



NOTES:

TREES WITHIN PROJECT LIMITS ARE TO BE REMOVED.

COBRA HEAD LIGHTS ARE TO BE REMOVED AND REPLACED WITH FIXTURES AS SHOWN ON THE PLAN

BUS STOP LOCATED AT MID BLOCK ON M STREET SW CURRENTLY SHALL BE RELOCATED AT THE INTERSECTION ON M AND HALF STREET SW.

RESIDENTIAL PATIOS

UNDERSTORY PLANTING

PERMEABLE PAVING, TYP.

TREE PIT WITH FENCE

UNDERSTORY PLANTING

HALF ST SW

SCORED CONCRETE DDOT STANDARD

WASHINGTON GLOBE FIXTURE ON HALF STREET

PATIO

COVERED VAULT, TYP.

CANOPY TREE, TYP.

TEARDROP FIXTURE, TYP. PROPOSED AT INTERSECTIONS

BUS STOP RELOCATED TO INTERSECTION. CURRENT BUS STOP IS MID BLOCK

PRIVATE DRIVEWAY

PRIVATE DRIVEWAY

S CAPITOL STREET SW

CONTINUOUS TREE PIT

TWIN TWENTY LIGHT FIXTURES ON S. CAPITOL STREET

BIKE RACKS, TYP

TRASH AND RECYCLING RECEPTACLES,

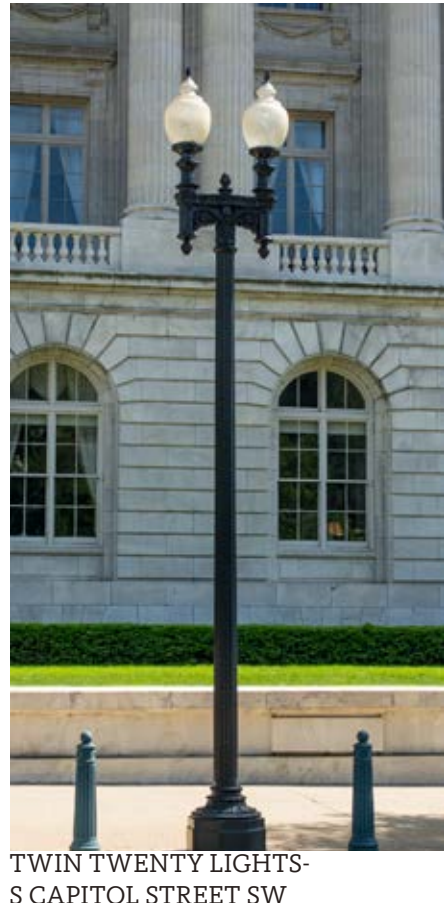
BENCH, TYP.

WASHINGTON GLOBE LIGHT FIXTURES ON M STREET

Residential Scheme | 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

EXHIBIT PREPARED BY LEE & ASSOCIATES

Residential Scheme | Combined Courtyard Concept

SCALE: 1"=20'-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.



