

# THE STRAND RESIDENCES PUD

Square: 5196 Lots: 0019, 0037, 0805, 0814



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## STRAND RESIDENCES

5127-5131 Nannie Helen Burroughs Ave., NE  
 Washington, DC  
 Square: 5196 Lot No: 0019, 0037, 0805, 0814

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COVER SHEET | A-00

5/08/2017

ZONING COMMISSION  
 District of Columbia  
 CASE NO.17-10  
 EXHIBIT NO.4A1



Sq. 5196, Lots 0019, 0037, 0805, 0814

ZONING REQUIREMENTS	MU-3			MU-5A/PUD		
Lot Area	17,029			17,029		
Lot Occupancy Ground Floor	MOR/IZ	100%	17,029	MOR/IZ	100%	17,029
				PROVIDED	82%	13,916
Lot Occupancy Floors Residential (Floors 2-6)	MOR/IZ	60%	10,217	MOR/IZ	80%	13,623
				PROVIDED	76%	12,926
Total Permitted FAR	MOR	1.0	17,029	MOR	3.5	59,602
	IZ	1.2	20,435	IZ	4.2	71,522
	PUD	1.4	24,522	PUD	5.0	85,826
				PROVIDED	4.6	78,546
Total Permitted FAR: Non-Residential	MOR/IZ	1.0	17,029	MOR/IZ	1.5	25,544
	PUD	1.3	22,819	PUD	2.0	34,228
				PROVIDED	0.2	2,612
Total Permitted FAR: Residential	MOR	1.0	17,029	MOR	3.5	59,602
	IZ	1.2	20,435	IZ	4.2	71,522
	PUD	1.4	24,522	PUD	5.0	85,826
				PROVIDED	4.4	74,928
Height	MOR		40'-0"	MOR		65'-0"
	IZ		40'-0"	IZ		70'-0"
	PUD		40'-0"	PUD		90'-0"
				PROVIDED		68'-0"
Courts	Closed Court, Nonresidential- width @ 2.5" per foot, not less than 12'-0", not less than 250 SF. Open Court, residential- width @ 4" per foot, not less than 10'-0". Closed Court, Residential- 4" per foot, not less than 15'-0"			Closed court provided on floors 2-6. Min width required = 56'/12'4" = 18'-8". 25'-0" provided. Min. area = 2x(18'-8"x18'-8") = 697 SF. 1,175 SF provided.		
Side Yard Setback	Not required. If provided 2" per 1'-0" of height, not less than 6'-0"			Not provided.		
Rear Yard Setback	15'-0"			15'-0" Rear Yard		
Penthouse Height	MOR/IZ		12'-0" habitable, 18'-6" mech.	MOR/IZ		12'-0" habitable, 18'-6" mech.
	PUD		12'-0" habitable, 18'-6" mech.	PUD		20'-0"
				PROVIDED		10'-6"

	MU-5A/PUD	PROVIDED
Residential Parking	86 Units - 1 space per 3 units = 29 Req'd Within .25 mile priority bus route- 29/2= Req'd 15	17
Retail Parking	Less than 3,000 SF (1,389 provided)- 0 Req'd	0
Community Space(Use: Arts, Design, Creation)	Less than 3,000 SF (1,223 provided)- 0 Req'd	0
Total Parking		17
Residential Loading Berth	For 50+ Units - 1 @ 30'-0" deep	0
Residential Loading Platform	For 50+ Units - 1 @ 100 SF	0
Residential Service/Delivery Loading Space	For 50+ Units - 1 @ 20'-0" deep	1
Retail Loading Berth	Less than 5,000 SF (1,389 provided)- 0 Req'd	0
Retail Loading Platform	Less than 5,000 SF (1,389 provided)- 0 Req'd	0
Retail Service/Delivery Loading Space	Less than 5,000 SF (1,389 provided)- 0 Req'd	0
Community Space(Use: Arts, Design, Creation) Loading Berth	Less than 5,000 SF (1,223 provided)- 0 Req'd	0
Community Space(Use: Arts, Design, Creation) Loading Platform	Less than 5,000 SF (1,223 provided)- 0 Req'd	0
Community Space(Use: Arts, Design, Creation) Service/Delivery	Less than 5,000 SF (1,223 provided)- 0 Req'd	0
Residential Bikes-Long Term	1 space per 3 units. 86 Units/3 Req'd 29.	29
Residential Bikes- Short Term	1 space per 20 units. 86 Units/20 Req'd 5.	5
Retail Bikes-Long Term	1 space per 10,000 SF. 1,389 sf- Req'd 1	1
Retail Bikes- Short Term	1 space per 3,500 SF. 1,389 sf- Req'd 1	1
Community Space(Use: Arts, Design, Creation) Bikes-Long Term	1 space per 10,000 SF. 1,223 sf- Req'd 1	1
Community Space(Use: Arts, Design, Creation) Bikes- Short Term	1 space per 20,000 SF. 1,223 sf- Req'd 1	1
Total Parking		38
GAR	17029 SF x .3= 5109 sf	5109 SF

