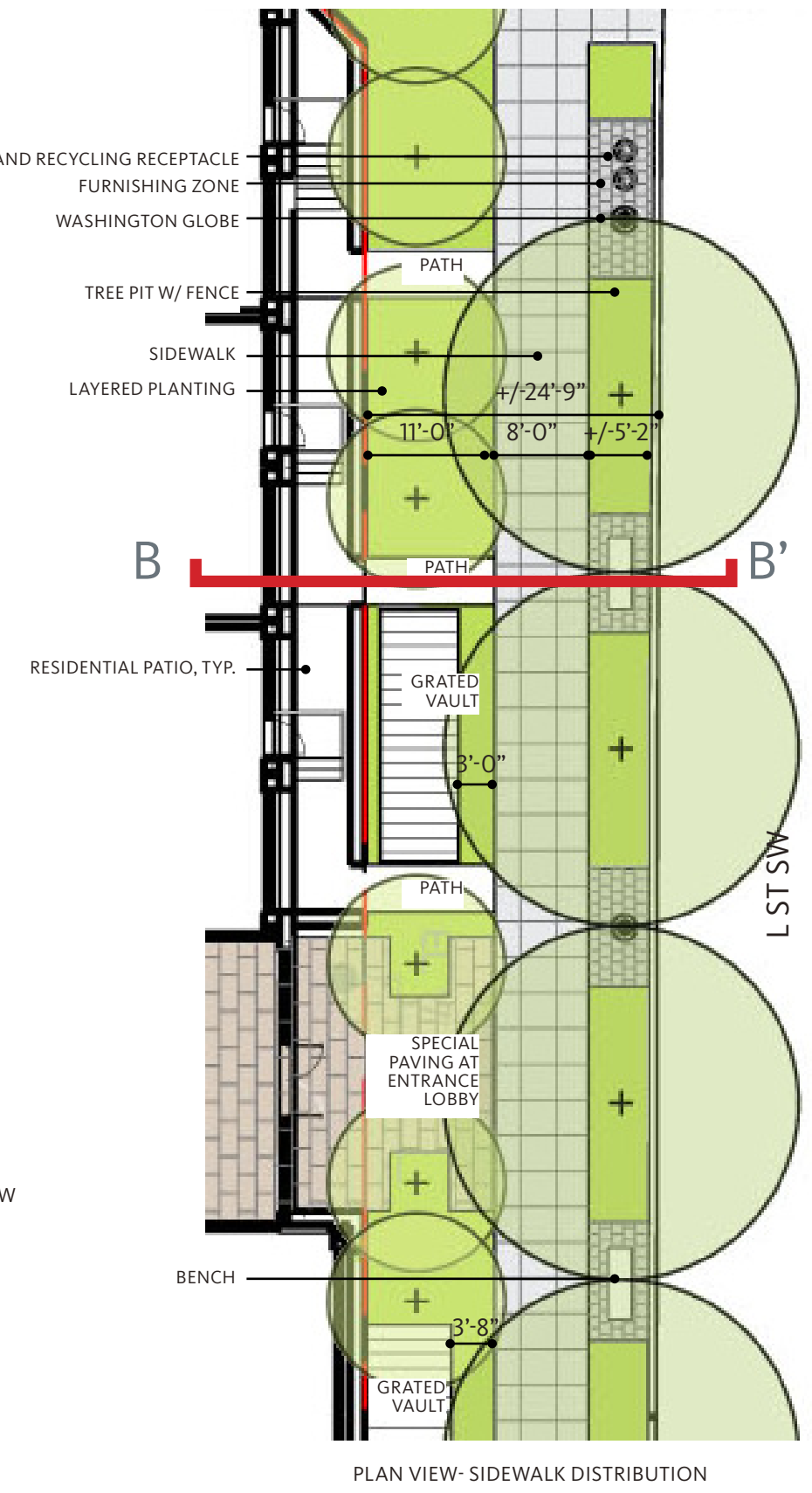
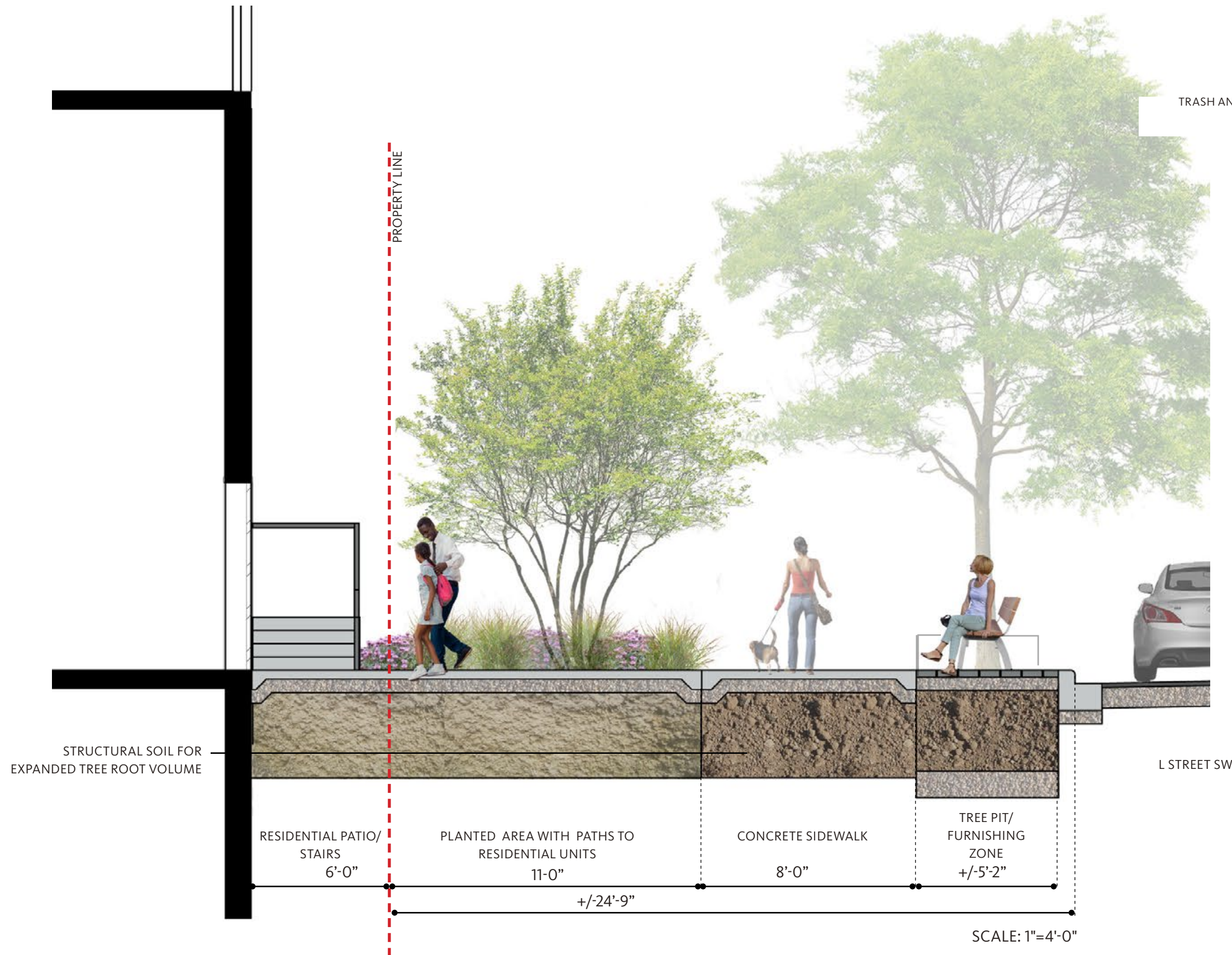


