

SWRv

Total Area =	222541	SDA 1	
Post-project Land Cover			
Major Substantial Improvement =	0	0	
Natural Cover =	0	0	
Compacted Cover =	0	0	
Impervious Cover =	129,424	0	
BMP Cover =	93,117	0	
Total Disturbed Area =	222,541	0	
SWRv =	21,141 CF		
	158,138 Gallons		
On-site Retention Achieved =	21,526 CF	101.82	
	161,018 Gallons		
SRC Eligibility =	2,880 Gallons		
Storage Volume of BMP's =	38997.891 CF		

GREEN ROOF

Contributing Drainage Areas	25000
Natural Cover	sq ft
Compacted Cover	sq ft
Impervious Cover	25000 sq ft
BMP Cover	86931 sq ft
Runoff	15064.0 ft ³
Sv = SA X [(d x η₁) + (DL x η₂)]/12	
Sv = Storage Volume	28484.4 ft ³
Green Roof Area (SA)	86931 ft ²
Media Depth (d)	4 in
Drainage Layer Depth (DL)	2 in
Media Volume of Voids (η ₁)	0.518
Drainage Layer Volume of Voids (η ₂)	0.93

Green Roof Receive 100% Retention Value

Rv =	15064.0 ft ³
Rv =	112679 gallons

BIORETENTION

Contributing Drainage Areas

Natural Cover	sq ft
Compacted Cover	sq ft
Impervious Cover	35962 sq ft
BMP Cover	4890 sq ft
Runoff	5498.0 ft ³
Sv = SA_{bottom} x [(d_{media} x η_{media}) + (d_{gravel} x η_{gravel})] + (SA_{average} x d_{ponding})	
Sv = Storage Volume	
Bottom Surface Area (SA _{bottom})	4890 ft ²
Depth of Filter Media (d _{media})	4 ft
Filter Media Effective Porosity (η _{media})	0.25
Depth of Gravel Layer (d _{gravel})	1 ft
Gravel Layer Effective Porosity (η _{gravel})	0.4
Average Surface Area (SA _{average})	4890 ft ² 1/2x(top)
Max. Ponding Depth (d _{ponding})	0.75 ft
Field verified Infiltration rates (in/hr)	0 in/hr

Sv	10513.5 ft ³	78646.
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60% RV	Standard BR	Underdrain + < 24" filter media
100% RV	Enhanced BR	Infiltrate in 72hr OR Underdrain +
Infiltratable Volume	0 CF	0 gallons
		Max. Rv eligible for di

RV _{Standard}	5498.0 ft ³
RV _{Enhanced}	5498.0 ft ³

RV _{Standard}	41125 gallons
RV _{Enhanced}	41125 gallons

WQTV=	8808.9 CF	Only if Site is in AWDZ
	65891 Gallons	
Remaining =	63010 Gallons	

TREE PLANTING AND PRESERVATION

	Rv (ft ³)	
# of newly planted trees	79	
# of trees preserved during construction	0	Max. Rv
Rv New Trees =	790 ft ³	
Rv Preserved Trees =	0 ft ³	
Rv New Trees =	5909.2 gallons	
Rv Preserved Trees =	0 gallons	

New Tree In order to receive retention value, the tree species planted must have an average mature and a minimum caliper size of 1.5 inches- Bare root trees or seedlings don't qualify

Existing Tree Preserved trees must be a species with an average mature spread of at least 35 feet. (ad

