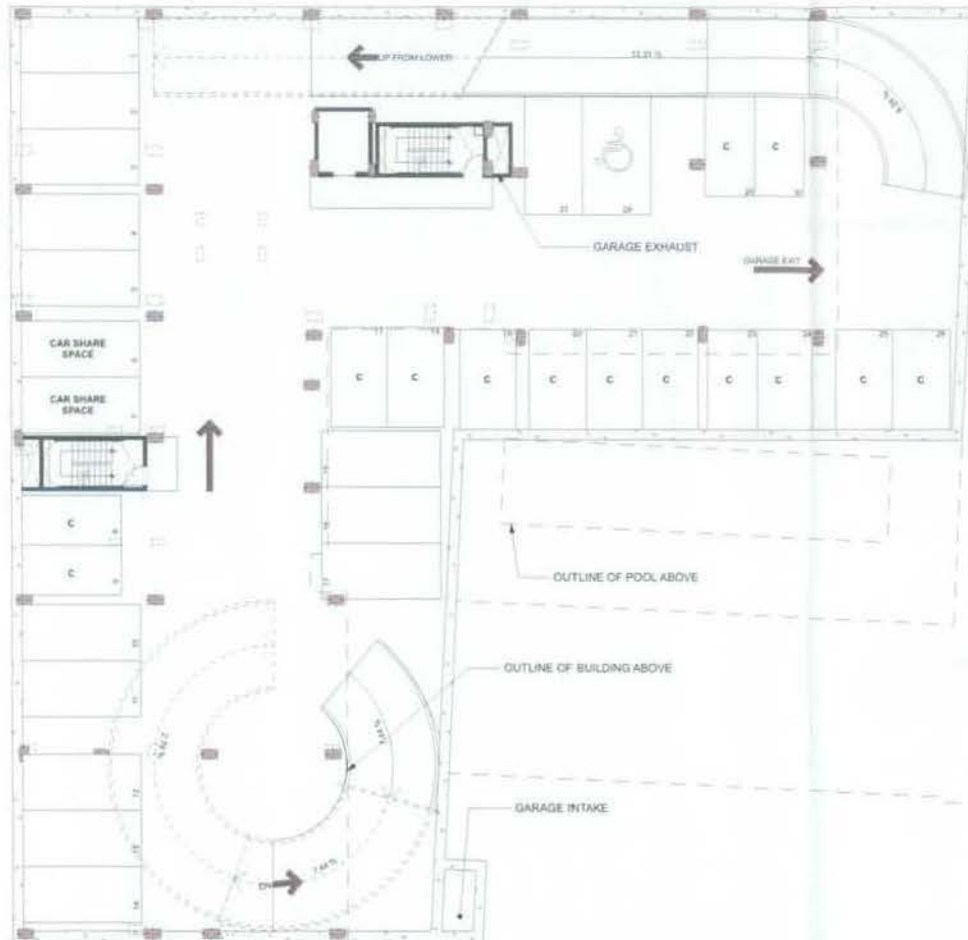
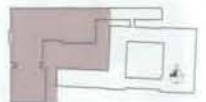




PARKING LEVEL 1



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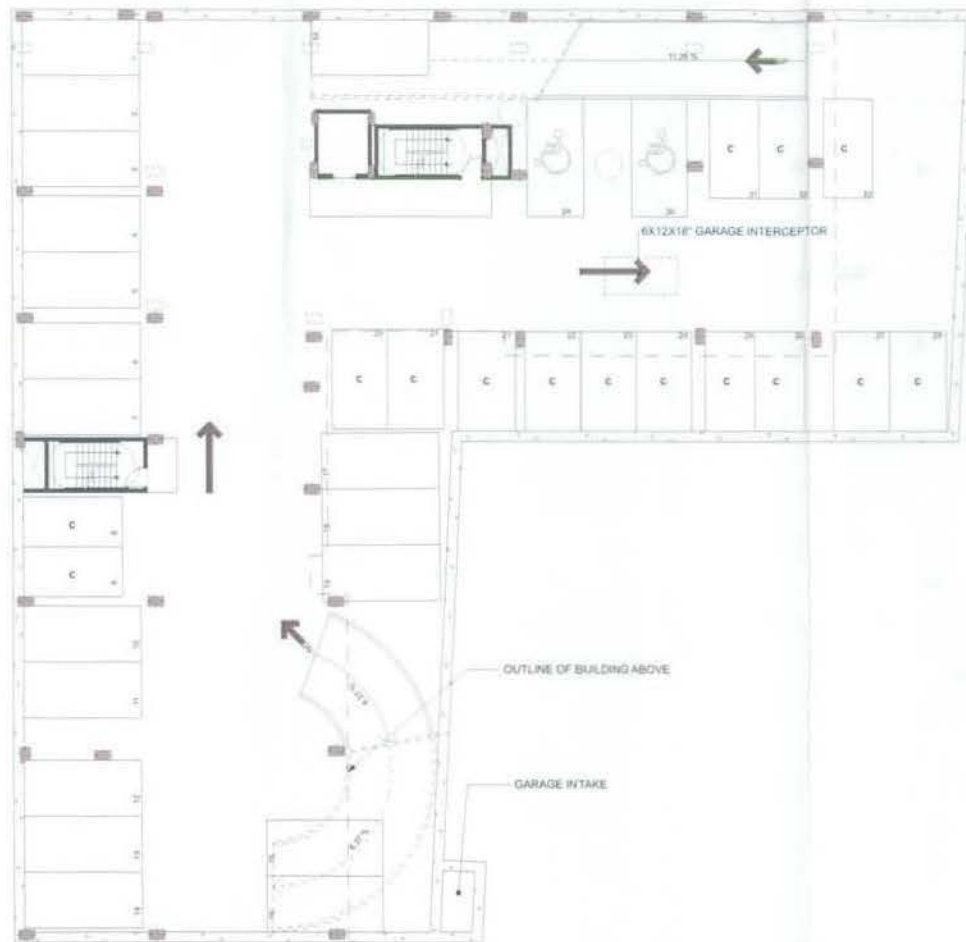


IL EX-111770
 ZONING COMMISSION
 District of Columbia

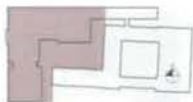
A-45

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CASE NO.11-08
 EXHIBIT NO.30A2



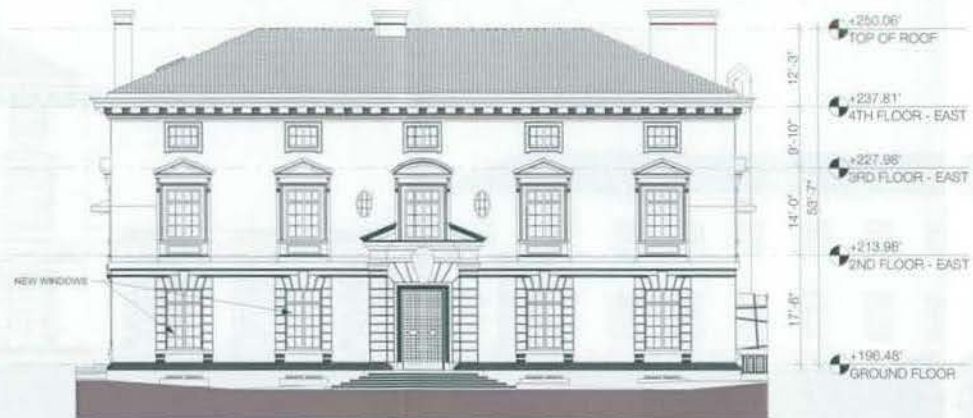
PARKING LEVEL 2



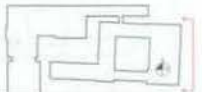
A-46 13 September 2011	IL PALAZZO 2700 16th street, nw washington dc, 20010 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT
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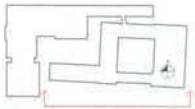


