

## PROJECT TEAM

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UNIVERSITY**

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KEAST & HOOD  
1350 CONNECTICUT AVENUE NW  
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WASHINGTON, DC 20036  
202.223.1941

### MEP ENGINEER

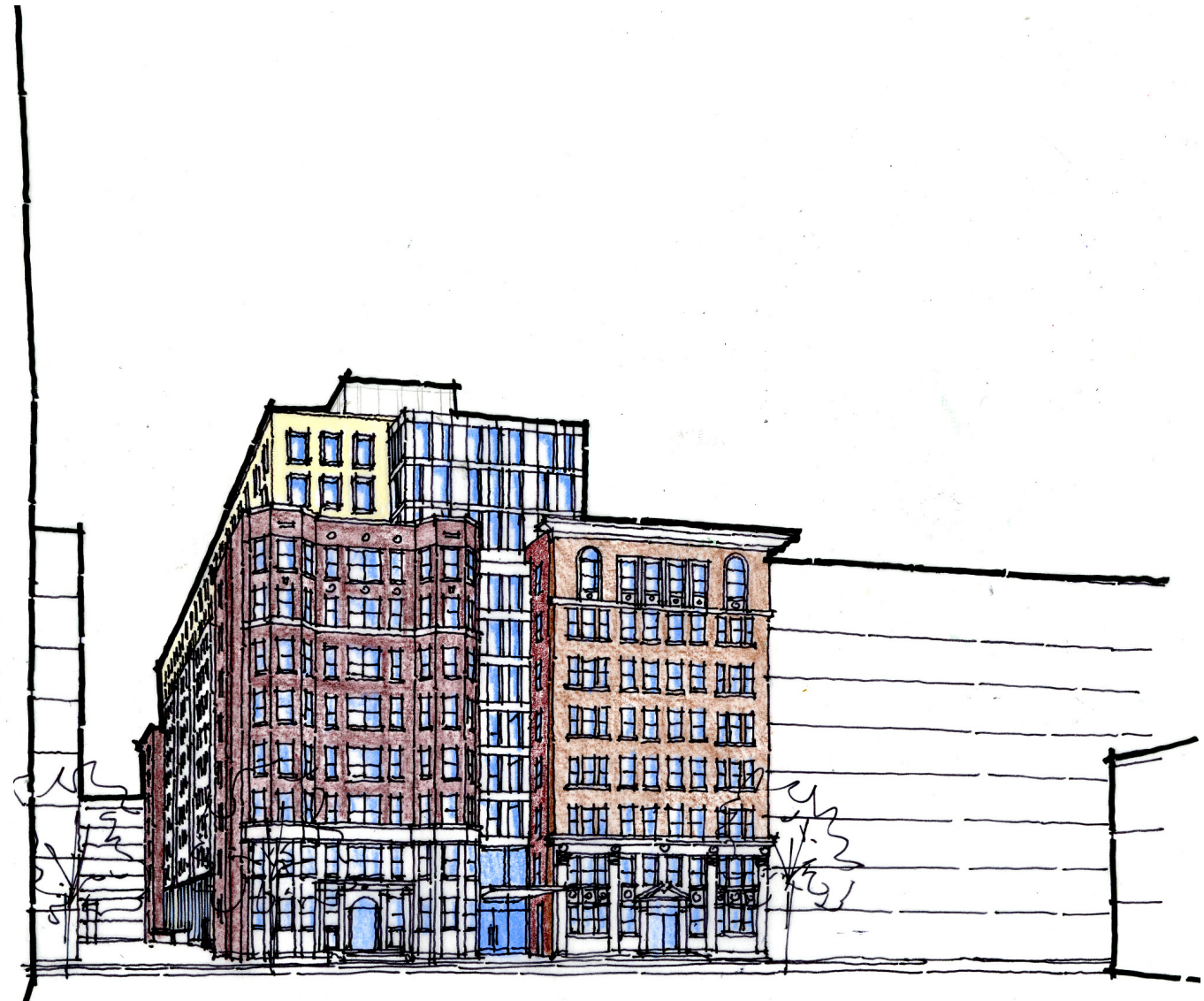
VANDERWEIL  
625 N. WASHINGTON STREET  
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## DRAWING LIST

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THE GEORGE WASHINGTON UNIVERSITY  
FOGGY BOTTOM CAMPUS

**SITE 77A RESIDENCE HALL**  
SQUARE 77, WASHINGTON, DC

SECOND-STAGE PUD APPLICATION  
Case No. 06-11/06-12

DECEMBER 14, 2012

THE GEORGE  
WASHINGTON  
UNIVERSITY  
WASHINGTON, DC

Site 77A  
Residence  
Hall

Small text: Square 77 - Washington DC 20052

AYERS  
SAINT  
GROSS

KEY PLAN:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:

COVER SHEET

NUMBER:

A-00

**SECOND-STAGE PUD CHECKLIST (2406.12)**

**SQUARE 77, LOTS 5, 845, 846 and PUBLIC ALLEY TO BE CLOSED**

SECTION	ITEM	SHEET NO.
2406.12(b)	DETAILED STATEMENT OF USES LOCATED IN PROJECT	In Written Application
2406.12(c)	<u>DETAILED SITE PLAN:</u> LOCATION AND EXTERNAL DIMENSIONS OF ALL BUILDINGS AND STRUCTURES	A-15 - A-23
	UTILITIES AND OTHER EASEMENTS	C-4
	WALKWAYS AND DRIVEWAYS	A-17, A-23
2406.12(d)	<u>DETAILED LANDSCAPING AND GRADING PLAN:</u>  EXISTING TOPOGRAPHY, CONTOURS, NATURAL FEATURES, LANDSCAPING	C-1
	GRAPHIC ILLUSTRATION OF GRADES EXCEEDING 15% IN 5% INCREMENTS	N/A
	PLANTING & LANDSCAPING	L-1 - L-2
	EXISTING TREES TO BE RETAINED	
	PROPOSED DRAINAGE, INCLUDING WATER AND SEWER LINES, INLETS AND BASINS, CONNECTIONS, TO PUBLIC WATER AND SEWER LINES	C-4 - C-5
	PROPOSED EROSION CONTROL MEASURES	C-2
2406.12(e)	<u>ARCHITECTURAL PLANS, SECTIONS, AND ELEVATIONS:</u>  TYPICAL FLOOR PLANS AND ELEVATIONS FOR EACH BUILDING	A-15 - A-21, A-27 - A-29
	SECTIONS	A-30 - A-31
	BLOCK ELEVATIONS	A-14
2406.12(f)	<u>CIRCULATION PLAN:</u>  DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES, AND CURB CUTS.	A-12, A-17, A-22, L-1
	DETAILED PARKING PLAN - NUMBER OF PARKING SPACES	N/A
	DETAILED LOADING PLAN - NUMBER OF LOADING BERTHS	A-23
2406.12(g)	<u>OTHER INFORMATION:</u>  SITE CONTEXT IMAGES	A-08 - A-09
	PERSPECTIVE RENDERINGS	A-24 - A-26
2406.12(b)	STATEMENT OF ACCORDANCE WITH FIRST-STAGE APPROVAL	In Written Application

**ZONING DATA**

AREA AND DIMENSIONS

LOT AREA = 33,413 S.F. MEASURED  
BUILDING AREA = 24,285 S.F.

PERCENTAGE OF LOT OCCUPANCY

= BUILDING AREA / LOT AREA  
= 24,286 / 33,413 S.F. = 72.7%

GROSS FLOOR AREA TABULATION - SQUARE FEET

LEVEL	TOTAL BLDG	(EXCLUSIONS - SHAFTS)	TOTAL GFA
1	24286		24,286
2	24660	(1075)	23,585
3	24660	(1075)	23,585
4	24660	(1075)	23,585
5	24660	(1075)	23,585
6	24660	(1075)	23,585
7	24660	(1075)	23,585
8	24660	(1075)	23,585
9	14400	(265)	14,135
10	18260	(345)	17,915
11	18000	(340)	17,660
12	18000	(340)	17,660
<b>TOTAL</b>	<b>265,566 S.F.</b>	<b>(8815)</b>	<b>256,751 S.F.</b>
<b>PENTHOUSE 5,737 S.F.</b>			

TOTAL GROSS FLOOR AREA PROVIDED / ALLOWED

GFA PROVIDED 256,751 S.F. (SEE CHART ABOVE)  
GFA ALLOWED 316,500 S.F. (PER FIRST-STAGE PUD)

PENTHOUSE FAR ALLOWED = 0.37, 33,413 X 0.37 = 12,362 S.F.  
PENTHOUSE FAR PROVIDED = 5,737 S.F.

BUILDING HEIGHT

BUILDING HEIGHT ALLOWED = 110 FT (PER FIRST-STAGE PUD)  
BUILDING HEIGHT PROVIDED = 110 FT

MEASURING POINT TAKE AT CENTER OF BUILDING ON H STREET AT TOP OF CURB  
MEASURING POINT = 62.83'  
TOP OF PARAPET ELEVATION = 172.83'

COURTS \*SEE A-22 FOR COURT PLANS AND DETAILS

OPEN COURT WIDTH REQUIRED = 4 INCH / FOOT OF HEIGHT OF COURT  
CLOSED COURT AREA REQUIREMENT = TWICE THE SQUARE OF THE WIDTH OF COURT

COURT A (CLOSED): INTERIOR OF BLOCK (EAST SIDE OF BUILDING)  
COURT B (OPEN): INTERIOR OF BLOCK (WEST SIDE OF BUILDING)  
COURT C (OPEN): H STREET

**CIRCULATION**

BICYCLE SPACES PROVIDED (per LEED NC req)  
(15% REQUIRED BY LEED)

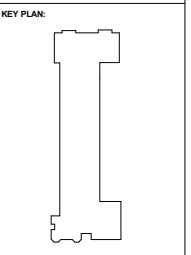
132 BICYCLE SPACES PROVIDED INSIDE OF BLDG

