



DORCHESTER ADDITION P.U.D. SET

2400 BLOCK OF 17TH STREET N.W.

CONTENTS:

CS-1 ZONING INFORMATION
CS-2 ZONING INFORMATION

A-0.1 EXISTING CONDITIONS PHOTOGRAPHS
A-0.2 EXISTING CONDITIONS PHOTOGRAPHS
A-0.3 EXISTING CONDITIONS PHOTOGRAPHS
A-0.4 EXISTING CONDITIONS PHOTOGRAPHS
A-0.5 PROPOSED ADDITION MODEL PHOTOS
A-0.6 RENDERING OF PROPOSED ADDITION
W/EUCLID MEWS IN THE FOREGROUND
A-0.7 RENDERING OF PROPOSED ADDITION
W/THE CITADEL IN THE FOREGROUND

A-1.0 EXISTING CONDITIONS SITE PLAN
A-1.1 SITE/AREA PLAN
A-1.2 LANDSCAPE PLAN

A-2.1 PARKING LEVEL P2 PLAN
A-2.2 PARKING LEVEL P1 PLAN
A-2.3 FIRST FLOOR PLAN
A-2.4 TYPICAL FLOOR PLAN
A-2.5 SEVENTH & EIGHTH FLOOR PLANS
A-2.6 ROOF PLAN

A-3.1 17TH STREET (WEST) ELEVATION
A-3.1A MATERIALS SAMPLE BOARD DWG.
A-3.2 REAR (EAST) ELEVATION
A-3.3 SOUTH ELEVATION
A-3.4 SOUTH ELEVATION/E-W SECTION
A-3.5 NORTH ELEVATION
A-3.6 AREA ELEVATIONS AT EUCLID
AND 17TH STREETS
A-3.7 SITE LINE SECTION, WEST - EAST

ERIC COLBERT & ASSOCIATES ARCHITECTS

POTOMAC INVESTMENT PROPERTIES

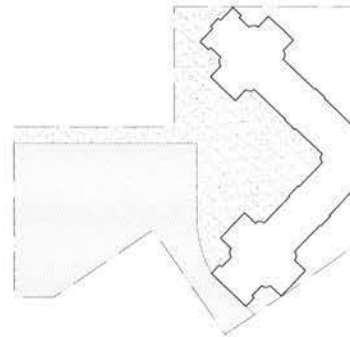
JUNE 27, 2005

ZONING COMMISSION
District of Columbia
CASE NO.04-36
EXHIBIT NO.17A

GENERAL DEVELOPMENT ZONING INFORMATION

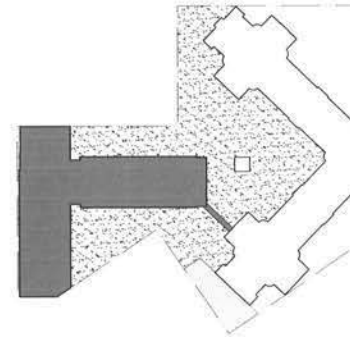
- FAR & GSF -- SEE SHEET CS-2 FOR INFORMATION
- PROPOSED HEIGHT = 58'-6" AT STREET (MEASURED FROM T.O. CURB AT CENTER OF 17th ST FRONTAGE TO T.O. ROOF), SETBACK PORTION = 78'-0" HIGH, MAXIMUM HEIGHT PERMITTED IN R-5-D FOR P.U.D. = 90'
- EXISTING DORCHESTER TOTAL APT UNITS = 394
 PROPOSED NEW APT UNITS 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)

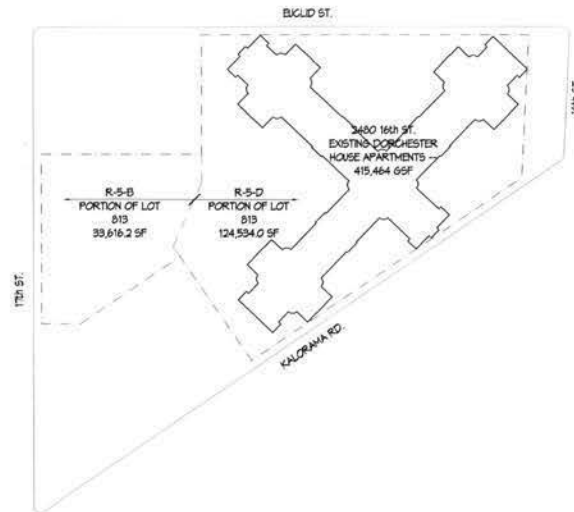
- ASPHALT PARKING LOT = 39,445 S.F.
- LANDSCAPED AREA = 32,460 S.F.



PROPOSED ALLOCATION (WEST SIDE OF DORCHESTER)

- ASPHALT PAVING = 3350 S.F.
- LANDSCAPED AREA = 44,020 S.F.
- NEW BLDG. FOOTPRINT = 24,535 S.F.

