

BOOK 03  
08.16.16

# FORT TOTTEN STORAGE CENTER

A PROJECT FOR JOHNSON DEVELOPMENT ASSOCIATES, INC.

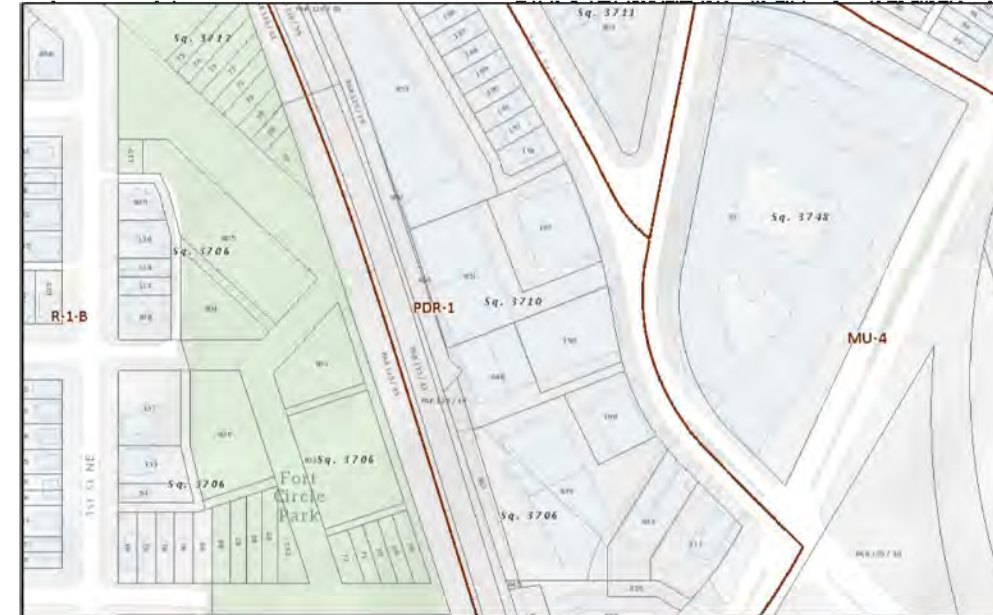
powers  
brown  
archit  
ecture

# ZONING ANALYSIS

5600 2 <sup>nd</sup> Street, NE Zoning Analysis		
	Permitted/Required	Provided
Site Area	--	56,427 (surveyed)
Lot Coverage (%)	None prescribed	85.37%
Floor Area Ratio (FAR)	3.5	2.9
Gross Floor Area (sf)	197,495	164,160
Height (ft / stories)	50'-0" / N/A	45'-6" / 4
Rear Yard (ft)	12'-0" (min)	12'-9" (min) / 17'-9" (avg)
Side Yard	N/A	8'-2" (min) / 9'-11" (avg)
Court (Open)	N/A	N/A
Court (Closed)	N/A	N/A
Parking (Vehicle)	25	26
Parking (Bicycle, Long-term)	8	8 (min)
Parking (Bicycle, Short-term)	N/A	N/A
Loading (Berths)	3	3

**Notes:**

- Minimum rear yard requirement is the greater of 2.5 inches per vertical foot of building height, or 12 feet.
- No side yard is required in a PDR zone, except where a side lot line abuts a residential zone or lot developed with a residential use.
- Minimum vehicle parking requirement is one (1) space for each 3,000 square feet of gross floor area (GFA) in excess of 3,000 square feet
- Minimum vehicle parking requirement reduced by 50% due to proximity to Metrorail
- Minimum long-term bicycle parking requirement is one (1) space for each 20,000 square feet of GFA.
- Minimum loading requirement is two (2) berths for PDR uses with greater than 25,000 square feet of GFA, and one (1) additional berth for each 100,000 GFA over 50,000 GFA.
- 10,000 GFA on the ground floor devoted to parking and loading; and therefore, the minimum parking and loading requirements were calculated based on 154,160 GFA.



SITE AERIAL



5600 2nd St NE, Washington, DC  
a project for  
**JOHNSON DEVELOPMENT ASSOCIATES, INC.**



