THE GEORGE WASHINGTON UNIVERSITY
FOGGY BOTTOM CAMPUS

SITE 77A RESIDENCE HALL
SQUARE 77, WASHINGTON, DC

SECOND-_STAGE PUD APPLICATION
Case No. 06-11/06-12

DECEMBER 14, 2012

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SECOND-STAGE PUD CHECKLIST (2006.12)

SQUARE 77, LOTS 5, 845, 846 and PUBLIC ALLEY TO BE CLOSED

SECTION ITEM SHEET NO.

2406.12(b) DETAILED STATEMENT OF USES LOCATED IN PROJECT In Written Application

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GRAPHIC ILLUSTRATION OF GRADES EXCEEDING 15% IN 5% INCREMENTS N/A

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EXISTING TREES TO BE RETAINED

PROPOSED DRAINAGE, INCLUDING WATER AND SEWER LINES, INLETS AND BASINS, CONNECTIONS, TO PUBLIC WATER AND SEWER LINES C-4 - C-5

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2406.12(e) ARCHITECTURAL PLANS, SECTIONS, AND ELEVATIONS:


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BLOCK ELEVATIONS A-14

2406.12(f) CIRCULATION PLAN:

DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES, AND CURB CUTS. A-12, A-17, A-22, L-1

DETAILED PARKING PLAN - NUMBER OF PARKING SPACES N/A

DETAILED LOADING PLAN - NUMBER OF LOADING BERTHS A-23

2406.12(g) OTHER INFORMATION:

SITE CONTEXT IMAGES A-08 - A-09

PERSPECTIVE RENDERINGS A-24 - A-26

2406.12(b) STATEMENT OF ACCORDANCE WITH FIRST-STAGE APPROVAL In Written Application

ZONING DATA

AREA AND DIMENSIONS

LOT AREA = 33,413 S.F. MEASURED

BUILDING AREA = 24,285 S.F.

PERCENTAGE OF LOT OCCUPANCY

= BUILDING AREA / LOT AREA

= 24,285 / 33,413 S.F. = 72.7%

GROSS FLOOR AREA TABULATION - SQUARE FEET

LEVEL TOTAL BLDG (EXCLUSIONS - SHAFTS) TOTAL GFA

1 24286 24,286

2 24660 (1075) 23,585

3 24660 (1075) 23,585

4 24660 (1075) 23,585

5 24660 (1075) 23,585

6 24660 (1075) 23,585

7 24660 (1075) 23,585

8 24660 (1075) 23,585

9 14400 (265) 14,135

10 18260 (345) 17,915

11 18000 (340) 17,660

12 18000 (340) 17,660

TOTAL 265,566 S.F. (8815) 256,751 S.F.

PENTHOUSE 5,737 S.F.

TOTAL GROSS FLOOR AREA PROVIDED / ALLOWED

GFA PROVIDED 256,751 S.F. (SEE CHART ABOVE)

GFA ALLOWED 316,500 S.F. (PER FIRST-STAGE PUD)

PENTHOUSE FAR ALLOWED = 0.37, 33,413 X 0.37 = 12,362 S.F.

PENTHOUSE FAR PROVIDED = 5,737 S.F.

BUILDING HEIGHT

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

BUILDING HEIGHT PROVIDED = 110 FT

MEASURING POINT TAKE AT CENTER OF BUILDING ON H STREET AT TOP OF CURB

MEASURING POINT = 62.83' TOP OF PARAPET ELEVATION = 172.83'

COURTS *SEE A-22 FOR COURT PLANS AND DETAILS

OPEN COURT WIDTH REQUIRED = 4 INCH / FOOT OF HEIGHT OF COURT

CLOSED COURT AREA REQUIREMENT = TWICE THE SQUARE OF THE WIDTH OF COURT

COURT A (CLOSED): INTERIOR OF BLOCK (EAST SIDE OF BUILDING)

COURT B (OPEN): INTERIOR OF BLOCK (WEST SIDE OF BUILDING)

COURT C (OPEN): H STREET

CIRCULATION

BICYCLE SPACES PROVIDED (per LEED NC req)

(15% REQUIRED BY LEED)

132 BICYCLE SPACES PROVIDED INSIDE OF BLDG

LOADING BERTHS (2001.1)

(1) '12 x'40' LOADING BERTH PROVIDED

(2) '12 x'30' LOADING BERTHS PROVIDED

(2) 10'x20' SERVICE/ DELIVERY BERTHS PROVIDED

1 LOADING PLATFORM @ 400 SQ FT PROVIDED
**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.*
1.) View across H Street, from Kogan Plaza, looking north at Schenley and Crawford Halls.

