



A.00 COVER SHEET

NAVY YARD AFFORDABLE

07/08/2024



ZONING COMMISSION
DEPARTMENT OF PLANNING
CASE NO. 03-05A
EXHIBIT NO. 28A
MICHAEL GRAVES

INDEX

| | | | |
|-------|-----------------------------------|------|---|
| A.00 | COVER SHEET | A.61 | STREETSCAPES - TINGEY ST. |
| A.01 | INDEX | A.62 | STREETSCAPES - RETAIL PLAZA |
| A.02A | ZONING DATA | A.63 | STREETSCAPES - PEDESTRIAN WALK |
| A.02B | UNIT MATRIX | A.70 | RENDERING |
| A.03 | VICINITY MAP | A.71 | RENDERING |
| A.03A | SITE SHOWCASE | A.73 | RENDERING |
| A.04 | SATELLITE VIEW | A.74 | RENDERING |
| A.04A | CONTEXT PHOTOS | A.75 | RENDERING |
| A.04B | CONTEXT PHOTOS | A.80 | APPENDIX COVER - PUD COMPARISON |
| A.04C | CONTEXT PHOTOS | A.81 | ZONING COMPARISON |
| A.04D | CONTEXT PHOTOS | A.82 | PUD COMPARISON DIAGRAMS |
| A.05A | EXISTING ZONING MAP | A.83 | PUD COMPARISON DIAGRAMS |
| A.05B | FUTURE LAND USE | A.84 | PUD COMPARISON DIAGRAMS |
| A.06 | TRANSPORTATION MAP | A.85 | PUD COMPARISON DIAGRAMS |
| A.06A | CONTEXT ALONG NEW JERSEY AVE | A.86 | PUD COMPARISON DIAGRAMS |
| A.07 | EASEMENT DIAGRAM | A.87 | PUD COMPARISON DIAGRAMS |
| A.10 | SITE PLAN | A.88 | PUD COMPARISON DIAGRAMS |
| A.10A | NEW JERSEY AVE - STREET ELEVATION | C-01 | GENERAL NOTES AND LEGEND |
| A.10B | TINGEY ST - STREET ELEVATION | C-02 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| A.11 | FLOOR 1 PLAN | C-03 | SITE PLAN |
| A.12 | FLOOR 2 PLAN | C-04 | GRADING PLAN |
| A.13 | 3-4 FLOOR PLAN | C-05 | UTILITY PLAN |
| A.14 | 5-10 FLOOR PLAN | C-06 | STORMWATER MANAGEMENT PLAN |
| A.15 | 11-12 FLOOR PLAN | C-07 | EROSION AND SEDIMENT CONTROL PLAN |
| A.16 | PENTHOUSE FLOOR PLAN | L100 | LANDSCAPE SITE PLAN |
| A.17 | ROOF PLAN | L101 | NEW JERSEY AVENUE STREETSCAPE PLAN |
| A.18A | ENLARGED PENTHOUSE PLAN & SECTION | L102 | RETAIL PLAZA LANDSCAPE PLAN |
| A.18B | ENLARGED PENTHOUSE PLAN & SECTION | L200 | LANDSCAPE SECTION |
| A.19 | ENLARGED BIKE ROOM | L201 | LANDSCAPE SECTION |
| A.19A | DERO DECKER DETAILS | L300 | PLANT PALETTE |
| A.20 | NEW JERSEY AVE. ELEVATION - B&W | L301 | MATERIAL AND FURNITURE PALETTE |
| A.20A | NEW JERSEY AVE. ELEVATION - COLOR | L302 | PRECEDENT IMAGES |
| A.21 | TINGEY ST ELEVATION - B&W | L400 | GREEN AREA RATIO PLAN |
| A.21A | TINGEY ST ELEVATION - COLOR | | |
| A.22 | EAST ELEVATION - B&W | | |
| A.22A | EAST ELEVATION - COLOR | | |
| A.23 | NORTH ELEVATION - B&W | | |
| A.23A | NORTH ELEVATION - COLOR | | |
| A.28 | STOREFRONT DETAILS | | |
| A.29 | CANOPY DETAILS | | |
| A.30 | SECTION 1-1 | | |
| A.31 | SECTION 2-2 | | |
| A.40 | MATERIAL DETAILING | | |
| A.41 | MATERIAL DETAILING | | |
| A.42 | MATERIAL DETAILING | | |
| A.43 | MATERIAL DETAILING | | |
| A.44 | MATERIAL DETAILING | | |
| A.45 | MATERIAL DETAILING | | |
| A.46 | MATERIAL DETAILING | | |
| A.47 | MATERIAL DETAILING | | |
| A.51 | BRICK BAND DETAIL | | |
| A.52 | BRICK CORNICE DETAIL | | |
| A.53 | METAL PANEL CORNICE DETAIL | | |
| A.54 | BALCONY DETAILS | | |
| A.55 | BALCONY DETAILS | | |
| A.56 | BALCONY DETAILS | | |
| A.57 | BALCONY DETAILS | | |
| A.58 | BALCONY DETAILS | | |
| A.60 | STREETSCAPES - NEW JERSEY AVE | | |



DEVELOPERS

NRP PROPERTIES

1140 3RD ST NE, SECOND FLOOR, WASHINGTON, DC 20002

MARSHALL HEIGHTS COMMUNITY DEVELOPMENT ORGANIZATION

3939 BENNING ROAD NE, WASHINGTON, DC 20019

PROJECT TEAM

MICHAEL GRAVES

210 7TH ST SE, WASHINGTON, DC 20003

COZEN O'CONNOR

1200 19TH ST NW, 3RD FL, WASHINGTON, DC 20036

BOHLER DC

1331 PENNSYLVANIA AVE NW, SUITE 1250 NORTH, WASHINGTON, DC 20004



① New Jersey Elevation Overall
1" = 40'-0"

DOT HEADQUARTERS

TRANSPORTATION WALK

TINGEY ST

TINGEY SQUARE

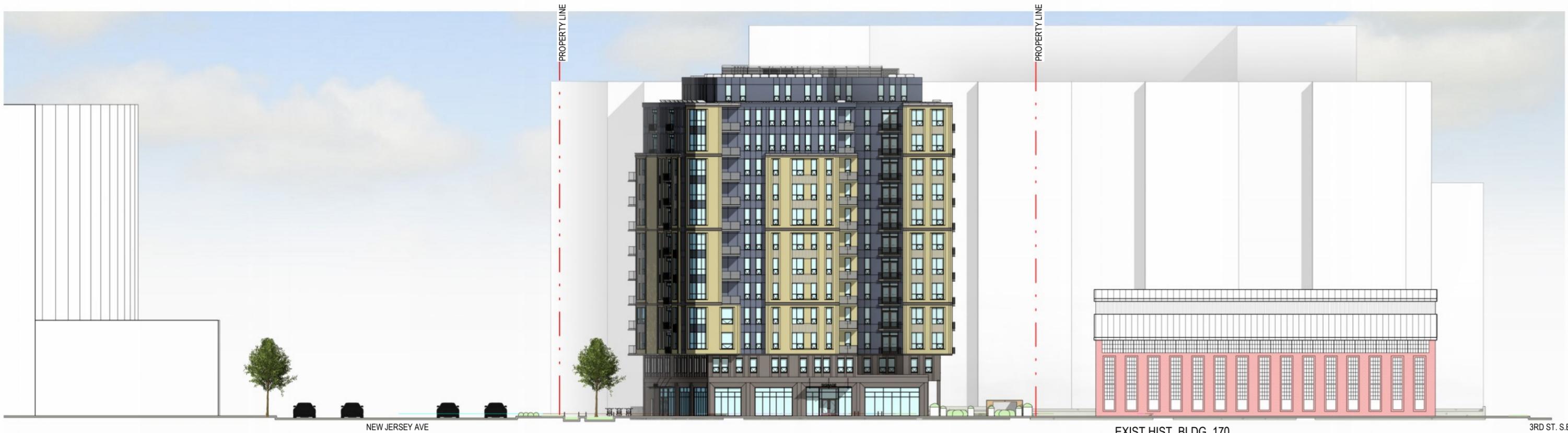
A.10A NEW JERSEY AVE - STREET ELEVATION

1" = 40'-0"

NAVY YARD AFFORDABLE
07/08/2024



MICHAEL GRAVES



① Tingey St Elevation - Overall
1" = 40'-0"

A.10B TINGEY ST - STREET ELEVATION

1" = 40'-0"

