

Tab A

BENNING ROAD METRO AFFORDABLE



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LANDSCAPE DWGS INCLUDED
LOADING TURNING DIAGRAM INCLUDED

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COVER SHEET | A-00

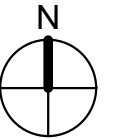
04/26/2022

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SITE INFORMATION
 4435 BENNING RD NE
 LOT#: 0061 0040
 SQUARE # 5085
 LOT AREA: 25,931 SF



BENNING ROAD METRO AFFORDABLE

VINCINITY MAP | A-01A



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VICINITY MAP | A-01B

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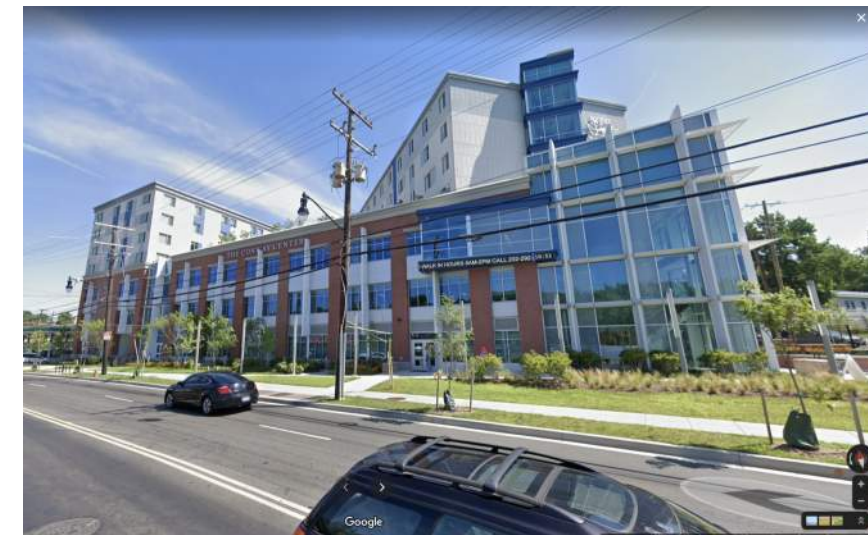




AERIAL VIEW



A. THE CONWAY CENTER STREET VIEW NORTH BOUND



B. THE CONWAY CENTER STREET VIEW SOUTH BOUND

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CONTEXT - AERIAL VIEW | A-02A

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AERIAL VIEW



A. PERSPECTIVE



B. PERSPECTIVE



C. PERSPECTIVE

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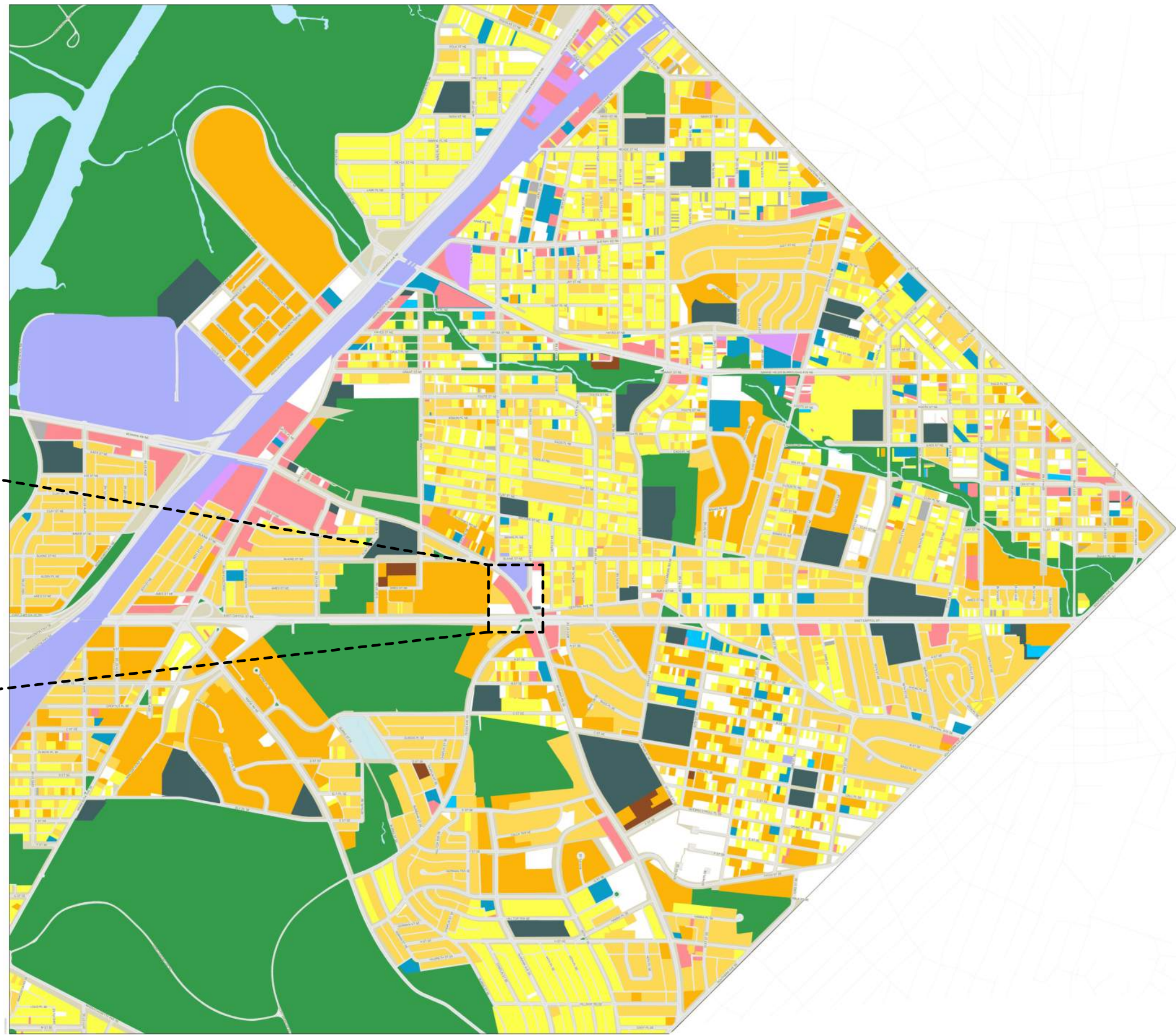
CONTEXT - AERIAL VIEW | A-02B

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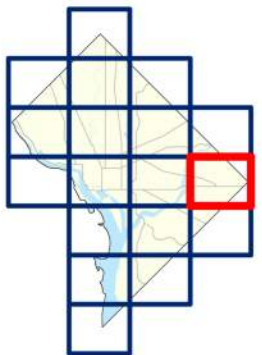


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PROPOSED SITE



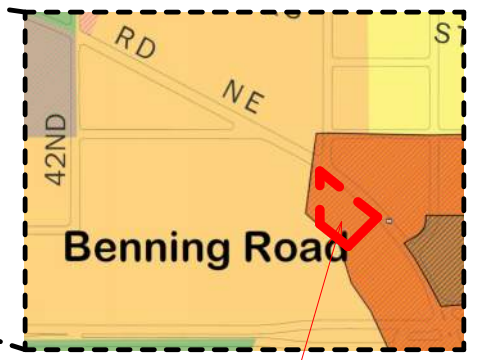


Legend

Comprehensive Plan Future Land Use

Land Use Categories

- Residential-Low Density (RLD)
- Residential-Moderate Density (RMOD)
- Residential-Medium Density (RMED)
- Residential-High Density (RHD)
- Commercial-Low Density (CLD)
- Commercial-Moderate Density (CMOD)
- Commercial-Medium Density (CMED)
- Commercial-High Density (CHD)
- Institutional (INST)
- Federal (FED)
- Local Public Facilities (LPUB)
- Parks, Recreation, and Open Space (PROS)
- Production & Technical Employment (PROTECH)
- Water
- Mixed Uses



PROPOSED SITE

BENNING ROAD METRO AFFORDABLE

COMPREHENSIVE FUTURE LAND USE PLAN | A-03B

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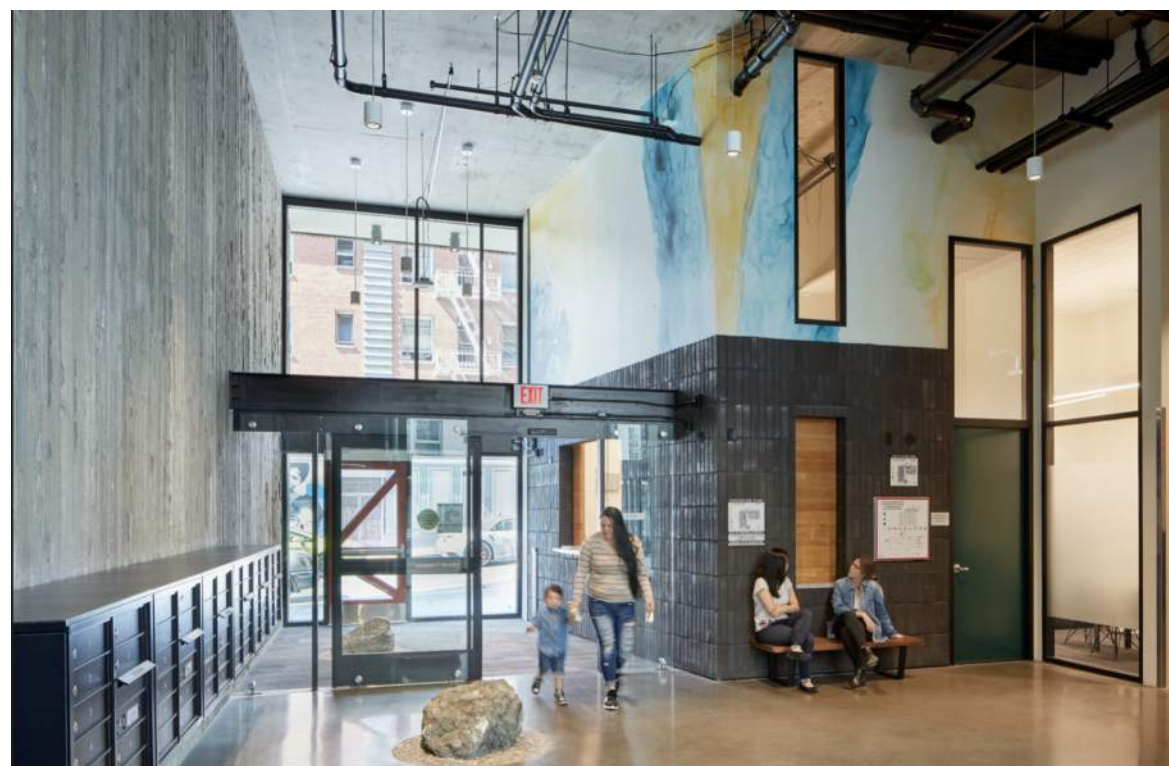
AFFORDABLE-HOUSING (535 CARLTON, BROOKLYN)



AFFORDABLE-HOUSING (THE EDDY, SAN FRANCISCO)



AFFORDABLE HIGHRISE (ATMOSPHERE, SAN DIEGO)



RESIDENTIAL LOBBY INTERIOR (EDDY & TAYLOR FAMILY APARTMENTS)



