

**NOTES:**

1. STREETScape INFORMATION IS SHOWN IN CONCEPT FOR ILLUSTRATIVE PURPOSES. THE FINAL DETAILS OF THE STREETScape IMPROVEMENTS WILL BE SELECTED DURING DETAILED DESIGN PHASES OF WORK AND CONFORM WITH APPLICABLE DESIGN & PERMITTING STANDARDS.

**LEGEND:**

-  STREET TREE
-  TWIN 20 LIGHT
-  SINGLE GLOBE LIGHT
-  TEARDROP PENDANT LIGHT
-  BIKE RACKS
-  TRASH OR RECYCLING RECEPTACLE

2100 PENNSYLVANIA AVENUE NW

Washington, DC



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**Seal/Signature**

**Date**

04/12/2017

**Project Name**

2100 PENNSYLVANIA AVENUE NW

**Project Number**

A1613

**Description**

SITE LANDSCAPE PLAN

**Scale**

**L-01**

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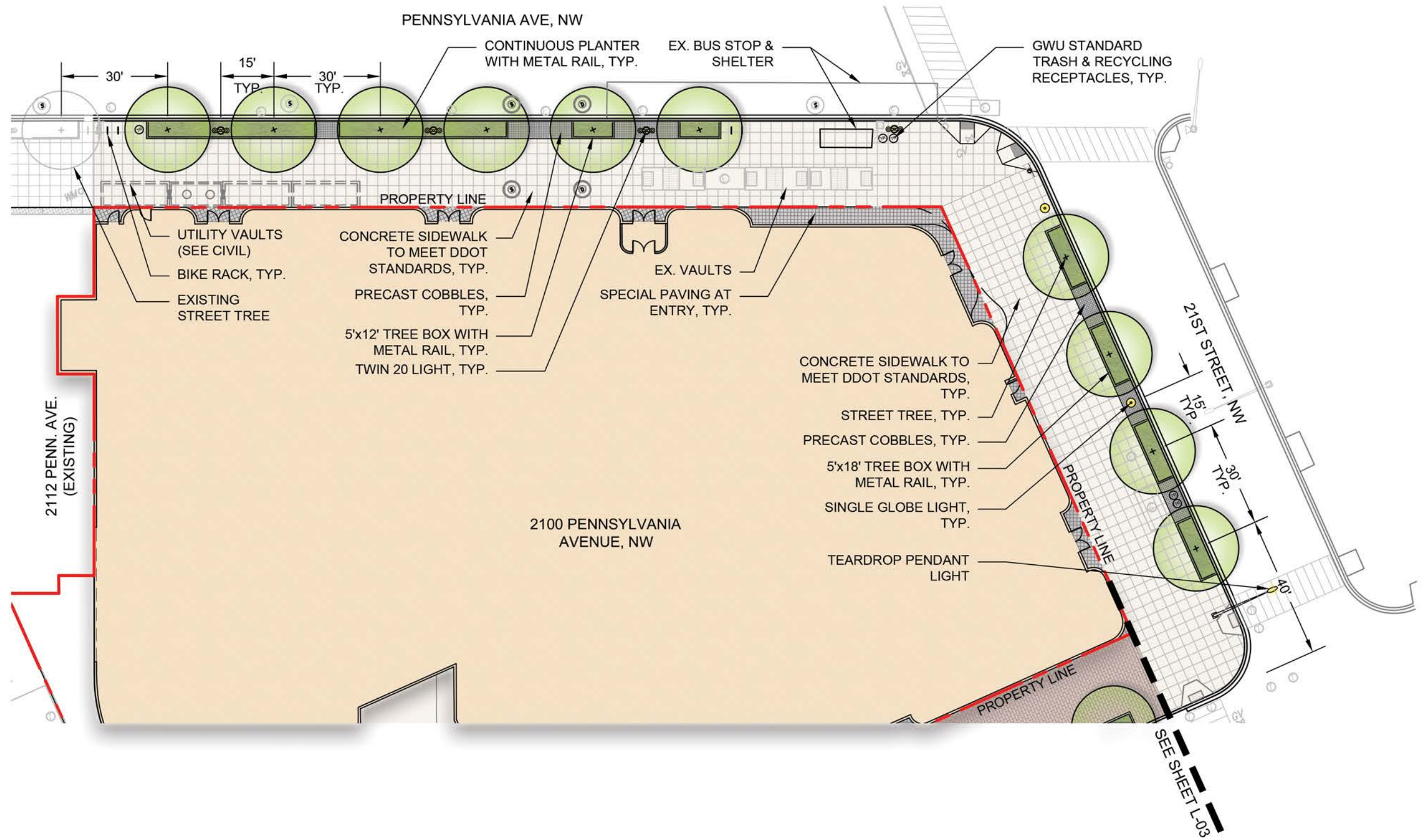
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PENN AVE SITE PLAN

