

Tab F

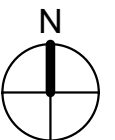
BENNING ROAD METRO AFFORDABLE



- A-00 COVER SHEET
- A-01A VICINITY MAP
- A-01B VICINITY MAP
- A-02A CONTEXT - AERIAL VIEW
- A-02B CONTEXT - AERIAL VIEW
- A-03A EXISTING LAND USE
- A-03B COMPREHENSIVE FUTURE LAND USE PLAN
- A-04 PRECEDENT - AFFORDABLE HOUSING
- A-05 ZONING SUMMARY
- A-06 TRANSPORTATION
- A-07 SITE PLAN
- A-08 EASEMENT DIAGRAM
- A-09 ZONE OF INFLUENCE DIAGRAM
- A-10 FIRST FLOOR PLAN
- A-11 ENLARGE PLAZA PLAN
- A-12 SECOND FLOOR PLAN
- A-13 TYPICAL FLOOR(THIRD TO NINTH) PLAN
- A-14A VARIANT FLOOR PLAN (5TH)
- A-14B VARIANT FLOOR PLAN (7TH)
- A-14C VARIANT FLOOR PLAN (8TH)
- A-15 PENTHOUSE FLOOR PLAN
- A-15A ENLARGED PENTHOUSE PLAN AND SECTION
- A-15B ENLARGED PENTHOUSE PLAN AND SECTION
- A-16 ROOF FLOOR PLAN
- A-17 ENLARGED BIKE ROOM
- A-20 BENNING ROAD NE ELEVATION
- A-20A BENNING ROAD NE ELEVATION BW
- A-21 EAST AND WEST ELEVATION
- A-21A EAST AND WEST ELEVATION BW
- A-22 SOUTH ELEVATION
- A-22A SOUTH ELEVATION BW
- A-30 SECTION 1
- A-31 SECTION 2
- A-32 SECTION 3
- A-41 MATERIAL DETAILING
- A-42 MATERIAL DETAILING
- A-43 MATERIAL DETAILING
- A-50 VIGNETTES
- A-51 VIGNETTES
- A-52 VIGNETTES
- A-60 RENDERING
- A-61 RENDERING
- A-62 RENDERING
- A-63 RENDERING



