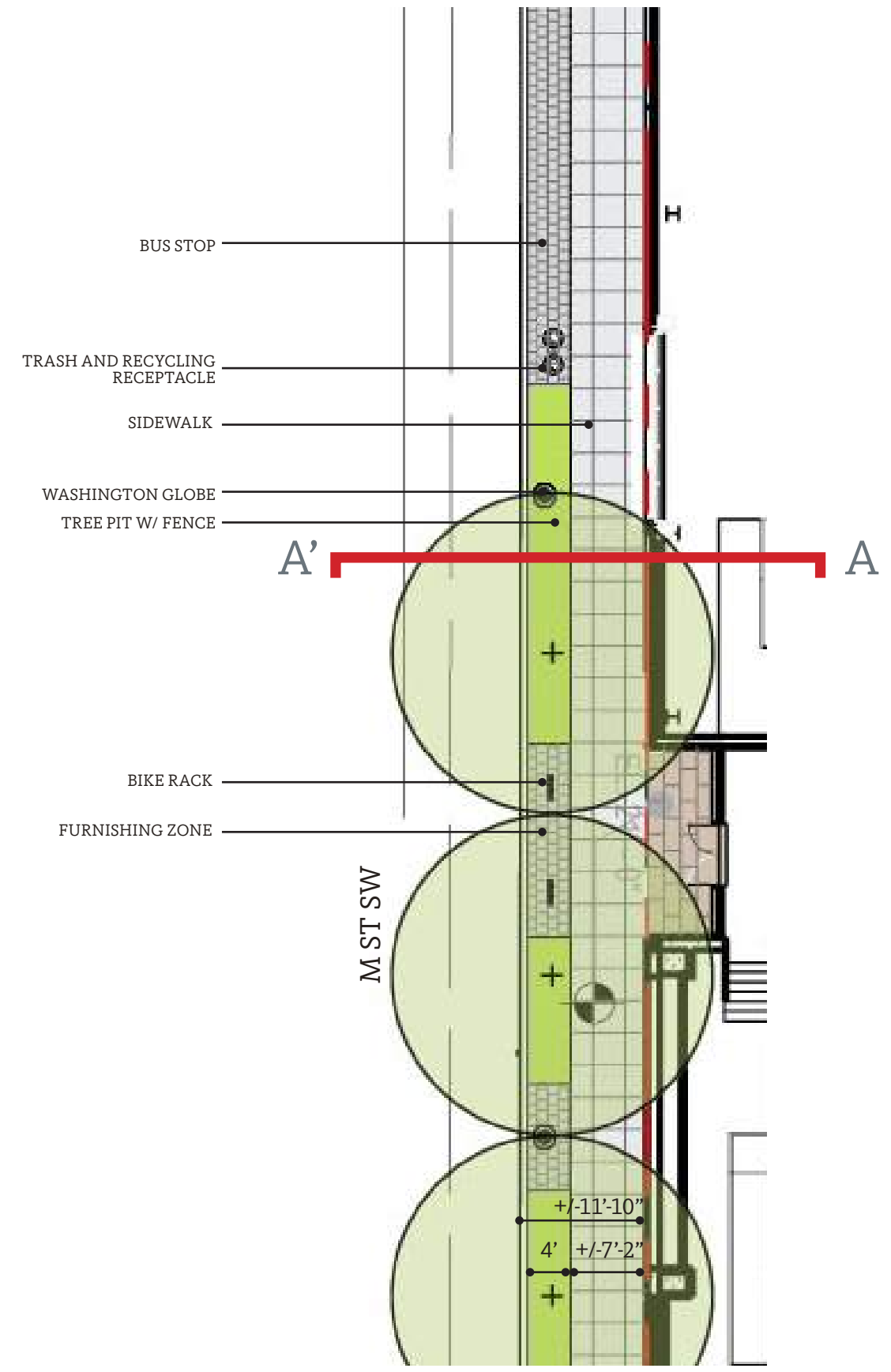
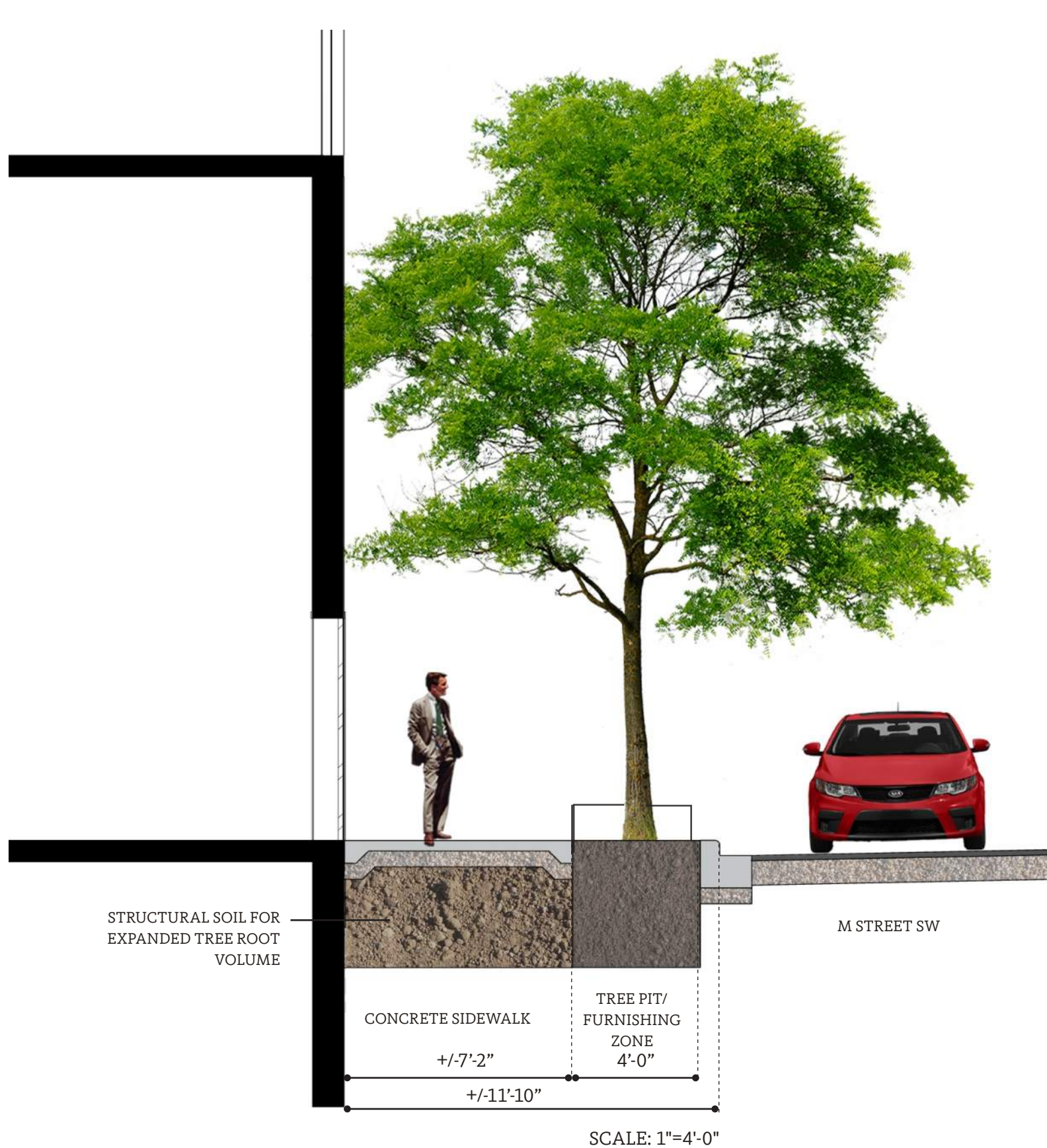