NAVY YARD AFFORDABLE

07/08/2024

the
NRP
group

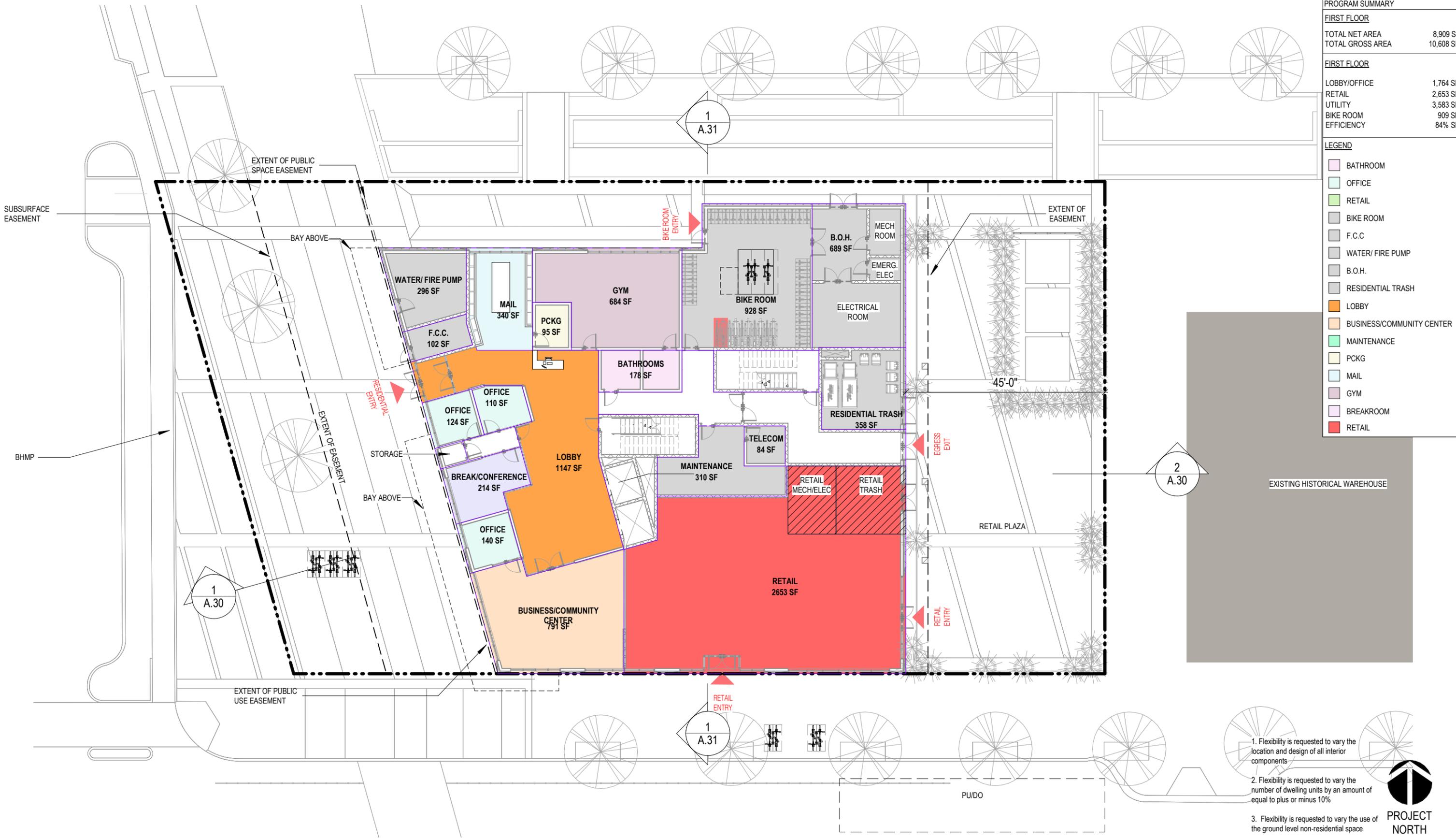
MHCDO

COZEN
O'CONNOR

B//

MICHAEL
GRAVES

| PROGRAM SUMMARY | |
|--------------------|---------------------------|
| FIRST FLOOR | |
| TOTAL NET AREA | 8,909 SF |
| TOTAL GROSS AREA | 10,608 SF |
| FIRST FLOOR | |
| LOBBY/OFFICE | 1,764 SF |
| RETAIL | 2,653 SF |
| UTILITY | 3,583 SF |
| BIKE ROOM | 909 SF |
| EFFICIENCY | 84% SF |
| LEGEND | |
| | BATHROOM |
| | OFFICE |
| | RETAIL |
| | BIKE ROOM |
| | F.C.C |
| | WATER/ FIRE PUMP |
| | B.O.H. |
| | RESIDENTIAL TRASH |
| | LOBBY |
| | BUSINESS/COMMUNITY CENTER |
| | MAINTENANCE |
| | PCKG |
| | MAIL |
| | GYM |
| | BREAKROOM |
| | RETAIL |



- Flexibility is requested to vary the location and design of all interior components
- Flexibility is requested to vary the number of dwelling units by an amount of equal to plus or minus 10%
- Flexibility is requested to vary the use of the ground level non-residential space



A.11 FLOOR 1 PLAN

As indicated

NAVY YARD AFFORDABLE

07/08/2024

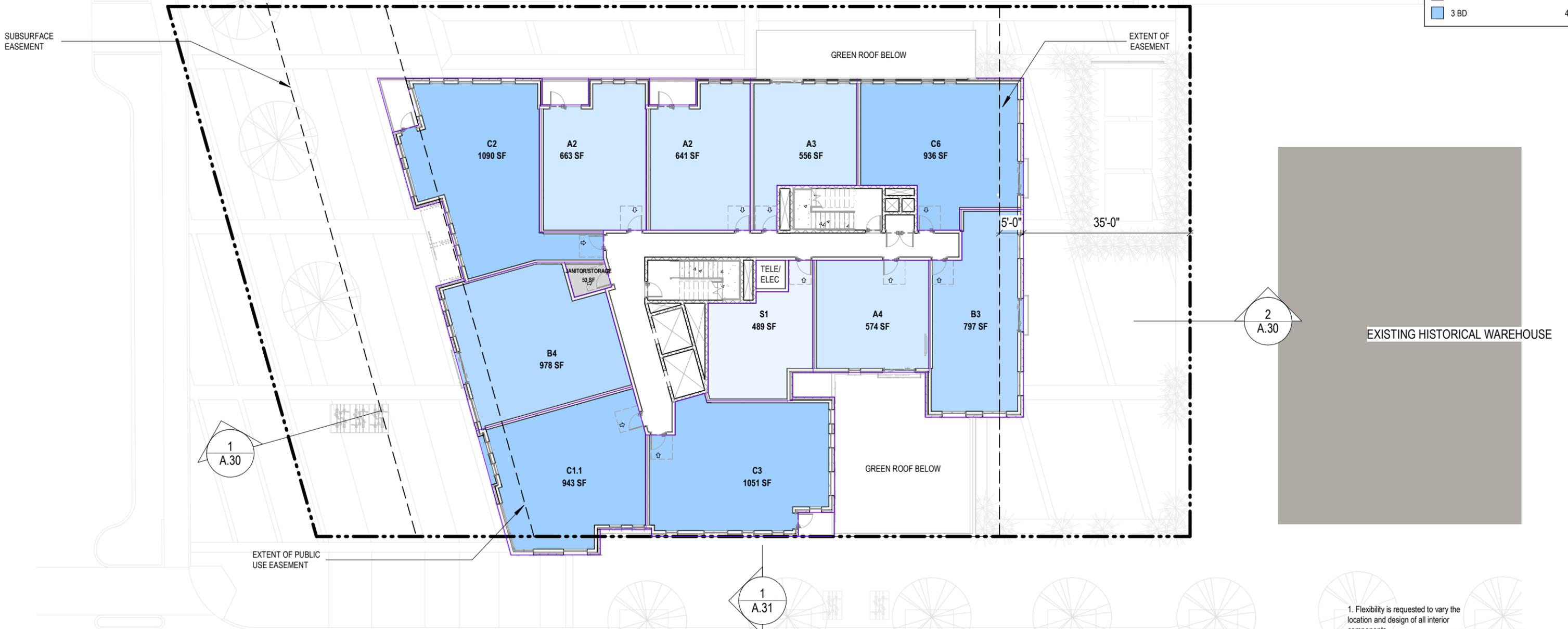


| PROGRAM SUMMARY | |
|----------------------------|-----------|
| 3-4 FLOOR | |
| TOTAL NET AREA (PER FLR) | 8,747 SF |
| TOTAL GROSS AREA (PER FLR) | 10,486 SF |
| RESIDENTIAL | |
| 11 UNITS (PER FLR) | 8,747 SF |
| EFFICIENCY | 83.4% SF |
| LEGEND | |
| | STUDIO 1 |
| | 1 BD 4 |
| | 2 BD 2 |
| | 3 BD 4 |

SUBSURFACE EASEMENT

EXTENT OF EASEMENT

GREEN ROOF BELOW



EXISTING HISTORICAL WAREHOUSE

1. Flexibility is requested to vary the location and design of all interior components
2. Flexibility is requested to vary the number of dwelling units by an amount of equal to plus or minus 10%
3. Flexibility is requested to vary the use of the ground level non-residential space



