

BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

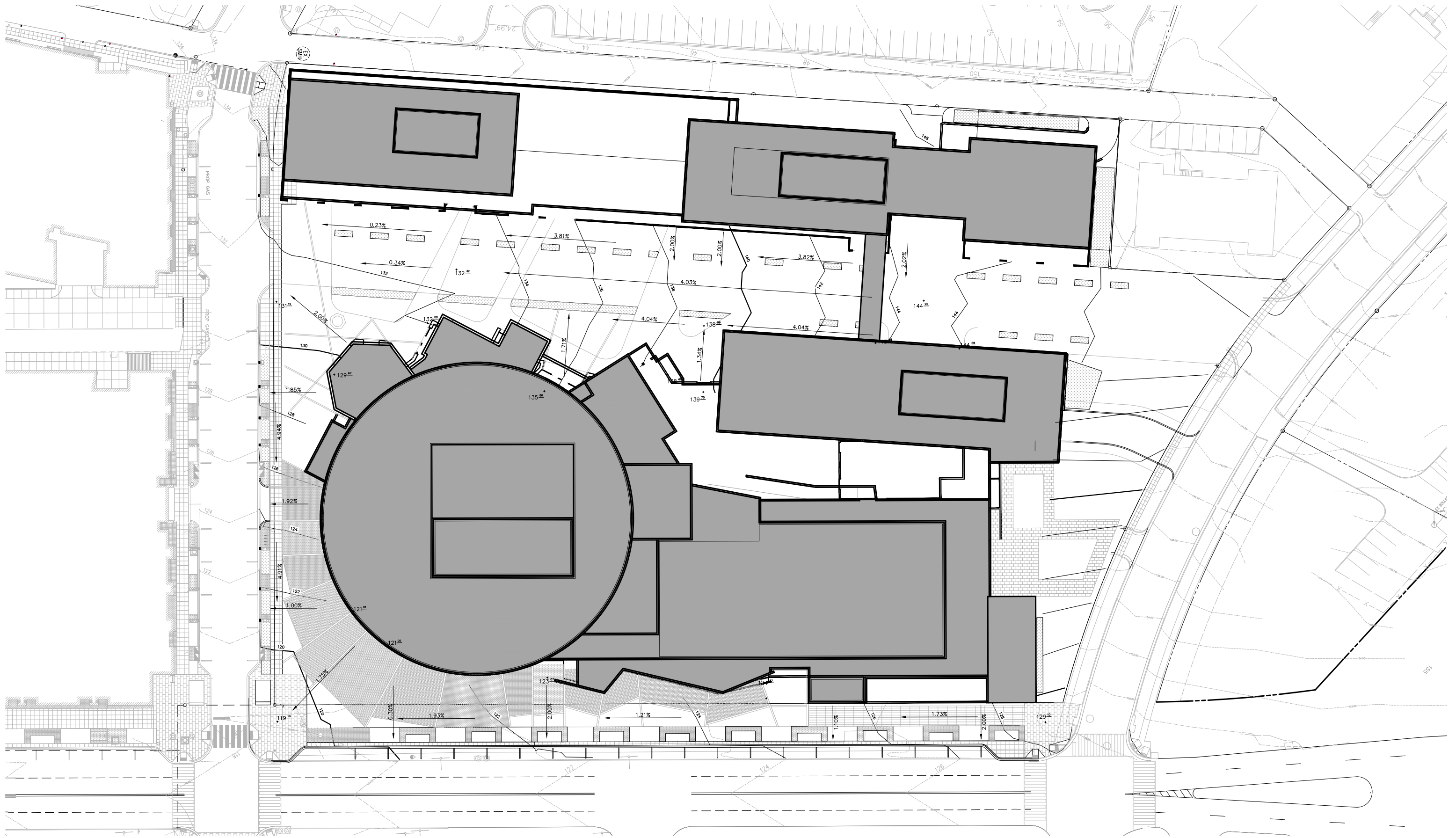
VFA CAPITOL



UTILITY PLAN

ART PLACE AT FORT TOTTEN
ZONING COMMISSION
District of Columbia
CASE NO.06-10D
EXHIBIT NO.11B12

