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2100 PENNSYLVANIA AVENUE, NW

APPLICATION FOR MODIFICATION OF FIRST STAGE PUD

APPLICATION FOR SECOND STAGE PUD

AMENDMENT TO ZONING MAP

AMENDMENT TO GWU FOGGY BOTTOM CAMPUS PLAN

APRIL 12, 2017

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Date

04/12/2017

Project Name

2100 PENNSYLVANIA AVENUE NW

Project Number

A1613

Description

COVER SHEET

Scale

A-000

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PUD CHECKLIST

<u>ITEM</u>	<u>SHEET NUMBER</u>
DETAILED STATEMENT OF USES LOCATED IN PROJECT	IN WRITTEN APPLICATION
<u>DETAILED SITE PLAN</u>	
LOCATION AND EXTERNAL DIMENSIONS OF BUILDING	A-011, C-105
UTILITIES	C-105
WALKWAYS AND DRIVEWAYS	C-104
<u>DETAILED LANDSCAPING AND GRADING PLAN</u>	L-01, C-106
<u>ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS</u>	
BUILDING FLOOR PLANS	A-100 - A200
BLOCK ELEVATIONS	A-300 - A-303
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BLOCK SECTIONS	A-500 - A-503
BUILDING SECTIONS	A-504 - A-509
<u>CIRCULATION PLAN</u>	
DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES AND CURB CUTS	A-201, C-104
DETAILED PARKING PLANS	A-100 - A-102
NUMBER OF PARKING SPACES AND LOADING BERTHS	A-001
<u>OTHER INFORMATION</u>	
SITE CONTEXT IMAGES	A-006 - A-009
PERSPECTIVE RENDERINGS	A-309 - A-313

ZONING DATA

PROJECT ADDRESS
 SQUARE 75, LOTS 50 AND 51
 LOT 50; MU-9 (CURRENT); MU-30 (PROPOSED)
 LOT 51; MU-9 (CURRENT AND PER APPROVED FIRST STAGE PUD)

PROPOSED PUD; MU-30 (PER CASE NO. 17-04 OFFICE OF PLANNING - TEXT AMENDMENT TO SUBTITLES G, U, AND X RE: ESTABLISHMENT OF A NEW MU-30 ZONE)

PROPOSED COMBINED LOT AREA: 50,780 SF

LOT COVERAGE: 49,900 SF (98.3%)

ALLOWABLE BUILDING HEIGHT: 130' PLUS 20' PENTHOUSE
 PROPOSED BUILDING HEIGHT: 130' PLUS 20' PENTHOUSE

GROSS FLOOR AREA TABULATION

<u>LEVEL</u>	<u>TOTAL (GFA)</u>
11	33,952
10	33,952
09	40,737
08	43,560
07	42,282
06	42,282
05	42,873
04	42,282
03	36,625
02	44,111
01	23,757
0.5	27,149
TOTAL	453,562

8.93 FAR
 *FLEXIBILITY REQUESTED TO INCREASE FINAL GFA BY UP TO 2% TO INCORPORATE MEZZANINE SPACES IN RETAIL, ATRIUM INFILL AND CONNECTION OPPORTUNITIES.

PENTHOUSE ALLOWABLE GFA: 0.4 X 50,780 SF = 20,312 SF
 PENTHOUSE PROPOSED GFA: 6,647 SF

PENTHOUSE:
 ALLOWED: 20 FT HEIGHT AND ONE-TO-ONE SETBACK.
 PROPOSED: 20 FT HEIGHT AND ONE-TO-ONE SETBACK
 RELIEF REQUESTED - REFER TO A-115.

COURTS: NONE REQUIRED; IF PROVIDED, 2.5" PER FT OF HEIGHT, 6' MIN. REFER TO A-200 FOR PROPOSED.

REAR YARD (SECTION B318.8 ALLOWS MEASUREMENT TO CENTER LINE OF PUBLIC STREET):

REQUIRED: 2.5IN/FT OF HEIGHT = 2.5" X 138.93' = 29'-0"
 PROVIDED: 45'-0" MEASURED TO CENTER LINE OF EYE STREET

SIDE YARD: NOT REQUIRED

GREEN AREA RATIO: 0.2 MIN
 GREEN AREA RATIO PROVIDED: 0.2 MIN

CIRCULATION

ZONING PARKING REQUIREMENT

OFFICE: 0.5 PER 1,000 SF IN EXCESS OF 3,000 SF
 (424,822 SF - 3,000 SF) / 2000 = 211 SPACES REQ'D

RETAIL: 1.33 PER 1,000 SF IN EXCESS OF 3,000 SF
 (28,740SF - 3,000 SF) / 750 = 34 SPACES REQ'D
 245 TOTAL SPACES REQUIRED

PARKING PROVIDED:

<u>LEVEL</u>	<u>STD (9'X18')</u>	<u>ADA (9'X18')</u>	<u>CMPCT (8'X16')</u>	<u>PARALLEL</u>	<u>TOTAL</u>
P1	60	4	12	1	77
P2	93	2	36	1	132
P3	82	2	41	1	126
TOTAL	235	8	89	3	335*

*CURRENT PLANNED SPACES = 335; FINAL 335 +/- 5%

COMPACT SPACES ALLOWED - MAX 49% OF TOTAL (SECTION 712.3)
 COMPACT SPACES PROVIDED - 89 COMPACT SPACES / 335 TOTAL = 27%

ADA SPACES
 REQUIRED: 6 STANDARD PLUS 2 VAN ACCESSIBLE
 PROVIDED: 8, LOCATED ADJACENT TO GARAGE SHUTTLE ELEVATORS

BICYCLE PARKING REQUIREMENTS 11-C (DCMR 802)

LONG-TERM PARKING
 424,822 GFA OFFICE - 1 / 2,500 GFA (FIRST 50), 1 / 5,000 GFA AFTER
 2,500 GFA * 50 SPACES = 125,000 GFA
 424,822 GFA - 125,000 GFA = 299,822 GFA
 299,822 GFA / 5,000 GFA = 60 SPACES
 50 SPACES + 60 SPACES = 110 SPACES REQ'D

28,740 GFA RETAIL - 1 / 10,000 SF
 28,740 GFA / 10,000 GFA = 3 SPACES REQ'D
 113 TOTAL SPACES REQUIRED
 118 TOTOAL SPACES PROVIDED

SHORT-TERM PARKING
 424,822 GFA OFFICE - 1 / 40,000 GFA
 424,822 GFA / 40,000 GFA = 11 SPACES REQ'D

28,740 SF RETAIL - 1 / 3,500 SF
 28,740 SF / 3,500 SF = 8 SPACES REQ'D
 19 TOTAL SPACES REQUIRED

SHOWER / LOCKER FACILITY REQUIREMENTS
 >25,000 SF: (MIN. x2 SHOWERS) + 2 SHOWERS PER
 ADDITIONAL 50,000 SF, MAX. 6 SHOWERS = 6 SHOWERS REQUIRED
 MIN 6 SHOWERS PROVIDED

OF LOCKERS = LONG-TERM PARKING * 0.6
 113 SPACES * 0.6 = 68 LOCKERS REQUIRED
 MIN 68 LOCKERS PROVIDED

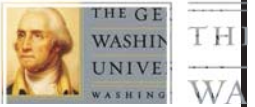
LOADING REQUIREMENT
 LOADING BERTHS (12'X30'): 3 REQUIRED
 LOADING PLATFORM (200 SF): 3 REQUIRED
 DELIVERY SPACE (20'X10'): 1 REQUIRED

LOADING PROVIDED
 LOADING BERTHS (12'X30'): 3 PROVIDED*
 LOADING PLATFORM (200 SF): 3 PROVIDED
 DELIVERY SPACE (20'X10'): 1 PROVIDED

*OFFICE LOADING REQUIREMENTS GOVERN 11-C (DCMR 902.2)

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Description

PUD CHECKLIST

Scale

A-001

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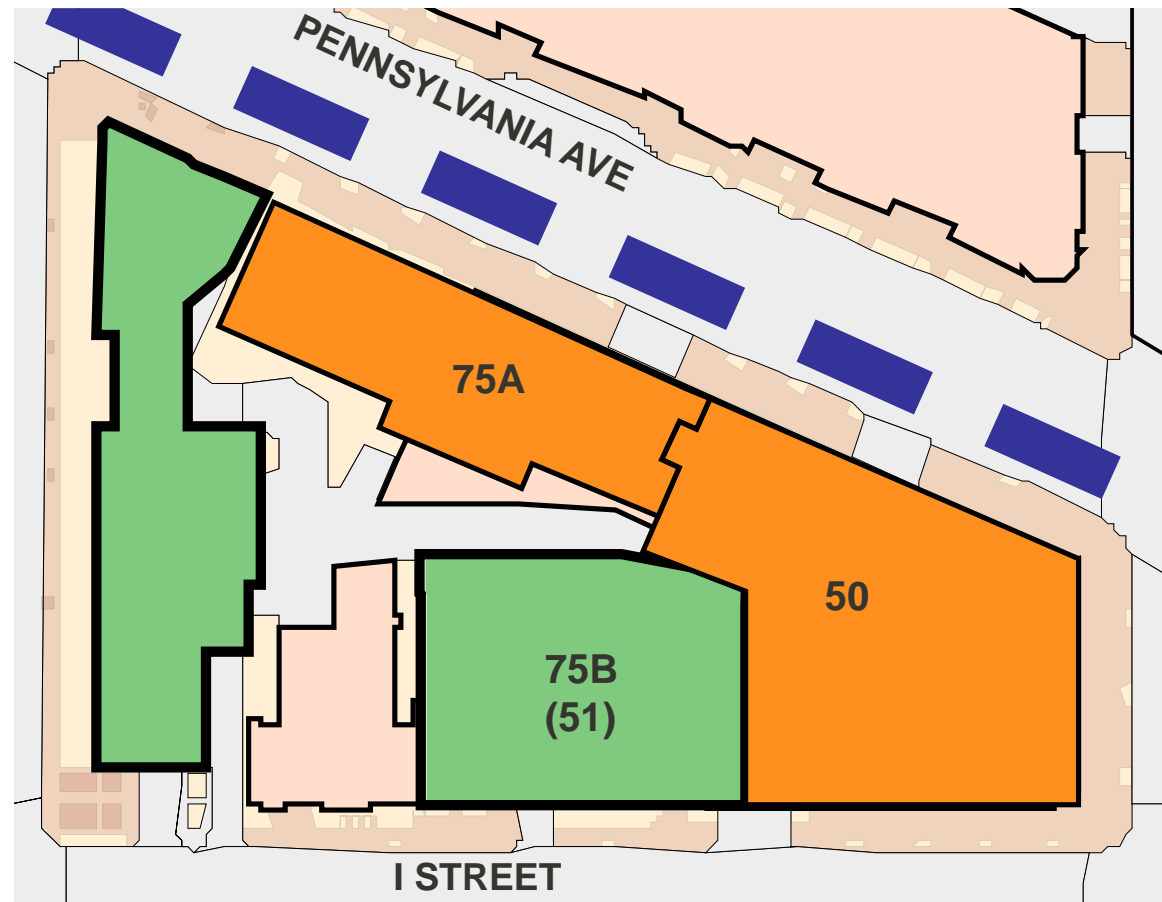
Description

CAMPUS PLAN AMENDMENT

Scale

A-002

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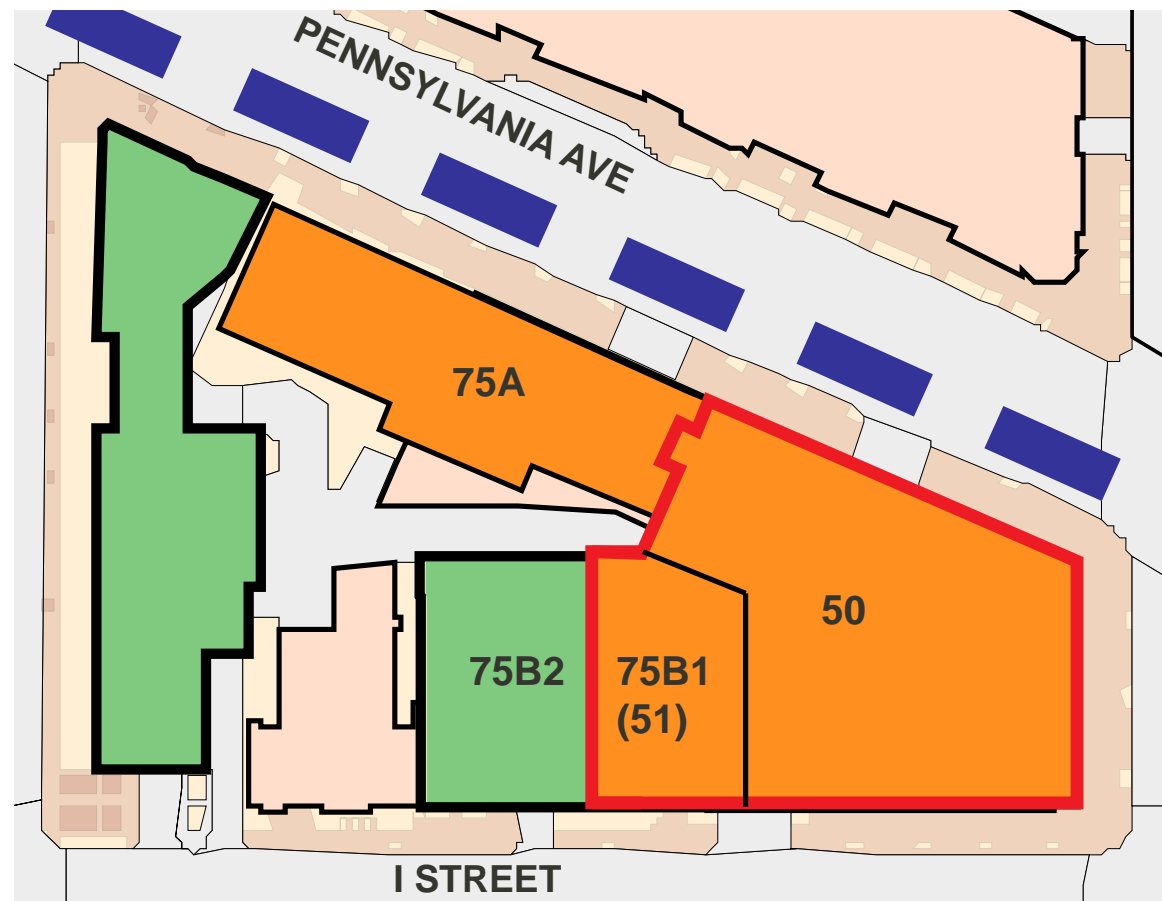
EXISTING

