

December 5, 2003

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, D.C.

• A CONSOLIDATED PLANNED UNIT DEVELOPMENT (PUD) •

SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP-03-05

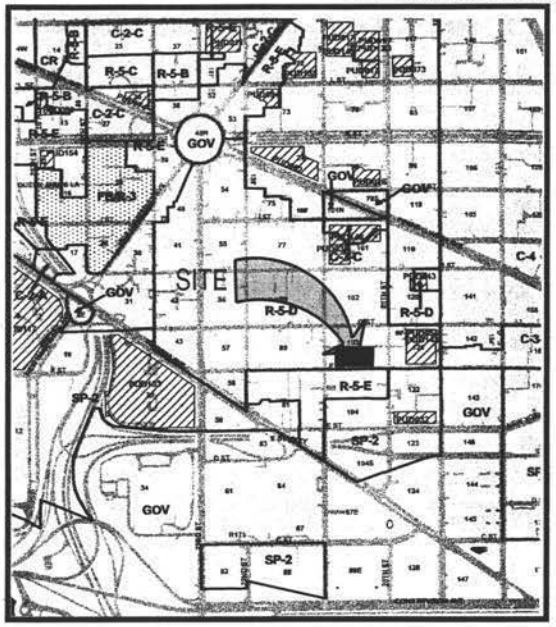
AYERS SAINT GROSS

ZONING COMMISSION
District of Columbia
CASE NO.03-29
EXHIBIT NO.19B

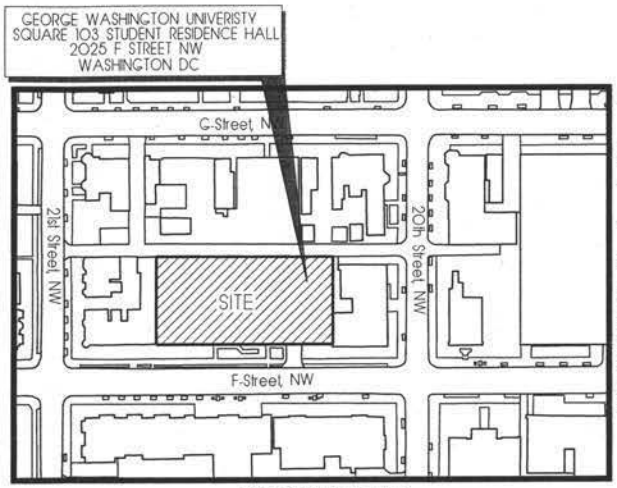
SITE DEVELOPMENT PLAN
(FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT (PUD))
THE GEORGE WASHINGTON UNIVERSITY
SQUARE 103 STUDENT RESIDENCE HALL
WASHINGTON D.C.

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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)
3.	LOT AREA:	28,868.66 SQ.FT. (0.66 AC.) RECORDED 28,832.60 SQ.FT. (0.66 AC.) MEASURED
4.	BUILDING FLOOR AREA: PENTHOUSE:	90,000.00 SQ.FT. 1,452.00 SQ.FT.
5.	BELOW GRADE AREA: (NOT FAR)	10,860.00 SQ.FT.
6.	HEIGHT:	90.00'
7.	FAR:	AGGREGATED AS PER CAMPUS PLAN
8.	LOT OCCUPANCY:	77.7%
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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2025 F Street NW
Suite 215
Washington, DC 20052
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Fax. No. (202) 994-8712

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Fax. No. (301) 588-1966

CIVIL ENGINEER:
WILES MENSCH CORPORATION
11860 Sunrise Valley Drive, Suite 200
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Baltimore MD. 21227
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Fax. No. (301) 588-1966

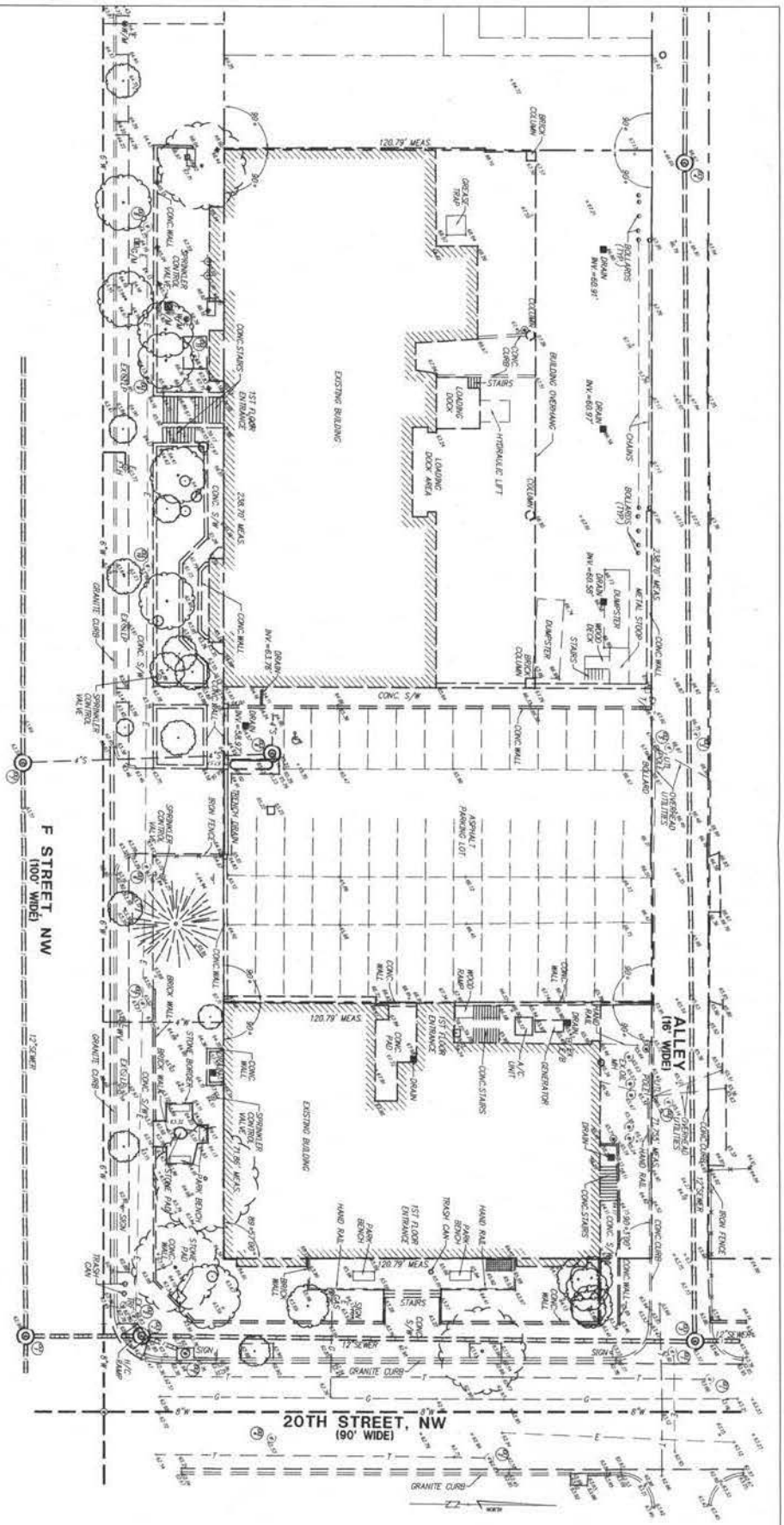
SPECIFICATION CONSULTANT:
HELLER & METZGER
5100 Wisconsin Avenue, NW
Suite 330
Rockville, MD 20850
Telephone No. (301) 424-7338
Fax. No. (301) 424-7012

