

BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

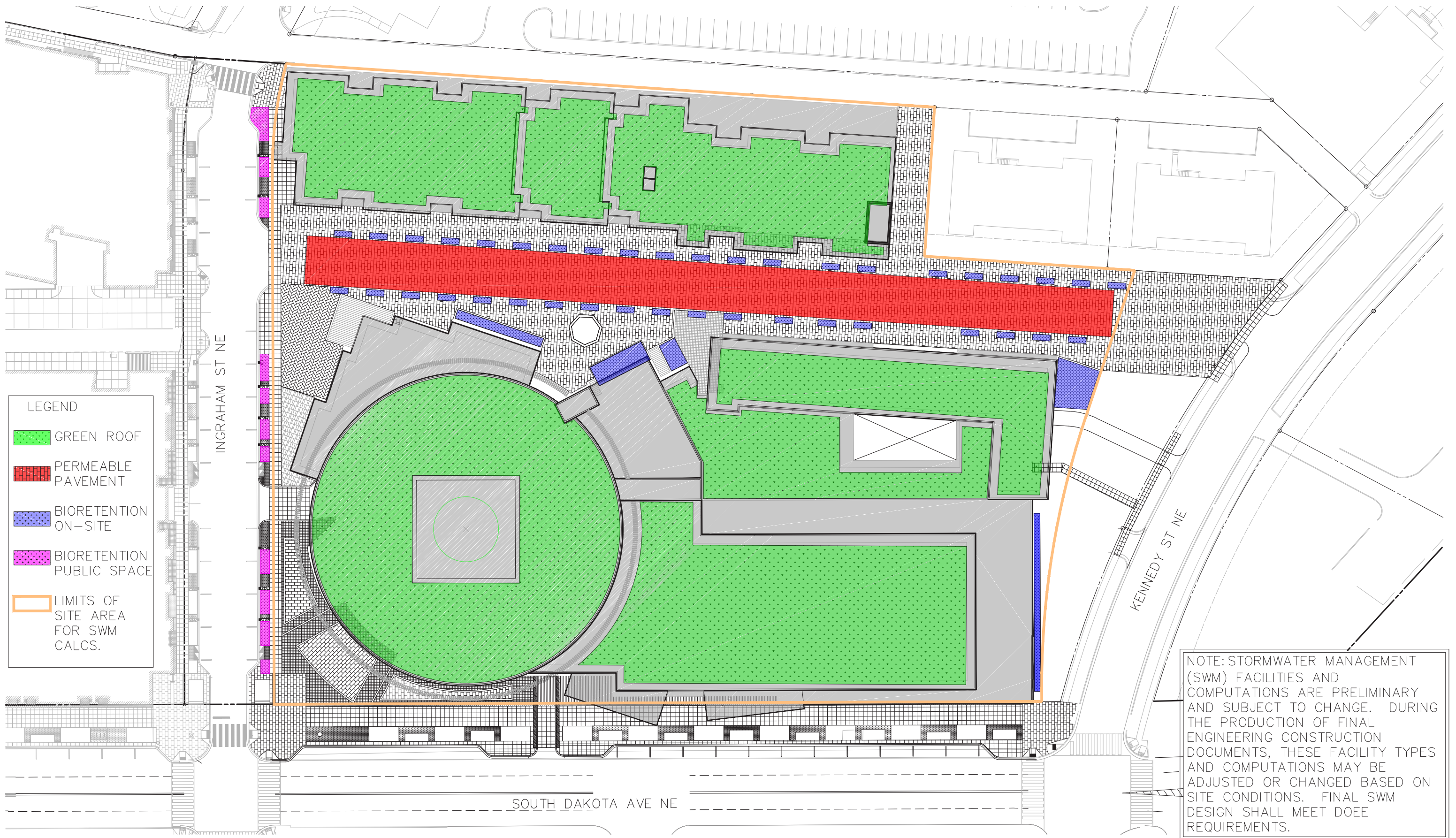
VFA CAPITOL

SEPTEMBER 4, 2018

SCALE
0 30 60

UTILITY PLAN
ART PLACE AT FORT TOTTEN

C11



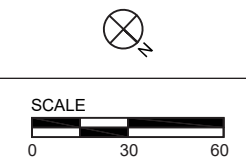
LEGEND

- GREEN ROOF
- PERMEABLE PAVEMENT
- BIORETENTION ON-SITE
- BIORETENTION PUBLIC SPACE
- LIMITS OF SITE AREA FOR SWM CALCS.