FIBER CEMENT BOARD



FIBER CEMENT BOARD



BRICK

BENNING ROAD METRO AFFORDABLE

PRECEDENT - AFFORDABLE HOUSING | A-04

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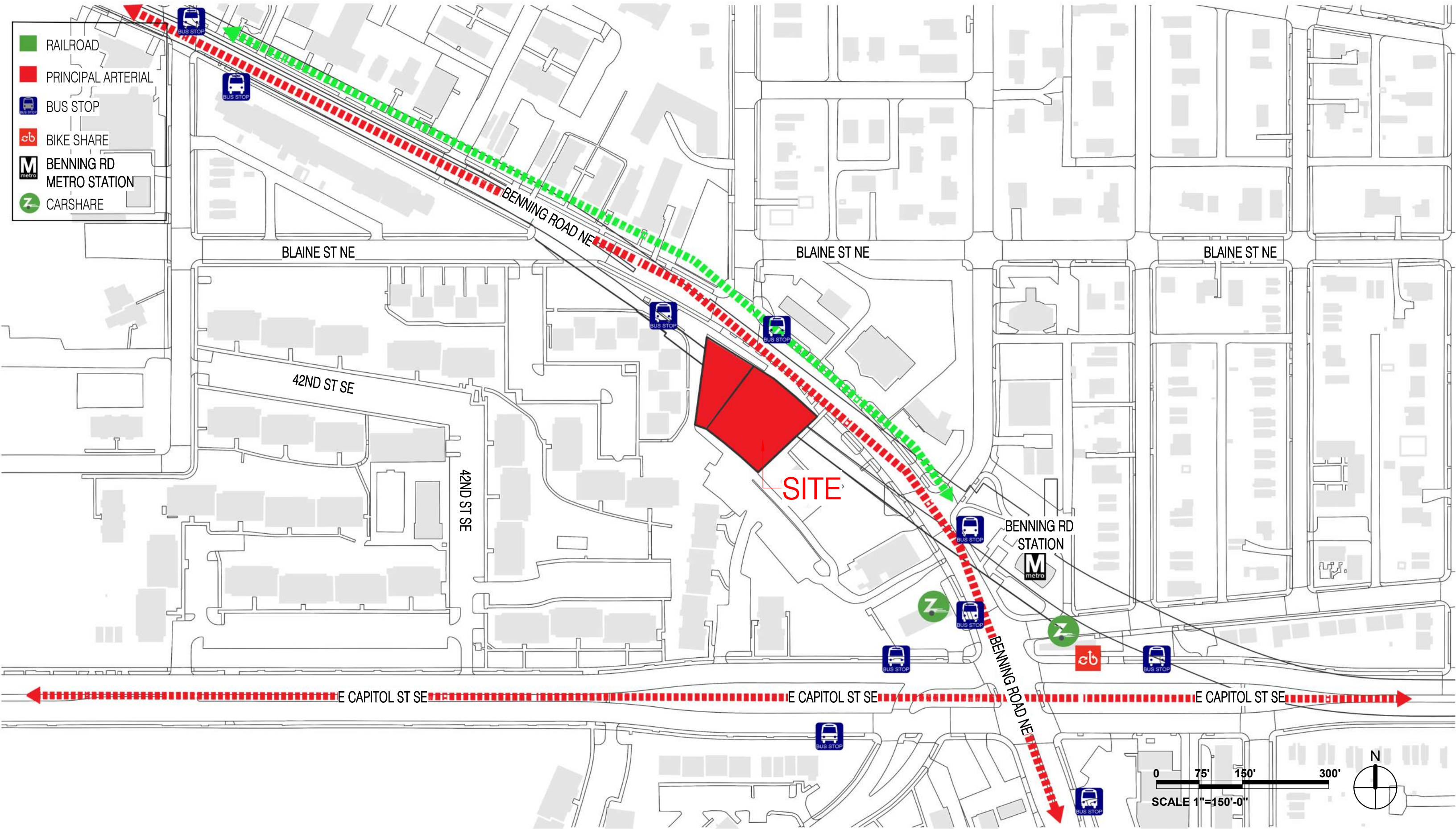


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2. Zoning DATA 4435 Benning Road NE, Washington DC							
Date:	Tuesday, April 26, 2022						
Square /Lot	5085 0061 5085 0040						
Zoning District:	MU-7			N/A			
Lot Area:	25,979	Inclusionary Zoning:		YES			
Building Details		Section	Prescribed		Provided		Relief\ Flexibility
FAR (Overall)		G402.1/X303.3	4.8	124,699	4.51	117,114	
Building Height		G402.1/X303.7	90'		91' - 2"		YES
Lot Occupancy (Residential)		G-404.1	80%		50% (1st-2nd flr) 56.38% (3rd flr)		
Rear Yard		G-405.2/B318.3	23'-0"		0		YES
Side Yard		G-406.1	N/A		N/A		
Courts	Open						
		G-202.1	Width	Area	Width	Area	
			33' 4"	Not required	Provided	Provided	
G.A.R (Green Area Ratio)		G-407.1	0.25		Provided		
Penthouse Details							
Penthouse	FAR	C-1503	0.40	10,392	0.28	7,199	
	Height (Residential)	X-303.18	12'-0"		12'-0"		
	Height (Mechanical)	X-303.18	20'-0"		20'-0"		
	Setback	C-1502	1:1 On All Walls		12'-0"		
Parking/Loading Regulations							
Dwelling Units			N/A		109		
			Spaces		Spaces		
Vehicle Parking	Unit Parking (1 per 3 dwelling units in excess of 4 units)	C-701.5		18	13		YES
	Total	C-701.5		18	13		YES
Bicycle Parking	Long-Term (Resid) (1 per 3 dwelling units)	C-802.1	1 per 3	36	46		
	Total	C-802.1		36	46		
	Short-Term (Resid)	C-802.1	1 per 20	5	5		
Loading	Berth	C-905.2	12x30		Provided		
	Long-Term Platform	C-905.4	100				
Delivery Space	Quantity/Size	C-901.1	10x20		Provided		
	Height	C-905.2	10		Provided		

PGN Architects, PLLC
210 7th Street, SE Suite 201 Washington, DC 20003



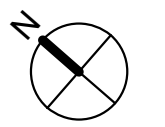
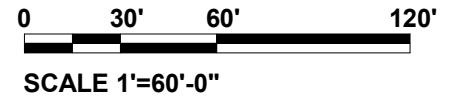
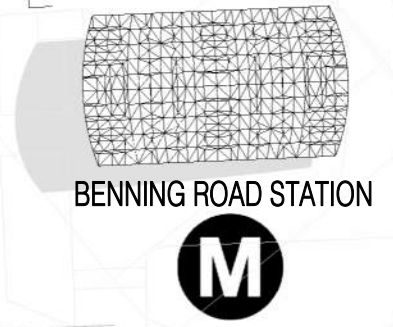
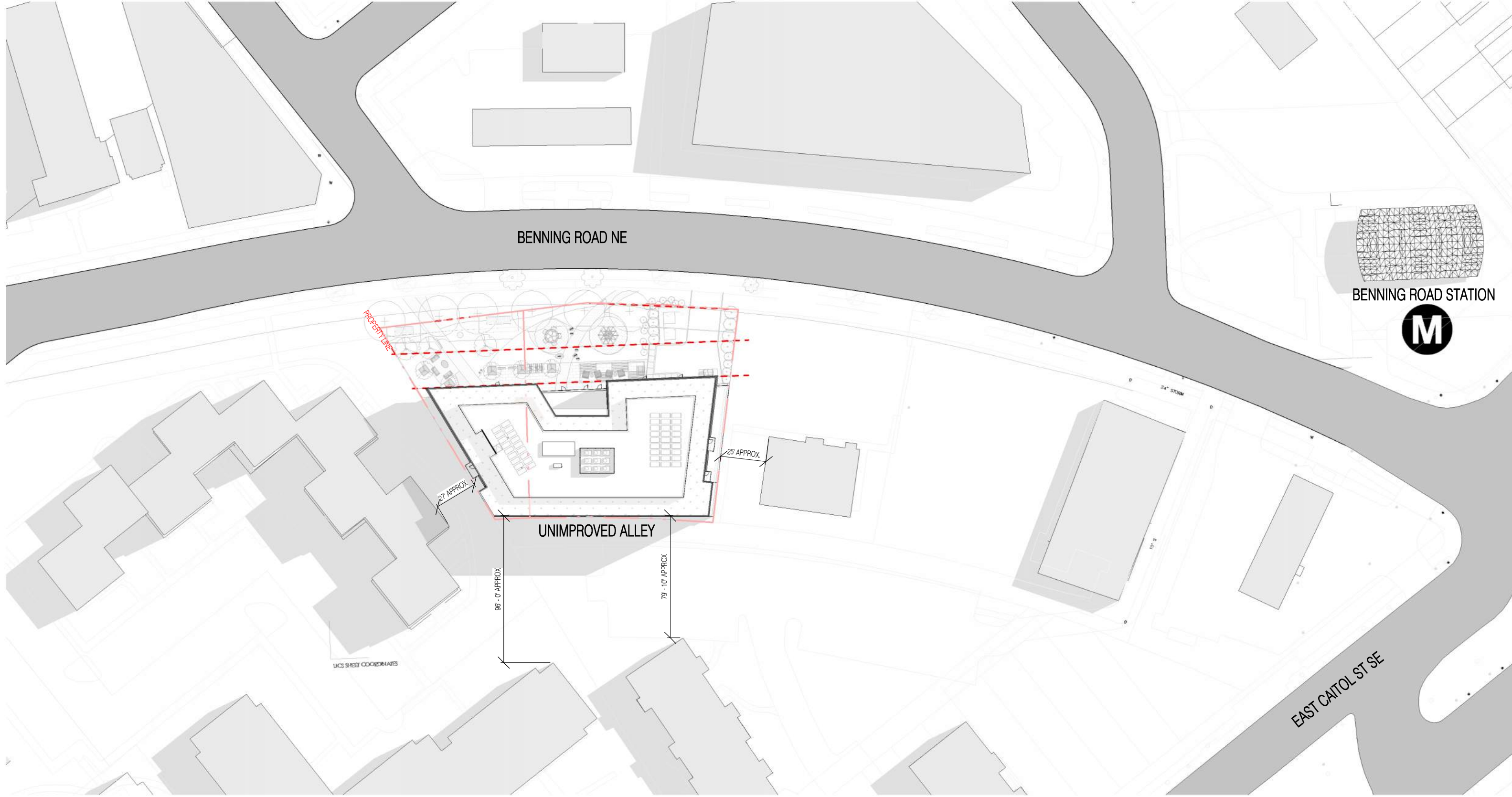
BENNING ROAD METRO AFFORDABLE

