



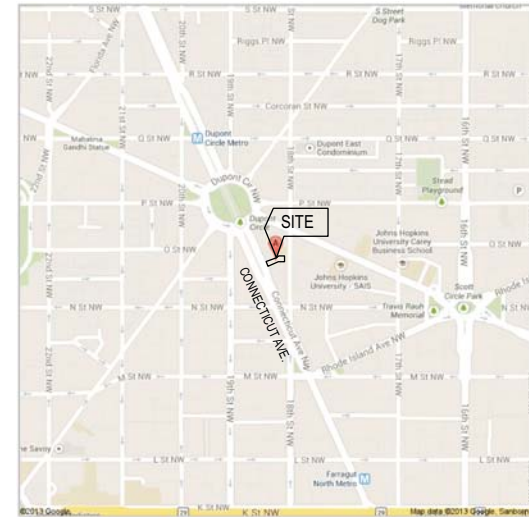
Valor Development 1337 Connecticut Ave. NW Washington, D.C.

1-Story Addition w/ Penthouse & Interior Renovation
of Existing 5-Story Mixed Use Building

	Allowed/Required	Existing	Proposed ¹
FAR			
C-3-C/DC	7.8' residential/6.5 non-residential		
SP-1/DC	4.8 residential/2.5 non-residential		
Height			
C-3-C/DC	90'		
SP-1/DC	65'		
Lot Occupancy			
C-3-C/DC	100%		
SP-1/DC	80% residential/100% non-residential		
Rear Yard	14.75'	45' ²	45'
Side Yard	0'	0'	0'
Parking	13 spaces	8 spaces	8 spaces
Loading	1 berth @ 30' 1 platform @ 100 sf 1 space @ 20'	0	0
Lot Occupancy	Max. Lot Occupancy: 100% 7,799 SF	Lot Occupancy: 100% 7,799 SF	Proposed Lot Occupancy: 100%

¹ Includes 35 foot zone shift
² Includes 12 bonus
³ As measured to centerline of 18" Street

AREA MAP



ZONING INFORMATION

ZONE	C-3-C / SP-1DC OVERLAY			
TOTAL LOT AREA	7,799 SF			
LOT AREA BY ZONE	SP-1 3,035 SqFt. C-3-C 4,764 SqFt.			
FAR & HEIGHT BY ZONE		ALLOWED	EXISTING	PROPOSED
C-3-C	6.5 - 90 Ft.	30,966 SF	22,901 SF	3,945 SF
SP-1	4.0 Residential - 65 Ft.	12,140 SF	13,563 SF	1,402 SF
SP-1	2.5 Non-Residential			
TOTAL ALLOWED		43,106 SF		
TOTAL PROPOSED	(EXISTING + PROPOSED)		41,686 SF	
PROPOSED HEIGHT	70'-8" TO TOP OF MAIN ROOF			

FLOOR PLATE

Change in GFA for building
Cellar - 7,799 sf (not included in FAR)
1st floor - 7,767 sf Existing to remain
2nd floor - 7,799 sf Existing to remain
3rd floor - 7,370 sf Existing
4th floor - 7,310 sf Existing
5th floor - 6,120 sf Existing
6th Floor - Addition
Penthouse - Addition

= 7,767 sf Existing (NIC)
= 7,799 sf Existing (NIC)
= 7,370 sf Proposed
= 7,310 sf Proposed
= 6,050 sf Proposed
= 5,390 sf Proposed
= 804 sf Proposed (not included in FAR or height of building)

TOTAL GSF PROVIDED BY PROJECT 41,686 SF (BZA 18960 previously approved 41,401 SF)

LOT OCCUPANCY

Max. Lot Occupancy: 100% 7,799 SF
Proposed Lot Occupancy: 100%

FRONT IS CONNECTICUT AVENUE

SHEET INDEX

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6TH FLOOR R PLAN	A-106
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Process of Zoning Adjustment

District of Columbia
CASE NO.18906
EXHIBIT NO.25E

RELEASE DATE	
02/17/15	HPFB
02/17/15	BZA REV. DRAFT
02/17/15	HPFB / HOTEL
02/17/15	HPFB / INC
02/17/15	HPFB / INC - option B
02/17/15	HPFB / Industrial/Project
02/17/15	BZA for review
02/17/15	BZA for review

Penelope - Hotel Addition

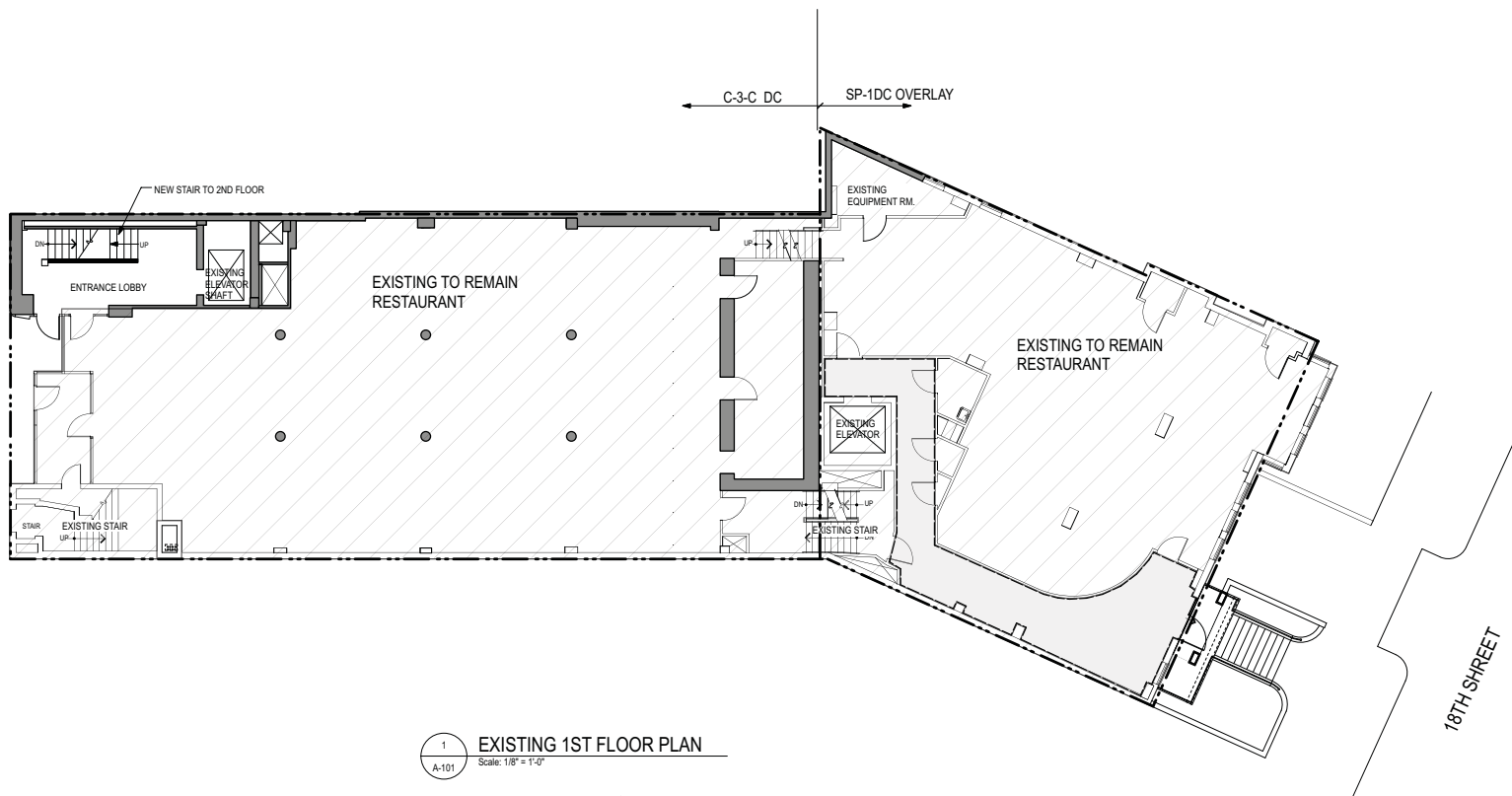
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A-001

