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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

APRIL 30, 2013

COVER SHEET

AYERS
SAINT
GROSS

THE GEORGE WASHINGTON UNIVERSITY FOGGY BOTTOM CAMPUS
SITE 77A RESIDENCE HALL
Second Stage PUD Application
Case No. 06-11J/06-12J

A-00

APRIL 30, 2013

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)	DETAILED SITE PLAN: 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)	DETAILED LANDSCAPING AND GRADING PLAN: 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)	ARCHITECTURAL PLANS, SECTIONS, AND ELEVATIONS: 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)	CIRCULATION PLAN: 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)	OTHER INFORMATION: 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 = 25,702 S.F.

PERCENTAGE OF LOT OCCUPANCY

= BUILDING AREA / LOT AREA
= 25,702 / 33,413 S.F. = 76.9%

GROSS FLOOR AREA TABULATION - SQUARE FEET

LEVEL	TOTAL BLDG	(EXCLUSIONS - SHAFTS)	TOTAL GFA
1	25702		25,702
2	24771	(574)	24,197
3	25677	(574)	25,103
4	25677	(574)	25,103
5	25677	(574)	25,103
6	25677	(574)	25,103
7	25677	(574)	25,103
8	25667	(574)	25,103
9	15186	(554)	14,632
10	19174	(635)	18,539
11	18850	(635)	18,215
12	18850	(635)	18,215
TOTAL	276,595 S.F.	(6477)	270,118 S.F.
PENTHOUSE	9,380 S.F.		

TOTAL GROSS FLOOR AREA PROVIDED / ALLOWED

GFA PROVIDED 270,118 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 = 9,380 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) = 134
(1:8 BIKE-TO-BED RATIO REQUIRED BY D.DOT)

112 BICYCLE SPACES (USING 1:8 RATIO)
PROVIDED INSIDE OF BLDG

40 BICYCLE SPACES PROVIDED OUTSIDE OF BLDG
24 BIKES ON H STREET (12 RACKS)
16 BIKES ON I STREET (8 RACKS)

LOADING BERTHS (2201.1)

*SEE A-22 FOR LOADING BERTH DETAILS

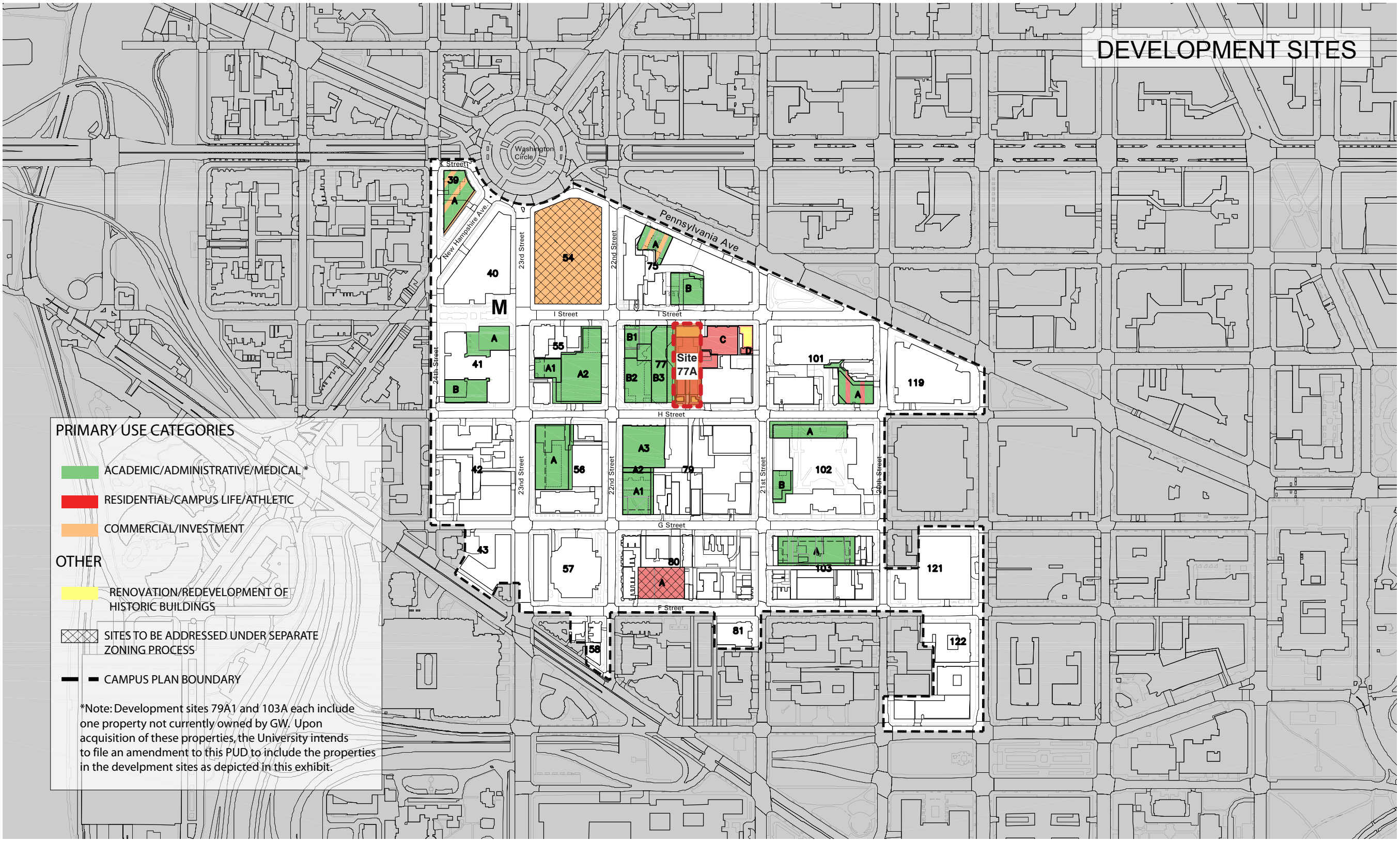
(1) 12'x40' LOADING BERTH PROVIDED
(1) 12'x30' LOADING BERTHS PROVIDED

