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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**

**FEBRUARY 21, 2012**

**SITE  
75A**

Washington, DC



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**Seal/Signature**

**Date**

02/21/2012

**Project Name**

SITE 75A

**Project Number**

09.7075.000

**Description**

COVER SHEET

**Scale**

NOT TO SCALE

**A-000**

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PUD  
CHECKLIST

**Scale**

NOT TO SCALE

**A-001**

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**SECOND-STAGE PUD CHECKLIST**

SQUARE 75, SITE A (LOTS 23, 33, 34, 41, 42, & 47 PENNSYLVANIA AVE) + LOT 863 SQUARE 75 (2100 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-010, L-01
	UTILITIES & OTHER EASEMENTS :	C-1, C-4
	WALKWAYS & DRIVEWAYS :	L-01 TO L-04
	COURT PLAN :	A-201, A-202
2406.12(d)	<u>DETAILED LANDSCAPING &amp; GRADING PLAN:</u>	C-3, L-05, L-07
2406.12(e)	<u>ARCHITECTURAL PLANS, SECTIONS, &amp; 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, A-005
	PERSPECTIVE RENDERING	A-305 TO A-308
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: 25,555 SF  
 LOT COVERAGE: 24,163 SF (94.6%)  
 FAR: 10  
 ALLOWABLE BUILDING HEIGHT: 130'  
 BUILDING HEIGHT PROPOSED: 130'  
GROSS FLOOR AREA TABULATION

LEVEL	TOTAL (SF)
01	23,097
02	22,244
03	23,391
04	23,391
05	23,391
06	23,391
07	23,391
08	23,391
09	23,458
10	23,458
11	22,947
TOTAL	255,550

PENTHOUSE FAR ALLOWED : 0.37 FAR x 25,555 = 9,455 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:  
 REQUIRED = 2.5" X 133' - 6" = 27' - 9 3/4"  
 PROVIDED = 28' - 9"  
 SEE PAGE: A-200

**CIRCULATION**

ZONING PARKING REQUIREMENT:  
 255,550 - 2,000 / 1,800 = 141 SPACES  
PARKING PROVIDED: SEE A101-A104

LEVEL	STD (9'x19')	CMPCT (8'x16')	APPROX. VALET TOTAL	APPROXIMATE TOTAL W. VALET
P-01	25	14	39	46
P-02	30	24	54	70
P-03	35	19	54	67
APPROX. TOTAL	90	57	147	183

**APPROXIMATELY 183 TOTAL SPACES PROVIDED INCLUDING VALET**

COMPACT SPACES ALLOWED - 40% (SECTION 2115.2)  
 COMPACT SPACES PROVIDED APPROXIMATELY 57 / 147 = 39%

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 10/183 = 5.5%  
 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:

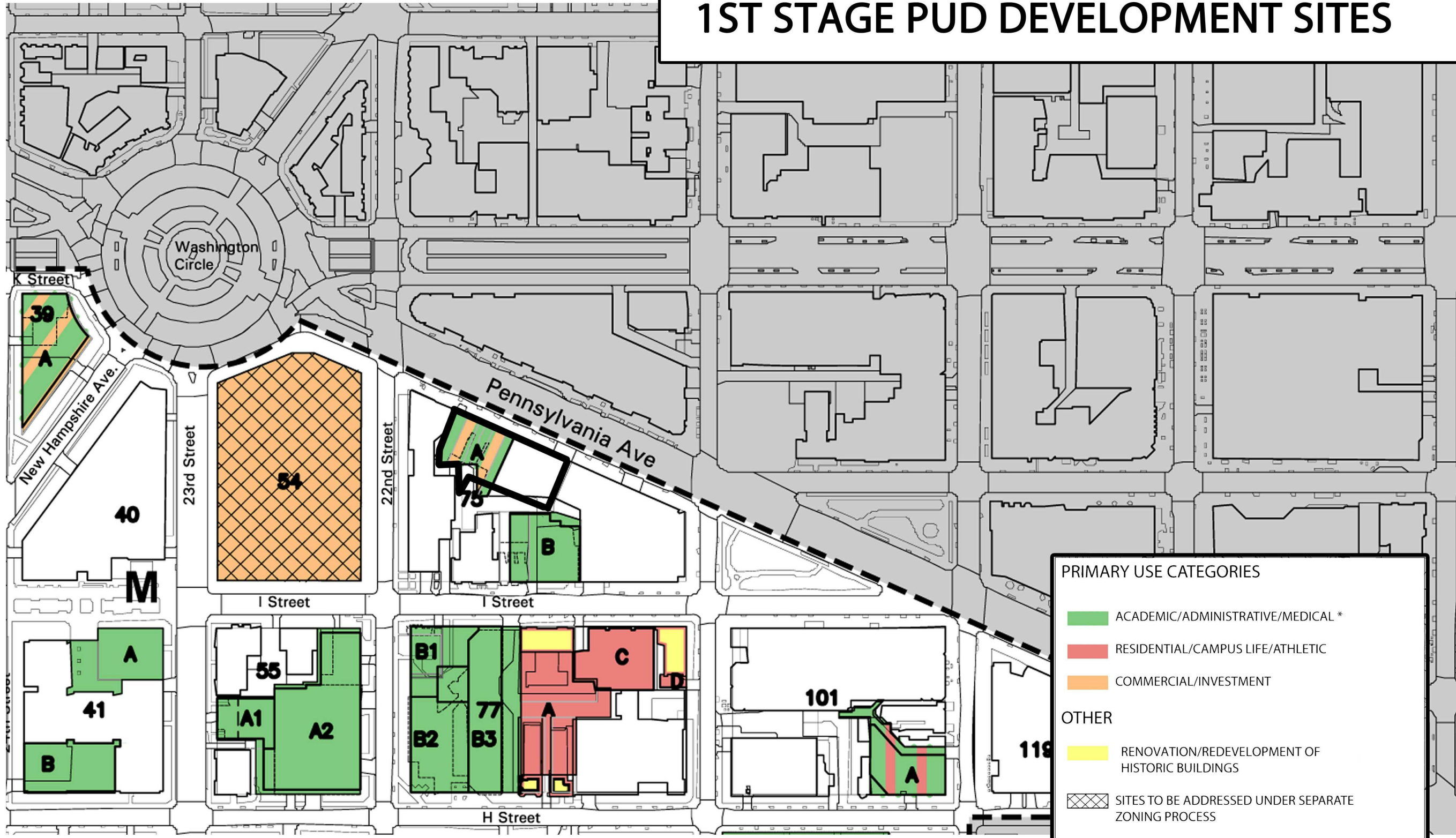
LOADING BERTHS (12' x 30')	3 PROVIDED *
LOADING PLATFORM (100 SF)	3 PROVIDED
SERVICE / DELIVERY (10' x 20')	1 PROVIDED

