

STANTON SQUARE AND COMMONS





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DEVELOPMENT TEAM

APPLICANT

Horning Brothers

1350 Connecticut Avenue, NW
Suite 800
Washington, DC 20036

Martha's Table

2114 14th Street, NW
Washington, DC 20009

Community of Hope

1717 Mass. Ave, NW, Suite 805
Washington, DC 20036

Horning Family Fund

1350 Connecticut Avenue, NW
Suite 800
Washington, DC 20036

PROJECT ARCHITECT

Torti Gallas Urban

1326 H Street, NE
Washington, DC 20002

Perkins Eastman

2121 Ward Court, NW
Sixth Floor
Washington, DC 20037

CIVIL ENGINEER

Wiles Mensch

11860 Sunrise Valley Drive
Suite 200
Reston, VA 20191

LANDSCAPE ARCHITECT

LAB

714 7th Street SE
Washington, DC 20003

LAND USE COUNSEL

Goulston & Storrs

1999 K Street, NW
5th Floor
Washington, DC 20006



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S-01 - Drawing Index and Site Location Drawing

Stanton Square and Commons
Drawing Index

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June 3, 2015

Site Exhibits

STANTON SQUARE - RESIDENTIAL AREA, R-5-B ZONING
DEVELOPMENT DATA AND ZONING TABULATION (W/O TH OPTIONS)

SQUARE; 5872
EXISTING ZONING R-3
PROPOSED PUD REZONING R-5-B

BUILDING TYPE	LOTS	SITE AREA (SF)
MULTIFAMILY APARTMENT	1	85,717
TOWNHOUSE	42	66,993
OPEN SPACE	2	16,376
TOTAL		169,086

DESIGN ELEMENT	REQUIRED/ ALLOWED PUD	PROVIDED
MINIMUM LOT AREA	NONE PRESCRIBED	N/A
MINIMUM WIDTH OF LOT	NONE PRESCRIBED	N/A
FAR	3 MAX	1.29
GROSS FLOOR AREA	507,258	218,314
LOT OCCUPANCY	60% MAX.	Varies*
BUILDING HEIGHT	50'	MF up to 49' - 6"
		TH 29' to 47'
REAR YARD	Varies*	Varies*
SIDE YARD	Varies*	Varies*
PARKING		
SINGLE FAMILY DWELLING	1 PER DU = 42 SPACES	54 SPACES
MULTIPLE DWELLING	1 PER 2 DU = 64 SPACES	100 SPACES
LOADING		
ONE FAMILY DWELLING	NONE REQUIRED	N/A
MUTIPLE DWELLING	NONE REQUIRED	N/A
Green Area Ratio	0.3	0.36

* See Sheets S-2 and S-3 for lot coverage, rear and side yard dimensions for all Multifamily and townhouse lots.

STANTON SQUARE - RESIDENTIAL AREA, R-5-B ZONING
DEVELOPMENT DATA AND ZONING TABULATION (W/ TH OPTIONS)

SQUARE; 5872
EXISTING ZONING R-3
PROPOSED PUD REZONING R-5-B

BUILDING TYPE	LOTS	SITE AREA (SF)
MULTIFAMILY APARTMENT	1	85,717
TOWNHOUSE	42	66,993
OPEN SPACE	2	16,376
TOTAL	5	169,086

DESIGN ELEMENT	REQUIRED/ ALLOWED PUD	PROVIDED
MINIMUM LOT AREA	NONE PRESCRIBED	N/A
MINIMUM WIDTH OF LOT	NONE PRESCRIBED	N/A
FAR	3 MAX	1.40
GROSS FLOOR AREA	507,258	237,446
LOT OCCUPANCY	60% MAX.	Varies*
BUILDING HEIGHT	50'	MF up to 49' - 6"
		TH 29' to 47'
REAR YARD	Varies*	Varies*
SIDE YARD	Varies*	Varies*
PARKING		
SINGLE FAMILY DWELLING	1 PER DU = 42 SPACES	54 SPACES
MULTIPLE DWELLING	1 PER 2 DU = 64 SPACES	100 SPACES
LOADING		
ONE FAMILY DWELLING	NONE REQUIRED	N/A
MUTIPLE DWELLING	NONE REQUIRED	N/A
Green Area Ratio	0.3	0.36

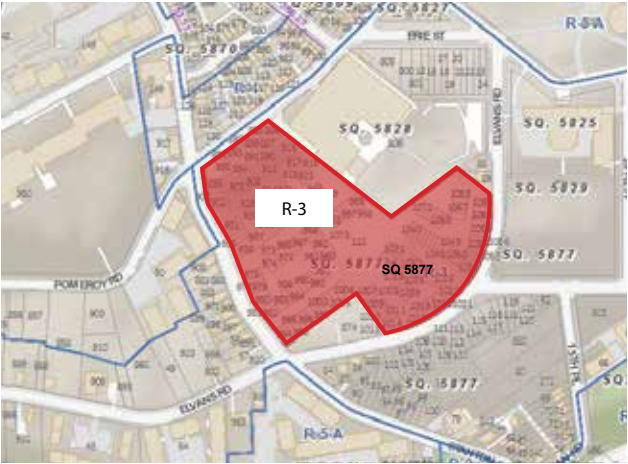
STANTON COMMONS - COMMUNITY SERVICE CAMPUS, SP-1 ZONING
DEVELOPMENT DATA AND ZONING TABULATION

SQUARE; 5872
EXISTING ZONING R-3
PROPOSED PUD REZONING SP-1

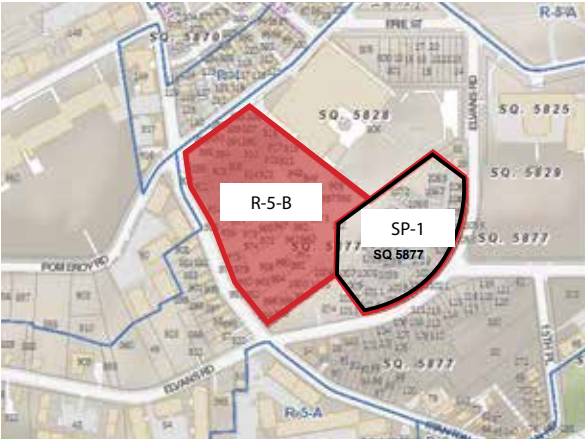
BUILDING TYPE	LOTS	SITE AREA
COMMUNITY SERVICE	1	130,868
TOTAL	1	130,868

DESIGN ELEMENT	REQUIRED/ ALLOWED PUD	CONSOLIDATED PUD	STAGE I PUD
FAR	2.5 MAX.	0.66	0.92
GROSS FLOOR AREA	N/A	53,195	46,200
LOT OCCUPANCY	40% MAX. w/BZA	32.12%	30.50%
BUILDING HEIGHT	75'	32'	45'
REAR YARD	2.5" per foot	20'	63' - 6"
SIDE YARD	2" per foot; min. 8'	25'	20'
	3" per foot of building height or 12' wide min.	75'	N/A
COURT			
PARKING			
COMMUNITY SERVICE	1 Per 2,000 sf or 27 spaces	37	N/A
OFFICE	In excess of 2,000 sf, 1 for each additional 1,800 sf of GFA	N/A	24
LOADING			
	1 Service/Delivery Loading Space @ 20' deep	1 space	N/A
COMMUNITY SERVICE			
OFFICE	With 30,000 to 100,000 sf of GFA		
	1 @ 30' deep	N/A	1
	1 @100 sf	N/A	1
	1 @ 20' deep	N/A	1
Green Area Ratio	0.3	0.37	0.34

Existing Zoning



Proposed Zoning



Stanton Square - Housing Site, Lot and Zoning Analysis - without Townhouse Options

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 49' - 6'''
Subtotal MF	85,717		132,490		1.55											

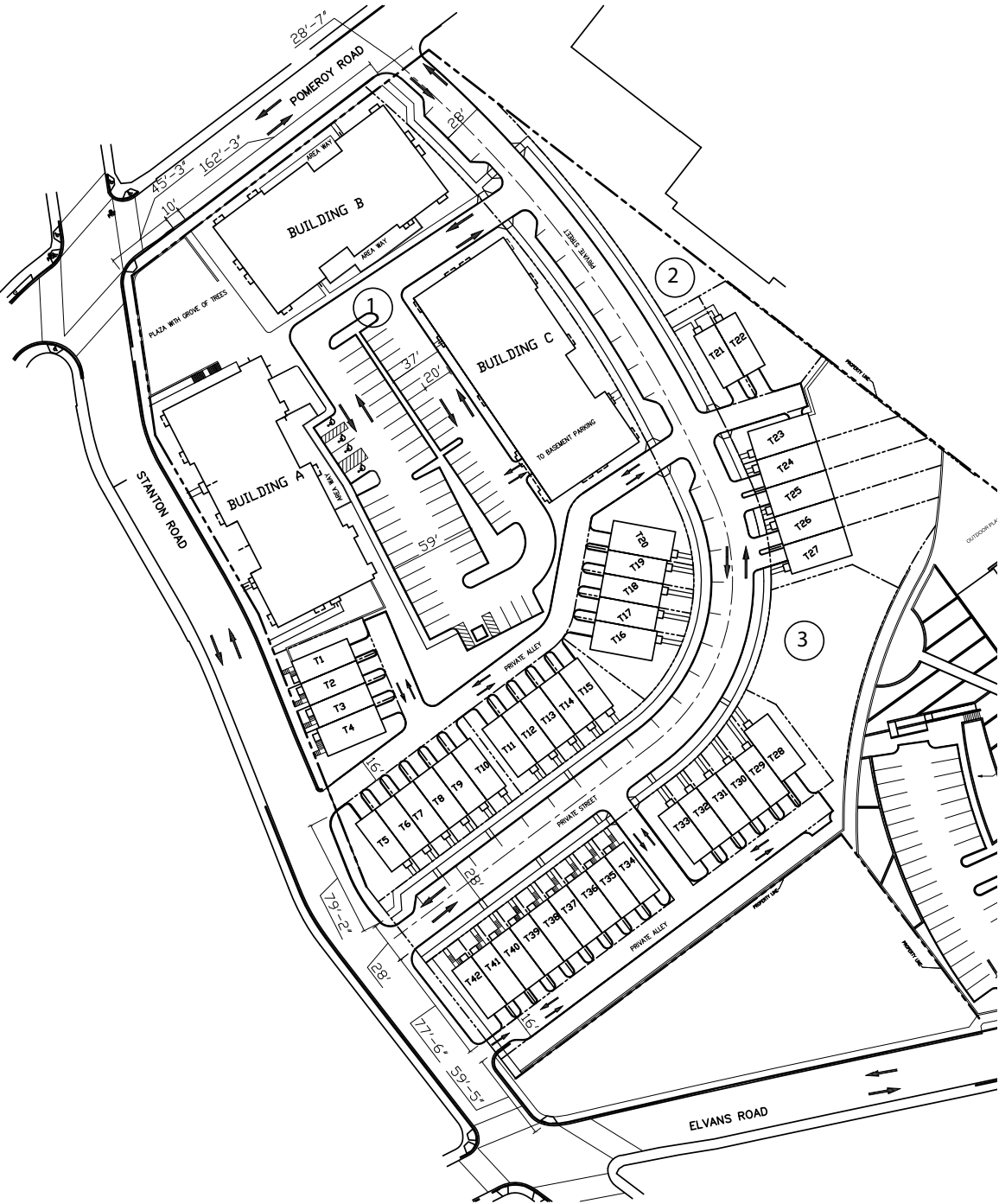
Townhouse Lots - R-5-B Zoning																
Lot #	Lot Size	Lot Dimensions	Building GFA (in SF)	Maximum FAR	FAR Provided	Deviation	Maximum Allowable Lot Occupancy	Lot Occupancy Provided	Minimum Rear Yard Required	Rear Yard Provided	Minimum Side Yard Required	Side Yard Provided	Required Parking	Parking Provided	Maximum Building Height	Building Height
T1	1,796	30' x 64'	2,460	3	1.37	None	60%	45.66%	15' min.*	15'	8'	10'	1 space	1 space	50'	Up to 47'
T2	1,034	16' x 64'	1,936	3	1.87	None	60%	62.38%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T3	1,039	16' x 64'	1,936	3	1.86	None	60%	62.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T4	2,013	30' x 64'	1,976	3	0.98	None	60%	32.74%	15' min.*	15'	8'	15'	1 space	1 space	50'	Up to 47'
T5	2,357	37' x 64'	2,460	3	1.04	None	60%	34.79%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T6	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T7	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T8	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T9	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T10	1,386	21' x 64'	1,976	3	1.43	None	60%	47.55%	15' min.*	15'	8'	5'	1 space	1 space	50'	Up to 47'
T11	1,386	21' x 64'	1,976	3	1.43	None	60%	47.55%	15' min.*	15'	8'	5'	1 space	1 space	50'	Up to 47'
T12	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T13	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T14	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T15	1,787	28' x 64'	1,976	3	1.11	None	60%	36.88%	15' min.*	15'	8'	10'	1 space	1 space	50'	Up to 47'
T16	1,916	28' x 64'	1,976	3	1.03	None	60%	34.39%	15' min.*	15'	8'	10'	1 space	1 space	50'	Up to 47'
T17	1,226	16' x 64'	1,936	3	1.58	None	60%	52.61%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T18	1,230	16' x 64'	1,936	3	1.57	None	60%	52.44%	15' min.*	14'	N/A	N/A	1 space	1 space	50'	Up to 47'
T19	1,197	16' x 64'	1,936	3	1.62	None	60%	53.88%	15' min.*	14'	N/A	N/A	1 space	1 space	50'	Up to 47'
T20	2,899	45' x 52'	2,460	3	0.85	None	60%	28.29%	15' min.*	15'	8'	15'+	1 space	1 space	50'	Up to 47'
T21	1,966	25' x 92'	1,976	3	1.01	None	60%	33.52%	15' min.*	15'	8'	10'	1 space	1 space	50'	Up to 47'
T22	2,904	40' x 100'	1,976	3	0.68	None	60%	22.69%	15' min.*	30'	8'	10'	1 space	1 space	50'	Up to 47'
T23	3,478	25' x 75'	2,460	3	0.71	None	60%	23.58%	15' min.*	30'	8'	3'	1 space	1 space	50'	Up to 47'
T24	2,306	20' x 90'	2,420	3	1.05	None	60%	35.00%	15' min.*	30'+	N/A	N/A	1 space	1 space	50'	Up to 47'
T25	2,560	20' x 80'	2,420	3	0.95	None	60%	31.52%	15' min.*	30'	N/A	N/A	1 space	1 space	50'	Up to 47'
T26	2,811	20' x 80'	2,420	3	0.86	None	60%	28.71%	15' min.*	30'	N/A	N/A	1 space	1 space	50'	Up to 47'
T27	3,751	30' x 80'	2,460	3	0.66	None	60%	21.86%	15' min.*	30'	8'	8'	1 space	1 space	50'	Up to 47'
T28	2,044	30' x 64'	1,976	3	0.97	None	60%	32.24%	15' min.*	30'	8'	8'+	1 space	1 space	50'	Up to 47'
T29	1,176	16' x 64'	1,936	3	1.65	None	60%	54.85%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T30	1,110	16' x 64'	1,936	3	1.74	None	60%	58.11%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T31	1,072	16' x 64'	1,936	3	1.81	None	60%	60.17%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T32	1,057	16' x 64'	1,936	3	1.83	None	60%	61.02%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T33	1,653	25' x 64'	1,976	3	1.20	None	60%	39.87%	15' min.*	15'	8'	8'	1 space	1 space	50'	Up to 47'
T34	1,317	20' x 64'	1,976	3	1.50	None	60%	50.04%	15' min.*	15'	8'	5'	1 space	1 space	50'	Up to 47'
T35	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T36	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T37	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T38	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T39	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T40	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T41	1,056	16' x 64'	1,936	3	1.83	None	60%	61.08%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
T42	1,738	25' x 64'	1,976	3	1.14	None	60%	37.92%	15' min.*	15'	N/A	N/A	1 space	1 space	50'	Up to 47'
Subtotal TH	66,993		85,824		1.28											

