

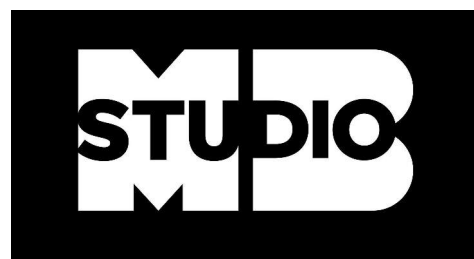
STANTON ROAD

2604-2610 STANTON ROAD SE WASHINGTON, DC

BZA SUBMISSION

05/09/19

SHEET INDEX - BZA	
NUMBER	NAME
0A00	COVER
0A01	LOCATION
0A02	ZONING ANALYSIS
0A03	CONTEXT PHOTOS
0A04	SITE PLAN
0A05	CELLAR
0A06	LEVEL 1
0A07	LEVELS 2 & 3
0A08	PENTHOUSE
0A09	SITE SECTION
0A10	ELEVATIONS
0A11	ELEVATIONS
0A12	BUILDING MASSING
0A13	PERSPECTIVE VIEWS

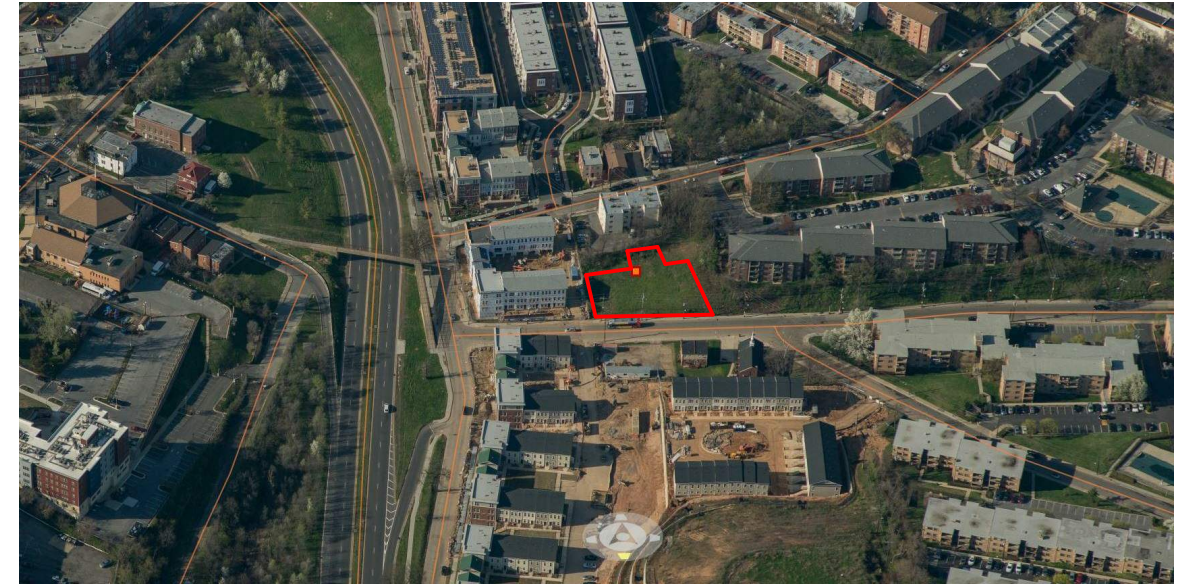
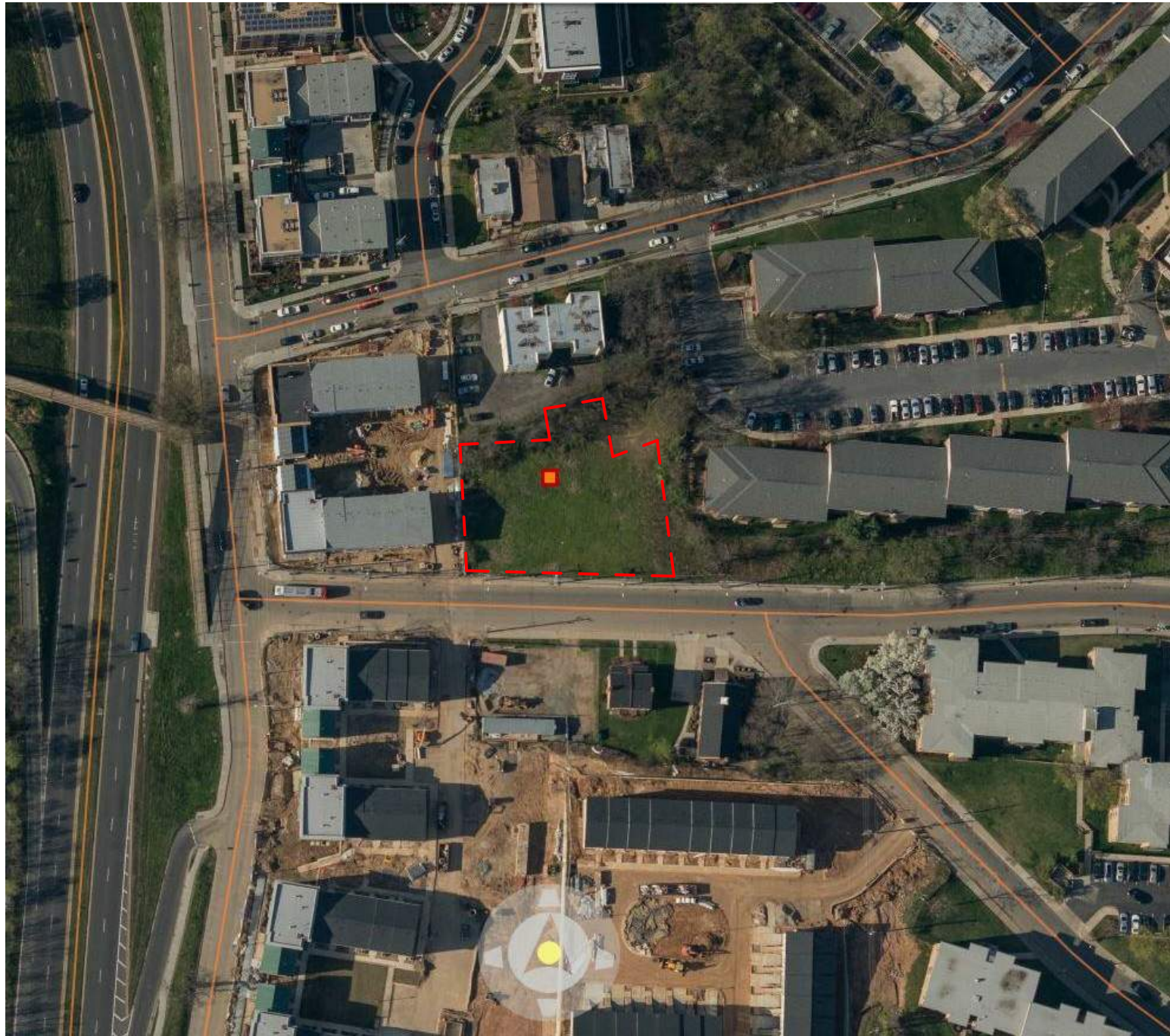


CLIENT/OWNER:

