

# Tab A

NoMA/Union Market Affordable  
ANC Submission  
August 22th, 2022



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PERSPECTIVE RENDERING

DEVELOPERS

**NRP PROPERTIES**

1140 3RD STREET NE, 2ND FLOOR, WASHINGTON, DC 20002

**MARSHALL HEIGHTS COMMUNITY DEVELOPMENT ORGANIZATION**

3939 BENNING ROAD NE, WASHINGTON, DC 20019

CONSULTANTS

**PGN ARCHITECTS**

210 7TH ST SE, WASHINGTON, DC 20003

**COZEN O'CONNOR**

1200 19TH STREET NW, WASHINGTON, DC 20036

**VIKA CAPITOL**

4910 MASSACHUSETTS AVENUE, NW SUITE 16, WASHINGTON, DC 20016

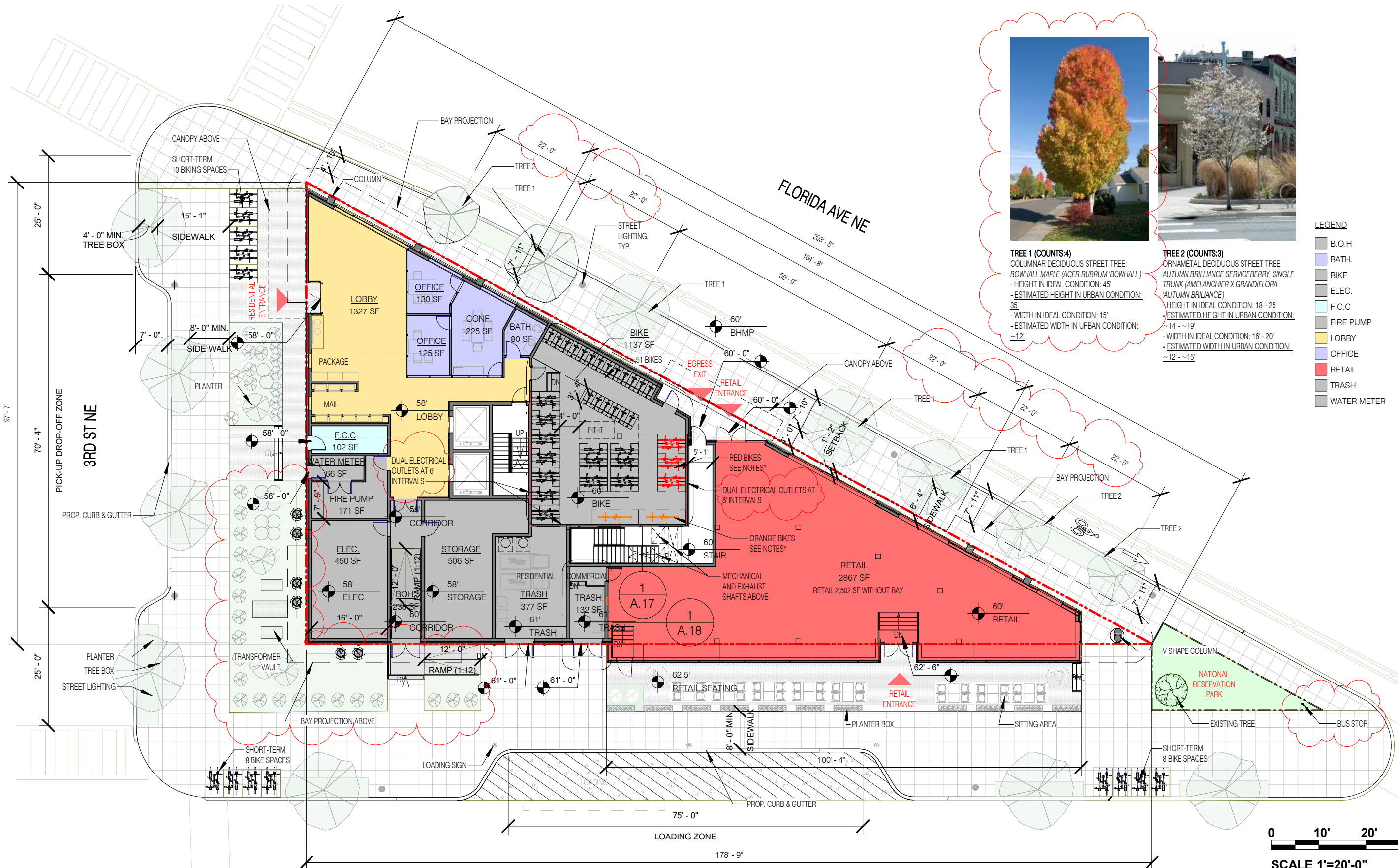
**GROVESLADE TRANSPORTATION PLANNERS AND ENGINEERS**

1140 CONNECTICUT AVE NW # 600, WASHINGTON, DC 20036

**BRADLEY SITE DESIGN**

1743 CONNECTICUT AVE NW, WASHINGTON, DC 20009





**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



**TREE 1 (COUNTS:4)**  
 COLUMNAR DECIDUOUS STREET TREE:  
 BOWHALL MAPLE (ACER RUBRUM BOWHALL)  
 - HEIGHT IN IDEAL CONDITION: 45'  
 - ESTIMATED HEIGHT IN URBAN CONDITION: 35'  
 - WIDTH IN IDEAL CONDITION: 15'  
 - ESTIMATED WIDTH IN URBAN CONDITION: ~12'



**TREE 2 (COUNTS:3)**  
 ORNAMENTAL DECIDUOUS STREET TREE:  
 AUTUMN BRILLIANCE SERVICEBERRY, SINGLE TRUNK (AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE')  
 - HEIGHT IN IDEAL CONDITION: 18' - 25'  
 - ESTIMATED HEIGHT IN URBAN CONDITION: ~14' - ~19'  
 - WIDTH IN IDEAL CONDITION: 16' - 20'  
 - ESTIMATED WIDTH IN URBAN CONDITION: ~12' - ~15'