* 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																
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
2	3,629															
3	12,747															
Subtotal O.S.	16,376															

Total Site Area169,086

Total GFATotal FAR218,3141.29



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

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 49' - 6"
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	1,796	30' x 64'	2,992	3	1.67	None	60%	47.44%	15' min.*	10'	8'	10'	1 space	1 space	50'	Up to 47'
T2	1,034	16' x 64'	2,370	3	2.29	None	60%	65.47%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T3	1,039	16' x 64'	2,370	3	2.28	None	60%	65.16%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T4	2,013	30' x 64'	2,410	3	1.20	None	60%	34.33%	15' min.*	10'	8'	15'	1 space	1 space	50'	Up to 47'
T5	2,357	37' x 64'	2,992	3	1.27	None	60%	36.15%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T6	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T7	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T8	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T9	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T10	1,386	21' x 64'	2,410	3	1.74	None	60%	49.86%	15' min.*	10'	8'	5'	1 space	1 space	50'	Up to 47'
T11	1,386	21' x 64'	2,410	3	1.74	None	60%	49.86%	15' min.*	10'	8'	5'	1 space	1 space	50'	Up to 47'
T12	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T13	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T14	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T15	1,787	28' x 64'	2,410	3	1.35	None	60%	38.67%	15' min.*	10'	8'	10'	1 space	1 space	50'	Up to 47'
T16	1,916	28' x 64'	2,410	3	1.26	None	60%	36.06%	15' min.*	10'	8'	10'	1 space	1 space	50'	Up to 47'
T17	1,226	16' x 64'	2,370	3	1.93	None	60%	55.22%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T18	1,230	16' x 64'	2,370	3	1.93	None	60%	55.04%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T19	1,197	16' x 64'	2,370	3	1.98	None	60%	56.56%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T20	2,899	45' x 52'	2,992	3	1.03	None	60%	29.39%	15' min.*	10'	8'	15'+	1 space	1 space	50'	Up to 47'
T21	1,966	25' x 92'	2,410	3	1.23	None	60%	35.15%	15' min.*	10'	8'	10'	1 space	1 space	50'	Up to 47'
T22	2,904	40' x 100'	2,410	3	0.83	None	60%	23.79%	15' min.*	30'	8'	10'	1 space	1 space	50'	Up to 47'
T23	3,478	25' x 75'	2,992	3	0.86	None	60%	24.50%	15' min.*	30'	8'	3'	1 space	1 space	50'	Up to 47'
T24	2,306	20' x 90'	2,992	3	1.30	None	60%	36.38%	15' min.*	30'+	N/A	N/A	1 space	1 space	50'	Up to 47'
T25	2,560	20' x 80'	2,992	3	1.17	None	60%	32.77%	15' min.*	30'	N/A	N/A	1 space	1 space	50'	Up to 47'
T26	2,811	20' x 80'	2,992	3	1.06	None	60%	29.85%	15' min.*	30'	N/A	N/A	1 space	1 space	50'	Up to 47'
T27	3,751	30' x 80'	2,992	3	0.80	None	60%	22.71%	15' min.*	30'	8'	8'	1 space	1 space	50'	Up to 47'
T28	2,044	30' x 64'	2,410	3	1.18	None	60%	33.81%	15' min.*	30'	8'	8'+	1 space	1 space	50'	Up to 47'
T29	1,176	16' x 64'	2,370	3	2.02	None	60%	57.57%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T30	1,110	16' x 64'	2,370	3	2.14	None	60%	60.99%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T31	1,072	16' x 64'	2,370	3	2.21	None	60%	63.15%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T32	1,057	16' x 64'	2,370	3	2.24	None	60%	64.05%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T33	1,653	25' x 64'	2,410	3	1.46	None	60%	41.80%	15' min.*	10'	8'	8'	1 space	1 space	50'	Up to 47'
T34	1,317	20' x 64'	2,410	3	1.83	None	60%	52.47%	15' min.*	10'	8'	5'	1 space	1 space	50'	Up to 47'
T35	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T36	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T37	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T38	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T39	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T40	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T41	1,056	16' x 64'	2,370	3	2.24	None	60%	64.11%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
T42	1,738	25' x 64'	2,410	3	1.39	None	60%	39.76%	15' min.*	10'	N/A	N/A	1 space	1 space	50'	Up to 47'
Subtotal TH	66,993		104,956		1.57											

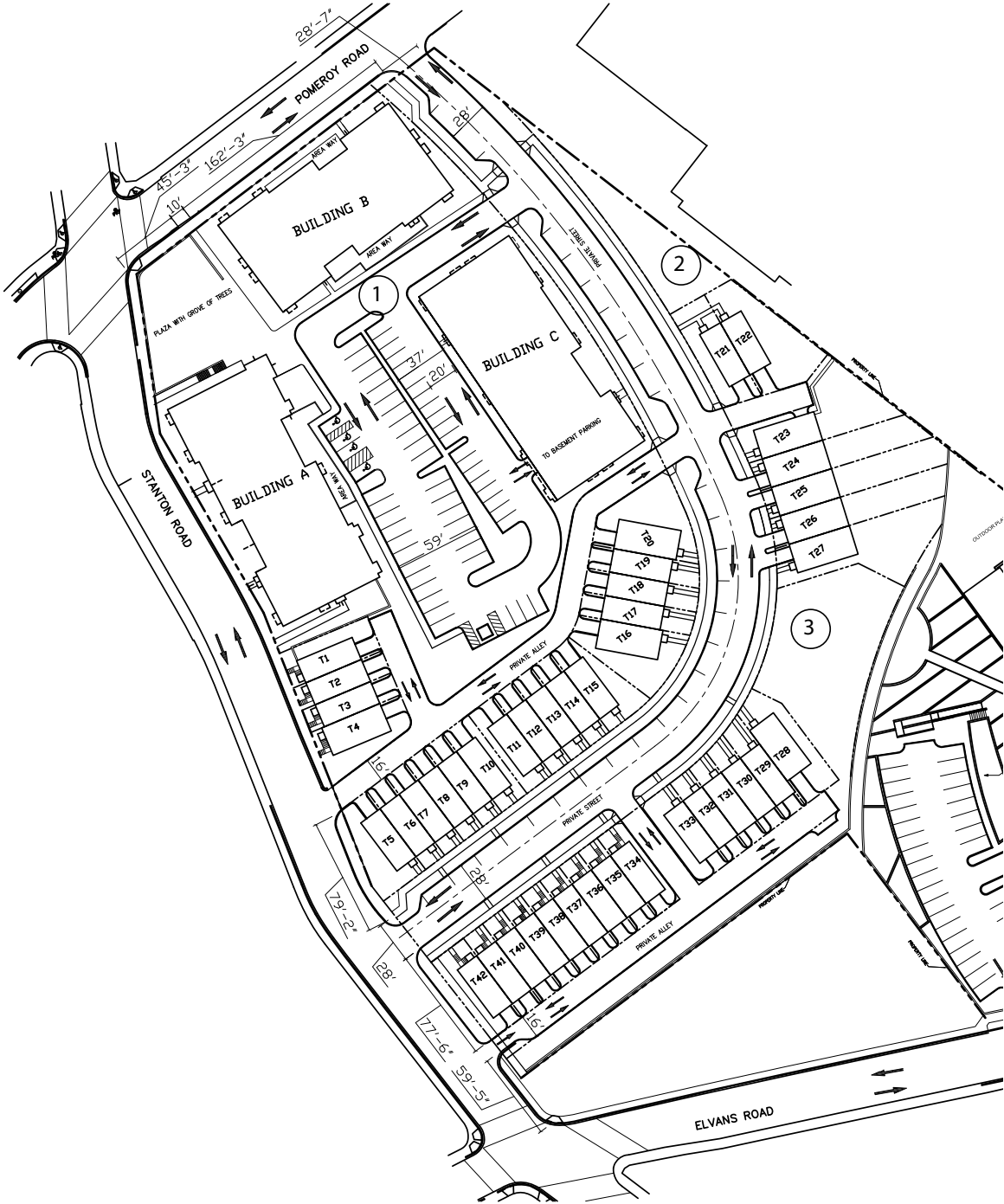
* Side yard of Building C abutting the private alley to the townhouses will not meet the requirement; others will comply. ** Building front on Stanton Road. Rear on New Private Street.

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

Total Site Area
169,086

Total GFA
237,446

Average FAR
1.40



Built Environment

1. Integrate new uses with existing street and building patterns to complete streets and enhance the existing neighborhood.
2. Articulate new buildings with a scale and massing that responds to the character of existing buildings.
3. Create a multi-modal network of streets and pedestrian paths fully integrated with existing patterns to create an interconnected transportation network.
4. Create a variety of new open spaces and locate them at key intersections and public places in the neighborhood
5. Provide off-street parking for new uses, locating it so it does not dominate the public realm.



Planted plaza area



Street-Scape



People

1. Create a mix of housing types and tenures which includes a range of bedroom configurations, and both rental and home-ownership opportunities.
2. Use CPTED Principles (Crime Prevention Through Environmental Design) to create a safe and secure environment.
3. Provide new non-residential uses and services that respond to needs in the larger community.