LOADING BERTHS (2201.1)  
\*SEE A-22 FOR LOADING BERTH DETAILS

(1) 12'x40' LOADING BERTH PROVIDED  
(2) 12'x30' LOADING BERTHS PROVIDED

(2) 10'x20' SERVICE/ DELIVERY BERTHS PROVIDED

1 LOADING PLATFORM @ 400 SQ.FT PROVIDED

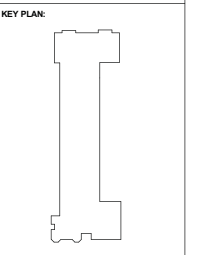
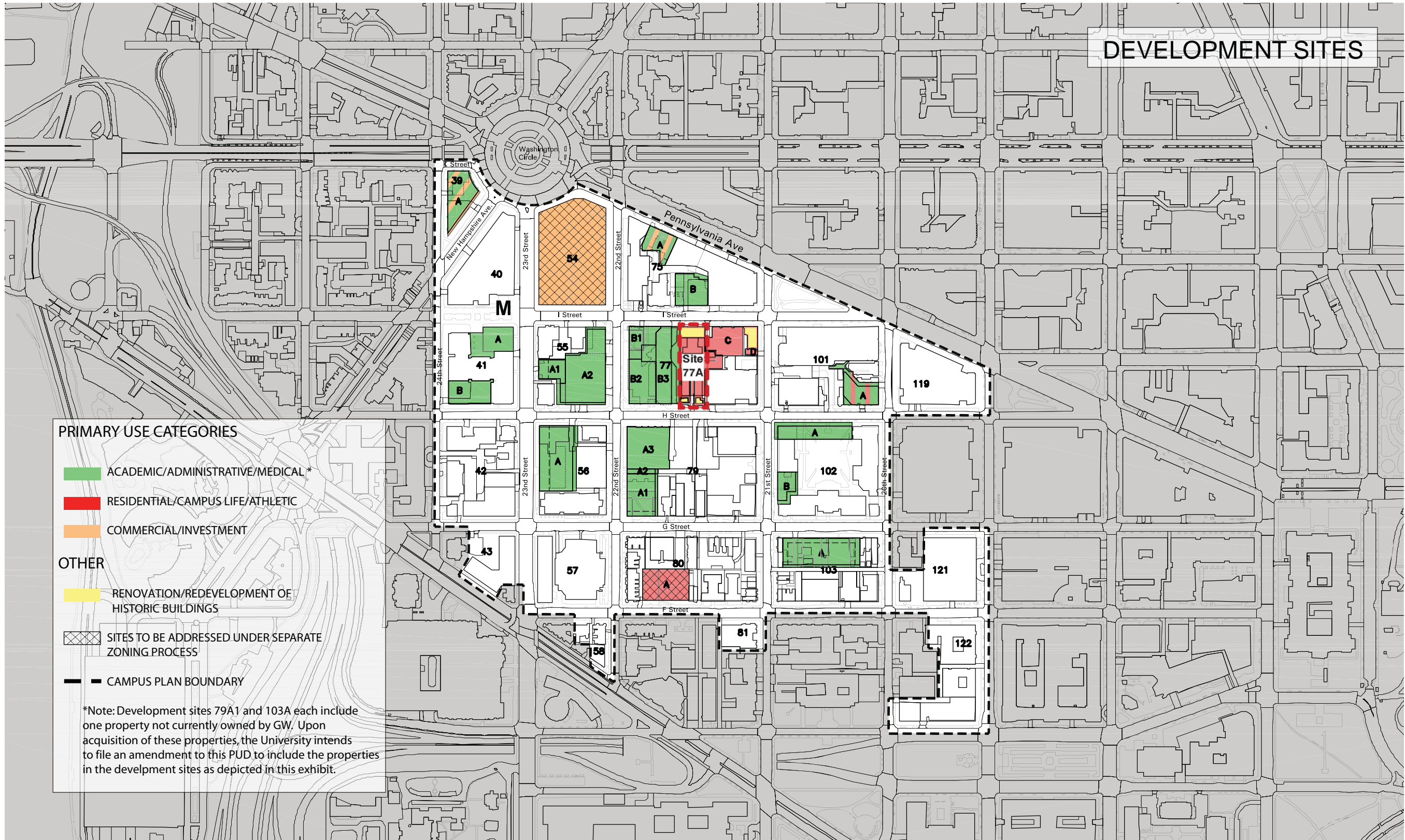


DATE: DECEMBER 12, 2012

**SECOND-STAGE PUD APPLICATION**

TITLE:  
PUD CHECKLIST AND ZONING DATA

NUMBER:

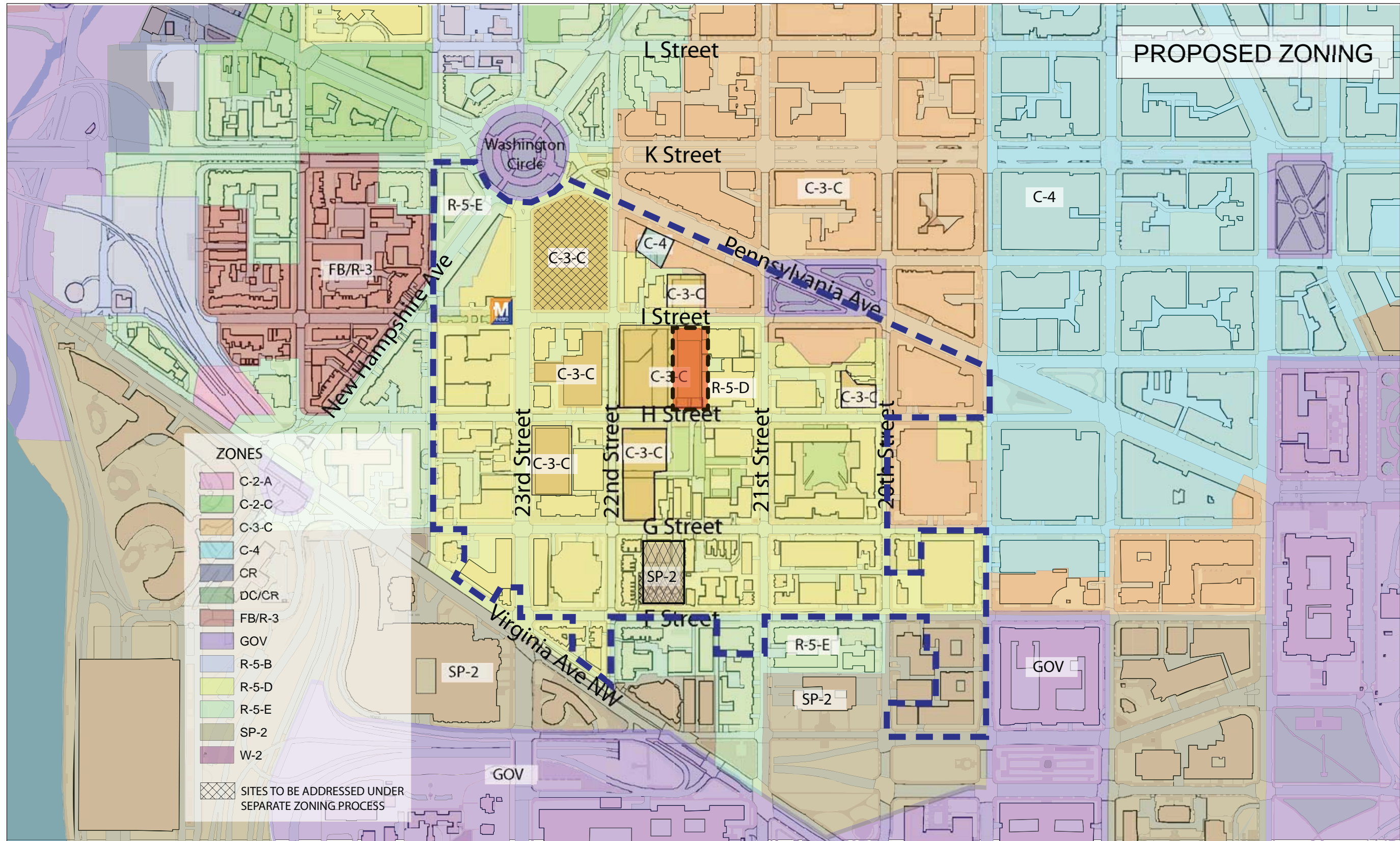


DATE: DECEMBER 12, 2012


SECOND-STAGE PUD APPLICATION

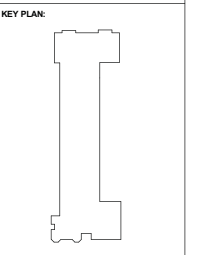
TITLE: DEVELOPMENT SITES

NUMBER: A-02



PROPOSED ZONING

- ZONES**
- C-2-A
  - C-2-C
  - C-3-C
  - C-4
  - CR
  - DC/CR
  - FB/R-3
  - GOV
  - R-5-B
  - R-5-D
  - R-5-E
  - SP-2
  - W-2
-  SITES TO BE ADDRESSED UNDER SEPARATE ZONING PROCESS



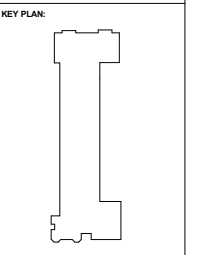
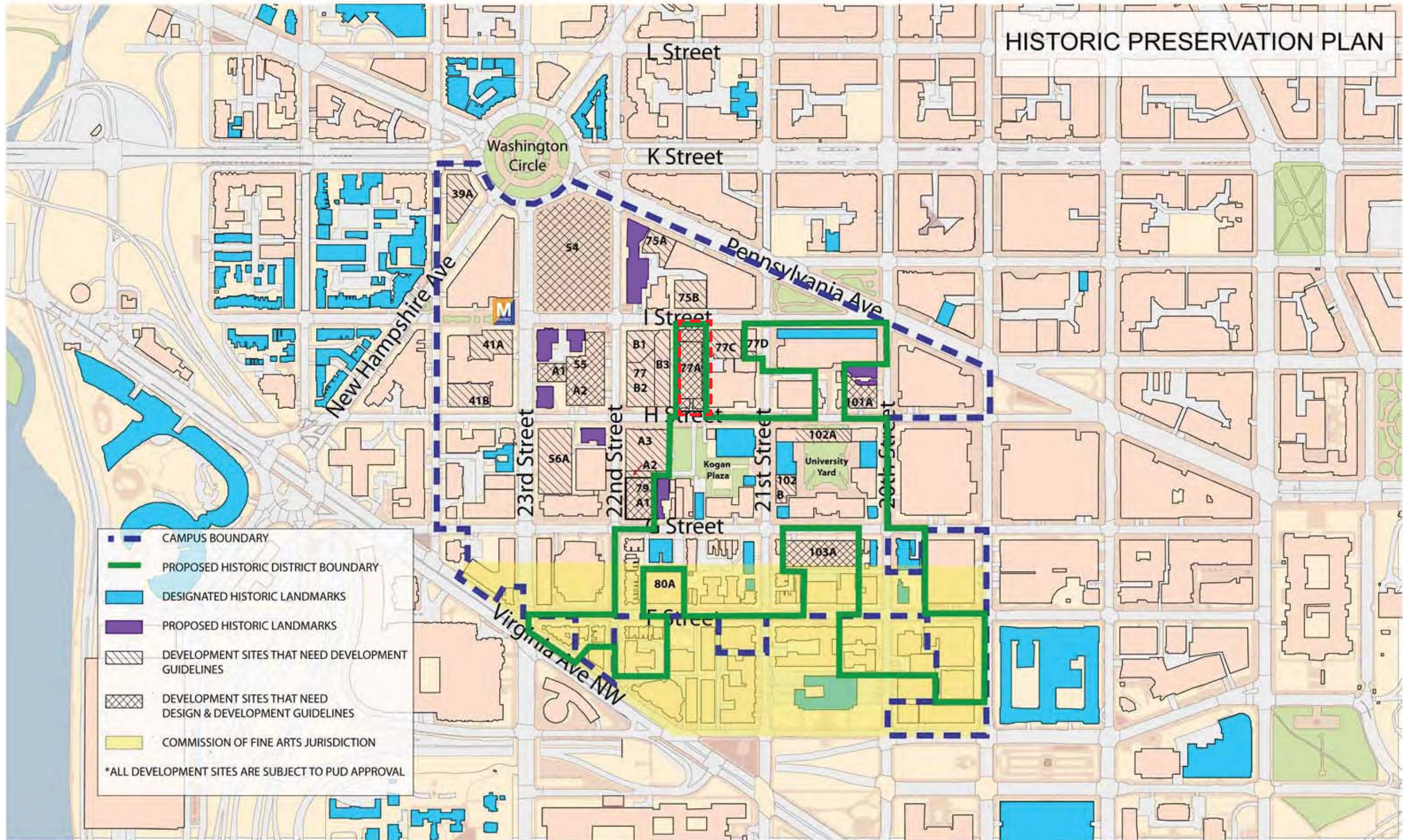
DATE: DECEMBER 12, 2012