\* 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

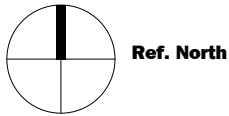


**PRIMARY USE CATEGORIES**

- 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



**SITE 75A**  
Washington, DC



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**Seal/Signature**

**Date**  
02/21/2012

**Project Name**  
SITE 75A

**Project Number**  
09.7075.000

**Description**  
DEVELOPMENT  
SITE PLAN

**Scale**  
NOT TO SCALE



**SITE  
75A**

Washington, DC



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Description

PROPOSED  
ZONING PLAN

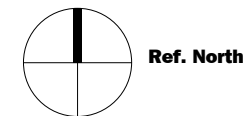
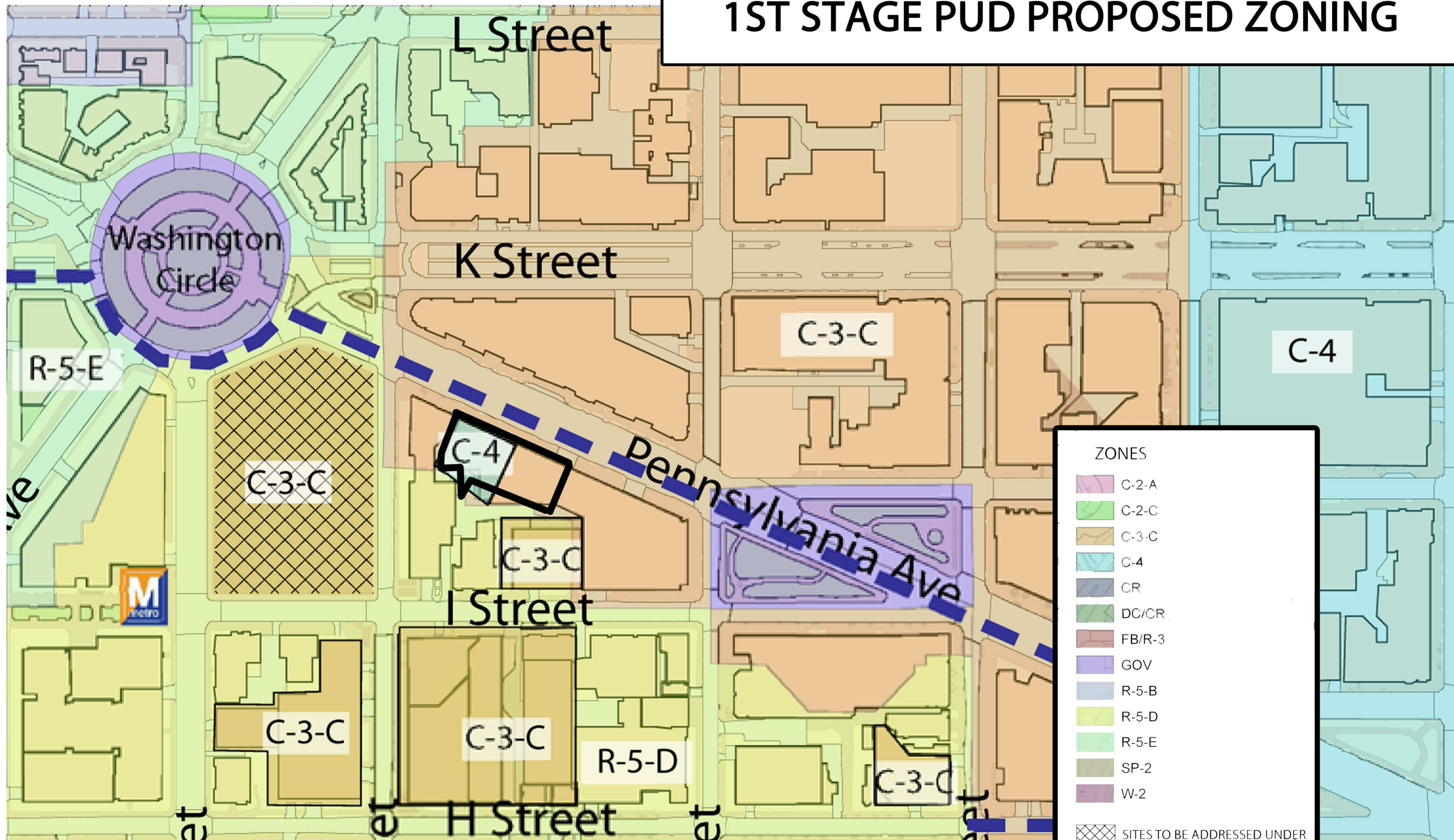
Scale

