

APR 9



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18531

EXHIBIT NO. 44

APR 9



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

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



OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
1800 MASS. AVE. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
DUNNED-HW DILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
SCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS / ENGINEERING
AM, LLC (ENVL)
LANDSCAPE ARCHITECTURE
BUREAU
ORRARD ENGINEERING, PC (M.E.P.)
BNSA, PLLC (STRUCTURAL)

**EXISTING SITE PLAN &
BUILDING USE DIAGRAM**

SCALE: NTS

3RD & MASS
428-00 3RD STREET, NE
208, 214 & 236 MASS. AVE., NE
WASHINGTON, DC 20002

DATE: 04.09.13

A0.3

LEGEND

- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL
- ACCESSORY PARKING STRUCTURE BELOW GRADE
- BELOW GRADE SERVICE CORRIDOR (ENTRANCE ONLY ABOVE GRADE)



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM OULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS / ENGINEERING
AMR, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
BGA, P.L.L.C. (STRUCTURAL)

3RD & MASS
430-00 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

PROPOSED SITE PLAN & BUILDING USE DIAGRAM

SCALE: NTS

DATE: 04.09.13

A0.4

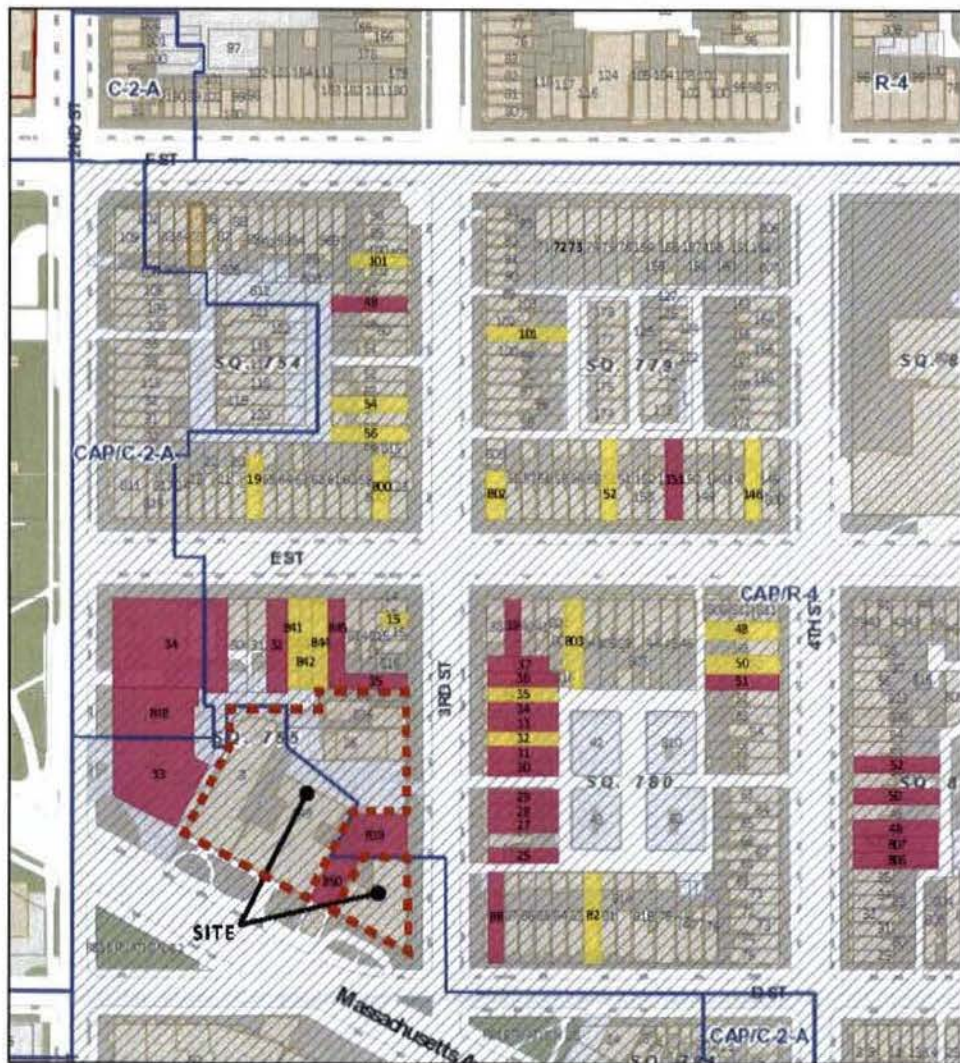


3rd & MASS PROJECT

KEY

- Attended Neighborhood Meeting
- Project Supporter (signed petition or letter of support)

Last Updated: April 8, 2013





OWNER
THE HERITAGE FOUNDATION
3RD STREET PROPERTIES, LLC
3RD ST. PROPERTIES, LLC

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM OUEL
AND ASSOCIATES, PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
COMBUSTION, INC.

CONSULTANTS / ENGINEERING
AWT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
BRAND ENGINEERING, PC (M.E.P.)
BWA, PLLC (STRUCTURAL)

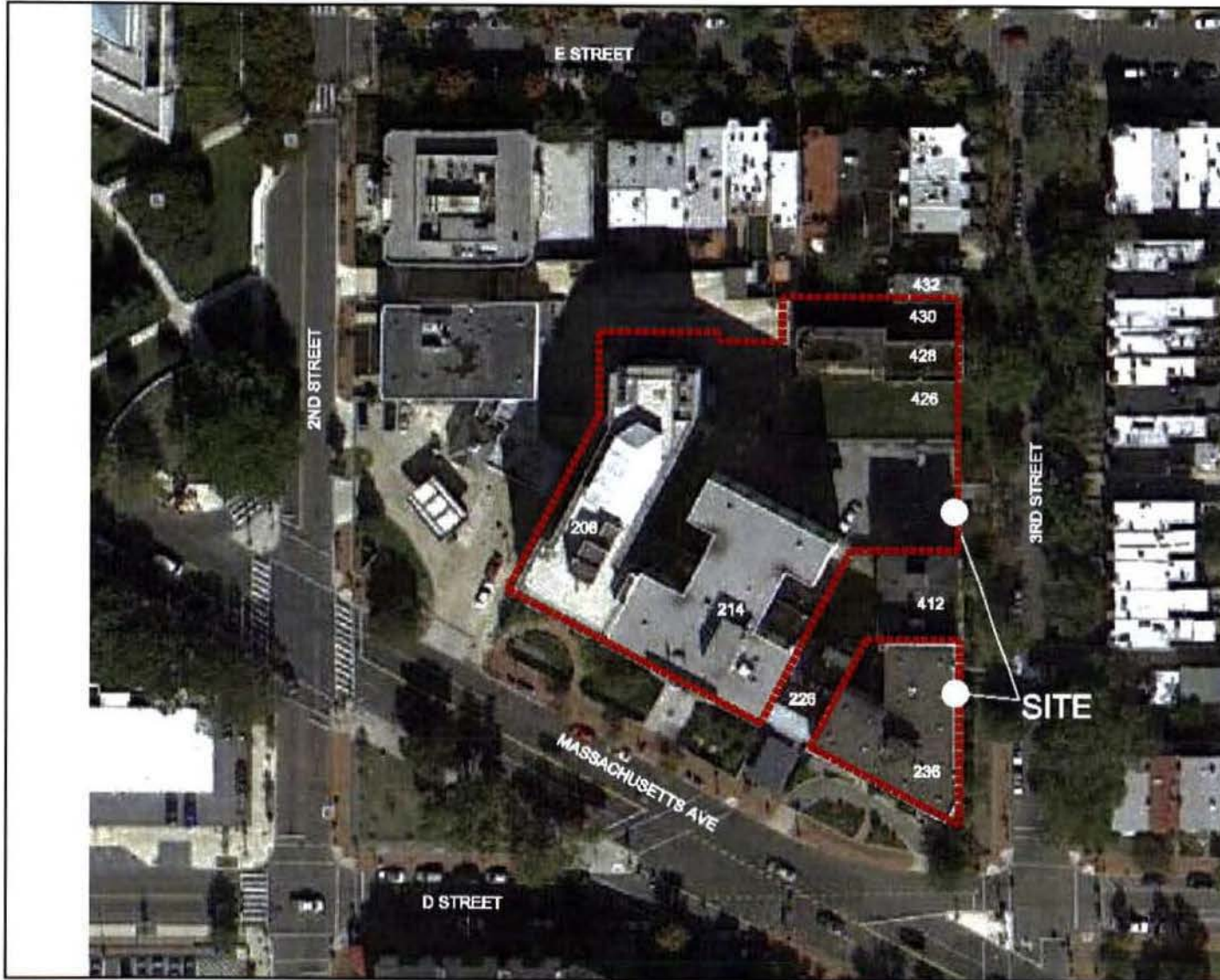
AERIAL SITE PLAN

SCALE: NTS

3RD & MASS
430-430 3RD STREET, NW
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20003

DATE: 04.09.13

A0.1



OWNER
THE SPRINGFIELD POLICE
3RD STREET PROJECT, LLC
3RD STREET PROJECT, LLC

ARCHITECT
HILSON AND STEVEN, PC
CONSTRUCTION GILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
HILSON AND STEVEN, PC
HILSON AND STEVEN, PC
HILSON AND STEVEN, PC

CONSULTANTS / ENGINEERS
ARC, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
HILSON AND STEVEN, PC (MEP)
HILSON AND STEVEN, PC (STRUCTURAL)

AERIAL SITE PLAN

SCALE: NTS

3RD & MASS
400-00 3RD STREET, NE
304, 314 & 324 MASS. AVE., NE
WASHINGTON, DC 20002

DATE: 04.09.13

A0.2

LEGEND

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

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



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

ARCHITECTS
NELSON ARCHITECTS, PC
DUNNIGHAM GURL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

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

**EXISTING SITE PLAN &
BUILDING USE DIAGRAM**

SCALE: NTS

3RD & MASS
429-430 3RD STREET, NE
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

LEGEND

- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL
- ACCESSORY PARKING STRUCTURE BELOW GRADE
- BELOW GRADE SERVICE CORRIDOR (ENTRANCE ONLY ABOVE GRADE)



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM GULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
SCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS / ENGINEERING
AHL, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERS, PC (M.E.P.)
BGA, PLLC (STRUCTURAL)

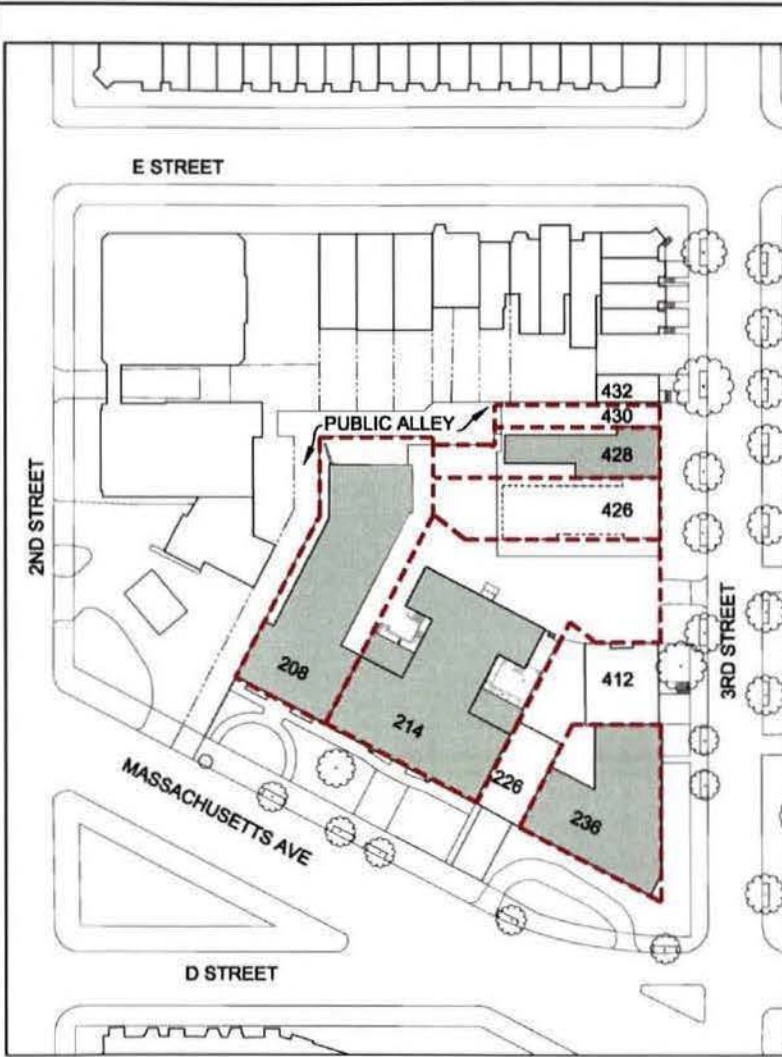
**PROPOSED SITE PLAN &
BUILDING USE DIAGRAM**

