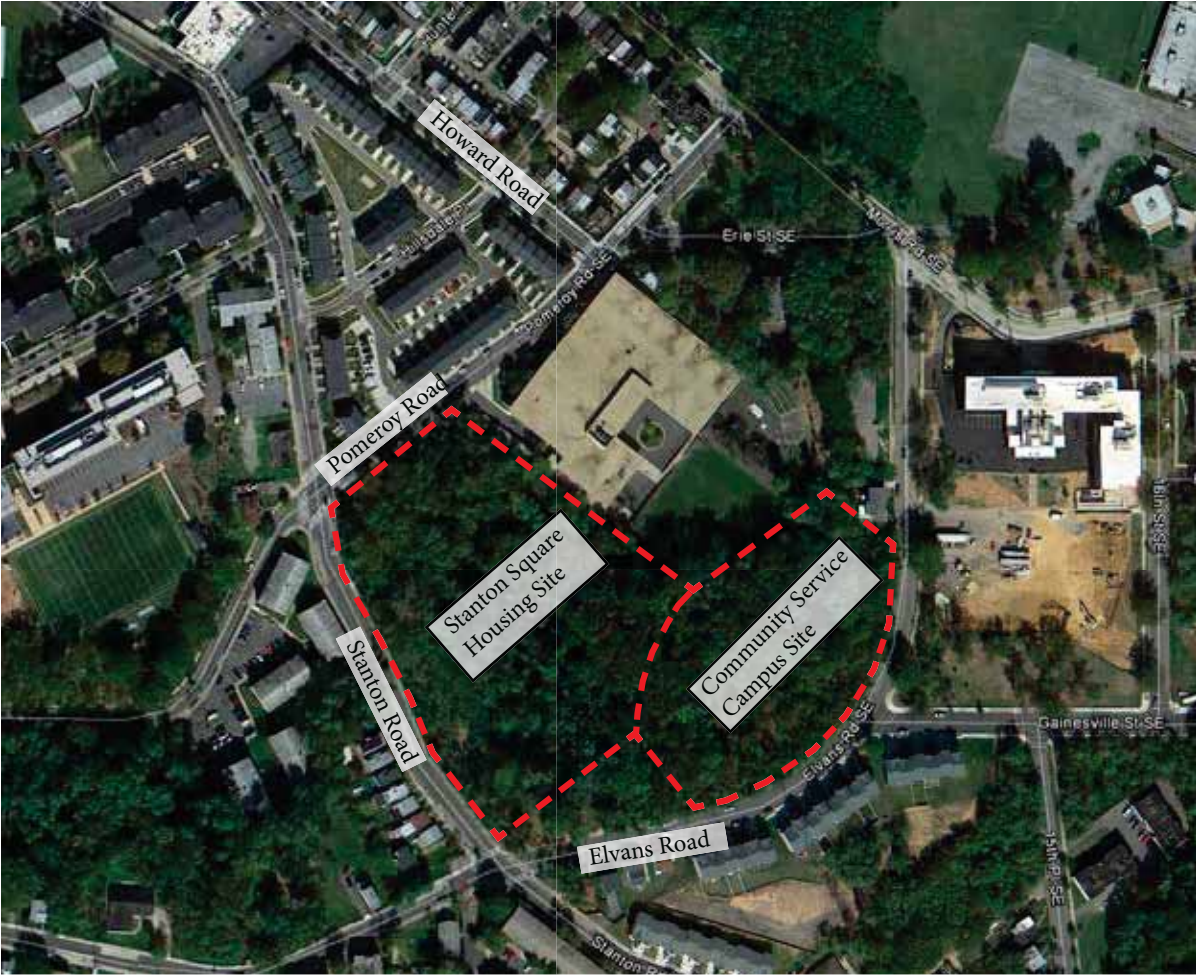




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Drawing Index and Site Location Drawing

Stanton Square and Commons
Drawing Index

No.	Exhibit Title
IDX-1	Drawing Index and Site Location
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S-1	Development Data, Zoning Tabulation, Existing and Proposed Zoning
S-2	Housing Site – Lot Analysis without Townhouse Options
S-3	Housing Site – Lot Analysis with Townhouse Options
S-4	Design Principles
S-5	Design Principles
S-6	Regional Site Analysis
S-7	Site Analysis
S-8	Site Photos
S-9	Illustrative Site Plan
S-10A	Illustrative Site Sections
S-10B	Site Plan- Grading Analysis
S-12	Circulation and Building Entry Plan
S-13	Parking Plan
S-14	Street and Alley Sections
Architecture Exhibits - Stanton Square, Housing Site	
A-1	Stanton Square Site Plan
A-2,3	Pomeroy and Stanton Road Street Elevations
A-4,5	New Private Street Elevations
A-6,7	Multifamily Building A Floor Plans
A-8,9,10	Multifamily Building A Elevations
A-11,12	Multifamily Building B Floor Plans
A-13,14,15	Multifamily Building B Elevations
A-16,17	Multifamily Building C Floor Plans
A-18,19,20	Multifamily Building C Elevations
A-21	Multifamily Unit Plans
A-22,23,24	Townhouse Building Elevations
A-25	Housing Building Materials
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L-7A	Site Retaining Walls
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CIV-100A	Existing Conditions Plan
CIV-100B	Existing Conditions Plan
CIV-100C	Existing Conditions Plan
CIV-200A	Erosion and Sediment Control Plan
CIV-200B	Erosion and Sediment Control Plan
CIV-200C	Erosion and Sediment Control Plan
CIV-201A	Erosion and Sediment Control Notes
CIV-201B	Erosion and Sediment Control Notes
CIV-202A	Erosion and Sediment Control Details
CIV-202B	Erosion and Sediment Control Details
CIV-300A	Site Plan
CIV-300B	Site Plan
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CIV-350A	Dimension Plan
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CIV-600A	Stormwater Management Plan
CIV-600B	Stormwater Management Plan
CIV-600C	Stormwater Management Plan
CIV-601A	Stormwater Management Details

Highlighted portions of the Table of Contents indicates updated exhibits included in this submission. All other exhibits remain as shown in the prior submission.