THE GEORGE WASHINGTON UNIVERSITY
SQUARE 103 STUDENT RESIDENCE HALL
DECEMBER 05, 2003

1. COVER SHEET/NOTES

SCALE: N.T.S.

WILES MENSCH CORPORATION
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11860 SUNRISE VALLEY DRIVE SUITE 200
RESTON, VIRGINIA 20191
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Fax: (703) 264-0595
info@wilesmensch.com

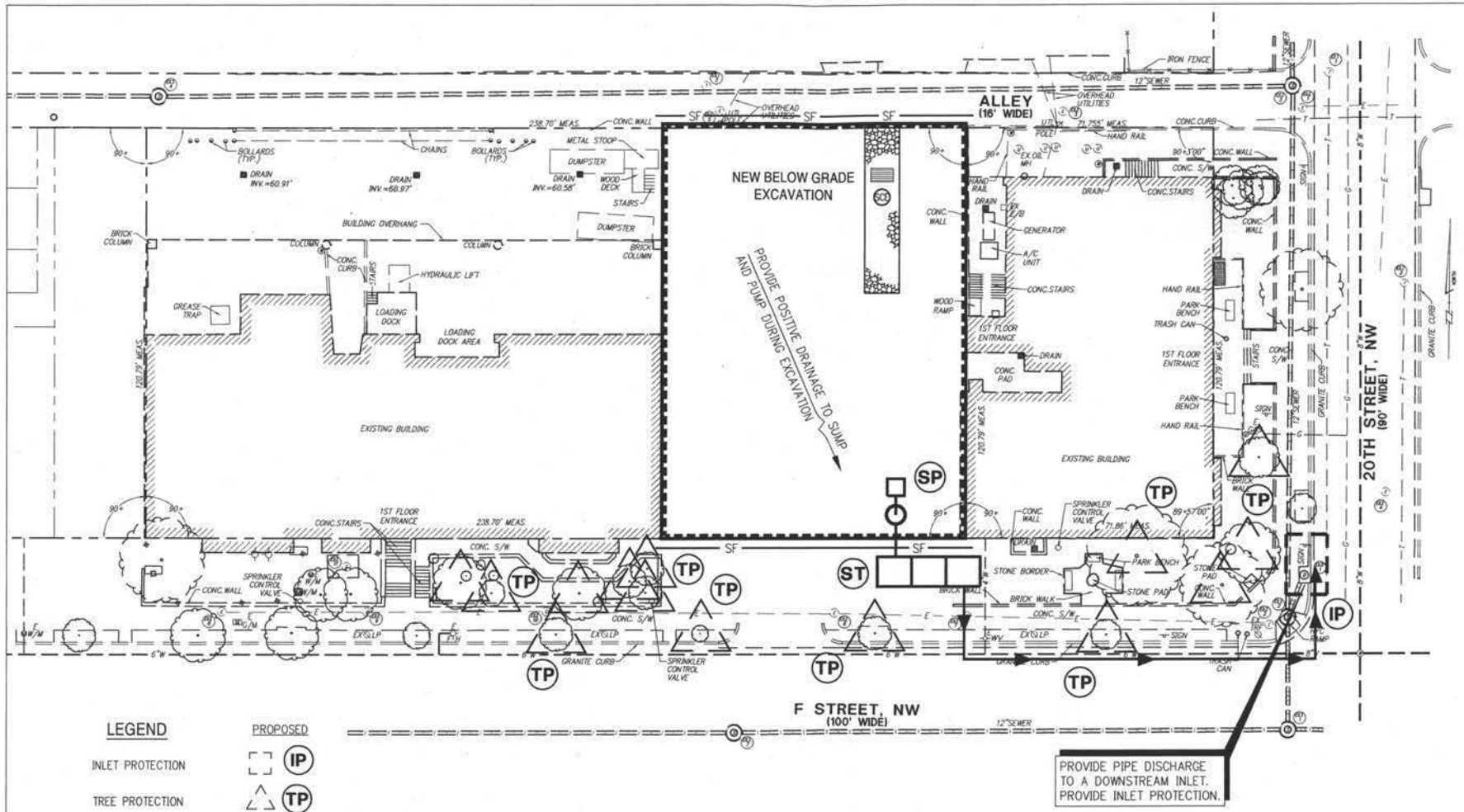


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SCALE: 1" = 30'