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Design Principles

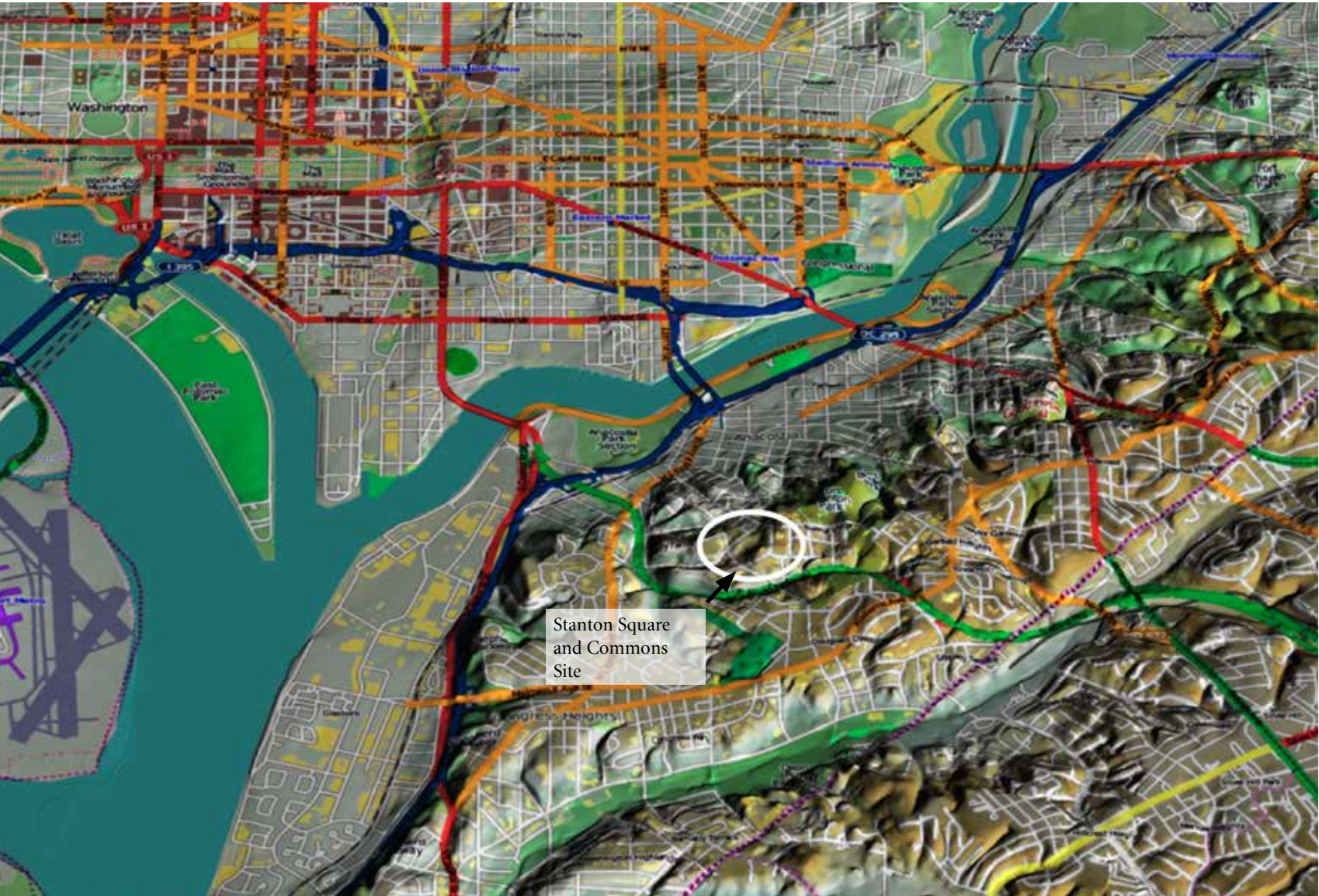


TORTI GALLAS URBAN Perkins Eastman

STANTON SQUARE AND COMMONS

June 3, 2015

S-05



Topographical analysis of the site and context



Aerial View of Site and Context

STANTON SQUARE AND COMMONS

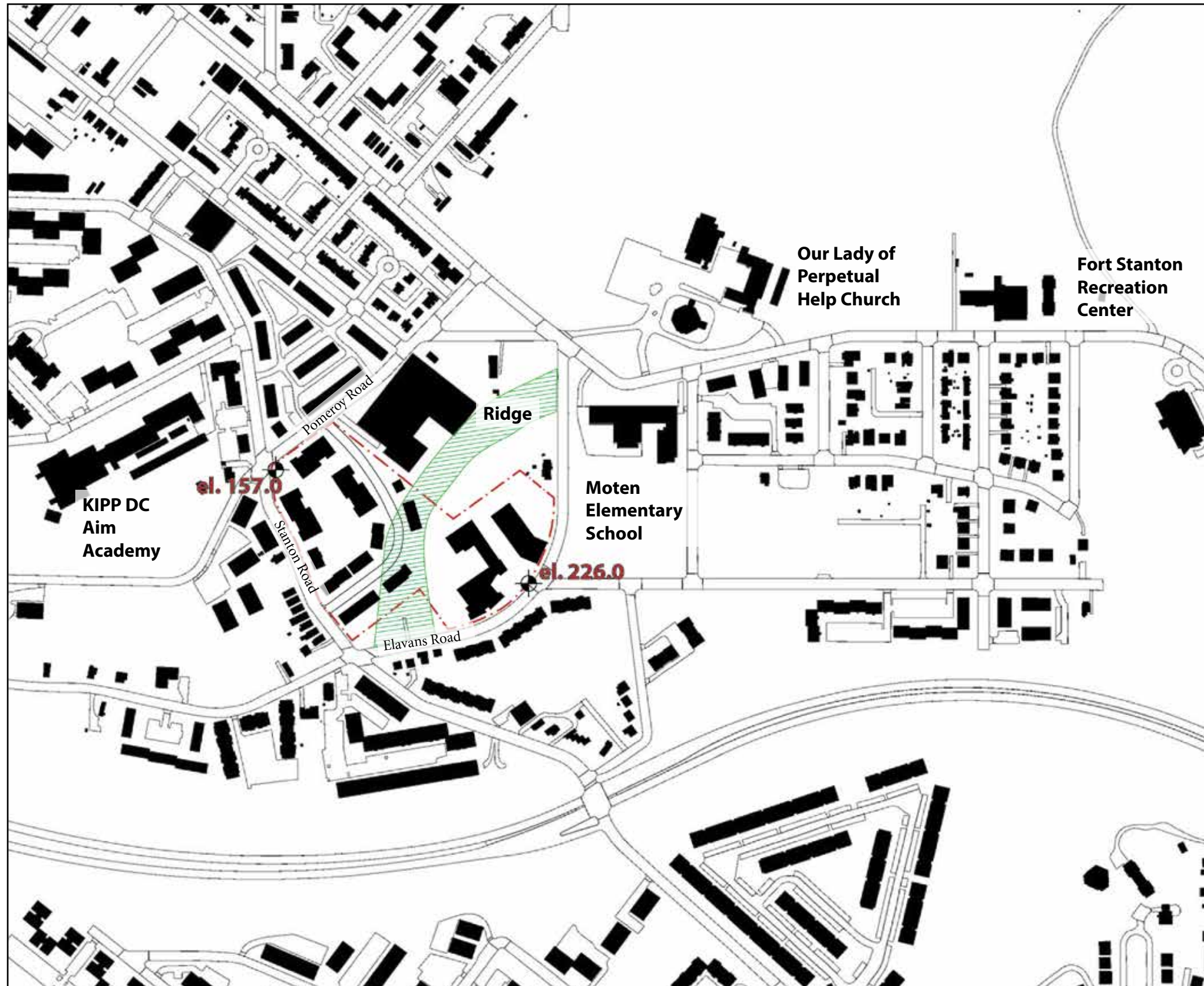
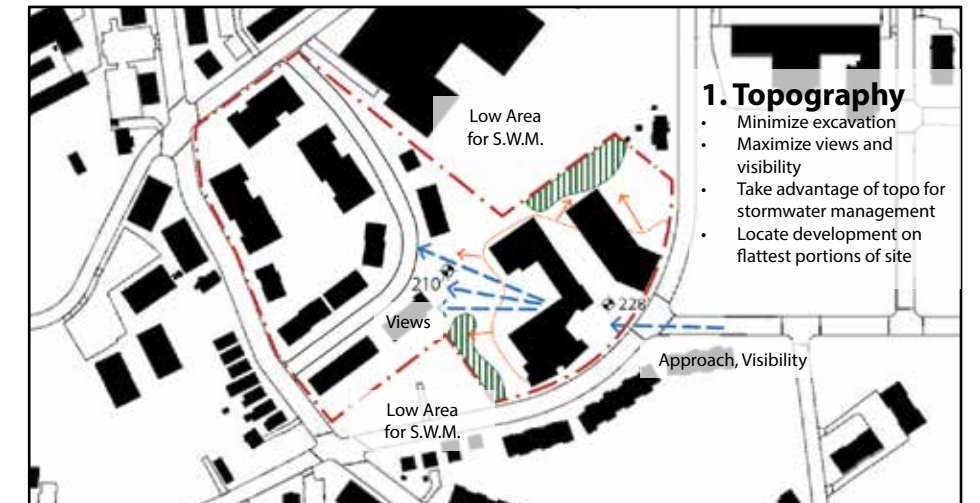
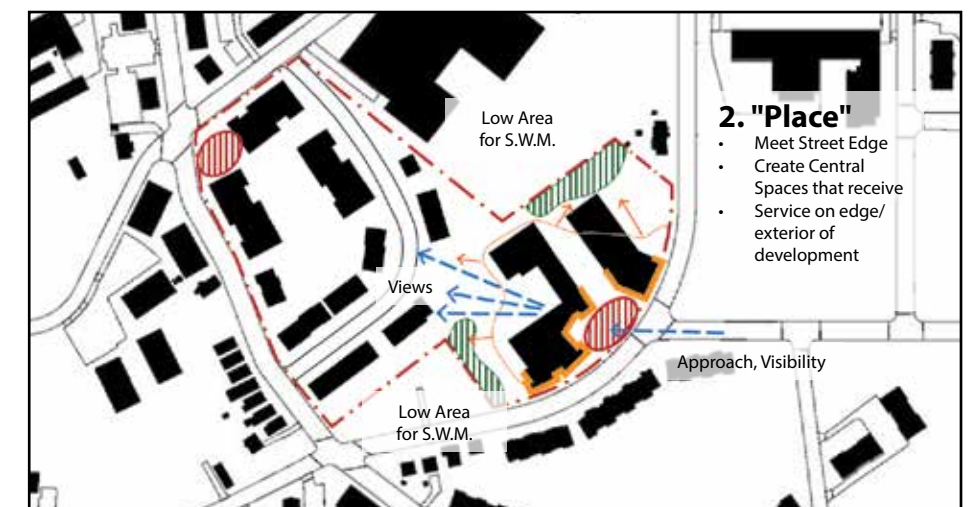


Figure- Ground of Site and Context



Site Analysis



Site Analysis



Aerial View of Site



1 - Douglas Street



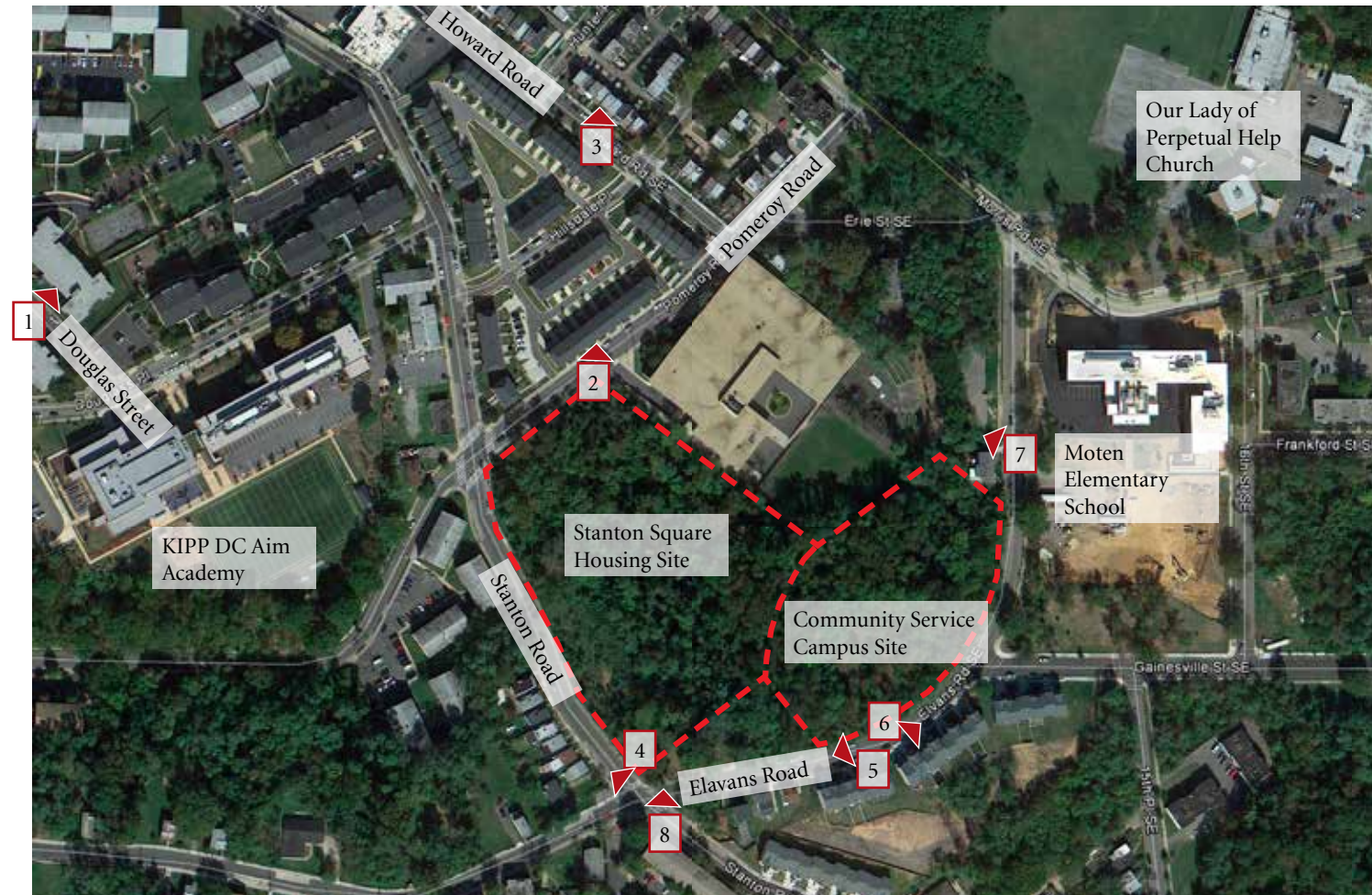
2 - Pomeroy Road



3 - Howard Road



4 - Stanton Road



5 - View SE on Elvans Road Road



6 - View NE on Elvans Road



7 - View shed from Elvans Road



8 - Elvans Road and Stanton Road

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Site Photos



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Illustrative Site Plan

June 3, 2015

S-09

STANTON SQUARE AND COMMONS



Section AA



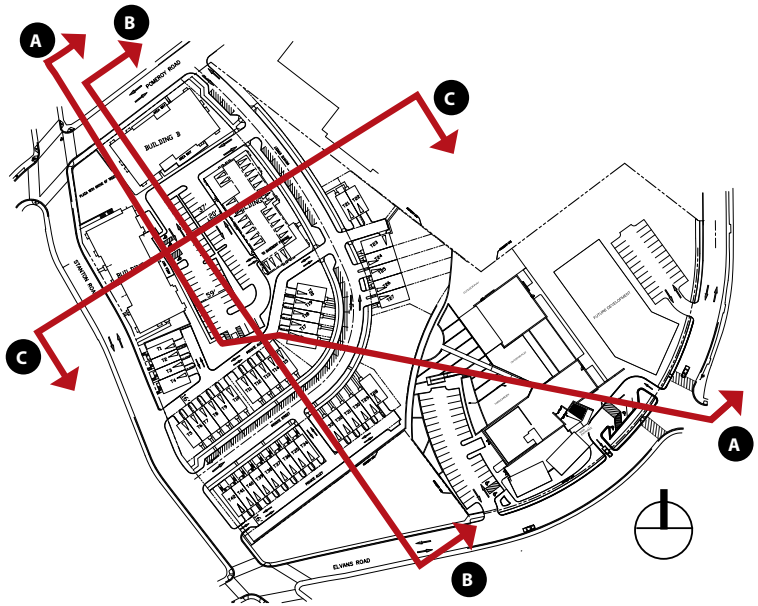
Section BB



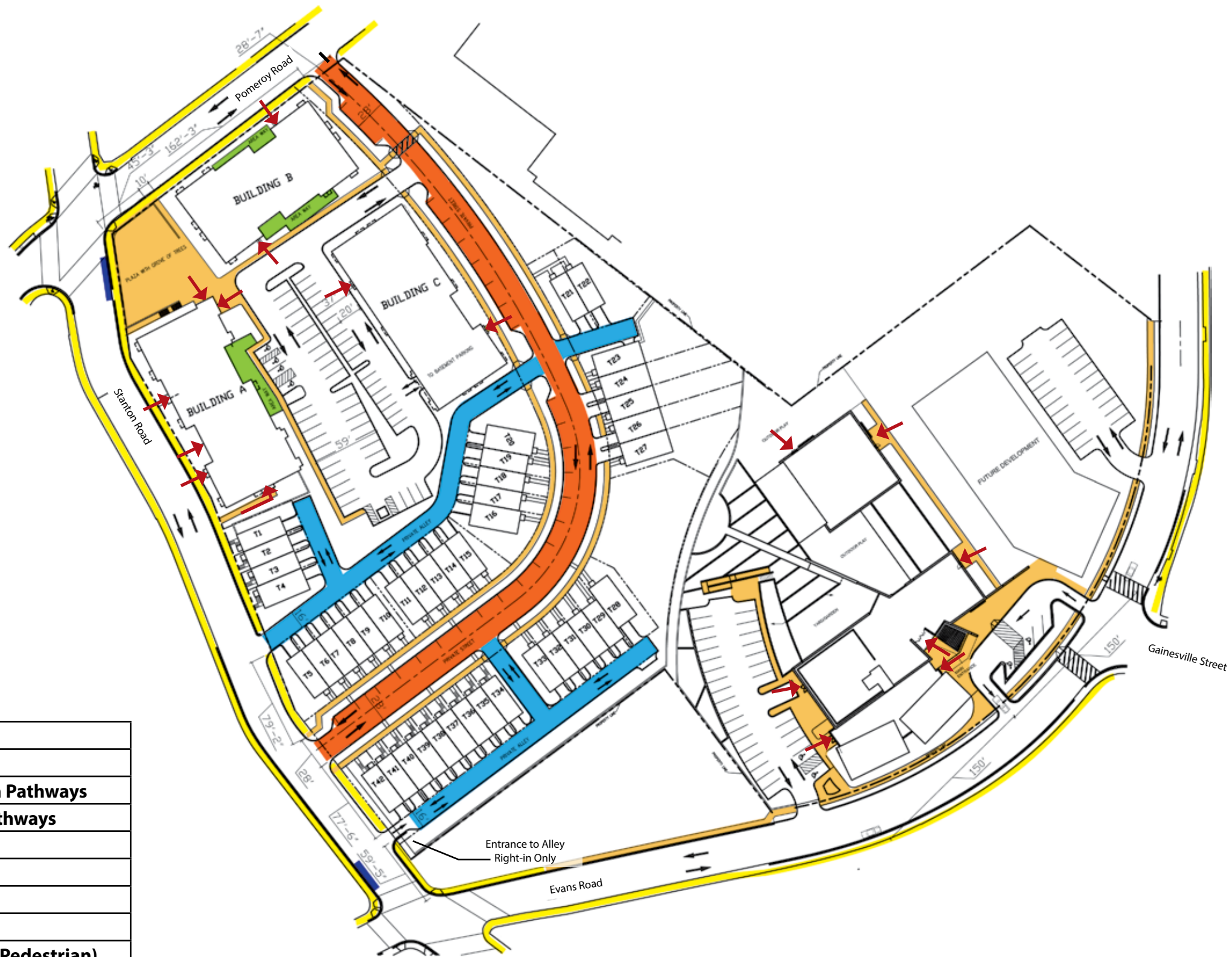
Section CC

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Illustrative Site Section



June 3, 2015
S-10



Legend	
	Existing Bus Stop
	Existing Pedestrian Pathways
	New Pedestrian Pathways
	New Private Alley
	New Private Street
	New Crosswalk
	Areaways
	Building Entrance (Pedestrian)
	Vehicular Circulation