Scale

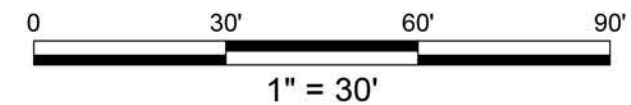
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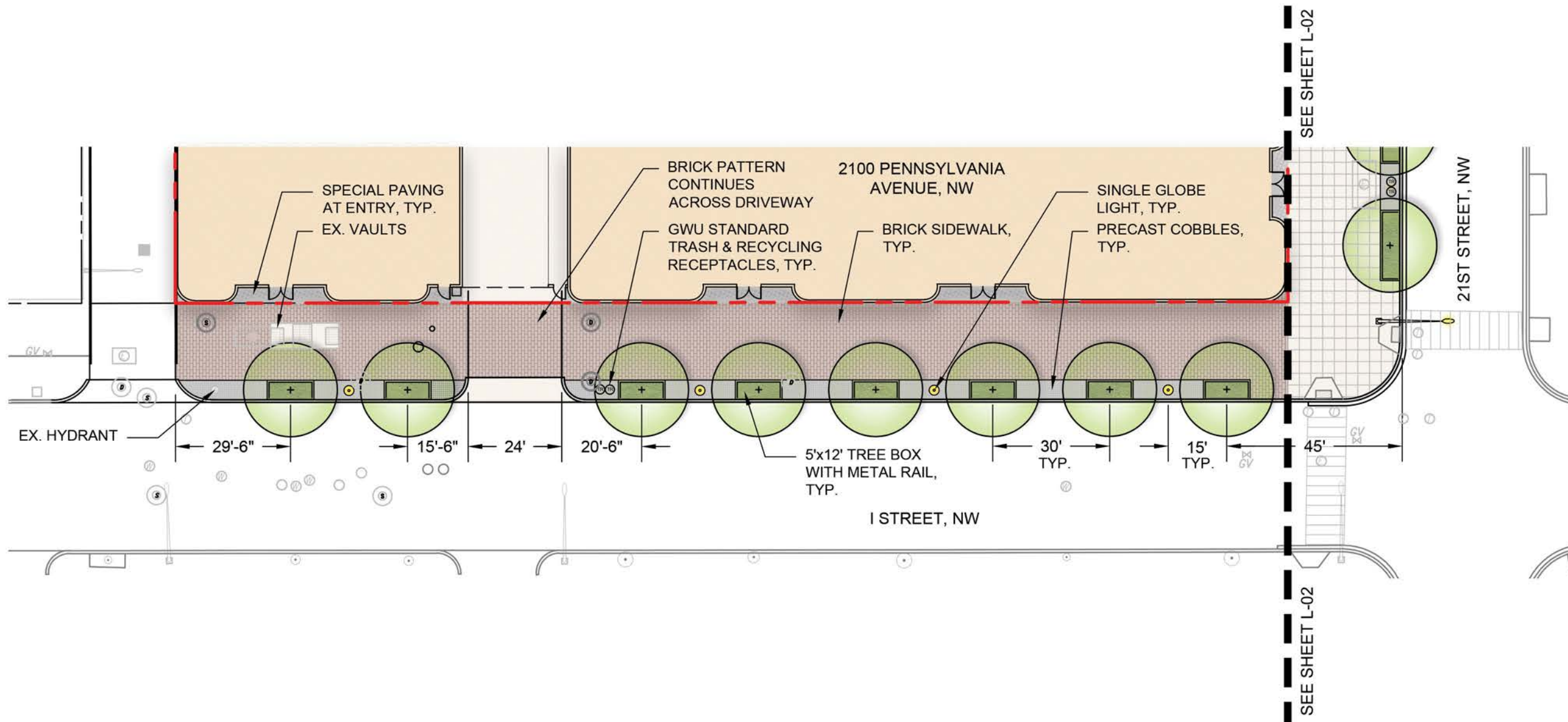
**Description**