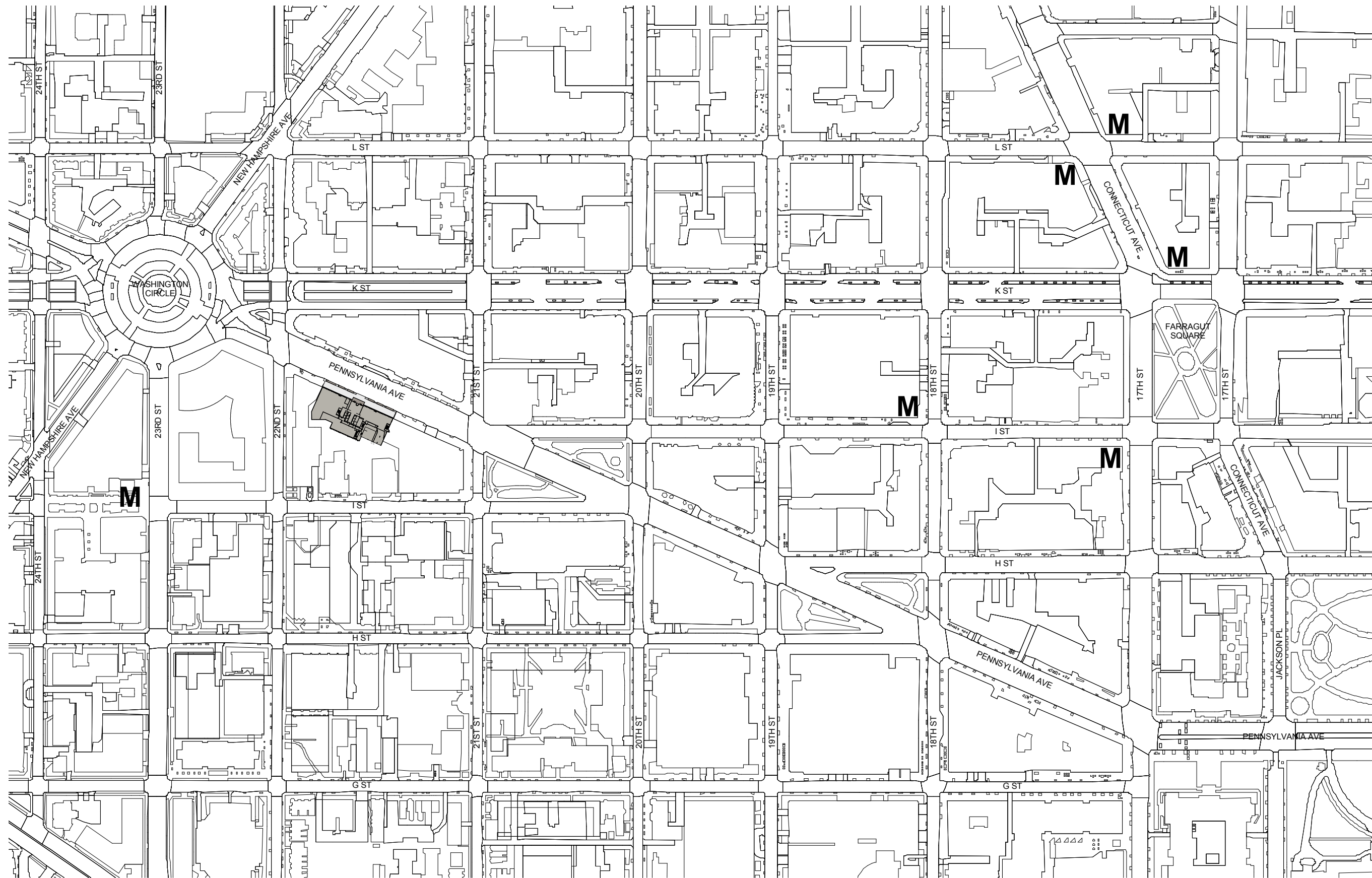
NOT TO SCALE

**A-003**

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# 1ST STAGE PUD PROPOSED ZONING

