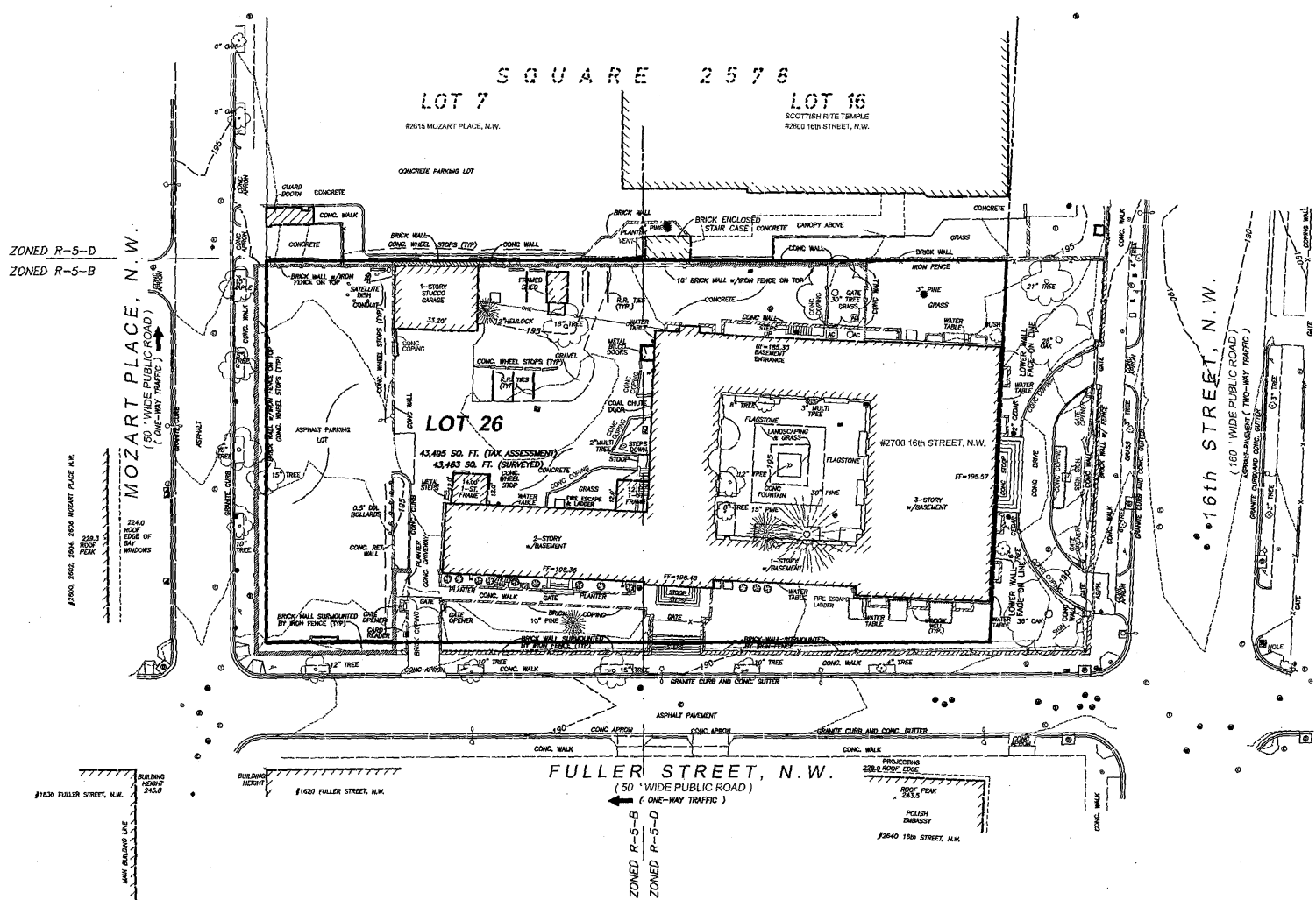




EXISTING CONDITIONS PLAN



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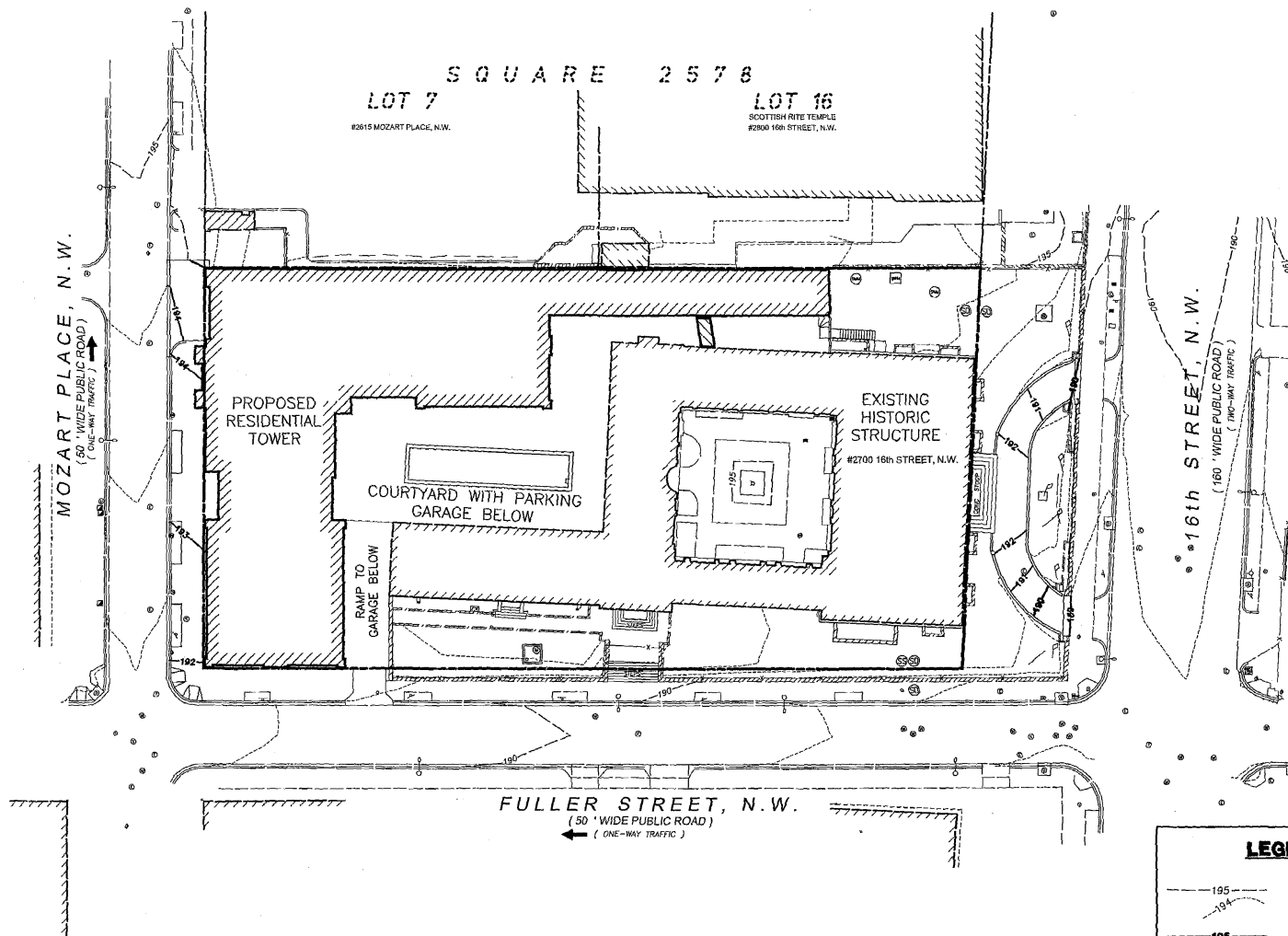
IL PALAZZO
2700 16th street, nw washington dc, 20010
POTOMAC CONSTRUCTION
VALOR DEVELOPMENT

DATE	1" = 40'
SCALE	C-1
DATE	02/04/11

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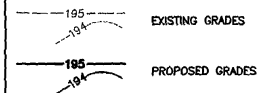


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GRADING PLAN

LEGEND



1" = 40'