Proposed Design Streetscape Section BB - L Street

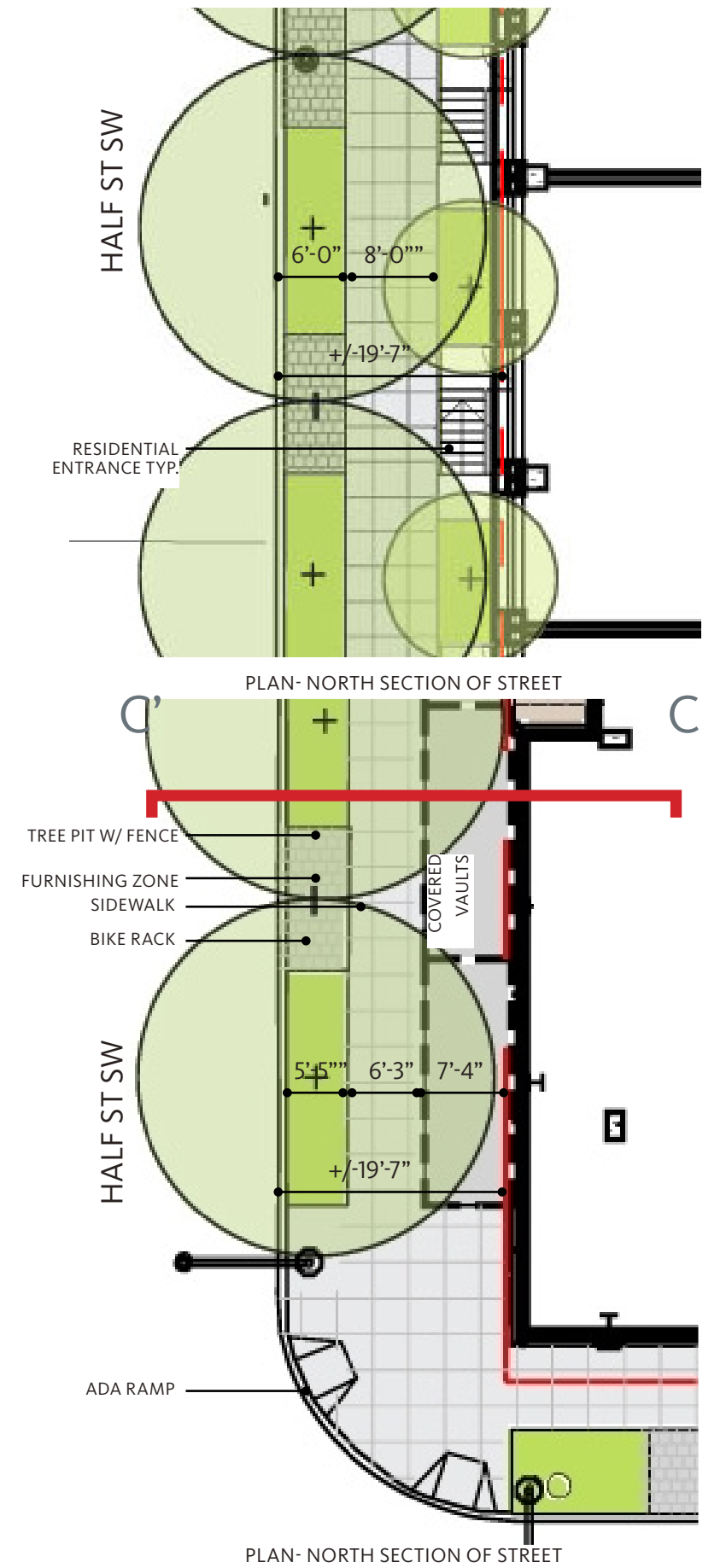
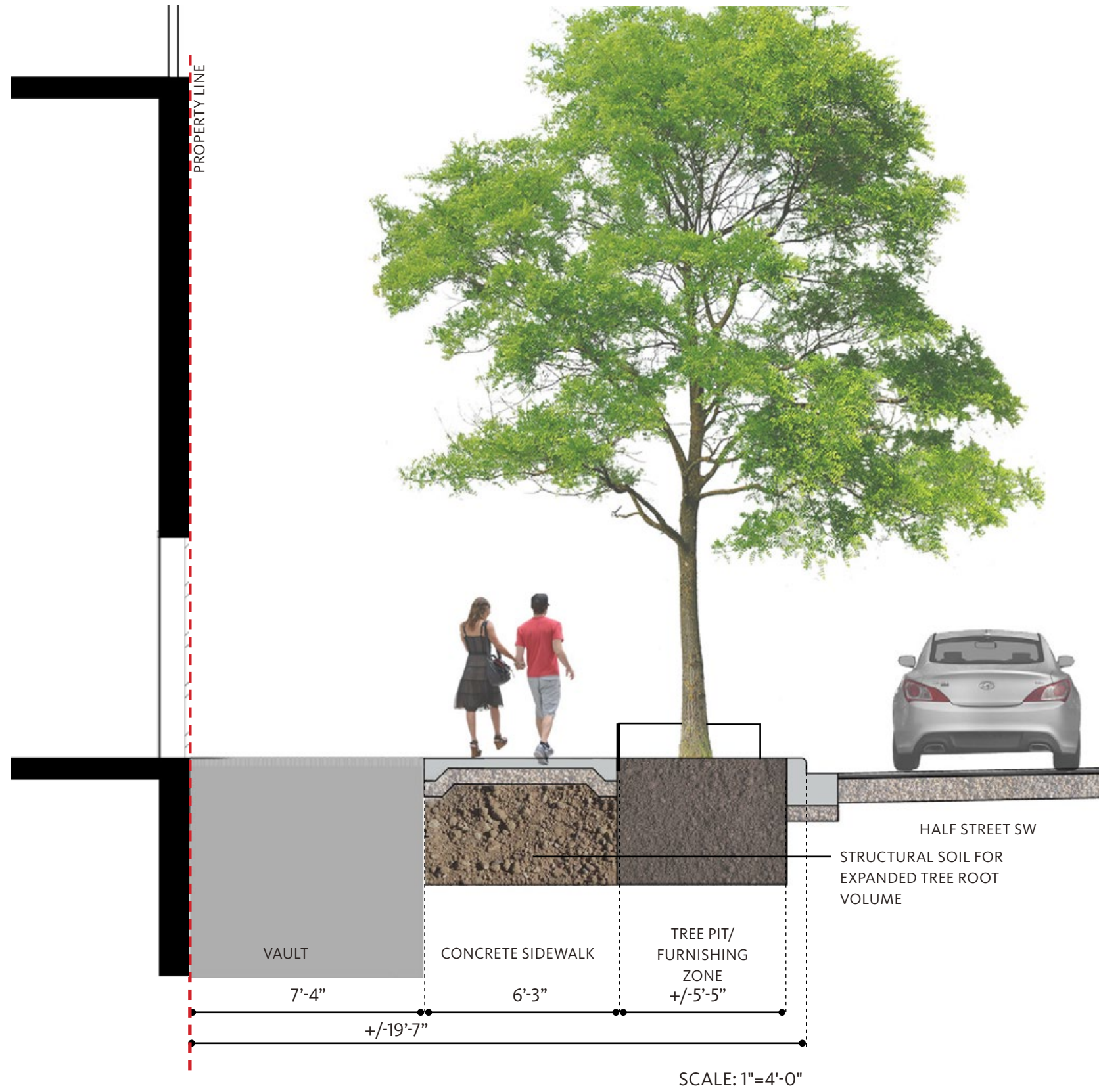
EXHIBIT PREPARED BY LEE & ASSOCIATES