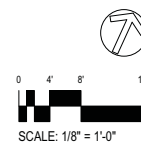
CONNECTICUT AVENUE

CONNECTICUT AVENUE



1
A-101
EXISTING 1ST FLOOR PLAN
Scale: 1/8" = 1'-0"

GROSS AREA
7,767 GSF



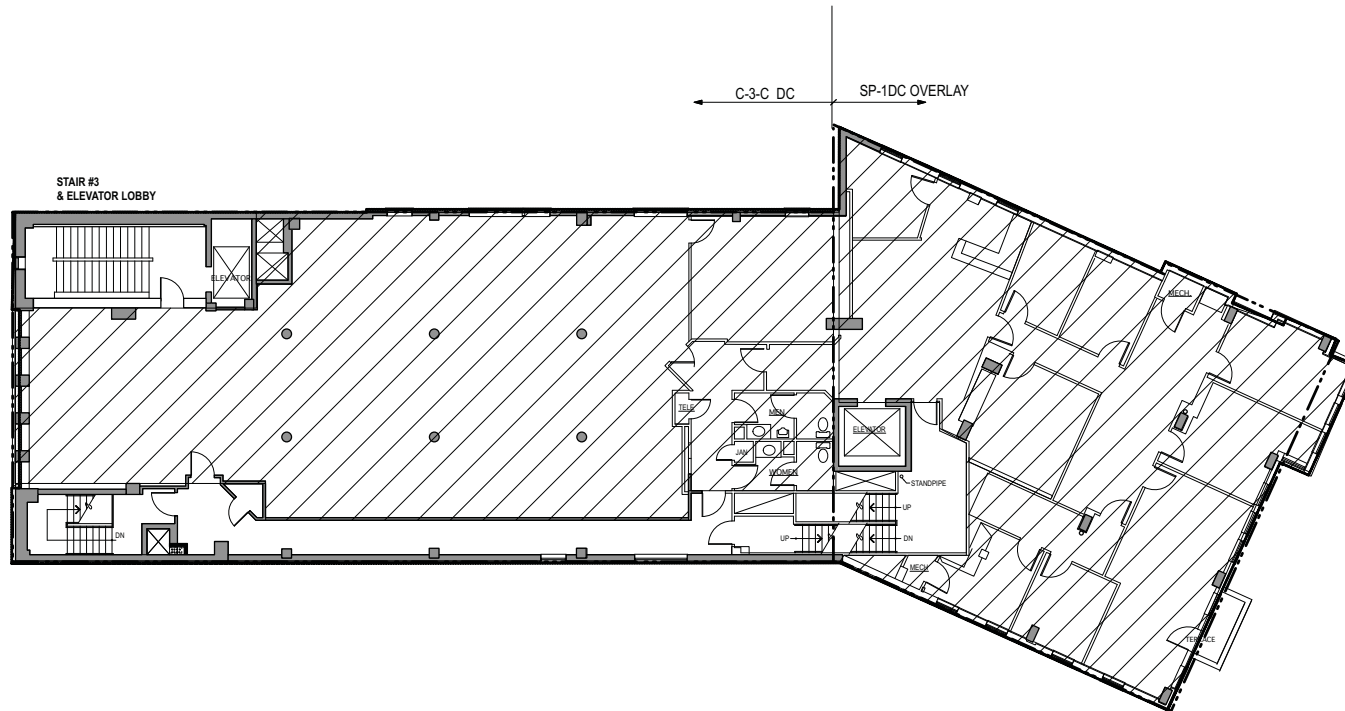
RELEASE DATE:	
4/24/15	HPRB
4/28/15	BZA REVIEW DRAFT
4/30/15	BZA - HOTEL
05/05/15	HPRB JANC
05/10/15	HPRB JANC - option B
05/17/15	HPRB / Staff/Board/Paragart
05/18/15	BZA for review

Penelope - Hotel Addition

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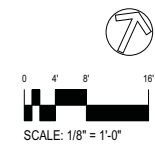


A-101



1
A-102
EXISTING 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

GROSS AREA	
7,799 GSF	2,700 GSF OFFICE 5,099 GSF RESTAURANT



• RELEASE DATE: •

4/24/15 HPRB
4/28/15 BSA/REU DRAFT
4/30/15 BSA- HOTEL
05/05/15 HPRB JANC
05/10/15 HPRB JANC - option B
05/17/15 HPRB / BuildingPermit
05/18/15 BSA for review

Penelope - Hotel Addition

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4/24/15 HPRB
 4/28/15 BSA/REU DRAFT
 4/30/15 BSA- HOTEL
 05/05/15 HPRB JANC
 05/10/15 HPRB JANC - option B
 05/17/15 HPRB / Staff/Board/Plenipot
 05/18/15 BSA for review
 06/03/15 BSA for review

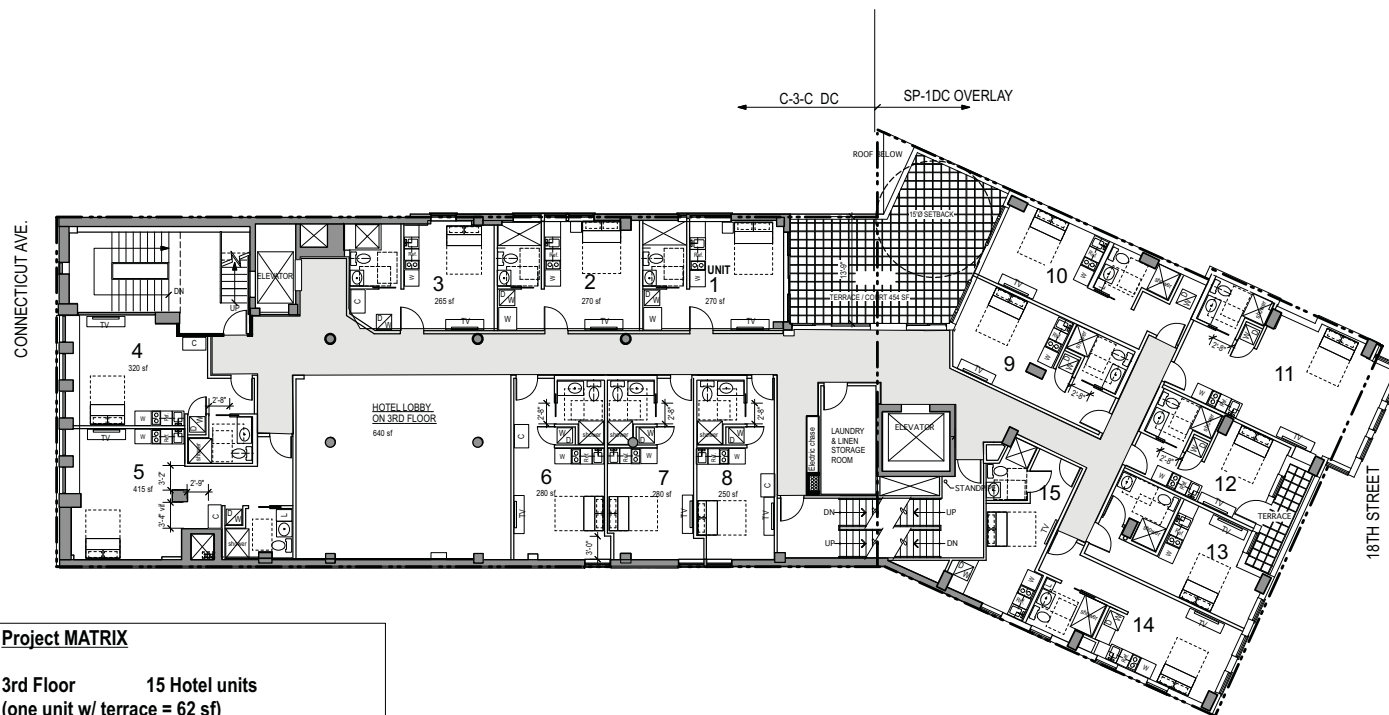
Penelope - Hotel Addition

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A-103



Project MATRIX

3rd Floor 15 Hotel units
 (one unit w/ terrace = 62 sf)
 4th Floor 15 Hotel units
 (one unit w/ terrace 50sf)
 5th Floor 15 Hotel units
 (10 units have terraces or balconies sizes vary)
 6th Floor 5 Hotel units
 (5 units have terraces, sizes vary)

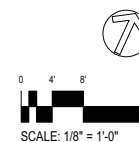
Total 50 Hotel Units

3rd floor Common Court yard = 454 sf
 3rd Floor Amenity = 640 SF
 4th Floor Amenity = 640 SF
 5th Floor Common Terrace = 175 sf

6th Floor Restaurant = 2,200 SF
 Restaurant terrace = 156 sf

1 3RD FLOOR PLAN - HOTEL UNITS
 A-103 Scale: 1/8" = 1'-0"

