

PROJECT TEAM

OWNER

THE GEORGE WASHINGTON UNIVERSITY

CONSULTING PROJECT MANAGER

PROSPERA-US
8906 BOXFORD CT
LAUREL, MD 20708
(410) 591-6309

LAND USE COUNSEL

GOULSTON & STORRS
1999 K STREET, N.W. 5th FLOOR
WASHINGTON, DC 20006
(202) 721-0011

ARCHITECT

HARTMAN-COX ARCHITECTS
1074 THOMAS JEFFERSON STREET, N.W.
WASHINGTON, DC 20007
(202) 333-6446

LANDSCAPE ARCHITECT

OCULUS
2410 17th STREET, N.W., SUITE 201
WASHINGTON, DC 20009
(202) 588-5454

CIVIL ENGINEER

WILES MENSCH CORPORATION
11860 SUNRISE VALLEY DRIVE
RESTON, VA 20191
(703) 391-7600

STRUCTURAL ENGINEER

THORNTON TOMASETTI
2000 L STREET, N.W., SUITE 840
WASHINGTON, DC 20036
(202) 580-6300

MEP ENGINEER

AEI | AFFILIATED ENGINEERS, INC.
401 N. WASHINGTON ST, SUITE 400
ROCKVILLE, MD 20850
(301) 468-7766

TRAFFIC ENGINEER

WELLS & ASSOCIATES
1420 SPRING HILL ROAD, SUITE 600
MCLEAN, VA 22102
(724) 933-9010

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- A-02 DEVELOPMENT SITES
- A-03 ZONE BOUNDARY SITE PLAN
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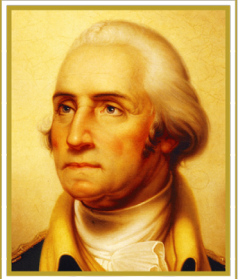


**THE GEORGE WASHINGTON UNIVERSITY
FOGGY BOTTOM CAMPUS**

**THE GEORGE WASHINGTON UNIVERSITY MUSEUM
SQUARE 102, LOT 46**

SECOND STAGE PUD APPLICATION
CASE NO. 06-11/06-12

MARCH 14, 2012

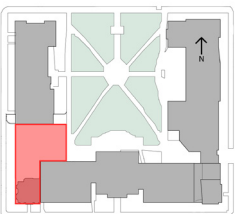


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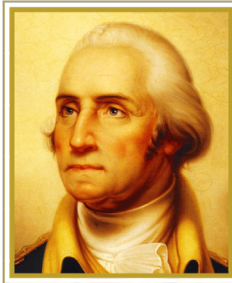
KEY PLAN



DATE
03/14/2012

TITLE
Cover Sheet

NUMBER
A-00

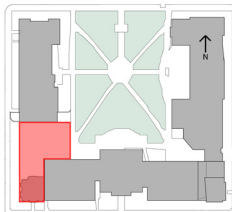


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DATE

03/14/2012

TITLE

PUD Checklist and
Zoning Data

NUMBER

A-01

SECOND STAGE PUD CHECKLIST (2406.12)

SQUARE 102, LOT 46

SECTION	ITEM	SHEET NO.
2406.12(b)	DETAILED STATEMENT OF USES LOCATED IN PROJECT	In Written Application C-01, C-04, L-01
2406.12(c)	<u>DETAILED SITE PLAN:</u> LOCATION AND EXTERNAL DIMENSIONS OF ALL BUILDINGS AND STRUCTURES UTILITIES AND OTHER EASEMENTS WALKWAYS AND DRIVEWAYS	
2406.12(d)	<u>DETAILED LANDSCAPING AND GRADING PLAN:</u> EXISTING TOPOGRAPHY, CONTOURS, NATURAL FEATURES, LANDSCAPING GRAPHIC ILLUSTRATION OF GRADES EXCEEDING 15% IN 5% INCREMENTS NEW CONTOURS, PROPOSED FINISHED GRADES, PLANTING, AND LANDSCAPING EXISTING TREES TO BE RETAINED PROPOSED DRAINAGE, INCLUDING WATER AND SEWER LINES, INLETS AND BASINS, CONNECTIONS TO PUBLIC WATER AND SEWER LINES PROPOSED EROSION CONTROL MEASURES	C-02, C-03, C-05, C-06, L-02
2406.12(e)	<u>ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS:</u> TYPICAL FLOOR PLANS AND ELEVATIONS FOR EACH BUILDING SECTIONS FOR EACH BUILDING ELEVATIONS FOR ENTIRE SQUARE	A-09, A-10, A-15-A-22, A-25-A-29
2406.12(f)	<u>CIRCULATION PLAN:</u> DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES, AND CURB CUTS DETAILED PARKING PLAN – NUMBER OF PARKING SPACES DETAILED LOADING PLAN – NUMBER OF LOADING BERTHS	A-23
2406.12(g)	<u>OTHER INFORMATION:</u> SITE CONTEXT IMAGES PERSPECTIVE RENDERING – DAYTIME PHOTOGRAPHS OF MODEL	A-07, A-08, A-24
2406.12(b)	STATEMENT OF ACCORDANCE WITH FIRST-STAGE	