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

1 LOADING PLATFORM @ 400 SQ.FT PROVIDED

PUD CHECKLIST & ZONING DATA

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

*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 PUD

Key
 Site

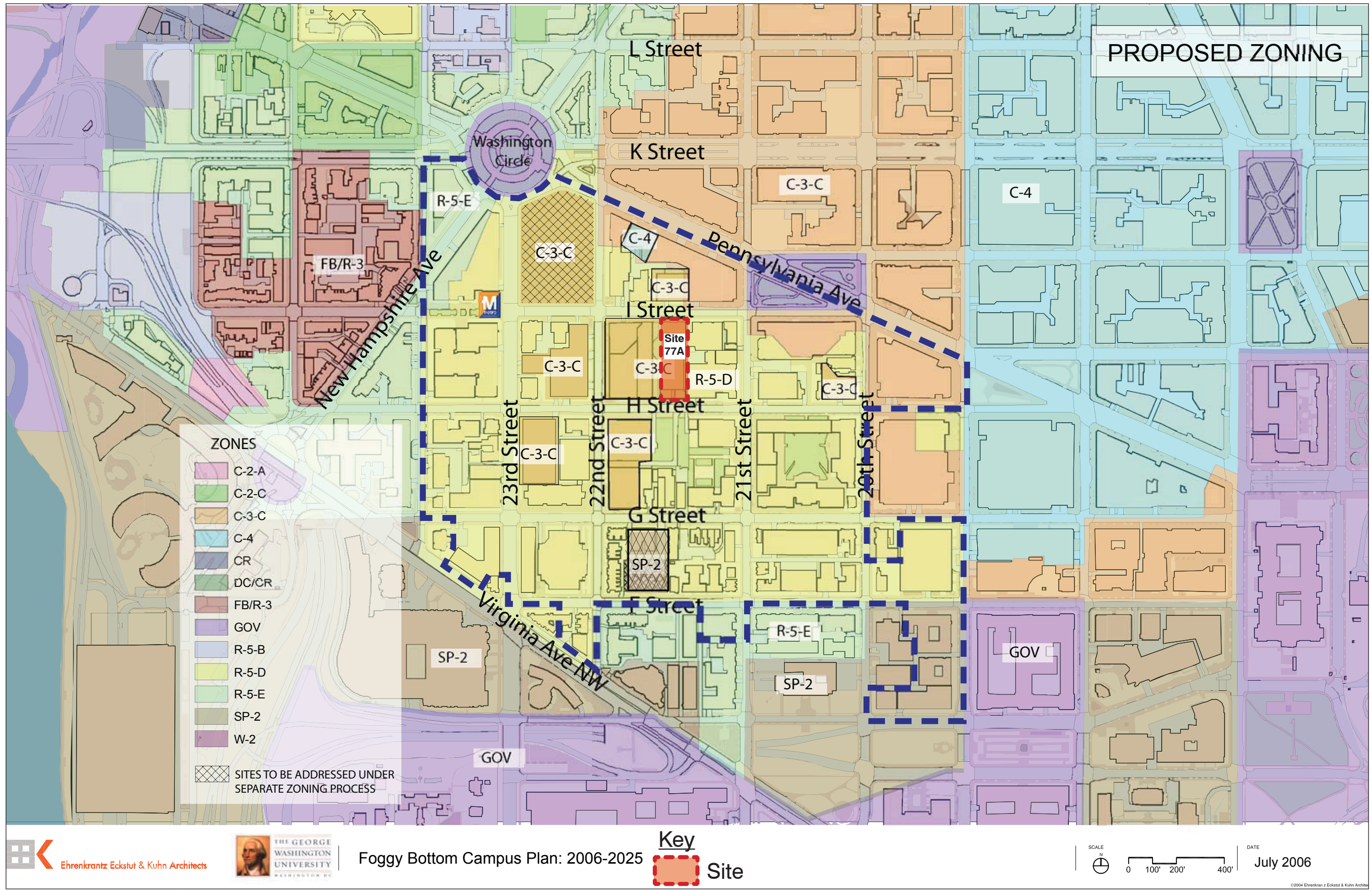
SCALE: 0 100' 200' 400'
 DATE: July 2006