- 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 PROVIDED)**  
 10% OF BIKES EQUIPED WITH E.V. OUTLET REQUIRED

**\*ORANGE BIKES (2 PROVIDED)**  
 4% OF THE BIKES ACCOMMODATE FAMILY BIKES - 10' X 3' REQUIRED

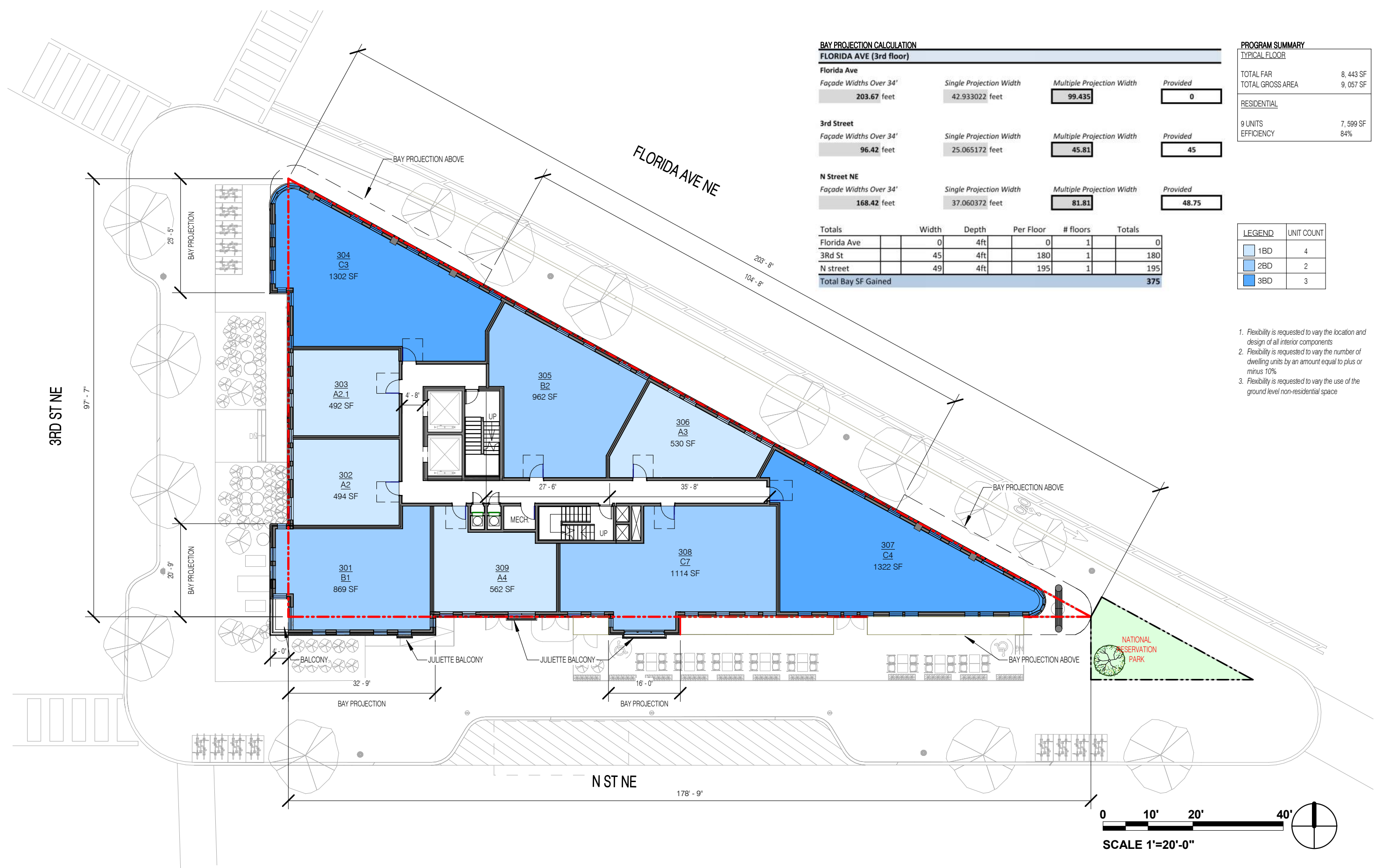
\* RETAIL TRASH AREA IS SUBJECT TO CHANGE PER FUTURE TENANT'S NEED

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

LEGEND	UNIT COUNT
1BD	1
3BD	2
AMENITY	
TRASH	

- 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





**BAY PROJECTION CALCULATION**  
**FLORIDA AVE (3rd floor)**

Florida Ave	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	42.933022 feet	99.435	0
203.67 feet			

3rd Street	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	25.065172 feet	45.81	45
96.42 feet			

N Street NE	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	37.060372 feet	81.81	48.75
168.42 feet			

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
<b>Total Bay SF Gained</b>					<b>375</b>

