



**MOUNT VERNON CAMPUS
AMES HALL RENOVATION AND ADDITION
ZONING APPLICATION SUBMISSION
MARCH 10, 2010**

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PROJECT DATA:

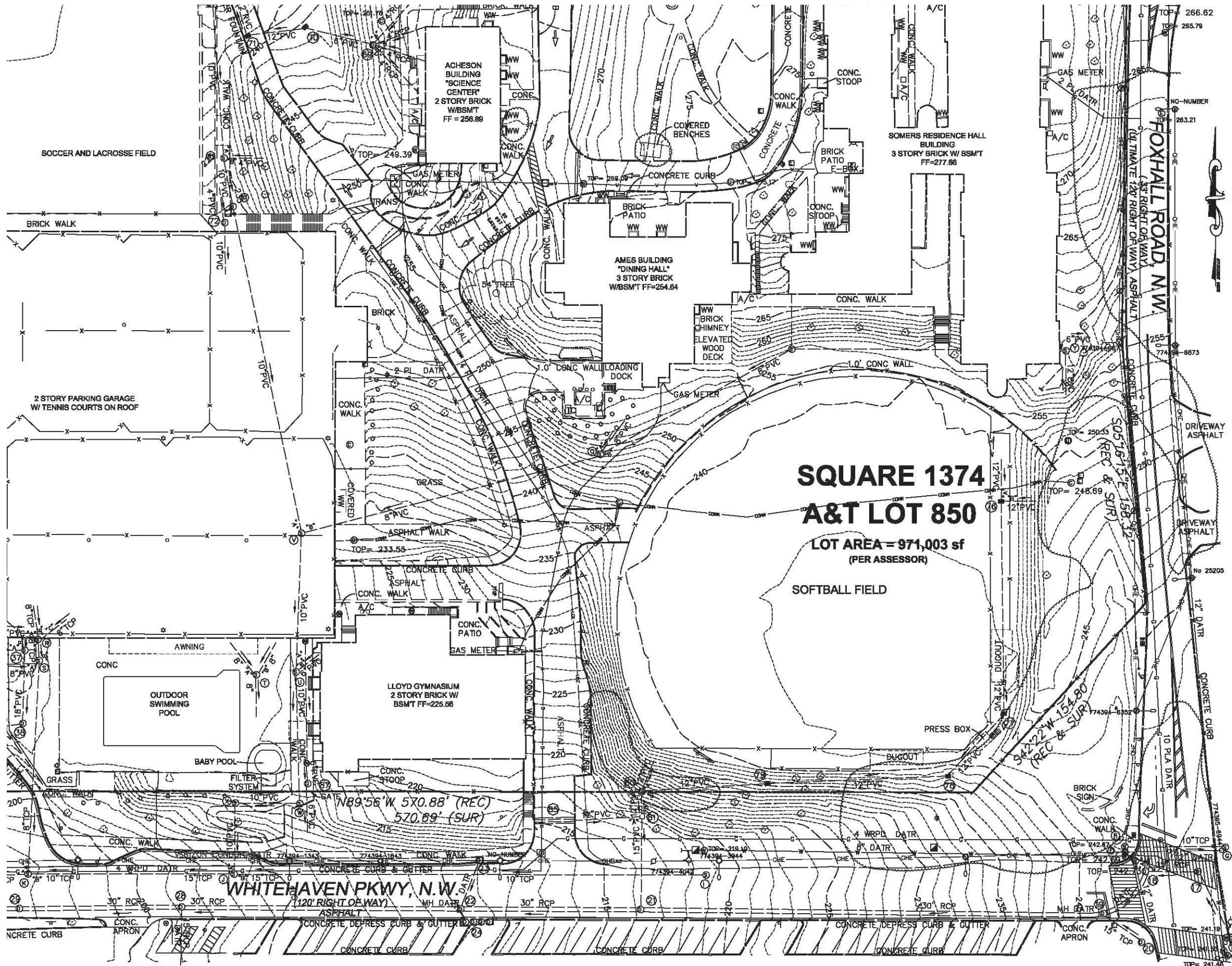
ZONING SUMMARY:

LOCATION: SQUARE 1374, LOT 850
ZONE: R-1-A/R-1-B
LAND AREA: 970,655 SF

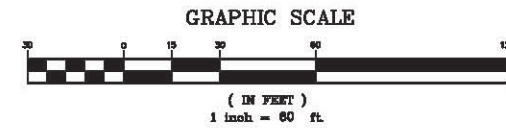
	<u>ALLOWABLE/REQUIRED</u>	<u>PROPOSED</u>
APPROXIMATE NET NEW GROSS FLOOR AREA:	PER 2010 CAMPUS PLAN	26,886 SF
APPROXIMATE NEW FAR:	PER 2010 CAMPUS PLAN	0.028 FAR
NET NEW LOT COVERAGE:	PER 2010 CAMPUS PLAN	8,855 SF
NET NEW LOT OCCUPANCY:	PER 2010 CAMPUS PLAN	0.009%
HEIGHT	PER 2010 CAMPUS PLAN	43' 3" (max) ¹
ROOF STRUCTURE	Height: 16' 0" Setback: 1 to 1	18' 6" (max) Relief Required
PARKING/LOADING	PER 2010 CAMPUS PLAN	1 20-foot delivery space

NOTES:

- 1 Height measured from grade at middle of front of building to top of penthouse



