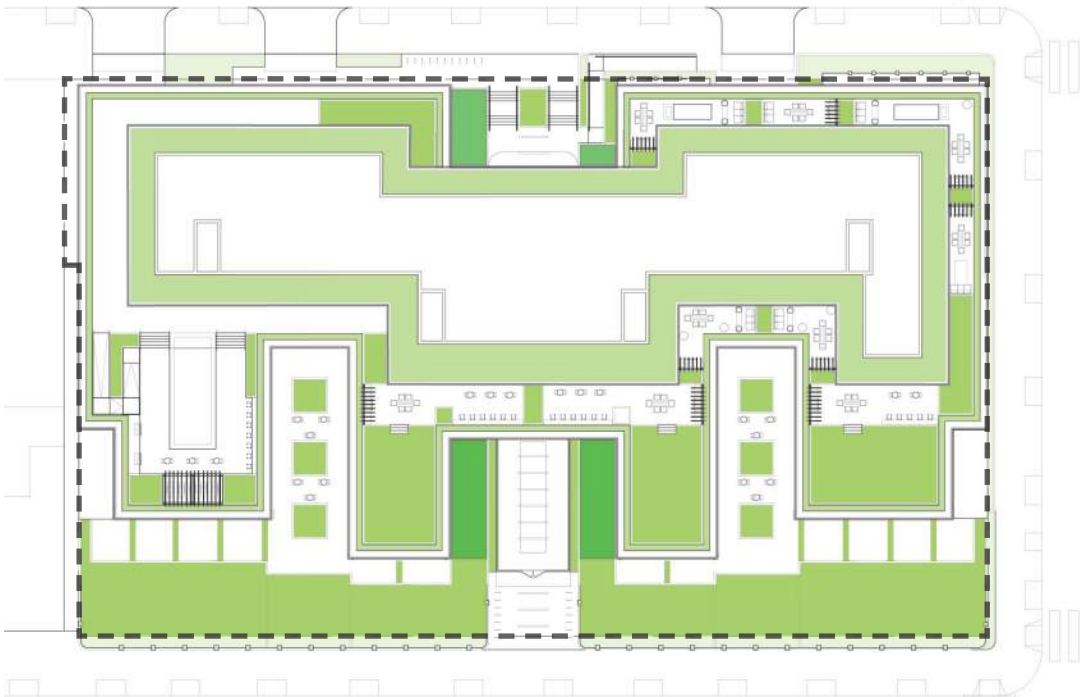
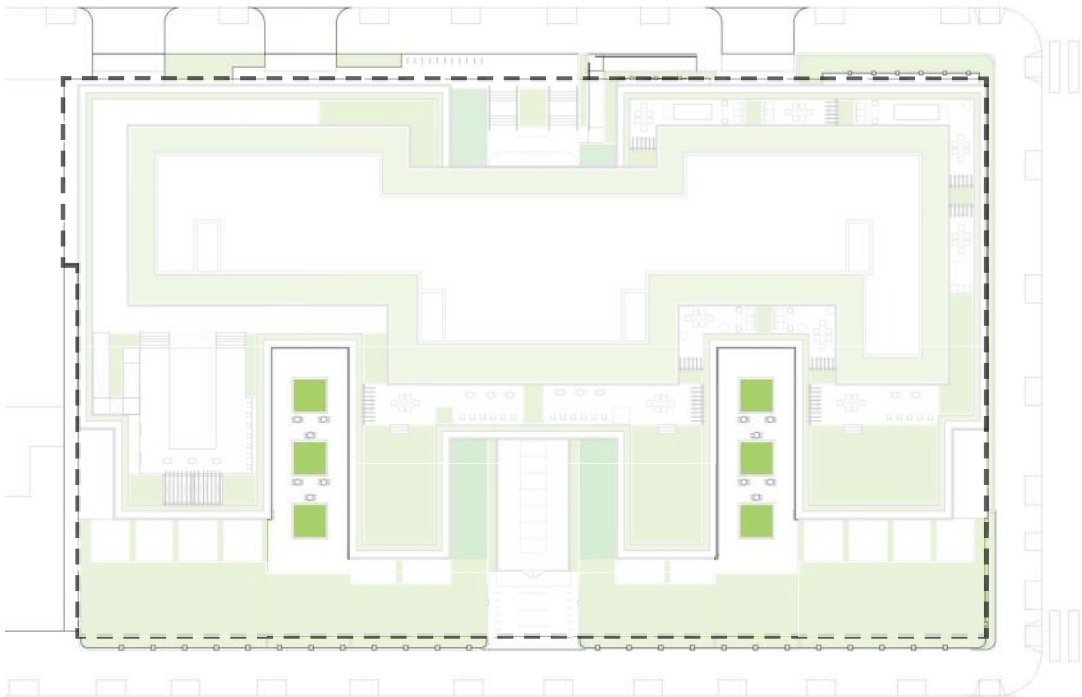


