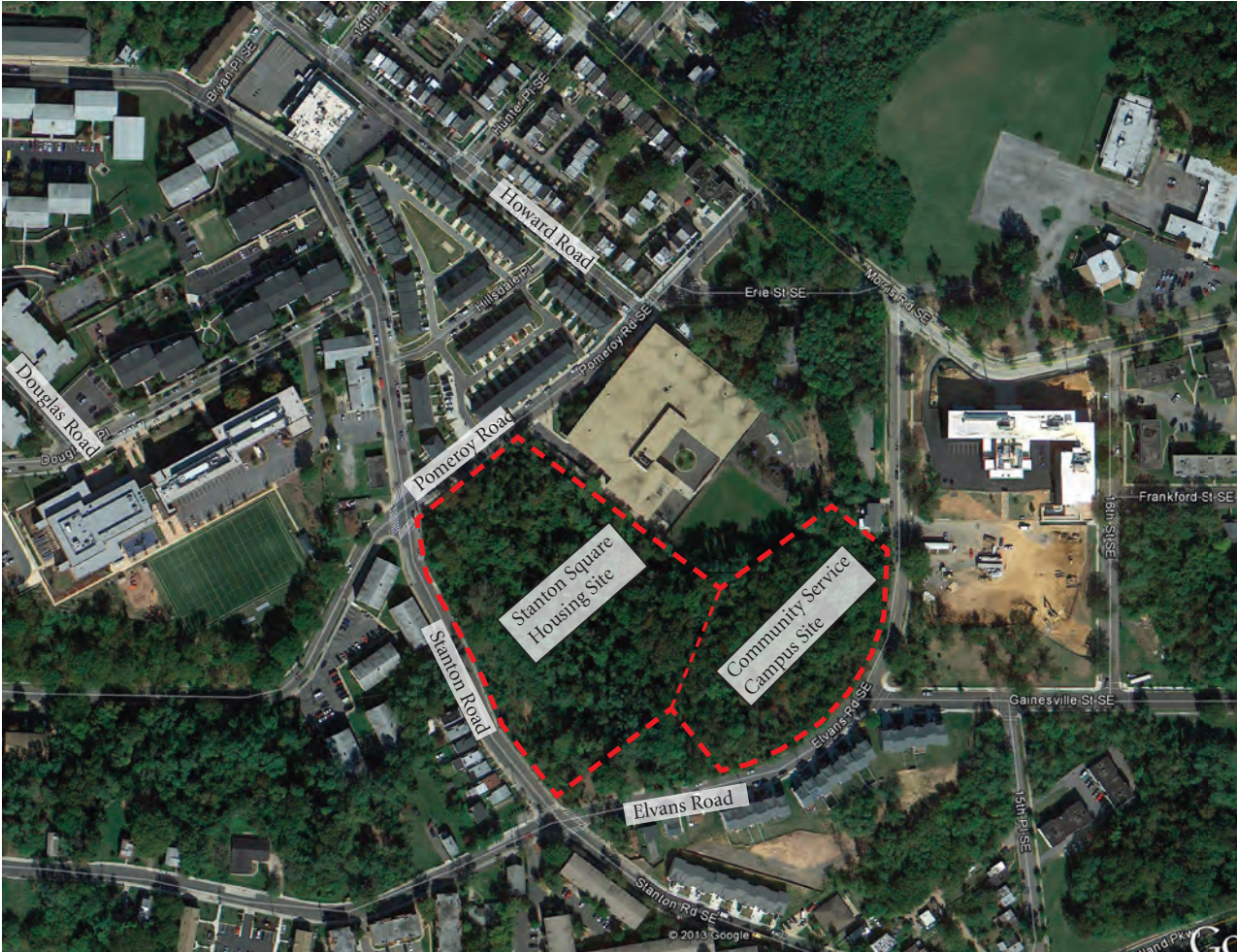


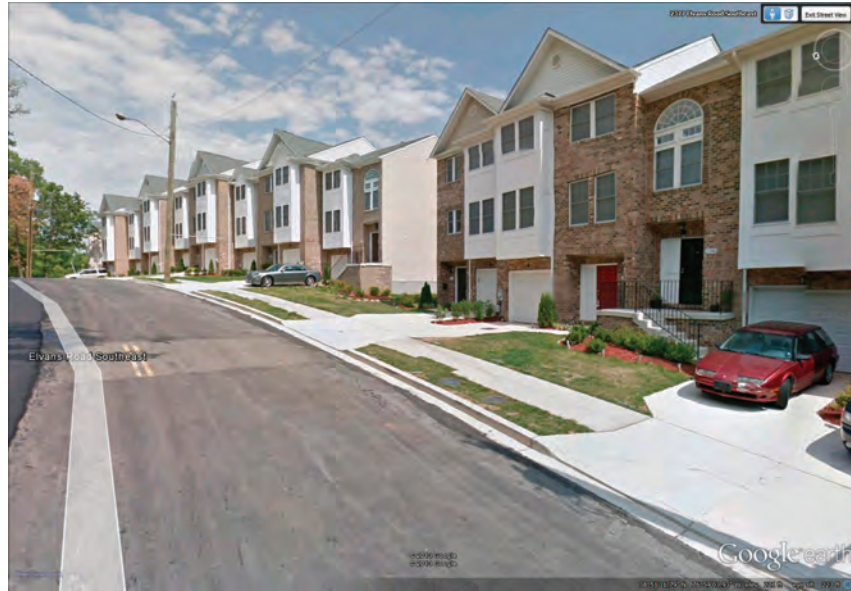
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