SCALE: NTS

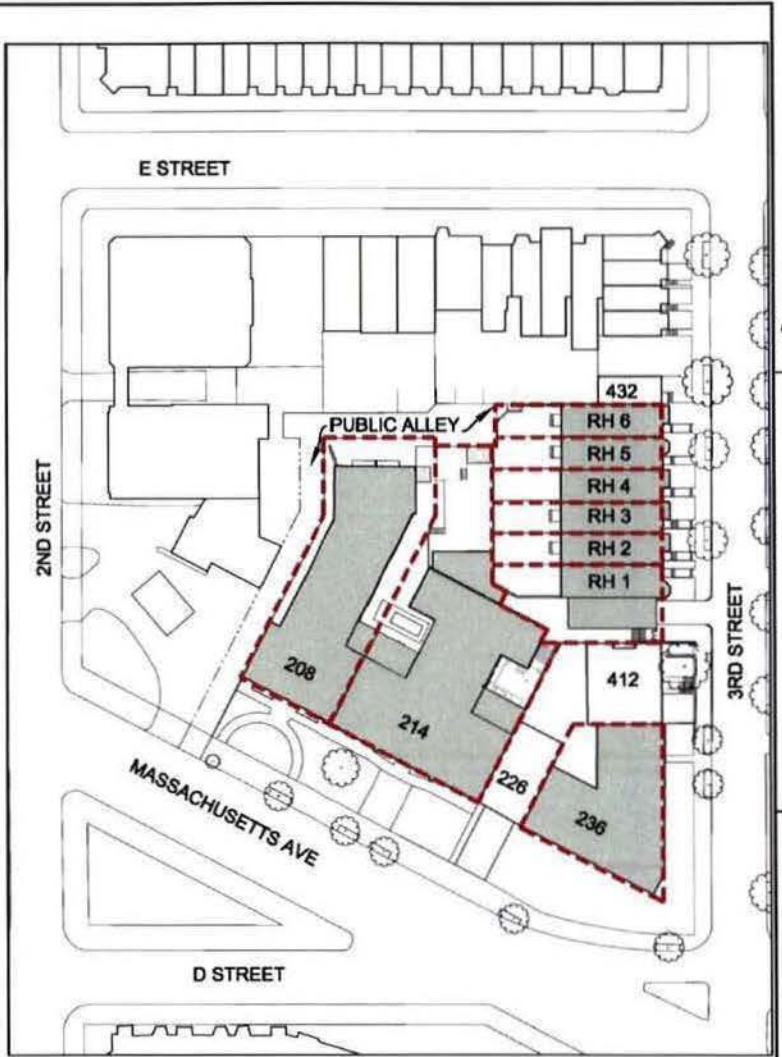
3RD & MASS
425-00 3RD STREET, NE
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

A0.4



EXISTING SITE PLAN & EXISTING PROPERTY LINE



PROPOSED SITE PLAN & PROPOSED PROPERTY LINE



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
ART, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
SQA, PLLC (STRUCTURAL)

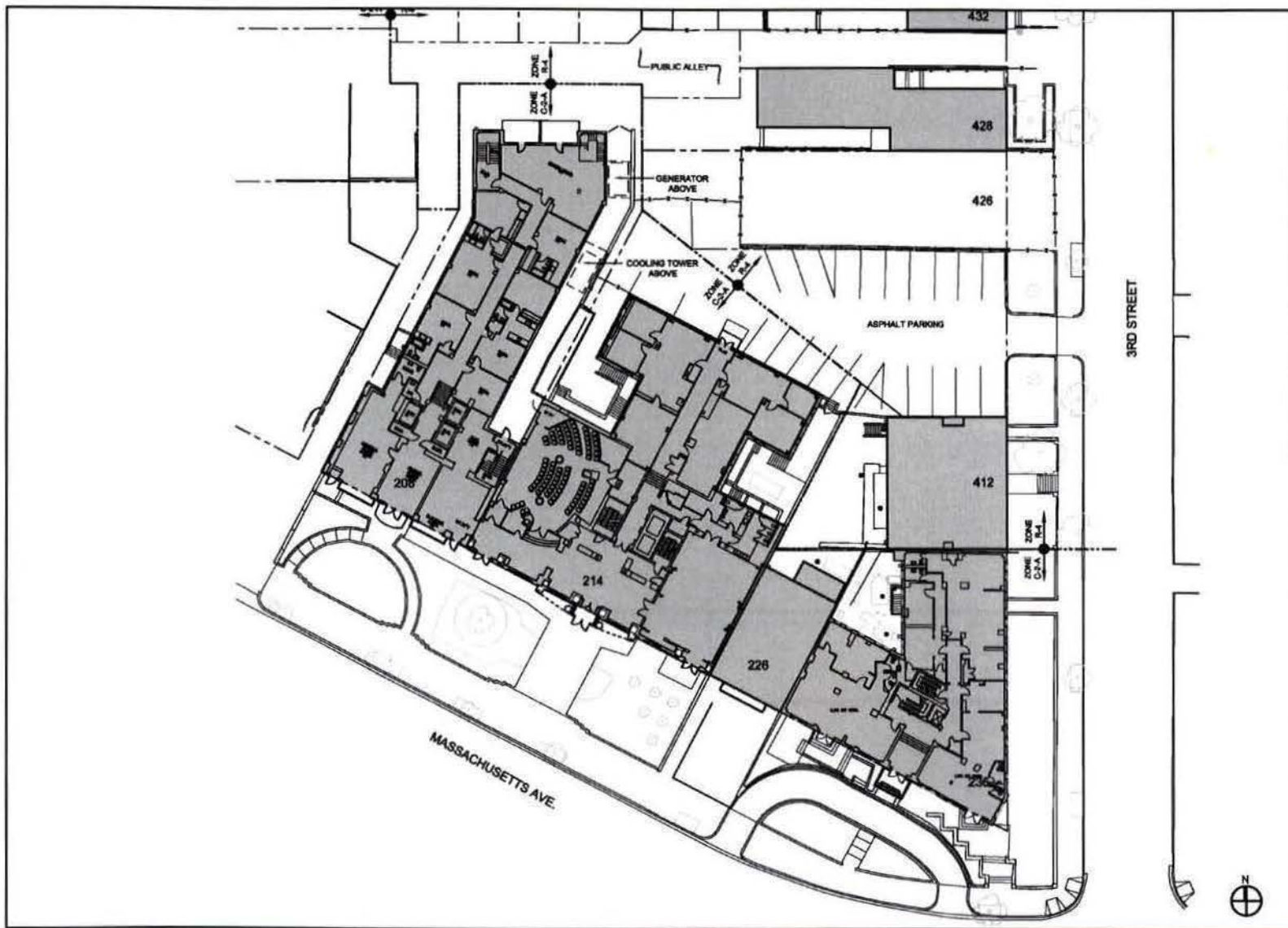
EXISTING & PROPOSED
SITE PLAN & PROPERTY LINE
DIAGRAM

SCALE: NTS

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

DATE: 04.09.13

A0.5



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
AMR, LLC (EIRL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
BGA, PLLC (STRUCTURAL)

EXISTING CONDITIONS ARCHITECTURAL SITE PLAN

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

3RD & MASS
400-400 3RD STREET, NE
206, 214 & 234 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

A0.6



3RD STREET EXISTING SITE CONDITIONS AND CONTEXT



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

ARCHITECTS
NELSON ARCHITECTS, PC
CLARKE+HAY GILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK S. ANDERSON
CONSULTANTS

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

3RD STREET ROWHOUSES
EXISTING SITE CONDITIONS

3RD & MASS
420-430 3RD STREET, NE
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20003

DATE: 04.09.13

A1.0



ROWHOUSES ACROSS 3RD STREET FROM SITE

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

ARCHITECTS
NELSON ARCHITECTS, PC
CLARKINGHAM GULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

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

3RD STREET ROWHOUSES
CONTEXT, WEST SIDE

3RD & MASS
430-00 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

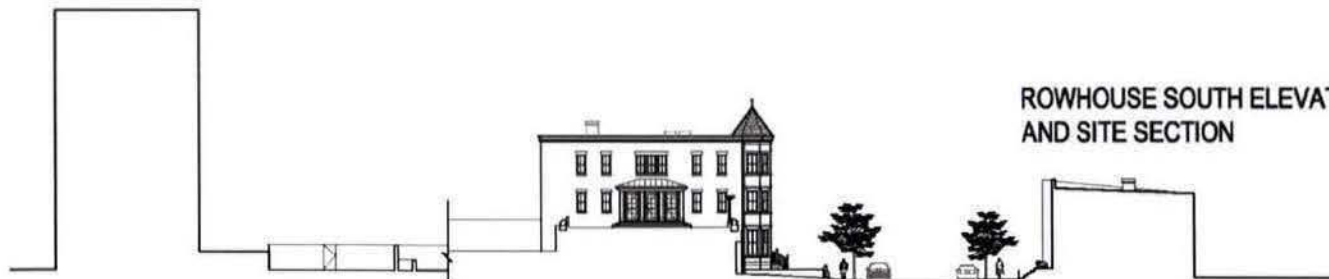
A1.1



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 GULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMLL, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
SMA, 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





VIEW A'



VIEW B'



VIEW C'



VIEW D'



VIEW E'



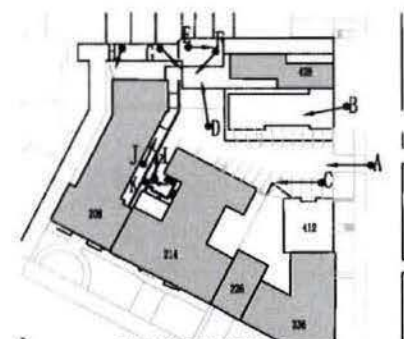
VIEW F'



VIEW G'



VIEW H'



REAR YARD PHOTO KEY



VIEW I'



VIEW J'



VIEW K'

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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM QUILL
ARCHITECTS PLLC

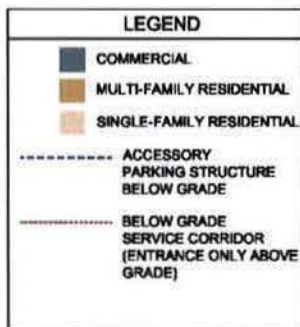
PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

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

3RD STREET ROWHOUSES
EXISTING REAR YARD
PHOTOS

3RD & MASS
420-430 3RD STREET, N.E.
204, 214 & 236 MASS. AVE. N.E.
WASHINGTON, DC 20002

DATE: 04.09.13



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUMMINGS GILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS / ENGINEERING
AME, LLC (EVA)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
BGA, PLLC (STRUCTURAL)

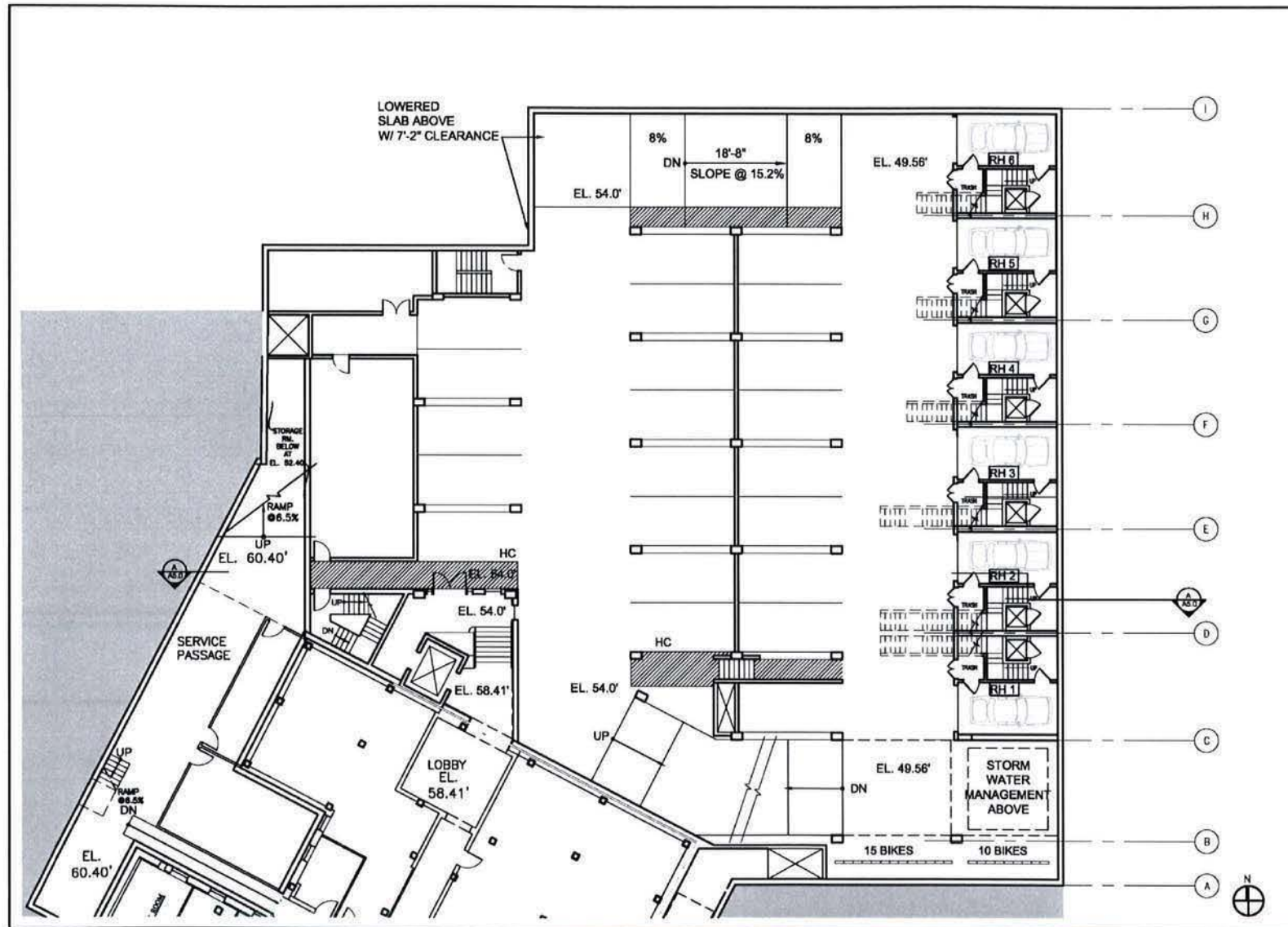
**PROPOSED SITE PLAN &
BUILDING USE DIAGRAM**

