

Stanton Square - Housing Site, Lot and Zoning Analysis - with Townhouse Options (Deck, Loft Attic), 01.27.16

Multifamily Apartment Buildings - R-5-B Zoning																	
Lot #	Lot Size	Lot Dimensions	Building GFA (in SF)	Maximum FAR	FAR Provided	Deviation	Maximum Allowable Lot Occupancy	Lot Occupancy Provided	Minimum Rear Yard Required	Rear Yard Provided	Minimum Side Yard Required	Side Yard Provided	Required Parking	Parking Provided	Maximum Building Height	Building Height	
1	85,717		124,611	3	1.45	None	60%	36.76%	18'**	30'	13.5'	8'*	64 spaces	86 spaces	50'	Up to 50'	
Subtotal MF	85,717		132,490		1.55												

Townhouse Lots - R-5-B Zoning																	
Lot #	Lot Size	Lot Dimensions	Building GFA (in SF)	Maximum FAR	FAR Provided	Deviation	Maximum Allowable Lot Occupancy	Lot Occupancy Provided	Minimum Rear Yard Required	Rear Yard Provided	Minimum Side Yard Required	Side Yard Provided	Required Parking	Parking Provided	Maximum Building Height	Building Height	
T1	1,433	30' x 64'	2,992	3	2.09	None	60%	59.46%	15' min.	15'	8'	5'	1 space	1 space	50'	Up to 50'	
T2	1,080	16' x 64'	2,370	3	2.19	None	60%	62.69%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T3	1,080	16' x 64'	2,370	3	2.19	None	60%	62.69%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T4	2,044	30' x 64'	2,410	3	1.18	None	60%	33.81%	15' min.	15'	8'	15'	1 space	1 space	50'	Up to 50'	
T5	1,960	37' x 64'	2,992	3	1.53	None	60%	43.47%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T6	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T7	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T8	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T9	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T10	1,386	21' x 64'	2,410	3	1.74	None	60%	49.86%	15' min.	15'	8'	5'	1 space	1 space	50'	Up to 50'	
T11	1,386	21' x 64'	2,410	3	1.74	None	60%	49.86%	15' min.	15'	8'	5'	1 space	1 space	50'	Up to 50'	
T12	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T13	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T14	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T15	1,728	28' x 64'	2,410	3	1.39	None	60%	39.99%	15' min.	15'	8'	5'	1 space	1 space	50'	Up to 50'	
T16	2,403	28' x 64'	2,410	3	1.00	None	60%	28.76%	15' min.	15'	8'	5'	1 space	1 space	50'	Up to 50'	
T17	1,226	16' x 64'	2,370	3	1.93	None	60%	55.22%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T18	1,230	16' x 64'	2,370	3	1.93	None	60%	55.04%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T19	1,197	16' x 64'	2,370	3	1.98	None	60%	56.56%	15' min.	15'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T20	2,455	45' x 52'	2,992	3	1.22	None	60%	34.70%	15' min.	15'	8'	6'	1 space	1 space	50'	Up to 50'	
T21	2,887	35' x 75'	2,460	3	0.85	None	60%	22.83%	15' min.	30'+	8'	12'	1 space	1 space	50'	Up to 50'	
T22	1,854	20' x 85'	2,460	3	1.33	None	60%	35.54%	15' min.	30'+	N/A	N/A	1 space	1 space	50'	Up to 50'	
T23	2,074	20' x 100'	2,460	3	1.19	None	60%	39.54%	15' min.	30'+	N/A	N/A	1 space	1 space	50'	Up to 50'	
T24	2,306	20' x 110'	2,420	3	1.05	None	60%	35.00%	15' min.	30'+	N/A	N/A	1 space	1 space	50'	Up to 50'	
T25	2,560	20' x 120'	2,420	3	0.95	None	60%	31.52%	15' min.	30'+	N/A	N/A	1 space	1 space	50'	Up to 50'	
T26	2,835	20' x 135'	2,420	3	0.85	None	60%	28.47%	15' min.	30'+	N/A	N/A	1 space	1 space	50'	Up to 50'	
T27	3,244	25' x 120'	2,460	3	0.76	None	60%	25.28%	15' min.	30'+	8'	6'	1 space	1 space	50'	Up to 50'	
T28	2,200	30' x 64'	2,410	3	1.10	None	60%	31.41%	15' min.	18'	8'	8'	1 space	1 space	50'	Up to 50'	
T29	1,176	16' x 64'	2,370	3	2.02	None	60%	57.57%	15' min.	14'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T30	1,111	16' x 64'	2,370	3	2.13	None	60%	60.94%	15' min.	14'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T31	1,071	16' x 64'	2,370	3	2.21	None	60%	63.21%	15' min.	14'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T32	1,057	16' x 64'	2,370	3	2.24	None	60%	64.05%	15' min.	11'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T33	1,352	25' x 64'	2,410	3	1.78	None	60%	51.11%	15' min.	11'	8'	4.5'	1 space	1 space	50'	Up to 50'	
T34	1,353	20' x 64'	2,410	3	1.78	None	60%	51.07%	15' min.	11'	8'	4.5'	1 space	1 space	50'	Up to 50'	
T35	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	11'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T36	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	11'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T37	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	11'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T38	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	11'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T39	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	11'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T40	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	11'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T41	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.	11'	N/A	N/A	1 space	1 space	50'	Up to 50'	
T42	1,738	25' x 64'	2,410	3	1.39	None	60%	39.76%	15' min.	11'	N/A	N/A	1 space	1 space	50'	Up to 50'	
Subtotal TH	64,210		102,276		1.59												

