

Tab A

BENNING ROAD METRO AFFORDABLE



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LANDSCAPE DWGS INCLUDED
LOADING TURNING DIAGRAM INCLUDED

BENNING ROAD METRO AFFORDABLE

COVER SHEET | A-00

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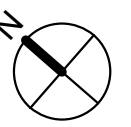
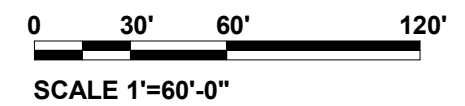
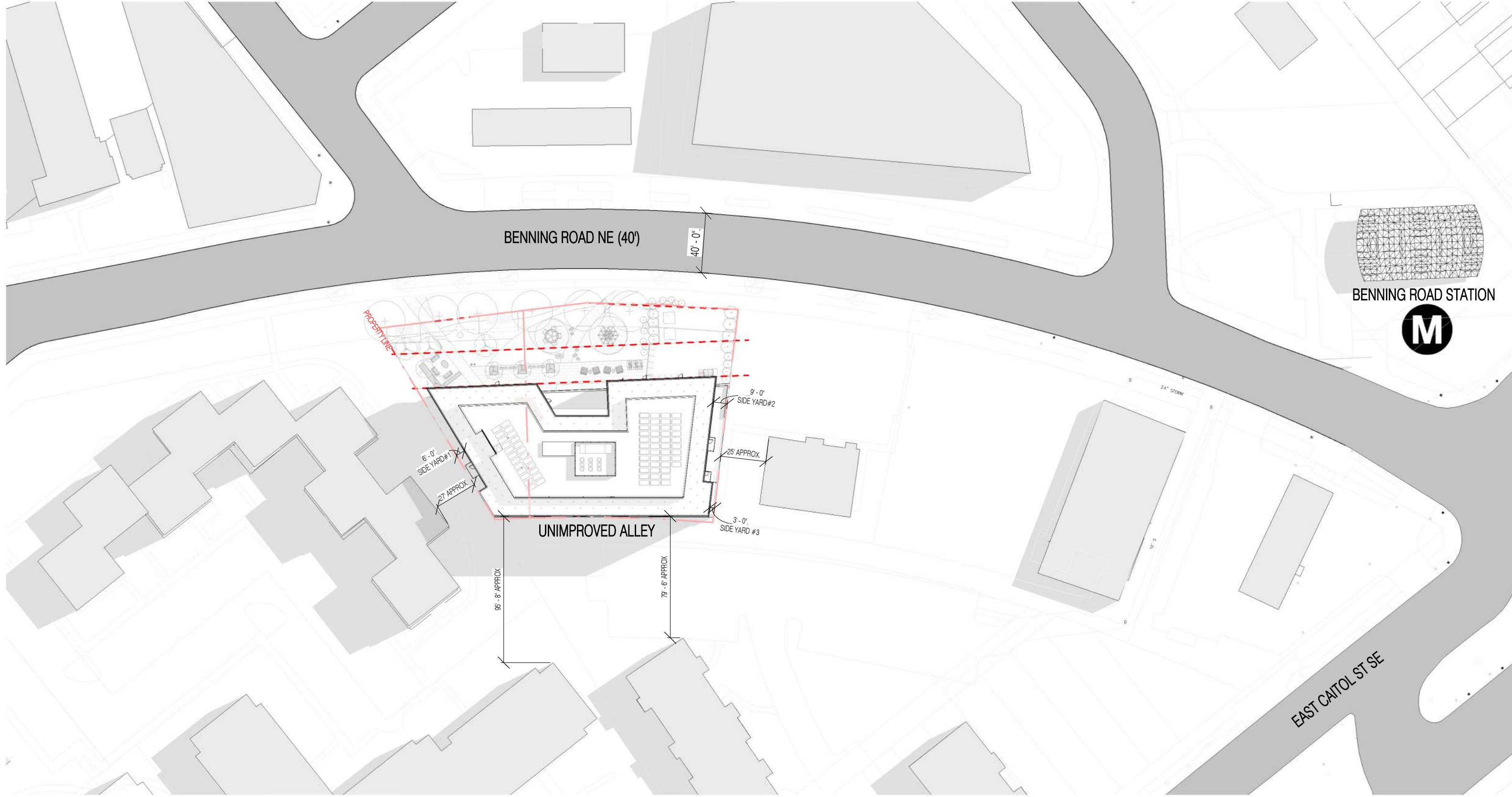


05/23/2022



2. Zoning DATA 4435 Benning Road NE, Washington DC						
Date:	Thursday, May 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	4.56	118,537	
Building Height	G402.1/X303.7	90'		93' - 6"		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-406.1/406.2	2 inch for each 1 ft building height	93'-6" x2 = 2244 " 2244/12= 15' 7" (req.)	6' (Side Yard#1) / 9' (Side Yard#2) / 3' (Side Yard#3)		YES
Courts	N/A					
	G-202.1	Width	Area	Width	Area	
		N/A	N/A	N/A	N/A	
G.A.R (Green Area Ratio)	G-407.1	0.25		Provided		
Penthouse Details						
Penthouse	FAR	C-1503	0.40	10,392	0.28	7,264
	Height (Residential)	X-303.18	12'-0"		12'-0"	
	Height (Mechanical)	X-303.18	18'-6"		18'-4"	
	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
	Long-Term (Resid) (1 per 3 dwelling units)	C-802.1	1 per 3	36	46	
Bicycle Parking	Total	C-802.1		36	46	
	Short-Term (Resid)	C-802.1	1 per 20	5	5	
	Berth	C-905.2	12x30		Provided	
Loading	Long-Term					
	Platform	C-905.4	100		Provided	
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



