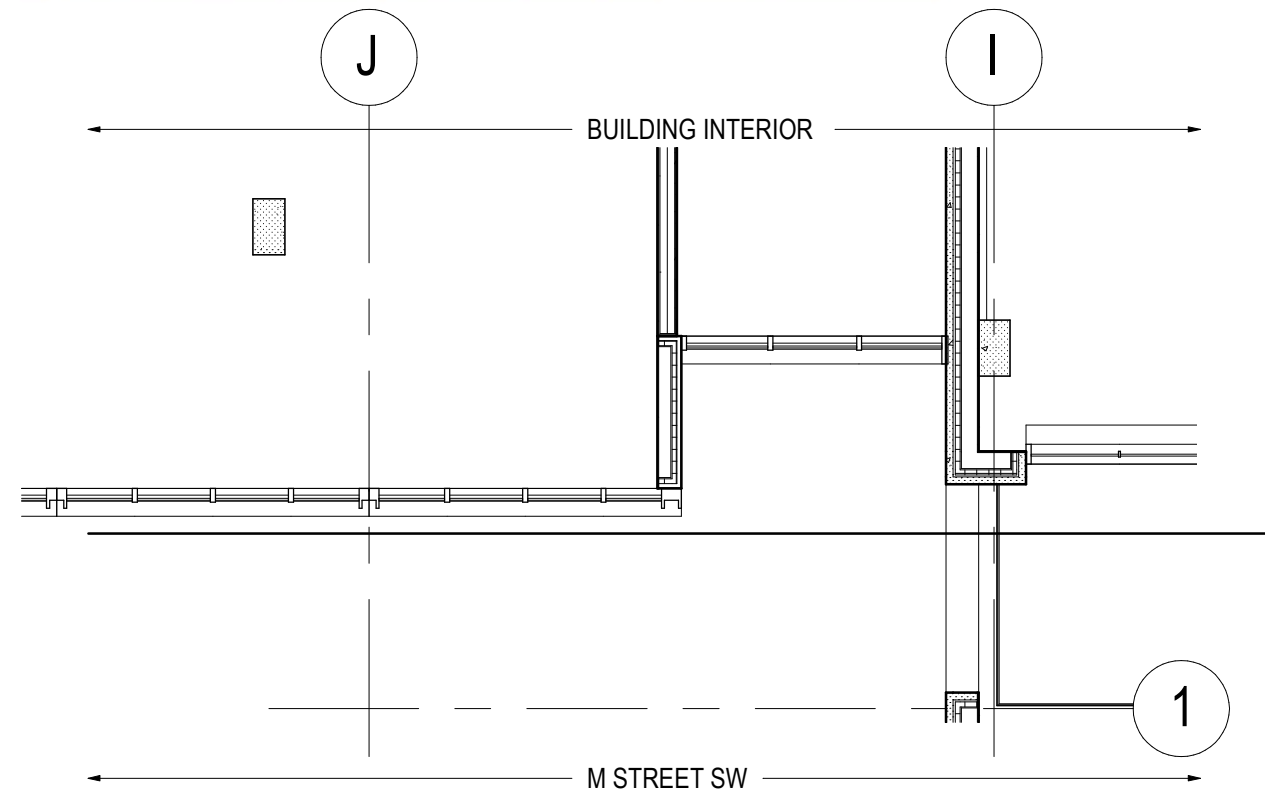


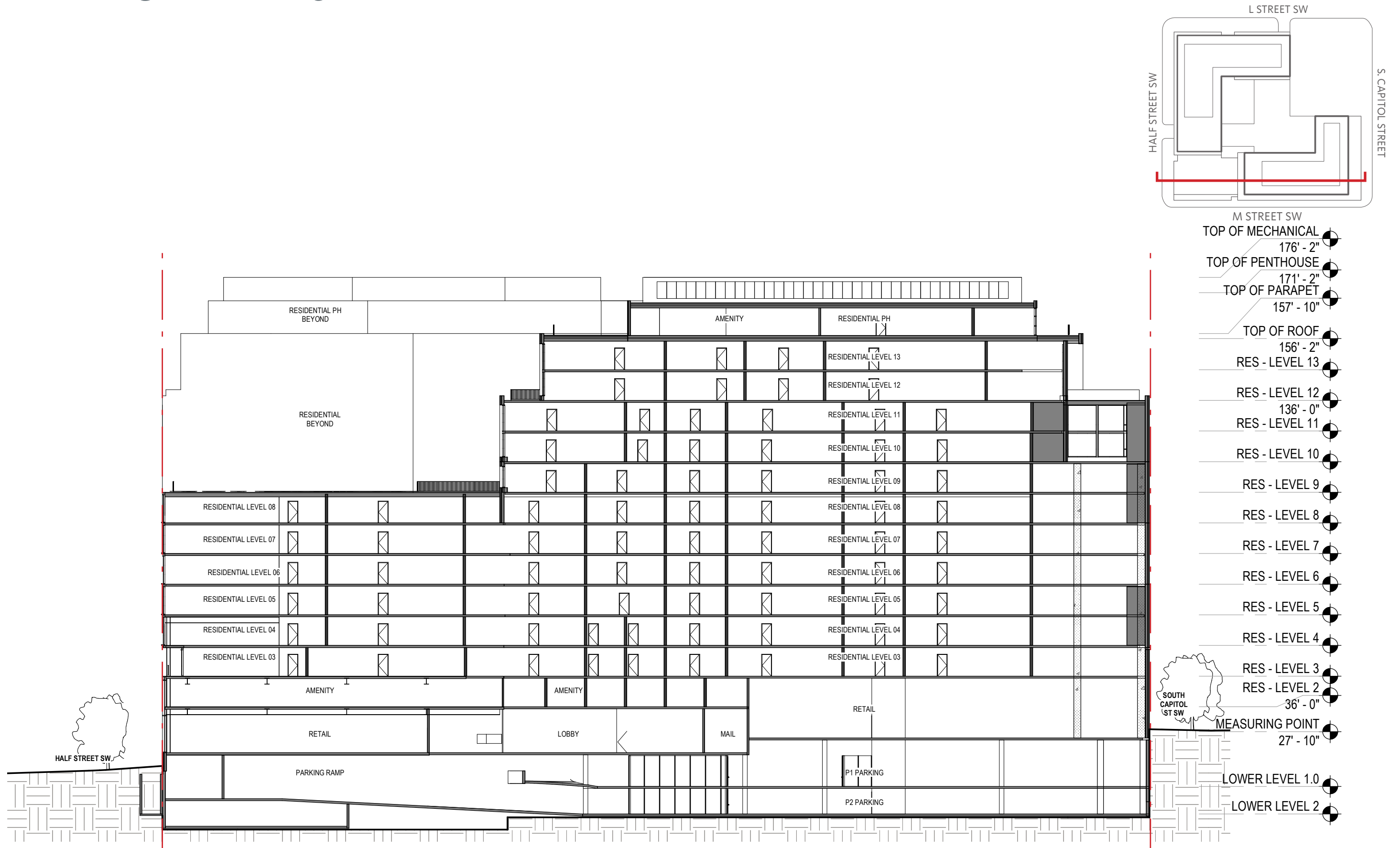
Proposed Design Facade Detail I (Shoulder at Pavilion)

Scale: 1/8" = 1'-0"



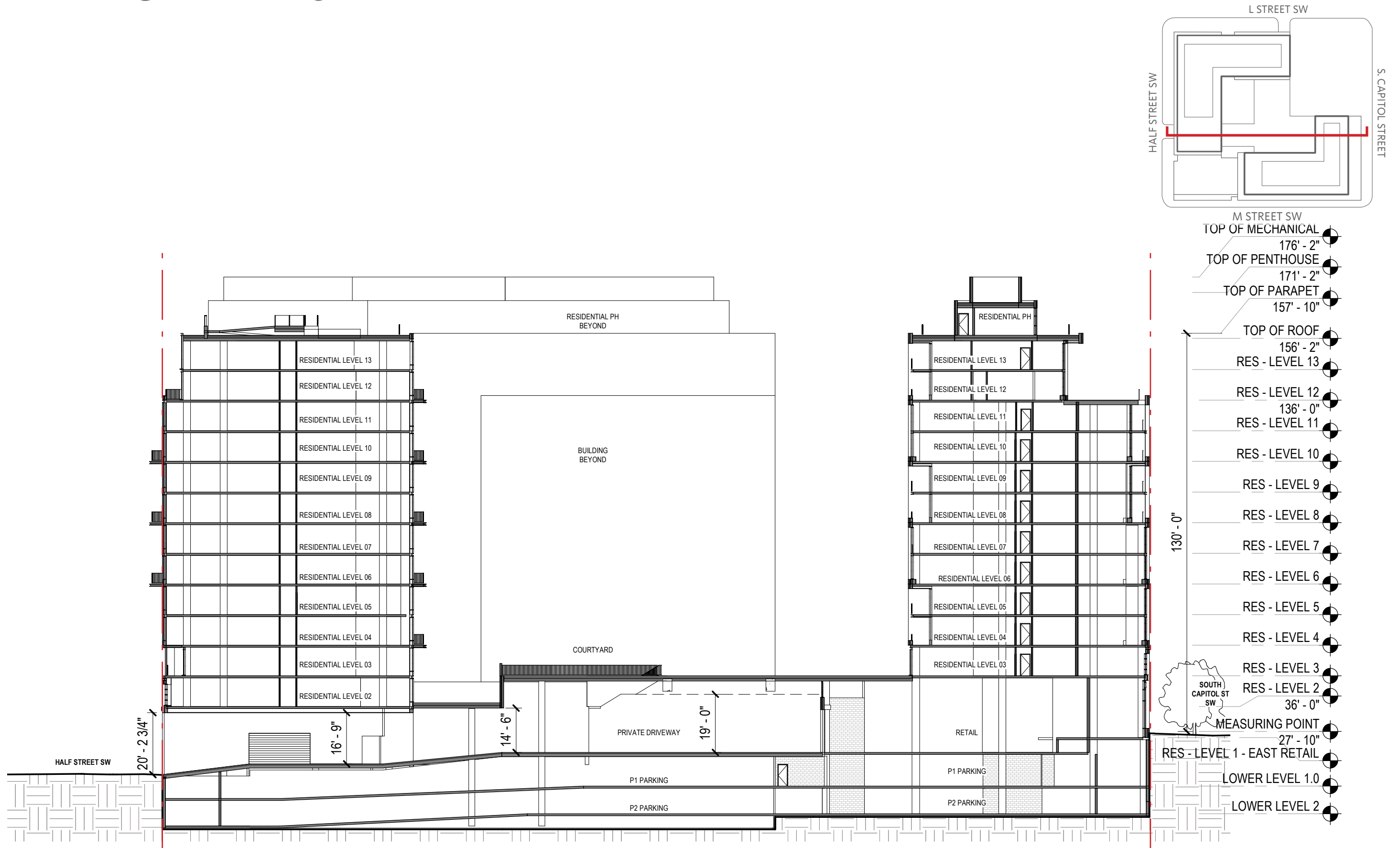
Proposed Design Building Section East-West

Scale: 1" = 30'



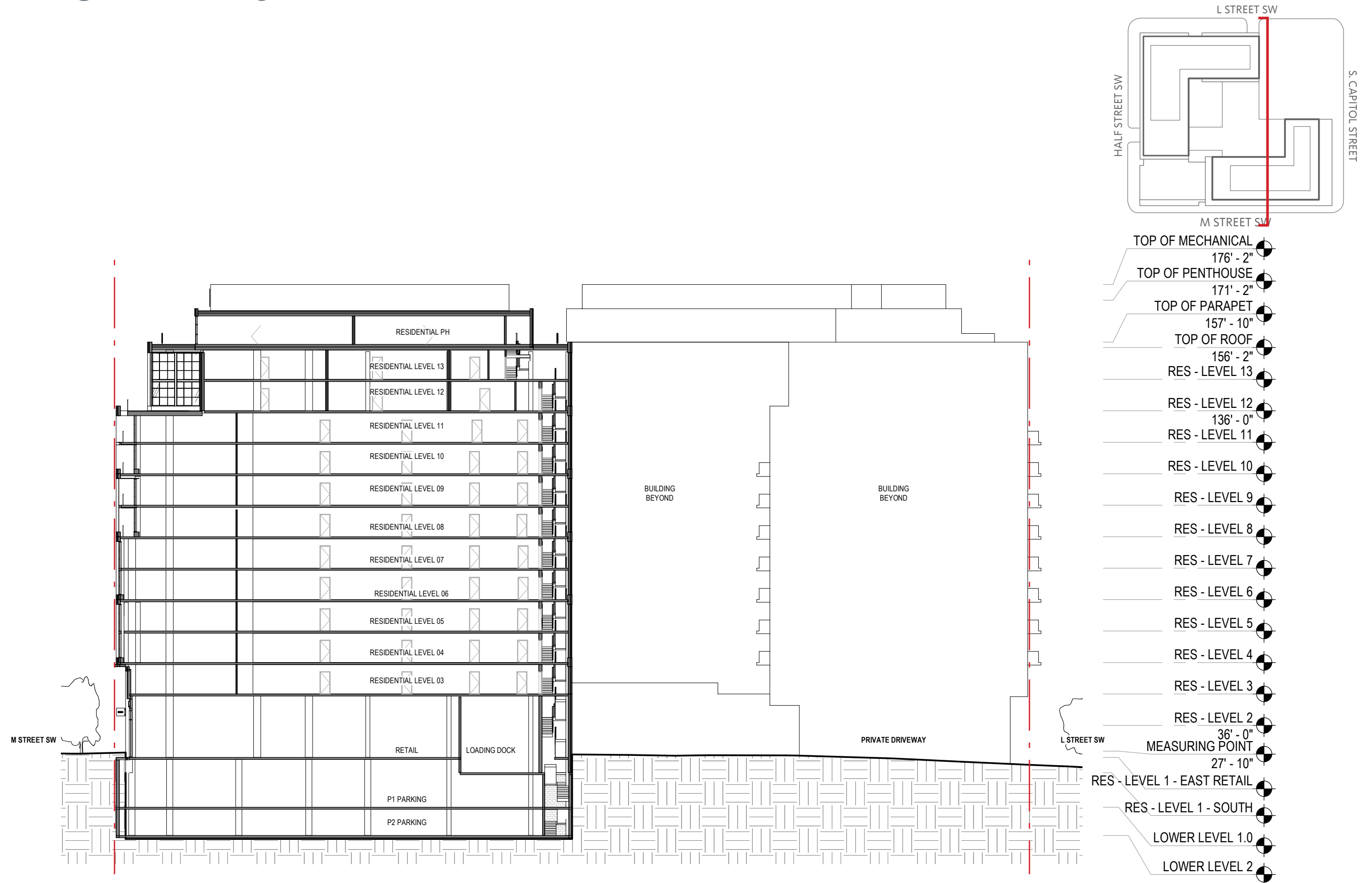
Proposed Design Building Section East-West