C11



BUILDING B

PERKINS
EASTMAN

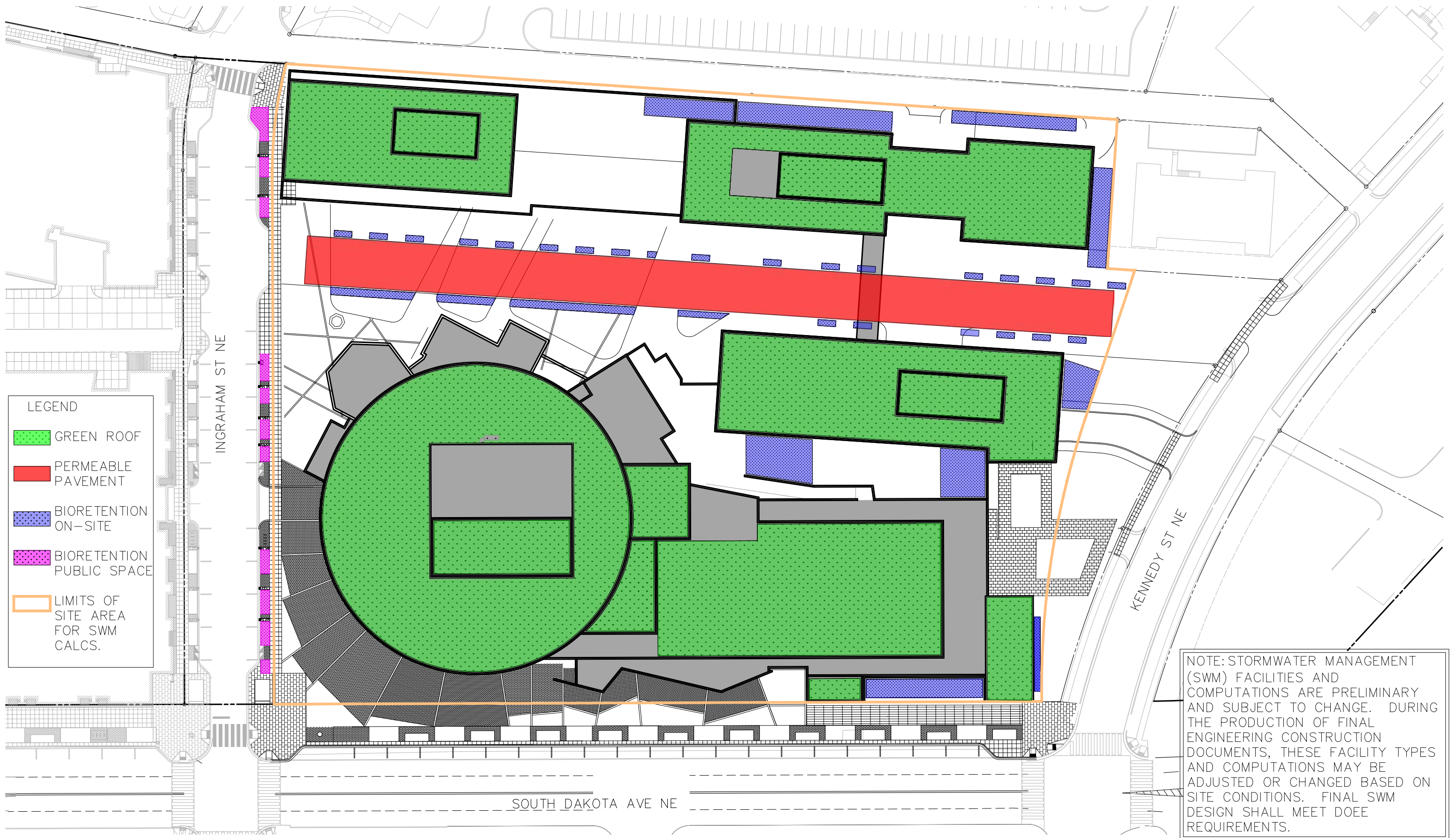
STUDIO SHANGHAI

VFA CAPITOL

GRADING PLAN
