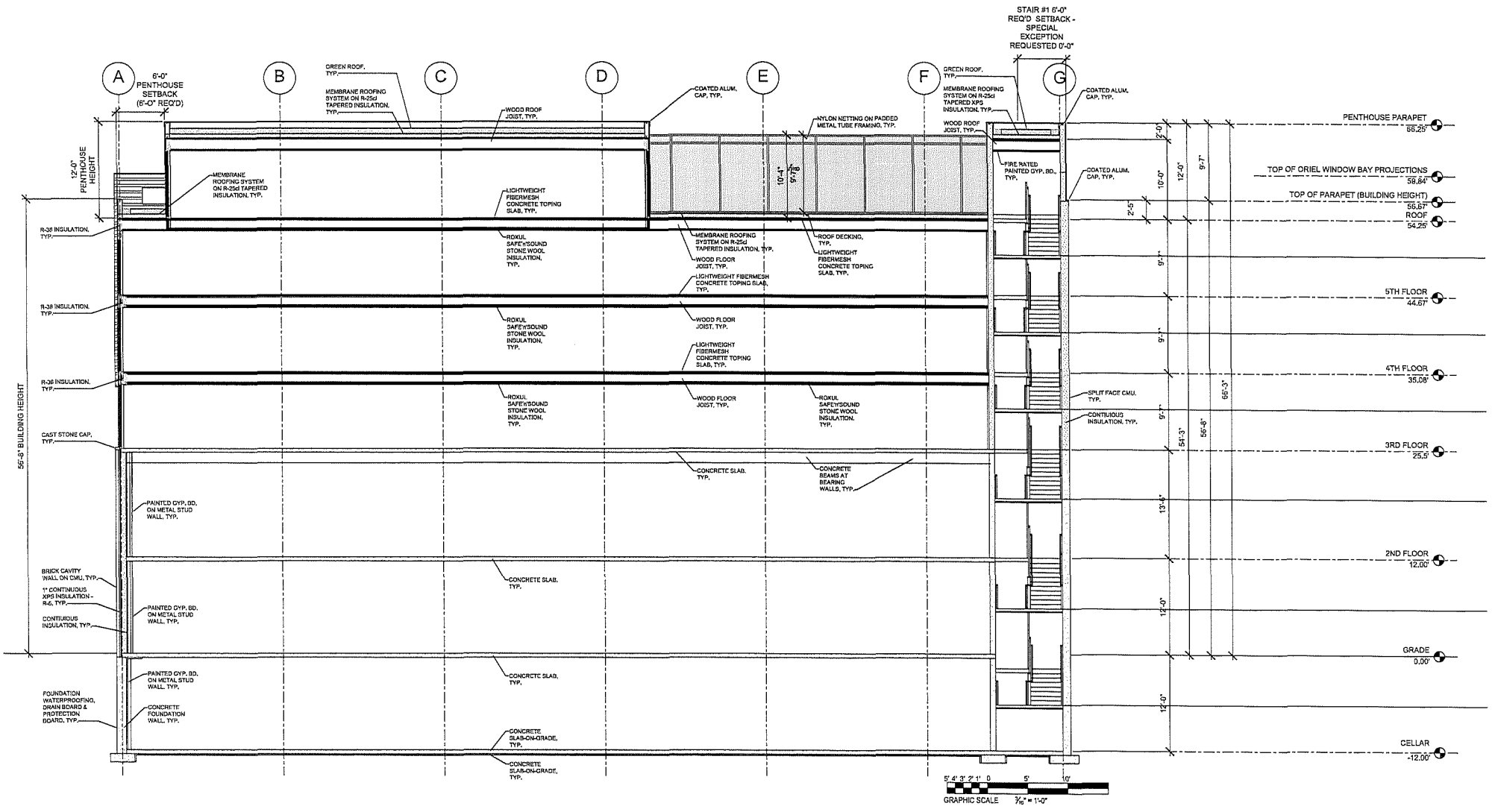

101 Q STREET

AMARO LLC

E-W BUILDING SECTION @ STAIR

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