PRIMARY USE DESIGNATIONS

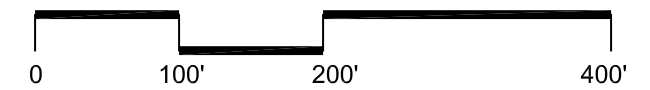
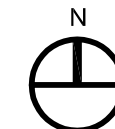
- ACADEMIC/ADMINISTRATIVE/ MEDICAL
- RESIDENTIAL/CAMPUS LIFE/ ATHLETIC
- COMMERCIAL/INVESTMENT
- RENOVATION/REDEVELOPMENT OF HISTORIC BUILDINGS
- PROJECT SITE

ACTION:

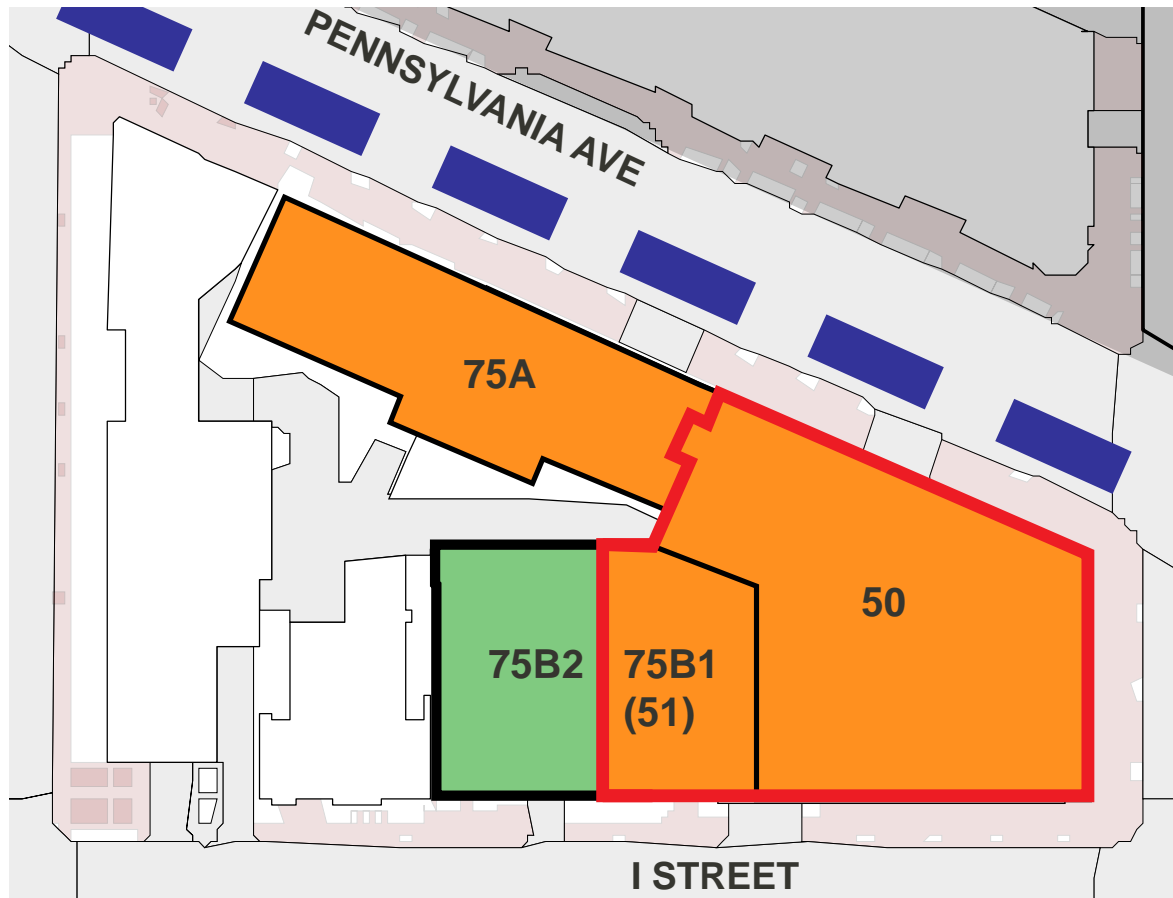
RE-DESIGNATE SITE 75 B1 FROM ACADEMIC / ADMINISTRATIVE / MEDICAL USE TO COMMERCIAL / INVESTMENT USE



PROPOSED



CAMPUS PLAN AMENDMENT



**EXISTING
(ASSUMING CAMPUS PLAN
AMENDMENT)**

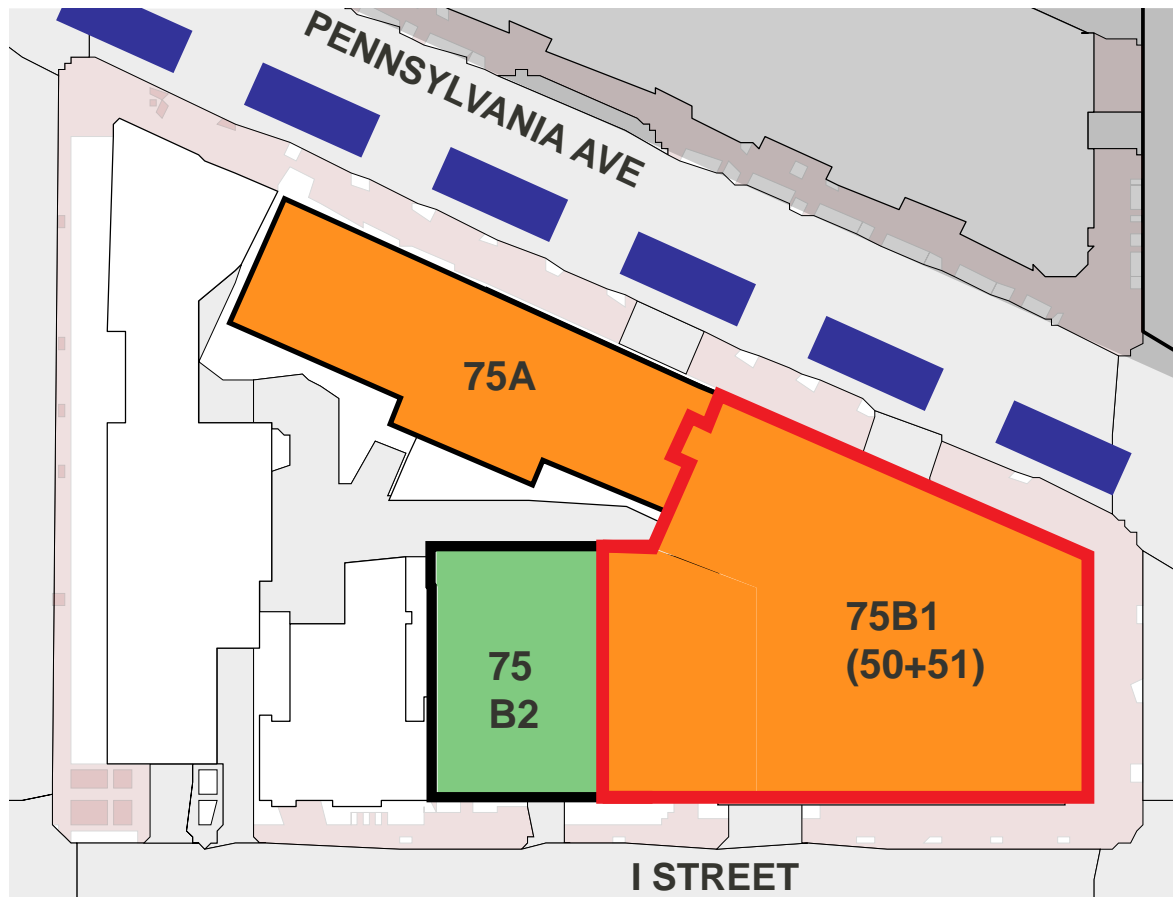
PRIMARY USE DESIGNATIONS

- ACADEMIC/ADMINISTRATIVE/
MEDICAL
- RESIDENTIAL/CAMPUS LIFE/
ATHLETIC
- COMMERCIAL/INVESTMENT
- RENOVATION/REDEVELOPMENT
OF HISTORIC BUILDINGS
- PROJECT SITE

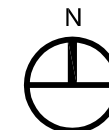
ACTION:

FIRST STAGE PUD MODIFICATION

**INCORPORATE LOT 50 INTO
DEVELOPMENT SITE 75 B1**



PROPOSED



FIRST STAGE PUD MODIFICATION

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Description

FIRST STAGE PUD
MODIFICATION

Scale

A-003

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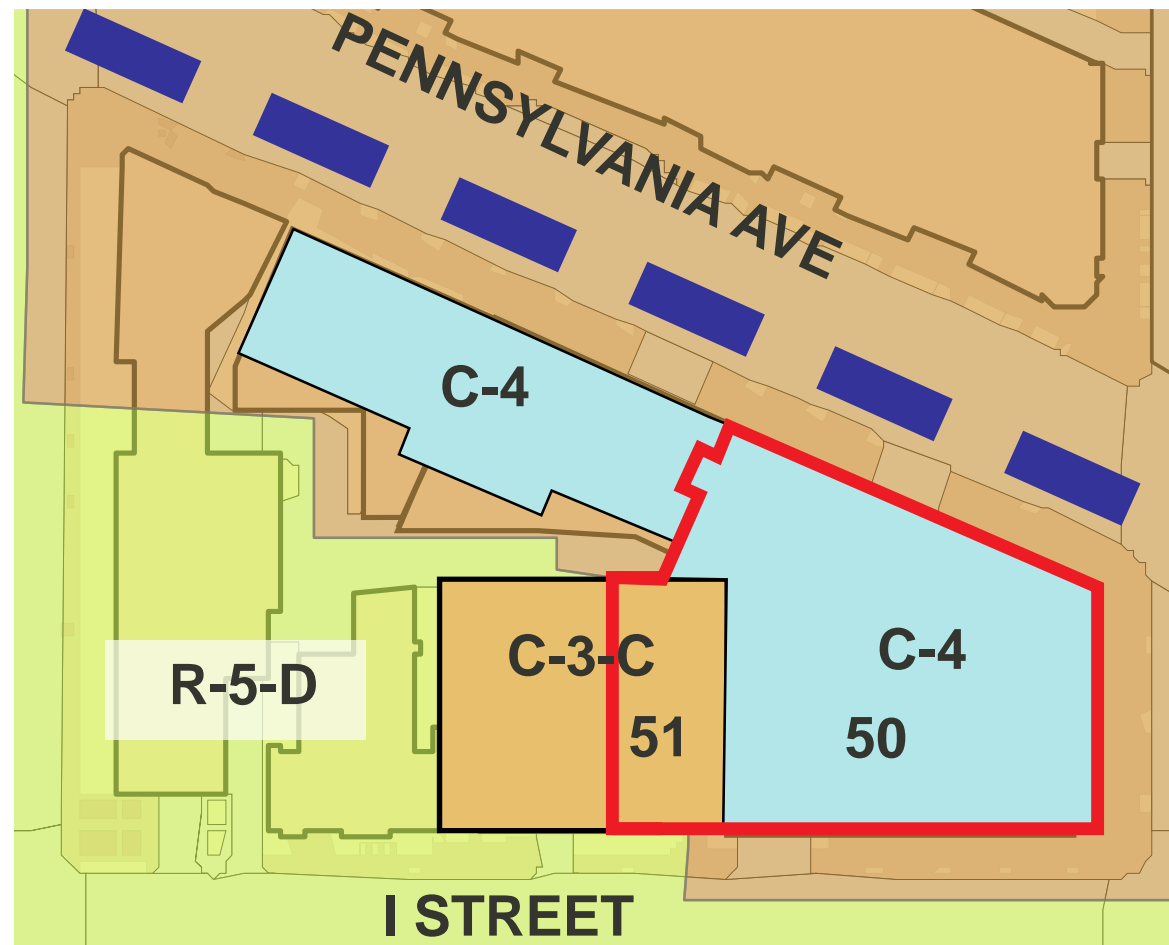
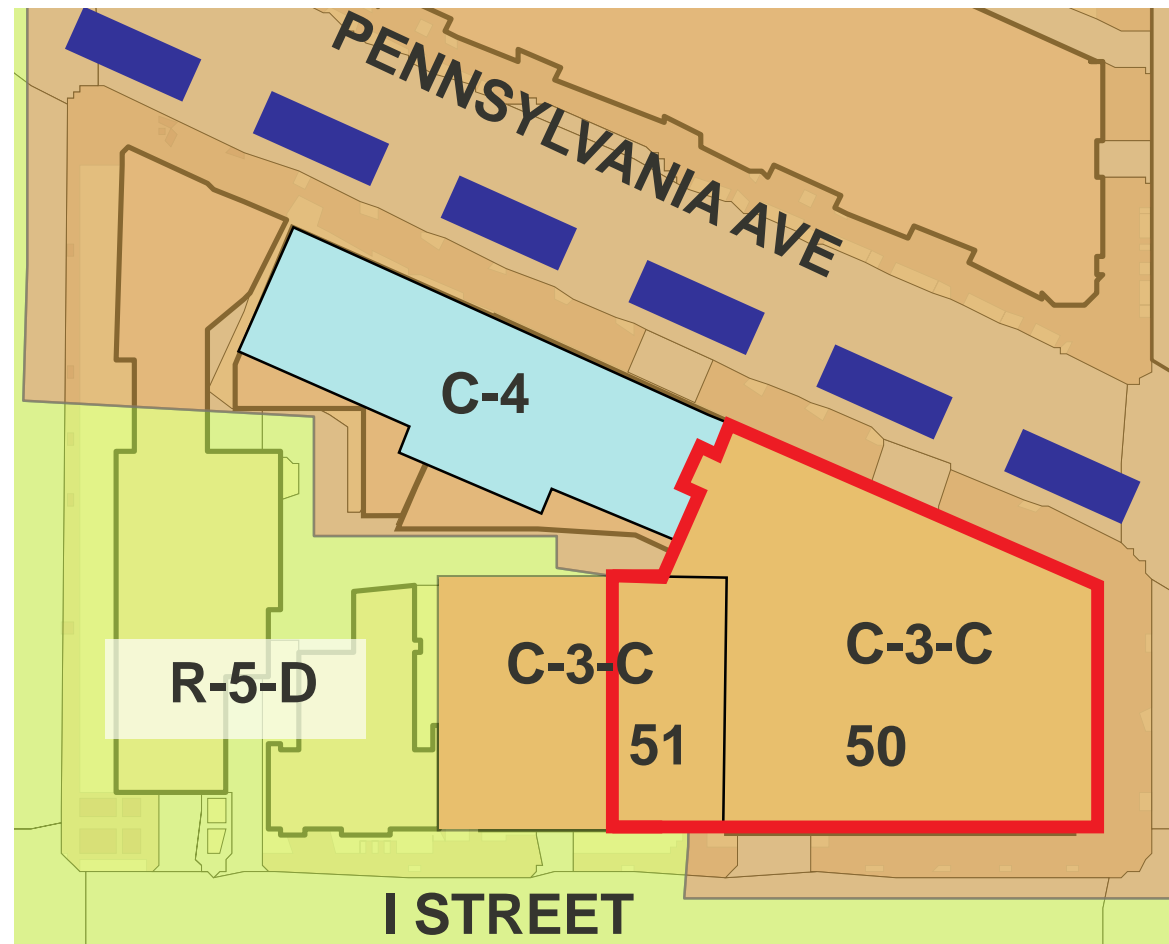
Description

ZONING MAP
AMENDMENT

Scale

A-004

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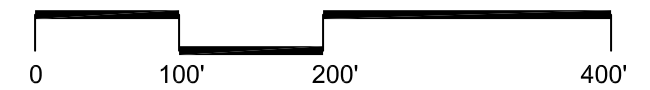
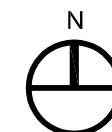
ZONES

- C-3-C
- C-4
- R-5-D
- PROJECT SITE

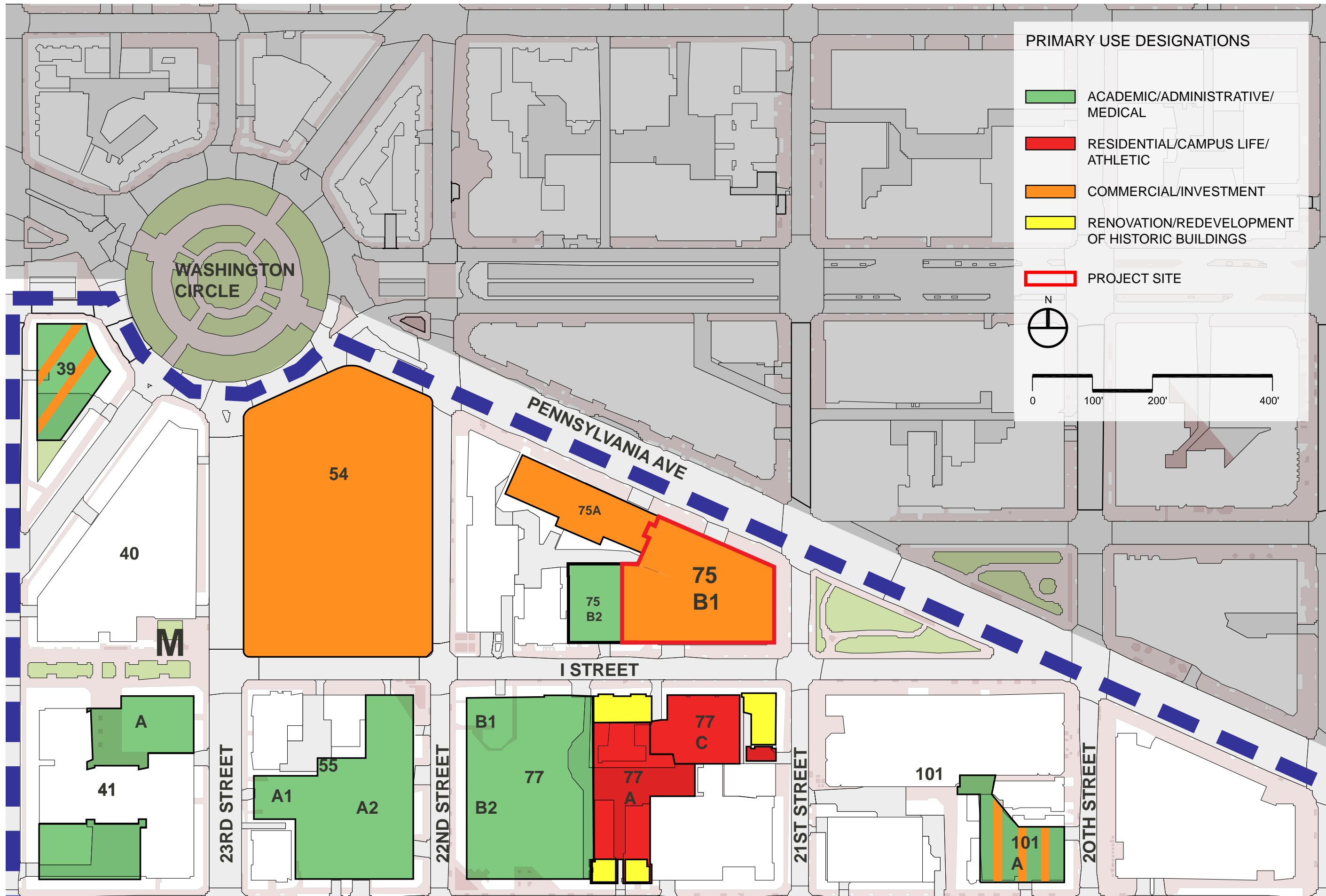
ACTION:

REZONE LOT 50 TO MU-30 (C-4)

LOT 51 REMAINS MU-9 (C-3-C)



ZONING MAP AMENDMENT



DEVELOPMENT SITES - REVISED

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DEVELOPMENT SITES - REVISED

Scale

A-005

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Project Number

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Description

CAMPUS CONTEXT MAP

Scale

A-006

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AERIAL VIEW OF CONTEXT



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Date

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Project Name

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AVENUE NW

Project Number

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Description

SITE CONTEXT MAP

Scale

AERIAL VIEW OF SITE

2100 PENNSYLVANIA AVENUE NW

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THE GEORGE WASHINGTON UNIVERSITY WASHINGTON DC

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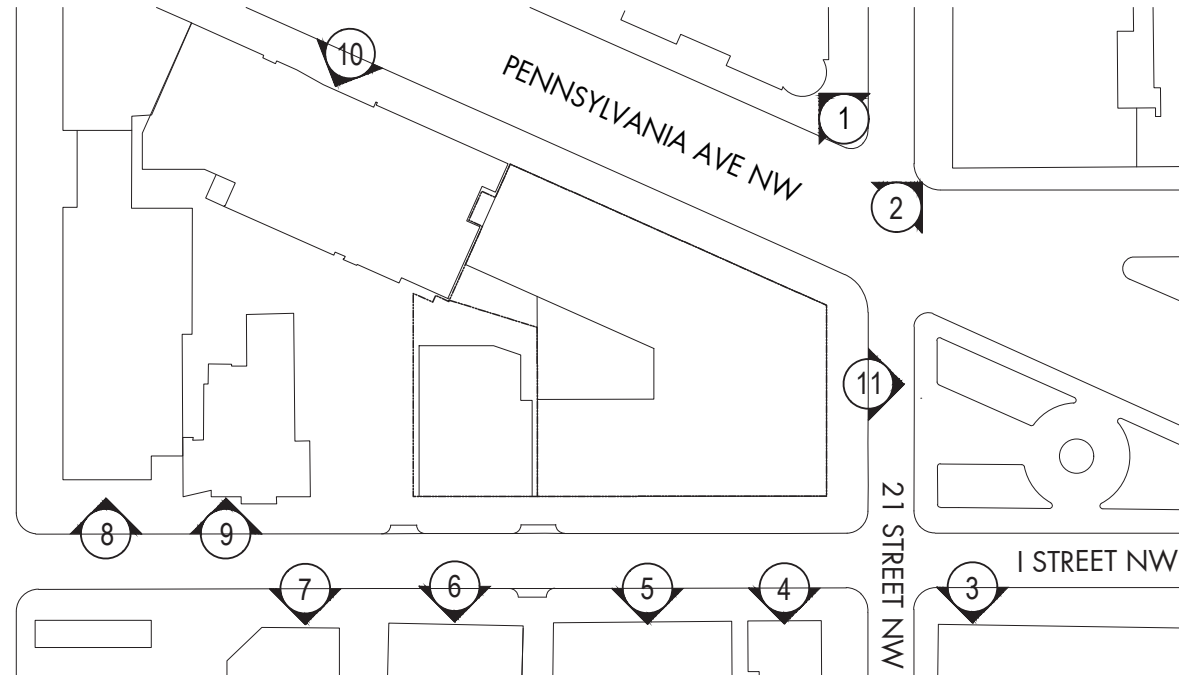
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CONTEXT PHOTOS

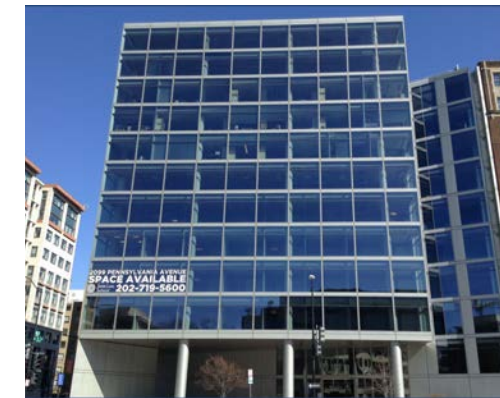
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A-008

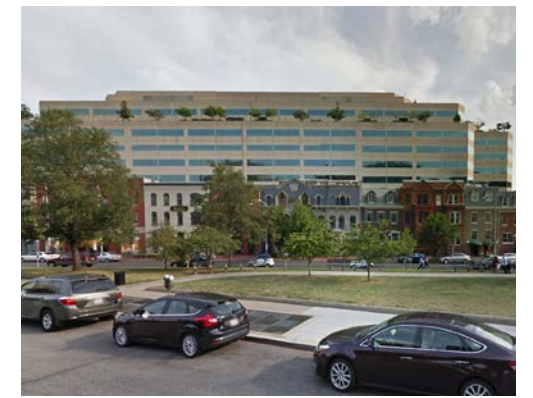
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1 IFC HQ