ART PLACE AT FORT TOTTEN

C12

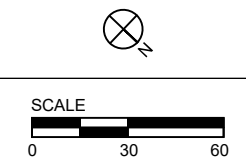




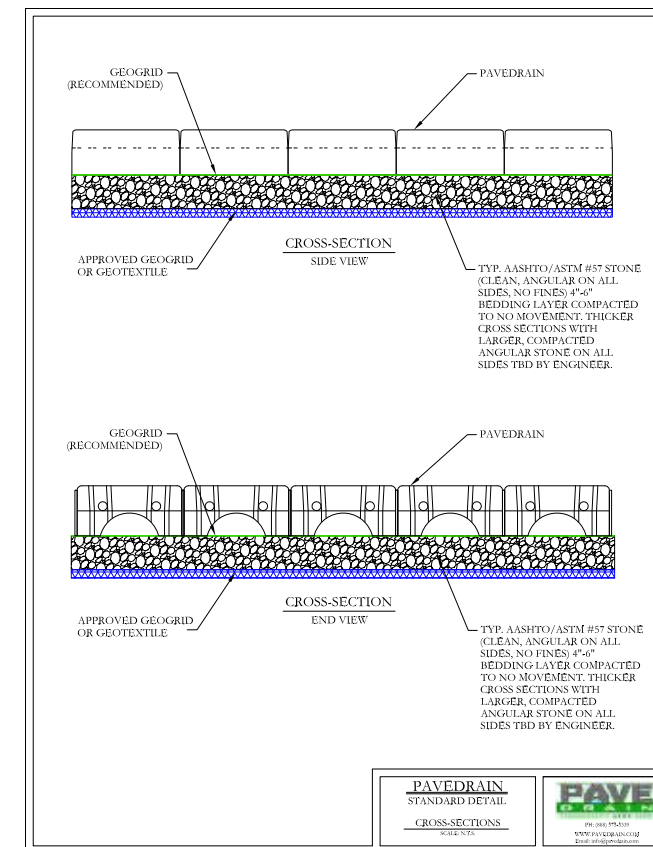