ZONING DATA

AREA AND DIMENSIONS

LOT AREA = 13,811 S.F. MEASURED
BUILDING AREA = 10,010 S.F.

PERCENTAGE OF LOT OCCUPANCY

= BUILDING AREA/LOT AREA
= 10,010 / 13,811 S.F. = 72.48%

BUILDING HEIGHT

BUILDING HEIGHT ALLOWED = 65 FT
BUILDING HEIGHT PROVIDED = 65 FT

MEASURING POINT TAKEN AT
CENTER OF BUILDING ON
21ST STREET AT TOP OF CURB

MEASURING POINT = 65.5 FT
ROOF SLAB ELEVATION = 130.5 FT

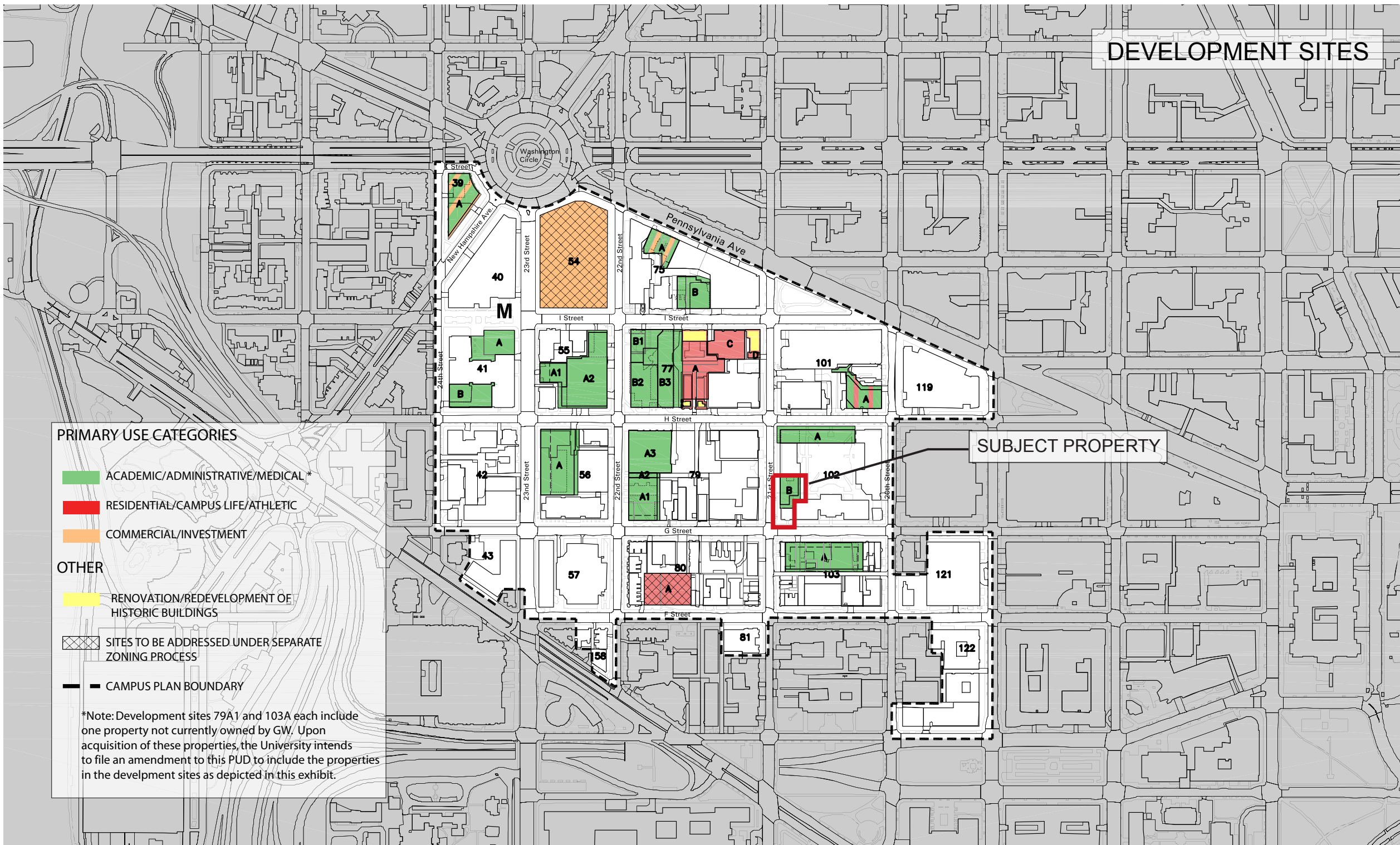
CIRCULATION

PARKING SPACES PROVIDED: Zero (0)

BICYCLE SPACES PROVIDED: Sixteen (16)

LOADING BERTHS (2201.1) *REFER TO DRAWING A-19

	Actual GBA			Zoning GFA			Lot Coverage		
	Existing Removed	Existing Remain	New	Current	Proposed	Net New	Current	Proposed	Net New
<u>New Museum</u>									
Penthouse			683		0	0			
Floor 4			5,664		5,664	5,664			
Floor 3			4,691		4,691	4,691			
Floor 2			6,646		6,646	6,646			
Floor 1			5,569		6,848	6,848		7,096	7,096
Level B1			8,374		0	0			
Level B2			9,265		0	0			
Subtotal			40,892	0	23,849	23,849	0	7,096	7,096
<u>Woodhull House</u>									
Attic	(323)	1,629	554	0	323	323			
Floor 2	(323)	1,648	536	1,648	2,184	536			
Floor 1	(196)	2,036	210	2,232	2,246	14	2,232	2,246	14
Cellar	(196)	1,991	213	0	196	196			
Subtotal	(1,038)	7,304	1,513	3,880	4,949	1,069	2,232	2,246	14