NOTE: STORMWATER MANAGEMENT (SWM) FACILITIES AND COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. DURING THE PRODUCTION OF FINAL ENGINEERING CONSTRUCTION DOCUMENTS, THESE FACILITY TYPES AND COMPUTATIONS MAY BE ADJUSTED OR CHANGED BASED ON SITE CONDITIONS. FINAL SWM DESIGN SHALL MEET DOE REQUIREMENTS.

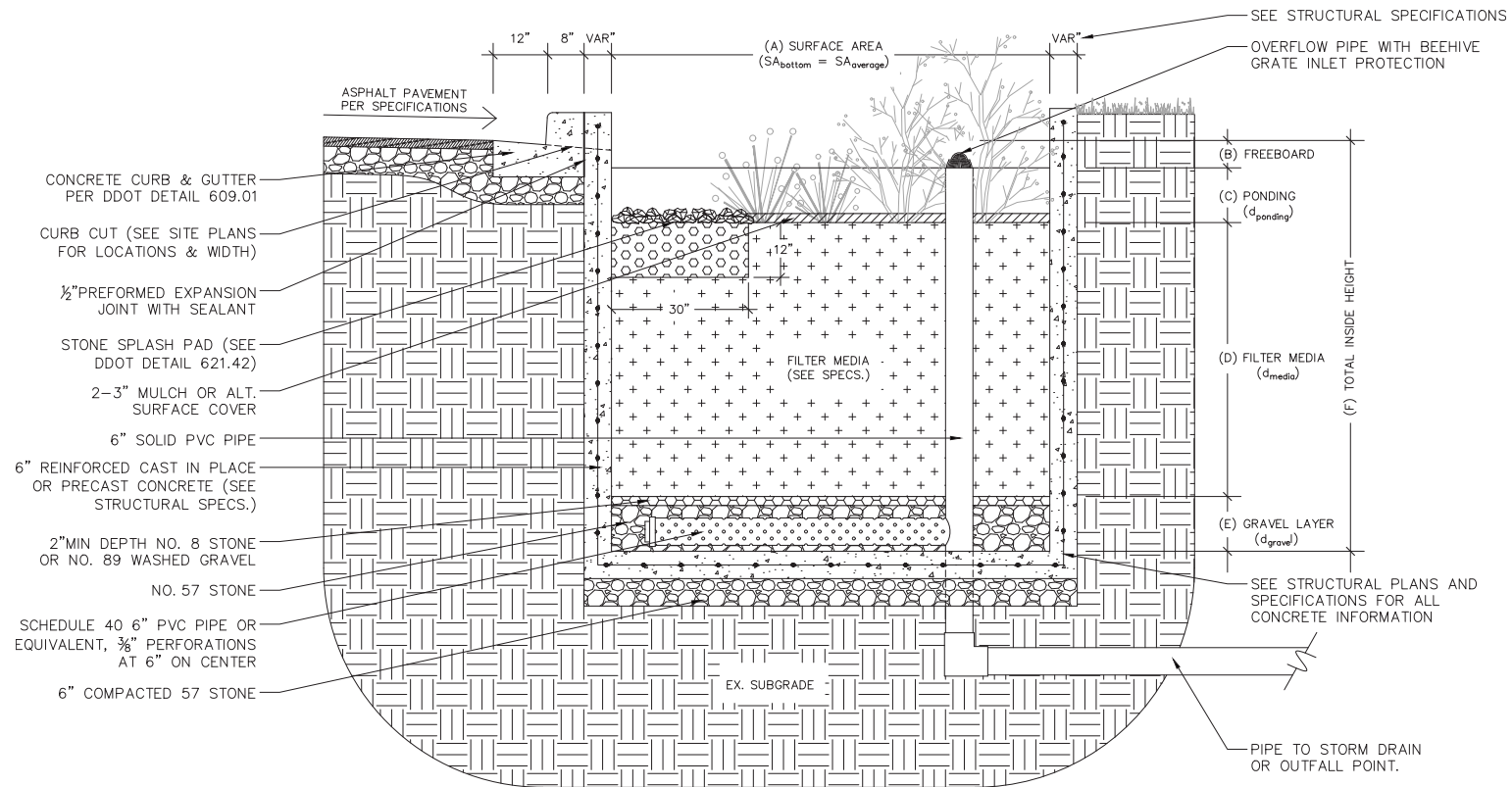
BUILDING B

SEPTEMBER 4, 2018



STORMWATER MANAGEMENT PLAN

ART PLACE AT FORT TOTTEN



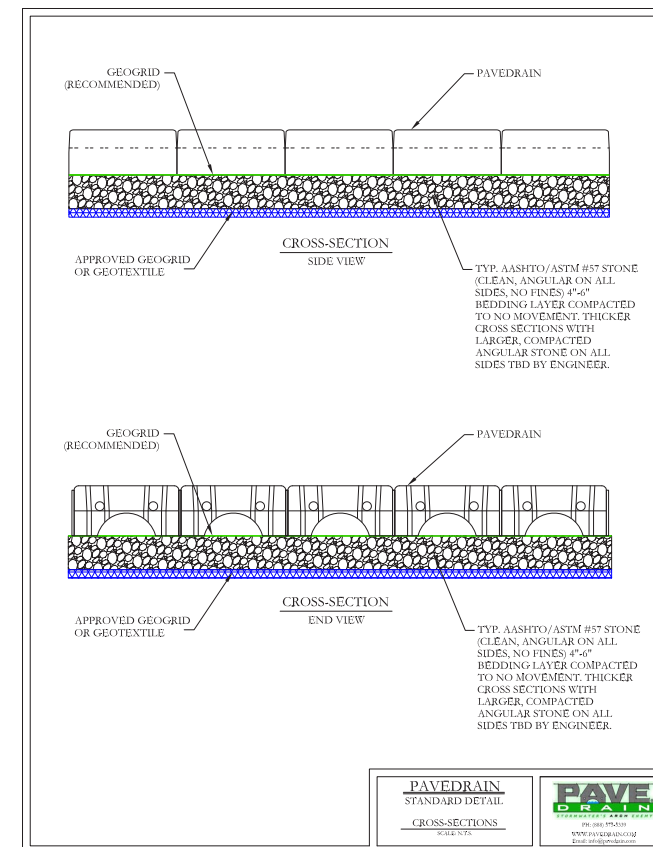
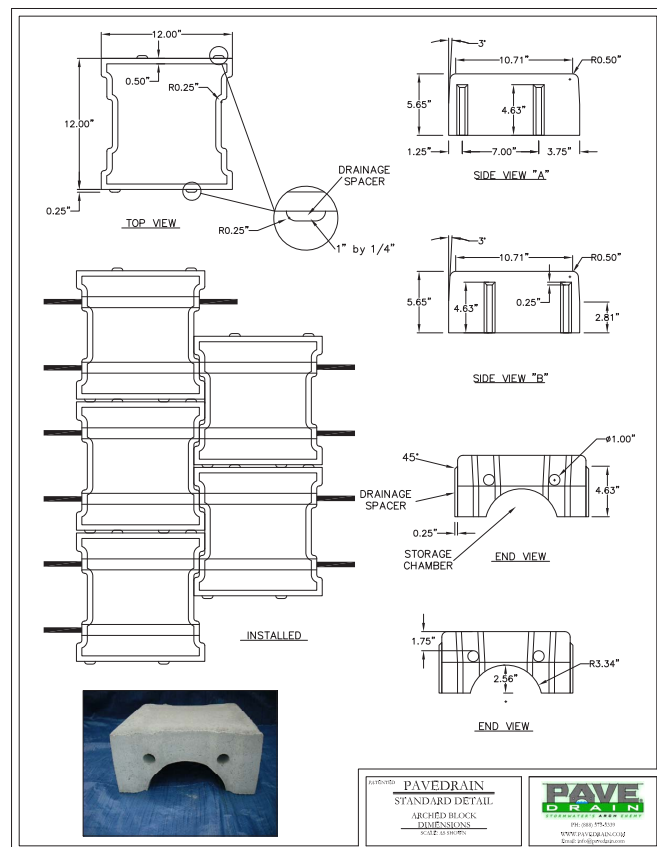
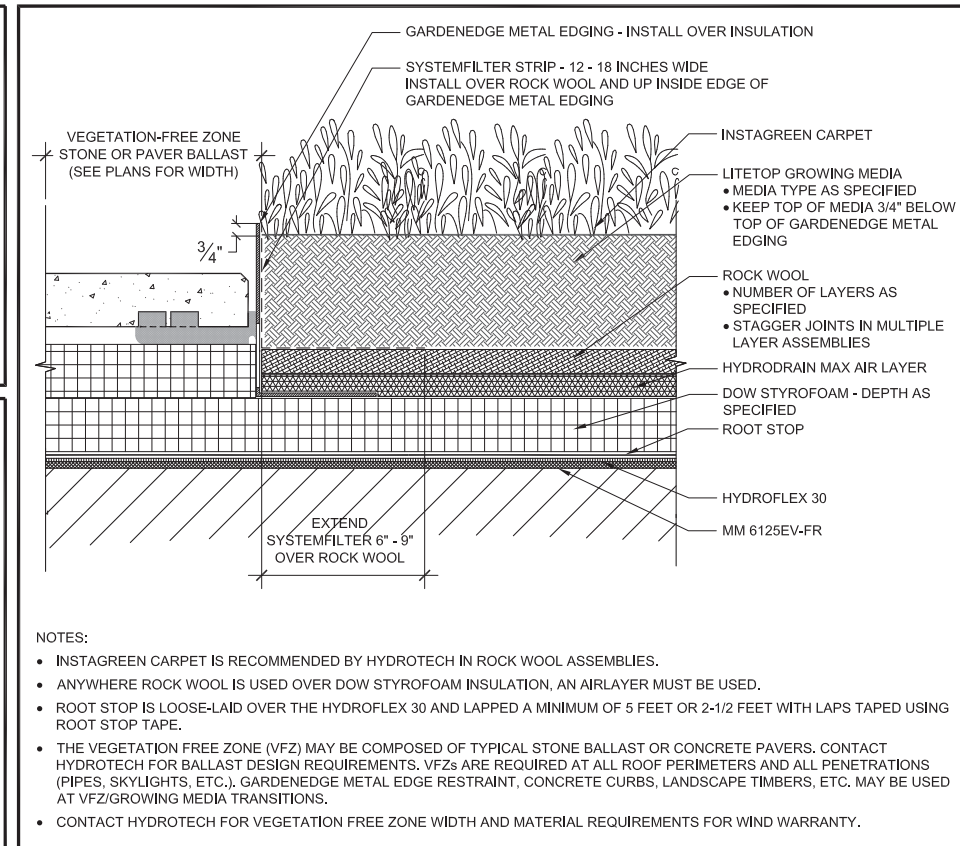
AMERICAN HYDROTECH, INC.

