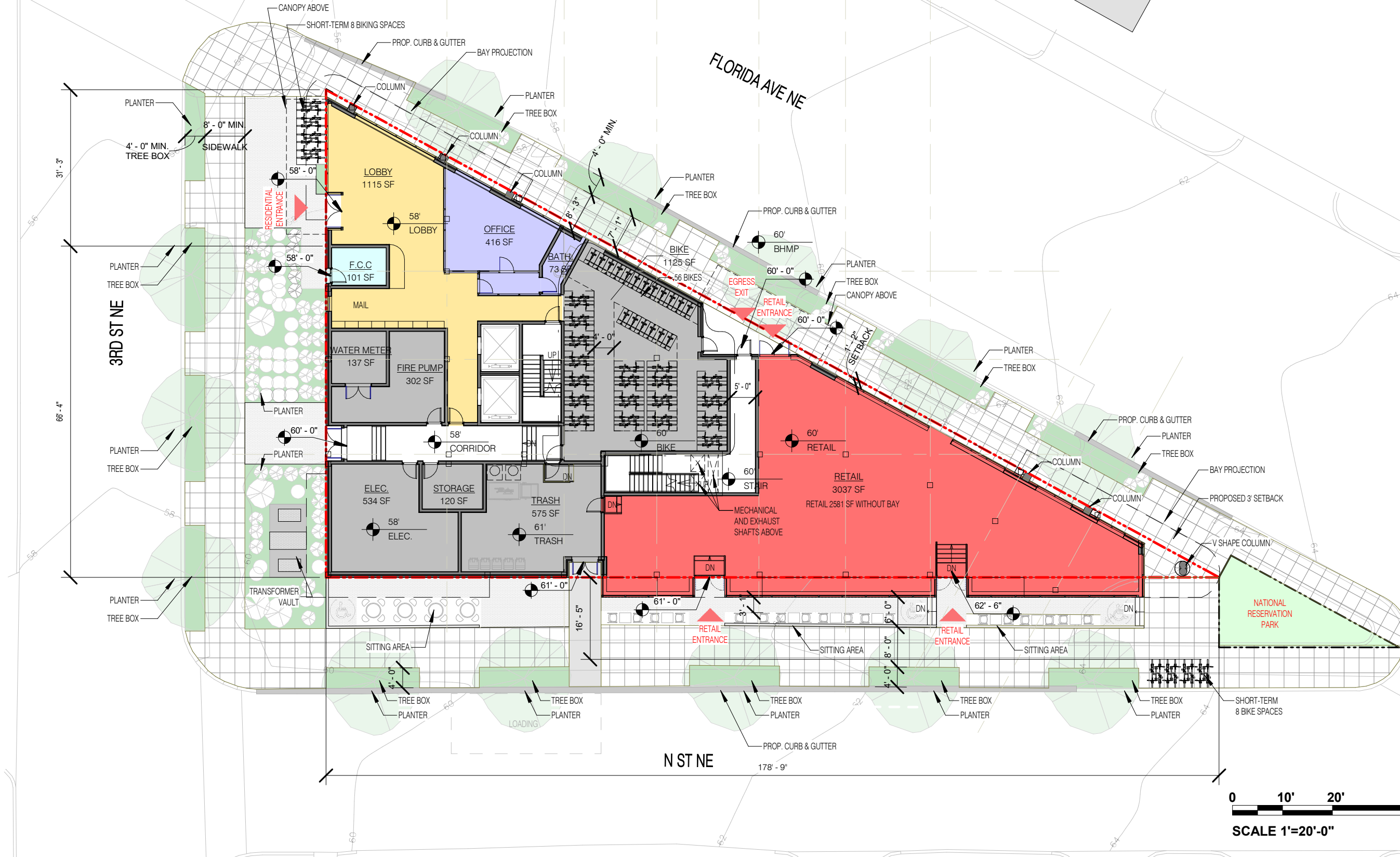


PROGRAM SUMMARY	
FIRST FLOOR	
TOTAL FAR	7,596 SF
TOTAL GROSS AREA	7,931 SF
RESIDENTIAL	
LOBBY/MAIL/OFFICE	1,604 SF
RETAIL	3,037 SF
BIKE PARKING	1,125 SF
UTILITY	1,789 SF
EFFICIENCY	95%
LEGEND	
	BATH.
	BIKE
	ELEC.
	F.C.C.
	FIRE PUMP
	LOBBY
	OFFICE
	RETAIL
	STORAGE
	TRASH
	WATER METER

- 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



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FIRST FLOOR PLAN | A.11

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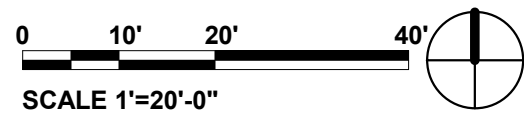
12/02/2021



PROGRAM SUMMARY	
SECOND FLOOR	
TOTAL FAR	8,100SF
TOTAL GROSS AREA	8,100SF
RESIDENTIAL	
3 UNITS	3,454 SF
AMENITIES	
TODDLER ROOM	1,377 SF
GYM	926 SF
LAB/LIBRARY	1,213 SF
EFFICIENCY	86%

LEGEND	UNIT COUNT
1BD	1
3BD	2
AMENITY	

1. Flexibility is requested to vary the location and design of all interior components
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SECOND FLOOR PLAN | A.12

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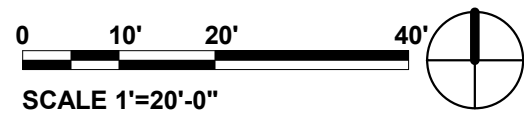
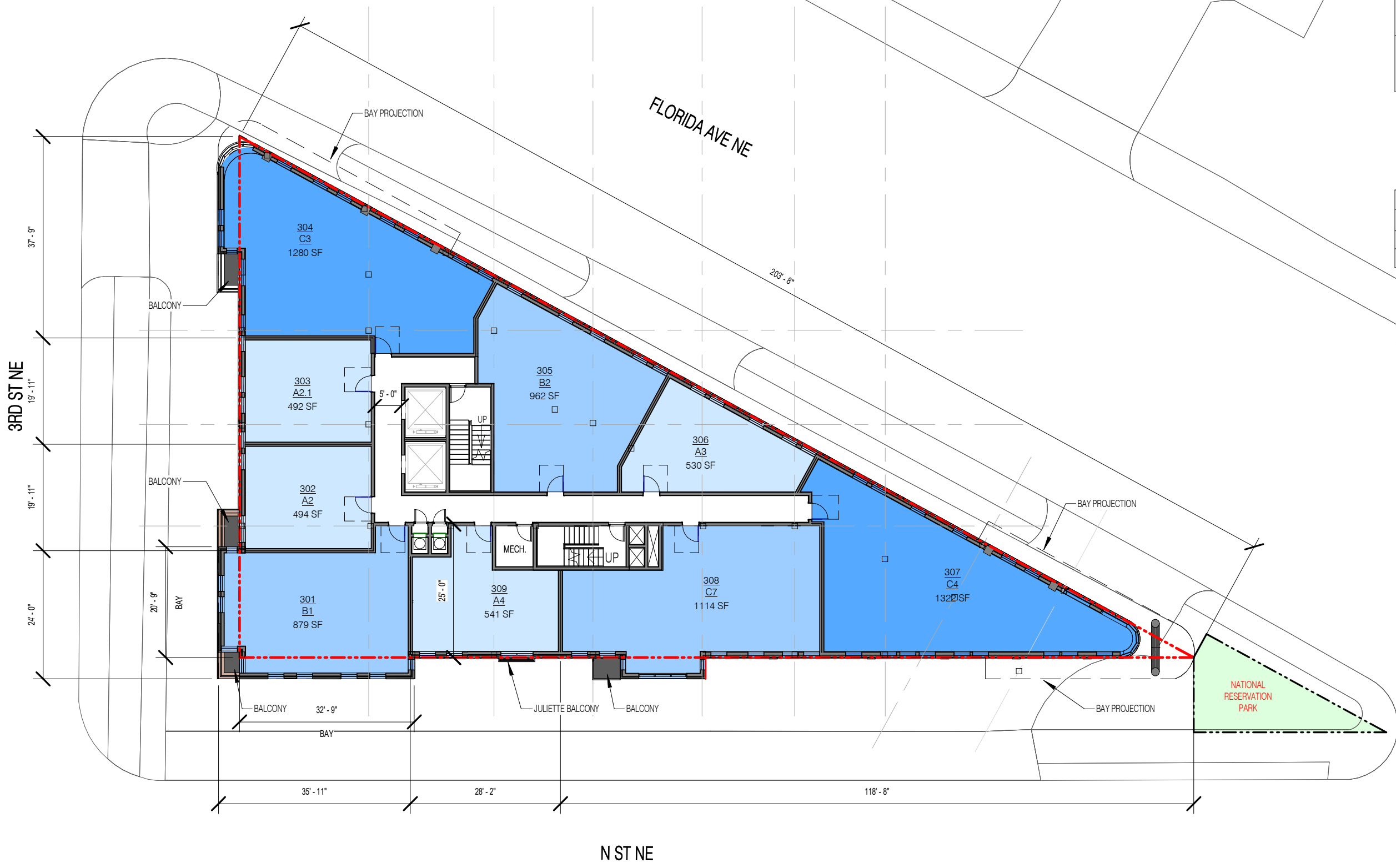
12/02/2021



