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| | |
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THE GEORGE WASHINGTON UNIVERSITY
FOGGY BOTTOM CAMPUS

SITE 75A

WASHINGTON, DC

MODIFICATION OF FIRST-STAGE PUD
AND APPROVAL OF SECOND-STAGE PUD

ZC CASE # 06-11G/06-12G

DECEMBER 31, 2012

SITE 75A

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Date

12/31/2012

Project Name

SITE 75A

ZC Case #

06-11G/06-12G

Project Number

09.7075.000

Description

COVER
SHEET

Scale

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A-000

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PUD
CHECKLIST

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SECOND-STAGE PUD CHECKLIST

SQUARE 75, SITE A (LOTS 23, 33, 34, 41, 42, & 47 PENNSYLVANIA AVE) + LOT 863 (2100 WEST PENNSYLVANIA AVE) + PORTION OF PUBLIC ALLEY TO BE CLOSED

| SECTION | ITEM | SHEET NO. |
|------------|---|------------------------|
| 2406.12(b) | <u>DETAILED STATEMENT OF USES LOCATED IN PROJECT</u> | IN WRITTEN APPLICATION |
| 2406.12(c) | <u>DETAILED SITE PLAN: LOCATION AND EXTERNAL DIMENSIONS OF BUILDING :</u> | A-011, L-01 |
| | UTILITIES & OTHER EASEMENTS : | C-1, C-4 |
| | WALKWAYS & DRIVEWAYS : | L-01 TO L-04 |
| | COURT PLAN : | A-200, A-201 |
| 2406.12(d) | <u>DETAILED LANDSCAPING & GRADING PLAN:</u> | C-3, L-02, L-04 |
| 2406.12(e) | <u>ARCHITECTURAL PLANS, SECTIONS, & ELEVATIONS:</u> | |
| | BUILDING FLOOR PLANS: | A-100 TO A-110 |
| | BUILDING ELEVATIONS : | A-302 TO A-304 |
| | BLOCK ELEVATIONS : | A-301 |
| | BUILDING SECTIONS : | A-501, A-502 |
| | BLOCK SECTIONS : | A-500 |
| 2406.12(f) | <u>CIRCULATION PLAN:</u> | |
| | DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES & CURB CUTS : | C-3, L-01 TO L-04 |
| | DETAILED PARKING PLAN : | A-101 TO A-104 |
| | NUMBER OF PARKING SPACES & LOADING BERTHS | A-101 TO A-104 |
| 2406.12(g) | <u>OTHER INFORMATION:</u> | |
| | SITE CONTEXT IMAGES | A-004 TO A-006 |
| | PERSPECTIVE RENDERING | A-306 TO A-309 |
| 2406.12(b) | <u>STATEMENT OF ACCORDANCE WITH FIRST-STAGE APPROVAL</u> | IN WRITTEN APPLICATION |

ZONING DATA

CURRENT ZONING: C-3-C & C-4

PROPOSED ZONING: C-4

PROPOSED COMBINED LOT SIZE: 25,000 SF

LOT COVERAGE: 23,639 SF (94.6%)

FAR: 10

ALLOWABLE BUILDING HEIGHT: 130'
BUILDING HEIGHT PROPOSED: 130'

GROSS FLOOR AREA TABULATION

| LEVEL | 75A | 2100W | TOTAL (SF) |
|-------|---------|---------|------------|
| 01 | 11,862 | 10,566 | 22,428 |
| 02 | 10,623 | 11,122 | 21,745 |
| 03 | 11,234 | 11,677 | 22,911 |
| 04 | 11,234 | 11,677 | 22,911 |
| 05 | 11,234 | 11,677 | 22,911 |
| 06 | 11,234 | 11,677 | 22,911 |
| 07 | 11,234 | 11,677 | 22,911 |
| 08 | 11,234 | 11,677 | 22,911 |
| 09 | 11,234 | 11,725 | 22,959 |
| 10 | 11,234 | 11,725 | 22,959 |
| 11 | 11,143 | 11,300 | 22,443 |
| NET | 123,500 | 126,500 | 250,000 |

PENTHOUSE FAR ALLOWED : 0.37 FAR x 25,000 = 9,250 SF

THE AGGREGATE AREA OF PENTHOUSE SHALL BE LESS THAN 1/3 OF ROOF AREA PER (IBC 509), 3,760 / 22,880 = 0.16

PENTHOUSE PROPOSED : 3,760 SF

COURTS:
RELIEF REQUIRED, SEE PAGE A-201

REAR YARD:
RELIEF REQUIRED, SEE PAGE A-200

CIRCULATION

ZONING PARKING REQUIREMENT:
250,000 - 2,000 / 1,800 = 138 SPACES

PARKING PROVIDED: SEE A101-A104

| LEVEL | STD (9'x19') | CMPCT (8'x16') | APPROX. VALET TOTAL | APPROXIMATE TOTAL W. VALET | |
|---------------|--------------|----------------|---------------------|----------------------------|-----|
| P-01 | 23 | 12 | 35 | 4 | 39 |
| P-02 | 34 | 17 | 51 | 4 | 55 |
| P-03 | 35 | 17 | 52 | 8 | 60 |
| APPROX. TOTAL | 92 | 46 | 138 | 16 | 154 |

APPROXIMATELY 154 TOTAL SPACES PROVIDED INCLUDING VALET

COMPACT SPACES ALLOWED - 40% (SECTION 2115.2)
COMPACT SPACES PROVIDED APPROXIMATELY 46 / 138 = 33.3%

ADA SPACES :

5 ADA STANDARD + 1 ADA VAN ACCESSIBLE
6 TOTAL PROVIDED
LOCATED CLOSE TO GARAGE SHUTTLE ELEVATORS
VAN ACCESSIBLE SPACE LOCATED AT P-01 LEVEL

SUSTAINABLE VEHICLES:

TARGET = 5% REQUIRED BY LEED GOLD
PROVIDED APPROXIMATELY 8/154 = 5%
LOCATED CLOSE TO GARAGE SHUTTLE ELEVATORS

ZONING LOADING & SERVICE BERTHS REQUIREMENT:

| | |
|--------------------------------|------------|
| LOADING BERTHS (12' x 30') | 3 REQUIRED |
| LOADING PLATFORM (100 SF) | 3 REQUIRED |
| SERVICE / DELIVERY (10' x 20') | 1 REQUIRED |

LOADING & SERVICE BERTHS PROVIDED:

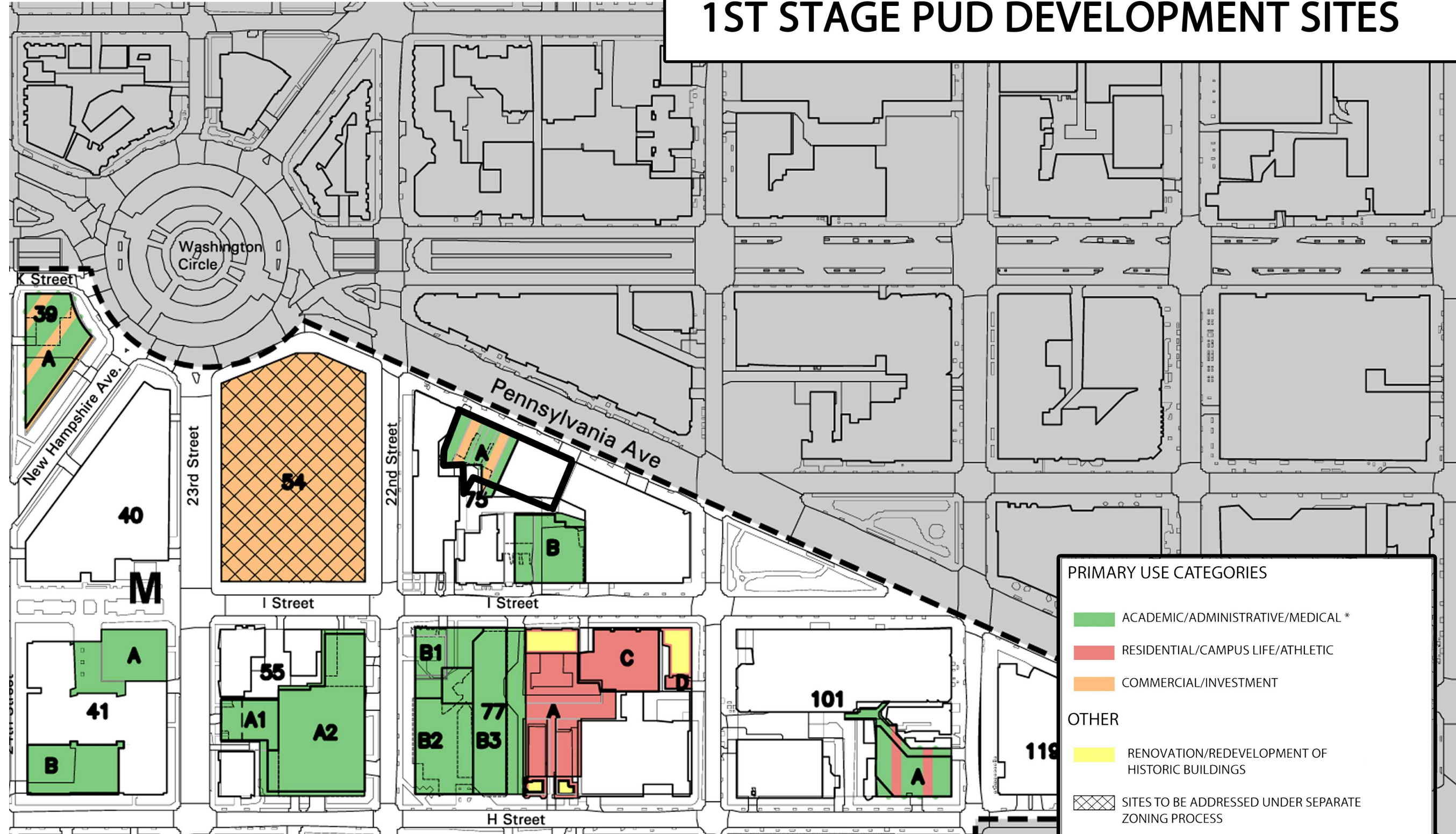
| | |
|--------------------------------|--------------|
| LOADING BERTHS (12' x 30') | 3 PROVIDED * |
| LOADING PLATFORM (100 SF) | 3 PROVIDED |
| SERVICE / DELIVERY (10' x 20') | 1 PROVIDED |

* 2 SPACES PROVIDED INSIDE LOADING DOCK, 1 SPACE PROVIDED OUTSIDE OF LOADING DOCK INSIDE THE PROPERTY LINE

BICYCLE STORAGE HAS BEEN PROVIDED AT P-01 LEVEL FOR APPROXIMATELY 52 BICYCLES PER LEED REQUIREMENTS.

