

April 22, 2014

VIA HAND DELIVERY

Mr. Anthony Hood, Chairman  
Zoning Commission  
441 4<sup>th</sup> Street, NW, Suite 210  
Washington, DC 20001

Re: **Z.C. Case No. 06-11/06-12 – GW Foggy Bottom Campus Plan  
Application for Campus Plan Amendment, Further Processing**

Dear Chairman Hood and Members of the Commission:

Enclosed please find an application from the George Washington University (“University”) for approval for an amendment to the 2007 Foggy Bottom Campus Plan and further processing approval to permit university use of leased space on two floors in a building proposed to be constructed by Hillel at the George Washington University (“Hillel”) at 2300 H Street NW (“Property”).

**Background**

The Property is located in Square 42 at the intersection of 23<sup>rd</sup> and H Street NW. The Property has been used by Hillel as a place of worship since the mid-1980s. Hillel proposes to demolish the existing improvements and construct a new four-story building (“Project”). The Project is the subject of BZA Application No. 18764, which is scheduled for public hearing on June 3, 2014. In order to help finance the cost of constructing the new facility, Hillel proposed to lease two floors of the new facility to the University, containing approximately 9,150 square feet of gross floor area. For the Commission’s convenience, the building plat and an excerpt of the plans are attached as Exhibit C and Exhibit D.

**Summary of Campus Plan / Further Processing Application**

As shown on Exhibit A, the Property is located within the boundary of the Campus Plan and is therefore included in the Campus Plan by virtue of its location within the campus boundaries. See Campus Plan / PUD Order at 12 n.5. Accordingly, the University’s requested amendment is limited to designating the permitted categories of university use for the Property.

The University intends to lease and use the upper two floors of the Project for campus-related student life space that may include student organizations, auxiliary services, and student activities, and academic uses for classroom space and faculty/staff offices (the “University Use”). The University Use will occupy approximately 9,150 square feet of gross floor area. Accordingly, the University requests an amendment to the Campus Plan to designate the Property for either campus life or academic/administrative uses. The University also requests further processing approval under the amended Campus Plan to permit such use upon the completion of the Project.

The proposed University Use meets the standards of Section 210 of the Zoning Regulations as set forth below.

Section 210.2: The Use is Located so that it is Not Likely to Become Objectionable to Neighboring Property

The proposed use is minor, and will not generate any objectionable impacts on the surrounding residential community. The proposed University Use will not result in an increase in student population or intensity of use on the campus—the small amount of space is merely decompression space that will accommodate programs and initiatives that are compressed for space. Similarly, the University Use will not generate any objectionable traffic or parking impacts, because the users of the space will already be located on the campus. Finally, the University Use is located within the building, which is itself within the Campus Plan boundaries, and will not generate noise or other objectionable impacts on the surrounding residential neighborhoods.

Section 210.3: Compliance with Maximum Bulk Requirement

The University will remain in compliance with the maximum bulk requirement. The University Use will increase the total FAR of the campus by 0.007 FAR, which is a de minimis increase. The total FAR for the residentially-zoned portions of the campus upon the addition of the University Use and completion of all other development approved by the Zoning Commission will remain at 3.16 FAR, which is well within the permitted FAR of 3.69 approved in the Campus Plan / PUD.

Section 210.4: Relationship to the Campus Plan as a Whole

The proposed mixed-use campus life and academic/administrative designation is consistent with the Campus Plan as a whole, including the use designation of adjacent and nearby properties. Again, the Property will be used for campus-related student life and academic uses that include student organizations, auxiliary services, student activities, classroom space, and faculty/staff offices. The proposed mix of campus life and academic/administrative uses reflects the location of the Property near both residential/student life and academic buildings. The Property is adjacent to Amsterdam Hall, a residence hall, and proximate to Fulbright Hall,

another residence hall, and the Lerner Health and Wellness Center. However, the Property is also close to a number of existing and proposed academic buildings, including Ross Hall, the under-construction Science and Engineering Hall, and a proposed academic/administrative site across 23<sup>rd</sup> Street in Square 56.

#### Section 210.7: Consistency with the Comprehensive Plan

The proposed University Use is consistent with the Comprehensive Plan. The use is consistent with the Property's designation in the Institutional land use category. Furthermore, the University Use arises out of a partnership with Hillel that will promote and sustain Hillel's service to the surrounding community. Such partnerships are encouraged pursuant to Section EDU-3.2 of the Comprehensive Plan. Moreover, the partnership with Hillel will specifically support community improvement and contribute to the District's culture in accordance with Policy EDU-3.3.2.

