

IL PALAZZO

A PLANNED UNIT DEVELOPMENT

2700 16TH STREET NW, WASHINGTON DC, 20010

CASE NUMBER XX-XX



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POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

18 May 2011

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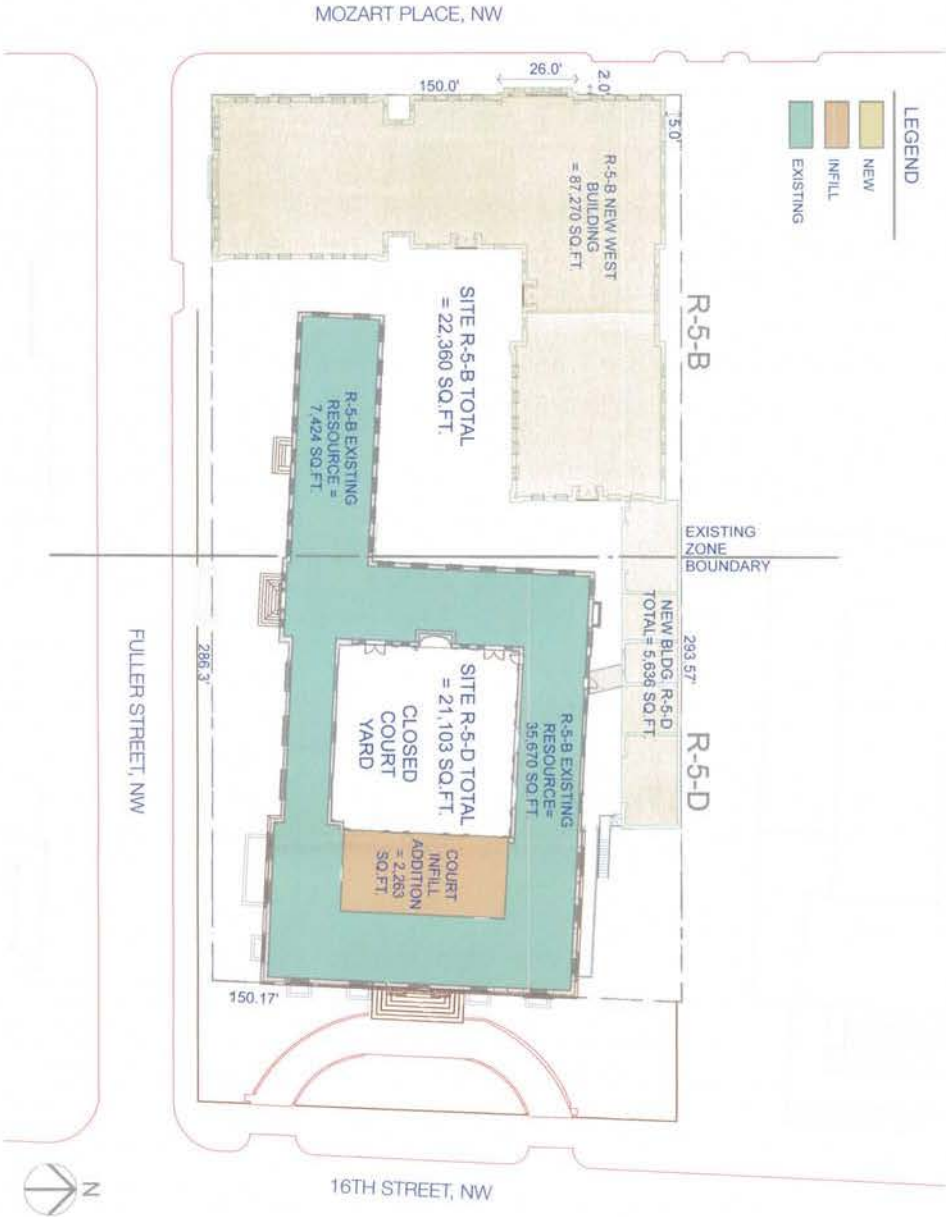
FAR CALCULATIONS

FLOOR	R-5-B Existing Building Gross	R-5-D Existing Building Gross	R-5-B New Building Gross	R-5-D New Building Gross	R-5-D Addition to Exist. Bldg. Gross	Total Building Gross	R-5-B Total Bldg. FAR (1.8)	R-5-D Total Bldg. FAR (3.5)	Grand Total Bldg. FAR
Terrace Floor	2,128	9,955	12,199	1,555	0	25,837	5,158	4,144	9,301
Ground Floor	2,148	10,022	11,127	1,638	0	24,935	13,275	11,660	24,935
2nd Floor	2,165	7,347	11,477	1,545	0	22,534	13,642	8,892	22,534
3rd Floor	983	5,110	11,221	804	1,239	19,357	12,204	7,153	19,357
4th Floor	0	2,745	11,172	0	1,024	14,941	11,172	3,769	14,941
5th Floor	0	0	11,219	0	0	11,219	11,219	0	11,219
6th Floor	0	0	7,975	0	0	7,975	7,975	0	7,975
7th Floor	0	0	7,968	0	0	7,968	7,968	0	7,968
8th Floor	0	0	4,198	0	0	4,198	4,198	0	4,198
TOTAL	7,424	35,179	88,556	5,542	2,263	138,964	86,811	35,618	122,428

Remarks:

1. FAR total areas do not make deductions for vertical circulations.
2. Areas are taken from outside of exterior walls.
3. R-5-B FAR = 22,360 X 1.8 = 40,248 allowable FAR
4. R-5-D FAR = 21,103 X 3.5 = 73,860 allowable FAR
5. Total building FAR allowable = 114,108 - both lots combined
6. Total building perimeter = 1511'-2"
7. Total percentage of terrace floor that is above 4' from grade = 36%

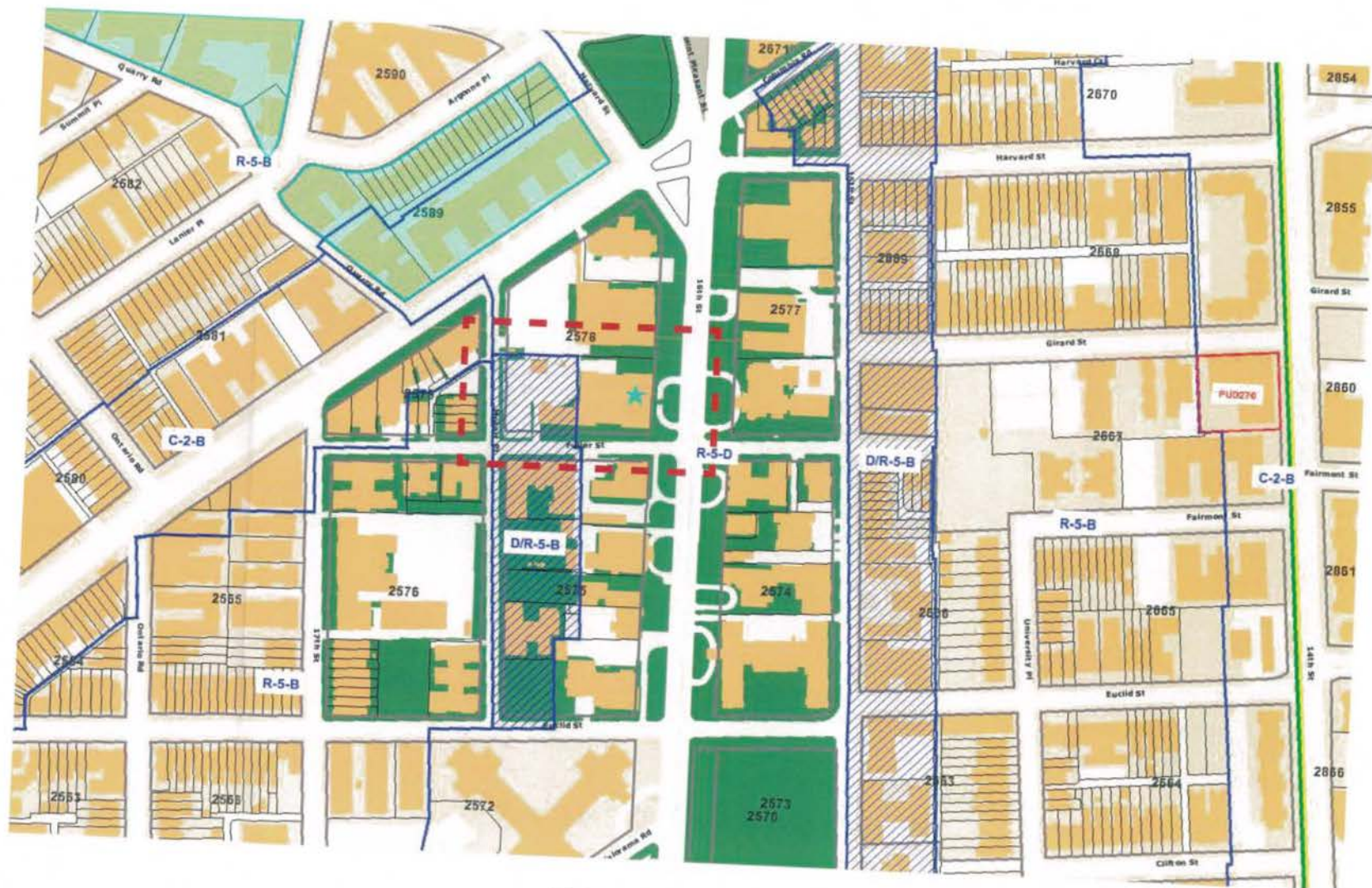
ZONING DIAGRAM AND CALCULATIONS



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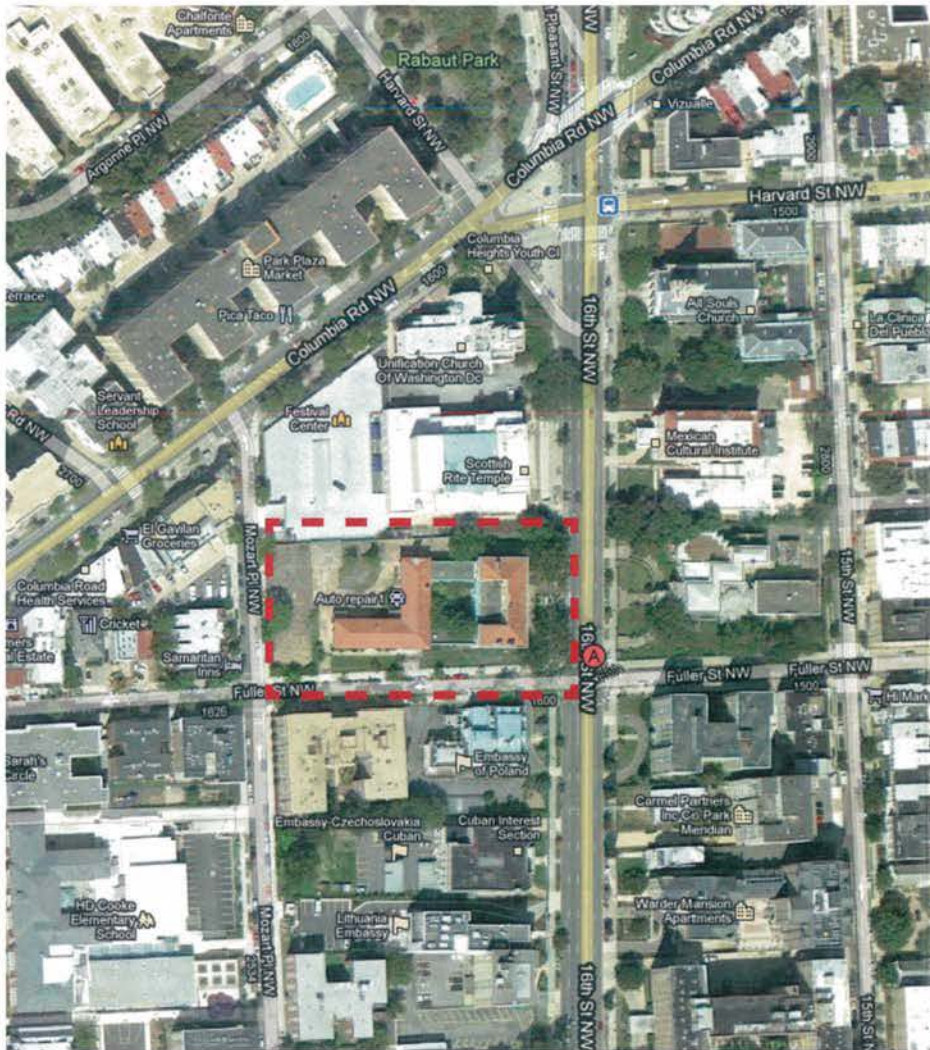


