

July 29, 2003

THE GEORGE WASHINGTON UNIVERSITY

• A CONSOLIDATED PLANNED UNIT DEVELOPMENT (PUD) •

SQUARE 103 STUDENT RESIDENCE HALL

GW Project • CAMP 01.05

AYERS SAINT GROSS

ZONING COMMISSION
District of Columbia
CASE NO.03-29
EXHIBIT NO.3

SITE DEVELOPMENT PLAN
(FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT (PUD))
THE GEORGE WASHINGTON UNIVERSITY
SQUARE 103 STUDENT RESIDENCE HALL
WASHINGTON D.C.

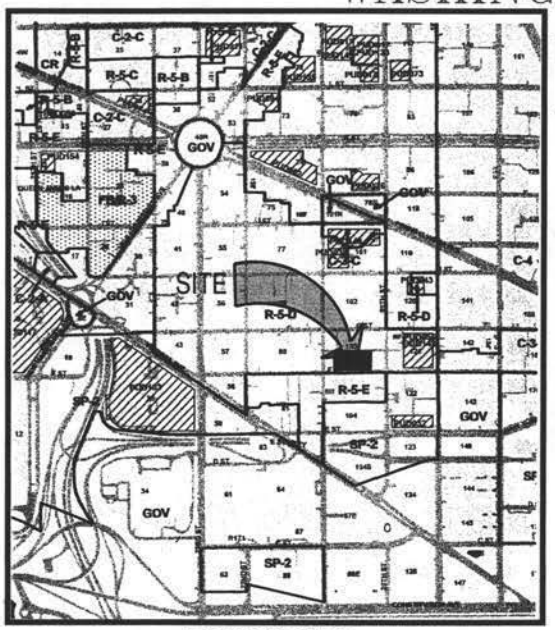
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SQUARE 103 STUDENT RESIDENCE HALL
JULY 29, 2003

1. COVER SHEET/NOTES

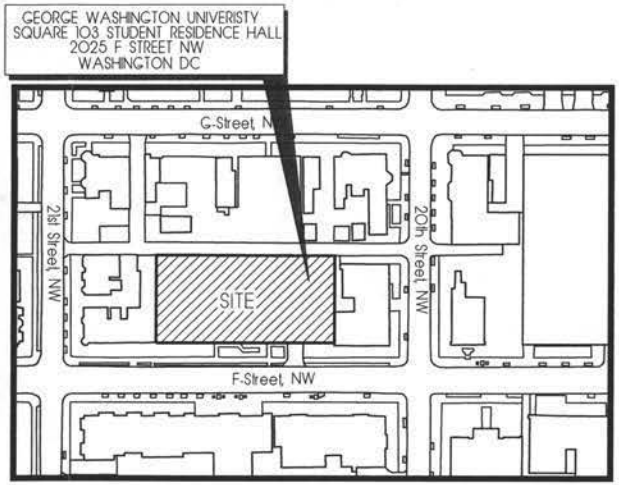
SCALE: N.T.S.

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ZONING MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1.	LOCATION:	SQUARE 103, LOT 817
2.	ZONE:	EXISTING R-5-D (BY RIGHT) PROPOSED C-3-C (PUD)
3.	LOT AREA:	28,668.60 SQ.FT. (0.66 AC.) RECORDED 28,832.60 SQ.FT. (0.66 AC.) MEASURED
4.	BUILDING FLOOR AREA: PENTHOUSE:	125,000.00 SQ.FT. 2,850.00 SQ.FT.
5.	BELOW GRADE AREA: (NOT FAR)	10,860.00 SQ.FT.
6.	HEIGHT:	120.00'
7.	FAR:	5.2
8.	LOT OCCUPANCY:	LESS THAN 80%
9.	REAR YARD DEPTH:	NONE PROVIDED
10.	SIDE YARD WIDTH:	NONE PROVIDED
11.	LOADING BERTH:	PER CAMPUS PLAN
12.	SERVICE/DELIVERY SPACE	PER CAMPUS PLAN
13.	LOADING PLATFORM:	PER CAMPUS PLAN
14.	ON-SITE PARKING:	PER CAMPUS PLAN

OWNER:
THE GEORGE WASHINGTON UNIVERSITY
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Fax. No. (202) 994–8712

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800 Eye Street NW
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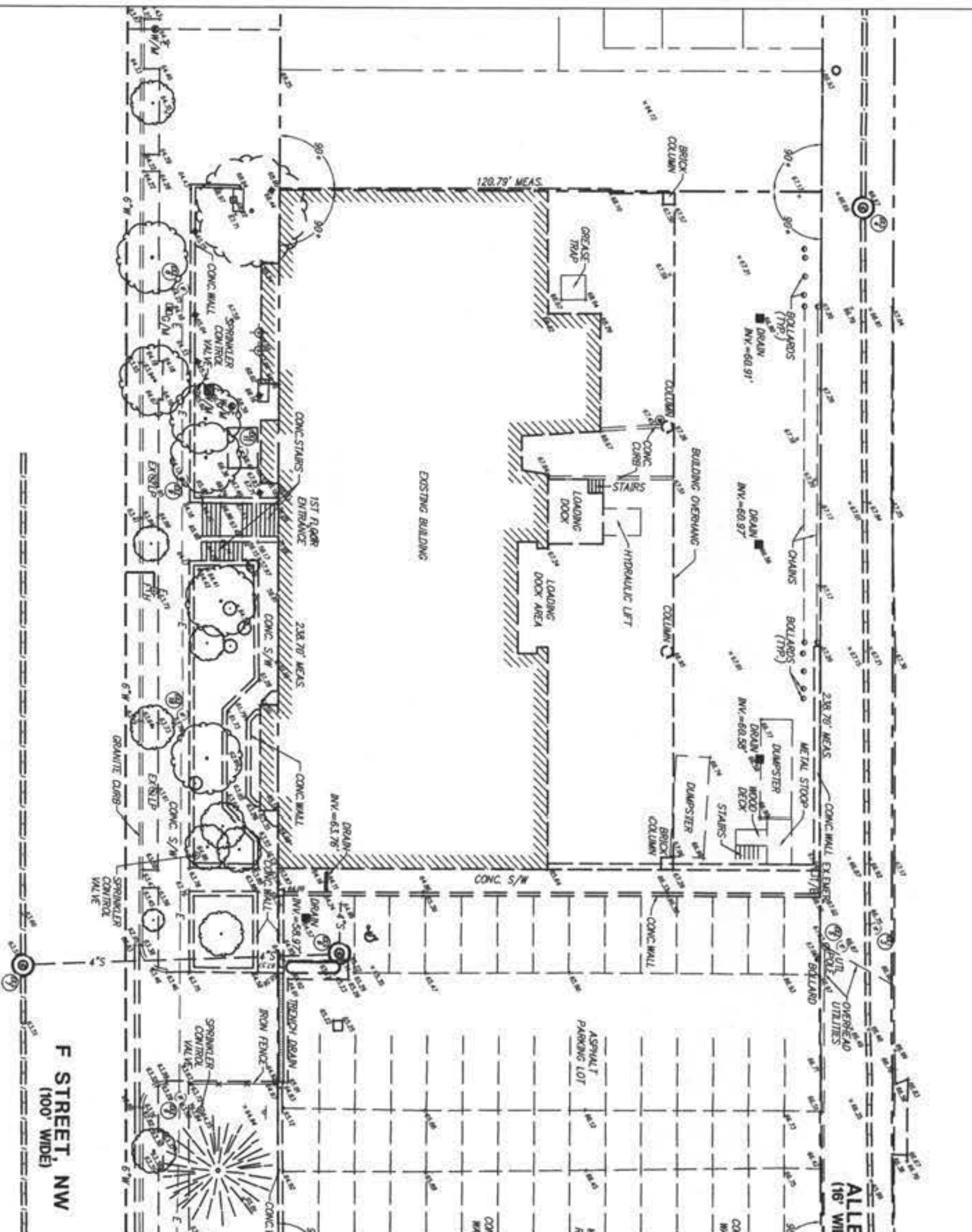
STRUCTURAL ENGINEERS:
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SPECIFICATION CONSULTANT:
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Rockville, MD 20850
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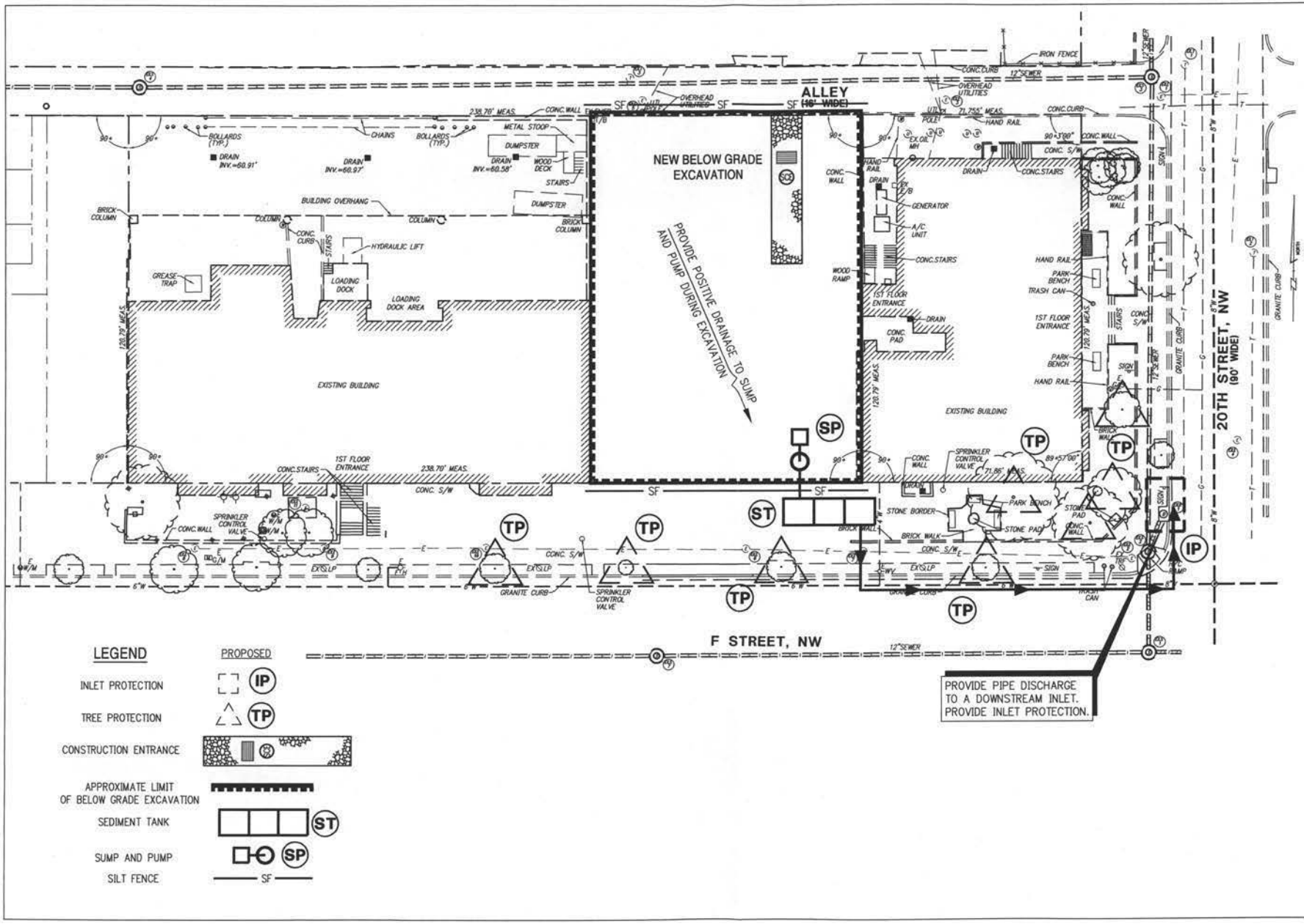