SECOND-STAGE PUD APPLICATION

TITLE: PROPOSED ZONING

NUMBER:

A-03



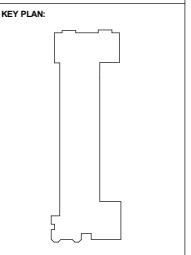
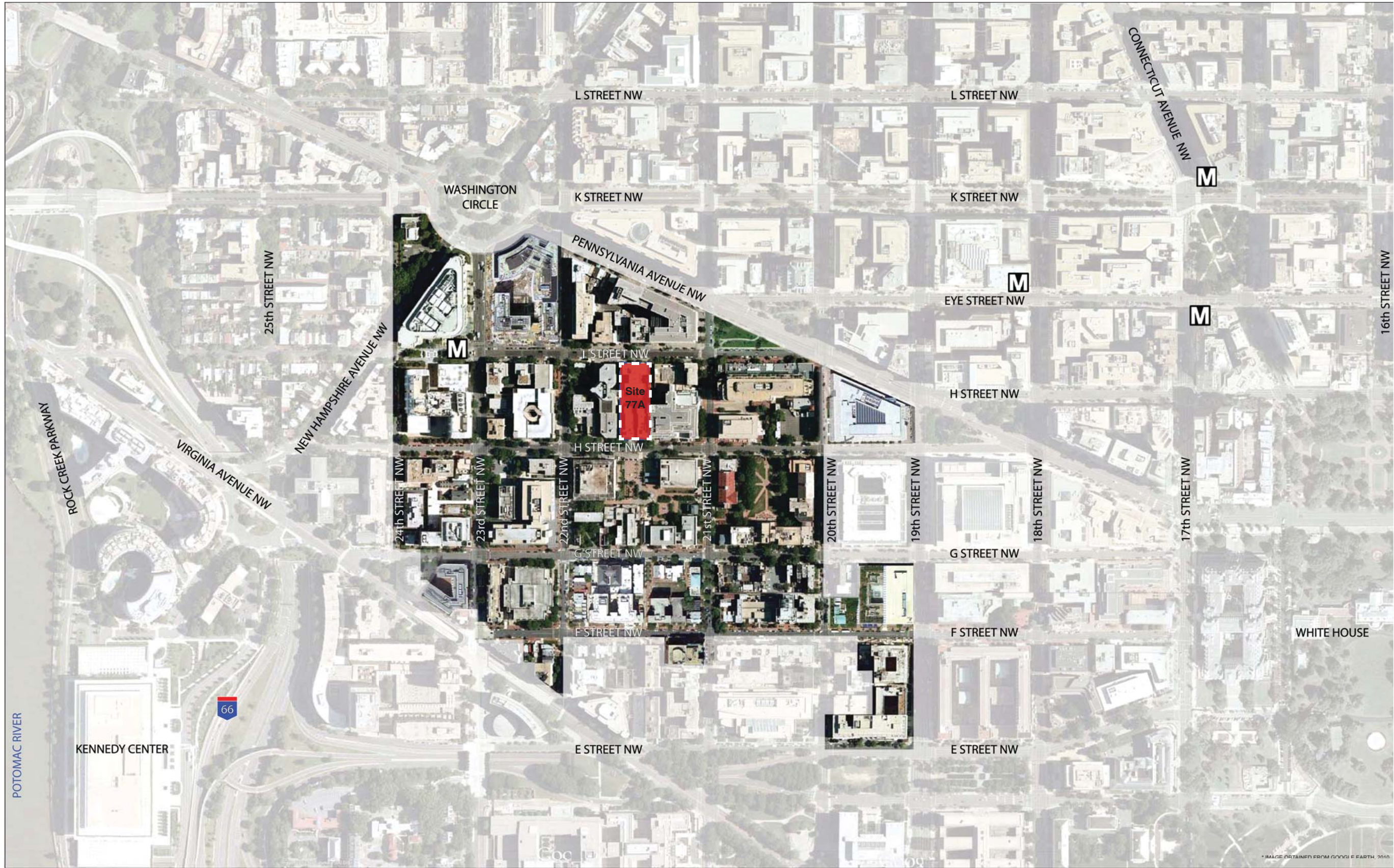
DATE: DECEMBER 12, 2012

SECOND-STAGE PUD APPLICATION

TITLE: FOGGY BOTTOM CAMPUS PLAN

Site 77A  
Residence Hall

Square 77 - Washington DC 20052



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:  
AERIAL PLAN

NUMBER:  
A-05

Key  
 Site


GW SQUARE-77 RESIDENCE HALL AERIAL PLAN

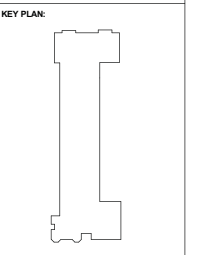


Site 77A  
Residence Hall

Square 77 - Washington DC 20052



Key  
 Site



DATE:  
DECEMBER 12, 2012

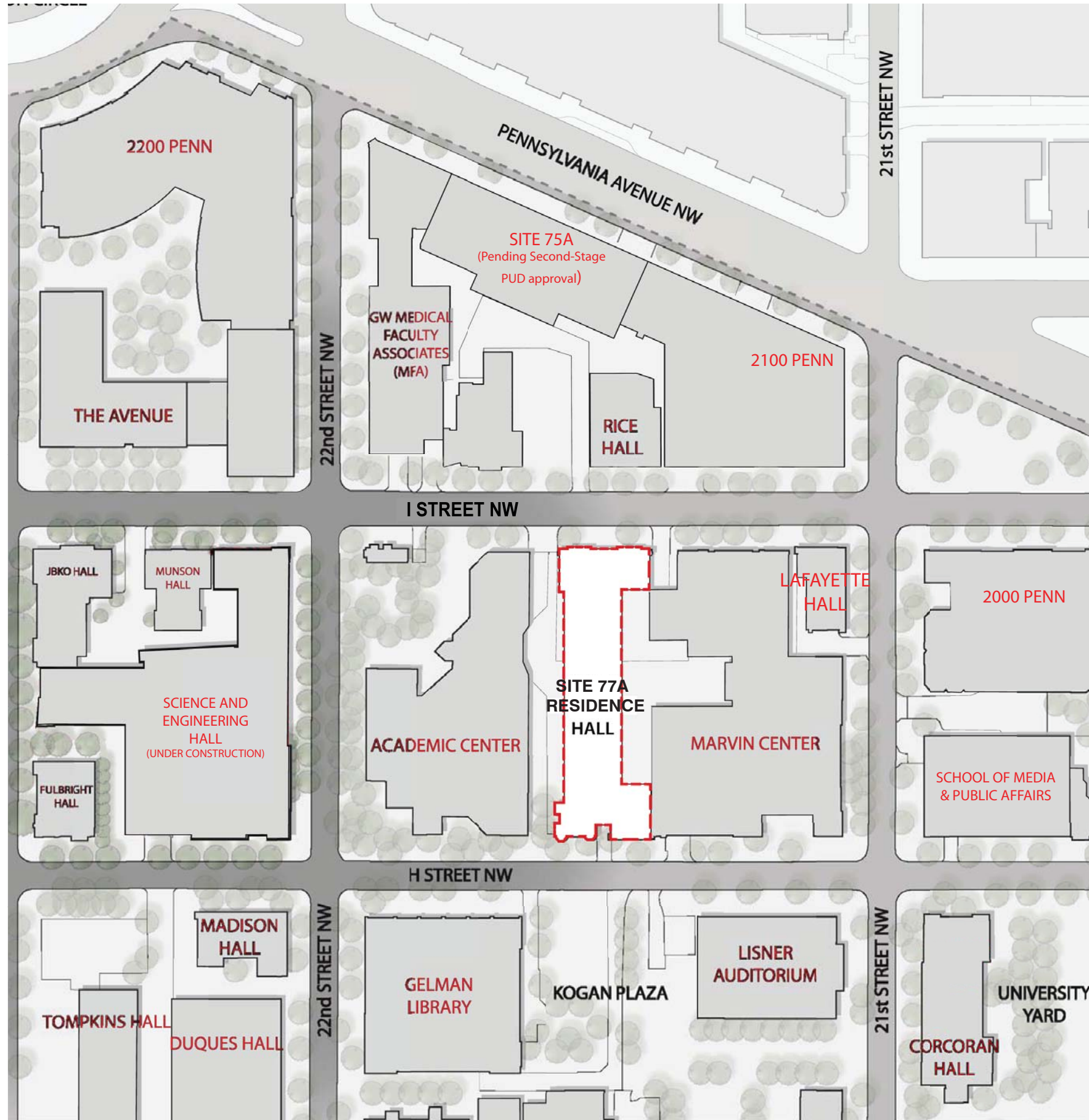
SECOND-STAGE  
PUD APPLICATION

TITLE:  
IMMEDIATE AERIAL

NUMBER:

A-06

GW SQUARE-77 RESIDENCE HALL IMMEDIATE AERIAL



GW SQUARE-77 RESIDENCE HALL VICINITY PLAN

Key



Site



KEY PLAN:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:

VICINITY PLAN

NUMBER:

**A-07**





1.) View across H Street, from Kogan Plaza, looking north at Schenley and Crawford Halls.