Proposed Design

Streetscape Section CC - Half Street

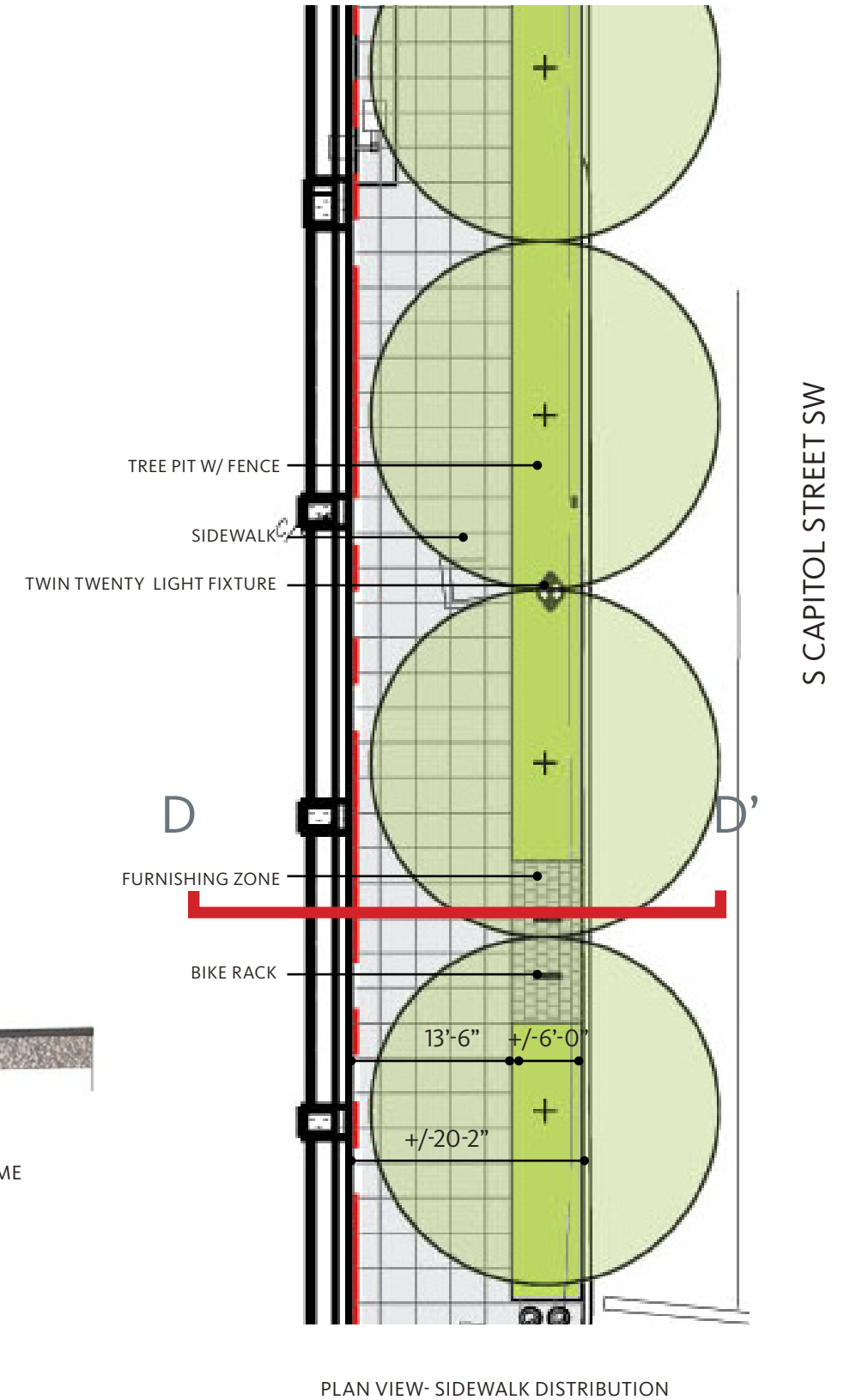
EXHIBIT PREPARED BY LEE & ASSOCIATES



Proposed Design

Streetscape Section DD - South Capitol Street

EXHIBIT PREPARED BY LEE & ASSOCIATES



Proposed Design Streetscape Elements



WASHINGTON GLOBE LIGHTS- M, HALF AND L STREETS SW



TWIN TWENTY LIGHTS- S CAPITOL STREET SW



TEARDROP FIXTURES- INTERSECTIONS