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2. EXISTING CONDITIONS PLAN

SCALE: 1" = 30'

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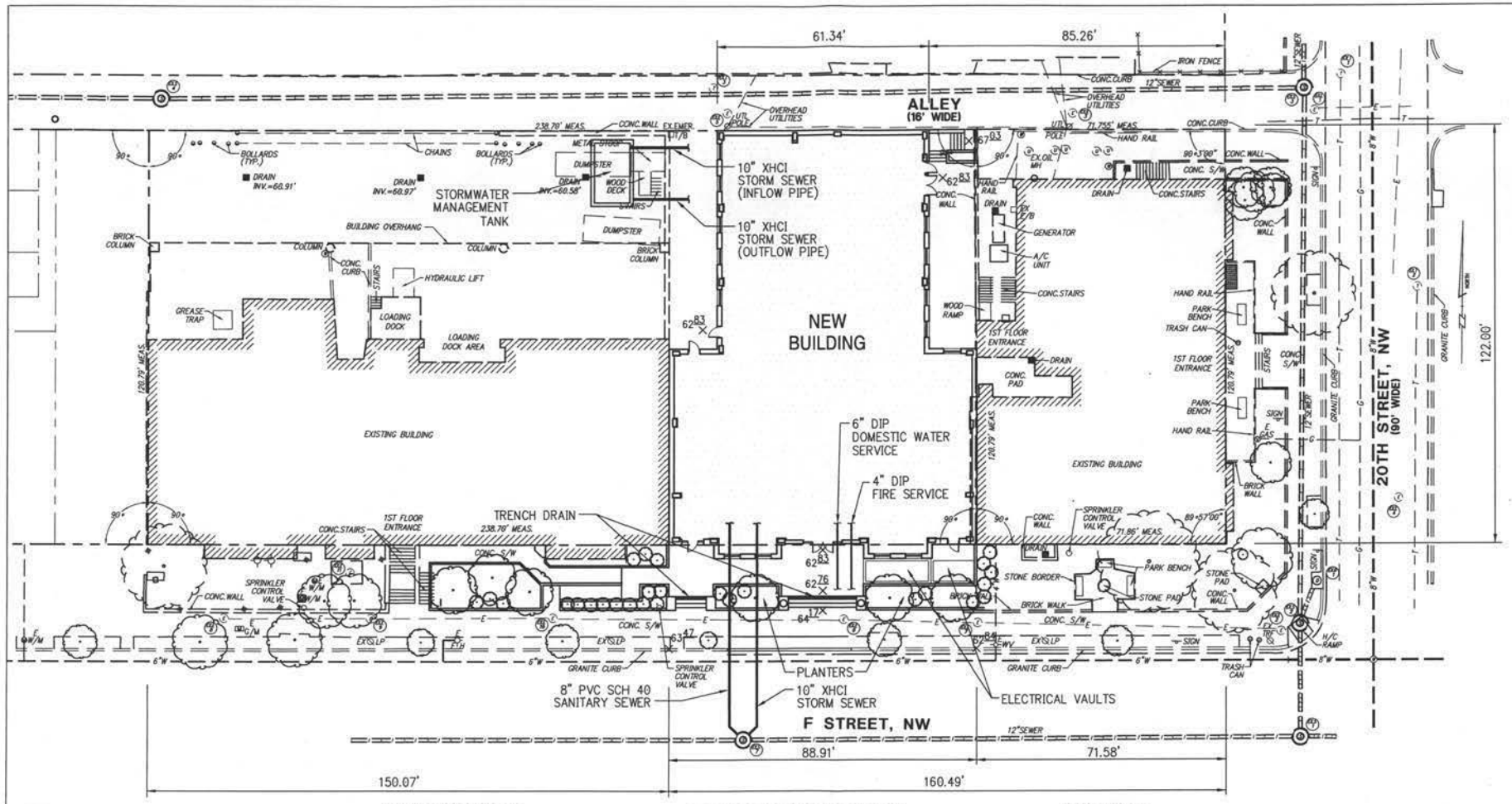


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3. SEDIMENTATION AND EROSION CONTROL PLAN

SCALE: 1" = 30'

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info@wilesmensch.com



STORMWATER MANAGEMENT NARRATIVE:

***PRE-DEVELOPED RUNOFF (15 YEAR STORM)**

T_C= 5 MINUTES, I_{15}=7.56 IN./HR., C= 0.35

A(TOTAL) = 10,860 OR 0.25 AC

$Q_{15} = CI_{15}A = 0.35 \times 7.56 \times 0.25 = 0.66$ CFS

***POST-DEVELOPED RUNOFF (15 YEAR STORM)**

T_C= 5 MINUTES, I =7.56 IN./HR., C= 0.9

A(TOTAL) = 10,860 OR 0.25 AC

$Q_{15} = CI_{15}A = 0.9 \times 7.56 \times 0.25 = 1.70$ CFS

***SHORT CUT ROUTING**

1.25 $(Q_{post} - Q_{pre})T_C$

1.25 (1.70 – 0.66) 5 x 60 = 390 CF

FOR SHORT CUT ROUTING THE SFWQ WILL REQUIRE A VOLUME OF 390 CF.

***STORM DATA**

STORM FREQUENCY = 15 YEARS

STORM DURATION = 24 HOURS

TIME OF CONCENTRATION = 5 MINS.