* Side yard of Building C abutting the private alley to the townhouses will not meet the requirement; others will comply. ** Building front on Stanton Road. Rear on New Private Street.

Common Open Space - R-5-B Zoning																	
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2	3,629																
3	12,747																
Subtotal O.S.	16,376																

Total Site Area
166,303

Total GFA
234,766

Average FAR
1.41

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Housing site with Townhouse Options - Lot Analysis



Revised February 01, 2016

October 13th, 2015

S-03



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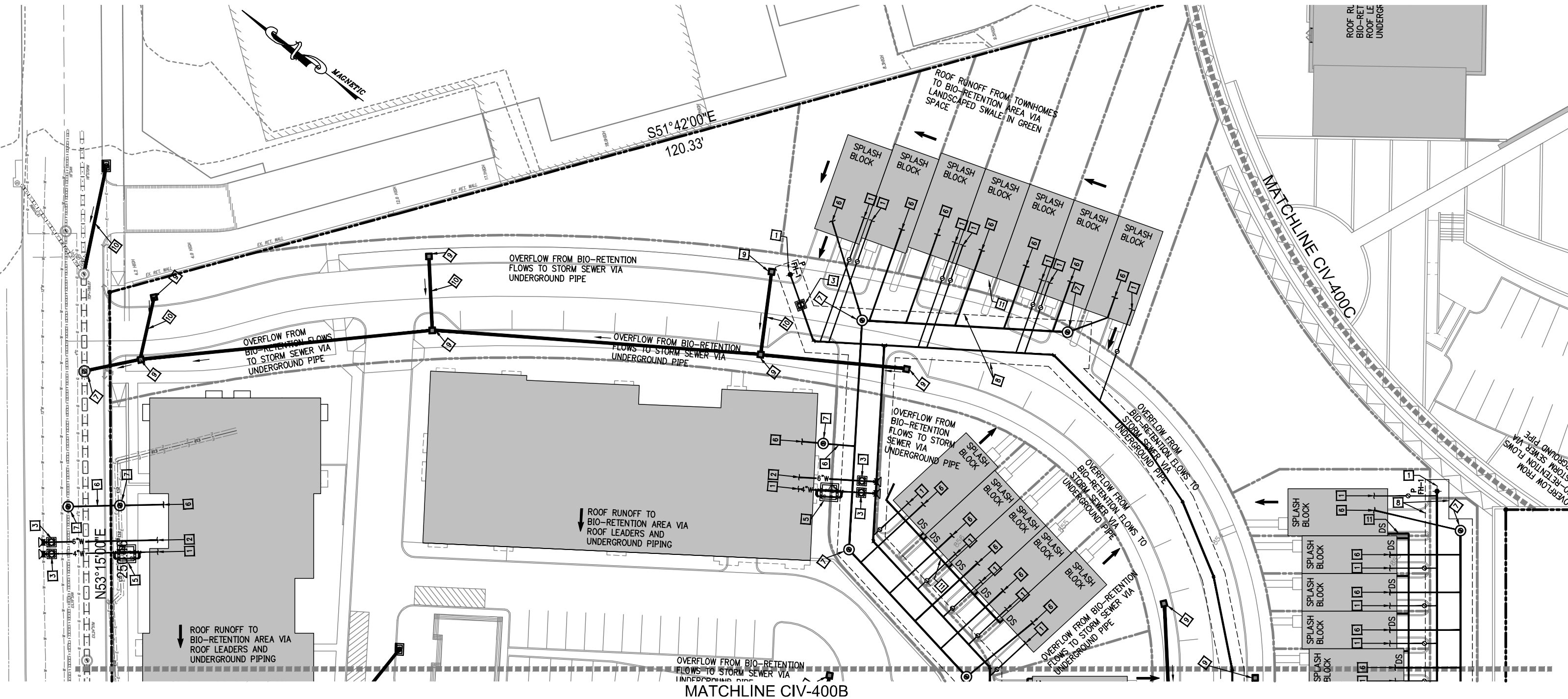
Image of project in surrounding context

