

IL PALAZZO

A PLANNED UNIT DEVELOPMENT

2700 16TH STREET NW, WASHINGTON DC, 20010

CASE NUMBER ZC11-08



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ZONING COMMISSION

District of Columbia

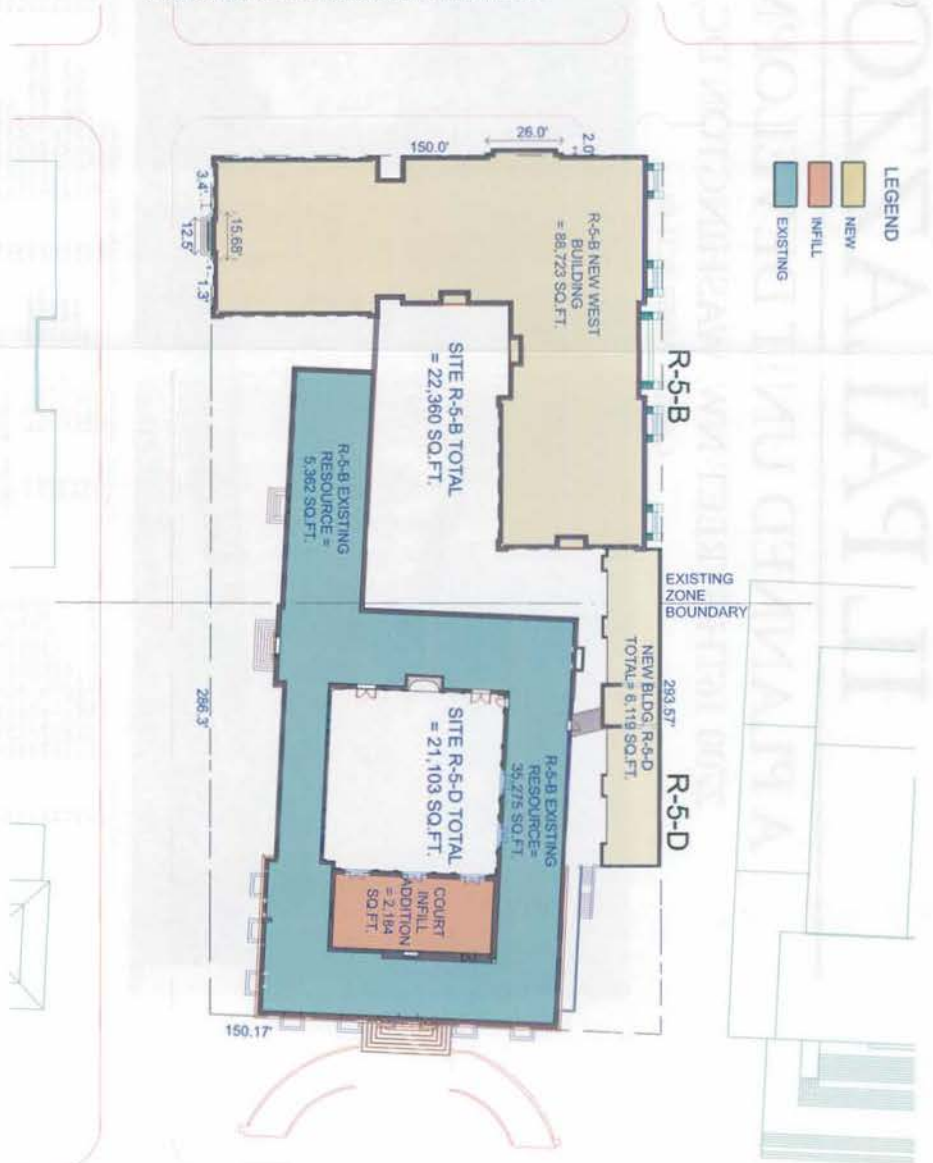
CASE NO.11-08

EXHIBIT NO.21A

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	66	9,339	12,149	1,544	0	23,198	4,642	3,954	8,596
Ground Floor	2,148	10,022	10,976	1,716	0	24,862	13,124	11,738	24,862
2nd Floor	2,165	8,031	11,383	1,606	0	23,185	13,548	9,637	23,185
3rd Floor	983	5,124	11,235	1,153	1,239	19,734	12,218	7,516	19,734
4th Floor	0	2,759	11,194	0	945	14,898	11,194	3,704	14,898
5th Floor	0	0	11,233	0	0	11,233	11,233	0	11,233
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	4,610	0	0	4,610	4,610	0	4,610
TOTAL	5,362	35,275	88,723	6,119	2,184	137,663	86,512	36,549	123,061

- 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, per matter of right
 6. Total building FAR R-5-D = 152,120
 7. Total building perimeter = 1533.42'
 8. Total percentage of terrace floor that is above 4' from grade = 38%

ZONING DIAGRAM AND CALCULATIONS

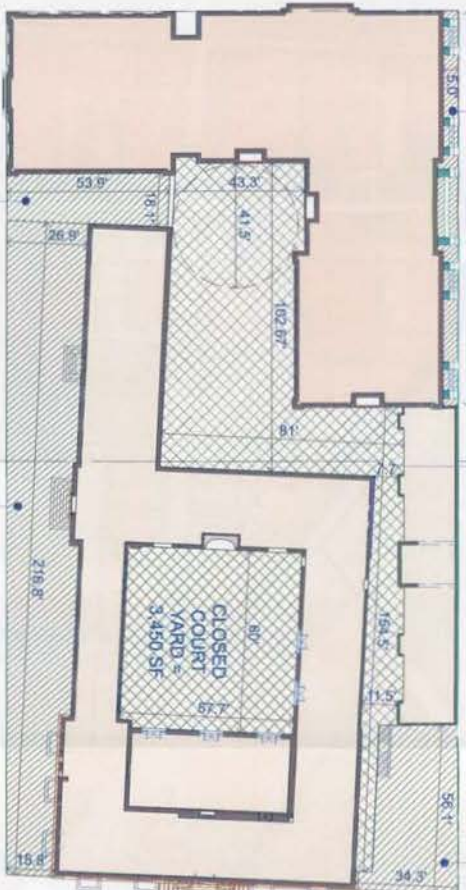


Court	Required Width	Required Area (for closed courts)	Proposed Width	Proposed Area (for closed courts)
A	20.8 feet	N/A	5 feet (non-conforming)	N/A
B	14.2 feet	N/A	34.3 feet	N/A
C	18.17 feet	660.3 square feet	57.7 feet	3,450 square feet
D	30.92 feet	1,912 square feet	41.5 feet	6,406 square feet
E	14.2 feet	N/A	18.1 feet	N/A
F	14.37 feet	N/A	15.8 feet	N/A

COURTS DIAGRAM

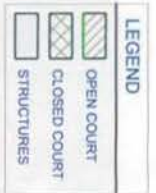
OPEN COURT = 913 SF

OPEN COURT = 4,821 SF



CLOSED COURT = 6,406 SF
OPEN COURT = 715 SF

OPEN COURT = 1,546 SF



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ZONING DISTRICT MAP



AERIAL SITE PHOTO

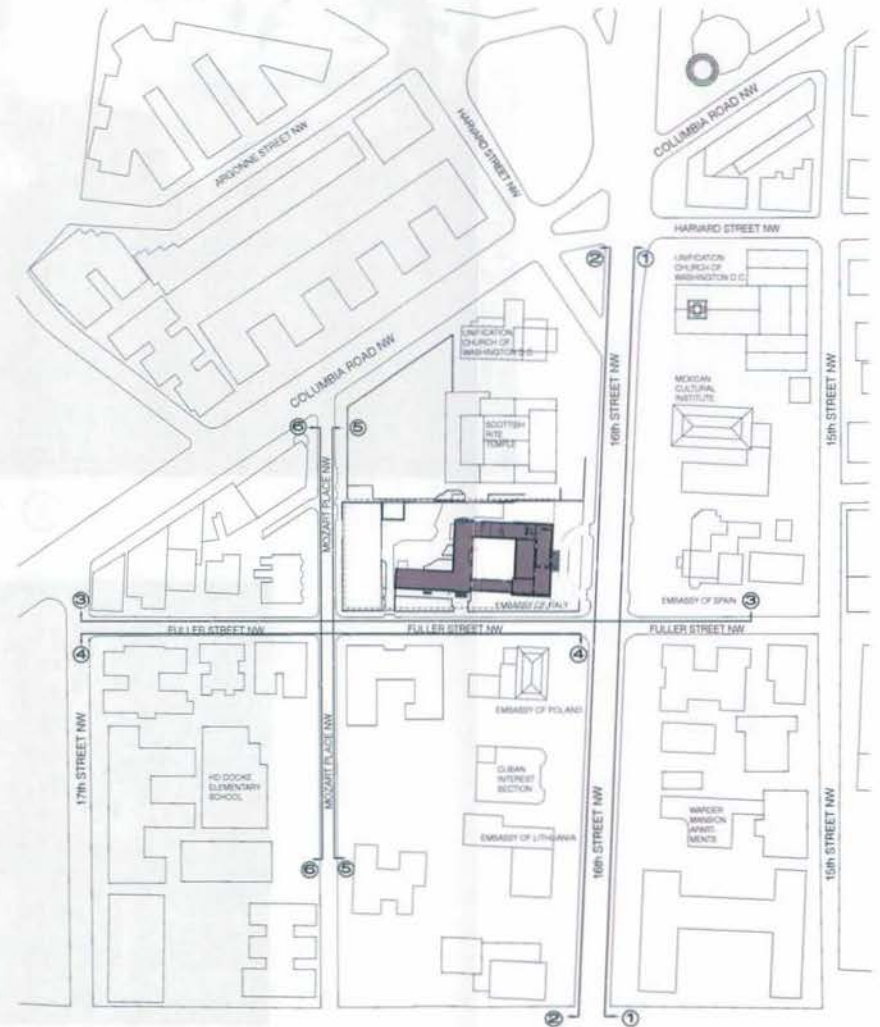


PHOTO SHEET KEY PLAN



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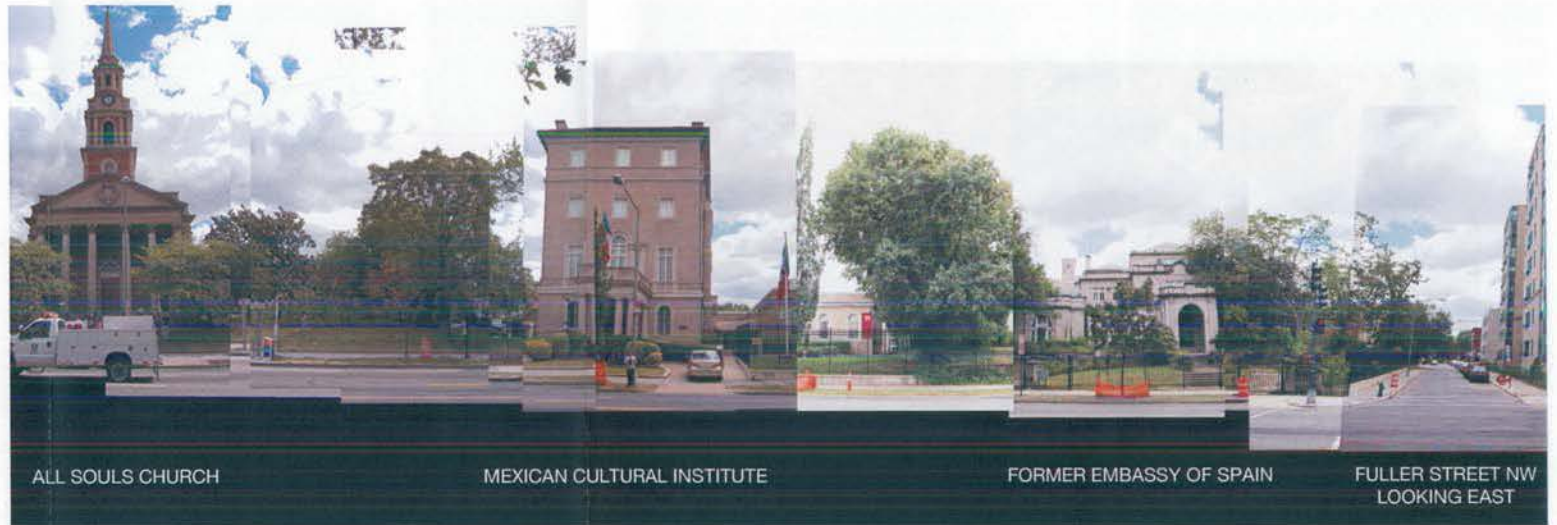
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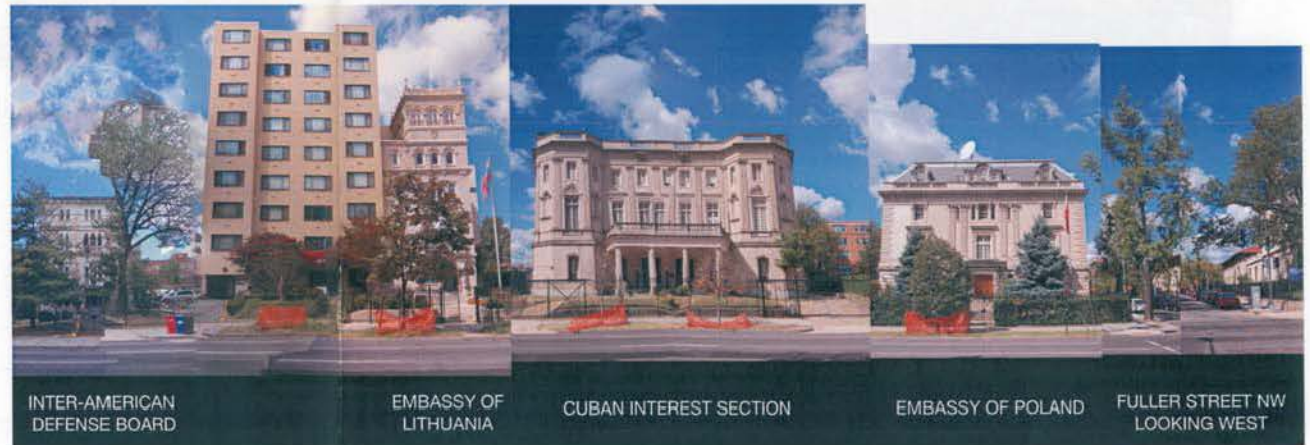
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① 16TH STREET NW - EAST ELEVATION



