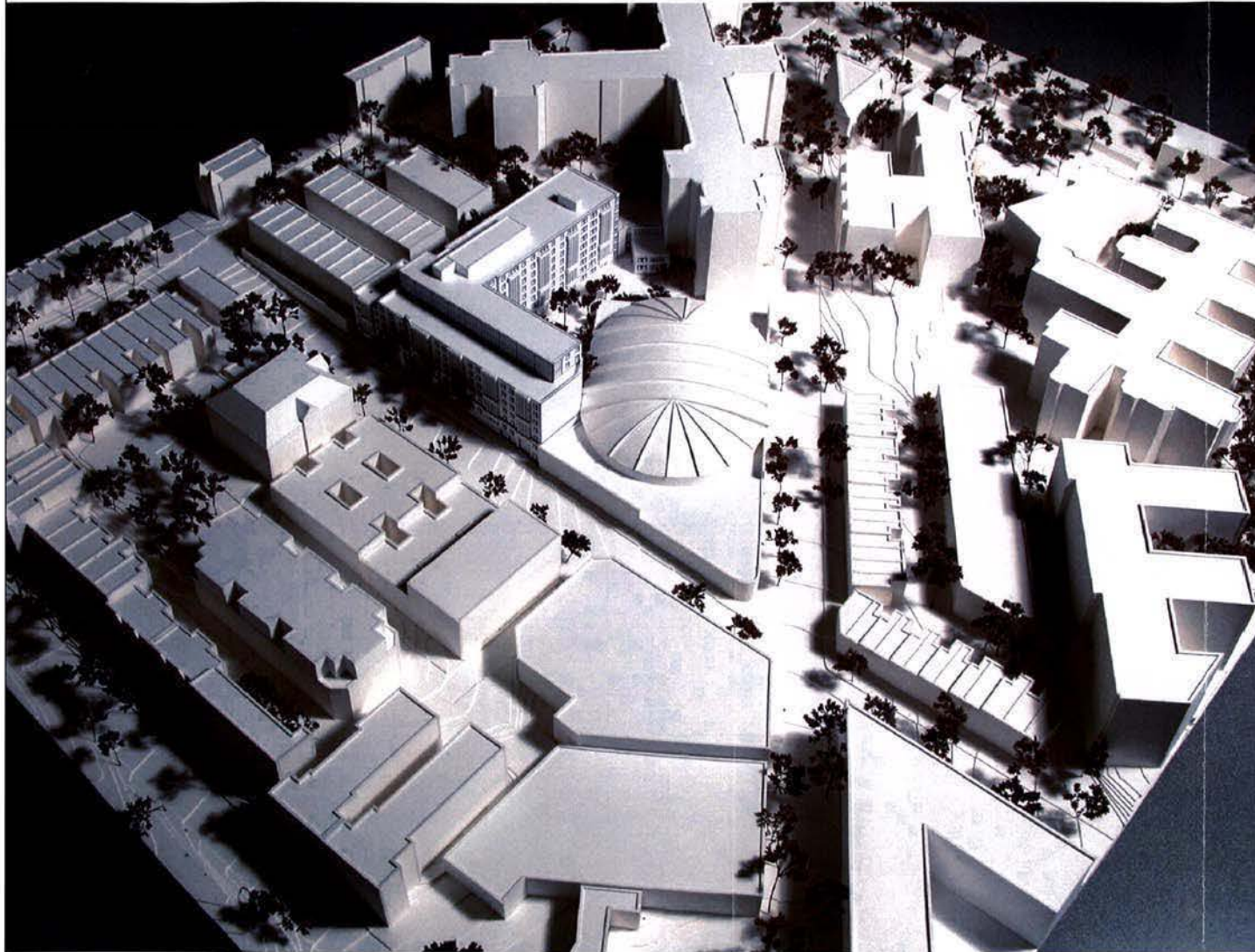




DORCHESTER ADDITION (PUD)

2400 BLOCK OF 17TH STREET N.W.

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ERIC COLBERT & ASSOCIATES ARCHITECTS

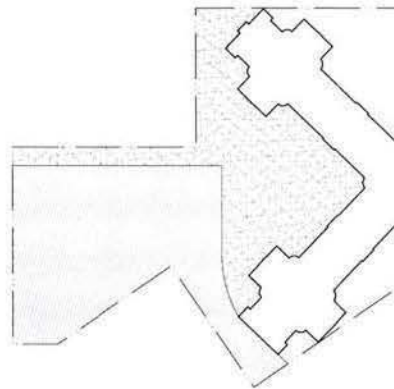
POTOMAC INVESTMENT PROPERTIES

District of Columbia
NOVEMBER 11TH, 2005
CASE NO. 04-36
EXHIBIT NO. 23A

GENERAL DEVELOPMENT ZONING INFORMATION

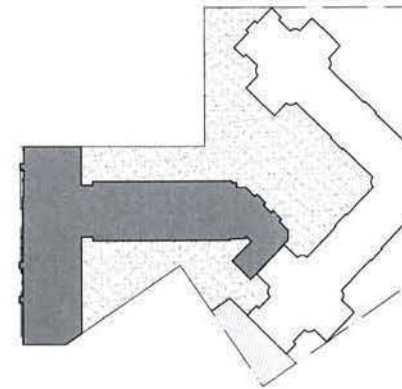
- FAR & GSF -- SEE SHEET CS-2 FOR INFORMATION
- PROPOSED HEIGHT = 58'-6" AT STREET (MEASURED FROM T.O. CURB AT CENTER OF 17th ST FRONTAGE TO T.O. ROOF), SETBACK PORTION = 78'-0" HIGH, MAXIMUM HEIGHT PERMITTED IN R-5-D FOR P.U.D. = 90'
- EXISTING DORCHESTER TOTAL APT UNITS = 394
 PROPOSED NEW APT UNITS IN ADDITION = 151 (APPROX. -SUBJECT TO CHANGE)
 TOTAL APT UNITS, PROPOSED AND EXISTING = 545
- REQUIRED PARKING = $1/3 \times 545 = 182$ 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 46.5%

LAND USE ALLOCATION



EXISTING ALLOCATION (WEST SIDE OF DORCHESTER)

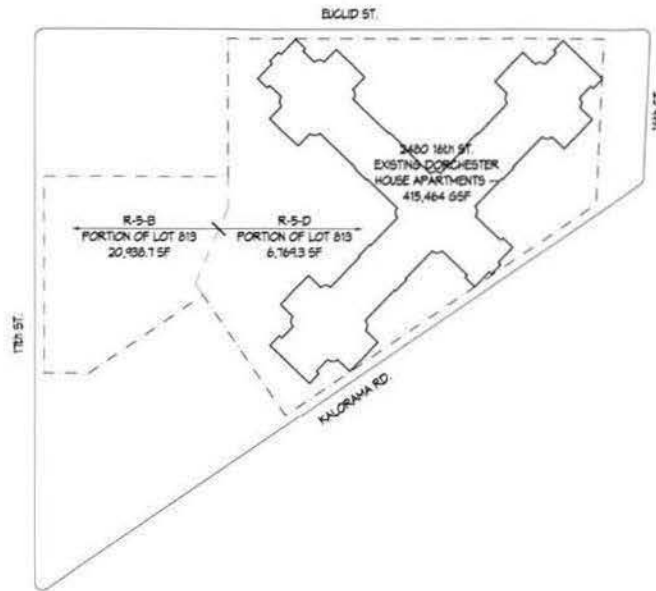
- ASPHALT PARKING LOT = 39,445 S.F.
- LANDSCAPED AREA = 32,460 S.F.



PROPOSED ALLOCATION (WEST SIDE OF DORCHESTER)

- ASPHALT PAVING = 3350 S.F.
- LANDSCAPED AREA = 40,264 S.F.
- NEW BLDG. FOOTPRINT = 27,108 S.F.