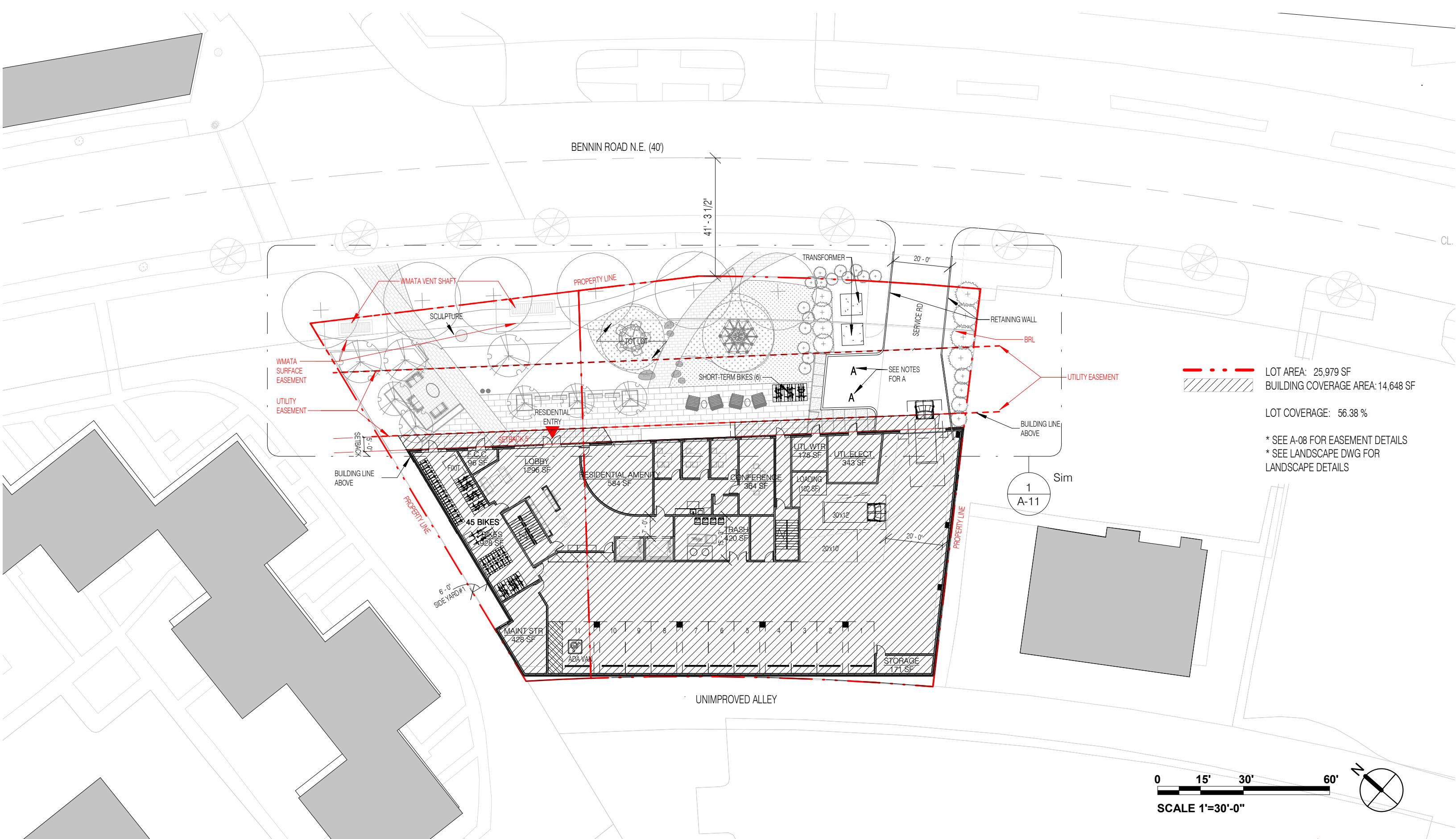
BENNING ROAD METRO AFFORDABLE

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

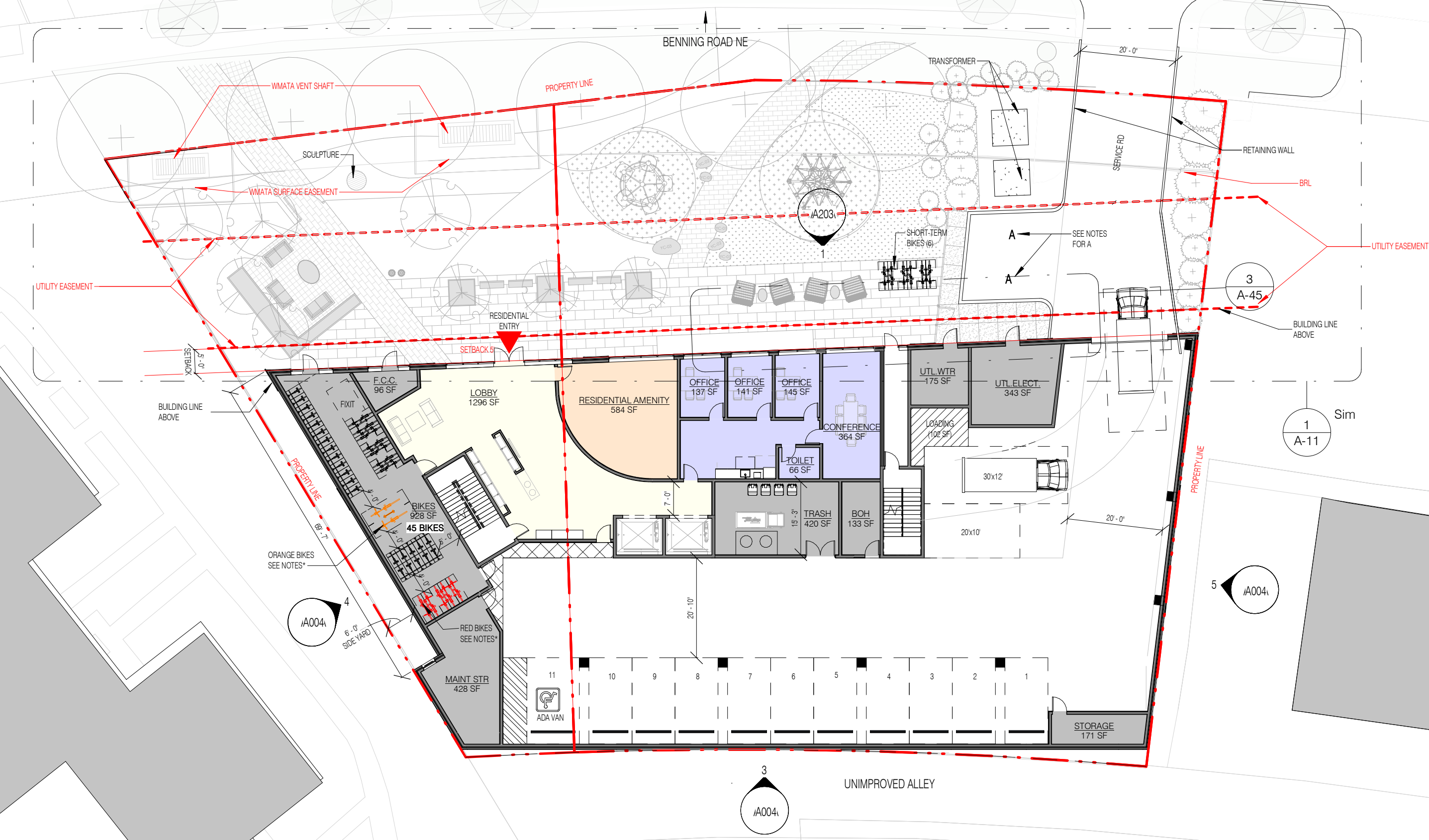
BENNING ROAD METRO AFFORDABLE

SITE PLAN | A-07B

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KEYPLAN

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

PROGRAM SUMMARY

FIRST FLOOR
TOTAL GROSS AREA 13,984 SF

RESIDENTIAL

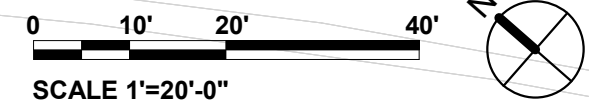
LOBBY	2,474 SF
(1,305+316+137+141+145+63+364)	
COMMUNITY	575 SF
BIKE ROOM	928 SF
TRASH ROOM	420 SF
UTILITY	1,250 SF
(175+343+133+171+428)	
PARKING	7,462 SF

UNIT SUMMARY

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

GENERAL 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"
- * A NOTE (2)
- DROP OFF / PICK UP SPACES



BENNING ROAD METRO AFFORDABLE

FIRST FLOOR PLAN | A-10

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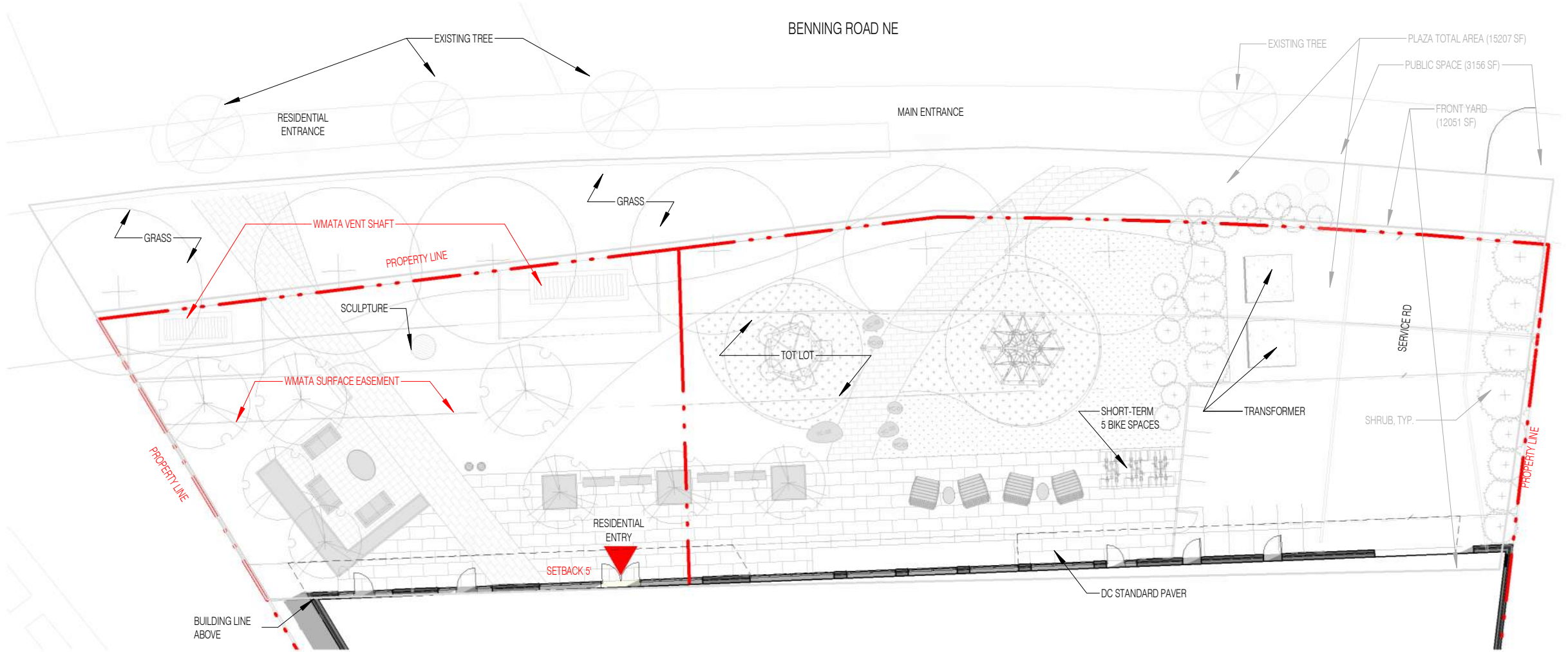
WATER ELEMENT LANDSCAPE



PLANTER WITH PLANTINGS



OUTDOOR BENCHES



ENLARGED PLAZA PLAN



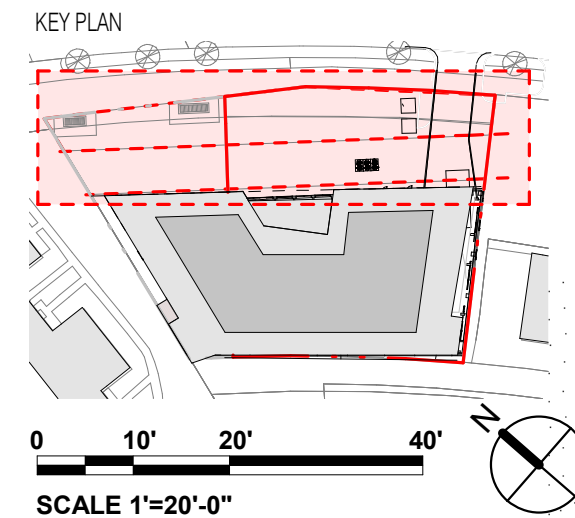
TREE BOX



SCULPTURE



PLAYGROUND



BENNING ROAD METRO AFFORDABLE

ENLARGE PLAZA PLAN | A-11

BENNING ROAD NE

PROPERTY LINE

1
A203

BUILDING LINE ABOVE

5' SETBACK

GREEN ROOF

9'-0" SIDE YARD#2

BUILDING LINE ABOVE

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

6'-0" SIDE YARD#1

202
B1
943 SF

203
A2
777 SF

204
A3
829 SF

205
A3
830 SF

206
C1
1243 SF

5
A004

8'-0" SIDE YARD#3

3
A004

UNIMPROVED ALLEY

PROPERTY LINE

KEYPLAN

1BD	AMENITY
2BD	STUDIO
3BD	

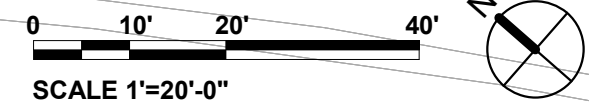
PROGRAM SUMMARY

SECOND FLOOR	
GROSS FLOOR AREA	12,503 SF
AMENITY (FITNESS)	1,692 SF
RESIDENTIAL	
11 UNITS	10,947 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