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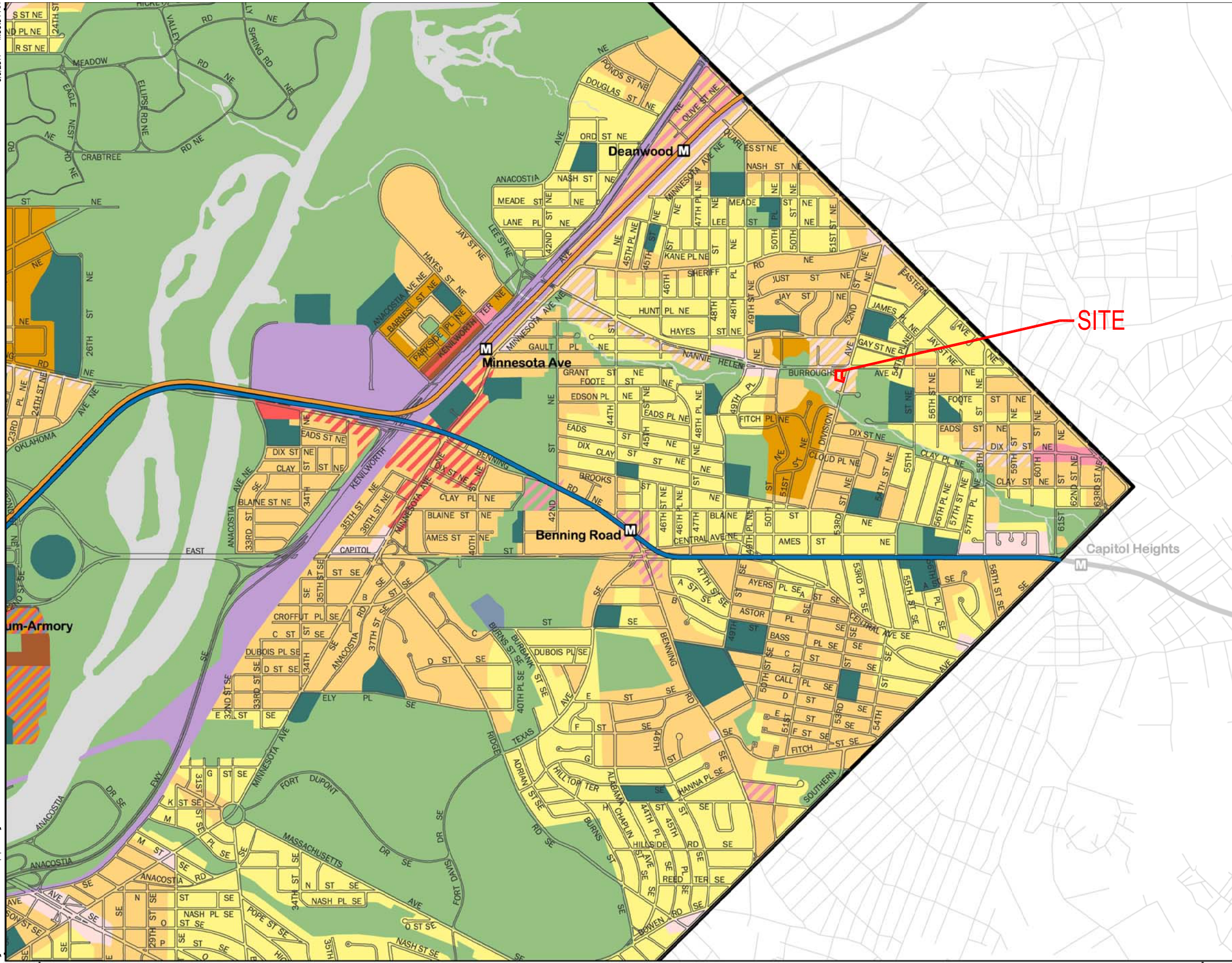


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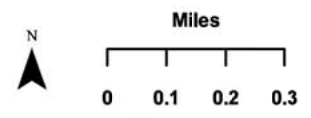
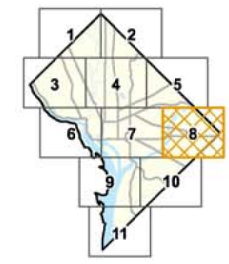
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# Comprehensive Plan Future Land Use Map 8

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



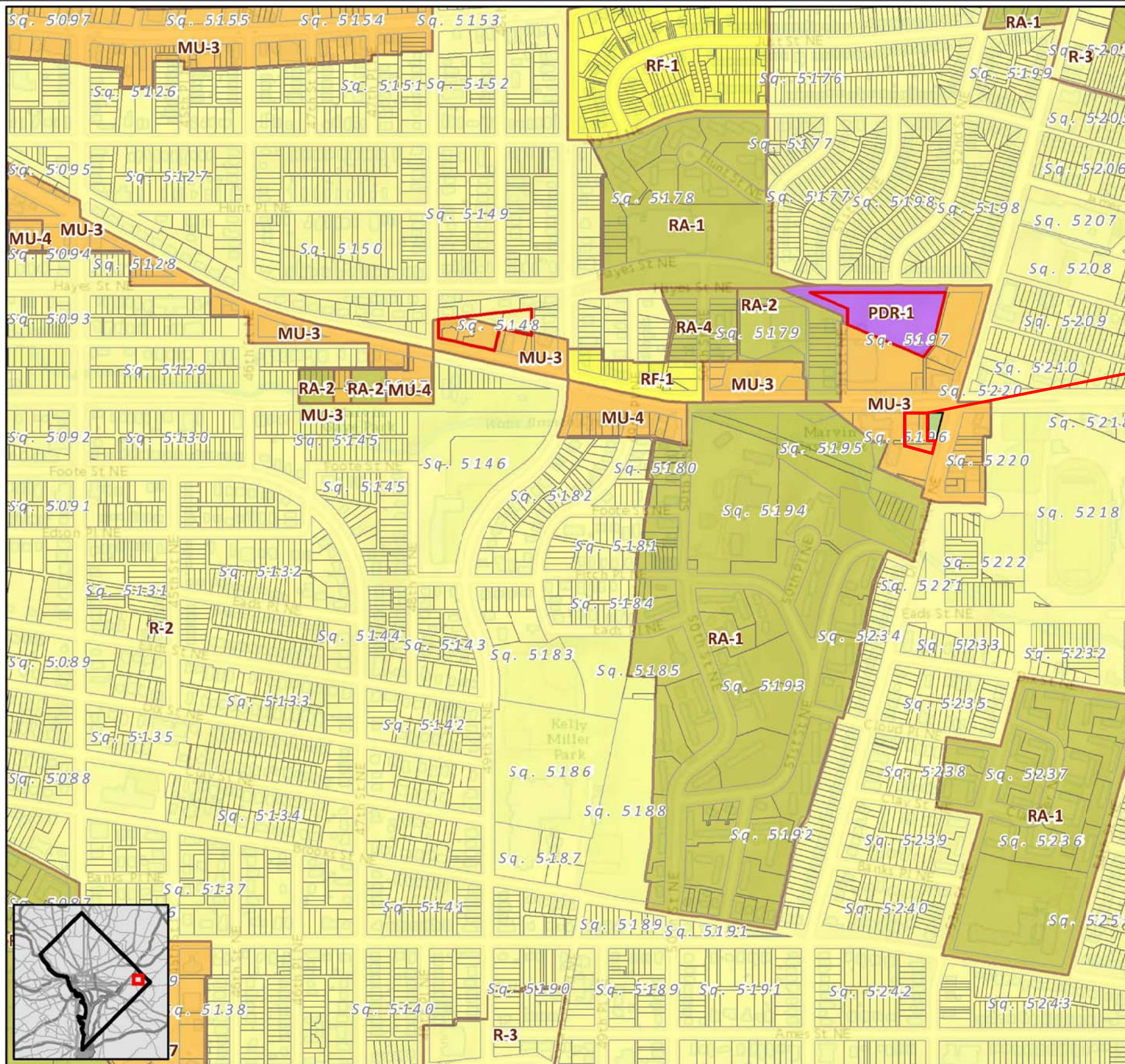
Government of the District of Columbia  
Office of Planning ~ January 2013  
This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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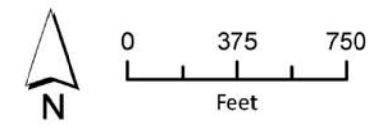