TRANSPORTATION | A-06

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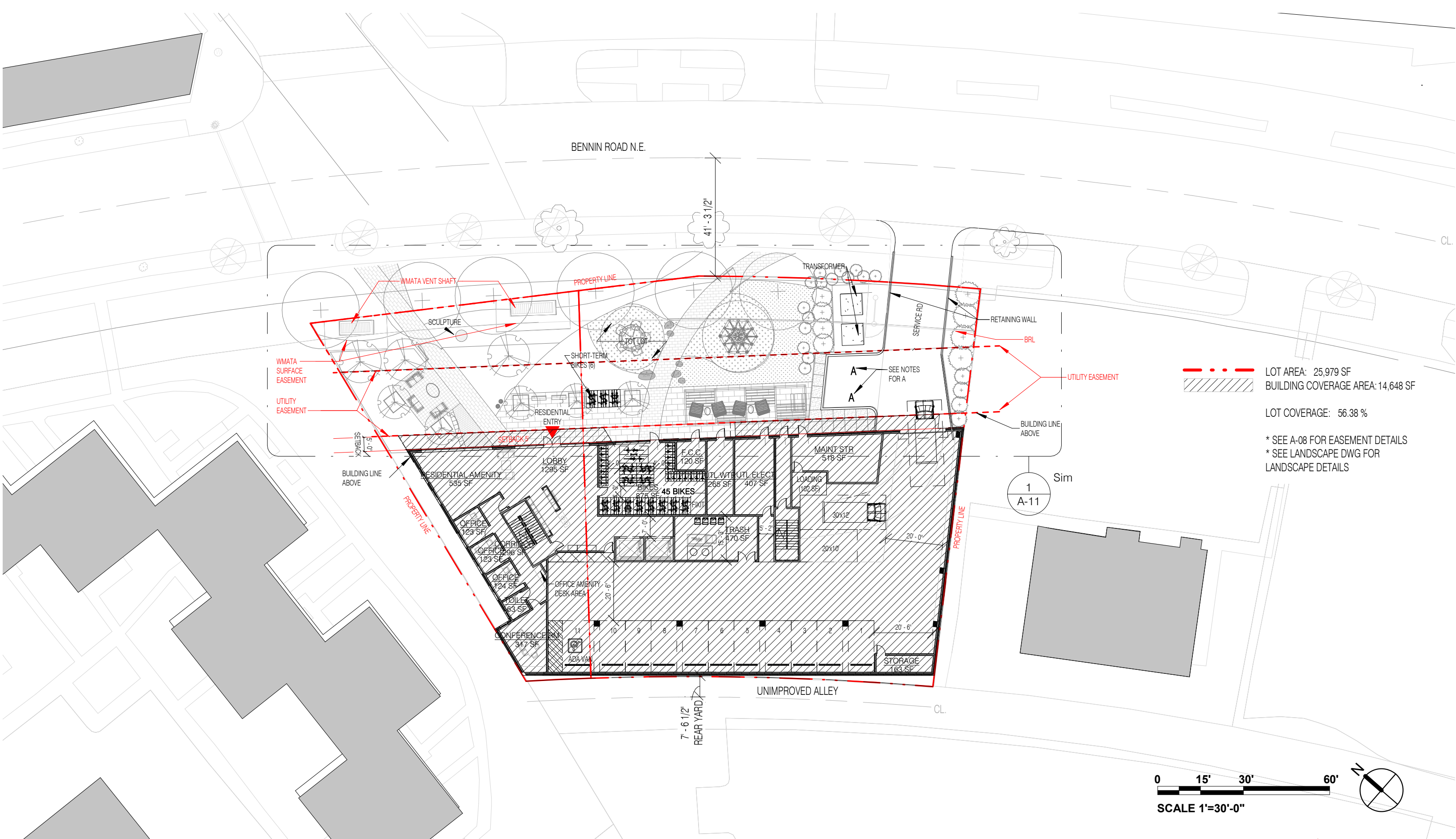
BENNING ROAD METRO AFFORDABLE

SITE PLAN | A-07A

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LOT AREA: 25,979 SF
 BUILDING COVERAGE AREA: 14,648 SF
 LOT COVERAGE: 56.38 %
 * SEE A-08 FOR EASEMENT DETAILS
 * SEE LANDSCAPE DWG FOR LANDSCAPE DETAILS

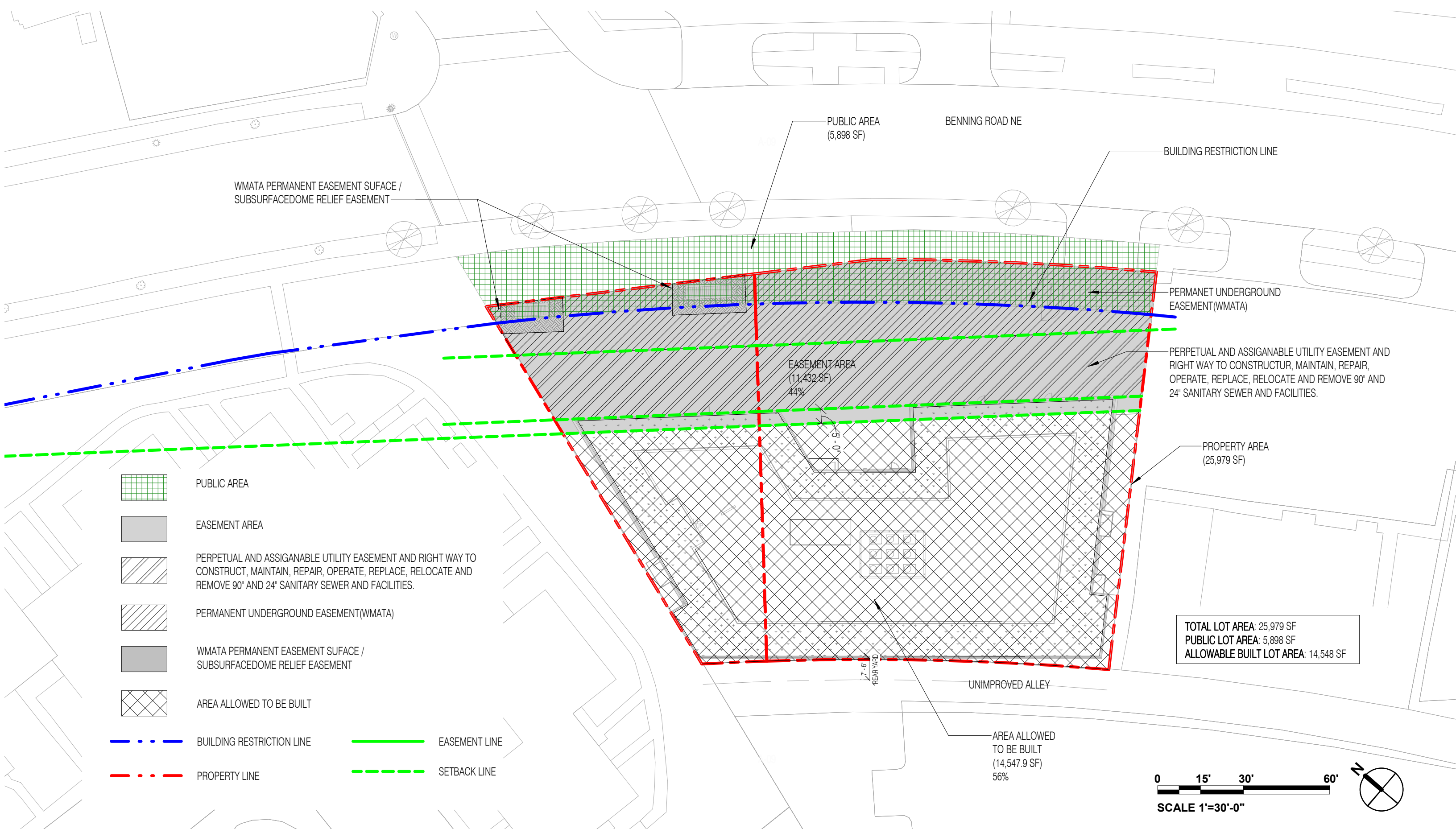
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SITE PLAN | A-07B

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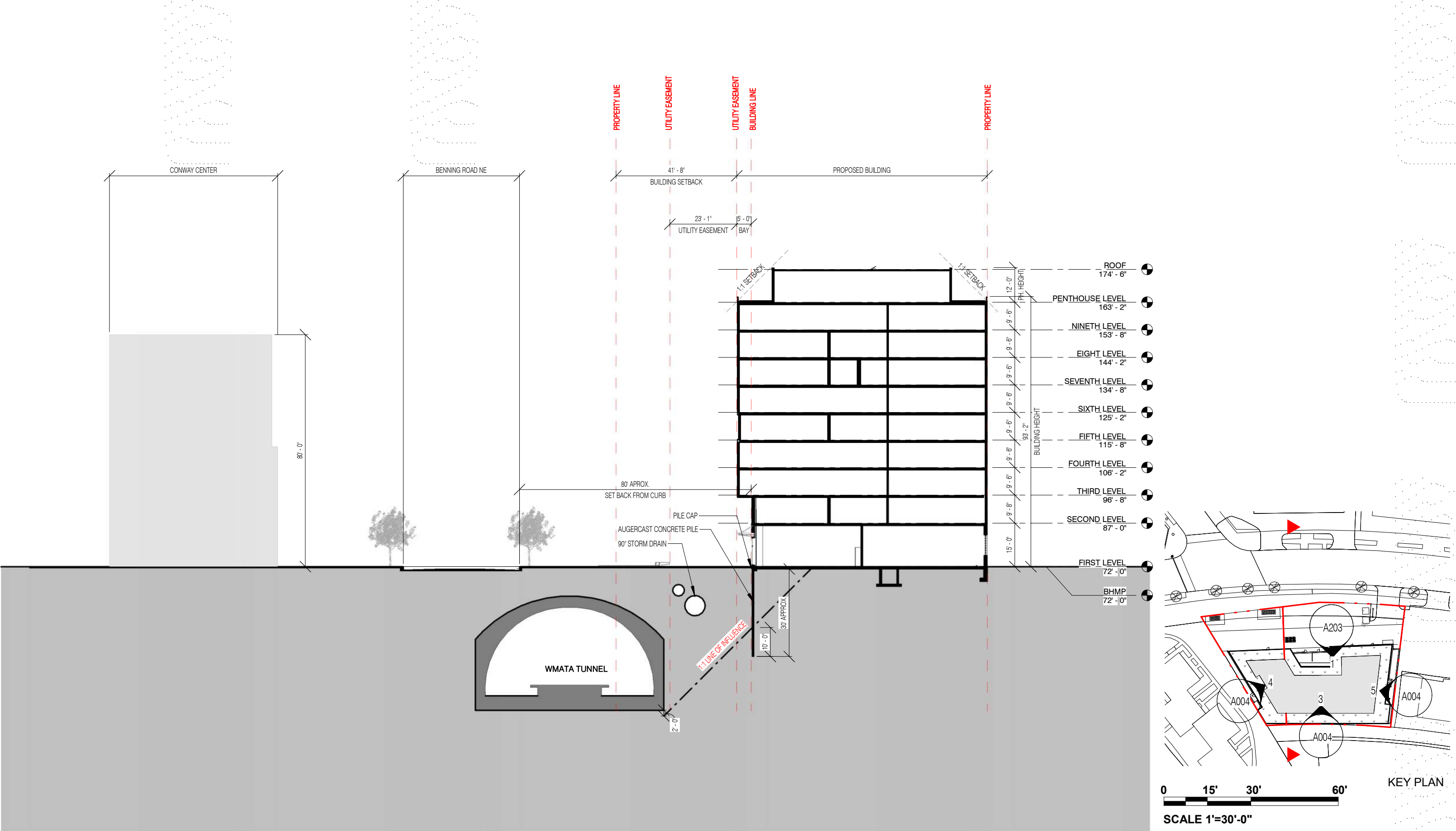
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EASEMENT DIAGRAM A-08