HYDROTECH GARDEN ROOF ASSEMBLY

GARDEN ROOF® ROCK WOOL ASSEMBLY

NO SCALE

GA-13



Stormwater Management Plan Compliance Data

Site Address 5211 4th Street NE Plan number 6136
 Stormwater Management Plan? Yes Green Area Ratio? Yes
 Soil Erosion and Sediment Control? Yes Floodplain Review? No
 Type of Activity Major Land Disturbing AWDZ? Non-AWDZ
 Is the entire site in the CSS? No

	Total Area (sf)	Site Area	PROW	Curve Numbers
Natural	0	0		<input type="checkbox"/> Additional Detention Provided
Compacted	0	0		Pre-development 70 2-year storm adjusted CN
Impervious	127,775	127,775		Pre-project 98 15-year storm adjusted CN 81
BMP	97,629	97,629		100-year storm adjusted CN 83
Total	225,404	225,404		

Requirements Summary (total is the sum of PROW and Parcel)	PROW (ft ³)	Parcel (ft ³)	Total (ft ³)	Total (Gallons)
SWRv		21,413	21,413	160,172
WQTV		0	0	0
On-site retention achieved		21,936	21,936	164,081
On-site treatment achieved		2,698	2,698	20,180
% of SWRv met on-site		102%	102.44%	102.44%
SRC eligibility				3,908
Offv				0

Compliance data last updated: 08-24-2018 04:35 PM
 Plan 6136 Page 1 of 5

Site Drainage Area Compliance Data

Site Drainage Area ID	Public Right of Way	Total area (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Vehicular access area	SWRv (cubic feet)	WQTV (cubic feet)	Volume retained (cubic feet)	Volume treated (cubic feet)	2-year storm adjusted Curve Number	15-year storm adjusted Curve Number	100-year storm adjusted Curve Number	SDA Minimum Compliance
6136-1	<input type="checkbox"/>	225,404			127,775	97,629		21,413		21,936	2,698	77	81	83	Yes