- Legend**
- Final PUD
  - Mixed-Use Zone
  - Production, Distribution, and Repair Zone
  - Residential Apartment Zone
  - Residential Flat Zone
  - Residential Zone

**SITE**



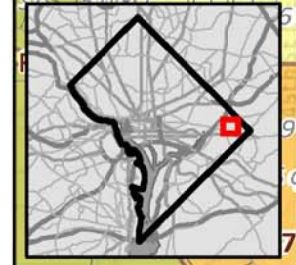
**Zoning Map of the District of Columbia**



Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (OCTO). Exported on: 3/7/2017

To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning,  
441 4th St NW, Suite 200 South, Washington, DC 20001  
202-727-6311 | dcoz@dc.gov



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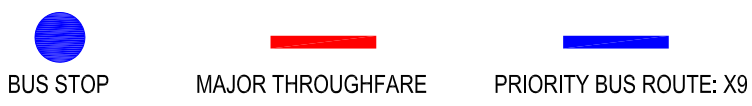
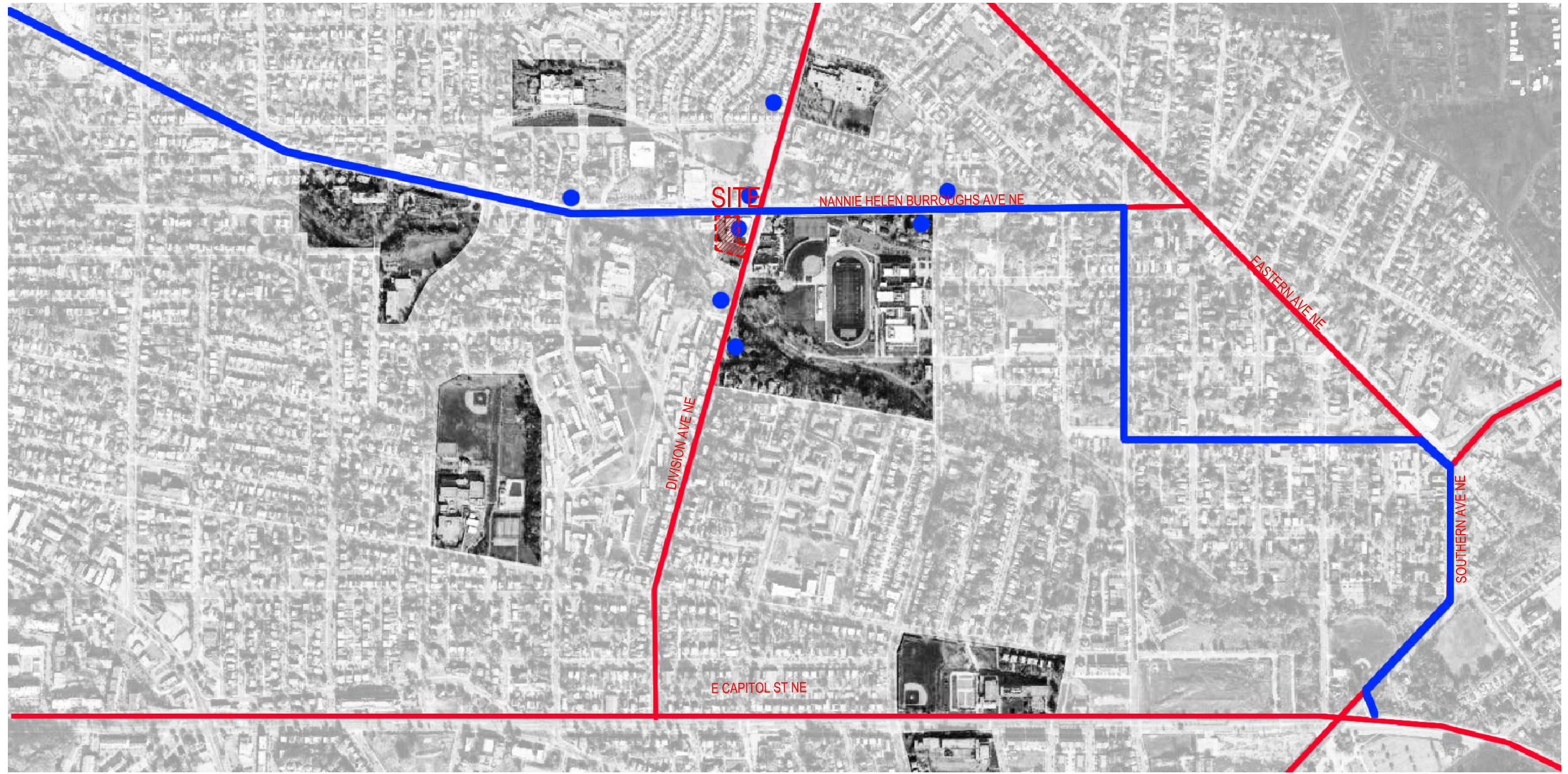
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1 - VIEW EAST DOWN NANNIE HELEN BURROUGHS AVE NE