Scale: 1" = 30'



Proposed Design Building Section North-South

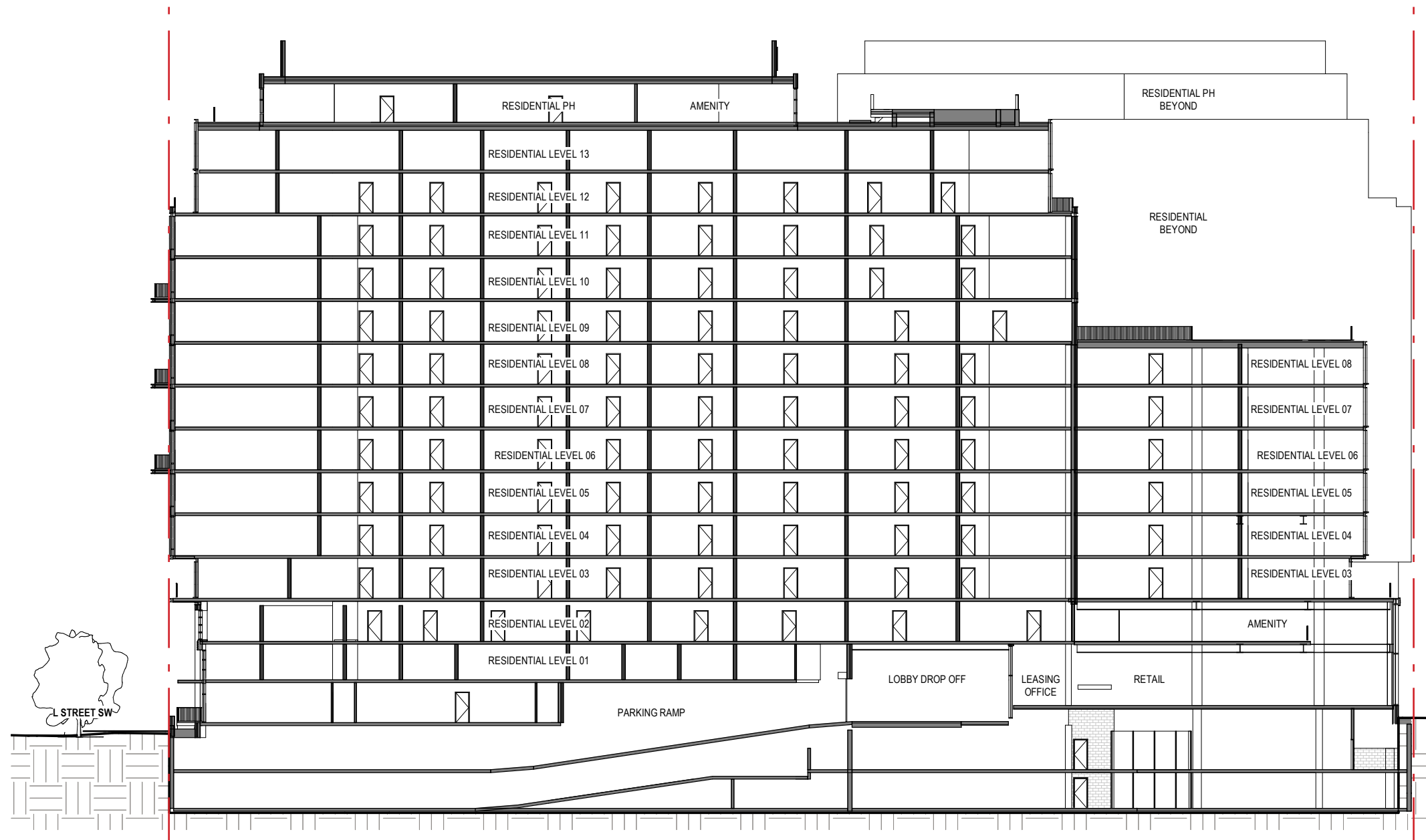
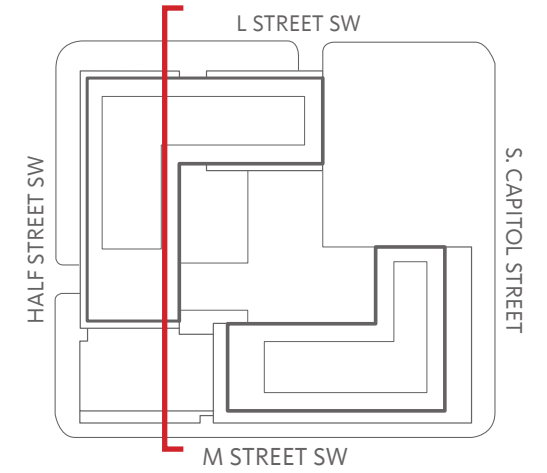
Scale: 1" = 30'



Proposed Design

Building Section North-South

Scale: 1" = 30'

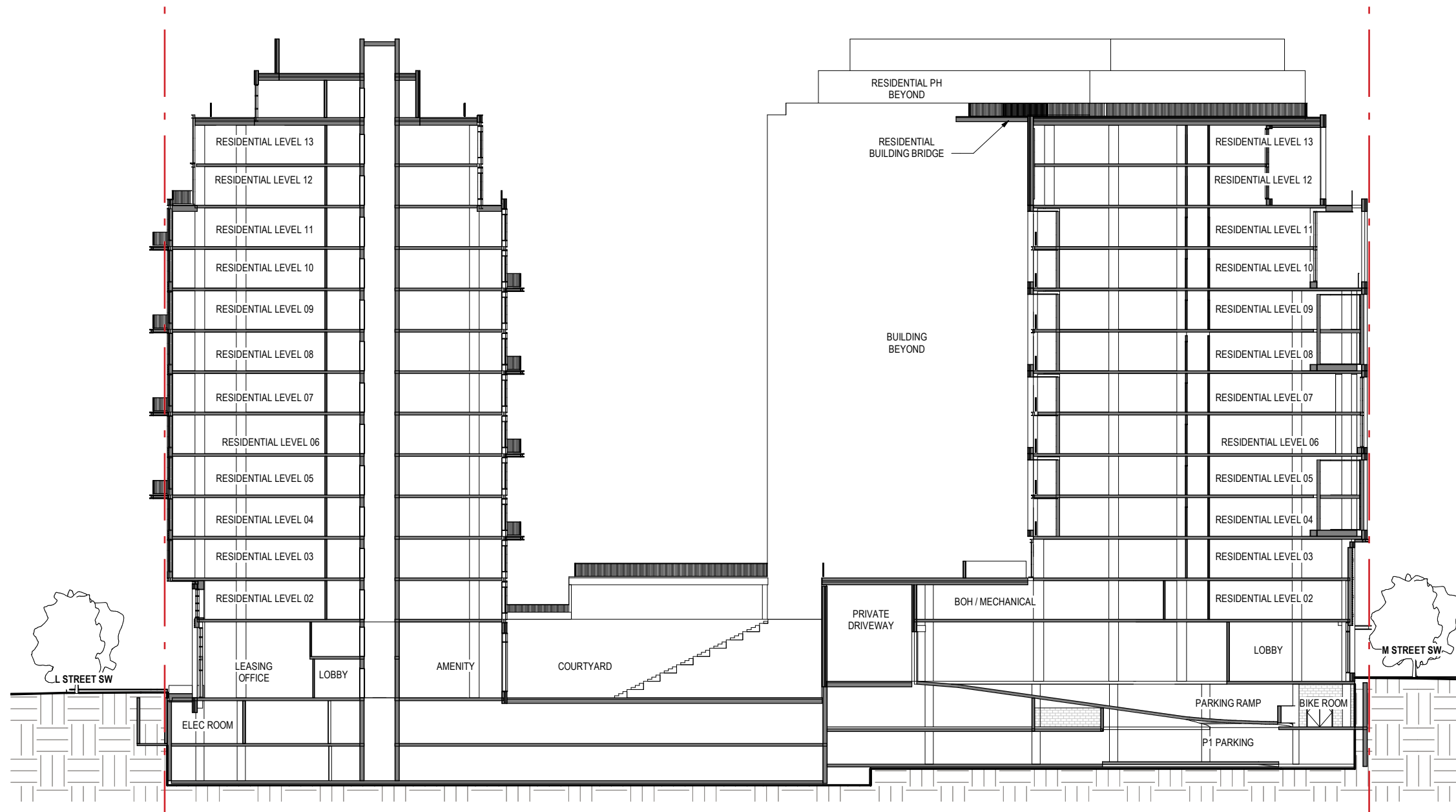
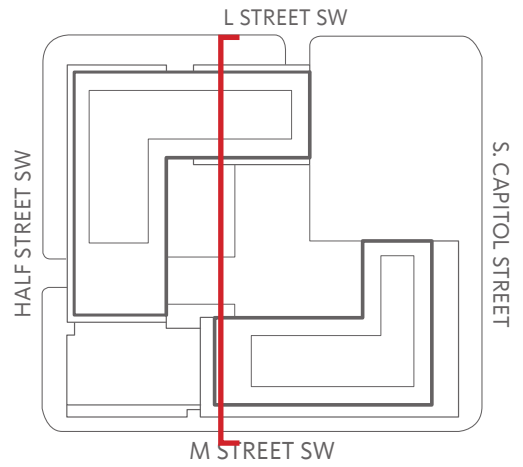


- TOP OF MECHANICAL 176' - 2"
- TOP OF PENTHOUSE 171' - 2"
- TOP OF PARAPET 157' - 10"
- TOP OF ROOF 156' - 2"
- RES - LEVEL 13
- RES - LEVEL 12
- RES - LEVEL 11
- RES - LEVEL 10
- RES - LEVEL 9
- RES - LEVEL 8
- RES - LEVEL 7
- RES - LEVEL 6
- RES - LEVEL 5
- RES - LEVEL 4
- RES - LEVEL 3
- RES - LEVEL 2
- MEASURING POINT 27' - 10"
- RES - LEVEL 1 - SOUTH
- LOWER LEVEL 1.5
- LOWER LEVEL 2.5



Proposed Design Building Section North-South

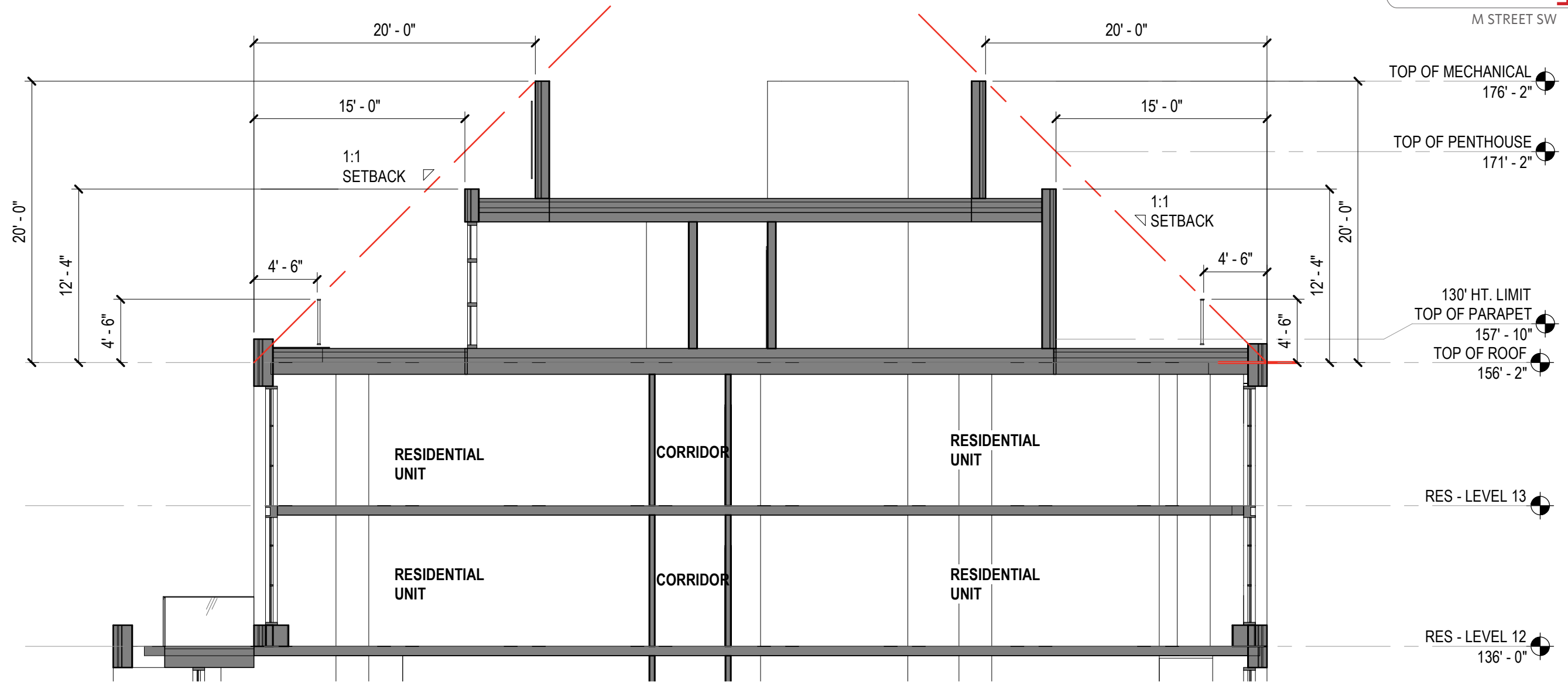
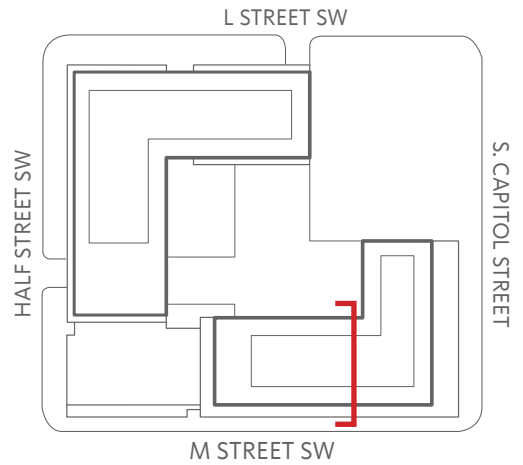
Scale: 1" = 30'



TOP OF MECHANICAL	176' - 2"
TOP OF PENTHOUSE	171' - 2"
TOP OF PARAPET	157' - 10"
TOP OF ROOF	156' - 2"
RES - LEVEL 13	
RES - LEVEL 12	
RES - LEVEL 11	136' - 0"
RES - LEVEL 10	
RES - LEVEL 9	
RES - LEVEL 8	
RES - LEVEL 7	
RES - LEVEL 6	
RES - LEVEL 5	
RES - LEVEL 4	
RES - LEVEL 3	
RES - LEVEL 2	36' - 0"
MEASURING POINT	27' - 10"
RES - LEVEL 1 - SOUTH	
LOWER LEVEL 1.0	
LOWER LEVEL 2	

