

PRECEDENT IMAGES

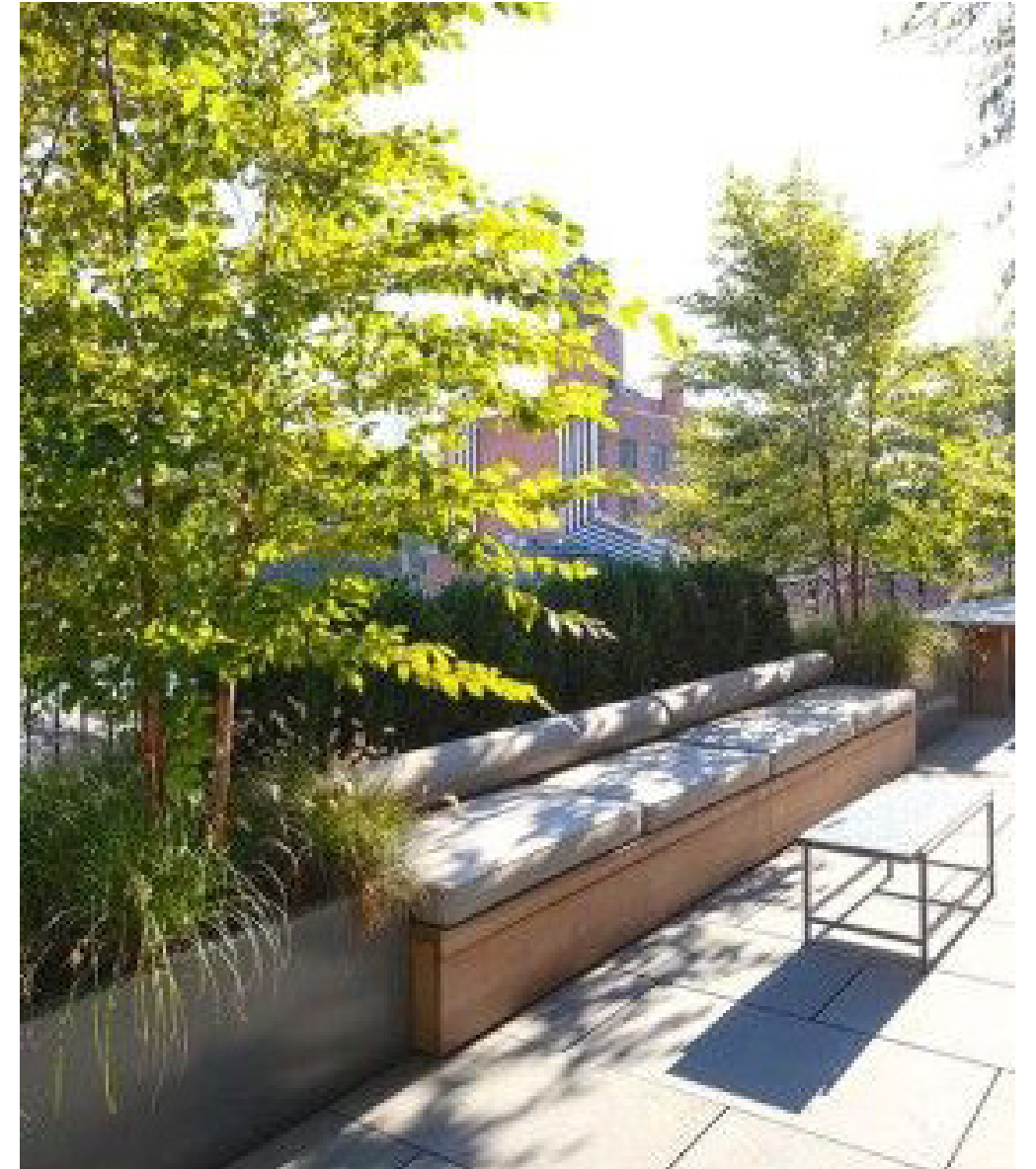


EXHIBIT PREPARED BY LEE & ASSOCIATES

Gensler  **JBG SMITH**

5 M SW | DESIGN REVIEW APPLICATION

ZONING COMMISSION
86 SEPTEMBER 11, 2020
District 14
CASE NO.20-14
EXHIBIT NO.14A7

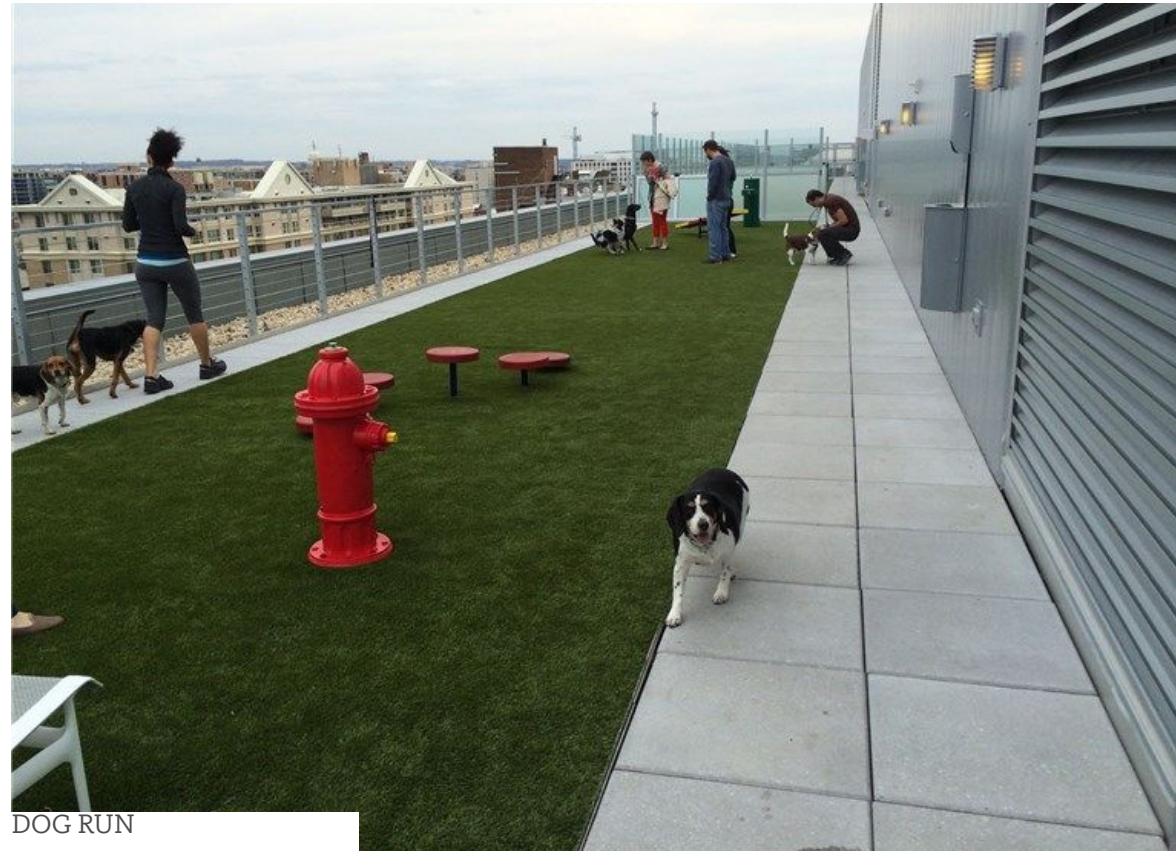
PRECEDENT IMAGES