ZONING INFORMATION

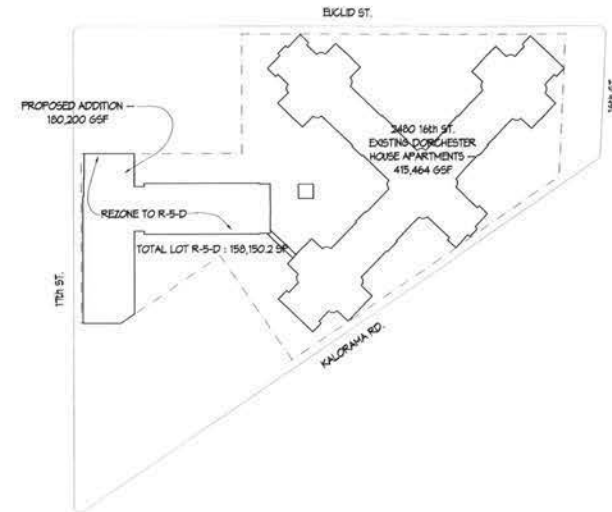


EXISTING ZONING, LOT 35, SQUARE 2572

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 2572

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 3.77
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

ARCHITECT: ERIC COLBERT & ASSOCIATES

PROJECT: DORCHESTER HOUSE ADDITION

CLIENT: POTOMAC INVESTMENT PROPERTIES

CS-2



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
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

DATE: 08/08/08
DRAWN BY: JAC
CHECKED BY: JAC
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 232B CHAMPLAIN ST. NW (LOOKING EAST)

EXISTING CONDITIONS PHOTOGRAPHS

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 330 5140 • N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
1400 BLOCK OF 17TH STREET, NW, WASHINGTON, DC

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

DATE: 08/08
 DRAWN BY: [signature]
 CHECKED BY: [signature]
 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
1111 11TH STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2412 BLOCK OF 11TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1111 11TH ST. NW WASHINGTON, DC 20001

DATE: 08/01/01
SCALE: 1"=20'
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

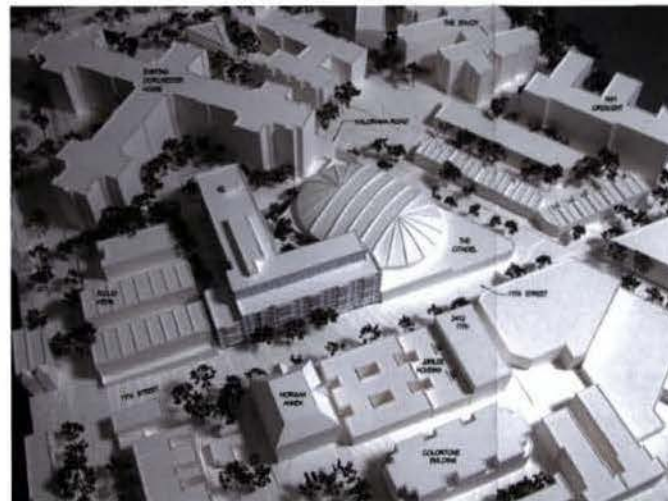
EXISTING CONDITIONS PHOTOGRAPHS

ARCHITECT: ERIC COLBERT & ASSOCIATES
1117 17th Street, N.W., Washington, D.C. 20036

PROJECT: DORCHESTER HOUSE ADDITION
1117 17th Street, N.W., Washington, D.C. 20036

CLIENT: POTOMAC INVESTMENT PROPERTIES
1117 17th Street, N.W., Washington, D.C. 20036

DATE: 10/10/01
DRAWN BY: [signature]
CHECKED BY: [signature]
A-0.4



PROPOSED ADDITION MODEL PHOTOGRAPHS

ARCHITECT: ERIC COLBERT & ASSOCIATES
1115 31st STREET, N.W., WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
1115 BLOCK OF 31st STREET, NW, WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1115 & 31st, NW, WASHINGTON, DC, 20001

A-0.5



RENDERING OF PROPOSED ADDITION WITH EUCLID MEWS IN THE FOREGROUND

ARCHITECT: ERIC COLBERT & ASSOCIATES
111 17th Street, N.W., Washington, D.C. 20037

PROJECT: DORCHESTER HOUSE ADDITION
1000 BLOCK OF 17th STREET, N.W., WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1700 K ST., N.W., WASHINGTON, DC 20005