② 16TH STREET NW - WEST ELEVATION



WARDER MANSION APARTMENTS

① 16TH STREET NW - EAST ELEVATION



EXISTING HISTORIC RESOURCE

SCOTTISH RITE TEMPLE

CHURCH OF UNIFICATION

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

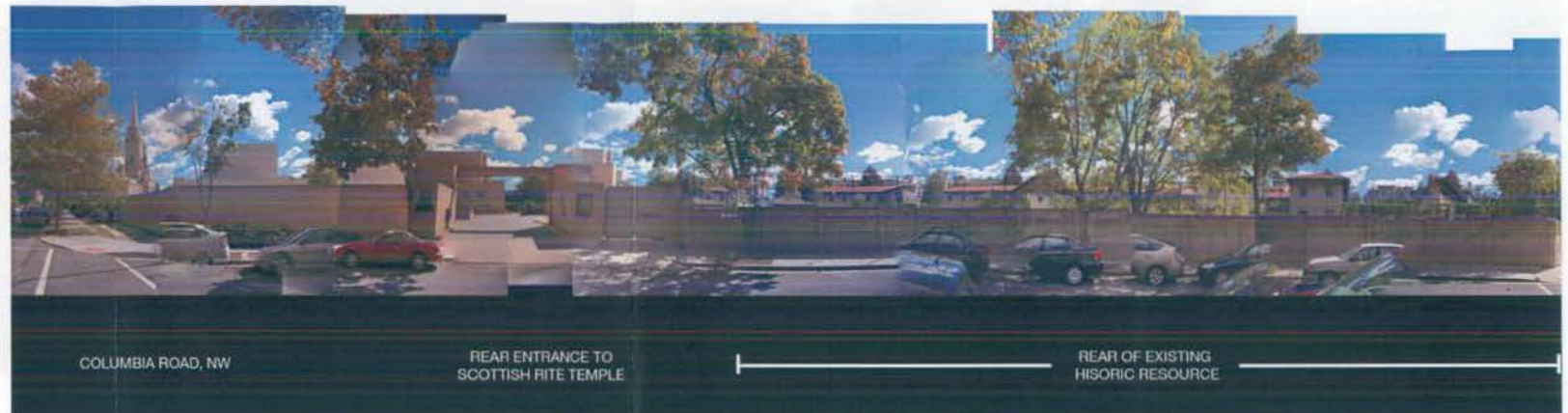


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⑤ MOZART STREET NW - EAST ELEVATION



⑥ MOZART STREET NW - WEST ELEVATION



⑤ MOZART STREET NW - EAST ELEVATION



⑥ MOZART STREET NW - WEST ELEVATION



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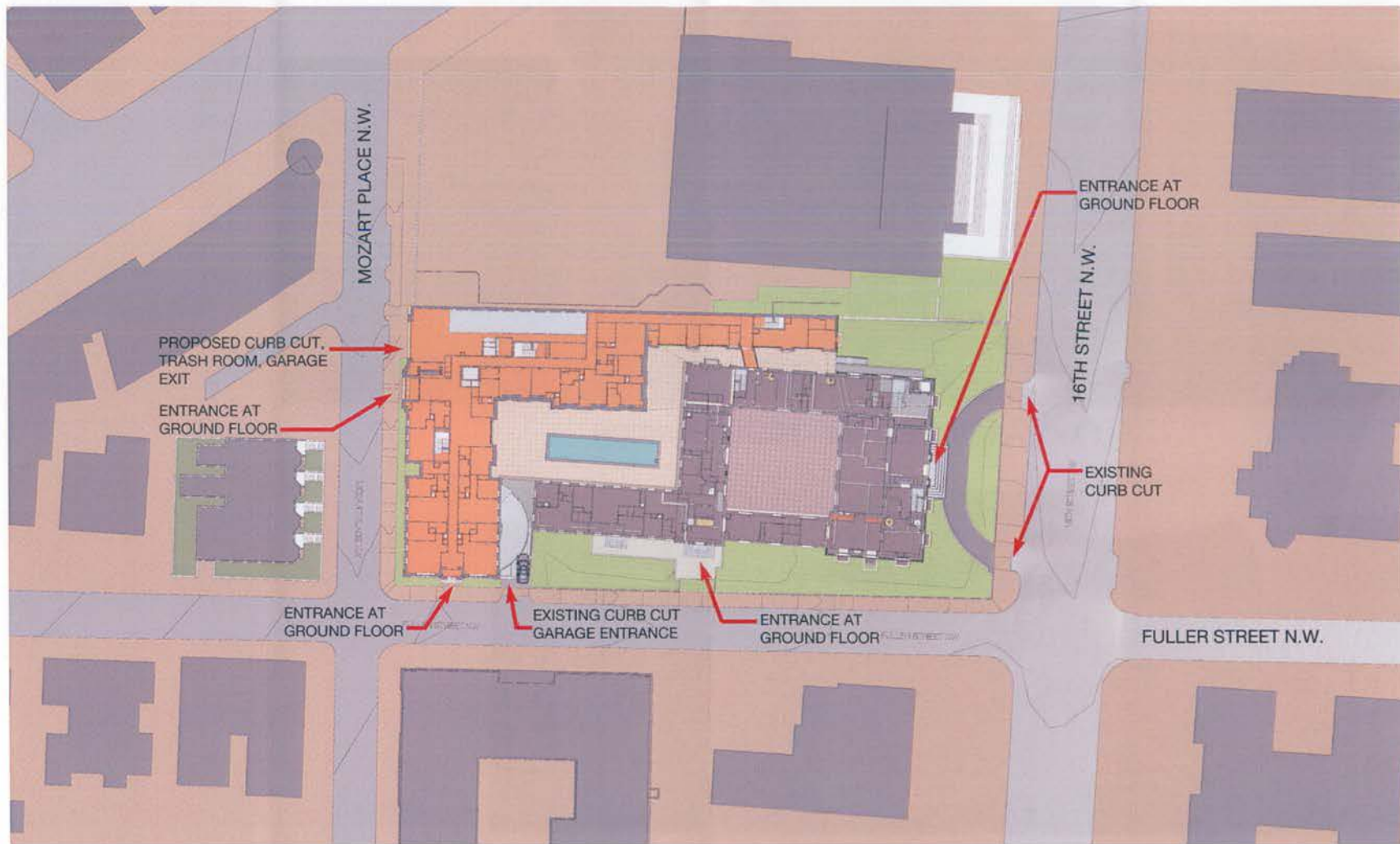
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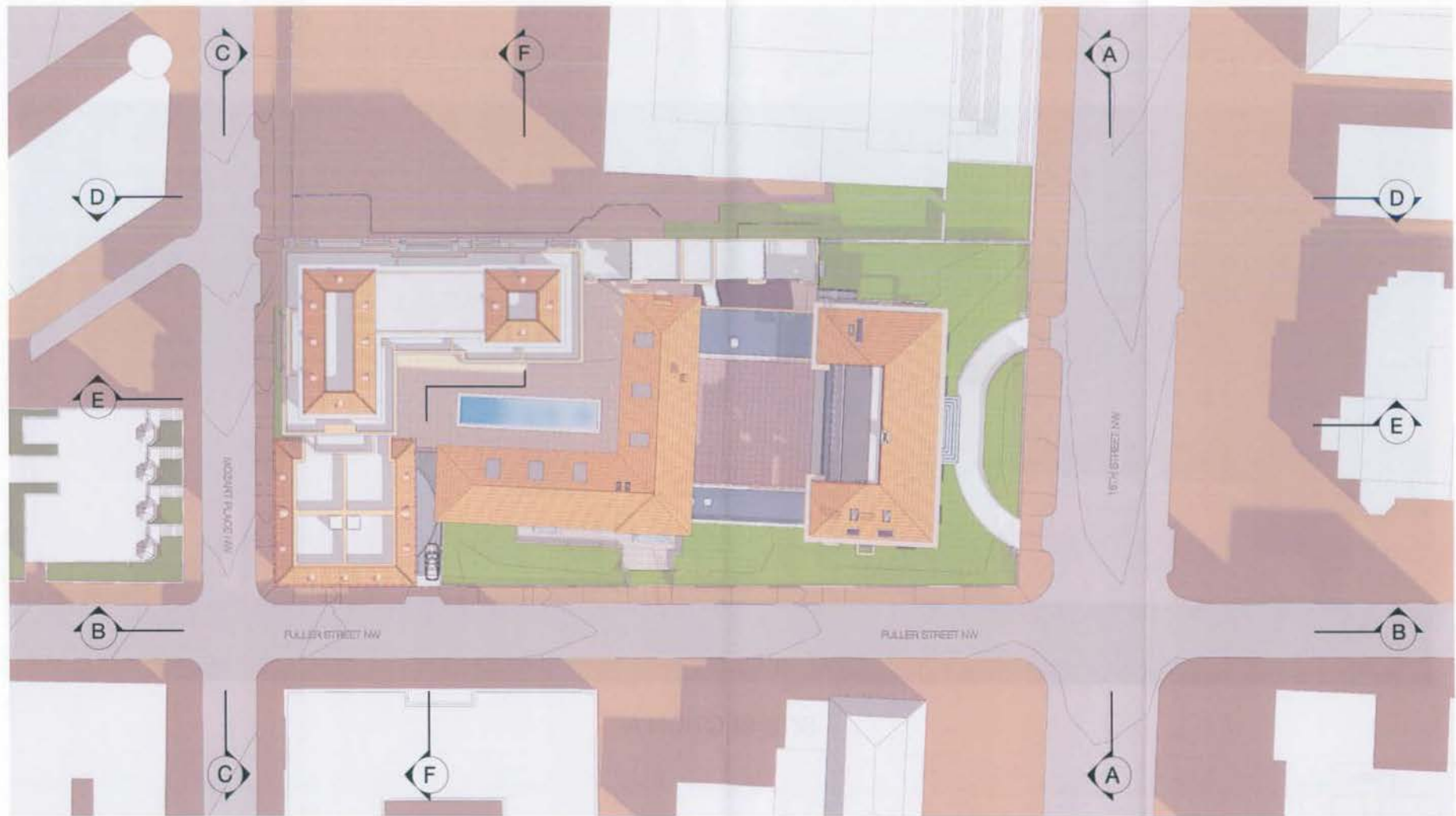
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SITE PLAN



ROOF PLAN



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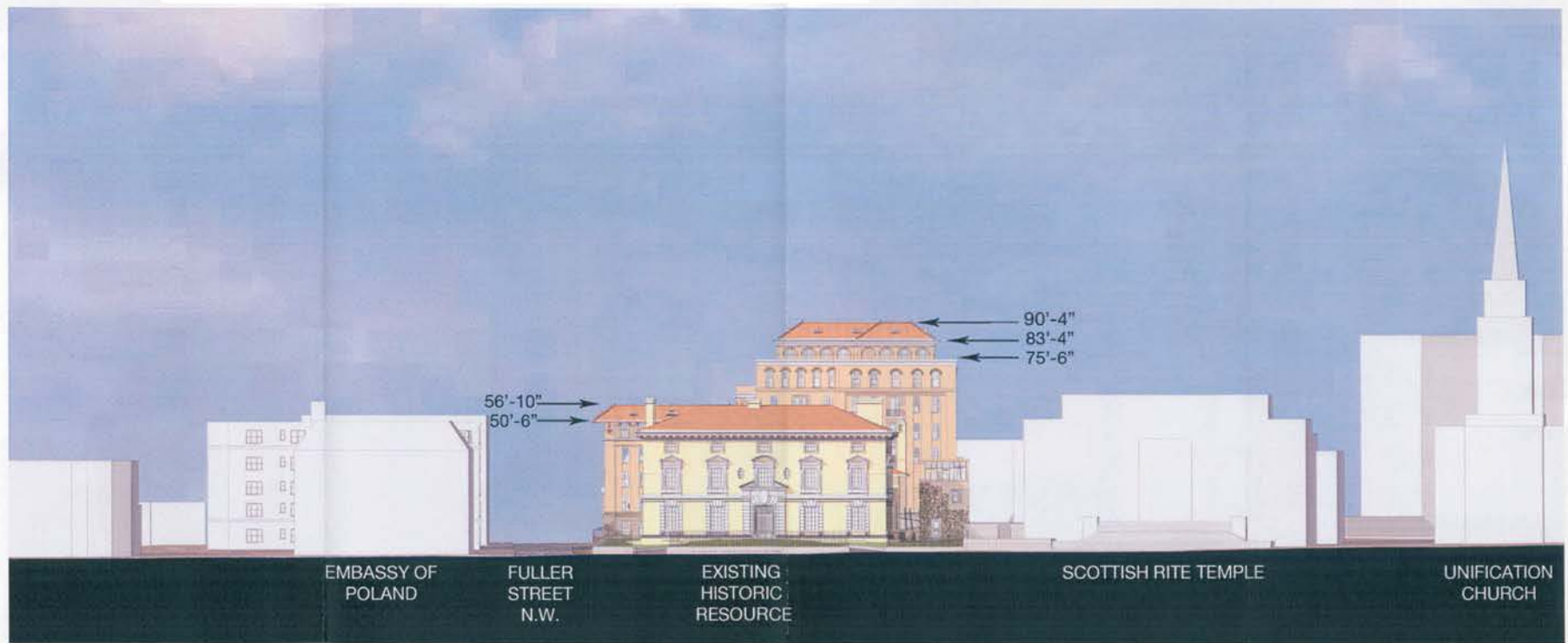
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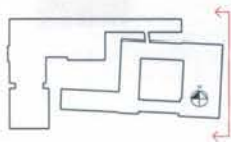
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SITE SECTION A

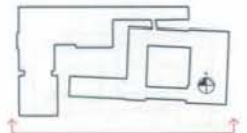


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SITE SECTION B



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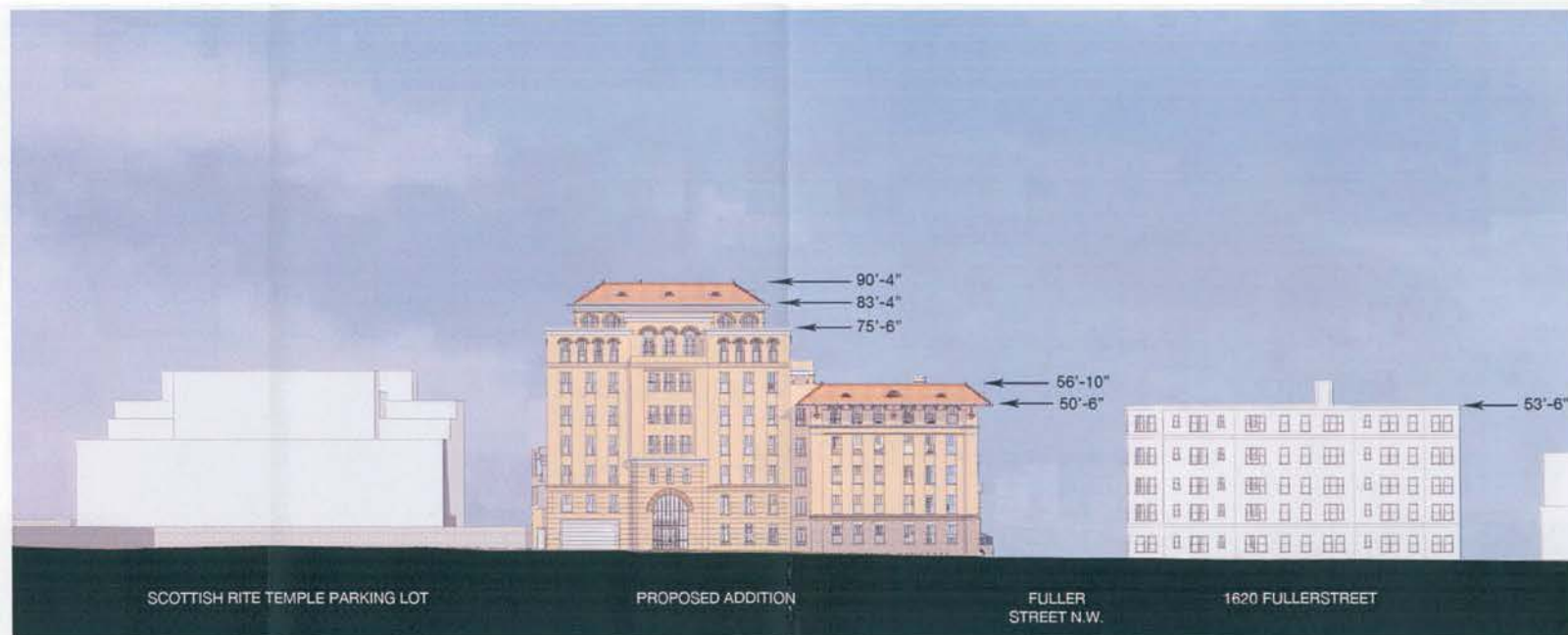
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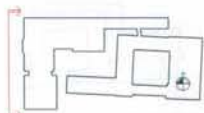
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SITE SECTION C



