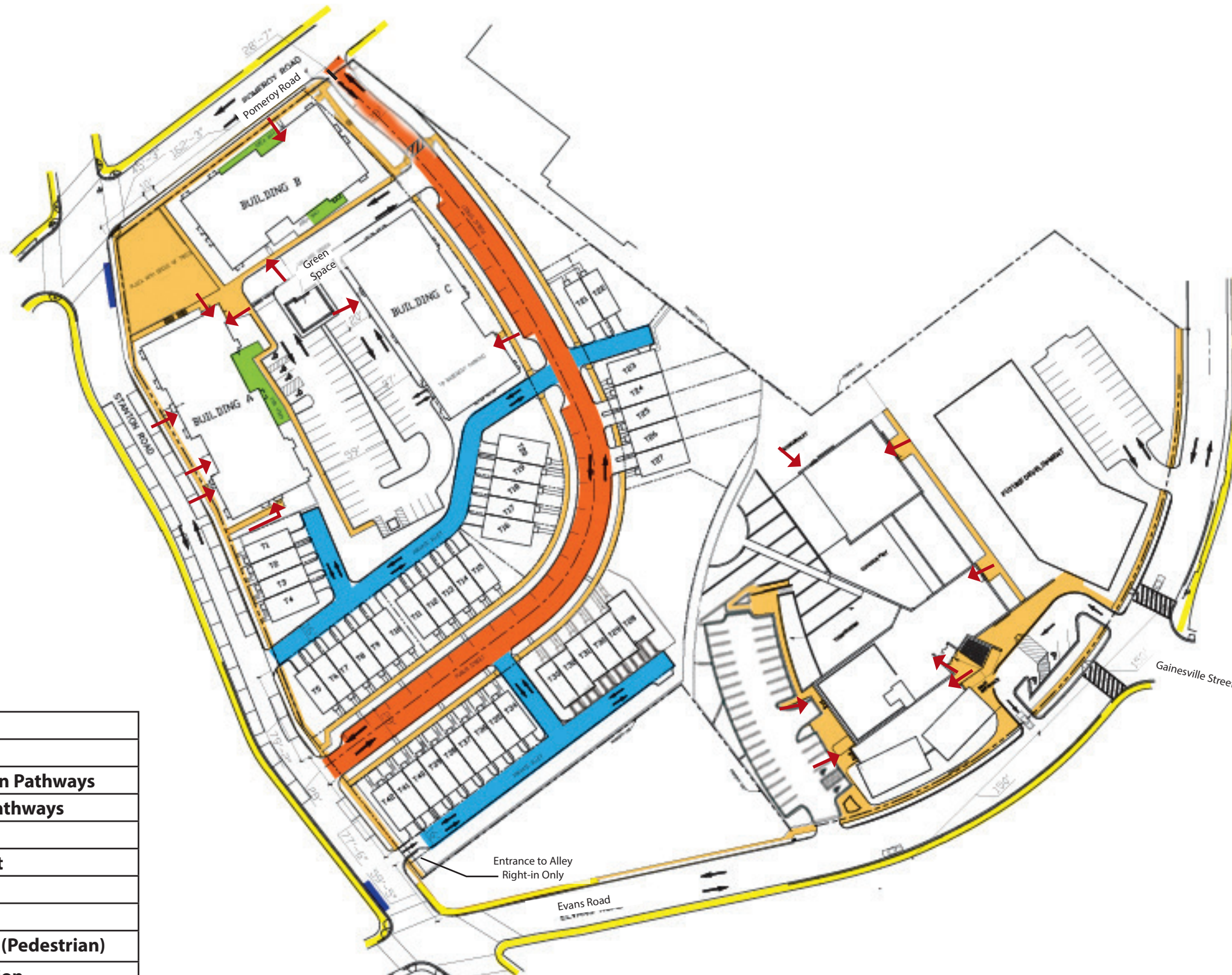




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Circulation and Building Entry