I STREET SITE PLAN

**Scale**

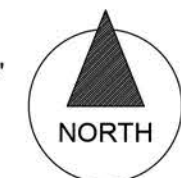
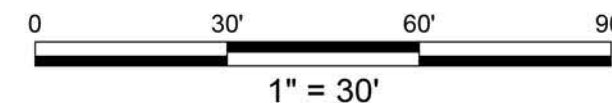
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**I STREET SITE PLAN**



2100 PENNSYLVANIA AVENUE NW

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THE GEORGE WASHINGTON UNIVERSITY WASHINGTON DC

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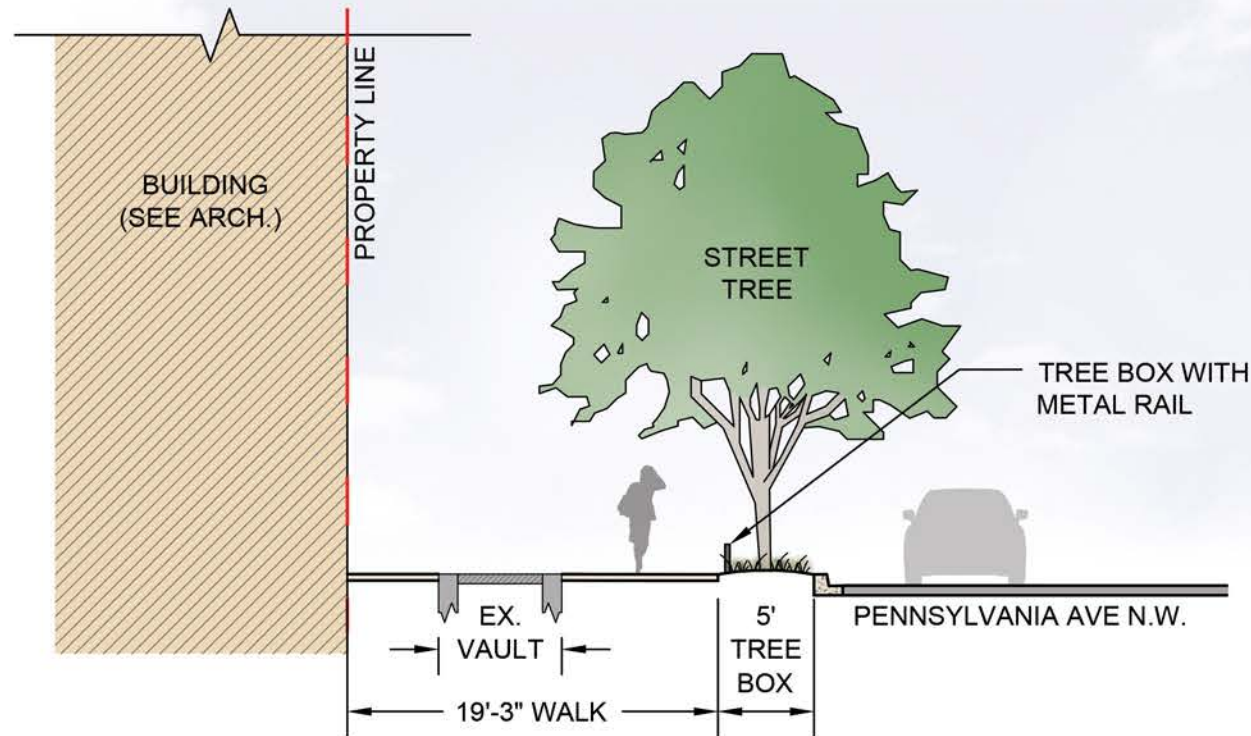
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SITE SECTIONS