LEED CERTIFICATION TARGET: GOLD

1ST STAGE PUD DEVELOPMENT SITES

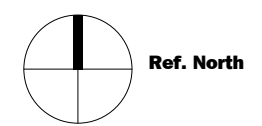


PRIMARY USE CATEGORIES

- 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



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Date

12/31/2012

Project Name

SITE 75A

ZC Case #

06-11G/06-12G

Project Number

09.7075.000

Description

DEVELOPMENT SITE PLAN

Scale

NOT TO SCALE

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Description

PROPOSED
ZONING PLAN

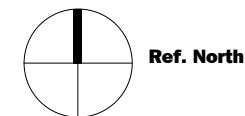
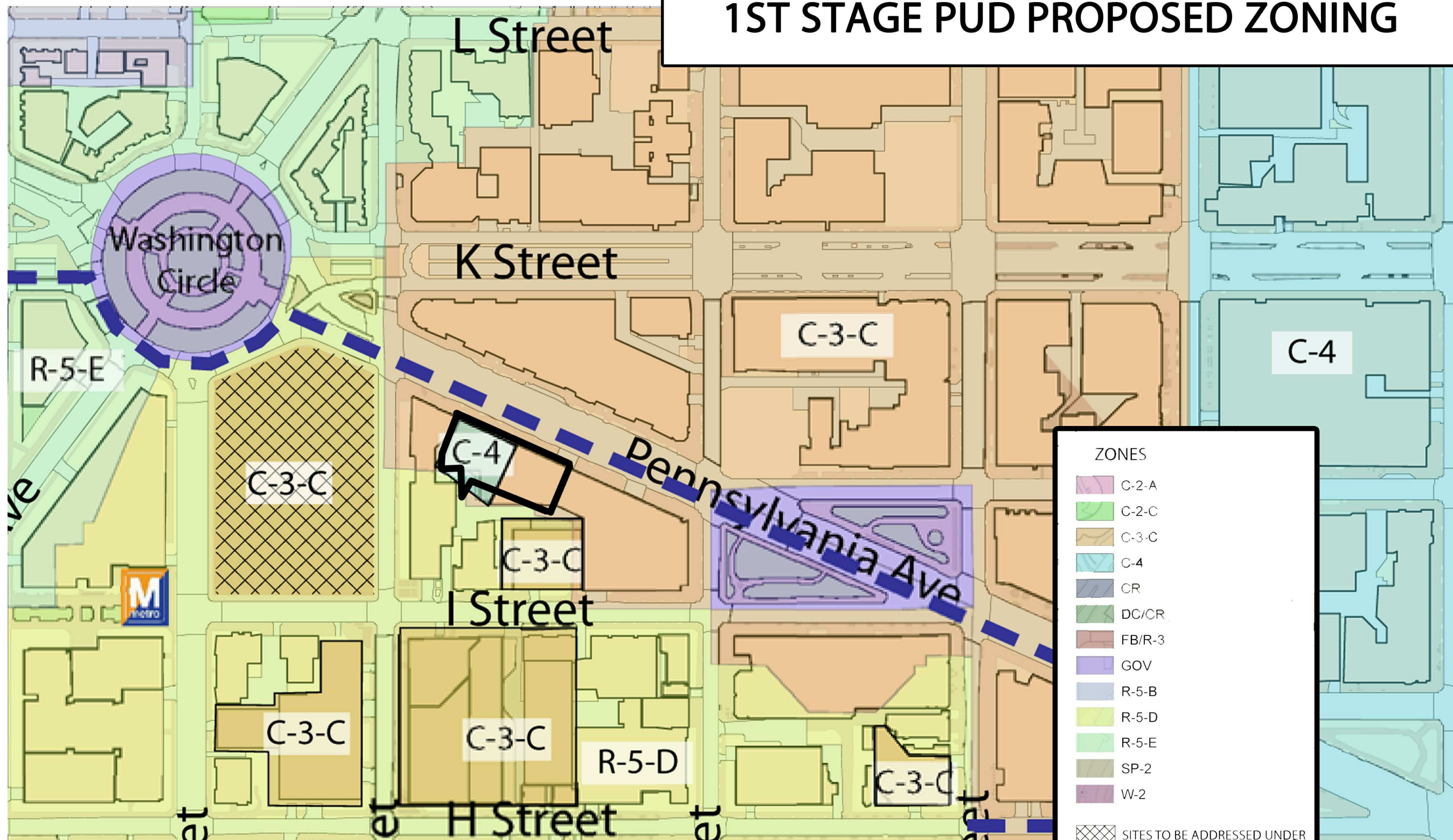
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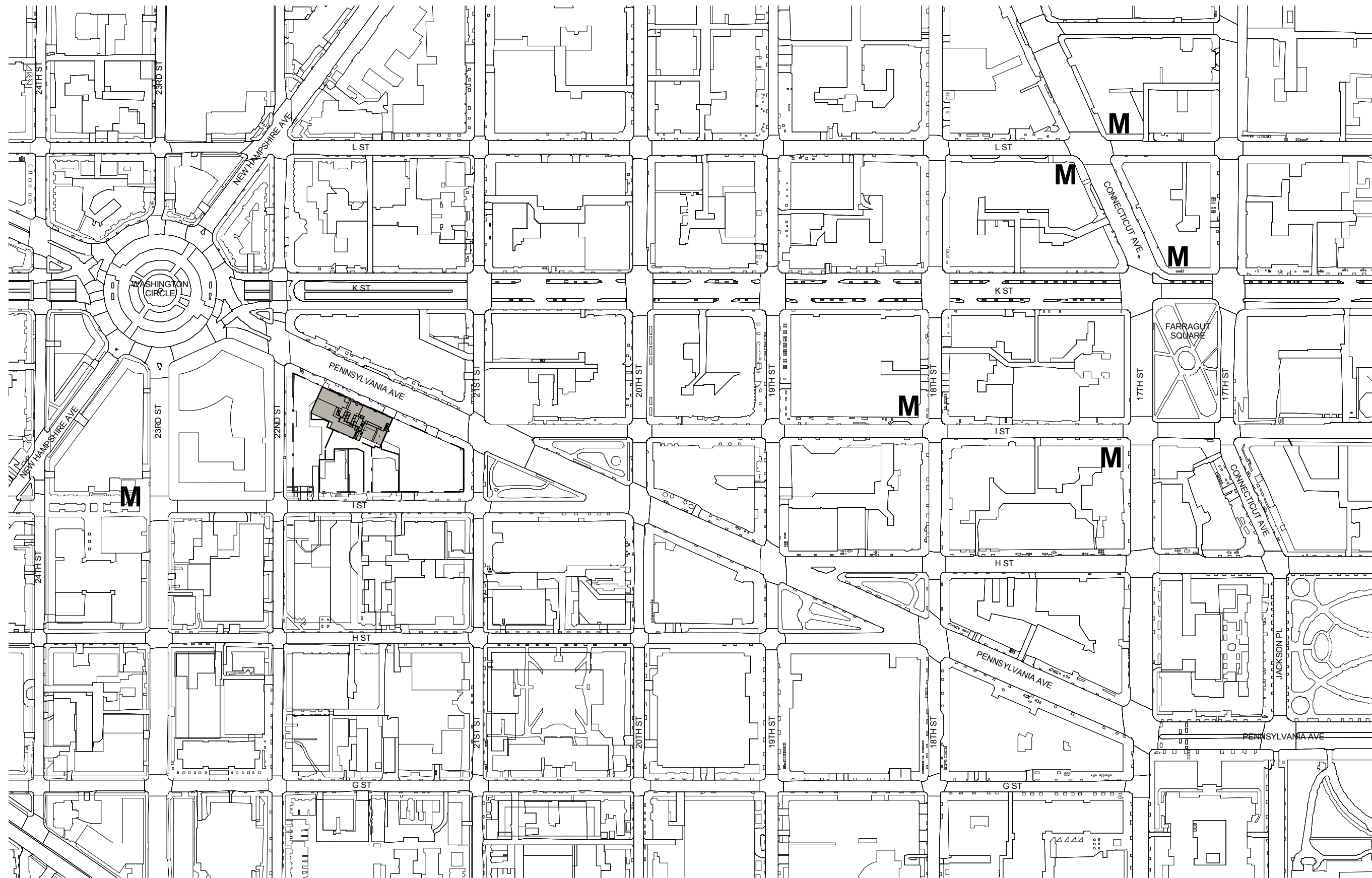
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A-003

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1ST STAGE PUD PROPOSED ZONING





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Description

CONTEXT
MAP

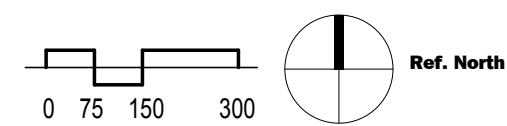
Scale

1" = 300'-0"

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

CONTEXT MAP

SCALE: 1" = 300'-0"



A-004
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Description

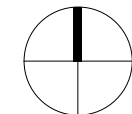
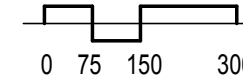
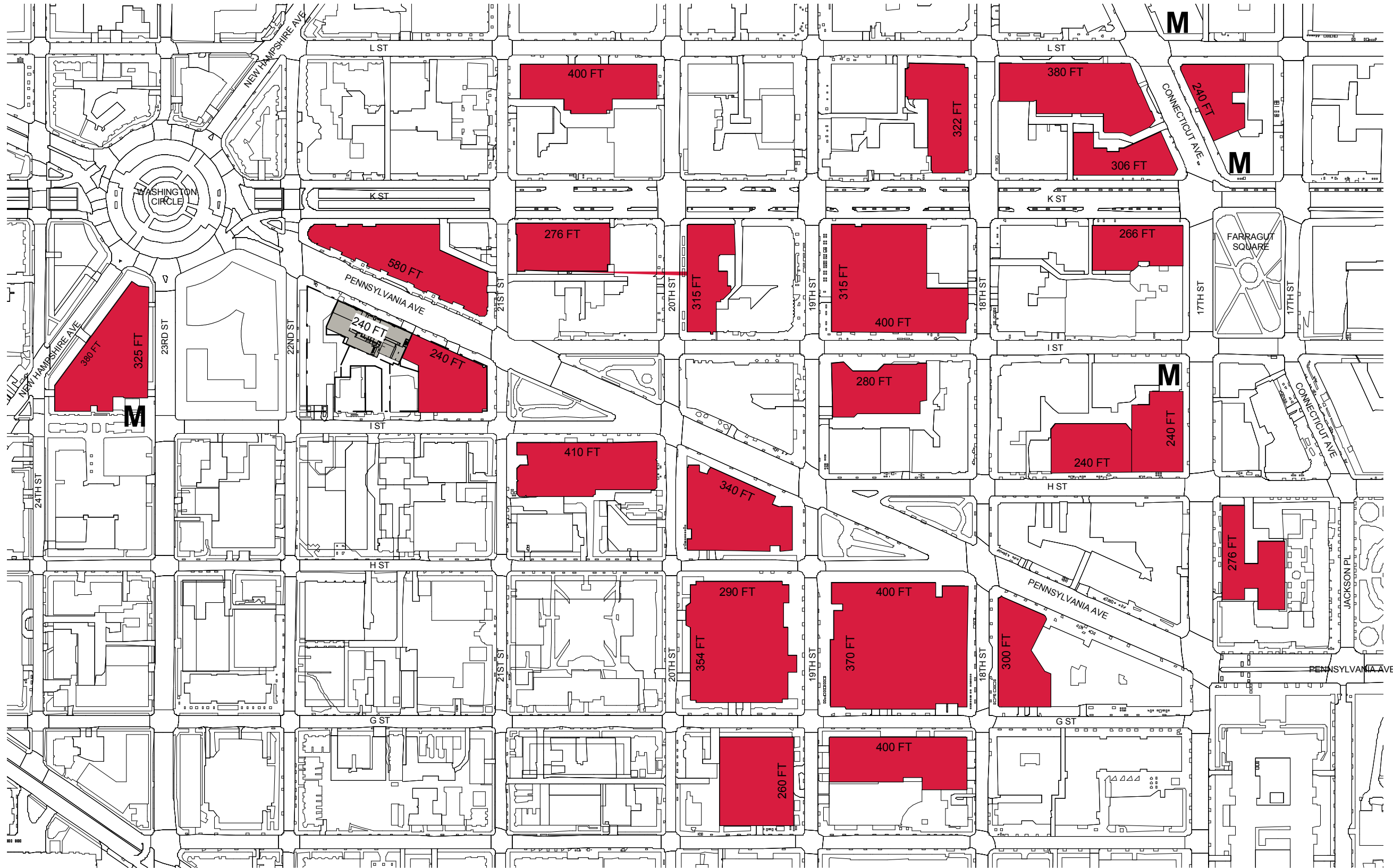
CONTEXT
SCALE
DIAGRAM

Scale

1" = 300'-0"

A-005

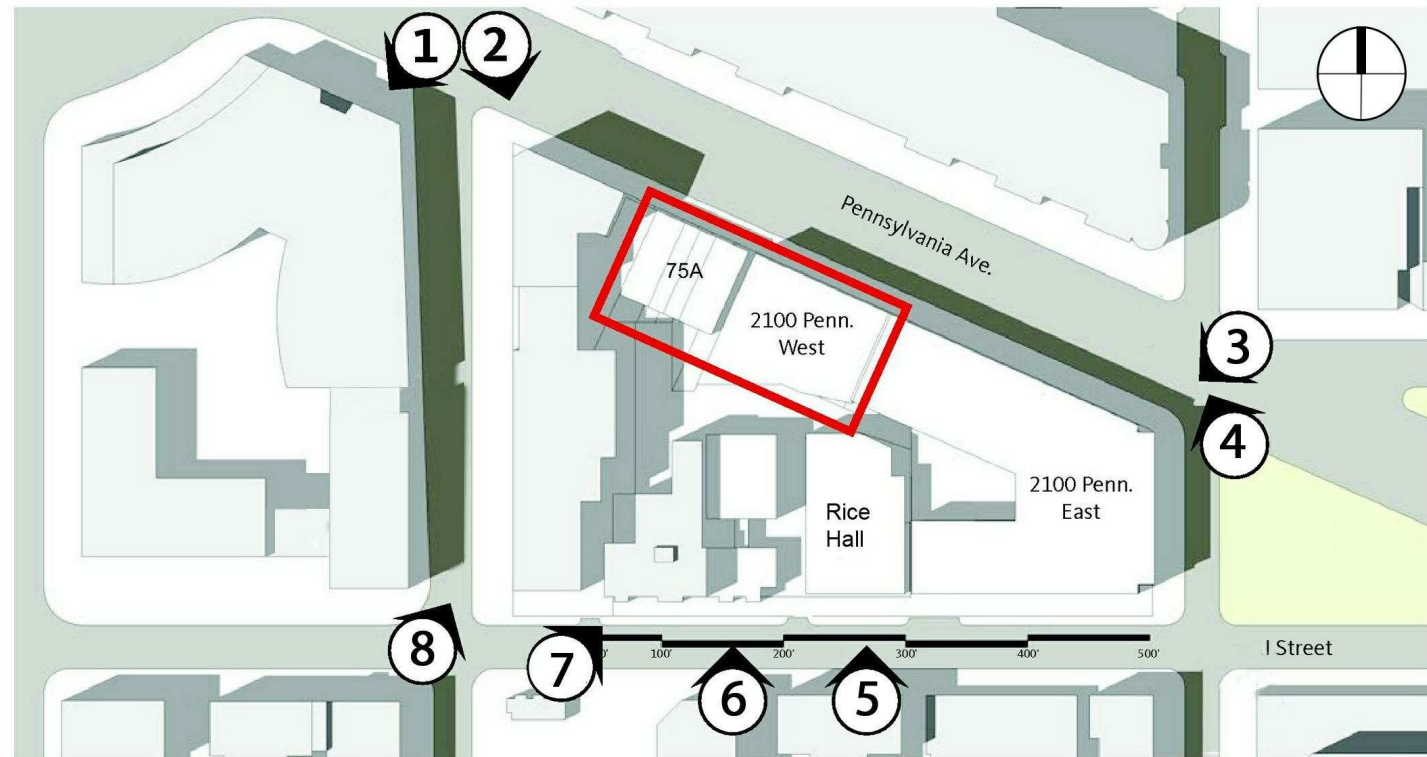
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Ref. North