TYPICAL BIKE RACKS- DDOT COMPLIANT



SPECIAL BENCHES



SPECIAL BENCHES

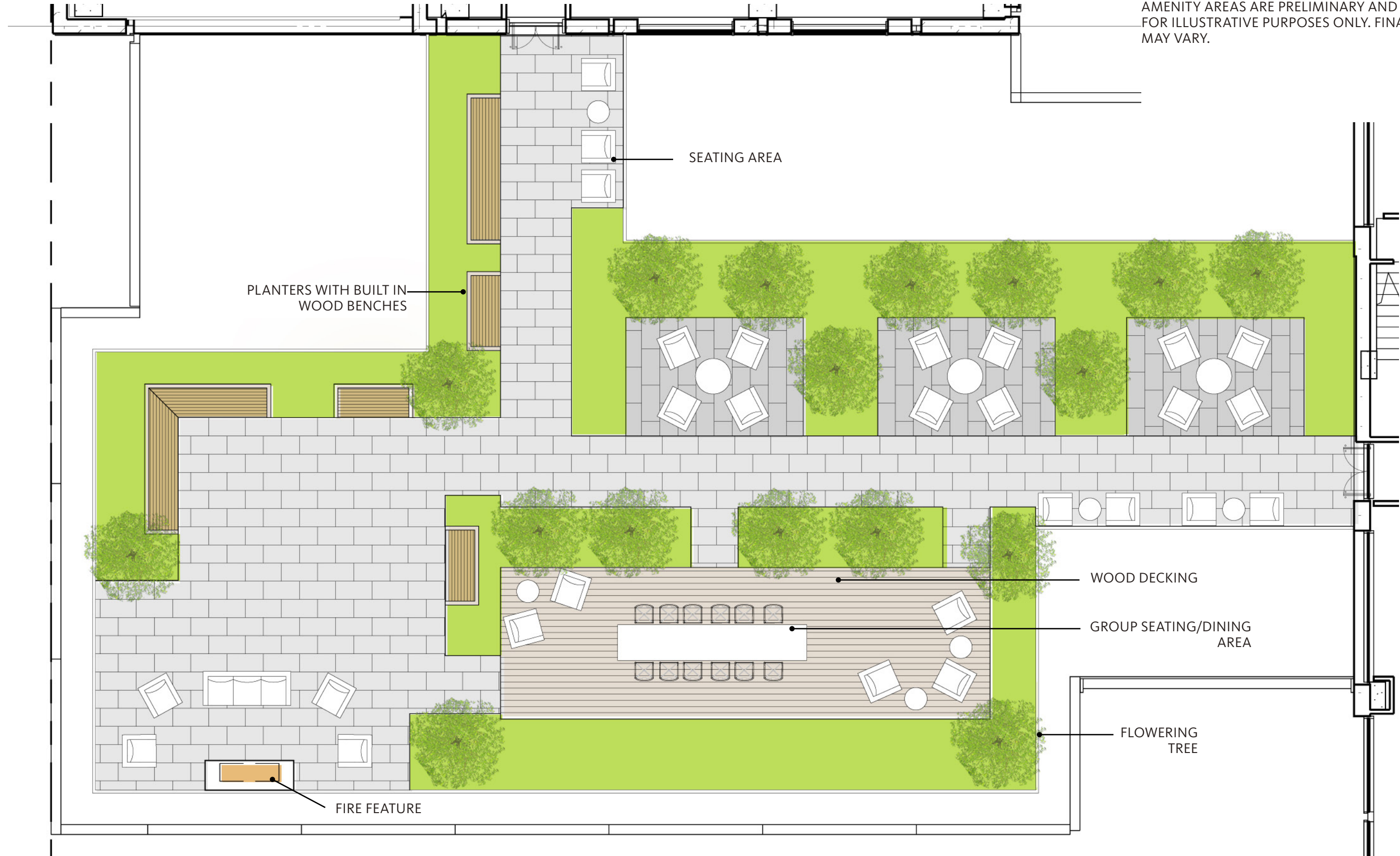


TYPICAL TRASH AND RECYCLING RECEPTACLES - DC STANDARD

Proposed Design Ninth Floor Amenity Terrace Concept

EXHIBIT PREPARED BY LEE & ASSOCIATES

THE DESIGN AND LAYOUT OF THE OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



Proposed Design Combined Courtyard Concept

EXHIBIT PREPARED BY LEE & ASSOCIATES

SCALE: 1"=20'-0"