CHAISE LOUNGE/ CABANAS



INFINITY EDGE POOL



DOG RUN



LOUNGE SEATING

Mixed Use Scheme | Preliminary GAR Scoresheet

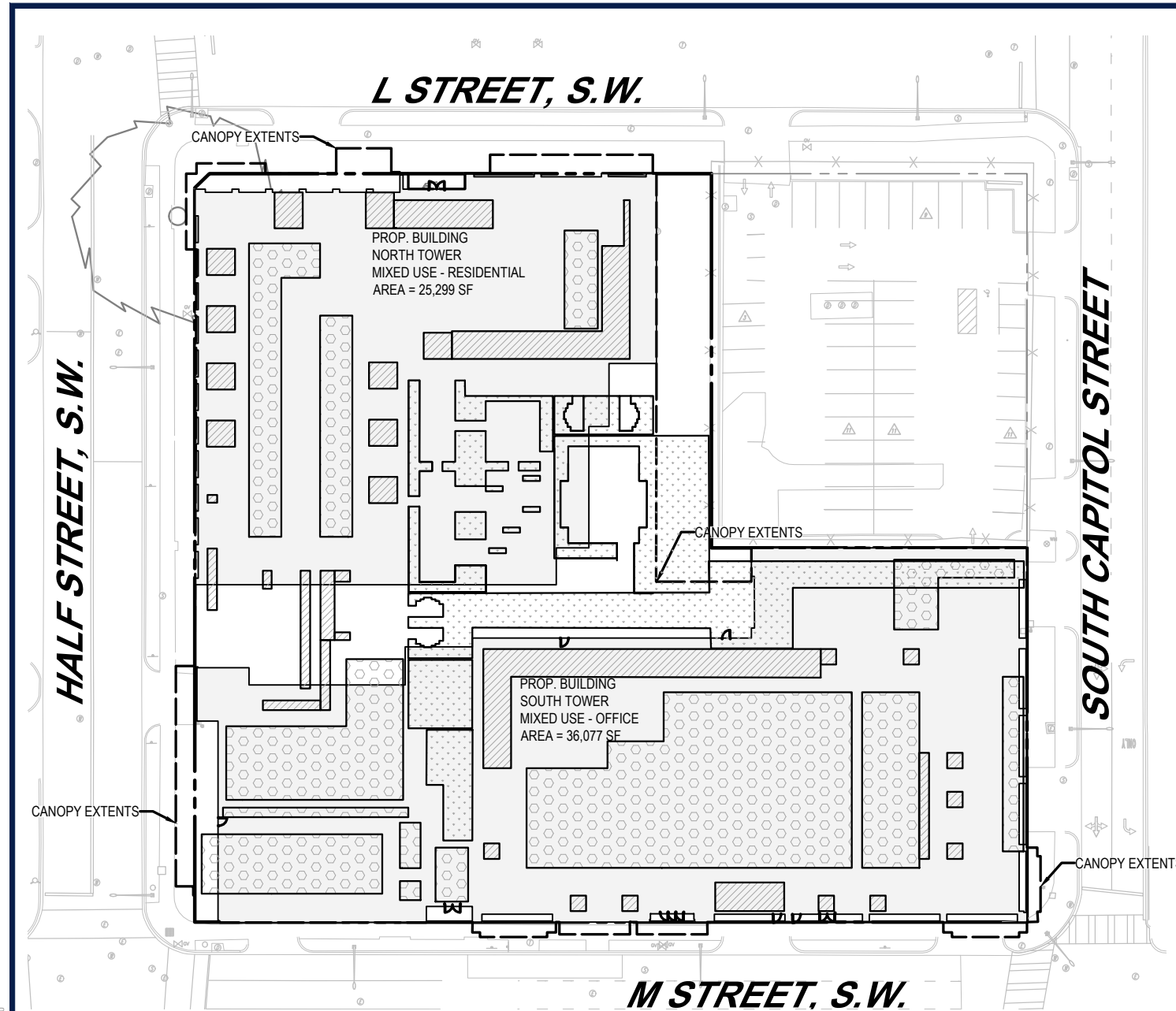
MIXED USE

Level	Green roof with at least 8" soil depth (sf)
Courtyard	6,591
Penthouse	6,070
Upper Roof	17,980
Total	30,641