2 2099 PENN AVE



3 2000 PENN AVE



4 LAFAYETTE HALL



5 MARVIN CENTER



6 DISTRICT HOUSE



7 ACADEMIC CENTER



8 AMBULATORY CARE CENTER



9 THE PRESIDENT CONDOMINIUM



10 2112 PENN AVE



11 MONROE PARK

CONTEXT PHOTOS



1



2



3



4



5



6



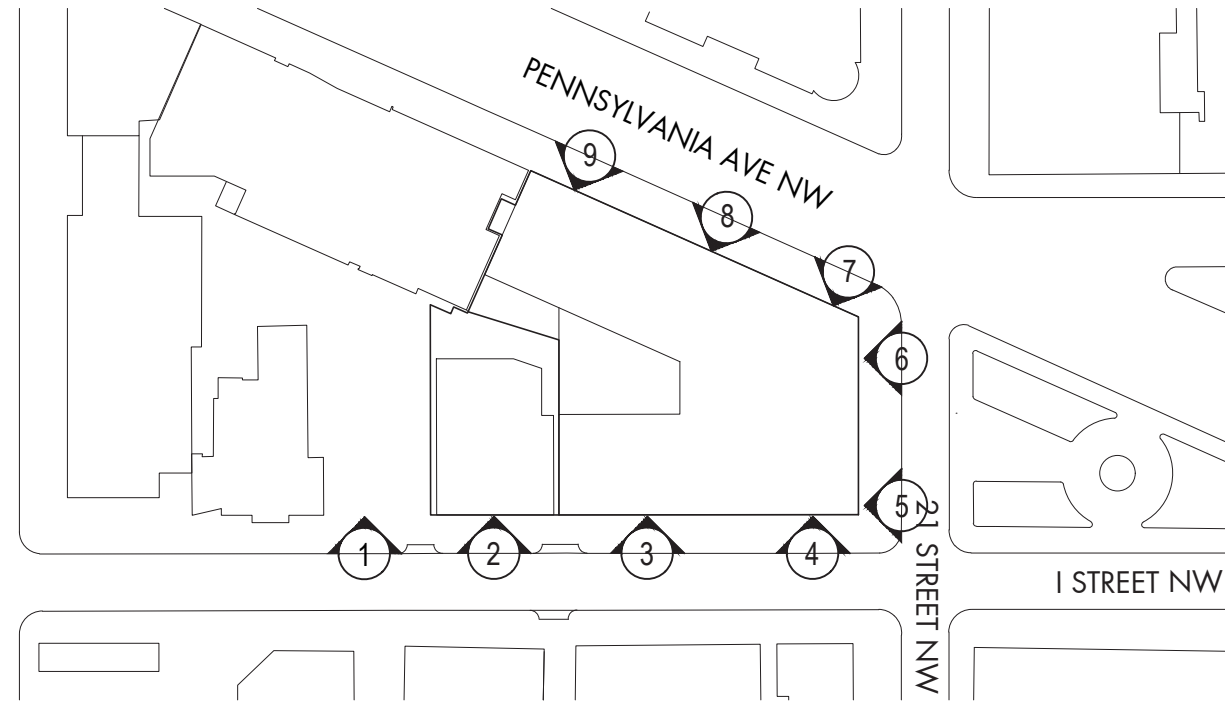
7



8



9



VIEW FROM NE
EXISTING CONTEXT PHOTO

EXISTING CONDITION

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Description

EXISTING
CONDITION

Scale

A-009

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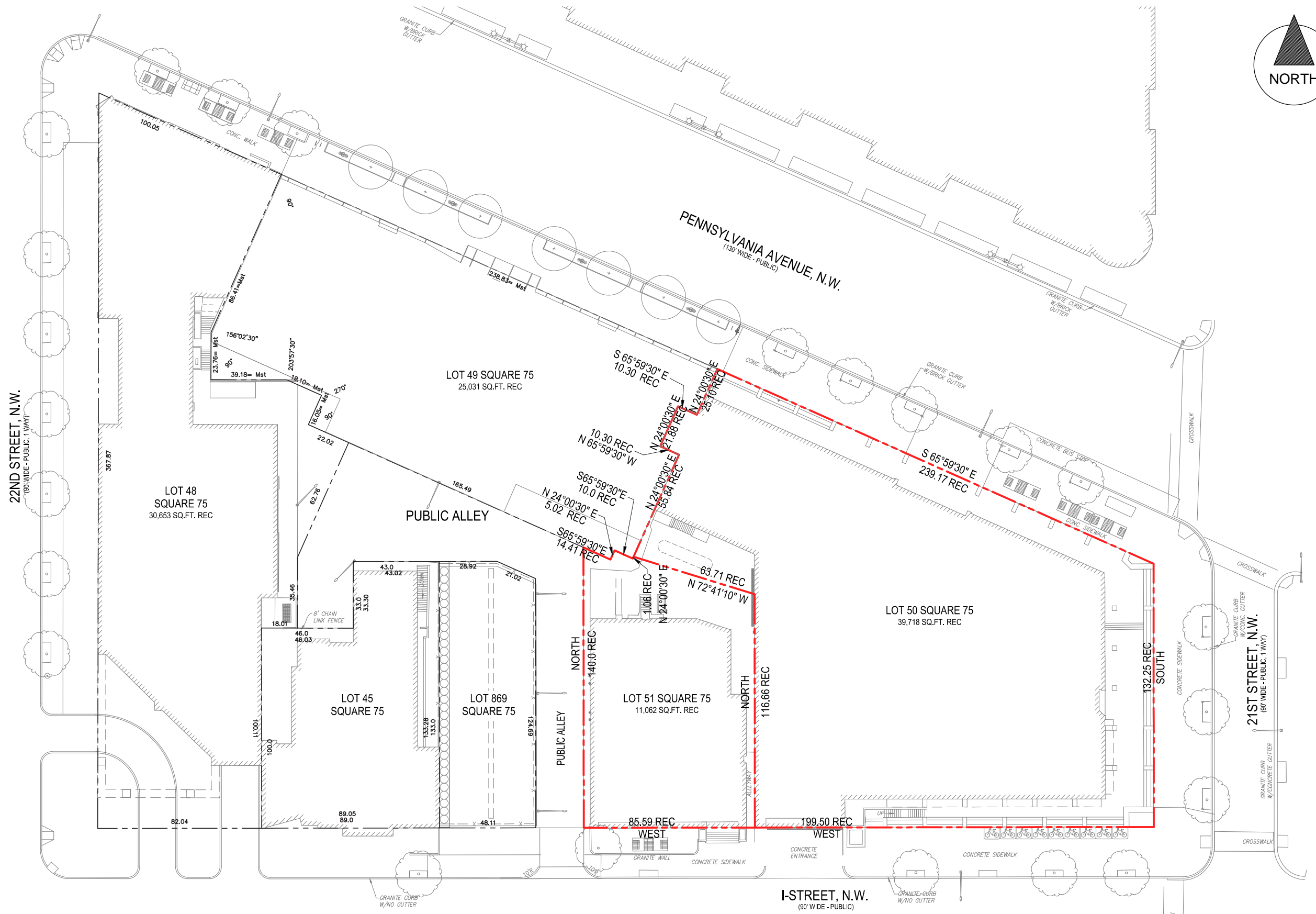
Description

EXISTING SITE PLAN

Scale

A-010

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SCALE: 1" = 40'-0"

EXISTING SITE PLAN

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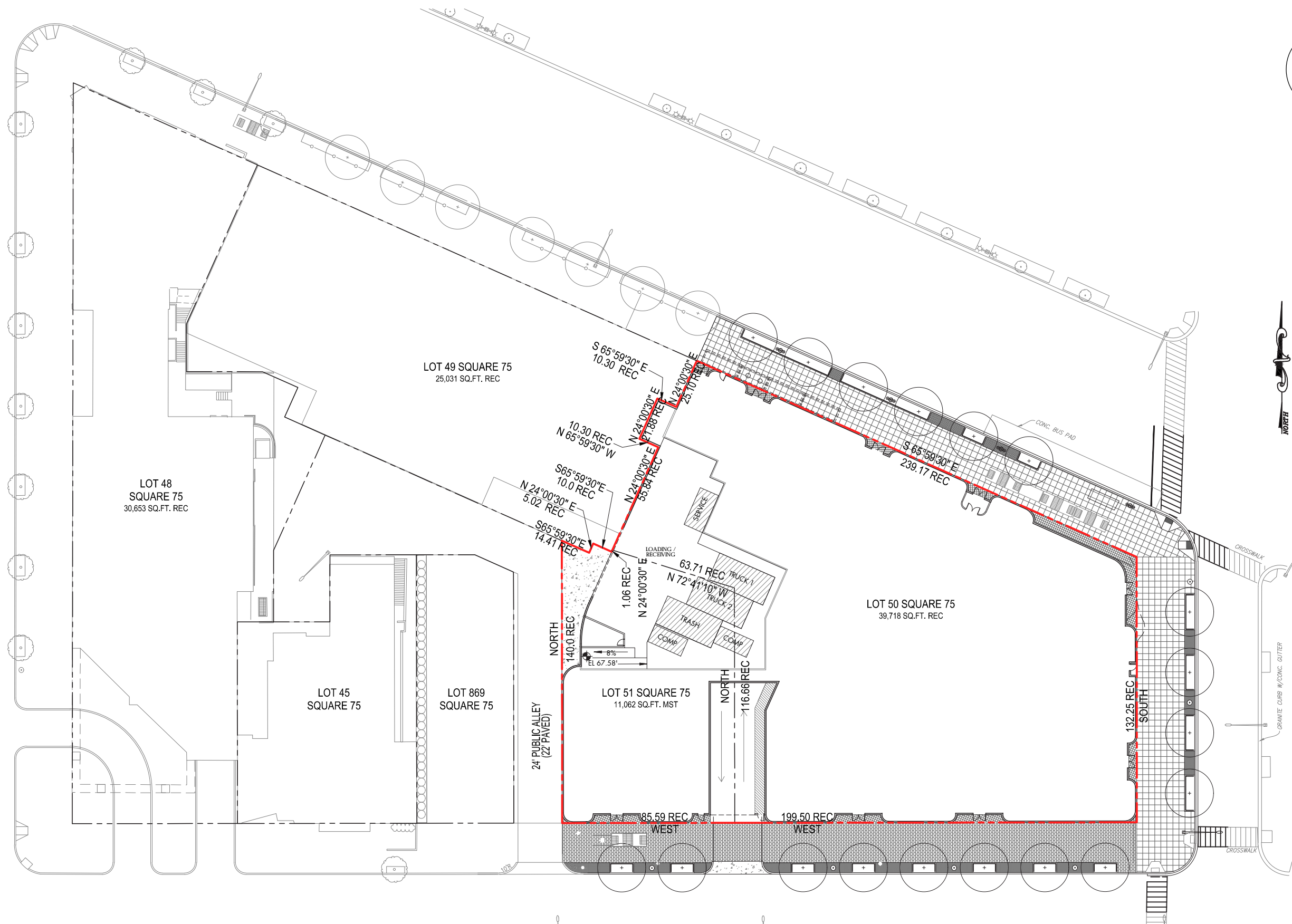
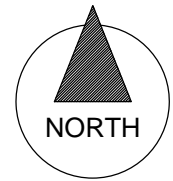
Description

PROPOSED SITE PLAN

Scale

A-011

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SCALE: 1" = 40'-0"