PROGRAM SUMMARY	
TYPICAL FLOOR	
TOTAL FAR	8,685 SF
TOTAL GROSS AREA	9,030 SF
RESIDENTIAL	
9 UNITS	7,614 SF
EFFICIENCY	84%

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

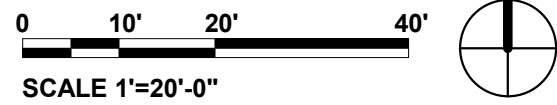
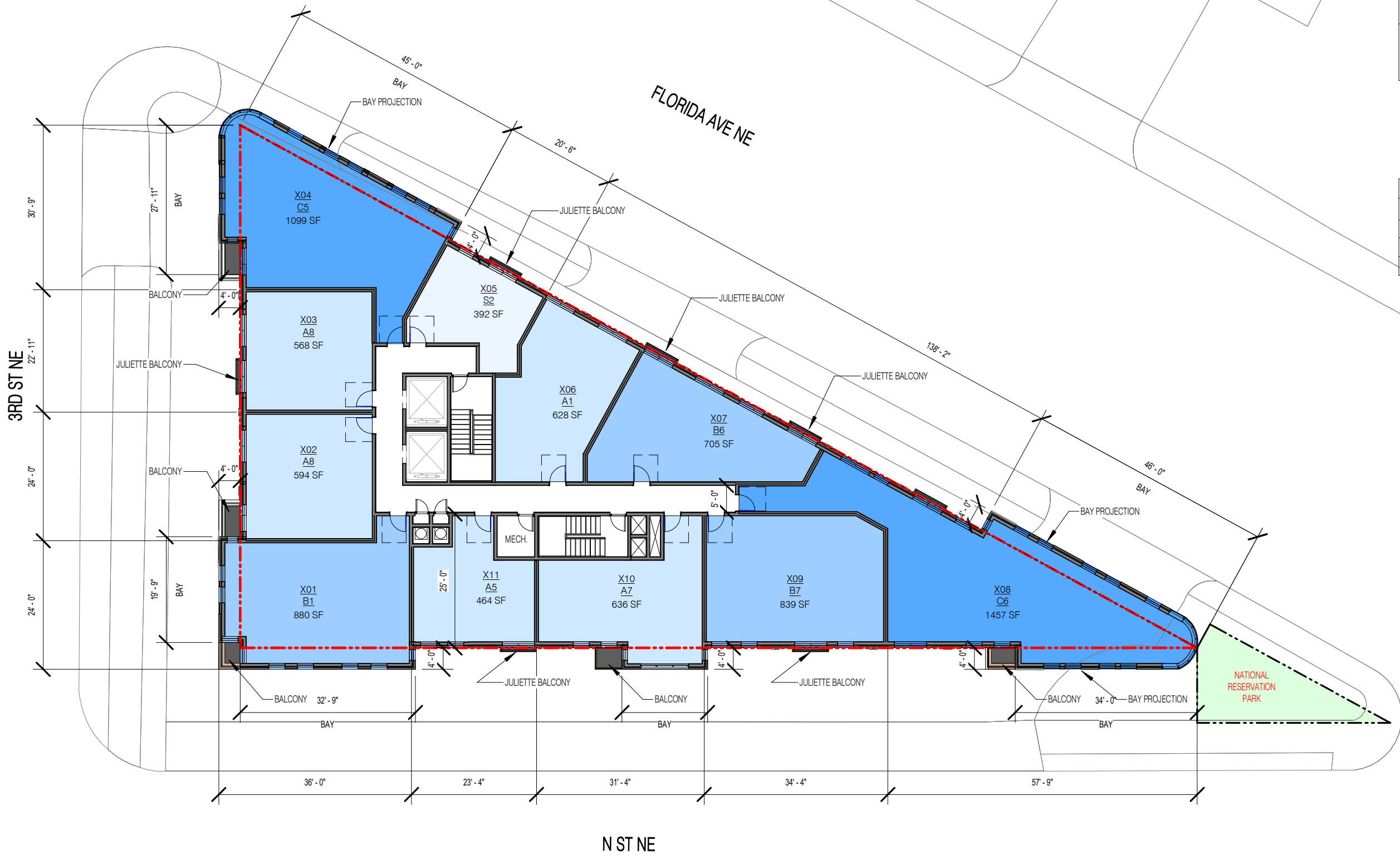
1. Flexibility is requested to vary the location and design of all interior components
2. Flexibility is requested to vary the number of dwelling units by an amount equal to plus or minus 10%
3. Flexibility is requested to vary the use of the ground level non-residential space



PROGRAM SUMMARY	
TYPICAL FLOOR	
TOTAL FAR	8,543 SF
TOTAL GROSS AREA	9,581 SF
RESIDENTIAL	
11 UNITS	8,264 SF
EFFICIENCY	86%