ZONING DISTRICT MAP

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AERIAL SITE PHOTO

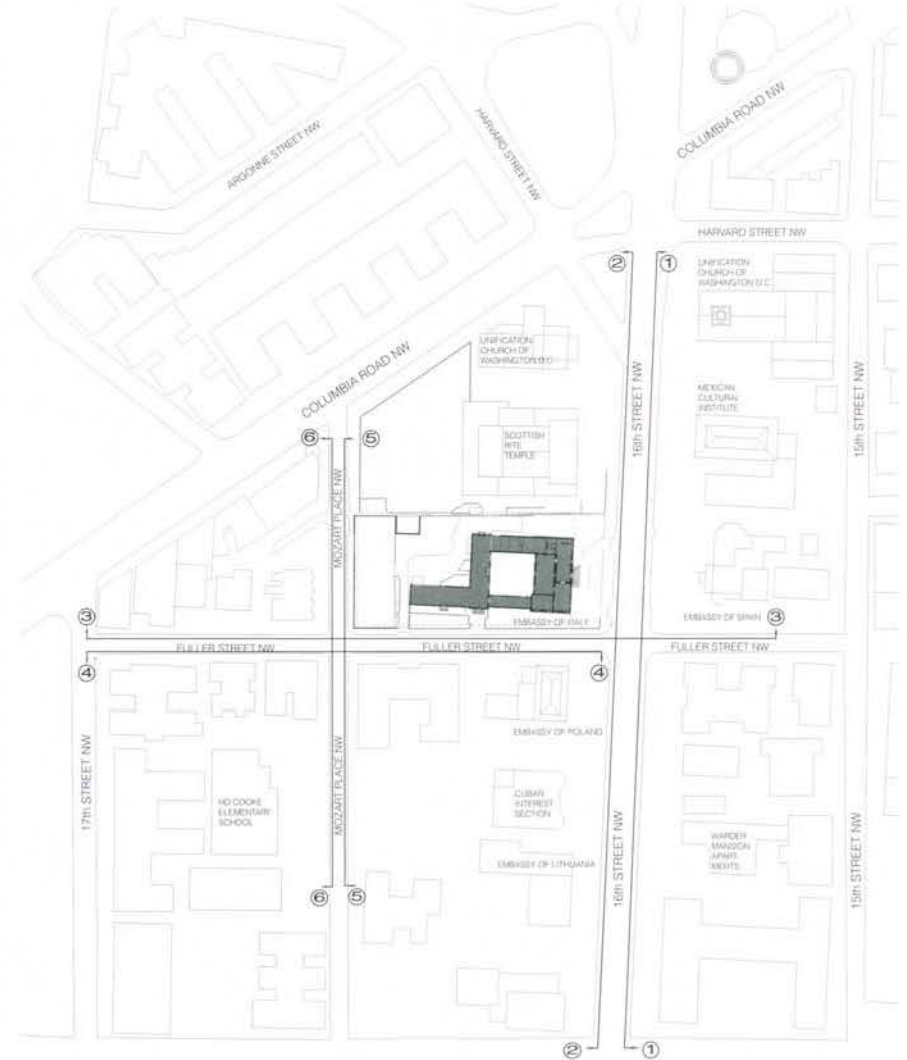


PHOTO SHEET KEY PLAN



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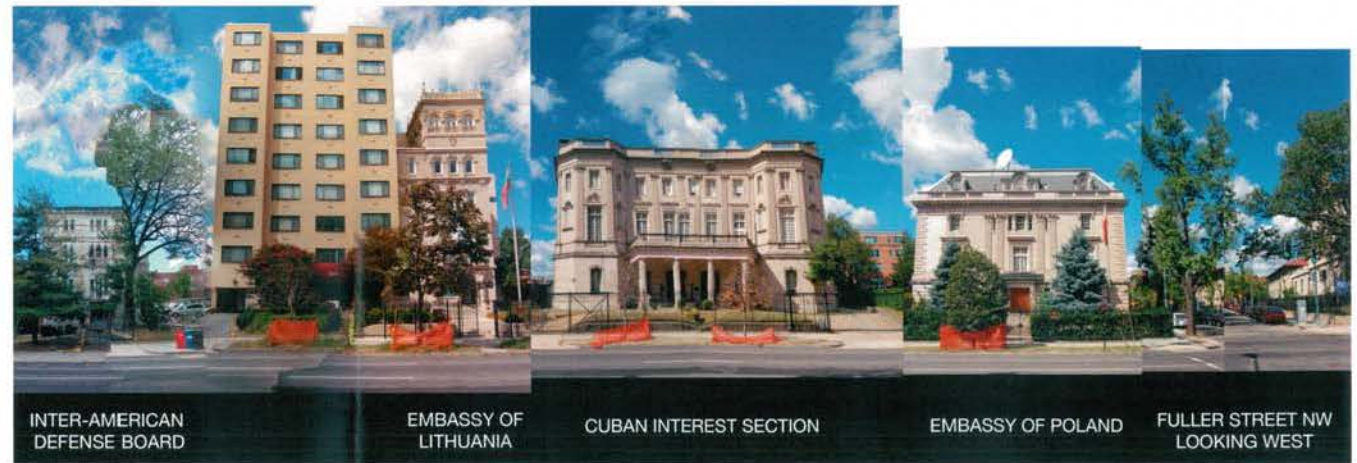
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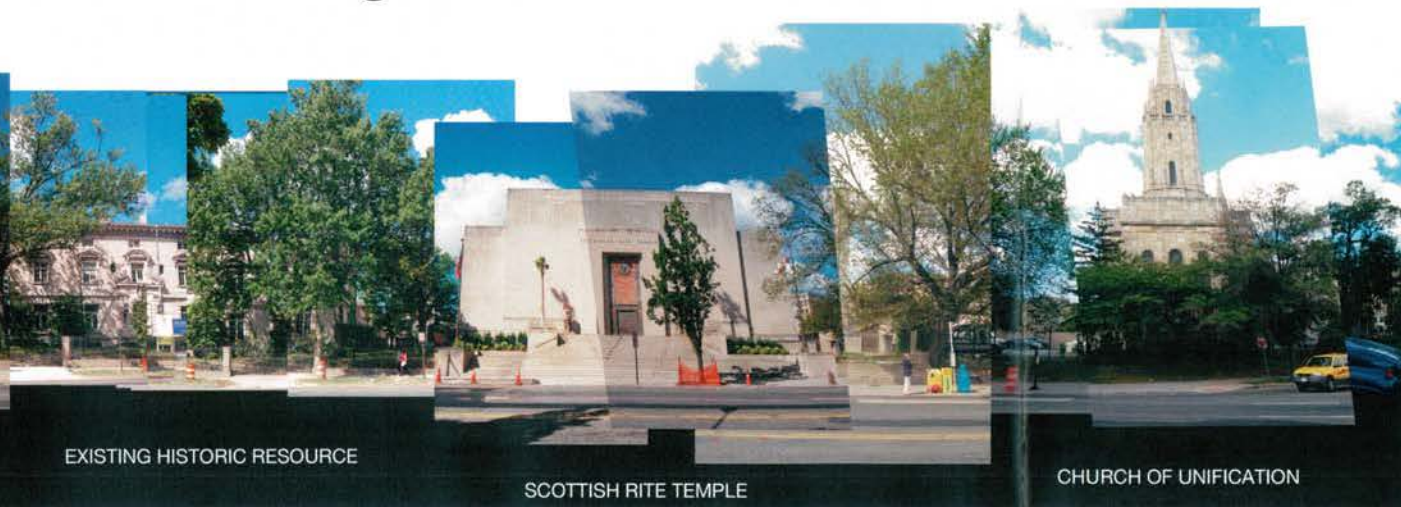
① 16TH STREET NW - EAST ELEVATION



② 16TH STREET NW - WEST ELEVATION



① 16TH STREET NW - EAST ELEVATION



② 16TH STREET NW - WEST ELEVATION

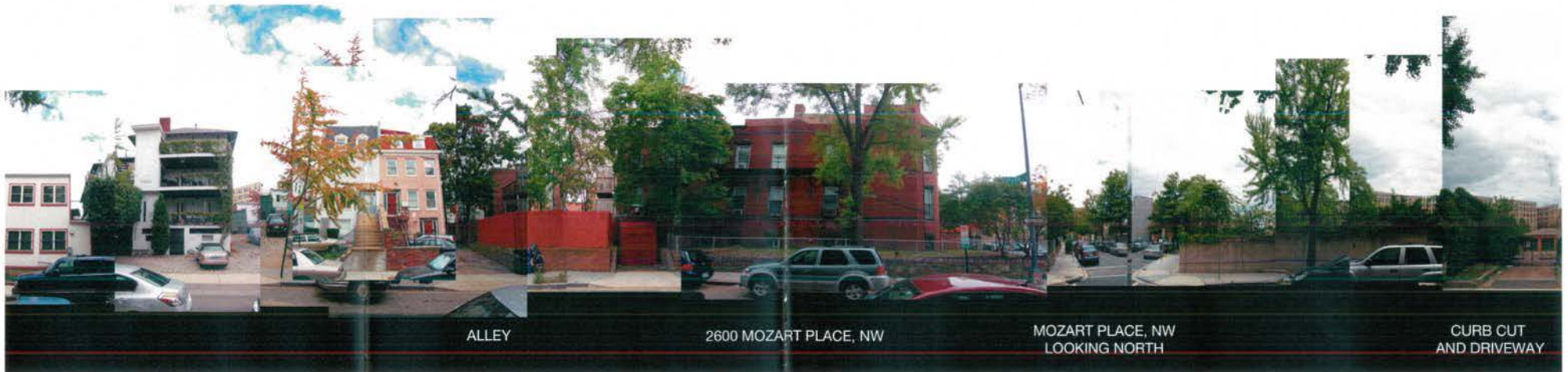


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③ FULLER STREET NW - NORTH ELEVATION



③ FULLER STREET NW - SOUTH ELEVATION



③ FULLER STREET NW - NORTH ELEVATION



③ FULLER STREET NW - SOUTH ELEVATION

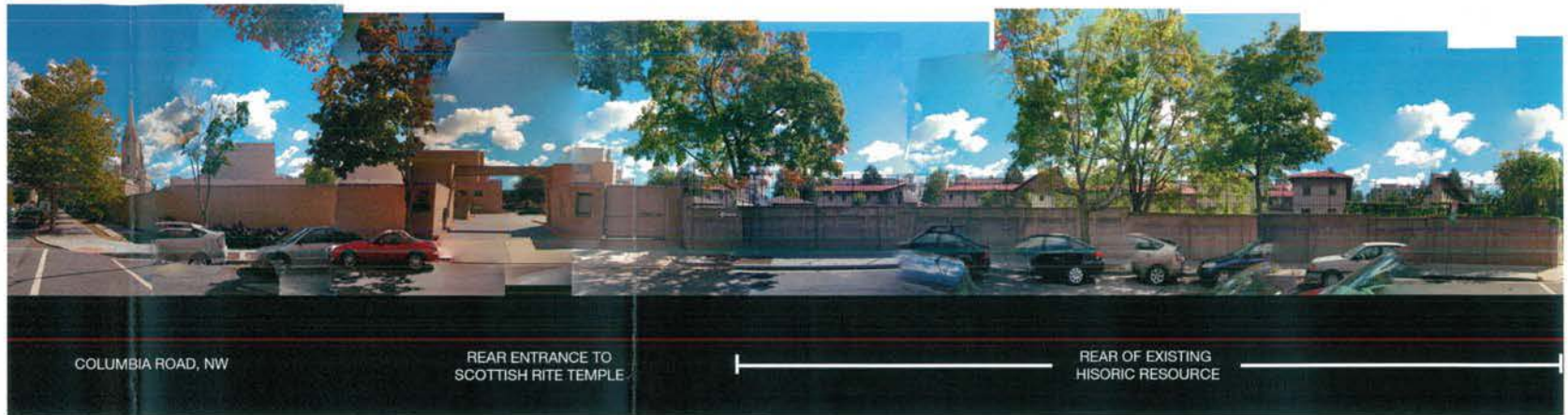


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⑤ MOZART STREET NW - EAST ELEVATION



⑥ MOZART STREET NW - WEST ELEVATION



⑤ MOZART STREET NW - EAST ELEVATION



⑥ MOZART STREET NW - WEST ELEVATION



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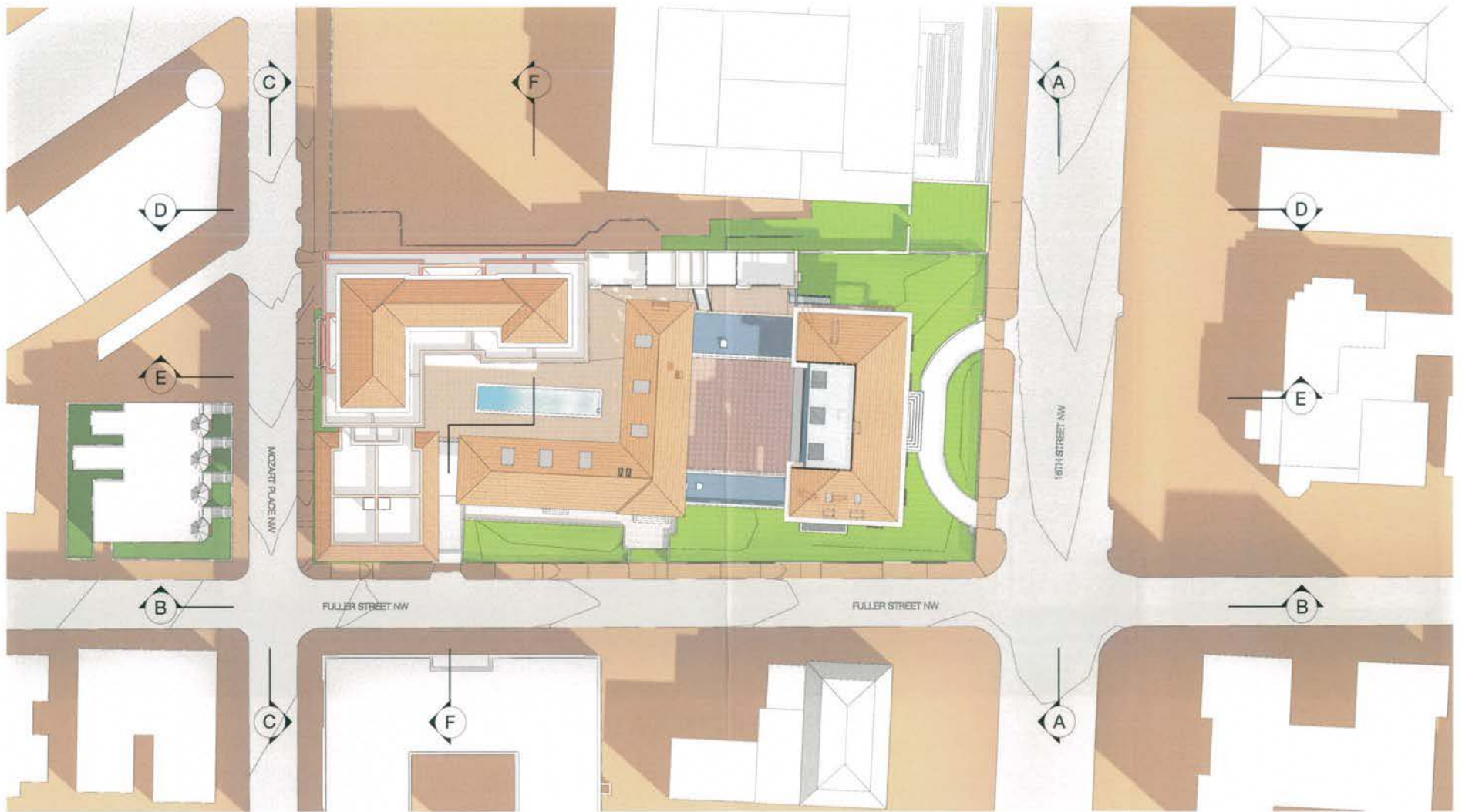
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ROOF PLAN



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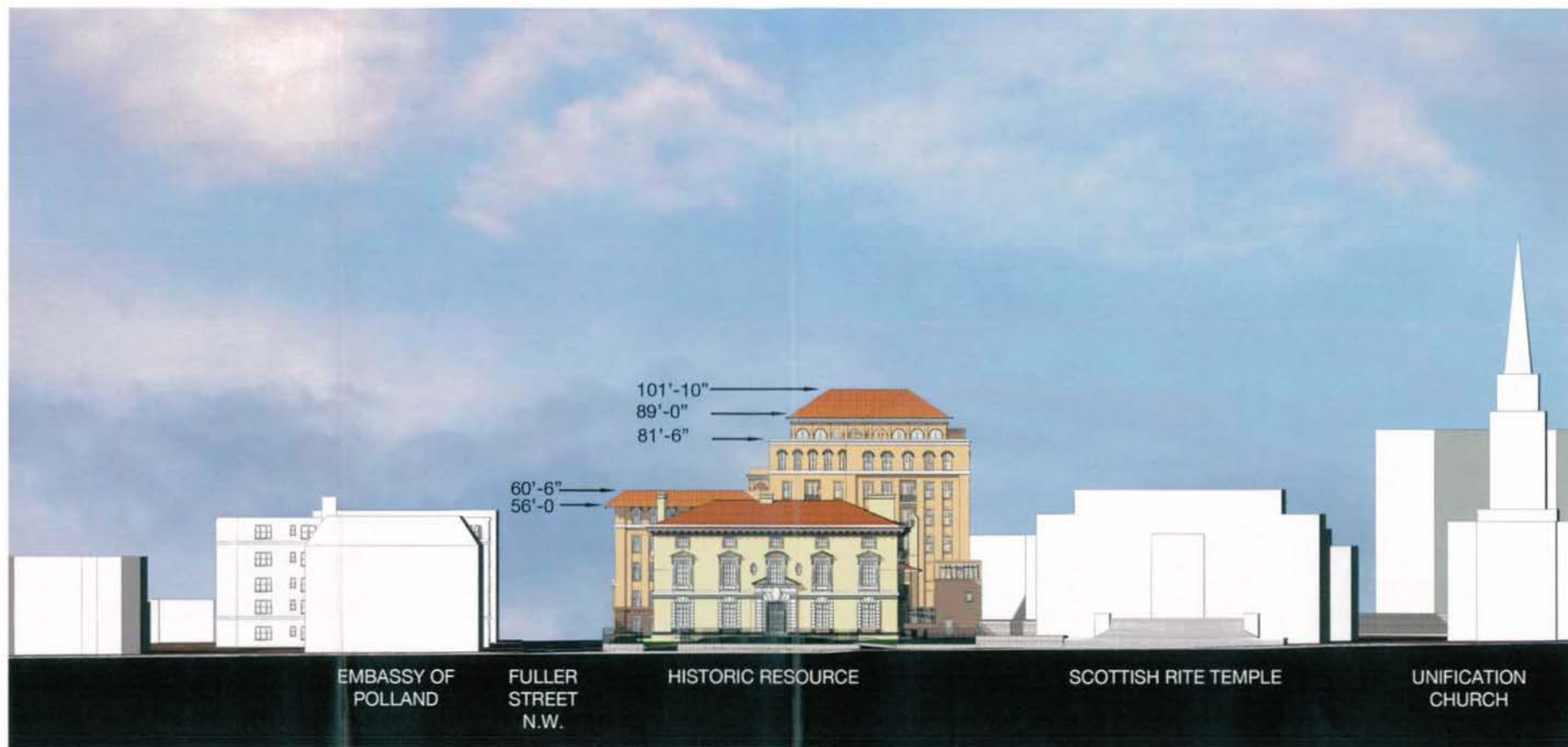
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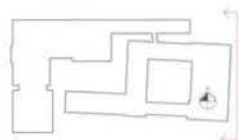
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SITE SECTION A

