

PROGRAM SUMMARY	
FIRST FLOOR	
TOTAL FAR	8,329 SF
TOTAL GROSS AREA	8,700 SF
RESIDENTIAL	
LOBBY/MAIL/OFFICE	1,885 SF
RETAIL	2,873 SF
BIKE PARKING	1,139 SF
EFFICIENCY	68 %
UTILITY BOH.	1,804 SF
	238 SF
LEGEND	
	B.O.H.
	BATH.
	BIKE
	ELEC.
	F.C.C.
	FIRE PUMP
	LOBBY
	OFFICE
	RETAIL
	TRASH
	WATER METER

- 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 equal to plus or minus 10%
- Flexibility is requested to vary the use of the ground level non-residential space

- *RED BIKES (6)
10% OF BIKES EQUIPPED WITH E.V. OUTLET
- *ORANGE BIKES (2)
4% OF THE BIKES ACCOMMODATE FAMILY BIKES - 10' X 3'
- *RETAIL TRASH AREA IS SUBJECT TO CHANGE PER FUTURE TENANT'S NEED

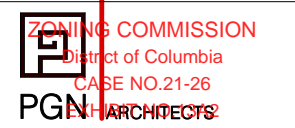
301 Florida AVE

301 Florida Ave NE, Washington, DC 20002

FIRST FLOOR PLAN | A.11

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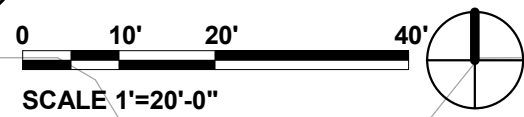
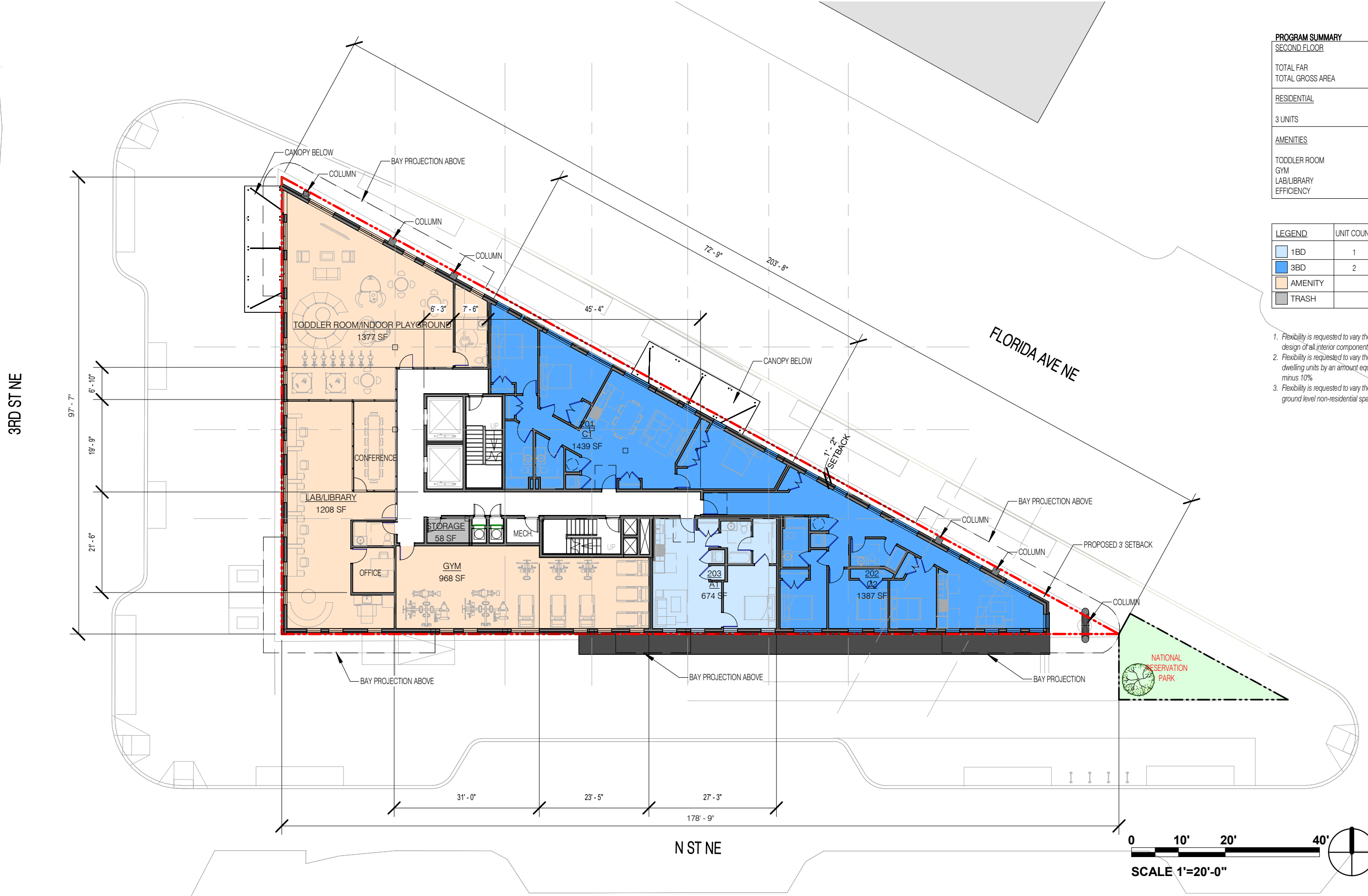
04/29/2022



PROGRAM SUMMARY	
SECOND FLOOR	
TOTAL FAR	8,443 SF
TOTAL GROSS AREA	8,443 SF
RESIDENTIAL	
3 UNITS	3,500 SF
AMENITIES	
TODDLER ROOM	1,377 SF
GYM	968 SF
LAB/LIBRARY	1,208 SF
EFFICIENCY	84%

LEGEND	UNIT COUNT
1BD	1
3BD	2
AMENITY	
TRASH	

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SECOND FLOOR PLAN | A.12

04/29/2022



3RD ST NE

97'-7"

25'-5"
BAY PROJECTION

20'-9"
BAY PROJECTION

32'-9"
BAY PROJECTION

N ST NE
178'-9"

FLORIDA AVE NE

36'-11"

203'-8"

31'-8"

304
C3
1302 SF

303
A2
492 SF

302
A1
494 SF

301
B1
867 SF

5'-0"

13'-9"

25'-0"

309
A4
562 SF

305
B2
962 SF

27'-6"

MECH.

UP

16'-0"
BAY PROJECTION

308
C7
1114 SF

306
A3
530 SF

307
C4
322 SF

BALCONY

JULIETTE BALCONY

JULIETTE BALCONY

BAY PROJECTION ABOVE

BAY PROJECTION ABOVE

NATIONAL
RESERVATION
PARK

BAY PROJECTION CALCULATION

FLORIDA AVE (3rd floor)

Florida Ave	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34' 203.67 feet	42.933022 feet	99.435	0
3rd Street Façade Widths Over 34' 96.42 feet	25.065172 feet	45.81	45
N Street NE Façade Widths Over 34' 168.42 feet	37.060372 feet	81.81	48.75

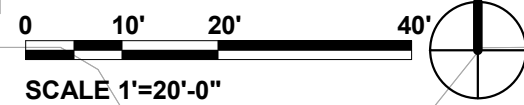
Totals	Width	Depth	Per Floor	# floors	Totals
Florida Ave	0	4ft	0	1	0
3rd St	45	4ft	180	1	180
N street	49	4ft	195	1	195
Total Bay SF Gained					375

PROGRAM SUMMARY

TYPICAL FLOOR	
TOTAL FAR	8,443 SF
TOTAL GROSS AREA	9,057 SF
RESIDENTIAL	
9 UNITS	7,599 SF
EFFICIENCY	84%

LEGEND	UNIT COUNT
1BD	4
2BD	2
3BD	3

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301 Florida AVE

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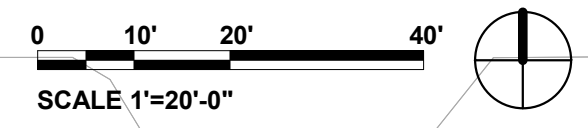
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THIRD FLOOR PLAN | A.13

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FOURTH FLOOR PLAN | A.14

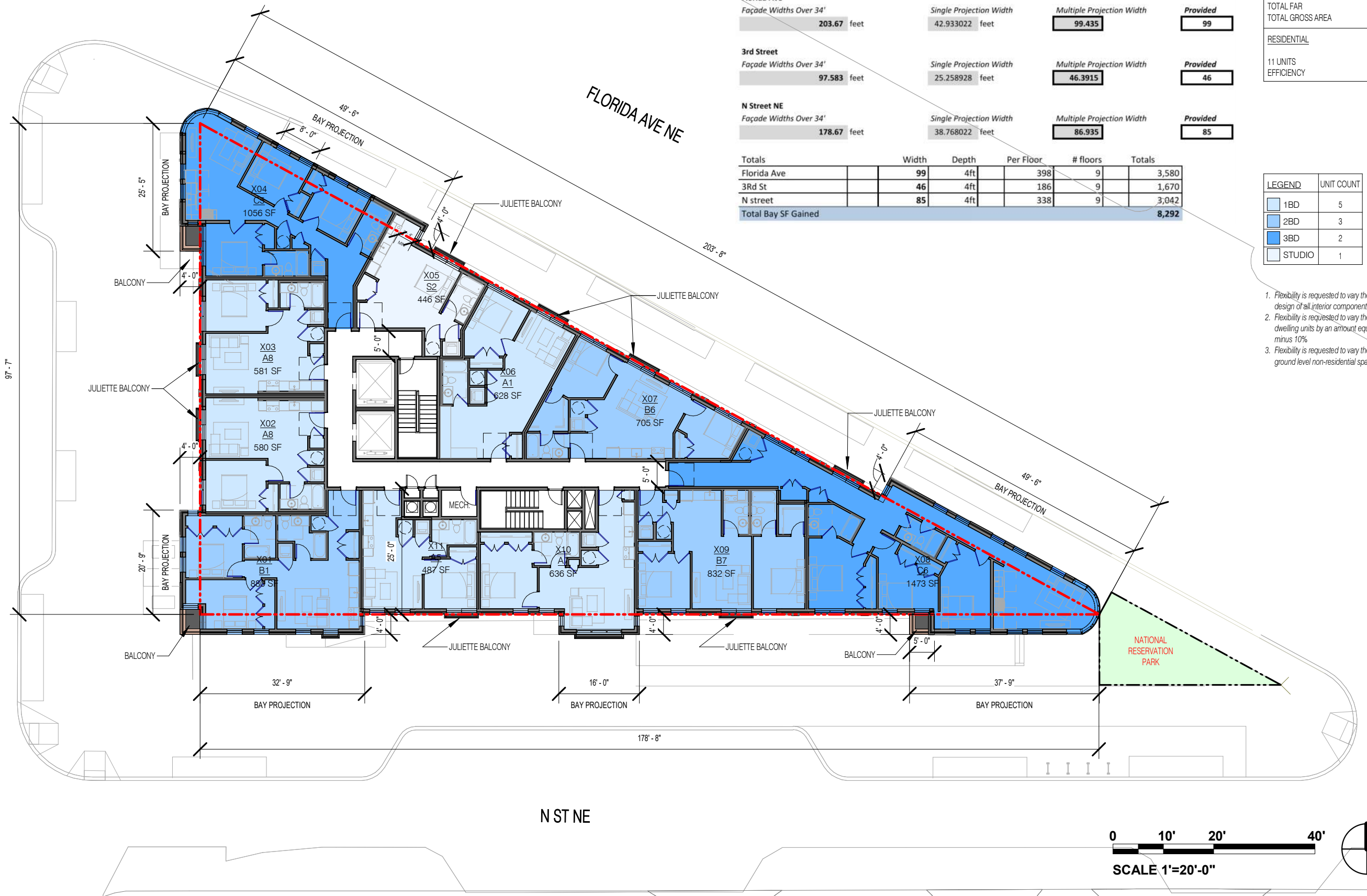
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PGN ARCHITECTS

3RD ST NE
97'-7"



BAY PROJECTION CALCULATION
FLORIDA AVE (4th thru 12th floors)

Florida Ave	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	203.67 feet	42.933022 feet	99.435
3rd Street			
Façade Widths Over 34'	97.583 feet	25.258928 feet	46.3915
N Street NE			
Façade Widths Over 34'	178.67 feet	38.768022 feet	86.935

Totals	Width	Depth	Per Floor	# floors	Totals
Florida Ave	99	4ft	398	9	3,580
3Rd St	46	4ft	186	9	1,670
N street	85	4ft	338	9	3,042
Total Bay SF Gained					8,292

PROGRAM SUMMARY

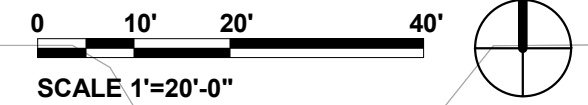
TYPICAL FLOOR	
TOTAL FAR	8,722 SF
TOTAL GROSS AREA	9,660 SF
RESIDENTIAL	
11 UNITS EFFICIENCY	8,304 SF
	86%

LEGEND

LEGEND	UNIT COUNT
1BD	5
2BD	3
3BD	2
STUDIO	1

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N ST NE



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TYPICAL FLOOR (4TH TO 11TH) PLAN | A.15