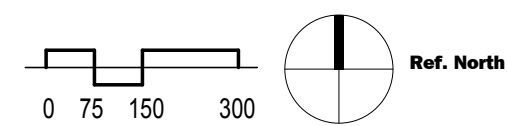




NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN

**CONTEXT MAP**

SCALE: 1" = 300'-0"



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**Date**

02/21/2012

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**Project Number**

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**Description**

CONTEXT MAP

**Scale**

1" = 300'-0"

**A-004**

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# SITE 75A

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### Date

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### Project Name

SITE 75A

### Project Number

09.7075.000

### Description

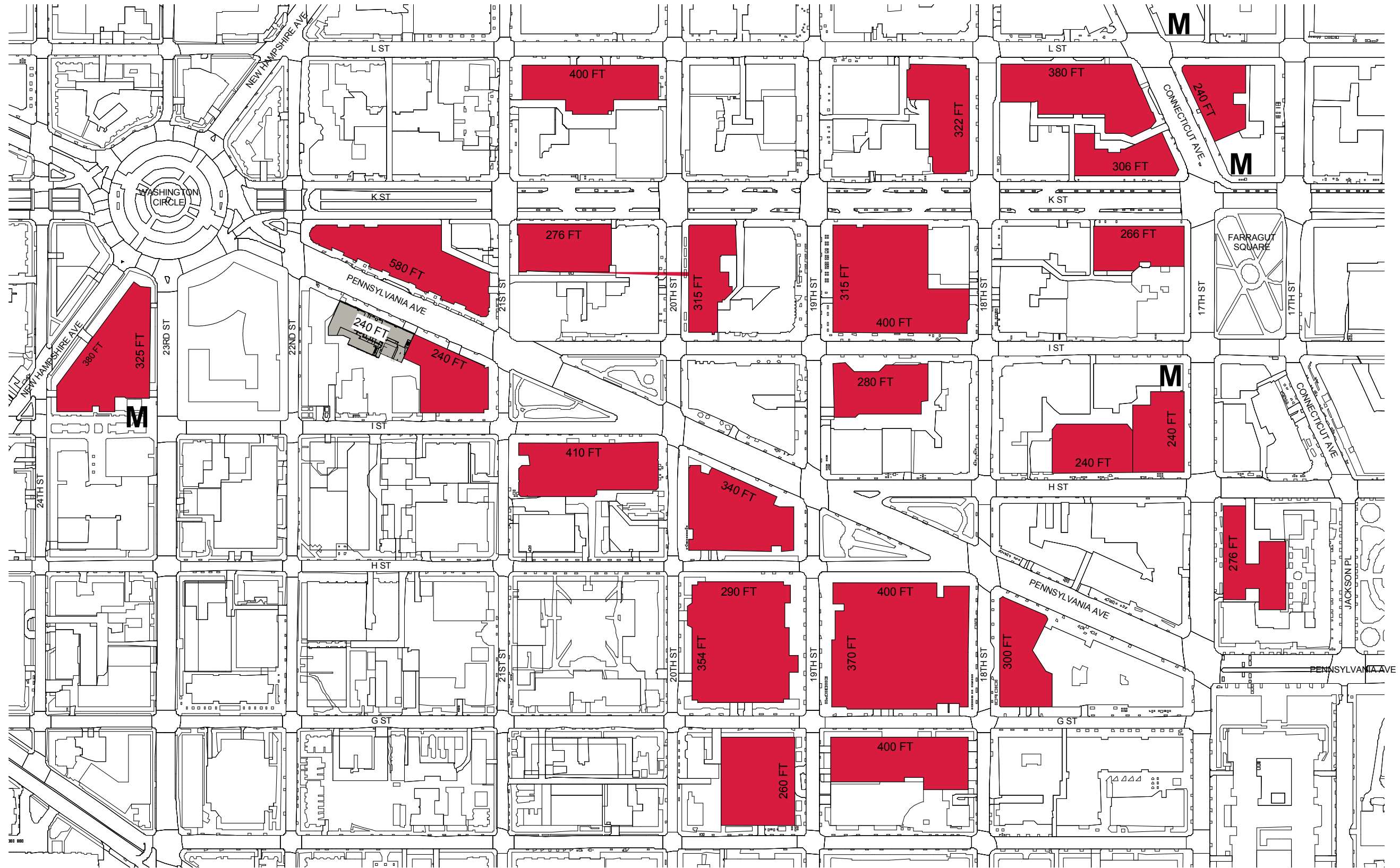
CONTEXT  
SCALE  
DIAGRAM

### Scale

1" = 300'-0"

