The George Washington University
Square 103 - Phase 1 Design
Garage Base Building

FOGGY BOTTOM CAMPUS PLAN PUD
SECOND STAGE APPROVAL
AUGUST 16, 2010

OWNER / DEVELOPER:         THE GEORGE WASHINGTON UNIVERSITY
ARCHITECT:                  PERKINS + WILL; SHALOM BARANES ASSOCIATES
LAND USE COUNSEL:           GOULSTON & STORRS
CIVIL ENGINEER:             WILES MENSCH CORPORATION-DC
LANDSCAPE ARCHITECT:        OCULUS

DRAWING INDEX

<table>
<thead>
<tr>
<th>SHEET</th>
<th>TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>AP1</td>
<td>AERIAL PHOTOGRAPH</td>
</tr>
<tr>
<td>D1</td>
<td>DEVELOPMENT DATA</td>
</tr>
<tr>
<td>D2</td>
<td>ZONE BOUNDARY SITE PLAN</td>
</tr>
<tr>
<td>S1</td>
<td>SITE PHOTOGRAPHS</td>
</tr>
<tr>
<td>S2</td>
<td>SITE PHOTOGRAPHS</td>
</tr>
<tr>
<td>S3</td>
<td>SITE CIRCULATION DIAGRAM</td>
</tr>
<tr>
<td>L1</td>
<td>LANDSCAPE PLAN</td>
</tr>
<tr>
<td>L2</td>
<td>LANDSCAPE MATERIALS/PLANTING</td>
</tr>
<tr>
<td>A1</td>
<td>PLAZA LEVEL PLAN</td>
</tr>
<tr>
<td>A2</td>
<td>LOWER LEVEL PLAN</td>
</tr>
<tr>
<td>A3</td>
<td>P1 LEVEL PLAN</td>
</tr>
<tr>
<td>A4</td>
<td>P2 LEVEL PLAN (TYPICAL)</td>
</tr>
<tr>
<td>A5</td>
<td>P5 LEVEL PLAN</td>
</tr>
<tr>
<td>A6</td>
<td>SITE ELEVATIONS</td>
</tr>
<tr>
<td>A7</td>
<td>ENTRY PAVILION ELEVATIONS</td>
</tr>
<tr>
<td>A8</td>
<td>BUILDING MATERIALS</td>
</tr>
<tr>
<td>A9</td>
<td>BUILDING SECTION A-A</td>
</tr>
<tr>
<td>A10</td>
<td>BUILDING SECTION B-B</td>
</tr>
<tr>
<td>A11</td>
<td>BUILDING SECTIONS C-C &amp; D-D</td>
</tr>
<tr>
<td>A12</td>
<td>PERSPECTIVE RENDERINGS</td>
</tr>
<tr>
<td>A13</td>
<td>PERSPECTIVE RENDERINGS</td>
</tr>
<tr>
<td>A14</td>
<td>LEED SCORECARD</td>
</tr>
<tr>
<td>C1</td>
<td>EXISTING CONDITIONS SURVEY</td>
</tr>
<tr>
<td>C2</td>
<td>DEMOLITION PLAN</td>
</tr>
<tr>
<td>C3</td>
<td>SEDIMENTATION AND EROSION CONTROL PLAN</td>
</tr>
<tr>
<td>C4</td>
<td>SITE GrADING PLAN</td>
</tr>
<tr>
<td>C5</td>
<td>UTILITY PLAN</td>
</tr>
<tr>
<td>C6</td>
<td>SITE DETAILS</td>
</tr>
<tr>
<td>C7</td>
<td>SEDIMENTATION AND EROSION CONTROL DETAILS</td>
</tr>
<tr>
<td>C8</td>
<td>DC/WASA DETAILS</td>
</tr>
</tbody>
</table>

