

PROJECT TEAM

ARCHITECT:

PAYETTE ASSOCIATES  
290 CONGRESS STREET  
FIFTH FLOOR  
BOSTON, MA 02210

ASSOCIATE ARCHITECT:

AYERS SAINT GROSS  
800 EYE STREET, NW  
SUITE 600  
WASHINGTON, DC 20001

MEP & FP ENGINEER:

AFFILIATED ENGINEERS, INC.  
METRO DC  
401 N. WASHINGTON STREET  
SUITE 400  
ROCKVILLE, MD 20850

LIGHTING DESIGNER:

ATELIER TEN  
195 CHURCH STREET  
SUITE 10C  
NEW HAVEN, CT 06510

LANDSCAPE ARCHITECT:

PAYETTE ASSOCIATES  
290 CONGRESS STREET  
FIFTH FLOOR  
BOSTON, MA 02210

STRUCTURAL ENGINEER:

TADJER COHEN EDELSON ASSOC.  
1109 SPRING STREET  
SILVER SPRING, MD 20910

CODE CONSULTANT:

ROLF JENSEN ASSOCIATES  
14502 GREENVIEW DRIVE  
SUITE 500  
LAUREL, MD 20708

CIVIL/SITE ENGINEER:

WILES MENSCH CORPORATION  
11860 SUNRISE VALLEY DRIVE  
SUITE 200  
RESTON, VA 20191

ACOUSTICAL/AUDIOVISUAL:

SHEN MILSOM WILKE  
1220 N. FILLMORE STREET  
SUITE 360  
ARLINGTON, VA 22201

DRAWING LIST

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THE GEORGE WASHINGTON UNIVERSITY  
School of Public Health and Health Services

SECOND-STAGE PUD APPLICATION SQUARE 39

Case No. 06-11c/06-12c

May 27, 2011

SQUARE 39

Second Stage PUD Checklist (2406.12)

Section	Item	Sheet No.
2406.12(b)	Detailed statement of uses located in project	In written application
2406.12(c)	<u>DETAILED SITE PLAN</u>	
	Location and external dimensions of all buildings and structures	A.13
	Utilities and other easements	C.04
	Walkways and driveways	A.10
2406.12(d)	<u>DETAILED LANDSCAPING AND GRADING PLAN</u>	
	Existing topography, natural features, landscaping	C.01**, C.03**
	Graphic illustration of grades exceeding 15% in 5% increments	N/A
	New contours, proposed finished grades, planting and landscaping	L.01-L.04, C.03**
	Existing trees to be retained	L.03, L.04
	Proposed drainage, including water and sewer lines, inlets and basins, and connections to public water and sewer lines	C.04
	Proposed erosion control measures	C.02**, C.05**
2406.12(e)	<u>ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS</u>	
	Typical floor plans and elevations	A.12-A.14, A.27,A.33 A.39-A.41
	Sections	A.17, A.18**, A.28 A.34, A.42
	Elevations of the entire square	A.23, A.24
2406.12(f)	<u>CIRCULATION PLAN</u>	
	Driveways and walkways, including widths, grades and curb cuts	C.03**
	Parking plan	N/A
	Detailed loading plan	N/A
2406.12(g)	<u>OTHER INFORMATION</u>	
	Site context images	A.03-A.07, A.09
	Perspective renderings	A.20-A.22, A.29-A.31
2406.12(h)	STATEMENT OF ACCORDANCE WITH FIRST-STAGE APPROVAL	In written application

Zoning Data

AREA AND DIMENSIONS	
Lot area:	21,456 sf
*FAR Provided:	5.39
Gross Floor Area Provided:	115,542 sf
Gross Floor Area Allowed:	115,549 sf
GROSS FLOOR AREA CALCULATION	
Ground floor	18,942 sf
Second floor	16,927 sf
Third floor	15,780 sf
Fourth floor	16,091 sf
Fifth floor	15,909 sf
Sixth floor	16,084 sf
Seventh floor	15,809 sf
Total	115,542 sf
Penthouse area:	7,939 sf
(additional 0.37 FAR)	
LOT OCCUPANCY	
Building area:	19,065 sf
Percentage of lot:	88.9%
Percentage allowed:	90%