CONTEXT SCALE DIAGRAM

SCALE: 1" = 300'-0"



VIEW FROM NE

EXISTING CONTEXT PHOTOS

SCALE: 1/4" = 1'-0"



1 SQUARE 54



2 BURNS BUILDING



3 2100 PENNSYLVANIA AVE EAST



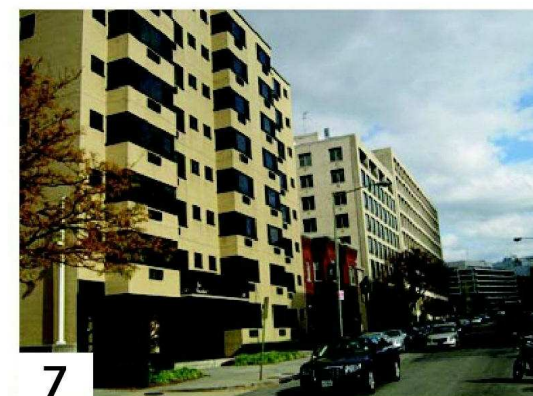
4 IMF-IFC BUILDING



5 RICE HALL



6 JQA HOUSE



7 THE PRESIDENT CONDOMINIUM



8 AMBULATORY CARE CENTER

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CONTEXT PHOTOS

Scale

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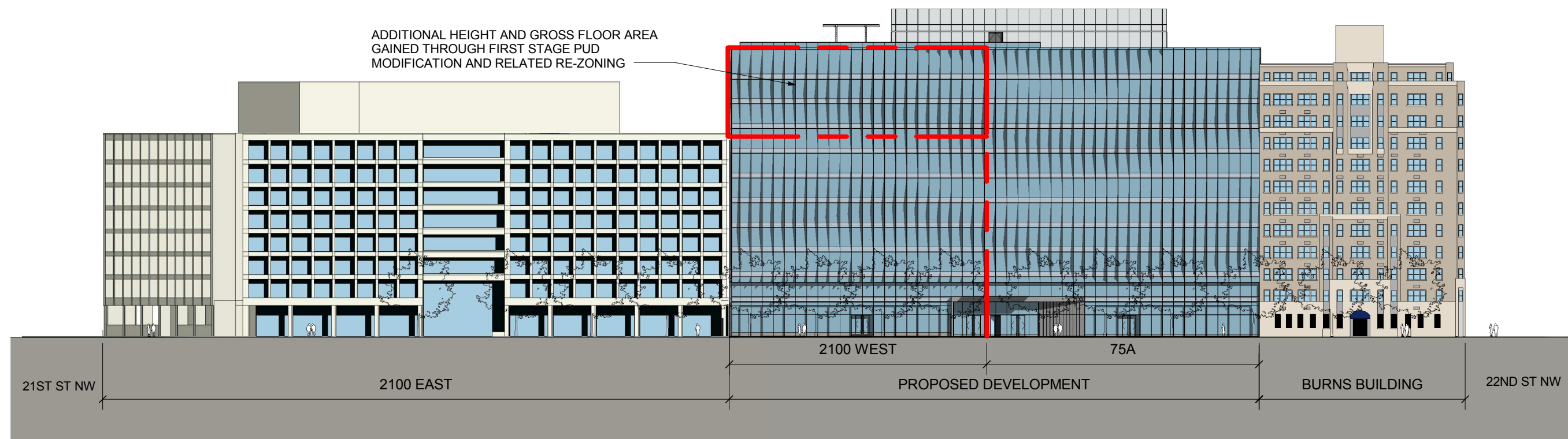
Description

ZONING
BUILDING
HEIGHT
DIAGRAM

Scale

1" = 50'-0"

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NOTE: SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

ZONING BUILDING HEIGHT

SCALE: 1" = 50'-0"

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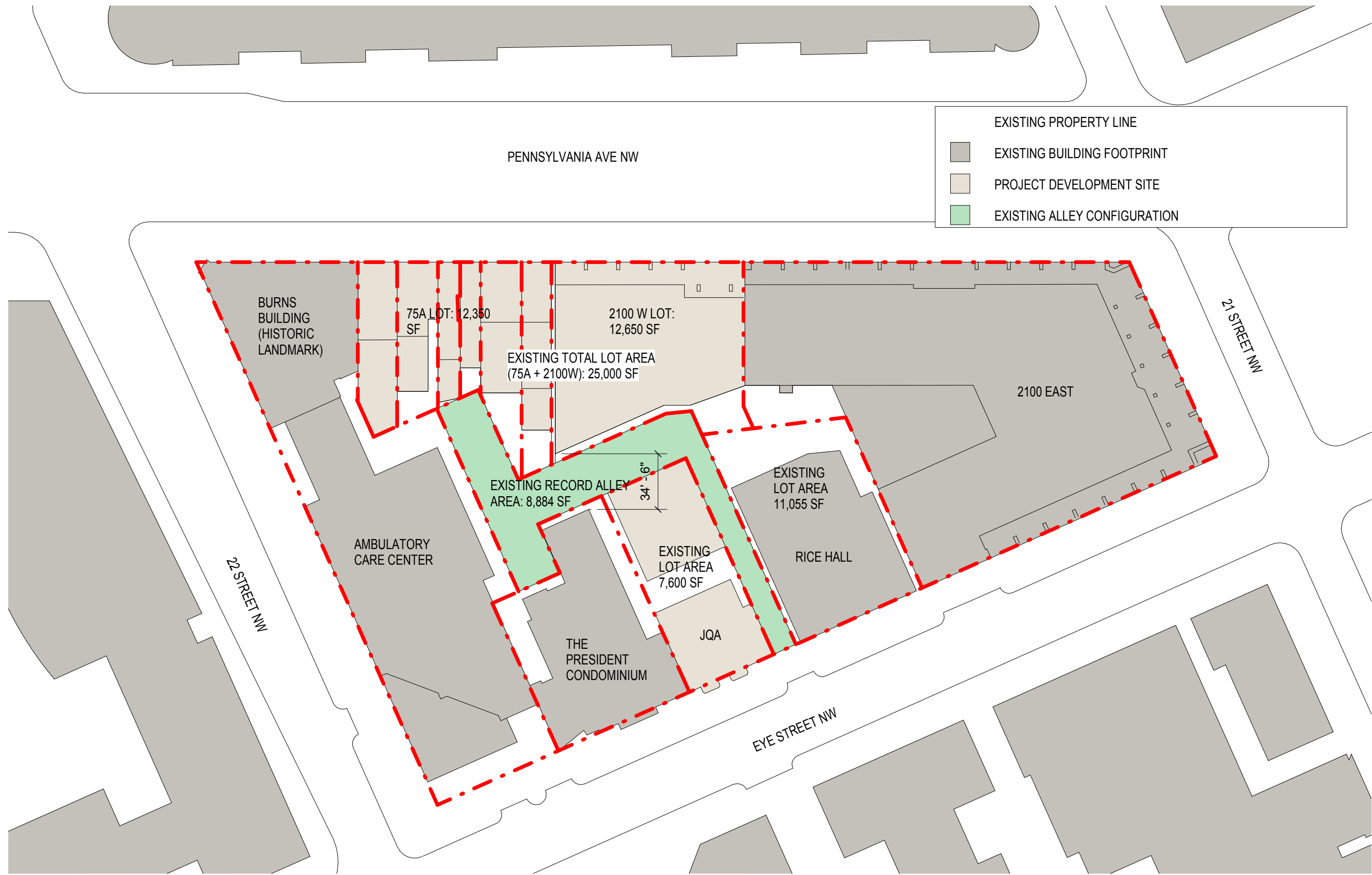
Description

SITE PLAN -
EXISTING

Scale

1" = 60'-0"

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EXISTING PROPERTY LINE

EXISTING BUILDING FOOTPRINT

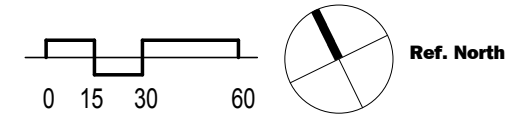
PROJECT DEVELOPMENT SITE

EXISTING ALLEY CONFIGURATION

NOTE: AREAS BASED ON FIELD MEASUREMENTS UNLESS OTHERWISE NOTED. FINAL DIMENSIONS TO BE CONFIRMED UPON RECORDATION

SITE PLAN- EXISTING

SCALE: 1" = 60'-0"



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Description

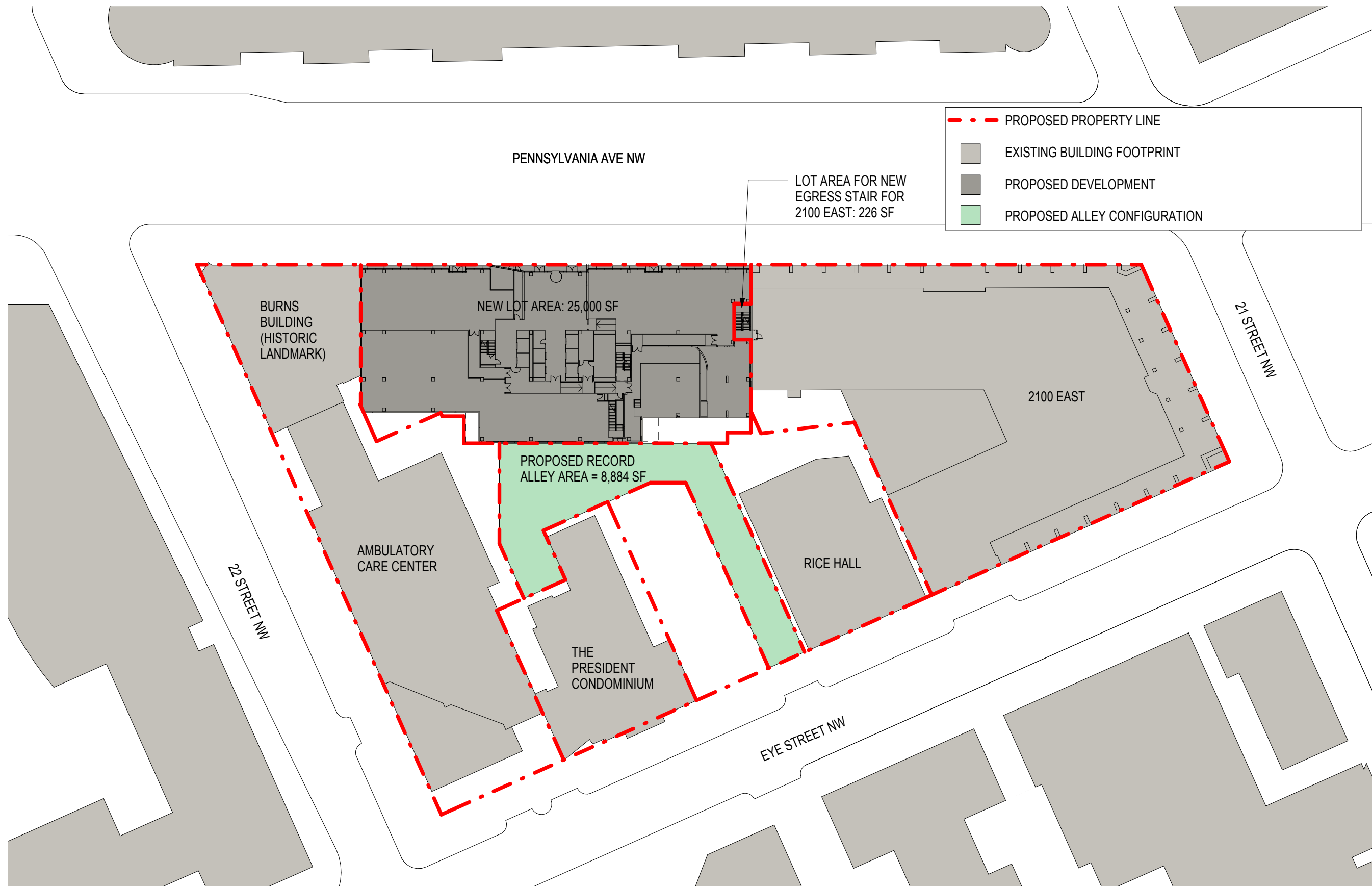
SITE PLAN - PROPOSED

Scale

1" = 60'-0"

