

STRAND RESIDENCES

5127-5121 NANNIE HELEN BURROUGHS AVE., NE



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THE STRAND RESIDENCES

5127-5131 NANNIE HELEN BURROUGHS AVE., NE,
WASHINGTON DC

Square: 5196

Lot No: 0019, 0031, 0805

Zone: Proposed MU-5A/PUD



PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
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202.822.5995 (P); 202.822.0908 (F)

COVER | A-00

07/31/2017

ZONING COMMISSION
District of Columbia
CASE NO.17-10
EXHIBIT NO.19A1

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
Lot Occupancy Floors Residential (Floors 2-6)	MOR/IZ	60%	10,217	PROVIDED	83%	14,126
				MOR/IZ	80%	13,623
				PROVIDED	75%	12,818
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	78,216
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	0.1	2,542
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	3.8	64,090
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	19
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		19
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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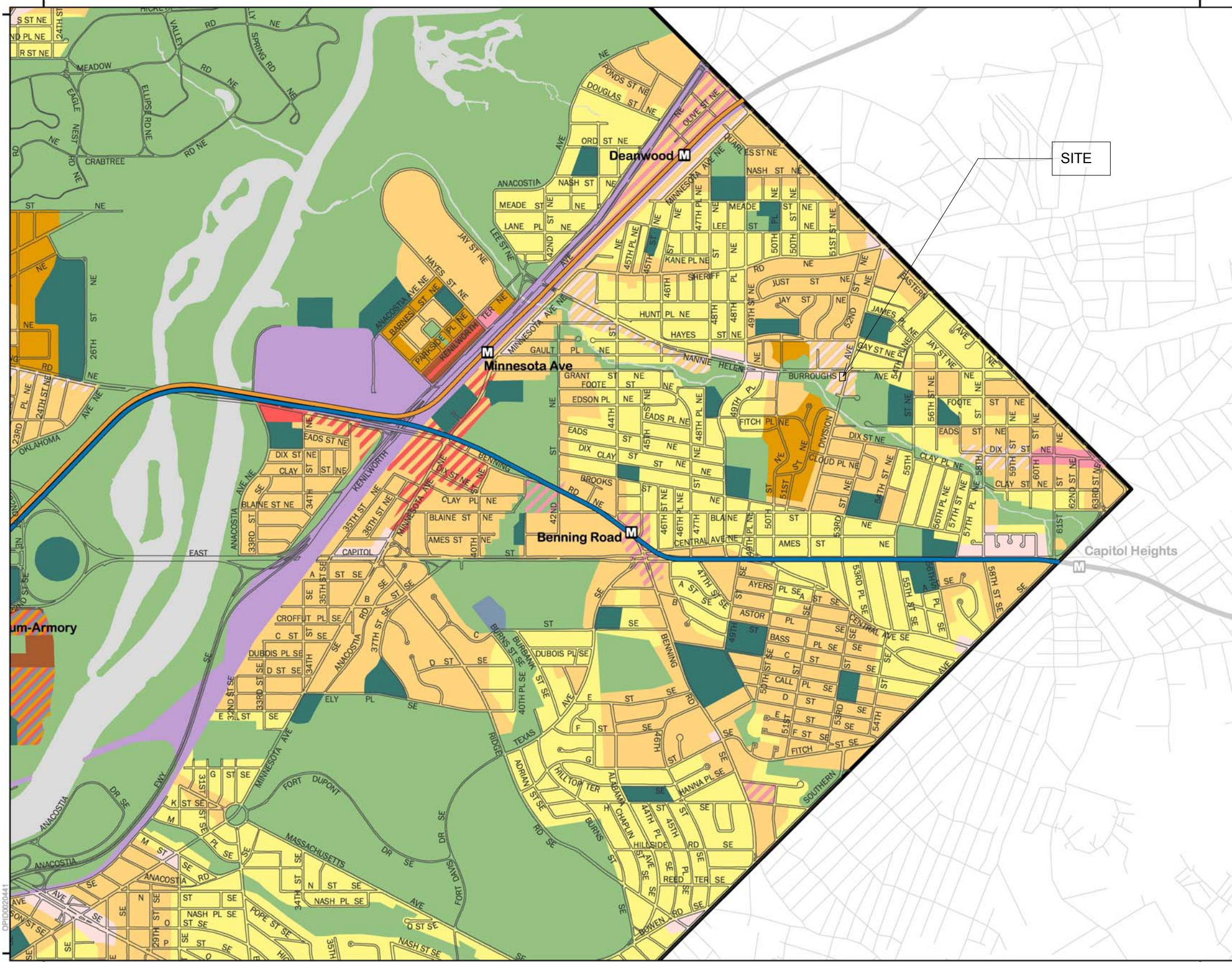
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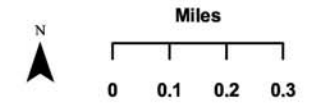
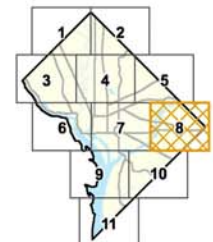
Lot No: 0019, 0031, 0805

Zone: Proposed MU-5A/PUD

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.

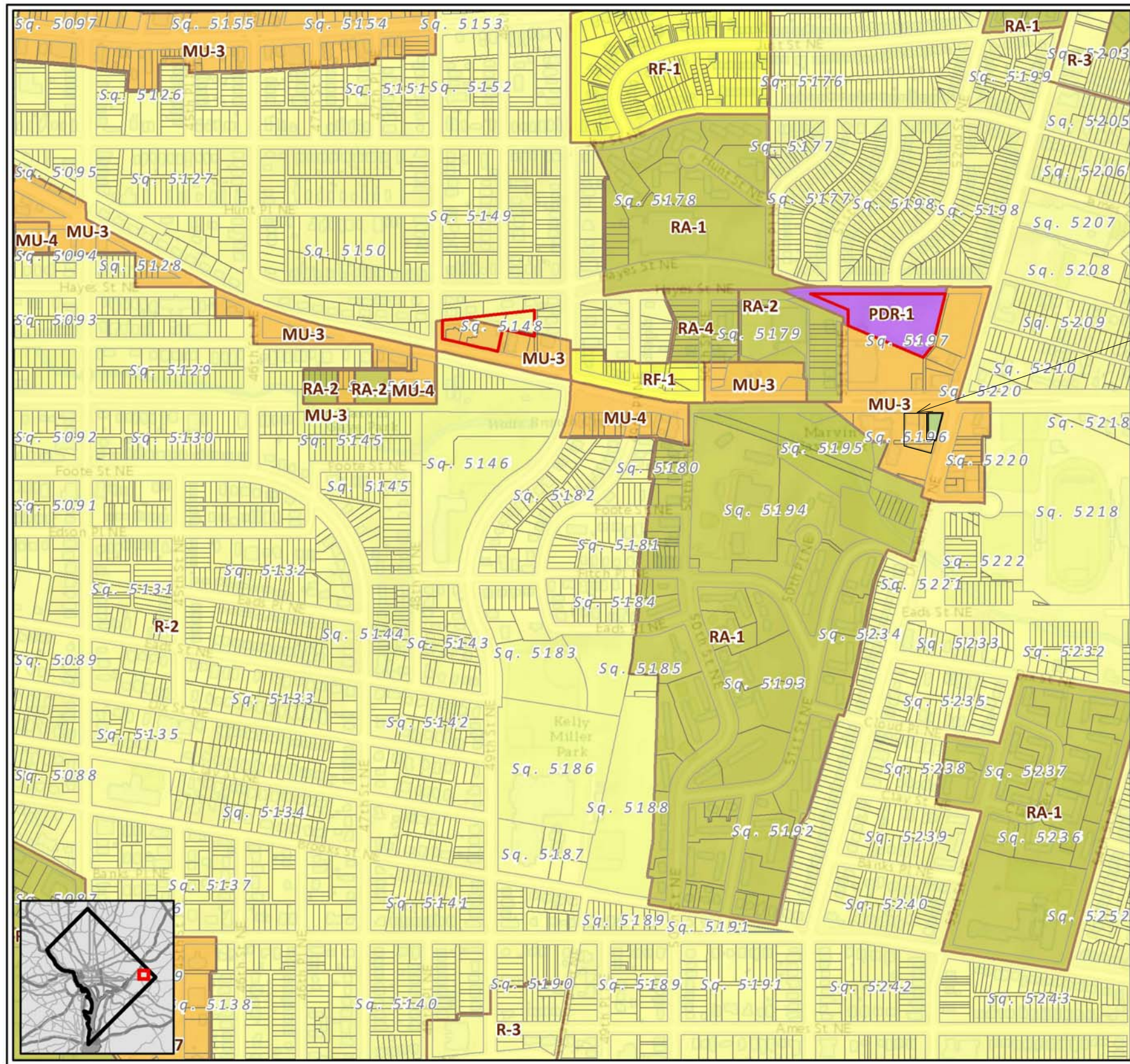
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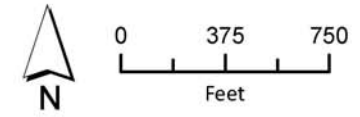


- Legend**
- Final PUD
 - Mixed-Use Zone
 - Production, Distribution, and Repair Zone
 - Residential Apartment Zone
 - Residential Flat Zone
 - Residential Zone

