

3RD & MASS

420-430 3RD STREET, NE
208, 214 & 236 MASSACHUSETTS AVENUE, NE
WASHINGTON, DC 20002

BZA SUBMITTAL
01.18.13



3RD STREET ROWS



236 MASS AVE

DRAWING INDEX

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236 MASS AVE

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#10

OWNER
THE HERITAGE FOUNDATION
214 MASSACHUSETTS AVENUE NE
WASHINGTON DC 20002
TEL 202 698-6270

3RD STREET PROPERTIES, LLC
MASS AVE PROPERTIES, LLC
730 11TH STREET NW 4TH FLOOR
WASHINGTON DC 20001
TEL 202 942 3000

ARCHITECTS
NELSON ARCHITECTS, PC
1003 K STREET NW SUITE 835
WASHINGTON DC 20001
TEL 202 737 4800

CUNNINGHAM QUILL
ARCHITECTS PLLC
1054 31st STREET NW SUITE 315
WASHINGTON DC 20007
TEL 202 337 0092

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP
MARK G ANDERSON
CONSULTANTS

CONSULTANTS / ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE BUREAU
GIRARD ENGINEERING, PC (M E P)
SK&A, PLLC (STRUCTURAL)

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Board of Zoning Adjustment
District of Columbia
CASE NO.18531
EXHIBIT NO.10

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS AVE PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP
MARK G ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M E P)
SK&A, PLLC (STRUCTURAL)

3RD & MASS
PROJECT DATA

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS AVE NE
WASHINGTON, DC 20002

DATE: 01 18 13

ZONING DATA

SQUARE / LOT SQUARE 755 / LOT 3, 849, 838, 26, 836, 36

ACCESSORY PARKING		
	AREA	SPACES
P1	17,643 SF	27 (INCLUDES 6 RESIDENTIAL)
P2	16,533 SF	33
P3	16,533 SF	33
P4	8,205 SF	12
TOTAL	58,914 SF	105 (INCLUDES 6 RESIDENTIAL)
ABOVE GRADE EXIT STAIR/VENT	244 SF	
BELOW GRADE SERVICE CORRIDOR & EXIT STAIR	3,026 SF (470 SF IS INCLUDED IN 208 MASS FAR)	

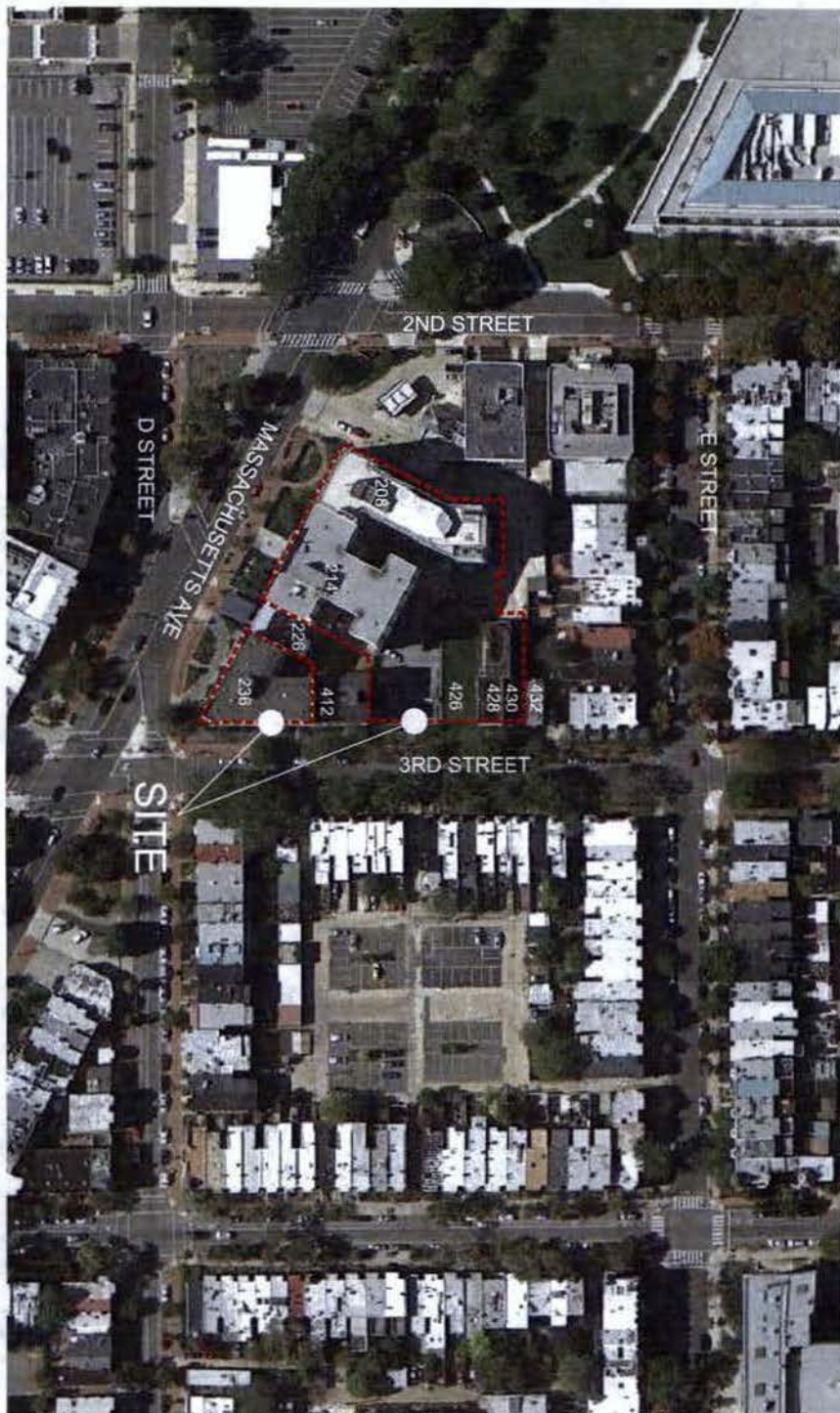
LOT AREA SUMMARY	EXISTING	PROPOSED
LOT 3 (208 MASS AVE)	10,400 SF	10,400 SF NO CHANGE
LOT 849 (214 MASS AVE)	17,634 SF	13,954 SF
LOT 838 (236 MASS AVE)	5,832 SF	5,832 SF NO CHANGE
LOT 26	4,699 SF	N/A
LOT 836	3,624 SF	N/A
LOT 36	1,372 SF	N/A
ROWHOUSE #1	N/A	4,007 SF
ROWHOUSE #2	N/A	1,900 SF
ROWHOUSE #3	N/A	1,900 SF
ROWHOUSE #4	N/A	1,900 SF
ROWHOUSE #5	N/A	1,889SF
ROWHOUSE #6	N/A	1,911 SF
PORTION OF LOT 839	132 SF	N/A
TOTAL	43,693 SF	43,693 SF

AREA BREAKDOWN INCLUDED IN FAR			
	EXISTING GSF	PROPOSED NEW GSF	TOTAL GSF
208 MASS AVE	55,851 SF	470 SF	56,321 SF
214 MASS AVE	67,744 SF	800 SF	68,544 SF
236 MASS AVE	32,818 SF	NO CHANGE	32,818 SF
ROWHOUSE #1	N/A	3,643 SF	3,643 SF
ROWHOUSE #2	N/A	3,420 SF	3,420 SF
ROWHOUSE #3	N/A	3,420 SF	3,420 SF
ROWHOUSE #4	N/A	3,420 SF	3,420 SF
ROWHOUSE #5	N/A	3,375 SF	3,375 SF
ROWHOUSE #6	N/A	3,465 SF	3,465 SF

	PERMITTED / REQUIRED	208 MASS AVE EXISTING	208 MASS AVE PROPOSED	214 MASS AVE EXISTING	214 MASS AVE PROPOSED	236 MASS AVE EXISTING	236 MASS AVE PROPOSED
ZONE	CAP / CHC / C 2 A						
FAR	2.5 MAX (ALL USES)	5.37 FAR	5.42 FAR	3.84 FAR	4.91 FAR	5.63 FAR	5.63 FAR
HEIGHT / STORIES	40 FT / 3 STORIES	89' 10.5" / 8 STORIES	89-10.5" / 8 STORIES NO CHANGE	89' 0" / 8 STORIES	89' 0" / 8 STORIES NO CHANGE	70' 0" / 6 STORIES	70' 0" / 6 STORIES NO CHANGE
LOT OCCUPANCY	100% (COMMERCIAL), 60% (RESIDENTIAL)	68 %	72%	52%	72%	88%	88% NO CHANGE
REAR YARD	15 FT	17 FT	17 FT NO CHANGE	VARIES 25 FT TO 60 FT	VARIES 62.7"	0'	0' NO CHANGE
SIDE YARD	NONE, IF PROVIDED 27/FT BUT NOT < 6 FT	NONE	NONE NO CHANGE	NONE	NONE NO CHANGE	NONE	NONE NO CHANGE
PARKING							
OFFICE	IN EXCESS OF 2,000 SF: 1 SPACE FOR EACH ADDITIONAL 600 SF OF GROSS FLOOR AREA & CELLAR FLOOR AREA NOTE: PURSUANT TO SECTION 2120, PARKING IS NOT REQUIRED FOR HISTORIC BUILDINGS	21 SHARED W/ 214 MASS	105 SHARED W/ 214 MASS	21 SHARED W/ 208 MASS	105 SHARED W/ 208 MASS	NONE	NONE
RESIDENTIAL	1 FOR EACH 2 DWELLING UNITS						

	PERMITTED / REQUIRED	ROWHOUSE #1 PROPOSED	ROWHOUSE #2 PROPOSED	ROWHOUSE #3 PROPOSED	ROWHOUSE #4 PROPOSED	ROWHOUSE #5 PROPOSED	ROWHOUSE #6 PROPOSED
ZONE	CAP / R 4						
FAR	1.8 MAX	0.9	1.8	1.8	1.8	1.8	1.8
MIN LOT	1,800 SF	4,007 SF	1,900 SF	1,900 SF	1,900 SF	1,889 SF	1,911 SF
HEIGHT / STORIES	40 FT / 3 STORIES	40 FT / 3 STORIES	40 FT / 3 STORIES	40 FT / 3 STORIES	40 FT / 3 STORIES	40 FT / 3 STORIES	40 FT / 3 STORIES
LOT OCCUPANCY	60%	53%	60%	60%	60%	60%	60%
REAR YARD	20 FT	40'-0"	40' 0"	40' 0"	40'-0"	38'-9"	38'-9"
SIDE YARD	NONE, IF PROVIDED 37/FT BUT NOT < 8 FT	8' 0"	NONE	NONE	NONE	NONE	NONE
PARKING	1 PER EACH DWELLING UNIT	1	1	1	1	1	1

A0.0



AERIAL SITE PLAN

SCALE: NTS

3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

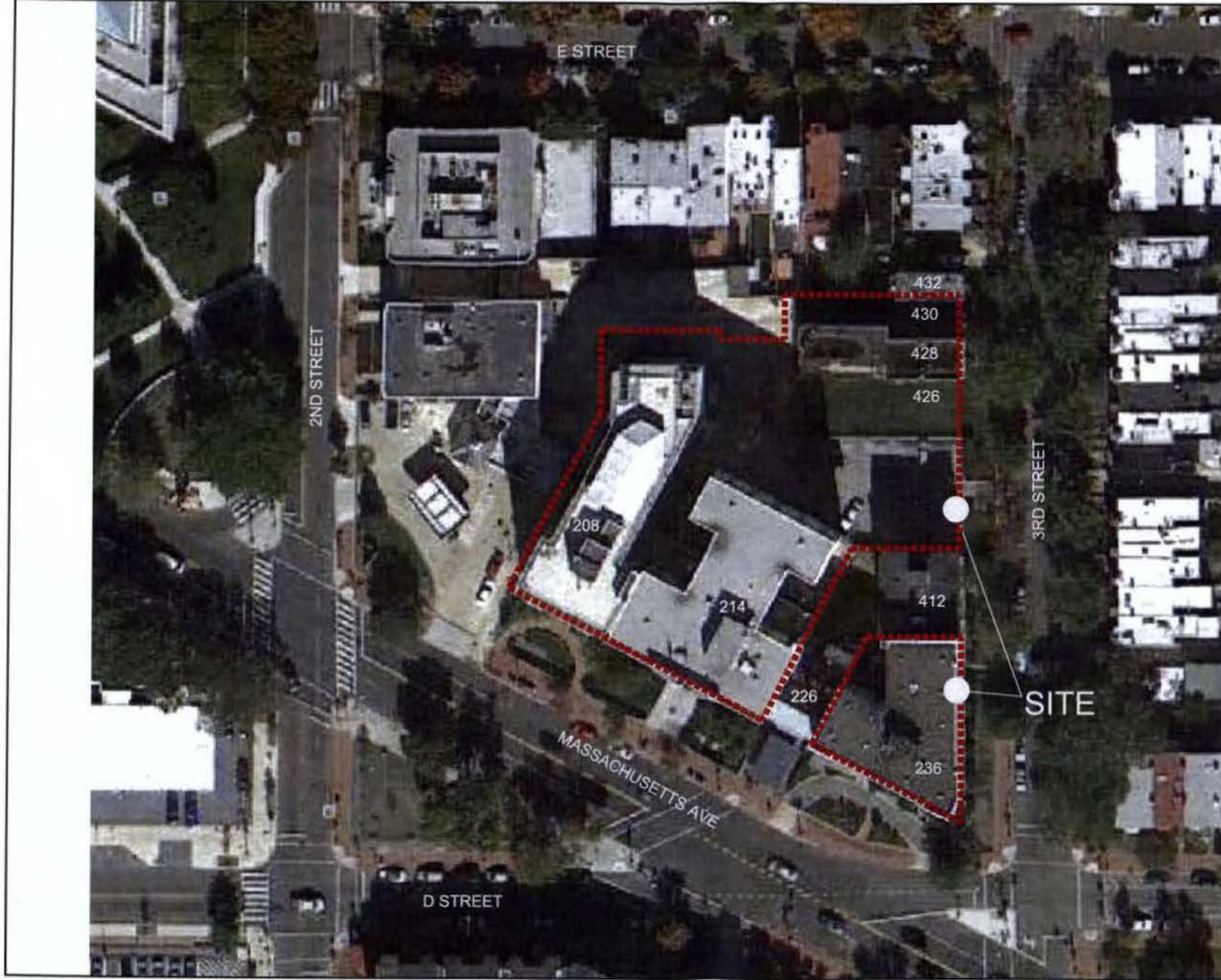
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OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CLANNINGHAM O'NEILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AUNT LLC (CNA)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (A/E/P)
SNAK, PLLC (STRUCTURAL)



OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
BK&A, PLLC (STRUCTURAL)

AERIAL SITE PLAN

SCALE: NTS

3RD & MASS
430-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

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LEGEND	
	COMMERCIAL
	INSTITUTIONAL (FORMERLY)
	MULTI-FAMILY RESIDENTIAL
	SINGLE-FAMILY RESIDENTIAL
	SURFACE PARKING

FLOORS 1-4 MULTI-FAMILY
FLOORS 5-8 COMMERCIAL



3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

A0.3

EXISTING SITE PLAN & BUILDING USE DIAGRAM

DATE: 01.18.13

SCALE: NTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC



3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE, NE
WASHINGTON, DC 20002

DATE: 01.18.13

**PROPOSED SITE PLAN &
BUILDING USE DIAGRAM**

SCALE: NTS

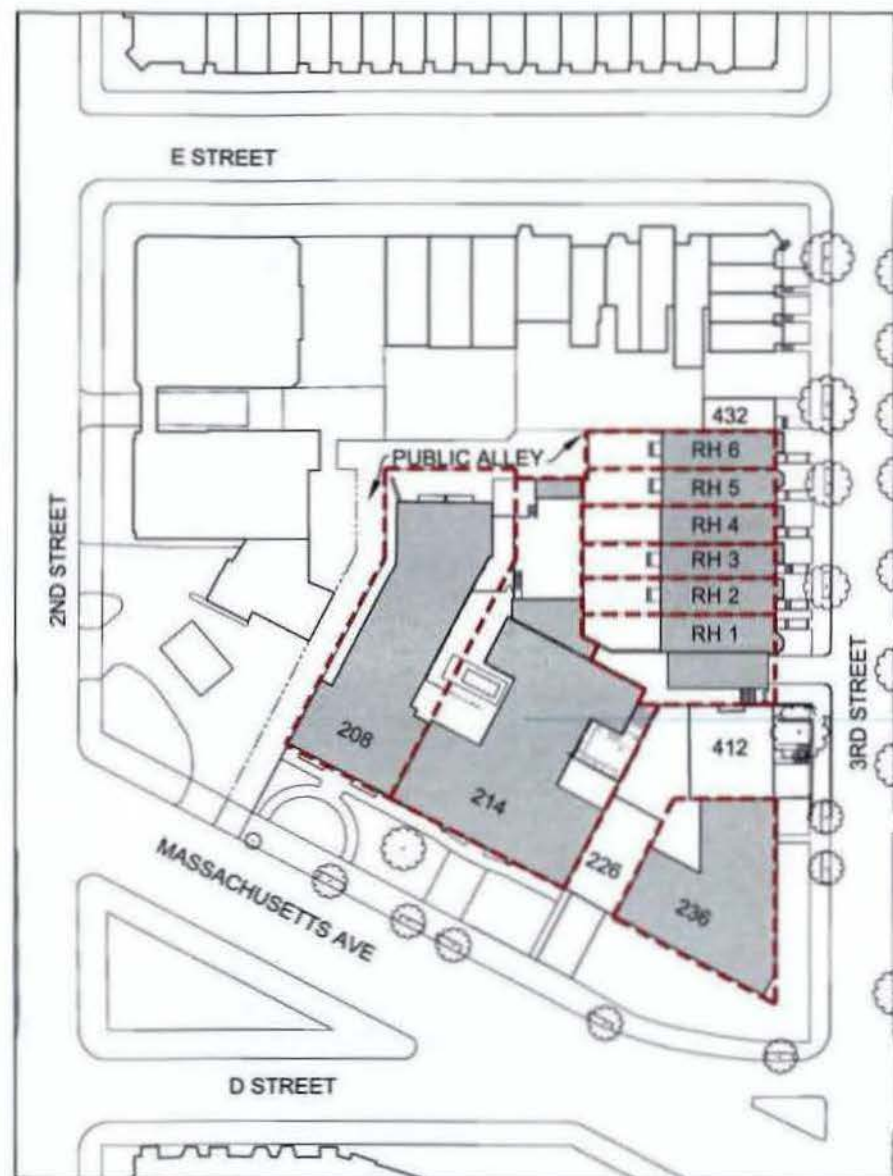
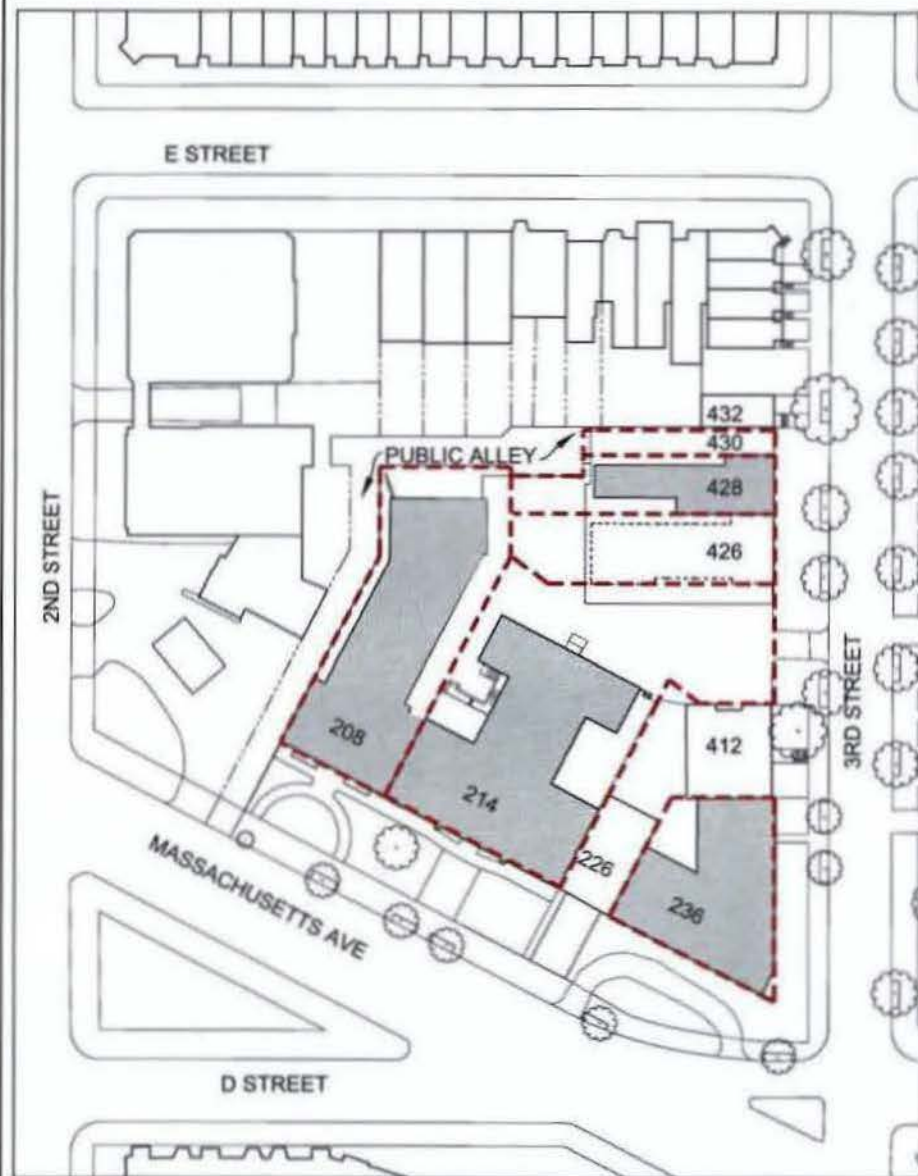
OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CLUNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

**CONSULTANTS /
ENGINEERING**
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

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WASHINGTON, DC 20002

A0.5

DATE: 01.18.13

**EXISTING & PROPOSED
SITE PLAN & PROPERTY LINE
DIAGRAM**

SCALE: NTS

**CONSULTANTS /
ENGINEERING**
AMT, LLC (CMAL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M/E/P)
S&B, P.L.C. (STRUCTURAL)

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANT

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

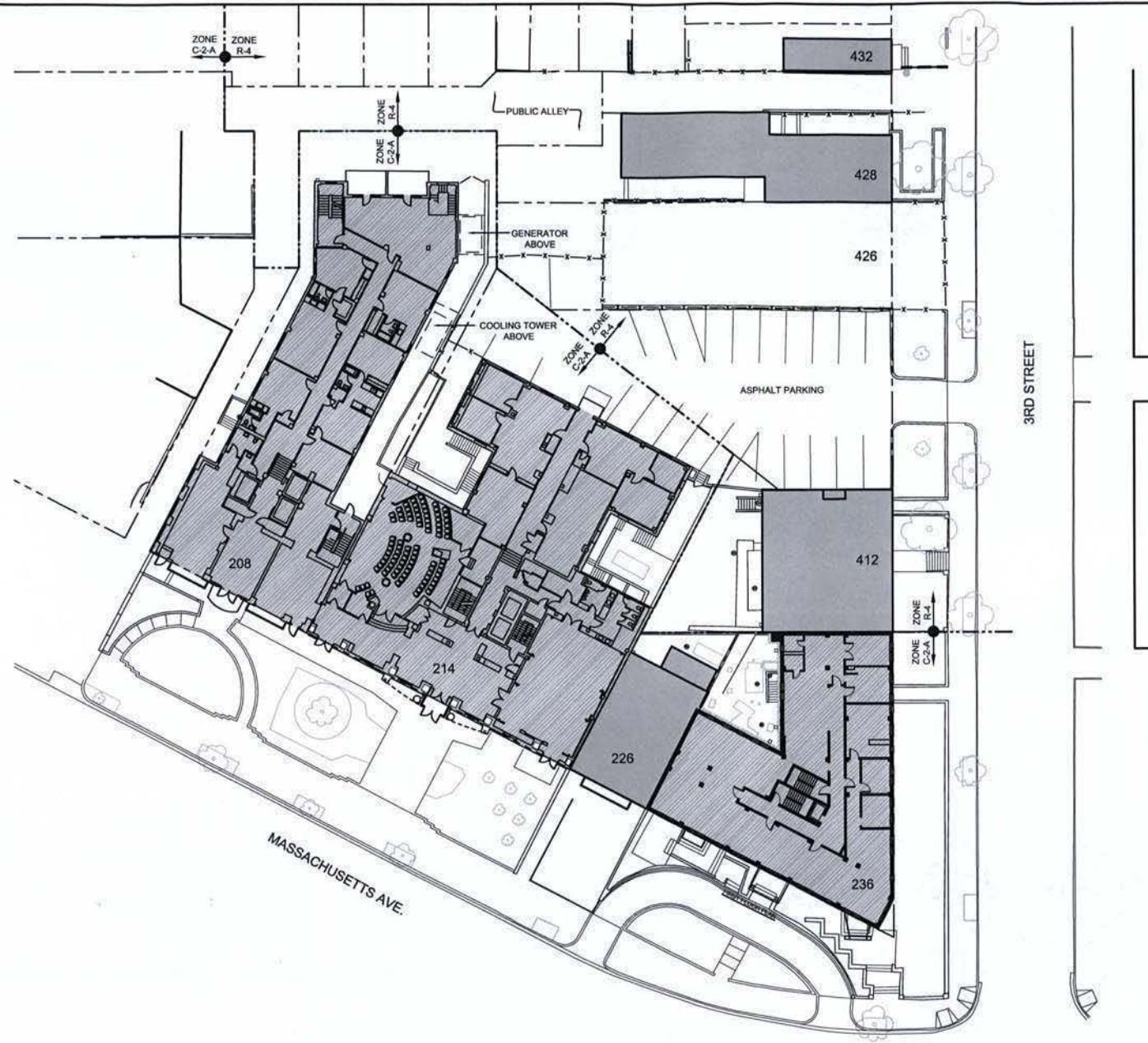
EXISTING CONDITIONS
ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
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3RD STREET EXISTING SITE CONDITIONS AND CONTEXT



3RD & MASS
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WASHINGTON, DC 20002

DATE: 1.18.13

3RD STREET ROWHOUSES
EXISTING SITE CONDITIONS

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

A1.0



ROWHOUSES ACROSS 3RD STREET FROM SITE

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

3RD STREET ROWHOUSES CONTEXT, WEST SIDE

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 1.18.13

A1.1



VIEWS OF 3RD STREET FACING SOUTH



VIEW OF E STREET AT 3RD STREET, FACING WEST



VIEW OF 5TH STREET AT D STREET, FACING NORTH

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
DUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

3RD STREET ROWHOUSES
STREET VIEWS

3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 1.18.13

A1.2

OWNER
THE HERITAGE FOUNDATION
380 STREET PROPERTIES LLC
MASS. AVE PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM GILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ECOSSE DEVELOPMENT CORP.
MARY G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CNL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
SMAA, PLLC (STRUCTURAL)