HALF STREET SW

M STREET SW

EXHIBIT PREPARED BY LEE & ASSOCIATES

Gensler JBG SMITH

5 M SW | DESIGN REVIEW APPLICATION

148 SEPTEMBER 11, 2020

PRECEDENT IMAGES



RAISED PLANTERS



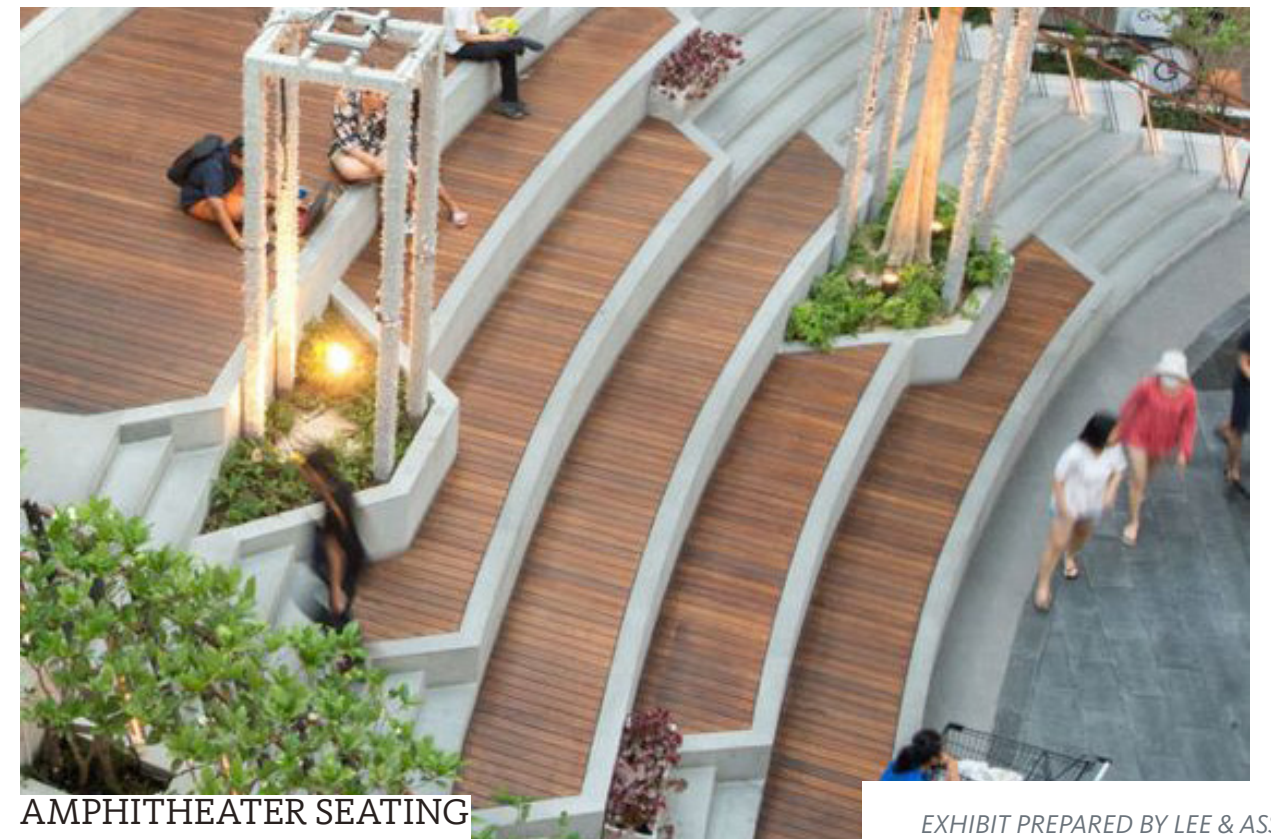