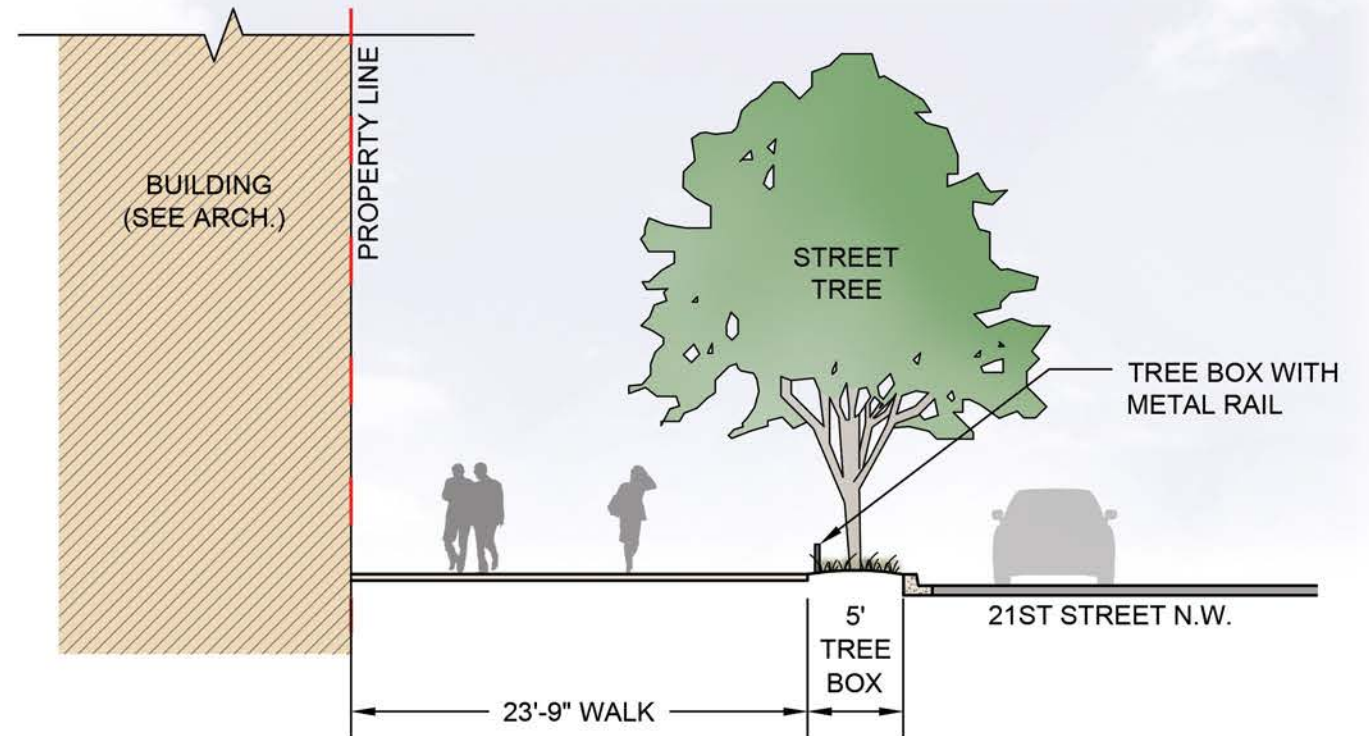
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L-04

