

IL PALAZZO

A PLANNED UNIT DEVELOPMENT

2700 16TH STREET NW, WASHINGTON DC, 20010

CASE NUMBER XX-XX



SITE CONTEXT

A-1	COVER PAGE
A-2	-
A-3	AREA ZONING TABULATIONS
A-4	ZONING DISTRICT MAP
A-5	CONTEXT PHOTOS KEY PLAN
A-6	NEIGHBORHOOD CONTEXT PHOTOS
A-7	NEIGHBORHOOD CONTEXT PHOTOS
A-8	NEIGHBORHOOD CONTEXT PHOTOS
A-9	NEIGHBORHOOD CONTEXT PHOTOS
A-10	NEIGHBORHOOD CONTEXT PHOTOS
A-11	NEIGHBORHOOD CONTEXT PHOTOS

SITE CONTEXT DRAWINGS

A-12	SITE PLAN
A-13	ROOF PLAN
A-14	SITE SECTION A
A-15	SITE SECTION B
A-16	SITE SECTION C
A-17	SITE SECTION D
A-18	SITE SECTION E
A-19	SITE SECTION F
A-20	AERIAL PERSPECTIVE - VIEW FROM NORTHEAST
A-21	AERIAL PERSPECTIVE - VIEW FROM SOUTHWEST
A-22	AERIAL PERSPECTIVE - VIEW FROM NORTHWEST
A-23	STREET PERSPECTIVE - VIEW FROM 16TH STREET
A-24	STREET PERSPECTIVE - VIEW FROM 16TH STREET
A-25	STREET PERSPECTIVE - VIEW FROM FULLER STREET
A-26	STREET PERSPECTIVE - VIEW FROM FULLER STREET
A-27	STREET PERSPECTIVE - VIEW FROM MOZART PLACE

FLOOR PLANS - HISTORIC RESOURCE

A-28	TERRACE FLOOR PLAN
A-29	GROUND FLOOR PLAN
A-30	2ND FLOOR PLAN - EAST WING
A-31	2ND FLOOR PLAN - WEST WING
A-32	3RD FLOOR PLAN - EAST WING
A-33	3RD FLOOR PLAN - WEST WING
A-34	4TH FLOOR PLAN - EAST WING
A-35	4TH FLOOR PLAN - WEST WING

FLOOR PLANS - NEW ADDITION

A-36	TERRACE FLOOR PLAN
A-37	GROUND FLOOR PLAN
A-38	2ND FLOOR PLAN
A-39	3RD FLOOR PLAN
A-40	4TH FLOOR PLAN
A-41	5TH FLOOR PLAN
A-42	6TH FLOOR PLAN
A-43	7TH FLOOR PLAN
A-44	8TH FLOOR PLAN
A-45	PARKING LEVEL 1
A-46	PARKING LEVEL 2
A-47	PARKING LEVEL 3
A-48	PARKING LEVEL 4

ELEVATIONS - HISTORIC RESOURCE

A-49	EAST ELEVATION
A-50	SOUTH ELEVATION
A-51	WEST ELEVATION
A-52	NORTH ELEVATION
A-53	COURTYARD ELEVATIONS
A-54	COURTYARD ELEVATION

ELEVATIONS - PROPOSED ADDITION

A-55	WEST ELEVATION
A-56	SOUTH ELEVATION
A-57	EAST ELEVATION
A-58	SOUTH COURTYARD ELEVATION
A-59	EAST ELEVATION
A-60	NORTH WING - SOUTH ELEVATION
A-61	NORTH WING WEST ELEVATION
A-62	NORTH ELEVATION
A-63	ENLARGED ELEVATIONS

HISTORIC PRESERVATION

A-64	ORIGINAL BUILDING DRAWINGS
A-65	ORIGINAL BUILDING DRAWINGS
A-66	ORIGINAL BUILDING DRAWINGS
A-67	RESTORATION SCOPE
A-68	RESTORATION SCOPE
A-69	RESTORATION SCOPE
A-70	SITE SURVEY

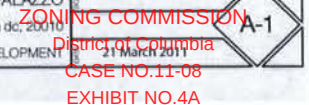


2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT



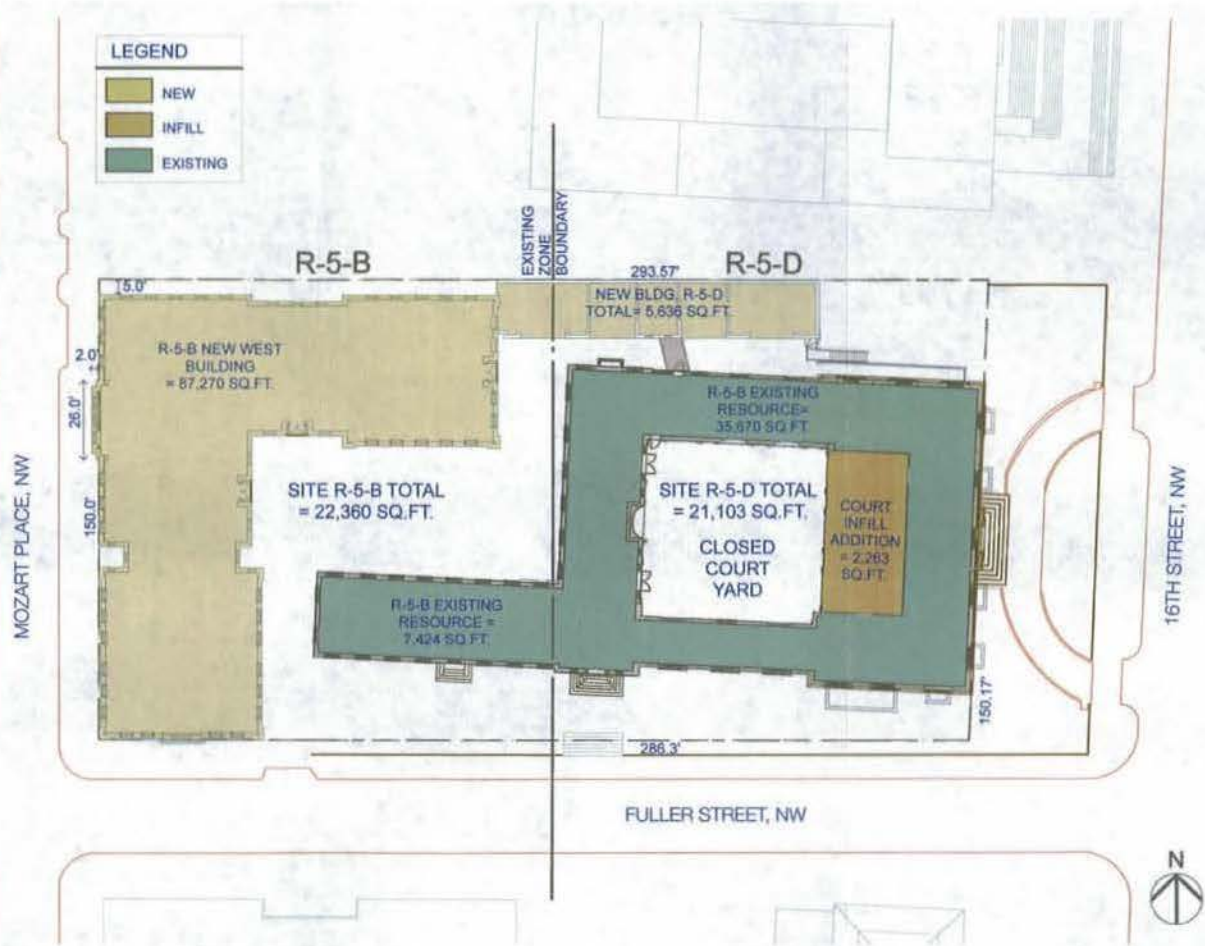
IL PALAZZO

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	1,535	0	25,837	5,158	4,144	9,301
Ground Floor	2,148	10,022	11,127	1,638	0	24,935	13,275	11,860	25,135
2nd Floor	2,165	7,247	11,477	1,545	0	22,534	12,642	8,892	21,534
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	14,943	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



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0800
 www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-3



ZONING DISTRICT MAP

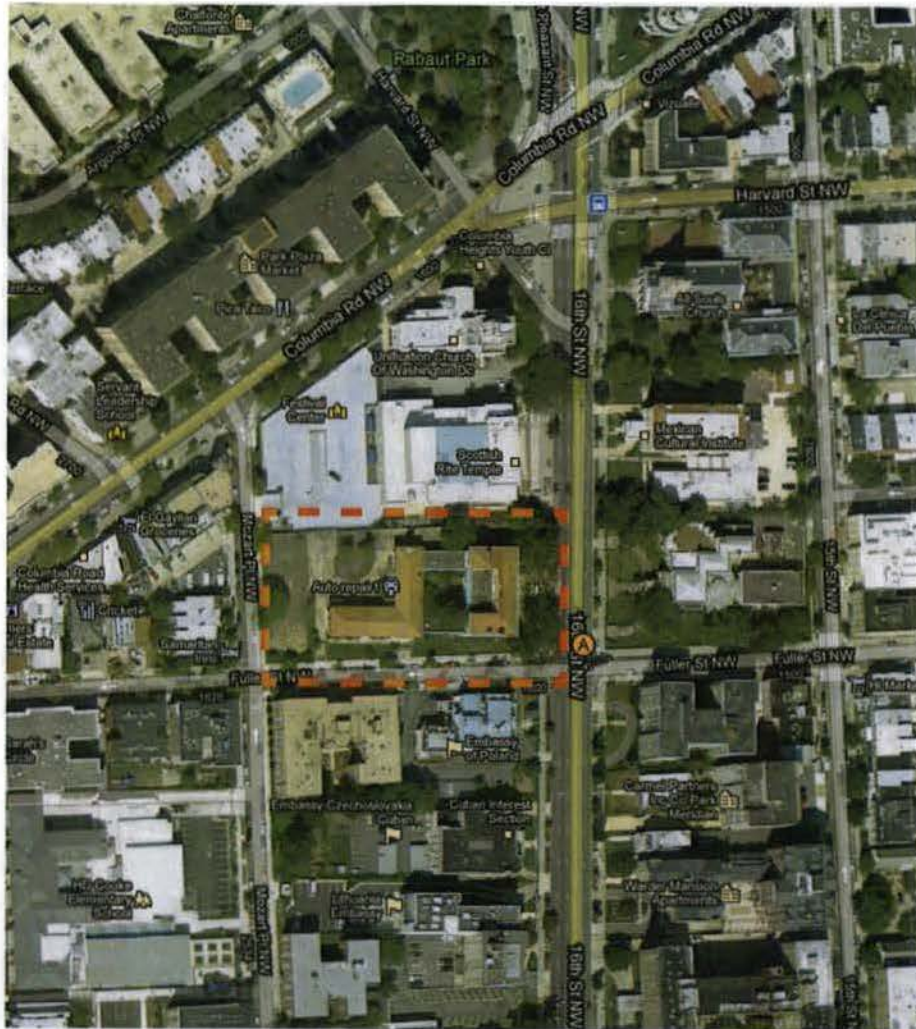
A-4
21 March 2011

IL PALAZZO
2700 18th street, nw washington dc, 20010
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

trout
DESIGN STUDIOS

This design data sheet is a preliminary design and is not intended to be used for construction. It is the responsibility of the user to verify the accuracy of the information and to obtain the necessary permits and approvals from the appropriate authorities before construction begins.