October 13th, 2015

IDX- 1

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	91 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	91 SPACES
LOADING		
ONE FAMILY DWELLING	NONE REQUIRED	N/A
MUTIPLE DWELLING	NONE REQUIRED	N/A
Green Area Ratio	0.3	0.36

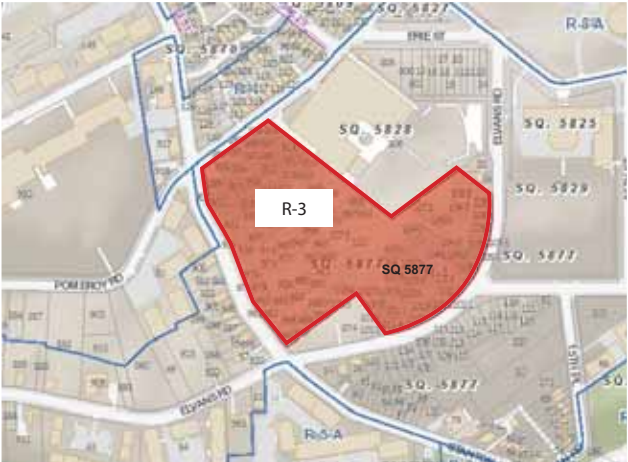
STANTON COMMONS - COMMUNITY SERVICE CAMPUS, SP-1 ZONING
DEVELOPMENT DATA AND ZONING TABULATION

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

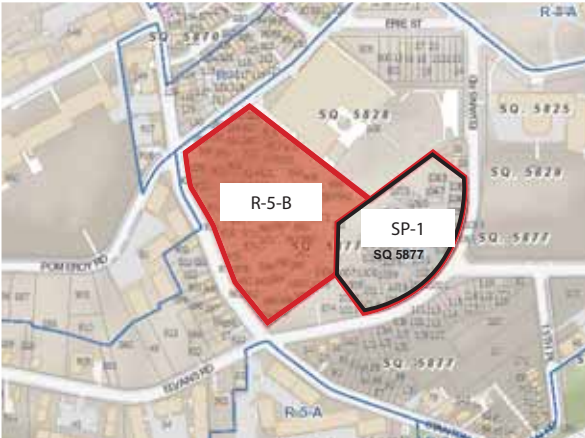
BUILDING TYPE	LOTS	SITE AREA
COMMUNITY SERVICE	1	130,868
TOTAL	1	130,868

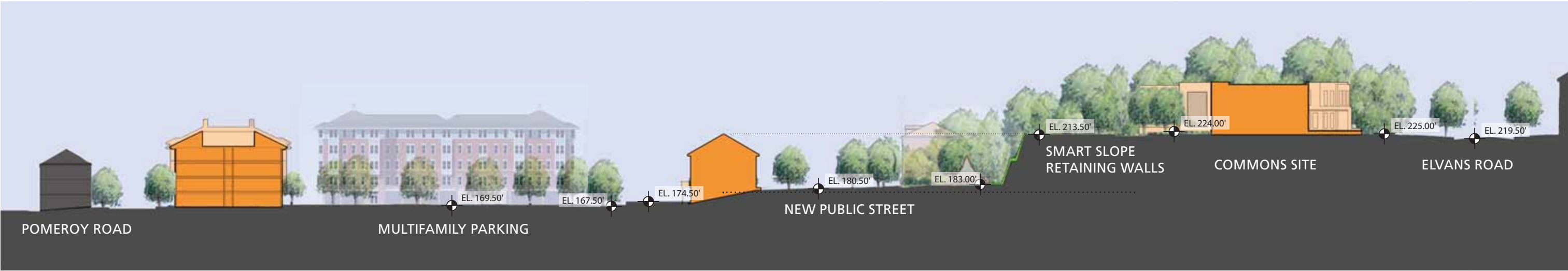
DESIGN ELEMENT	REQUIRED/ ALLOWED PUD	CONSOLIDATED PUD	STAGE I PUD
FAR	2.5 MAX.	0.66	0.92
GROSS FLOOR AREA	N/A	53,195	46,200
LOT OCCUPANCY	40% MAX. w/BZA	32.12%	30.50%
BUILDING HEIGHT	75'	32'	45'
REAR YARD	2.5" per foot	20'	63' - 6"
SIDE YARD	2" per foot; min. 8'	25'	20'
	3" per foot of building height 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