C-3

02/04/11



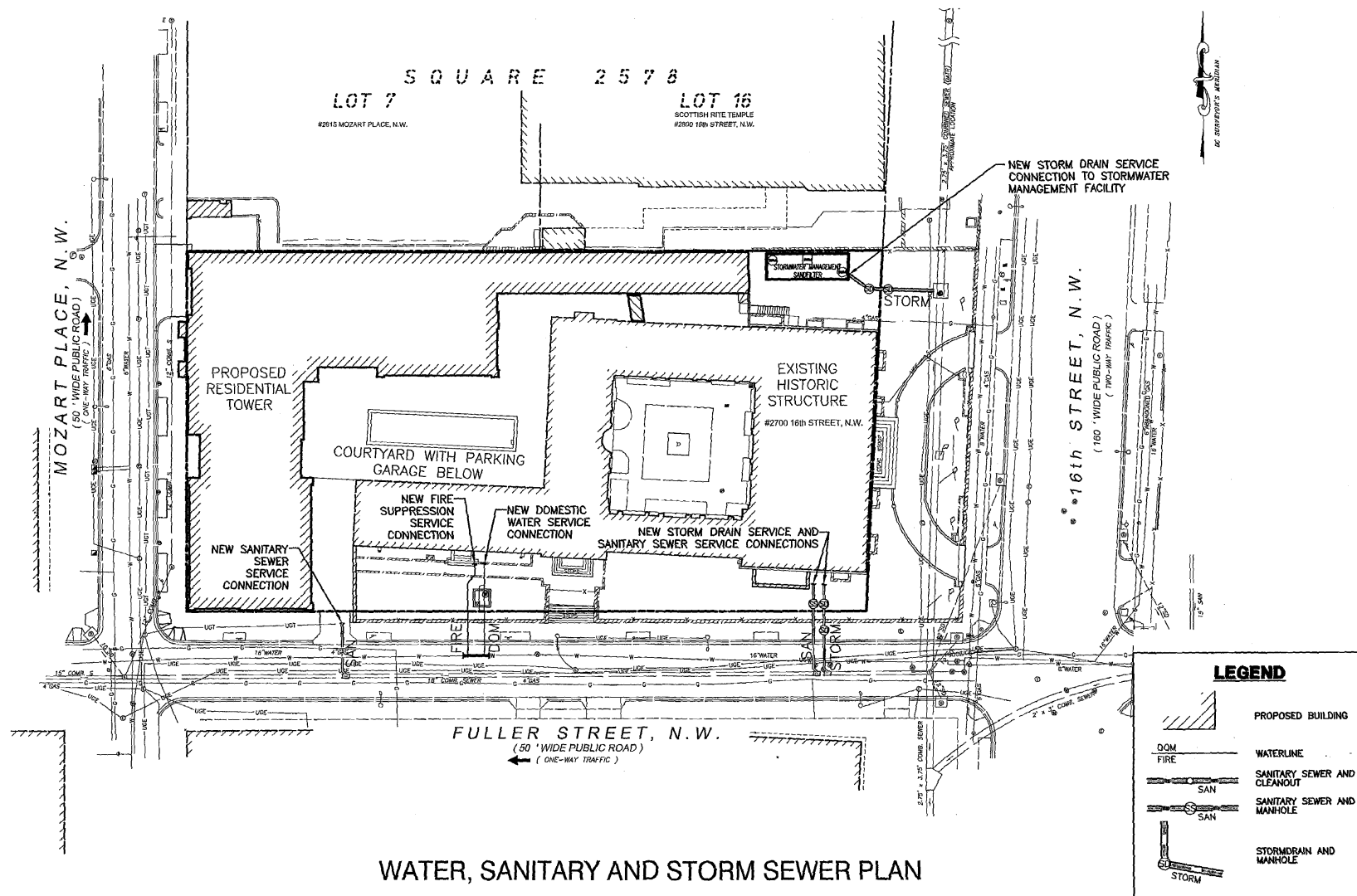
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WATER, SANITARY AND STORM SEWER PLAN