# SITE PHOTOS



**A** View from 2<sup>nd</sup> Street along north lot line



**B** View from 2<sup>nd</sup> Street looking northwest



**C** View from Subject Property looking toward 2<sup>nd</sup> Street



**D** View of existing warehouse building at rear of Subject Property



**E** View from Subject Property looking east toward public alley



**F** View of existing warehouse building at front of Subject Property

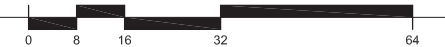
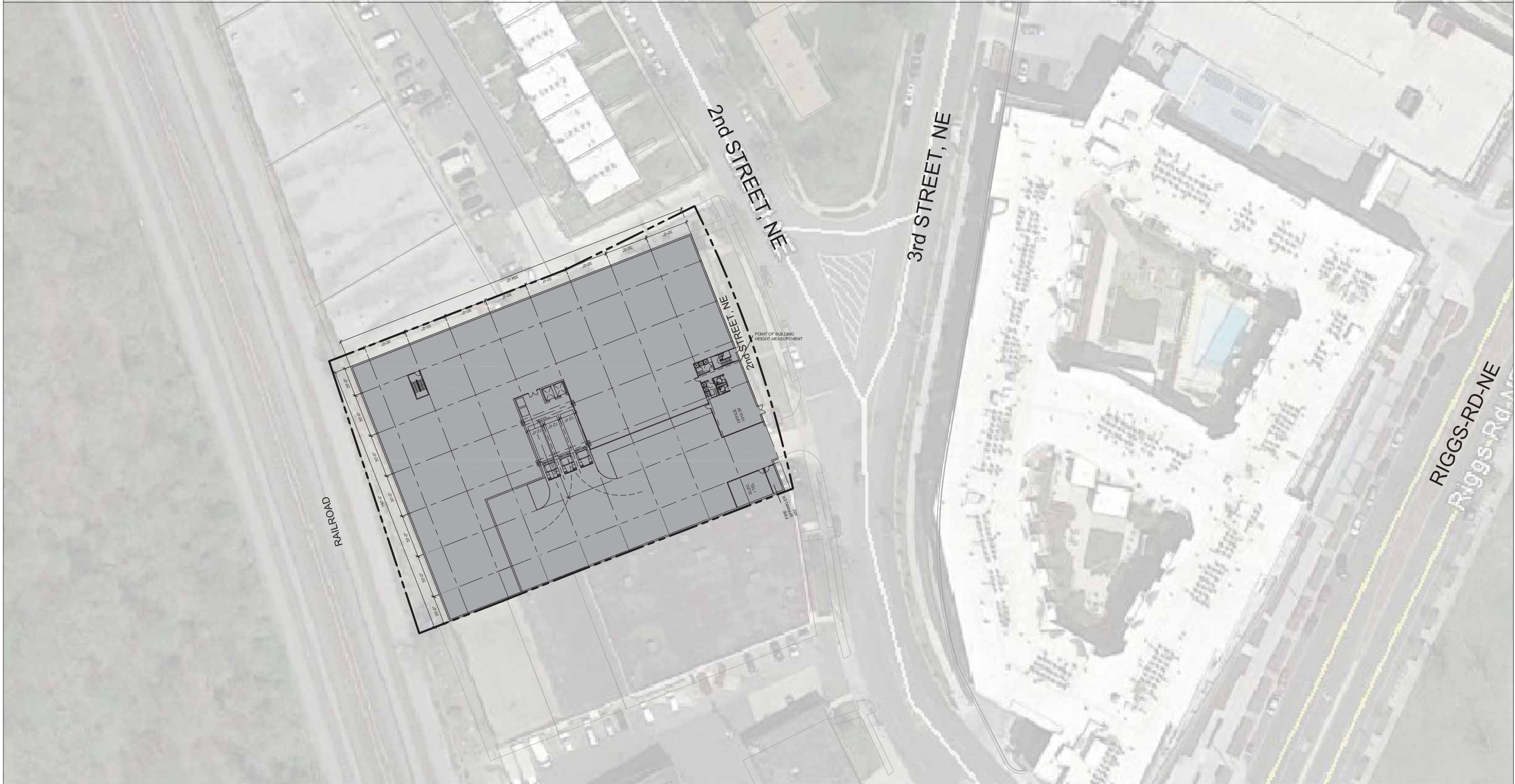
# SITE PLAN

SITE AREA: 56,427 GSF

GROSS FLOOR AREA: 164,160

PARKING REQUIRED: 25

PARKING PROVIDED: 26



5600 2nd St NE, Washington, DC  
a project for  
**JOHNSON DEVELOPMENT ASSOCIATES, INC.**

