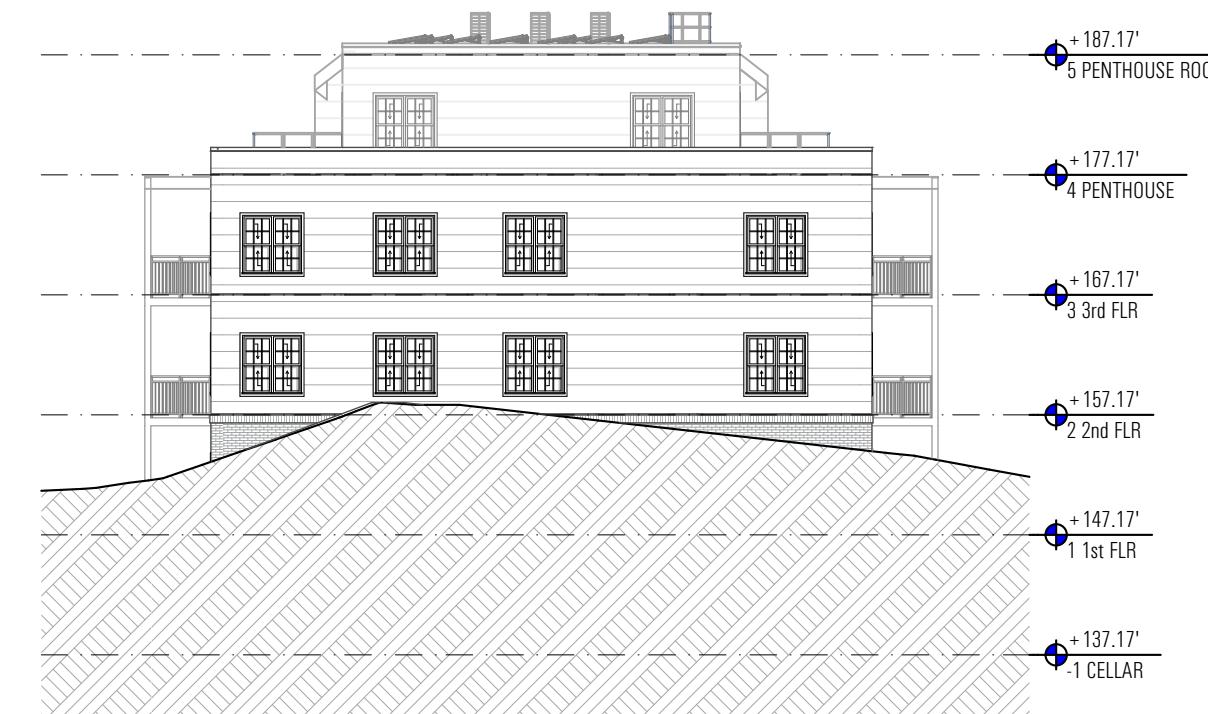


2

East Elevation

SCALE: 1/16" = 1'-0"



1

West Elevation

SCALE: 1/16" = 1'-0"

SD12

HAMPTON EAST 2, WASHINGTON, DC
SCHEMATIC ELEVATIONS

1/16" = 1'-0"
12/30/2025

Board of Zoning Adjustment
District of Columbia
CASE NO. 21377
emotive
A R C H EXHIBIT NO. 26B2R E

Copyright © 2025 Emotive Architecture, PLLC. All Rights Reserved.



SD13 | HAMPTON EAST 2, WASHINGTON, DC
SCHEMATIC PERSPECTIVES

12/30/2025



SD14 | HAMPTON EAST 2, WASHINGTON, DC
SCHEMATIC PERSPECTIVES

12/30/2025

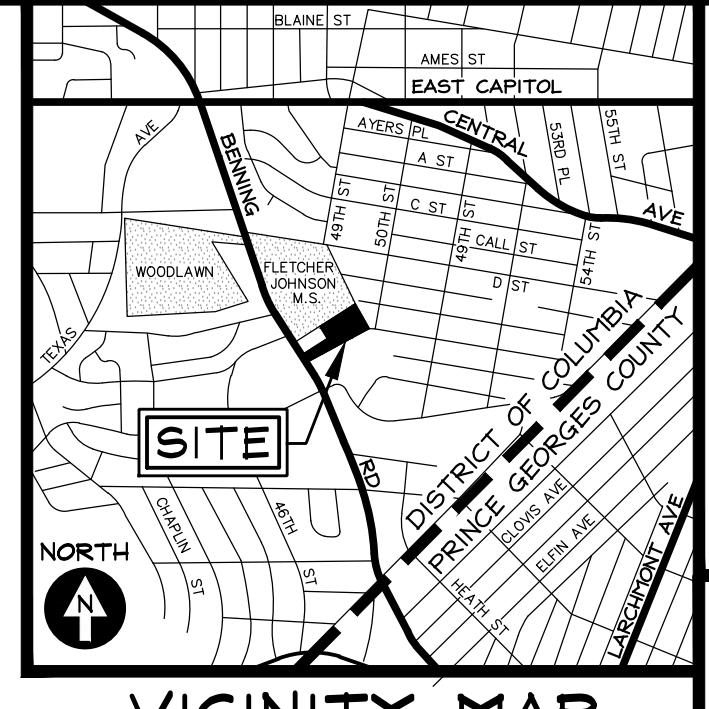
HAMPTON EAST 2 - FAR AND LOT OCCUPANCY CALCULATION		
AVAILABLE LOT		25782.5 SQ.FT
FLOOR	GROSS AREA (SQ.FT)	FAR AREA (SQ.FT)
CELLAR	9271.94	0
1ST FLOOR	9271.94	8128.71
2ND FLOOR	9271.94	9271.94
3RD FLOOR	9271.94	9271.94
PENTHOUSE*	4834.68	0
TOTAL FAR AREA		26672.59 SQ.FT
FAR		1.03
ALLOWABLE IZ FAR = LOT X1.08		27845.10
LOT OCCUPANCY		9271.94/25782.5 35.96