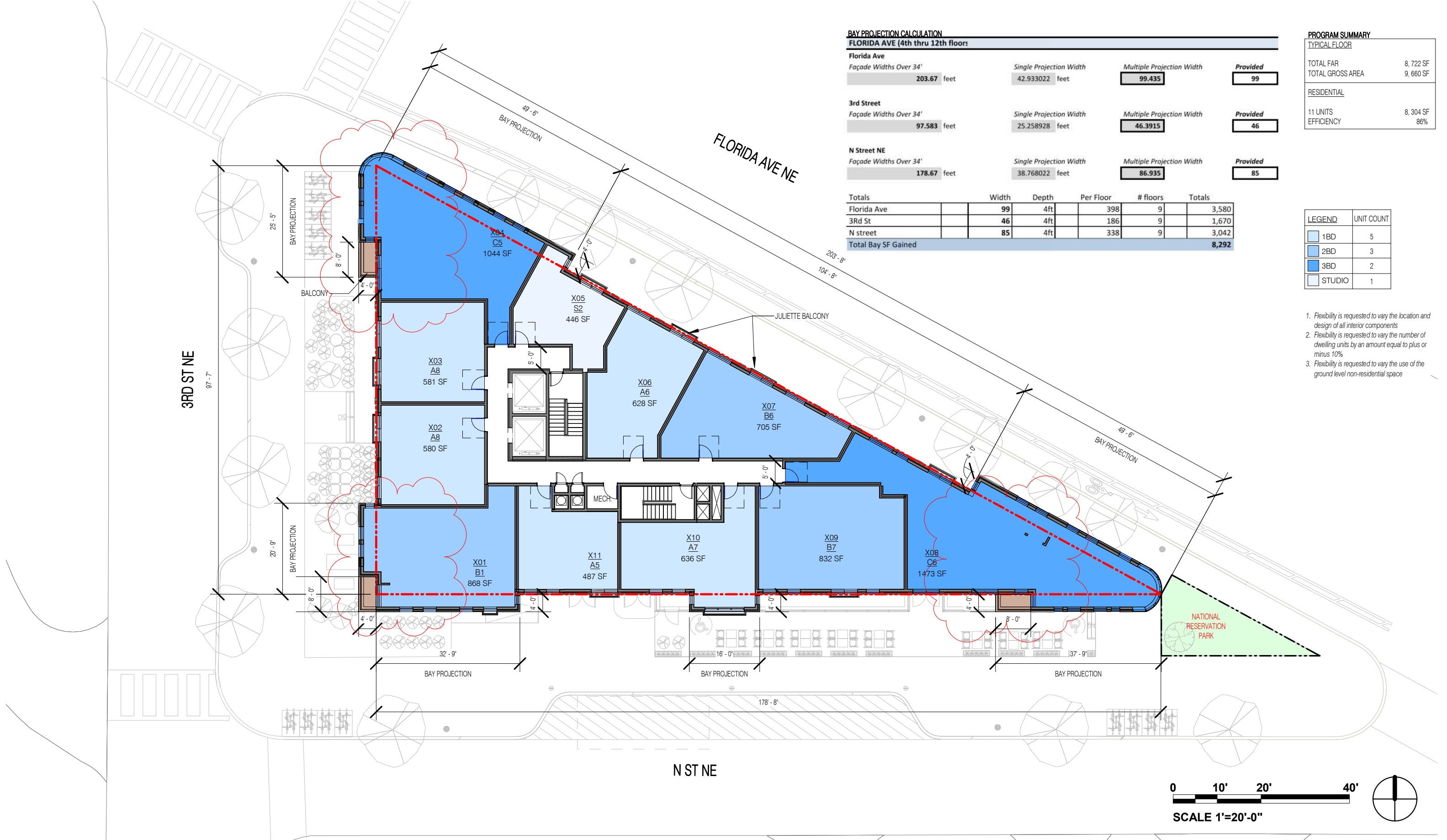
**PROGRAM SUMMARY**

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

**LEGEND**

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

- 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



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

Florida Ave	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	42.933022 feet	99.435	99
<b>203.67</b> feet			

3rd Street	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	25.258928 feet	46.3915	46
<b>97.583</b> feet			

N Street NE	Single Projection Width	Multiple Projection Width	Provided
Façade Widths Over 34'	38.768022 feet	86.935	85
<b>178.67</b> feet			

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
<b>Total Bay SF Gained</b>					<b>8,292</b>

