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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

NOT TO SCALE

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	39
P-02	34	17	51	55
P-03	35	17	52	60
APPROX. TOTAL	92	46	138	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

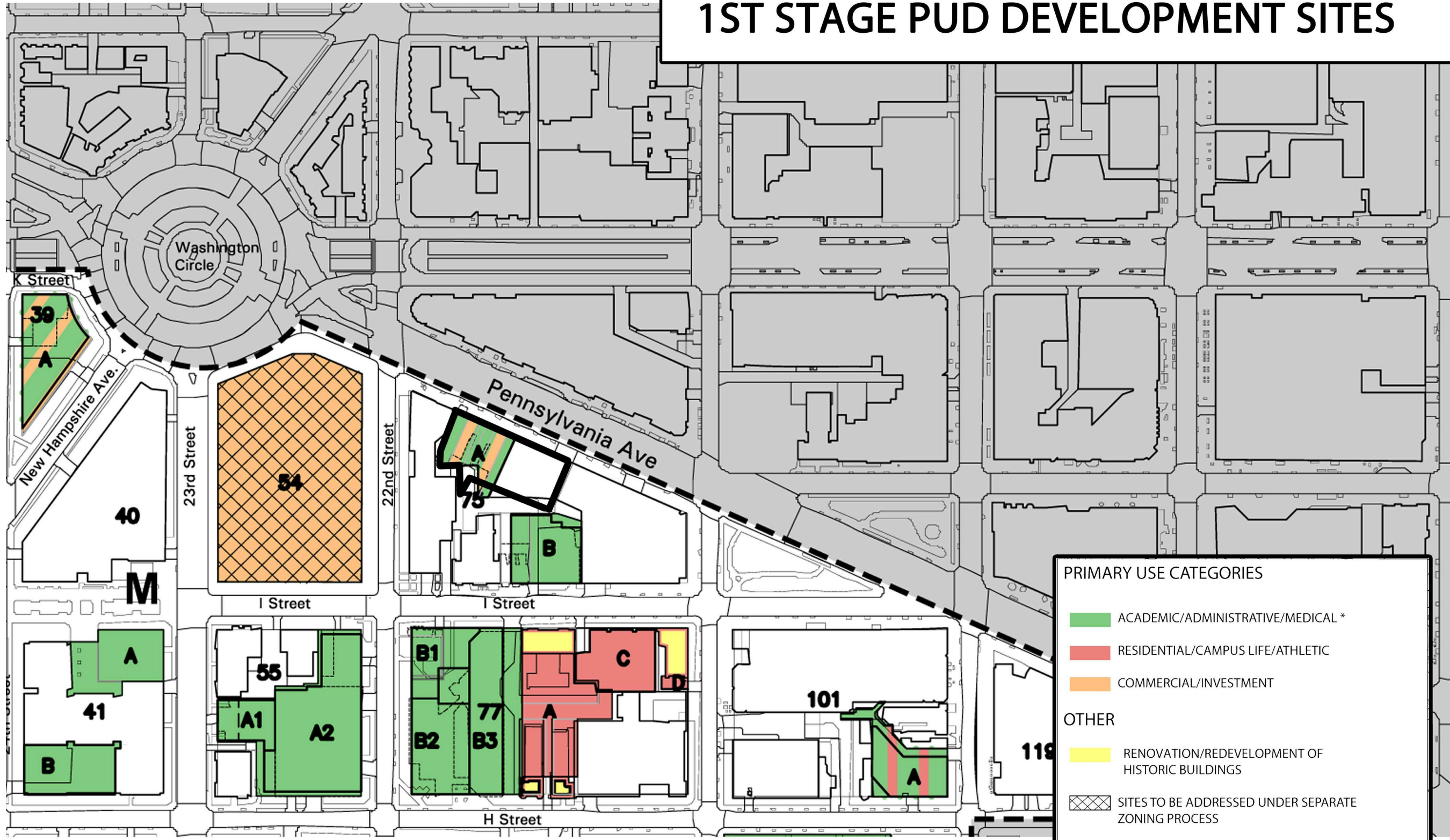
SERVICE / DELIVERY (10' x 20') 1 PROVIDED

* 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

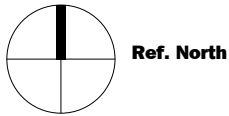


PRIMARY USE CATEGORIES

- 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
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PROPOSED
ZONING PLAN

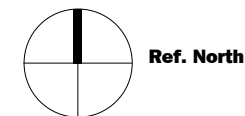
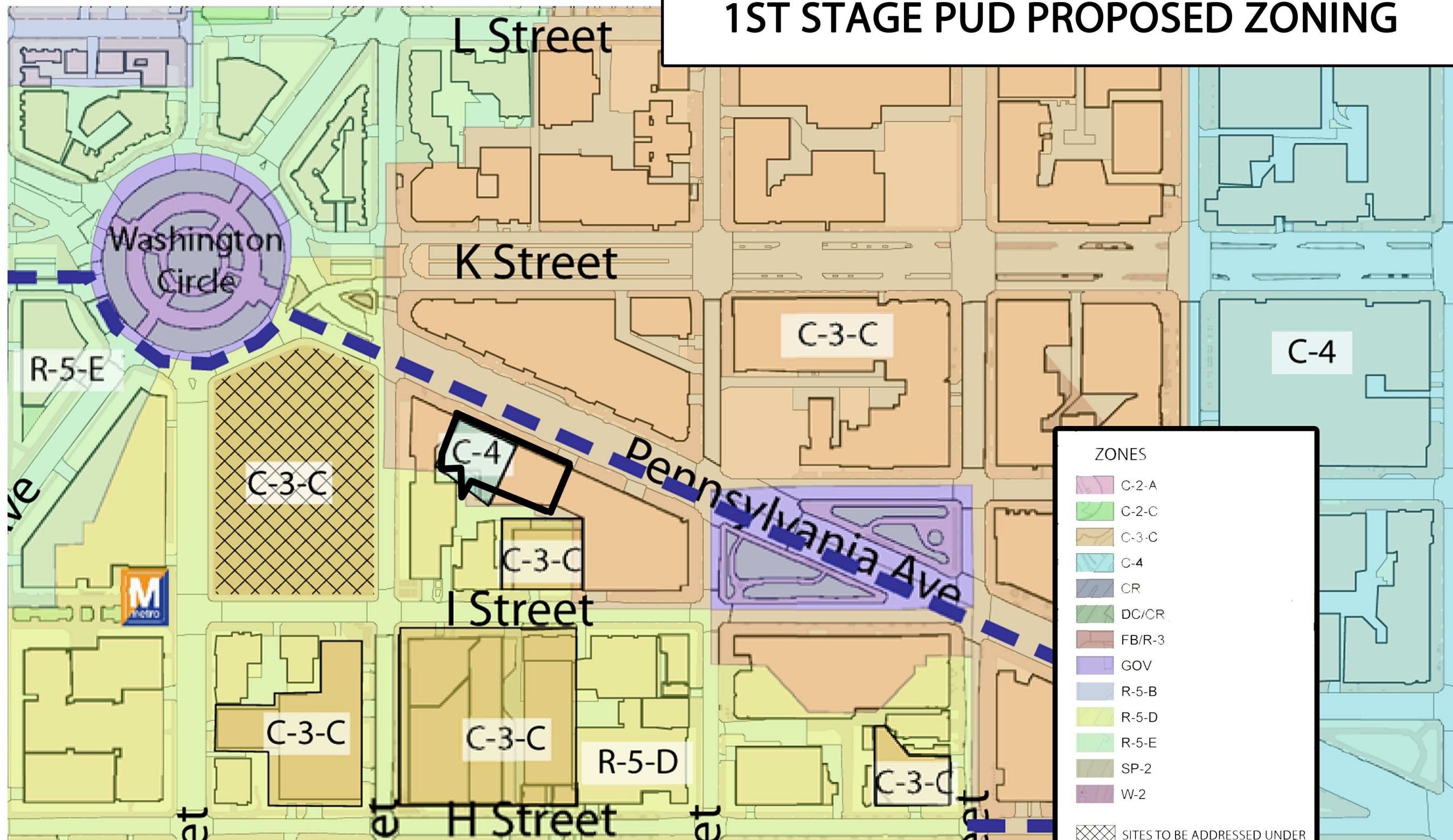
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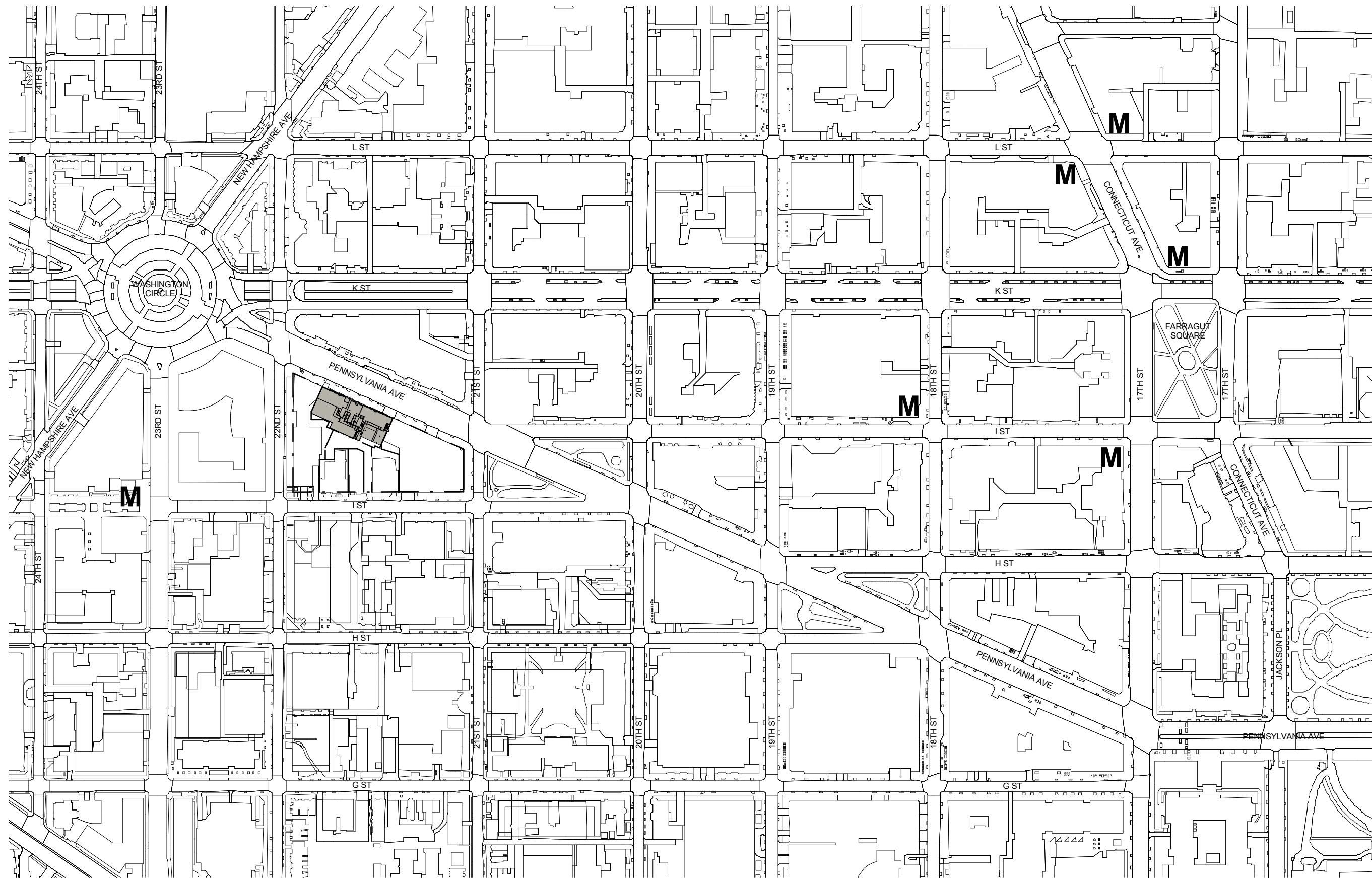
NOT TO SCALE