VIEW A



VIEW D



VIEW G



VIEW I



VIEW B



VIEW E



VIEW H



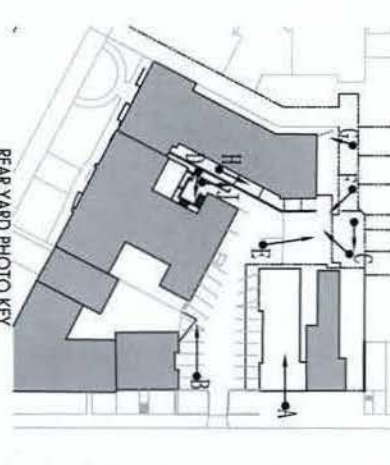
VIEW J



VIEW C



VIEW P

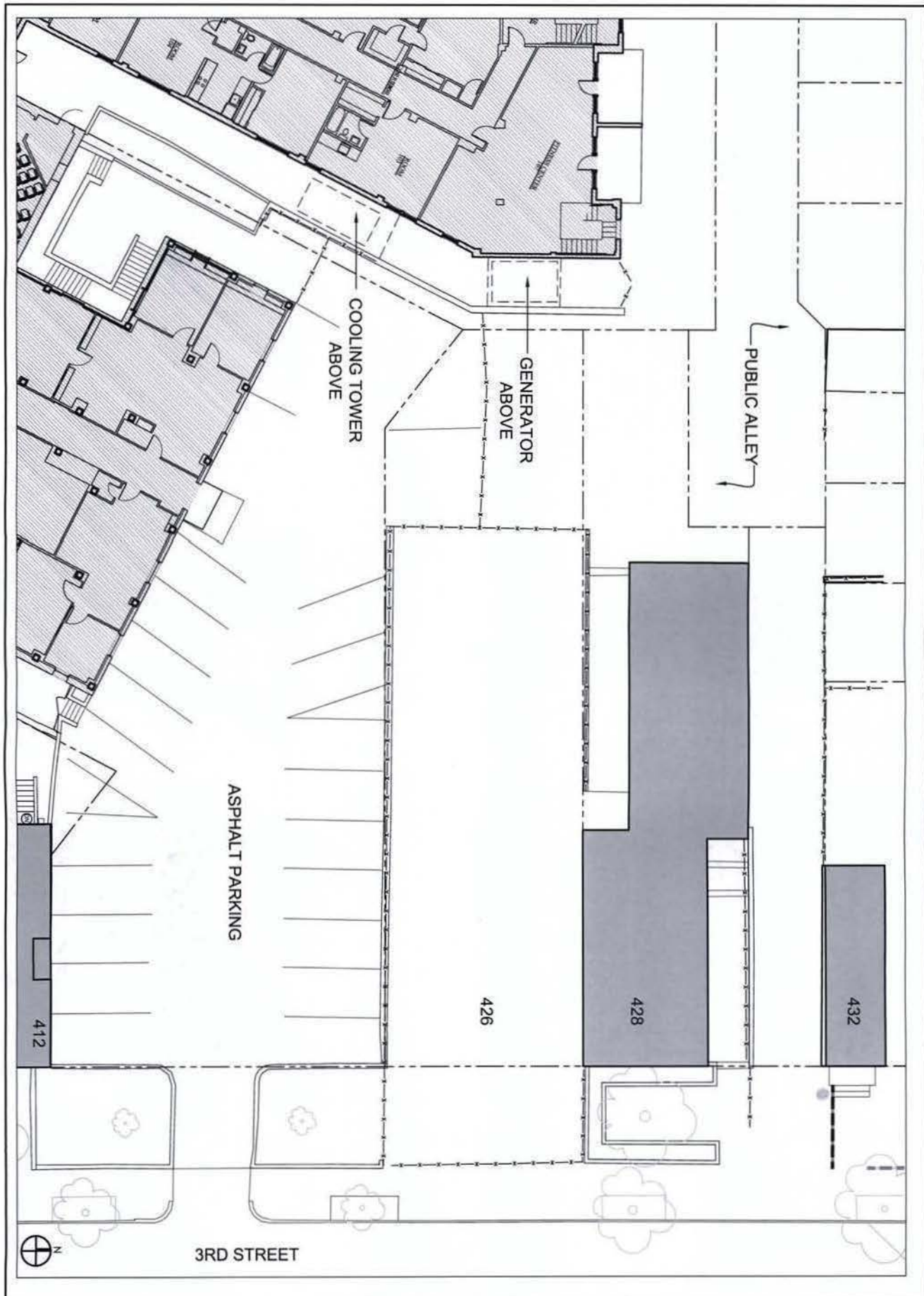


REAR YARD PHOTO KEY

3RD STREET ROWHOUSES EXISTING REAR YARD PHOTOS

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 208, 214 & 236 MASS. AVE. NE
 WASHINGTON, DC 20002

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**3RD STREET ROWHOUSES
 EXISTING CONDITIONS
 ARCHITECTURAL SITE PLAN**

SCALE: 1/16" = 1'-0"

OWNER
 THE HERITAGE FOUNDATION
 300 STREET PROPERTIES LLC
 MASS. AVE PROPERTIES LLC

ARCHITECTS
 NELSON ARCHITECTS, PC
 CANNONDAVE GILL
 ARCHITECTS PLLC

PROJECT MANAGEMENT
 EXCORE DEVELOPMENT CORP.
 MARK G. ANDERSON
 CONSULTANTS

CONSULTANTS / ENGINEERING
 AWT LLC (CIVIL)
 LANDSCAPE ARCHITECTURE
 BLISSAU
 GRASS ENGINEERING, PC (M.E.P.)
 SKKA, PLLC (STRUCTURAL)

A1.4

INSET PLAN

existing cooling tower

ROOF EL. 71.86'

UP

DN

38'-9"

59'-3"

EL. 61.30' GRADE

432

FAMILY/LIVING RH 6 EL. 64.50'

KITCHEN DINING

PANTRY PBL CORN. MUDROOM DN UP ENTRY COATS

9'-6"

UP

FAMILY/LIVING RH 5 EL. 64.50'

KITCHEN DINING

PANTRY PBL CORN. MUDROOM DN UP ENTRY COATS

19'-0"

UP

FAMILY/LIVING RH 4 EL. 68.00'

KITCHEN DINING

POWDER RM MUDROOM DN UP ENTRY COATS

9'-0"

UP

FAMILY/LIVING RH 3 EL. 68.00'

KITCHEN DINING

POWDER RM MUDROOM DN UP ENTRY COATS

19'-0"

UP

FAMILY/LIVING RH 2 EL. 68.00'

KITCHEN DINING

POWDER RM MUDROOM DN UP ENTRY COATS

19'-0"

UP

FAMILY/LIVING RH 1 EL. 68.00'

KITCHEN DINING

POWDER RM MUDROOM DN UP ENTRY COATS

19'-6"

UP

ROWHOUSE REAR YARD EL. 62.29'

ROWHOUSE REAR YARD EL. 65.80'

40'-0"

62'-7"

35'-40"

COURTYARD EL. 65.80'

36'-6"

EL. 62.15'

EL. 62.15'

9'-10"

11'-0"

RAMP DN

ROOF EL. 71.86'

DN

PAVERS, TYP.

ROOF EL. 71.86'

EL. 72.53' LANDING (INCL. 8" CURB)

13'-2"

19'-3"

UP

EL. 67.97'

GENERATOR

EL. 67.81'

EL. 70.86'

EL. 70.86'

9'-0"

19'-0"

6'-7"

WALKWAY

EL. 70.86' WALKWAY

RAMP

DN

EL. 65.35' 3/4"

PARKING ENTRY

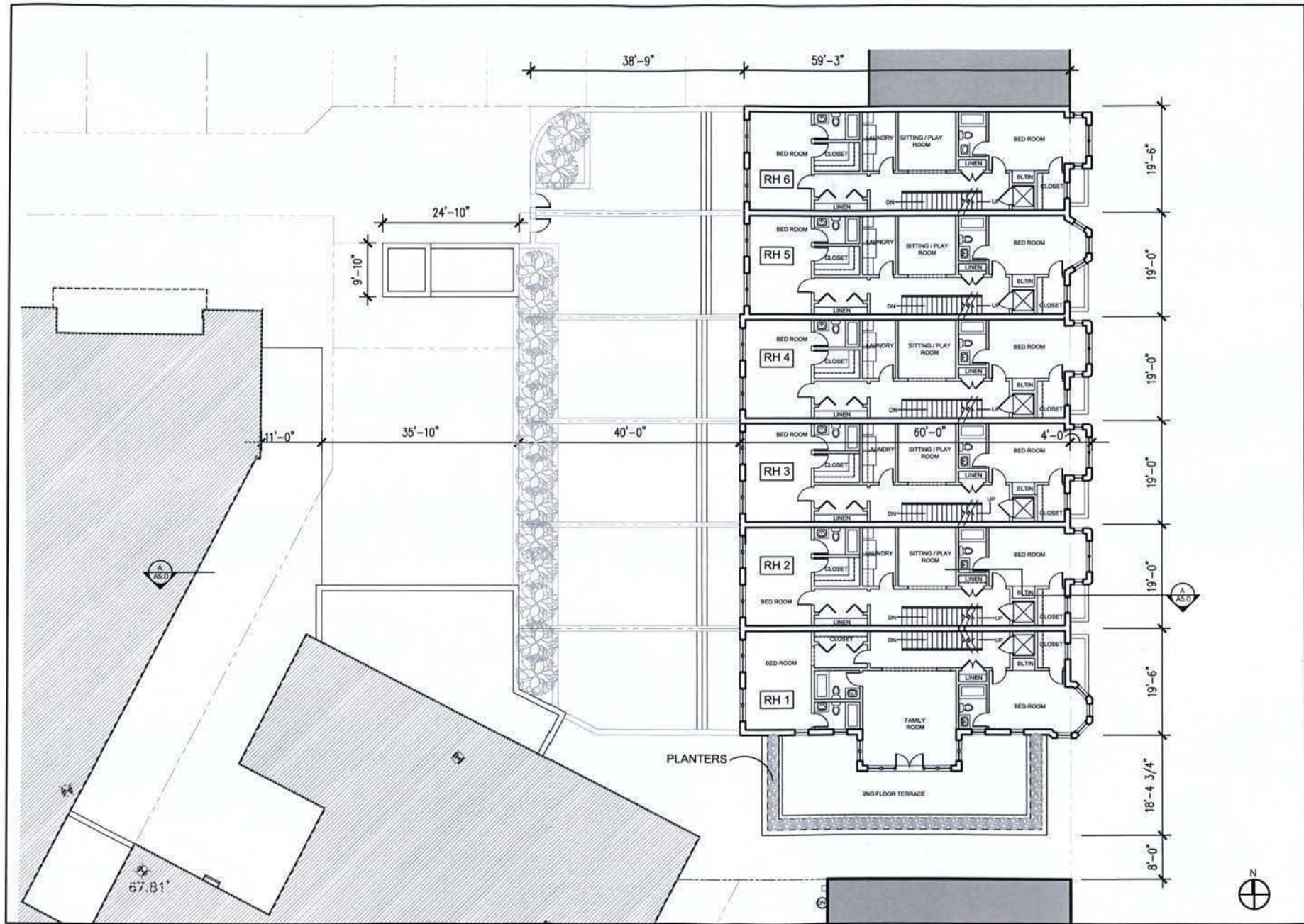
18'-4 3/4"

8'-0"

EL. 65.87' GRADE

412

N



OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC

CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

3RD & MASS

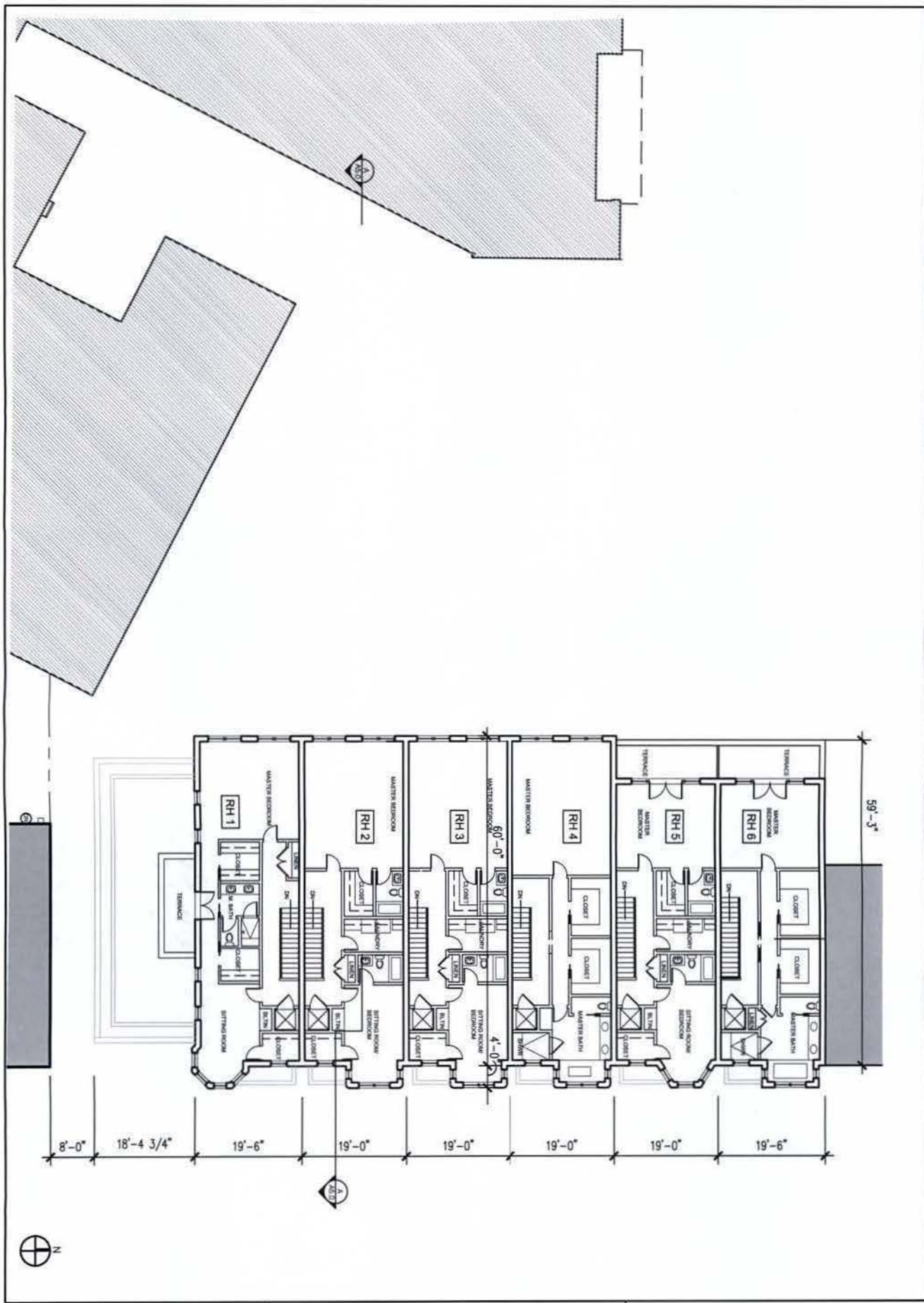
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WASHINGTON, DC 20002