SCALE: NTS

3RD & MASS
400-400 3RD STREET, NE,
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

A0.4



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM GILL
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)

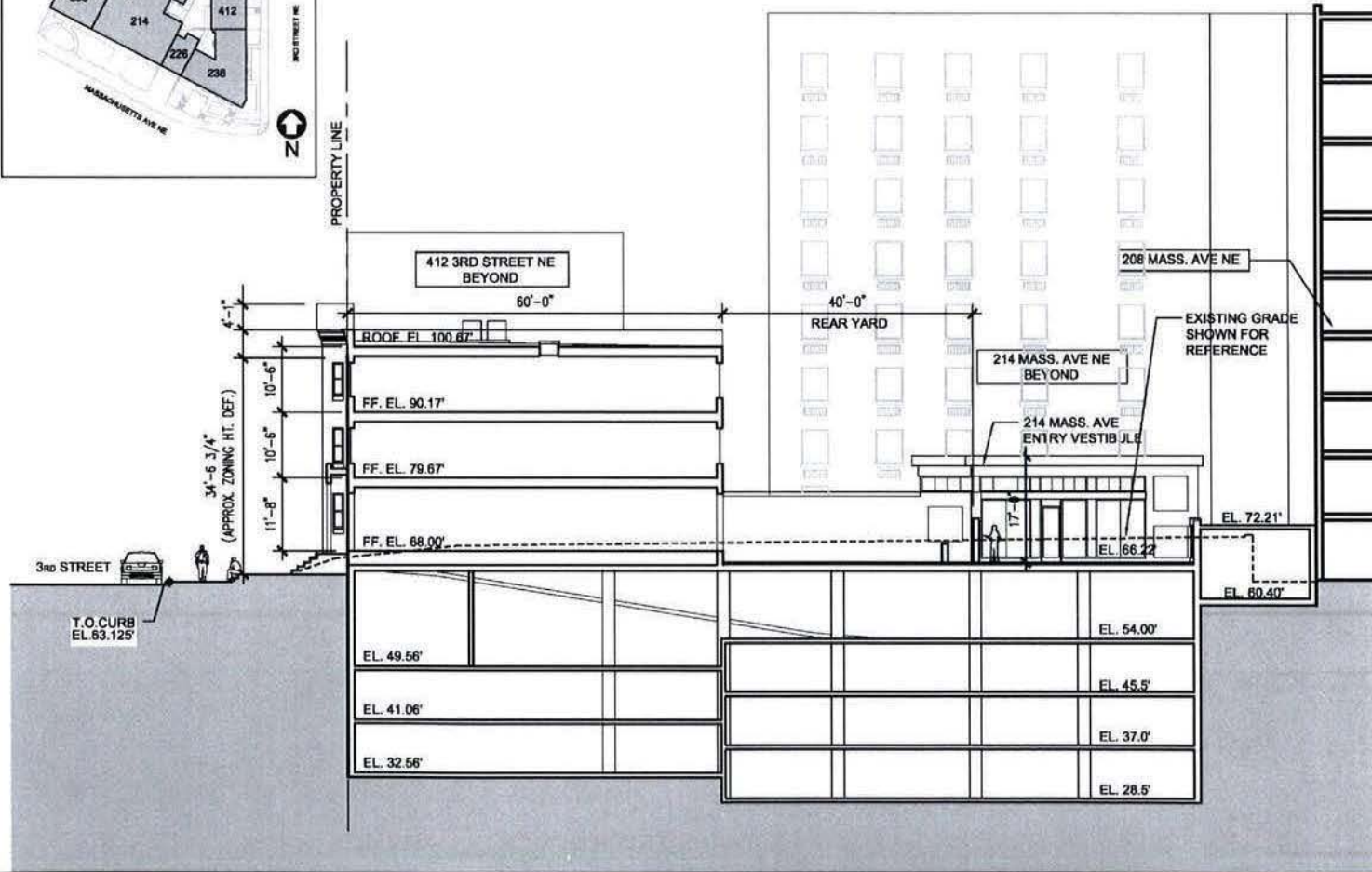
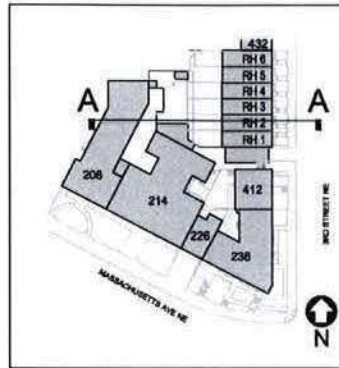
3RD STREET ROWHOUSES PARKING 1 PLAN

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

A2.4



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 (ENV.)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
SKKA, PLLC (STRUCTURAL)

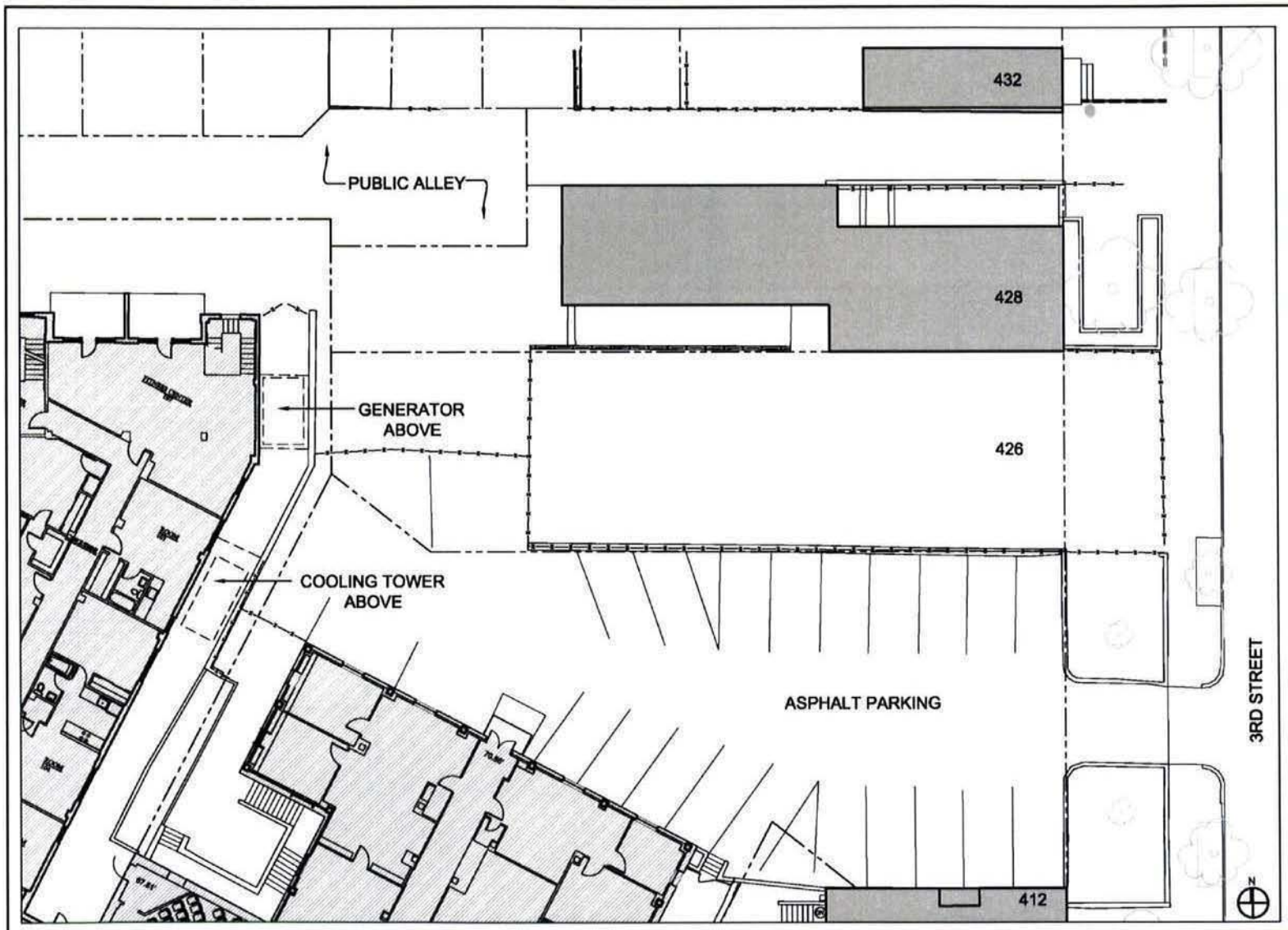
3RD STREET ROWHOUSES
SECTION AA E/W
THRU ROWHOUSE & REAR YARDS

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

3RD & MASS
420-430 3RD STREET, NE.
206, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

A4.0



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 (EML)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
SKMA, PLLC (STRUCTURAL)

3RD STREET ROWHOUSES
EXISTING CONDITIONS
ARCHITECTURAL SITE PLAN

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

3RD & MASS
420-440 3RD STREET, NE
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

A1.4



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 OULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

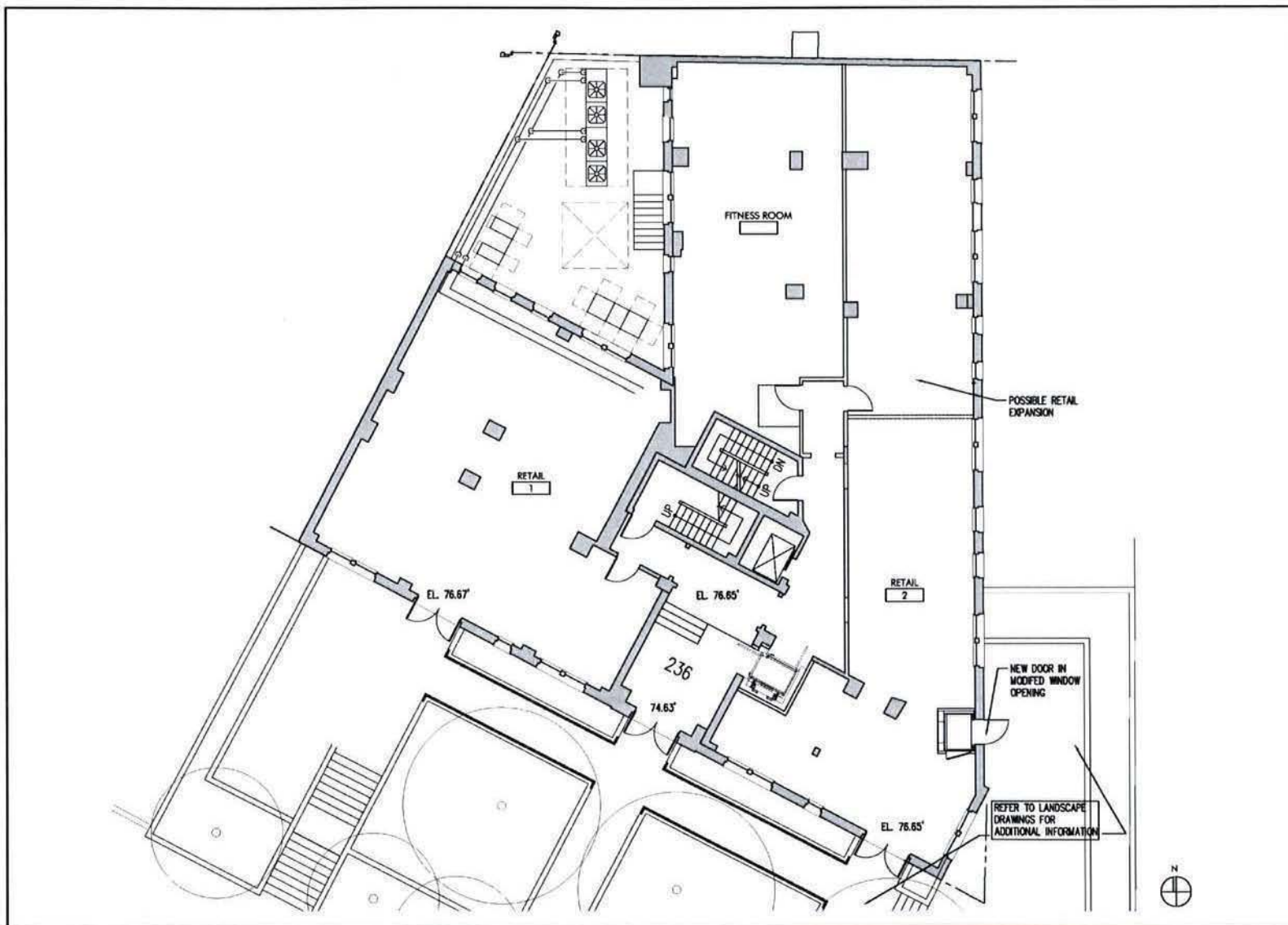
CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
ORVARD ENGINEERING, PC (M.E.P.)
SMA, PLLC (STRUCTURAL)