## SECTION 8

# LANDSCAPE



**Mixed Use Scheme** | Streetscape Section AA'- M Street



PLAN VIEW- SIDEWALK DISTRIBUTION

EXHIBIT PREPARED BY LEE & ASSOCIATES

# Mixed Use Scheme | Streetscape Section BB'- L Street

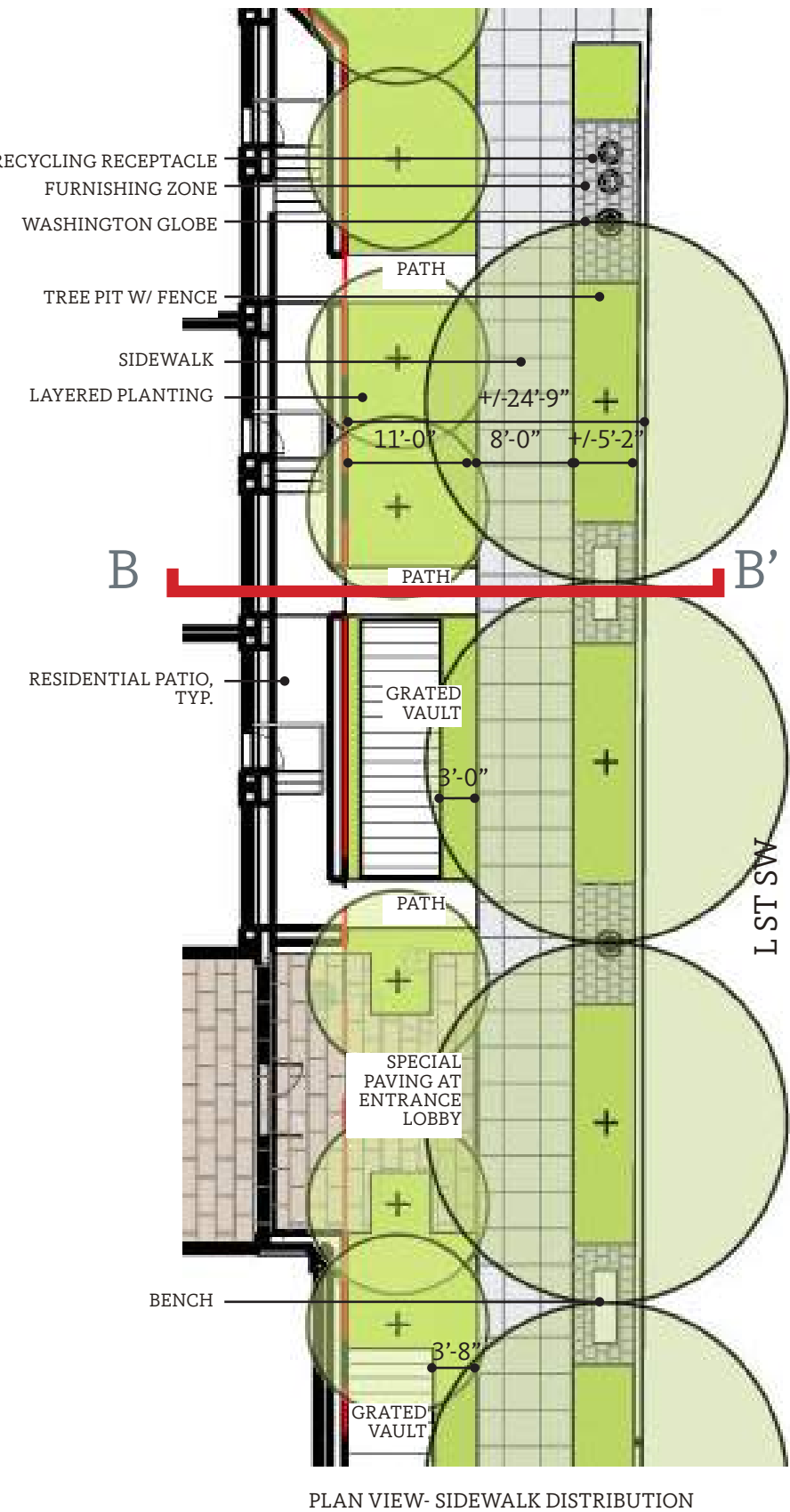
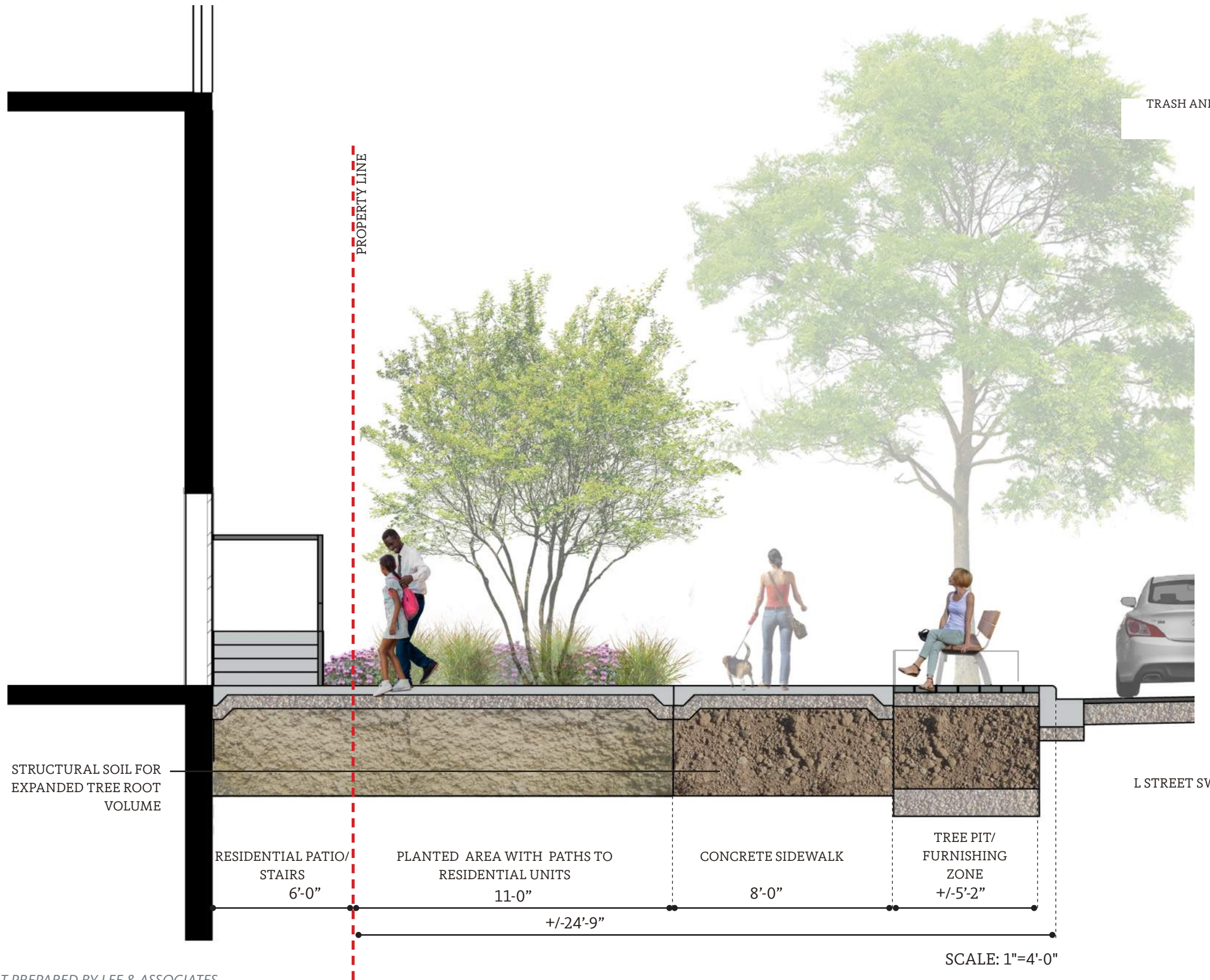