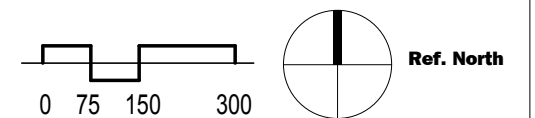
# A-005

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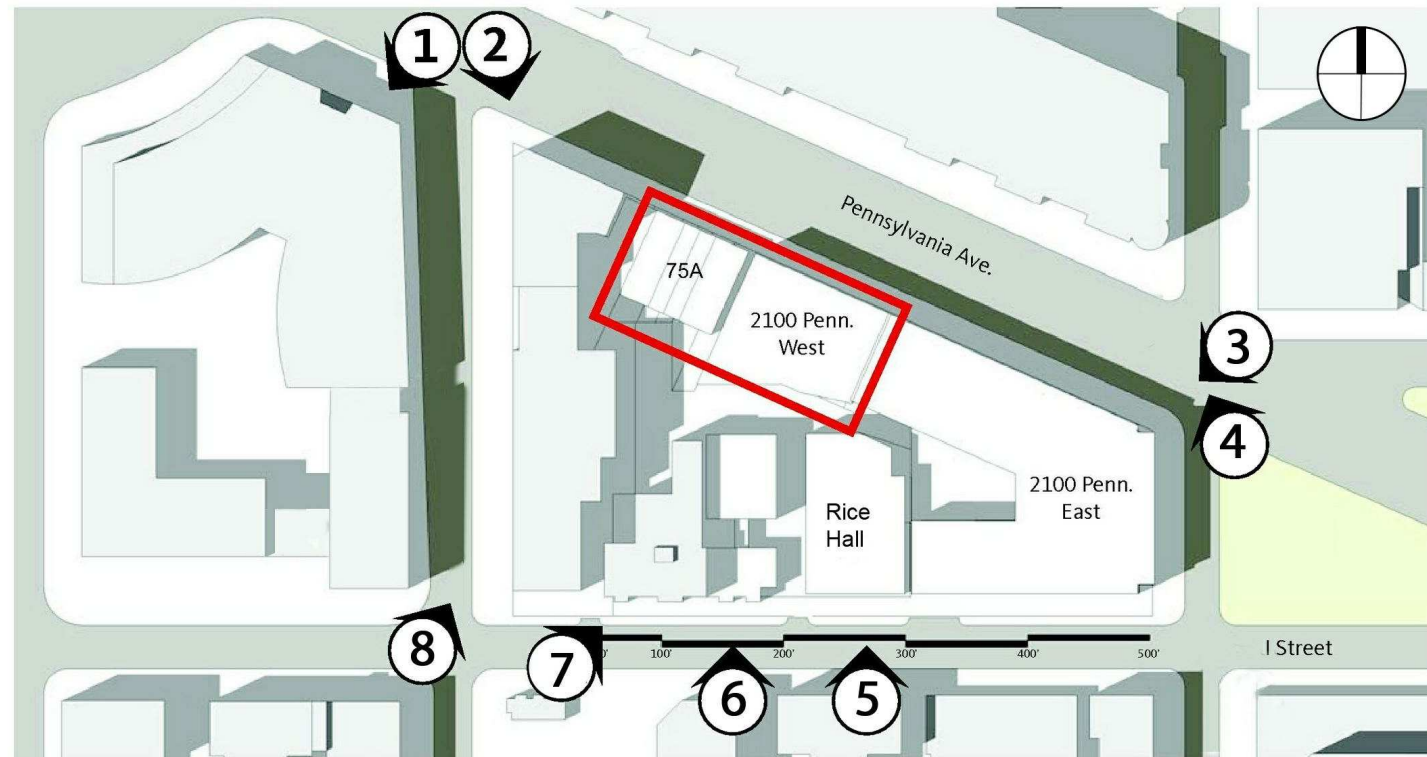


CONTEXT SCALE DIAGRAM

SCALE: 1" = 300'-0"