EXISTING CONDITIONS PLAN

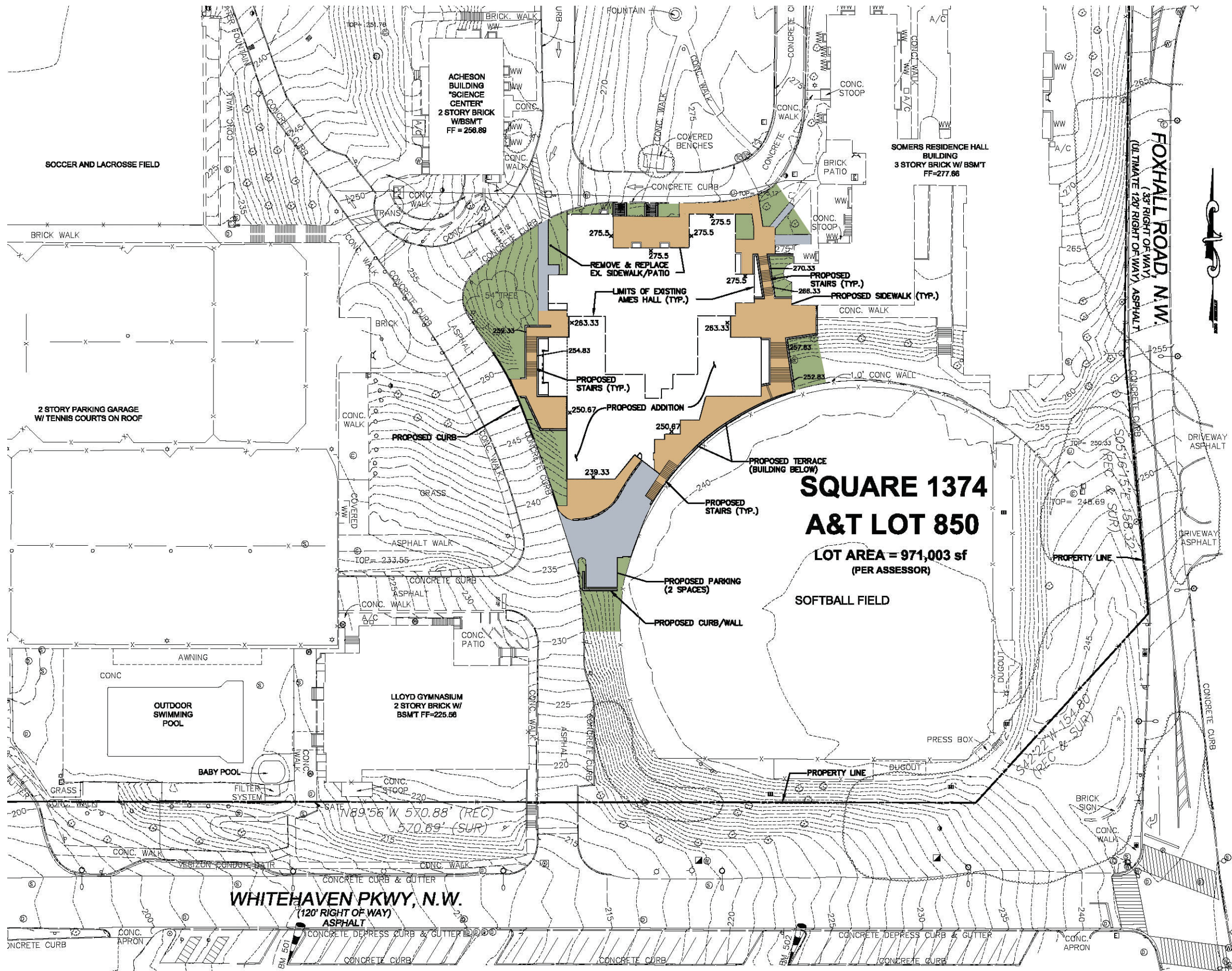


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PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 G STREET, N.E. SUITE 430
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The George Washington University
Ames Hall Renovation and Addition





- SITE TABULATION NOTES:**
- LOT INFORMATION:** PROJECT IS LOCATED AT 2100 FOXHALL ROAD, NW, A&T LOT 850, SQUARE 1374. TOTAL LOT AREA = 971,003 sf (PER ASSESSOR)
 - ZONING:** PROJECT SITE IS LOCATED WITHIN THE R-1-A ZONE
 - EXISTING BUILDING:** EXISTING 3-STORY BRICK STRUCTURE WITH BASEMENT. APPROXIMATE FOOTPRINT AREA = 8,000 sf
 - BUILDING ADDITION:** PROPOSED 2-STORY STRUCTURE WITH THREE (3) BASEMENT LEVELS. APPROXIMATE ADDITIONAL BUILDING FOOTPRINT = 8,900 sf
 - PUBLIC SPACE:** OTHER THAN A NEW STORM DRAIN CONNECTION NO PROPOSED WORK WILL BE LOCATED IN PUBLIC SPACE.
 - PARKING:** NO ADDITIONAL PARKING IS REQUIRED FOR THE BUILDING ADDITION. TWO (2) PROPOSED PARKING SPACES ARE FOR VISITOR USE AND CONVENIENCE.

LEGEND

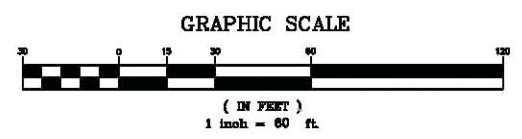
[Orange Box]	BRICK
[Grey Box]	CONCRETE
[Green Box]	GREEN SPACE

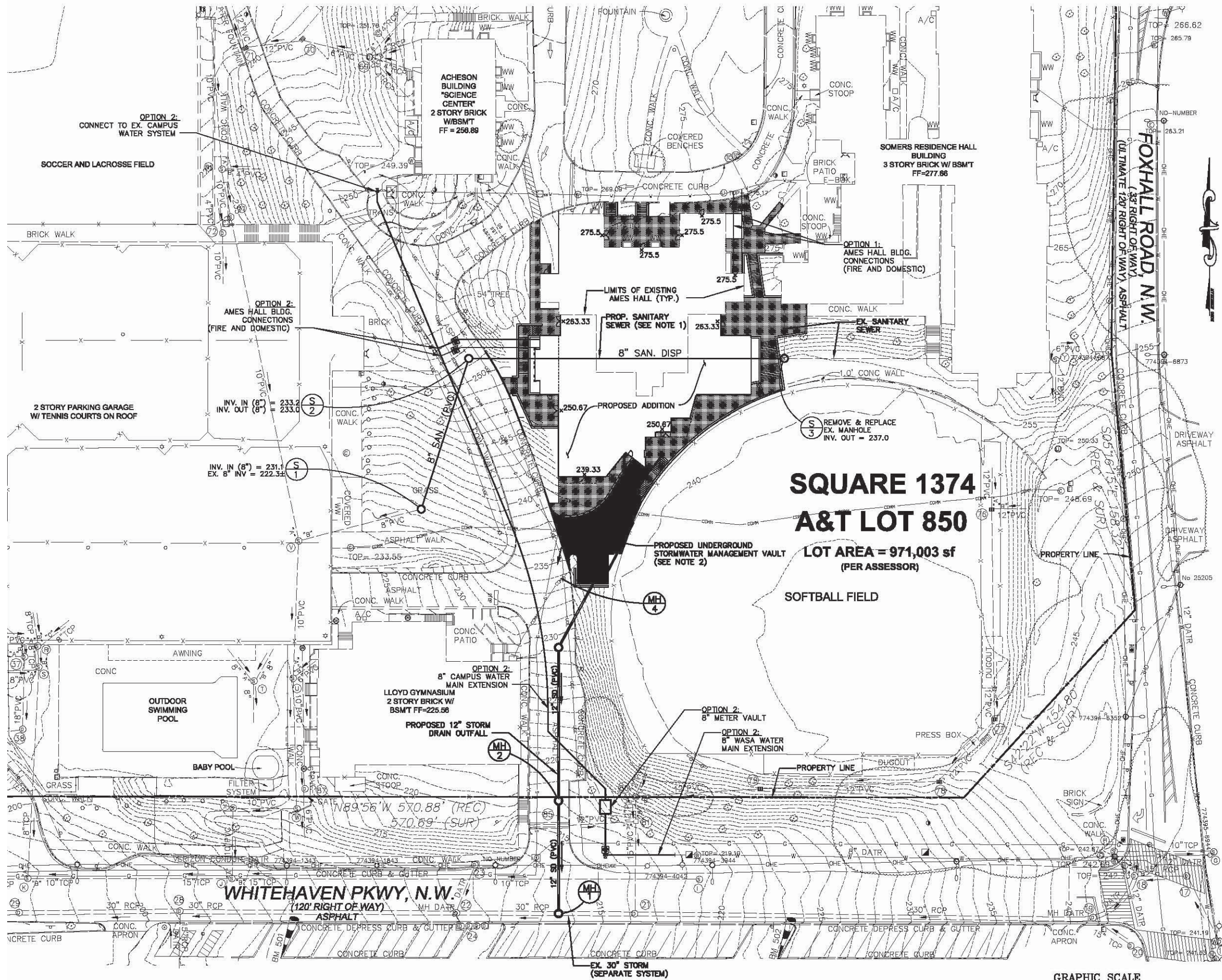


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SITE PLAN





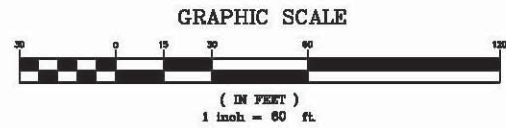
NOTES:

1. RELOCATED SANITARY SEWER: PROPOSED 8" SANITARY SEWER MAIN IS TO BE RELOCATED BELOW LOWEST SLAB OF AMES HALL ADDITION. PIPE MATERIAL IS TO BE DUCTILE IRON SEWER PIPE (DISP), CEMENT LINED & ENCASED IN CONCRETE. PROPOSED CONNECTION WILL BE INTO EXISTING CAMPUS MAIN; NO NEW CONNECTION TO WASA SANITARY SEWER MAIN WILL BE REQUIRED.
2. STORMWATER MANAGEMENT FACILITY: APPROXIMATE LOCATION OF FACILITY SHOWN IS LOCATED WITHIN THE PROPOSED SERVICE COURT. THE PROJECT IS LOCATED WITHIN A SEPARATE STORM DRAIN SYSTEM AREA AND THE FACILITY WILL BE SIZED PER DDOE REQUIREMENTS FOR QUALITY MANAGEMENT. IF LEED STORMWATER MANAGEMENT CREDITS ARE PURSUED, FACILITY WILL ALSO NEED TO BE SIZED FOR QUANTITY CONTROL.
3. STORM DRAIN CONNECTION: A NEW STORM DRAIN CONNECTION WILL BE REQUIRED FOR THE PROJECT. THE PROPOSED OUTFALL WILL BE 12" DIAMETER CONNECTING TO AN EXISTING 30" DIAMETER SEPARATED STORM DRAIN.
4. WATER SERVICE: THE EXISTING WATER SERVICE ENTERS INTO THE NORTH SIDE OF THE EXISTING BUILDING. THIS CONNECTION WILL BE REMOVED. ON-SITE FLOW TESTS ARE BEING PERFORMED TO DETERMINE IF ADEQUATE FLOWS AND PRESSURE ARE SUFFICIENT TO PROVIDE NEW CONNECTIONS TO EXISTING CAMPUS WATER SERVICE MAIN. IF FLOW TEST DETERMINES THAT FLOW AND PRESSURE ARE SUFFICIENT, NO NEW CONNECTION TO WASA WATER MAINS WILL BE REQUIRED.
5. ADDITIONAL UTILITY CONNECTIONS: ALL NEW UTILITY CONNECTION LOCATIONS (GAS, ELECTRIC, TELECOM, ETC.) ARE STILL TO BE DETERMINED. THE CONNECTION POINTS ARE PLANNED TO BE ON-SITE, AVOIDING ANY ADDITIONAL UTILITY WORK IN PUBLIC SPACE.

STORMWATER MANAGEMENT NARRATIVE

ALL BUILDING ROOF AREA AND IMPERVIOUS SITE AREA WITHIN PROJECT LIMITS WILL BE PIPED TO THE UNDERGROUND STORMWATER MANAGEMENT STRUCTURE SHOWN. THIS PROJECT IS LOCATED WITHIN A SEPARATED STORM DRAIN AREA AND WILL ONLY REQUIRE QUALITY TREATMENT. THE PROJECT IS PURSUING LEED CERTIFICATION AND MAY ELECT TO ADDITIONALLY PROVIDE QUANTITY TREATMENT AND UTILIZE ADDITIONAL LID PRACTICES IN ORDER TO MEET THE LEED REQUIREMENTS. THE PROPOSED 12" STORM DRAIN OUTFALL WILL BE SIZED TO HANDLE OVERFLOW WITH CAPACITY TO HANDLE THE PROPOSED 15-YEAR STORM FLOW.

SITE UTILITY PLAN

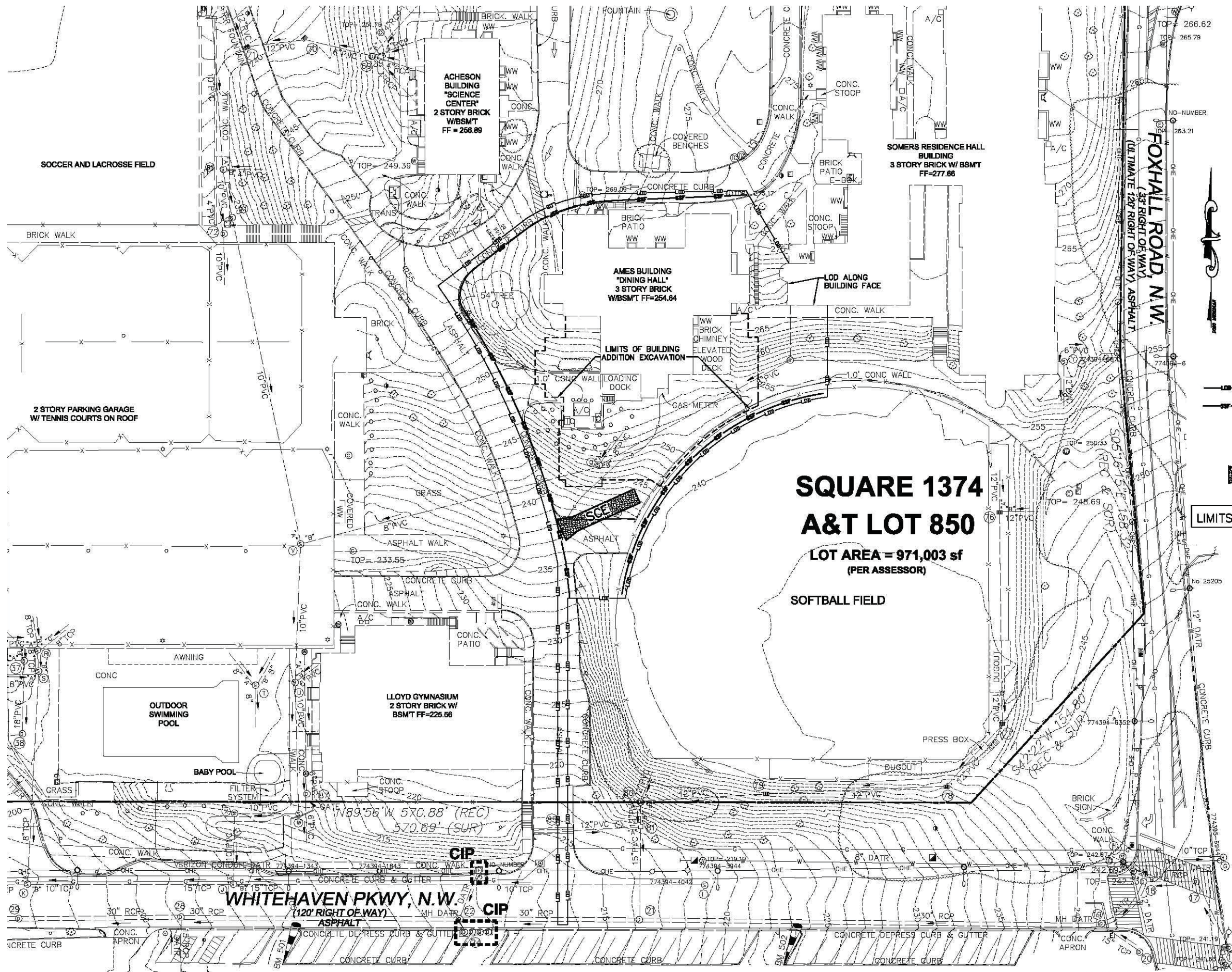


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STANDARD EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN.
2. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AS SHOWN.
4. NO DISTURBED AREA WILL BE DENUEDED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SILTATION OR EROSION CONTROL DEVICES OR MEASURES WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING AREAS HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL OF INSPECTOR IS OBTAINED.
9. CONTRACTOR TO PROVIDE SUMP PITS AND POTABLE SEDIMENT TANKS AS REQUIRED DURING EXCAVATION FOR BUILDING ADDITION.

LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- CURB INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

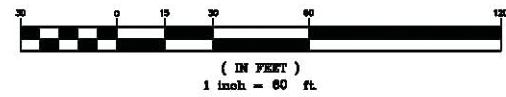
LIMITS OF DISTURBANCE = 34,900 SF

**SQUARE 1374
A&T LOT 850**

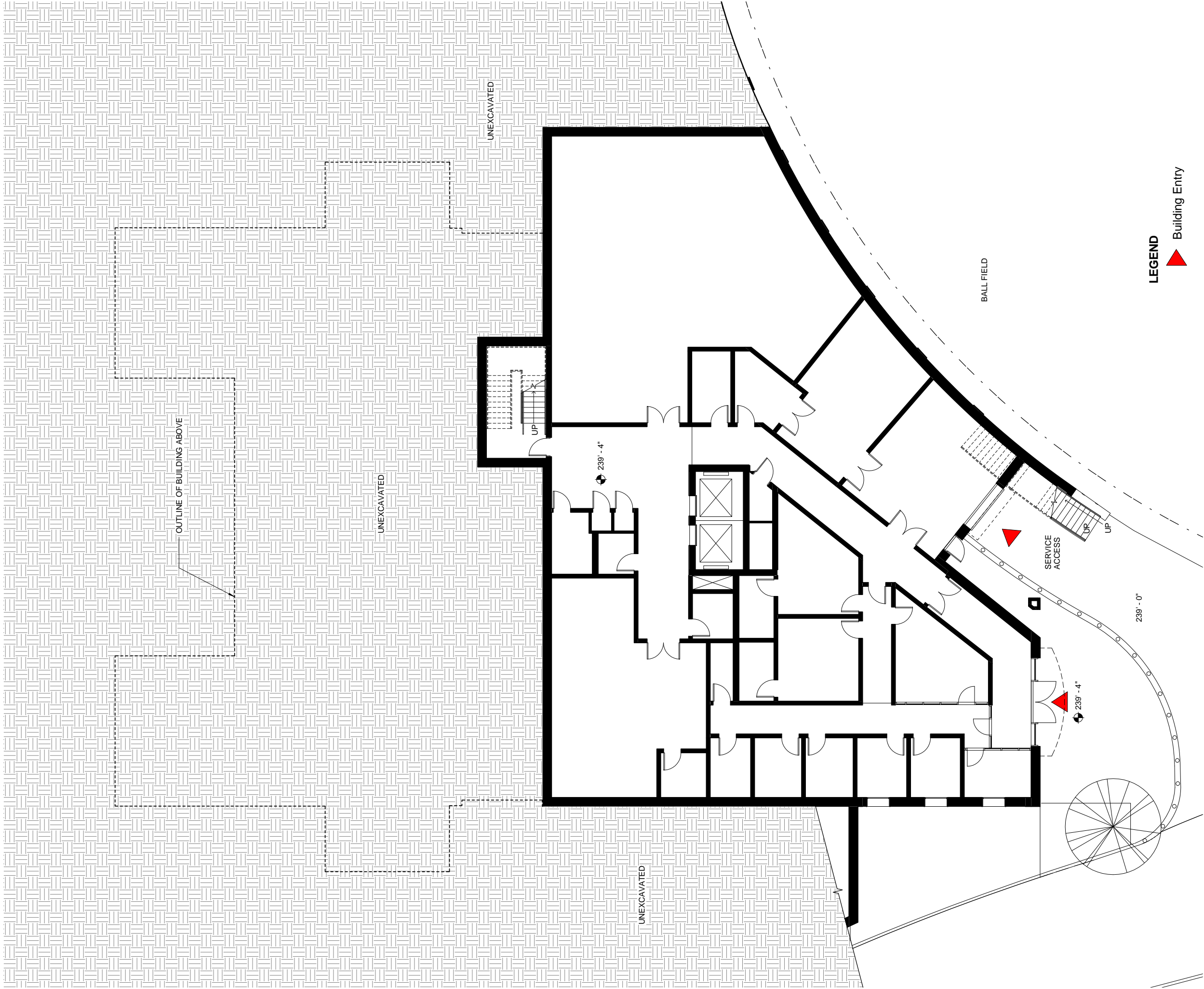
LOT AREA = 971,003 sf
(PER ASSESSOR)