A-0.6



VIEW LOOKING NORTH UP 17TH STREET

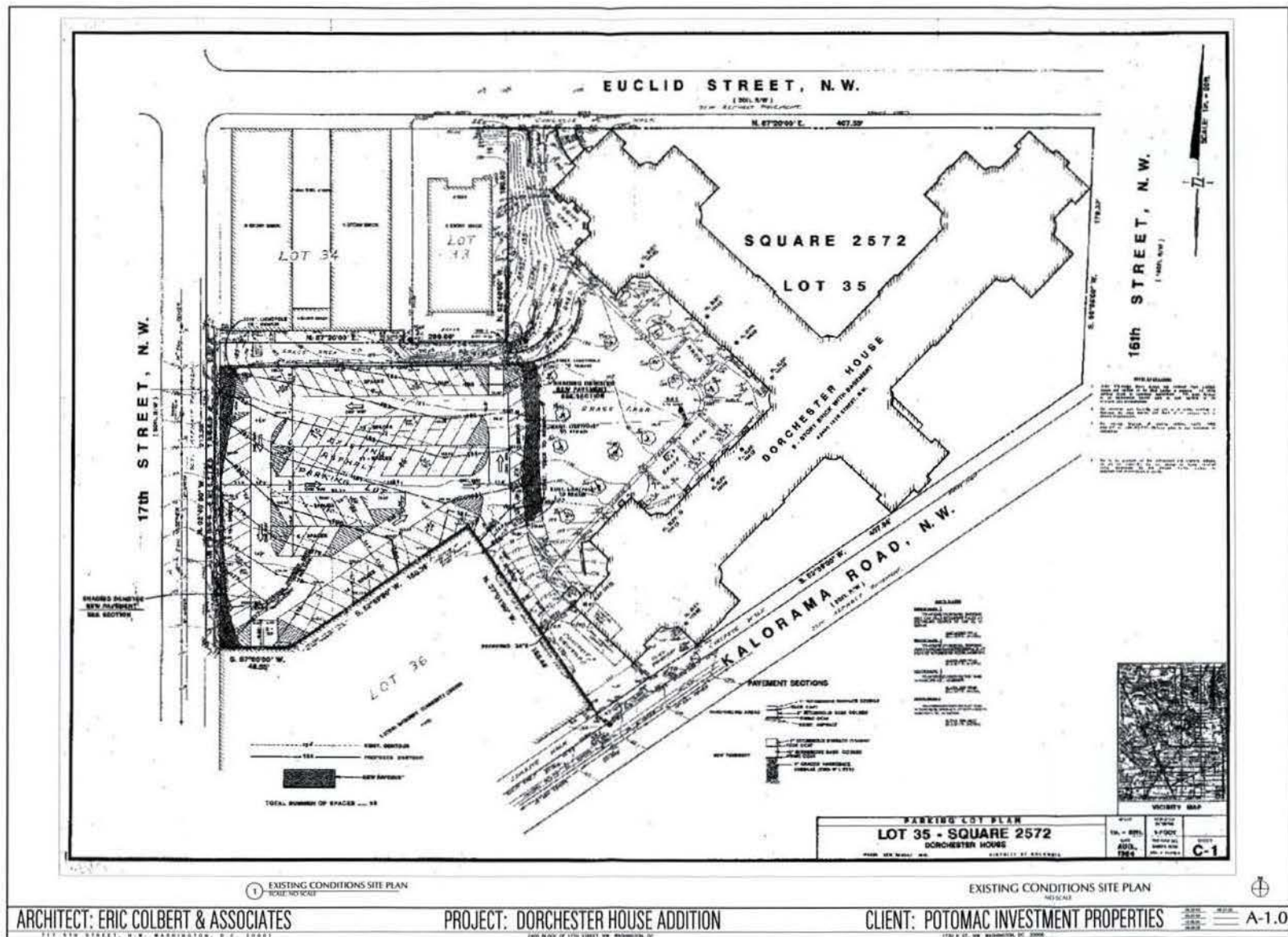
RENDERING OF PROPOSED ADDITION WITH THE CITADEL IN THE FOREGROUND

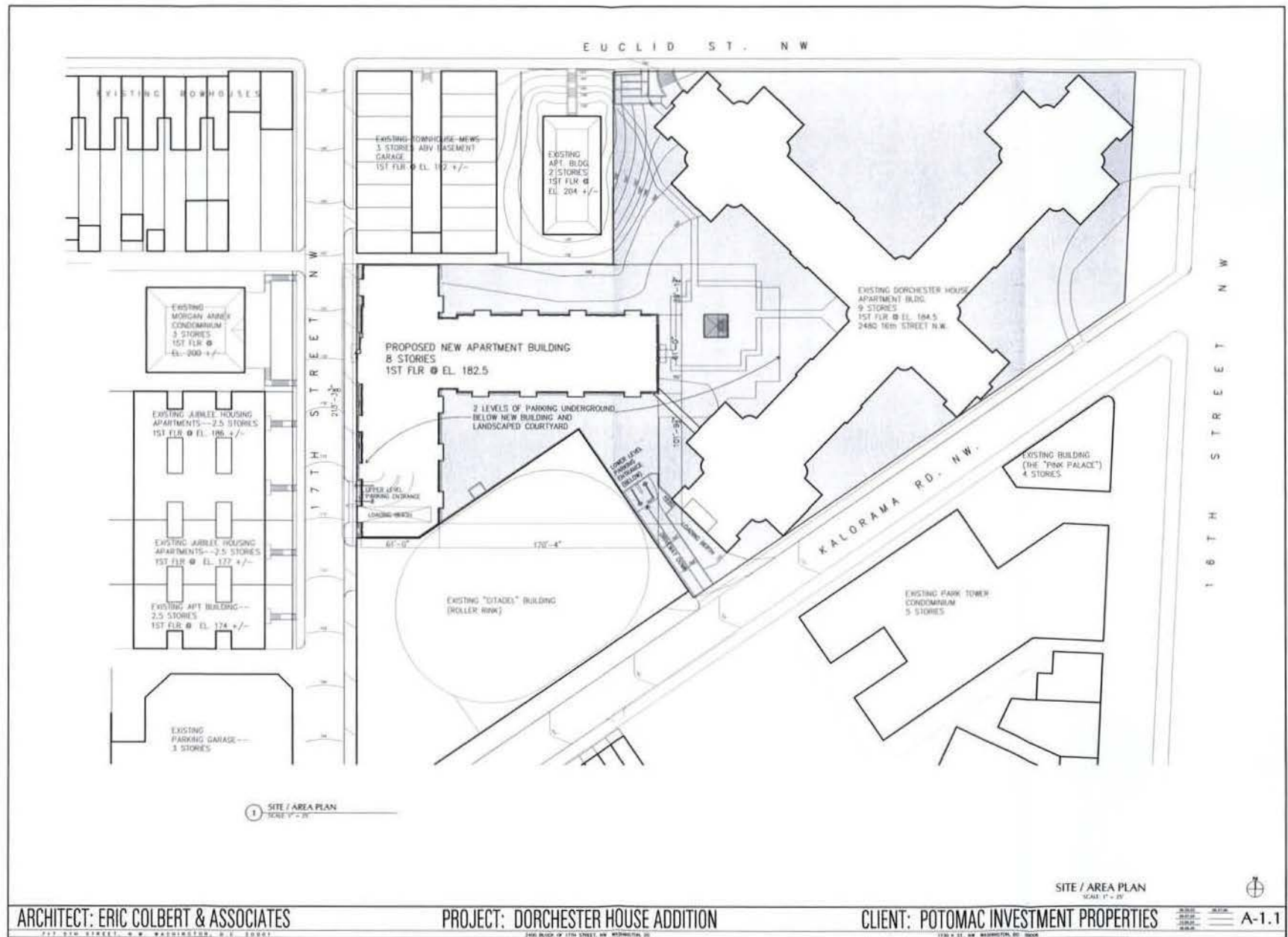
ARCHITECT: ERIC COLBERT & ASSOCIATES
511 378 STREET, S.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
1400 BLOCK OF 17TH STREET, S.W. WASHINGTON, DC