*PENTHOUSE FAR IS ADDITIONAL FAR LIMITED TO 0.4

LOT 1			LOT 2		
EXISTING LOT AREA		32533.96	EXISTING LOT AREA		115975.52
FLOOR	GROSS AREA (SQ.FT)	FAR AREA (SQ.FT)	FLOOR	GROSS AREA (SQ.FT)	FAR AREA (SQ.FT)
Cellar	8424.00	3924.00	Cellar	29741.00	14125.00
1st Floor	8424.00	8424.00	1st Floor	29741.00	29741.00
2nd Floor	8424.00	8424.00	2nd Floor	29741.00	29741.00
3rd Floor	8424.00	8424.00	3rd Floor	29741.00	29741.00
EXISTING TOTAL FAR AREA		29196.00	EXISTING TOTAL FAR AREA		103348.00
ALLOWABLE IZ FAR = LOT X1.08		35136.68	ALLOWABLE IZ FAR = LOT X1.08		125253.56
EXCESS IZ FAR AREA		5940.68	EXCESS IZ FAR AREA		21905.56
THEREFORE EXCESS LOT AVAILABLE		5500.63	THEREFORE EXCESS LOT AVAILABLE		20282.93
EXISTING LOT OCCUPANCY		25.9	EXISTING LOT OCCUPANCY		25.64
NEW LOT AREA		27033.33	NEW LOT AREA		95692.59
NEW LOT OCCUPANCY		31.2	NEW LOT OCCUPANCY		31.1
NEW FAR(IZ)		1.08	NEW FAR		1.08

GENERAL NOTES

- 1) ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY GRS GROUP LLC, DATED AUGUST, 2022.
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY GRS GROUP LLC, DATED AUGUST, 2022.
- 3) ZONING: RA-1
- 4) TOTAL LOT AREA:
LOT 1 = 32,334 SQUARE FEET (0.747 ACRES)
LOT 2 = 115,928 SQUARE FEET (2.661 ACRES)
- 5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. T10001045C



CAS
ENGINEERING-DC, LLC
Experience you can build on.

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
www.cas-dc.com
info@cas-dc.com
hdc@cas-dc.com

CIVIL SURVEYING • LAND PLANNING

OWNER/CLIENT
HAMPTON EAST OWNER, LLC
CLOUDS & CLOUDS PARTNERS
31400 WINTERPLACE PARKWAY, SUITE 300
SALEM, VA 24153
(434) 627-4592 (PHONE)
hdc@cas-dc.com

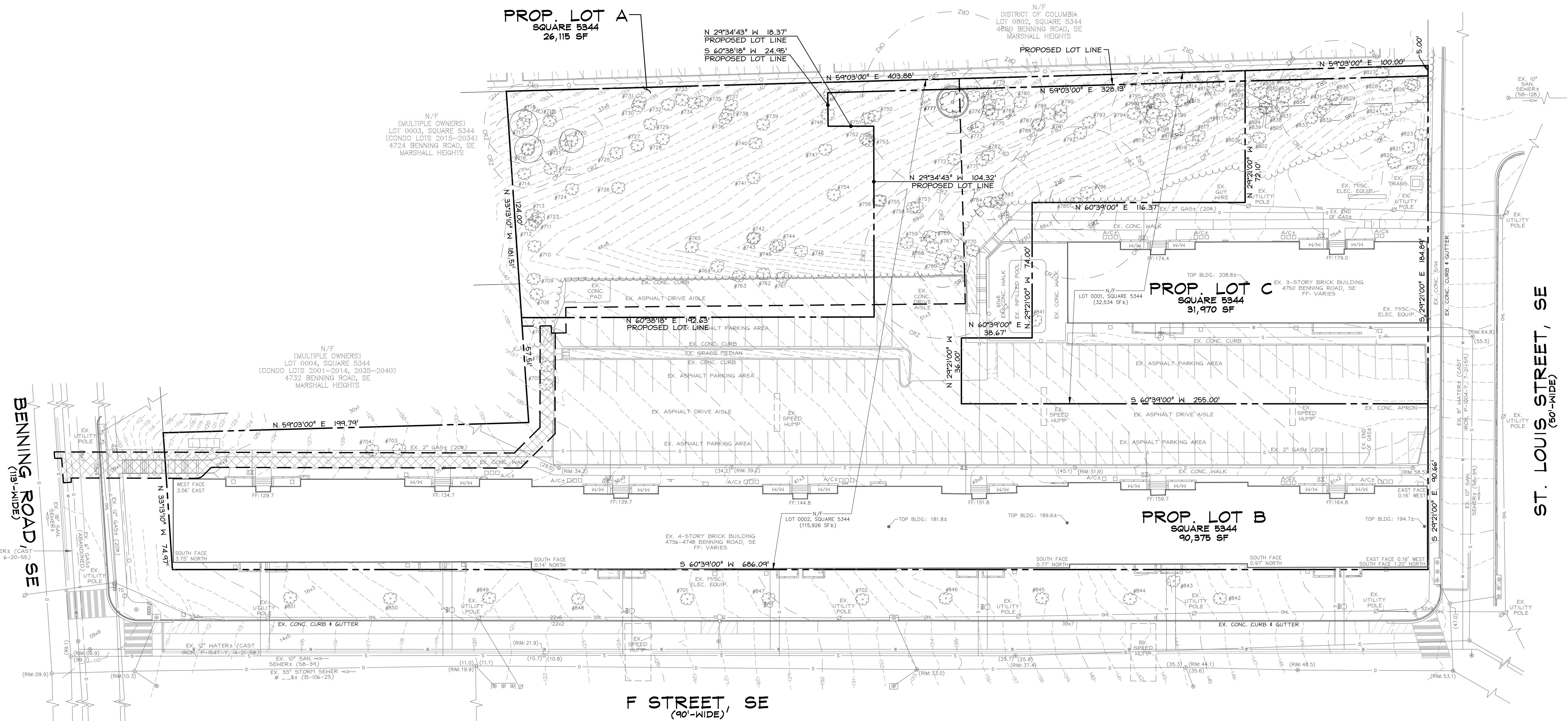
ARCHITECT
EMOTIVE ARCHITECT, PLLC
ATTN: AUBREY GRANT, AIA, NCARB
(202) 393-7200 (PHONE)
grant@emotivearch.com

LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING
ROAD, SE

ST. LOUIS STREET, SE
(90'-WIDE)

S.E. WASHINGTON
DISTRICT OF COLUMBIA



LEGEND

EXISTING FEATURES	
— - -	PROPERTY LINE
— - -	EX. SANITARY MANHOLE AND INVERT
— - -	EX. STORM MANHOLE AND INVERT
— - -	EX. HATER LINE WITH MANHOLE
— - -	EX. GAS LINE WITH VALVE
— - -	EX. UNDERGROUND ELECTRIC LINE
— - -	EX. OVERHEAD UTILITY WITH POLE
— - -	EX. TWO- AND TEN-FOOT CONTOURS
— - -	EX. FIRE HYDRANT
— - -	EX. SPOT ELEVATION
— - -	EX. METAL FENCE
— - -	EX. BOLLARD
— - -	EX. TRAFFIC SIGNAL
— - -	EX. LIGHT POLE
— - -	EX. SIGN
— - -	EX. PIPED DOWNSPOUT
— - -	EX. SPILLED DOWNSPOUT
— - -	EX. TREE
— - -	EX. HERITAGE TREE (N-100' CBH), MAY NOT BE REMOVED UNLESS HAZARDOUS (EVALUATED BY ISA CERTIFIED ARBORIST AND DOB (PA/PSD) APPROVAL IS ISSUED BY DOB UNDER THE TREE CANOPY PROTECTION AMENDMENT ACT OF 2016 (REF. DC ACT 21-386))
— - -	EX. HALL

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE VERIFIED. EXISTING LOCATIONS ARE BASED ON THE MOST RECENTLY AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET 48 HOURS IN ADVANCE OF ANY WORK. DO NOT DIG UNTIL YOU HAVE LOCATED UTILITIES. CONTACT LOCAL UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION. DO NOT DIG UNTIL YOU HAVE LOCATED UTILITIES. CONTACT LOCAL UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

DOE PLAN 7956 REVISION 09-15-2025
7956 - REVISED PER DOE COMMENTS 09-25-2025
7956 - REVISION TO DOE FOR APPROVAL 10-16-2025
B2A FILING SET 12-31-2025

REVISION DATE
CAS PROJECT 22-0683-DC
DATE 12/2025

DRAWN BY MSL

CHECKED BY DCL

APPROVAL DCL

SCALE 1"=30'

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

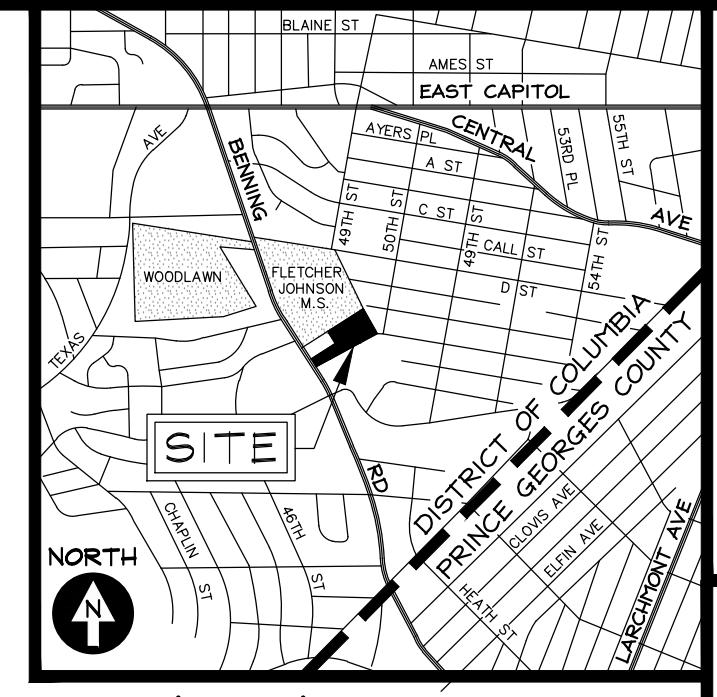
1" 30'
SCALE 1 INCH = 30 FEET

NORTH DIRECTION
DC SURVEYOR'S OFFICE
BROOKLYN PARK, MD

<p

GENERAL NOTES

SEE DEMOLITION SEDIMENT CONTROL RELATED NOTES ON SHEETS CNDOT AND CNDCC.



