

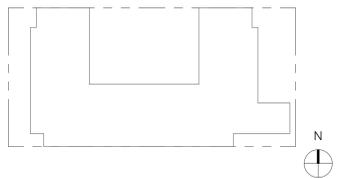
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LEGEND / NOTES

KEY PLAN



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| 2 | SCHEMATIC DESIGN | 09/09/2019 |
| 1 | PRELIMINARY ZONING SUBMISSION | 09/09/2019 |
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ROBERT A.M. STERN ARCHITECTS, LLP.
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RAMSA AMERICAN CAMPUS Georgetown
ROBERT A.M. STERN ARCHITECTS COMMUNITIES University

EXTERIOR PERSPECTIVES

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| STAMP | Project No. | A19019 |
| | CAD File No. | A19019 |
| | Drawing No. | A901 |

1 VIEW FROM H STREET LOOKING NORTHWEST

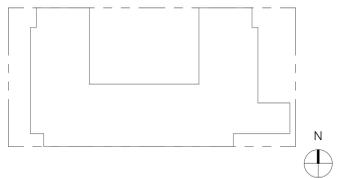
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| STAMP | Project No. | A19019 |
| | CAD File No. | A19019 |
| | Drawing No. | A902 |

1 VIEW OF FRONT ENTRY FROM SIDEWALK

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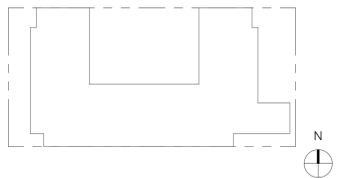
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LEGEND / NOTES

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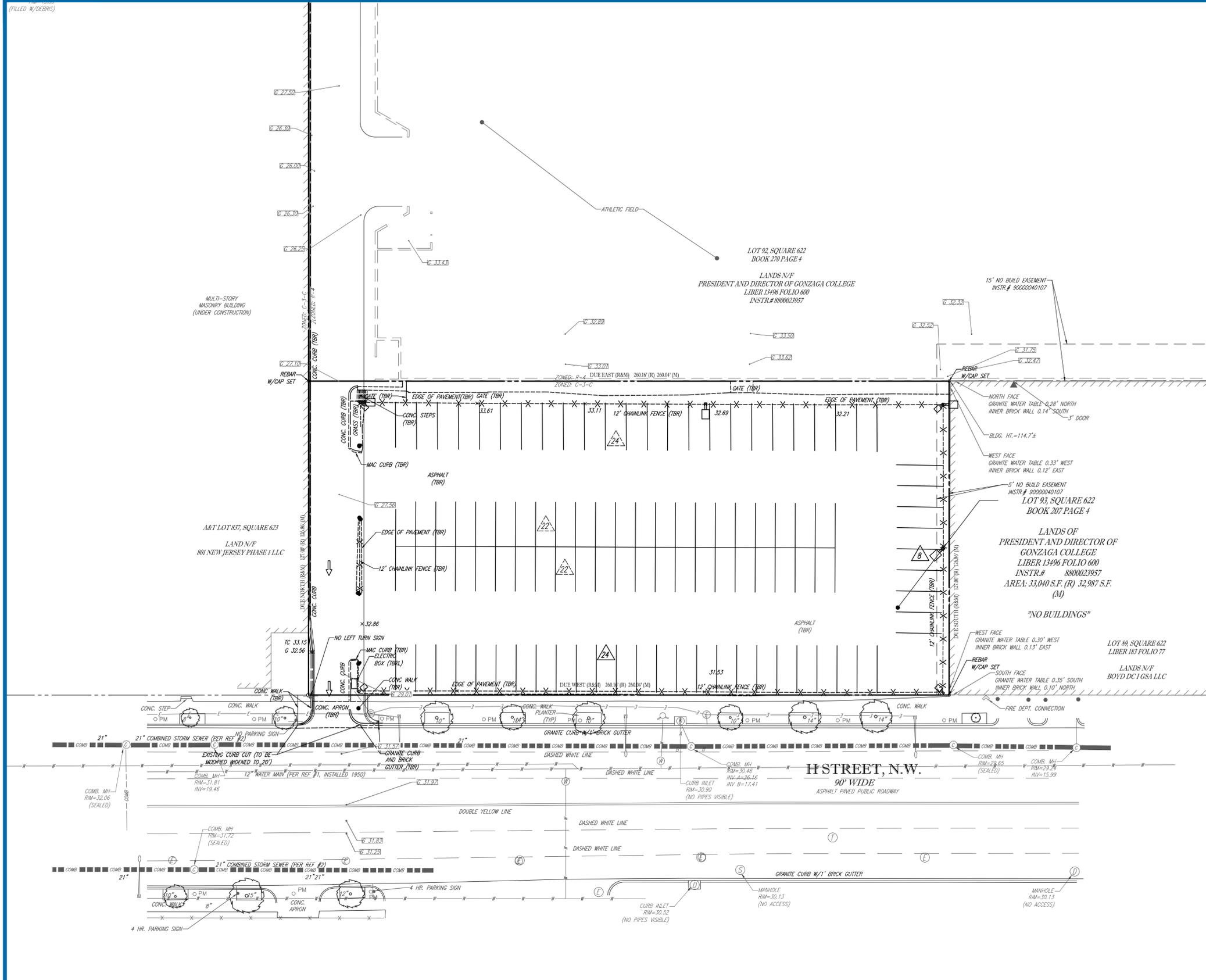
EXTERIOR PERSPECTIVES