BIORETENTION

Contributing Drainage Areas

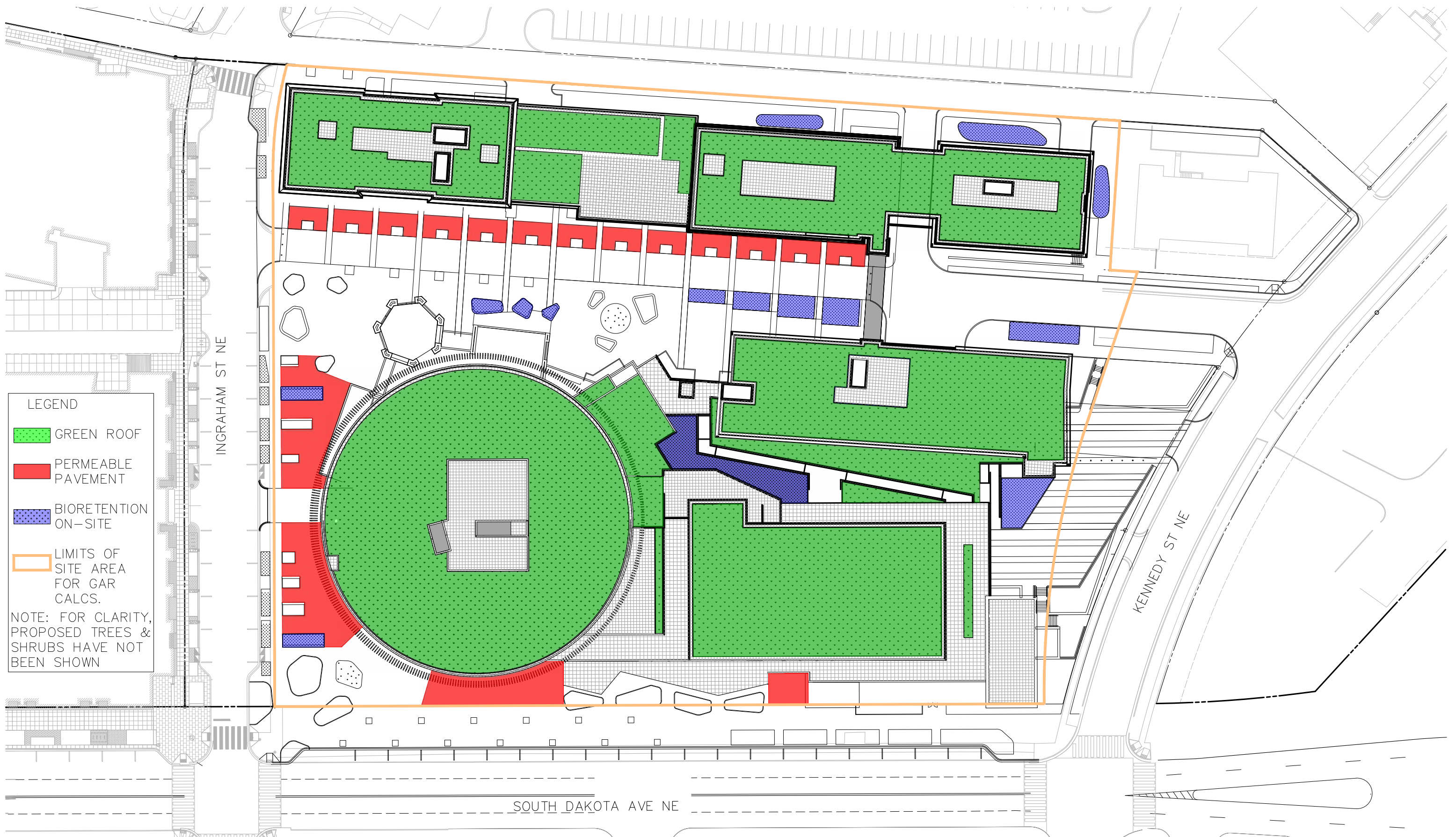
Natural Cover	sq ft
Compacted Cover	sq ft
Impervious Cover	0 sq ft
BMP Cover	1296 sq ft
Runoff	174.4 ft ³
Sv = SA_{bottom} x [(d_{media} x η_{media}) + (d_{gravel} x η_{gravel})] + (SA_{average} x d_{ponding})	
Sv = Storage Volume	
Bottom Surface Area (SA _{bottom})	1296 ft ²
Depth of Filter Media (d _{media})	4 ft
Filter Media Effective Porosity (η _{media})	0.25
Depth of Gravel Layer (d _{gravel})	1 ft
Gravel Layer Effective Porosity (η _{gravel})	0.4
Average Surface Area (SA _{average})	1296 ft ² 1/2x(top)
Max. Ponding Depth (d _{ponding})	0.75 ft
Field verified Infiltration rates (in/hr)	0 in/hr

