



PROPOSED STORMWATER MANAGEMENT NARRATIVE:

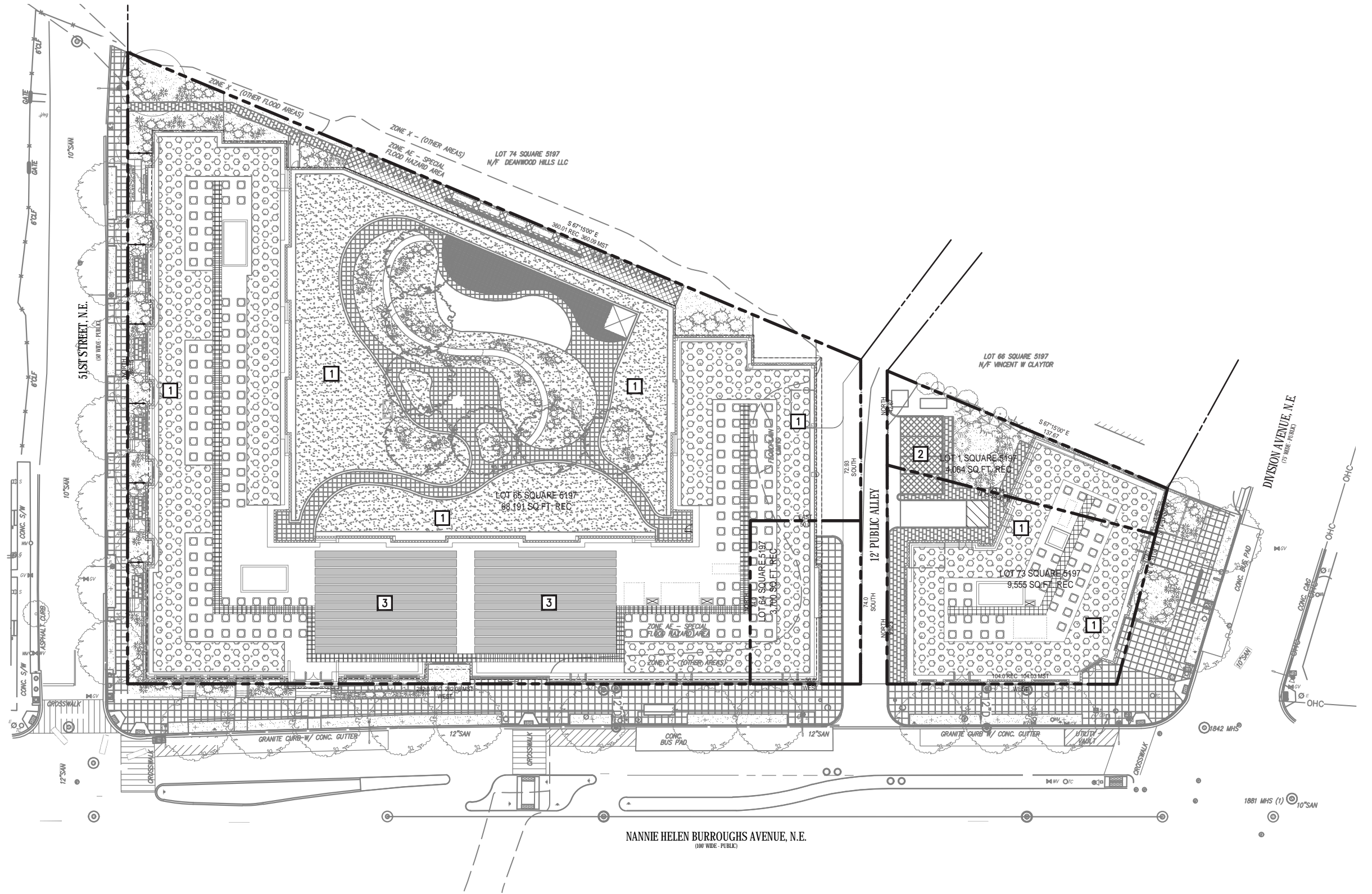
THE PROPOSED PROJECT CONSISTS OF THE REMOVAL OF AN EXISTING STRUCTURE AND NEW CONSTRUCTION OF THREE ADDITIONAL STRUCTURES, UPDATED PRIVATE AND PUBLIC SPACE LANDSCAPE AND NEW UNDERGROUND INFRASTRUCTURE. BMP FACILITIES WILL BE STRATEGICALLY LOCATED DOWNSTREAM OF SURFACE FLOW TO CAPTURE AND RETAIN STORMWATER PER DOE REGULATION. DOE SWM COMPLIANCE WILL BE ACHIEVED WITH THE MIXTURE OF BMP FACILITIES LOCATED THROUGHOUT THE SITE. ADDITIONAL BMP FACILITIES WILL BE LOCATED IN PUBLIC SPACE TO TREAT STORMWATER TO MAXIMUM EXTENT PRACTICABLE. COMPLIANCE CALCULATION AND DATA SHEET FOR THE SITE AND MAINTENANCE CRITERIA FOR ALL BMPs WILL BE INCLUDED ON PLAN SHEETS. THE DESIGNER, INSTALLER AND DOE INSPECTOR MUST HAVE A PRE-CONSTRUCTION MEETING TO ENSURE ALL PARTIES ARE AWARE OF DESIGN INTENTIONS AND WILL CONFORM TO ORIGINAL DESIGN.