AERIAL SITE PHOTO

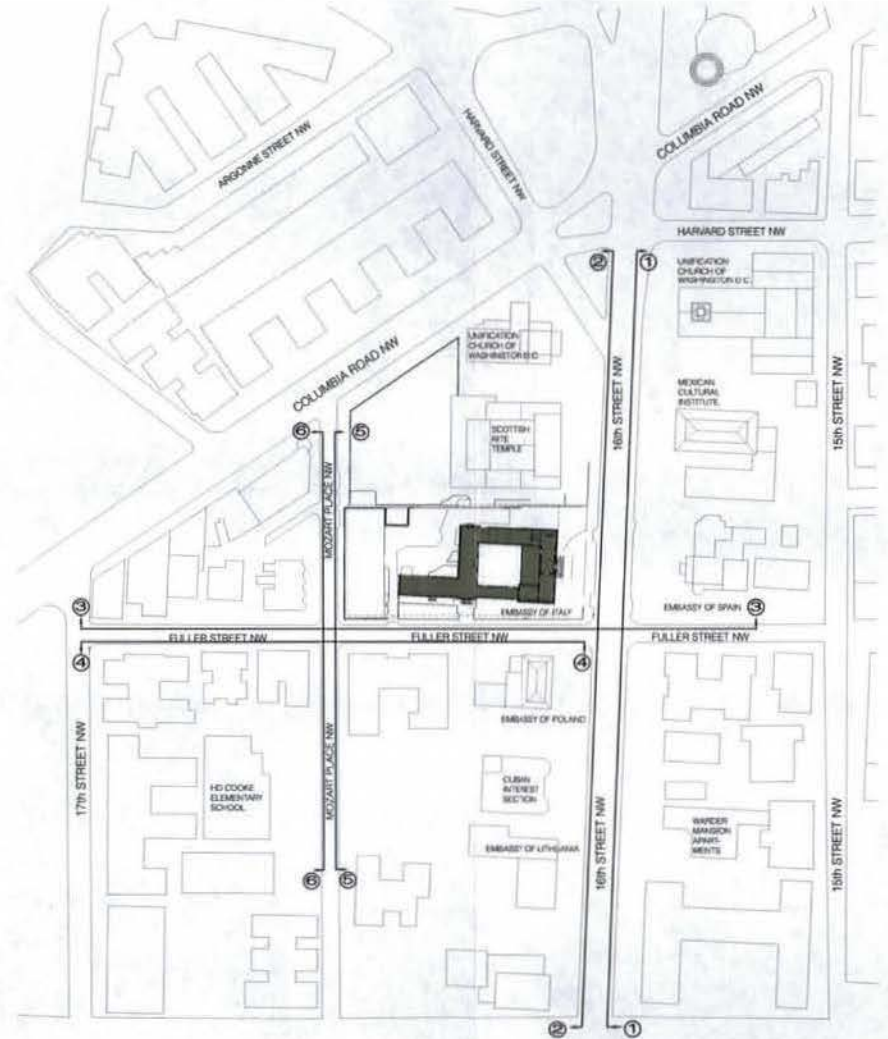


PHOTO SHEET KEY PLAN



2112 Ward Court, NW
Washington, DC 20037-1209
(202) 659-0600
www.troutdesign.com

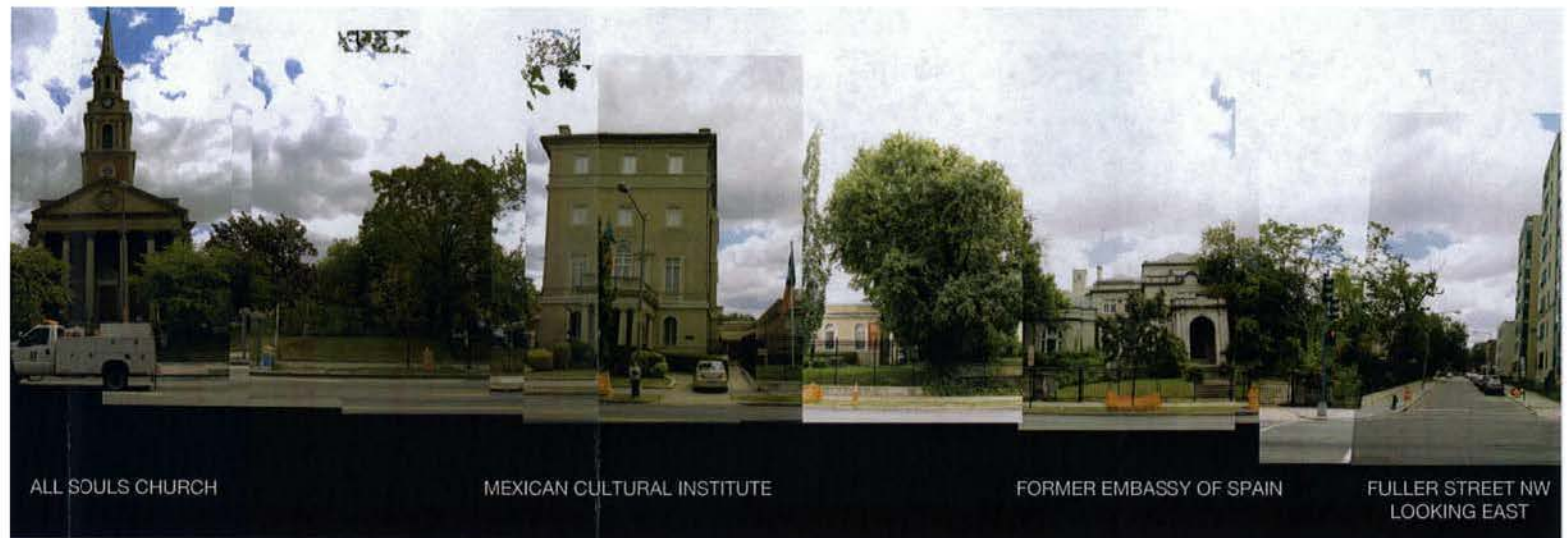
IL PALAZZO

2700 16th Street, NW Washington DC, 20010

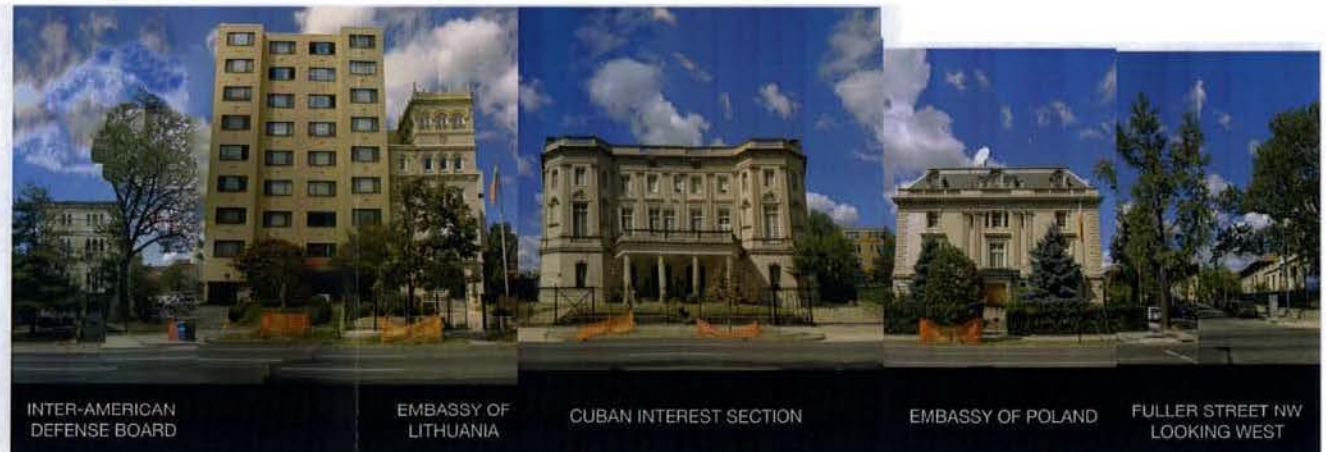
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-5



① 16TH STREET NW - EAST ELEVATION



② 16TH STREET NW - WEST ELEVATION

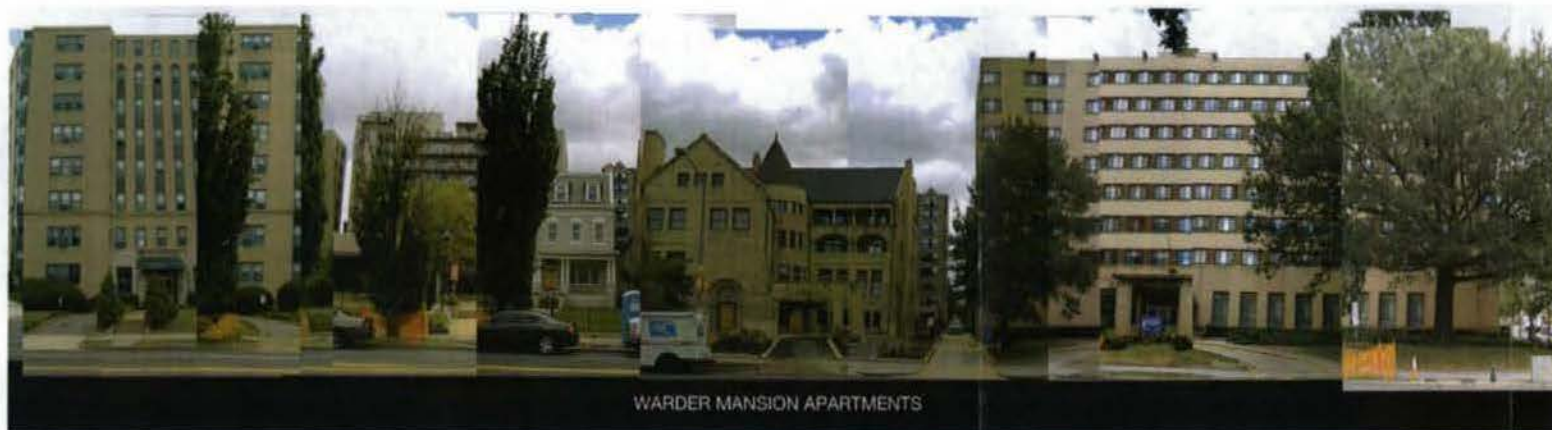


IL PALAZZO
2700 16th street, nw washington dc, 20010
21 March 2011 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

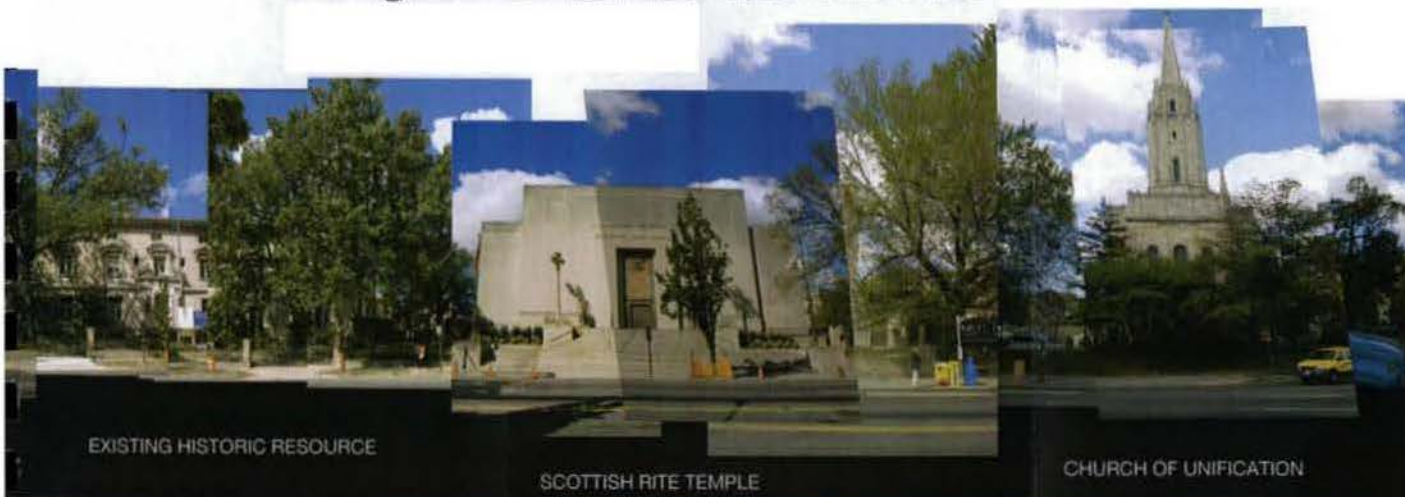


All drawings are the property of Trout Design Studio. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without permission in writing from Trout Design Studio.



WARDER MANSION APARTMENTS

① 16TH STREET NW - EAST ELEVATION



EXISTING HISTORIC RESOURCE

SCOTTISH RITE TEMPLE

CHURCH OF UNIFICATION

② 16TH STREET NW - WEST ELEVATION



2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

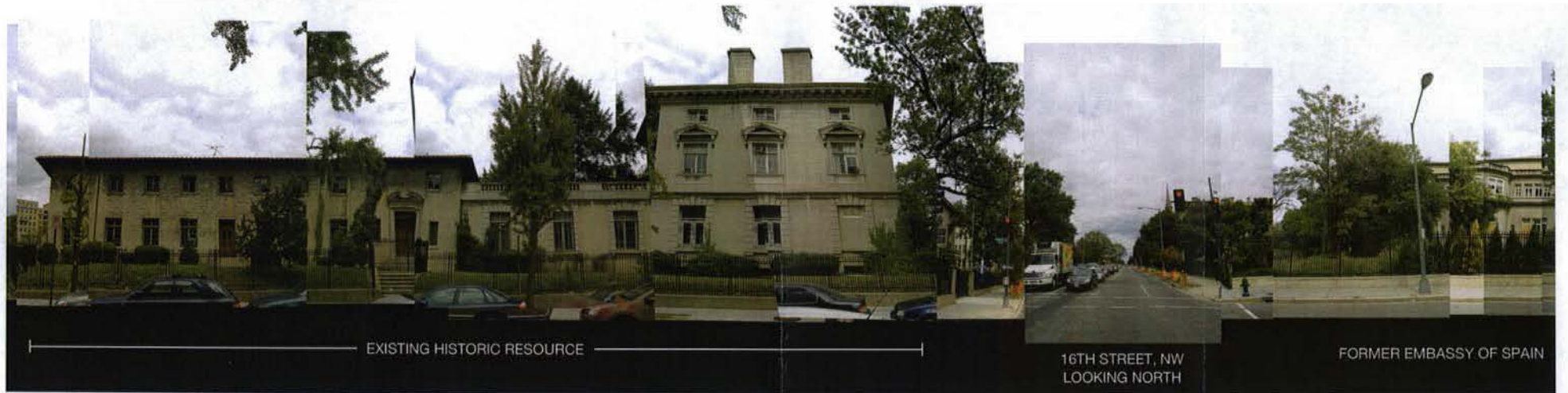
A-7



③ FULLER STREET NW - NORTH ELEVATION



③ FULLER STREET NW - SOUTH ELEVATION



③ FULLER STREET NW - NORTH ELEVATION



③ FULLER STREET NW - SOUTH ELEVATION



2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-9



⑤ MOZART STREET NW - EAST ELEVATION



⑥ MOZART STREET NW - WEST ELEVATION



⑤ MOZART STREET NW - EAST ELEVATION



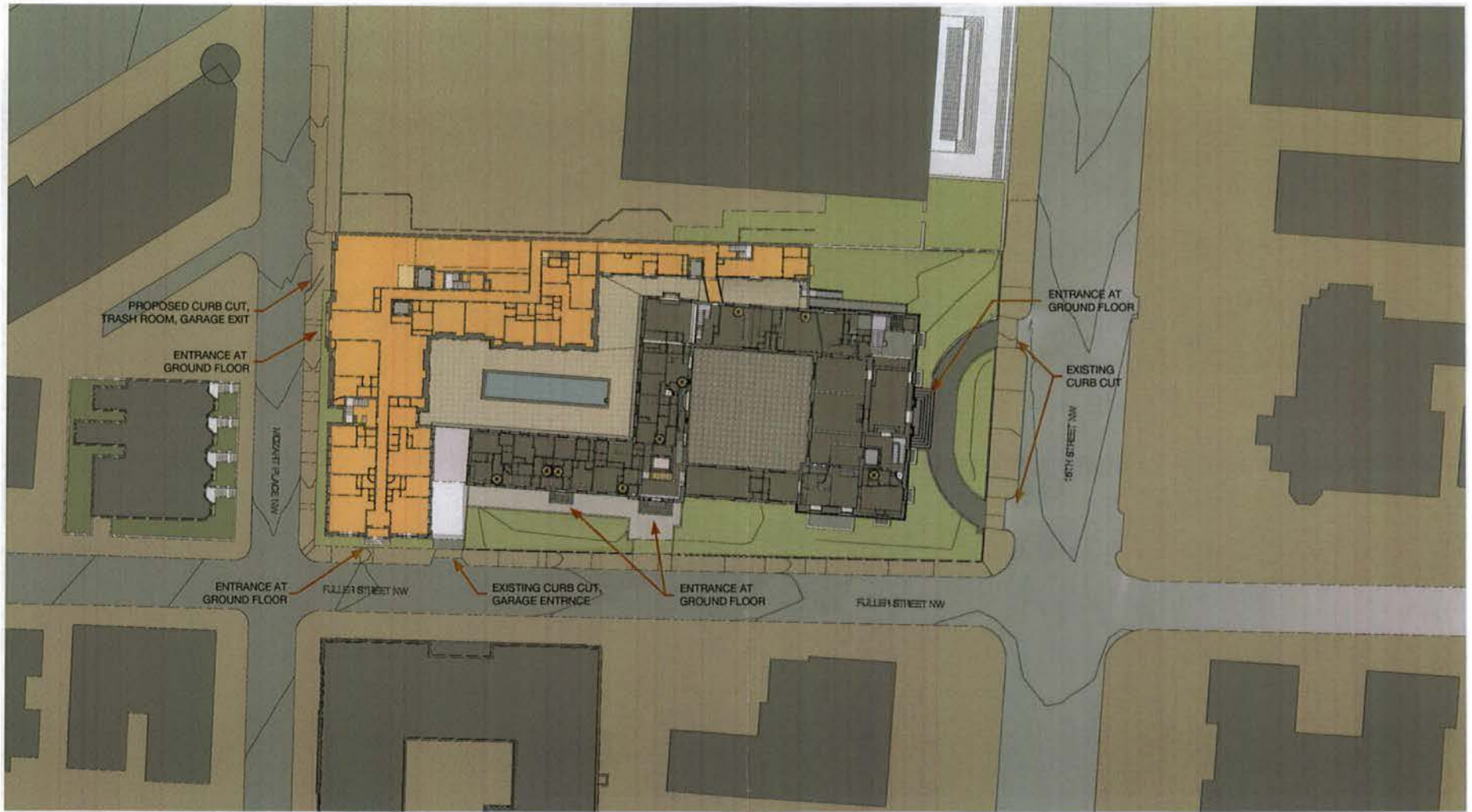
⑥ MOZART STREET NW - WEST ELEVATION



2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

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

DATE	
BY	
REVISION	
	A-11
21 March 2011	



SITE PLAN

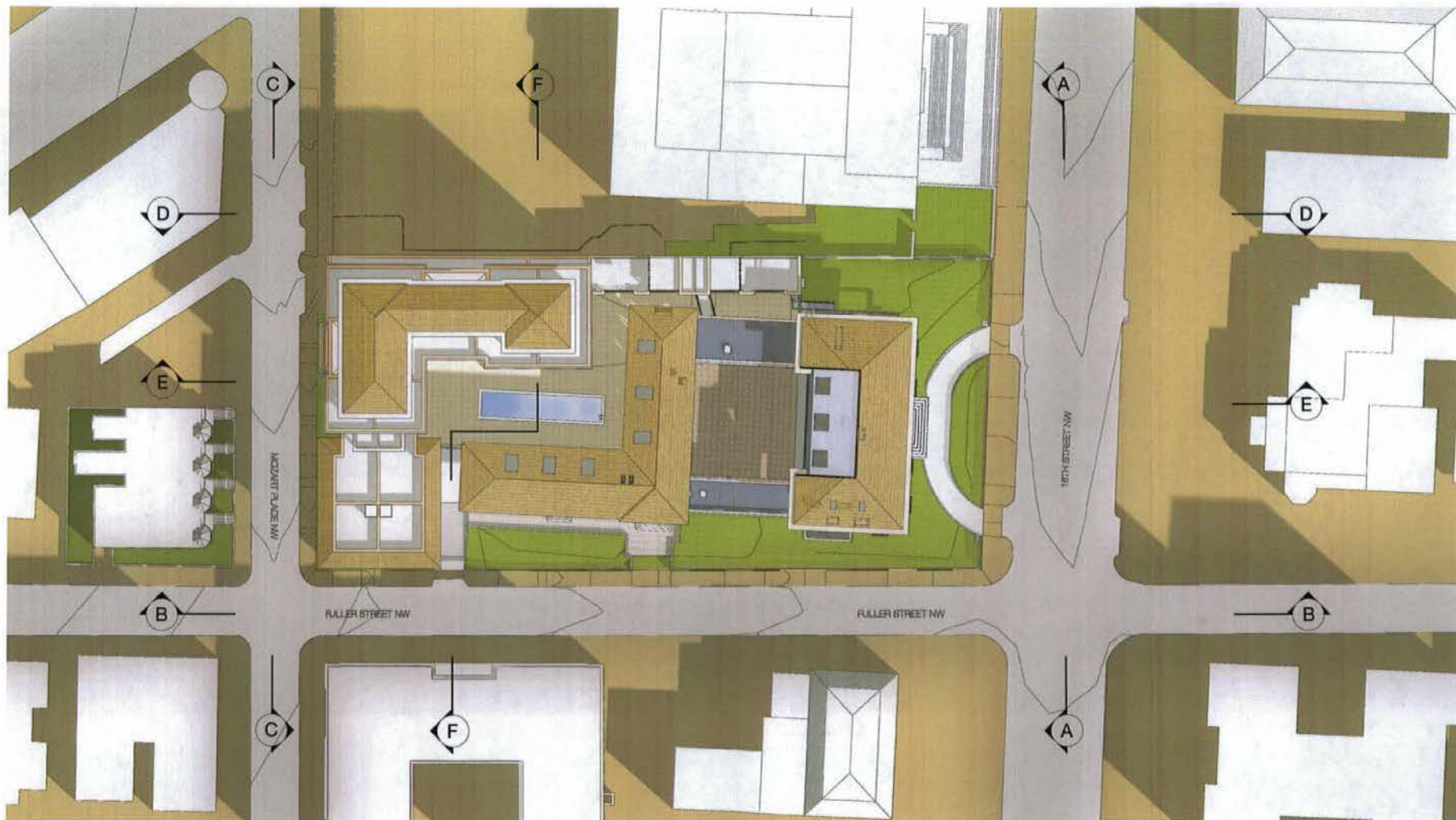
A-12
21 March 2011

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

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com



This drawing, plan, map, and/or other graphic information is the intellectual property of Trout Design Studio, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Trout Design Studio, Inc.