Site BMP Compliance Data

Compliance data last updated: 08-24-2018 04:35 PM
 Plan 6136 Page 2 of 5

BMP ID number	Type	Total CDA (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Total Post project vehicular access area	Volume received from upstream BMPs (cubic feet)	Max volume received by BMP (cubic feet)	Storage volume (cubic feet)	Retention calculation	Volume retained (cubic feet)	Volume treated (cubic feet)	Downstream BMP ID Numbers
6136-1-1	Extensive green roof	35,500			4,500	31,000			4,778	5,658	100% of storage volume	4,778		
6136-1-10	Stormwater planters - Standard	7,265			6,500	765			978	1,645	60% of storage volume	978		
6136-1-11	Stormwater planters - Standard	10,030			8,960	1,070			1,350	2,300	60% of storage volume	1,350		
6136-1-12	Permeable pavers - Standard	13,100				13,100			1,763	4,585	4.5 cubic feet per 100 square feet	590	1,174	
6136-1-13	Tree planting										10 cubic feet per tree	750		
6136-1-2	Extensive green roof	29,250			2,250	27,000			3,937	4,928	100% of storage volume	3,937		
6136-1-3	Extensive green roof	26,000			2,000	24,000			3,499	4,380	100% of storage volume	3,499		

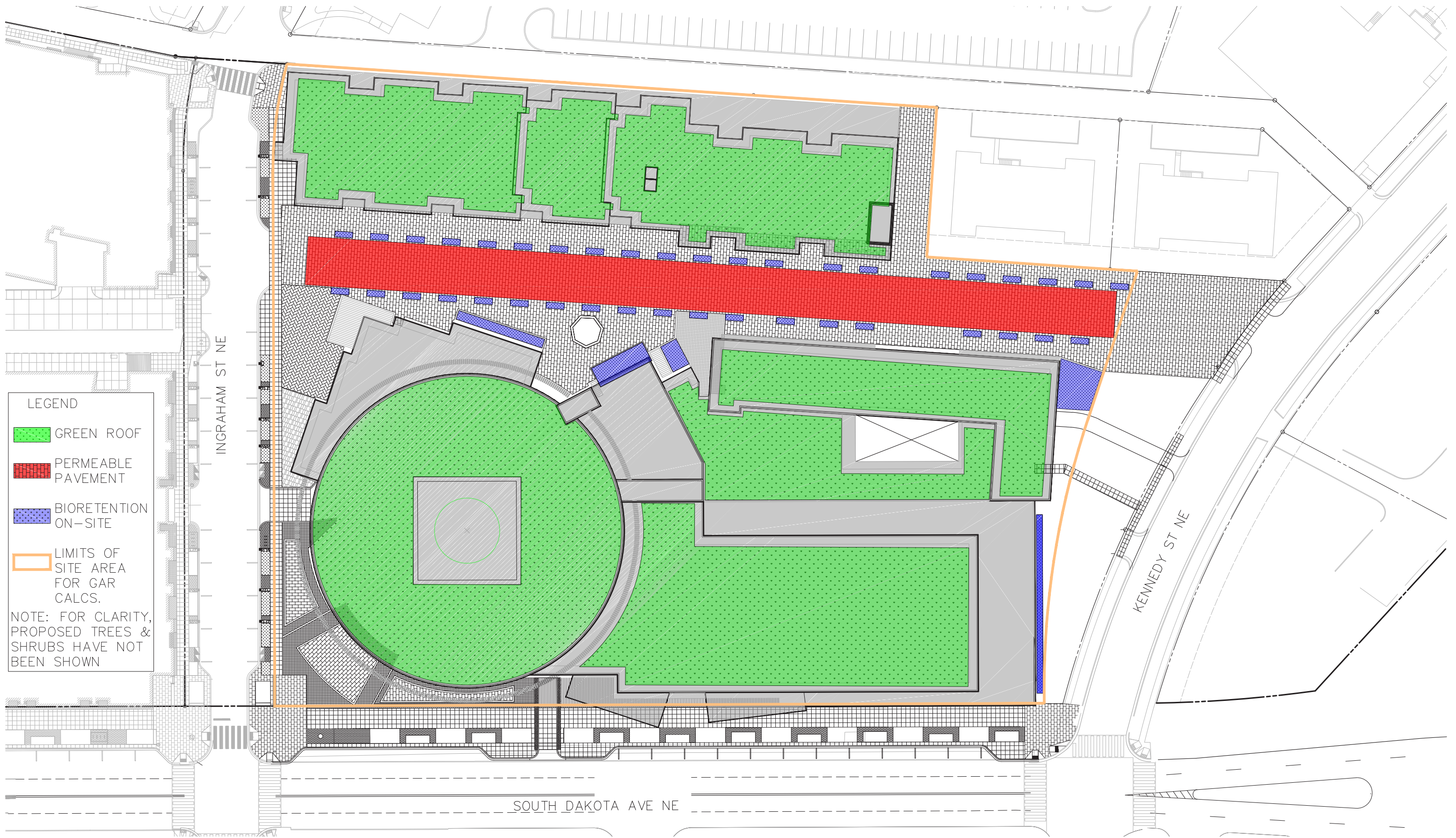
Compliance data last updated: 08-24-2018 04:35 PM
 Plan 6136 Page 3 of 5