#### Section 3104: Special Exception Standards

For reasons similar to those set forth above, the proposed University Use also meets the general special exception standards of Section 3104. The proposal locates university use within the boundaries of the Campus Plan, which is consistent with the general purpose and intent of Section 210 as well as the specific goals of the 2007 Foggy Bottom Campus Plan / PUD. Furthermore, the use is relatively small and is located near the heart of the campus, away from surrounding residential properties. Accordingly, it is unlikely to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map.

#### Conclusion

For all of the reasons set forth above, the University respectfully requests that the Commission approve an amendment to the Campus Plan as well as further processing of that Plan to permit the University Use on the Property.

#### Conclusion

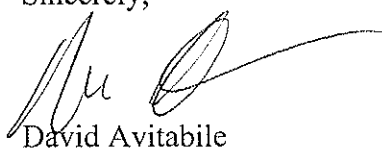
The University looks forward to presenting the special exception application at an upcoming public hearing. Regarding the minor modification of the Campus Plan / PUD Order that is related to this application, the University proposes that the Commission schedule the minor modification for an upcoming public meeting in the near future solely for the purpose of confirming that the requested modification is minor. The Commission's vote regarding the substance of the minor modification could then be held in abeyance until the vote on this campus plan amendment and further processing request.

Anthony Hood  
April 22, 2014  
Page 4

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Please contact Dave at (202) 721-1137 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Avitabile', with a long horizontal flourish extending to the right.

David Avitabile

Attachments

cc: Charles Barber / Alicia Knight

**CERTIFICATE OF SERVICE**

On April 22, 2014, I caused a copy of the foregoing letter and enclosure to be delivered by hand, electronic mail, or by U.S. Mail to the following:

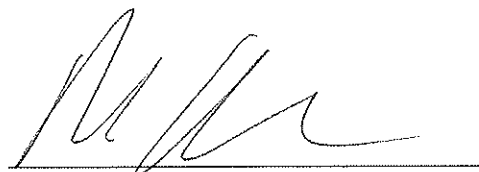
Paul Goldstein  
D.C. Office of Planning  
1100 4<sup>th</sup> Street, SW, Suite E650  
Washington, DC 20024

Jonathan Rogers  
District Department of Transportation  
55 M Street SE, 5<sup>th</sup> Floor  
Washington, DC 20003

Advisory Neighborhood Commission 2A  
West End Branch Library  
1101 24<sup>th</sup> Street, NW  
Washington, DC 20037

President, Foggy Bottom Association  
c/o Samira Kristina Azzam  
1001 26th Street, NW #406  
Washington, DC 20037

West End Citizens Association  
c/o Barbara Kahlow  
800 25<sup>th</sup> Street, NW #704  
Washington, DC 20037

A handwritten signature in black ink, appearing to read 'David Avitabile', is written over a horizontal line.

David Avitabile



**BEFORE THE ZONING COMMISSION  
OF THE DISTRICT OF COLUMBIA**



**FORM 109 - APPLICATION FOR CAMPUS PLAN / FURTHER PROCESSING OF CAMPUS PLAN**

Before completing this form, please review the instructions on the reverse side.  
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to 11 DCMR § 3104.1  Campus Plan  Amendment of Approved Campus Plan  Further Processing of Campus Plan

an application is hereby made, the details of which are as follows:

Present use(s) of Property:	Church / Place of Worship		
Proposed use(s) of Property:	Church / Place of Worship and University Use		
Organization Name:	The George Washington University (Potential Tenant)		
Owner of Property	Hillel at the George Washington University		
Address of Owner:	2300 H Street NW		
Phone No.(s):		E-Mail:	
Single-Member Advisory Neighborhood Commission District(s):	ANC 2A05		

Address(es)	Square	Lot No(s).	Zone District(s)
2300 H Street NW	42	840, 820	R-5-D
			R-5-D
2300 H Street NW			

**Brief description of proposal:** Application of the George Washington University for approval of an amendment to the 2007 Foggy Bottom Campus Plan and further processing approval to permit university use of leased space on two floors of a building proposed to be constructed by Hillel at the George Washington University at 2300 H Street NW.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date:	4/22/2014	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	David Avitabile	E-Mail:	davitabile@goulstonstorrs.com
Address:	Goulston & Storrs, 1999 K Street NW, 5th Floor, Washington DC 20006		
Phone No.(s):	202-721-1137	Fax No.:	

\* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

**ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.**



**BEFORE THE ZONING COMMISSION  
OF THE DISTRICT OF COLUMBIA**



**FORM 116 – HEARING FEE CALCULATOR**

Pursuant to §3041 of DCMR Title 11, the following hearing fees shall be paid when the Zoning Commission schedules a public hearing on a petition or application. In the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Please show ALL computations.