Proposed Design South Penthouse Section

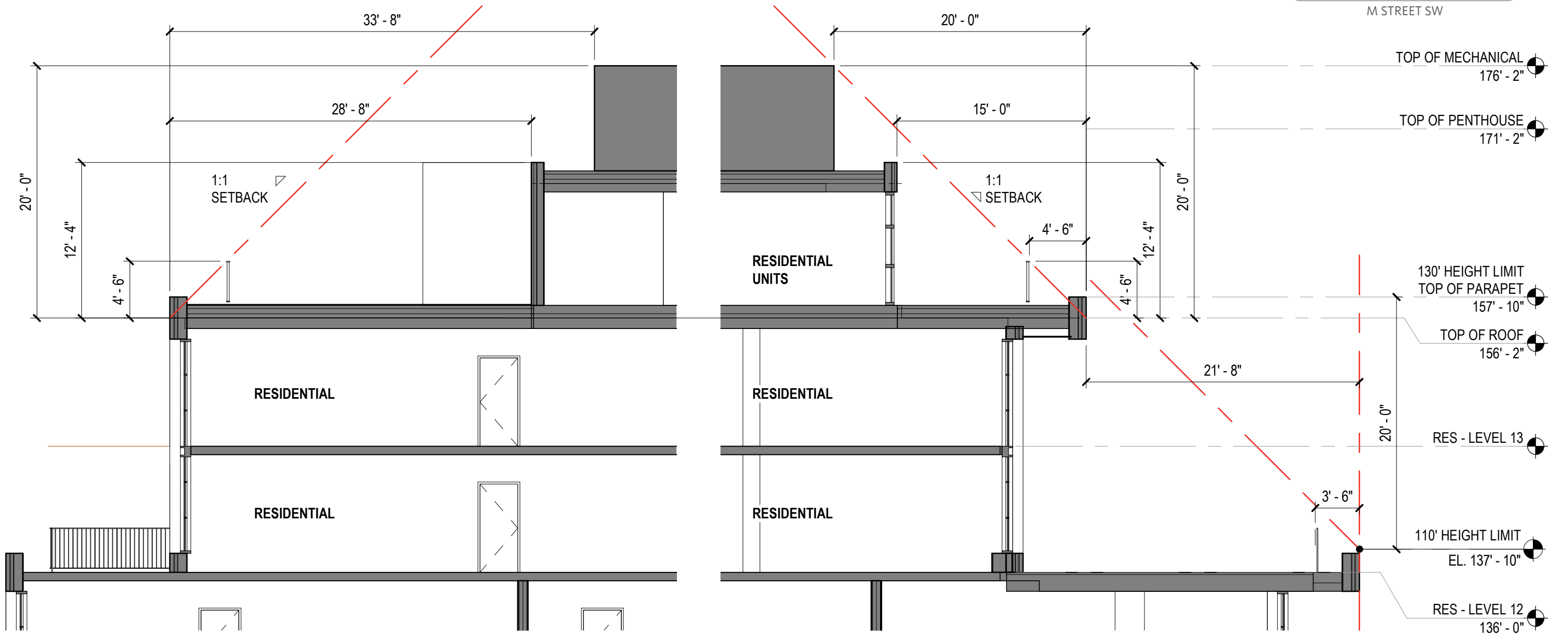
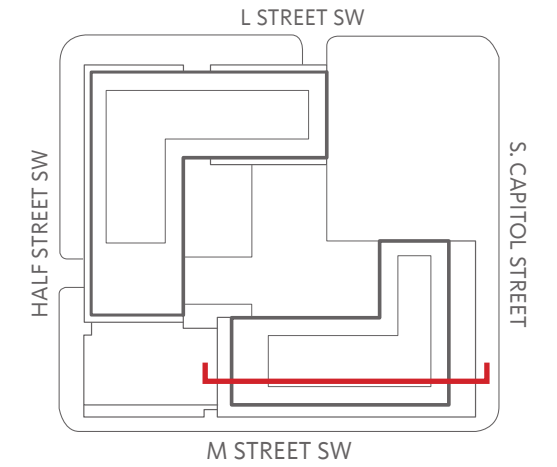
Scale: 1/8" = 1'-0"



Section AA

Proposed Design South Penthouse Section

Scale: 1/8" = 1'-0"

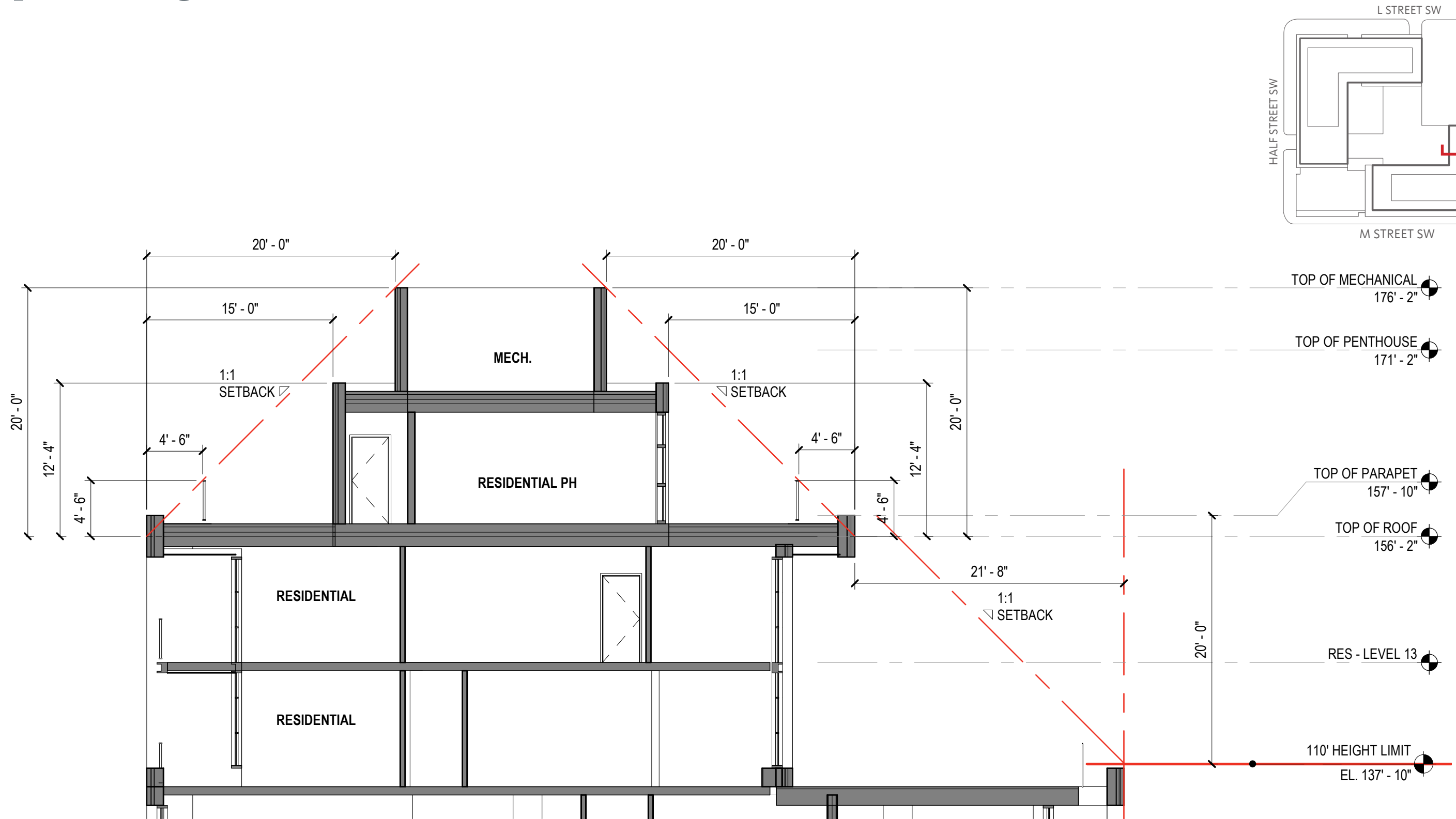


Section BB

South Capitol Street

Proposed Design South Penthouse Section

Scale: 1/8" = 1'-0"



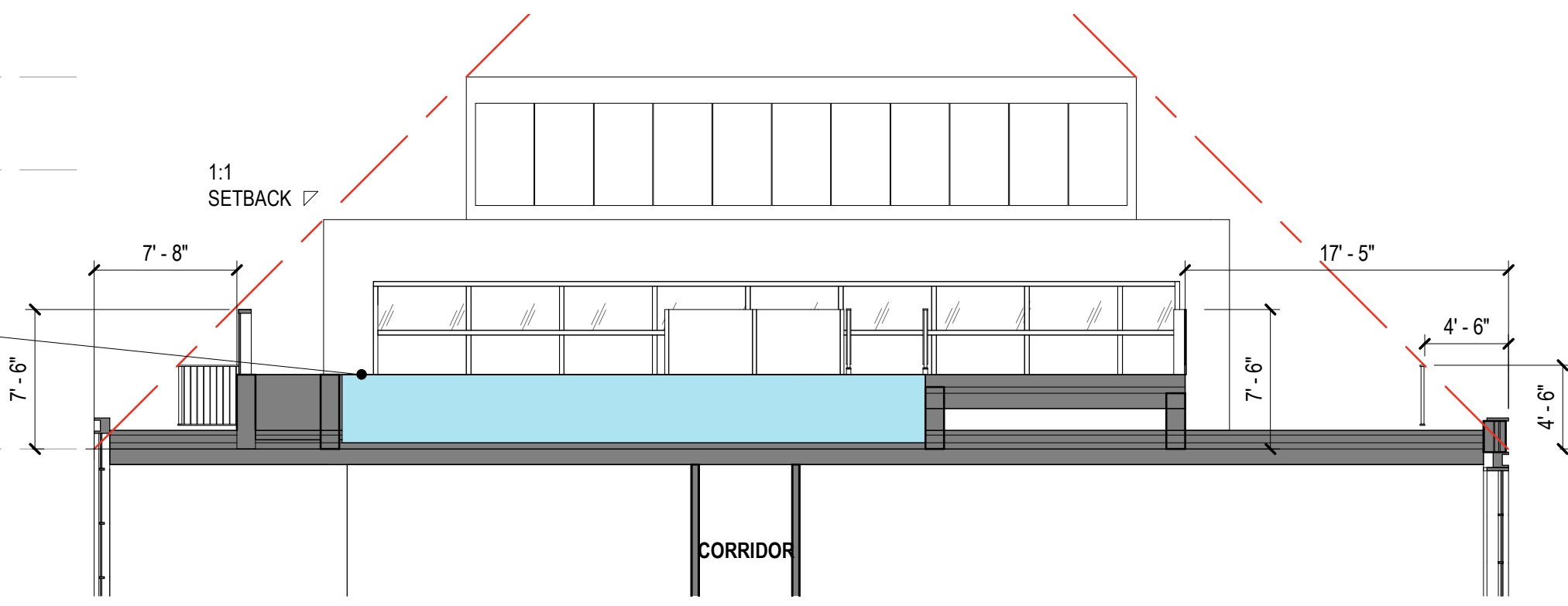
Section CC

South Capitol Street

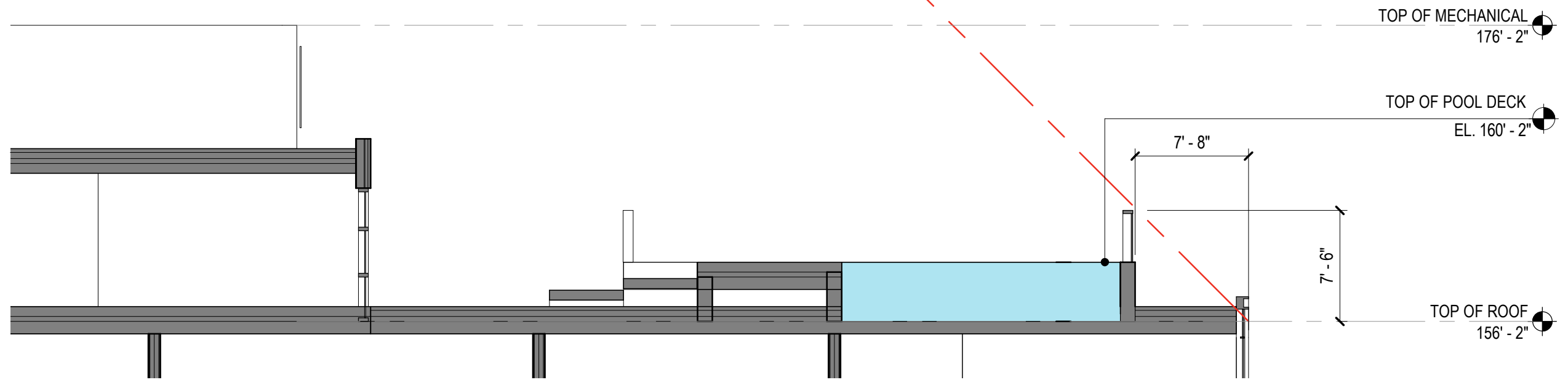
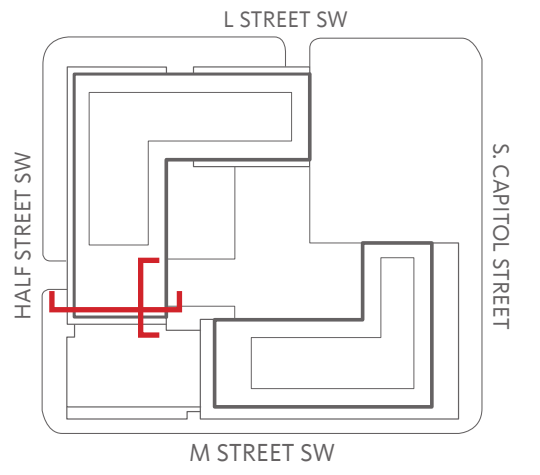
Proposed Design West Penthouse Section

Scale: 1/8" = 1'-0"

- TOP OF MECHANICAL
176' - 2"
- TOP OF PENTHOUSE
171' - 2"
- TOP OF POOL DECK
EL. 160' - 2"
- TOP OF ROOF
156' - 2"