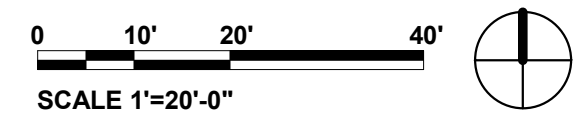
**PROGRAM SUMMARY**

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

**LEGEND**

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

- 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





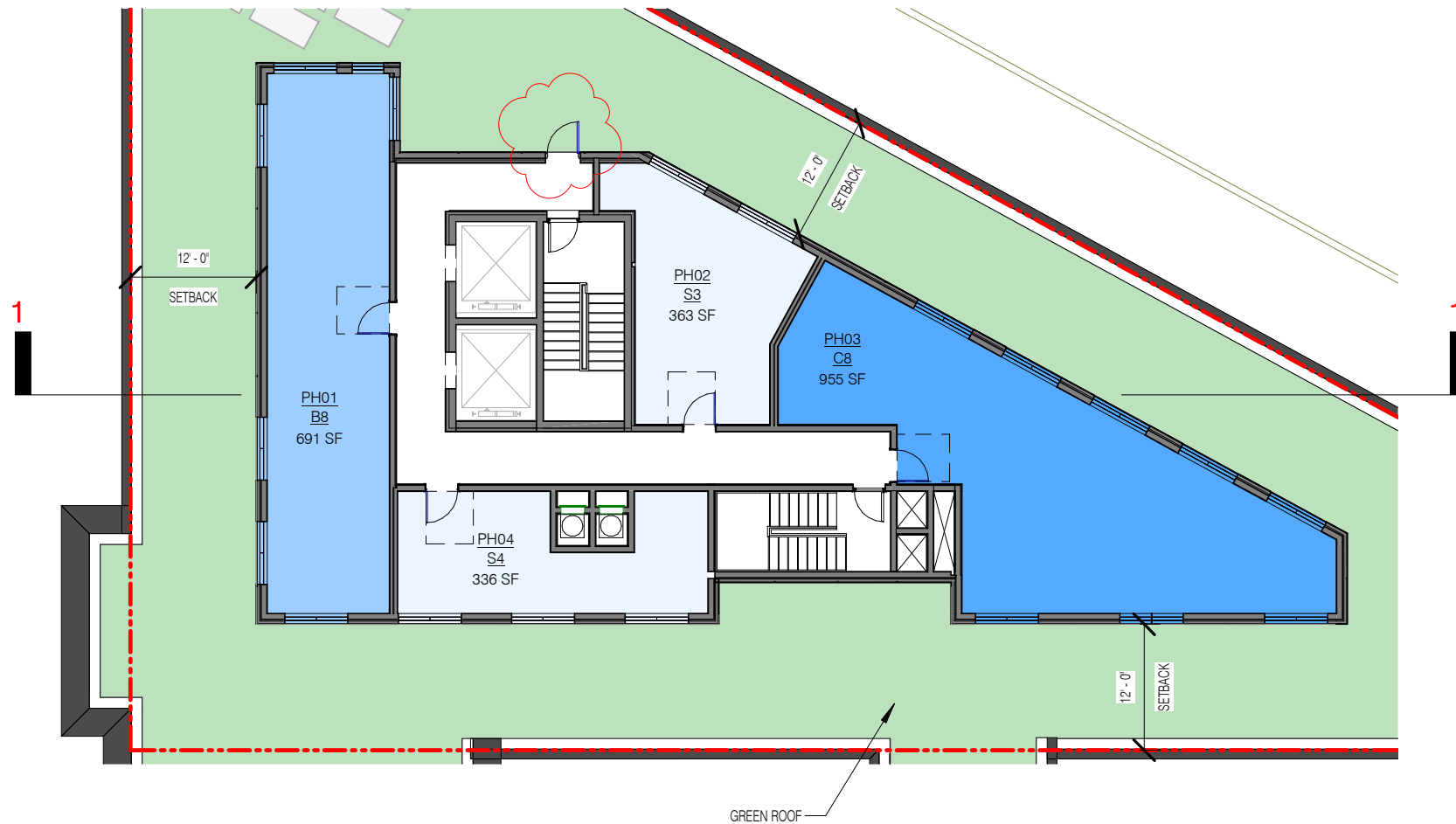


PROGRAM SUMMARY	
TYPICAL FLOOR	
TOTAL FAR	0 SF
TOTAL GROSS AREA	3,488 SF
RESIDENTIAL	
4 UNITS	2,345 SF
EFFICIENCY	67%

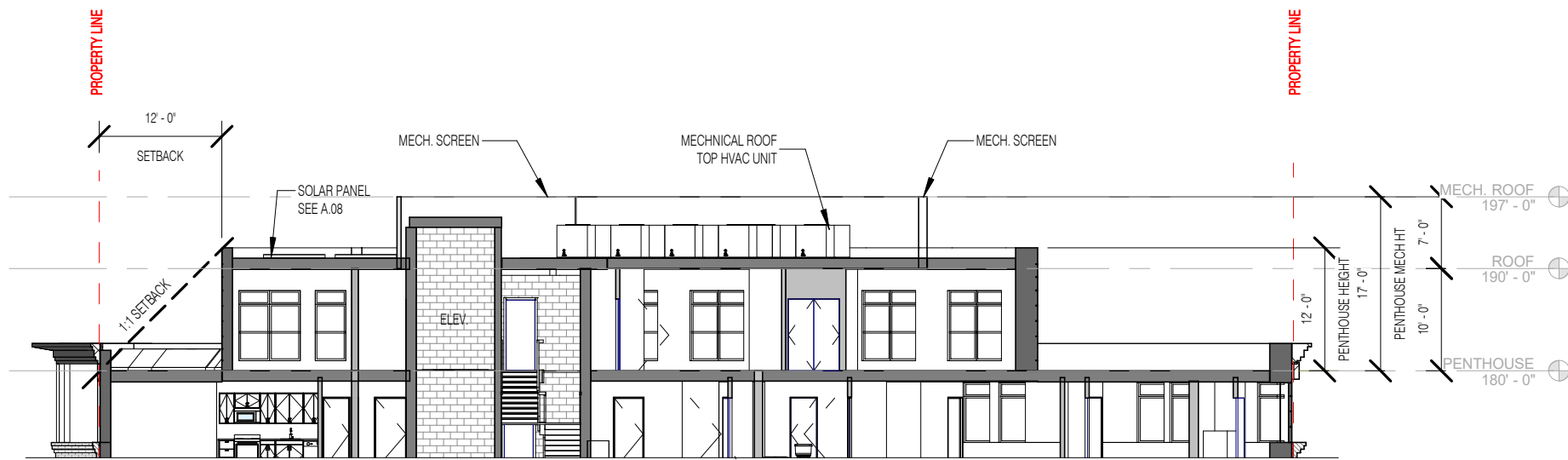
LEGEND	UNIT COUNT
2BD	1
3BD	1
STUDIO	2

- 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





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



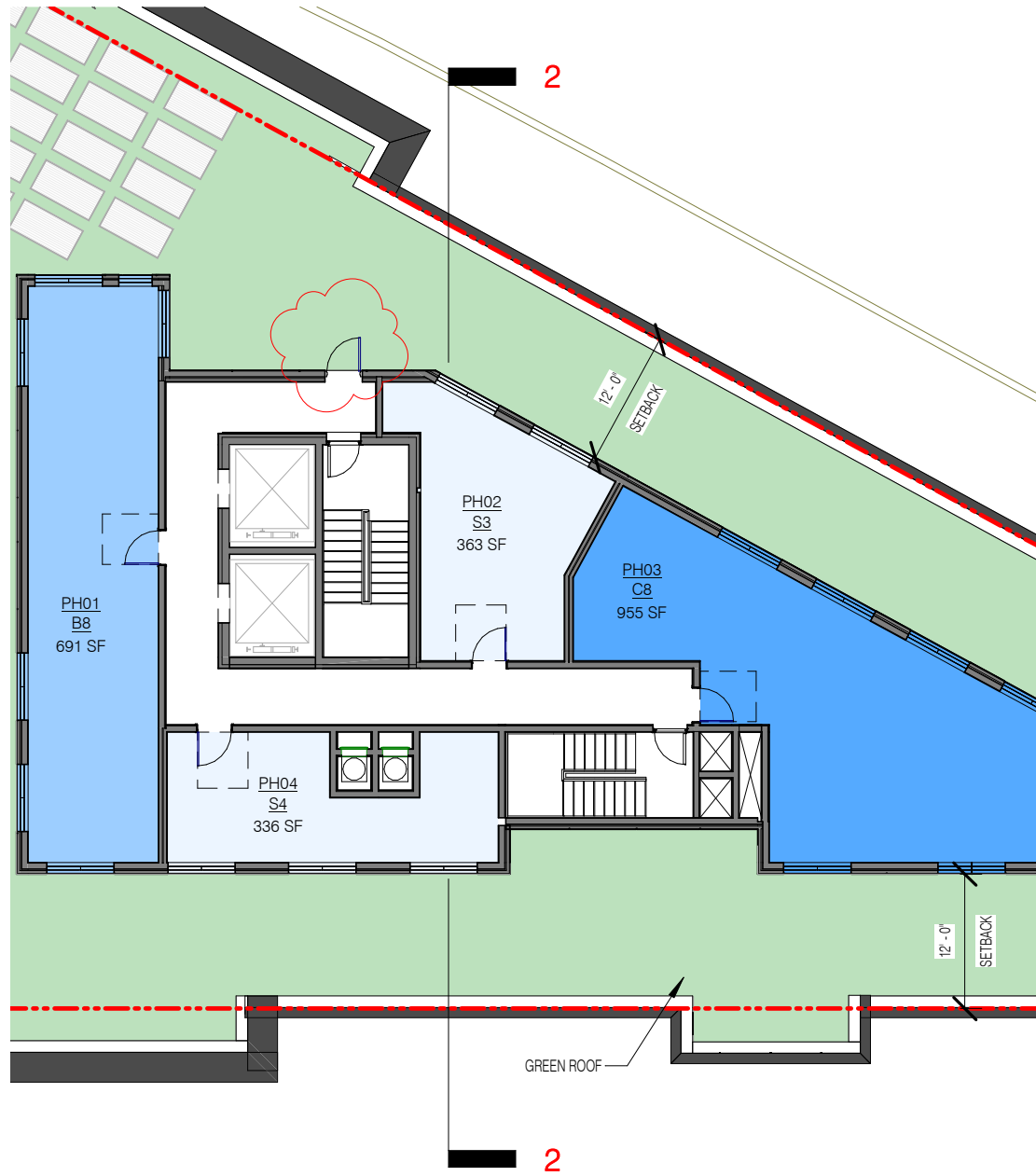
1 ENLARGED PENTHOUSE SECTION 1  
1/16" = 1'-0"