A-003

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1ST STAGE PUD PROPOSED ZONING

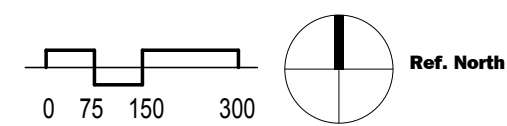




NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN

CONTEXT MAP

SCALE: 1" = 300'-0"



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CONTEXT MAP

Scale

1" = 300'-0"

A-004
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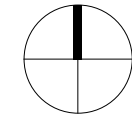
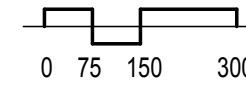
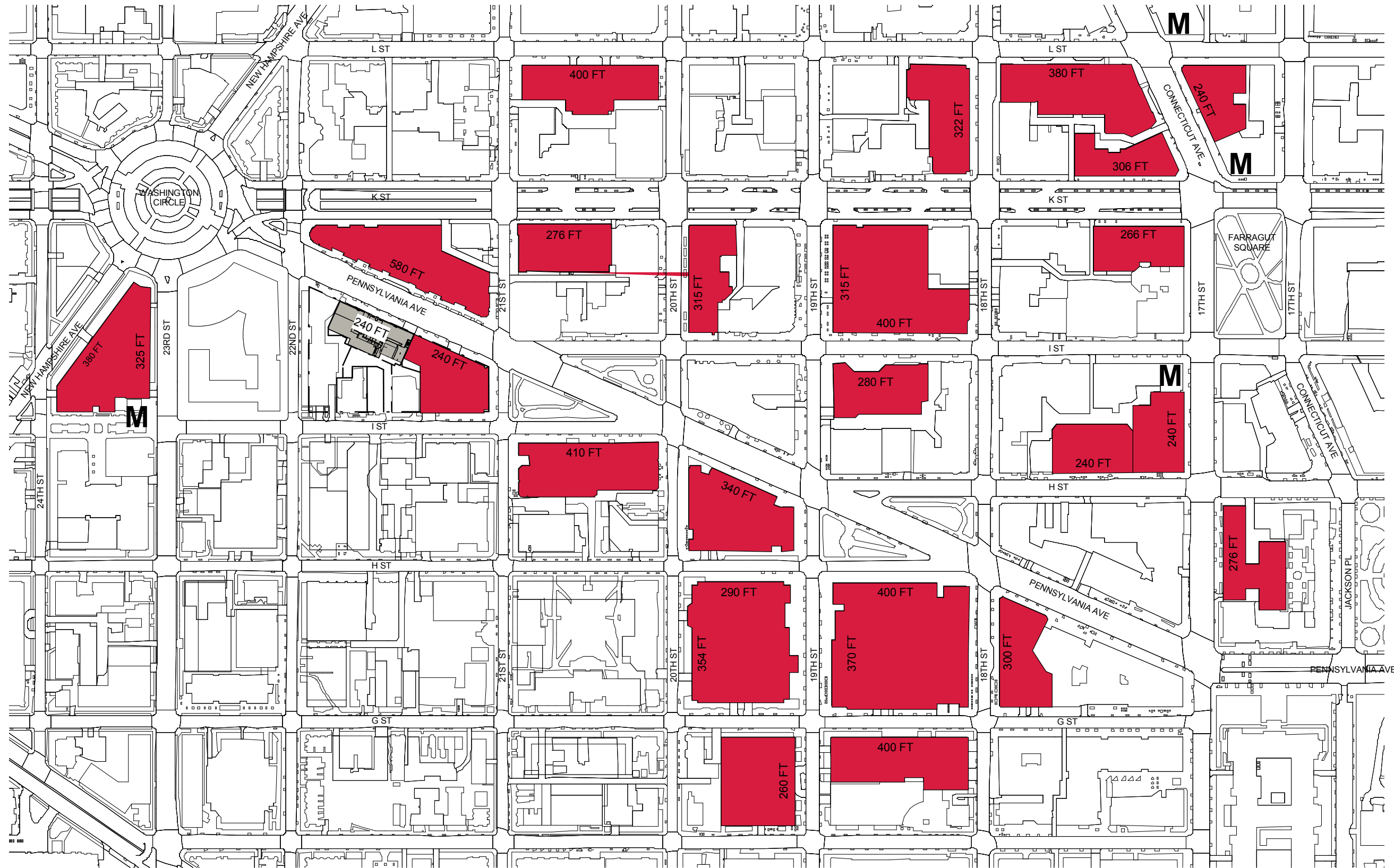
CONTEXT
SCALE
DIAGRAM

Scale

1" = 300'-0"

A-005

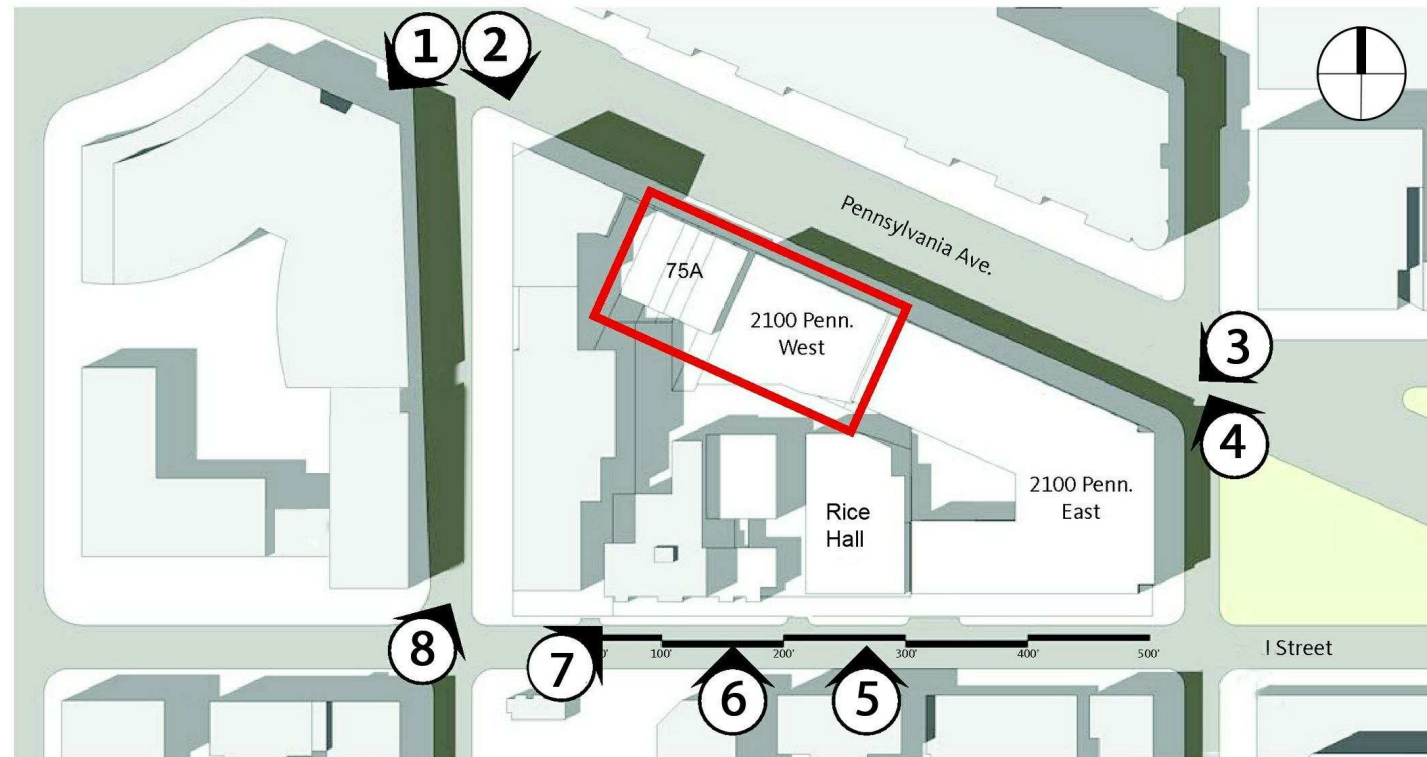
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Ref. North

CONTEXT SCALE DIAGRAM

SCALE: 1" = 300'-0"



VIEW FROM NE

EXISTING CONTEXT PHOTOS

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



SQUARE 54



BURNS BUILDING



2100 PENNSYLVANIA AVE EAST



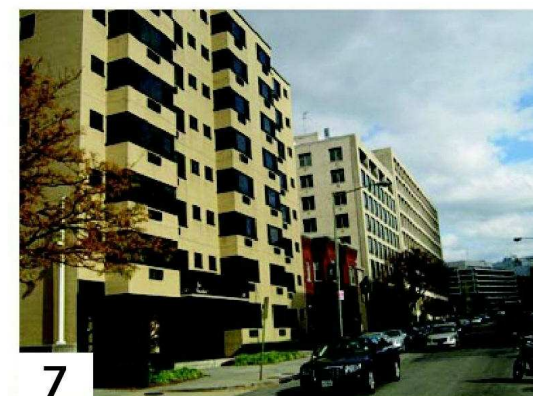
IMF-IFC BUILDING



RICE HALL



JQA HOUSE



THE PRESIDENT CONDOMINIUM



AMBULATORY CARE CENTER

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CONTEXT PHOTOS

Scale

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A-006

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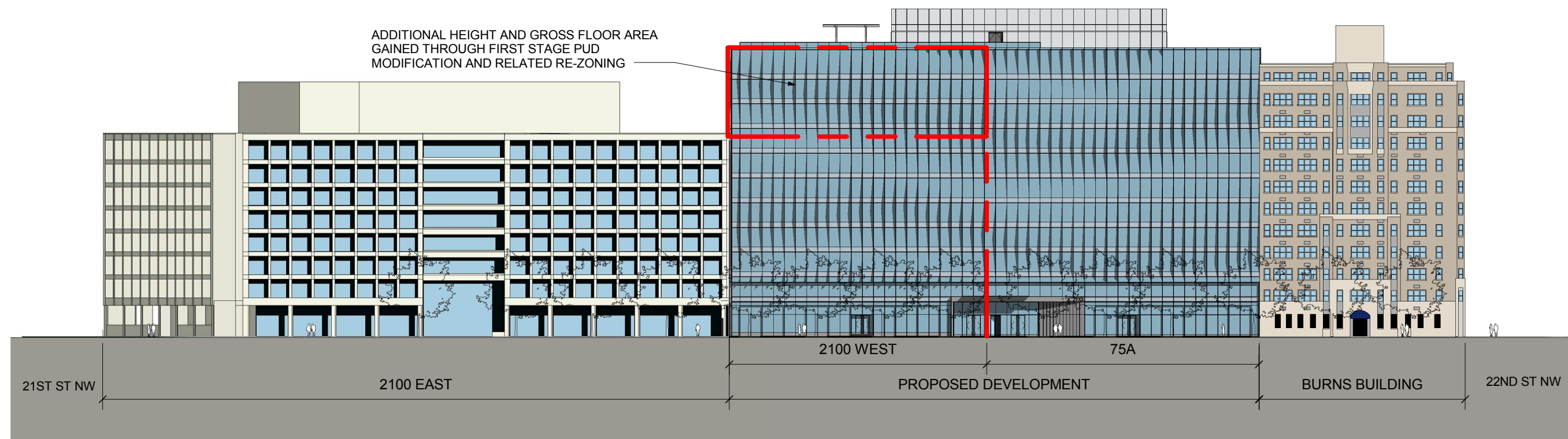
Description