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

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

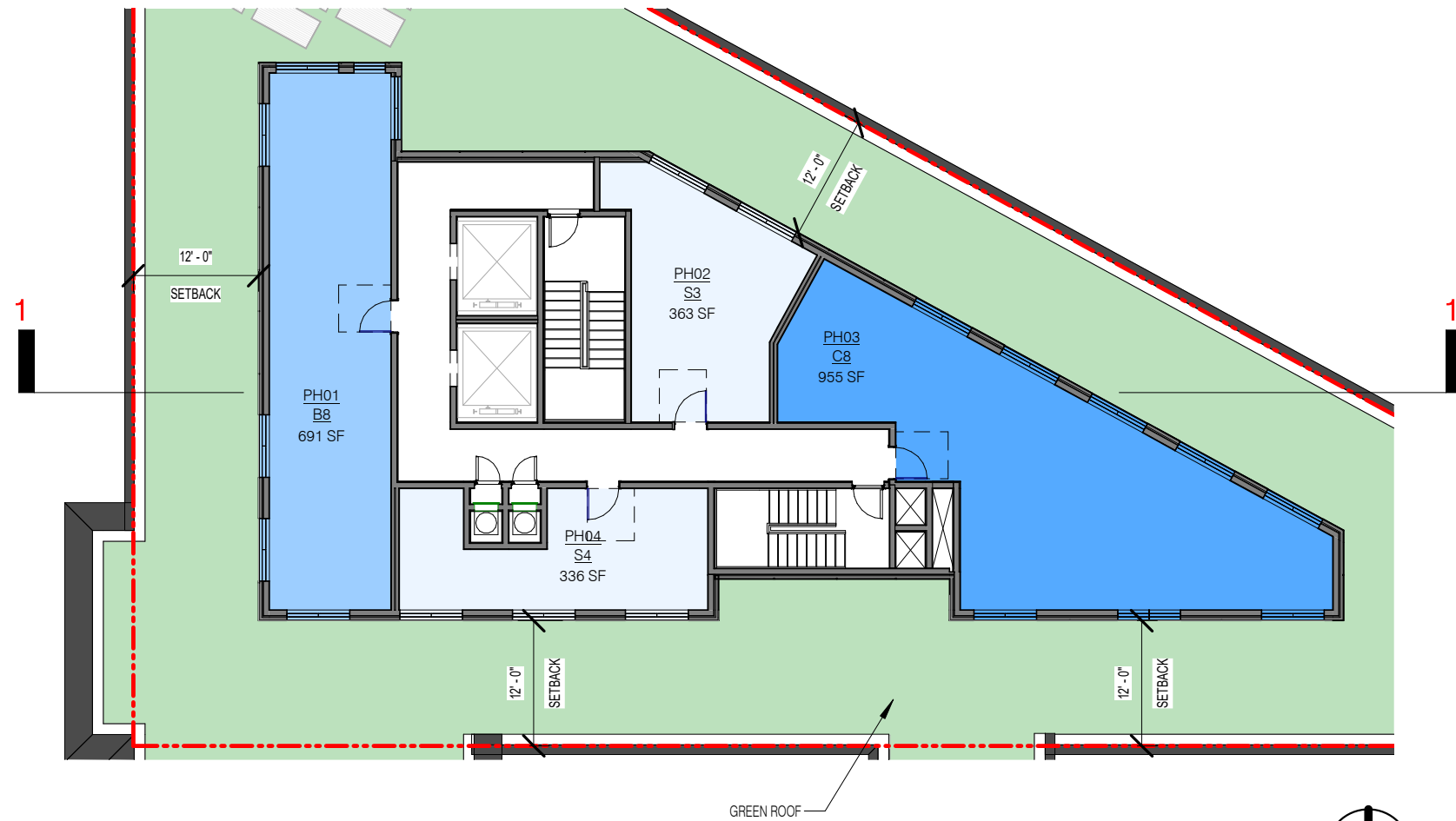


PROGRAM SUMMARY	
TYPICAL FLOOR	
TOTAL FAR	2,345 SF
TOTAL GROSS AREA	3,488 SF
RESIDENTIAL	
4 UNITS	2,345 SF
EFFICIENCY	67%

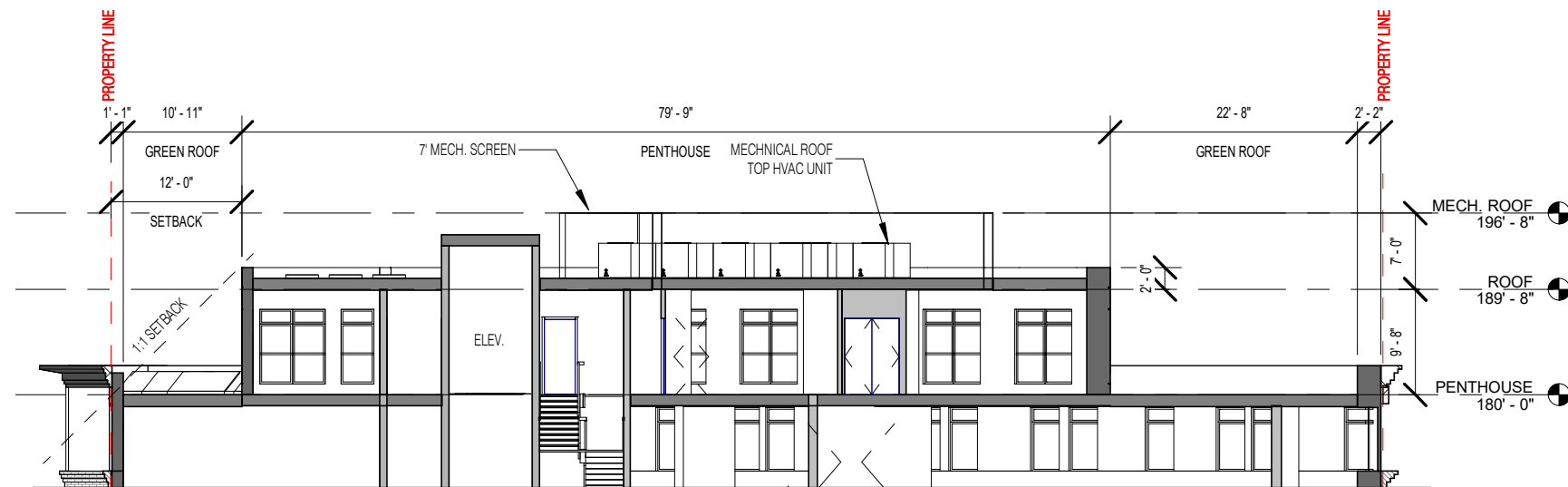
LEGEND	UNIT COUNT
■ 2BD	1
■ 3BD	1
■ STUDIO	2

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





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



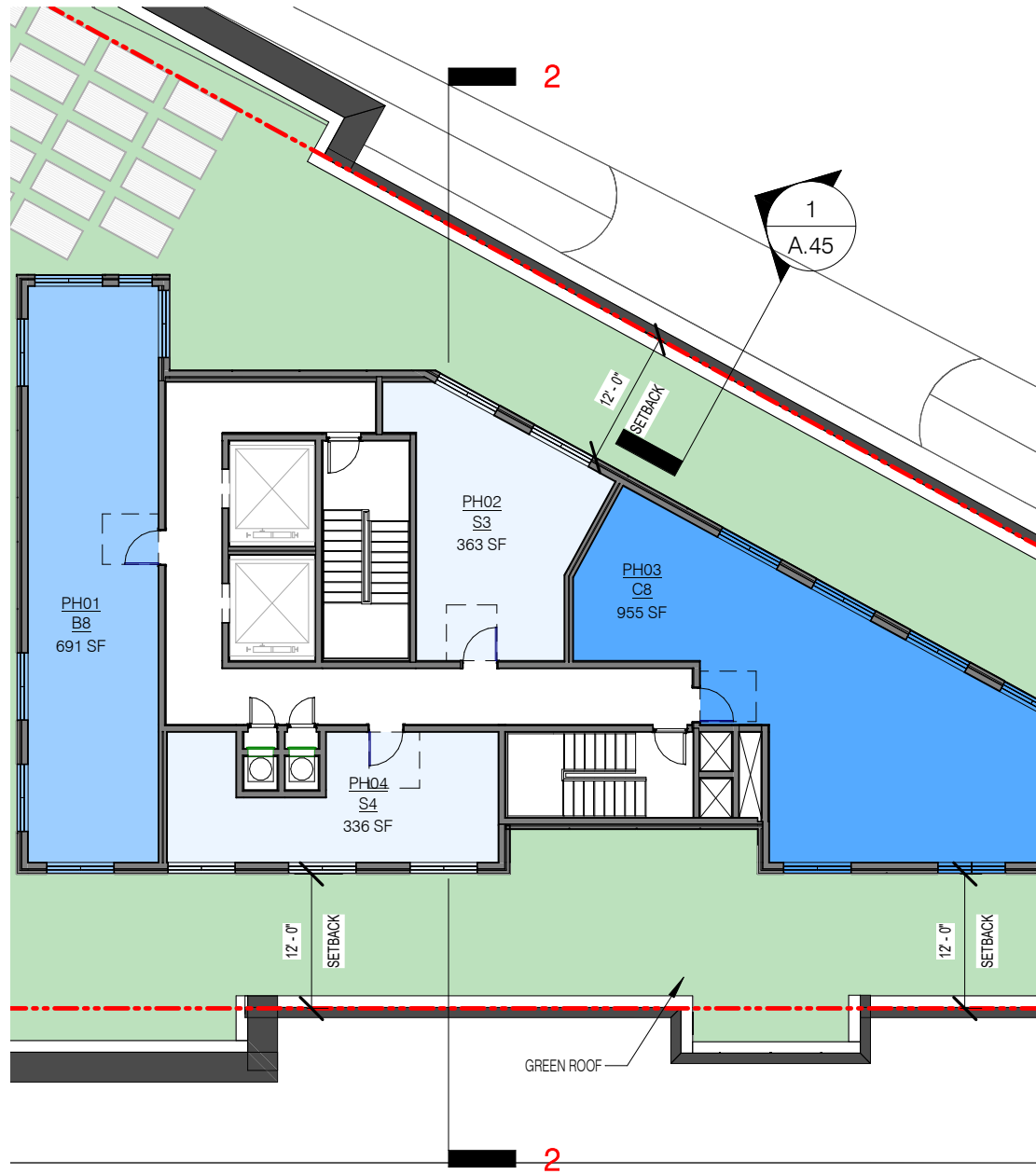
1 ENLARGED PENTHOUSE SECTION 1
1/16" = 1'-0"



