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THE GEORGE WASHINGTON UNIVERSITY
FOGGY BOTTOM CAMPUS
SCIENCE AND ENGINEERING COMPLEX

SQUARE 55, WASHINGTON, DC

SECOND - STAGE PUD APPLICATION

Case No. 06-11/06-12

NOVEMBER 15, 2010



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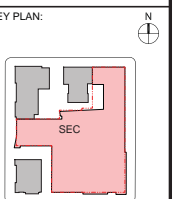
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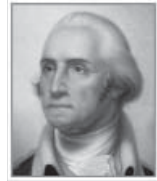
SECOND-STAGE
PUD APPLICATION

TITLE:

COVER SHEET

NUMBER:

A-00



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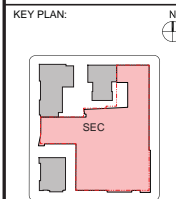
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ARCHITECTS



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SECOND-STAGE
PUD APPLICATION

TITLE:
PUD CHECKLIST
AND ZONING
DATA

NUMBER:
A-01

SECOND-STAGE PUD CHECKLIST (2406.12)

SQUARE 55, LOT 28

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-11 - A-21
	UTILITIES AND OTHER EASEMENTS	C-07 - C-08
	WALKWAYS AND DRIVEWAYS	A-14, A-21 L-01 - L-03
2406.12(d)	DETAILED LANDSCAPING AND GRADING PLAN: EXISTING TOPOGRAPHY, CONTOURS, NATURAL FEATURES, LANDSCAPING	C-01 - C-02
	GRAPHIC ILLUSTRATION OF GRADES EXCEEDING 15% IN 5% INCREMENTS	N/A
	NEW CONTOURS, PROPOSED FINISHED GRADES, PLANTING, AND LANDSCAPING	C-05 - C-06 L-01 - L-05
	EXISTING TREES TO BE RETAINED	L-03 - L-04 C-01 - C-02 C-07 - C-10
	PROPOSED DRAINAGE, INCLUDING WATER AND SEWER LINES, INLETS AND BASINS, CONNECTIONS TO PUBLIC WATER AND SEWER LINES	
	PROPOSED EROSION CONTROL MEASURES	C-03, C-04 C-10
2406.12(e)	ARCHITECTURAL PLANS SECTIONS, AND ELEVATIONS: TYPICAL FLOOR PLANS AND ELEVATIONS FOR EACH BUILDING	A-11 - A-17 A-31 - A-36
	SECTIONS FOR EACH BUILDING	A-51 - A-59
	ELEVATIONS FOR ENTIRE SQUARE	A-09 - A-10
2406.12(f)	CIRCULATION PLAN: DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES, AND CURB CUTS	A-14, A-21 L-01 - L-03
	DETAILED PARKING PLAN - NUMBER OF PARKING SPACES	A-11- A-12 A-01
	DETAILED LOADING PLAN - NUMBER OF LOADING BERTHS	A-01, A-21
2406.12(g)	OTHER INFORMATION: SITE CONTEXT IMAGES	A-06 - A-07
	PERSPECTIVE RENDERING - DAYTIME	A-31
	PHOTOGRAPHS OF MODEL	A-61
2406.12(b)	STATEMENT OF ACCORDANCE WITH FIRST-STAGE APPROVAL	In Written Application

ZONING DATA

AREA AND DIMENSIONS

LOT AREA = 56,885 S.F. MEASURED
BUILDING AREA = 51,197 S.F.

