

3RD & MASS

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

BZA SUBMITTAL
04.09.13



3RD STREET ROWS



236 MASS AVE

DRAWING INDEX

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236 MASS AVE

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OWNER
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LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SKGA, PLLC (STRUCTURAL)

Board of Zoning Adjustment
District of Columbia
CASE NO.18531
EXHIBIT NO.27AA

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3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

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CUNNINGHAM QUILL
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SK&A, PLLC (STRUCTURAL)

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)	
EXIT STAIR & ELEVATOR LOBBY	800 SF (800 SF IS INCLUDED IN 214 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	595 SF	56,446 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	3,443 SF	3,443 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-3-A						
FAR:	2.5 MAX (ALL USES)	5.37 FAR	5.43 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 2'/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 3'/FT BUT NOT < 8 FT	8'-0"	NONE	NONE	NONE	NONE	NONE
PARKING:	1 PER EACH DWELLING UNIT	1	1	1	1	1	1

3RD & MASS PROJECT DATA

3RD & MASS
420-430 3RD STREET, NE,
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OWNER
THE HERITAGE FOUNDATION
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SK&A, PLLC (STRUCTURAL)

AERIAL SITE PLAN

SCALE: NTS

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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



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EXISTING SITE PLAN & BUILDING USE DIAGRAM

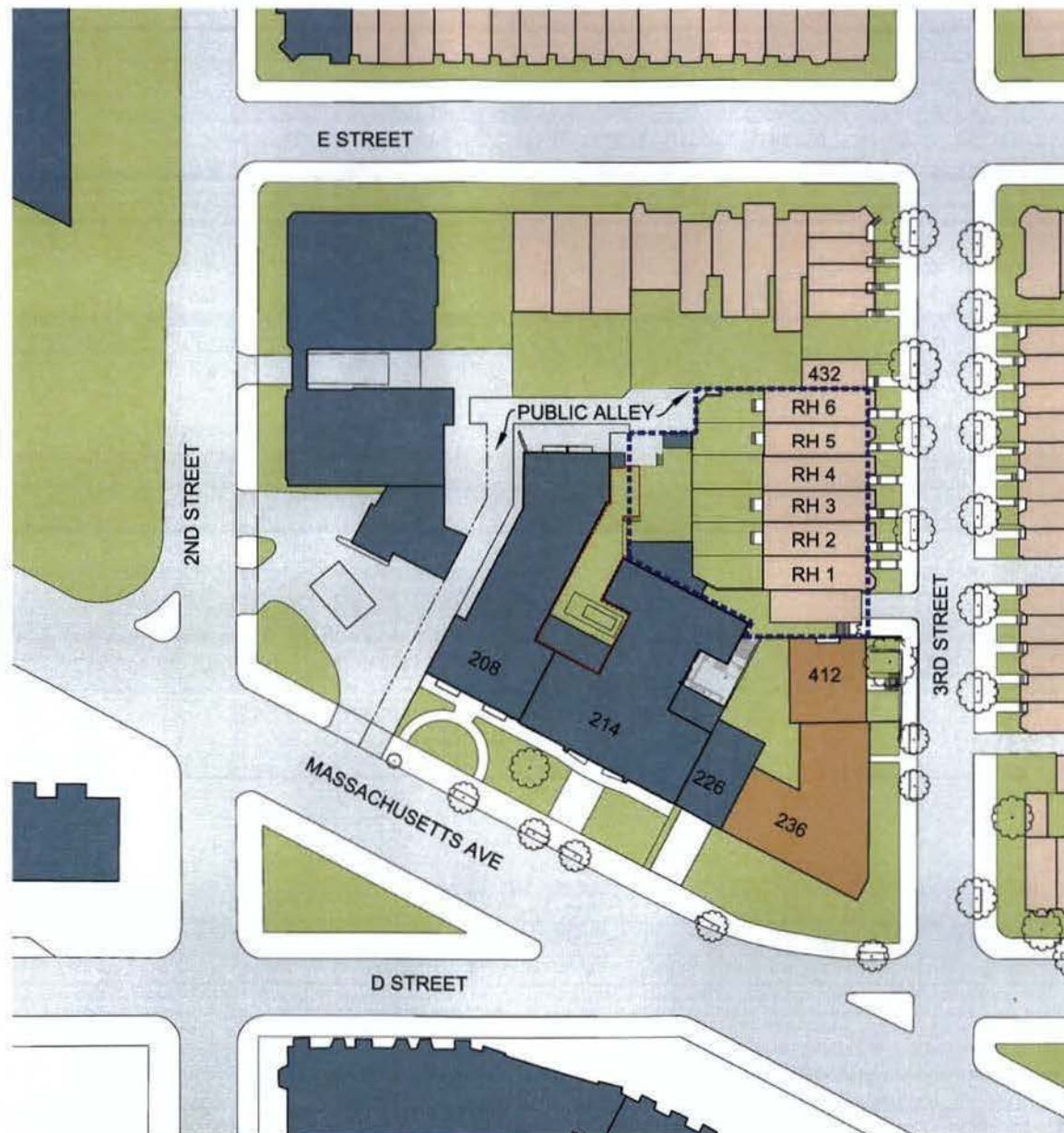
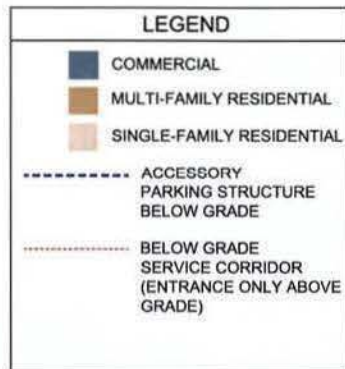
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PROPOSED SITE PLAN &
BUILDING USE DIAGRAM

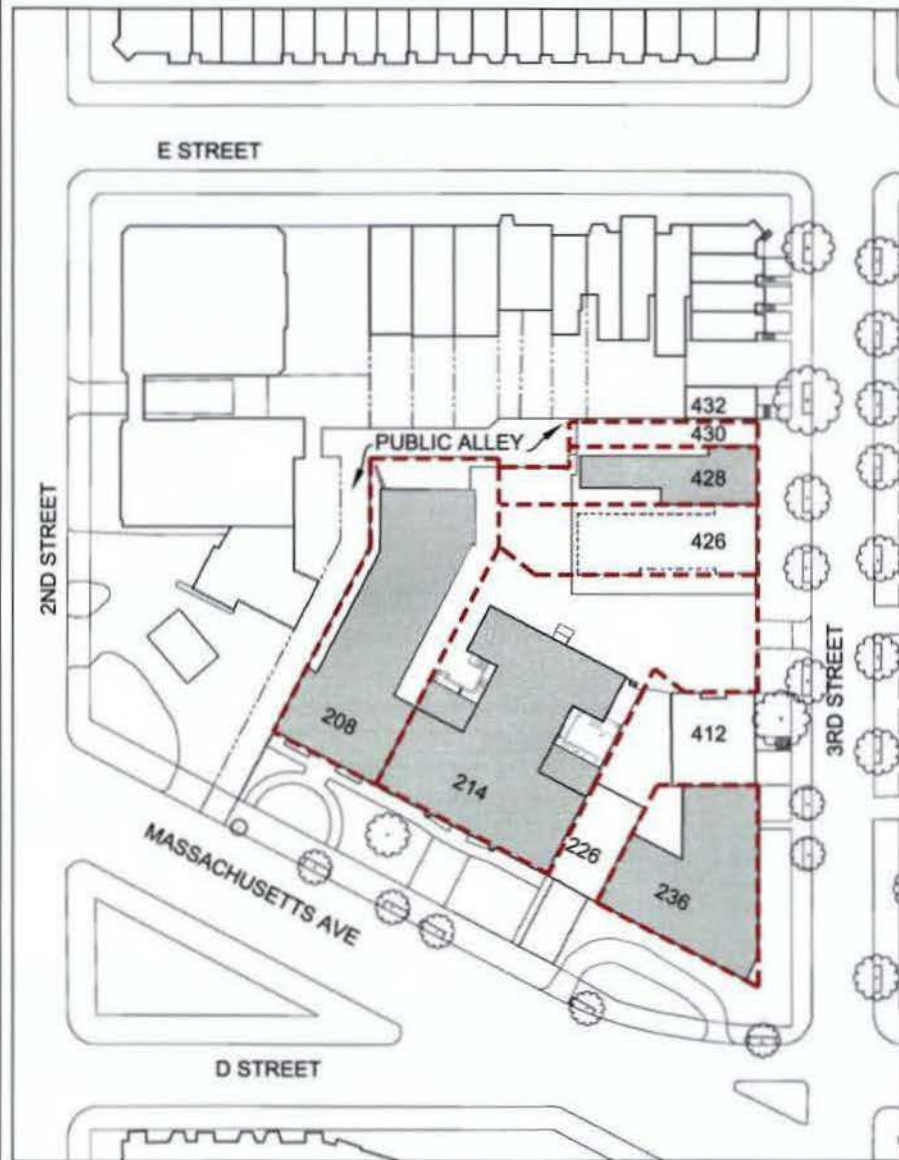
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3RD & MASS

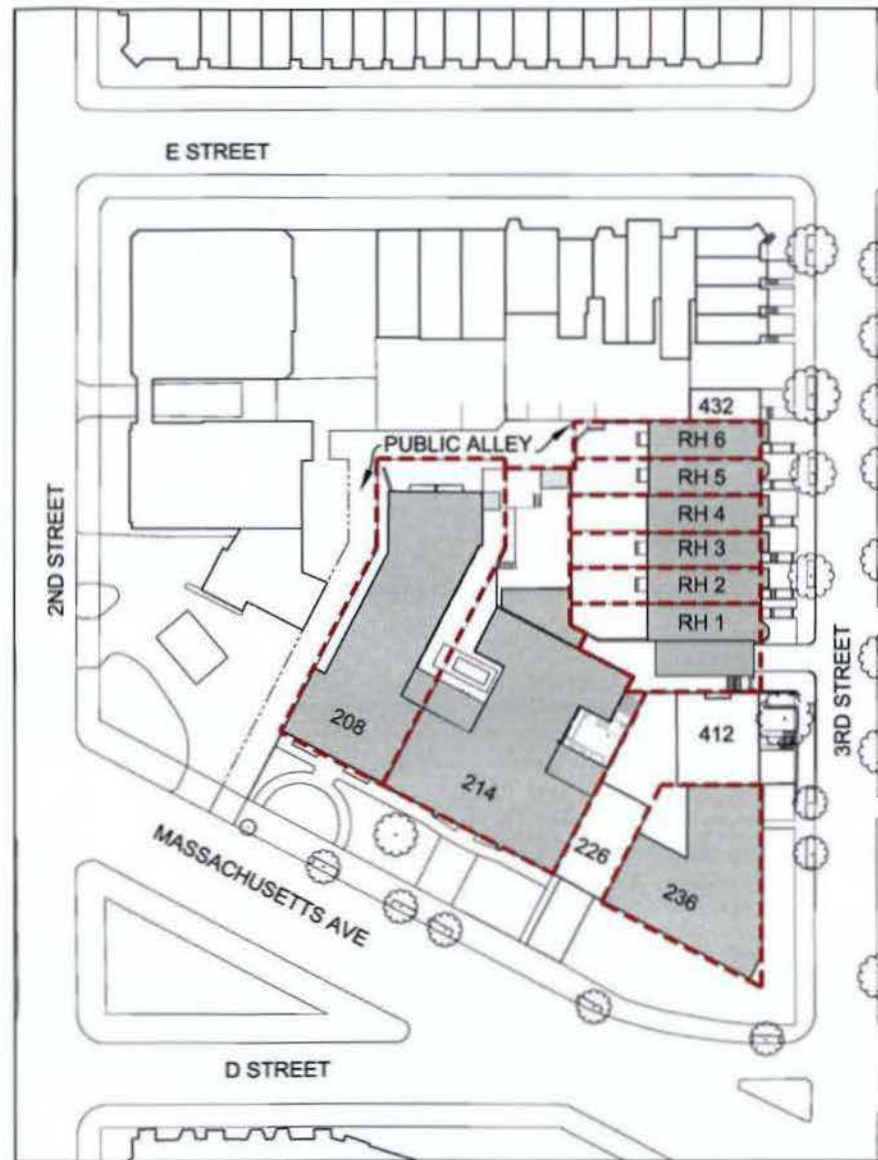
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EXISTING SITE PLAN & EXISTING PROPERTY LINE