GROSS AREA
 7,370 GSF



• RELEASE DATE: •

4/24/15 HPRB
4/28/15 B2A/REV1 DRAFT
4/30/15 B2A- HOTEL
05/05/15 HPRB/ JANC
05/10/15 HPRB/ JANC - option B
05/17/15 HPRB/ Submittal/Permit
05/18/15 B2A for review
06/03/15 B2A for review

Penelope - Hotel Addition

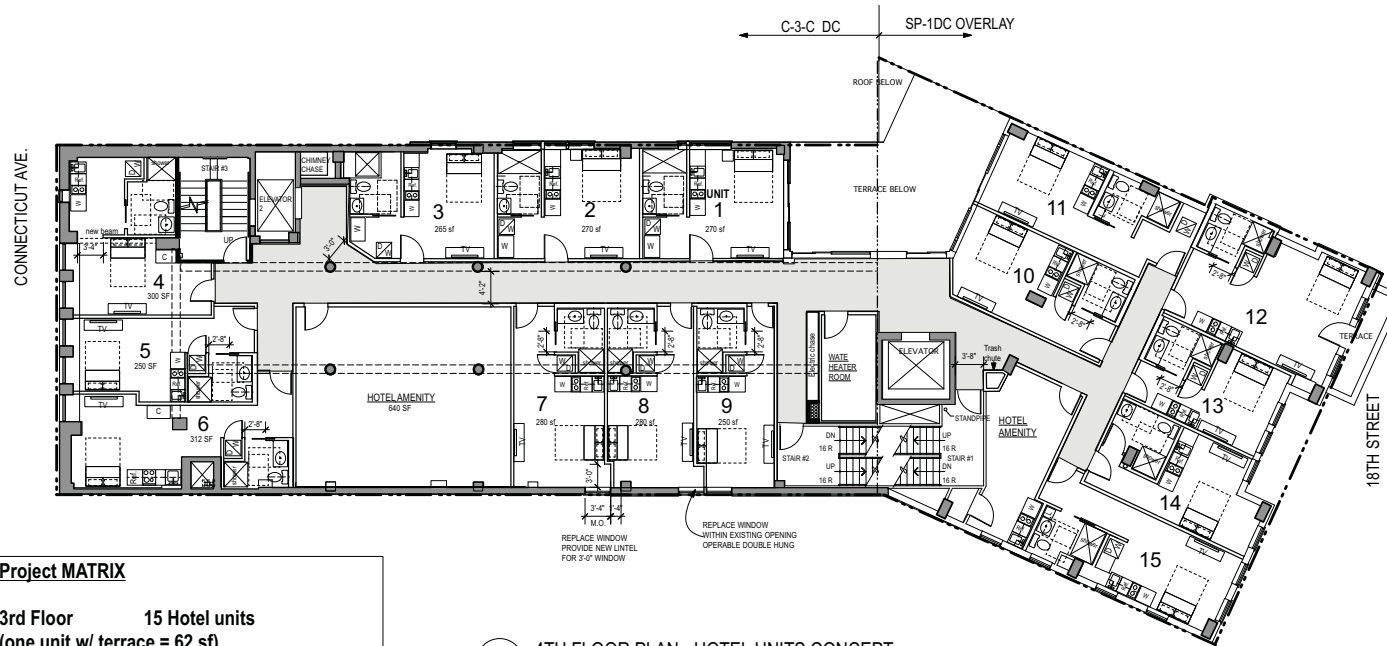
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A-104



1 4TH FLOOR PLAN - HOTEL UNITS CONCEPT
A-104 Scale: 1/8" = 1'-0"

GROSS AREA

7,310 GSF

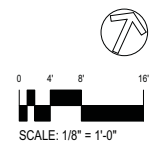
Project MATRIX

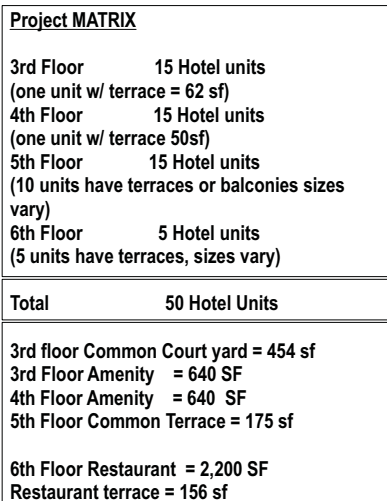
3rd Floor 15 Hotel units
(one unit w/ terrace = 62 sf)
4th Floor 15 Hotel units
(one unit w/ terrace 50sf)
5th Floor 15 Hotel units
(10 units have terraces or balconies sizes vary)
6th Floor 5 Hotel units
(5 units have terraces, sizes vary)

Total 50 Hotel Units

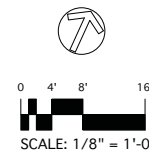
3rd floor Common Court yard = 454 sf
3rd Floor Amenity = 640 SF
4th Floor Amenity = 640 SF
5th Floor Common Terrace = 175 sf

6th Floor Restaurant = 2,200 SF
Restaurant terrace = 156 sf





6,050 GSF



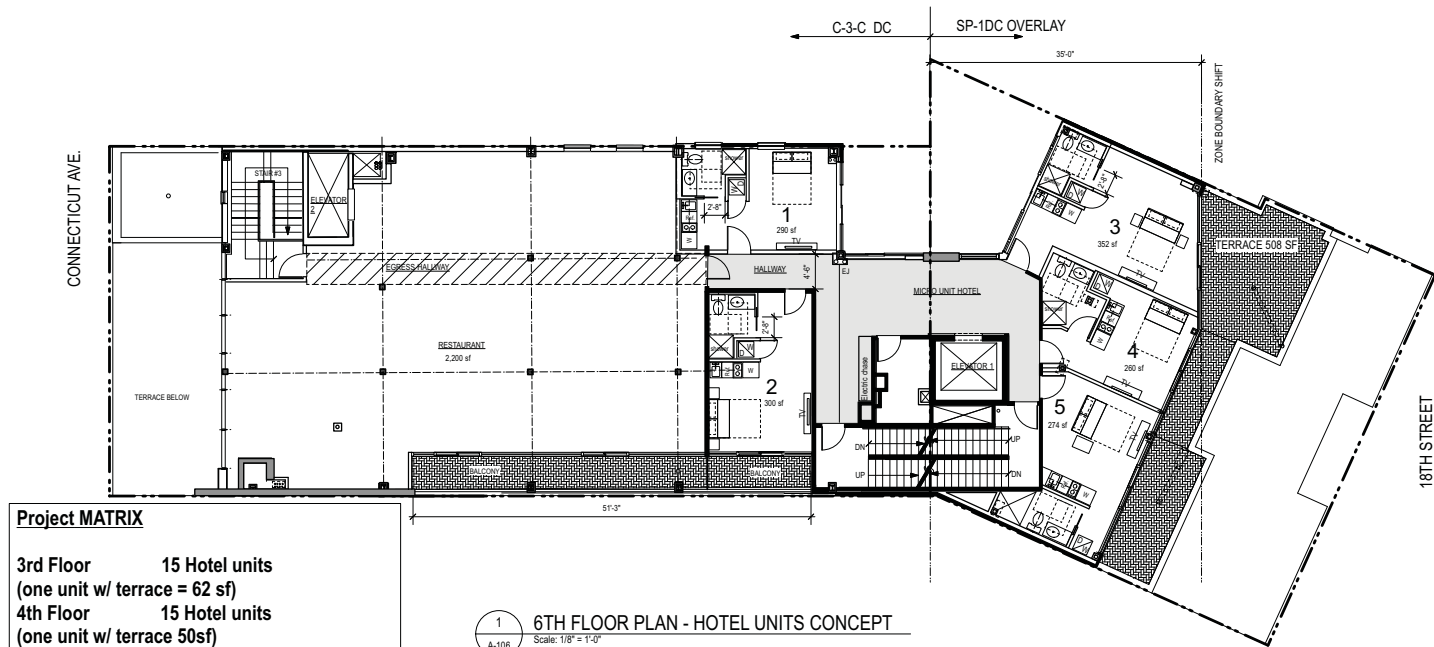
Penelope - Hotel Addition

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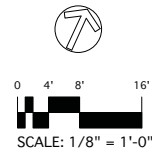