236 MASS AVE
PHOTOS

3RD & MASS
420-100 3RD STREET, NE,
204, 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 GULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK C. ANDERSON
CONSULTANTS

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

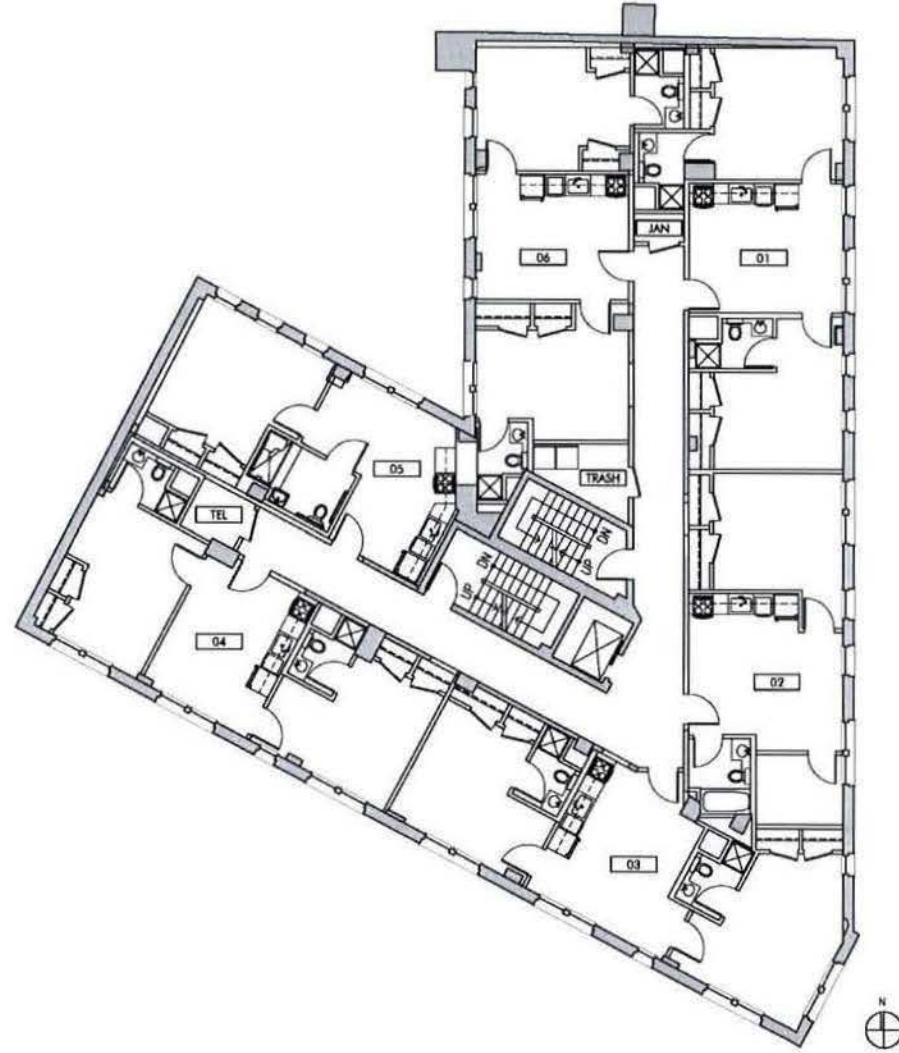
236 MASS AVE
1ST FLOOR PLAN

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

3RD & MASS
428-430 3RD STREET, NE.
208, 214 & 236 MASS AVE, NE
WASHINGTON, DC 20002

DATE: 04.09.13

A5.2



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

ARCHITECTS
NELSON ARCHITECTS, PC
CLINNINGHAM, QULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

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

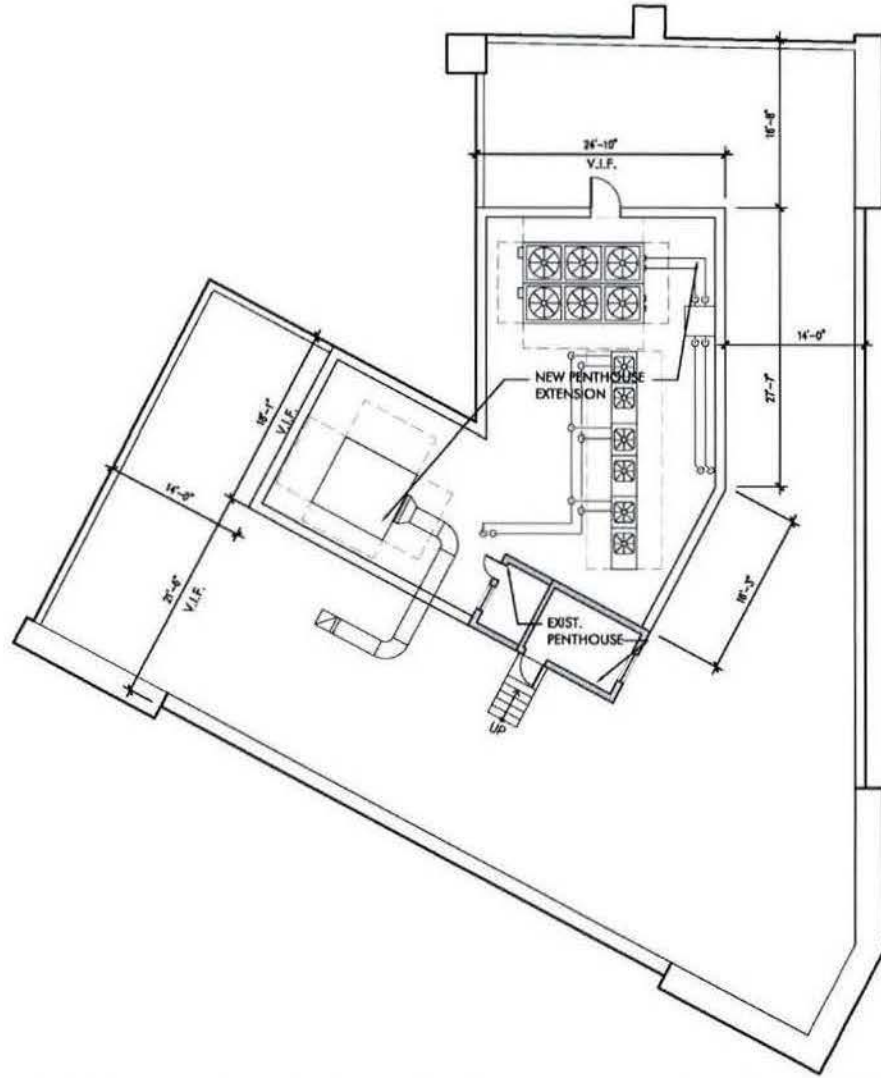
236 MASS AVE
INTERIOR LEVEL PLAN
FLOORS 2, 4 & 6

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

A5.3



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM O'LELL
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)

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



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
GRARD ENGINEERING, PC (M.E.P.)
SKIA, PLLC (STRUCTURAL)

236 MASS AVE.
EXISTING SOUTH
FACADE

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

3RD & MASS
420-430 3RD STREET, NE,
206, 214 & 236 MASS. AVE., NE
WASHINGTON, DC 20002

DATE: 04.09.13

A6.0



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 GULL
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.)
SMA, 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



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 C. ANDERSON
CONSULTANTS

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

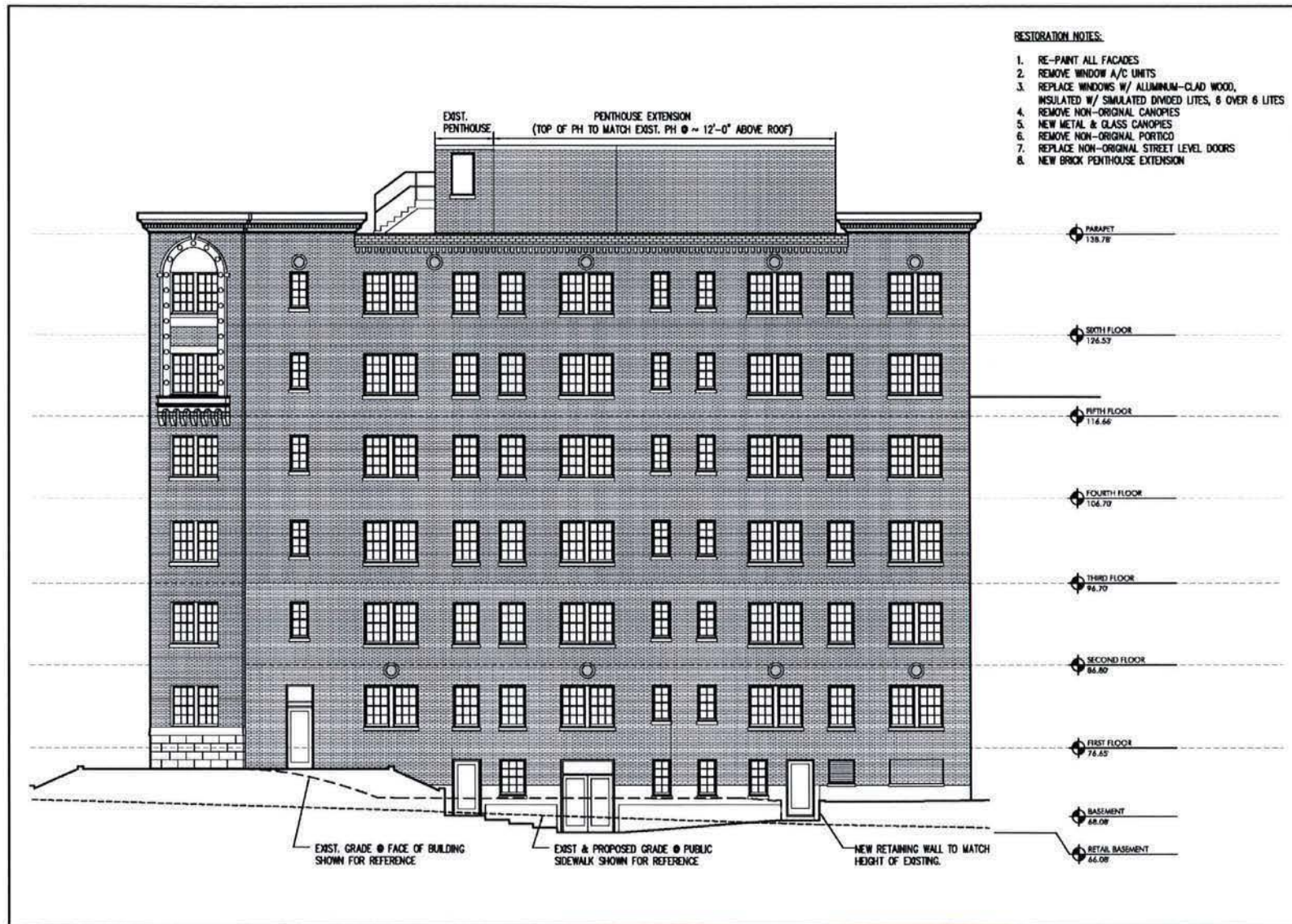
236 MASS AVE
EXISTING EAST FACADE

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

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

DATE: 04.09.13

A6.2



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM OULL
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.)
SKJA, 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



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 GILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

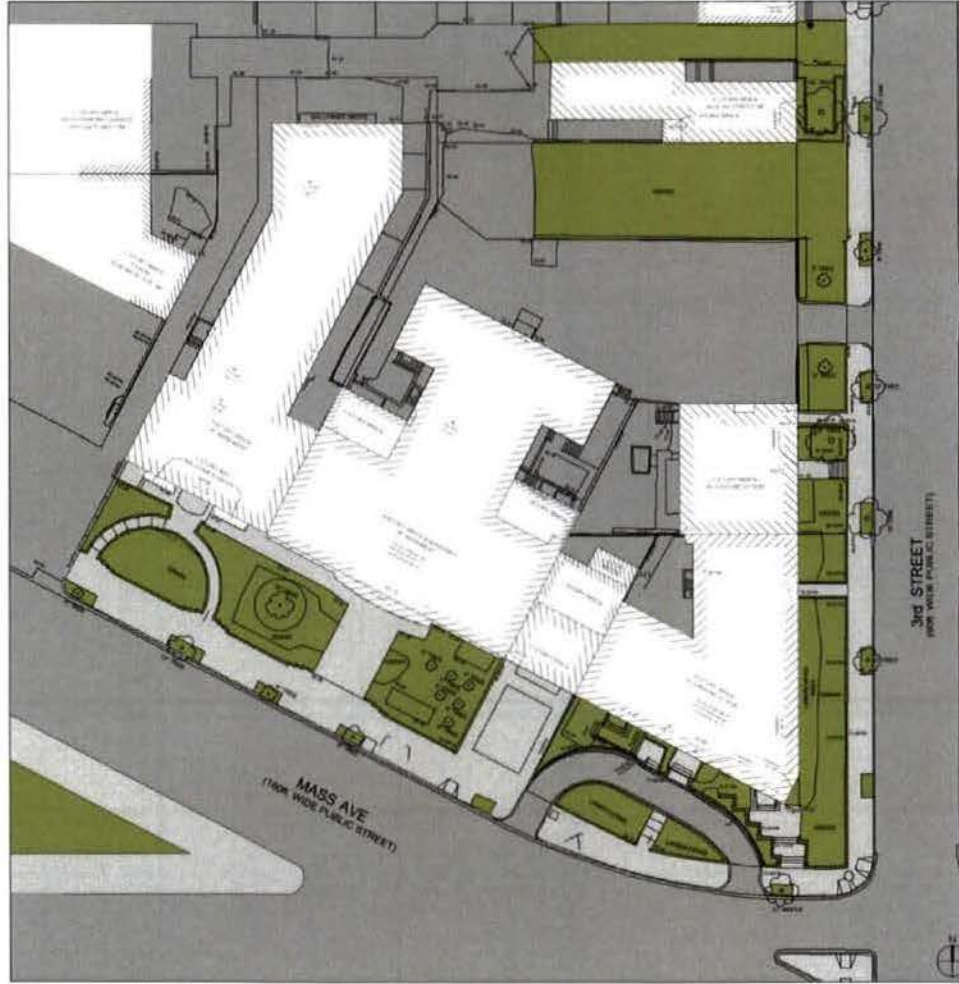
**CONSULTANTS /
ENGINEERING**
AMC, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIVARD ENGINEERING, PC (M.E.P.)
BGA, PLLC (STRUCTURAL)