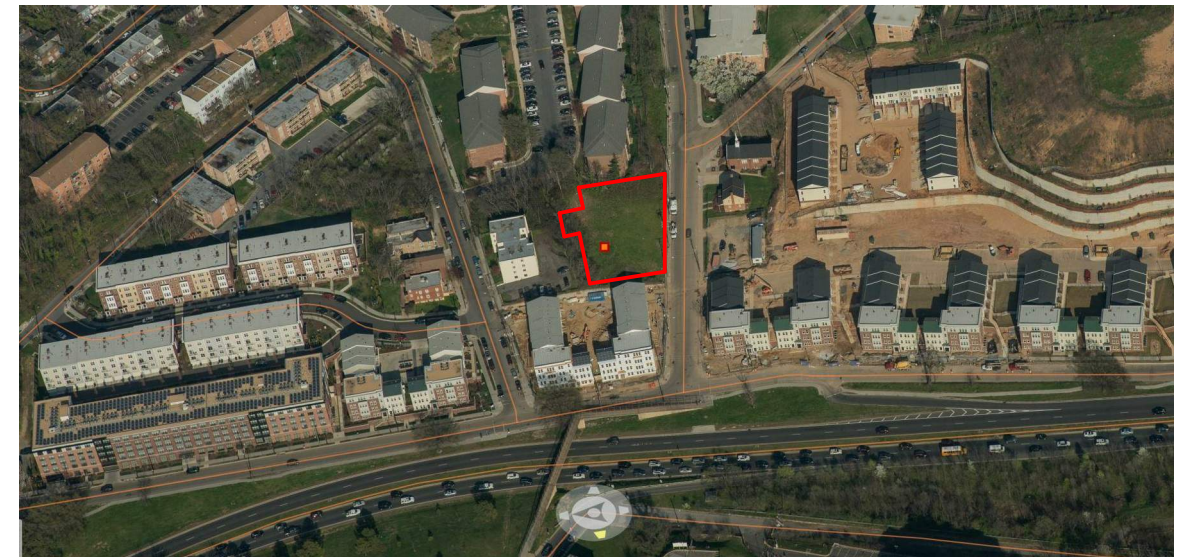
iPlus Realty, Inc.

ARCHITECT:

Studio MB
 2031 Florida Avenue NW Suite 400
 Washington DC 20009
 T: 202.506.7344



AERIAL VIEW



AERIAL VIEW



STANTON ROAD

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BZA SUBMISSION

DATE: 9 MAY 2019

LOCATION

0A01

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 22, 2019

Plat for Building Permit of: SQUARE 5669 LOT 84

Scale: 1 inch = 30 feet

Recorded in Book 215 Page 96

Receipt No. 19-04589 Drawn by: L.E.S.

Furnished to: NARESH MALKANI

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines, or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a division of lots application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

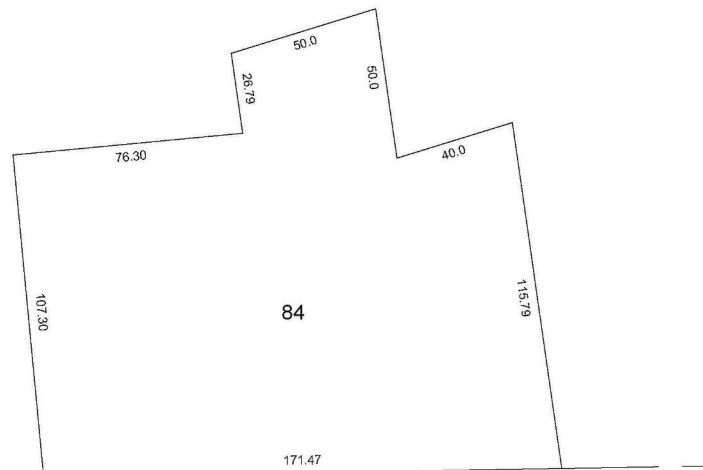
Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

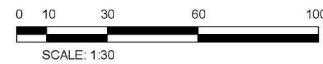
If a registered design professional, provide license number _____ and include stamp below.

Surveyor, D.C.

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."



STANTON ROAD, S.E.



SR-19-04589(2019)
* E-MAIL

ZONING:
ALLOWABLE HEIGHT:

RA-1
40 FEET (OR 3 STORIES)

MINIMUM REAR YARD SETBACK:
MINIMUM SIDE YARD SETBACK:

20 FT
8 FT

LOT AREA:
ALLOWABLE LOT COVERAGE:
REQ'D PARKING:

20,353 SF
40%
1 PER 3 UNITS ABOVE 4

MAY REDUCE BY 50% DUE TO
PROXIMITY TO METRO STATION

ALLOWABLE USE TYPES:

RESIDENTIAL
CHANCERY
CHILD CARE

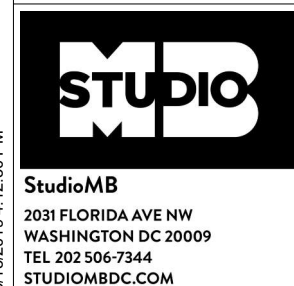
RESTRICTED USE TYPES:

CORNER STORE
COMMERCIAL

FAR:

0.9 ALLOWABLE (1.08 W/ BONUS
DENSITY)
18,317 SF (21,981 SF)

Residential Buildings								
	Floor Area Ratio (max.) ¹	Height (ft.) ²	Stories	Lot Occupancy	Rear Yard (ft.) ³	Side Yard (ft.) ⁴	Green Area Ratio (min.)	Zoning Regulation Reference
RA-1	0.90	40	3	40%	20	One 8 ft. side setback shall be provided for all structures 8 for a detached or semi-detached dwelling	0.40	Subtitle F, Chapter 3



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DATE: 9 MAY 2019

ZONING ANALYSIS

0A02



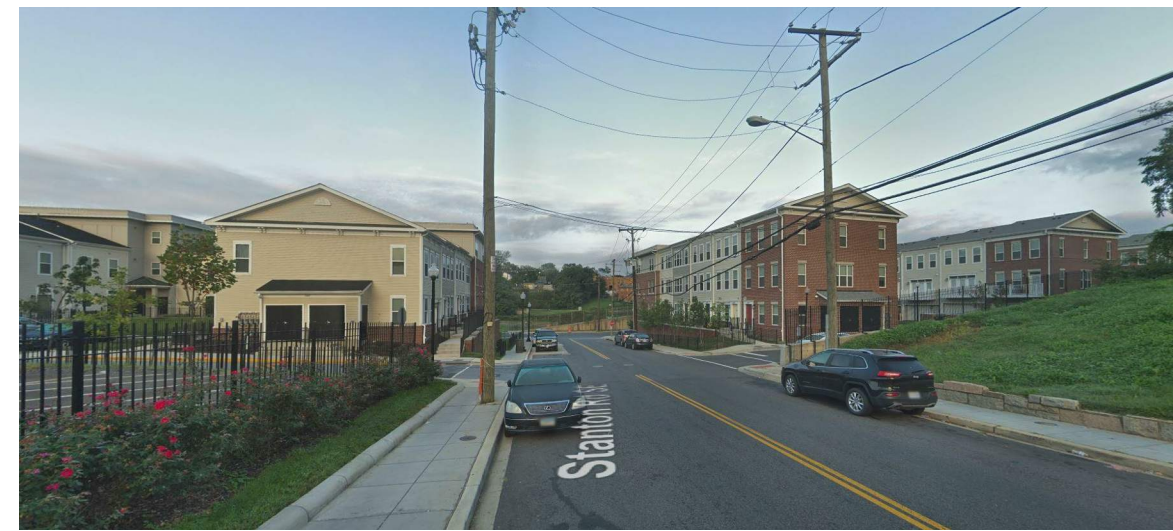
SITE FROM SW



SITE FROM SE



OPPOSITE STREET SIDE



ADJACENT DEVELOPMENTS

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CONTEXT PHOTOS

0A03



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ZONE: RA-1

LOT AREA: 20,353 SF
MAX FAR: 1.08 (BONUS IZ DENSITY)
MAX ALLOWABLE GSF: 21,981 SF

MAX LOT COVERAGE: 40% (8141 SF)
LOT COVERAGE: 39% (7965 SF)