ZONING INFORMATION

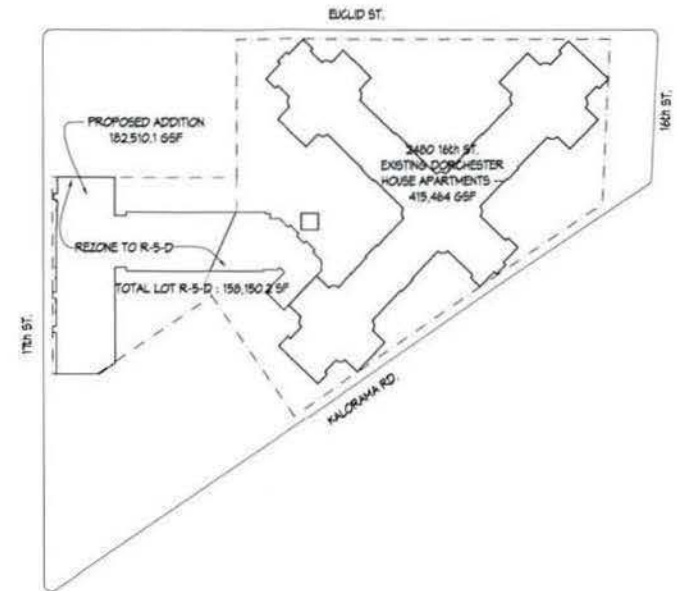


EXISTING ZONING, LOT 35, SQUARE 2572

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 = 182,510.1
 TOTAL GSF = 597,974.1 GSF

LOT SIZE = 158,150.2 SF
 597,974.1 / 158,150.2 = FAR 3.78
 MAX. FAR FOR P.U.D. FOR R-5-D = 4.5

- THIS P.U.D. PROPOSES 0.72 FAR (113,868.1 SF) LESS THAN MAXIMUM ALLOWED
- THIS P.U.D. PROPOSES 101,596.1 SF (0.64 FAR) MORE THAN CURRENT ZONING ALLOWS AS-RIGHT.

ZONING INFORMATION

ARCHITECT: ERIC COLBERT & ASSOCIATES

117 8TH 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

10/25/01
 10/25/01
 11/26/01
 02/08/02

CS-2



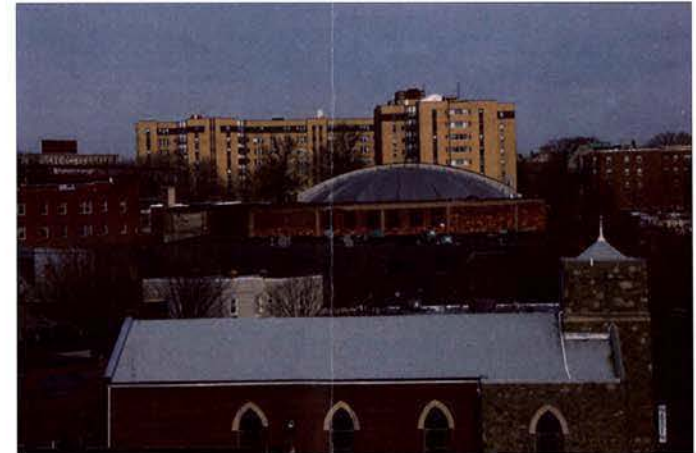
SITE FROM CORNER OF 11TH AND EUCLID STS. NW (LOOKING SE)



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
217 8TH STREET, N.W. WASHINGTON, D.C. 20001

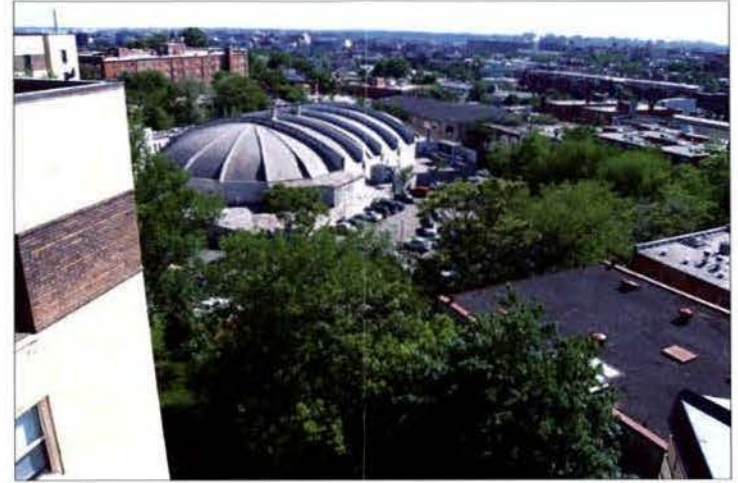
PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 11TH STREET, NW WASHINGTON, DC

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

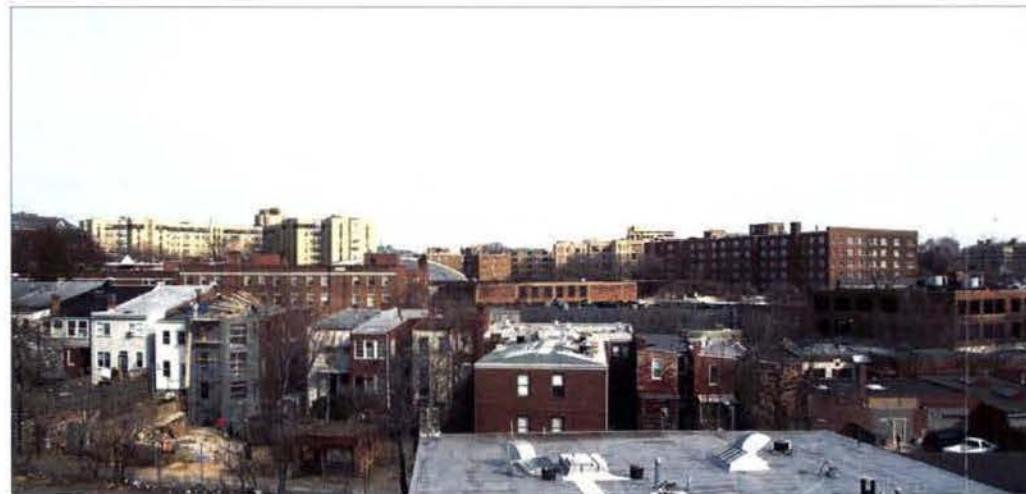
DATE: 08/01/01
 DRAWN BY: [signature]
 CHECKED BY: [signature]
 A-0.1



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
317 5TH STREET, N.W. WASHINGTON, D.C. 20001

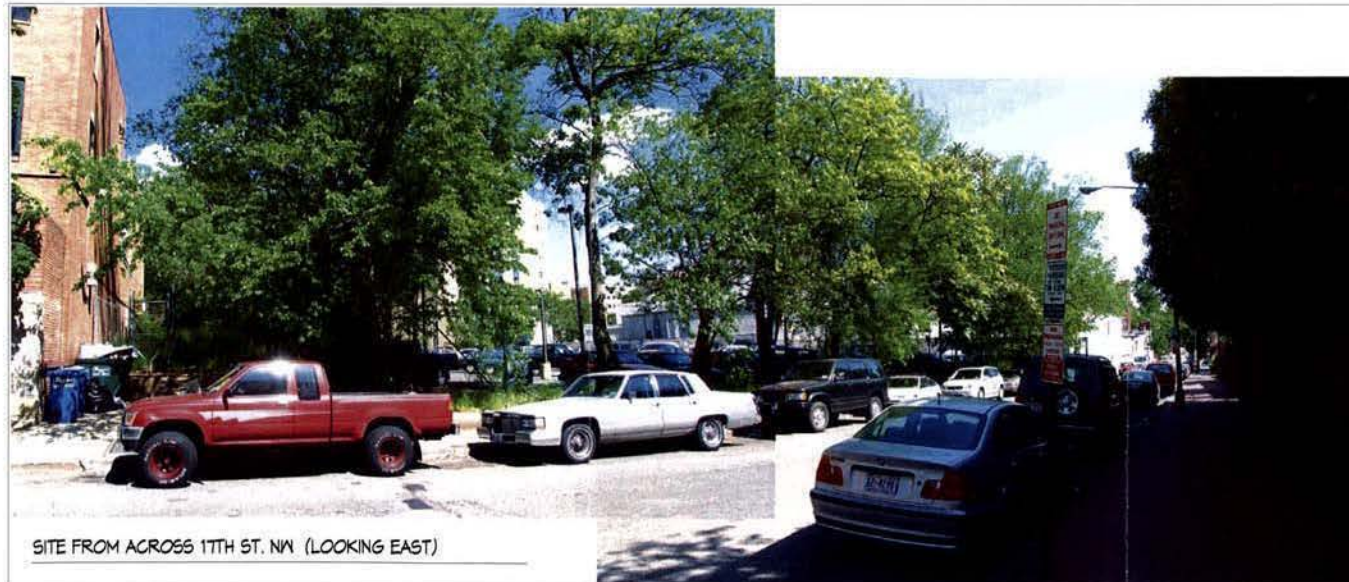
PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 11TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1700 K ST. NW WASHINGTON, DC 20008