PERCENTAGE OF LOT OCCUPANCY

= BUILDING AREA/LOT AREA
= 51,197 / 56,885 S.F. = 90%

GROSS FLOOR AREA TABULATION - SQUARE FEET

LEVEL	TOTAL BLDG.	(EXCLUSIONS)			TOTALGFA
		OPEN TO BELOW	SHAFTS	PARKING RAMP	
1	51,099				48,808
2	47,150	(4,196)	(999)	(2,291)	41,955
3	50,750	(227)	(999)		49,524
4	50,750	(1,955)	(999)		47,796
5	50,750	(227)	(999)		49,524
6	50,750	(1,955)	(999)		47,796
7	49,006	(227)	(999)		47,780
8	46,656	(1,718)	(1,193)		43,745
TOTAL	396,911	(10,505)	(7,187)	(2,291)	376,928 S.F.

PENTHOUSE 9,742 S.F.

TOTAL GROSS FLOOR AREA PROVIDED / ALLOWED

GFA PROVIDED 376,928 S.F. (SEE CHART ABOVE)
GFA ALLOWED 400,244 S.F. (PER FIRST-STAGE PUD)

PENTHOUSE FAR ALLOWED = 0.37 FAR, 56,885 X 0.37 = 21,047 S.F.
PENTHOUSE FAR PROVIDED = 9,742 S.F.

BUILDING HEIGHT

BUILDING HEIGHT ALLOWED = 110 FT (PER FIRST-STAGE PUD)
BUILDING HEIGHT PROVIDED = 110 FT

MEASURING POINT TAKEN AT CENTER OF BUILDING ON H STREET AT TOP OF CURB
MEASURING POINT = 60.25'
ROOF SLAB ELEVATION = 170.25'

COURTS - *SEE A-20 FOR COURT PLANS AND DETAILS

CLOSED COURT AREA REQUIRED = 2 x Square of the width
OPEN COURT WIDTH REQUIRED - 3 inch/foot OF COURT HEIGHT

COURTS PROVIDED

OPEN COURT A - (23RD STREET)
OPEN COURT B - (H STREET)
CLOSED COURT C - (INTERIOR BLOCK)
CLOSED COURT D - (INTERIOR BLOCK)
CLOSED COURT E - (INTERIOR BLOCK)
CLOSED COURT F - (INTERIOR BLOCK)

CIRCULATION

PARKING SPACES PROVIDED:

	Standard (9' x 19')	Compact (8' x 16')	Total	Valet (8'x16')	Total
G-1 LEVEL	43	27	70	11	81
G-2 LEVEL	55	27	82	11	93
G-3 LEVEL	68	27	95	15	110
G-4 LEVEL	65	15	80	15	95
	231*	96	327	52	379

379 TOTAL SPACES PROVIDED INCLUDING VALET SPACES

PERCENTAGE OF COMPACT SPACES ALLOWED - 40% (Section 2115.2)
PERCENTAGE OF COMPACT SPACES PROVIDED 96+52/327 = 39.1%

*INCLUDES 19 SUSTAINABLE VEHICLES AND 8 ACCESSIBLE SPACES (IBC 2009 Section 1106)

6 ADA STANDARD ACCESSIBLE SPACES
2 ADA VAN ACCESSIBLE SPACES WITH 98" CLEAR HEIGHT

6 ELECTRIC VEHICLE SPACES WITH CHARGING PROVISIONS
13 LEVE VEHICLES (LOW EMISSIONS, FUEL EFFICIENT VEHICLES)

PERCENTAGE OF SUSTAINABLE VEHICLES 19/327 = 5.8%
(5% REQUIRED BY LEED NC)

BICYCLE SPACES PROVIDED (per LEED NC requirement)

80 BICYCLE SPACES PROVIDED OUTSIDE BUILDING
30 BICYCLE SPACES PROVIDED INSIDE BUILDING

LOADING BERTHS (2201.1) *SEE A-21 FOR LOADING BERTH DETAILS

1 12'X55' LOADING BERTH PROVIDED
1 12'X45' LOADING BERTH PROVIDED
1 12'X30' LOADING BERTH PROVIDED

1 10'X20' SERVICE/DELIVERY BERTH PROVIDED

2 LOADING PLATFORMS @ 100 SQ.FT. PROVIDED
1 LOADING PLATFORM @ 200 SQ.FT. PROVIDED



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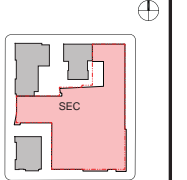
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KEY PLAN:



DATE: NOVEMBER 15, 2010

SECOND-STAGE PUD APPLICATION

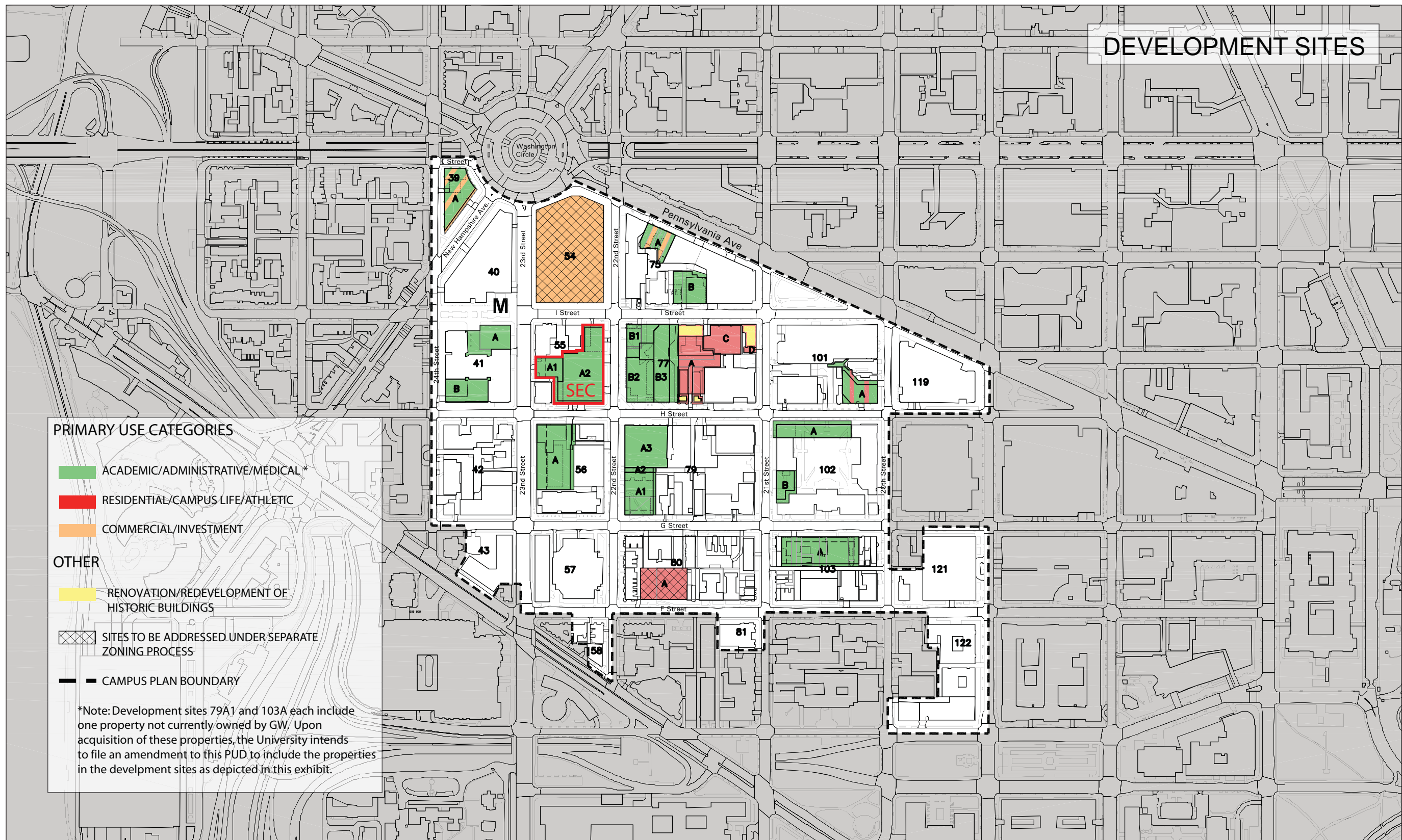
TITLE:

DEVELOPMENT SITES

NUMBER:

A-02

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

APPROVED FOGGY BOTTOM CAMPUS PLAN AND FIRST-STAGE PUD

SCALE 0 100' 200' 400' DATE July 2006

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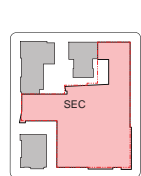
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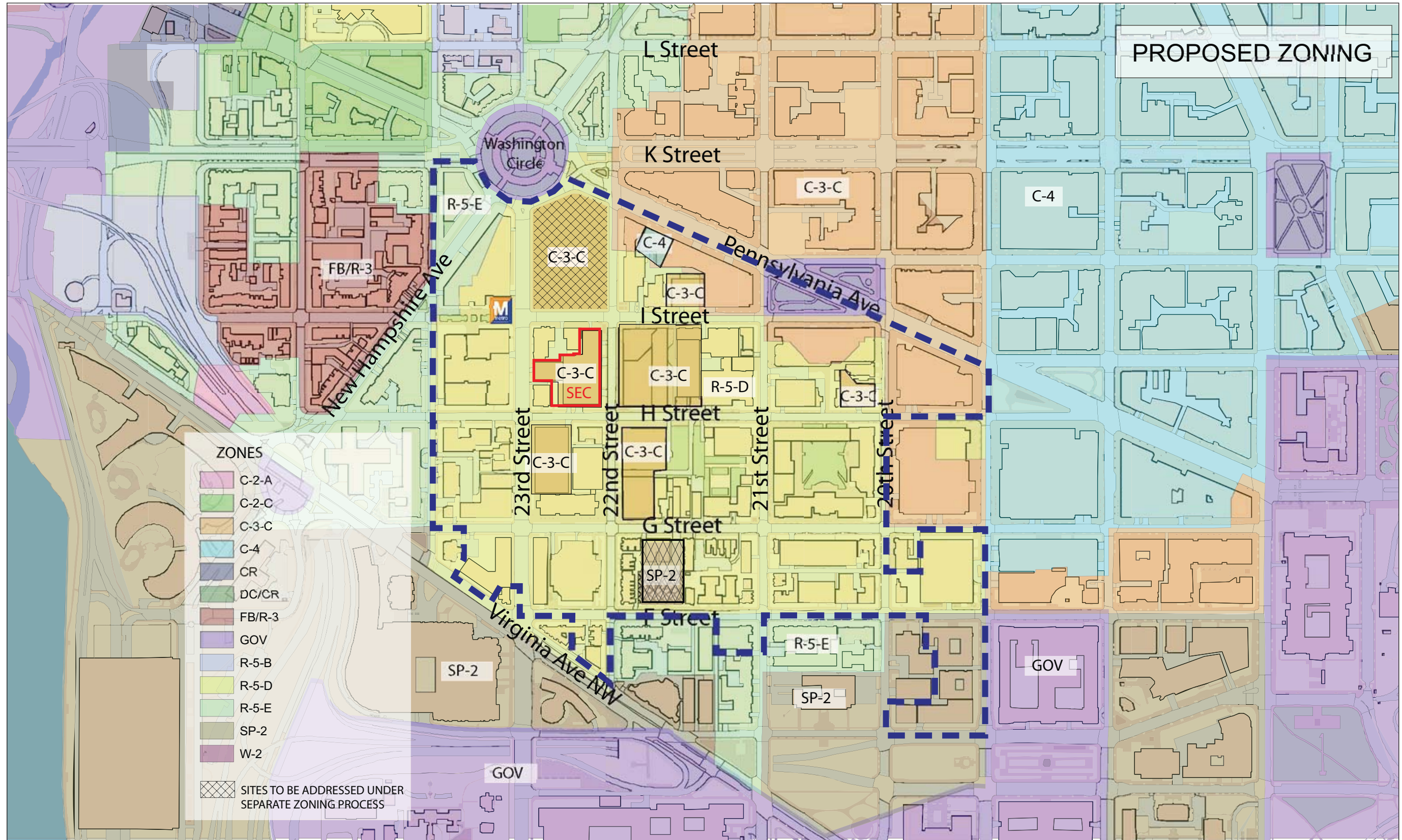
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TITLE:

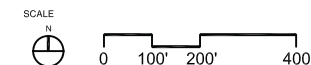
ZONE BOUNDARY SITE PLAN

NUMBER:

A-03

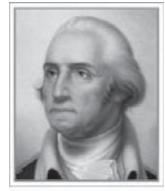


Foggy Bottom Campus Plan: 2006-2025



DATE: July 2006

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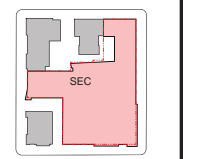
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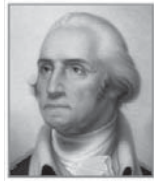
AERIAL PLAN

NUMBER:

A-04

GW - SCIENCE AND ENGINEERING COMPLEX- AERIAL PLAN

* IMAGE OBTAINED FROM GOOGLE EARTH, 2010



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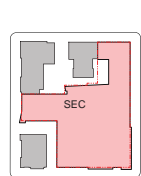
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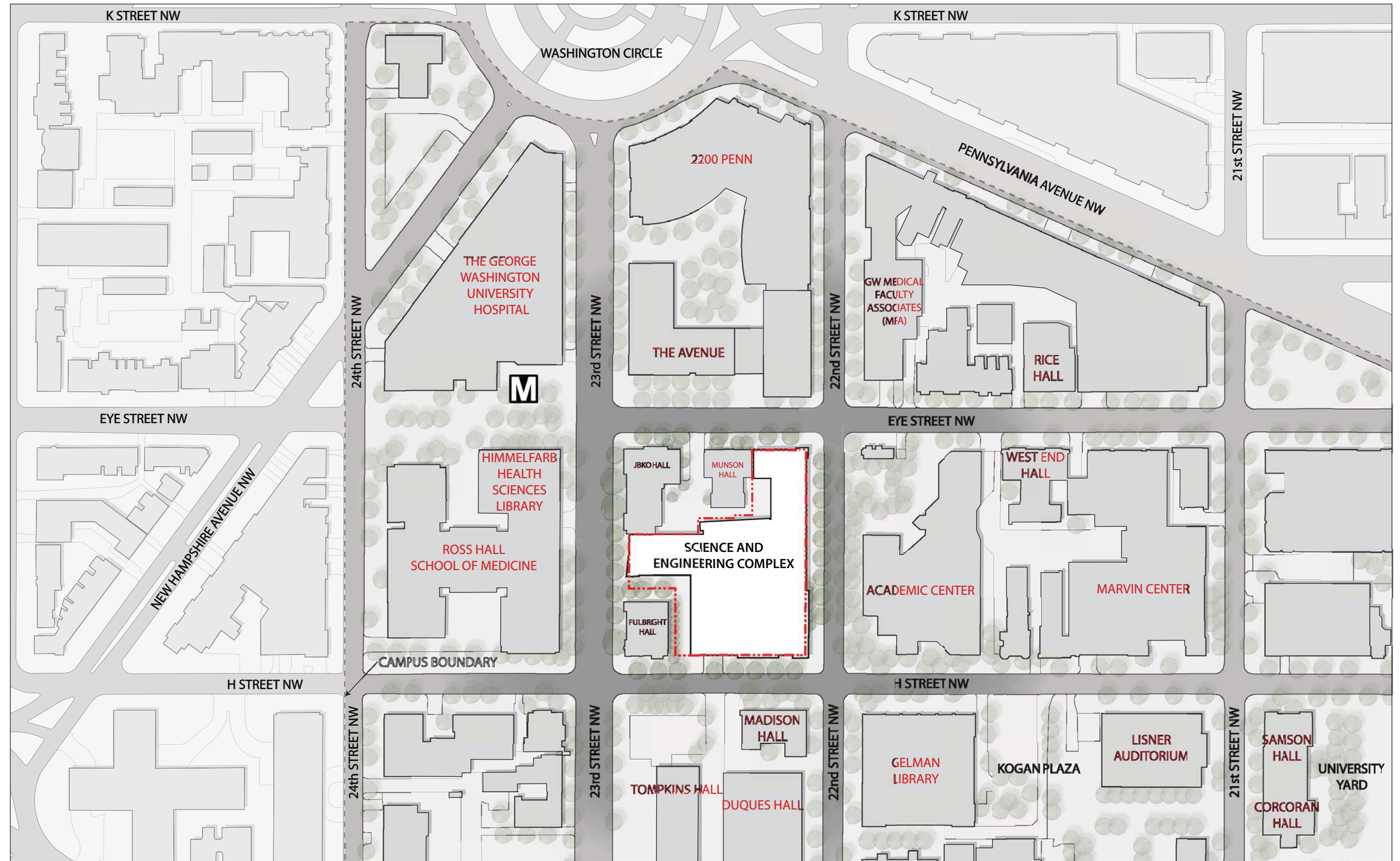
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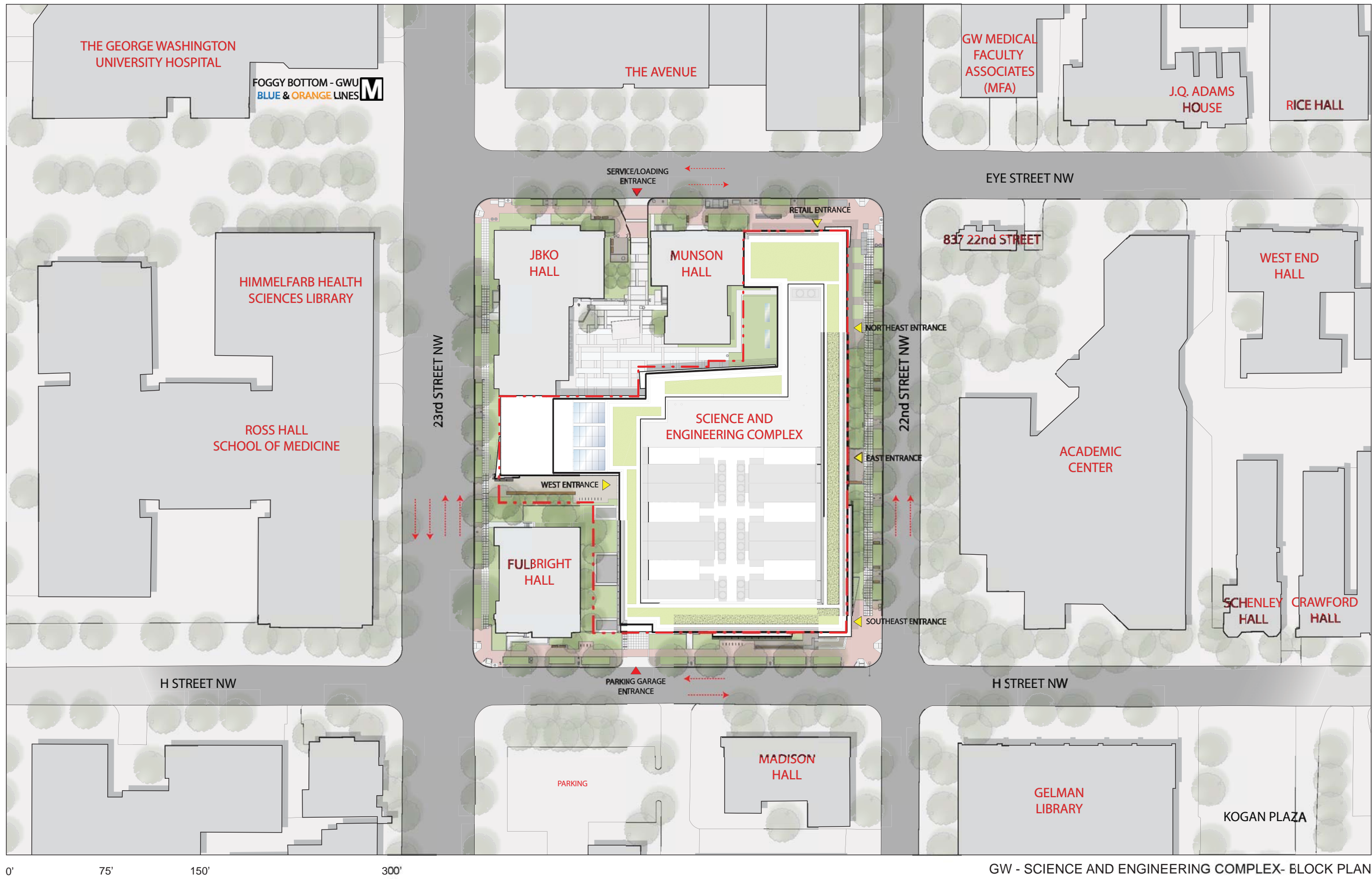
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ARCHITECTURAL
VICINITY PLAN