PROPOSED SITE PLAN & PROPOSED PROPERTY LINE



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

SCALE: NTS

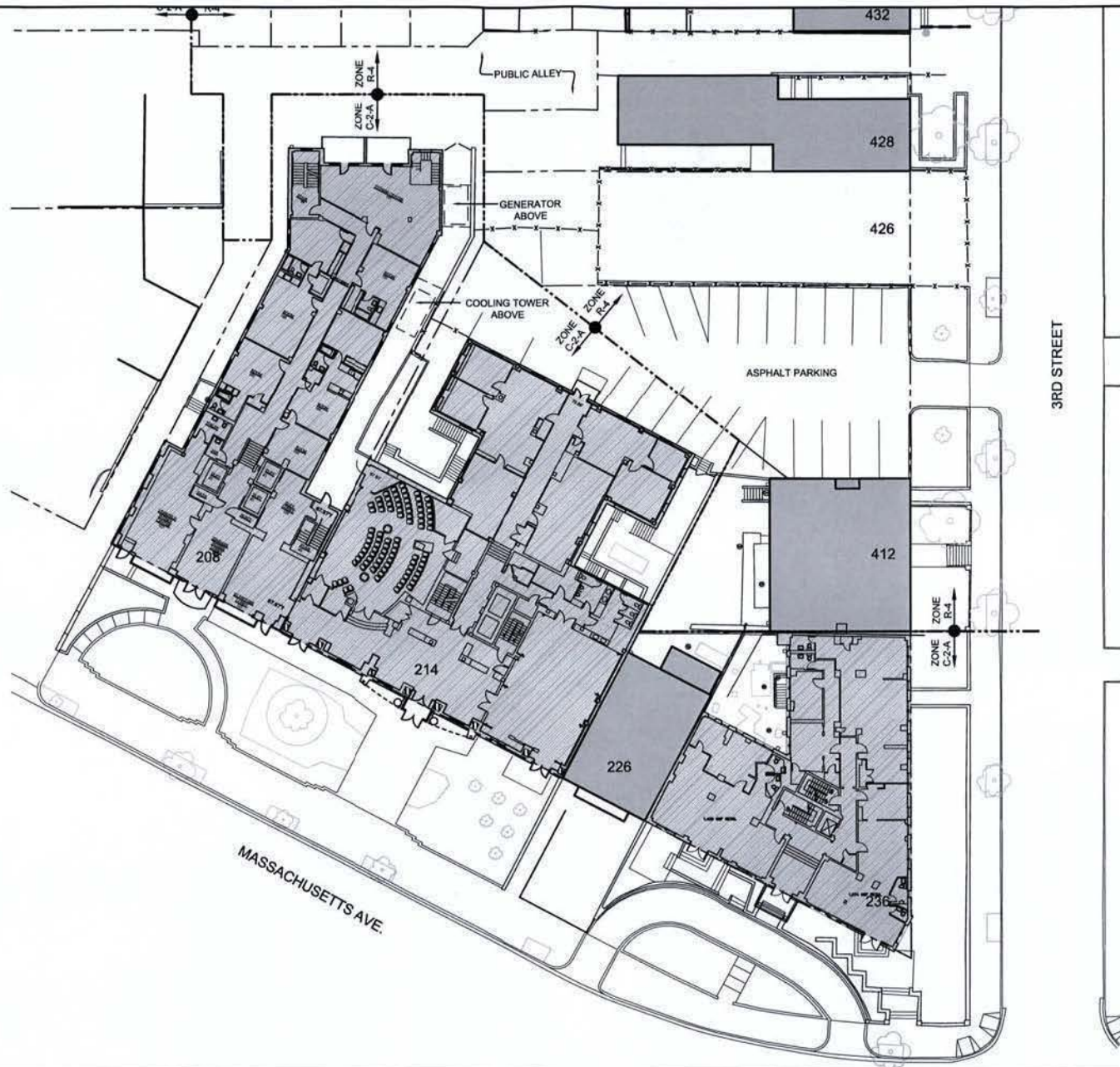
OWNER
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GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

EXISTING CONDITIONS ARCHITECTURAL SITE PLAN

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

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A0.6



3RD STREET EXISTING SITE CONDITIONS AND CONTEXT



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3RD STREET ROWHOUSES
EXISTING SITE CONDITIONS

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A1.0



ROWHOUSES ACROSS 3RD STREET FROM SITE

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3RD STREET ROWHOUSES CONTEXT, WEST SIDE

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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

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3RD STREET ROWHOUSES STREET VIEWS

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A1.2



VIEW A'



VIEW B'



VIEW C'



VIEW D'



VIEW E'



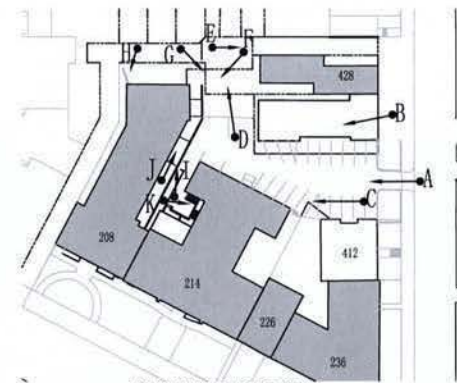
VIEW F'



VIEW G'



VIEW H'



REAR YARD PHOTO KEY



VIEW I'



VIEW J'



VIEW K'

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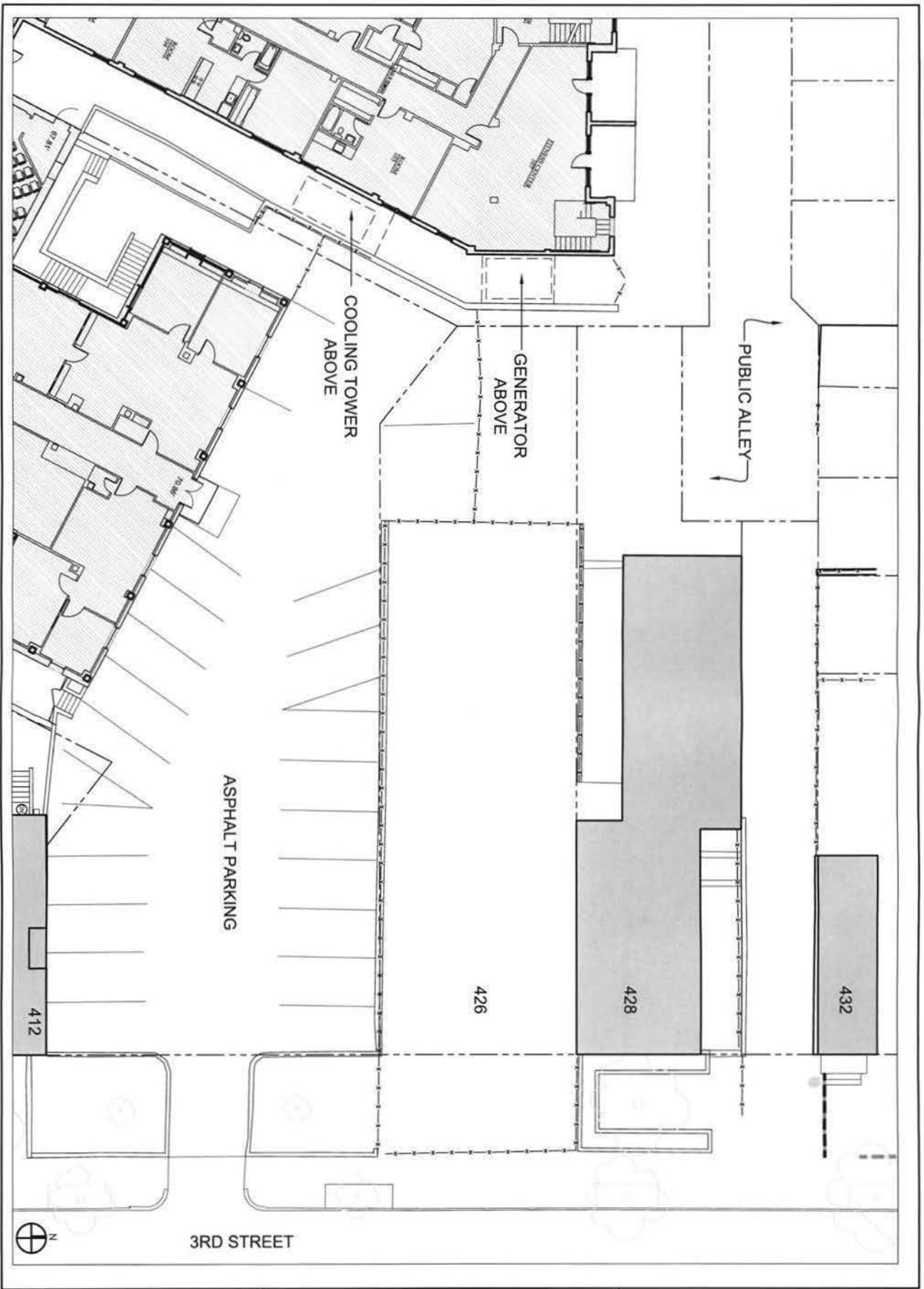
3RD STREET ROWHOUSES EXISTING REAR YARD PHOTOS

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A1.3



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

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

A1.4

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

ARCHITECTS
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 CHANNING M. DALL
 ARCHITECTS PLLC

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 LANDSCAPE ARCHITECTURE
 BUREAU
 GRABO ENGINEERING (CIVIL)
 SDA PLLC (STRUCTURAL)

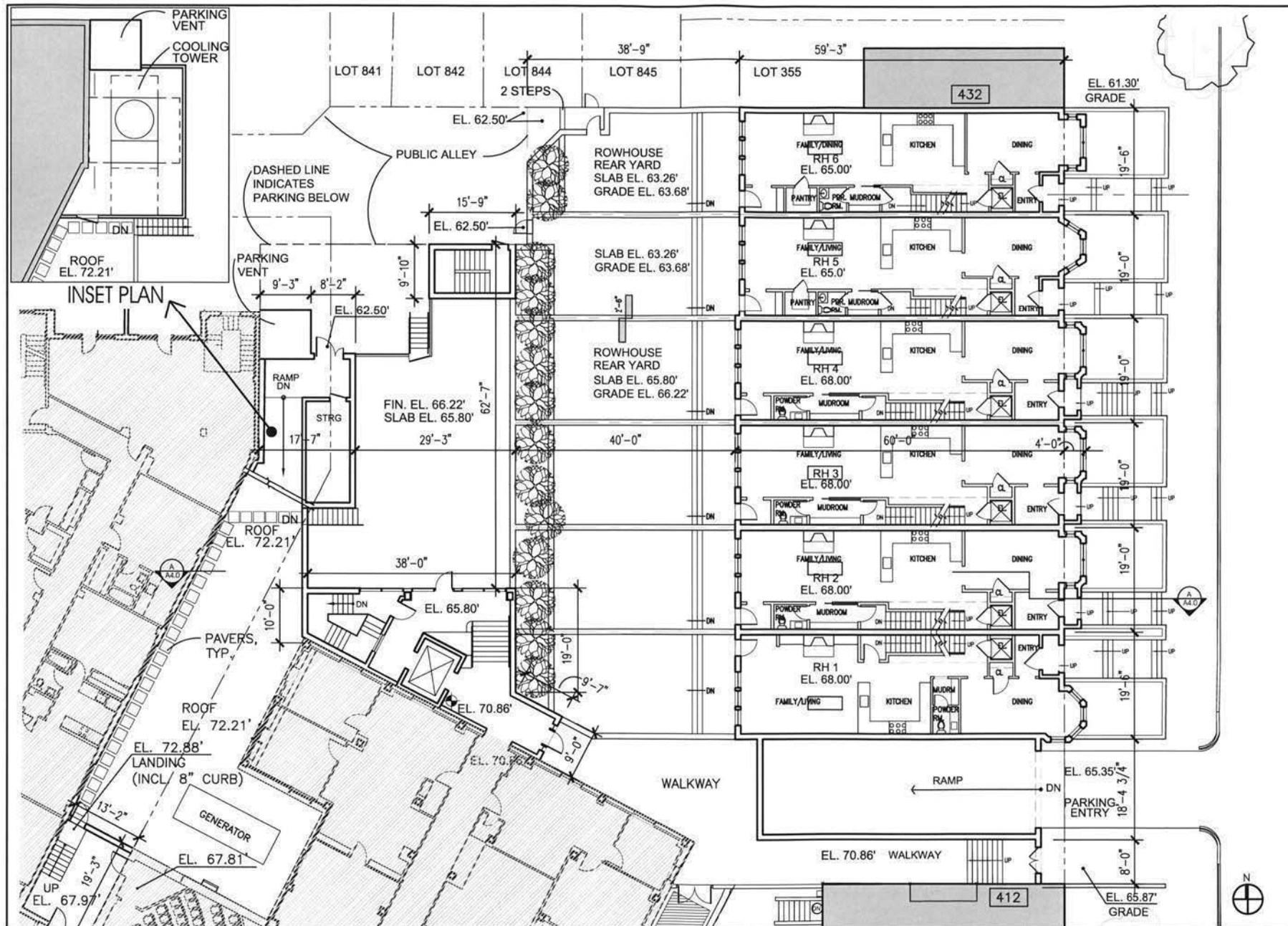
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

