

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. 30A1

2700 16th street, nw Washington DC, 20010

POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

10 September 2011

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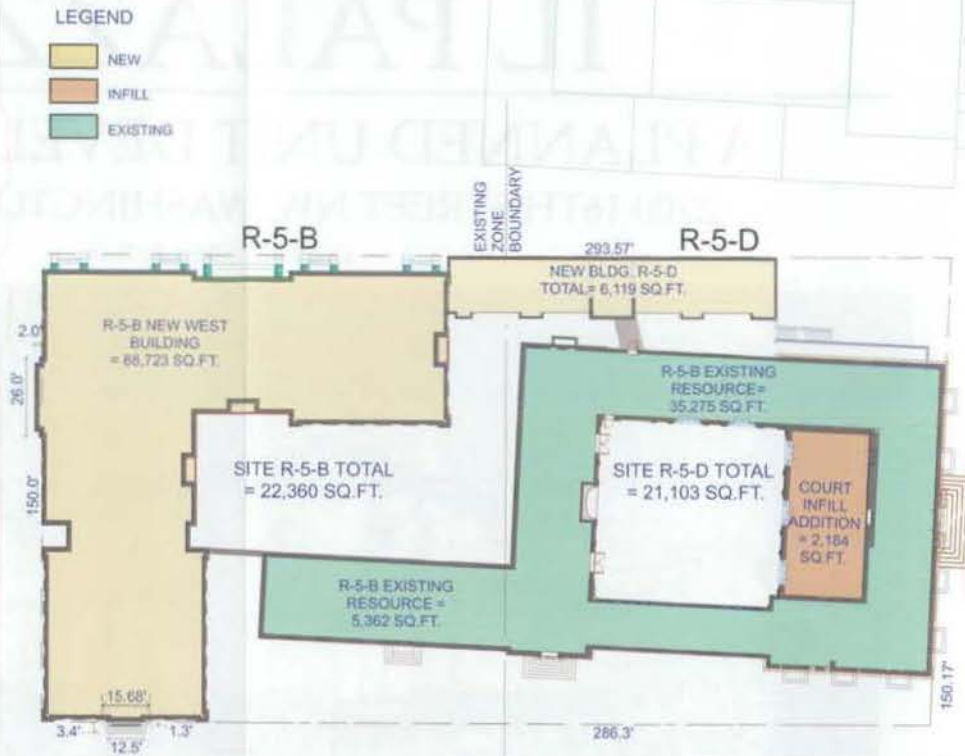
FAR CALCULATIONS

FLOOR	R-S-B Existing Building Gross	R-S-D Existing Building Gross	R-S-B New Building Gross	R-S-D New Building Gross	R-S-D Addition to Exist. Bldg. Gross	Total Building Gross	R-S-B Total Bldg. FAR (1.8)	R-S-D Total Bldg. FAR (3.3)	Grand Total Bldg. Total Bldg. FAR
Terrace Floor	66	9,139	12,149	1,644	0	23,198	4,642	3,954	8,596
Ground Floor	2,148	10,022	10,976	1,716	0	24,862	13,124	11,288	24,412
2nd Floor	2,165	8,031	11,383	1,606	0	23,185	13,548	9,637	23,185
3rd Floor	982	5,124	11,235	1,153	1,279	19,734	12,218	7,516	19,734
4th Floor	0	2,759	11,194	0	945	14,098	11,194	3,904	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:

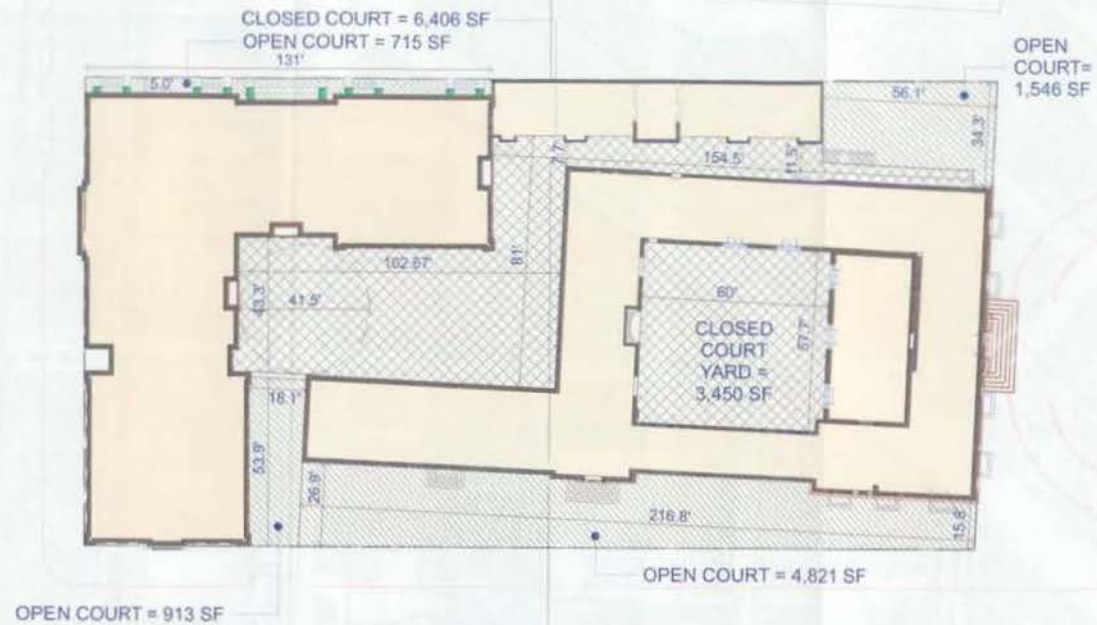
1. FAR total areas do not make deductions for vertical circulations.
2. Areas are taken from outside of exterior walls.
3. R-S-B FAR = 22,360 X 1.8 = 40,248 allowable FAR
4. R-S-D FAR = 21,103 X 3.3 = 73,660 allowable FAR
5. Total building FAR allowable = 114,108 - both lots combined, per matter of right
6. Total building FAR R-S-B = 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