2. EXISTING CONDITIONS PLAN

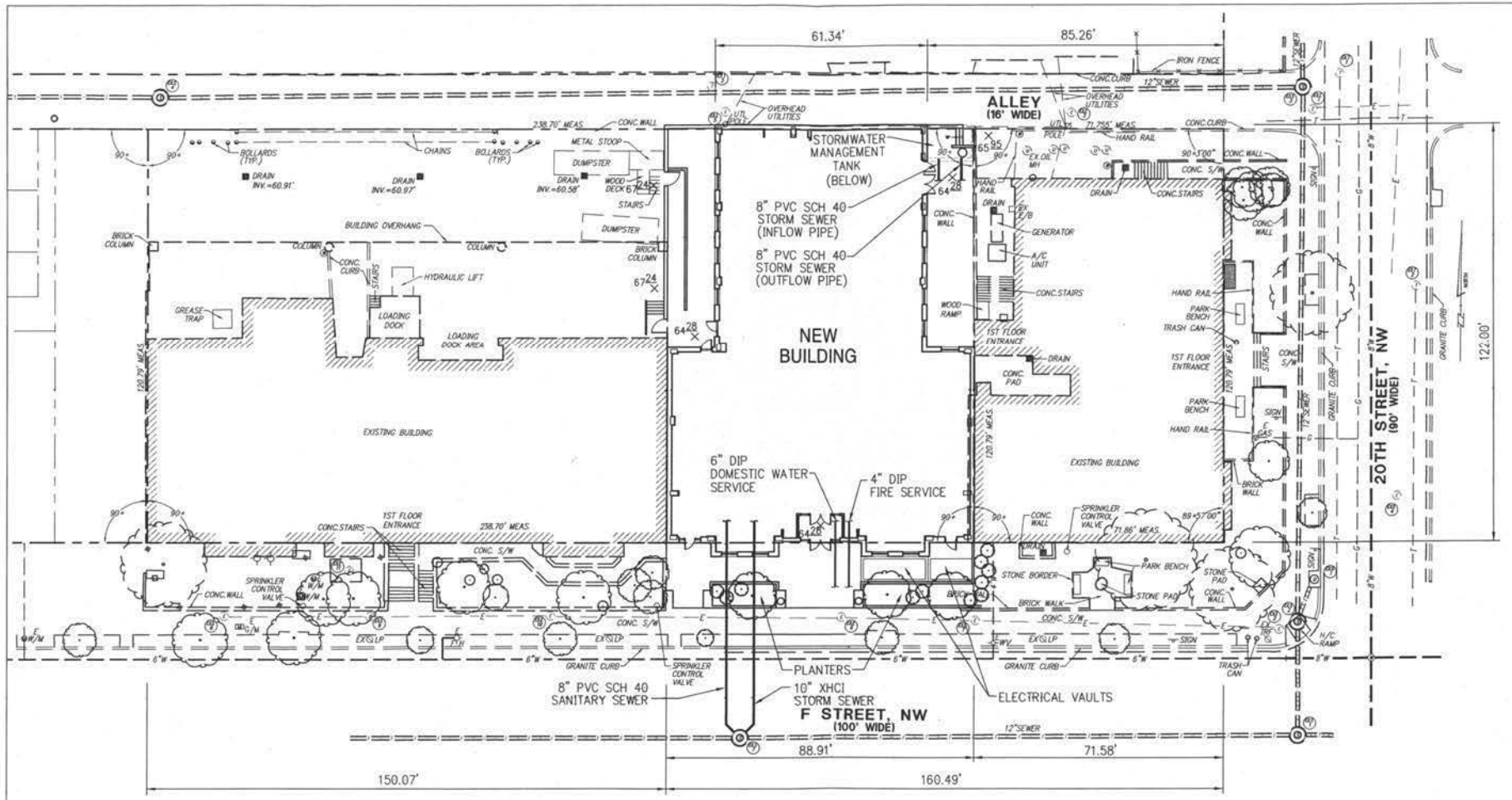


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3. SEDIMENTATION AND EROSION CONTROL PLAN

SCALE: 1" = 30'

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info@wilesmensch.com



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4. LAYOUT AND UTILITY PLAN

SCALE: 1" = 30'

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Planning, Engineering, Surveying, & Landscape Architecture
11860 SUNRISE VALLEY DRIVE
SUITE 200
RESTON, VIRGINIA 20191
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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.

USE A_2 = 109.84 SF

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

$V_W = (0.5/12 \times 10{,}860 \text{ SF}) - 1.18 \text{ FT./HR.} \times 1.0 \text{ HR.} \times 109.84$

V_W = 322.89 CF

*** CONCLUSION :**

THE SFWQ WILL REQUIRE A VOLUME OF 390 CF.

DISTANCE BET. TOP OF FILTER LAYER AND INVERT IN (h)

$V_W = (L \times W \times 3.0 \times 0.60) + (L \times W \times h)$

$390 = (12.67 \times 8.67 \times 3.0 \times 0.60) + (12.67 \times 8.67 \times h)$

$390 = 197.73 + 109.85h$

$390 - 197.73 = 109.85h$

$192.27 = 109.85h$

$h = \frac{192.27}{109.85}$; h = 1.75'

INSIDE DIMENSIONS OF SAND FILTER:
WIDTH: 8.67 FT.
LENGTH: 12.67 FT.

