SECOND-STAGE PUD CHECKLIST

SQUARE 75, SITE A (LOTS 23, 33, 34, 41, 42, & 47 PENNSYLVANIA AVE) + LOT 863 (2100 WEST PENNSYLVANIA AVE) + PORTION OF PUBLIC ALLEY TO BE CLOSED

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 EXTERIOR DIMENSIONS OF BUILDING : A-011, L-01
UTILITIES & OTHER EASEMENTS : C-1, C-4
WALKWAYS & DRIVEWAYS : L-01 TO L-04
COURT PLAN : A-200, A-201
2406.12(d) DETAILED LANDSCAPING & GRADING PLAN: C-3, L-02, L-04
2406.12(e) ARCHITECTURAL PLANS, SECTIONS, & ELEVATIONS:
BUILDING FLOOR PLANS: A-100 TO A-110
BUILDING ELEVATIONS : A-302 TO A-304
BLOCK ELEVATIONS : A-301
BUILDING SECTIONS : A-501, A-502
BLOCK SECTIONS : A-500
2406.12(f) CIRCULATION PLAN:
DRIVEWAYS AND WALKWAYS, INCLUDING WIDTHS, GRADES & CURB CUTS : C-3, L-01 TO L-04
DETAILED PARKING PLAN : A-101 TO A-104
NUMBER OF PARKING SPACES & LOADING BERTHS : A-101 TO A-104
2406.12(g) OTHER INFORMATION:
SITE CONTEXT IMAGES A-004 TO A-006
PERSPECTIVE RENDERING A-306 TO A-309
2406.12(b) STATEMENT OF ACCORDANCE WITH FIRST-STAGE APPROVAL IN WRITTEN APPLICATION

ZONING DATA

CURRENT ZONING: C-3-C & C-4
PROPOSED ZONING: C-4
PROPOSED COMBINED LOT SIZE: 25,000 SF
LOT COVERAGE: 23,639 SF (94.6%)
FAR: 10
ALLOWABLE BUILDING HEIGHT: 130'
BUILDING HEIGHT PROPOSED: 130'
GROSS FLOOR AREA TABULATION

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>75A</th>
<th>2100W</th>
<th>TOTAL (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>11,862</td>
<td>10,566</td>
<td>22,428</td>
</tr>
<tr>
<td>02</td>
<td>10,623</td>
<td>11,122</td>
<td>21,745</td>
</tr>
<tr>
<td>03</td>
<td>11,234</td>
<td>11,677</td>
<td>22,911</td>
</tr>
<tr>
<td>04</td>
<td>11,234</td>
<td>11,677</td>
<td>22,911</td>
</tr>
<tr>
<td>05</td>
<td>11,234</td>
<td>11,725</td>
<td>22,959</td>
</tr>
<tr>
<td>06</td>
<td>11,234</td>
<td>11,725</td>
<td>22,959</td>
</tr>
<tr>
<td>07</td>
<td>11,234</td>
<td>11,677</td>
<td>22,911</td>
</tr>
<tr>
<td>08</td>
<td>11,234</td>
<td>11,677</td>
<td>22,911</td>
</tr>
<tr>
<td>09</td>
<td>11,234</td>
<td>11,725</td>
<td>22,959</td>
</tr>
<tr>
<td>10</td>
<td>11,234</td>
<td>11,725</td>
<td>22,959</td>
</tr>
<tr>
<td>11</td>
<td>11,143</td>
<td>11,300</td>
<td>22,443</td>
</tr>
</tbody>
</table>

NET 123,500 126,500 250,000

PENTHOUSE FAR ALLOWED : 0.37 FAR x 25,000 = 9,250 SF
THE AGGREGATE AREA OF PENTHOUSE SHALL BE LESS THAN 1/3 OF ROOF AREA PER (IBC 509), 3,760 / 22,880 = 0.16
PENTHOUSE PROPOSED : 3,760 SF

SUSTAINABLE VEHICLES:
TARGET = 5% REQUIRED BY LEED GOLD
PROVIDED APPROXIMATELY 8/154 = 5%
LOCATED CLOSE TO GARAGE SHUTTLE ELEVATORS

ZONING LOADING & SERVICE BERTHS REQUIREMENT:
LOADING BERTHS (12' x 30') 3 REQUIRED
LOADING PLATFORM (100 SF) 3 REQUIRED
SERVICE / DELIVERY (10' x 20') 1 REQUIRED

LOADING & SERVICE BERTHS PROVIDED:
LOADING BERTHS (12' x 30') 3 PROVIDED
LOADING PLATFORM (100 SF) 3 PROVIDED
SERVICE / DELIVERY (10' x 20') 1 PROVIDED

* 2 SPACES PROVIDED INSIDE LOADING DOCK, 1 SPACE PROVIDED OUTSIDE OF LOADING DOCK INSIDE THE PROPERTY LINE

BICYCLE STORAGE HAS BEEN PROVIDED AT P-01 LEVEL FOR APPROXIMATELY 52 BICYCLES PER LEED REQUIREMENTS.