SOFTBALL FIELD

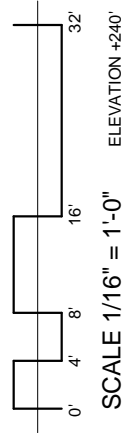
GRAPHIC SCALE



EROSION & SEDIMENT CONTROL PLAN

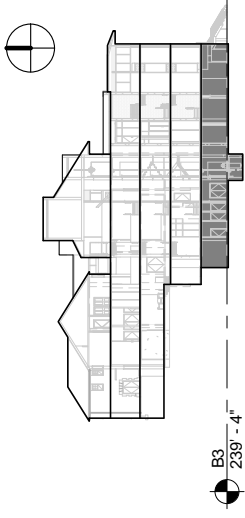


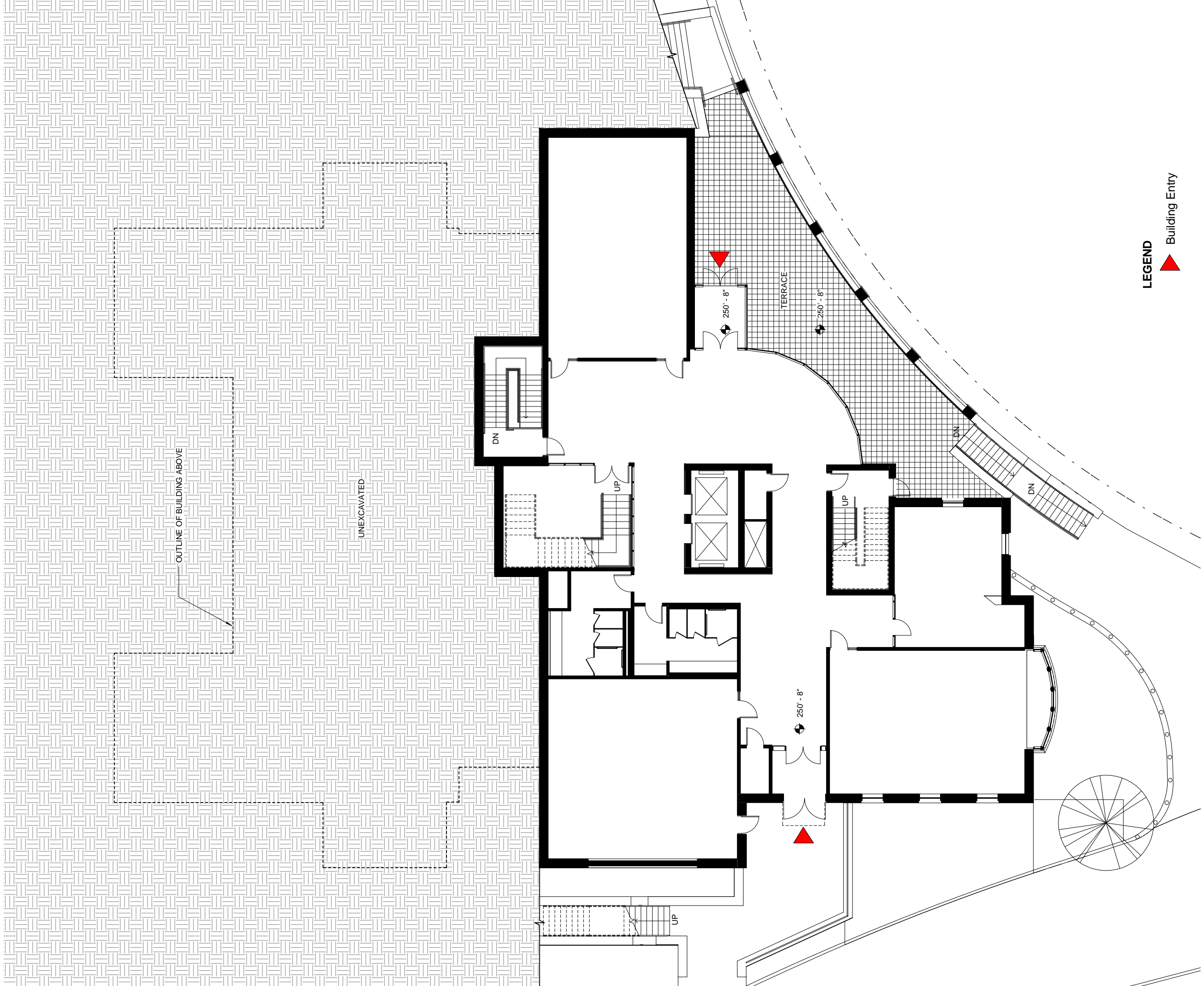
LEGEND ▲ Building Entry



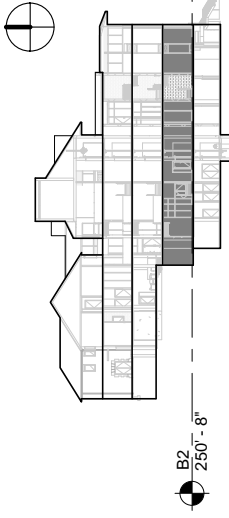
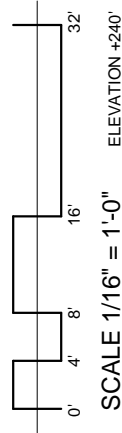
B3 PLAN

Interior layouts are schematic and may be subject to change.



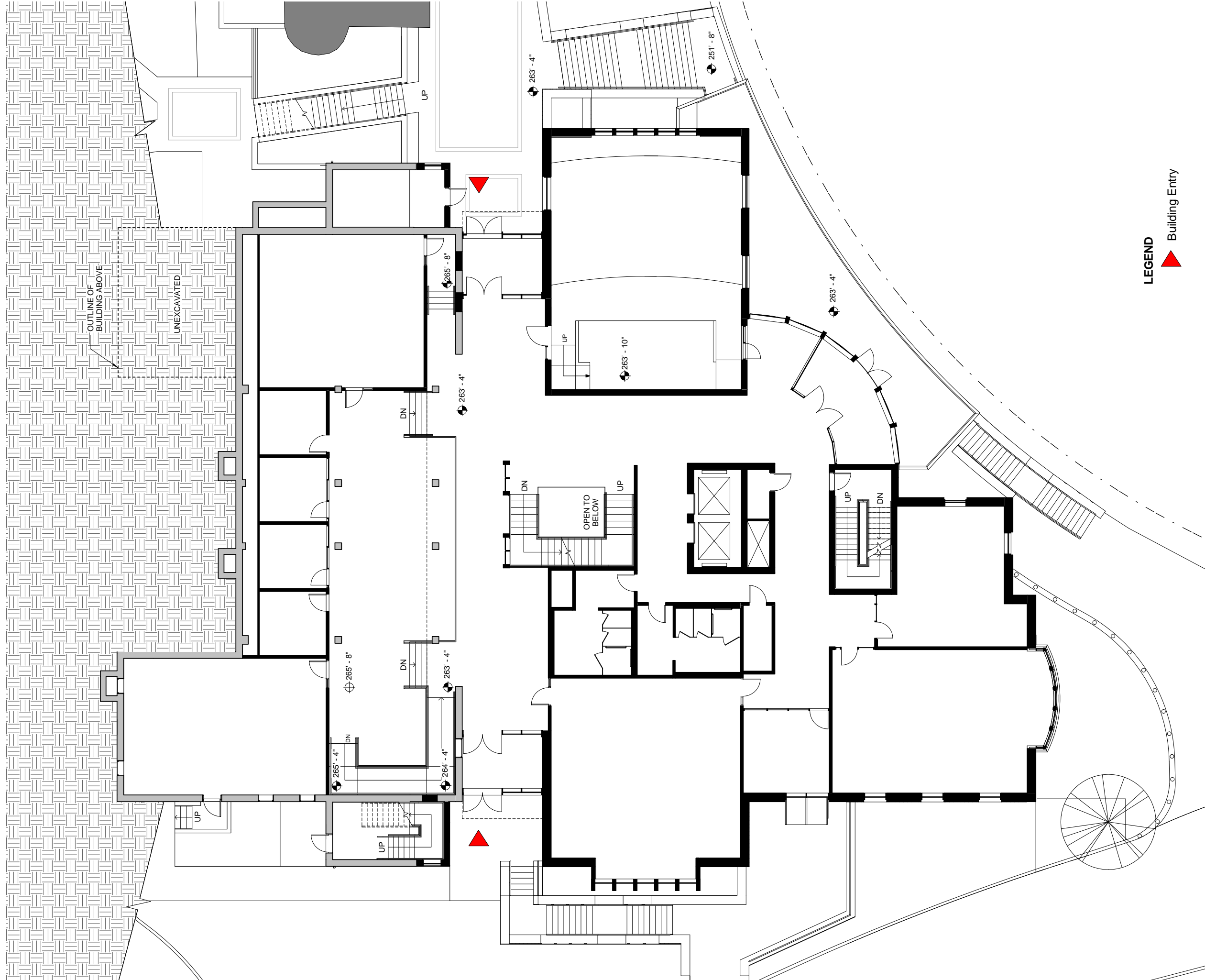


LEGEND
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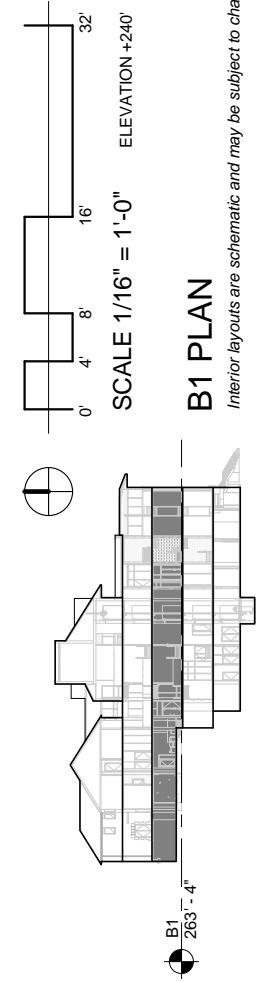