ROOF PLAN



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0800
 www.troutdesign.com

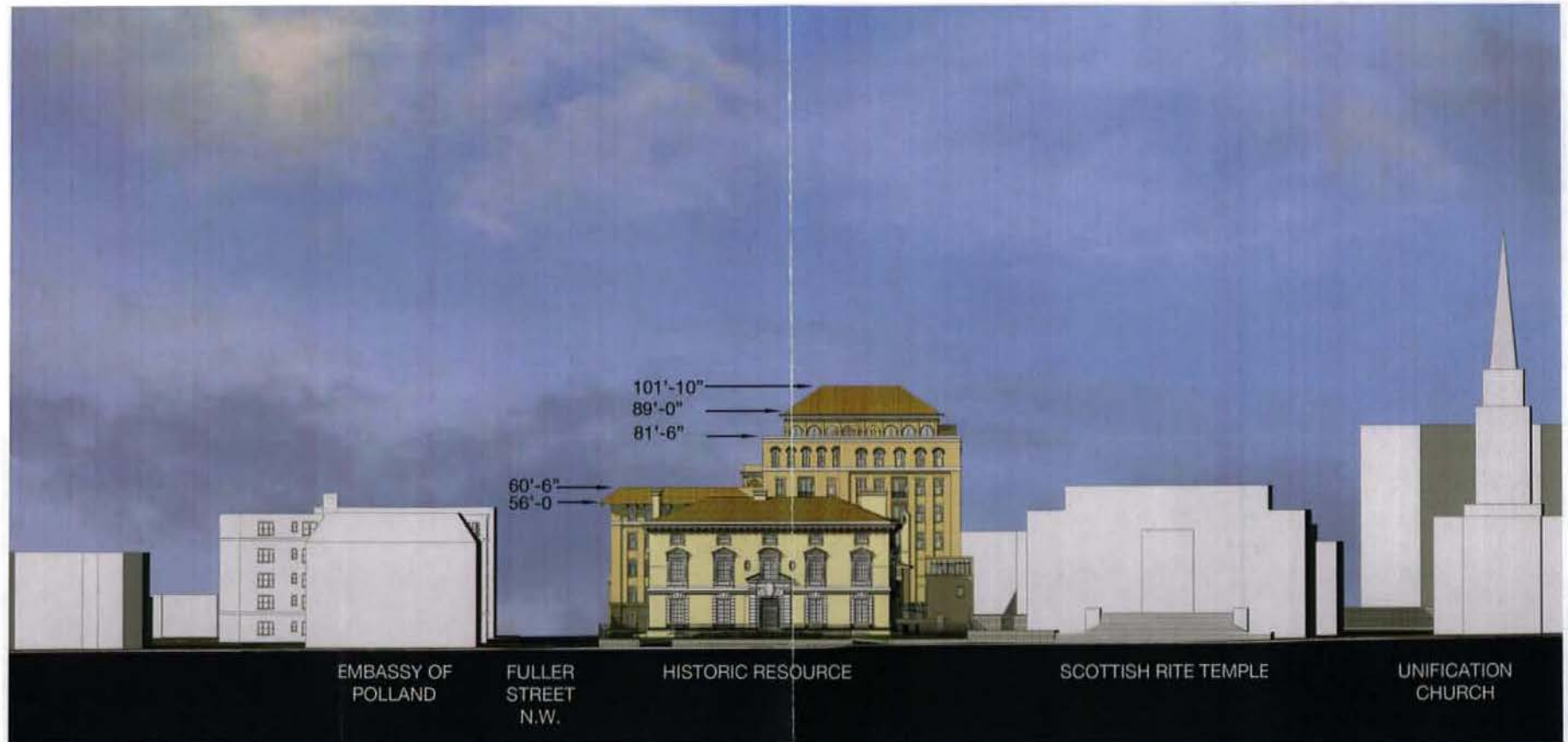
IL PALAZZO

2700 16th street, nw washington dc, 20010

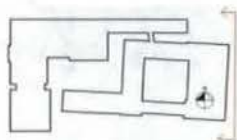
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-13



SITE SECTION A



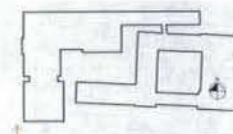
IL PALAZZO
2700 16th street, nw washington dc, 20010
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com





SITE SECTION B



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0900
 www.troutdesign.com

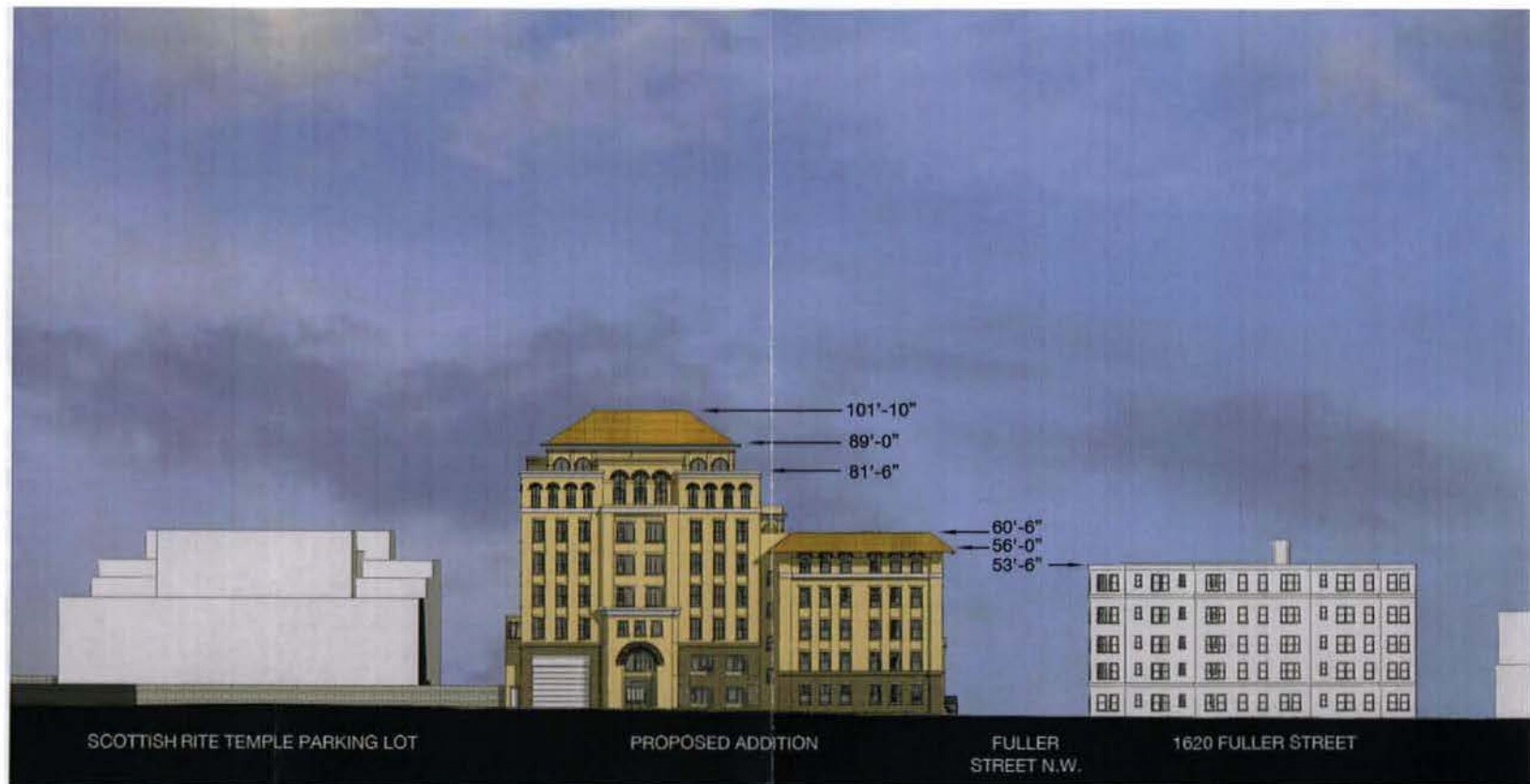
IL PALAZZO

2700 16th street, nw washington dc, 20010

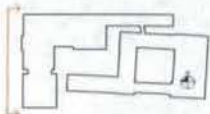
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-15



SITE SECTION C

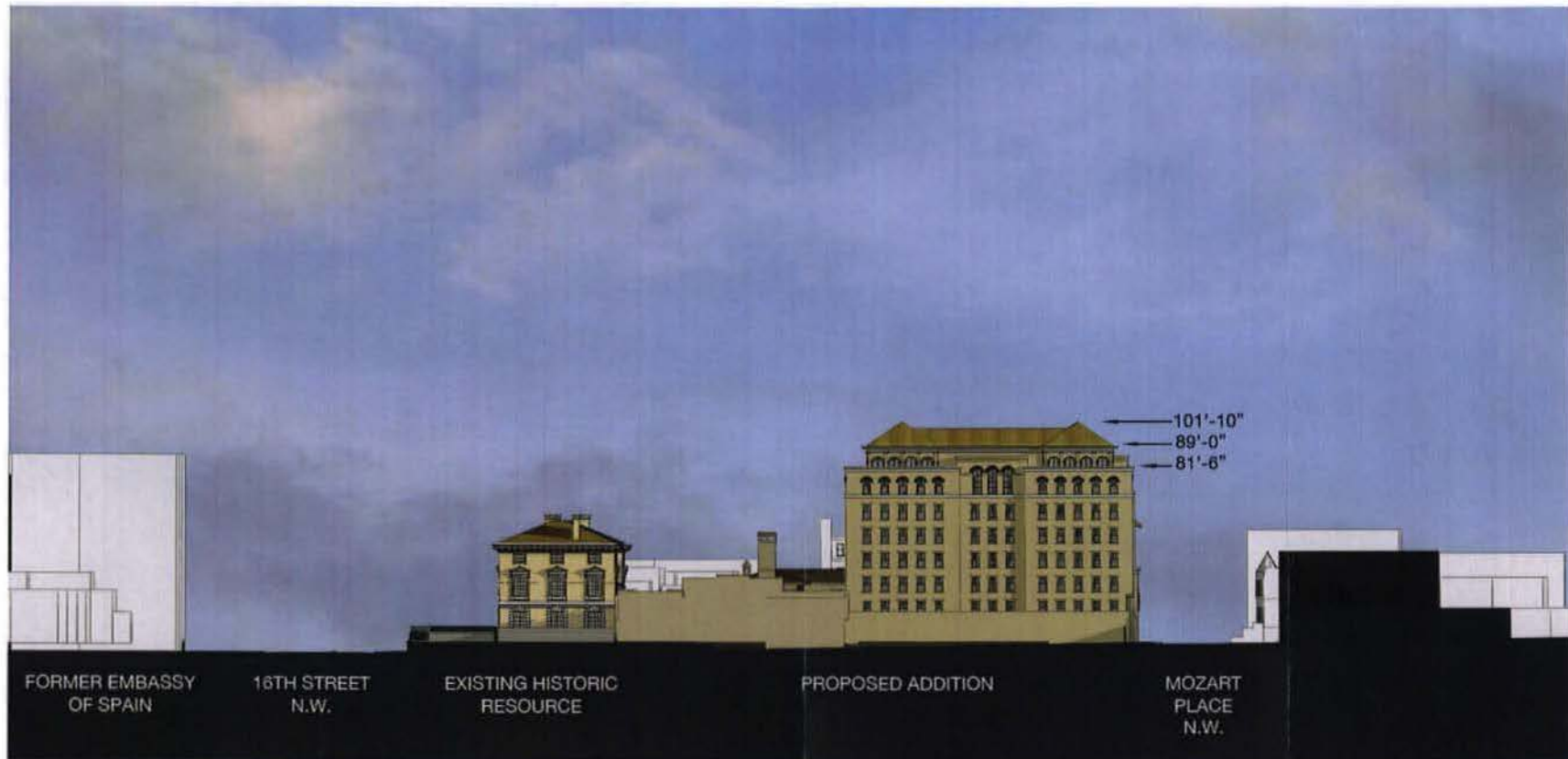


A-16	IL PALAZZO
	2700 16th street, nw washington dc, 20010
21 March 2011	POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

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

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0800
www.troutdesign.com

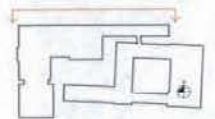




SITE SECTION D



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com



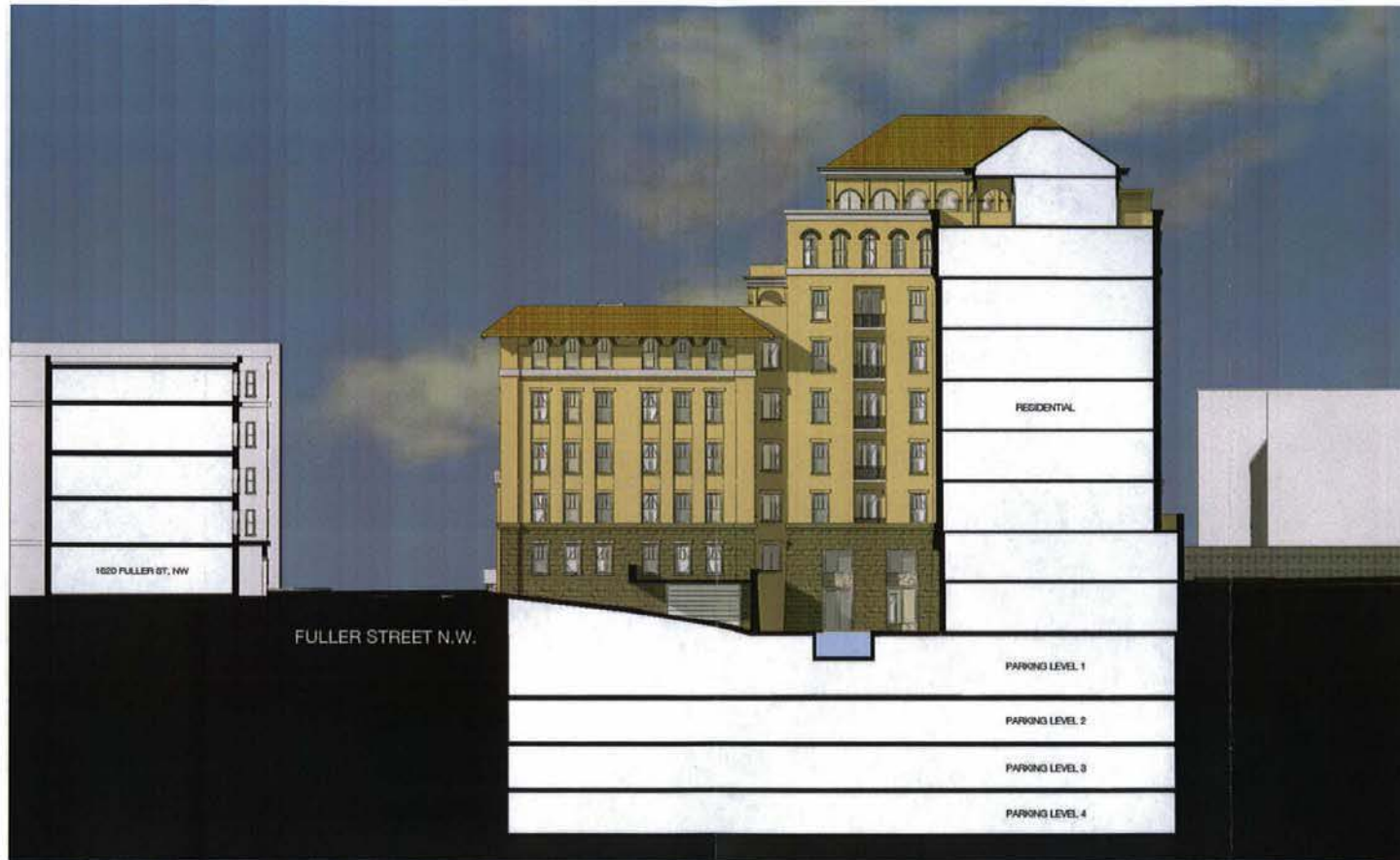
IL PALAZZO

2700 16th street, nw washington dc, 20010

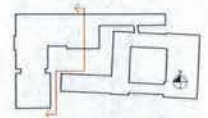
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-17