BUILDING HEIGHT

Building height provided:	90'
Building height allowed:	90'
Measuring point at center of building front on Washington Circle	
Measuring point = 65.68'	
Top of roof elevation= 155.68'	

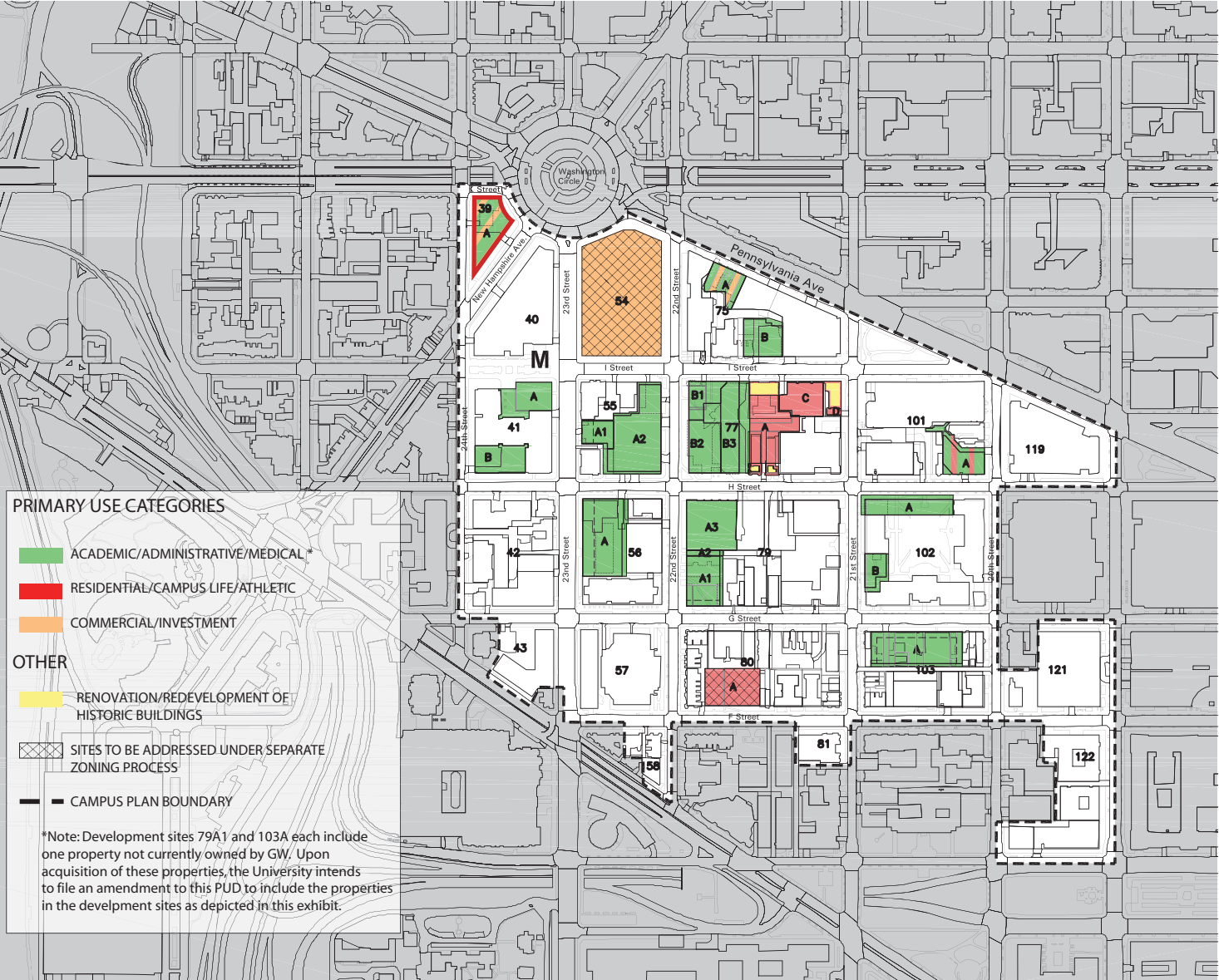