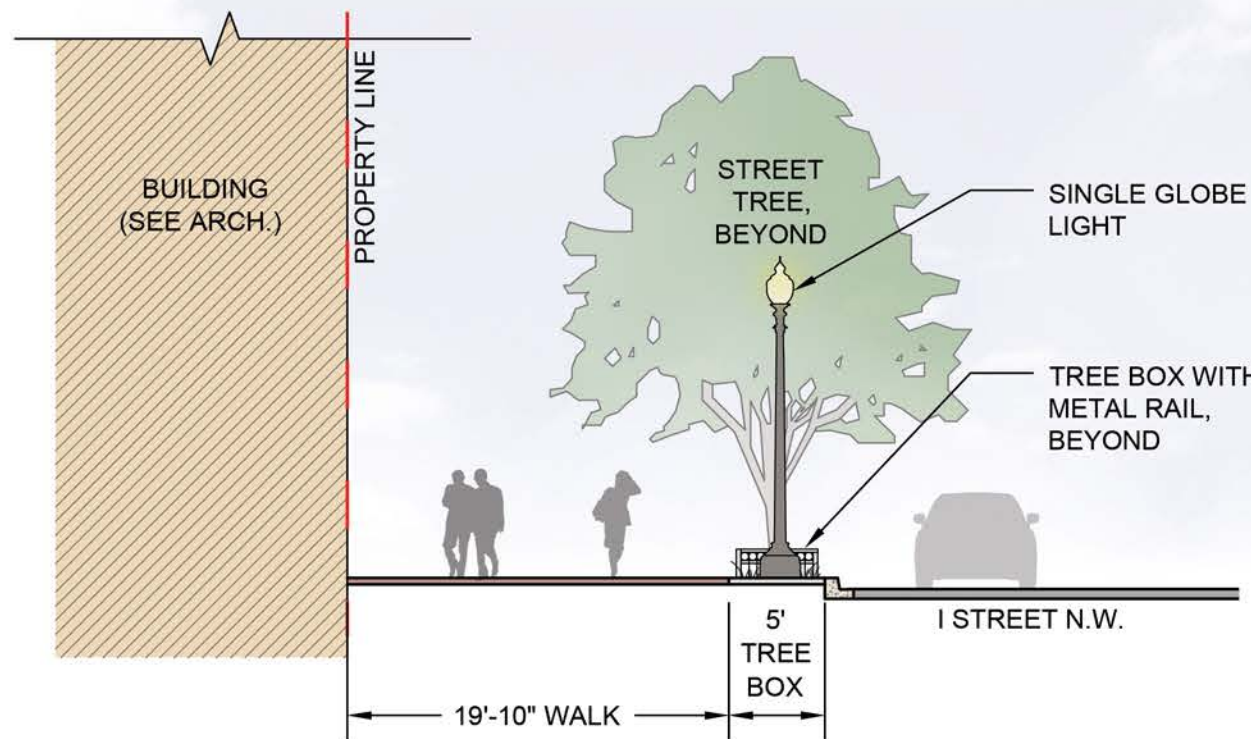
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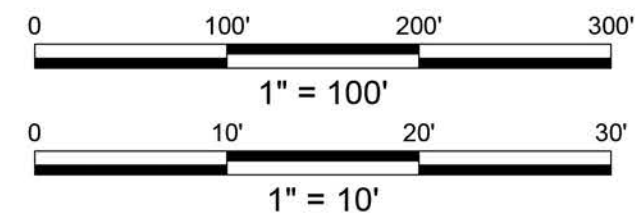
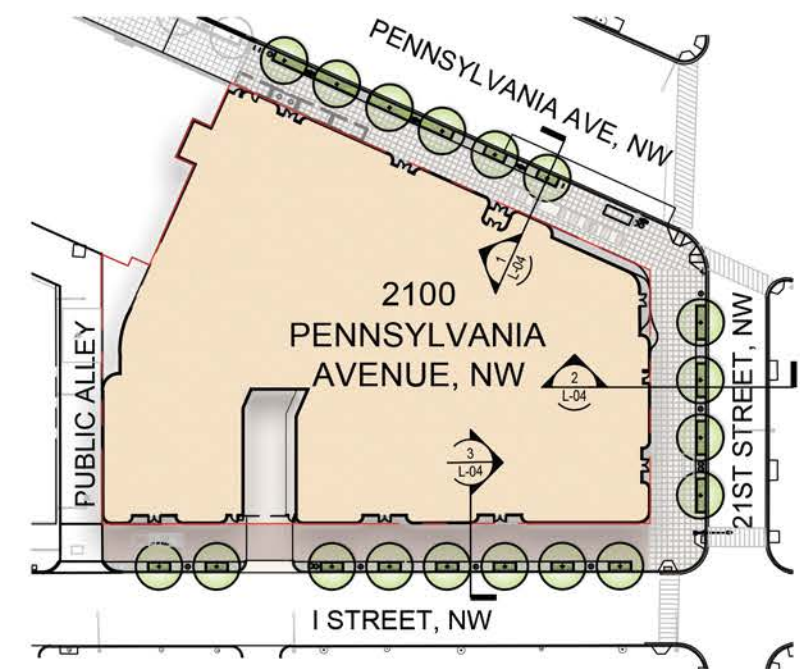
**1** STREETScape SECTION PENNSYLVANIA AVE N.W.  
SCALE: 1" = 10' - 0"



**2** STREETScape SECTION 21ST STREET N.W.  
SCALE: 1" = 10' - 0"



**3** STREETScape SECTION I STREET N.W.  
SCALE: 1" = 10' - 0"



SITE SECTIONS



2100 PENNSYLVANIA AVENUE NW

Washington, DC



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STREETSCAPE PRECEDENT IMAGES