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



Proposed Design

Landscape Precedents

EXHIBIT PREPARED BY LEE & ASSOCIATES



RAISED PLANTERS



MOUNDED GREEN ROOF IN COURTYARD



ACTIVE SPACE- COURTYARD



GRILLING AREA



AMPHITHEATER SEATING



HAMMOCKS- COURTYARD



BUILT IN SEATING- COURTYARD



GREEN SPACE AT LOBBY LEVEL



GREEN SPACE AT LOBBY LEVEL



ART WALL

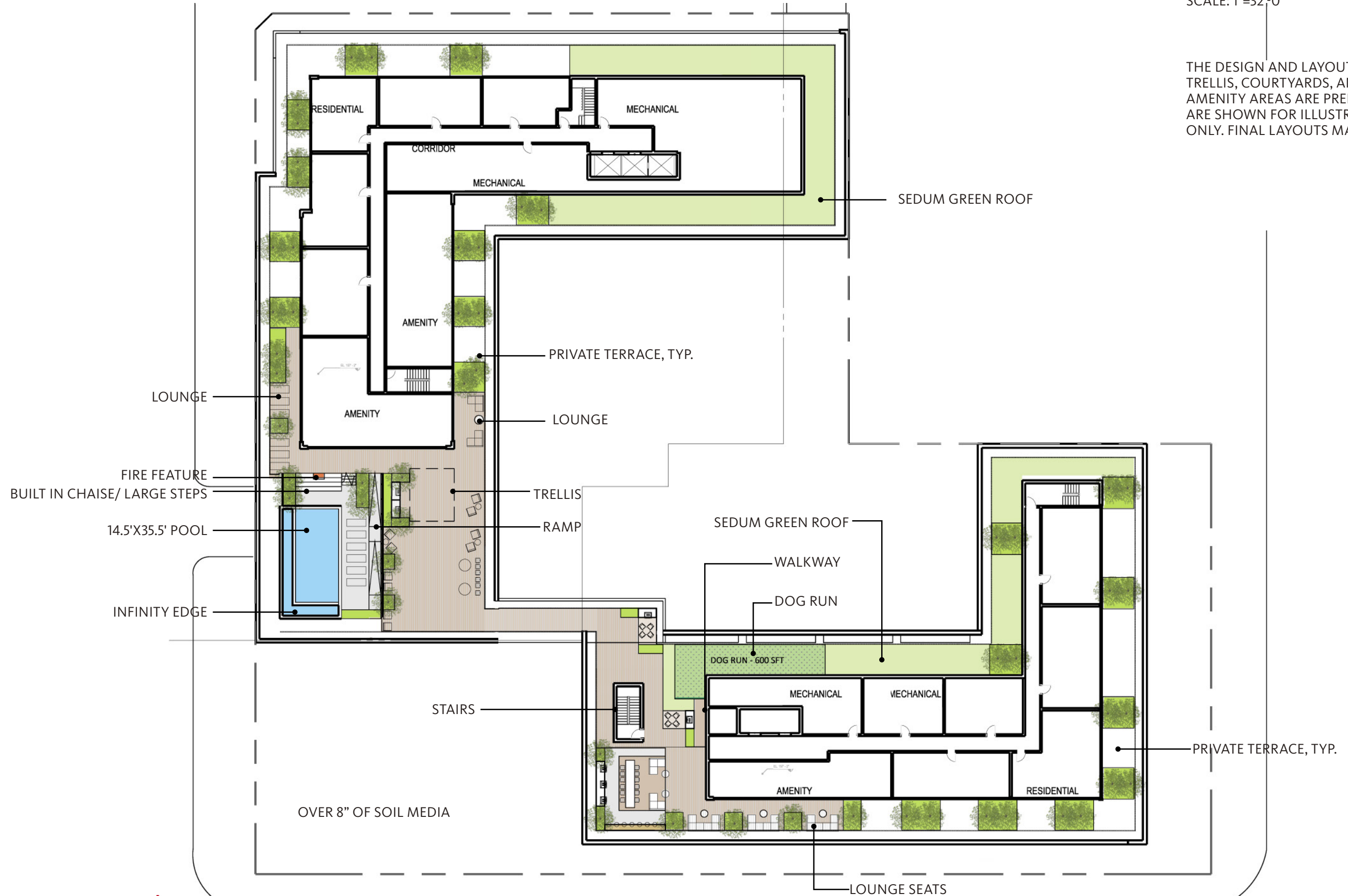
Proposed Design

Roof Concept Plan

EXHIBIT PREPARED BY LEE & ASSOCIATES

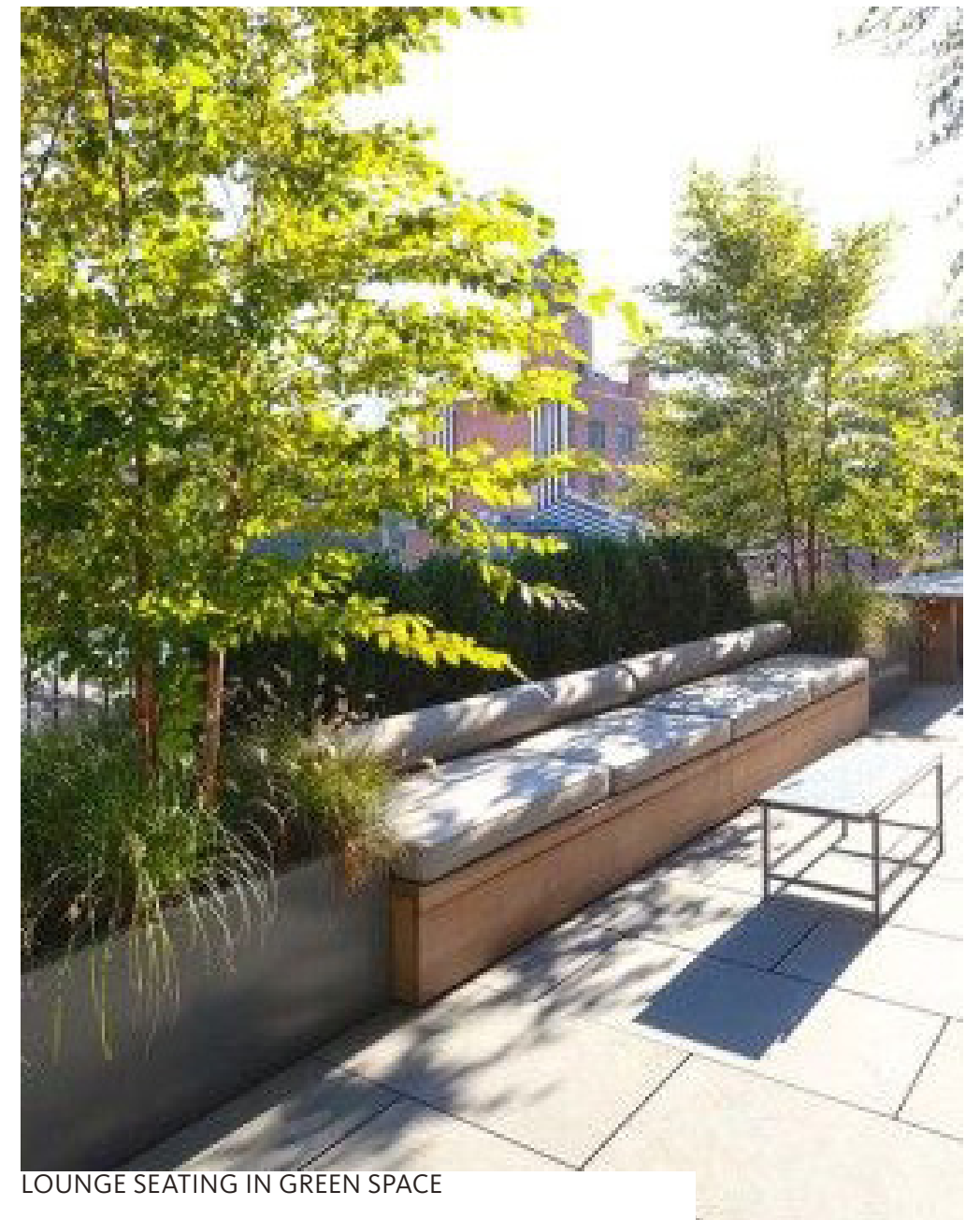
SCALE: 1"=32'-0"

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.