236 MASS AVE
EXISTING SITE PHOTOS

3RD & MASS
420-00 3RD STREET, NE
204, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

L0.01



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM GILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

**CONSULTANTS /
ENGINEERING**
AHL, LLC (EVL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
BGA, PLLC (STRUCTURAL)

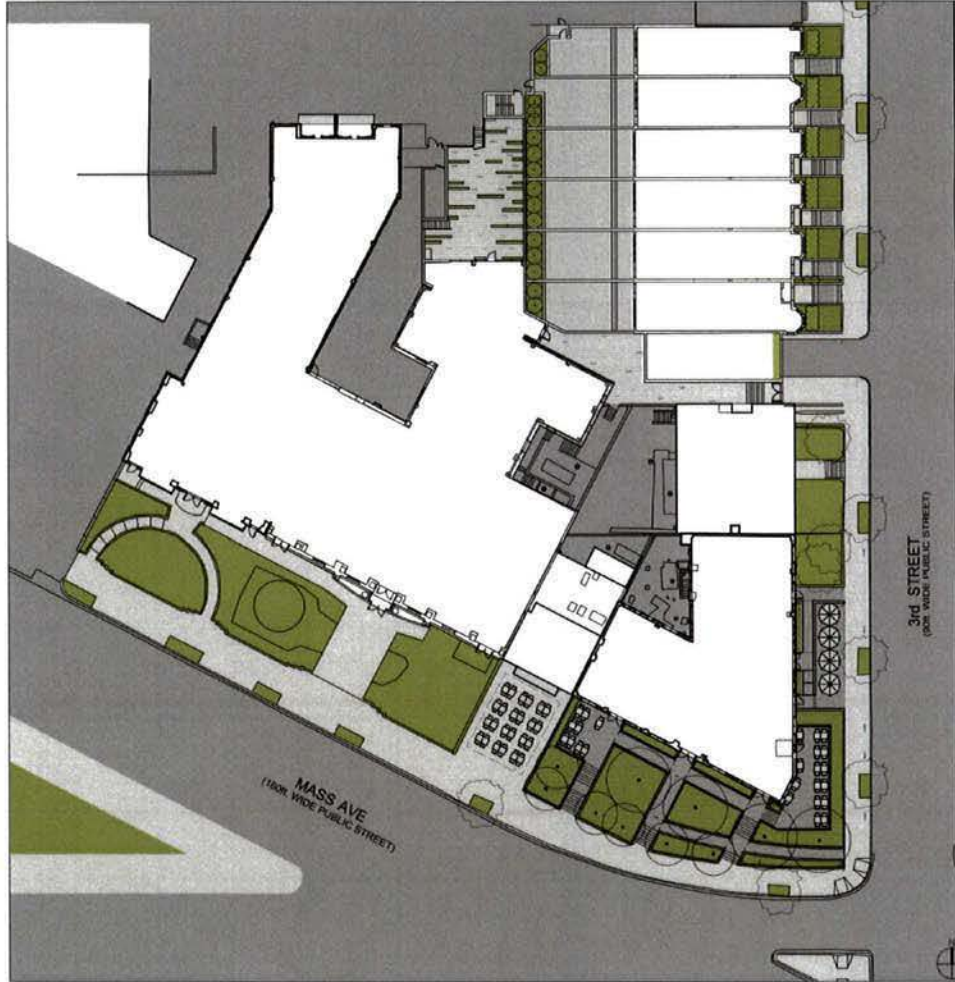
3RD AND MASS
SITE DIAGRAM - EXISTING

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

3RD & MASS
420-00 3RD STREET, NE
208, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

L1.01



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**
AMC, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIWAD ENGINEERING, PC (M.E.P.)
BGA, PLLC (STRUCTURAL)

3RD AND MASS
SITE DIAGRAM - PROPOSED

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

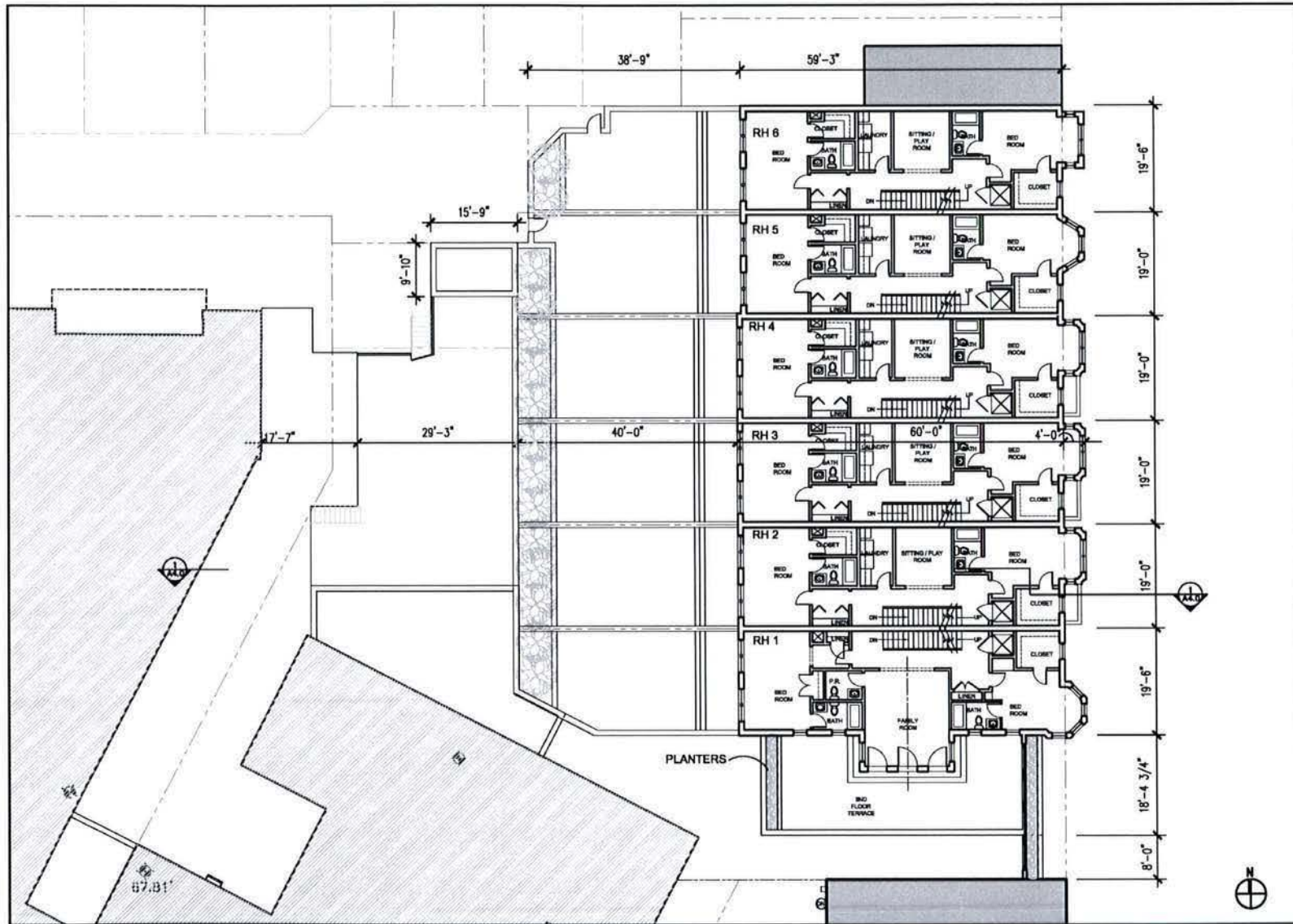
3RD & MASS

420-00 3RD STREET, NE.
205, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

L1.02





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
GRAND ENGINEERING, PC (M.E.P.)
SKQA, PLLC (STRUCTURAL)