Section AA



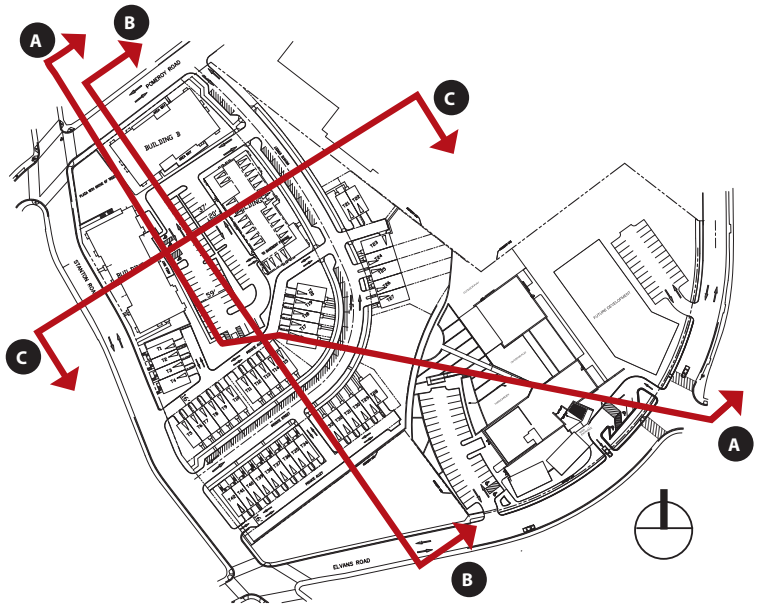
Section BB



Section CC

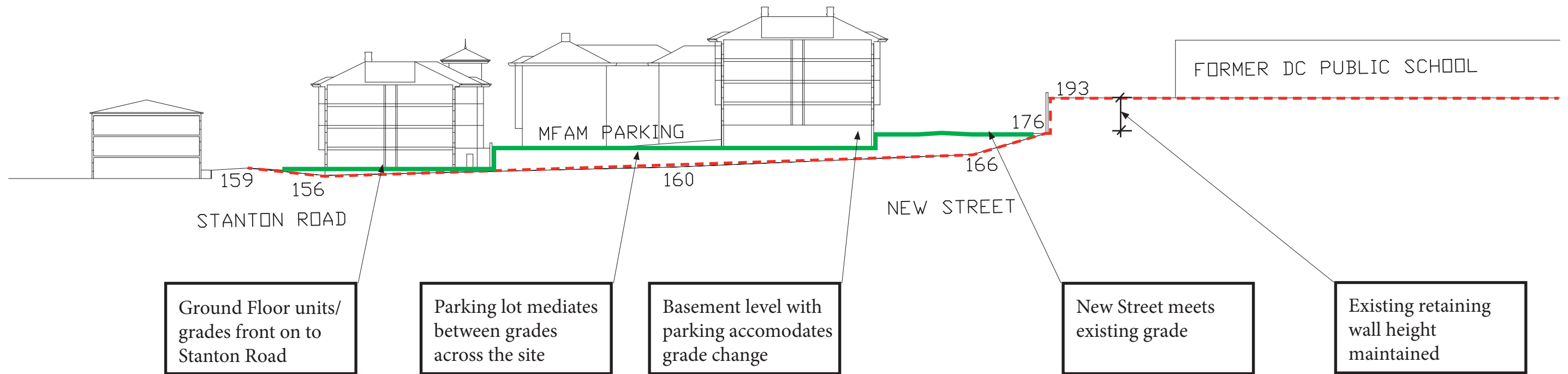
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Illustrative Site Section