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



BENNING ROAD METRO AFFORDABLE

VINCINITY MAP | A-01A

02/10/2022

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



PGN ARCHITECTS



BENNING ROAD METRO AFFORDABLE

VICINITY MAP | A-01B

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



02/10/2022

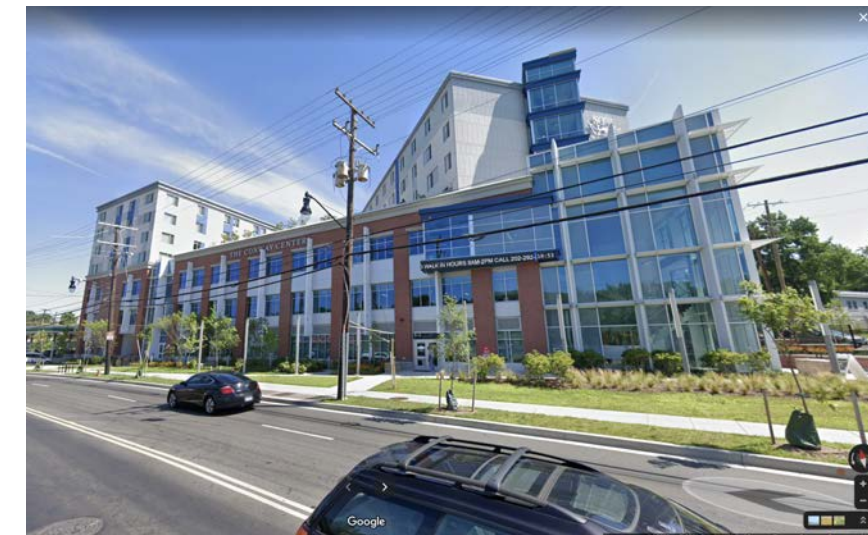




AERIAL VIEW



A. THE CONWAY CENTER STREET VIEW NORTH BOUND



B. THE CONWAY CENTER STREET VIEW SOUTH BOUND

BENNING ROAD METRO AFFORDABLE

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



CONTEXT - AERIAL VIEW | A-02A

02/10/2022

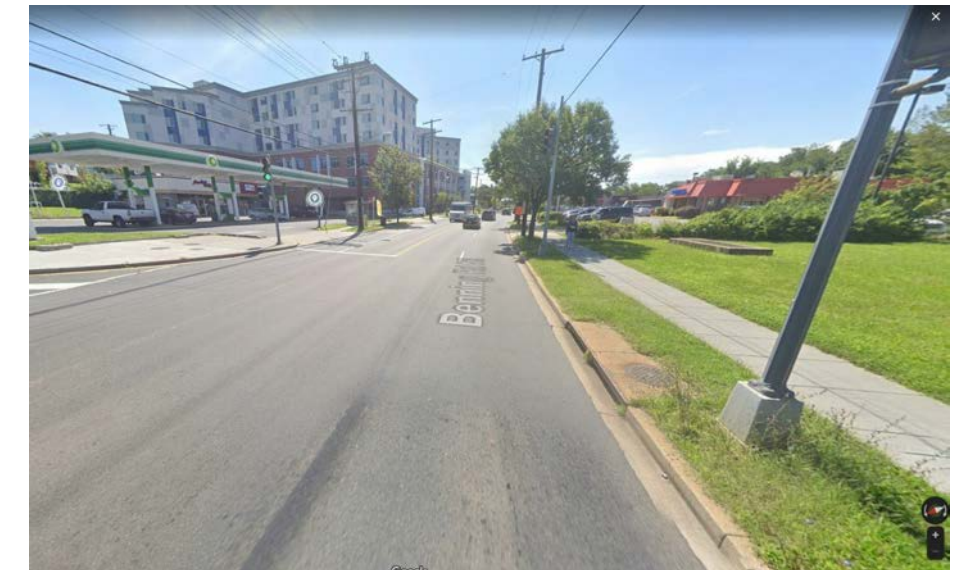




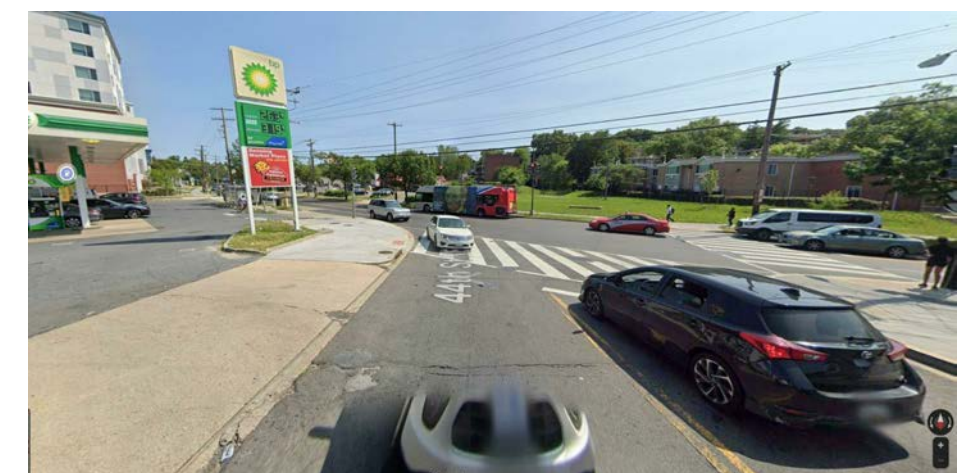
AERIAL VIEW



A. PERSPECTIVE



B. PERSPECTIVE



C. PERSPECTIVE

BENNING ROAD METRO AFFORDABLE

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC

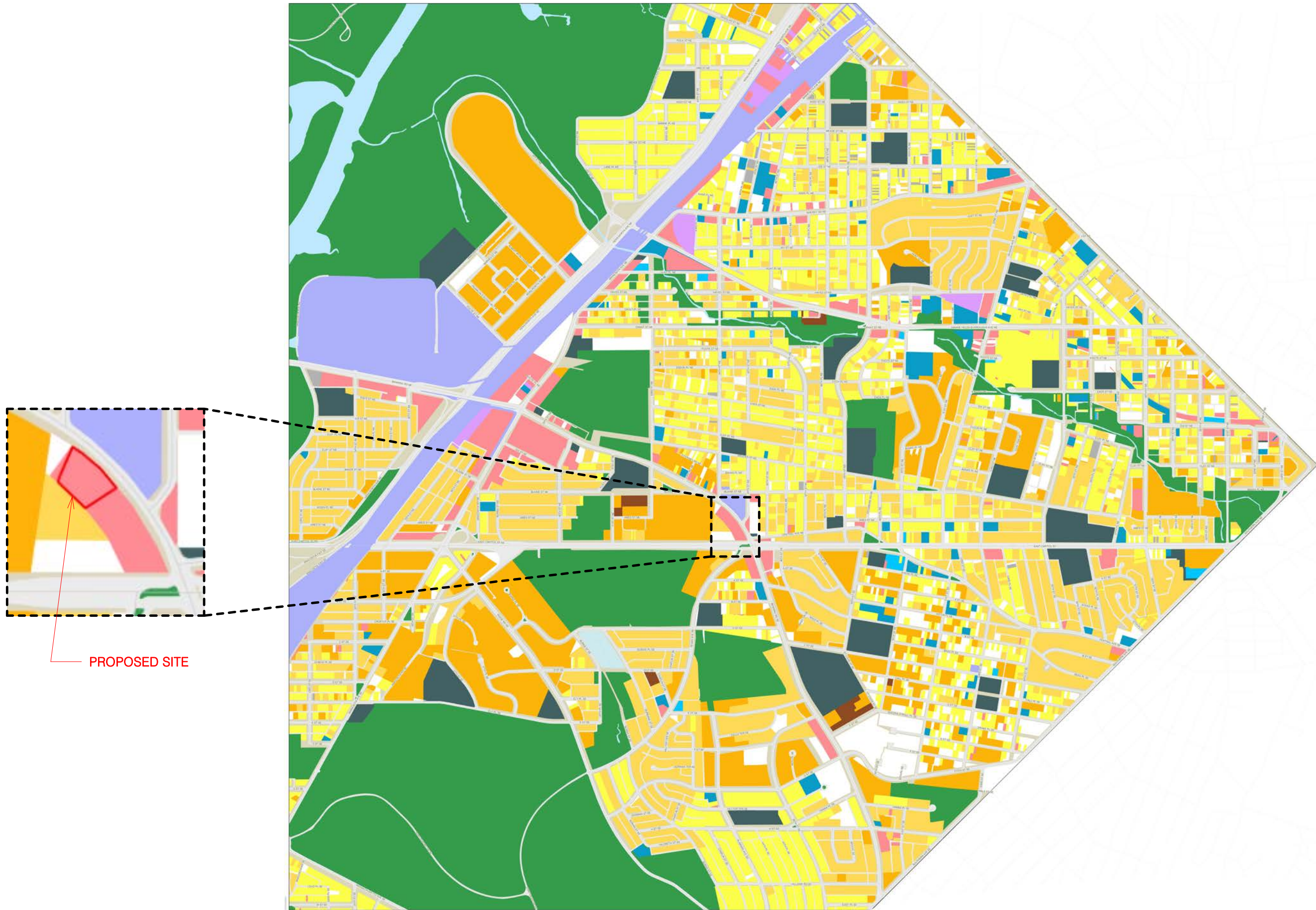


CONTEXT - AERIAL VIEW | A-02B

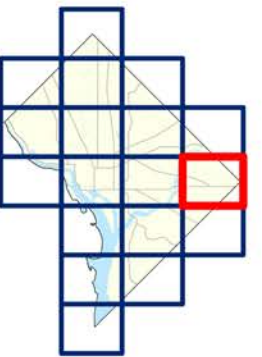
02/10/2022

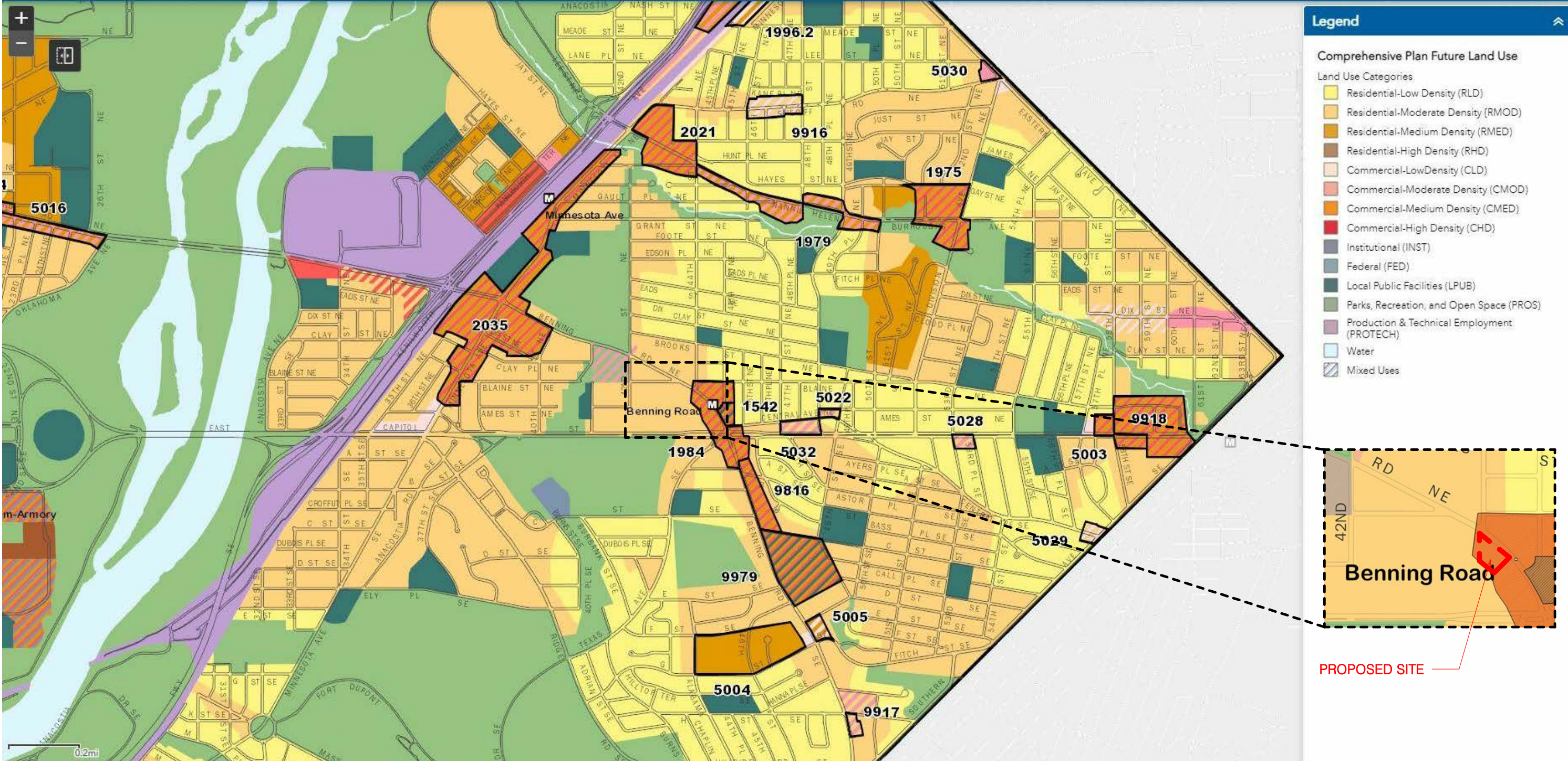


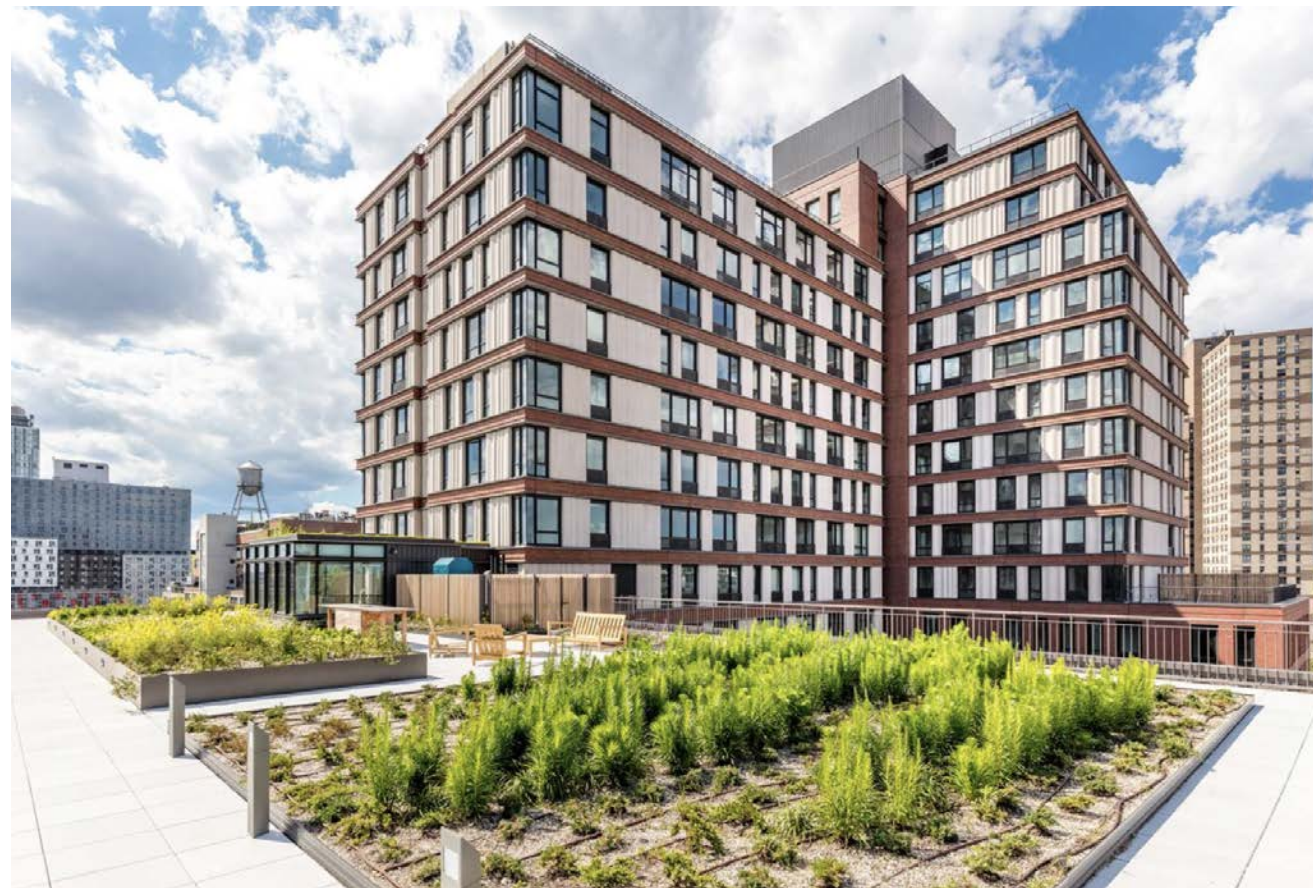
PGN ARCHITECTS



- Existing Land Use
- Low Density Residential
 - Low-Medium Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial
 - Transport, Communication, Utilities
 - Industrial
 - Mixed Use
 - Institutional
 - Federal Public
 - Local Public
 - Public, Quasi-Public, Institutional
 - Parks and Open Spaces
 - Parking
 - Roads; Alleys; Median
 - Transportation Right of Way
 - UnDetermined
 - Water
 - Vacant