B2 PLAN

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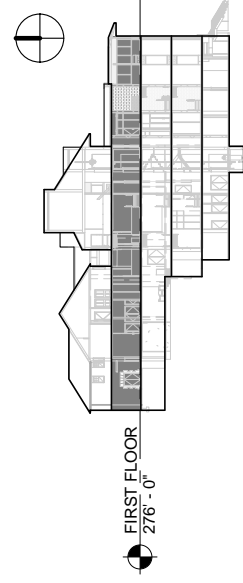
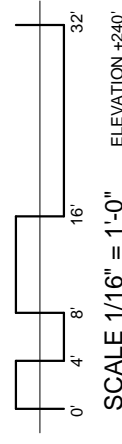
LEGEND
 Building Entry



B1 PLAN
Interior layouts are schematic and may be subject to change.

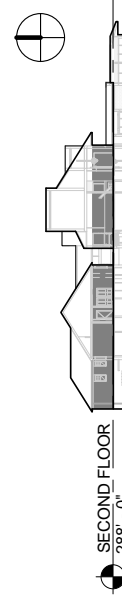
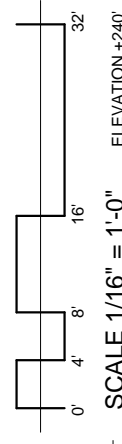
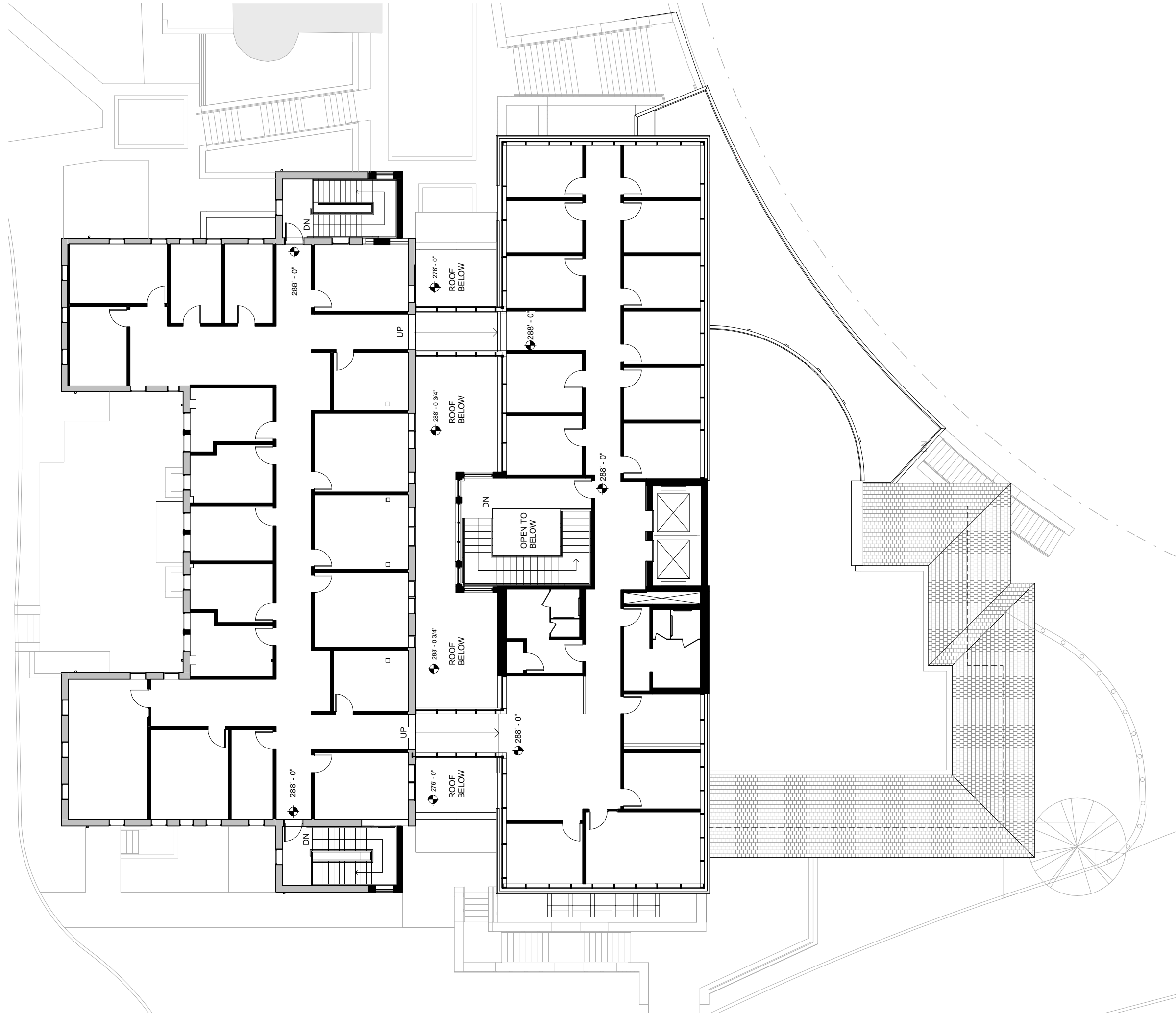