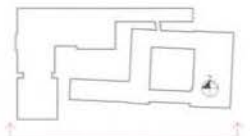


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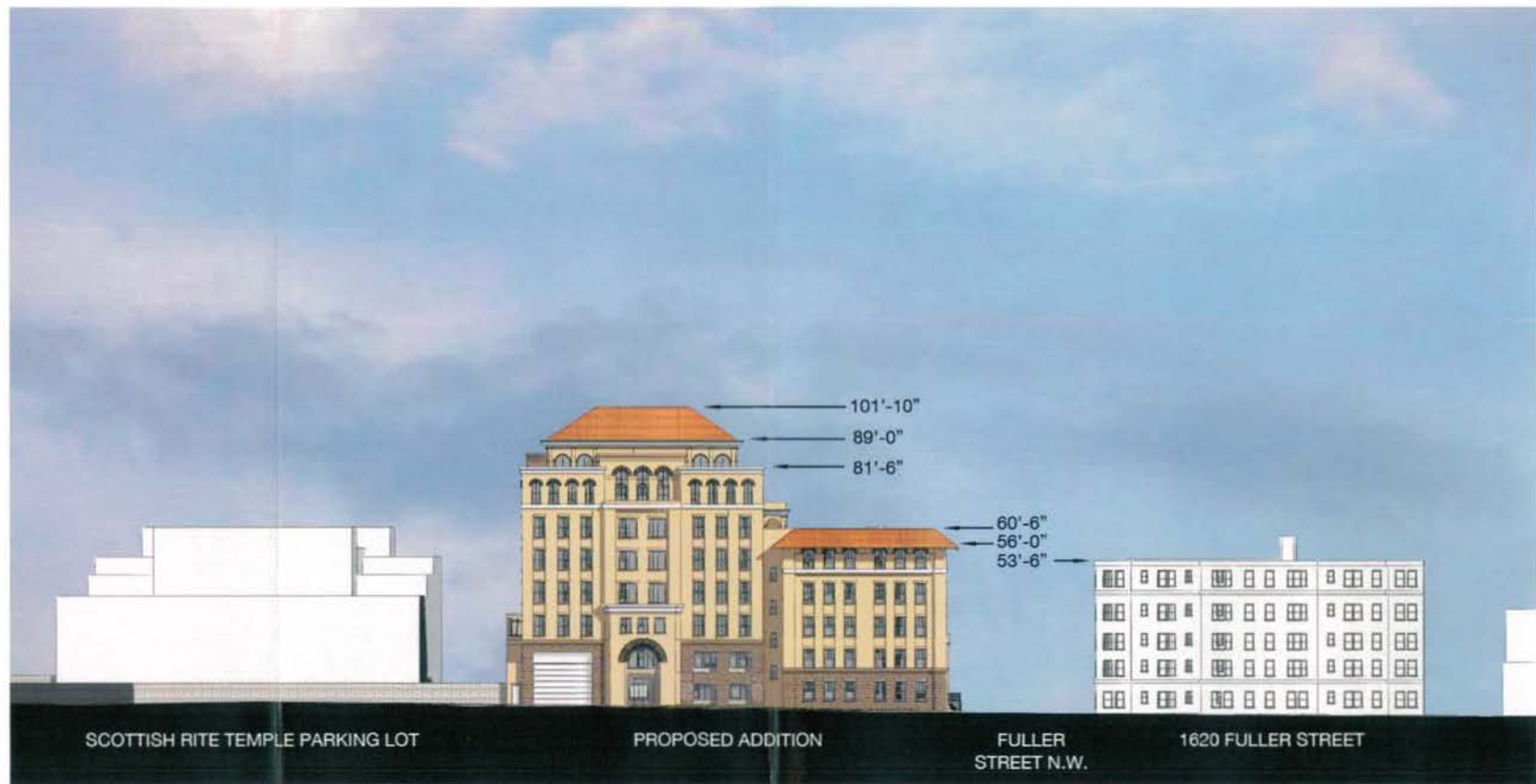
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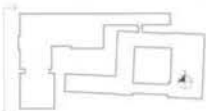
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SITE SECTION C



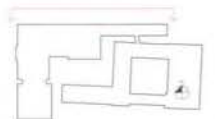
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SITE SECTION D

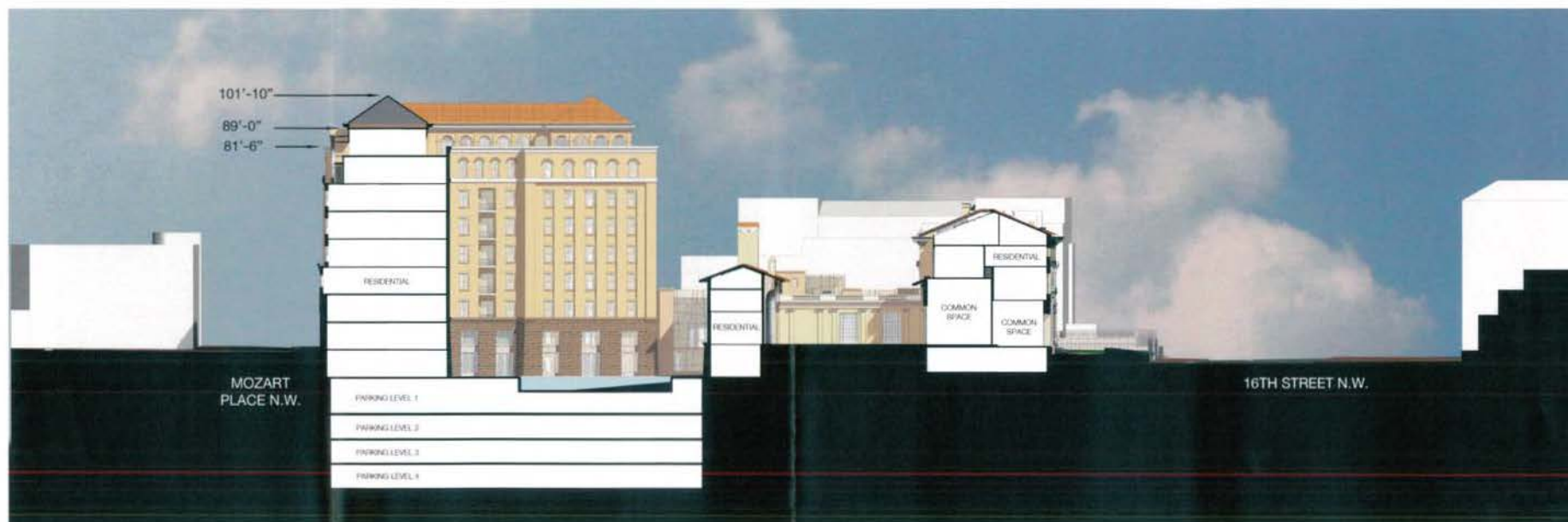


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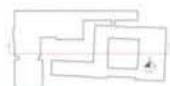
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SITE SECTION E

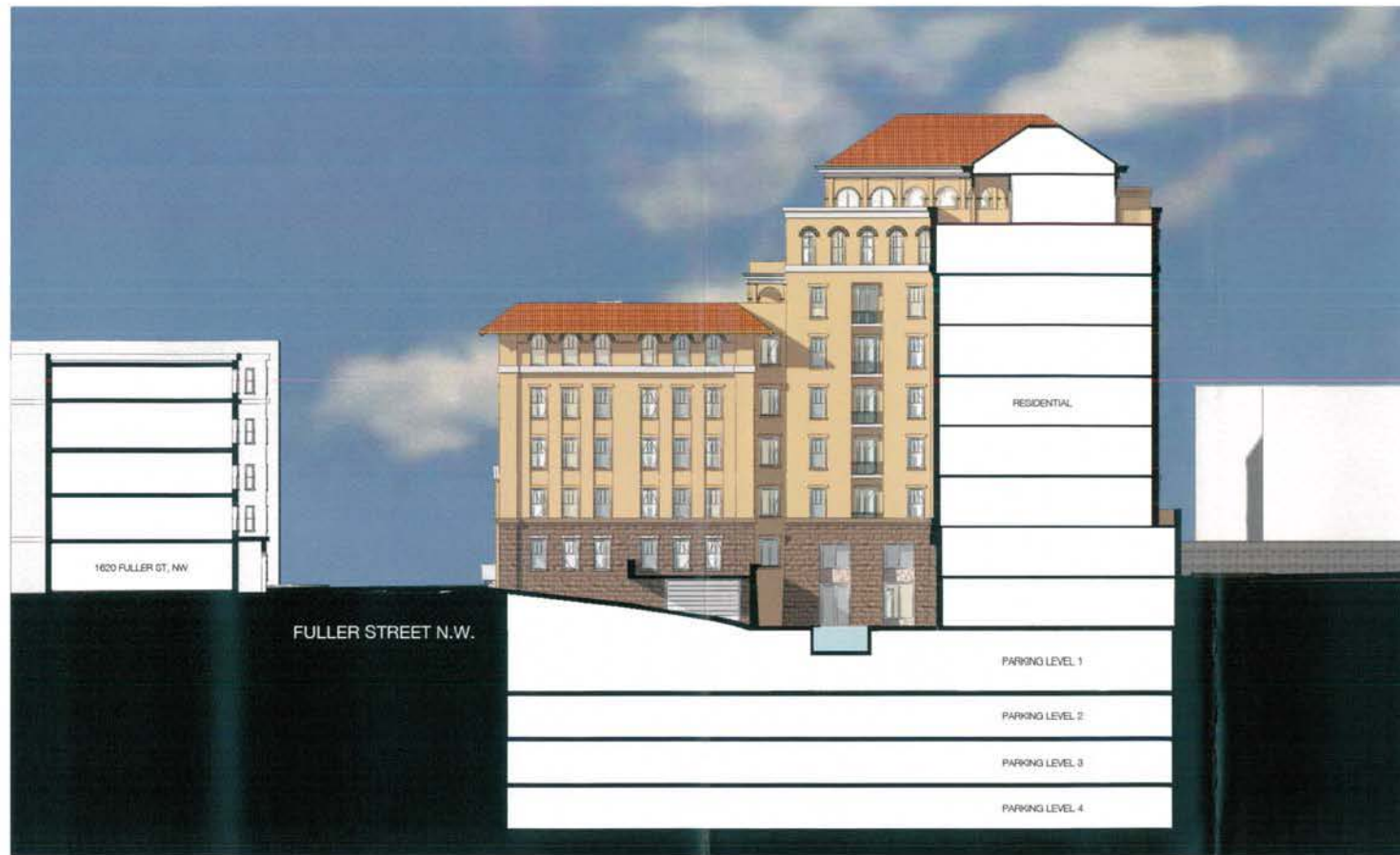


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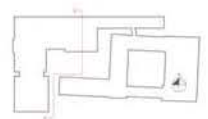
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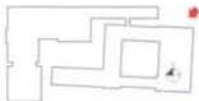


SITE SECTION F





AERIAL PERSPECTIVE - VIEW FROM NORTHEAST



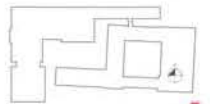
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AERIAL PERSPECTIVE - VIEW FROM SOUTHEAST



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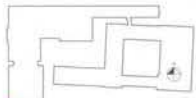
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AERIAL PERSPECTIVE - VIEW FROM SOUTHWEST



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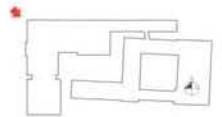
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AERIAL PERSPECTIVE - VIEW FROM NORTHWEST



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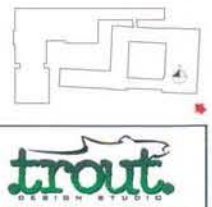
A-23



STREET PERSPECTIVE - VIEW FROM 16TH STREET

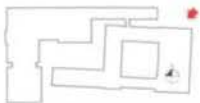
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STREET PERSPECTIVE - VIEW FROM 16TH STREET



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STREET PERSPECTIVE - VIEW FROM FULLER STREET



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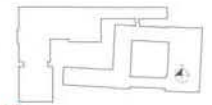




STREET PERSPECTIVE - VIEW FROM MOZART PLACE



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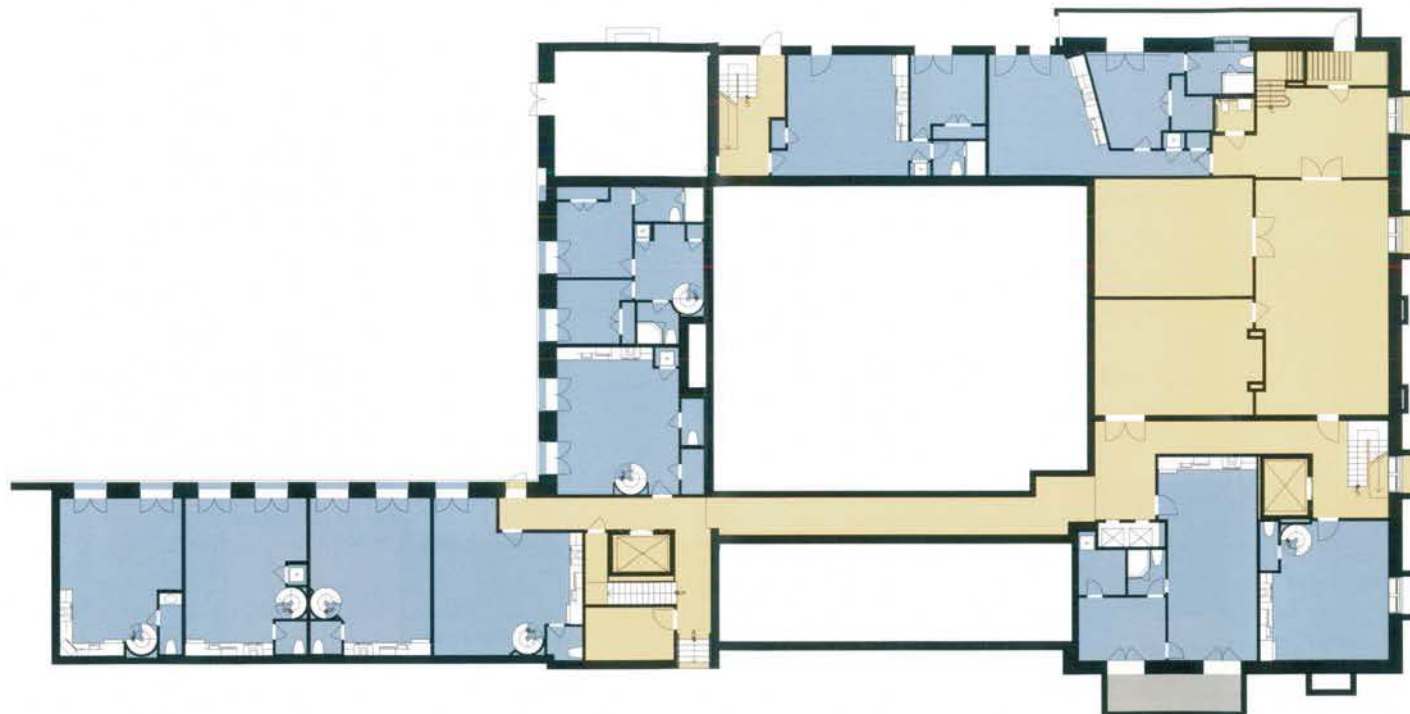
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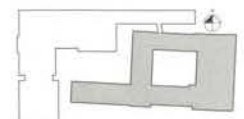
A-27