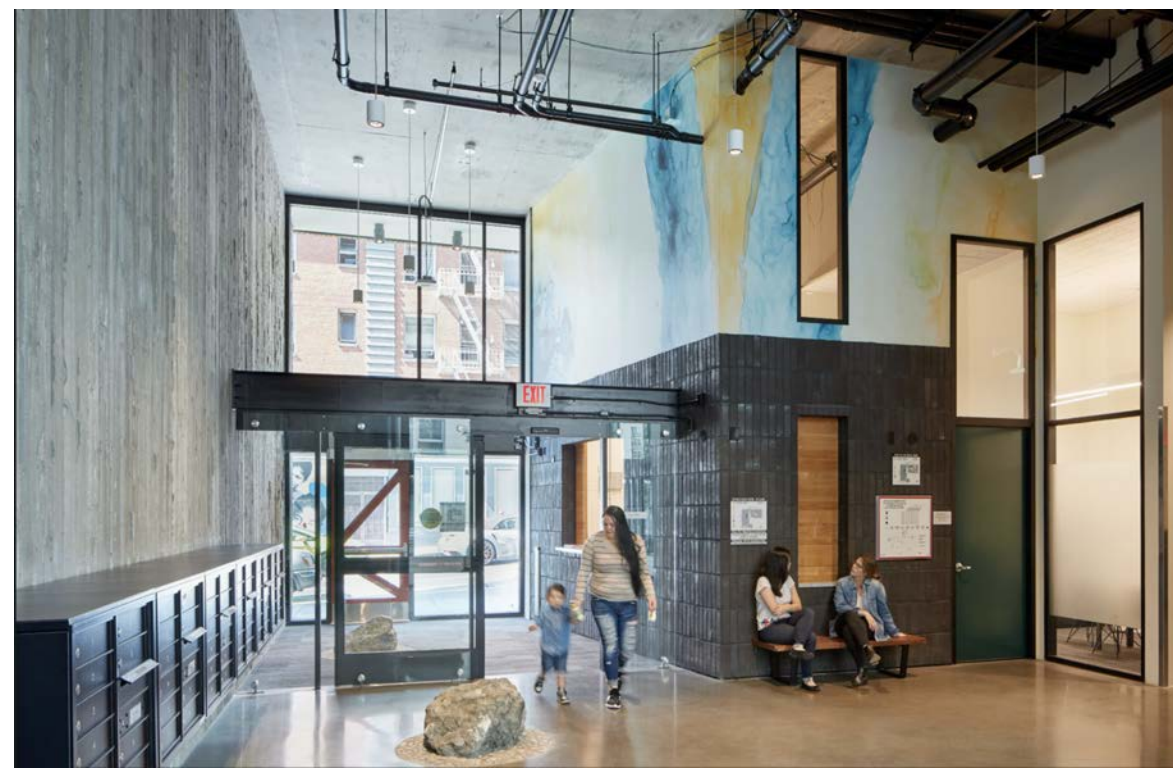
AFFORDABLE-HOUSING (535 CARLTON, BROOKLYN)



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

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC

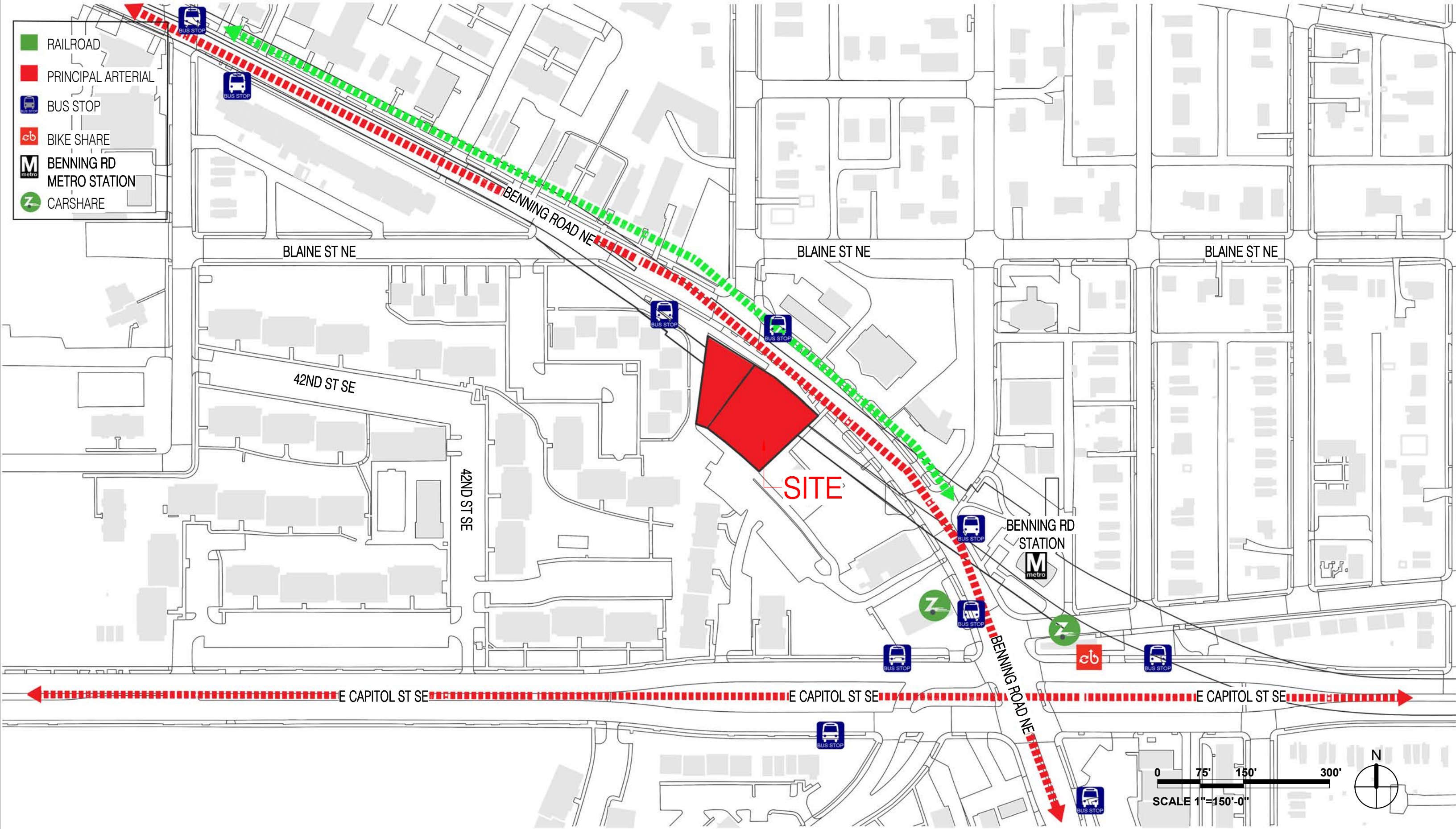


02/10/2022



2. Zoning DATA 4435 Benning Road NE, Washington DC							
Date:	Thursday, February 03, 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'		93' - 2"		YES
Lot Occupancy (Residential)		G-404.1	80%		50%		
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		
Vehicle Parking			Spaces		Spaces		
	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				
	Quantity/Size	C-901.1	10x20		Provided		
Delivery Space	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

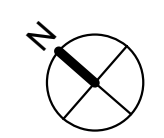
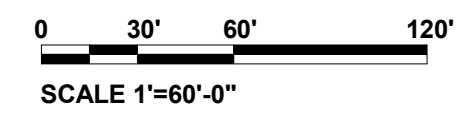
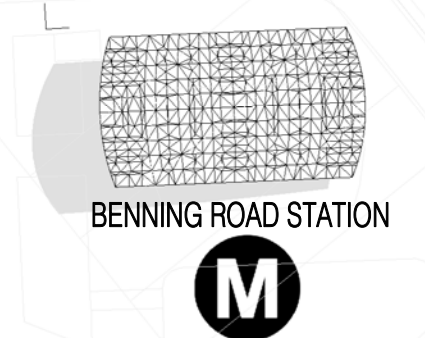
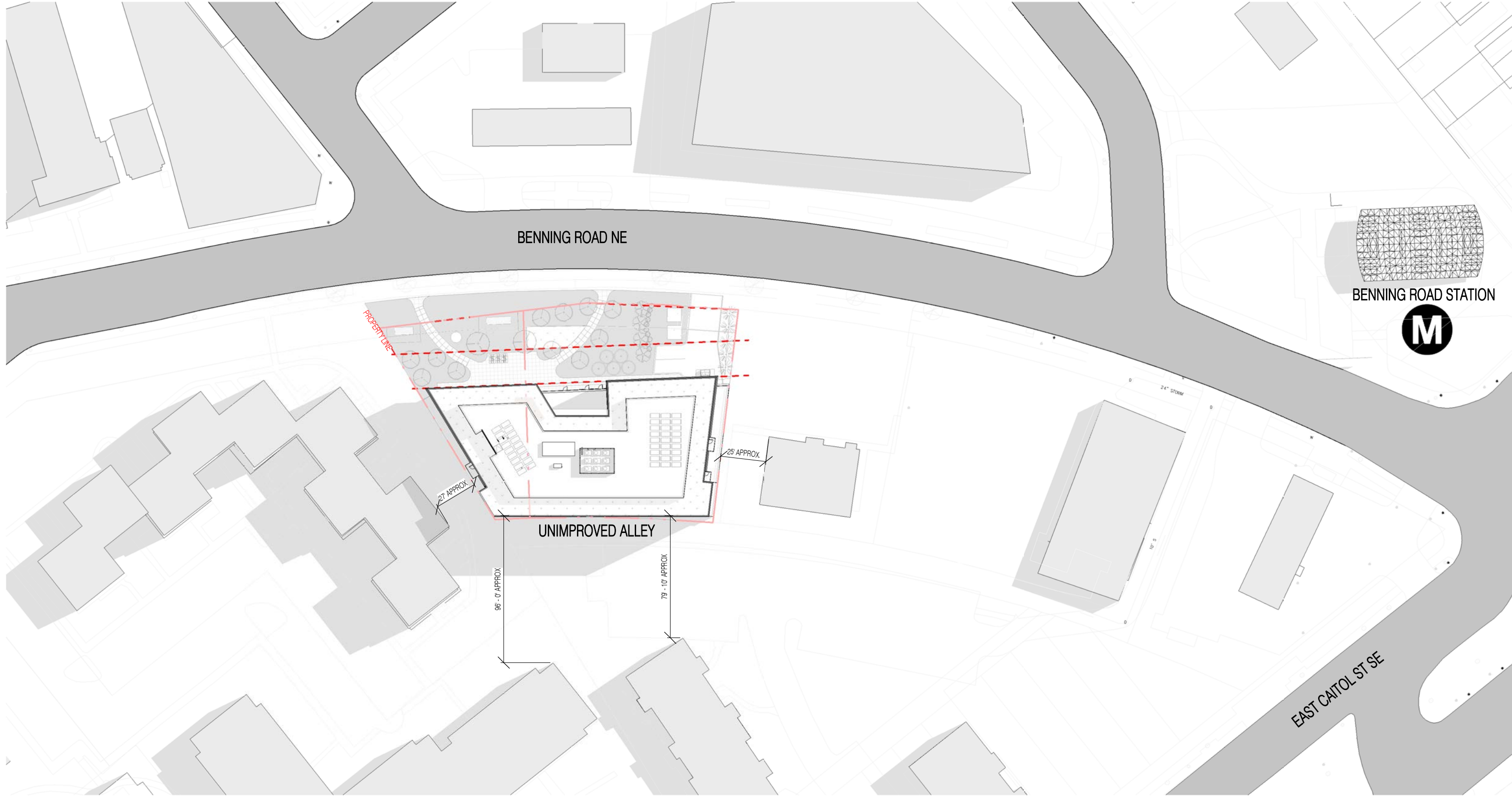
COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