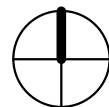
MODULAR PLANT TRAYS GREEN ROOF REFERENCE



GREEN ROOF REFERENCE



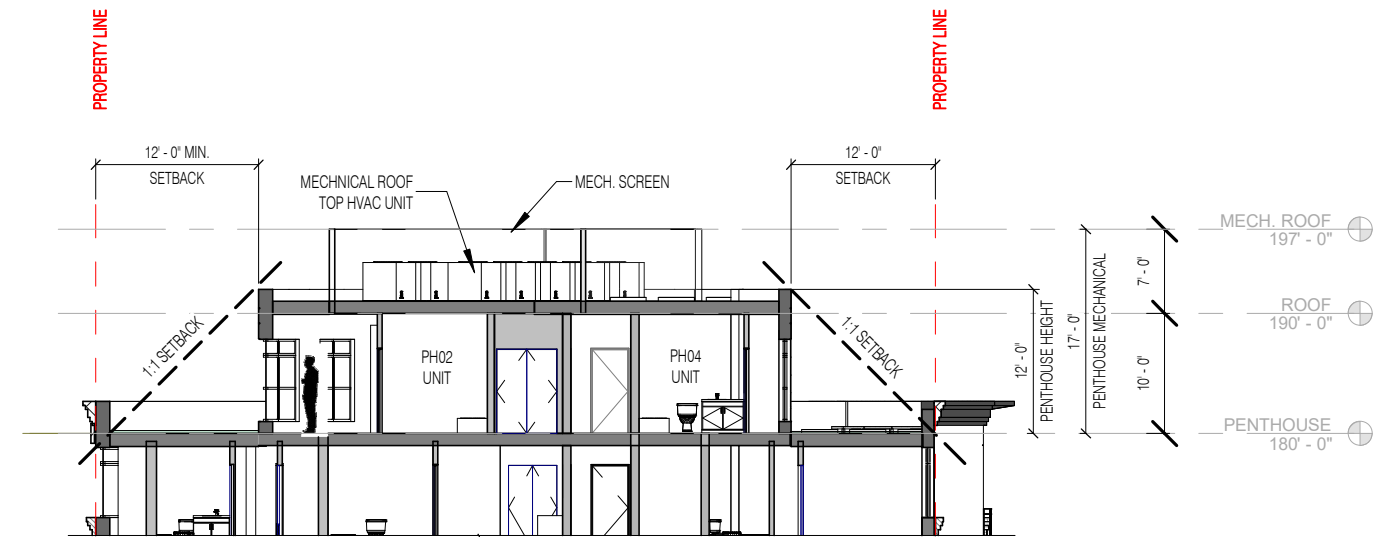
① ENLARGED PENTHOUSE PLAN 2  
1/16" = 1'-0"