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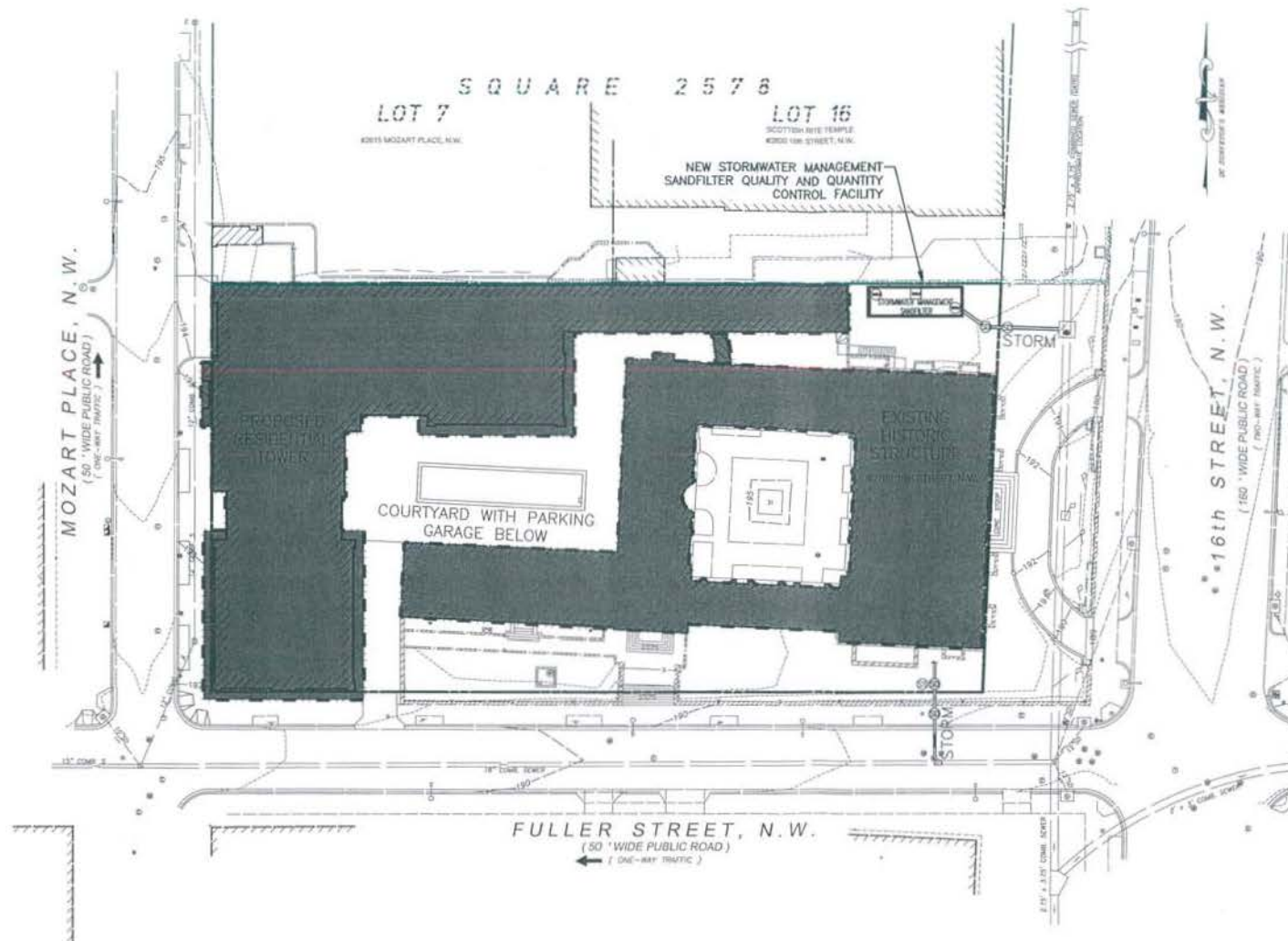
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2700 16th street, nw washington dc, 20010
POTOMAC CONSTRUCTION
VALOR DEVELOPMENT

02/04/11

STORMWATER MANAGEMENT NARRATIVE

THE IL PALAZZO PROJECT IS LOCATED IN A COMBINED SERVICE AREA. STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL TREATMENT REQUIREMENTS WILL BE MET BY DIRECTING ROOF DRAINAGE FROM THE EXISTING AND PROPOSED BUILDINGS TO A CONCRETE CHAMBERED SANDFILTER STORMWATER MANAGEMENT FACILITY. EFFLUENT FROM THE SANDFILTER STORMWATER MANAGEMENT FACILITY WILL BE DIRECTED VIA AN UNDERGROUND PIPE SYSTEM TO AN EXISTING DC WATER OWNED AND MAINTAINED COMBINED STORM AND SANITARY SEWER SYSTEM LOCATED IN 16th STREET.