MOUNDED GREEN ROOF IN COURTYARD



ACTIVE SPACE- COURTYARD



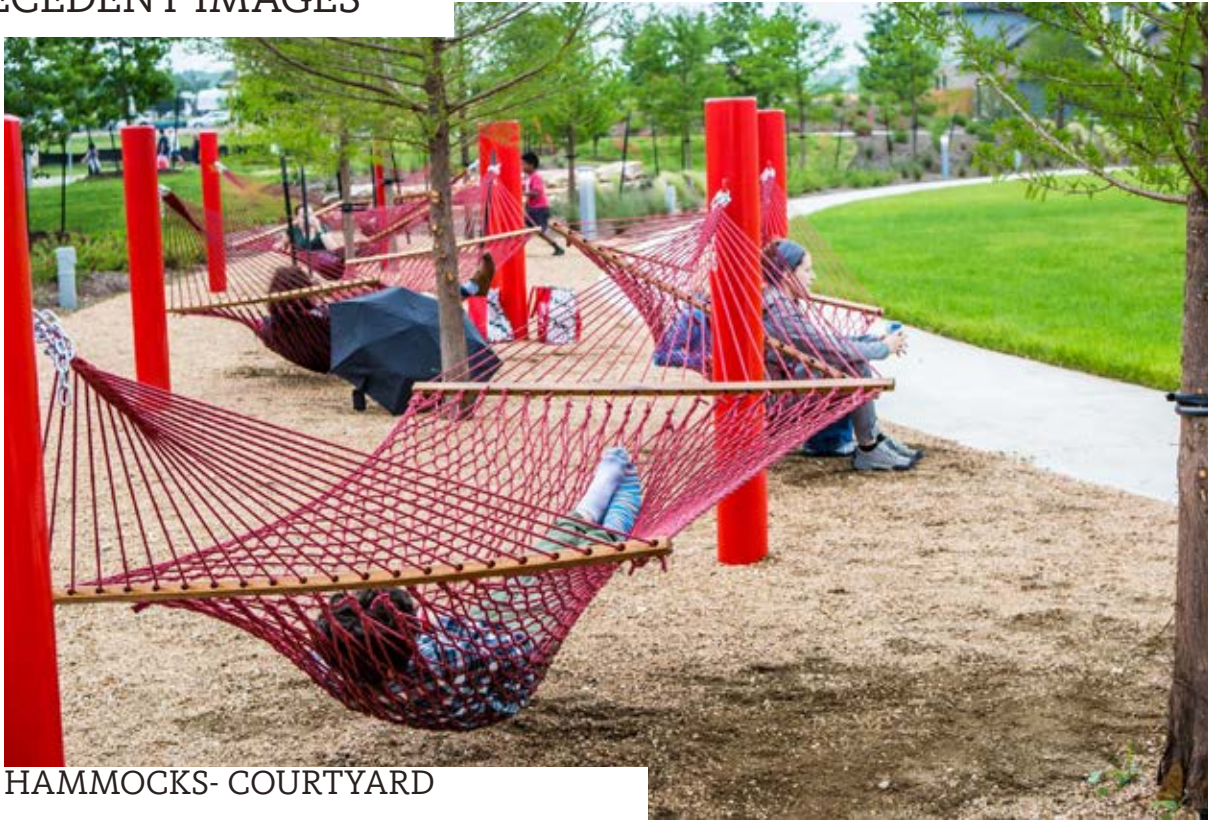
GRILLING AREA



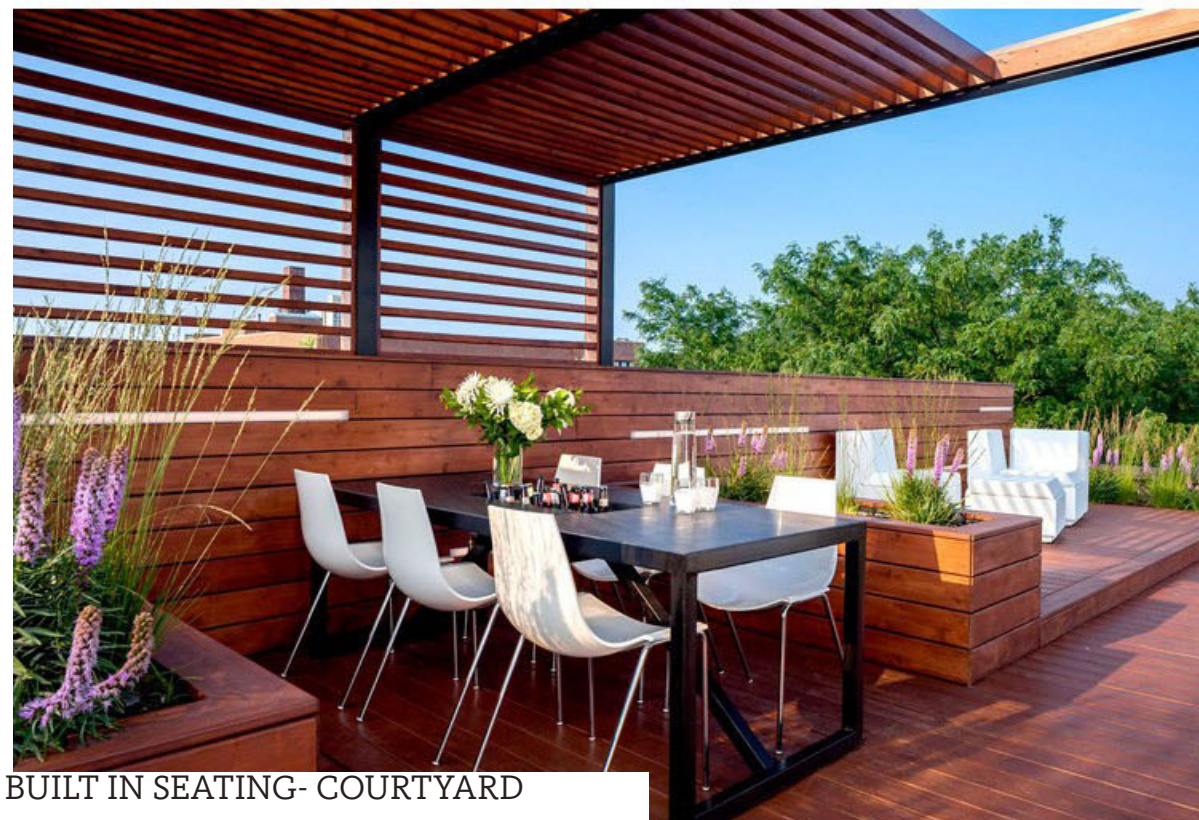
AMPHITHEATER SEATING

EXHIBIT PREPARED BY LEE & ASSOCIATES

PRECEDENT IMAGES