Revised December 18, 2015

October 13th, 2015

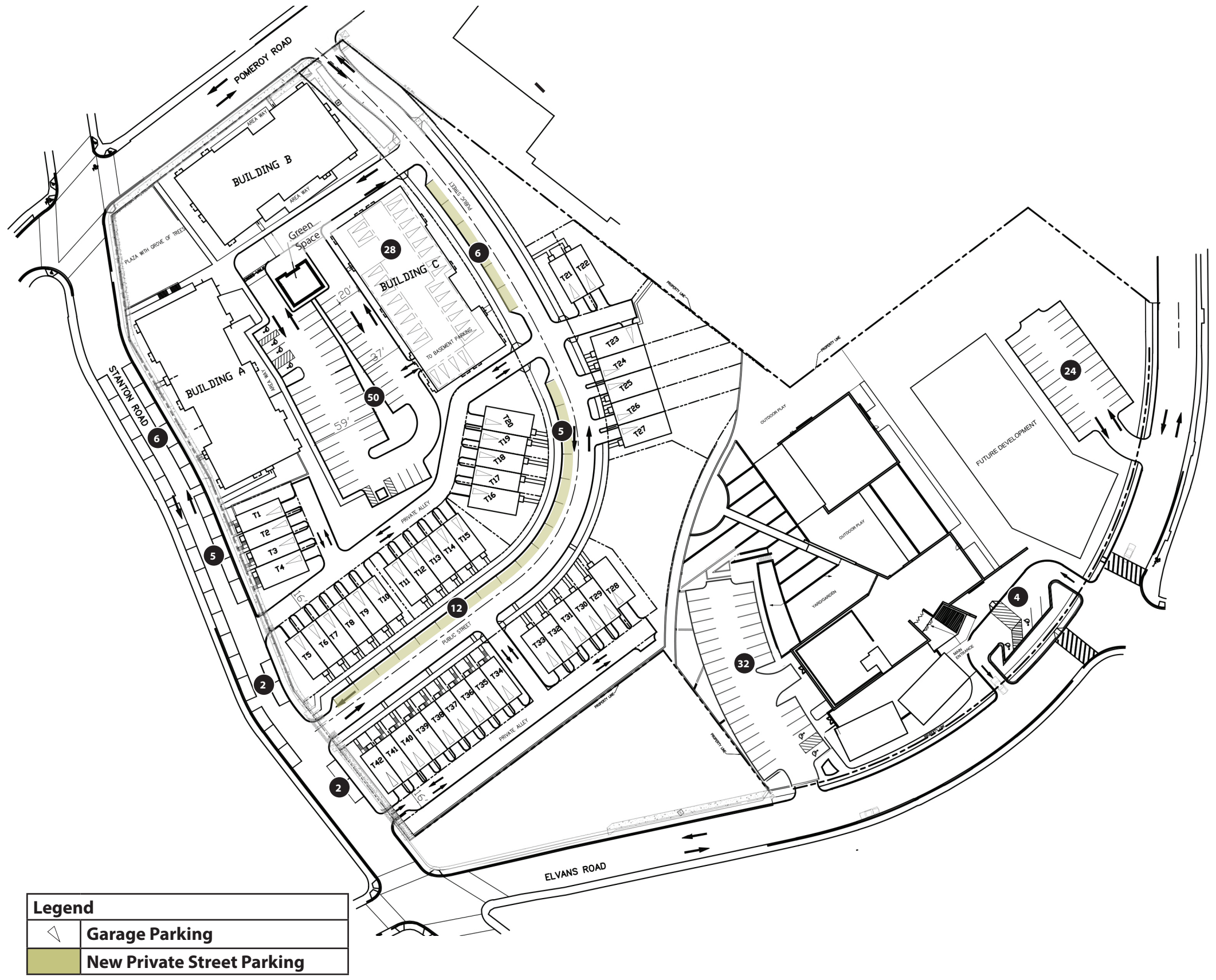
S-12



TORTI GALLAS URBAN Perkins Eastman

STANTON SQUARE AND COMMONS

ZONING COMMISSION
District of Columbia
CASE NO. 13-09
EXHIBIT NO. 31A3



Stanton Square Housing Site

Multi-Family

•Total Units 120

Parking Provided

- Surface Parking Lot 50 sp
- Bldg. C / Lower Level Garage 28 sp
- Spaces on New Private Street 11sp

Total MF Parking Spaces	89 sp
•Parking Ratio	0.74 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	120 sp
Total Spaces on New Private Street	23 sp
Total Spaces on Stanton Road (east side)	15 sp