COURTS AND COURT NICHES

See A.16 for Court Plan and dimensions

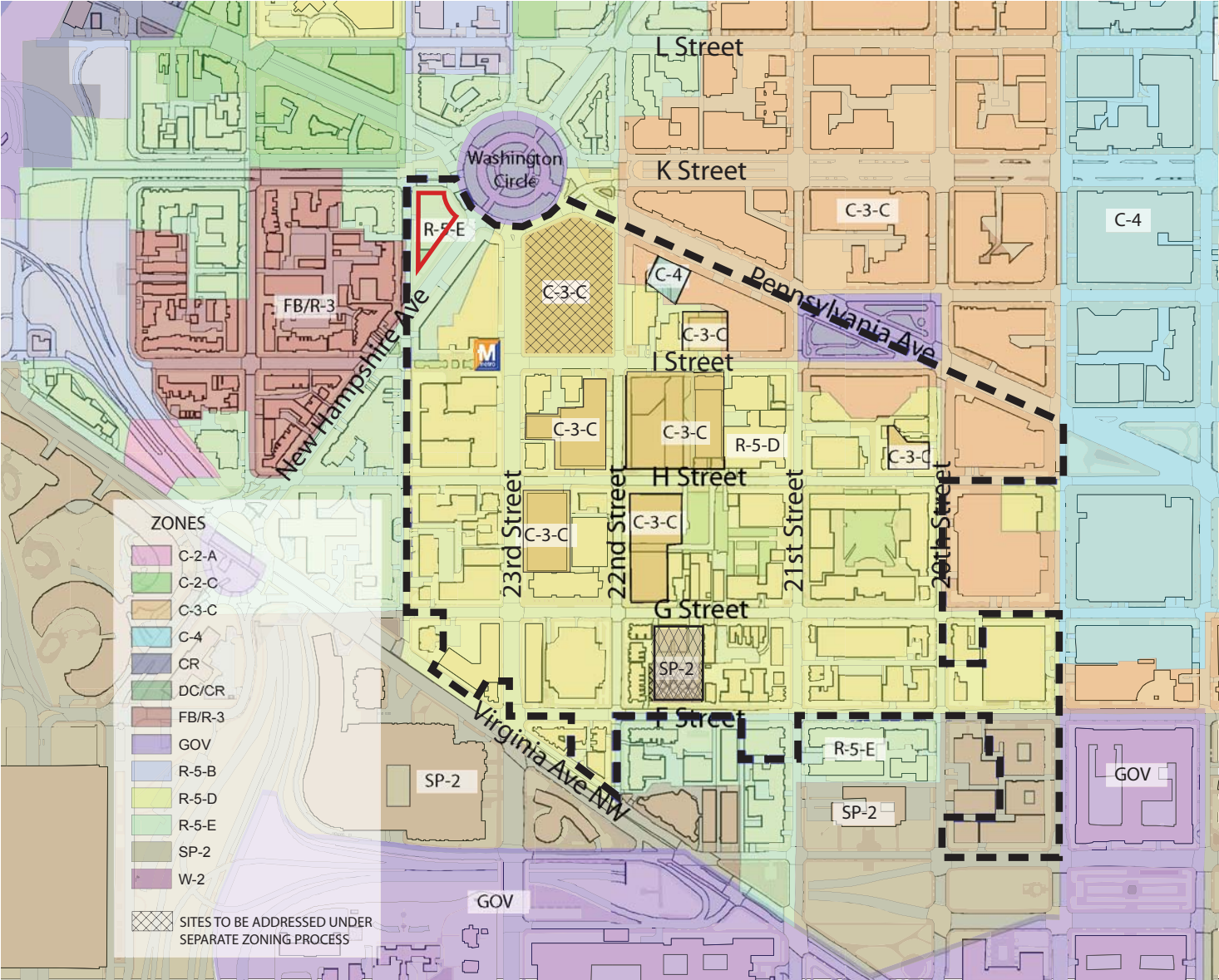
Other

PARKING
None
BICYCLE SPACES
66 exterior bicycle spaces provided
15 interior bicycle spaces provided