<u>Corcoran Hall Addition</u>									
Attic	(294)		440	0	0	0			
Floor 4	(543)		668	543	668	125			
Floor 3	(543)		668	543	668	125			
Floor 2	(543)		668	543	668	125			
Floor 1	(543)		668	543	668	125	543	668	125
Cellar	(1,489)		668	0	0	0			
Subtotal	(3,955)		3,780	2,172	2,672	500	543	668	125
Total Project									
Total	(4,993)	7,304	46,185	6,052	31,470	25,418	2,775	10,010	7,235
FAR				0.44	2.28	1.84			
Lot Occupancy							20.09%	72.48%	52.39%

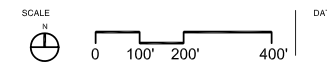


- PRIMARY USE CATEGORIES**
- ACADEMIC/ADMINISTRATIVE/MEDICAL*
 - RESIDENTIAL/CAMPUS LIFE/ATHLETIC
 - COMMERCIAL/INVESTMENT
- OTHER**
- RENOVATION/REDEVELOPMENT OF HISTORIC BUILDINGS
 - SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS
 - CAMPUS PLAN BOUNDARY

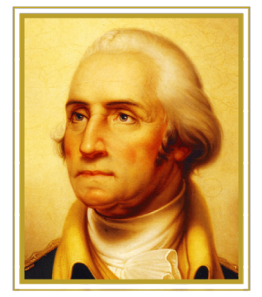
*Note: Development sites 79A1 and 103A each include one property not currently owned by GW. Upon acquisition of these properties, the University intends to file an amendment to this PUD to include the properties in the development sites as depicted in this exhibit.



Foggy Bottom Campus Plan: 2006-2025



DATE
July 2006

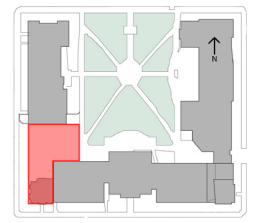


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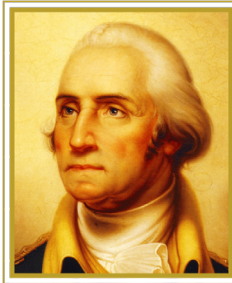
KEY PLAN