Sv	2786.4 ft ³	20843.
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60% RV	Standard BR	Underdrain + < 24" filter media
100% RV	Enhanced BR	Infiltrate in 72hr OR Underdrain +
Infiltratable Volume	0 CF	0 gallons
		Max. Rv eligible for di

RV _{Standard}	174.4 ft ³
RV _{Enhanced}	174.4 ft ³

RV _{Standard}	1305 gallons
RV _{Enhanced}	1305 gallons

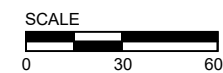


BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

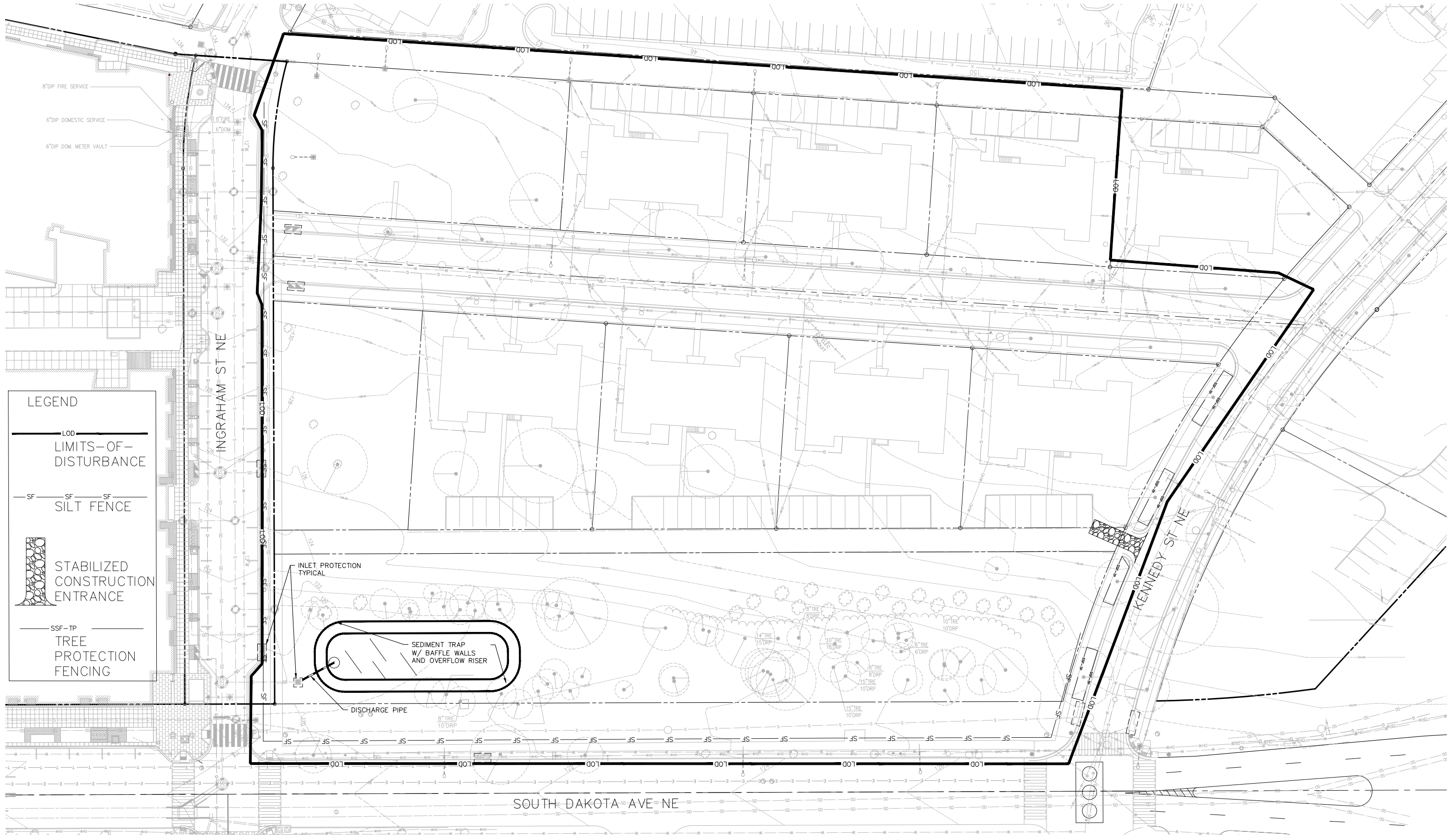
VFA CAPITOL



GREEN AREA RATIO PLAN
ART PLACE AT FORT TOTTEN

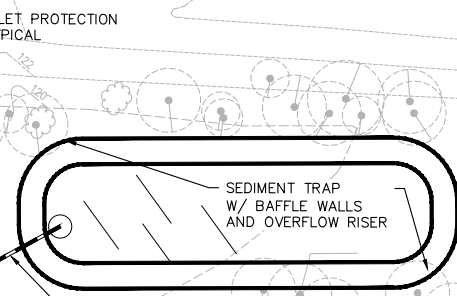
C16

Green Area Ratio Scoresheet					
***	Address	South Dakota Ave NE	Square	Lot	Zone District
			3765 & 3767	1-4,8&9 2,3,4,7	
	Other		Lot area (sf)	Minimum Score	Multiplier
			222,541	0.3	GAR Score
		Lot size (enter this value first) *			SCORE: 0.300
Landscape Elements					
			Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth < 24"	square feet		0.30	-
2	Landscaped areas with a soil depth ≥ 24"	square feet		0.60	-
3	Bioretention facilities	square feet	4,181	0.40	1,672.4
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	square feet		0.20	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	1,800	16200	0.30
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	79	3950	0.50
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0	0.60
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0	0.70
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0	0.70