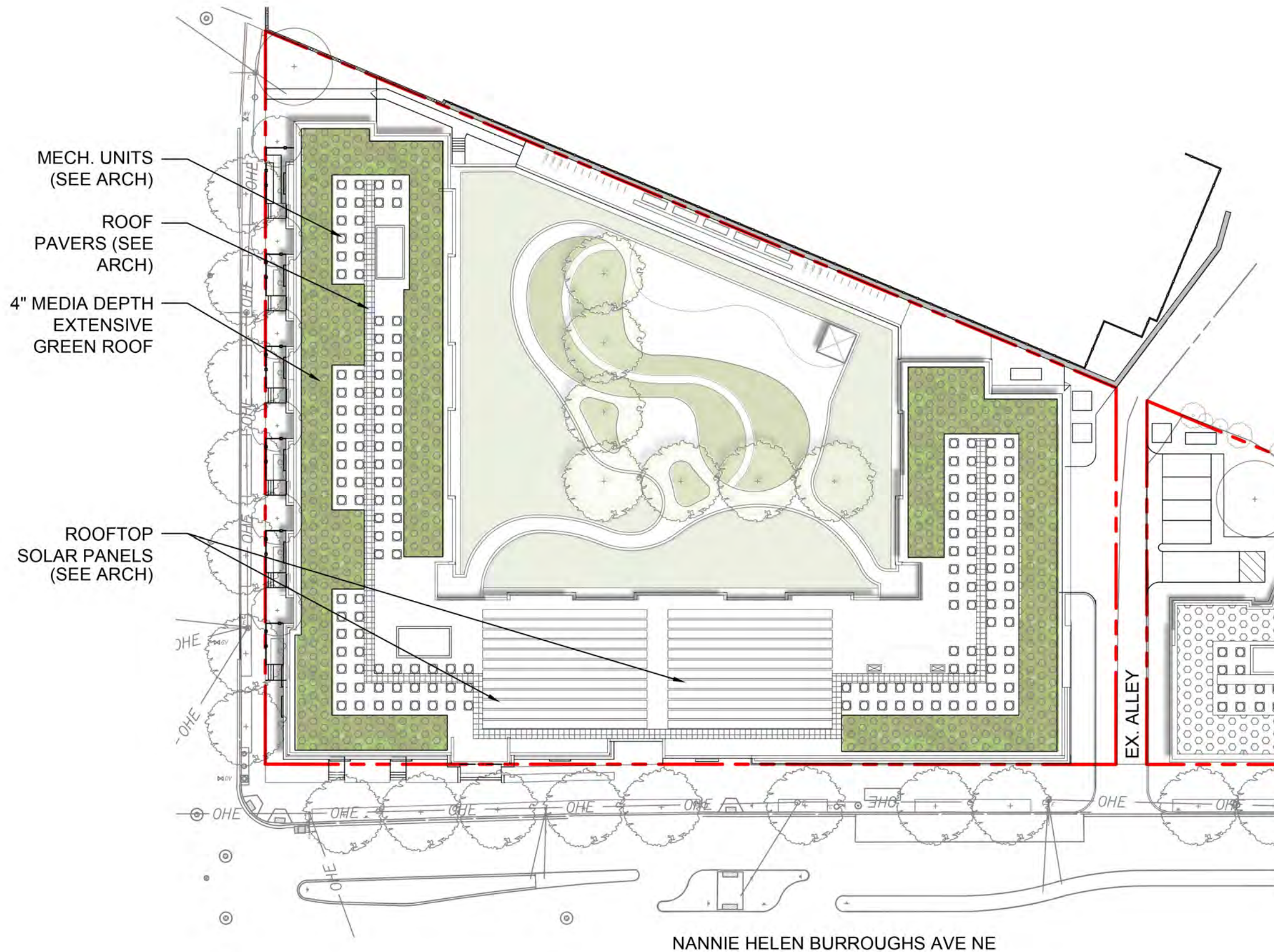
SWM KEYNOTES:

- 1 POTENTIAL LOCATION OF ROOFTOP BMP
- 2 POTENTIAL LOCATION OF GROUND SURFACE BMP WITHIN THE PROPERTY
- 3 POTENTIAL ROOFTOP SOLAR PANELS. REFER TO LANDSCAPE PLANS.






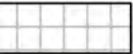


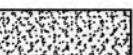
NOTES:

1. ALL STORMWATER MANAGEMENT BMPs ARE SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. FINAL TYPE, SIZE, AND LOCATION MAY VARY DEPENDENT ON FINAL DESIGN ANALYSIS AND ABILITY TO CONFORM TO REGULATORY AGENCIES REQUIREMENTS.
2. GREEN ROOF IS PER TYPICAL STORMWATER GUIDEBOOK MINIMUM REQUIREMENTS. ACTUAL DESIGN SHALL BE BASED ON SPECIFIC SITE CONDITIONS APPLICABLE DESIGN REQUIREMENTS.



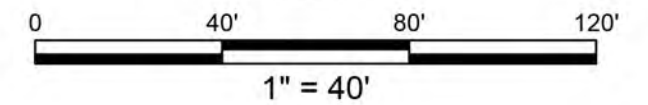


LEGEND:

-  EXISTING TREE
-  SMALL-MEDIUM STREET TREE
-  MIN. 6" CAL. SHADE TREE
-  ORNAMENTAL TREE
-  SINGLE GLOBE LIGHT
-  ROOF PAVERS
-  2"-8" EXTENSIVE GREEN ROOF
-  8+" INTENSIVE GREEN ROOF
-  LANDSCAPED AREA

NOTE:

GREEN ROOF LAYOUT AND DESIGN IS CONCEPTUAL AND WILL BE FINALIZED DURING THE APPROVAL PROCESS.



MECH. UNITS
(SEE ARCH)

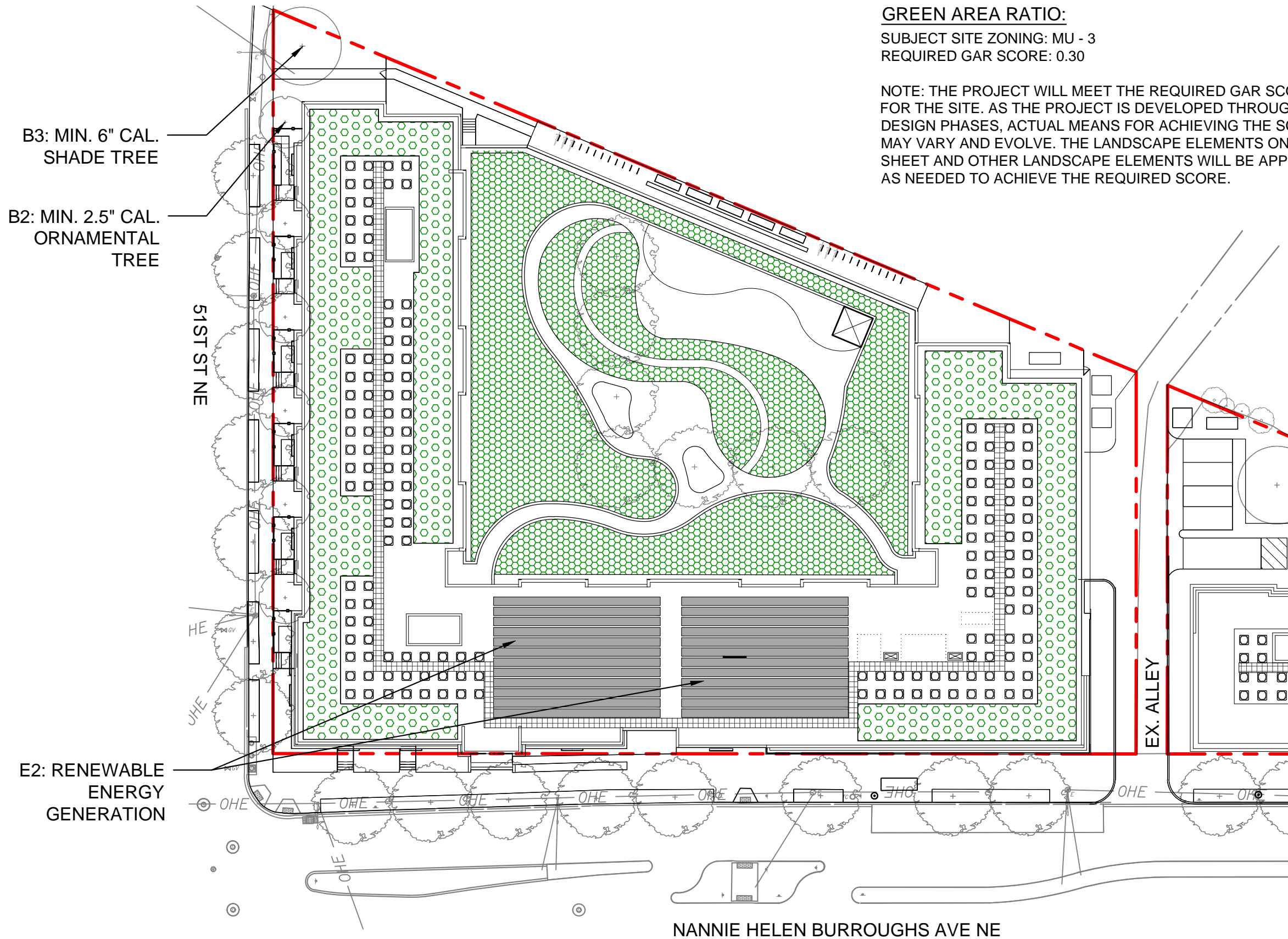
ROOF
PAVERS (SEE
ARCH)