MODULAR PLANT TRAYS GREEN ROOF REFERENCE



GREEN ROOF REFERENCE



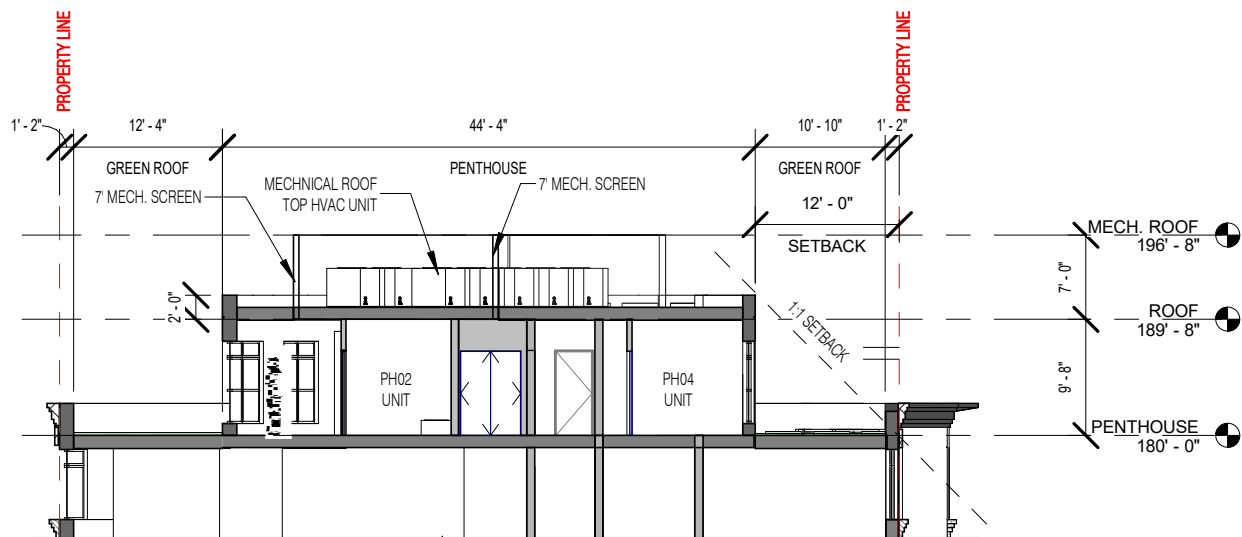
① ENLARGED PENTHOUSE PLAN 2
1/16" = 1'-0"



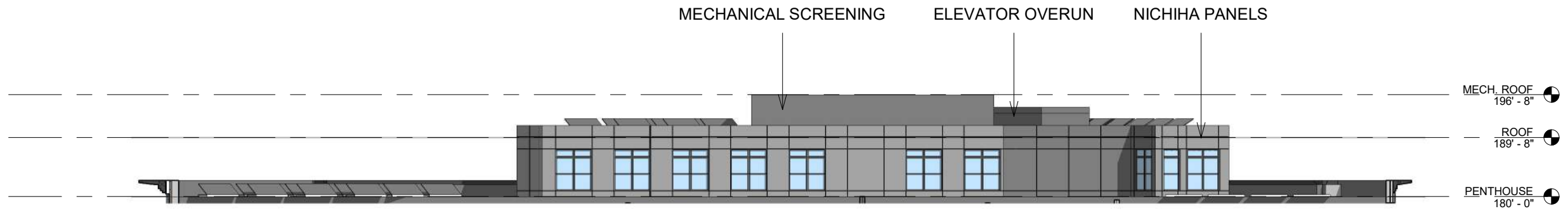
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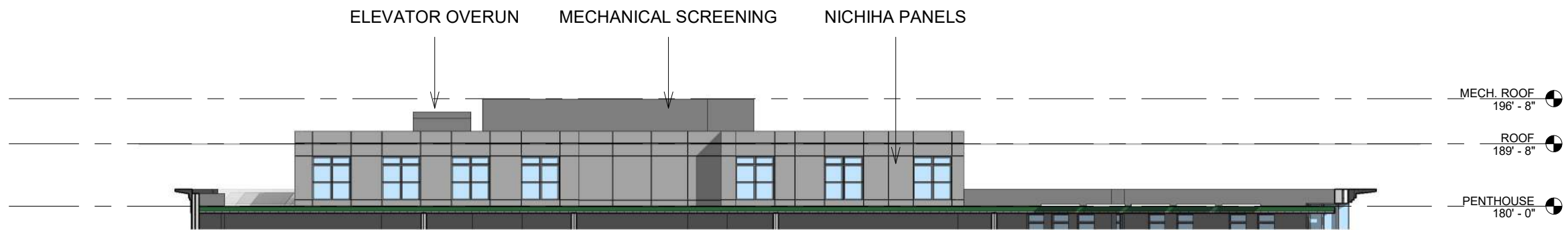
GREEN ROOF REFERENCE



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



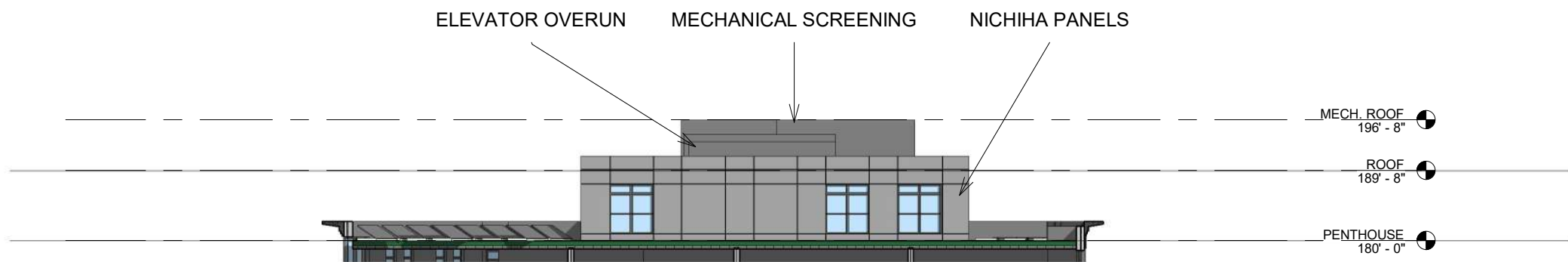
② PENTHOUSE ELEVATION (FLORIDA AVE)
1" = 20'-0"