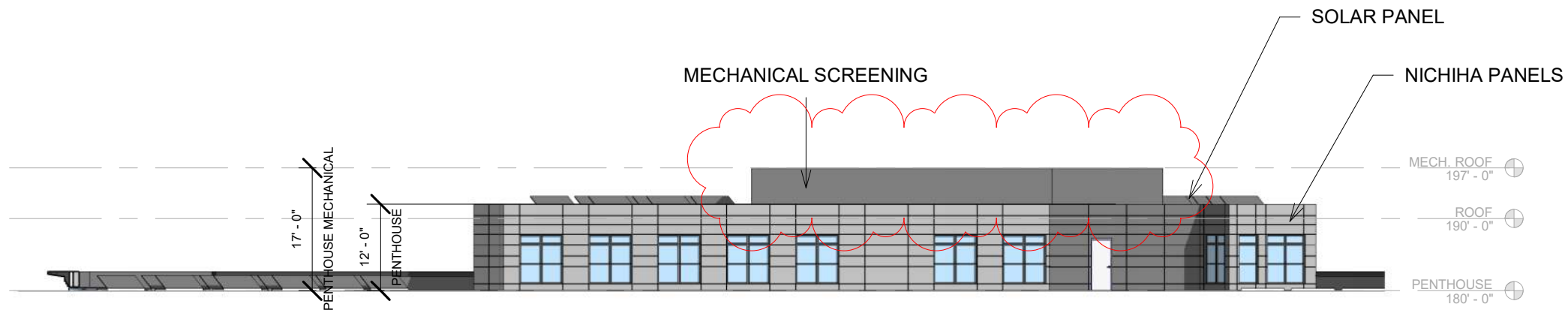
GREEN ROOF REFERENCE



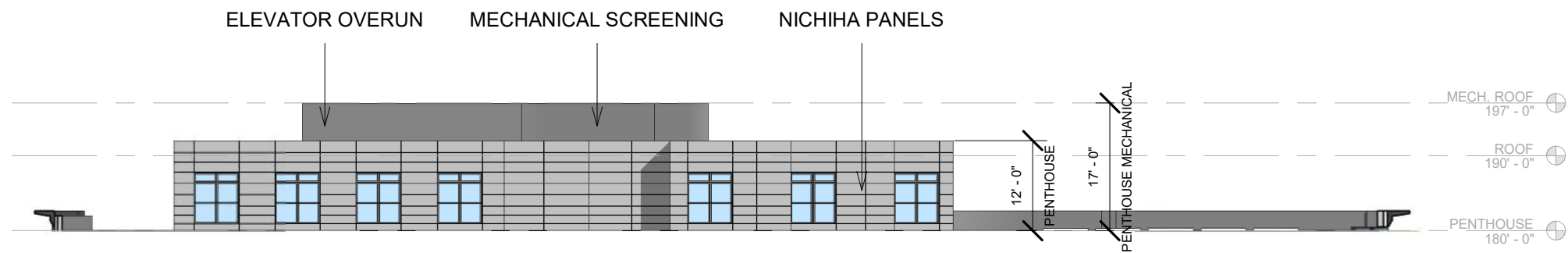
GREEN ROOF REFERENCE



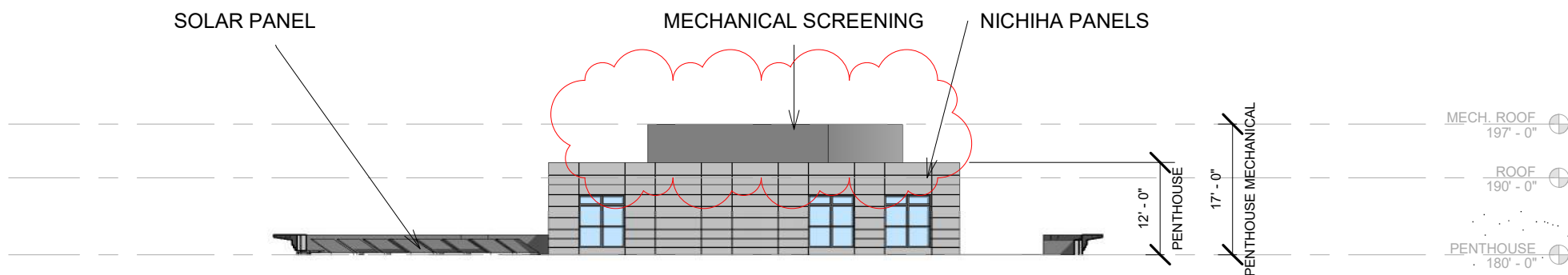
② ENLARGED PENTHOUSE SECTION 2  
1/16" = 1'-0"



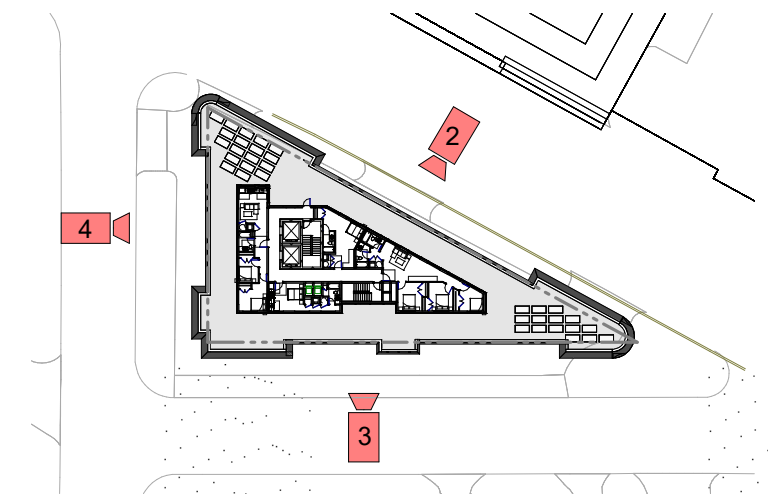
② PENTHOUSE ELEVATION (FLORIDA AVE)  
1" = 20'-0"



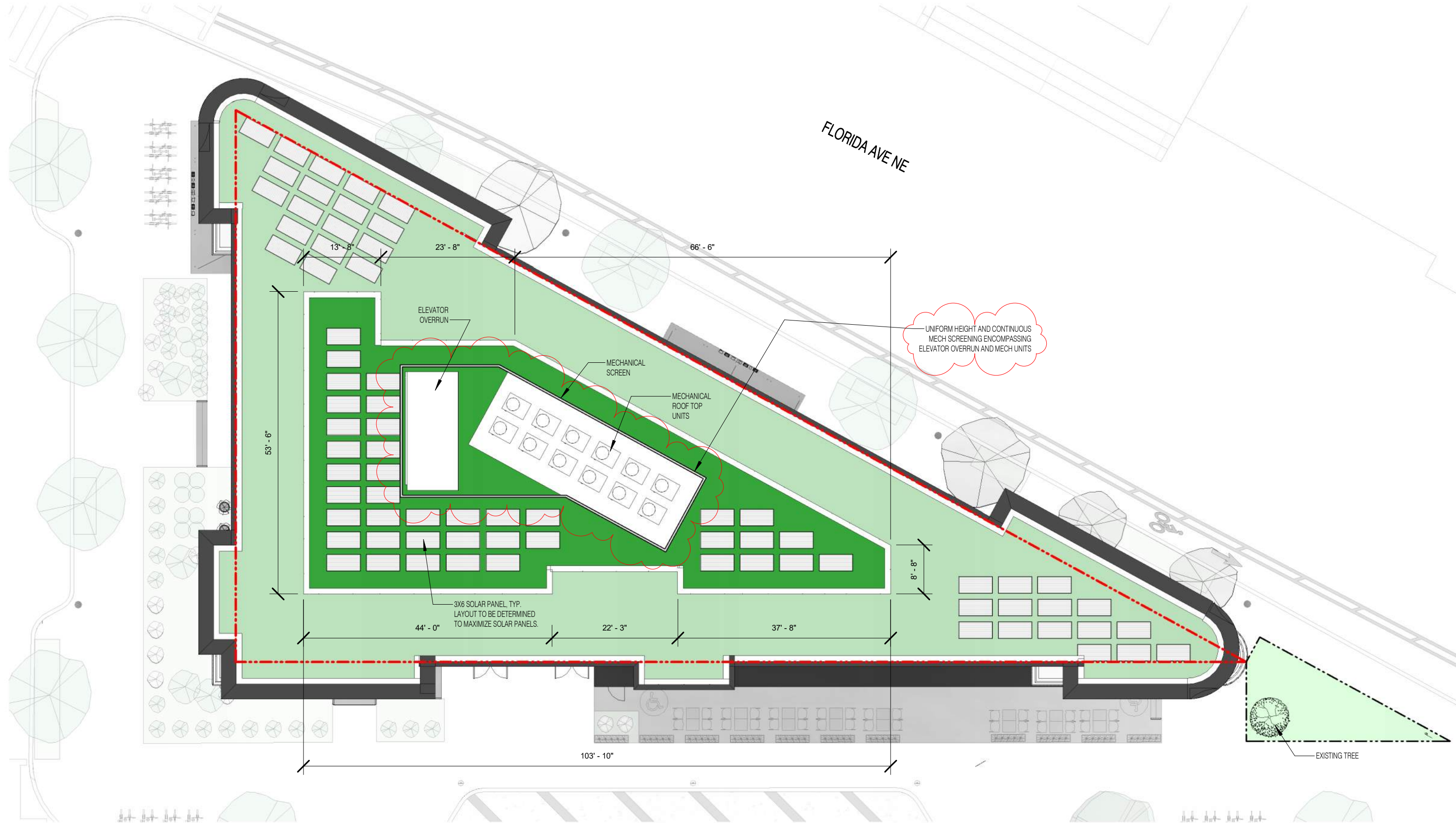
③ PENTHOUSE ELEVATION (N ST)  
1" = 20'-0"