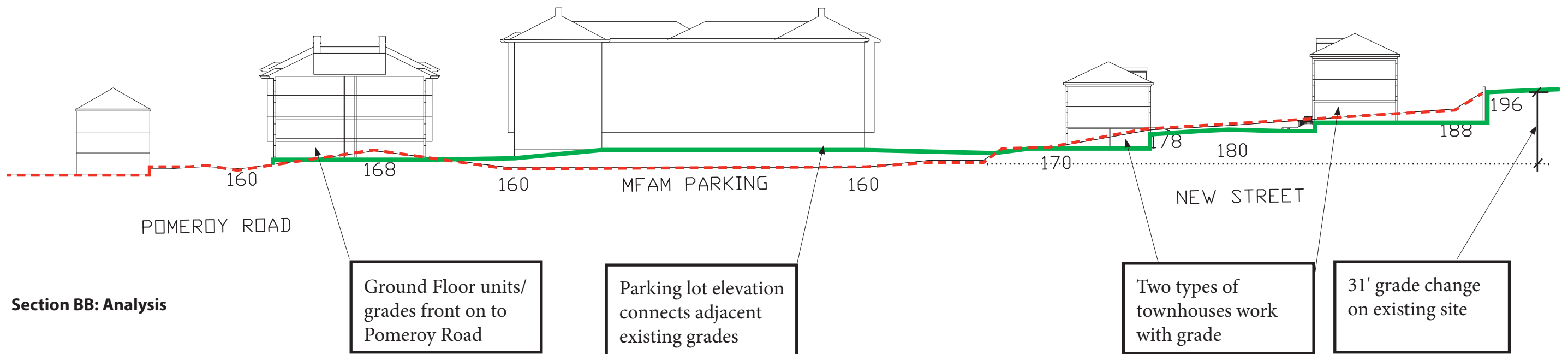


October 13th, 2015

S-10A



Section CC: Analysis



Section BB: Analysis

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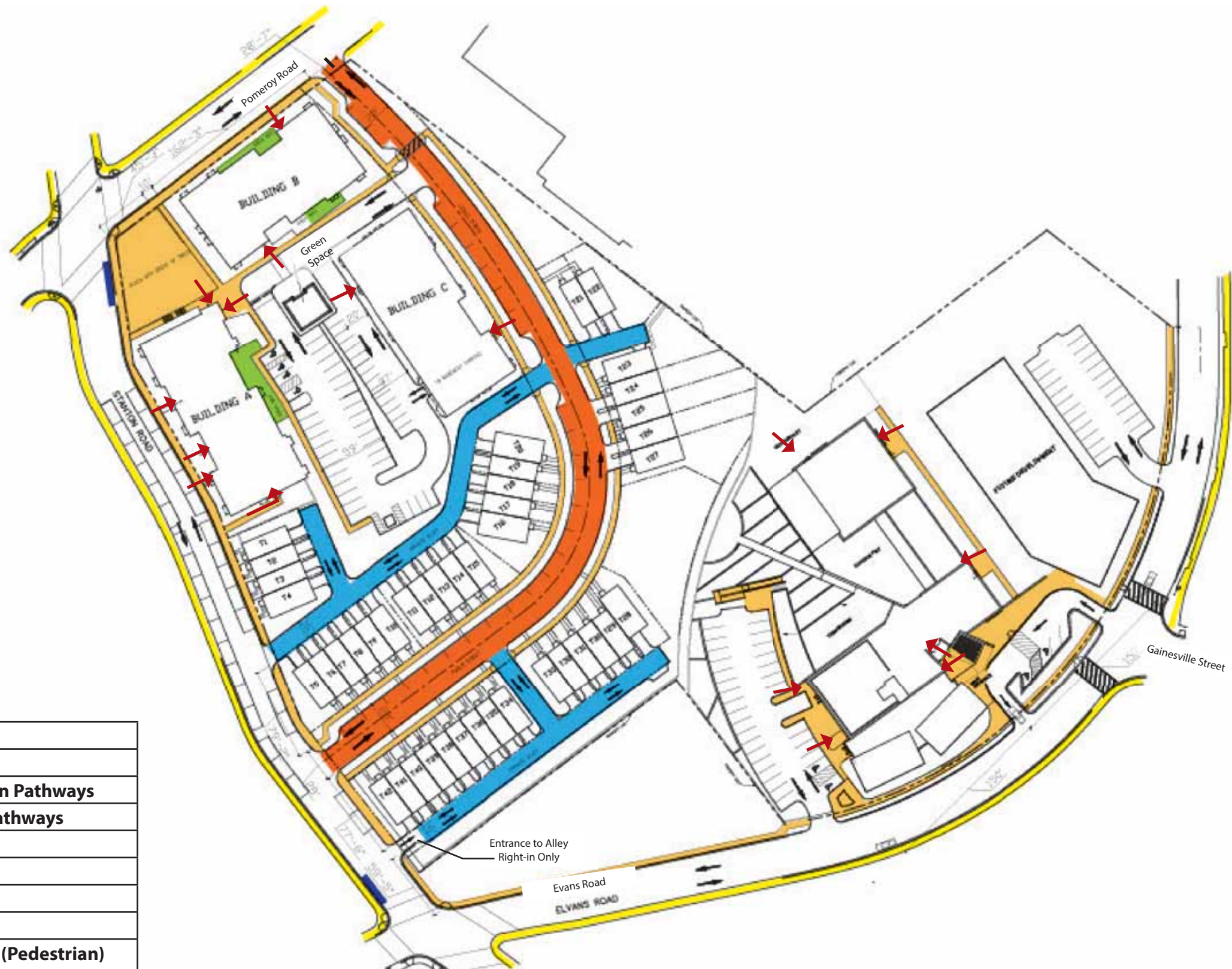
Site Plan- Grading Analysis