BENNING ROAD METRO AFFORDABLE

SECOND FLOOR PLAN A-12

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BENNING ROAD NE

PROPERTY LINE

1A203

GREEN ROOF BELOW

GREEN ROOF BELOW

UNIMPROVED ALLEY

3A004

4A004

5A004

PROPERTY LINE

KEYPLAN

1BD
2BD
3BD
STUDIO

PROGRAM SUMMARY

THIRD TO NINTH FLOOR	
GROSS FLOOR AREA	13,057 SF
RESIDENTIAL	
13 UNITS	11,454 NSF
FLOOR EFFICIENCY	88 %

UNIT SUMMARY (3-9)

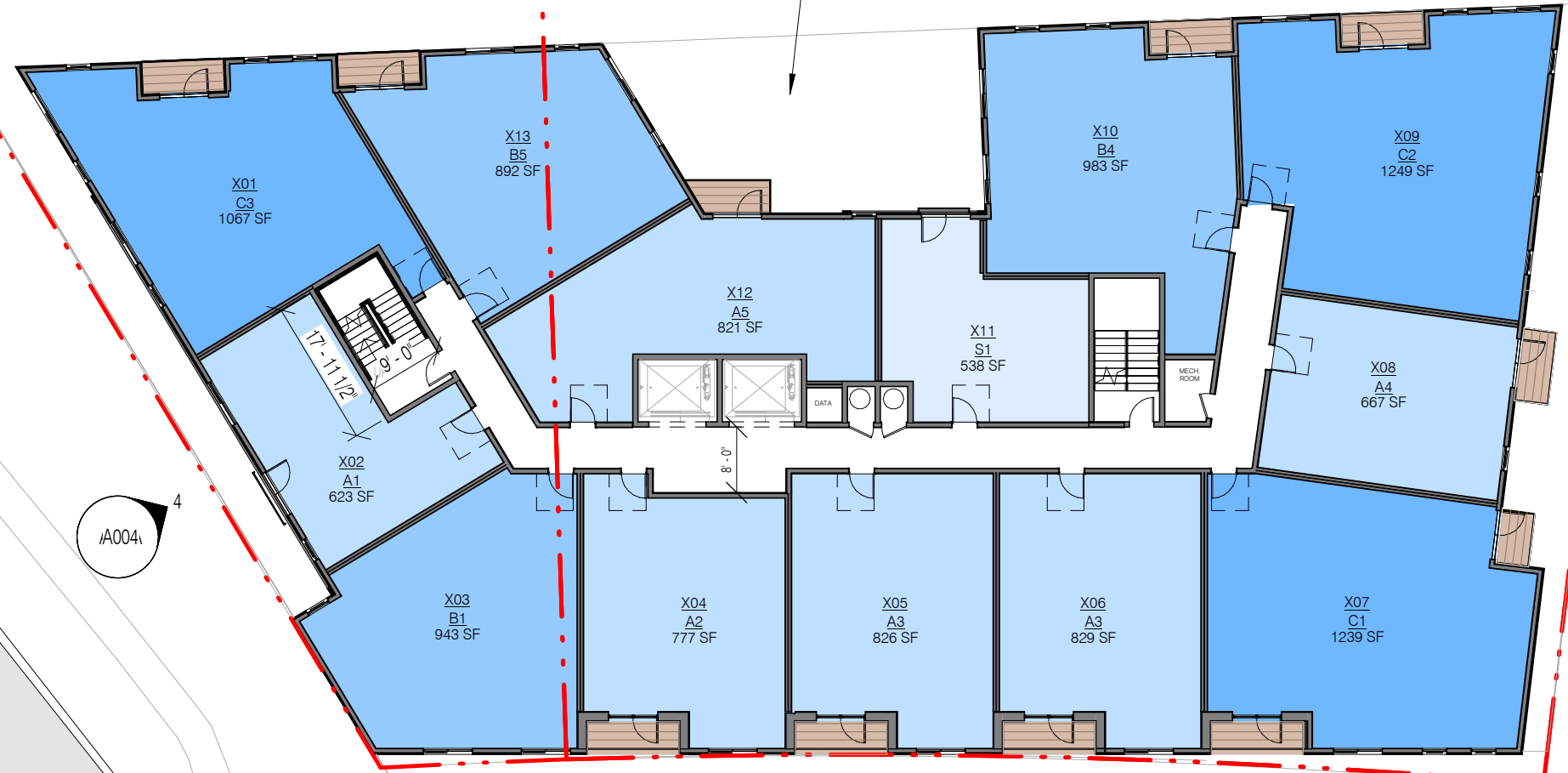
		%
STUDIO	1 x 7 = 7	8 %
1BD	6 X 7 = 42	46 %
2BD	3 X 7 = 21	23 %
3BD	3 X 7 = 21	23 %
TOTAL	91	100 %

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

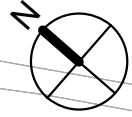
UFAS UNIT (TOTAL 6)
 202, 207, 303, 308, 403, 408

ROLL IN SHOWER (TOTAL 2)
 303, 408

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



SCALE 1"=20'-0"



BENNING ROAD METRO AFFORDABLE

TYPICAL FLOOR(THIRD TO NINTH) PLAN A-13

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BENNING ROAD NE

PROPERTY LINE

A203

KEYPLAN

- 1BD
- 2BD
- STUDIO

PROGRAM SUMMARY

PENTHOUSE ALLOWABLE FAR (0.4xLOT)	10,372 SF
TOTAL GROSS AREA	7,264 SF
RESIDENTIAL 7 UNITS	6,040 NSF
FLOOR EFFICIENCY	83%

UNIT SUMMARY (PENTHOUSE)

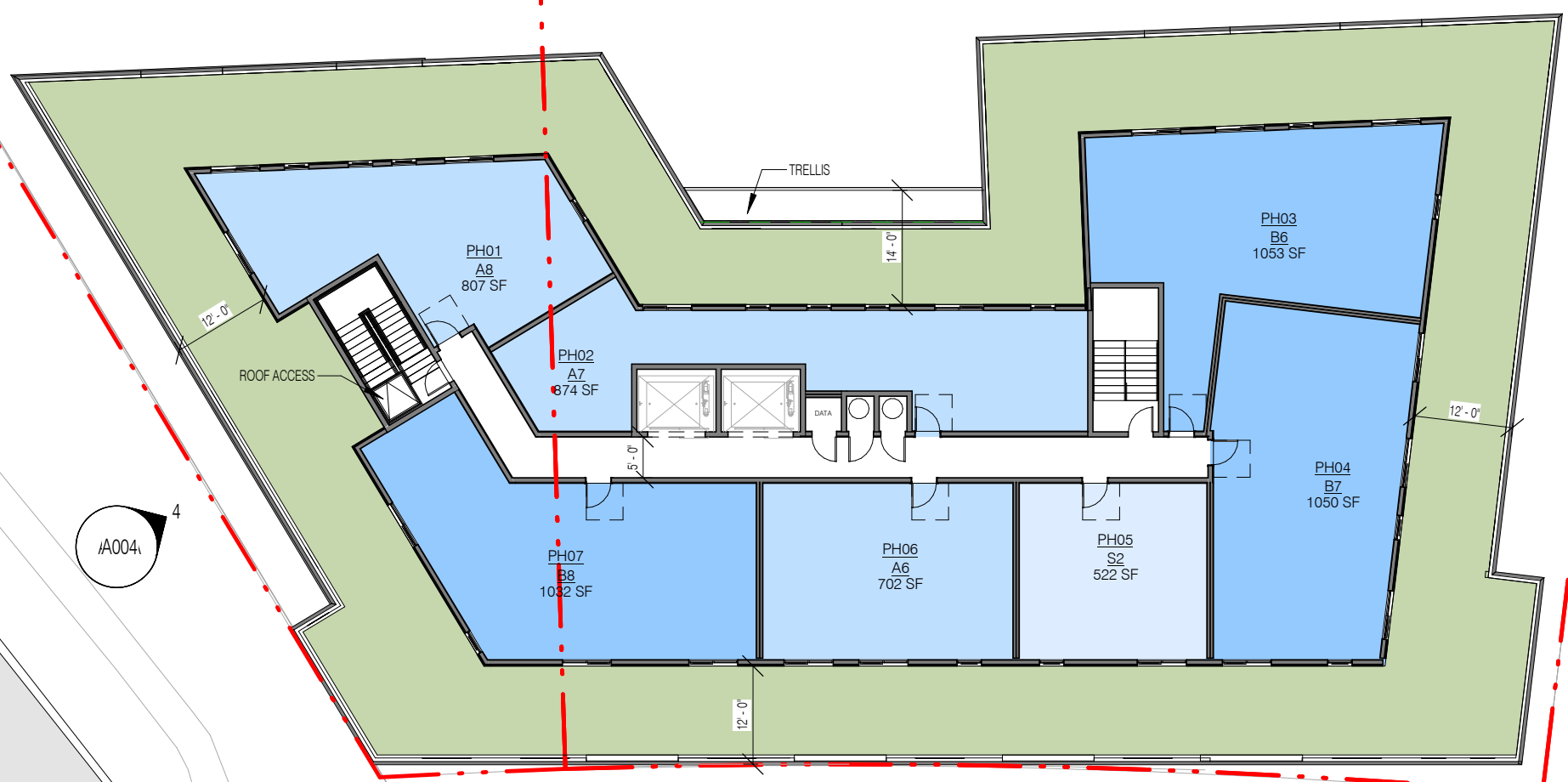
UNIT TYPE	COUNT	%
STUDIO	1	14 %
1BD	3	43 %
2BD	3	43 %
TOTAL	7	100 %

