**Zoning Data**

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<td>8</td>
<td>21,200</td>
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<td>9</td>
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**Circulation**

- **Zoning Parking Requirement**: Office: 0.5 per 1,000 SF in excess of 3,000 SF.
  
- **Retail**: 1.33 per 1,000 SF in excess of 3,000 SF. 21,210 SF / 3,000 SF = 7.07 SPACES REQ'D

**Detailed Landscaping and Grading Plan**

- Architectural Plans, Sections and Elevations
  - Building Sections A-500 - A-503
  - Block Sections A-504 - A-509
  - Block Elevations A-500 - A-503
  - Circulation Plan A-201, C-104

**Utilities**

- Other Information
  - Site Context Images A-006 - A-009
  - Perspective Renderings A-300 - A-310

**Architectural Plans, Sections and Elevations**

- Building Floor Plans A-100 - A200
- Block Elevations A-312 - A-315
- Building Sections A-316 - A319

**Circulation Plan**

- Driveways and Walkways, Including Widths, Grades and Curb Cuts A-201, C-104
- Number of Parking Spaces and Loading Berths A-001
- Detailed Parking Plans A-100 - A-102

**Other Information**

- Copyright © 2017
- Washington, DC
- Pennsylvania Avenue NW
- Seal/Signature

**PUD Checklist**

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<tr>
<td>TANDEM</td>
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**Other Information**

- Copyright © 2017
- Washington, DC
- Pennsylvania Avenue NW
CAMPUS PLAN AMENDMENT

EXISTING

PROPOSED

ACTION:

RE-DESIGNATE SITE 75 B1 FROM ACADEMIC / ADMINISTRATIVE / MEDICAL USE TO COMMERCIAL / INVESTMENT USE
**EXISTING (ASSUMING CAMPUS PLAN AMENDMENT)**

**PROPOSED**

**ACTION:**

FIRST STAGE PUD MODIFICATION

INCORPORATE LOT 50 INTO DEVELOPMENT SITE 75 B1
ZONING MAP AMENDMENT

**EXISTING**

**PROPOSED**

**ZONES**
- C-3-C
- C-4
- R-5-D

**ACTION:**
- REZONE LOT 50 TO MU-30 (C-4)
- LOT 51 REMAINS MU-9 (C-3-C)

**Project Information**

- **Date:** 09/21/2017
- **Project Name:** 2100 PENNSYLVANIA AVENUE NW
- **Project Number:** A1613
- **Description:** ZONING MAP AMENDMENT
- **Scale:** A-004

**Notes:**

- **Scale:**
  - 0
  - 100'
  - 200'
  - 400'

**Seal/Signature:**

**Contact Information:**

- 2100 PENNSYLVANIA AVENUE NW, Washington, DC 20037
  - T  202 585 0847
  - F  202 463 2198
- 1025 Connecticut Ave., NW, Ste. 300, Washington, DC 20036
  - T  202 857 8300
  - F  202 463 2198
- 322 Eighth Avenue, 11th Floor, New York, NY 10001
  - T  212 417 9496
  - F  212 417 9497

**Logos:**

- WDG
- Pelli Clarke Pelli Architects
- Ready for Business
- Bovis Lend Lease
- Bovis Lend Lease
- Bovis Lend Lease
- Bovis Lend Lease
EXISTING CONDITIONS

VIEW FROM NE EXISTING CONTEXT PHOTO
EXISTING SITE PLAN

Scale: 1" = 40'-0"

NOTES:
1. SUBJECT SITE IS TO BE ZONED MU-30 (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.
GREEN AREA RATIO PLAN

NOTES:

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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 (C-4)

REQUIRED GAR SCORE: 0.20
NOTE: APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARKING LAYOUT, PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

P3 PARKING

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TANDEM

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<tr>
<td>COMPACT TANDEM - 8'-0&quot; x 16'-0&quot;</td>
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<td>5</td>
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<tr>
<td></td>
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</tr>
</tbody>
</table>

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

PLAN-LEVEL P3
NOTE: - APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARKING LAYOUT, PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.
NOTE: - APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARKING LAYOUT, PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.
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- APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND NUMBER OF GROUND-LEVEL ENTRANCE DOORS TO MEET TENANT NEEDS IN ACCORDANCE WITH THE STOREFRONT AND SIGNAGE GUIDELINES

- SPACES DENOTED AS RETAIL MAY INCLUDE THE FOLLOWING USES:
  - ARTS, DESIGN AND CREATION
  - DAYTIME CARE
  - EATING AND DRINKING ESTABLISHMENT
  - ENTERTAINMENT ASSEMBLY, PERFORMING ARTS
  - RETAIL
  - SERVICE, GENERAL OR FINANCIAL (EXCEPT ON I STREET, WHERE FINANCIAL SERVICE USES WILL BE PROHIBITED)

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

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- APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND NUMBER OF GROUND-FLOOR ENTRANCE DOORS TO MEET TENANT NEEDS IN ACCORDANCE WITH THE STOREFRONT AND SIGNAGE GUIDELINES.

- SPACES DENOTED AS RETAIL MAY INCLUDE THE FOLLOWING USES:
  - ARTS, DESIGN AND CREATION
  - DAYTIME CARE
  - EATING AND DRINKING ESTABLISHMENT
  - ENTERTAINMENT ASSEMBLY, PERFORMING ARTS
  - RETAIL
  - SERVICE, GENERAL OR FINANCIAL (EXCEPT ON I STREET, WHERE FINANCIAL SERVICE USES WILL BE PROHIBITED)

LEGEND:
- INTENSIVE GREEN ROOF (MIN. 8" SOIL MEDIA)

GREEN AREA RATIO PLAN
SUBJECT SITE ZONING: MU-30 (C-4)
REQUIRED GAR SCORE: 0.20
NOTES:

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