PROJECT NORTH



A.13 3-4 FLOOR PLANS

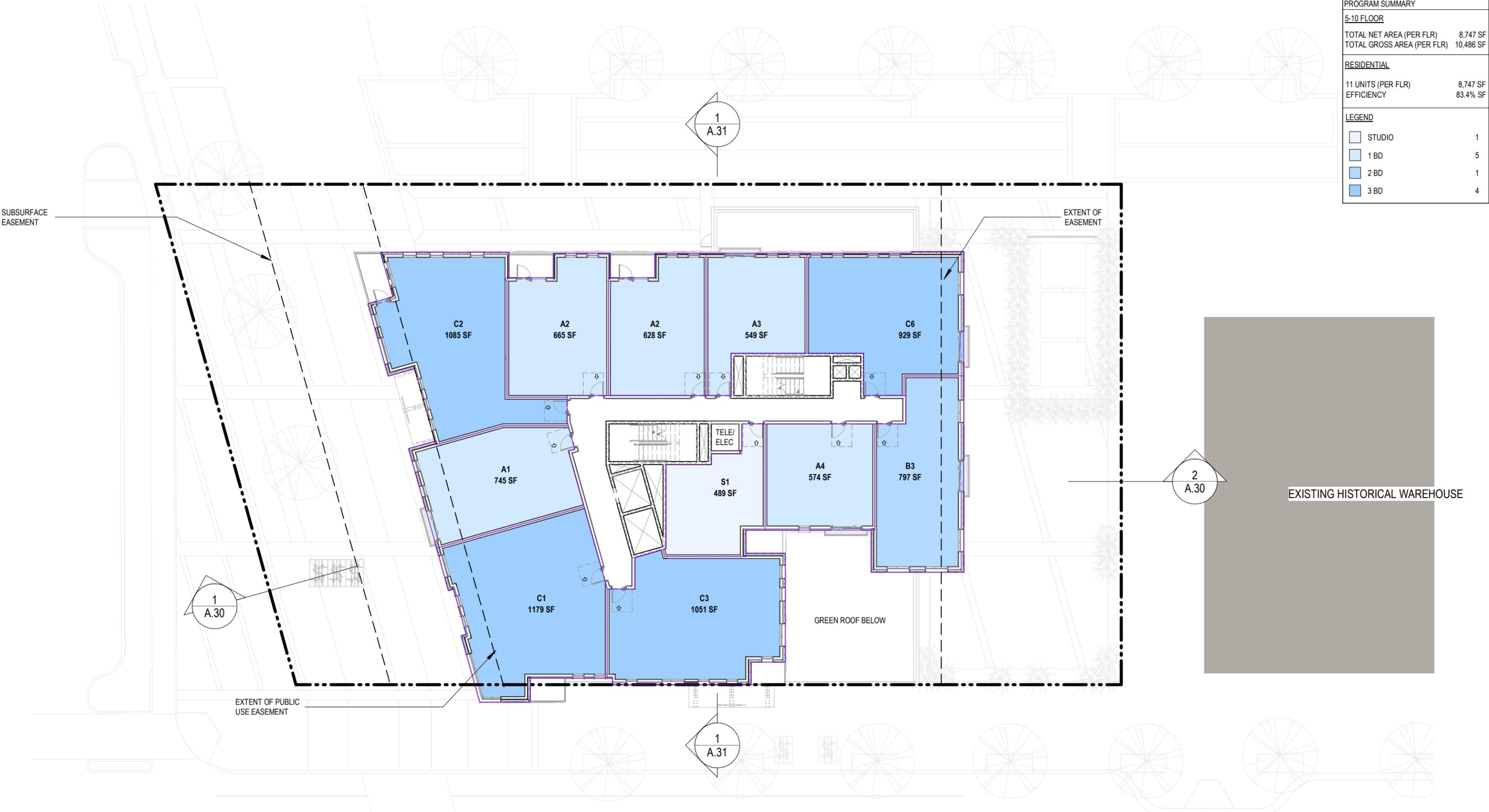
As indicated

NAVY YARD AFFORDABLE

07/08/2024



| PROGRAM SUMMARY | |
|----------------------------|-----------|
| 5-10 FLOOR | |
| TOTAL NET AREA (PER FLR) | 8,747 SF |
| TOTAL GROSS AREA (PER FLR) | 10,486 SF |
| RESIDENTIAL | |
| 11 UNITS (PER FLR) | 8,747 SF |
| EFFICIENCY | 83.4% SF |
| LEGEND | |
| STUDIO | 1 |
| 1 BD | 5 |
| 2 BD | 1 |
| 3 BD | 4 |



A.14 5-10 FLOOR PLANS

As indicated

NAVY YARD AFFORDABLE

07/08/2024



| PROGRAM SUMMARY | | |
|----------------------------|-----------|---|
| 11-12 FLOOR | | |
| TOTAL NET AREA (PER FLR) | 8,454 SF | |
| TOTAL GROSS AREA (PER FLR) | 10,049 SF | |
| RESIDENTIAL | | |
| 11 UNITS (PER FLR) | 8,747 SF | |
| EFFICIENCY | 84.1% SF | |
| LEGEND | | |
| | STUDIO | 1 |
| | 1 BD | 5 |
| | 2 BD | 2 |
| | 3 BD | 3 |

SUBSURFACE EASEMENT

EXTENT OF EASEMENT

GREEN ROOF BELOW

GREEN ROOF BELOW

EXISTING HISTORICAL WAREHOUSE



1. Flexibility is requested to vary the location and design of all interior components
2. Flexibility is requested to vary the number of dwelling units by an amount of equal to plus or minus 10%
3. Flexibility is requested to vary the use of the ground level non-residential space



PROJECT NORTH



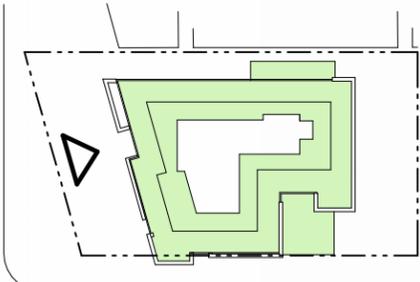
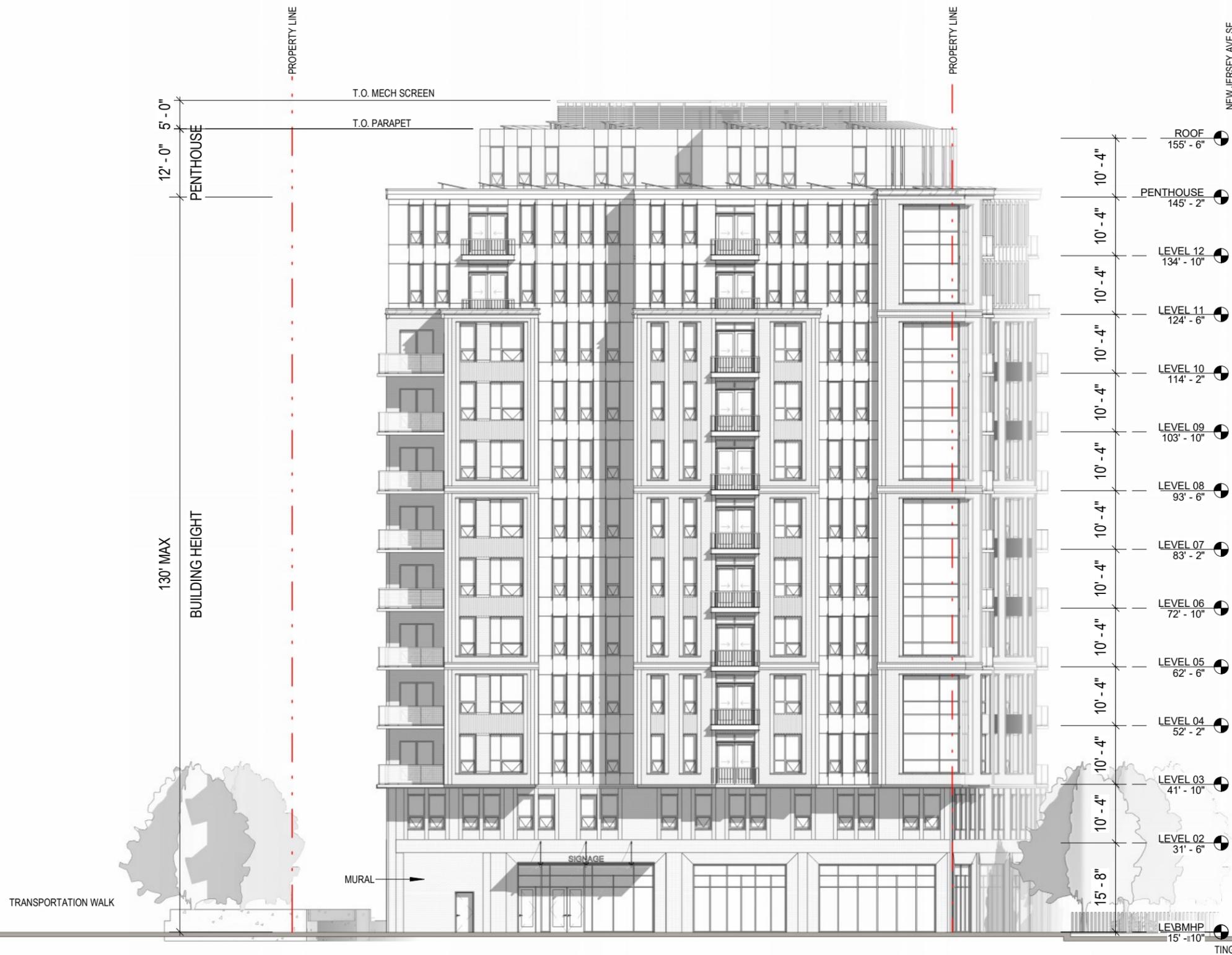
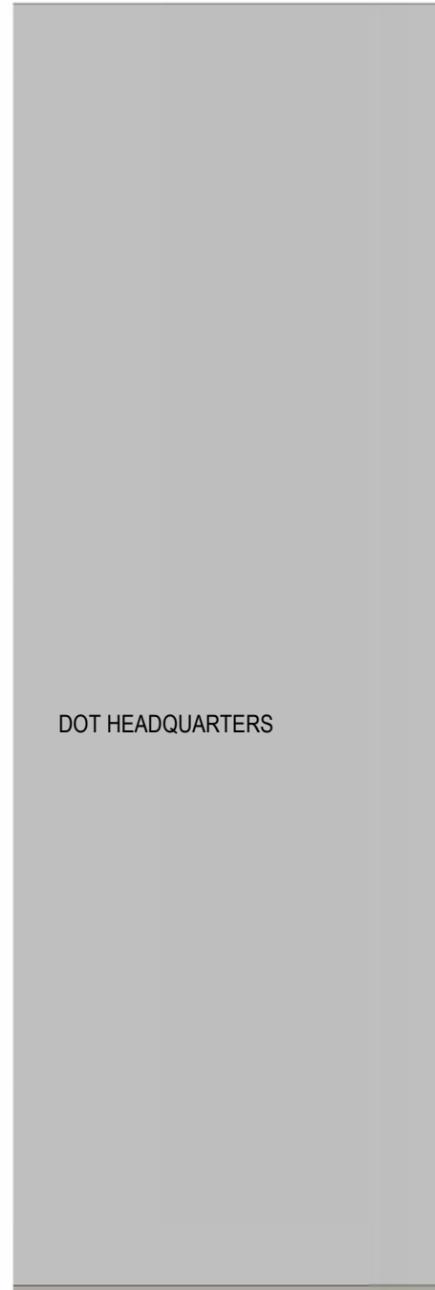
A.15 11-12 FLOOR PLAN