TERRACE FLOOR PLAN



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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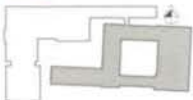
A-29



GROUND FLOOR PLAN



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT

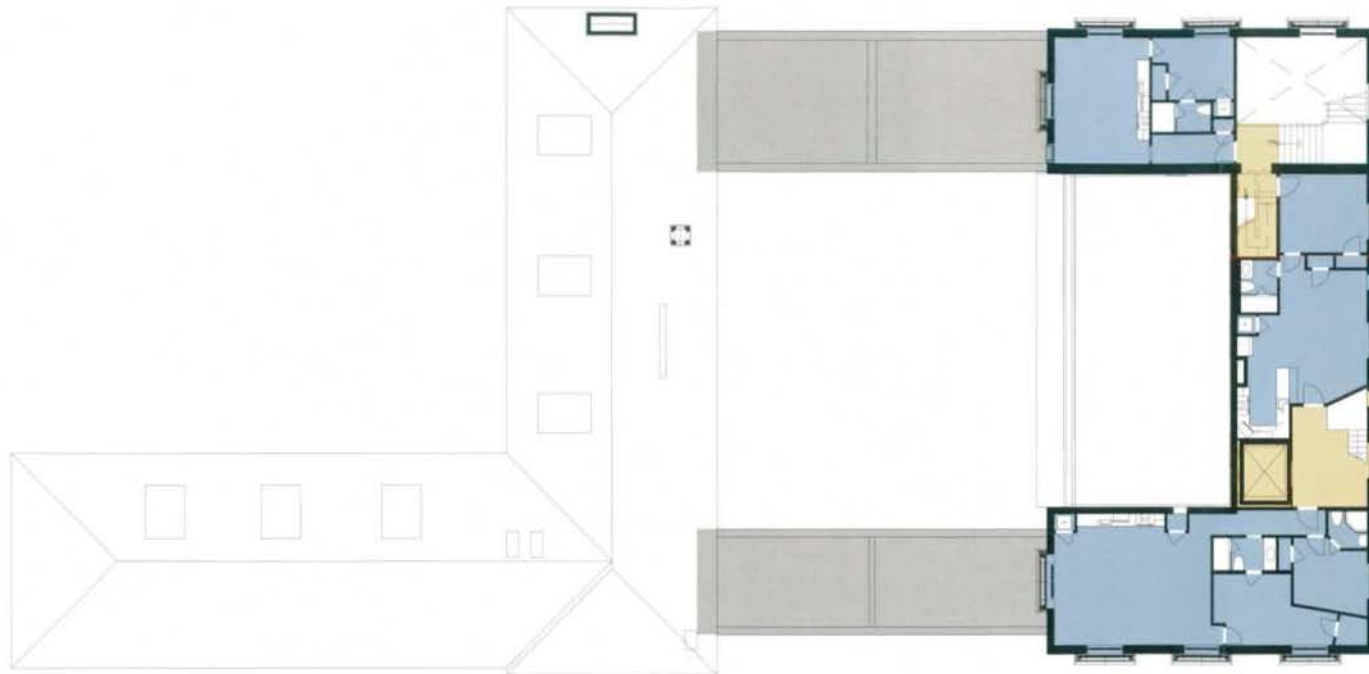


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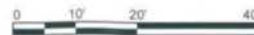
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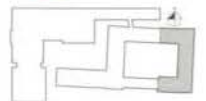




2ND FLOOR PLAN - EAST WING



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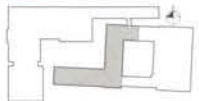
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2ND FLOOR PLAN - WEST WING

- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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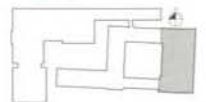




3RD FLOOR PLAN - EAST WING



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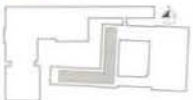
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3RD FLOOR PLAN - WEST WING

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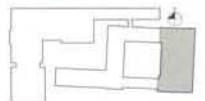




4TH FLOOR PLAN - EAST WING



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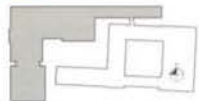
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A-35



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



TERRACE FLOOR



A-36
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GROUND FLOOR

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- PRIVATE SPACE
- INCL. ZONING UNIT



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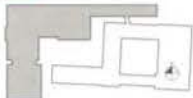
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A-37



COMMON SPACE
PRIVATE SPACE
INCL. ZONING UNIT



2ND FLOOR



A-38

21 March 2011

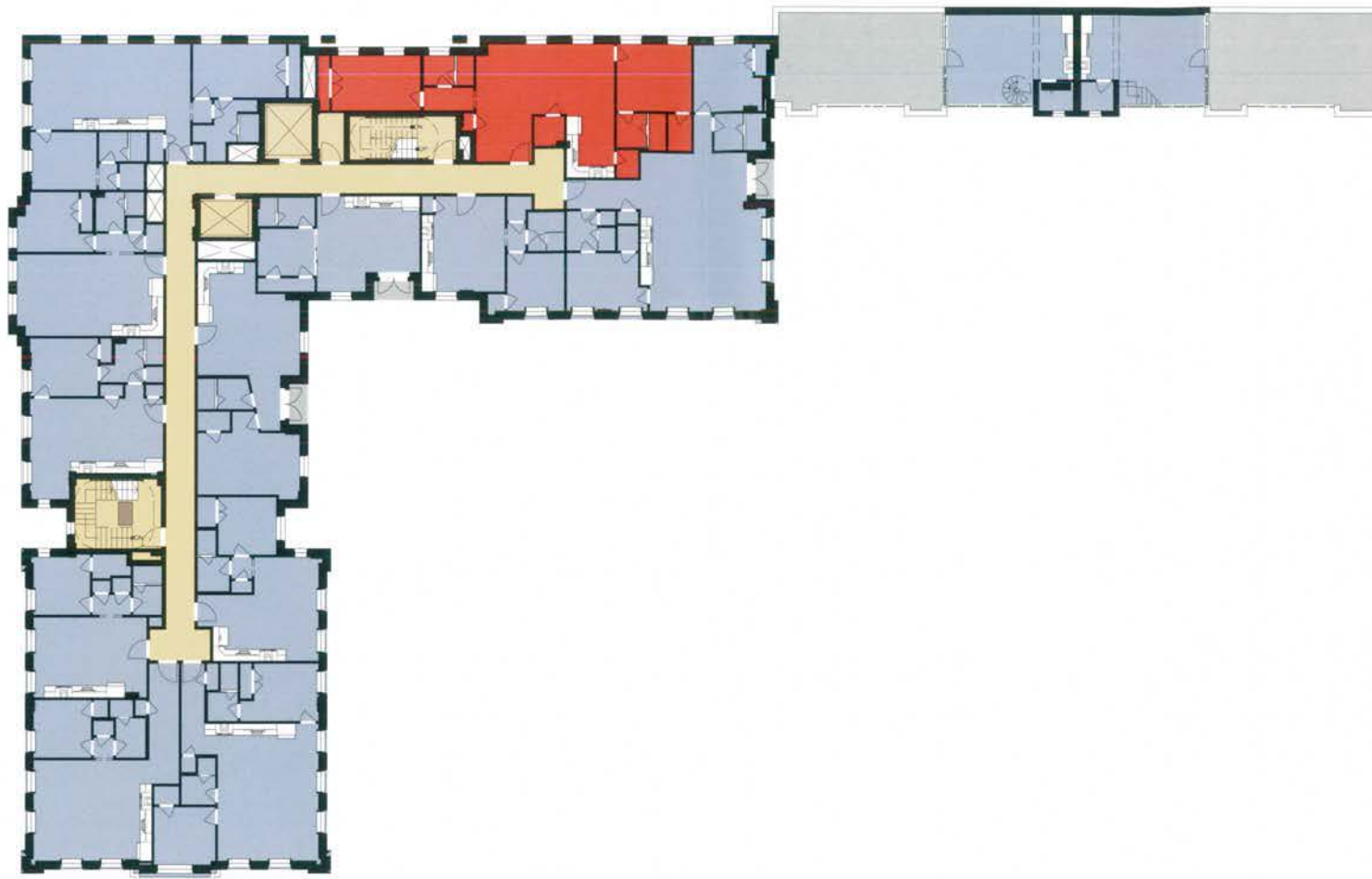
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3RD FLOOR



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- PRIVATE SPACE
- INCL. ZONING UNIT



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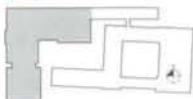
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A-39



4TH FLOOR



A-40

IL PALAZZO

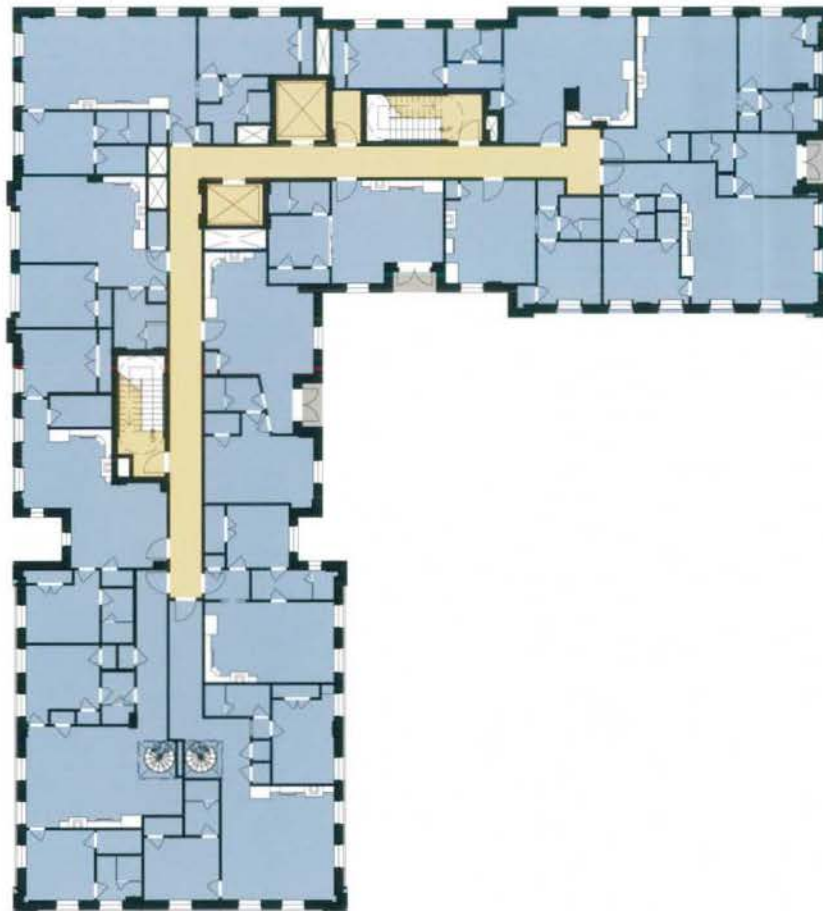
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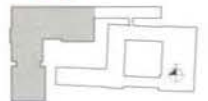




5TH FLOOR



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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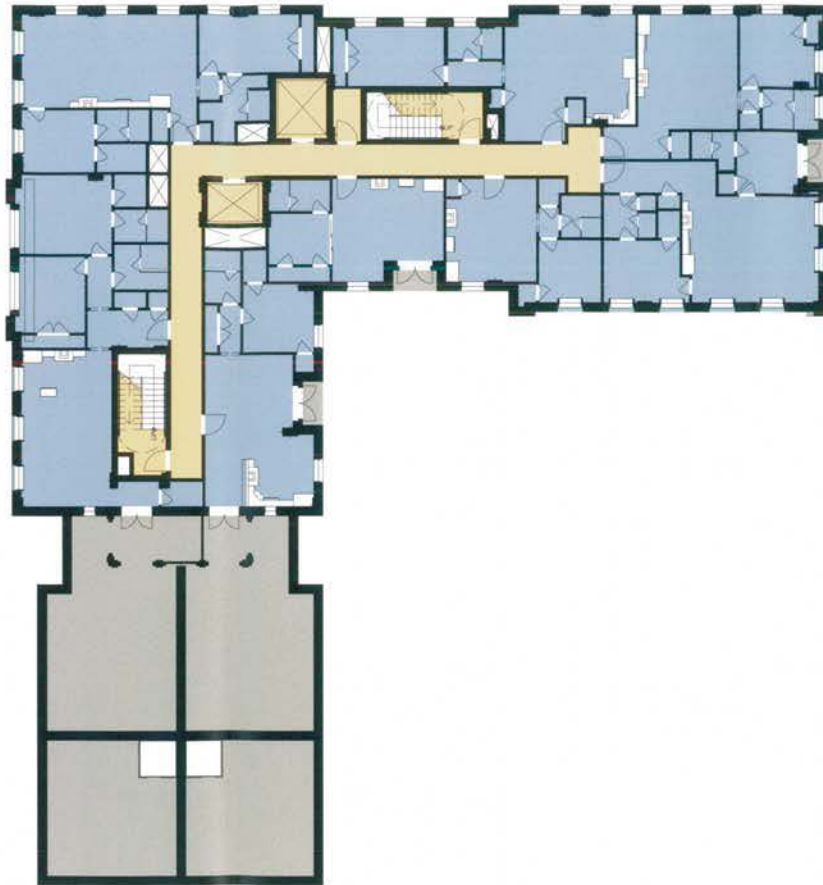
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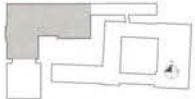
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A-41



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



6TH FLOOR

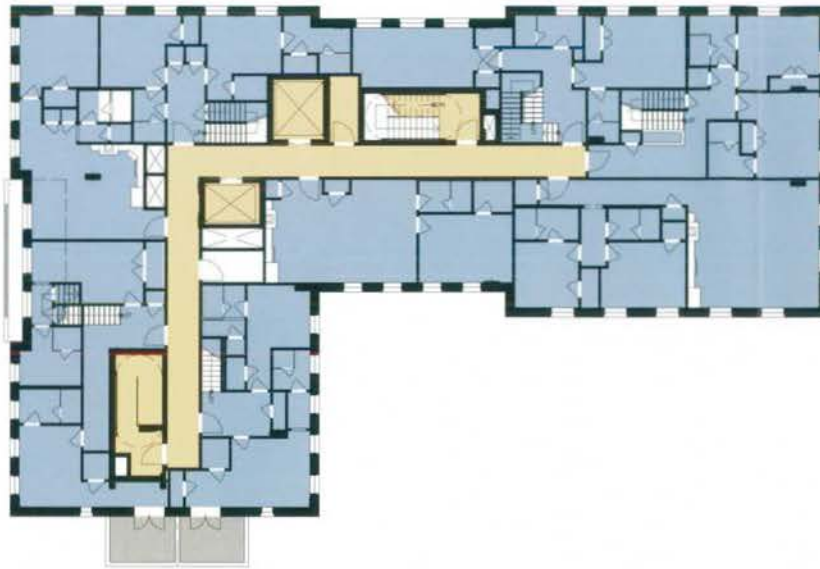


A-42
21 March 2011

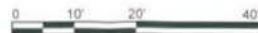
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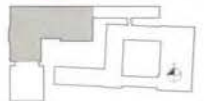




