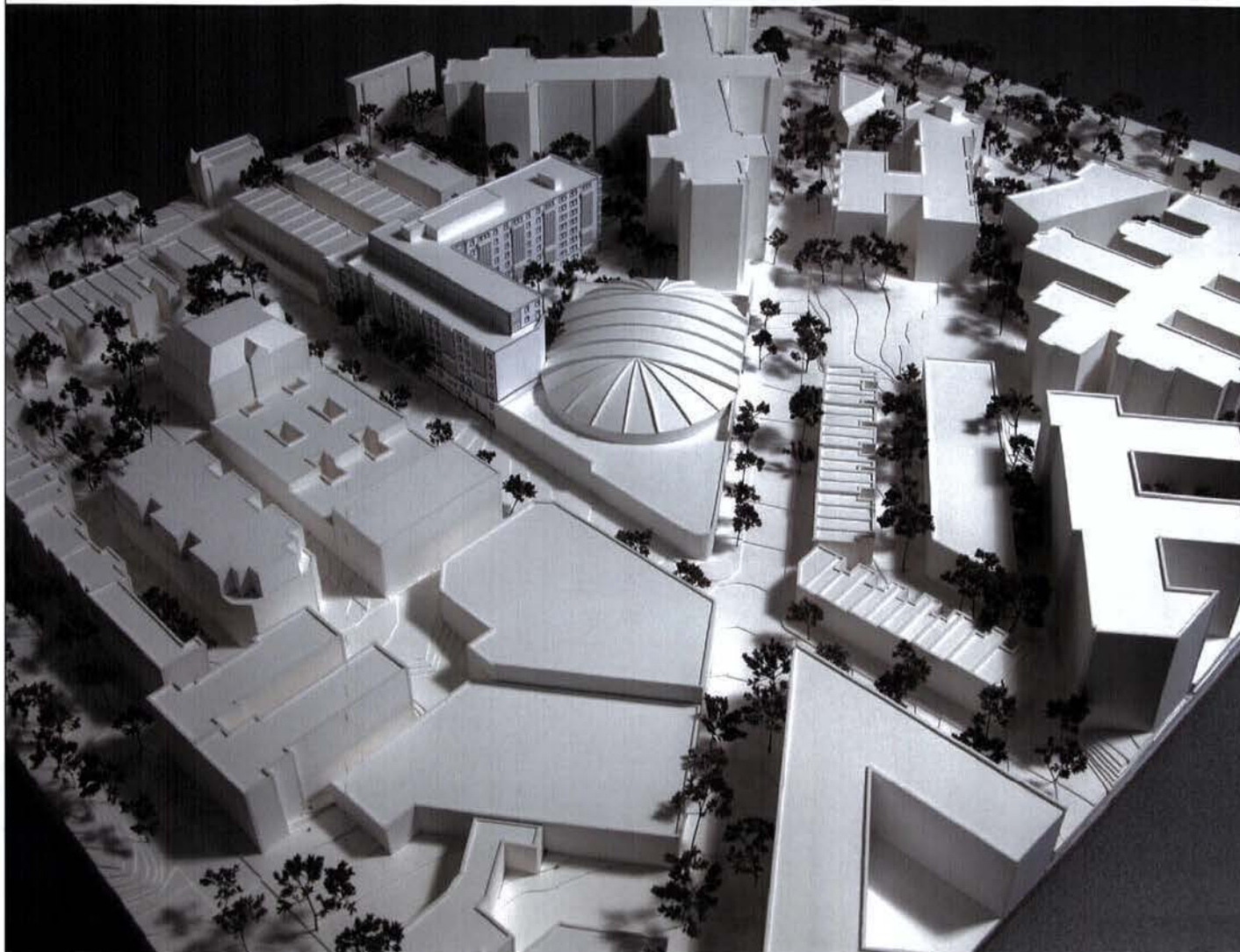




DORCHESTER ADDITION P.U.D. SET

2400 BLOCK OF 17TH STREET N.W.

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- A-3.7 SITE LINE SECTION, WEST - EAST

ERIC COLBERT & ASSOCIATES ARCHITECTS

POTOMAC INVESTMENT PROPERTIES
District of Columbia

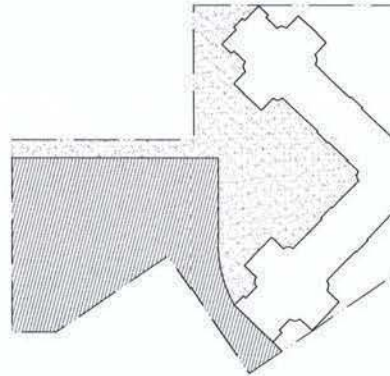
CASE NO. 2004

EXHIBIT NO.7C

GENERAL DEVELOPMENT ZONING INFORMATION

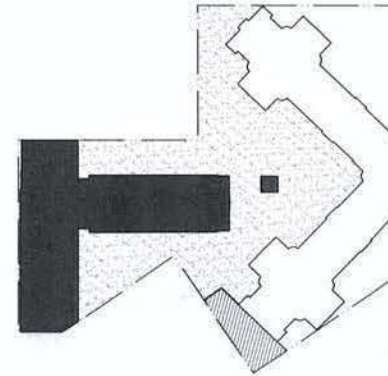
- FAR & GSF -- SEE SHEET CS-2 FOR INFORMATION
- PROPOSED HEIGHT = 58'-6" AT STREET (MEASURED FROM T.O. CURB AT CENTER OF 17th ST FRONTAGE TO T.O. ROOF), SETBACK PORTION = 78'-0" HIGH, MAXIMUM HEIGHT PERMITTED IN R-5-D FOR P.U.D. = 90'
- EXISTING DORCHESTER TOTAL APT UNITS = 394
 PROPOSED NEW APT UNITS IN ADDITION = 145 (APPROX. -SUBJECT TO CHANGE)
 TOTAL APT UNITS, PROPOSED AND EXISTING = 539
- REQUIRED PARKING = $1/3 \times 537 = 179$ SPACES MINIMUM
 PROPOSED PARKING = APPROX. 307 SPACES (NOTE: LARGER SPACE SIZE 8.5'x18', SMALLER SPACES 8'x16' OR 8')
- EXISTING LOADING BERTH FOR DORCHESTER RETAINED; NEW LOADING BERTH PROPOSED FOR ADDITION.
- EXISTING LOT COVERAGE = 29%, PROPOSED LOT COVERAGE 45%