As indicated

NAVY YARD AFFORDABLE

07/08/2024





NEW JERSEY AVE SE

TINGEY ST SE

- ROOF 155' - 6"
- PENTHOUSE 145' - 2"
- LEVEL 12 134' - 10"
- LEVEL 11 124' - 6"
- LEVEL 10 114' - 2"
- LEVEL 09 103' - 10"
- LEVEL 08 93' - 6"
- LEVEL 07 83' - 2"
- LEVEL 06 72' - 10"
- LEVEL 05 62' - 6"
- LEVEL 04 52' - 2"
- LEVEL 03 41' - 10"
- LEVEL 02 31' - 6"
- LEBMHP 15' - 10"

12' - 0" 5' - 0" PENTHOUSE

130' MAX BUILDING HEIGHT

PROPERTY LINE

PROPERTY LINE

T.O. MECH SCREEN

T.O. PARAPET

TRANSPORTATION WALK

MURAL

SIGNAGE

TINGEY ST

1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and material types as proposed without reducing the quality of materials and make minor refinements to exterior details and dimensions.
2. Flexibility is requested to vary the approved signage provided it is consistent with the indicated dimensions and materials.
3. Flexibility is requested to vary the non-residential storefront and associated features and fixtures in public space subject to individual tenant modifications.

A.20 NEW JERSEY AVE ELEVATION - B&W

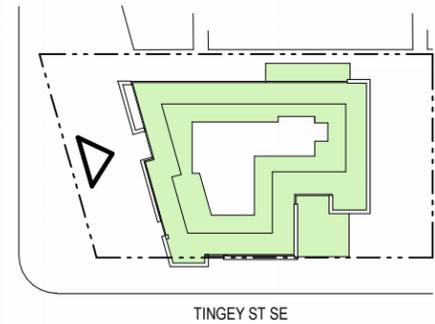
As indicated

NAVY YARD AFFORDABLE

07/08/2024



MICHAEL GRAVES



| | | |
|--------|-----------|------------|
| 15'-8" | LEVBHHP | 15' -10" |
| 10'-4" | LEVEL 02 | 31' - 6" |
| 10'-4" | LEVEL 03 | 41' - 10" |
| 10'-4" | LEVEL 04 | 52' - 2" |
| 10'-4" | LEVEL 05 | 62' - 6" |
| 10'-4" | LEVEL 06 | 72' - 10" |
| 10'-4" | LEVEL 07 | 83' - 2" |
| 10'-4" | LEVEL 08 | 93' - 6" |
| 10'-4" | LEVEL 09 | 103' - 10" |
| 10'-4" | LEVEL 10 | 114' - 2" |
| 10'-4" | LEVEL 11 | 124' - 6" |
| 10'-4" | LEVEL 12 | 134' - 10" |
| 10'-4" | PENTHOUSE | 145' - 2" |
| 10'-4" | ROOF | 155' - 6" |

1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and material types as proposed without reducing the quality of materials and make minor refinements to exterior details and dimensions.
2. Flexibility is requested to vary the approved signage provided it is consistent with the indicated dimensions and materials.
3. Flexibility is requested to vary the non-residential storefront and associated features and fixtures in public space subject to individual tenant modifications.

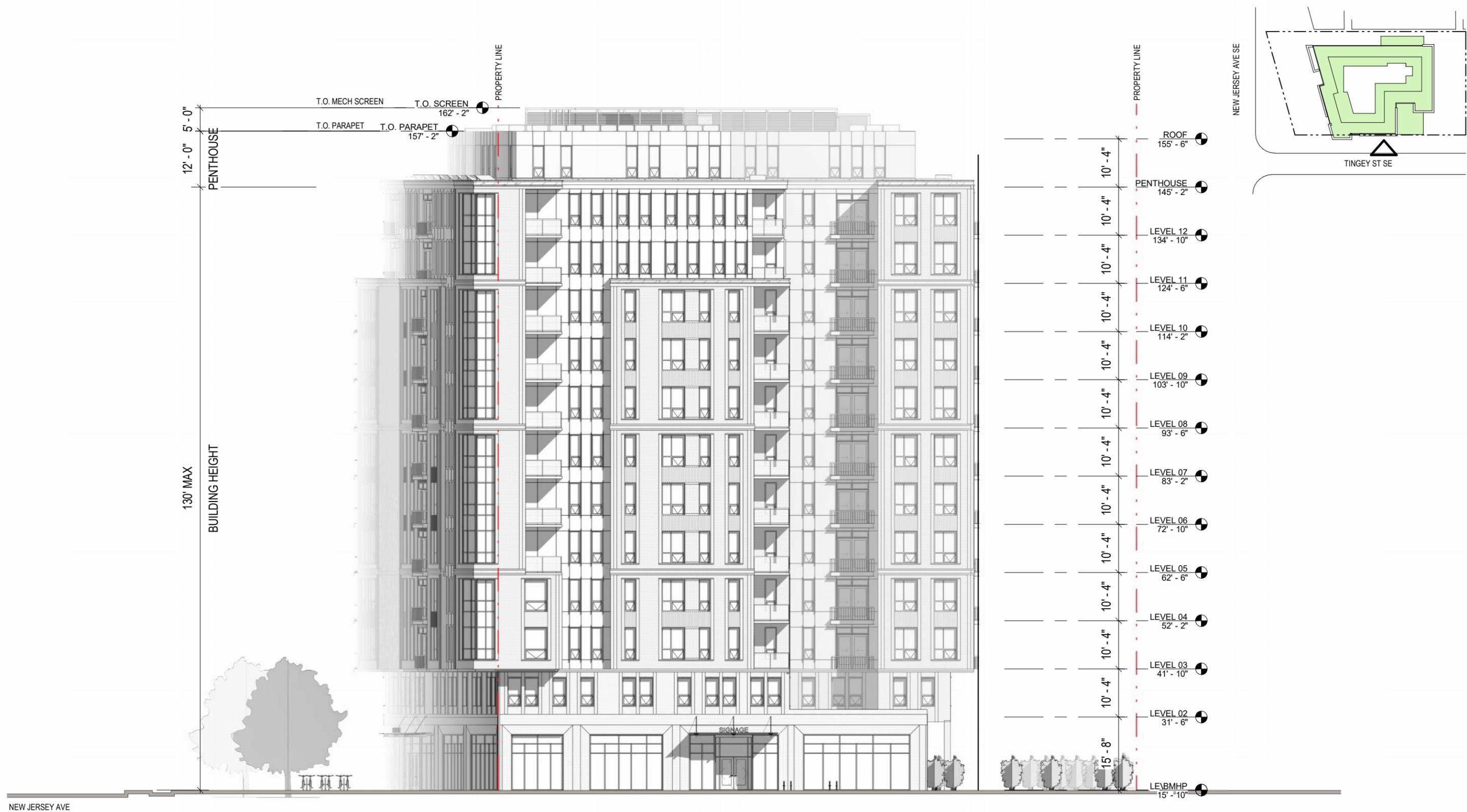
A.20A NEW JERSEY AVE ELEVATION - COLOR

As indicated

NAVY YARD AFFORDABLE

07/08/2024





1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and material types as proposed without reducing the quality of materials and make minor refinements to exterior details and dimensions.
2. Flexibility is requested to vary the approved signage provided it is consistent with the indicated dimensions and materials.
3. Flexibility is requested to vary the non-residential storefront and associated features and fixtures in public space subject to individual tenant modifications.