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

Green Area Ratio Scoresheet				
Address	Square	Lot	Zone District	
5 M ST SW	649	43,44,45,48	D-5	
Other	Lot area (sf)	Minimum Score	Multiplier	GAR Score
	75,656	0.2		SCORE: 0.324
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" <i>square feet</i>	0.30		-
2	Landscaped areas with a soil depth ≥ 24" <i>square feet</i>	0.60		-
3	Bioretention facilities <i>square feet</i>	0.40		-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height <i>square feet</i>	0.20	<i>Native Bonus square feet</i>	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant <i># of plants</i>	0.30	<i># of plants</i>	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree <i># of trees</i>	0.50	<i># of trees</i>	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree <i># of trees</i>	0.60	<i># of trees</i>	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree <i># of trees</i>	0.70	<i># of trees</i>	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree <i># of trees</i>	0.70	<i># of trees</i>	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree <i># of trees</i>	0.70	<i># of trees</i>	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree <i># of trees</i>	0.80	<i># of trees</i>	-
9	Vegetated wall, plantings on a vertical surface <i>square feet</i>	0.60	<i>square feet</i>	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium <i>square feet</i>	0.60	<i>square feet</i>	-
2	Over at least 8" of growth medium <i>square feet</i>	0.80	<i>square feet</i>	24,512.8
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel <i>square feet</i>	0.40		-
2	Permeable paving over at least 24" of soil or gravel <i>square feet</i>	0.50		-
E Other				
1	Enhanced tree growth systems*** <i>square feet</i>	0.40		-
2	Renewable energy generation <i>square feet</i>	0.50		-
3	Approved water features <i>square feet</i>	0.20		-
sub-total of sq ft = 30,641				
F Bonuses				
1	Native plant species <i>square feet</i>	0.10		-
2	Landscaping in food cultivation <i>square feet</i>	0.10		-
3	Harvested stormwater irrigation <i>square feet</i>	0.10		-
Green Area Ratio numerator =				24,513
*** 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.				-

Mixed Use Scheme - Stormwater Management Plan



LEGEND

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

REFERENCES:

- BOUNDARY AND TOPOGRAPHIC/ ALTA SURVEY:
CAD ENTITLED: "SRW185547TOP1_ENG.DWG"
PREPARED BY: BOHLER ENGINEERING
PROJECT NUMBER: SRW185447
DATED: 3/23/2020
- ARCHITECTURAL PLANS:
CAD ENTITLED: "MXU-Z101- GROUND FLOOR PLAN.DWG"
PREPARED BY: GENSLER
RECEIVED: 06/04/2020
- COURTYARD GREEN ROOF AREAS:
CAD ENTITLED: "LAI-BASE-MIX-COURTYARD.DWG"
PREPARED BY: LEE AND ASSOCIATES
RECEIVED: 06/15/2020
- PENTHOUSE ROOF GREEN ROOF AREAS:
CAD ENTITLED: "MXU-PENTHOUSE ROOF PLAN.DWG"
PREPARED BY: GENSLER
RECEIVED: 06/04/2020

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)	MS SITE AREA (SF)
NATURAL COVER	0	0
COMPACTED COVER	0	0
IMPERVIOUS COVER	75,655	0
BMP COVER	75,655	0
TOTAL	75,655	0

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

$$SWRV = \frac{P \times (IRV1 \times \%I) + (RVC \times \%C) + (RVN \times \%N) \times SAI \times Z_{48}}{12}$$

P=1.2 (MLD)
P=0.8 (MS)
TOTAL SITE AREA = 75,655 SF
PRIVATE SPACE RETENTION REQUIREMENT: 7,187 CF

PROPOSED BMP ANALYSIS SUMMARY		
	RETENTION (CF)	DETENTION (CF)
CISTERN	5740	6985
GREEN ROOF	###	###
TOTAL	5740	6985

NOTES:

- THE SIZE AND DEPTH OF ALL GREEN ROOF AREAS WILL BE DETERMINED WITH THE FINAL CONSTRUCTION DOCUMENTS IN COORDINATION WITH APPLICABLE DOE REGULATIONS.
- VEHICULAR ACCESS AREA TO BE TREATED IF SITE DETERMINED TO BE MS4 BY DOE/DCW
- STREETSCAPE IMPROVEMENTS/PROW STORMWATER MANAGEMENT NOT SHOWN ON THIS PLAN.

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	6,591			6,591	8	1	0.45	0.15	2060	887		N/A	887
DOEE BMP ID #	Penthouse Roof North Tower	3,180			3,180	8	1	0.45	0.15	994	428		N/A	428
DOEE BMP ID #	Penthouse Roof South Tower	14,800			14,800	8	1	0.45	0.15	4625	1992		N/A	1992
DOEE BMP ID #	Penthouse Level	6,247			6,247	8	1	0.45	0.15	1952	841		N/A	841
	Total	30,818			24,571					7678				3307

CISTERN CALCULATIONS:

CISTERN #	LOCATION	SIZE (GAL)	SIZE (CF)	CDA	Max SWRV	STORAGE (CF)	SWRV
DOEE BMP ID #	Residential	22,500	3,008	23,007	3096	2858	2858
DOEE BMP ID #	Office	32,500	4,345	21,417	2882	4128	NC 2882
	Total					6985	5740



NOT APPROVED FOR CONSTRUCTION



REVISIONS			
REV	DATE	COMMENT	DRAWN BY

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

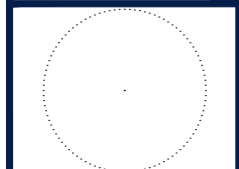
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT TO BE USED FOR CONSTRUCTION DOCUMENTS UNLESS INDICATED OTHERWISE.