LEGEND



COURTS DIAGRAM



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AERIAL SITE PHOTO

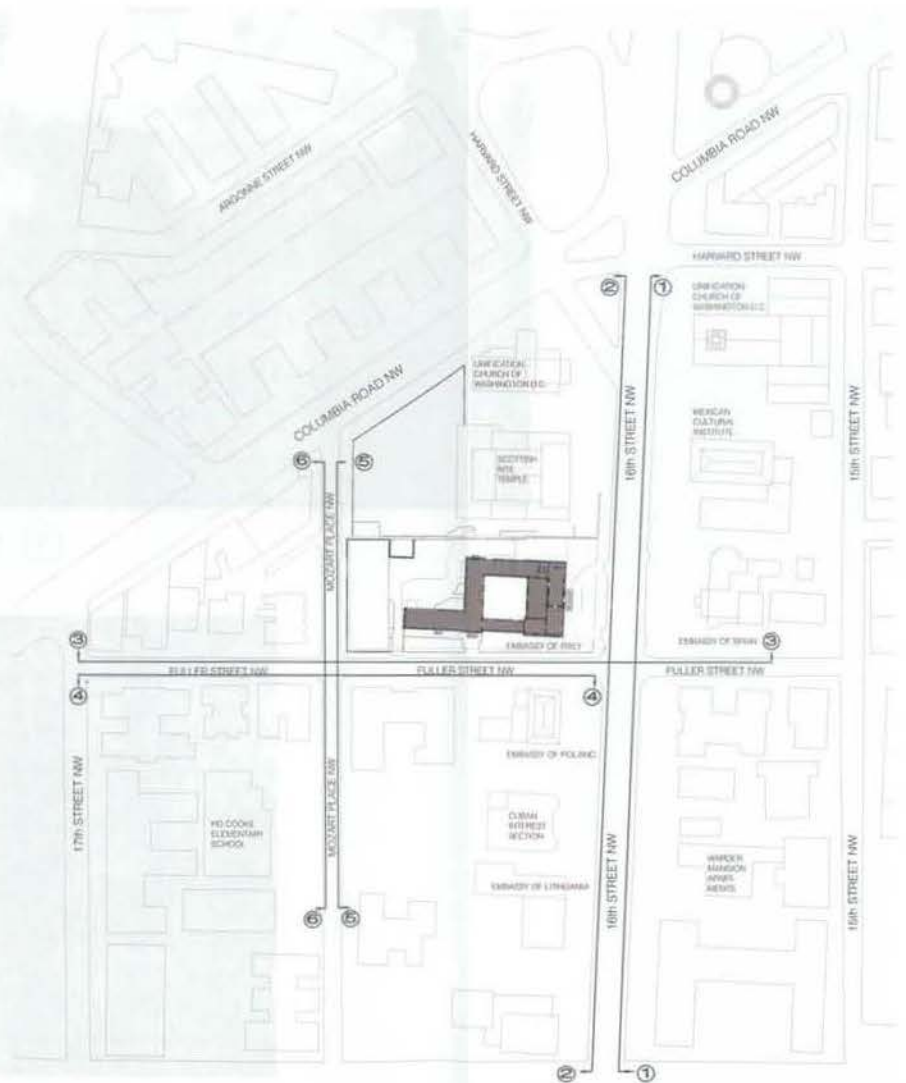


PHOTO SHEET KEY PLAN



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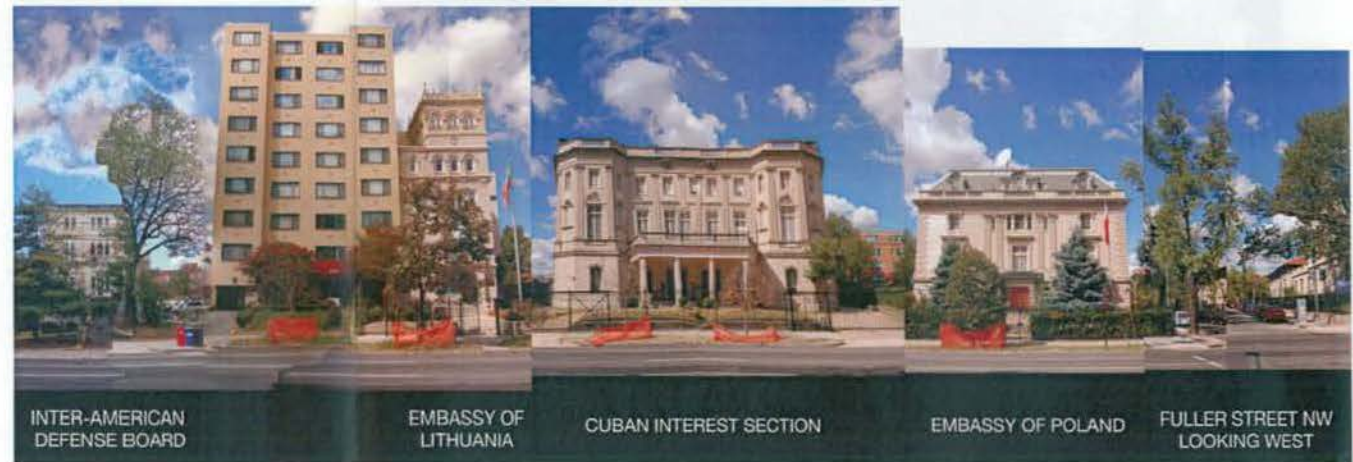
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① 16TH STREET NW - EAST ELEVATION

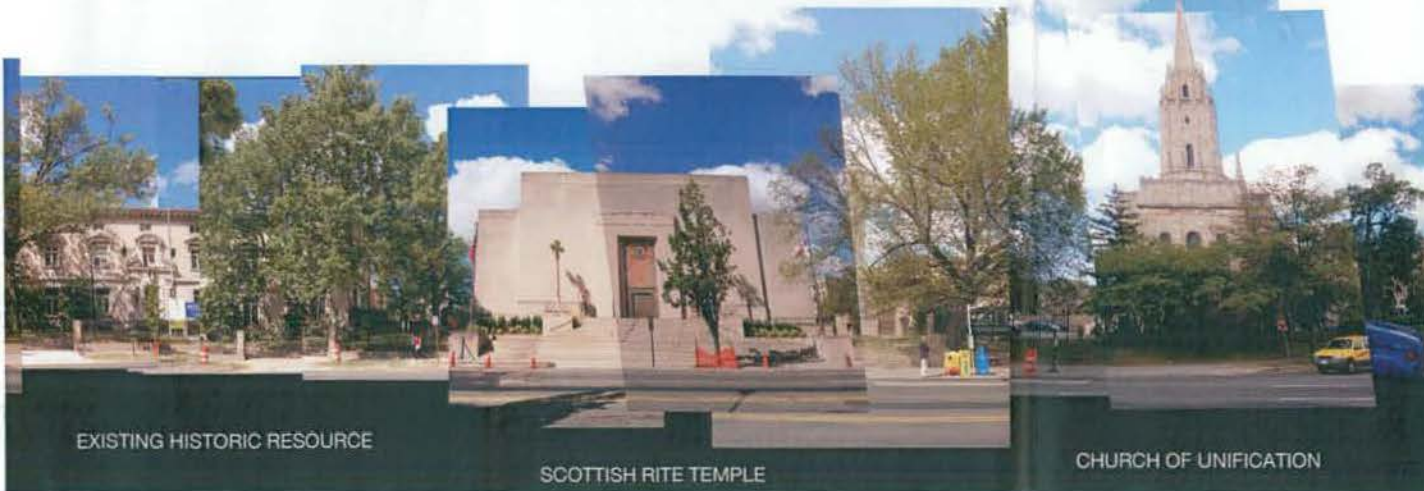


② 16TH STREET NW - WEST ELEVATION



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

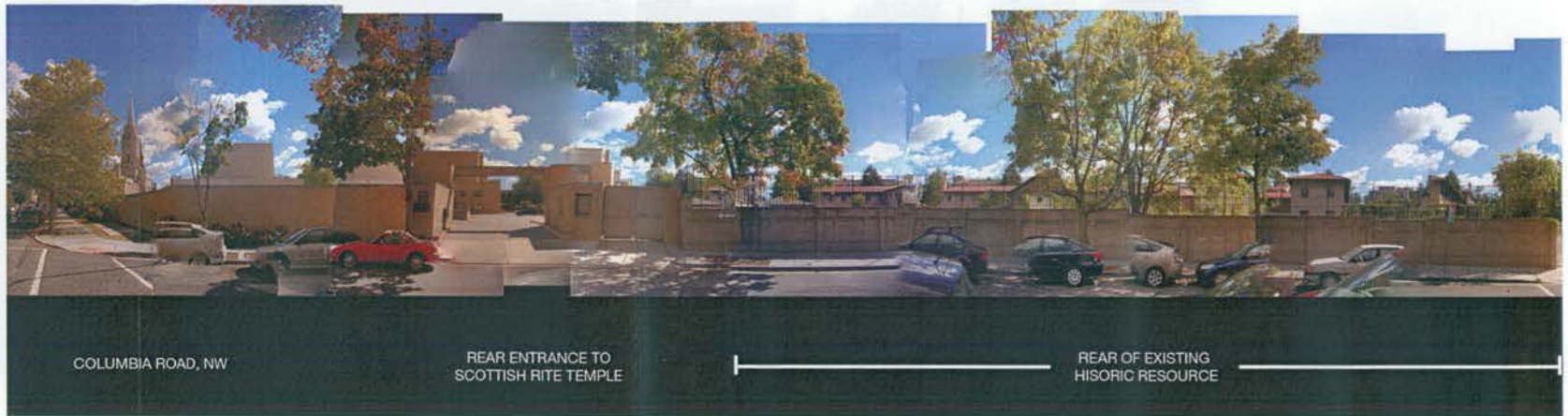


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⑤ MOZART STREET NW - EAST ELEVATION