STORM INTENSITY = 7.56 IN/HR

RAINFALL DEPTH = d = 0.63 INCH

RUNOFF COEF.(PRE– DEVELOPMENT) C = 0.35

RUNOFF COEF.(POST– DEVELOPMENT) C = 0.9

***VOLUME OF STORAGE NEEDED: Vw**

$V_W = Q_i \times A_{imp} - F \times T \times A_2$ . . . . . (EQ. #2)

$A_2 = 50 + (A_{imp} - 0.1 \text{ ACRES}) \times 167$ SQ. FT./ACRE

$A_2 = 50 + (0.25 - 0.1) \times 167 = 75.05$ SQ. FT.

CHOOSE A_1 = 35 SQ. FT. & A_2 = 75 SQ. FT.

$V_W = Q_i \times A_{imp} - F \times T \times A_2$

$V_W = (0.5/12 \times 10{,}860 \text{ SF}) - 1.18 \text{ FT./HR.} \times 1.0 \text{ HR.} \times 75$

$V_W = 364$

*** CONCLUSION :**

THE SFWQ WILL REQUIRE A VOLUME OF 390 CF.

STRUCTURE DIMENSIONS: (INTERNAL ONLY)

W = 10.0 FT.

$A_2 = L_2 \times W$ $\quad A_1 = L_1 \times W$

$75 = L_2 \times 10$ $\quad 35 = L_1 \times 10$

$L_2 = \frac{75}{10}$ $\quad L_1 = \frac{35}{10}$

L_2 = 7.5 FT. $\quad L_1$ = 3.5

USE L_2= 7.5 FT., L_1= 5.0 FT., L_3= 3.0 FT.

INSIDE DIMENSIONS OF SAND FILTER:
WIDTH: 10.0 FT.
LENGTH: 17.5 FT.

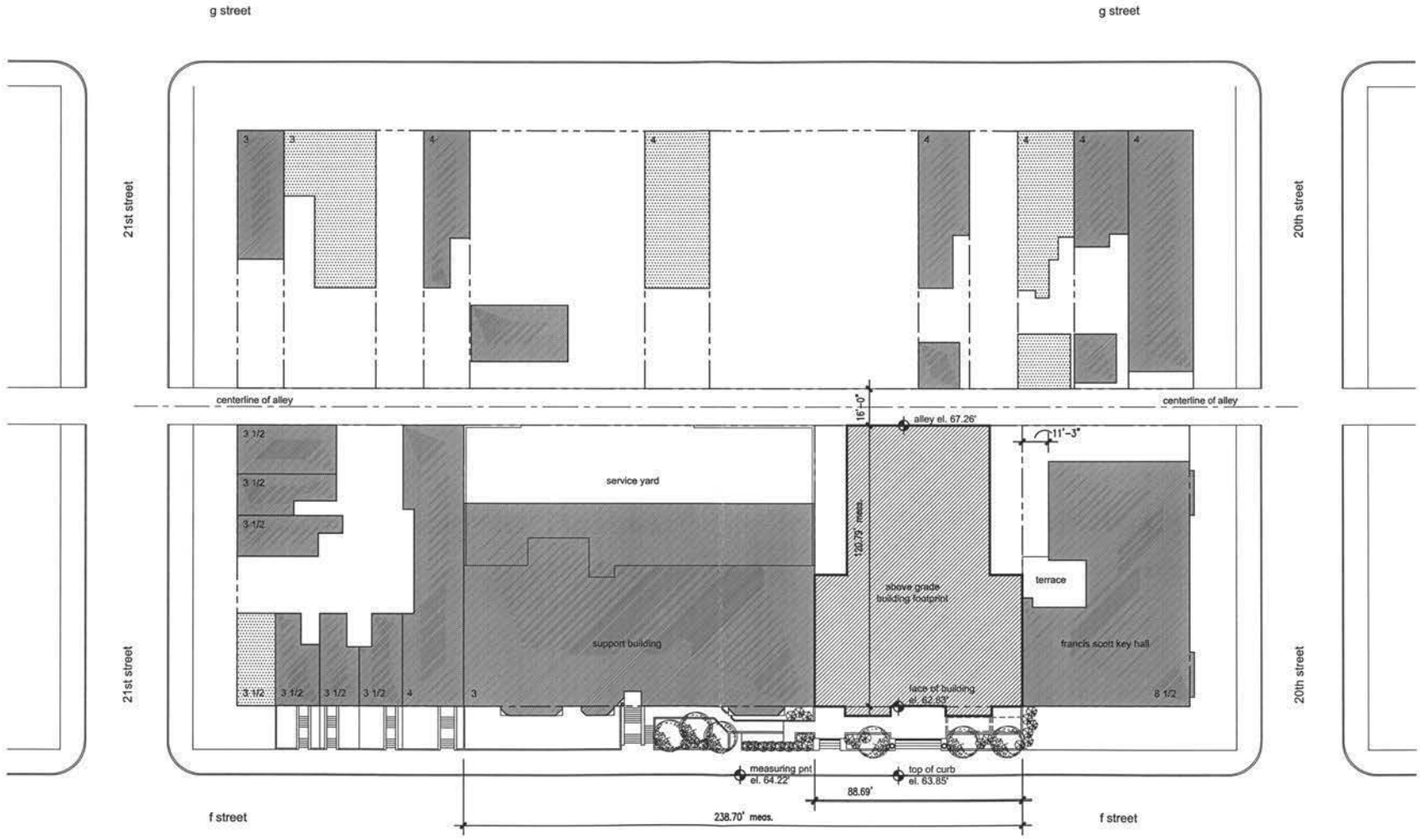
DOMESTIC AND FIRE WATER METER TO BE PROVIDED PER DC WATER AND SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.

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4. LAYOUT AND UTILITY PLAN

SCALE: 1" = 30'

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5 • SITE PLAN

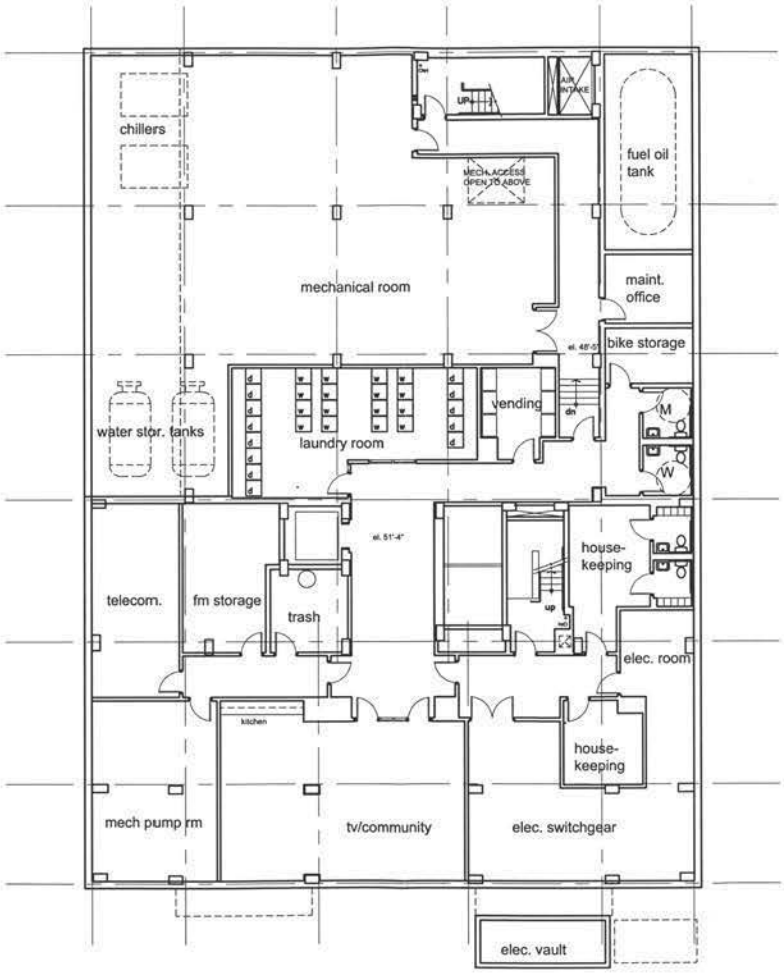
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GW Project # GAMP-03-05

0 20 40 60 FEET
SCALE : 1" = 20'-0"