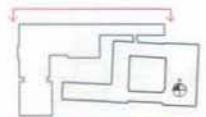
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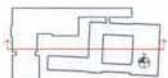
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SITE SECTION E



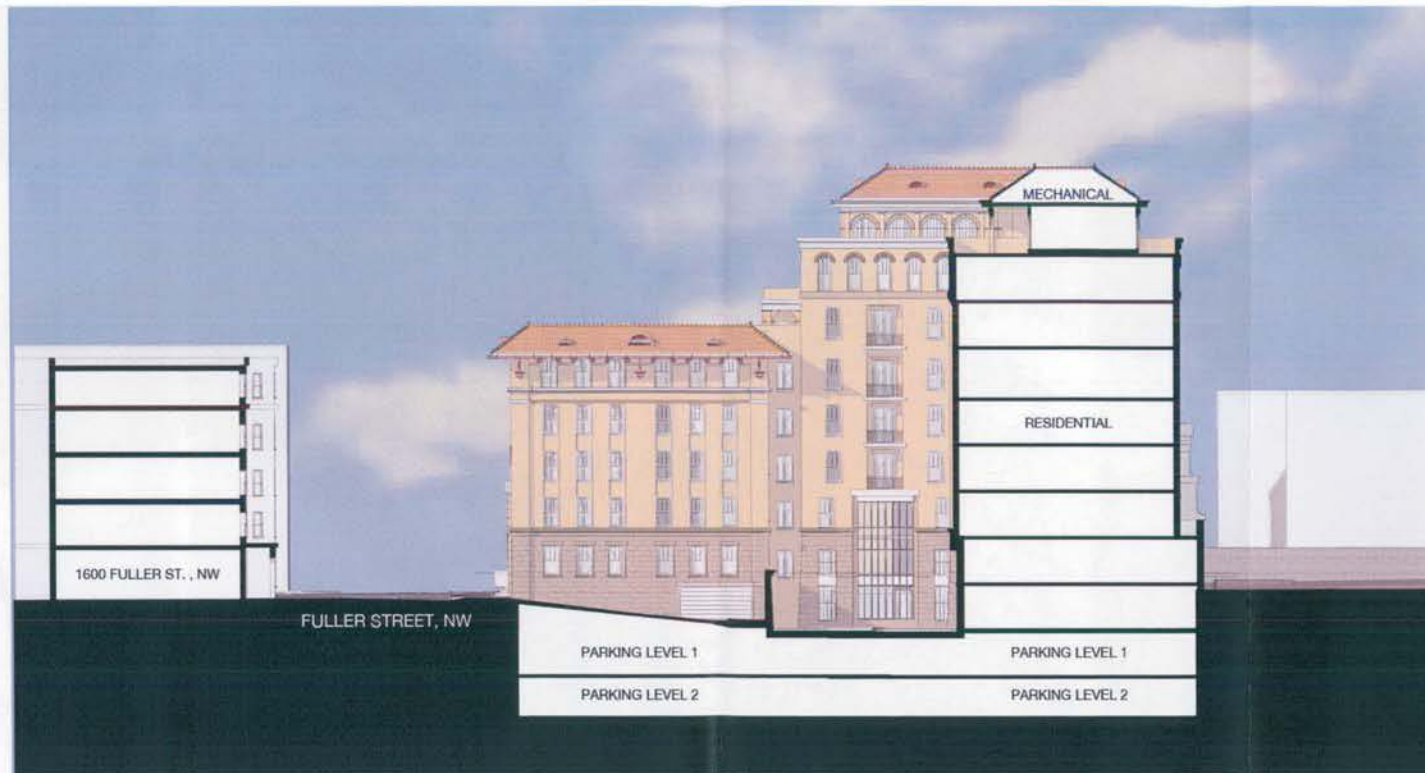
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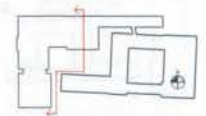
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SITE SECTION F



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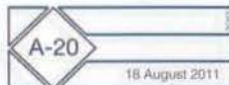
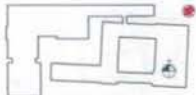
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AERIAL PERSPECTIVE - VIEW FROM NORTHEAST



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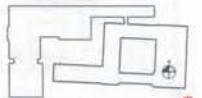




AERIAL PERSPECTIVE - VIEW FROM SOUTHEAST



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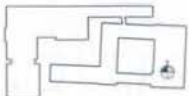
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AERIAL PERSPECTIVE - VIEW FROM SOUTHWEST



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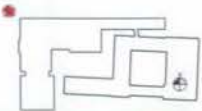




AERIAL PERSPECTIVE - VIEW FROM NORTHWEST



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STREET PERSPECTIVE - VIEW FROM 16TH STREET

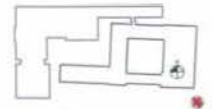


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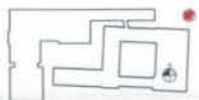


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STREET PERSPECTIVE - VIEW FROM 16TH STREET



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STREET PERSPECTIVE - VIEW FROM FULLER STREET



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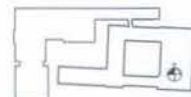




STREET PERSPECTIVE - VIEW FROM MOZART PLACE



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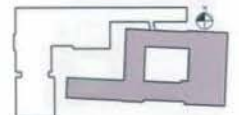
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TERRACE FLOOR - EXISTING RESOURCE



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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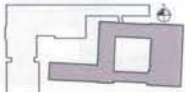
A-29



GROUND FLOOR - EXISTING RESOURCE

0 10' 20' 40'

- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



A-30

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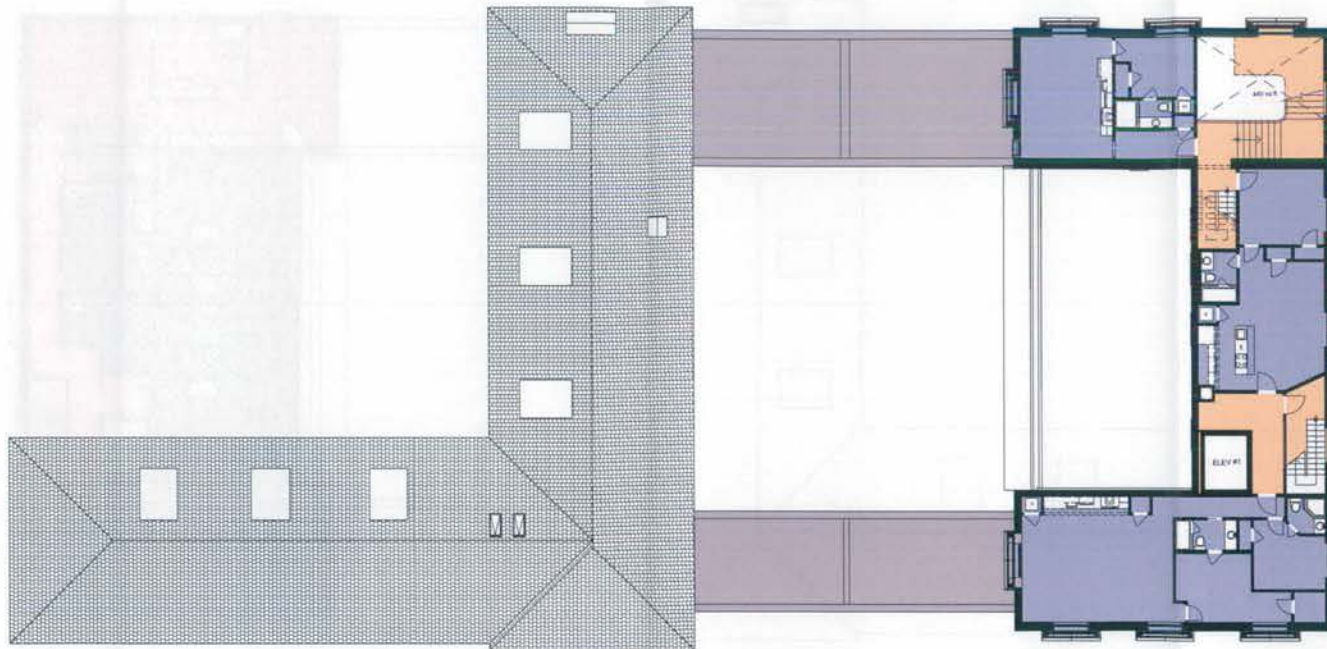
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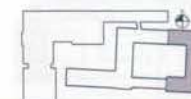




2ND FLOOR - EAST WING



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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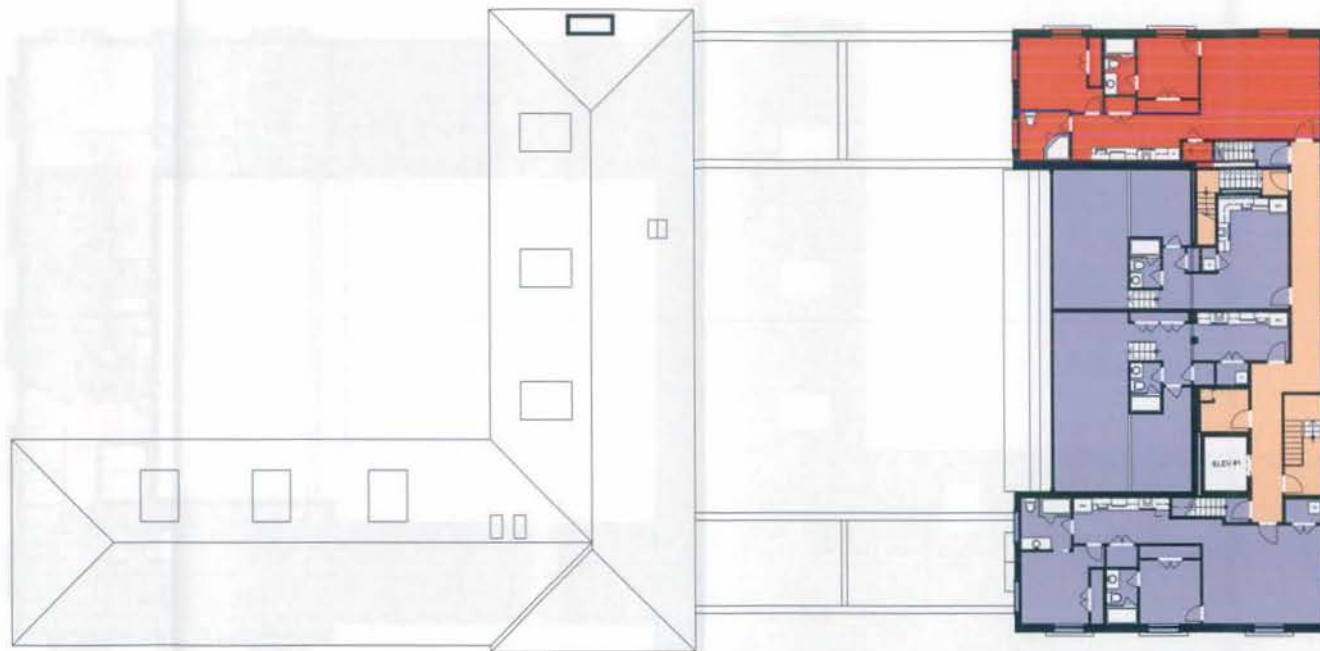
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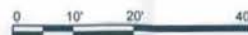
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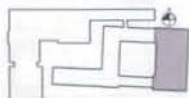
A-31



3RD FLOOR - EAST WING



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



A-32

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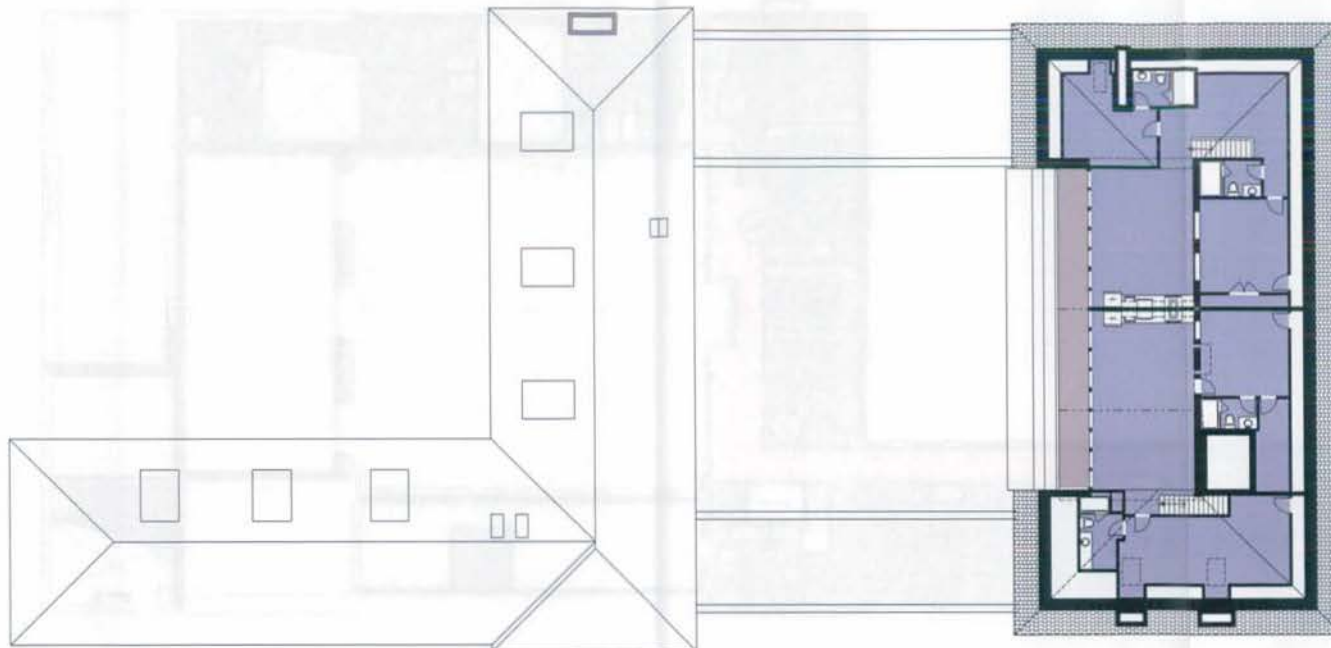
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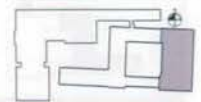




4TH FLOOR - EAST WING



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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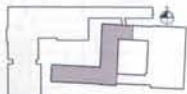
A-33