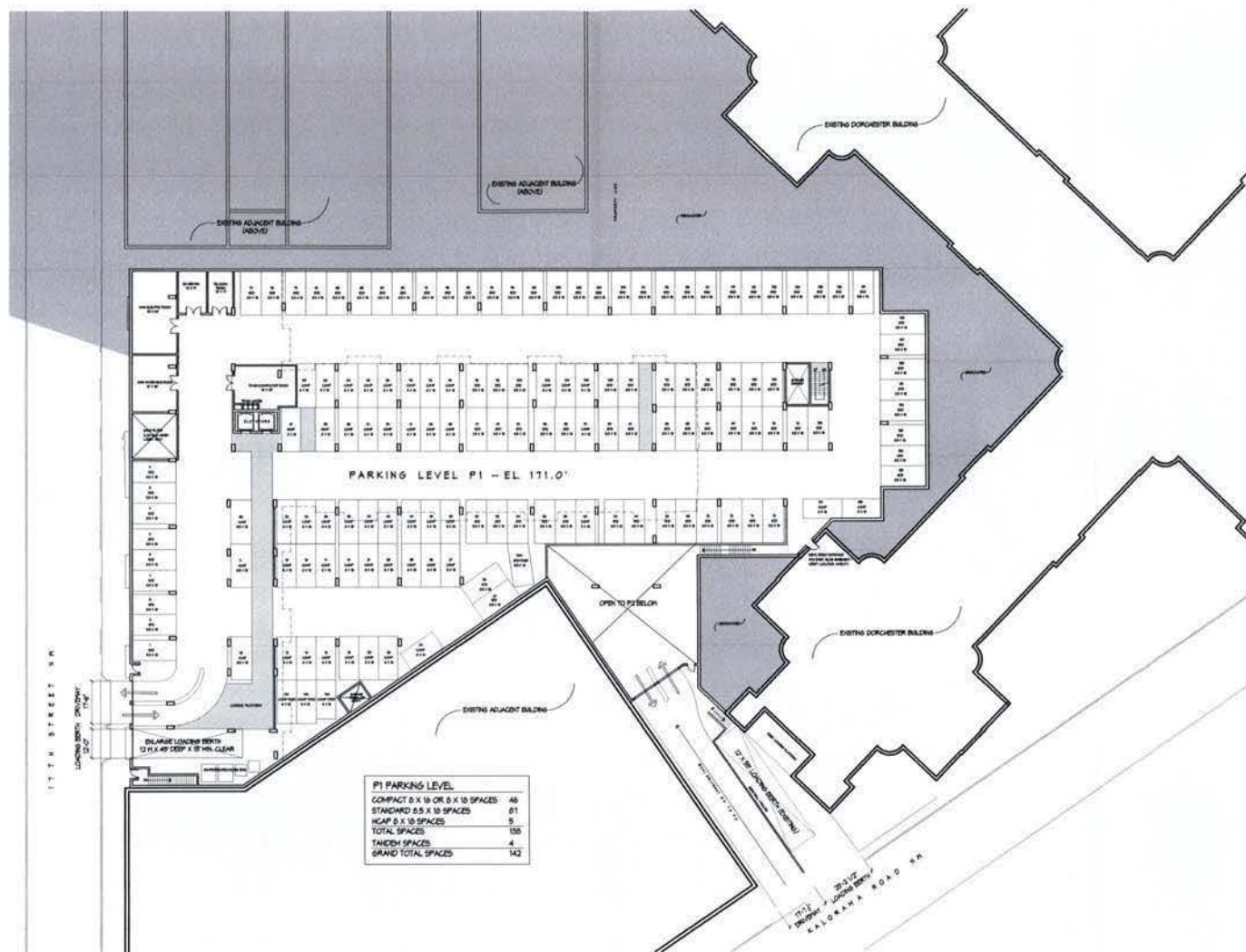
CLIENT: POTOMAC INVESTMENT PROPERTIES
1700 K ST. N.W. WASHINGTON, DC 20005

DATE: A-0.7









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

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

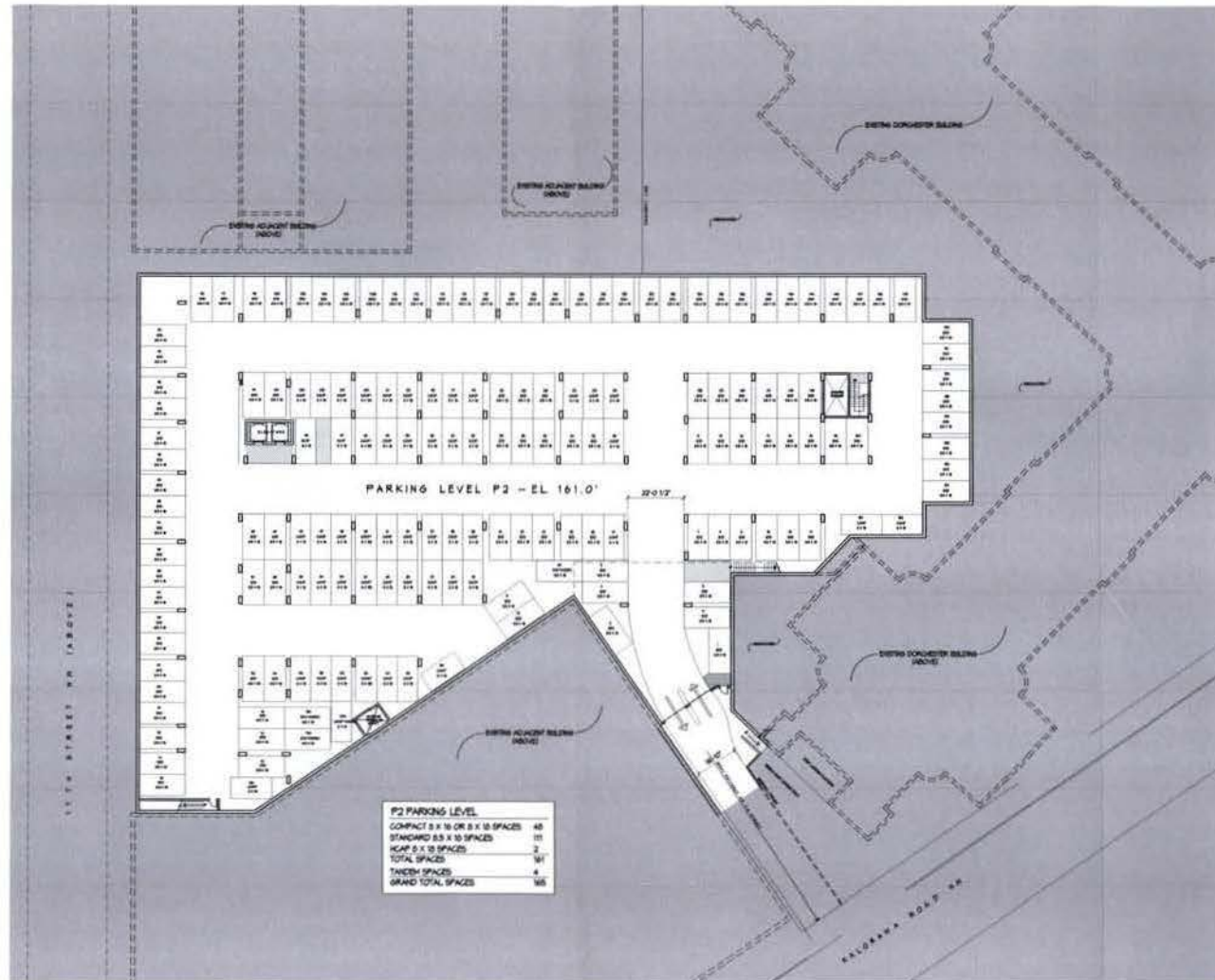


ARCHITECT: ERIC COLBERT & ASSOCIATES
710 5TH STREET, S.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2000 BLOCK OF 17TH STREET, NW WASHINGTON, DC

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

DATE: 01/10/08
BY: JAC
CHECKED: JAC
DATE: 01/10/08
A-2.2



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

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



ARCHITECT: ERIC COLBERT & ASSOCIATES
1115 6TH STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2000 BLOCK OF 17TH STREET, N.W. WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1130 K ST. N.W. WASHINGTON, DC 20004

DATE: 08/08/08
DRAWN: [signature]
CHECKED: [signature]
SCALE: 1/8" = 1'-0"
A-2.1



① TYPICAL FLOOR PLAN
SCALE 1/8" = 1'-0"

FLOOR PLAN - TYPICAL FLOOR
SCALE 1/8" = 1'-0"