⑥ MOZART STREET NW - WEST ELEVATION



FULLER STREET, NW
LOOKING EAST

1620 FULLER STREET, NW

⑤ MOZART STREET NW - EAST ELEVATION



ALLEY

JUBILEE
SUPPORT ALLIANCE

⑥ MOZART STREET NW - WEST ELEVATION



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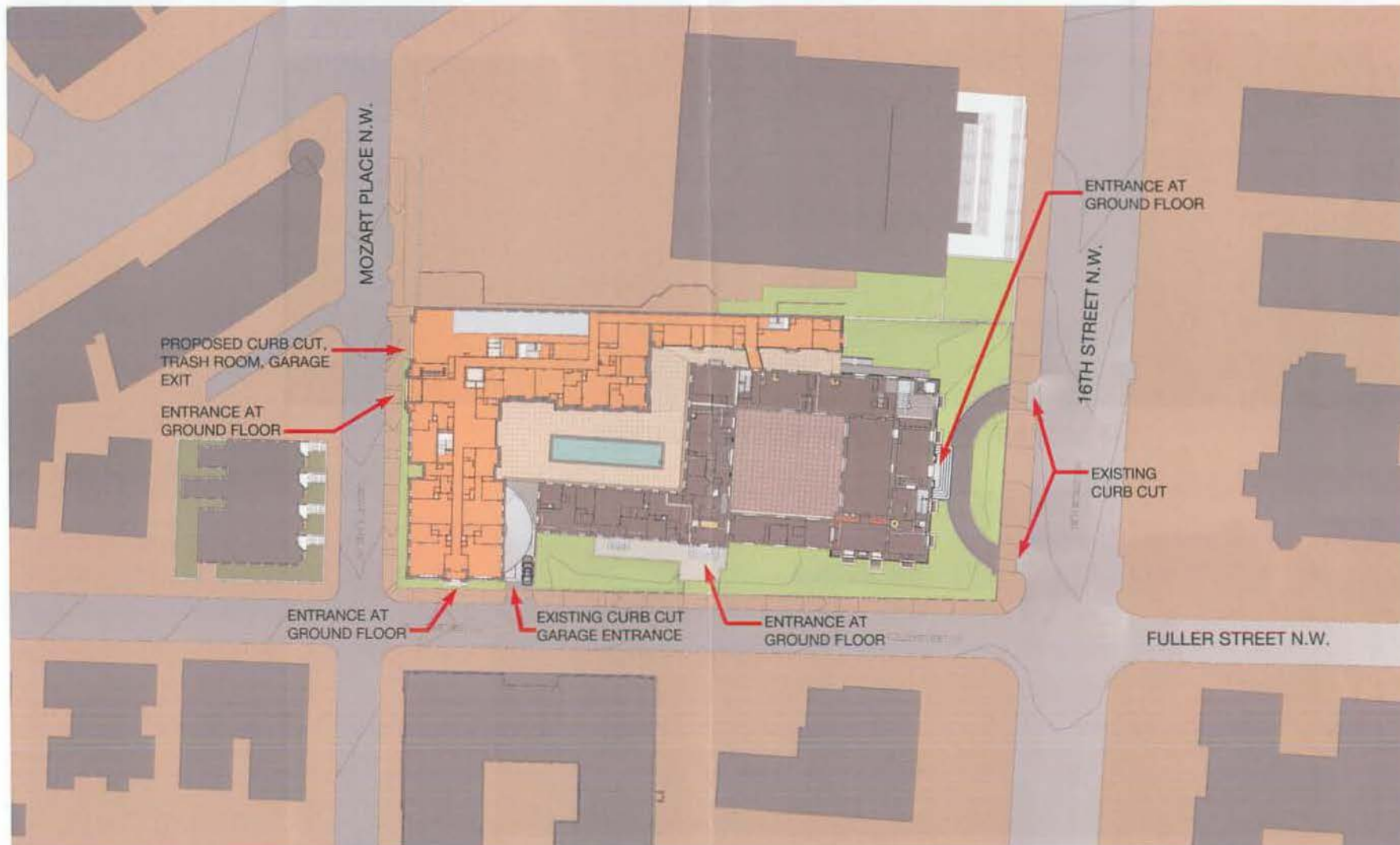
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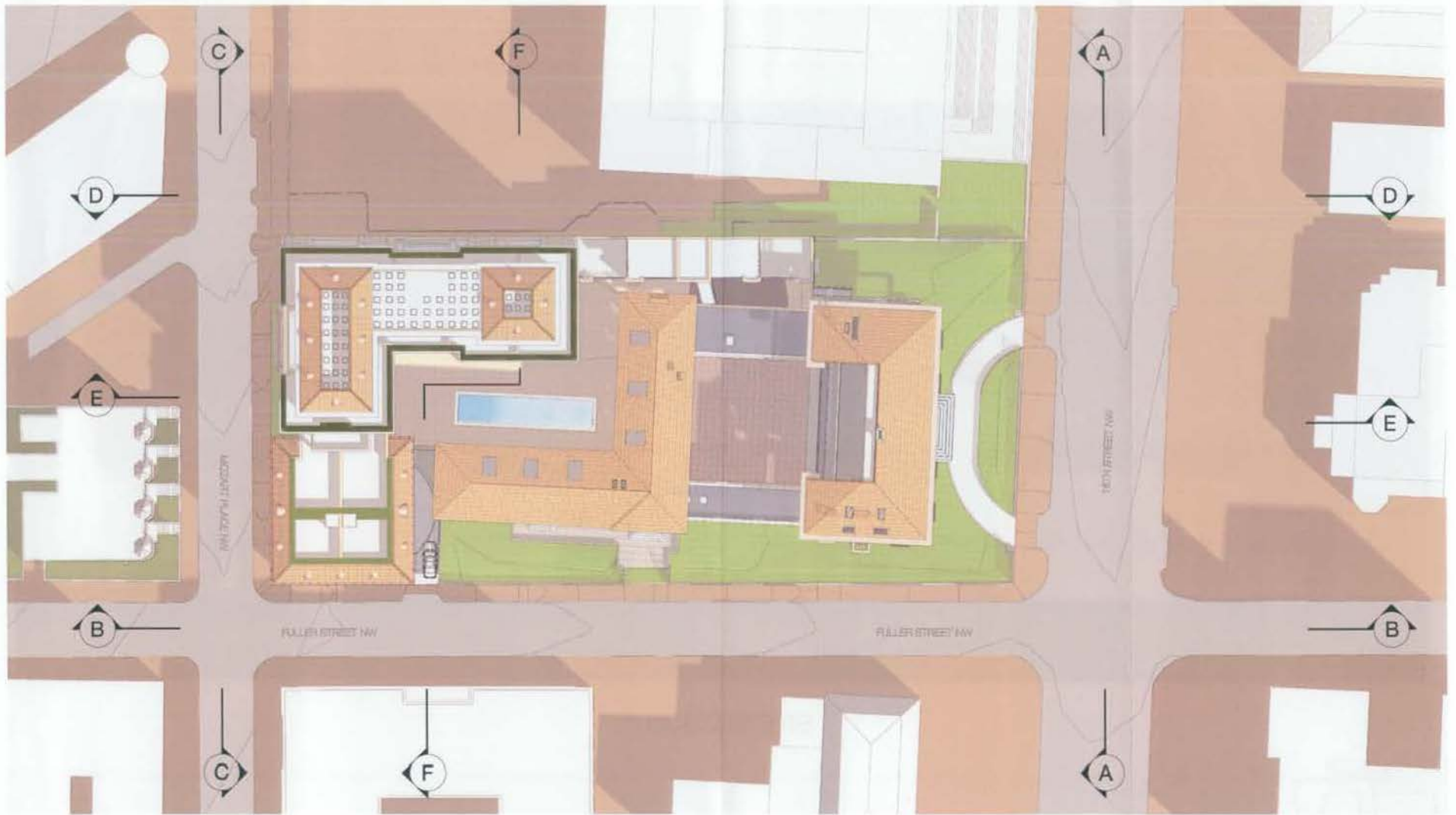
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SITE PLAN



ROOF PLAN



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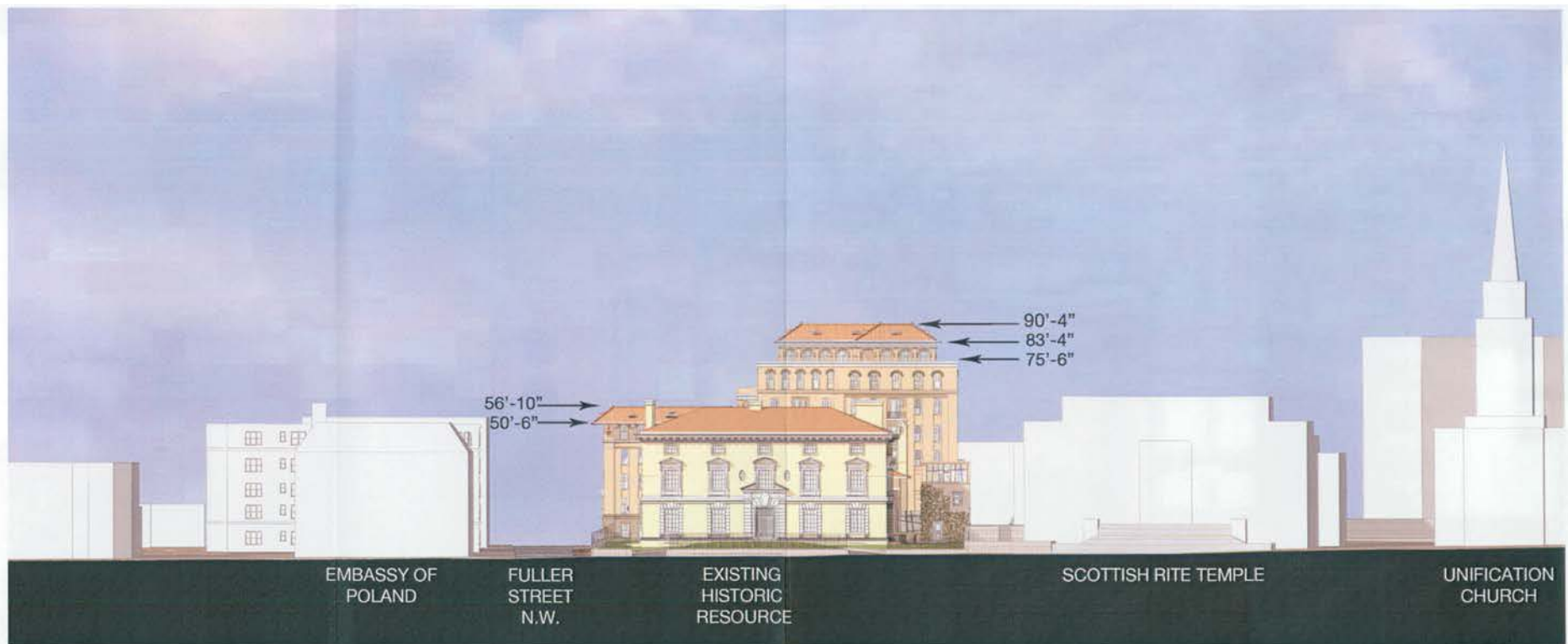
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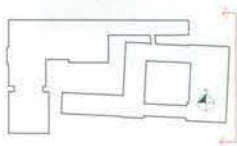
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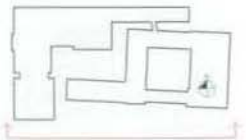