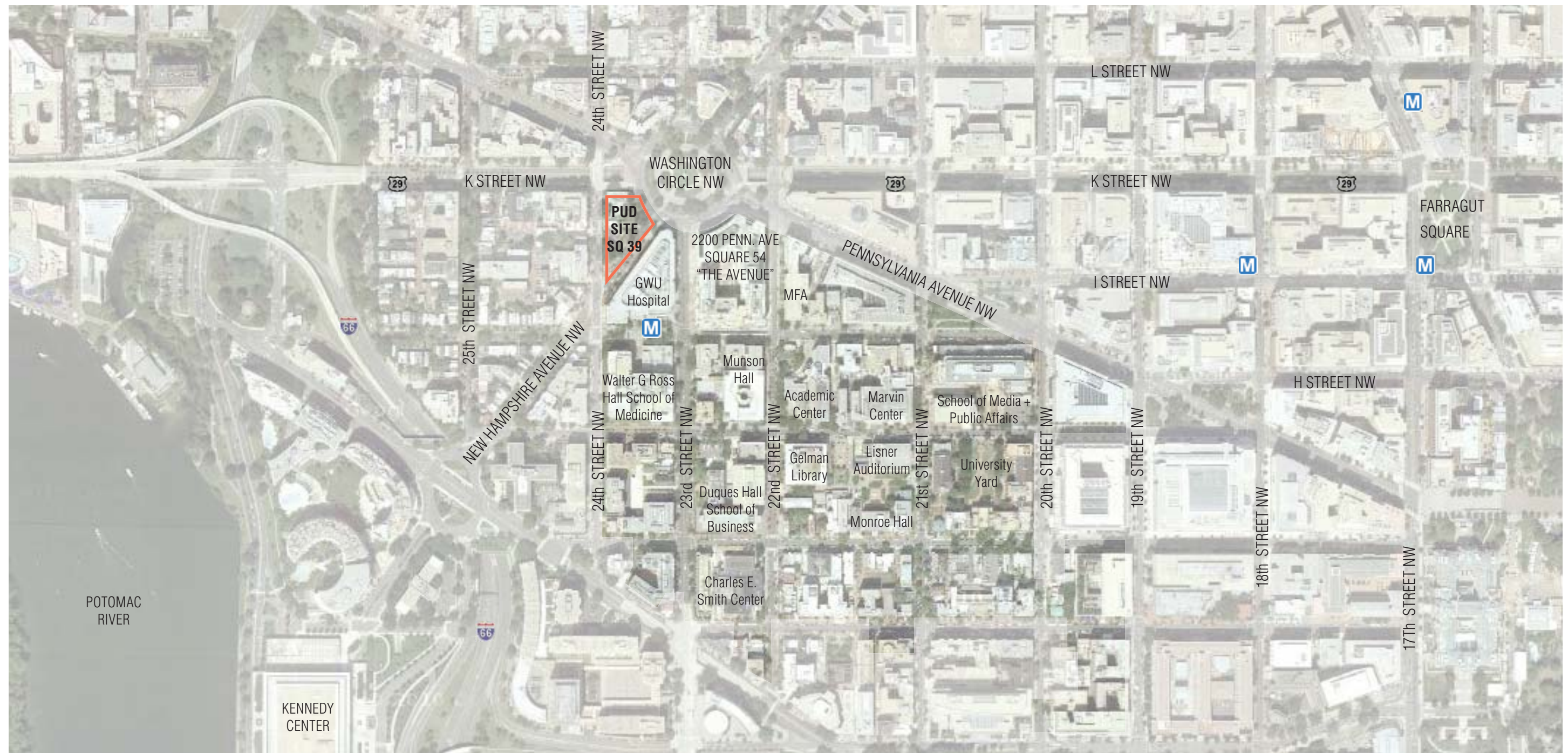
2007 FOGGY BOTTOM CAMPUS PLAN  
DEVELOPMENT SITES AND USE CATEGORIES PLAN