2.) View from Kogan Plaza, looking north at Schenley and Crawford Halls.



3.) H Street, looking Northeast, across from Schenley and Crawford Halls with Marvin Center in the distance.



4.) View of Schenley Hall entry looking north from across H Street.



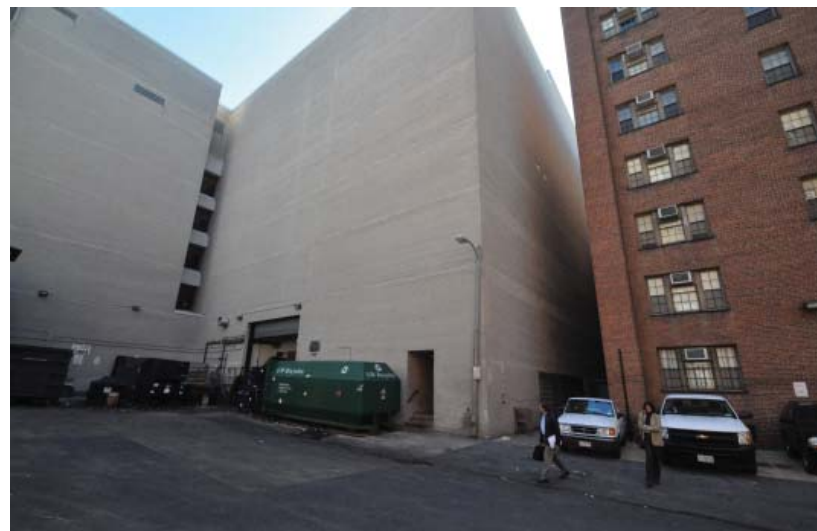
5.) View of Crawford Hall entry looking north from across H Street.



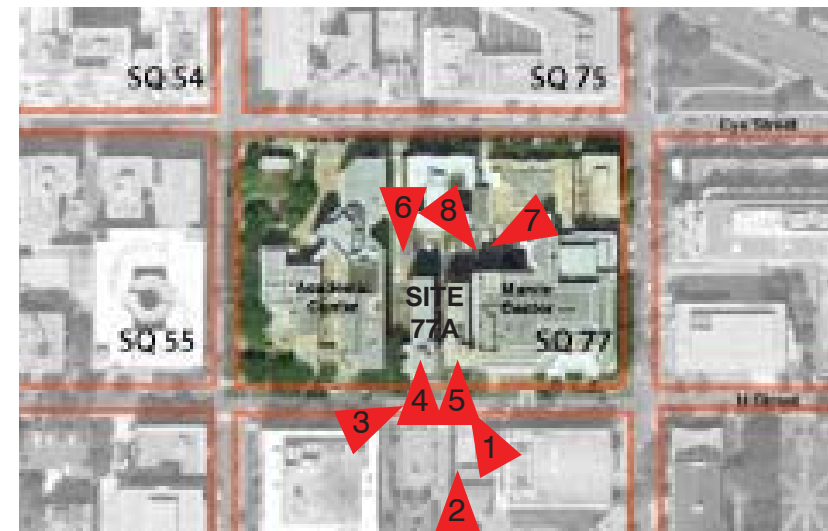
6.) View along service alley between The West End and Academic Center, looking south towards the rear of Schenley Hall.



7.) View from Marvin Center loading area, looking southwest towards Academic Center. Left to right: Crawford Hall, Schenley Hall, The West End.



8.) View from service area, looking southeast towards Marvin Center loading dock. Rear of Crawford Hall to the right.





9.) View from across Eye Street, looking southwest at The West End, with Academic Center to the right. Existing Marvin Center theatre loading and scene shop immediately to the left.



10.) View from across Eye Street, looking south at The West End, with Academic Center to the right and Marvin Center to the left.



11.) View from across Eye Street, looking southeast at the service alley between The West End and Academic Center.



12.) View along Eye Street, looking east towards Marvin Center with The West End in the foreground to the right.



13.) View along Eye Street, looking west towards Academic Center. The West End in the foreground to the left.



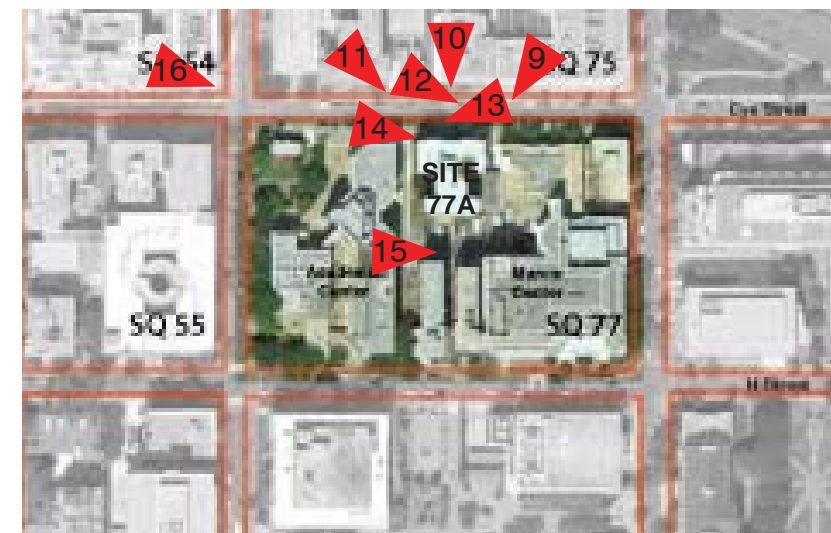
14.) View along Eye Street, looking east at the entry sidewalk of The West End.

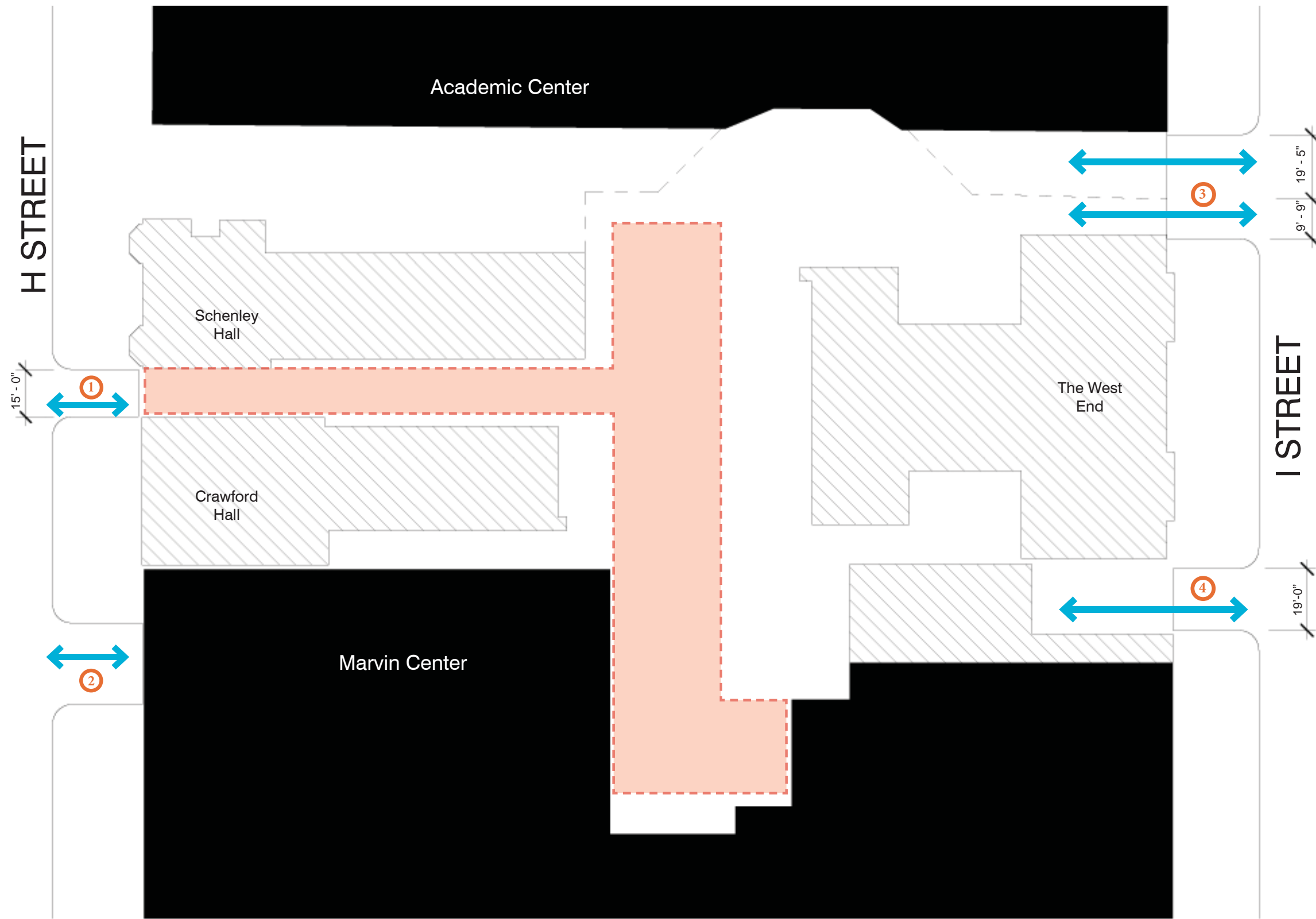


15.) View from service area, looking east towards Marvin Center loading dock. Rear of Schenley and Crawford Halls to the right. The West End rear to the left.



16.) Aerial view looking southeast towards The West End. Academic Center in the foreground.