N

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6 • LOWER LEVEL PLAN

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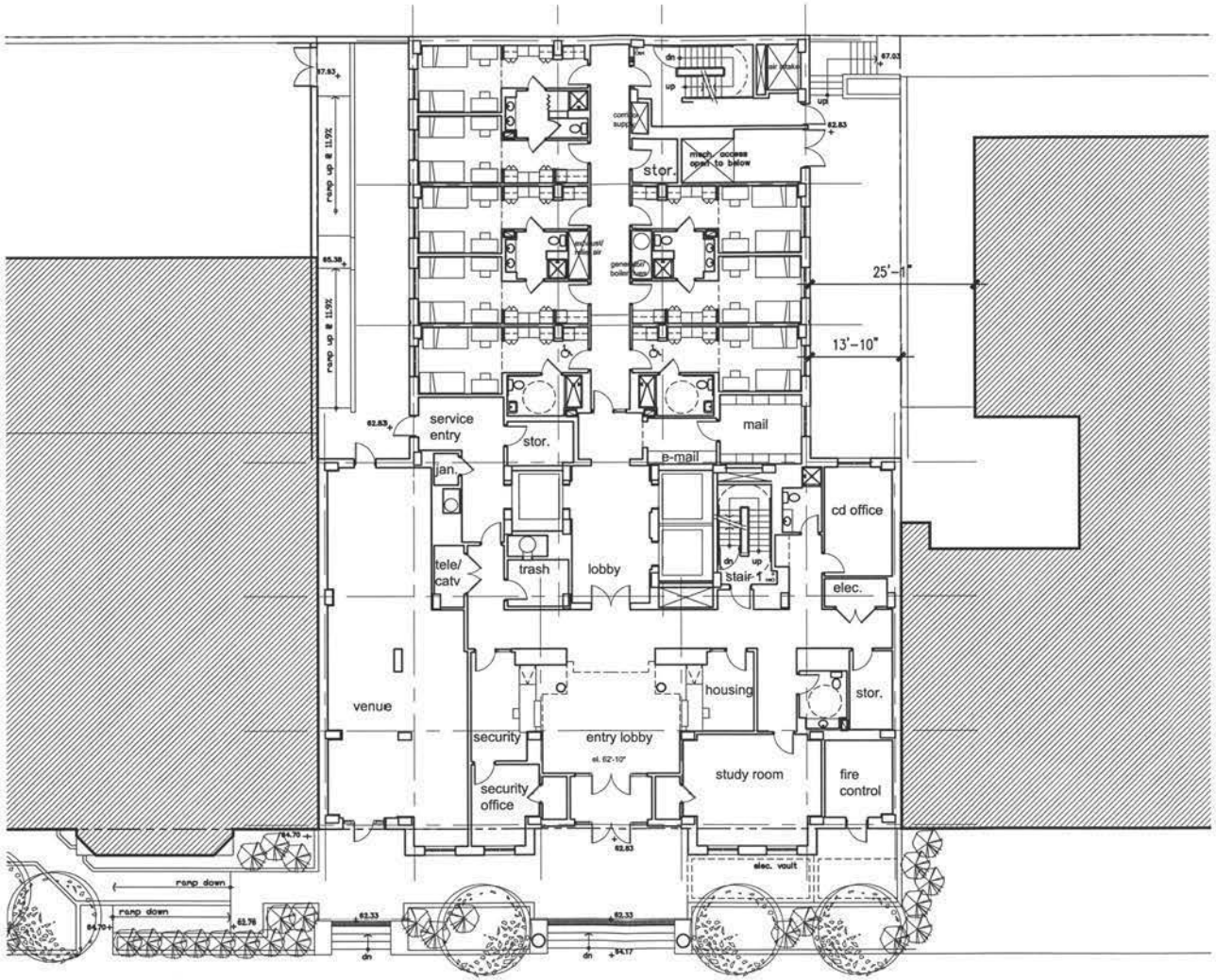
GW Project # CAMP-03-05

0 4 8 16 32 FEET

SCALE : 1/8" = 1'-0"

N

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7 • GROUND FLOOR PLAN

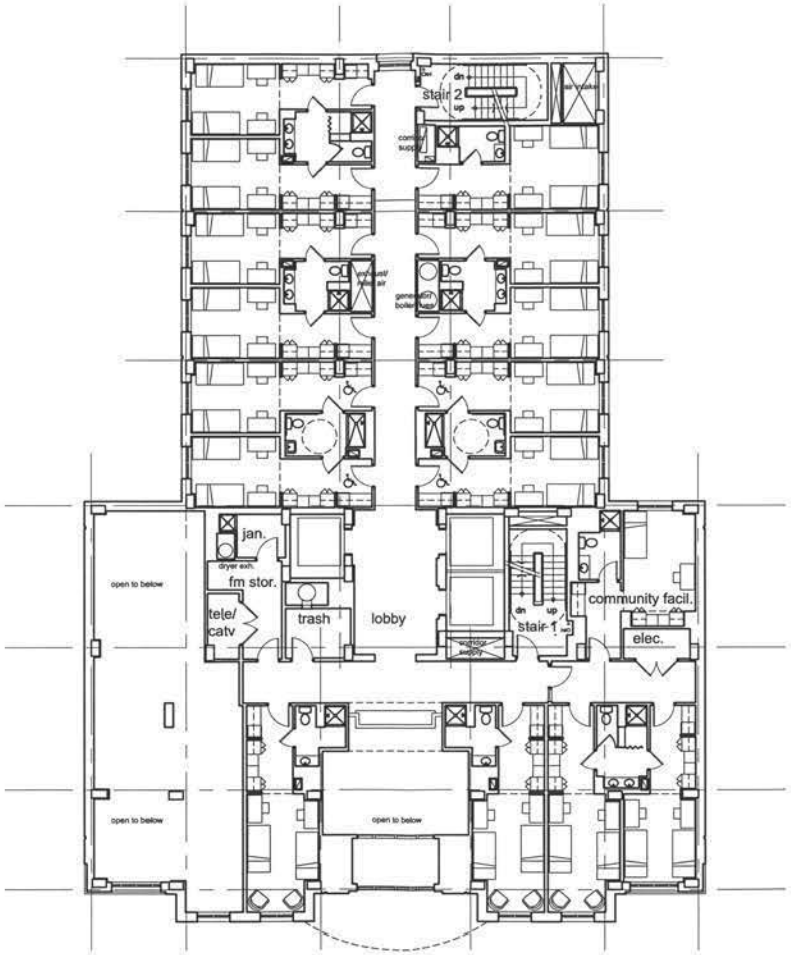
SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP-03-05

0 4 8 16 32 FEET
SCALE : 1/8" = 1'-0"

N

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8 • 2nd FLOOR PLAN

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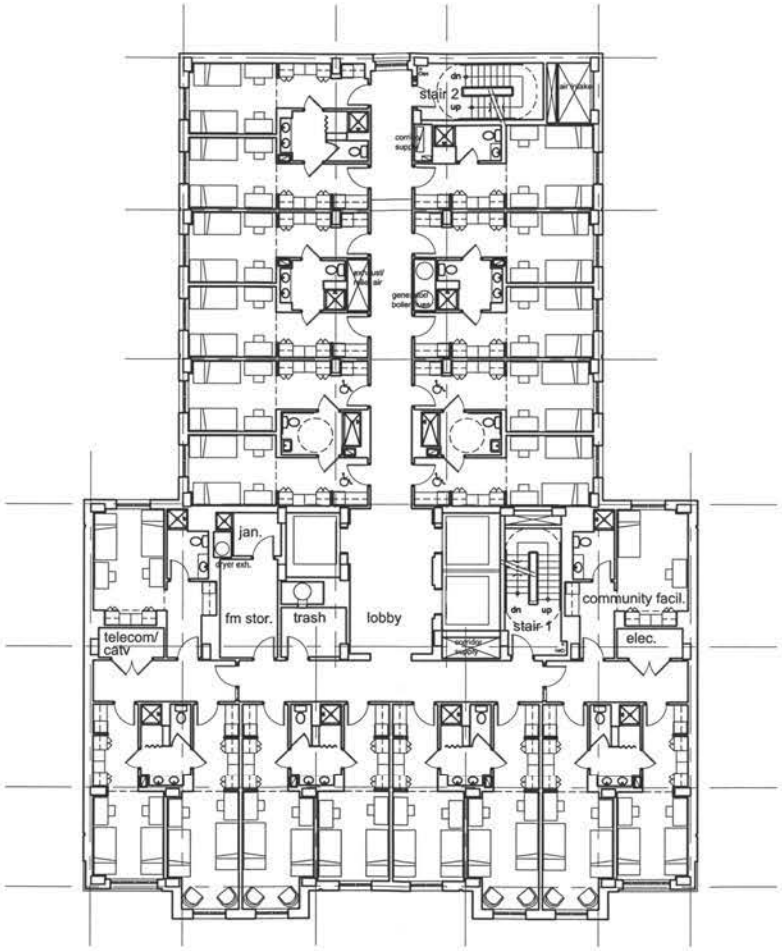
GW Project # CAMP-03-05

0 4 8 16 32 FEET

SCALE : 1/8" = 1'-0"