MARCH 21, 2018

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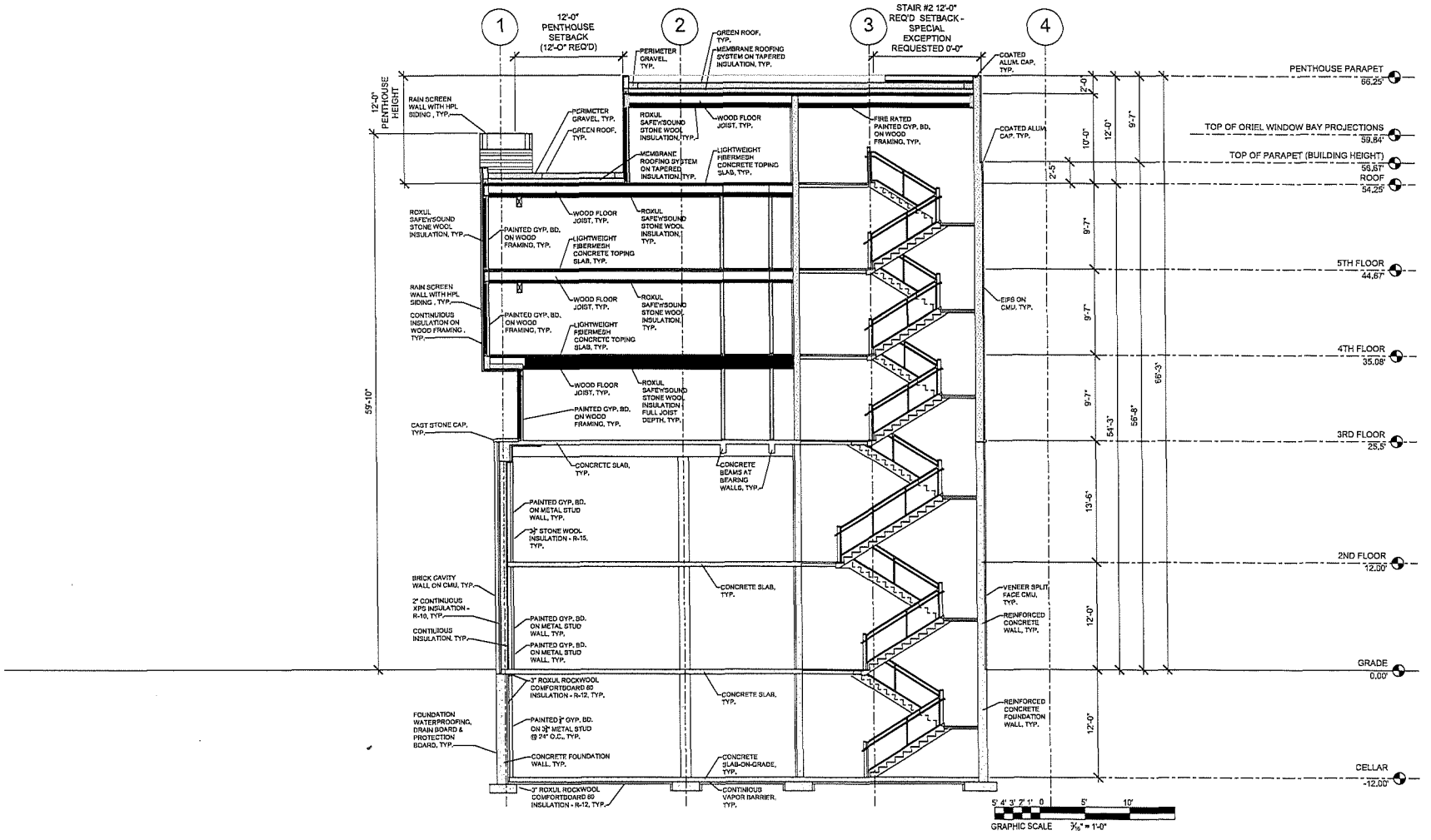