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



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

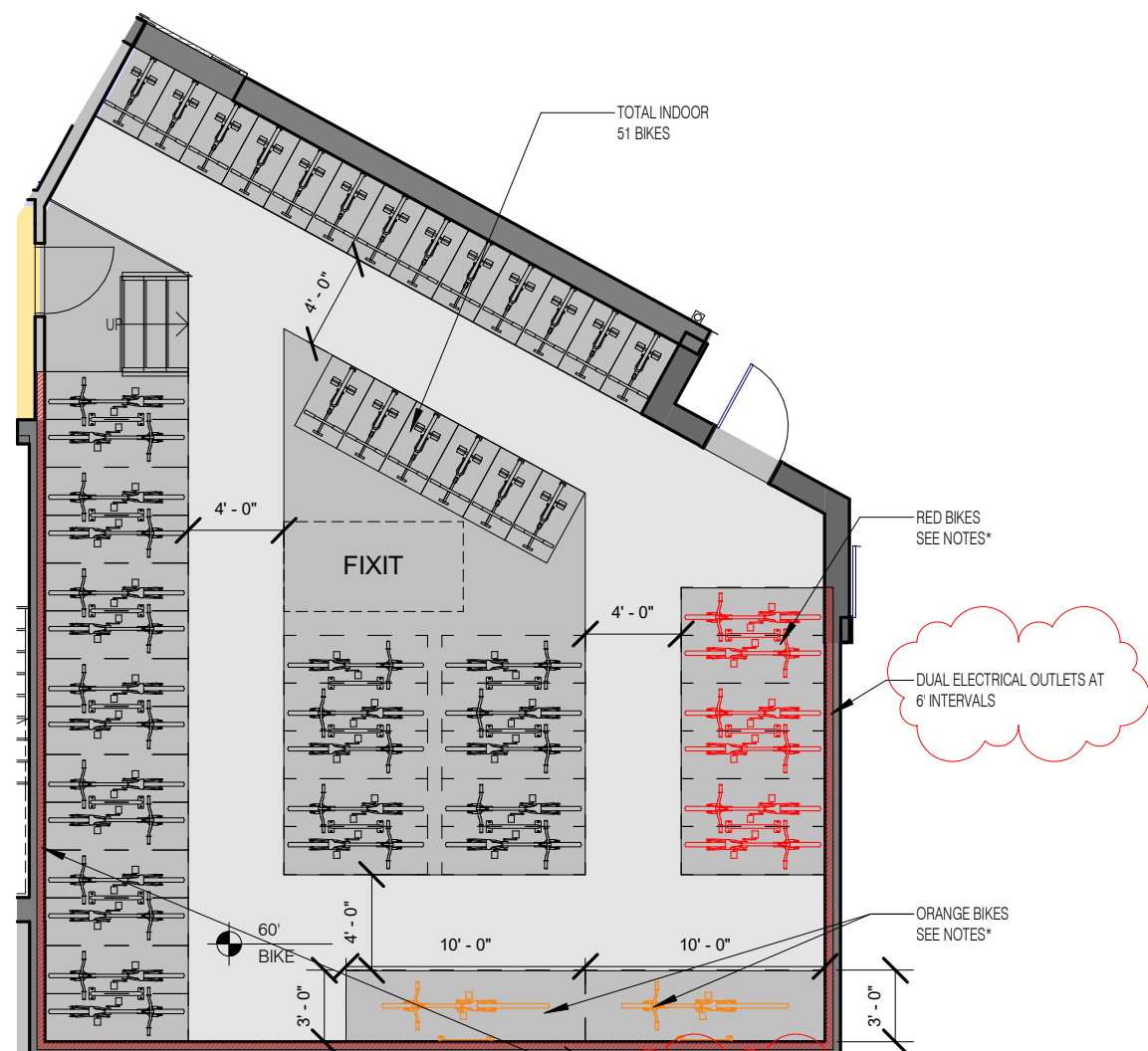


① ENLARGED ROOF MECH PLAN  
1/16" = 1'-0"