DATE: 01.18.13

3RD STREET ROWHOUSES
2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"

A2.1



OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

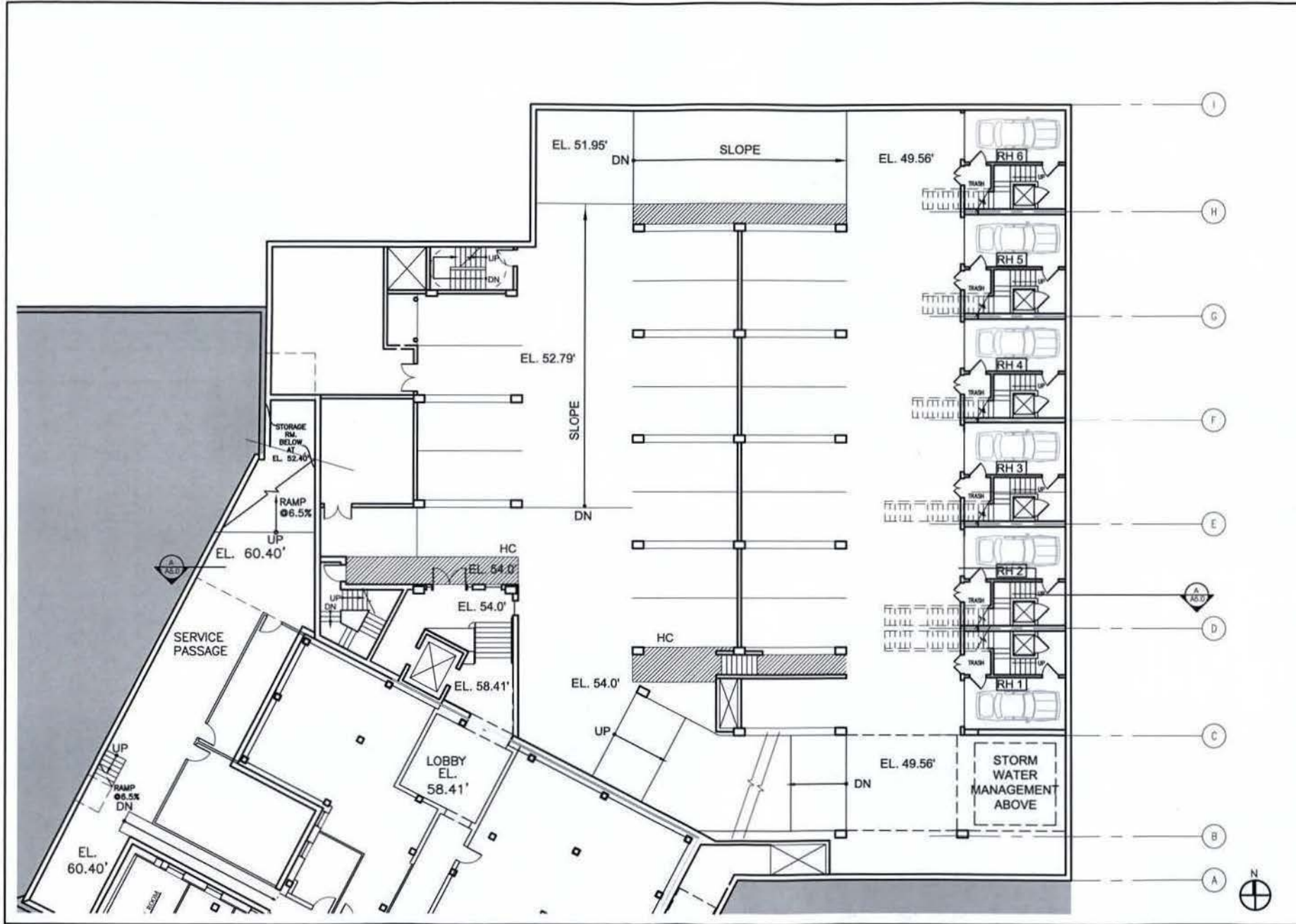
3RD STREET ROWHOUSES
PARKING 1 PLAN

SCALE: 1/16" = 1'-0"

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208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A2.4



OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM OURL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

3RD STREET ROWHOUSES
PARKING 2 PLAN

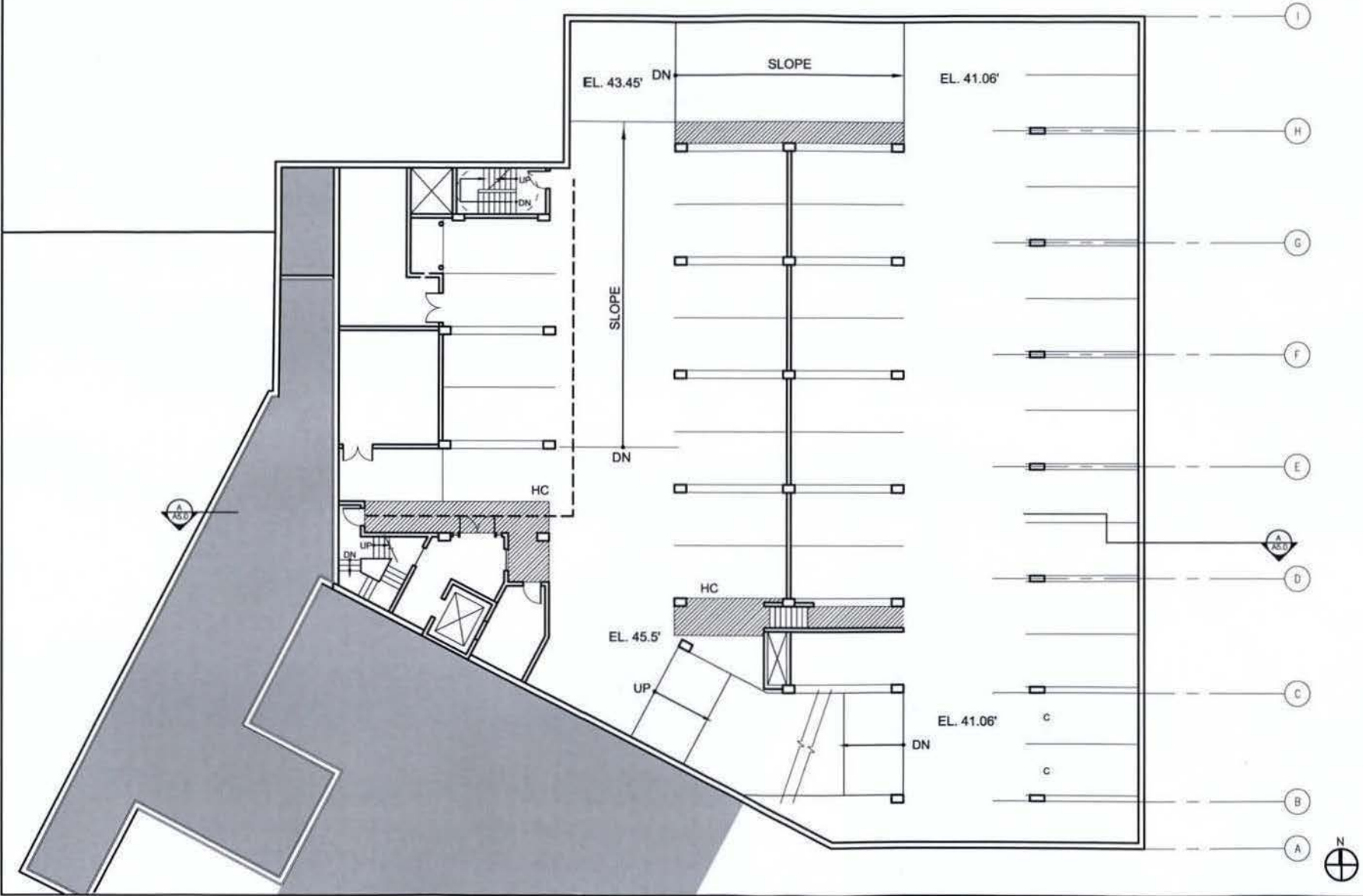
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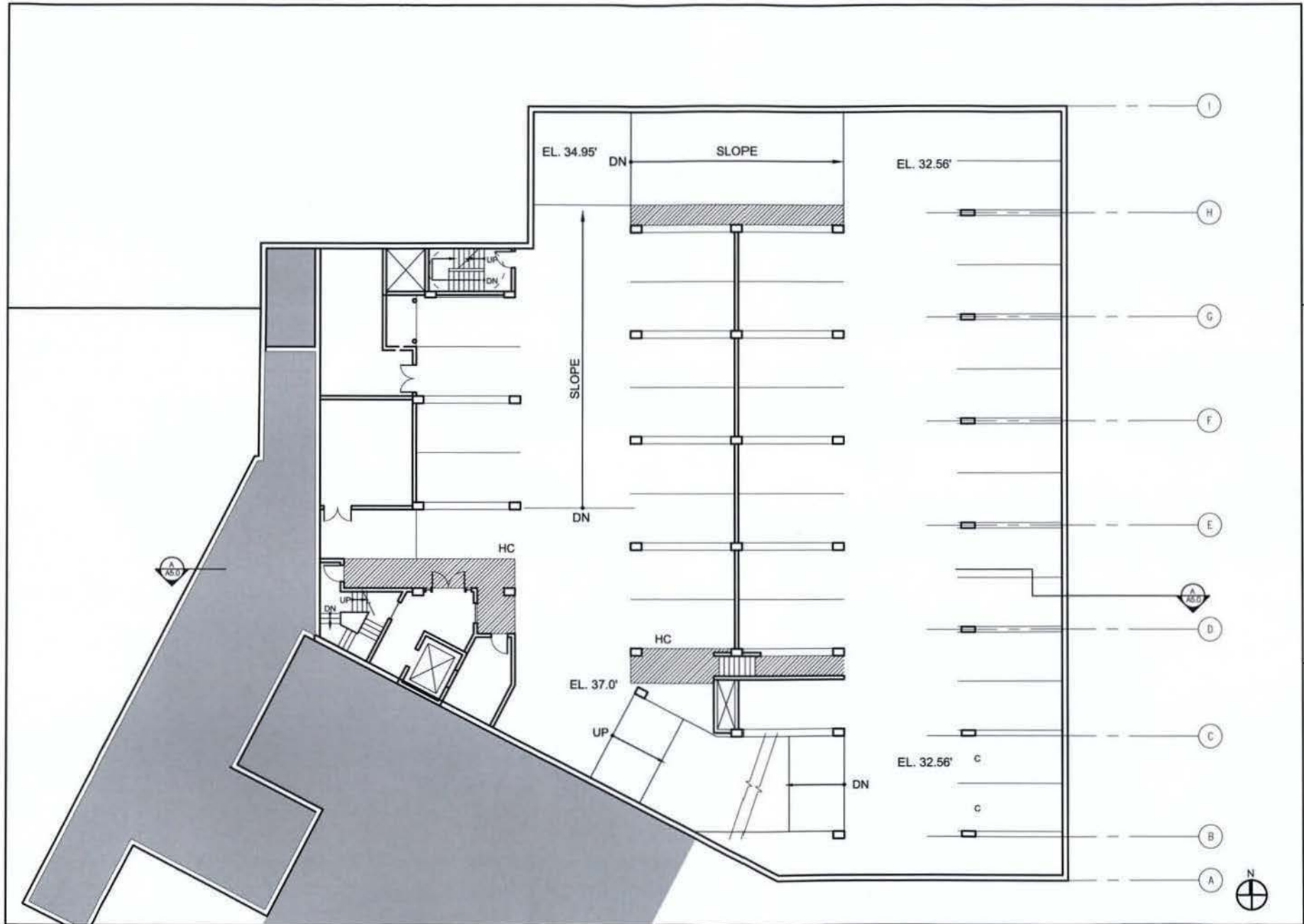
3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A2.5





OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

**3RD STREET ROWHOUSES
PARKING 3 PLAN**

SCALE: 1/16" = 1'-0"

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A2.6



EXISTING CONDITION
WITH PROPOSED ROWHOUSES



PROPOSED
3RD STREET WEST ELEVATION

ROWHOUSE SOUTH ELEVATION
AND SITE SECTION

3RD STREET ROWHOUSES
ELEVATIONS IN CONTEXT
(SCALE: 1" = 30')

3RD & MASS
420-430 3RD STREET, NE.
208, 214 & 236 MASS. AVE. NE.
WASHINGTON, DC 20002

DATE: 1.18.13

A3.0

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
SKAA, PLLC (STRUCTURAL)



OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM O'NEILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