DATE
03/14/2012

TITLE
Development Sites

NUMBER
A-02

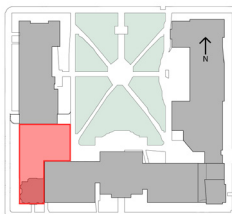


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DATE

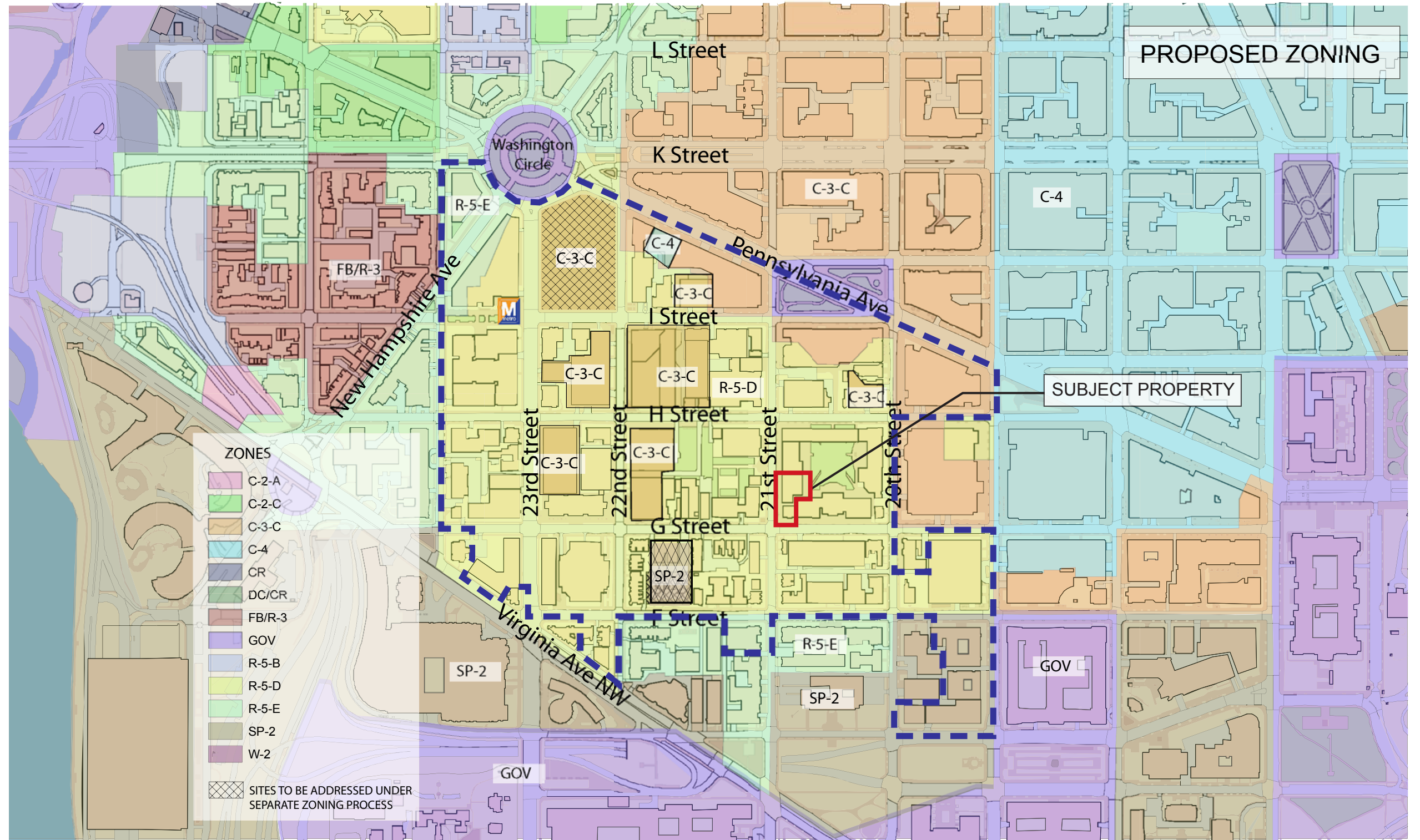
03/14/2012

TITLE

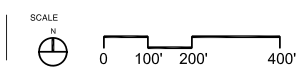
Zoning Boundary
Plan

NUMBER

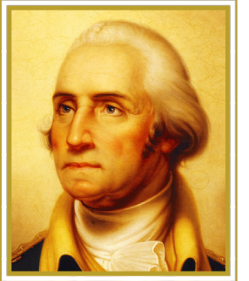
A-03



Foggy Bottom Campus Plan: 2006-2025



DATE
July 2006

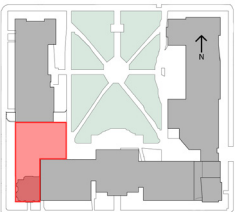


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KEY PLAN



DATE
03/14/2012

TITLE
Aerial Plan

NUMBER
A-04