S-10B



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STANTON SQUARE AND COMMONS



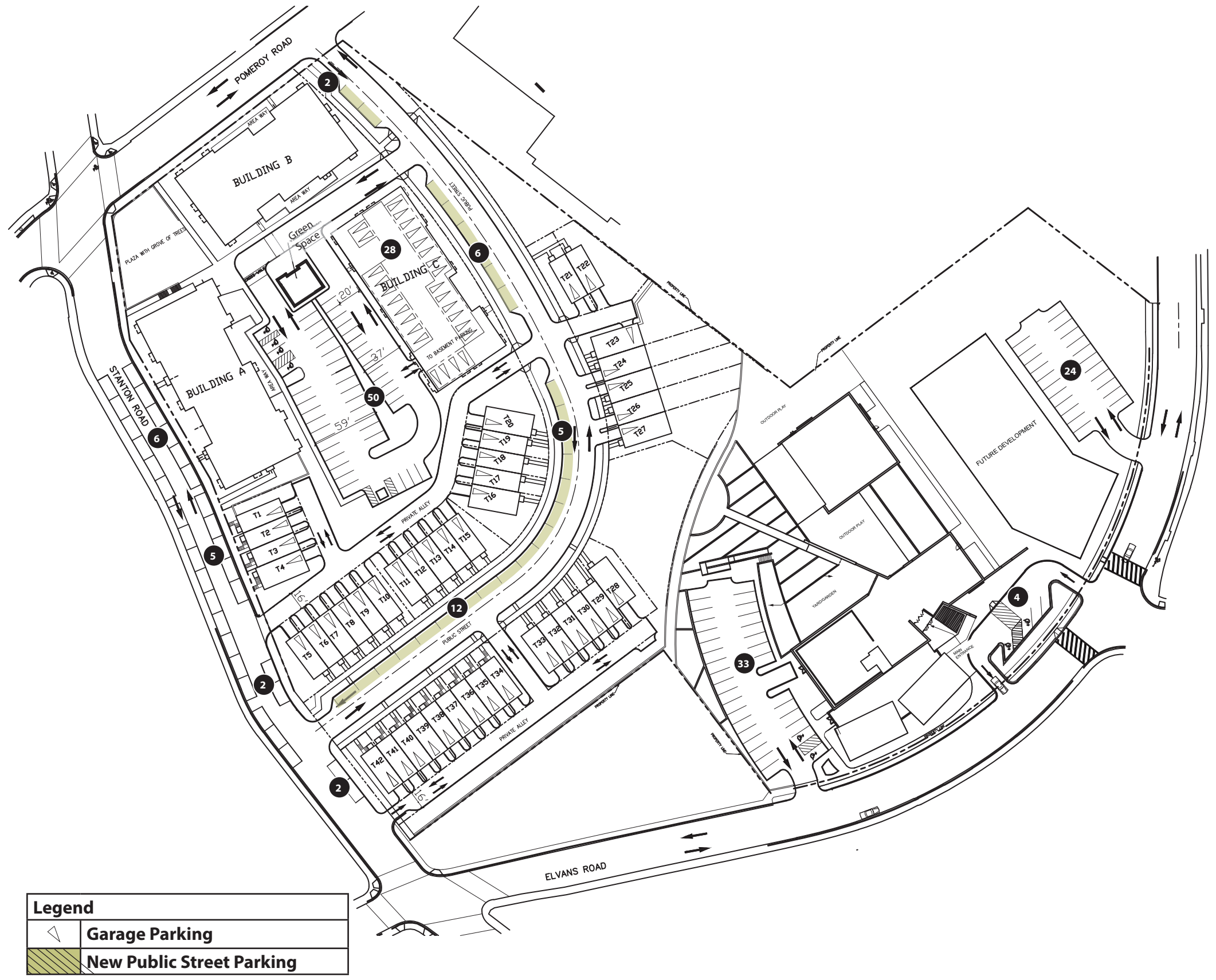
Legend	
	Existing Bus Stop
	Existing Pedestrian Pathways
	New Pedestrian Pathways
	New Private Alley
	New Public Street
	New Crosswalk
	Areaways
	Building Entrance (Pedestrian)
	Vehicular Circulation

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Circulation and Building Entry

October 15th, 2015

S-12



Stanton Square Housing Site

Multi-Family

•Total Units	128
Parking Provided	
•Surface Parking Lot	50 sp
•Bldg. C / Lower Level Garage	28 sp
•Spaces on New Public Street	13 sp

Total MF Parking Spaces	91 sp
•Parking Ratio	0.71 sp/du

Townhomes

•Total Units	42
Parking Provided	
•Integrated Garage spaces	42
•Spaces on New Public Street	12 sp