02/10/2022



PGN ARCHITECTS



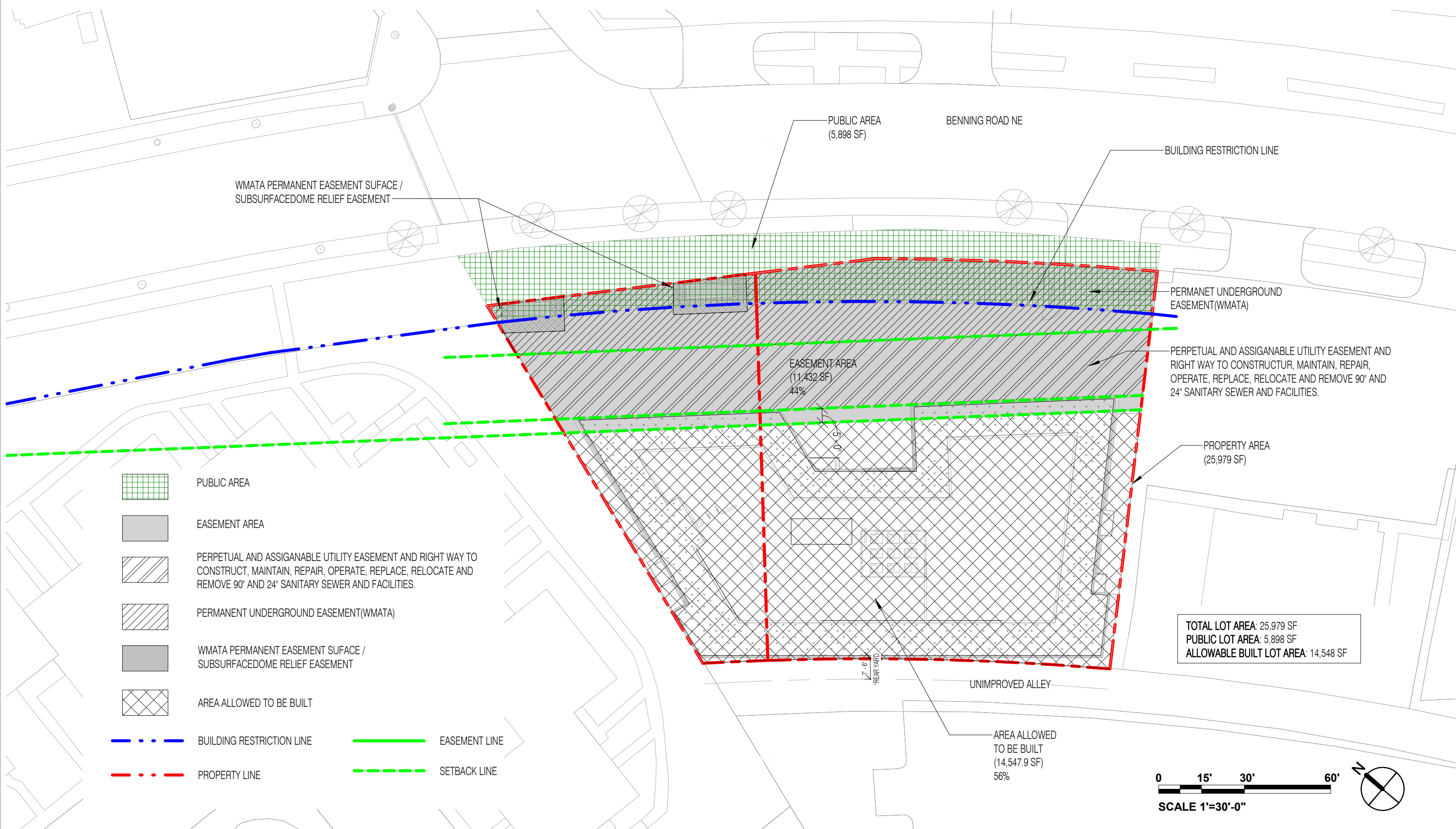
BENNING ROAD METRO AFFORDABLE

SITE PLAN | A-07

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC

02/10/2022





WMATA PERMANENT EASEMENT SUFACE /
SUBSURFACEDOME RELIEF EASEMENT

PUBLIC AREA
(5,898 SF)

BENNING ROAD NE

BUILDING RESTRICTION LINE

PERMANET UNDERGROUND
EASEMENT(WMATA)

PERPETUAL AND ASSIGANABLE UTILITY EASEMENT AND
RIGHT WAY TO CONSTRUCTUR, MAINTAIN, REPAIR,
OPERATE, REPLACE, RELOCATE AND REMOVE 90" AND
24" SANITARY SEWER AND FACILITIES.











EASEMENT AREA
(11,432.8 SF)
44%

PROPERTY AREA
(25,979 SF)

TOTAL LOT AREA: 25,979 SF
PUBLIC LOT AREA: 5,898 SF
ALLOWABLE BUILT LOT AREA: 14,548 SF

UNIMPROVED ALLEY

AREA ALLOWED
TO BE BUILT
(14,547.9 SF)
56%

-  PUBLIC AREA
-  EASEMENT AREA
-  PERPETUAL AND ASSIGANABLE UTILITY EASEMENT AND RIGHT WAY TO
CONSTRUCT, MAINTAIN, REPAIR, OPERATE, REPLACE, RELOCATE AND
REMOVE 90" AND 24" SANITARY SEWER AND FACILITIES.
-  PERMANENT UNDERGROUND EASEMENT(WMATA)
-  WMATA PERMANENT EASEMENT SUFACE /
SUBSURFACEDOME RELIEF EASEMENT
-  AREA ALLOWED TO BE BUILT
-  BUILDING RESTRICTION LINE
-  EASEMENT LINE
-  PROPERTY LINE
-  SETBACK LINE