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

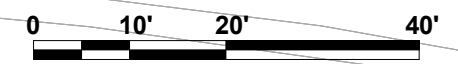


A004

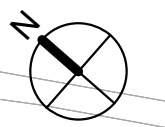
A004

A004

UNIMPROVED ALLEY



SCALE 1"=20'-0"



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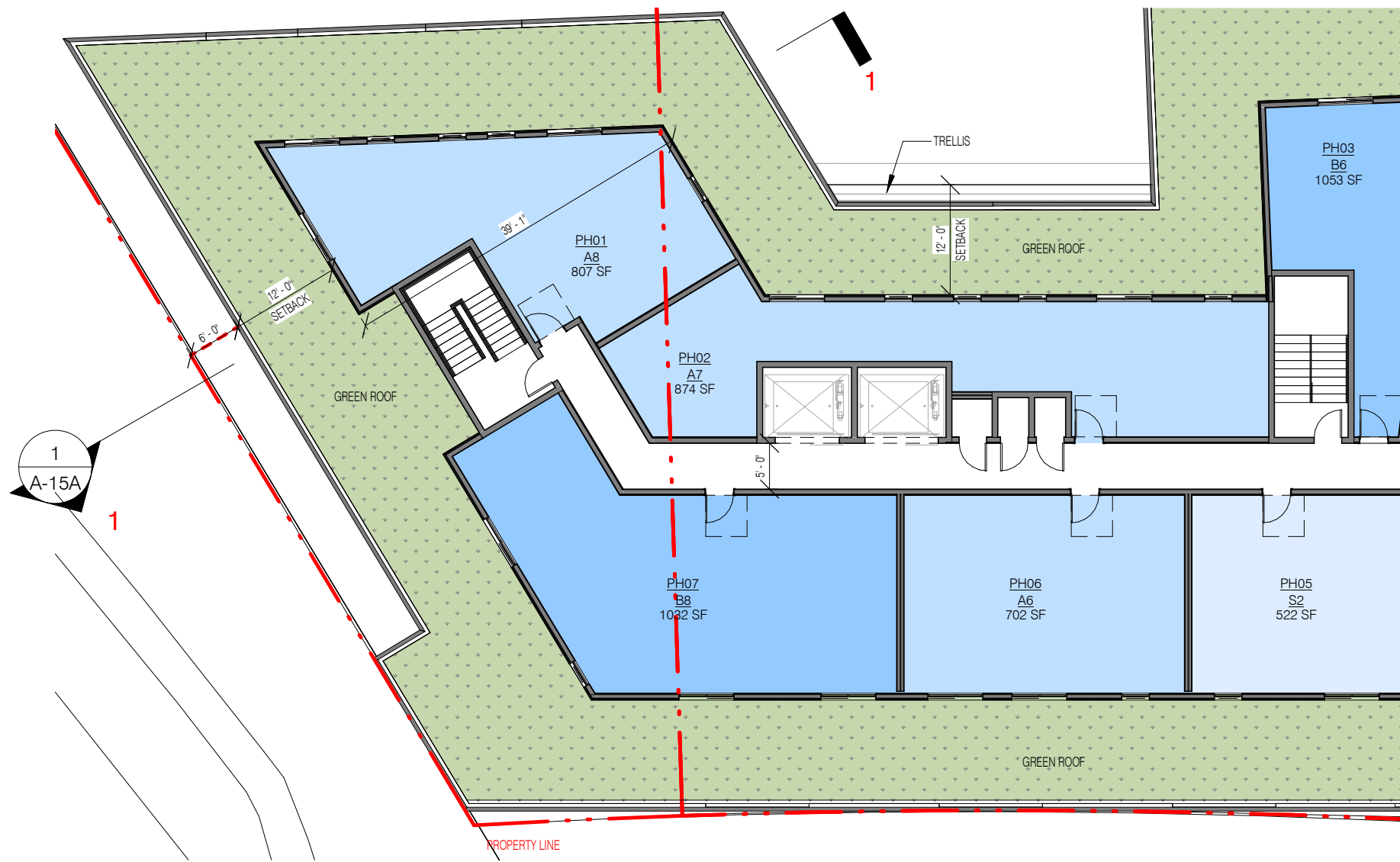
PENTHOUSE FLOOR PLAN A-15

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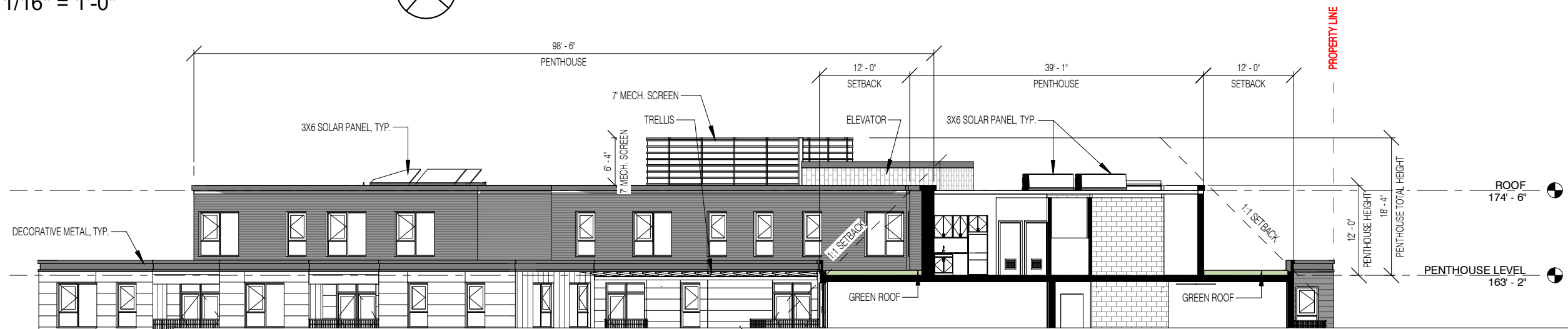
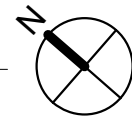
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MODULAR PLANT TRAYS GREEN ROOF REFERENCE

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



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

BENNING ROAD METRO AFFORDABLE

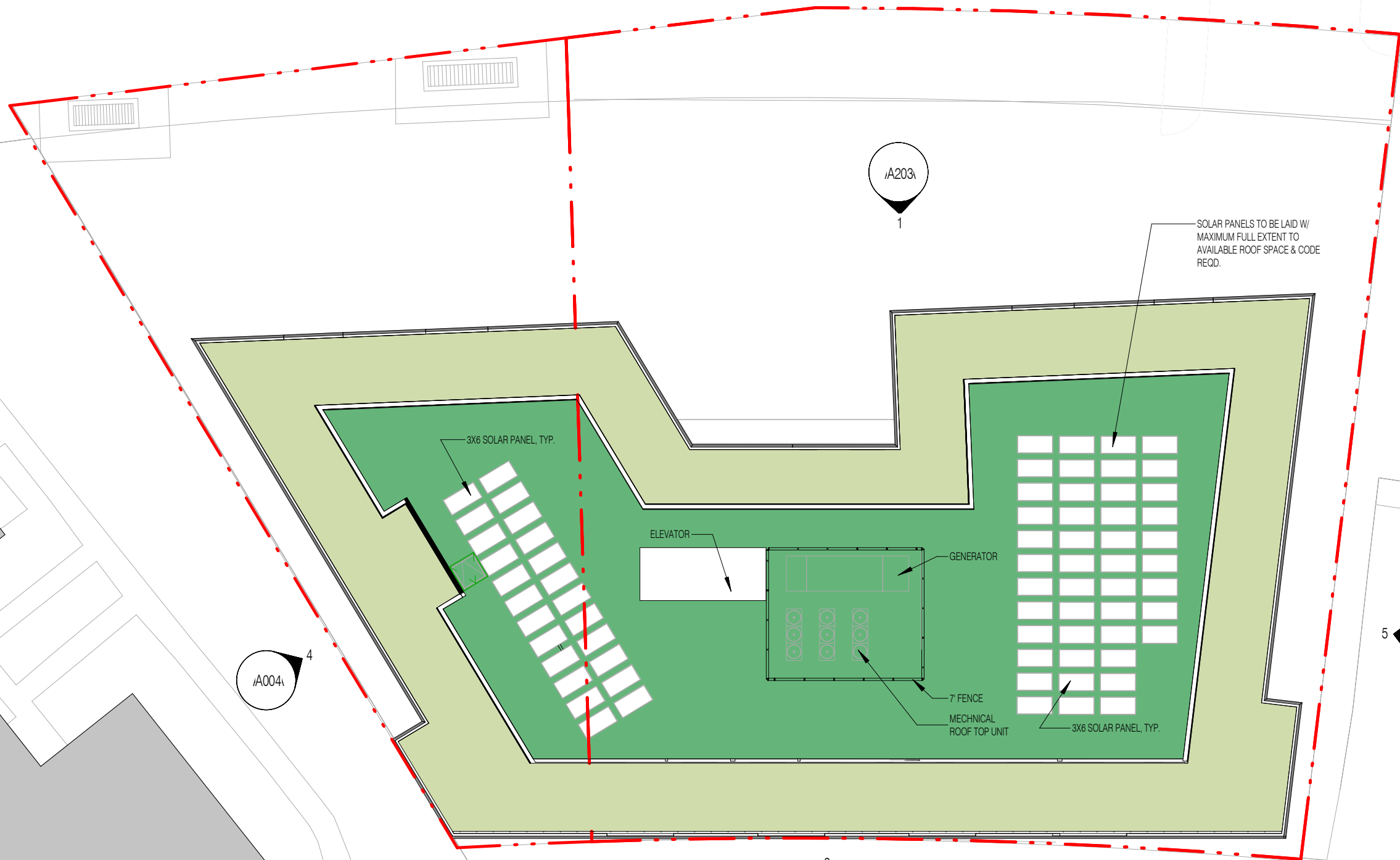
ENLARGED PENTHOUSE PLAN AND SECTION A-15A

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4
A004

3
A004

5
A004

1
A203

SOLAR PANELS TO BE LAID W/
MAXIMUM FULL EXTENT TO
AVAILABLE ROOF SPACE & CODE
REQD.