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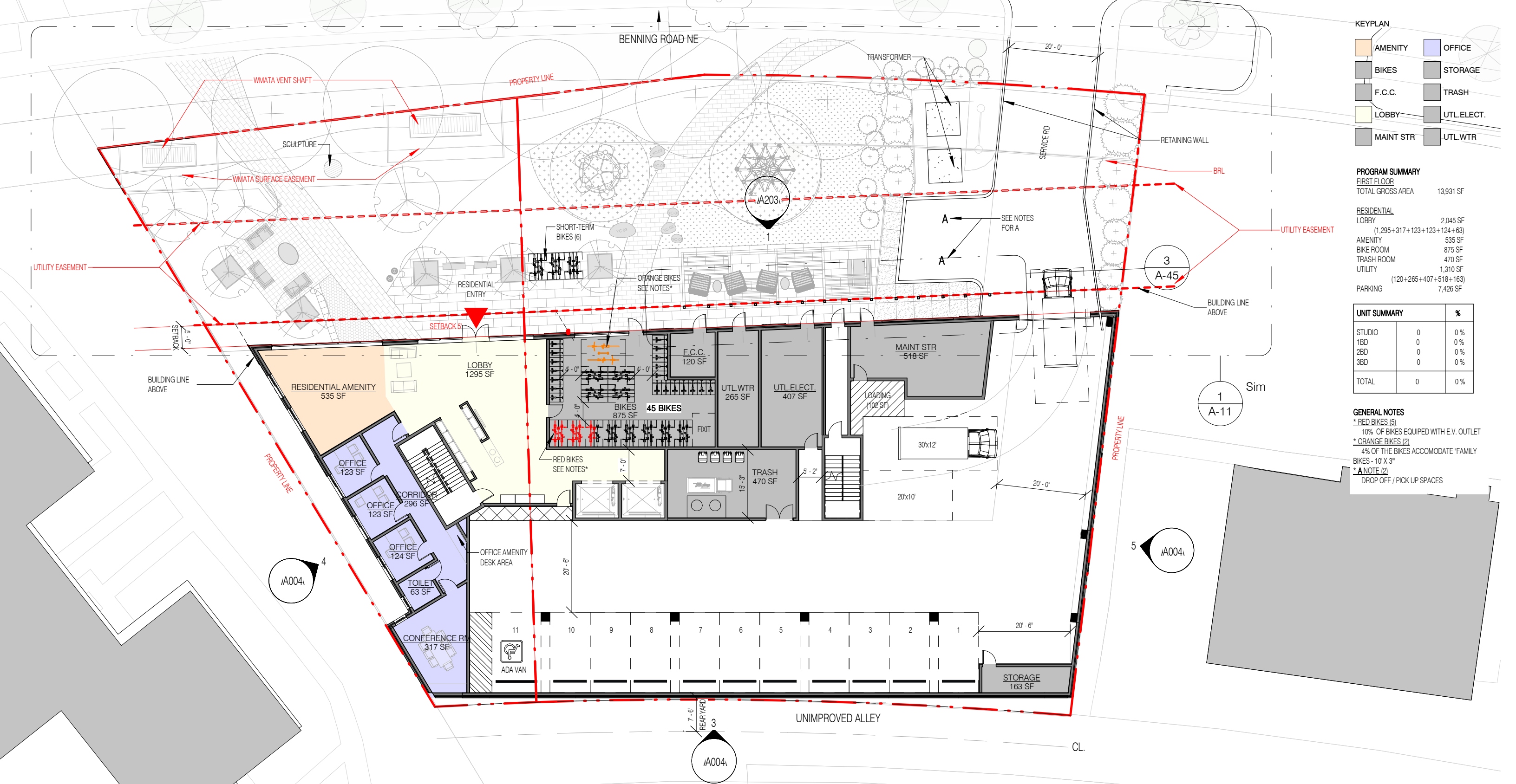
ZONE OF INFLUENCE DIAGRAM | A-09

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KEYPLAN

AMENITY	OFFICE
BIKES	STORAGE
F.C.C.	TRASH
LOBBY	UTL.ELECT.
MAINT STR	UTL.WTR

PROGRAM SUMMARY

FIRST FLOOR
TOTAL GROSS AREA 13,931 SF

RESIDENTIAL
LOBBY 2,045 SF
(1,295+317+123+123+124+63)

AMENITY 535 SF
BIKE ROOM 875 SF
TRASH ROOM 470 SF
UTILITY 1,310 SF
(120+265+407+518+163)

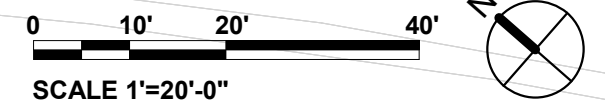
PARKING 7,426 SF

UNIT SUMMARY

		%
STUDIO	0	0%
1BD	0	0%
2BD	0	0%
3BD	0	0%
TOTAL	0	0%

GENERAL NOTES

- * RED BIKES (6)
- 10% OF BIKES EQUIPPED WITH E.V. OUTLET
- * ORANGE BIKES (2)
- 4% OF THE BIKES ACCOMMODATE 'FAMILY BIKES' - 10' X 3"
- * ANOTE (2)
- DROP OFF / PICK UP SPACES



BENNING ROAD METRO AFFORDABLE

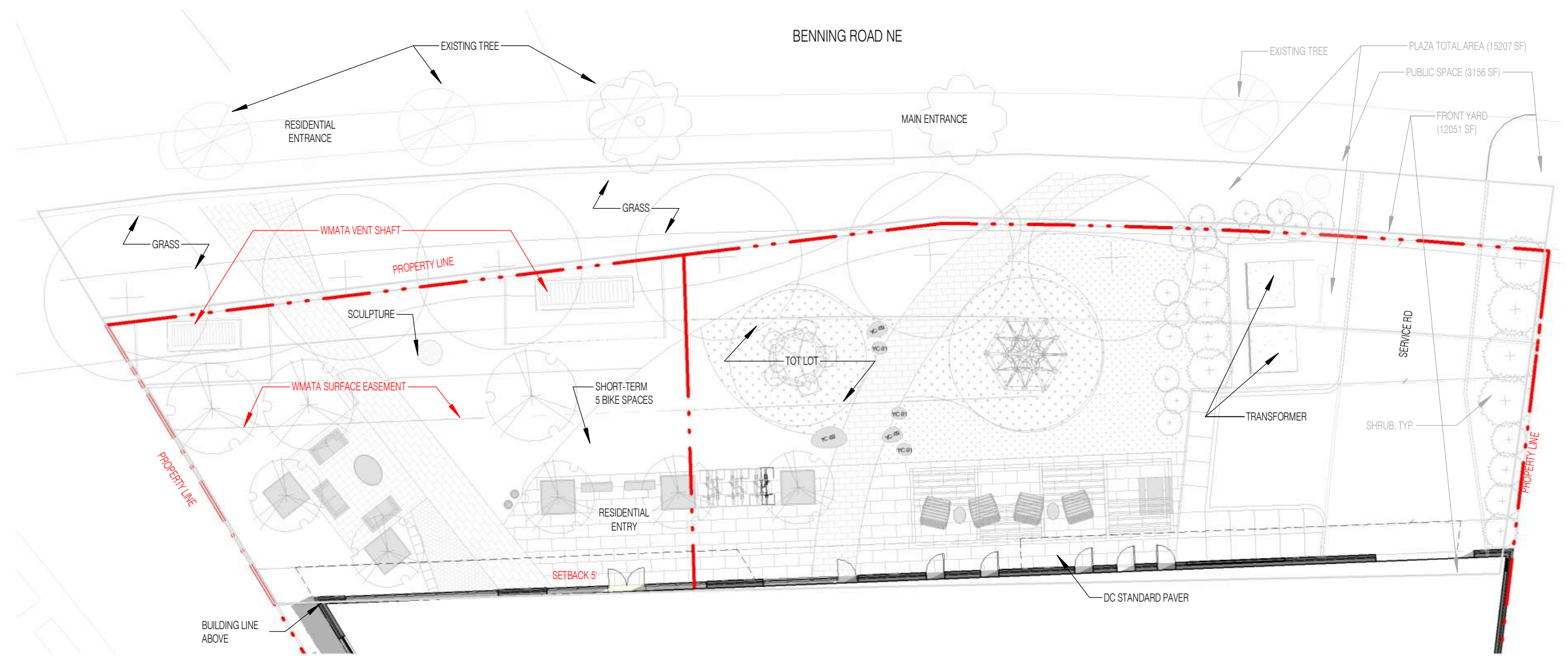
FIRST FLOOR PLAN A-10

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PLANTER WITH PLANTINGS

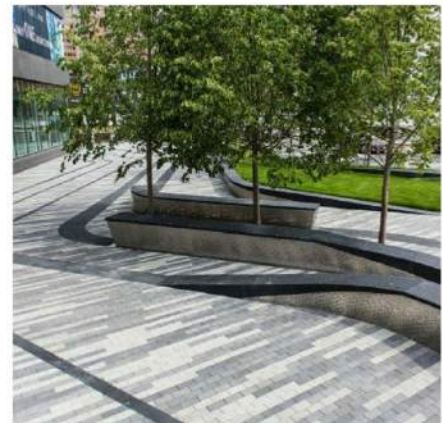
ENLARGED PLAZA PLAN



FREE STANDING BENCHES



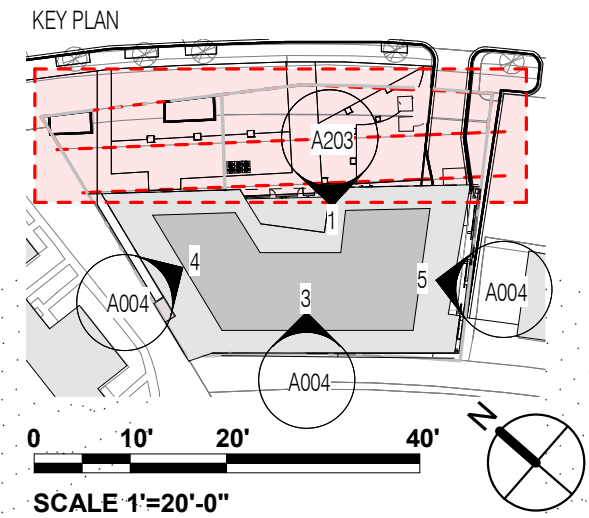
TREE BOX



MINI PARK



ORNAMENTAL TREE



SCALE 1"=20'-0"

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ENLARGE PLAZA PLAN | A-11

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BENNING ROAD NE

PROPERTY LINE

1
A203

BUILDING LINE ABOVE

5' SETBACK

GREEN ROOF

213
FITNESS CENTER
1038 SF

212
BUSINESS CENTER
654 SF

209
B3
1013 SF

208
B2
974 SF

211
A5
823 SF

210
S1
535 SF

207
A4
666 SF

201
A1
622 SF

4
A004

202
B1
934 SF

203
A2
769 SF

204
A3
820 SF

205
A3
820 SF

206
C1
1230 SF

5
A004

3
UNIMPROVED ALLEY
A004

PROPERTY LINE

KEYPLAN

1BD	AMENITY
2BD	STUDIO
3BD	

PROGRAM SUMMARY

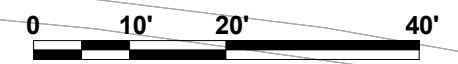
SECOND FLOOR	
GROSS FLOOR AREA	12,453 SF
AMENITY (FITNESS)	1,694 SF
RESIDENTIAL	
11 UNITS	9,206 NSF
FLOOR EFFICIENCY	88 %

UNIT SUMMARY

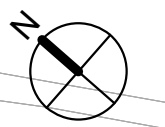
		%
STUDIO	1	9 %
1BD	6	55 %
2BD	3	27 %
3BD	1	9 %
TOTAL	11	100 %

- TYPE A UNIT (TOTAL 17)**
202, 207, 303, 308, 403, 408, 503, 508, 603, 608, 703, 708, 803, 808, 903, 908, PH05
- UFAS UNIT (TOTAL 6)**
202, 207, 303, 308, 403, 408
- ROLL IN SHOWER (TOTAL 2)**
303, 408
- VHI (TOTAL 6)**
203, 309, 411, 513, 602, 606

BUILDING LINE ABOVE



SCALE 1"=20'-0"