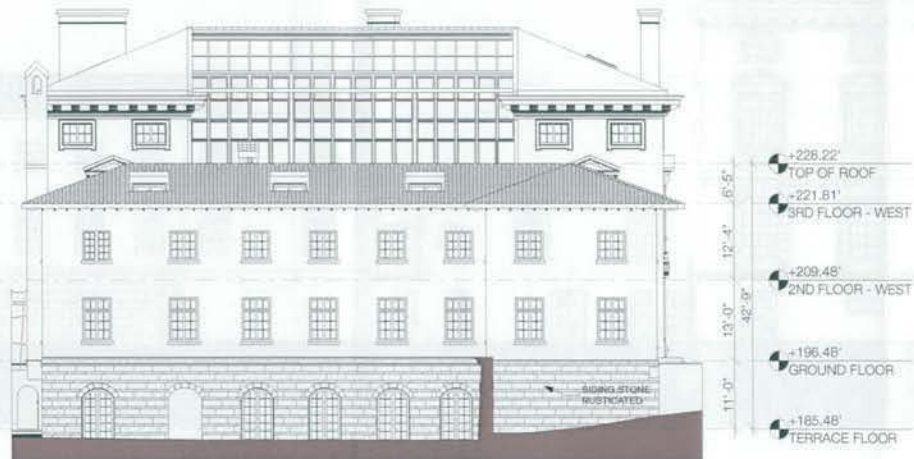
EAST ELEVATION



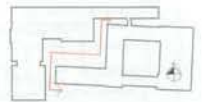


SOUTH ELEVATION





WEST ELEVATION



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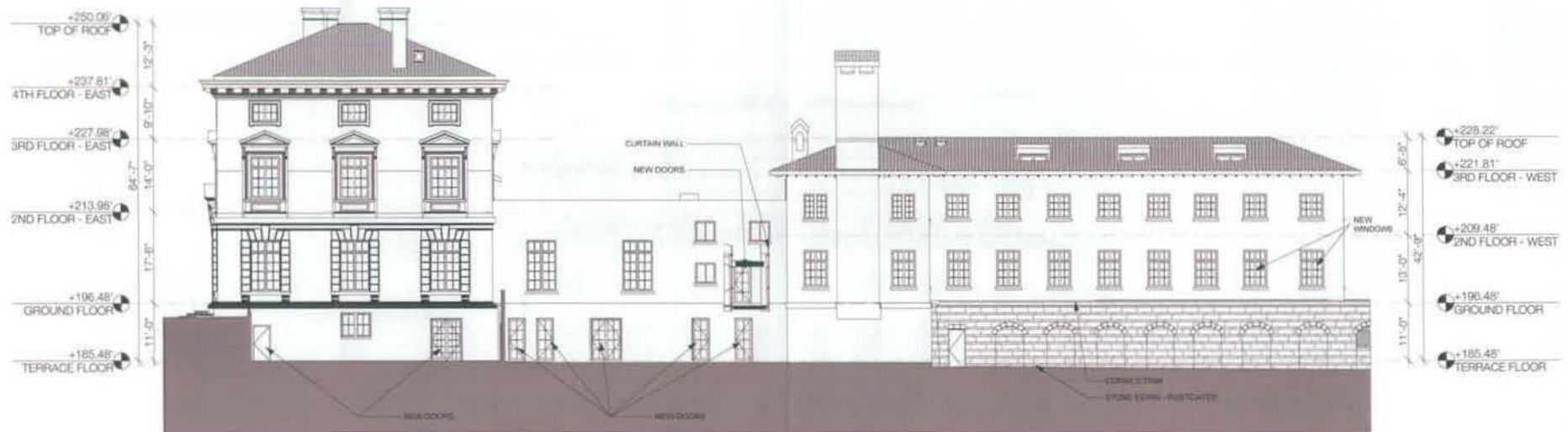
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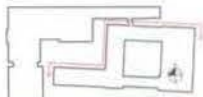
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A-49



NORTH ELEVATION



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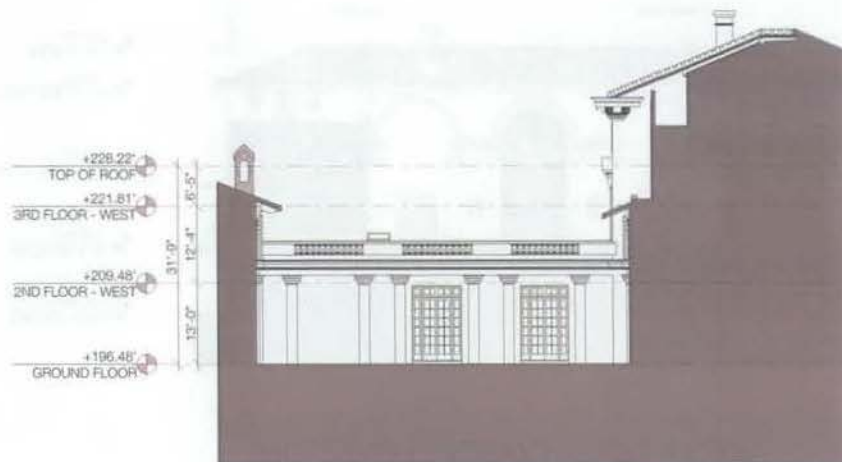
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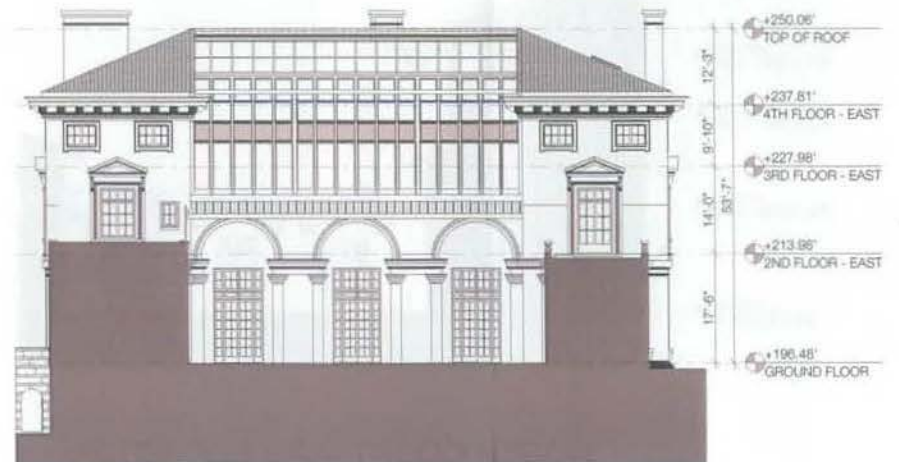
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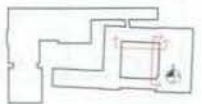
SOUTH COURTYARD ELEVATION