NUMBER:

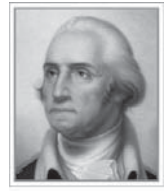
A-05



GW - SCIENCE AND ENGINEERING COMPLEX- VICINITY PLAN



GW - SCIENCE AND ENGINEERING COMPLEX- BLOCK PLAN



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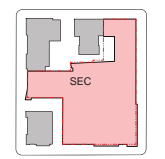
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KEY PLAN:



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SECOND-STAGE PUD APPLICATION

TITLE:

ARCHITECTURAL BLOCK PLAN

NUMBER:

A-06



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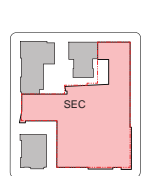
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KEY PLAN:



DATE: NOVEMBER 15, 2010

SECOND-STAGE PUD APPLICATION

TITLE:

CONTEXT PHOTOS

NUMBER:

A-07



1.) Corner of 23rd and Eye Streets, from Foggy Bottom-GW Station (Metro), looking Southeast toward Square 55 (right)



2.) 23rd Street looking South toward Lincoln Memorial (left, distant)



3.) 23rd Street looking North toward Square 55 (left-of-center)



4.) 22nd Street looking North through GW Campus toward Square 55 (right-of-center, distant)



5.) H Street looking West through GW Campus toward Square 55 (center, distant)