BENNING ROAD METRO AFFORDABLE

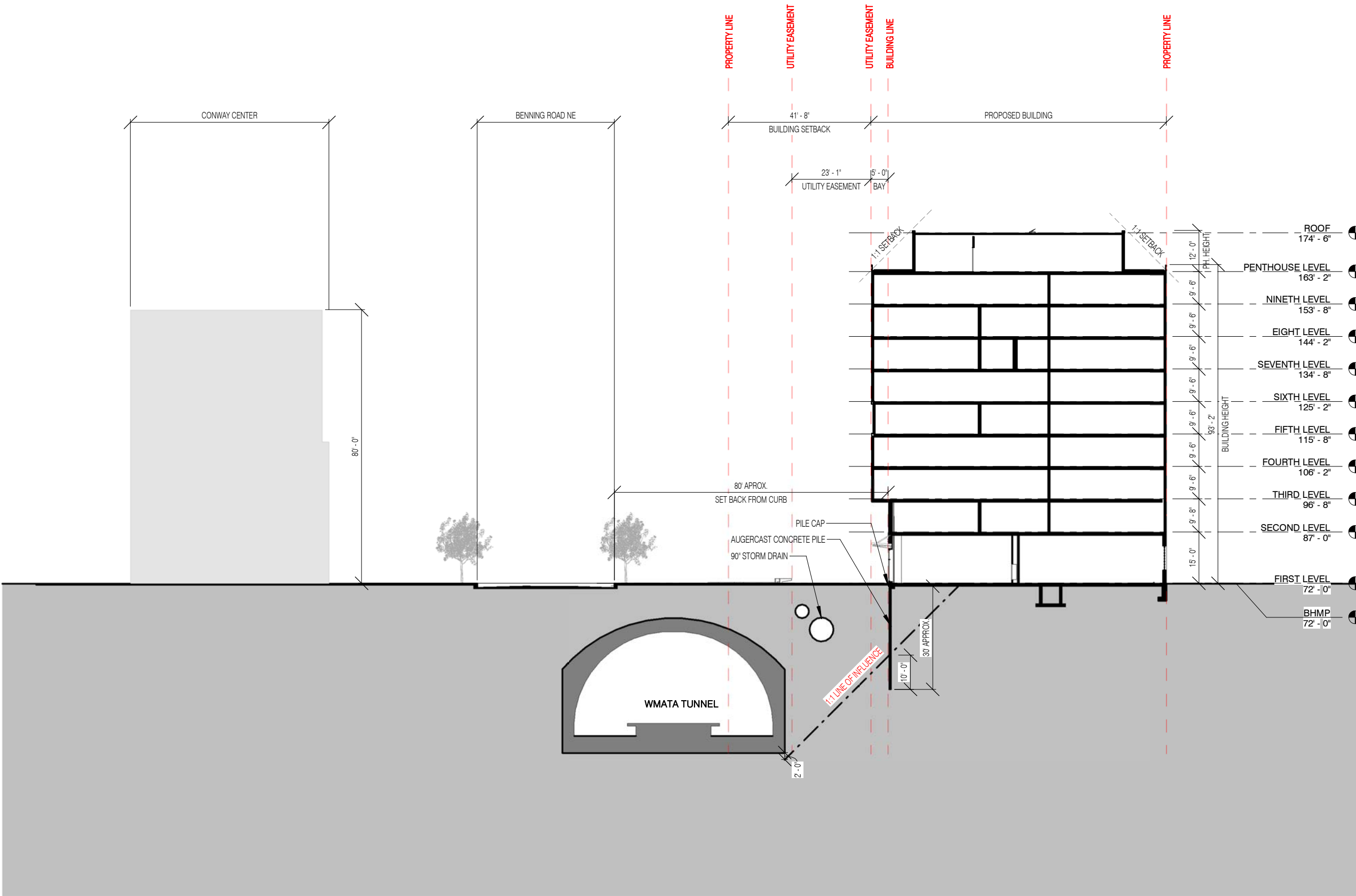
EASEMENT DIAGRAM | A-08

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC

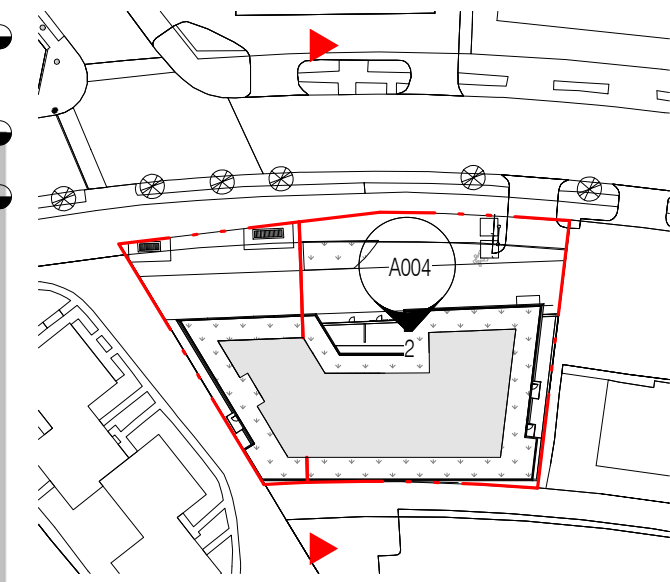


02/10/2022





- ROOF 174' - 6"
- PENTHOUSE LEVEL 163' - 2"
- NINETH LEVEL 153' - 8"
- EIGHT LEVEL 144' - 2"
- SEVENTH LEVEL 134' - 8"
- SIXTH LEVEL 125' - 2"
- FIFTH LEVEL 115' - 8"
- FOURTH LEVEL 106' - 2"
- THIRD LEVEL 96' - 8"
- SECOND LEVEL 87' - 0"
- FIRST LEVEL 72' - 0"
- BHMP 72' - 0"



BENNING ROAD METRO AFFORDABLE

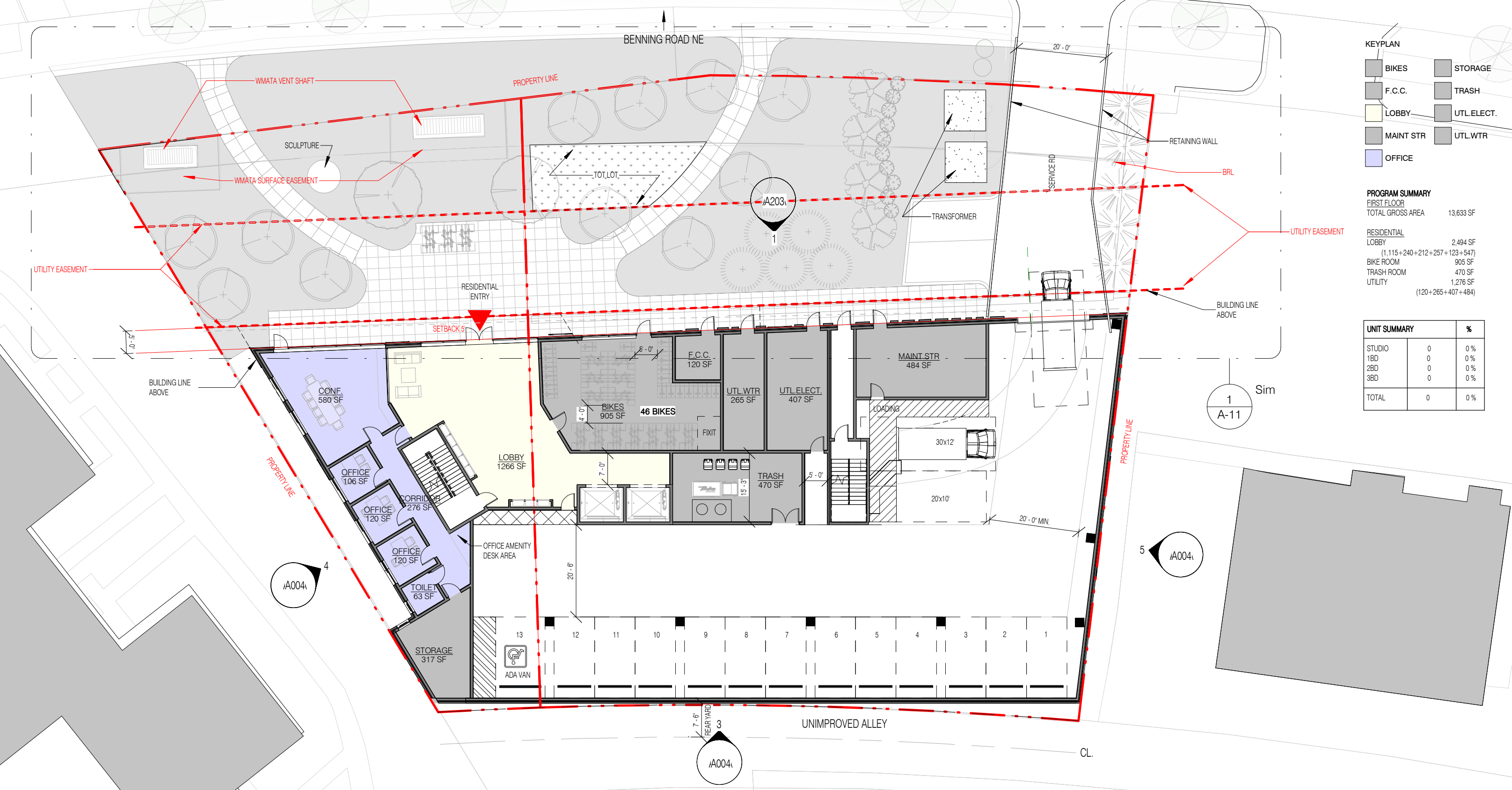
ZONE OF INFLUENCE DIAGRAM | A-09

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



02/10/2022





KEYPLAN

[Grey Box]	BIKES	[Grey Box]	STORAGE
[Grey Box]	F.C.C.	[Grey Box]	TRASH
[Yellow Box]	LOBBY	[Grey Box]	UTL.ELECT.
[Grey Box]	MAINT STR	[Grey Box]	UTL.WTR
[Blue Box]	OFFICE		

PROGRAM SUMMARY

FIRST FLOOR
TOTAL GROSS AREA 13,633 SF

RESIDENTIAL

LOBBY	2,494 SF
(1,115+240+212+257+123+547)	
BIKE ROOM	905 SF
TRASH ROOM	470 SF
UTILITY	1,276 SF
(120+265+407+484)	