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

PROJECT: **ZONING COMMISSIONS SET**

FOR
JBG SMITH
PROPOSED DEVELOPMENT
5 M STREET, SW
WASHINGTON, DC 20024

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

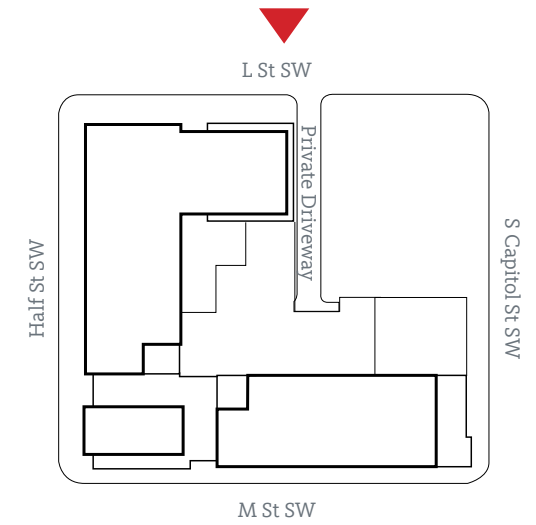


SHEET TITLE:
MIXED USE CONFIGURATION: STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
CIV700
ORG. DATE - 06/15/2020



1 ELEVATION: NORTH
SCALE: 1"=30'-0"



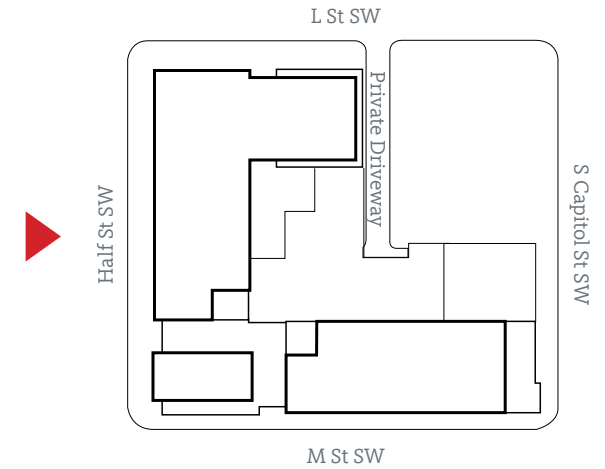
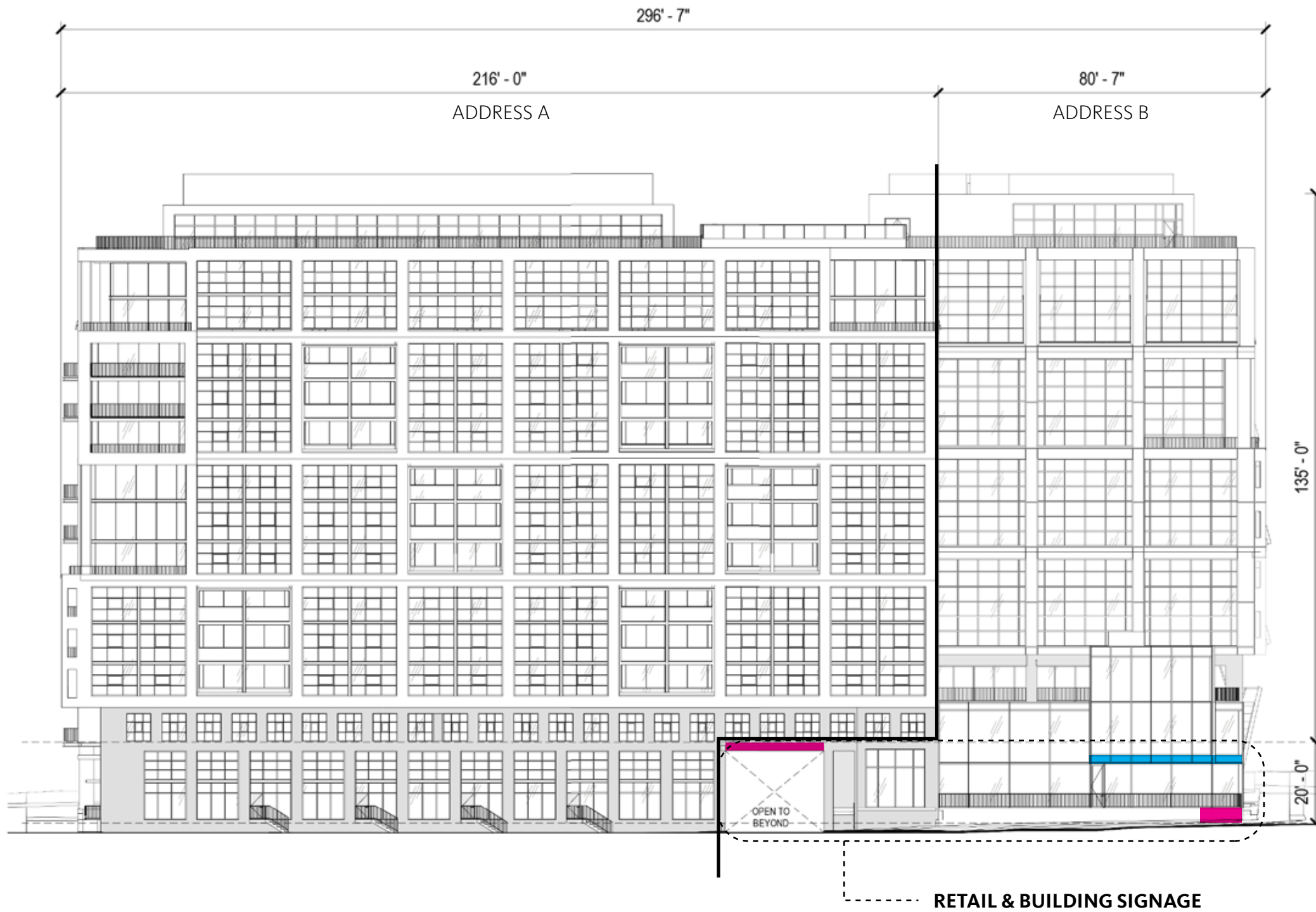
SIGN TYPES