2ND FLOOR - WEST WING & EAST WING LOFTS



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



A-34

18 August 2011

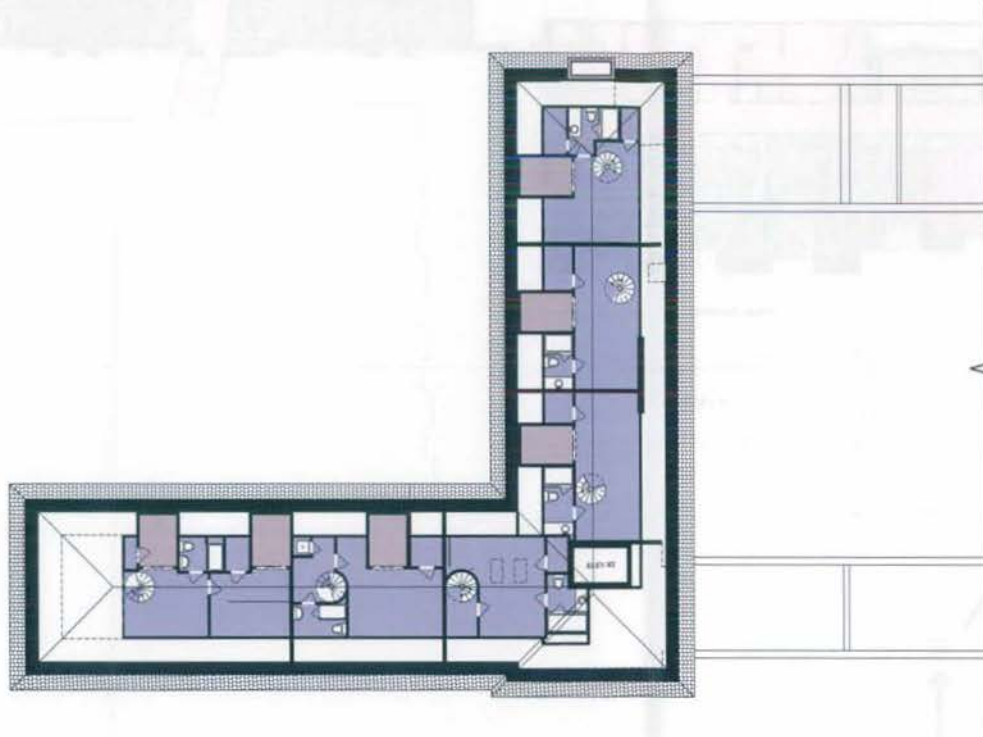
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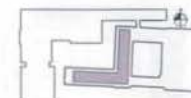




3RD FLOOR - WEST WING



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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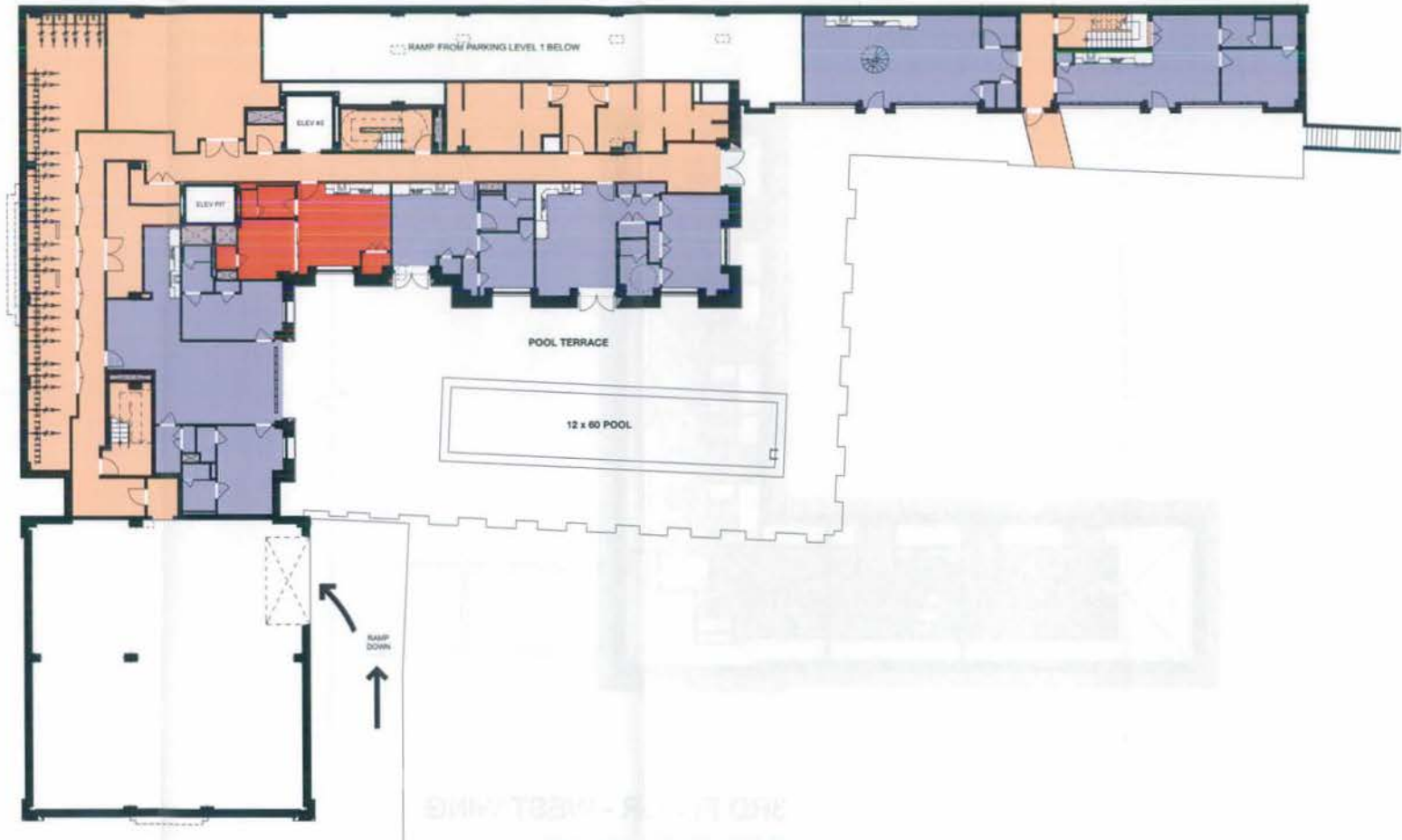
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A-35



TERRACE FLOOR



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



A-36

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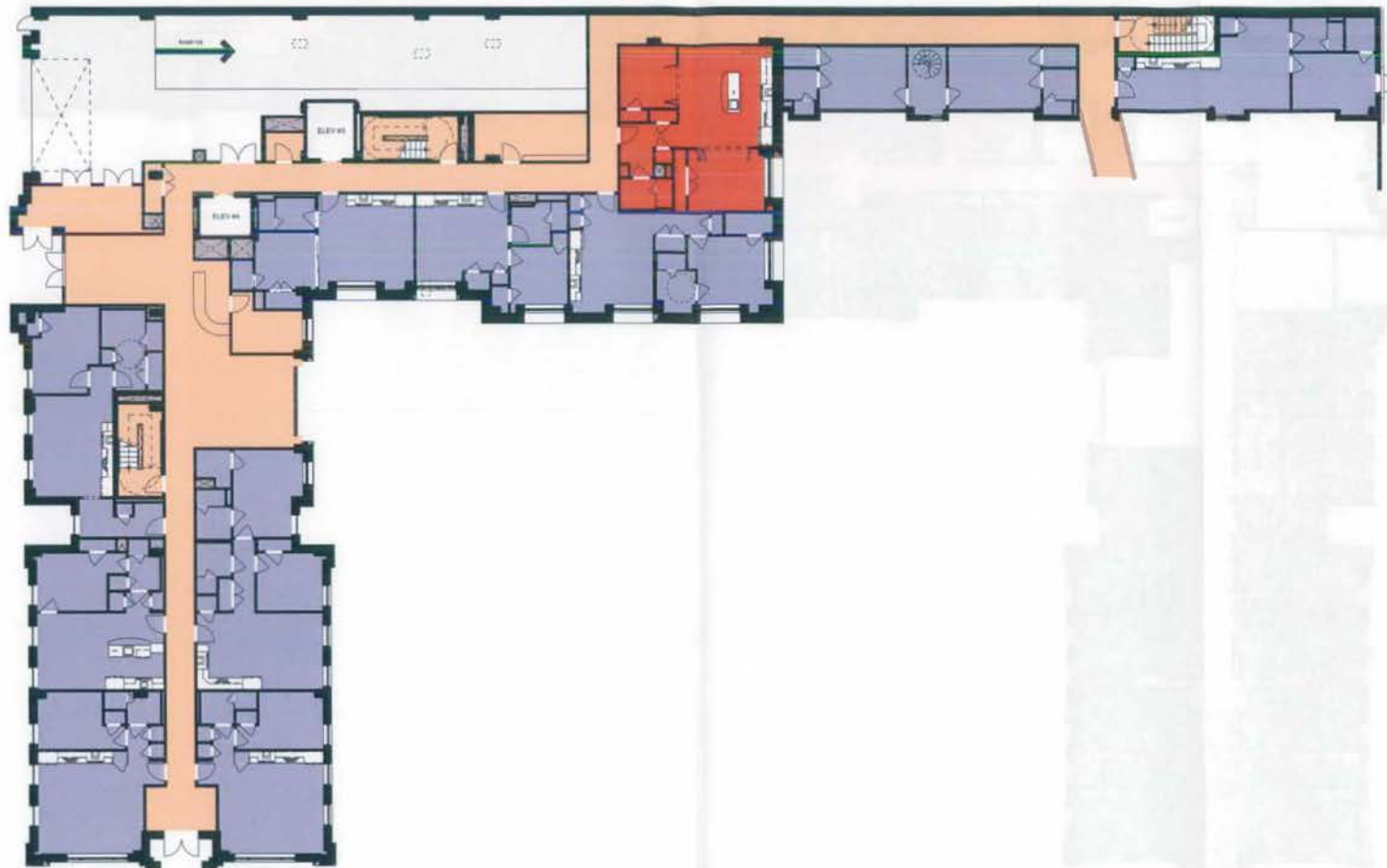
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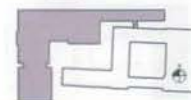




GROUND FLOOR



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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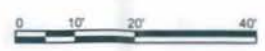
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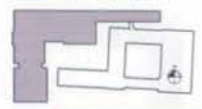
A-37



2ND FLOOR



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



A-38

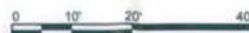
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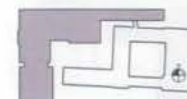




3RD FLOOR



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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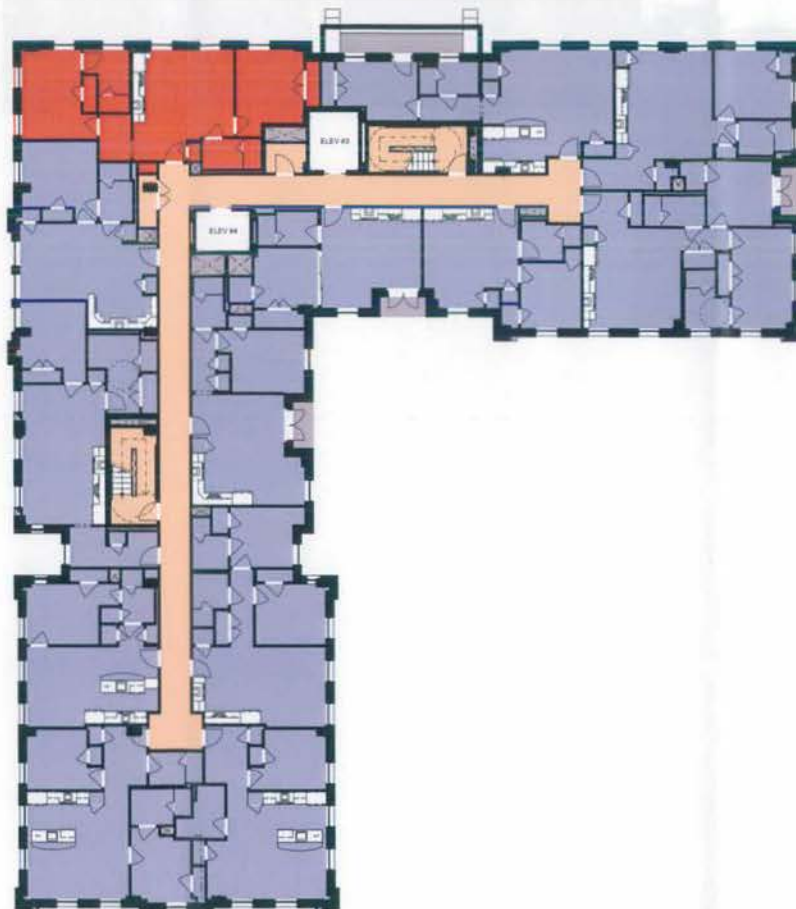
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A-39



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT

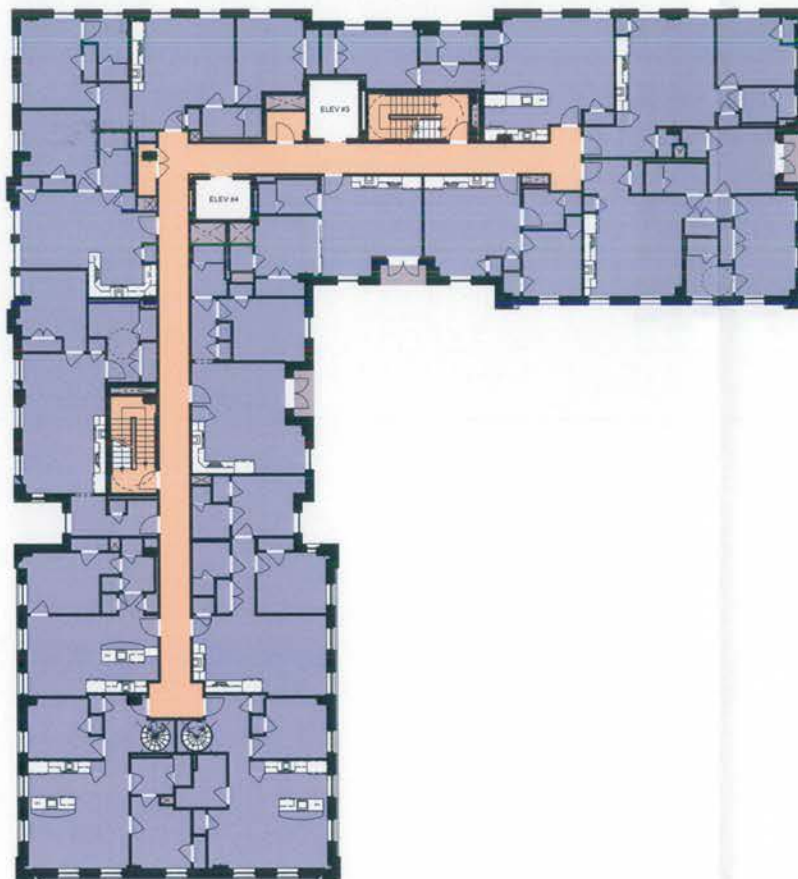
4TH FLOOR



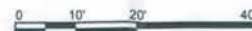
A-40 18 August 2011	IL PALAZZO 2700 16th street, nw washington, dc, 20010 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT
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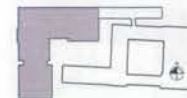