3x6 SOLAR PANEL, TYP.

ELEVATOR

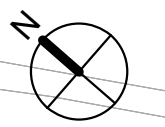
GENERATOR

7' FENCE
MECHANICAL
ROOF TOP UNIT

3x6 SOLAR PANEL, TYP.

0 10' 20' 40'

SCALE 1"=20'-0"



BENNING ROAD METRO AFFORDABLE

ROOF FLOOR PLAN | A-16

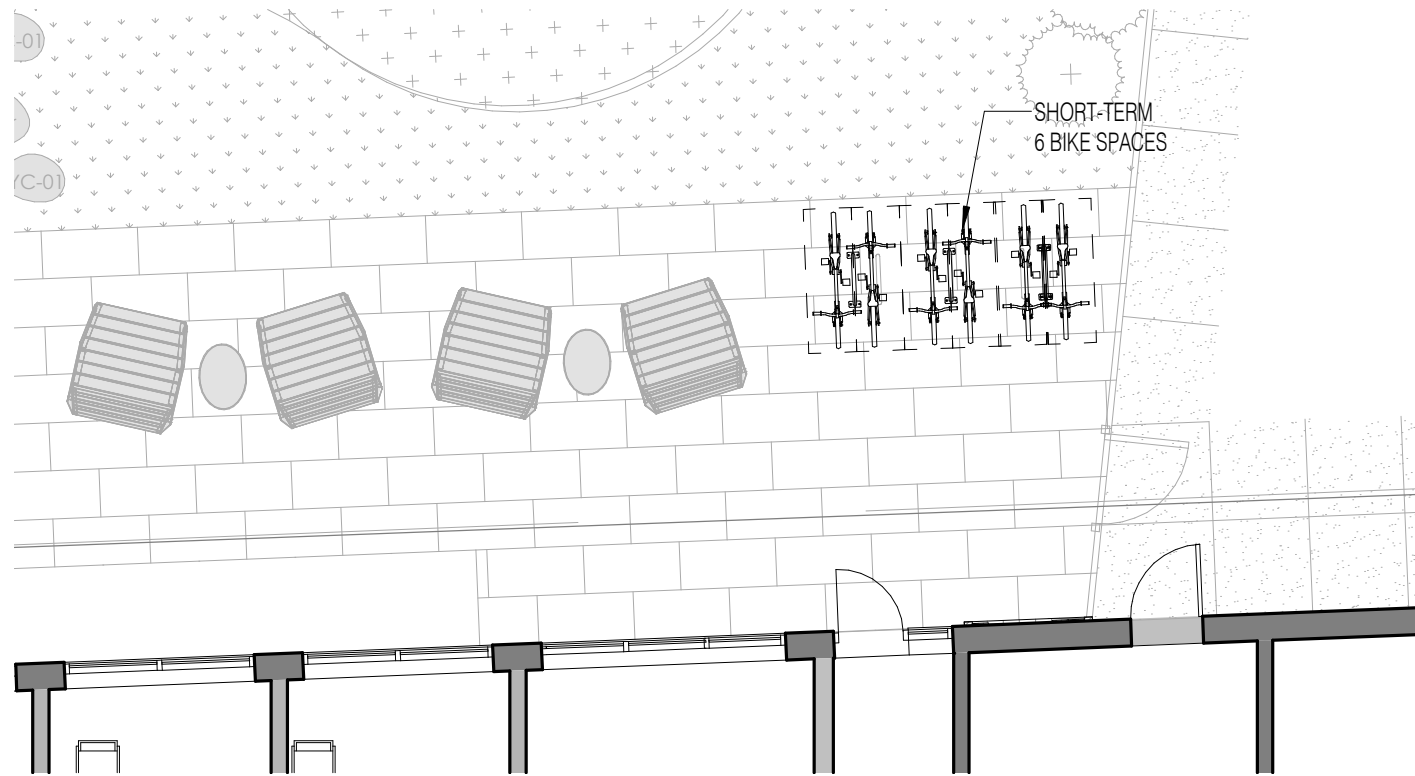
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2 SHORT TERM BIKE SPACES
1/8" = 1'-0"

SUMMARY

REQUIRED RESIDENTIAL BIKE SPACES

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

PROVIDED RESIDENTIAL BIKE SPACES

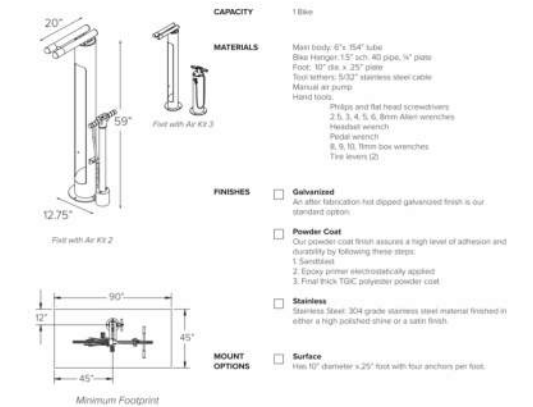
LONG-TERM	45
SHORT-TERM	6
TOTAL BIKE SPACES	51

NOTES

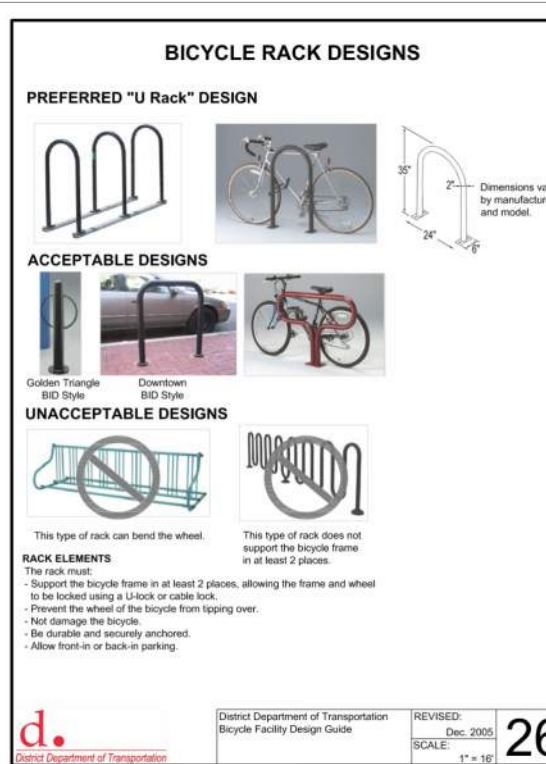
- * RED BIKES (5)
10% OF BIKES EQUIPED WITH E.V. OUTLET
- * ORANGE BIKES (2)
4% OF THE BIKES ACCOMMODATE 'FAMILY BIKES - 10' X 3"

BIKE SPACES SUMMARY

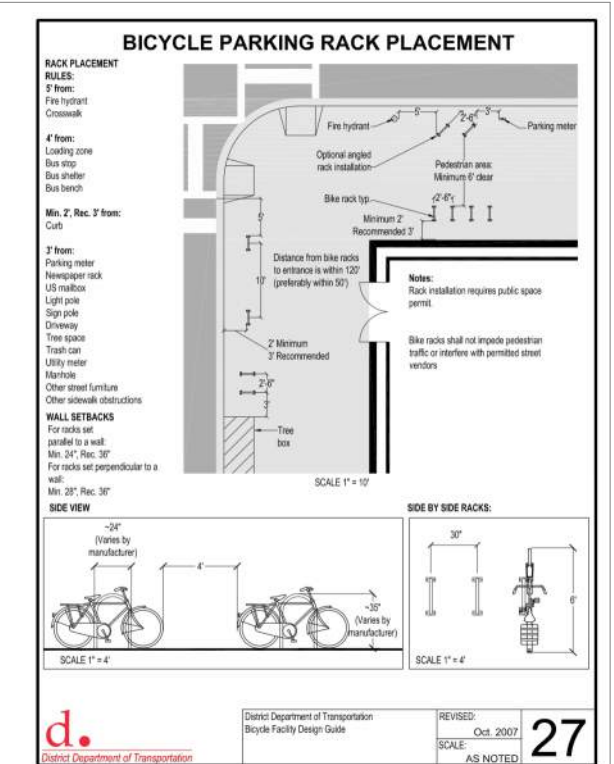
FIXIT
Submittal Sheet



BIKE REPAIR TOOL

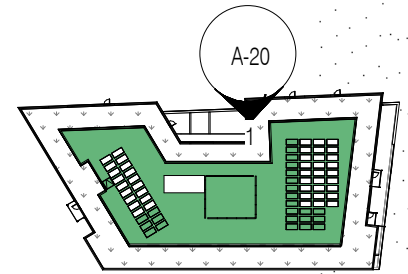


EXTERIOR BIKE RACK



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 NORTH ELEVATION
1" = 20'-0"



SCALE 1"=20'-0"