UNIT SUMMARY

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

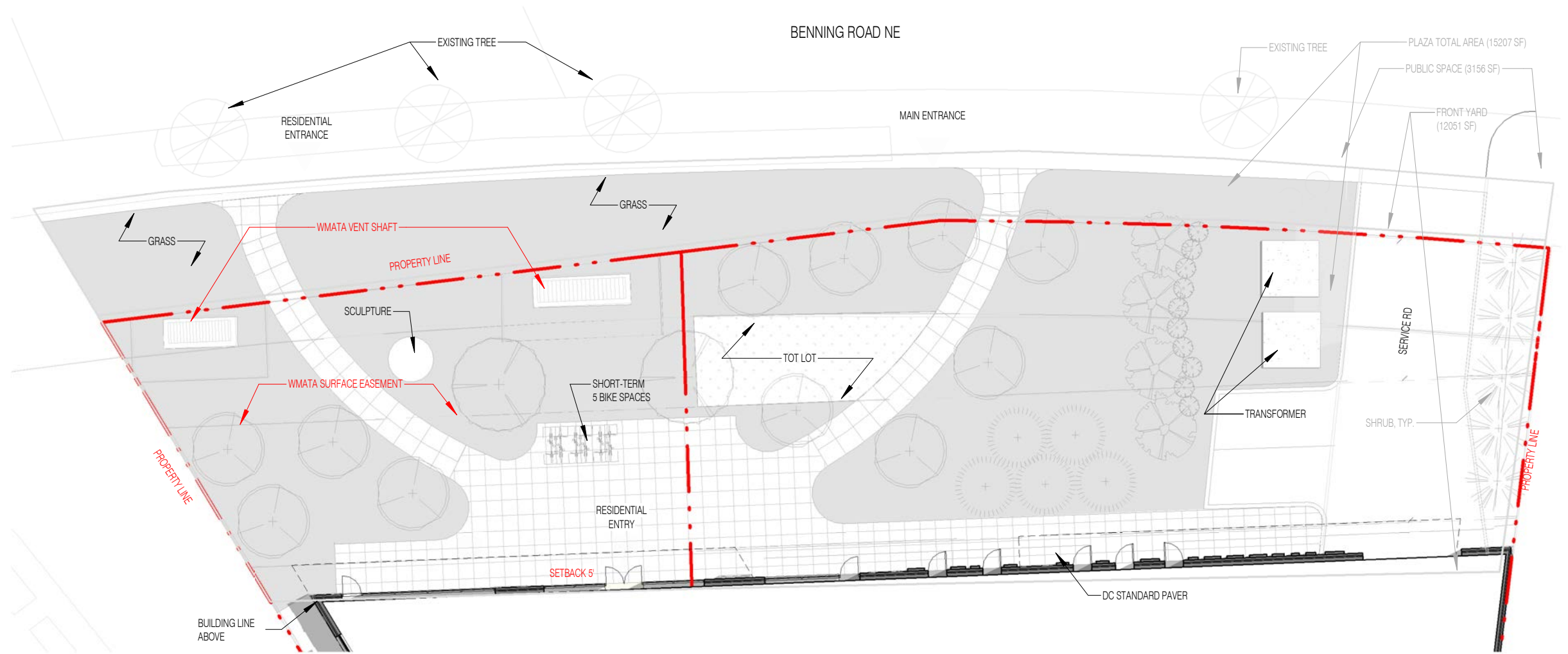
BENNING ROAD METRO AFFORDABLE

FIRST FLOOR PLAN | A-10

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC

02/10/2022





PLANTER WITH PLANTINGS

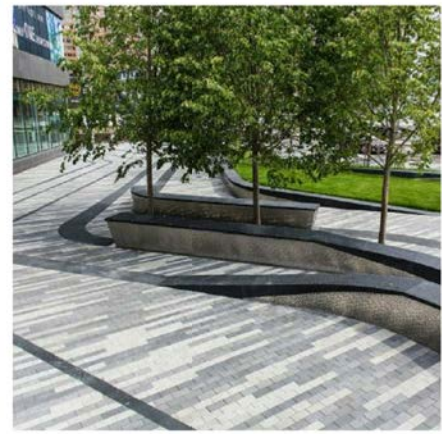
ENLARGED PLAZA PLAN



FREE STANDING BENCHES



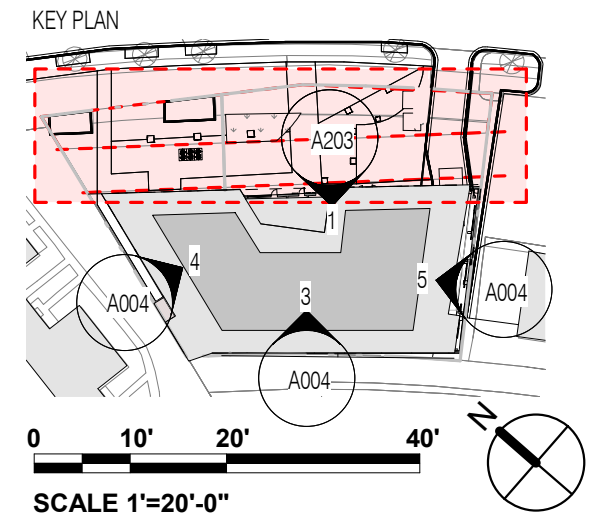
TREE BOX



MINI PARK



ORNAMENTAL TREE



BENNING ROAD METRO AFFORDABLE

ENLARGE PLAZA PLAN | A-11

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



02/10/2022



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

PROPERTY LINE

3
UNIMPROVED ALLEY
A004

KEYPLAN

1BD	AMENITY
2BD	STUDIO
3BD	

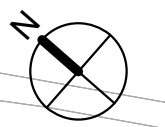
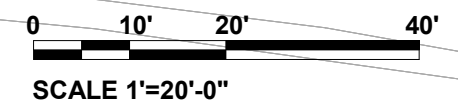
PROGRAM SUMMARY

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 %

BUILDING LINE ABOVE



BENNING ROAD METRO AFFORDABLE

SECOND FLOOR PLAN A-12

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



02/10/2022



BENNING ROAD NE

PROPERTY LINE

A203

GREEN ROOF BELOW

GREEN ROOF BELOW

UNIMPROVED ALLEY

PROPERTY LINE

A004

A004

A004

KEYPLAN

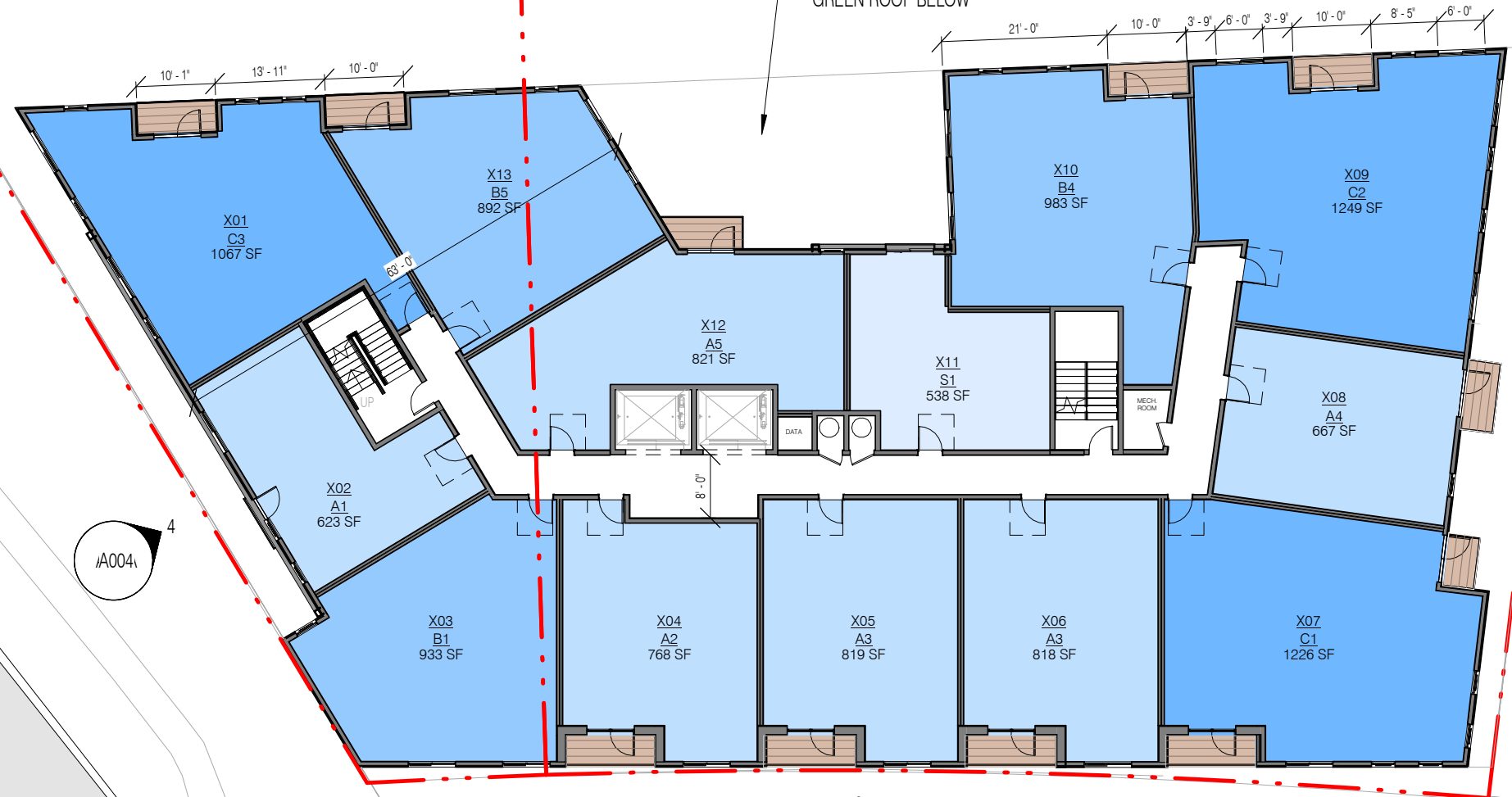
1BD
2BD
3BD
STUDIO

PROGRAM SUMMARY

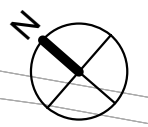
THIRD TO NINTH FLOOR	
GROSS FLOOR AREA	13,004 SF
RESIDENTIAL	
13 UNITS	11,404 NSF
FLOOR EFFICIENCY	88 %

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 %



SCALE 1"=20'-0"



BENNING ROAD METRO AFFORDABLE

TYPICAL FLOOR(THIRD TO NINTH) PLAN A-13

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



02/10/2022





KEYPLAN

1BD
2BD
3BD
STUDIO

PROGRAM SUMMARY

SEVENTH FLOOR	
GROSS FLOOR AREA	13,004 SF
RESIDENTIAL	
13 UNITS	11,404 NSF
FLOOR EFFICIENCY	88 %

UNIT SUMMARY (3-9)

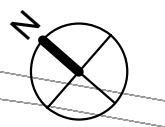
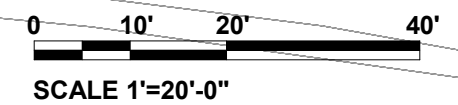
		%
STUDIO	1 x 7 = 7	8 %
1BD	6 x 7 = 42	46 %
2BD	3 x 7 = 21	23 %
3BD	3 x 7 = 21	23 %
TOTAL	91	100 %

4
/A004

3
/A004

5
/A004

1
/A203



BENNING ROAD METRO AFFORDABLE

VARIANT FLOOR PLAN (5TH) A-14A

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



02/10/2022



KEYPLAN

	1BD
	2BD
	3BD
	STUDIO

PROGRAM SUMMARY

SEVENTH FLOOR	
GROSS FLOOR AREA	13,004 SF
RESIDENTIAL	
13 UNITS	11,404 NSF
FLOOR EFFICIENCY	88 %

UNIT SUMMARY (3-9)

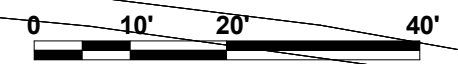
		%
STUDIO	1 x 7 = 7	8 %
1BD	6 x 7 = 42	46 %
2BD	3 x 7 = 21	23 %
3BD	3 x 7 = 21	23 %
TOTAL	91	100 %



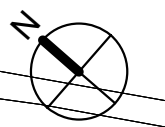
A004
4

A004
3

A004
5



SCALE 1"=20'-0"



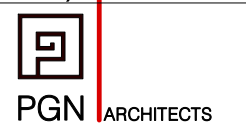
BENNING ROAD METRO AFFORDABLE

VARIANT FLOOR PLAN (7TH) A-14B

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



02/10/2022



KEYPLAN

	1BD
	2BD
	3BD
	STUDIO

PROGRAM SUMMARY
SEVENTH 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 %

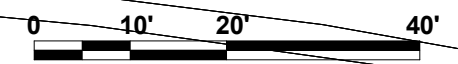


4
/A004

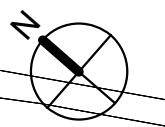
3
/A004

5
/A004

1
/A203



SCALE 1"=20'-0"