SIDE YARD REQ: 10'-0"
REAR YARD REQ: 20'-0"

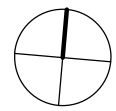
STORIES: 3 STORIES + CELLAR & PH

FLOOR AREA: 7380 LEVEL 1
 7270 LEVEL 2
 7270 LEVEL 3

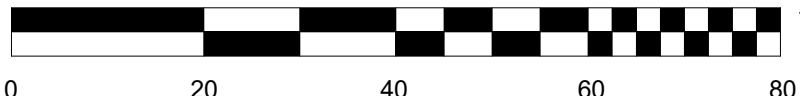
TOTAL AREA: 29720
 (21920 + 6700 CELLAR + 1100 PH)

TOTAL UNITS: 22 UNITS
 -7x 2 BEDROOM
 -7x 2 BEDROOM + DEN
 -8x 3 BEDROOM

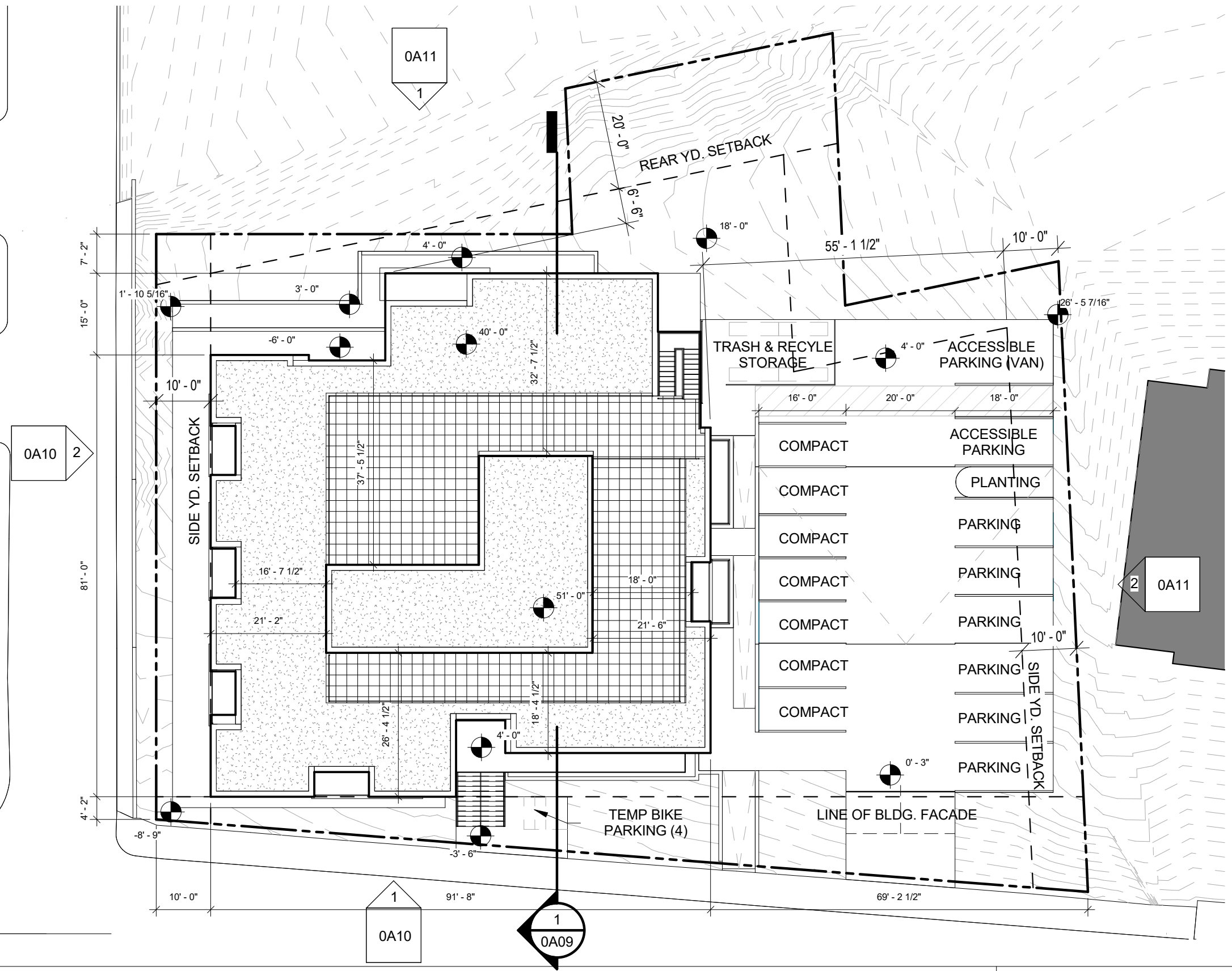
PARKING SPOTS: 15 PROVIDED (3 REQ'D)
 -7 COMPACT
 -8 REGULAR (2 ACCESSIBLE)