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TWELFTH FLOOR PLAN | A.15B

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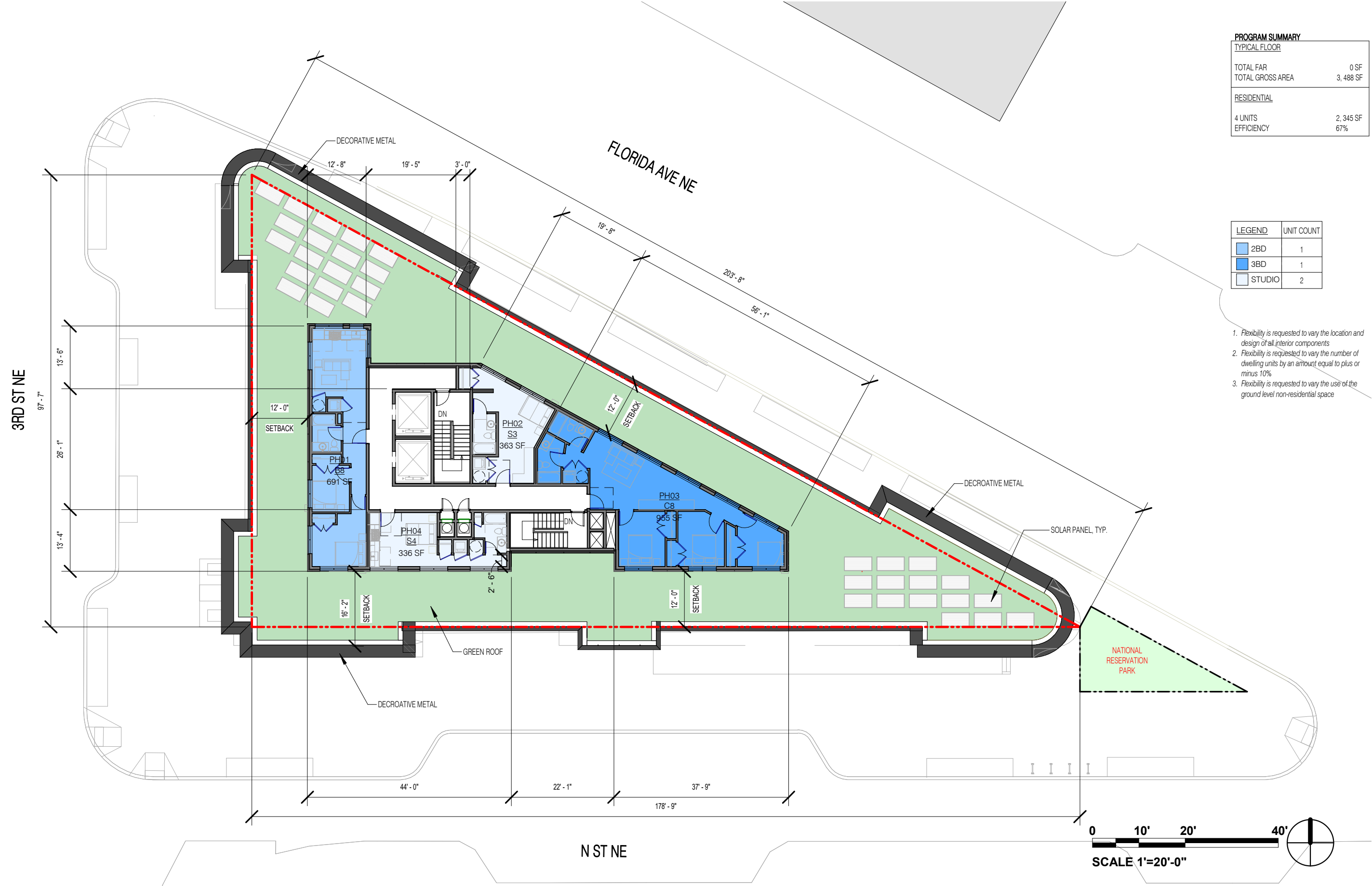
04/29/2022



PROGRAM SUMMARY	
TYPICAL FLOOR	
TOTAL FAR	0 SF
TOTAL GROSS AREA	3,488 SF
RESIDENTIAL	
4 UNITS	2,345 SF
EFFICIENCY	67%

LEGEND	UNIT COUNT
2BD	1
3BD	1
STUDIO	2

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- Flexibility is requested to vary the use of the ground level non-residential space



301 Florida AVE

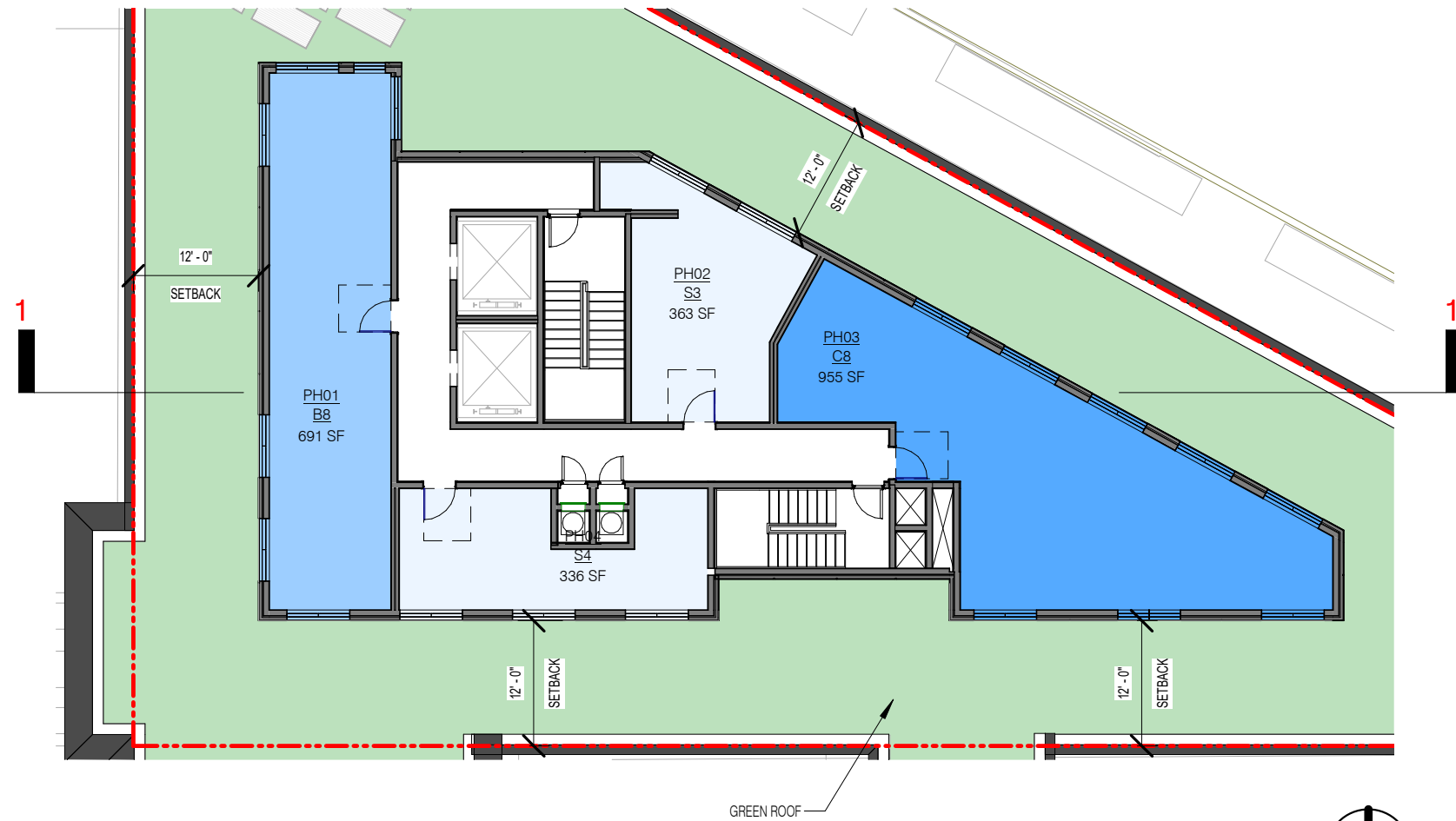
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PENTHOUSE FLOOR PLAN | A.16

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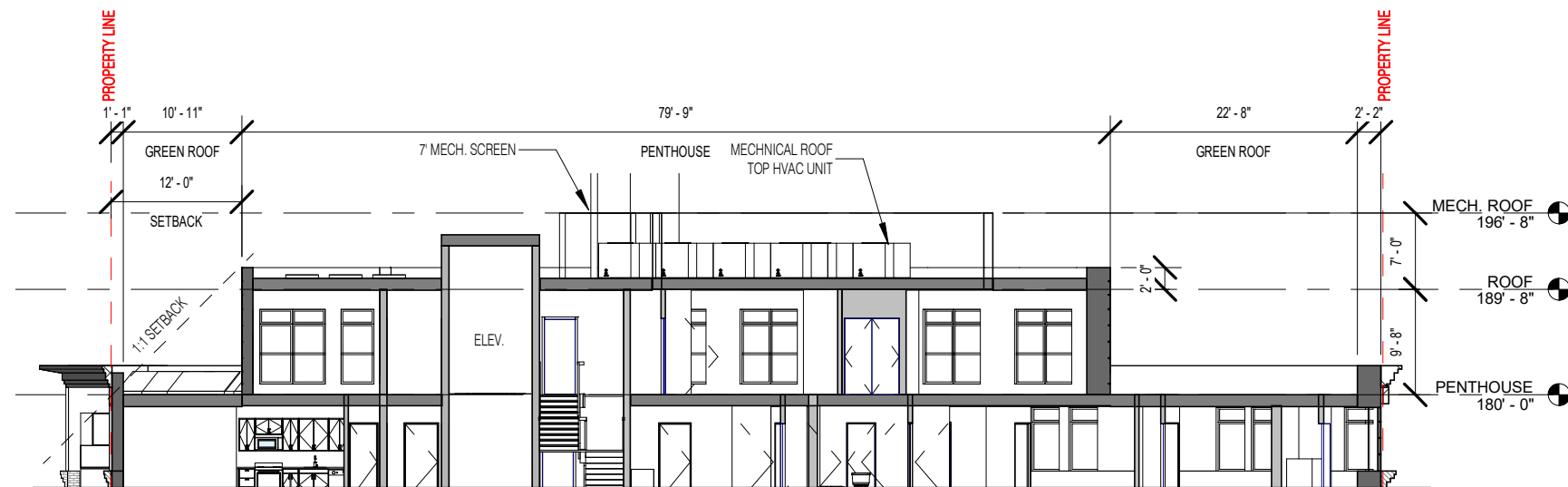
3 ENLARGED PENTHOUSE PLAN 1
1/16" = 1'-0"



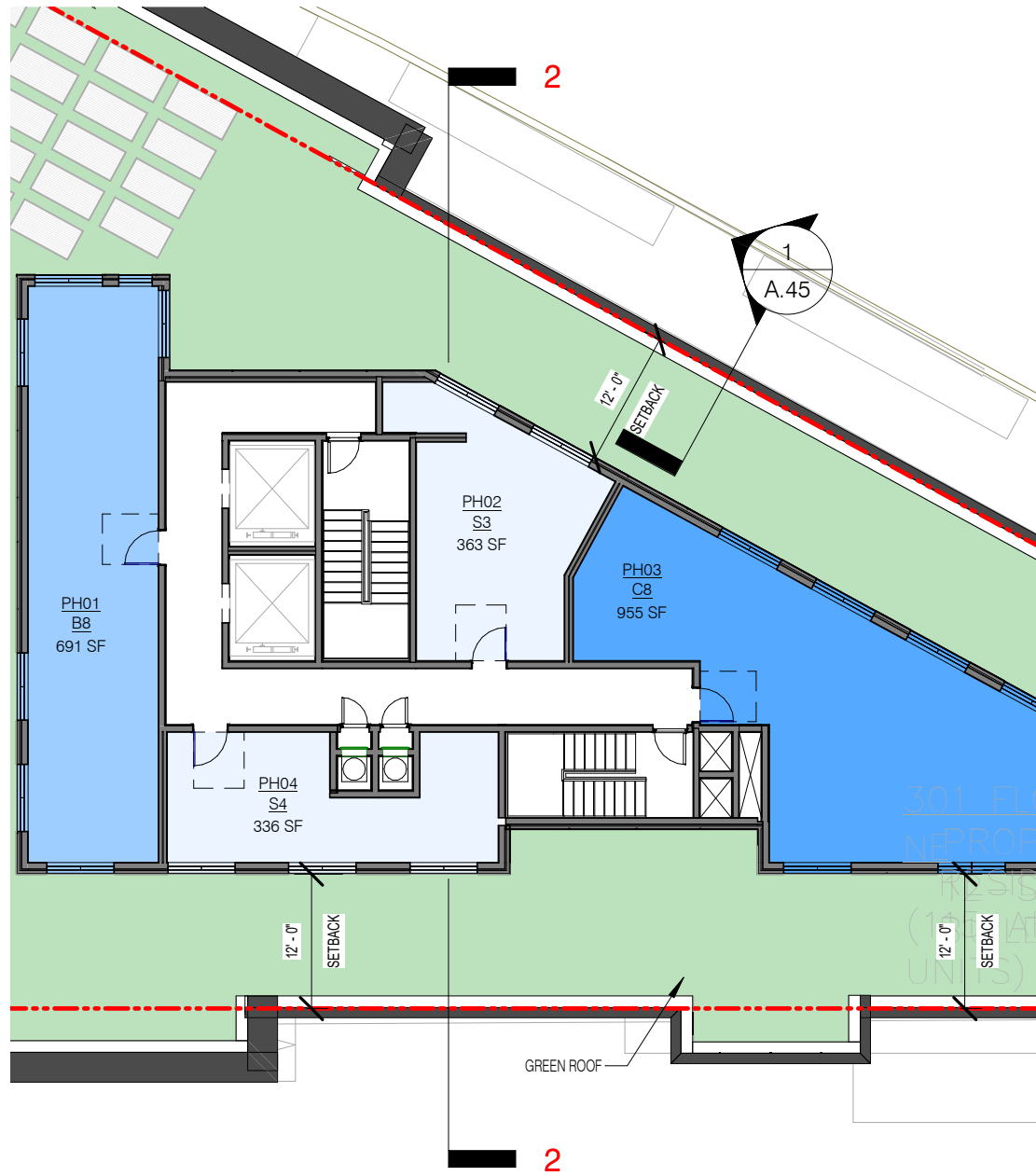
MODULAR PLANT TRAYS GREEN ROOF REFERENCE