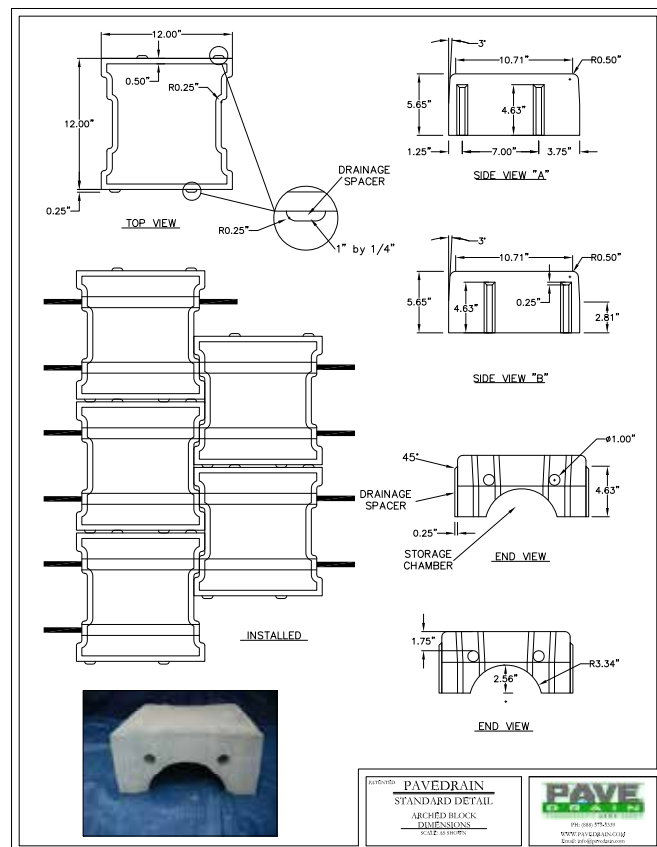
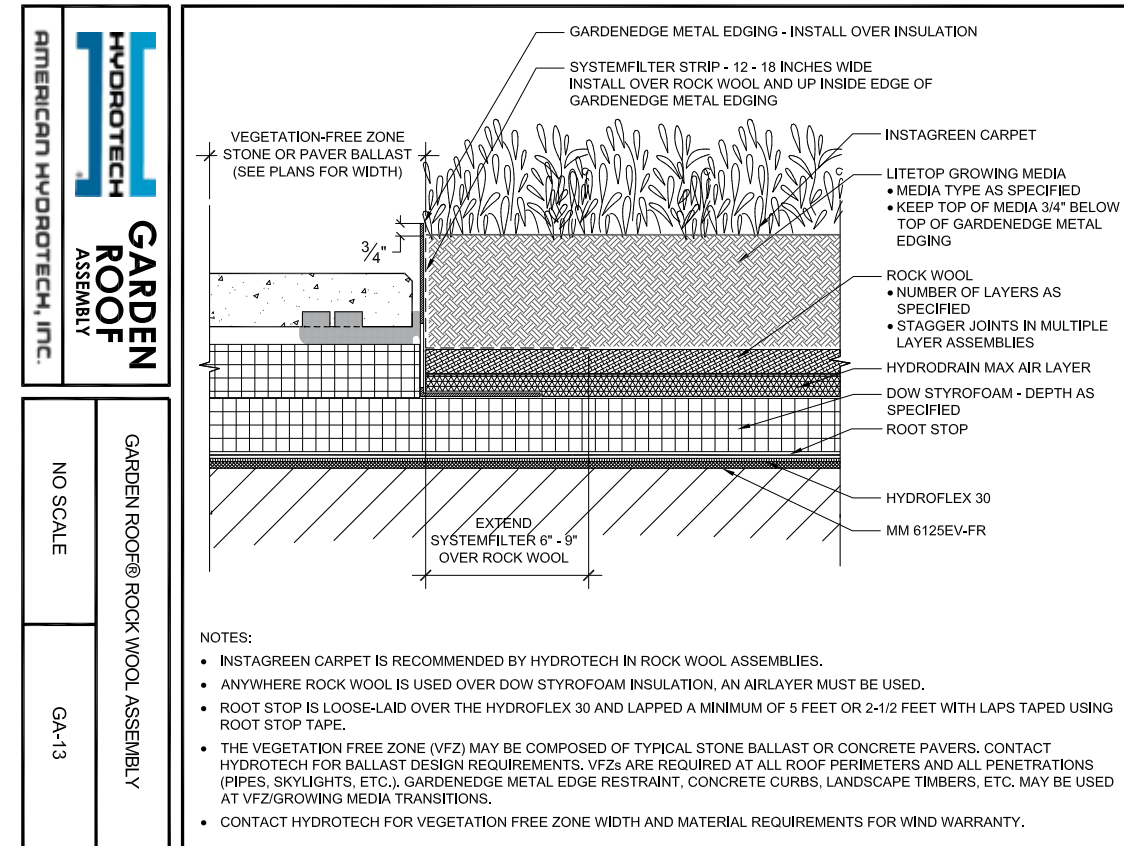
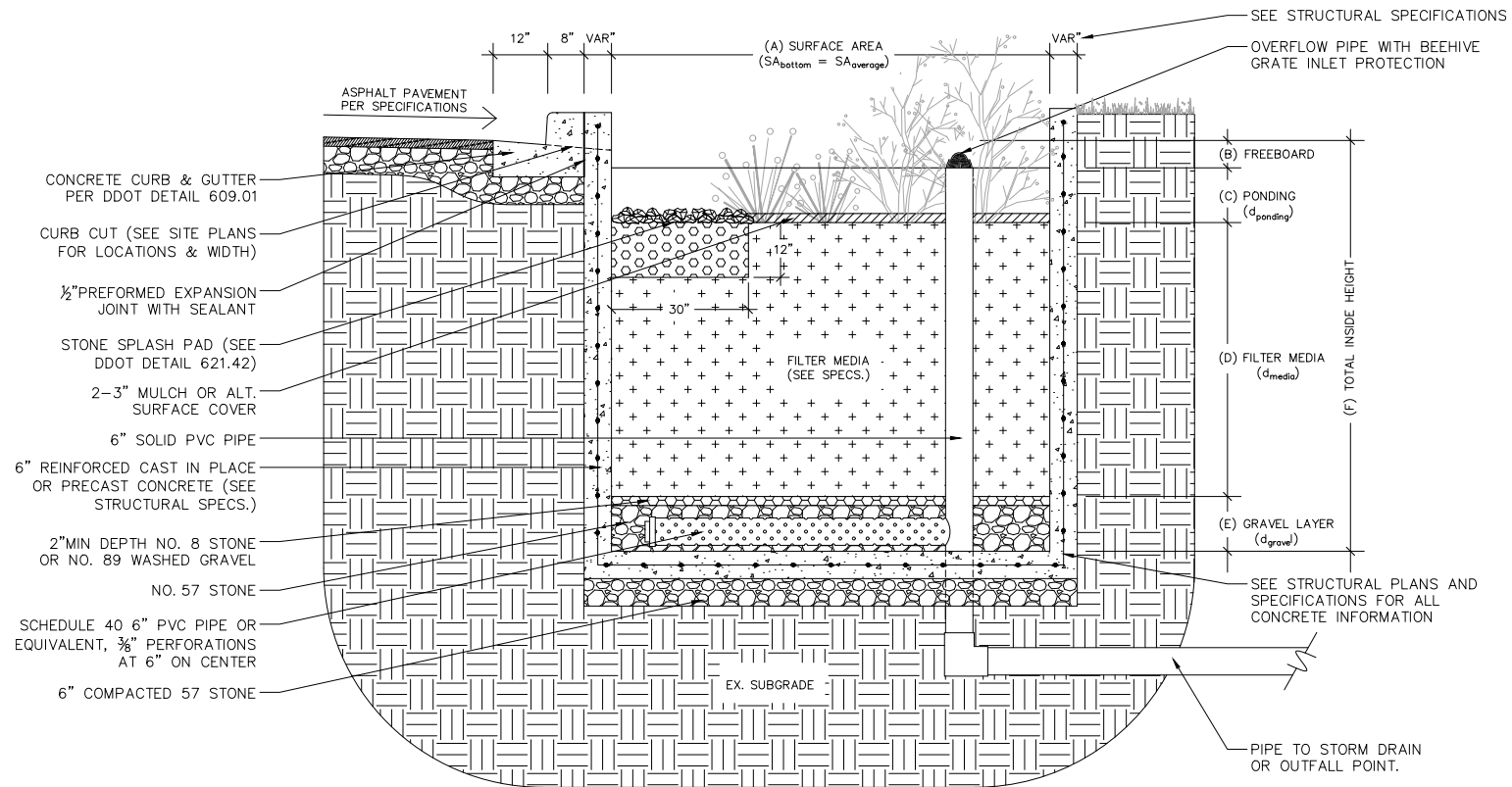
- LEGEND
- GREEN ROOF
 - PERMEABLE PAVEMENT
 - BIORETENTION ON-SITE
 - BIORETENTION PUBLIC SPACE
 - LIMITS OF SITE AREA FOR SWM CALCS.