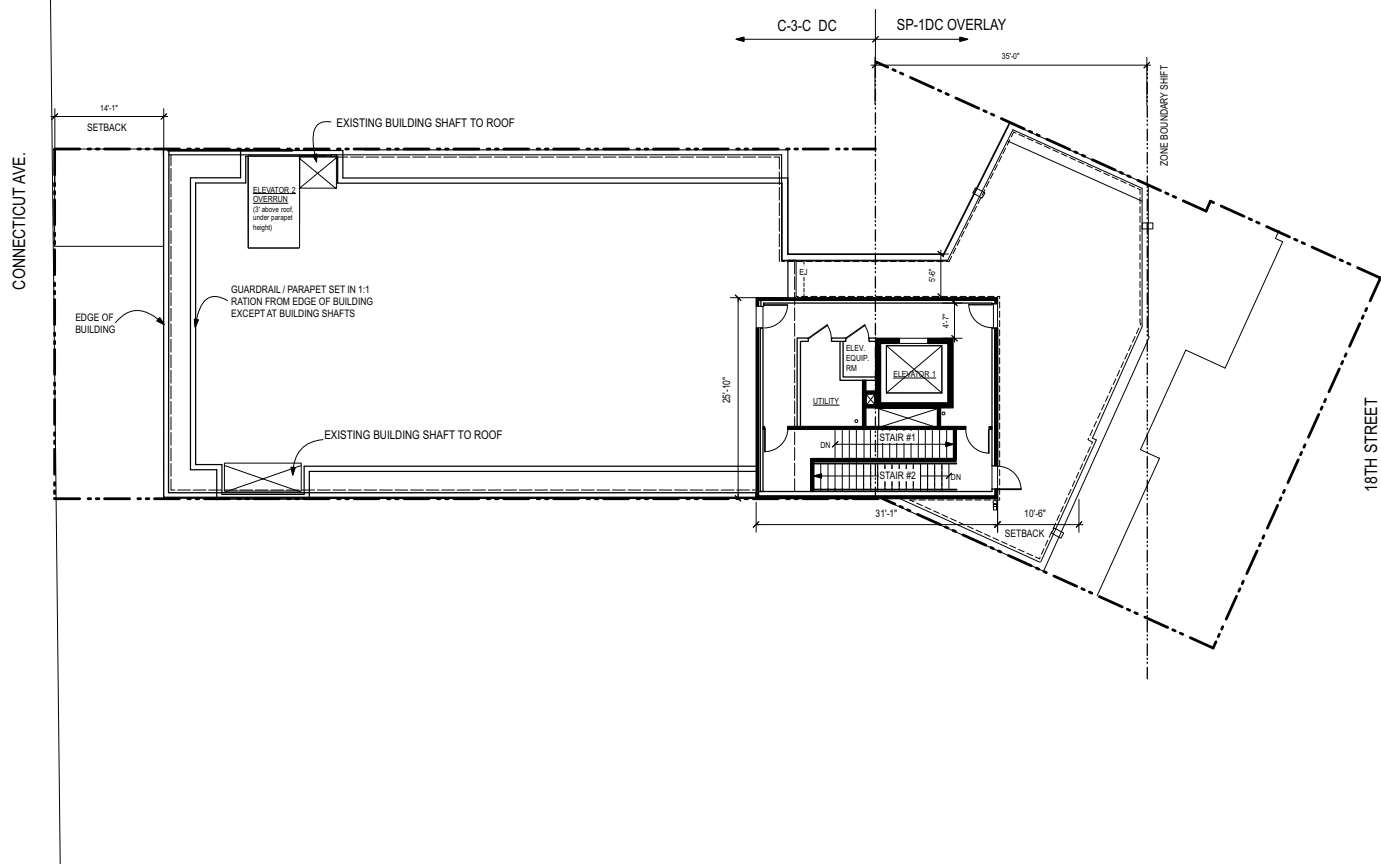
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A-106



Project MATRIX	
3rd Floor	15 Hotel units (one unit w/ terrace = 62 sf)
4th Floor	15 Hotel units (one unit w/ terrace 50sf)
5th Floor	15 Hotel units (10 units have terraces or balconies sizes vary)
6th Floor	5 Hotel units (5 units have terraces, sizes vary)
Total	50 Hotel Units
3rd floor Common Court yard = 454 sf	
3rd Floor Amenity = 640 SF	
4th Floor Amenity = 640 SF	
5th Floor Common Terrace = 175 sf	
6th Floor Restaurant = 2,200 SF	
Restaurant terrace = 156 sf	





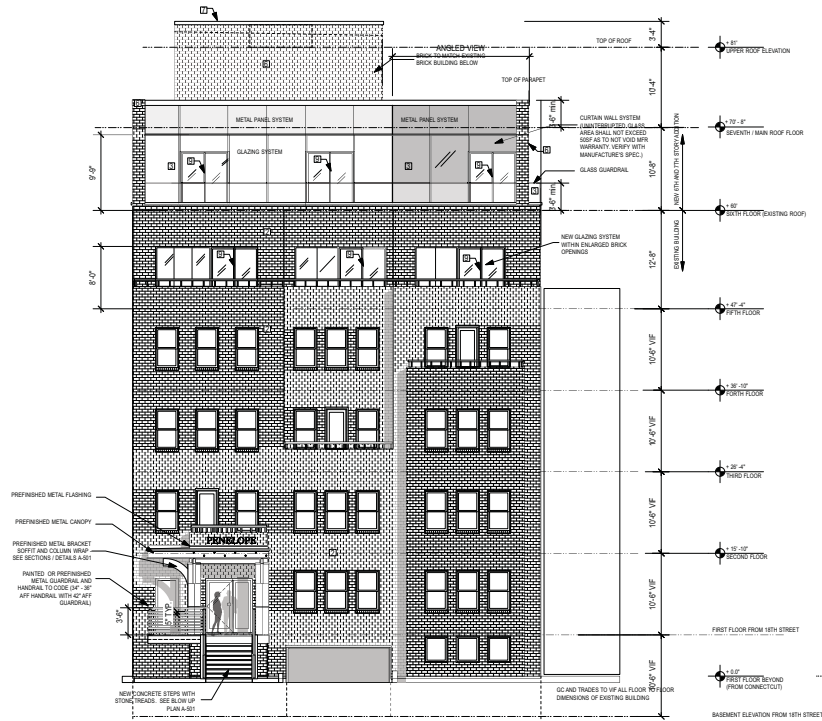
RELEASE DATE:	
4/24/15	HPRB
4/28/15	BZA/REV1 DRAFT
4/30/15	BZA- HOTEL
05/05/15	HPRB JANC
05/10/15	HPRB JANC -option B
05/17/15	HPRB /Staff/Alan/Paragait
05/18/15	BZA for review

Penelope - Hotel Addition

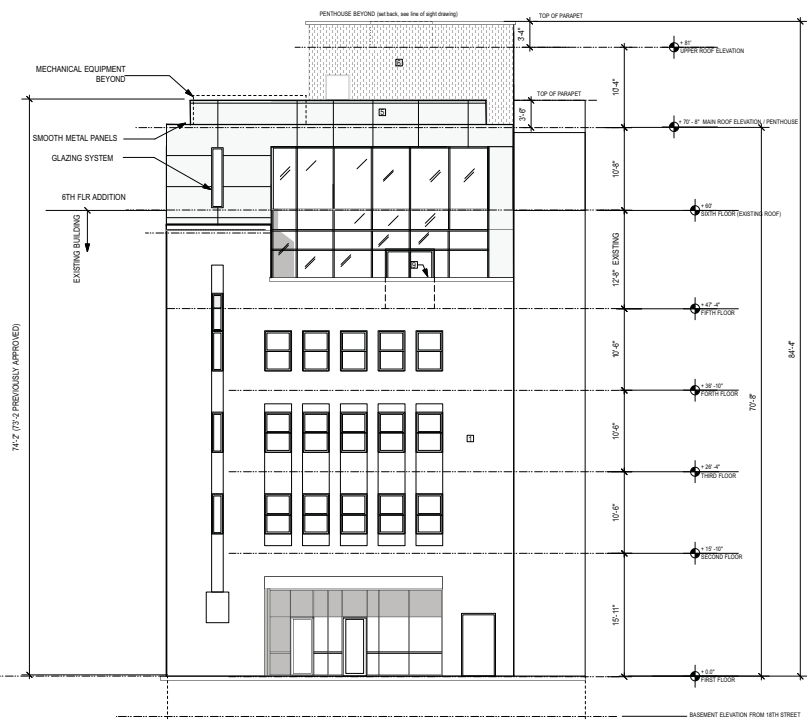
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2 REAR ELEVATION - 18TH ST.
Scale: 1/8" = 1'-0"