BENNING ROAD METRO AFFORDABLE

VARIANT FLOOR PLAN (8TH) A-14C

02/10/2022

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



BENNING ROAD NE

PROPERTY LINE

A203

1

KEYPLAN

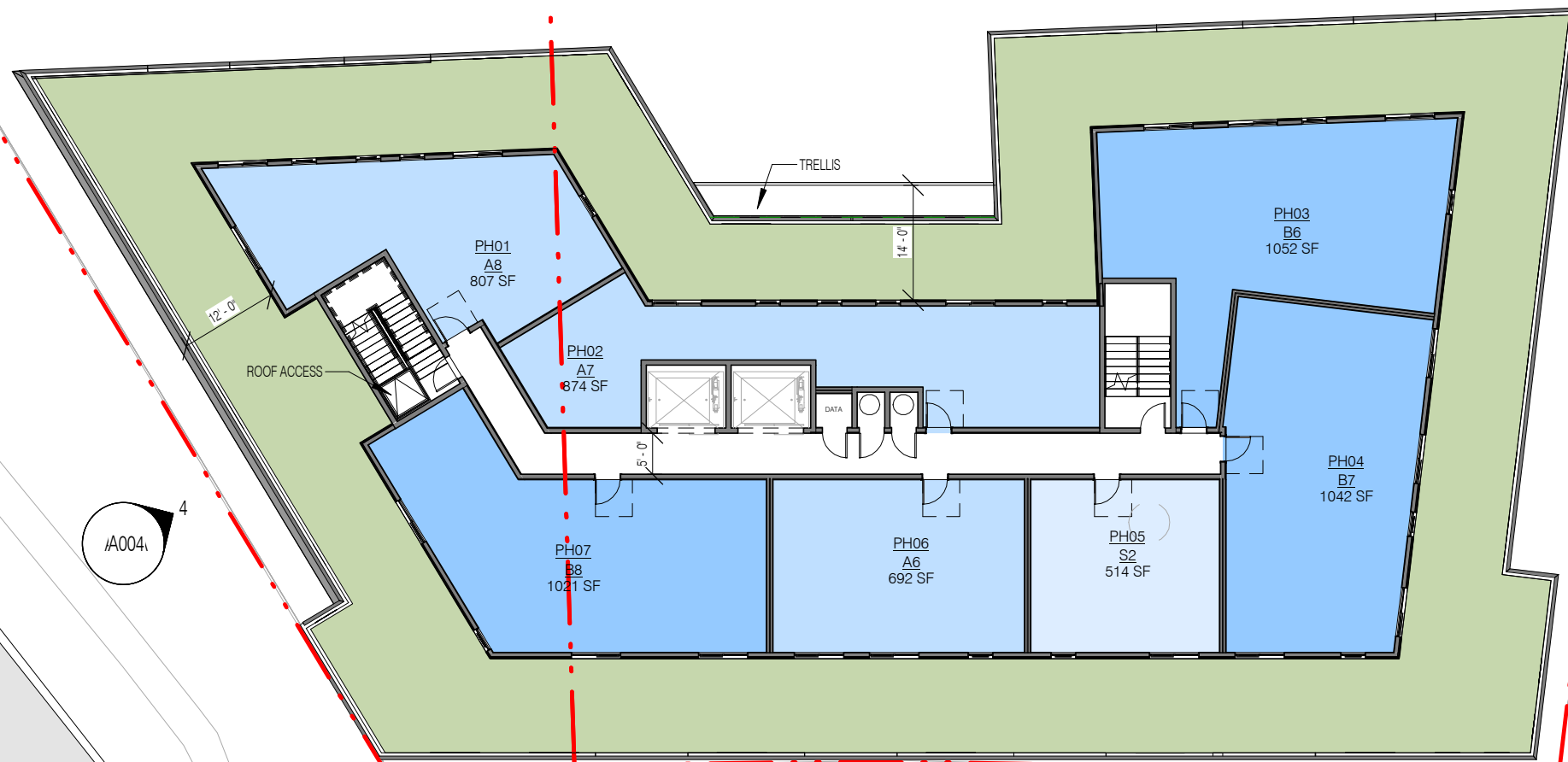
- 1BD
- 2BD
- STUDIO

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)

		%
STUDIO	1	14 %
1BD	3	43 %
2BD	3	43 %
TOTAL	7	100 %



A004

4

5

A004

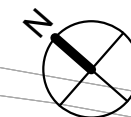
3

UNIMPROVED ALLEY

A004



SCALE 1"=20'-0"



BENNING ROAD METRO AFFORDABLE

PENTHOUSE FLOOR PLAN A-15

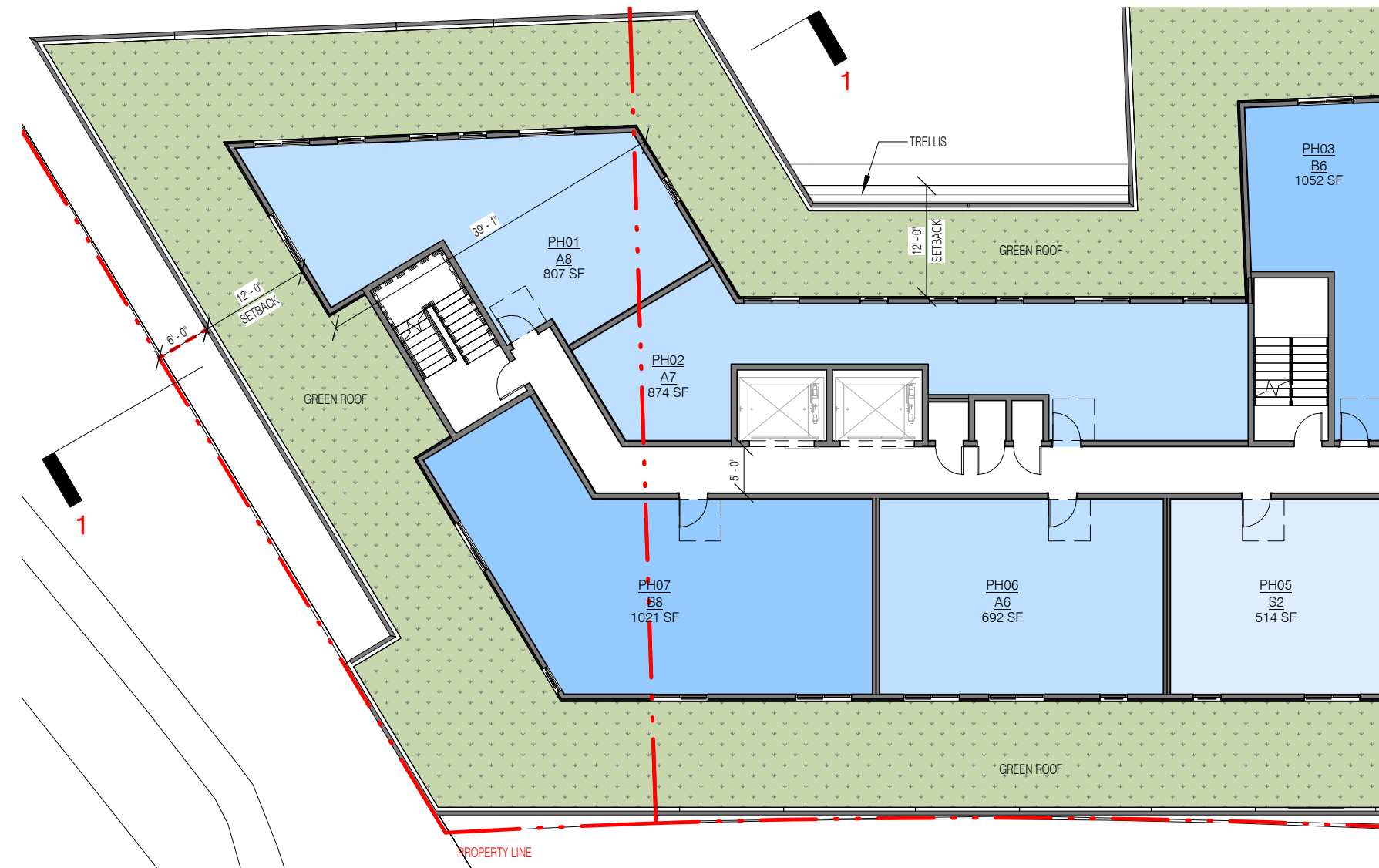
COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



02/10/2022

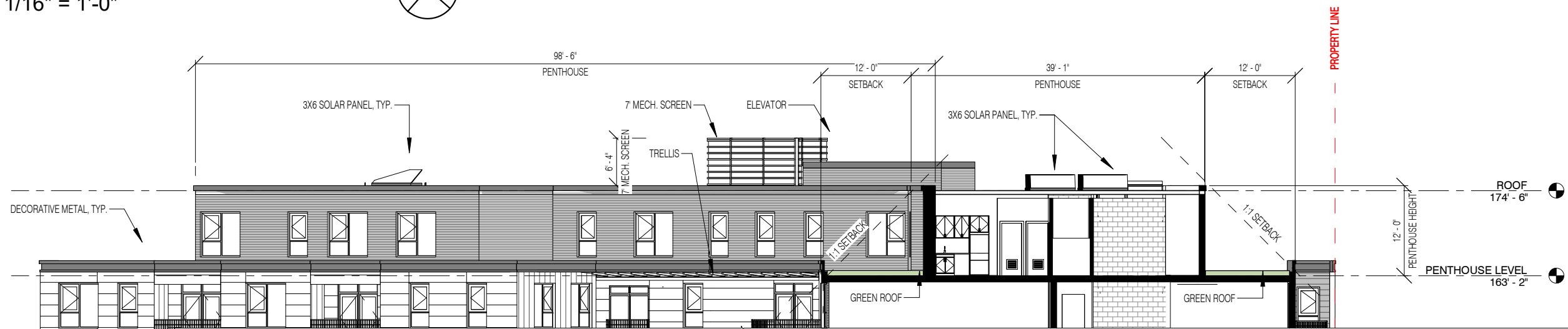
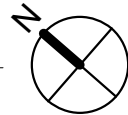