A department, office, or agency of the Government of the District of Columbia is not required to pay a hearing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

PLEASE COMPLETE, SIGN, AND RETURN THIS FORM WITH PAYMENT TO THE OFFICE OF ZONING.

**MAP AMENDMENT**

Pursuant to §3041.1 of DCMR Title 11, if the Commission schedules a public hearing on a petition or application for an amendment to the Zoning Map, prior to advertisement of the hearing, the petitioner/applicant shall pay a hearing fee in accordance with the following schedule:

Petition or Application for Rezoning to any:	Fee	Unit	Total
R-1, R-2, or R-3 District, for each acre (43,560 ft. <sup>2</sup> ) or part of an acre	\$650.00		
R-4 or R-5-A District, for each acre (43,560 ft. <sup>2</sup> ) or part of an acre	\$1,625.00		
R-5-B District, for each acre (43,560 ft. <sup>2</sup> ) or part of an acre	\$3,250.00		
R-5-C, R-5-D, or R-5-E District, for each acre (43,560 ft. <sup>2</sup> ) or part of an acre	\$6,500.00		
SP, W, or CR District, for each 20,000 ft. <sup>2</sup> or part of that area	\$2,600.00		
C-1 or C-2 District, for each 10,000 ft. <sup>2</sup> or part of that area	\$1,625.00		
C-3, C-4, or C-5 District, for each 10,000 ft. <sup>2</sup> or part of that area	\$3,250.00		
C-M or M District, for each 20,000 ft. <sup>2</sup> or part of that area	\$2,600.00		
<b>TOTAL</b>			

- Notes:**
- For any overlay district, the fee shall be computed in accordance with the requirement for the underlying zone.
  - The maximum hearing fee for rezoning to any Residence District (R-1, R-2, R-3, R-4, or R-5) is \$65,000.
  - For an application that proposes rezoning to more than one (1) zone district or is in the alternative, the fee shall be the total of the amounts for the area devoted to each proposed district or alternative computed separately.
  - A "part of an acre" or "part of that area" should be rounded to the next whole number.

**TEXT AMENDMENT**

Pursuant to §3041.3 of DCMR Title 11, if the Commission schedules a public hearing on a petition for an amendment to the text of the Zoning Regulations, prior to the advertisement of the hearing, the petitioner shall pay a hearing fee in accordance with the following schedule:

Petition	Fee	Unit	Total
Each section proposed to be added, deleted, or amended	\$325.00		
<b>TOTAL</b>			

- Note:**
- The maximum hearing fee for a text amendment to the Zoning Regulations is \$1,300.

**PLANNED UNIT DEVELOPMENT (PUD), AIR SPACE DEVELOPMENT, OR ANY OTHER REVIEW OF A SPECIFIC SITE PLAN OR BUILDING PLAN**

Pursuant to §3041.4 of DCMR Title 11, if the Commission schedules a public hearing on an application for approval of a planned unit development, air space development, or any other action where review of a specific site plan or building plan is required, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Application	Fee	Unit	Total
For each 100 ft. <sup>2</sup> of gross floor area (GFA), or part thereof, included in the application devoted to dwelling units, and the immediate area needed to serve that dwelling unit (Maximum of \$65,000.)	\$7.00		
For each 100 ft. <sup>2</sup> of GFA, or part thereof, included in the application devoted to any use other than a dwelling unit and the immediate area needed to serve that dwelling unit	\$13.00		
<b>TOTAL</b>			

- Note:**
- There is no charge for the hearing on the second stage of a two-stage PUD application
  - A "part thereof" should be rounded to the next whole number.

**PLEASE CONTINUE TO SIDE TWO OF THIS FORM**

## FORM 116 – HEARING FEE CALCULATOR – Side 2

### MODIFICATION TO AN APPROVED PUD, AIR SPACE DEVELOPMENT, OR ANY OTHER REVIEW OF A SPECIFIC SITE PLAN OR BUILDING PLAN

Pursuant to §3041.6 of DCMR Title 11, if the Commission schedules a public hearing on an application for a modification to an approved planned unit development, air space development, or any other review of a specific site or building plan, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Request for Modification	Fee	Total
Modification to a previously approved case	26% of original hearing fee or \$1,300, whichever is greater	
<b>TOTAL</b>		

### APPLICATION/ FEE OF PETITION

Pursuant to §3041.4 of DCMR Title 11, in the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Below, please list the total fee for each action requested and enter the fee of the greatest fee calculated.