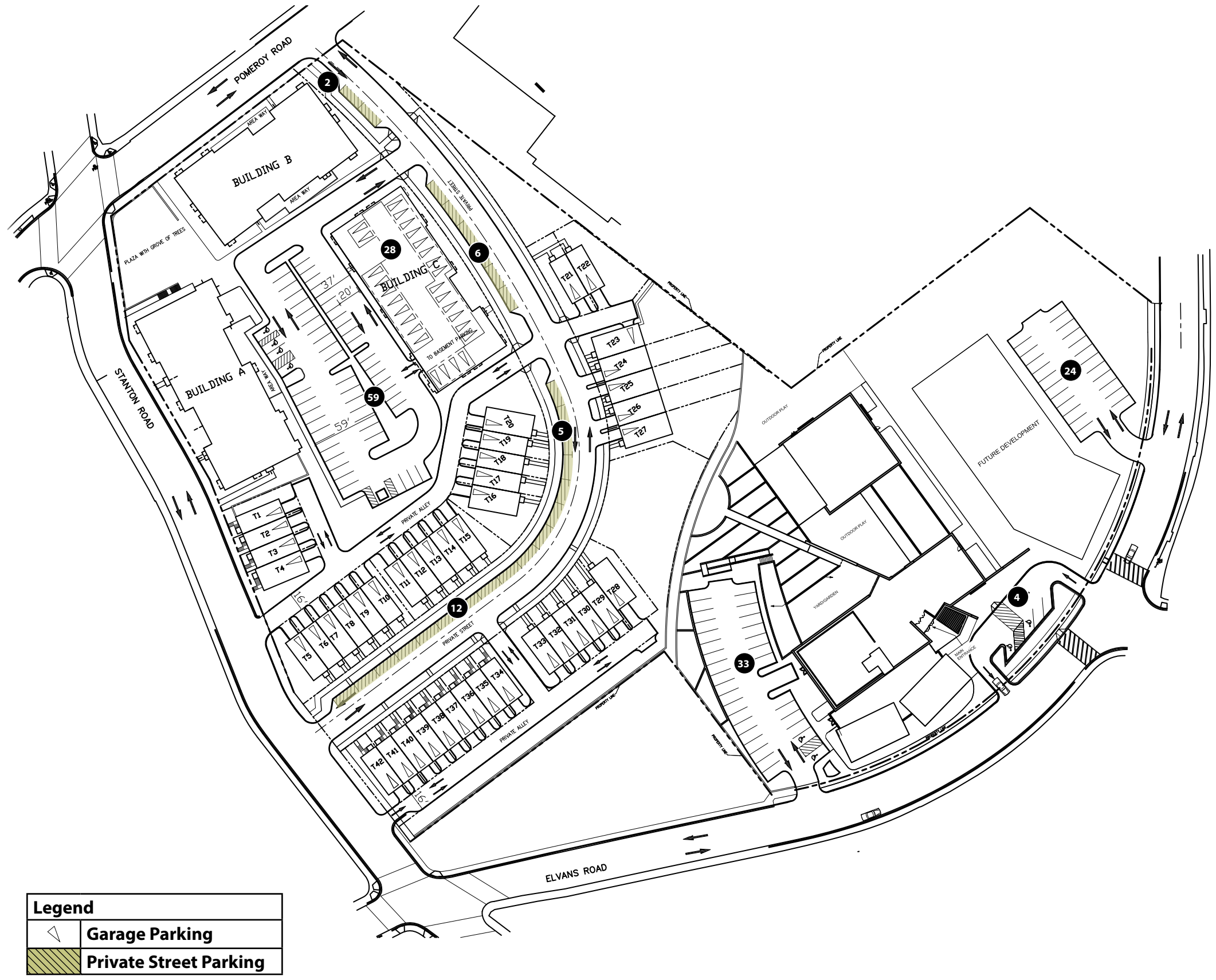
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Circulation and Building Entry

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S-11

STANTON SQUARE AND COMMONS



Stanton Square Housing Site

Multi-Family

•Total Units	128
Parking Provided	
•Surface Parking Lot	59 sp
•Bldg. C / Lower Level Garage	28 sp
•Spaces on New Private Street	13 sp
Total MF Parking Spaces	100 sp
•Parking Ratio	0.78 sp/du

Townhomes

•Total Units	42
Parking Provided	
•Integrated Garage spaces	42
•Spaces on New Private Street	12 sp
Total Townhome Parking Spaces	54 sp
•Parking Ratio	1.28 sp/du

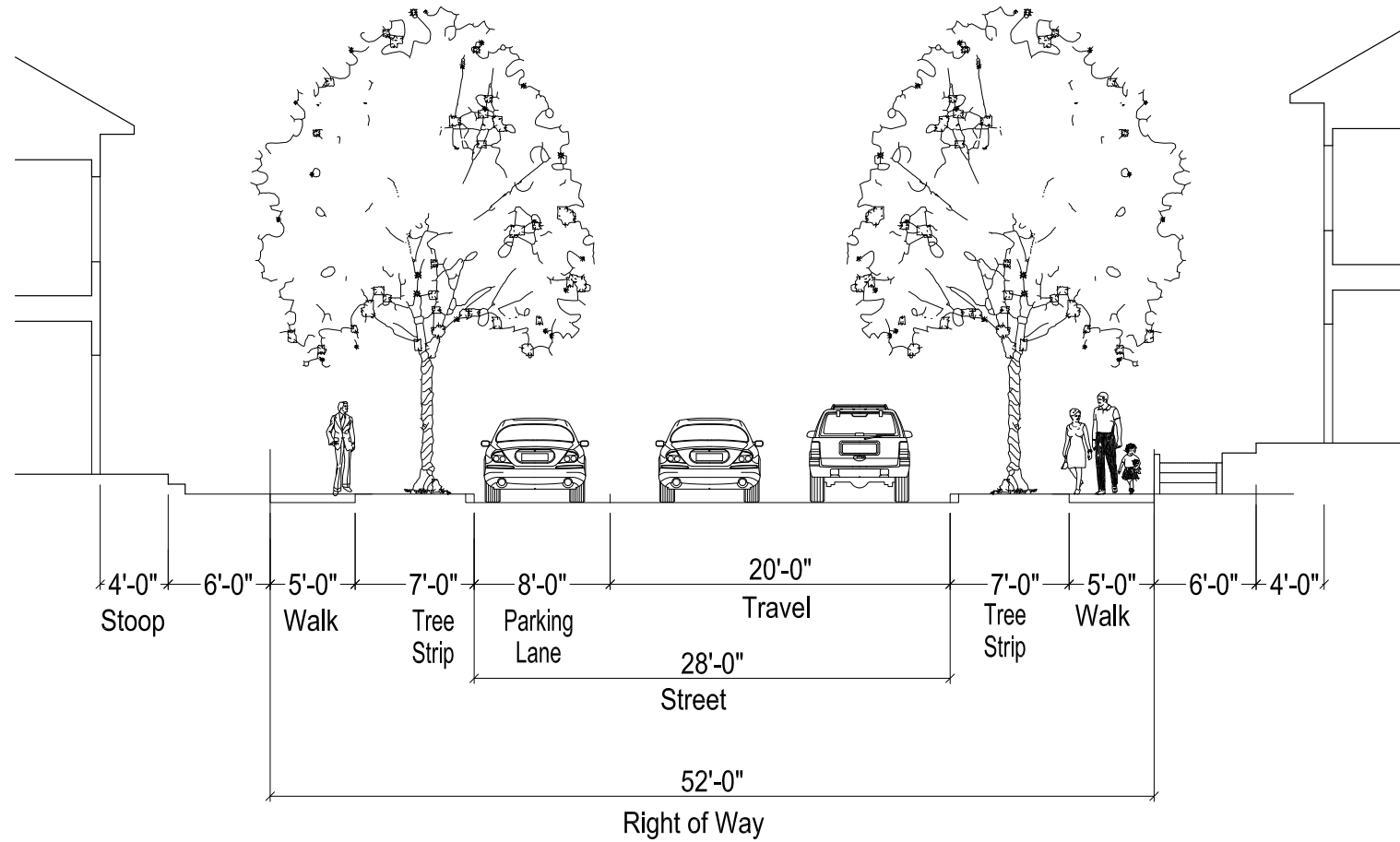
Total Parking for Housing site

Total Surface Parking Lot and Garage Spaces	129 sp
Total Spaces on New Private Street	25 sp
Total Housing Parking Spaces	154 sp

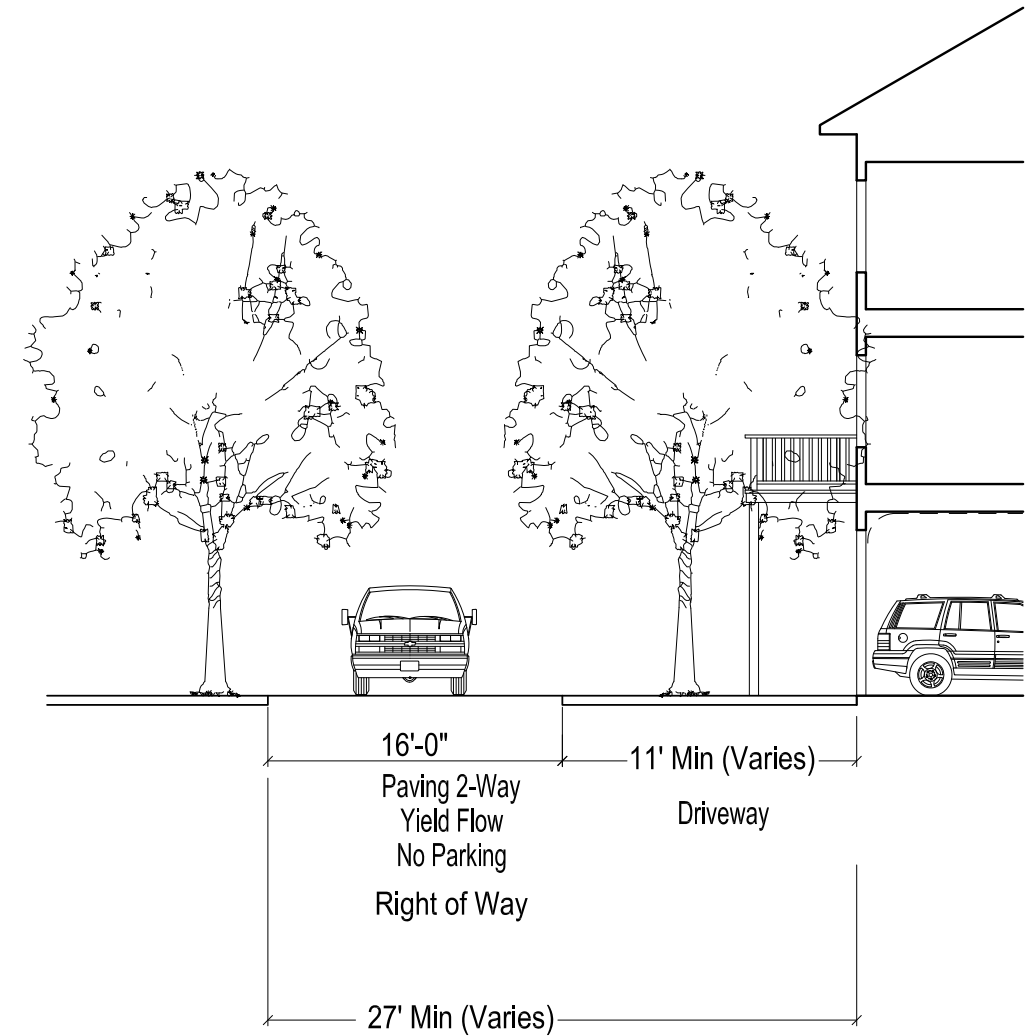
Stanton Commons site

Consolidated PUD Off-Street Parking	37 sp
Stage 1 PUD Off-Street Parking	24 sp
Total Off-Street Parking	61 sp

Existing Unrestricted On-Street Parking Spaces Adjacent to the site ±40 sp



Proposed Street Section

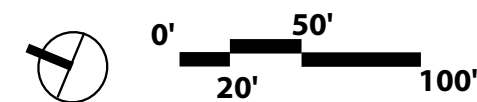


Proposed Alley Section

Architecture Exhibits - Housing



For Detailed Site Dimensions, see CIV-350 A-B



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Annotated Housing Site Plan

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A-01



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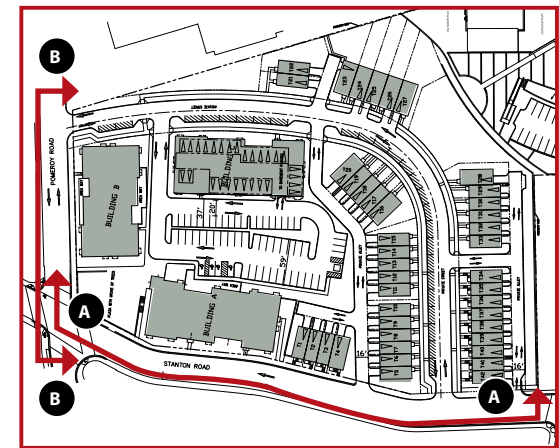
STANTON SQUARE AND COMMONS