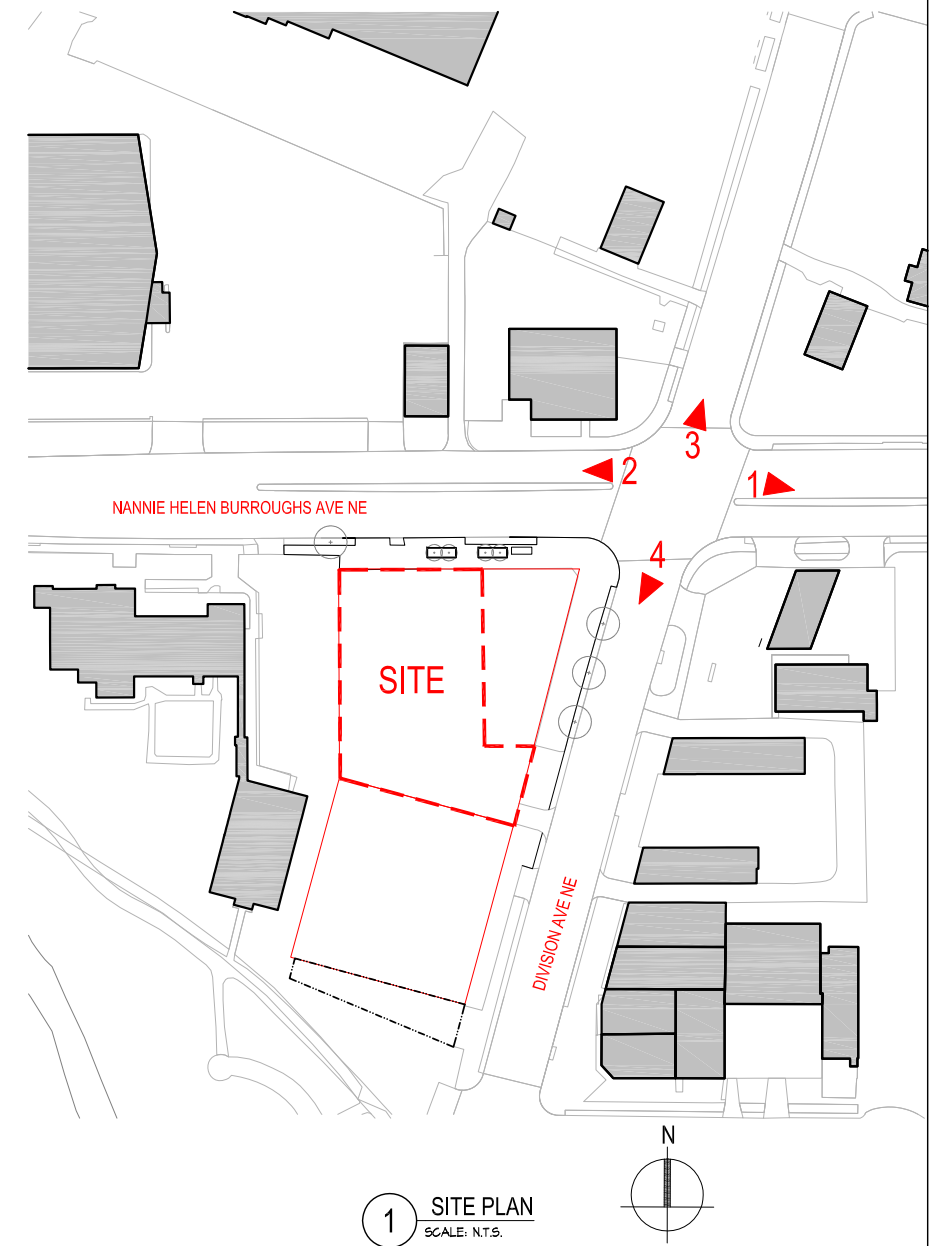
2 - VIEW WEST DOWN NANNIE HELEN BURROUGHS AVE NE