BENNING ROAD METRO AFFORDABLE

BENNING ROAD NE ELEVATION A-20

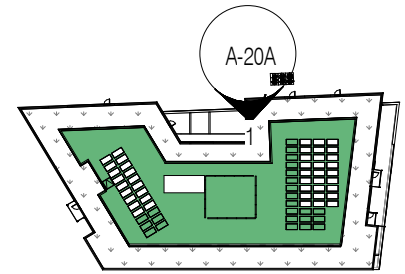
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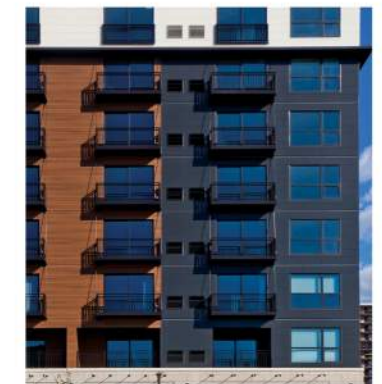
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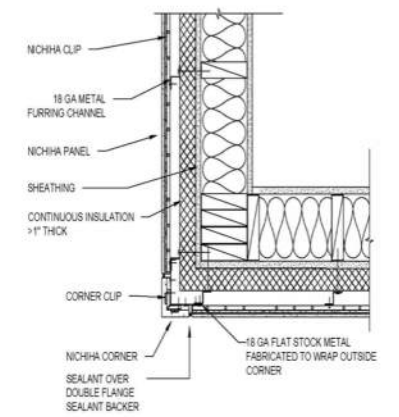
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A. RED PANEL



B. GRAY PANEL



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

NICHHA DETAIL

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



SCALE 1"=20'-0"

BENNING ROAD METRO AFFORDABLE

BENNING ROAD NE ELEVATION BW A-20A

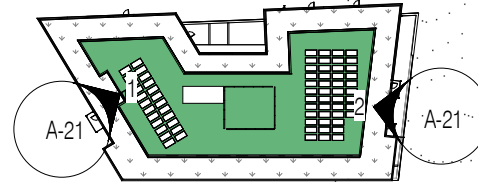
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① WEST ELEVATION
1" = 20'-0"

② EAST ELEVATION
1" = 20'-0"



SCALE 1"=20'-0"

BENNING ROAD METRO AFFORDABLE

EAST AND WEST ELEVATION | A-21

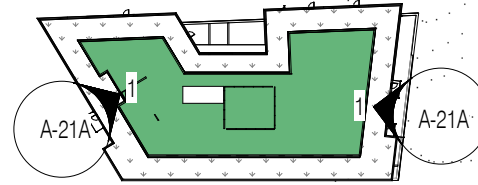
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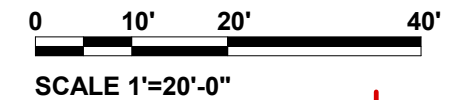


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① WEST ELEVATION BW
1" = 20'-0"

② EAST ELEVATION BW
1" = 20'-0"



BENNING ROAD METRO AFFORDABLE

EAST AND WEST ELEVATION BW | A-21A

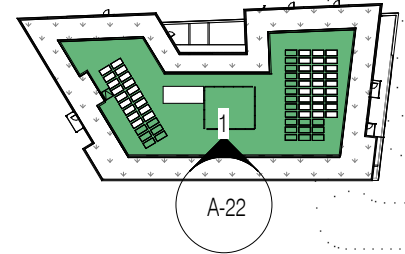
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① SOUTH ELEVATION
1" = 20'-0"



SCALE 1"=20'-0"

BENNING ROAD METRO AFFORDABLE

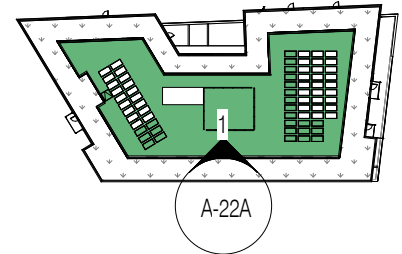
SOUTH ELEVATION A-22

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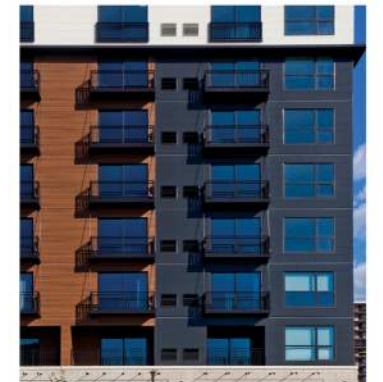
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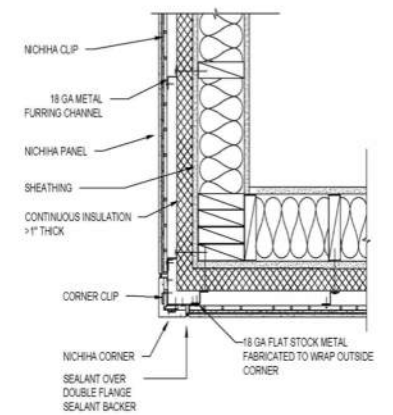
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A. RED PANEL



B. GRAY PANEL



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

NICHIHA DETAIL

1 SOUTH ELEVATION
1" = 20'-0"



SCALE 1"=20'-0"

BENNING ROAD METRO AFFORDABLE

SOUTH ELEVATION BW | A-22A

05/23/2022

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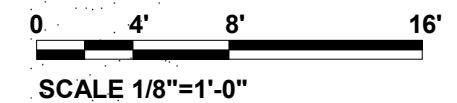


1. Flexibility is requested to vary the final selection of the exterior materials within the color ranges and material types as proposed without reducing the quality of the materials and to make minor refinements to exterior details and dimensions.
2. Flexibility is requested to vary the approved signage 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.



② SECTION DETAIL N1
1/8" = 1'-0"

① NORTH ENLARGED ELEVATION 1
1/8" = 1'-0"



BENNING ROAD METRO AFFORDABLE

ENLARGED ELEVATION | A-25

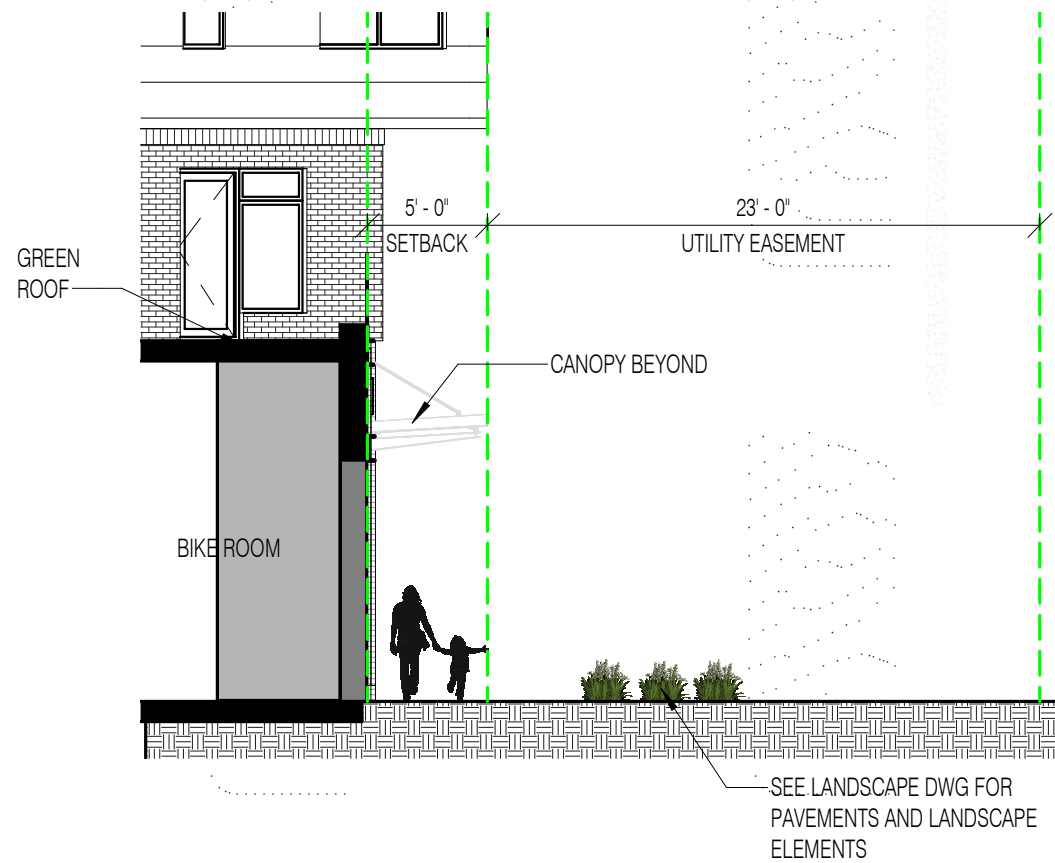
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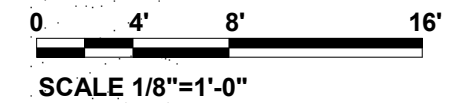
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② SECTION DETAIL N2
1/8" = 1'-0"



① NORTH ENLARGED ELEVATION 2
1/8" = 1'-0"

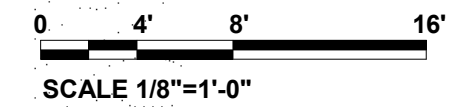


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2 SECTION DETAIL N3
1/8" = 1'-0"