CAS
ENGINEERING-DC, LLC

ADC MAP 5530, GRID A-9
SCALE: 1" = 2000'

CAS
ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
www.cas-dc.com
info@cas-dc.com
rdo@cas-dc.com

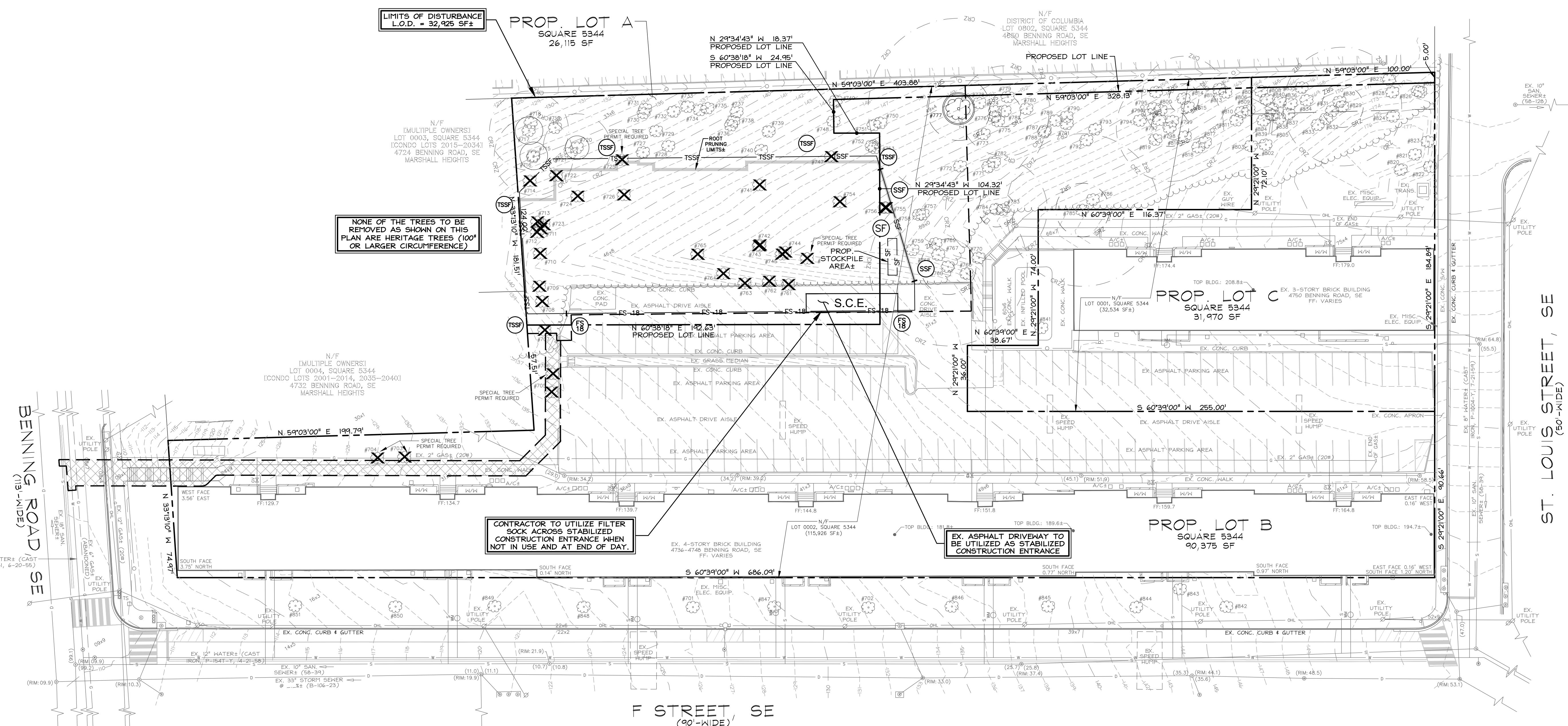
CIVIL SURVEYING • LAND PLANNING

OWNER/CLIENT
HAMPTON EAST OWNER LLC
CONDO OWNERS PARTNERS
31400 WINTERPLACE PARKWAY, SUITE 300
SALEM, VA 24153-2610
(434) 627-4592 (PHONE)
hdo@hamptoneast.com

ARCHITECT
EMOTIVE ARCHITECT, PLLC
ATTN: AUBREY L. GRANT, AIA, NCARB
(202) 393-7200 (PHONE)
grant@emotivearch.com

LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING
ROAD, SE



LEGEND

EXISTING FEATURES	
X	TREE TO BE REMOVED
—CRZ—	TREE CRITICAL ROOT ZONE (CRZ)
—SRZ—	TREE STRUCTURAL ROOT ZONE (SRZ)
SEDIMENT CONTROL DEVICES	
—F-LT—	FILTER-LOCK EROSION CONTROL TUBE (OR SIMILAR EROSION CONTROL TUBE, STRAW BALES, ETC.)
—SF—	SILT FENCE (SF)
—SSF—	SUPER SILT FENCE (SSF)
—TSSF—	TRENCHLESS SUPER SILT FENCE (TSSF)
—TP—	TREE PROTECTION FENCE (TP)
—IP—	INLET PROTECTION
FEATURE TO BE RAZED	
STABILIZED CONSTRUCTION ENTRANCE	
LIMITS OF DISTURBANCE	

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND NOT NECESSARILY IDENTIFIED. UTILITY LOCATIONS ARE DETERMINED BY THE CONTRACTOR AND NOT BY THE ENGINEER. LOCATIONS ARE BASED ON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET 48 HOURS IN ADVANCE OF ANY WORK. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES AND NOTIFYING COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UTILITIES COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

CONTRACTOR TO MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES INSTALLED ON SITE.