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| STAMP | Project No. | A19019 |
| | CAD File No. | A19019 |
| | Drawing No. | A903 |

1 VIEW FROM GONZAGA FIELD LOOKING SOUTH

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- NOTES:
- PROPERTY IS LOT 93, SQUARE 622 AS RECORDED IN BOOK 270 PAGE 4 AMONG THE OFFICE OF THE RECORDED DEEDS FOR THE DISTRICT OF COLUMBIA AND BEING THE LANDS OF THE PRESIDENT AND DIRECTORS OF GONZAGA COLLEGE AS RECORDED IN LIBER 13496 FOLIO 600 AND INSTRUMENT # 8800023957, ALL RECORDED AMONG THE OFFICE OF THE SURVEYOR IN THE DISTRICT OF COLUMBIA.
 - AREA = 33,040 SQUARE FEET (R) 32,987 SQUARE FEET (M)
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
 - THIS SURVEY WAS PERFORMED IN THE FIELD ON FEBRUARY 8, 2019 AND ON MARCH 6, 2019 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. DC1900167, WITH AN EFFECTIVE DATE OF JANUARY 24, 2019. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:
 - EASEMENT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY RECORDED IN LIBER 3885 AT FOLIO 233; AFFECTS SUBJECT PROPERTY, NO POLE LINES WERE LOCATED AT THE TIME OF SURVEY.
 - COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN TERMS AND CONDITIONS OF CONTRACT FOR SALE OF LAND FOR PRIVATE DEVELOPMENT BY AND BETWEEN DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY AND PRESIDENT AND DIRECTORS OF GONZAGA COLLEGE RECORDED MARCH 1, 1973 AS INSTRUMENT NO. 5167 IN LIBER 13456 AT FOLIO 113, AS TO PART I, AND INSTRUMENT NO. 5167 IN LIBER 13456 AT FOLIO 139, AS TO PART II (COLLECTIVELY, "1973 CONTRACT"); AS AMENDED BY FIRST AMENDMENT TO CONTRACT FOR SALE OF LAND FOR PRIVATE DEVELOPMENT RECORDED FEBRUARY 9, 1976 AS INSTRUMENT NO. 7600003189; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

NOTE: THE RESTRICTIONS CONTAINED IN PART II OF THE 1973 CONTRACT, SECTIONS 308, 401(A), 406, 407 AND 802, ARE HEREBY DELETED AS EXCEPTION MATTERS IN THIS REPORT OF TITLE PER SECTION 2 OF RELEASE AND TERMINATION OF TERMS AND CONDITIONS OF CONTRACTS AND DEED RESTRICTIONS DATED AS OF APRIL 5, 2013 BY THE DISTRICT OF COLUMBIA, A MUNICIPAL CORPORATION, ACTING BY AND THROUGH THE OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT, RECORDED ON APRIL 28, 2013 AS INSTRUMENT NO. 2013049936 (THE "RELEASE"). THE OTHER COVENANTS, RESTRICTIONS AND CONDITIONS CONTAINED IN PART II, SECTIONS 201, 401(B) AND (C) AND 404, OF THE 1973 CONTRACT REMAIN IN EFFECT PER SECTION 3 OF THE RELEASE. THE URBAN RENEWAL PLAN FOR NORTHWEST URBAN RENEWAL AREA PROJECT NO. 1 (THE "URBAN RENEWAL PLAN"), RECORDED ON OCTOBER 22, 1983 IN LIBER 12091 AT FOLIO 157, AS AMENDED, HAS EXPIRED BY ITS TERMS AND IS OF NO FURTHER FORCE OR EFFECT PER SECTION 4 OF THE RELEASE.

9. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN TERMS AND CONDITIONS PART I OF CONTRACT FOR SALE OF LAND FOR PRIVATE DEVELOPMENT BY AND BETWEEN DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY AND PRESIDENT AND DIRECTORS OF GONZAGA COLLEGE RECORDED MAY 3, 1988 AS INSTRUMENT NO. 8800023955, AND PART II OF CONTRACT FOR SALE OF LAND FOR PRIVATE DEVELOPMENT BY AND BETWEEN DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY AND PRESIDENT AND DIRECTORS OF GONZAGA COLLEGE (COLLECTIVELY, "1988 CONTRACT"); AS AFFECTED BY CERTIFICATE OF COMPLETION DATED MARCH 20, 2009 AND RECORDED MAY 26, 2009 AS INSTRUMENT NO. 2009031551; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

10. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED BY AND BETWEEN DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY AND THE PRESIDENT AND DIRECTORS OF GONZAGA COLLEGE, DATED FEBRUARY 8, 1973 AND RECORDED JUNE 8, 1973 AS INSTRUMENT NO. 14171 IN LIBER 13496 AT FOLIO 600 ("1973 DEED"); DOCUMENT IS THE VESTING DEED WHERE A PORTION OF THE PROPERTY WAS ACQUIRED.

11. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED BY AND BETWEEN DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY AND THE PRESIDENT AND DIRECTORS OF GONZAGA COLLEGE, DATED APRIL 25, 1988 AND RECORDED MAY 3, 1988 AS INSTRUMENT NO. 8800023957 ("1988 DEED"); AS AFFECTED BY CERTIFICATE OF COMPLETION DATED MARCH 20, 2009 AND RECORDED MAY 26, 2009 AS INSTRUMENT NO. 2009031551; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

12. TERMS AND CONDITIONS CONTAINED IN RESTRICTIVE COVENANT BY AND BETWEEN PRESIDENT AND DIRECTORS OF GONZAGA COLLEGE AND 800 NORTH CAPITOL LIMITED PARTNERSHIP DATED APRIL 24, 1988 AND RECORDED MAY 24, 1988 AS INSTRUMENT NO. 9000004017, AS AMENDED AND RESTATED BY AMENDED AND RESTATED RESTRICTIVE COVENANT DATED JULY 6, 1990 AND RECORDED JULY 19, 1990 AS INSTRUMENT NO. 9000004017, AS FURTHER AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED RESTRICTIVE COVENANT DATED JUNE 13, 2014 AND RECORDED JUNE 24, 2014 AS INSTRUMENT NO. 2014056064; AFFECTS SUBJECT PROPERTY, PLOTTABLE EASEMENTS SHOWN.

13. TERMS AND CONDITIONS SET FORTH IN MEMORANDUM OF DECLARATION OF COVENANTS AND AGREEMENT BY AND BETWEEN 801 NEW JERSEY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND PRESIDENT AND DIRECTORS OF GONZAGA COLLEGE, DATED DECEMBER 21, 2011 AND RECORDED MARCH 19, 2012 AS INSTRUMENT NO. 2012029459; AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE.

14. EASEMENTS, TERMS AND CONDITIONS IN FAVOR OF THE DISTRICT OF COLUMBIA AS SET FORTH IN THE DECLARATION OF COVENANTS FOR A STORMWATER MANAGEMENT FACILITY DATED APRIL 24, 2014 AND RECORDED MAY 22, 2014 AS INSTRUMENT NO. 2014046700; AFFECTS THE SUBJECT PROPERTY, STORM WATER MANAGEMENT FACILITY IS LOCATED ON LOT 92 HOWEVER, COVENANT COVERS LOT 93, ALSO.

15. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.

16. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, DISTRICT OF COLUMBIA, WASHINGTON, D.C., PANEL 19 OF 100", MAP NUMBER 1100010019C, WITH A MAP REVISED DATE OF SEPTEMBER 27, 2010.

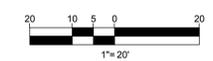
17. ZONING: C-3-C (HIGH BULK MAJOR BUSINESS EMPLOYMENT)
BUILDING SETBACKS
SIDE: NO SIDE YARD SHALL BE REQUIRED FOR ANY OTHER BUILDING OR STRUCTURE; BUT IF A SIDE YARD IS PROVIDED, IT SHALL BE AT LEAST TWO INCHES (2") WIDE FOR EACH FOOT OF HEIGHT OF BUILDING, BUT NOT LESS THAN SIX FEET (6 FT)
REAR: 2 1/2" PER FOOT OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12 FEET

ZONING INFORMATION IS PER DISTRICT OF COLUMBIA, OFFICE OF ZONING AND SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IT REPRESENTS CURRENT INFORMATION.

- PARKING: 92 STANDARD 92 TOTAL
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH THE ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO REVIEW AND APPROVAL BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA. A "SURVEY TO MARK" PREPARED BY THE DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK". THE PROPERTY LINE REFLECTED ON THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION SETBACK PURPOSES. A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.

REFERENCES

- MAPS ENTITLED "A-4 - NW - WATER," PREPARED BY WASHINGTON AREA SEWER AUTHORITY, DATE CREATED UNKNOWN.
- MAPS ENTITLED "A-4 - NW - SEWER," PREPARED BY WASHINGTON AREA SEWER AUTHORITY, DATED APRIL 20, 1996.