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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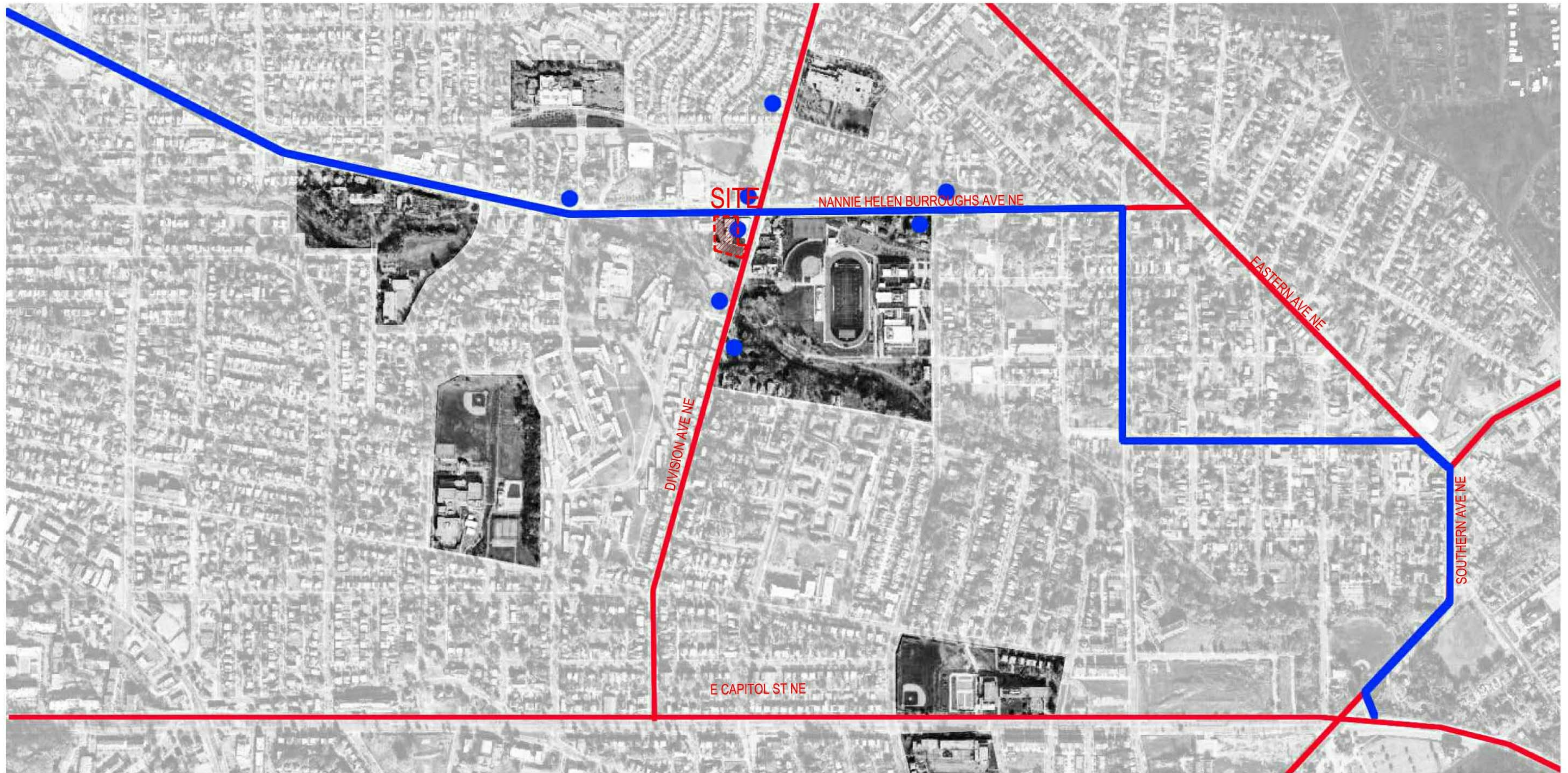


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TRANSPORTATION ROUTES | A-05

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1 VIEW EAST DOWN NANNIE HELEN BURROUGHS AVE NE



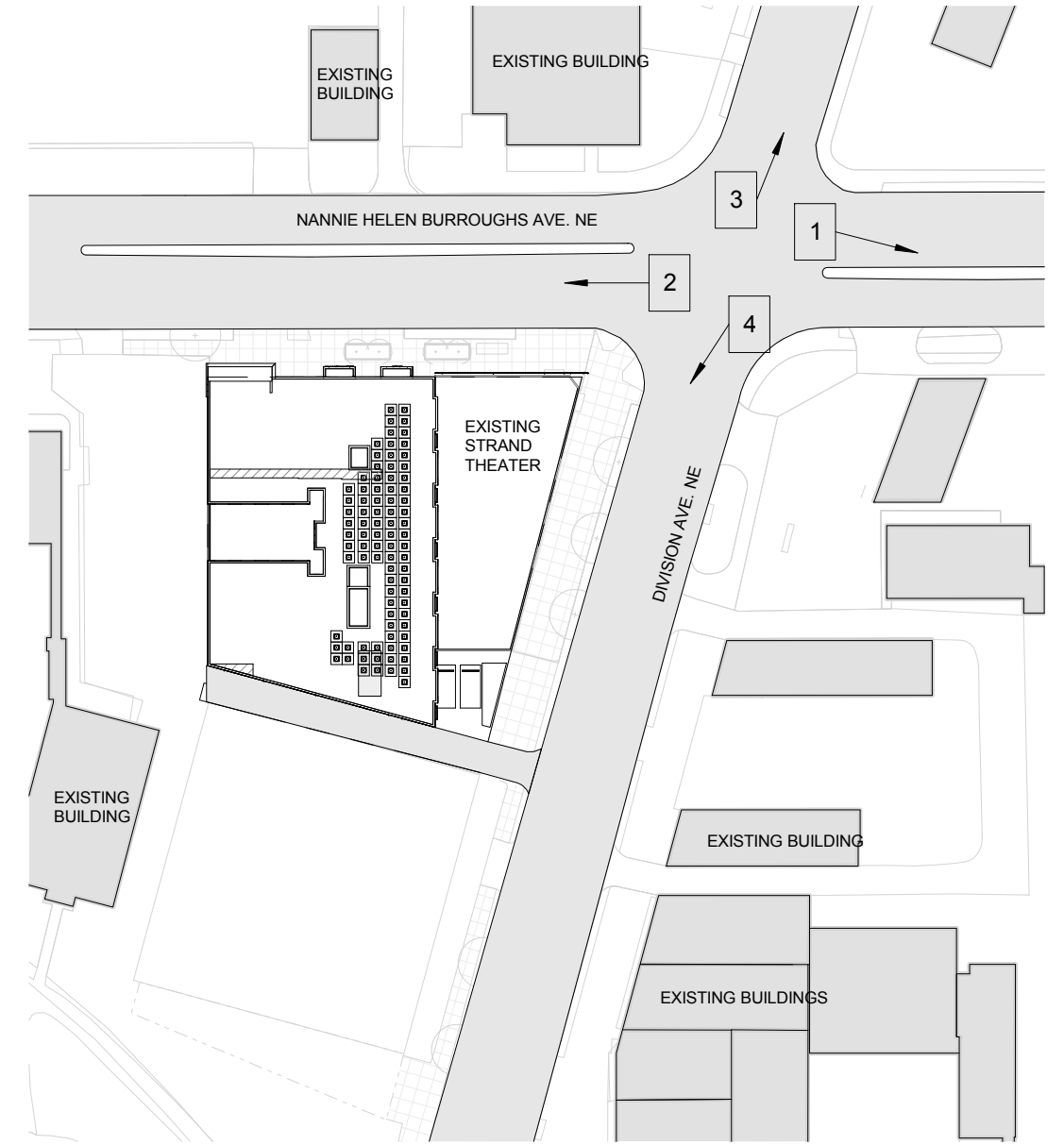
2 VIEW WEST DOWN HANNIE HELEN BURROUGHS AVE NE