Street Elevation AA- Stanton Road



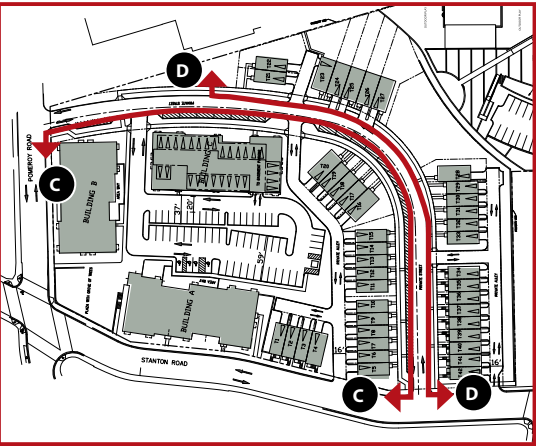
Street Elevation BB - Pomeroy Road



Key Plan



Street Elevation CC - North Side of New Private Street



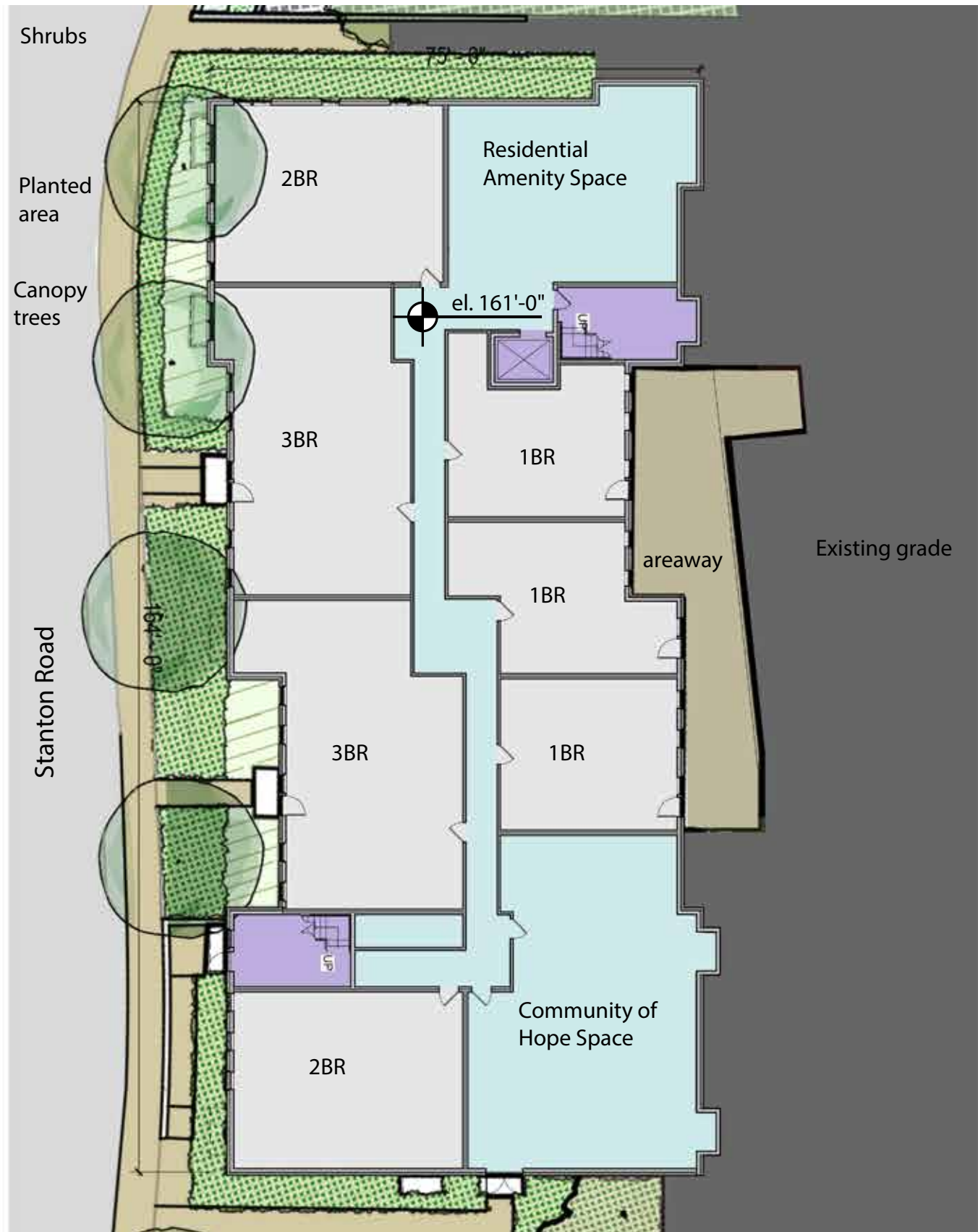
Key Plan
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Housing Street Elevations



Street Elevation DD - West Side of New Private Street





Building A First Floor Plan

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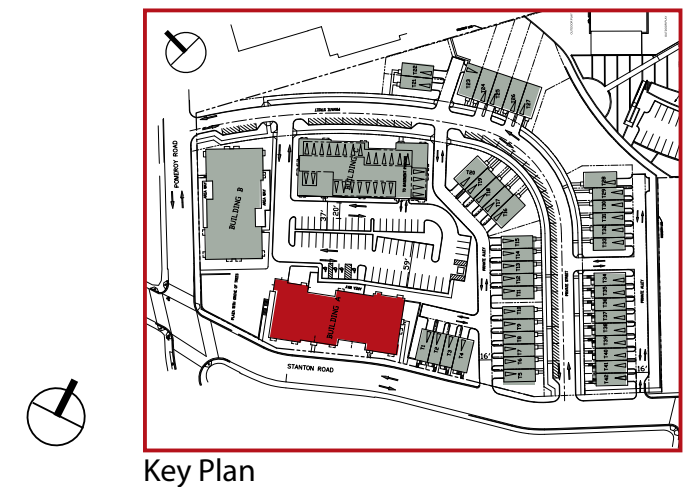
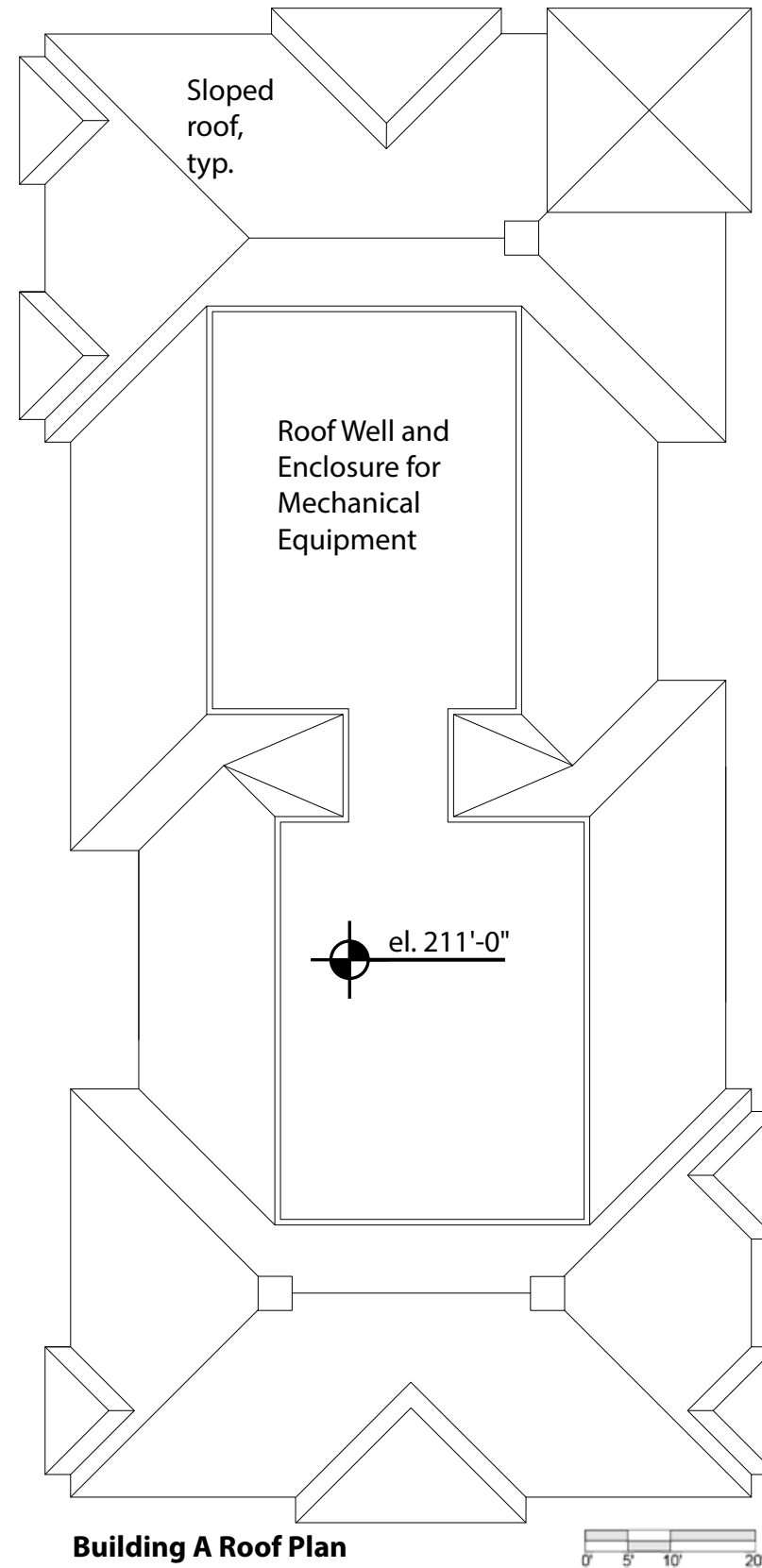
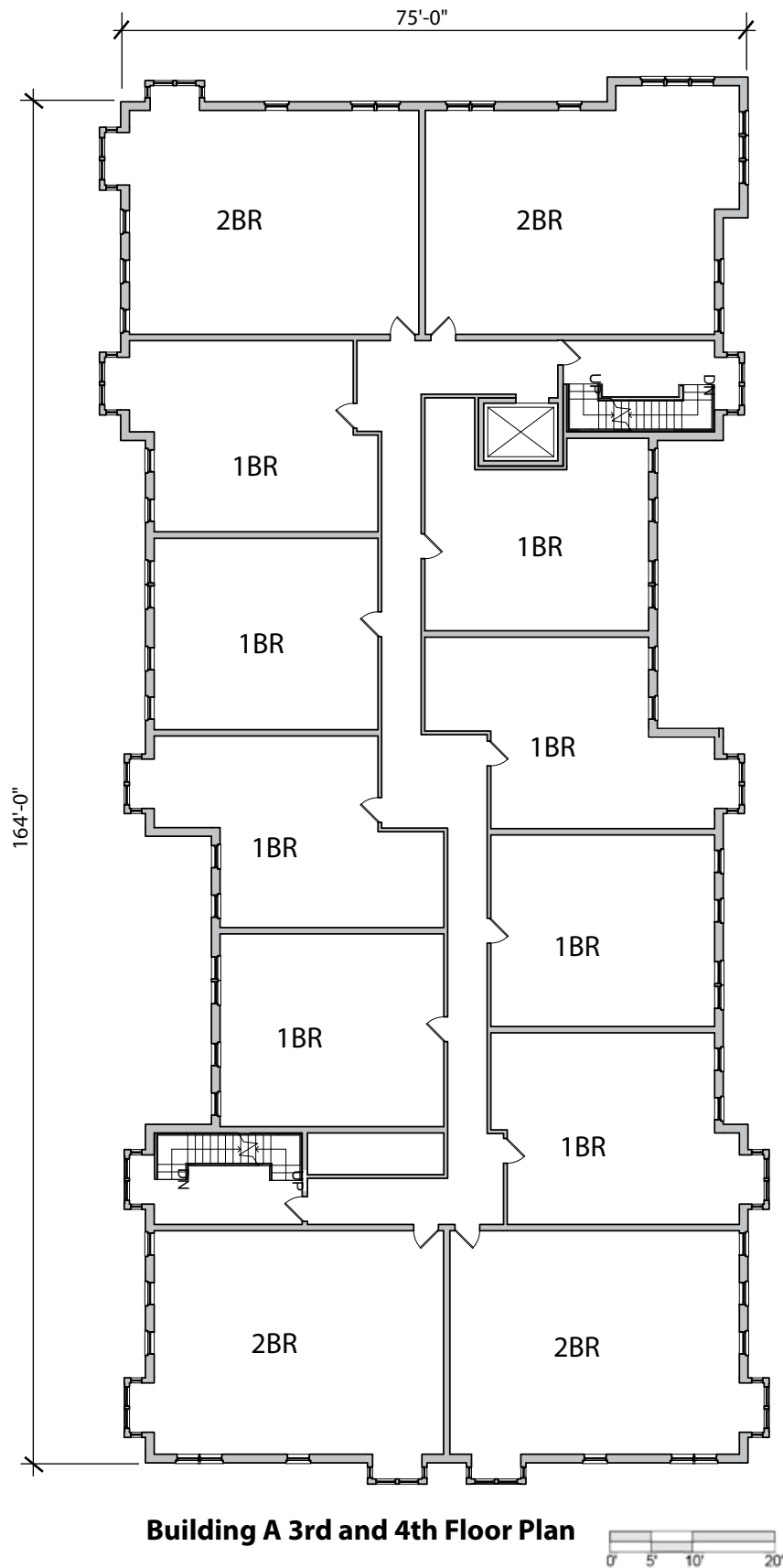
MF Building A Floor Plans



Building A Second Floor Plan

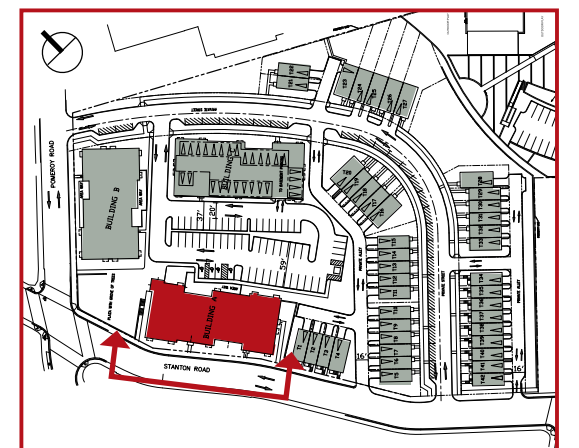
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A-06





Building A South Elevation



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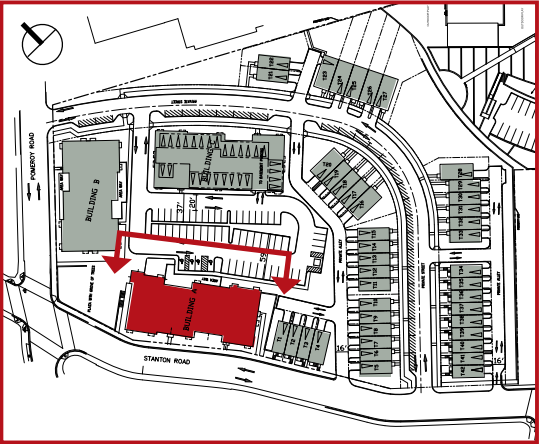
MF Building A Elevations