DATE: 08/20/08
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
117 5TH 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

06.20.01	06.27.01
06.27.01	07.11.01
07.11.01	07.11.01
07.11.01	07.11.01

A-0.3



KALORAMA ROAD LOOKING SOUTH, ACROSS THE STREET FROM DORCHESTER HOUSE



SOUTH SIDE OF KALORAMA ROAD (LOOKING EAST)



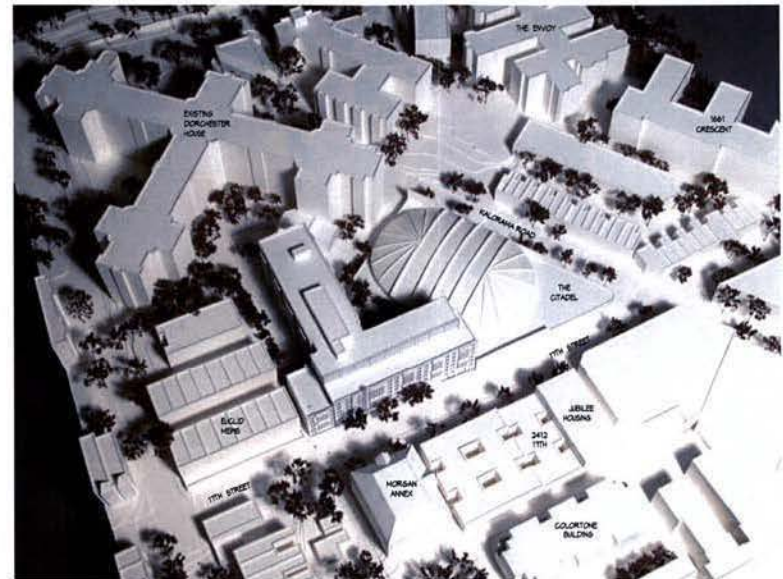
VIEW FROM ALLEY, SOUTH OF KALORAMA STREET,
LOOKING AT THE DORCHESTER HOUSE AND THE CITADEL

EXISTING CONDITIONS PHOTOGRAPHS

ARCHITECT: ERIC COLBERT & ASSOCIATES
717 576 STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
4400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1700 21ST AVE WASHINGTON, DC 20006
A-0.4



PROPOSED ADDITION MODEL PHOTOGRAPHS

ARCHITECT: ERIC COLBERT & ASSOCIATES
712 8TH STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 17TH STREET, N.W. WASHINGTON, DC

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

13/04
A-0.5



ARCHITECT: ERIC COLBERT & ASSOCIATES
1117 5TH STREET, N.W. WASHINGTON, D.C. 20001

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

RENDERING OF PROPOSED ADDITION WITH EUCLID MEWS IN THE FOREGROUND

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

— 1/8" = 1' — A-0.6

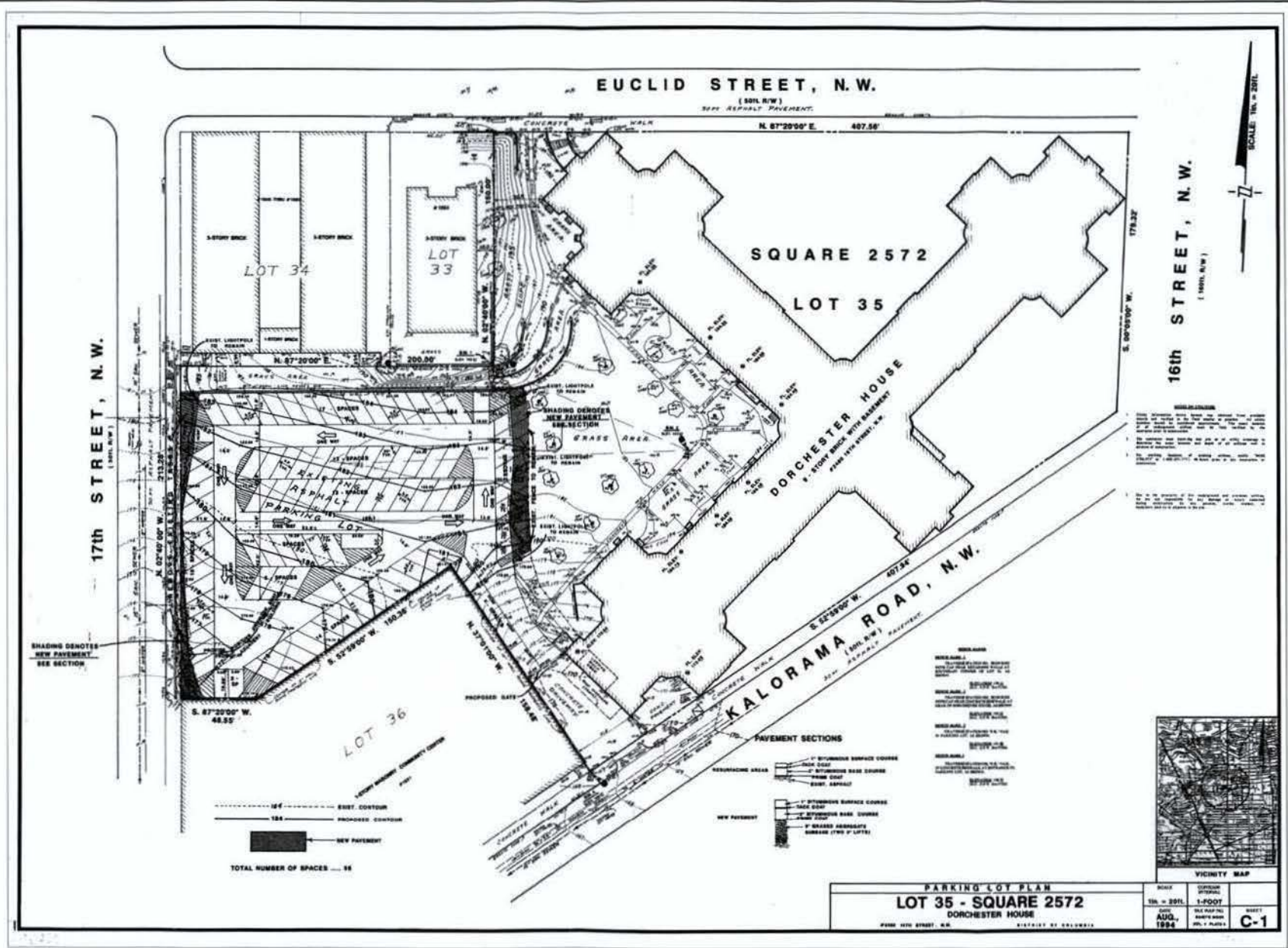


ARCHITECT: ERIC COLBERT & ASSOCIATES
 111 8TH STREET, S.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
 1800 BLANK UP 17TH STREET, NW WASHINGTON, DC

RENDERING OF PROPOSED ADDITION WITH THE CITADEL IN THE FOREGROUND
 CLIENT: POTOMAC INVESTMENT PROPERTIES
 1750 K ST., NW WASHINGTON, DC 20006