Type of Petition/Application	Total
Map Amendment	
Text Amendment	
PUD, air space development, or any other review of a specific site plan or building plan	
Modification to an approved PUD, air space development, or any other review of a specific site or building plan	
<b>GREATEST OF CALCULATED FEES</b>	

### FEE OF CAMPUS PLAN/FURTHER PROCESSING OF CAMPUS PLAN

Pursuant to §3180 of DCMR Title 11, if the Commission schedules a public hearing on an application for a campus plan or further processing of a campus plan, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Application	Fee	Unit	Total
Processing of a new or revised campus plan for a college or university use	\$6,500	1	<b>\$6,500</b>
Review of a specific building or use within an approved campus plan	\$3,250	1	\$3,250
<b>TOTAL</b>			<b>\$9,750</b>

### CERTIFICATION

I/We certify that the information on this form is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22-2405)

Name: David Avitabile      Signature:       Date: April 22, 2014

### OFFICIAL USE ONLY: Office of Zoning Determination

Based upon review of the petitioner's/applicant's supplemental filing and the information contained on this form:

- the calculated fee is accepted as submitted
- the calculated fee requires adjustment (requires new Form 116 – Hearing Fee Calculator Form)

Signature:       Date:



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.



# **EXHIBIT A**



# **EXHIBIT B**



NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200  
FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED  
IN THE APPLICATION

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
41	40	2300 I Street NW	George Washington University
42	54	2350 H Street NW	Rice Hall
42	55	2301 G Street NW	2121 I Street NW
55	29	817 23 <sup>rd</sup> Street NW	Washington DC 20052-0086
55	856	2223 H Street NW	
56	30	2201 G Street NW	
42	14	722 23 <sup>rd</sup> Street NW	Saint Mary's Protestant Episcopal Church
42	821	730 23 <sup>rd</sup> Street NW	728 23 <sup>rd</sup> Street NW
42	822	728 23 <sup>rd</sup> Street NW	Washington DC 20037-2501
42	51	725 24 <sup>th</sup> Street NW	Mr. Peter May United States of America National Park Service 1100 Ohio Drive SW Washington DC 20242-0001
			ANC 2A West End Branch Library 1101 24 <sup>th</sup> Street NW Washington DC 20037
			Graham M. Galka ANC 2A05 2450 Virginia Avenue NW #E319 Washington DC 20037

# **EXHIBIT C**

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., March 7, 2014

Plat for Building Permit of: SQUARE 42 LOTS 820 & 840

Scale: 1 inch = 10 feet Recorded in Book A & T Tracing Page 42(Lot 820)  
Recorded in Book A & T Page 3592 - J(Lot 840)

Receipt No. 14-03098

Furnished to: DIANA LYNNE HERNDON

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along cantarina of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

\_\_\_\_\_  
Surveyor, D.C.