LAND USE ALLOCATION



EXISTING ALLOCATION (WEST SIDE OF DORCHESTER)

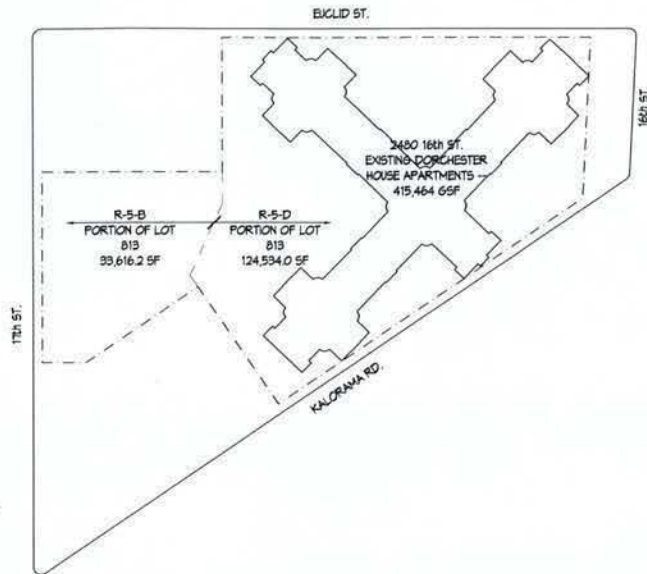
- ASPHALT PARKING LOT = 39,445 S.F.
- LANDSCAPED AREA = 32,460 S.F.



PROPOSED ALLOCATION (WEST SIDE OF DORCHESTER)

- ASPHALT PAVING = 39,350 S.F.
- LANDSCAPED AREA = 44,020 S.F.
- NEW BLDG. FOOTPRINT = 24,535 S.F.

ZONING INFORMATION

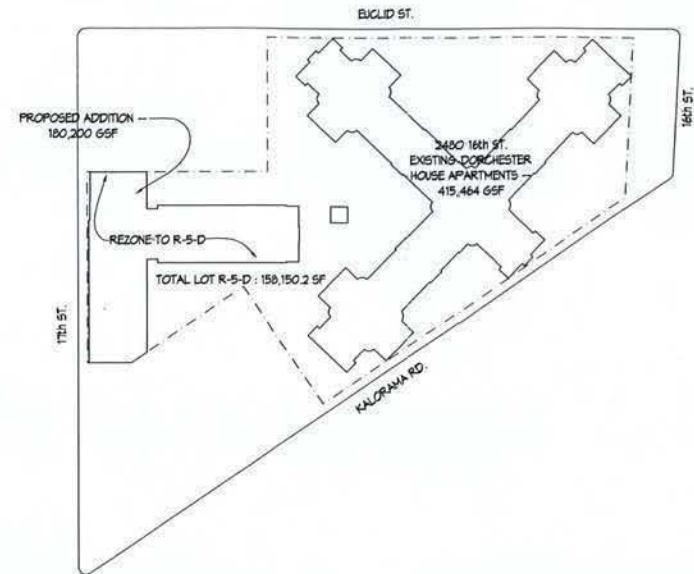


EXISTING ZONING, LOT 35, SQUARE 2512

R-5-D : 124,534.0 SF LOT
 X 3.5 FAR
 435,869 GSF (FAR) MAXIMUM

R-5-B : 33,616.2 SF LOT
 X 1.8 FAR
 60,509 GSF (FAR) MAXIMUM

435,869 + 60,509 = 496,378 GSF MAX
 LESS EXIST. BLDG. - 415,464 GSF
 80,914 GSF AVAILABLE



PROPOSED P.U.D. REZONING, LOT 35, SQUARE 2512

EXIST. BLDG. GSF = 415,464
 PROPOSED ADDITION GSF = 180,200
 TOTAL GSF = 595,664 GSF

LOT SIZE = 158,150.2 SF
 595,664 / 158,150.2 = FAR 3.71
 MAX. FAR FOR P.U.D. FOR R-5-D = 4.5

- THIS P.U.D. PROPOSES 0.73 FAR (115,449.65 SF) LESS THAN MAXIMUM ALLOWED
- THIS P.U.D. PROPOSES 99,286 SF (0.63 FAR) MORE THAN CURRENT ZONING ALLOWS AS-RIGHT.

ZONING INFORMATION



SITE FROM CORNER OF 11TH AND EUCLID STS. NW (LOOKING SE)



SITE FROM ACROSS 11TH STREET (LOOKING SE)



SITE FROM ALLEY ADJACENT TO 2412 11TH ST. NW (LOOKING NE)



SITE FROM ROOF OF 2328 CHAMPLAIN ST. NW (LOOKING EAST)

EXISTING CONDITIONS PHOTOGRAPHS

ARCHITECT: ERIC COLBERT & ASSOCIATES
111 17th STREET, N.W. WASHINGTON, D.C. 20036

PROJECT: DORCHESTER HOUSE ADDITION
8400 BLOCK OF 11TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1730 K ST., NW WASHINGTON, DC 20006

DATE: 08.01.06
BY: ECA
SCALE: 1" = 20' A-0.1



SITE FROM ROOF OF DORCHESTER HOUSE APARTMENTS (LOOKING WEST)



SITE FROM ROOF OF DORCHESTER HOUSE APARTMENTS (LOOKING SW)



SITE FROM ROOF OF 2328 CHAMPLAIN ST. NW (LOOKING EAST)

EXISTING CONDITIONS PHOTOGRAPHS

ARCHITECT: ERIC COLBERT & ASSOCIATES
111 8TH STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1730 K ST. NW WASHINGTON, DC 20005

A-0.2



VIEW OF WEST SIDE OF 11TH STREET, ACROSS FROM OUR SITE SHOWING APPROVED ADDITION ON TOP O 2412 11TH STREET.



