2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100
PENNSYLVANIA
AVENUE NW

Project Number
A1613

Description
RENDER - RENN
AVE AND 21ST
VIEW

Scale

A-308

EXTERIOR RENDERING - PENN AVE AND 21 ST VIEW

EXTERIOR RENDERING - PENN AVE AND 21 ST ENTRY

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100
PENNSYLVANIA
AVENUE NW

Project Number
A1613

Description
RENDERING - PENN AVE AND 21 ST ENTRY

Scale

A-309

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100
PENNSYLVANIA
AVENUE NW

Project Number
A1613

Description
RENDERING - I
STREET AERIAL

Scale

A-310

EXTERIOR RENDERING - I STREET AERIAL

EXTERIOR RENDERING - I STREET RETAIL

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100
PENNSYLVANIA
AVENUE NW

Project Number
A1613

Description
RENDERING- I
STREET RETAIL

Scale

A-311

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100
PENNSYLVANIA
AVENUE NW

Project Number
A1613

Description
RENDERING - WEST
WALL

Scale

A-312

EXTERIOR RENDERING - WEST WALL

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

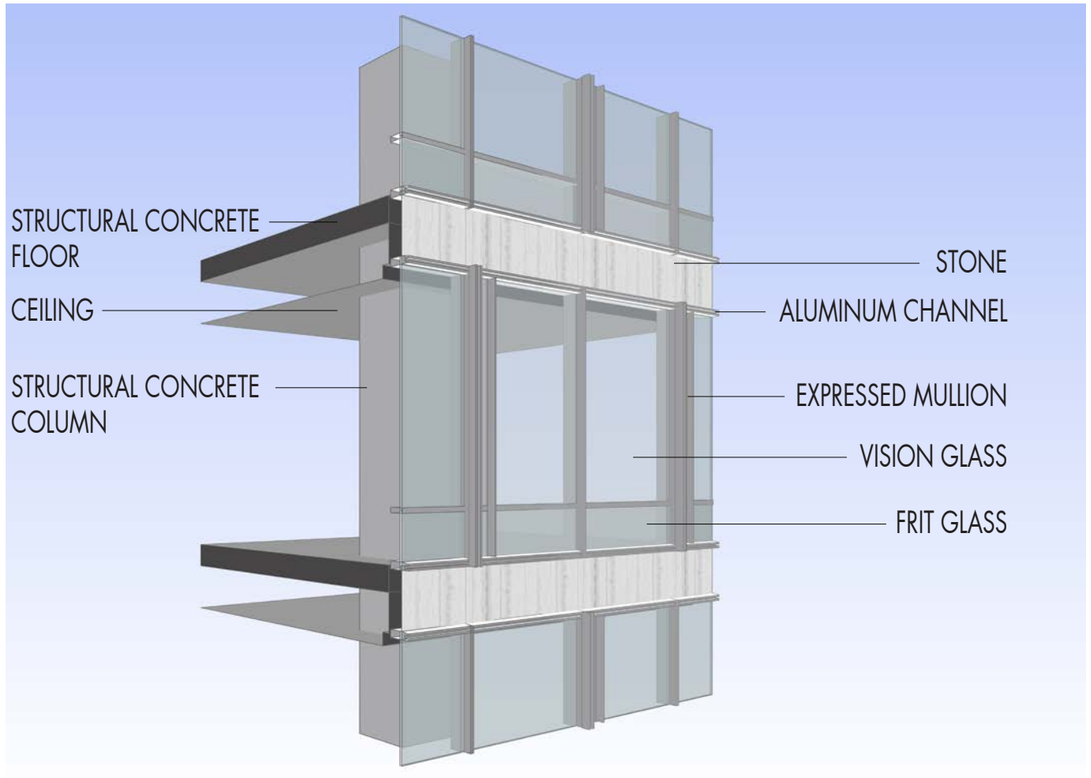
Project Name
2100
PENNSYLVANIA
AVENUE NW

Project Number
A1613

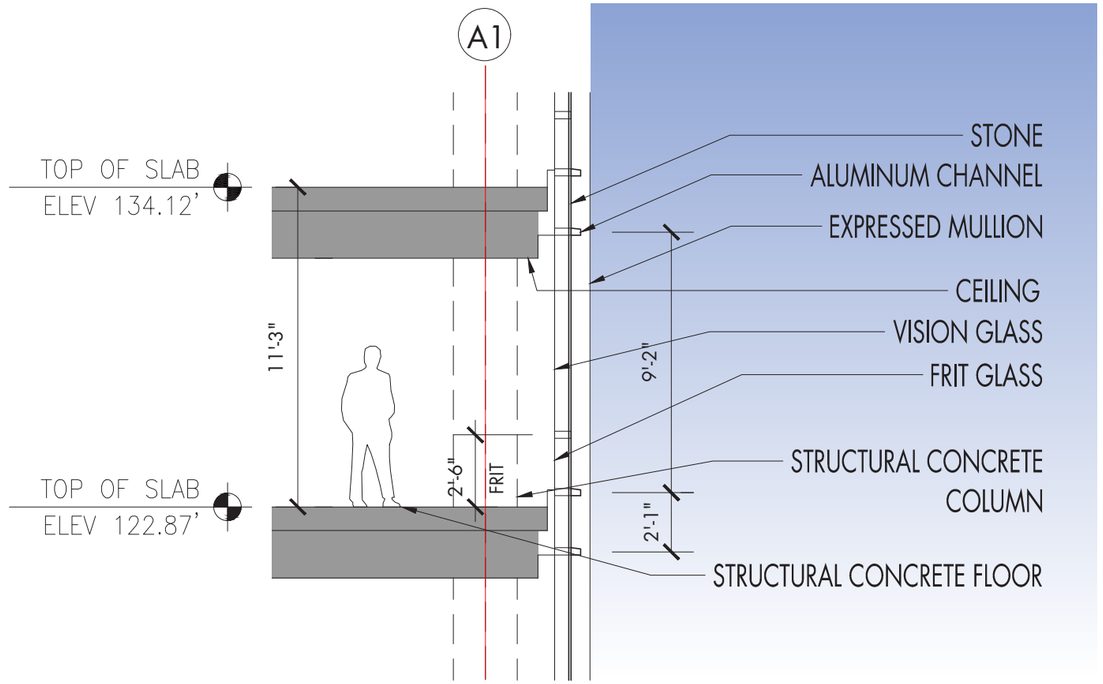
Description
DETAIL - TYPICAL
CURTAIN WALL

Scale

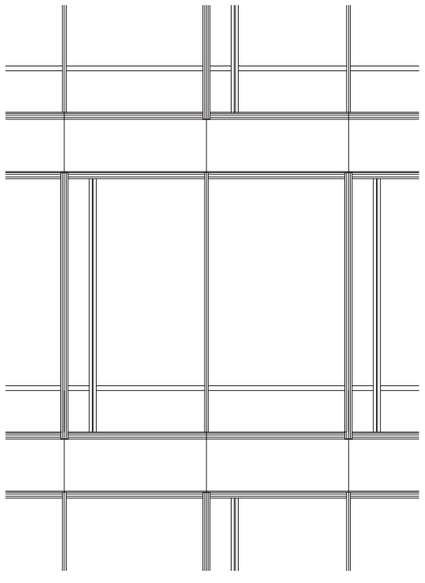
A-400



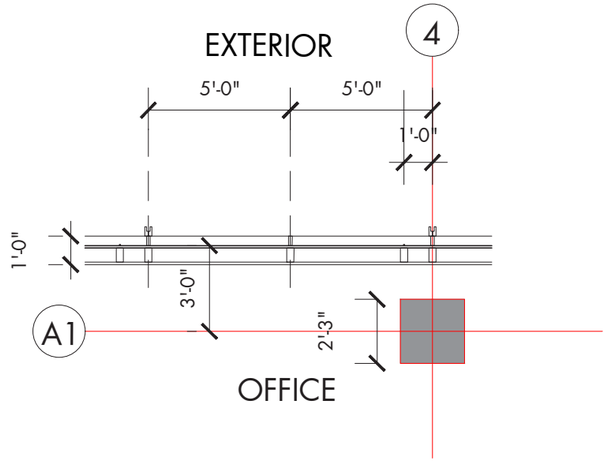
PERSPECTIVE - TYPICAL CURTAIN WALL **1**



SECTION - TYPICAL CURTAIN WALL **2**
SCALE: 3/16" = 1'-0"