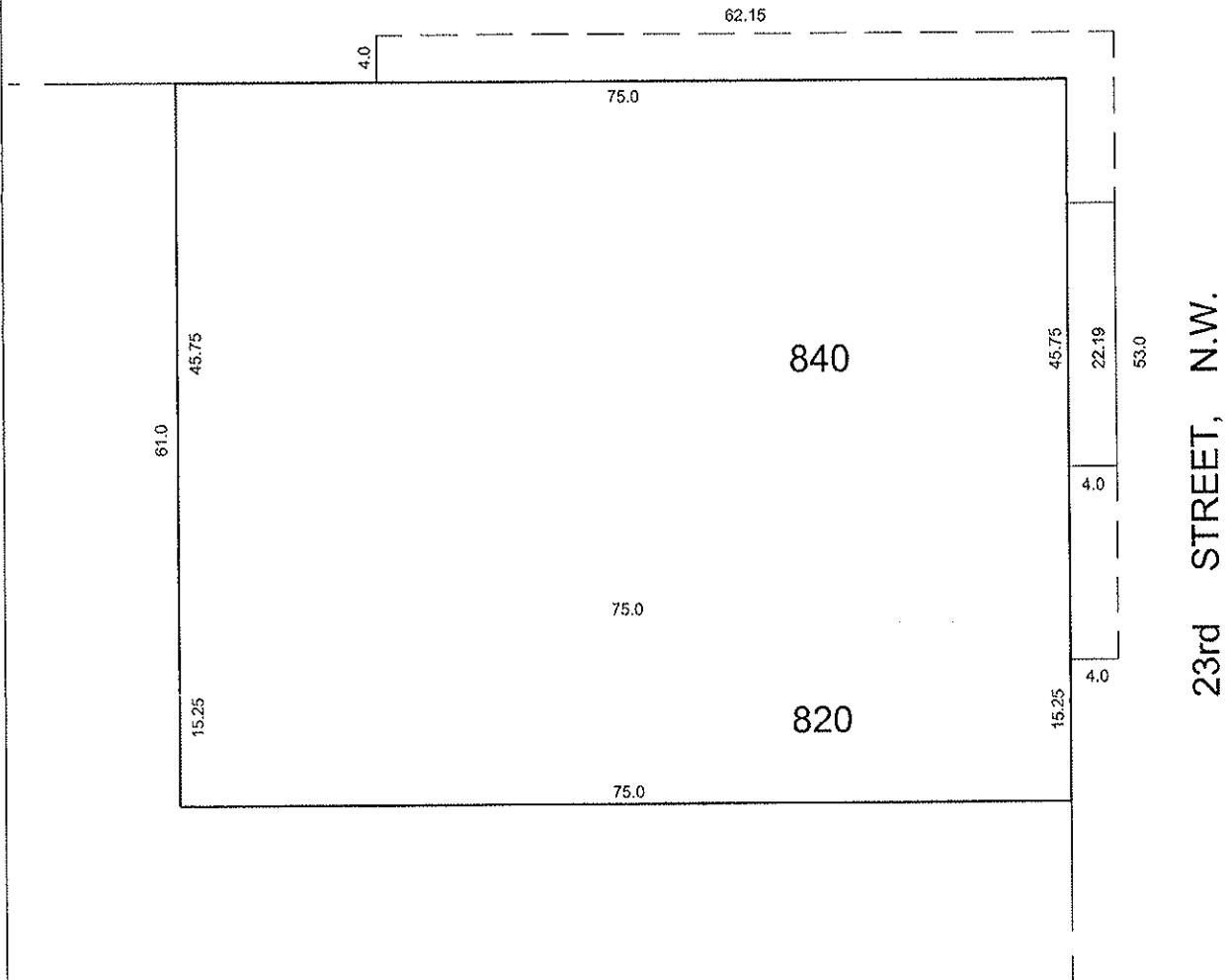
By: A.S.

Date: MARCH 21, 2014

[Signature]  
(Signature of owner or his authorized agent)  
**FOR HICKOK COLE APRA.**

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

H STREET, N.W.