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



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5 • SITE PLAN

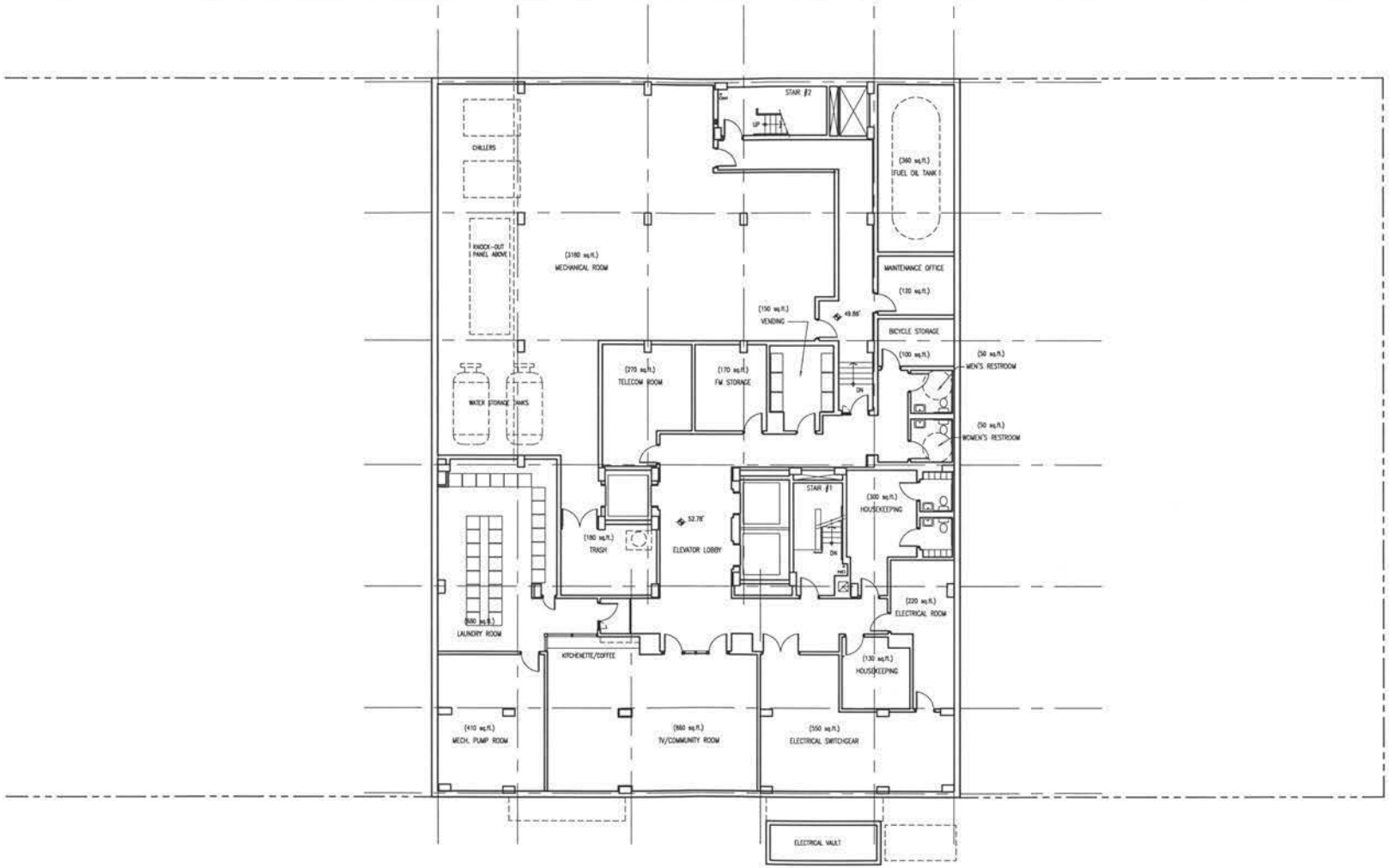
SQUARE 103 STUDENT RESIDENCE HALL

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

N

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6 • LOWER LEVEL PLAN

SQUARE 103 STUDENT RESIDENCE HALL