- RETAIL SIGNAGE
- BUILDING SIGNAGE
- TENANT SIGNAGE

CODE ALLOWANCE

SIGNS ABOVE FIRST STORY
(LINEAR FEET x HEIGHT ABOVE 20'-0")
 $182 \times 127.33 = 23,174.06 \text{ SF}$
 $23,174.06 \text{ SF} \times 1/40 = 579.35 \text{ MAX SF}$

FIRST STORY SIGNS
(LINEAR FEET x 2)
 $182 \times 2 = 364 \text{ MAX SF}$



SIGN TYPES

RETAIL SIGNAGE

BUILDING SIGNAGE

TENANT SIGNAGE

CODE ALLOWANCE – ONE ADDRESS

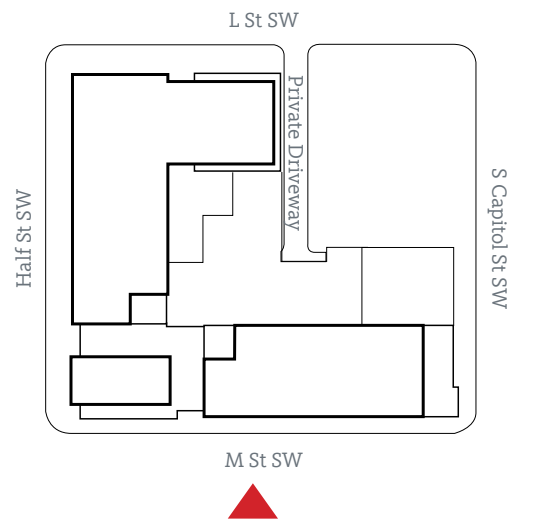
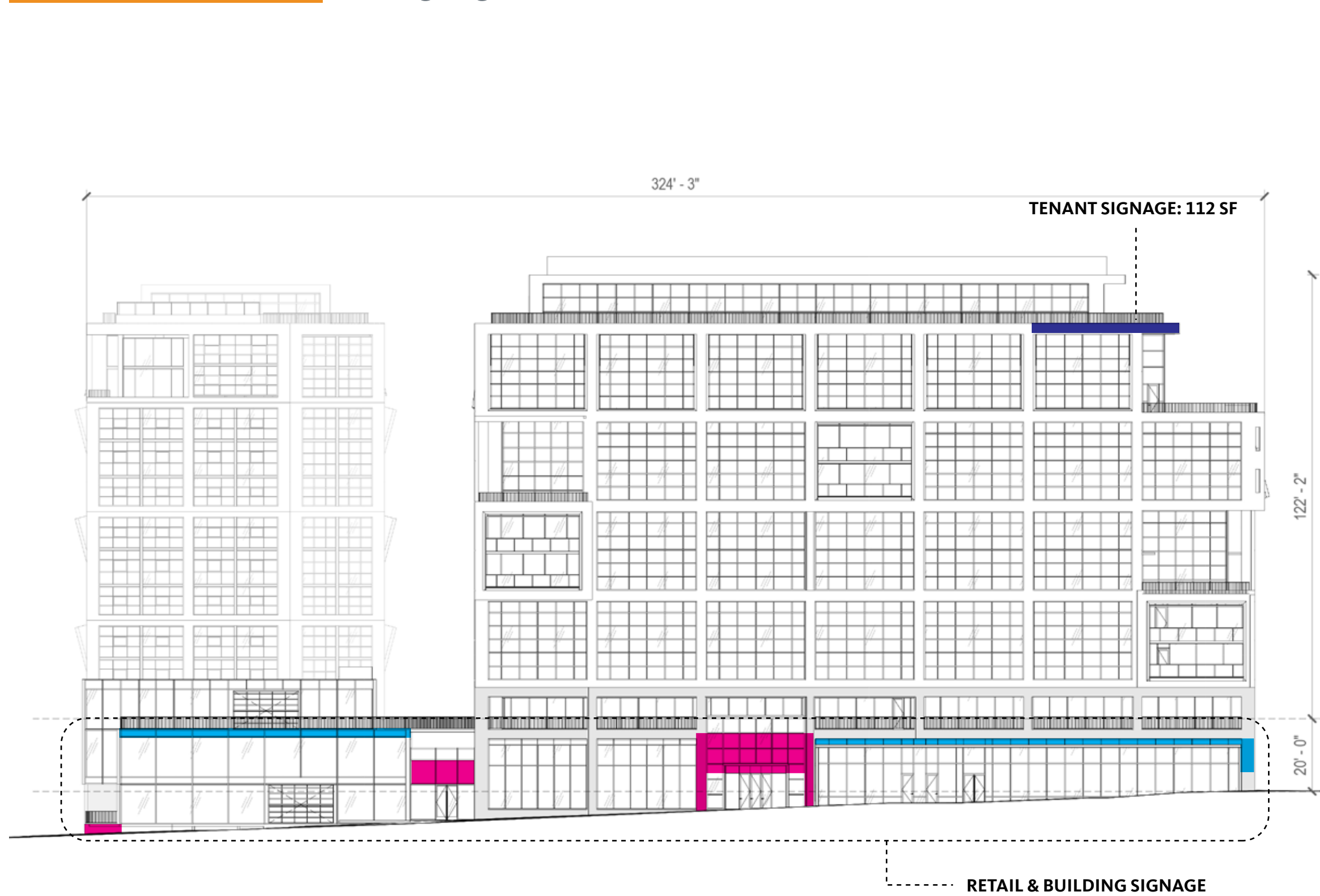
SIGNS ABOVE FIRST STORY
 (LINEAR FEET x HEIGHT ABOVE 20'-0")
 $296.58 \times 135 = 40,038.30 \text{ SF}$
 $40,038.30 \text{ SF} \times 1/40 = \mathbf{1,000.96 \text{ MAX SF}}$