3 - VIEW NORTH DOWN DIVISION AVE NE



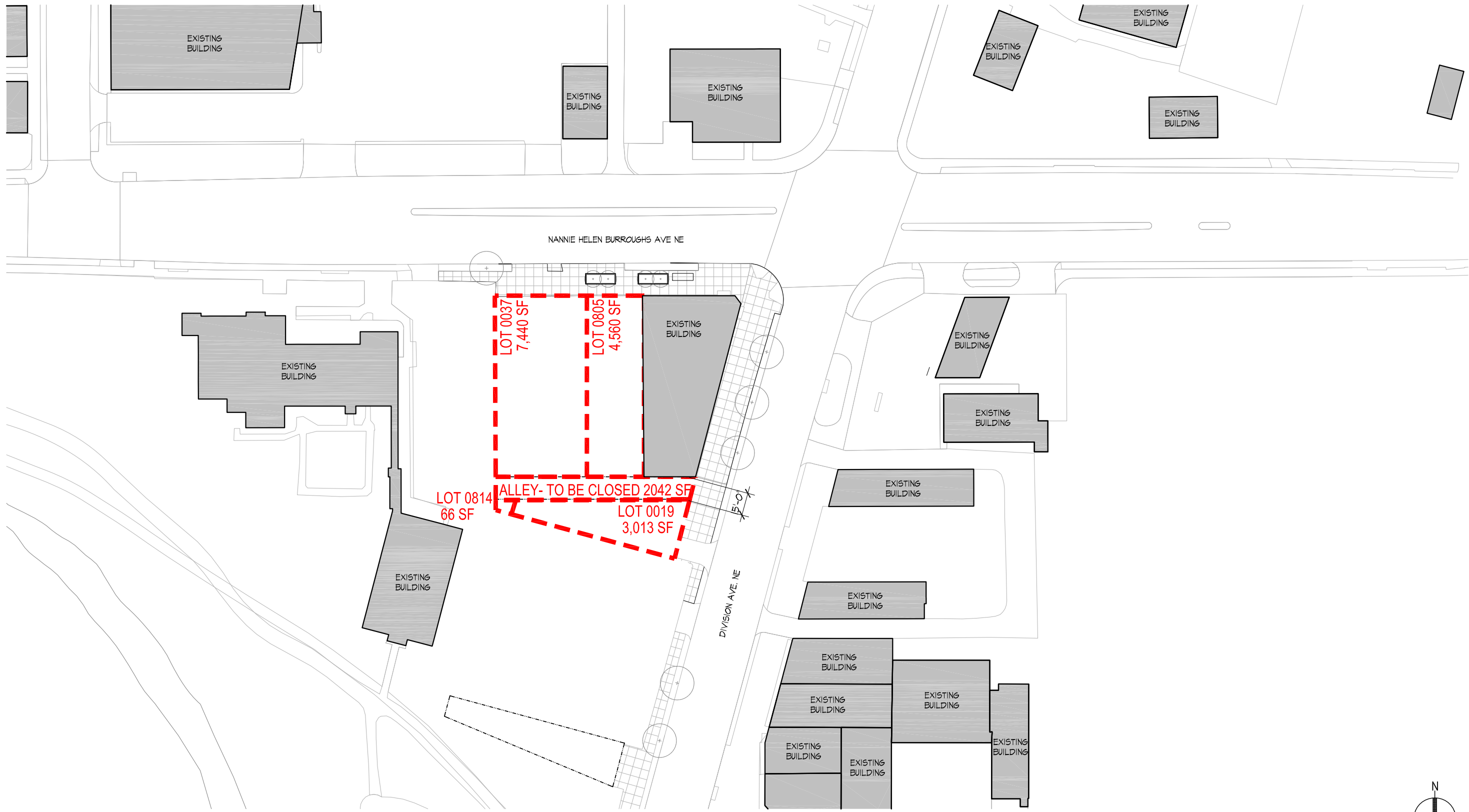
4 - VIEW SOUTH DOWN DIVISION AVE NE



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1 SITE PLAN  
SCALE: 1" = 64'-0"

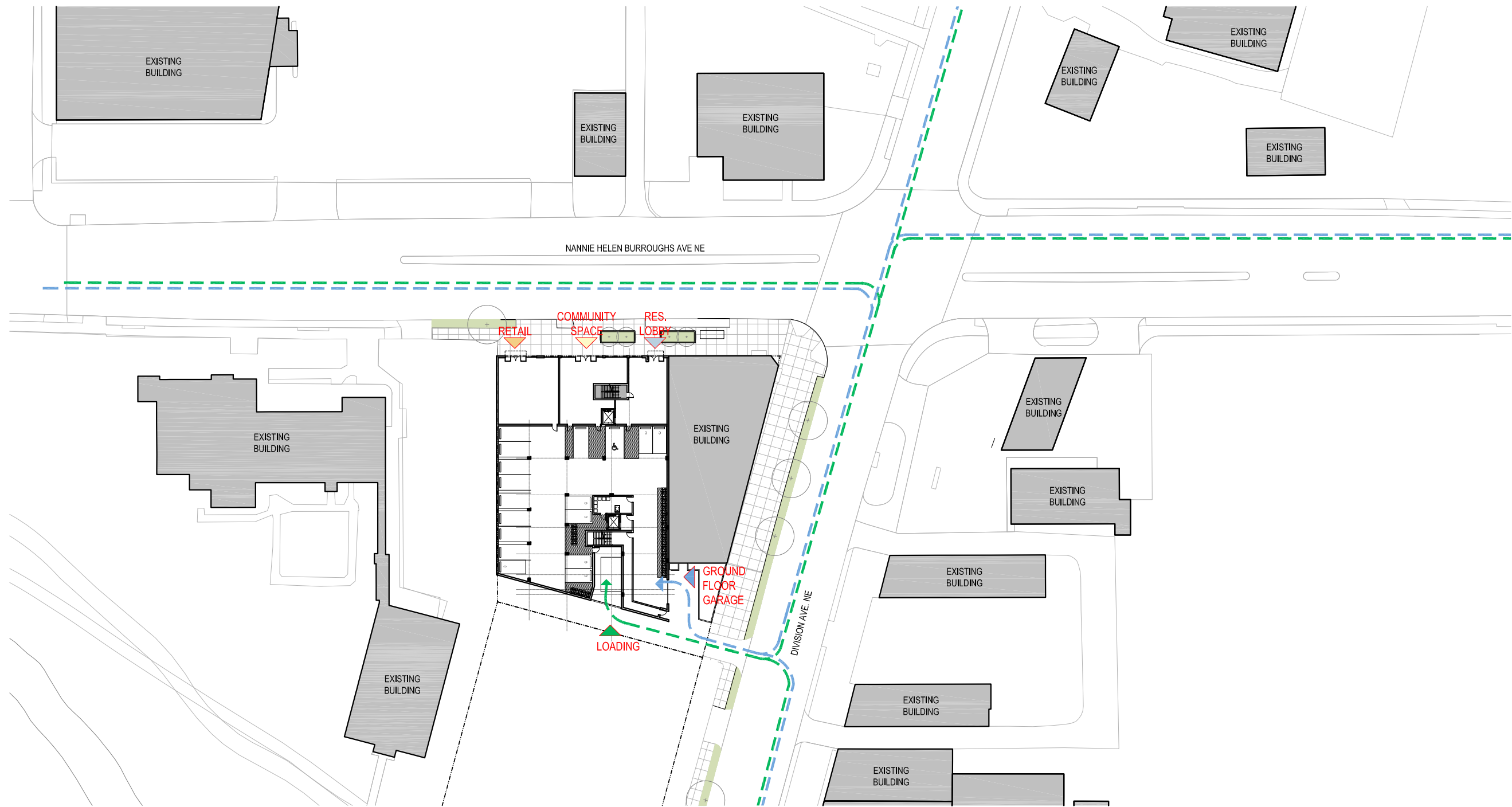
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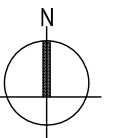
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VEHICULAR ENTRY/EXIT   
 LOADING ENTRY/EXIT 