SITE FROM ACROSS 11TH ST. NW (LOOKING EAST)

EXISTING CONDITIONS PHOTOGRAPHS

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 11TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1700 K ST. NW WASHINGTON, DC 20006

— A-0.3



KALORAMA ROAD LOOKING SOUTH, ACROSS THE STREET FROM DORCHESTER HOUSE

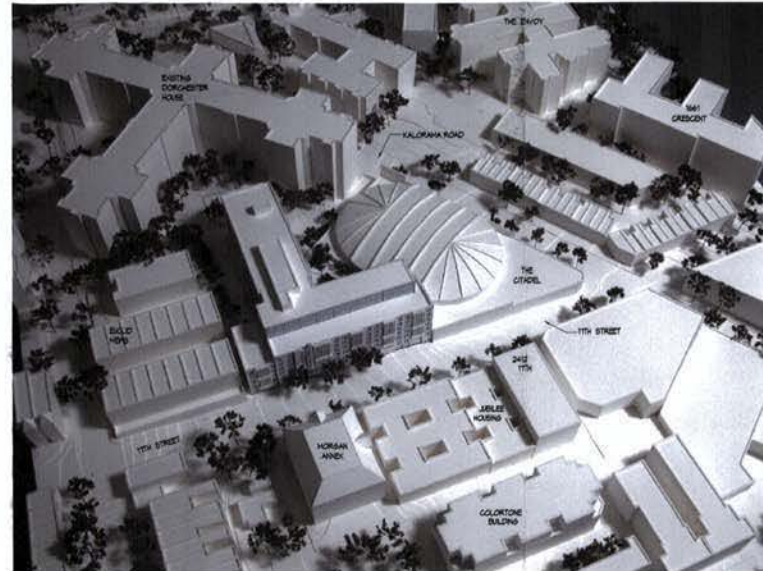


SOUTH SIDE OF KALORAMA ROAD (LOOKING EAST)



VIEW FROM ALLEY, SOUTH OF KALORAMA STREET,
LOOKING AT THE DORCHESTER HOUSE AND THE CITADEL

EXISTING CONDITIONS PHOTOGRAPHS



PROPOSED ADDITION MODEL PHOTOGRAPHS

ARCHITECT: ERIC COLBERT & ASSOCIATES

PROJECT: DORCHESTER HOUSE ADDITION

CLIENT: POTOMAC INVESTMENT PROPERTIES

1701 K ST. NW WASHINGTON, DC 20006
1701 K ST. NW WASHINGTON, DC 20006
1701 K ST. NW WASHINGTON, DC 20006
A-0.5



RENDERING OF PROPOSED ADDITION WITH EUCLID MEWS IN THE FOREGROUND

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2450 BLOCK OF 17TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1730 K ST., NW WASHINGTON, DC 20006