REFER TO PLANS AND/OR REPORTS BY OTHERS FOR SPECIFIC TREE PROTECTION MEASURES, AS APPLICABLE.

DOE PLAN 7956 REVISION 09-15-2025
7956 - REVISED PER DOE COMMENTS 09-25-2025
DOE FILING SET 10-16-2025
BZA FILING SET 12-31-2025

ALL BUILDING UTILITY CONNECTIONS OF RECORD AND PEP SURVEY DATA ARE SHOWN.

ADDITIONAL BUILDING UTILITY CONNECTIONS MAY EXIST. CONTRACTOR TO CONNECT ABANDONED UTILITY CONNECTIONS WITH APPROPRIATE UTILITY AGENCY.

CONTRACTOR SHALL USE EROSION CONTROL TUBE, TRENCHLESS SILT FENCE, OR OTHER TRENCHLESS ESC METHOD ADJACENT TO TREE SAVE AREAS.

REVISION 22-0683-DC DATE 12/2025

CAS PROJECT 22-0683-DC DATE 12/2025

DRAWN BY MSL

CHECKED BY DCL

APPROVAL DCL

SCALE 1"=30'

SCALE 1"=30' FEET

NORTH DIRECTION

DC WATER DODGE

DOE SURVEY

BOOK 144 PAGE 72

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE SITE AND HERITAGE TREES ON SITE, COORDINATE WITH DDOT UPA HARD 7 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD AND TOLERANCE OF 10" BORE OR AIR SPACING FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES). COORDINATE WITH DDOT HARD 7 ARBORIST AS APPLICABLE. CONTRACTOR TO COORDINATE WITH RUDY DELSACK, rudy.delsack@dc.gov (202) 875-3625.

DEMOLITION SEDIMENT CONTROL PLAN

CIV101

DEMOLITION QUANTITIES

DISTURBED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

DEMOLITION QUANTITIES

DISBURSED AREA: 32,925 SQUARE FEET±

CUT: 10 CUBIC YARDS

FILL: 10 CUBIC YARDS

GENERAL NOTES

SEE SEDIMENT CONTROL RELATED NOTES ON SHEETS CIV001 AND CIV002

The logo for CDAS Engineering-DC, LLC. It features the letters 'CDAS' in a large, bold, black font. The 'O' in 'CDAS' is replaced by a black crosshair icon. Below 'CDAS', the words 'ENGINEERING-DC, LLC' are written in a smaller, bold, black font.

Experience you can build on.

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor

Washington, DC 20007
(202) 393-7200 Phone
www.cas-dc.com
info@cas-dc.com

CIVIL • SURVEYING • LAND PLANNING

ER/CLIENT
MPTON EAST OWNER LLC

MENTIS CAPITAL PARTNERS
100 WINTERPLACE PARKWAY, SUITE 300
LISBURY, MD 21804
(410) 627-4592 (PHONE)

ARCHITECT
PROFESSIONAL ARCHITECT, PLLC
P.O. BOX 12345, AUBREY, TEXAS 75123
T: (972) 468-1234 F: (972) 468-1235
E: august@augustarchitects.com
W: www.augustarchitects.com

LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING
ROAD, SE

S.E. WASHINGTON,
DISTRICT OF COLUMBIA

FOR MORE INFORMATION, SEE
ADDITIONAL PROFILES, NOTES
COMPUTATIONS, AND DETAILS
ON CIV200-SERIES SHEETS.

CONTRACTOR TO MAINTAIN ANY
EROSION AND SEDIMENT CONTROL
MEASURES INSTALLED ON SITE

PLANS AND/OR REPORTS BY
OR SPECIFIC TREE PROTECTION
TURES, AS APPLICABLE.

(BRANCHES, TRUNK, ROOTS)

OVERLAP THE L.O.D. AND
NATE WITH DDOT UFA WARD
CONTRACTOR TO USE A
AND TO HORIZONTALLY BORE

ITIES WITHIN THE CANOPY OF
CLUDING PROTECTING TREES
ORDINATE WITH DDOT WARD 7
DOT WARD 7 LEAD ARBORIST
@dc.gov; (202) 873-3625.