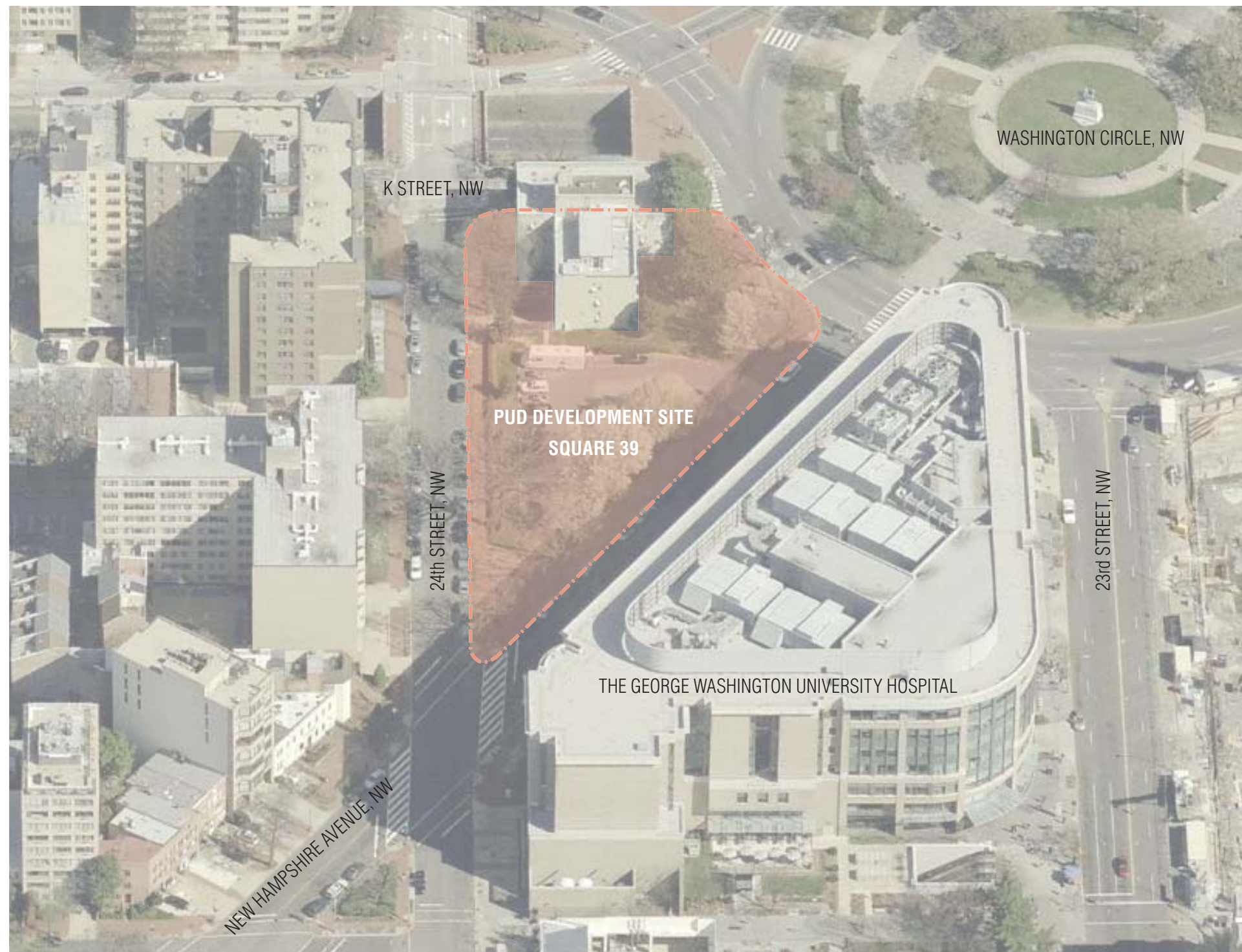
2007 FOGGY BOTTOM CAMPUS PLAN  
ZONING BOUNDARY SITE PLAN