N

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9 • 3rd-4th FLOOR PLAN

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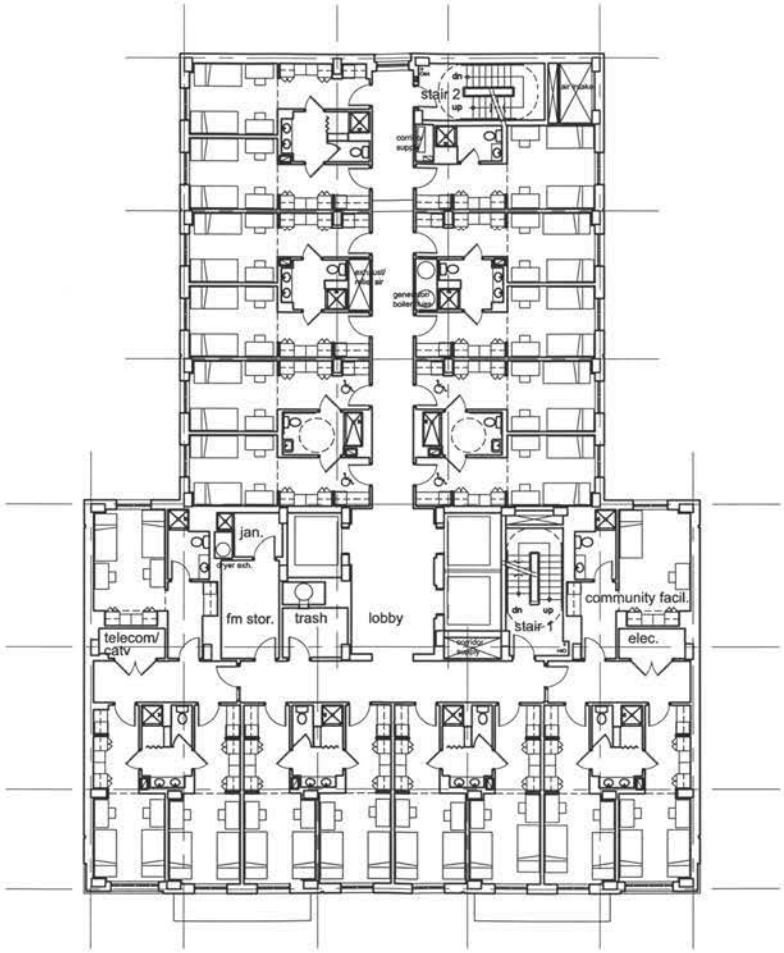
GW Project # CAMP-03-05

0 4 8 16 32 FEET

SCALE : 1/8" = 1'-0"

N

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10 • 5th-11th FLOOR PLAN

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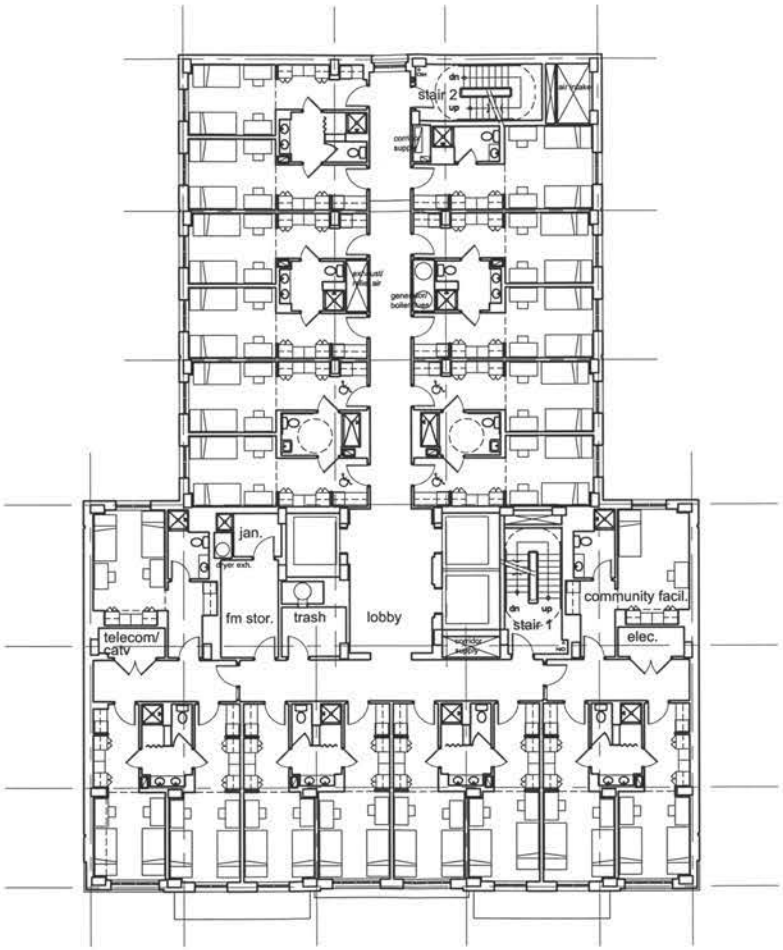
GW Project # CAMP-03-05

0 4 8 16 32 FEET

SCALE : 1/8" = 1'-0"

N

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11 • 12th FLOOR PLAN

SQUARE 103 STUDENT RESIDENCE HALL

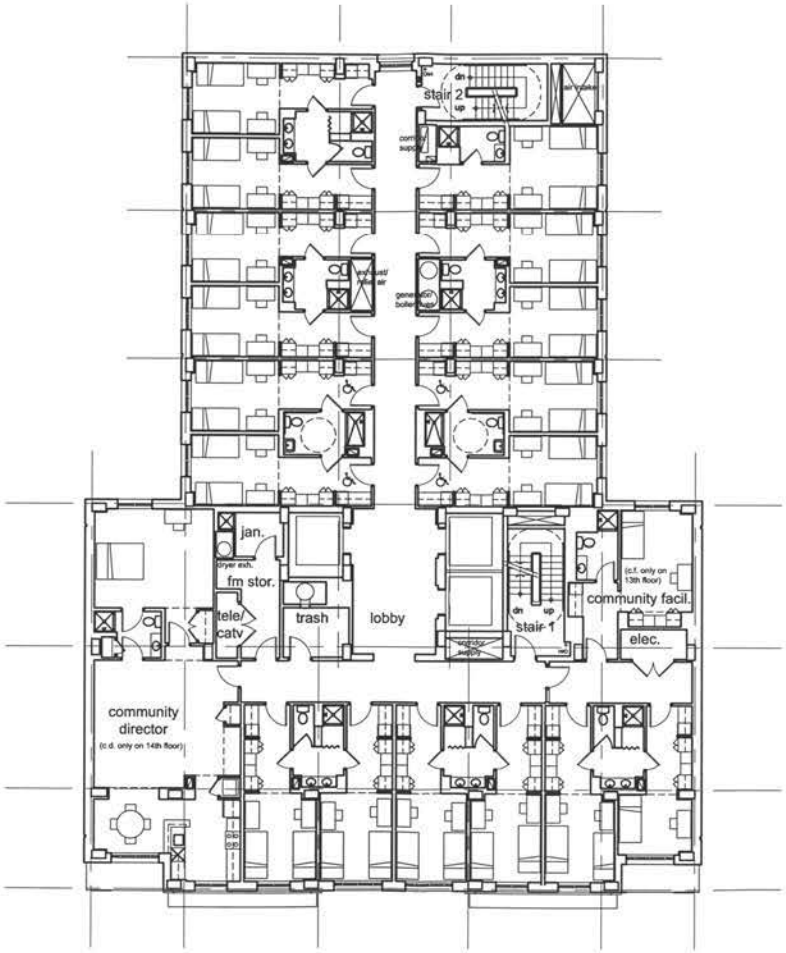
GW Project # CAAIP-03-05

0 4 8 16 32 FEET

SCALE : 1/8" = 1'-0"