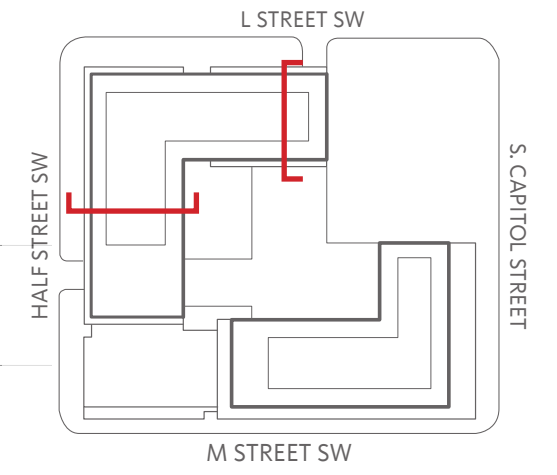
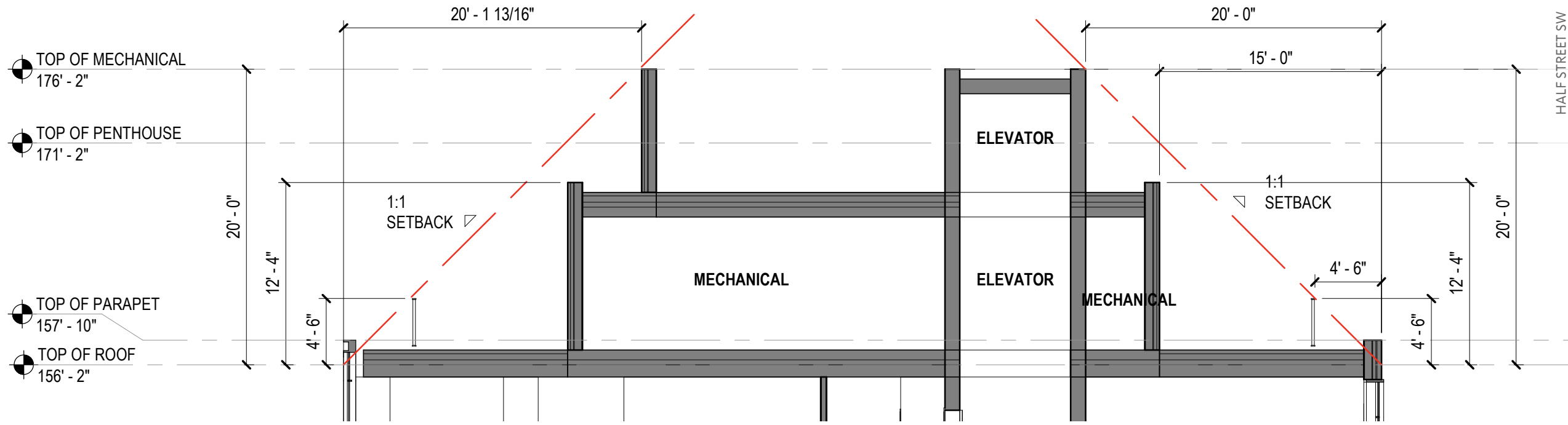
Section DD



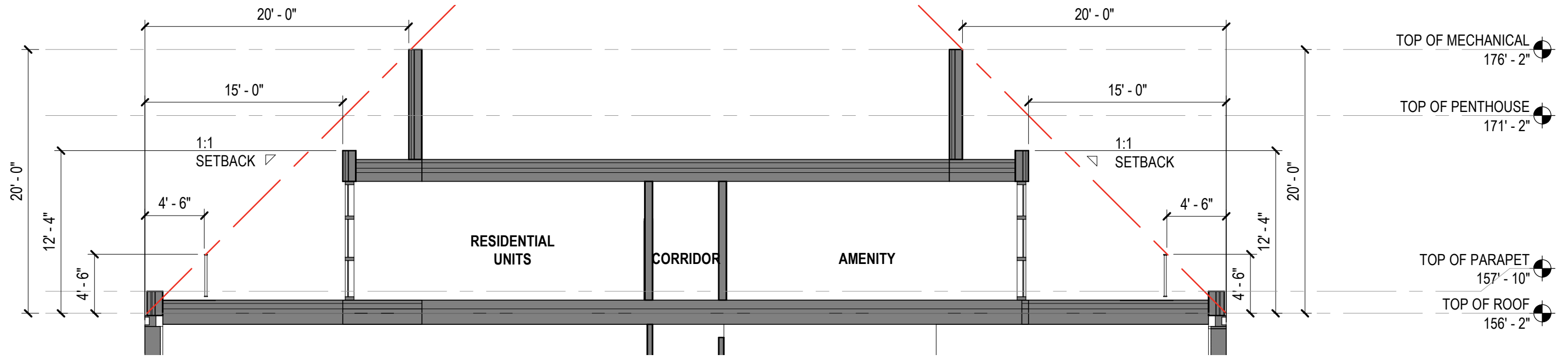
Section EE

Proposed Design West Penthouse Section

Scale: 1/8" = 1'-0"



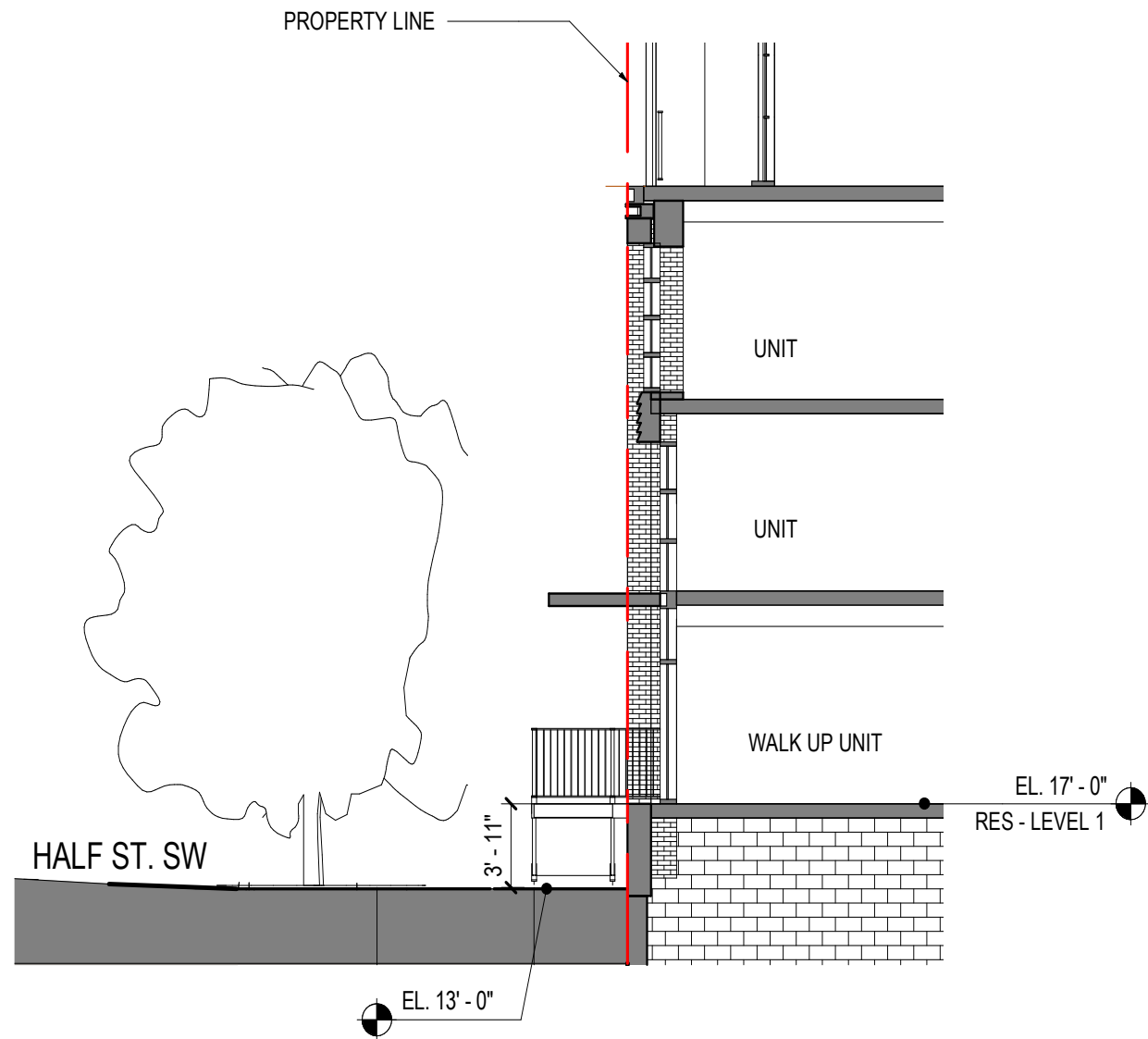
Section FF



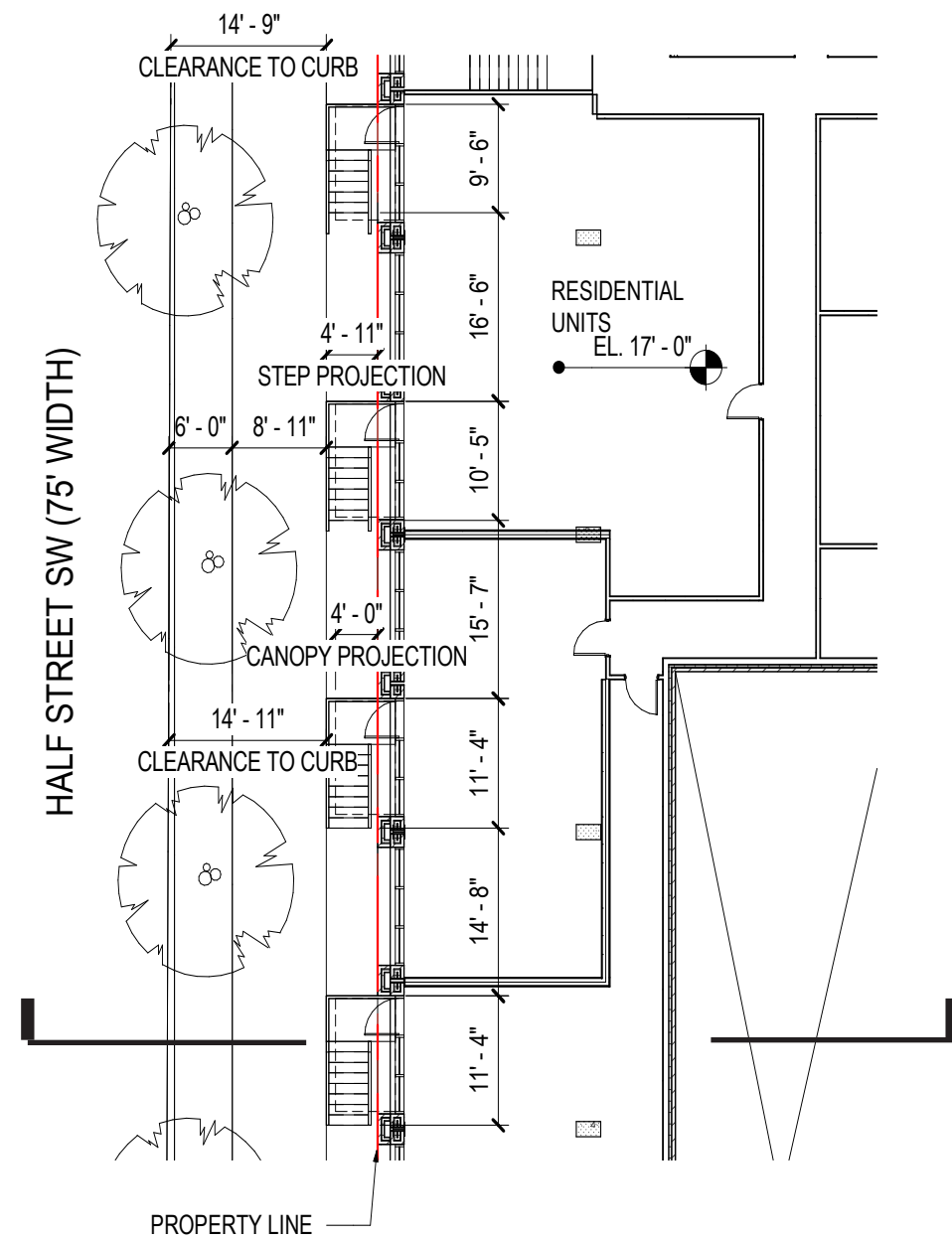
Section GG

Proposed Design Residential Patio / Entry

	ALLOWED	PROPOSED
ENTRY STEPS (Per DCMR 3202.11.3)	5'-0"	4'-11"
CANOPY (Per DCMR 3202.12.2)	5'-0"	4'-0"
CLEARANCE TO CURB (Per DCMR 3202.7.1.1)	10'-0"	14'-9"

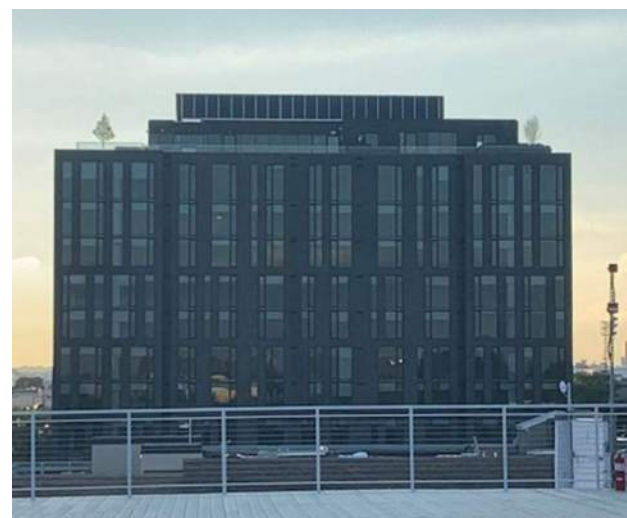


Enlarged Section

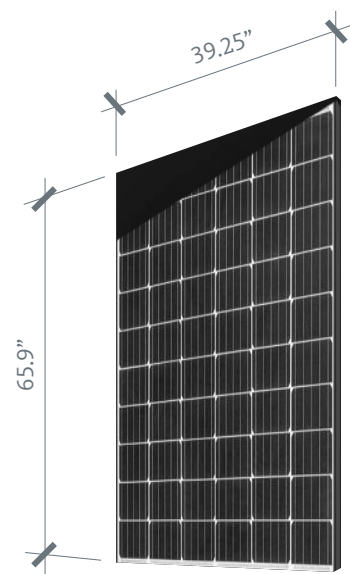


Enlarged Plan (Half Street)