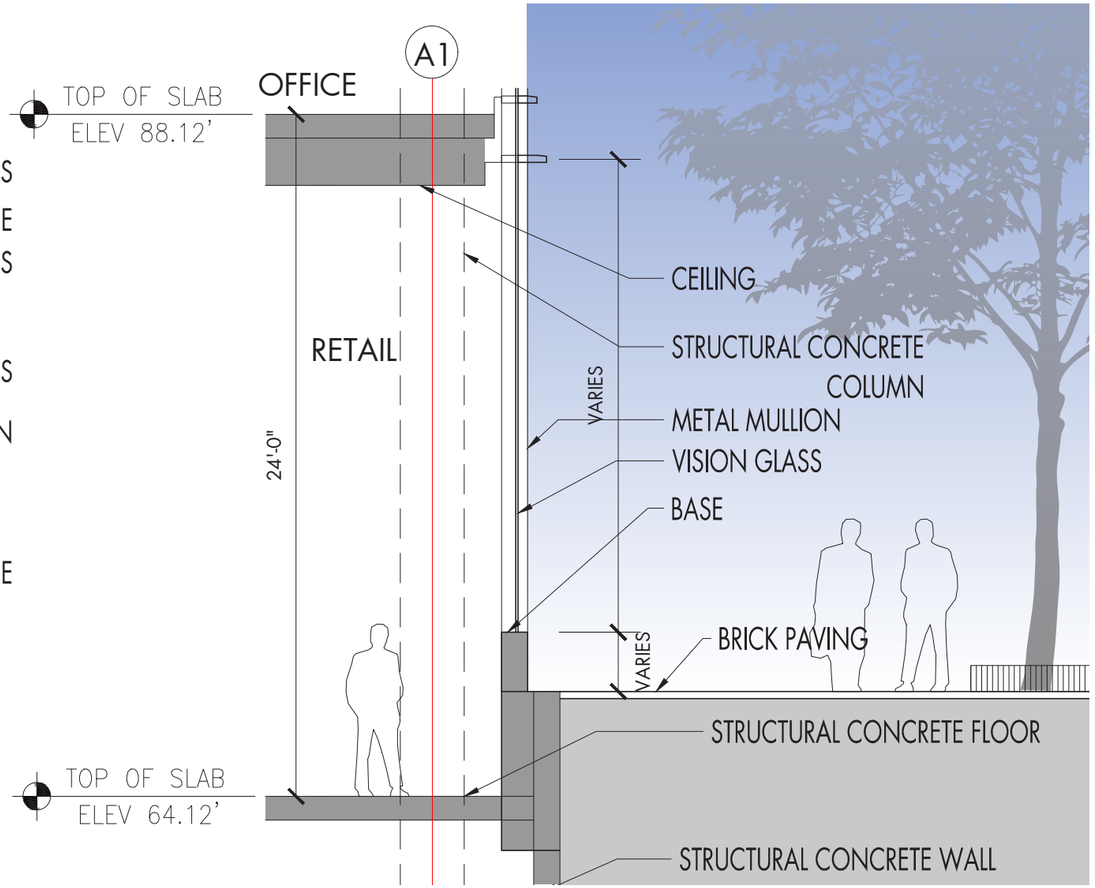
ELEVATION - TYPICAL CURTAIN WALL **3**
SCALE: 3/16" = 1'-0"



PLAN - TYPICAL CURTAIN WALL **4**
SCALE: 3/16" = 1'-0"

PERSPECTIVE - TYPICAL STOREFRONT

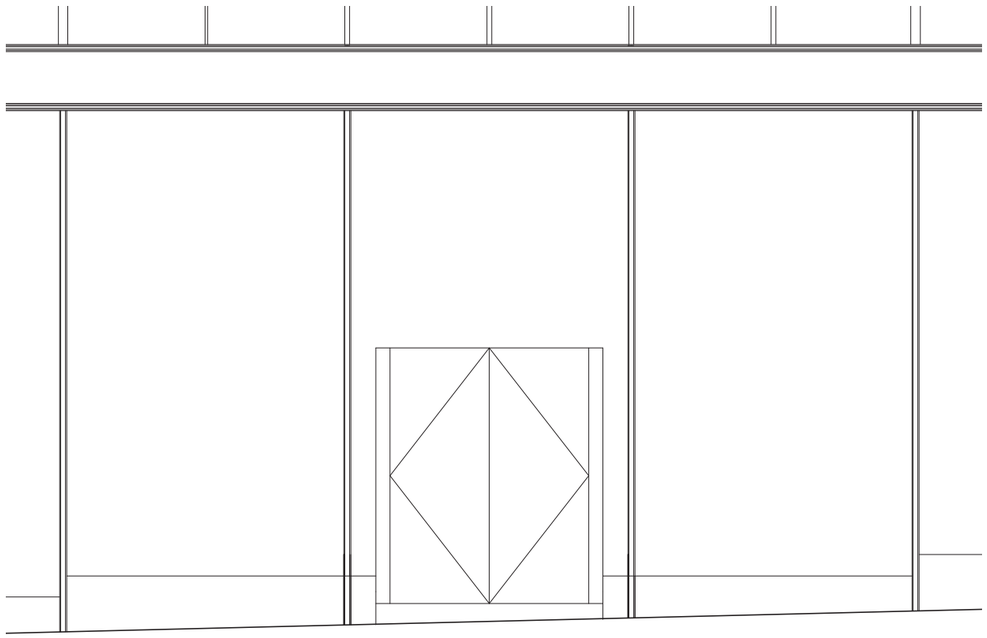
1



SECTION - TYPICAL STOREFRONT

SCALE: 3/16" = 1'-0"

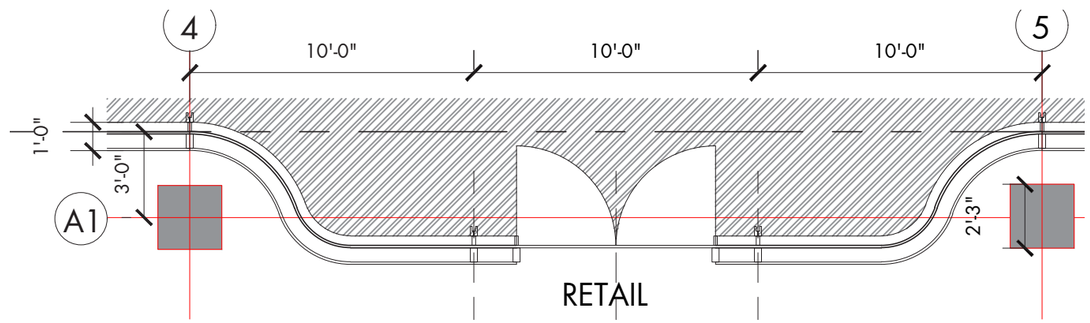
2



ELEVATION - TYPICAL STOREFRONT

SCALE: 3/16" = 1'-0"

3



PLAN - TYPICAL STOREFRONT

SCALE: 3/16" = 1'-0"

4

2100 PENNSYLVANIA AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date

04/12/2017

Project Name

2100 PENNSYLVANIA AVENUE NW

Project Number

A1613

Description

DETAIL - TYPICAL STOREFRONT

Scale

A-401

2100 PENNSYLVANIA AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

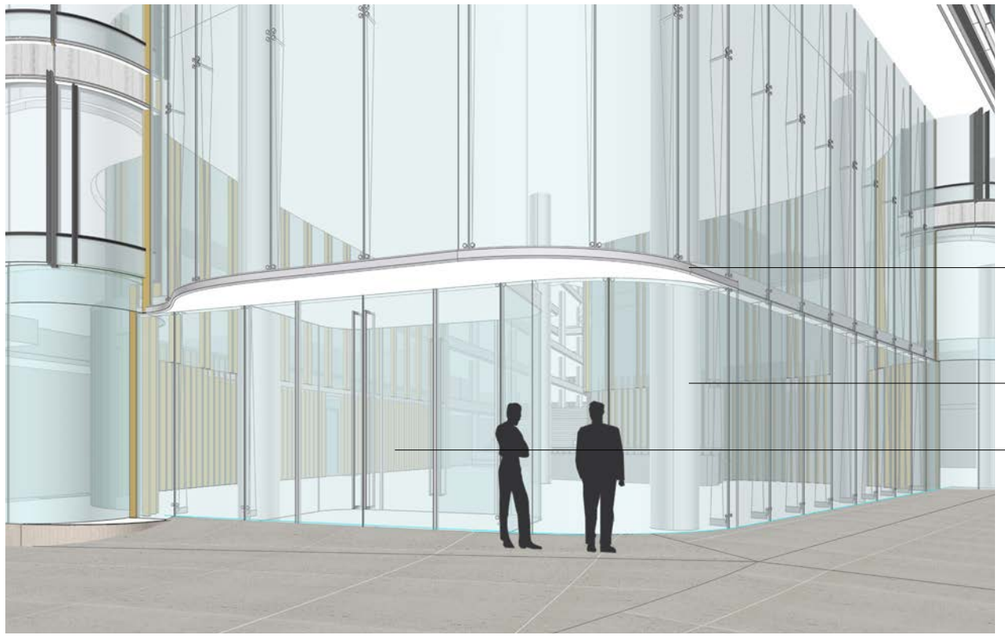
Project Name
2100 PENNSYLVANIA AVENUE NW