PROPOSED SITE PLAN

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Project Name

2100
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Project Number

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Description

PLAN LEVEL P3

Scale

A-100

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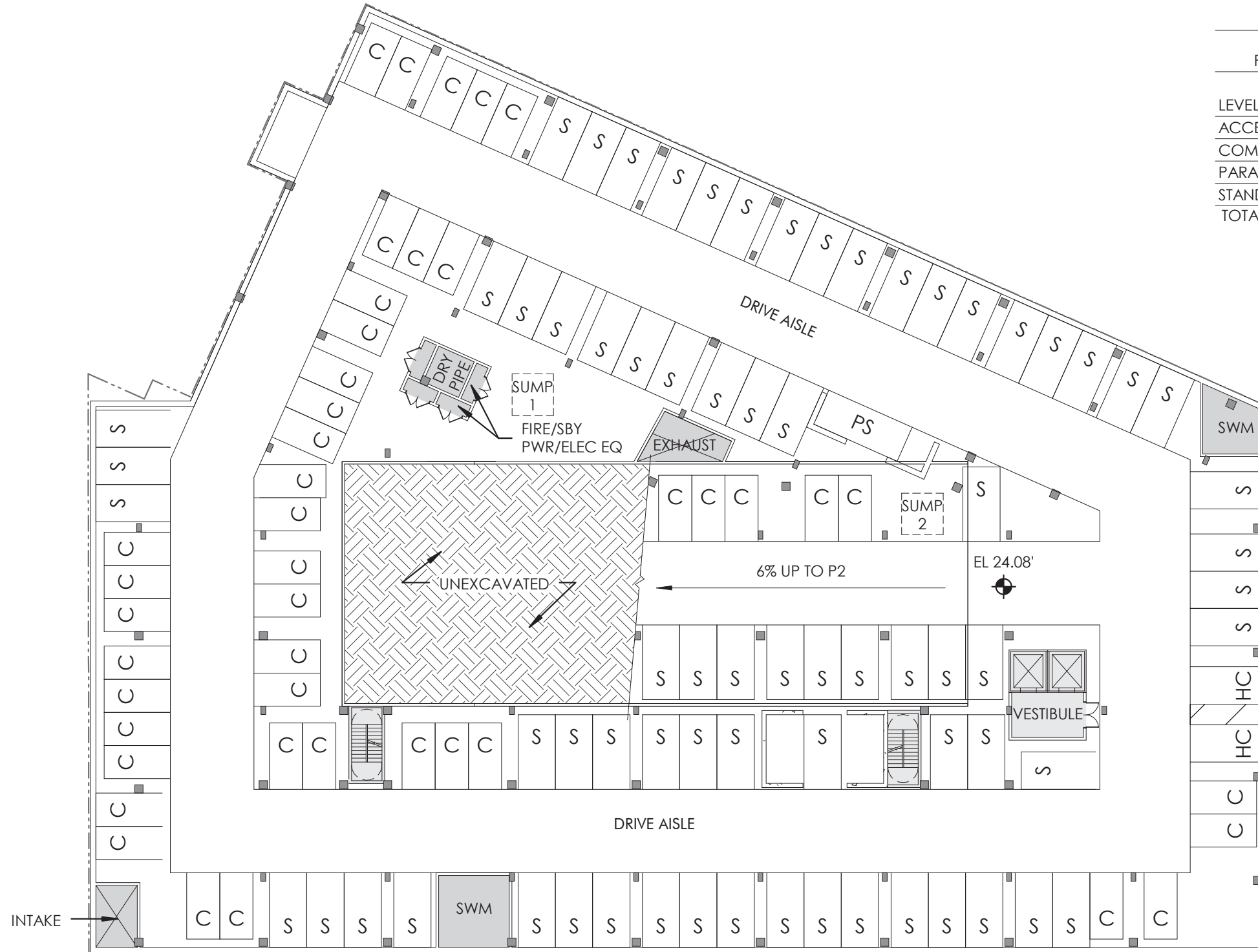
0' 8' 16' 32'



SCALE: 1/32" = 1'-0"

PARKING

PARKING DESCRIPTION	PARKING COUNT
LEVEL P3	
ACCESSIBLE - 9'-0" x 18'-0"	2
COMPACT - 8'-0" x 16'-0"	41
PARALLEL - 22'-0" x 9'-0"	1
STANDARD - 9'-0" x 18'-0"	82
TOTAL	126



NOTE: PARKING AND INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN. FINAL NUMBER OF PARKING SPACES SUBJECT TO CHANGE WITHIN RANGE PROPOSED.

PLAN-LEVEL P3



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Project Number

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Description

PLAN LEVEL P2

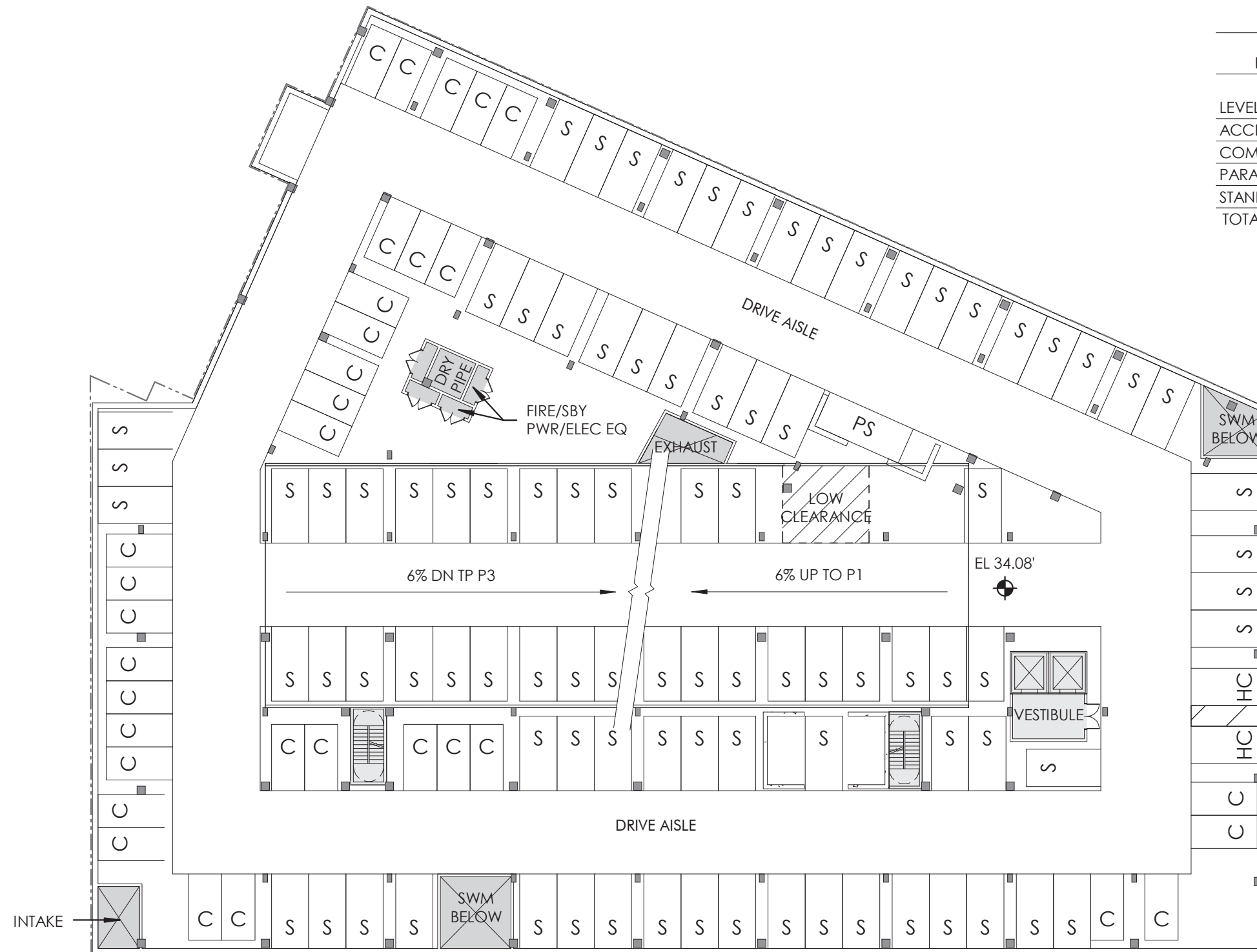
Scale

A-101

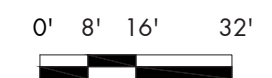
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PARKING

PARKING DESCRIPTION	PARKING COUNT
LEVEL P2	
ACCESSIBLE - 9'-0" x 18'-0"	2
COMPACT - 8'-0" x 16'-0"	36
PARALLEL - 22'-0" x 9'-0"	1
STANDARD - 9'-0" x 18'-0"	93
TOTAL	132



NOTE: PARKING AND INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN. FINAL NUMBER OF PARKING SPACES SUBJECT TO CHANGE WITHIN RANGE PROPOSED.



SCALE: 1/32" = 1'-0"

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Project Number

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Description

PLAN LEVEL P1

Scale

A-102

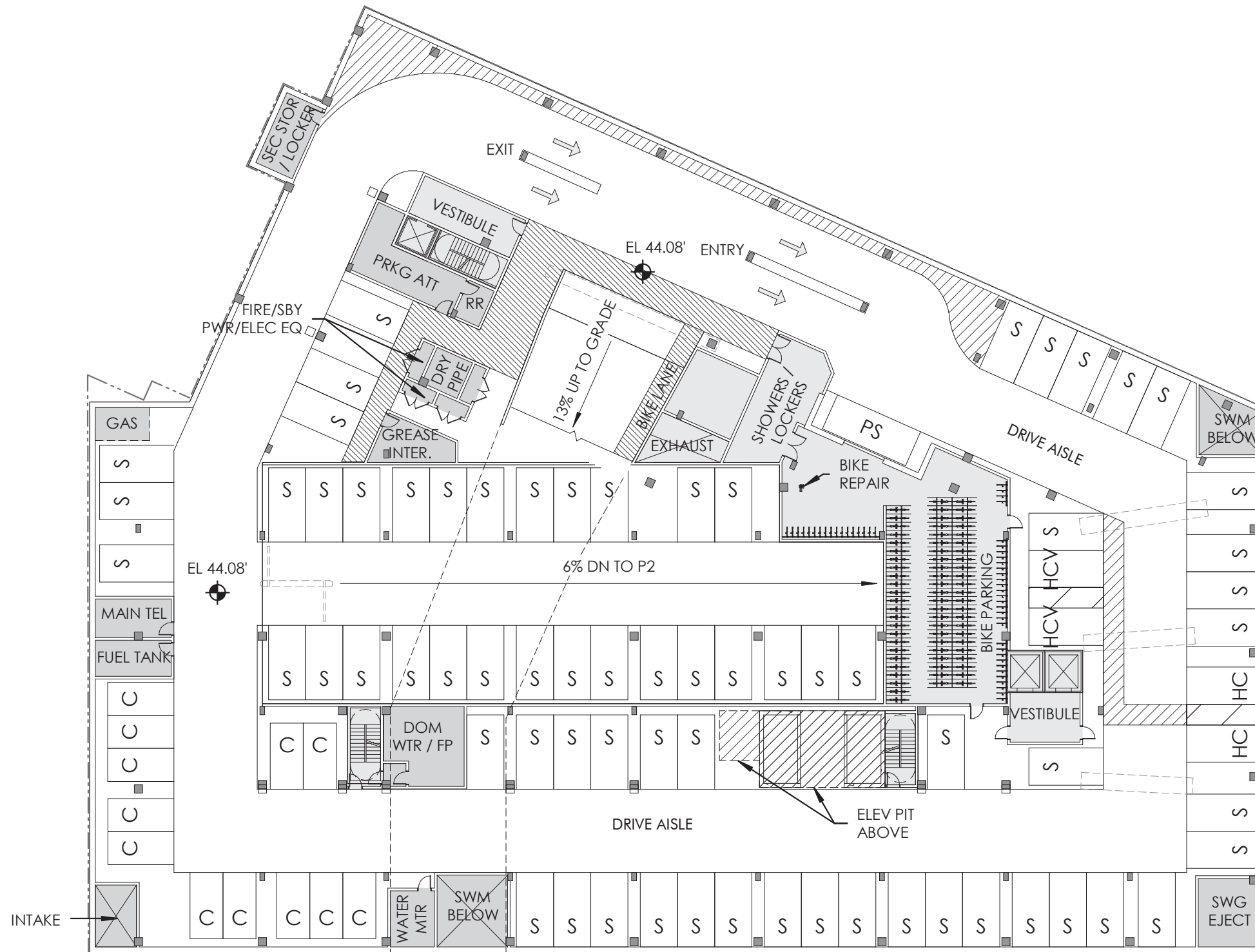
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0' 8' 16' 32'



SCALE: 1/32" = 1'-0"



PARKING

PARKING DESCRIPTION	PARKING COUNT
LEVEL P1	
ACCESSIBLE - 9'-0" x 18'-0"	2
ACCESSIBLE VAN - 9'-0" x 18'-0"	2
COMPACT - 8'-0" x 16'-0"	12
PARALLEL - 22'-0" x 9'-0"	1
STANDARD - 9'-0" x 18'-0"	60
TOTAL	77
LEVEL P2	
BICYCLE PARKING	118
SHOWERS	6
BICYCLE LOCKERS	68

NOTE: PARKING AND INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN. FINAL NUMBER OF PARKING SPACES SUBJECT TO CHANGE WITHIN RANGE PROPOSED

PLAN-LEVEL P1

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PLAN CELLAR LEVEL

Scale

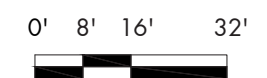
A-103

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NOTES:

- INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLANS.
- SPACES DENOTED AS RETAIL MAY INCLUDE THE FOLLOWING USES:
 - ARTS, DESIGN AND CREATION
 - DAYTIME CARE
 - EATING AND DRINKING ESTABLISHMENT
 - ENTERTAINMENT ASSEMBLY, PERFORMING ARTS
 - RETAIL
 - SERVICE, GENERAL OR FINANCIAL



SCALE: 1/32" = 1'-0"

PLAN-CELLAR LEVEL

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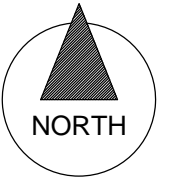
Description