A-009

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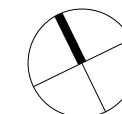
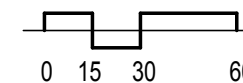


NOTE: AREAS BASED ON FIELD MEASUREMENTS UNLESS OTHERWISE NOTED. FINAL DIMENSIONS TO BE CONFIRMED UPON RECORDATION

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

SITE PLAN - PROPOSED

SCALE: 1" = 60'-0"



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Description

INTENTIONALLY
LEFT BLANK

Scale

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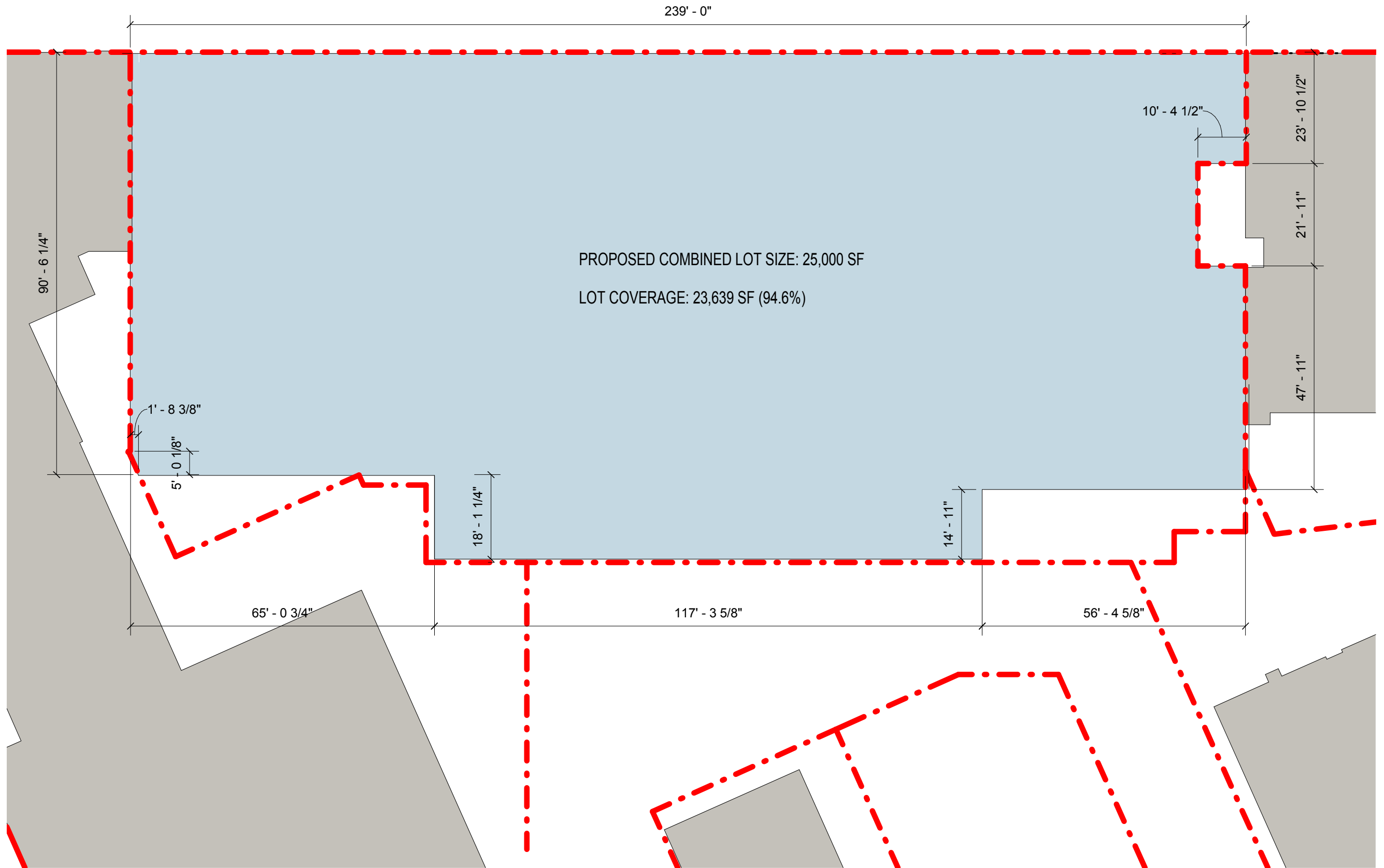
DIMENSIONAL
PLAN

Scale

3/64" = 1'-0"

A-011

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Description

PLAN- LEVEL P4

Scale

3/64" = 1'-0"

A-100
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NOTE: ALTERATIONS TO THE SIZE AND DESIGN OF THE UNDERGROUND PARKING GARAGE MAY BE MADE FROM DESIGN SHOWN, PROVIDED THAT THE GARAGE CONTAINS APPROXIMATELY 154 STRIPED PARKING SPACES, WHICH REQUIREMENT MAY BE SATISFIED WITH ANY COMBINATION OF HANDICAPPED, FULL-SIZED, COMPACT, VALET AND TANDEM SPACES

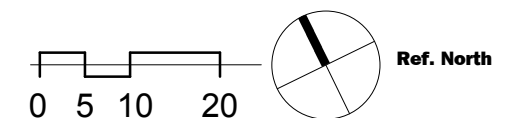
NOTE: PARKING SHOWN HERE INCLUDED IN LEVEL P3 PARKING SPACE TABULATIONS. (PARKING SHOWN HERE FOR REFERENCE ONLY.)

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN

PLAN- LEVEL P4

SCALE: 3/64" = 1'-0"

| LEVEL | STD (9'x19') | CMPCT (8'x16') | APPROX. VALET TOTAL | APPROXIMATE TOTAL W. VALET |
|----------------------|-----------------|-------------------|------------------------|-------------------------------|
| P-01 | 23 | 12 | 35 | 39 |
| P-02 | 34 | 17 | 51 | 55 |
| P-03 | 35 | 17 | 52 | 60 |
| APPROX. TOTAL | 92 | 46 | 138 | 154 |



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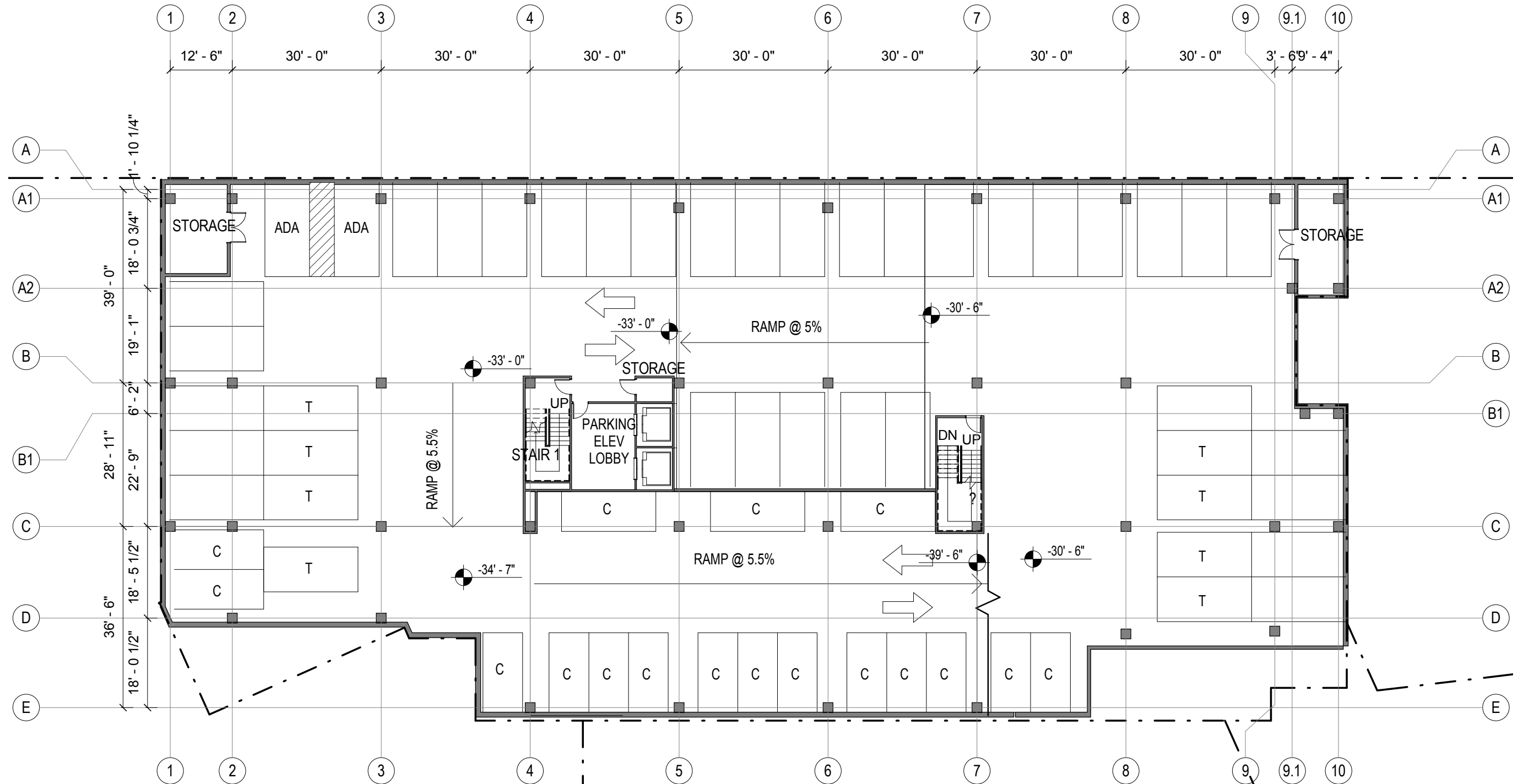
Description

PLAN- LEVEL
P3

Scale

3/64" = 1'-0"

A-101
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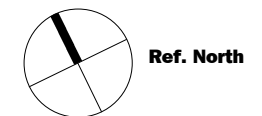
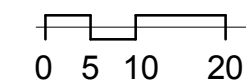
NOTE: ALTERATIONS TO THE SIZE AND DESIGN OF THE UNDERGROUND PARKING GARAGE MAY BE MADE FROM DESIGN SHOWN, PROVIDED THAT THE GARAGE CONTAINS APPROXIMATELY 154 STRIPED PARKING SPACES, WHICH REQUIREMENT MAY BE SATISFIED WITH ANY COMBINATION OF HANDICAPPED, FULL-SIZED, COMPACT, VALET AND TANDEM SPACES

| LEVEL | STD (9'x19') | COMPCT (8'x16') | APPROX. VALET TOTAL | APPROXIMATE TOTAL W. VALET |
|----------------------|-----------------|--------------------|------------------------|-------------------------------|
| P-01 | 23 | 12 | 35 | 39 |
| P-02 | 34 | 17 | 51 | 55 |
| P-03 | 35 | 17 | 52 | 60 |
| APPROX. TOTAL | 92 | 46 | 138 | 154 |

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

PLAN- LEVEL P3

SCALE: 3/64" = 1'-0"