1 SITE CIRCULATION DIAGRAMS  
 SCALE: 1"=64'-0"



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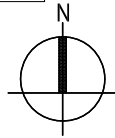
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1 GROUND FLOOR PLAN  
SCALE: 1" = 30'-0"

RESIDENTIAL PARKING	
FULL-SIZED PARKING SPACE	8 SPACES
COMPACT PARKING SPACE	7 SPACES
VAN PARKING SPACE	1 SPACE
COMPACT VAN PARKING SPACE	1 SPACE
17 SPACES TOTAL	
BICYCLE PARKING	
RESIDENTIAL BIKE SPACES(SHORT-TERM)	5 SPACES
RESIDENTIAL BIKE SPACES(LONG-TERM)	24 SPACES
RETAIL BIKE SPACES(SHORT-TERM)	1 SPACE
RETAIL BIKE SPACES(LONG-TERM)	1 SPACE
COMMUNITY SPACE BIKE SPACES(SHORT-TERM)	1 SPACE
COMMUNITY SPACE BIKE SPACES(LONG-TERM)	1 SPACE
33 SPACES TOTAL	



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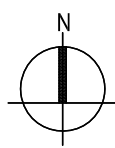


- JUNIOR 1 BEDROOM ■
- 1 BEDROOM + DEN ■
- 1 BEDROOM ■
- 2 BEDROOM ■

Floor	RESIDENTIAL NET SF				Total # of Units
	JUNIOR 1 BEDROOM	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	
Second	1	10	1	2	14
Third	1	13	1	3	18
Fourth	1	13	1	3	18
Fifth	1	13	1	3	18
Sixth	1	13	1	3	18
<b>TOTAL RESIDENTIAL</b>					<b>86</b>

\*SF measured from outside of exterior wall, center line of demising walls, inside face of corridor wall.

**1 SECOND FLOOR PLAN**  
SCALE: 1" = 30'-0"



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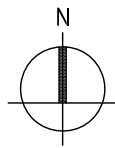


- JUNIOR 1 BEDROOM ■
- 1 BEDROOM + DEN ■
- 1 BEDROOM ■
- 2 BEDROOM ■

Floor	RESIDENTIAL NET SF				Total # of Units
	JUNIOR 1 BEDROOM	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	
Second	1	10	1	2	14
Third	1	13	1	3	18
Fourth	1	13	1	3	18
Fifth	1	13	1	3	18
Sixth	1	13	1	3	18
<b>TOTAL RESIDENTIAL</b>					<b>86</b>

\*SF measured from outside of exterior wall, center line of demising walls, inside face of corridor wall.