N

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12 • 13th-14th FLOOR PLAN

SQUARE 103 STUDENT RESIDENCE HALL

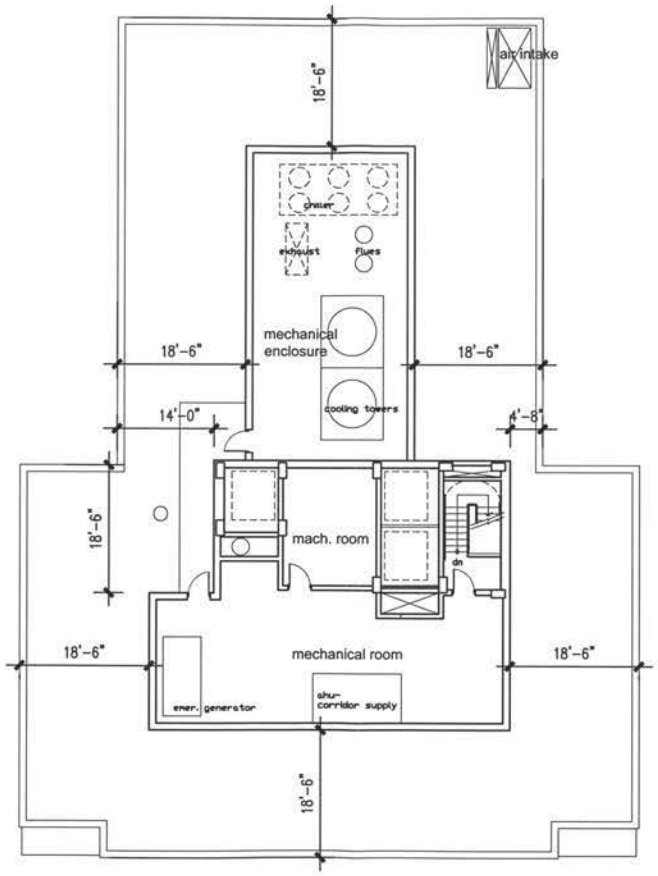
GW Project # CA31P-03-05

0 4 8 16 32 FEET

SCALE : 1/8" = 1'-0"

N

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13 • ROOF PLAN

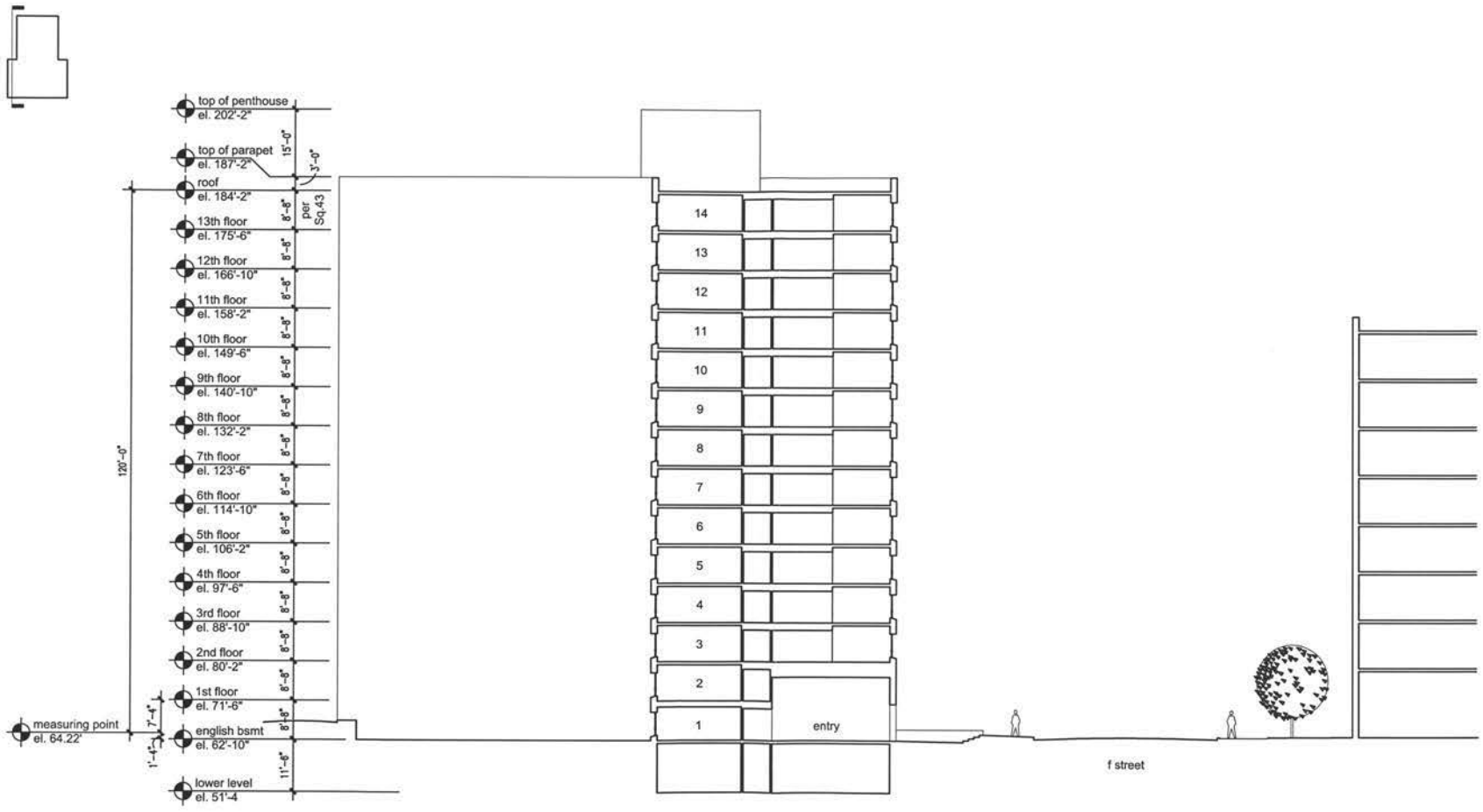
SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CASIP-03-05

0 4 8 16 32 FEET
SCALE : 1/8" = 1'-0"

N

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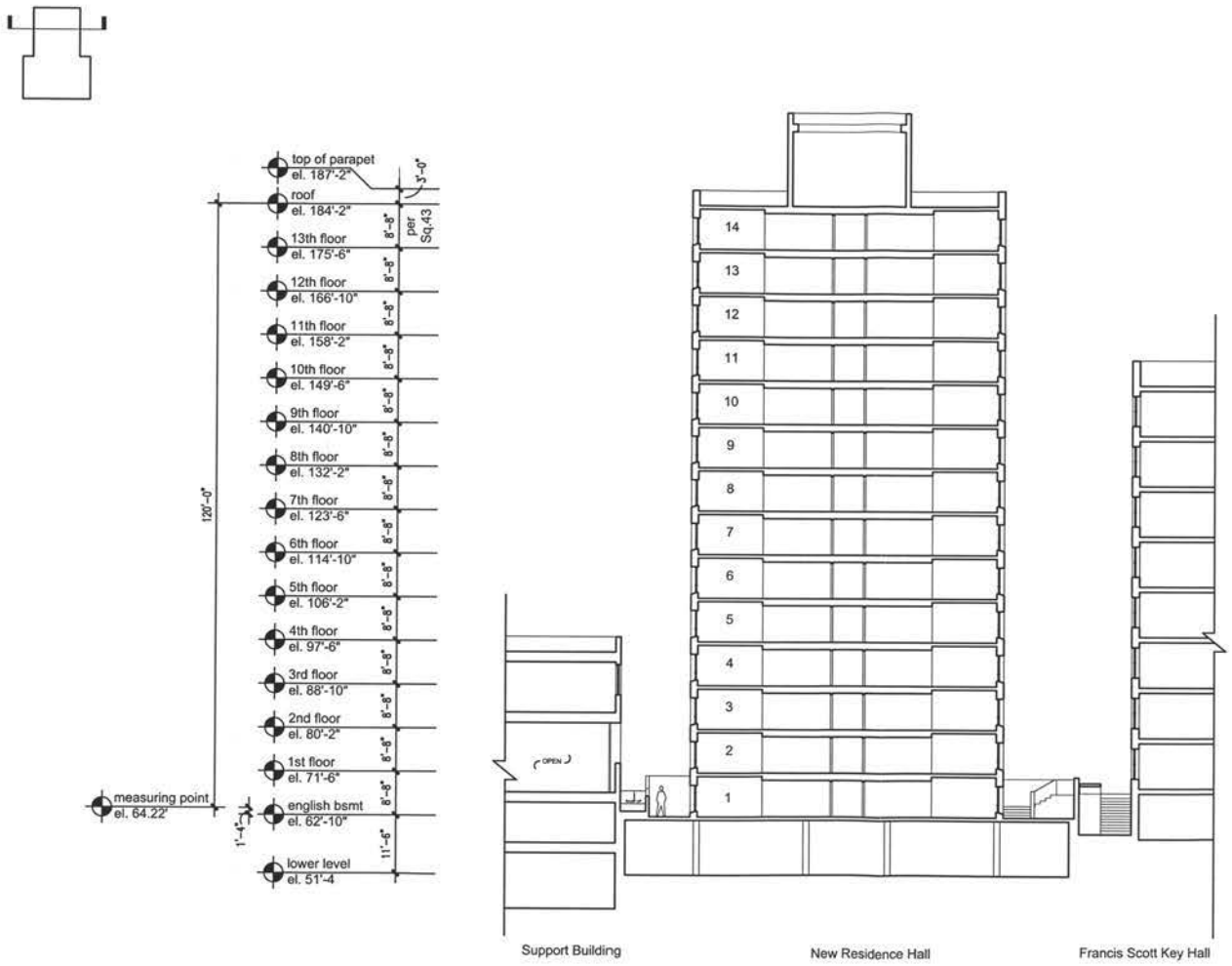
14 • BUILDING SECTION

SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP-03-05

0 5 10 20 40 FEET
SCALE : 3/32" = 1'-0"

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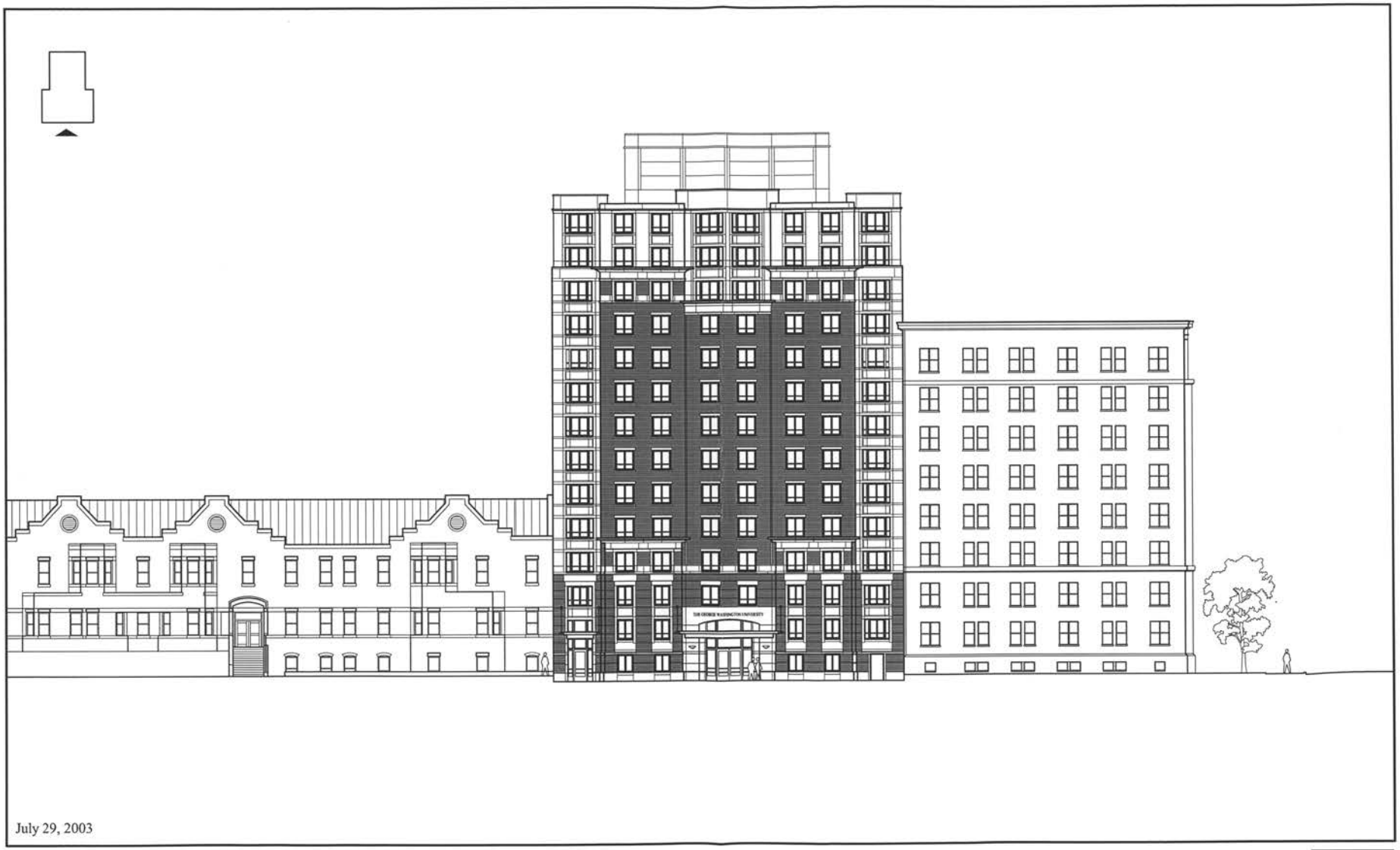
15 • BUILDING SECTION

SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP-03-05

0 5 10 20 40 FEET
SCALE : 3/32" = 1'-0"

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16 • F STREET ELEVATION (SOUTH)

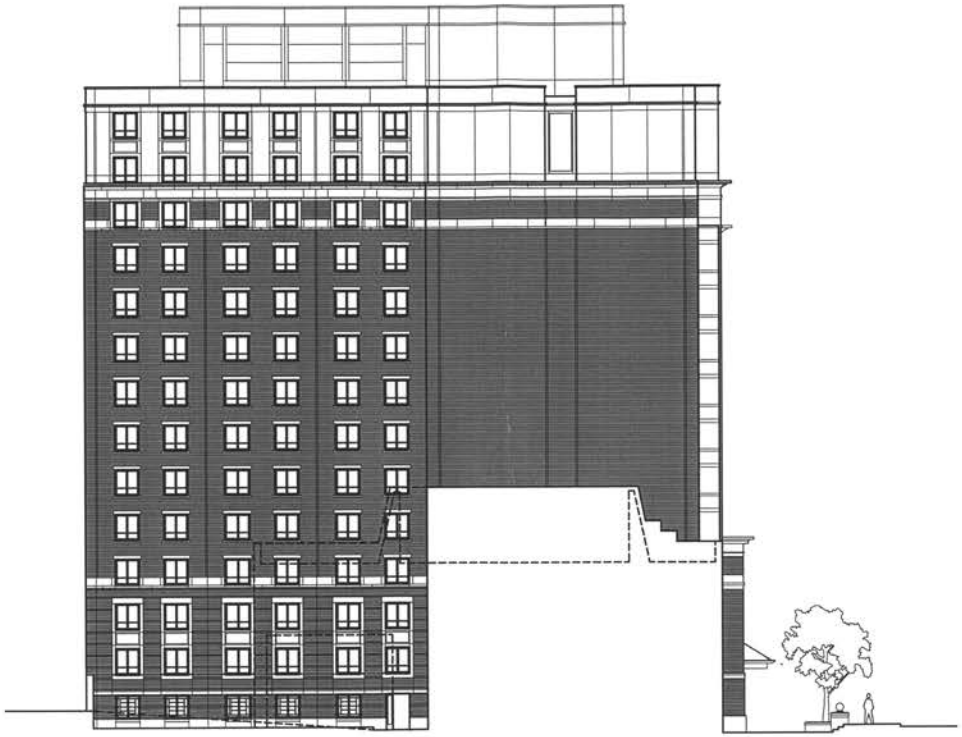
SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CASIP-03-05

0 5 10 20 40 FEET

SCALE : 3/32" = 1'-0"