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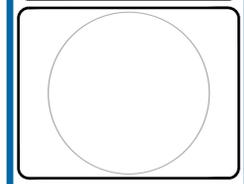
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| CHECKED BY: | CR |
| DATE: | 09/18/2019 |
| CAD.I.D.: | DMP-0 |

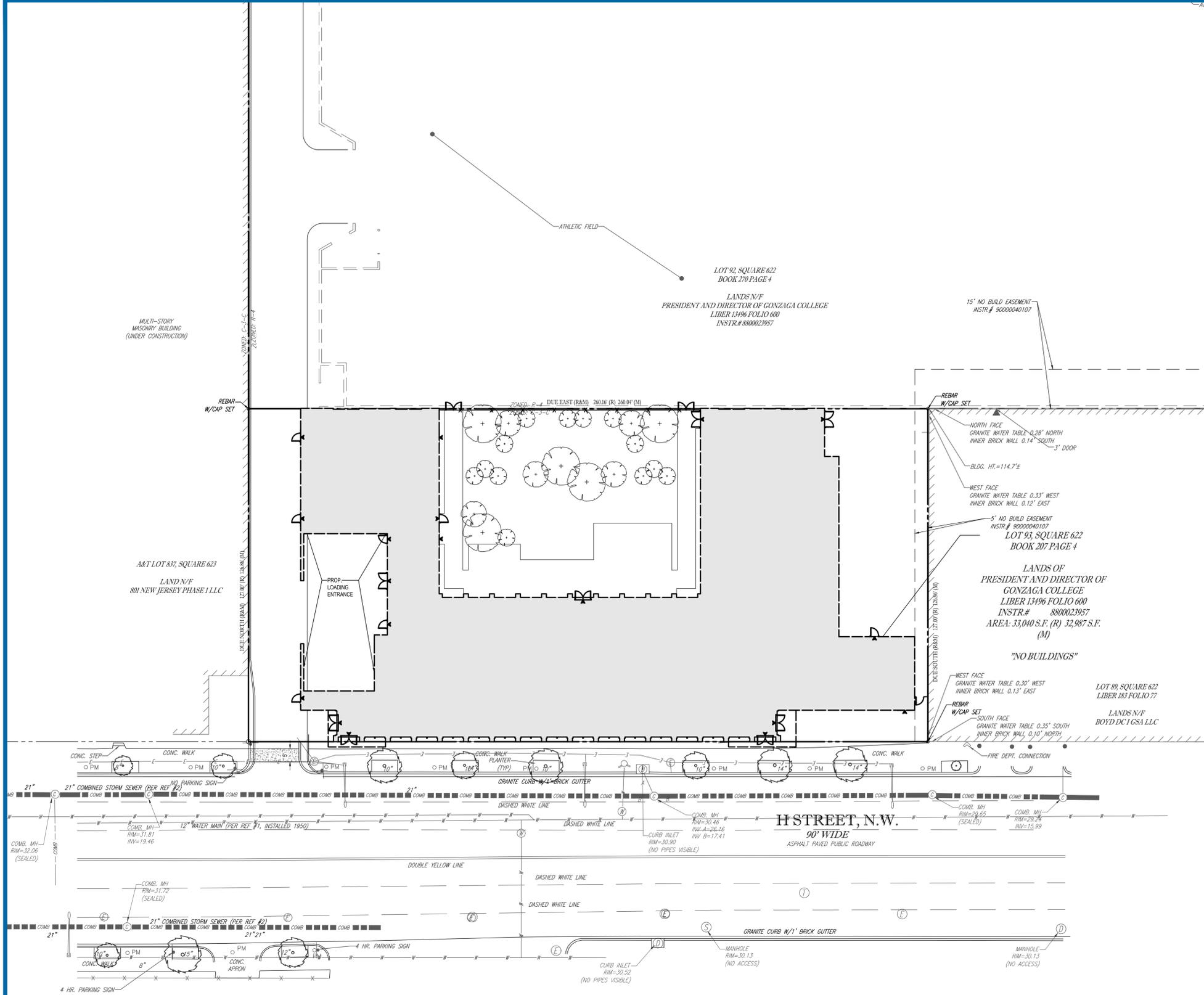
PROJECT: **SCHEMATIC DESIGN SET**
 FOR **GEORGETOWN UNIVERSITY**
 PROPOSED DEVELOPMENT
 55 H STREET, N.W.
 WASHINGTON, DC 20001

BOHLER DC
 1331 PENNSYLVANIA AVE., NW
 STE. 1250 NORTH
 WASHINGTON, DC 20004
 Phone: (202) 524-5700



SHEET TITLE: **EXISTING CONDITIONS DEMOLITION PLAN**
 SHEET NUMBER: **C200**
 REVISION 0 - 09/18/2019

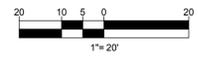
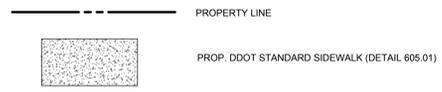
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REFERENCES

1. MAPS ENTITLED "A-4-NW-WATER" PREPARED BY WASHINGTON AREA SEWER AUTHORITY, DATE CREATED UNKNOWN.
2. MAPS ENTITLED "A-4-NW-SEWER" PREPARED BY WASHINGTON AREA SEWER AUTHORITY, DATED APRIL 20, 1996.