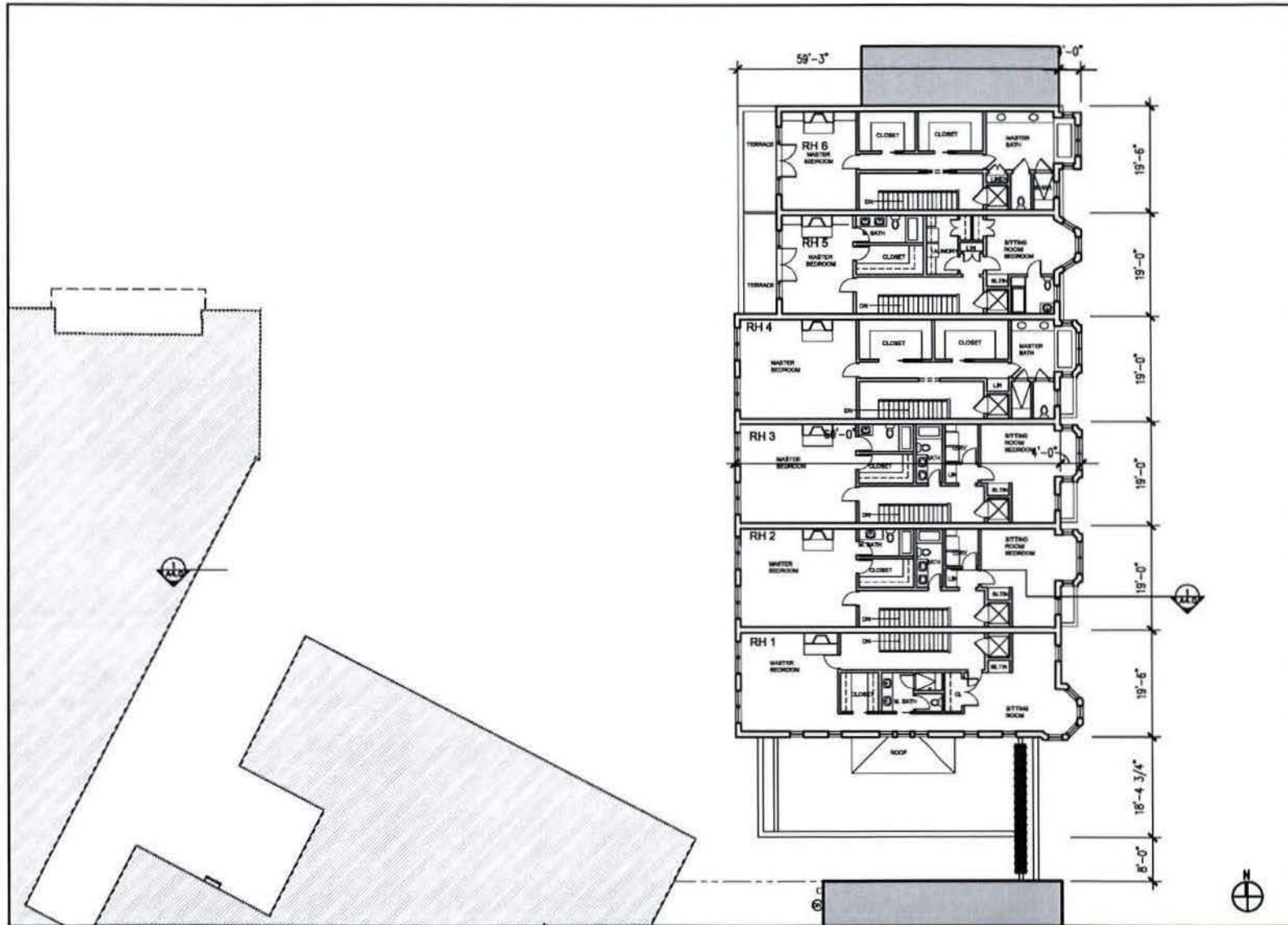
3RD STREET ROWHOUSES 2ND FLOOR PLAN

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

A2.1



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM GULL
ARCHITECTS PLLC

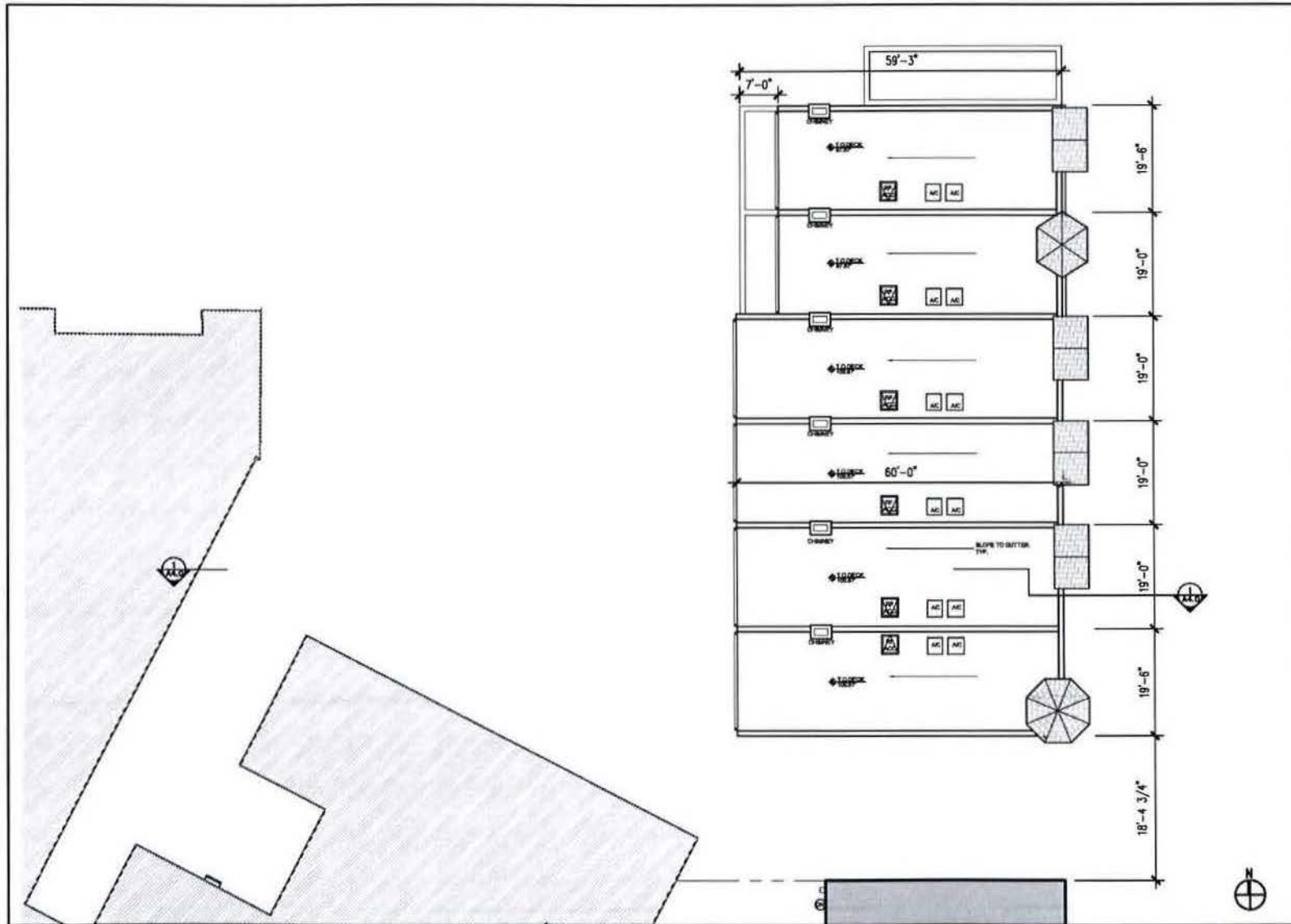
PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARVIN G. ANDERSON
CONSULTANTS

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

3RD STREET ROWHOUSES
3RD 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

A2.2



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

ARCHITECTS
NELSON ARCHITECTS, PC
CLANNINGHAM DILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK C. ANDERSON
CONSULTANTS

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

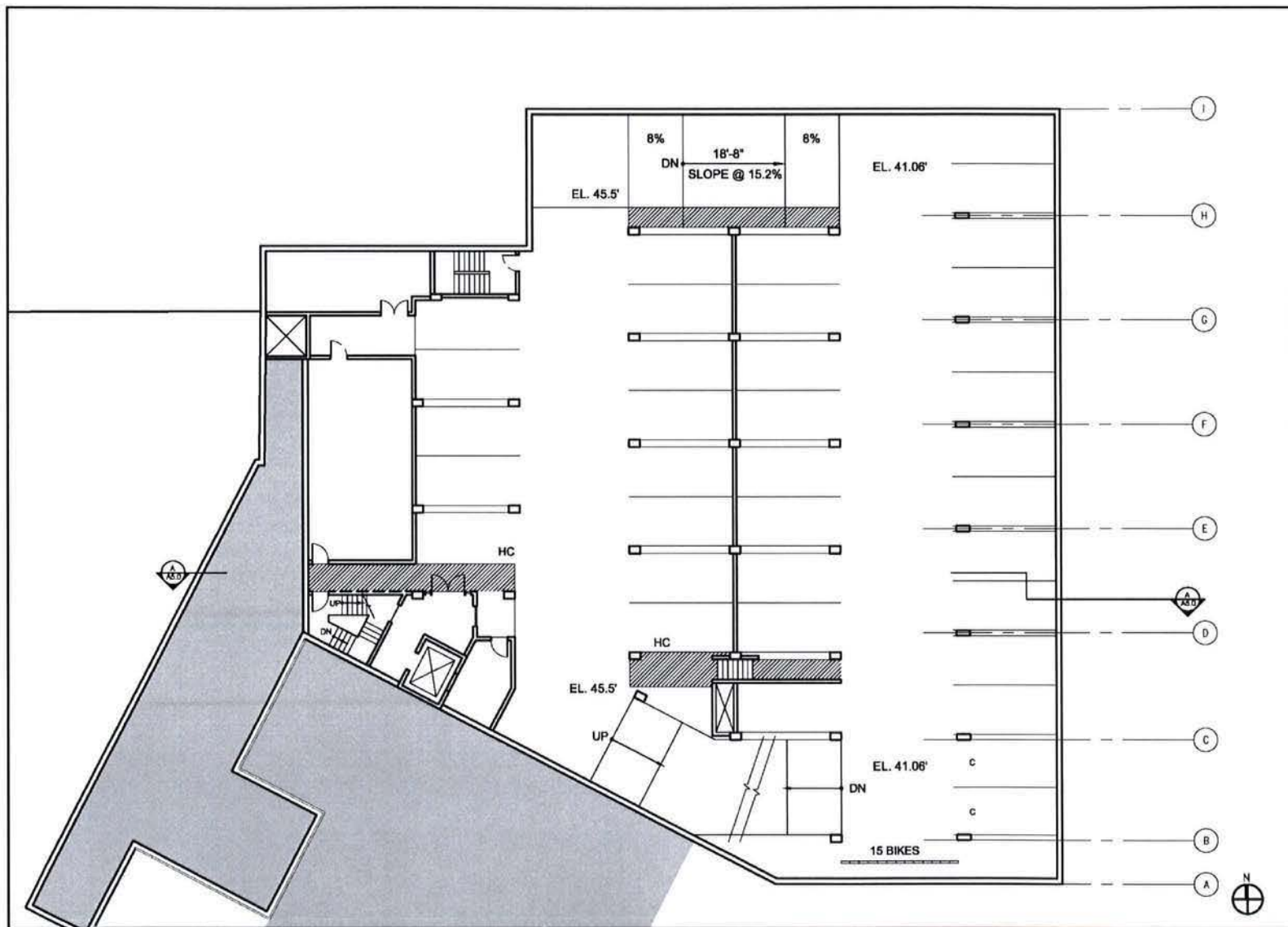
3RD STREET ROWHOUSES ROOF PLAN

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

3RD & MASS
420-430 3RD STREET, NE.
208, 214 & 216 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

A2.3



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM OULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

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

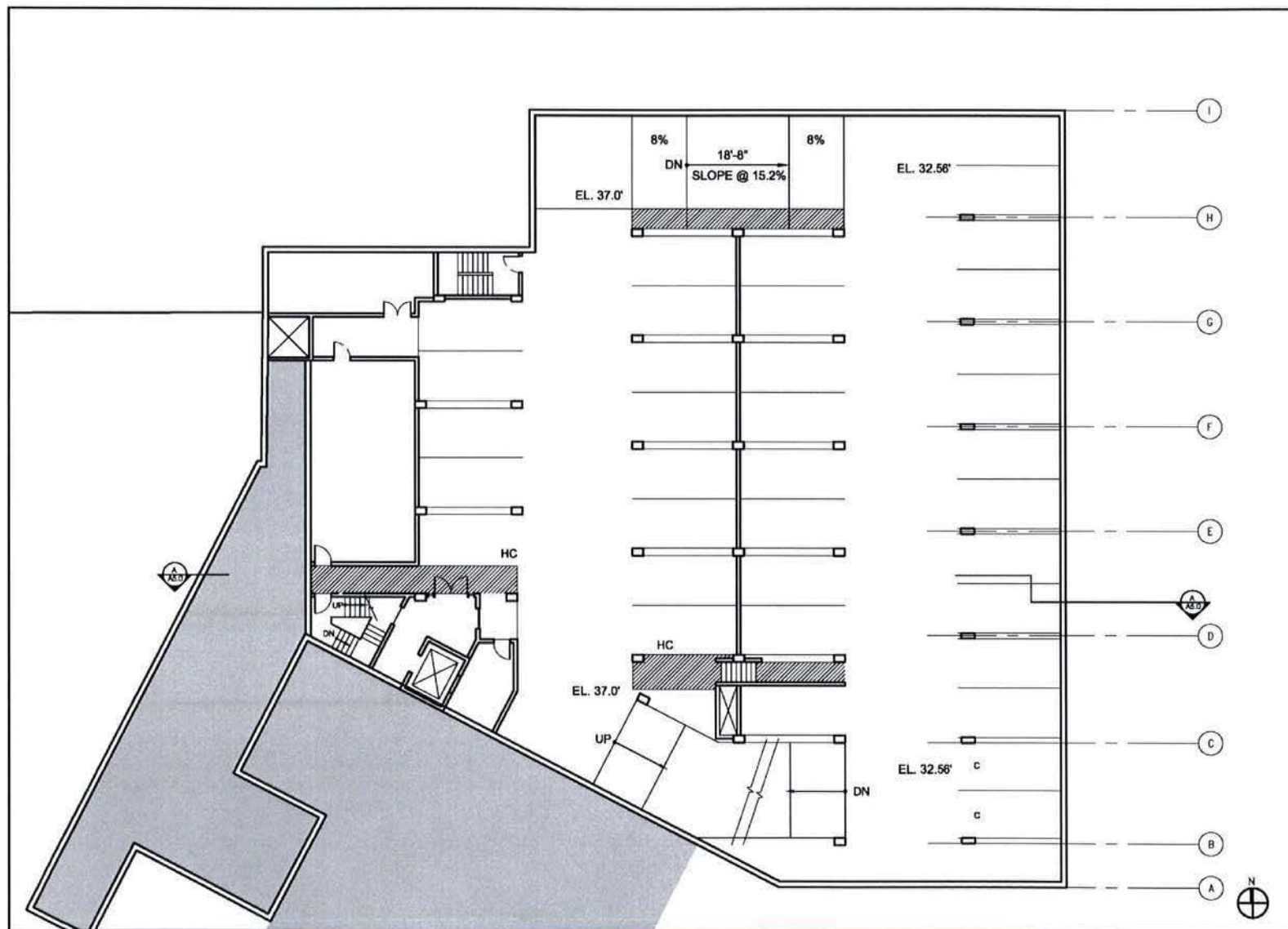
3RD STREET ROWHOUSES PARKING 2 PLAN

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

A2.5



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.)
SKIBA, PLLC (STRUCTURAL)