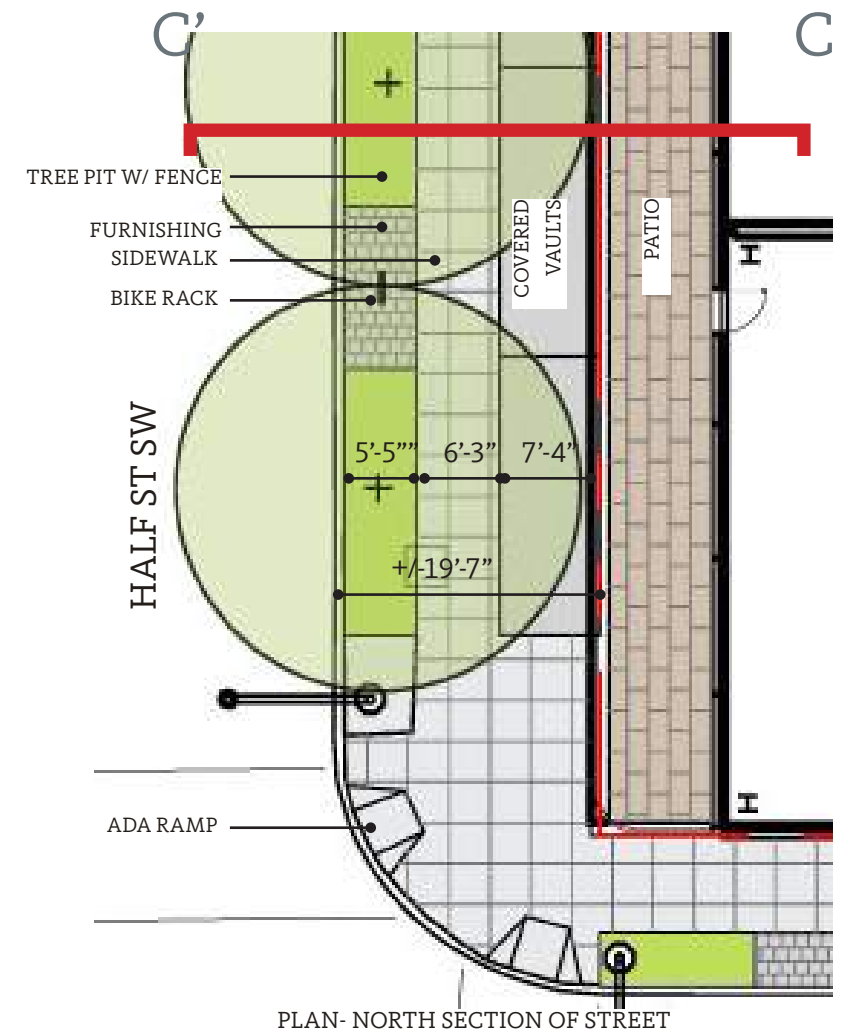
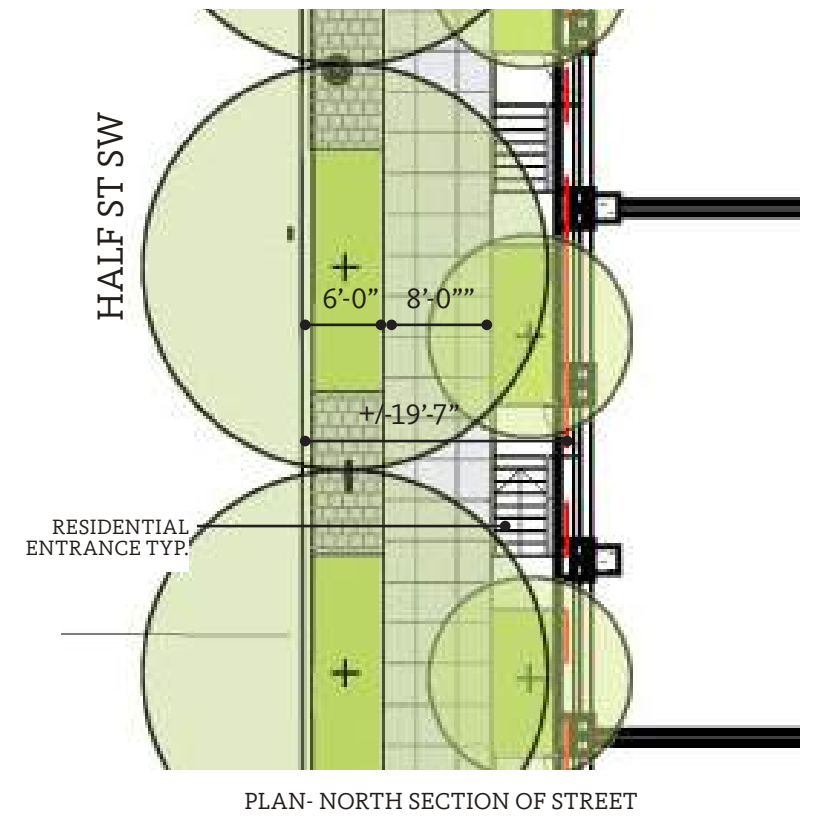
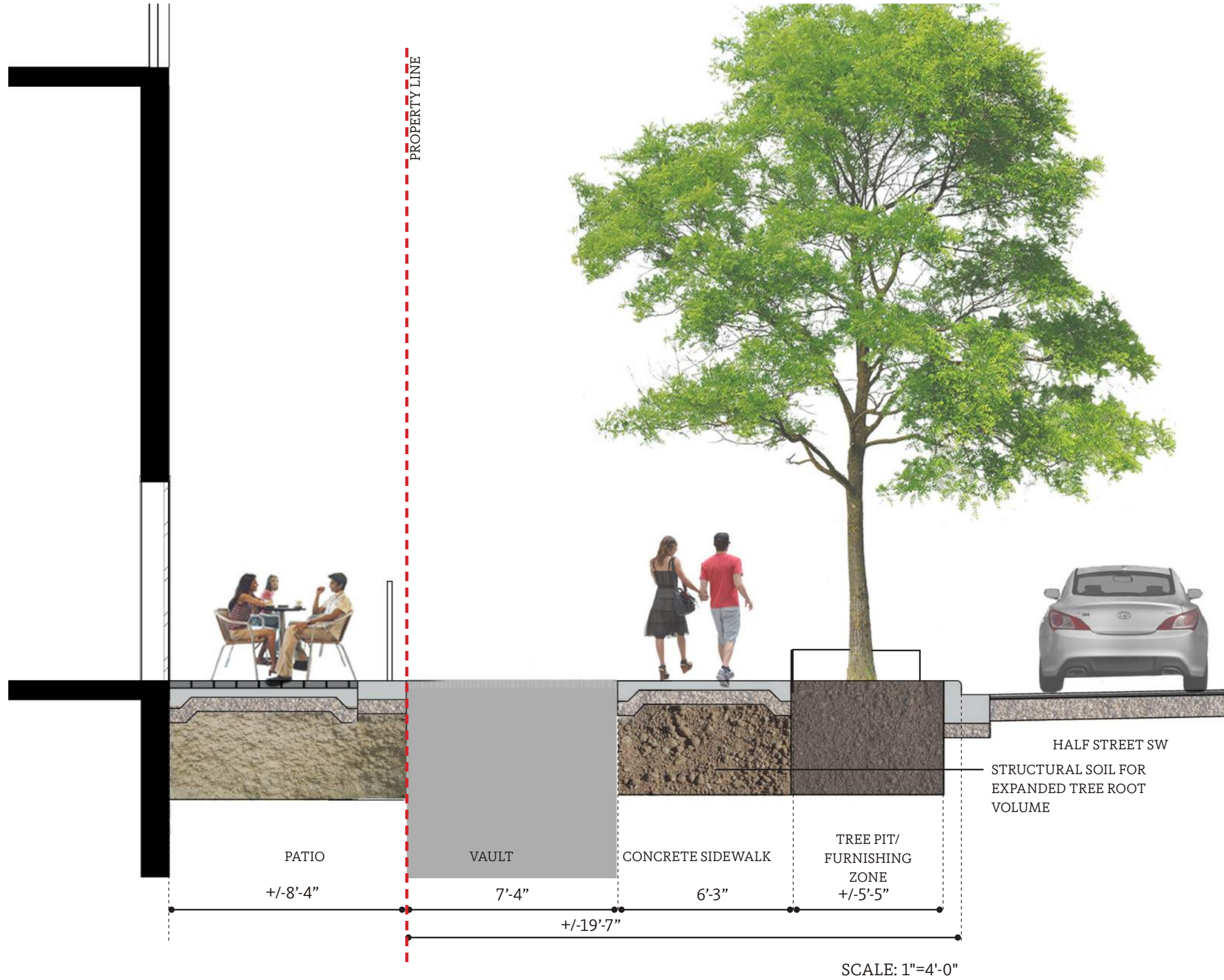
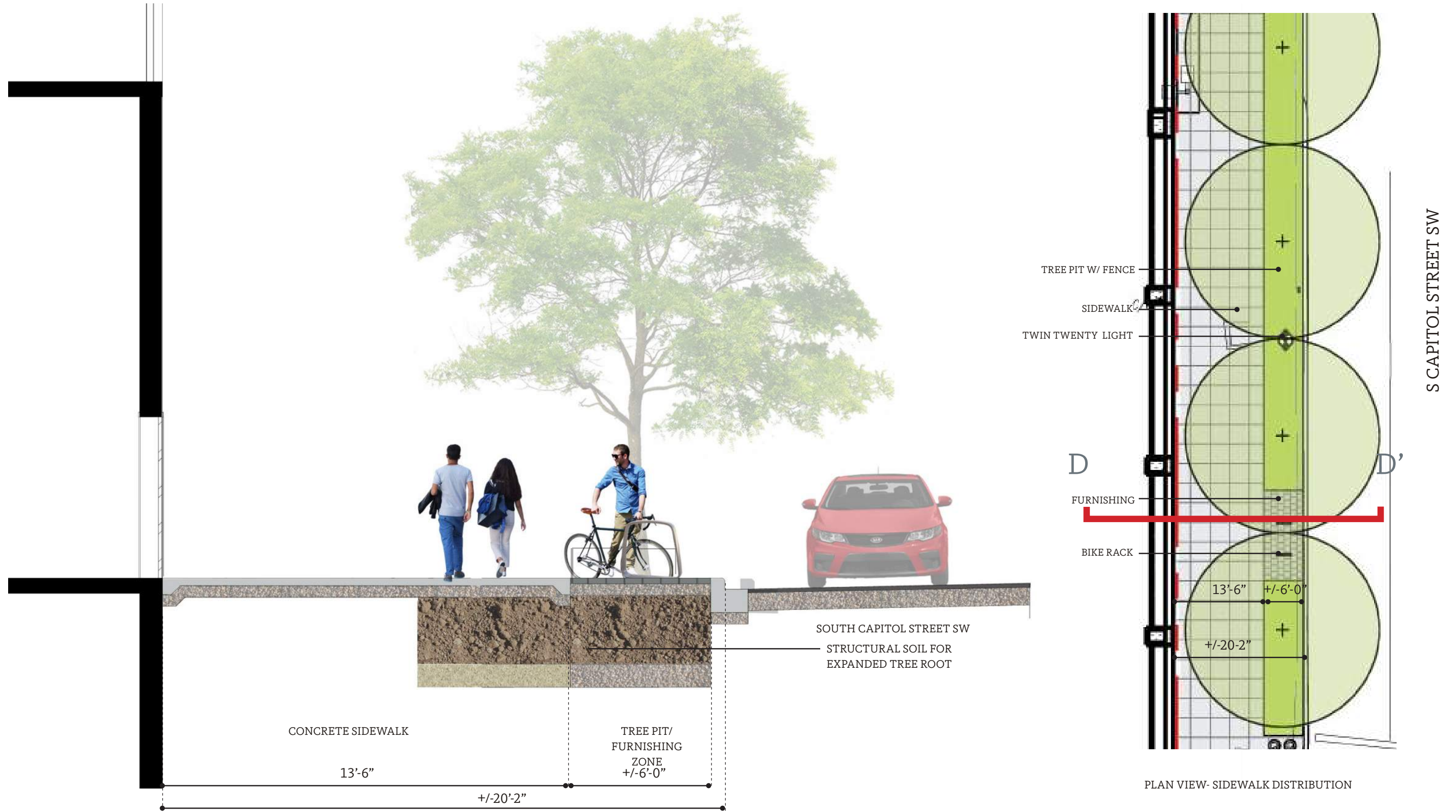