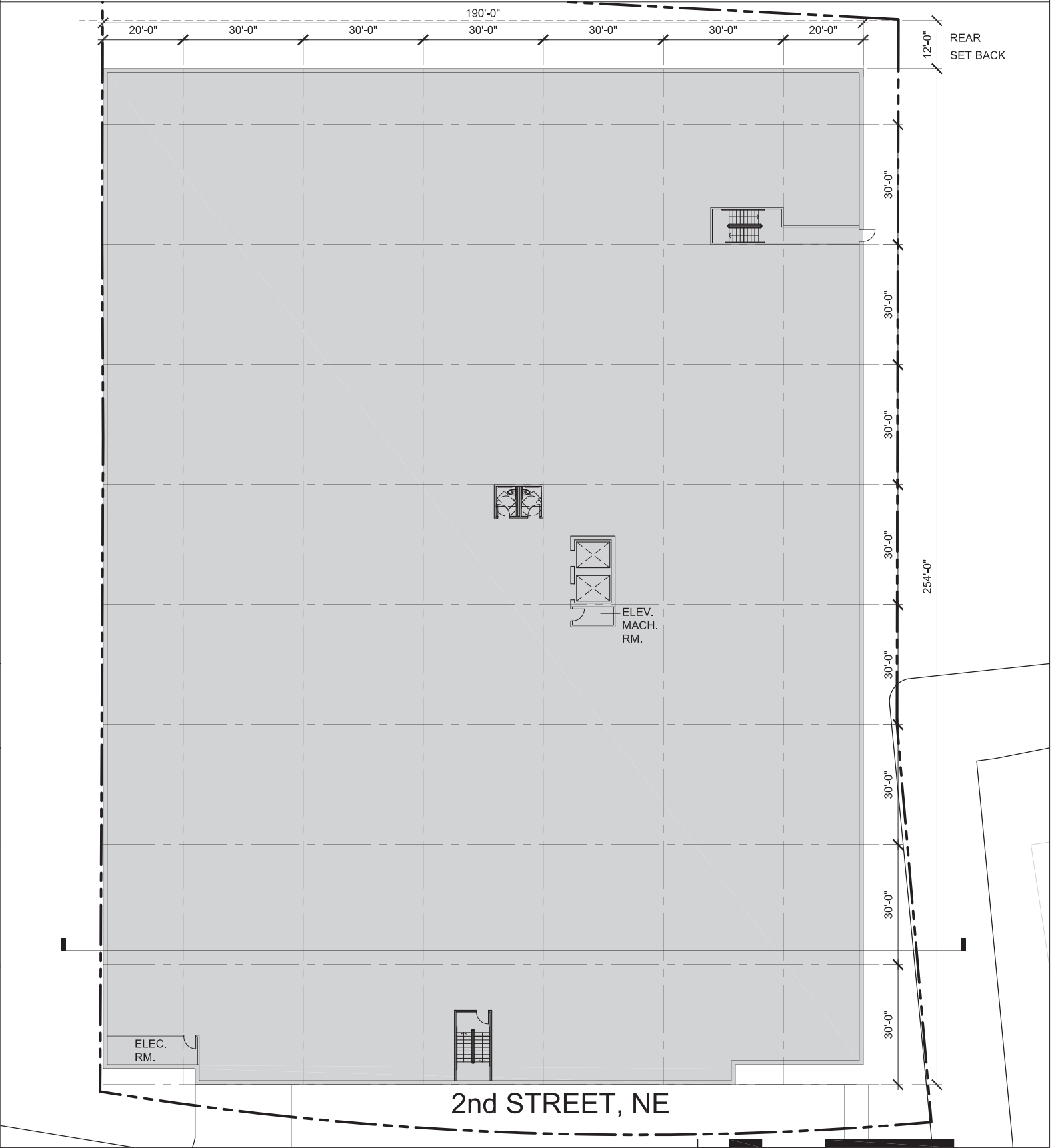