3RD STREET ROWHOUSES
PARKING 3 PLAN

**STREET ROWHOU
PARKING 3 PLAN**

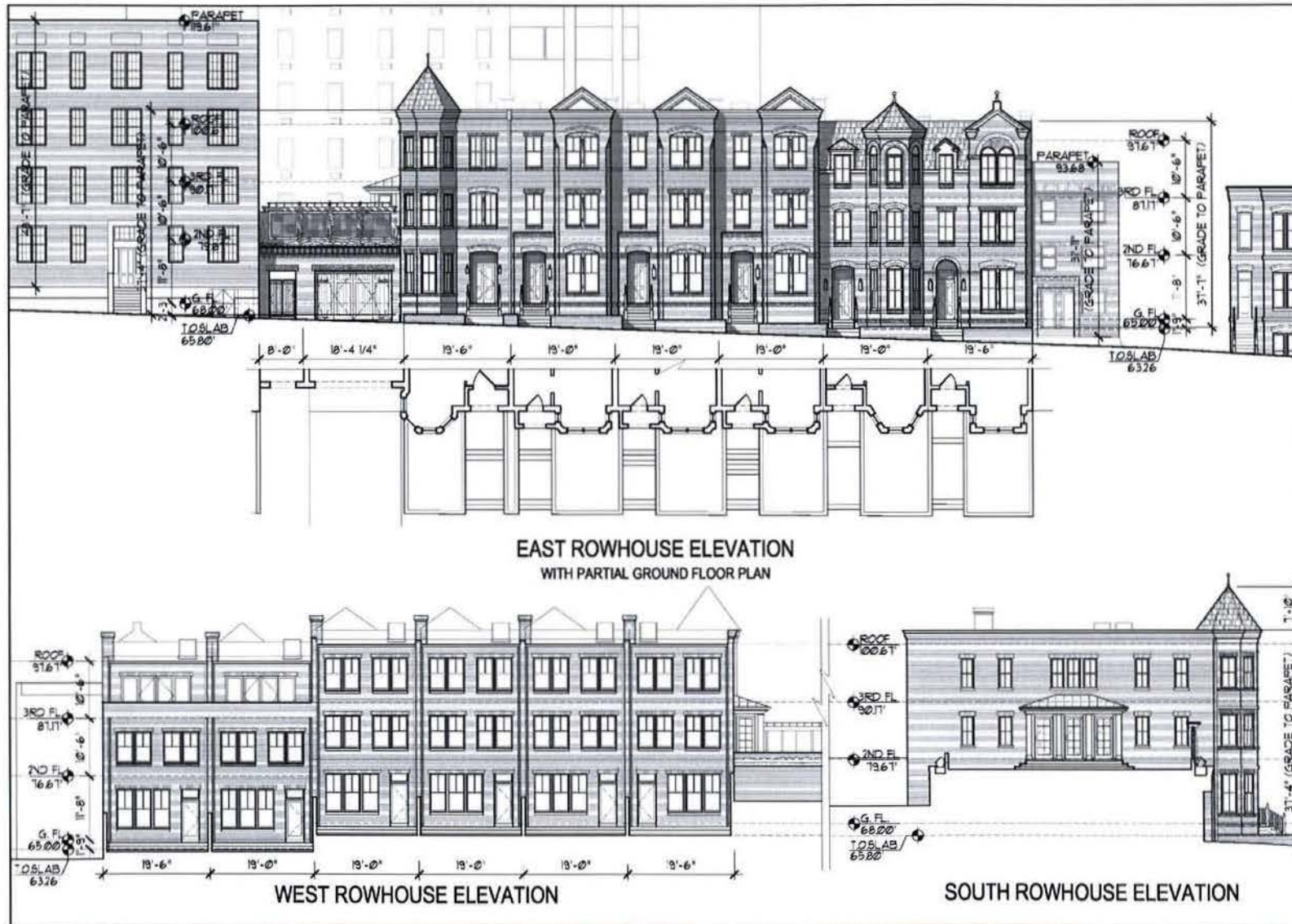
SCALE: 1/16" = 1'-0"

3RD & MASS

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

DATE: 04.09.13

A2.7



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

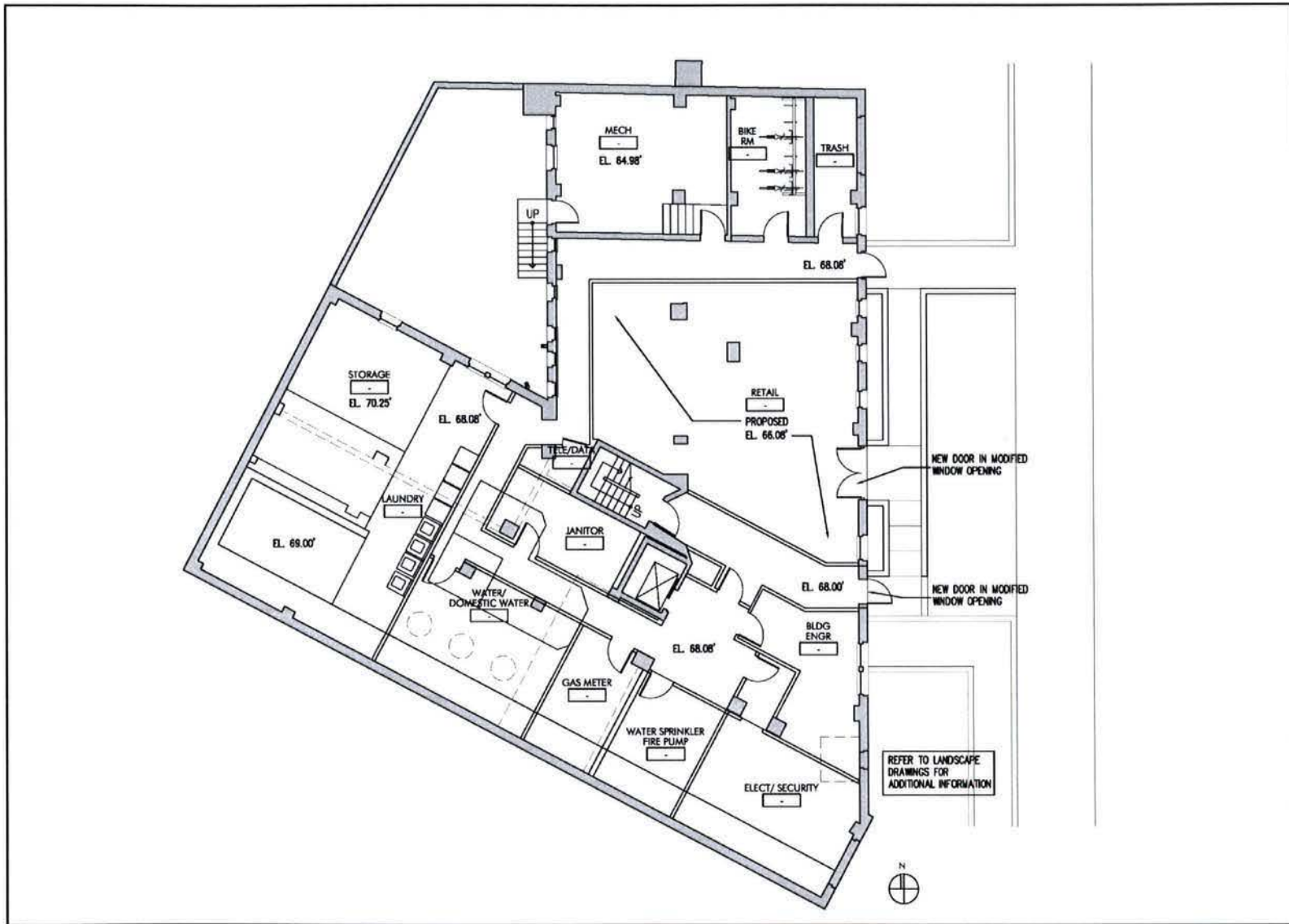
CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GRAND ENGINEERING, PC (M.E.P.)
SKAA, PLLC (STRUCTURAL)

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 OLLIVIER
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

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

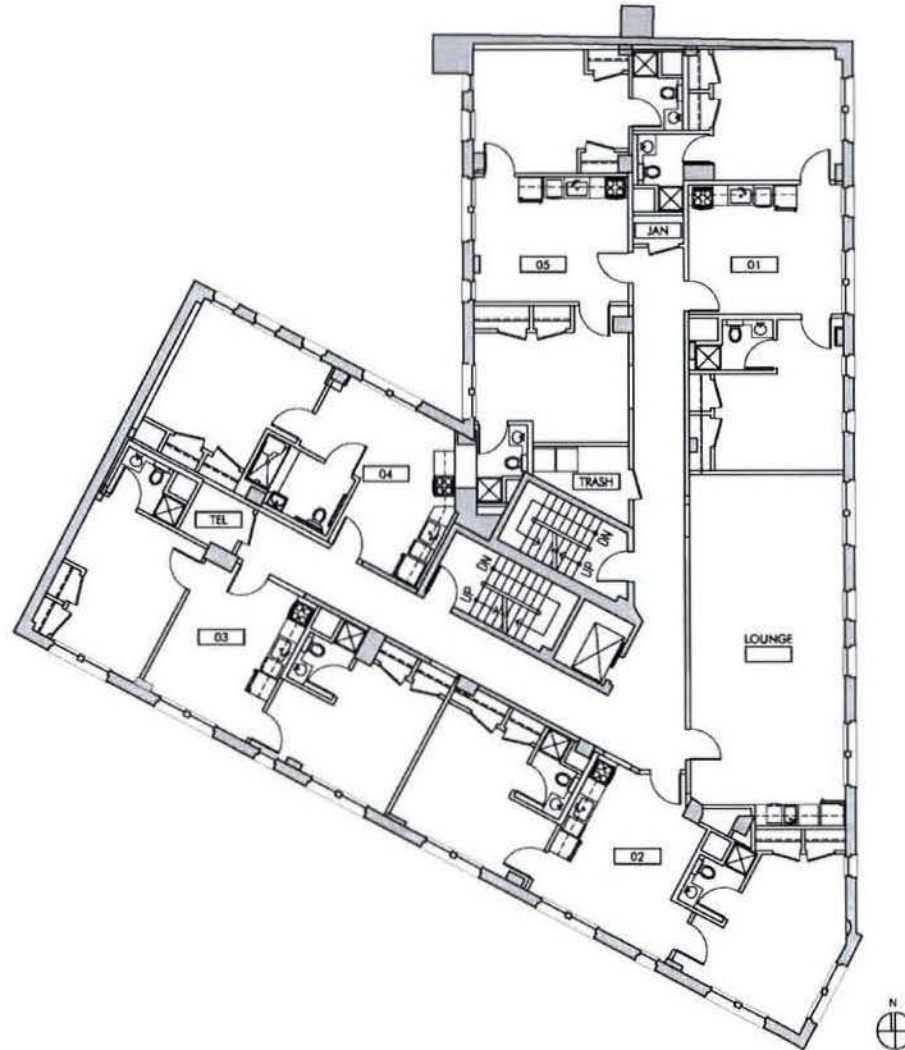
236 MASS AVE
BASEMENT PLAN

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 GULL
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.)
SKQA, 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



VIEW 'H'



VIEW 'F'



VIEW 'D'



VIEW 'A'



VIEW 'J'



VIEW 'I'



VIEW 'G'



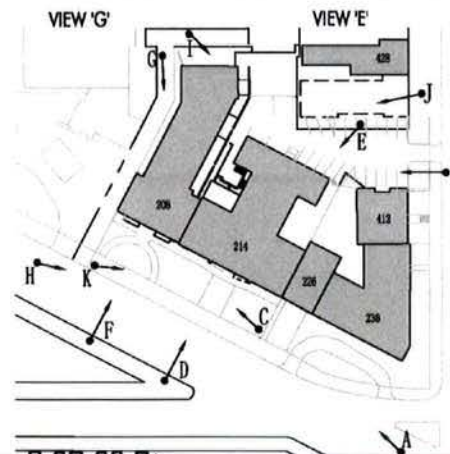
VIEW 'E'



VIEW 'B'



VIEW 'K'



VIEW 'C'

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

ARCHITECTS
NELSON ARCHITECTS, PC
CURRYHAM QULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

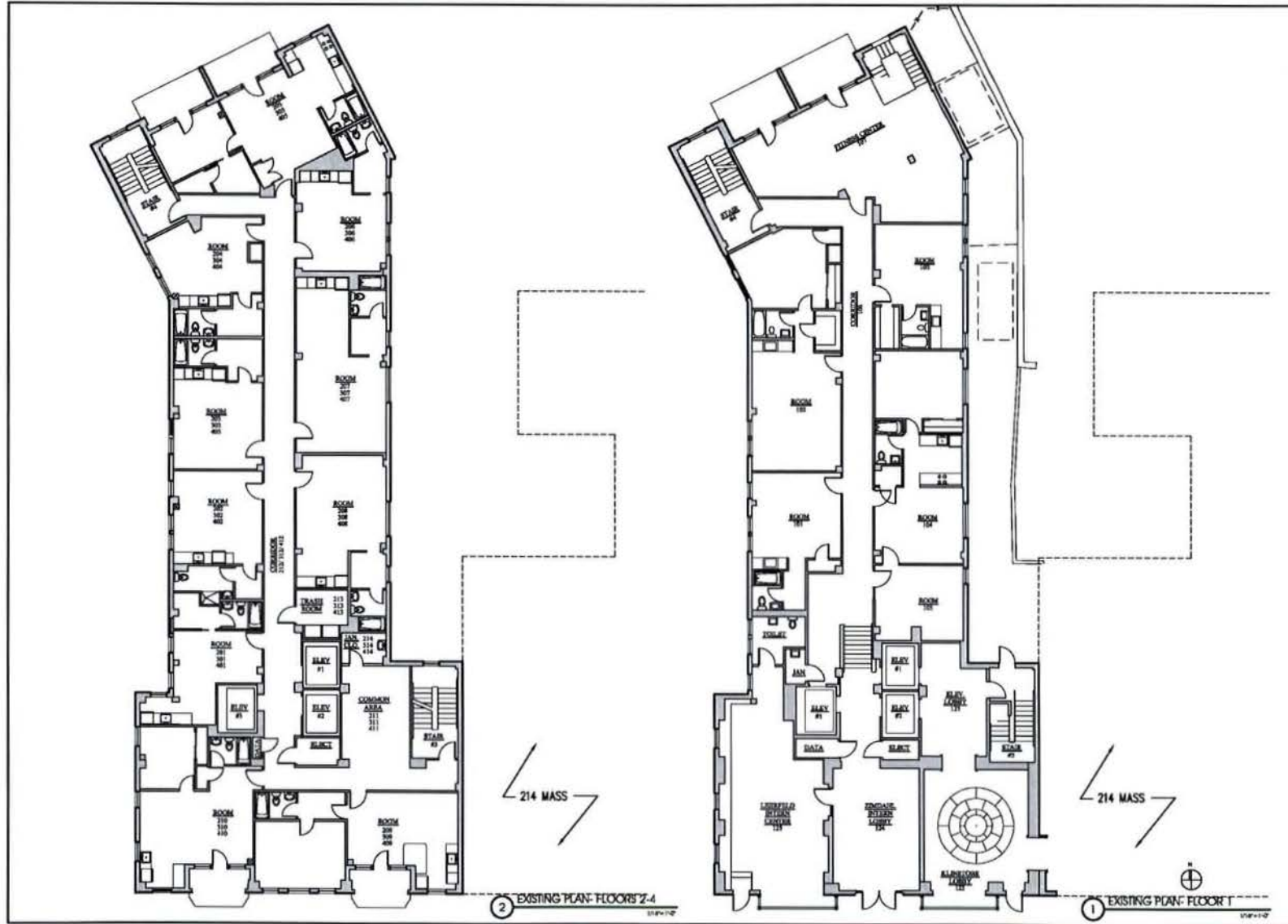
CONSULTANTS /
ENGINEERING
AMT, LLC (EVI)
LANDSCAPE ARCHITECTURE
BUREAU
GRARD ENGINEERING, PC (M.E.P.)
SKIBA, PLLC (STRUCTURAL)