SITE SECTION A





SITE SECTION B

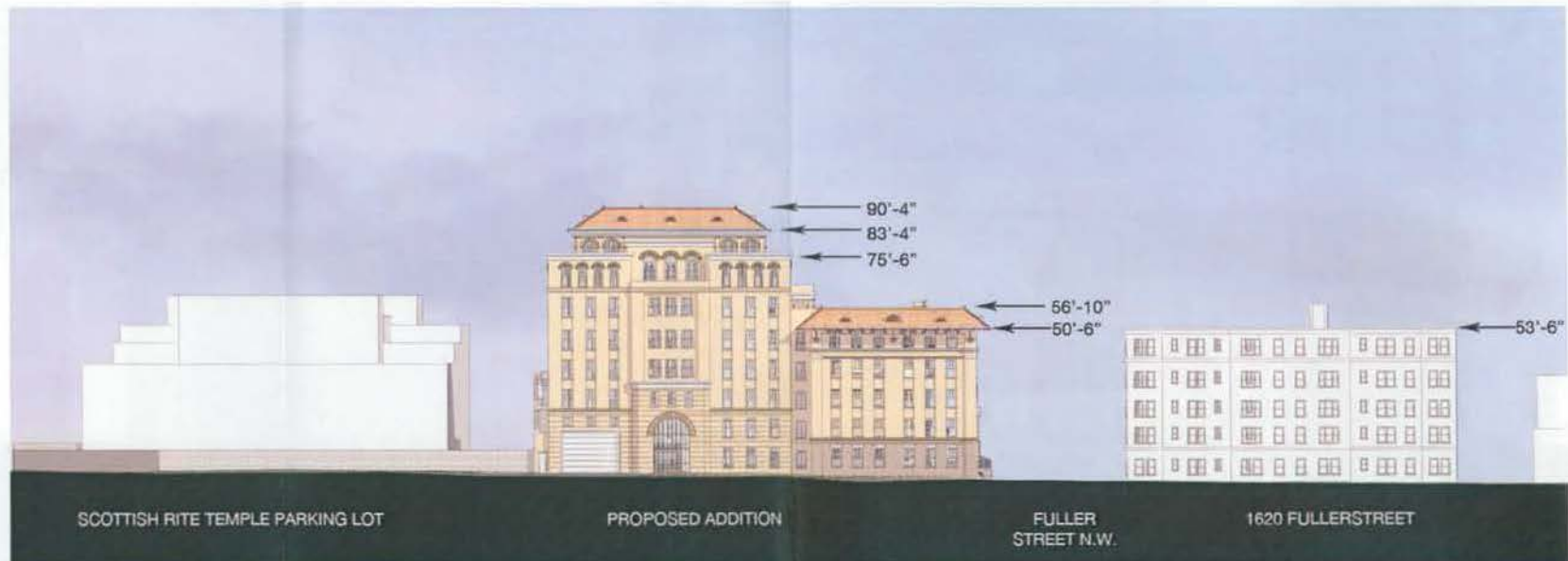


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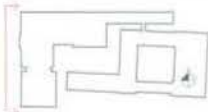
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SITE SECTION C

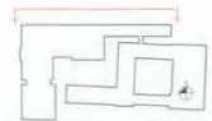




SITE SECTION D



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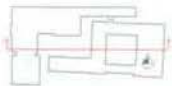
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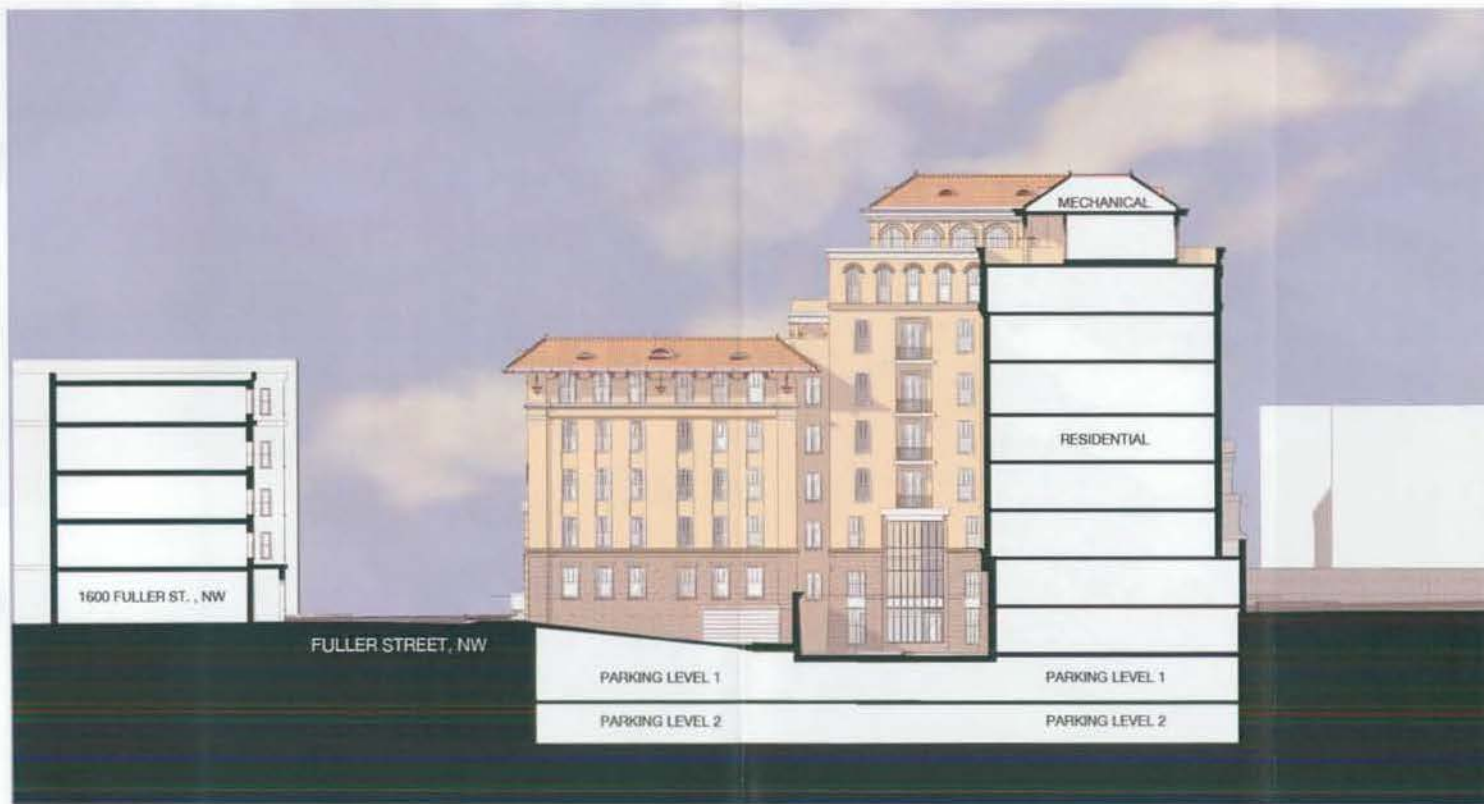
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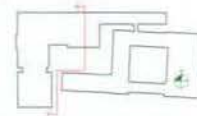