101 Q STREET

AMARO LLC

N-S BUILDING SECTION @ STAIR

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

MARCH 21, 2018

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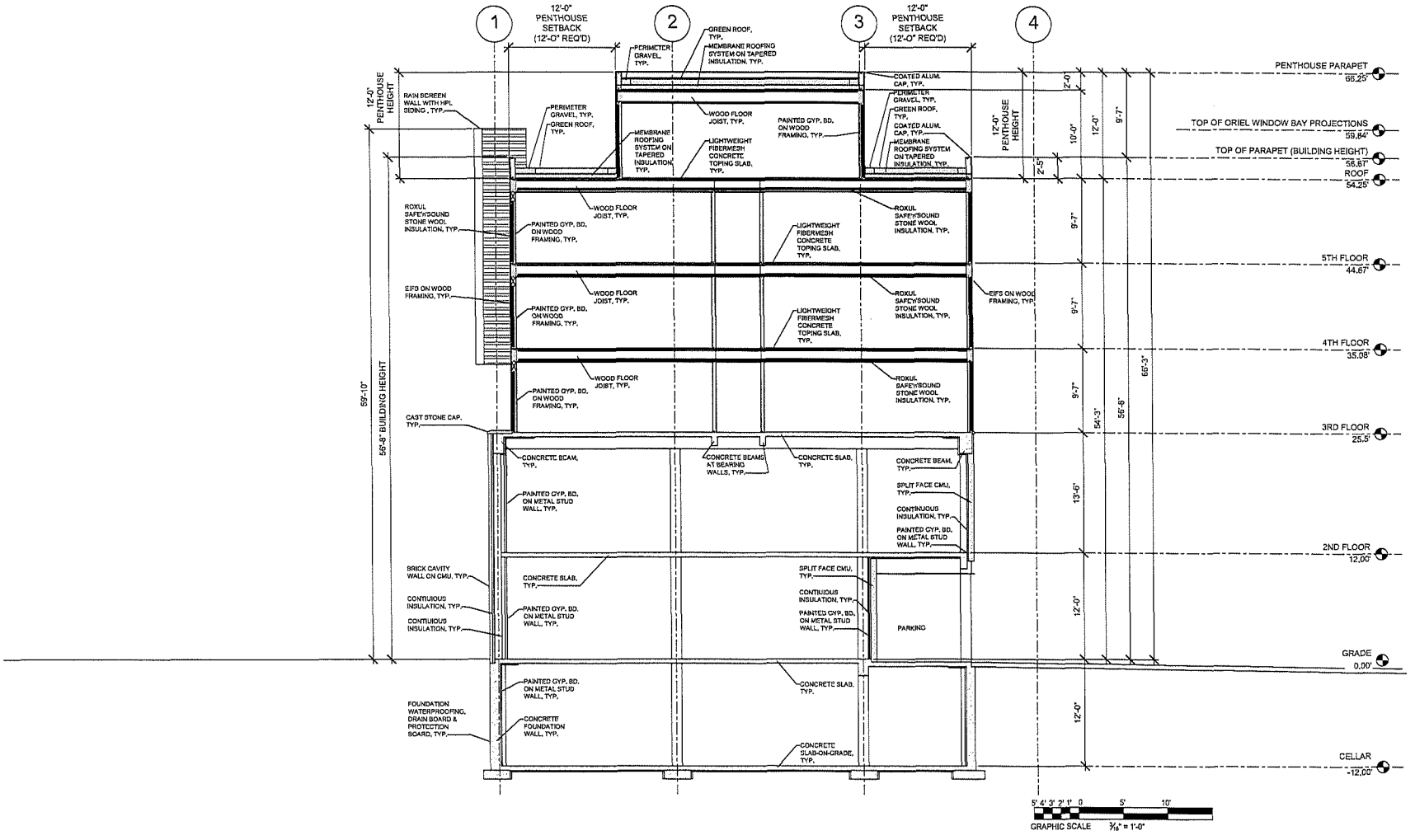

101 Q STREET

AMARO LLC

N-S BUILDING SECTION
SCALE: $\frac{3}{16}$"=1'-0"
JANUARY 10, 2017
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