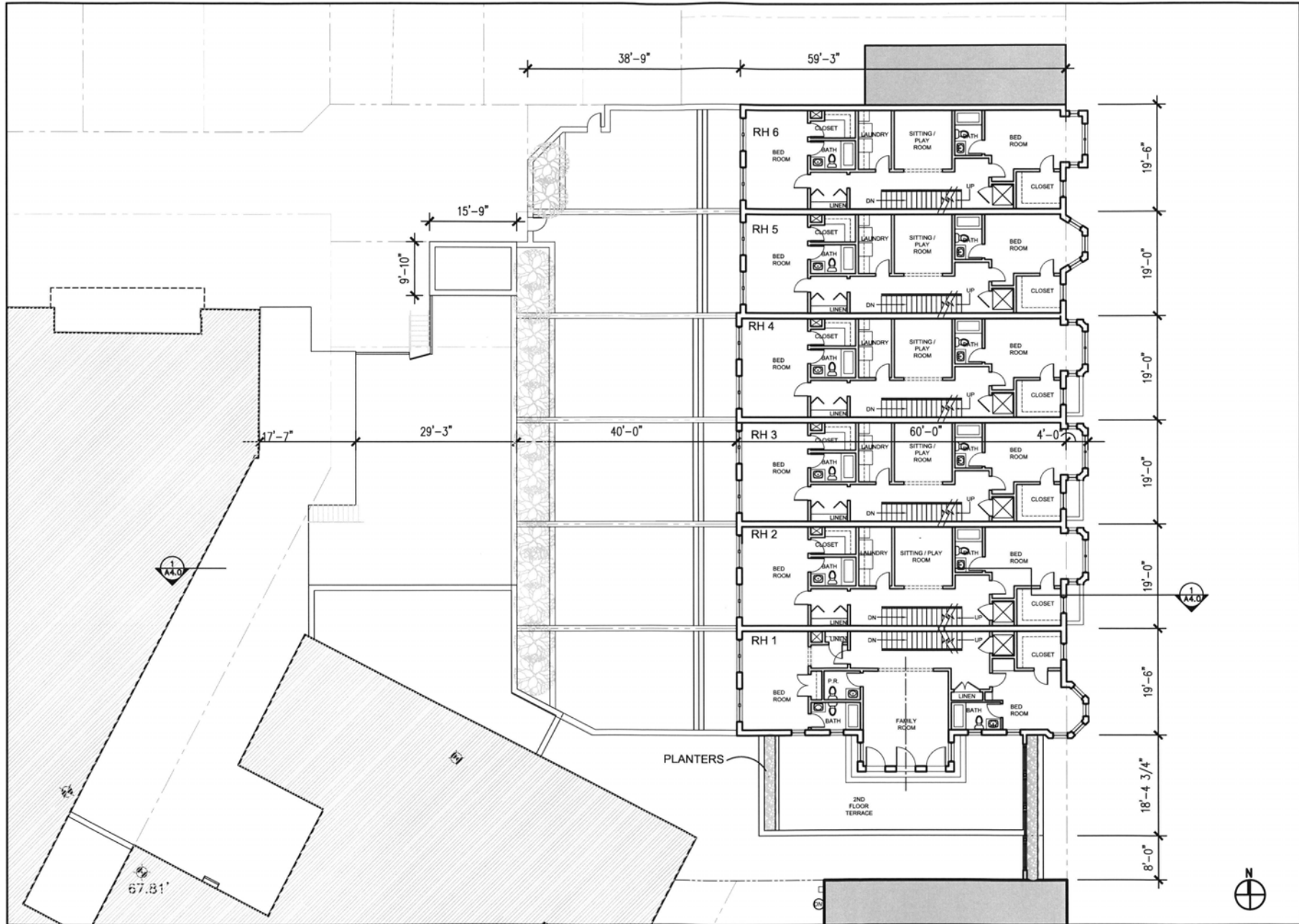
SCALE: 1/16" = 1'-0"

420-430 3RD STREET, NE,
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A2.0





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

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CUNNINGHAM QUILL
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LANDSCAPE ARCHITECTURE
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SK&A, PLLC (STRUCTURAL)

3RD STREET ROWHOUSES 2ND FLOOR PLAN

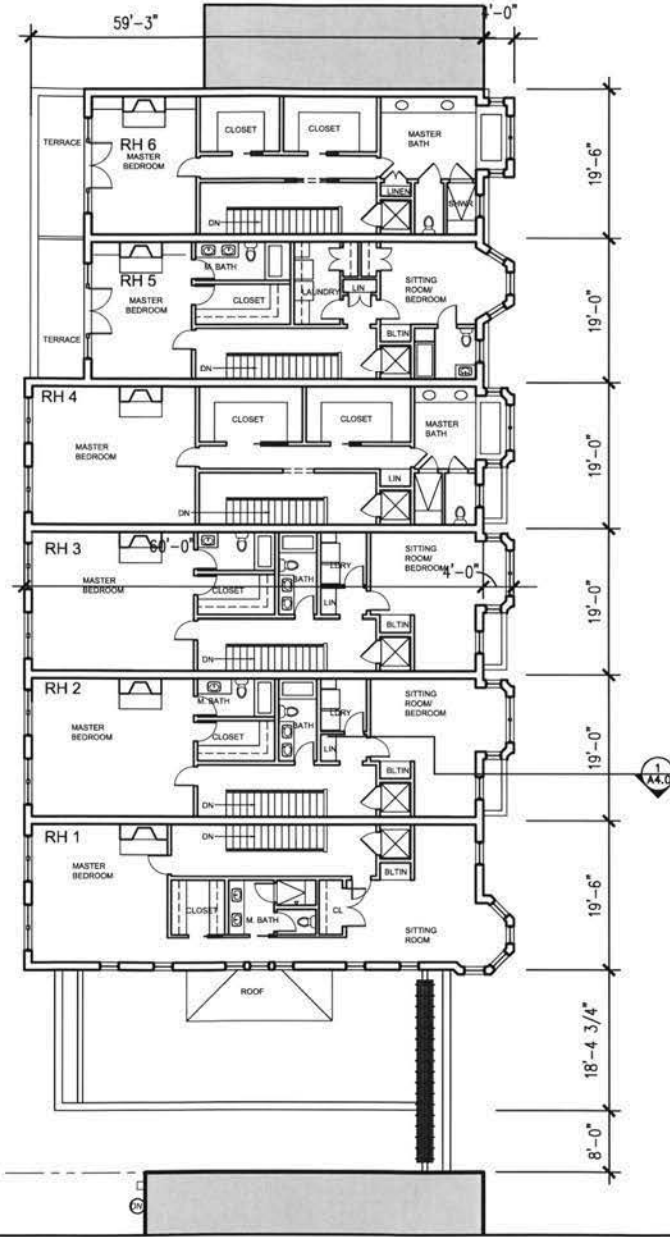
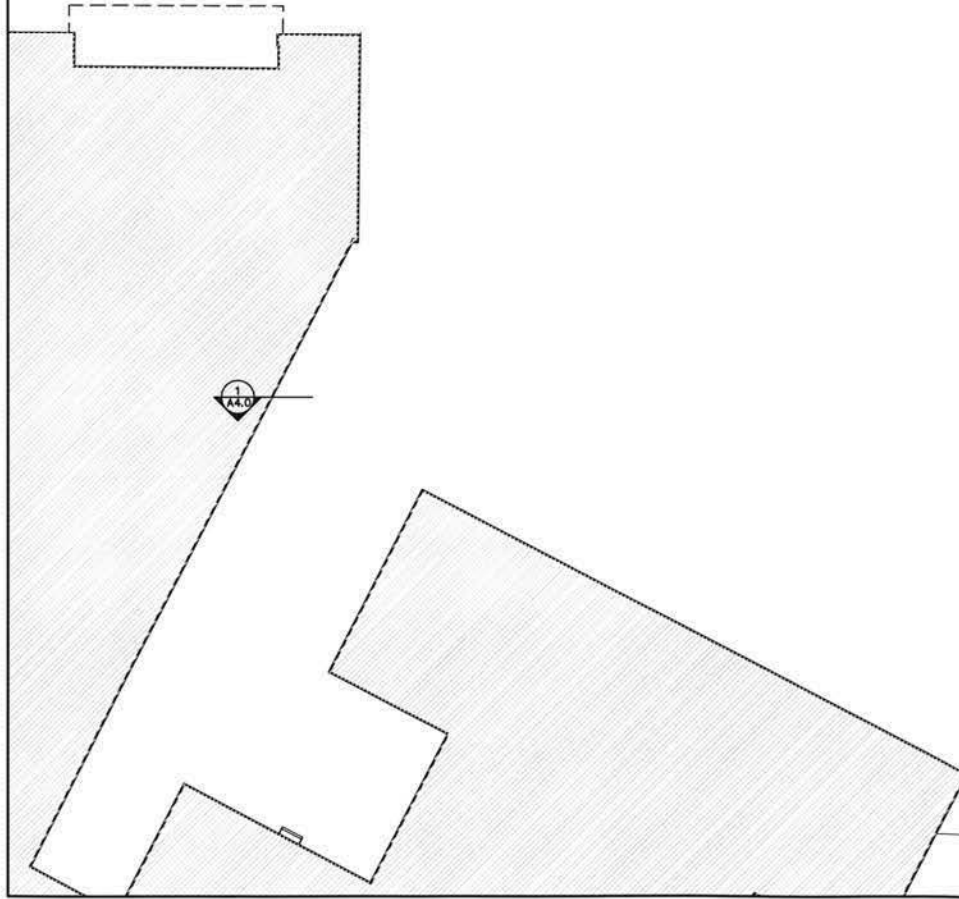
SCALE: 1/16" = 1'-0"

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A2.1



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3RD STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

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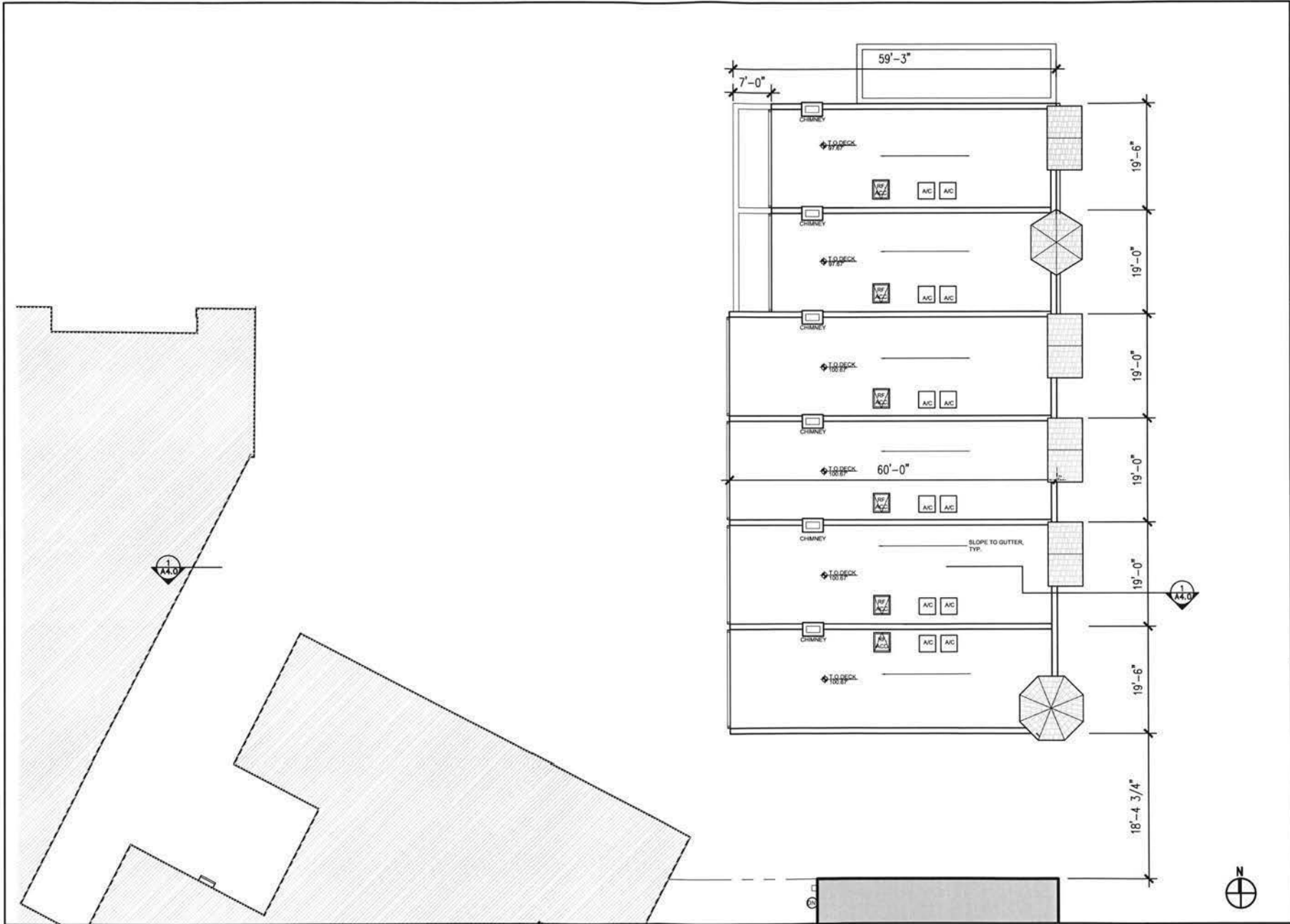
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LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

3RD STREET ROWHOUSES 3RD FLOOR PLAN

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

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3RD STREET ROWHOUSES
ROOF PLAN

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

3RD & MASS

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

DATE: 04.09.13

A2.3

A2.4

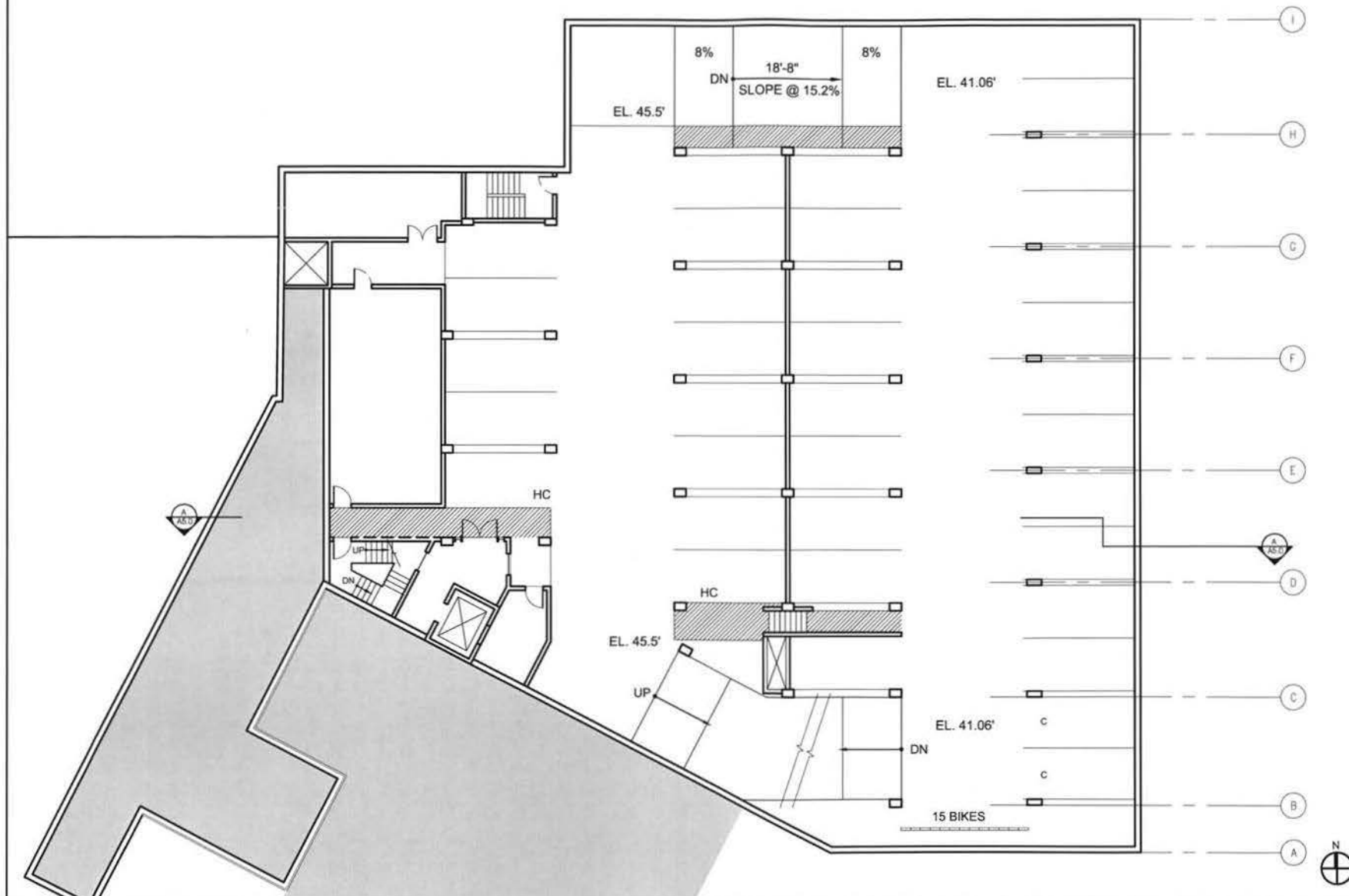
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SK&A, PLLC (STRUCTURAL)