SITE SECTION F



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

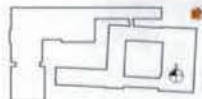
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-19



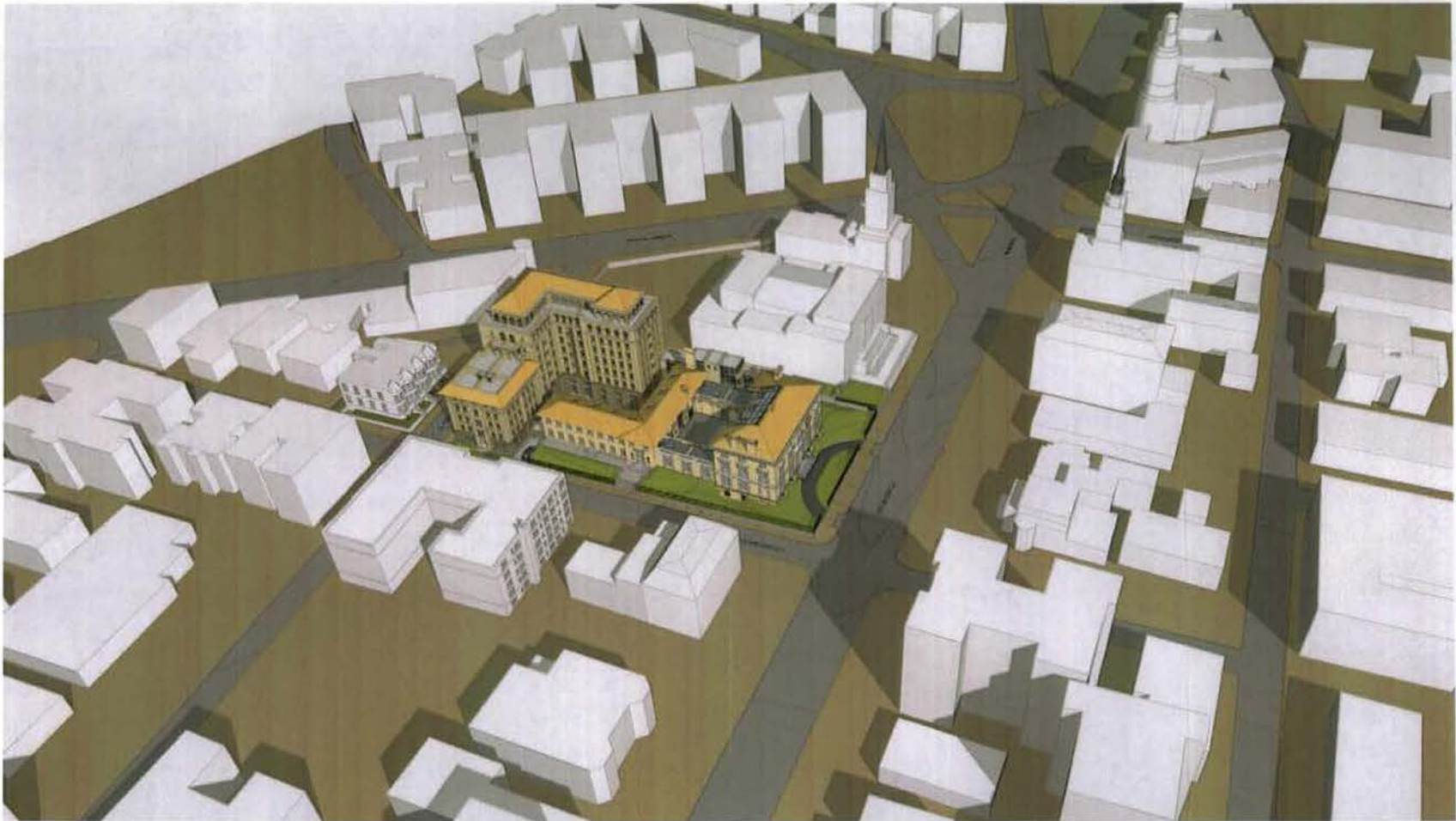
AERIAL PERSPECTIVE - VIEW FROM NORTHEAST



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

2112 ward court, nw
washington, dc 20037-1209
(202) 669-0600
www.troutdesign.com

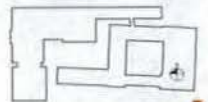




AERIAL PERSPECTIVE - VIEW FROM SOUTHEAST



2112 Ward Court, NW
Washington, DC 20037-1209
(202) 659-0600
www.troutdesign.com



IL PALAZZO

2700 16th Street, NW Washington DC, 20010

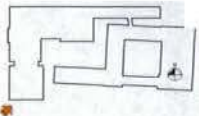
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-21



AERIAL PERSPECTIVE - VIEW FROM SOUTHWEST



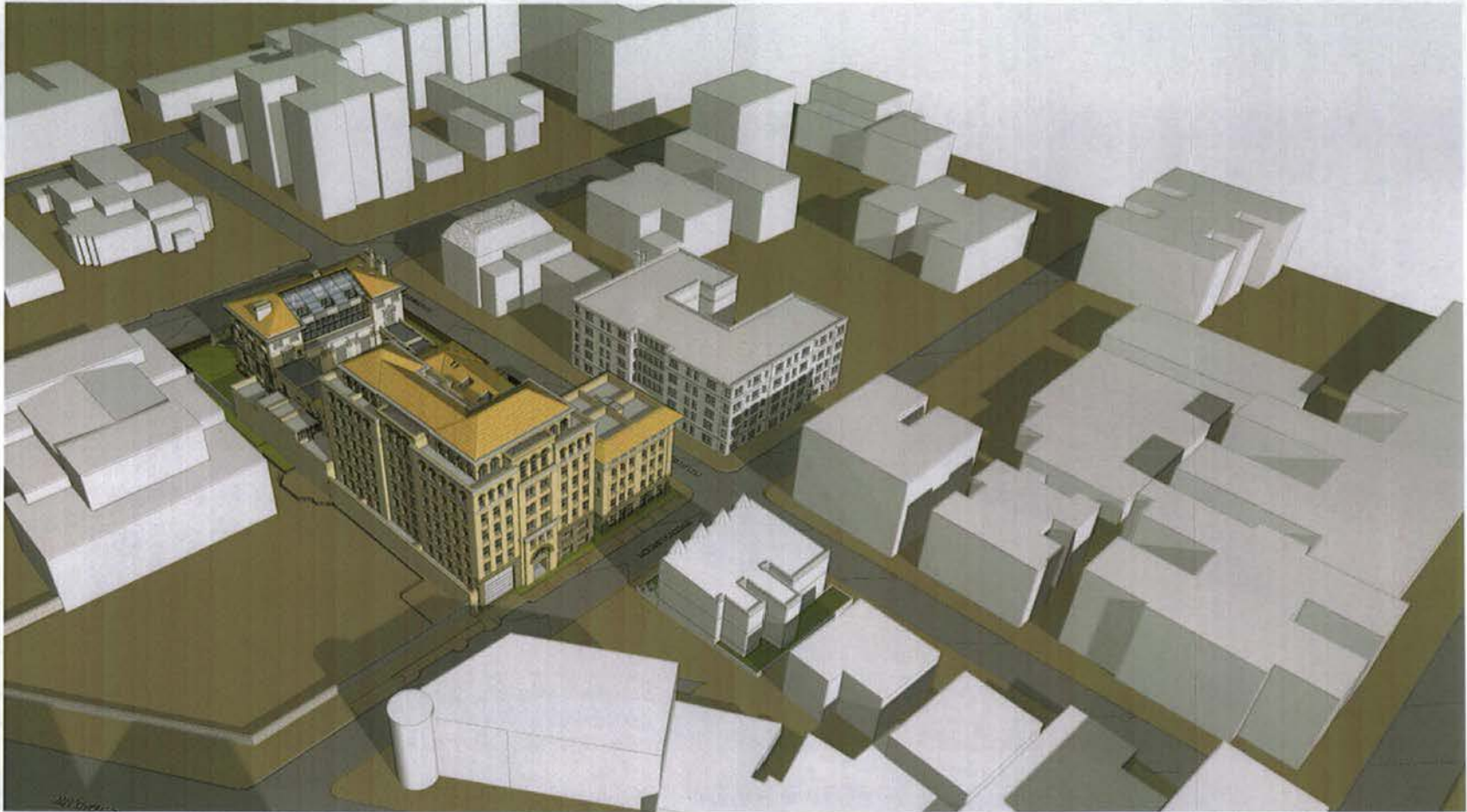
A-22	IL PALAZZO
	2700 16th street, nw washington dc, 20010
21 March 2011	POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

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

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com



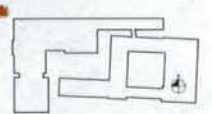
This rendering is for informational purposes only. It is not a contract. The actual design and construction of the project may vary from the rendering. The rendering is the property of Trout Design Studio and is not to be reproduced without written permission.



AERIAL PERSPECTIVE - VIEW FROM NORTHWEST



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0800
 www.troutdesign.com



IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-23

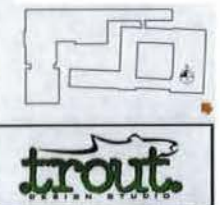


STREET PERSPECTIVE - VIEW FROM 16TH STREET

A-24
21 March 2011

IL PALAZZO
2700 16th street, n.w washington dc, 20010
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

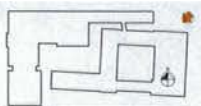
2112 ward court, n.w
washington, dc 20037-1209
(202) 659-0000
www.troutdesign.com



This drawing shall show the architect's vision of the proposed project. It is not intended to be a final design. The architect shall be responsible for the design and construction of the project. The architect shall not be responsible for the construction of the project. The architect shall not be responsible for the construction of the project.



STREET PERSPECTIVE - VIEW FROM 16TH STREET



2112 ward court, nw
washington, dc 20037-1209
(202) 659-0800
www.troutdesign.com

IL PALAZZO

2700 18th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-25



STREET PERSPECTIVE - VIEW FROM FULLER STREET



A-26

21 March 2011

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

2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
www.troutdesign.com



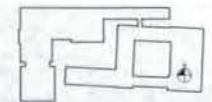
All drawings were made and prepared under the supervision of the architect and are subject to the architect's final review and approval. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of the architect.



STREET PERSPECTIVE - VIEW FROM MOZART PLACE



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
www.troutdesign.com



IL PALAZZO

2700 18th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

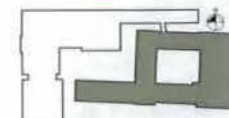
A-27



TERRACE FLOOR PLAN



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

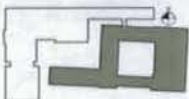
A-29



GROUND FLOOR PLAN



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT

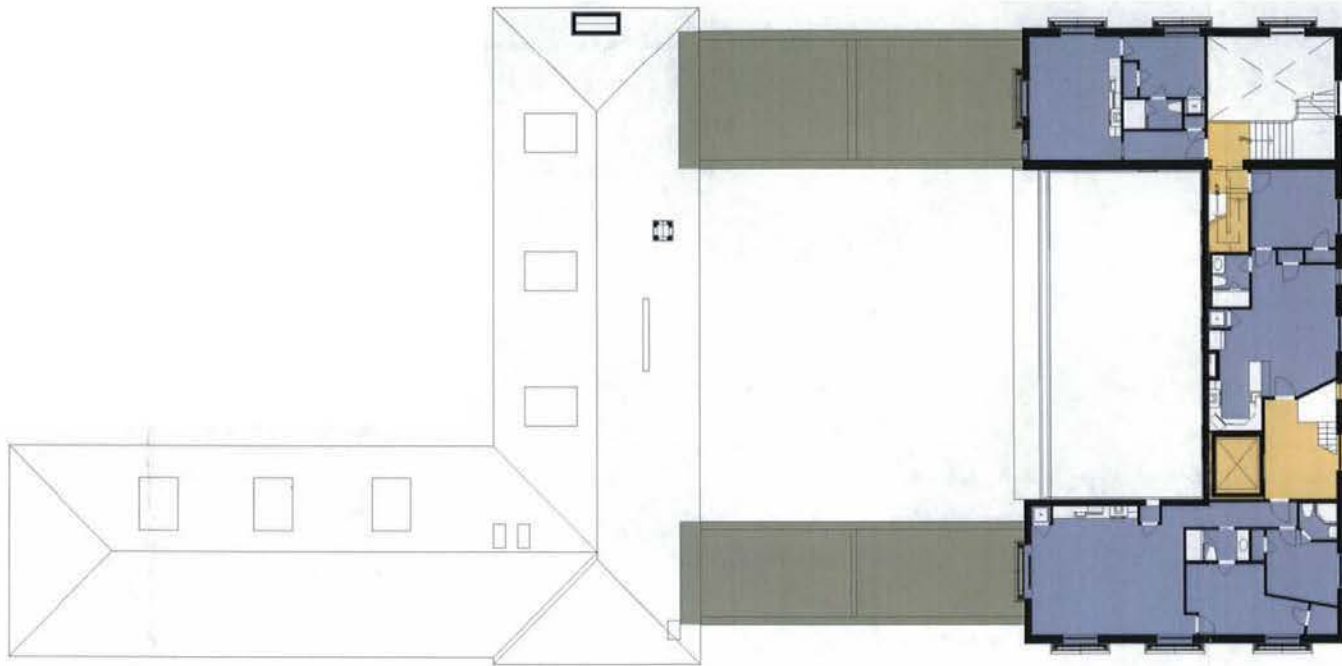


A-30	IL PALAZZO
	2700 16th street, nw washington dc, 20010
	POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

2112 ward court, nw
washington, dc 20037-1209
(202) 669-0600
www.troutdesign.com

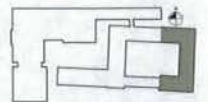




2ND FLOOR PLAN - EAST WING



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

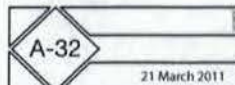
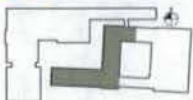
A-31



2ND FLOOR PLAN - WEST WING

0 10' 20' 40'

- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



IL PALAZZO
2700 18th street, nw washington dc, 20010
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

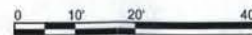
2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com



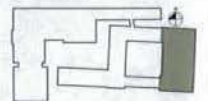
This drawing, plan, section, and elevation are not to be used for any other project without the written consent of Trout Design Studio. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Trout Design Studio.



