AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT

SITE PLAN

5
4 STORIES
BLDG. HGT. +/- 54'-0"

2
5 STORIES
BLDG. HGT. +/- 54'-0"

6
2 STORIES
BLDG. HGT. +/- 35'-0"

1
8 STORIES
BLDG. HGT. +/- 64'-0"

3
5 STORIES
BLDG. HGT. +/- 54'-0"

4
2 STORIES
BLDG. HGT. +/- 32'-0"

EXISTING RIGHT-IN AND
RIGHT-OUT ACCESS IS
RETAINED

PROPOSED MASSACHUSETTS
AVENUE CURB CUT HAS BEEN
ELIMINATED

21.1.1a

05.19.2011
AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT
GROUND FLOOR PLAN

PROJECT DATA

1
9,100 GSF - RETAIL
2,000 GSF - SHARED SPACES
1,000 GSF - STAFF/FACULTY APT (2)
66,250 GSF - RESIDENTIAL (2-6)
78,350 GSF (274 BEDS - TYPE B)

2
4,900 GSF - RETAIL
2,000 GSF - SHARED SPACES
37,200 GSF - RESIDENTIAL (2-5)
44,100 GSF (140 BEDS - TYPE B)

3
2,000 GSF - STAFF/FACULTY APTS
5,800 GSF - RESIDENTIAL (1)
2,000 GSF - SHARED SPACES
500 GSF - RESIDENTIAL LIFE - SUPPORT (1)
41,200 GSF - RESIDENTIAL (2-5)
51,500 GSF (176 BEDS - TYPE B)

4
24,000 GSF - ADMINISTRATIVE / ACADEMIC (1-2)
24,000 GSF TOTAL

5
3,020 GSF - RETAIL (1)
50,190 GSF - ADMINISTRATIVE (0-4)
53,210 GSF TOTAL (0-4)

6
7,500 GSF - ADMINISTRATIVE (1-2)
10,200 GSF - ADMINISTRATIVE / ACADEMIC (1-2)
17,700 GSF TOTAL

TOTALS
57,690 GSF - ADMINISTRATIVE
34,200 GSF - ADMINISTRATIVE / ACADEMIC
17,020 GSF - RETAIL
150,450 GSF - RESIDENTIAL LIFE - SUPPORT
150,450 GSF - RESIDENTIAL
3,000 GSF - STAFF/ FACULTY APARTMENTS
6,000 GSF - SHARED SPACES / CIRCULATION / SUPPORT
268,860 GSF TOTAL
590 BEDS (TYPE B)
255 SF/ BED

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2 STORIES
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4 STORIES
BLDG. HGT. +/- 54'-0"

5 STORIES
BLDG. HGT. +/- 54'-0"

UNIT TYPE B
UNIT TYPE A
LOBBY / CIRCULATION
SUPPORT
ADMINISTRATIVE
RETAIL
ADMINISTRATIVE / ACADEMIC
RESIDENTIAL LIFE - SUPPORT
STAFF / FACULTY APTS
SHARED SPACES - RESIDENCE HALLS
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TYPICAL FLOOR PLAN

AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT
EXISTING TREES IN VEGETATIVE BUFFER TO REMAIN

Replace existing roadway lighting w/ 14 tall ornamental lights that are more in scale w/ pedestrians.

Enhanced understory planting to provide views to new retail, but also resistant pedestrian movement from sidewalk to Retail Promenade.

4' Ornamental Fence

Outdoor Dining

Planter Pots along Building Facade

Distance Varies (70'-0" min.)

NEBRASKA AVENUE TYPICAL SECTION

KEY PLAN

AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT
AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT
WOODLAND BUFFER TYPICAL SECTION

PROPOSED SHADE TREES TO SCREEN PROPOSED BUILDING

PROPOSED EVERGREENS TO SCREEN PROPOSED BUILDING

EXISTING DECIDUOUS TREE TO REMAIN

EXISTING DECIDUOUS TREE TO REMAIN

PROPERTY LINE

EXISTING WALL TO REMAIN

SUSTAINABLE NATIVE PLANTING

EXISTING CONDITIONS

DISTANCE VARIES (40'-0" MIN.)

SETBACK

KEY PLAN
**WOODLAND BUFFER**
Existing woodland buffer to remain & enhanced with additional planting & landscape berm.

**EXISTING WOODLAND BUFFER**
- % Deciduous = 48%
- % Evergreen = 52%

**PROPOSED WOODLAND BUFFER**
- % Deciduous = 44%
- % Evergreen = 56%
SUSTAINABILITY MEASURES AND SITE FEATURES

**A. NEBRASKA AVE. BUFFER**
Preserve existing healthy trees & selectively remove understory planting as needed to inhibit student crossing along Nebraska Avenue.

**B. CORNER @ N. MEXICO & NEBRASKA AVENUE**
Provide large open space at corner to make students more visible to vehicle traffic. Also opportunity for American University sign.

**C. SPECIALITY PAVING**
Provide at key locations such as intersections, building entrances, outdoor dining, & retail spaces.

**D. OUTDOOR SEATING**
Provide outdoor seating at restaurant & retail spaces to animate & create presence within the landscape.

**E. FLOW-THRU PLANTERS**
Harvest rainwater from the building & the landscape & make sustainability a part of the design.

**F. WATER FEATURE**
Interactive at-grade fountain to provide year-long flexibility.

**G. WOODLAND BUFFER**
Existing woodland buffer to remain & enhanced with additional planting & landscape berm. Possible location for diet.

**H. BIORETENTION AREAS**
Harvest rainwater at parking lot & at woodland buffer. Make sustainability a part of the design.