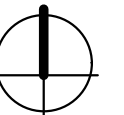
3 VIEW NORTH DOWN DIVISION AVE NE



4 VIEW SOUTH DOWN DIVISION AVE NE



1 SITE PLAN
1" = 80'-0"



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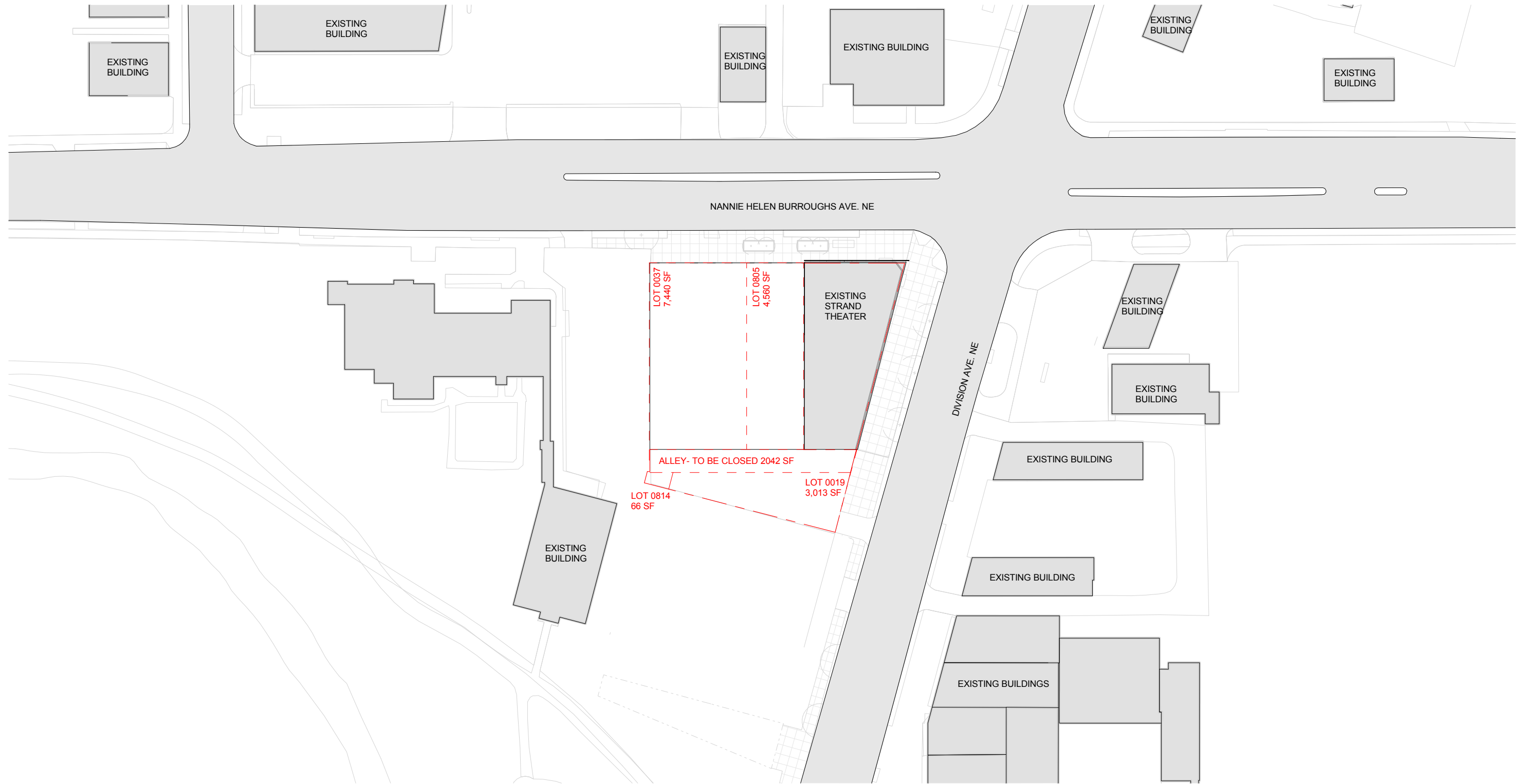
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① PUD LOT AREA PLAN
1/64" = 1'-0"

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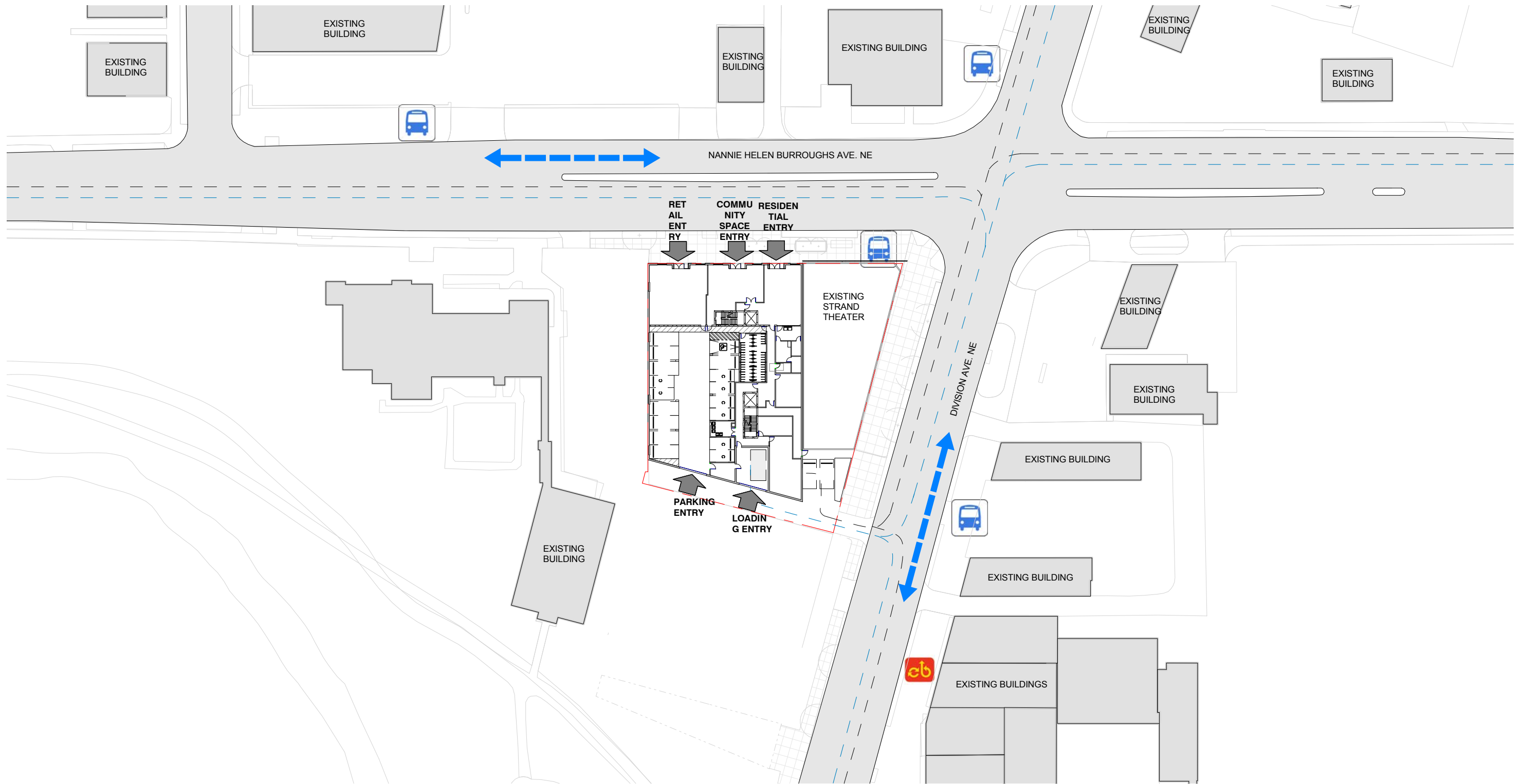


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① SITE CIRCULATION DIAGRAMS
1/64" = 1'-0"

---> VEHICLE ENTRY / EXIT

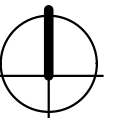
---> LOADING ENTRY / EXIT

←---> TOW WAYS

---> ONE WAY

 BUS STOP

 BIKE SHARE



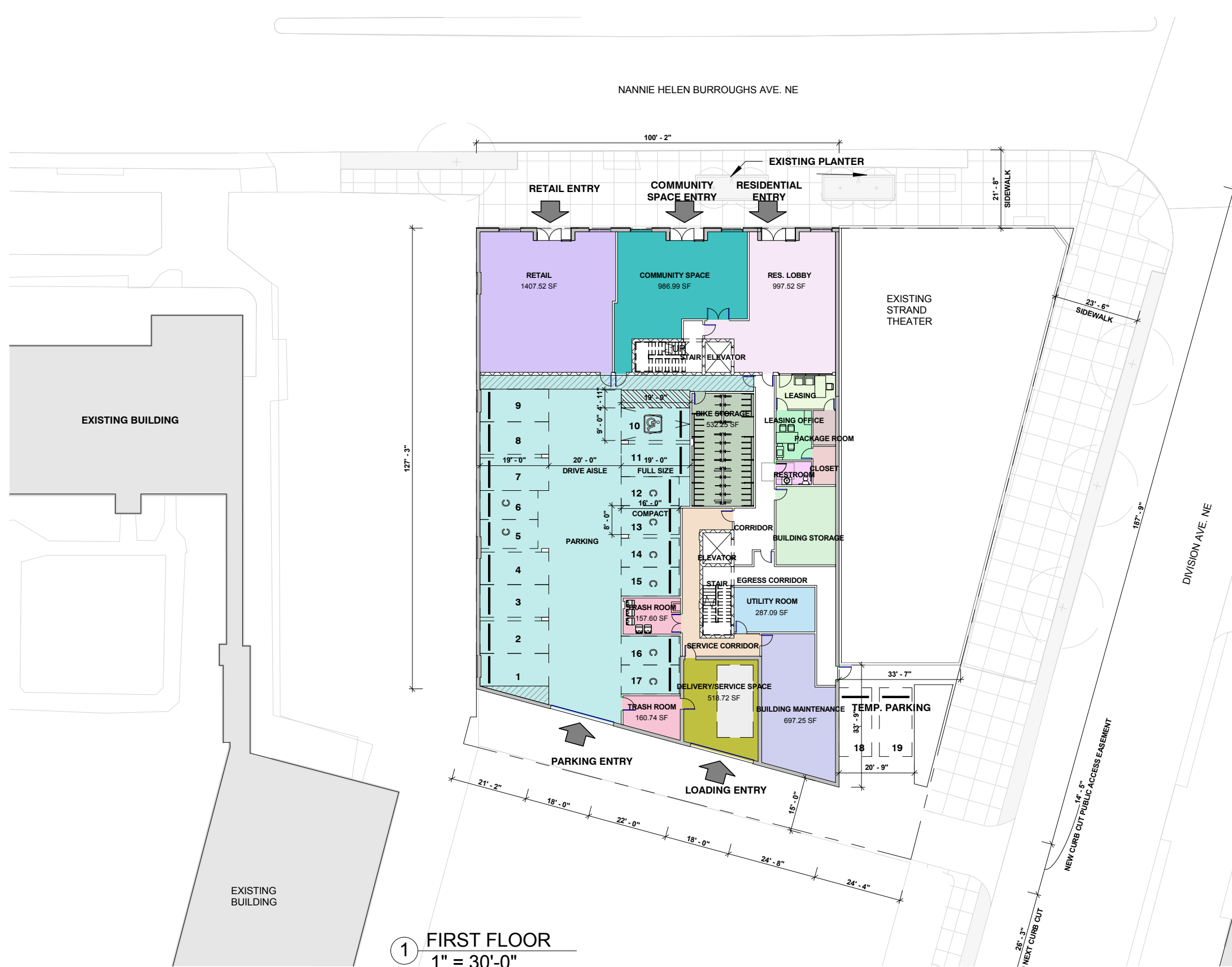
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- BIKE STORAGE
- BUILDING MAINTENANCE
- BUILDING STORAGE
- CLOSET
- COMMUNITY SPACE
- DELIVERY/SERVICE SPACE
- LEASING
- LEASING OFFICE
- PACKAGE ROOM
- PARKING
- RES. LOBBY
- RESTROOM
- RETAIL
- SERVICE CORRIDOR
- TRASH ROOM
- UTILITY ROOM