ZONING
BUILDING
HEIGHT
DIAGRAM

Scale

1" = 50'-0"

A-007
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NOTE: SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

ZONING BUILDING HEIGHT

SCALE: 1" = 50'-0"

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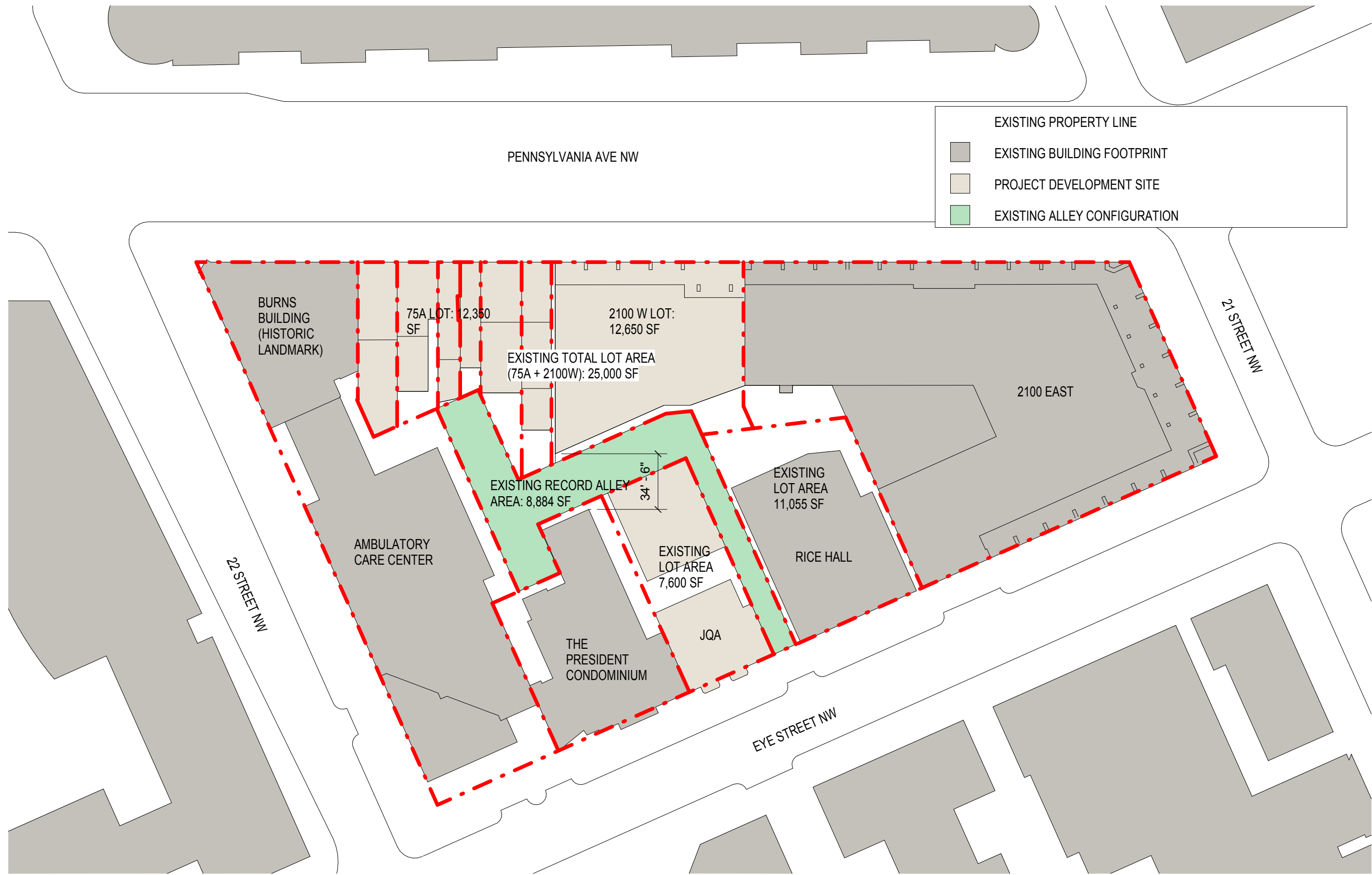
Description

SITE PLAN -
EXISTING

Scale

1" = 60'-0"

A-008
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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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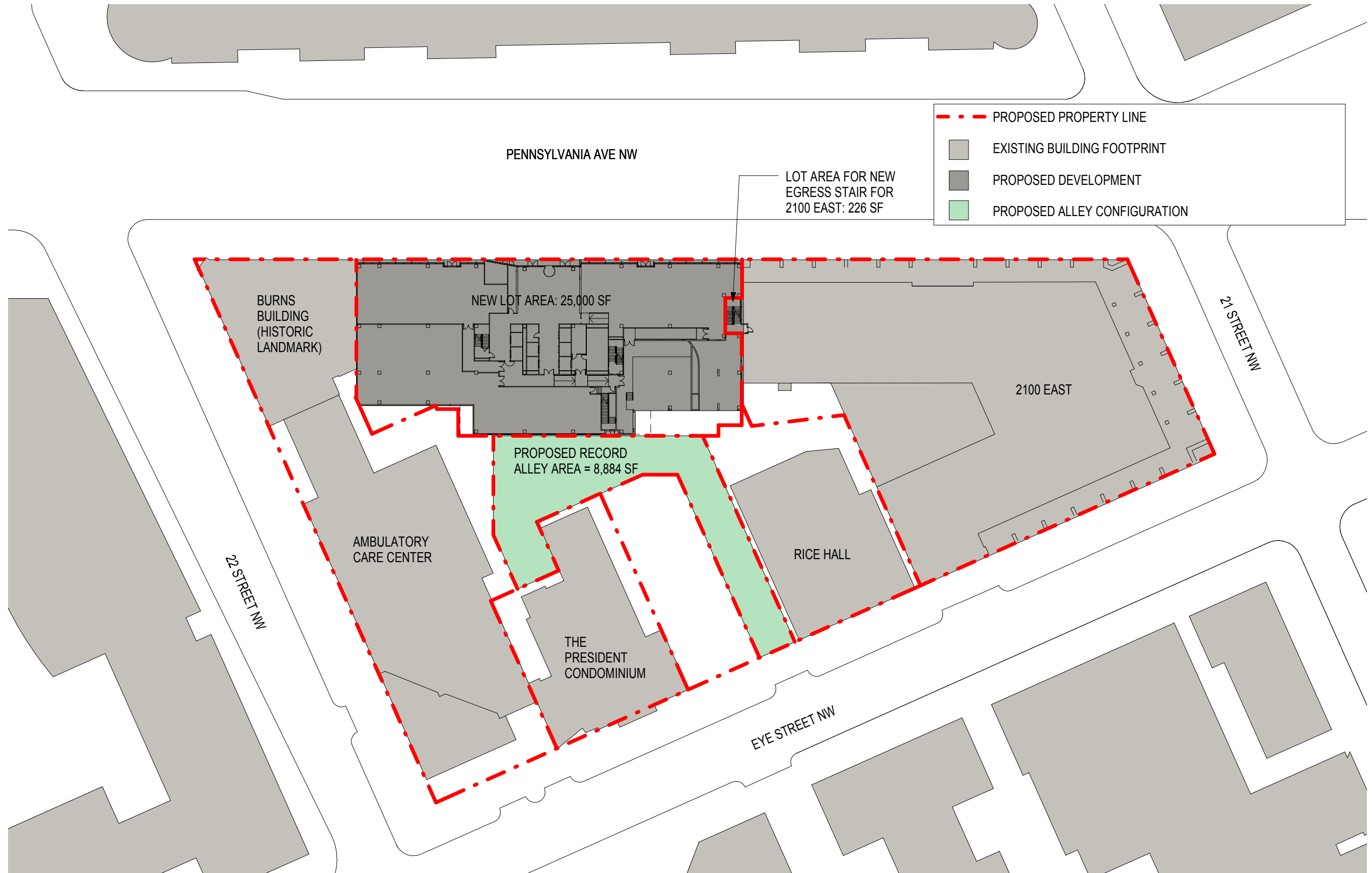
SITE PLAN -
PROPOSED

Scale

1" = 60'-0"

A-009

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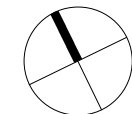
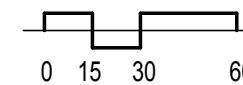


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NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN

SITE PLAN - PROPOSED

SCALE: 1" = 60'-0"