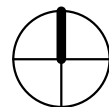
GREEN ROOF REFERENCE



1 ENLARGED PENTHOUSE SECTION 1
1/16" = 1'-0"



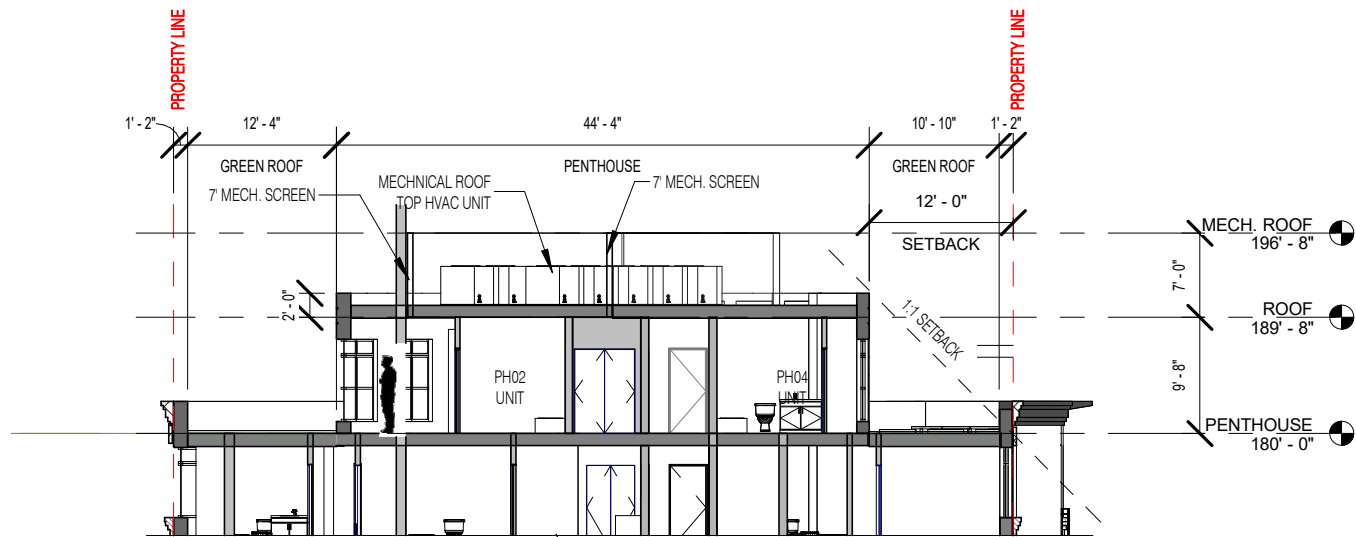
① ENLARGED PENTHOUSE PLAN 2
1/16" = 1'-0"



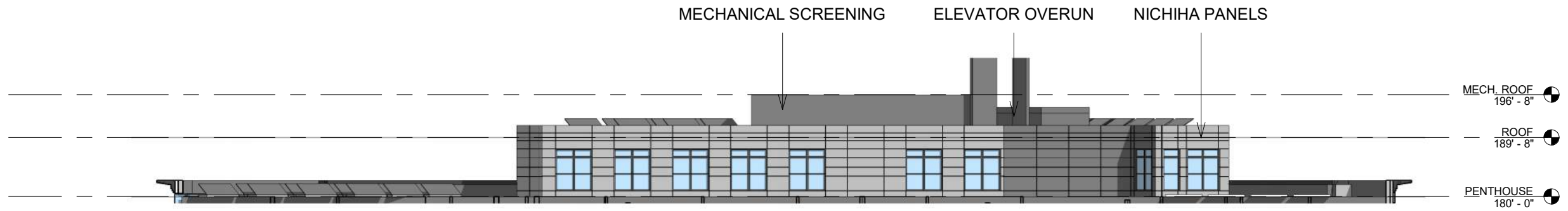
GREEN ROOF REFERENCE



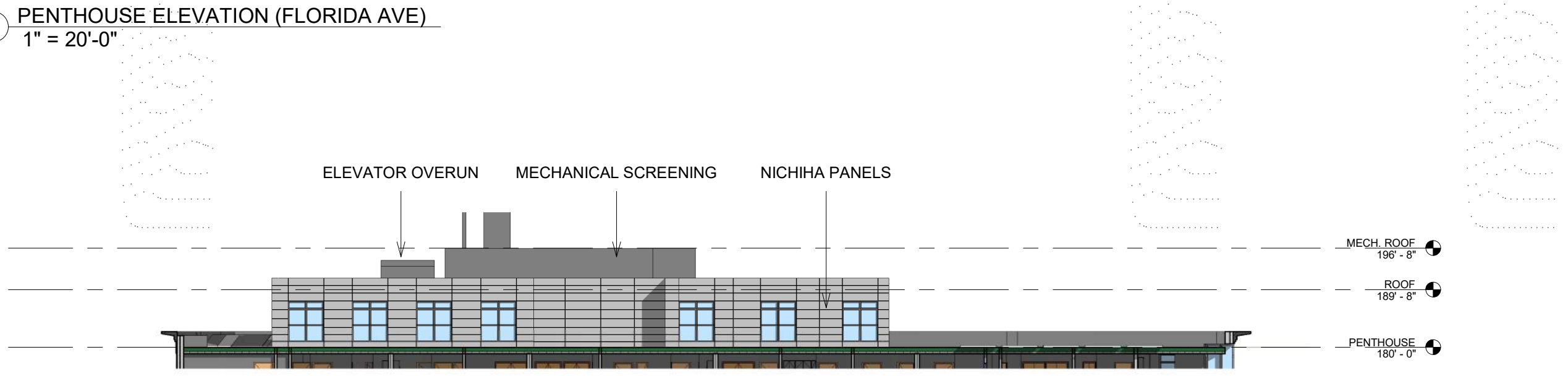
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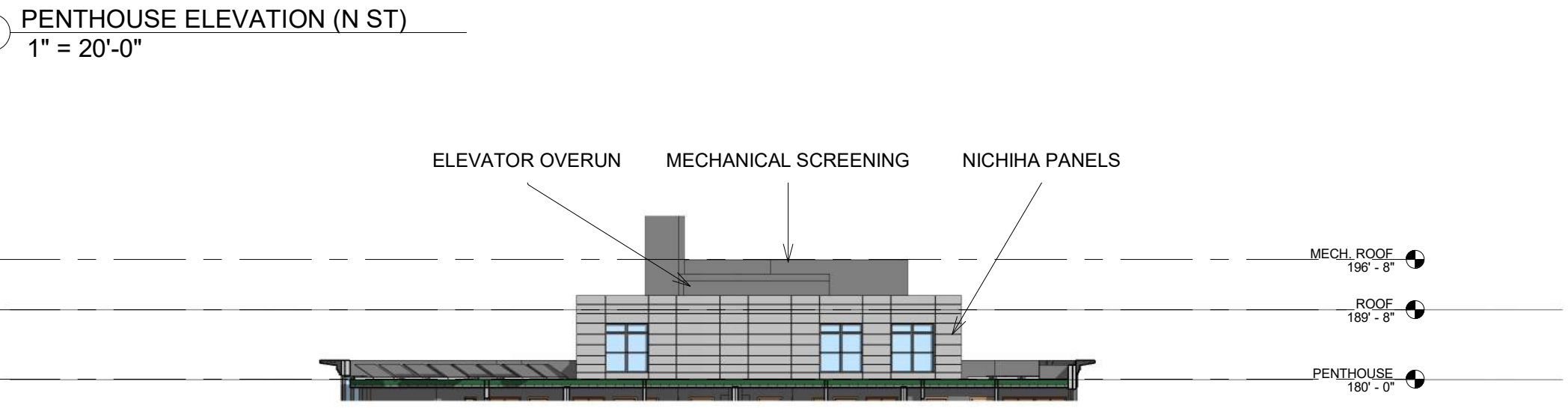
② ENLARGED PENTHOUSE SECTION 2
1/16" = 1'-0"



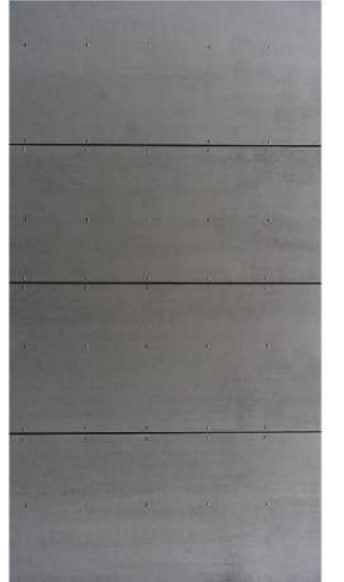
② PENTHOUSE ELEVATION (FLORIDA AVE)
1" = 20'-0"



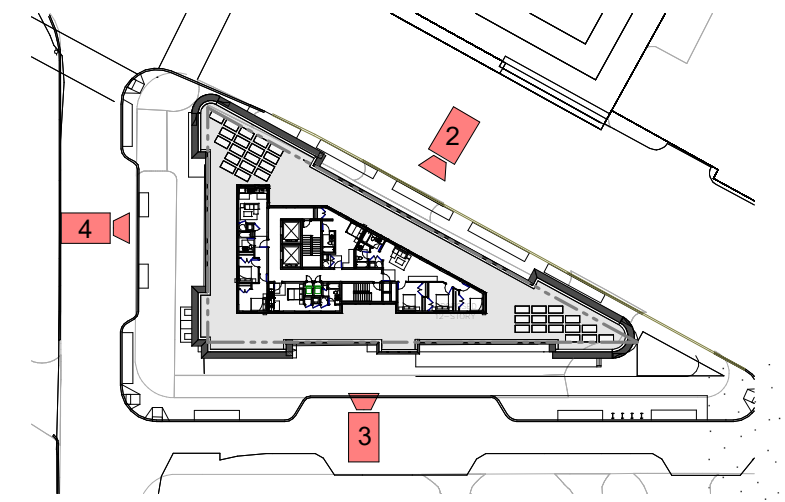
③ PENTHOUSE ELEVATION (N ST)
1" = 20'-0"



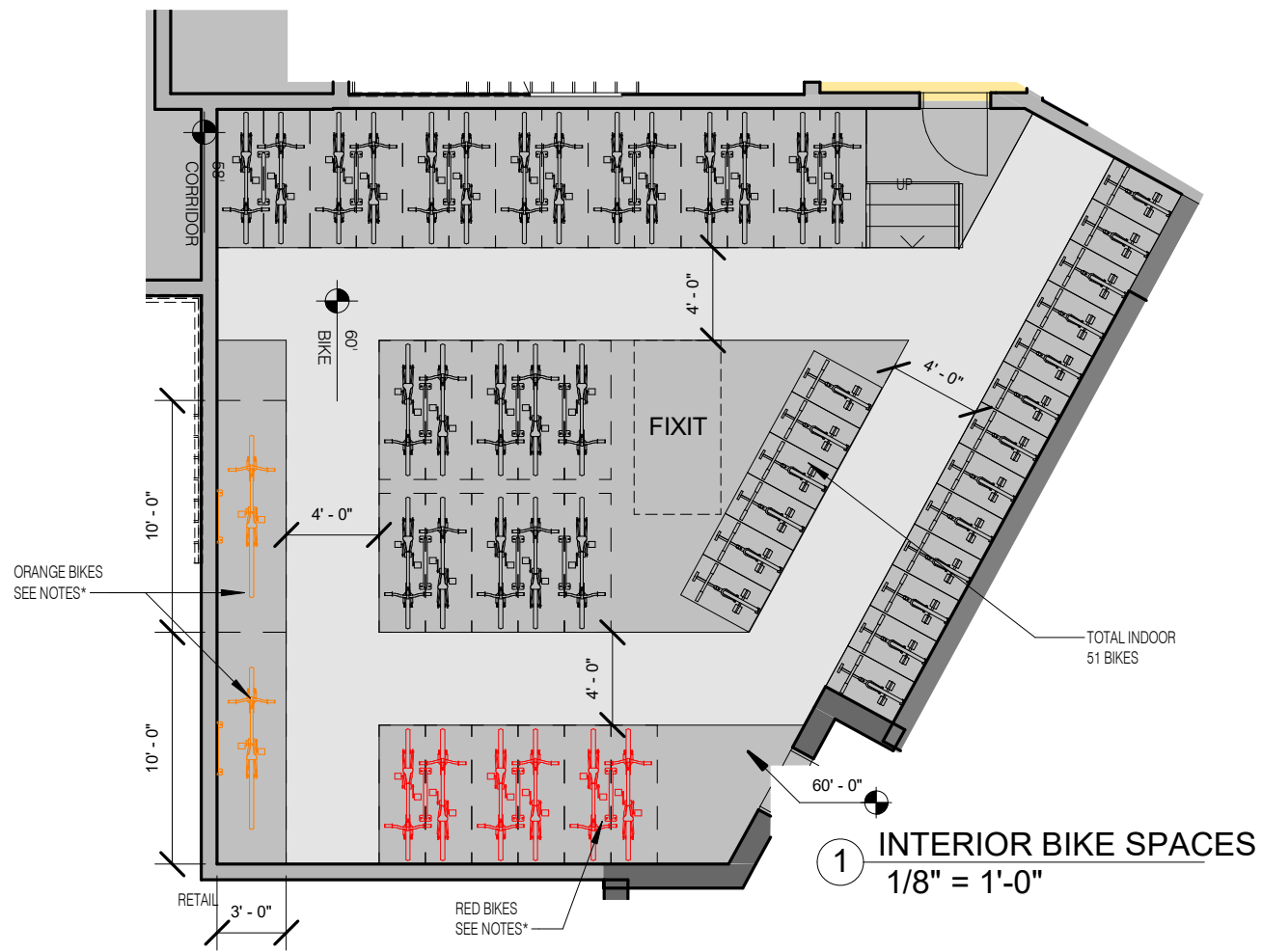
④ PENTHOUSE ELEVATION (THIRD ST)
1" = 20'-0"