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



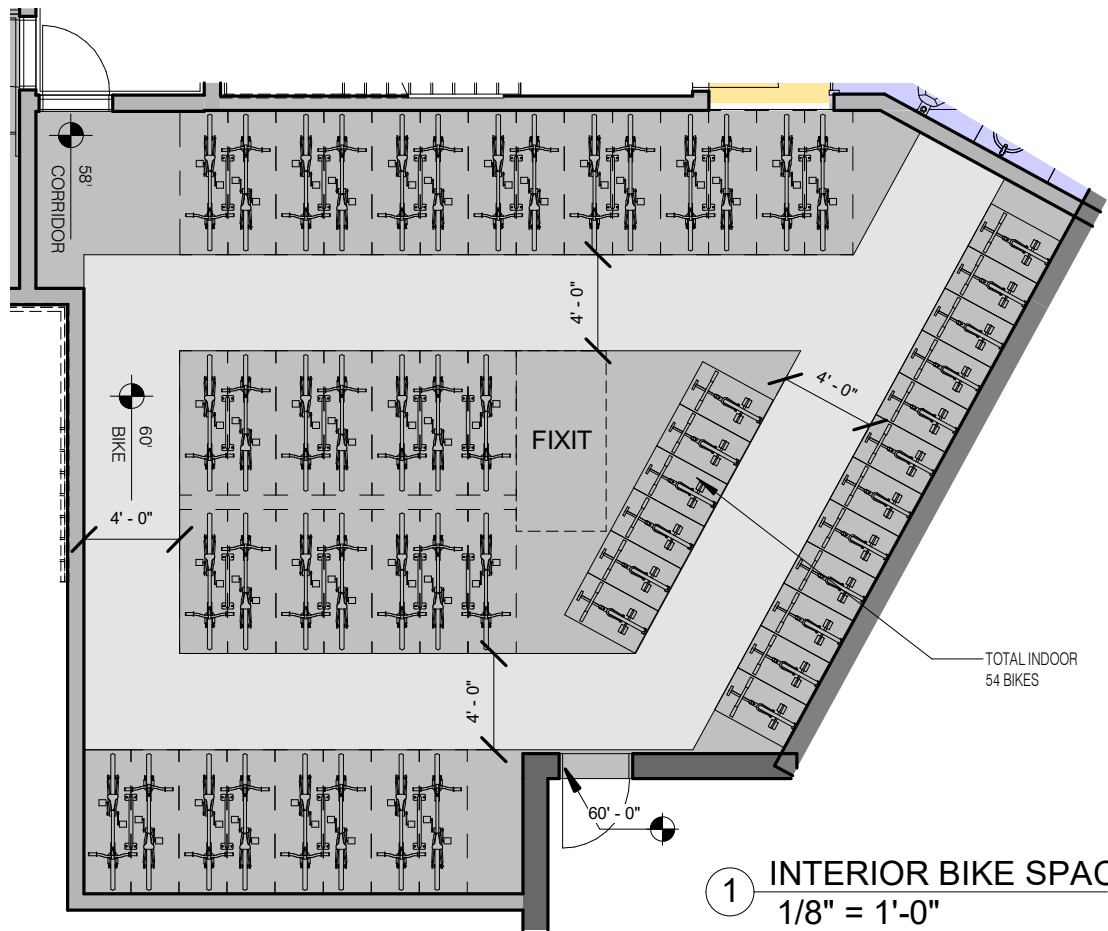
NICHIHA_GREY SMOOTH NICHIPANEL



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



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



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

SUMMARY

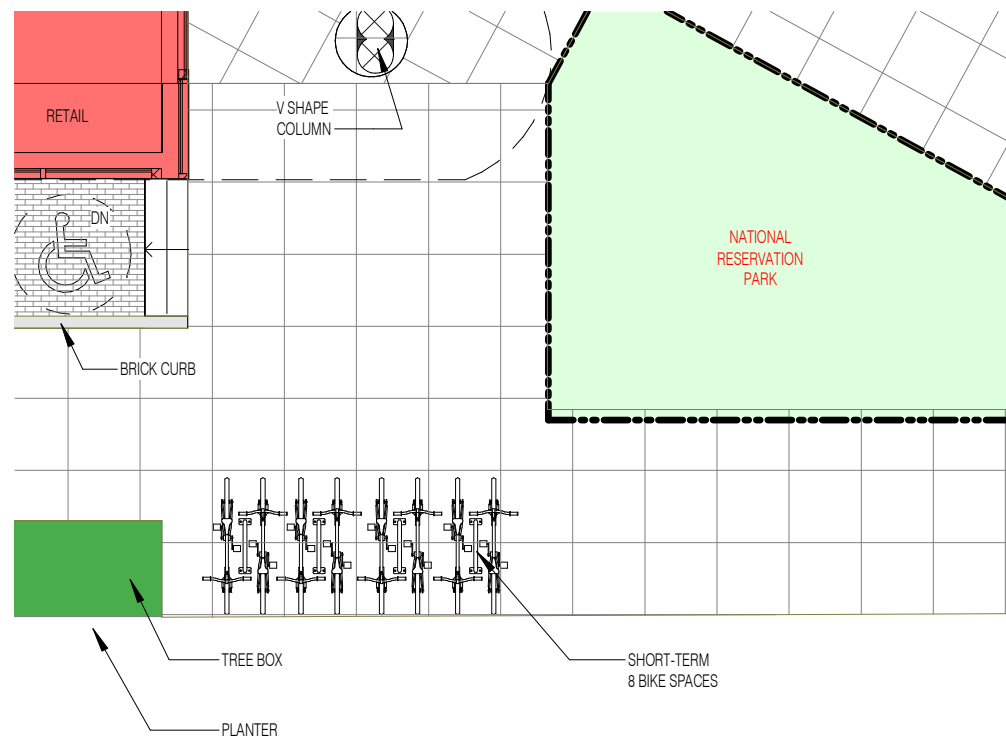
REQUIRED RESIDENTIAL BIKE SPACES

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

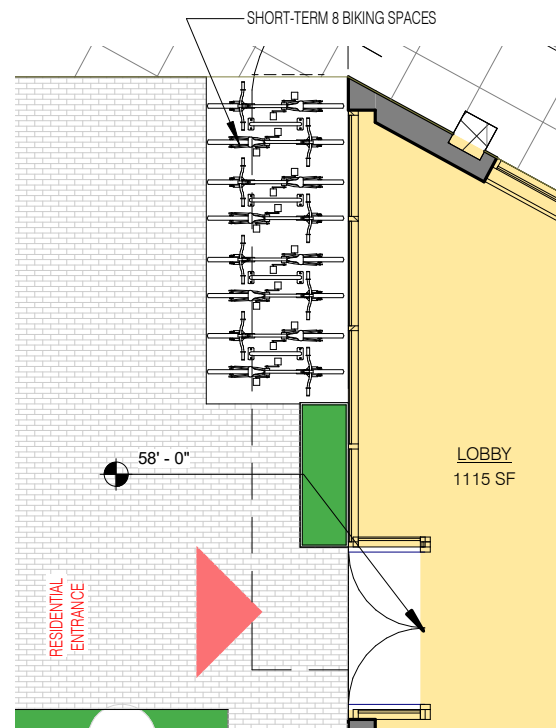
PROVIDED RESIDENTIAL BIKE SPACES

LONG-TERM	56
SHORT-TERM	16
TOTAL BIKE SPACES	72

BIKE SPACES SUMMARY

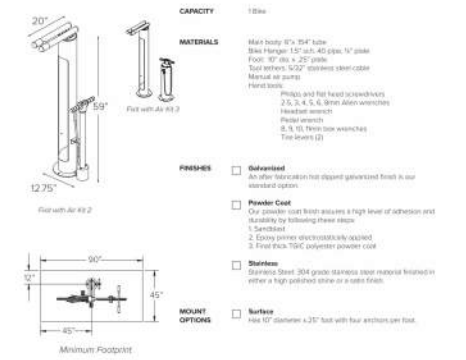


2 SHORT TERM BIKE LOCATION 1
1/8" = 1'-0"



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

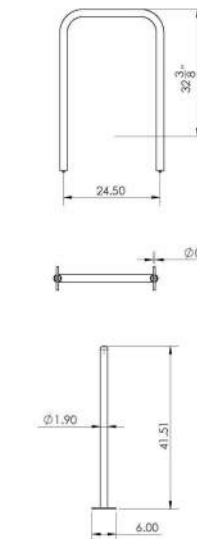
FIXIT Submittal Sheet



DERO, TRAFFICZONE, PARKINGZONE, www.trafficzone.com, www.parkingzone.com

BIKE REPAIR TOOL

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



MATERIALS
HSS 1.31" tubular tubing
Two 1/2" x 6" anchor rods

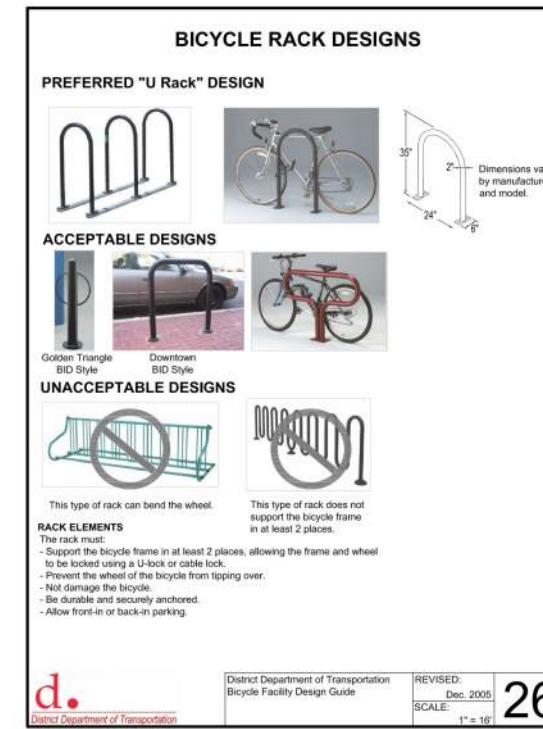
FINISH
Galvanized
Galvanized to ASTM A123 / A123M - 12
Black Powder Coat
Final Coat - Polyester based Powder Coating - this offers a hard shell finish to the product to protect the metal substrate from oxidizing. Our finishes withstand harsh conditions with a strong polyester UV-stable coating with superior salt spray protection.