Existing Vehicle Ingress & Egress

Existing Buildings

Public Alley to be Closed

① Curb cut at Public Alley to be closed

② Parking Entrance at Marvin Center to remain

③ Parking and Loading at Academic Center to remain

④ Curb cut for back-up Loading at Marvin Center

KEY PLAN:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE PUD APPLICATION

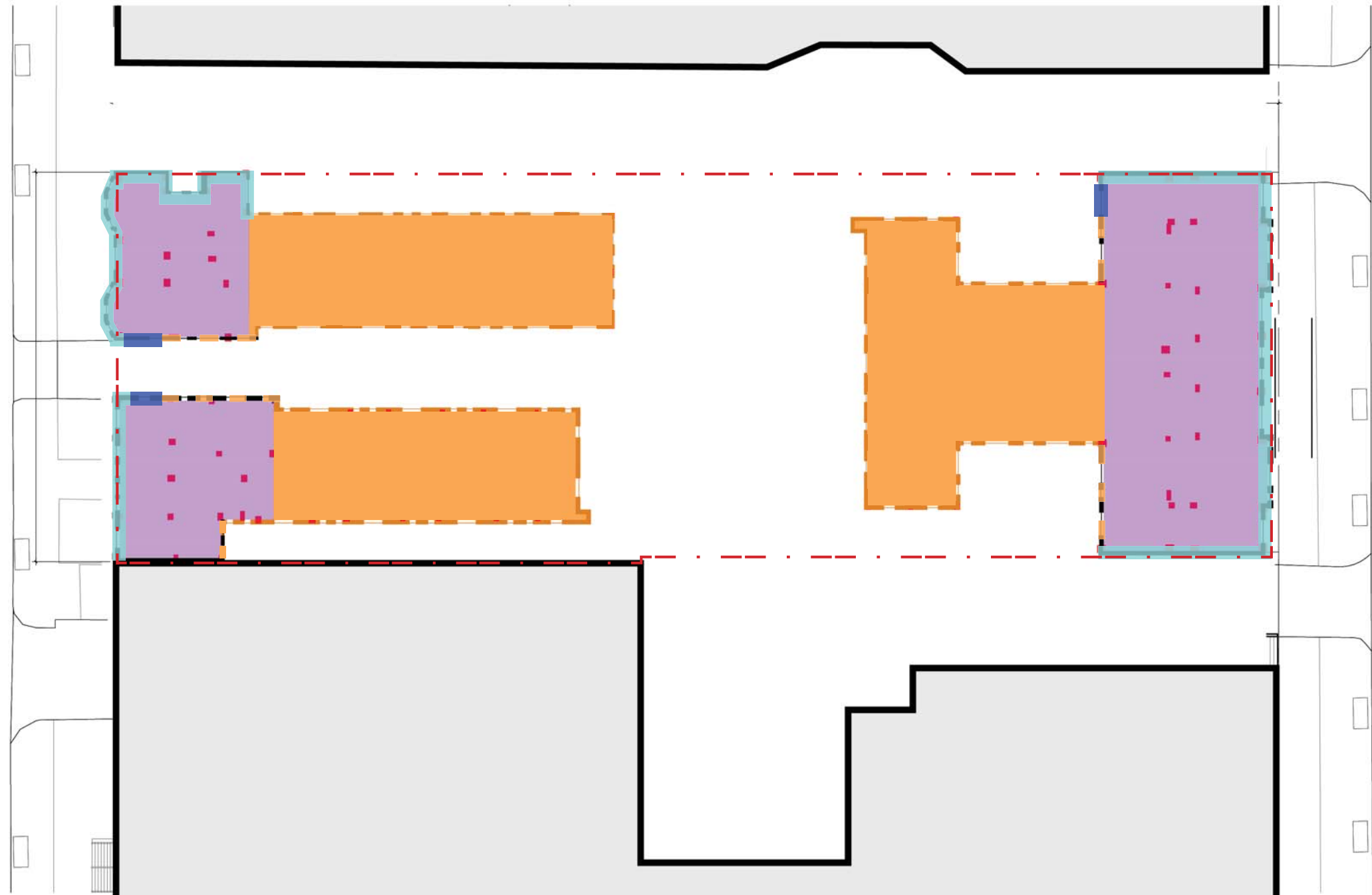
TITLE:






EXISTING CONDITIONS

NUMBER:

**A-10**

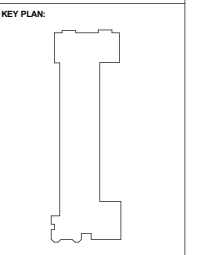




Retain:   
Remove floors and construct new floors at or near original location:   
Rebuild facade:   
Demolish structure and replace with new:   
Demolish structure: 



GW SQUARE-77 RETAIN | REBUILD | DEMOLISH

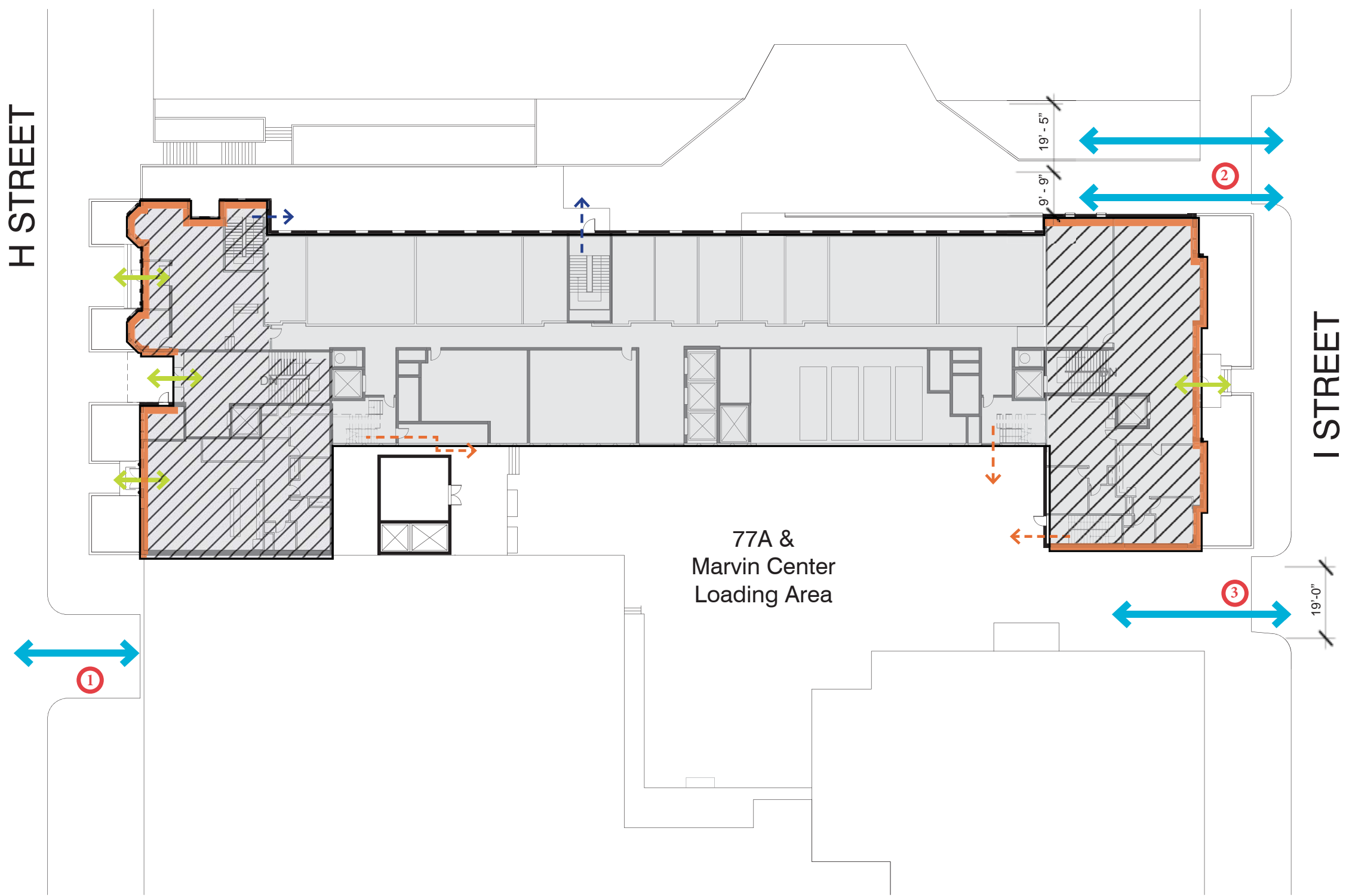


DATE:  
DECEMBER 12, 2012  
SECOND-STAGE  
PUD APPLICATION  
TITLE:  
PRESERVATION PLAN  
NUMBER:

A-11

H STREET

I STREET

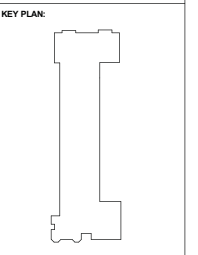


- New Construction
- To be Reconstructed
- To be Preserved

- Pedestrian Ingress & Egress
- Pedestrian Emergency Egress
- Pedestrian Service Entrance
- Vehicle Ingress & Egress

- 1 Parking Entrance at Marvin Center to remain
- 2 Parking and Loading at Academic Center to remain
- 3 Curb cut expanded for loading ingress & egress for Marvin Center & Residence Hall