LEGEND
 Building Entry



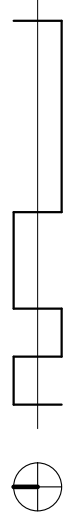
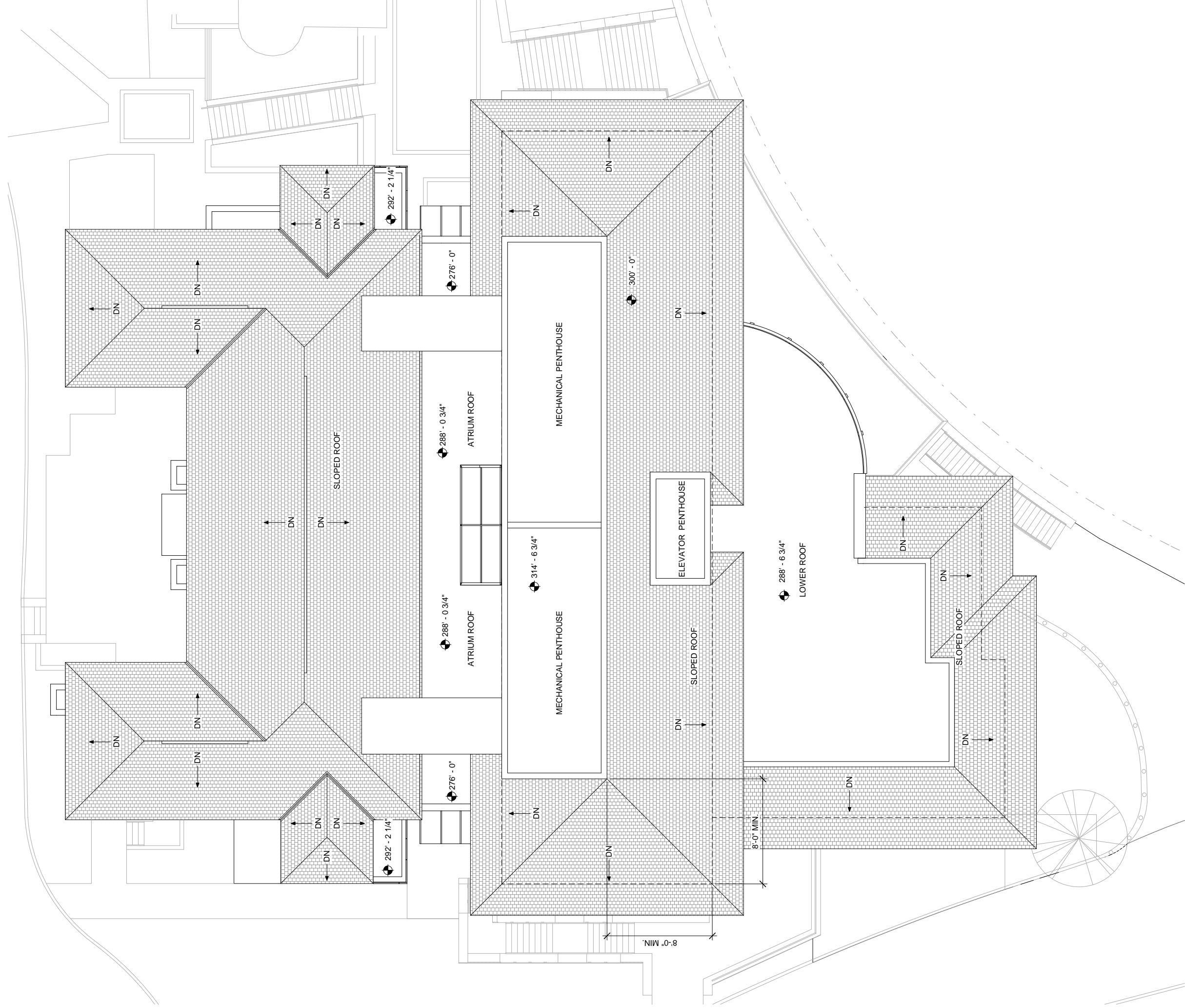
FIRST FLOOR PLAN

Interior layouts are schematic and may be subject to change.



SECOND FLOOR PLAN

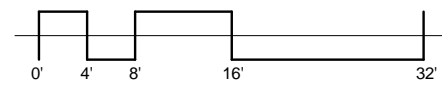
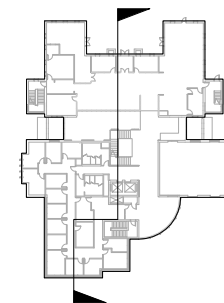
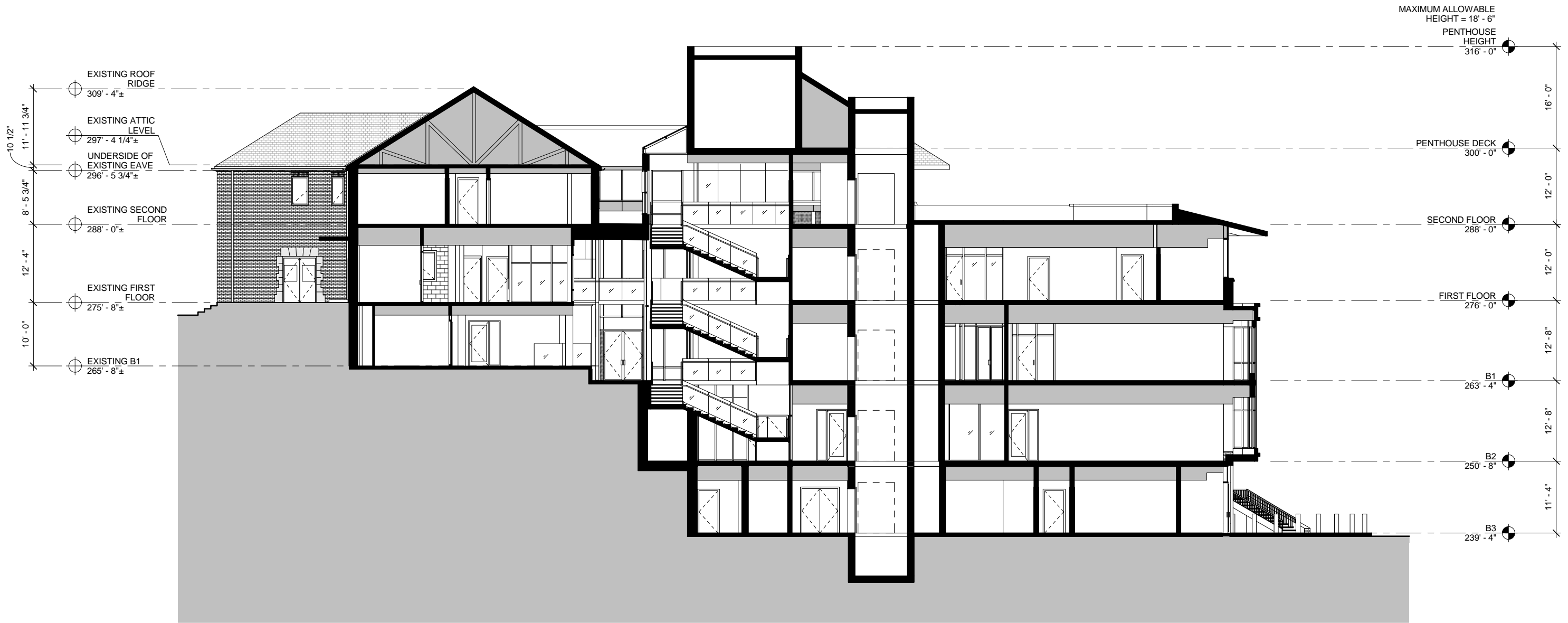
Interior layouts are schematic and may be subject to change.



SCALE 1/16" = 1'-0" ELEVATION +240'