ARCHITECT: ERIC COLBERT & ASSOCIATES

PROJECT: DORCHESTER HOUSE ADDITION

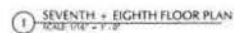
CLIENT: POTOMAC INVESTMENT PROPERTIES

A-2.4

111 1/2 ST. SW. WASHINGTON, D.C. 20005

1400 BLOCK OF 17TH STREET, NW. WASHINGTON, DC

1750 K ST. NW. WASHINGTON, DC 20005





1 ROOF PLAN
SCALE 1/8" = 1'-0"

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



ARCHITECT: ERIC COLBERT & ASSOCIATES

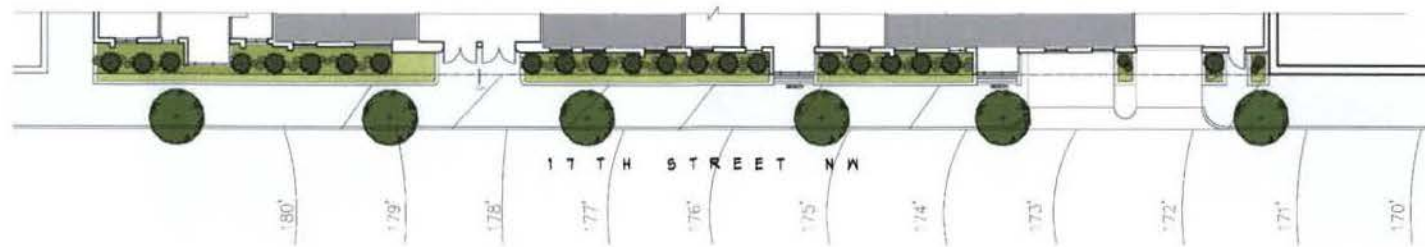
PROJECT: DORCHESTER HOUSE ADDITION

CLIENT: POTOMAC INVESTMENT PROPERTIES

A-2.6



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



2 PLAN AT SIDEWALK
SCALE: 1/8" = 1'-0"

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

ARCHITECT: ERIC COLBERT & ASSOCIATES
212 5TH STREET, N.W., WASHINGTON, D.C. 20001

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

CLIENT: POTOMAC INVESTMENT PROPERTIES
1720 K ST., NW, WASHINGTON, DC 20006

DATE: 08/11/2011
DRAWN: [signature]
CHECKED: [signature]
SCALE: 1/8" = 1'-0"
A-3.1



① WEST ELEVATION / MATERIALS KEY
SCALE: NTS



CAST STONE

CAST STONE = PRECAST OF VIRGINIA
NUMBER : RC03

METAL PANELS = THERMAL WINDOWS INC.
COLOR : ALMOND



METAL PANEL



BRICK #1

BRICK #1 = TAYLOR CLAY PRODUCTS INC.
COLOR : #106 PINK
SIZE : MODULAR
TEXTURE : SMOOTH

BRICK #2 = RIGHTEX BRICK COMPANY
STYLE : 242
SIZE : MODULAR



BRICK #2

SAMPLE BOARD
N.T.S.

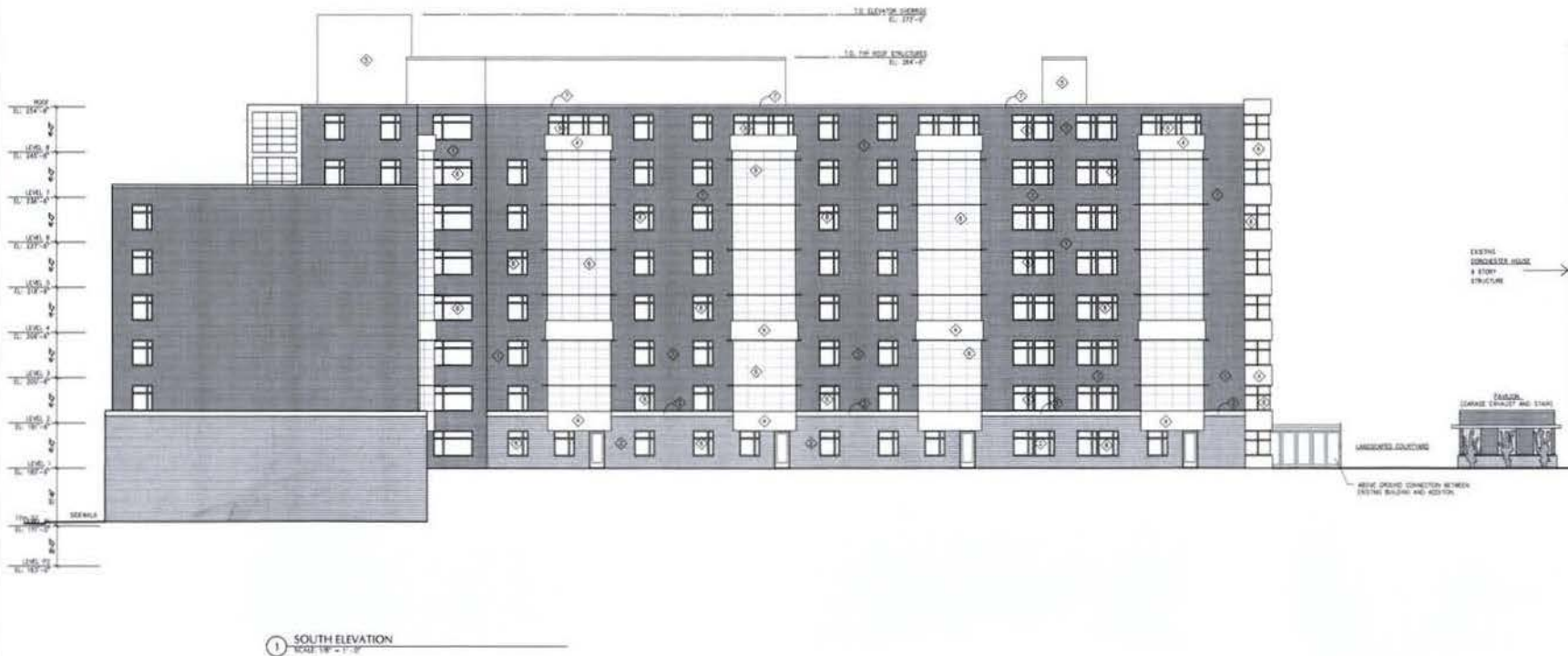
ARCHITECT: ERIC COLBERT & ASSOCIATES
712 5TH STREET, N.W., WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
3400 BLOCK OF 17TH STREET, NW, WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1700 G ST., NW, WASHINGTON, DC 20009