STORMWATER CONCEPT PLAN

LEGEND	
	DRAINAGE AREA TO SWM FACILITY
1" = 40' IL PALAZZO 2700 16th street, n.w. washington dc, 20010 POTOMAC CONSTRUCTION VALOR DEVELOPMENT C-5 02/04/11	

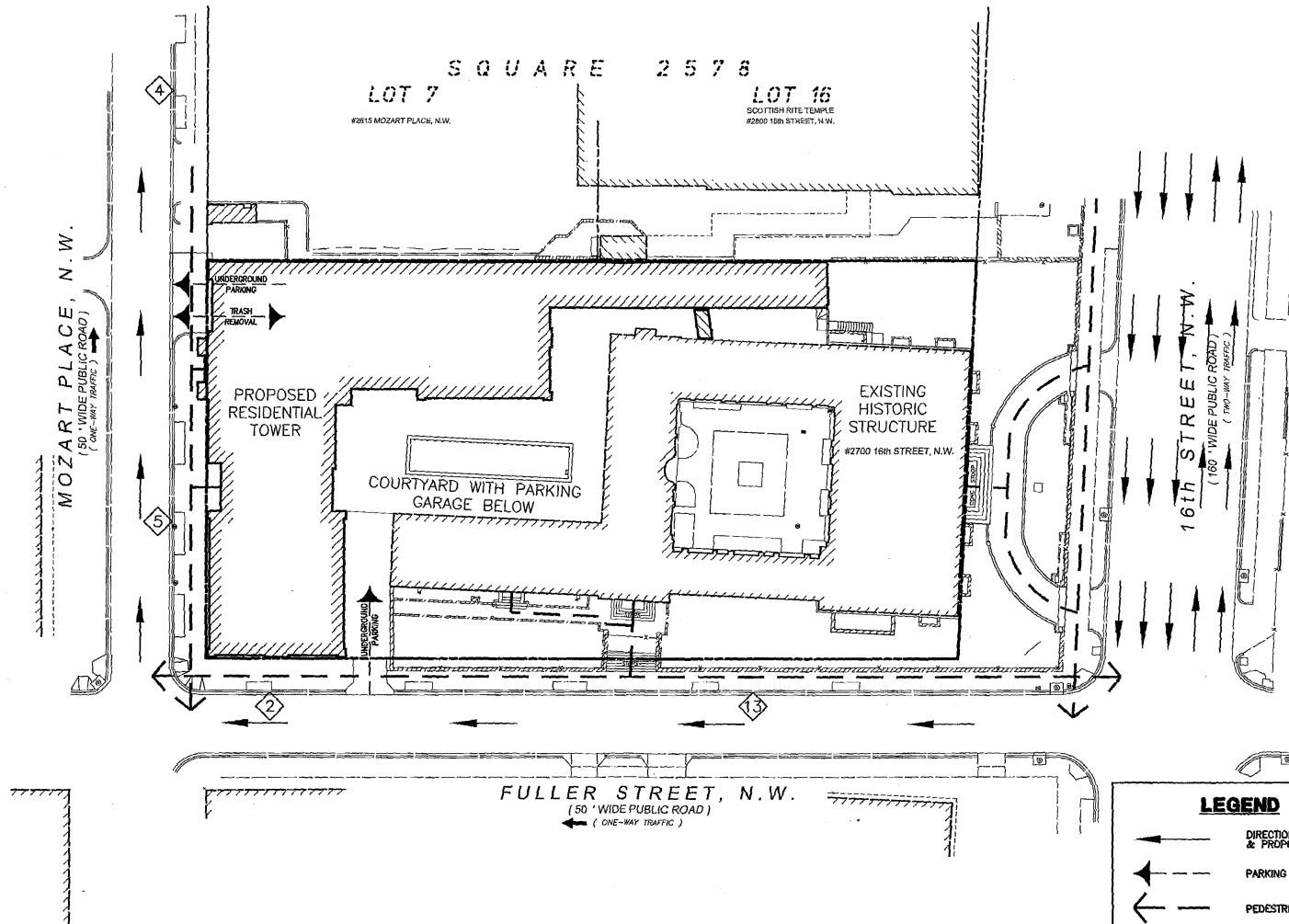


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CIRCULATION PLAN

LEGEND

- DIRECTION OF EXISTING & PROPOSED TRAFFIC FLOW
- PARKING ACCESS & EGRESS
- PEDESTRIAN CIRCULATION
- NUMBER OF STREET PARKING SPACES (LIKELY)