VIEW FROM NE

EXISTING CONTEXT PHOTOS

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



SQUARE 54



BURNS BUILDING



2100 PENNSYLVANIA AVE EAST



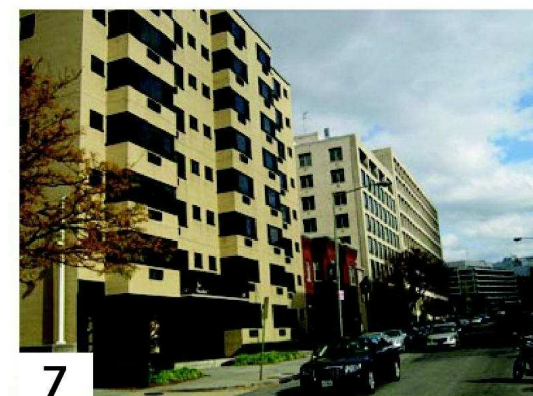
IMF-IFC BUILDING



RICE HALL



JQA HOUSE



THE PRESIDENT CONDOMINIUM



AMBULATORY CARE CENTER

SITE 75A

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Project Number

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Description

CONTEXT PHOTOS

Scale

NOT TO SCALE

A-006

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### Seal/Signature

### Date

02/21/2012

### Project Name

SITE 75A

### Project Number

09.7075.000

### Description

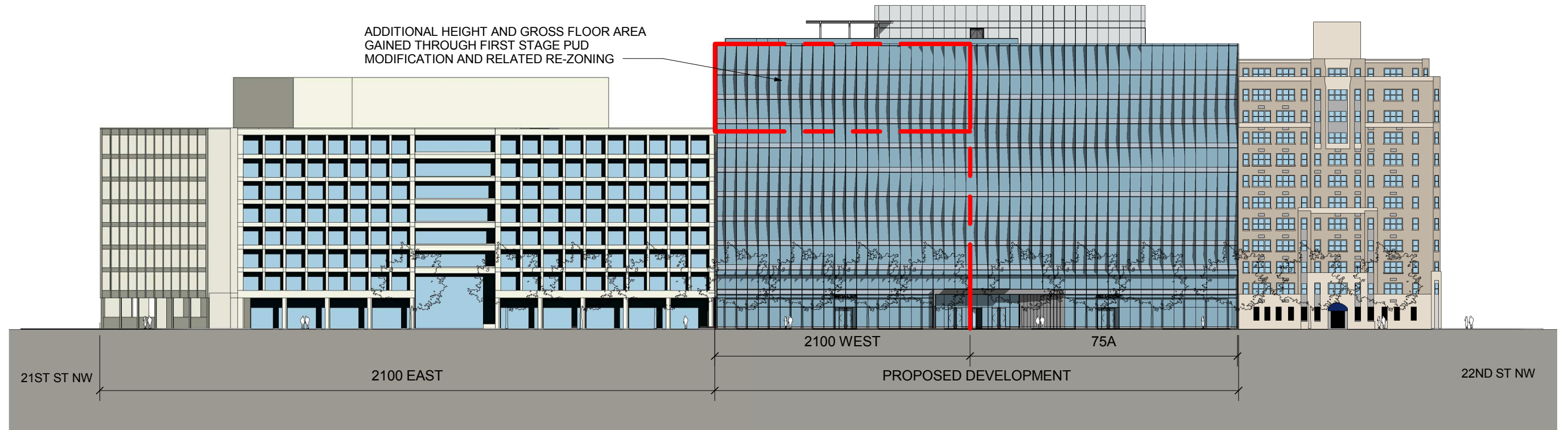
ZONING  
BUILDING  
HEIGHT  
DIAGRAM

### 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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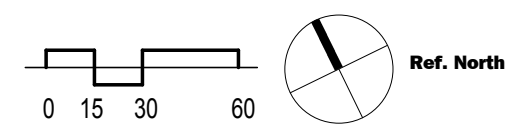
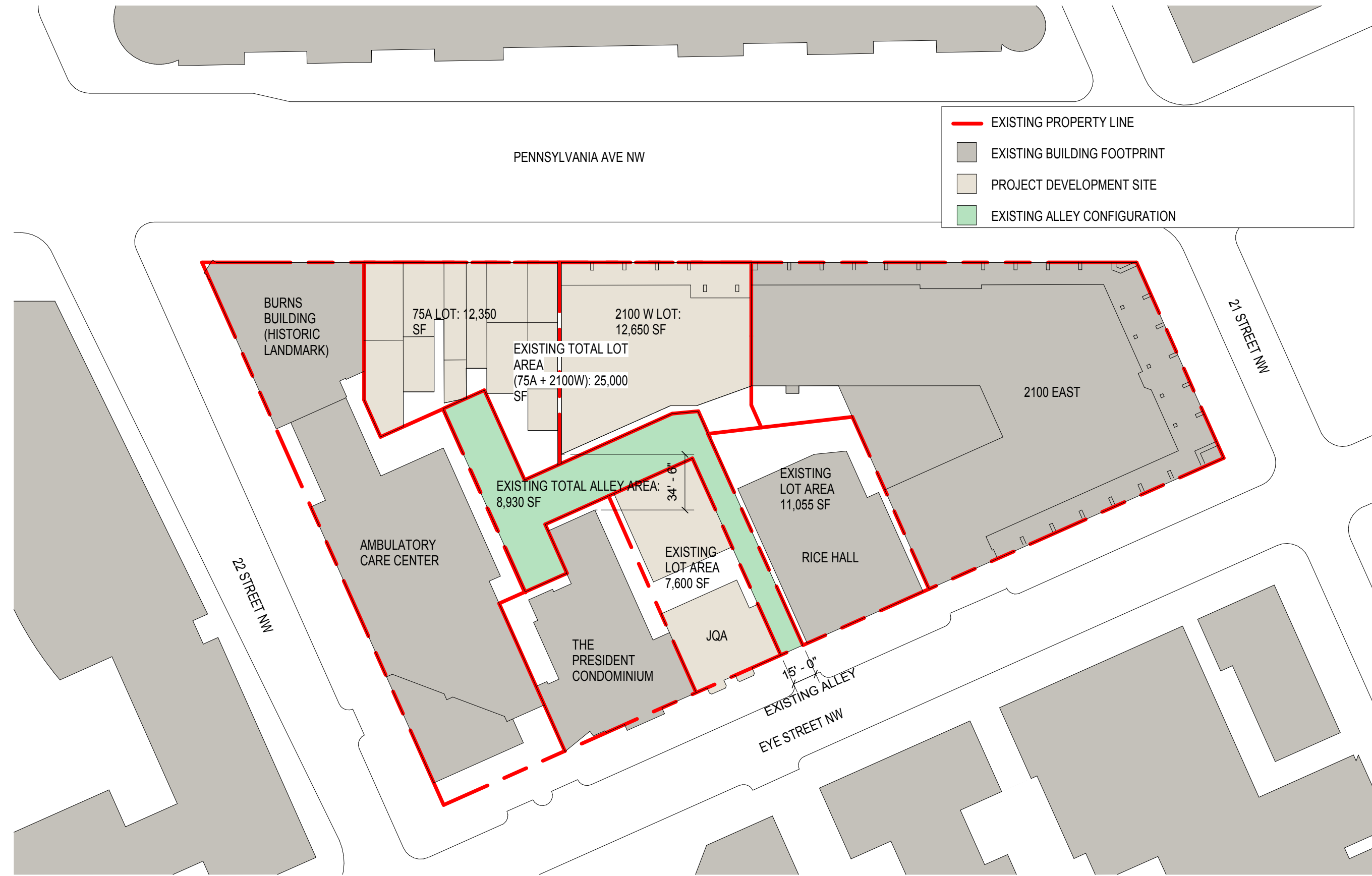
SITE PLAN -  
EXISTING