N QUANTITIES:
2,925 SQUARE FEET ±
AKDOWN:

29,625 SF ±
 UTILITY) = 2,465 SF ±
 N-UTILITY) = 0 SF ±
 T, UTILITY) = 835 SF ±
 CUBIC YARDS

Road, SE\6 drawings\220683-DC_CivilSet-6.dwg, 12

LEGEND

<u>EXISTING FEATURES</u>	
— CRZ —	TREE CRITICAL ROOT ZONE (CRZ)
— SRZ —	TREE STRUCTURAL ROOT ZONE (SRZ)
<u>SEDIMENT CONTROL DEVICES</u>	
— FS-18 —	FILTERSOCK EROSION CONTROL TUBE (OR SIMILAR EROSION CONTROL TUBE, STRAW BALES, ETC.)
— SF —	SILT FENCE
— SSF —	SUPER SILT FENCE
— TSSF —	TRENCHLESS SUPER SILT FENCE
— TP —	TREE PROTECTION FENCE
○ IP	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
— — — —	LIMITS OF DISTURBANCE
	EXEMPT UTILITY DISTURBANCE AREA

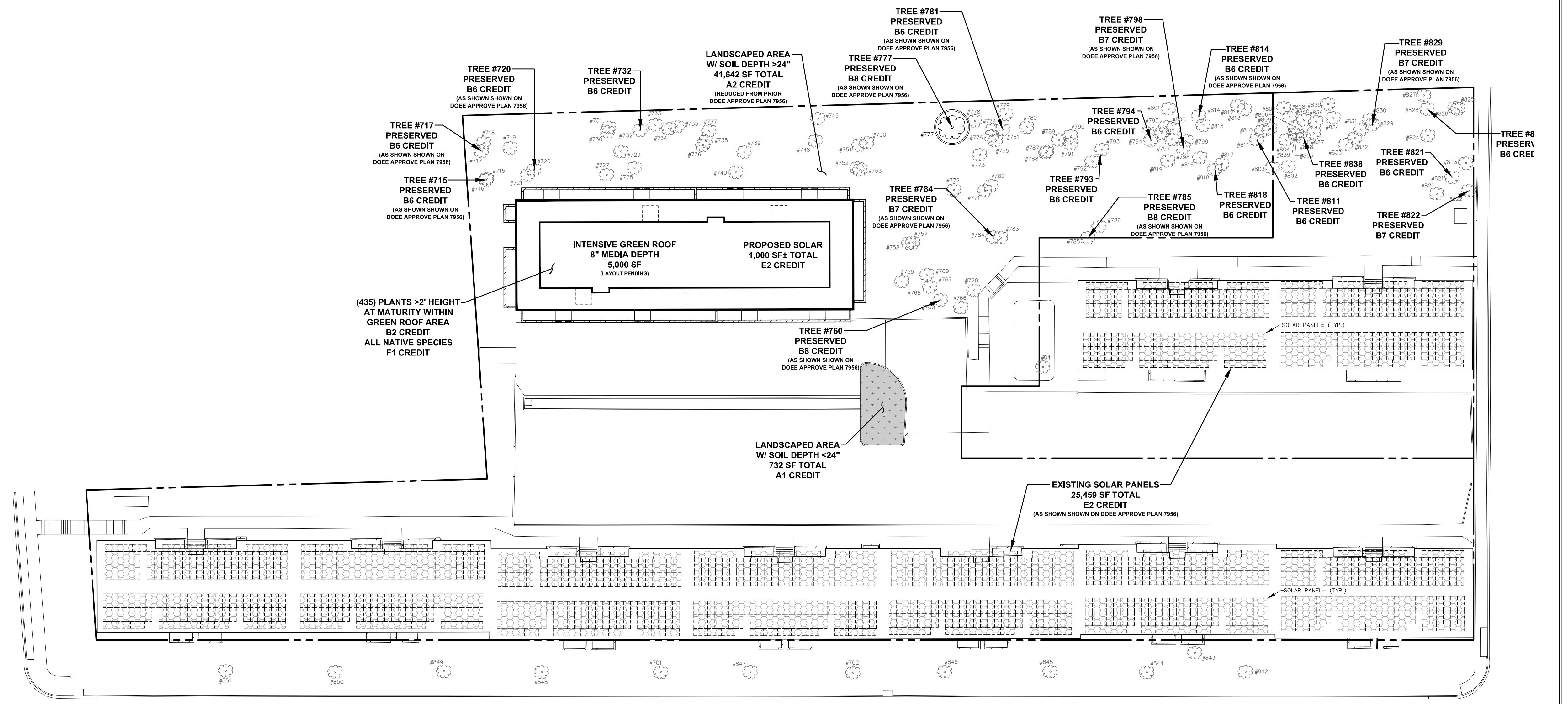
UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND
MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON
AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