Ref. North

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BLANK**

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Description

INTENTIONALLY
LEFT BLANK

Scale

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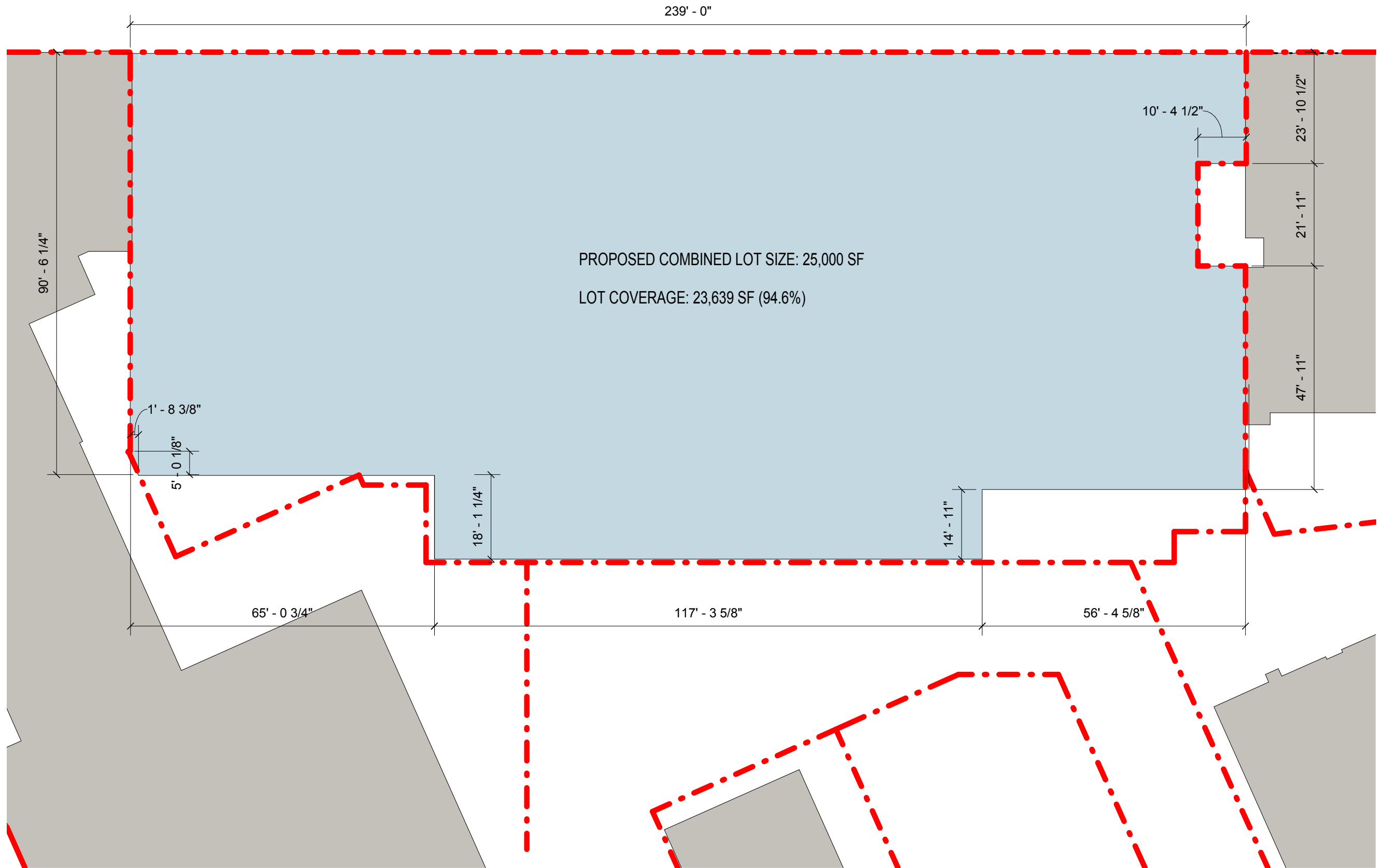
DIMENSIONAL
PLAN

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

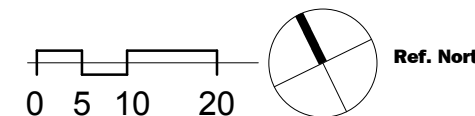
NOTE: PARKING SHOWN HERE INCLUDED IN LEVEL P3 PARKING SPACE TABULATIONS. (PARKING SHOWN HERE FOR REFERENCE ONLY.)

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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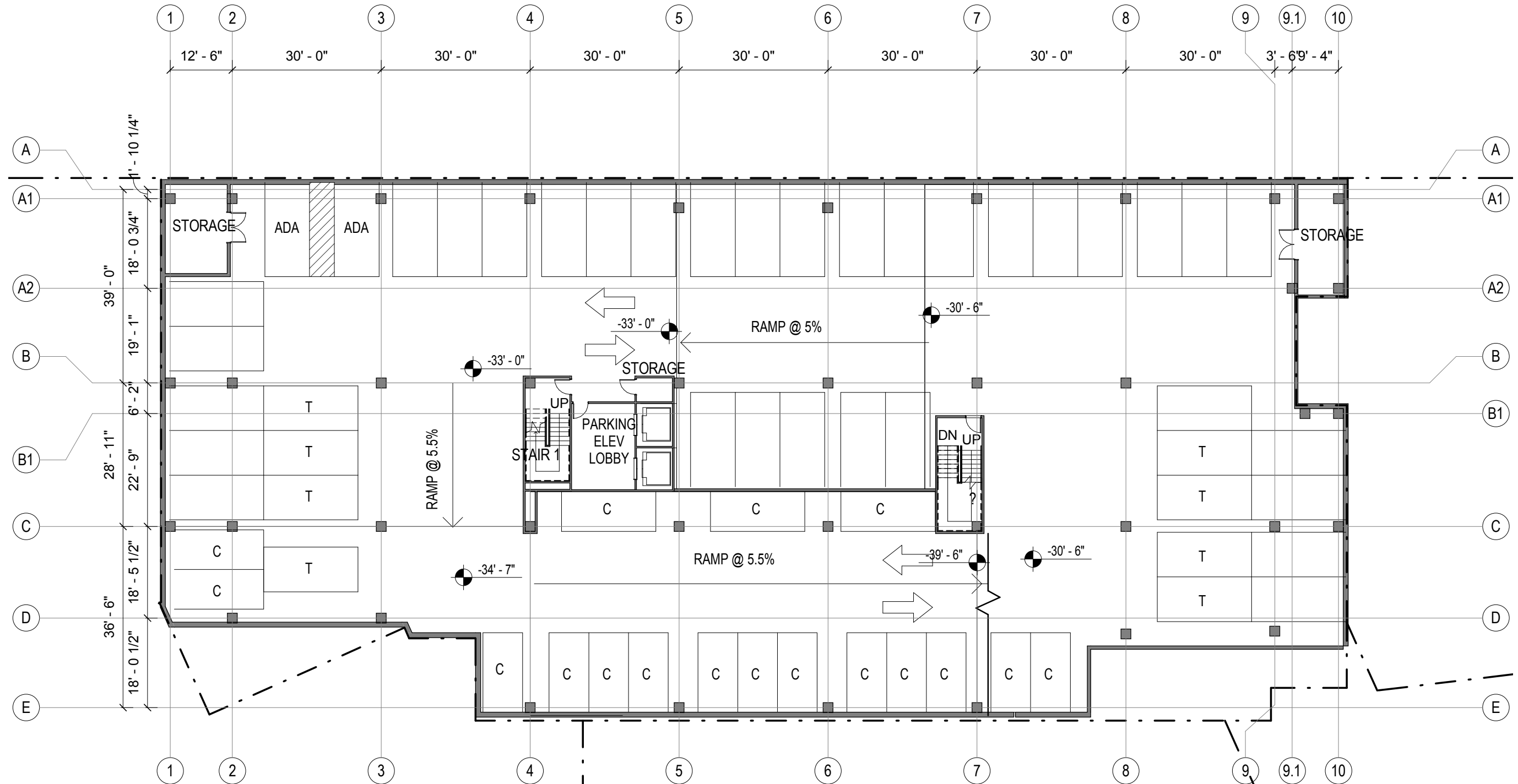
Description

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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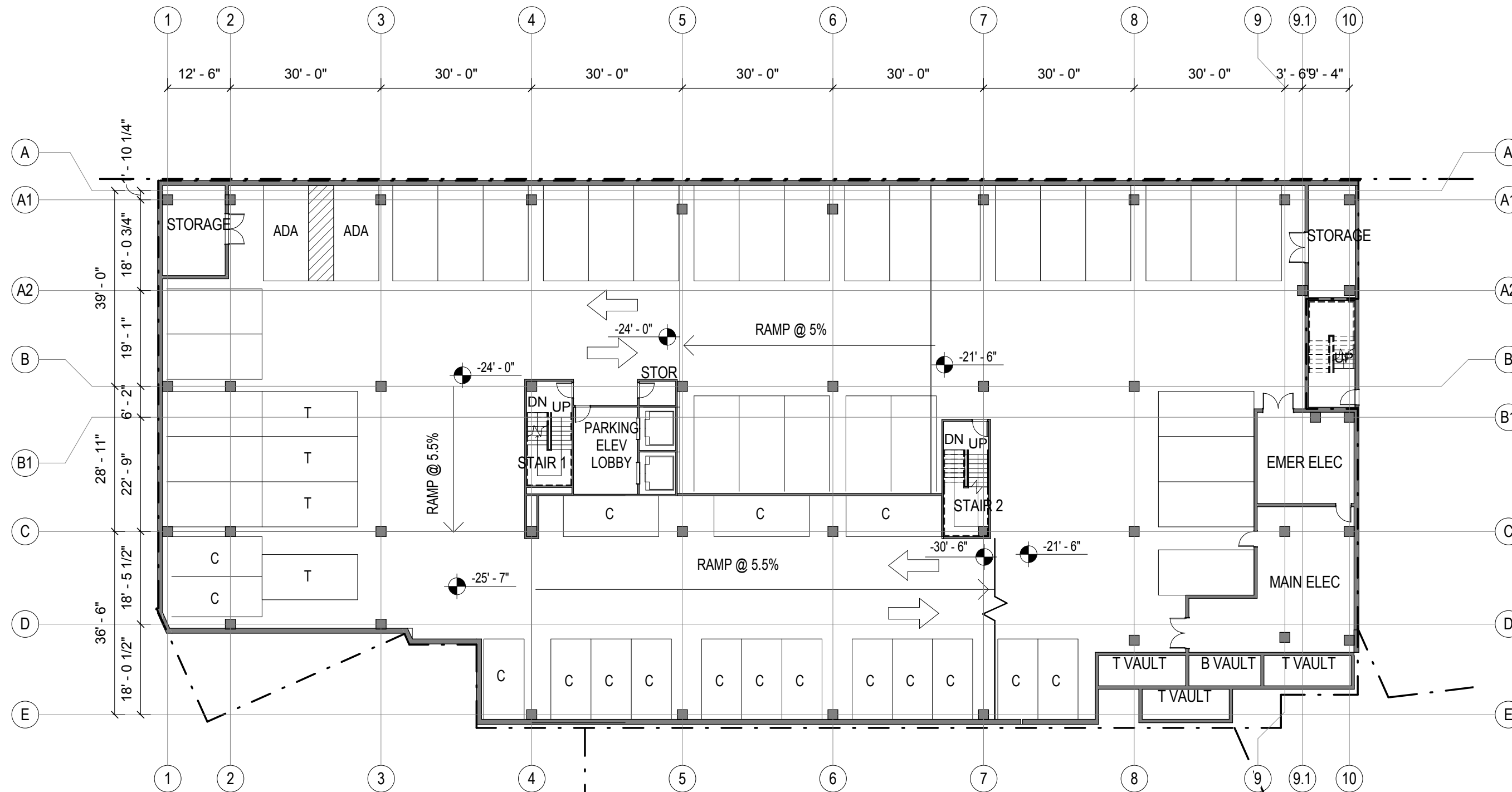
PLAN- LEVEL
P2

Scale

3/64" = 1'-0"