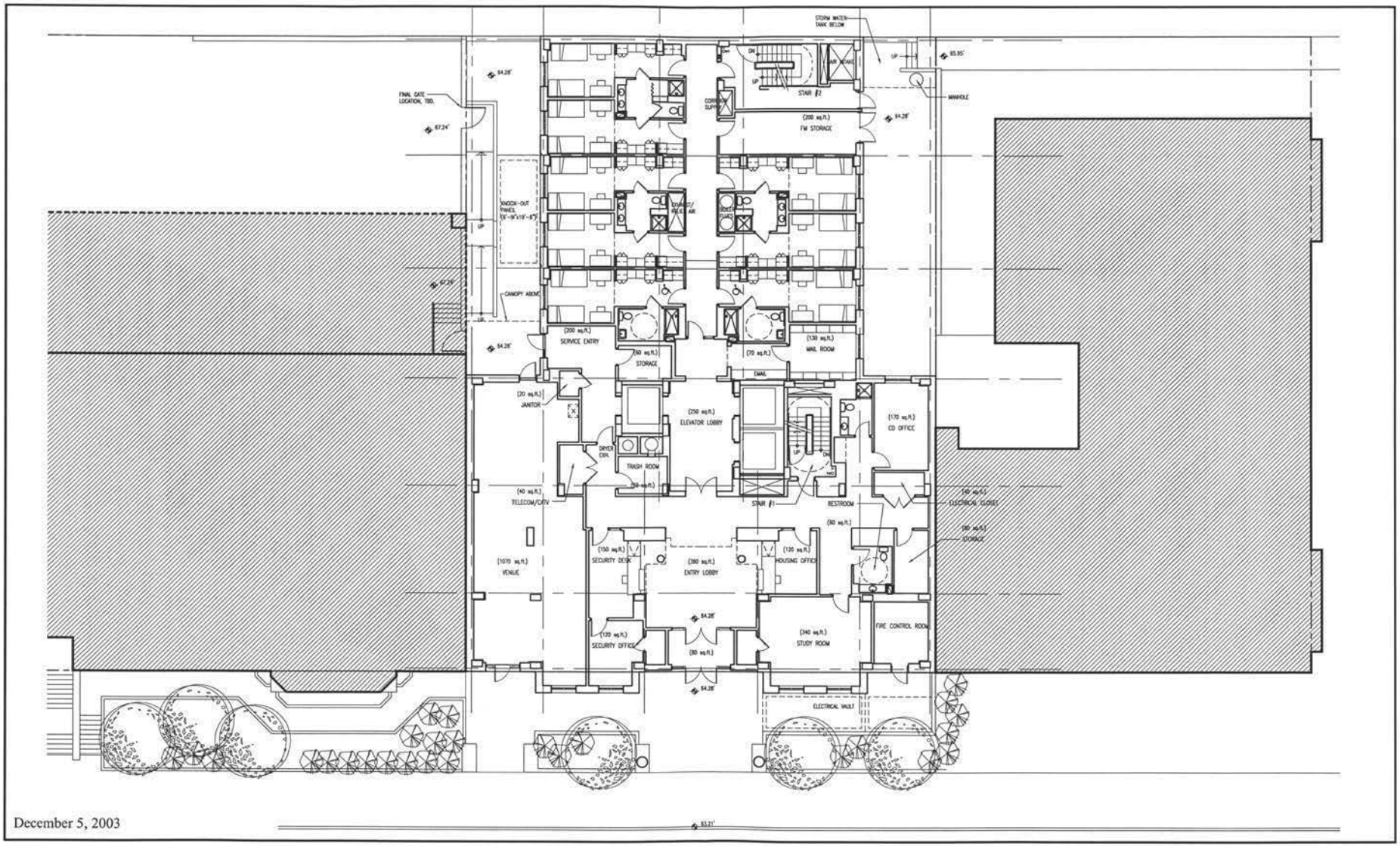
GW Project # CAMP-03-05

0 4 8 16 32 FEET

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

N

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7 • GROUND FLOOR PLAN

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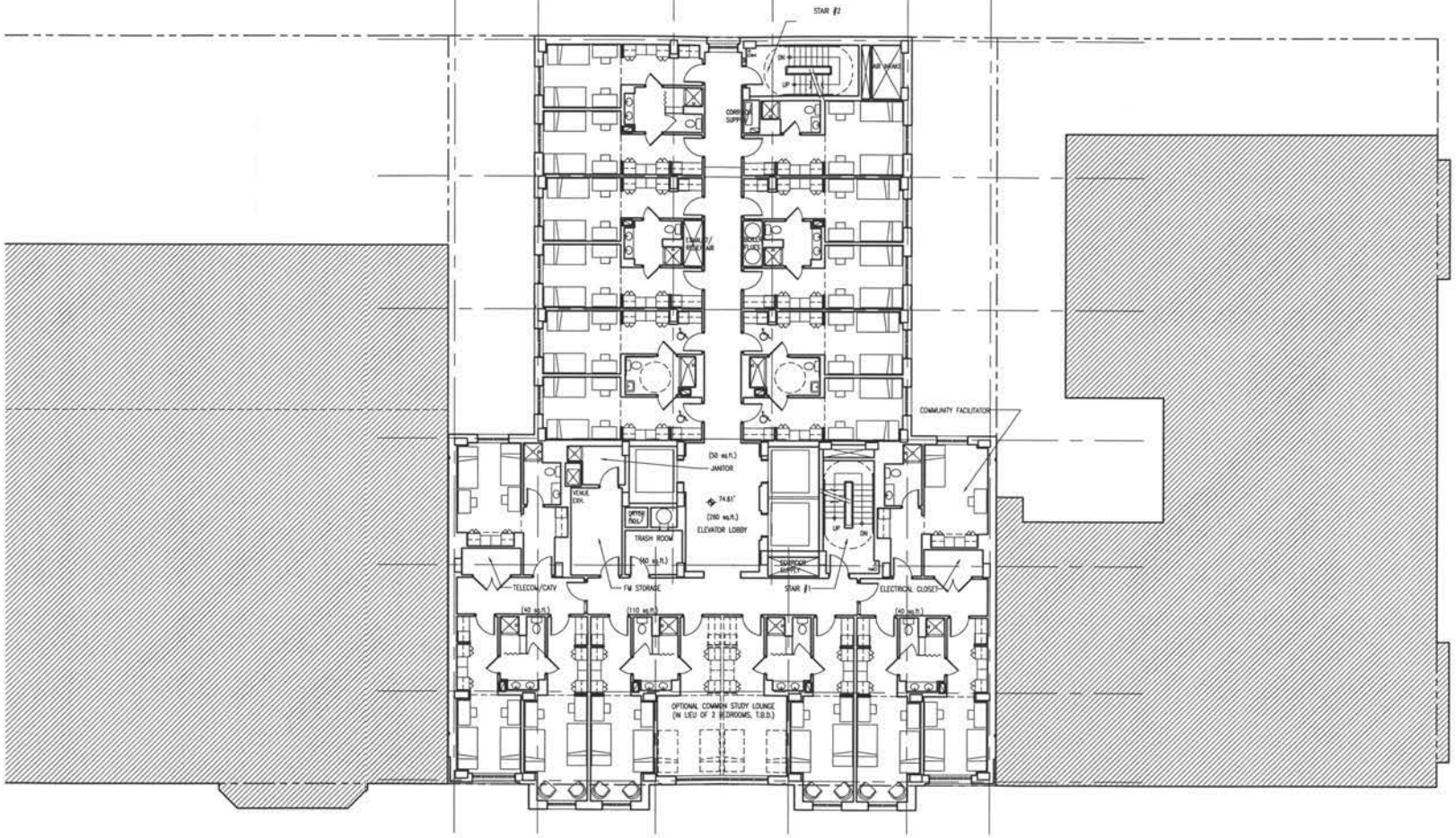
GW Project # CAMP-03-05