EAST COURTYARD ELEVATION



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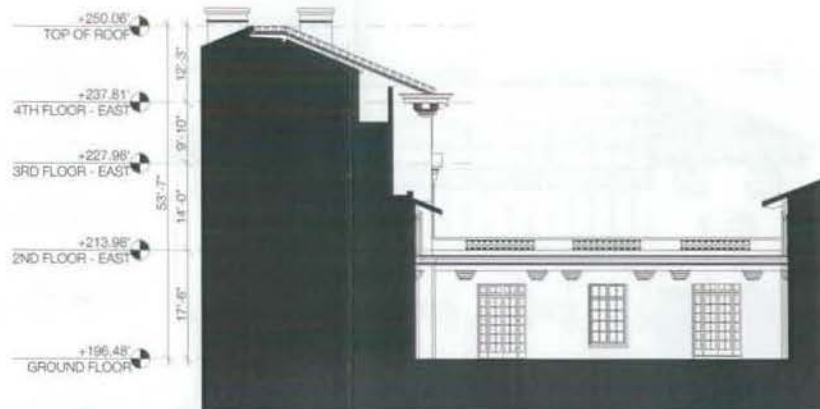
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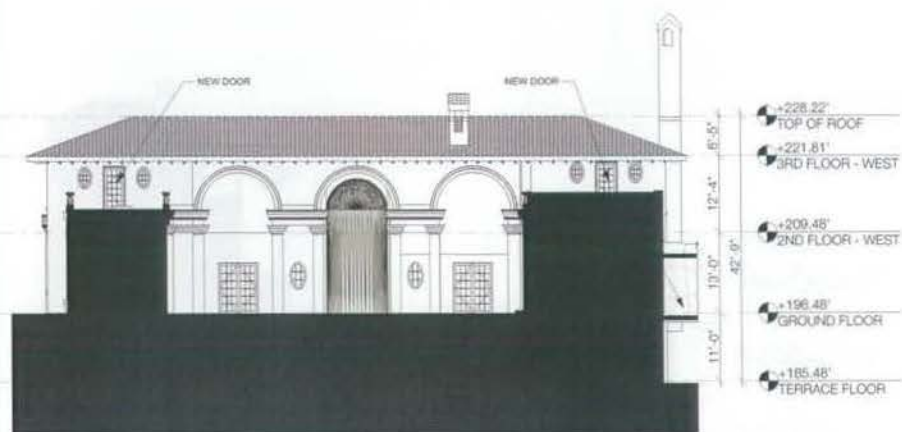
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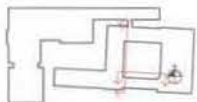
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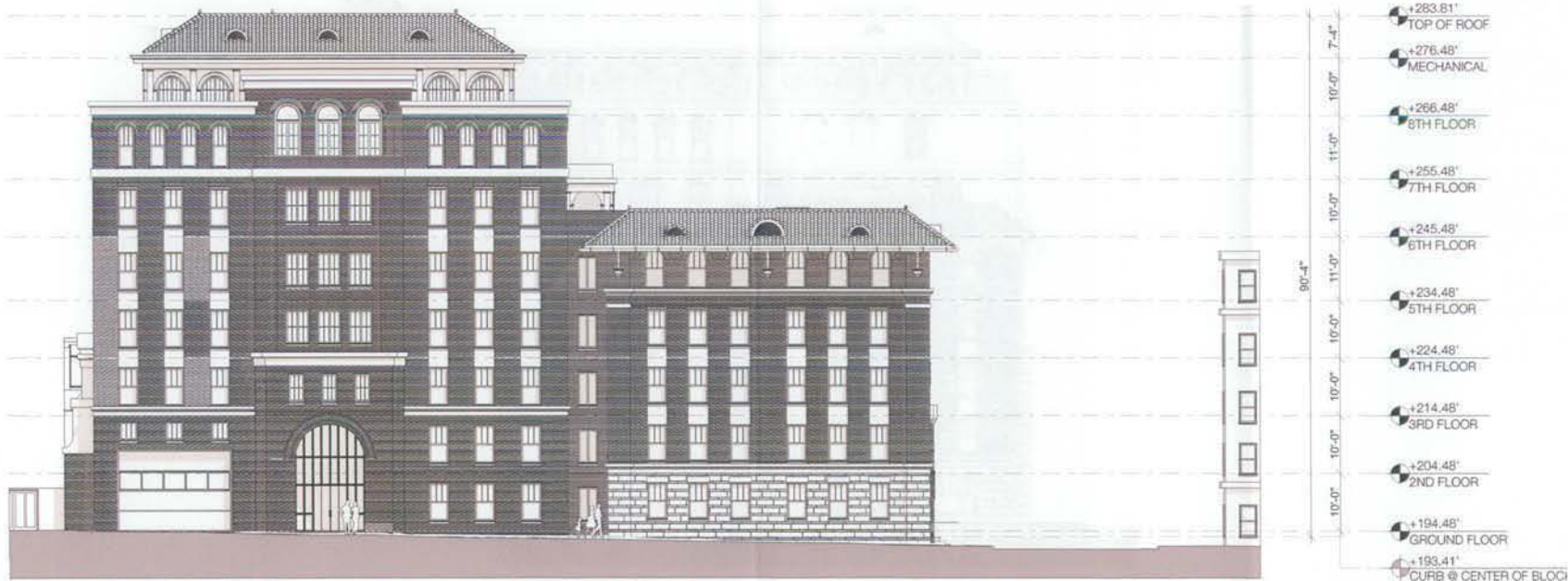


NORTH COURTYARD ELEVATION



WEST COURTYARD ELEVATION





WEST ELEVATION



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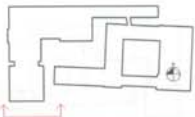
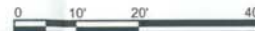
13 September 2011

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7'-4"	+283.81'	TOP OF ROOF
10'-0"	+276.48'	MECHANICAL
11'-0"	+266.48'	8TH FLOOR
10'-0"	+255.48'	7TH FLOOR
11'-0"	+245.48'	6TH FLOOR
10'-0"	+234.48'	5TH FLOOR
10'-0"	+224.48'	4TH FLOOR
10'-0"	+214.48'	3RD FLOOR
10'-0"	+204.48'	2ND FLOOR
10'-0"	+194.48'	GROUND FLOOR

SOUTH ELEVATION



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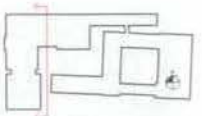
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EAST COURTYARD ELEVATION



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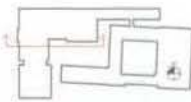
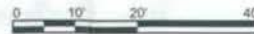
POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

13 September 2011

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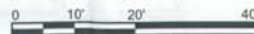
SOUTH COURTYARD ELEVATION



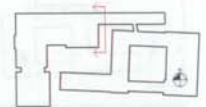


7'-4"	+283.81'	TOP OF ROOF
10'-0"	+276.48'	MECHANICAL
11'-0"	+266.48'	8TH FLOOR
10'-0"	+255.48'	7TH FLOOR
11'-0"	+245.48'	6TH FLOOR
10'-0"	+234.48'	5TH FLOOR
10'-0"	+224.48'	4TH FLOOR
10'-0"	+214.48'	3RD FLOOR
10'-0"	+204.48'	2ND FLOOR
10'-0"	+194.48'	GROUND FLOOR
10'-0"	+184.48'	TERRACE FLOOR

EAST ELEVATION



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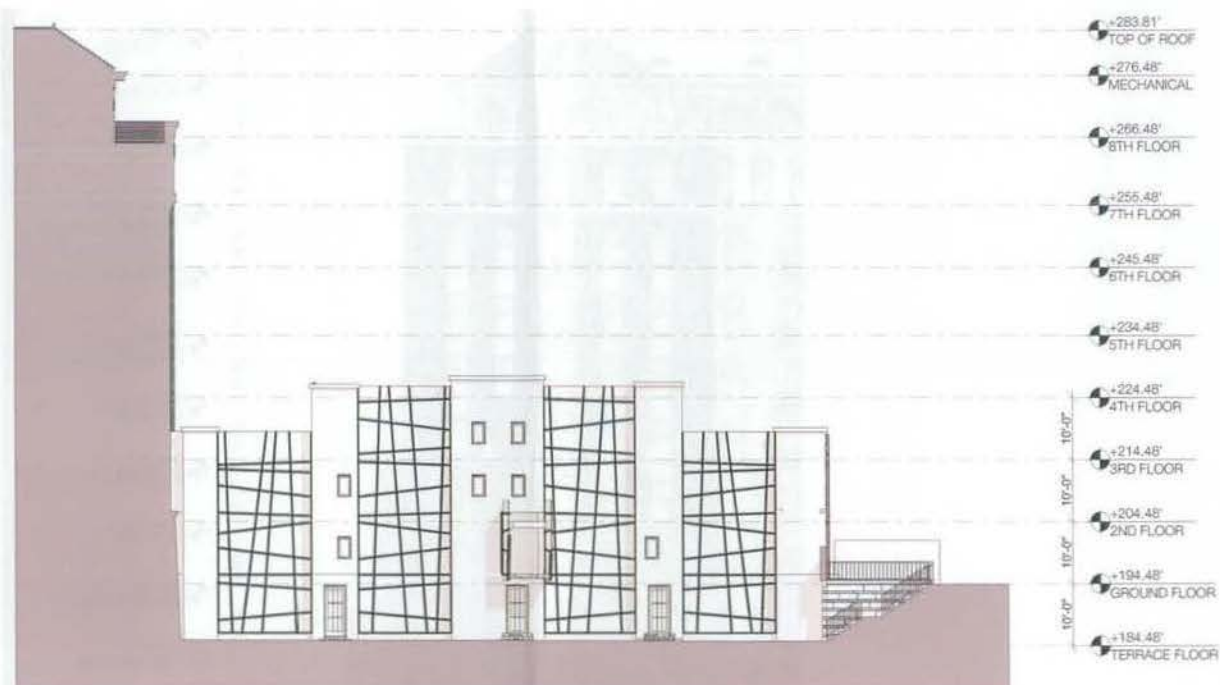
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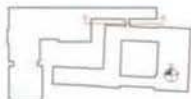
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NORTH WING - SOUTH ELEVATION