A.21 TINGEY ST. ELEVATION - B&W

As indicated



1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and material types as proposed without reducing the quality of materials and make minor refinements to exterior details and dimensions.
2. Flexibility is requested to vary the approved signage provided it is consistent with the indicated dimensions and materials.
3. Flexibility is requested to vary the non-residential storefront and associated features and fixtures in public space subject to individual tenant modifications.

A.21A TINGEY ST. ELEVATION - COLOR

As indicated



1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and material types as proposed without reducing the quality of materials and make minor refinements to exterior details and dimensions.
2. Flexibility is requested to vary the approved signage provided it is consistent with the indicated dimensions and materials.
3. Flexibility is requested to vary the non-residential storefront and associated features and fixtures in public space subject to individual tenant modifications.

A.22 EAST ELEVATION - B&W

As indicated

NAVY YARD AFFORDABLE

07/08/2024





1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and material types as proposed without reducing the quality of materials and make minor refinements to exterior details and dimensions.
2. Flexibility is requested to vary the approved signage provided it is consistent with the indicated dimensions and materials.
3. Flexibility is requested to vary the non-residential storefront and associated features and fixtures in public space subject to individual tenant modifications.

A.22A EAST ELEVATION - COLOR

As indicated

NAVY YARD AFFORDABLE

07/08/2024

the NRP group

MHCDO

COZEN O'CONNOR.

B//

MICHAEL GRAVES



1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and material types as proposed without reducing the quality of materials and make minor refinements to exterior details and dimensions.
2. Flexibility is requested to vary the approved signage provided it is consistent with the indicated dimensions and materials.
3. Flexibility is requested to vary the non-residential storefront and associated features and fixtures in public space subject to individual tenant modifications.

A.23 NORTH ELEVATION - B&W

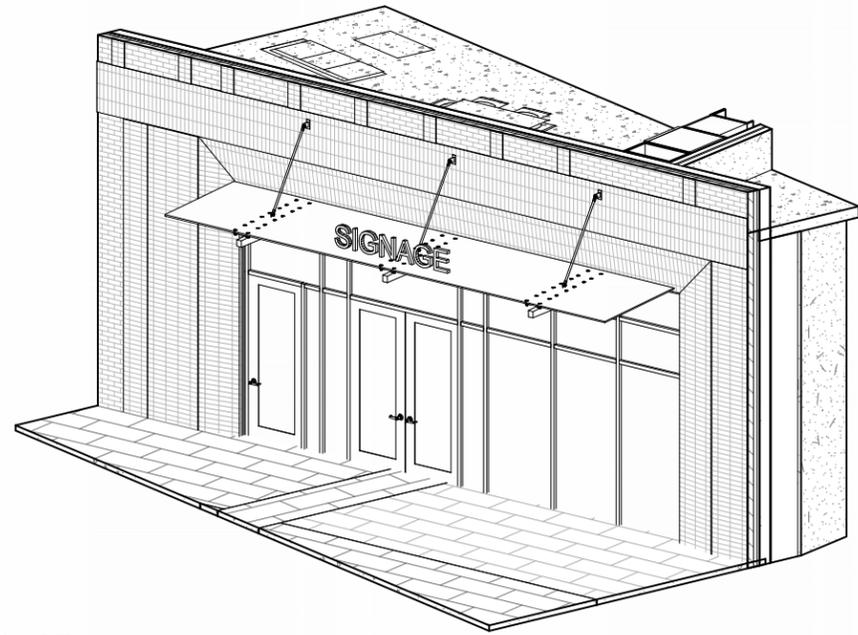
As indicated



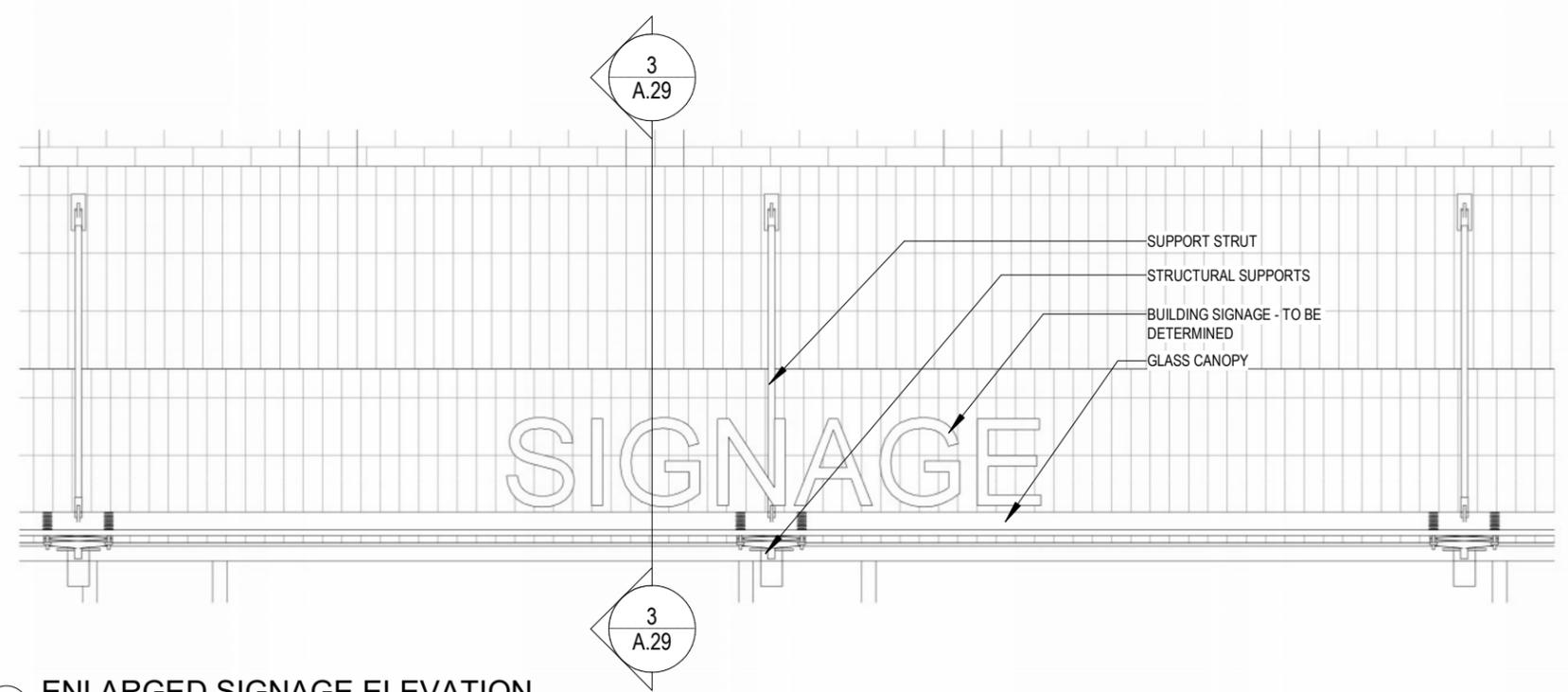
1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and material types as proposed without reducing the quality of materials and make minor refinements to exterior details and dimensions.
2. Flexibility is requested to vary the approved signage provided it is consistent with the indicated dimensions and materials.
3. Flexibility is requested to vary the non-residential storefront and associated features and fixtures in public space subject to individual tenant modifications.