SITE SECTION E





SITE SECTION F



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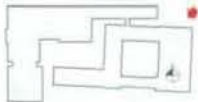
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AERIAL PERSPECTIVE - VIEW FROM NORTHEAST



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AERIAL PERSPECTIVE - VIEW FROM SOUTHEAST



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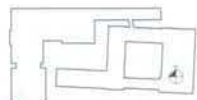
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AERIAL PERSPECTIVE - VIEW FROM SOUTHWEST



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AERIAL PERSPECTIVE - VIEW FROM NORTHWEST



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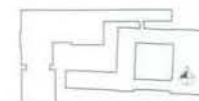
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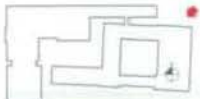


STREET PERSPECTIVE - VIEW FROM 16TH STREET





STREET PERSPECTIVE - VIEW FROM 16TH STREET



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STREET PERSPECTIVE - VIEW FROM FULLER STREET



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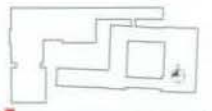




STREET PERSPECTIVE - VIEW FROM MOZART PLACE



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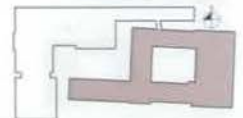
A-27



TERRACE FLOOR - EXISTING RESOURCE



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



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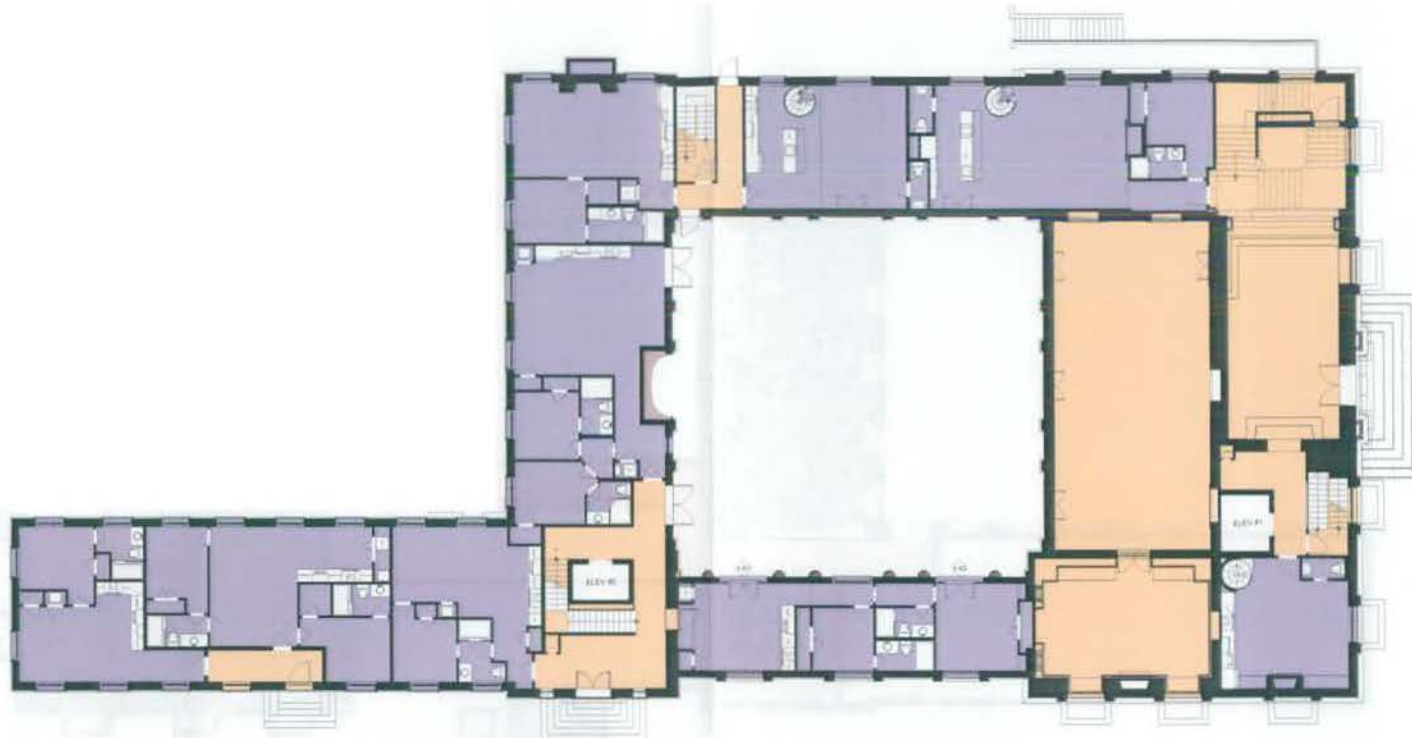
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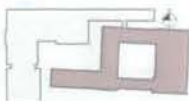
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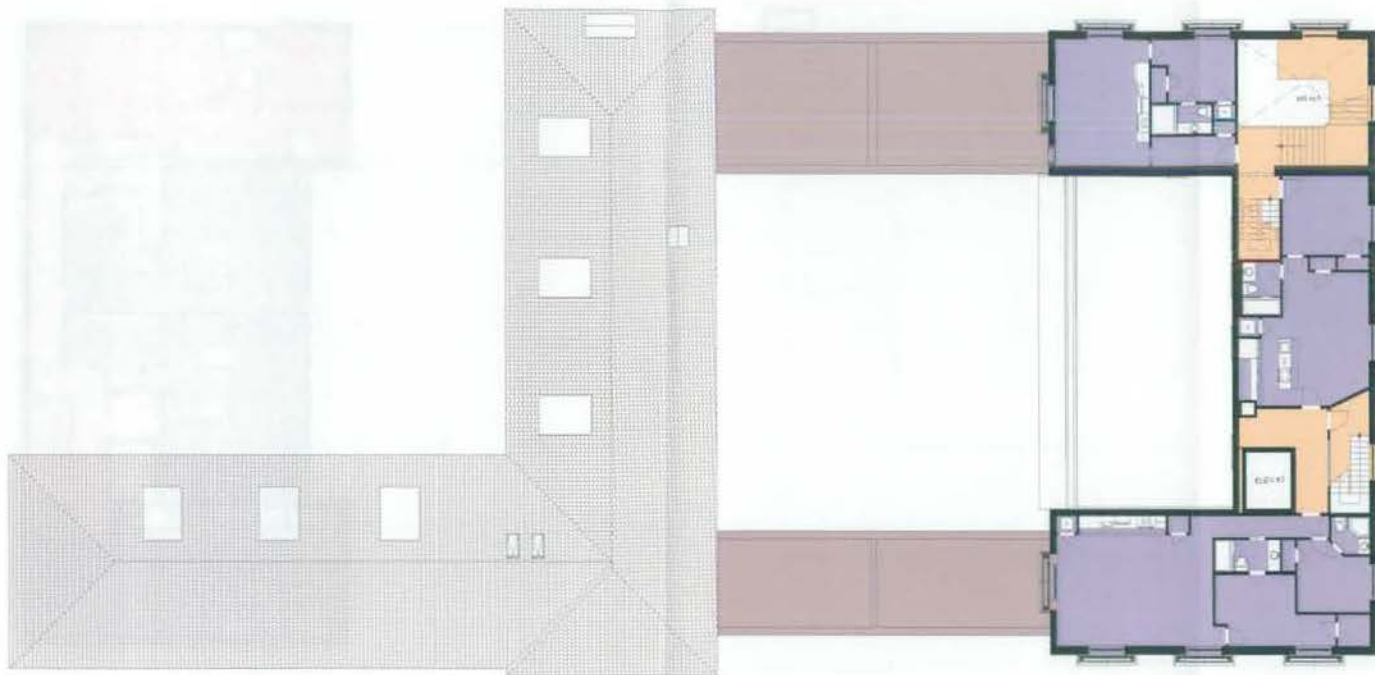