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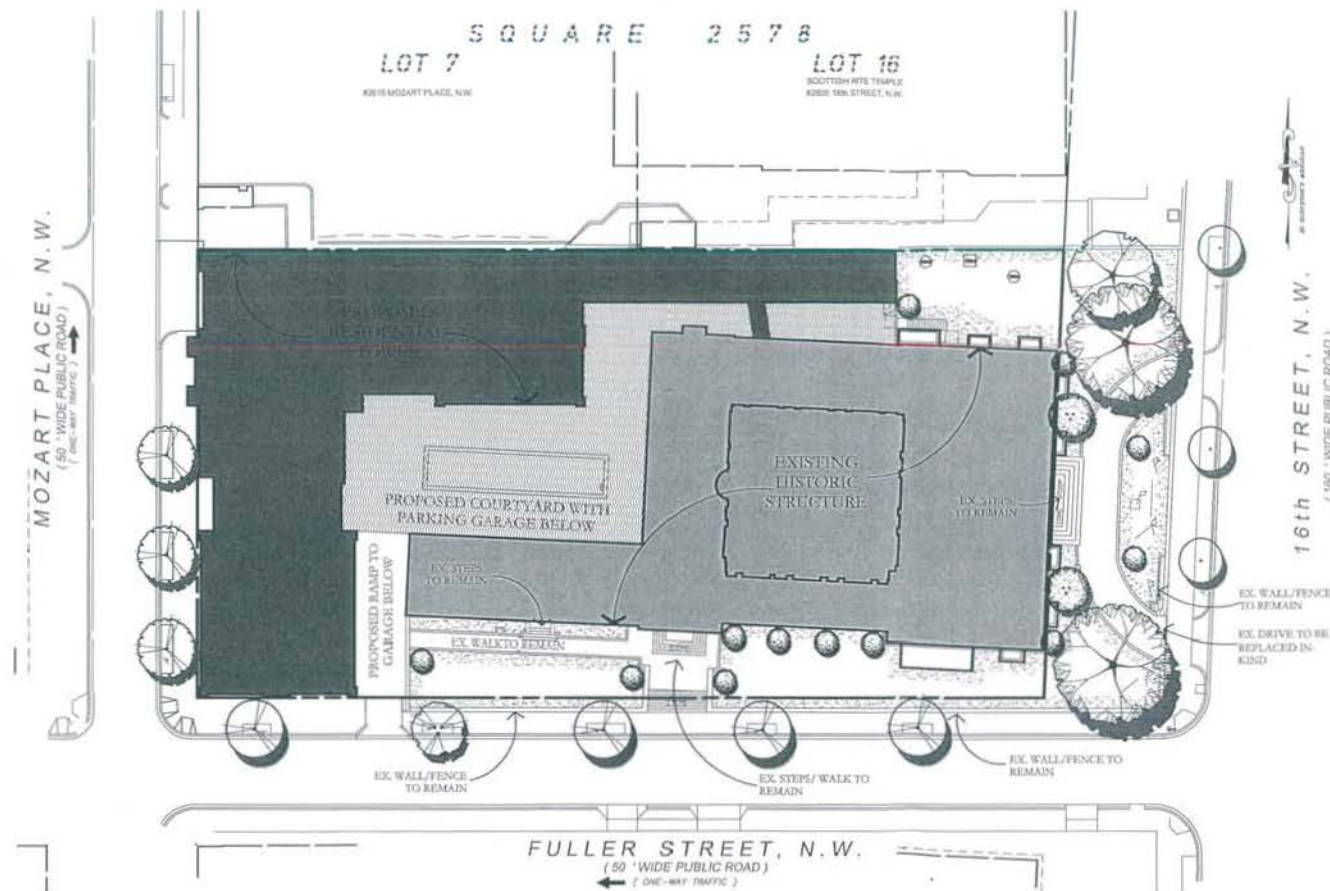
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1" = 40'

C-7

02/04/11

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME
	4	EXISTING GINKGO TO REMAIN
	2	EXISTING OAK TO REMAIN
	1	EXISTING TREE TO REMAIN
	2	EXISTING TREE TO REMAIN
	3	EXISTING STREET TREE TO REMAIN
	12	NEW INDIVIDUAL PLANTING
	3	PROPOSED RED MAPLE
	1	PROPOSED GINKGO MALE CULTIVAR ONLY
PLANTING AREA	QTY	BOTANICAL NAME / COMMON NAME
	2,850	PLANTING AREA

LANDSCAPE PLAN



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IL PALAZZO
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DATE	1" = 40'
BY	L-1
DATE	02/04/11

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