A.23A NORTH ELEVATION - COLOR

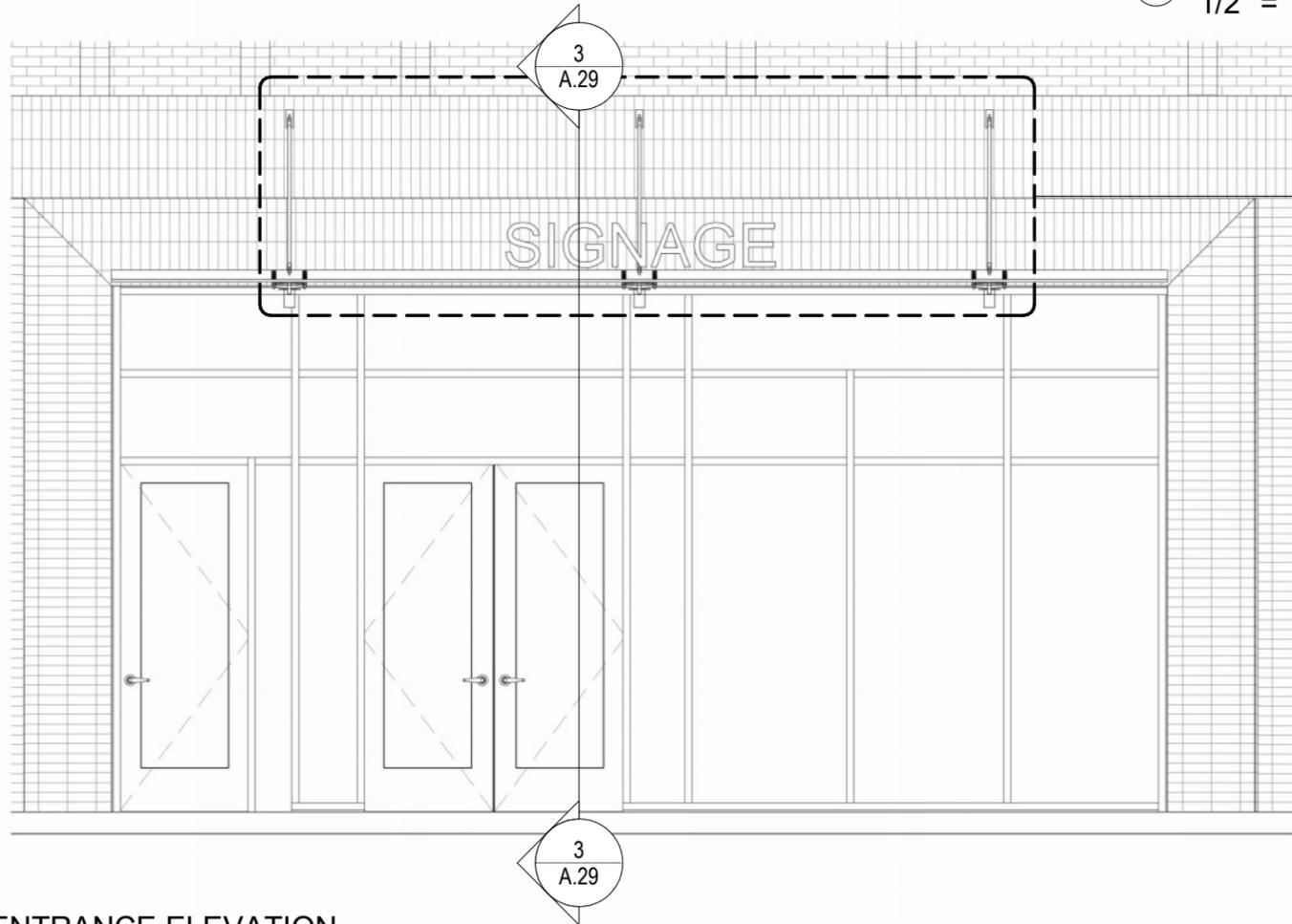
As indicated



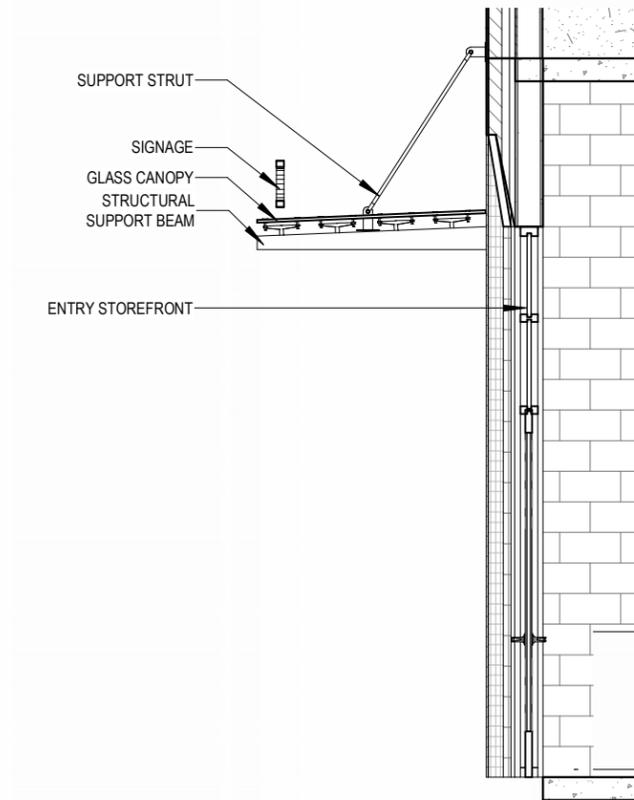
1 CANOPY - 3D



4 ENLARGED SIGNAGE ELEVATION
1/2" = 1'-0"



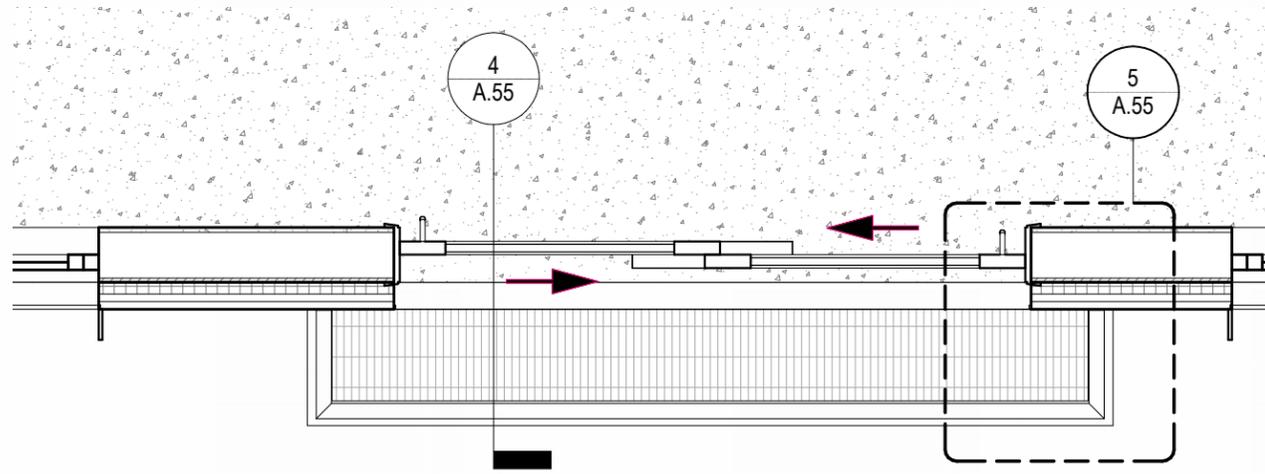
2 ENTRANCE ELEVATION
1/4" = 1'-0"



3 CANOPY SECTION
1/4" = 1'-0"

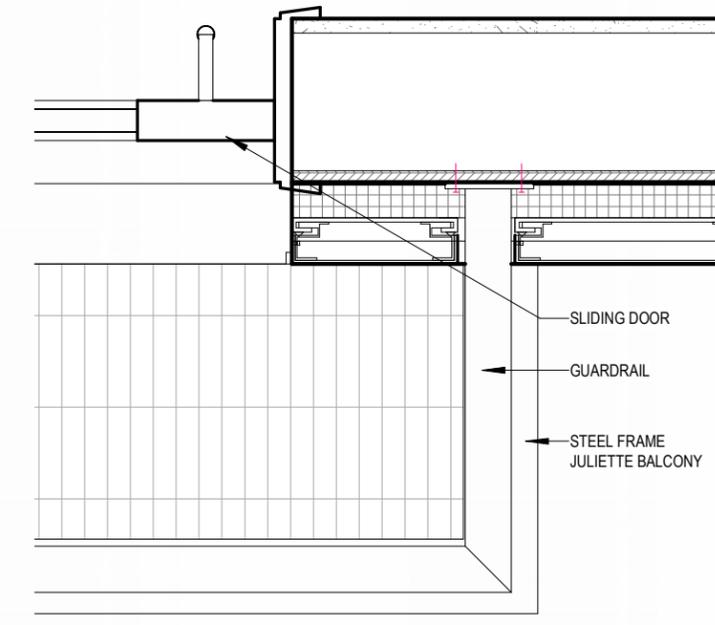
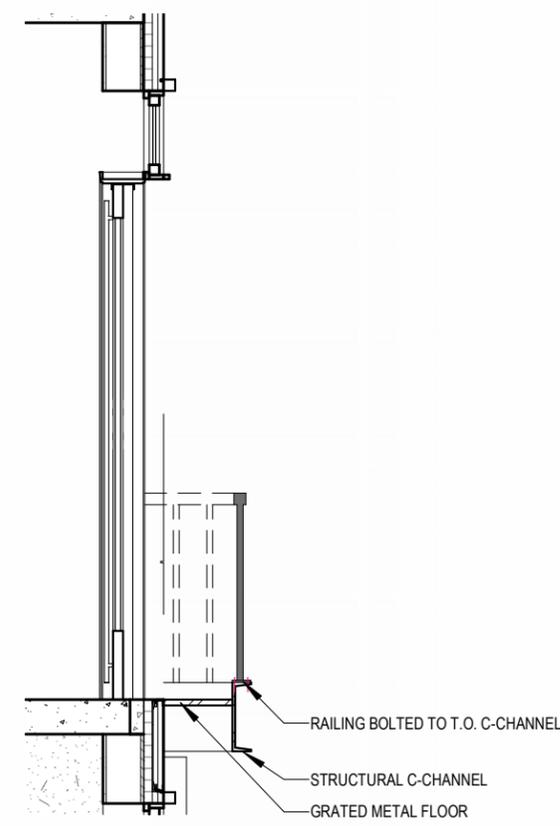
A.29 CANOPY DETAILS