\*NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLAN



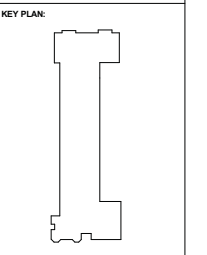
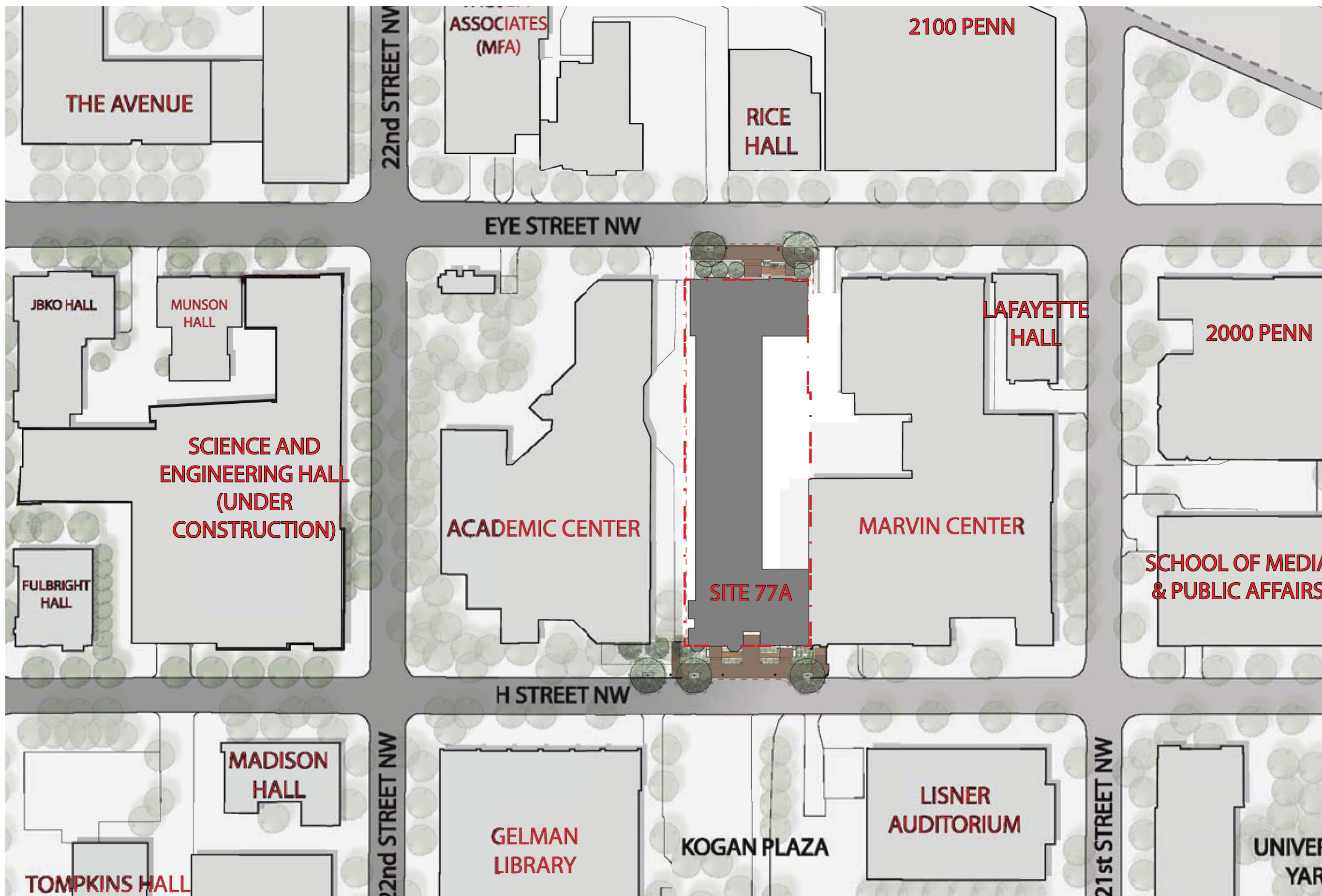
DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:

PROPOSED SITE  
CONDITIONS

NUMBER:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:  
BLOCK PLAN

NUMBER:  
A-13



200'-0"  
190'-0"  
180'-0"  
170'-0"  
160'-0"  
150'-0"  
140'-0"  
130'-0"  
120'-0"  
110'-0"  
100'-0"  
90'-0"  
80'-0"  
70'-0"  
60'-0"  
50'-0"  
40'-0"  
30'-0"  
20'-0"  
10'-0"



LAFAYETTE HALL      MARVIN CENTER      SITE 77A      ACADEMIC CENTER      837 22nd STREET

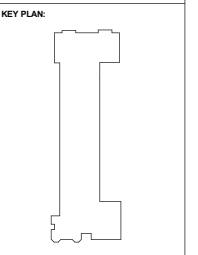
**I STREET CONTEXT ELEVATIONS**

200'-0"  
190'-0"  
180'-0"  
170'-0"  
160'-0"  
150'-0"  
140'-0"  
130'-0"  
120'-0"  
110'-0"  
100'-0"  
90'-0"  
80'-0"  
70'-0"  
60'-0"  
50'-0"  
40'-0"



ACADEMIC CENTER      SITE 77A      MARVIN CENTER

**H STREET CONTEXT ELEVATIONS**



DATE:  
DECEMBER 12, 2012

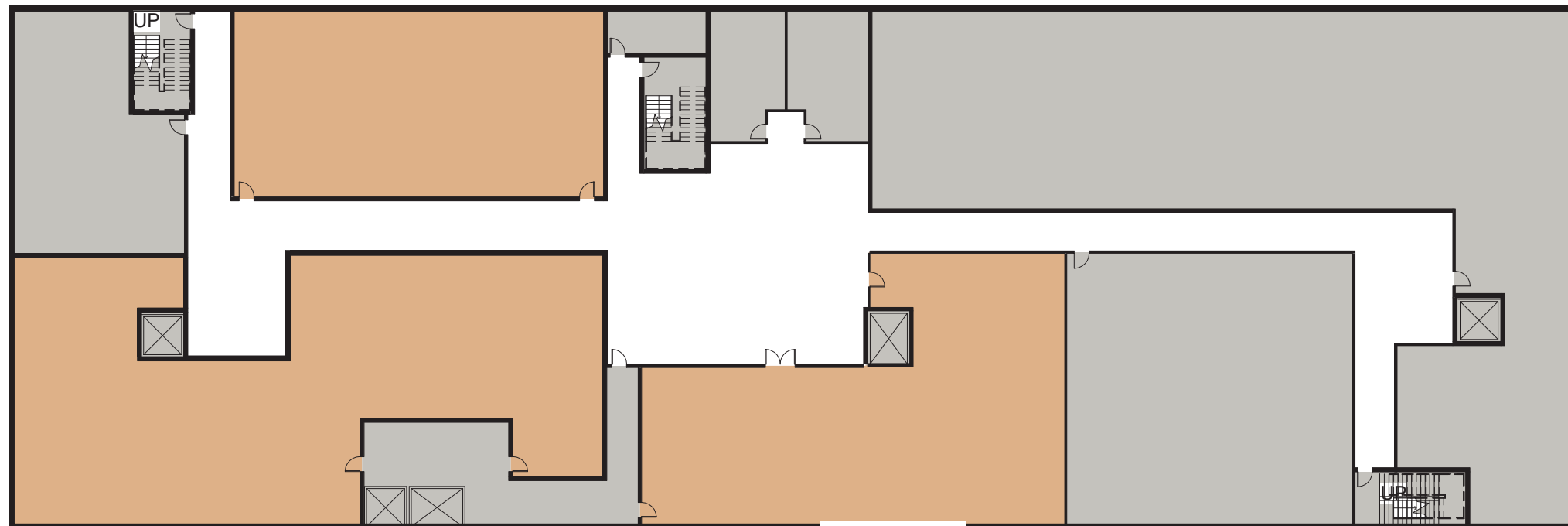
**SECOND-STAGE PUD APPLICATION**

TITLE:  
BLOCK ELEVATIONS

NUMBER:  
**A-14**

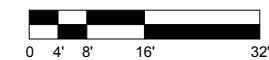
H STREET

I STREET



AREAWAY FOR MECHANICAL ACCESS

Student Life/ Building Support:   
Mechanical: 



FLOOR PLAN - LEVEL B2

\*NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLAN.

KEY PLAN:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:  
B2 LOWER LEVEL  
PLANS

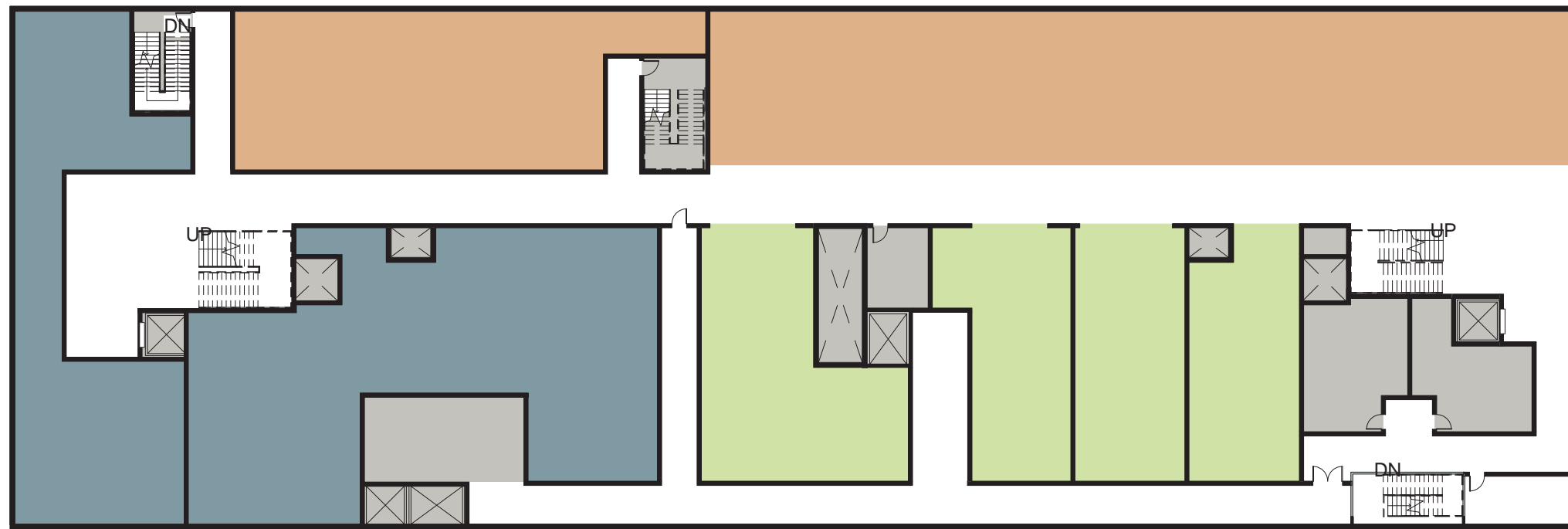
NUMBER:

A-15



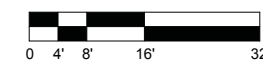
H STREET

I STREET



AREAWAY TO B-2 BELOW

- Student Life/ Building Support:
- Retail Venues:
- Mail & Package Services:
- Mechanical:



FLOOR PLAN - LEVEL B1

\*NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLAN.