NICHIHA
DESIGN SERIES
FOG



① PENTHOUSE ELEVATION KEYPLAN
1" = 80'-0"



1 INTERIOR BIKE SPACES
1/8" = 1'-0"

SUMMARY

REQUIRED RESIDENTIAL BIKE SPACES

LONG-TERM	38
SHORT-TERM	6
TOTAL BIKE SPACES	44

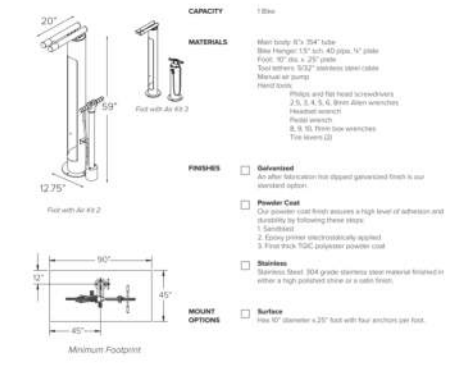
PROVIDED RESIDENTIAL BIKE SPACES

LONG-TERM	51
SHORT-TERM	18
TOTAL BIKE SPACES	69

* **RED BIKES**
10% BIKES EQUIPED WITH E.V. OUTLET
* **ORANGE BIKES**
FAMILY SIZE BIKES - 10' X 3'
4% OF THE BIKES ACCOMMODATE *FAMILY BIKES - 10' X 3'

BIKE SPACES SUMMARY

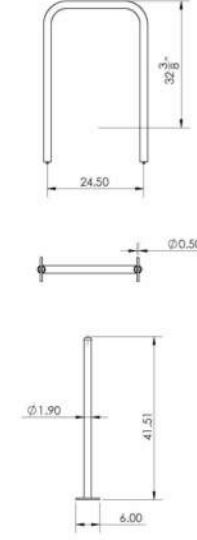
FIXIT Submittal Sheet



DERO, PARKING ZONE, www.trafficzone.com, www.parkingzone.com

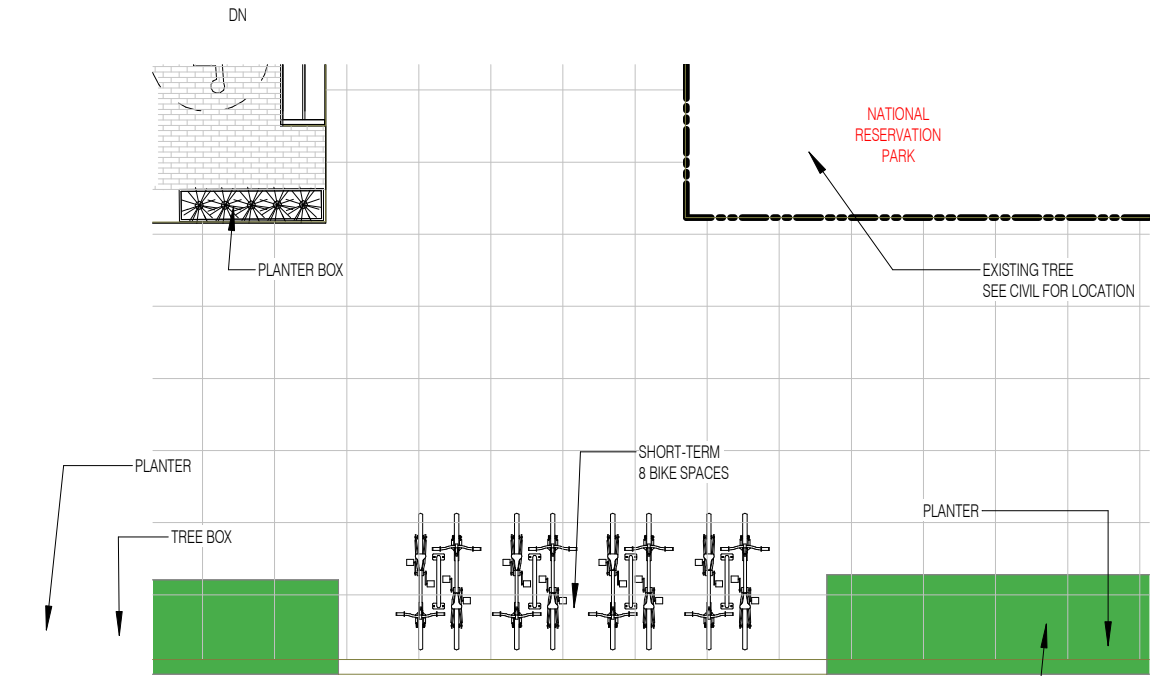
BIKE REPAIR TOOL

GROUND CONTROL HOOP RUNNER - HR100
2 Bike Below Ground Mount - Specs

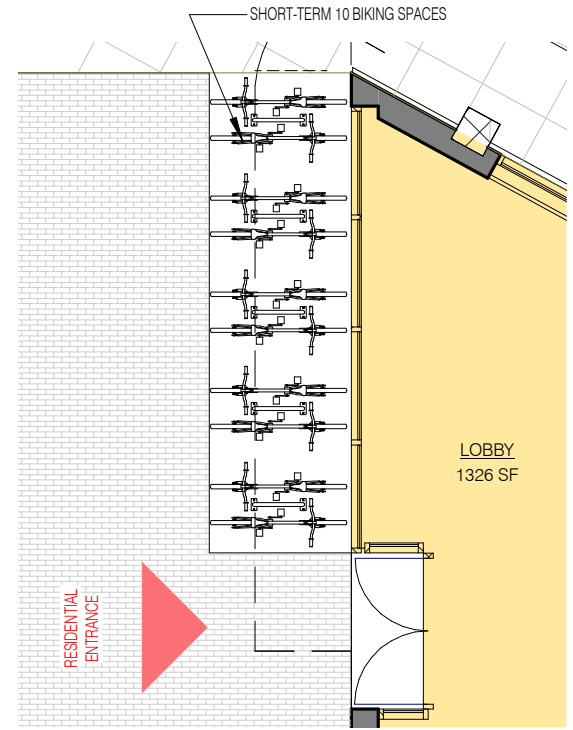


groundcontrolsystems.com | P: 800-830-7228 | info@groundcontrolsystems.com

INTERIOR BIKE RACK



2 SHORT TERM BIKE LOCATION 1
1/8" = 1'-0"



3 EXTERIOR BIKE SPACES 2
1/8" = 1'-0"

BICYCLE RACK DESIGNS

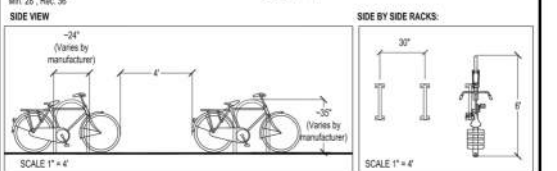
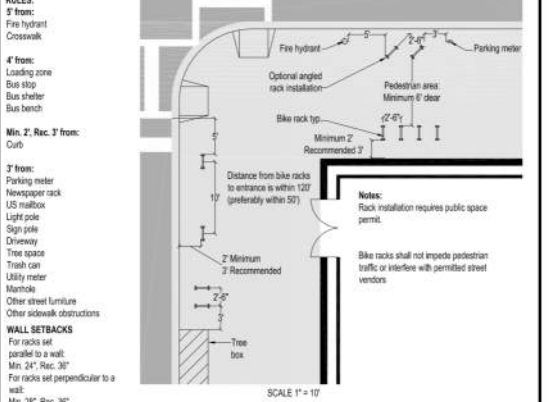


RACK ELEMENTS
The rack must:
- Support the bicycle frame in at least 2 places, allowing the frame and wheel to be locked using a U-lock or cable lock.
- Prevent the wheel of the bicycle from tipping over.
- Not damage the bicycle.
- Be durable and securely anchored.
- Allow front-in or back-in parking.

District Department of Transportation Bicycle Facility Design Guide, REVISION: Dec. 2005, SCALE: 1" = 16', 26

EXTERIOR BIKE RACK

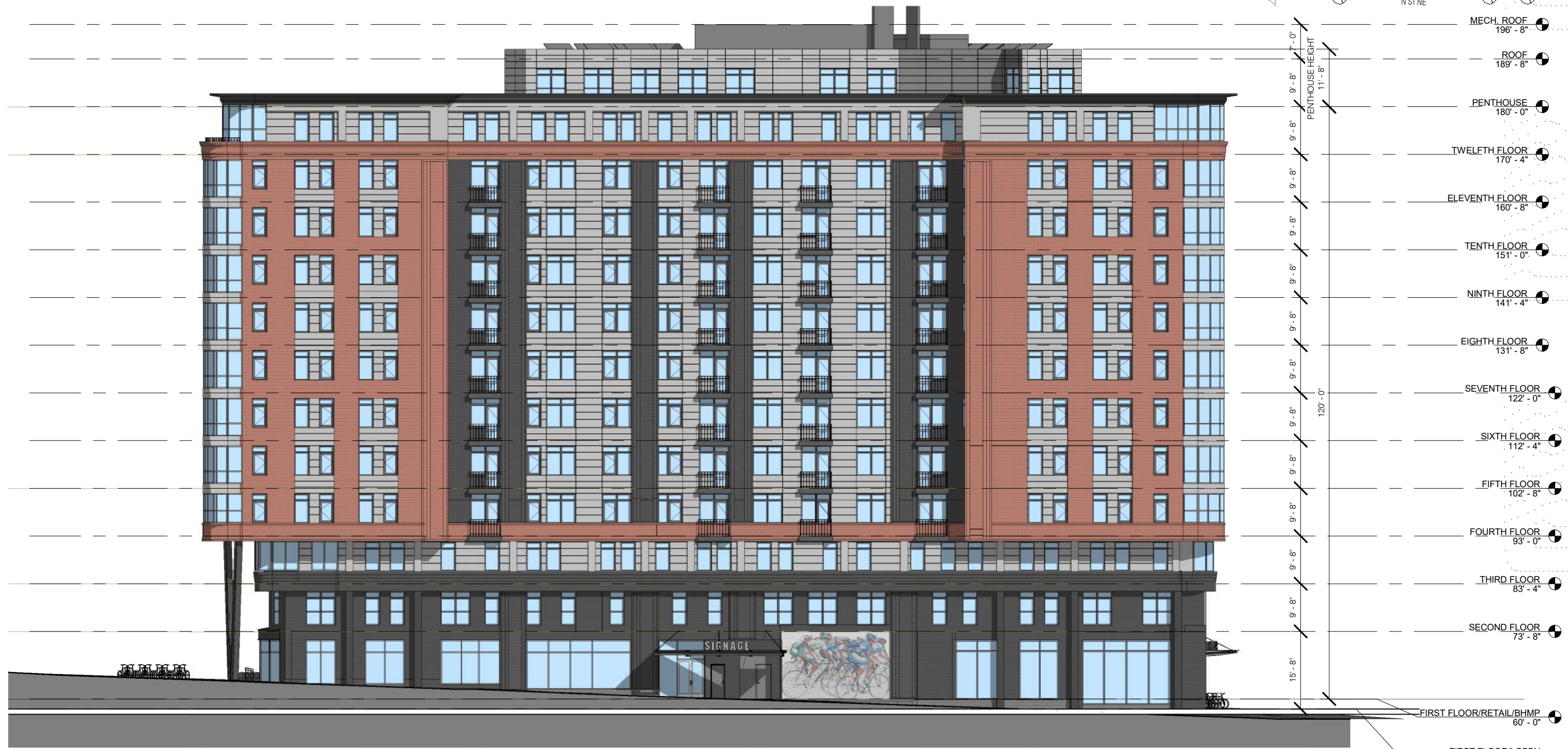
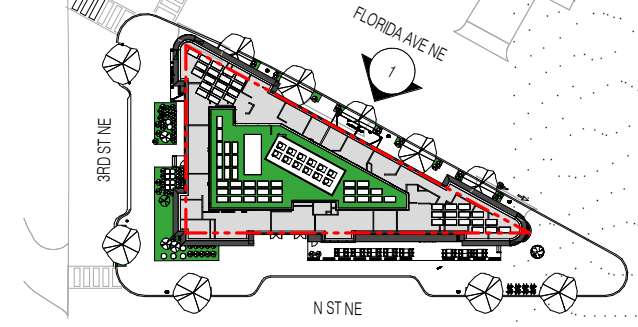
BICYCLE PARKING RACK PLACEMENT



District Department of Transportation Bicycle Facility Design Guide, REVISION: Oct. 2007, SCALE: AS NOTED, 27

1. Flexibility is requested to vary the location, attributes, and general design of the approved streetscape to comply with the requirements of and approval by the DDOT Public Space Division.