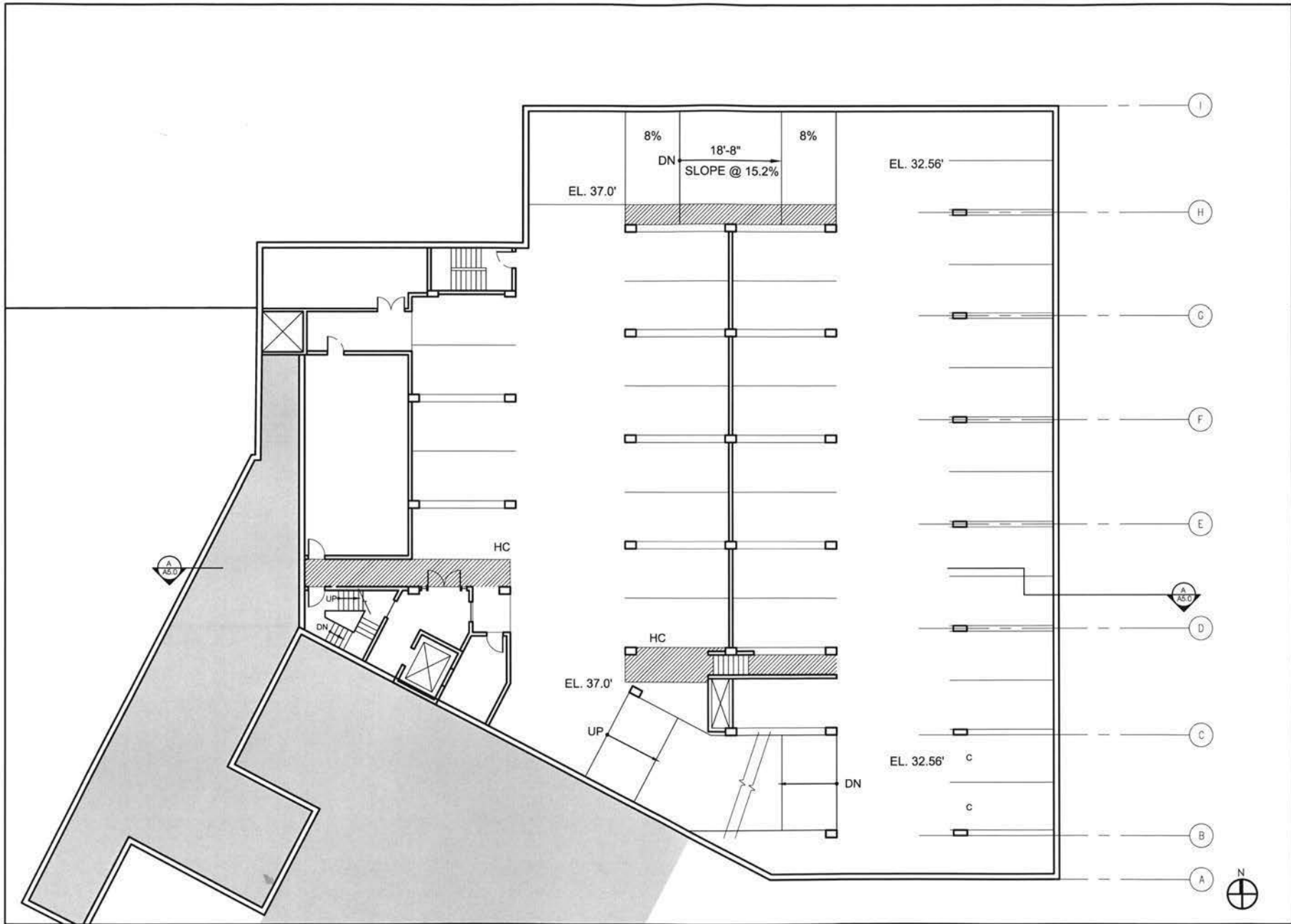
SCALE: 1/16" = 1'-0"

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

DATE: 04.09.13

A2.5





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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

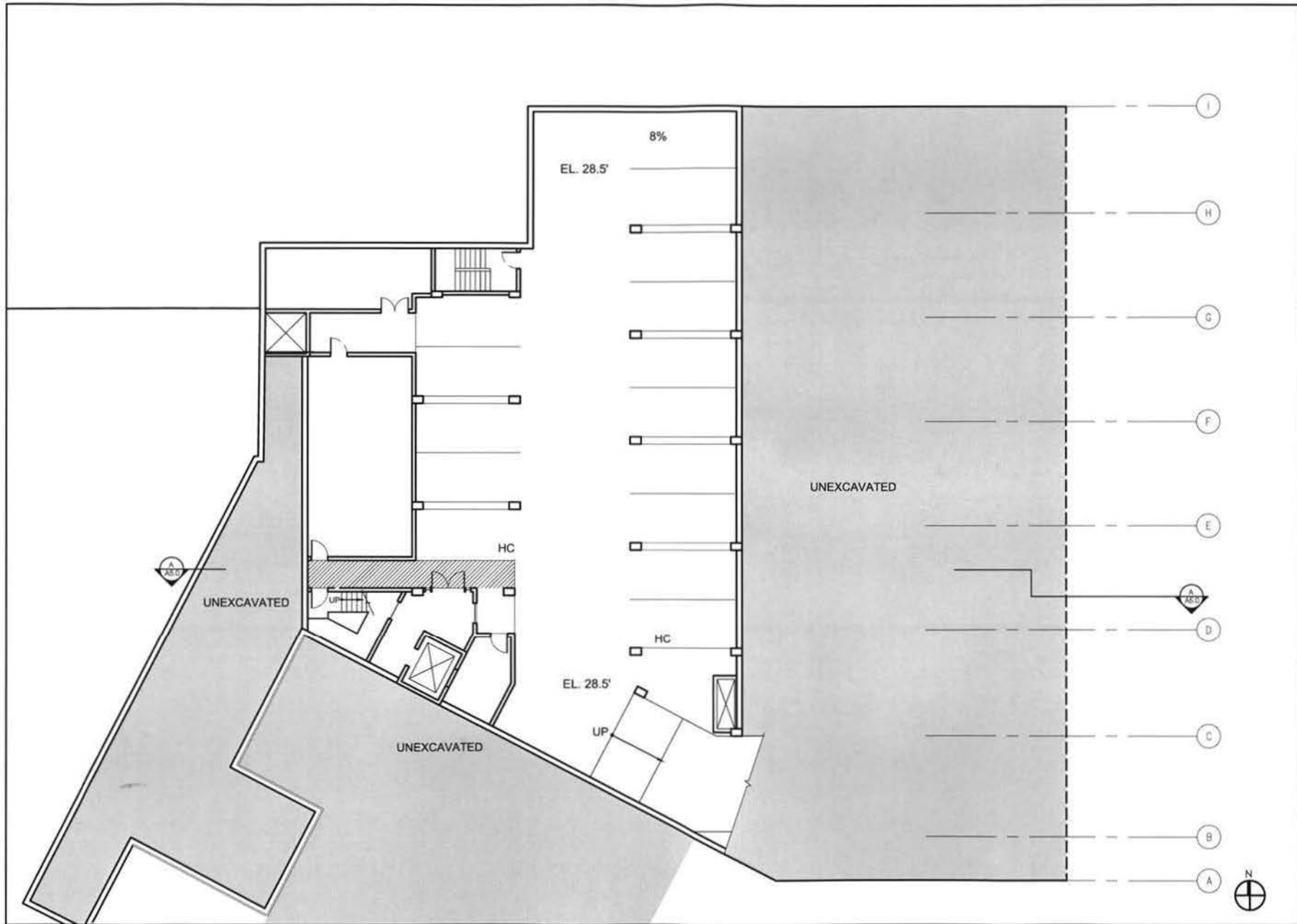
PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

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

3RD STREET ROWHOUSES
PARKING 3 PLAN
SCALE: 1/16" = 1'-0"

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

DATE: 04.09.13



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)

3RD STREET ROWHOUSES PARKING 4 PLAN

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

3RD & MASS

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

DATE: 04.09.13

A2.7



EXISTING CONDITION
WITH PROPOSED ROWHOUSES



PROPOSED
3RD STREET WEST ELEVATION



ROWHOUSE SOUTH ELEVATION
AND SITE SECTION

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
ELEVATIONS IN CONTEXT
(SCALE: 1" = 30')

3RD & MASS

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

DATE: 04.09.13

A3.0



EAST ROWHOUSE ELEVATION
WITH PARTIAL GROUND FLOOR PLAN



WEST ROWHOUSE ELEVATION



SOUTH ROWHOUSE ELEVATION

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
ELEVATIONS
(SCALE: 1/16" = 1'-0")

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

DATE: 04.09.13

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

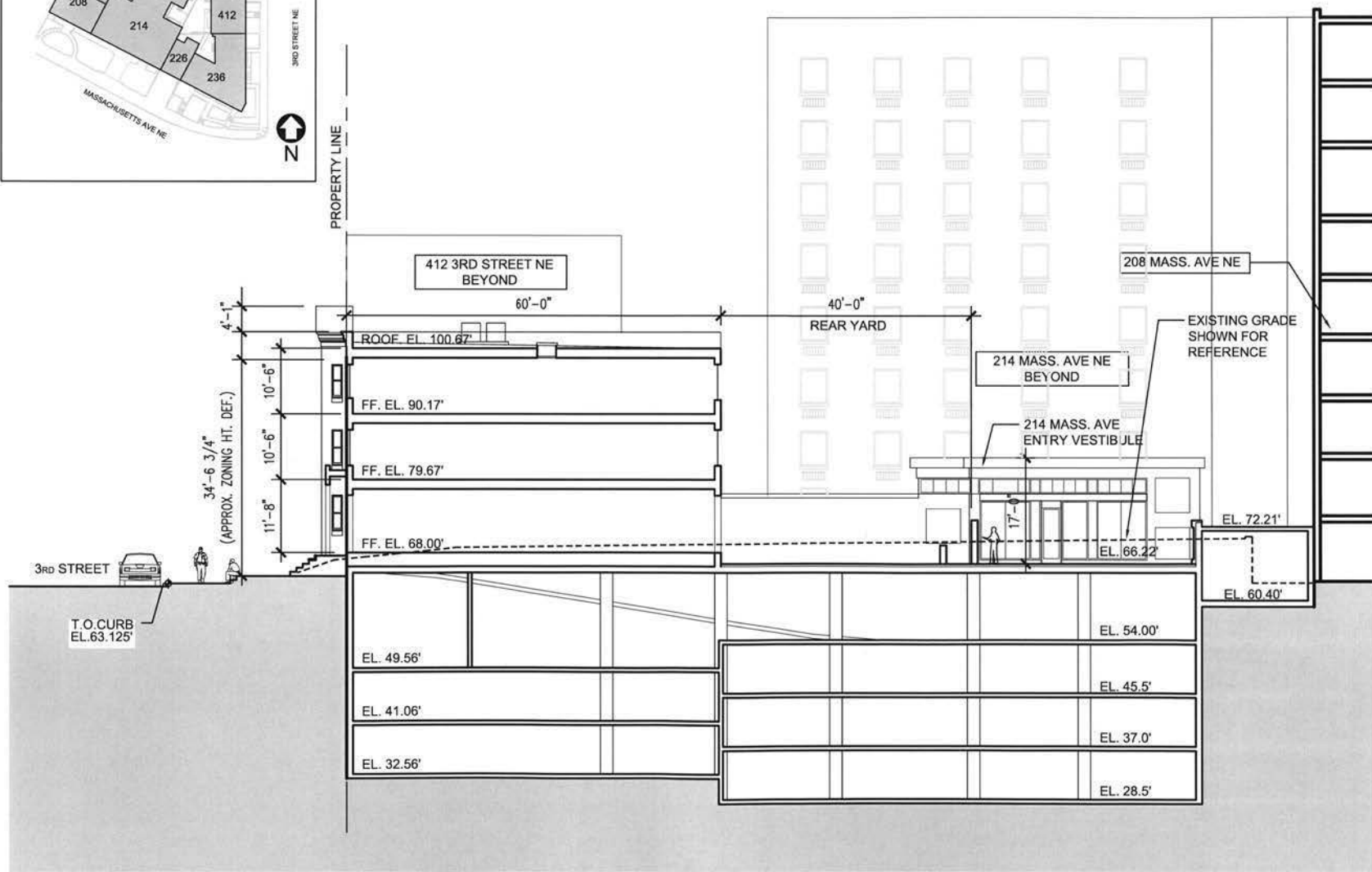
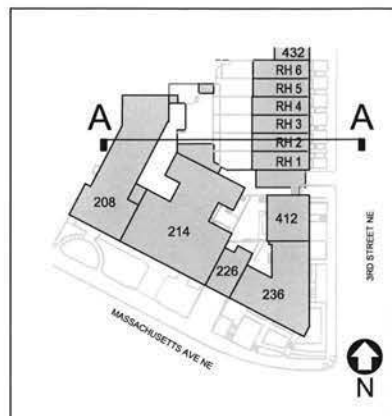
SCALE: 1/16" = 1'-0"