11/04
 A-0.7



1 EXISTING CONDITIONS SITE PLAN
SCALE: NO SCALE

EXISTING CONDITIONS SITE PLAN
NO SCALE

ARCHITECT: ERIC COLBERT & ASSOCIATES
217 8TH STREET, N.W. WASHINGTON, D.C. 20001

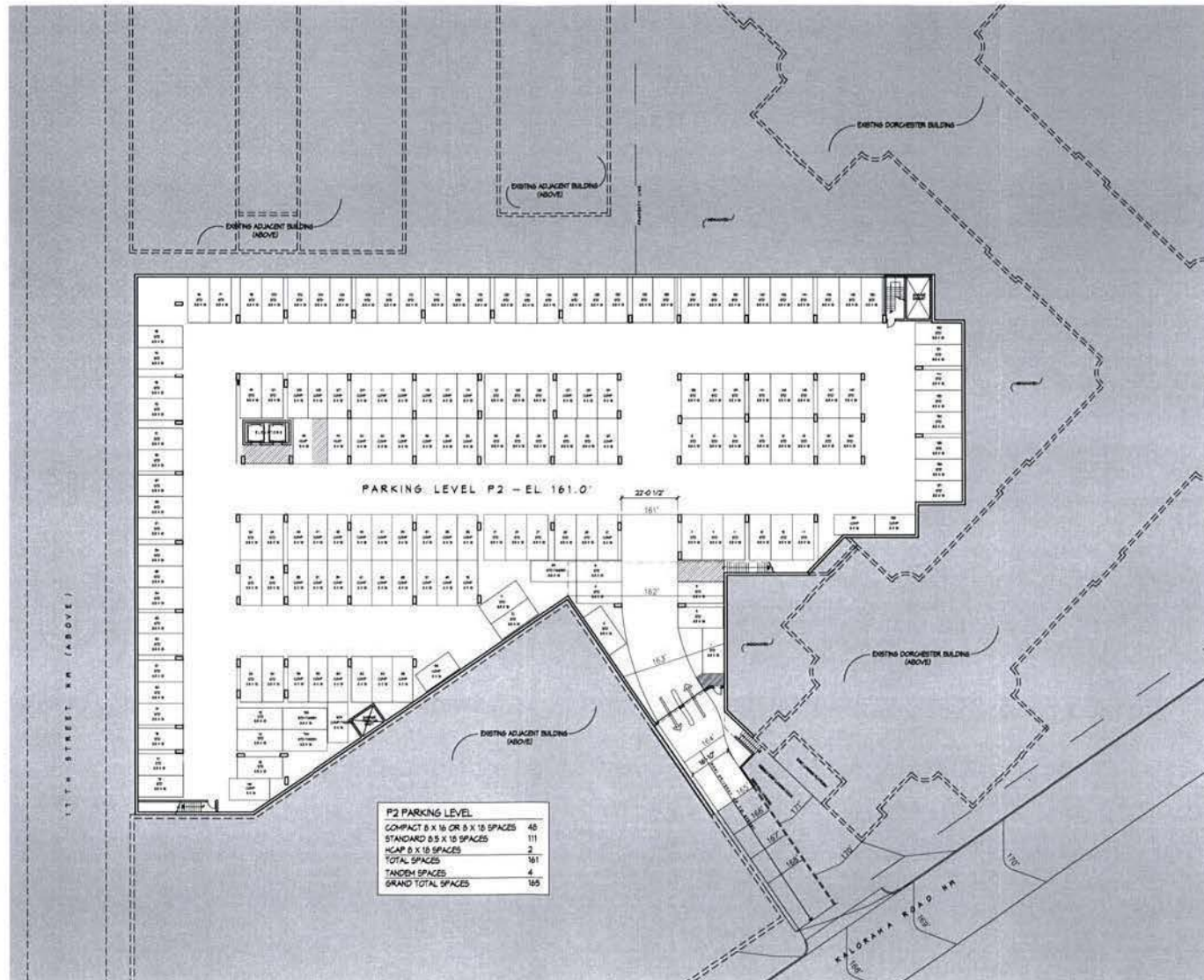
PROJECT: DORCHESTER HOUSE ADDITION
2400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1701 H ST. NW WASHINGTON, DC 20006

DATE: AUG. 1984
BY: C-1
A-1.0



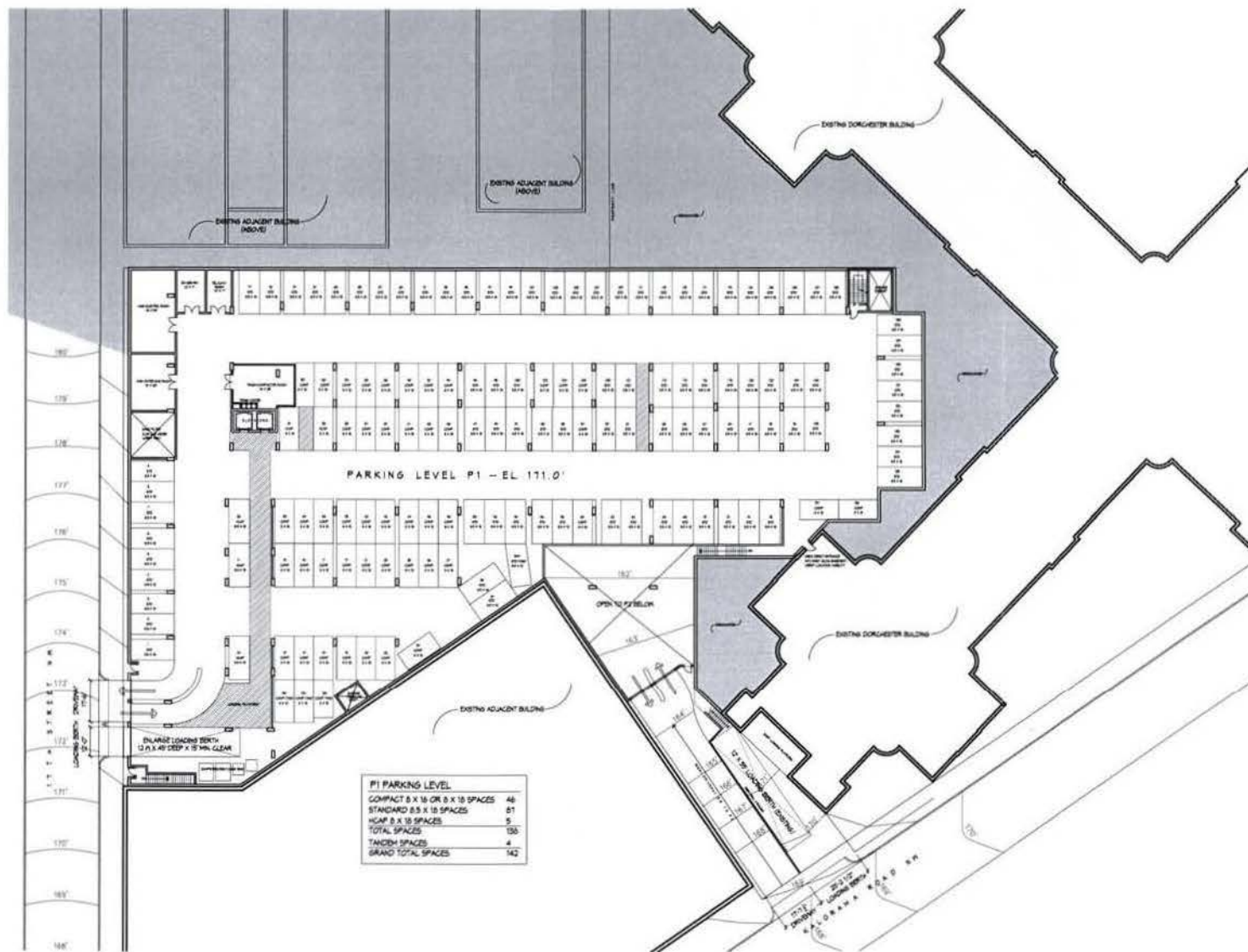
1 LANDSCAPE PLAN
SCALE: 1"=30'-0"