208 - 214 MASS AVE
PHOTOS

3RD & MASS
405-450 3RD STREET, NE
208, 214 & 238 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 QULL
ARCHITECTS PLLC

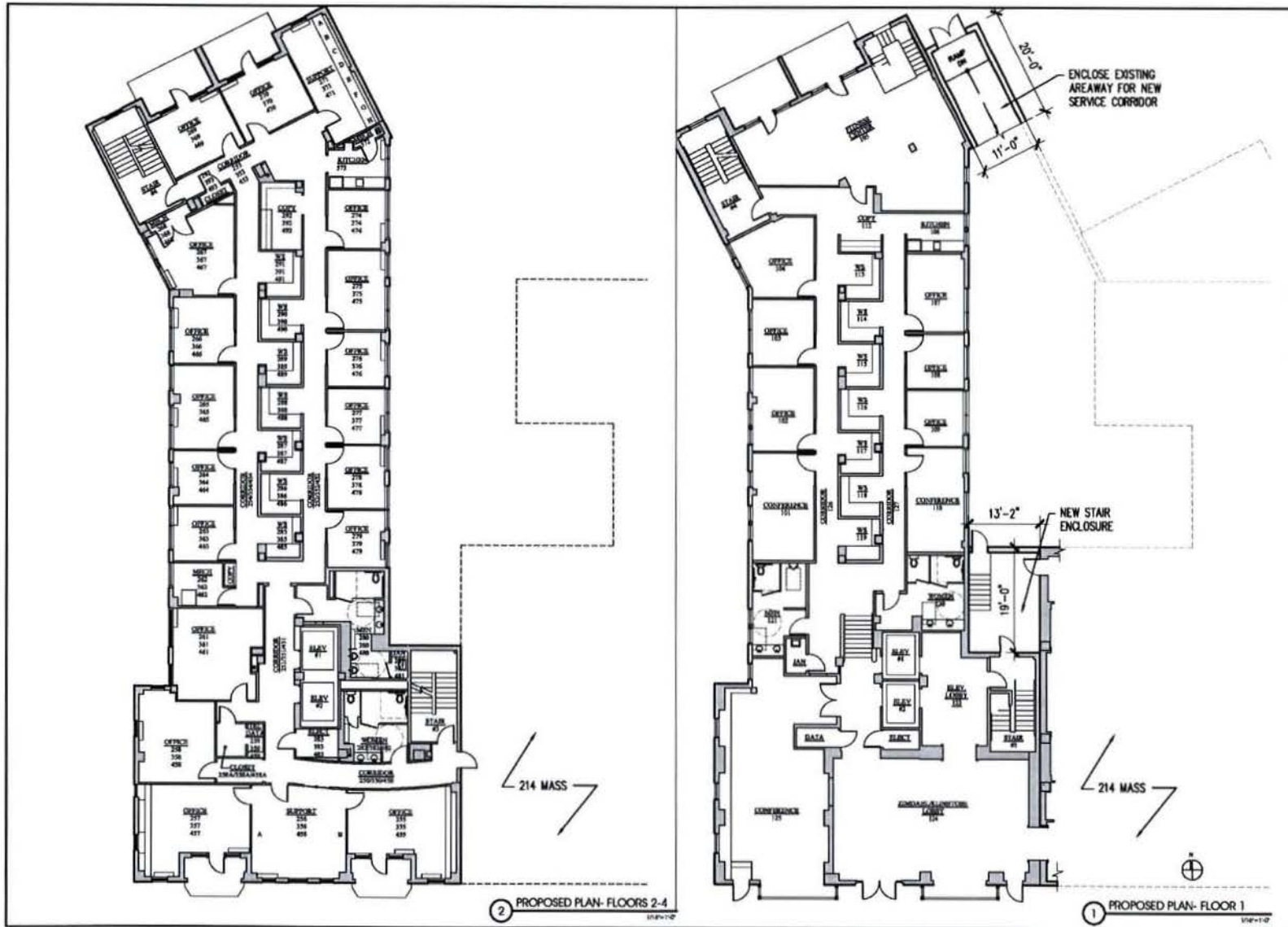
PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

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

208 MASS AVE
EXISTING FLOOR PLANS
1 AND 2-4
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

A7.1



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM GILL
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.)
SKMA, PLLC (STRUCTURAL)

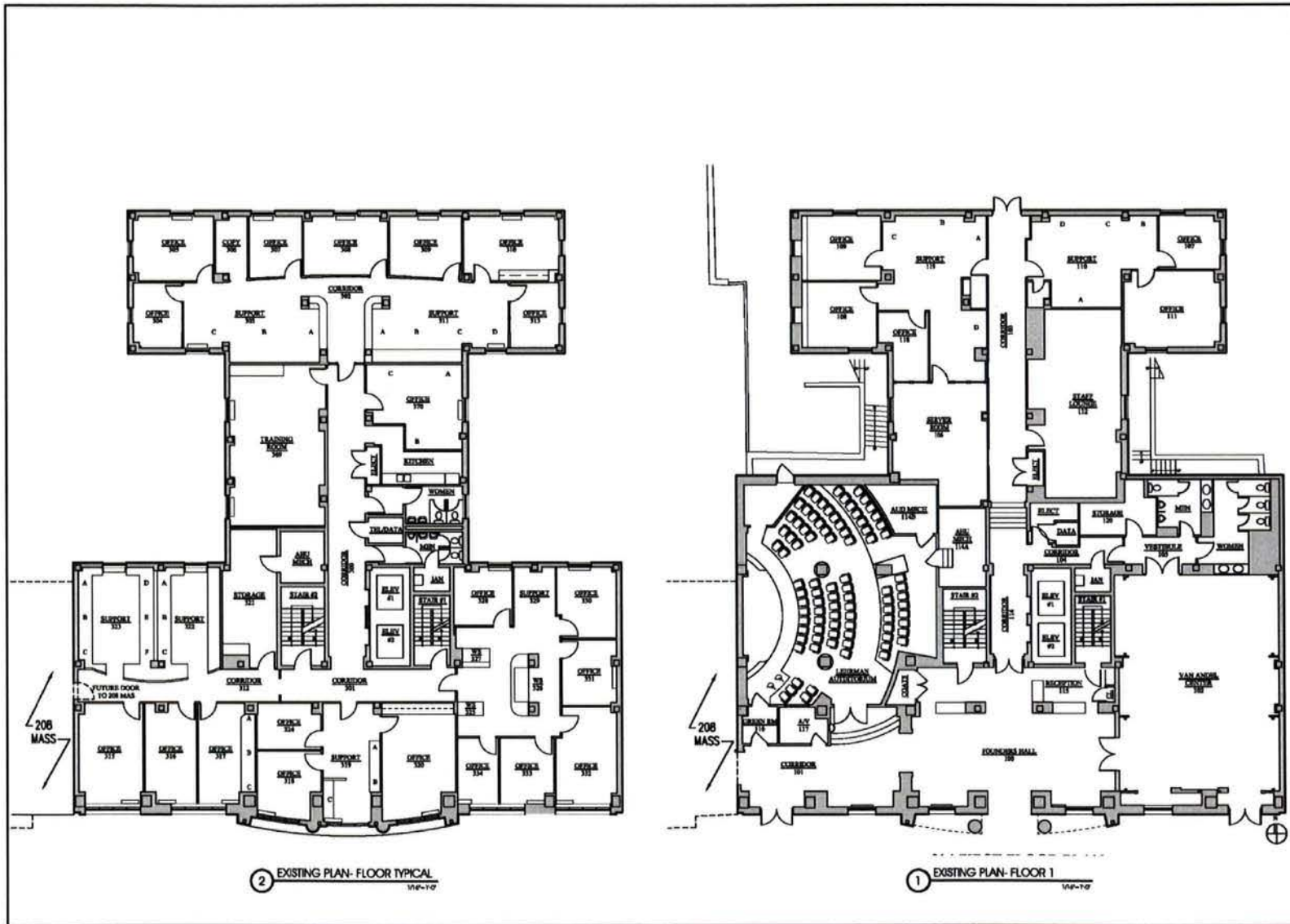
208 MASS AVE
PROPOSED FLOOR PLANS
1 AND 2-4

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

A7.2



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

ARCHITECTS
NELSON ARCHITECTS, PC
CUNNINGHAM OULL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

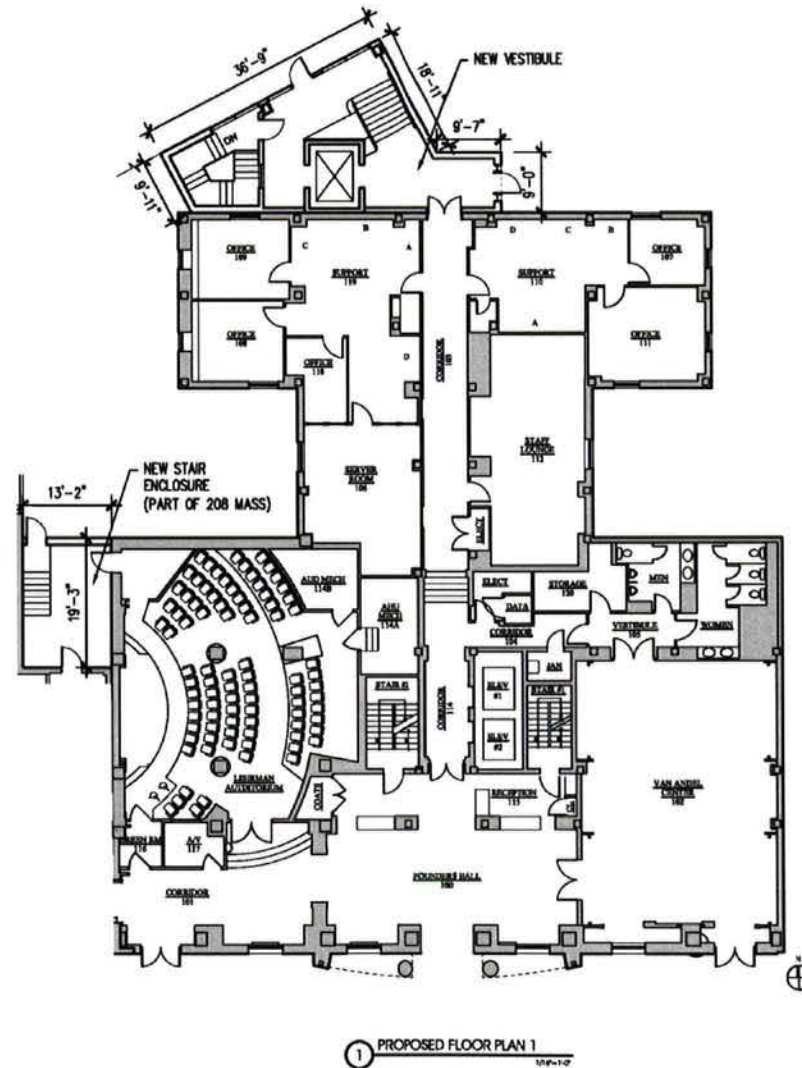
CONSULTANTS/
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SMA, PLLC (STRUCTURAL)

214 MASS AVE
EXISTING FLOOR PLANS
1 AND TYPICAL
SCALE: 1/16" = 1'-0"

3RD & MASS
426-430 3RD STREET, NE
206, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

A7.3



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

ARCHITECTS
NELSON ARCHITECTS, PC

CUNNINGHAM QUIL
ARCHITECTS P.L.C.

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

CONSULTANTS /
ENGINEERING
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIRARD ENGINEERING, PC (M.E.P.)
SKKA, 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 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
CLUNING-HM GILL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENCORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

**CONSULTANTS /
ENGINEERING**
AMT, LLC (CIVIL)
LANDSCAPE ARCHITECTURE
BUREAU
GIARDI ENGINEERING, PC (M.E.P.)
BGA, PLLC (STRUCTURAL)

236 MASS AVE
EXISTING SITE PHOTOS

3RD & MASS
420-00 3RD STREET, NE.
204, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

10.02



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 QUIL
ARCHITECTS PLLC

PROJECT MANAGEMENT
ENDORE DEVELOPMENT CORP.
MARK G. ANDERSON
CONSULTANTS

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

3RD STREET
EXISTING SITE PHOTOS

3RD & MASS
400-300 3RD STREET, NE
204, 214 & 236 MASS. AVE. NE
WASHINGTON, DC 20002

DATE: 04.09.13

L0.03