A-0.6



VIEW LOOKING NORTH UP 17TH STREET

RENDERING OF PROPOSED ADDITION WITH THE CITADEL IN THE FOREGROUND

ARCHITECT: ERIC COLBERT & ASSOCIATES

PROJECT: DORCHESTER HOUSE ADDITION

CLIENT: POTOMAC INVESTMENT PROPERTIES

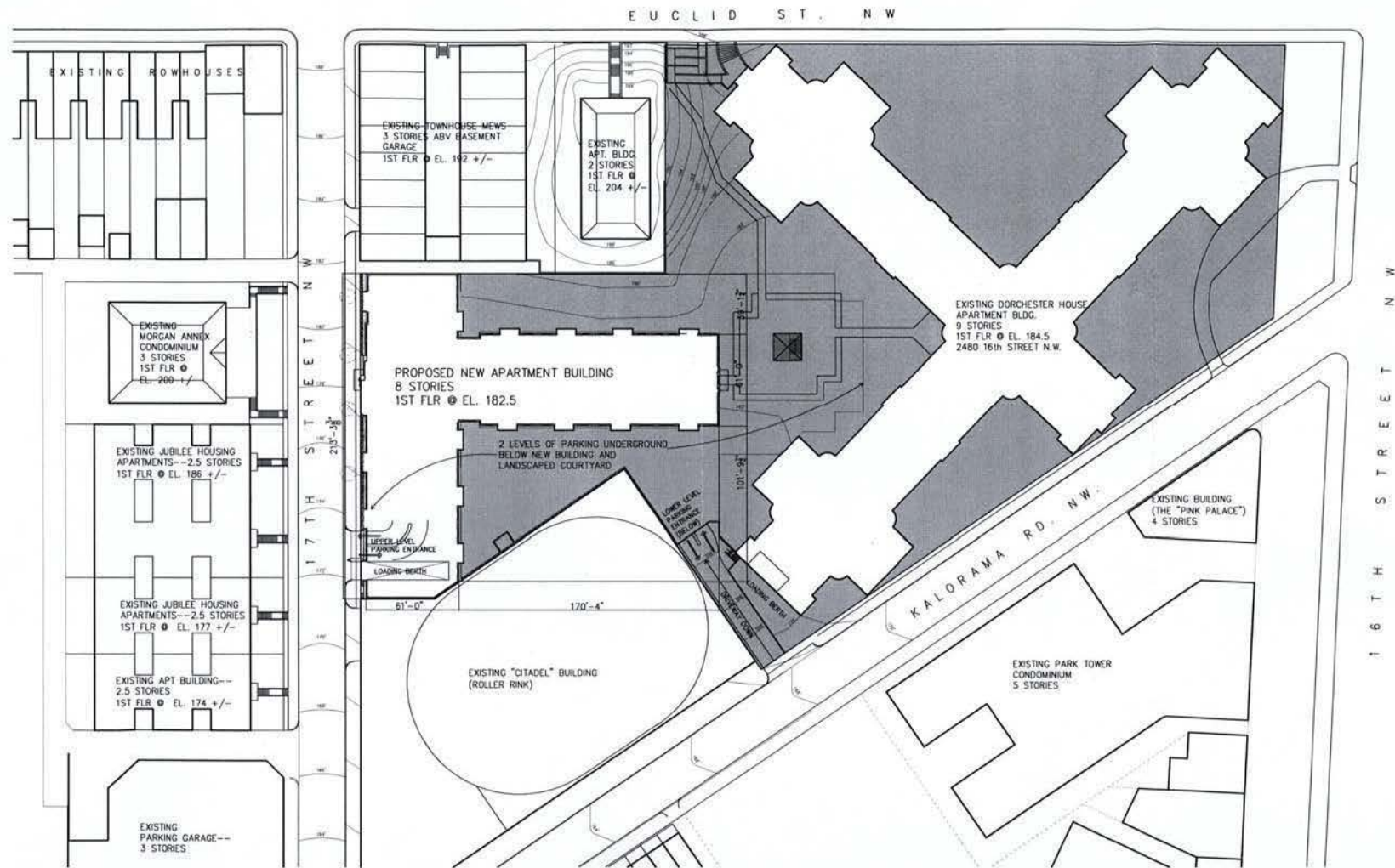
A-0.7

117 5TH STREET, N.W. WASHINGTON, D.C. 20001

2400 BLOCK OF 17TH STREET N.W. WASHINGTON, DC

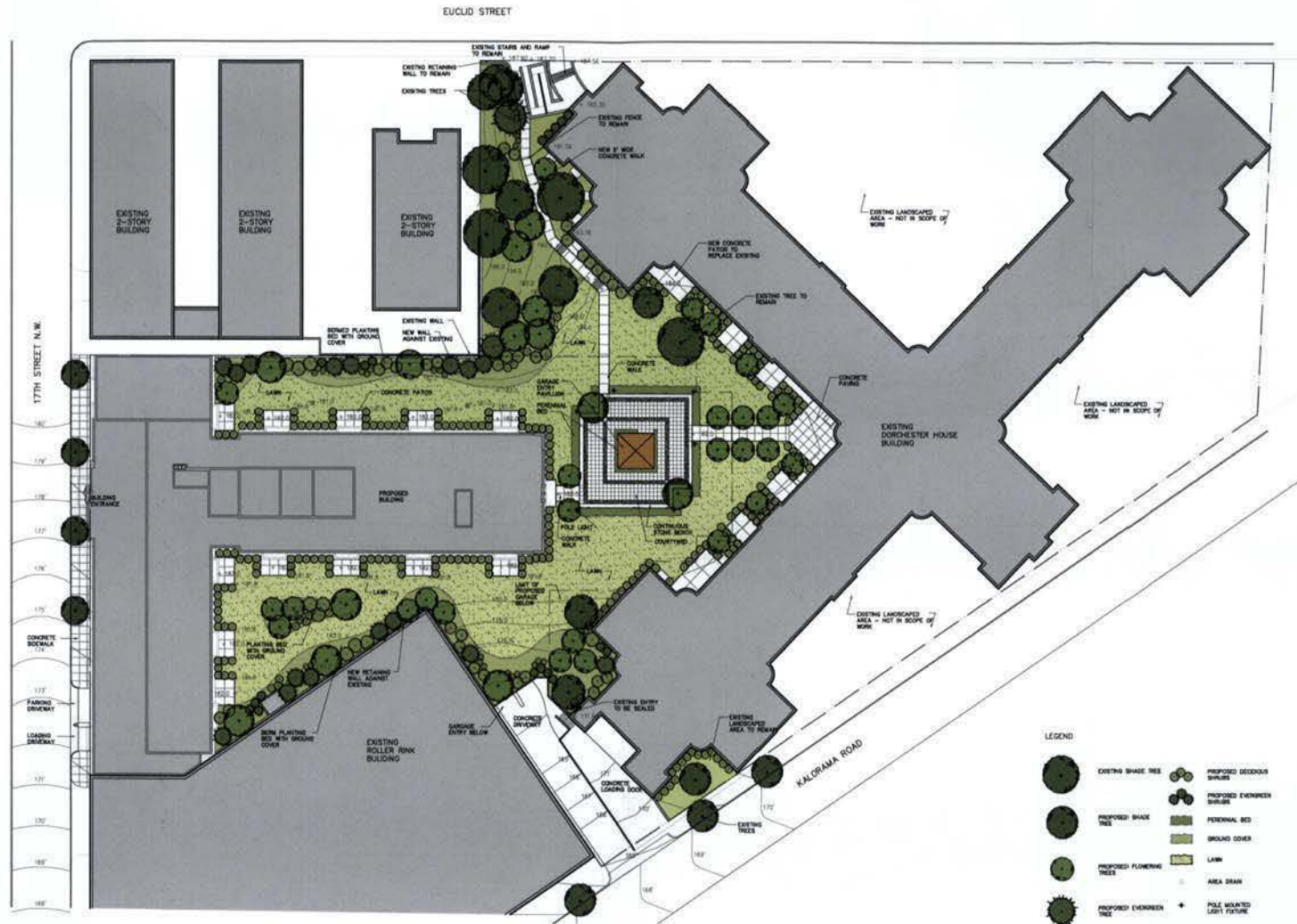
1750 K ST. N.W. WASHINGTON, DC 20005

A-1.0

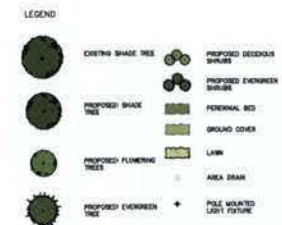


1 SITE / AREA PLAN
SCALE: 1" = 25'

SITE / AREA PLAN
SCALE: 1" = 25'