LEGEND



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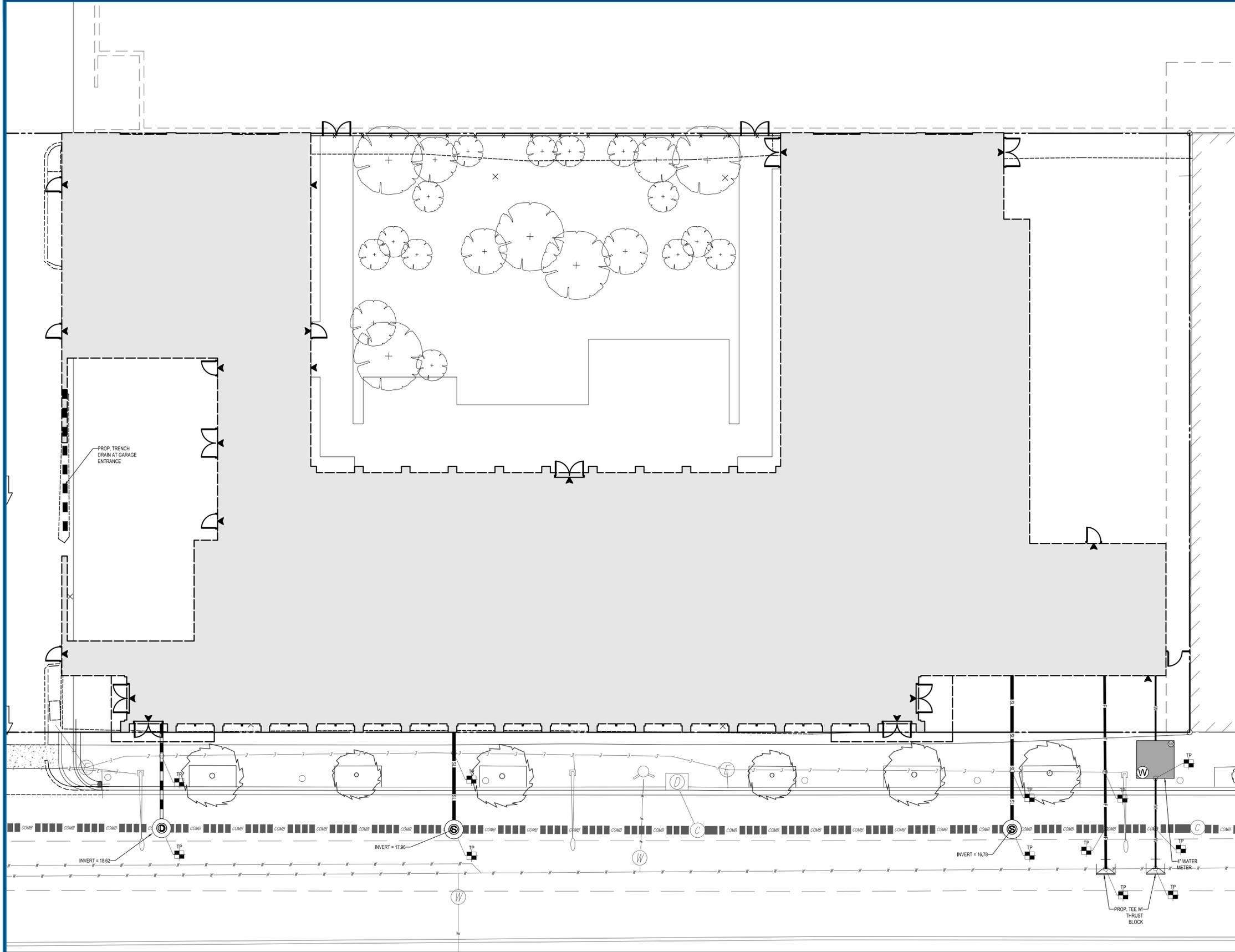
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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C300

REVISION 0 - 09/18/2019



UTILITY PLAN NOTES

1. PROPOSED LANDSCAPING SHALL FOLLOW THE DC GREEN INFRASTRUCTURE UTILITY PROTECTION GUIDELINES.
2. CONTRACTOR TO ADJUST MANHOLE TOPS TO MATCH PROPOSED FINAL GRADE.
3. CONTRACTOR TO VERIFY ALL MANHOLE SIZES PRIOR TO ORDERING.
4. CONTRACTOR TO CONDUCT TEST PITS PRIOR TO MOBILIZATION.

REFERENCES

1. MAPS ENTITLED "A - 4 - NW - WATER," PREPARED BY WASHINGTON AREA SEWER AUTHORITY, DATE CREATED UNKNOWN.
2. MAPS ENTITLED "A - 4 - NW - SEWER," PREPARED BY WASHINGTON AREA SEWER AUTHORITY, DATED APRIL 20, 1996.