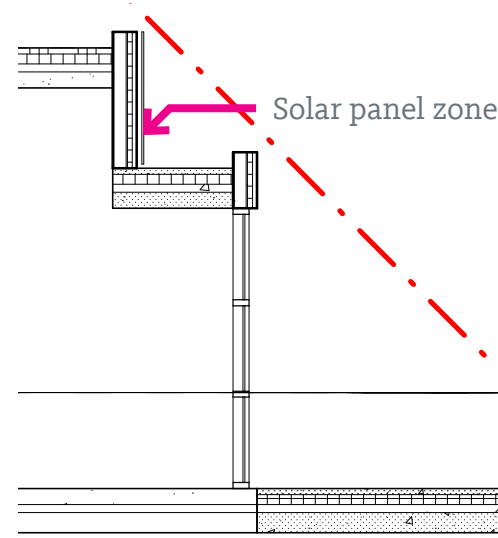
Proposed Design Sustainability



Sample photo of vertical panels, Union Market, DC



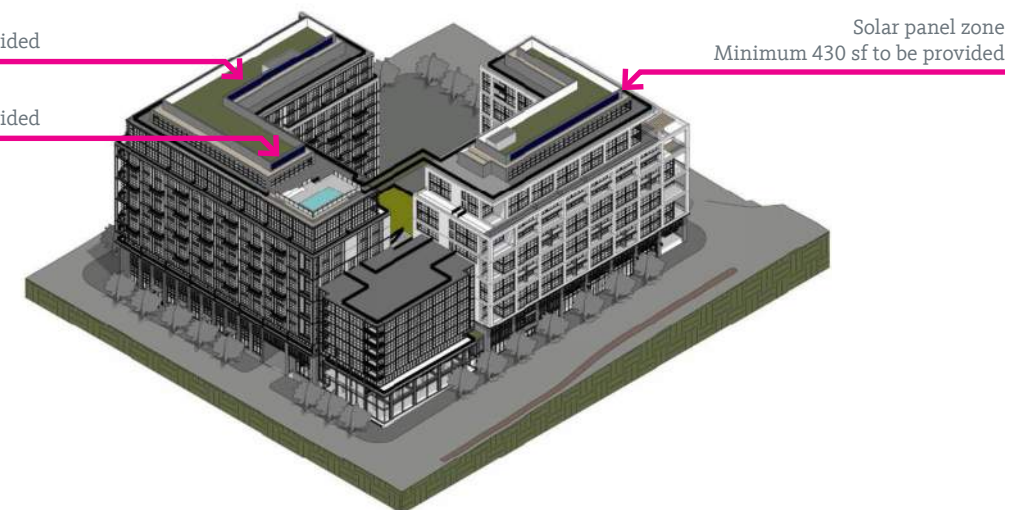
90 degree installation as screen



Typical section

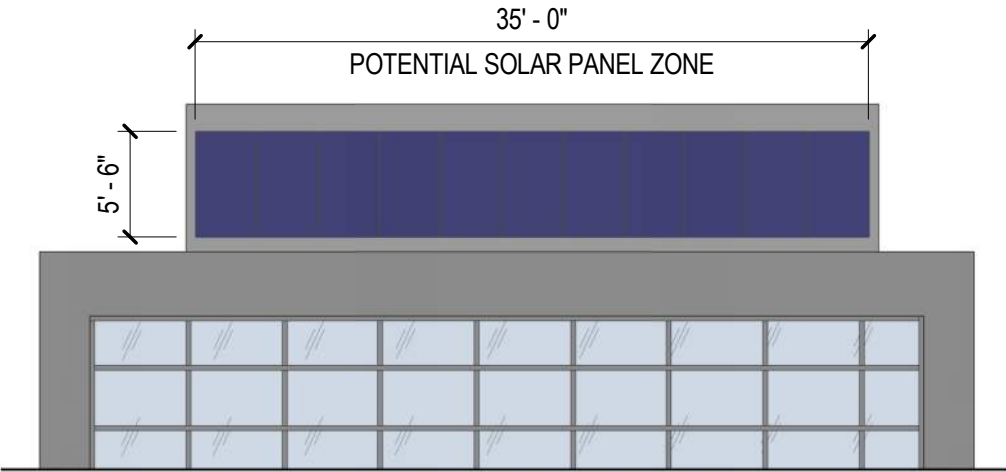
Solar panel zone
Minimum 430 sf to be provided

Solar panel zone
Minimum 150 sf to be provided

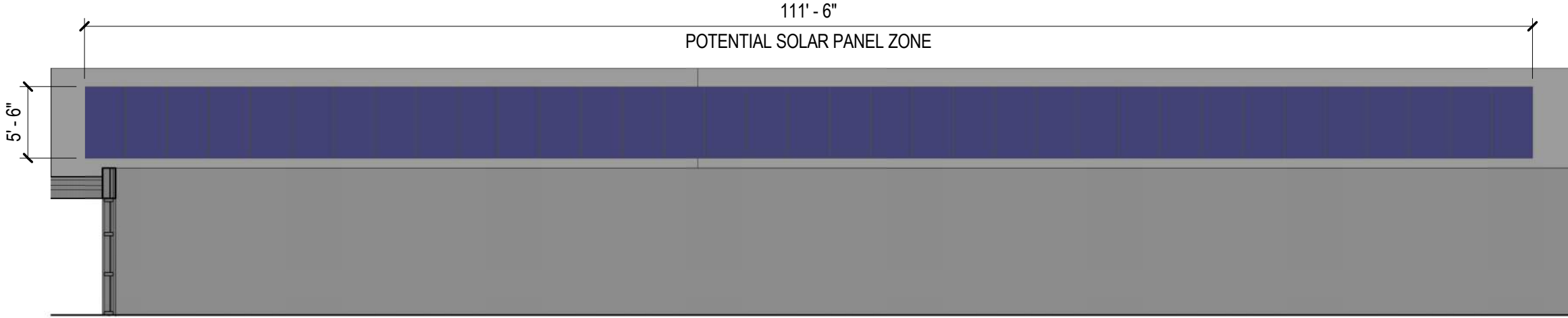


Overview of panel locations

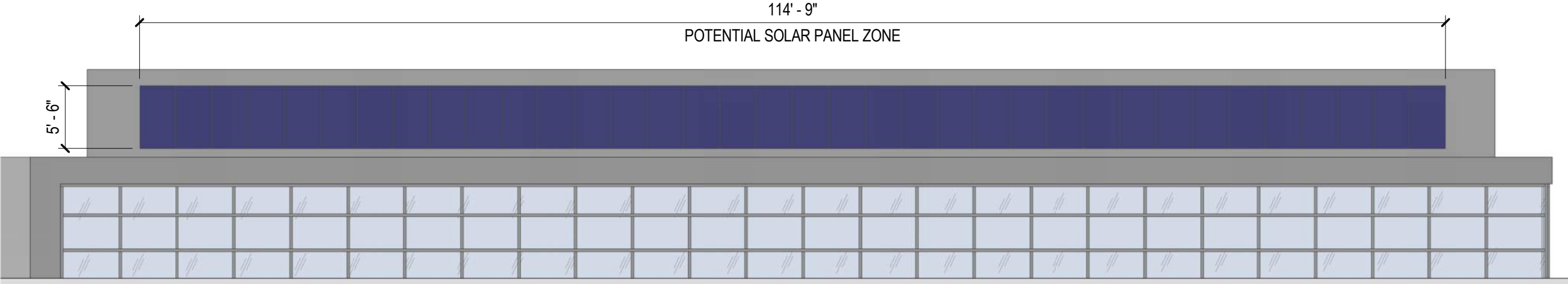




Elevation at West Building



Elevation at West Building



Elevation at East Building

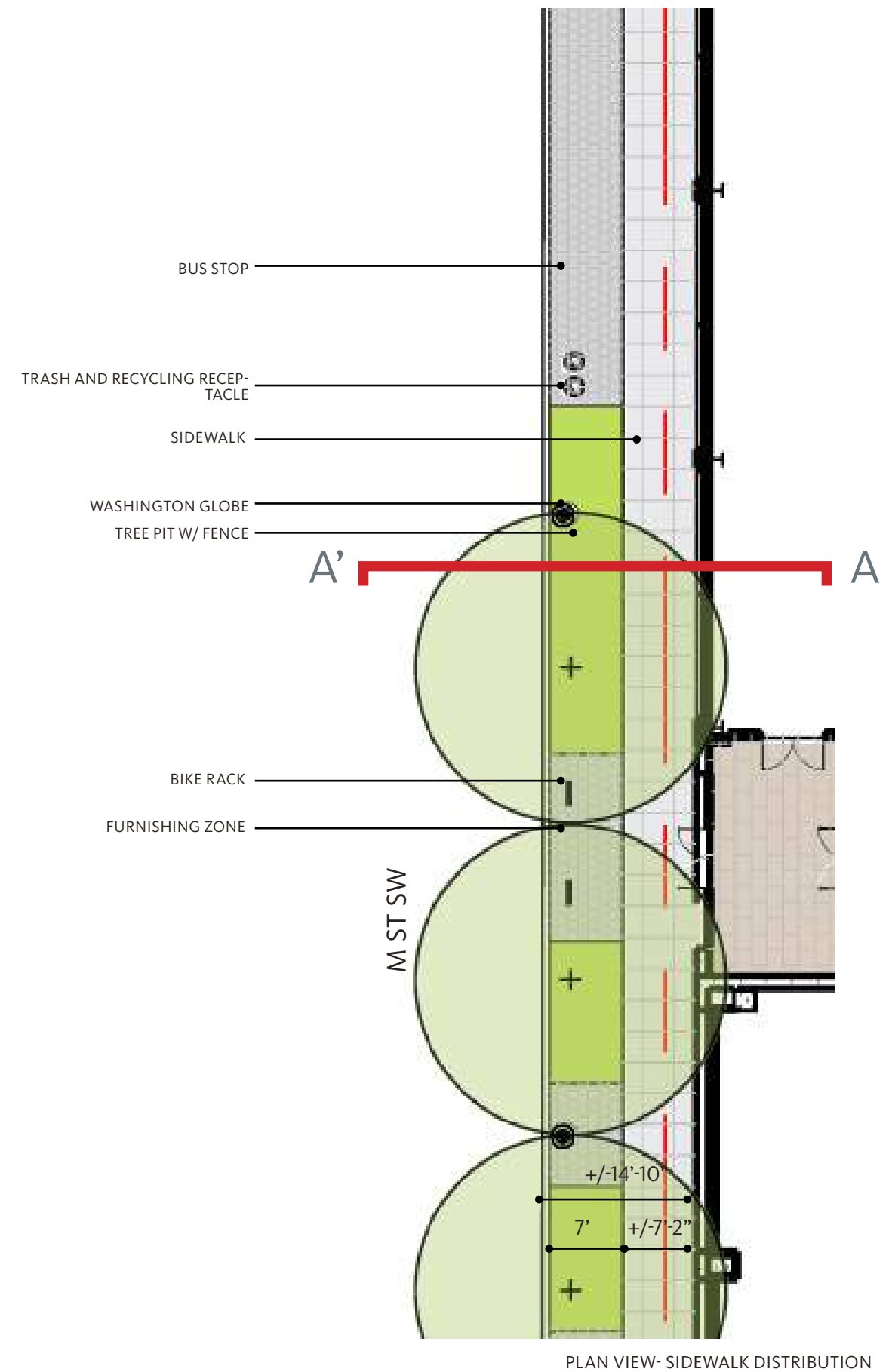
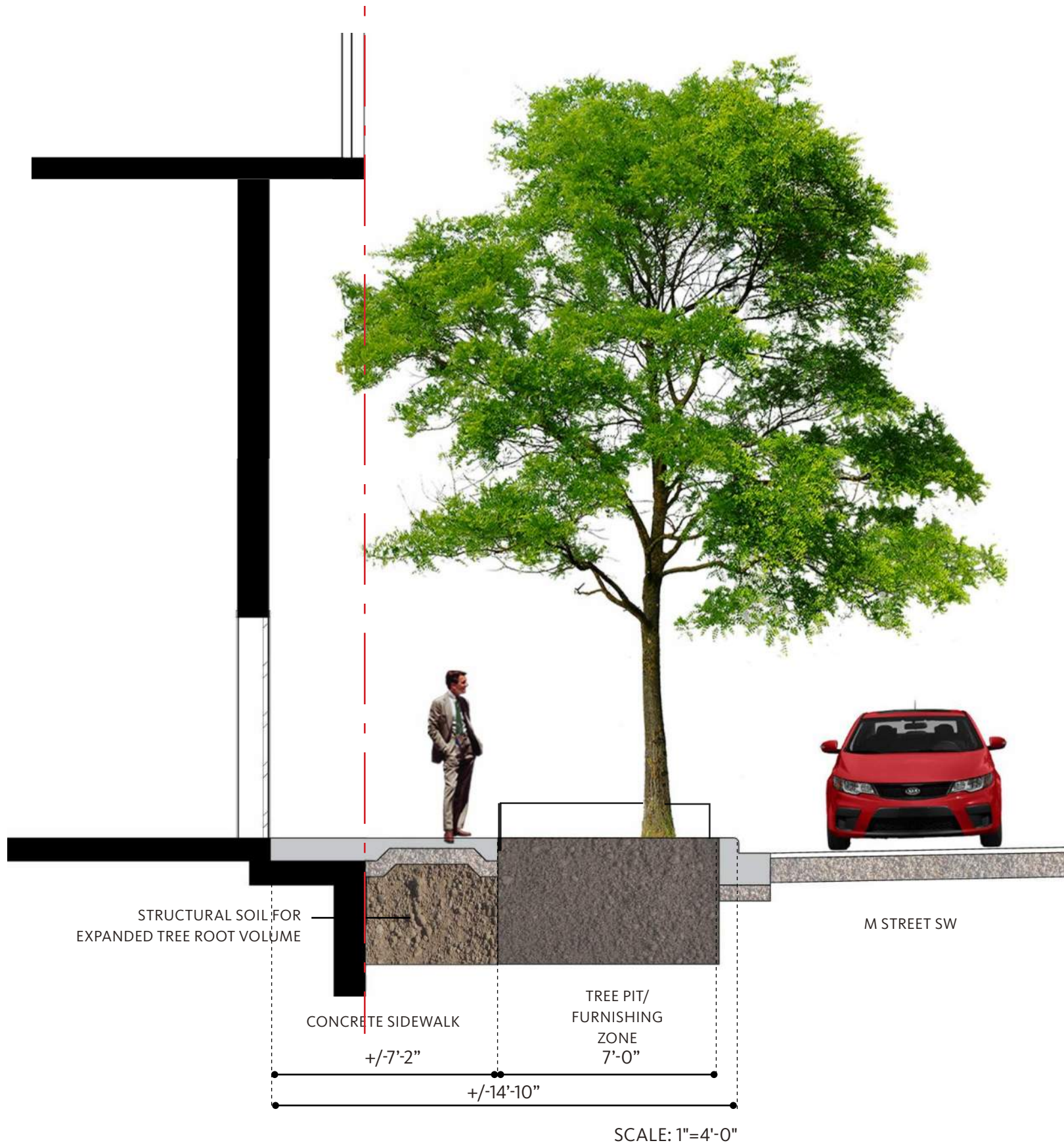
Proposed Design Streetscape Concept Plan