Scale

1" = 60'-0"

# A-008

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Date

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Project Name

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Description

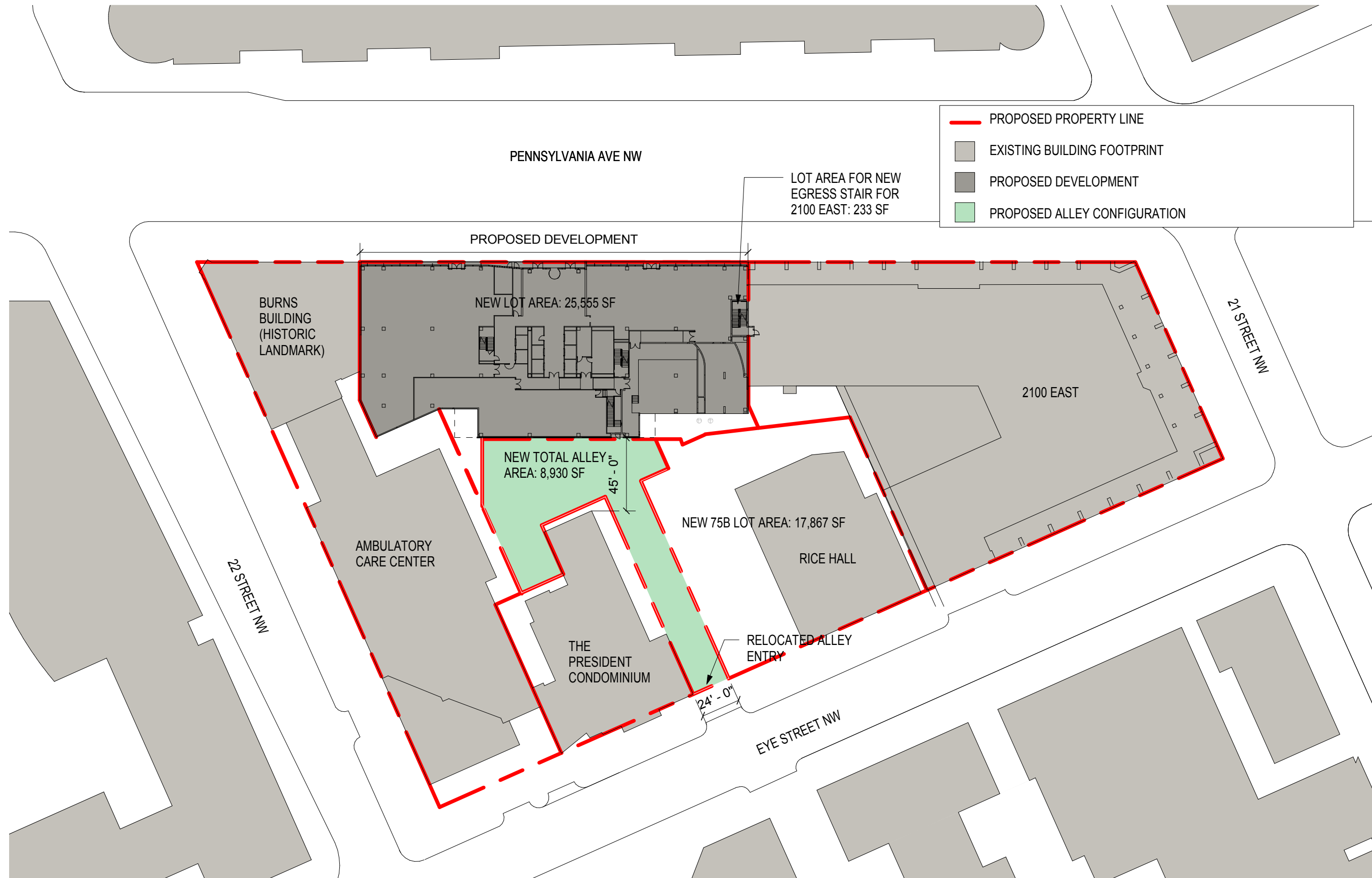
SITE PLAN - PROPOSED

Scale

1" = 60'-0"