LEGEND

- PROPERTY LINE
- █ EXISTING COMBINED SANITARY AND STORM SEWER
- EXISTING WATER LATERAL
- PROPOSED WATER LATERAL
- PROPOSED SANITARY LATERAL
- PROPOSED STORM LATERAL

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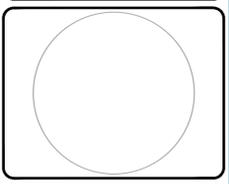
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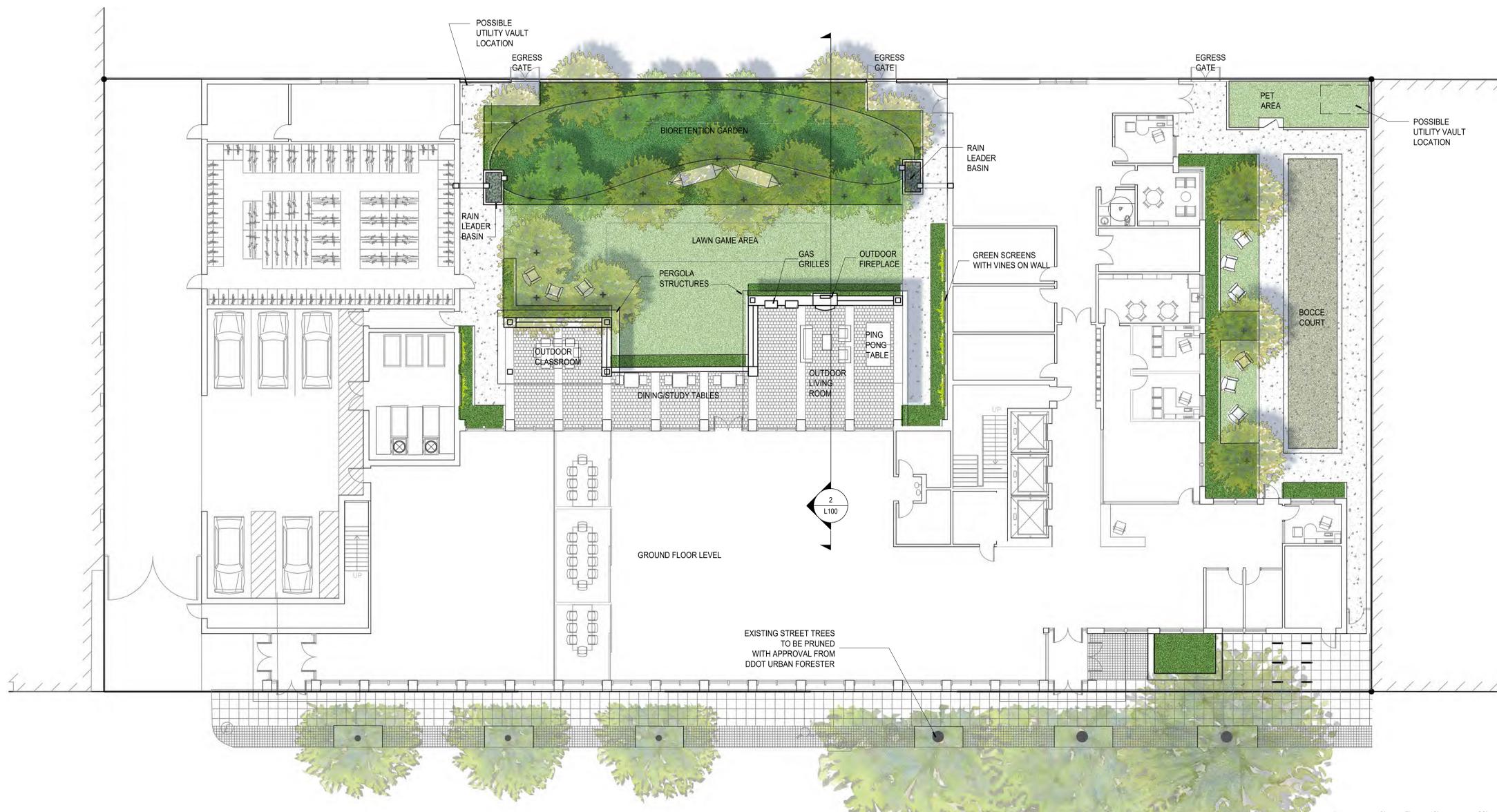


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UTILITY PLAN
 SHEET NUMBER:
C500

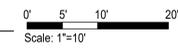
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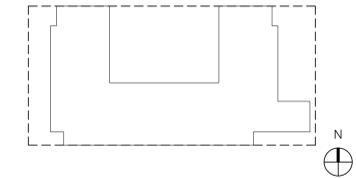