HAMMOCKS- COURTYARD



BUILT IN SEATING- COURTYARD



GREEN SPACE AT LOBBY LEVEL



GREEN SPACE AT LOBBY LEVEL

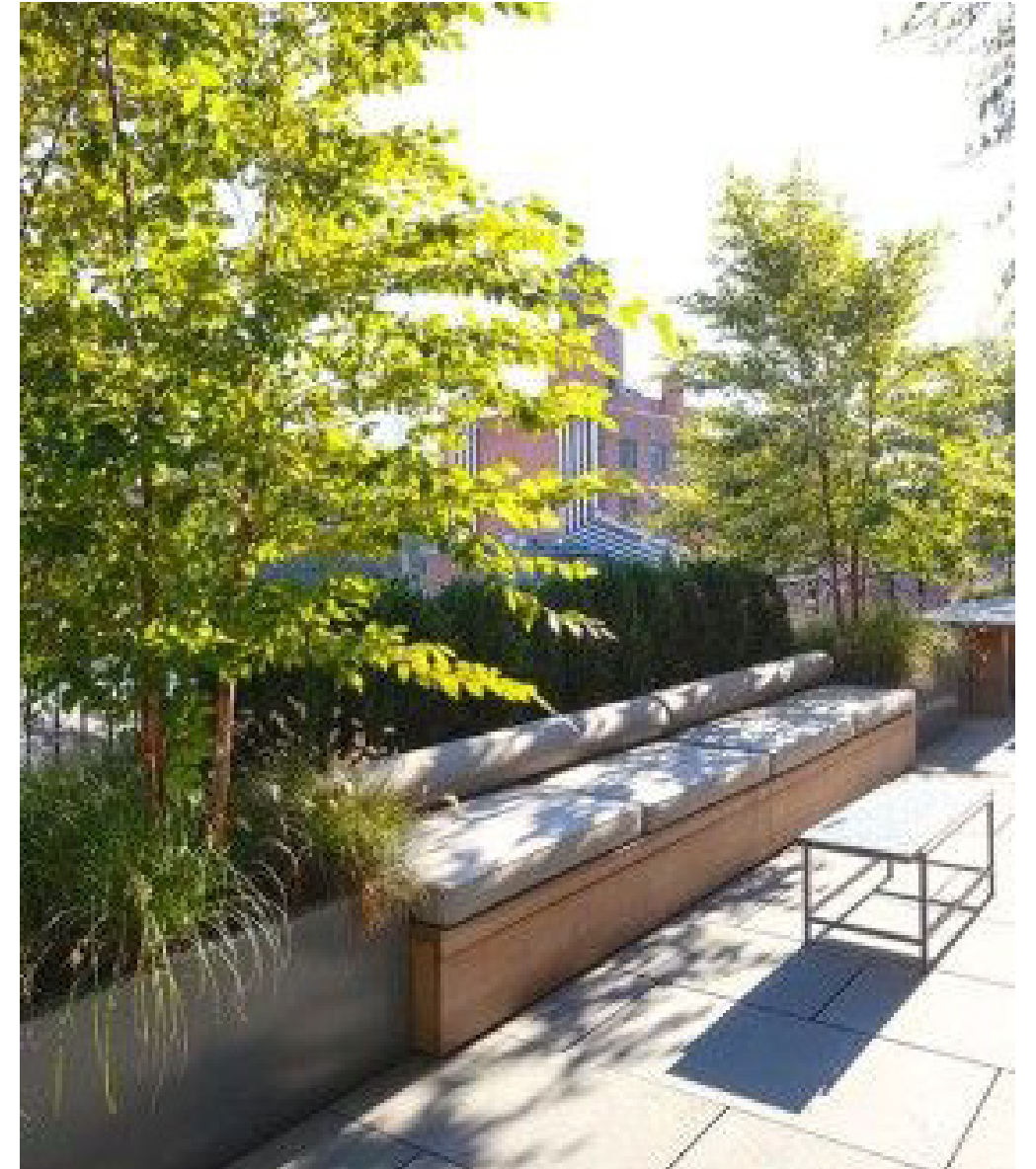


ART WALL

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.