A-102

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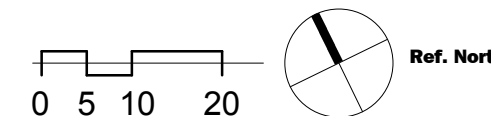
NOTE: ALTERATIONS TO THE SIZE AND DESIGN OF THE UNDERGROUND PARKING GARAGE MAY BE MADE FROM DESIGN SHOWN, PROVIDED THAT THE GARAGE CONTAINS APPROXIMATELY 154 STRIPED PARKING SPACES, WHICH REQUIREMENT MAY BE SATISFIED WITH ANY COMBINATION OF HANDICAPPED, FULL-SIZED, COMPACT, VALET AND TANDEM SPACES

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	39
P-02	34	17	51	55
P-03	35	17	52	60
APPROX. TOTAL	92	46	138	154



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Facsimile 202.872.8587

Seal/Signature

Date

12/31/2012

Project Name

SITE 75A

ZC Case #

06-11G/06-12G

Project Number

09.7075.000

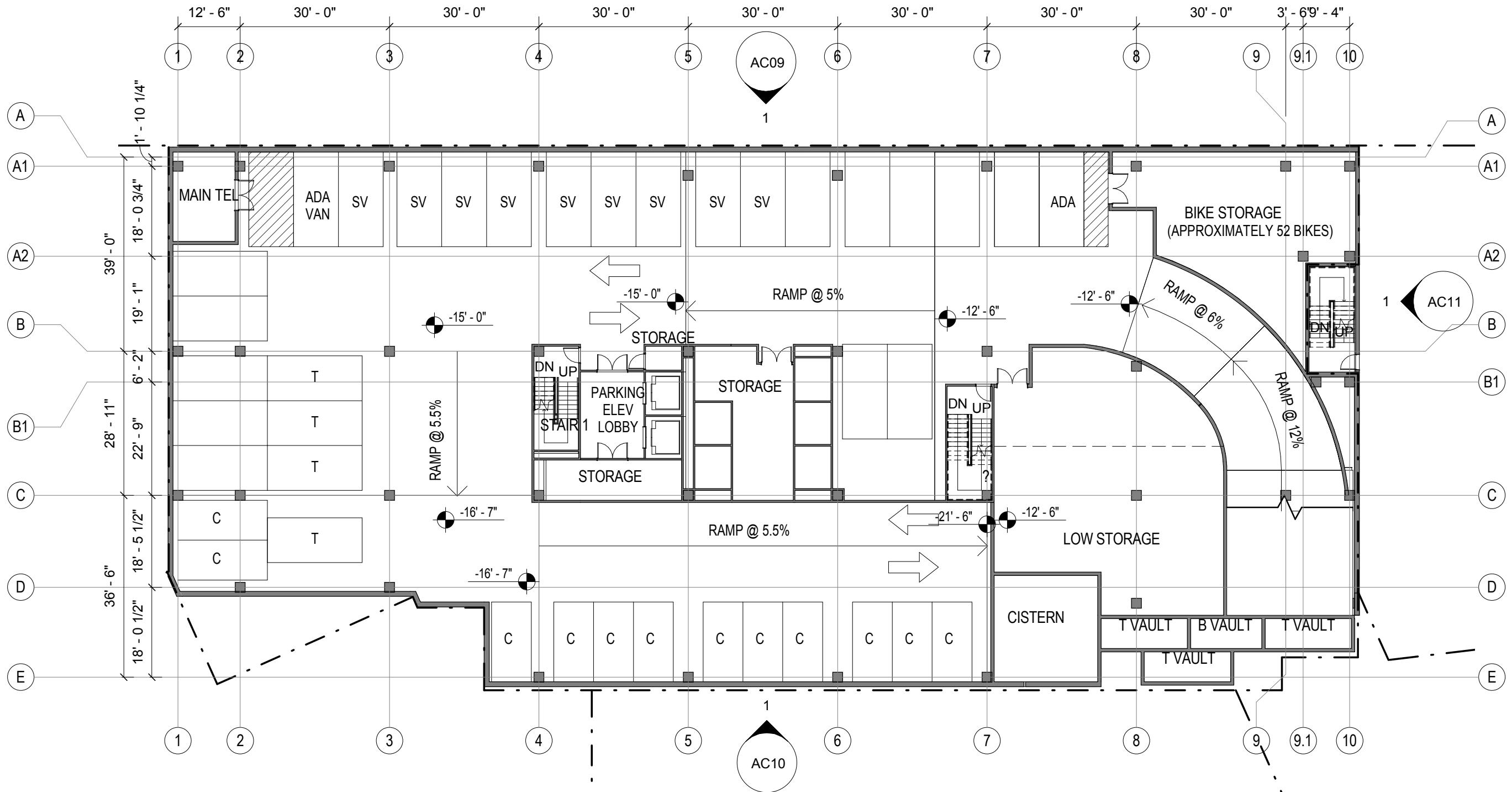
Description

PLAN- LEVEL
P1

Scale

3/64" = 1'-0"

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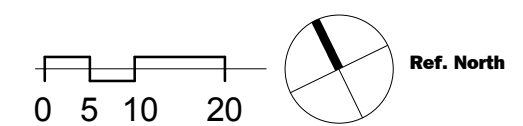
LEVEL	STD (9'x19')	CMPCT (8'x16')	APPROX. VALET TOTAL	APPROXIMATE TOTAL W. VALET	
P-01	23	12	35	4	39
P-02	34	17	51	4	55
P-03	35	17	52	8	60
APPROX. TOTAL	92	46	138	16	154

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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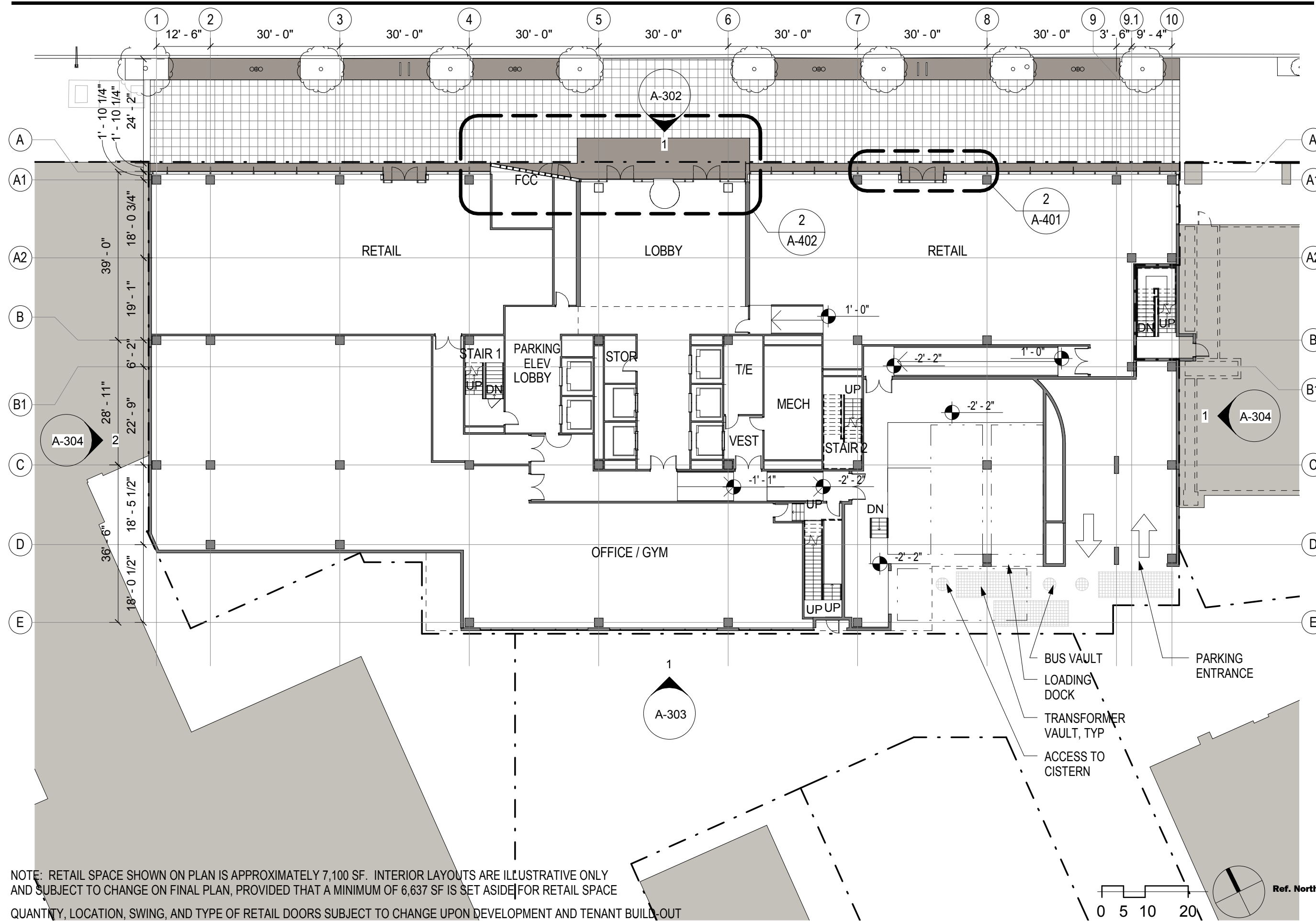
PLAN-LEVEL
01

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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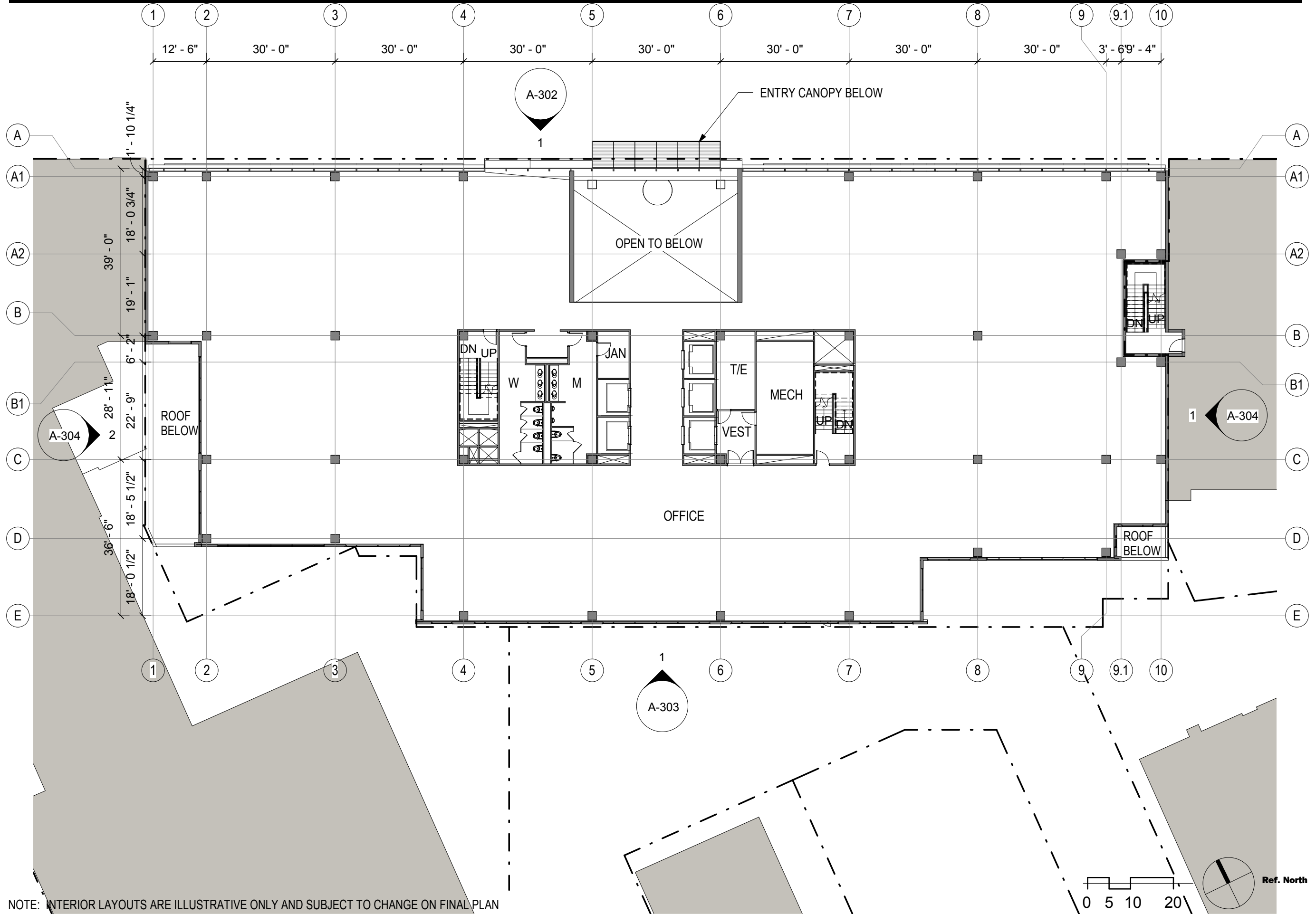
PLAN- LEVEL
02