3RD FLOOR PLAN - EAST WING



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-33



3RD FLOOR PLAN - WEST WING

- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT

0 10' 20' 40'

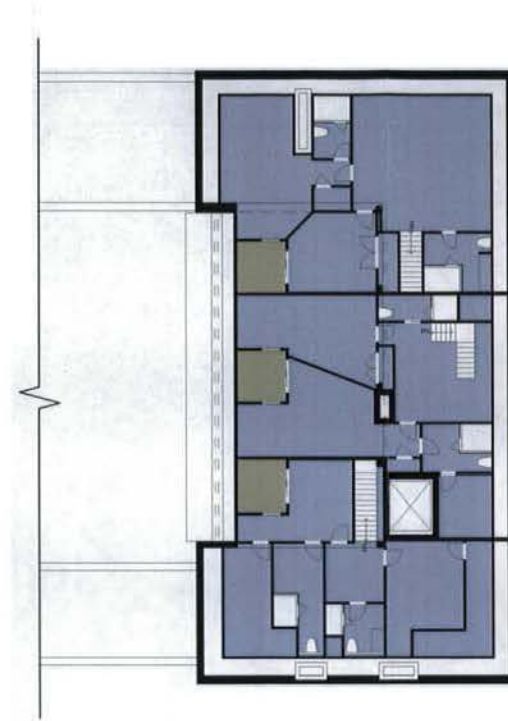


A-34	IL PALAZZO
	2700 18th street, nw washington dc, 20010
	POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

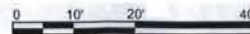
21 March 2011

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

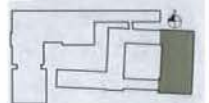




4TH FLOOR PLAN - EAST WING



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0800
 www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-35



TERRACE FLOOR



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



A-36

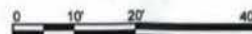
IL PALAZZO
2700 16th street, nw washington dc, 20010
21 March 2011 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com





GROUND FLOOR



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

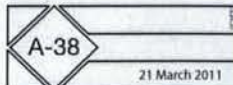
A-37



2ND FLOOR



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



IL PALAZZO
2700 16th street, n.w washington dc, 20010
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

2112 ward court, n.w
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com



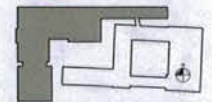
ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF TROUT DESIGN STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM TROUT DESIGN STUDIO.



3RD FLOOR



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



2112 Ward Court, NW
Washington, DC 20037-1209
(202) 659-0600
www.troutdesign.com

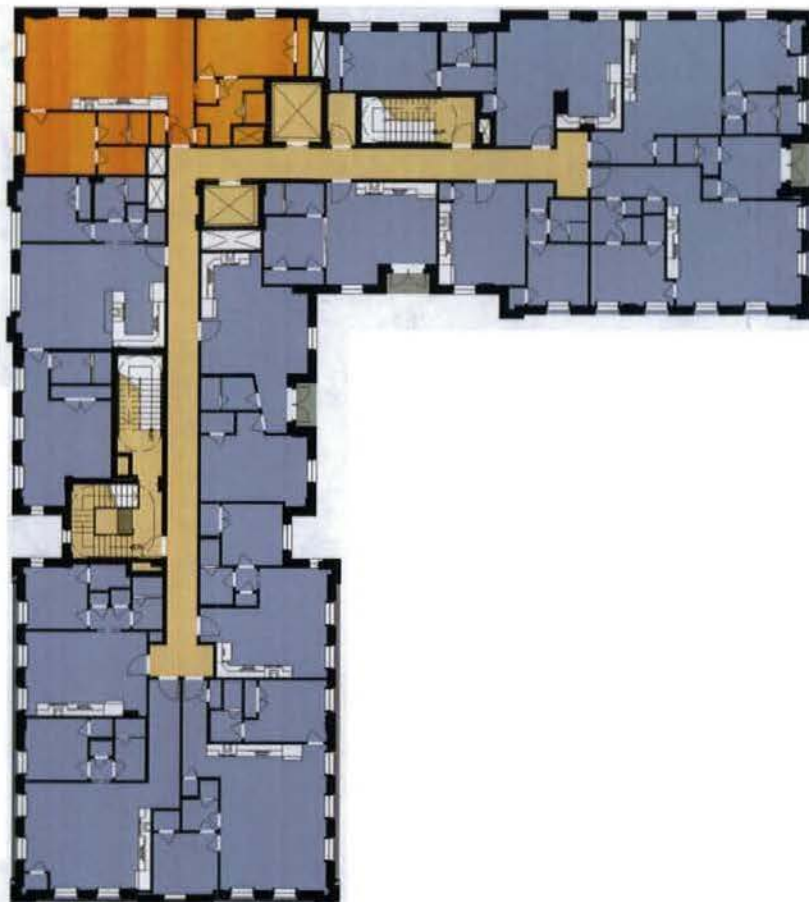
IL PALAZZO

2700 18th Street, NW Washington DC, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

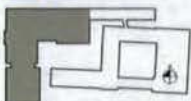
A-39



4TH FLOOR



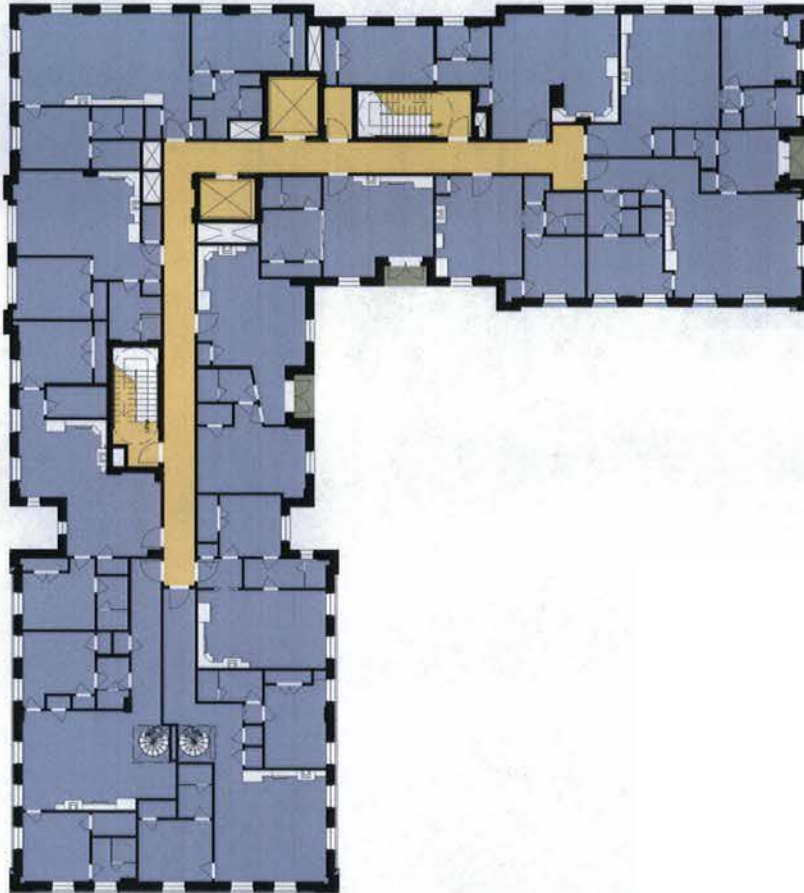
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



A-40 21 March 2011	IL PALAZZO 2700 16th street, nw washington dc, 20010 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT
---	---

2112 ward court, nw
 washington, dc 20037-1209
 (202) 669-0600
www.troutdesign.com





5TH FLOOR



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
www.troutdesign.com

IL PALAZZO

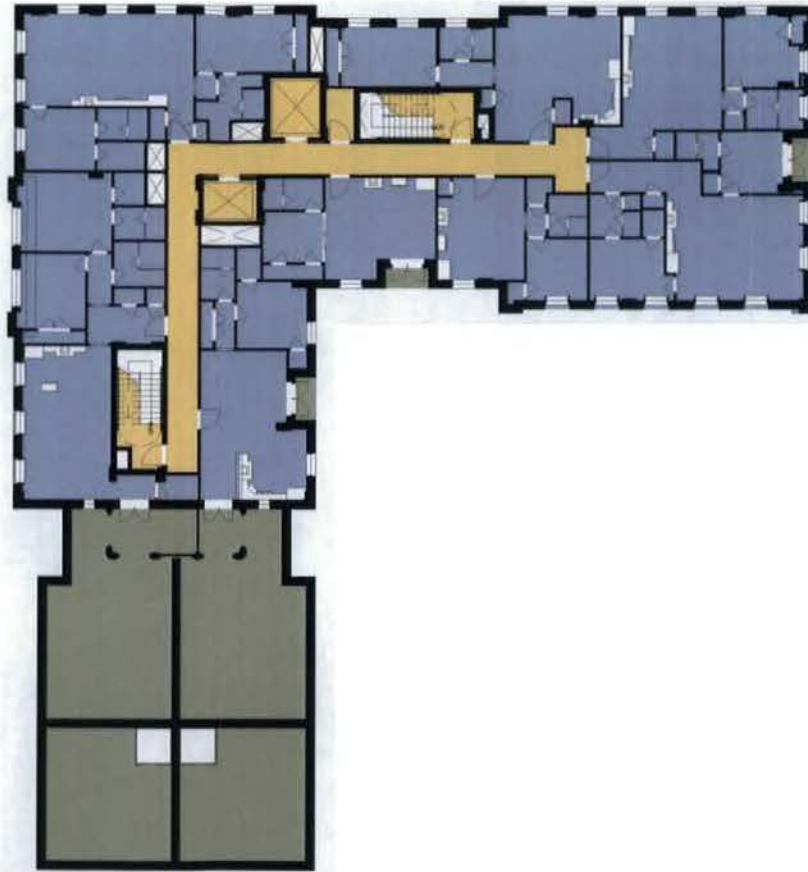
2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

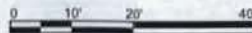
21 March 2011

A-41

The drawings, plans, notes, specifications, reports, photos, computer files, and other data contained herein are the property of Trout Design Studio, Inc. and are not to be used, reproduced, or otherwise distributed without the written consent of Trout Design Studio, Inc.



6TH FLOOR



IL PALAZZO
2700 18th street, nw washington dc, 20010
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

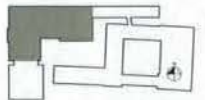




7TH FLOOR



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

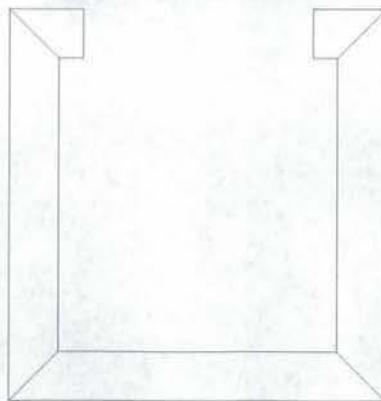
IL PALAZZO

2700 16th street, nw washington dc, 20010

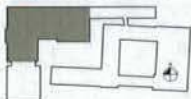
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-43



- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



8TH FLOOR



A-44

IL PALAZZO

2700 18th street, nw washington dc, 20010

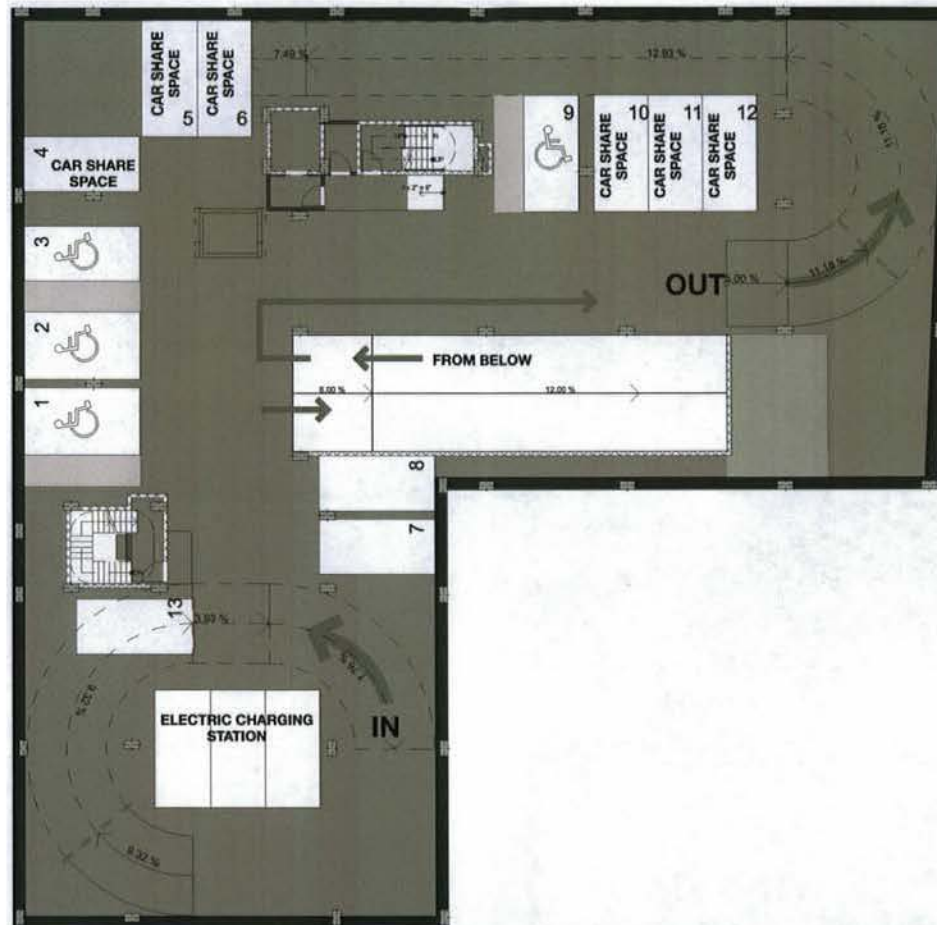
21 March 2011

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

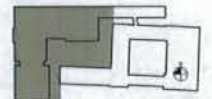
2112 ward court, nw
washington, dc 20037-1209
(202) 659-0800
www.troutdesign.com



This drawing, plan, and section are the property of Trout Design Studio. It is to be used only for the project and location specified. No other use, reproduction, or distribution is permitted without the written consent of Trout Design Studio.



PARKING LEVEL 1



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

11

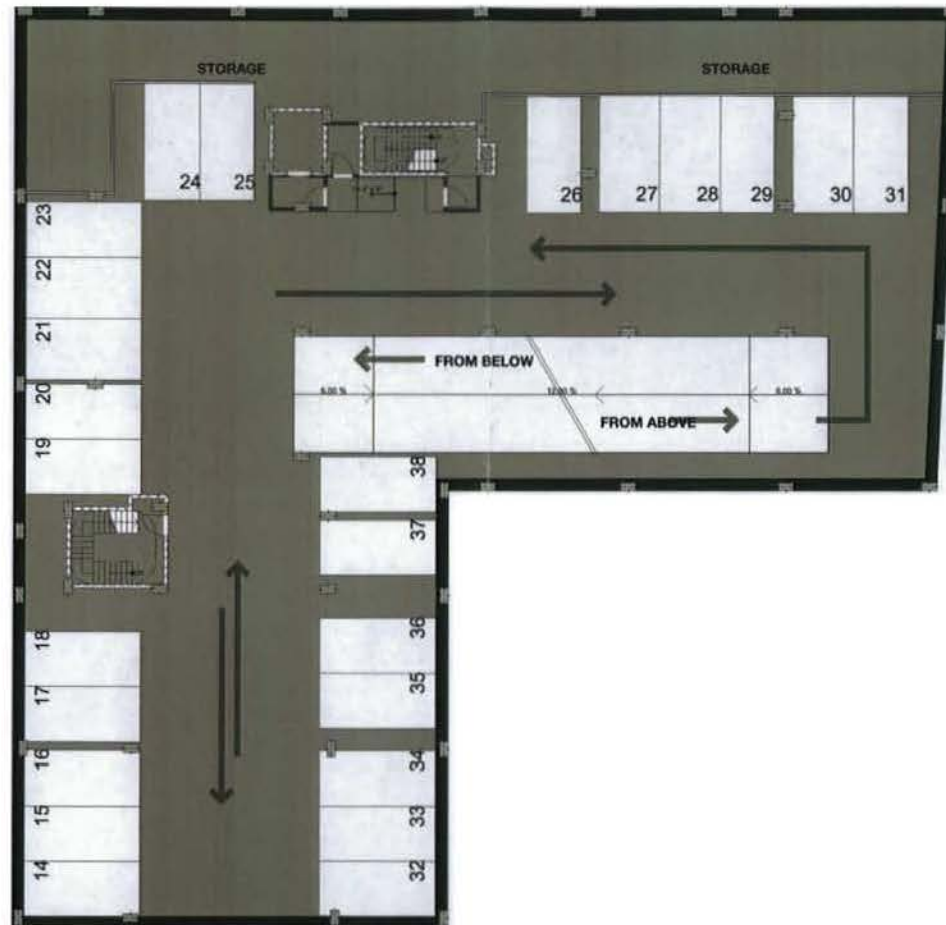
IL PALAZZO

2700 16th street, nw washington dc, 20010

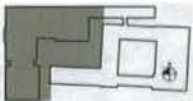
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