Total Townhome Parking Spaces	54 sp
•Parking Ratio	1.28 sp/du

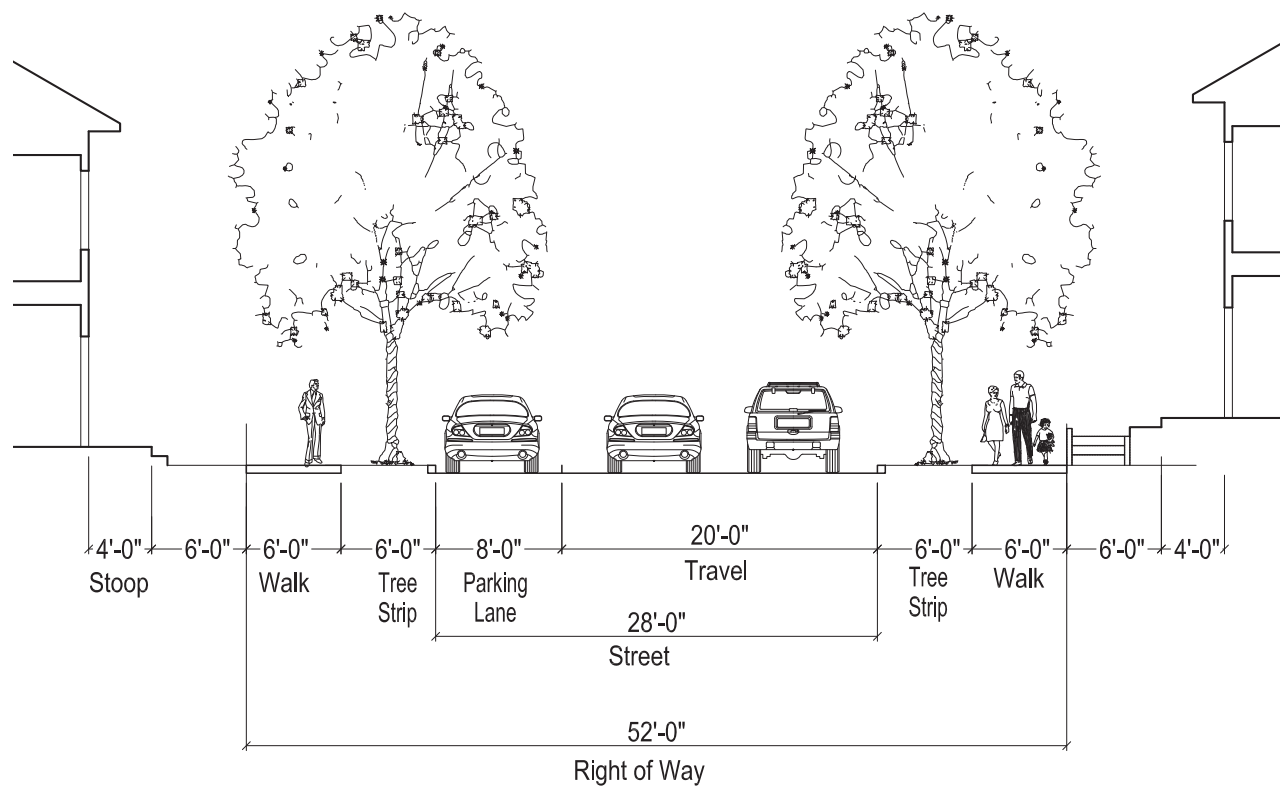
Total Parking for Housing site

Total Surface Parking Lot and Garage Spaces	120 sp
Total Spaces on New Public Street	25 sp
Total Spaces on Stanton Road (east side)	15 sp
Total Housing Parking Spaces	160 sp

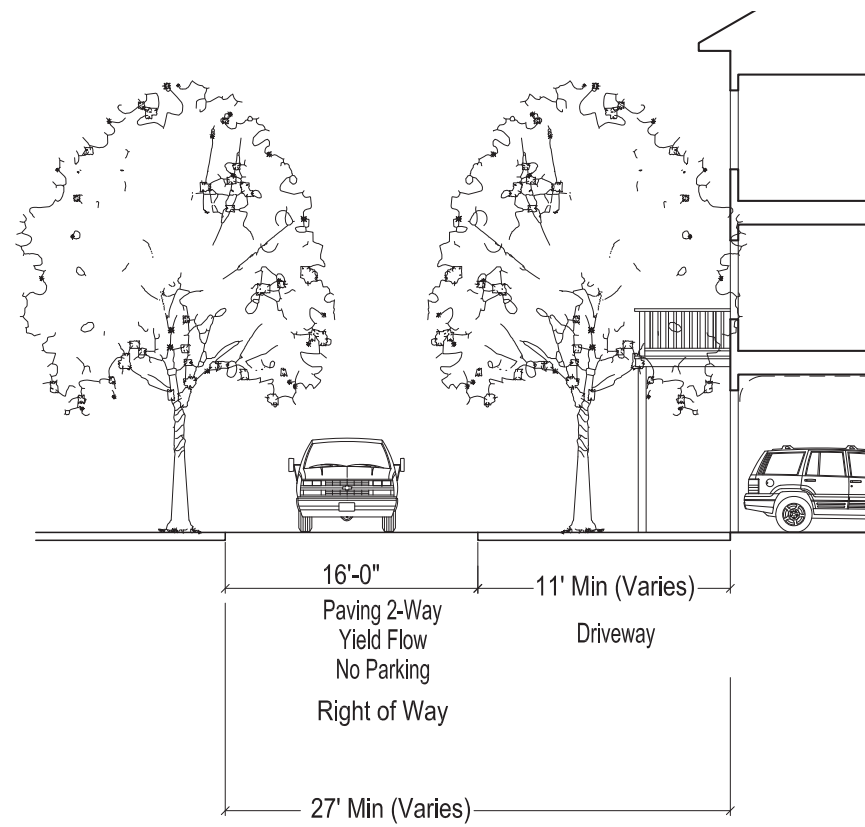
Stanton Commons site

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

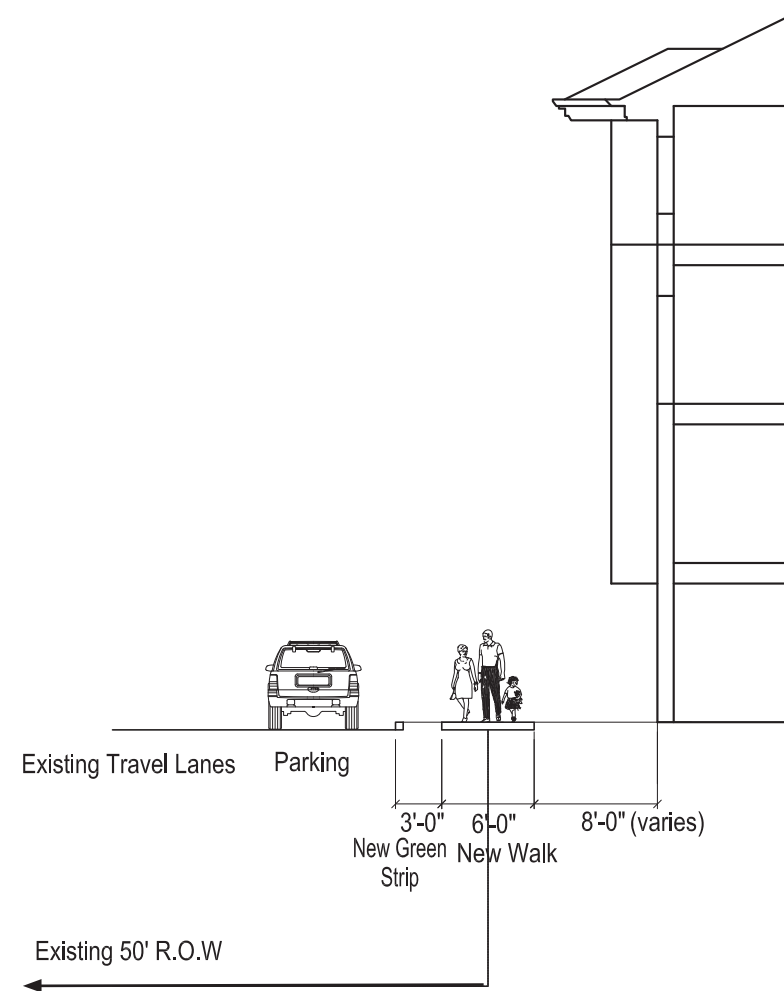
Existing Unrestricted On-Street
Parking Spaces Adjacent to the site ±40 sp