MOUNTING
Below Ground
Suggested concrete:
3000 PSI mix min.

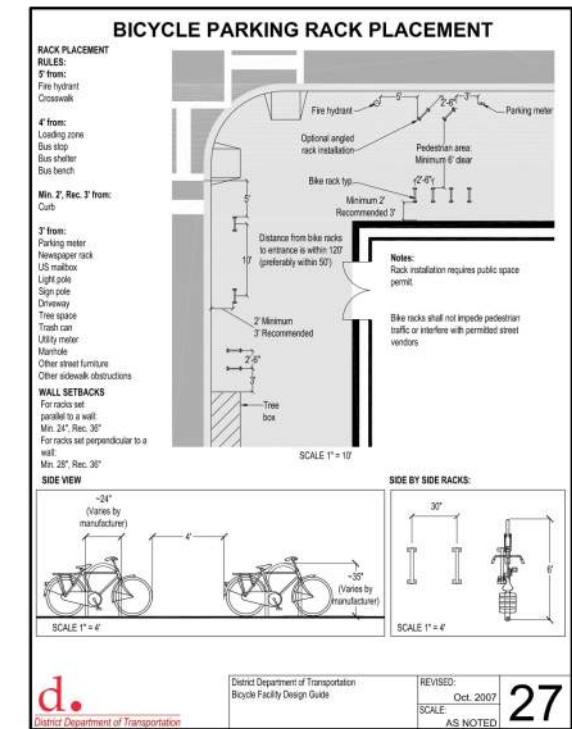
SPACE USE
Wall Setbacks
For racks parallel to a wall
Minimum: 24"
For racks perpendicular to a wall
Minimum: 34"
Distance Between Racks
Minimum: 24"
Street Setbacks
For racks parallel to the street:
Minimum: 24"

groundcontrolsystems.com | P: 800-630-7225 | info@groundcontrolsystems.com

INTERIOR BIKE RACK

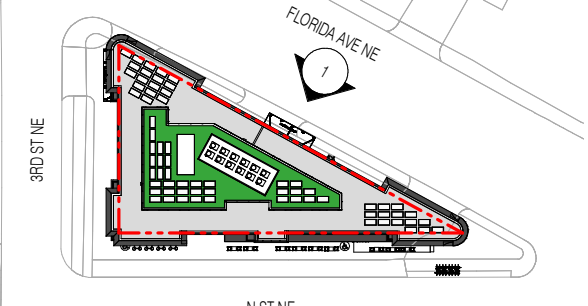


EXTERIOR BIKE RACK



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.

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"



SCALE 1"=20'-0"

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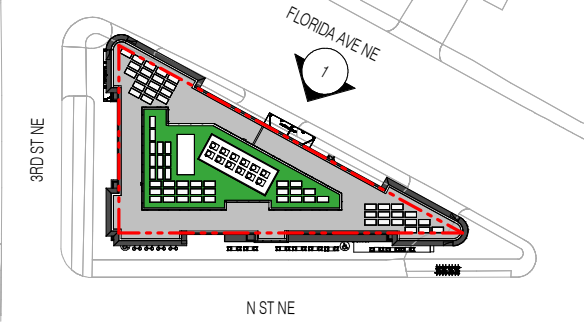
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FLORIDA AVE ELEVATION | A.21

12/02/2021



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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3. Flexibility is requested to vary the non-residential storefront and associated features and fixtures in public space subject to individual tenant modifications
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① Florida Ave Elevation BW
1" = 20'-0"



SCALE 1"=20'-0"

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FLORIDA AVE ELEVATION BW | A.21A

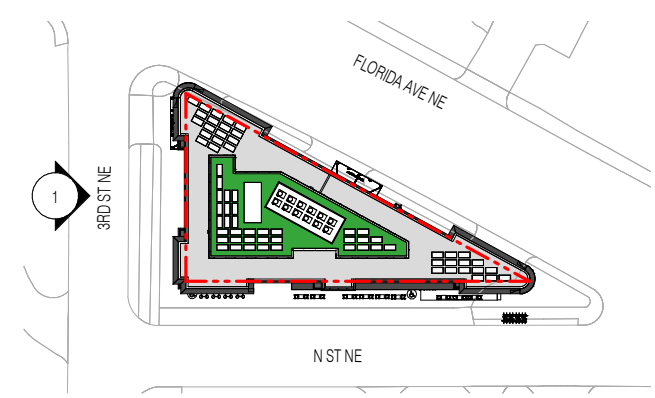
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12/02/2021



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① Third St Elevation
1" = 20'-0"



SCALE 1"=20'-0"

3RD ST. ELEVATION | A.22

12/02/2021



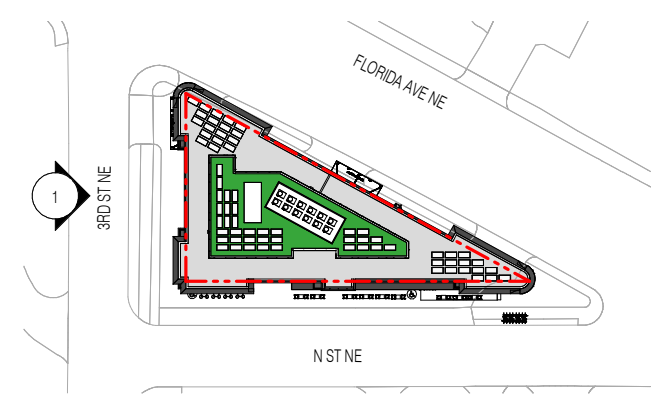
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1 Third St Elevation BW
1" = 20'-0"



SCALE 1"=20'-0"

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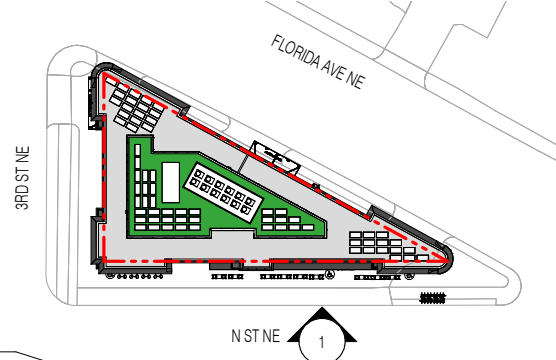
3RD ST. ELEVATION BW | A.22A

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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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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 N ST Elevation
1" = 20'-0"



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

12/02/2021



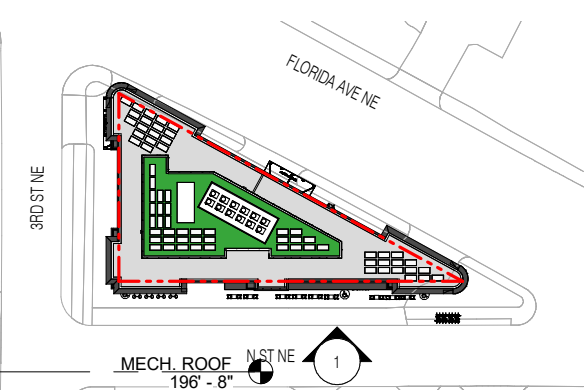
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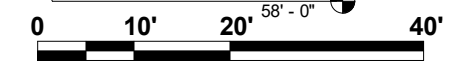
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1 N ST Elevation BW
1" = 20'-0"



SCALE 1"=20'-0"