5TH FLOOR



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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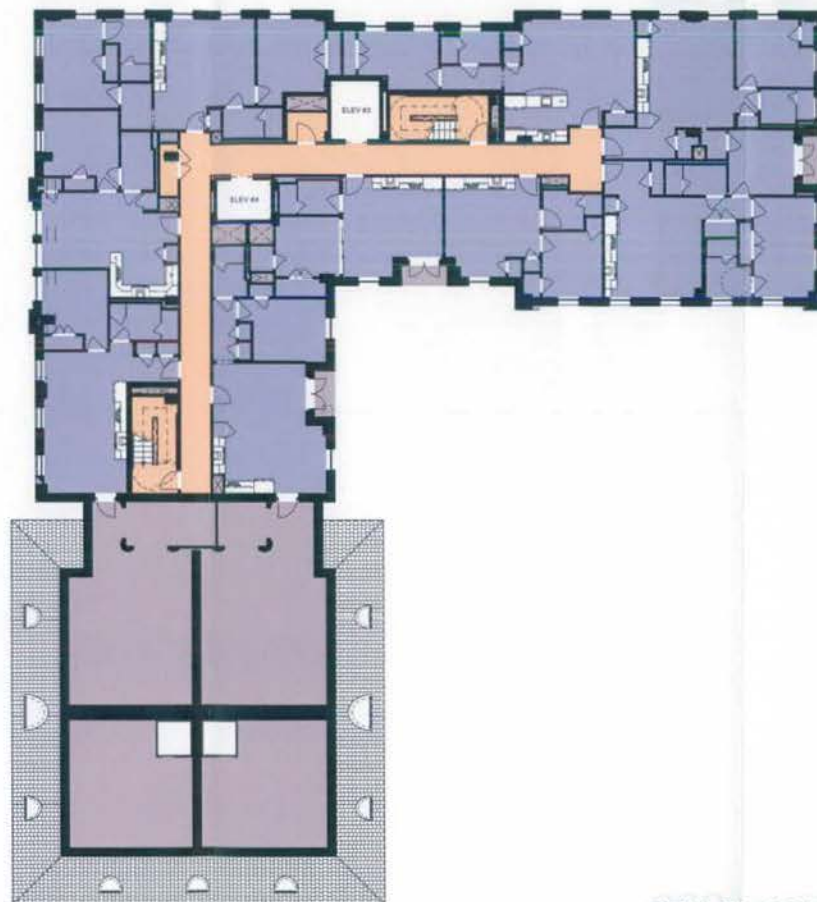
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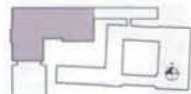
A-41



6TH FLOOR



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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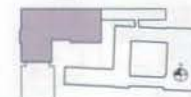




7TH FLOOR



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



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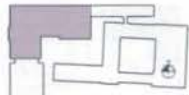
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A-43



- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



8TH FLOOR



A-44

16 August 2011

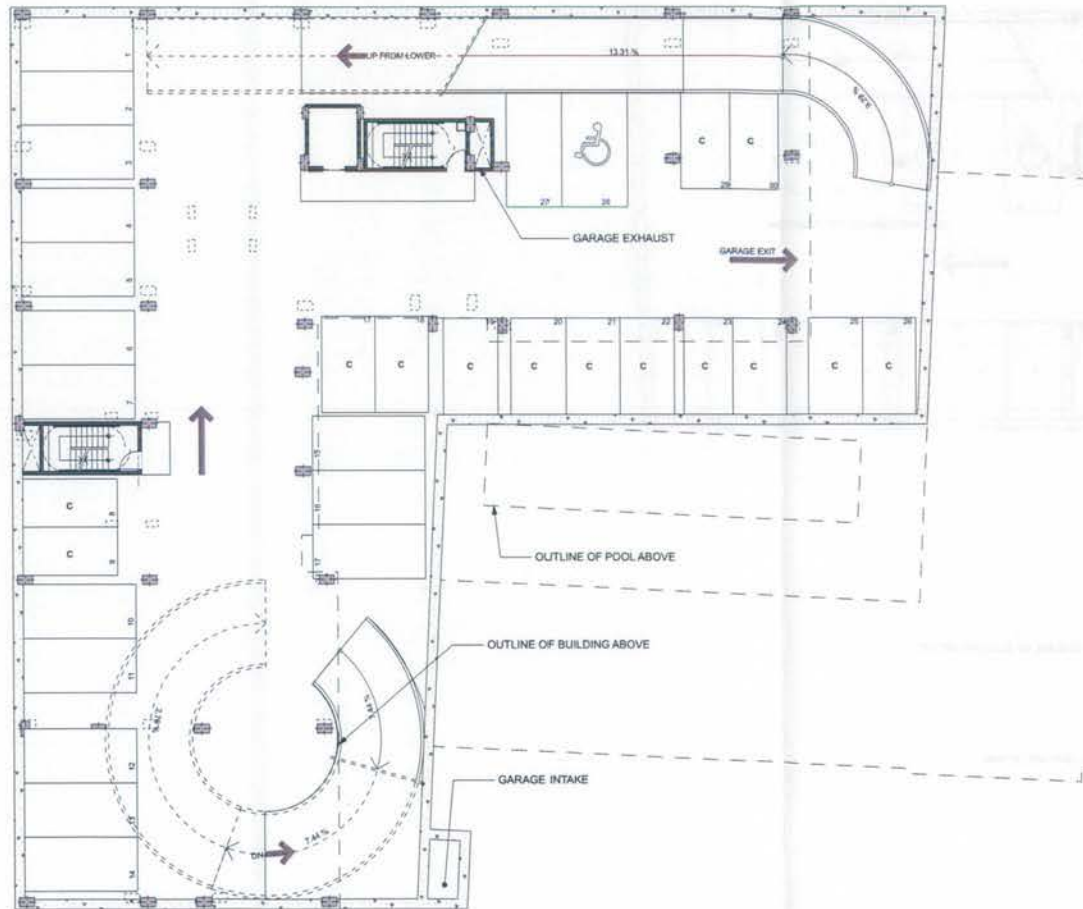
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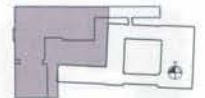
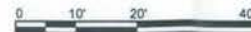
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PARKING LEVEL 1



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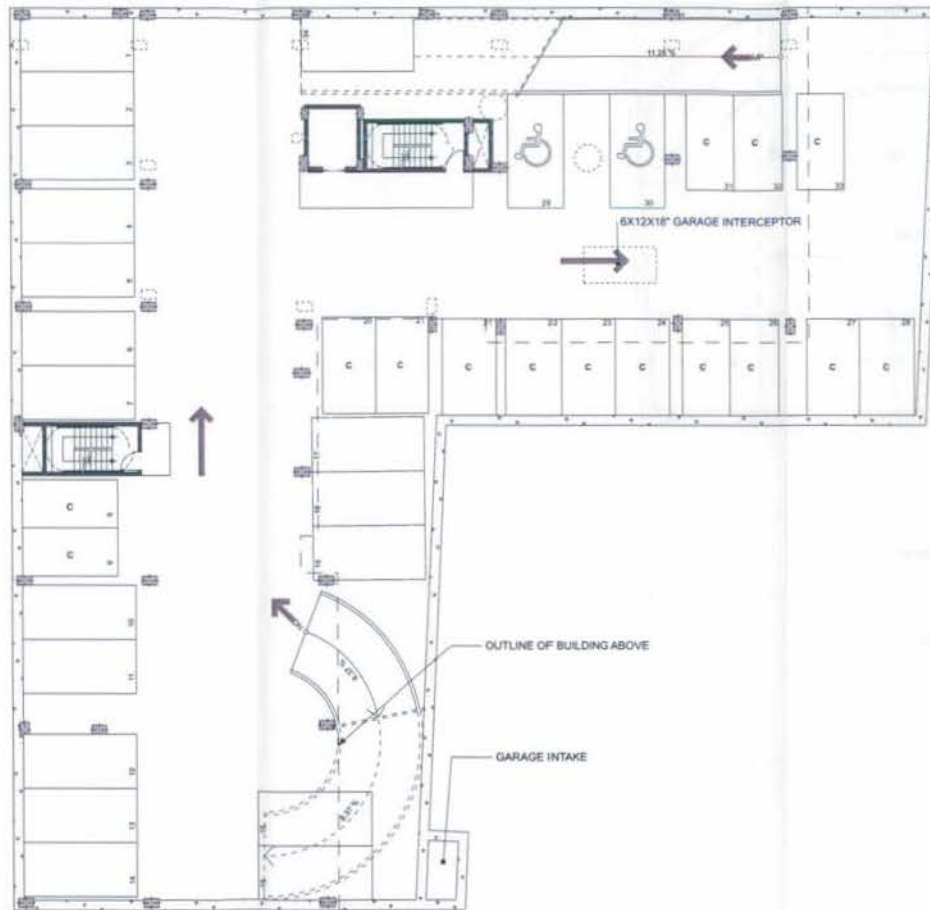
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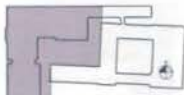
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A-45



PARKING LEVEL 2



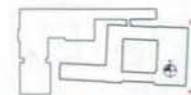
A-46	IL PALAZZO 2700 16th street, nw washington dc, 20010
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EAST ELEVATION



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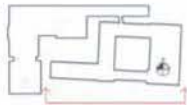
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

18 August 2011

A-47



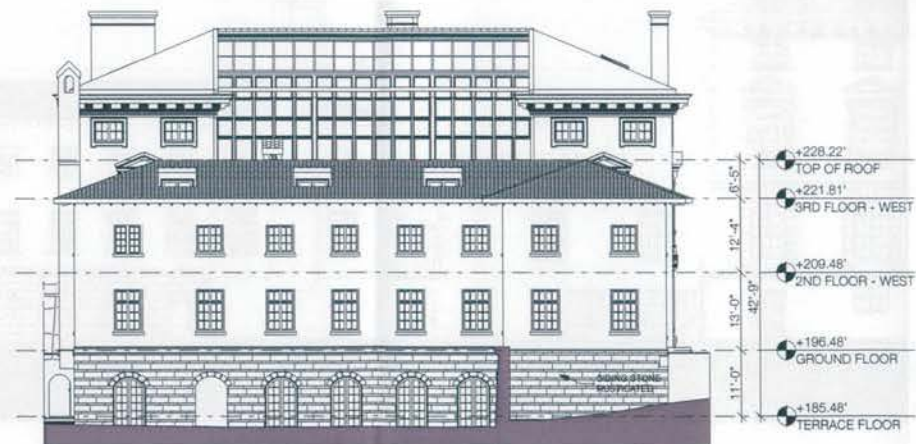
SOUTH ELEVATION



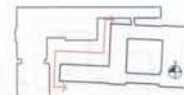
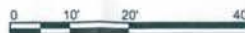
A-48	IL PALAZZO 2700 16th street, nw washington dc, 20010 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT
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WEST ELEVATION



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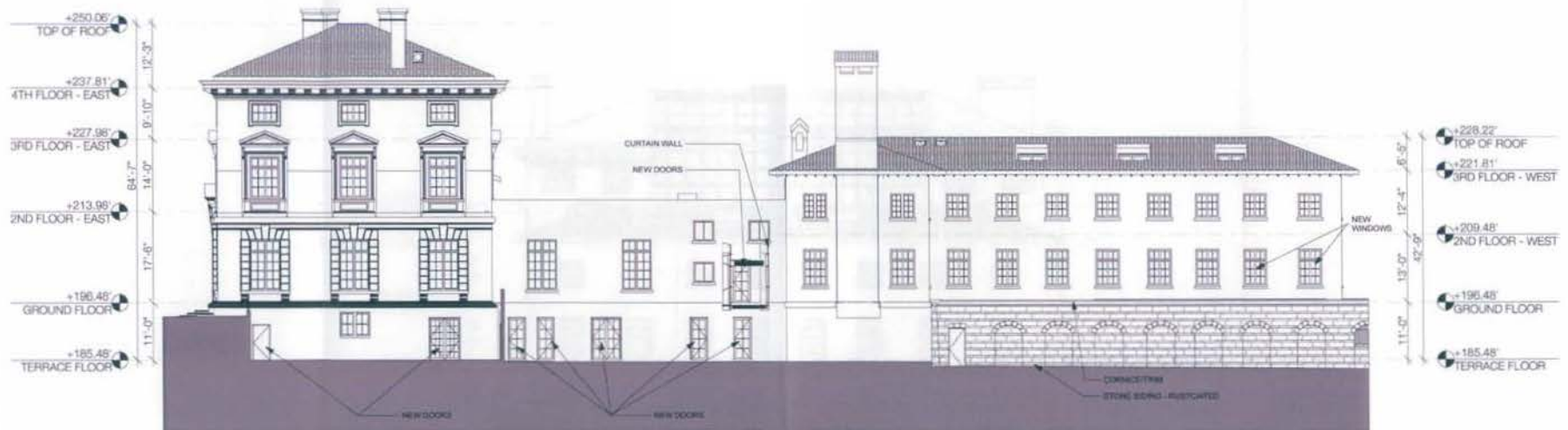
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2700 16th Street, NW Washington DC, 20010

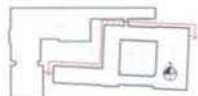
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

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NORTH ELEVATION



A-50

18 August 2011

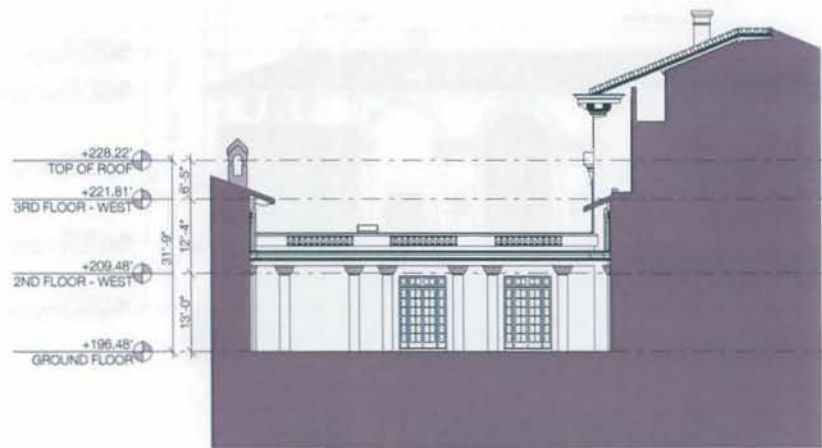
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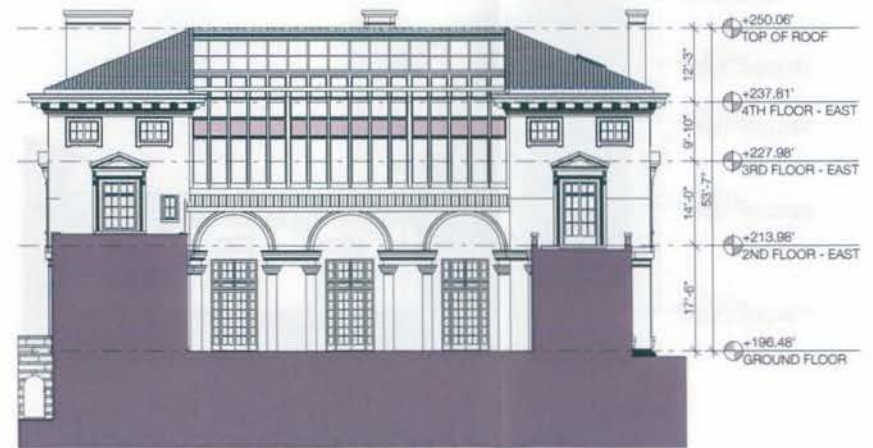
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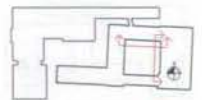
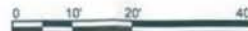