1 GROUND LEVEL LANDSCAPE PLAN
1" = 10'



LEGEND / NOTES

KEY PLAN



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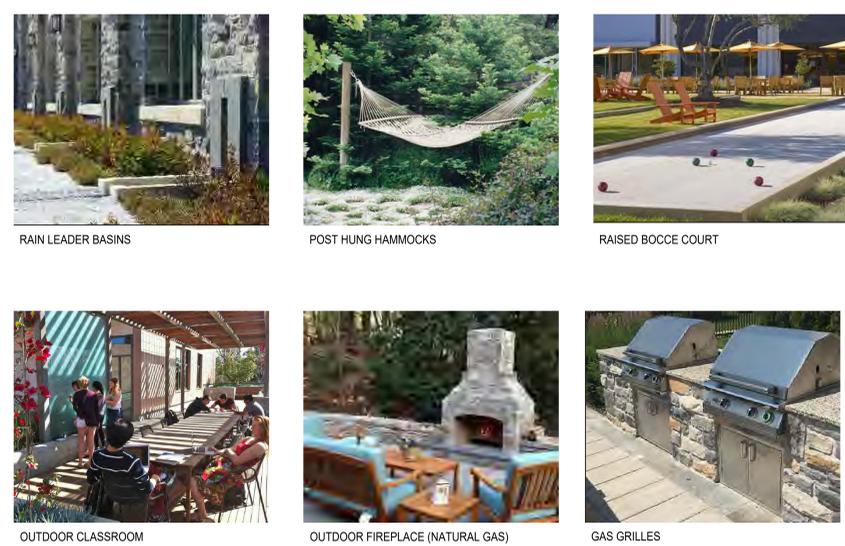
GROUND LEVEL LANDSCAPE PLAN

Project No.
CAD File No.
Drawing No.

L100

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PRECEDENT IMAGES

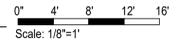


PLAN SYMBOL LEGEND

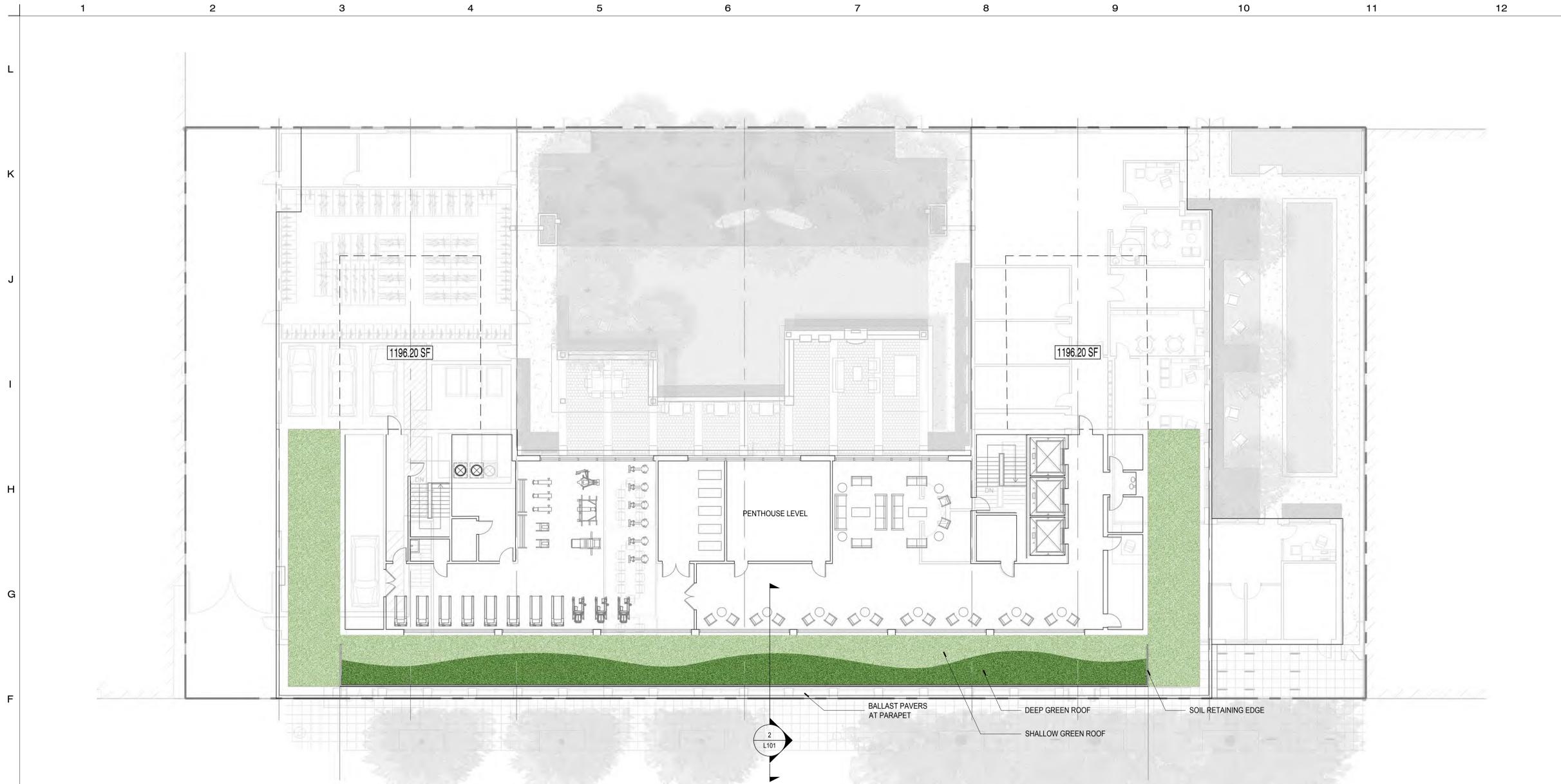
- PAVING**
- DC STANDARD CONCRETE SIDEWALK
 - PRECAST UNIT PAVERS (SIDEWALK)
 - SCORED CONCRETE PAVING (COURTYARD)
 - PERMEABLE PRECAST PAVERS (COURTYARD)
- PLANTING / SURFACING**
- EXISTING TREES TO REMAIN
 - PROPOSED TREES (TEMPORARY IRRIGATION)
 - SYNTHETIC TURF (NO IRRIGATION)
 - SHRUBS/PERENNIALS/GROUND COVERS (DRIP IRRIGATION)
 - BIORETENTION PLANTINGS (TEMPORARY IRRIGATION)
 - GREEN SCREENS WITH VINES ON WALL
- FURNISHINGS**
- BIKE RACKS
 - HAMMOCKS
 - MOVEABLE ADIRONDACK CHAIRS
 - MOVEABLE LOUNGE FURNITURE
 - MOVEABLE TABLES/CHAIRS