KEY PLAN:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:  
B1 LOWER LEVEL  
PLANS

NUMBER:

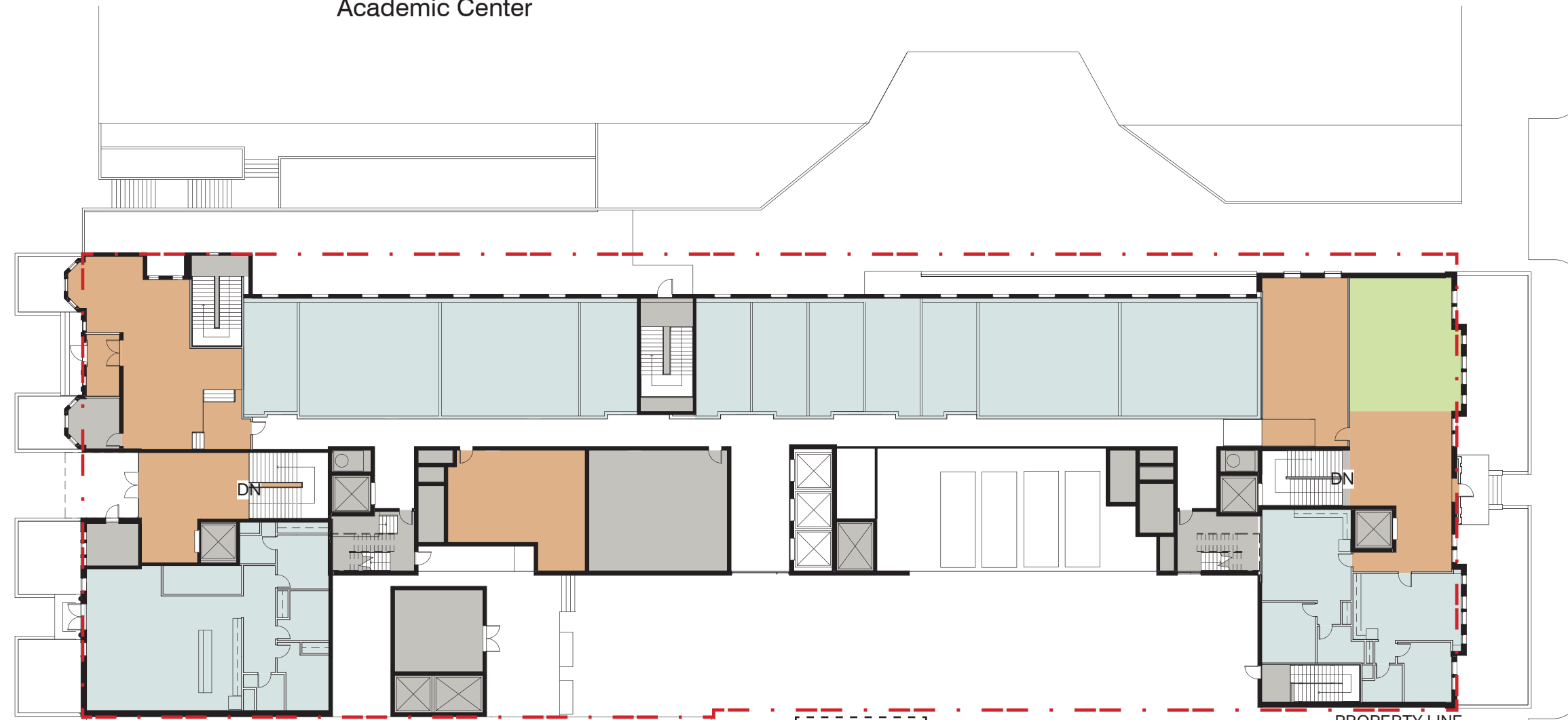
A-16

H STREET

I STREET

Academic Center

Marvin Center

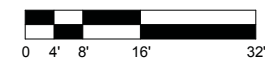


PROPERTY LINE

VAULTS BELOW

AREAWAY TO B-2 BELOW

- Student Life/ Building Support:
- Residential Unit:
- Retail Venues:
- Mechanical:



\*NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLAN.

FLOOR PLAN - LEVEL 1(GROUND)

KEY PLAN:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:

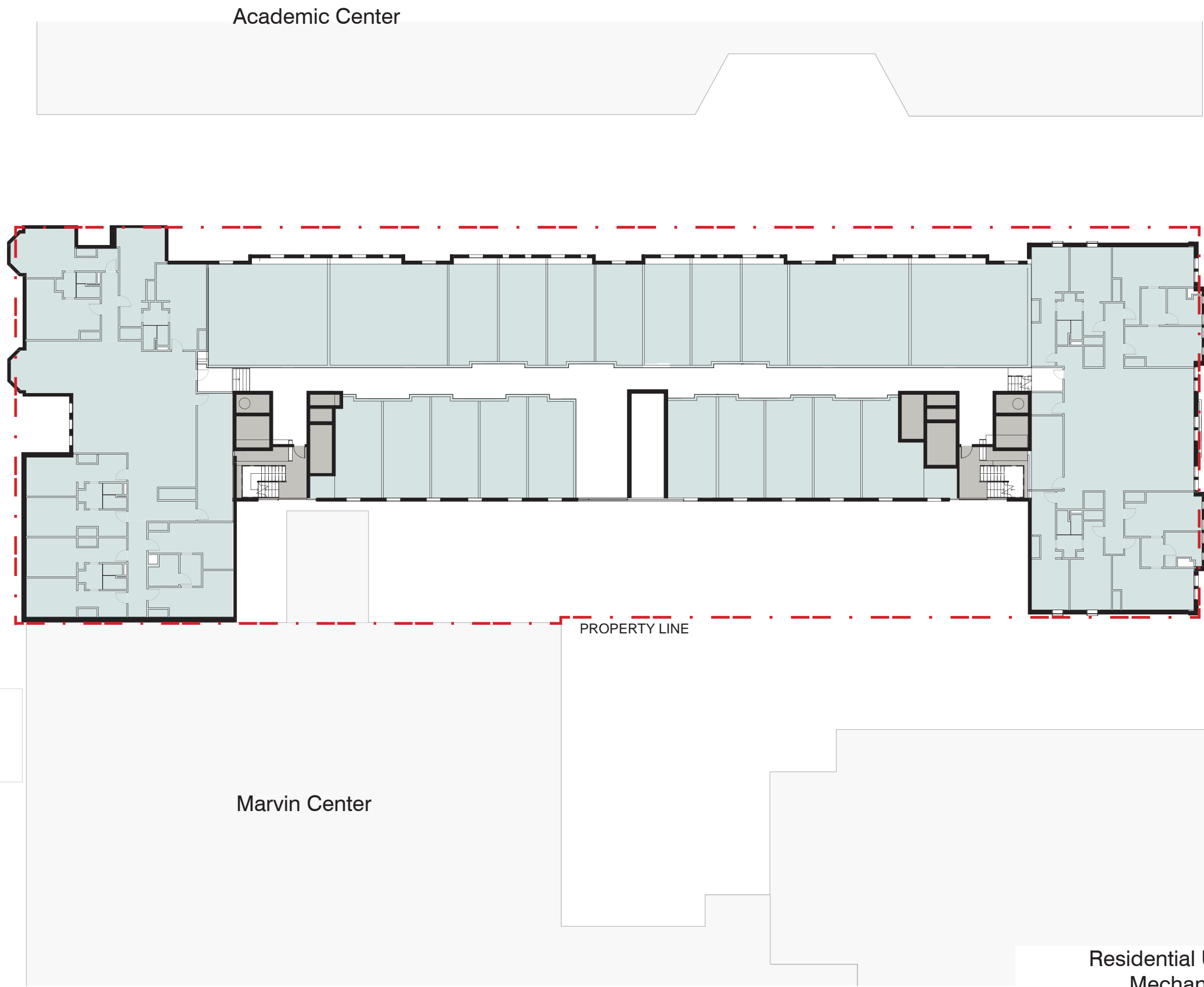
LEVEL 1 (GROUND)  
FLOOR PLAN

NUMBER:

**A-17**

H STREET



I STREET

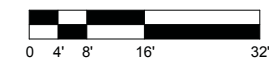


PROPERTY LINE

Academic Center

Marvin Center

Residential Unit:   
Mechanical: 



FLOOR PLAN - LEVELS 2-8

\*NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLAN.

KEY PLAN:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:

LEVEL 2-8  
FLOOR PLAN

NUMBER:

A-18

H STREET

I STREET



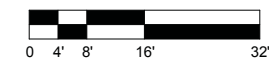
PROPERTY LINE

Marvin Center

Academic Center

Residential Unit:

Mechanical:



FLOOR PLAN - LEVEL 10

\*NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLAN.

KEY PLAN:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:

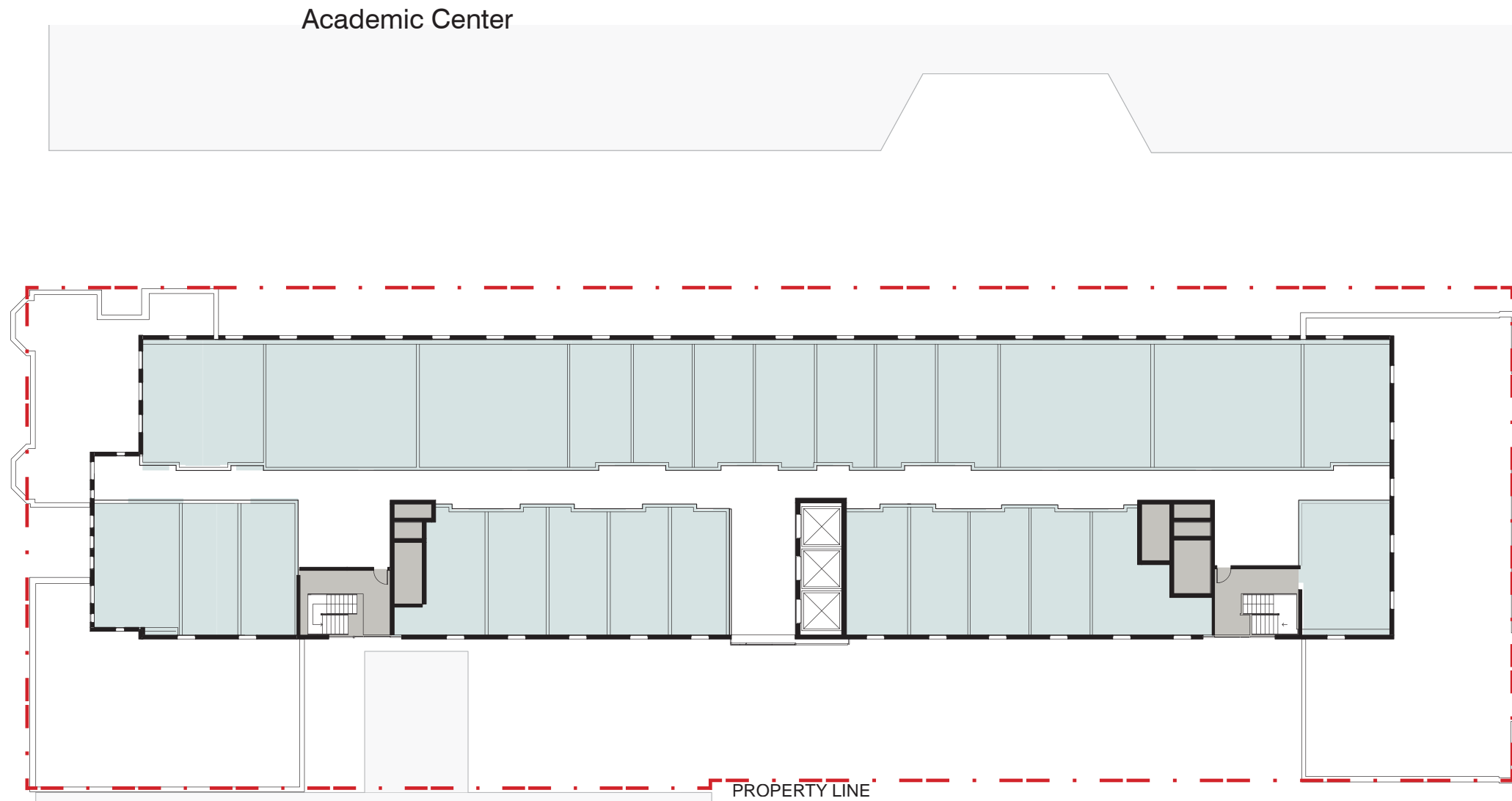
LEVEL 10-11  
FLOOR PLAN

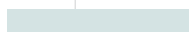

NUMBER:

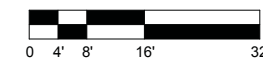
A-19

H STREET

I STREET



Residential Unit:   
Mechanical: 



FLOOR PLAN - LEVEL 11- 12

\*NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLAN.