EXHIBIT PREPARED BY LEE & ASSOCIATES



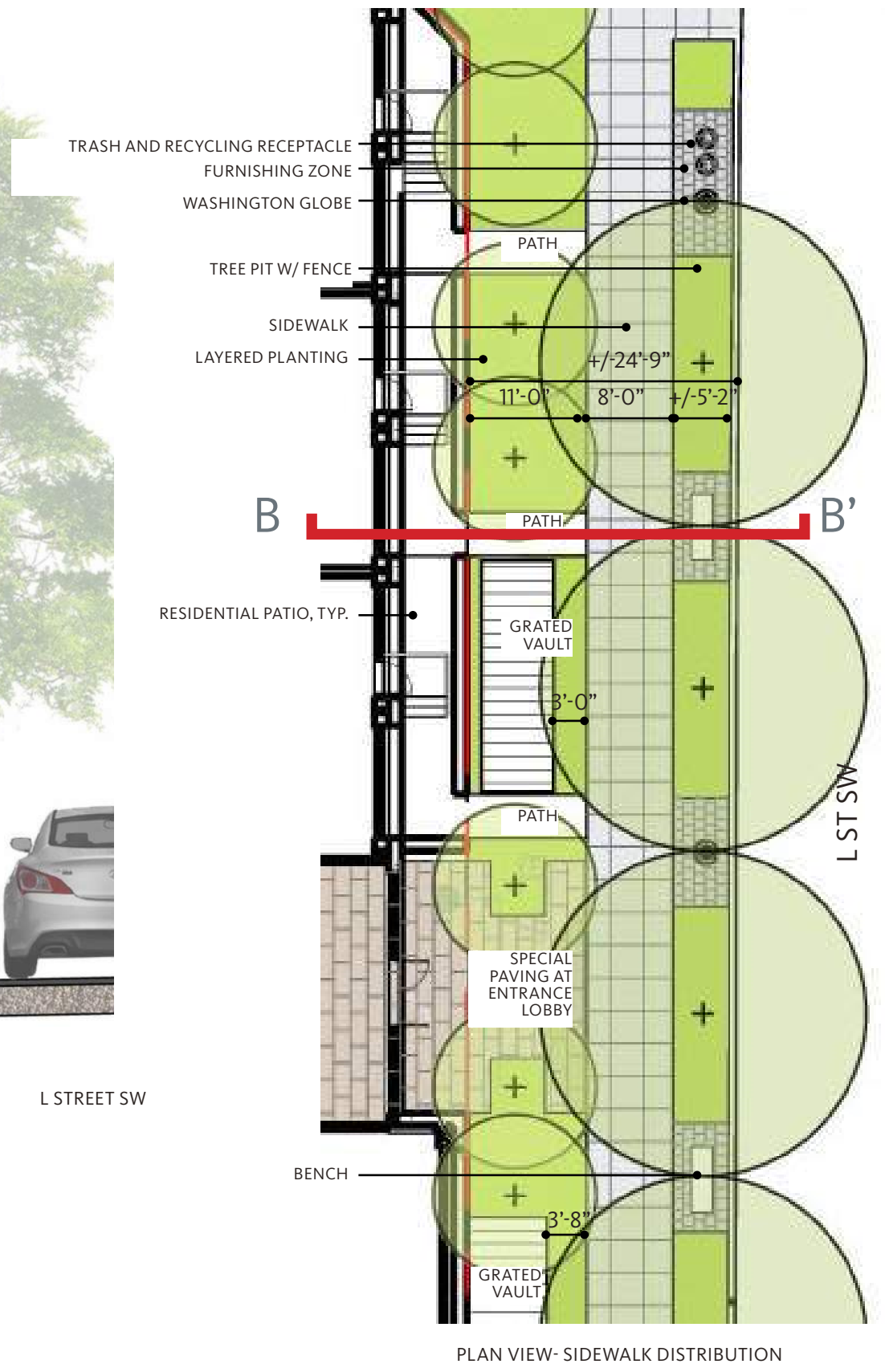
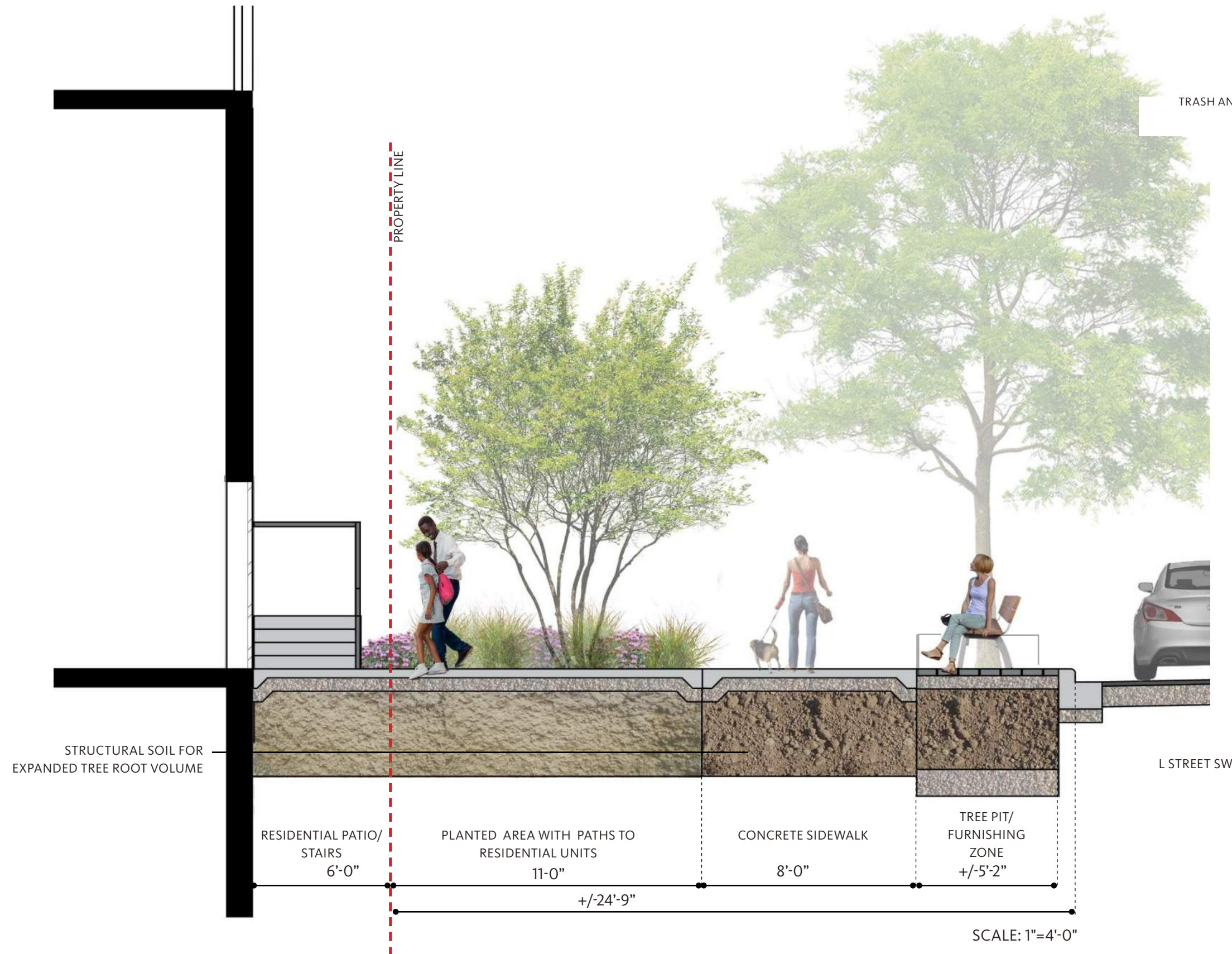
Proposed Design Streetscape Section AA - M Street

EXHIBIT PREPARED BY LEE & ASSOCIATES



Proposed Design Streetscape Section BB - L Street

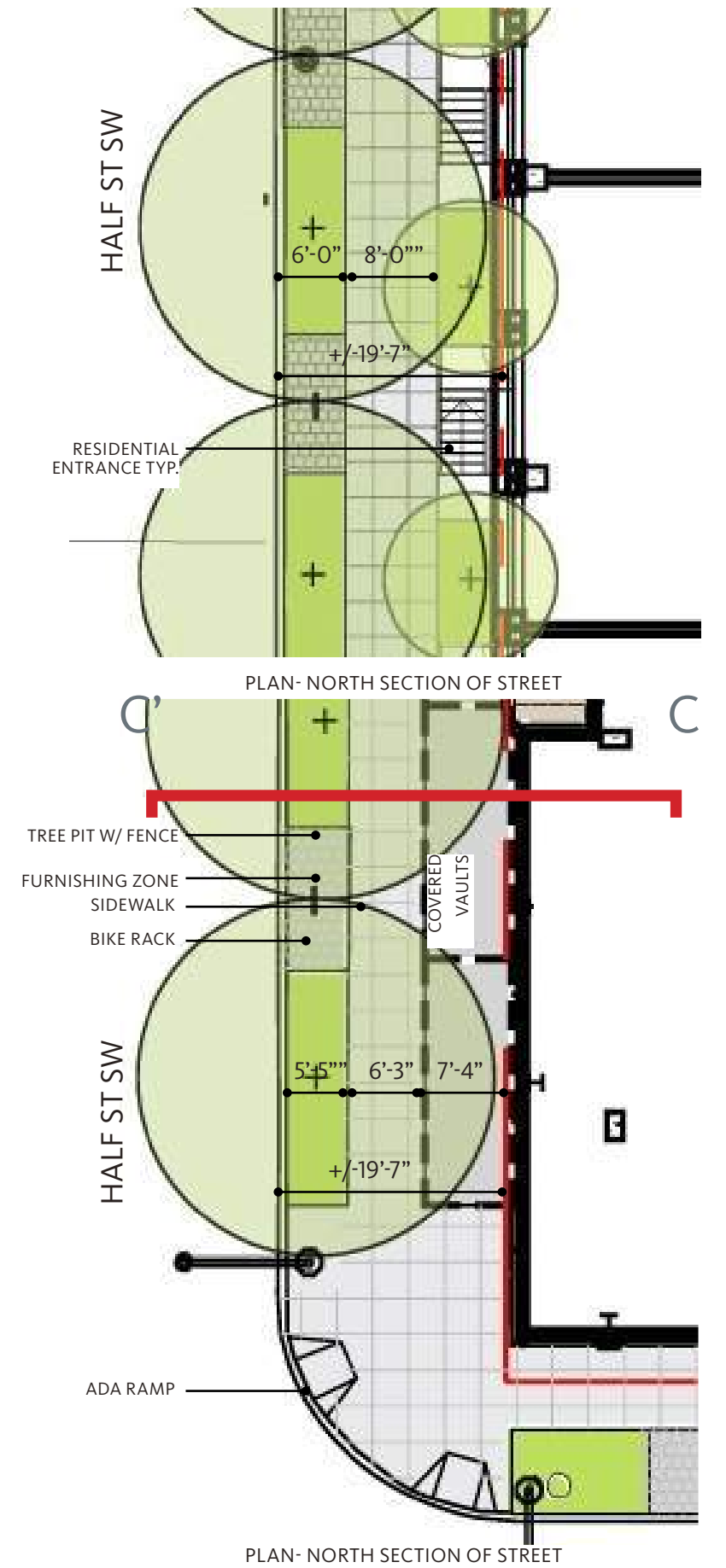
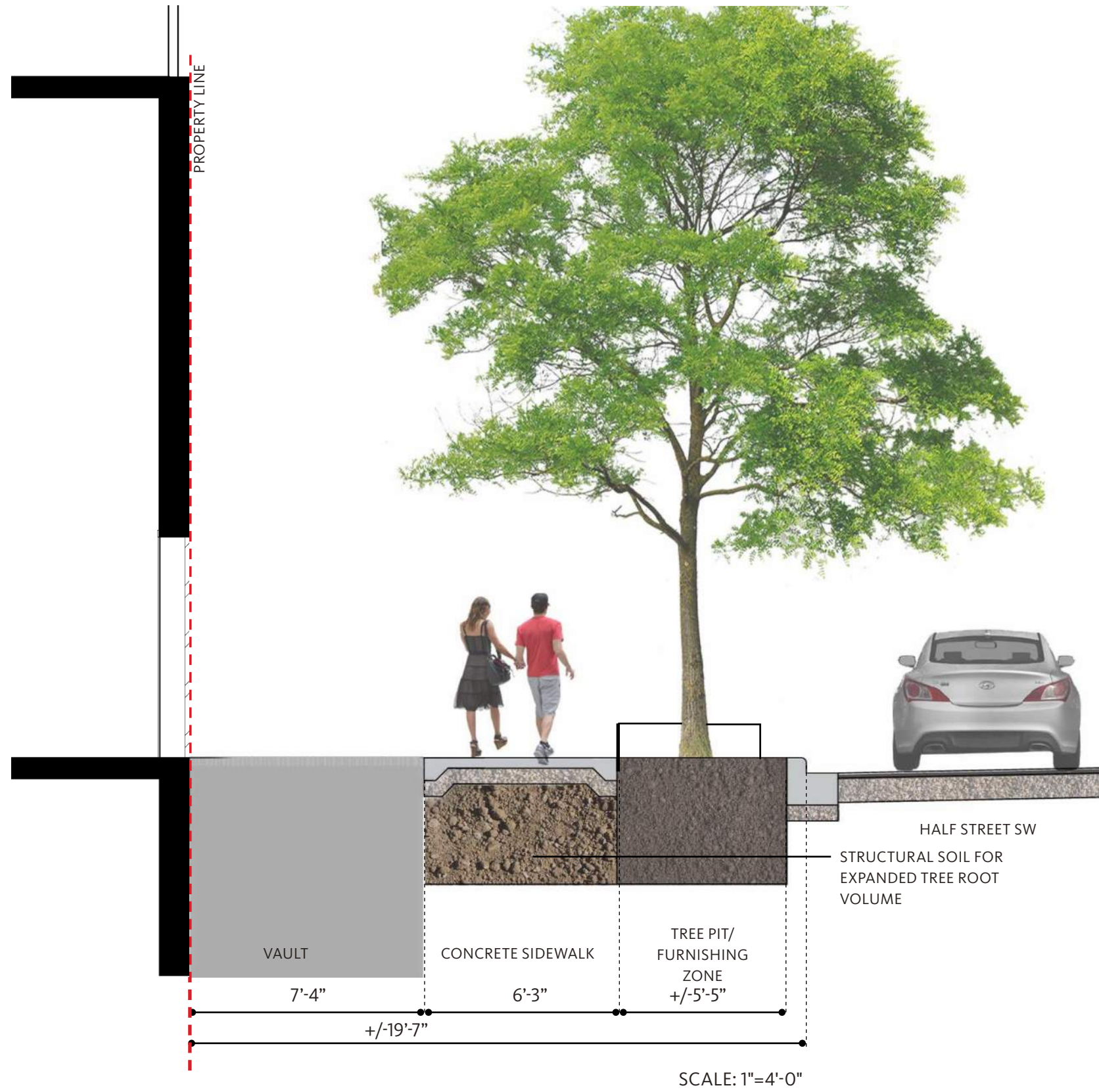
EXHIBIT PREPARED BY LEE & ASSOCIATES