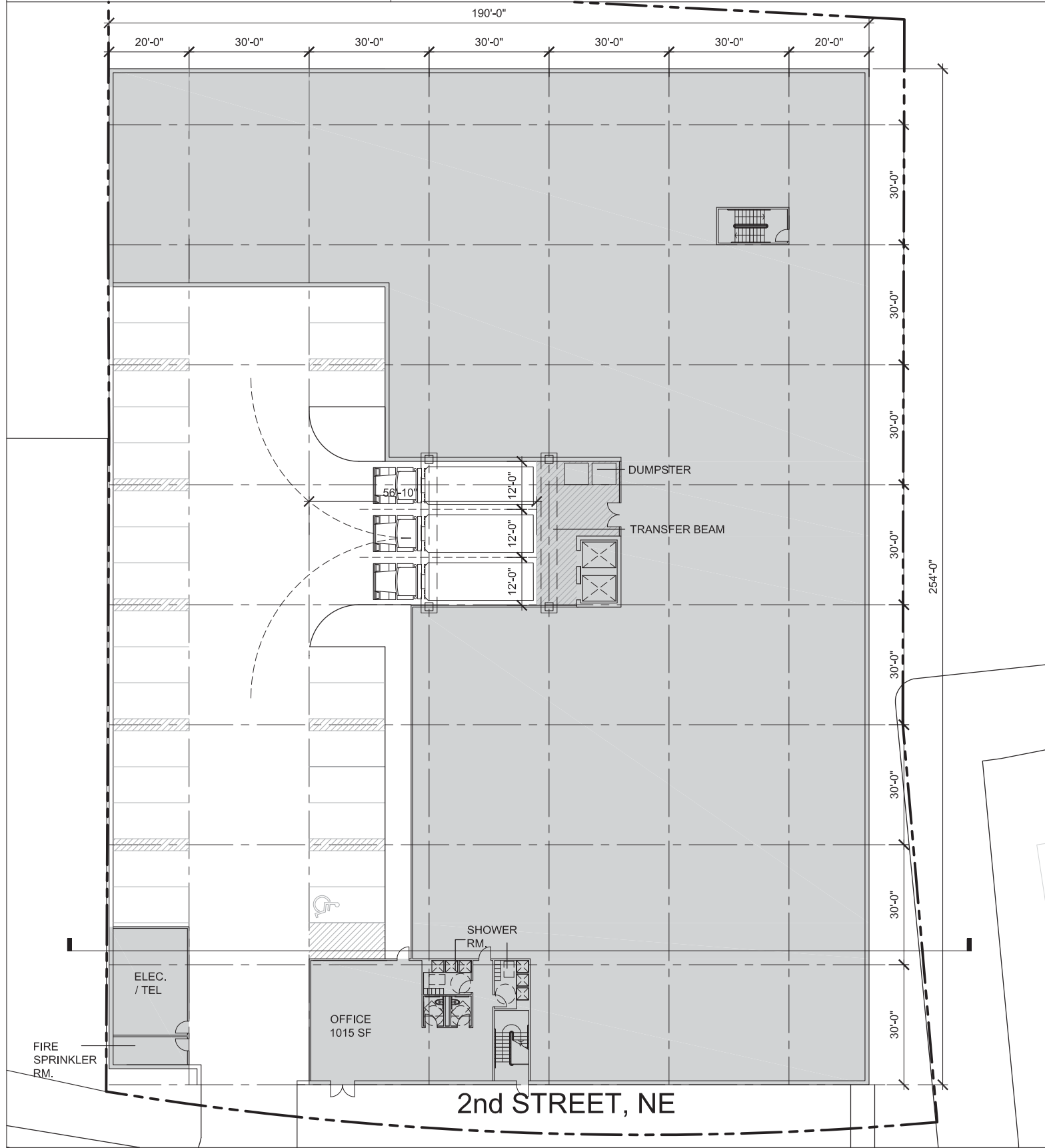
powers  
brown  
archit  
ecture