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Seal/Signature

Date

12/31/2012

Project Name

SITE 75A

ZC Case #

06-11G/06-12G

Project Number

09.7075.000

Description

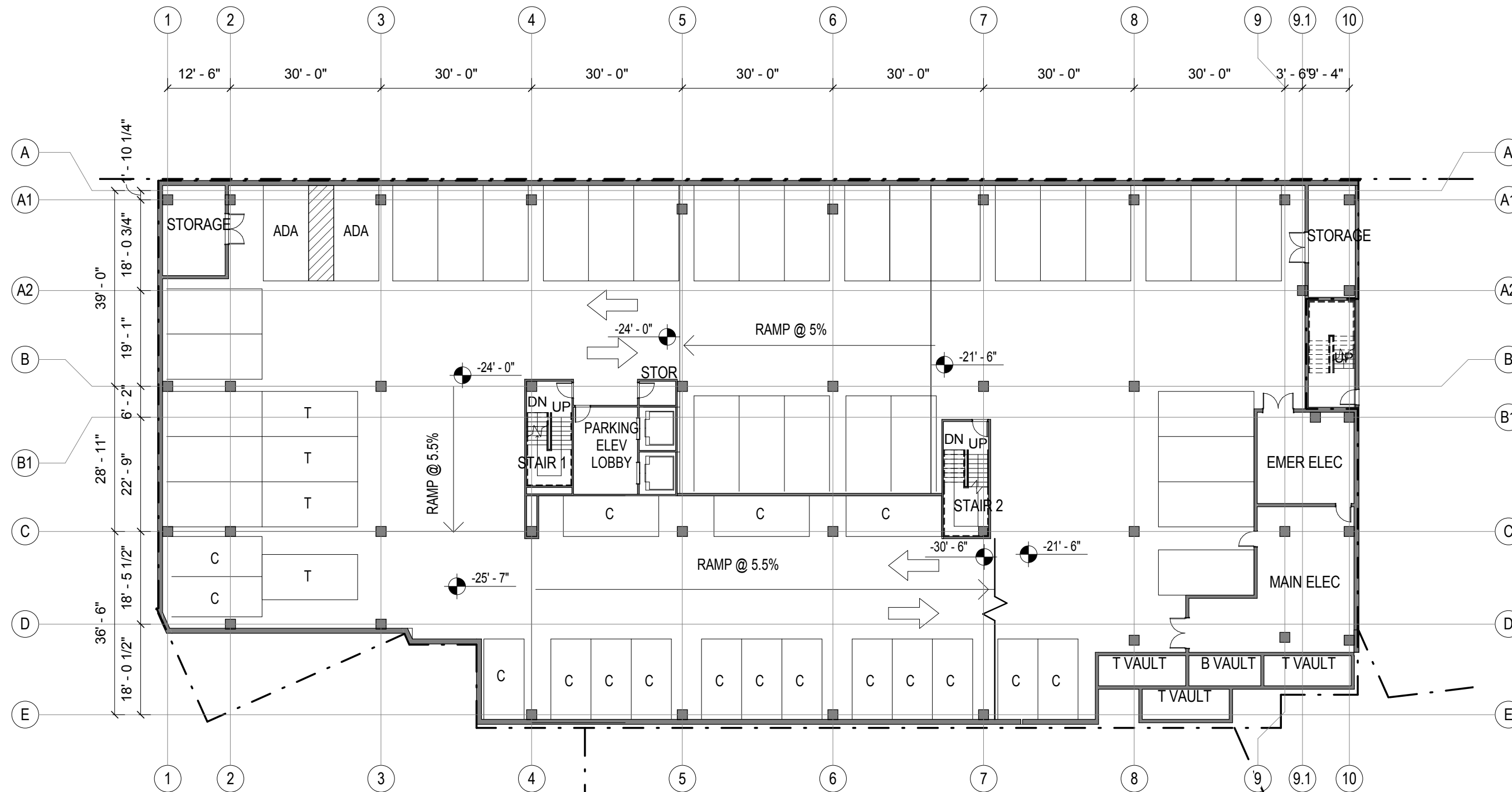
PLAN- LEVEL
P2

Scale

3/64" = 1'-0"

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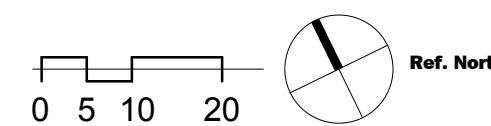
NOTE: ALTERATIONS TO THE SIZE AND DESIGN OF THE UNDERGROUND PARKING GARAGE MAY BE MADE FROM DESIGN SHOWN, PROVIDED THAT THE GARAGE CONTAINS APPROXIMATELY 154 STRIPED PARKING SPACES, WHICH REQUIREMENT MAY BE SATISFIED WITH ANY COMBINATION OF HANDICAPPED, FULL-SIZED, COMPACT, VALET AND TANDEM SPACES

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

PLAN- LEVEL P2

SCALE: 3/64" = 1'-0"

| LEVEL | STD (9'x19') | CMPCT (8'x16') | APPROX. VALET TOTAL | APPROXIMATE TOTAL W. VALET | |
|---------------|-----------------|-------------------|------------------------|-------------------------------|-----|
| P-01 | 23 | 12 | 35 | 4 | 39 |
| P-02 | 34 | 17 | 51 | 4 | 55 |
| P-03 | 35 | 17 | 52 | 8 | 60 |
| APPROX. TOTAL | 92 | 46 | 138 | 16 | 154 |



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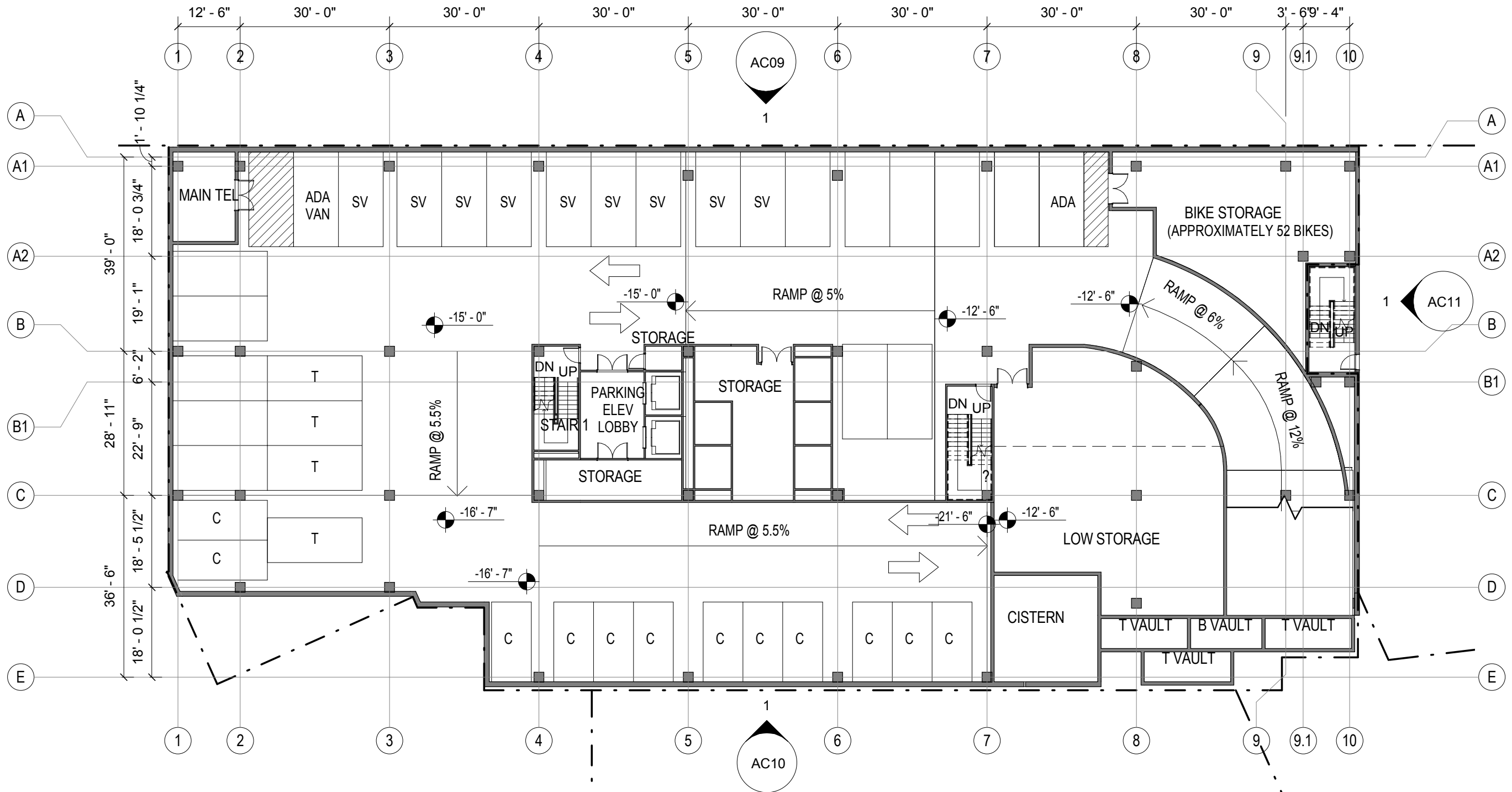
Description

PLAN- LEVEL
P1

Scale

3/64" = 1'-0"

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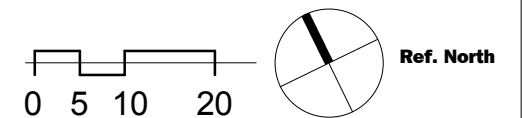
| LEVEL | STD (9'x19') | CMPCT (8'x16') | APPROX. VALET TOTAL | APPROXIMATE TOTAL W. VALET |
|---------------|-----------------|-------------------|------------------------|-------------------------------|
| P-01 | 23 | 12 | 35 | 39 |
| P-02 | 34 | 17 | 51 | 55 |
| P-03 | 35 | 17 | 52 | 60 |
| APPROX. TOTAL | 92 | 46 | 138 | 154 |

NOTE: ALTERATIONS TO THE SIZE AND DESIGN OF THE UNDERGROUND PARKING GARAGE MAY BE MADE FROM DESIGN SHOWN, PROVIDED THAT THE GARAGE CONTAINS APPROXIMATELY 154 STRIPED PARKING SPACES, WHICH REQUIREMENT MAY BE SATISFIED WITH ANY COMBINATION OF HANDICAPPED, FULL-SIZED, COMPACT, VALET AND TANDEM SPACES

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

PLAN- LEVEL P1

SCALE: 3/64" = 1'-0"



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Description

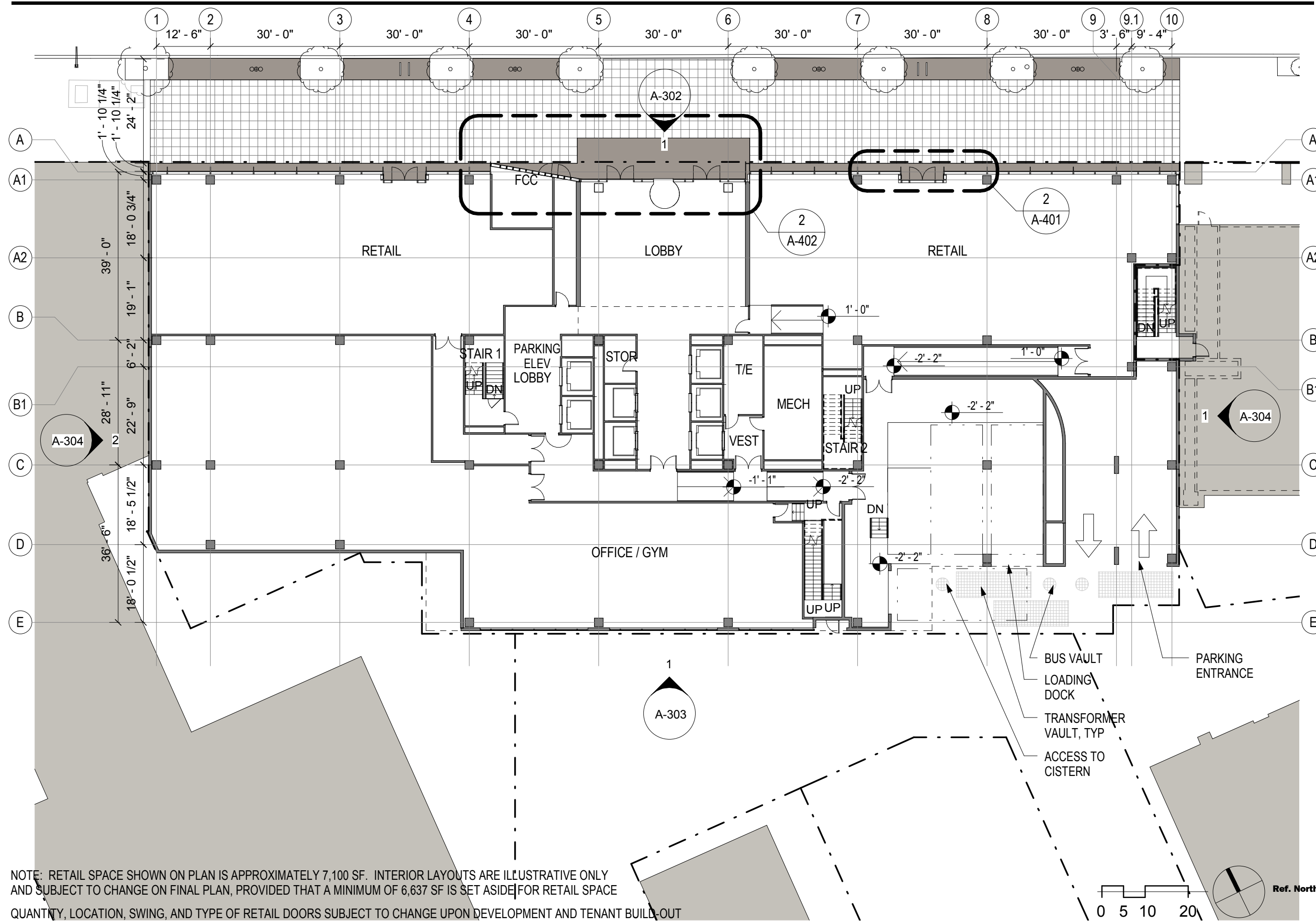
PLAN-LEVEL
01

Scale

3/64" = 1'-0"

A-104

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NOTE: RETAIL SPACE SHOWN ON PLAN IS APPROXIMATELY 7,100 SF. INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN, PROVIDED THAT A MINIMUM OF 6,637 SF IS SET ASIDE FOR RETAIL SPACE QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT

PLAN-LEVEL 01

SCALE: 3/64" = 1'-0"