SCALE



1 SITE PLAN - OVERALL
 1" = 20'-0"



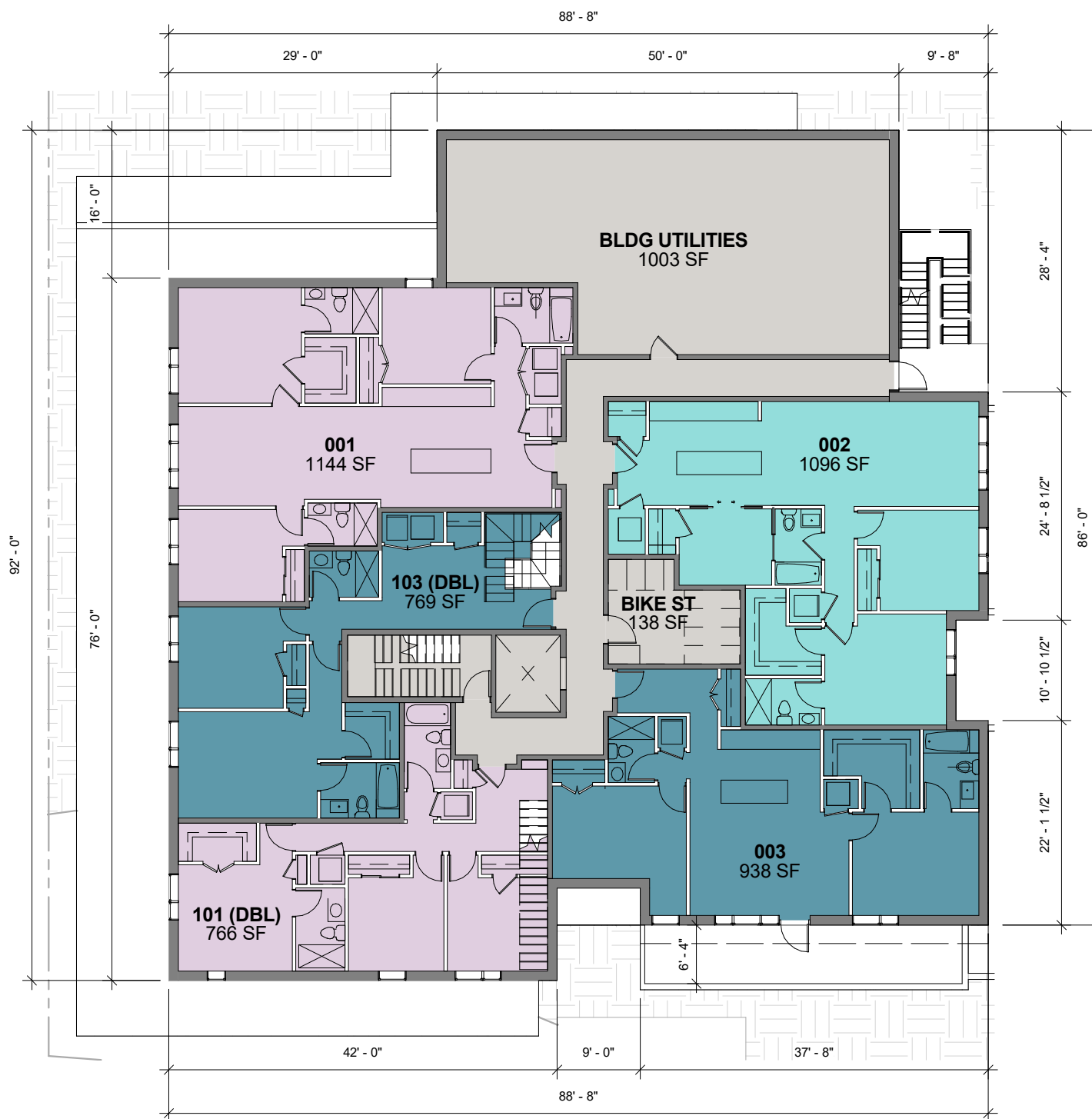
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SITE PLAN

0A04

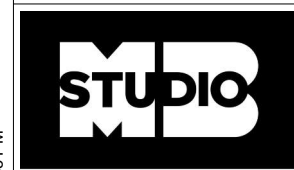
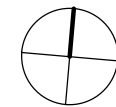
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PROGRAM

- CORE
- DWELLING UNIT - 2BR
- DWELLING UNIT - 2BR+DEN
- DWELLING UNIT - 3BR

1 CELLAR
1/16" = 1'-0"



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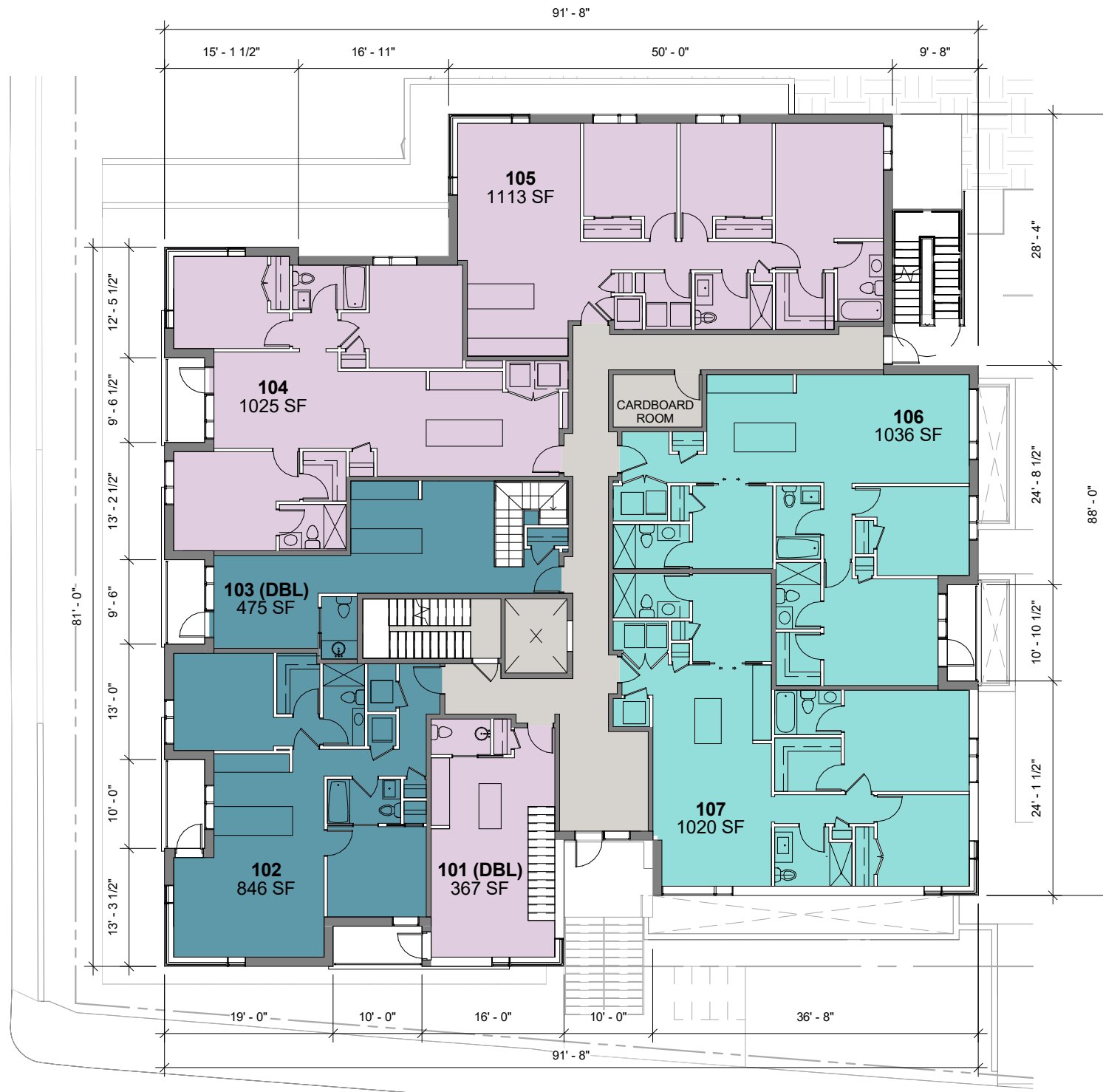
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CELLAR

0A05

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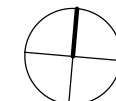