Project Number
A1613

Description
DETAIL - MAIN ENTRANCE

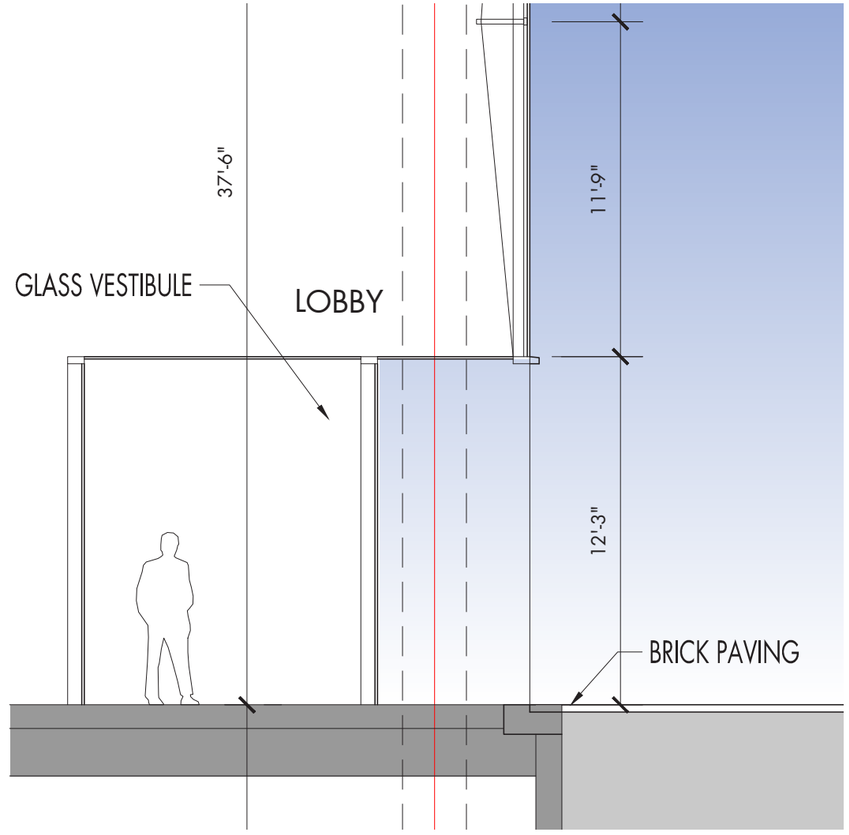
Scale

A-402

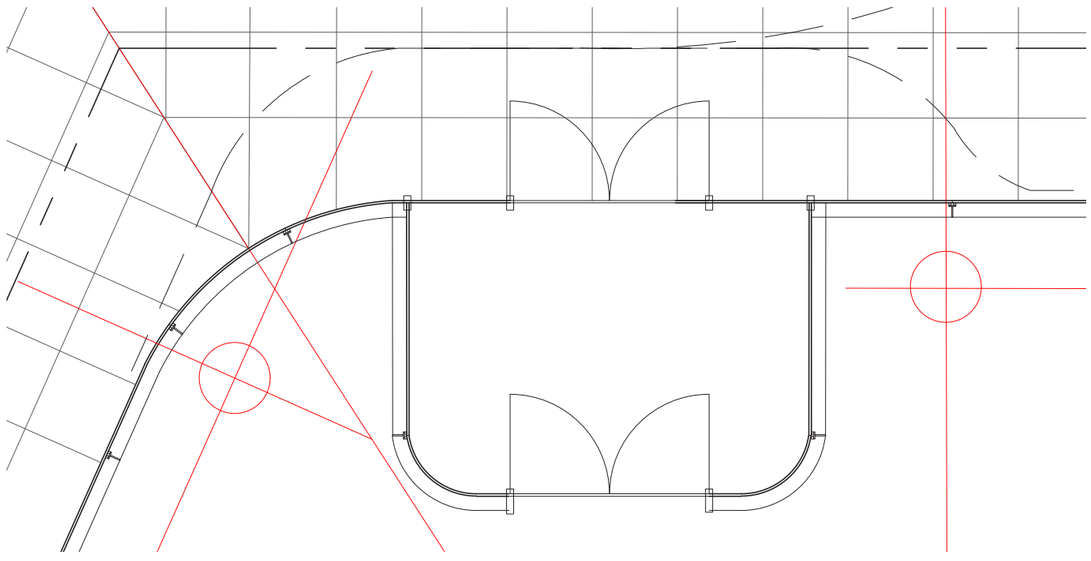


PERSPECTIVE - MAIN ENTRANCE **1**

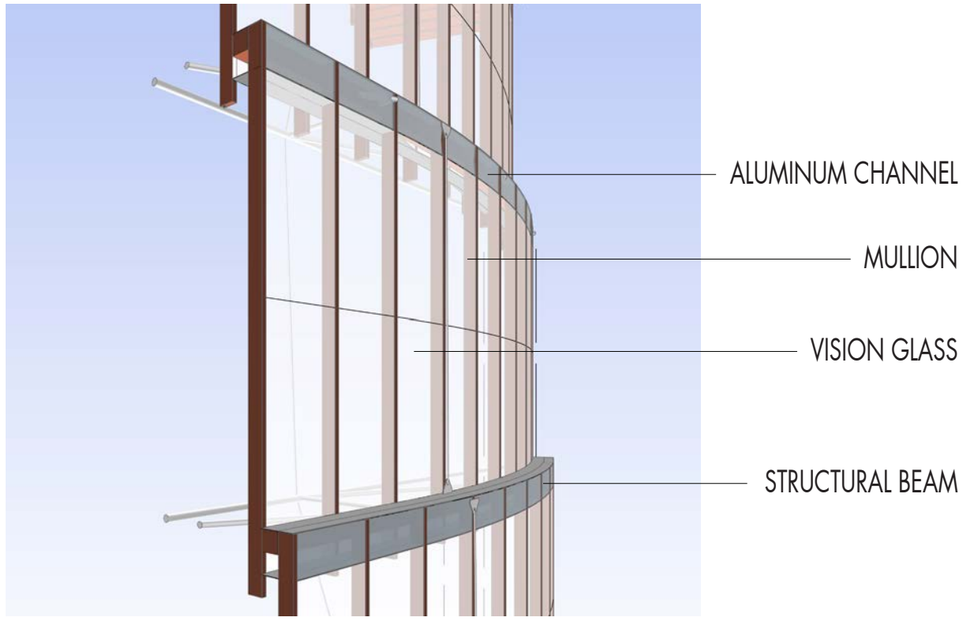
ELEVATION - MAIN ENTRANCE **3**
SCALE: 3/16" = 1'-0"



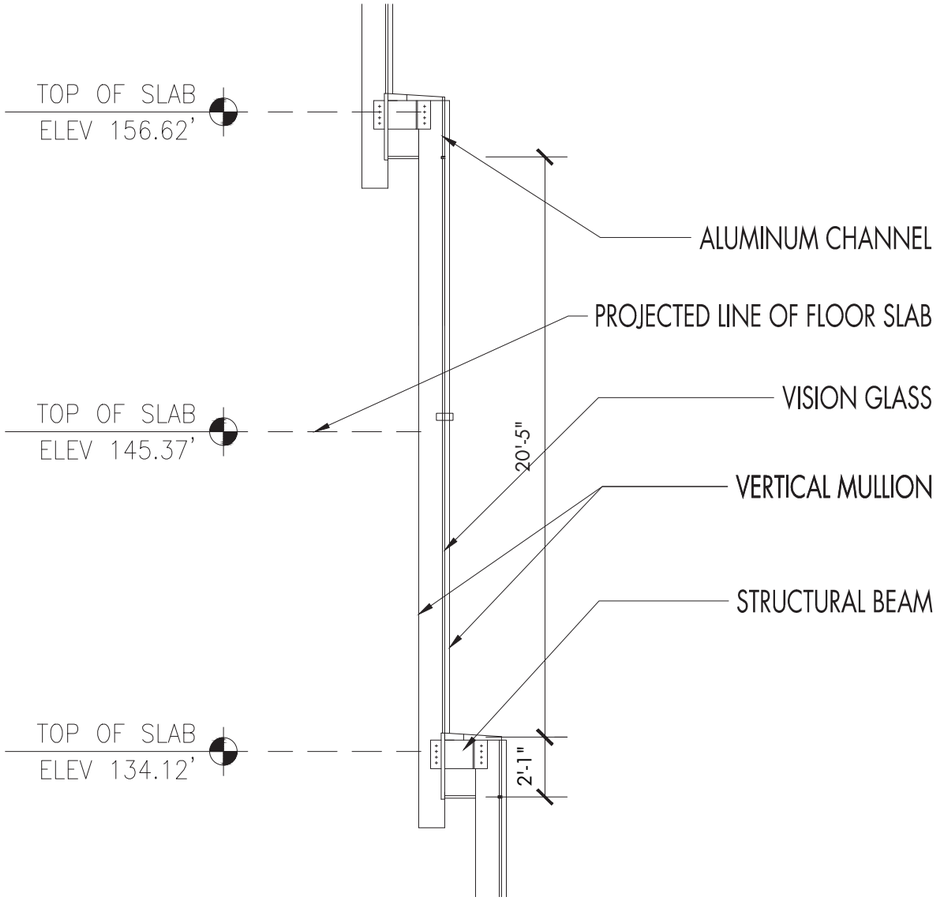
SECTION - MAIN ENTRANCE **2**
SCALE: 3/16" = 1'-0"



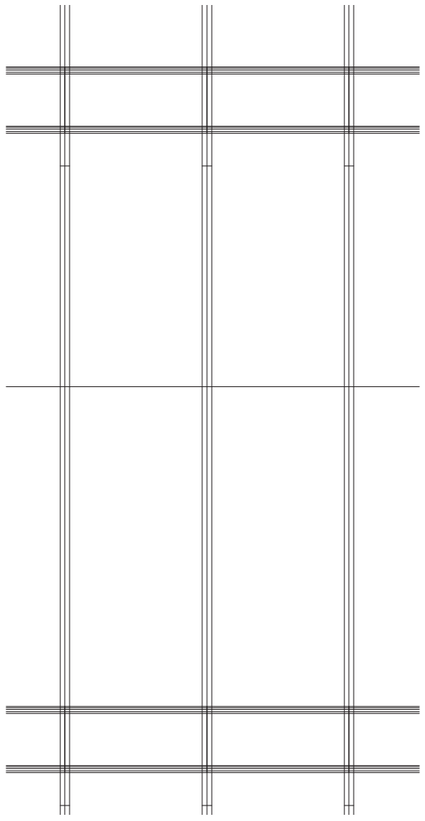
PLAN - MAIN ENTRANCE **4**
SCALE: 3/16" = 1'-0"



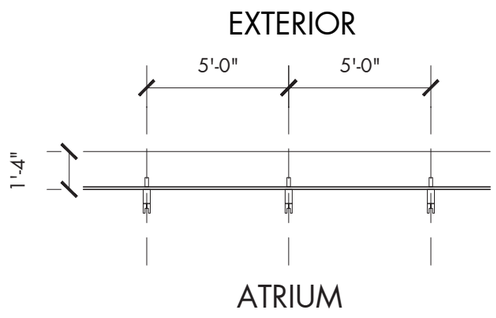
PERSPECTIVE - WEST ATRIUM WALL **1**



SECTION - WEST ATRIUM WALL **2**
SCALE: 3/16" = 1'-0"



ELEVATION - WEST ATRIUM WALL **3**
SCALE: 3/16" = 1'-0"



PLAN - WEST ATRIUM WALL **4**
SCALE: 3/16" = 1'-0"