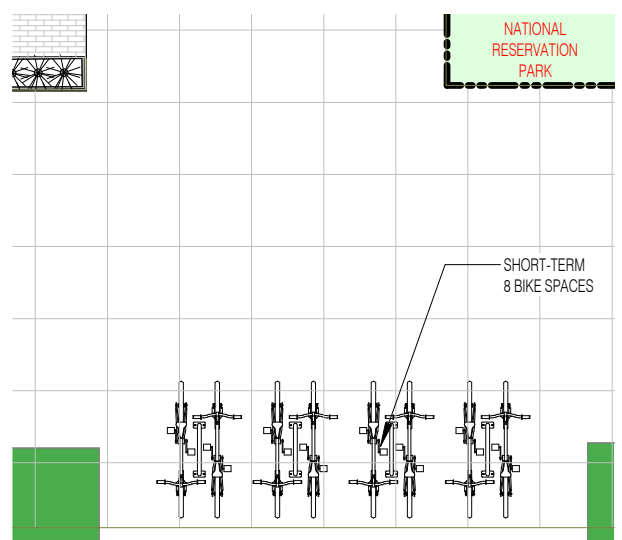
ENLARGED MEP ROOF PLAN | A.16D

08/22/2022

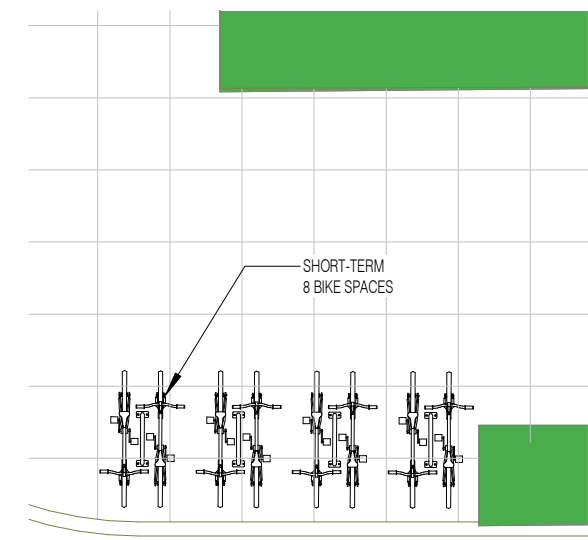




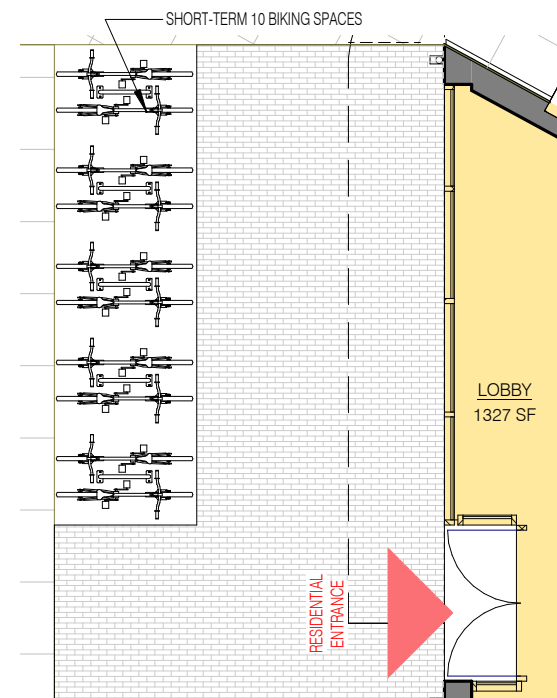
1 INTERIOR BIKE SPACES  
1/8" = 1'-0"



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



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



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

SUMMARY

REQUIRED RESIDENTIAL BIKE SPACES

LONG-TERM	38
SHORT-TERM	6
<b>TOTAL BIKE SPACES</b>	<b>44</b>

PROVIDED RESIDENTIAL BIKE SPACES

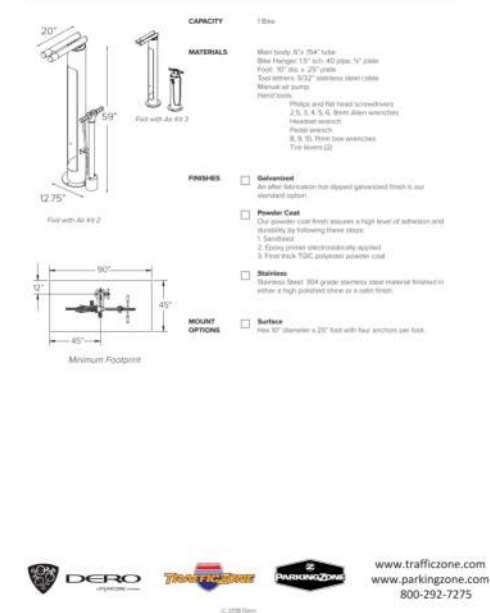
LONG-TERM	51
SHORT-TERM	26
<b>TOTAL BIKE SPACES</b>	<b>77</b>

\* RED BIKES  
10% BIKES EQUIPED WITH E.V. OUTLET REQUIRED

\* ORANGE BIKES  
FAMILY SIZE BIKES - 10 X 3  
4% OF THE BIKES ACCOMMODATE FAMILY BIKES - 10 X 3 REQUIRED

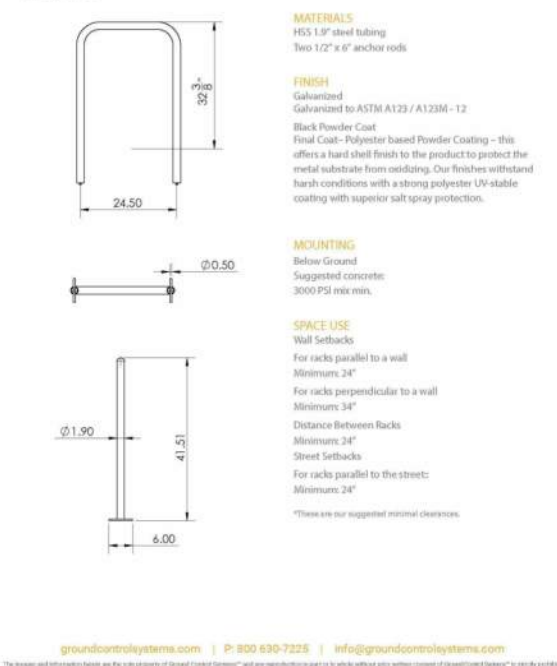
BIKE SPACES SUMMARY

FIXIT Submittal Sheet



BIKE REPAIR TOOL

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



INTERIOR BIKE RACK

BICYCLE RACK DESIGNS



EXTERIOR BIKE RACK

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.

BICYCLE PARKING RACK PLACEMENT