EXHIBIT PREPARED BY LEE & ASSOCIATES

# Mixed Use Scheme | Streetscape Section CC'- Half Street



**Mixed Use Scheme** | Streetscape Section DD'- S Capitol Street



SCALE: 1"=4'-0"

EXHIBIT PREPARED BY LEE & ASSOCIATES

# Mixed Use 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

**Mixed Use Scheme** | Combined Court Study Plan

HALF STREET SW



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.

EXHIBIT PREPARED BY LEE & ASSOCIATES



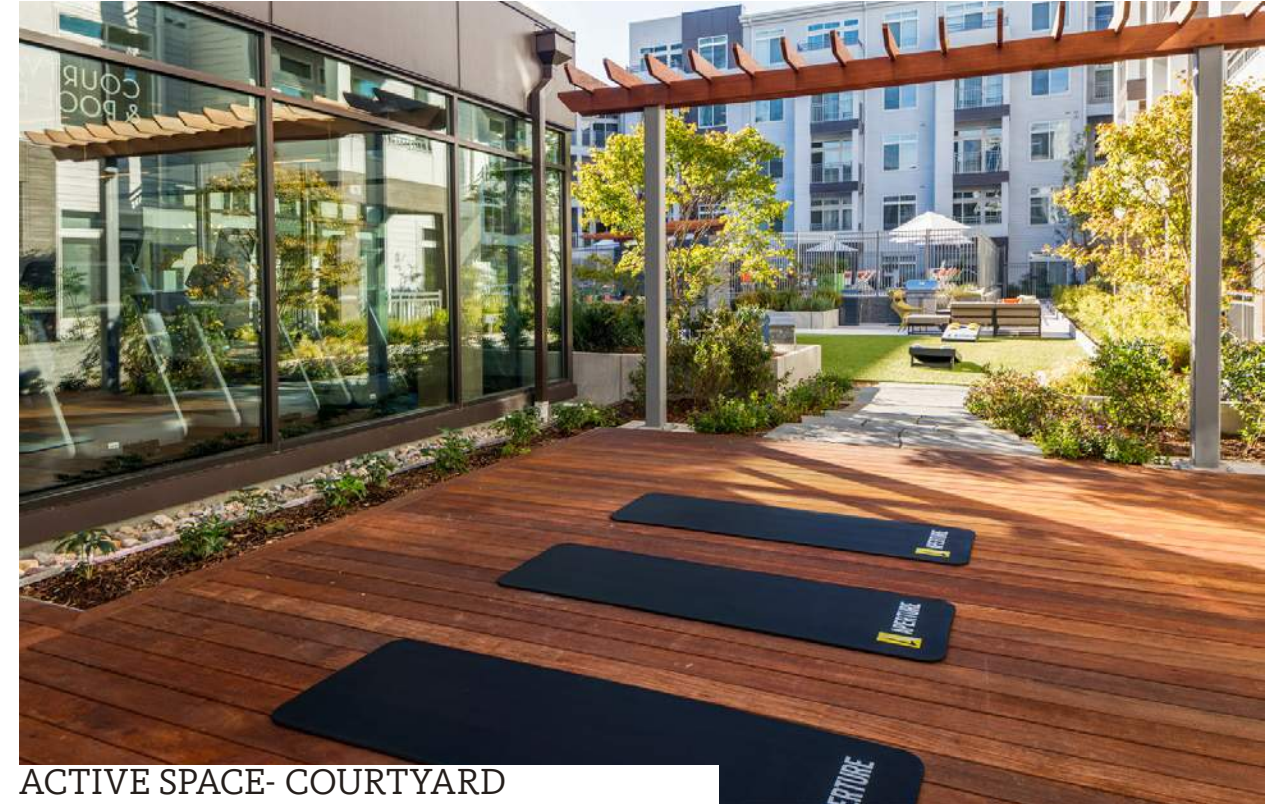
PRECEDENT IMAGES



RAISED PLANTERS



MOUNDED GREEN ROOF IN COURTYARD



ACTIVE SPACE- COURTYARD



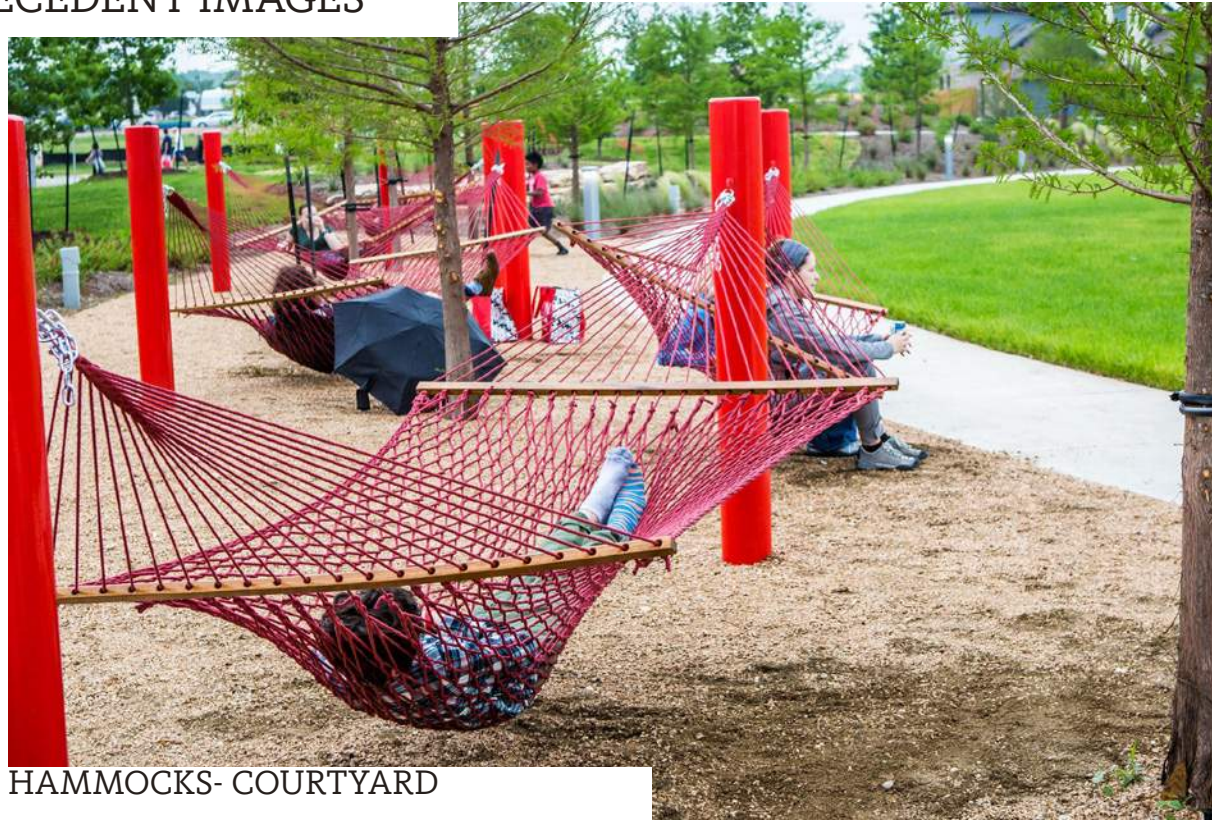
GRILLING AREA



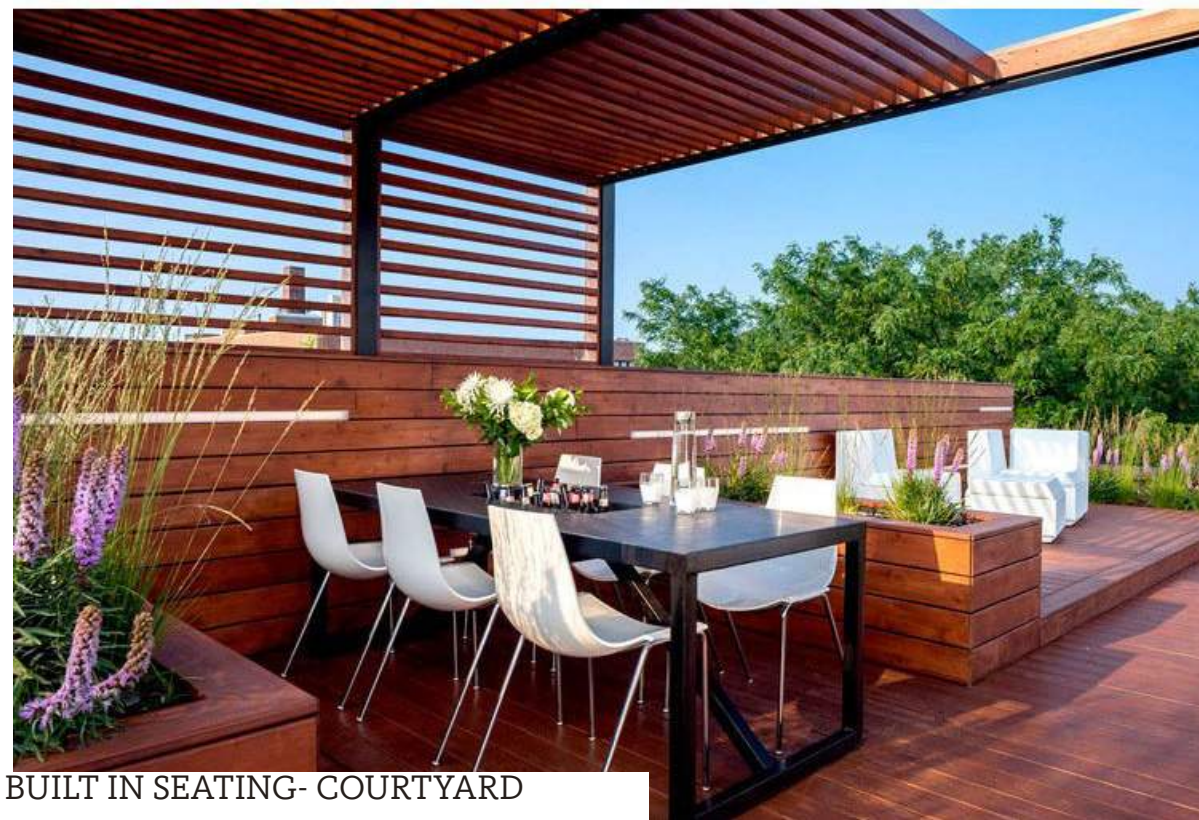
AMPHITHEATER SEATING

EXHIBIT PREPARED BY LEE & ASSOCIATES

PRECEDENT IMAGES



HAMMOCKS- COURTYARD



BUILT IN SEATING- COURTYARD



GREEN SPACE AT LOBBY LEVEL



GREEN SPACE AT LOBBY LEVEL

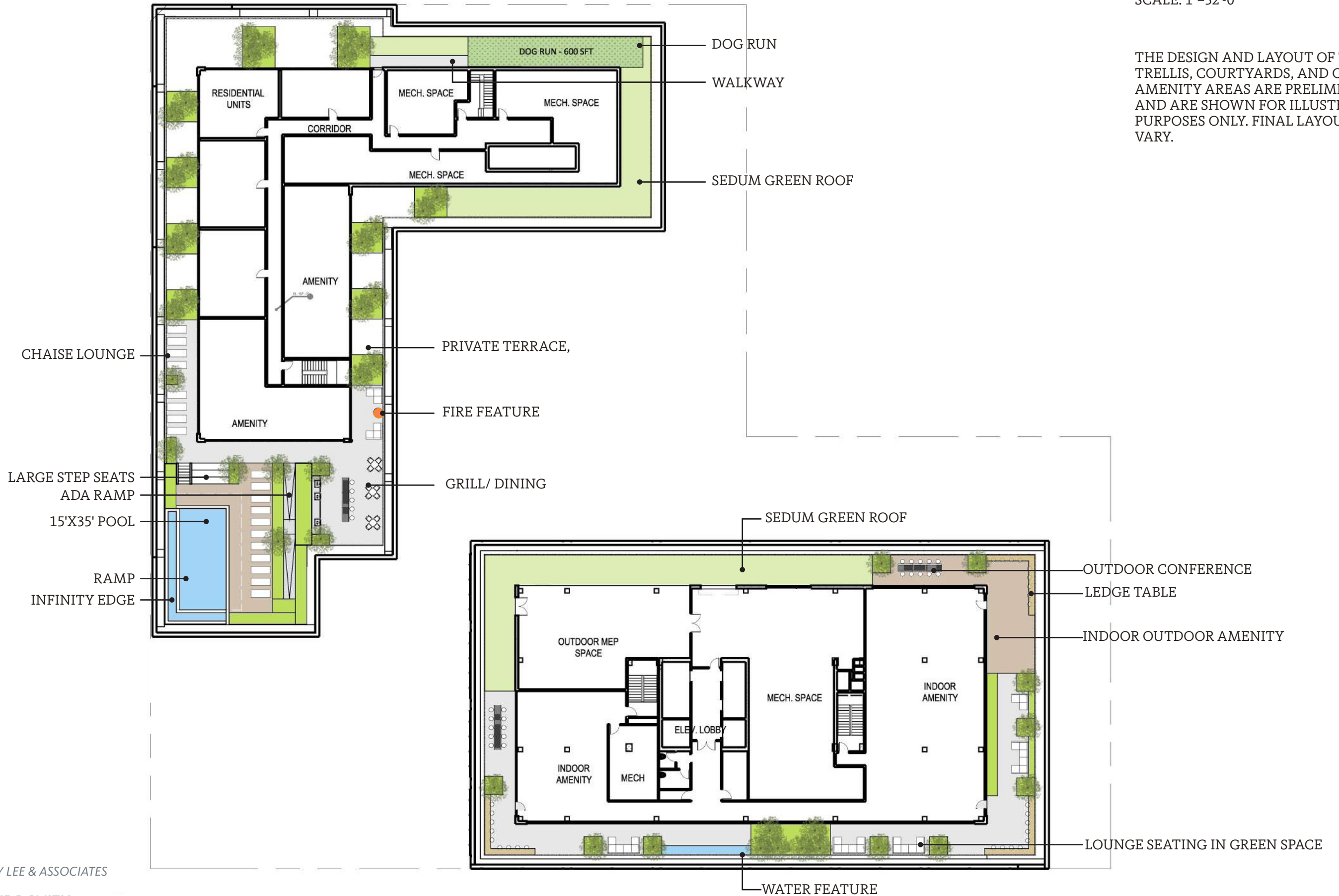