LEED CERTIFICATION TARGET: GOLD
ADDITIONAL HEIGHT AND GROSS FLOOR AREA GAINED THROUGH FIRST STAGE PUD MODIFICATION AND RELATED RE-ZONING.

SITE 75A
Washington, DC

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, DC

Gensler
2010 K Street, Northwest Suite 200
Washington, DC 20006
Telephone: 202.721.5200 Facsimile: 202.872.8587

© 2011 Gensler

Scale: 1" = 50'-0"

NOTE: SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
PROPOSED COMBINED LOT SIZE: 25,000 SF
LOT COVERAGE: 23,639 SF (94.6%)
NOTE: ALTERATIONS TO THE SIZE AND DESIGN OF THE UNDERGROUND PARKING GARAGE MAY BE MADE FROM DESIGN SHOWN, PROVIDED THAT THE GARAGE CONTAINS APPROXIMATELY 154 STRIPED PARKING SPACES, WHICH REQUIREMENT MAY BE SATISFIED WITH ANY COMBINATION OF HANDICAPPED, FULL-SIZED, COMPACT, VALET AND TANDEM SPACES.

NOTE: PARKING SHOWN HERE INCLUDED IN LEVEL P3 PARKING SPACE TABULATIONS. (PARKING SHOWN HERE FOR REFERENCE ONLY.)

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN.
NOTE: ALTERATIONS TO THE SIZE AND DESIGN OF THE UNDERGROUND PARKING GARAGE MAY BE MADE FROM DESIGN SHOWN, PROVIDED THAT THE GARAGE CONTAINS APPROXIMATELY 154 STRIPED PARKING SPACES. WHICH REQUIREMENT MAY BE SATISFIED WITH ANY COMBINATION OF HANDICAPPED, FULL-SIZED, COMPACT, VALET AND TANDEM SPACES

NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN

LEVEL | STD (9x19') | CMPCT (8x16') | APPROX. VALET | APPROXIMATE TOTAL W. VALET
---|---|---|---|---
P-01 | 23 | 12 | 35 | 43
P-02 | 34 | 17 | 51 | 56
P-03 | 35 | 17 | 52 | 60

APPROX. TOTAL 92 46 138 16 154
NOTE: RETAIL SPACE SHOWN ON PLAN IS APPROXIMATELY 7,100 SF. INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN, PROVIDED THAT A MINIMUM OF 6,637 SF IS SET ASIDE FOR RETAIL SPACE QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT.
NOTE:

DISTANCE FROM AVERAGE GRADE AT REAR OF BUILDING TO PARAPET AT TOP OF BUILDING = 133'-6" 
133'-6" x 2.5'/FT = MINIMUM Width OF YARD PROVIDED 

MEAN DEPTH OF ALLEY (MEASURED AT 10' INTERVALS) = MEAN CENTERLINE OF ALLEY = 23'-7 1/2" 

WIDTH OF YARD PROVIDED (MEASURED FROM BUILDING FACE TO MEAN CENTERLINE OF ALLEY) = 24'-4" 

NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT
NOTE: DISTANCE FROM AVERAGE GRADE TO ROOF OF SINGLE-STORY PROJECTION = 19'-0". DISTANCE FROM ROOF OF SINGLE-STORY PROJECTION TO PARAPET AT TOP OF BUILDING = 114'-6".

COURT PLAN

INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN. QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT.

COURT TYPE | WIDTH REQUIRED | WIDTH PROVIDED | WIDTH COMBINED (WITH ADJACENT PROPERTY) | AREA REQUIRED | AREA PROVIDED |
---|---|---|---|---|---|
A CLOSED | 114' - 6" X 3'11"FT = 26' - 7 1/2" | 12'- 5" | 35'- 9" | 26' 7 1/2" * 2 = 1,635 SF | 589 SF |
B CLOSED | 133' - 6" X 3'11"FT = 33' - 4 1/2" | 15'- 2" | 35'- 9" | 33' - 4 1/2" * 2 = 2,228 SF | 429 SF |
C OPEN | 133' - 6" X 3'11"FT = 33' - 4 1/2" | 15'- 6" | 52'- 0" | N/A - OPEN COURT | N/A - OPEN COURT |

NOTE: "COURT A" MEASURED FROM TOP OF FIRST FLOOR. WHEN COMBINED WITH ADJACENT PROPERTY, ALL COURTS BECOME OPEN COURTS WITH NO AREA REQUIREMENT.
NOTE: INTERIOR LAYOUTS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE ON FINAL PLAN. QUANTITY, LOCATION, SWING, AND TYPE OF RETAIL DOORS SUBJECT TO CHANGE UPON DEVELOPMENT AND TENANT BUILD-OUT.


LEGEND

PEDESTRIAN ENTRANCE
VEHICULAR ENTRANCE
SERVICE / LOADING ENTRANCE
LOADING BERTH / SERVICE SPACE
LOADING PLATFORM
COMPACTORS
EXISTING BUILDINGS
PROPOSED BUILDING