Proposed Design

Streetscape Section CC - Half Street

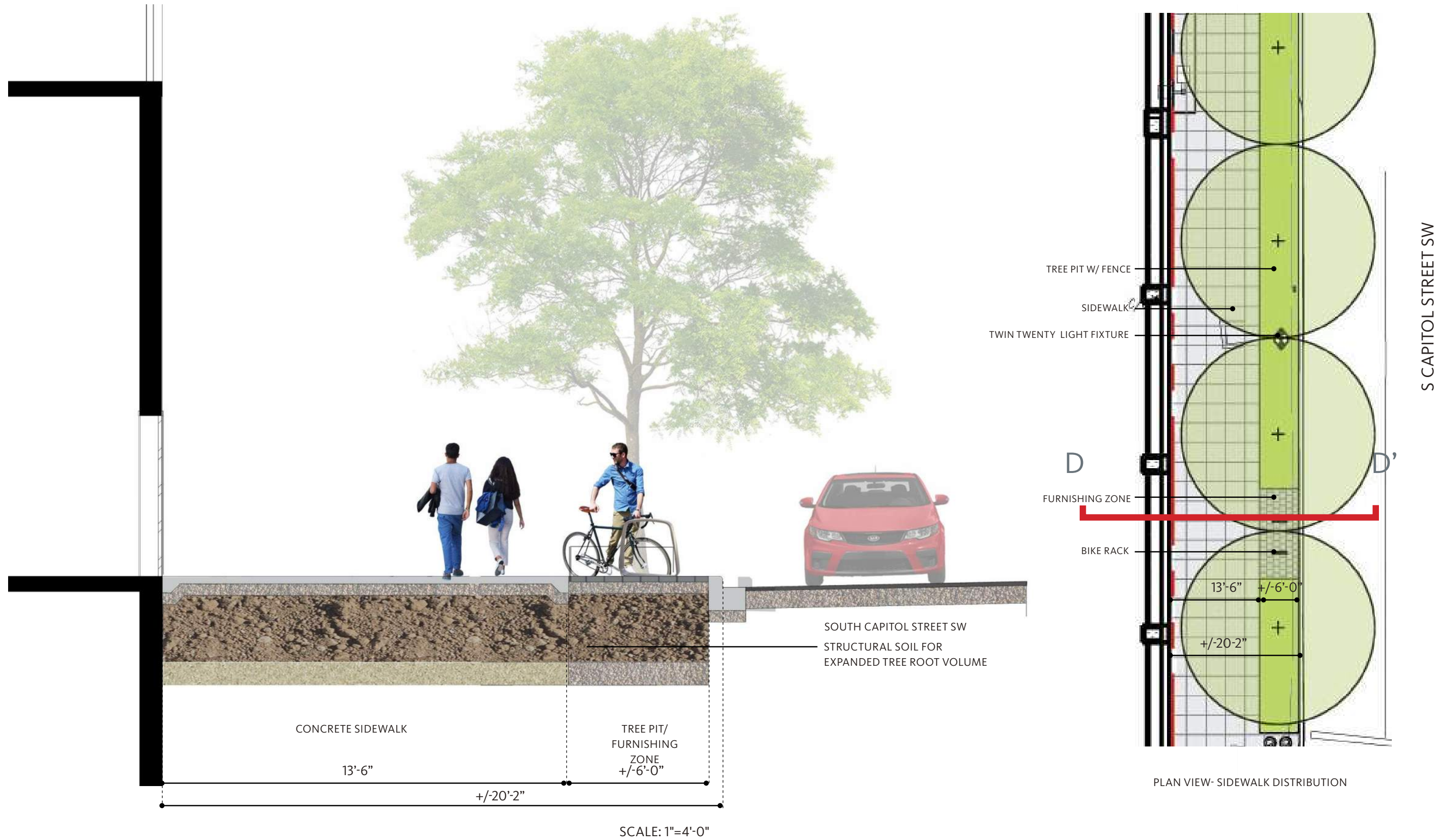
EXHIBIT PREPARED BY LEE & ASSOCIATES



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



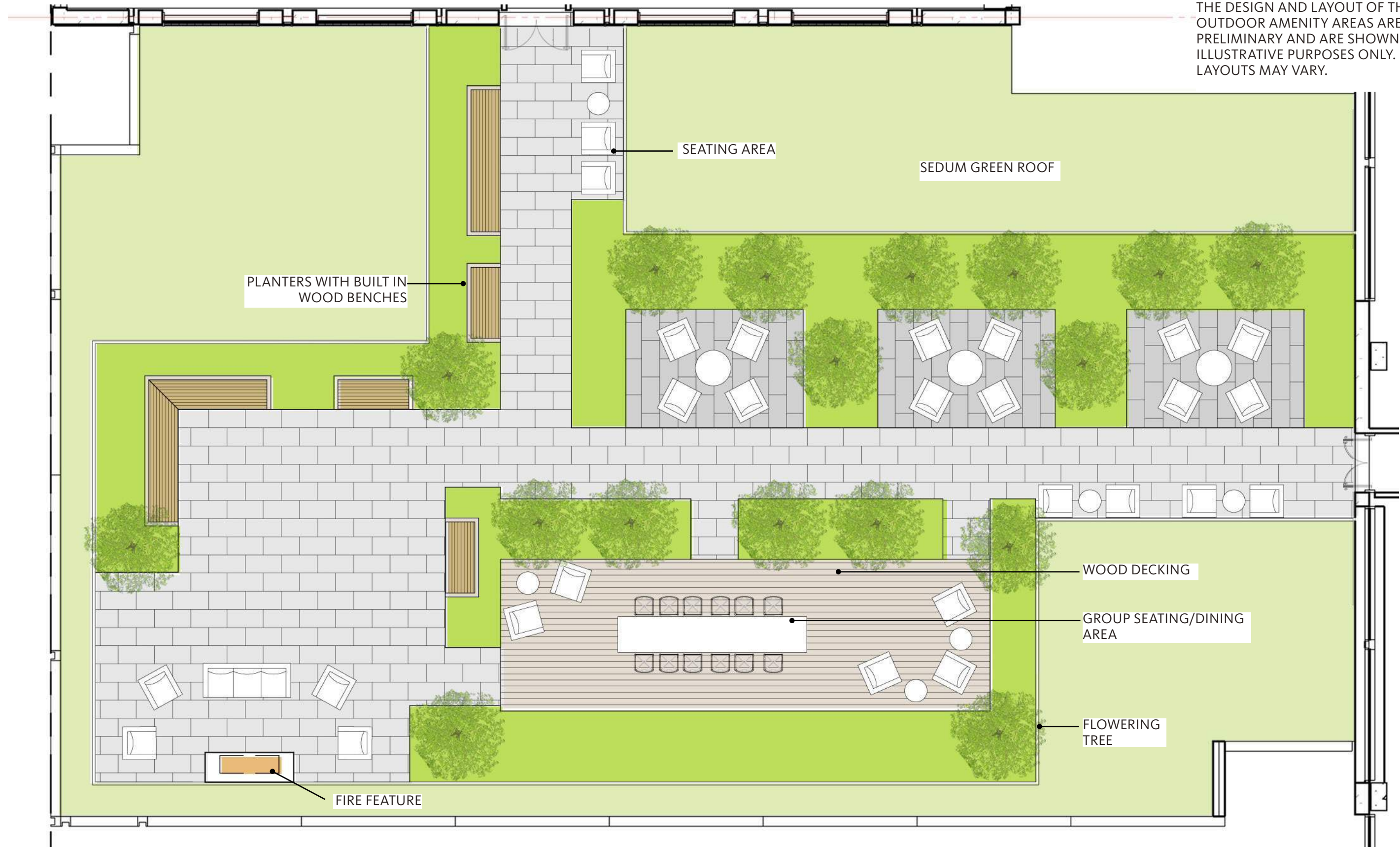
TYPICAL TRASH AND RECYCLING RECEPTACLES - DC STANDARD

Proposed Design Ninth Floor Amenity Terrace Concept

EXHIBIT PREPARED BY LEE & ASSOCIATES

SCALE: 1/8"=1'-0"

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

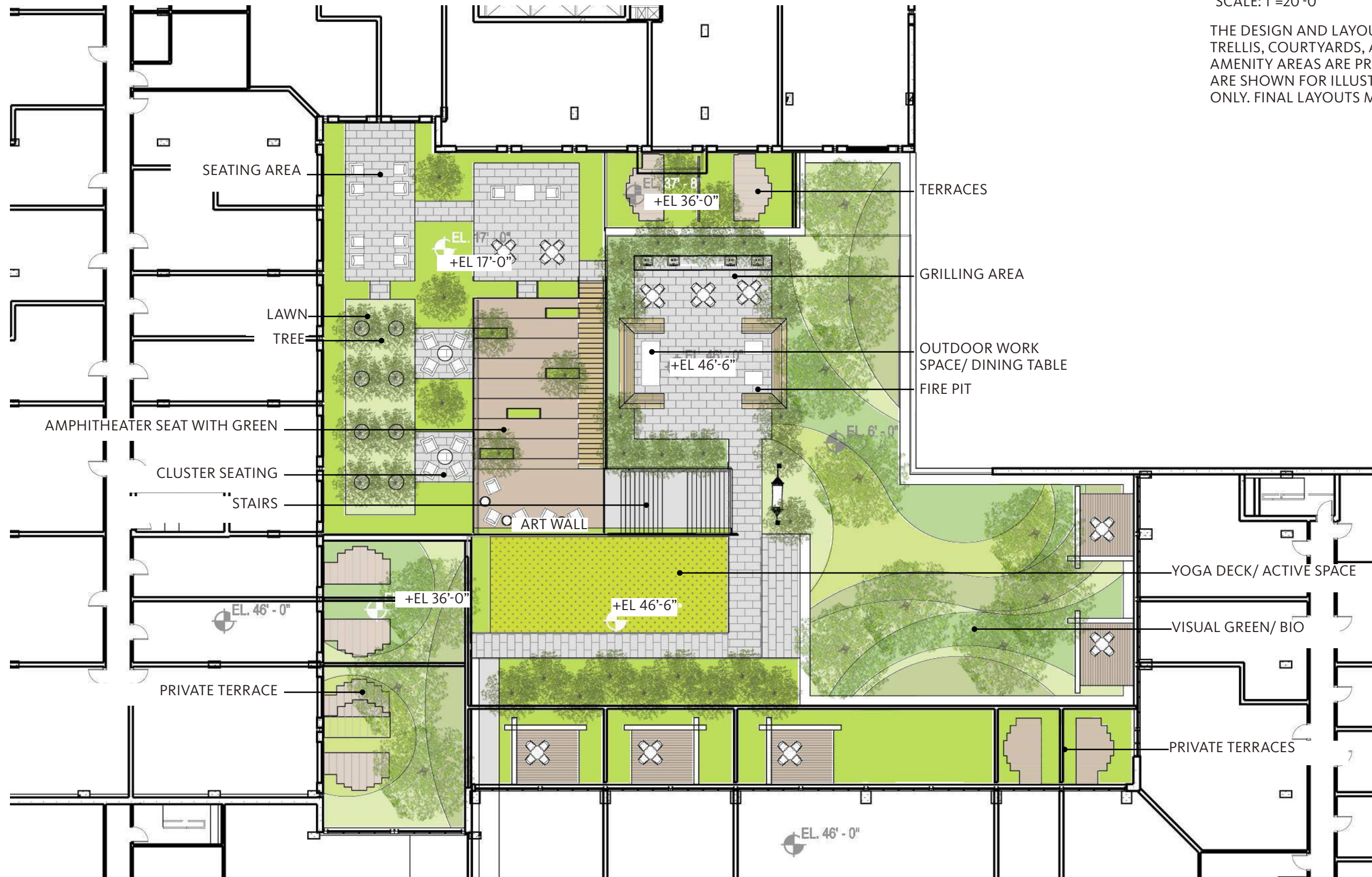


Proposed Design Combined Courtyard Concept

EXHIBIT PREPARED BY LEE & ASSOCIATES

SCALE: 1"=20'-0"

THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, 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