The George Washington University - Square 103 Phase 1 Design
August 16, 2010

PERKINS + WILL  shalom baranes associates architects

©2010 Shalom Baranes Associates, P.C.
<table>
<thead>
<tr>
<th>DCNR, TITLE 11</th>
<th>R-5-D DEVELOPMENT STANDARDS</th>
<th>DEVELOPMENT STANDARDS APPROVED UNDER CAMPUS PLAN PUD</th>
<th>PROPOSED DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR</td>
<td>3.5</td>
<td>4.85</td>
<td>6.16 TOTAL</td>
</tr>
<tr>
<td>GROSS FLOOR AREA (note 1)</td>
<td>133,954 SF (MAX)</td>
<td>165,983 SF (MIN)</td>
<td>7,430 SF TOTAL</td>
</tr>
<tr>
<td>LOT OCCUPANCY</td>
<td>75.0%</td>
<td>90.0%</td>
<td>18.4%</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>90'-0&quot;</td>
<td>80'-0&quot;</td>
<td>27'-0&quot; (TRELLIS)</td>
</tr>
<tr>
<td>PENTHOUSE HEIGHT</td>
<td>18'-6&quot;</td>
<td>--</td>
<td>NONE PROVIDED</td>
</tr>
<tr>
<td>PENTHOUSE AREA</td>
<td>0.27 FAR</td>
<td>--</td>
<td>NONE PROVIDED</td>
</tr>
<tr>
<td>REAR YARD</td>
<td>4 IN/FT; 10'-0&quot; MIN</td>
<td>--</td>
<td>RELIEF REQUESTED</td>
</tr>
<tr>
<td>SIDE YARD</td>
<td>NONE REQUIRED</td>
<td>2 IN/FT OF HT; 8 FT MIN IF PROVIDED</td>
<td>NONE PROVIDED</td>
</tr>
<tr>
<td>COURTS</td>
<td>NON-RESIDENTIAL</td>
<td>WIDTH = 3 IN/FT OF HT; 10 FT MIN (OPEN)</td>
<td>MULTIPLE</td>
</tr>
<tr>
<td></td>
<td></td>
<td>WIDTH = 4 IN/FT OF HT; 10 FT MIN AREA = (WIDTH SQUARED) (MIN) (CLOSED)</td>
<td></td>
</tr>
<tr>
<td>PARKING</td>
<td>SCHOOLS</td>
<td>PER CAMPUS PLAN</td>
<td>480 SPACES (NOTE 3)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 PER EACH 1/2 TEACHERS</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 PER 15 CLASSROOM SEATS</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 PER 9 STADIUM SEATS (MIN)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>MANOEUVRE (IS GREATER)</td>
<td></td>
</tr>
<tr>
<td>LOADING</td>
<td>SCHOOL</td>
<td>PER CAMPUS PLAN</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 BERTH @ 30 FT DEEP</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 PLATFORM @ 10 FT DEEP</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 SERVICE @ 20 FT DEEP</td>
<td></td>
</tr>
</tbody>
</table>

**NOTES:**
1. Gross Floor Area includes a deduction for mechanical shafts, but does not include areas for (1) bays projecting over the property line, (2) parking accessed ramps, and (3) spaces with structural clearance less than 6'-6".
2. R-5-D development standards per Campus Plan, Zoning Commission Order No. 06-11/06-12.
3. 35 tandem spaces. Relief already granted per previously approved campus plan.

**DEVELOPMENT DATA**

The George Washington University - Square 103 Phase 1 Design
August 16, 2010

FOGGY BOTTOM CAMPUS PLAN PUD ©2010 Shalom Baranes Associates, P.C.
1. VIEW OF ALLEY LOOKING WEST FROM 20TH STREET

2. VIEW OF ADJACENT ROW STRUCTURES AT G AND 20TH STREETS LOOKING SW

3. VIEW OF ADJACENT ROW STRUCTURES FROM G STREET

4. VIEW OF ADJACENT STRUCTURES AT G AND 21ST STREETS LOOKING SE
5. VIEW OF SITE FROM ALLEY, MID-BLOCK, LOOKING NORTH

6. VIEW OF SITE FROM G STREET, MID-BLOCK, LOOKING SOUTH
SITE CIRCULATION DIAGRAM

The George Washington University - Square 103 Phase 1 Design
August 16, 2010

FOGGY BOTTOM CAMPUS PLAN PUD

©2010 Shalom Baranes Associates, P.C.