PLAN LEVEL I STREET

Scale

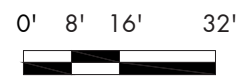
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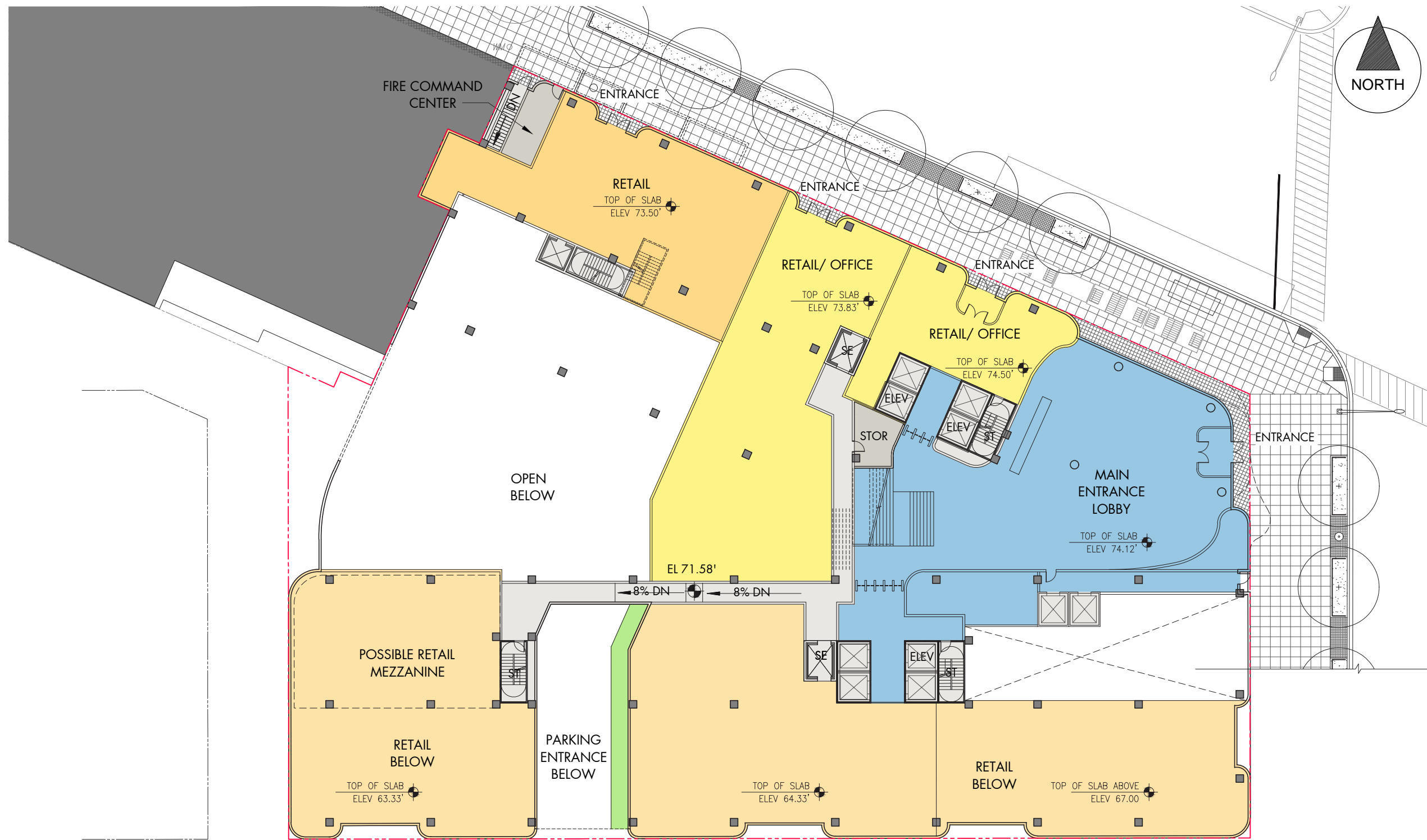
NOTES:

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 - EATING AND DRINKING ESTABLISHMENT
 - ENTERTAINMENT ASSEMBLY, PERFORMING ARTS
 - RETAIL
 - SERVICE, GENERAL OR FINANCIAL



SCALE: 1/32" = 1'-0"

PLAN-LEVEL I STREET



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 - EATING AND DRINKING ESTABLISHMENT
 - ENTERTAINMENT ASSEMBLY, PERFORMING ARTS
 - RETAIL
 - SERVICE, GENERAL OR FINANCIAL



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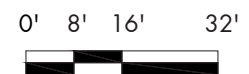
Project Number

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Description

PLAN LEVEL PENN
AVE

Scale



SCALE: 1/32" = 1'-0"

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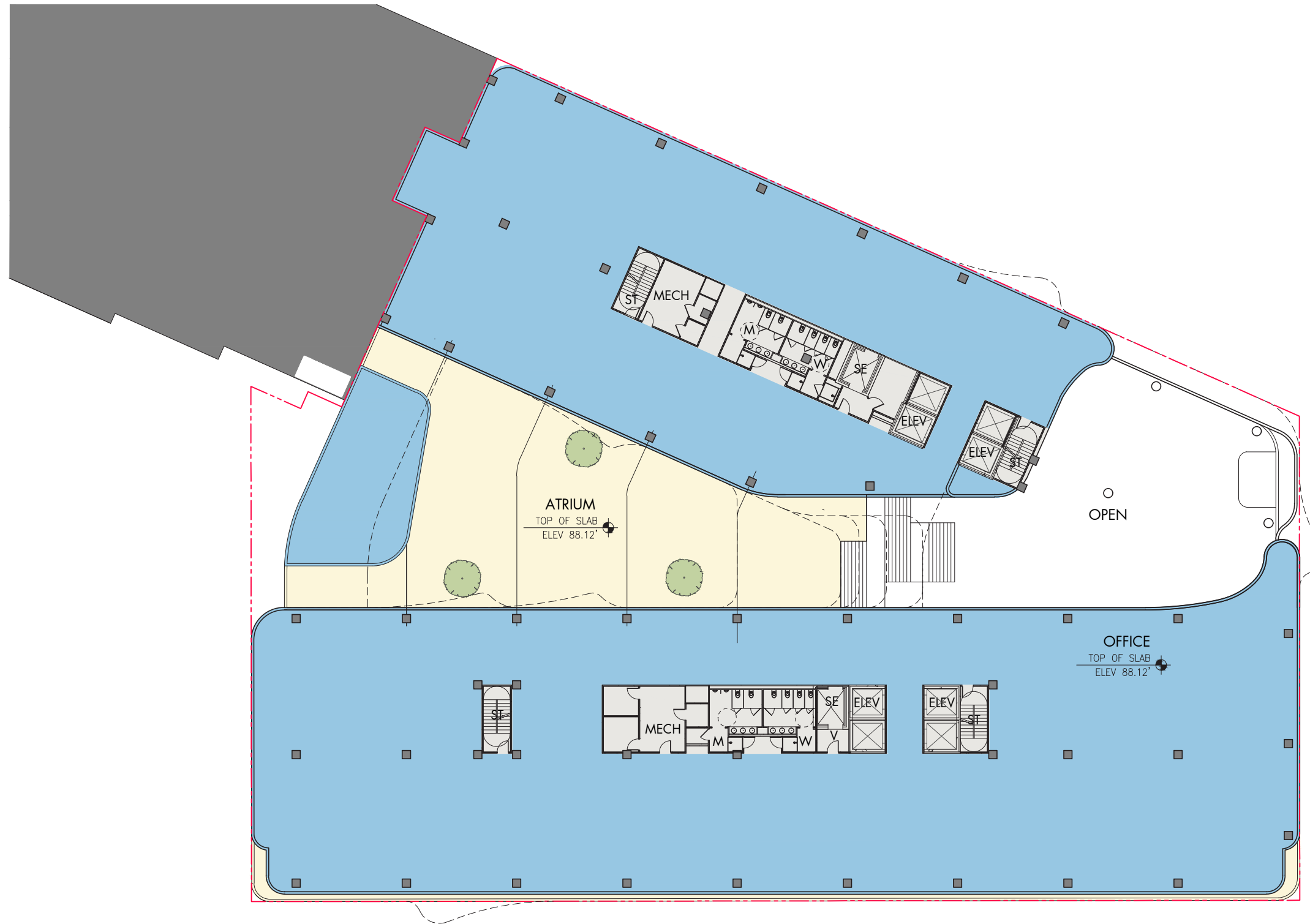
Description

PLAN LEVEL 02

Scale

A-106

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NOTES:

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SCALE: 1/32" = 1'-0"

PLAN-LEVEL 02



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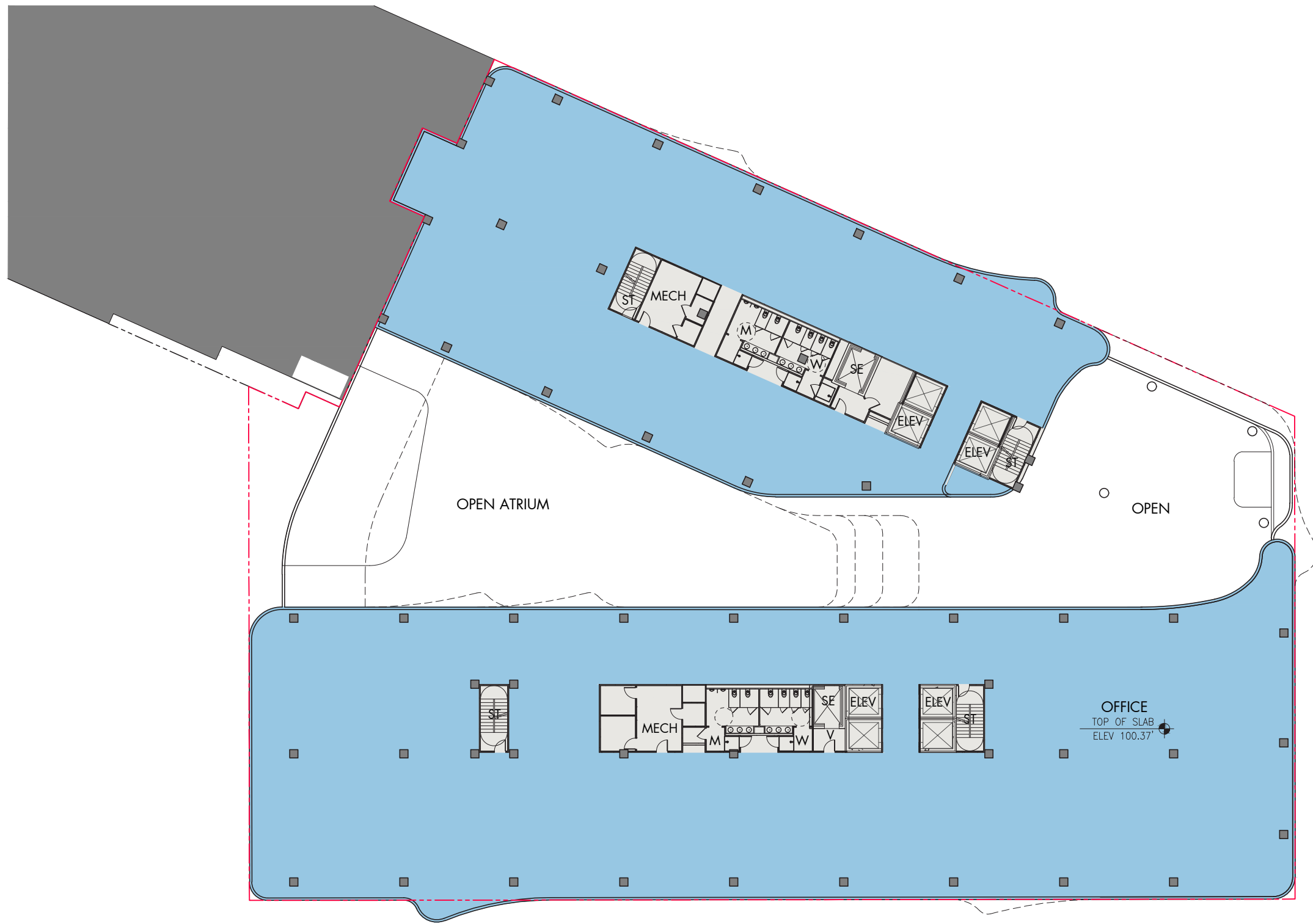
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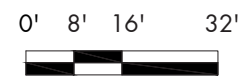
Description

PLAN LEVEL 03

Scale



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SCALE: 1/32" = 1'-0"