PGN ARCHITECTS



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

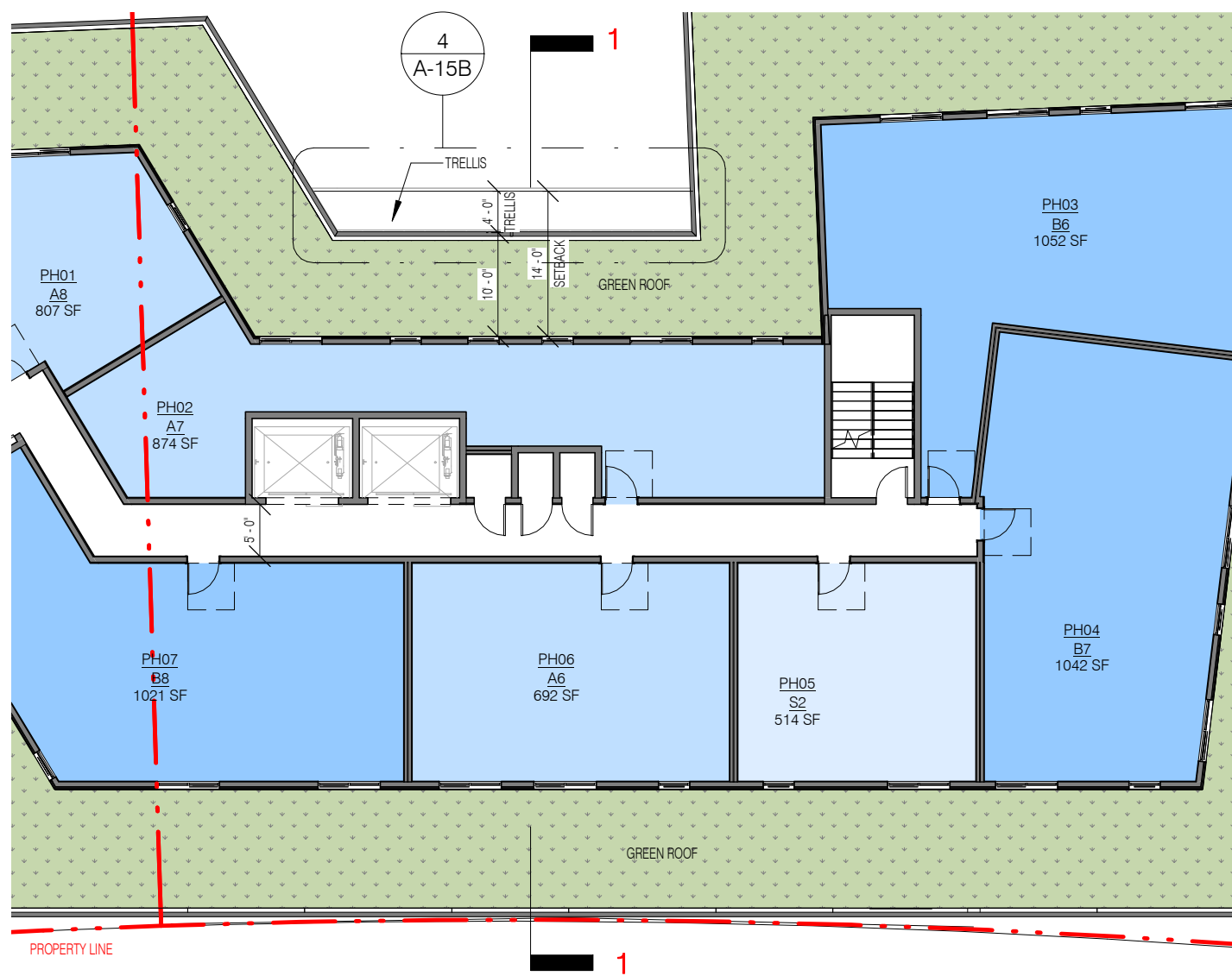
ENLARGED PENTHOUSE PLAN AND SECTION | A-15A

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



02/10/2022

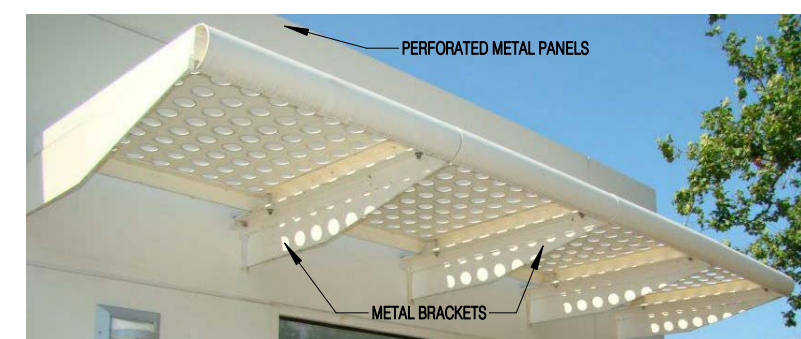
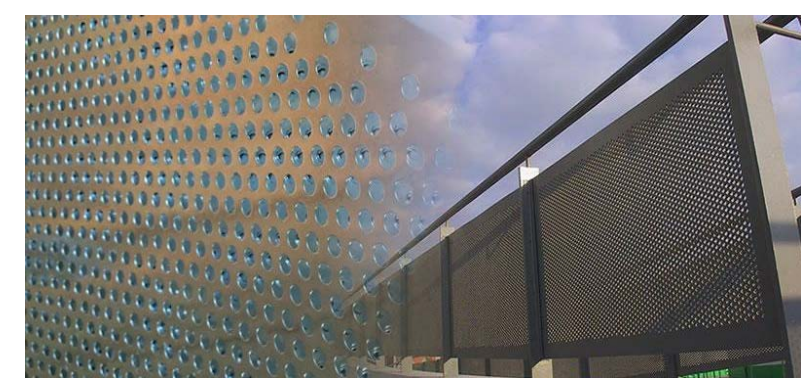




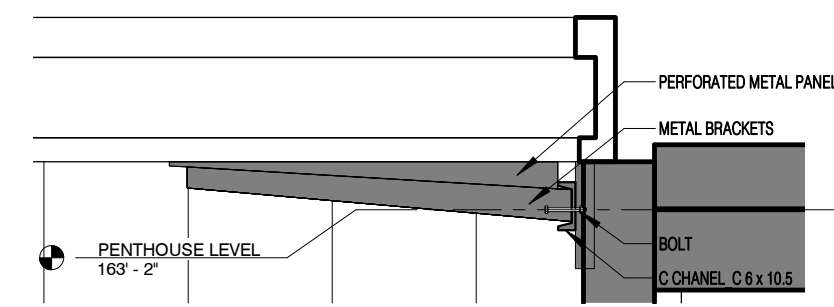
2 ENLARGED PENTHOUSE PLAN 2
1/16" = 1'-0"



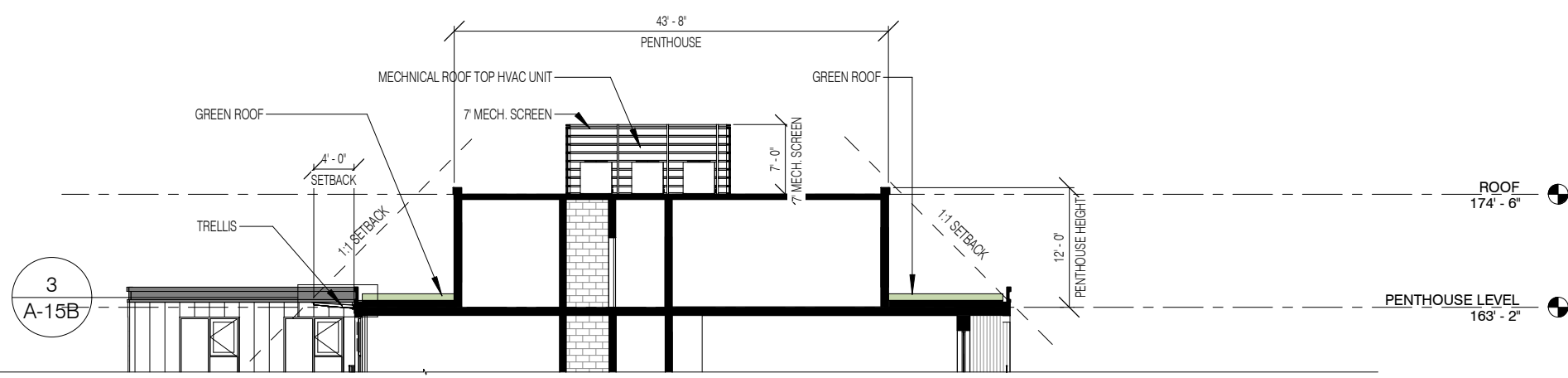
GREEN ROOF REFERENCE



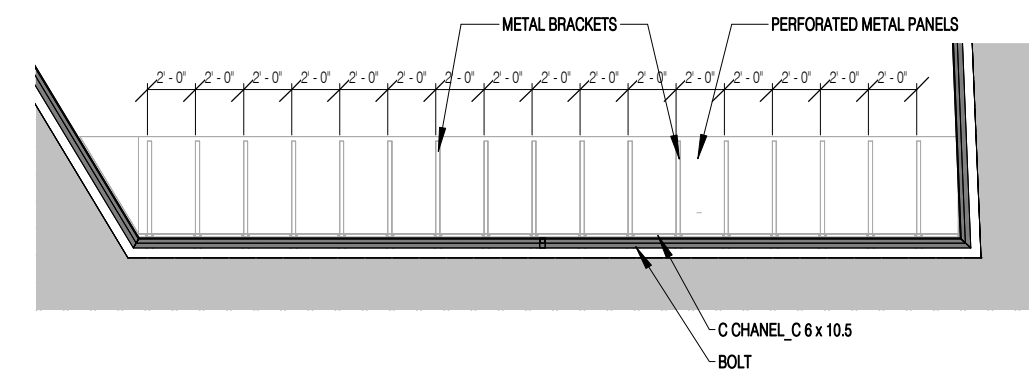
METAL TRELLIS DETAIL REFERENCE_PERFORATED METAL PANELS



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

COPYRIGHT © 2020 PGN ARCHITECTS, PLLC



GREEN ROOF REFERENCE

02/10/2022