# **EXHIBIT D**

LOCATION AND APPROACH



AERIAL VIEW



VIEW FROM SQUARE 64



VIEW FROM 23RD & EYE STREET



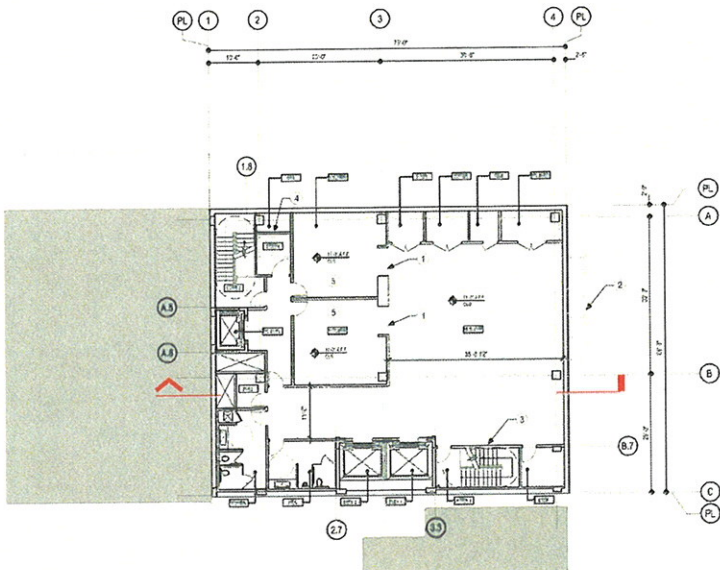
VIEW MID BLOCK BETWEEN H & EYE STREET



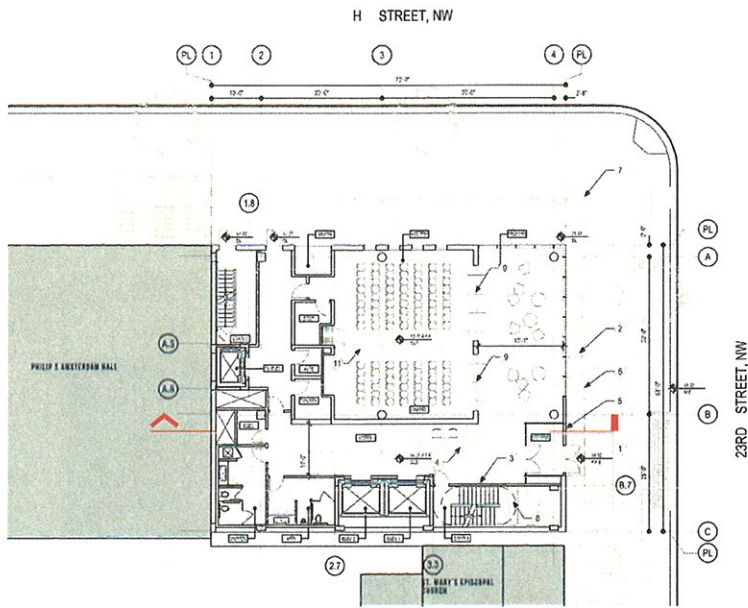
KEYNOTES

- 1. PASS THRU SERVICE WINDOW AND COVERTER WITH STAINLESS STEEL ROLL OVER SCREEN
- 2. LIGHTWELL ABOVE
- 3. 200 RATED GLAZING ASSEMBLY: 2 LITES @ 2'-8" EA. INTERSTICH SAINT-GOBAIN CONTRAFLEX 150, IN YDS FRAME. CONTRAFLEX TO FRAME AND ALTERNATE FOR 1 LITE @ 8'-0" INTERSTICH SAINT-GOBAIN, CONTRAFLEX STRUCTURE 150, IN YDS FRAME
- 4. PROVIDE FULL SIZE RATED PERMEABLE ACCESS PANEL
- 5. FULL SERVICE RUCKER, PROVIDE FOR EXHAUST HOOD, CUPBOARD, GREASE INTERCEPTOR, ETC.