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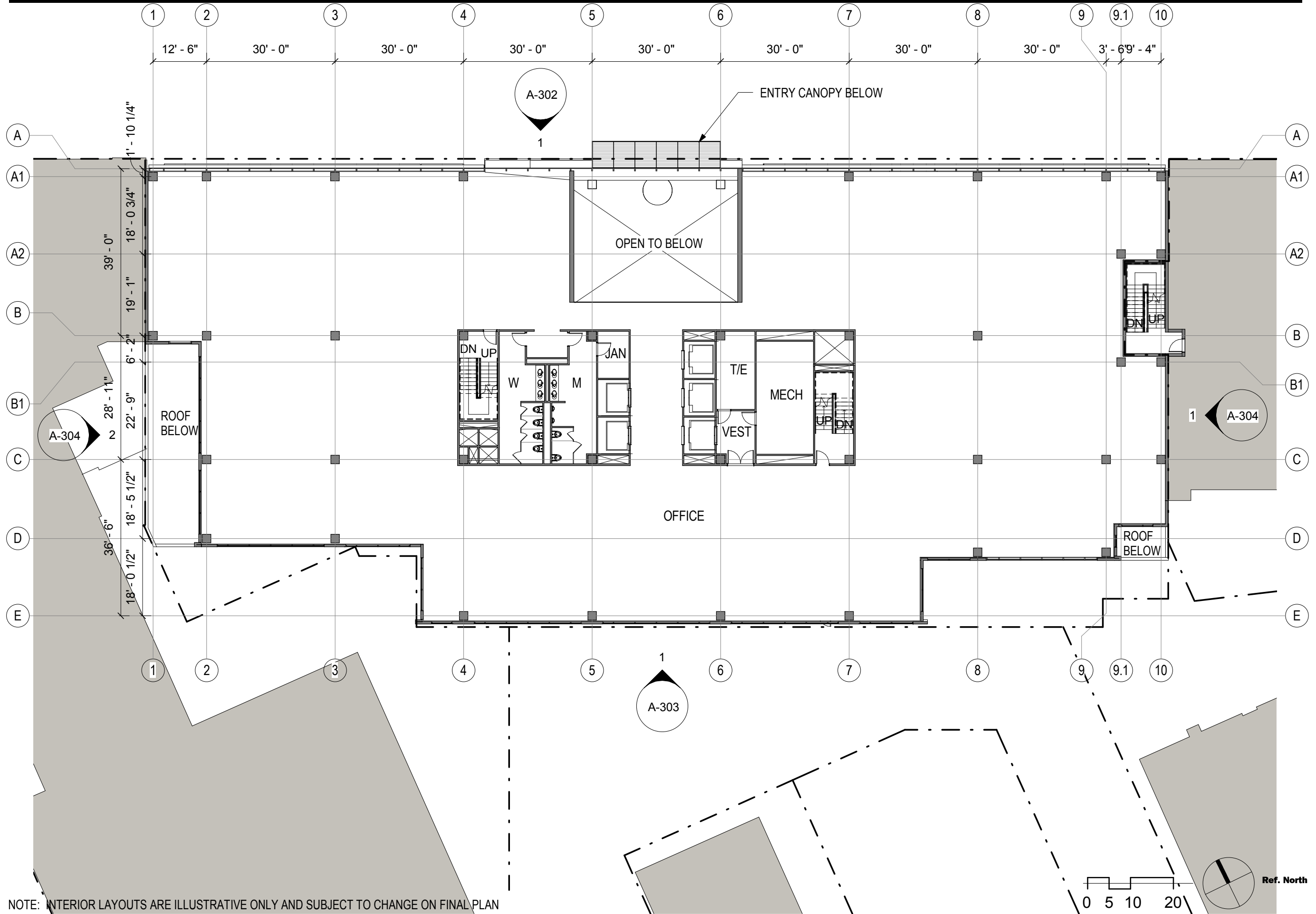
Description

PLAN- LEVEL
02

Scale

3/64" = 1'-0"

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

PLAN- LEVEL 02

SCALE: 3/64" = 1'-0"

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Description

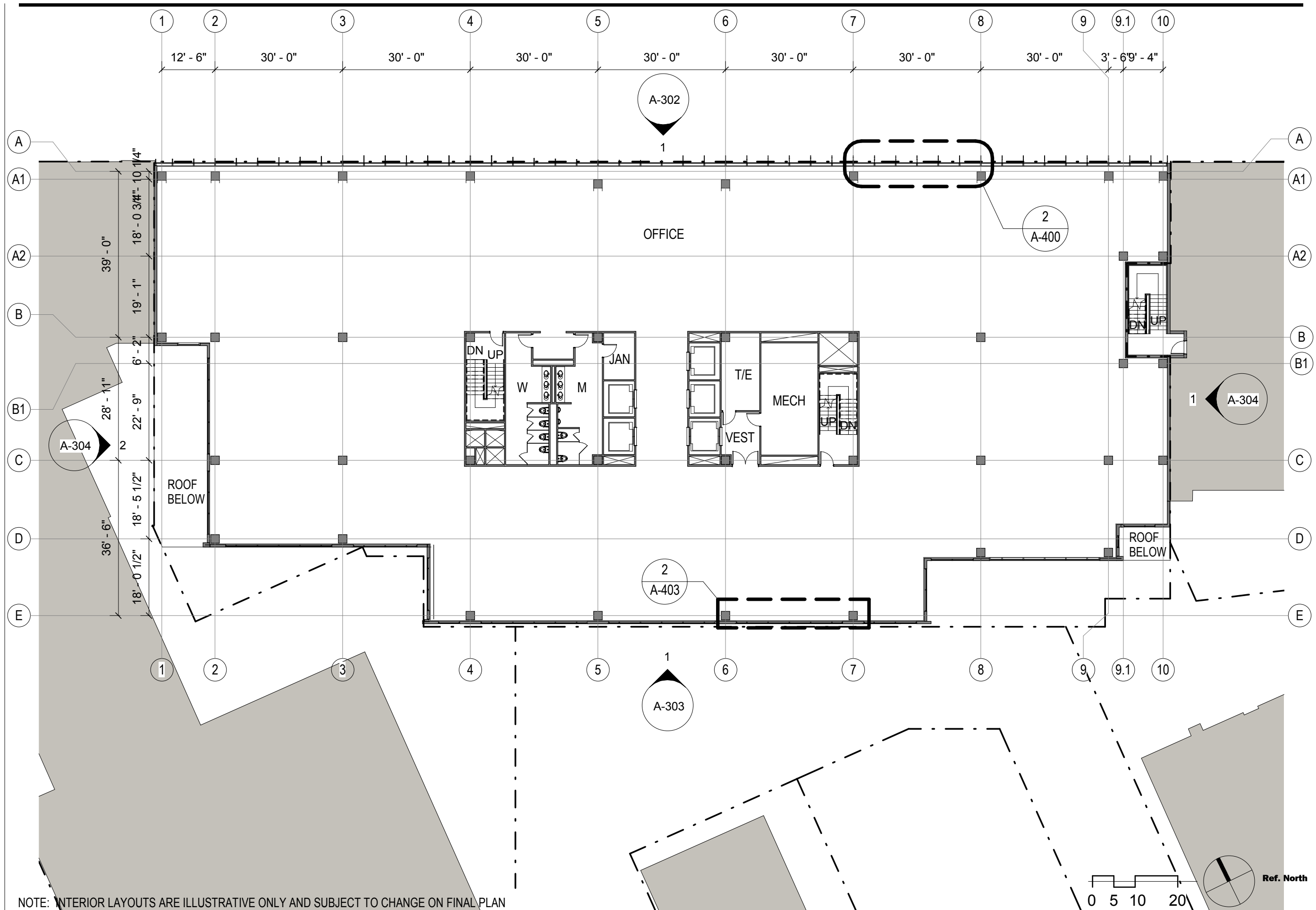
PLAN-
TYPICAL
FLOOR

Scale

3/64" = 1'-0"

A-106

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

PLAN- TYPICAL LEVELS 3-8

SCALE: 3/64" = 1'-0"

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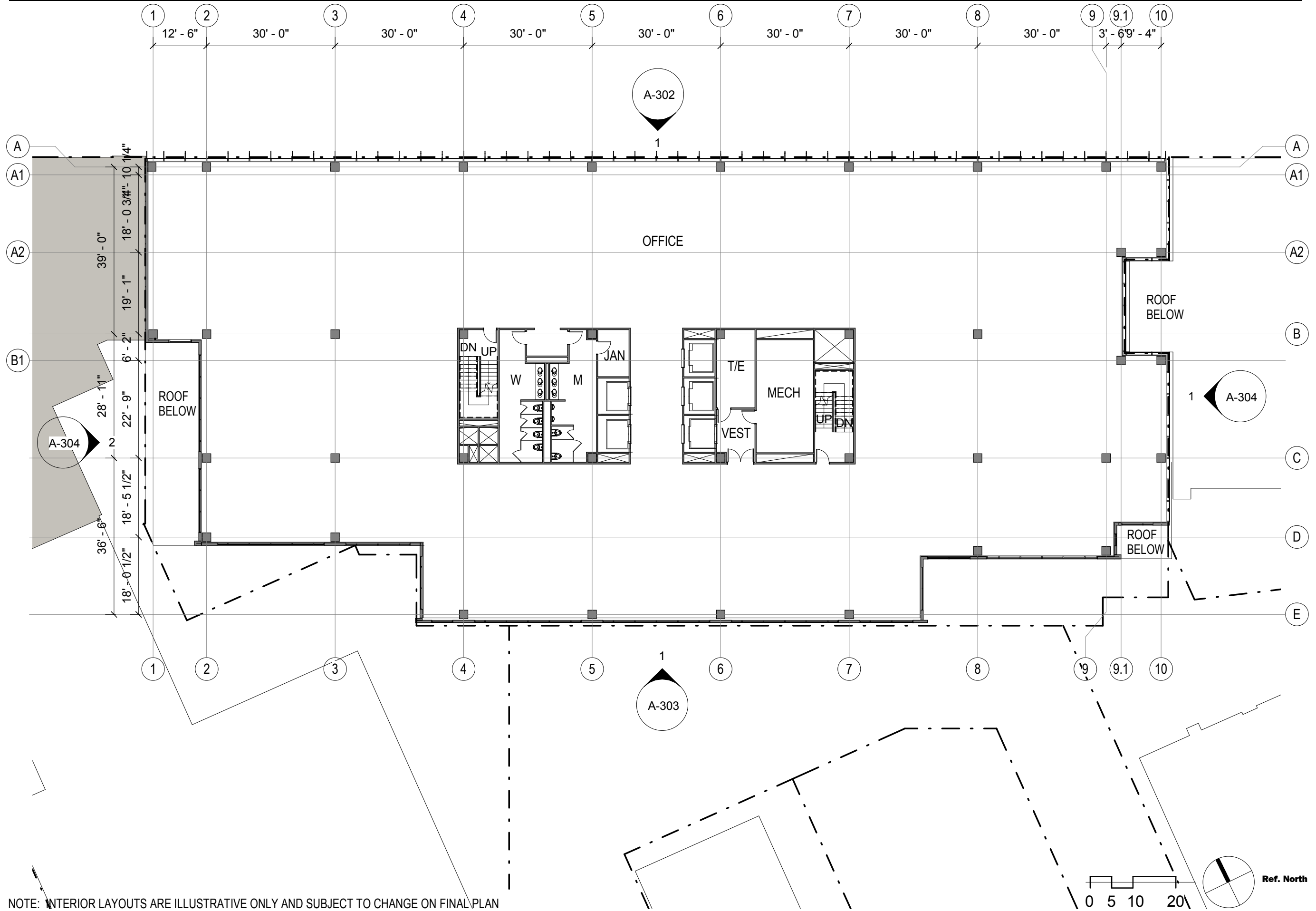
Description

PLAN-
TYPICAL
LEVELS 9 & 10

Scale

3/64" = 1'-0"

A-107
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PLAN- TYPICAL LEVELS 9 & 10

SCALE: 3/64" = 1'-0"