1 CONCEPT FRONT ELEVATION - CONNECTICUT AVE.
Scale: 1/8" = 1'-0"

NR.	LOCATION	MATERIAL / FINISH	COLOR	MANUFACTURER	REMARKS
1	EXISTING PAINTED / STUCCO BUILDING	EXISTING	EXISTING	-	-
2	EXISTING BRICK BUILDING	EXISTING	EXISTING	-	-
3	GLAZING SYSTEM W/ METAL FRAME	PRE-FINISHED CLEAR ANODIZED ALUMINUM	SOLAR BAN 67 OR Z50 LOW E COATING U=29	OLD CASTLE BUILDING ENVELOPE / EFCO	PROVIDE SHOP DRAWINGS
4	GLASS RAILING SYSTEM	TEMPERED GLASS / CLEAR	CLEAR	OR LAWRENCE OR EQUAL	PROVIDE SHOP DRAWINGS
5	SMOOTH METAL PANEL SYSTEM	KYNAR 500	BRIGHT SILVER / CLIP & CAULK OMEGA PANEL	LAMINATORS INC. / OMEGA PLY	PROVIDE SHOP DWGS AND COLOR SUBMITTAL. SEALANT TO MATCH METAL PANEL
6	NEW BRICK TO MATCH EXISTING	RED BRICK TO MATCH EXISTING	RED BRICK	GLEN GERY OR EQUAL	MORTAR JOINT TOOLING AND COLOR TO MATCH EXISTING
7	PRE-FINISHED METAL CAP FLASHING	BRIGHT SILVER OR RUSTIC RED	MATCH COLOR OF ADJACENT MATERIAL	MBCL OR EQUAL	CAP FLASHING TO MATCH ADJACENT MATERIAL
8	NOT USED	-	-	-	-
9	PATIO DOOR	PRE-FINISHED METAL	MATCH CURTAIN WALL	OLD CASTLE	-
10	OPERABLE WINDOW	PRE-FINISHED METAL	MATCH CURTAIN WALL	-	(SIGNATURE 200)
11	CURTAIN WALL TO MATCH EXISTING (COURTYARD)	PRE-FINISHED METAL	BLACK ON EXTERIOR SILVER FINISH ON INTERIOR	OLD CASTLE BUILDING ENVELOPE	-
12	EXISTING WINDOWS	PRE-FINISHED METAL & GLASS	EXISTING	-	-
13	PRIVACY FENCE / PRIVATE DECK ENCLOSURE	GALVALUME METAL	SILVER METALLIC	-	PROVIDE SHOP DRAWINGS
14	GUTTER / GUTTER TRIM	PRE-FINISHED METAL	MATCH ADJACENT MATERIAL	MBCL / RIB ROOF OR EQ	-
15	DOWNSPOUT	PRE-FINISHED METAL	MATCH ADJACENT MATERIAL	MBCL / RIB ROOF OR EQ	-
16	EXTERIOR LIGHT (DECORATIVE)	PRE-FINISHED METAL	-	-	-
17	EMERGENCY LIGHT	PRE-FINISHED METAL	-	-	-
18	-	-	-	-	-

NOTE:
Painters are to do samples on site to be approved prior to commencement of painting
All mortar to match adjacent brick / brick unless noted otherwise
Manufacturer names are the basis of design - substitutions are possible with Architect's written approval only - per the specifications
Glazing shall be 1" insulated glass, fully tempered, by PPG Clear (Solar Ban 60 or 70 w/ Low E coating U=29 provide samples) or Guardian SN 68 Clear Low E Coating, U=27 provide samples) Provide optional Solar Gray or Crystal Gray tinted glass

RELEASE DATE:
4/24/15 HPRB
4/28/15 BSA/REU DRAFT
4/30/15 BSA- HOTEL
05/05/15 HPRB/ANC
05/19/15 HPRB/ANC - option B
05/17/15 HPRB/ BuildingPermit
05/19/15 BSA for review

Penelope - Hotel Addition

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1337 CONNECTICUT AVE. NW
WASHINGTON, DC 20005



A-200

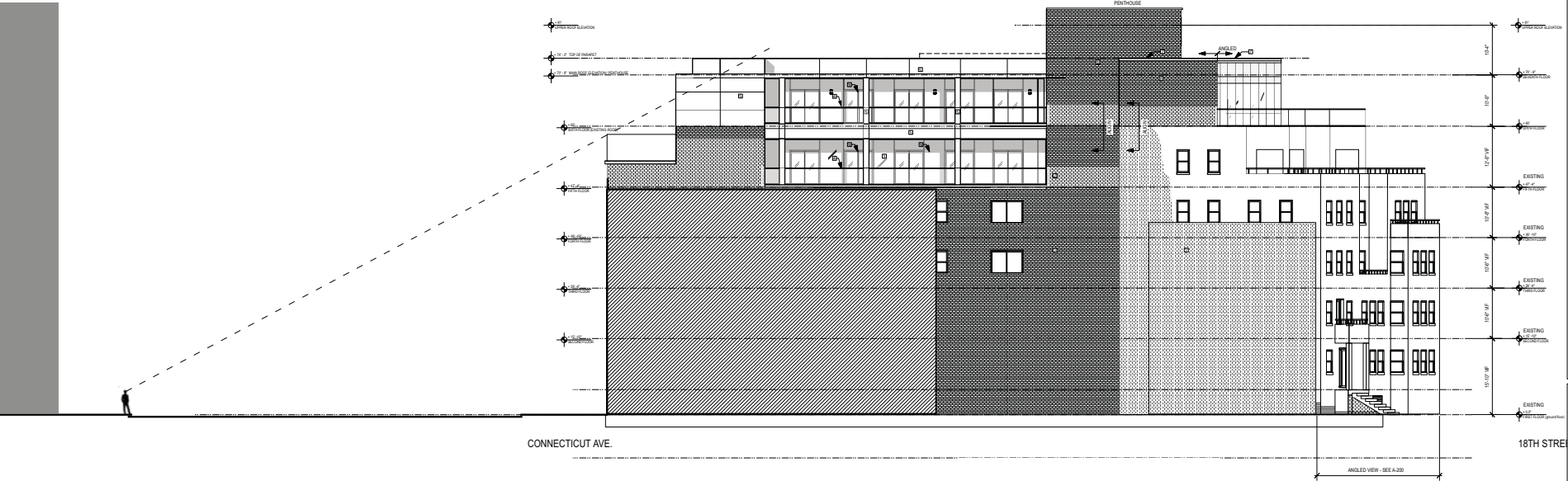
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4/24/15	RFPS
4/29/15	BZA REV DRAFT
4/30/15	BZA-HOTEL
5/5/15	RFPS/ANC
5/10/15	RFPS/ANC - option B
5/11/15	RFPS/ Submittal Package
5/18/15	BZA for review

Penelope - Hotel Addition

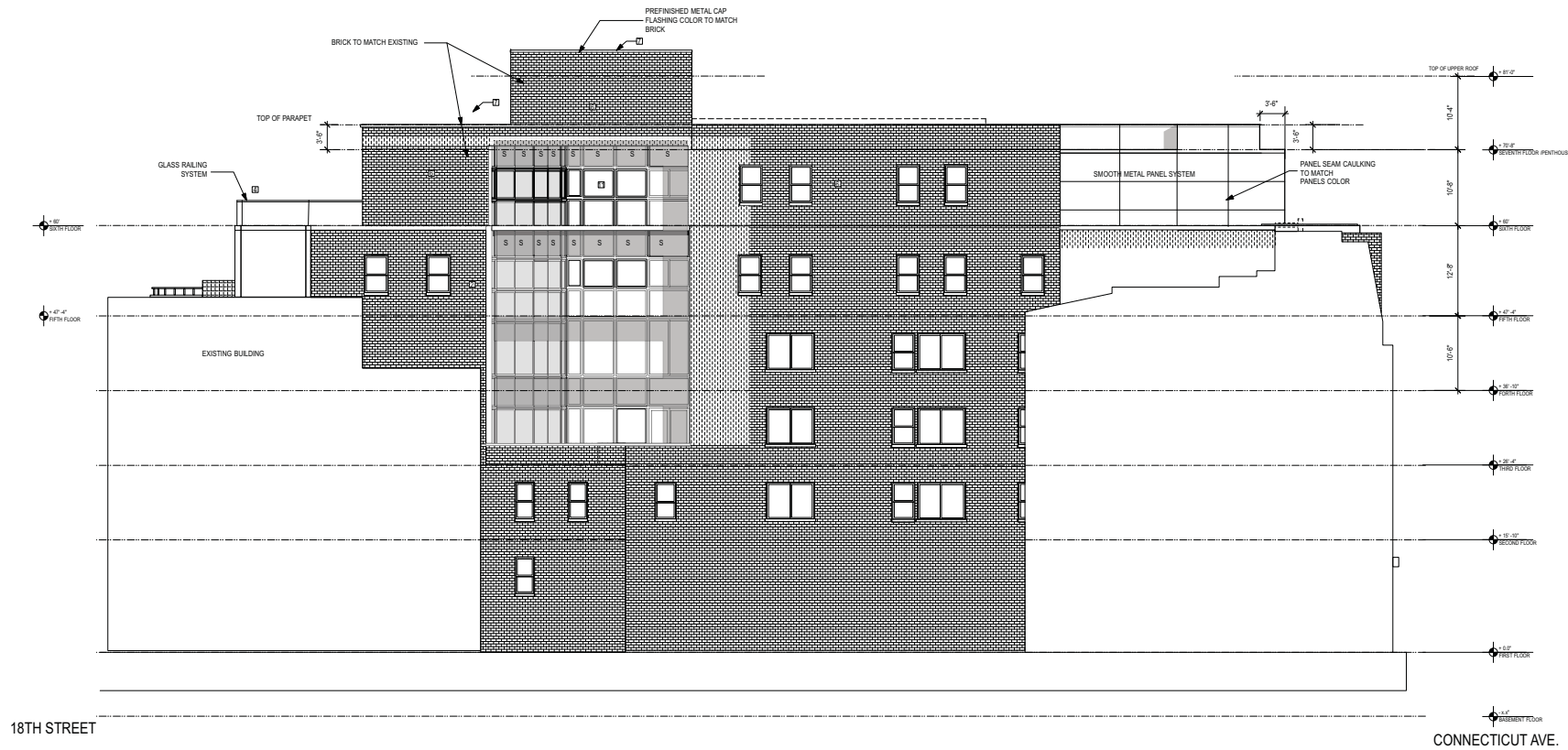
VALOR DEVELOPMENT
1327 CONNECTICUT AVE NW
WASHINGTON, DC 20004