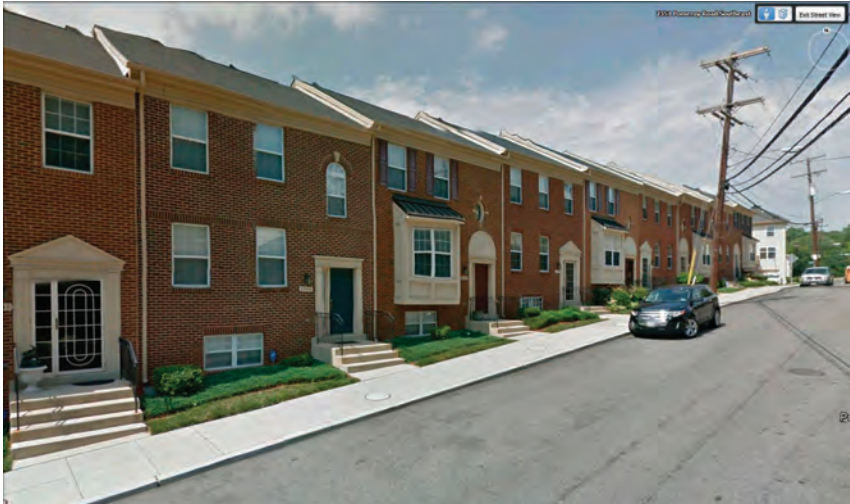
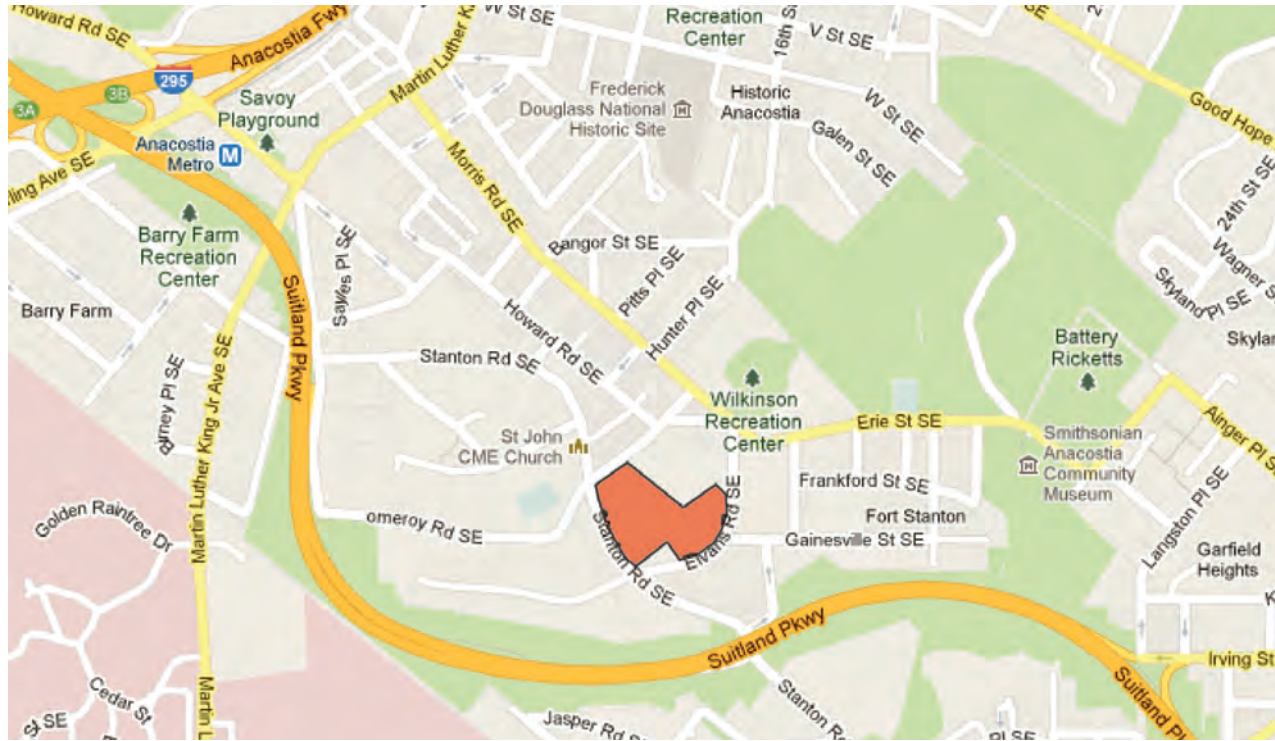
Douglas Street