PLAN-LEVEL 03

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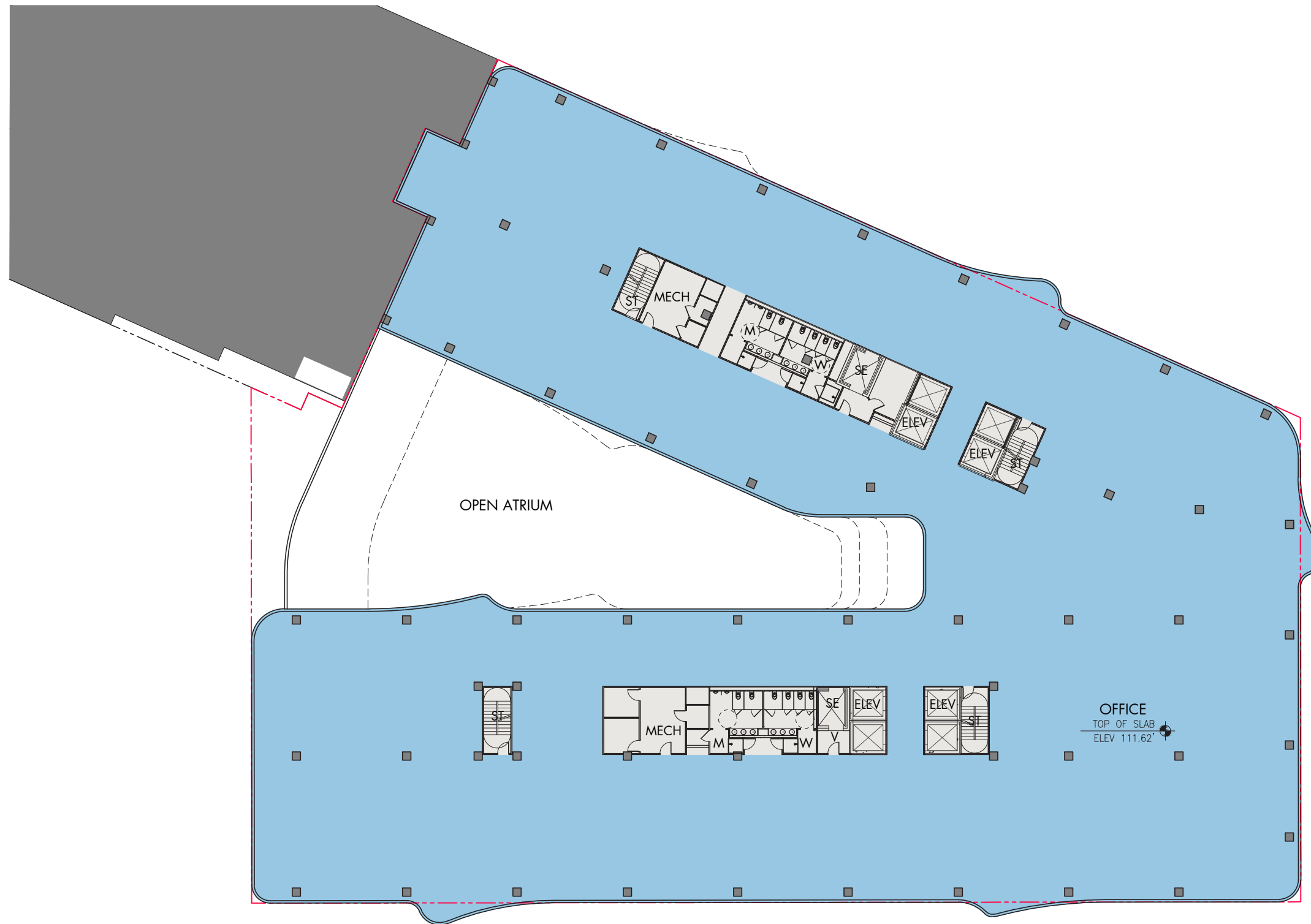
Description

PLAN LEVEL 04

Scale

A-108

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0' 8' 16' 32'



SCALE: 1/32" = 1'-0"

PLAN-LEVEL 4



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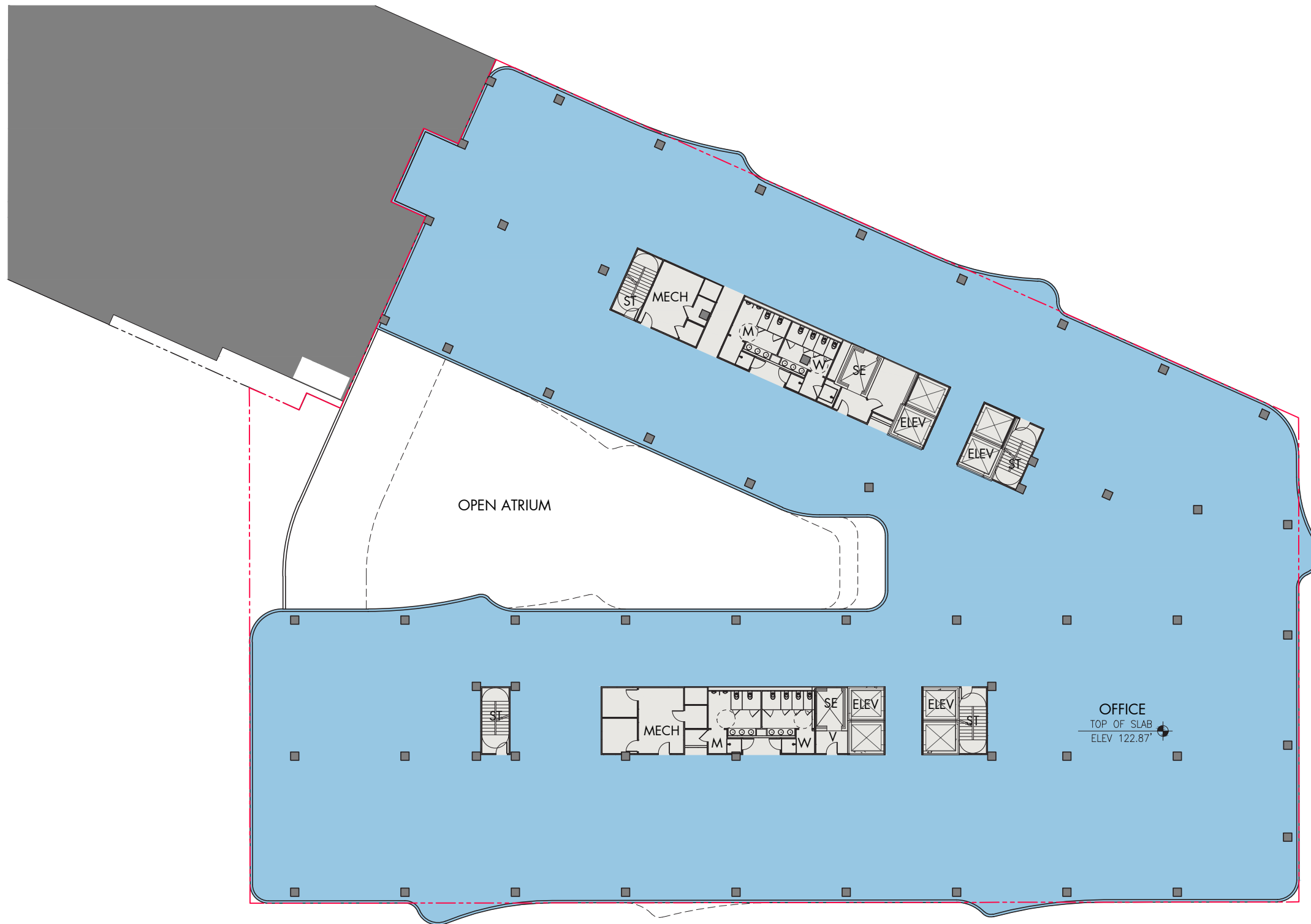
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PLAN LEVEL 05

Scale



NOTES:

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SCALE: 1/32" = 1'-0"

PLAN-LEVEL 05

A-109

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Description

PLAN LEVEL 06

Scale

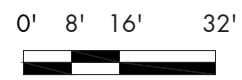
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SCALE: 1/32" = 1'-0"

PLAN-LEVEL 6



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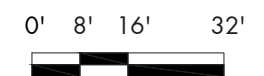
PLAN LEVEL 7-8

Scale



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SCALE: 1/32" = 1'-0"

PLAN-LEVEL 7-8

A-111

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Description

PLAN LEVEL 09

Scale

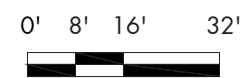
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- QUANTITY, LOCATION, SWING AND TYPE OF TERRACE ACCESS DOORS SUBJECT TO CHANGE UPON DEVELOPEMENT OF PLANS AND TENANT BUILT-OUT.



SCALE: 1/32" = 1'-0"

PLAN-LEVEL 9



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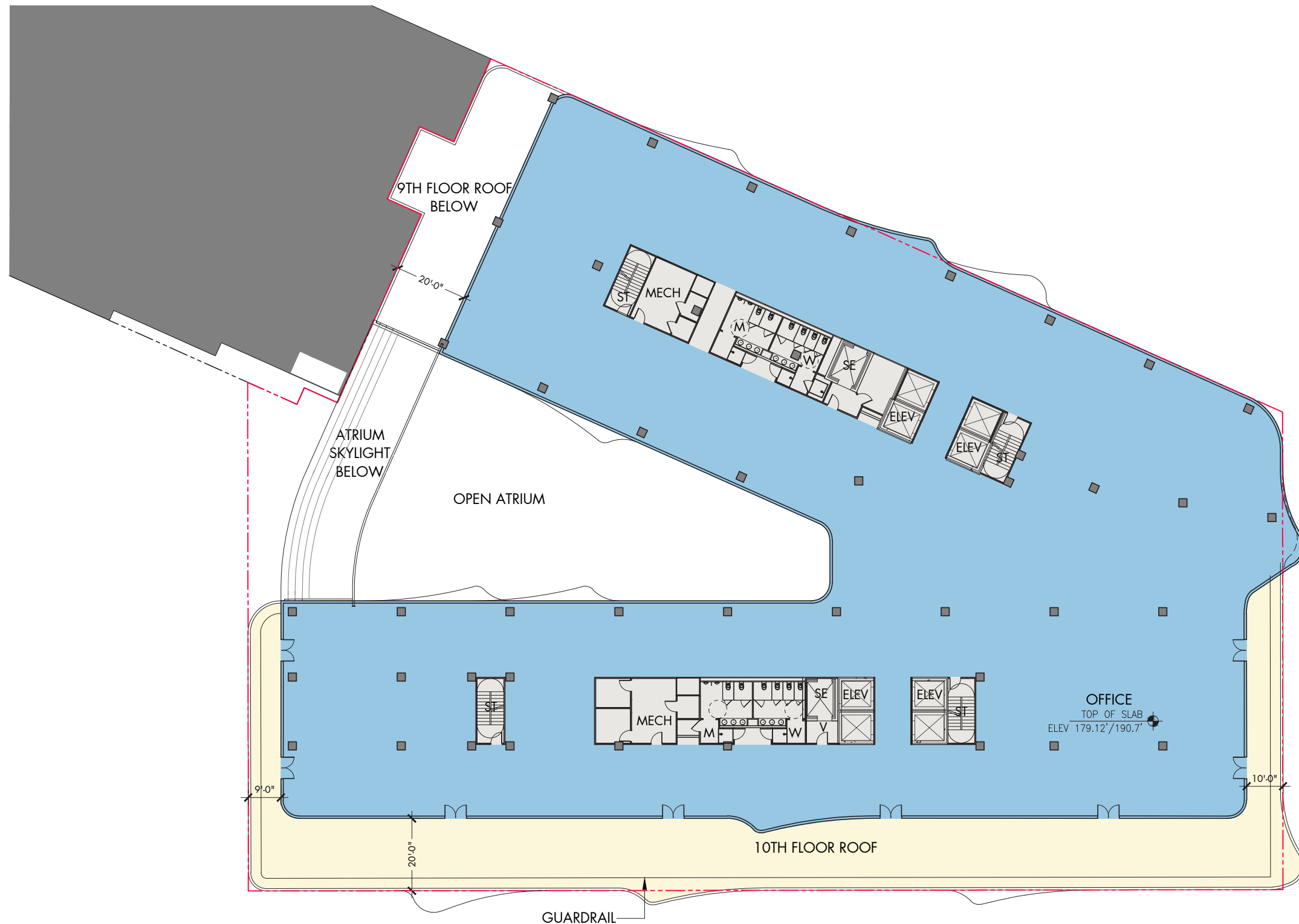
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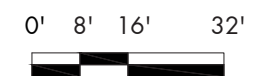
PLAN LEVEL 10-11

Scale



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SCALE: 1/32" = 1'-0"