1 NORTH ENLARGED ELEVATION 3
1/8" = 1'-0"



BENNING ROAD METRO AFFORDABLE

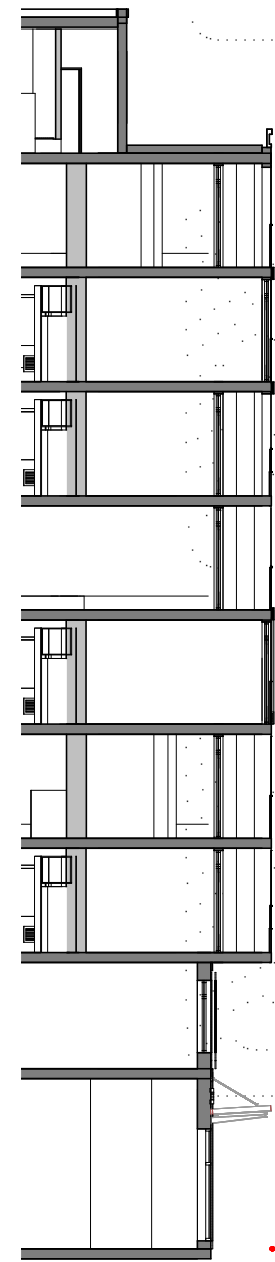
ENLARGED ELEVATION A-27

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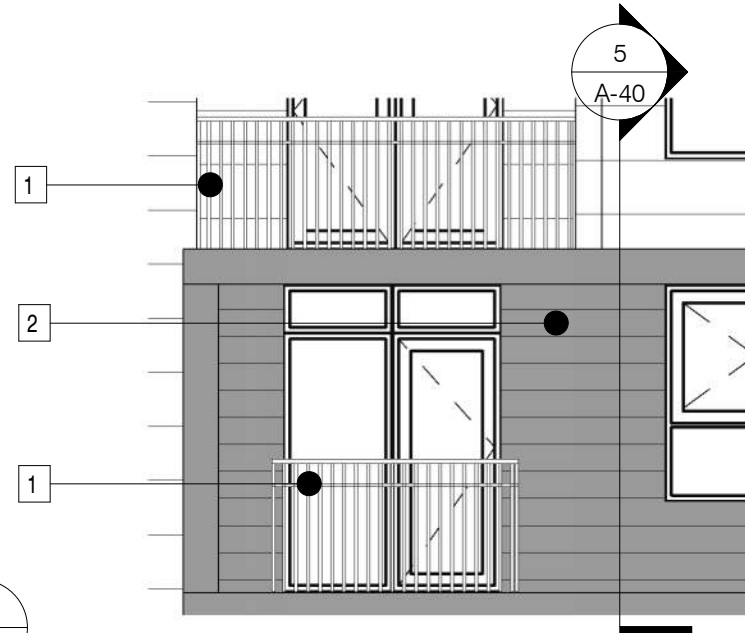




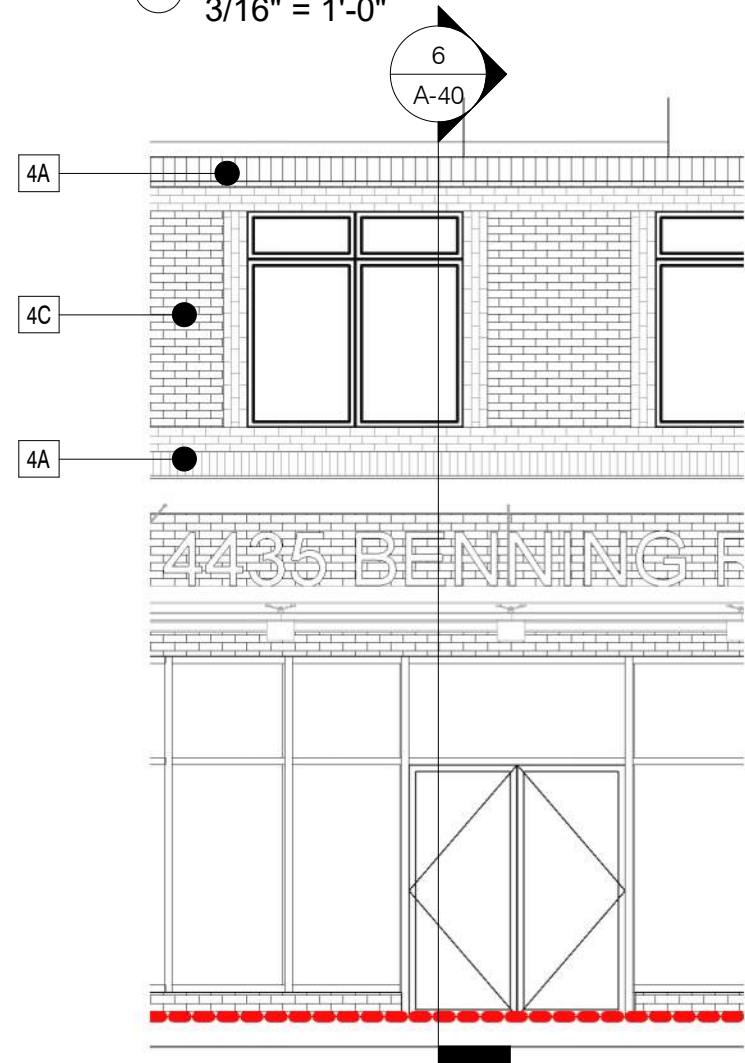
4 Partial Section 1
1/16" = 1'-0"



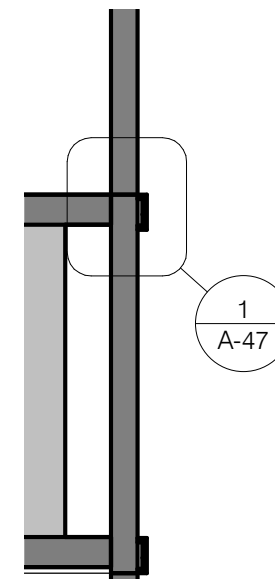
1 Partial Elevation 1
1/16" = 1'-0"



3 Partial Elevation 1 - Callout 2
3/16" = 1'-0"



2 Partial Elevation 1 - Callout 1
3/16" = 1'-0"



5 DETAIL 1
3/16" = 1'-0"



1. METAL VERTICAL RAILING



2. NICHIIHA_GREY SMOOTH NICHIPANEL



3. NICHIIHA_MULTIFAMILY DESIGN PANEL



4. BELDEN_ASHBERRY VELOUR BRICK

- A. SOLDIER BRICK PATTERN
- B. STACK BRICK PATTERN
- C. RUNNING BOND STANDARD BRICK
- D. BRICK CORNICE



6. DECORATIVE METAL

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.
5. Flexibility is requested to vary the window frames to light grey, grey or black.

6 DETAIL 2
3/16" = 1'-0"

BENNING ROAD METRO AFFORDABLE

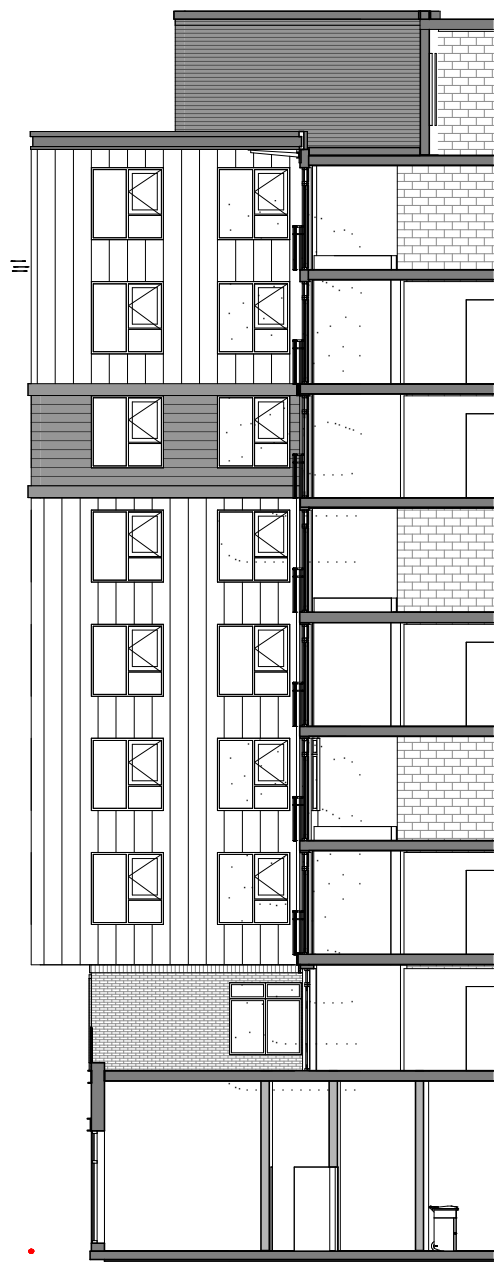
MATERIAL DETAILING | A-40

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2 Partial Section 2
1/16" = 1'-0"



1 Partial Elevation 2
1/16" = 1'-0"



4 Partial Elevation 2 - Callout 2
3/16" = 1'-0"



3 Partial Elevation 2 - Callout 1
3/16" = 1'-0"



1. METAL VERTICAL RAILING



2. NICHIIHA_GREY SMOOTH NICHIPANEL



3. NICHIIHA_MULTIFAMILY DESIGN PANEL



4. BELDEN_ASHBERRY VELOUR BRICK

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BENNING ROAD METRO AFFORDABLE