BMP ID number	Type	Total CDA (square feet)	Natural (square feet)	Compacted (square feet)	Impervious (square feet)	BMP (square feet)	Total Post project vehicular access area	Volume received from upstream BMPs (cubic feet)	Max volume received by BMP (cubic feet)	Storage volume (cubic feet)	Retention calculation	Volume retained (cubic feet)	Volume treated (cubic feet)	Downstream BMP ID Numbers
6136-1-4	Extensive green roof	12,000				1,000	11,000			1,615	1,615	100% of storage volume	1,615	
6136-1-5	Extensive green roof	469					469			63	86	100% of storage volume	63	
6136-1-6	Extensive green roof	496					496			67	90	100% of storage volume	67	
6136-1-7	Extensive green roof	8,400					8,400			1,131	1,533	100% of storage volume	1,131	
6136-1-8	Streetscape bioretention - Standard	28,810				26,746	2,064			3,877	3,922	60% of storage volume	2,353	1,524
6136-1-9	Stormwater planters - Standard	6,145				5,480	665			827	1,430	60% of storage volume	827	

PROW Drainage Area Compliance Data

No records were retrieved.

Compliance data last updated: 08-24-2018 04:35 PM
 Plan 6136 Page 4 of 5



LEGEND

- GREEN ROOF
- PERMEABLE PAVEMENT
- BIORETENTION ON-SITE
- LIMITS OF SITE AREA FOR GAR CALCS.

