PROJECT TEAM

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SUITE 10C
NEW HAVEN, CT 06510

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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

DRAWING LIST

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A.03 AERIAL PLAN OF SITE
A.04 SITE AERIAL VIEW PHOTOGRAPH
A.05 PHOTOS OF PUD SITE
A.06 PHOTOS OF SURROUNDING PROPERTIES
A.07 WASHINGTON CIRCLE PANORAMA
A.08 BLOCK PLAN
A.09 WASHINGTON CIRCLE PANORAMA SHOWING PROPOSED BUILDING
A.10 APPROACH TO VARIOUS ARCHITECTURAL CONTEXT
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A.12 GROUND AND LEVEL 2 FLOOR PLANS
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L.06 SITE FURNISHINGS
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# Zoning Submittal - Zoning Data

## SQUARE 39

### Second Stage PUD Checklist (2406.12)

<table>
<thead>
<tr>
<th>Section</th>
<th>Item</th>
<th>Zoning Data</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>2406.12(b)</td>
<td>Detailed statement of uses located in project</td>
<td>In written application</td>
<td>A.13</td>
</tr>
<tr>
<td>2406.12(c)</td>
<td><strong>DETAILED SITE PLAN</strong></td>
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<tr>
<td></td>
<td>Location and external dimensions of all buildings and structures</td>
<td>A.13</td>
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<tr>
<td></td>
<td>Utilities and other easements</td>
<td>C.04</td>
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<tr>
<td></td>
<td>Walkways and driveways</td>
<td>A.10</td>
<td></td>
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<tr>
<td>2406.12(d)</td>
<td><strong>DETAILED LANDSCAPING AND GRADING PLAN</strong></td>
<td></td>
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<tr>
<td></td>
<td>Existing topography, natural features, landscaping</td>
<td>C.01**, C.03**</td>
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<tr>
<td></td>
<td>Graphic illustration of grades exceeding 15% in 5% increments</td>
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<tr>
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<td>New contours, proposed finished grades, planting and landscaping</td>
<td>L.01-L.04, C.03**</td>
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<td>Existing trees to be retained</td>
<td>L.03, L.04</td>
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<td>Proposed drainage, including water and sewer lines, inlets and basins, and connections to public water and sewer lines</td>
<td>C.04</td>
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<tr>
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<td>Proposed erosion control measures</td>
<td>C.02**, C.05**</td>
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<tr>
<td>2406.12(e)</td>
<td><strong>ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS</strong></td>
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<tr>
<td></td>
<td>Sections</td>
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<td>Elevations of the entire square</td>
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<tr>
<td>2406.12(f)</td>
<td><strong>CIRCULATION PLAN</strong></td>
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<tr>
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<td>Driveways and walkways, including widths, grades and curb cuts</td>
<td>C.03**</td>
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<tr>
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<td>Parking plan</td>
<td>N/A</td>
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<td>Detailed loading plan</td>
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<tr>
<td>2406.12(g)</td>
<td><strong>OTHER INFORMATION</strong></td>
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<td>Site context images</td>
<td>A.03-A.07, A.09</td>
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<td>Perspective renderings</td>
<td>A.20-A.22, A.29-A.31</td>
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<tr>
<td>2406.12(h)</td>
<td><strong>STATEMENT OF ACCORDANCE WITH FIRST-STAGE APPROVAL</strong></td>
<td>In written application</td>
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### Other

- **AREA AND DIMENSIONS**
  - Lot area: 21,456 sf
  - "FAR" Provided: 5.39
  - Gross Floor Area Provided: 115,542 sf
  - Gross Floor Area Allowed: 115,540 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: 15,806 sf

- **PARKING**
  - None

- **BICYCLE SPACES**
  - 66 exterior bicycle spaces provided
  - 15 interior bicycle spaces provided

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*FAR Note: Per 11 DCMR Section 210, the FAR for the residentially-zoned properties within the Campus Plan boundaries are aggregated.

**Drawing included in original filing*
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.

ZONES

- C-3-C
- GOV
- FB/R-3
- SP-2
- R-5-D
- R-5-E
- R-5-B
- R-5-A
- CR
- UC/R-3
- UF/C-3
- TRM-2
- GOV
- C-4
- C-3-C
- C-4
- 2007 FOGGY BOTTOM CAMPUS PLAN
- DEVELOPMENT SITES AND USE CATEGORIES PLAN

CAMPUS DEVELOPMENT AND ZONING SITE PLANS

THE GEORGE WASHINGTON UNIVERSITY - School of Public Health and Health Services
Second-Stage PUD Application, Square 39
May 27, 2011
1. VIEW OF PUD SITE FROM 24TH STREET, NW, MID-BLOCK, LOOKING EAST

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

3. VIEW OF EXISTING WARWICK BUILDING FROM K STREET

4. VIEW OF OFF-STREET LOADING AREA OF EXISTING WARWICK BUILDING FROM 24TH STREET, NW

5. VIEW OF PUD SITE FROM 24TH STREET, NW, LOOKING NORTH
1. Rowhouses, 936 - 942 24th Street, NW
   Viewed from 24th Street, NW, looking west

2. The George Washington University Hospital, 900 22nd Street, NW
   Viewed from Washington Circle, NW, looking southeast

3. Jefferson House Condominium, 932 24th Street, NW
   Viewed from 24th Street, NW, looking west

4. City Hall Residence, 950 24th Street, NW
   Viewed from 24th Street, NW, looking west

5. Washington Circle, NW
   Viewed from 23rd Street, NW, looking northwest

PHOTOGRAPHS OF SURROUNDING PROPERTIES
THE GEORGE WASHINGTON UNIVERSITY - School of Public Health and Health Services
Second-Stage PUD Application, Square 39
May 27, 2011
APPROACH TO VARIED ARCHITECTURAL CONTEXT

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.