PRECEDENT IMAGES



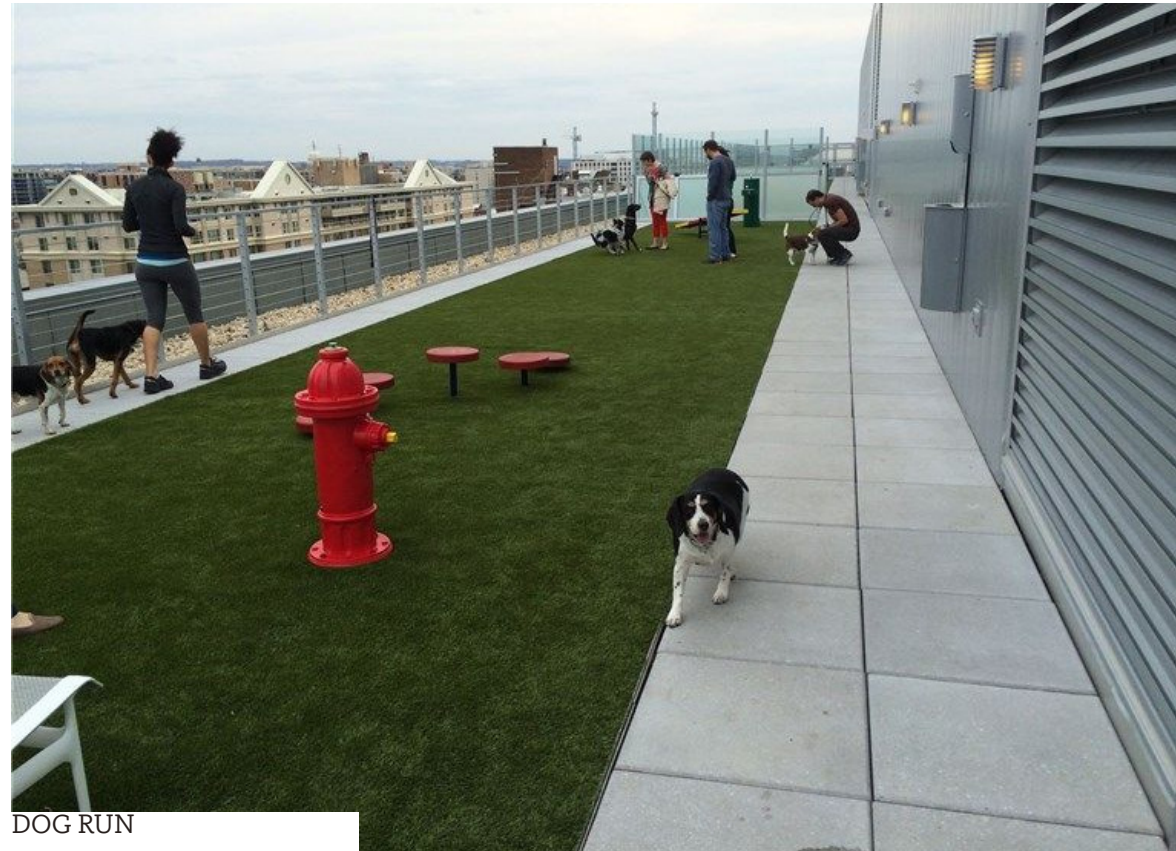
PRECEDENT IMAGES



CHAISE LOUNGE/ CABANAS



INFINITY EDGE POOL



DOG RUN



LOUNGE SEATING

Residential Scheme | Preliminary GAR Scoresheet