SOUTH COURTYARD ELEVATION



EAST COURTYARD ELEVATION



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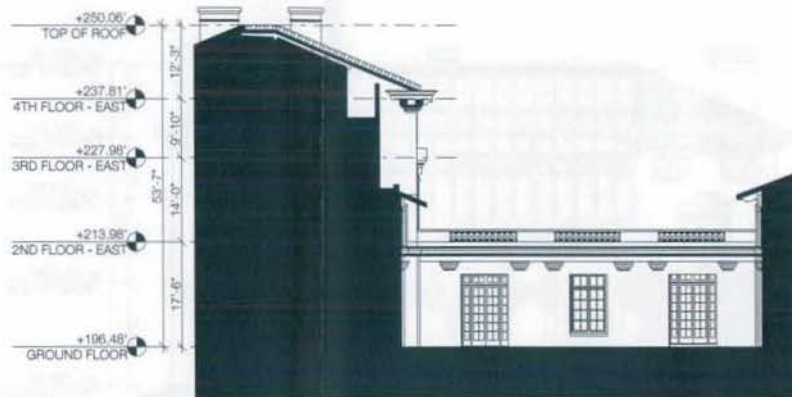
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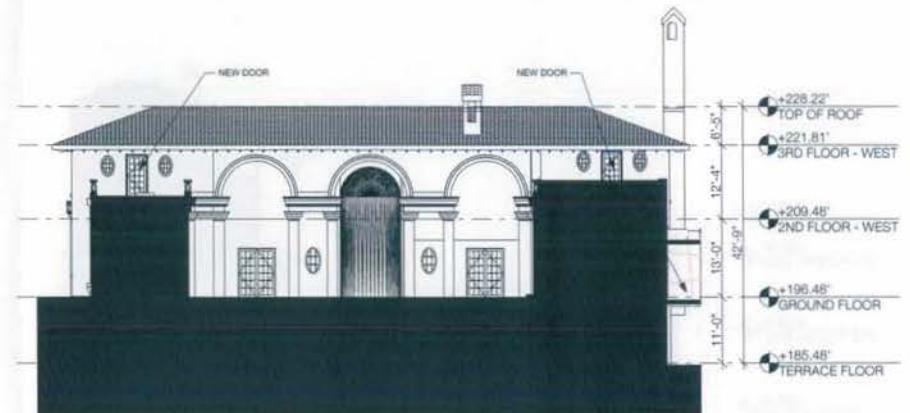
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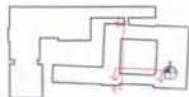
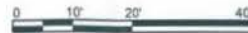
A-51



NORTH COURTYARD ELEVATION

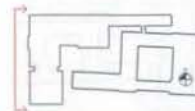


WEST COURTYARD ELEVATION





WEST ELEVATION



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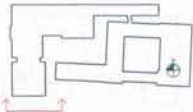
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MONTAVS SOUTH ELEVATION



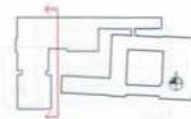
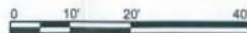
A-54	IL PALAZZO
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EAST COURTYARD ELEVATION



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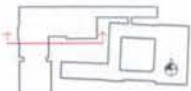
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A-55



SOUTH COURTYARD ELEVATION



A-56

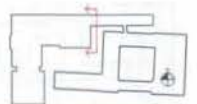
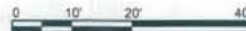
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EAST ELEVATION



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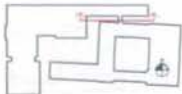
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NORTH WING - SOUTH ELEVATION

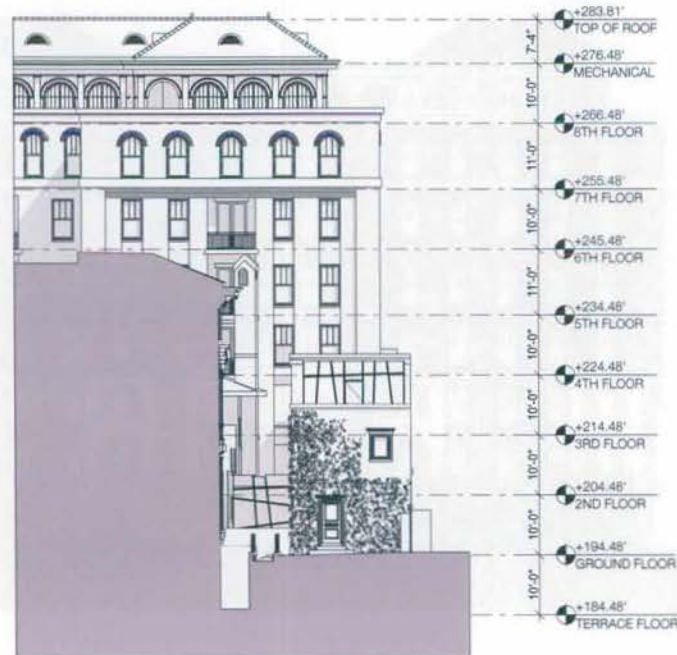


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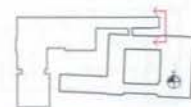
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NORTH WING - EAST ELEVATION



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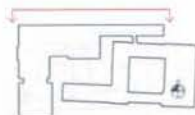
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NORTH ELEVATION



A-60

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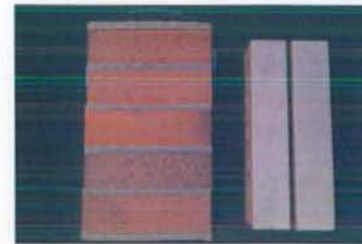
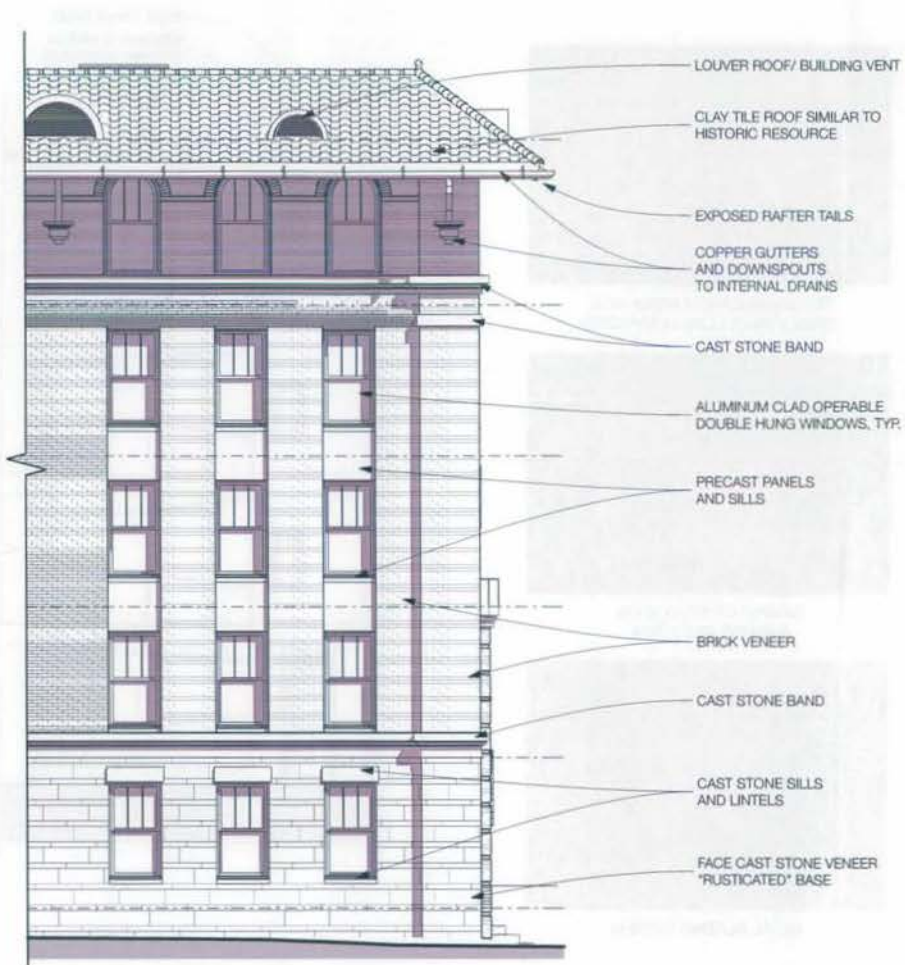
2700 16th street, nw washington dc, 20010

18 August 2011

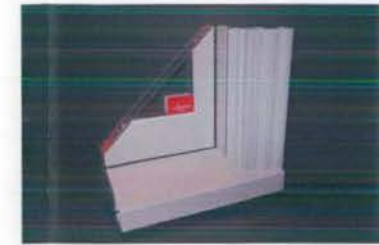
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COLOR SAMPLE (LEFT), SIZE SAMPLE (RIGHT)



ALUMINUM CLAD OPERABLE DOUBLE HUNG WINDOW



CLAY TILE USED HERE ON LOWER ROOF

TILE SAMPLE FROM RESOURCE, SINGLE PIECE CLAY, COMPOSITE



MATERIAL/ TEXTURE EXAMPLE FOR CAST STONE BAND



MATERIAL/ TEXTURE EXAMPLE FOR CAST STONE BAND



FACE CAST STONE VENEER RUSTICATED TEXTURE, CAST STONE SILL

ENLARGED ELEVATIONS - MATERIALS



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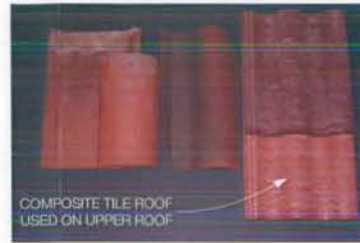
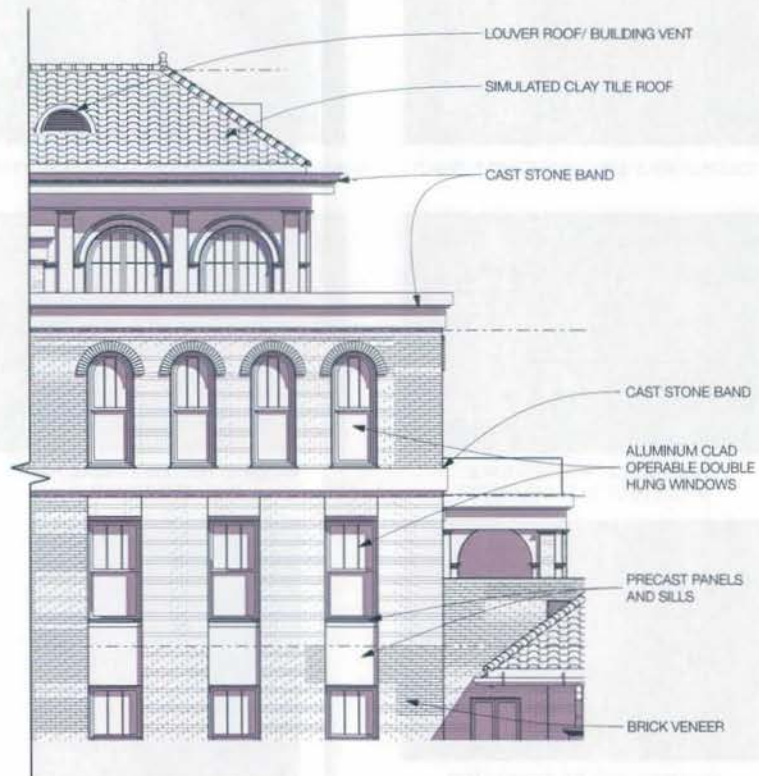
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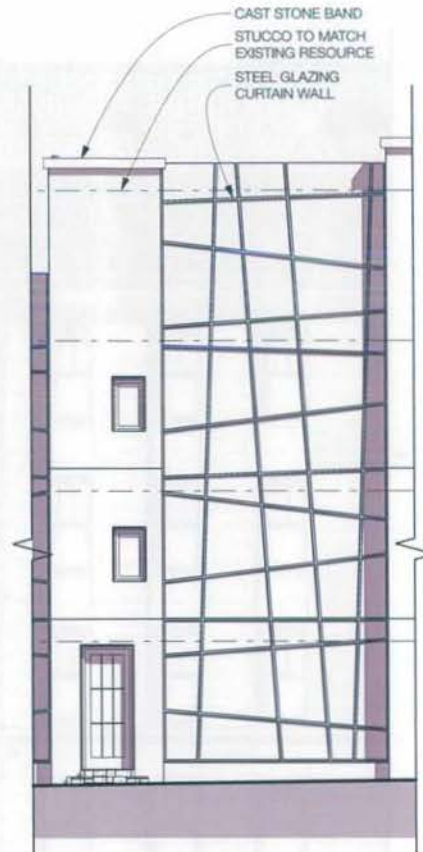
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A-61