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



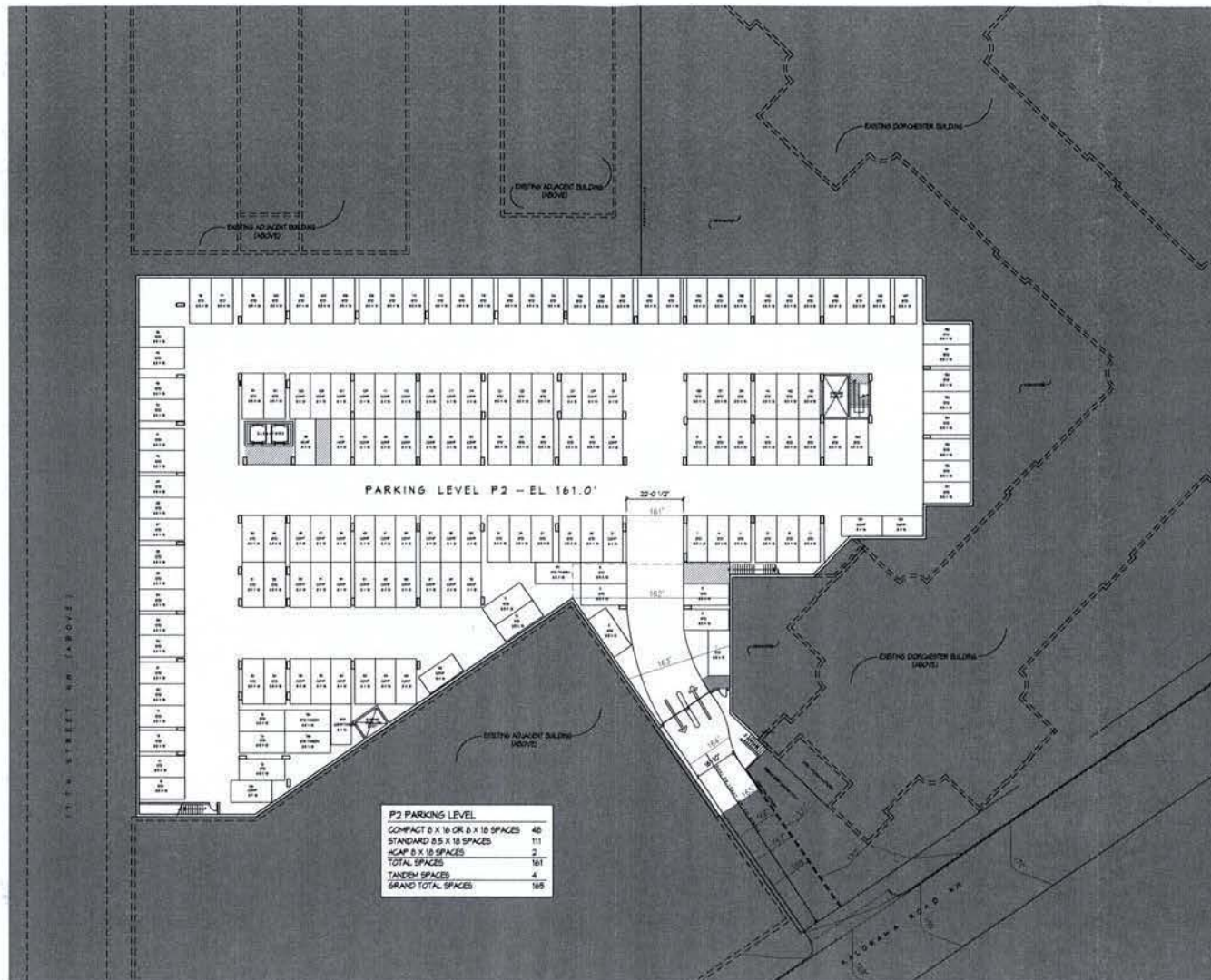
Peter Liu Associates, Inc.
landscape architects

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 9TH STREET, N.W., WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1730 K ST., NW WASHINGTON, DC 20008

— 38.00 —
A-1.2



P2 PARKING LEVEL	
COMPACT 8' X 16' OR 8' X 10' SPACES	40
STANDARD 8.5' X 18' SPACES	111
ICAP 8' X 15' SPACES	2
TOTAL SPACES	153
TANDEM SPACES	4
GRAND TOTAL SPACES	157