PARKING	
RESIDENTIAL PARKING	SPACES
FULL-SIZED PARKING SPACES	10
COMPACT PARKING SPACES	7
VAN PARKING SPACES	1
COMPACT VAN PARKING SPACES	1
TOTAL SPACES	19
BICYCLE PARKING	
RESIDENTIAL BIKE SPACES(SHORT-TERM)	SPACES
RESIDENTIAL BIKE SPACES(LONG-TERM)	29
RETAIL BIKE SPACES(SHORT-TERM)	1
RETAIL BIKE SPACES(LONG-TERM)	1
COMMUNITY SPACE BIKE...	1
COMMUNITY SPACE BIKE...	1
TOTAL SPACES	38

1 FIRST FLOOR
1" = 30'-0"

THE STRAND RESIDENCES

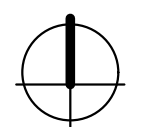
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- 1 BEDROOM
- 2 BEDROOMS
- GYM
- PATHWAYS SERVICES
- RESIDENT LOUNGE

RESIDENTIAL NET SF-			
FLOOR	1 BEDROOM	2 BEDROOMS	TOTAL # OF UNITS
SECOND	11	3	14
THIRD	15	3	18
FOURTH	15	3	18
FIFTH	15	3	18
SIXTH	15	3	18
TOTAL	71	15	86



1 SECOND FLOOR
1" = 30'-0"

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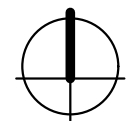
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- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOMS

RESIDENTIAL NET SF-			
FLOOR	1 BEDROOM	2 BEDROOMS	TOTAL # OF UNITS
SECOND	11	3	14
THIRD	15	3	18
FOURTH	15	3	18
FIFTH	15	3	18
SIXTH	15	3	18
TOTAL			
	71	15	86



① THIRD TO SIXTH FLOOR PLAN
1" = 30'-0"



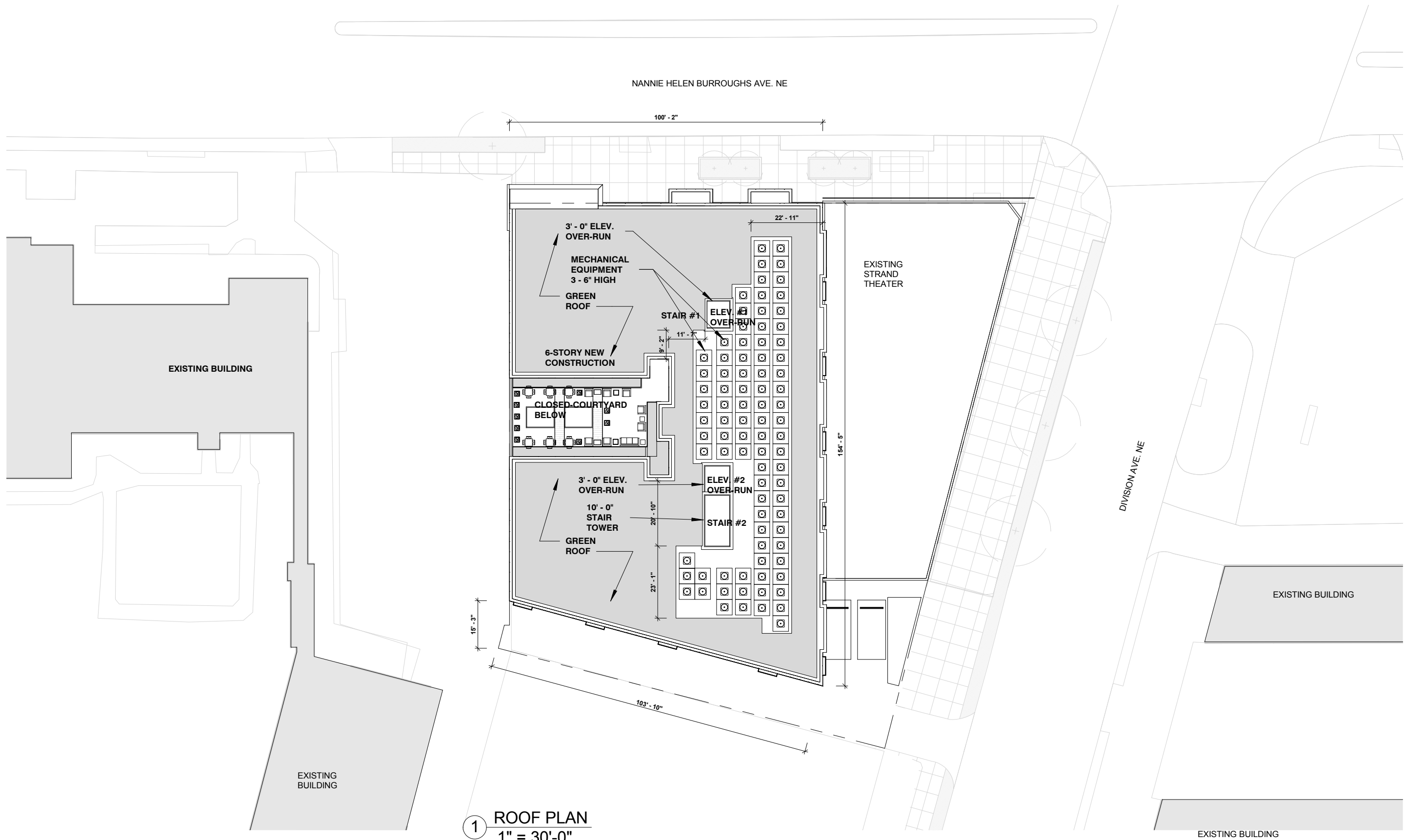
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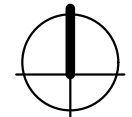


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1 ROOF PLAN
1" = 30'-0"