ROOFTOP AMENITY SPACES- INDOOR/ OUTDOOR CONNECTION



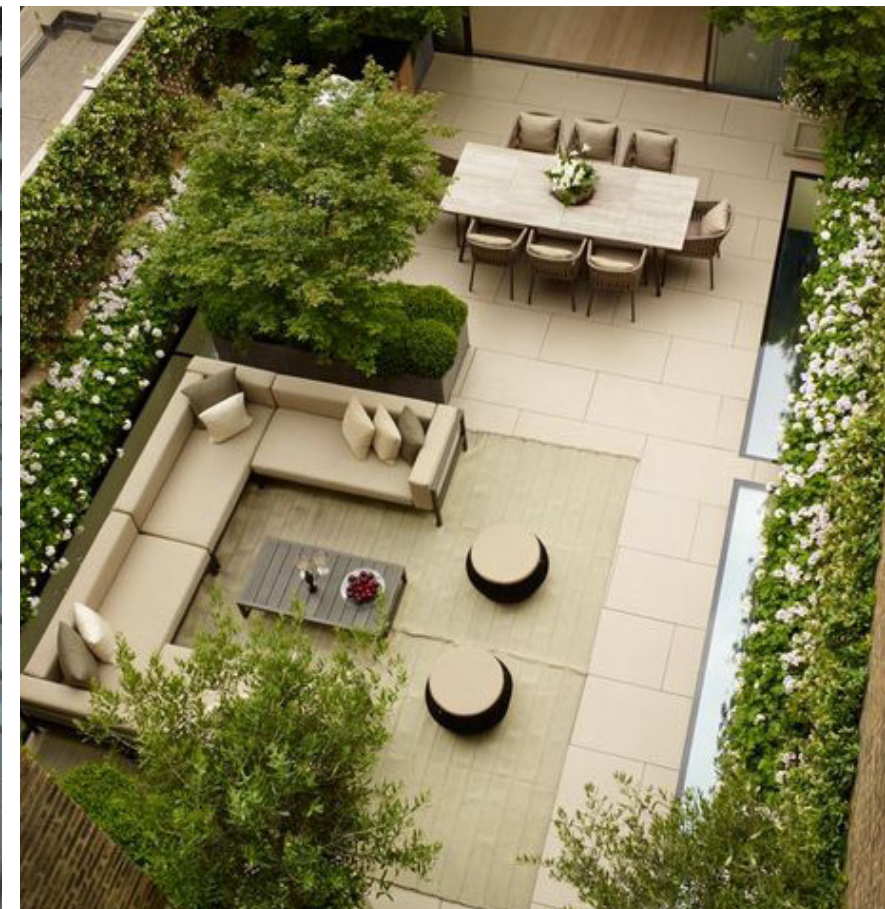
LOUNGE SEATING IN GREEN SPACE



CHAISE LOUNGE/ CABANAS



INFINITY EDGE POOL



Proposed Design Preliminary GAR Scorecard

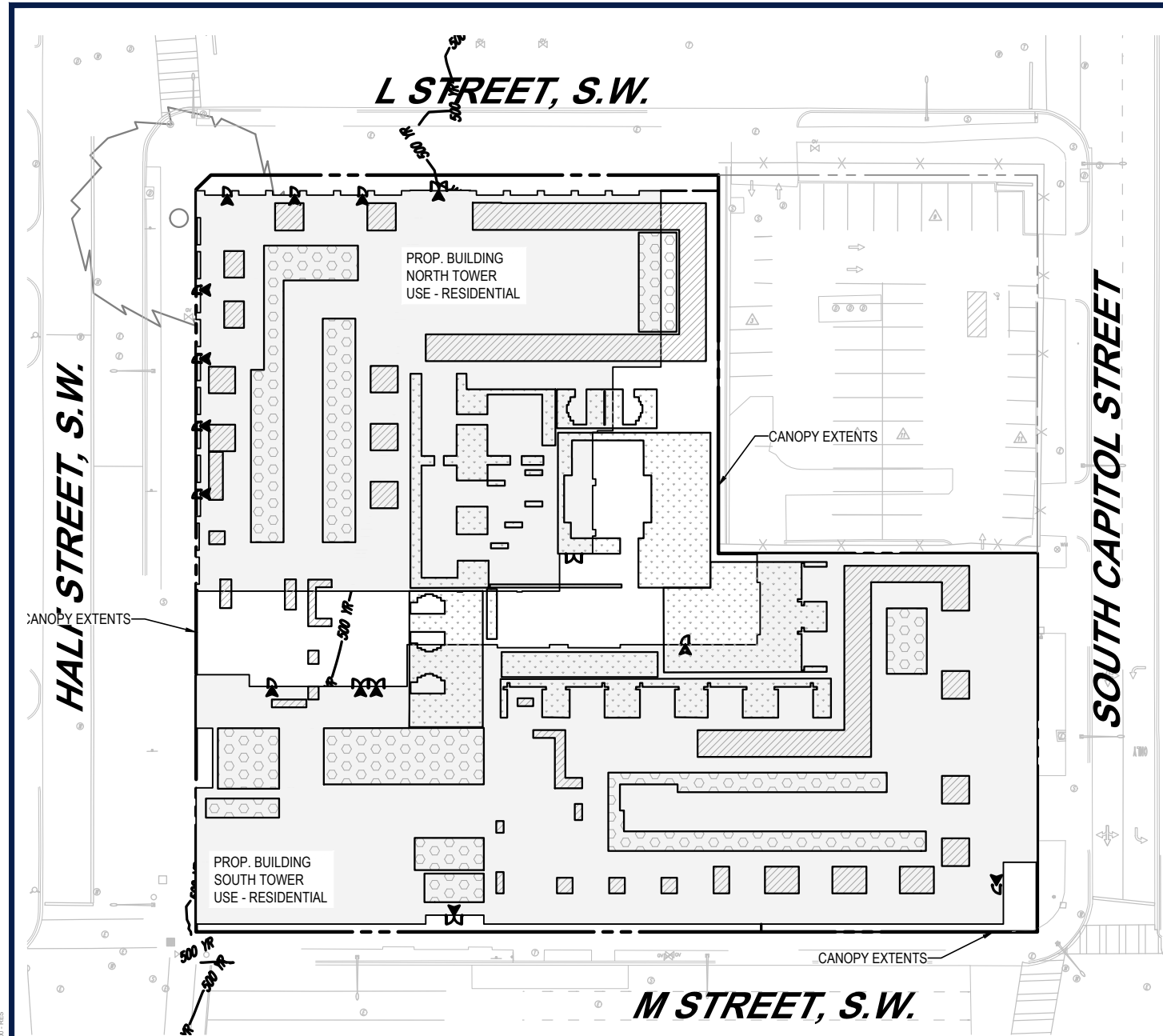
RESIDENTIAL	
Level	Green roof with at least 8" soil depth (sf)
Courtyard	8,825
Penthouse Roof North Tower	3,183
Penthouse Roof South Tower	4,759
Penthouse Level	6,519
Total	23,286

NOTE:
THE GAR SCORE REPRESENTED HERE IS PRELIMINARY AND IS SUBJECT TO CHANGE.
THE PROJECT WILL MEET THE MINIMUM SCORE REQUIRED OF 0.2

EXHIBIT PREPARED BY LEE & ASSOCIATES

Green Area Ratio Scoresheet				
***	Address 5 M ST SW	Square 649	Lot 43,44,45,48	Zone District D-5
	Other	Lot area (sf) 75,656	Minimum Score 0.2	Multiplier SCORE: 0.246
		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"	<input type="text" value="square feet"/>	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	<input type="text" value="square feet"/>	0.60	-
3	Bioretention facilities	<input type="text" value="square feet"/>	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	<input type="text" value="square feet"/>	0.20	<input type="text" value="Native Bonus square feet"/>
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text" value="# of plants"/>	0.30	<input type="text" value="# of plants"/>
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text" value="# of trees"/>	0.50	<input type="text" value="# of trees"/>
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text" value="# of trees"/>	0.60	<input type="text" value="# of trees"/>
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text" value="# of trees"/>	0.70	<input type="text" value="# of trees"/>