PLAN-LEVEL 10-11

A-113

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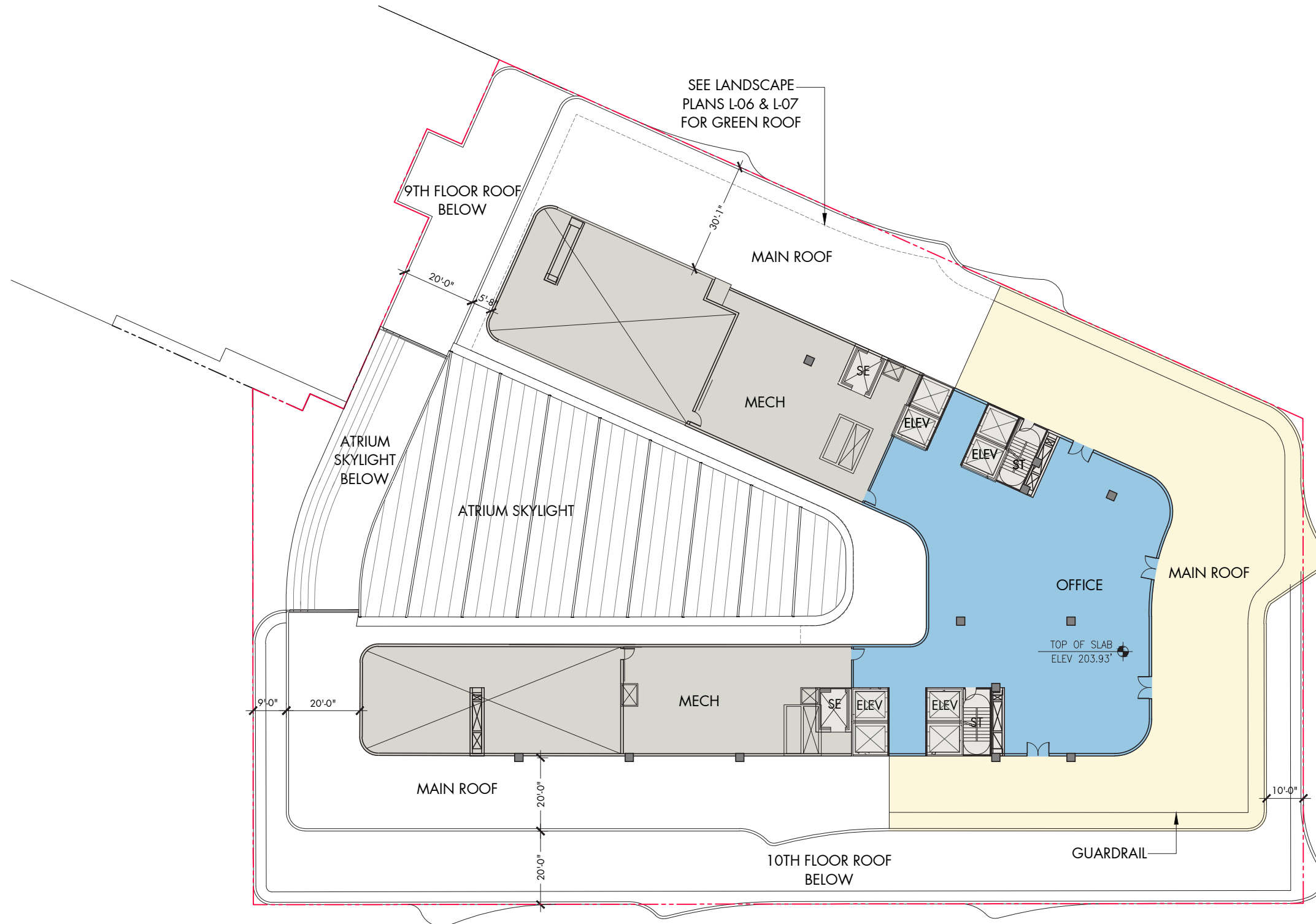
Description

PLAN LEVEL
PENTHOUSE

Scale

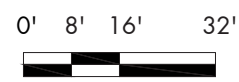
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- QUANTITY, LOCATION, SWING AND TYPE OF TERRACE ACCESS DOORS SUBJECT TO CHANGE UPON DEVELOPEMENT OF PLANS AND TENANT BUILT-OUT.

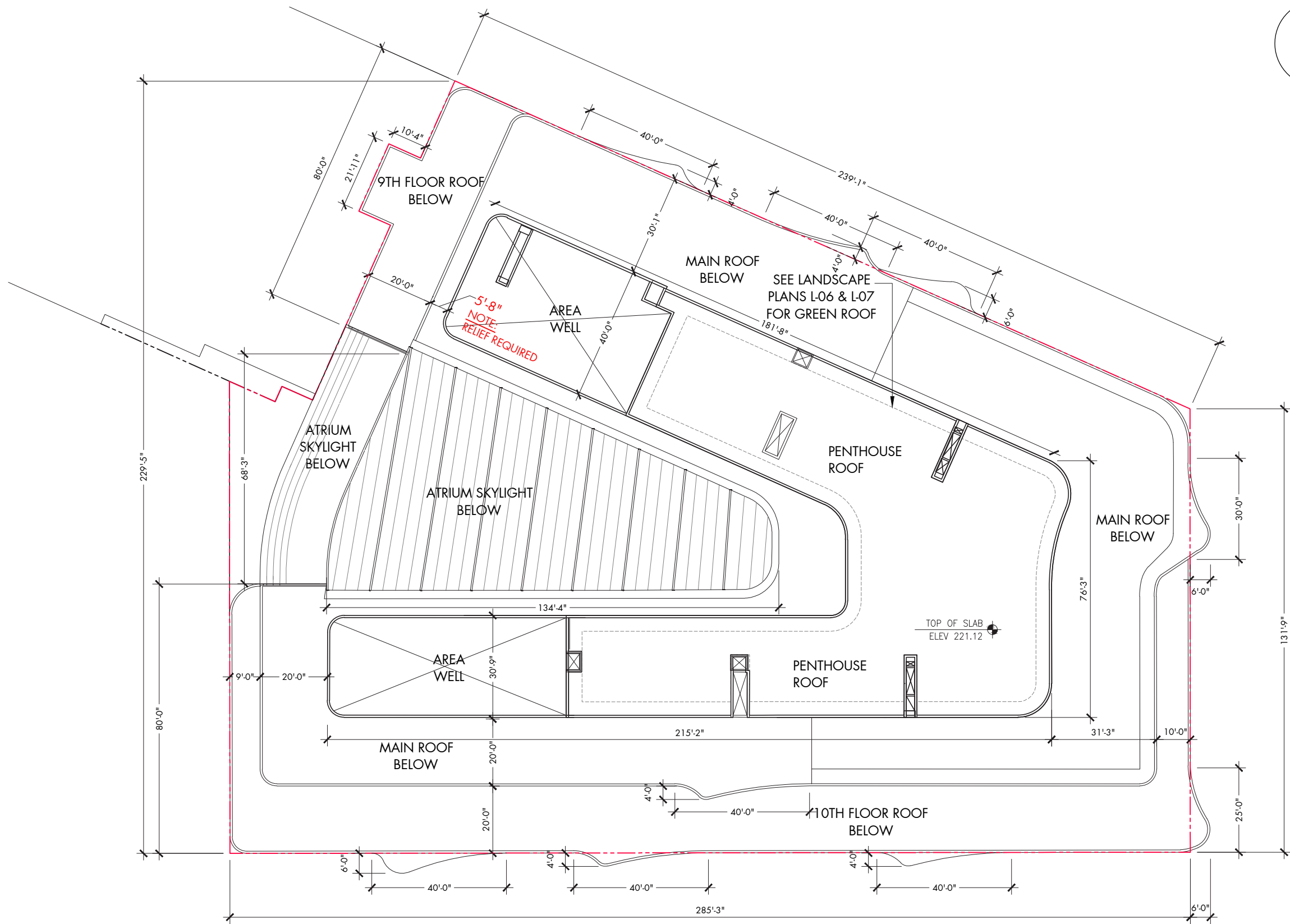


SCALE: 1/32" = 1'-0"

PLAN-LEVEL PENTHOUSE



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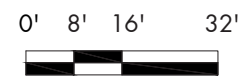
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Description

PLAN LEVEL ROOF

Scale

- NOTES:**
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 - LOCATION OF GREEN ROOF AND PAVER AREAS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLANS.



SCALE: 1/32" = 1'-0"

PLAN-LEVEL ROOF

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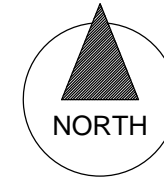
Description

COURT PLAN & REAR YARD

Scale

A-200

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REAR YARD (SECTION B318.8 ALLOWS MEASUREMENT TO CENTER LINE OF PUBLIC STREET):

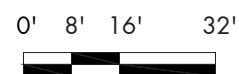
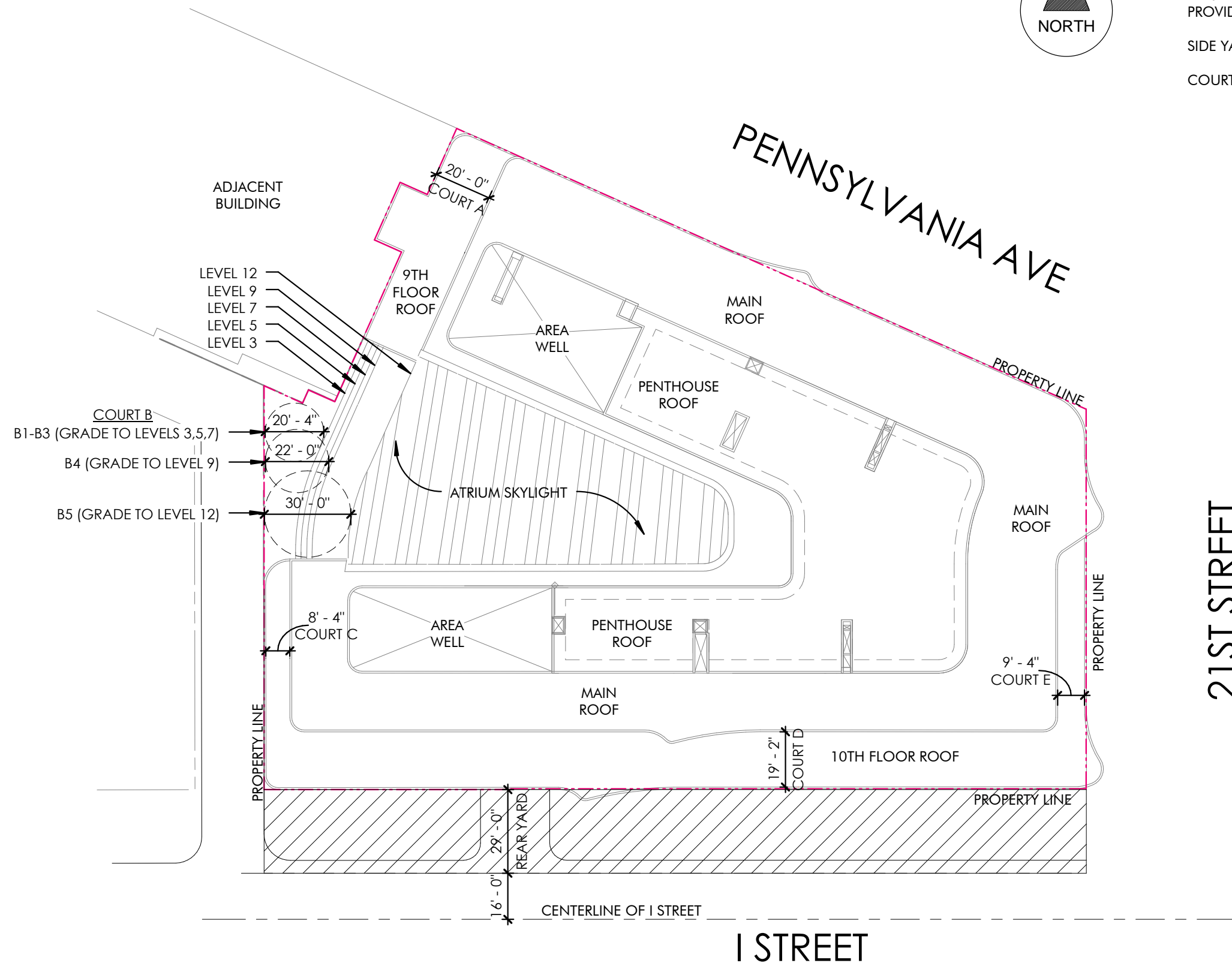
REQUIRED: 2.5IN/FT OF HEIGHT = 2.5" X 138.93' = 29'-0"
PROVIDED: 45'-0" MEASURED TO CENTER LINE OF EYE STREET

SIDE YARD: NOT REQUIRED

COURT: NOT REQUIRED; IF PROVIDED 2.5" PER FT OF HEIGHT, 6'-0" MIN.

- COURT A: 2.5" X 36'-3" HEIGHT = 7'-6"
- COURT B (STEPPED FACADE):
 - COURT B1: 2.5" X 35'-2" HEIGHT = 7'-4"
 - COURT B2: 2.5" X 57'-8" HEIGHT = 12'-0"
 - COURT B3: 2.5" X 80'-2" HEIGHT = 16'-9"
 - COURT B4: 2.5" X 102'-8" HEIGHT = 21'-4"
 - COURT B5: 2.5" X 138'-11" HEIGHT = 29'-0"
- COURT C: 2.5" X 25'-0" HEIGHT = 5'-3" (6'-0" MIN.)
- COURT D: 2.5" X 25'-0" HEIGHT = 5'-3" (6'-0" MIN.)
- COURT E: 2.5" X 25'-0" HEIGHT = 5'-3" (6'-0" MIN.)

COURT	MIN. REQUIRED	ACTUAL	COMPLIES
A	7'-6"	20'-0"	YES
B1	7'-4"	20'-4"	YES
B2	12'-0"	20'-4"	YES
B3	16'-9"	20'-4"	YES
B4	21'-4"	22'-0"	YES
B5	29'-0"	30'-0"	YES
C	6'-0"	8'-4"	YES
D	6'-0"	19'-2"	YES
E	6'-0"	9'-4"	YES



COURT PLAN & REAR YARD



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Description

CIRCULATION AND LOADING PLAN

Scale

A-201

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LEGEND

- RETAIL ENTRY
- RETAIL / OFFICE
- OFFICE ENTRY
- BICYCLE PARKING ENTRY
- LOADING ENTRY
- PARKING ENTRY



0' 8' 16' 32'



SCALE: 1/32" = 1'-0"

CIRCULATION AND LOADING PLAN