1 PARKING LEVEL P2
SCALE: 1/8" = 1'-0"

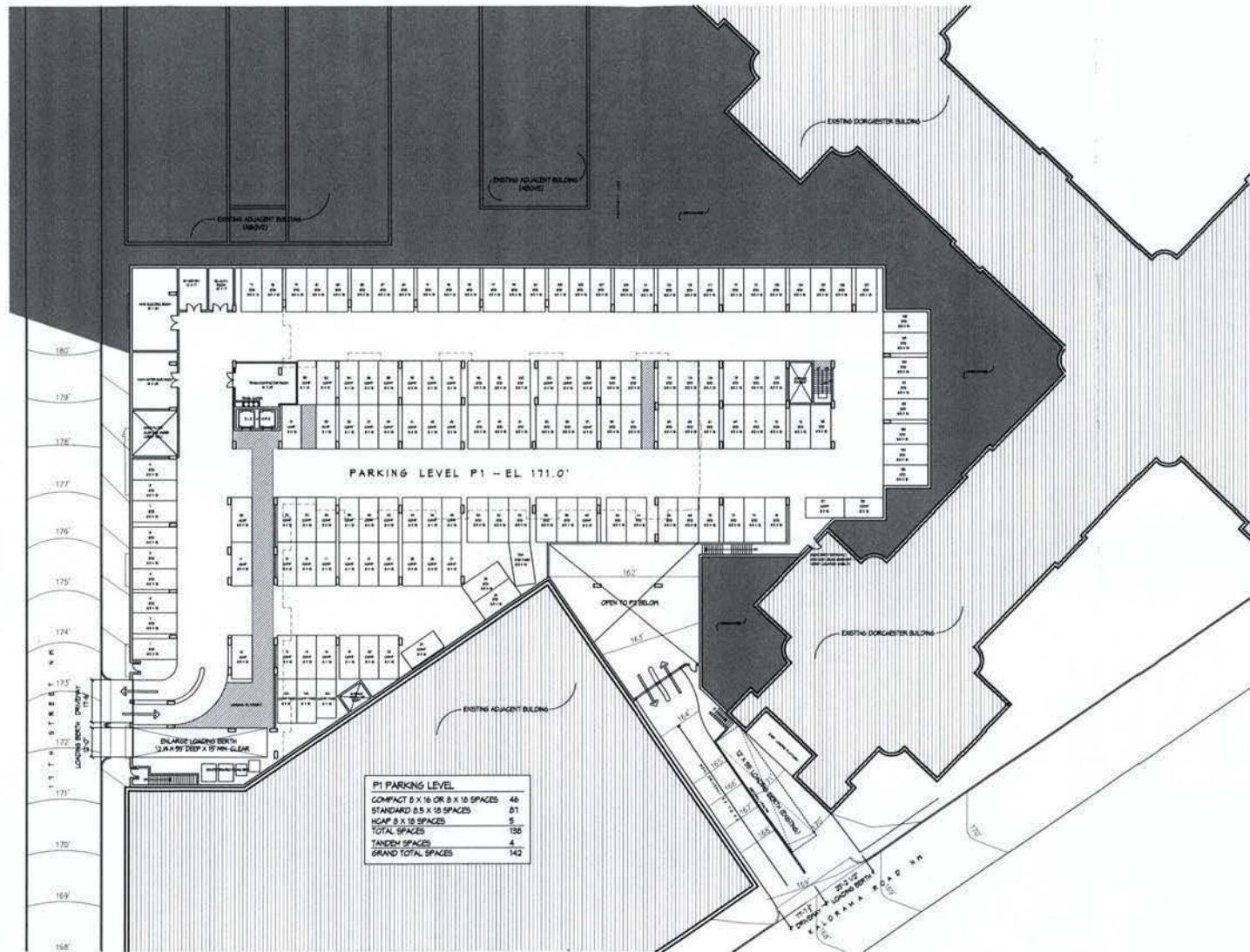
FLOOR PLAN - PARKING LEVEL P2
SCALE: 1/8" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES

PROJECT: DORCHESTER HOUSE ADDITION

CLIENT: POTOMAC INVESTMENT PROPERTIES

A-2.1



1 PARKING LEVEL P1
SCALE 1/8" = 1'-0"

FLOOR PLAN - PARKING LEVEL P1
SCALE 1/8" = 1'-0"



4



① TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLAN - TYPICAL FLOOR
SCALE: 1/16" = 1'-0"