3RD & MASS

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

DATE: 04.09.13

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.)
SKAA, PLLC (STRUCTURAL)

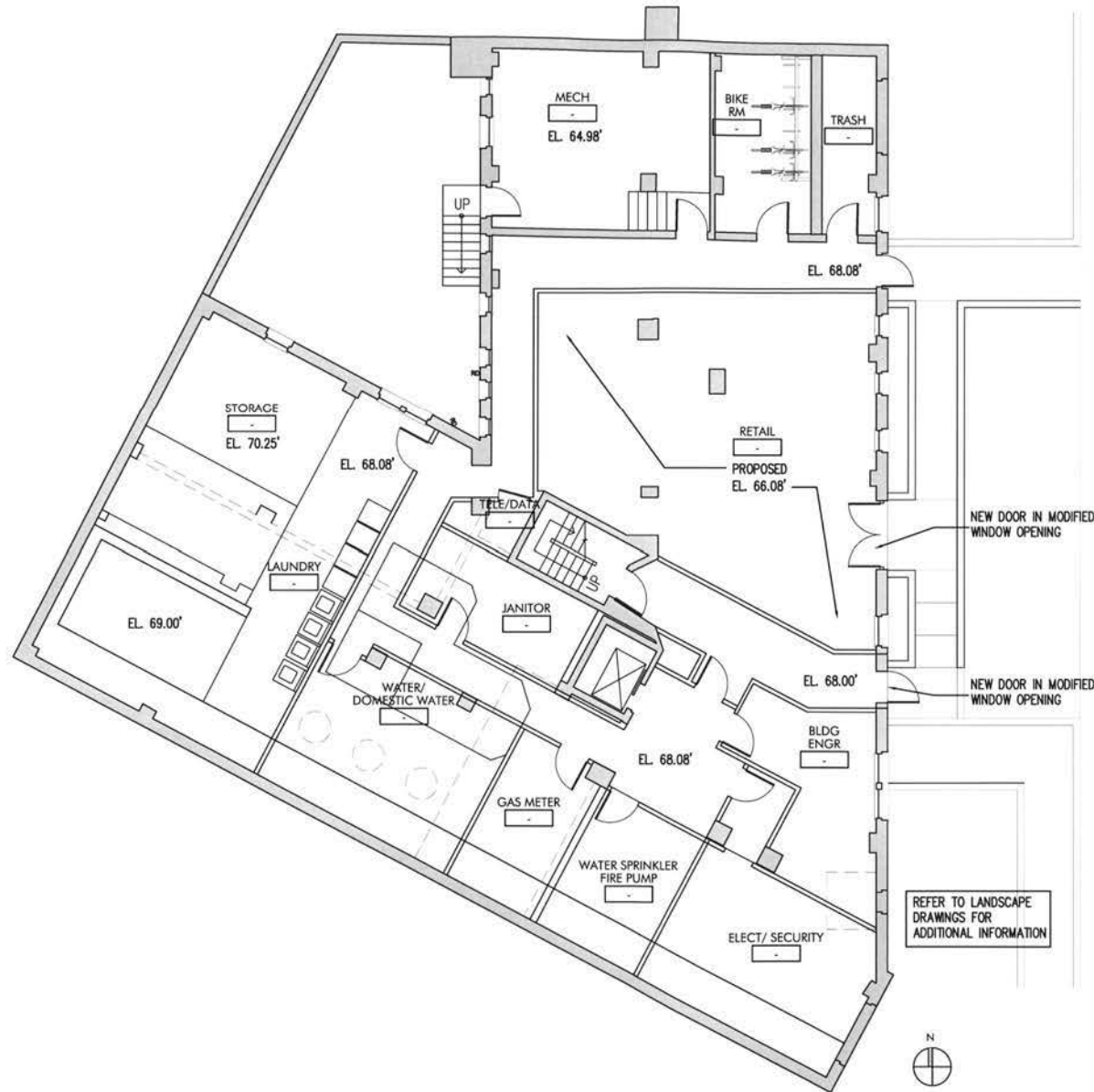
236 MASS AVE
PHOTOS

3RD & MASS

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

DATE: 04.09.13

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.)
SK&A, PLLC (STRUCTURAL)

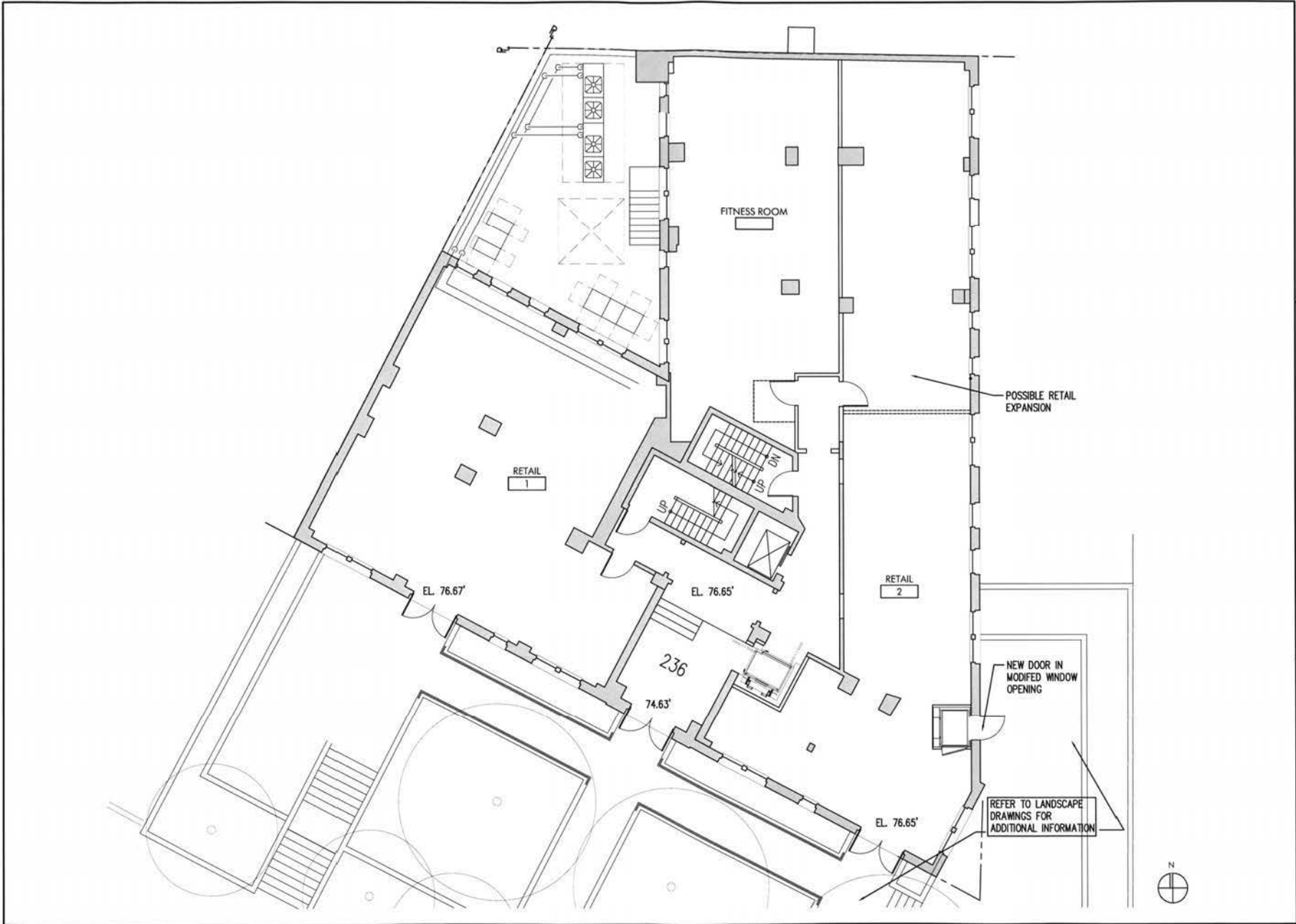
236 MASS AVE
BASEMENT PLAN

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

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

DATE: 04.09.13

A5.1



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)