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 the materials and to 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
4. Flexibility is requested to vary exterior ornamentation based on comments from National Park Service



① Florida Ave Elevation
1" = 20'-0"

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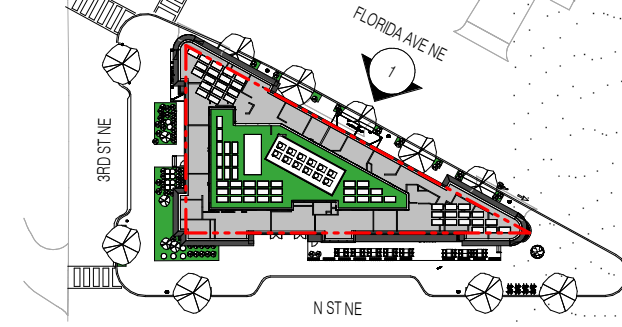


0 10' 20' 40'
SCALE 1"=20'-0"
FLORIDA AVE ELEVATION | A.21

04/29/2022



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 the materials and to make minor refinements to exterior details and dimensions.
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1 Florida Ave Elevation BW
1" = 20'-0"



SCALE 1"=20'-0"

301 Florida AVE

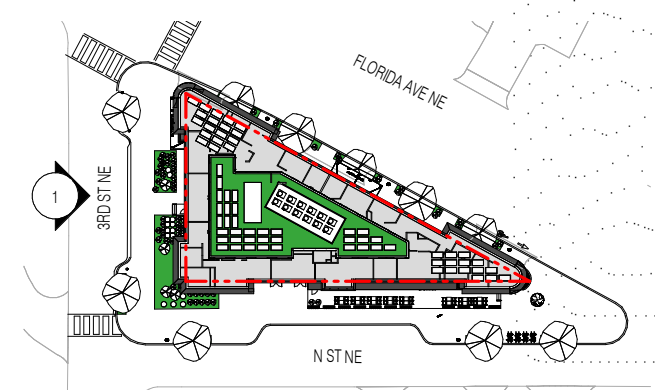
301 Florida Ave NE, Washington, DC 20002

FLORIDA AVE ELEVATION BW | A.21A

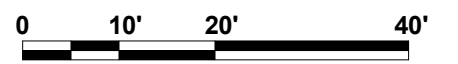
04/29/2022



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① Third St Elevation
1" = 20'-0"



SCALE 1"=20'-0"

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301 Florida Ave NE, Washington, DC 20002

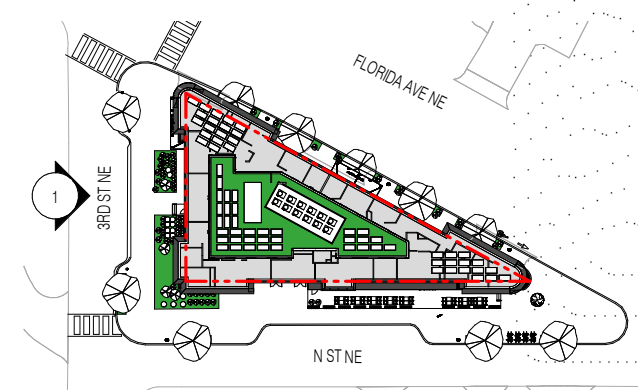
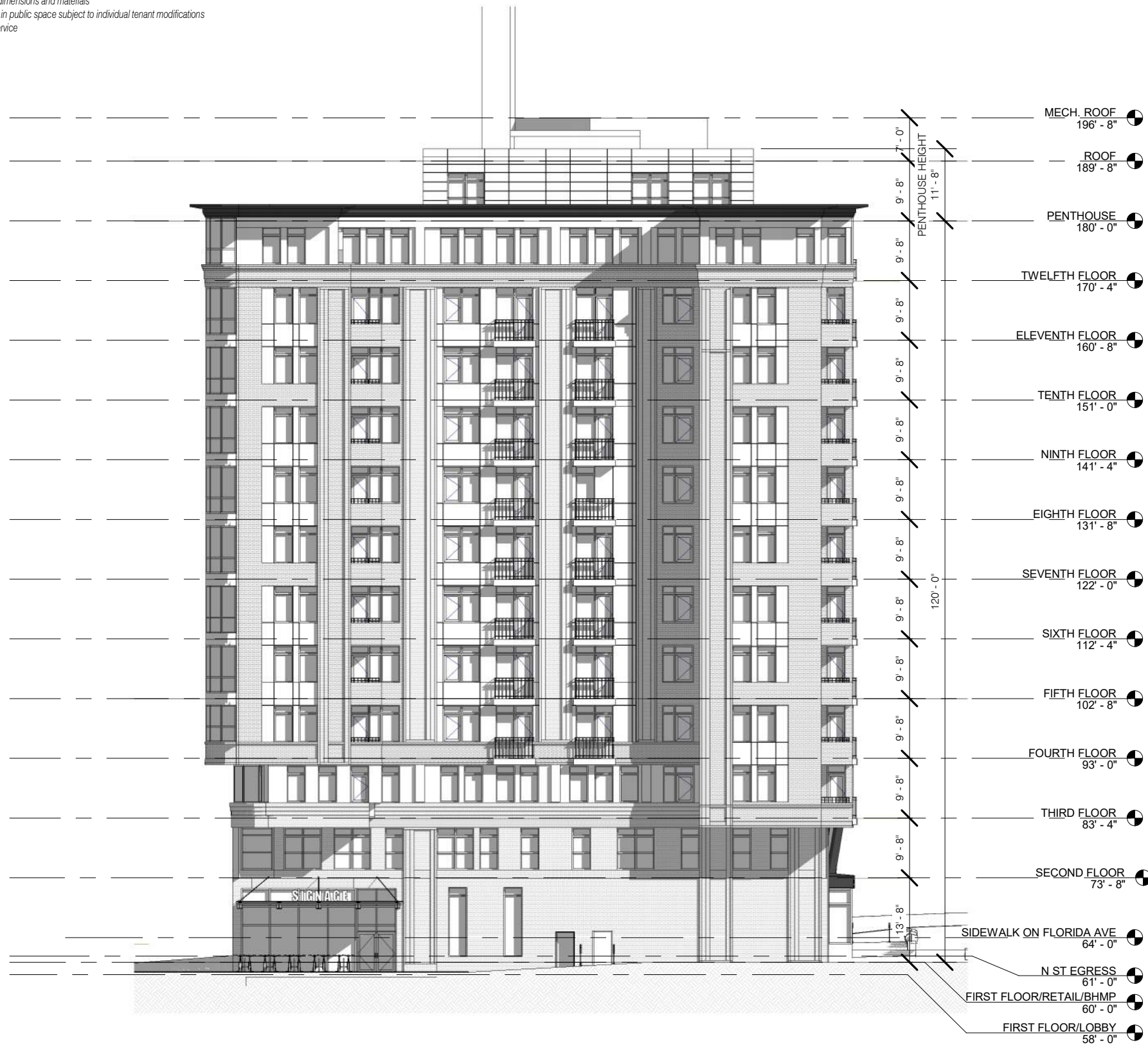
3RD ST. ELEVATION | A.22

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1 Third St Elevation BW
1" = 20'-0"



SCALE 1"=20'-0"

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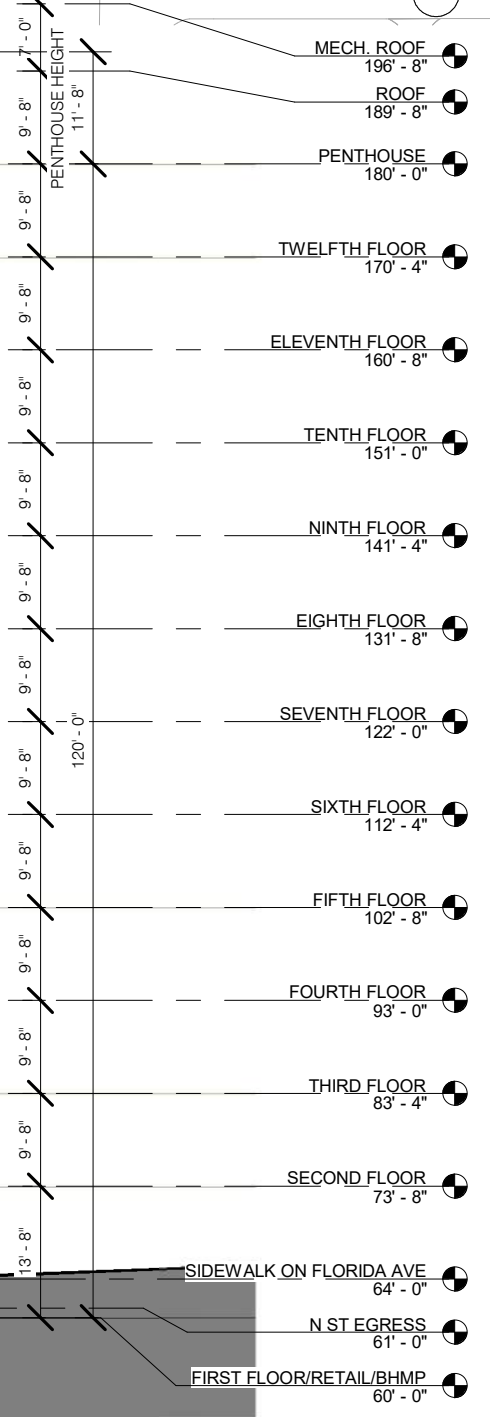
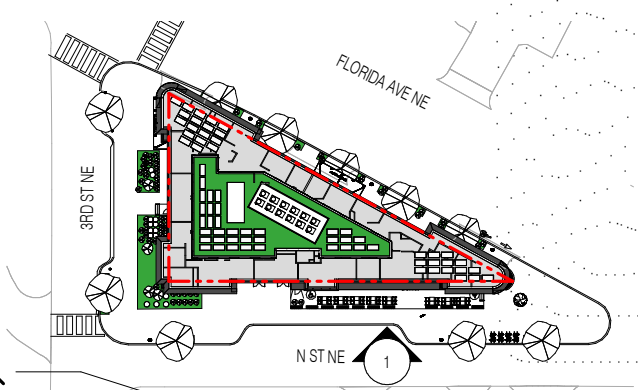
3RD ST. ELEVATION BW | A.22A

04/29/2022

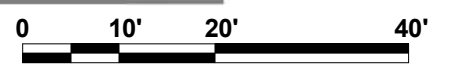
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① N ST Elevation
1" = 20'-0"



SCALE 1"=20'-0"
N ST. ELEVATION | A.23

04/29/2022



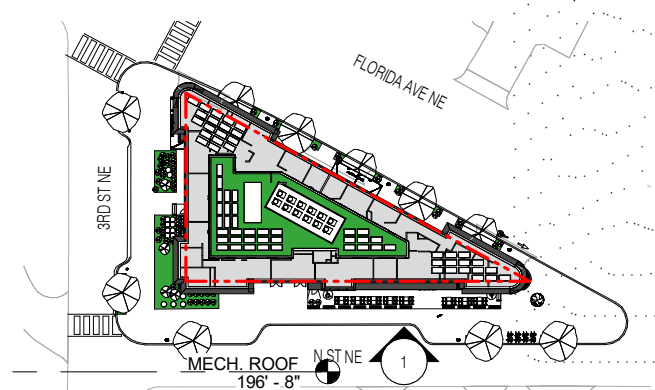
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1 N ST Elevation BW
1" = 20'-0"