A-201



1 RIGHT ELEVATION - SOUTH (LINE OF SIGHT)
A-201 Scale: 3/32" = 1'-0"



SCHEDULE OF EXTERIOR MATERIALS & COLORS

NR.	LOCATION	MATERIAL / FINISH	COLOR	MANUFACTURER	REMARKS
1	EXISTING PAINTED / STUCCO BUILDING	EXISTING	EXISTING	-	-
2	EXISTING BRICK BUILDING	EXISTING	EXISTING	-	-
3	GLAZING SYSTEM W/ METAL FRAME	PREFINISHED CLEAR ANODIZED ALUMINUM	SOLAR BAN 87 OR 250 LOW E COATING U= 29	OLD CASTLE BUILDING ENVELOPE / EFCO	PROVIDE SHOP DRAWINGS
4	GLASS RAILING SYSTEM	TEMPERED GLASS / CLEAR	CLEAR	OR LAWRENCE OR EQUAL	PROVIDE SHOP DRAWINGS
5	SMOOTH METAL PANEL SYSTEM	KYNAR 500	BRIGHT SILVER / CLIP & CAULK OMEGA PANEL	LAMINATORS INC. / OMEGA PLY	PROVIDE SHOP DWGS AND COLOR SUBMITTAL SEALANT TO MATCH METAL PANEL
6	NEW BRICK TO MATCH EXISTING	RED BRICK TO MATCH EXISTING	RED BRICK	GLEN GERY OR EQUAL	MORTAR JOINT TOOLING AND COLOR TO MATCH EXISTING
7	PREFINISHED METAL CAP FLASHING	BRIGHT SILVER OR RUSTIC RED	MATCH COLOR OF ADJACENT MATERIAL	MBGI OR EQUAL	CAP FLASHING TO MATCH ADJACENT MATERIAL
8	NOT USED	-	-	-	-
9	PATIO DOOR	PREFINISHED METAL	MATCH CURTAIN WALL	OLD CASTLE	-
10	OPERABLE WINDOW	PREFINISHED METAL	MATCH CURTAIN WALL	-	(SIGNATURE 200)
11	CURTAIN WALL TO MATCH EXISTING (COURTYARD)	PREFINISHED METAL	BLACK ON EXTERIOR SILVER FINISH ON INTERIOR	OLD CASTLE BUILDING ENVELOPE	-
12	EXISTING WINDOWS	PREFINISHED METAL & GLASS	EXISTING	-	-
13	PRIVACY FENCE / PRIVATE DECK ENCLOSURE	GALVALUME METAL	SILVER METALIC	-	PROVIDE SHOP DRAWINGS
14	GUTTER / GUTTER TRIM	PREFINISHED METAL	MATCH ADJACENT MATERIAL	MBGI / RIB ROOF OR EQ.	-
15	DOWNSPOUT	PREFINISHED METAL	MATCH ADJACENT MATERIAL	MBGI / RIB ROOF OR EQ.	-
16	EXTERIOR LIGHT (DECORATIVE)	PREFINISHED METAL	-	-	-
17	EMERGENCY LIGHT	PREFINISHED METAL	-	-	-
18	NOTE: Painters are to do samples on site to be approved prior to commencement of painting All mortar to match adjacent block / brick unless noted otherwise Manufacturer names are the basis of design - substitutions are possible with Architect's written approval only - per the specifications Glazing shall be 1" insulated glass, fully tempered, by PPG Clear (Solar Ban 80 or 70 w/ Low E coating U= 29 provide samples) or Guardian SN 68 Clear Low E Coating, U= 27 provide samples) Provide optional Solar Gray or Crystal Gray tinted glass				

1
A-202
LEFT SIDE ELEVATION - NORTH
Scale: 1/8" = 1'-0"

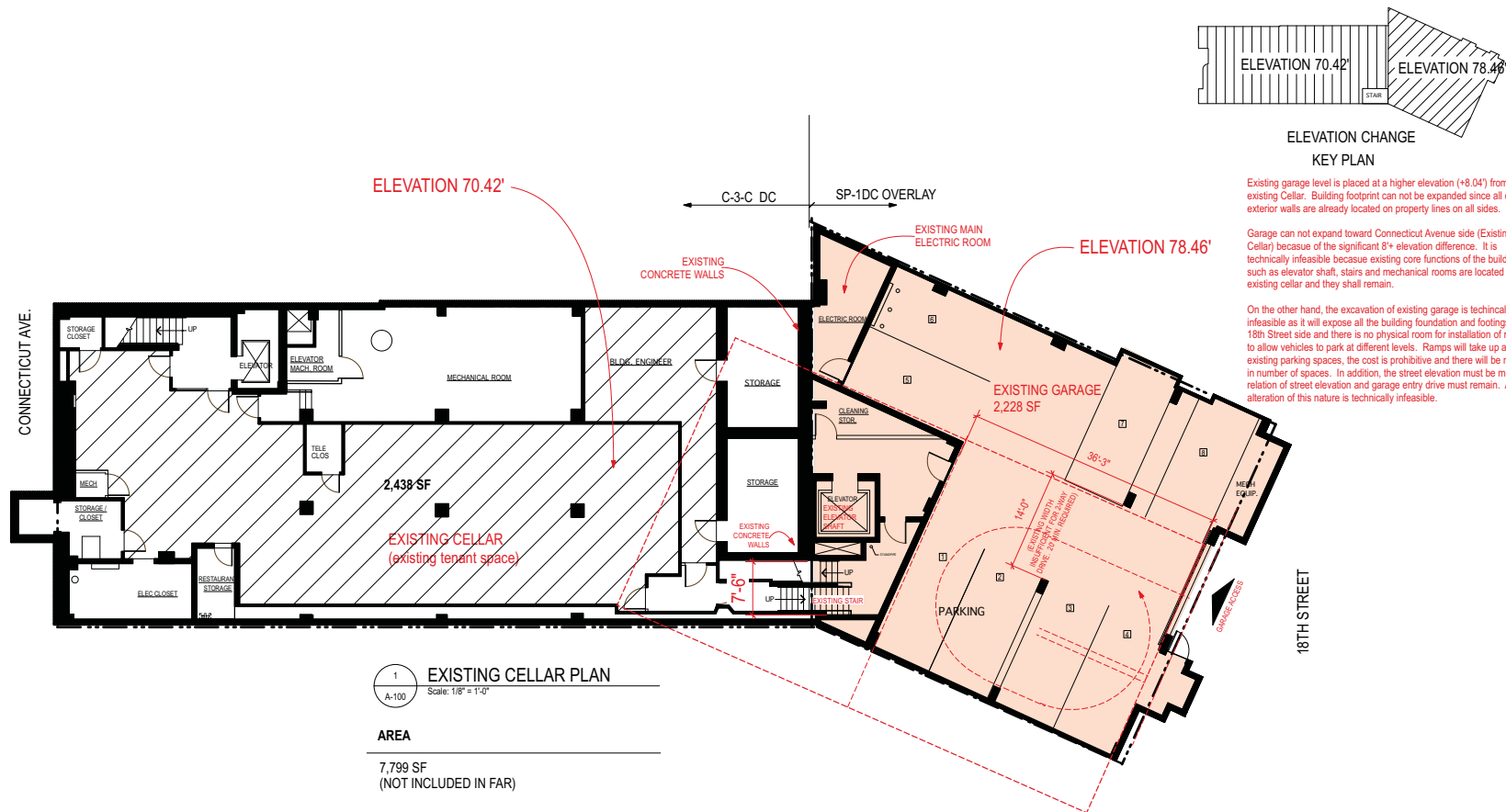
• RELEASE DATE: •
4/24/15 HPRB
4/28/15 BSA/VEL DRAFT
4/30/15 BSA- HOTEL
05/05/15 HPRB/ LANC
05/10/15 HPRB/ LANC - option B
05/17/15 HPRB/ LANC/BSA/Pragati
05/18/15 BSA for review