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



STORMWATER MANAGEMENT PLAN



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 | 112,273 | 112,273 | | Pre-project | 98 15-year storm adjusted CN 82 |
| BMP | 125,329 | 125,329 | | | 100-year storm adjusted CN 84 |
| Total | 237,602 | 237,602 | | | |

| Requirements Summary | (total is the sum of PROW and Parcel) | PROW (ft³) | Parcel (ft³) | Total (ft³) | Total (Gallons) |
|----------------------------|---------------------------------------|------------|--------------|-------------|-----------------|
| SWRv | | | 22,572 | 22,572 | 168,840 |
| WQTV | | | 0 | 0 | 0 |
| On-site retention achieved | | | 22,649 | 22,649 | 169,414 |
| On-site treatment achieved | | | 2,698 | 2,698 | 20,180 |
| % of SWRv met on-site | | | 100% | 100.34% | 100.34% |
| SRC eligibility | | | | | 574 |
| Offv | | | | | 0 |

Compliance data last updated: 01-21-2019 12:08 PM

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"/> | 237,602 | | | 112,273 | 125,329 | | 22,572 | | 22,649 | 2,698 | 78 | 82 | 84 | Yes |

Site BMP Compliance Data

Compliance data last updated: 01-21-2019 12:08 PM
 Plan 6136 Page 2 of 5

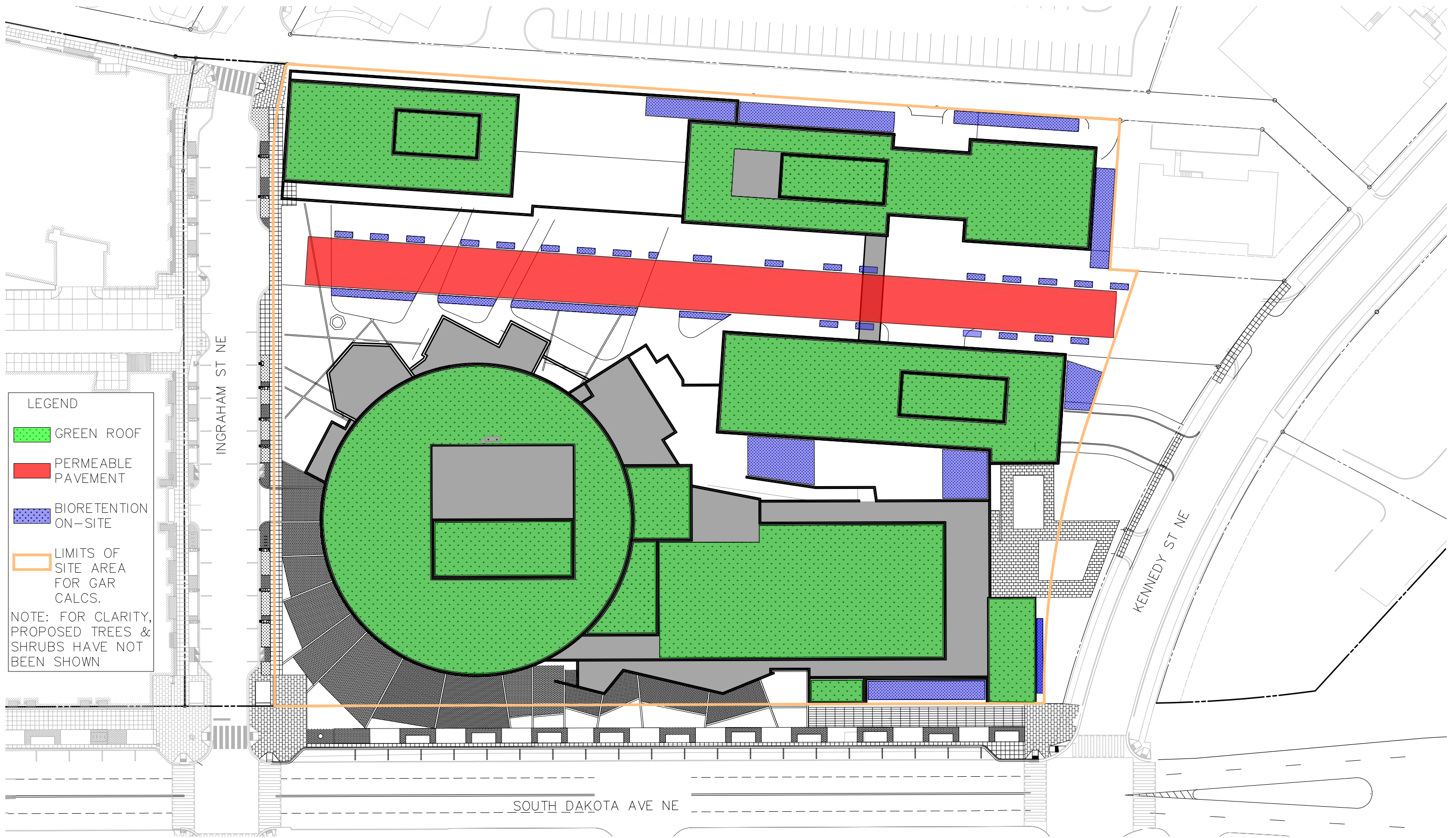
| BMP ID number | Type | Total CDA (square feet) | Natural (square feet) | Compacted (square feet) | Impervious (square feet) | BMP (square feet) | Total Post project vehicular access area | Volume received from upstream BMPs (cubic feet) | Max volume received by BMP (cubic feet) | Storage volume (cubic 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 | | |
| 6136-1-14 | Extensive green roof | 5,300 | | | | 5,300 | | | 713 | 713 | 100% of storage volume | 713 | | |
| 6136-1-2 | Extensive green roof | 29,250 | | | 2,250 | 27,000 | | | 3,937 | 4,928 | 100% of storage volume | 3,937 | | |

Compliance data last updated: 01-21-2019 12:08 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 |
|---------------|-------------------------------------|-------------------------|-----------------------|-------------------------|--------------------------|-------------------|--|---|---|-----------------------------|------------------------|------------------------------|-----------------------------|---------------------------|
| 6136-1-3 | Extensive green roof | 26,000 | | | | 2,000 | 24,000 | | 3,499 | 4,380 | 100% of storage volume | 3,499 | | |
| 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

Compliance data last updated: 01-21-2019 12:08 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