As indicated



1 BALCONY 02 PLAN
1/2" = 1'-0"

2 BALCONY 02 ELEVATION 01
1/4" = 1'-0"



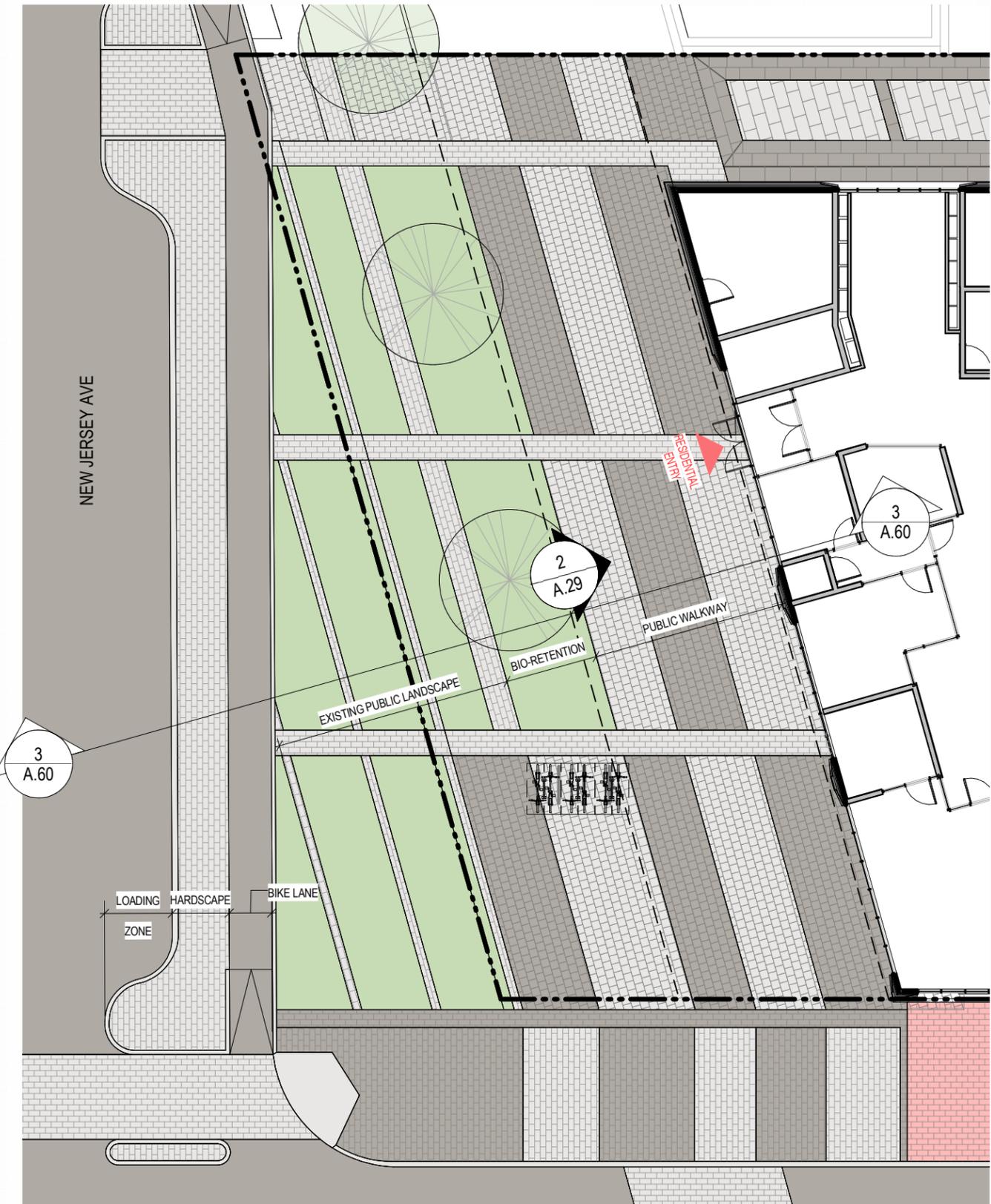
3 BALCONY 02 - 3D

4 BALCONY 02 SECTION DETAIL
3/8" = 1'-0"

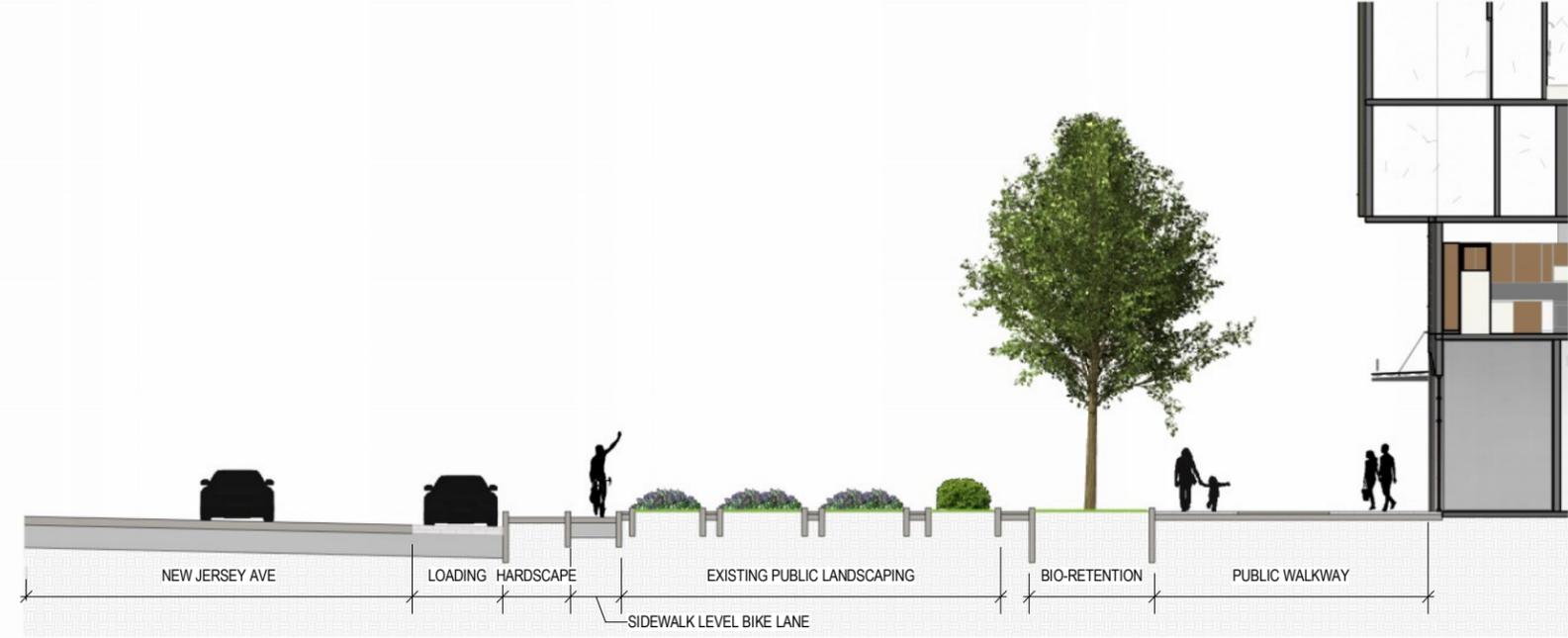
5 BALCONY 02 PLAN DETAIL
1 1/2" = 1'-0"

A.55 BALCONY DETAILS

As indicated



1 STREETScape NEW JERSEY - ENLARGED PLAN
1/16" = 1'-0"



3 Section 28
1/16" = 1'-0"



2 STREETScape NEW JERSEY AVE - ENLARGED ELEVATION
1/16" = 1'-0"

A.60 STREETScapeS - NEW JERSEY AVE

1/16" = 1'-0"