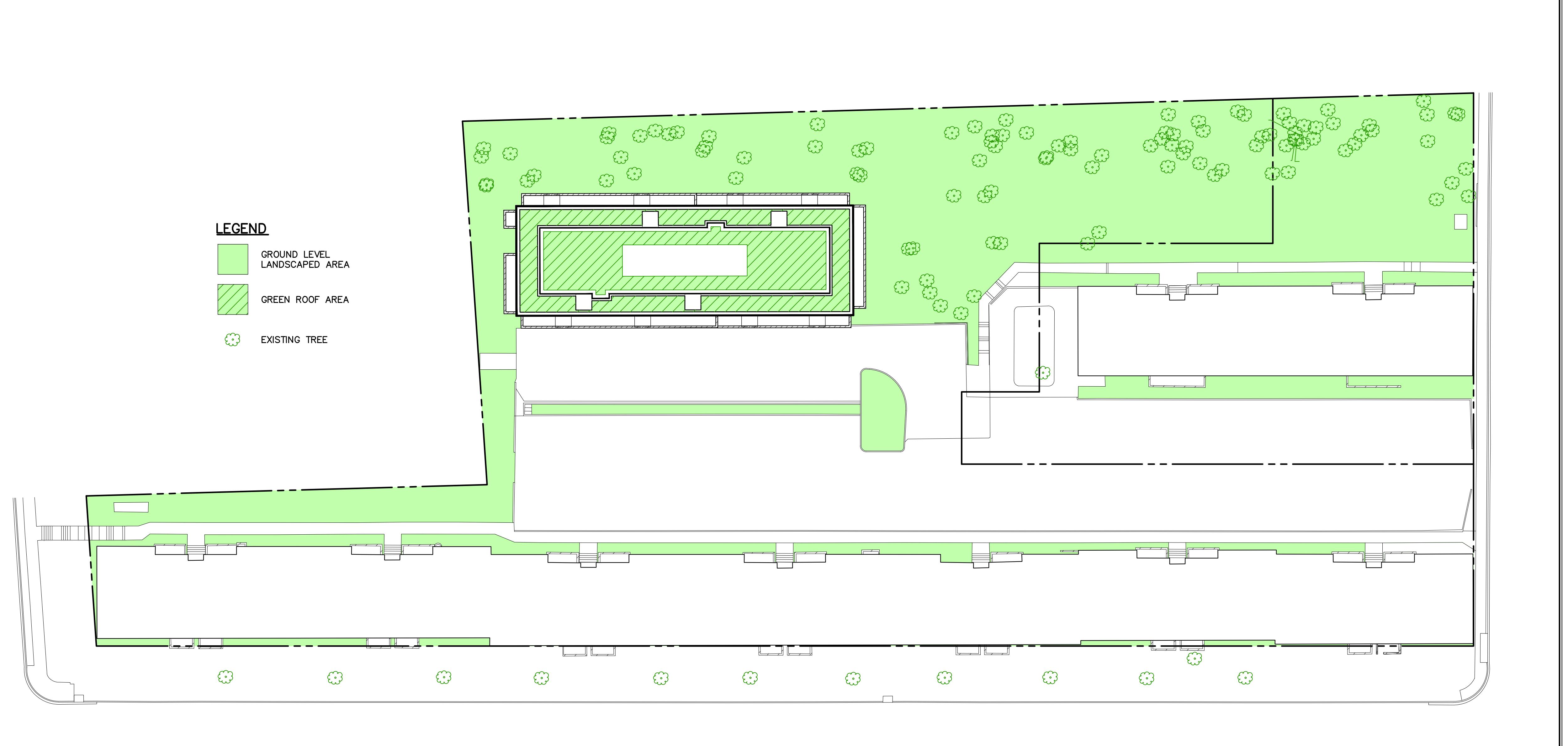
THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

CONSTRUCTION QUANTITIES:
DISTURBED AREA: 32,925 SQUARE FEET ±
LOD BREAKDOWN:
PRIVATE = 29,625 SF ±
PRIVATE (EXEMPT, UTILITY) = 2,465 SF ±
PUBLIC SPACE (NON-UTILITY) = 0 SF ±
PUBLIC SPACE (EXEMPT, UTILITY) = 835 SF ±
CUT: ___ CUBIC YARDS
FILL: ___ CUBIC YARDS

GREEN AREA RATIO (GAR) PLAN LAYOUT



LAND COVER EXHIBIT

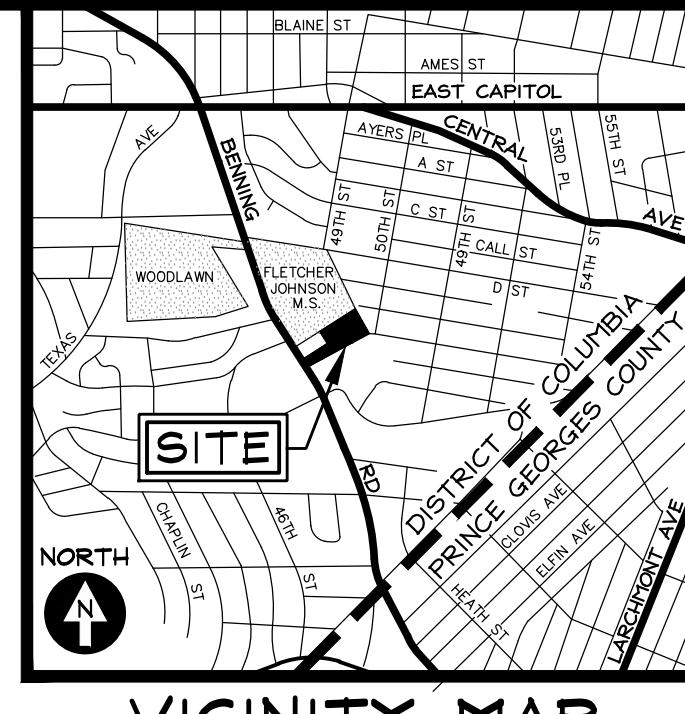


STATEMENT BY THE CERTIFIED LANDSCAPE EXPERT

THIS IS TO CERTIFY THAT I HAVE EXAMINED ALL REQUIRED GAR PLAN SUBMISSIONS AND THAT THE GREEN AREA ELEMENTS AND ASPECTS OF THE SUBMITTAL, INCLUDING LANDSCAPE ELEMENTS WITHIN THE LOT AND THE LISTED GAR SCORE, MEET THE SPECIFICATIONS REQUIRED UNDER CHAPTER 34 OF TITLE II OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS.