February 01, 2016

October 15th, 2015

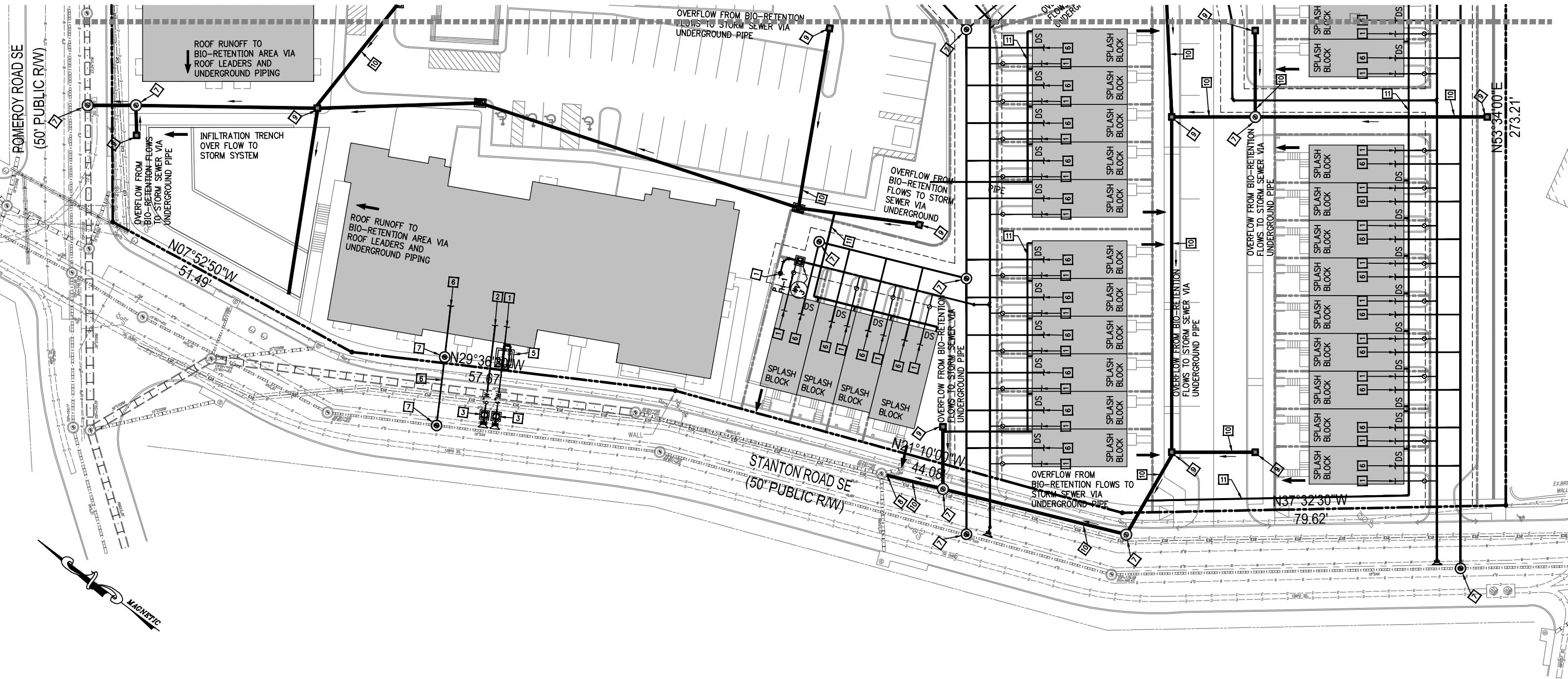
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UTILITY KEYNOTES:

- | | |
|---|--|
| 1 NEW DOMESTIC SERVICE PER DC WATER STANDARDS AND SPECIFICATIONS. | 8 DC WATER SEWER AND WATER UTILITY EASEMENT |
| 2 NEW FIRE SERVICE PER DC WATER STANDARDS AND SPECIFICATIONS. | 9 NEW YARD INLET PER DC WATER STANDARDS AND SPECIFICATIONS. |
| 3 NEW WATER VALVE WITH VALVE CASING PER DC WATER STANDARDS AND SPECIFICATIONS. | 10 NEW STORM SEWER LINE PER DC WATER STANDARDS AND SPECIFICATIONS. |
| 4 NOT USED | 11 NEW ROOF DRAIN LATERAL TO BIO-RETENTION AREA. |
| 5 NEW WATER METER VAULT PER DC WATER STANDARDS AND SPECIFICATIONS. | ➔ RUNOFF DIRECTION |
| 6 NEW SANITARY SEWER WITH CLEAN-OUT PER DC WATER STANDARDS AND SPECIFICATIONS. | |
| 7 NEW PRECAST CONCRETE MANHOLE FOR NEW 10" THRU 21" DIAMETER SEWER PER DC WATER STANDARDS AND SPECIFICATIONS. | |



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