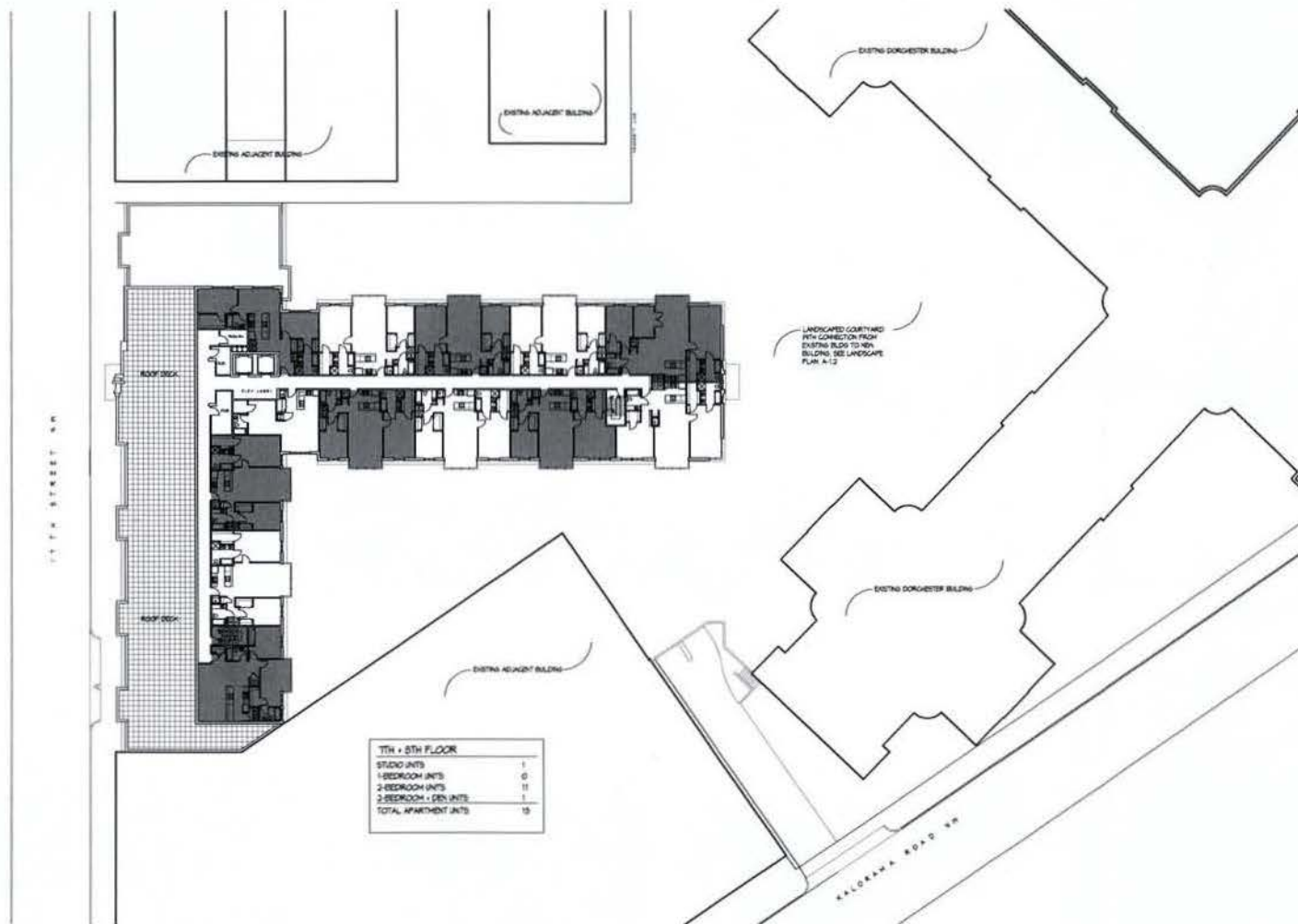


ARCHITECT: ERIC COLBERT & ASSOCIATES
111 11th Street, N.W. Washington, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 11th STREET NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1730 K ST. NW WASHINGTON, DC 20006

25.00.00
25.00.00
25.00.00
A-2.4



① SEVENTH + EIGHTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLAN - SEVENTH + EIGHTH FLOOR
SCALE: 1/16" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES

PROJECT: DORCHESTER HOUSE ADDITION

CLIENT: POTOMAC INVESTMENT PROPERTIES



A-2.5

1117 3RD STREET, N.W. WASHINGTON, D.C. 20001

2400 BLOCK OF 11TH STREET, NW WASHINGTON, DC

1130 8 ST, NW WASHINGTON, DC 20006

ELEVATION MATERIALS KEY	
1.	BRICK (LIGHTER)
2.	BRICK (DARKER)
3.	PRECAST CONCRETE BANDING
4.	METAL PANEL
5.	EI'S
6.	PREFINISHED ALUMINUM WINDOW
7.	PRECAST CONCRETE COPING



1 17TH STREET (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

17TH STREET (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

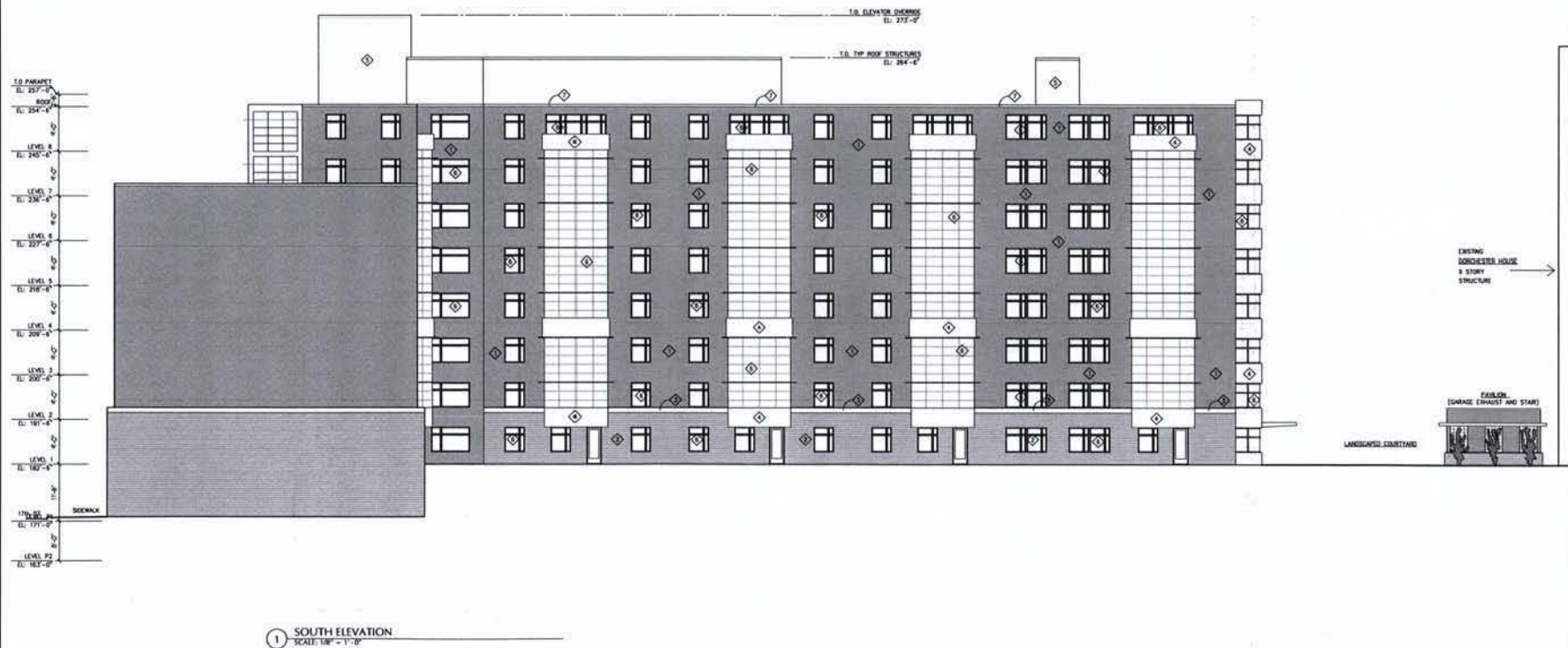
ELEVATION MATERIALS KEY	
1.	BRICK (LIGHTER)
2.	BRICK (DARKER)
3.	PRECAST CONCRETE BANDING
4.	METAL PANEL
5.	EFS
6.	PREFINISHED ALUMINUM WINDOW
7.	PRECAST CONCRETE COPING