7TH FLOOR



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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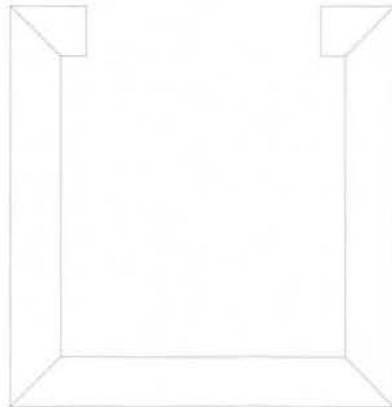
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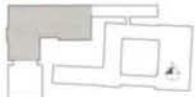
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A-43



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



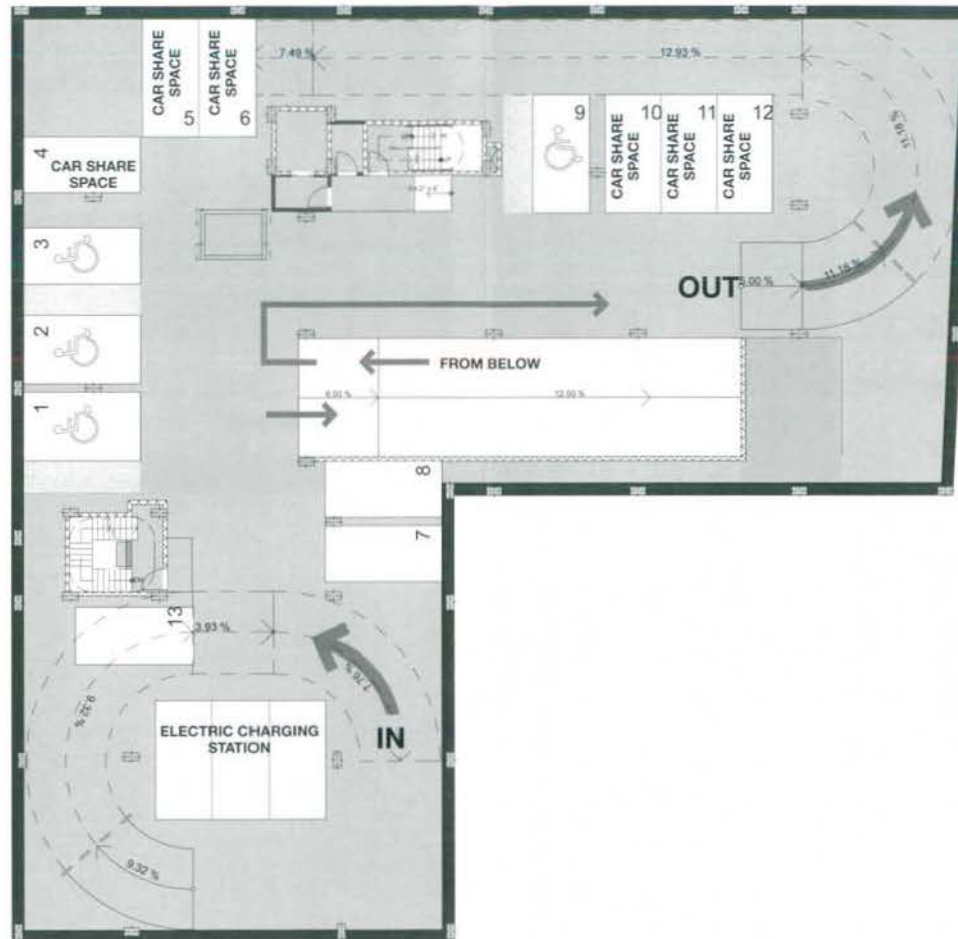
8TH FLOOR



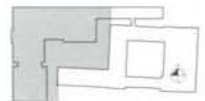
A-44 IL PALAZZO 2700 16th street, nw washington dc, 20010 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT	
	21 March 2011

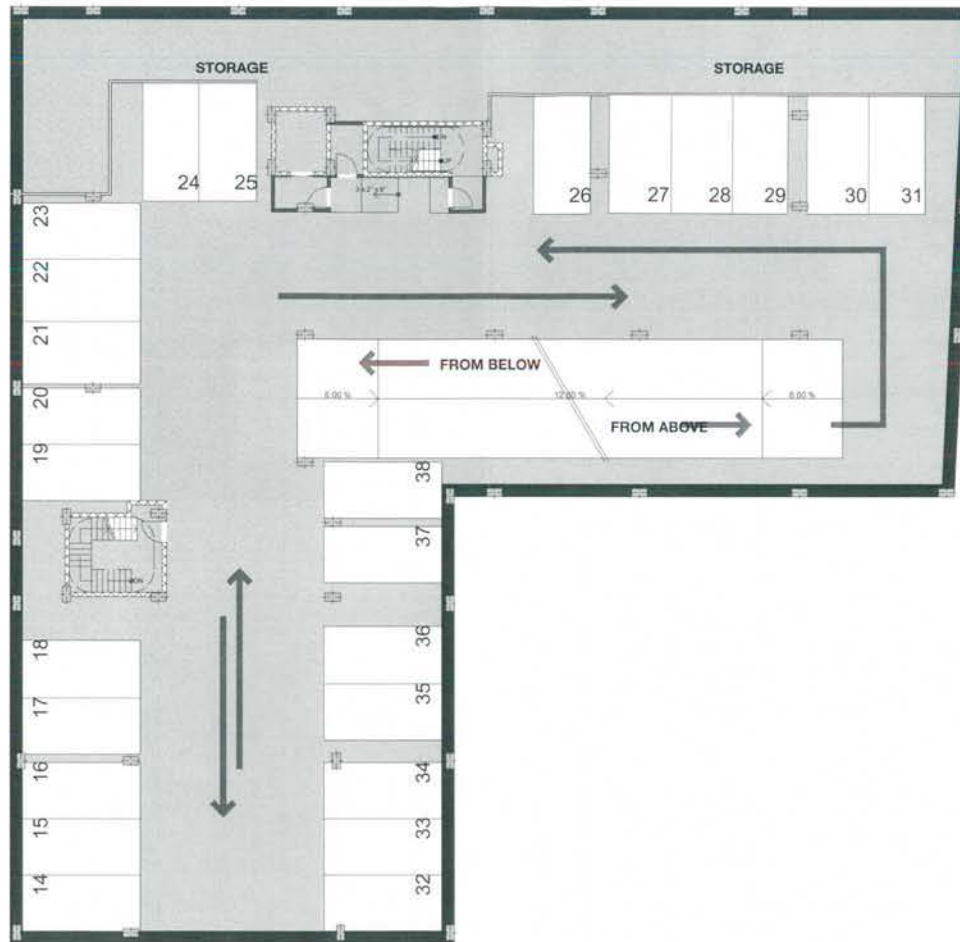
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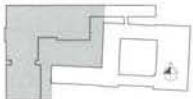


PARKING LEVEL 1





PARKING LEVEL 2

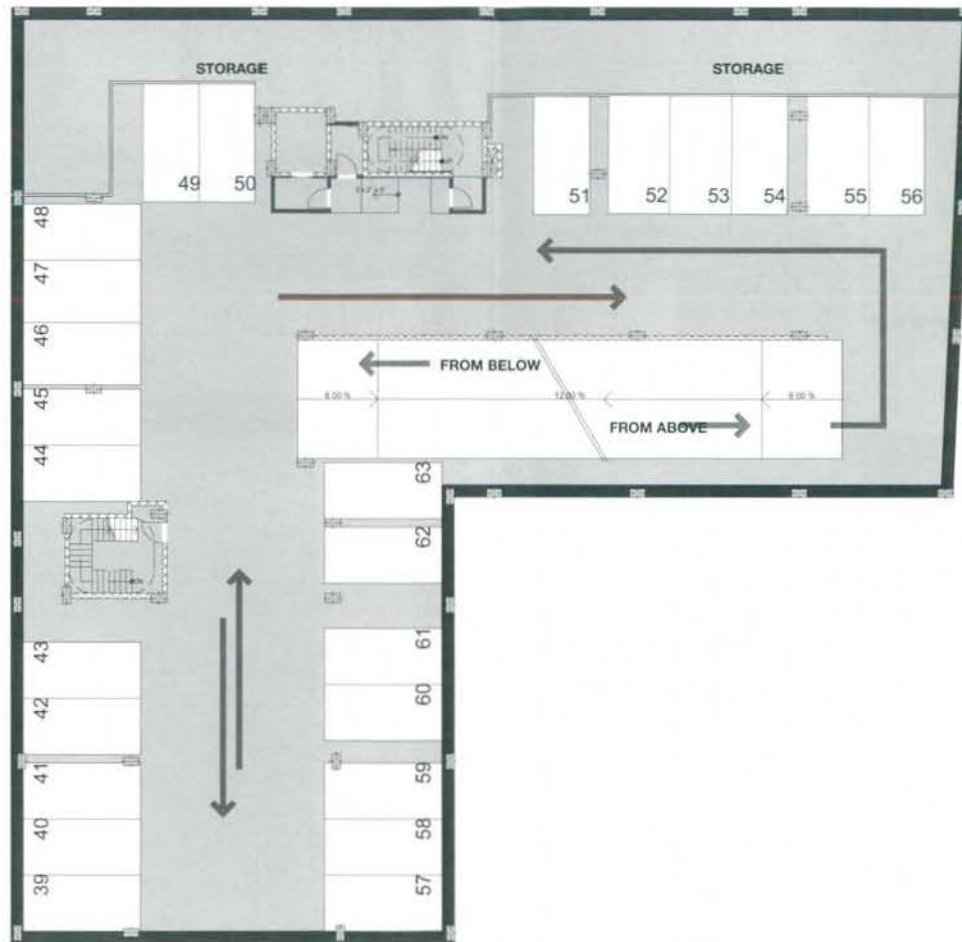


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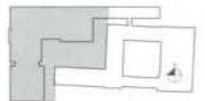
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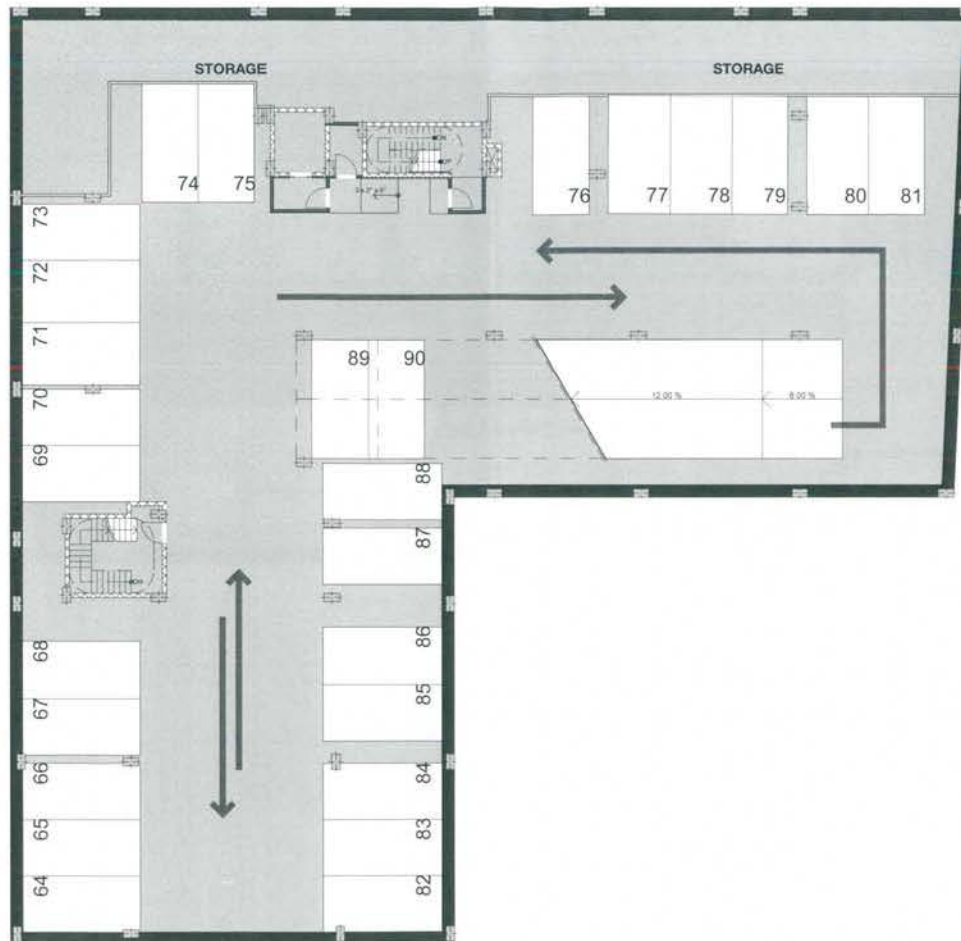
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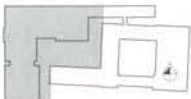


PARKING LEVEL 3





PARKING LEVEL 4



A-48	2
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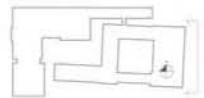
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EAST ELEVATION



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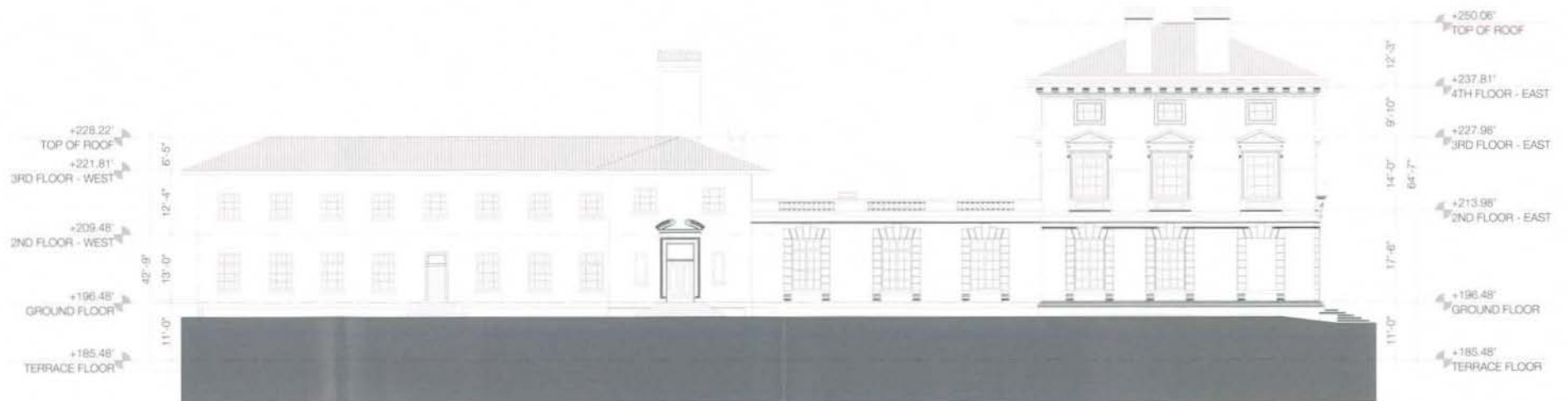
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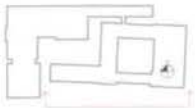
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