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Project Number

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Description

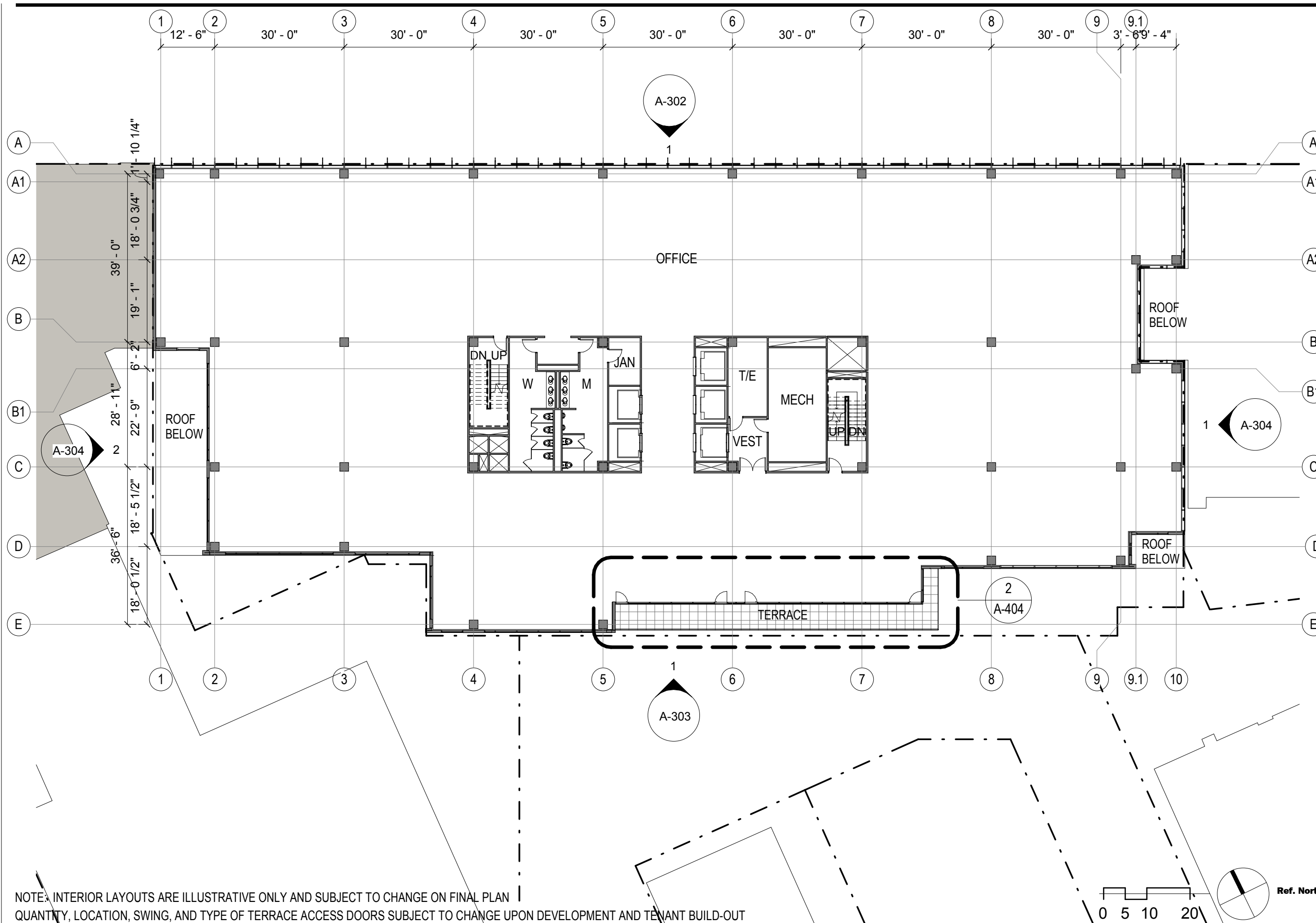
PLAN- LEVEL
11

Scale

3/64" = 1'-0"

A-108

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QUANTITY, LOCATION, SWING, AND TYPE OF TERRACE ACCESS DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT

PLAN- LEVEL 11

SCALE: 3/64" = 1'-0"

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Description

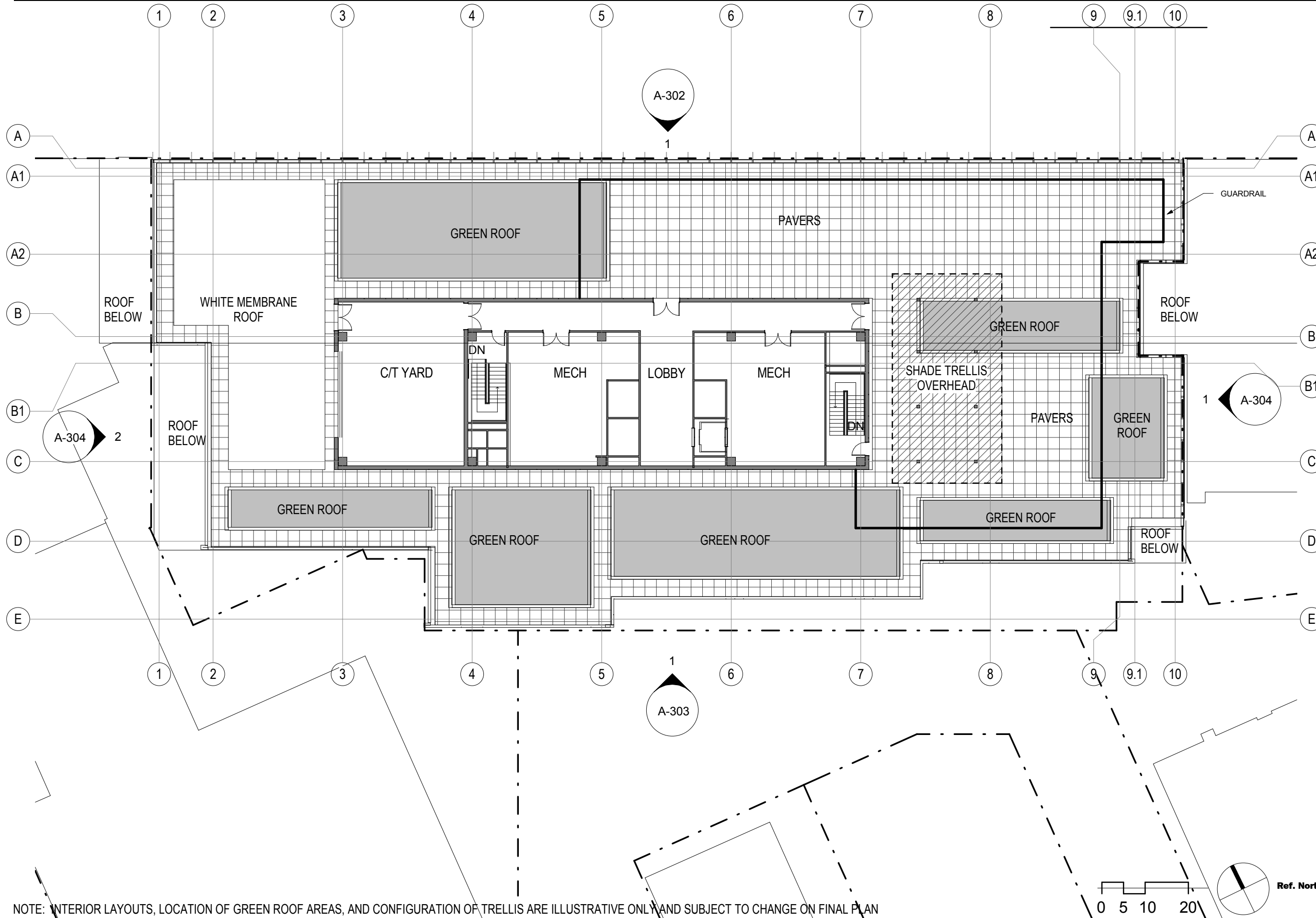
PLAN- ROOF
LEVEL

Scale

3/64" = 1'-0"

A-109

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NOTE: INTERIOR LAYOUTS, LOCATION OF GREEN ROOF AREAS, AND CONFIGURATION OF TRELLIS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN

PLAN- ROOF

SCALE: 3/64" = 1'-0"

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Description

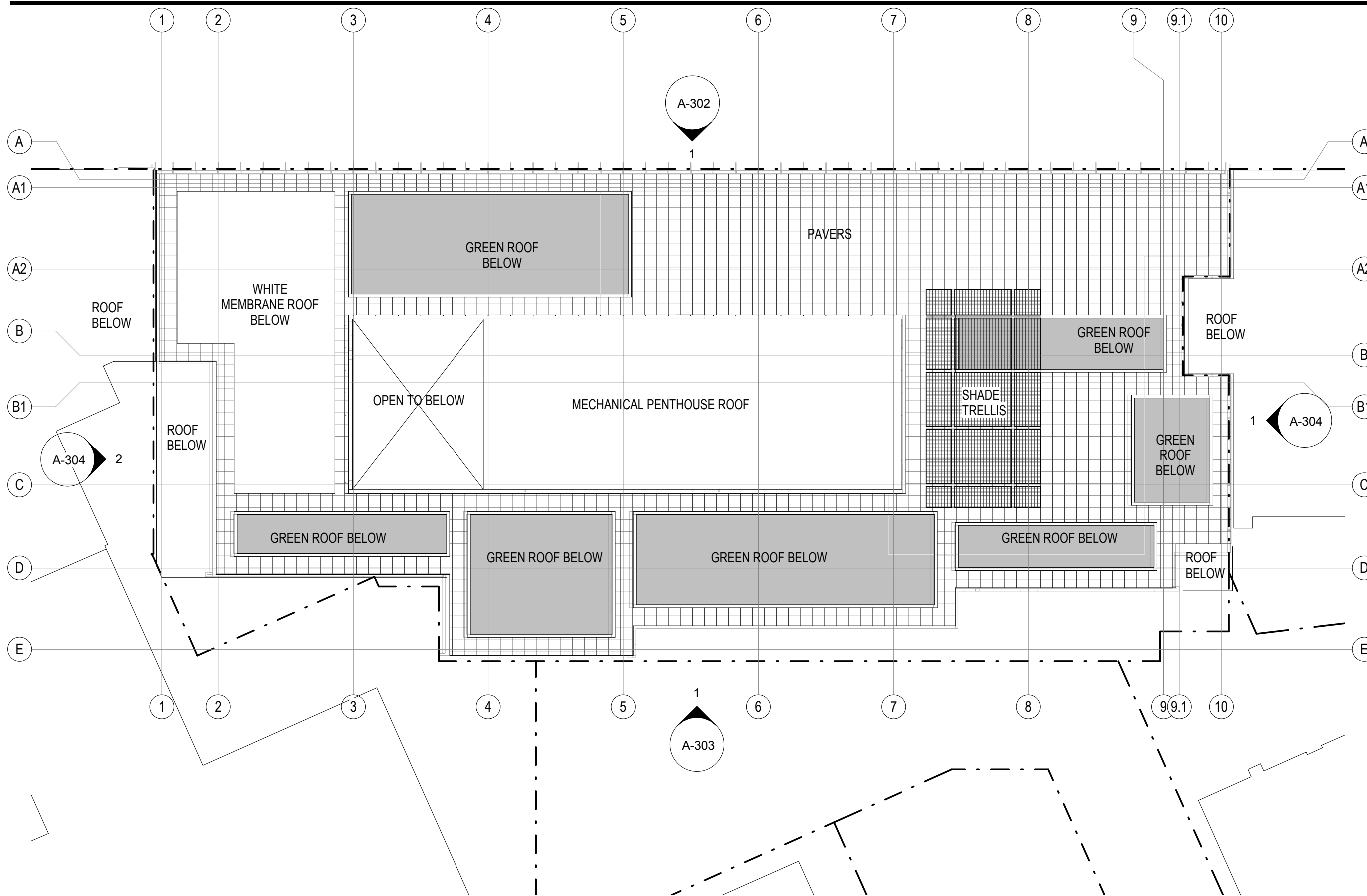
PLAN -
PENTHOUSE
ROOF LEVEL

Scale

3/64" = 1'-0"

A-110

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NOTE: LOCATION OF GREEN ROOF AREAS AND CONFIGURATION OF TRELLIS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN

PLAN - PH ROOF LEVEL

SCALE: 3/64" = 1'-0"