KEY PLAN:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:

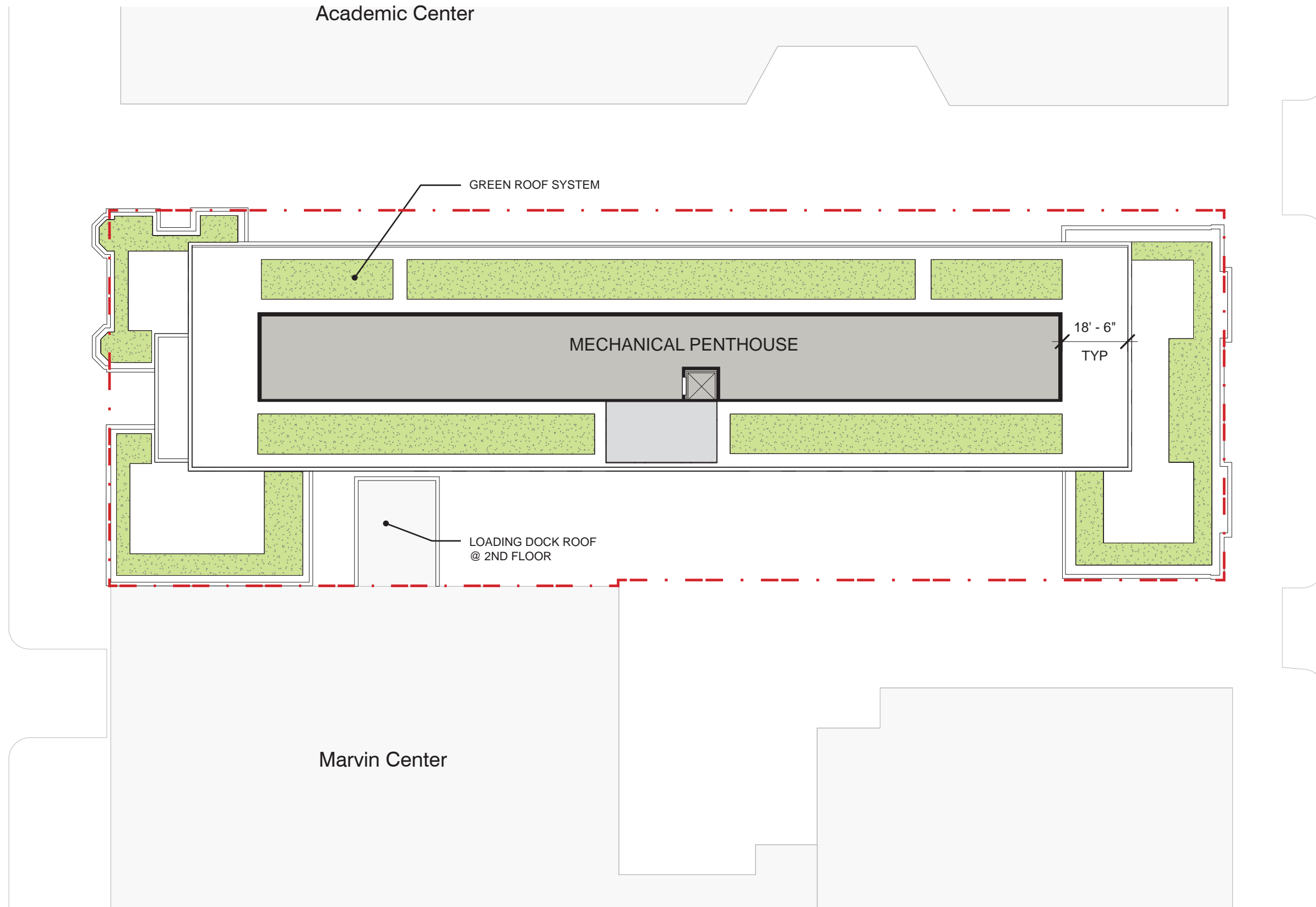
LEVEL 12  
FLOOR PLAN

NUMBER:

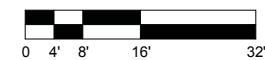
A-20

H STREET

I STREET



\*TOTAL GREEN ROOF COVERAGE: APPROXIMATELY 7000 S.F.; 30% OF TOTAL ROOF AREA.



FLOOR PLAN - PENTHOUSE/ROOF

KEY PLAN:



DATE:  
DECEMBER 12, 2012

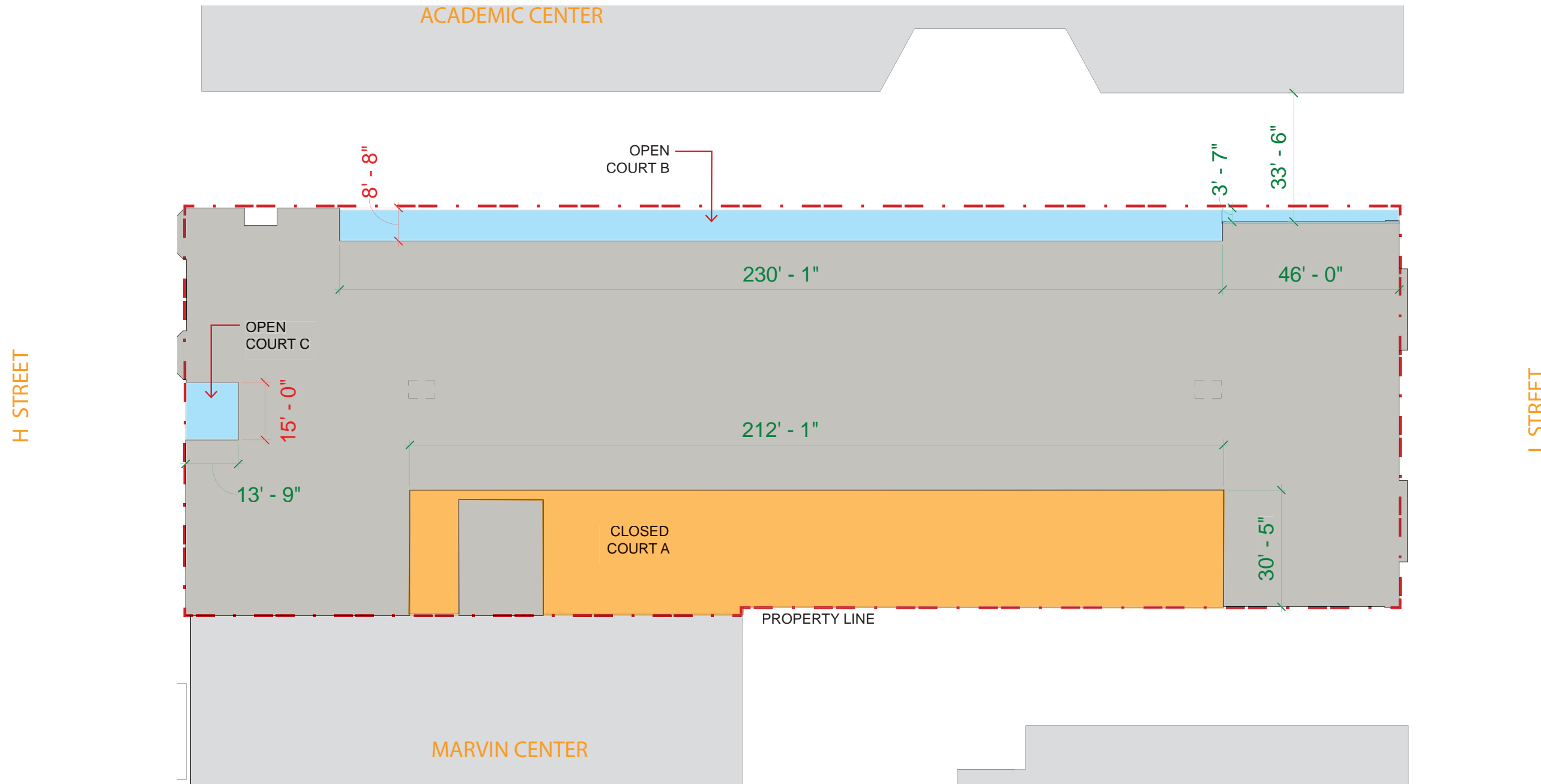
SECOND-STAGE  
PUD APPLICATION

TITLE:

ROOF PLAN

NUMBER:

A-21



**COURTS PER DCMR**

776.3 ... "for residential uses...the width of the court shall be a minimum of 4 in./ft"...



**CLOSED COURT:**

A court surrounded on all sides by the exterior walls of a building, or by exterior walls of a building and side or rear lot lines, or by alley lines where the alley is less than ten feet (10ft.) in width.



**OPEN COURT:**

A court opening onto a street, yard, or an alley not less than ten feet (10') wide.

**CLOSED COURT A**

Width Required - 84' x 4"/' = 28'  
Width Provided - 30'-5"

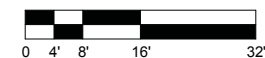
Area Required -  $2 \times (30' - 5")^2 = 1,850.35 \text{ SF}$   
Area Provided - 6,060 SF

**OPEN COURT B**

Width Required - 84' x 4"/' = 28'  
Width Provided - 8'-8"

**OPEN COURT C**

Width Required - 84' x 4"/' = 28'  
Width Provided - 15'-0"



COURT PLAN

KEY PLAN:



DATE:  
DECEMBER 12, 2012

SECOND-STAGE  
PUD APPLICATION

TITLE:

COURT PLAN

A-22