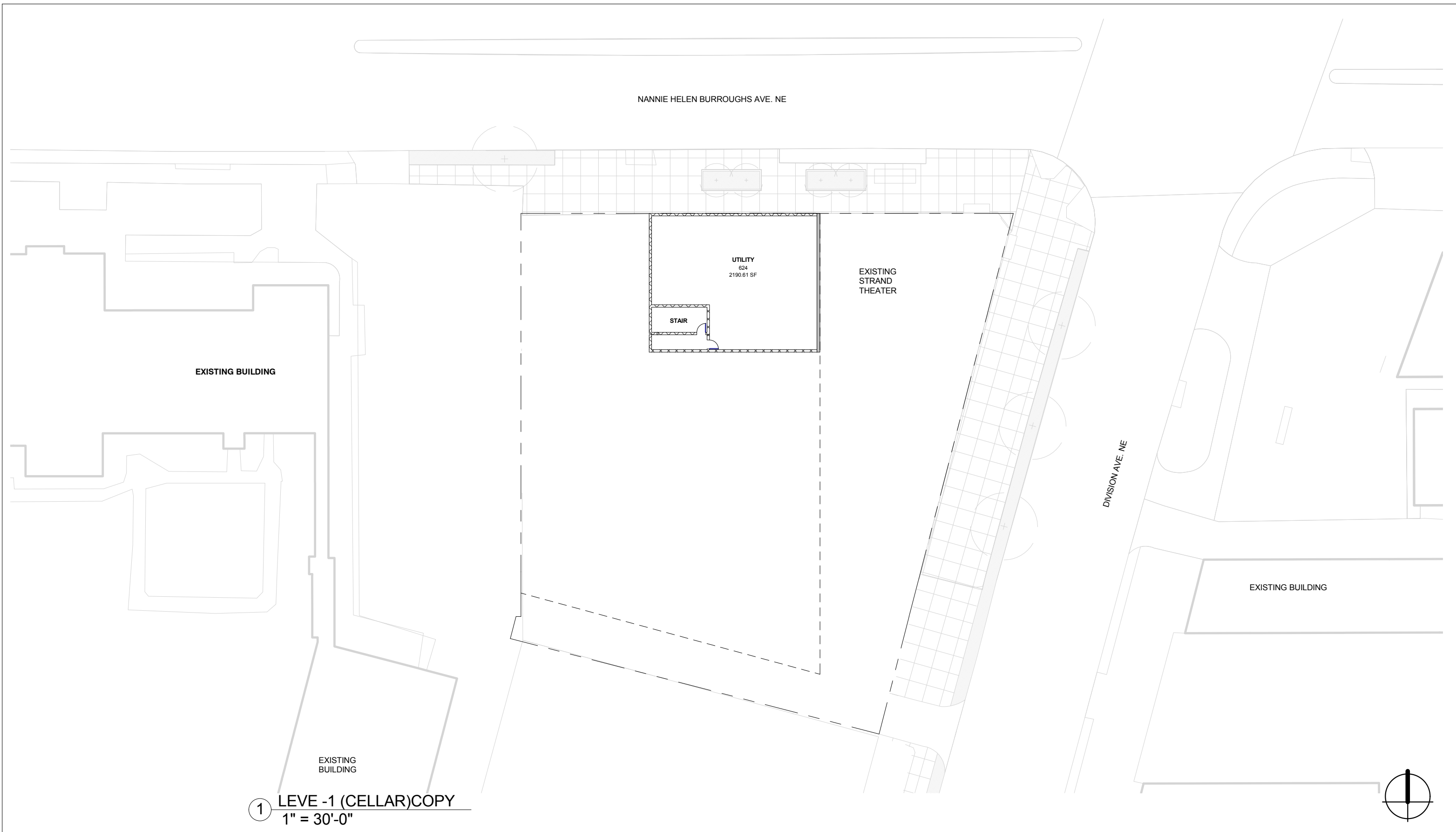
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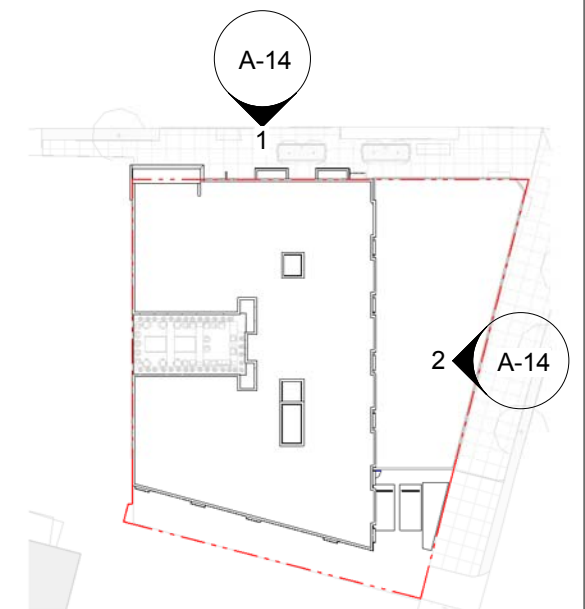
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① NANNIE HELEN BURROUGHS AVE NE
STREETSCAPE
1" = 40'-0"



② DIVISION AVE NE STREETSCAPE
1" = 40'-0"



③ KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

STREETSCAPE ELEVATIONS | A-14

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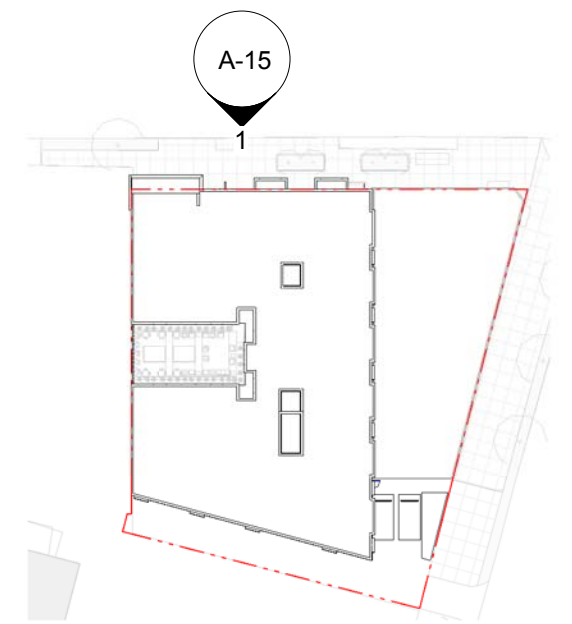
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1 Elevation 1 - NORTH
1" = 20'-0"



3 KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

NORTH ELEVATION | A-15

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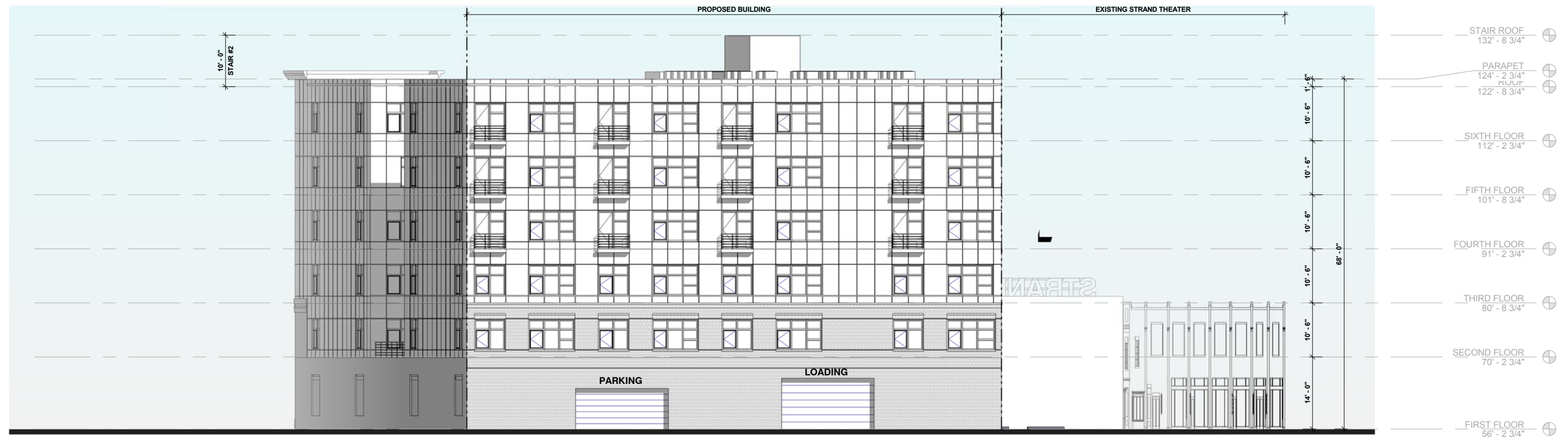
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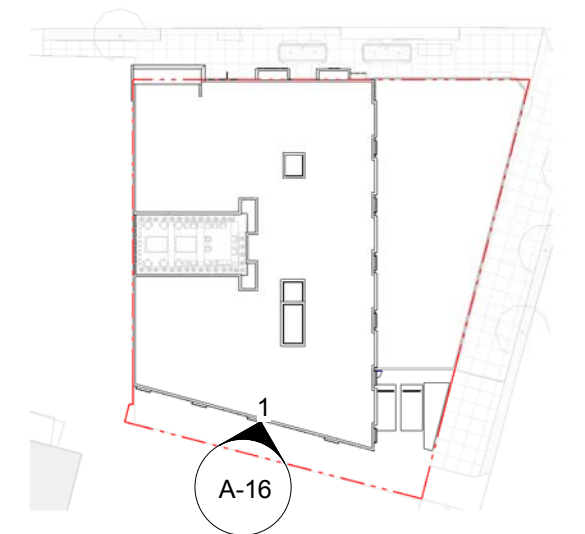
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① Elevation 3 - SOUTH
1" = 20'-0"



③ KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

SOUTH ELEVATION | A-16

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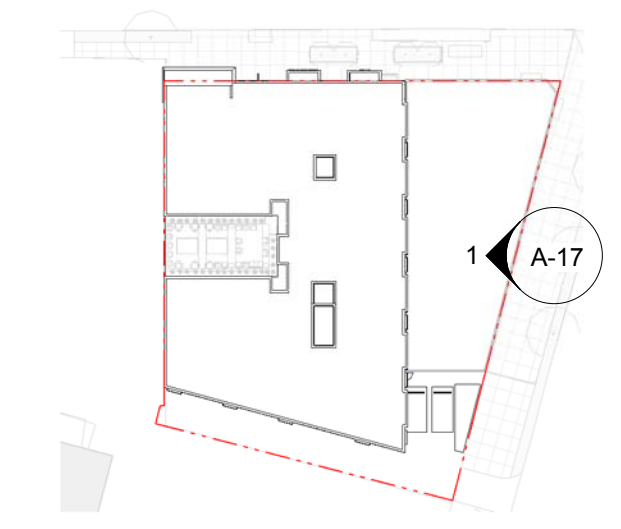
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Zone: Proposed MU-5A/PUD

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1 Elevation 2 - EAST
1" = 20'-0"