2.) View from Kogan Plaza, looking north at Schenley and Crawford Halls.

3.) H Street, looking Northeast, across from Schenley and Crawford Halls with Marvin Center in the distance.

4.) View of Schenley Hall entry looking north from across H Street.

5.) View of Crawford Hall entry looking north from across H Street.

6.) View along service alley between The West End and Academic Center, looking south towards the rear of Schenley Hall.

7.) View from Marvin Center loading area, looking southwest towards Academic Center. Left to right: Crawford Hall, Schenley Hall, The West End.

8.) View from service area, looking southeast towards Marvin Center loading dock. Rear of Crawford Hall to the right.
9. View from across Eye Street, looking southwest at The West End, with Academic Center to the right. Existing Marvin Center theatre loading and scene shop immediately to the left.

10. View from across Eye Street, looking south at The West End, with Academic Center to the right and Marvin Center to the left.

11. View from across Eye Street, looking southeast at the service alley between The West End and Academic Center.

12. View along Eye Street, looking east towards Marvin Center with The West End in the foreground to the right.

13. View along Eye Street, looking west towards Academic Center. The West End in the foreground to the left.

14. View along Eye Street, looking east at the entry sidewalk of The West End.

15. View from service area, looking east towards Marvin Center loading dock. Rear of Schenley and Crawford Halls to the right. The West End rear to the left.

16. Aerial view looking southeast towards The West End. Academic Center in the foreground.
GW SQUARE-77 EXISTING CONDITIONS

Existing Vehicle Ingress & Egress
Existing Buildings
Public Alley to be Closed

1. Curb cut at Public Alley to be closed
2. Parking Entrance at Marvin Center to remain
3. Parking and Loading at Academic Center to remain
4. Curb cut for back-up Loading at Marvin Center

Academic Center
Schenley Hall
Crawford Hall
Marvin Center
H STREET
I STREET

The West End

Public Alley to be Closed

Existing Buildings

Site 77A
Residence Hall

A-10
GW SQUARE-77 RETAIN | REBUILD | DEMOLISH
GW SQUARE-77 PROPOSED SITE CONDITIONS

Vehicle Ingress & Egress
Pedestrian Ingress & Egress
Pedestrian Emergency Egress
Pedestrian Service Entrance
Vehicle Ingress & Egress

PARKING

77A & Marvin Center
Loading Area

*NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE ON FINAL PLAN
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*TOTAL GREEN ROOF COVERAGE: APPROXIMATELY 7000 S.F; 30% OF TOTAL ROOF AREA.
ACADEMIC CENTER

OPEN COURT B

OPEN COURT C

CLOSED COURT A

MARVIN CENTER

H STREET

I STREET

COURTS PER DCMR

776.3 "for residential uses...the width of the court shall be a minimum of 4 in./ft..."

CLOSED COURT:
A court surrounded on all sides by the exterior walls of a building, or by exterior walls of a building and side or rear lot lines, or by alley lines where the alley is less than ten feet (10ft.) in width.

CLOSED COURT A
Width Required - 84' x 4' = 28'
Width Provided - 30'-5"
Area Required - 2 x (30' - 5")^2 = 1,850.35 SF
Area Provided - 6,060 SF

OPEN COURT:
A court opening onto a street, yard, or an alley not less than ten feet (10') wide.

OPEN COURT B
Width Required - 84' x 4' = 28'
Width Provided - 8'-8"

OPEN COURT C
Width Required - 84' x 4' = 28'
Width Provided - 15'-0"

PROPERTY LINE