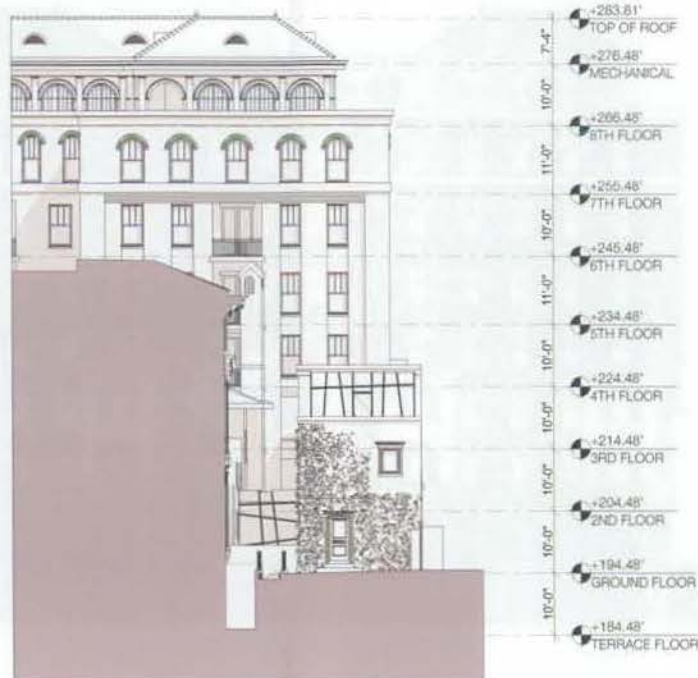
A-58

13 September 2011

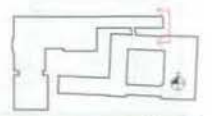
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NORTH WING - EAST ELEVATION



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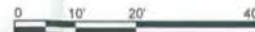
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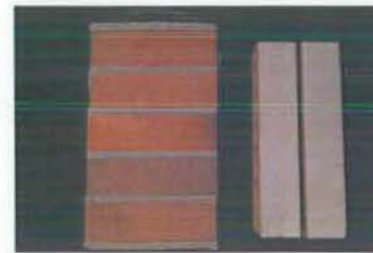
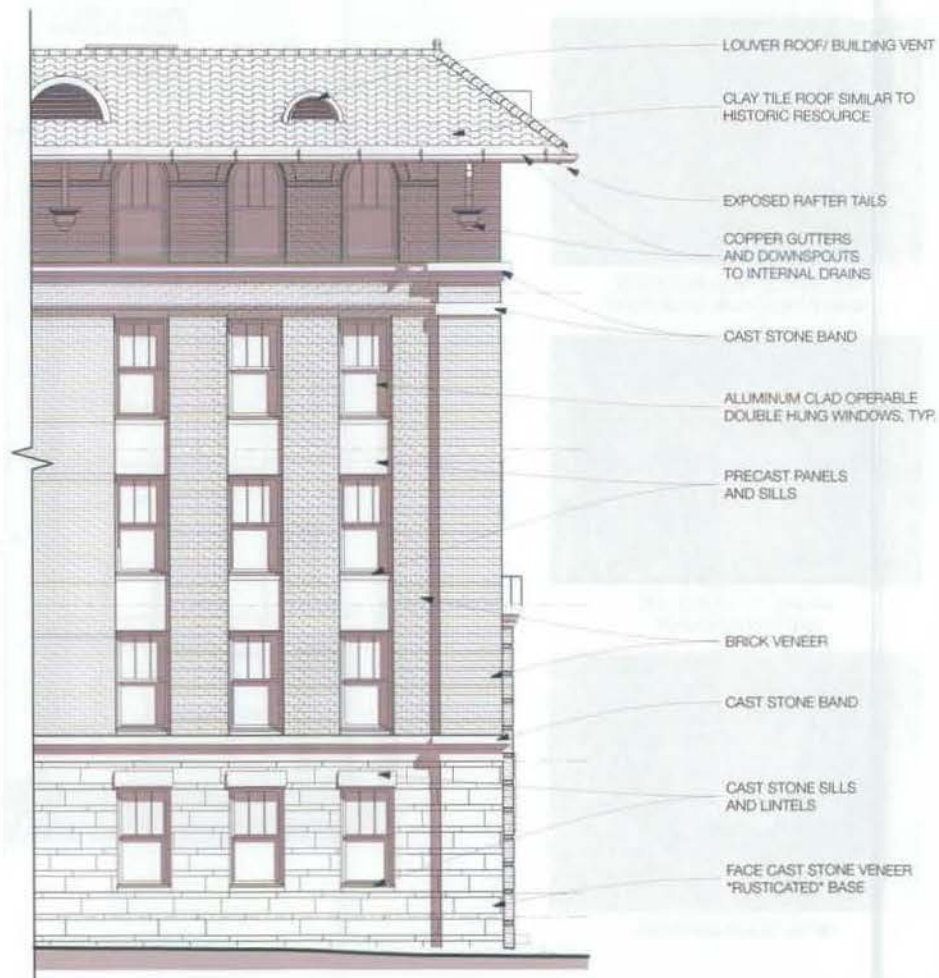
13 September 2011

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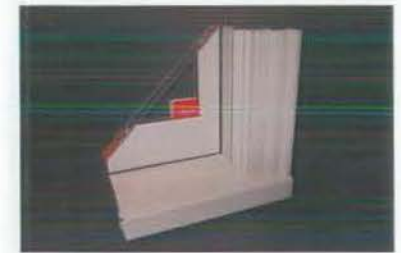


NORTH ELEVATION





COLOR SAMPLE (LEFT), SIZE SAMPLE (RIGHT)



ALUMINUM CLAD OPERABLE DOUBLE HUNG WINDOW



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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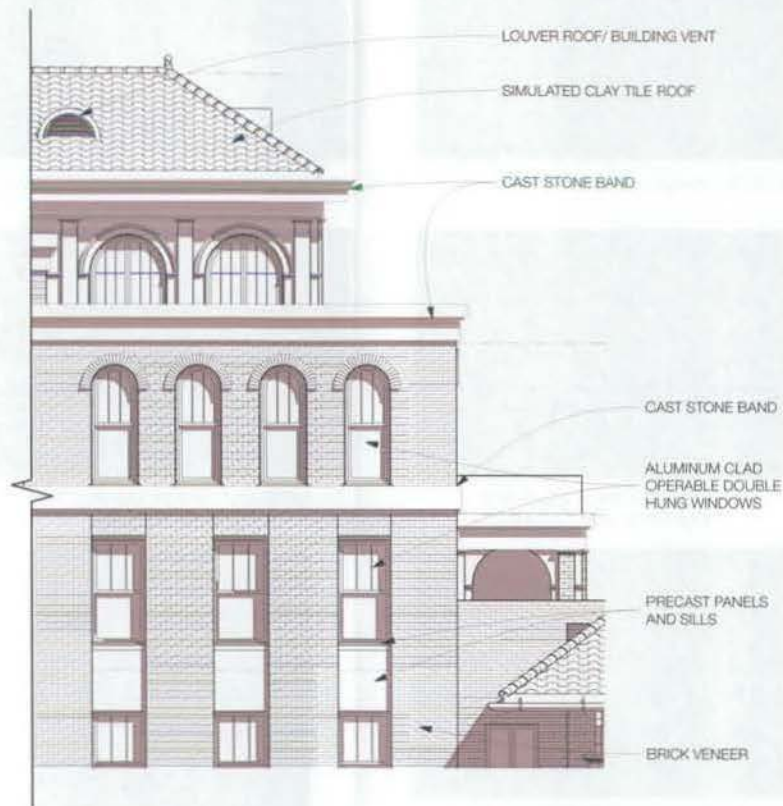
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COMPOSITE TILE ROOF
USED ON UPPER ROOF