PROGRAM

- CORE
- DWELLING UNIT - 2BR
- DWELLING UNIT - 2BR+DEN
- DWELLING UNIT - 3BR

STANTON ROAD

1 LEVEL 1
1/16" = 1'-0"



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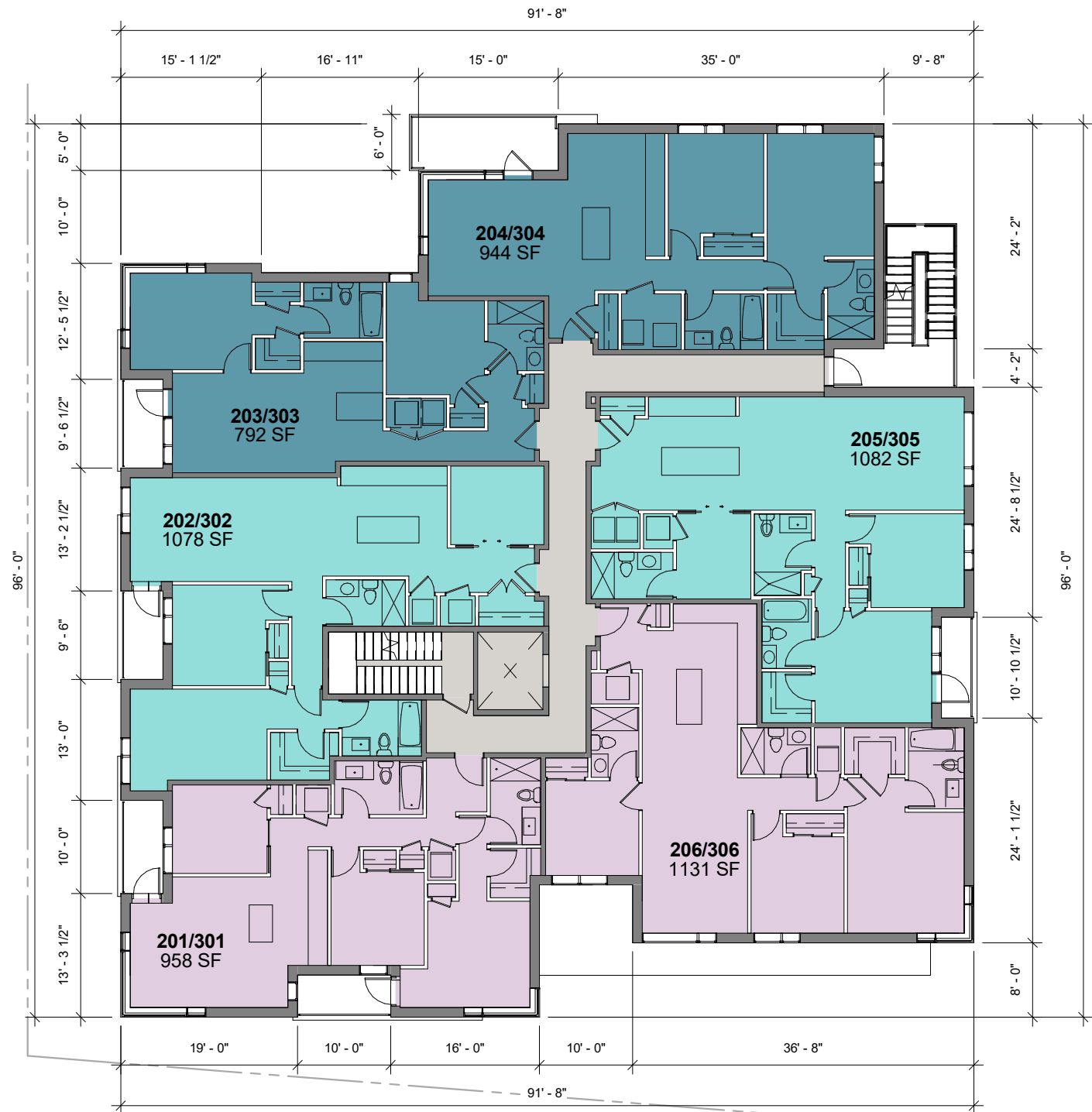
LEVEL 1

0A06



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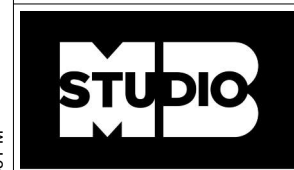
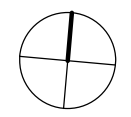
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PROGRAM

- CORE
- DWELLING UNIT - 2BR
- DWELLING UNIT - 2BR+DEN
- DWELLING UNIT - 3BR

1 LEVELS 2 & 3
1/16" = 1'-0"



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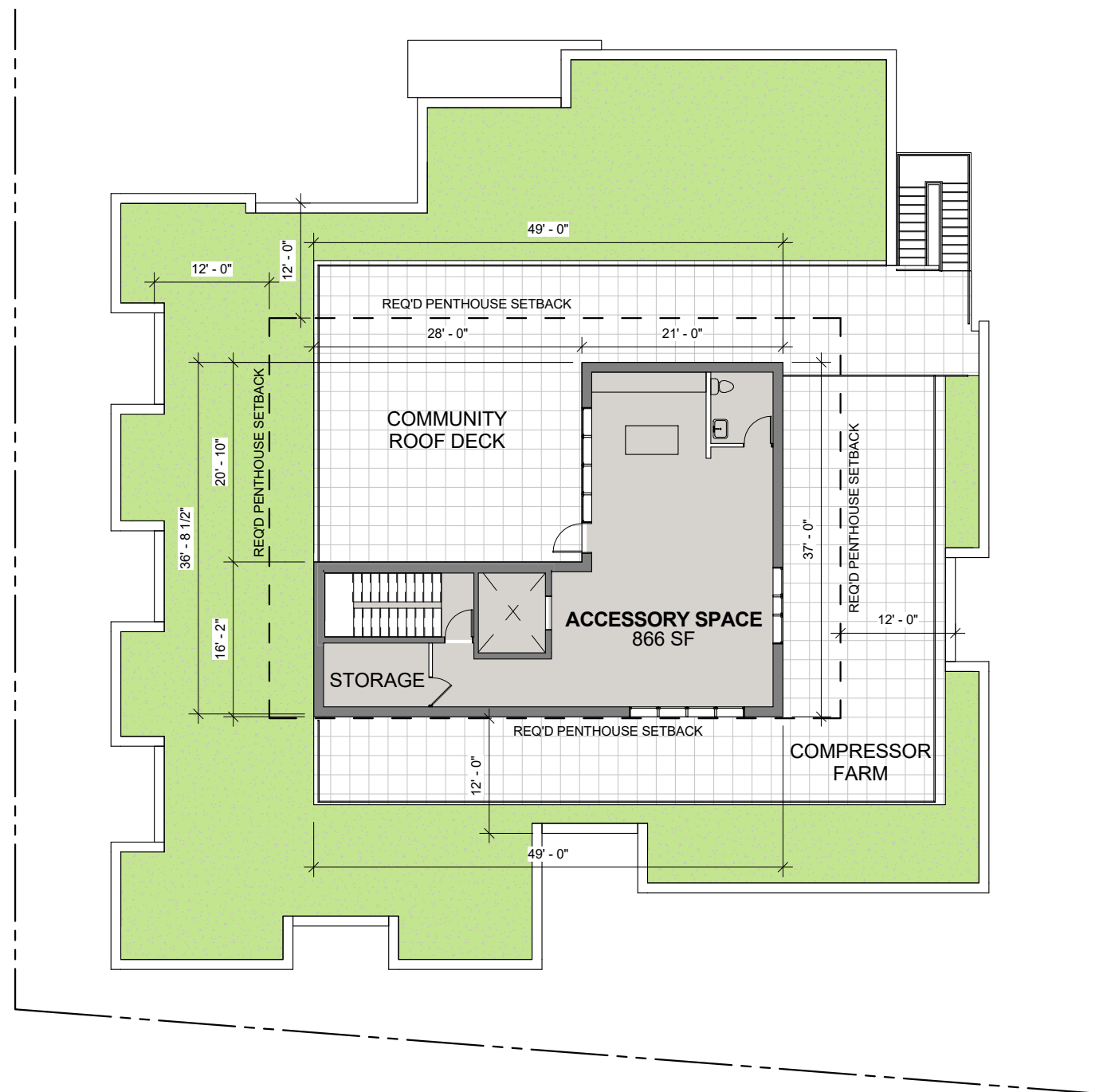
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LEVELS 2 & 3