**Scale**

**L-05**

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TEARDROP PENDANT LIGHT



TWIN 20 LIGHT



SINGLE GLOBE LIGHT



STREET TREES



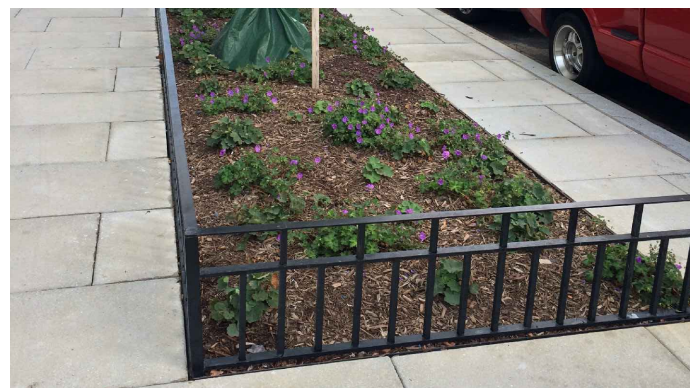
GWU STANDARD TRASH RECEPTACLES



SPECIAL PAVING



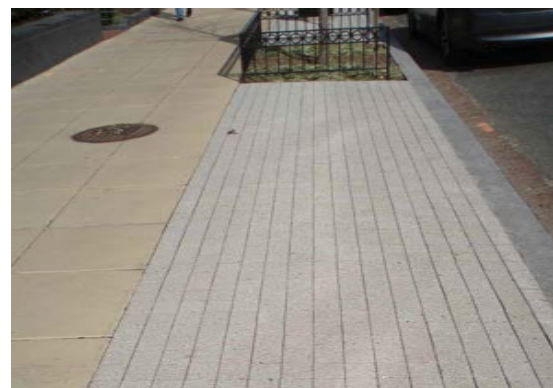
SCORED CONCRETE PAVING



TREE PIT FENCE



BIKE RACK



COBBLE PAVERS



BRICK SIDEWALK



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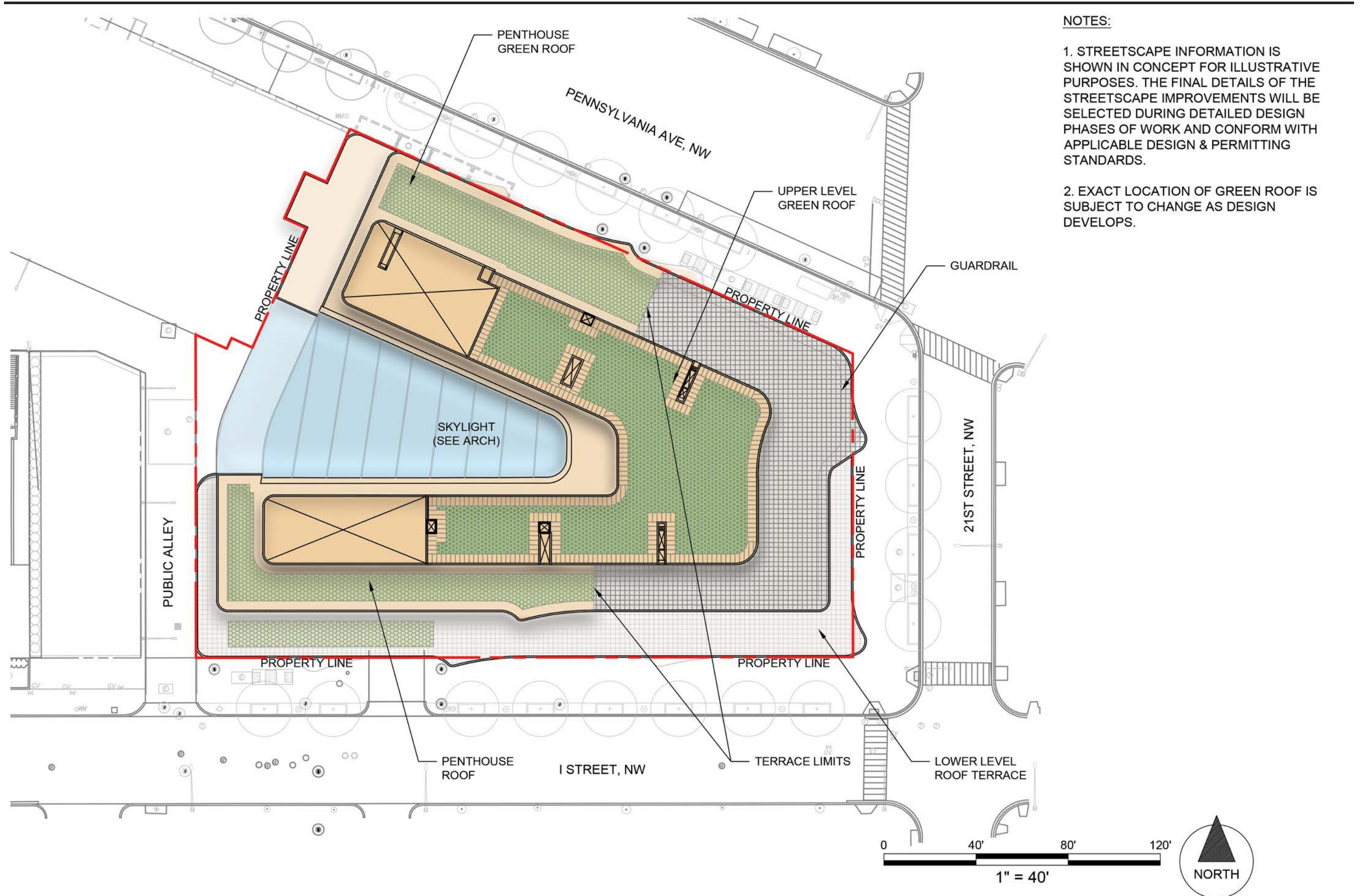
Description