Stanton Road



Elvans Road



Pomerooy Road

Vicinity Map and Context Photos

May 31, 2013



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Illustrative Site Plan

May 31, 2013



Legend

- Market Rate Tax Credit Housing
- Permanent Supportive Housing (2BR)
- Permanent Supportive Housing (3BR)
- Community Supportive Services
- Leasing Office
- Fitness Center
- Community Service Campus
- 1 Building Reference Number

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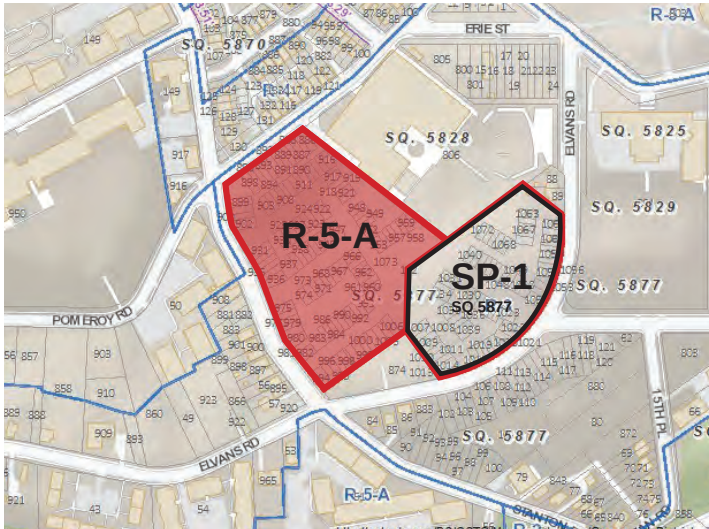
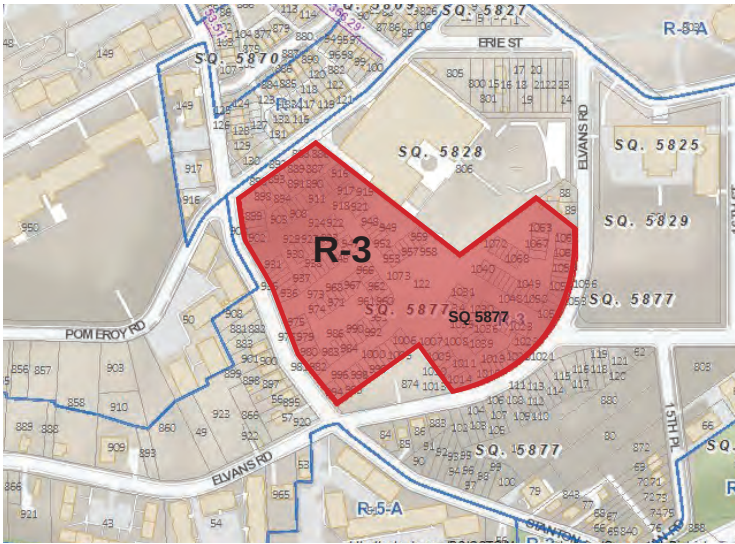
Ground Level Site Plan