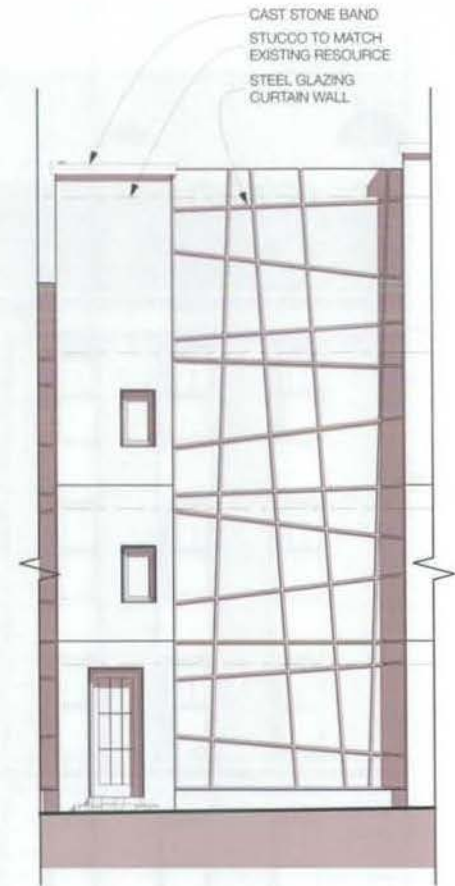
TILE SAMPLE FROM RESOURCE,
SINGLE PIECE CLAY, COMPOSITE