0 4 8 16 32 FEET

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

N

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8 • SECOND FLOOR PLAN

SQUARE 103 STUDENT RESIDENCE HALL

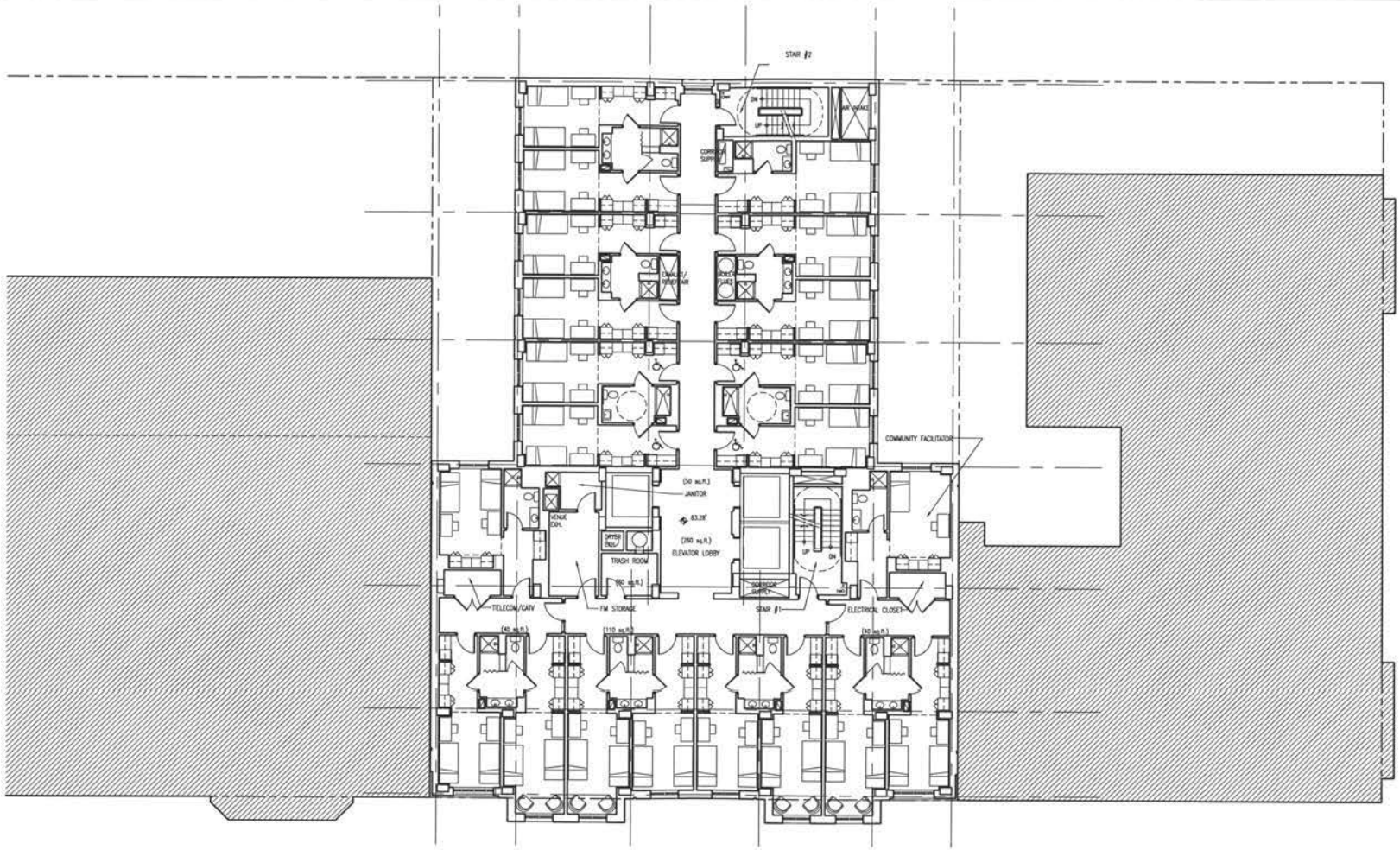
GW Project # CAMP-03-05

0 4 8 16 32 FEET

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

N

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9 • THIRD FLOOR PLAN

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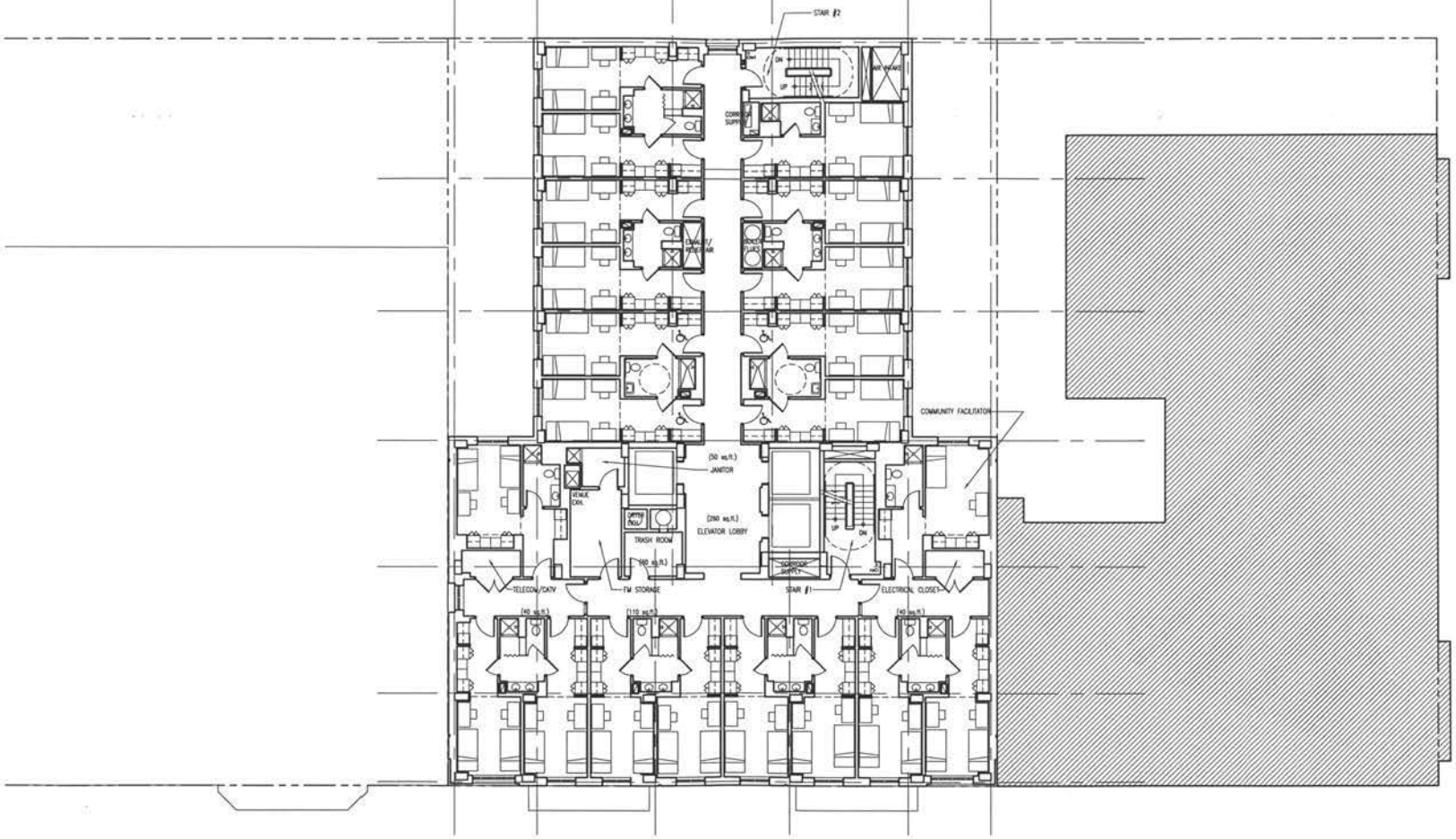
GW Project # CAMP-03-05