# FLOOR PLAN

1ST FLOOR: 20,160 GFA

PARKING PROVIDED: 26

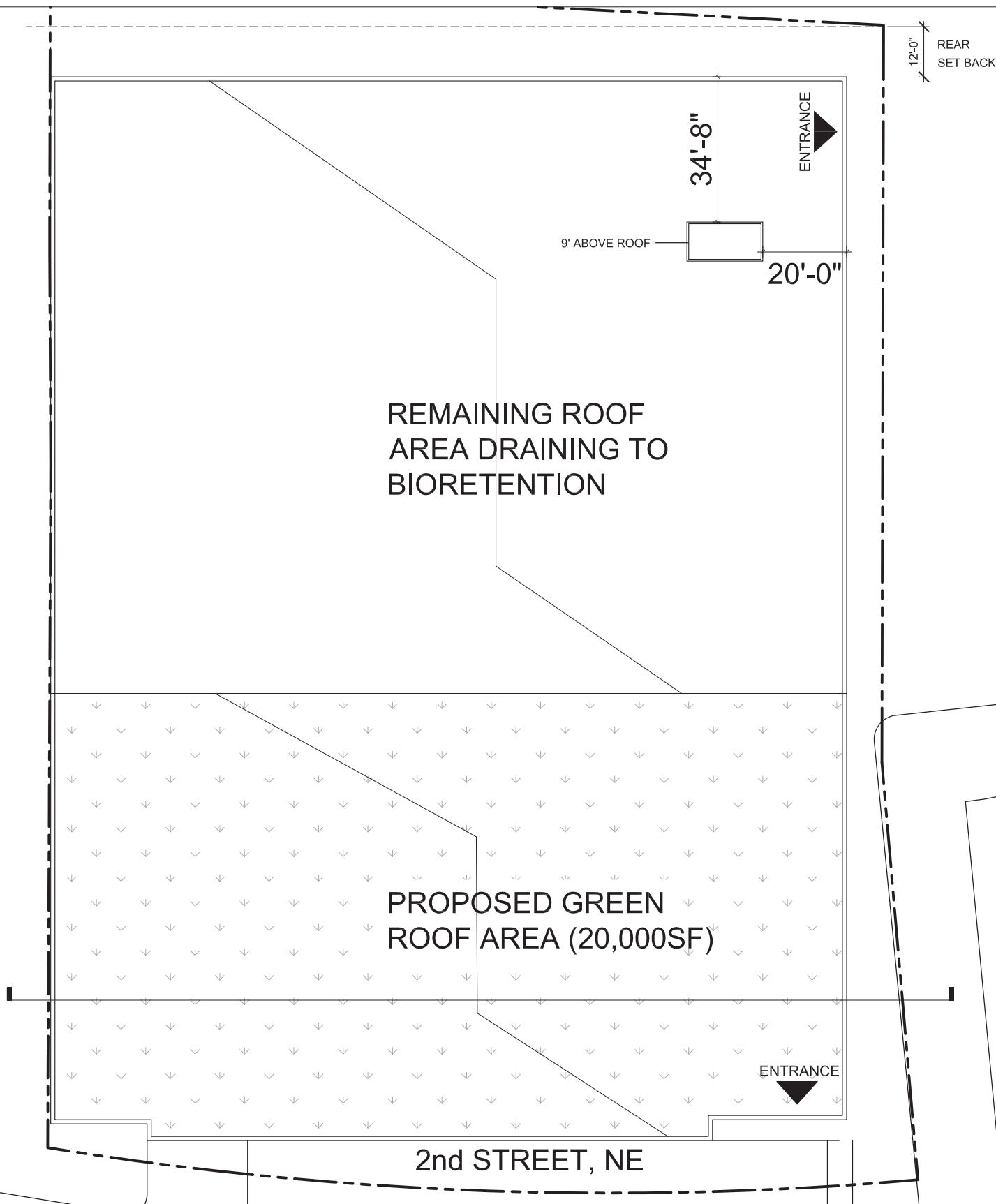
2ND - 4TH FLOOR PLAN: 48,000 GFA



5600 2nd St NE, Washington, DC  
 a project for  
**JOHNSON DEVELOPMENT ASSOCIATES, INC.**

powers  
 brown  
 archit  
 ecture

# ROOF PLAN

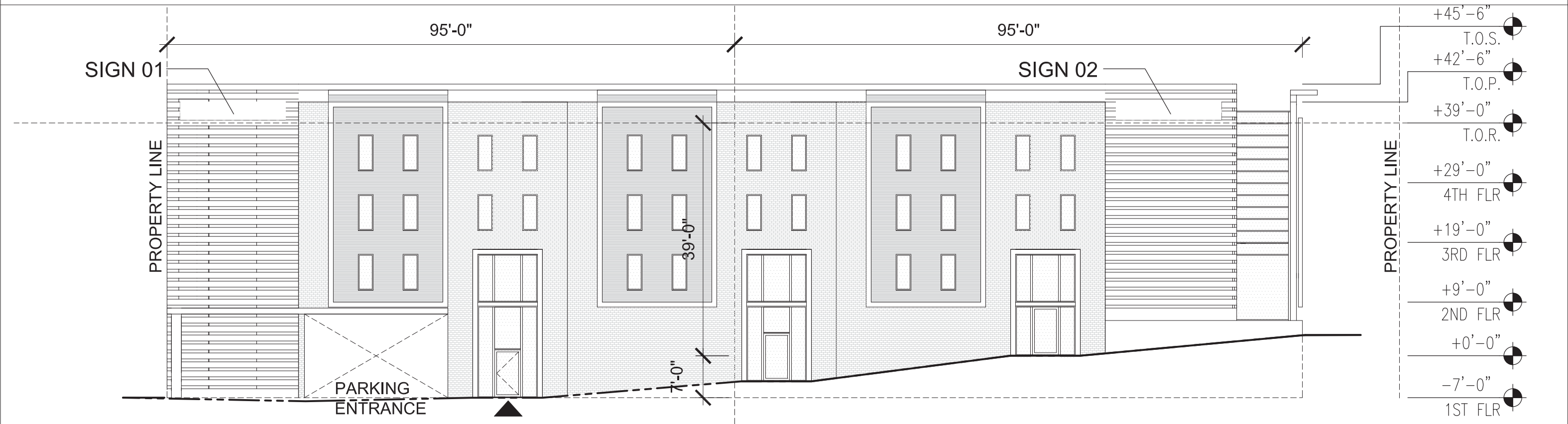


5600 2nd St NE, Washington, DC  
a project for  
**JOHNSON DEVELOPMENT ASSOCIATES, INC.**