PEDESTRIAN PATH OF TRAVEL

KEY

G STREET, NW
90' R.O.W. - ONE WAY

EXISTING 16'-0" PUBLIC ALLEY
(20' WIDE PROPOSED)

LOADING ZONE

SURFACE PARKING

PARKING GARAGE ACCESS

F STREET, NW
100' R.O.W. - ONE WAY

21ST STREET, NW
90' R.O.W. - ONE WAY

20TH STREET, NW
90' R.O.W. - ONE WAY

90' R.O.W. - ONE WAY

(20' WIDE PROPOSED)
LAWN WITH EARTHWORKS

TIGER EYES SUMAC

VIRGINIA CREEPER

SKYROCKET JUNIPER

HICKS YEWS

SAUCER MAGNOLIA

RED BUD

SWEETGUM

HYPERICUM CALYXINUM

RUSSIAN SAGE

HAMELIN FOUNTAIN GRASS

OVERDAM FEATHER REED GRASS

NORTHWIND SWITCHGRASS

LAWN WITH EARTHWORKS

JOHN BURCH LIRIOPE

VIRGINIA CREEPER

DAFFODIL

SEDUM GREEN ROOF

BENCH

BOLLARD

LANDSCAPE MATERIALS/PLANTING
NOTE: INTERIOR DESIGN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

PLAZA LEVEL PLAN

The George Washington University - Square 103 Phase 1 Design
August 16, 2010

FOGGY BOTTOM CAMPUS PLAN PUD ©2010 Shalom Baranes Associates, P.C.
NOTE: INTERIOR DESIGN AND PARKING LAYOUT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.
NOTE: INTERIOR DESIGN AND PARKING LAYOUT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.
Parking relief for use of tandem/valet spaces already granted per previously approved campus plan. In accordance with this approval, the University may modify the parking garage operation further to add or remove tandem/valet spaces to accommodate parking demand needs.
NOTE: BUILDING HEIGHTS ARE TAKEN FROM MEASURING POINT: 65.39' (T.C. AT G STREET).

SITE ELEVATIONS
ENTRY PAVILION ELEVATIONS

The George Washington University - Square 103 Phase 1 Design
August 16, 2010

ELEVATION 3.0 ENTRY PAVILION - WEST ELEVATION

ELEVATION 4.0 ENTRY PAVILION - NORTH ELEVATION

ELEVATION 5.0 ENTRY PAVILION - EAST ELEVATION

PAINTED ALUMINUM TRELLIS
PAINTED METAL PANELS
GLAZED WALL SYSTEM W/ CLEAR GLASS

PAINTED METAL PANELS
CLEAR GLASS
PAINTED METAL PANELS
GLAZED WALL SYSTEM W/ FRIT COATED GLASS
PAINTED ALUMINUM TRELLIS

KEY PLAN

G STREET
20 TH STREET
21 ST STREET
20 TH STREET

FOGGY BOTTOM CAMPUS PLAN PUD
©2010 Shalom Baranes Associates, P.C.
NOTE: INTERIOR DESIGN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

BUILDING SECTION B-B

The George Washington University - Square 103 Phase 1 Design
August 16, 2010

FOGGY BOTTOM CAMPUS PLAN PUD ©2010 Shalom Baranes Associates, P.C.
NOTE: INTERIOR DESIGN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY.

BUILDING SECTIONS C-C & D-D

The George Washington University - Square 103 Phase 1 Design
August 16, 2010

FOGGY BOTTOM CAMPUS PLAN PUD ©2010 Shalom Baranes Associates, P.C.
VIEW C  GARDEN AND ENTRY PAVILION FROM G STREET - LOOKING SOUTH

VIEW D  ENTRY PAVILION FROM GARDEN - LOOKING EAST
NOTE:
THE 2007 FOGGY BOTTOM CAMPUS PLAN COMMITS GWU TO ACHIEVING THE EQUIVALENT OF 16 POINTS, USING USGBC’S LEED v2.2 SCORECARD AS AN EVALUATOR OF THE SUSTAINABLE QUOTIENT OF A PROJECT. THIS SCORECARD REFLECTS GWU’S ANTICIPATED GOAL OF SUBMITTING TO GBCI THIS PROJECT UNDER THE LEED V3.0 (OR 2009) CERTIFICATION PROGRAM, AND ACHIEVING SILVER LEVEL CERTIFICATION.
EXISTING CONDITIONS SURVEY
SEDIMENTATION AND EROSION CONTROL PLAN

The George Washington University - Square 103 Phase 1 Design
August 16, 2010

FOGGY BOTTOM CAMPUS PLAN PUD
©2010 Shalom Baranes Associates, P.C.

PERKINS + WILL
shalom baranes associates architects

This sheet is to be used for sedimentation and erosion control purposes only!!