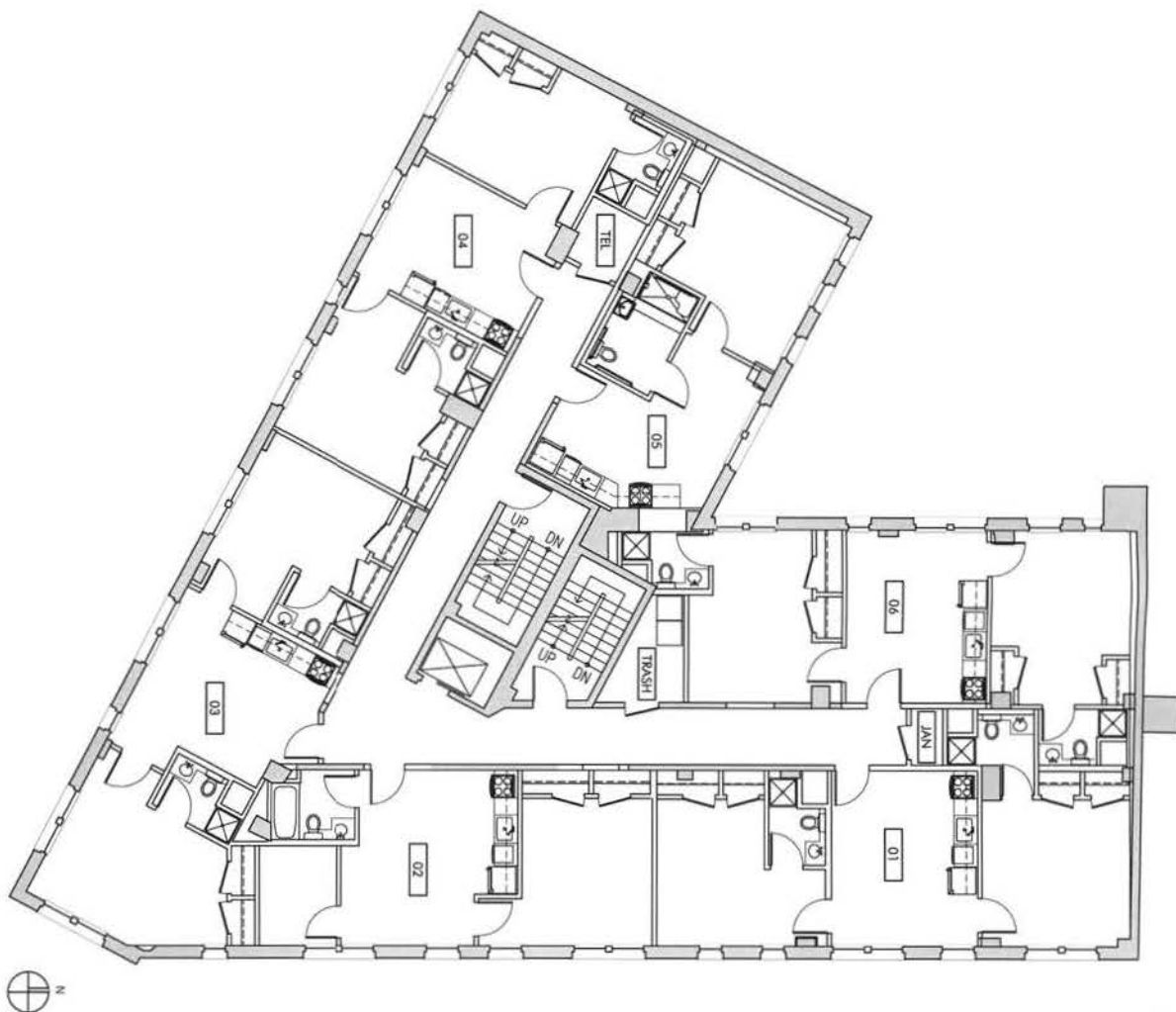
236 MASS AVE
1ST FLOOR PLAN

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

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

DATE: 04.09.13

A5.2



3RD & MASS

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

DATE: 04.09.13

A5.3

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

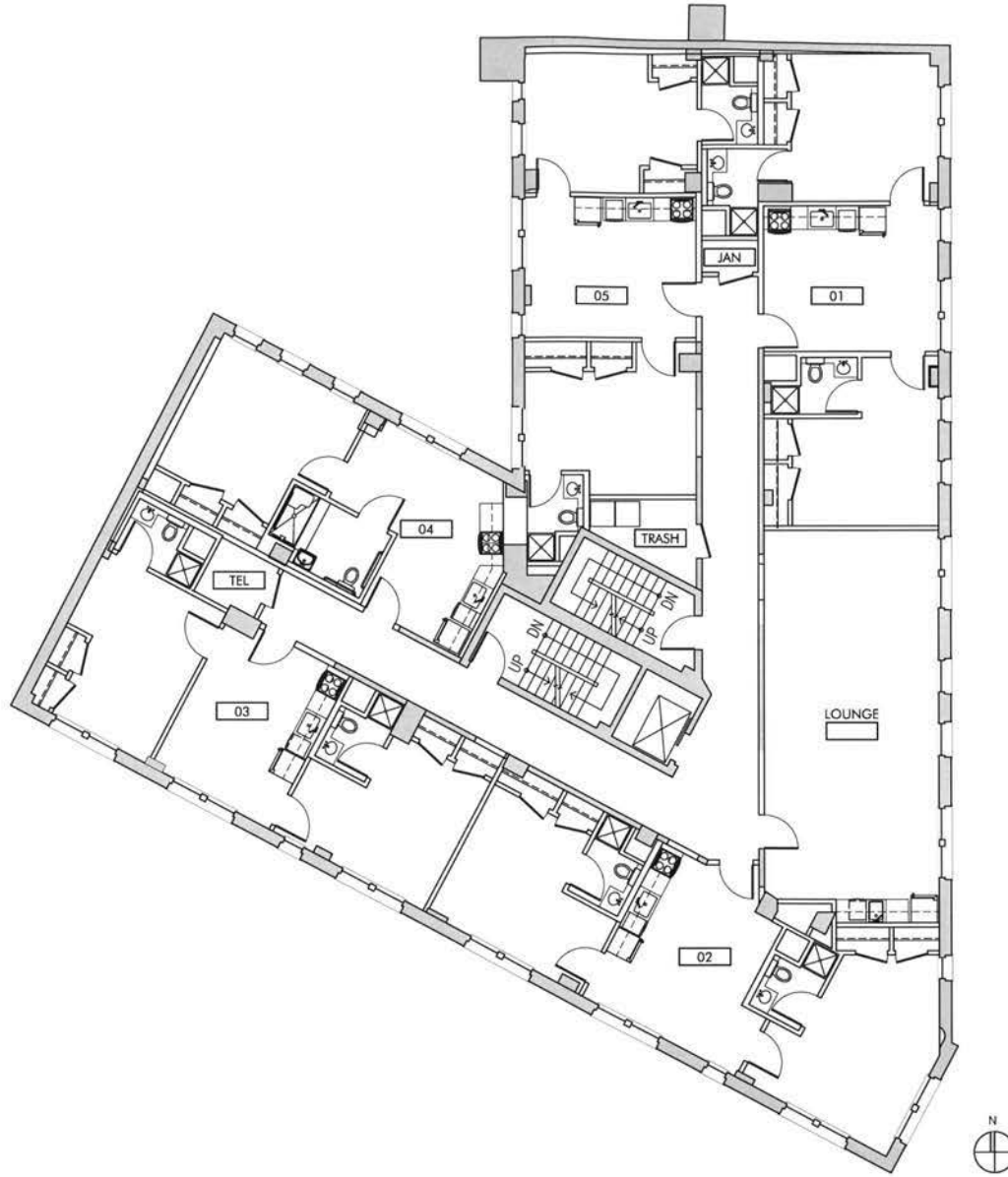
SCALE: 3/32" = 1'-0"

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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM DILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARY G. ANDERSON
CONSULTANTS

CONSULTANTS/
ENGINEERING
A&T, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (MEP)
S&A, 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
INTERIOR LEVEL
FLOORS 3 & 5

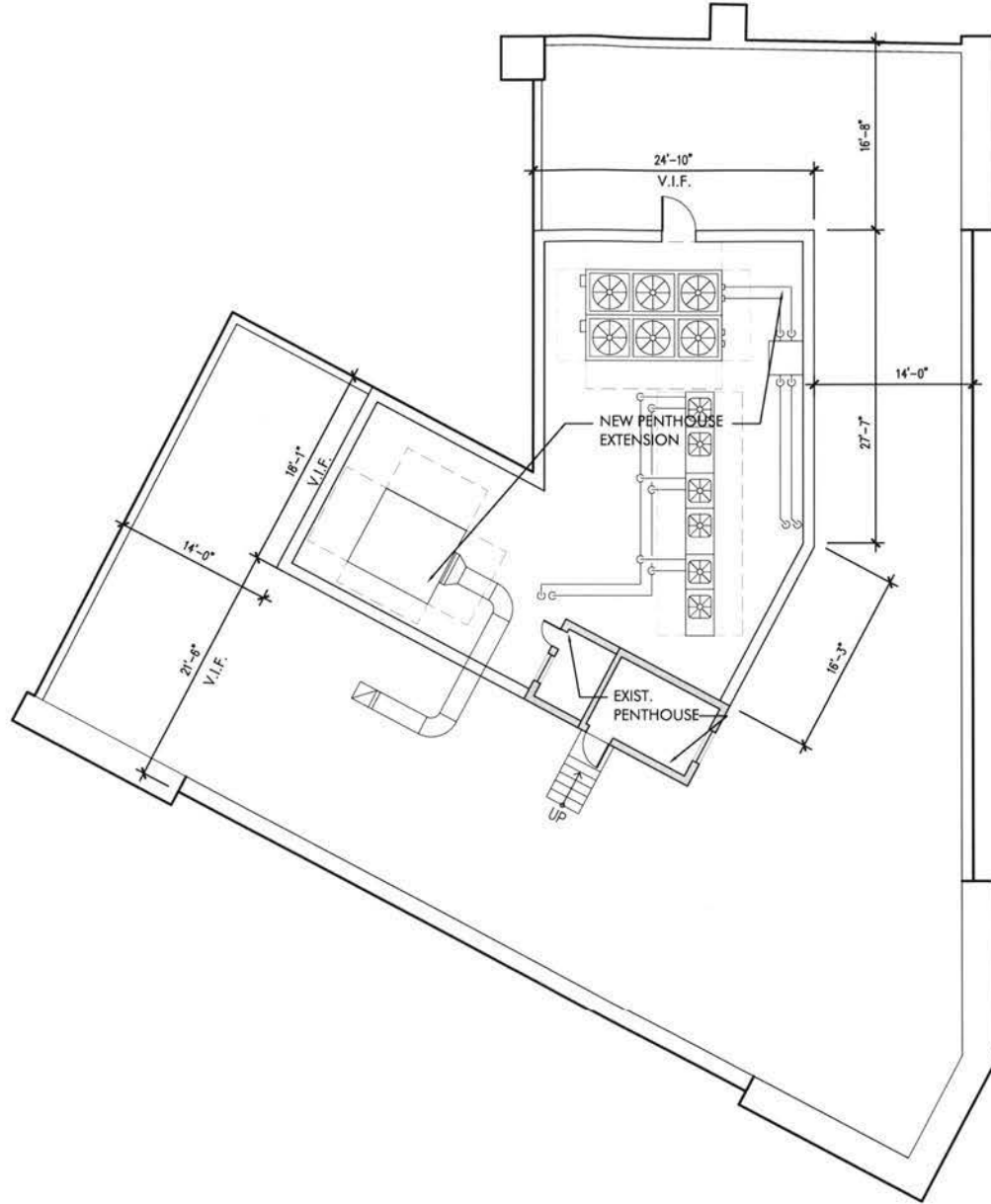
SCALE: 3/32" = 1'-0"

3RD & MASS

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

DATE: 04.09.13

A5.4



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 ROOF PLAN

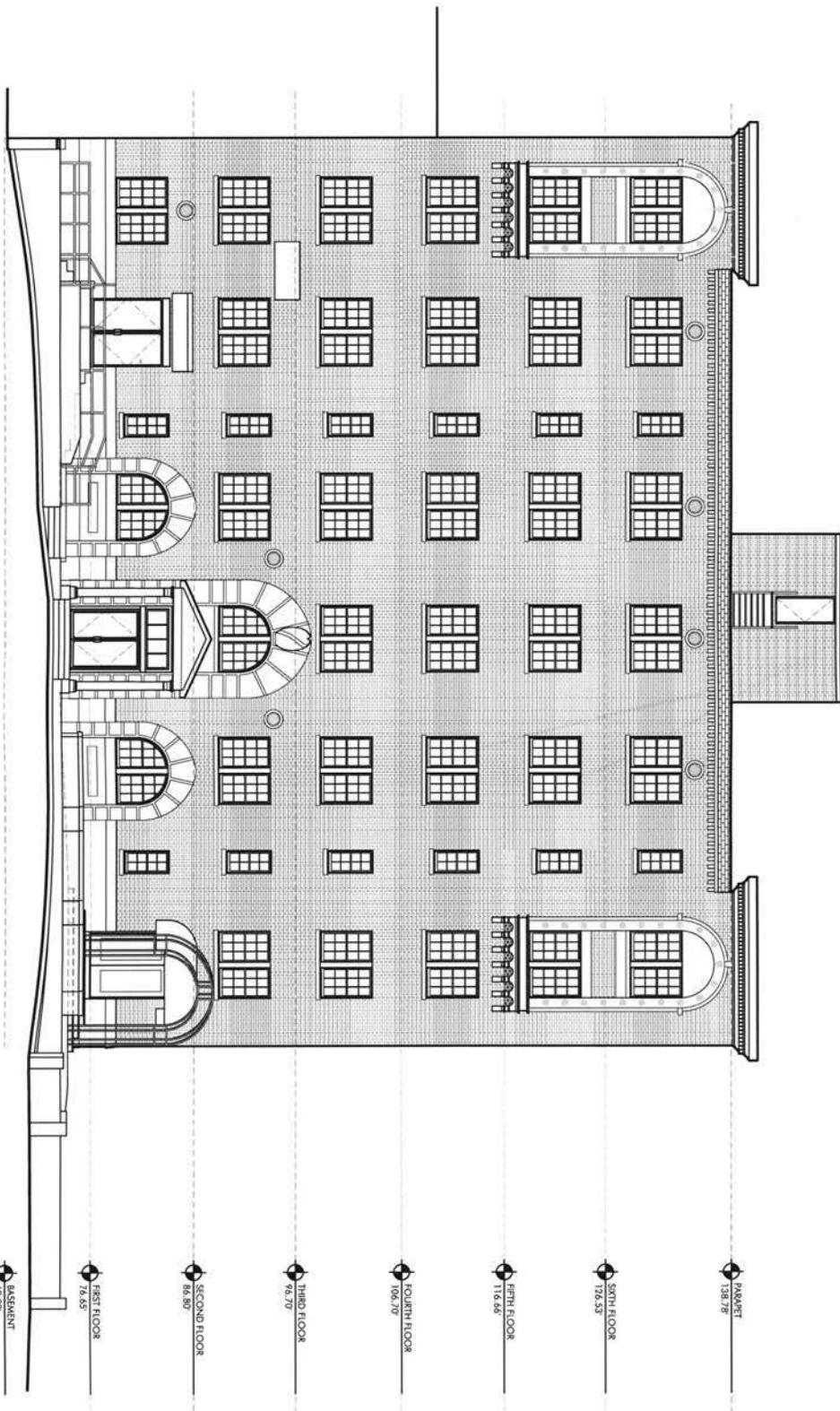
SCALE: 3/32" = 1'-0"

3RD & MASS

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

DATE: 04.09.13

A5.5



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

DATE: 04.09.13

**236 MASS AVE
EXISTING SOUTH
FACADE**

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

A6.0

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

ARCHITECTS
NELSON ARCHITECTS PC
CLUNINGHAM OULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GHARD ENGINEERING, PC (MEP)
SKDA PLLC (STRUCTURAL)



RESTORATION NOTES:

1. RE-PAINT 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.)
SKAA, PLLC (STRUCTURAL)

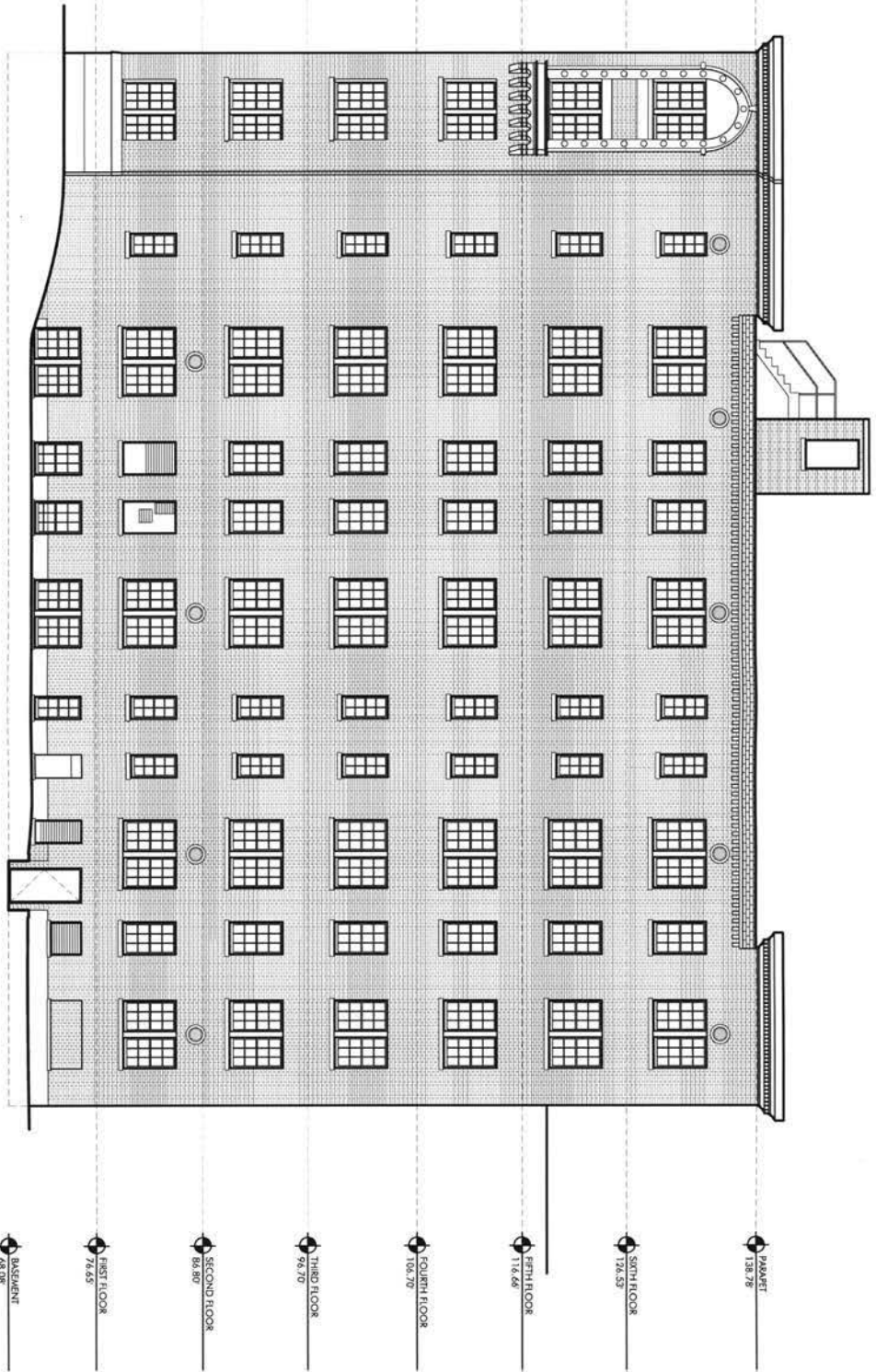
236 MASS AVE
PROPOSED SOUTH
FACADE

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

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

DATE: 04.09.13

A6.1



64.58' BASEMENT
74.65' FIRST FLOOR
84.80' SECOND FLOOR
94.70' THIRD FLOOR
104.70' FOURTH FLOOR
114.68' FIFTH FLOOR
124.53' SIXTH FLOOR
134.78' ROOFTOP

3RD & MASS

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

DATE: 04.09.13

236 MASS AVE EXISTING EAST FACADE

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

A6.2

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

ARCHITECTS
NELSON ARCHITECTS, PC
CLANNINGHAM DALL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AULT LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BLISS /
GRAND ENGINEERING, PC (ME/P)
SNAK PLLC (STRUCTURAL)



RESTORATION NOTES:

1. RE-PAINT 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: 04.09.13

A6.3



VIEW 'H'



VIEW 'F'



VIEW 'D'



VIEW 'A'



VIEW 'J'



VIEW 'I'



VIEW 'G'



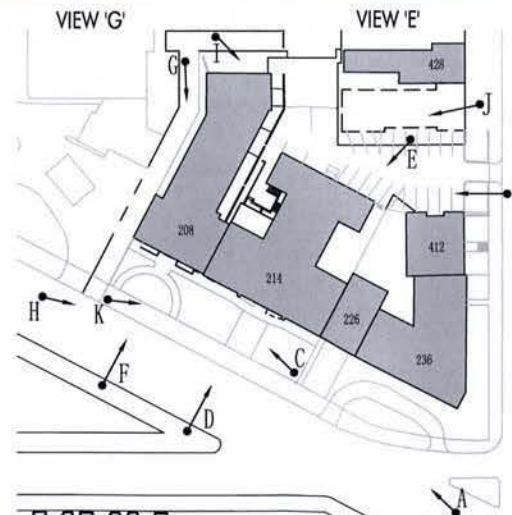
VIEW 'E'



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: 04.09.13

A7.0

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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM GULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

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

208 MASS AVE. EXISTING FLOOR PLANS 1 AND 2-4

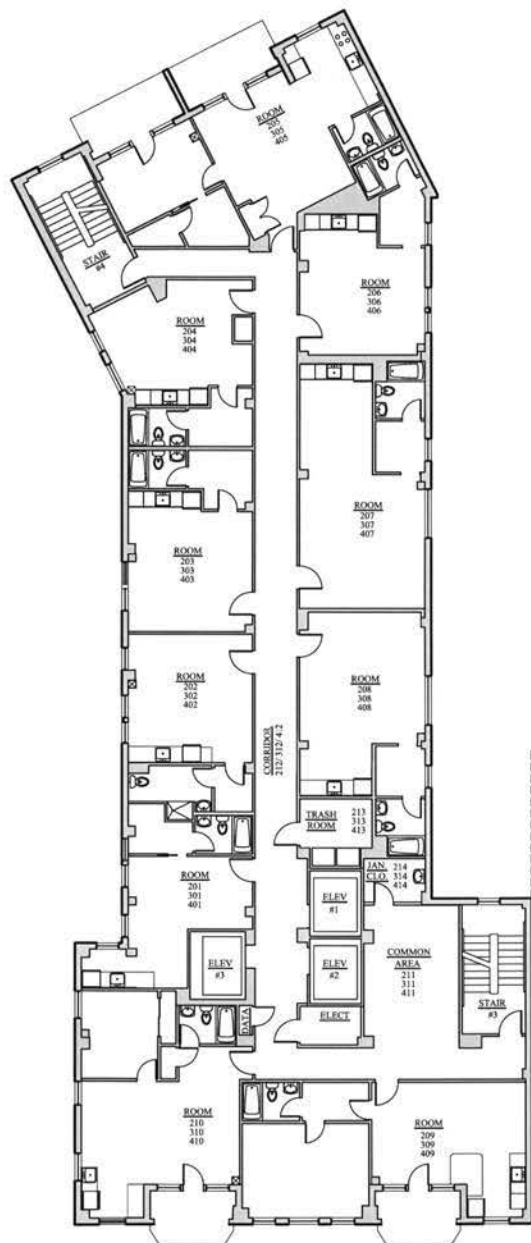
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3RD & MASS

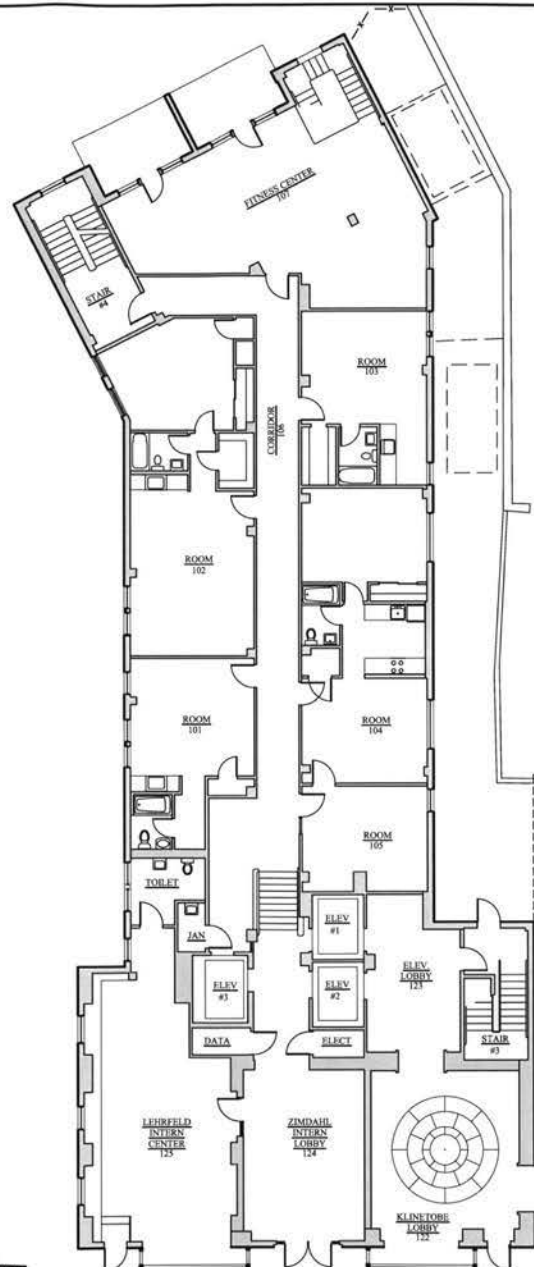
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

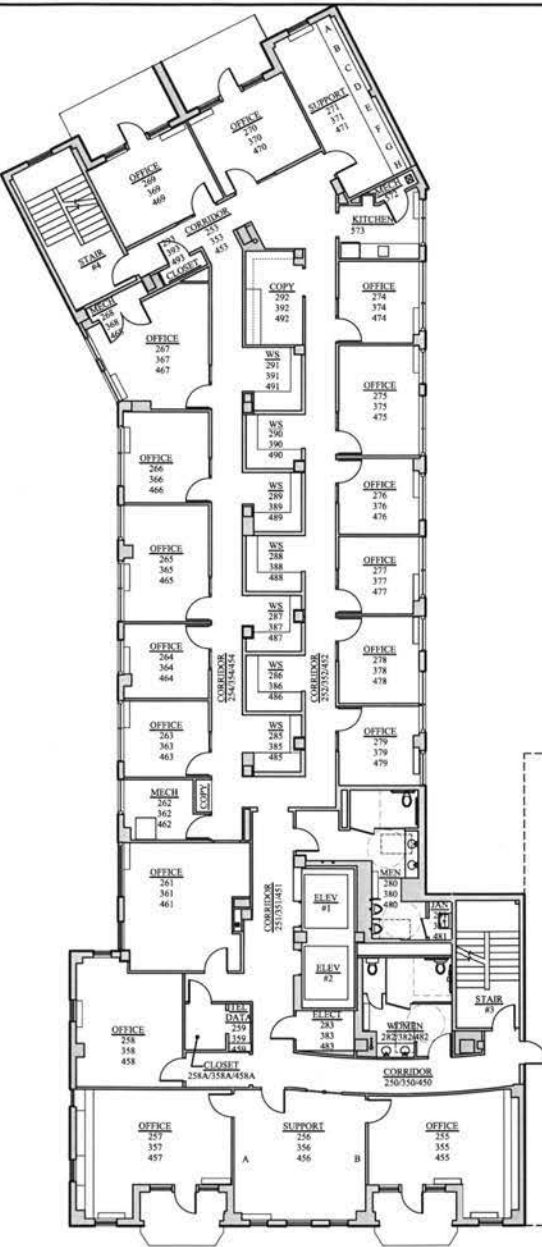
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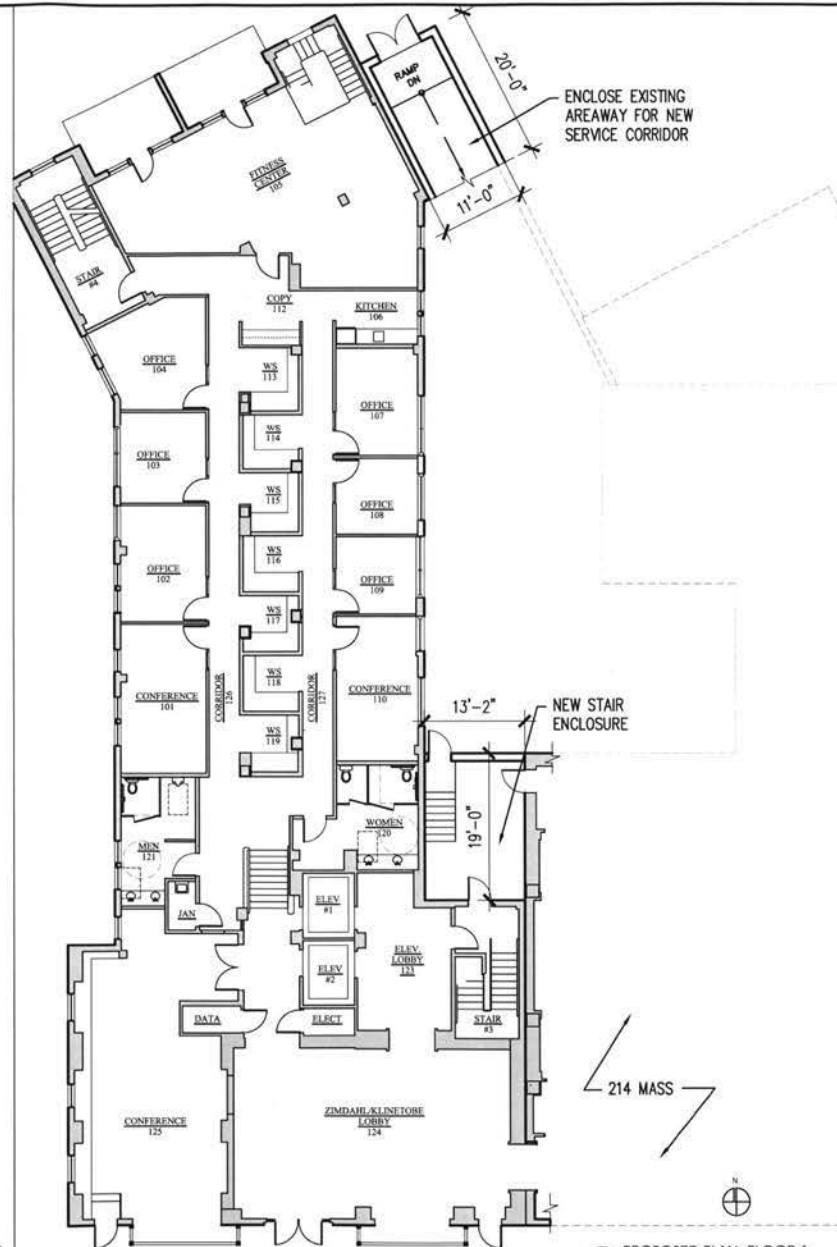
2 EXISTING PLAN FLOORS 2-4
1/16" = 1'-0"