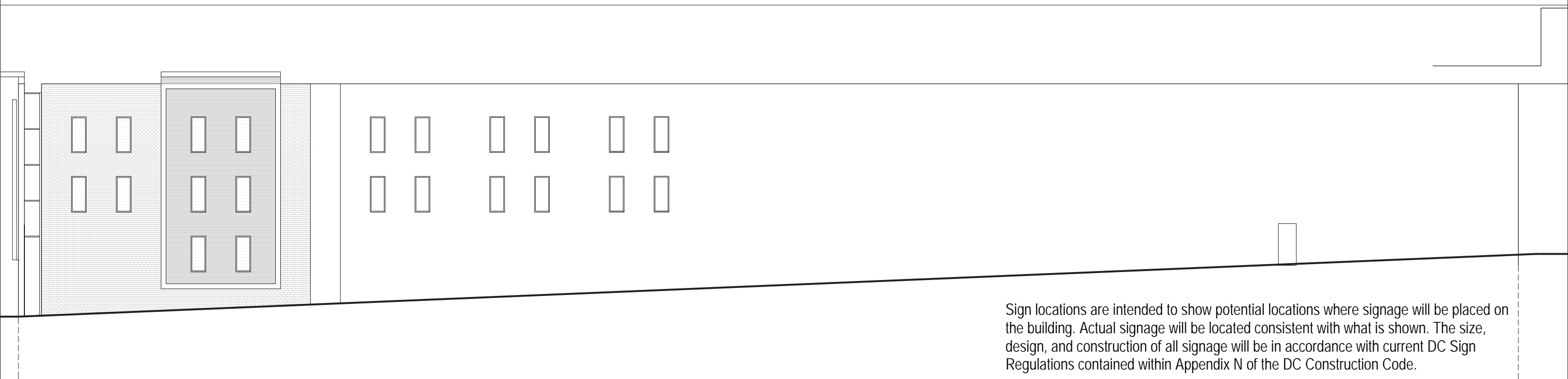
powers  
brown  
archit  
ecture

# ELEVATIONS

## EAST ELEVATION



## NORTH ELEVATION



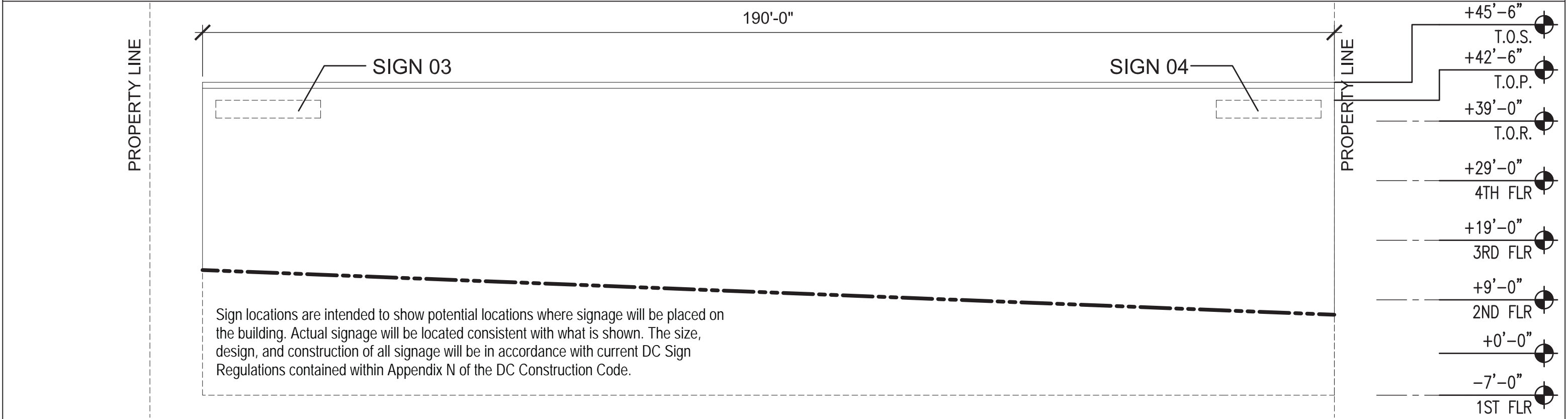
5600 2nd St NE, Washington, DC  
 a project for  
**JOHNSON DEVELOPMENT ASSOCIATES, INC.**



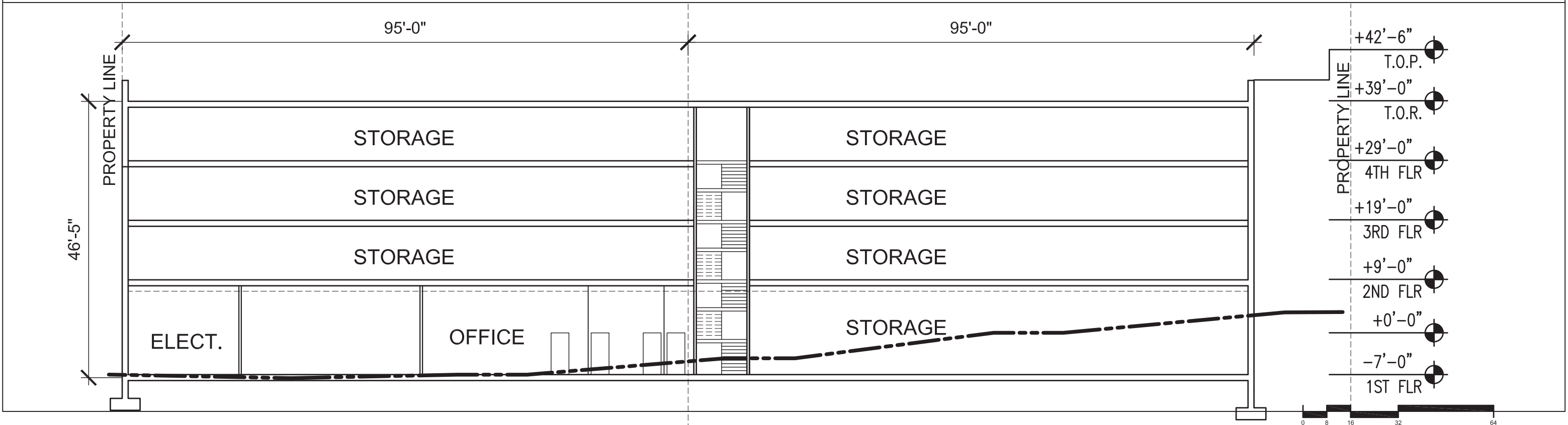


# BACK ELEVATION & SECTION

## BACK ELEVATION



## SECTION 01



5600 2nd St NE, Washington, DC  
 a project for  
**JOHNSON DEVELOPMENT ASSOCIATES, INC.**