301 Florida AVE

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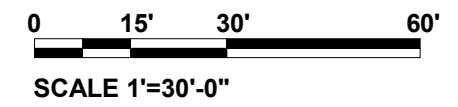
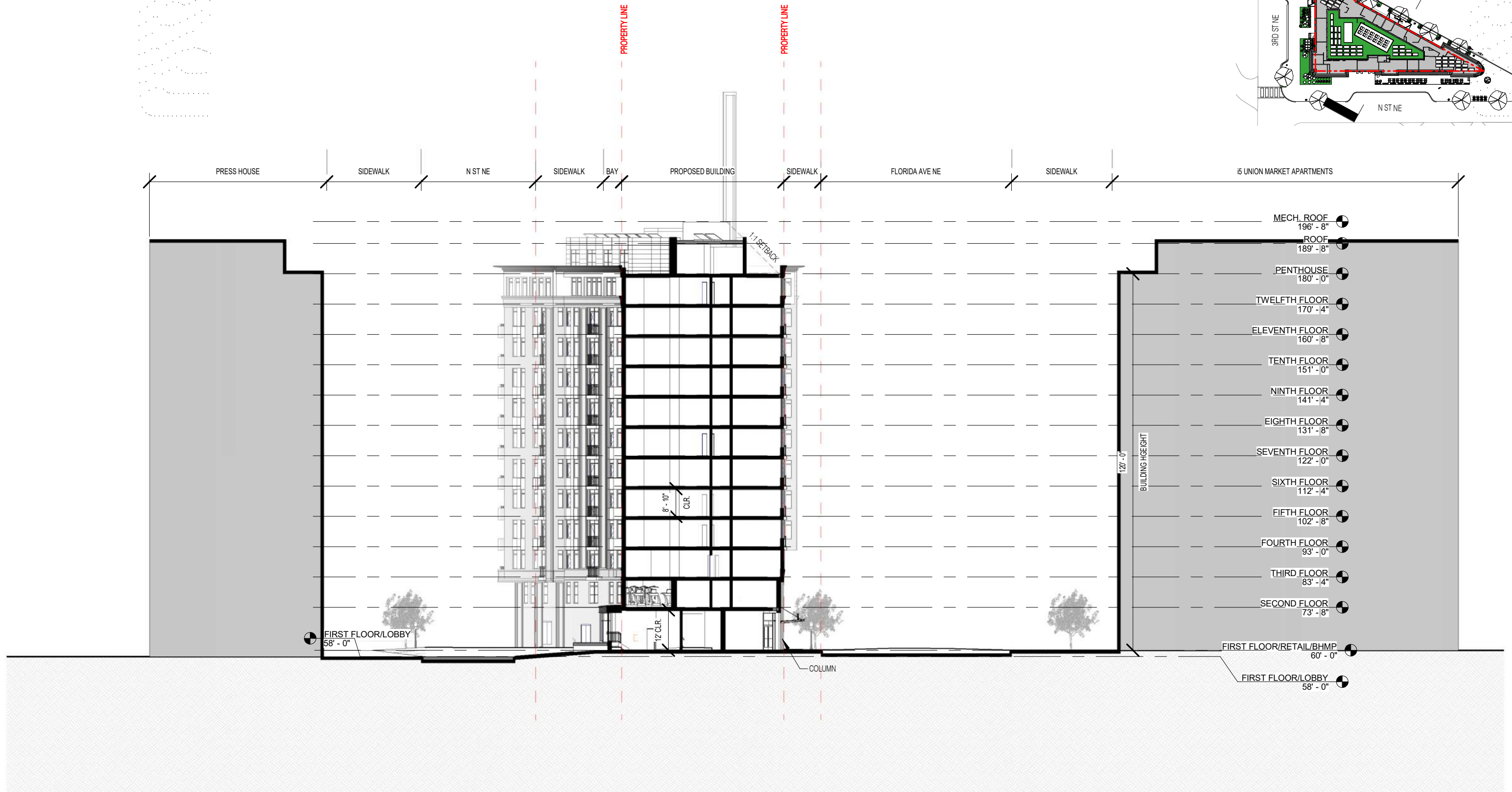
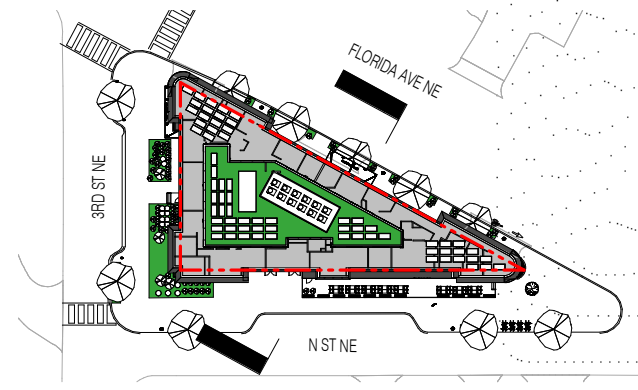
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SCALE 1"=20'-0"
N ST. ELEVATION BW | A.23A

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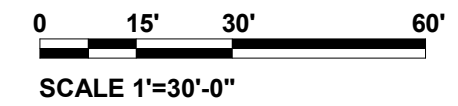
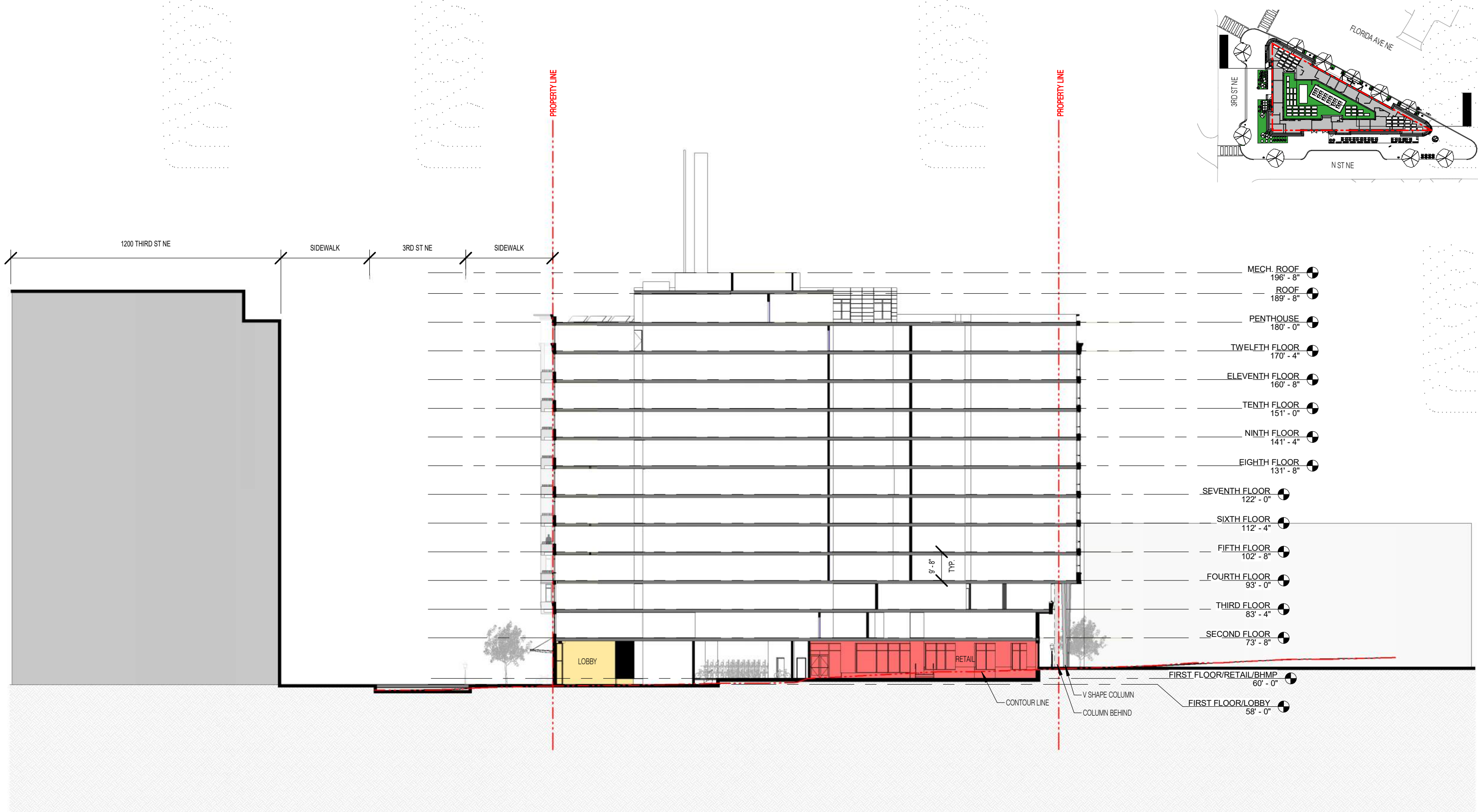
STREET SECTION | A.31

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301 Florida AVE

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FLORIDA AVE STREET SECTION | A.32

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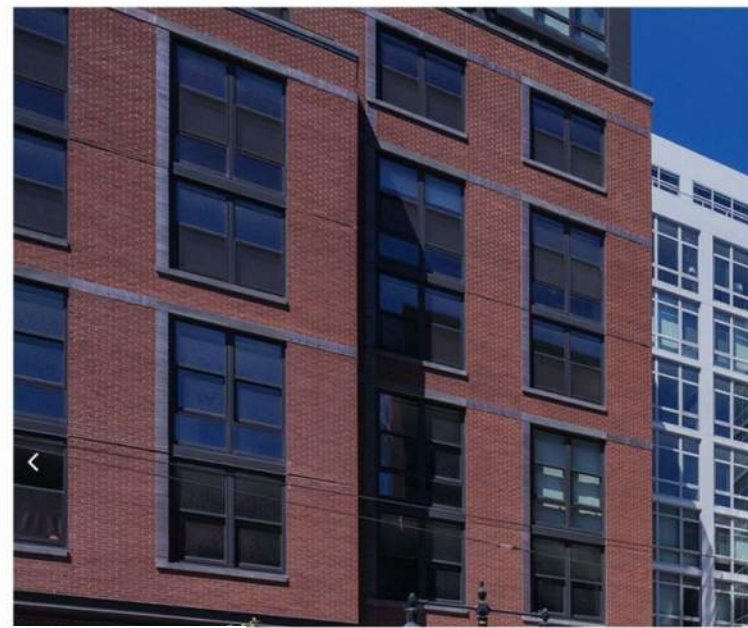




FLAT IRON CLASSIC



RENDERING DETAIL



PRECEDENT IMAGE



PRECEDENT IMAGE



PRECEDENT IMAGE



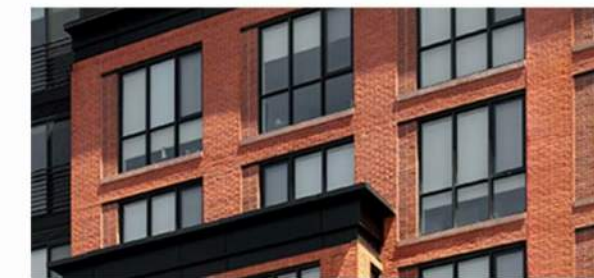
1



2



3



4



5

301 Florida AVE

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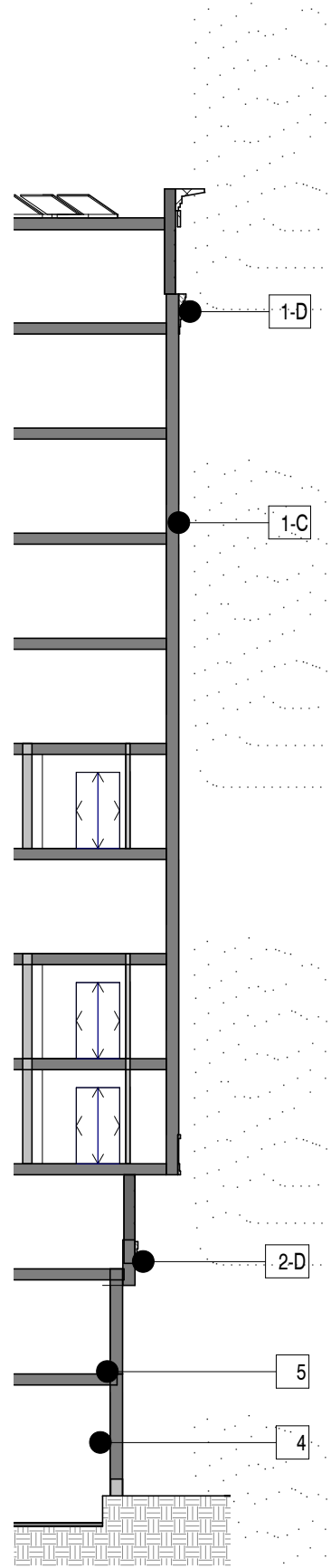
PRECEDENT MATERIAL DETAIL | A.40

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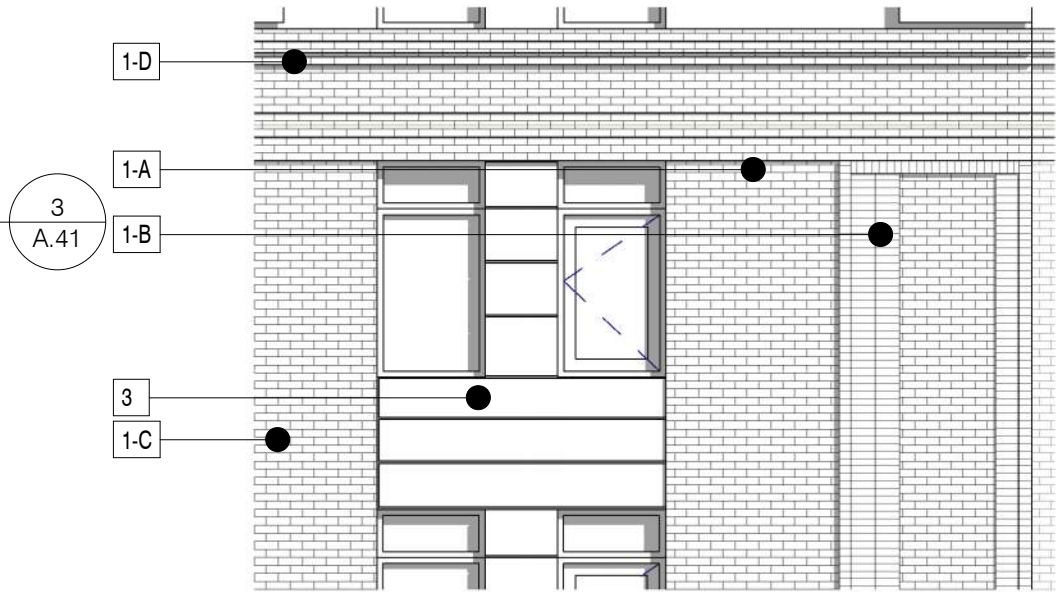
PGN ARCHITECTS