1 PARKING LEVEL P2
SCALE 1/16" = 1' - 0"

FLOOR PLAN - PARKING LEVEL P2
SCALE 1/16" = 1' - 0"





1 PARKING LEVEL P1
SCALE: 1/16" = 1'-0"

FLOOR PLAN - PARKING LEVEL P1
SCALE: 1/16" = 1'-0"

ARCHITECT: ERIC COLBERT & ASSOCIATES
1117 5TH STREET, N.W. WASHINGTON, D.C. 20001

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

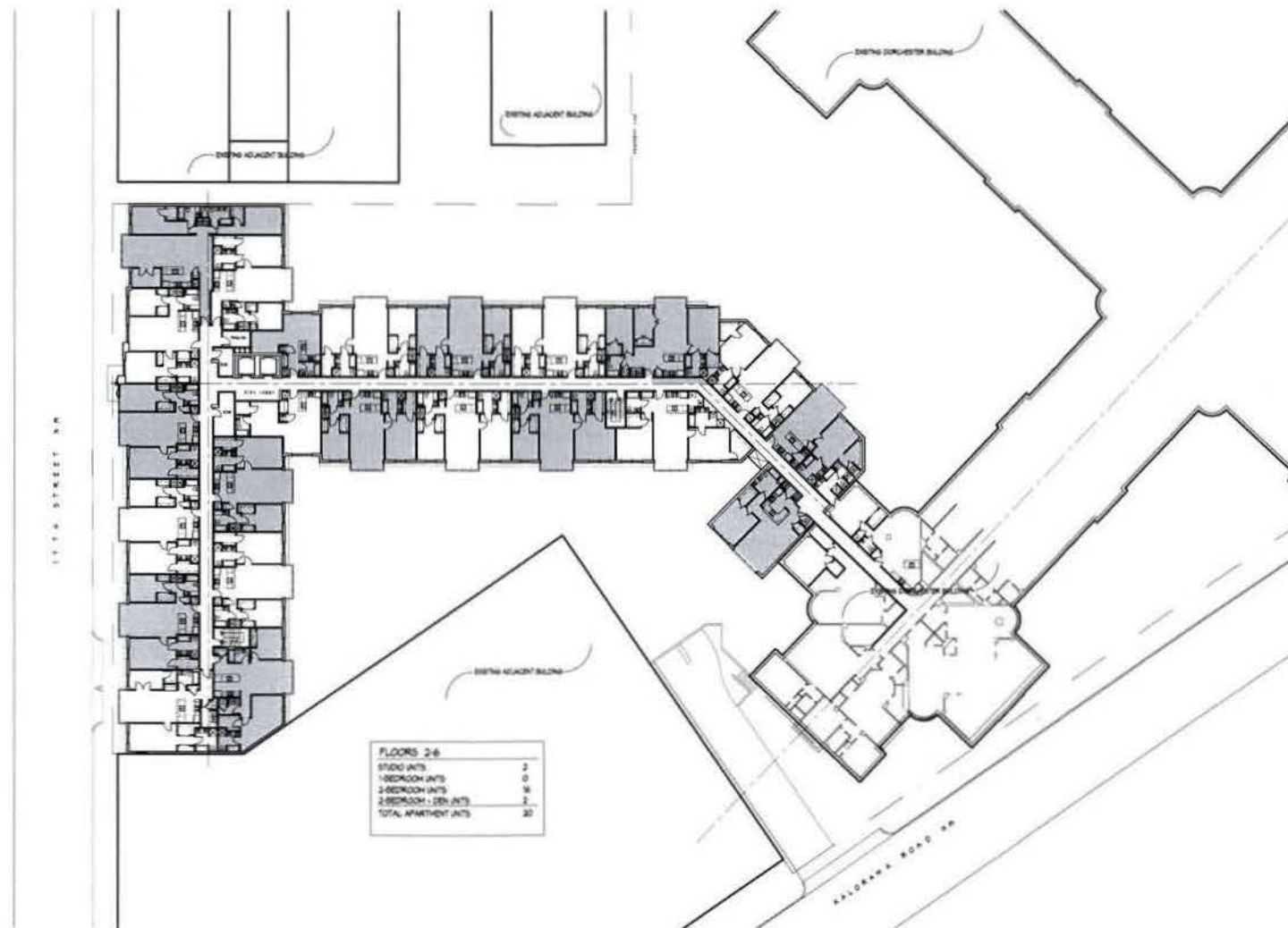
CLIENT: POTOMAC INVESTMENT PROPERTIES
1730 K ST., NW WASHINGTON, DC 20006