ROOF LANDSCAPE  
PLAN

Scale

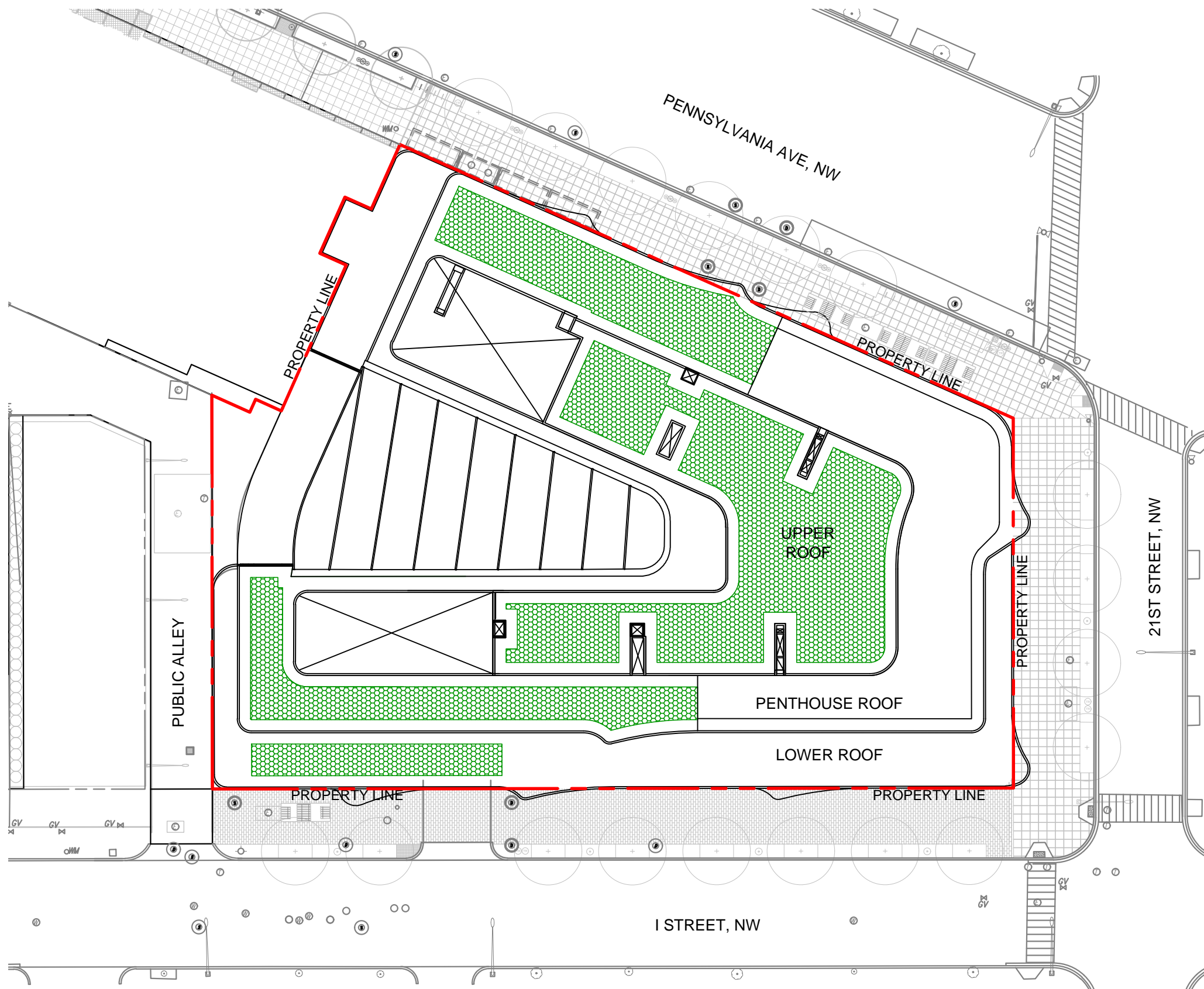
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ROOF LANDSCAPE PLAN