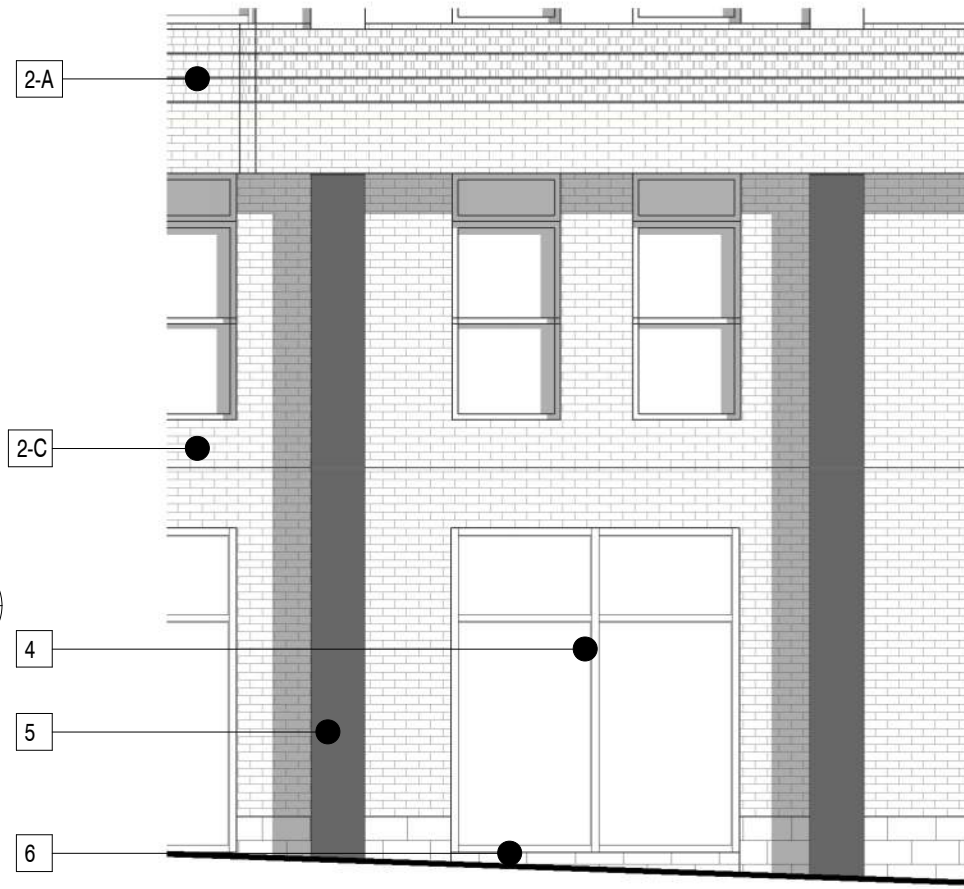
1 Partial Section 1
1/16" = 1'-0"



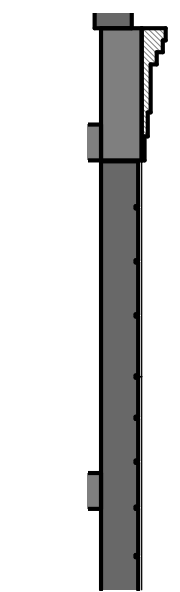
2 Partial Elevation 1
1/16" = 1'-0"



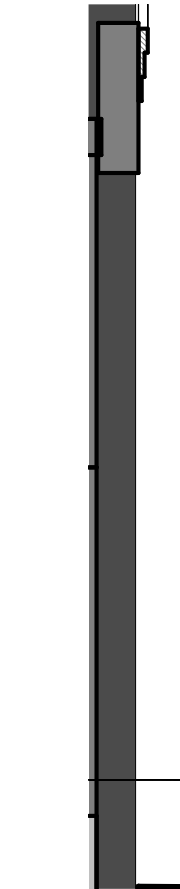
3 Partial Elevation 1 - Callout 1
3/16" = 1'-0"



4 Partial Elevation 1 - Callout 2
3/16" = 1'-0"



5 DETAIL 1
3/16" = 1'-0"



6 DETAIL 2
3/16" = 1'-0"



1. CONTINENTAL BRICK COMPANY
STD. 416 MOD.
A. SOLDIER BRICK PATTERN
B. STACK BRICK PATTERN
C. RUNNING BOND STANDARD BRICK
D. BRICK CORNICE



2. GLEN-GERY _ EBONITE SMOOTH
A. SOLDIER BRICK PATTERN
B. STACK BRICK PATTERN
C. RUNNING BOND STANDARD BRICK
D. BRICK CORNICE



3. NICHHA_DESIGN SERIES_FOG



4. STOREFRONT



5. PAINTED CONCRETE COLUMN



6. STONE BASE

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 the materials and to 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.
4. Flexibility is requested to vary exterior ornamentation based on comments from National Park Service.
5. Flexibility is requested to vary the window frames to light grey, grey or black.

301 Florida AVE

301 Florida Ave NE, Washington, DC 20002

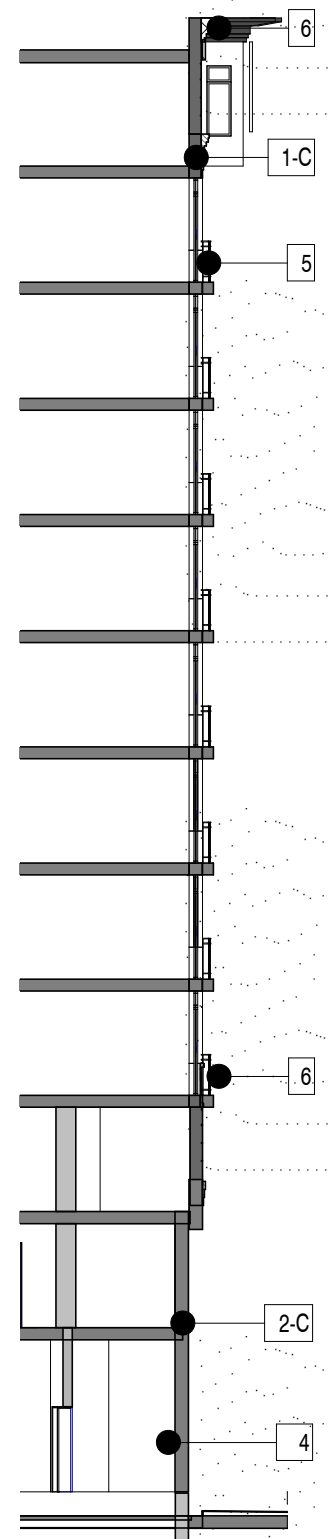
MATERIAL DETAILING | A.41

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04/29/2022

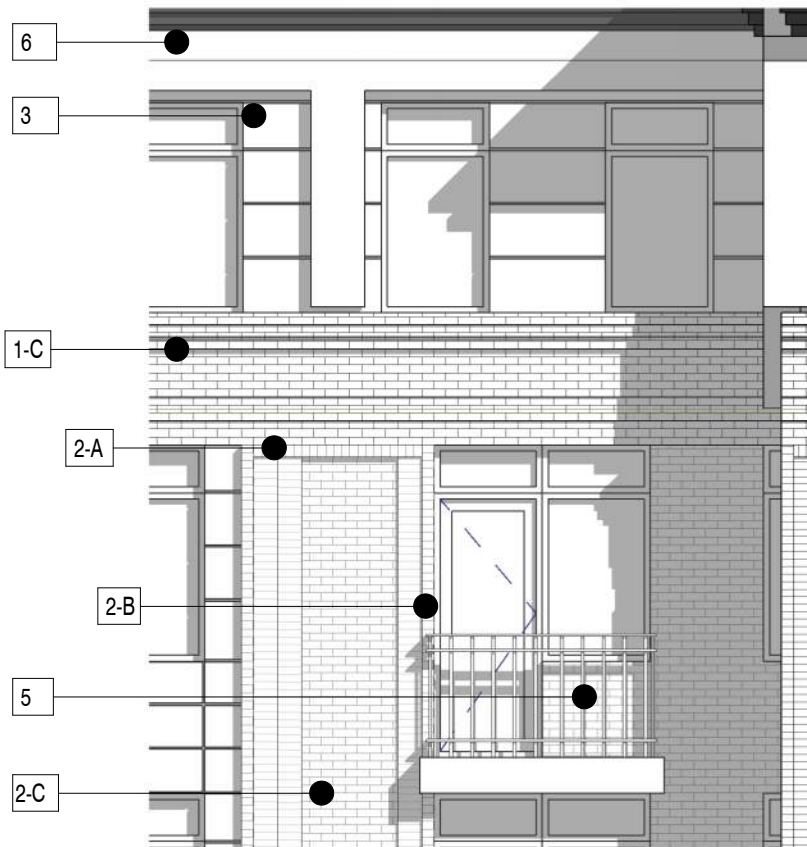




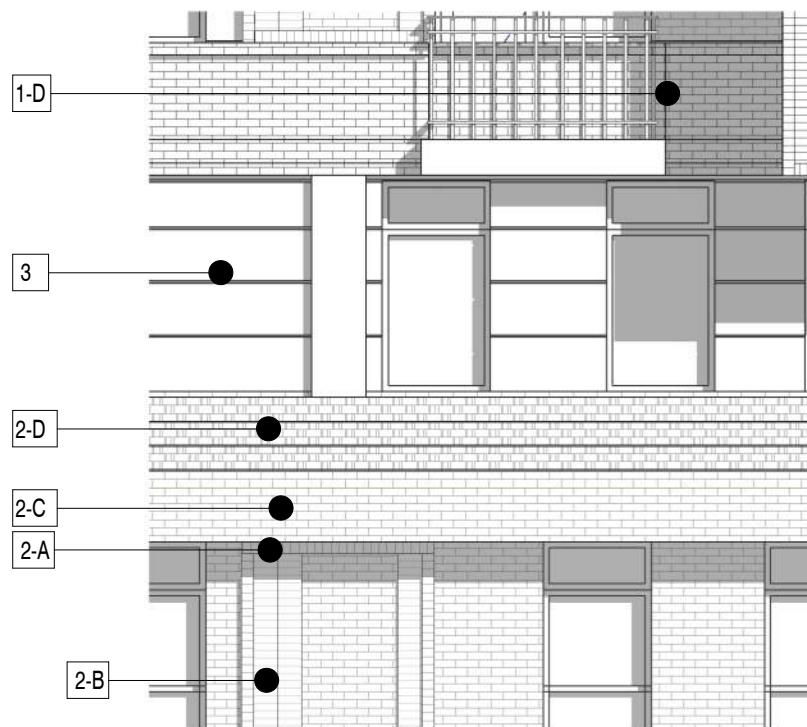
① Partial Section 2
1/16" = 1'-0"
301 Florida AVE



② Partial Elevation 2
1/16" = 1'-0"



③ Partial Elevation 2 - Callout 1
3/16" = 1'-0"



④ Partial Elevation 2 - Callout 2
3/16" = 1'-0"