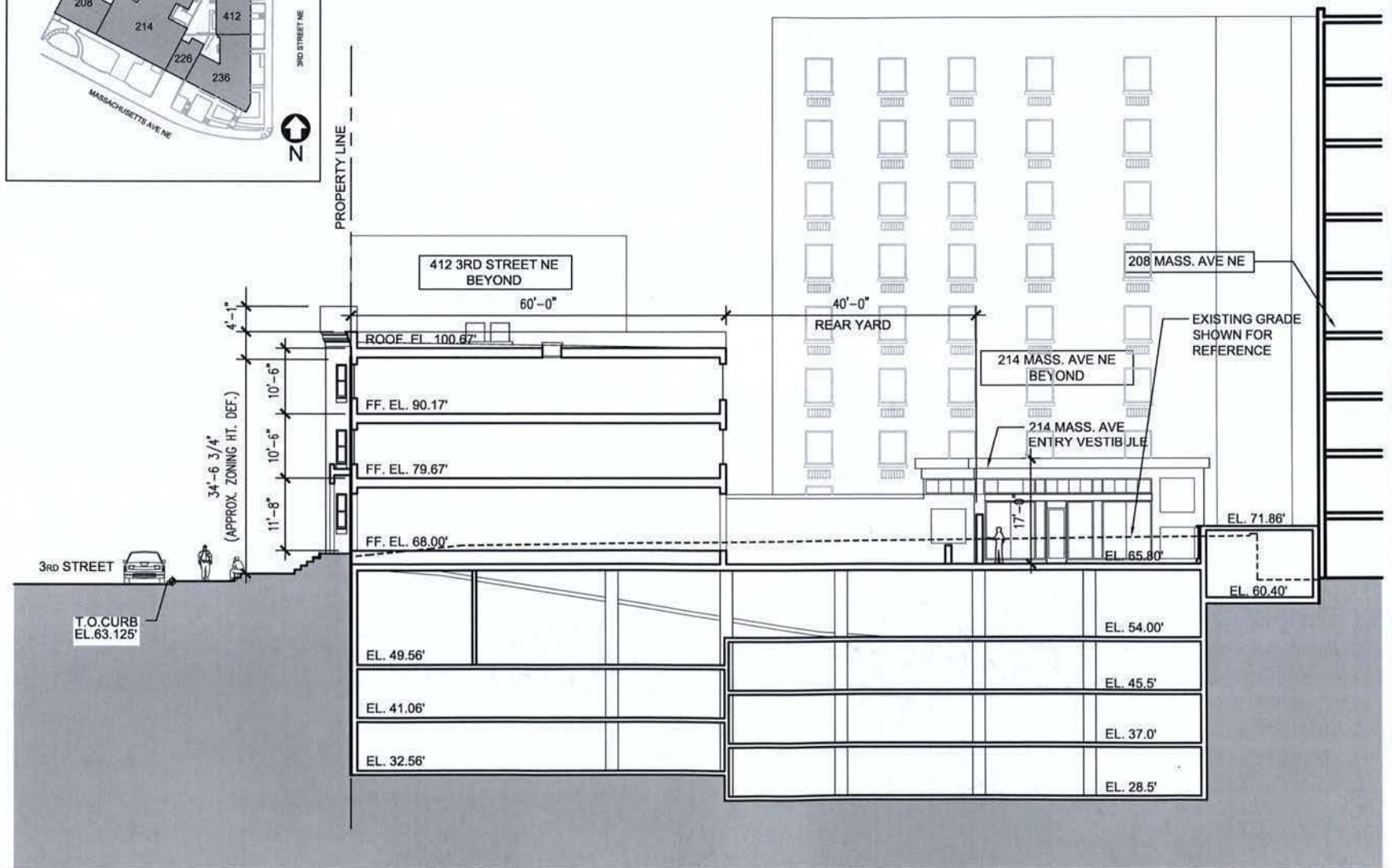
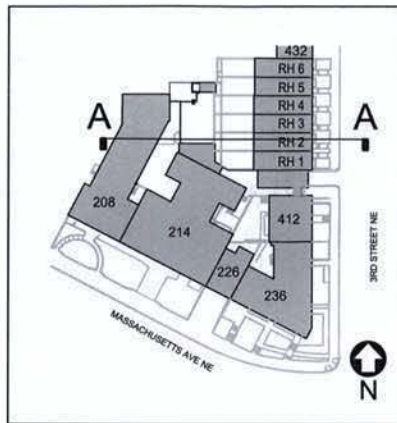
CONSULTANTS / ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

**3RD STREET ROWHOUSES
ELEVATIONS**
(SCALE: 1/16" = 1'-0")

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 1.18.13

A3.1



OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

3RD STREET ROWHOUSES
SECTION AA E/W
THRU ROWHOUSE & REAR YARDS

SCALE: 1/16" = 1'-0"

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A4.0



ELEVATOR MACHINE ROOM



REAR FACADES



SOUTH-EAST CORNER



MASS AVE LOOKING EAST



ELEVATOR MACHINE ROOM



EAST FACADE



MASS AVE LOOKING WEST



EXISTING DRIVEWAY



SOUTH-EAST CORNER



236 MASS AVE NE

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

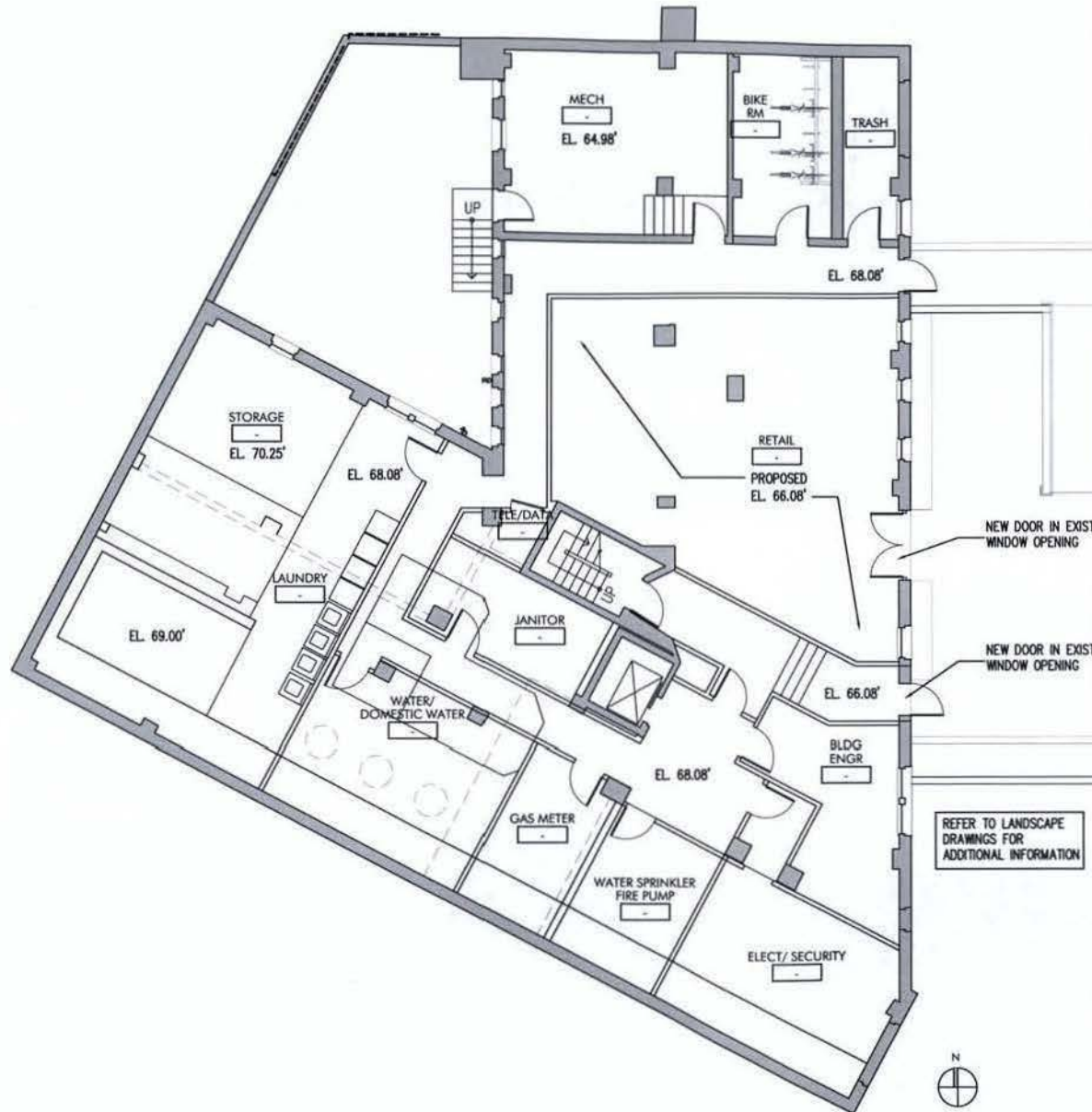
CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

236 MASS AVE
PHOTOS

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A5.0



OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SKAA, PLLC (STRUCTURAL)

236 MASS AVE
BASEMENT PLAN

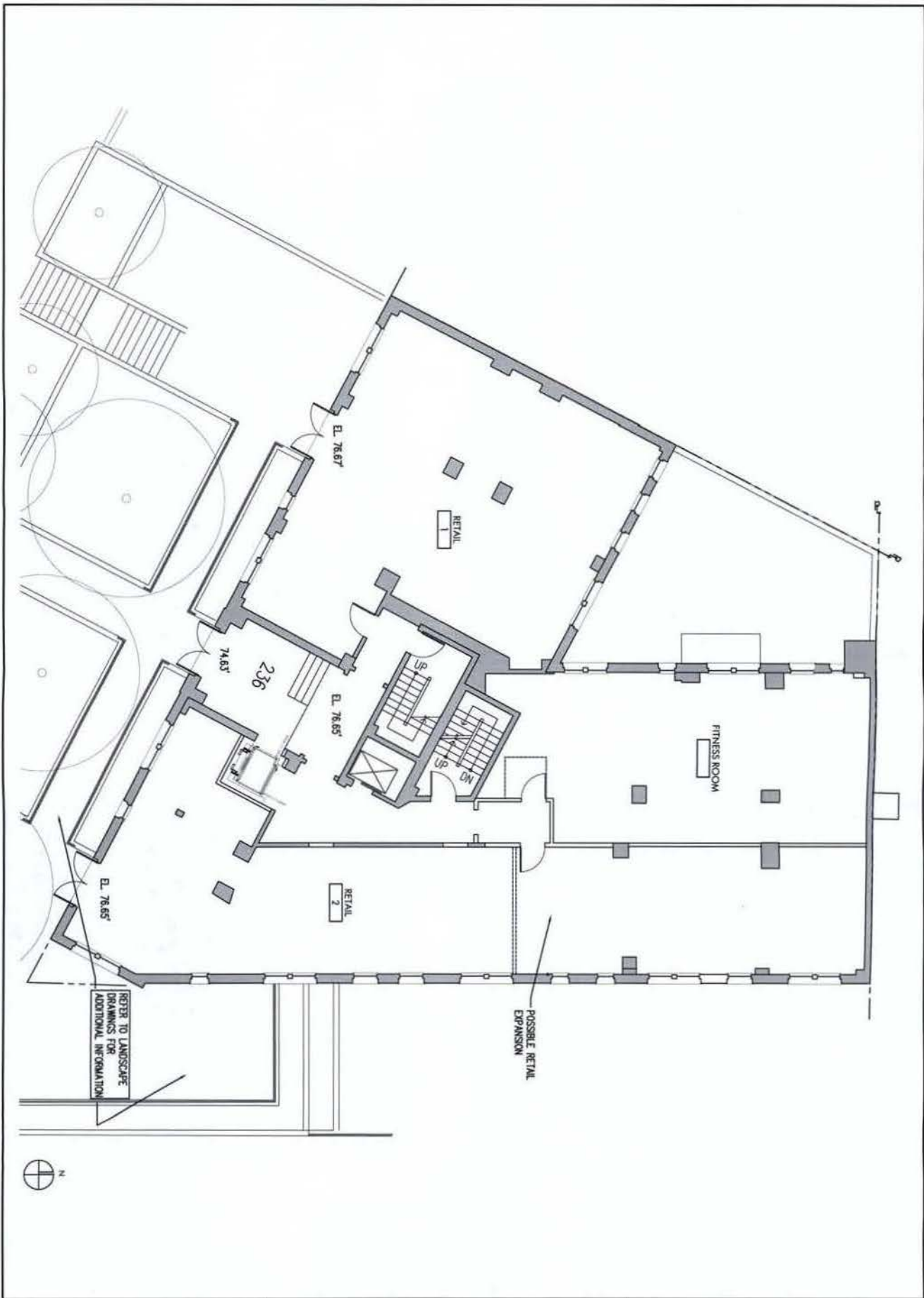
SCALE: 1/16" = 1'-0"

3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A5.1



OWNER
THE HERITAGE FOUNDATION
380 STREET PROPERTIES, LLC
MASS AVE PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM DALL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARY C. ANDERSON
CONSULTANTS

CONSULTANTS/
ENGINEERING
AHT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIKARD ENGINEERING, PC (ME/P)
SKAA, PLLC (STRUCTURAL)