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



2 PROPOSED PLAN- FLOORS 2-4
1/16" = 1'-0"



1 PROPOSED PLAN- FLOOR 1
1/16" = 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 CORP.
MARK G. ANDERSON
CONSULTANTS

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

208 MASS AVE
PROPOSED FLOOR PLANS
1 AND 24

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

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

DATE: 04.09.13

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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM GUIL
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)

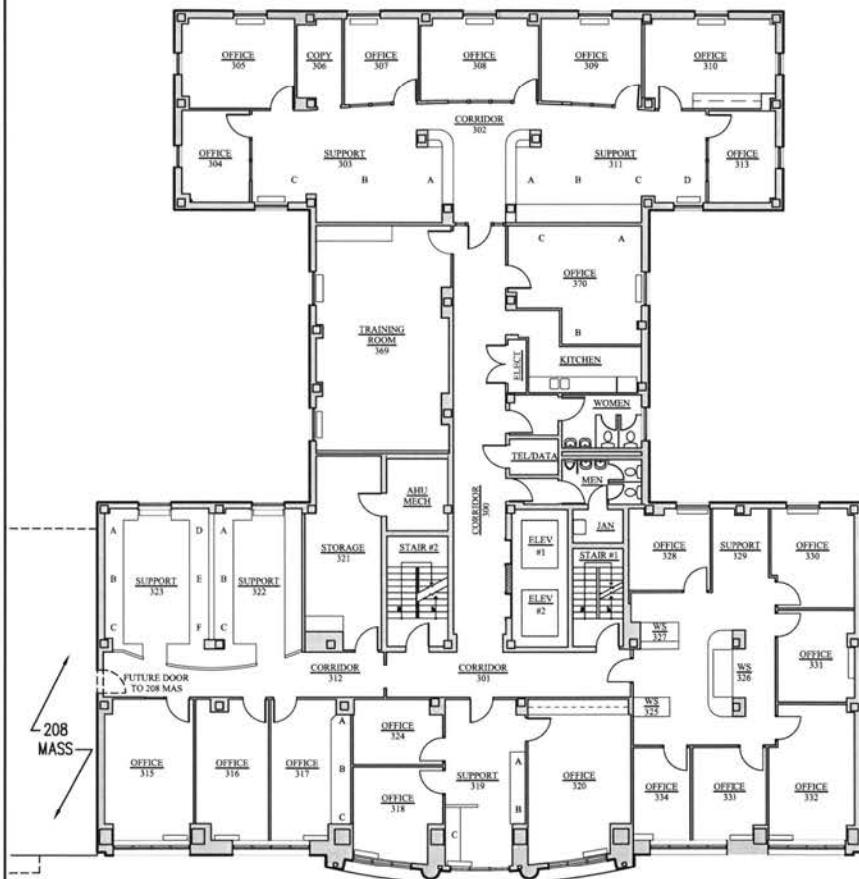
214 MASS AVE
EXISTING FLOOR PLANS
1 AND TYPICAL

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

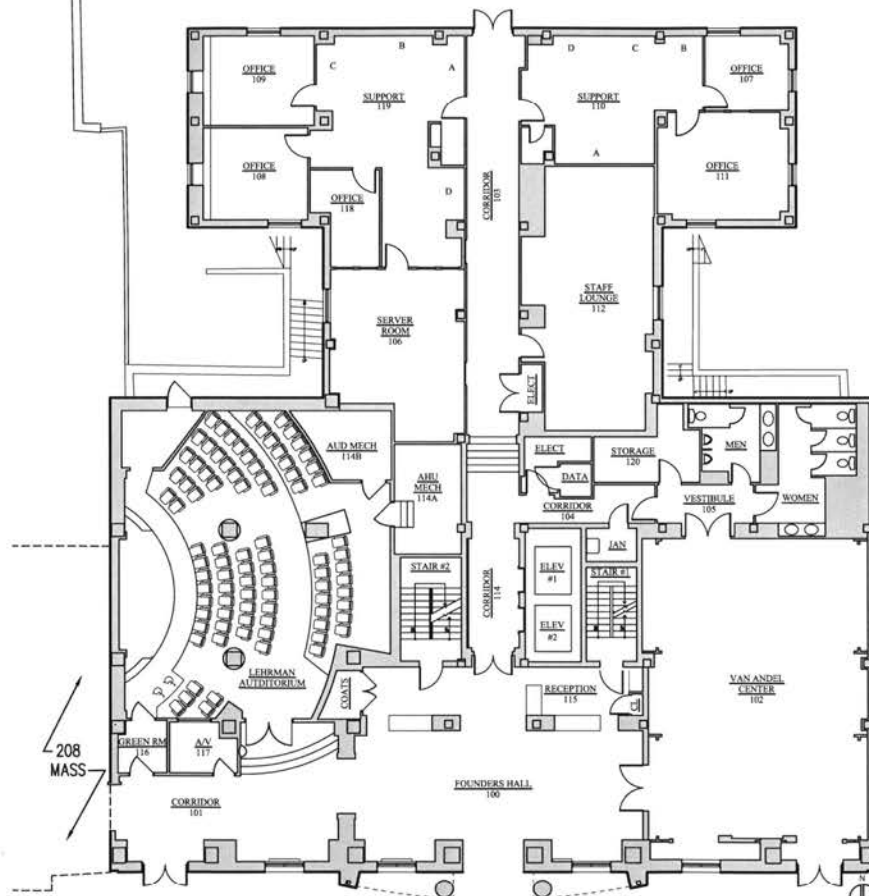
3RD & MASS
420-430 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

A7.3



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



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

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

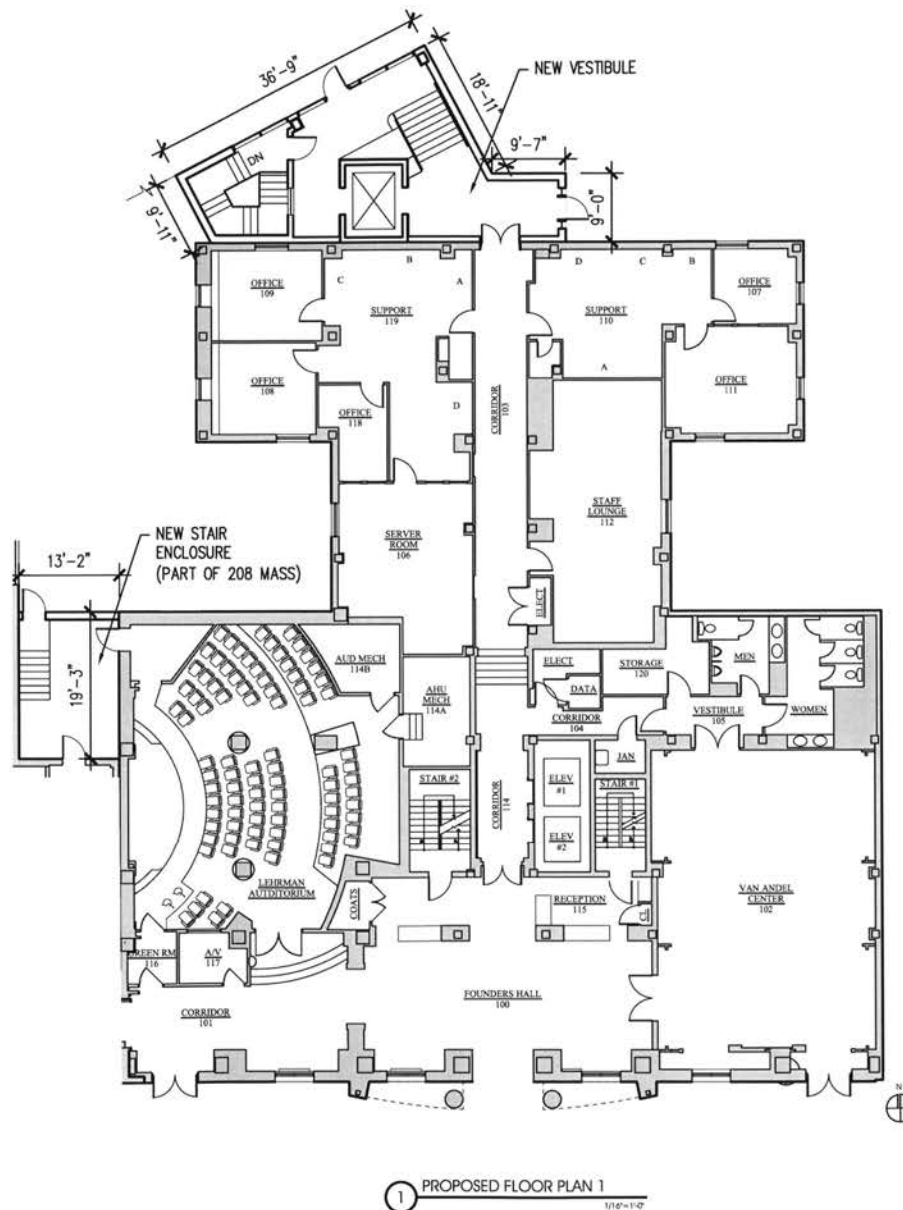
SCALE: 1/16" = 1'-0"

3RD & MASS

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

DATE: 04.09.13

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 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: 04.09.13

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: 04.09.13

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 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.)
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: 04.09.13

L0.03



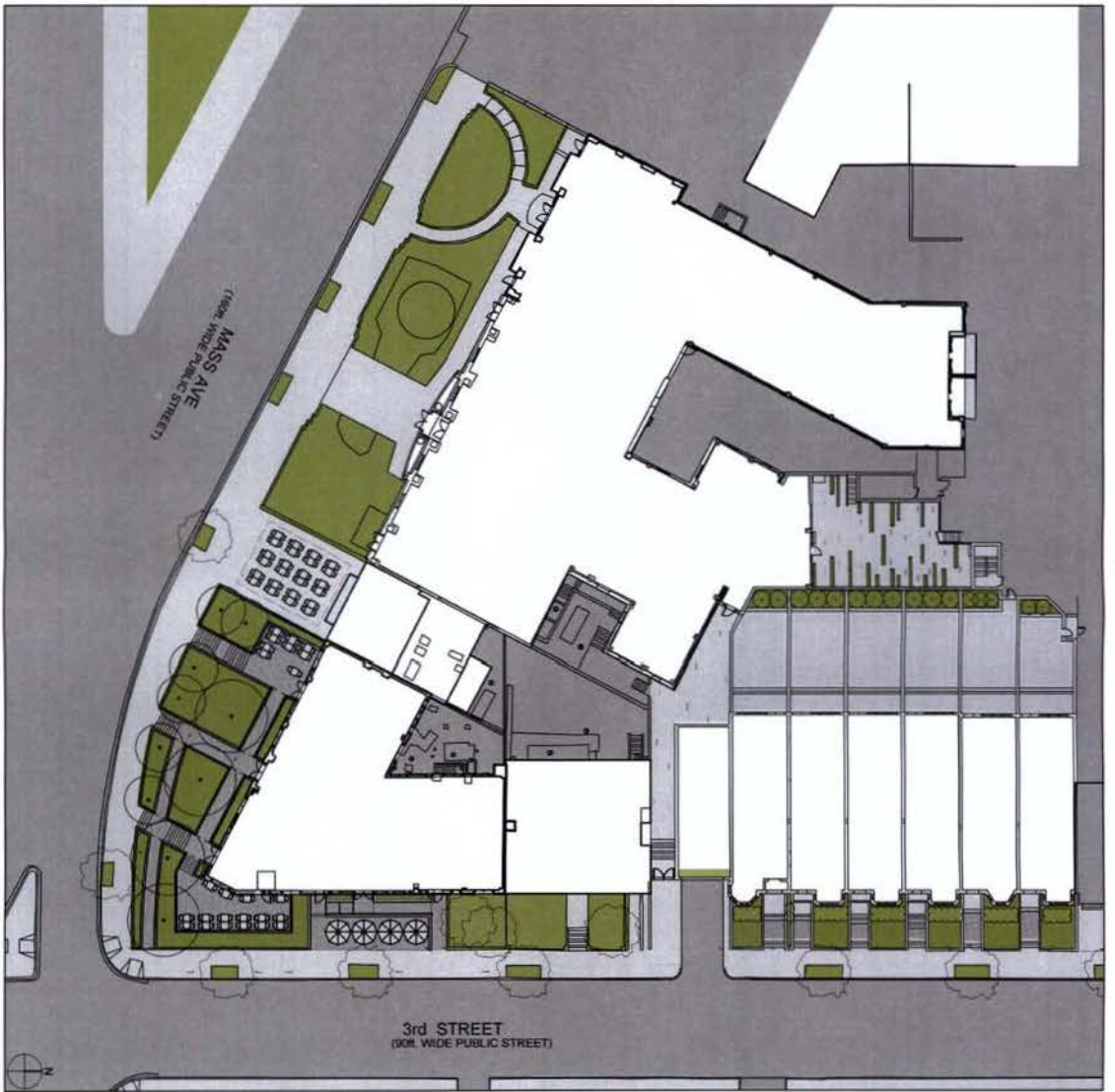
OWNER
THE HERITAGE FOLIO FOUNDATION
380 STREET PROPERTIES, LLC
MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM DALL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENGINE REDEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

**CONSULTANTS /
ENGINEERING**
AUST, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU

GENERAL ENGINEERING, PC (ME/P)
SKID, OWING, MERRILL



L1.02

3RD & MASS

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

DATE: 04.09.13

3RD AND MASS SITE DIAGRAM - PROPOSED

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

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

ARCHITECTS
NELSON ARCHITECTS, PC
DUNNINGHAM, QUIL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
A&T LLC (CIVIL)
LANDSCAPE ARCHITECTURE
S&B&B
GIBBARD ENGINEERING, PC (ME/P)
SKKA PLLC (STRUCTURAL)