SITE AERIAL VIEW PHOTOGRAPH



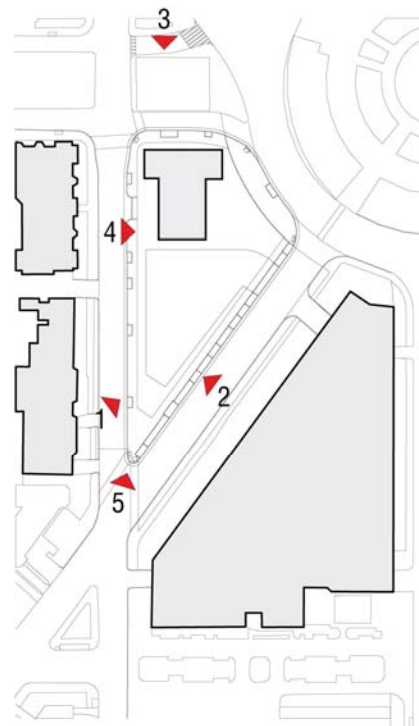


1 VIEW OF PUD SITE FROM 24<sup>TH</sup> STREET, NW, MID-BLOCK, LOOKING EAST



2 VIEW OF PUD SITE FROM NEW HAMPSHIRE AVE, NW, MID-BLOCK, LOOKING WEST

Existing curb cut



3 VIEW OF EXISTING WARWICK BUILDING FROM K STREET



4 VIEW OF OFF-STREET LOADING AREA OF EXISTING WARWICK BUILDING FROM 24<sup>TH</sup> STREET, NW

Existing curb cut



5 VIEW OF PUD SITE FROM 24<sup>TH</sup> STREET, NW, LOOKING NORTH

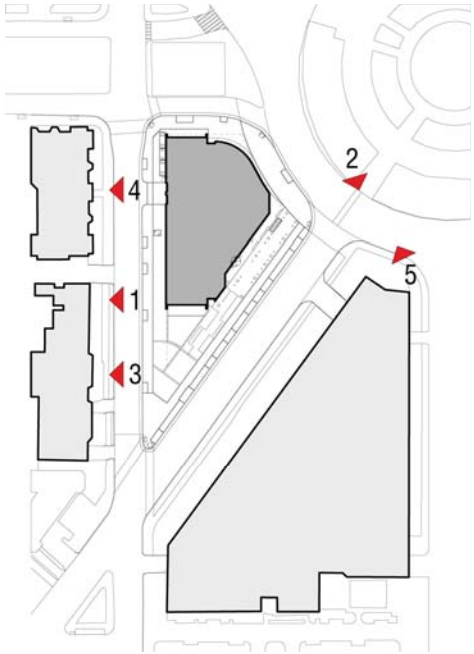




**1** ROWHOUSES, 936 - 942 24<sup>TH</sup> STREET, NW  
VIEWED FROM 24<sup>TH</sup> STREET, NW, LOOKING WEST



**2** THE GEORGE WASHINGTON UNIVERSITY HOSPITAL, 900 23<sup>RD</sup> STREET, NW  
VIEWED FROM WASHINGTON CIRCLE, NW, LOOKING SOUTHEAST