SAMPLE OF STUCCO ON
EXISTING RESOURCE

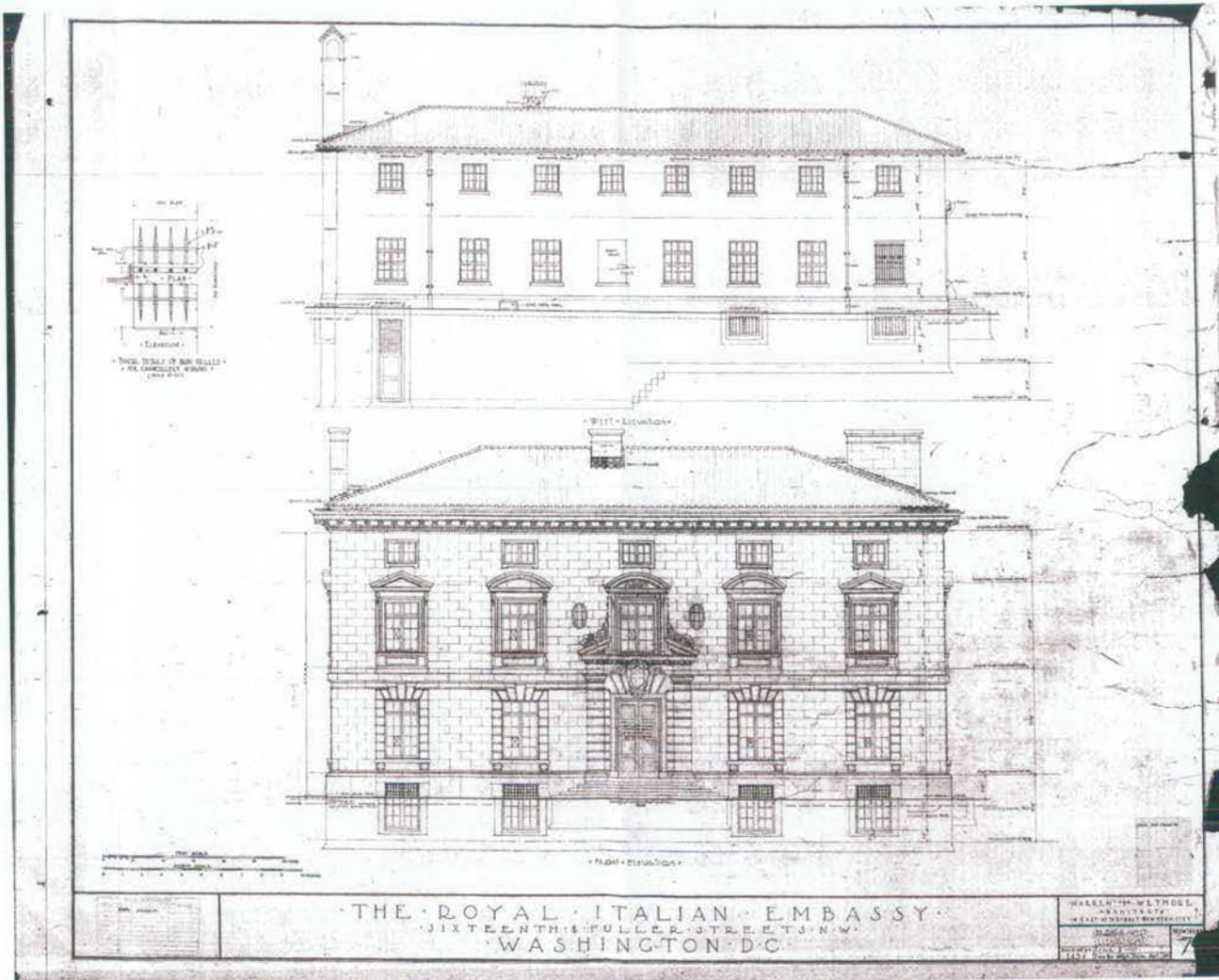


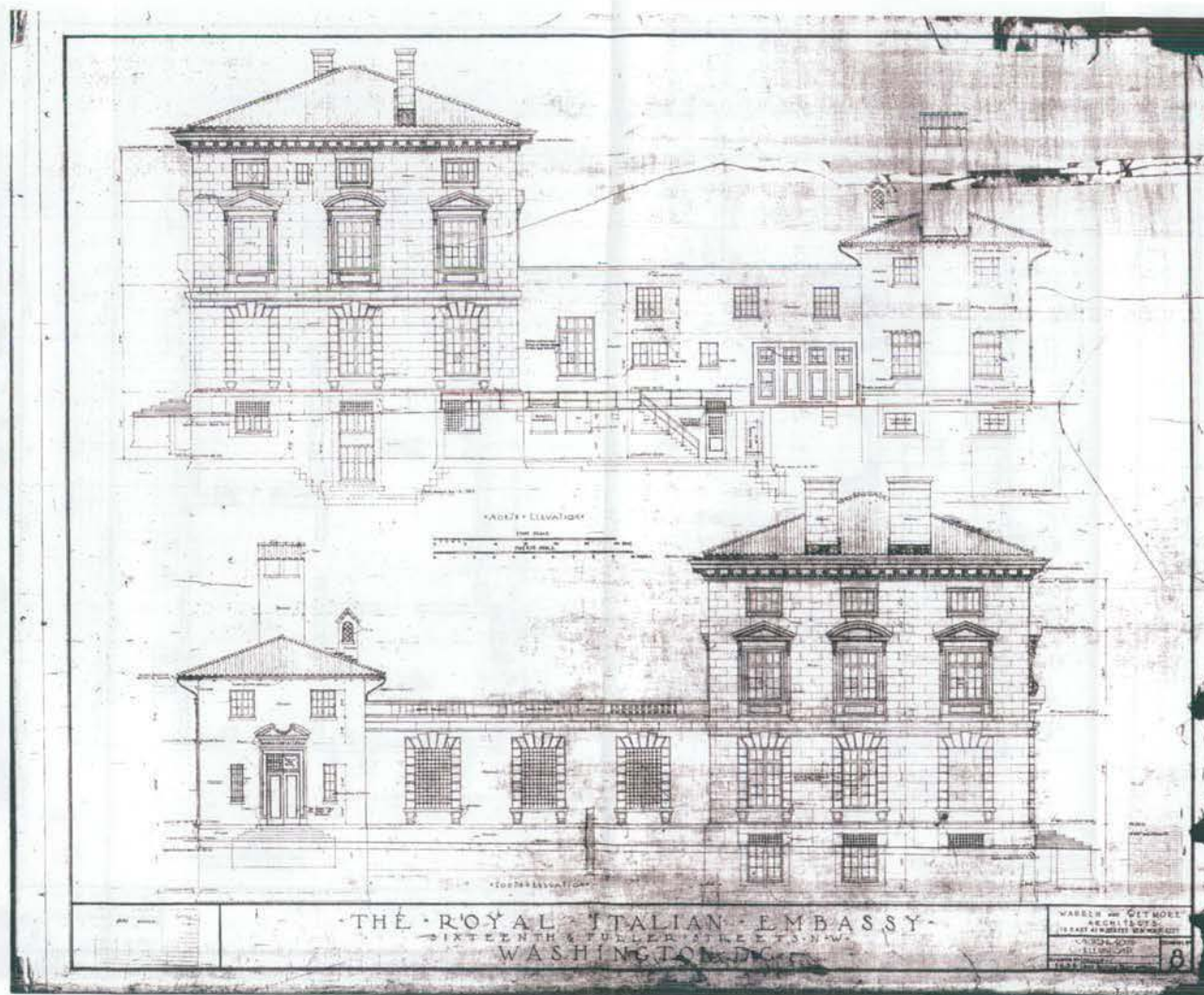
METAL GLAZING SYSTEM



ENLARGED ELEVATIONS - MATERIALS









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



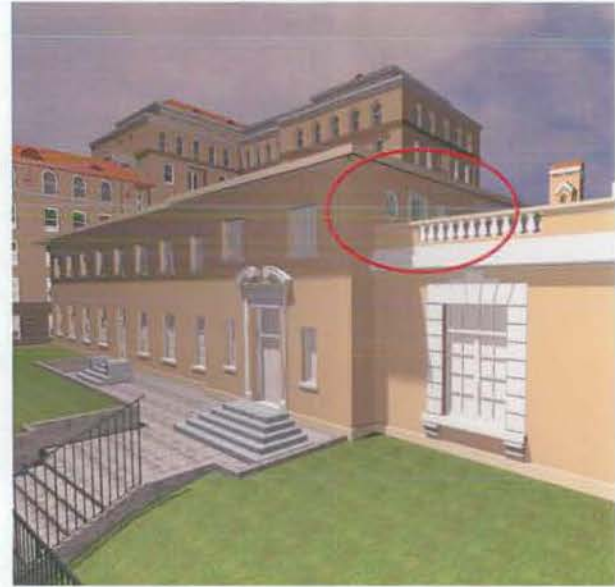
EXISTING CHANCERY WING WINDOWS



EXISTING CHANCERY WING WINDOWS RESTORATION

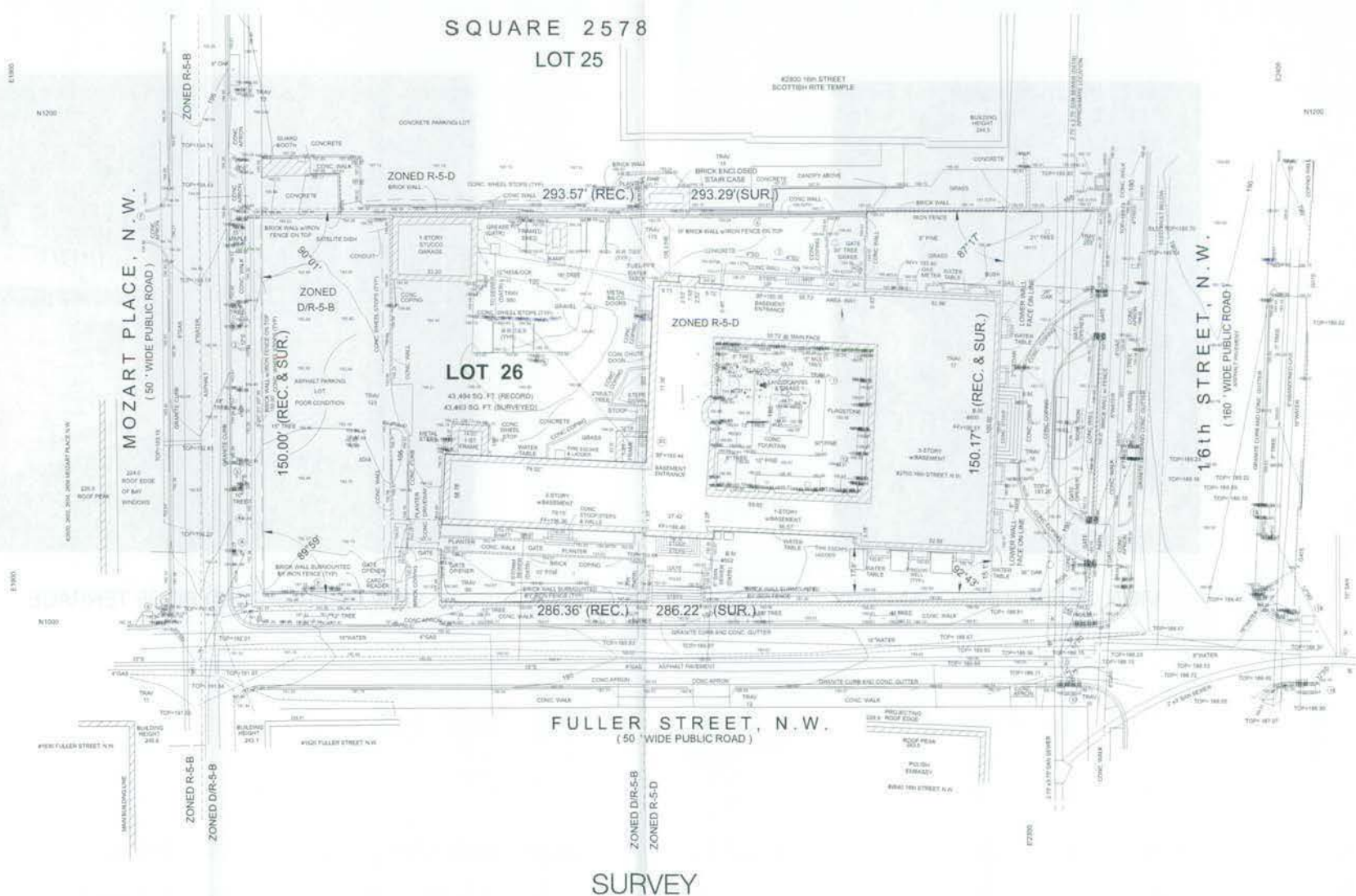


VIEW OF EXISTING CHANCERY



VIEW OF PROPOSED ROOF TERRACE

SQUARE 2578
LOT 25



SURVEY



NEIGHBORHOOD CONTEXT

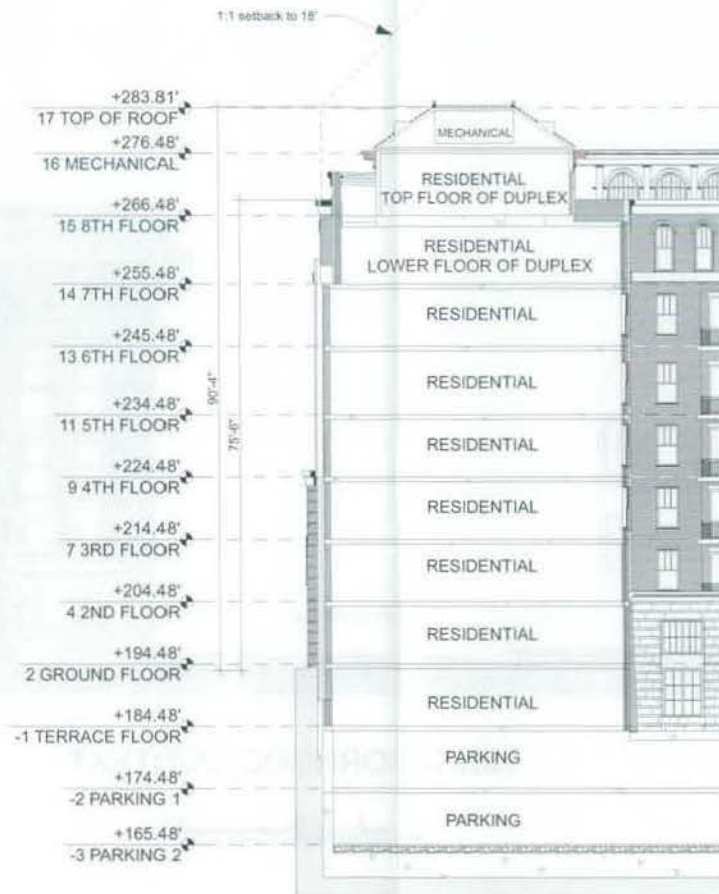


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BUILDING SECTION - SETBACK DETAIL



SUN STUDY - JUNE 21ST, 3:00 PM



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SUN STUDY - DECEMBER 21ST, 3:00 PM



MASONIC TEMPLE LOT POTENTIAL DEVELOPMENT



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MASONIC TEMPLE LOT POTENTIAL DEVELOPMENT



MASONIC TEMPLE LOT POTENTIAL DEVELOPMENT



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MASONIC TEMPLE SINGLE LOT DEVELOPMENT



ADJACENT SITE ZONED R-5-D 90' PLUS
MECHANICAL PENTHOUSE

MASSING PROPOSES DEVELOPMENT AS
1 BUILDING WITHOUT SITE SUBDIVISION
APPROX 20' SIDE YARD MAINTAINED

MASONIC TEMPLE SINGLE LOT DEVELOPMENT