2100 PENNSYLVANIA AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100 PENNSYLVANIA AVENUE NW

Project Number
A1613

Description
DETAIL - WEST ATRIUM WALL

Scale

A-403

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

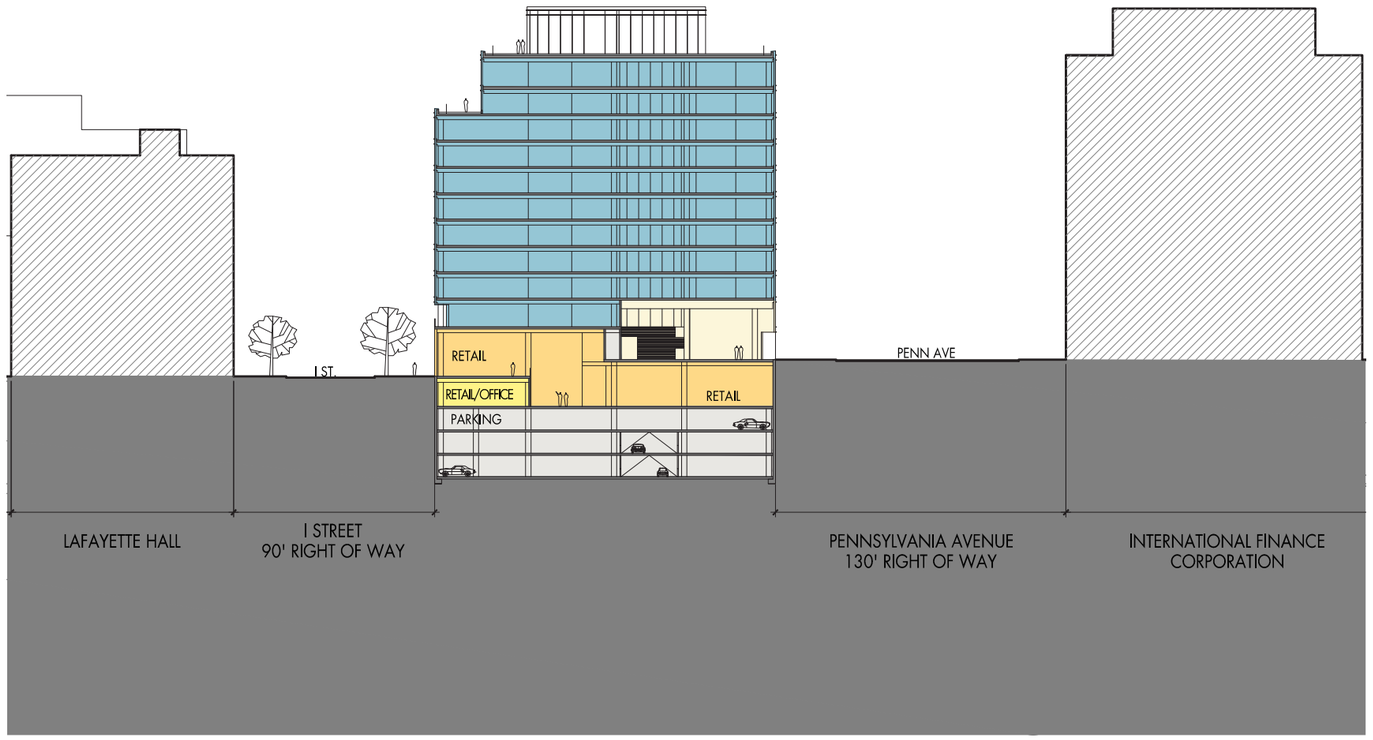
Project Name
2100
PENNSYLVANIA
AVENUE NW

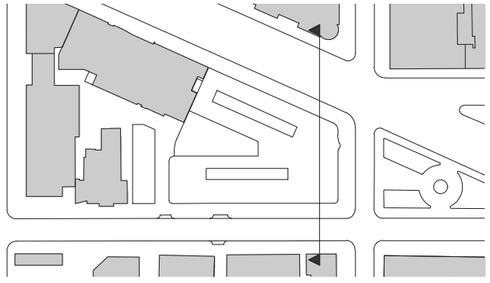
Project Number
A1613

Description
BLOCK SECTION

Scale

A-500



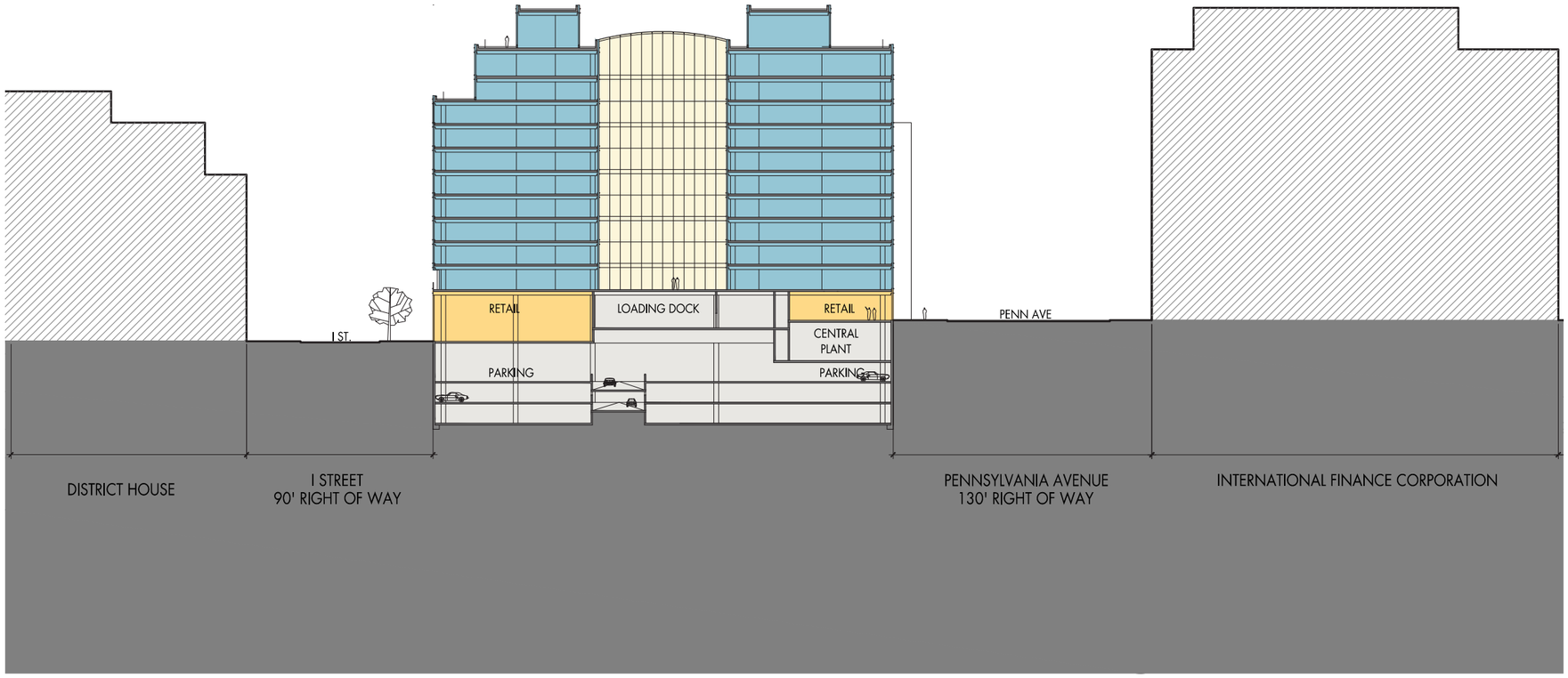


0' 16' 32' 64'

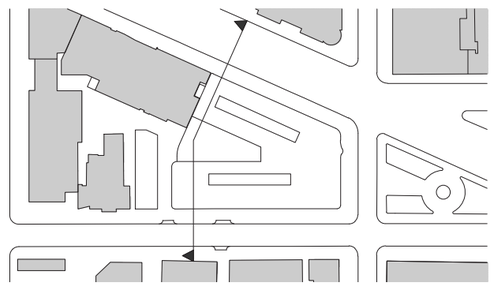
NOTES:
- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING. OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.

SCALE: 1/64” = 1’-0”

BLOCK SECTION



NOTES:
- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING. OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.



0' 16' 32' 64'

BLOCK SECTION

SCALE: 1/64" = 1'-0"

2100 PENNSYLVANIA AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100 PENNSYLVANIA AVENUE NW

Project Number
A1613

Description
BLOCK SECTION

Scale

A-501

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

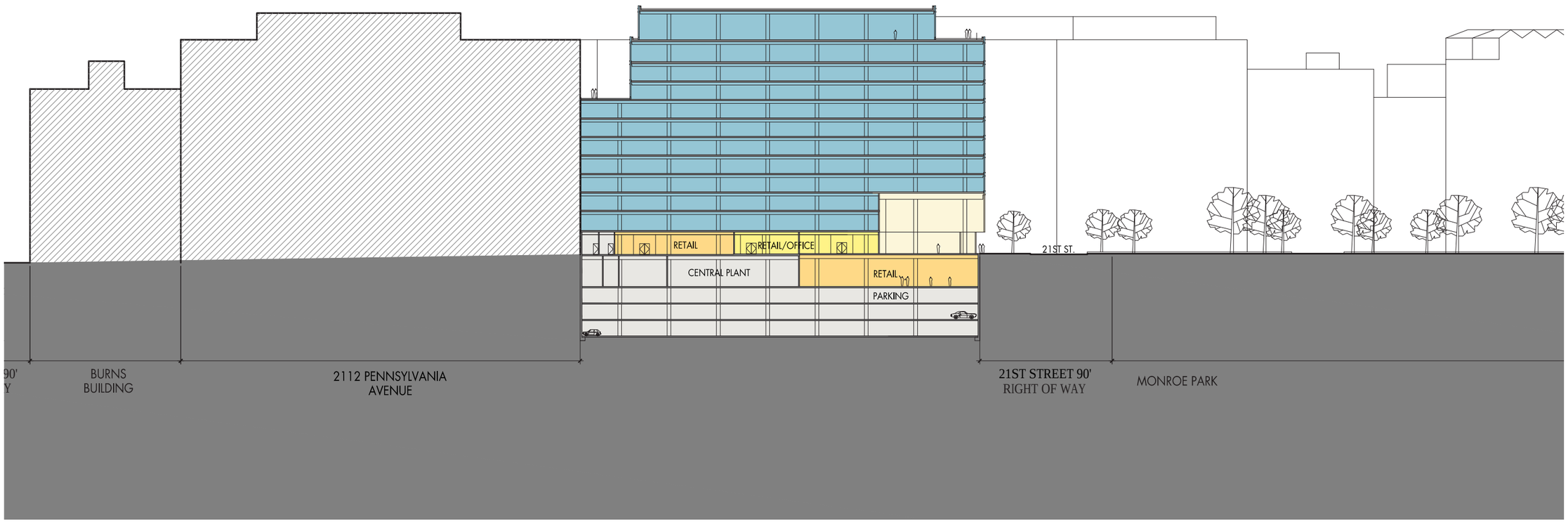
Project Name
2100
PENNSYLVANIA
AVENUE NW