0 4 8 16 32 FEET

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

N

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10 • 4th - 9th FLOOR PLAN

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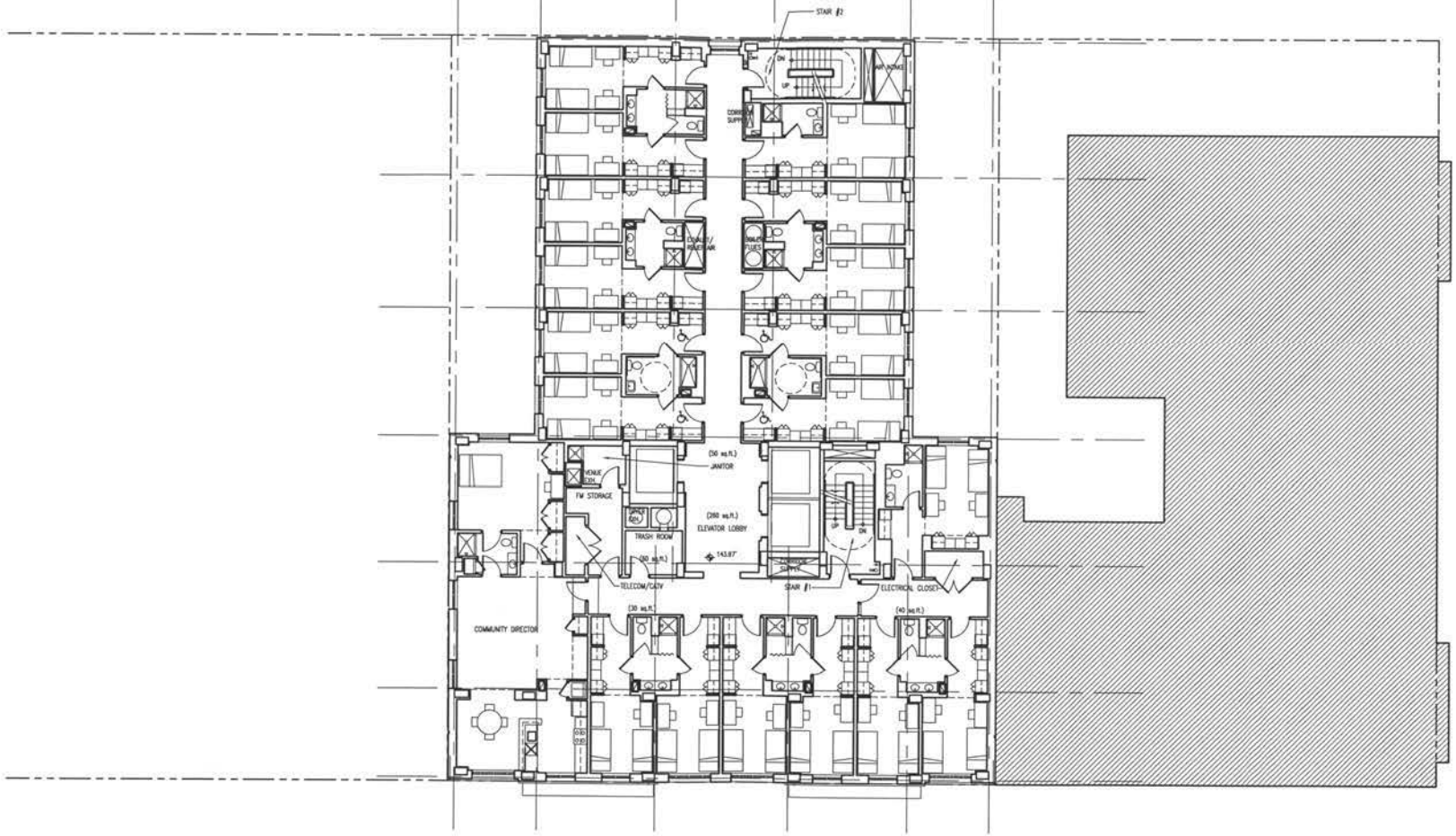
GW Project # CAMP-03-05