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SECOND FLOOR PLAN A-12

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BENNING ROAD NE

PROPERTY LINE

1
A203

GREEN ROOF BELOW

GREEN ROOF BELOW

UNIMPROVED ALLEY

3
A004

5
A004

4
A004

PROPERTY LINE

KEYPLAN

1BD
2BD
3BD
STUDIO

PROGRAM SUMMARY

THIRD TO NINTH FLOOR	
GROSS FLOOR AREA	13,004 SF
RESIDENTIAL	
13 UNITS	11,404 NSF
FLOOR EFFICIENCY	88 %

UNIT SUMMARY (3-9)

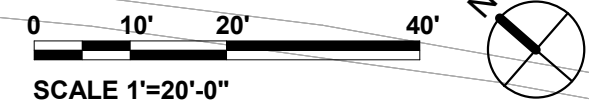
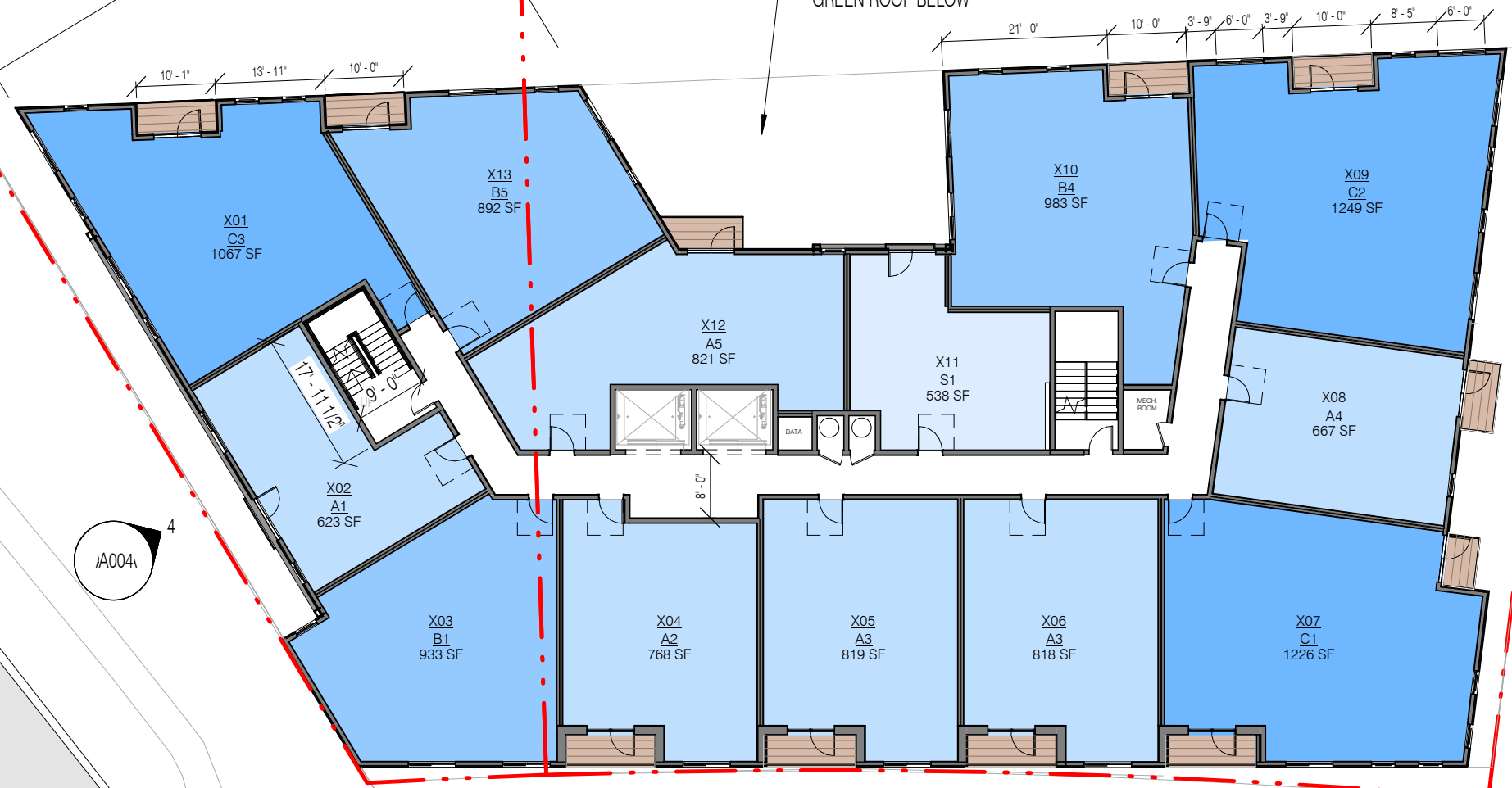
		%
STUDIO	1 x 7 = 7	8 %
1BD	6 X 7 = 42	46 %
2BD	3 X 7 = 21	23 %
3BD	3 X 7 = 21	23 %
TOTAL	91	100 %

TYPE A UNIT (TOTAL 17)
202, 207, 303, 308, 403, 408, 503, 508, 603, 608, 703, 708, 803, 808, 903, 908, PH05

UFAS UNIT (TOTAL 6)
202, 207, 303, 308, 403, 408

ROLL IN SHOWER (TOTAL 2)
303, 408

VHI (TOTAL 6)
203, 309, 411, 513, 602, 606



BENNING ROAD METRO AFFORDABLE

TYPICAL FLOOR(THIRD TO NINTH) PLAN A-13

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BENNING ROAD NE

PROPERTY LINE

A203

1

KEYPLAN

- 1BD
- 2BD
- STUDIO

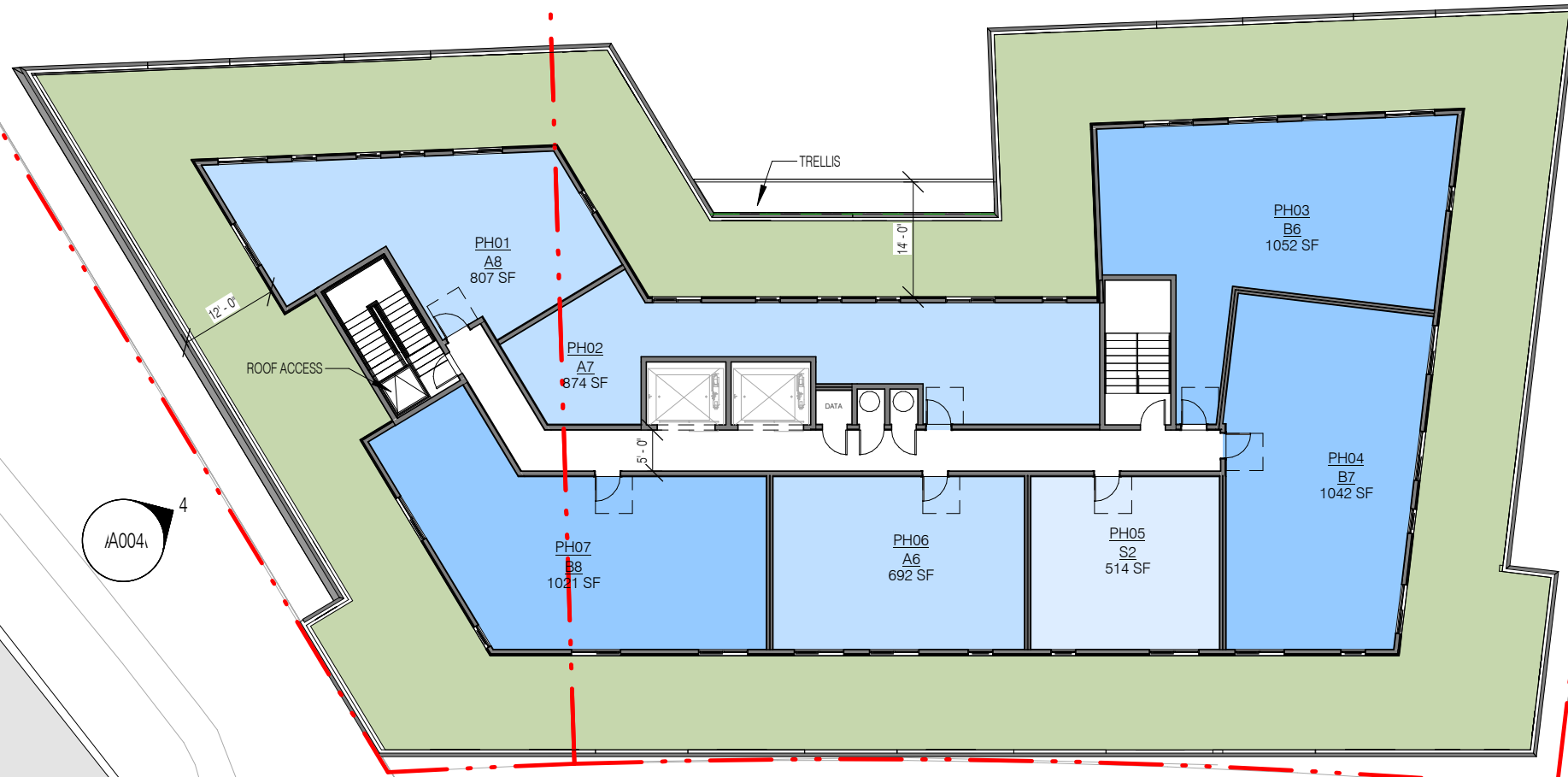
PROGRAM SUMMARY

PENTHOUSE ALLOWABLE FAR (0.4xLOT)	10,372 SF
TOTAL GROSS AREA	7,199 SF
RESIDENTIAL 7 UNITS	6,002 NSF
FLOOR EFFICIENCY	83%

UNIT SUMMARY (PENTHOUSE)

UNIT TYPE	COUNT	%
STUDIO	1	14 %
1BD	3	43 %
2BD	3	43 %
TOTAL	7	100 %

- TYPE A UNIT (TOTAL 17)**
202, 207, 303, 308, 403, 408, 503, 508, 603, 608, 703, 708, 803, 808, 903, 908, PH05
- UFAS UNIT (TOTAL 6)**
202, 207, 303, 308, 403, 408
- ROLL IN SHOWER (TOTAL 2)**
303, 408
- VHI (TOTAL 6)**
203, 309, 411, 513, 602, 606