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A-08



Building A North Elevation



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MF Building A Elevations

June 3, 2015

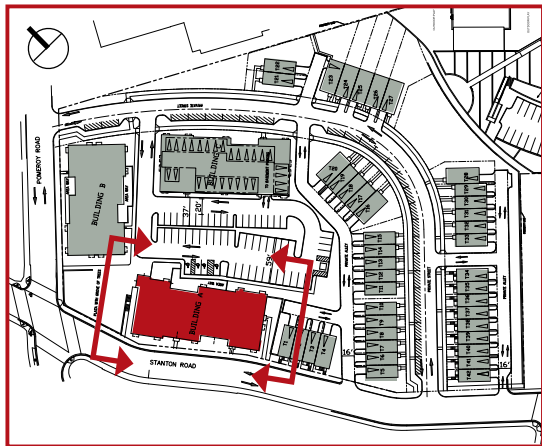
A-09



Building A East Elevation



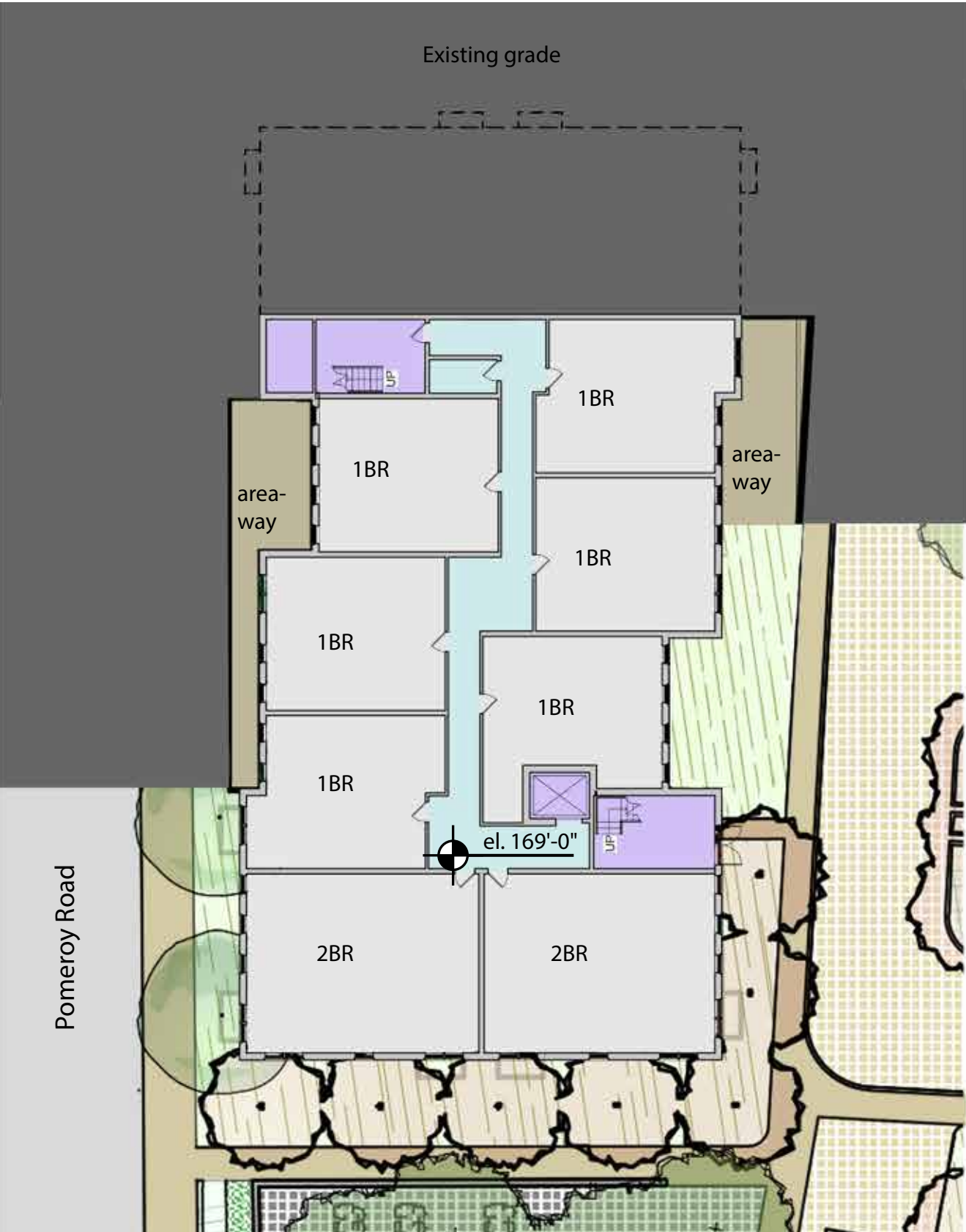
Building A West Elevation



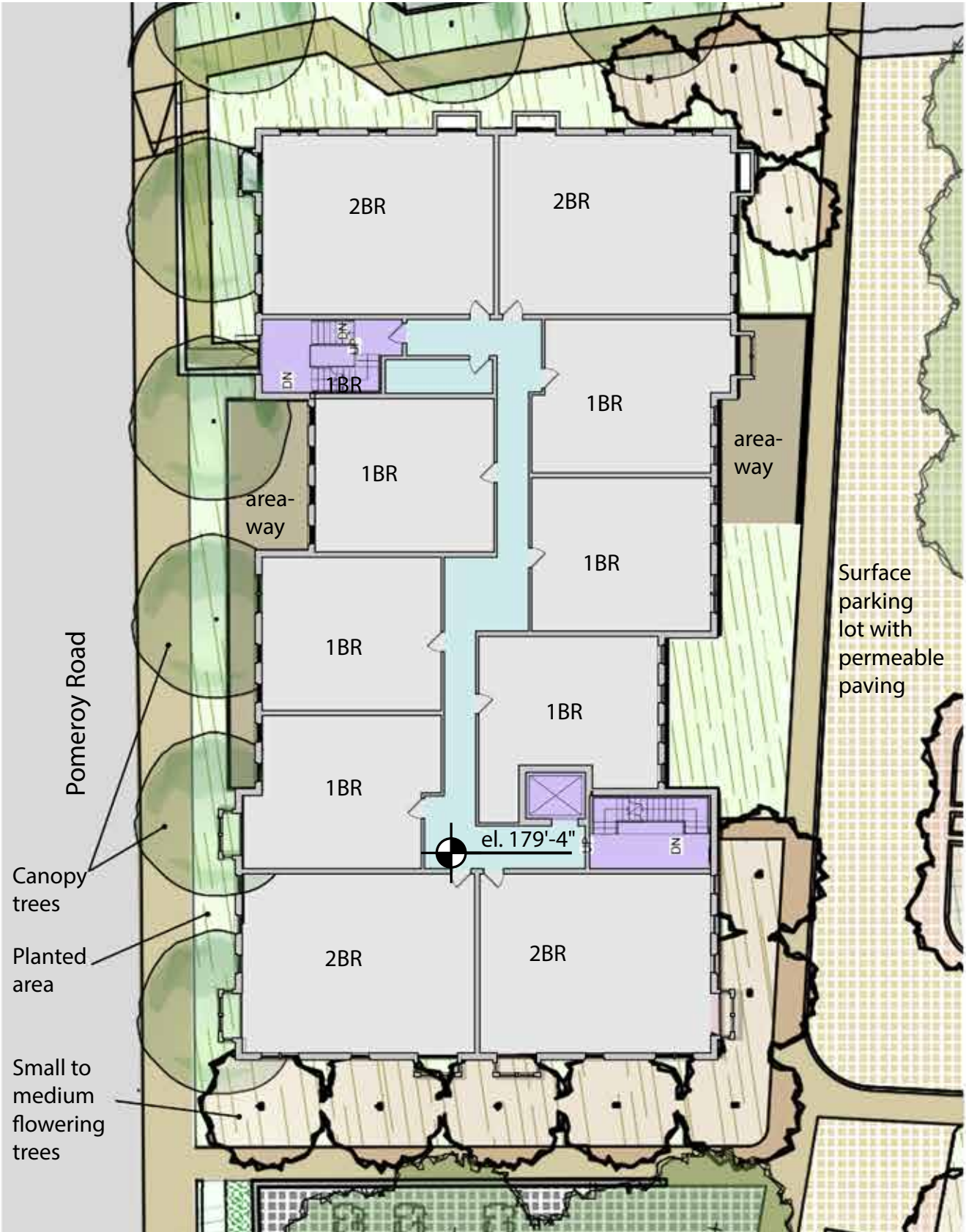
Key Plan

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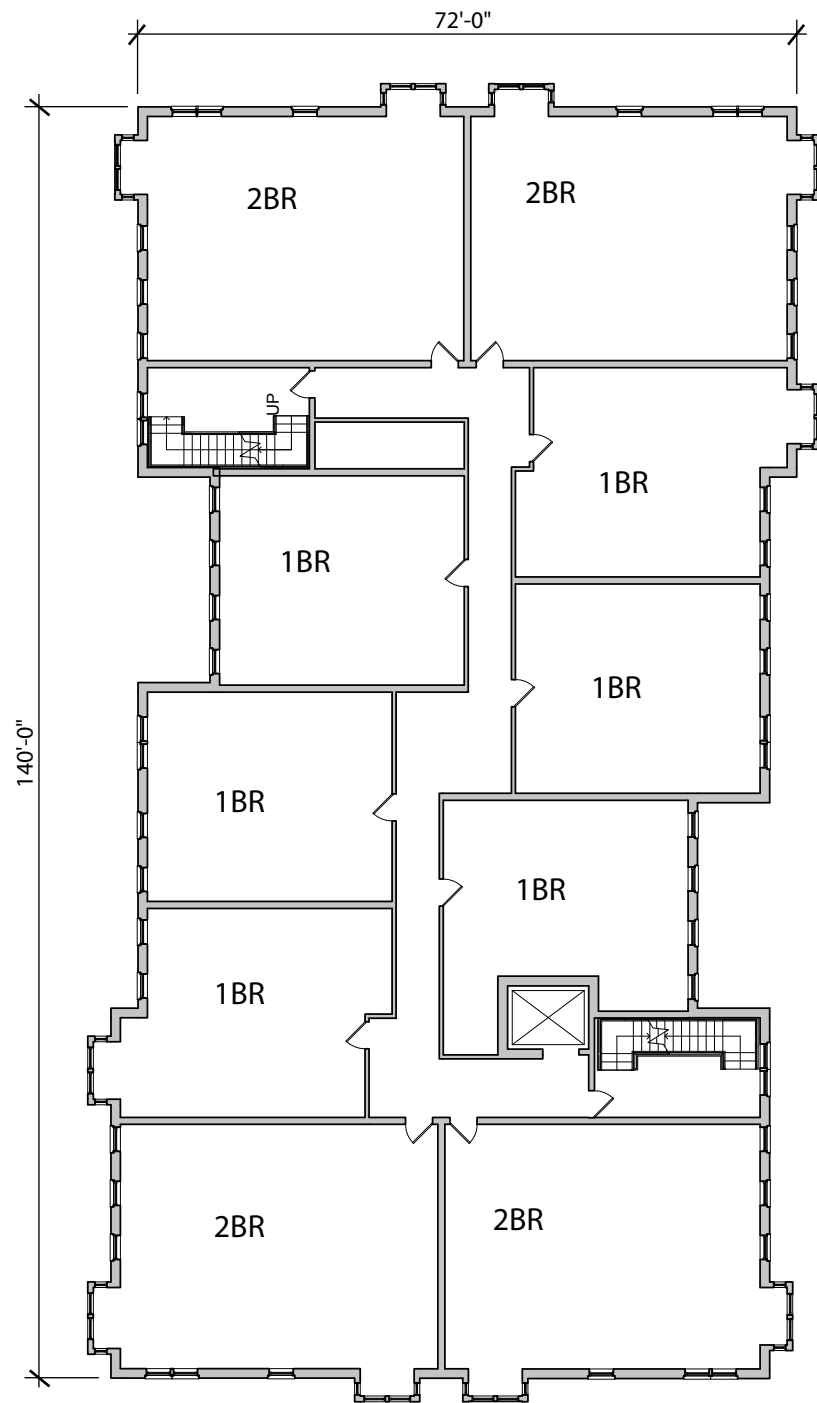
MF Building A Elevations



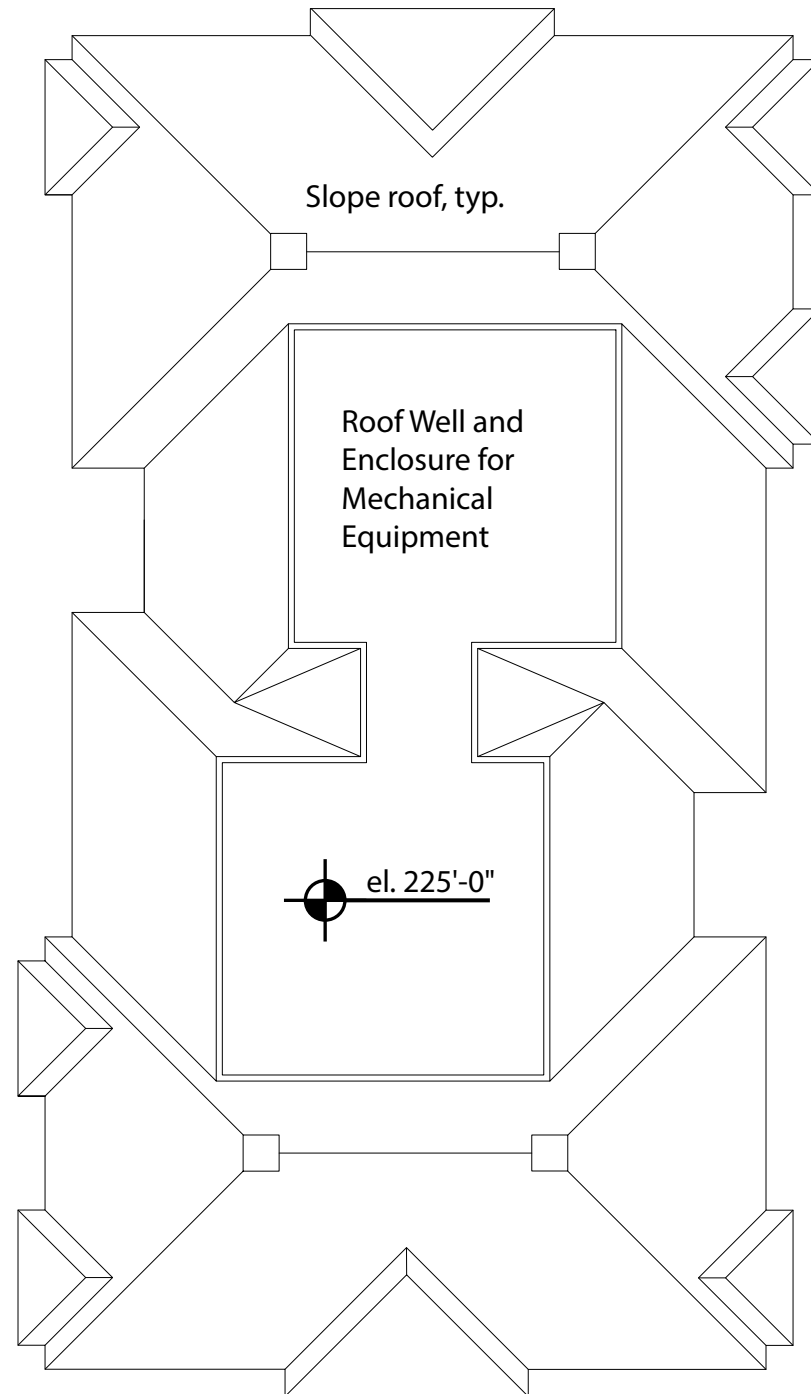
Building B First Floor Plan



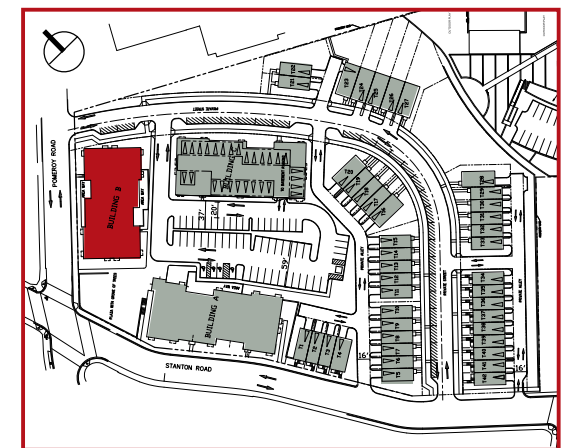
Building B Second Floor Plan



Building B 3rd and 4th Floor Plans



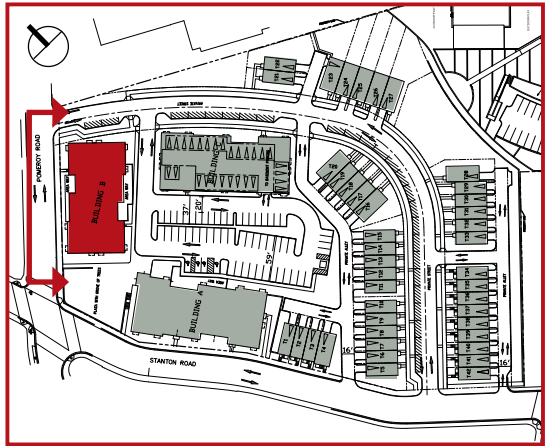
Building B Roof Plan



Key Plan



Building B West Elevation



Key Plan

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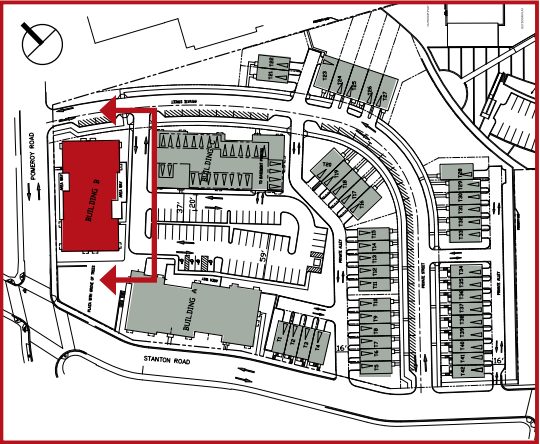
MF Building B Elevations