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0	0.70
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0	0.80
9	Vegetated wall, plantings on a vertical surface	square feet		0.60	-
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	square feet	86,931	0.60	52,158.6
2	Over at least 8" of growth medium	square feet	1,770	0.80	1,416.0
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	square feet	11,867	0.40	4,746.8
2	Permeable paving over at least 24" of soil or gravel	square feet		0.50	-
E Other					
1	Enhanced tree growth systems***	square feet		0.40	-
2	Renewable energy generation	square feet		0.50	-
3	Approved water features	square feet		0.20	-
F Bonuses					
			sub-total of sq ft =	124,899	
1	Native plant species	square feet	0	0.10	-
2	Landscaping in food cultivation	square feet		0.10	-
3	Harvested stormwater irrigation	square feet		0.10	-
					Green Area Ratio numerator =
					66,829
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.					
Total square footage of all permeable paving and enhanced tree growth.					4,747

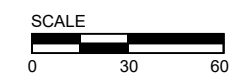


LEGEND

- LOD LIMITS-OF-DISTURBANCE
- SF SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SSF-TP TREE PROTECTION FENCING



BUILDING B



SEDIMENT AND EROSION CONTROL PLAN

ART PLACE AT FORT TOTTEN

C18



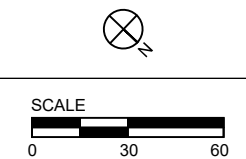
LEGEND

X TREE TO BE REMOVED

O TREE TO BE PRESERVED

NOTE: NO HERITAGE TREES WILL BE REMOVED WITH THIS DEVELOPMENT.