Penelope - Hotel Addition

VALOR DEVELOPMENT
1337 CONNECTICUT AVE. NW
WASHINGTON, DC 20005



A-202



ELEVATION 70.42'

ELEVATION 78.46'

ELEVATION CHANGE KEY PLAN

Existing garage level is placed at a higher elevation (+8.04') from existing Cellar. Building footprint can not be expanded since all existing exterior walls are already located on property lines on all sides.

Garage can not expand toward Connecticut Avenue side (Existing Cellar) because of the significant 8'+ elevation difference. It is technically infeasible because existing core functions of the building such as elevator shaft, stairs and mechanical rooms are located on existing cellar and they shall remain.

On the other hand, the excavation of existing garage is technically infeasible as it will expose all the building foundation and footings on the 18th Street side and there is no physical room for installation of ramps to allow vehicles to park at different levels. Ramps will take up actual existing parking spaces, the cost is prohibitive and there will be no gain in number of spaces. In addition, the street elevation must be met, the relation of street elevation and garage entry drive must remain. Any alteration of this nature is technically infeasible.

RELEASE DATE:	
4/24/15	HPRB
4/28/15	BZA/HEL DRAFT
4/30/15	BZA- HOTEL
05/05/15	HPRB JANC
05/10/15	HPRB JANC - option B
05/17/15	HPRB / Staff/Adm/Paragat
05/18/15	BZA for review

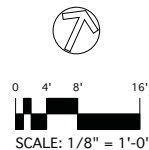
Penelope - Hotel Addition

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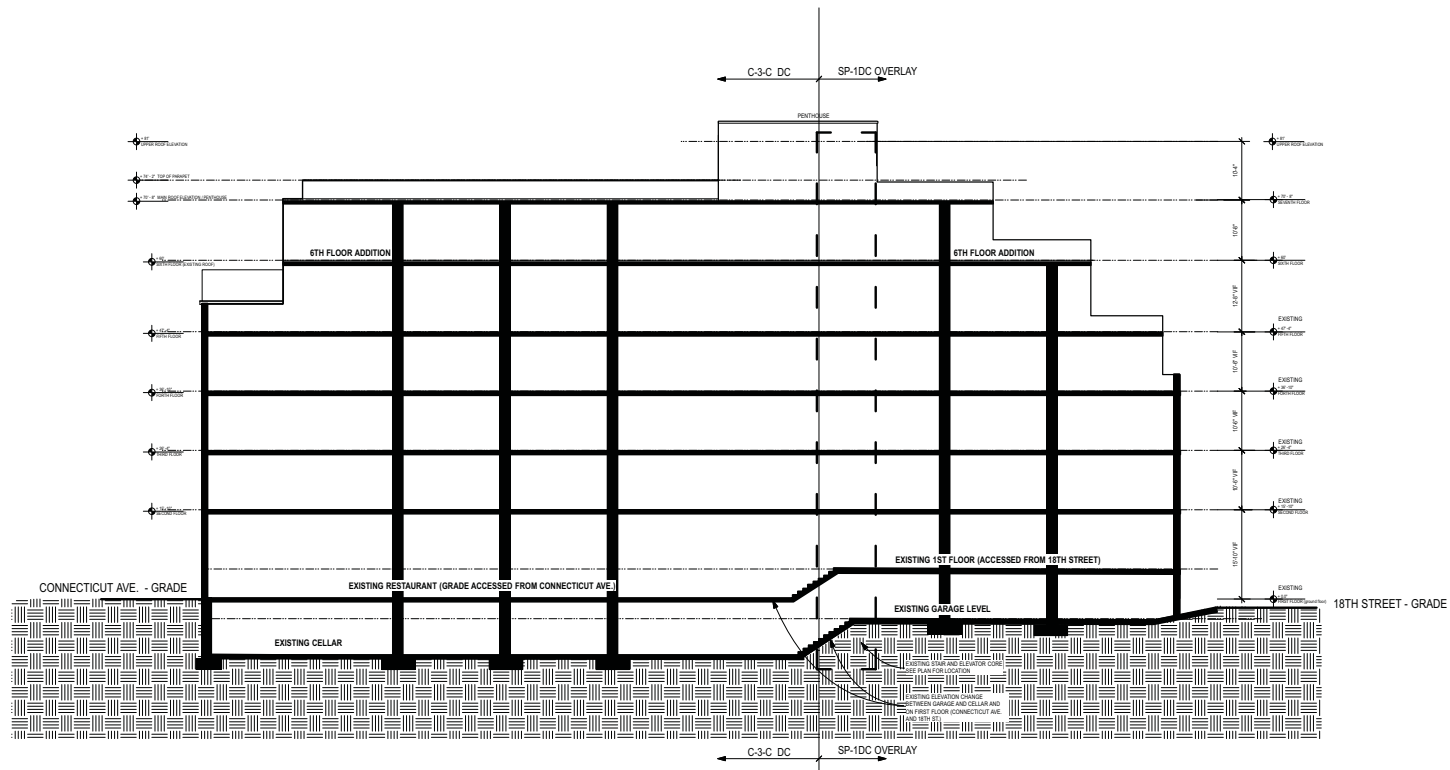


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A-100



GARAGE RAMP DIAGRAM



1
A-100.1
EXISTING BUILDING SECTION - DIAGRAM
NTS

• RELEASE DATE: •

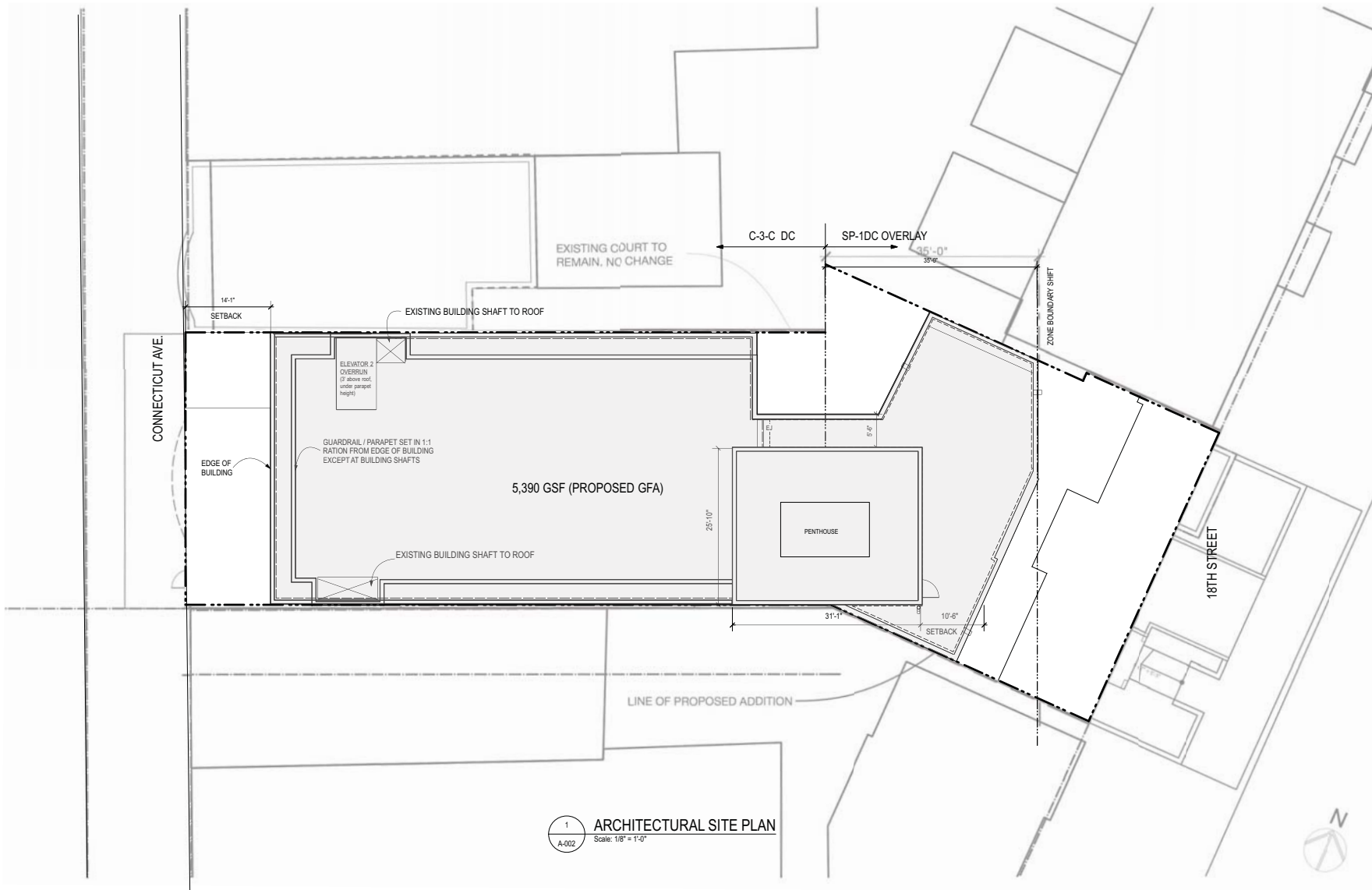
4/24/15 HPRB
4/28/15 B2A/REU DRAFT
4/30/15 B2A- HOTEL
05/05/15 HPRB JANC
05/10/15 HPRB JANC -option B
05/17/15 HPRB /Sullivan/Pengast
05/18/15 B2A for review