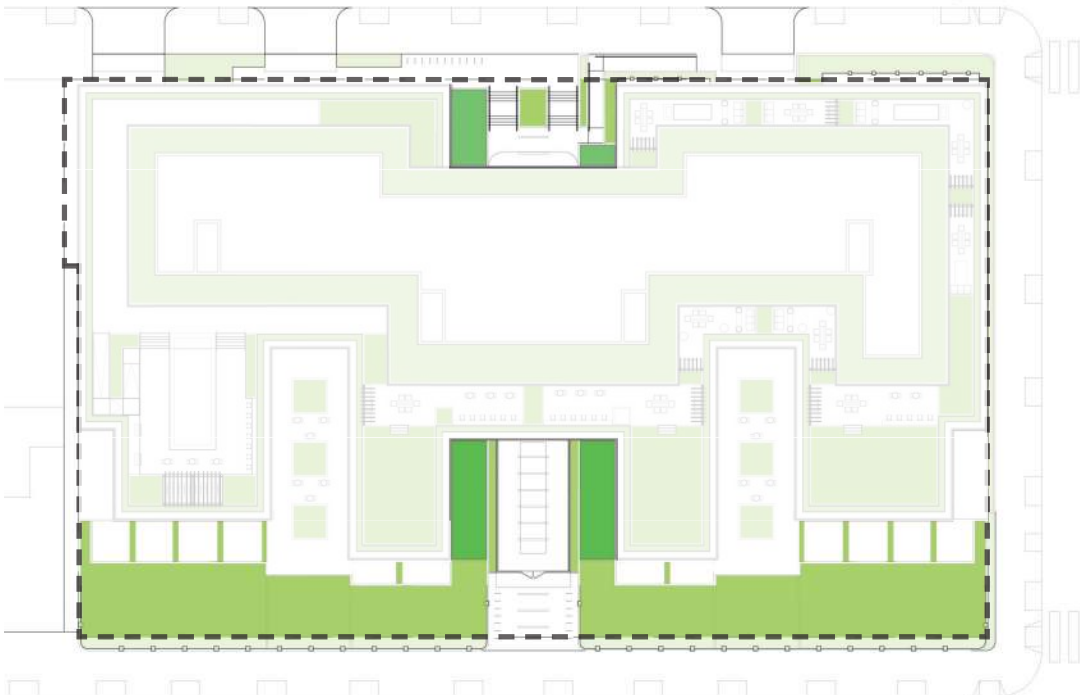
INITIAL GAR ANALYSIS



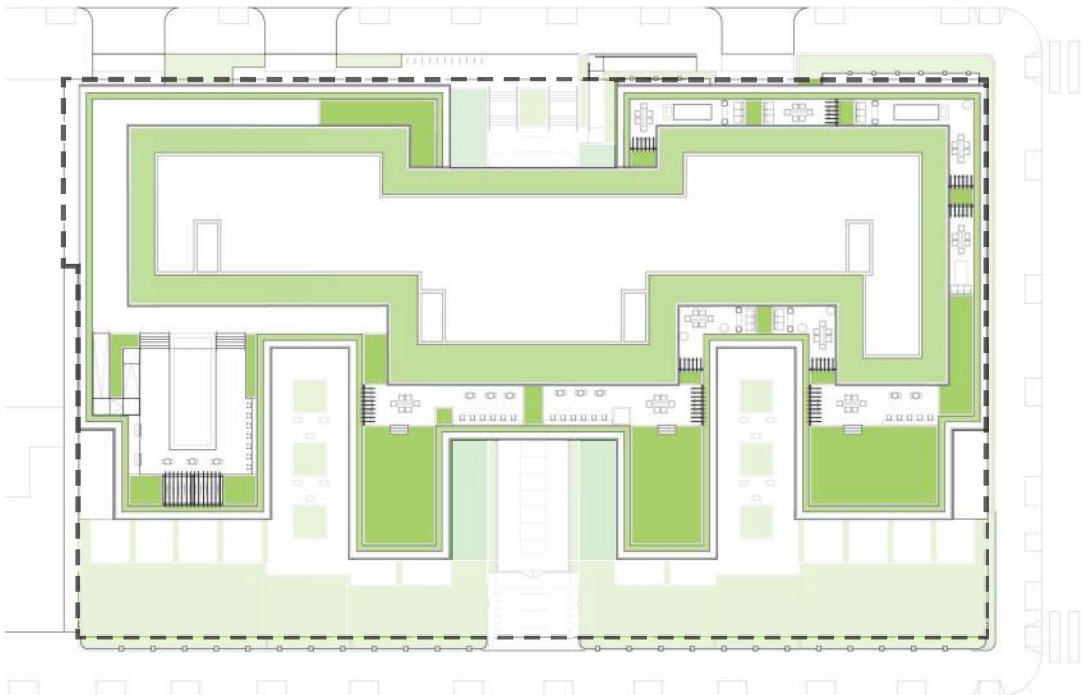
GAR PLAN - OVERALL COMPOSITE PLAN



GAR PLAN - CELLAR LEVEL



GAR PLAN - STREETScape LEVEL



GAR PLAN - PENTHOUSE/ROOF LEVELS