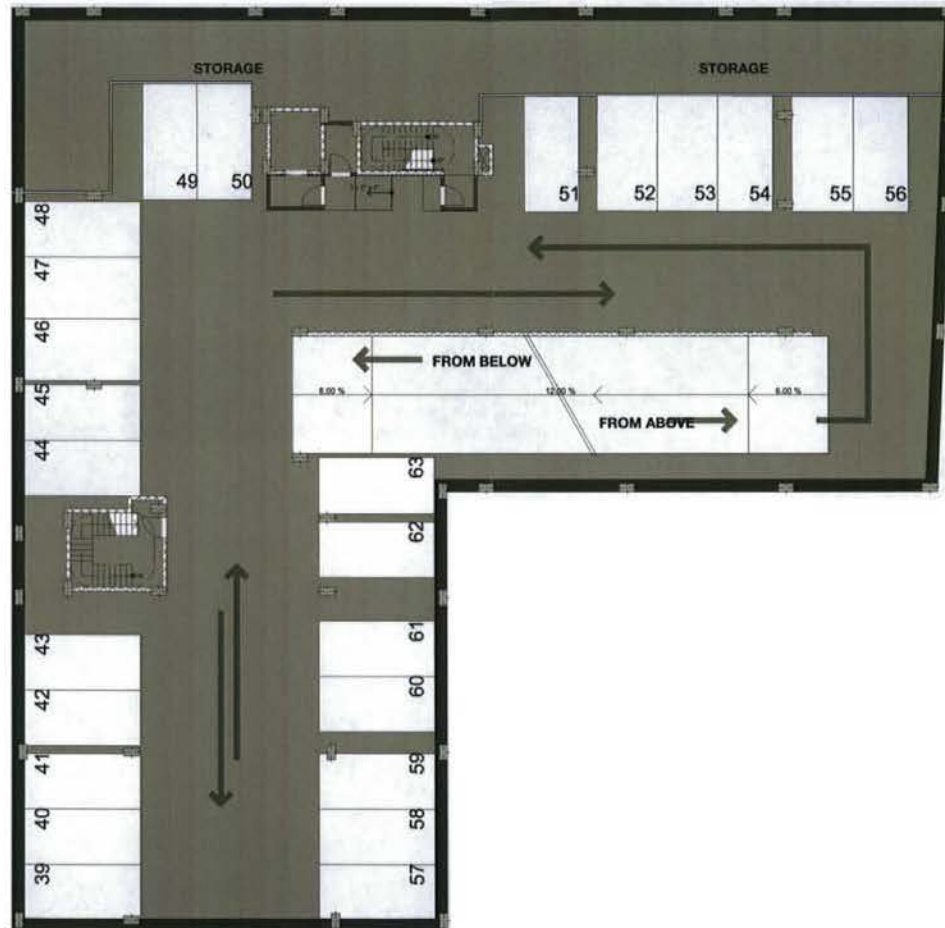
21 March 2011

A-45

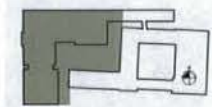


PARKING LEVEL 2





PARKING LEVEL 3



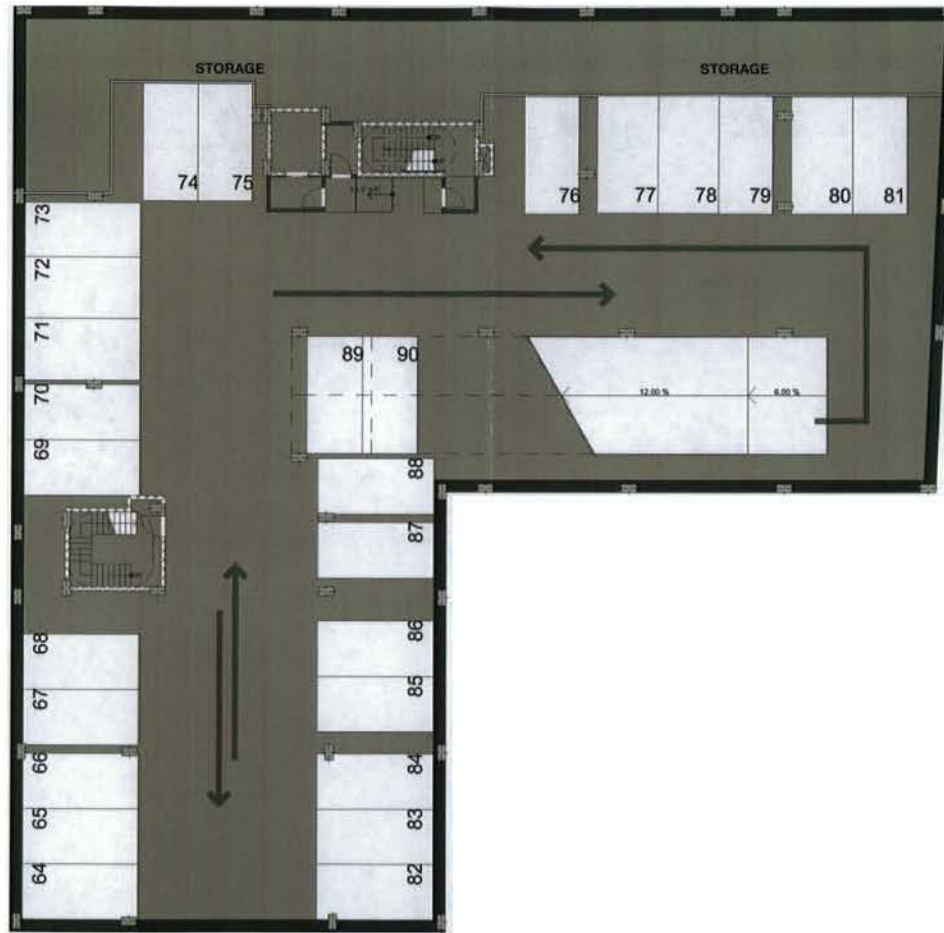
2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

IL PALAZZO
 2700 16th street, nw washington dc, 20010

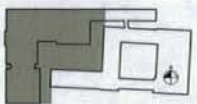
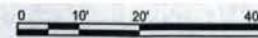
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-47



PARKING LEVEL 4



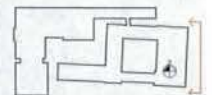
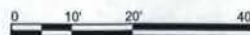
A-48 21 March 2011	IL PALAZZO 2700 18th street, nw washington dc, 20010 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT
---	---

2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com





EAST ELEVATION



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0800
 www.troutdesign.com

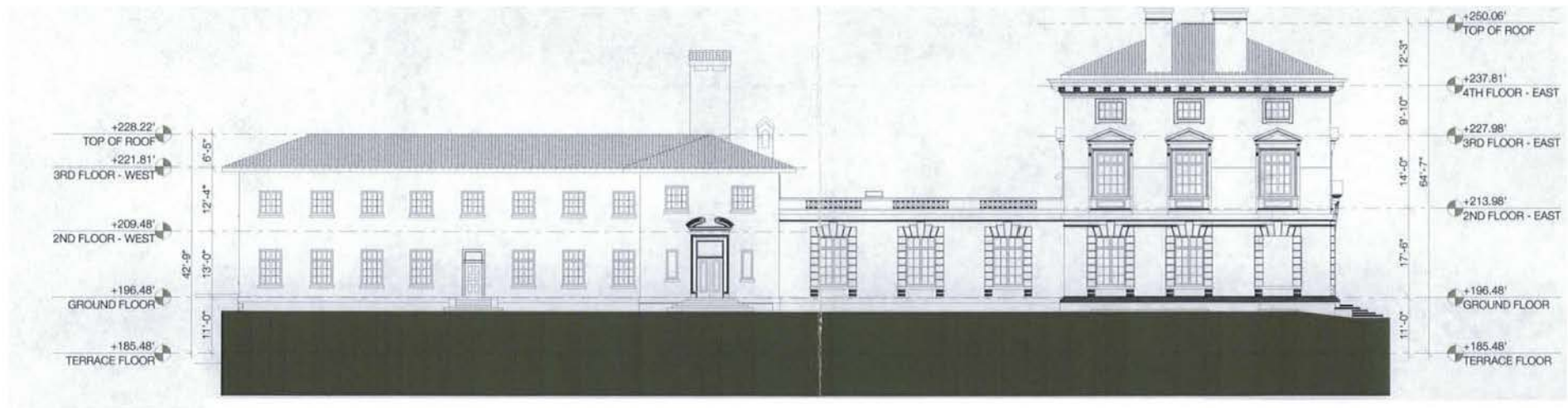
IL PALAZZO

2700 18th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-49



SOUTH ELEVATION

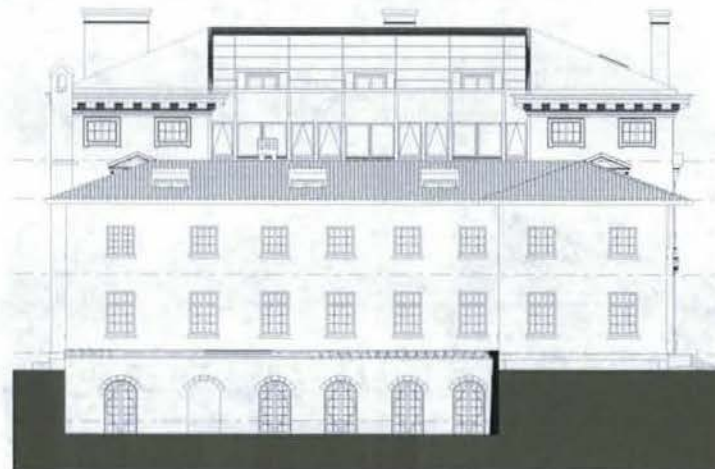


IL PALAZZO
2700 16th street, nw washington dc, 20010
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com



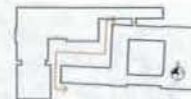
This drawing shall not be used for any other purpose without the written consent of Trout Design Studio. It is the property of Trout Design Studio and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Trout Design Studio.



WEST ELEVATION



- +228.22'
TOP OF ROOF
- +221.81'
3RD FLOOR - WEST
- +209.48'
2ND FLOOR - WEST
- +196.48'
GROUND FLOOR
- +185.48'
TERRACE FLOOR



2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

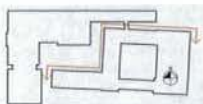
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-51



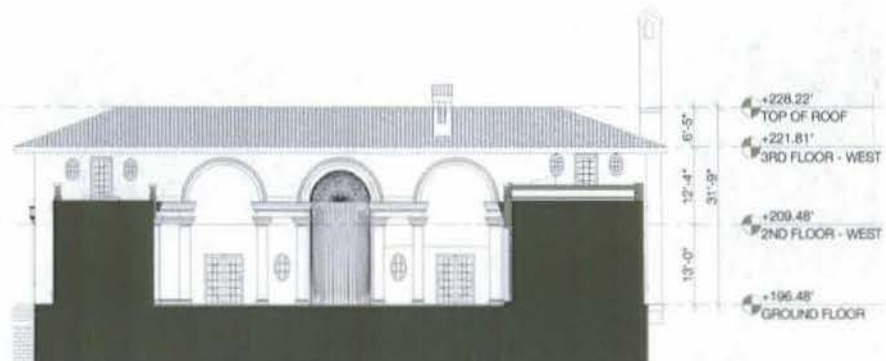
NORTH ELEVATION



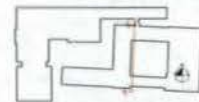
A-52	IL PALAZZO 2700 16th street, nw washington dc, 20010
21 March 2011	POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

2112 ward court, nw
washington, dc 20037-1209
(202) 650-0800
www.troutdesign.com





COURTYARD - EAST ELEVATION



2112 Ward Court, NW
Washington, DC 20037-1209
(202) 659-0600
www.troutdesign.com

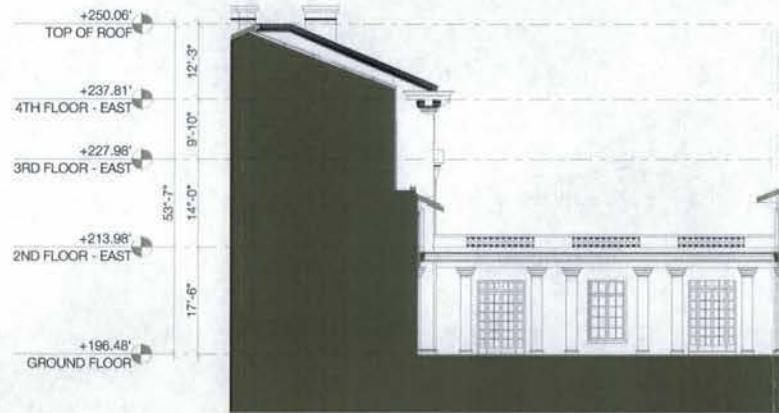
IL PALAZZO

2700 18th Street, NW Washington DC, 20010

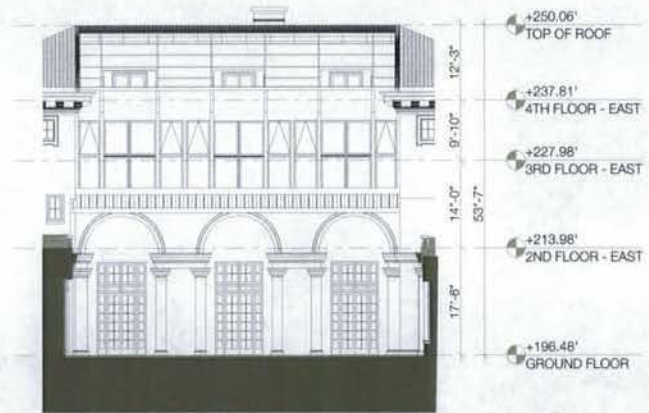
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

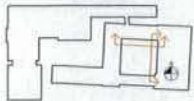
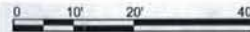
A-53



COURTYARD - NORTH ELEVATION

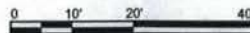


COURTYARD - WEST ELEVATION





WEST ELEVATION



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

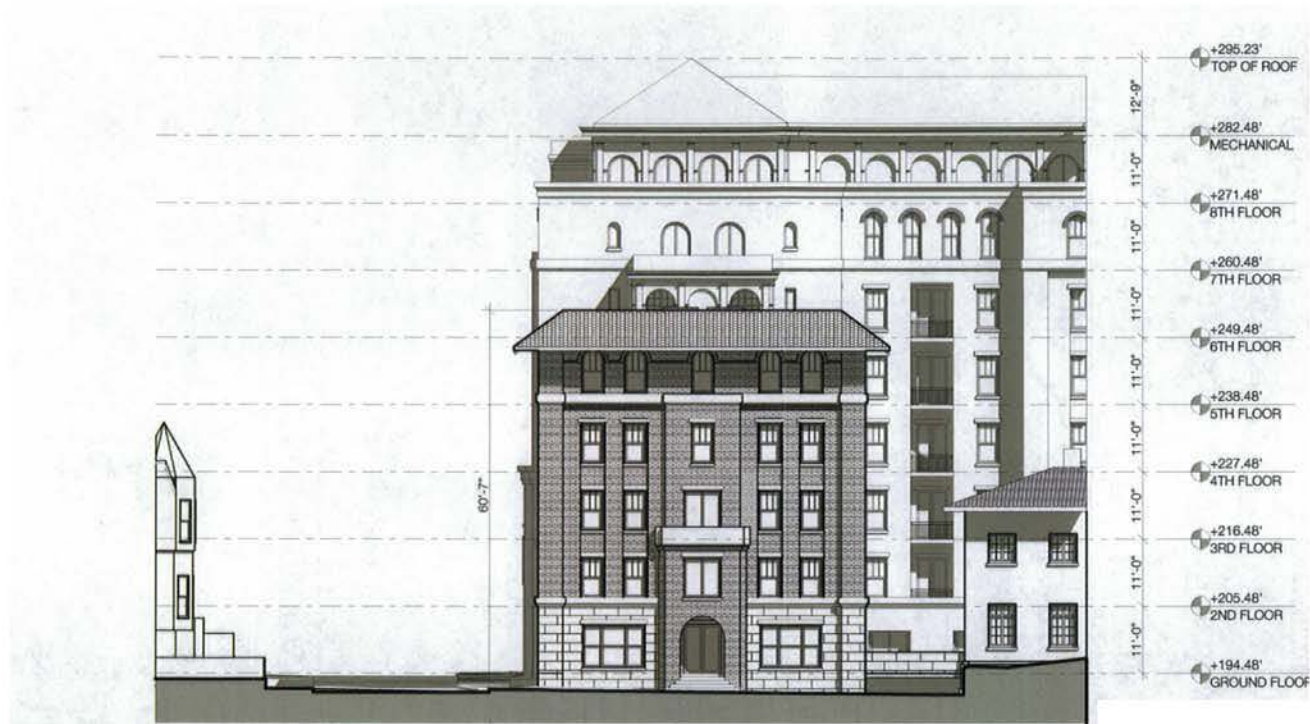
IL PALAZZO

2700 16th street, nw washington dc, 20010

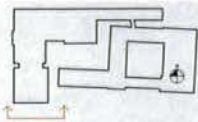
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-55