FIRST STORY SIGNS
 (LINEAR FEET x 2)
 $296.58 \times 2 = \mathbf{593.16 \text{ MAX SF}}$

CODE ALLOWANCE – ADDRESS B ONLY

SIGNS ABOVE FIRST STORY
 (LINEAR FEET x HEIGHT ABOVE 20'-0")
 $80.58 \times 135 = 10,878.30 \text{ SF}$
 $10,878.30 \text{ SF} \times 1/40 = \mathbf{271.96 \text{ MAX SF}}$

FIRST STORY SIGNS
 (LINEAR FEET x 2)
 $80.58 \times 2 = \mathbf{161.16 \text{ MAX SF}}$



SIGN TYPES

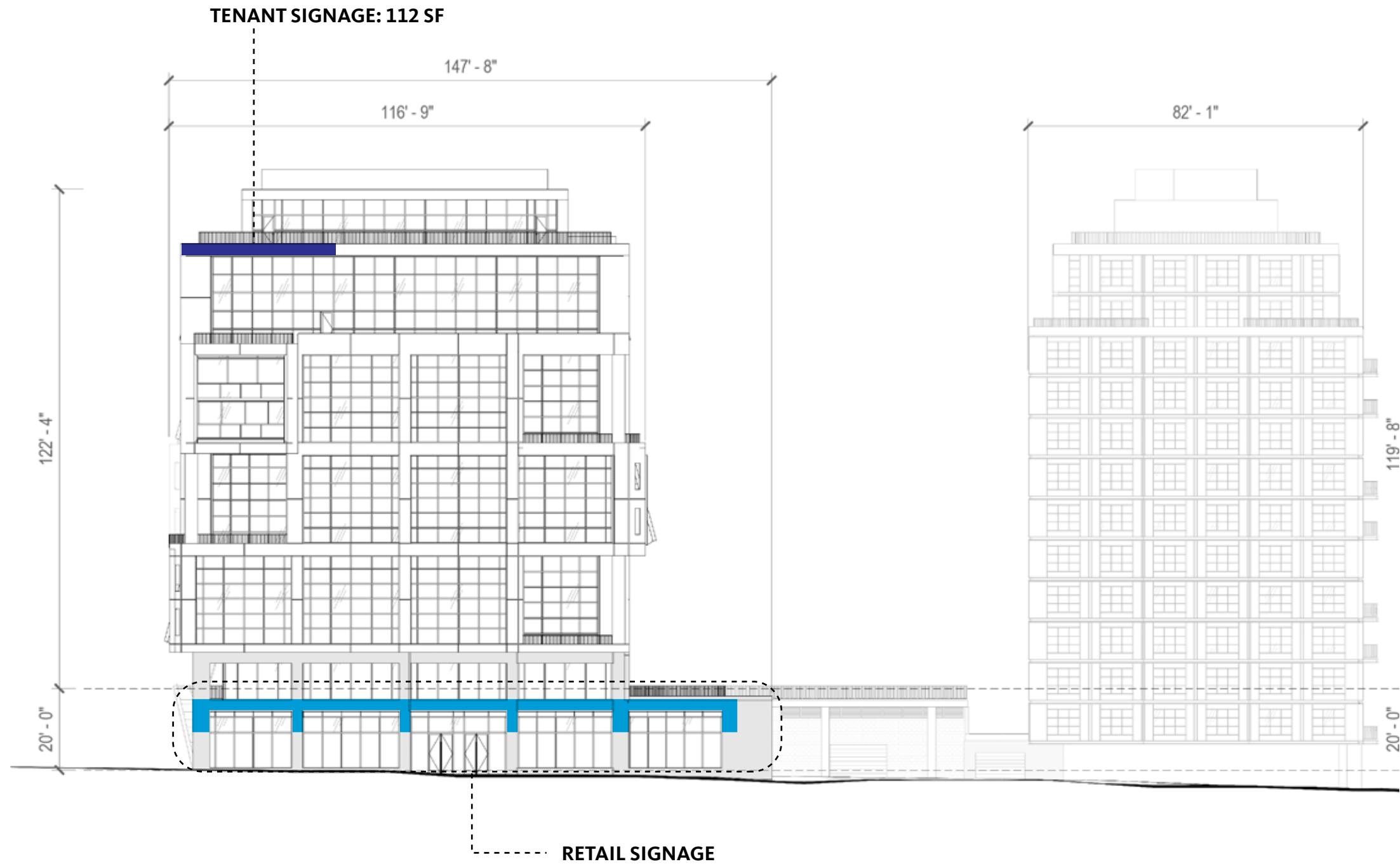
- RETAIL SIGNAGE
- BUILDING SIGNAGE
- TENANT SIGNAGE

CODE ALLOWANCE

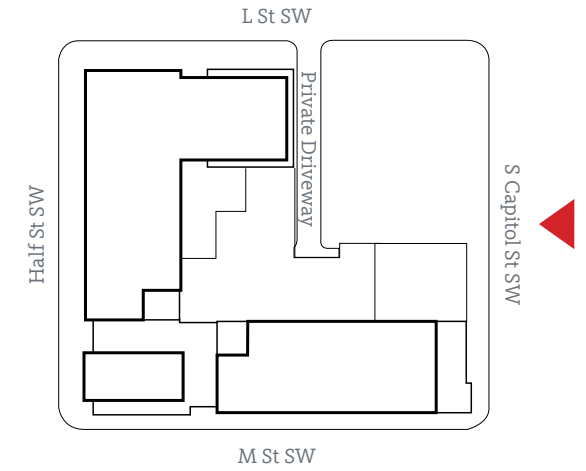
SIGNS ABOVE FIRST STORY
 (LINEAR FEET x HEIGHT ABOVE 20'-0")
 $324.25 \times 122.17 = 39,613.62 \text{ SF}$
 $39,613.62 \text{ SF} \times 1/40 = \mathbf{990.34 \text{ MAX SF}}$