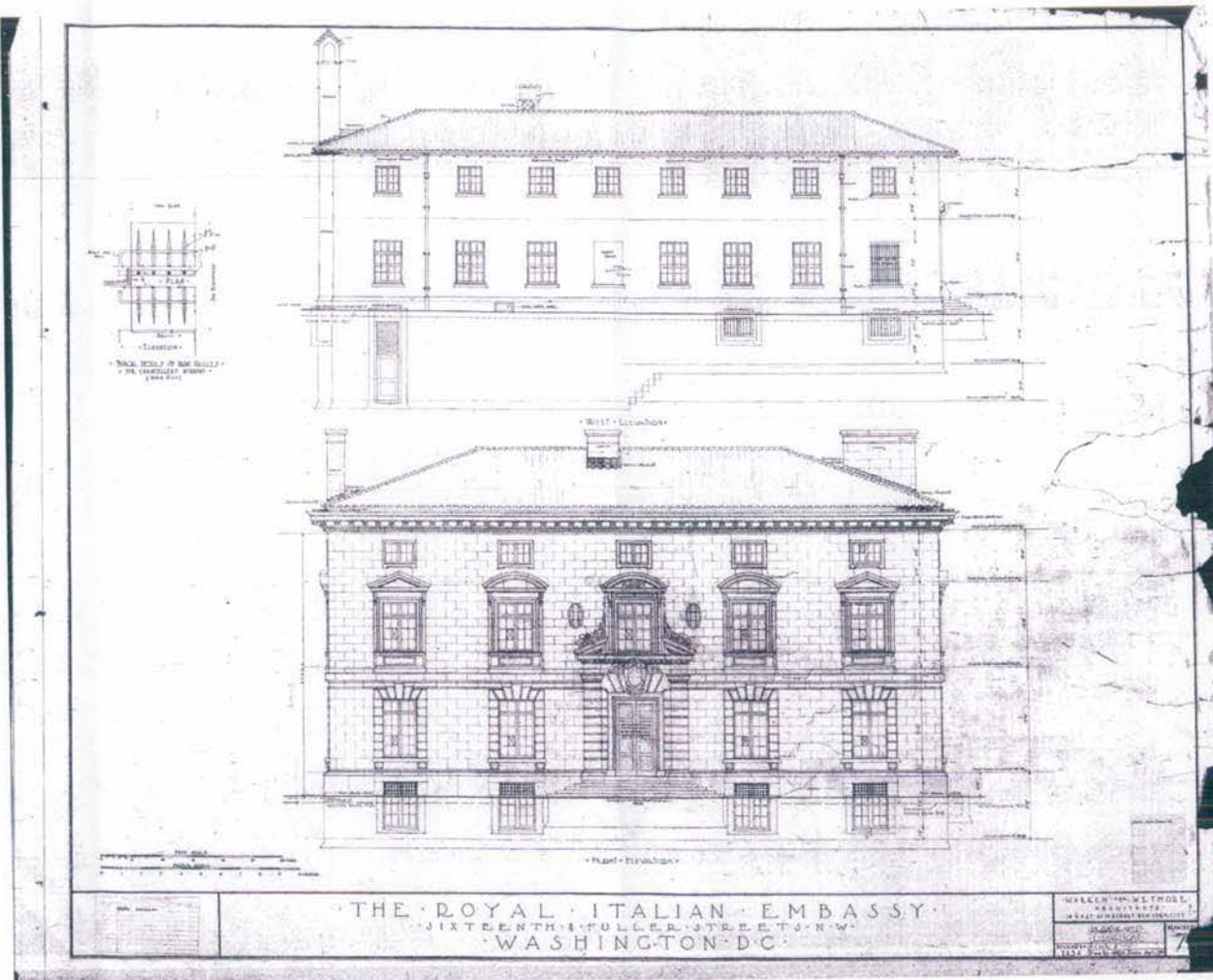


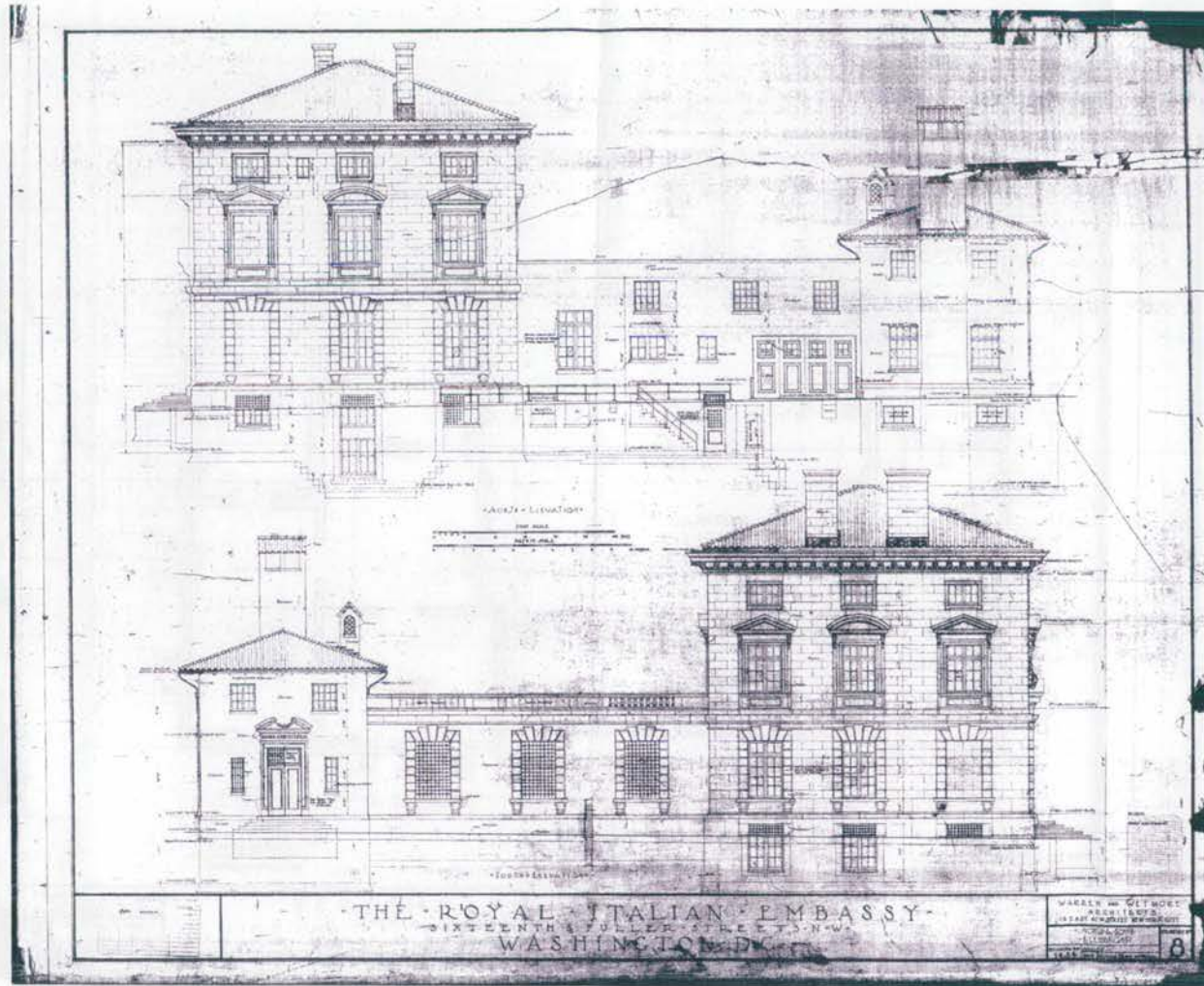
TILE SAMPLE FROM RESOURCE,
SINGLE PIECE CLAY, COMPOSITE



ENLARGED ELEVATIONS - MATERIALS







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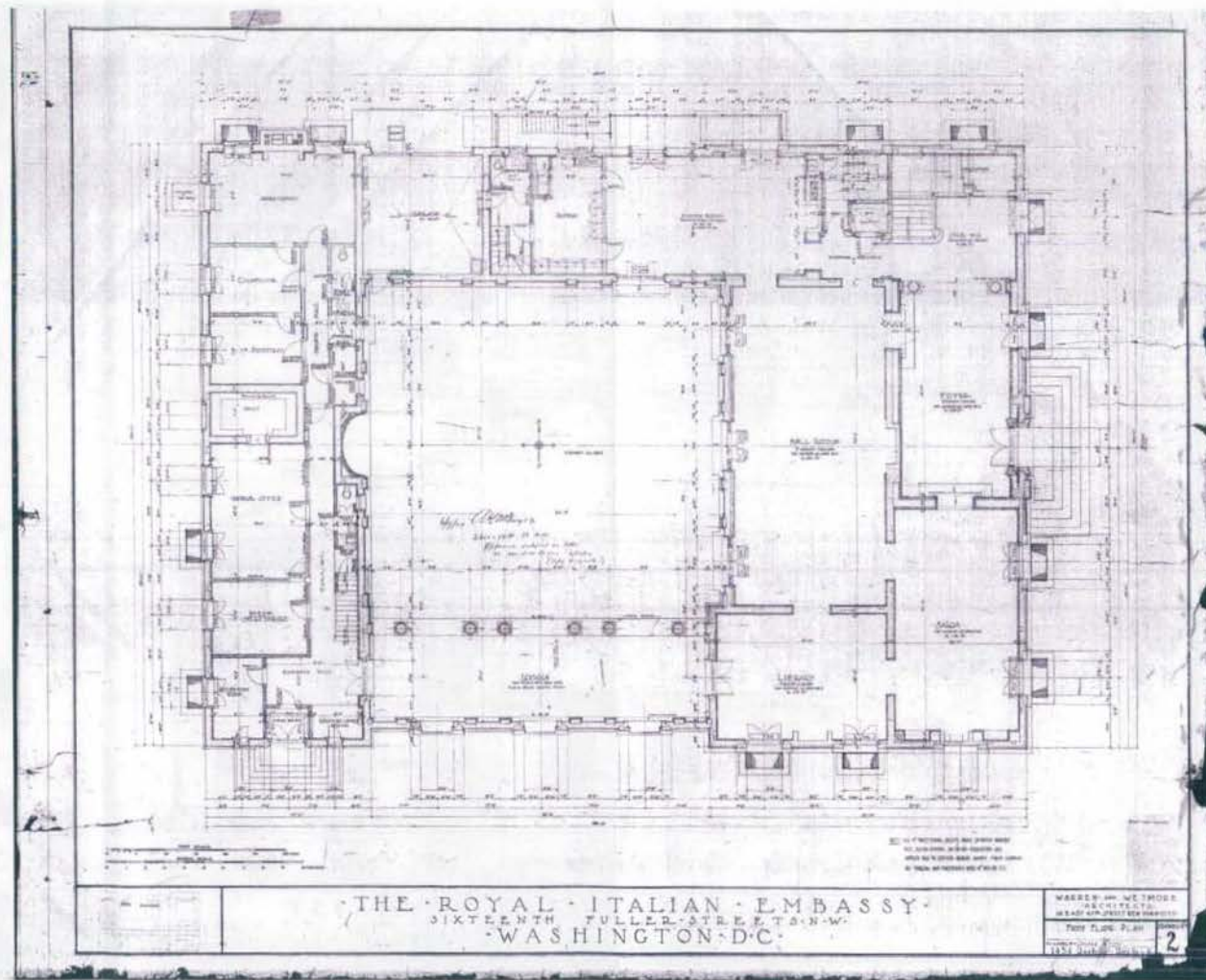
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VIEW OF TERRACES AT EXISTING COURTYARD



PROPOSED GLASS INFILL



VIEW OF EXISTING WINDOWS



VIEW OF WINDOW RESTORATION



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EXISTING CHANCERY WING ROOF



PROPOSED CHANCERY WING ROOF TERRACES



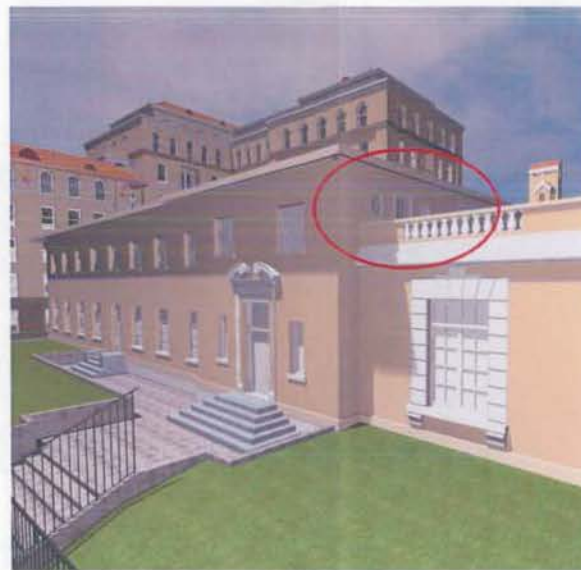
EXISTING CHANCERY WING WINDOWS



EXISTING CHANCERY WING WINDOWS RESTORATION



VIEW OF EXISTING CHANCERY



VIEW OF PROPOSED ROOF TERRACE



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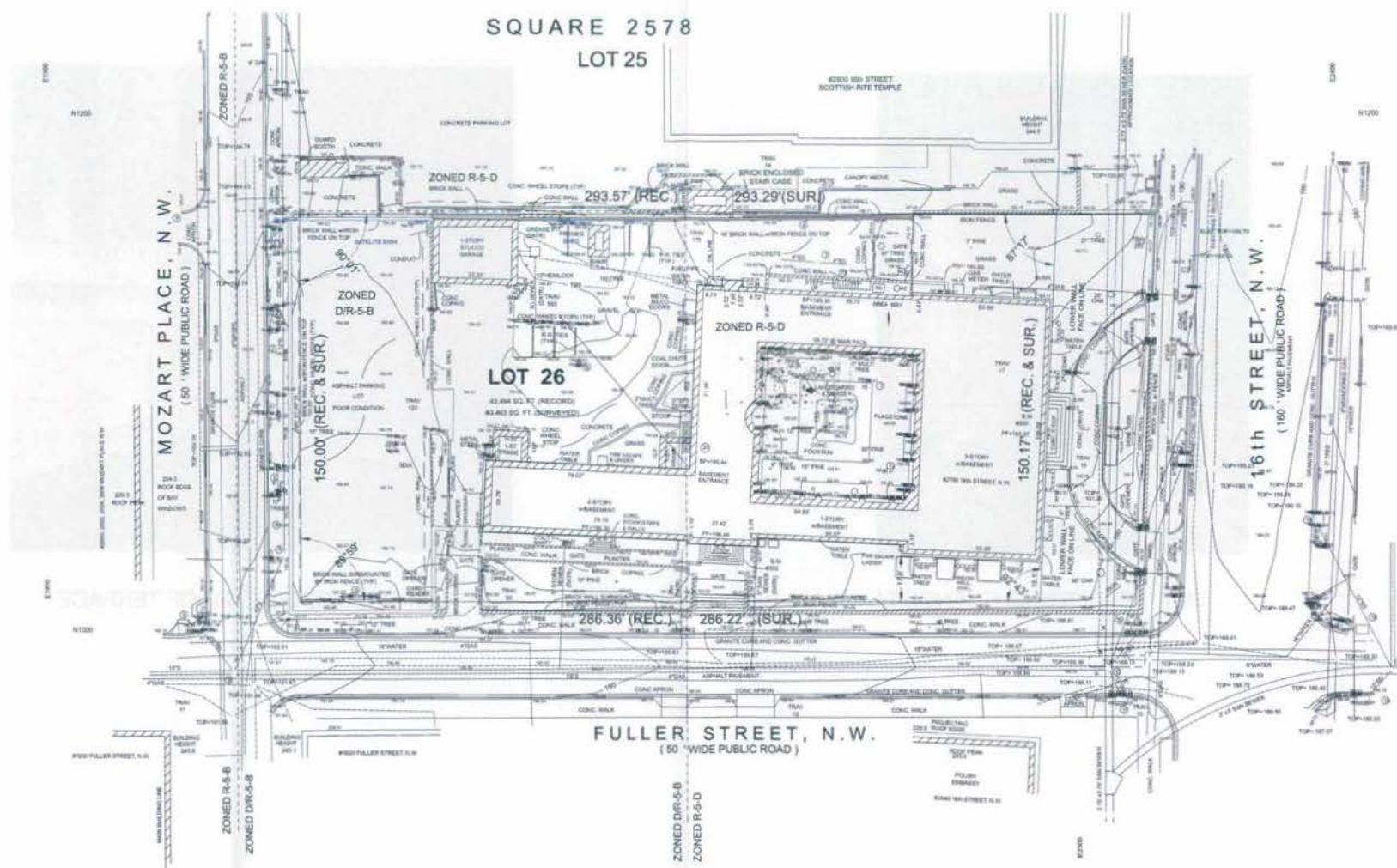
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SQUARE 2578
LOT 25

LOT 26
42,894 SQ. FT. (RECORDED)
83,463 SQ. FT. (SURVEYED)

FULLER STREET, N.W.
(50' WIDE PUBLIC ROAD)