ZONING DESIGNATION: MU-8

GAR TARGET: 0.250

PROPERTY AREA: 57,264 SQ.FT

GREEN ROOF AREA: 12,012 SQ.FT
(ASSUMED AS INTENSIVE, OVER 8")

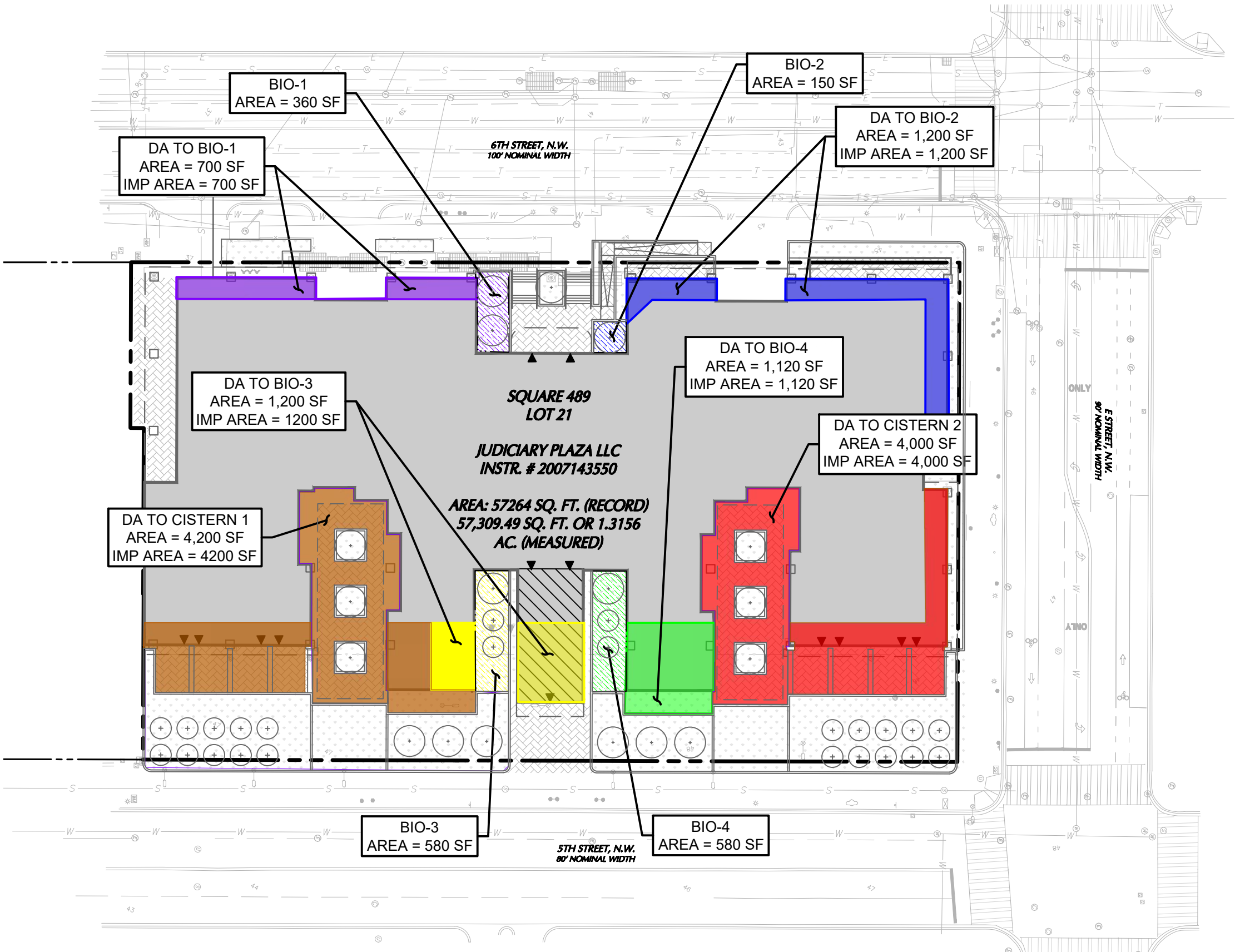
GREEN ROOF AREA: 9,602 SQ.FT
(ASSUMED AS EXTENSIVE, UNDER 8")