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SOUTH ELEVATION



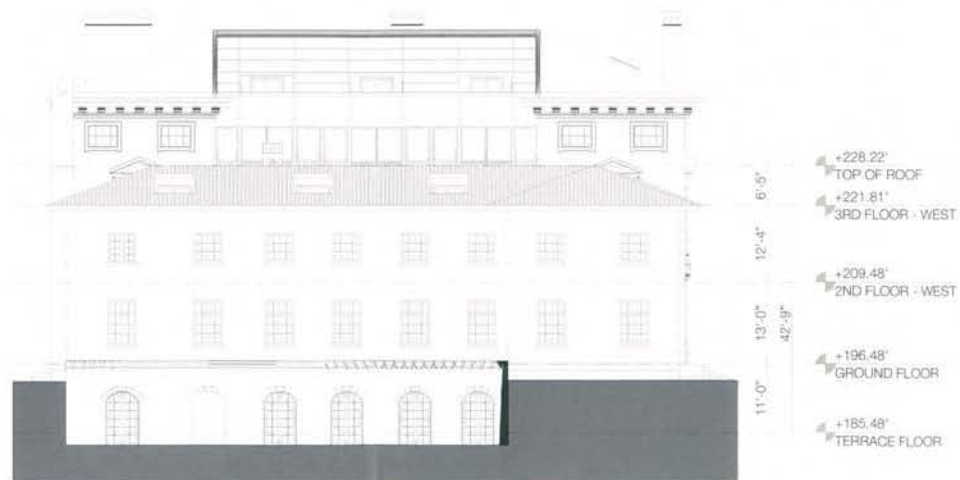
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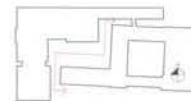
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WEST ELEVATION

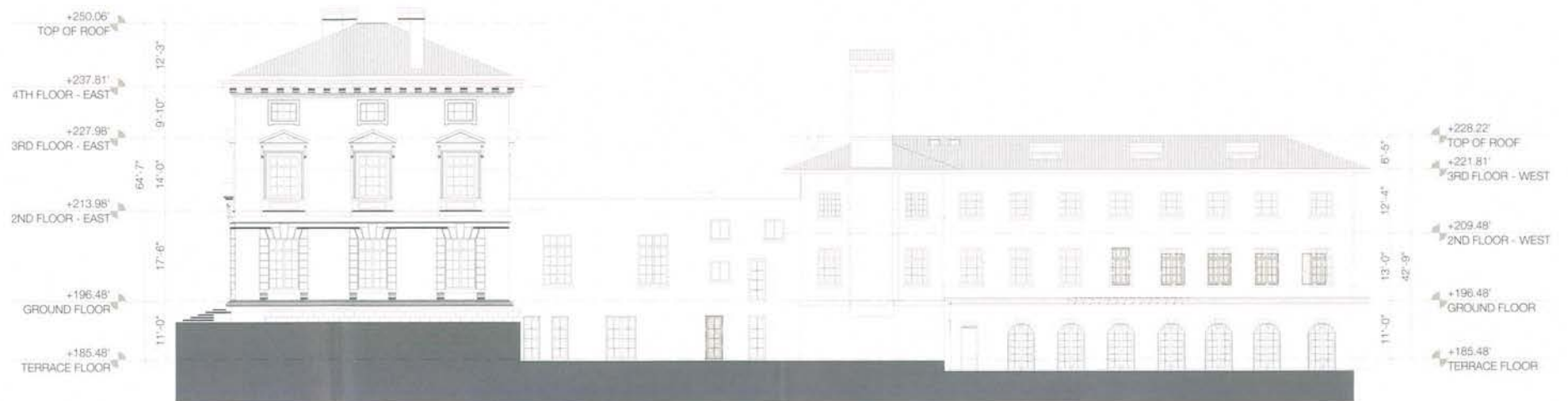


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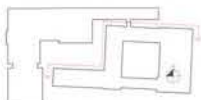
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NORTH ELEVATION



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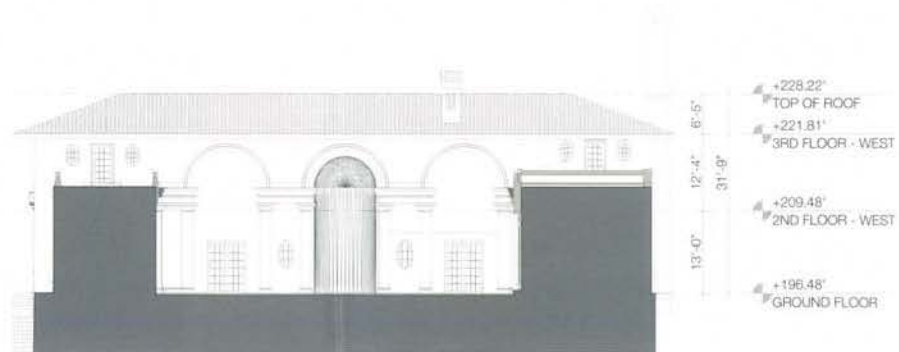
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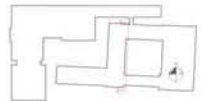
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COURTYARD - EAST ELEVATION



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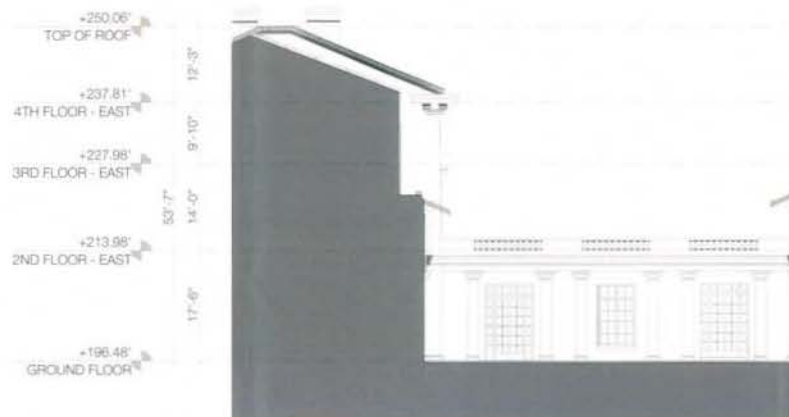
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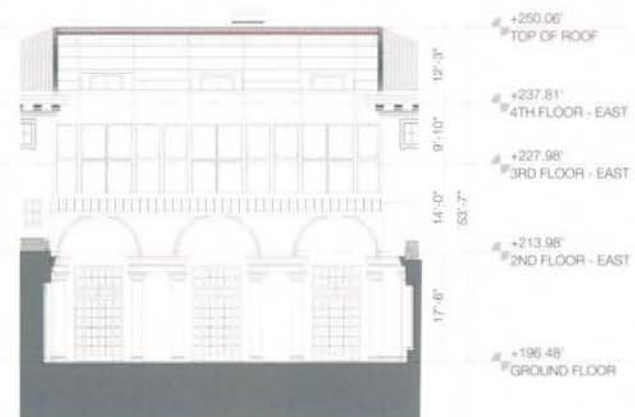
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

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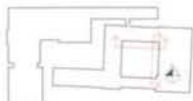
A-53



COURTYARD - NORTH ELEVATION



COURTYARD - WEST ELEVATION



A-54

21 March 2011

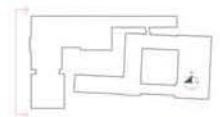
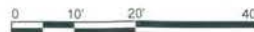
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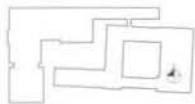
WEST ELEVATION



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 A-55

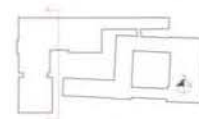


POTOMAC CONSTRUCTION GROUP: VALOR DEVELOPMENT





EAST COURTYARD ELEVATION

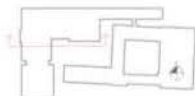


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SOUTH COURTYARD ELEVATION

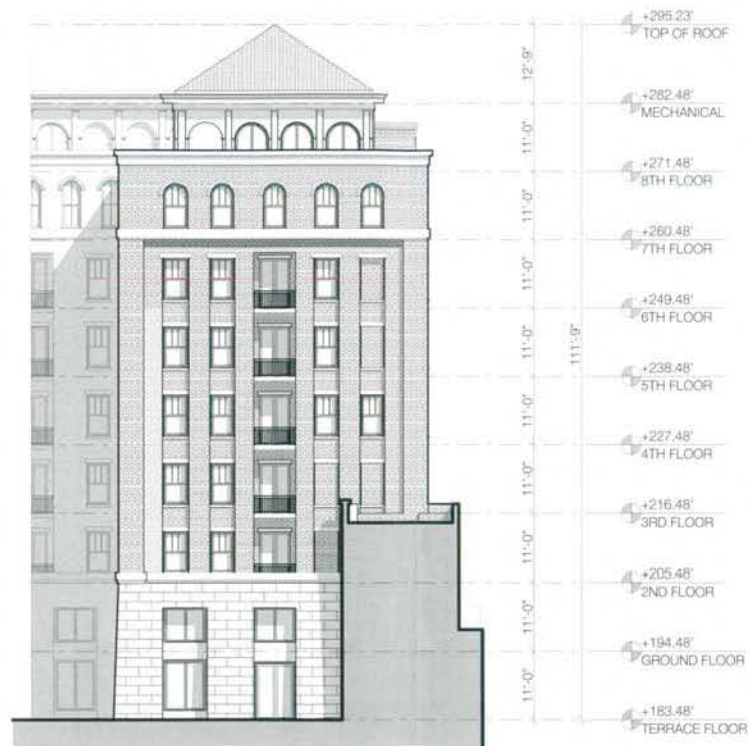


A-58 21 March 2011	IL PALAZZO 2700 16th street, nw washington dc, 20010 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT
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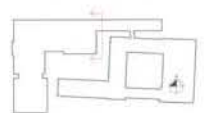
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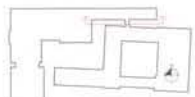
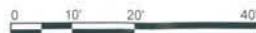
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NORTH WING - SOUTH ELEVATION



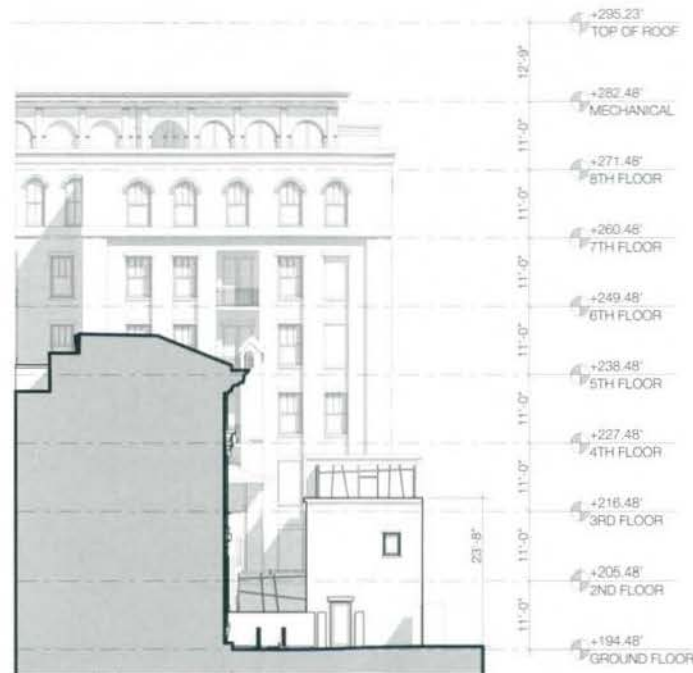
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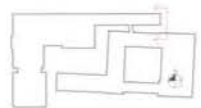
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NORTH WING - EAST ELEVATION



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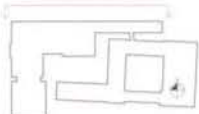
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

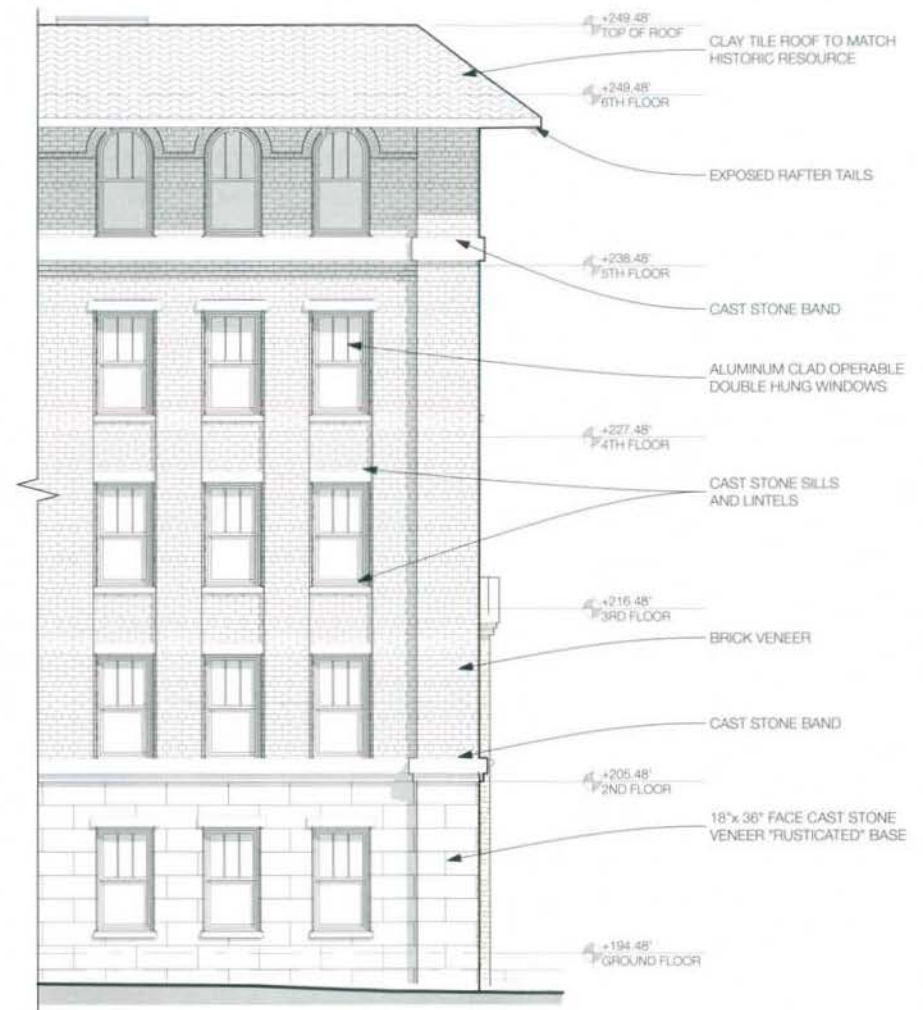
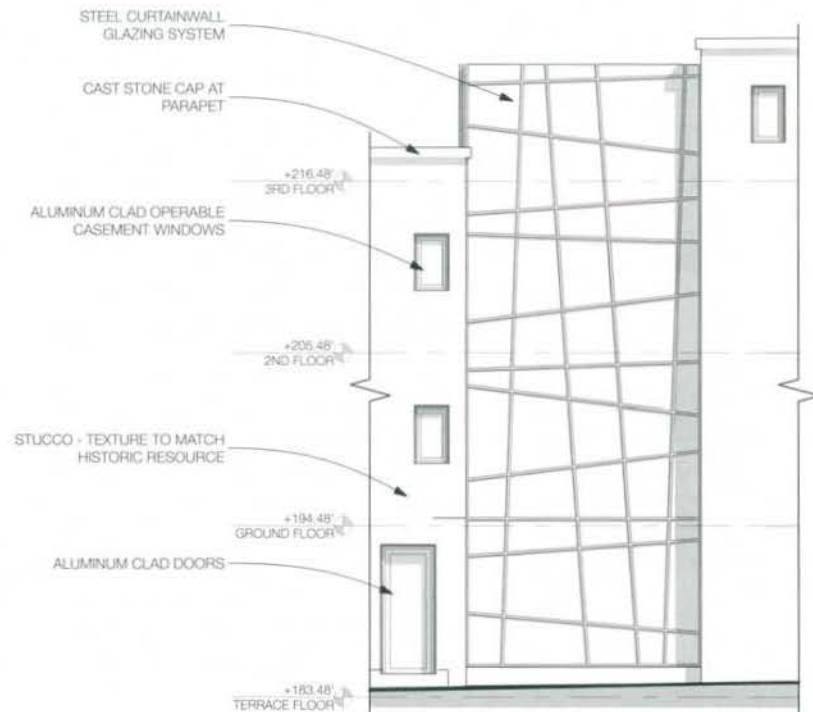
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A-61