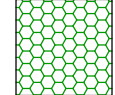




**NOTES:**

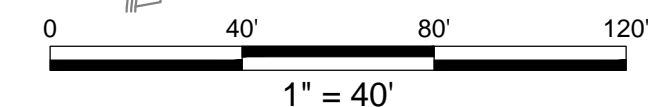
1. SUBJECT SITE IS TO BE ZONED MU-30 + MU-9 (C-4) AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.20.
2. THE PROJECT INTENDS TO COMPLY WITH THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY & EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET & OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.
3. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND L.I.D. TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.
4. PROPOSED GREEN ROOF IS TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN DEVELOPS.

**LEGEND:**

 INTENSIVE GREEN ROOF (MIN. 8" SOIL MEDIA)

**GREEN AREA RATIO:**

SUBJECT SITE ZONING: MU-30 + MU-9 (C-4)  
 REQUIRED GAR SCORE: 0.20



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2100 PENNSYLVANIA AVENUE NW

**Project Number**

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**Description**

GREEN AREA RATIO PLAN

**Scale**

**L-07**

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**GREEN AREA RATIO PLAN**

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2100 PENNSYLVANIA AVENUE NW

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Description

GREEN AREA RATIO SCORESHEET

Scale

L-08

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Green Area Ratio Scoresheet			
Address	Word	Lot	Zoning District
2100 Pennsylvania Avenue NW	2	50-51	MU-30 (C-4)
Other / BIA Order: GAR required is 0.20	enter sq ft of lot	50,780	multipl
Lot size (enter this value first) *			SCORE
			0.204
Landscape Elements			
A	Landscaped areas (select one of the following for each area)	Square Ft.	Factor
1	Landscaped areas with a soil depth of less than 24"	enter sq ft	0.3
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft	0.6
3	Bioretention facilities	enter sq ft	0.4
B	Plantings (credit for plants in landscaped areas from Section A)	Square Ft.	Factor
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft	0.2
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	0.3
3	Tree canopy for all trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees	0.5
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.6
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees	0.7
6	Tree canopy for preservation of existing tree 12" to 30" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees	0.7
7	Tree canopy for preservation of all existing trees 30" to 24" dia. or equivalent - calculated at 1,000 sq ft per tree	enter number of trees	0.7
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2,000 sq ft per tree	enter number of trees	0.8
9	Vegetated wall, plantings on a vertical surface	enter sq ft	0.6
C	Vegetated or "green" roofs	Square Ft.	Factor
1	Over at least 2" and less than 8" of growth medium	enter sq ft	0.6
2	Over at least 8" of growth medium	enter sq ft	0.8
		12,940	10,352.0
D	Permeable Paving***	Square Ft.	Factor
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0.4
2	Permeable paving over at least 24" of soil or gravel	enter sq ft	0.5
E	Other	Square Ft.	Factor
1	Enhanced tree growth systems***	enter sq ft	0.4
2	Renewable energy generation	enter sq ft	0.5
3	Approved water features	enter sq ft	0.2
H	Bonuses	sub-total of sq ft =	Factor
1	Native plant species	enter sq ft	0.1
2	Landscaping in food cultivation	enter sq ft	0.1
3	Harvested stormwater irrigation	enter sq ft	0.1
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.			Green Area Ratio numerator = 10,352
Total square footage of all permeable paving and enhanced tree growth			-