1. CONTINENTAL BRICK COMPANY
STD. 416 MOD.

- A. SOLDIER BRICK PATTERN
- B. STACK BRICK PATTERN
- C. RUNNING BOND STANDARD BRICK
- D. BRICK CORNICE



2. GLEN-GERY
EBONITE SMOOTH

- A. SOLDIER BRICK PATTERN
- B. STACK BRICK PATTERN
- C. RUNNING BOND STANDARD BRICK
- D. BRICK CORNICE



3. NICHHA_DESIGN SERIES_FOG



4. STOREFRONT

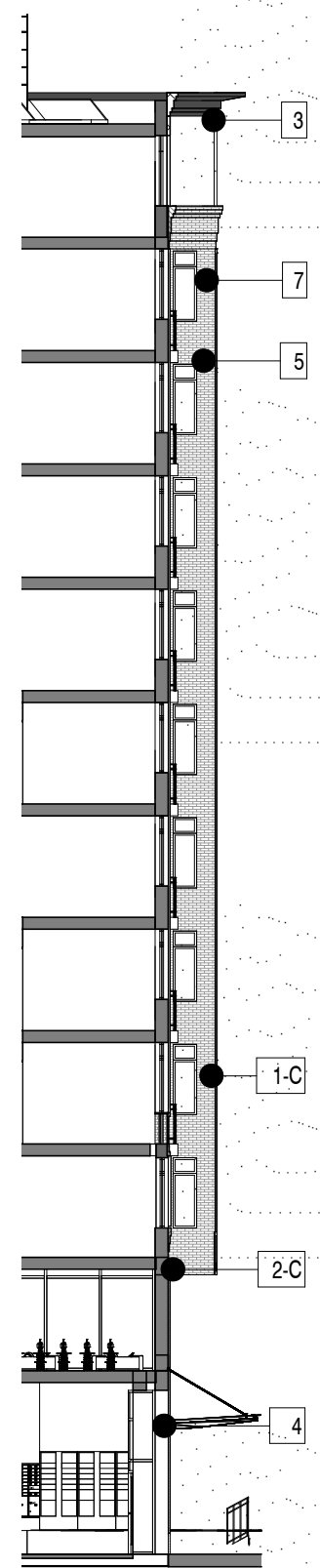


5. METAL BALCONY /
JULIETTE RAILING

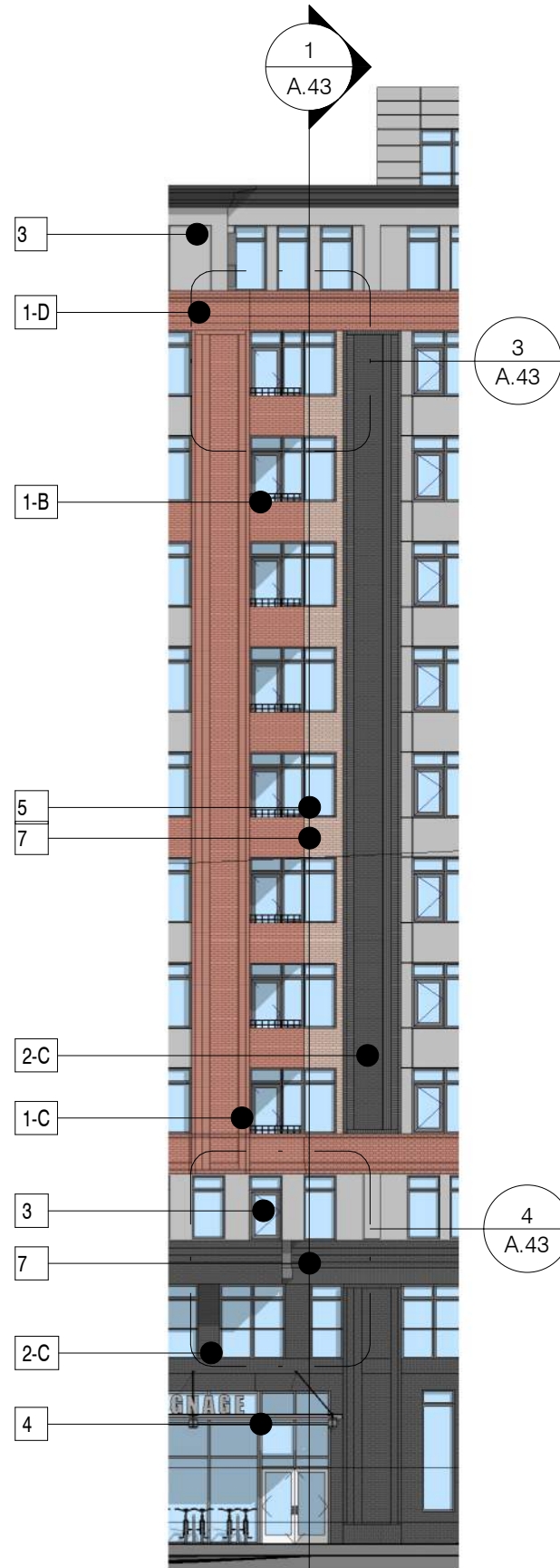


6. METAL COPING SYSTEM

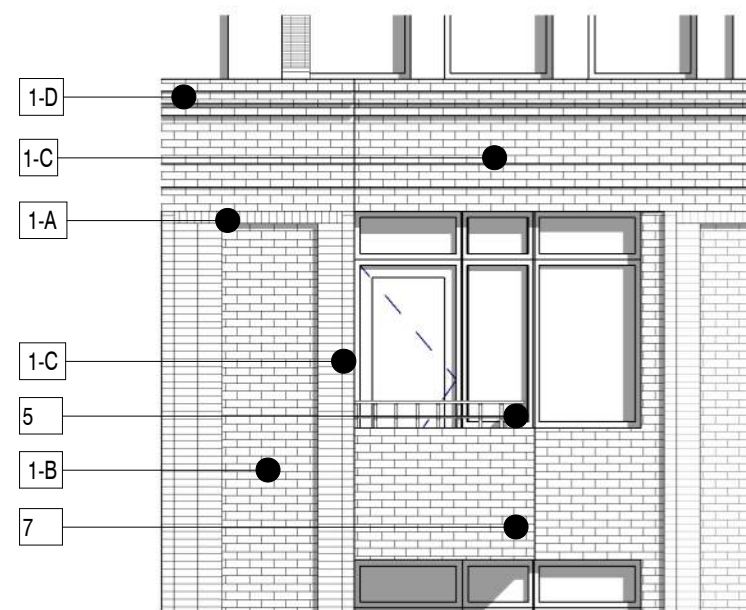
1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and material types as proposed without reducing the quality of the materials and to make minor refinements to exterior details and dimensions.
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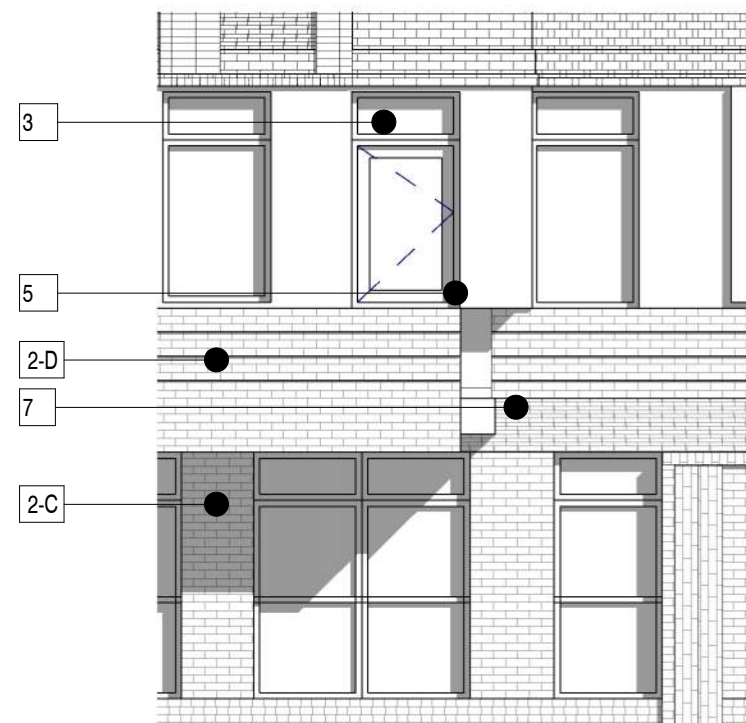
1 Partial Section 3
1/16" = 1'-0"



2 Partial Elevation 3
1/16" = 1'-0"



3 Partial Elevation 3 - Callout 1
3/16" = 1'-0"



4 Partial Elevation 3 - Callout 2
3/16" = 1'-0"



1. CONTINENTAL BRICK COMPANY
STD. 416 MOD.

- A. SOLDIER BRICK PATTERN
- B. STACK BRICK PATTERN
- C. RUNNING BOND STANDARD BRICK
- D. BRICK CORNICE



2. GLEN-GERY
EBONITE SMOOTH

- A. SOLDIER BRICK PATTERN
- B. STACK BRICK PATTERN
- C. RUNNING BOND STANDARD BRICK
- D. BRICK CORNICE



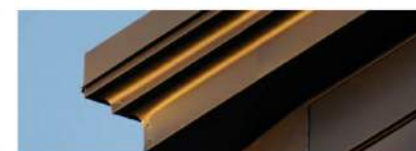
3. NICHHA_DESIGN SERIES_FOG



4. STOREFRONT



5. METAL BALCONY /
JULIETTE RAILING

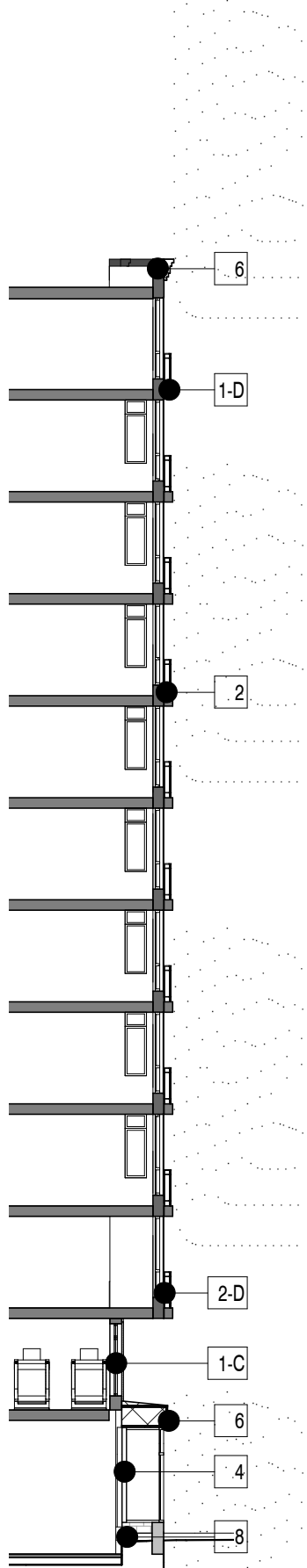


6. METAL COPING SYSTEM

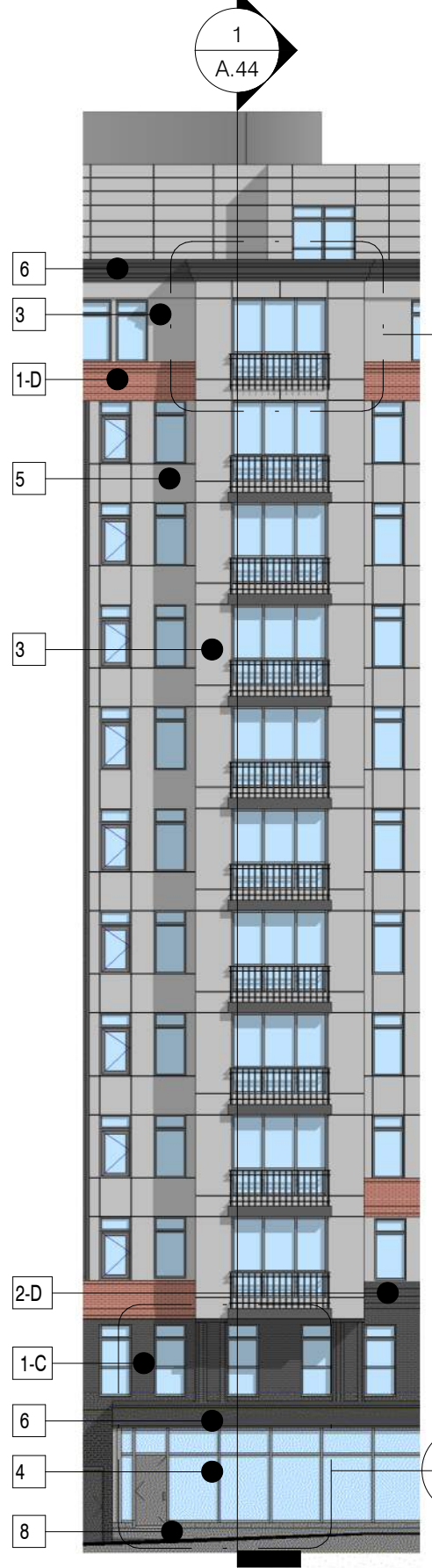


7. BRICK BALCONY

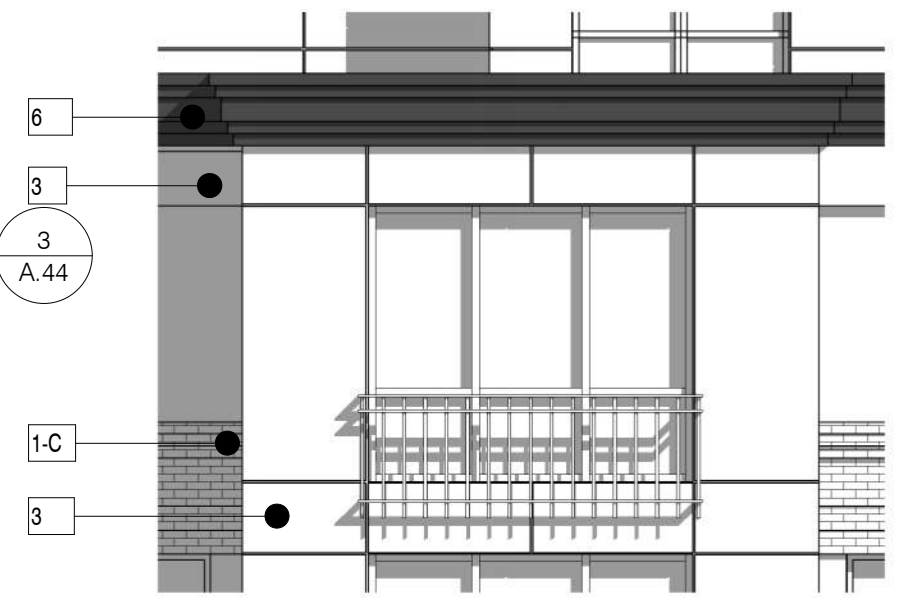
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1 Partial Section 4
1/16" = 1'-0"



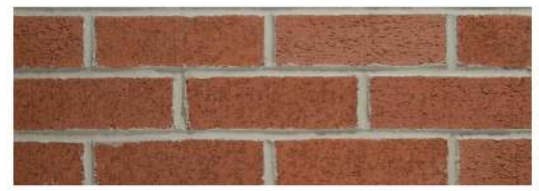
2 Partial Elevation 4
1/16" = 1'-0"



3 Partial Elevation 4 - Callout 1
3/16" = 1'-0"



4 Partial Elevation 4 - Callout 2
3/16" = 1'-0"



1. CONTINENTAL BRICK COMPANY
STD. 416 MOD.

- A. SOLDIER BRICK PATTERN
- B. STACK BRICK PATTERN
- C. RUNNING BOND STANDARD BRICK
- D. BRICK CORNICE



2. GLEN-GERY
EBONITE SMOOTH

- A. SOLDIER BRICK PATTERN
- B. STACK BRICK PATTERN
- C. RUNNING BOND STANDARD BRICK
- D. BRICK CORNICE



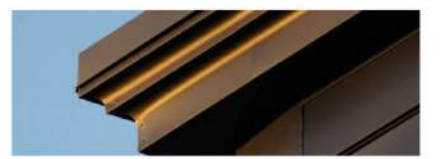
3. NICHHA_DESIGN SERIES_FOG



4. STOREFRONT



5. METAL BALCONY /
JULIETTE RAILING



6. METAL COPING SYSTEM



7. BRICK BALCONY



8. STONE BASE

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