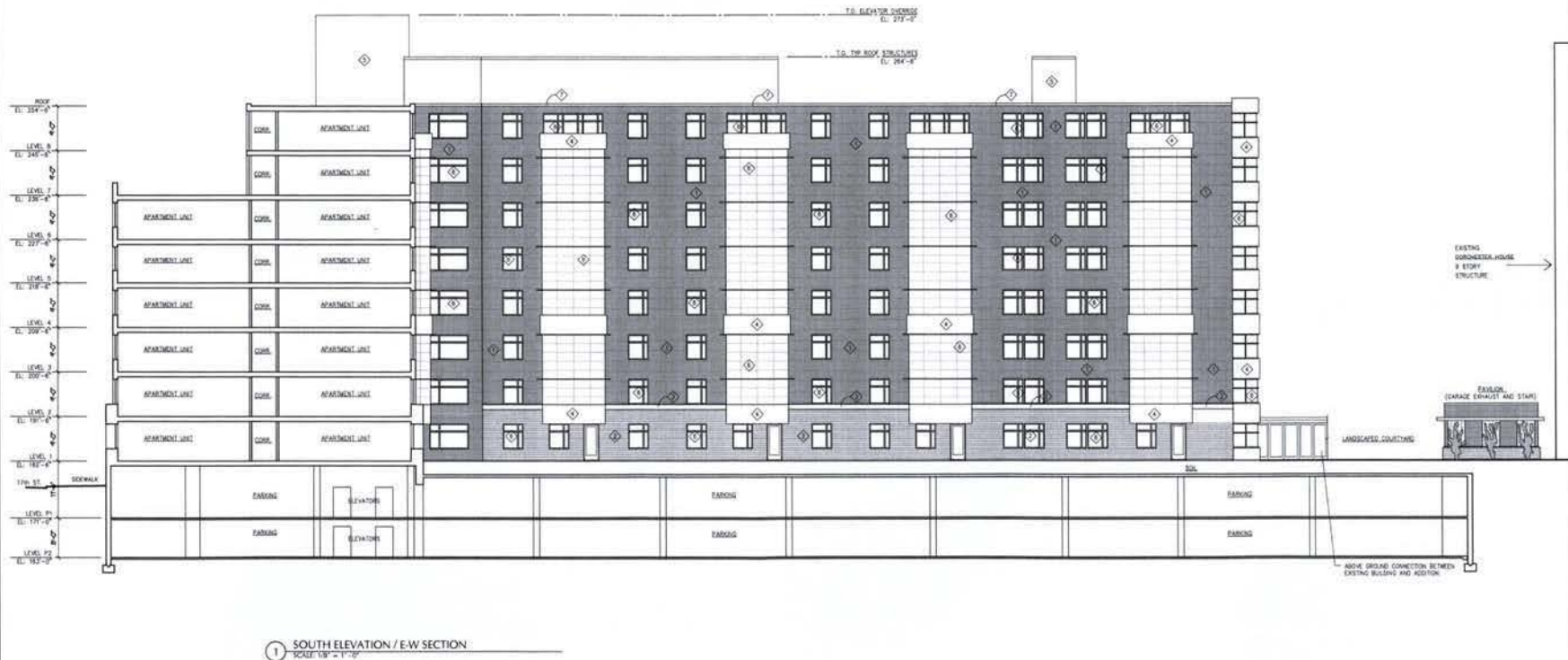
REVISION
A-3.1A

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



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

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



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

ARCHITECT: ERIC COLBERT & ASSOCIATES

PROJECT: DORCHESTER HOUSE ADDITION

CLIENT: POTOMAC INVESTMENT PROPERTIES

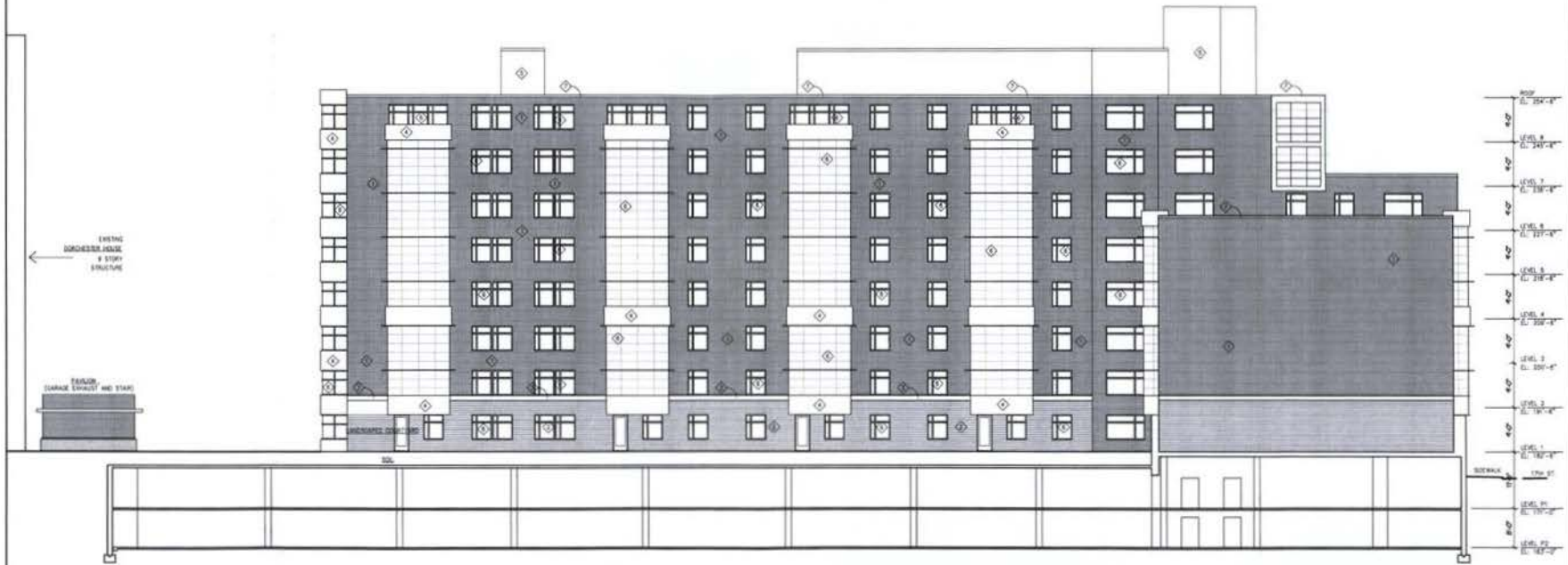
DATE: 10/1/2006
DRAWN: J. COLBERT
CHECKED: J. COLBERT
SCALE: 1/8" = 1'-0"
SHEET: A-3.4

711 5TH STREET, N.W. WASHINGTON, D.C. 20001

2400 BLOCK OF 11TH 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.	EPS
6.	PREFINISHED ALUMINUM WINDOW
7.	PRECAST CONCRETE COPING



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

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