A-2.2



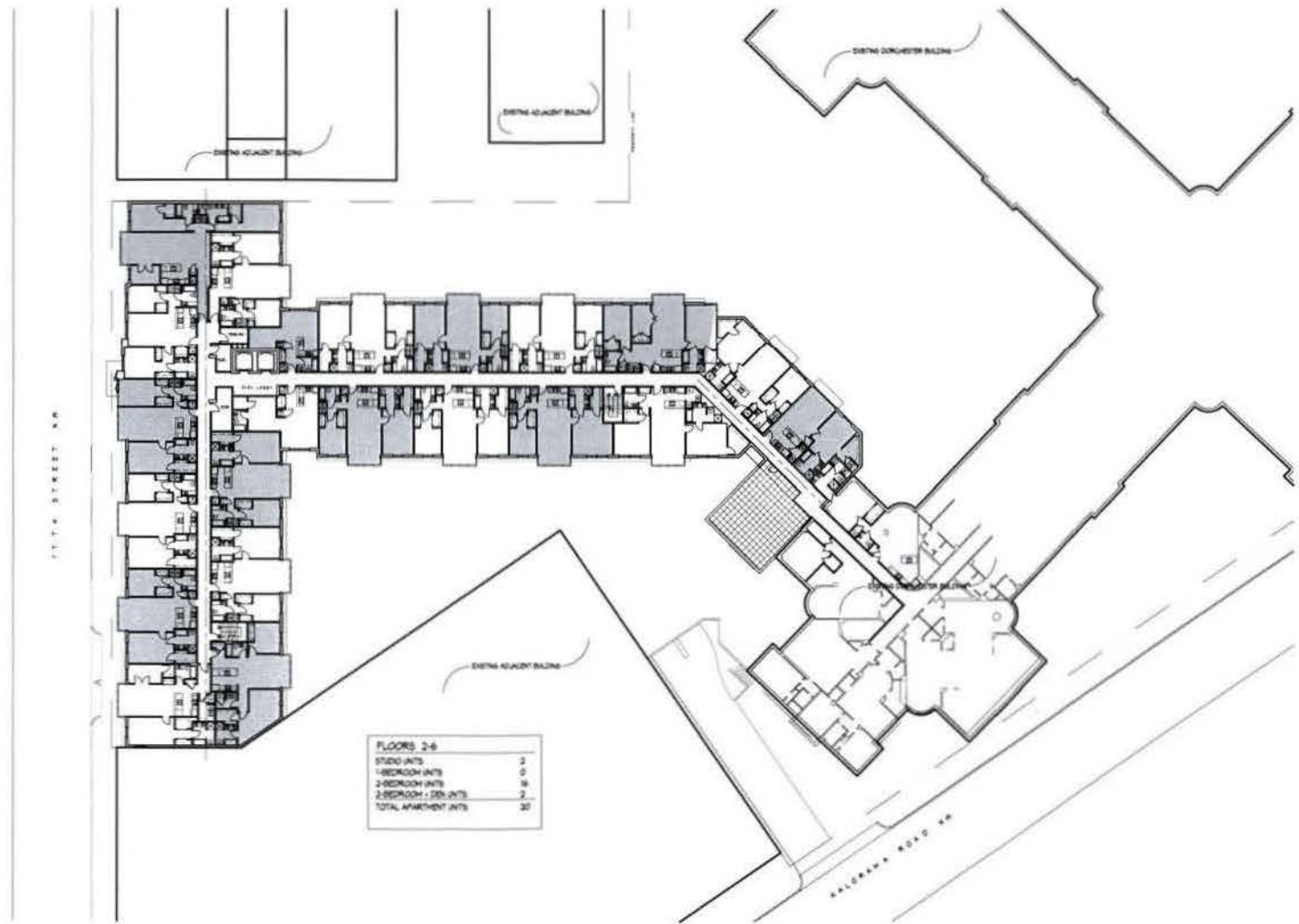
A-2.3



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

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

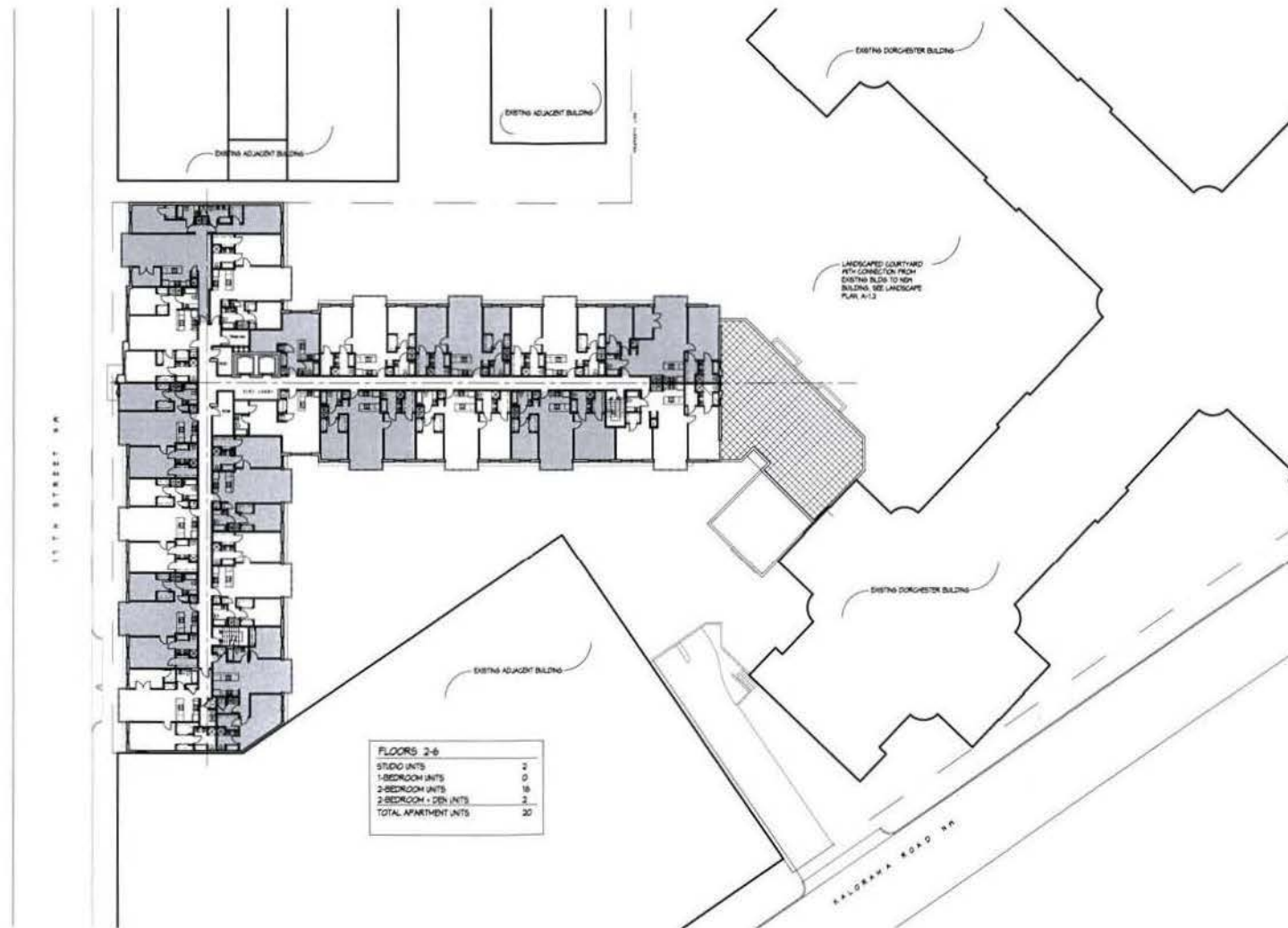




① TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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

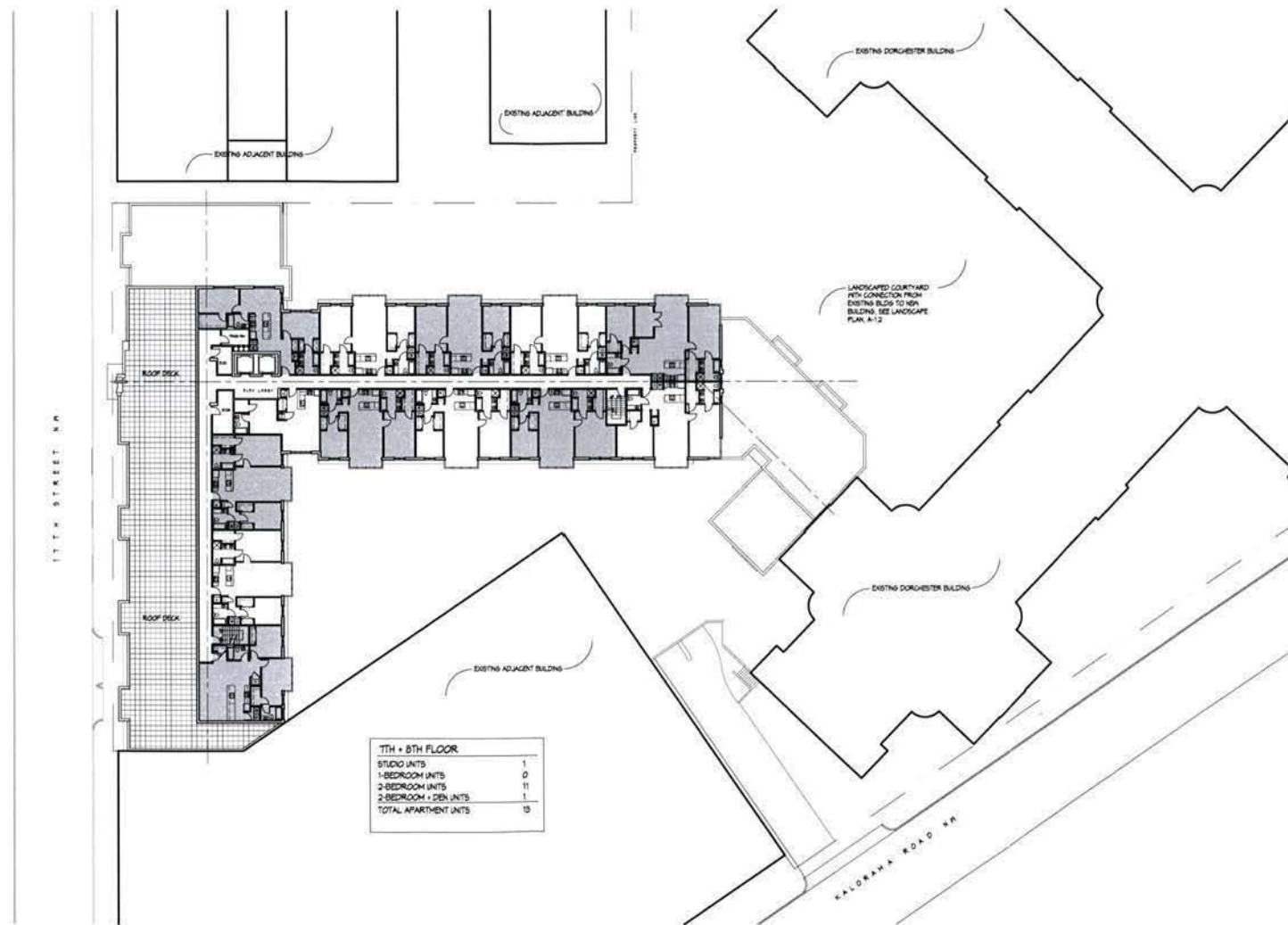




① TYPICAL FLOOR PLAN
SCALE 1/16" = 1'-0"