0A07

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PROGRAM

■ CORE

1 PENTHOUSE
1/16" = 1'-0"



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PENTHOUSE

0A08



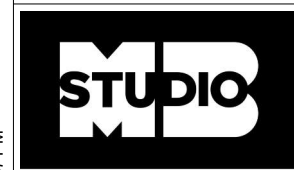
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SITE SECTION

1/16" = 1'-0"



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SITE SECTION

0A09

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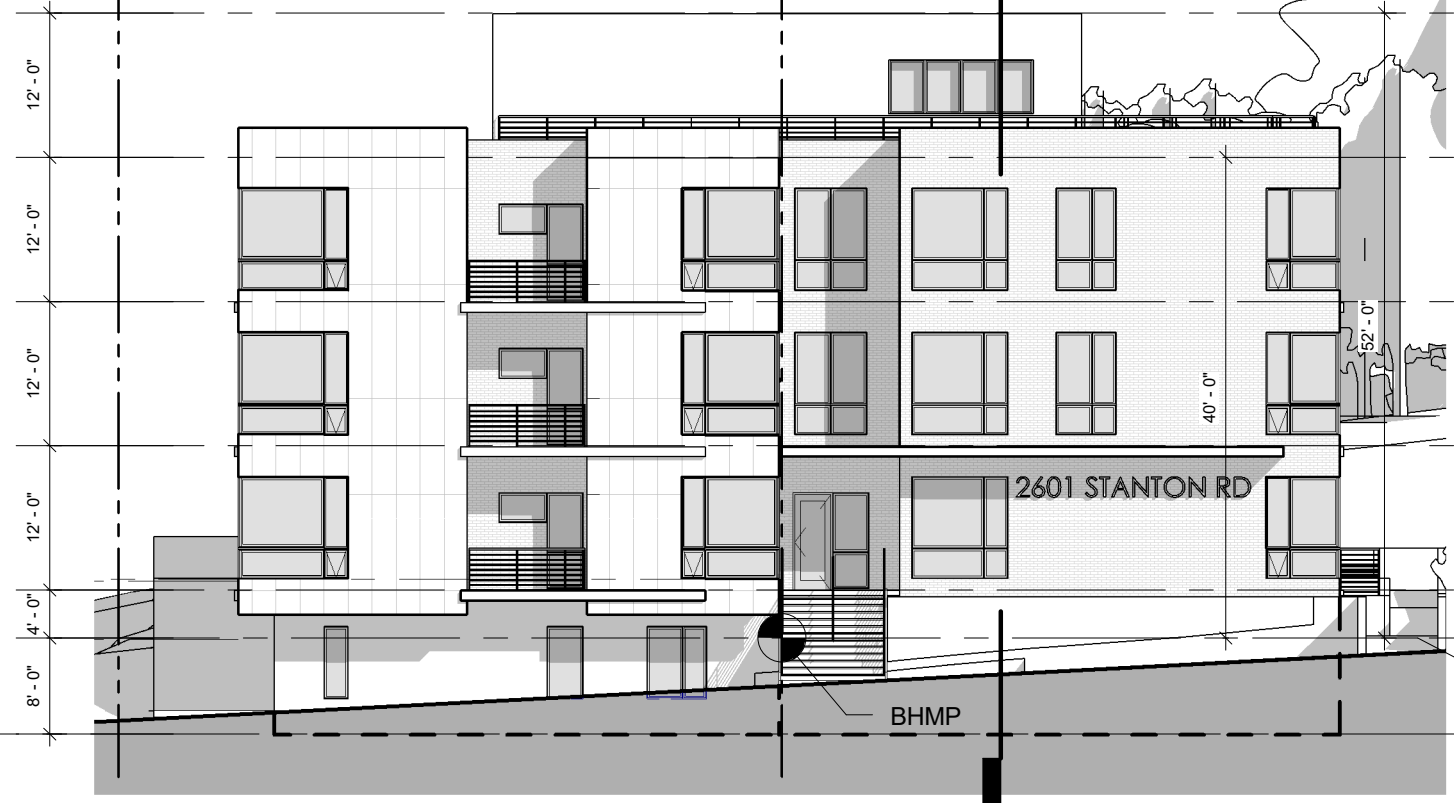
PL



2 WEST ELEVATION
1/16" = 1'-0"

PL

CL



1 SOUTH ELEVATION
1/16" = 1'-0"

- ROOF 40' - 0"
- LEVEL 3 28' - 0"
- LEVEL 2 16' - 0"
- LEVEL 1 4' - 0"
- GRADE 0' - 0"
- CELLAR -8' - 0"



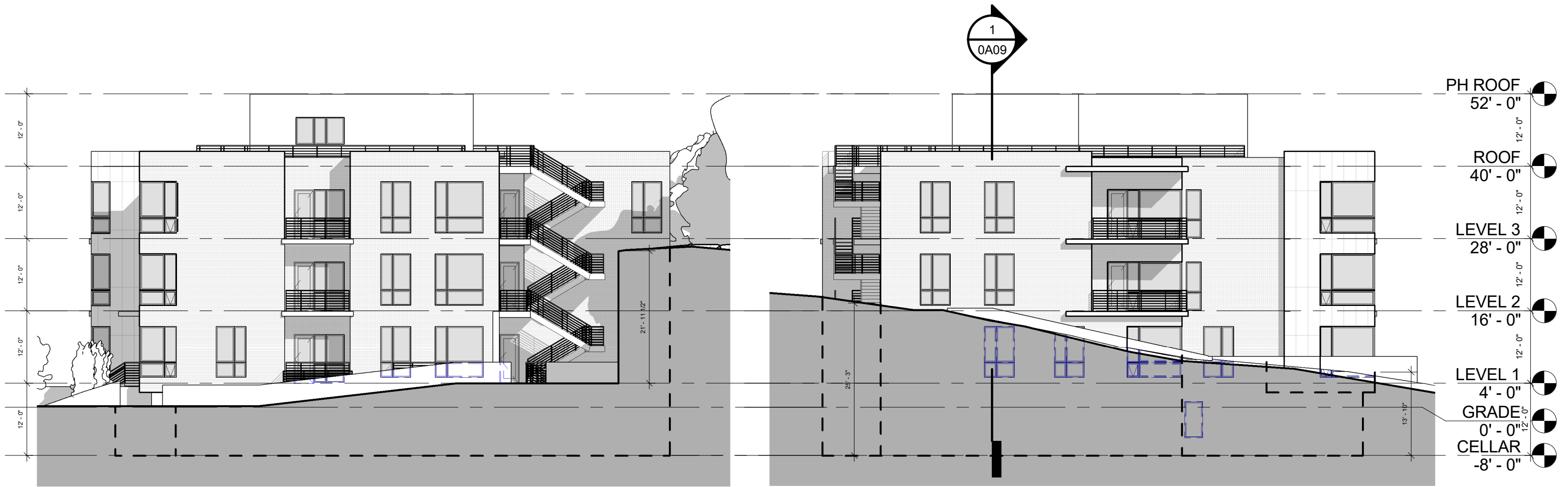
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ELEVATIONS