1 TYPICAL FLOOR PLAN (FLOORS 3-6)  
SCALE: 1" = 30'-0"

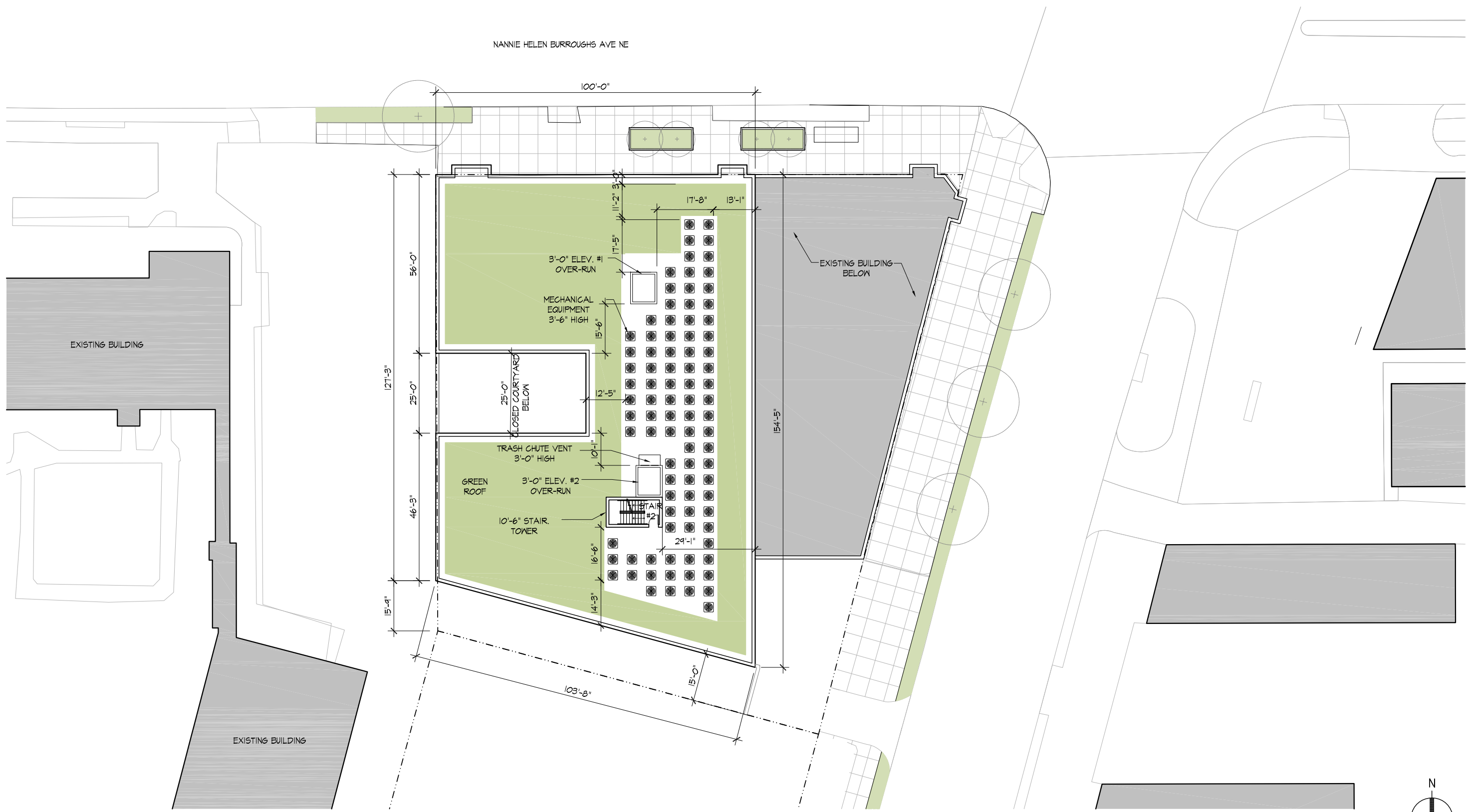


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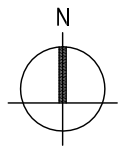
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1 ROOF PLAN  
SCALE: 1" = 30'-0"



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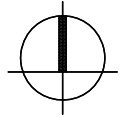


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1 CELLAR FLOOR PLAN  
SCALE: 1" = 30'-0"



# STRAND RESIDENCES

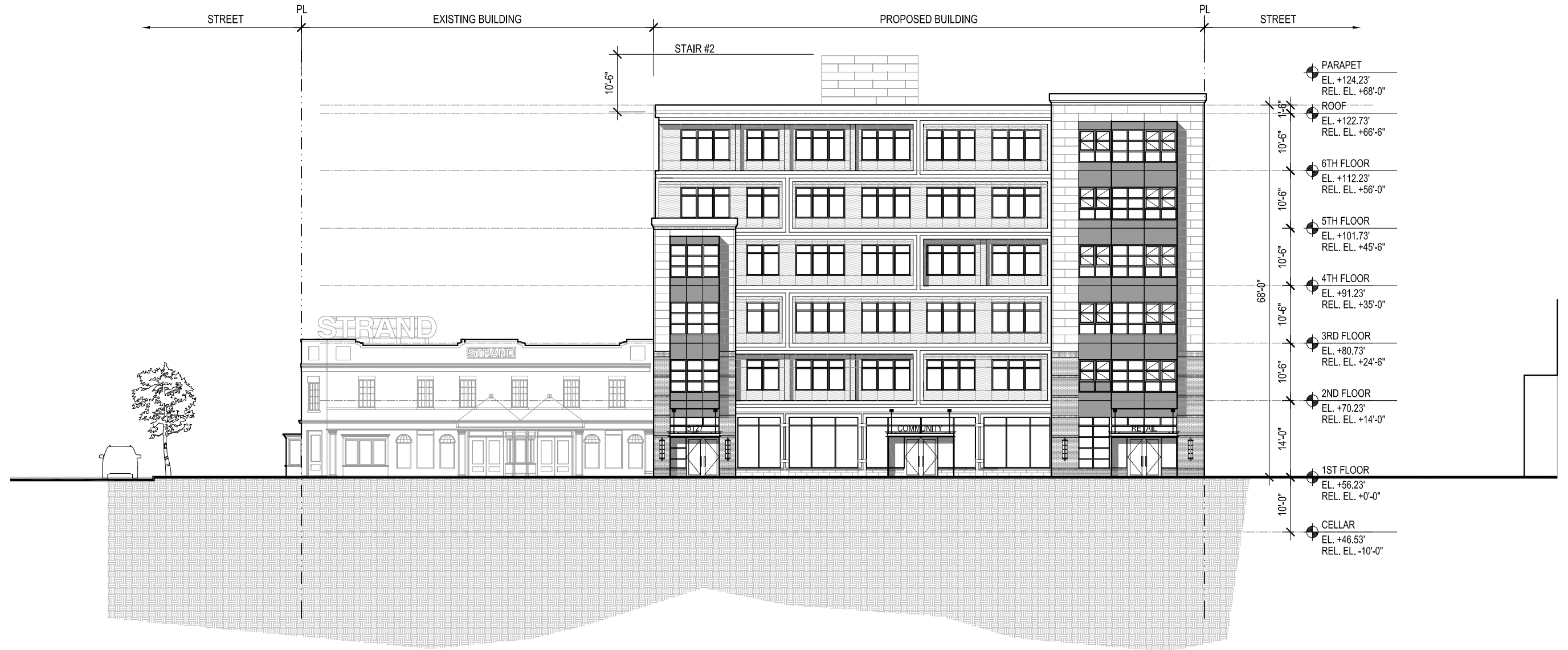
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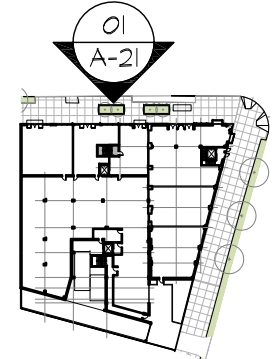
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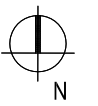
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1 NORTH ELEVATION  
SCALE: 1"=20'-0"