236 MASS AVE 1ST FLOOR PLAN

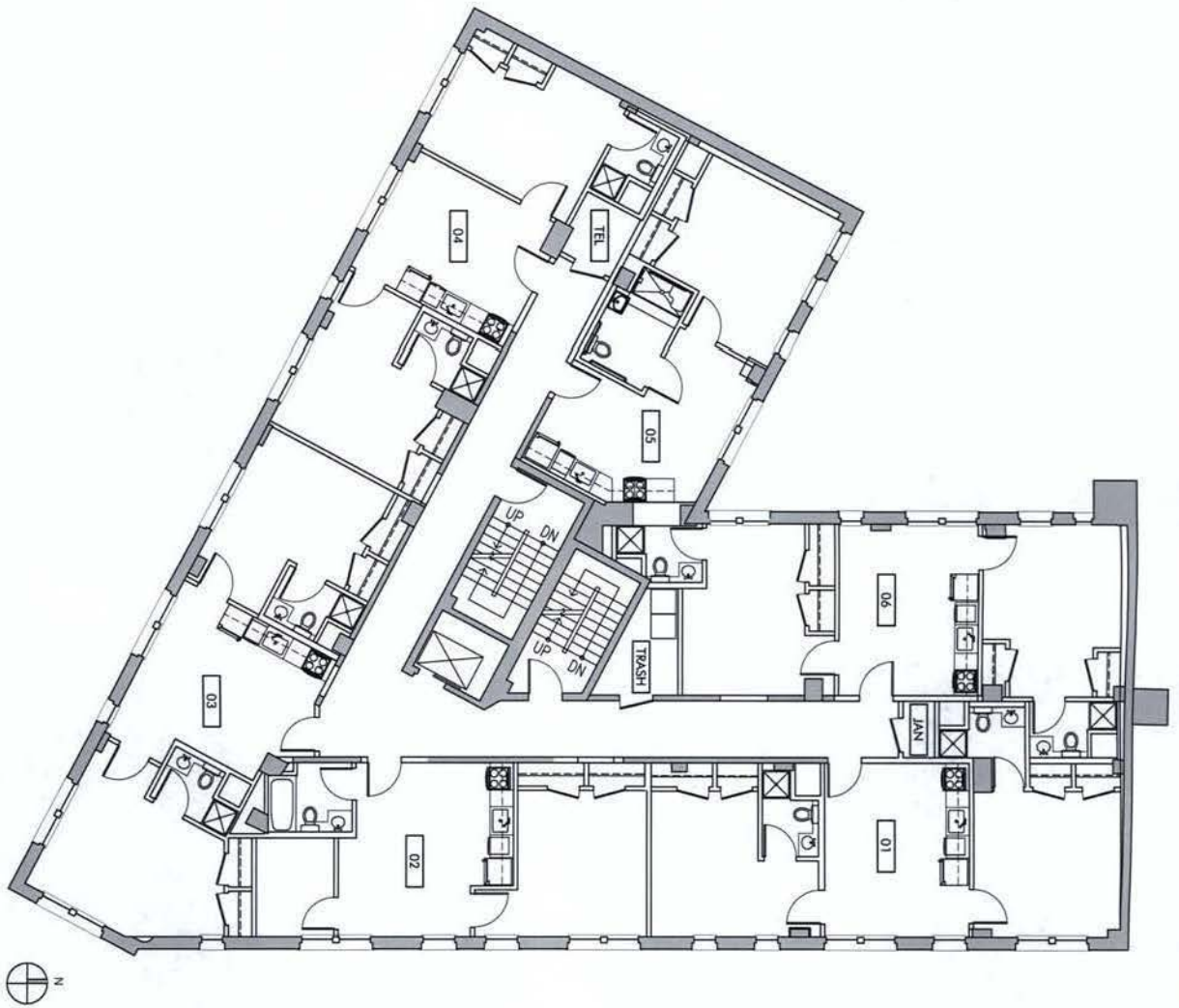
SCALE: 3/32" = 1'-0"

3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A5.2



3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A5.3

236 MASS AVE INTERN LEVEL PLAN FLOORS 2, 4 & 6

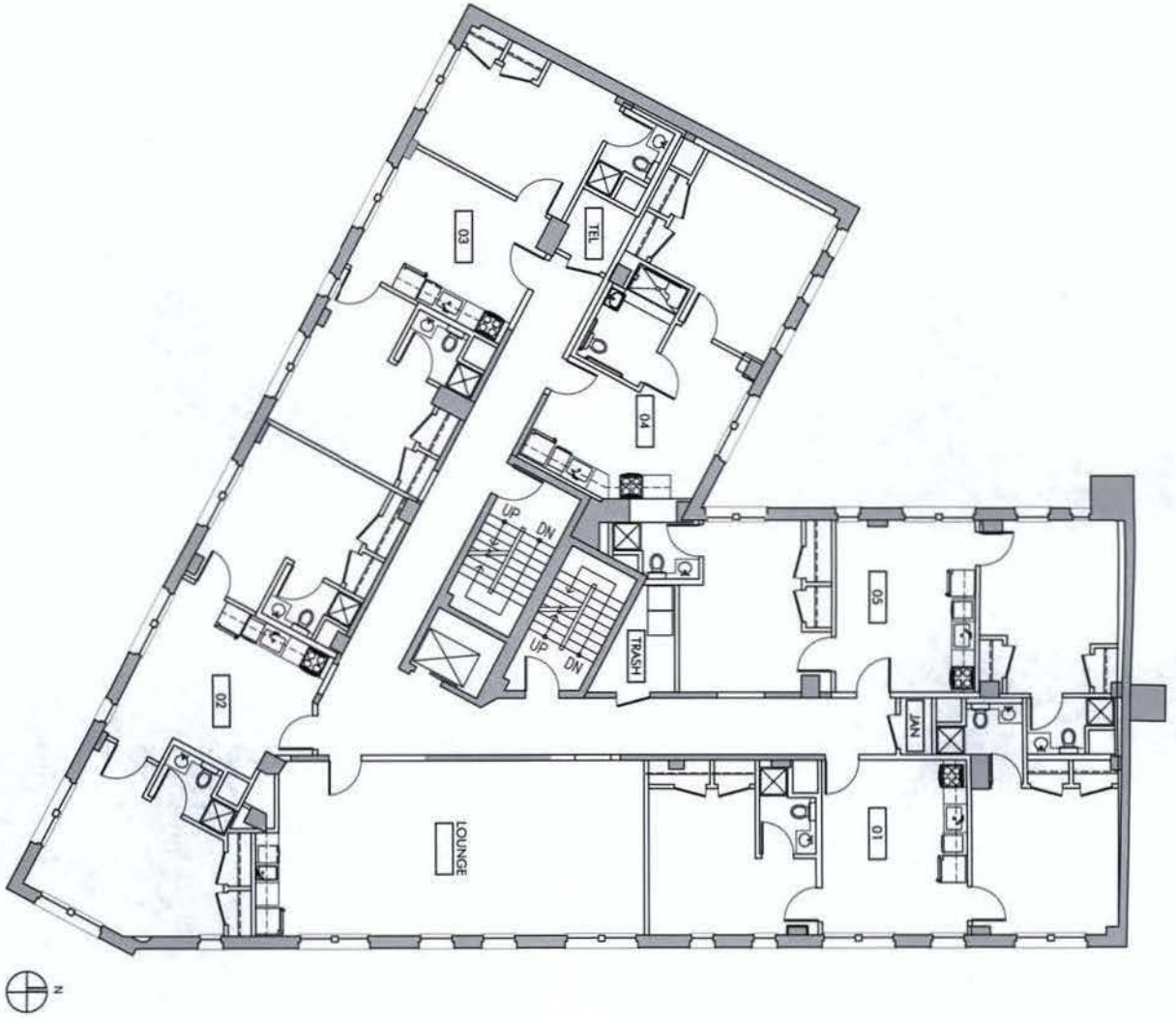
SCALE: 3/32" = 1'-0"

OWNER
THE HERITAGE FOUNDATION
380 STREET PROPERTIES, LLC
MASS. AVE PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CLANNINGHAM QUIL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

**CONSULTANTS /
ENGINEERING**
A&J, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAD ENGINEERING, PC (ME/P)
SKAA PLLC (STRUCTURAL)



A5.4

3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

236 MASS AVE INTERN LEVEL FLOORS 3 & 5

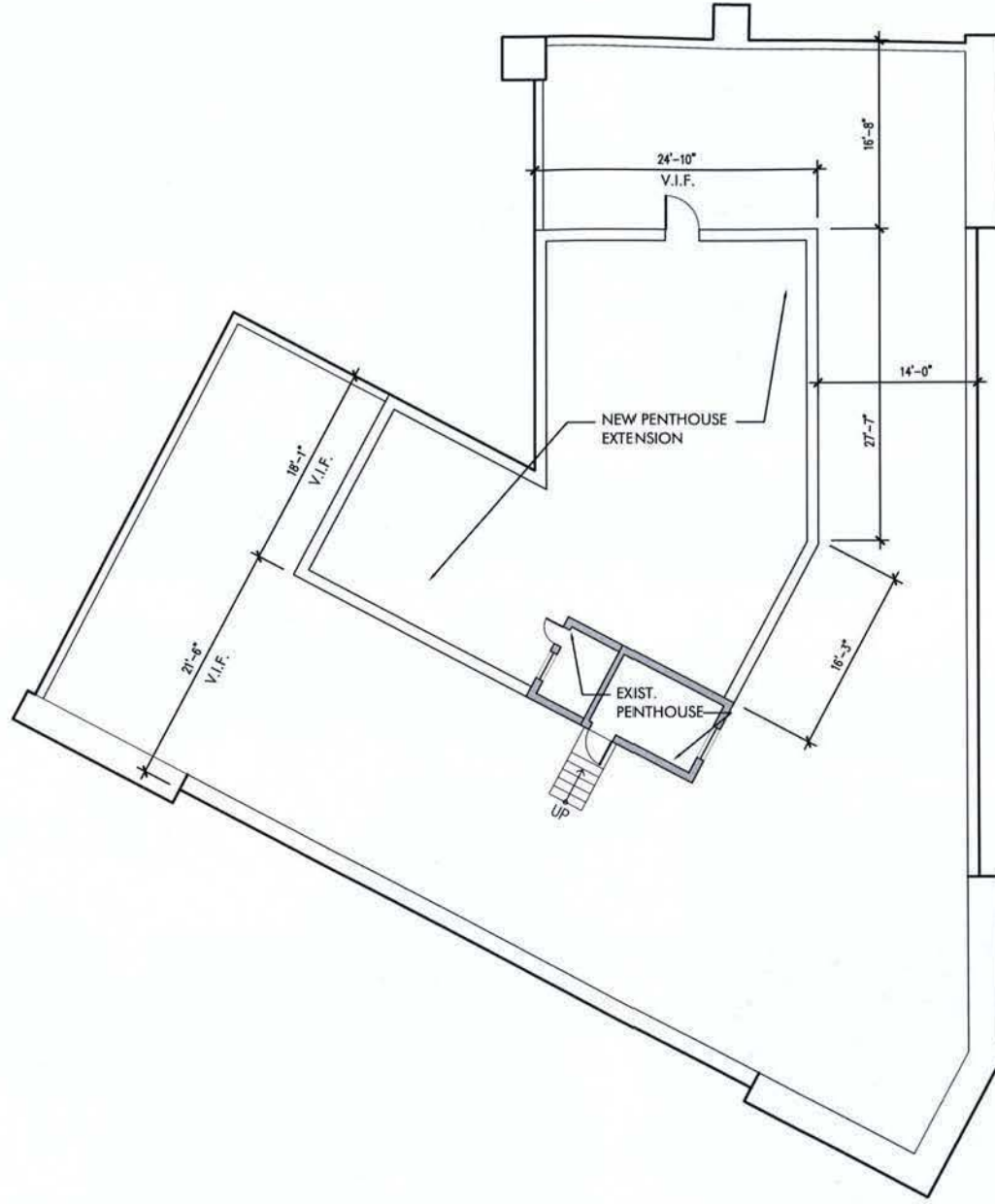
SCALE: 3/32" = 1'-0"

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM GULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT GROUP
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
A&T, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIKARD ENGINEERING, PC (ME/P)
SKID, OWING, MERRITT & BURNETT (STRUCTURAL)



OWNER
THE HERITAGE FOUNDATION
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MASS. AVE. PROPERTIES, LLC

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NELSON ARCHITECTS, PC
CUNNINGHAM OULL
ARCHITECTS PLLC

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ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