SOUTH ELEVATION

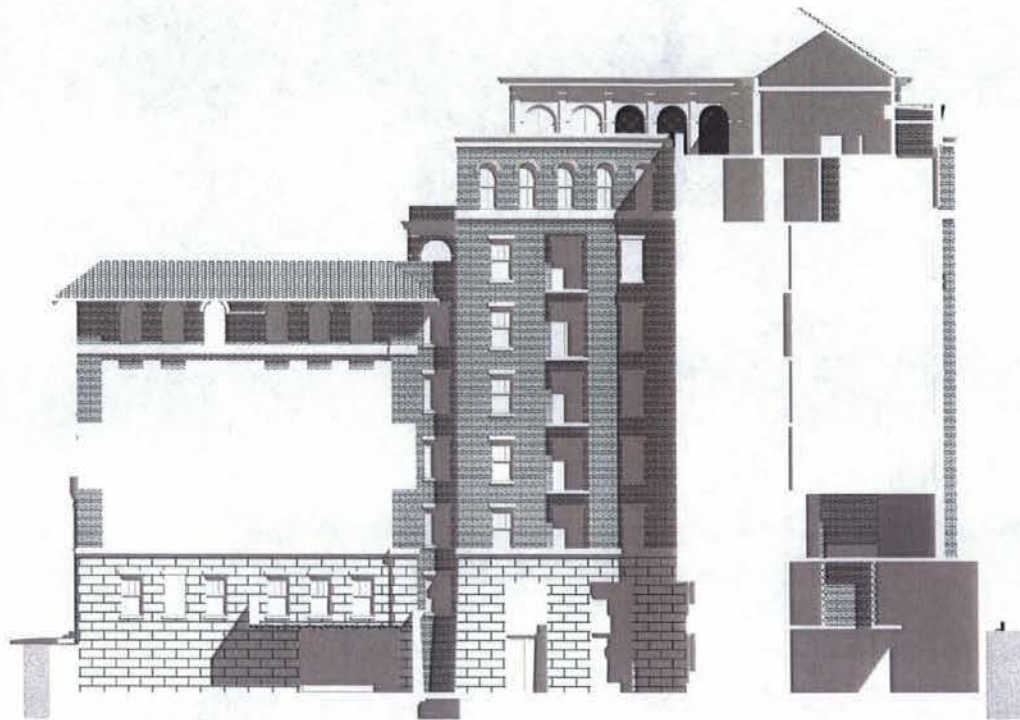


A-56 21 March 2011	IL PALAZZO 2700 18th street, nw washington dc, 20010 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT
----------------------------------	---

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0800
www.troutdesign.com



This drawing, data, and information are for informational purposes only and are not to be used for any other purpose without the written consent of Trout Design Studio. The design is a preliminary sketch and is subject to change without notice. The design is not a final design and is not to be used for any other purpose without the written consent of Trout Design Studio.



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

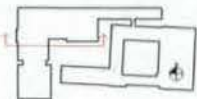
POTOMAC CONSTRUCTION GROUP, VALORI DEVELOPMENT

21 March 2011

A-57



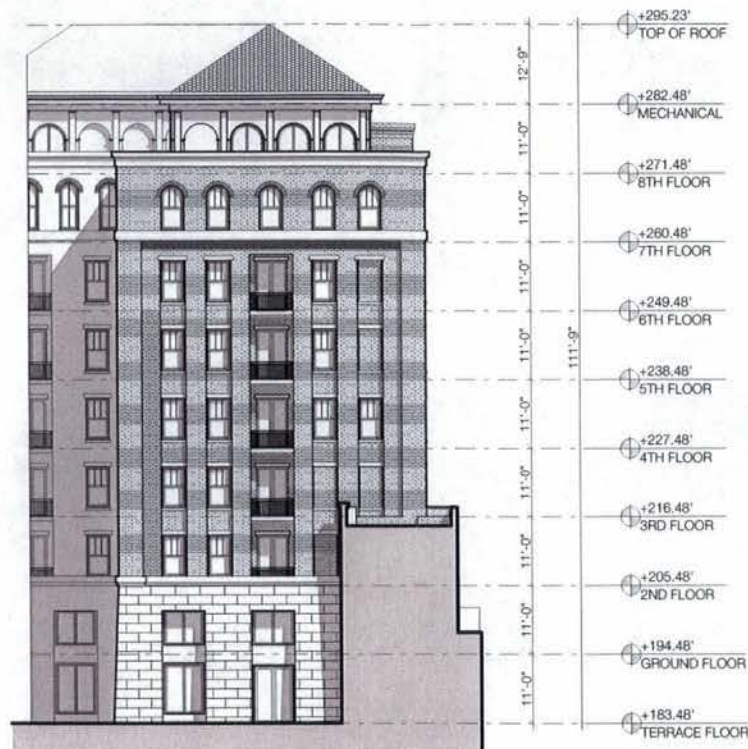
SOUTH COURTYARD ELEVATION



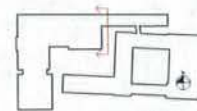
A-58	IL PALAZZO
	2700 10th street, nw washington dc, 20010
	POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT
21 March 2011	

2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
www.troutdesign.com





EAST ELEVATION



2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

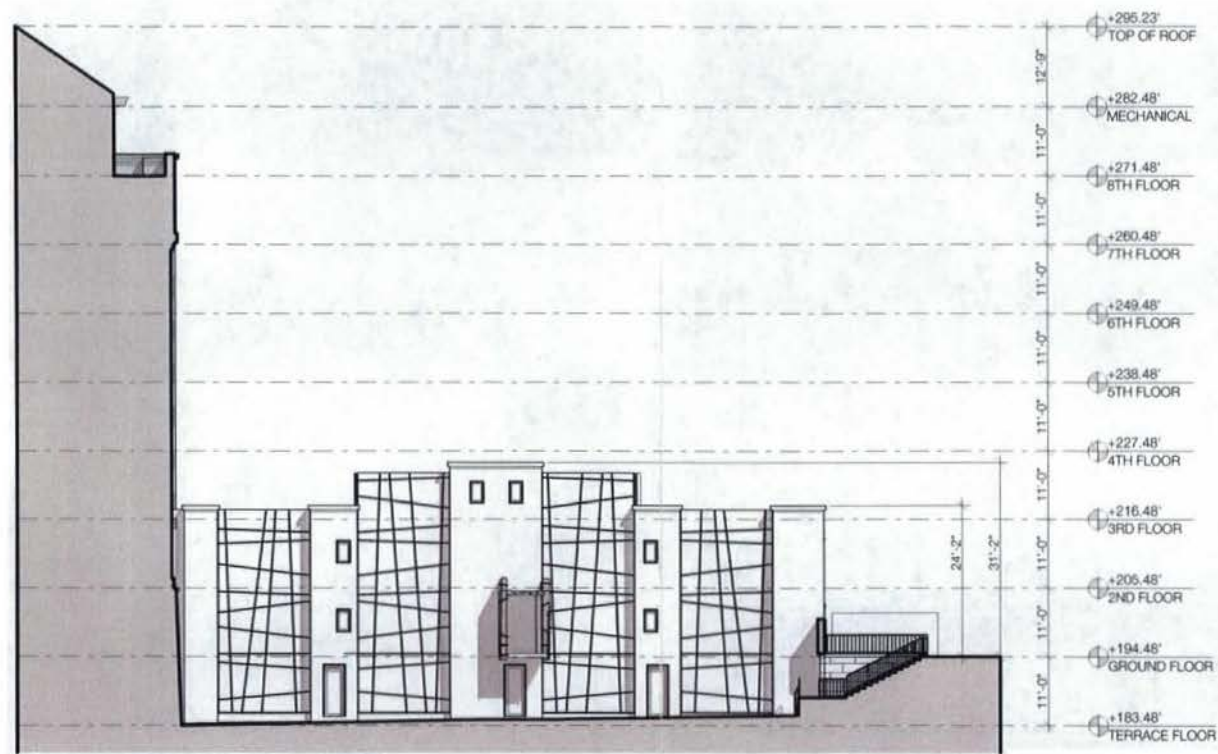
IL PALAZZO

2700 16th street, nw washington dc, 20010

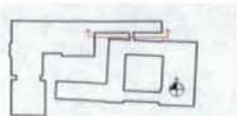
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-59



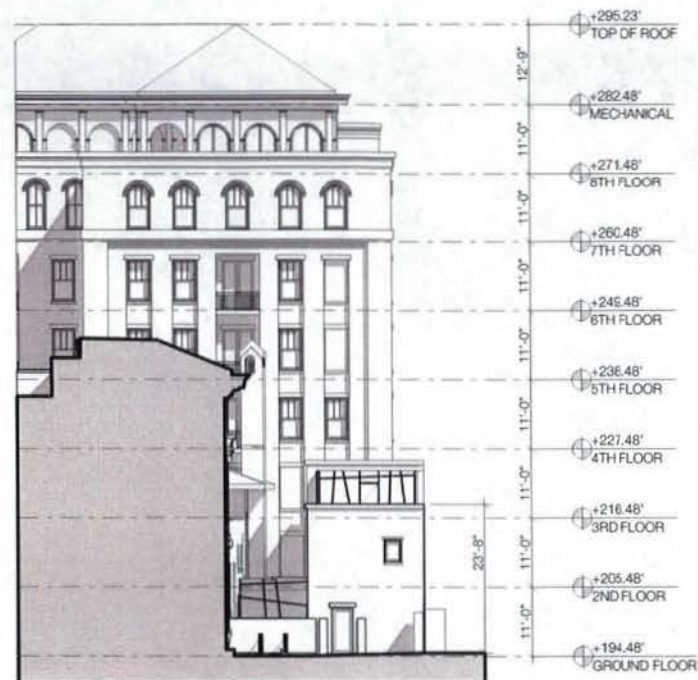
NORTH WING - SOUTH ELEVATION



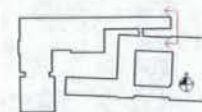
IL PALAZZO
2700 16th street, nw washington dc, 20010
21 March 2011 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com





NORTH WING - EAST ELEVATION



2112 Ward Court, NW
Washington, DC 20037-1209
(202) 659-0600
www.troutdesign.com

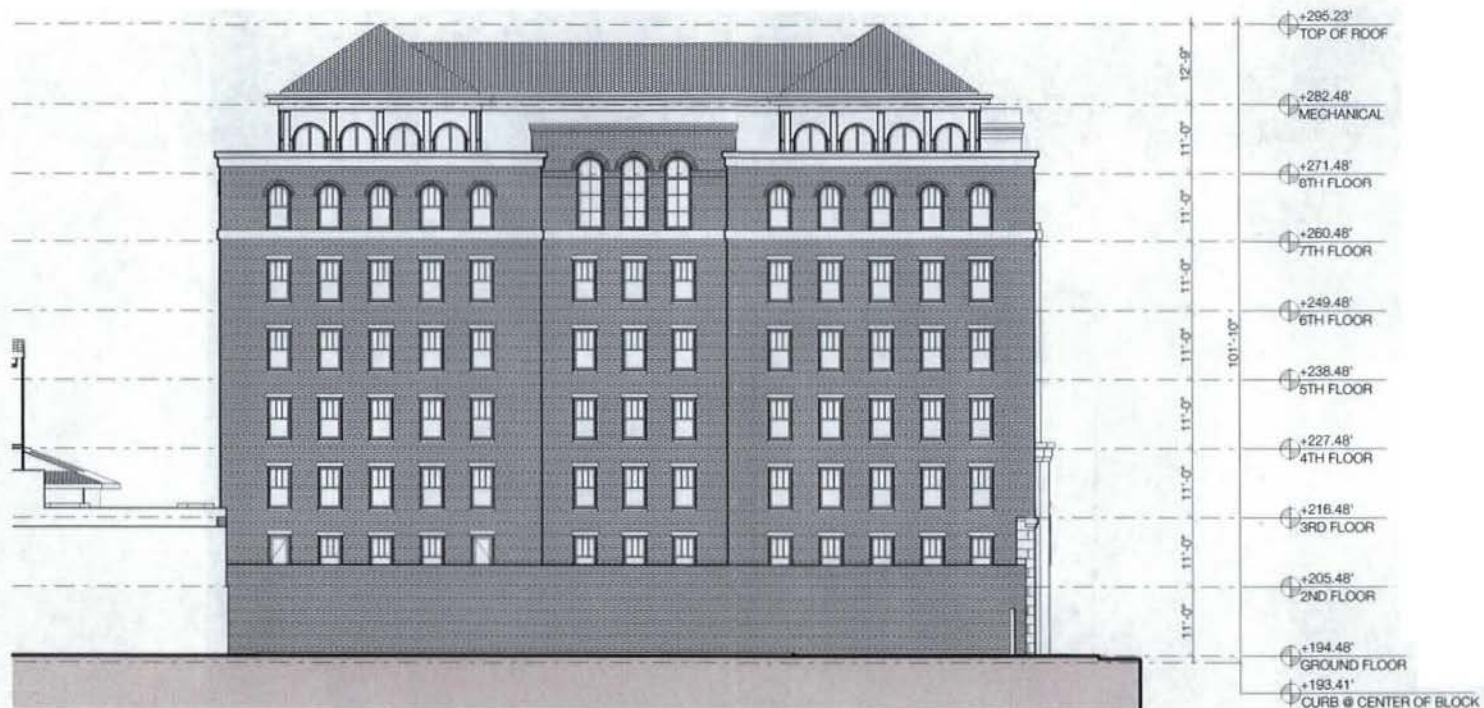
IL PALAZZO

2700 16th Street, NW Washington DC, 20010

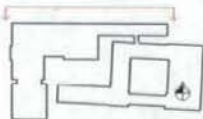
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-61