GROUND FLOOR - EXISTING RESOURCE



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

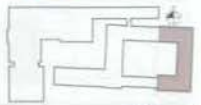




2ND FLOOR - EAST WING



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



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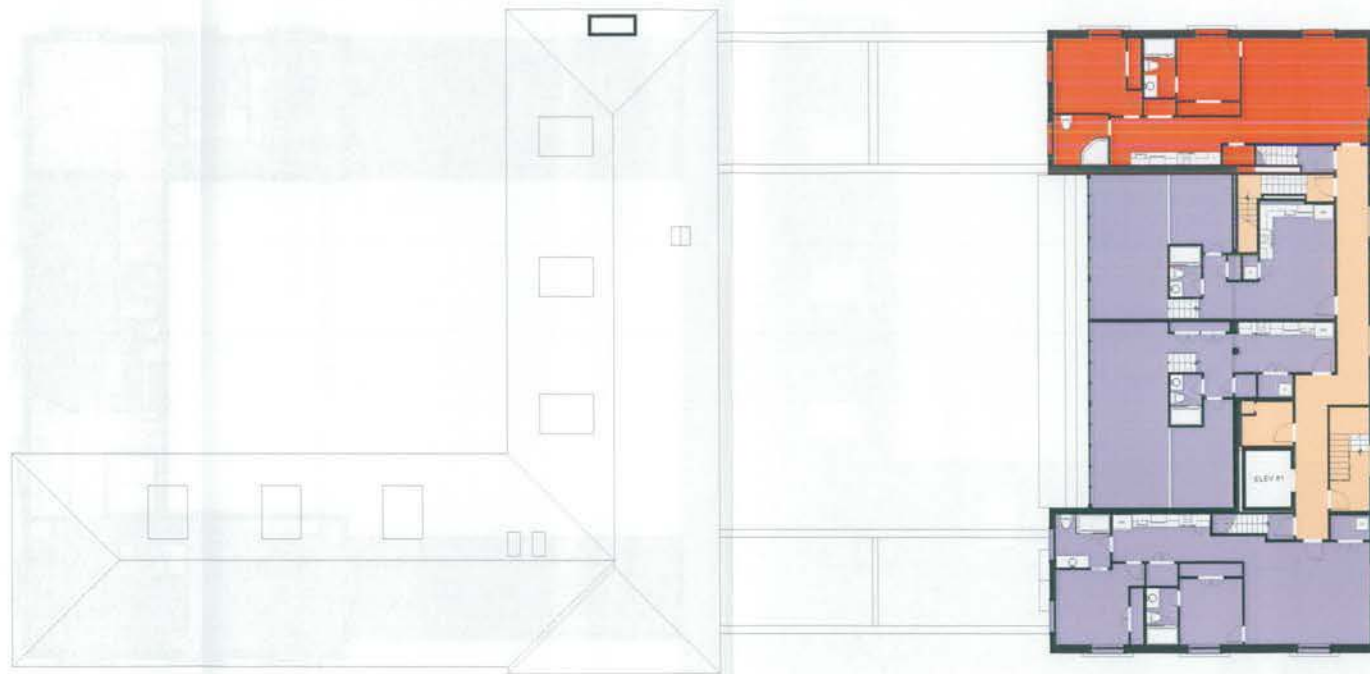
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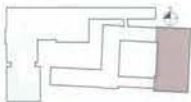
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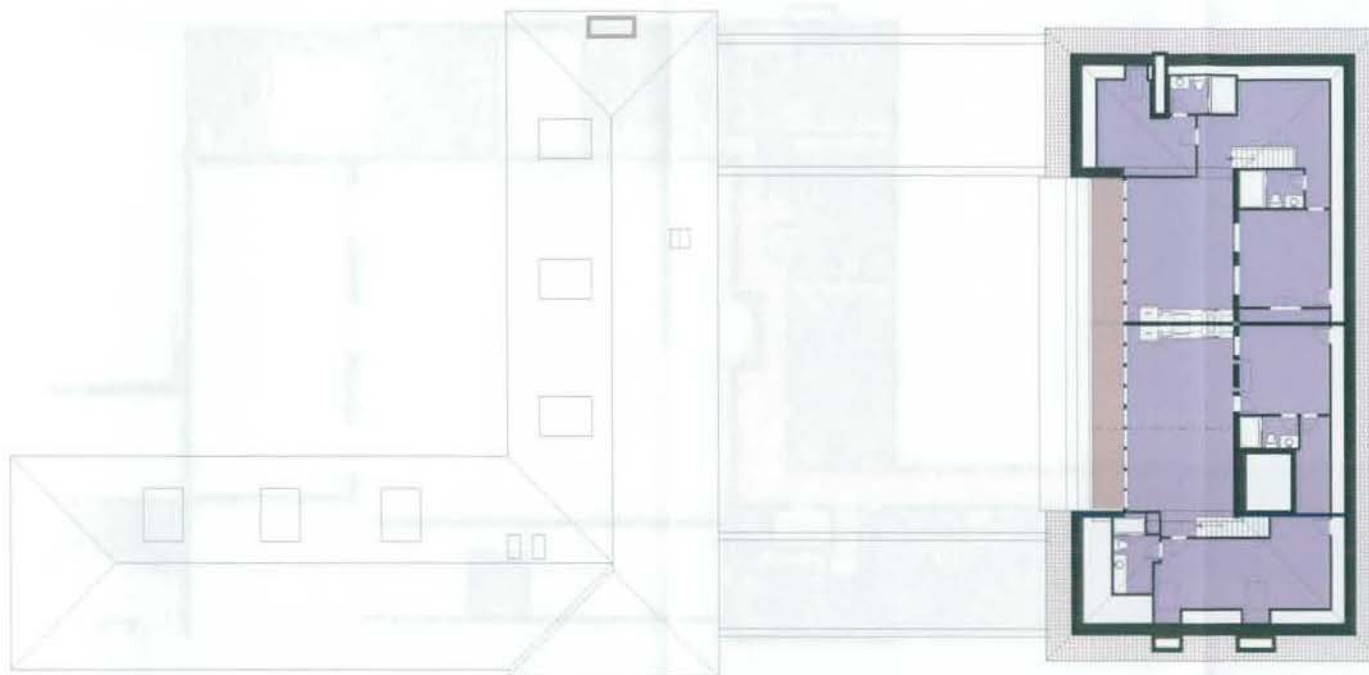


3RD FLOOR - EAST WING



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

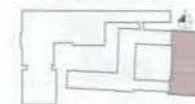




4TH FLOOR - EAST WING



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



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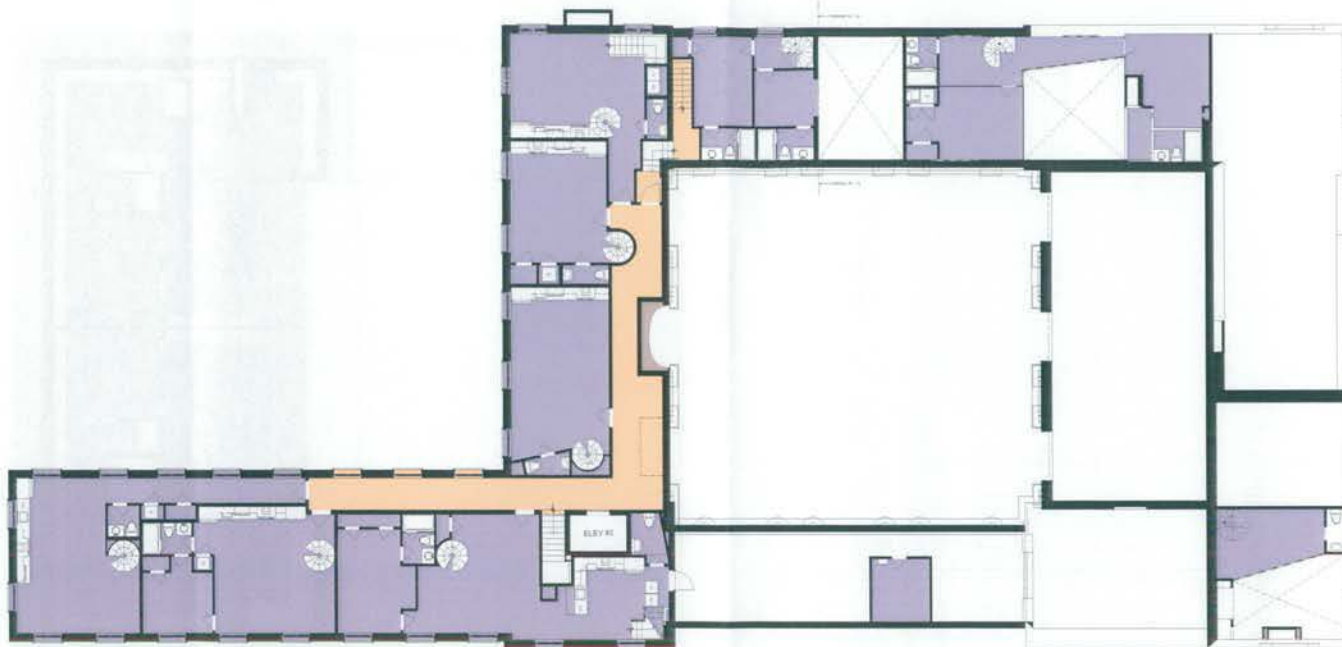
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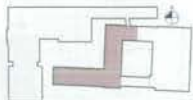
A-33