4" MEDIA DEPTH
EXTENSIVE
GREEN ROOF

ROOFTOP
SOLAR PANELS
(SEE ARCH)

EX. ALLEY









NANNIE HELEN BURROUGHS AVE NE



GREEN AREA RATIO:
 SUBJECT SITE ZONING: MU - 3
 REQUIRED GAR SCORE: 0.30

NOTE: THE PROJECT WILL MEET THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY AND EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET AND OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.

LEGEND:

-  EXISTING TREE
-  SMALL-MEDIUM STREET TREE
-  MIN. 6" CAL. SHADE TREE
-  ORNAMENTAL TREE
-  SINGLE GLOBE LIGHT
-  2"-8" EXTENSIVE GREEN ROOF
-  8+" INTENSIVE GREEN ROOF
-  LANDSCAPED AREA

NOTES:

1. SUBJECT SITE IS TO BE ZONED MU-3 AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.30.
2. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.
3. A COMBINATION OF PROPOSED GREEN ROOF, SHRUBS AND GROUNDCOVERS ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN PROGRESSES.



Green Area Ratio Scoresheet				
Address	Ward	Lot	Square	Zoning District
5110 Nannie Helen Burroughs Ave NE	7	65	5197	MLU-3
Other / BZA Order	enter sq ft of lot		multiple SCORE	
	71,891			0.338
Lot size (enter this value first) *				
Landscape Elements				
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft	Factor	Total
		0	0.3	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6	2,214.6
		3,691		
3	Bioretention facilities	enter sq ft	0.4	-
		0		
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft	0.2	-
		0		
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	0.3	-
		0		
3	Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	0.5	325.0
		13		
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.6	150.0
		1		
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	-
		0		
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	-
		0		
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees	0.7	-
		0		
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	-
		0		
9	Vegetated wall plantings on a vertical surface	enter sq ft	0.6	-
		0		
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	enter sq ft	0.6	7,123.2
		11,872		
2	Over at least 8" of growth medium	enter sq ft	0.8	12,000.0
		15,000		
D Permeable Paving***				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.4	-
		0		
2	Permeable paving over at least 24" of soil or gravel	enter sq ft	0.5	-
		0		
E Other				
1	Enhanced tree growth systems***	enter sq ft	0.4	-
		0		
2	Renewable energy generation	enter sq ft	0.5	2,500.0
		5,000		
3	Approved water features	enter sq ft	0.2	-
		0		
sub-total of sq ft = 36,463				
H Bonuses				
1	Native plant species	enter sq ft	0.1	-
		0		
2	Landscaping in food cultivation	enter sq ft	0.1	-
		0		
3	Harvested stormwater irrigation	enter sq ft	0.1	-
		0		
Green Area Ratio numerator = 24,313				
*** 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 -				