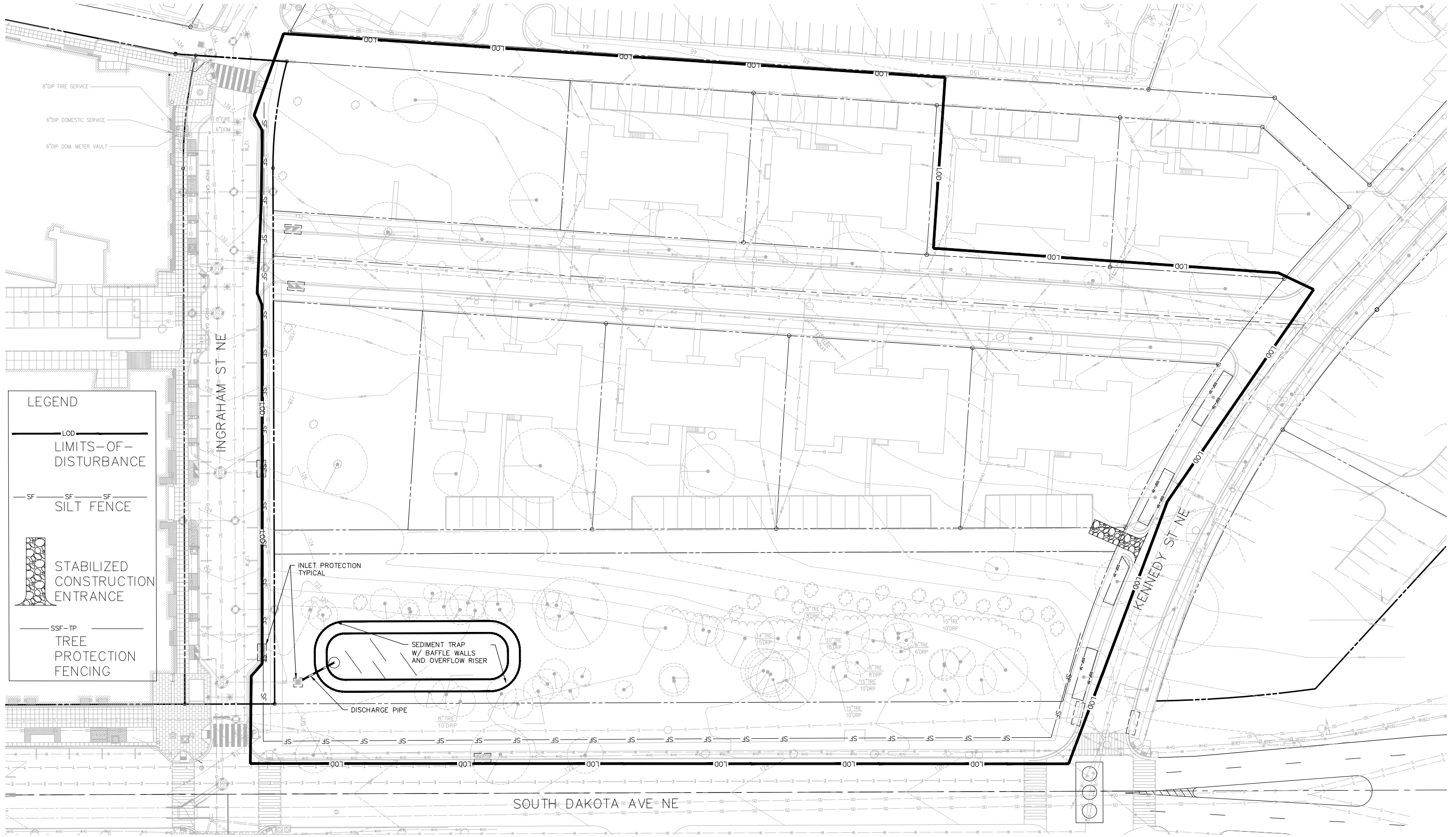
VFA CAPITOL



GREEN AREA RATIO PLAN
ART PLACE AT FORT TOTTEN

C16

| Green Area Ratio Scoresheet | | | | | |
|--|--|------------------------------|-------------|---------------|----------------------|
| Address | South Dakota Ave NE | Square | 3765 & 3767 | Lot | 1-4, 8 & 9 2,3,4,7 |
| Other | | Lot area (sf) | 222,539 | Minimum Score | .3 |
| | | Multiplier | SCORE: | | 0.328 |
| Landscape Elements | | | | | |
| 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 | - |
| 2 | Plants ≥ 2' height at maturity - calculated at 9-sf per plant | # of plants | 0 | 0.30 | - |
| 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 | # of trees | 0 | 0.70 | - |
| 7 | Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree | # of trees | 0 | 0.70 | - |
| 8 | Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree | # of trees | 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 | 107,665 | 0.60 | 64,599.0 |
| 2 | Over at least 8" of growth medium | square feet | | 0.80 | - |
| 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 = | | 125,329 | |
| F Bonuses | | | | | |
| 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 = | | | 72,975 |
| *** 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

PERKINS EASTMAN

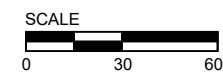
STUDIO SHANGHA

VFA CAPITOL

SEDIMENT AND EROSION CONTROL PLAN

ART PLACE AT FORT TOTTEN

C18





LEGEND

X TREE TO BE REMOVED

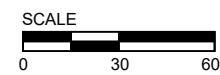
NOTE: NO HERITAGE TREES WILL BE REMOVED WITH THIS DEVELOPMENT.