A004

4

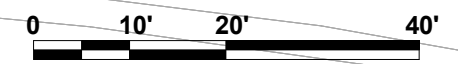
A004

5

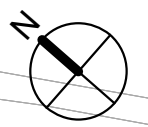
UNIMPROVED ALLEY

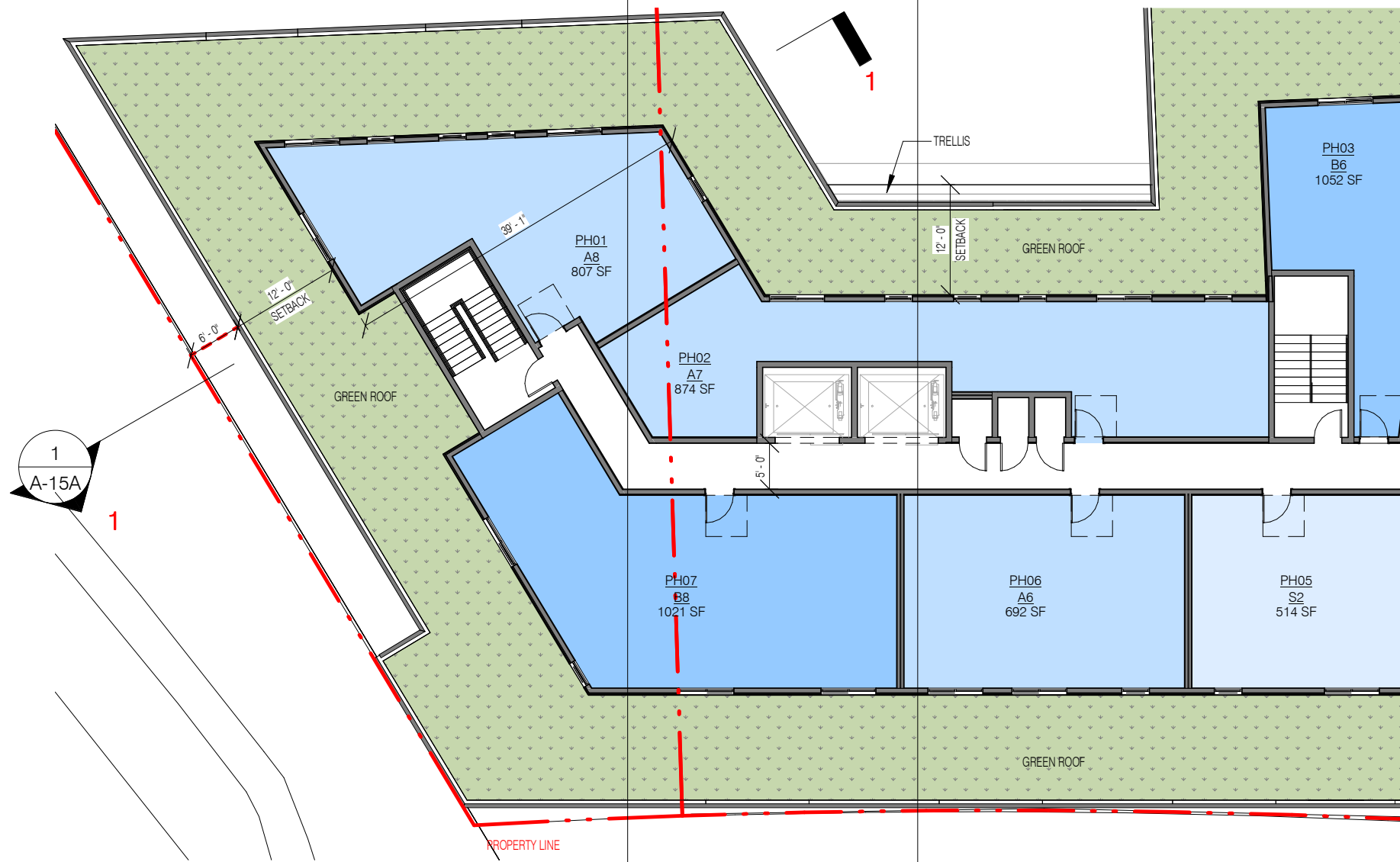
3

A004



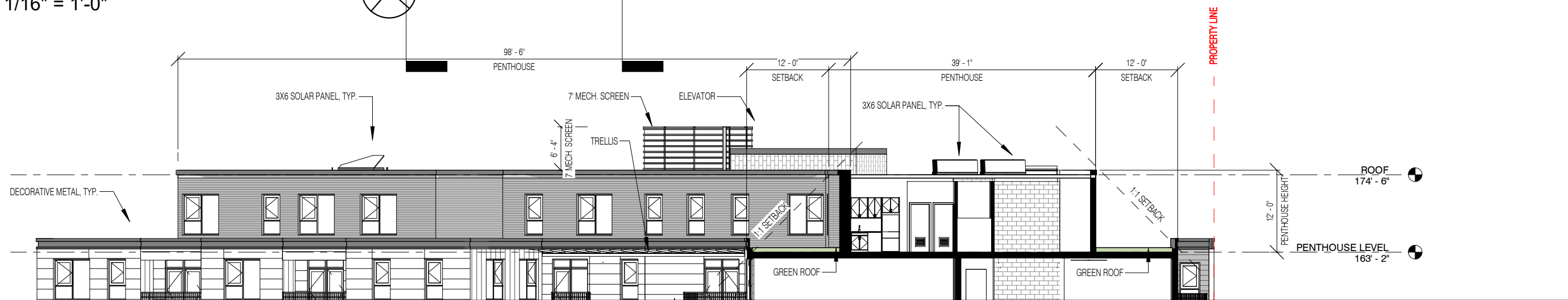
SCALE 1"=20'-0"





MODULAR PLANT TRAYS GREEN ROOF REFERENCE

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



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

BENNING ROAD METRO AFFORDABLE

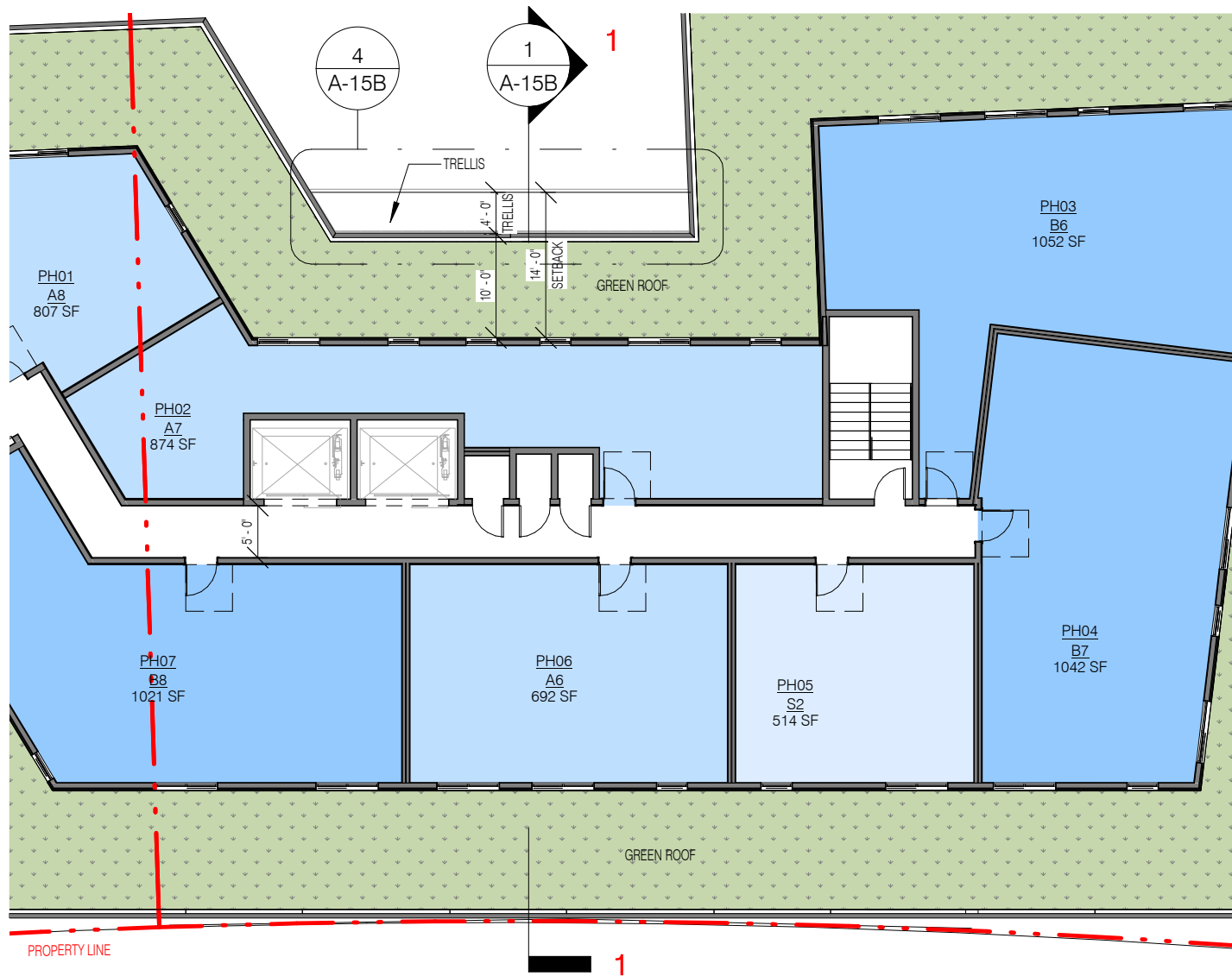
ENLARGED PENTHOUSE PLAN AND SECTION A-15A

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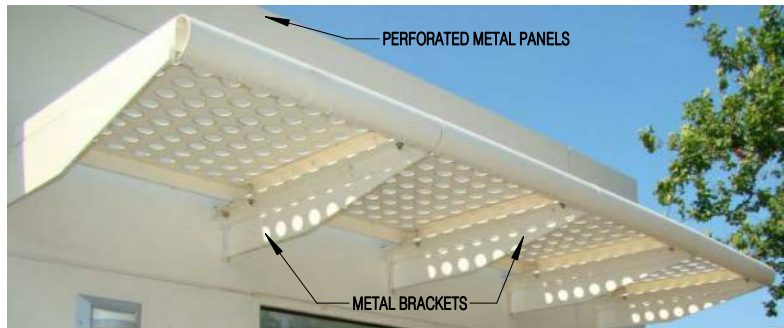
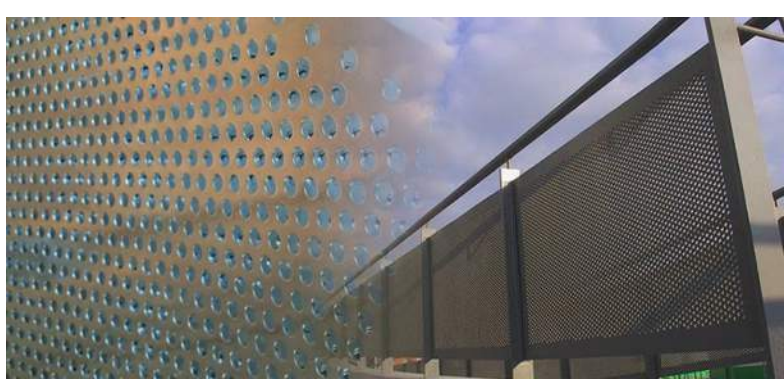




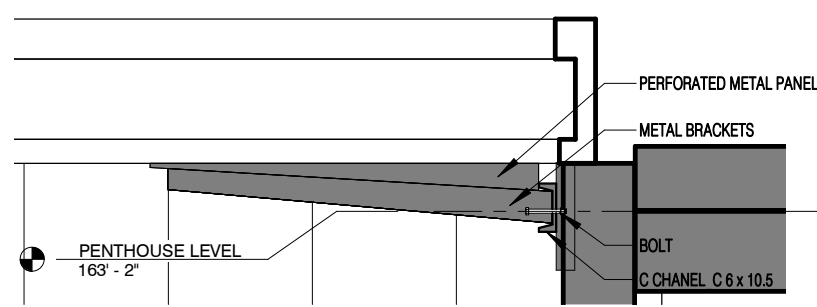
2 ENLARGED PENTHOUSE PLAN 2
1/16" = 1'-0"