### A-009

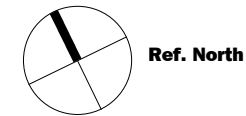
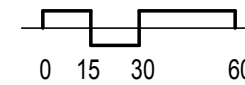
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NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN

SITE PLAN- PROPOSED

SCALE: 1" = 60'-0"





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**Description**

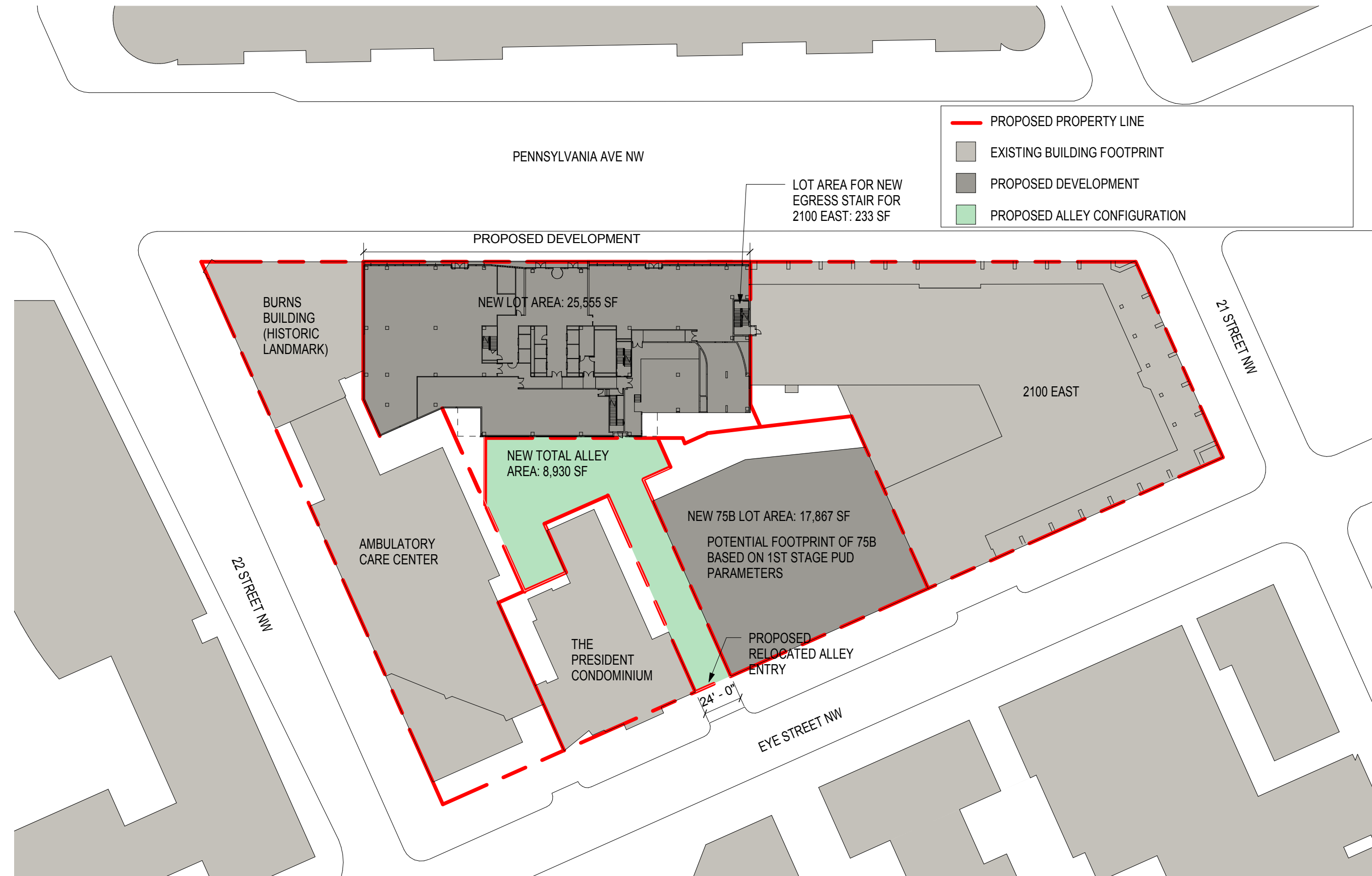
SITE PLAN -  
PROPOSED  
WITH  
POTENTIAL  
FOOTPRINT  
OF 75B

**Scale**

1" = 60'-0"

**A-010**

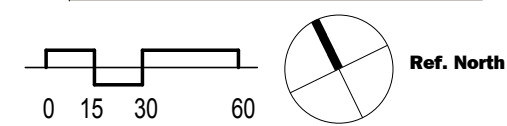
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NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN

**SITE PLAN- PROPOSED WITH POTENTIAL FOOTPRINT OF 75B**

SCALE: 1" = 60'-0"





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### Description

DIMENSIONAL  
PLAN

### Scale

3/64" = 1'-0"

# A-011

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DIMENSIONAL PLAN

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

