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.
NOTES:

- APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING 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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GREEN AREA RATIO PLAN

LEGEND:

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

GREEN AREA RATIO:

SUBJECT SITE ZONING: MU-30 (C-4)

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

2. SUBJECT SITE IS TO BE ZONED MU-30 (C-4) AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.20.
3. 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.
4. 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.
5. PROPOSED GREEN ROOF IS TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES ARE TO BE DETERMINED AS DESIGN DEVELOPS.
NOTES:
1. APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

GREEN AREA RATIO PLAN

SUMMARY:
- Subject Site is to be zoned MU-30 (C-4)
- Requires a Green Area Ratio (GAR) score of 0.20.
- 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.
- 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.
- 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
NOTES:

1. APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DO NOT CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

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.

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- APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND TYPE OF GREEN ROOF AND PAVER AREAS TO MEET STORMWATER REQUIREMENTS AND SUSTAINABILITY GOALS.

- APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND NUMBER OF TERRACE AND PENTHOUSE ACCESS DOORS TO MEET TENANT NEEDS.
NOTES:

- APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING 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 TERRACE AND PENTHOUSE ACCESS DOORS TO MEET TENANT NEEDS.

GREEN AREA RATIO PLAN

RECORD DRAWING

PROPRIETARY MATERIAL

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DATE 09/21/2017
PROJECT NAME 2100 PENNSYLVANIA AVENUE NW
PROJECT NUMBER A1613
DESCRIPTION PLAN LEVEL 10

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

- APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING 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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REQUIRED GAR SCORE: 0.20

DEVELOPS. SUBMITTED AREAS OF LANDSCAPING AS DESIGN DEVELOPS. FINAL LOCATIONS, QUANTITIES COUNTED TOWARDS THE FINAL GAR SCORE. FINAL GAR SCORE. AREAS ONLY WITHIN POTENTIAL AREAS OF LANDSCAPING NEEDED TO ACHIEVE THE REQUIRED ELEMENTS WILL BE APPLIED AS RATIO (GAR) SCORE.

SCALE

IN FEET 1" = 40'
NOTES:
1. SUBJECT SITE IS TO BE ZONED MU-30 (C-4) AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.20.
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NEIGHBORHOOD RELATIONSHIPS
FOGGY BOTTOM / GARDEN TRIANGLE

PUBLIC SPACE RELATIONSHIPS
GEORGE WASHINGTON UNIVERSITY - NORTH CAMPUS

CONCEPT IMAGES
PAGE 1

PROMINENT CORNER FRONTAGE
FLATIRON BUILDING, NYC

URBAN ANIMATION WITH INTEGRATED BAY WINDOWS
LA PADRERA / CASA MILA, BARCELONA

FAÇADE & MASSING CONCEPT DIAGRAM
PROMINENT CORNER / SECONDARY BAYS
ENTRY & RETAIL STRATEGY
21ST STREET AND PENNSYLVANIA AVENUE

PROMINENT CORNER FRONTAGE
21ST STREET AND PENNSYLVANIA AVENUE

SECONDARY MASSING & ARTICULATION
TYPICAL CURTAIN WALL & BAY WINDOW STRATEGY

EXPRESSIVE STREAMLINE
ALVAR AALTO VASES

SECONDARY ARTICULATION
ALVAR AALTO FINNISH PAVILION

WAVING ANIMATION
FLAG BANDING

Date
09/21/2017

Project Name
2100 PENNSYLVANIA AVENUE NW

Project Number
A1613

Description
CONCEPT IMAGES
PAGE 2

Scale
A-203
2100 PENNSYLVANIA AVENUE NW
Washington, DC

Date
09/21/2017

Project Name
2100 PENNSYLVANIA AVENUE NW

Project Number
A1613

Description
RENDER - PENN AVE AND 21ST VIEW

Scale
A-300
<table>
<thead>
<tr>
<th>EXTERIOR RENDERING - PENN AVE AND 21 ST ENTRY</th>
</tr>
</thead>
</table>

**Project Name:**
2100 PENNSYLVANIA AVENUE NW

**Project Number:**
A1613

**Description:**
RENDERING - PENN AVE AND 21 ST ENTRY

**Scale:**
A-301
EXTERIOR RENDERING - I STREET RETAIL