**3** JEFFERSON HOUSE CONDOMINIUM, 922 24<sup>TH</sup> STREET, NW  
VIEWED FROM 24<sup>TH</sup> STREET, NW, LOOKING WEST



**4** CITY HALL RESIDENCE, 950 24<sup>TH</sup> STREET, NW  
VIEWED FROM 24<sup>TH</sup> STREET, NW, LOOKING WEST



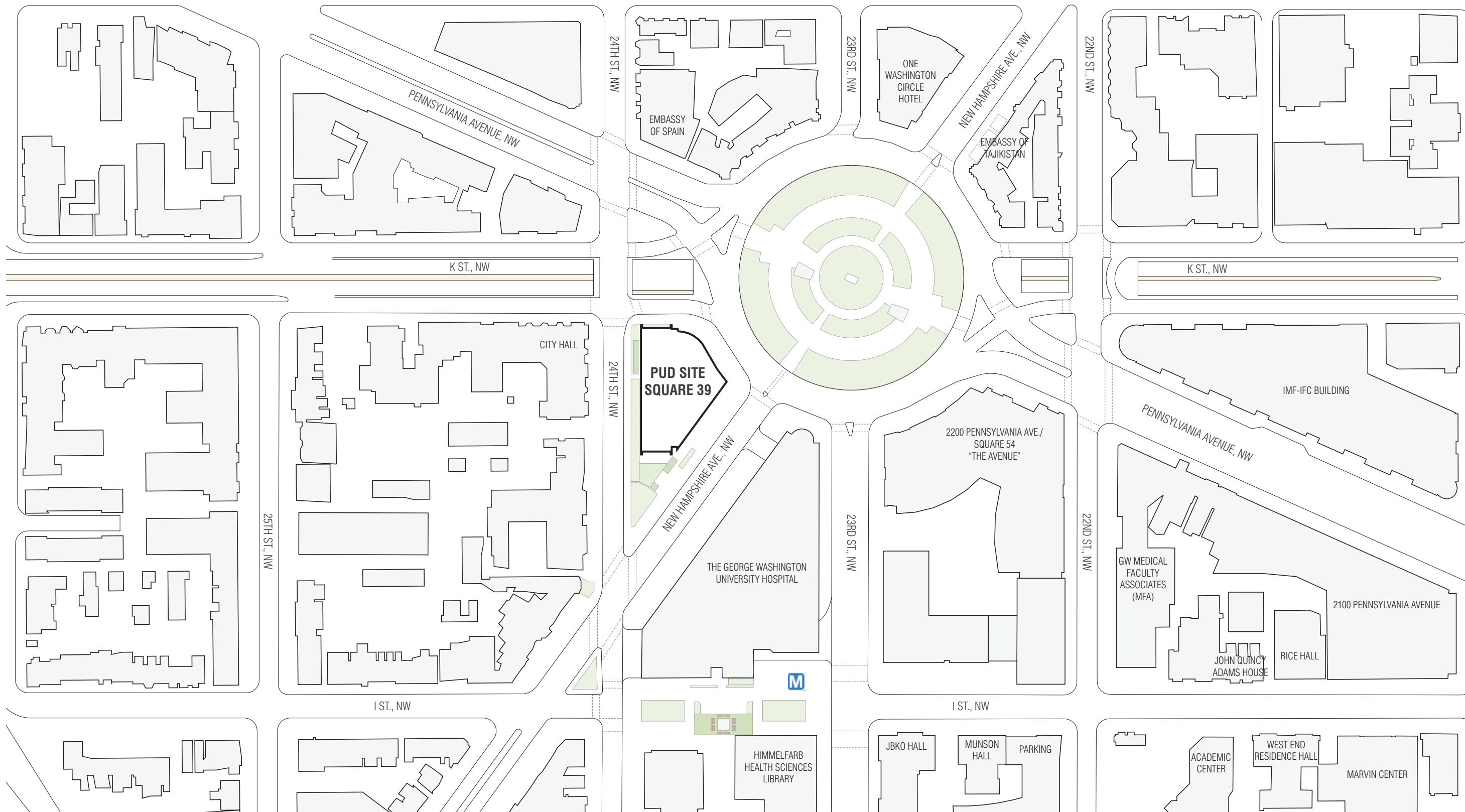
**5** WASHINGTON CIRCLE, NW  
VIEWED FROM 23<sup>RD</sup> STREET, NW, LOOKING NORTHWEST

PHOTOGRAPHS OF SURROUNDING PROPERTIES









BLOCK PLAN

THE GEORGE WASHINGTON UNIVERSITY - School of Public Health and Health Services  
 Second-Stage PUD Application, Square 39  
 May 27, 2011



A.08









#### 24th STREET SIDE

*Context:* Residential street with buildings of varying scale.  
*Strategy:* Create a background building whose window proportions and solid-to-void ratio are sympathetic to street's residential character.



#### WASHINGTON CIRCLE SIDE

*Context:* One of the city's most important urban spaces.  
*Strategy:* Continue Square 54's reinforcement of the Circle with a building of similar transparency.  
 Create a gateway building for the GWU campus which acknowledges its academic, non-commercial nature.



#### NEW HAMPSHIRE AVENUE SIDE

*Context:* GWU Hospital.  
*Strategy:* Reflect the institutional quality of the street defined by the hospital, but in a more pedestrian-friendly manner.

## APPROACH TO VARIED ARCHITECTURAL CONTEXT