2 KEY PLAN  
SCALE: N.T.S.



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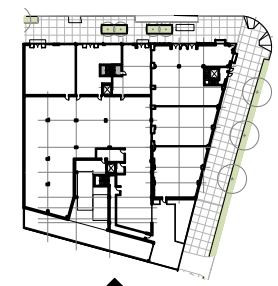
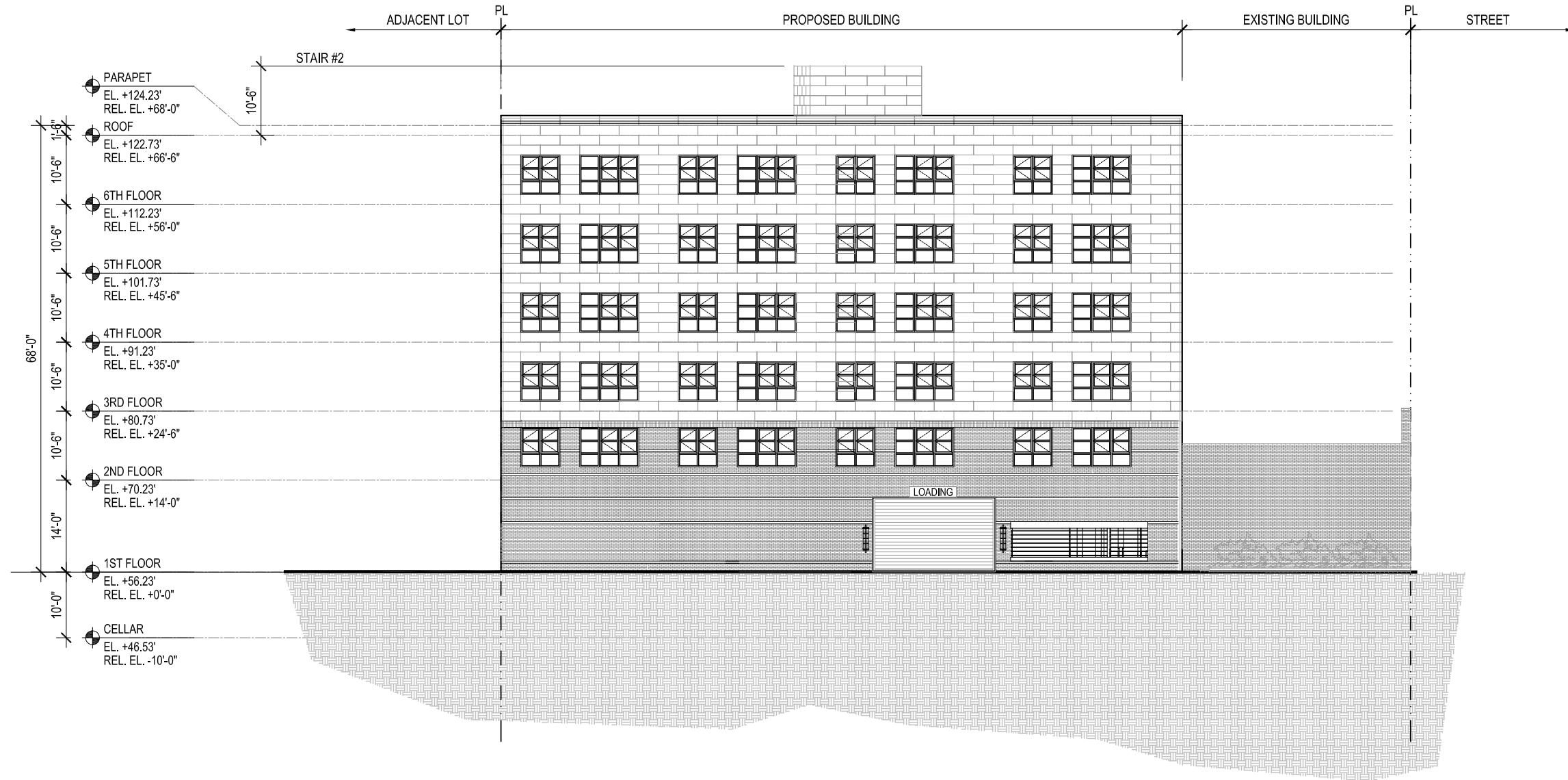
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NORTH ELEVATION | A-14

5/08/2017

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1 SOUTH ELEVATION  
SCALE: 1"=20'-0"

2 KEY PLAN  
SCALE: N.T.S.



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