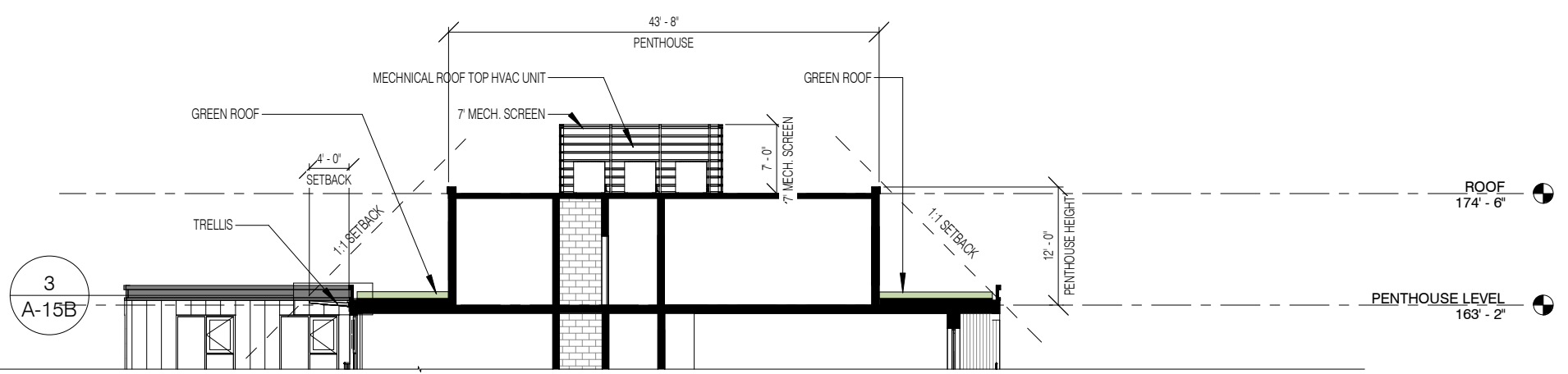
GREEN ROOF REFERENCE



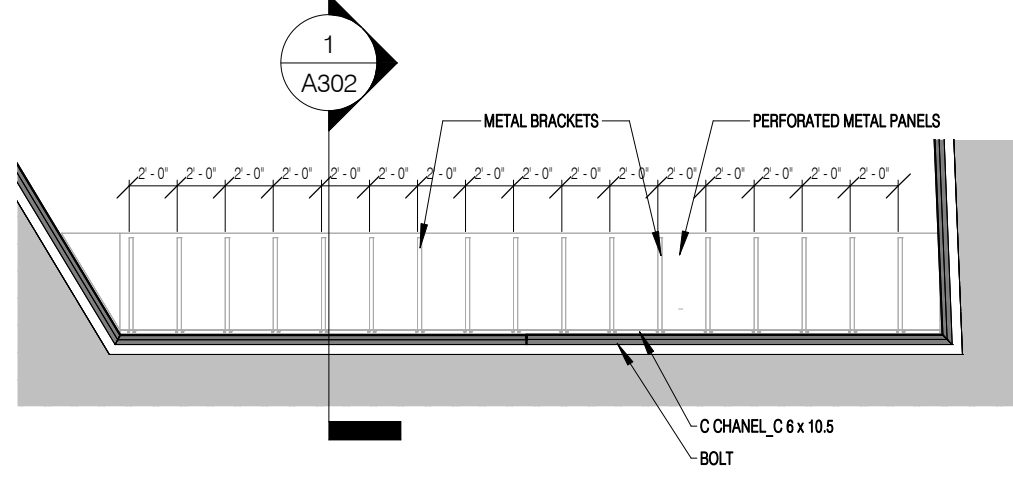
METAL TRELLIS DETAIL REFERENCE_PERFORATED METAL PANELS



3 TRELLIS SECTION DETAIL
1/2" = 1'-0"



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



4 ENLARGED TRELLIS PLAN
1/8" = 1'-0"

BENNING ROAD METRO AFFORDABLE

ENLARGED PENTHOUSE PLAN AND SECTION A-15B

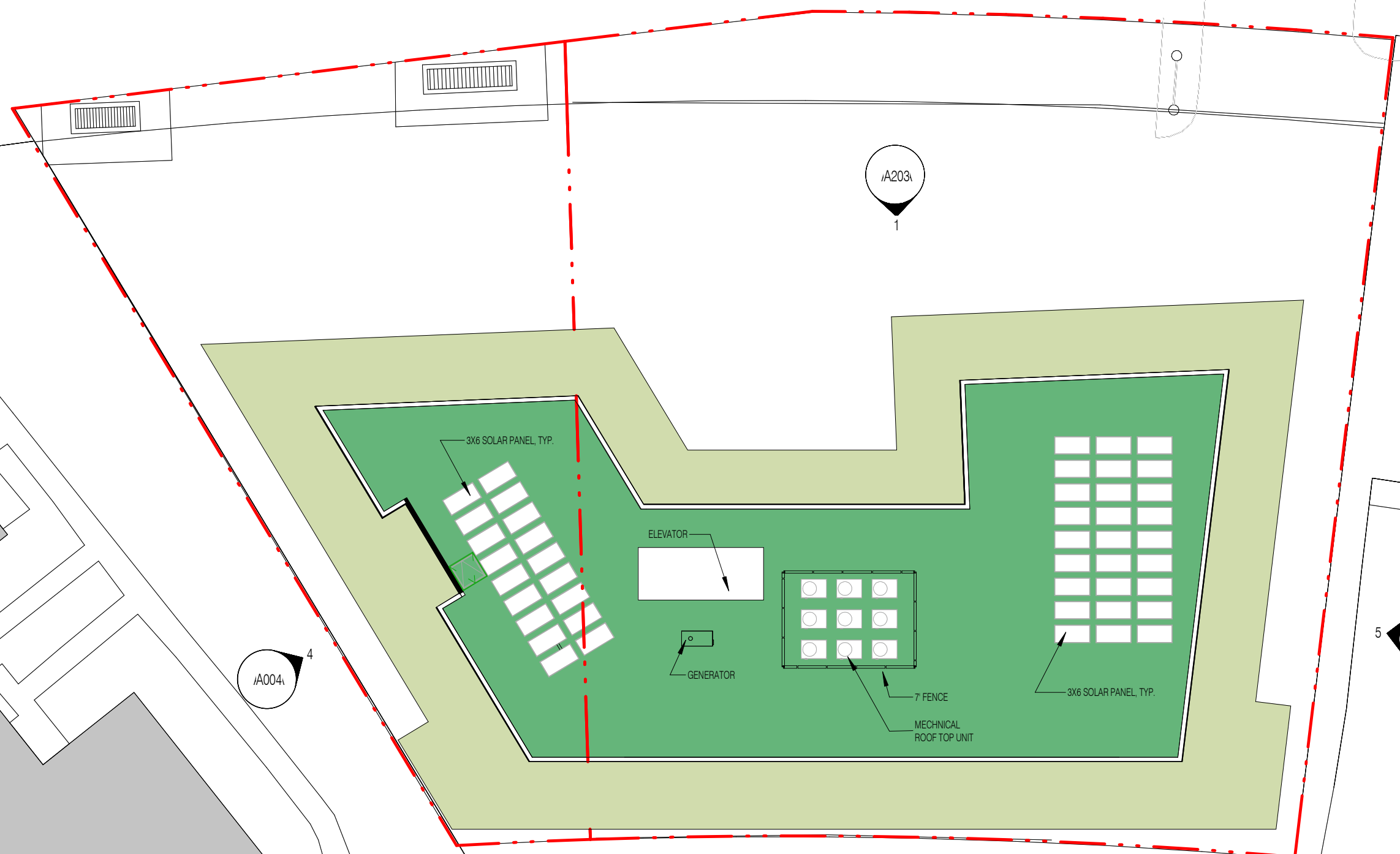
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GREEN ROOF REFERENCE

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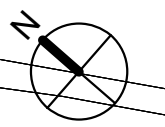
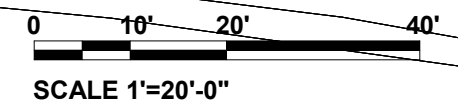


A203
1

A004
4

A004
5

A004
3



BENNING ROAD METRO AFFORDABLE

ROOF FLOOR PLAN | A-16

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

SUMMARY

REQUIRED RESIDENTIAL BIKE SPACES

LONG-TERM	36
SHORT-TERM	5
TOTAL BIKE SPACES	41

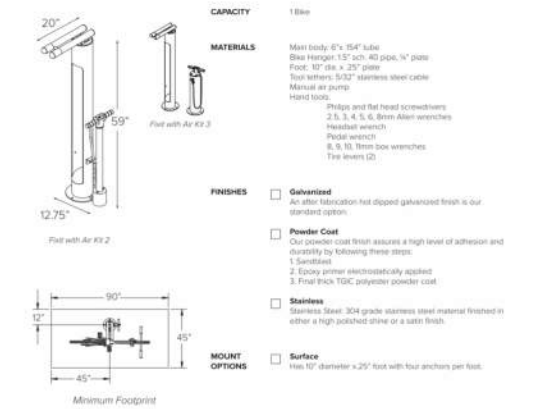
PROVIDED RESIDENTIAL BIKE SPACES

LONG-TERM	45
SHORT-TERM	6
TOTAL BIKE SPACES	51

- NOTES**
- * RED BIKES (5)
10% OF BIKES EQUIPPED WITH E.V. OUTLET
 - * ORANGE BIKES (2)
4% OF THE BIKES ACCOMMODATE 'FAMILY BIKES - 10' X 3"

BIKE SPACES SUMMARY

FIXIT
Submittal Sheet

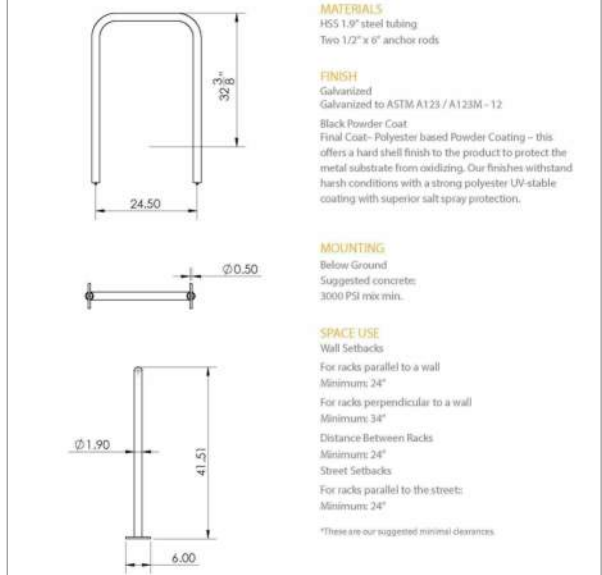


- CAPACITY** 1 Bike
- MATERIALS**
Main body: 2" x 1.54" tube
Bike Hanger: 1.5" x 40 post, 1/2" pipe
Foot: 1/2" dia. x 2.5" plate
Two wheels: 5/8" stainless steel axle
Manual air pump
Hanging tube
- FINISHES**
 Galvanized
An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TBC polyester powder coat
- Stainless
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
- MOUNT OPTIONS**
 Surface
Max. 10" diameter x 2.5" foot with four anchors per foot.