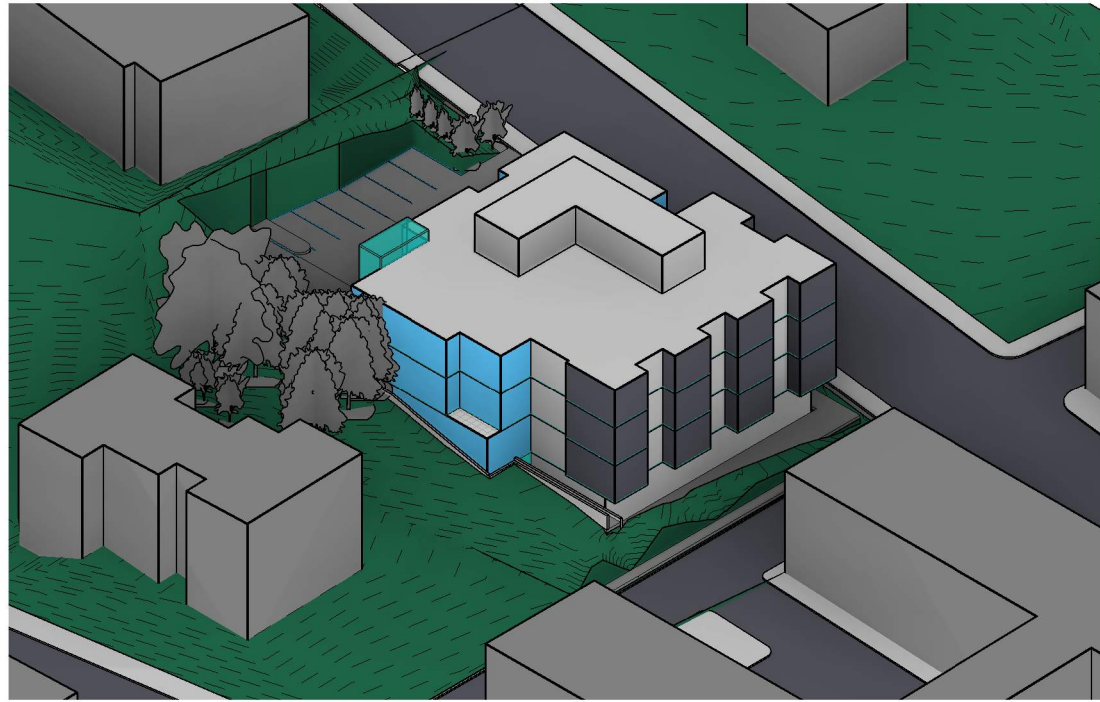
0A10

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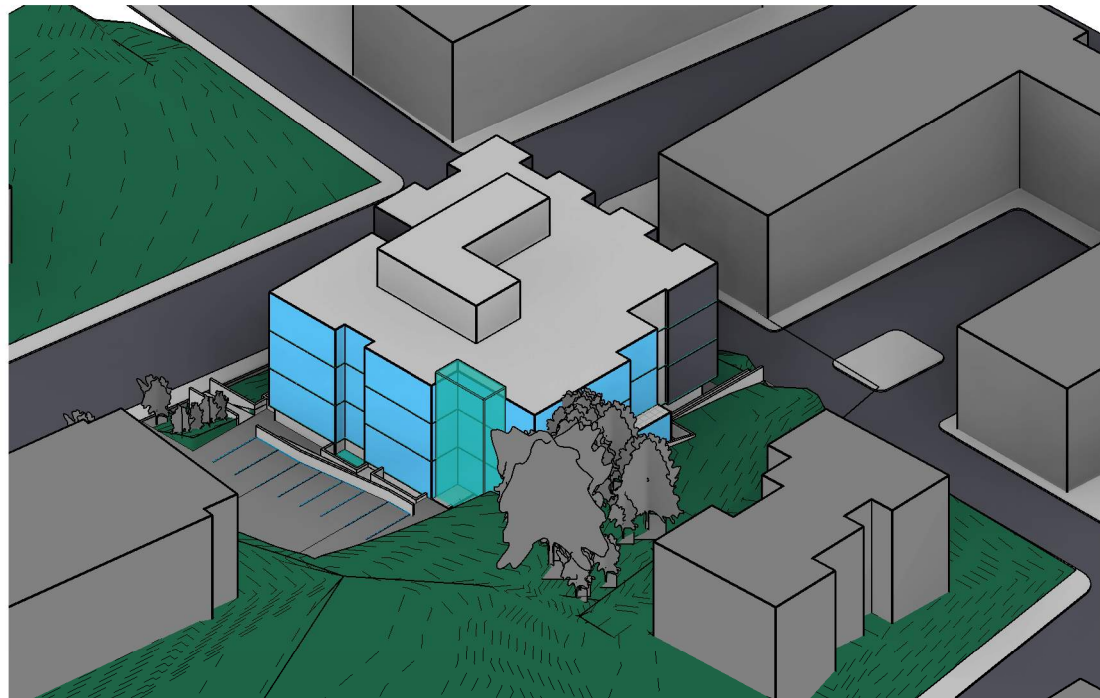