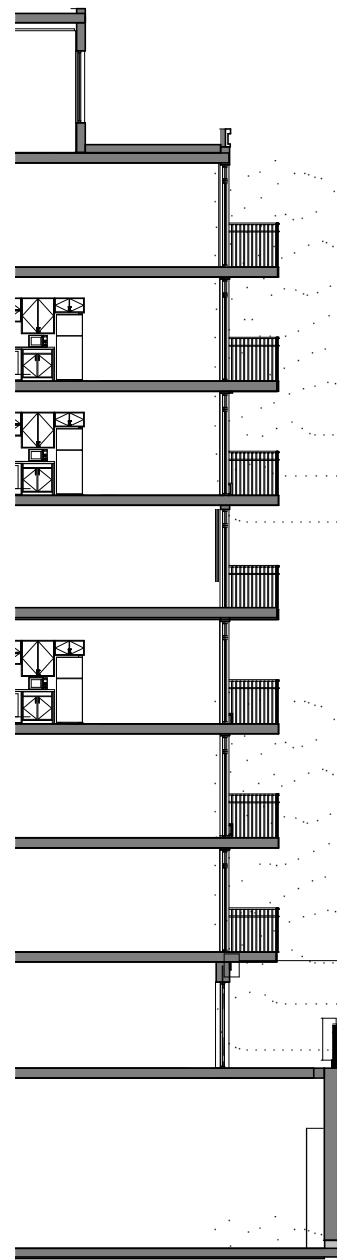
MATERIAL DETAILING | A-41

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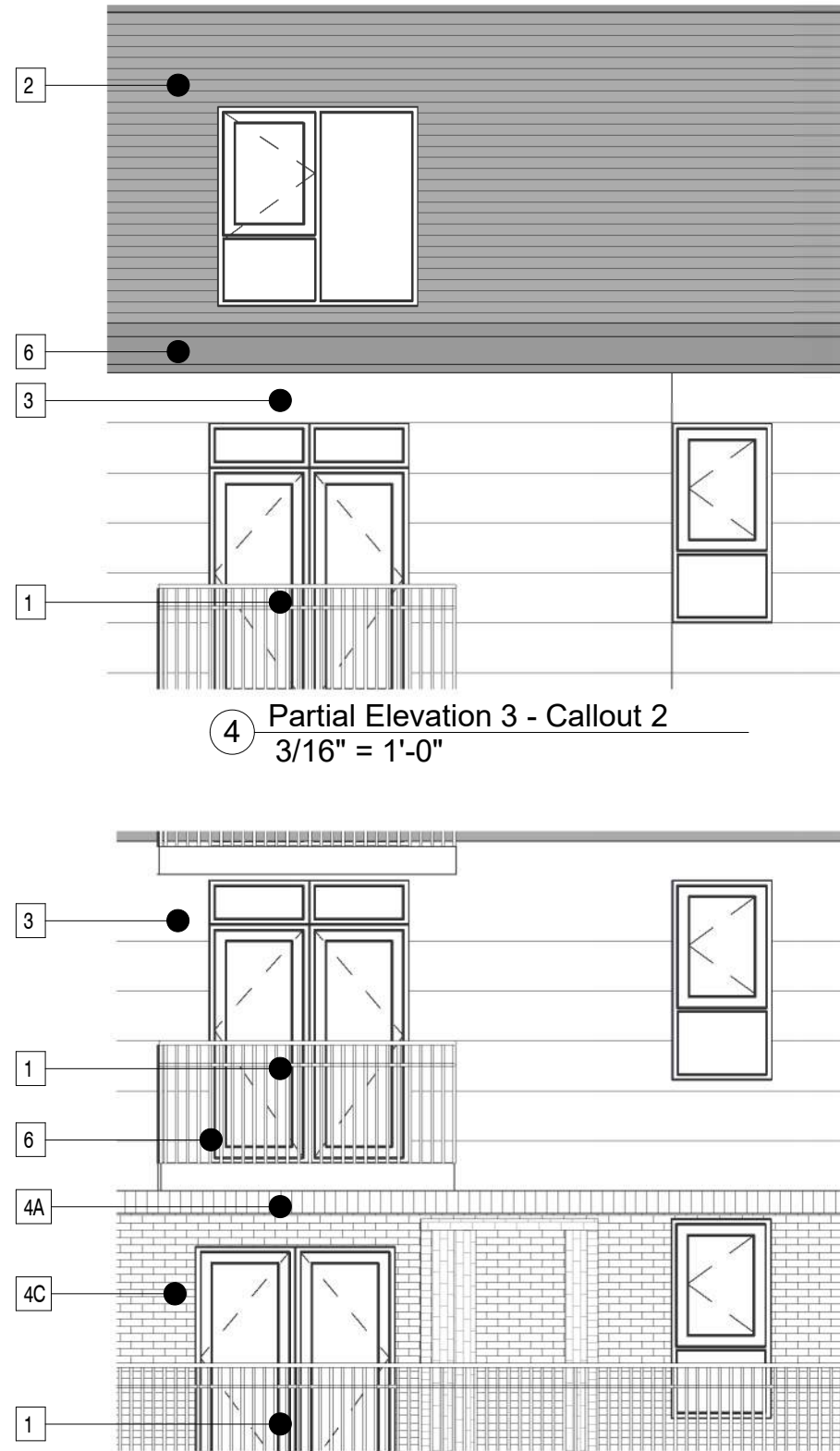




2 Partial Section 3
1/16" = 1'-0"



1 Partial Elevation 3
1/16" = 1'-0"



4 Partial Elevation 3 - Callout 2
3/16" = 1'-0"

3 Partial Elevation 3 - Callout 1
3/16" = 1'-0"

5 BRICK DETAIL
3/16" = 1'-0"



1. METAL VERTICAL RAILING



2. NICHIBA_GREY SMOOTH NICHIPANEL



3. NICHIBA_MULTIFAMILY DESIGN PANEL



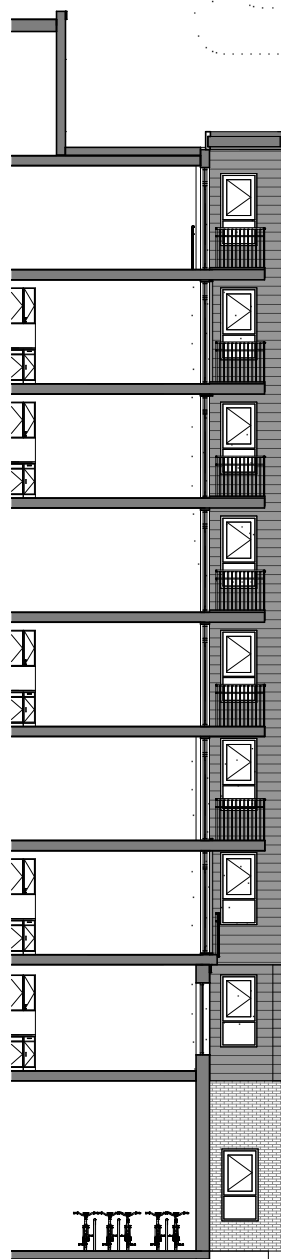
4. BELDEN_ASHBERRY VELOUR BRICK

- A. SOLDIER BRICK PATTERN
- B. STACK BRICK PATTERN
- C. RUNNING BOND STANDARD BRICK
- D. BRICK CORNICE



6. DECORATIVE METAL

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5. Flexibility is requested to vary the window frames to light grey, grey or black.



2 Partial Section 4
1/16" = 1'-0"



1 Partial Elevation 4
1/16" = 1'-0"



4 Partial Elevation 4 - Callout 2
3/16" = 1'-0"



3 Partial Elevation 4 - Callout 1
3/16" = 1'-0"



1. METAL VERTICAL RAILING



2. NICHIIHA_GREY SMOOTH NICHIPANEL



3. NICHIIHA_MULTIFAMILY DESIGN PANEL



4. BELDEN_ASHBERRY VELOUR BRICK

- A. SOLDIER BRICK PATTERN
- B. STACK BRICK PATTERN
- C. RUNNING BOND STANDARD BRICK
- D. BRICK CORNICE

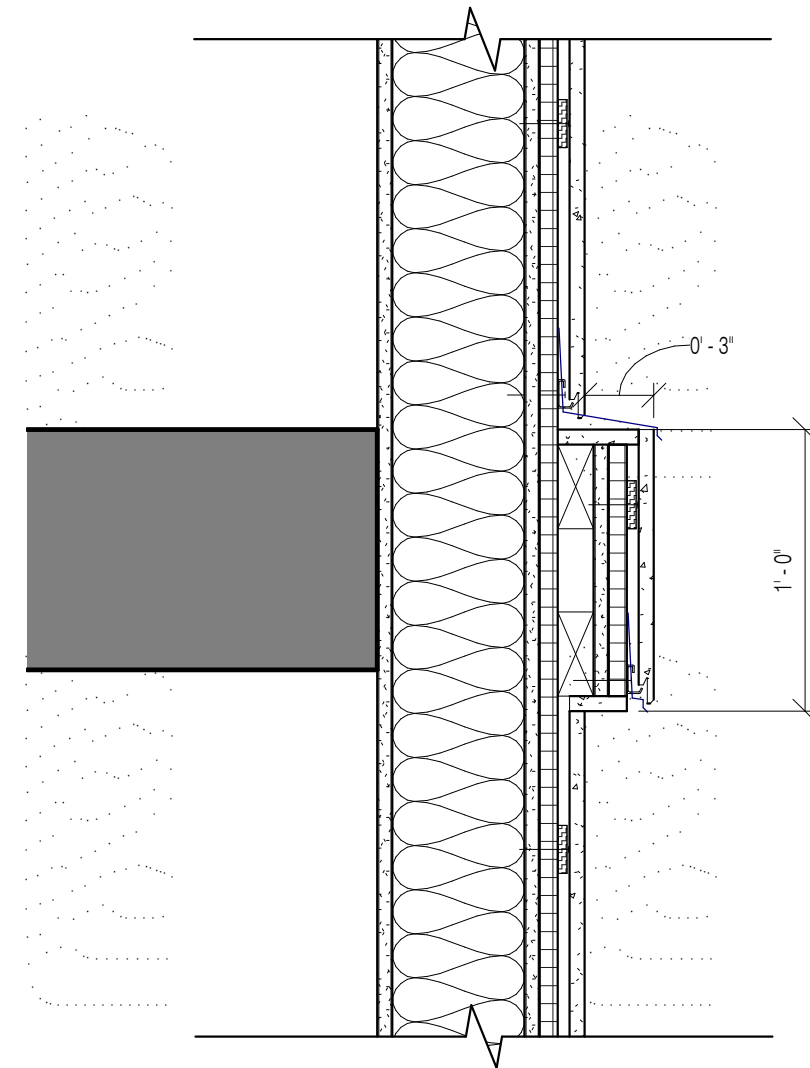


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PROTRUDED FCB
SEE SECTION DETAIL
(1/A-47)



② 3d-VIEW

① NICHIIA SECTION DETAIL
1 1/2" = 1'-0"