June 3, 2015

A-13



Building B East Elevation



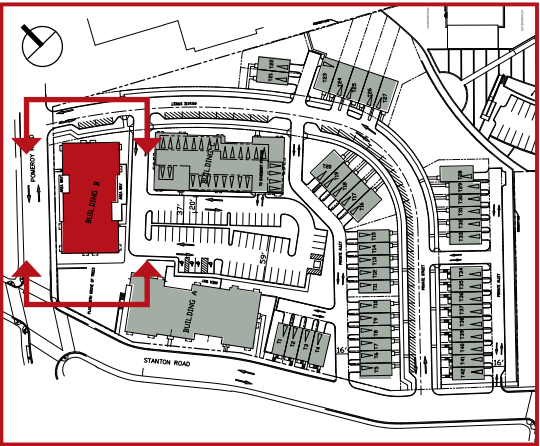
Key Plan



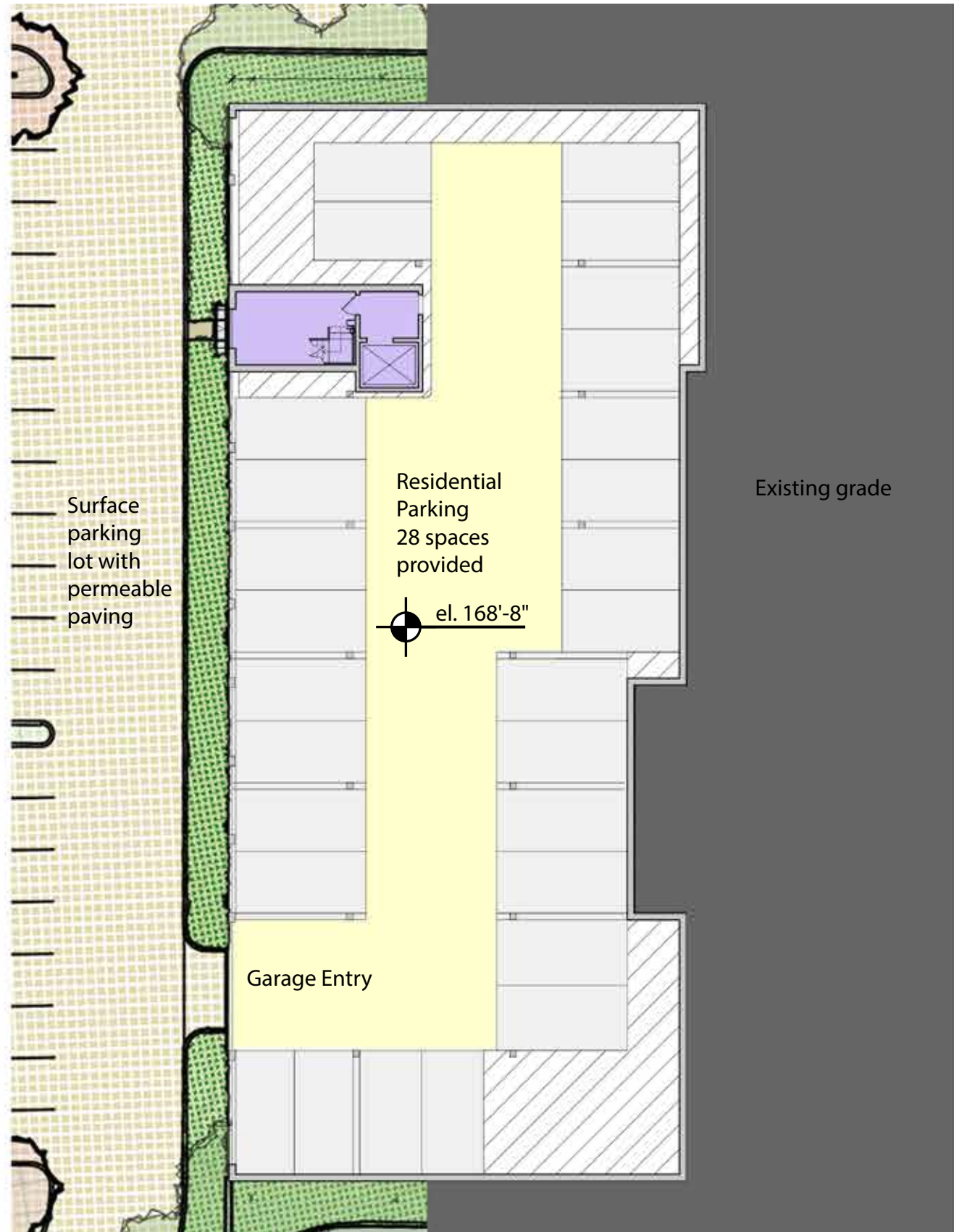
Building B North Elevation



Building B South Elevation



Key Plan



Building C Garage Level Plan



Building C First Floor Plan

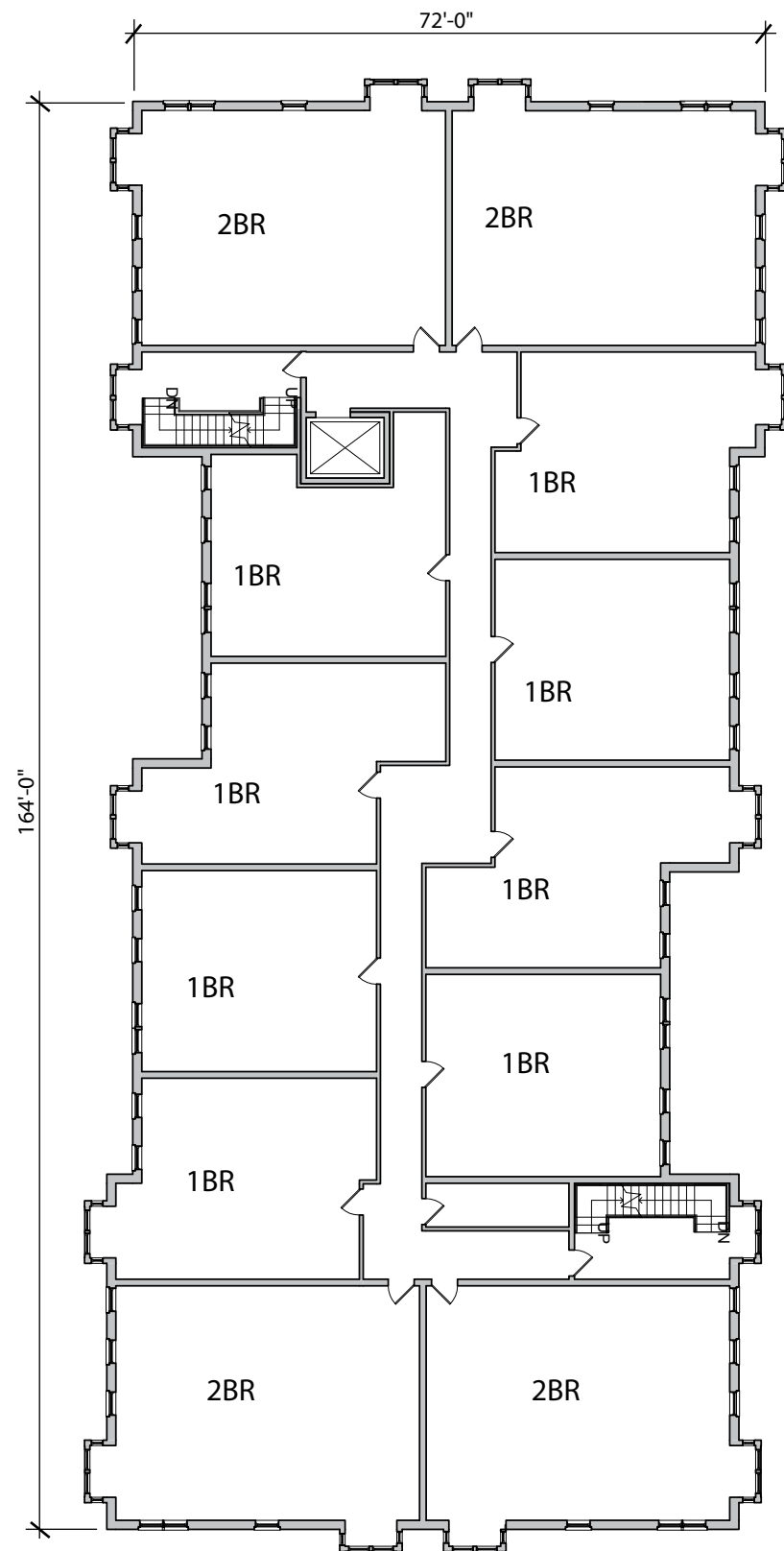


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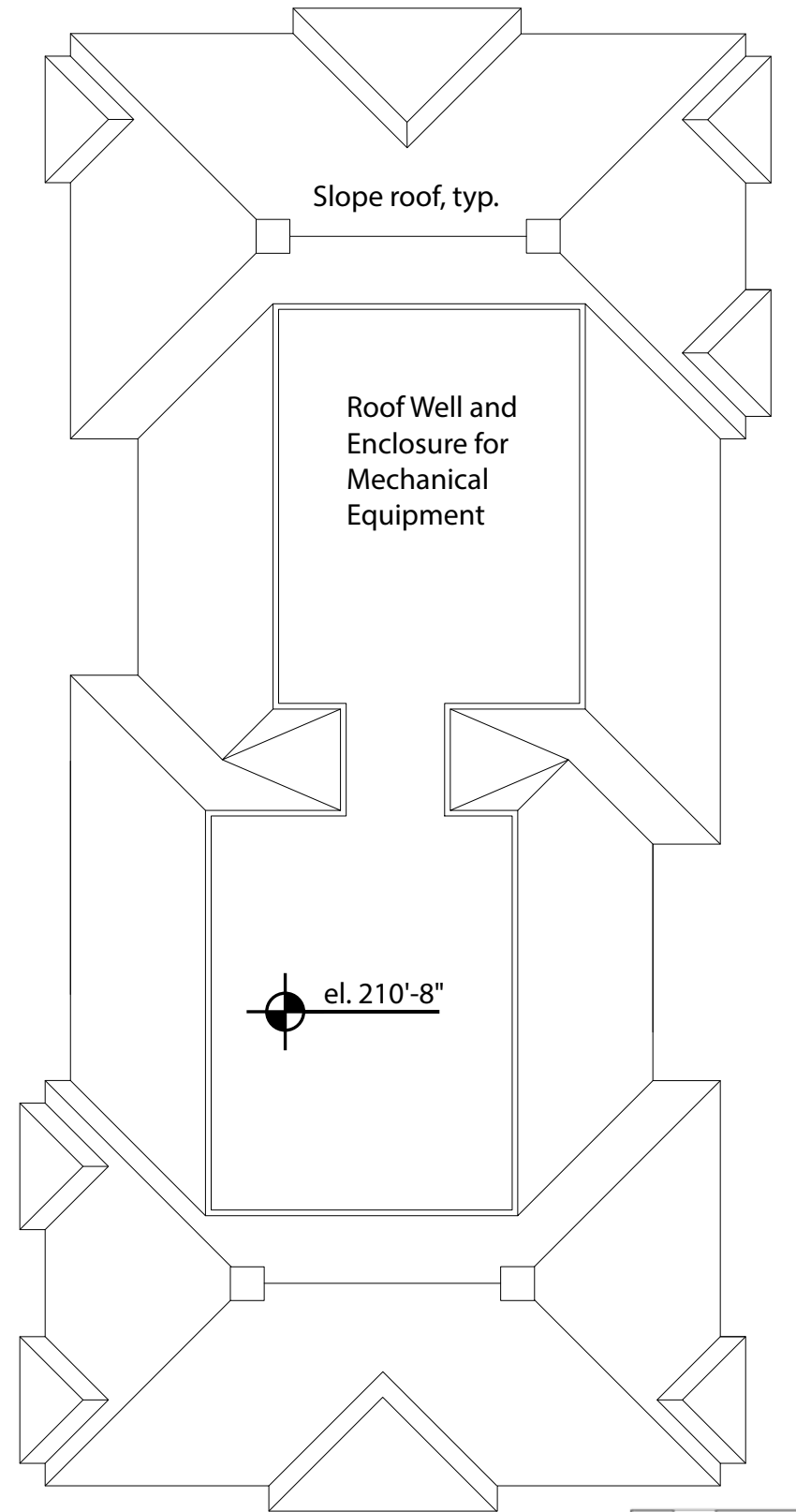
MF Building C Floor Plans

June 3, 2015

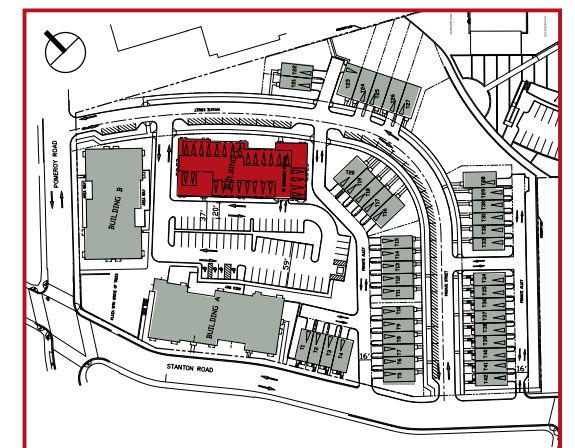
A-16



Building C 3rd and 4th Floor Plans



Building C Roof Plan



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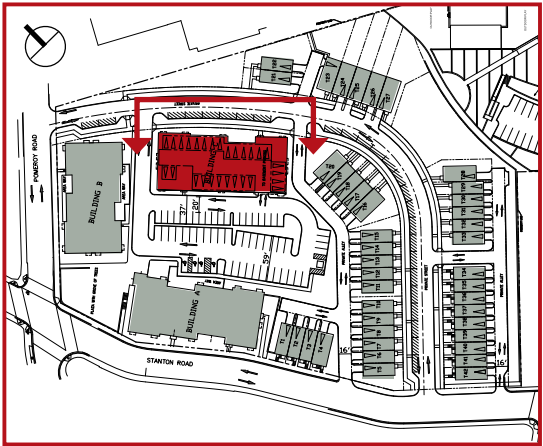
MF Building C Floor Plans