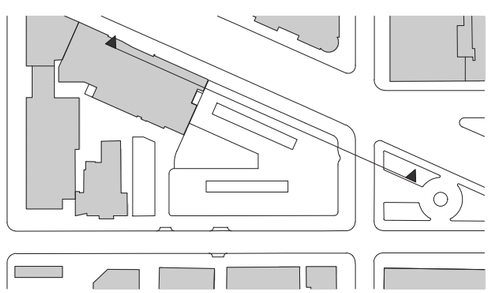
Project Number
A1613

Description
BLOCK SECTION

Scale

A-502



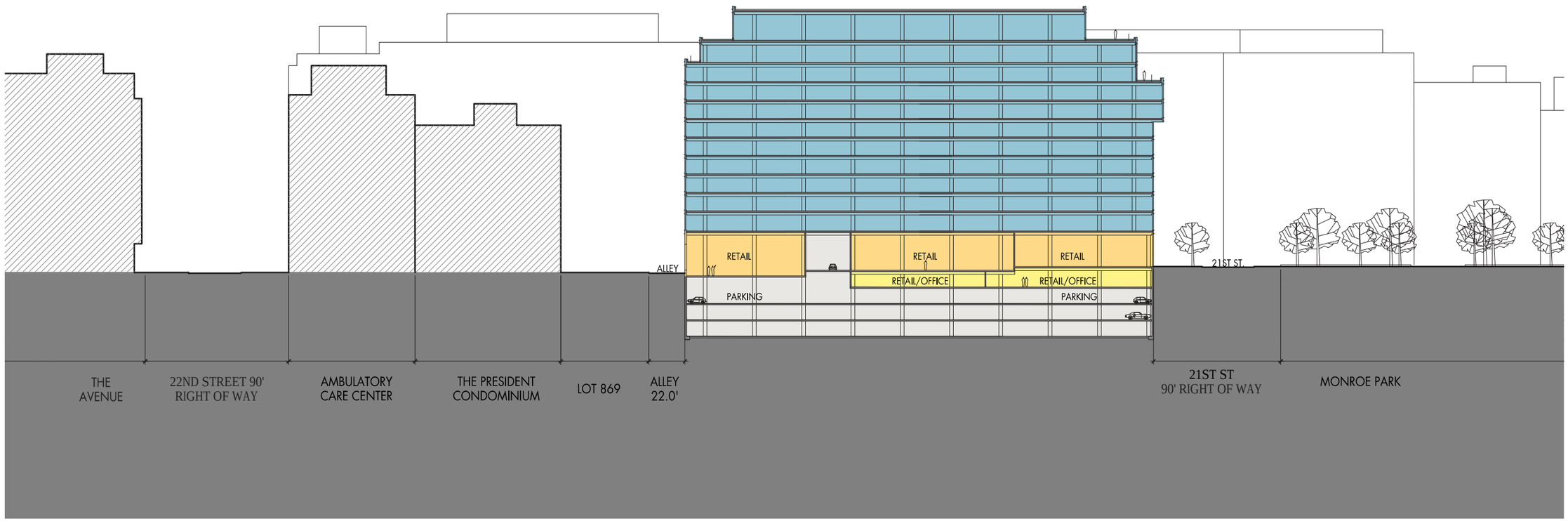


0' 16' 32' 64'

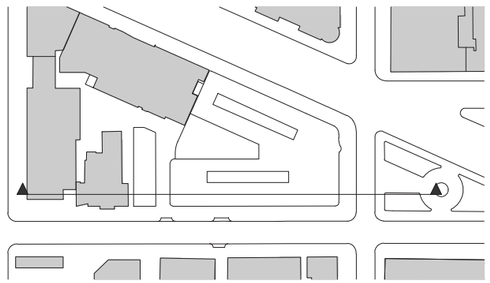
NOTES:
- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING. OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.

SCALE: 1/64” = 1’-0”

BLOCK SECTION



NOTES:
- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING. OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.



0' 16' 32' 64'

BLOCK SECTION

SCALE: 1/64" = 1'-0"

2100 PENNSYLVANIA AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100 PENNSYLVANIA AVENUE NW

Project Number
A1613

Description
BLOCK SECTION

Scale

A-503

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

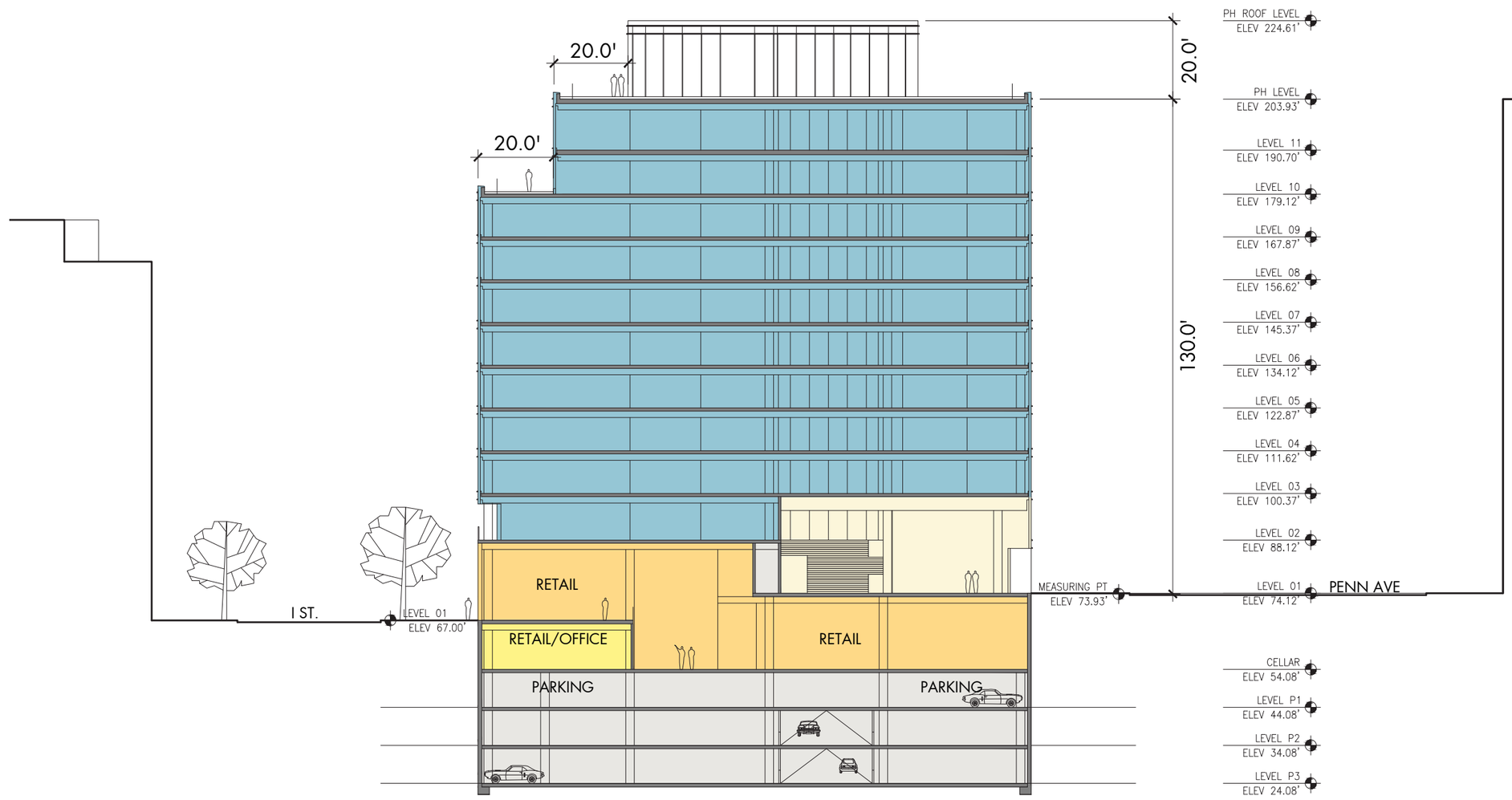
Project Name
2100
PENNSYLVANIA
AVENUE NW