Scale

3/64" = 1'-0"

A-105

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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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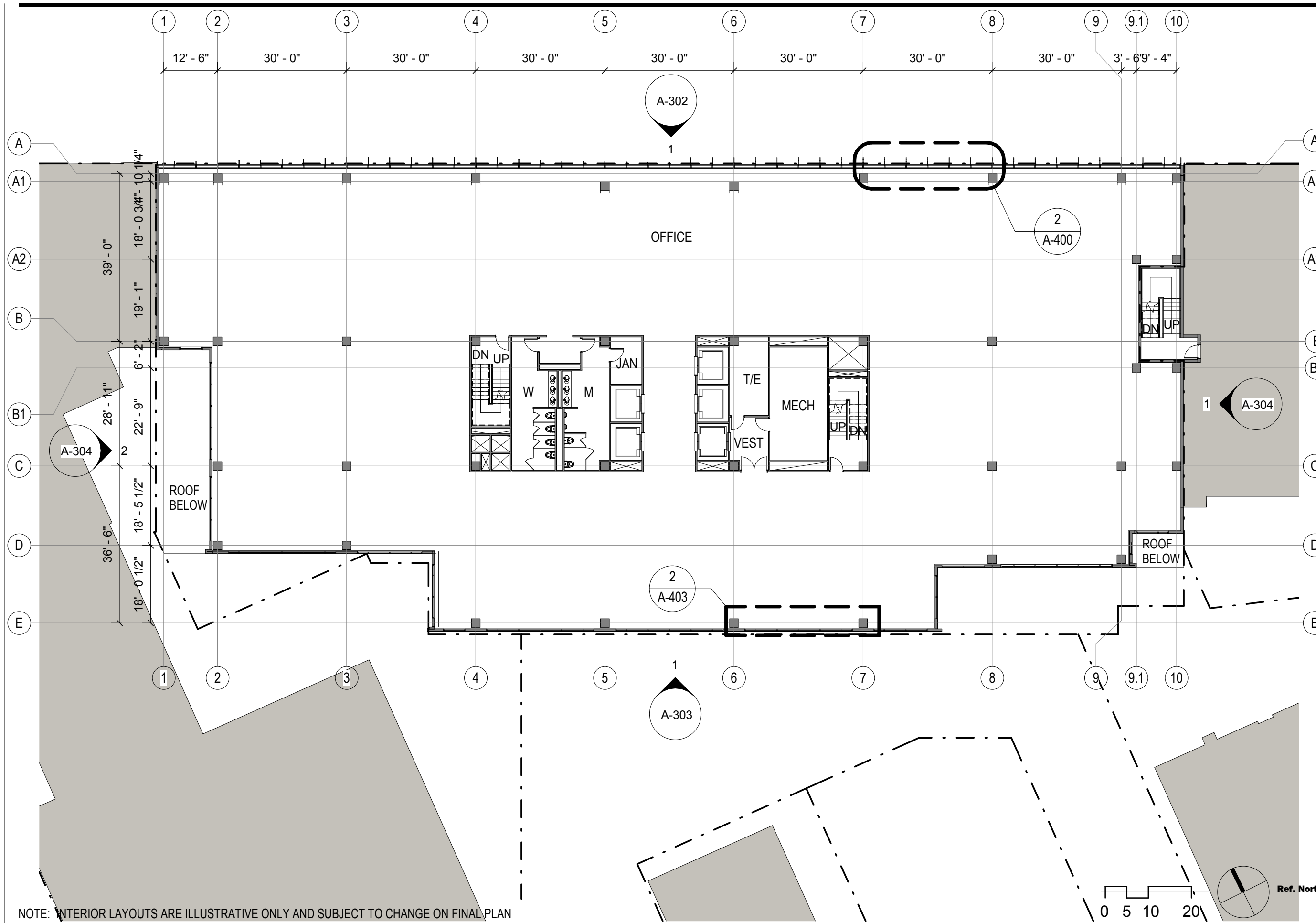
PLAN-
TYPICAL
FLOOR

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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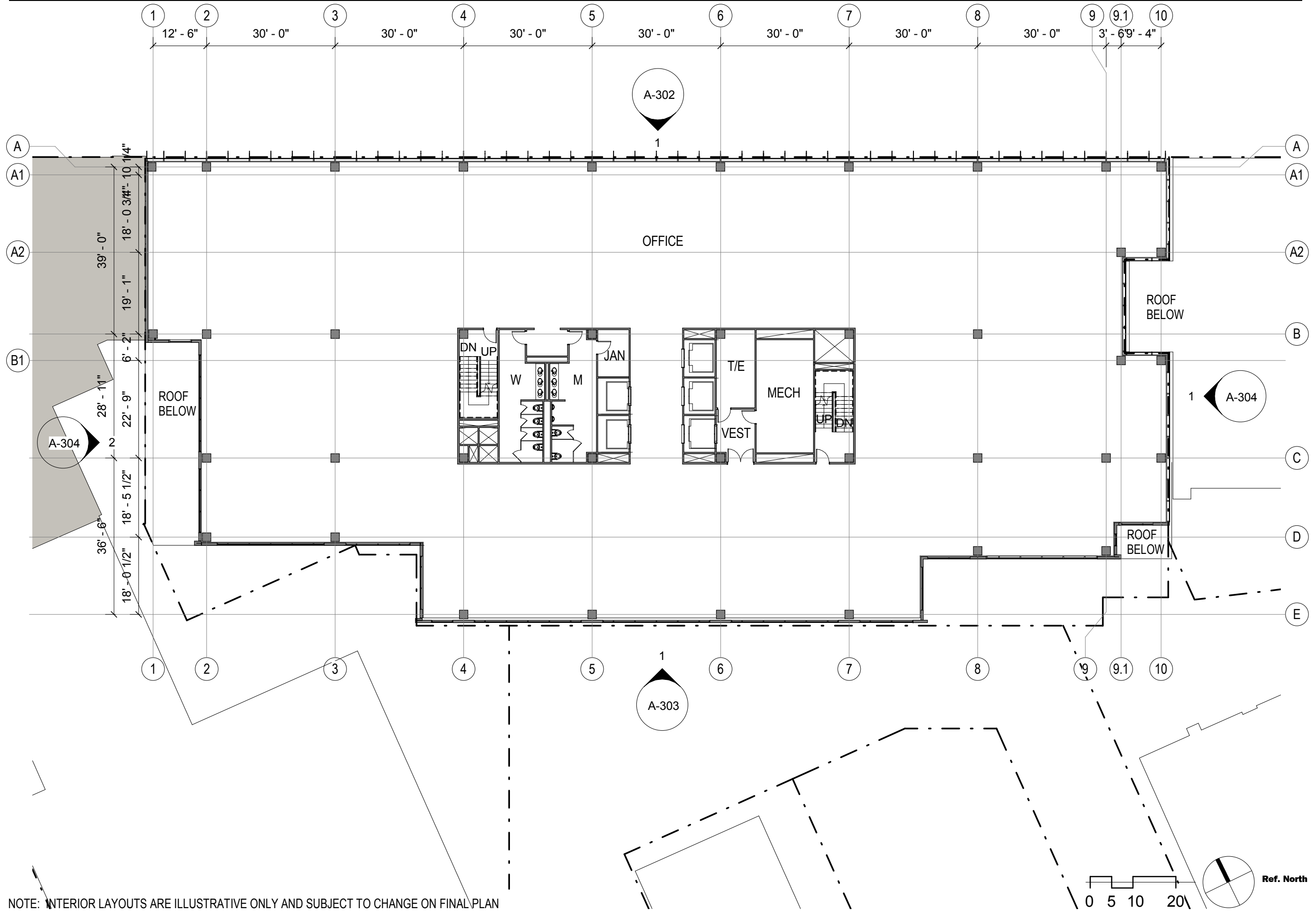
Description

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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Description