1 REAR (EAST) ELEVATION – COURTYARD ELEVATION
SCALE 1/8" = 1'-0"

REAR (EAST) ELEVATION – COURTYARD ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION MATERIALS KEY	
1.	BRICK (LIGHTER)
2.	BRICK (DARKER)
3.	PRECAST CONCRETE BANDING
4.	METAL PANEL
5.	EFS
6.	PREFINISHED ALUMINUM WINDOW
7.	PRECAST CONCRETE COPING



ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1730 K ST., NW WASHINGTON, DC 20006

20.00.00
20.02.00
20.03.00
A-3.3

SOUTH ELEVATION
SCALE 1/8" = 1'-0"

- ELEVATION MATERIALS KEY
1. BRICK (LIGHTER)
 2. BRICK (DARKER)
 3. PRECAST CONCRETE BANDING
 4. METAL PANEL
 5. EIFS
 6. PREFINISHED ALUMINUM WINDOW
 7. PRECAST CONCRETE COPING



1 SOUTH ELEVATION / E-W SECTION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION / E-W SECTION
SCALE: 1/8" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES

PROJECT: DORCHESTER HOUSE ADDITION

CLIENT: POTOMAC INVESTMENT PROPERTIES

DATE: 10/1/2020
DRAWN: J. COLBERT
CHECKED: E. COLBERT
SCALE: 1/8" = 1'-0"
A-3.4

217 5TH STREET, N.W. WASHINGTON, D.C. 20001

2400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

1730 K ST., NW WASHINGTON, DC 20006

ELEVATION MATERIALS KEY

1. BRICK (LIGHTER)
2. BRICK (DARKER)
3. PRECAST CONCRETE BANDING
4. METAL PANEL
5. EIFS
6. PREFINISHED ALUMINUM WINDOW
7. PRECAST CONCRETE COPING



1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

NORTH ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES

PROJECT: DORCHESTER HOUSE ADDITION

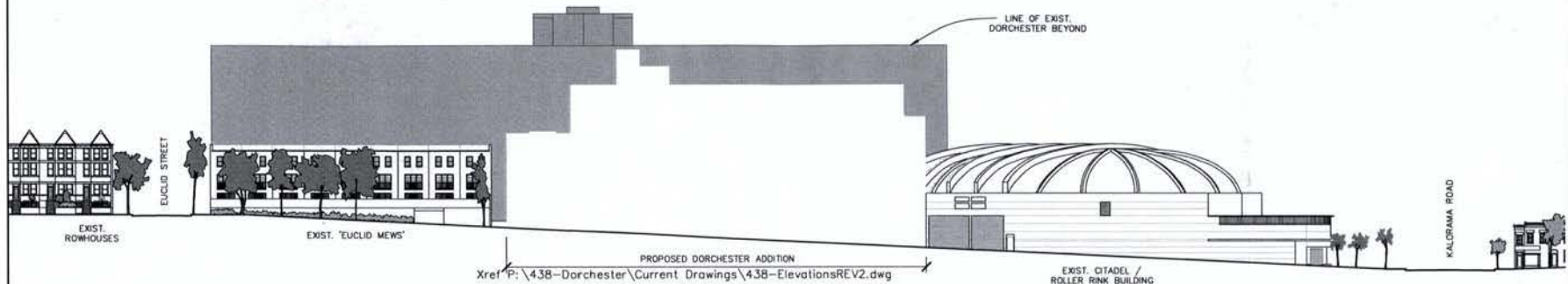
CLIENT: POTOMAC INVESTMENT PROPERTIES

DATE: 10/1/2010
DRAWN: JCB
CHECKED: JCB
A-3.5

773 5TH STREET, S.W. WASHINGTON, D.C. 20001

4000 BLOCK OF 17TH STREET, NW WASHINGTON, DC

1750 K ST., NW WASHINGTON, DC 20006



2 17TH STREET ELEVATION
SCALE: 1/8" = 1'-0"



1 EUCLID STREET ELEVATION
SCALE: 1/8" = 1'-0"

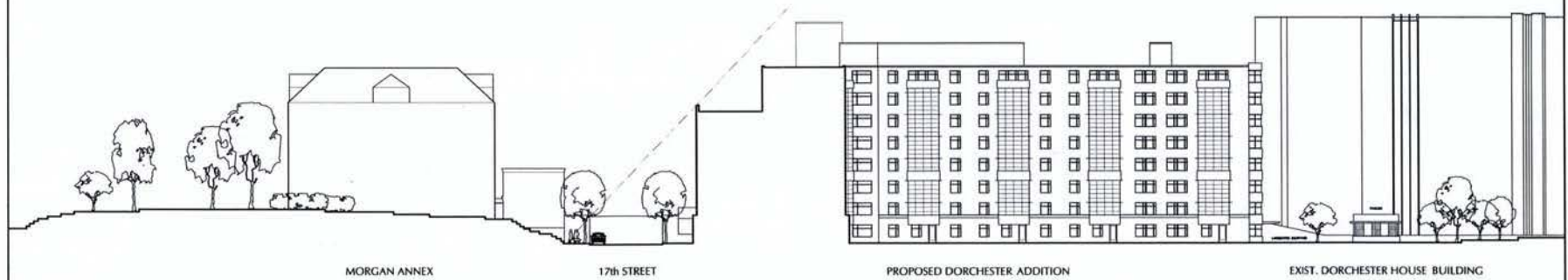
AREA ELEVATIONS AT EUCLID AND 17TH STREETS
SCALE: 1" = 30' 0"

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 3TH STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1730 K ST. NW WASHINGTON, DC 20006

REVISIONS
DATE
BY
A-3.6



1 AREA SECTION SHOWING SIGHT LINE OF PROPOSED ADDITION
SCALE: 1/8" = 1'-0"

SIGHT LINE SECTION, WEST - EAST

ARCHITECT: ERIC COLBERT & ASSOCIATES
777 5TH STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1730 K ST., NW WASHINGTON, DC 20006

DATE: 08.03.07
BY: [signature]
CHECKED: [signature]
A-3.7