# PERSPECTIVES

VIEW 01



Sign locations are intended to show potential locations where signage will be placed on the building. Actual signage will be located consistent with what is shown. The size, design, and construction of all signage will be in accordance with current DC Sign Regulations contained within Appendix of the DC Construction Code.

5600 2nd St NE, Washington, DC  
a project for  
**JOHNSON DEVELOPMENT ASSOCIATES, INC.**

FALLS CHURCH

06 JUNE 2016

VIRGINIA

162008

powers  
brown  
archit  
ecture

# PERSPECTIVES

VIEW 02



Sign locations are intended to show potential locations where signage will be placed on the building. Actual signage will be located consistent with what is shown. The size, design, and construction of all signage will be in accordance with current DC Sign Regulations contained within Appendix of the DC Construction Code.

5600 2nd St NE, Washington, DC  
a project for  
**JOHNSON DEVELOPMENT ASSOCIATES, INC.**

FALLS CHURCH

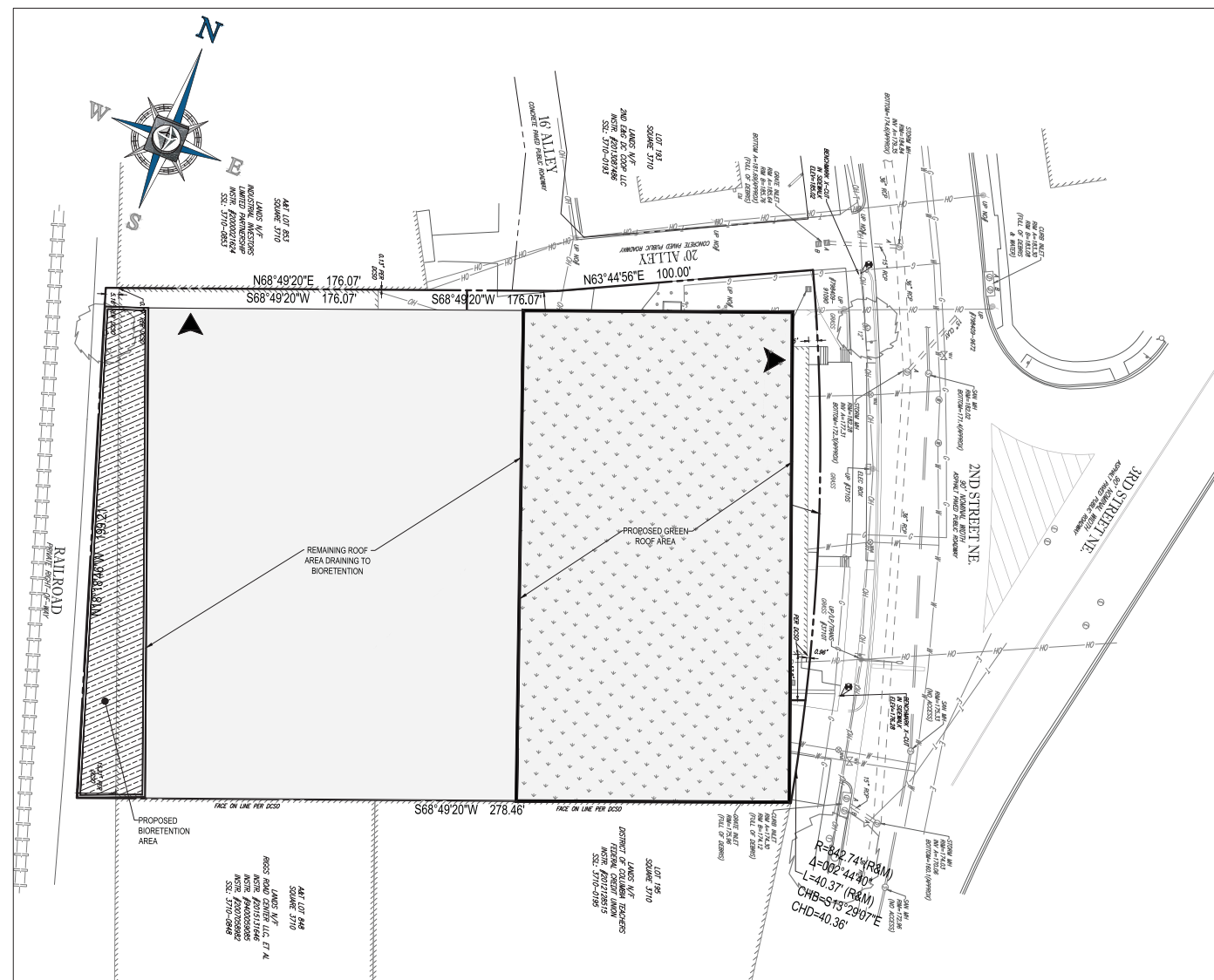
06 JUNE 2016

VIRGINIA

162008

powers  
brown  
archi-  
tecture

Green Area Ratio Scoresheet			
Address: <b>JDA Fort Totten</b>		Ward: <b>10</b>	Zone: <b>CD-1</b>
Other / BZA Order: <b></b>		enter sq ft of lot: <b>23,650</b>	multiplier: <b>0.30</b>
LOR: <b>100</b> (enter this value first) **		SCORE: <b>7,095</b>	11,110
Landscape Elements	Square feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>			
1. Landscaped areas with a soil depth of less than 24"	enter sq ft	0.5	
2. Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6	
3. Bioretention facilities	enter sq ft	0.4	1,400.0
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>			
1. Groundcover, or other plants less than 2' tall at maturity	enter sq ft	0.2	
2. Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	0.2	
3. Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	0.5	
4. Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.4	
5. Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.7	
6. Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees	0.7	
7. Tree canopy for preservation of all existing trees 18" to 24" diameter or equivalent - calculated at 1300 sq ft per tree	enter number of trees	0.5	
8. Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees	0.8	