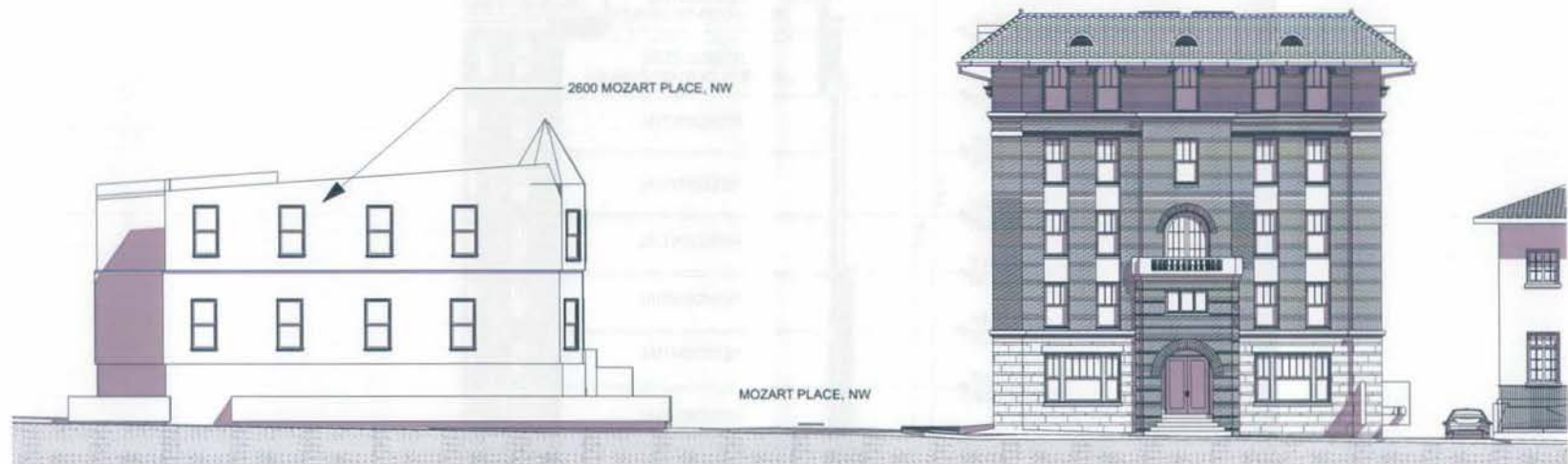
SURVEY



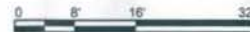
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NEIGHBORHOOD CONTEXT

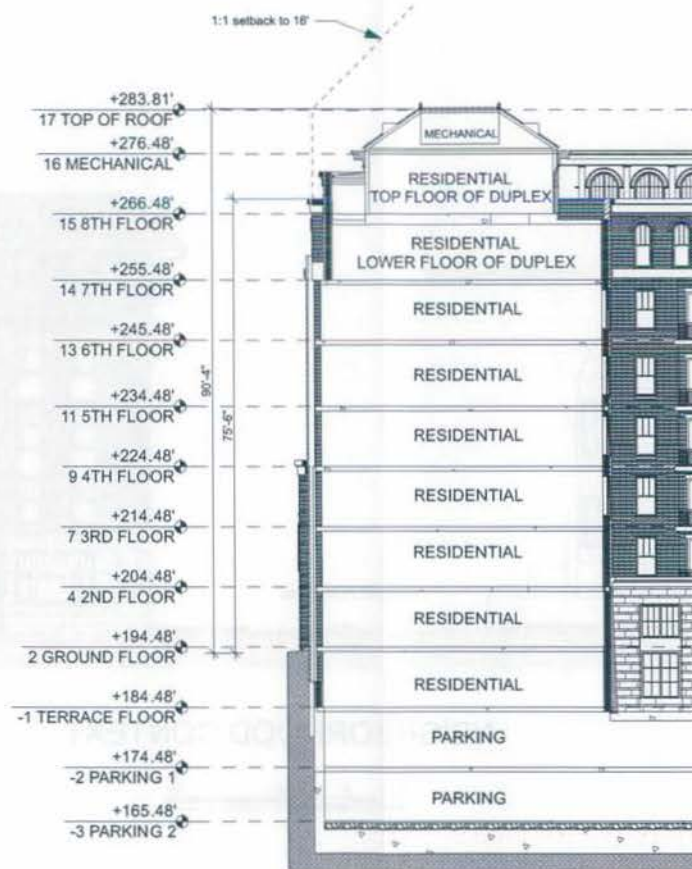


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BUILDING SECTION - SETBACK DETAIL



SUN STUDY - JUNE 21ST, 3:00 PM



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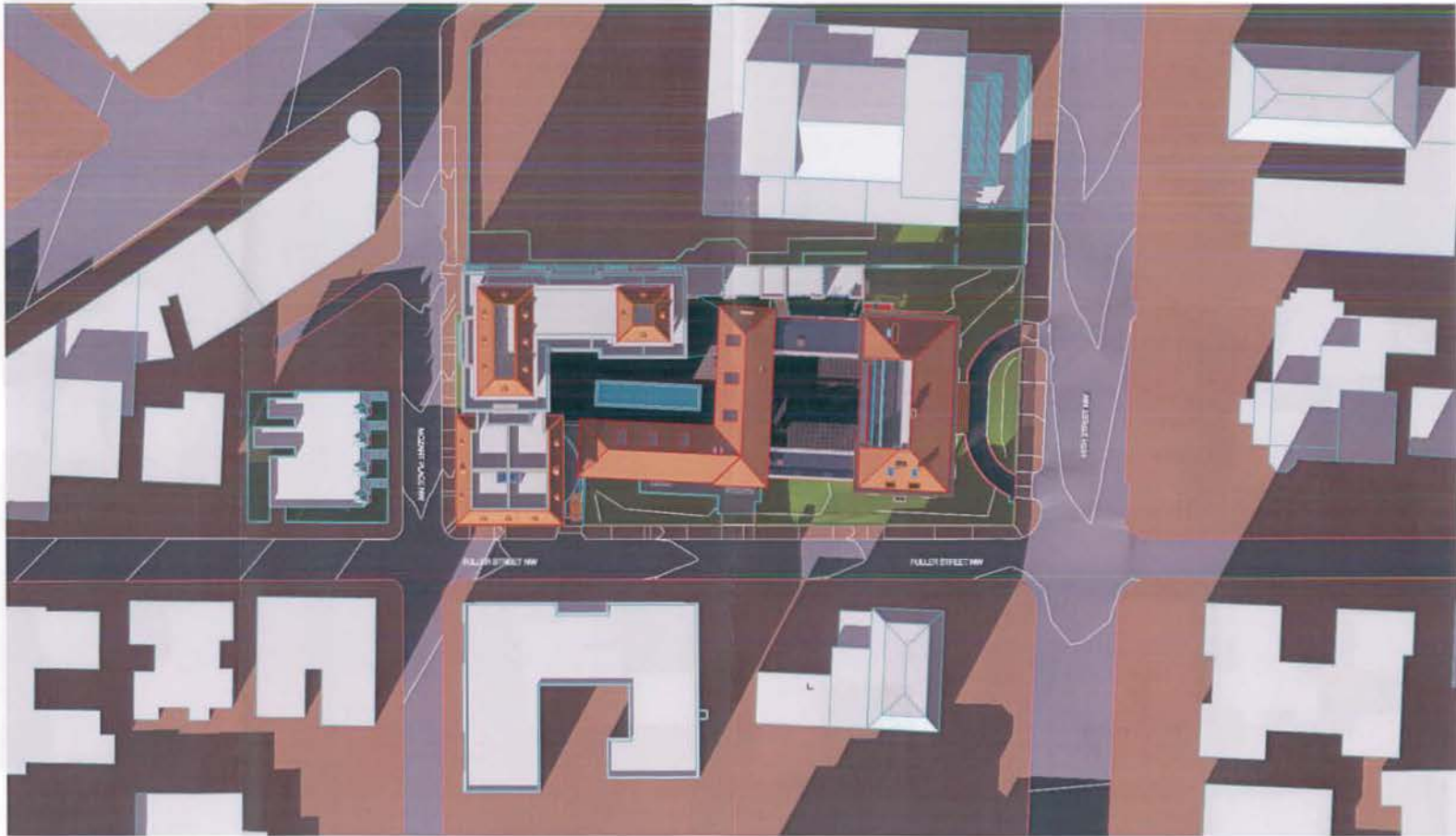
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SUN STUDY - DECEMBER 21ST, 3:00 PM

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MASONIC TEMPLE LOT POTENTIAL DEVELOPMENT



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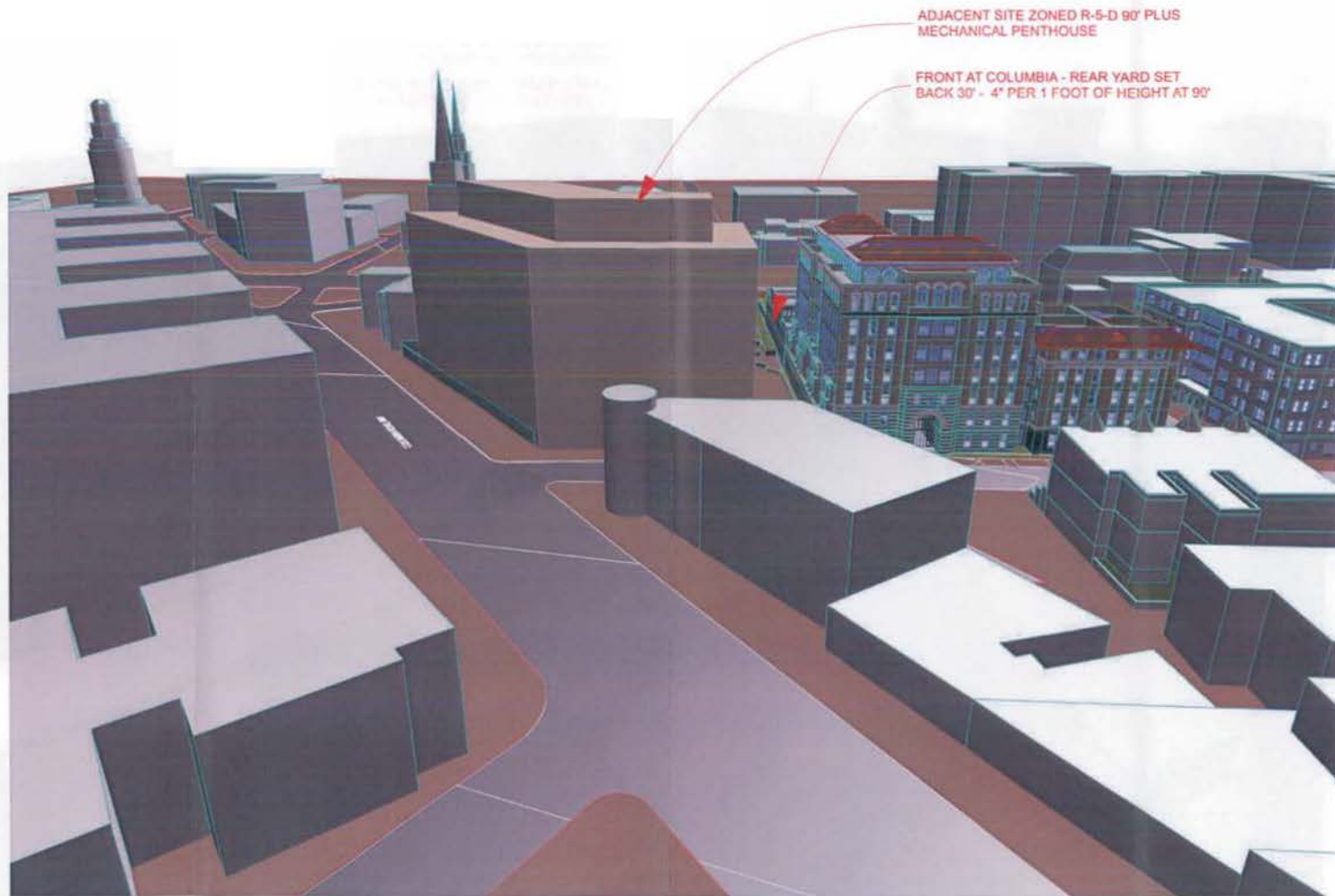
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MASONIC TEMPLE LOT POTENTIAL DEVELOPMENT



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FRONT AT COLUMBIA - REAR YARD SET BACK
30' - 4" PER 1 FOOT OF HEIGHT AT 90'

MASONIC TEMPLE LOT POTENTIAL DEVELOPMENT



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MASONIC TEMPLE SINGLE LOT DEVELOPMENT

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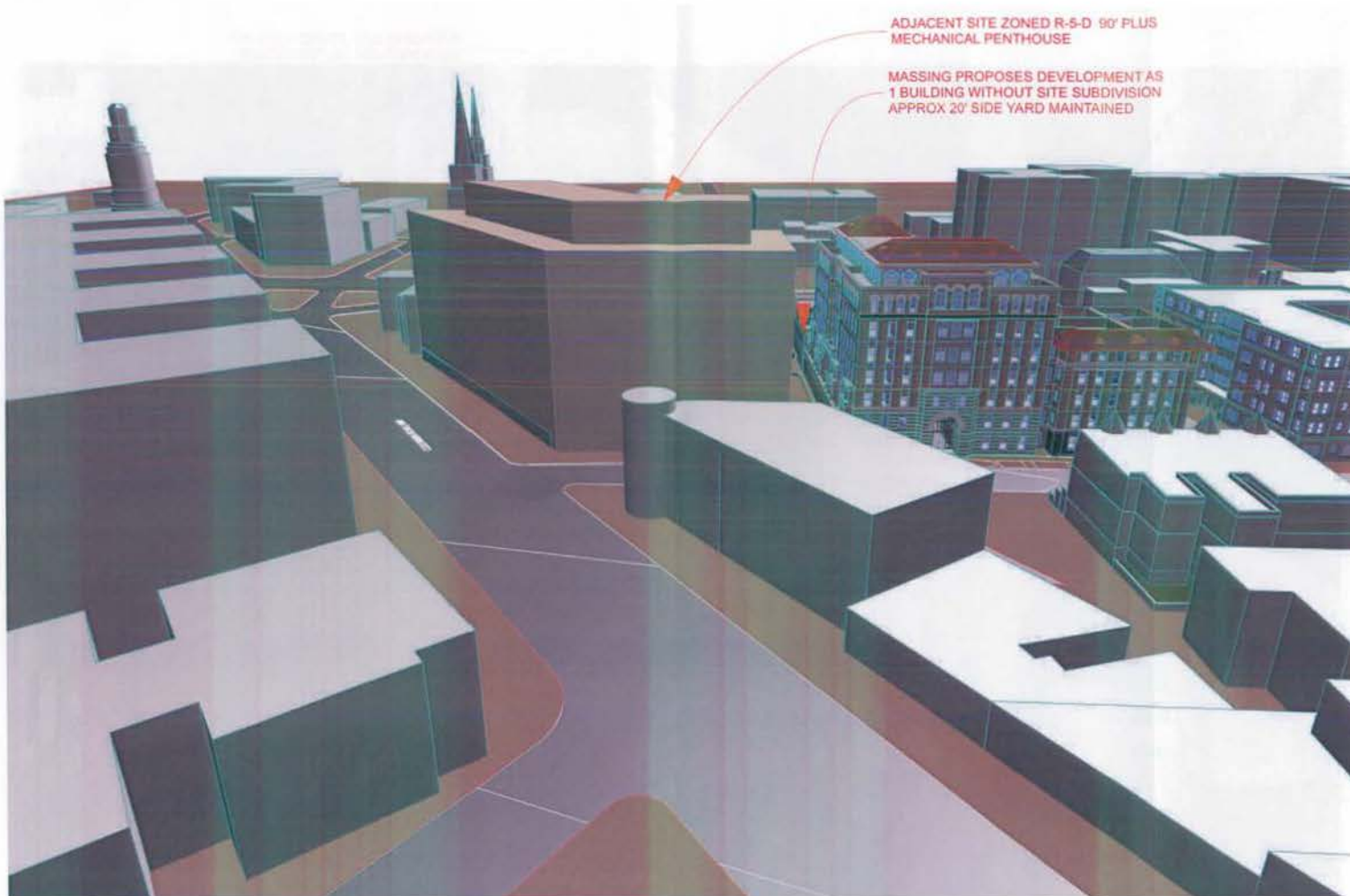
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MASONIC TEMPLE SINGLE LOT DEVELOPMENT



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MASONIC TEMPLE SINGLE LOT DEVELOPMENT

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