3 KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

EAST ELEVATION | A-17

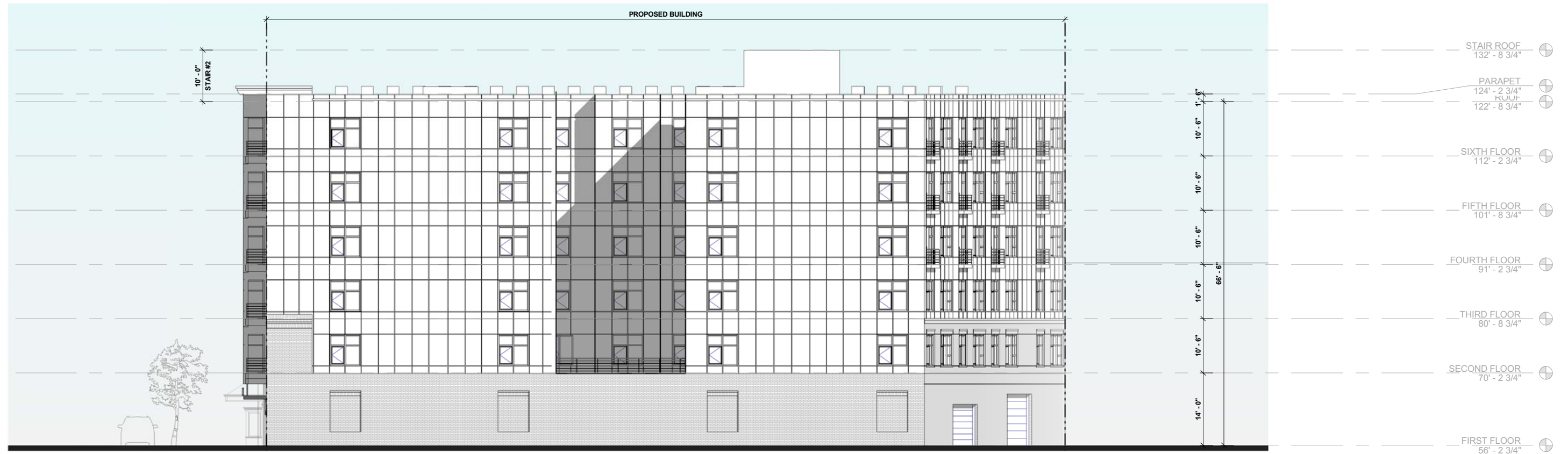
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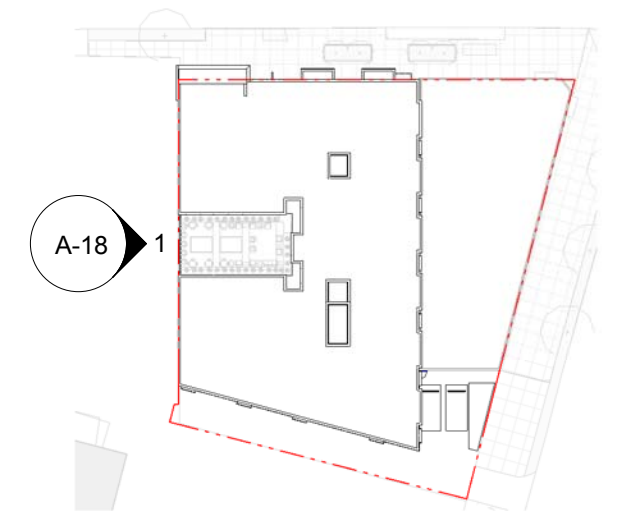
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① Elevation 4 - WEST
1" = 20'-0"



③ KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

WEST ELEVATION | A-18

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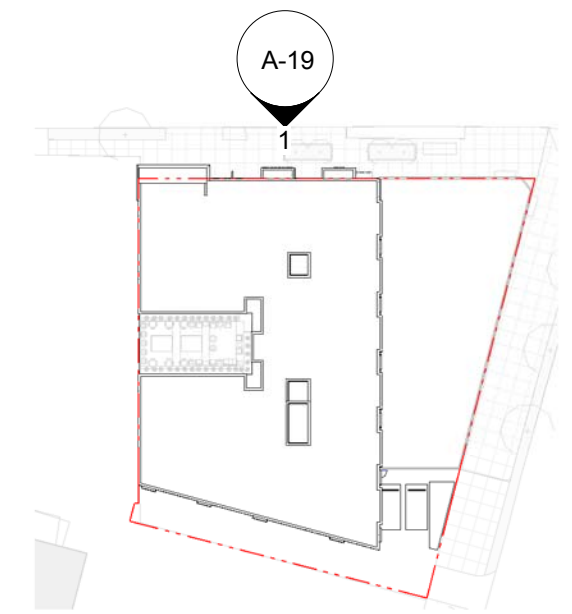
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① NORTH
1" = 20'-0"



② KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

NORTH ELEVATION | A-19

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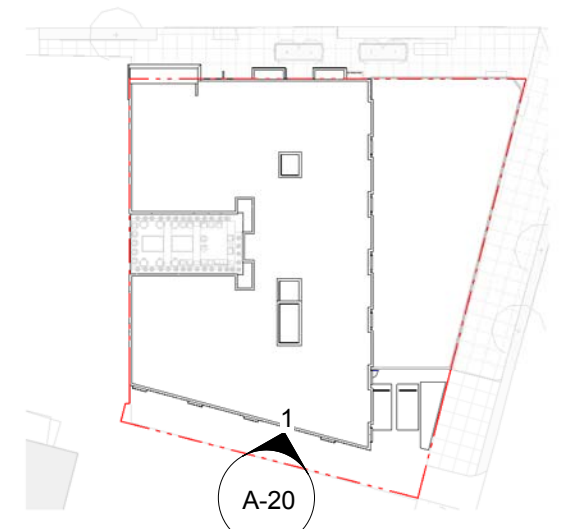
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

Square: 5196 Lot No: 0019, 0031, 0805 Zone: Proposed MU-5A/PUD

07/31/2017



① SOUTH
1" = 20'-0"



② KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

SOUTH ELEVATION | A-20

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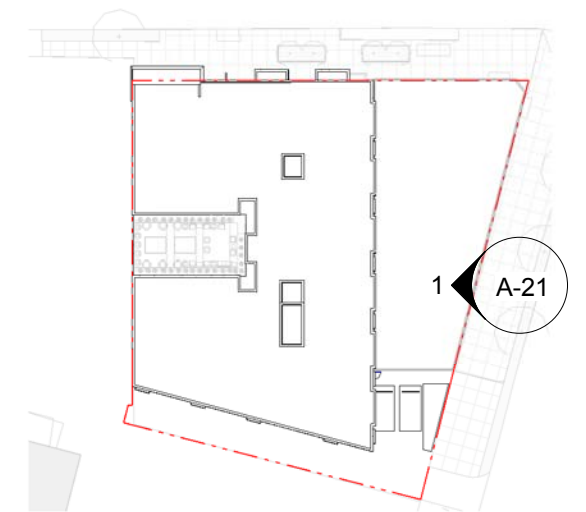
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

Square: 5196 Lot No: 0019, 0031, 0805 Zone: Proposed MU-5A/PUD

07/31/2017



① EAST
1" = 20'-0"



② KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

EAST ELEVATION | A-21

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Square: 5196

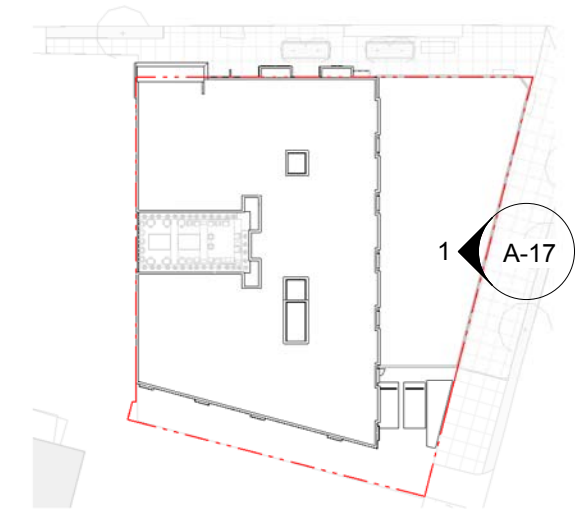
Lot No: 0019, 0031, 0805

Zone: Proposed MU-5A/PUD

07/31/2017



① WEST
1" = 20'-0"



② KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

WEST ELEVATION | A-22

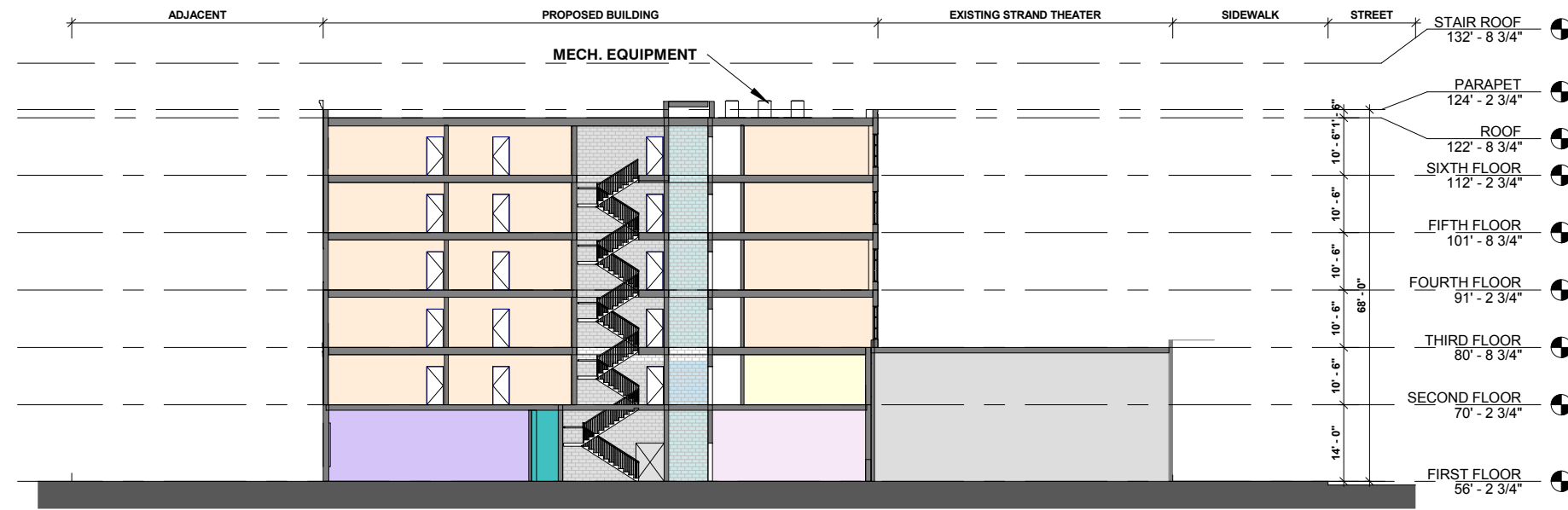
5127-5131 NANNIE HELEN BURROUGHS AVE., NE,
WASHINGTON DC