May 31, 2013



HORNING BROTHERS
COMMUNITY OF HOPE
TORTI GALLAS URBAN

STANTON SQUARE



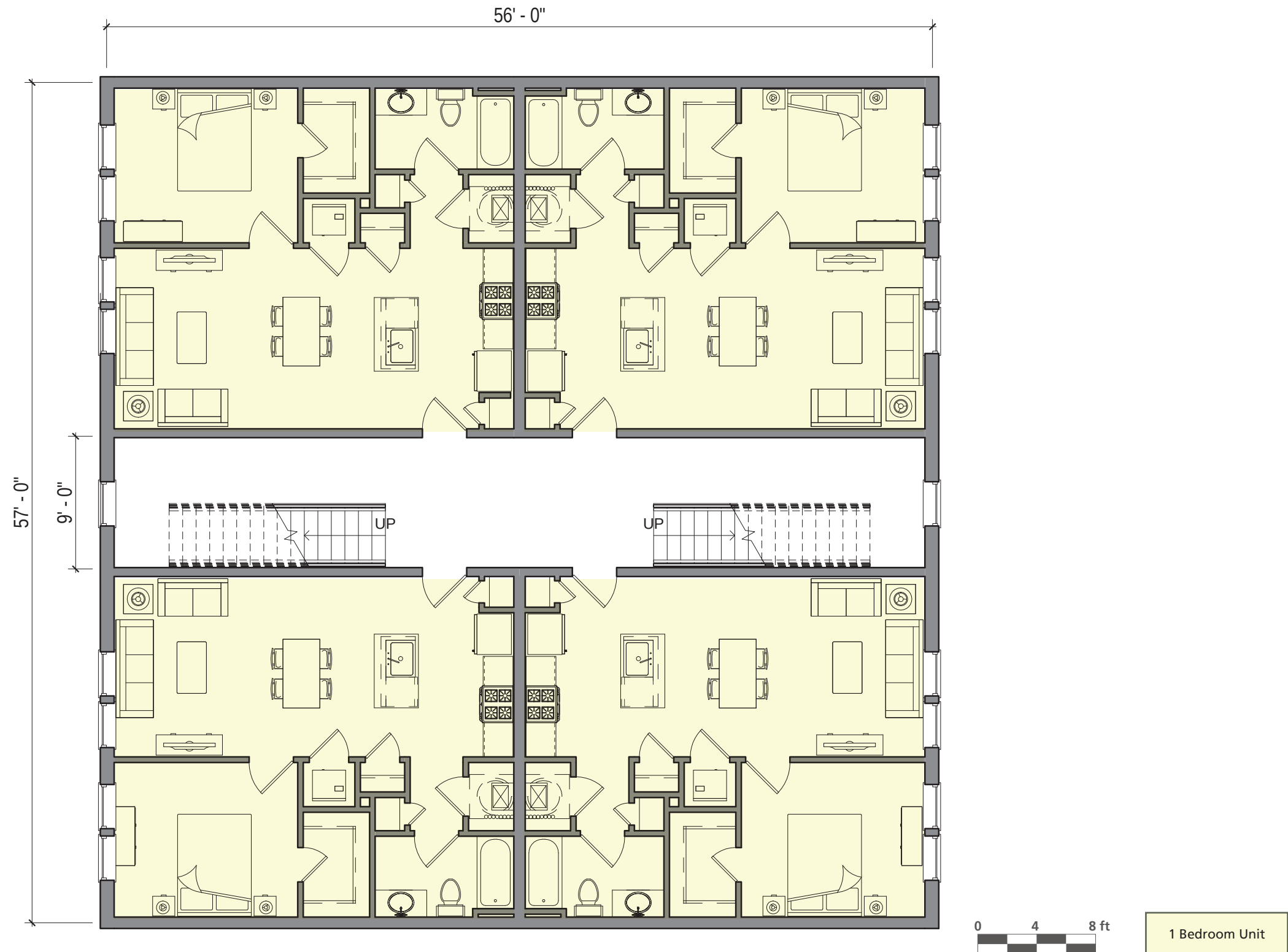
STANTON SQUARE			
STANTON SQUARE - CONSOLIDATED P.U.D.			
Allowable	Existing Zoning (R-3)	Existing and Proposed Zoning (R-5-A)	
FAR	None prescribed (0.6 PUD)	0.9 (1.0 PUD) 0.9 x 213,444 = 192,100 sf. 1.0 x 213,444 =213,444 sf.	.97 Total 205,848/213,444 = .97 Gross Floor Area by Building Building 1 28,224 Building 2 47,392 Building 3 33,568 Building 4 30,688 Building 5 40,440 Building 6 25,536 Total Building Area 205,848 gsf
Roof Structures	1/3 of roof area per 11 DCMR (411.8)	.37 increase in FAR per 11 DCMR (411.7)	N/A
Penthouse	One continuous structure 1:1 Setback	One continuous structure 1:1 Setback	N/A
Lot Occupancy	40%	40% 213,444 x .40 = 85,378 sf	51,462 /213,444 = 25%
Building Height	40 feet, 3 stories (40 feet PUD)	40 feet, 3 stories (60 feet PUD)	Varies -- 53 to 63 feet
Dwelling Units	NA	NA	203 units Note: Number of units may vary
Rear Yard	20 ft minimum	20 ft minimum	20 ft
Side Yard	None required; If provided 3 inches per foot of height not < 8 feet	None required; If provided 3 inches per foot of height not < 8 feet Building 6 - 52' x 3" = 13' - 0"	6 feet to 20 feet - RELIEF REQUESTED
Parking	1 for each dwelling unit	1 for each dwelling unit 203 spaces	161 spaces - RELIEF REQUESTED

COMMUNITY SERVICE CAMPUS - PRELIMINARY P.U.D.			
Allowable	Existing Zoning (R-3)	Existing and Proposed Zoning (SP-- 1)	Provided
FAR	None prescribed (0.6 PUD)	Non-residential Use - 2.5 (3.5 PUD) 2.5 x 135,036 = 337,500 sf 3.5 x 135,036 = 472,626 sf	.60 to .89 Total 80,000 - 120,000/135,036 = .60 to .89
Lot Occupancy	40%		40,000 /135,000 = 30%
Building Height	40 feet, 3 stories (40 feet PUD)	65 feet, Unlimited stories (75 feet PUD)	30 - 40 ft.
Parking	1 per dwelling unit		28 spaces



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Building Type Location Key
May 31, 2013







Floor Plan: Building C-1

May 31, 2013