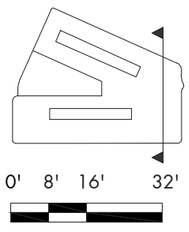
Project Number
A1613

Description
BUILDING SECTION
N/S

Scale

A-504

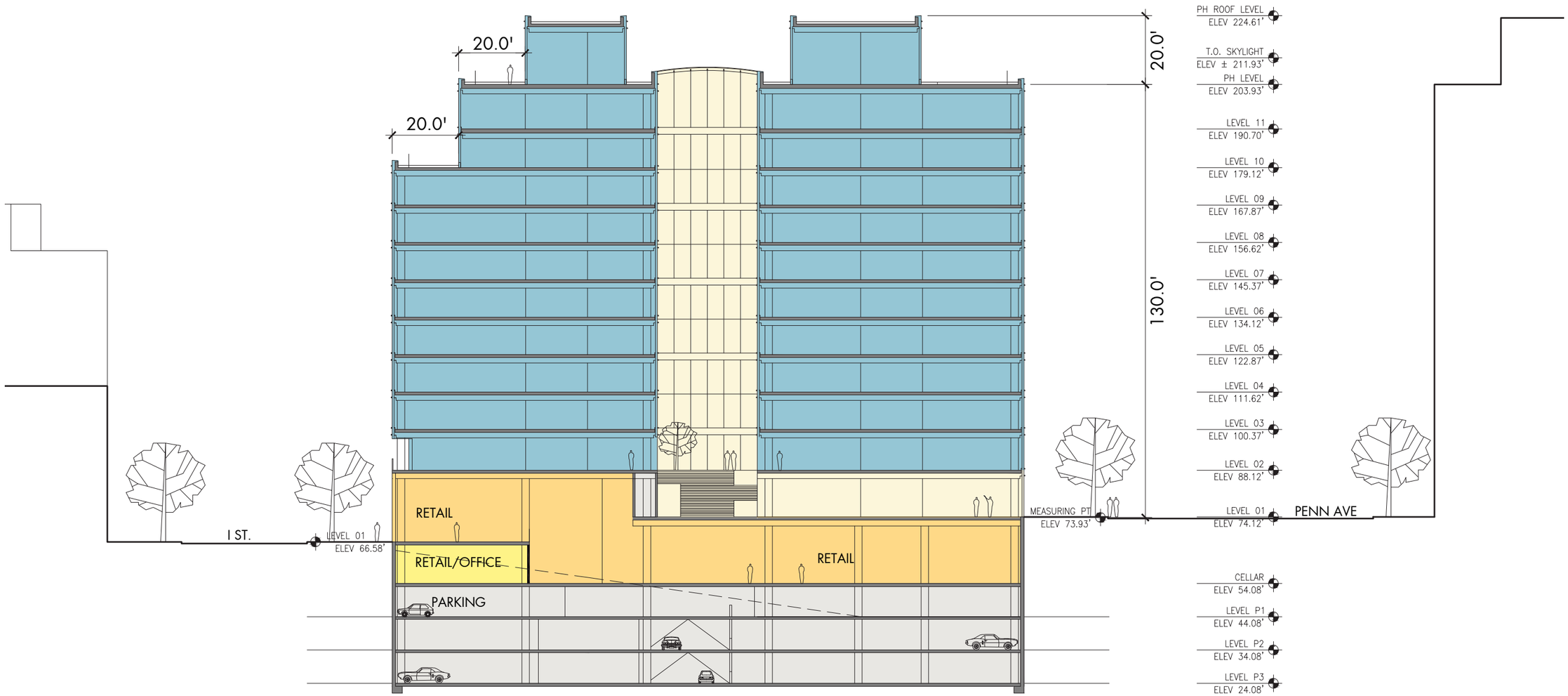




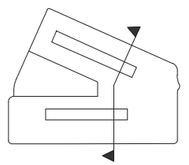
NOTES:
- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.
- OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.

SCALE: 1/32” = 1’-0”

BUILDING SECTION N/S - WEST INTERIOR



NOTES:
- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.
- OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.



0' 8' 16' 32'

BUILDING SECTION N/S - WEST INTERIOR

SCALE: 1/32" = 1'-0"

2100 PENNSYLVANIA AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100 PENNSYLVANIA AVENUE NW

Project Number
A1613

Description
BUILDING SECTION - N/S

Scale

A-505

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

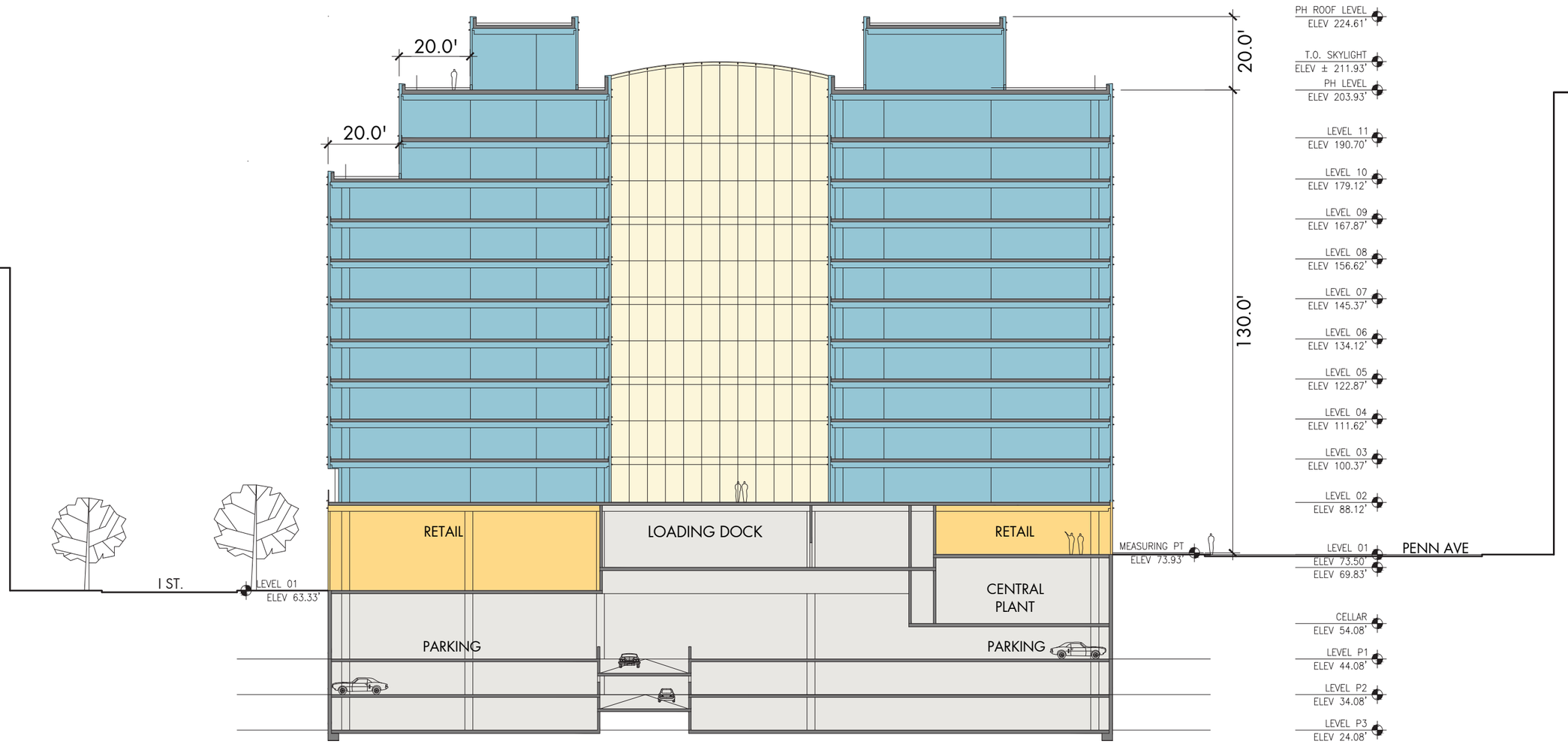
Project Name
2100
PENNSYLVANIA
AVENUE NW

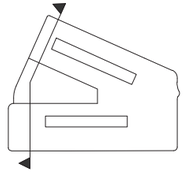
Project Number
A1613

Description
BUILDING SECTION
N/S

Scale

A-506

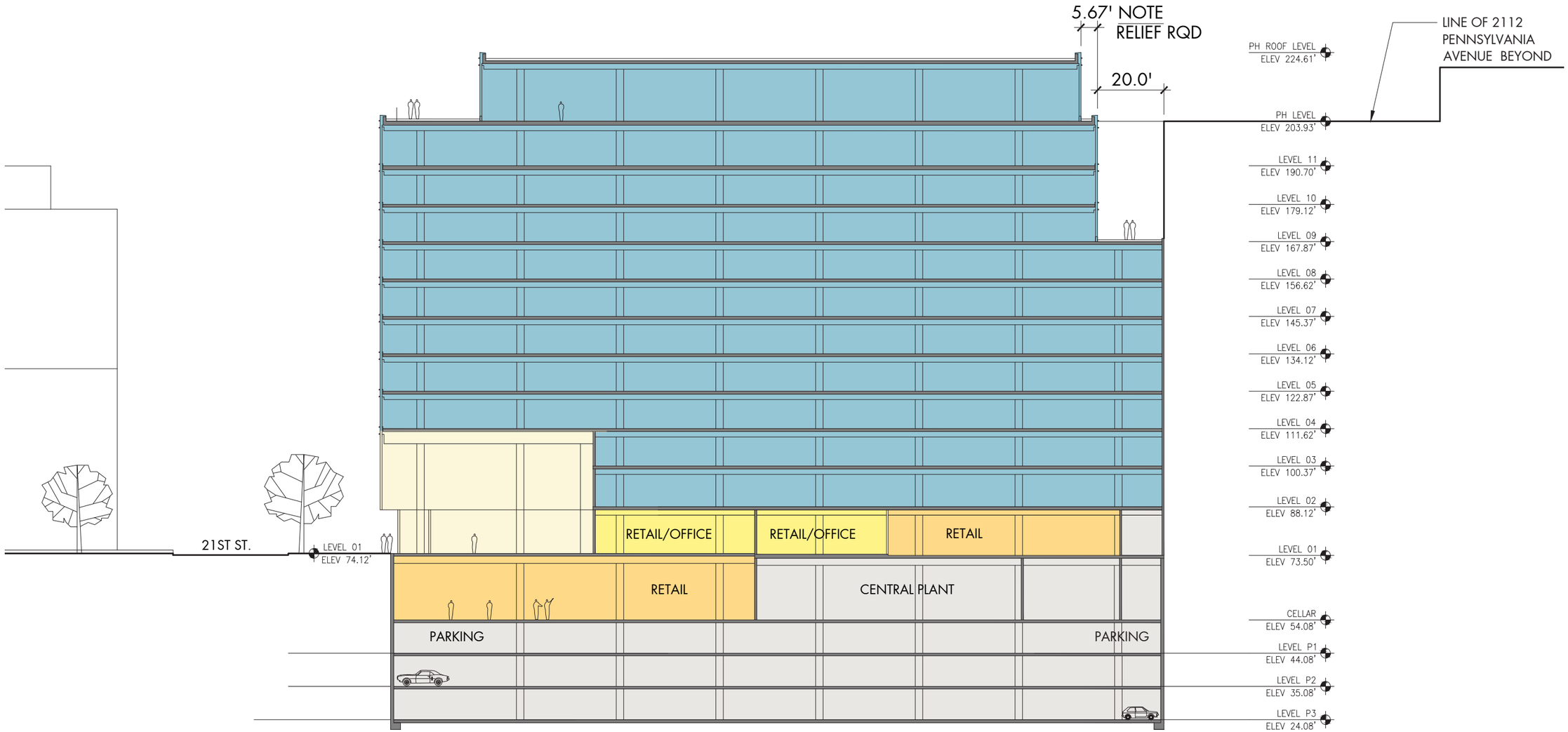




NOTES:
- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.
- OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.