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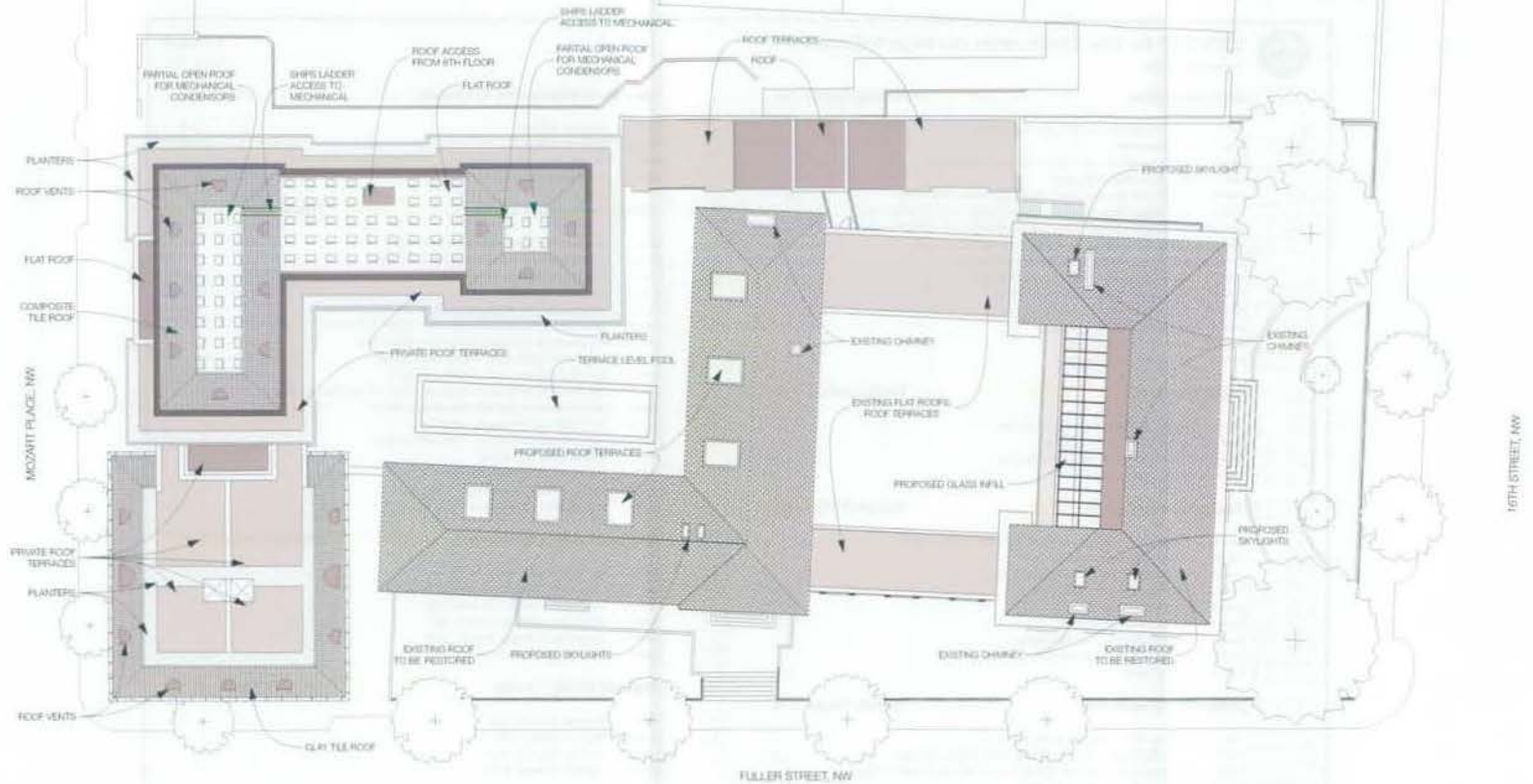
MASONIC TEMPLE SINGLE LOT DEVELOPMENT

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ROOF PLAN



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LEED 2009 for New Construction and Major Renovations Project Checklist

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Sept 7/2011

19 7 Sustainable Sites Possible Points: 26

Y	T	R	Points	Description	Points
Y			1	Construction Activity Pollution Prevention	1
Y			1	Site Selection	1
5			1	Credit 2: Development Density and Community Connectivity	5
	1		1	Credit 3: Brownfield Redevelopment	1
6			1	Credit 4.1: Alternative Transportation--Public Transportation Access	6
1			1	Credit 4.2: Alternative Transportation--Bicycle Storage and Changing Rooms	1
3			1	Credit 4.3: Alternative Transportation--Low-Emitting and Fuel-Efficient Vehicles	3
	2		1	Credit 4.4: Alternative Transportation--Parking Capacity	2
	1		1	Credit 5.1: Site Development--Protect or Restore Habitat	1
	1		1	Credit 5.2: Site Development--Maximize Open Space	1
1			1	Credit 6.1: Stormwater Design--Quantity Control	1
1			1	Credit 6.2: Stormwater Design--Quality Control	1
1			1	Credit 7.1: Heat Island Effect--Non-roof	1
1			1	Credit 7.2: Heat Island Effect--Roof	1
1			1	Credit 8: Light Pollution Reduction	1