SECOND FLOOR PLAN

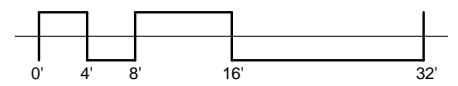
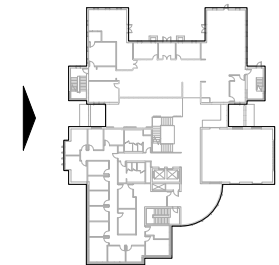
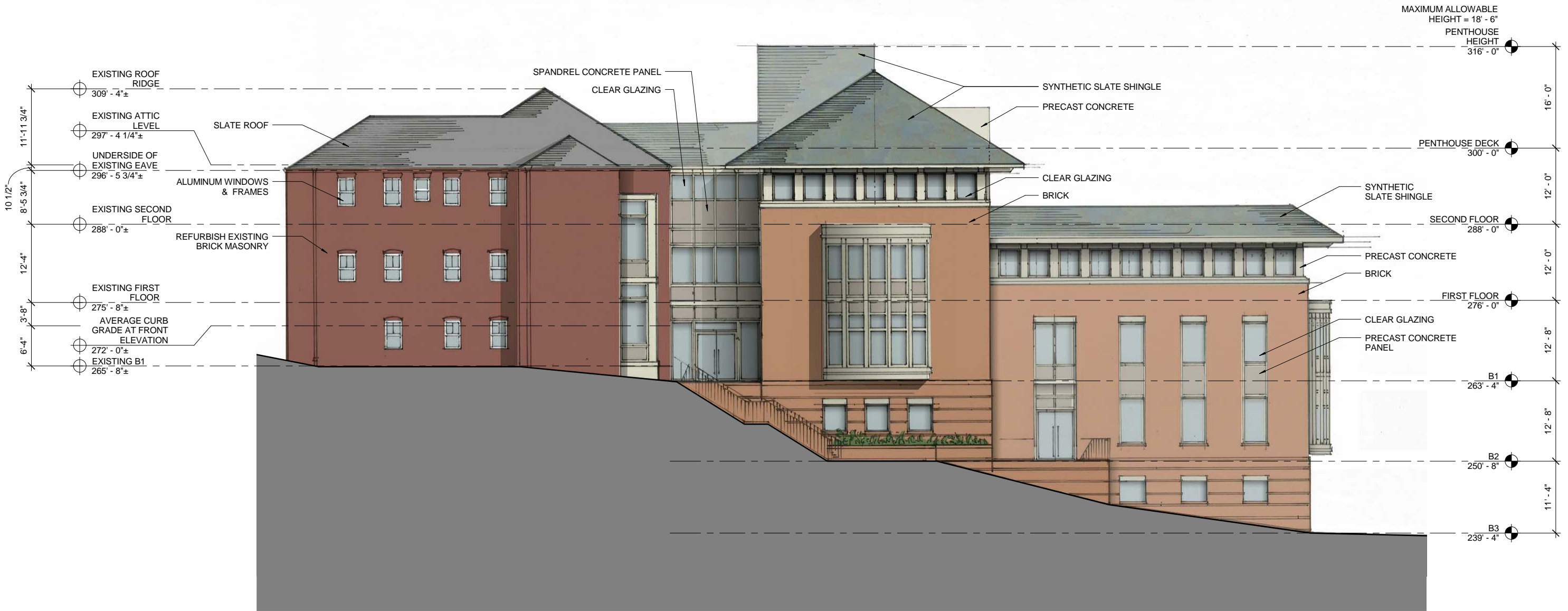
Mechanical Penthouse and Enclosure layout are schematic and may be subject to change.



SCALE 1/16" = 1'-0"

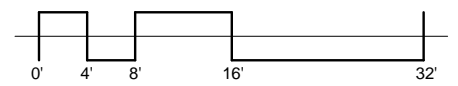
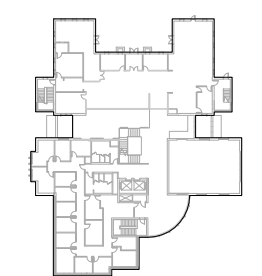
NORTH-SOUTH SECTION, LOOKING EAST

Interior layouts are schematic and may be subject to change.



WEST ELEVATION

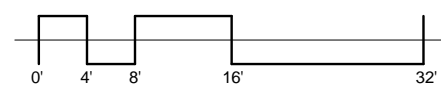
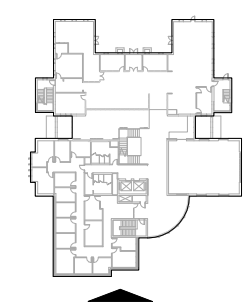
SCALE 1/16" = 1'-0"



EAST ELEVATION

SCALE 1/16" = 1'-0"

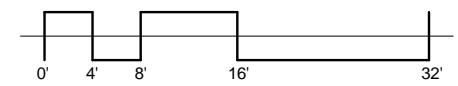
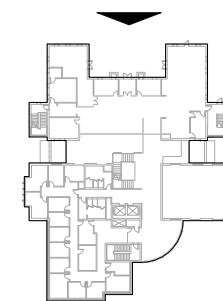
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SOUTH ELEVATION

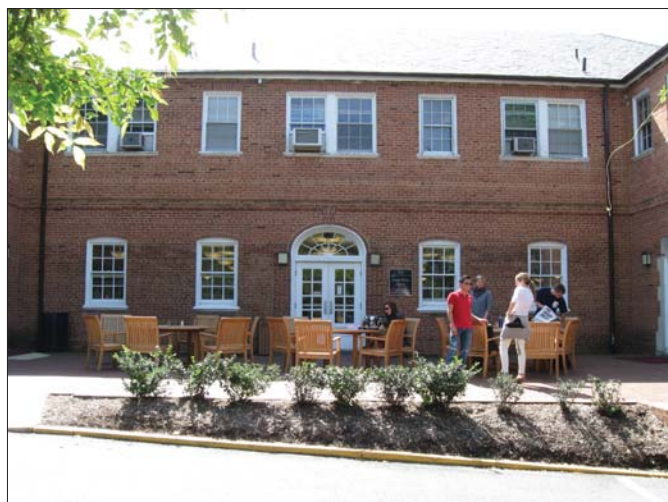
SCALE 1/16" = 1'-0"

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NORTH ELEVATION

SCALE 1/16" = 1'-0"





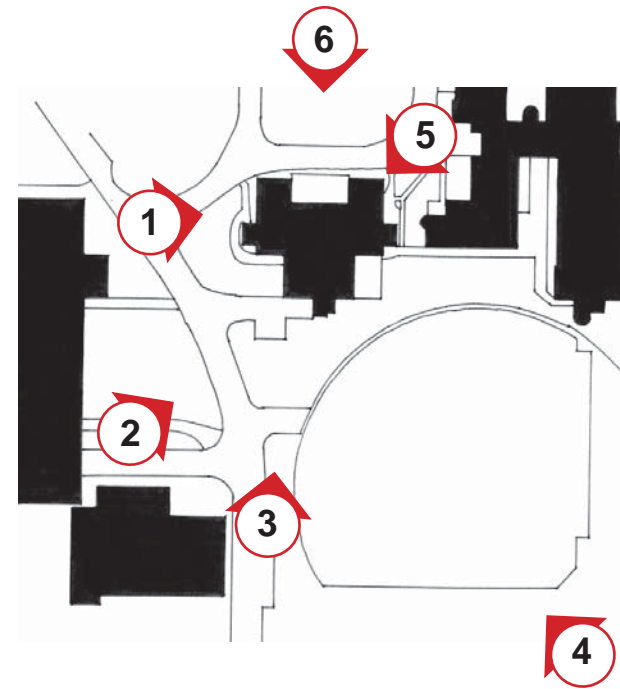
1. WEST VIEW



6. NORTH VIEW



2. SOUTH-WEST VIEW



5. NORTH-EAST VIEW



3. SOUTH VIEW



4. SOUTH-EAST VIEW

EXISTING CONDITIONS

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 16, 2009

Plat for Building Permit of SQUARE 1374 LOT 850

Scale: 1 inch = 100 feet Recorded in A&T Book Page 3642-E

Receipt No. 05165

Furnished to: A M T

I hereby certify that all existing improvements shown hereon, 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 at shown hereon the size of any adjoining lot or parcel is not affected; that the proposed improvements are in accordance with the zoning and ventilation; 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 centerline 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 the private restricted property.)

Surveyor, D.C.

Date: _____

By: A.S.

(Signature of owner or his authorized agent)

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.