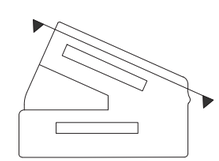
SCALE: 1/32” = 1’-0”

BUILDING SECTION N/S - WEST INTERIOR



NOTES:

- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING.
- OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.



0' 8' 16' 32'

BUILDING SECTION E/W - SOUTH INTERIOR

SCALE: 1/32" = 1'-0"

2100 PENNSYLVANIA AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100 PENNSYLVANIA AVENUE NW

Project Number
A1613

Description
BUILDING SECTION - E/W

Scale

A-507

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

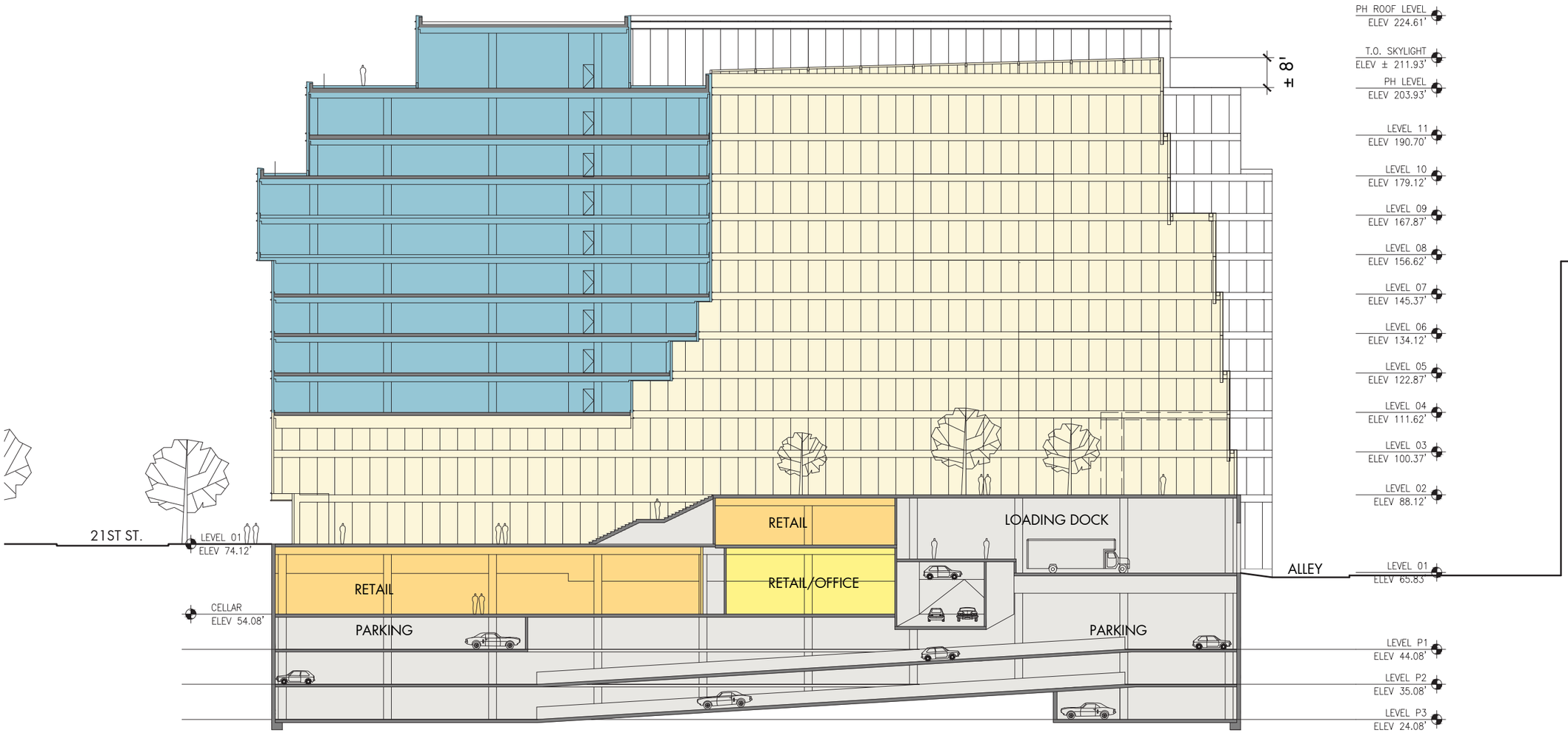
Project Name
2100
PENNSYLVANIA
AVENUE NW

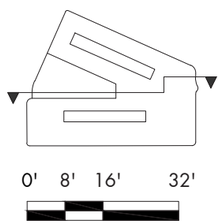
Project Number
A1613

Description
BUILDING SECTION
E/W

Scale

A-508

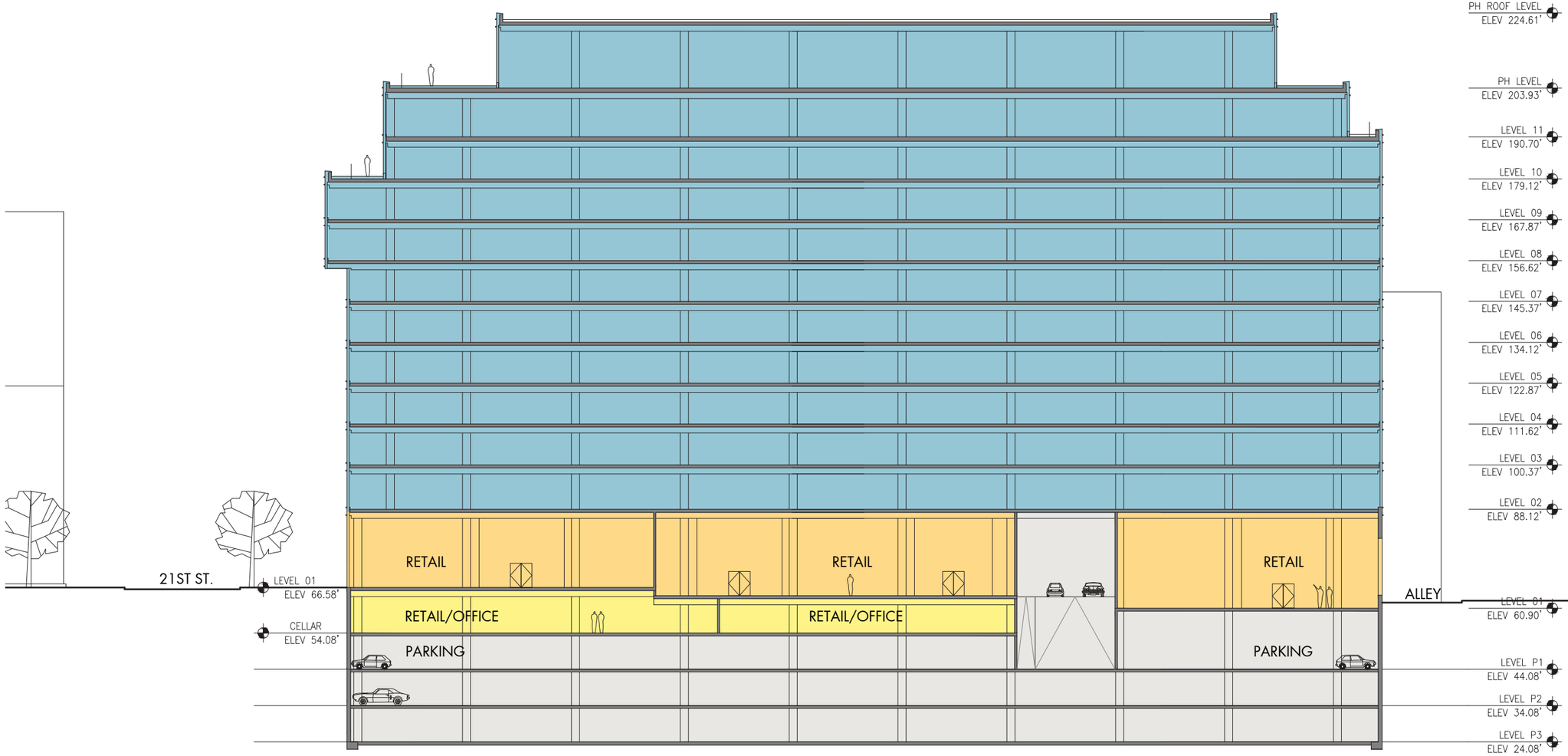




NOTES:
- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING. OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.