4 2 Water Efficiency Possible Points: 10

Y	T	R	Points	Description	Points
Y			1	Water Use Reduction--20% Reduction	1
2			1	Credit 1: Water Efficient Landscaping	2 to 4
2			1	Credit 2: Innovative Wastewater Technologies	2
	2		1	Credit 3: Water Use Reduction	2 to 4

4 10 Energy and Atmosphere Possible Points: 35

Y	T	R	Points	Description	Points
Y			1	Fundamental Commissioning of Building Energy Systems	1
Y			1	Minimum Energy Performance	1
Y			1	Fundamental Refrigerant Management	1
4			1	Credit 1: Optimize Energy Performance	1 to 19
	1		1	Credit 2: On-Site Renewable Energy	1 to 7
	2		1	Credit 3: Enhanced Commissioning	2
	2		1	Credit 4: Enhanced Refrigerant Management	2
	3		1	Credit 5: Measurement and Verification	3
	2		1	Credit 6: Green Power	2

5 1 2 Materials and Resources Possible Points: 14

Y	T	R	Points	Description	Points
Y			1	Storage and Collection of Recyclables	1
1			1	Credit 1.1: Building Reuse--Maintain Existing Walls, Floors, and Roof	1 to 3
	1		1	Credit 1.2: Building Reuse--Maintain 50% of Interior Non-Structural Elements	1
1			1	Credit 2: Construction Waste Management	1 to 2
	1		1	Credit 3: Materials Reuse	1 to 2

Materials and Resources, Continued

Y	T	R	Points	Description	Points
Y			1	Credit 4: Recycled Content	1 to 2
1			1	Credit 5: Regional Materials	1 to 2
	1		1	Credit 6: Rapidly Renewable Materials	1
	1		1	Credit 7: Certified Wood	1

14 1 Indoor Environmental Quality Possible Points: 15

Y	T	R	Points	Description	Points
Y			1	Minimum Indoor Air Quality Performance	1
Y			1	Environmental Tobacco Smoke (ETS) Control	1
	1		1	Credit 1: Outdoor Air Delivery Monitoring	1
	1		1	Credit 2: Increased Ventilation	1
	1		1	Credit 3.1: Construction IAQ Management Plan--During Construction	1
	1		1	Credit 3.2: Construction IAQ Management Plan--Before Occupancy	1
	1		1	Credit 4.1: Low-Emitting Materials--Adhesives and Sealants	1
	1		1	Credit 4.2: Low-Emitting Materials--Paints and Coatings	1
	1		1	Credit 4.3: Low-Emitting Materials--Flooring Systems	1
	1		1	Credit 4.4: Low-Emitting Materials--Composite Wood and Agrifiber Products	1
	1		1	Credit 5: Indoor Chemical and Pollutant Source Control	1
	1		1	Credit 6.1: Controllability of Systems--Lighting	1
	1		1	Credit 6.2: Controllability of Systems--Thermal Comfort	1
	1		1	Credit 7.1: Thermal Comfort--Design	1
	1		1	Credit 7.2: Thermal Comfort--Verification	1
	1		1	Credit 8.1: Daylight and Views--Daylight	1
	1		1	Credit 8.2: Daylight and Views--Views	1

2 1 Innovation and Design Process Possible Points: 6

Y	T	R	Points	Description	Points
Y			1	Credit 1.1: Innovation in Design: Zip Cars	1
	1		1	Credit 1.2: Innovation in Design: Automated Parking	1
	1		1	Credit 1.3: Innovation in Design: Specific Title	1
	1		1	Credit 1.4: Innovation in Design: Specific Title	1
	1		1	Credit 1.5: Innovation in Design: Specific Title	1
	1		1	Credit 2: LEED Accredited Professional	1

2 2 Regional Priority Credits Possible Points: 4

Y	T	R	Points	Description	Points
Y			1	Credit 1.1: Regional Priority: SSC6.1	1
1			1	Credit 1.2: Regional Priority: WEC2	1
	1		1	Credit 1.3: Regional Priority: EAC1	1
	1		1	Credit 1.4: Regional Priority: EAC2	1

50 2 24 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



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JUNE 21st, 9:00 AM



JUNE 21st, 3:00 PM



JUNE 21st, 10:00 AM



JUNE 21st, 6:00 PM



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MARCH / SEPTEMBER 21st, 9:00 AM



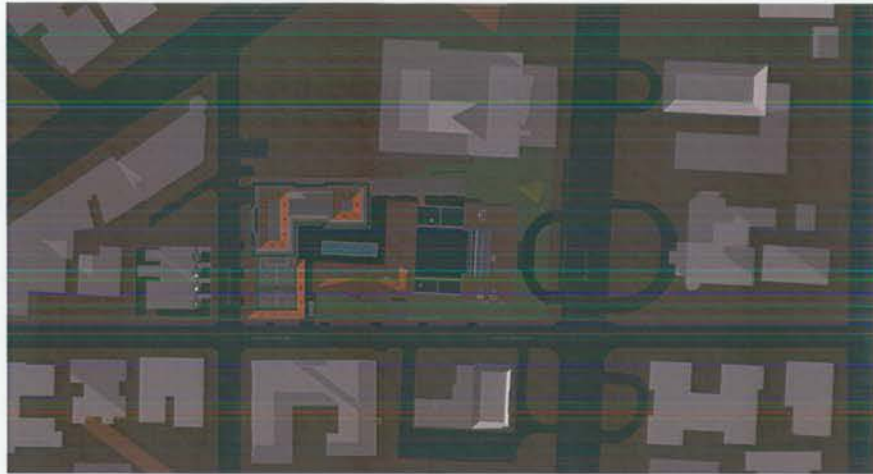
MARCH / SEPTEMBER 21st, 3:00 PM



MARCH / SEPTEMBER 21st, 10:00 AM



MARCH / SEPTEMBER 21st, 6:00 PM



DECEMBER 21st, 9:00 AM



DECEMBER 21st, 3:00 PM



DECEMBER 21st, 10:00 AM



DECEMBER 21st, 6:00 PM

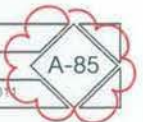


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IL PALAZZO
 2700 16th street, nw washington dc, 20010
 POTOMAC CONSTRUCTION GROUP, VALOR DEVELOPMENT

13 September 2014





NEW PLAZA (PLANTERS)

Amorpha canescens 'Cultus'
Buxus sempervirens var. *japonica* 'Morris Midge'
Lonicera maackii 'Royal Purple'
Rhododendron 'Garden's Rose'
Spirea japonica 'Little Princess'
Taxus sp.
Nandina sp.



EXISTING PLAZA

Buxus sempervirens var. *japonica* 'Morris Midge'
Lonicera maackii 'Royal Purple'
Rhododendron 'Garden's Rose'
Amorpha canescens
Ilex glabra 'Compacta'
Spirea japonica 'Little Princess'
Taxus sp.
Nandina sp.



VINE WALL

Artichoke tomentosa
Lonicera confertiflora
Hydrangea anomala subsp. pedunculata



STREET TREE

Acer rubrum 'Autumn Flame'



ACCENT TREE

Magnolia x 'Buxifolia'
Amelanchier x grandiflora 'Autumn Brilliance'
Lagerströmia sp.



STREET TREE

Corylus bicolor 'Autumn Gold'



FOUNDATION PLANTING

<i>Thalictrum</i> sp.	<i>Hamamelis</i> sp.
<i>Colonyensis</i> 'East Fencer'	<i>Buxus sempervirens</i> var. <i>japonica</i>
<i>Lonicera maackii</i> 'Royal Purple'	<i>Rhododendron</i> 'Garden's Rose'
<i>Ilex glabra</i> 'Compacta'	<i>Taxus</i> sp.
<i>Nandina</i> sp.	<i>Ilex verticillata</i> 'Nana'
<i>Buddleia</i> 'Lo and Behold Blue Chip'	

LANDSCAPE PLAN



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