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text" value="# of trees"/>	0.70	<input type="text" value="# of trees"/>
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text" value="# of trees"/>	0.70	<input type="text" value="# of trees"/>
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text" value="# of trees"/>	0.80	<input type="text" value="# of trees"/>
9	Vegetated wall, plantings on a vertical surface	<input type="text" value="square feet"/>	0.60	<input type="text" value="square feet"/>
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	<input type="text" value="square feet"/>	0.60	<input type="text" value="square feet"/>
2	Over at least 8" of growth medium	23,286	0.80	18,628.8
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text" value="square feet"/>	0.40	-
2	Permeable paving over at least 24" of soil or gravel	<input type="text" value="square feet"/>	0.50	-
E Other				
1	Enhanced tree growth systems***	<input type="text" value="square feet"/>	0.40	-
2	Renewable energy generation	<input type="text" value="square feet"/>	0.50	-
3	Approved water features	<input type="text" value="square feet"/>	0.20	-
		sub-total of sq ft = 23,286		
F Bonuses				
1	Native plant species	<input type="text" value="square feet"/>	0.10	-
2	Landscaping in food cultivation	<input type="text" value="square feet"/>	0.10	-
3	Harvested stormwater irrigation	<input type="text" value="square feet"/>	0.10	-
				Green Area Ratio numerator = 18,629
*** 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. -				

Proposed Design Stormwater Management Plan



LEGEND

- COURTYARD GREEN ROOF - 8" MEDIA DEPTH
- PENTHOUSE GREEN ROOF - 8" MEDIA DEPTH
- PENTHOUSE ROOF GREEN ROOF - 8" MEDIA DEPTH
- PROPERTY LINE

REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC/ ALTA SURVEY: CAD ENTITLED: "SRW185547TOP1_ENG.DWG" PREPARED BY: BOHLER ENGINEERING PROJECT NUMBER: SRW185447 DATED: 3/23/2020
2. ARCHITECTURAL PLANS: CAD ENTITLED: "FLOORPLAN-RES-LEVEL1-SOUTH PLAN.DWG" PREPARED BY: GENSLER RECEIVED: 10/21/2020
3. COURTYARD GREEN ROOF AREAS: CAD ENTITLED: "LAI-BASE-RES-COURTYARD.DWG" PREPARED BY: LEE AND ASSOCIATES RECEIVED: 06/12/2020
4. PENTHOUSE ROOF GREEN ROOF AREAS: CAD ENTITLED: "RES-PENTHOUSE ROOF PLAN.DWG" PREPARED BY: GENSLER RECEIVED: 10/21/2020
5. PENTHOUSE GREEN ROOF AREAS: CAD ENTITLED: "LAI-BASE-RES-PH.DWG" PREPARED BY: LEE AND ASSOCIATES RECEIVED: 10/21/2020

STORMWATER MANAGEMENT NARRATIVE:

THE PROJECT IS BEING PERMITTED UNDER THE 2020 STORMWATER MANAGEMENT REGULATIONS PER THE DEPARTMENT OF ENERGY AND THE ENVIRONMENT. THIS PROJECT WILL COMBINE A MAJOR LAND DISTURBING ACTIVITY (1.2' STORM EVENT) WITH A MAJOR SUBSTANTIAL IMPROVEMENT ACTIVITY (0.8' STORM EVENT) AS INDICATED IN THE CHART BELOW.

PROPOSED LAND COVER CONDITIONS BY DISTURBANCE TYPE		
	M/D SITE AREA (SF)	MSI SITE AREA (SF)
NATURAL COVER	0	0
COMPACTED COVER	0	0
IMPERVIOUS COVER	75,655	0
BMP COVER	180	0
TOTAL	75,655	0

USING THE PROPOSED LAND COVER CONDITIONS IDENTIFIED ABOVE AND THE FORMULAS AS OUTLINED IN CHAPTER 2 OF THE DOE STORMWATER MANAGEMENT GUIDEBOOK, THE RETENTION REQUIREMENT FOR THIS SITE IS CALCULATED AS FOLLOWS:

$$SWRV = \frac{P \times (RVC \times \%U) + (RVC \times \%C) + (RVN \times \%N) \times SA \times 7.48}{12}$$

P=1.2 (MLD)

PH=0 (MSI)

TOTAL SITE AREA = 75,655 SF

PRIVATE SPACE RETENTION REQUIREMENT: 7,187 CF

PROPOSED BMP ANALYSIS SUMMARY			
	RETENTION (CF)	DETENTION (CF)	
CISTERN	517	598	
GREEN ROOF	314	727	
TOTAL	831	1325	

NOTES:

1. THE SIZE AND DEPTH OF ALL GREEN ROOF AREAS WILL BE DETERMINED WITH THE FINAL CONSTRUCTION DOCUMENTS IN COORDINATION WITH APPLICABLE DOE REGULATIONS. FINAL DESIGN WILL MEET ALL RETENTION, DETENTION, AND VEHICULAR ACCESS AREA REQUIREMENTS OUTLINED BY THE DISTRICT.
2. VEHICULAR ACCESS AREA TO BE TREATED IF SITE DETERMINED TO BE MS4 BY DOE/DCW.
3. STREETScape IMPROVEMENTS/PROW STORMWATER MANAGEMENT NOT SHOWN ON THIS PLAN, BUT WILL BE MET USING THE MEP PROCESS.

GREEN ROOF CALCULATIONS:

GREEN ROOF #	LOCATION	SURFACE AREA (SF)	PROP. IMP (SF)	PROP. PERV (SF)	TOTAL CDA (SF)	MEDIA DEPTH (in.)	DRAINAGE LAYER DEPTH (IN)	MEDIA RETENTION VALUE	DRAINAGE RETENTION VALUE	STORAGE PROVIDED	Max SWRv	IRRIGATED? IF YES, 50% STORAGE APPLIED (Y/N)	50% STORAGE	SWRv PROVIDED
DOEE BMP ID #	Courtyard	8,825			8,825	8	1	0.45	0.15	2758	1188		N/A	1188
DOEE BMP ID #	Penthouse Roof North Tower	3,183			3,183	8	1	0.45	0.15	995	428		N/A	428
DOEE BMP ID #	Penthouse Roof South Tower	4,759			4,759	8	1	0.45	0.15	1487	640		N/A	640
DOEE BMP ID #	Penthouse Level	6,519			6,519	8	1	0.45	0.15	2037	877		N/A	877
	Total	23,286			23,286					7277				3134

CISTERN CALCULATIONS:

CISTERN #	LOCATION	SIZE (GAL)	SIZE (CF)	CDA	Max SWRv	STORAGE (CF)	SWRv
DOEE BMP ID #	North West Tower	22,500	3,008	24,344	3276	2858	2858
DOEE BMP ID #	South Tower	20,000	2,674	16,791	2260	2540	2260
	Total					5398	5117

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

REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	CHECKED BY
1	10/22/20	PER ZONING COMMENTS	JK	JC

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT BEING USED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DC185547
 DRAWN BY: MK
 CHECKED BY: JK
 DATE: 06/15/2020
 CAD I.D.:

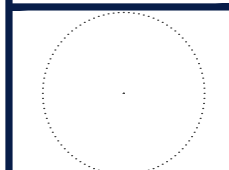
ZONING COMMISSIONS SET

FOR

JBG SMITH
 PROPOSED DEVELOPMENT
 5 M STREET, SW
 WASHINGTON, DC 20004

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
 STE 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



RESIDENTIAL USE CONFIGURATION: STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
CIV700

ORG. DATE - 06/15/2020



NOT APPROVED FOR CONSTRUCTION