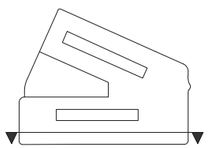
SCALE: 1/32" = 1'-0"

BUILDING SECTION E/W - SOUTH INTERIOR



NOTES:

- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
- FLOOR LEVEL ELEVATIONS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING. OVERALL BUILDING HEIGHTS REPRESENTED SHALL NOT BE EXCEEDED.



BUILDING SECTION E/W - SOUTH INTERIOR

SCALE: 1/32" = 1'-0"

2100 PENNSYLVANIA AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100 PENNSYLVANIA AVENUE NW

Project Number
A1613

Description
BUILDING SECTION - E/W

Scale

A-509

2100
PENNSYLVANIA
AVENUE NW

Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100
PENNSYLVANIA
AVENUE NW

Project Number
A1613

Description
LEED SCORE CARD

Scale

A-600

LEED v4 for BD+C: Core and Shell

Project Scorecard

2100 Pennsylvania Ave. NW

WDG
4/5/2017

sdc

Y	?Y	?N	N			
				Project Information Form	Possible Points	**n/a**
Y				PIf1	**Project Information Form 1**	

Y	?Y	?N	N			
	1			**Integrative Process**	Possible Points	**1**
	1			IPc1	**Integrative Process**	1

Y	?Y	?N	N				
13	1	6	3	**Location and Transportation**	Possible Points (w/o RP)		**20**
				LTc1	**LEED for Neighborhood Development Location**		20
2				LTc2	**Sensitive Land Protection**		2
			3	LTc3	**High Priority Site**	[RP]	3
3		4		LTc4	**Surrounding Density and Diverse Uses**	[RP]	6
7				LTc5	**Access to Quality Transit**	[RP]	6
	1			LTc6	**Bicycle Facilities**		1
1				LTc7	**Reduced Parking Footprint**		1
		2		LTc8	**Green Vehicles**	[RP]	1

Y	?Y	?N	N				
5	1	6		**Sustainable Sites**	Possible Points (w/o RP)		**11**
Y				SSp1	**Construction Activity Pollution Prevention**		
1				SSc1	**Site Assessment**		1
		2		SSc2	**Site Development:** Habitat (Financial Support)		2
	1			SSc3	**Open Space**	[RP]	1
		4		SSc4	**Rainwater Management**	[RP]	3
2				SSc5	**Heat Island Reduction**		2
1				SSc6	**Light Pollution Reduction**		1
1				SSc7	**Tenant Improvement Guidelines**		1

Y	?Y	?N	N			
9			2	**Water Efficiency**	Possible Points	**11**
Y				WEp1	**Outdoor Water Use Reduction**	
Y				WEp2	**Indoor Water Use Reduction**	
Y				WEp3	**Building-Level Water Metering**	
2				WEc1	**Outdoor Water Use Reduction**	2
4			2	WEc2	**Indoor Water Use Reduction**	6
2				WEc3	**Cooling Tower Water Use**	2
1				WEc4	**Water Metering**	1

Highlight Key

Design Credit	Credit #
Construction Credit	Credit #
Doc. Complete	

Y	?Y	?N	N			
17	4	7	5	**Energy and Atmosphere**	Possible Points	**33**
Y				EAp1	**Fundamental Commissioning and Verification**	
Y				EAp2	**Minimum Energy Performance**	
Y				EAp3	**Building-Level Energy Metering**	
Y				EAp4	**Fundamental Refrigerant Management**	
3	1	2		EAc1	**Enhanced Commissioning**	6
14	1	1	2	EAc2	**Optimize Energy Performance**	18
	1			EAc3	**Advanced Energy Metering**	1
		2		EAc4	**Demand Response**	2
			3	EAc5	**Renewable Energy Production**	3
	1			EAc6	**Enhanced Refrigerant Management**	1
		2		EAc7	**Green Power and Carbon Offsets**	2

Y	?Y	?N	N			
3		8	3	**Materials and Resources**	Possible Points	**14**
Y				MRp1	**Storage & Collection of Recyclables**	
Y				MRp2	**Construction and Demolition Waste Management Planning**	
		3	3	MRc1	**Building Life-Cycle Impact Reduction**	6
1		1		MRc2	**BPDO:** Environmental Product Declarations	2
		2		MRc3	**BPDO:** Sourcing of Raw Materials	2
		2		MRc4	**BPDO:** Material Ingredients	2
2				MRc5	**Construction and Demolition Waste Management**	2

Y	?Y	?N	N			
6	2	2		**Indoor Environmental Quality**	Possible Points	**10**
Y				IEQp1	**Minimum IAQ Performance**	
Y				IEQp2	**Environmental Tobacco Smoke Control**	
	2			IEQc1	**Enhanced Indoor Air Quality Strategies**	2
2		1		IEQc2	**Low-Emitting Materials**	3
1				IEQc3	**Construction Indoor Air Quality Management Plan**	1
2		1		IEQc4	**Daylight**	3
1				IEQc5	**Quality Views**	1

Y	?Y	?N	N			
4	2			**Innovation**	Possible Points	**6**
1				INc1.1	**Exemp. Performance LTc5, Access to Quality Transit**	1
	1			INc1.2	**Exemp. Performance SSc5, Heat Island Reduction**	1
1				INc1.3	**TBD: Suggest User Education**	1
1				INc1.4	**LEED O+M Starter Kit Strategy**	1
	1			INc1.5	**TBD: suggest Walkable Project Site**	1
1				INc2	**LEED Accredited Professional**	1

Y	?Y	?N	N			
57	11	29	13	**Total**	Possible Points	**110**

Certified 40 to 49 points Silver 50 to 59 points **Gold 60 to 79 points** Platinum 80 to 110 points

[RP] - Regional Priority credit (1 additional point available for up to 4 points)

2100 Pennsylvania Avenue NW
Sustainable Approaches

Overview
This project has been mandated to be environmentally responsible and to be certified using the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) criteria. The project Owner/Developer was already planning to incorporate sustainable design and construction elements in the project, some of which are rewarded by the LEED rating system. A brief summary of sustainable strategies being considered and implemented follows.

LEED
The U.S. Green Building Council (USGBC) established the LEED program as a tool to evaluate the energy efficiency and environmental impacts of building projects. The LEED building rating system uses seven categories in which projects can obtain credits to achieve certification (Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality and Innovation & Design Process, and Regional Priority). Four levels of certification are available. The credit threshold for each level of certification varies for different rating systems. To qualify for certification a project must meet certain prerequisite credits. The number of additional credits required is dependent on the level of certification that the project is seeking to attain.

The project has been registered as a LEED®v4 Core and Shell (CS) projects with USGBC. All documentation will be submitted via USGBC's website (www.leedonline.com) to be reviewed and approved by a third party for both the design and construction phases of the project. SDC, the LEED consultant, is maintaining a tracking tool and checklist to manage the responsibilities of team members, to record documentation progress, and to identify tasks required to complete documentation.

The LEED checklist, or scorecard provided shows the breakdown of points being pursued. Sixty (60) points are required for the targeted Gold certification level. The current scorecard shows slightly less than 60 points in the 'yes' column due to the project being in an early phase. The criteria for credits shown with additional points in the 'maybe-yes' (?Y) and 'maybe-no' columns (?N) of the scorecard will be analyzed further for feasibility, and some will be pursued in order to reach the LEED-CS Gold Certification level.

Many of the targeted points are related to energy and water efficiency, which reflects a commitment to delivering a high-performance mixed-use project. Preliminary interdisciplinary analysis with the Owner and the Design Team has been conducted to identify the targeted credits and the strategies needed to fulfill credit criteria. Credits are identified as achievable based on design feasibility and potential environmental benefits. Those credits deemed achievable are scored as 'yes'; several additional credits that are being evaluated further for feasibility are scored as 'maybe-yes'.

While some credits have a greater first cost associated with them, the long term environmental and economic benefits justify including them in the LEED goals. The credits pursued are those that will help provide quality space at a greatly reduced environmental impact. Goals include the following:

- Significantly reducing or eliminating storm water runoff / pollution through rainwater collection and through a vegetated roof.
- Reducing potable water usage:
  - Irrigation will be limited and will be designed to use little or no potable water.
  - Water savings of 30 - 35% for interior plumbing will be realized through the use of water conserving fixtures such as low-flush toilets, and low flow faucets and showerheads.
  - Reuse of rainwater for cooling tower make-up is proposed.
- Reducing energy consumption by designing a high-performance building envelope and adopting high efficiency HVAC systems
- Improving productivity and occupant health by access to daylight and views
- Meeting ASHRAE 55 standards to ensure thermal comfort and providing thermal controls to ensure accommodation of the individual preferences of its occupants.
- Installing low-emitting paints, adhesives, sealants and flooring systems.

Other Strategies
In keeping with Boston Properties' vision that the project addresses environmental issues "beyond" LEED, the Design Team is exploring several aspects of sustainable strategies. The goal is do more than obtain a LEED plaque; it is to create a building that stays 'green' during operation and supports both inhabitants and neighbors.

This started with selecting a site that meets Smart Growth initiatives. The project's location is in line with urban planning and transportation goals of concentrating growth in walkable, bike-friendly and transit-oriented areas.

In keeping with the District's benchmarking requirements and Boston Properties' goals, operational energy and water use will be reported. The company's website, http://www.bostonproperties.com/pages/sustainability, includes an annual Sustainability Report in addition to the goals and key performance indicators of green building features.

Operational Policies under consideration include Green Leasing as well as Health and Wellness Programs such as Green Housekeeping.

sdc sustainable design CONSULTING
www.sustaindesign.net
1432 K Street NW, 3rd Floor
Washington, DC 20005
202-667-1620

2100 PENNSYLVANIA AVENUE NW
Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON DC

Pelli Clarke Pelli Architects
322 Eighth Avenue, 11th Floor
New York, New York 10001
T 212 417 9496
F 212 417 9497

Seal/Signature

Date
04/12/2017

Project Name
2100 PENNSYLVANIA AVENUE NW

Project Number
A1613

Description
LEED NARRATIVE

Scale

A-601