2ND FLOOR - WEST WING & EAST WING LOFTS



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



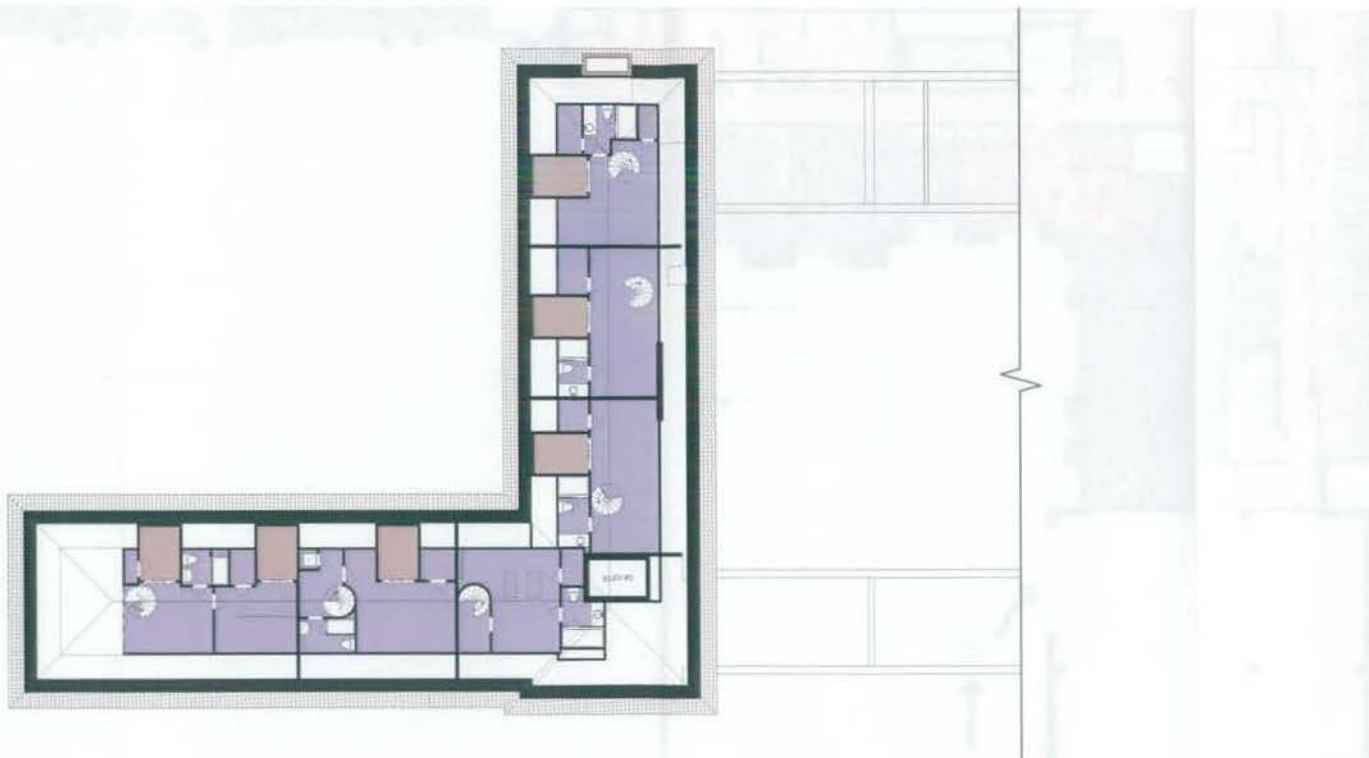
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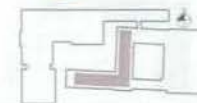




3RD FLOOR - WEST WING



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



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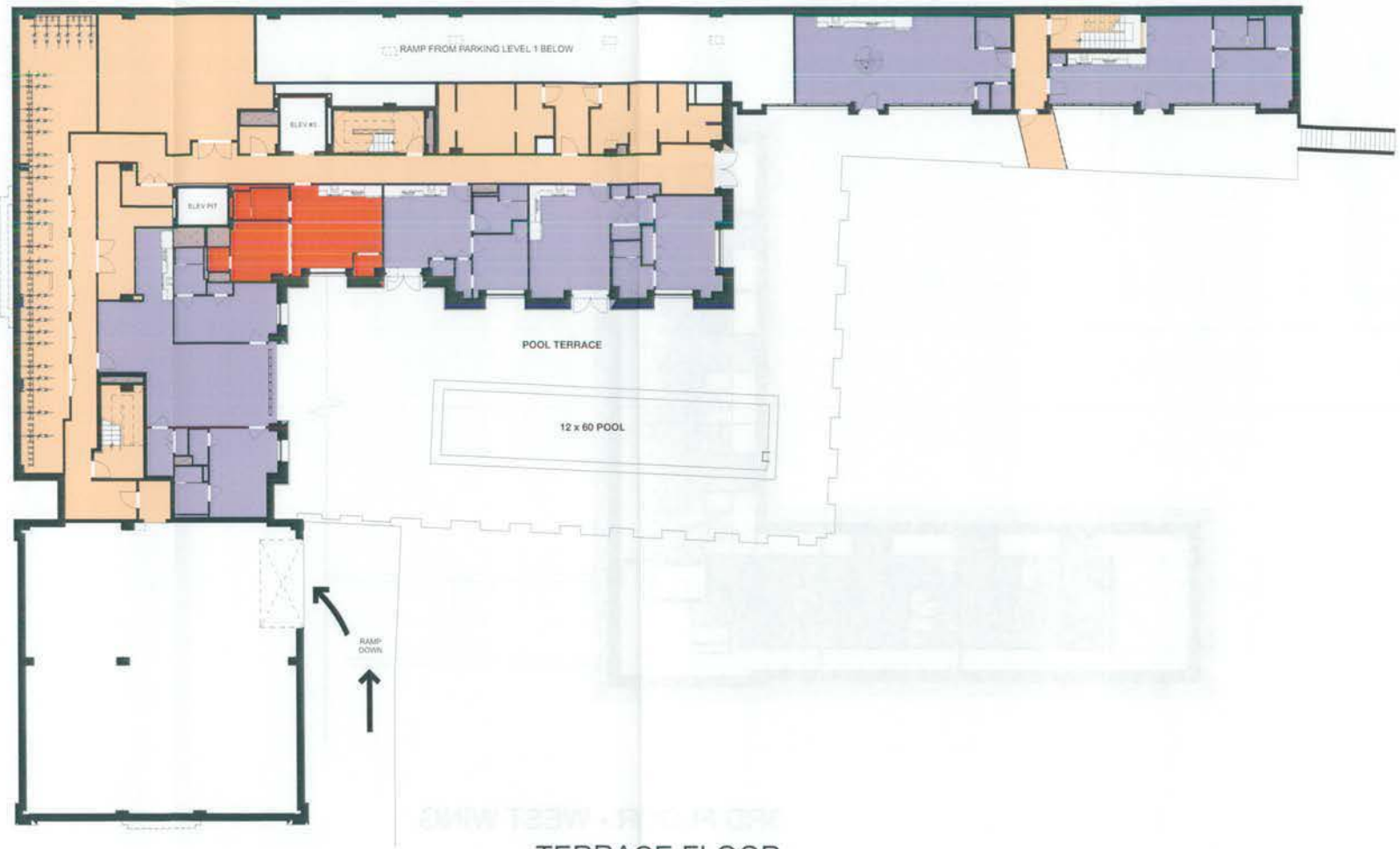
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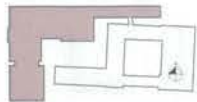
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- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT





GROUND FLOOR



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



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2ND FLOOR



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



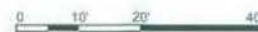
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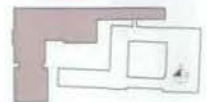