NAVY YARD AFFORDABLE

the NRP group

MHCDO

COZEN O'CONNOR

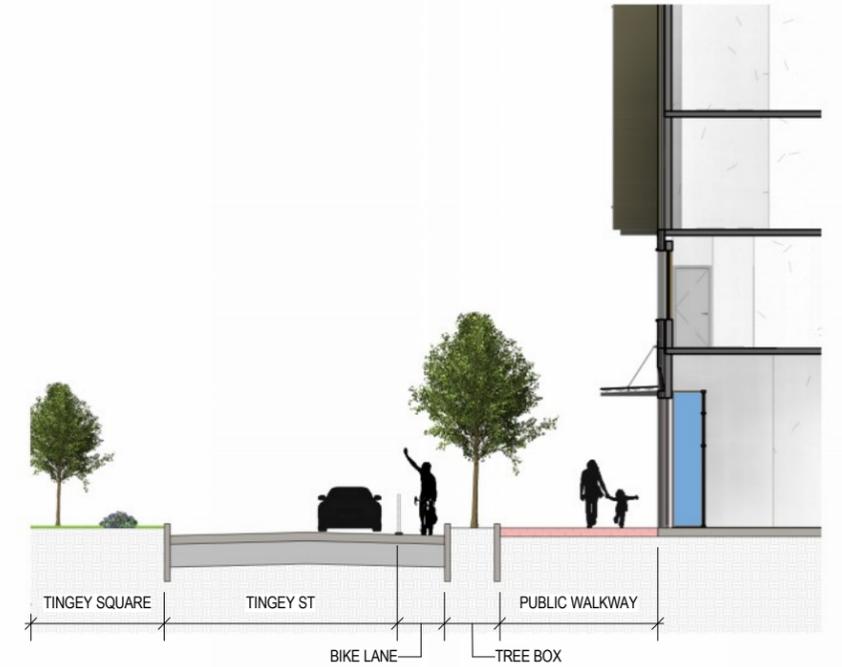
B//

MICHAEL GRAVES

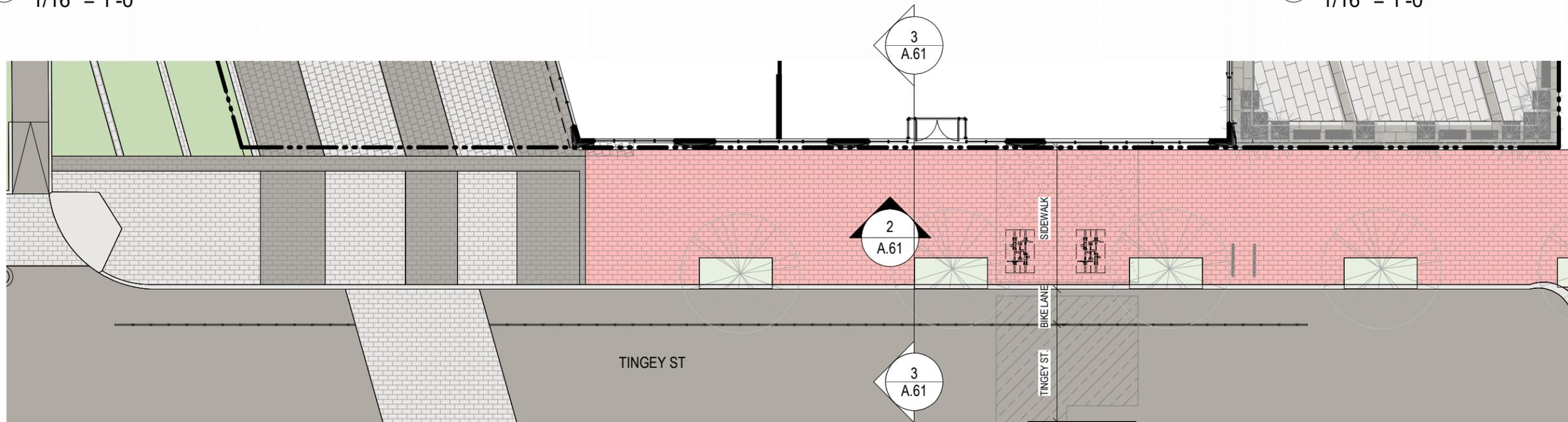
07/08/2024



② STREETScape TINGEY ST - ENLARGED ELEVATION
1/16" = 1'-0"



③ STREETScape TINGEY ST - SECTION
1/16" = 1'-0"



① STREETScape TINGEY ST - ENLARGED PLAN
1/16" = 1'-0"

A.61 STREETSAPES - TINGEY ST.

1/16" =
1'-0"

NAVY YARD AFFORDABLE

07/08/2024

the
NRP
group

MHCDO

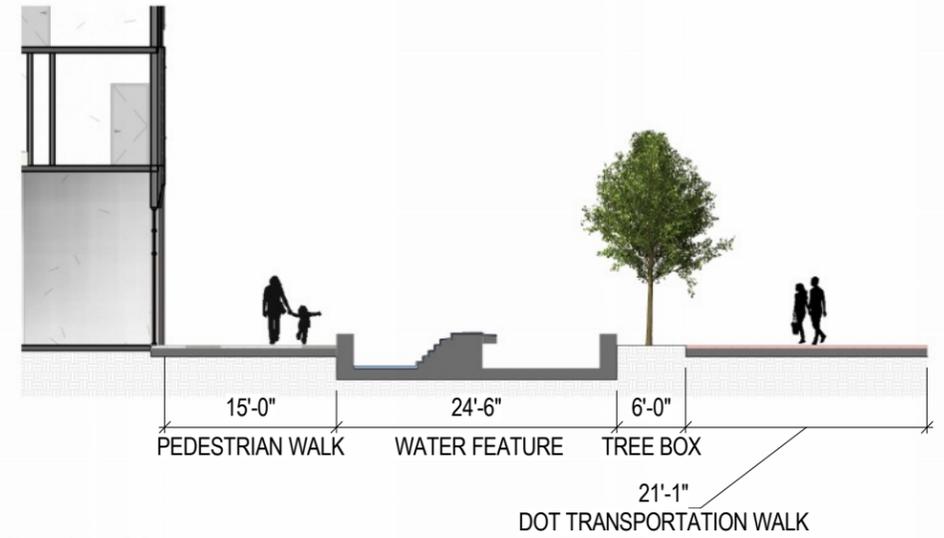
COZEN
O'CONNOR.

B//

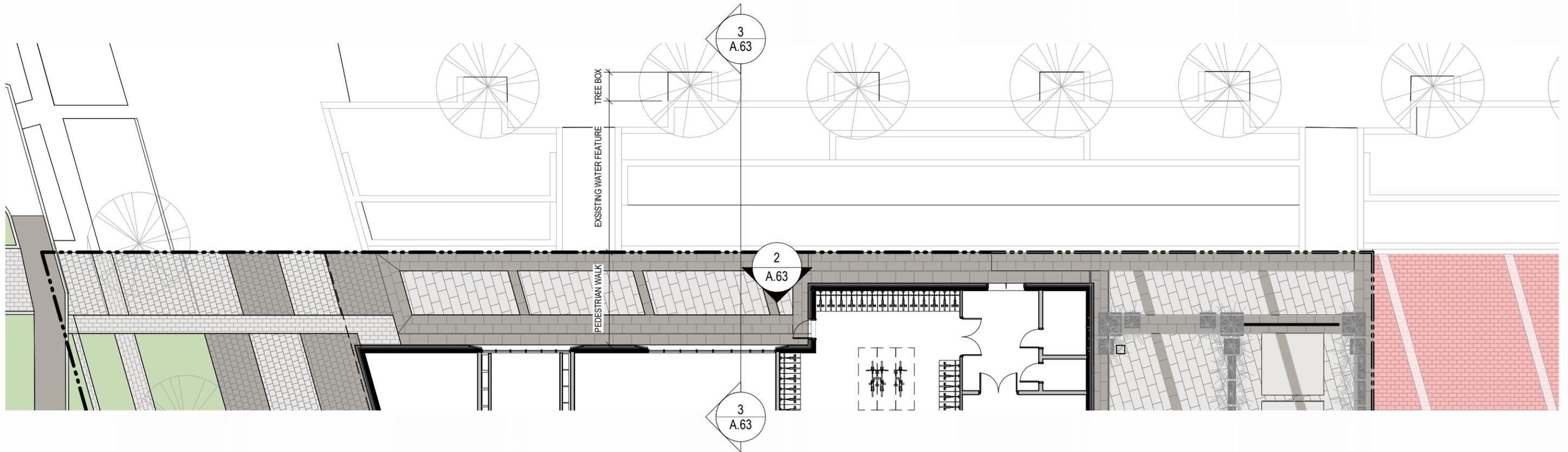
MICHAEL
GRAVES



2 STREETScape PEDESTRIAN WALK - ENLARGED ELEVATION
1/16" = 1'-0"



3 Section 30
1/16" = 1'-0"



1 STREETScape PEDESTRIAN WALK - ENLARGED PLAN
1/16" = 1'-0"

A.63 STREETScapeS - PEDESTRIAN WALK

1/16" =
1'-0"

NAVY YARD AFFORDABLE
07/08/2024

the
NRP
group

MHCDO

COZEN
O'CONNOR.

B//

MICHAEL
GRAVES