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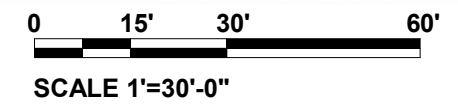
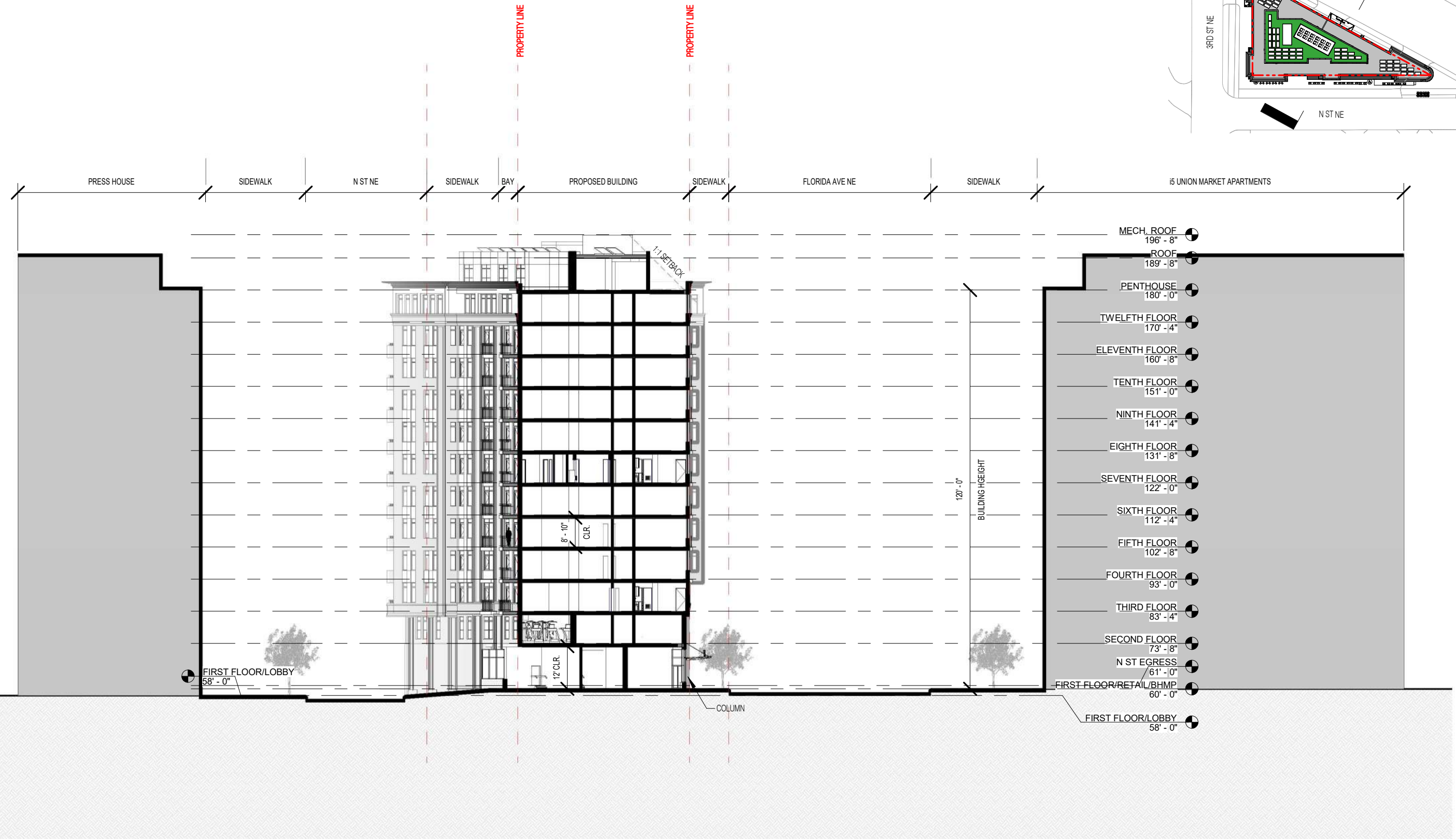
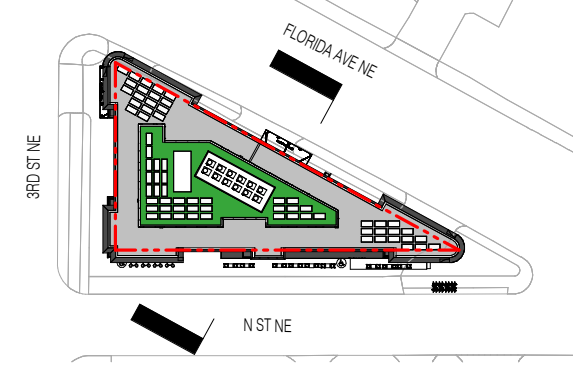
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N ST. ELEVATION BW | A.23A

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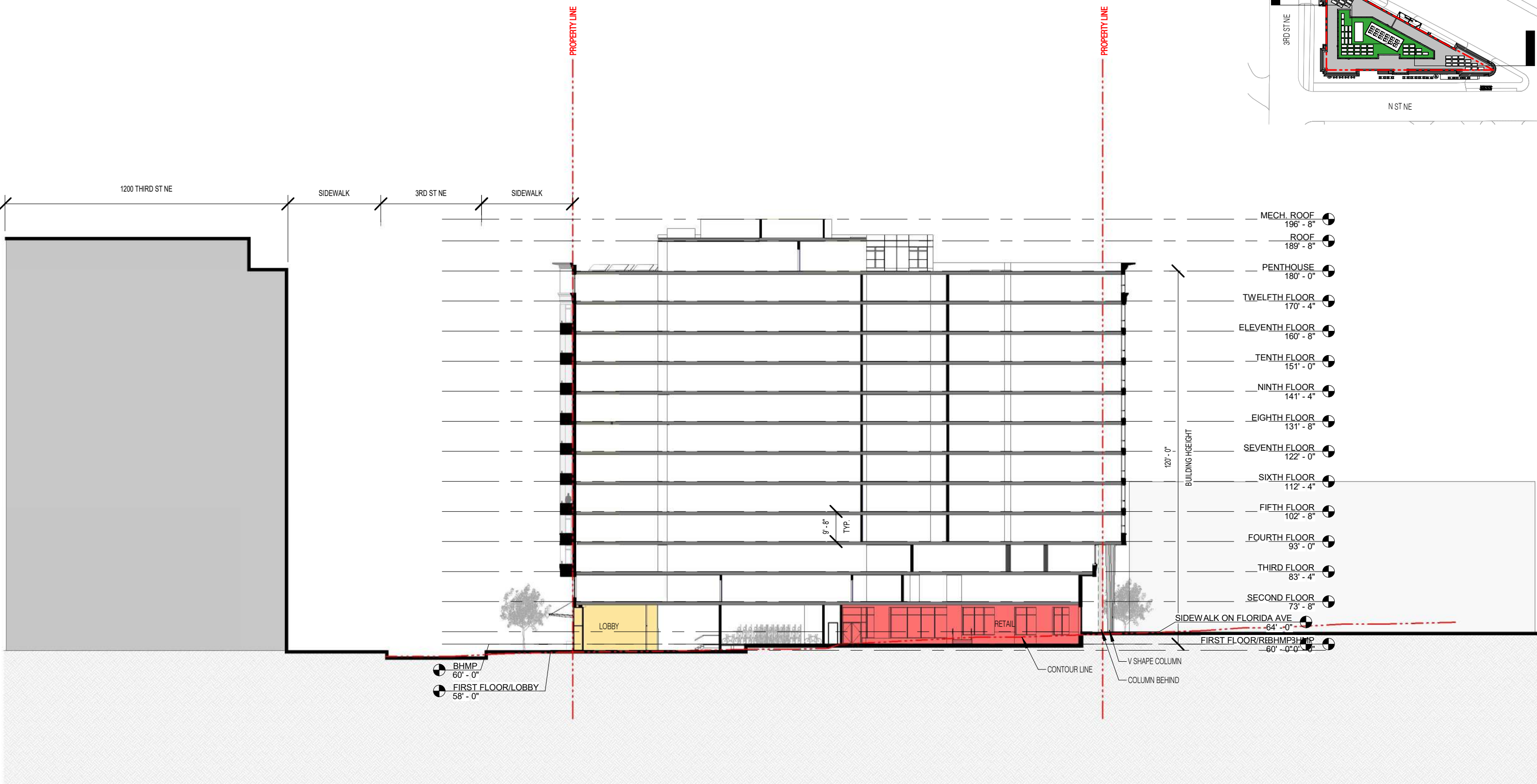
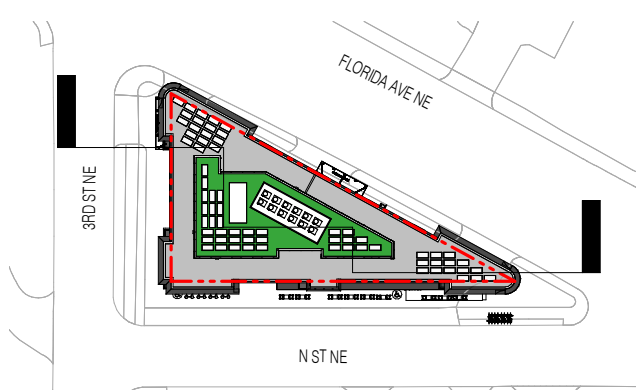
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STREET SECTION | A.31