Total Housing Parking Spaces 158 sp

Stanton Commons site

Consolidated PUD Off-Street Parking	36 sp
Stage 1 PUD Off-Street Parking	24 sp

Total Off-Street Parking 60 sp

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



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



Revised December 18, 2015

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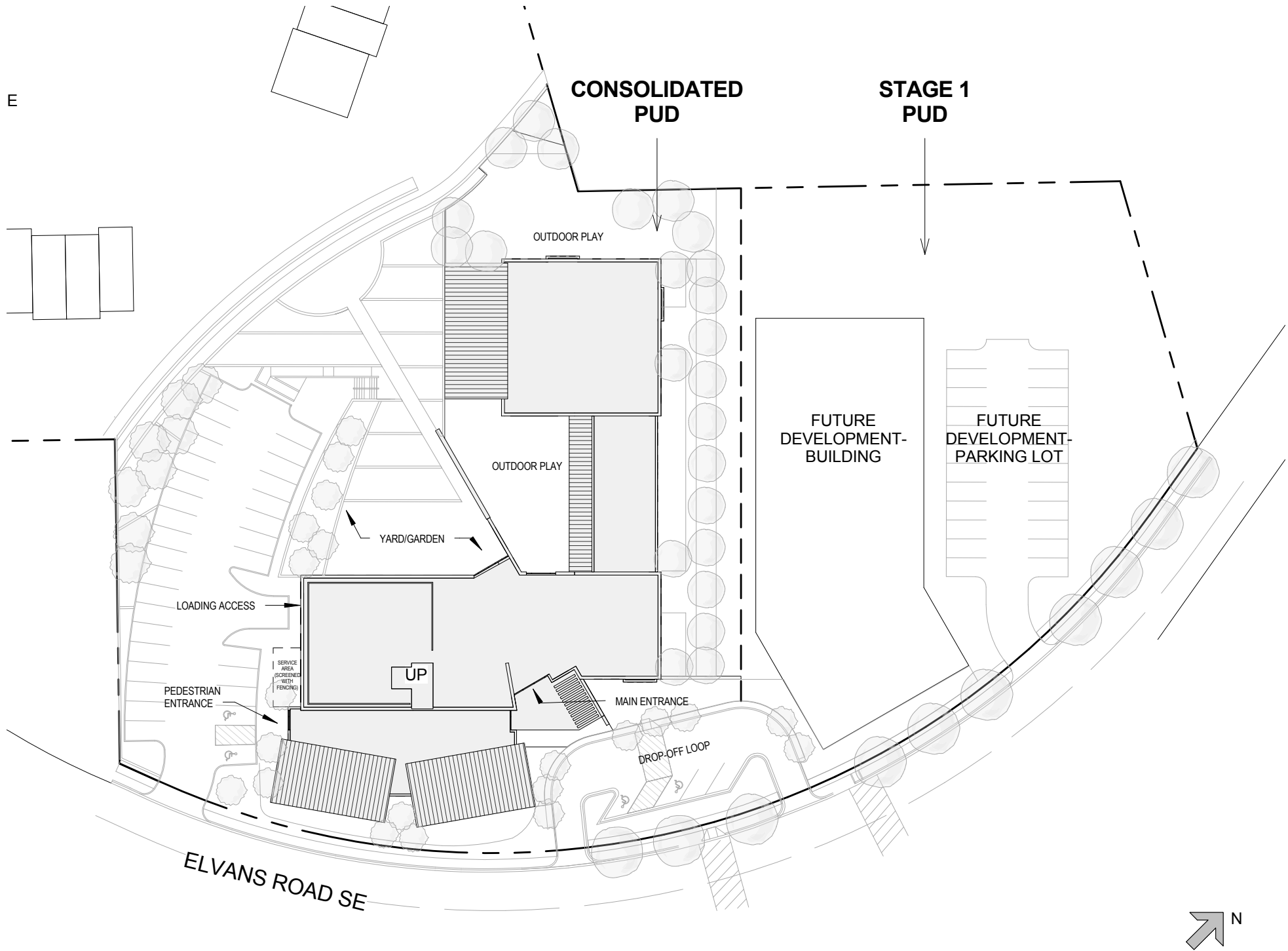
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Annotated Housing Site Plan

A-01

SITE DATA	CONSOLIDATED PUD	STAGE 1 PUD
FAR:	0.66	0.75
Building Height:	32'	45'
Lot Occupancy:	32.12%	30.50%
Parking Spaces:	39	41
Green Area Ratio:	.326 *	.335*

*Green Area Ratio is to be considered a preliminary estimate



NOTE:
Plan layouts are conceptual and
shown for illustrative purposes.
The final layouts may vary