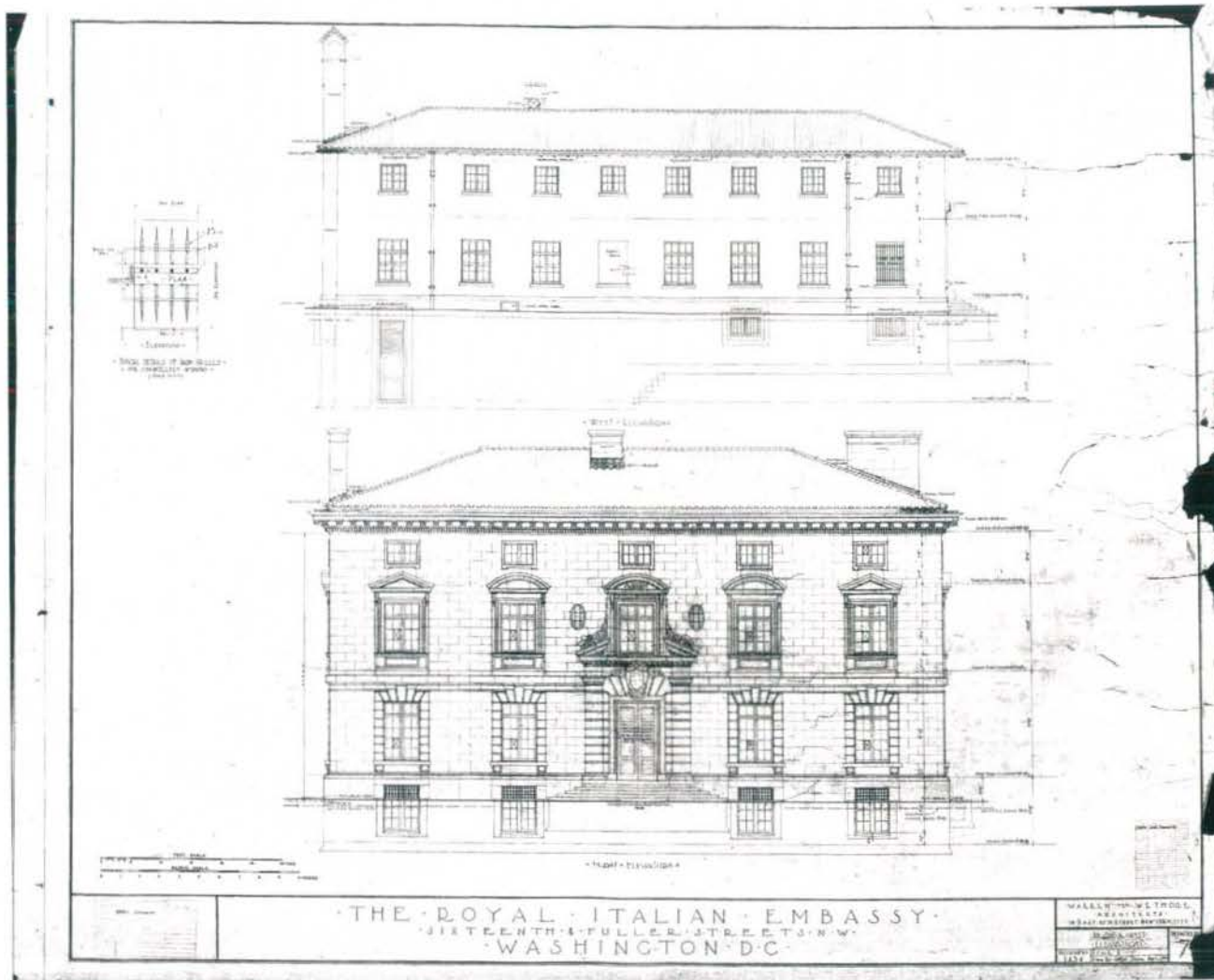
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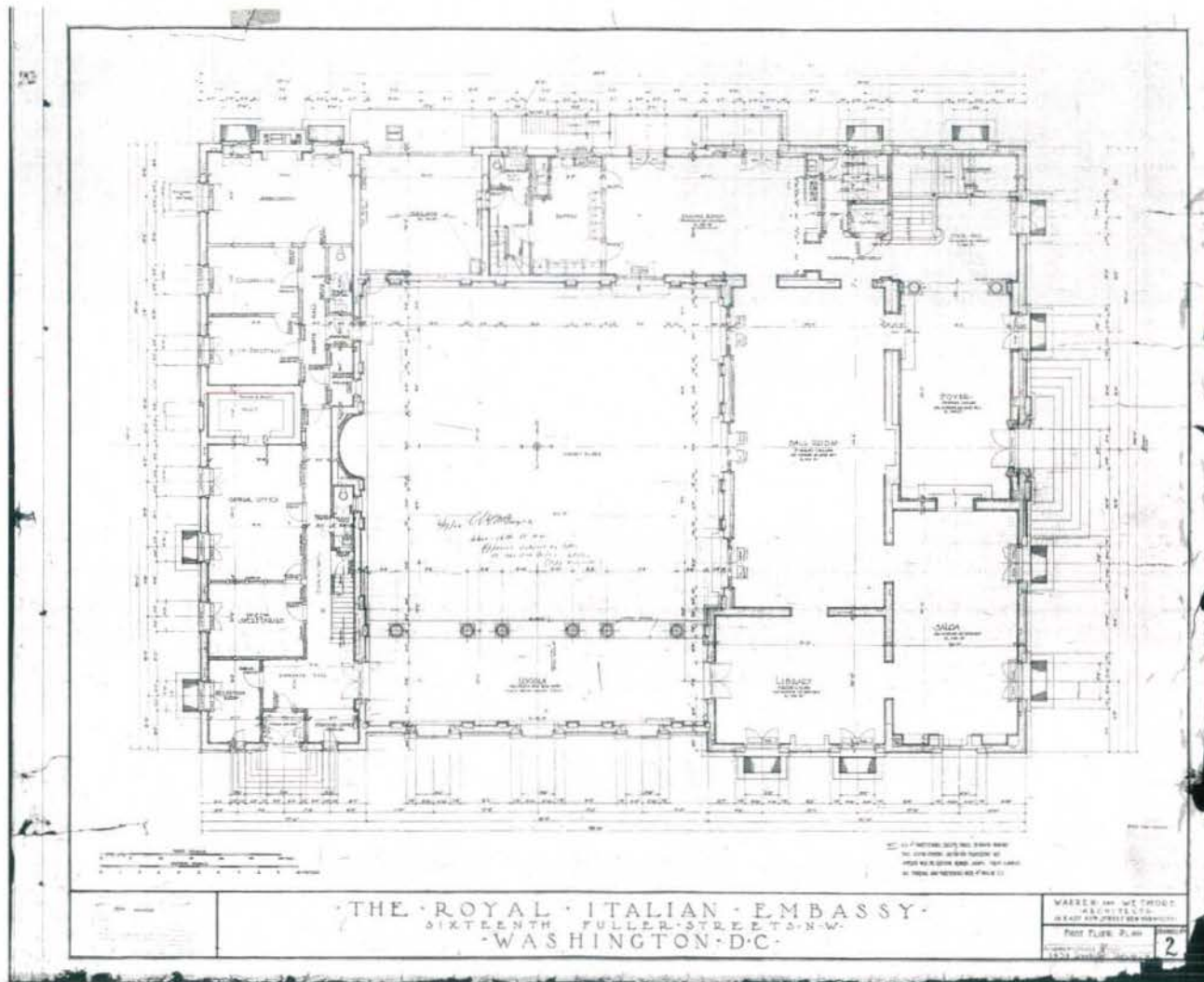




ENLARGED ELEVATIONS









VIEW OF TERRACES AT EXISTING COURTYARD



PROPOSED GLASS INFILL



VIEW OF EXISTING WINDOWS



VIEW OF WINDOW RESTORATION



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EXISTING CHANCERY WING ROOF



PROPOSED CHANCERY WING ROOF TERRACES



EXISTING CHANCERY WING WINDOWS



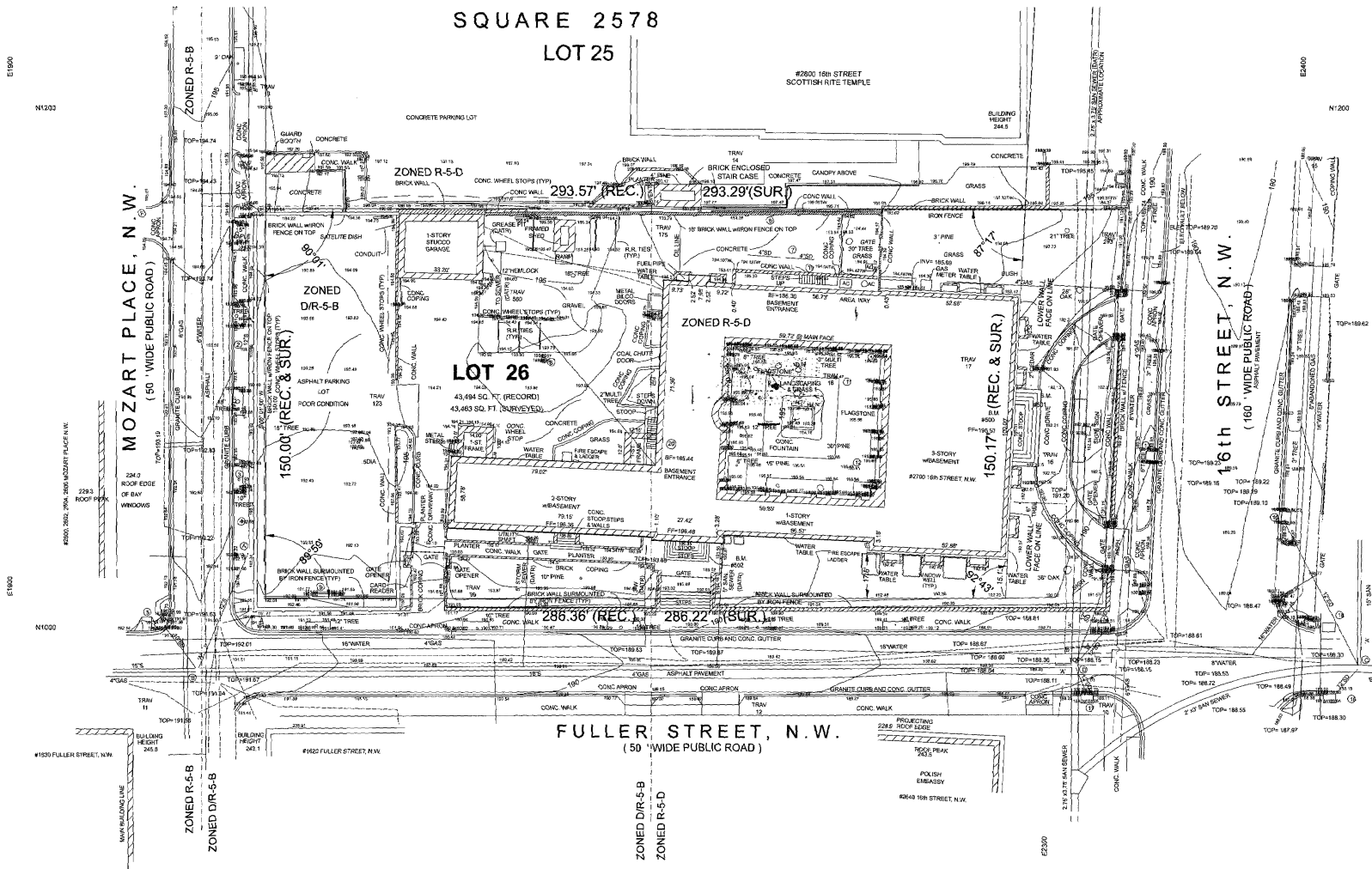
EXISTING CHANCERY WING WINDOWS RESTORATION



VIEW OF EXISTING CHANCERY



VIEW OF PROPOSED ROOF TERRACE



SURVEY

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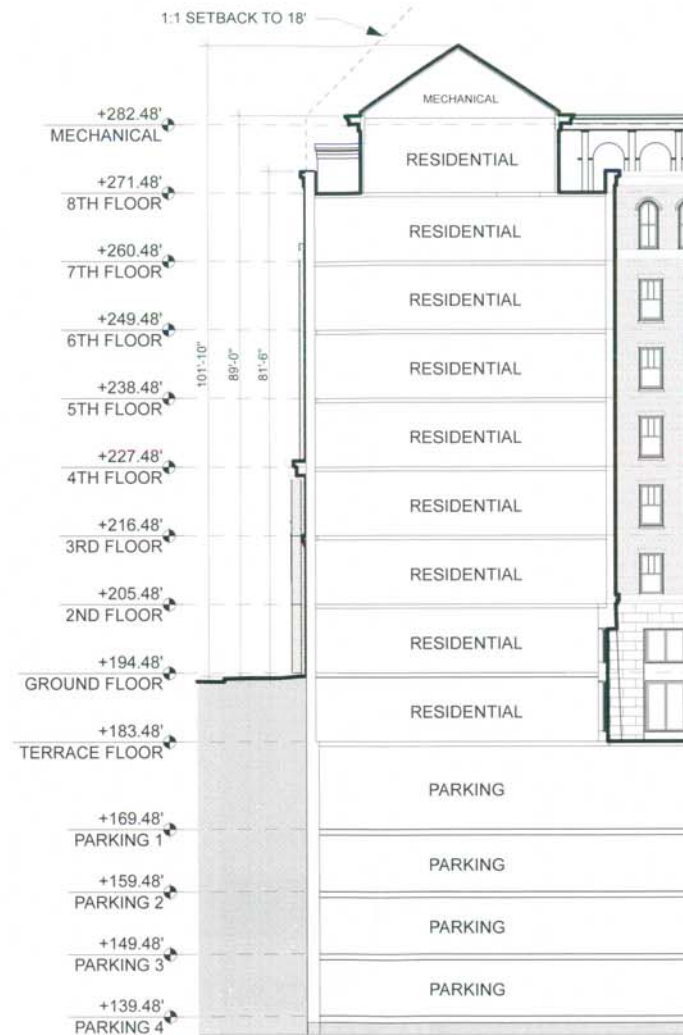