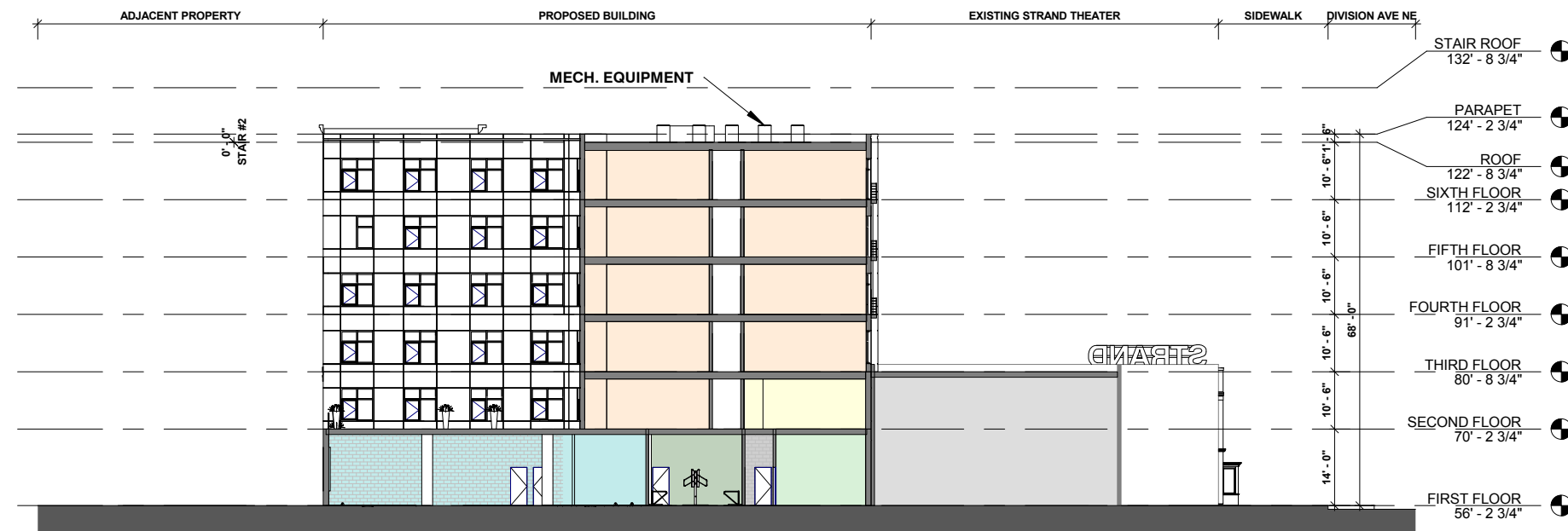
PGN ARCHITECTS, PLLC
210 7th Street SE - Suite 201
Washington, DC 20003
202.822.5995 (P); 202.822.0908 (F)

Square: 5196 Lot No: 0019, 0031, 0805 Zone: Proposed MU-5A/PUD

07/31/2017

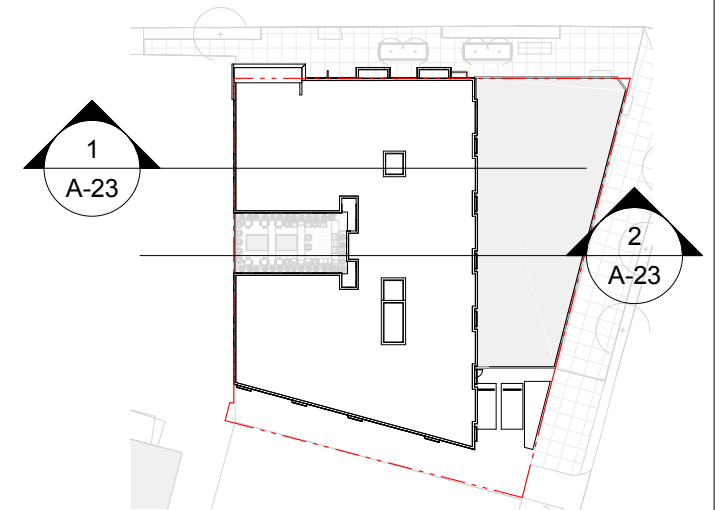


1 Section 1
1" = 30'-0"



2 Section 2
1" = 30'-0"

- 1 BEDROOM
- BIKE STORAGE
- BUILDING STORAGE
- CORRIDOR
- PARKING
- PATHWAYS SERVICES
- EXISTING STRAND THEATER



3 KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

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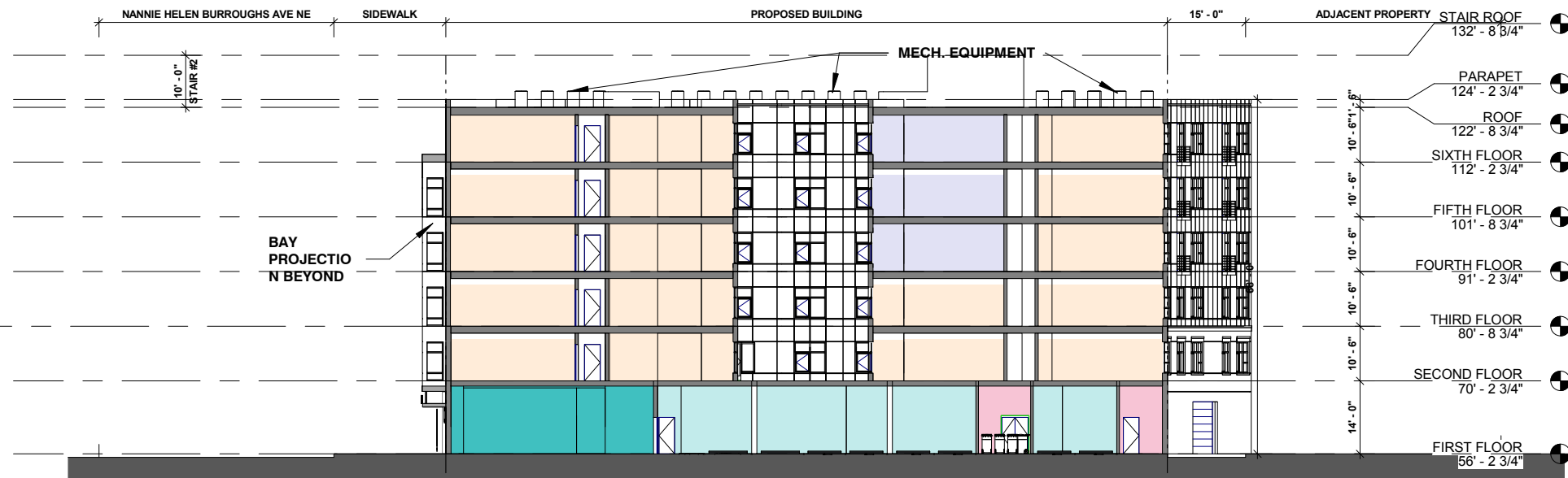
Square: 5196

Lot No: 0019, 0031, 0805

Zone: Proposed MU-5A/PUD

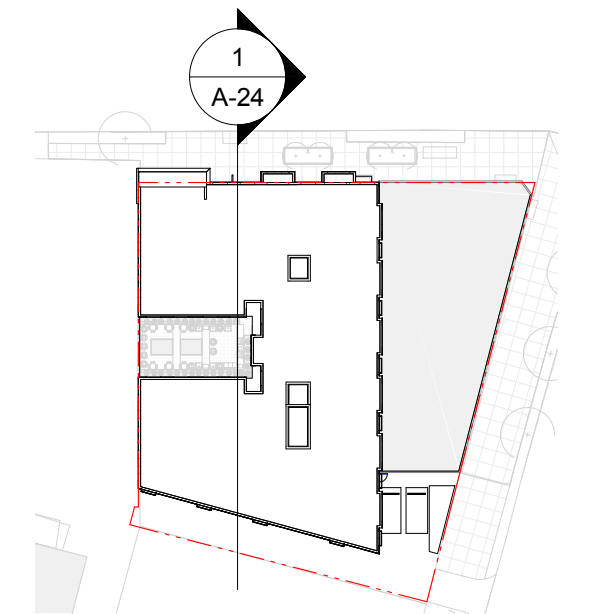
BUILDING SECTIONS | A-23

07/31/2017



- 1 BEDROOM
- 1 BEDROOM + DEN
- COMMUNITY SPACE
- PARKING
- TRASH ROOM

① Section 3
1" = 30'-0"