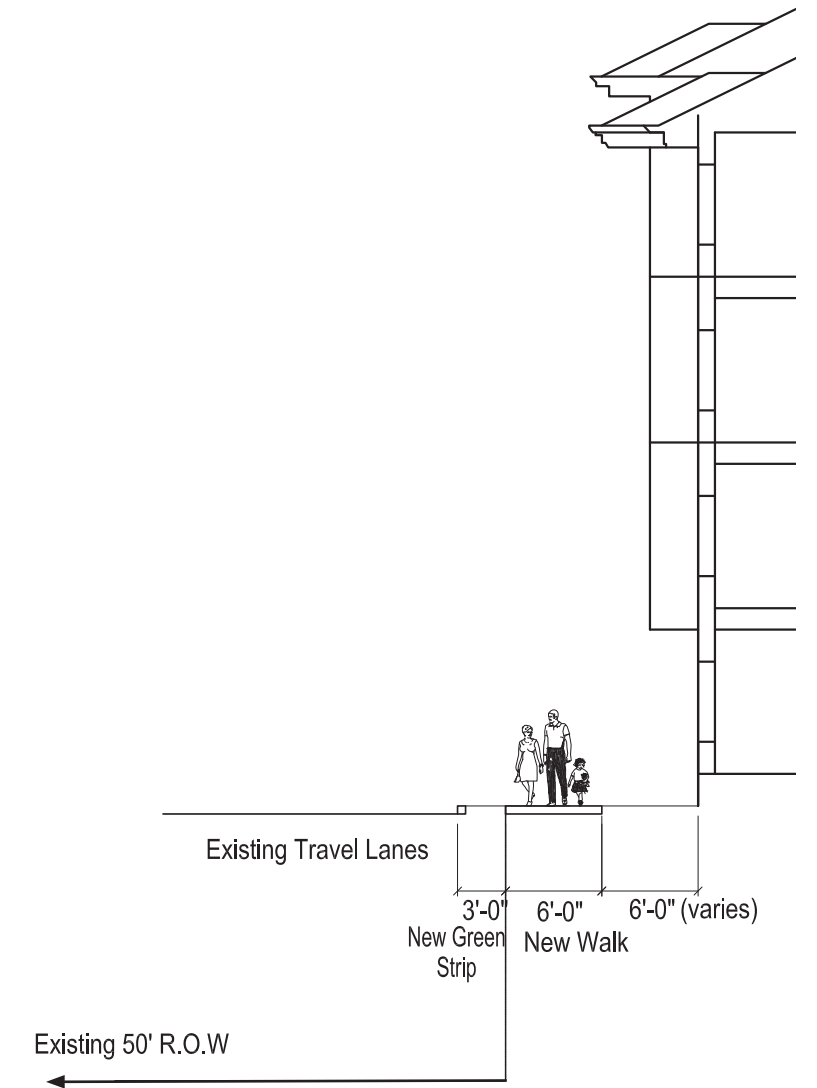
Proposed Street Section



Proposed Alley Section



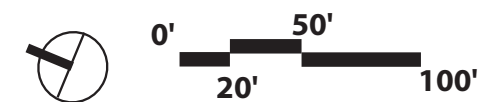
Stanton Road Street Section and Improvements



Pomeroy Road Street Section and Improvements



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



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Annotated Housing Site Plan

October 13th, 2015

A-01



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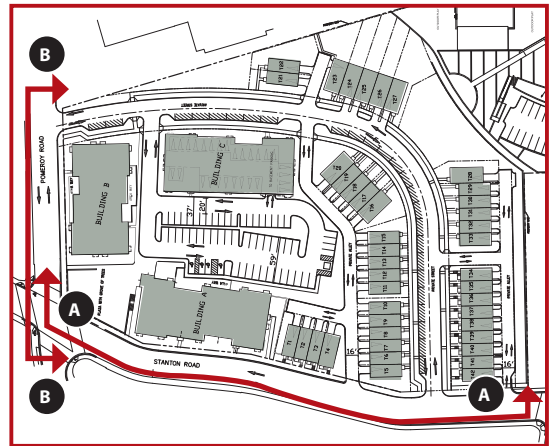
STANTON SQUARE AND COMMONS