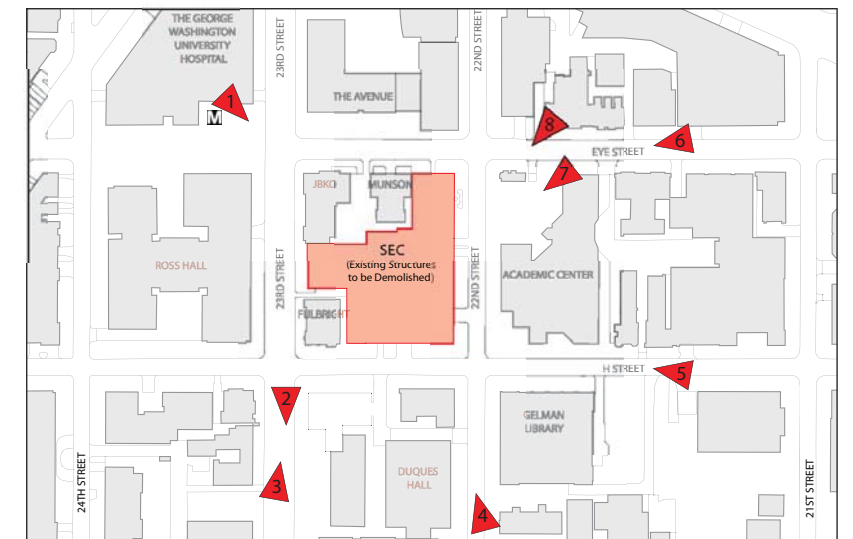
6.) Eye Street looking West through GW Campus toward Square 55 (center, distant)



7.) Eye Street looking across the Academic Center (left, site of future development) toward Square 55 (right).



8.) Corner of Eye and 22nd Streets looking toward Square 55 (right), across the site of future development (left).



Key Plan



1.) Corner of 23rd and Eye Streets looking toward JBKO and Munson Residence Halls, with Parking Garage (left, to be demo.)



4.) H Street court between Fulbright Residence Hall (left) and Parking Garage (right, demo.) with current shuttle stop



7.) Eye Street looking Southwest toward Parking Garage (demo.), with Munson and JBKO Residence Halls (right)



2.) 23rd Street looking North toward Building K (demo.) and JBKO in background



5.) Corner of 22nd and H Streets looking West toward Parking Garage (demo.), with Fulbright Residence Hall (distant)



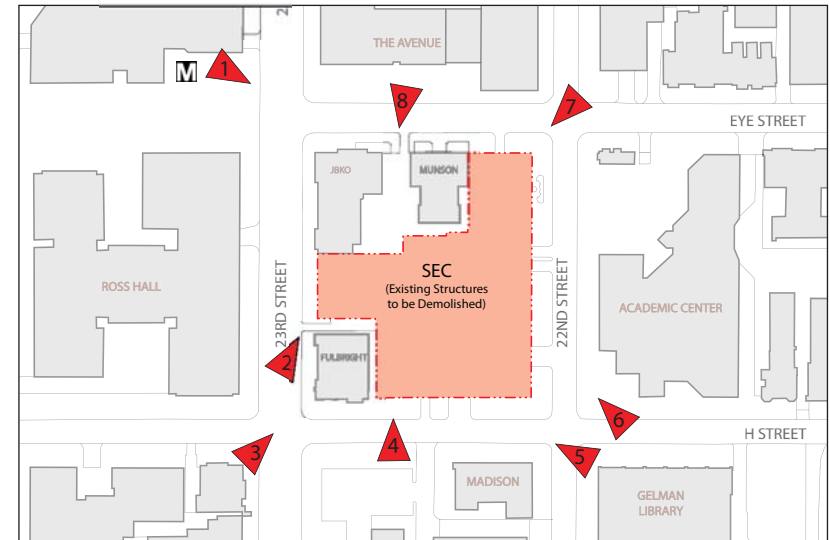
8.) Service Area behind JBKO Residence Hall (right) with Building K and parking garage behind (mid-ground, demo.)



3.) Corner of 23rd and H Streets looking Northeast toward Fulbright Residence Hall (center) and Parking Garage (right, demo.)



6.) Corner of 22nd and H Streets looking Northwest toward the Parking Garage (demo.)



Key Plan



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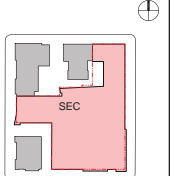
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KEY PLAN:



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SECOND-STAGE
PUD APPLICATION

TITLE:
SITE
PHOTOS

NUMBER:
A-08