② KEYPLAN
1" = 80'-0"

THE STRAND RESIDENCES

BUILDING SECTIONS | A-24

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Square: 5196 Lot No: 0019, 0031, 0805 Zone: Proposed MU-5A/PUD

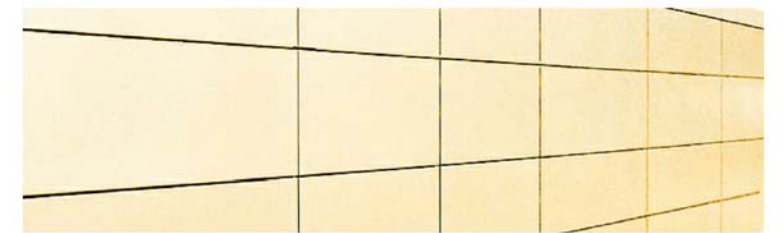
07/31/2017



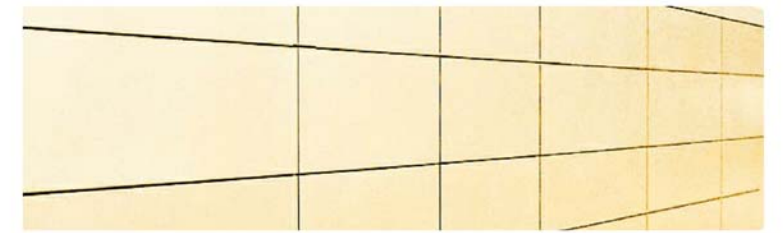
① PERSPECTIVE



② NORTH-Material Sheet
1/8" = 1'-0"



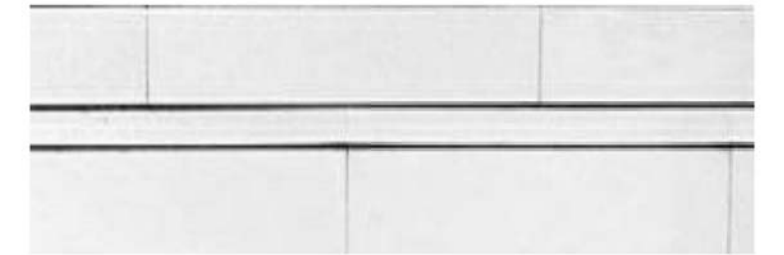
1 BEIGE FIBER CEMENT PANEL



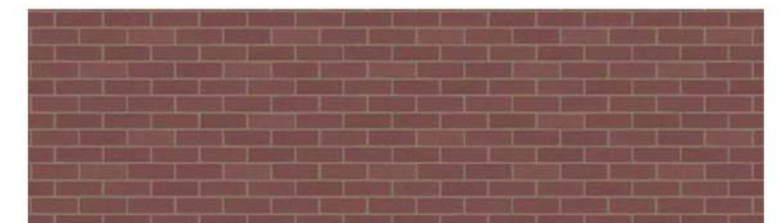
2 BEIGE ALUMINUM PANEL



3 DARK GRAY ALUMINUM PANEL



4 LIGHT GRAY ALUMINUM PANEL



5 RED SMOOTH FACE MODULAR BRICK

THE STRAND RESIDENCES

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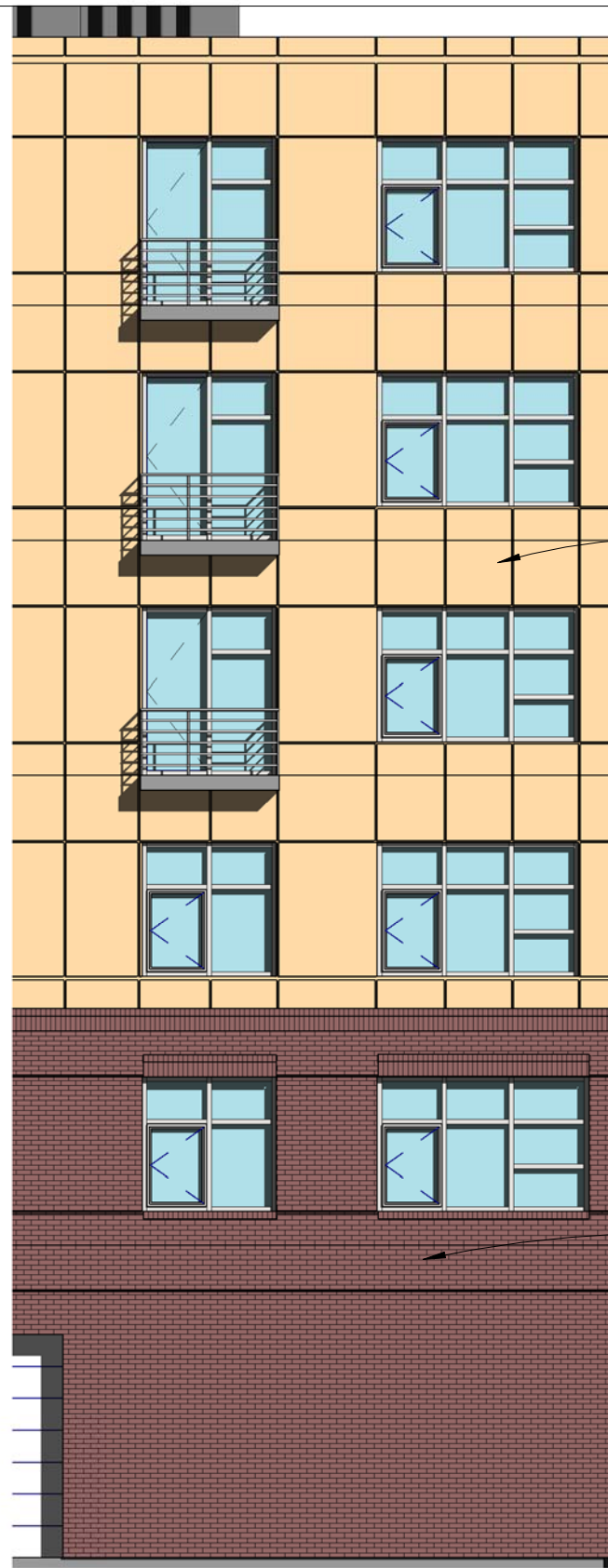
Square: 5196

Lot No: 0019, 0031, 0805

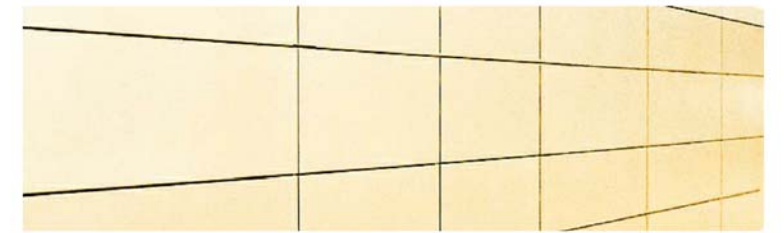
Zone: Proposed MU-5A/PUD



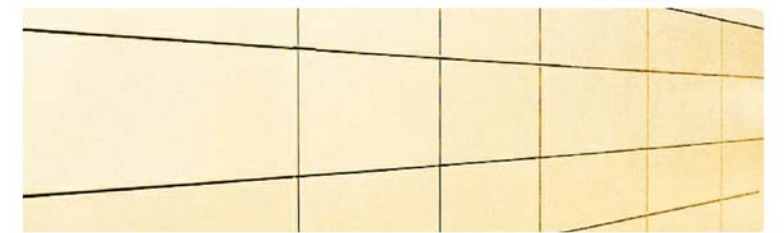
② SOUTH FACADE-PARTIAL PERSPECTIVE



① PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



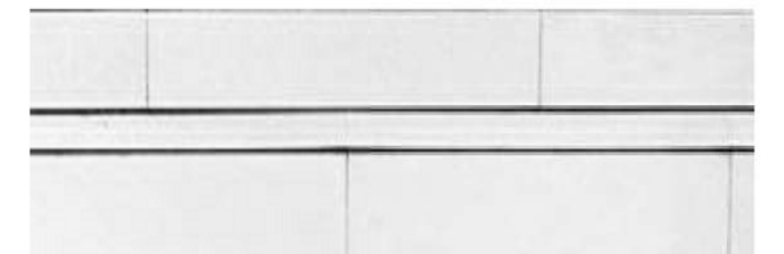
1 BEIGE FIBER CEMENT PANEL



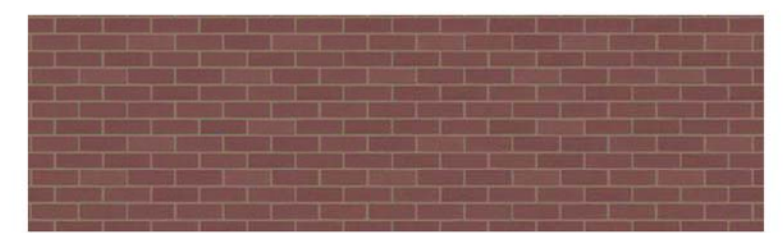
2 BEIGE ALUMINUM PANEL



3 DARK GRAY ALUMINUM PANEL



4 LIGHT GRAY ALUMINUM PANEL



5 RED SMOOTH FACE MODULAR BRICK

THE STRAND RESIDENCES