Street Elevation AA- Stanton Road



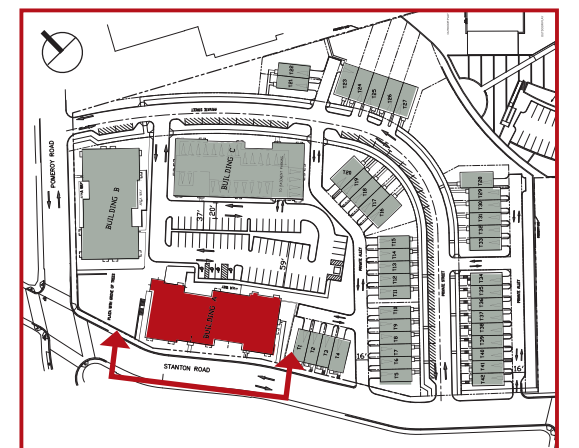
Street Elevation BB - Pomeroy Road



Key Plan



Building A South Elevation



Key Plan

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MF Building A Elevations

September 10th, 2015

A-08

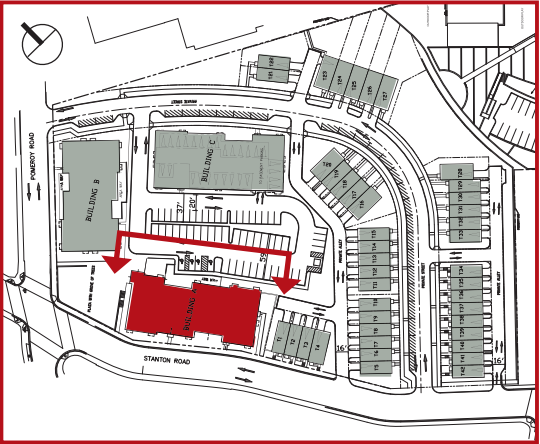


TORTI GALLAS URBAN

STANTON SQUARE AND COMMONS



Building A North Elevation



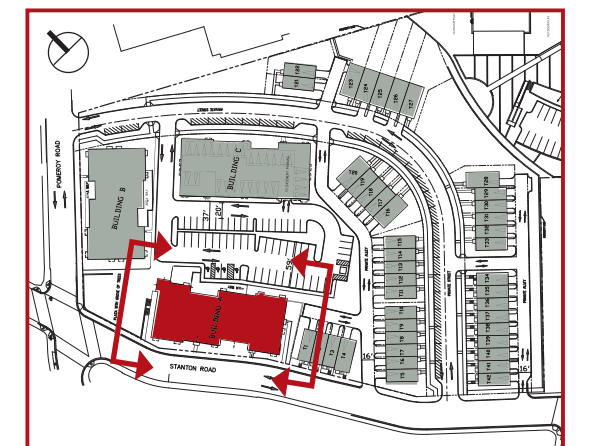
Key Plan



Building A East Elevation



Building A West Elevation



Key Plan

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MF Building A Elevations



TORTI GALLAS URBAN

September 10th, 2015

A-10

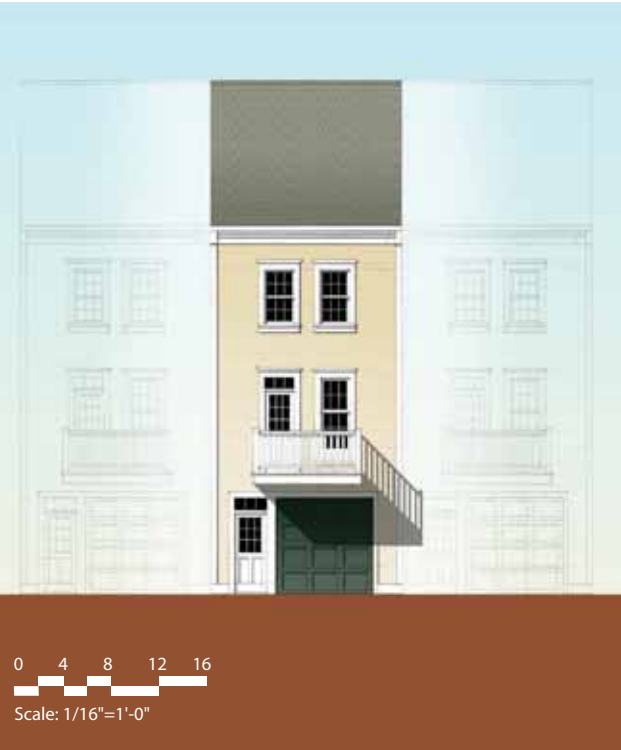
STANTON SQUARE AND COMMONS



Townhouse String 7 Front Elevation



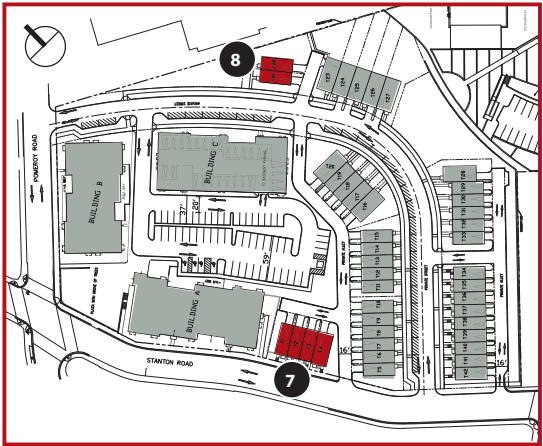
Townhouse String 8 Front Elevation



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



Key Plan

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Perspective View of Stanton Road

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A-26



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STANTON SQUARE AND COMMONS



Note: Selected street trees removed from view to afford view of the Pocket Park

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Perspective View of New Public Street



Key Plan

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A-27



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Perspective View of Surface Parking Lot

October 13th, 2015

A-28



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STANTON SQUARE AND COMMONS