Penelope - Hotel Addition

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WASHINGTON, DC 20005



A-100.1



1
A-002
ARCHITECTURAL SITE PLAN
Scale: 1/8" = 1'-0"

RELEASE DATE	
4/26/16	HPRB
4/28/16	BZA REV DRAFT
4/29/16	BZA - HOTEL
05/05/16	HPRB / IANC
05/10/16	HPRB / IANC - Update B
05/17/16	HPRB / Submittal/Parapet
05/18/16	BZA for review

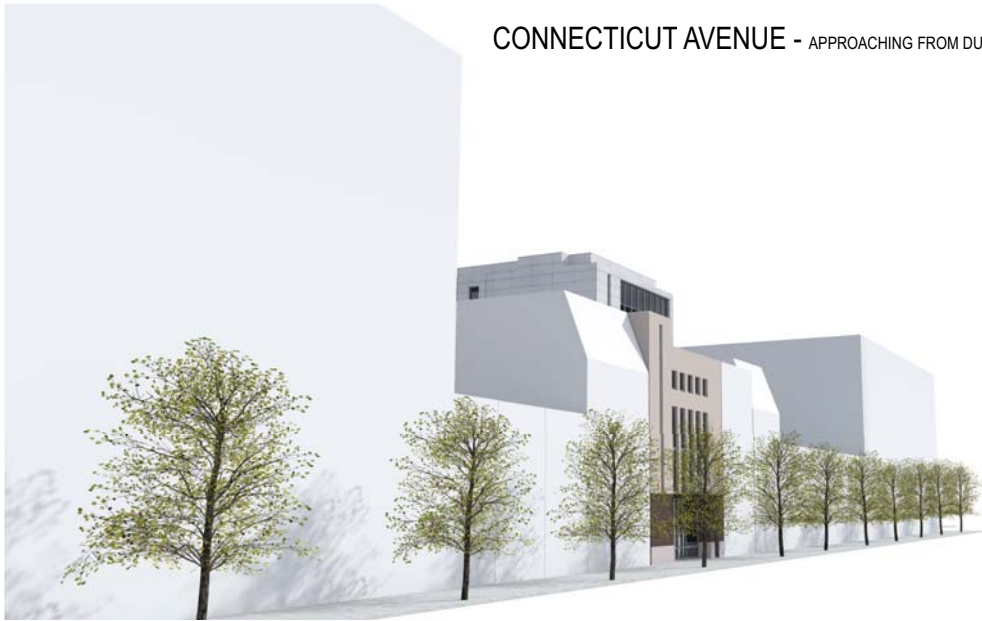
Penelope - Hotel Addition

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A-002



CONNECTICUT AVENUE - APPROACHING FROM DUPONT CIRCLE



CONNECTICUT AVENUE - APPROACHING FROM N STREET

• RELEASE DATE •

02/01/15 HPFB
 02/01/15 BZA-REV DRAFT
 02/01/15 BZA-HOTEL
 05/05/15 HPFB / ANIC
 05/10/15 HPFB / ANIC - option B
 05/17/15 HPFB / Initial/Project
 05/18/15 BZA for review

Penelope - Hotel Addition

VALOR DEVELOPMENT
 1100 CALVERT STREET, NW
 WASHINGTON, DC 20005



A-003



18TH STREET - APPROACHING FROM N ST. SIDE



18TH STREET - APPROACHING FROM MASS. AVE.

• RELEASE DATE: •

4/26/15 HPRB
4/28/15 BZA/RES. DRAFT
4/30/15 BZA- HOTEL
05/05/15 HPRB JANC
05/10/15 HPRB JANC - option B
05/17/15 HPRB / Submittal/Permit
05/18/15 BZA for review

Penelope - Hotel Addition

VALOR DEVELOPMENT
1337 CONNECTICUT AVE. NW
WASHINGTON, DC 20006



A-004



VIEW FROM CONNECTICUT AVENUE



VIEW FROM 18TH ST - NE



VIEW FROM 18TH ST - SW

• RELEASE DATE •

02/17/15 HPFB
4/29/15 BZA-REV. DRAFT
05/05/15 BZA-HOTEL
05/05/15 HPFB / ANIC
05/10/15 HPFB / ANIC - option B
05/17/15 HPFB / InitialProject
05/18/15 BZA for review

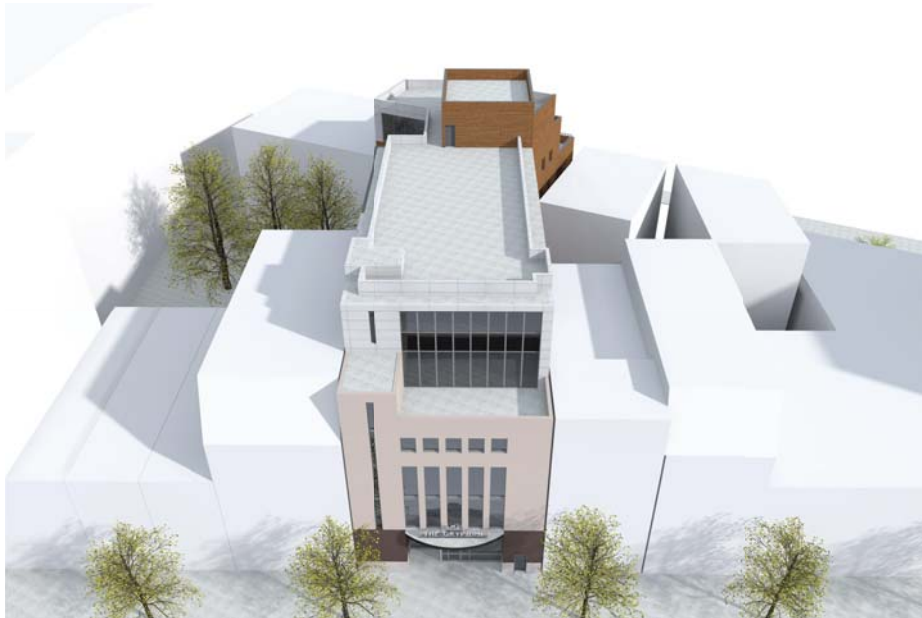
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1500 K STREET, N.W.
WASHINGTON, DC 20005



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A-005



BIRD'S EYE VIEW - 3D MASSING



RELEASE DATE:	
4/26/15	HPRB
4/28/15	BZA/PLU DRAFT
4/30/15	BZA- HOTEL
05/05/15	HPRB JANC
05/10/15	HPRB JANC -option B
05/17/15	HPRB/ Staff/and/Paragat
05/18/15	BZA for review

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