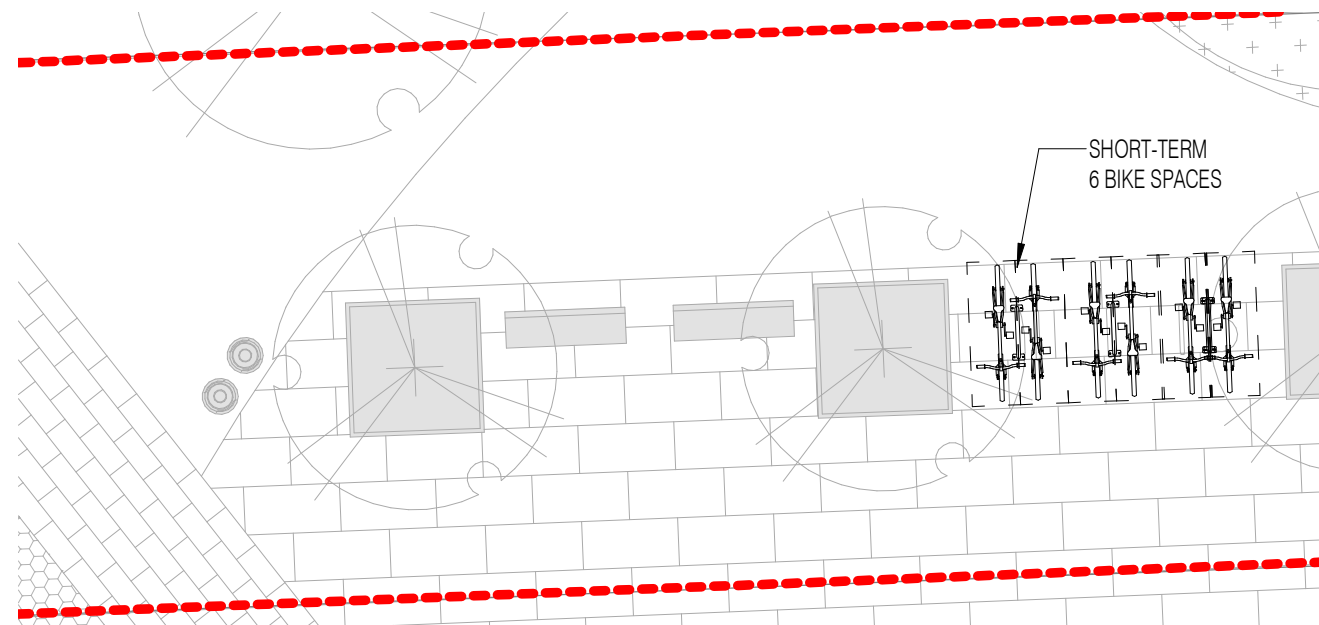
www.trafficzone.com
www.parkingzone.com
800-292-7275

BIKE REPAIR TOOL

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



INTERIOR BIKE RACK



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

BICYCLE RACK DESIGNS

PREFERRED "U Rack" DESIGN

ACCEPTABLE DESIGNS

Golden Triangle BID Style
Downtown BID Style

UNACCEPTABLE DESIGNS

This type of rack can bend the wheel.
This type of rack does not support the bicycle frame in at least 2 places.

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
REVISED: Dec. 2005
SCALE: 1" = 16"
26

EXTERIOR BIKE RACK

BICYCLE PARKING RACK PLACEMENT

RACK PLACEMENT RULES:
5' from:
Fire hydrant
Crosswalk
4' from:
Loading zone
Bus stop
Bus shelter
Bus bench
Min. 2', Rec. 3' from:
Curb
3' from:
Parking meter
Newspaper rack
US mailbox
Light pole
Sign pole
Driveway
Tree space
Trash can
Utility meter
Marble
Other street furniture
Other sidewalk obstructions

WALL SETBACKS
For racks set parallel to a wall
Min. 24", Rec. 30"
For racks set perpendicular to a wall:
Min. 28", Rec. 30"

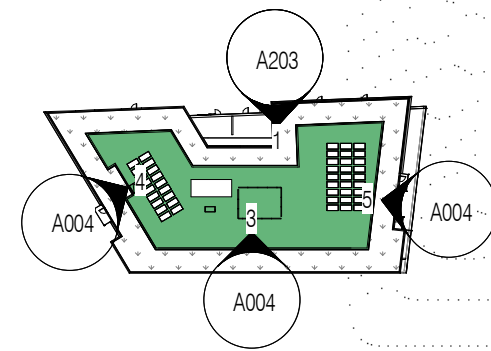
SIDE VIEW
24" (Varies by manufacturer)
30" (Varies by manufacturer)

SIDE BY SIDE RACKS:
30"

District Department of Transportation
Bicycle Facility Design Guide
REVISED: 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 NORTH ELEVATION
1" = 20'-0"



SCALE 1"=20'-0"

BENNING ROAD METRO AFFORDABLE

BENNING ROAD NE ELEVATION A-20

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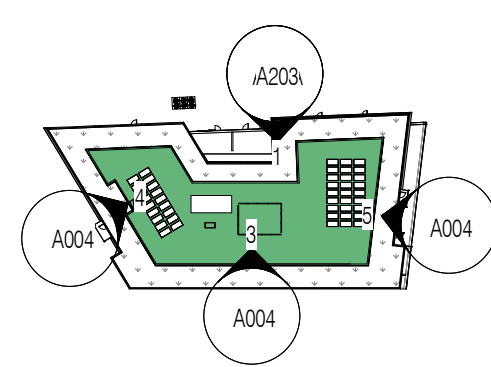
04/26/2022



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2. Flexibility is requested to vary the approved signage provided it is consistent with the indicated dimensions and materials
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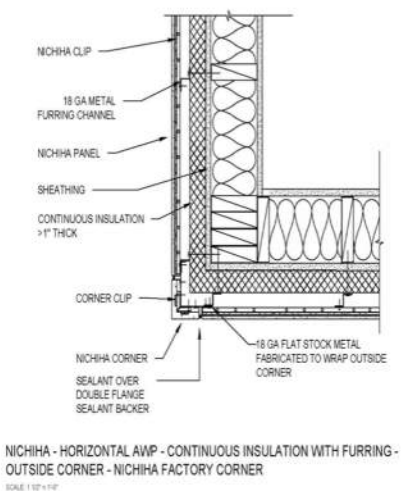
C. GREEN WALL



A. RED PANEL



B. GRAY PANEL



NICHIHA - HORIZONTAL AWP - CONTINUOUS INSULATION WITH FURRING - OUTSIDE CORNER - NICHIHA FACTORY CORNER
SCALE: 1/2" = 1'-0"

NICHIHA DETAIL



1 BENNING ROAD NE ELEVATION
1" = 20'-0"



SCALE 1"=20'-0"

BENNING ROAD METRO AFFORDABLE

BENNING ROAD NE ELEVATION BW | A-20A

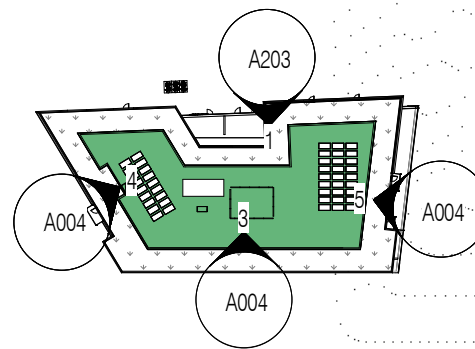
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04/26/2022



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① WEST ELEVATION
1" = 20'-0"

② EAST ELEVATION
1" = 20'-0"



SCALE 1"=20'-0"

BENNING ROAD METRO AFFORDABLE

EAST AND WEST ELEVATION | A-21

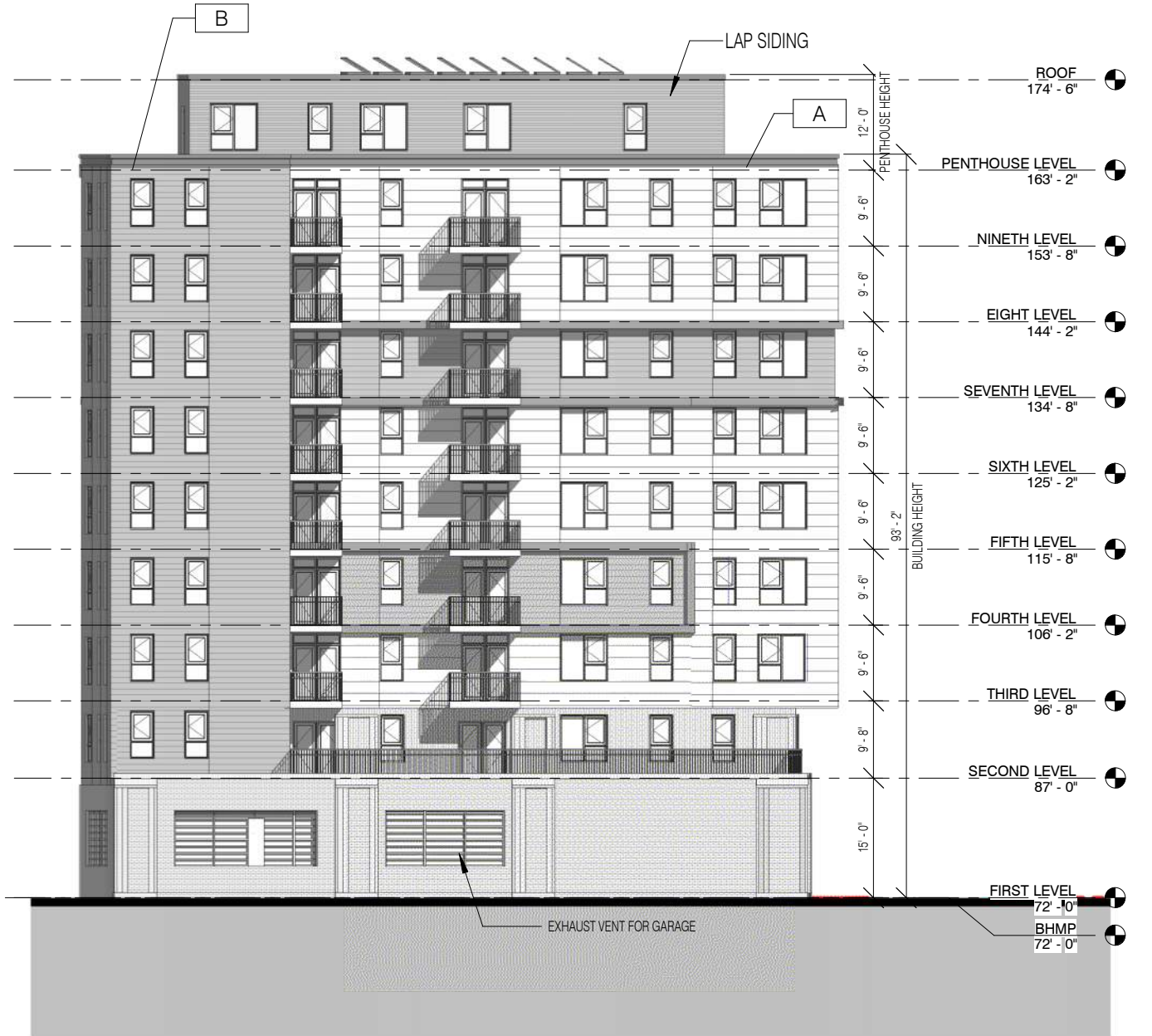
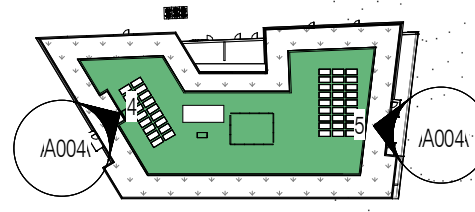
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04/26/2022



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1 WEST ELEVATION BW
1" = 20'-0"

2 EAST ELEVATION BW
1" = 20'-0"



SCALE 1"=20'-0"

BENNING ROAD METRO AFFORDABLE

EAST AND WEST ELEVATION BW | A-21A

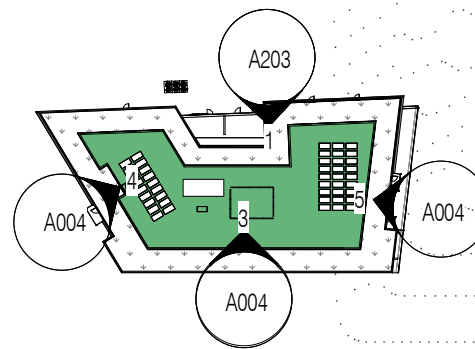
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04/26/2022



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① SOUTH ELEVATION
1" = 20'-0"



SCALE 1"=20'-0"

BENNING ROAD METRO AFFORDABLE

SOUTH ELEVATION A-22

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