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

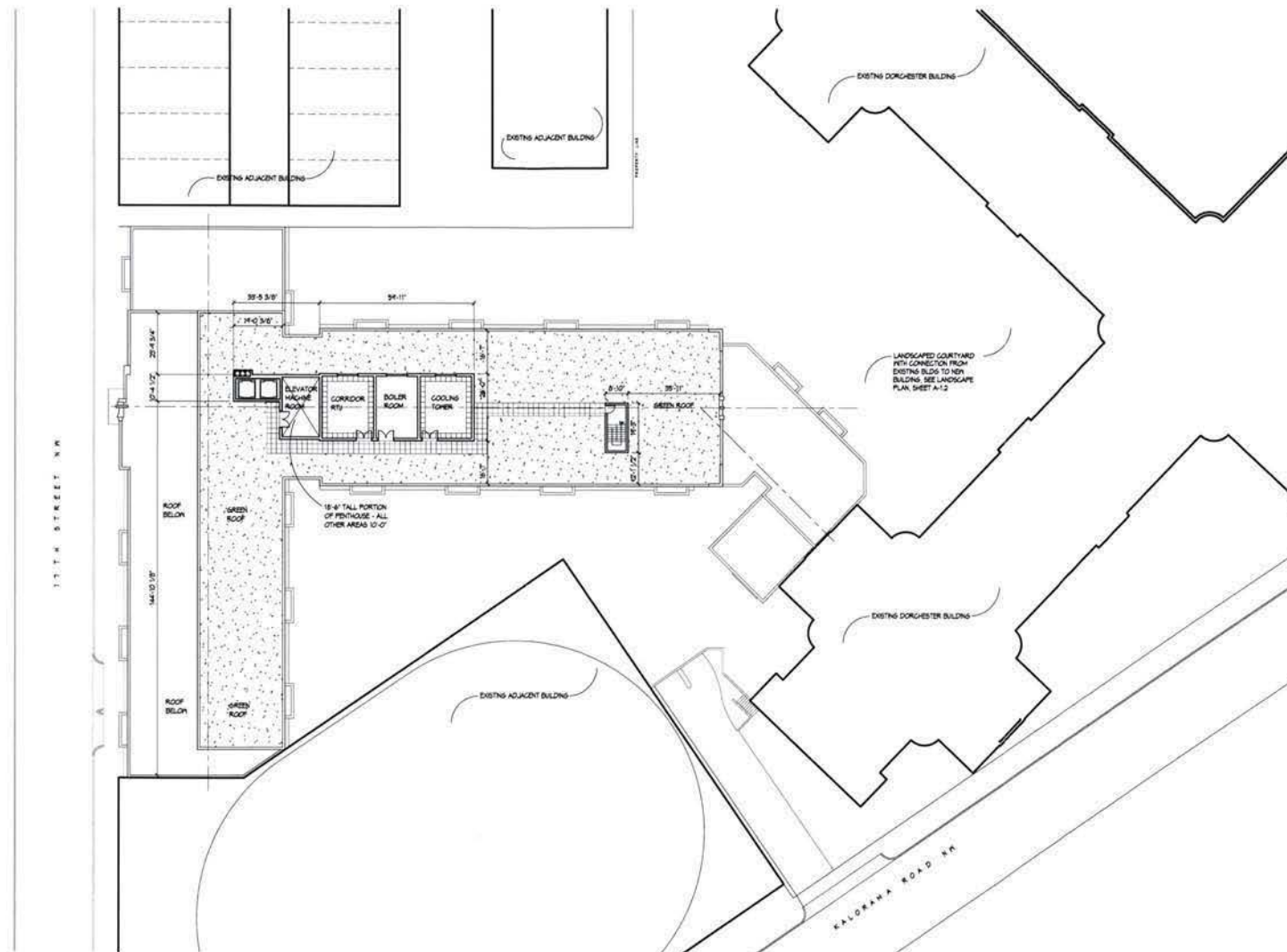




① SEVENTH + EIGHTH FLOOR PLAN
SCALE 1/16" = 1'-0"

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







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

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

ARCHITECT: ERIC COLBERT & ASSOCIATES
117 5TH STREET, N.W. WASHINGTON, D.C. 20007

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

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

DATE: 08/22/20
BY: [Signature]
CHECKED: 08/22/20
DATE: 08/22/20
A-3.1



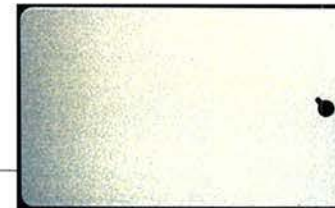
1 WEST ELEVATION / MATERIALS KEY
SCALE: NTS



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 = RICHTEX BRICK COMPANY
STYLE : 242
SIZE : MODULAR



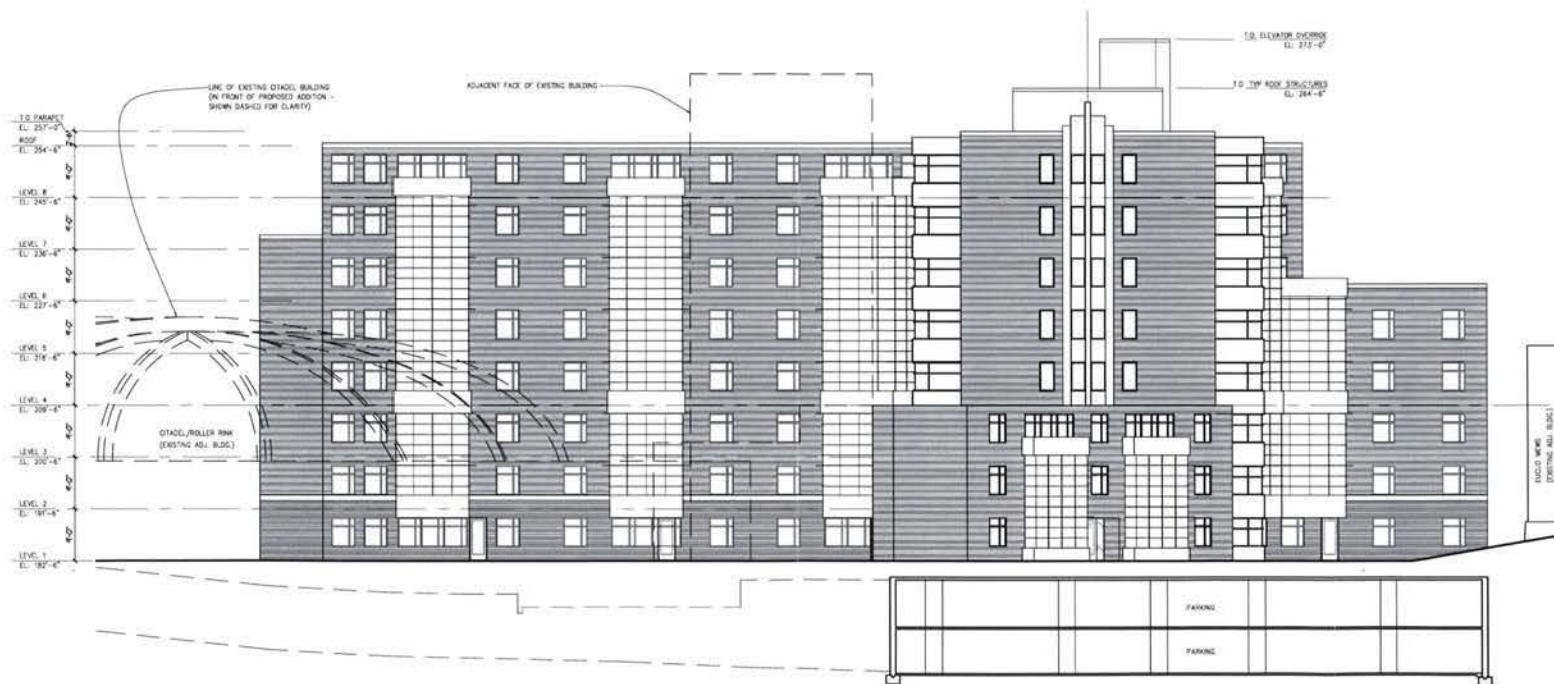
BRICK #2

SAMPLE BOARD
N.T.S.