NOTE: INTERIOR LAYOUT AND MATERIALS/FINISHES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE



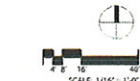




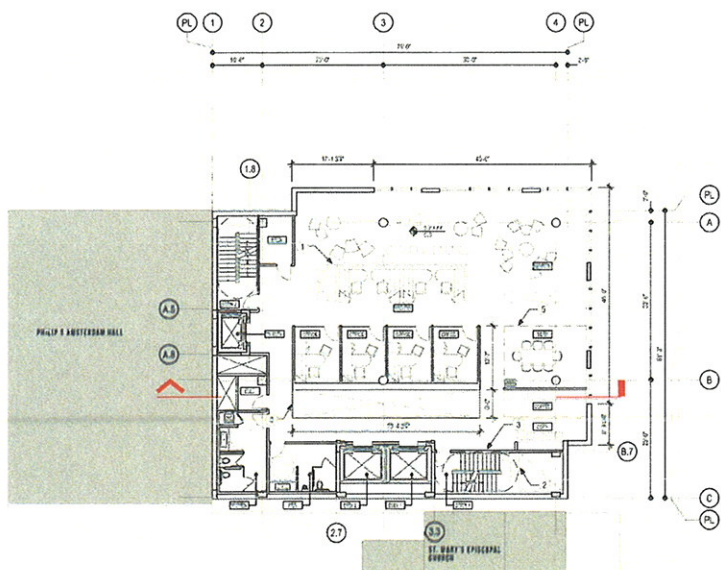
**KEYNOTES**

- 1 SPECIALLY PAINTED, FLAMED STEELTUB MESH
- 2 4" X 20" STRUCTURAL GLASS FLOORING (EXTERIOR); JOCKING; GLASS WITH INTERIOR FINISHES
- 3 20# RATED GLAZING ASSEMBLY, 2 LITES @ 2'-6" EA. (EXFOTECH SAINT-GOBAIN CORROPLAN 100, IN 100'S FRAME) CONTRACTOR TO FINISH JOG ALTERNATE FOR 1 LITE @ 8'-0" (EXFOTECH SAINT-GOBAIN, CORROPLAN STRUCTURE 100, IN 100'S FRAME)
- 4 RECEPTION DESK
- 5 LINE OF CANOPY ABOVE
- 6 LINE OF BUILDING PROTECTION ABOVE
- 7 CONTRACTOR TO GAIN ALLOWANCE FOR LANDSCAPE
- 8 ENCLOSED ACCESS STAIRS WITH CLASS GLASS RAIL BETWEEN LIGHTWELL
- 9 SOLID WOOD FINISHING CODES, TYP. CONTRACTOR TO FINISH JOG ALTERNATE FOR STACKABLE GLASS CODES, WOOD FINISHING CODES
- 10 SOLID WOOD FULL HEIGHT FEATURE WALL
- 11 OPERABLE PARTITION WITH PASS THROUGH

NOTE: INTERIOR LAYOUT AND MATERIALS/FINISHES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE



GROUND FLOOR PLAN



**KEYNOTES**

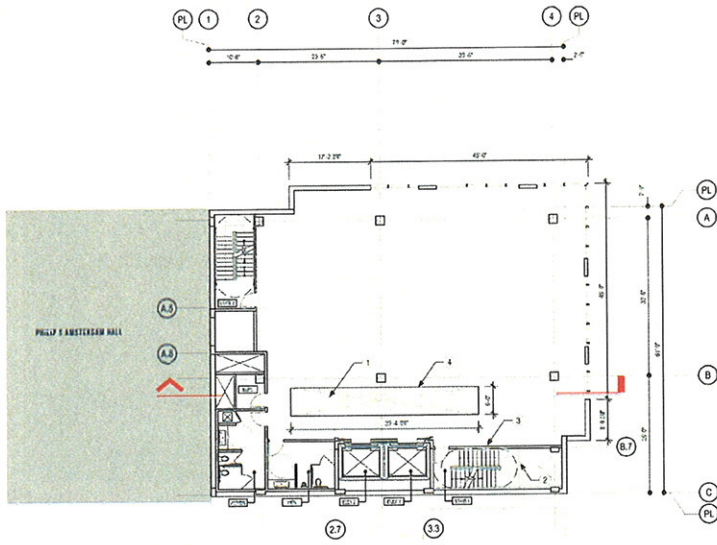
- 1 PARTIAL HEIGHT FEATURE WALL WITH BUILT IN COASTER TOP
- 2 ENCLOSED ACCESS STAIRS WITH CLASS GLASS RAIL BETWEEN LIGHTWELL
- 3 20# RATED GLAZING ASSEMBLY, 2 LITES @ 2'-6" EA. (EXFOTECH SAINT-GOBAIN CORROPLAN 100, IN 100'S FRAME) CONTRACTOR TO FINISH JOG ALTERNATE FOR 1 LITE @ 8'-0" (EXFOTECH SAINT-GOBAIN, CORROPLAN STRUCTURE 100, IN 100'S FRAME)
- 4 STRUCTURAL GLASS RAILING, 3/4" THICK TEMPERED, LOW-IRON GLASS FOR LANDING; RAY GLAZE, RISE PULSE SYSTEM; ANTI-COLLISION FLOOR EXPANSION
- 5 INSULATED STACKED GLASS PARTITIONS; HARBIS APERTO 02/01