3RD FLOOR



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



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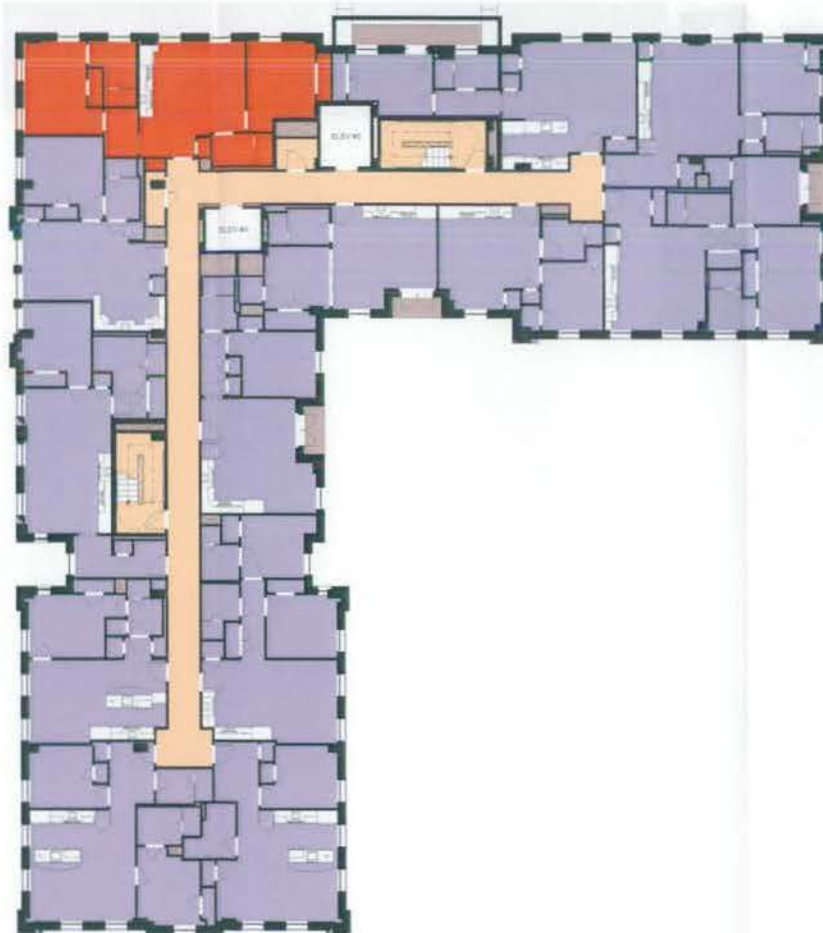
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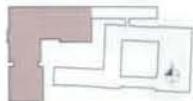
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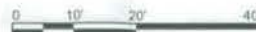
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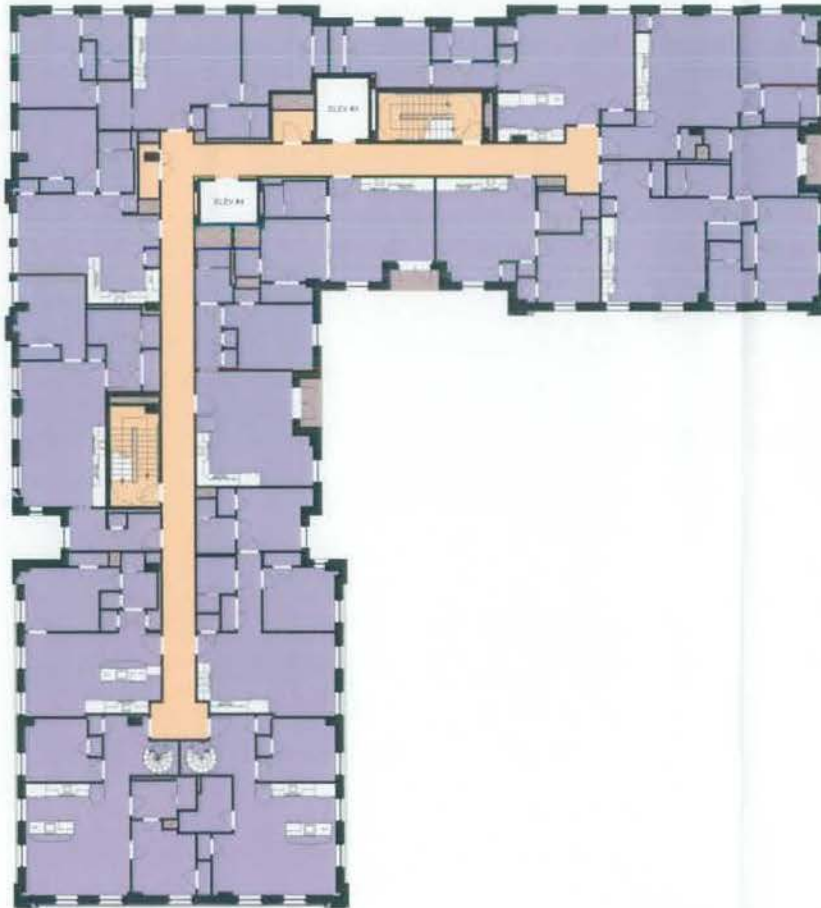


- UTILITY SPACE
- COMMON SPACE
- PRIVATE SPACE
- INCL. ZONING UNIT



4TH FLOOR

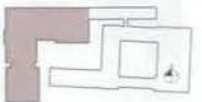




5TH FLOOR



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



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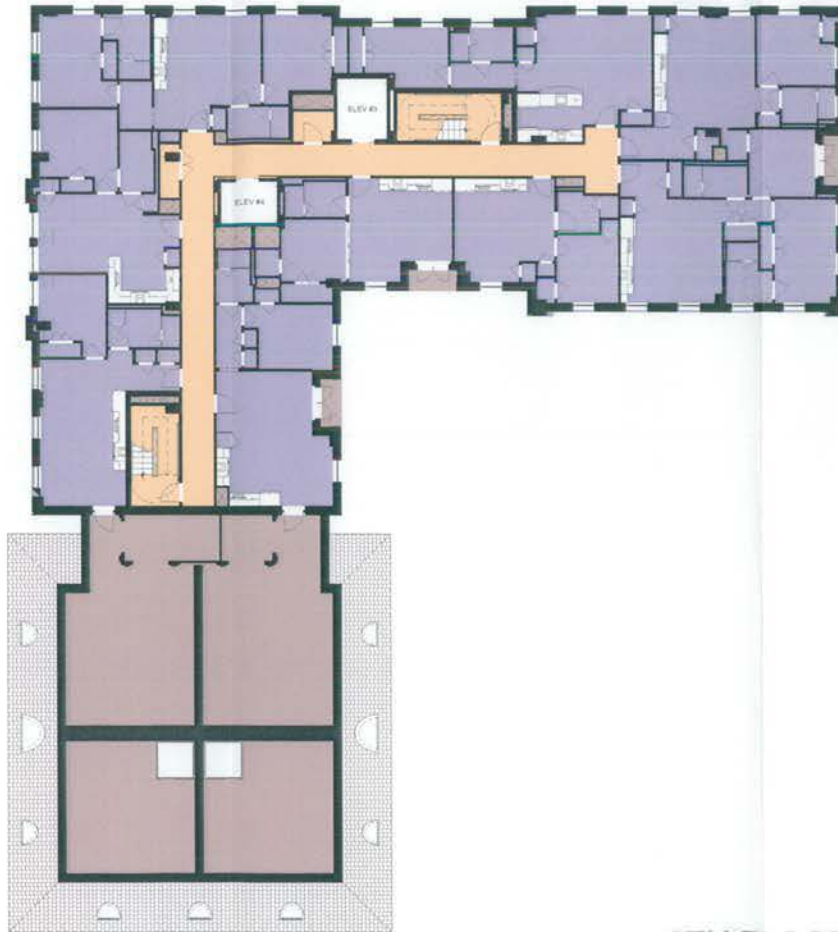
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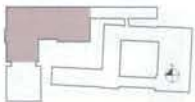
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- UTILITY SPACE
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6TH FLOOR



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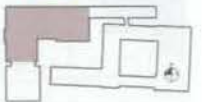




7TH FLOOR



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



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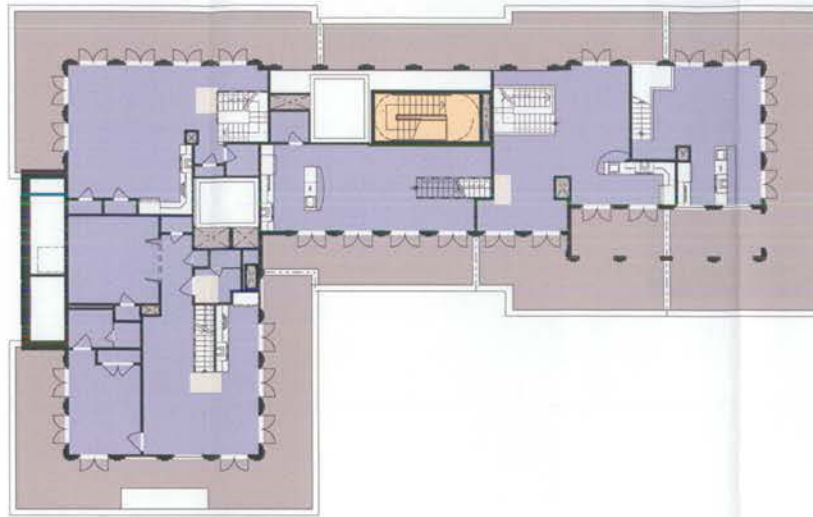
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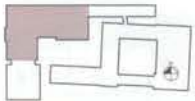
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8TH FLOOR



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



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