NOTE: FOR CLARITY, PROPOSED TREES & SHRUBS HAVE NOT BEEN SHOWN

BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

VFA CAPITOL

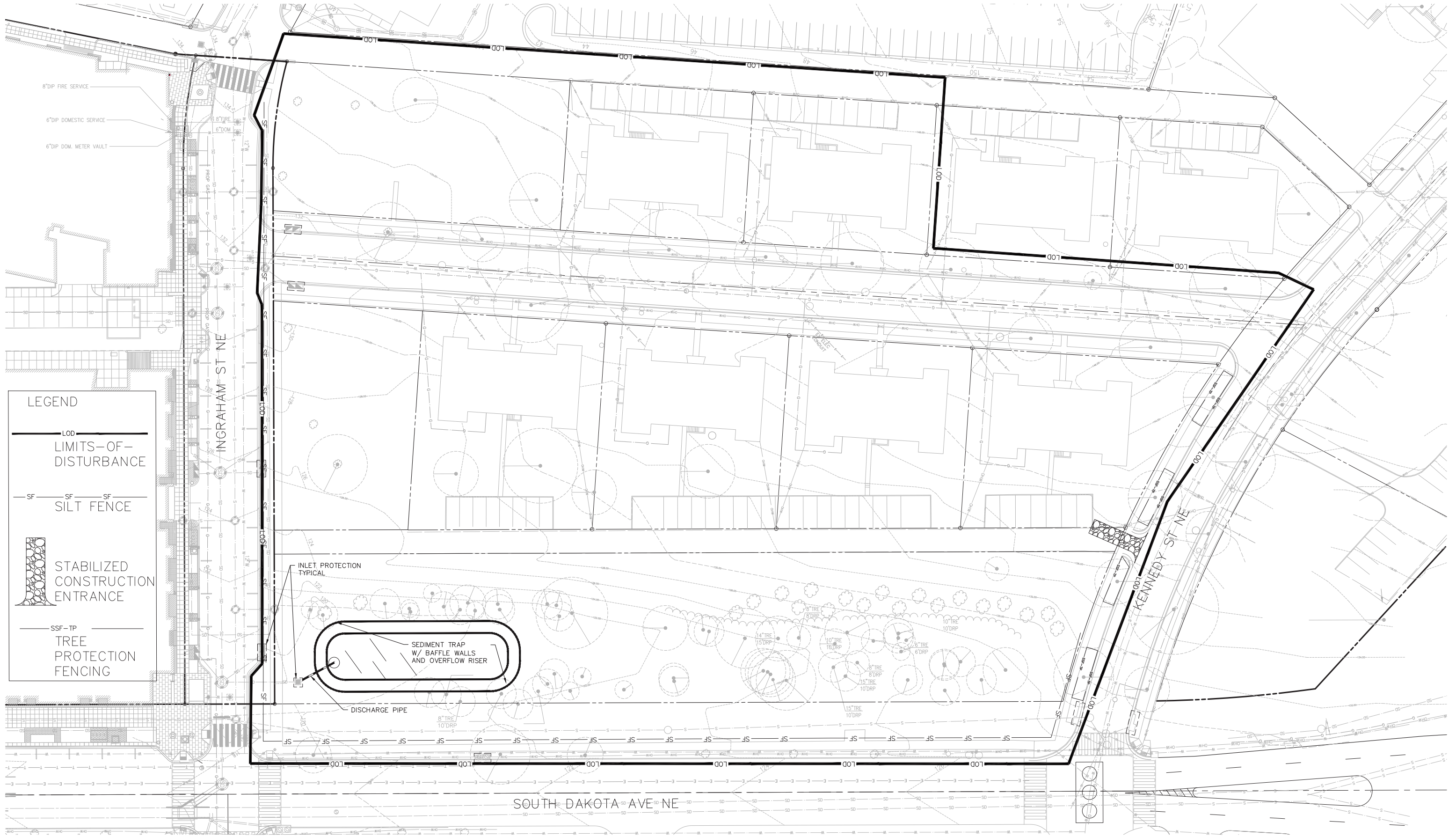
SEPTEMBER 4, 2018

SCALE
0 30 60

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 3,4,7		
	Other		Lot area (sf)	Minimum Score	Multiplier	GAR Score
			225,345	.4	SCORE:	0.401
	Lot size (enter this value first) *					
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	4,564	0.40		1,825.6
B Plantings (credit for plants in landscaped areas from Section A)						
1	Groundcovers, or other plants < 2' height	square feet		0.20	Native Bonus square feet	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	450	0.30	# of plants	1,215.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	0.50	# of trees	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	110	0.60	# of trees	16,500.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	# of trees	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	# of trees	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	# of trees	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0.80	# of trees	-
9	Vegetated wall, plantings on a vertical surface	square feet		0.60	square feet	-
C Vegetated or "green" roofs						
1	Over at least 2" and less than 8" of growth medium	square feet	102,365	0.60	square feet	61,419.0
2	Over at least 8" of growth medium	square feet		0.80	square feet	-
D Permeable Paving***						
1	Permeable paving over 6" to 24" of soil or gravel	square feet		0.40		-
2	Permeable paving over at least 24" of soil or gravel	square feet	13,100	0.50		6,550.0
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		-
			sub-total of sq ft =	151,579		
F Bonuses						
1	Native plant species	square feet	27,500	0.10		2,750.0
2	Landscaping in food cultivation	square feet		0.10		-
3	Harvested stormwater irrigation	square feet		0.10		-
						Green Area Ratio numerator = 90,260
*** 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.						6,550