FIRST STORY SIGNS
 (LINEAR FEET x 2)
 $324.25 \times 2 = \mathbf{648.48 \text{ MAX SF}}$

1 ELEVATION: SOUTH
 SCALE: 1"=30'-0"



1 ELEVATION: EAST
SCALE: 1"=30'-0"



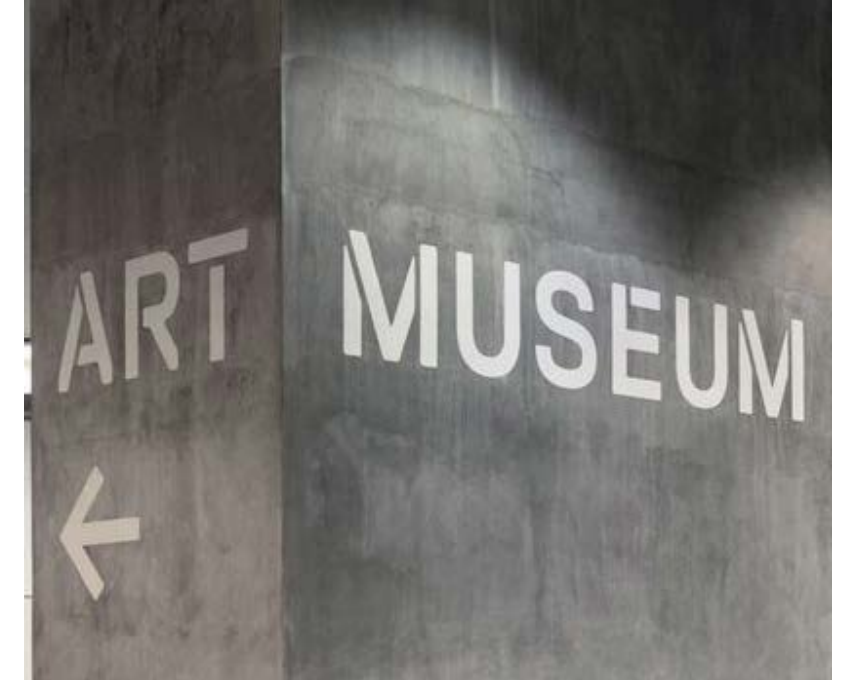
SIGN TYPES

- RETAIL SIGNAGE
- BUILDING SIGNAGE
- TENANT SIGNAGE

CODE ALLOWANCE

SIGNS ABOVE FIRST STORY
 (LINEAR FEET x HEIGHT ABOVE 20'-0")
 $147.67 \times 119.67 = 17,671.67 \text{ SF}$
 $17,671.67 \text{ SF} \times 1/40 = \mathbf{441.79 \text{ MAX SF}}$

FIRST STORY SIGNS
 (LINEAR FEET x 2)
 $147.67 \times 2 = \mathbf{295.34 \text{ MAX SF}}$



Building Identification

Building identification signage could be placed on or adjacent to architectural structures but should be highly visible to vehicles and pedestrians. Signage may be internally or halo illuminated and could be placed inside or outside of the building shell.

Parking Identification

Parking identification signage should be clearly visible against the background it sits on and use complementary materials to the surrounding architecture. Letterforms and arrows may be illuminated or have light shining on them for night time visibility.



Painted or Dimensional Signs

Signage could be placed on, above or below canopies and other architectural structures but must feel complementary and fully integrated. Signage may consist of flat or dimensional lettering and could be internally or halo illuminated.

Blade Signs

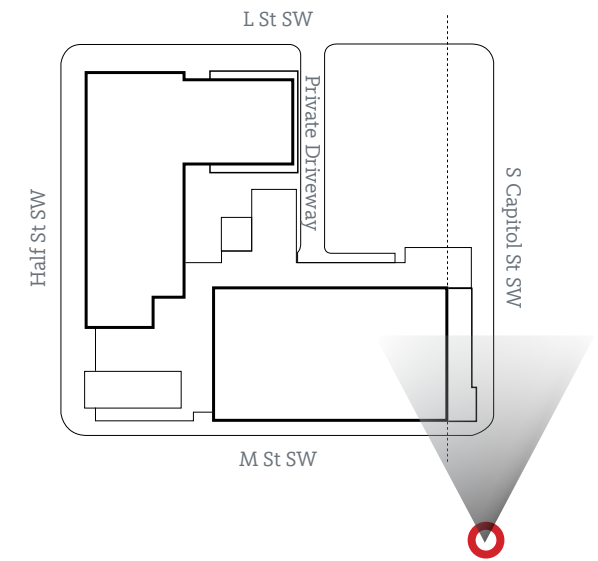
Blade signs shall be directly mounted to the building and materiality must feel complementary to surrounding architecture. Lettering on these signs could be dimensional or flat and sign may be internally illuminated.



