AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT

SITE PLAN

1. 6 STORIES
   BLDG. HGT. +/- 62'-0"
   274 BEDS

2. 2 STORIES
   BLDG. HGT. +/- 18'-0"-35'-0"
   167 BEDS

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

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

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

6. 2 STORIES
   BLDG. HGT. +/- 18'-0"-35'-0"
AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT

GROUND FLOOR PLAN

PROJECT DATA

11,399 GSF - RETAIL
2,013 GSF - SHARED SPACES
1,000 GSF - STAFF/FACULTY APTS (2)
66,060 GSF - RESIDENTIAL (2-6)
80,472 GSF (274 BEDS - TYPE B)

1,000 GSF - STAFF/FACULTY APTS
2,084 GSF - SHARED SPACES
3,832 GSF - RESIDENTIAL (1-19 BEDS)
3,82 GSF - RESIDENTIAL (1-19 BEDS)
37,128 GSF - RESIDENTIAL (2-5) - 148 BEDS
44,044 GSF (167 BEDS - TYPE B)

2,000 GSF - STAFF/FACULTY APTS
5,508 GSF - RESIDENTIAL (1-21 BEDS)
1,373 GSF - SHARED SPACES
1,94 GSF - SUPPORT (2-3)
38,014 GSF - RESIDENTIAL (2-5) - 148 BEDS
49,010 GSF (167 BEDS - TYPE B)

2,000 GSF - STAFF/FACULTY APTS
5,298 GSF - RESIDENTIAL (1-23 BEDS)
2,000 GSF - SHARED SPACES
2,000 GSF - SUPPORT (2-3)
1,239 GSF - RESIDENTIAL LIFE - SUPPORT (2-3)
2,000 GSF - RESIDENTIAL LIFE - SUPPORT (2-3)
42,848 GSF - RESIDENTIAL (2-5) - 156 BEDS
56,085 GSF (179 BEDS - TYPE B)

3,020 GSF - RETAIL (1)
50,190 GSF - ADMINISTRATIVE (0-4)
58,210 GSF

12,095 GSF - ADMINISTRATIVE
11,735 GSF - MEETING
13,450 GSF - RESIDENTIAL LIFE - SUPPORT
6,225 GSF - SHARED SPACES / CIRCULATION

43,505 GSF TOTAL (1-2)

62,285 GSF - ADMINISTRATIVE
14,419 GSF - RETAIL
11,735 GSF - MEETING
16,709 GSF - RESIDENTIAL LIFE - SUPPORT
198,980 GSF - RESIDENTIAL
6,000 GSF - STAFF/FACULTY APARTMENTS
16,240 GSF - SHARED SPACES / CIRCULATION / SUPPORT

326,326 GSF TOTAL
768 BEDS (145 TYPE A, 624 TYPE B)

260 SF / BED
AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT

TYPICAL FLOOR PLAN

PROJECT DATA

1
11,399 GSF - RETAIL
2,013 GSF - SHARED SPACES
1,000 GSF - STAFF/FACULTY APTS (2)
66,060 GSF - RESIDENTIAL (2-6)
80,472 GSF (274 BEDS - TYPE B)

2
1,000 GSF - STAFF/FACULTY APTS
2,084 GSF - SHARED SPACES
3,882 GSF - RESIDENTIAL (1) - 19 BEDS
37,128 GSF - RESIDENTIAL (2-5) - 148 BEDS
44,044 GSF (167 BEDS - TYPE B)

3
2,000 GSF - STAFF/FACULTY APTS
5,658 GSF - RESIDENTIAL (1) - 21 BEDS
1,373 GSF - SHARED SPACES
771 GSF - SUPPORT (1)
1,194 GSF - SUPPORT (2-3)
38,014 GSF - RESIDENTIAL (2-5) - 128 BEDS
49,010 GSF (145 BEDS - TYPE A / 4 BEDS - TYPE B)

4
2,000 GSF - STAFF/FACULTY APTS
5,298 GSF - RESIDENTIAL (1) - 23 BEDS
2,000 GSF - SHARED SPACES
580 GSF - SUPPORT
1,239 GSF - RESIDENTIAL LIFE - SUPPORT (1)
2,020 GSF - RESIDENTIAL LIFE - SUPPORT (2-3)
42,848 GSF - RESIDENTIAL (2-5) - 128 BEDS
56,085 GSF (179 BEDS - TYPE B)

5
3,020 GSF - RETAIL (1)
50,190 GSF - ADMINISTRATIVE (0-4)
63,210 GSF

6
12,095 GSF - ADMINISTRATIVE
11,735 GSF - MEETING
13,450 GSF - RESIDENTIAL LIFE - SUPPORT
6,225 GSF - SHARED SPACES / CIRCULATION
43,505 GSF TOTAL (1-2)

TOTALS
62,285 GSF - ADMINISTRATIVE
14,419 GSF - RETAIL
11,735 GSF - MEETING
16,709 GSF - RESIDENTIAL LIFE - SUPPORT
198,938 GSF - RESIDENTIAL
6,000 GSF - STAFF / FACULTY APARTMENTS
16,240 GSF - SHARED SPACES / CIRCULATION / SUPPORT
326,326 GSF TOTAL
769 BEDS (145 TYPE A, 624 TYPE B)
260 SF / BED

01.18.2011
AMERICAN UNIVERSITY EAST CAMPUS DEVELOPMENT
VIEW FROM WESTOVER AT GROUND FLOOR LEVEL

01.18.2011
NEBRASKA AVENUE TYPICAL SECTION

8' 24' Width Varies (12' min.)
Vegetative Buffer (38' as shown)

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

Existing Street Trees to Remain

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

EXISTING TREES IN VEGETATIVE BUFFER TO REMAIN

Outdoor Dining

Seatwall

Planter Pots along Building Facade

Nebraska Avenue
Planting
Sidewalk

Vegetative Buffer (38' as shown)

Retail Promenade

Width Varies (12' min.)

Distance Varies (70'0" min.)

SETBACK

Existing Condition

KEY PLAN
Replace existing roadway lighting with 14' tall ornamental lights that are more in scale with pedestrians.

Proposed Street Tree

Proposed Shade Tree

Tree’s along a street edge create a sense of enclosure and enhance the pedestrian experience.

Provide a “Planting Buffer” between existing roadway & sidewalk for pedestrians.

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EXISTING WOODLAND BUFFER TO REMAIN. ENHANCE WITH ADDITIONAL TREES & UNDERSTORY PLANTING

Existing Condition

Proposed Shade Trees to Screen Proposed Building

EXISTING WOODLAND BUFFER TO REMAIN. ENHANCE WITH ADDITIONAL TREES & UNDERSTORY PLANTING

Proposed Building

Landscape Berm

Sustainable Native Planting

Edge of Existing Woodland

SETBACK

Distance Varies (40'-0" min.)

Existing Wall to Remain

Existing Townhouses

PROPERTY LINE

+/- 35'-0"

+/- 14'-0"

+/- 18'-0"

Distance Varies (40'-0" min.)

WIDTH Varies

19' (as shown)

58' (as shown)