BIORETENTION AREA: 1,670 SQ.FT

LANDSCAPED AREA: 35 SQ.FT
(INCLUDES AREAS AT GRADE)

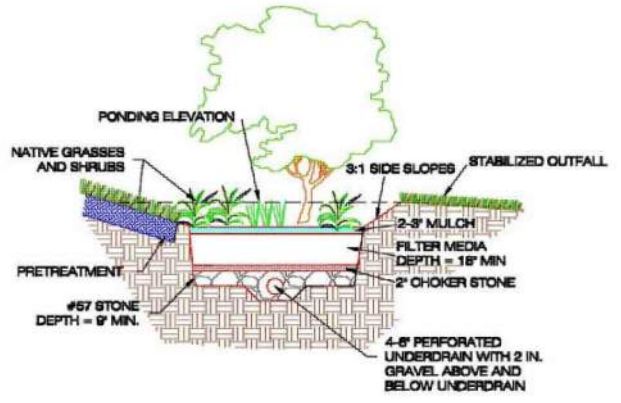
CURRENT COMPLIANCE: 0.280

- PROPERTY LINE
- INTENSIVE GREEN ROOF
- EXTENSIVE GREEN ROOF
- BIORETENTION
- GREEN SPACE OUTSIDE OF PROPERTY



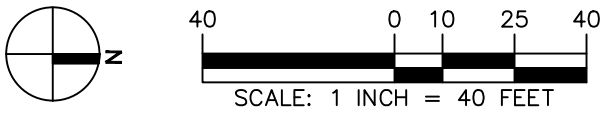
STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED STORMWATER MANAGEMENT PLAN CONSISTS OF 6 BIO-RETENTION AREAS THAT WILL CAPTURE STORM RUNOFF FROM ADJACENT ROOF AREAS, GREEN ROOFS, AND A CISTERN LOCATED ON THE LOWER LEVELS.



STANDARD BIORETENTION DESIGN

TOTAL SWRV REQUIRED		3,630 CF
BMP	AREA TO BMP (SF)	CREDITED SWRV (CF)
BIO-1	1,060	240
BIO-2	1,350	229
BIO-3	1,780	143
BIO-4	1,120	171
CISTERN-1 (6000 GAL.)	4,200	917
CISTERN-2 (6000 GAL.)	4,000	872
GREEN ROOF	13,295	1,144
TOTAL CREDITED SWRV		3,716



450 5TH ST. NW

PLANNED UNIT DEVELOPMENT

STORMWATER MANAGEMENT PLAN