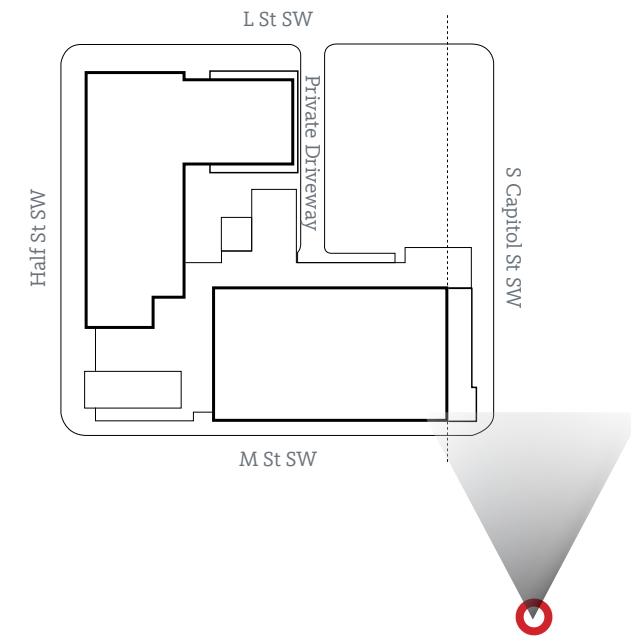
Tenant Signage

Internally illuminated and/or halo sign attached directly to the building facade.

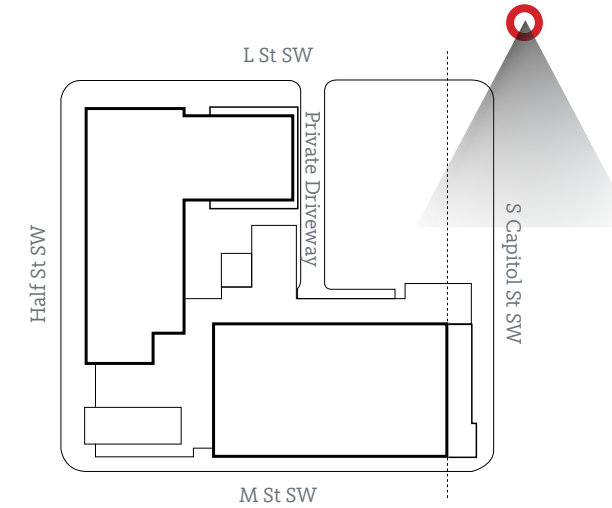
Mixed Use Scheme - View A | Perspective at S Capitol St SW - Looking North



Mixed Use Scheme - View B | Perspective at S Capitol St SW - Looking North

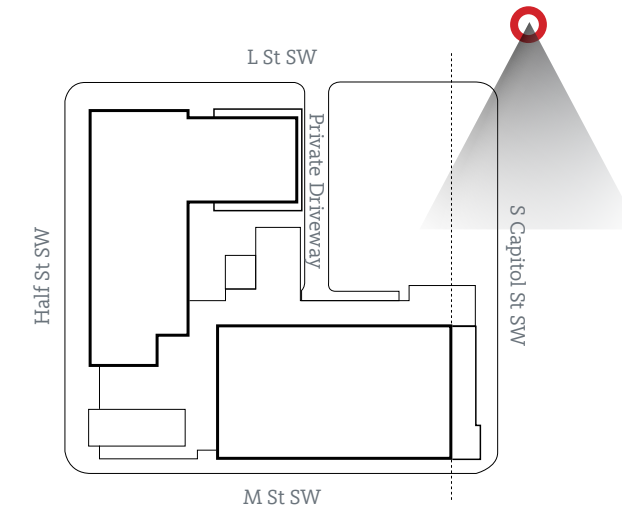


Mixed Use Scheme - View C | Perspective at S Capitol St SW - Looking South



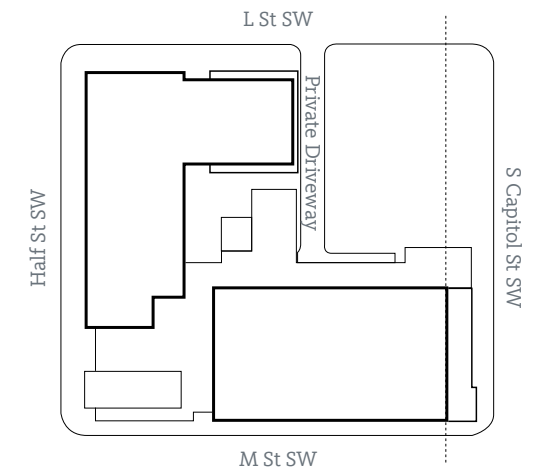
Foreground Lot shown without future building context.

Mixed Use Scheme - View C.1 | Perspective at S Capitol St SW - Looking South



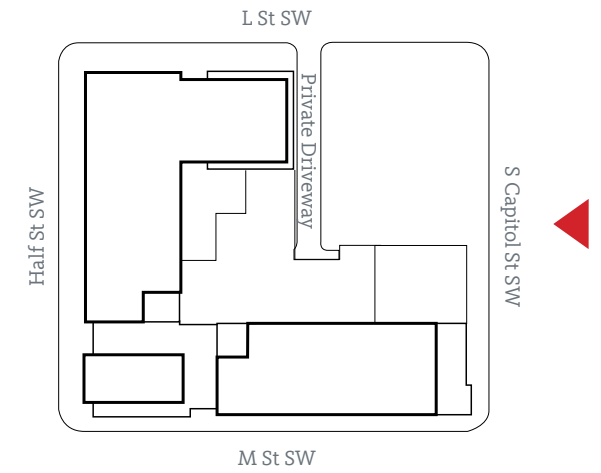
Foreground Lot shown with future building context.

Mixed Use Scheme - View D | Perspective at S Capitol St SW & P St SW - Looking North



Mixed Use Scheme Streetwall Calculations

Scale: 1" = 50'-0"



TOTAL AVAILABLE FRONTAGE TO 110': 15,675 SF
FRONTAGE ON PL: 10,877 SF
SETBACK [A] 7'-4": 1,701 SF

TOTAL FACADE PERCENT ON PL = 69%
TOTAL STREETWALL PERCENT ON PL = 100%