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17 • WEST ELEVATION

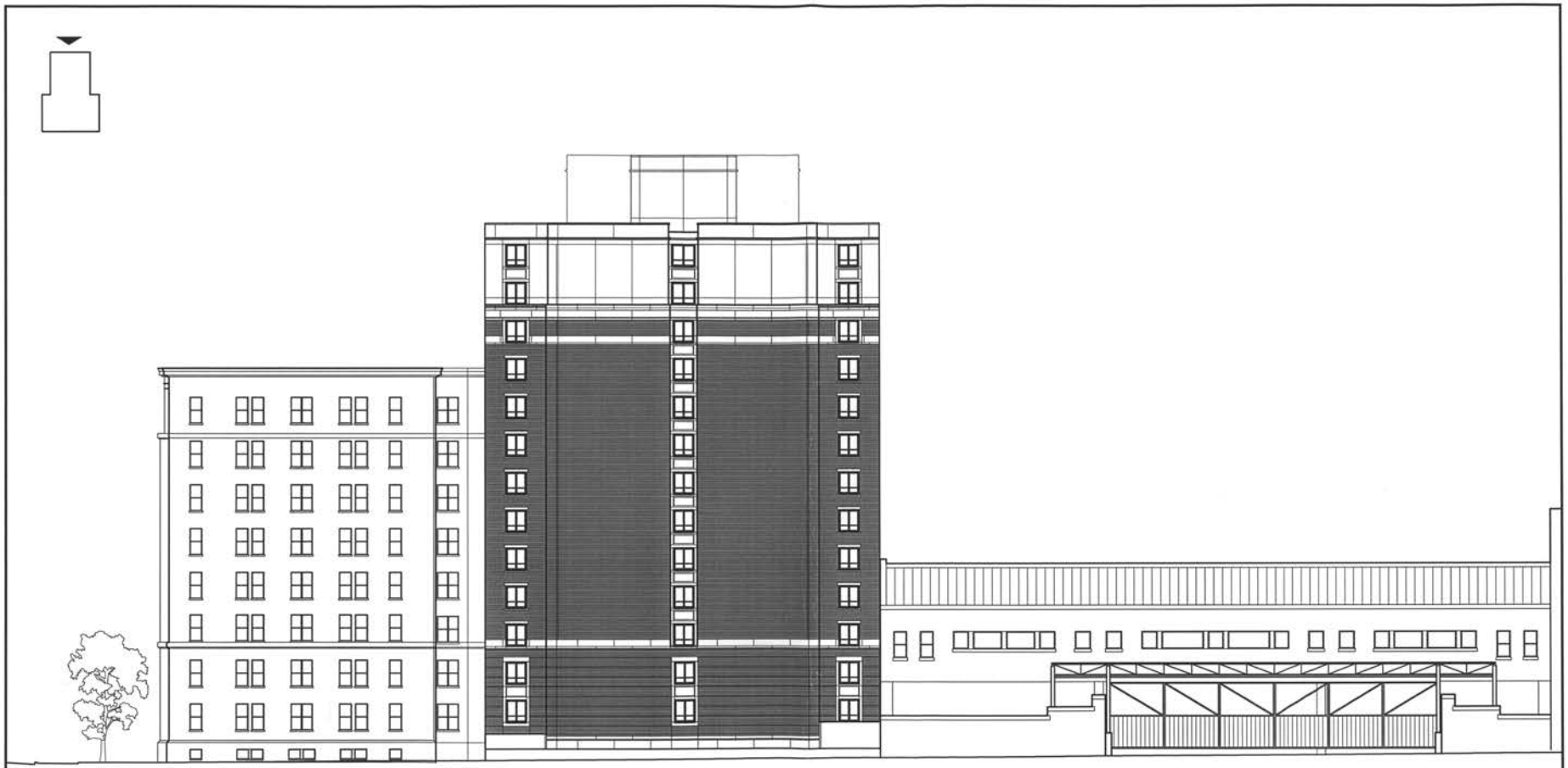
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GW Project # CAMP-03-05

0 5 10 20 40 FEET

SCALE : 3/32" = 1'-0"

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18 • NORTH ELEVATION

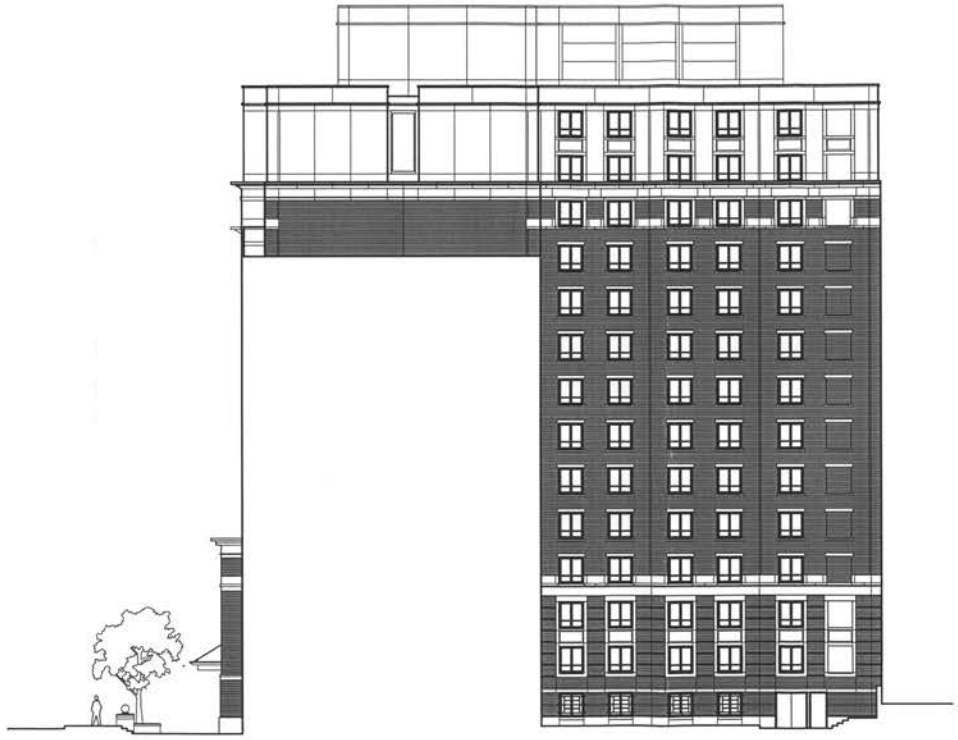
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SCALE : 3/32" = 1'-0"

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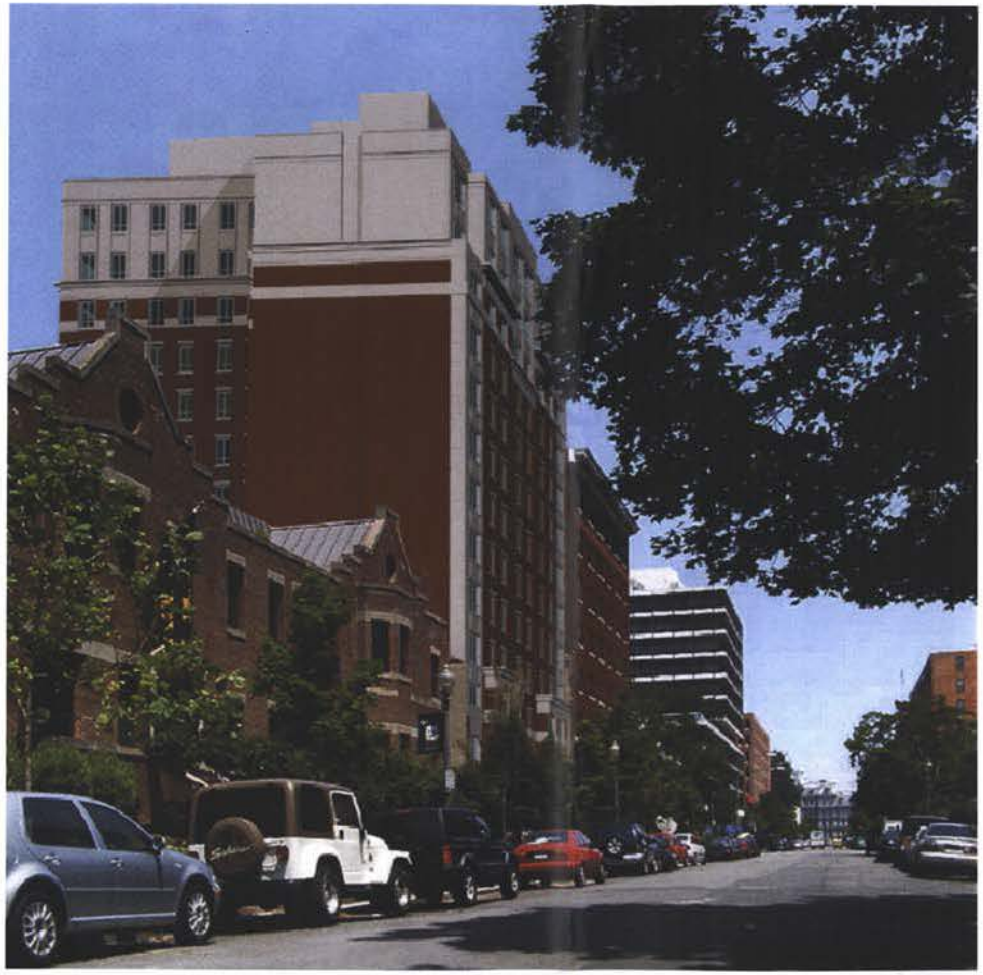
19 • EAST ELEVATION

SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP-03-05

0 5 10 20 40 FEET
SCALE : 3/32" = 1'-0"

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20 • VIEW ON F STREET LOOKING EAST

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21 • VIEW ON F STREET LOOKING EAST

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GW Project # CAMP 04.08

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F STREET NORTH



CORNER OF F AND 21ST LOOKING SOUTHWEST



CORNER OF G AND 21ST LOOKING SOUTHWEST



CORNER OF F AND 20TH LOOKING SOUTHWEST



F STREET LOOKING EAST



SERVICE ALLEY LOOKING EAST



SERVICE ALLEY LOOKING WEST



F STREET SOUTH



CORNER OF F AND 20TH LOOKING EAST



20TH LOOKING NORTH

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22 • SITE PHOTOS

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