2 17TH STREET ELEVATION
SCALE 1" = 20'



1 EUCLID STREET ELEVATION
SCALE 1" = 20'

AREA ELEVATIONS AT EUCLID AND 17TH STREETS
SCALE 1" = 20' - 0"

ARCHITECT: ERIC COLBERT & ASSOCIATES

PROJECT: DORCHESTER HOUSE ADDITION

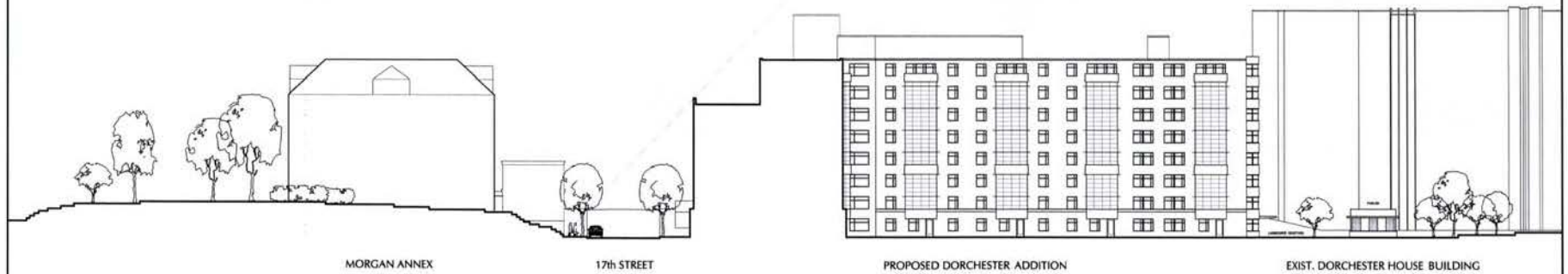
CLIENT: POTOMAC INVESTMENT PROPERTIES

DATE: 08.20.20
DRAWN: J. J. J.
CHECKED: J. J. J.
SCALE: 1" = 20' - 0" A-3.6

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

1400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

1730 K ST., NW WASHINGTON, DC 20006



1 AREA SECTION SHOWING SIGHT LINE OF PROPOSED ADDITION
SCALE 1/16" = 1'-0"

SIGHT LINE SECTION, WEST - EAST

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
1750 K ST., NW WASHINGTON, DC 20006

DATE: 08/11/11
DRAWN BY: [signature]
CHECKED BY: [signature]
SCALE: 1/16" = 1'-0"
A-3.7