BUILDING B

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VFA CAPITOL

SEPTEMBER 4, 2018



SEDIMENT AND EROSION CONTROL PLAN

ART PLACE AT FORT TOTTEN

C18



LEGEND

X TREE TO BE REMOVED

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

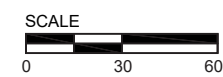
BUILDING B

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VFA CAPITOL

SEPTEMBER 4, 2018



TREE PLAN | C19

ART PLACE AT FORT TOTTEN

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

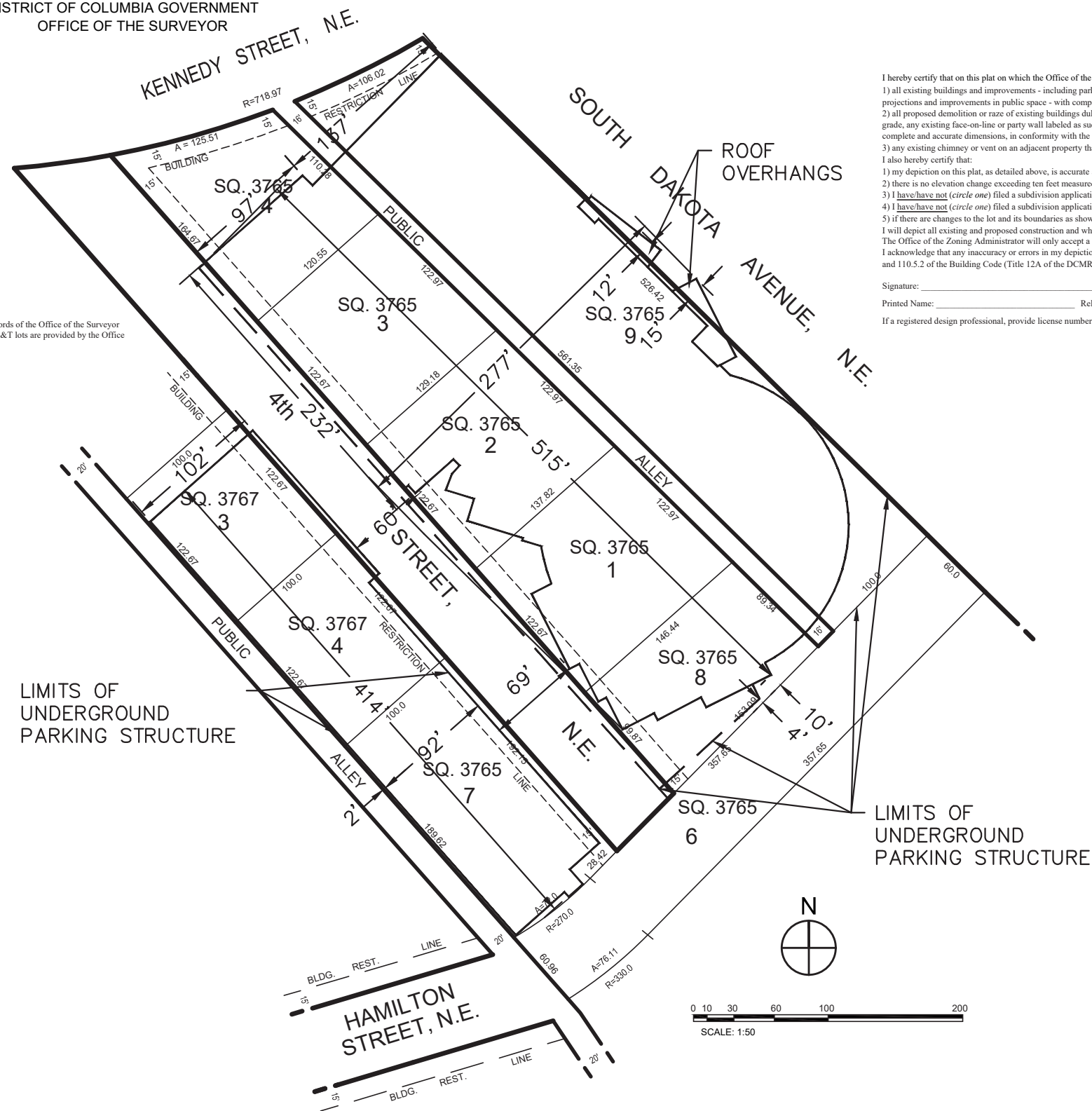
Recorded in Book 136 Page 160 (SQ. 3765 Lots 1 - 4)
Book 207 Page 2 (SQ. 3765 Lots 6 - 9)
Book 136 Page 160 (SQ. 3767 Lots 3 - 4)

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

Furnished to: BRIAN J. RUHL

"I hereby certify that 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.



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.