236 MASS AVE
ROOF PLAN

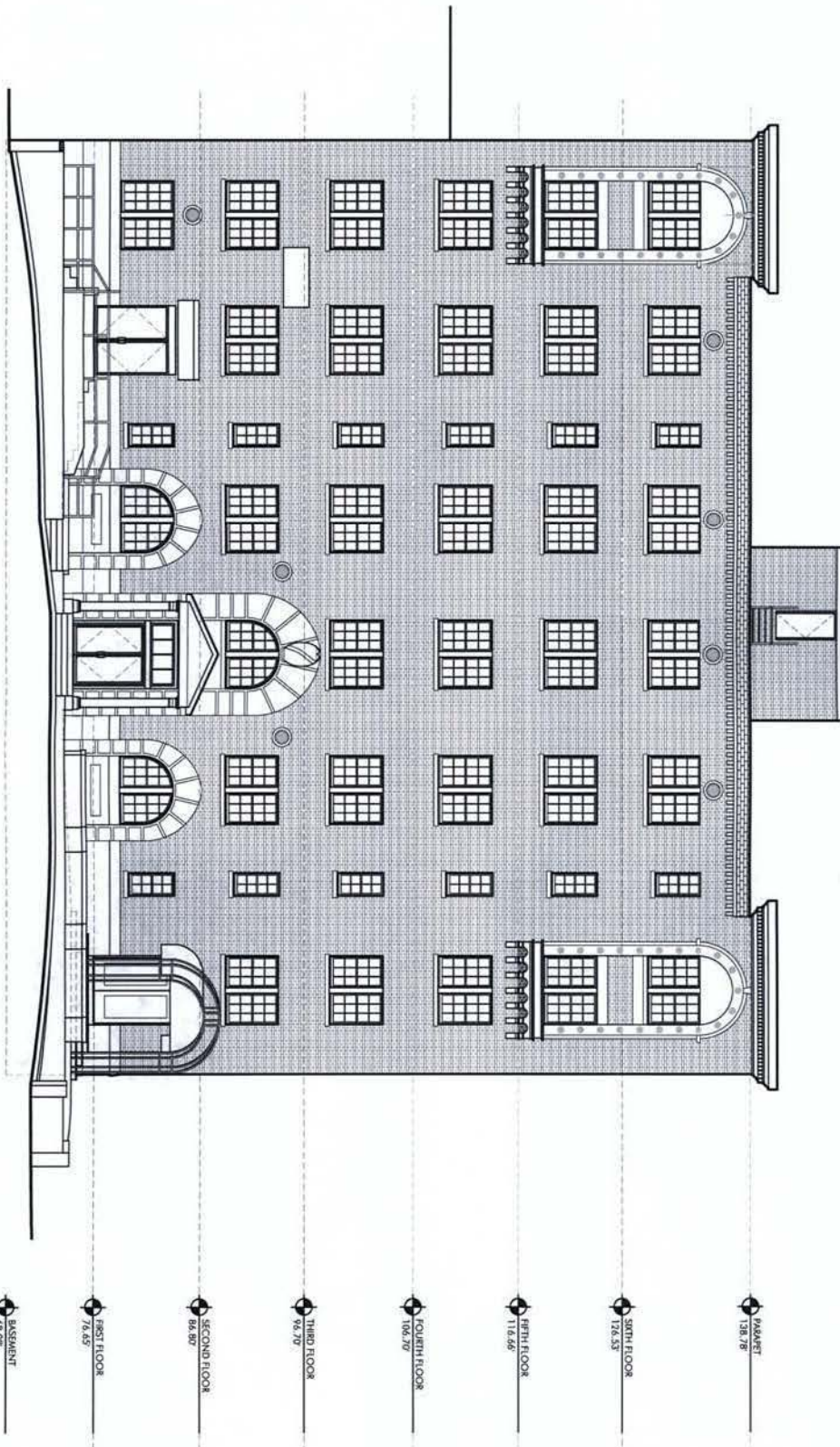
SCALE: 1/16" = 1'-0"

3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A5.5



3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

236 MASS AVE EXISTING SOUTH FACADE

SCALE: 3/32" = 1'-0"

A6.0

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS AVE PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CLANNINGHAM O'NEILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AHL, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRIFFIN ENGINEERING, PC (ME/P)
SKA, PLLC (STRUCTURAL)

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

236 MASS AVE
PROPOSED SOUTH
FACADE

SCALE: 3/32" = 1'-0"

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

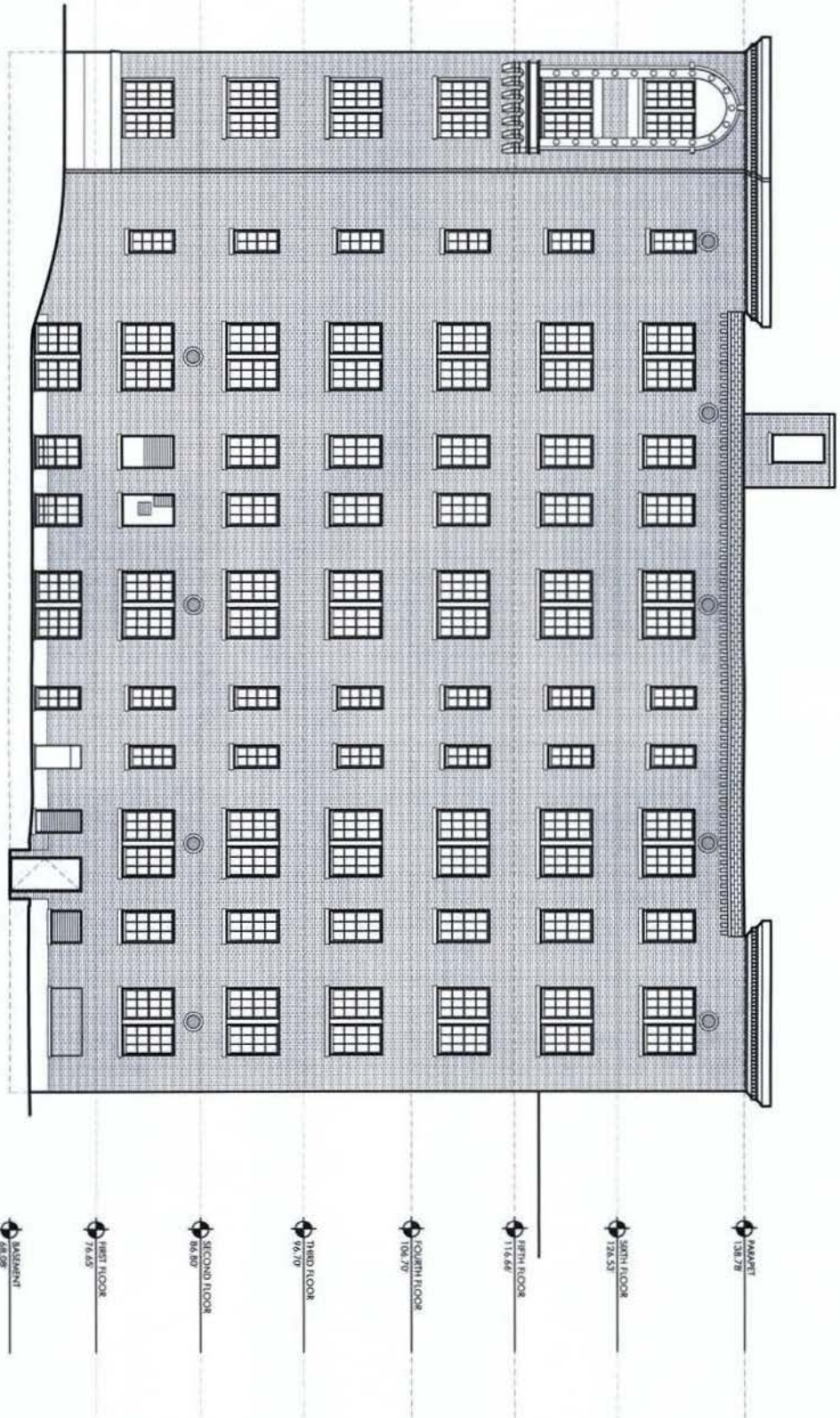
DATE: 01.18.13

A6.1

RESTORATION NOTES:

1. CLEAN ALL FACADES
2. REMOVE WINDOW A/C UNITS
3. REPLACE WINDOWS W/ ALUMINUM-CLAD WOOD,
INSULATED W/ SIMULATED DIVIDED LITES, 6 OVER 6 LITES
4. REMOVE NON-ORIGINAL CANOPIES
5. NEW METAL & GLASS CANOPIES
6. REMOVE NON-ORIGINAL PORTICO
7. REPLACE NON-ORIGINAL STREET LEVEL DOORS
8. NEW BRICK PENTHOUSE EXTENSION





MARKET 138.78
 FIFTH FLOOR 128.53
 FIFTH FLOOR 116.66
 FOURTH FLOOR 108.70
 THIRD FLOOR 96.70
 SECOND FLOOR 86.80
 FIRST FLOOR 76.65
 BASEMENT 68.08

OWNER
 THE HERITAGE FOUNDATION
 380 STREET PROPERTIES, LLC
 MASS. AVE PROPERTIES, LLC

ARCHITECTS
 NELSON ARCHITECTS, PC
 CUNNINGHAM GULL
 ARCHITECTS PLLC

PROJECT MANAGEMENT
 ENCORE DEVELOPMENT CORP.
 MARK G. ANDERSON
 CONSULTANTS

CONSULTANTS/
 ENGINEERING
 AHT, LLC (CIVIL)
 LANDSCAPE ARCHITECTURE
 BUREAU
 GRUBB ENGINEERING, PC (MEP)
 SKAA, PLLC (STRUCTURAL)

236 MASS AVE EXISTING EAST FACADE

SCALE: 3/32" = 1'-0"

3RD & MASS
 420-430 3RD STREET, NE,
 208, 214 & 236 MASS. AVE. NE
 WASHINGTON, DC 20002
 DATE: 01.18.13

A6.2



RESTORATION NOTES:

1. CLEAN ALL FACADES
2. REMOVE WINDOW A/C UNITS
3. REPLACE WINDOWS W/ ALUMINUM-CLAD WOOD, INSULATED W/ SIMULATED DIVIDED LITES, 6 OVER 6 LITES
4. REMOVE NON-ORIGINAL CANOPIES
5. NEW METAL & GLASS CANOPIES
6. REMOVE NON-ORIGINAL PORTICO
7. REPLACE NON-ORIGINAL STREET LEVEL DOORS
8. NEW BRICK PENTHOUSE EXTENSION

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

236 MASS AVE
PROPOSED EAST
FACADE

SCALE: 3/32" = 1'-0"

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A6.3



VIEW 'H'



VIEW 'F'



VIEW 'D'



VIEW 'A'



VIEW 'J'



VIEW 'I'



VIEW 'G'



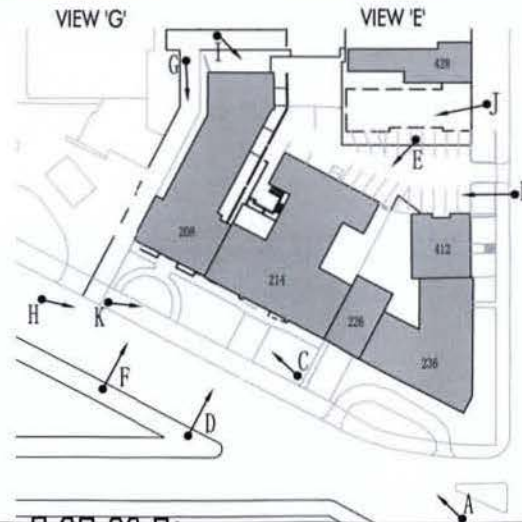
VIEW 'E'



VIEW 'B'



VIEW 'K'



VIEW 'C'

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

208 - 214 MASS AVE
PHOTOS

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A7.0

$1/\delta^2 = 1$

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC

CUNNINGHAM GULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SKMA, PLLC (STRUCTURAL)

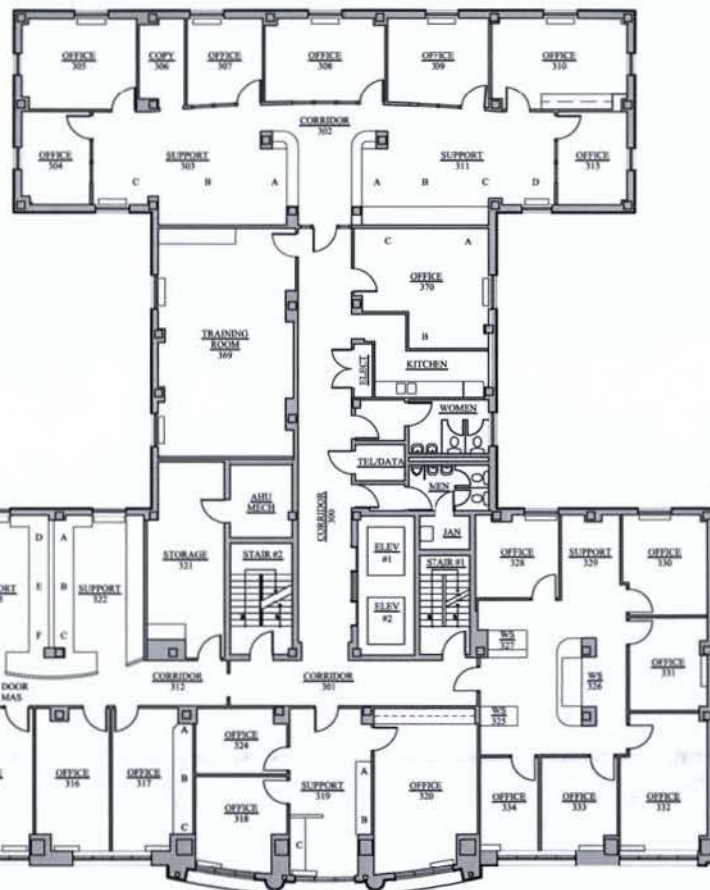
214 MASS AVE
EXISTING FLOOR PLANS
1 AND TYPICAL

SCALE: 1/16" = 1'-0"

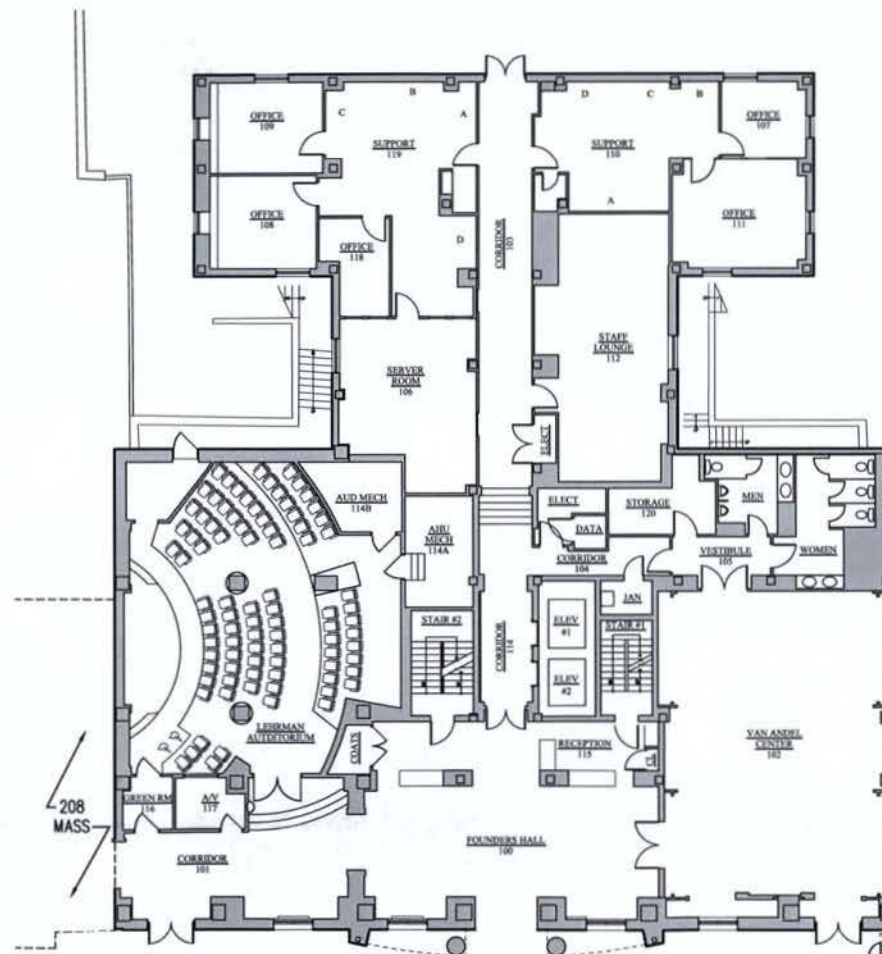
3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS, AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