2 EAST ELEVATION
1/16" = 1'-0"

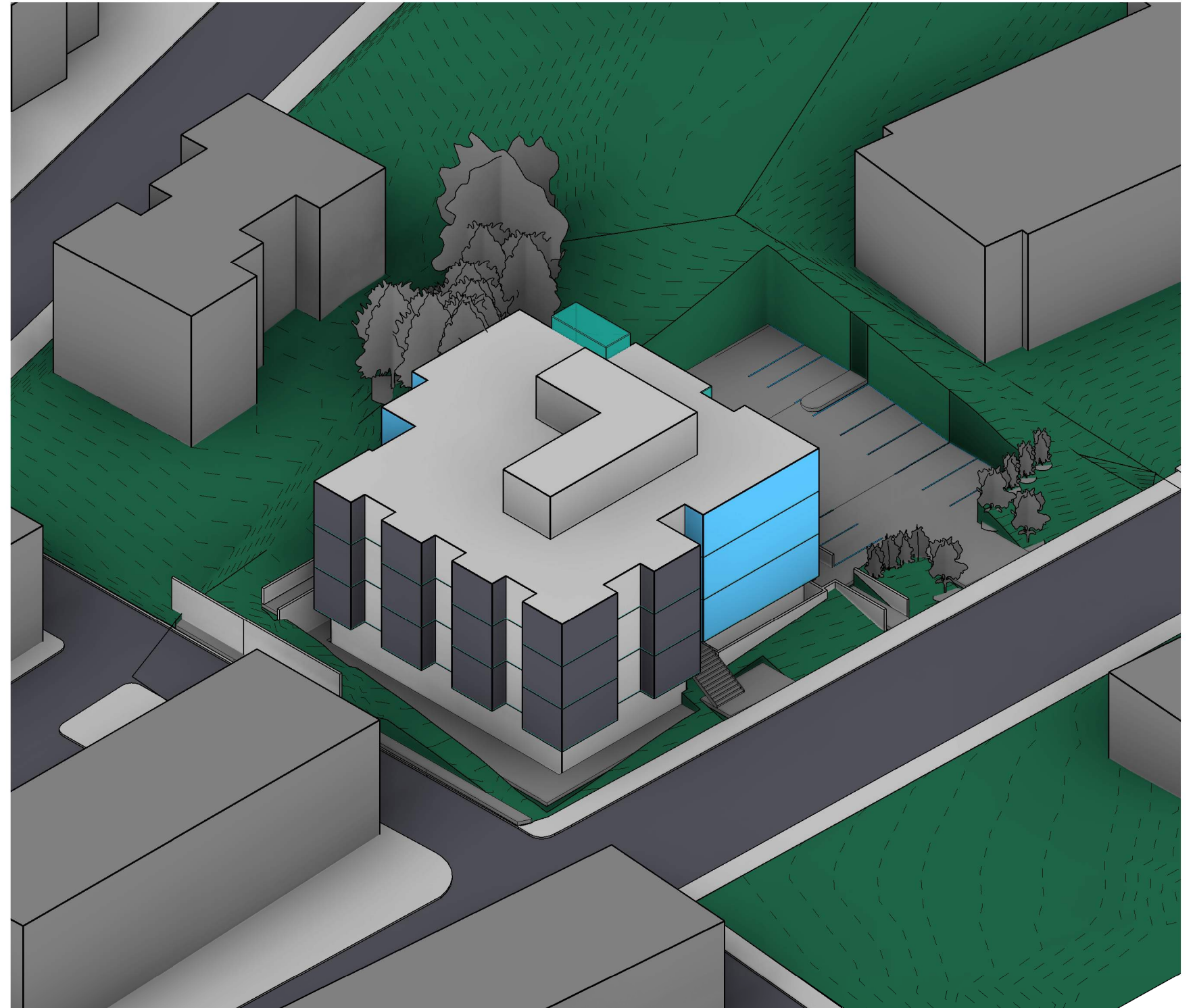
1 NORTH ELEVATION
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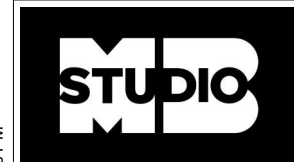
BUILDING MASSING NW



BUILDING MASSING NE



BUILDING MASSING SW



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BUILDING MASSING

0A12

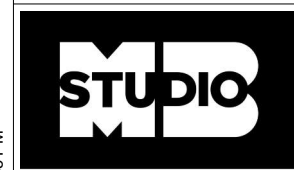
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SW CORNER



SE CORNER



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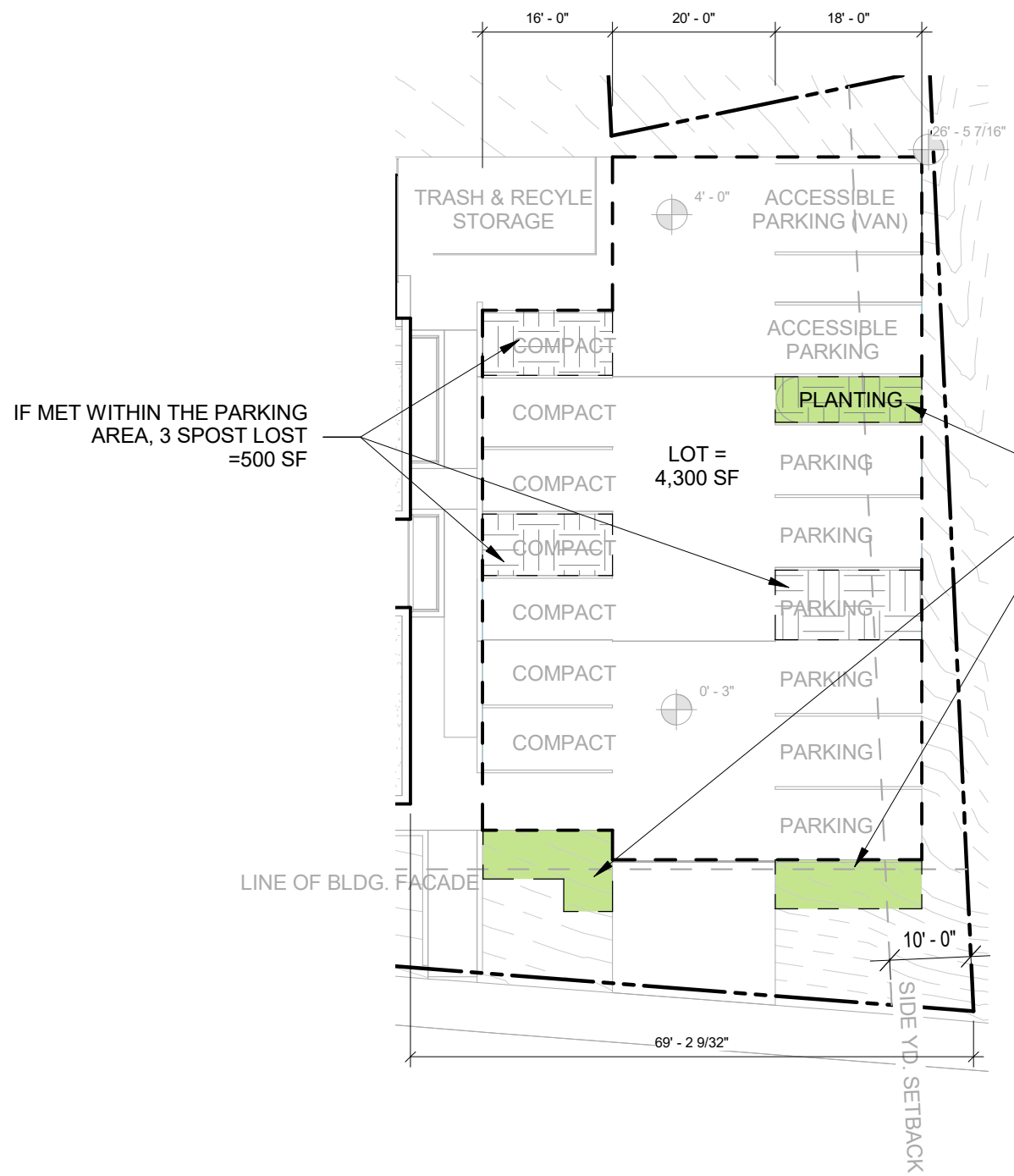
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PERSPECTIVE
VIEWS

0A13

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IF MET WITHIN THE PARKING AREA, 3 SPOST LOST =500 SF

AREA OF VEG. W/IN LOT + W/IN 6' OF LOT =330 SF (100 SF SHORT)

ASSUMED THAT EASTERN VEG. IS TOO HIGH TO COUNT

REGRADE SOUTHERN VEG IF NEEDED