ART WALL

# Mixed Use Scheme | Roof Plan

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.



PRECEDENT IMAGES



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	17980
<b>Total</b>	<b>30,641</b>

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 <b>5 M ST SW</b>	Square <b>649</b>	Lot <b>43,44,45,48</b>	Zone District <b>D-5</b>
	Other	Lot area (sf) <b>75,656</b>	Minimum Score <b>0.2</b>	Multiplier
		SCORE: <b>0.324</b>		GAR Score
<b>Landscape Elements</b>				
		Square Feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
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>B Plantings (credit for plants in landscaped areas from Section A)</b>				
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"/>
<b>C Vegetated or "green" roofs</b>				
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	<input type="text" value="30,641"/>	0.80	<input type="text" value="square feet"/>
<b>D Permeable Paving***</b>				
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	-
<b>E Other</b>				
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 = 30,641		
<b>F Bonuses</b>				
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 = 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. -



# Residential Scheme | Streetscape Concept Plan



- 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
- SCORED CONCRETE DDOT STANDARD
- WASHINGTON GLOBE FIXTURE ON HALF STREET
- CANOPY TREE, TYP.
- VAULT, TYP.
- PATIO
- TEARDROP FIXTURE, TYP. PROPOSED AT INTERSECTIONS
- BUS STOP RELOCATED TO INTERSECTION. CURRENT BUS STOP IS MID BLOCK

- CONTINUOUS TREE PIT
- TWIN TWENTY LIGHT FIXTURES ON S. CAPITOL STREET
- BIKE RACKS, TYP
- TRASH AND RECYCLING RECEPTACLES



# 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

126 JUNE 17, 2020

# Residential Scheme | Roof Concept Plan

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.