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18 May 2011



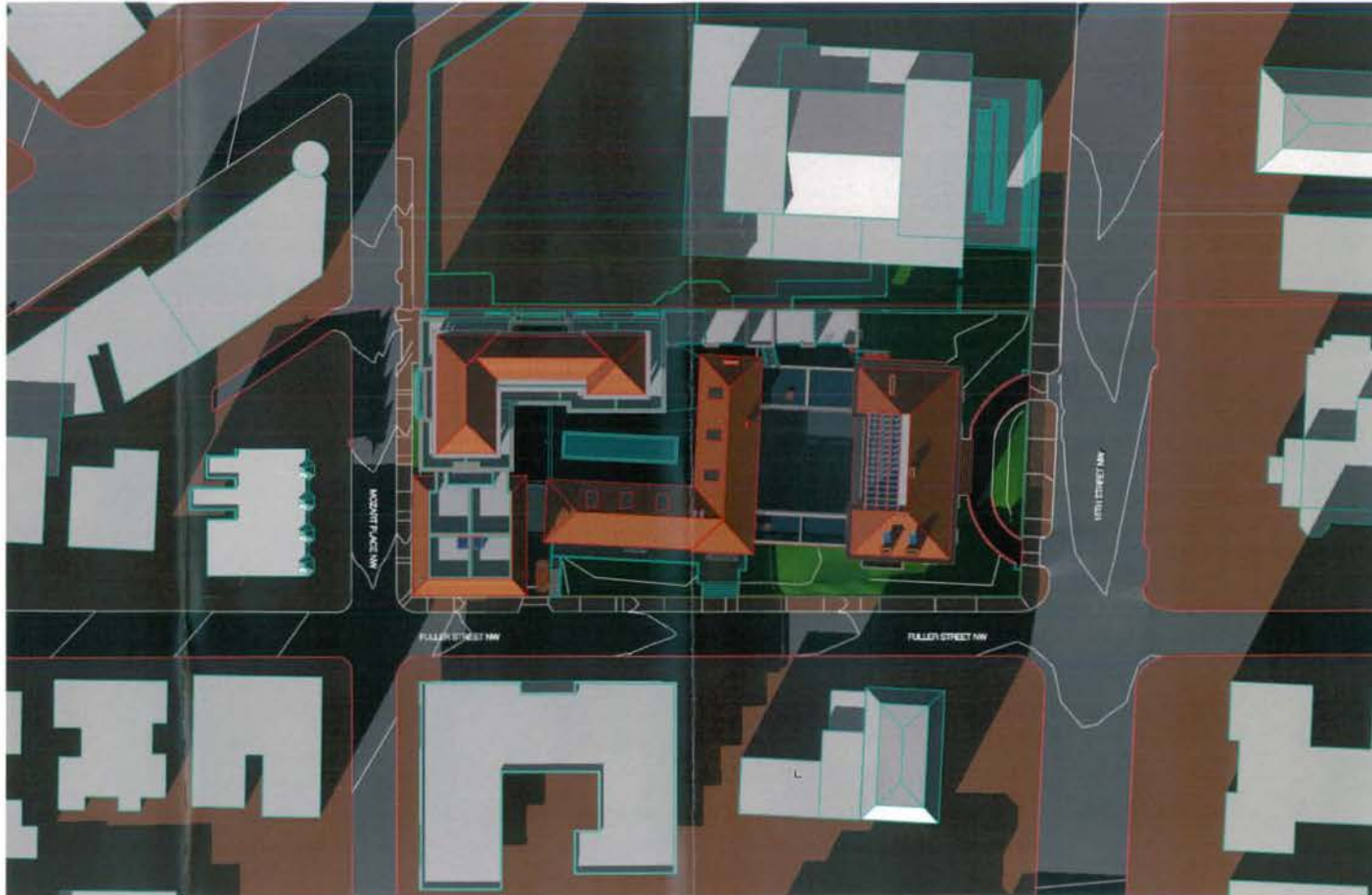


BUILDING SECTION - SETBACK DETAIL





SUN STUDY - JUNE 21ST, 3:00 PM



SUN STUDY - DECEMBER 21ST, 3:00 PM



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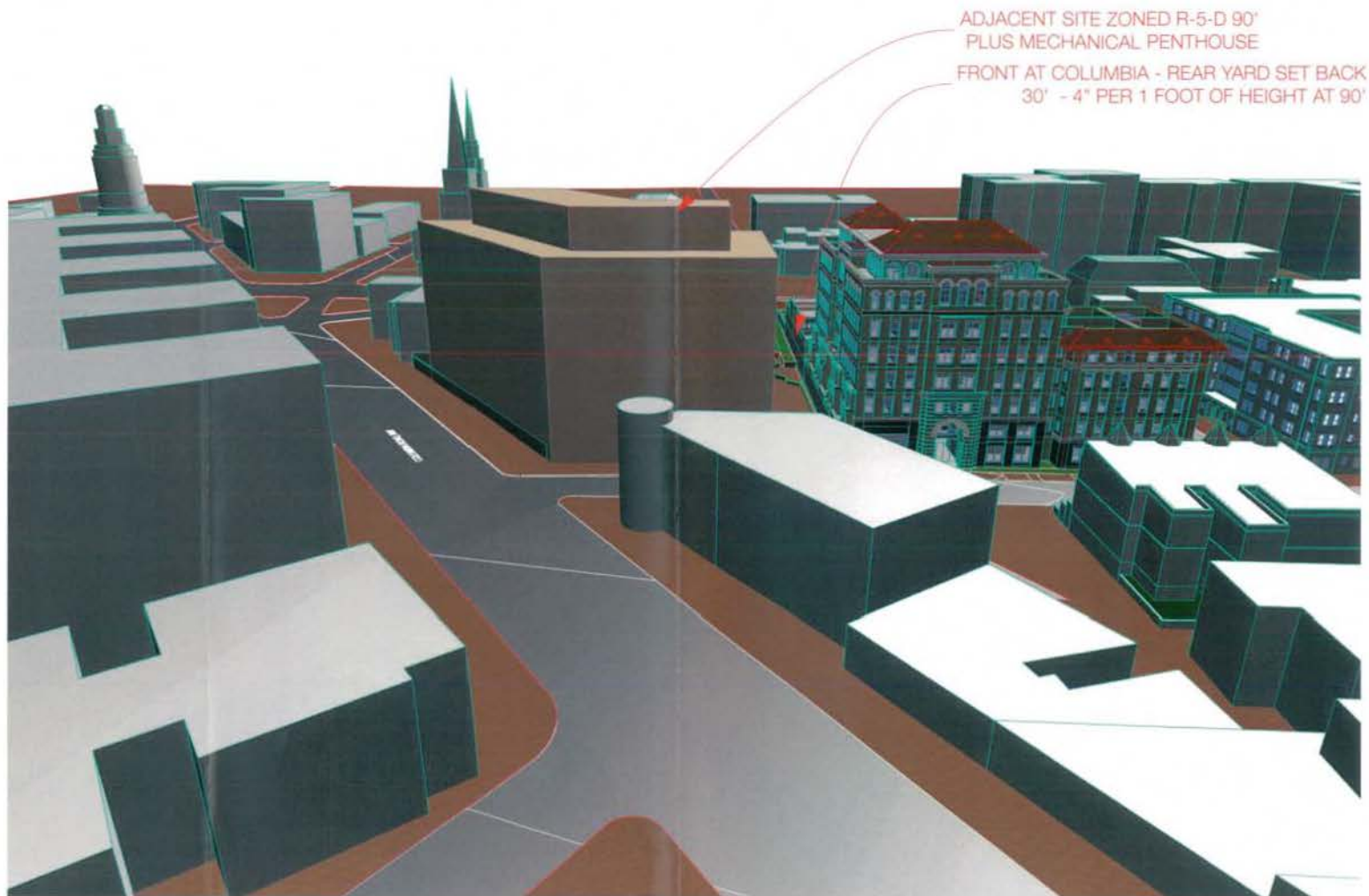
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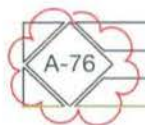
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MASONIC TEMPLE LOT SUBDIVISION



IL PALAZZO

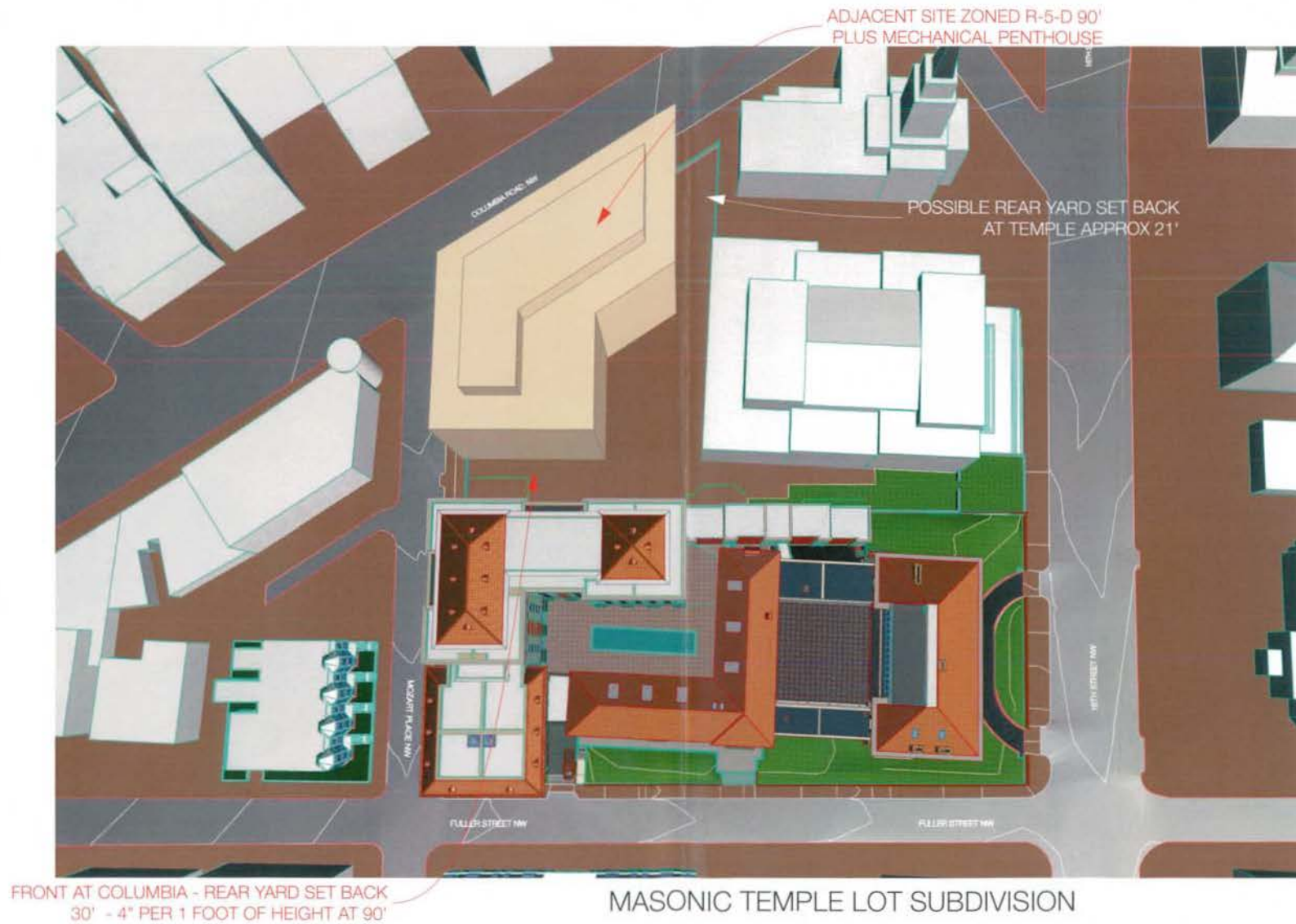
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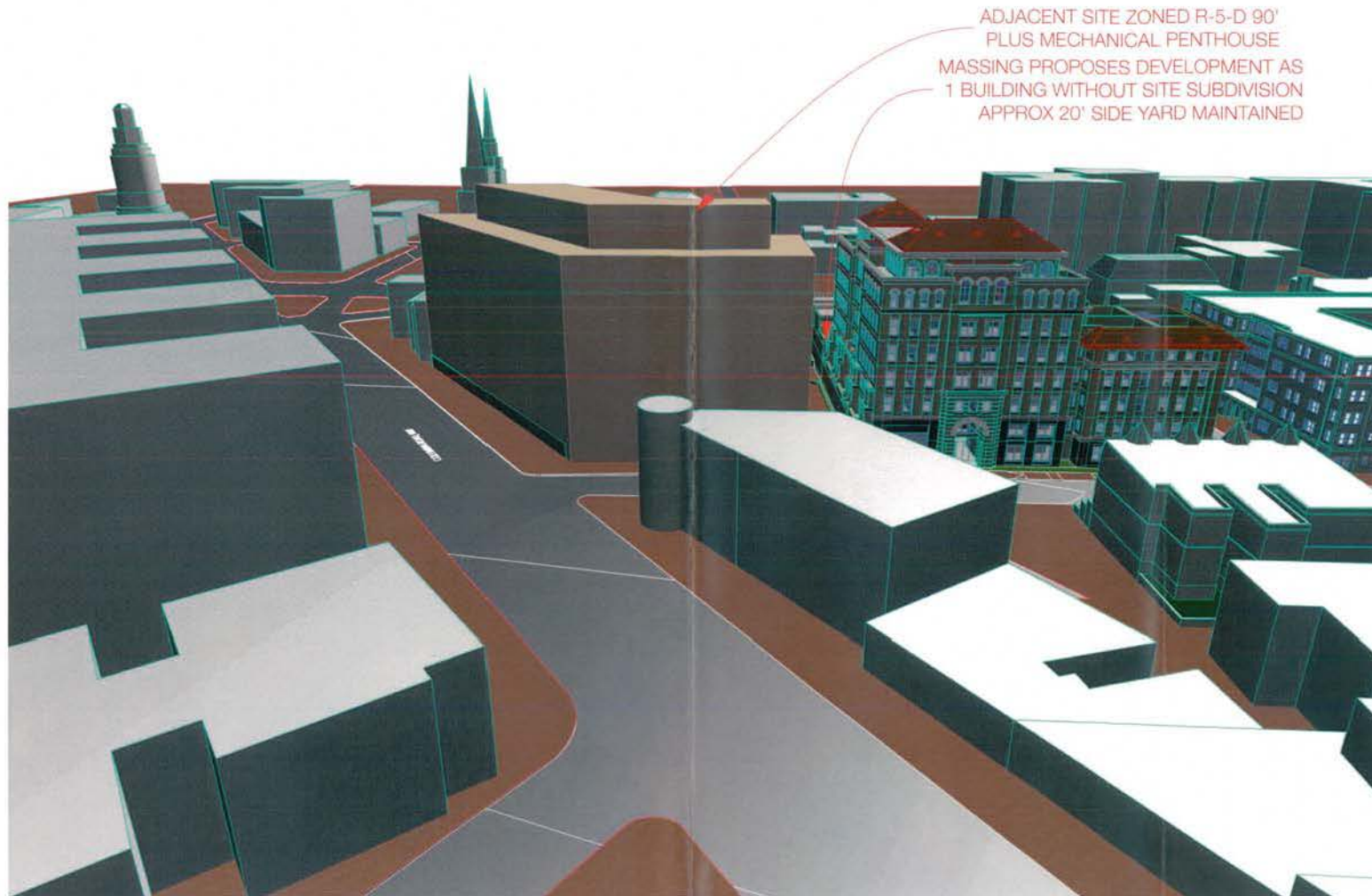
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