2 CROSS SECTION
1/8" = 1'-0"



1 2 3 4 5 6 7 8 9 10 11 12



1 PENTHOUSE LEVEL LANDSCAPE PLAN
1" = 10'

0' 5' 10' 20'
Scale: 1"=10'

PRECEDENT IMAGES



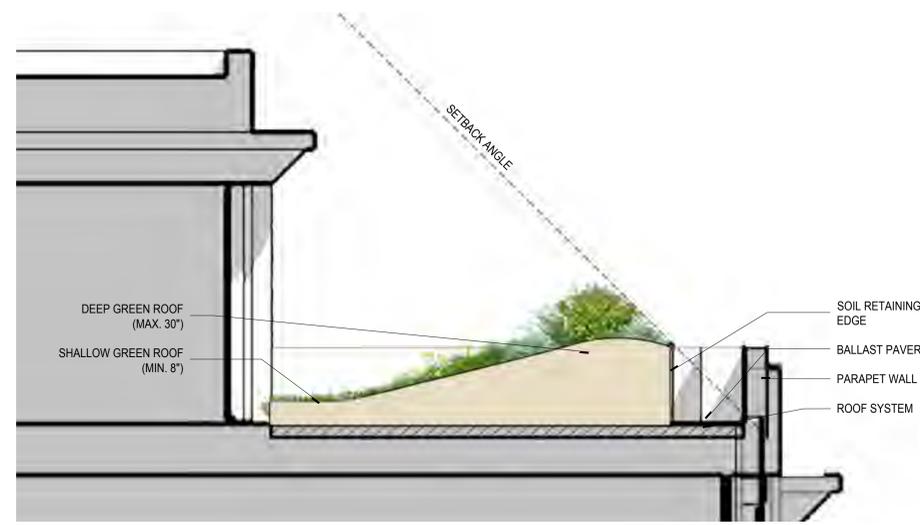
LAYERED GREEN ROOF SYSTEM



GREEN ROOF WITH BUILT UP SOIL

PLAN SYMBOL LEGEND

- GREEN ROOF
- SHALLOW GREEN ROOF WITH SEDUM
8" MIN. SOIL DEPTH (DRIP IRRIGATION)
- DEEP GREEN ROOF WITH MIXED PERENNIALS AND SHRUBS
30" MAX. SOIL DEPTH (DRIP IRRIGATION)



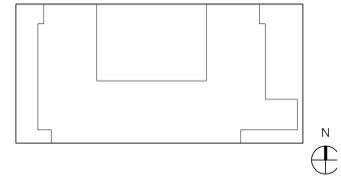
2 CROSS SECTION
1/2" = 1'-0"

0' 1' 2' 3' 4'
Scale: 1/2"=1'

LEGEND / NOTES

NOTE: LANDSCAPE DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE

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| 02 | SCHEMATIC DESIGN | 09/09/2019 |
| 01 | PRELIMINARY ZONING SUBMISSION | 09/09/2019 |

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PENTHOUSE LEVEL
LANDSCAPE PLAN

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