BUILDING B

PERKINS EASTMAN

STUDIO SHANGHA

VFA CAPITOL



TREE PLAN
ART PLACE AT FORT TOTTEN

C19

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

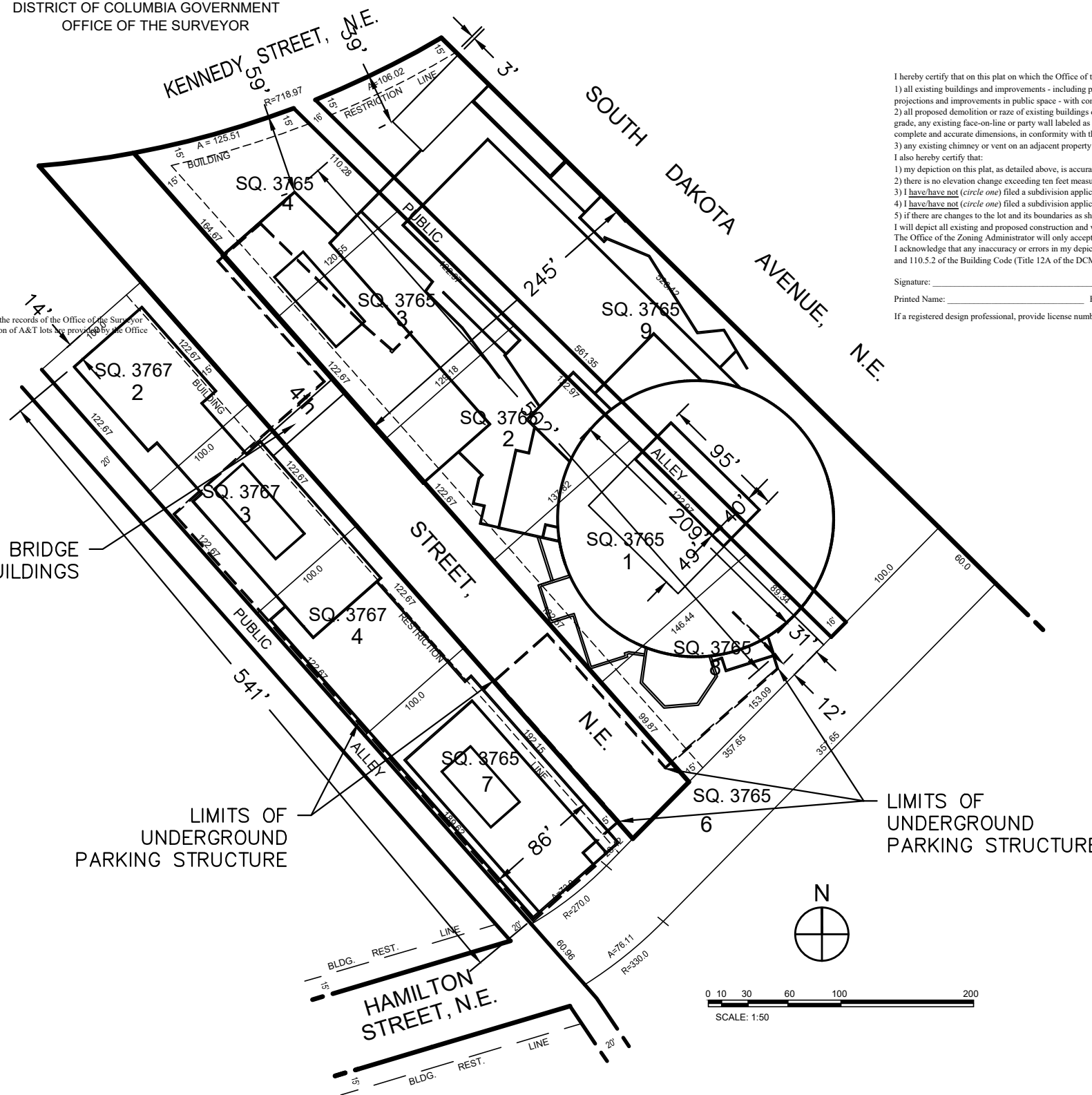
"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and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

Surveyor, D.C.

ENCLOSED BRIDGE
CONNECTING BUILDINGS

LIMITS OF
UNDERGROUND
PARKING STRUCTURE

LIMITS OF
UNDERGROUND
PARKING STRUCTURE



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.