9. Vegetated wall, plantings on vertical surface	enter sq ft	0.6	
<b>C Vegetated or "green" roofs</b>			
1. Over at least 2" and less than 8" of growth medium	enter sq ft	0.4	
2. Over at least 8" of growth medium	enter sq ft	0.6	10,000.0
<b>D Permeable Paving***</b>			
1. Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.4	
2. Permeable paving over at least 24" of soil or gravel	enter sq ft	0.5	
<b>E Other</b>			
1. Enhanced tree growth systems***	enter sq ft	0.4	
2. Renewable energy generation	enter sq ft	0.1	
3. Approved water features	enter sq ft	0.2	
<b>F Bonuses</b>		with total of sq ft = 23,650	
1. Native plant species	enter sq ft	0.1	
2. Landscaping for food cultivation	enter sq ft	0.4	
3. Harvested stormwater irrigation	enter sq ft	0.1	
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.		Green Area Ratio number =	17,480
Total square footage of all permeable paving and enhanced tree growth			



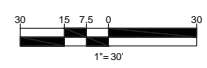
**GAR NARRATIVE:**

THE SITE PROPOSES TO USE GREEN ROOF AND BIORETENTION AREAS TO MEET THE GREEN AREA RATIO (GAR) REQUIREMENTS. THE SITE IS CURRENTLY ZONED C-M-1 AND IS REQUIRED TO MEET A GAR OF 0.30. ZONING DESIGNATIONS WILL BE CHANGING AFTER SEPTEMBER 6, 2016, AND THE SITE WILL BECOME ZONE PDR-1 WITH A REQUIRED GAR OF 0.30.

THIS EXHIBIT SHOWS 20,000 SF OF 8" GREEN ROOF AND 3,650 SF OF BIORETENTION AREA, WHICH YIELD A GAR OF 0.31 AND MEET THE REQUIREMENT FOR ZONES C-M-1 AND PDR-1.

**LEGEND**

- 8" GREEN ROOF AREA (20,000 SF)
- AT GRADE BIORETENTION AREA (3,650 SF)



**BOHLER DC**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY

**NOT APPROVED FOR CONSTRUCTION**

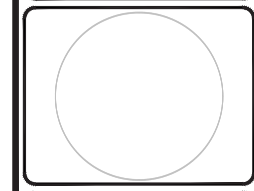
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811  
 (NV) 1-800-245-4848 (PA) 1-800-242-1776 (DC) 1-800-257-7777 (VA) 1-800-552-7001 (MD) 1-800-257-7777 (DE) 1-800-382-8559

PROJECT No.: DC162064  
 DRAWN BY: LS  
 CHECKED BY: BW  
 DATE: 8/25/16  
 SCALE: 1" = 30'  
 CAD ID: EX0

PROJECT: **SITE IMPROVEMENTS PLAN FOR JDA**

LOCATION OF SITE  
 5650 AND 5600 2ND ST NE  
 WASHINGTON, DC

**BOHLER DC**  
 1301 PENNSYLVANIA AVE., NW, STE. 625  
 WASHINGTON, DC 20004  
 Phone: (202) 524-5700  
 Fax: (202) 524-5701



SHEET TITLE:  
**GAR EXHIBIT**

SHEET NUMBER:  
**1 OF 1**