June 3, 2015

A-17



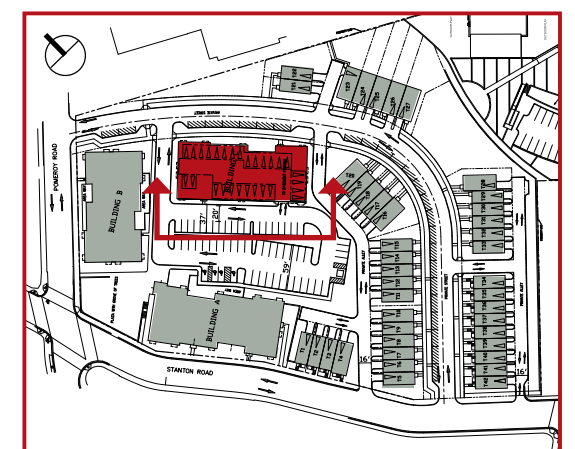
Building C North Elevation



Key Plan



Building C South Elevation



Key Plan

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MF Building C Elevations

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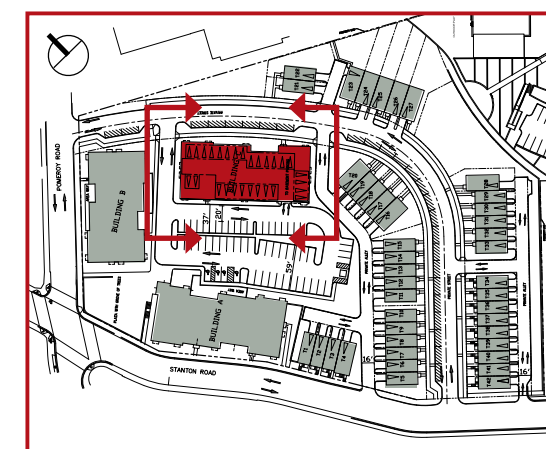
A-19



Building C East Elevation



Building C West Elevation



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MF Building C Elevations

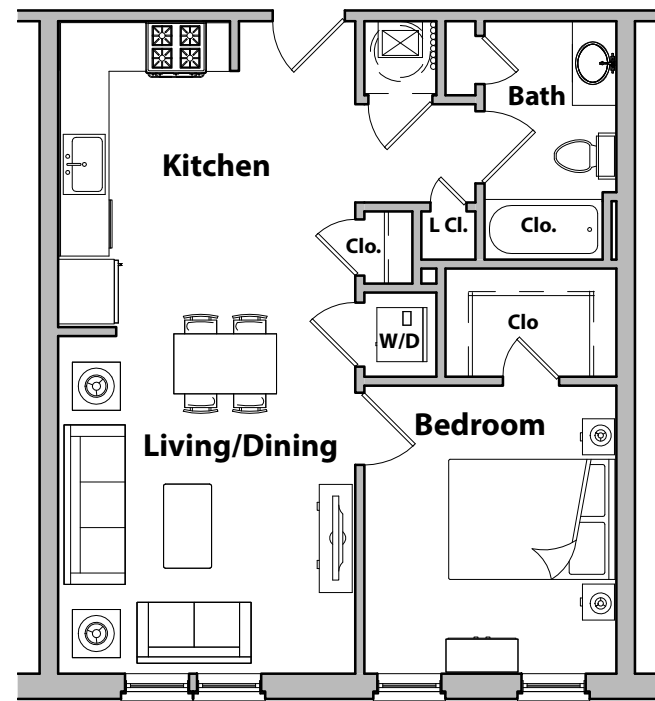


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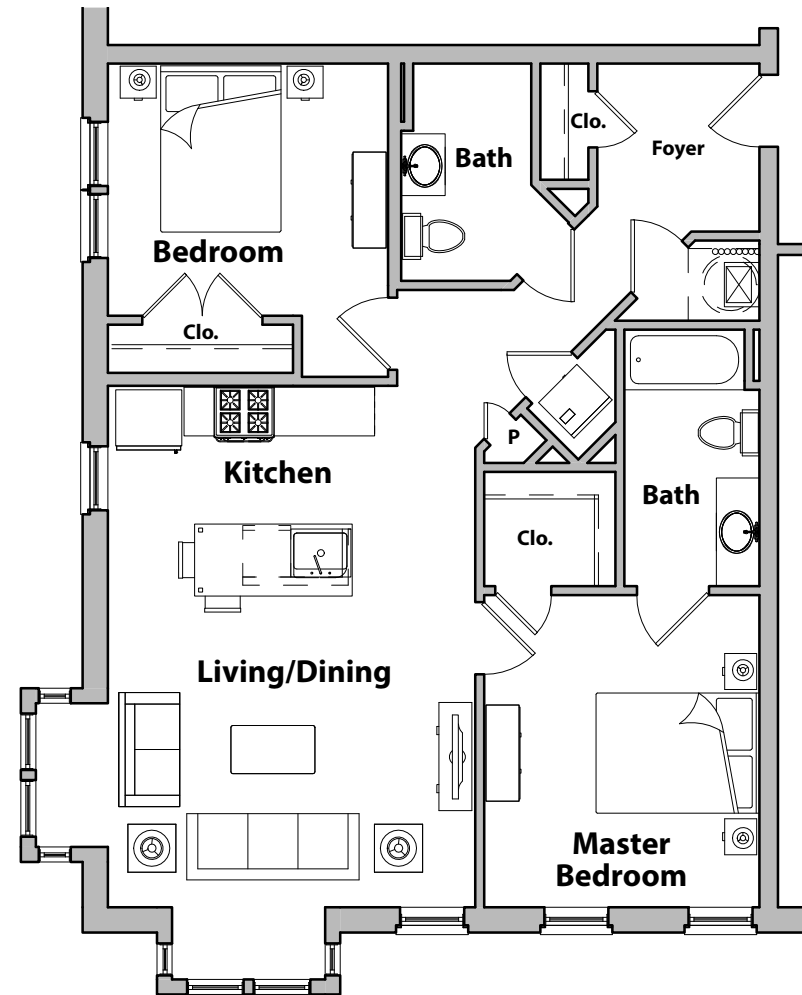
June 3, 2015

A-20

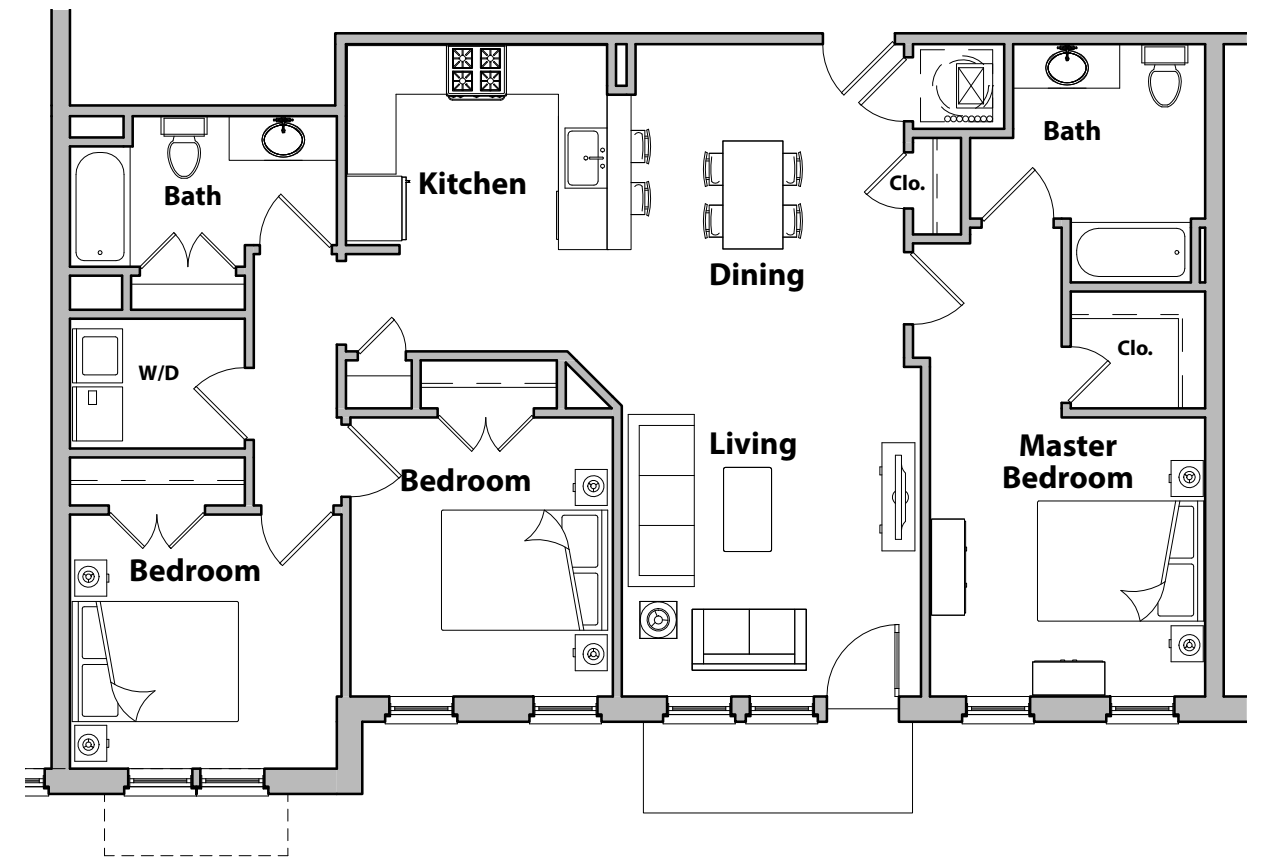
STANTON SQUARE AND COMMONS



One Bedroom Unit: 670 sf



Two Bedroom Unit: 1010 sf



Three Bedroom Unit: 1340 sf



Townhouse String 2 Front Elevation



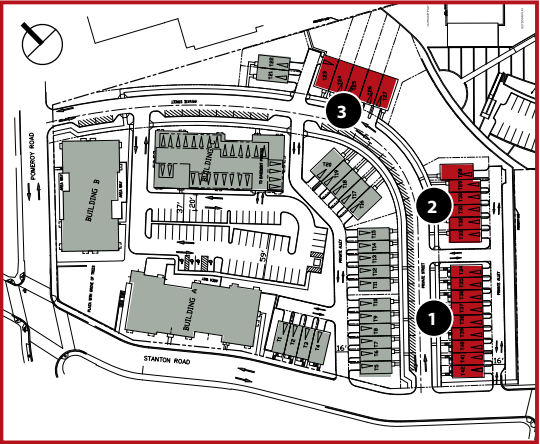
Townhouse String 3 Front Elevation



Townhouse String 1 Front Elevation

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Townhouse Buildings - Front Elevations



Key Plan

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Townhouse String 5 Front Elevation



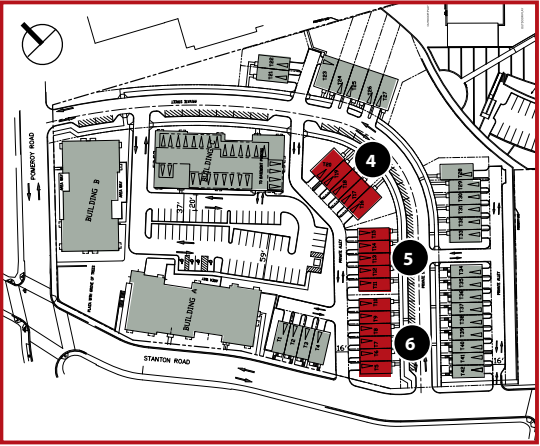
Townhouse String 6 Front Elevation



Townhouse String 4 Front Elevation

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Townhouse Buildings - Front Elevations



Key Plan

June 3, 2015

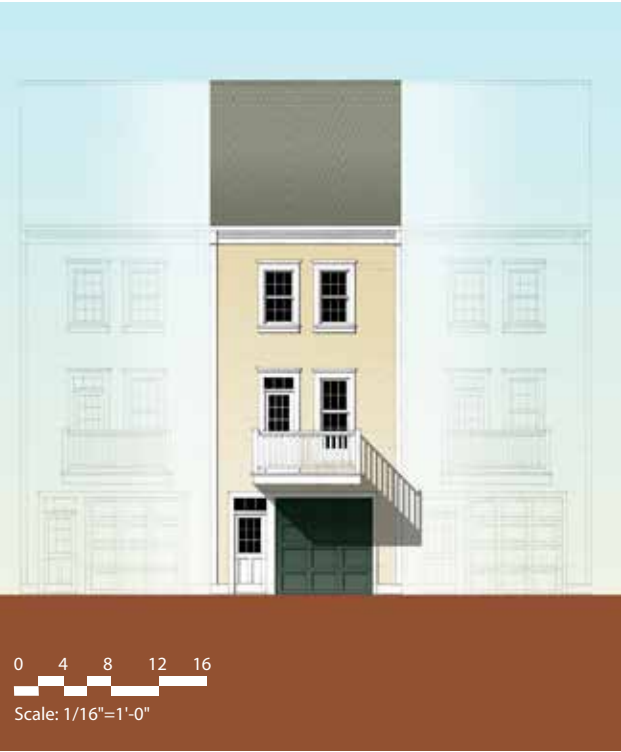
A-23



Townhouse String 7 Front Elevation



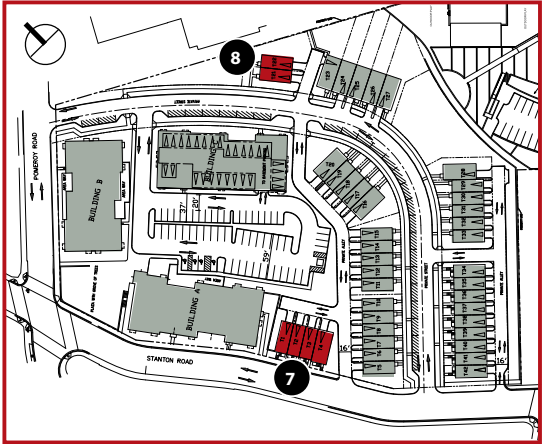
Townhouse String 8 Front Elevation



Typical Townhouse Rear Elevation



Typical Townhouse Side Elevation



Key Plan

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Townhouse Buildings - Front, Rear, and Side Elevations



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A-24



Materials

- | | |
|----------------------------------|-------------------------------|
| 1. Brick with Precast Accents | 6. Shutters |
| 2. Windows | 7. Metal Roof |
| 3. Fiber Cement Panels with Trim | 8. Ptd. PVC Trim and Moldings |
| 4. Shingle Roofing | 9. Concrete Retaining Walls |
| 5. Fiber Cement Siding | 10. Railings |

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Materials for Housing



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STANTON SQUARE AND COMMONS