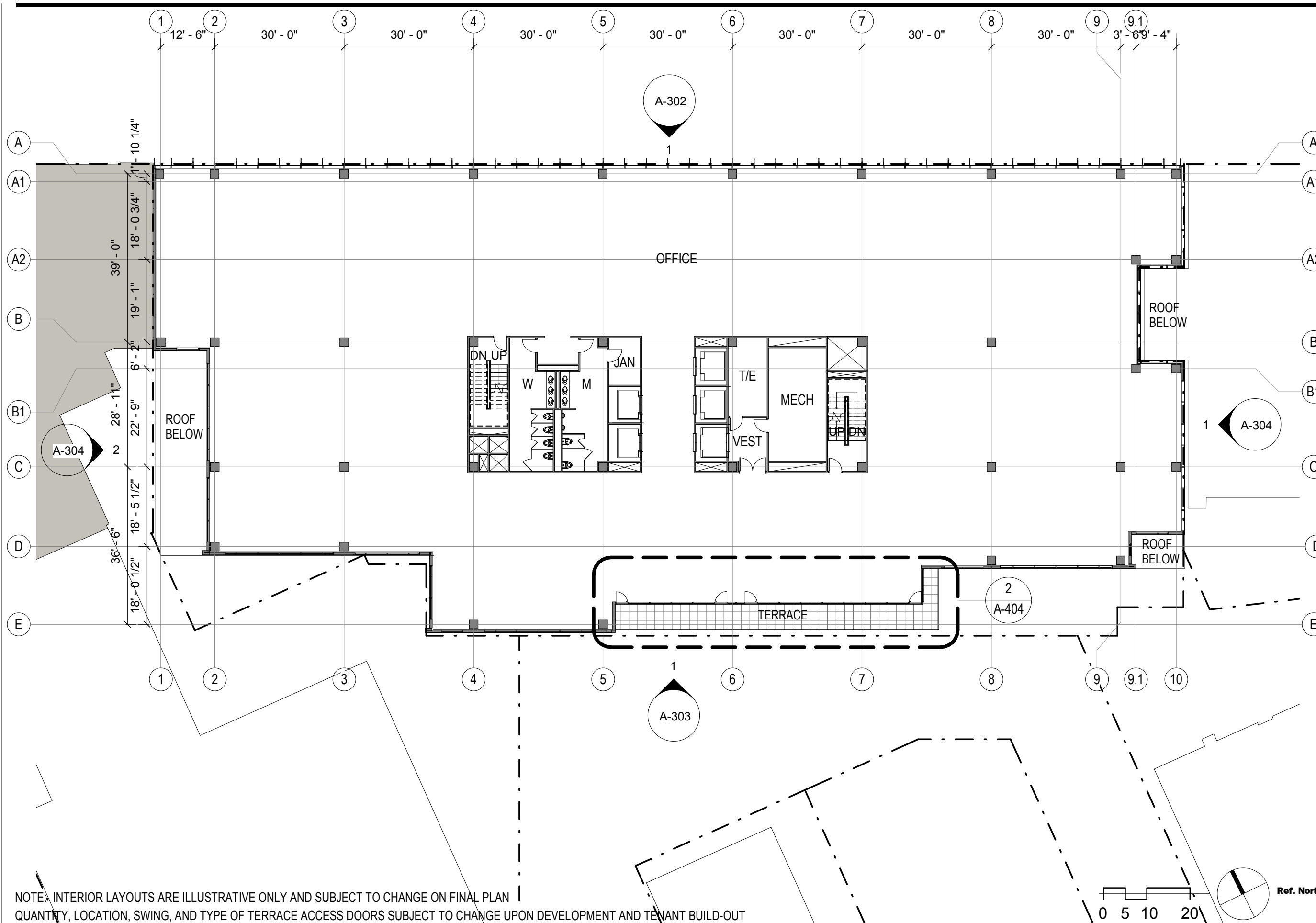
PLAN- LEVEL
11

Scale

3/64" = 1'-0"

A-108

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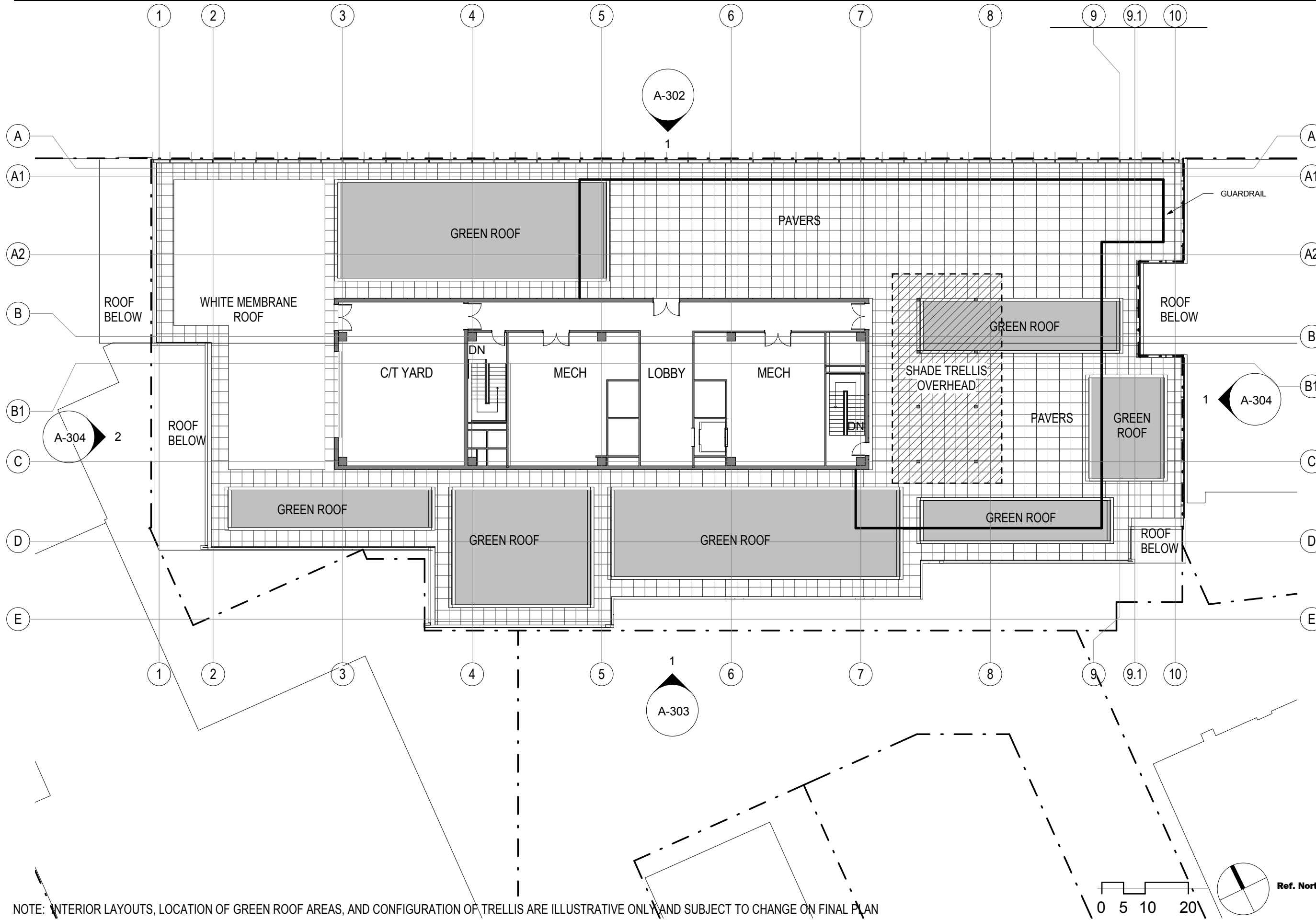
PLAN- ROOF
LEVEL