DAVID C. LANDSHAN
NAME AND TITLE
CAS ENGINEERING-DC, LLC
4836 MARSHALL BOULEVARD, NH; 2ND FLOOR
WASHINGTON, DC 20007
ADDRESS
DATE (202) 393-7200 PHONE
PHONE NUMBER

CERTIFIED LANDSCAPE EXPERT SIGNATURE
INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFYING ORGANIZATION
MA-6549A CERTIFICATION NUMBER



CAS
ENGINEERING-DC, LLC

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 393-7200 Phone
www.cas-dc.com
info@cas-dc.com
CIVIL SURVEYING • LAND PLANNING

OWNER/CLIENT
HAMPTON EAST OWNER LLC
CLOUDS & CLOUDS PARTNERS
3140 WINTERPLACE PARKWAY, SUITE 300
SALEM, VA 24153
(434) 627-4500 (PHONE)
hok@hamptoneast.com

LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING
ROAD, SE

GREEN AREA RATIO (GAR) SCORE SHEET

Green Area Ratio Scoresheet		Address: 4744 Benning Road, SE	Square	Lot	Zone District
		5344	Proposed	RA-1	
Lot size (enter this value first)	148,460	Minimum Score	0.4	Multiplier	0.400
Score	148,460				
Landscape Elements		Square Foot	Factor	Total	
A Landscaped areas (select one of the following for each area)					
1 Landscaped areas with a soil depth < 24"	732	square foot	0.30	219.6	
2 Landscaped areas with a soil depth ≥ 24"	41,542	square foot	0.60	24,985.2	
3 Bioretention facilities		square foot	0.40		
B Plantings (credit for plants in landscaped areas from Section A)		Native Bonus			
1 Groundcovers, or other plants < 2' height	732	square foot	0.20		
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	437	# of plants	0.30	1,179.9	
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree		# of trees	0	0.50	
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree		# of trees	0	0.60	
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree		# of trees	0	0.70	
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	11	# of trees	0.70	6	4,620.0
7 Preservation of existing tree 18" to 24" DBH - calculated at 1300 sq ft per tree	5	# of trees	0.70	4	4,550.0
8 Preservation of existing trees 24" or greater - calculated at 2000 sq ft per tree	3	# of trees	0.80	3	4,800.0
9 Vegetated wall, plantings on a vertical surface		square foot	0.60		
C Vegetated or "green" roofs		square foot	square foot		
1 Over at least 2" and less than 8" of growth medium		square foot	0.60		
2 Over at least 8" of growth medium	5,000	square foot	0.80	4,000.0	
D Permeable Paving**		square foot			
1 Permeable paving over 6" to 24" of soil or gravel		square foot	0.40		
2 Permeable paving over at least 24" of soil or gravel		square foot	0.50		
E Other		square foot			
1 Enhanced tree growth systems***		square foot	0.40		
2 Renewable energy generation	26,459	square foot	0.50	13,229.5	
3 Approved water features		square foot	0.20		
F Bonuses	sub-total of sq ft = 96,865				
1 Native plant species	15,733	square foot	0.10	1,873.3	
2 Landscaping in food cultivation		square foot	0.10		
3 Harvested stormwater irrigation		square foot	0.10		
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.		Green Area Ratio numerator = 59,458			
Total square footage of all permeable paving and enhanced tree growth.					

S.E. WASHINGTON
DISTRICT OF COLUMBIA

GREEN ROOF AREA ON PENTHOUSE ROOF
INCLUDES AREAS UP TO, BUT NOT UNDER,
THE PENTHOUSE ROOF, UP TO THE
PEDESTALS (OR OTHER SUPPORTS) AT
OR ABOVE THE GREEN ROOF LEVEL.

100% OF NON-GREEN ROOF
PROJECT SITE AREAS TO BE
NATIVE LANDSCAPING (PER DC
GEC9, GEC1 ELECTIVE AND A4.10.)

THE PROPERTY OWNER IS REQUIRED TO MAINTAIN
THE LOT'S MINIMUM GAR SCORE THROUGH
APPROPRIATE STEWARDSHIP AND MAINTENANCE
OF THE GREEN ROOF ELEMENT UNTIL PROPERTY
IS GRANTED ITS CERTIFICATE OF OCCUPANCY.

DOE PLAN 7956 REVISION 09-15-2025
7956 - REVISED PER DOE COMMENTS 09-25-2025
7956 - REVISION TO DOE FOR APPROVAL 10-16-2025
BZA FILING SET 12-31-2025

ALL NEW PLANT MATERIALS MUST
MEET THE STANDARDS IN THE
ANLA AMERICAN STANDARDS FOR
NURSERY STOCK (ANSI Z60.1-2014).

ALL ROOF SLOPES ARE 1/4" PER
1'. SEE ARCHITECTURAL PLANS
FOR ADDITIONAL INFORMATION.

REVISION DATE
CAS PROJECT 22-0683-DC
DATE 12/2025
DRAWN BY MSL
CHECKED BY DCL
APPROVAL DCL
SCALE 1"=30'

SCALE 1"=30 FEET

NORTH DIRECTION
DC WATER
DODGE
SURVEYOR'S
BOOK 144 PAGE 72

SHEET TITLE

GREEN AREA
RATIO (GAR) PLAN

CIV500