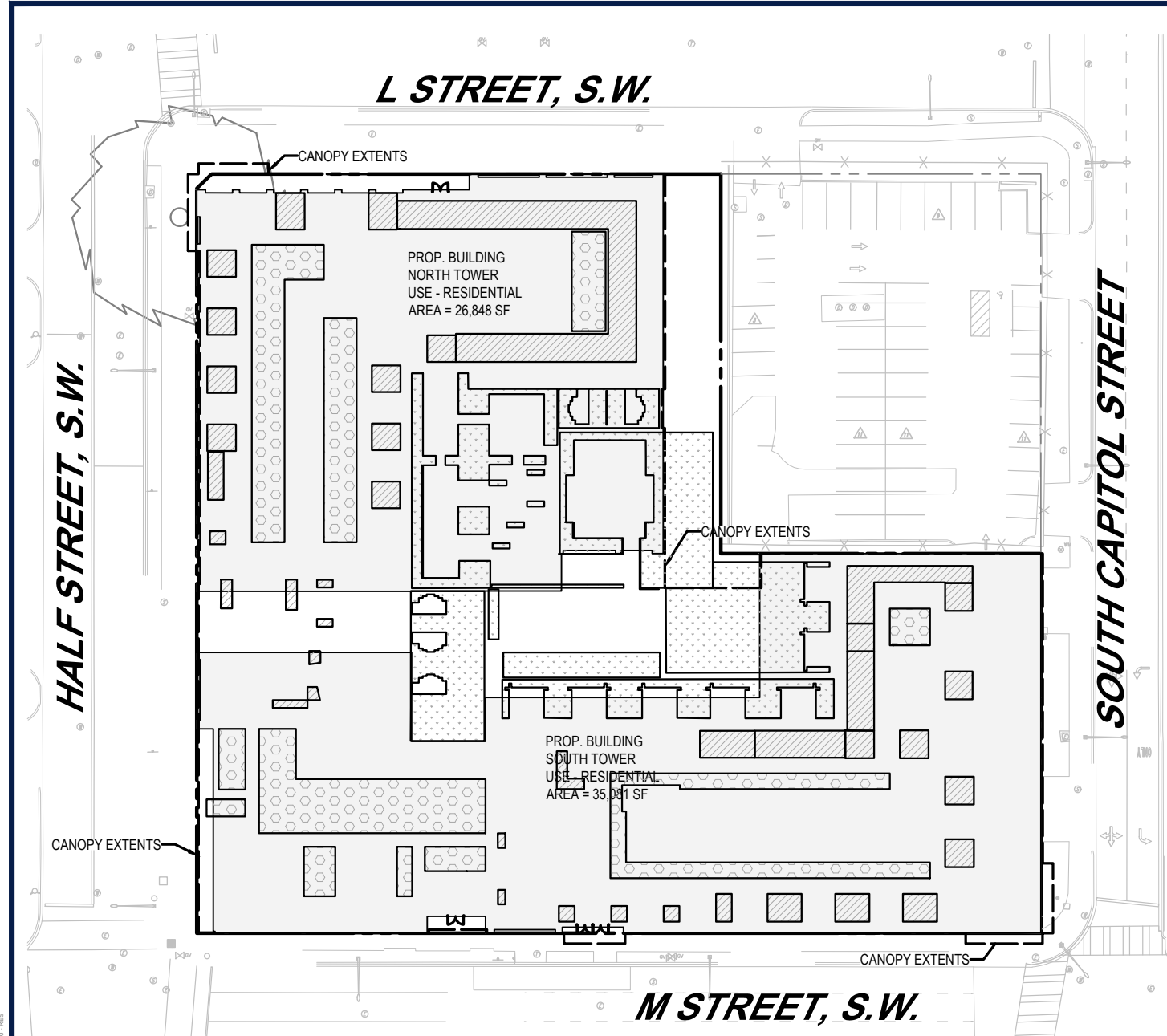
RESIDENTIAL - scenario 1

Level	Green roof with at least 8" soil depth (sf)
Courtyard	7,413
Penthouse	6,542
Upper Roof	7,830
Total	21,785