BUILDING B



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 20, 2018

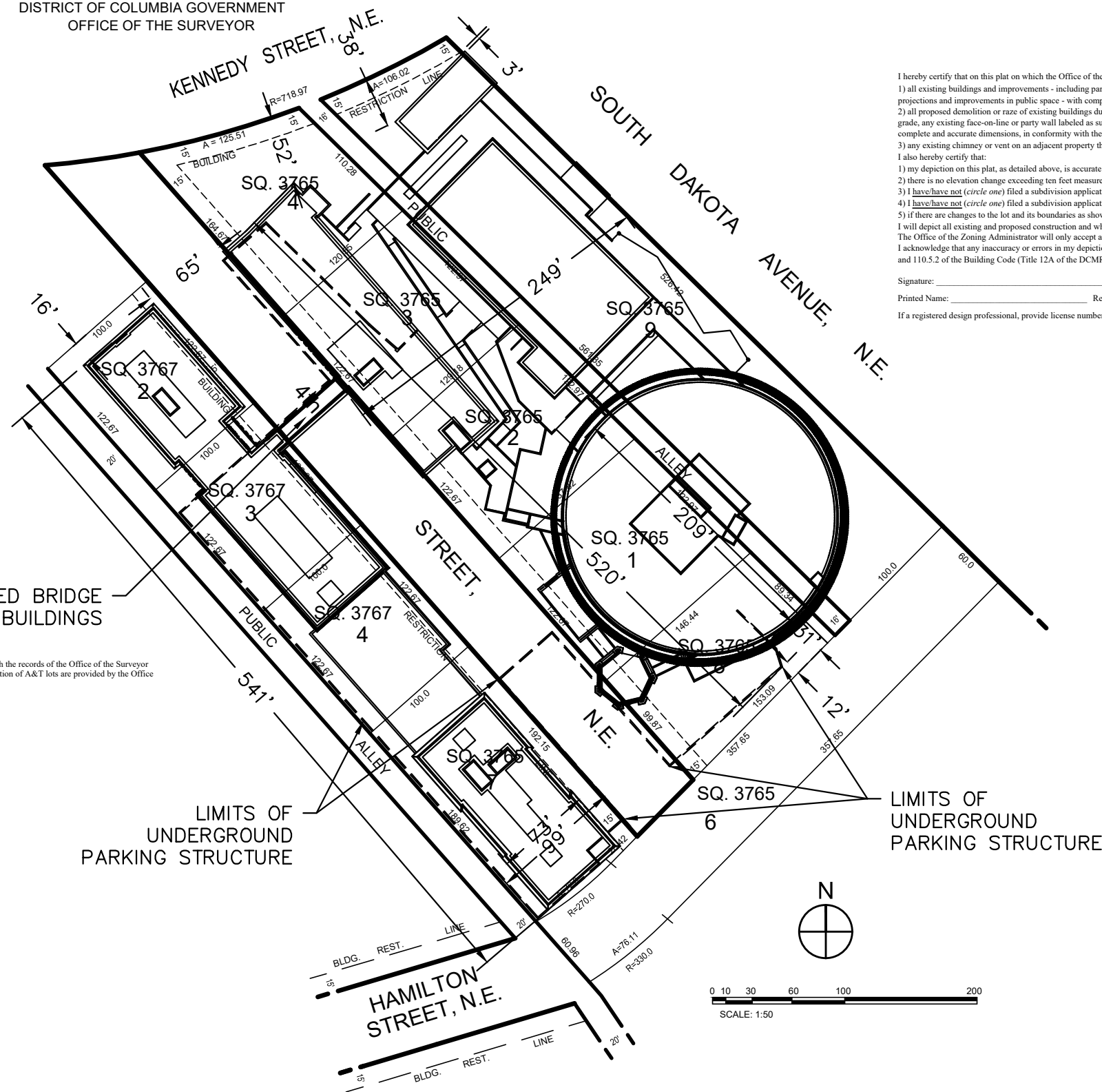
Plat for Building Permit of: SQUARE 3765 Lots 1 - 4 , 6 - 9 & SQ. 3767 Lots 3 - 4

Scale: 1 inch = 50 feet

Recorded in Book 136 Page 160 (SQ. 3765 Lots 1 - 4)
Book 207 Page 2 (SQ. 3765 Lots 6 - 9)
Book 136 Page 160 (SQ. 3767 Lots 3 - 4)

Receipt No. 18-07877 Drawn by: A.S.

Furnished to: BRIAN J. RUHL



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 subdivision 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.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the 6 months prior to the date DCRA accepts a Building Permit Application as complete. 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.

"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)."

Surveyor, D.C.