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
06.07.08
A-3.1A



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

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



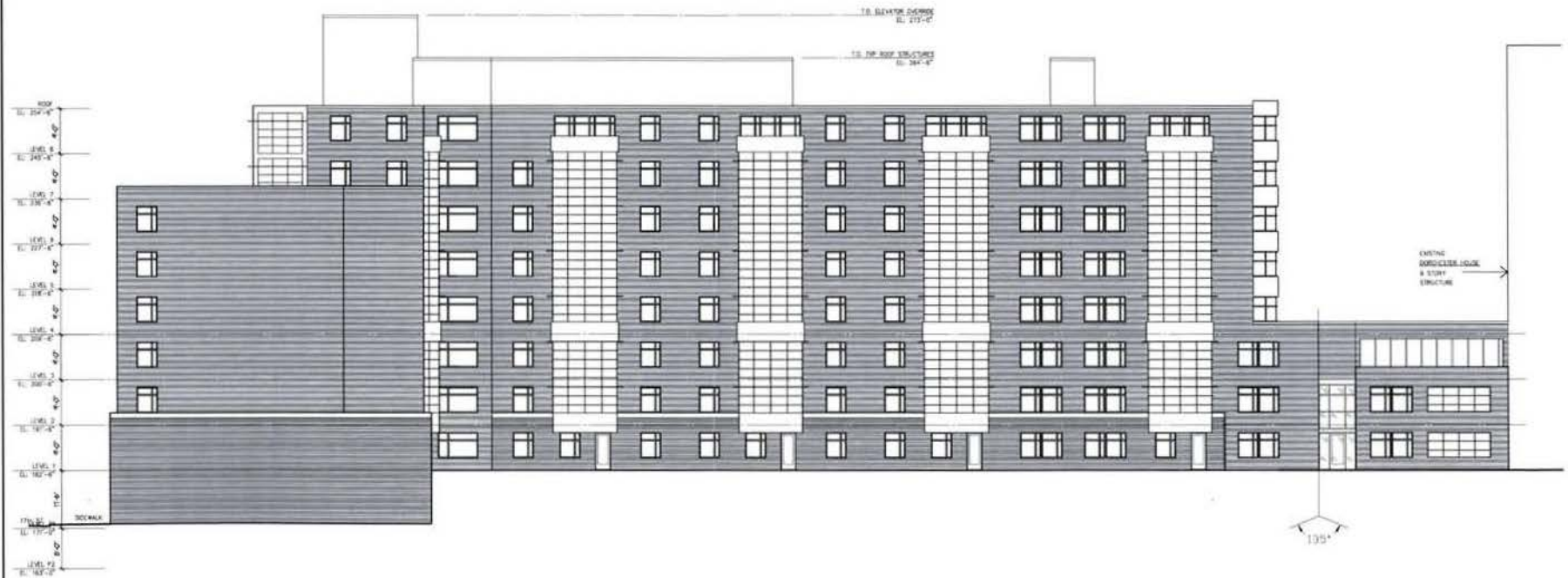
ARCHITECT: ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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

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

DESIGNED	DATE
10.01.20	10.01.20
10.01.20	10.01.20
10.01.20	10.01.20
10.01.20	10.01.20

A-3.2



① SOUTH ELEVATION
SCALE 1/8" = 1'-0"

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



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
1130 K ST. NW WASHINGTON, DC 20006

10/20/22	10/20/22
10/20/22	10/20/22
10/20/22	10/20/22
10/20/22	10/20/22

A-3.3



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
217 8TH STREET, N.W. WASHINGTON, D.C. 20001

PROJECT: DORCHESTER HOUSE ADDITION
4400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1330 K ST., NW WASHINGTON, DC 20004

30.000	10.000
20.000	10.000
10.000	10.000
0.000	10.000

A-3.4



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



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

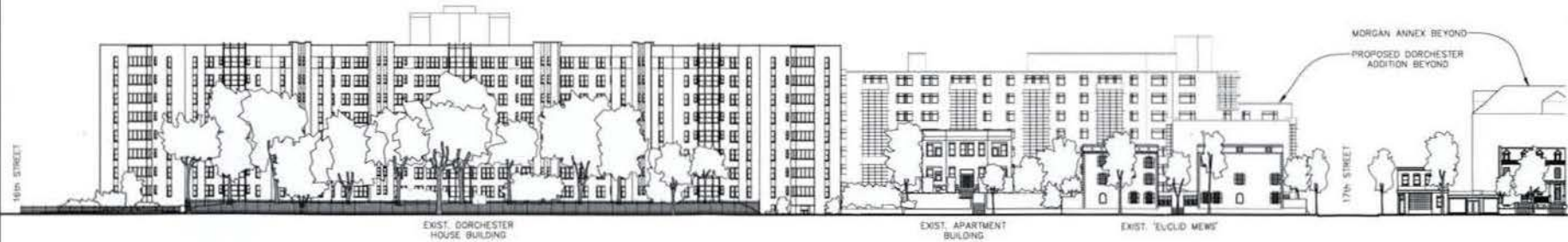
PROJECT: DORCHESTER HOUSE ADDITION
SOUTH BLOCK OF 17TH STREET, N.W. WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES
1720 F ST, N.W. WASHINGTON, DC 20006

NO. SHEET	NO. OF SHEETS	A-3.5
15 OF 15	15 OF 15	
15 OF 15	15 OF 15	



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

212 3TH STREET, S.W. WASHINGTON, D.C. 20037

PROJECT: DORCHESTER HOUSE ADDITION

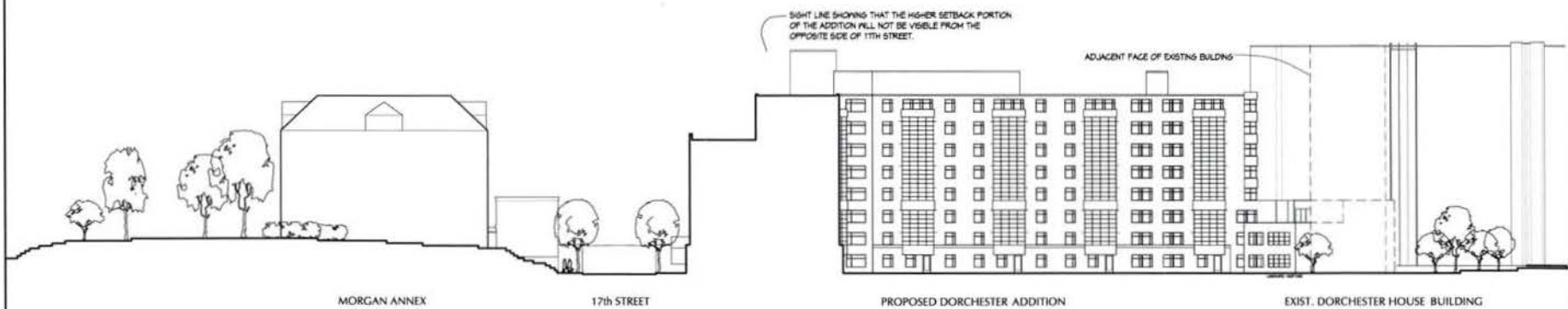
2400 BLOCK OF 17TH STREET, NW WASHINGTON, DC

CLIENT: POTOMAC INVESTMENT PROPERTIES

1730 K ST., NW WASHINGTON, DC 20006

25.00.00
25.00.00
25.00.00
25.00.00

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
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
1720 K ST. NW WASHINGTON, DC 20006

18.01.12 18.07.12
18.07.12 10.02.13
10.02.13 10.08.13
10.08.13

A-3.7