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Description

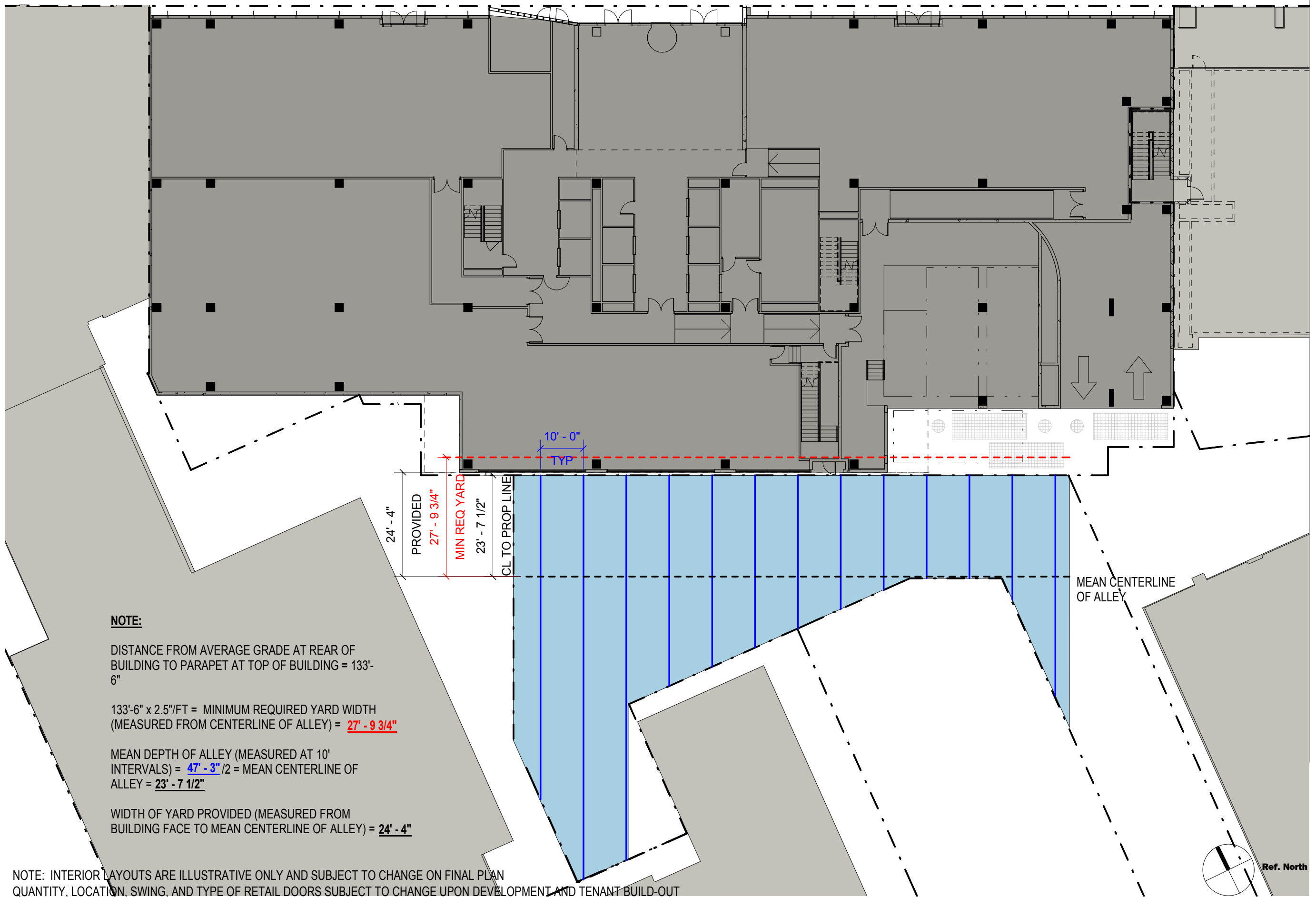
REAR YARD
PLAN

Scale

3/64" = 1'-0"

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NOTE:
DISTANCE FROM AVERAGE GRADE AT REAR OF BUILDING TO PARAPET AT TOP OF BUILDING = 133'-6"

133'-6" x 2.5"/FT = MINIMUM REQUIRED YARD WIDTH (MEASURED FROM CENTERLINE OF ALLEY) = **27' - 9 3/4"**

MEAN DEPTH OF ALLEY (MEASURED AT 10' INTERVALS) = **47' - 3"** / 2 = MEAN CENTERLINE OF ALLEY = **23' - 7 1/2"**

WIDTH OF YARD PROVIDED (MEASURED FROM BUILDING FACE TO MEAN CENTERLINE OF ALLEY) = **24' - 4"**

NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN
QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT

REAR YARD PLAN

SCALE: 3/64" = 1'-0"

Ref. North

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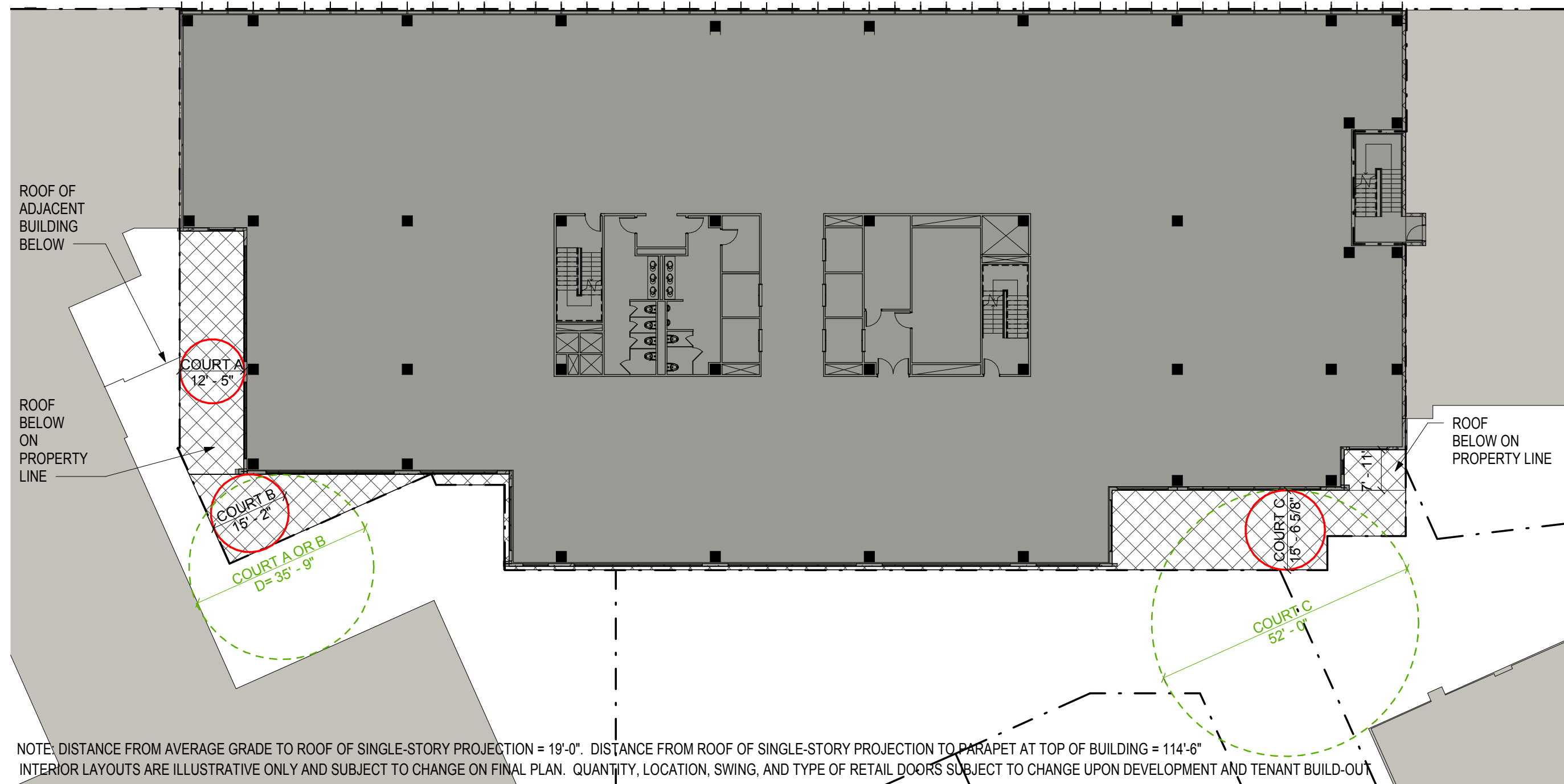
Description

COURT PLAN

Scale

3/64" = 1'-0"

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NOTE: DISTANCE FROM AVERAGE GRADE TO ROOF OF SINGLE-STORY PROJECTION = 19'-0". DISTANCE FROM ROOF OF SINGLE-STORY PROJECTION TO PARAPET AT TOP OF BUILDING = 114'-6"
INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN. QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT

| COURT | TYPE | WIDTH REQUIRED | WIDTH PROVIDED | WIDTH COMBINED (WITH ADJACENT PROPERTY) | AREA REQUIRED | AREA PROVIDED | |
|-------|--------|----------------------------------|----------------|--|--------------------------------|------------------|---|
| A | CLOSED | 114' - 6" X 3"/FT = 28' - 7 1/2" | 12' - 5" | 35' - 9" | 28' 7 1/2" ^2 x 2 = 1,638 SF | 589 SF | LEGEND ——— COURT WIDTH PROVIDED - - - - COURT WIDTH COMBINED |
| B | CLOSED | 133' - 6" X 3"/FT = 33' - 4 1/2" | 15' - 2" | 35' - 9" | 33' - 4 1/2" ^2 x 2 = 2,228 SF | 429 SF | |
| C | OPEN | 133' - 6" X 3"/FT = 33' - 4 1/2" | 15' - 6" | 52' - 0" | N/A - OPEN COURT | N/A - OPEN COURT | |

NOTE- "COURT A" MEASURED FROM TOP OF FIRST FLOOR. WHEN COMBINED WITH ADJACENT PROPERTY, ALL COURTS BECOME OPEN COURTS WITH NO AREA REQUIREMENT



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Project Number

09.7075.000

Description

CIRCULATION
AND LOADING
PLAN

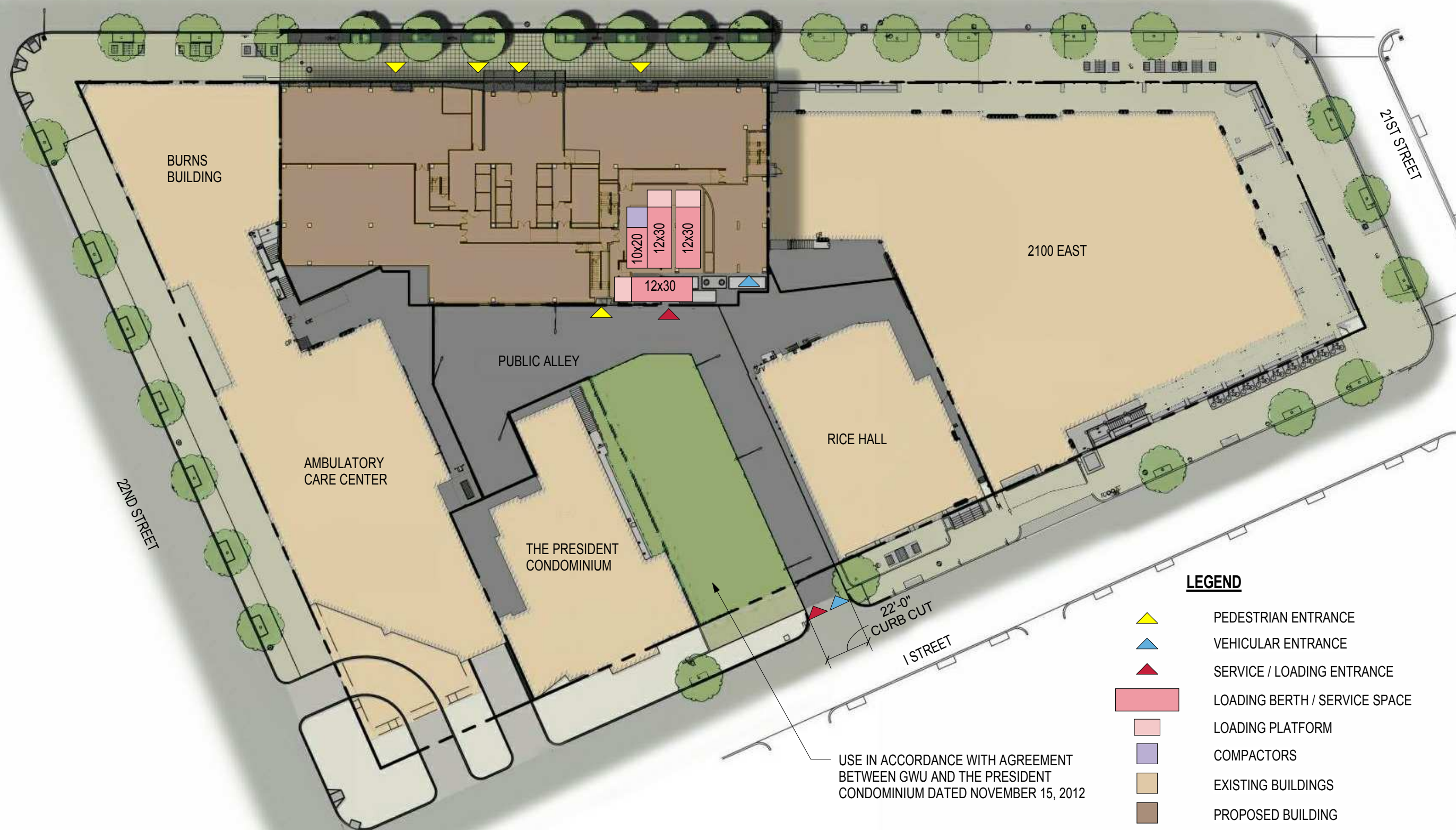
Scale

1" = 50'-0"









A-203

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PENNSYLVANIA AVENUE



LEGEND

-  PEDESTRIAN ENTRANCE
-  VEHICULAR ENTRANCE
-  SERVICE / LOADING ENTRANCE
-  LOADING BERTH / SERVICE SPACE
-  LOADING PLATFORM
-  COMPACTORS
-  EXISTING BUILDINGS
-  PROPOSED BUILDING

USE IN ACCORDANCE WITH AGREEMENT
BETWEEN GWU AND THE PRESIDENT
CONDOMINIUM DATED NOVEMBER 15, 2012



NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN. QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT

CIRCULATION AND LOADING PLAN

SCALE: 1" = 50'-0"