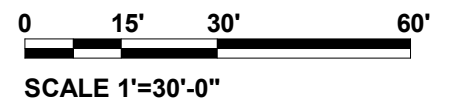
12/02/2021





- MECH. ROOF 196' - 8"
- ROOF 189' - 8"
- PENTHOUSE 180' - 0"
- TWELFTH FLOOR 170' - 4"
- ELEVENTH FLOOR 160' - 8"
- TENTH FLOOR 151' - 0"
- NINTH FLOOR 141' - 4"
- EIGHTH FLOOR 131' - 8"
- SEVENTH FLOOR 122' - 0"
- SIXTH FLOOR 112' - 4"
- FIFTH FLOOR 102' - 8"
- FOURTH FLOOR 93' - 0"
- THIRD FLOOR 83' - 4"
- SECOND FLOOR 73' - 8"
- SIDEWALK ON FLORIDA AVE 64' - 0"
- FIRST FLOOR/REBHP3HMP 60' - 0"

- BHMP 60' - 0"
- FIRST FLOOR/LOBBY 58' - 0"



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FLORIDA AVE STREET SECTION | A.32

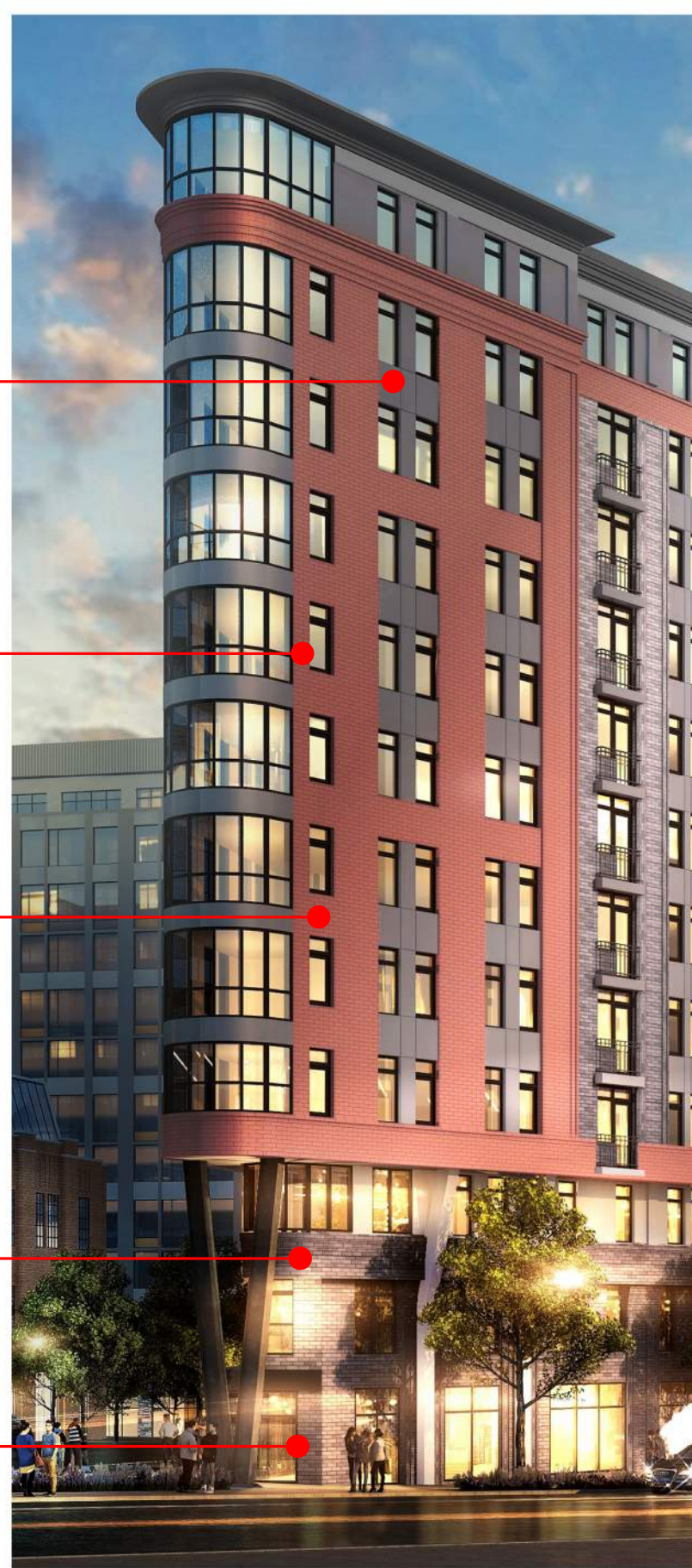
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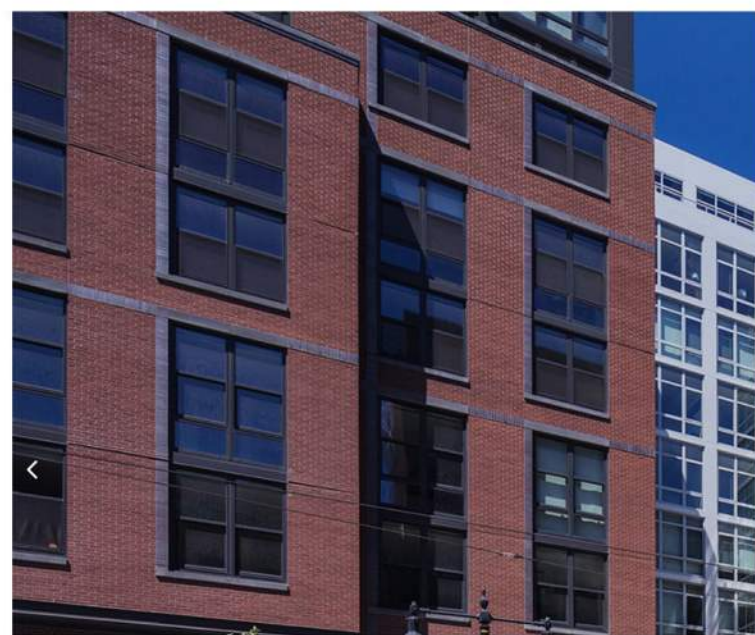




FLAT IRON CLASSIC



RENDERING DETAIL



PRECEDENT IMAGE



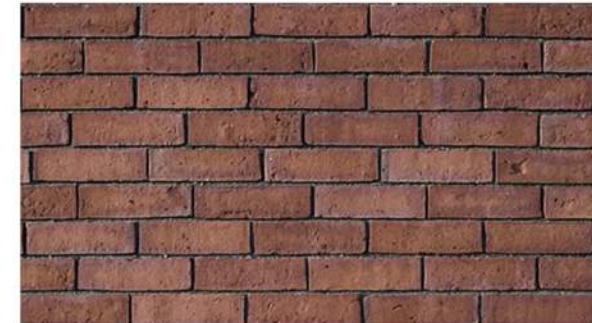
PRECEDENT IMAGE



PRECEDENT IMAGE



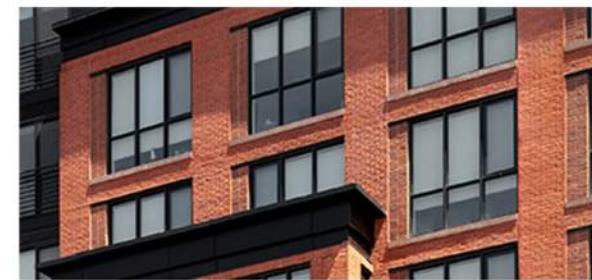
1



2



3



4



5

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PRECEDENT MATERIAL DETAIL | A.40

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