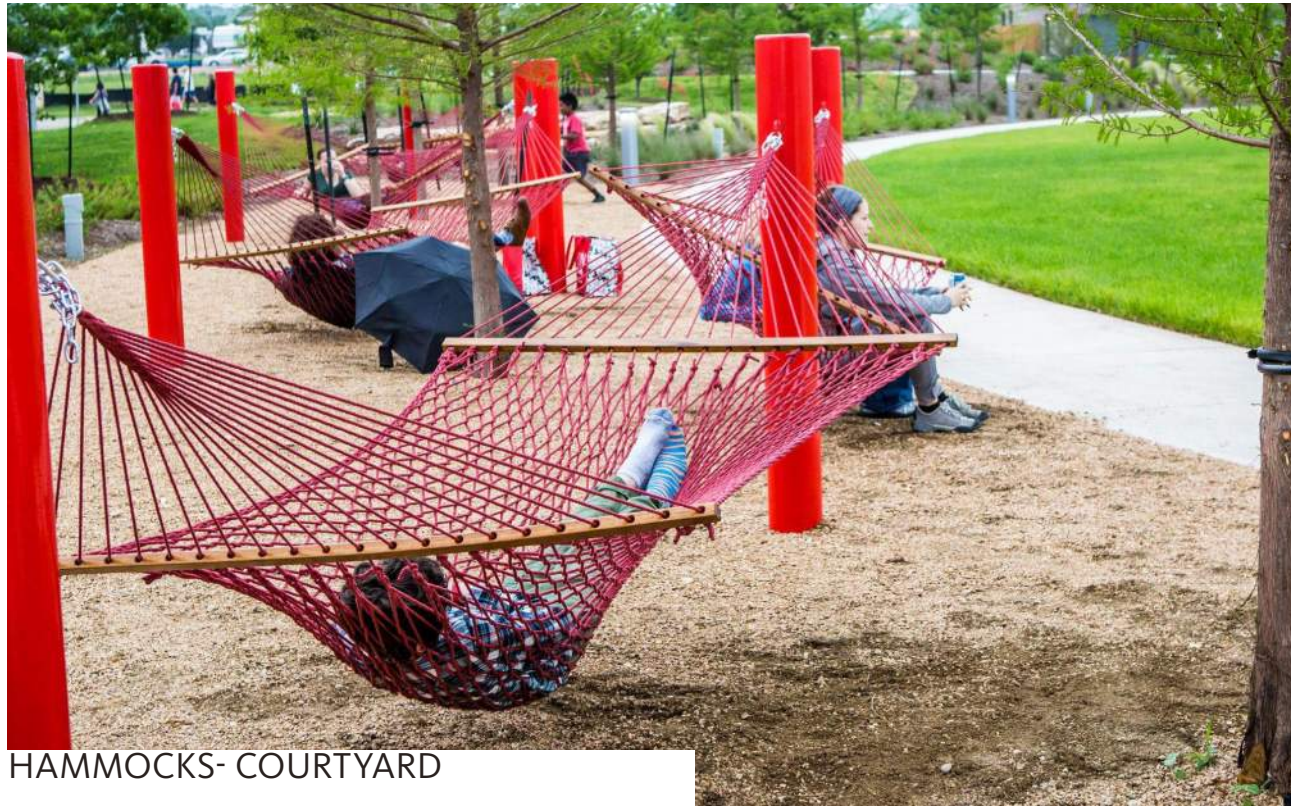
GRILLING AREA



AMPHITHEATER SEATING

Proposed Design Landscape Precedents

EXHIBIT PREPARED BY LEE & ASSOCIATES



HAMMOCKS- COURTYARD



BUILT IN SEATING- COURTYARD



GREEN SPACE AT LOBBY LEVEL

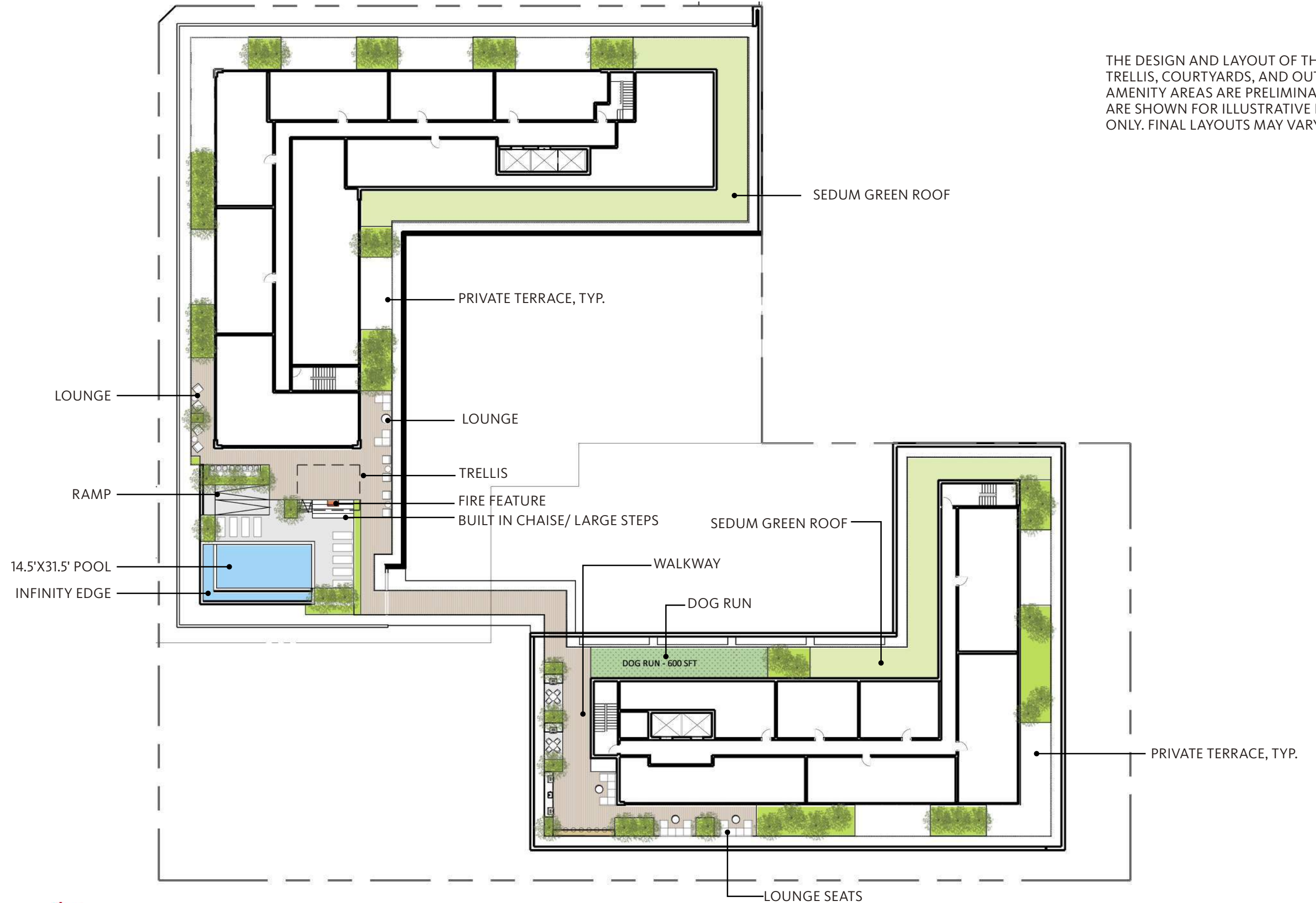


GREEN SPACE AT LOBBY LEVEL



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.







CHAISE LOUNGE/ CABANAS



INFINITY EDGE POOL



Proposed Design Preliminary GAR Scorecard

RESIDENTIAL

Level	Green roof with at least 8" soil depth (sf)
Courtyard	8,918
9th Floor Amenity Terrace	3,354
Penthouse Roof North Tower	2,739
Penthouse Roof South Tower	2,110
Penthouse Level	6,571
Total	23,692

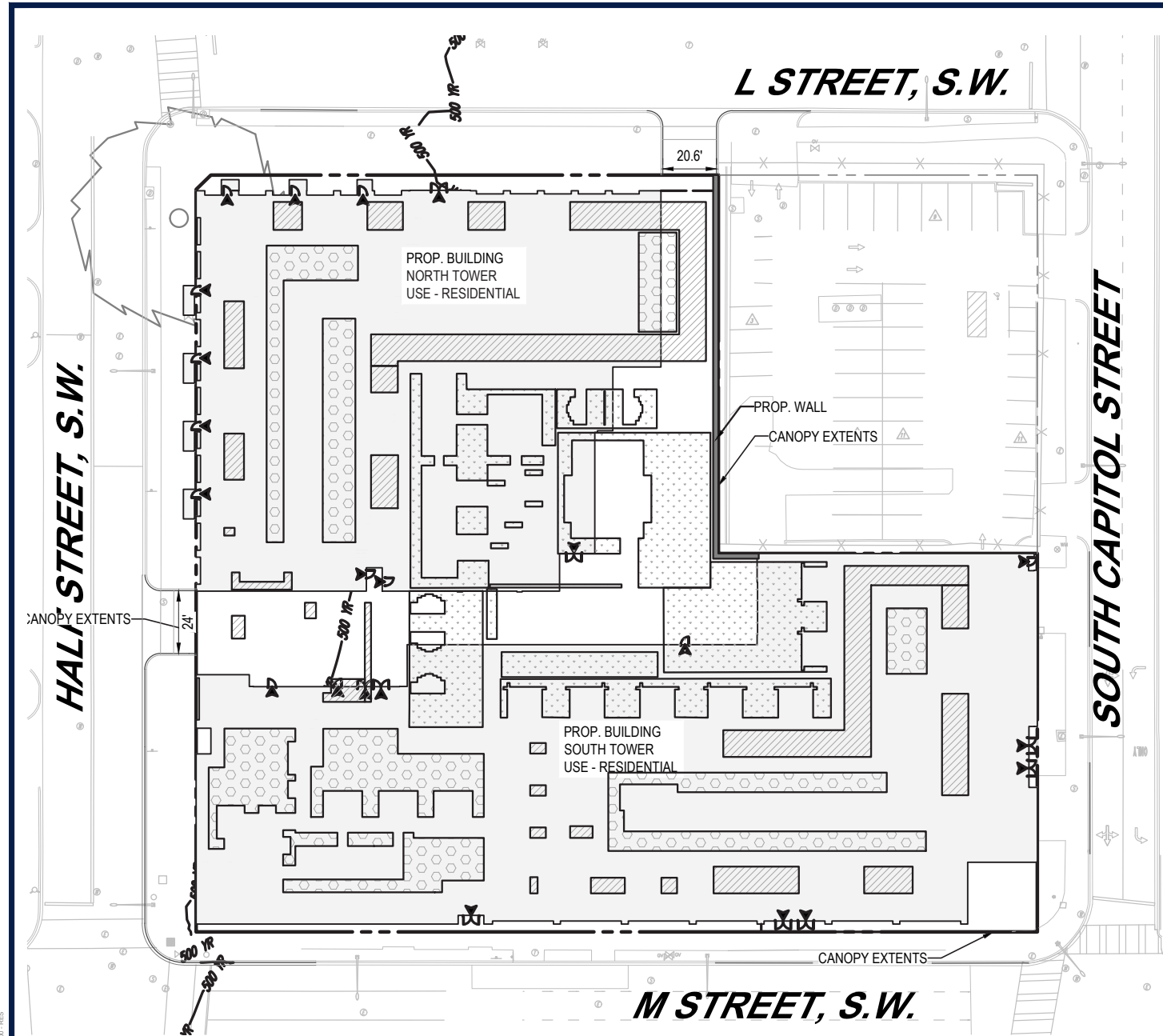
NOTE:

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	
		Lot size (enter this value first) *		SCORE:		0.251	
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	0.30	# of plants		
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	0.50	# of trees		
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0.60	# of trees		
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	# of trees		
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	# of trees		
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	# of trees		
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	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	23,692	0.80	square feet	18,953.6	
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 =	23,692	
F Bonuses							
1	Native plant species	square feet	0	0.10			
2	Landscaping in food cultivation	square feet		0.10			
3	Harvested stormwater irrigation	square feet		0.10			
					Green Area Ratio numerator =	18,954	
*** 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-LEVEL01PLAN-ZONING.DWG"
PREPARED BY: GENSLER
RECEIVED: 11/30/2020
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-ROOFPLAN.DWG"
PREPARED BY: GENSLER
RECEIVED: 11/30/2020
5. PENTHOUSE GREEN ROOF AREAS:
CAD ENTITLED: "LAI-BASE-RES-PH.DWG"
PREPARED BY: LEE AND ASSOCIATES
RECEIVED: 11/30/2020

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		
	MLD 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'S STORMWATER MANAGEMENT GUIDEBOOK, THE RETENTION REQUIREMENT FOR THIS SITE IS CALCULATED AS FOLLOWS:

$$SWRV = \frac{P \times (R_{V1} \times N_1) + (R_{V2} \times N_2) + (R_{V3} \times N_3) + (R_{V4} \times N_4) \times SA \times 7.48}{12}$$

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)
OTHER	708	703
GREEN ROOF	317	725
TOTAL	1025	1428

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	2,739			2,739	8	1	0.45	0.15	856	369		N/A	369
DOEE BMP ID #	Penthouse Roof South Tower	5,465			5,465	8	1	0.45	0.15	1708	735		N/A	735
DOEE BMP ID #	Penthouse Level North Tower	3,744			3,744	8	1	0.45	0.15	1170	504		N/A	504
DOEE BMP ID #	Penthouse Level South Tower	2,827			2,827	8	1	0.45	0.15	883	380		N/A	380
	Total	23,600			23,600					7375				3176

CISTERN CALCULATIONS:

CISTERN #	LOCATION	SIZE (GAL)	SIZE (CF)	CDA	Max SWRv	STORAGE (CF)	SWRv
DOEE BMP ID #	North West Tower	27,250	3,643	24,344	3276	3493	3276
DOEE BMP ID #	South Tower	30,000	4,010	29,476	3967	3810	3810
	Total					7303	7086

NOT APPROVED FOR CONSTRUCTION



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

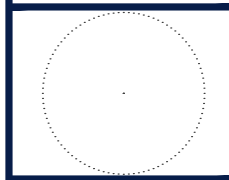
REVISIONS			
REV	DATE	COMMENT	DESIGNED BY
1	9/2/2020	PER ZONING COMMENTS	JC
2	10/22/2020	PER ZONING COMMENTS	MK
3	10/29/2020	PER ZONING COMMENTS	MK
4	12/03/2020	PER ZONING COMMENTS	MK

FOR CONCEPT PURPOSES ONLY

PROJECT No.: DC185547
DRAWN BY: MK
CHECKED BY: CK
DATE: 09/15/2020
CAD I.D.: MK

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

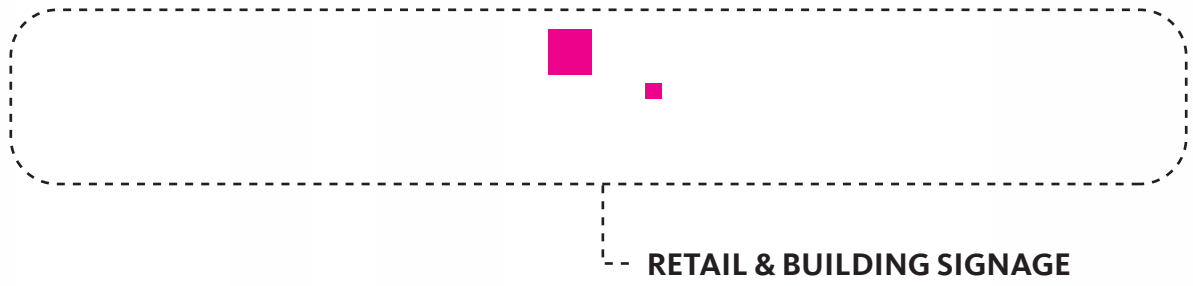


SHEET TITLE: **RESIDENTIAL USE CONFIGURATION: STORMWATER MANAGEMENT PLAN**

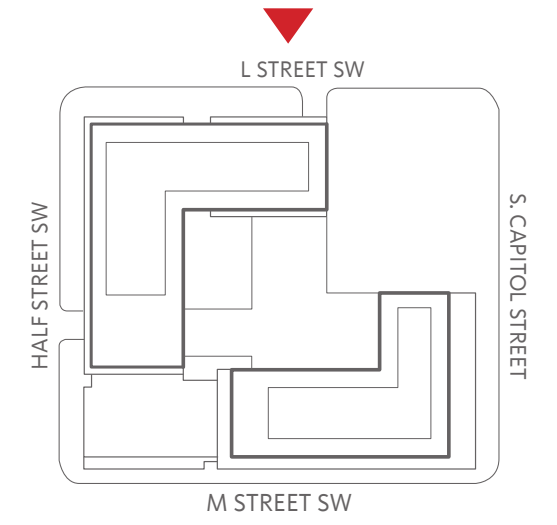
SHEET NUMBER: **CIV700**

REVISION 4 - 12/03/2020

Proposed Design Signage Zoning



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



SIGN TYPES

RETAIL SIGNAGE

BUILDING SIGNAGE

CODE ALLOWANCE

SIGNS ABOVE FIRST STORY
(LINEAR FEET x HEIGHT ABOVE 20'-0")
200 x 128 = 25,600 SF
25,600 SF x 1/40 = **640 MAX SF**

FIRST STORY SIGNS
(LINEAR FEET x 2)
200 x 2 = **400 MAX SF**