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	5 M ST SW	Square	Lot	Zone District
		649	43,44,45,48	D-5
Other		Lot area (sf)	Minimum Score	Multiplier
		75,656	0.2	SCORE: 0.230
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"	square feet	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	square feet	0.60	-
3	Bioretention facilities	square feet	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	square feet	0.20	Native Bonus square feet
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0.30	# of plants
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0.50	# of trees
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0.60	# of trees
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0.70	# of trees
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0.70	# of trees
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0.70	# of trees
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0.80	# of trees
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	square feet
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	square feet	0.60	square feet
2	Over at least 8" of growth medium	square feet	0.80	square feet
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50	-
E Other				
1	Enhanced tree growth systems***	square feet	0.40	-
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
		sub-total of sq ft = 21,785		
F Bonuses				
1	Native plant species	square feet	0.10	-
2	Landscaping in food cultivation	square feet	0.10	-
3	Harvested stormwater irrigation	square feet	0.10	-
				Green Area Ratio numerator = 17,428
*** 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.				

Residential Scheme - 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:

- 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: "RES-Z101- GROUND FLOOR PLAN.DWG"
PREPARED BY: GENSLER
RECEIVED: 06/04/2020
- COURTYARD GREEN ROOF AREAS:
CAD ENTITLED: "LAI-BASE-RES-COURTYARD.DWG"
PREPARED BY: LEE AND ASSOCIATES
RECEIVED: 06/12/2020
- PENTHOUSE ROOF GREEN ROOF AREAS:
CAD ENTITLED: "RES-PENTHOUSEROOFPLAN.DWG"
PREPARED BY: GENSLER
RECEIVED: 08/28/2020
- PENTHOUSE GREEN ROOF AREAS:
CAD ENTITLED: "LAI-BASE-RES-PH.DWG"
PREPARED BY: LEE AND ASSOCIATES
RECEIVED: 8/31/2020

STORMWATER MANAGEMENT NARRATIVE:

THIS 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		
	MLD SITE AREA (SF)	MSI 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 STORMWATER MANAGEMENT GUIDEBOOK, THE RETENTION REQUIREMENT FOR THIS SITE IS CALCULATED AS FOLLOWS:

$$SWRV = \frac{[P \times (URV \times N)] + (RVC \times N) + (RVN \times N) \times SA \times 7.48}{12}$$

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

PROPOSED BMP ANALYSIS SUMMARY		
	RETENTION (CF)	DETENTION (CF)
OTHER	517	598
GREEN ROOF	202	880
TOTAL	809	1228

NOTES:

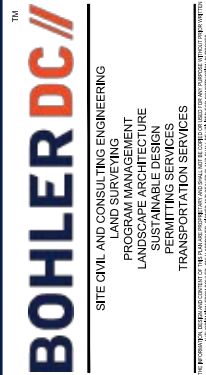
- THE SIZE AND DEPTH OF ALL GREEN ROOF AREAS WILL BE DETERMINED WITH THE FINAL CONSTRUCTION DOCUMENTS IN COORDINATION WITH APPLICABLE DOE REGULATIONS. FINAL DESIGN WILL MEET ALL RETENTION, DETENTION, AND VEHICULAR ACCESS AREA REQUIREMENTS OUTLINED BY THE DISTRICT.
- VEHICULAR ACCESS AREA TO BE TREATED IF SITE DETERMINED TO BE MS4 BY DOE/DCW.
- STREETSCAPE IMPROVEMENTS/PROW STORMWATER MANAGEMENT NOT SHOWN ON THIS PLAN, 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	7,413			7,413	8	1	0.45	0.15	2317	998		N/A	998
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	4,650			4,650	8	1	0.45	0.15	1453	626		N/A	626
DOEE BMP ID #	Penthouse Level	6,542			6,542	8	1	0.45	0.15	2044	880		N/A	880
	Total	21,785			21,785					6808				2932

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



REVISIONS

REV	DATE	COMMENT	DESIGNED BY

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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

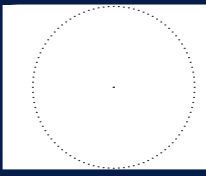
PROJECT No.: DC185547
DRAWN BY: MK
CHECKED BY: CK
DATE: 06/15/2020
CAD I.D.:

ZONING COMMISSIONS SET

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



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



SHEET TITLE:
RESIDENTIAL USE CONFIGURATION: STORMWATER MANAGEMENT PLAN

SHEET NUMBER:
CIV700

ORG. DATE: 06/15/2020



NOT APPROVED FOR CONSTRUCTION