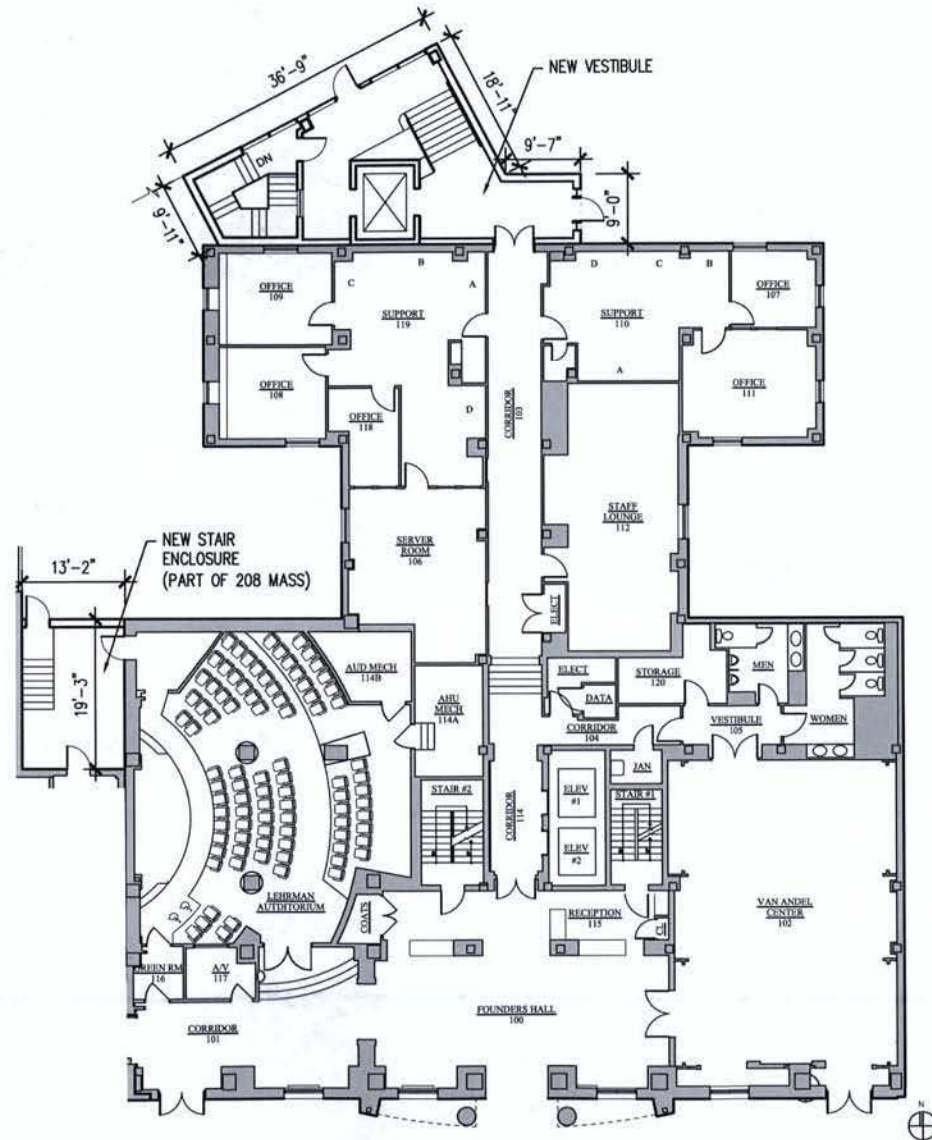
A7.3



2 EXISTING PLAN- FLOOR TYPICAL
1/16"=1'-0"



1 EXISTING PLAN- FLOOR 1
1/16"=1'-0"



1 PROPOSED FLOOR PLAN 1
1/16" = 1'-0"

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

214 MASS AVE
PROPOSED FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

A7.4



236 Mass Ave front view



236 Mass Ave west entrance



236 Mass Ave main entrance



236 Mass Ave east entrance



236 Mass Ave driveway



236 Mass Ave retaining wall at sidewalk

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SKGA, PLLC (STRUCTURAL)

236 MASS AVE
EXISTING SITE PHOTOS

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

L0.01



236 Mass Ave from across street



236 Mass Ave at corner of 3rd Street



236 Mass Ave at corner of 3rd street



236 Mass Ave at corner of 3rd street

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

236 MASS AVE
EXISTING SITE PHOTOS

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

L0.02



3rd Street sidewalk near corner of Mass Ave



Detail of 236 Mass Ave facing on 3rd Street



3rd Street sidewalk at 236 Mass Ave



3rd Street sidewalk looking toward Mass Ave



Corner of 3rd Street and Mass Ave



Typical brick paving near site

OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

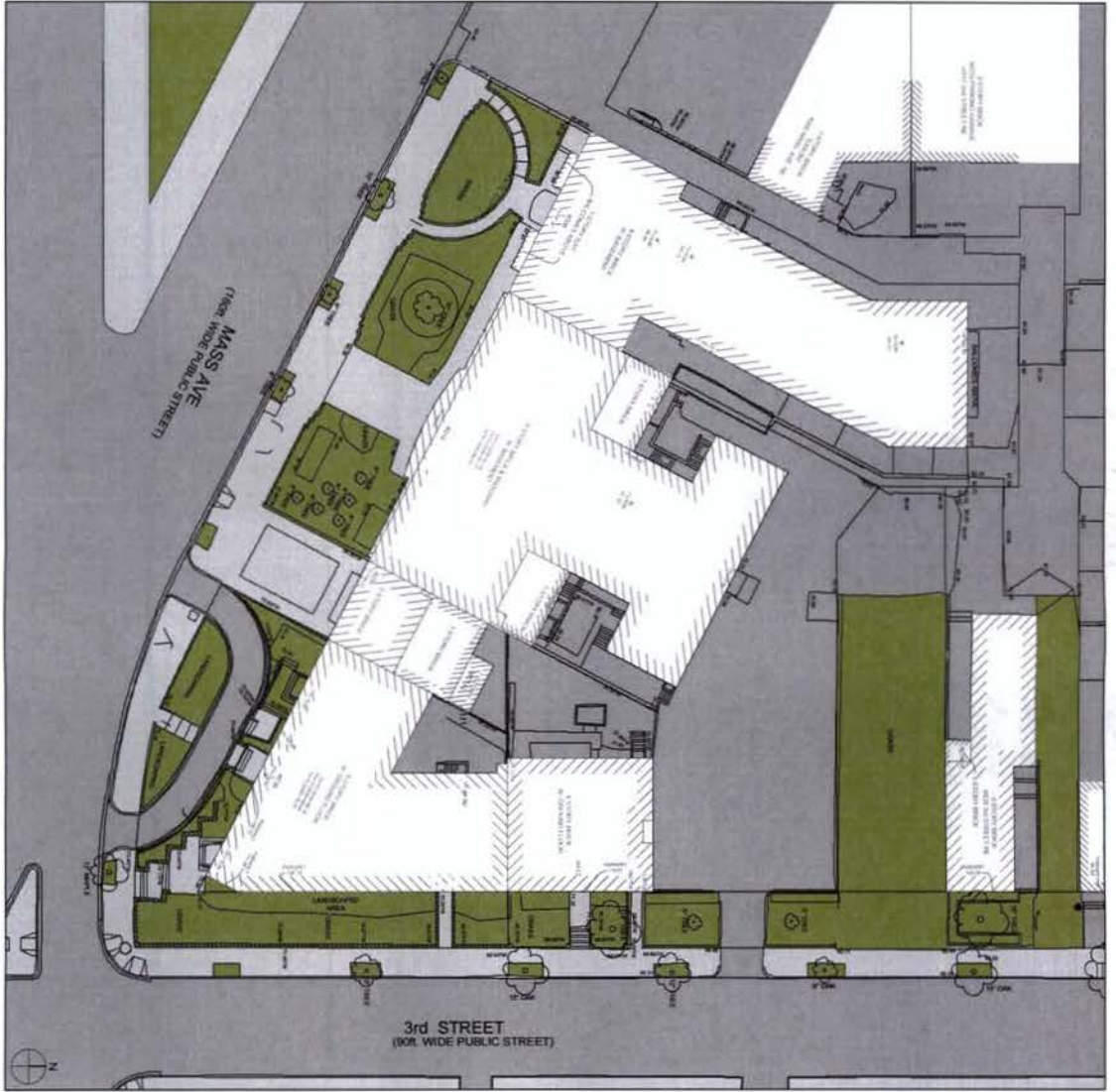
CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

3RD STREET
EXISTING SITE PHOTOS

3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

L0.03



L1.01

3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

3RD AND MASS SITE DIAGRAM - EXISTING

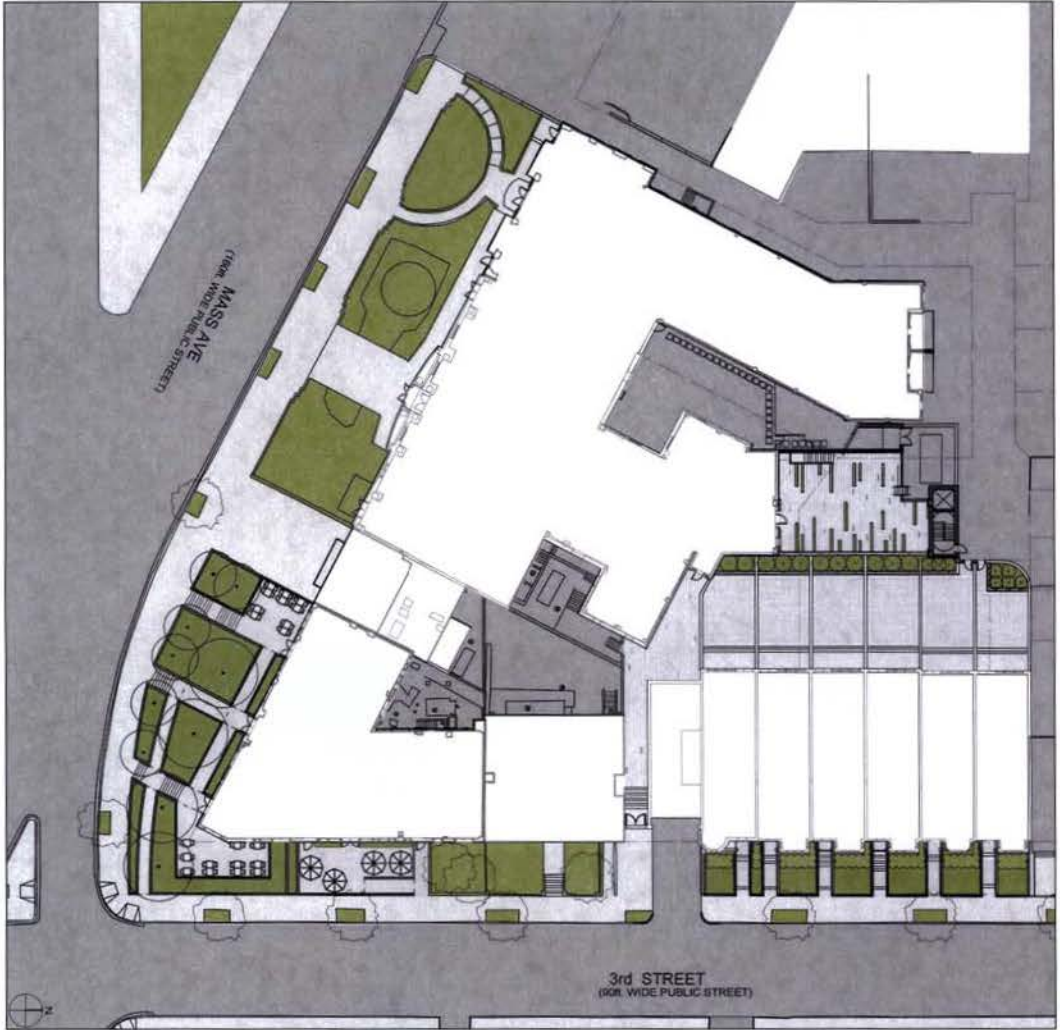
SCALE: 1/40" = 1'-0"

OWNER
THE HERITAGE FOUNDATION
380 STREET PROPERTIES, LLC
MASS. AVE PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
DANINGHAU GILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS / ENGINEERING
RAJ, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (MEP)
SKA, PLLC (STRUCTURAL)



L1.02

3RD & MASS

420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 01.18.13

3RD AND MASS SITE DIAGRAM - PROPOSED

SCALE: 1/40" = 1'-0"

OWNER
THE OFFICE OF DISTRICT
3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CHANNING GILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS/
ENGINEERING
AHL, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (ME/P)
SMALL PLLC (STRUCTURAL)