NOTE: INTERIOR LAYOUT AND MATERIALS/FINISHES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE



SECOND FLOOR PLAN - ALTERNATE



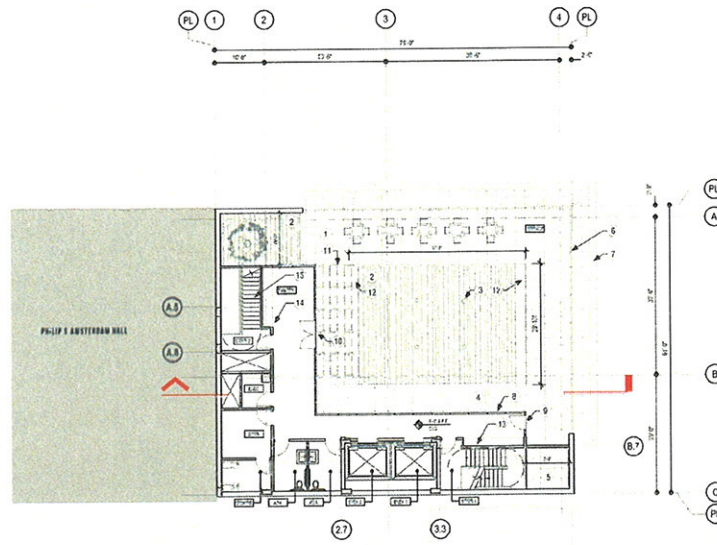


**KEYNOTES**

- 1 2 HR RATED HORIZONTAL FIRE AND SMOKE SHUTTER AT THIRD FLOOR SLAB OPENING. NOCLEAR P200/P220
- 2 ENCLOSED EXPRESS STAIRS WITH GLASS GROUND RAIL, RETAINER LOUVER
- 3 2HR RATED GLAZING ASSEMBLY, 1 LITE @ 2'-6" EA. (ELECTROTECH SAINT-GOBAIN, CONTIPAN 120 IN 90S FRAME)
- 4 STRUCTURAL GLASS HANDING, 3/4" THICK TEMPERED, LOW-IRON GLASS (C/LAURENCE, BNY GLAZE, BASE DRIVE SYSTEM AND/NO FLOOR SPRING)

NOTE: INTERIOR LAYOUT AND MATERIALS/FINISHES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE

THIRD/FOURTH FLOOR PLAN



**KEYNOTES**

- 1 2" x 3" PRECAST CONCRETE PAVEN ON POSTSTALS (OVER ROOF PAPER SYSTEM, STANDARD COLOR, OVER FALCO-20 APPLIED PROTECTED MEMBRANE ROOFING (AMERICAN INSTITUTE FOR DESIGN, 200-111))
- 2 INTERLOCK VENTILATOR ROOF, 12" DEPTH, OVER FLEED APPLIED PROTECTED MEMBRANE ACCORDING TO AMERICAN HYDROTECH 9125 OR PERRY 100-111
- 3 STEEL ANCHOR FOR FUTURE ATTACHMENT OF SCRAM. CONTRACTOR TO PROVIDE ALLOWANCE.
- 4 20" x 6" x 4" SKYLIGHT (KAWNEER, 1000 SLEP-BALL, WITH LAMINATED INSULATED 1 1/4" ICS, 96-1-20 (5/8X3))
- 5 8" x 8" SKYLIGHT (KAWNEER, 1000 SLEP-BALL, WITH LAMINATED INSULATED 1 1/4" ICS, 96-1-20 (5/8X3))
- 6 STRUCTURAL GLASS HANDING, 3/4" THICK TEMPERED LOW-IRON GLASS (C/LAURENCE, BNY GLAZE, BASE DRIVE SYSTEM)
- 7 PRECAST CONCRETE PARAPET FOR STONE PARAPET OR ADD ALTERNATE FOR EXTERIOR STONE PANELS
- 8 ALUMINUM BURISH WALL, CHAMFER TO 7500, COATED WITH OCEANAN AL FROTH 25-COAT SYSTEM, AND WITH 1/2" x 1/2" CLASS TYPHON, BLACK SPACES, CONTRACTOR TO PRICE AND SATELITE FOR 4-SIDED 150 WINDOW WALL (KAWNEER 1000 SYSTEM)
- 9 3'-0" x 8'-0" HARBOR PROFILE GLASS DOOR (C/LAURENCE 250 SERIES)
- 10 8'-0" x 8'-0" HARBOR PROFILE GLASS DOOR (C/LAURENCE 250 SERIES)
- 11 GALVANIZED STEEL FRAMES RECCOLA, PAINTED AND PARTIALLY WITH OCEANAN AL FINISHING (C-COAT SYSTEM)
- 12 2'-0" DEEP PRECAST CONCRETE DECK, WITH RECESSED WALL LEGS AT BASE (KAWNEER 2000)
- 13 LOW IRON GLAZING ASSEMBLY, 2 LITE @ 2'-4" EA. (ELECTROTECH SAINT-GOBAIN, CONTIPAN 120 IN 90S FRAME) CONTRACTOR TO PRICE AND SATELITE FOR 1 LITE @ 2'-0" (ELECTROTECH SAINT-GOBAIN, CONTIPAN 120 IN 90S FRAME)
- 14 PROVIDE SOLID SURFACE COORDINATION WITH COPPER AND LOWER PLASTIC LAMINATE CABINETS
- 15 STAIRS TRANSFER TYPICALS THE NORTH AT THIS LOCATION TO FLOOR BELOW

NOTE: INTERIOR LAYOUT AND MATERIALS/FINISHES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE

ROOF PLAN





EXISTING HILLEL BUILDING



PROPOSED NEW BUILDING