NORTH ELEVATION



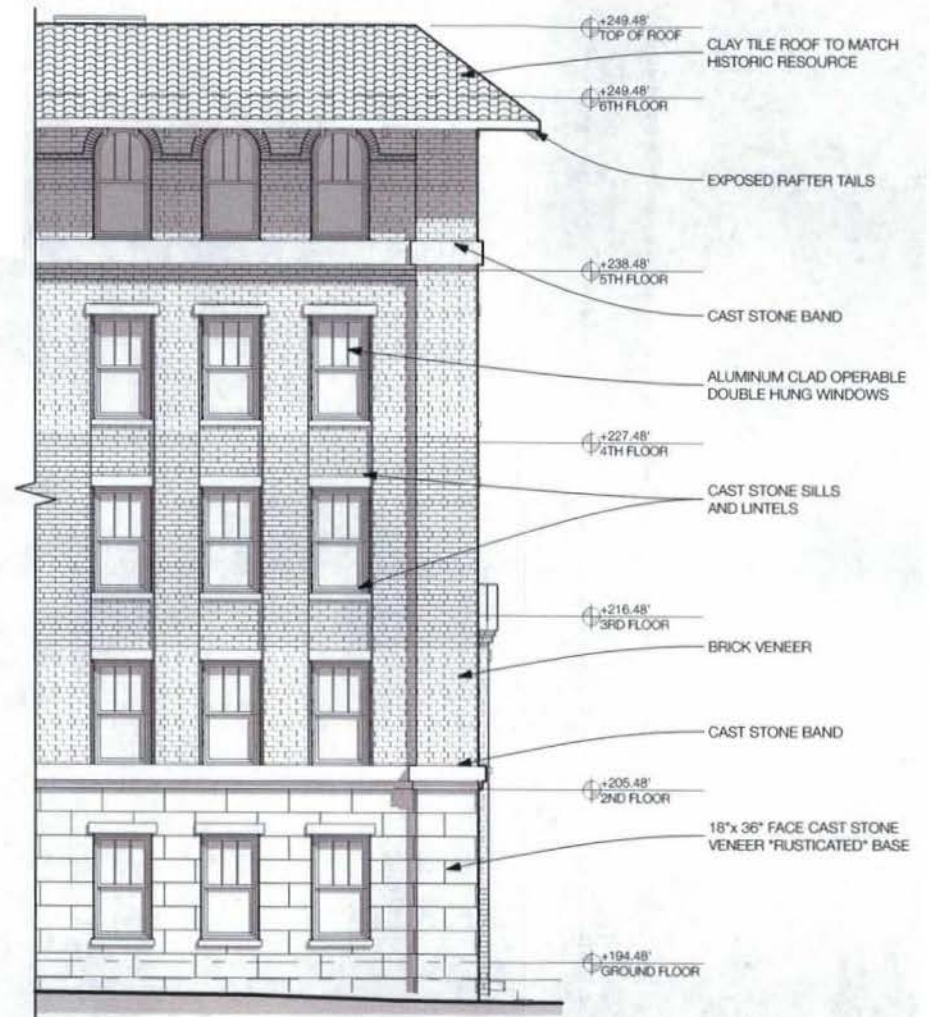
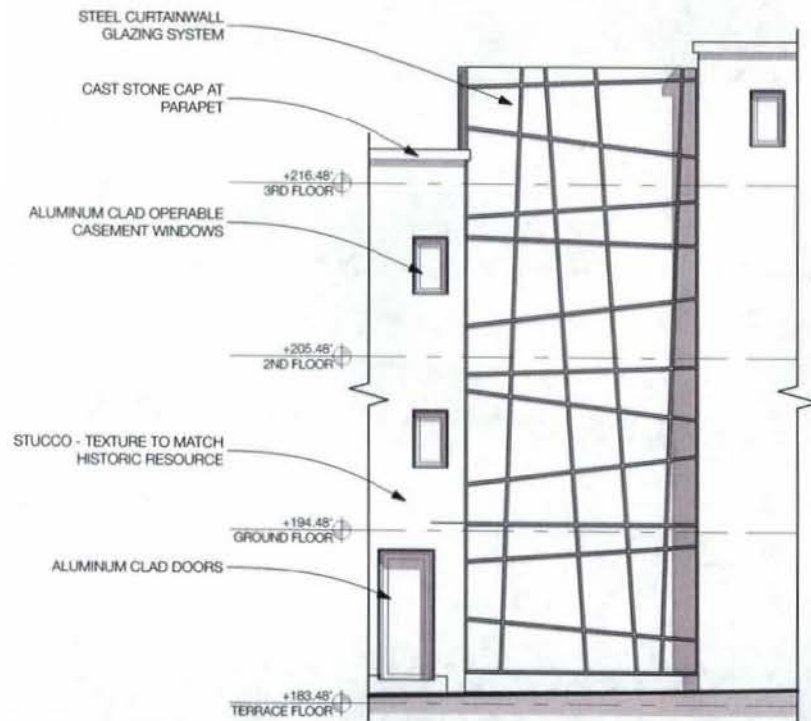
A-62

21 March 2011

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

2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com





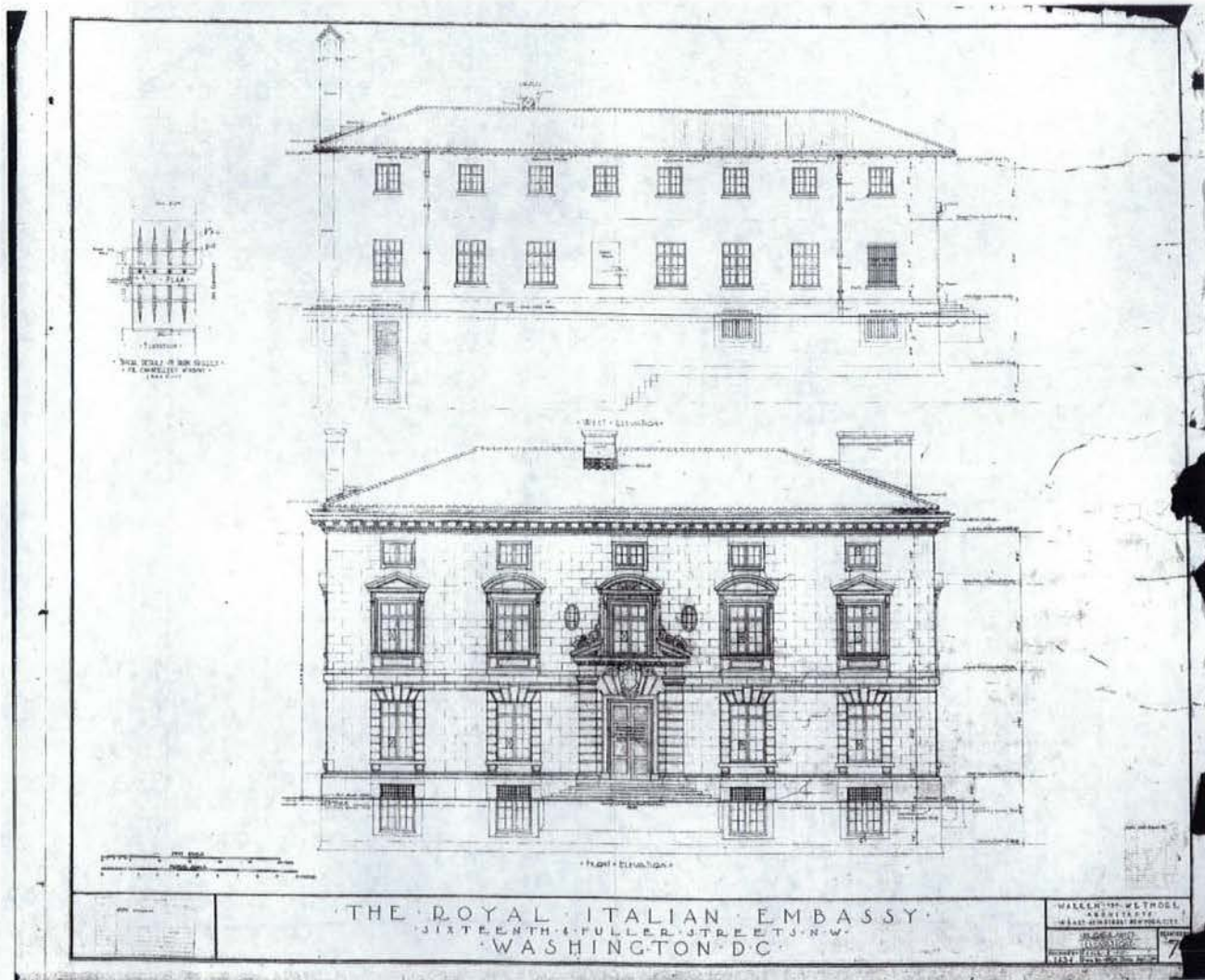
ENLARGED ELEVATIONS

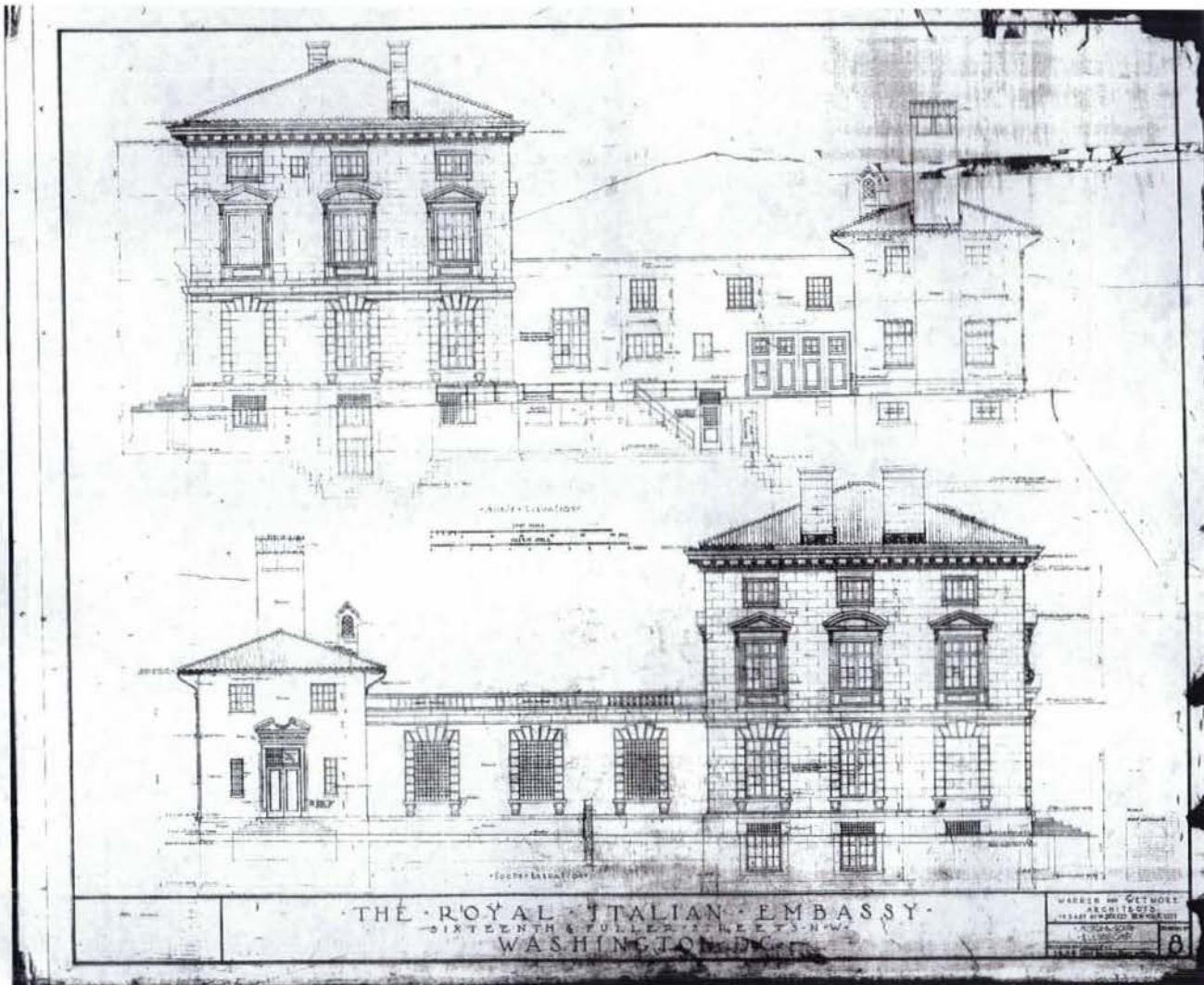


2112 ward court, nw
 washington, dc 20037-1209
 (202) 659-0600
 www.troutdesign.com

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

	21 March 2011
--	---------------





2112 Ward Court, NW
Washington, DC 20037-1209
(202) 659-0600
www.troutdesign.com

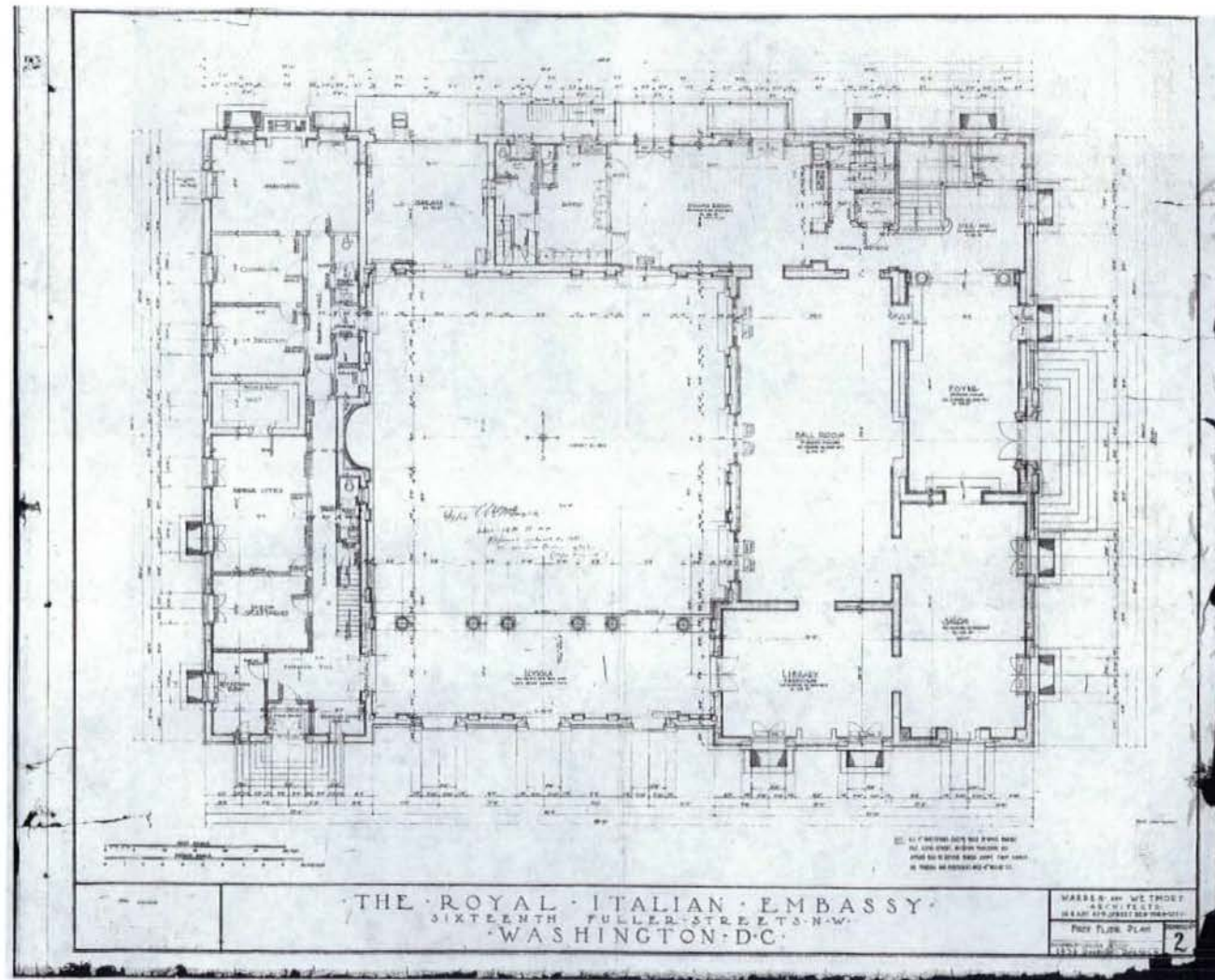
IL PALAZZO

2700 16th Street, NW Washington DC, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-65





VIEW OF TERRACES AT EXISTING COURTYARD



PROPOSED GLASS INFILL



VIEW OF EXISTING WINDOWS



VIEW OF WINDOW RESTORATION



2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

For drawings, photos, and information, please contact the architect or the client. The drawings are for informational purposes only and do not constitute a contract. The drawings are the property of the architect and should not be reproduced without the architect's written consent.

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

21 March 2011	A-67
---------------	------



EXISTING CHANCERY WING ROOF



PROPOSED CHANCERY WING ROOF TERRACES



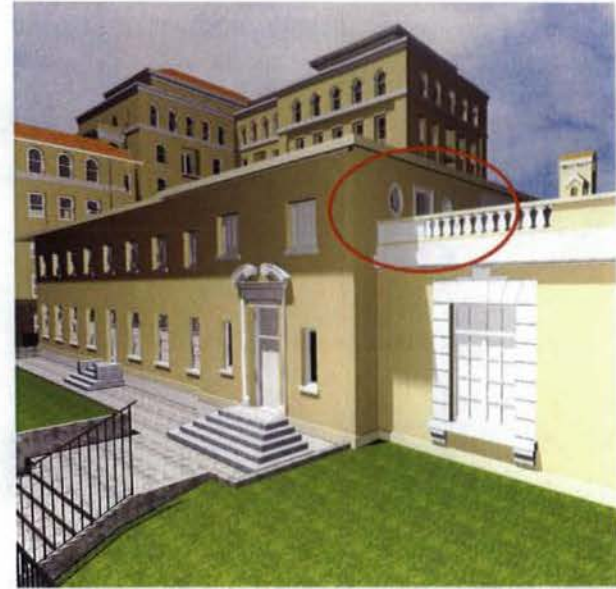
EXISTING CHANCERY WING WINDOWS



EXISTING CHANCERY WING WINDOWS RESTORATION



VIEW OF EXISTING CHANCERY



VIEW OF PROPOSED ROOF TERRACE



2112 ward court, nw
washington, dc 20037-1209
(202) 659-0600
www.troutdesign.com

IL PALAZZO

2700 16th street, nw washington dc, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

21 March 2011

A-69

#2800 16th STREET
SCOTTISH RITE TEMPLE

16th STREET, N.W.

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

SURVEY