# Residential Scheme | Preliminary GAR Scoresheet

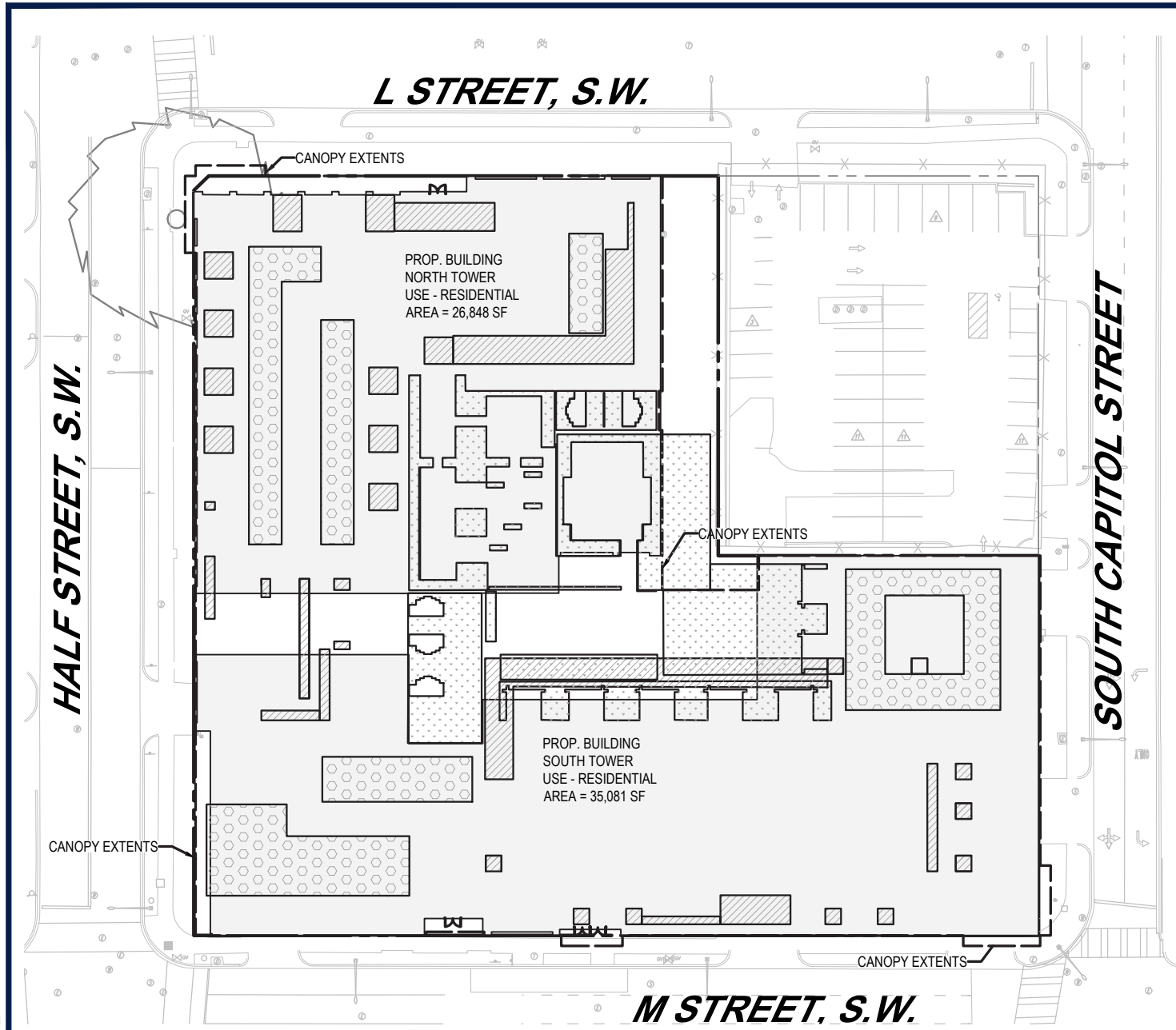
## RESIDENTIAL - scenario 1

Level	Green roof with at least 8" soil depth (sf)
Courtyard	7,413
Penthouse	5,850
Upper Roof	8550
<b>Total</b>	<b>21,813</b>

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 <input type="text" value="5 M ST SW"/>	Square <input type="text" value="649"/>	Lot <input type="text" value="43,44,45,48"/>	Zone District <input type="text" value="D-5"/>
	Other <input type="text"/>	Lot area (sf) <input type="text" value="75,656"/>	Minimum Score <input type="text" value="0.2"/>	Multiplier <input type="text"/>
	Lot size (enter this value first) *	SCORE: <input type="text" value="0.231"/>		GAR Score <input type="text" value="0.231"/>
<b>Landscape Elements</b>		Square Feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
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>B Plantings (credit for plants in landscaped areas from Section A)</b>				
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"/>
<b>C Vegetated or "green" roofs</b>				
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	<input type="text" value="21,813"/>	0.80	<input type="text" value="17,450.4"/>
<b>D Permeable Paving***</b>				
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	-
<b>E Other</b>				
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 = 21,813		
<b>F Bonuses</b>				
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 = 17,450
*** 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-PENTHOUSE ROOF LEVEL.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)	M.SI SITE AREA (SF)
NATURAL COVER	0	0
COMPACTED COVER	0	0
IMPERVIOUS COVER	75,655	0
BMP COVER	TBD	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:

$$SWRV = \frac{P \times ((RVI \times \%) + (RVC \times \%) + (RVN \times \%) \times SAI \times 7.48}{12}$$

P=1.2 (M.D.)  
P=0.8 (M.SI)  
TOTAL SITE AREA = 75,655 SF  
PRIVATE SPACE RETENTION REQUIREMENT: 7,187 CF

PROPOSED BMP ANALYSIS SUMMARY		
	RETENTION (CF)	DETENTION (CF)
CISTERN	5117	5398
GREEN ROOF	###	###
TOTAL	5117	5398

### 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	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	5,370			5,370	8	1	0.45	0.15	1678	723		N/A	723
DOEE BMP ID #	Penthouse Level	6,105			6,105	8	1	0.45	0.15	1908	822		N/A	822
	<b>Total</b>	<b>15,963</b>			<b>15,963</b>					<b>4988</b>				<b>2148</b>

### 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		2858	2858
DOEE BMP ID #	South Tower	20,000	2,674	16,791		2260	2260
	<b>Total</b>					<b>5398</b>	<b>5117</b>



NOT APPROVED FOR CONSTRUCTION

**BOHLER DC**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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

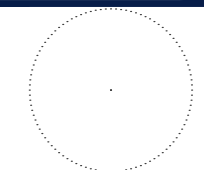
PROJECT No.: DC185547  
DRAWN BY: MK  
CHECKED BY: CK  
DATE: 06/15/2020  
CAD I.D.:

**ZONING COMMISSIONS SET**

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**

ORG. DATE - 06/15/2020