FOGGY BOTTOM CAMPUS PLAN - DEVELOPMENT SITES

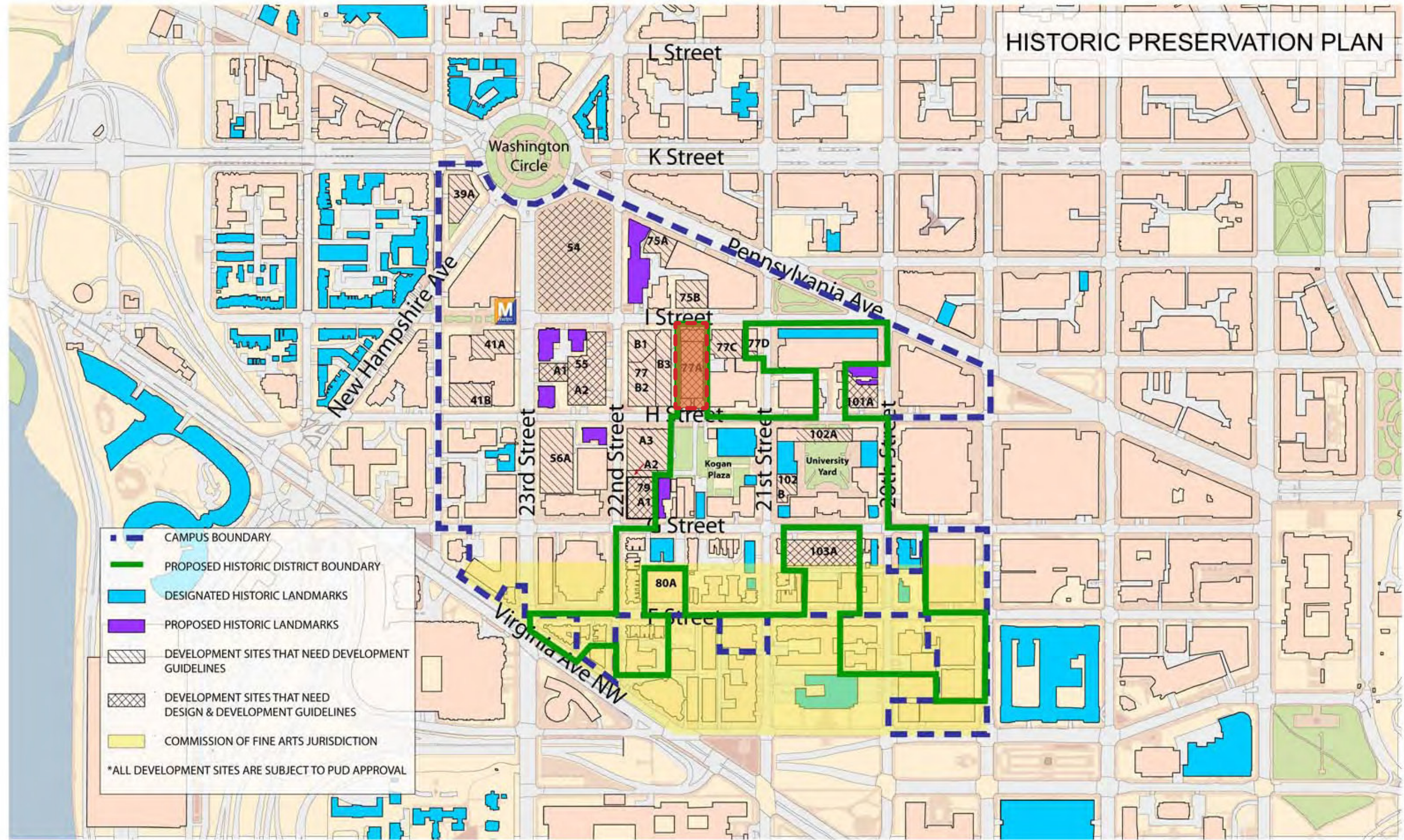
A-02
 APRIL 30, 2013

THE GEORGE WASHINGTON UNIVERSITY FOGGY BOTTOM CAMPUS
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FOGGY BOTTOM CAMPUS PLAN - PROPOSED ZONING



Foggy Bottom Campus Plan: 2006-2025

Key
Site Site

SCALE: 0 100' 200' 400'
 DATE: July 2006

FOGGY BOTTOM CAMPUS PLAN - HISTORIC PRESERVATION PLAN