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

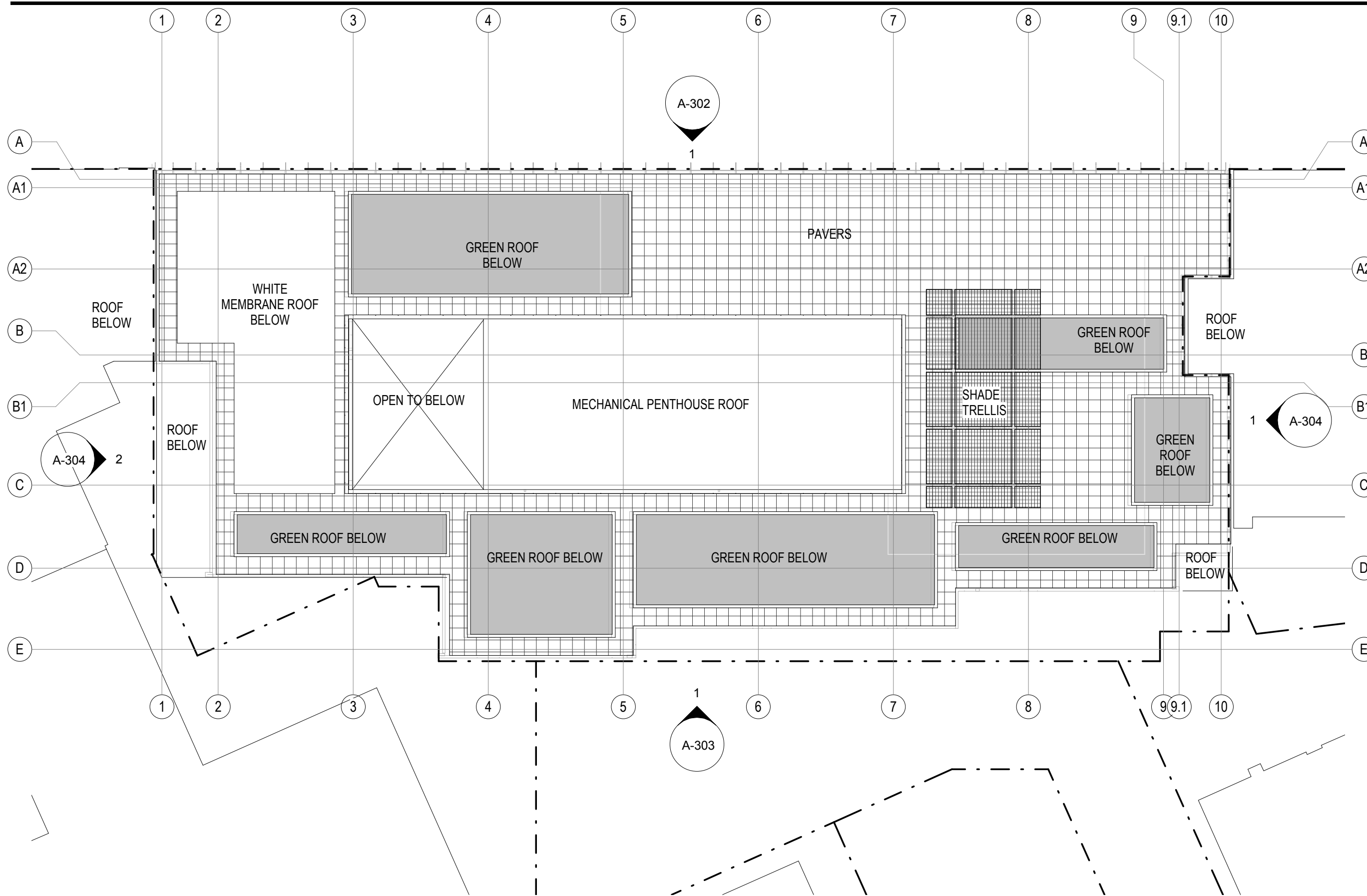
PLAN -
PENTHOUSE
ROOF LEVEL

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

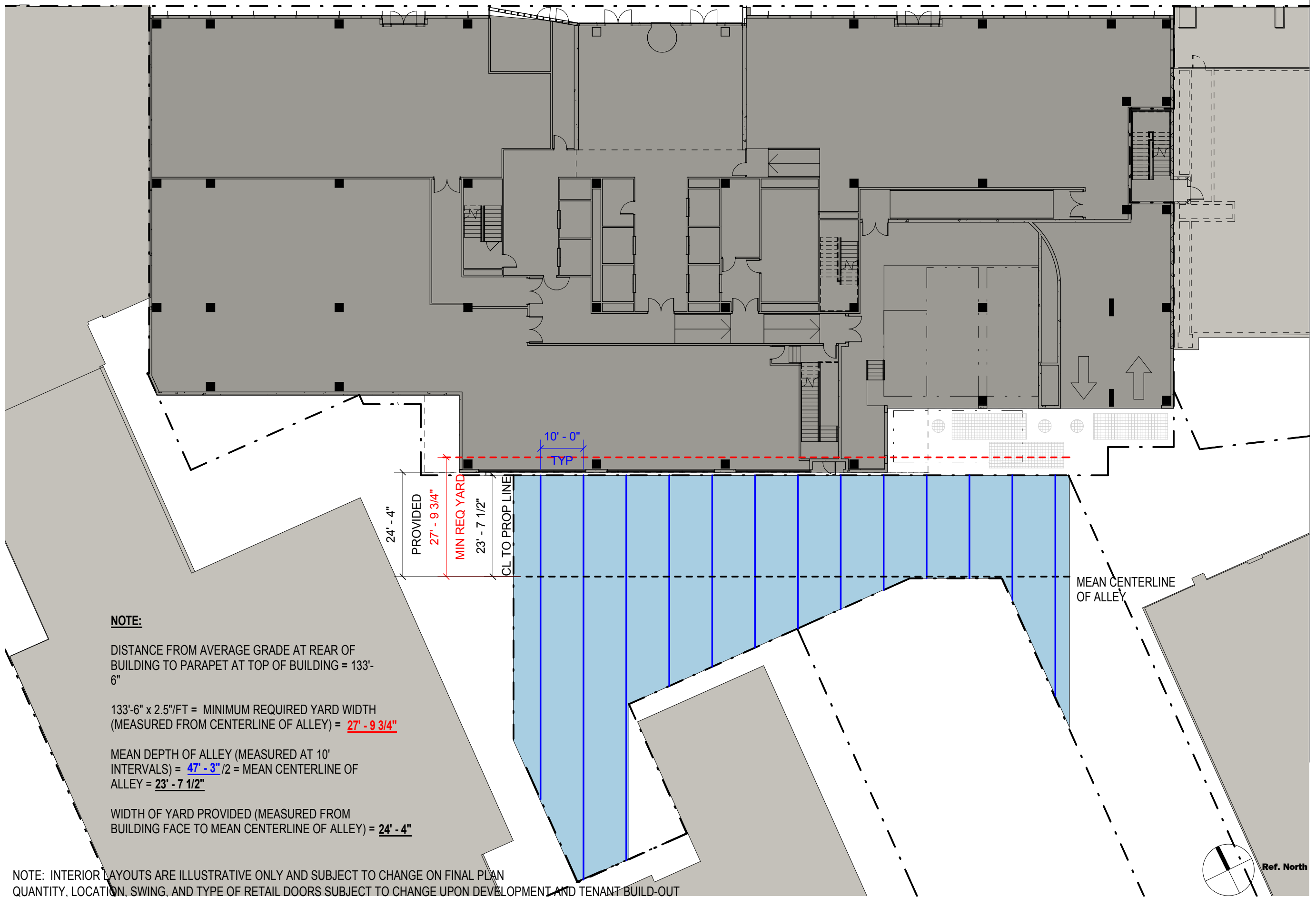
REAR YARD
PLAN

Scale

3/64" = 1'-0"

A-200

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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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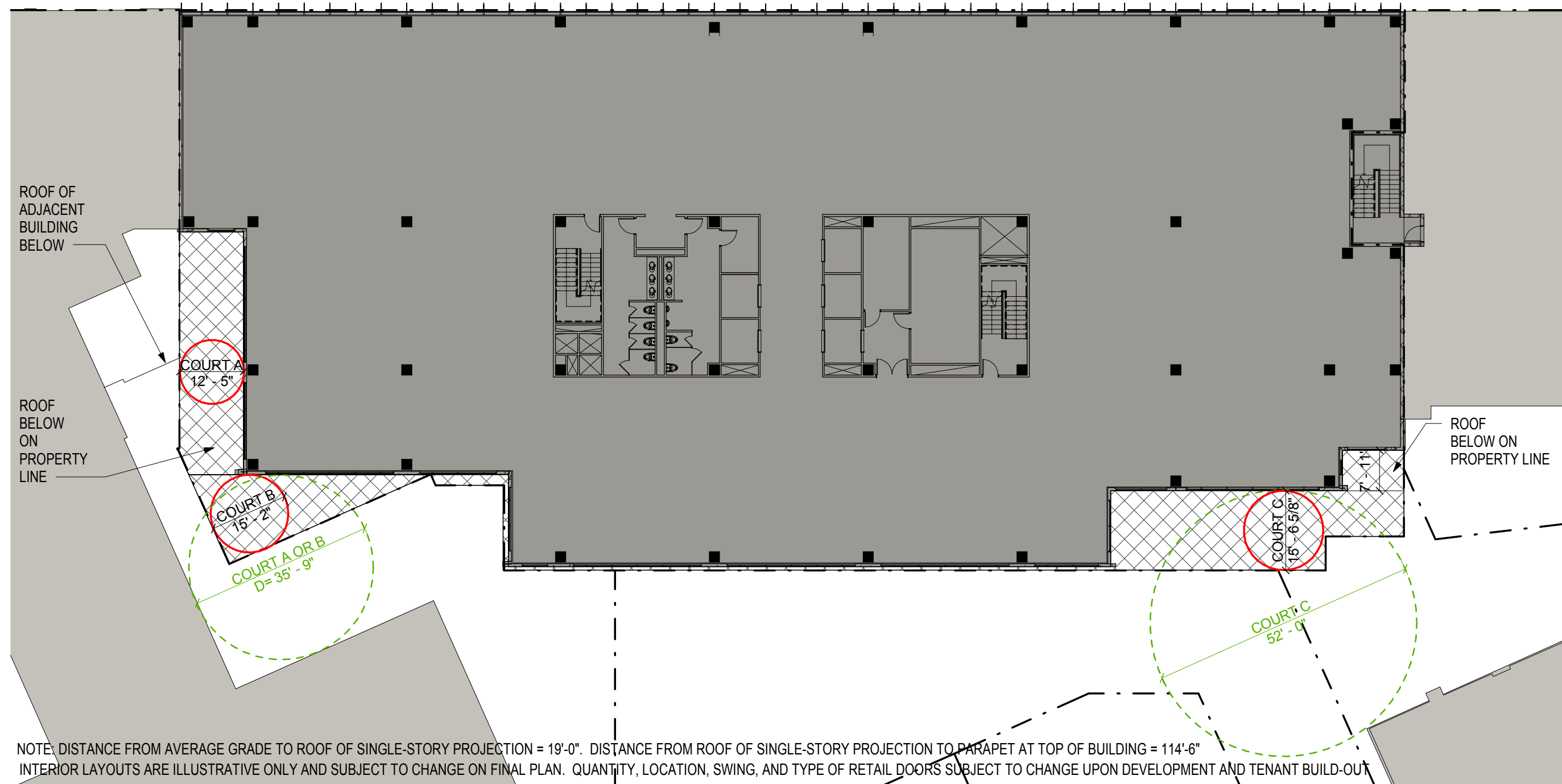
Description

COURT PLAN

Scale

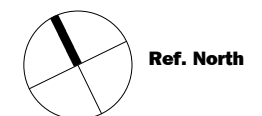
3/64" = 1'-0"

A-201
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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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Description

CIRCULATION
AND LOADING
PLAN

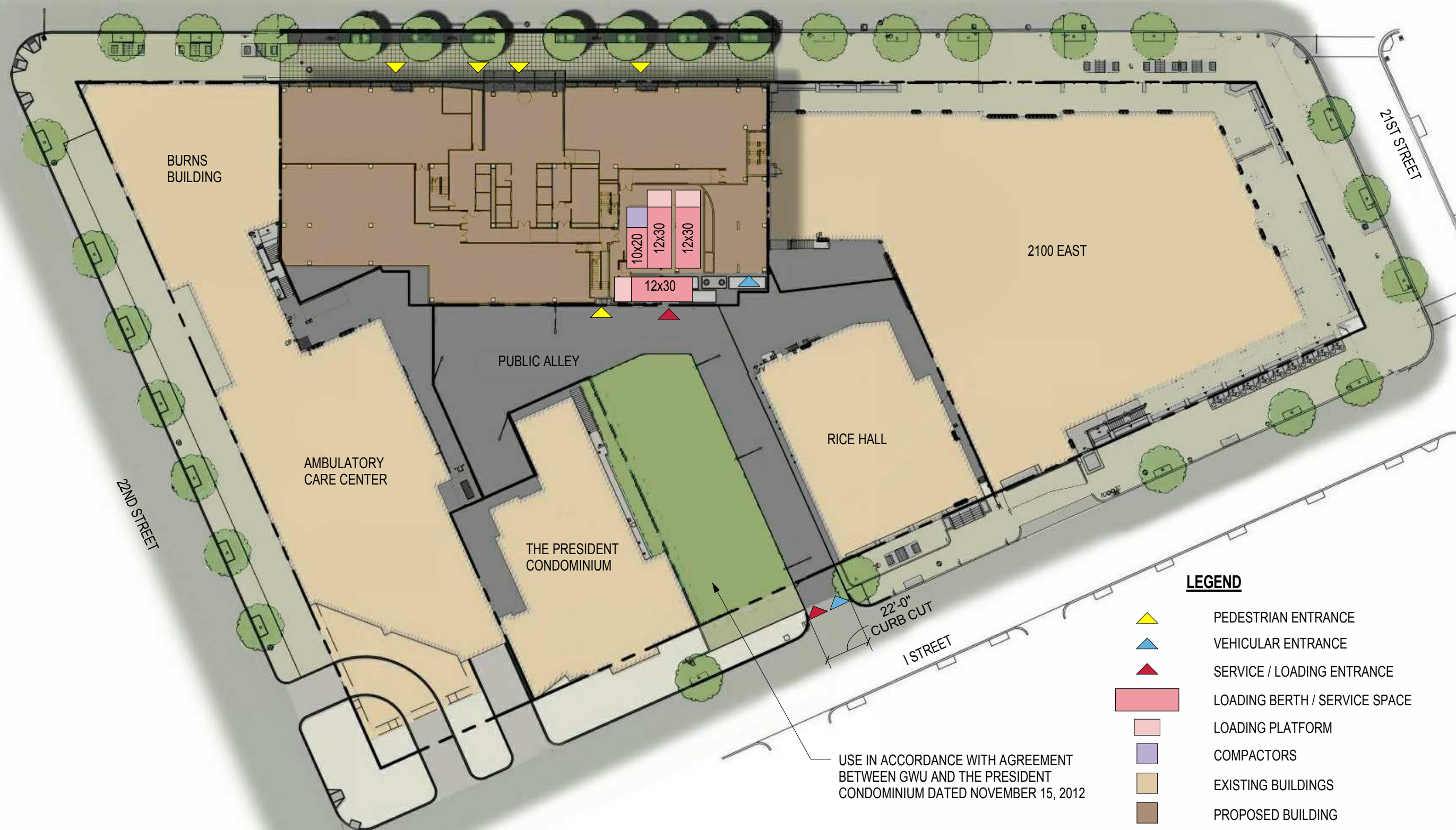
Scale

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"