0 4 8 16 32 FEET

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

N

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11 • 10th FLOOR PLAN

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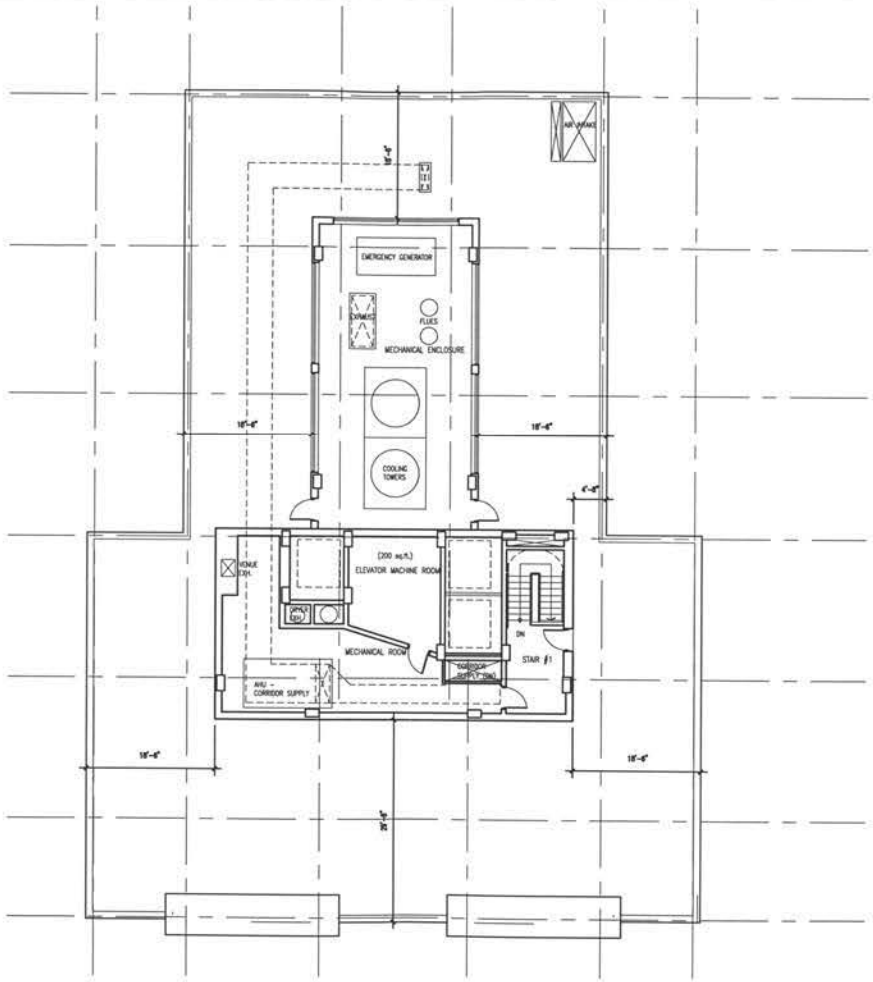
GW Project # CAMP-03-05

0 4 8 16 32 FEET

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

N

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12 • ROOF PLAN

SQUARE 103 STUDENT RESIDENCE HALL

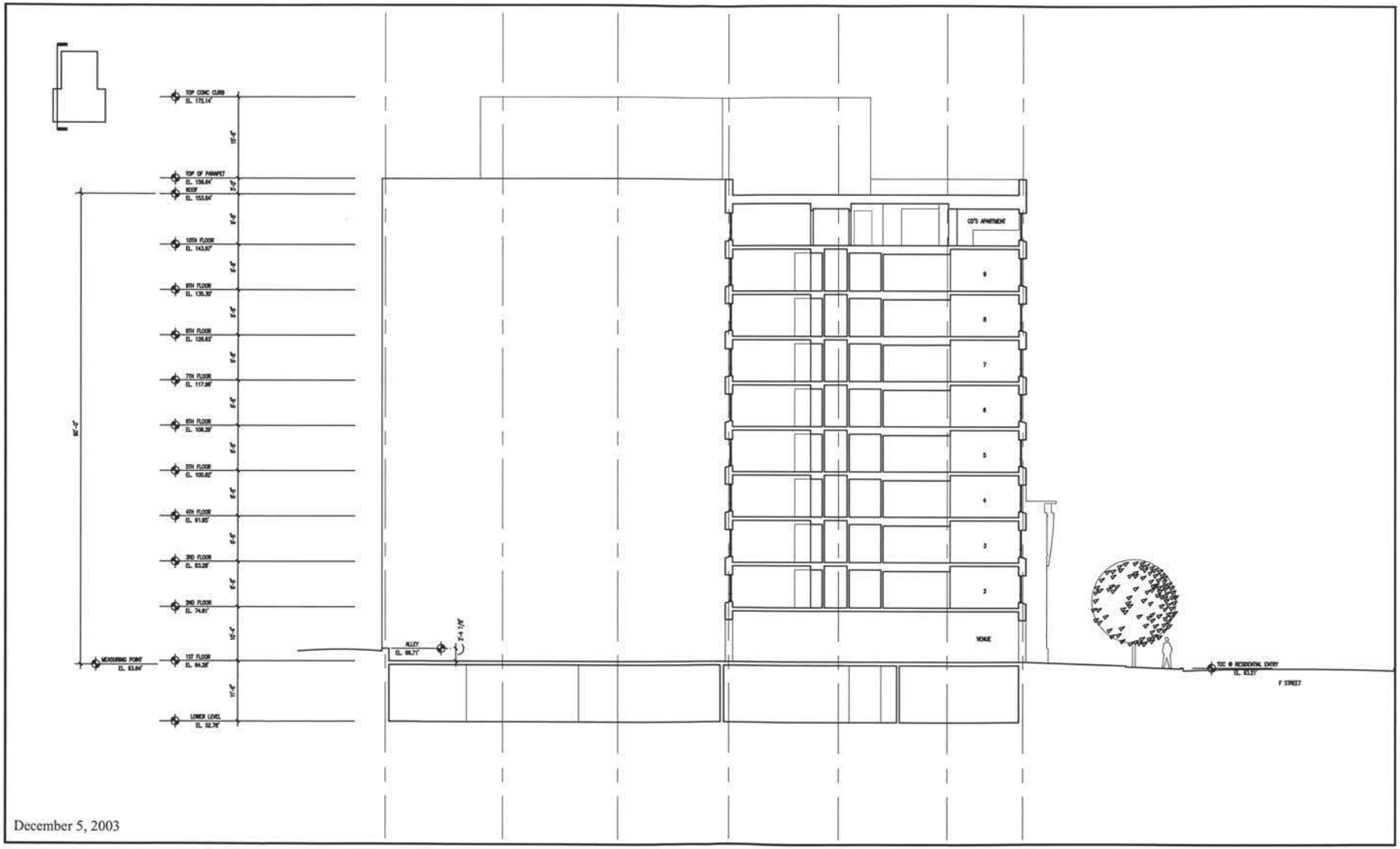
GW Project # CAMP-03-05

0 4 8 16 32 FEET

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

N

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13 • BUILDING SECTION

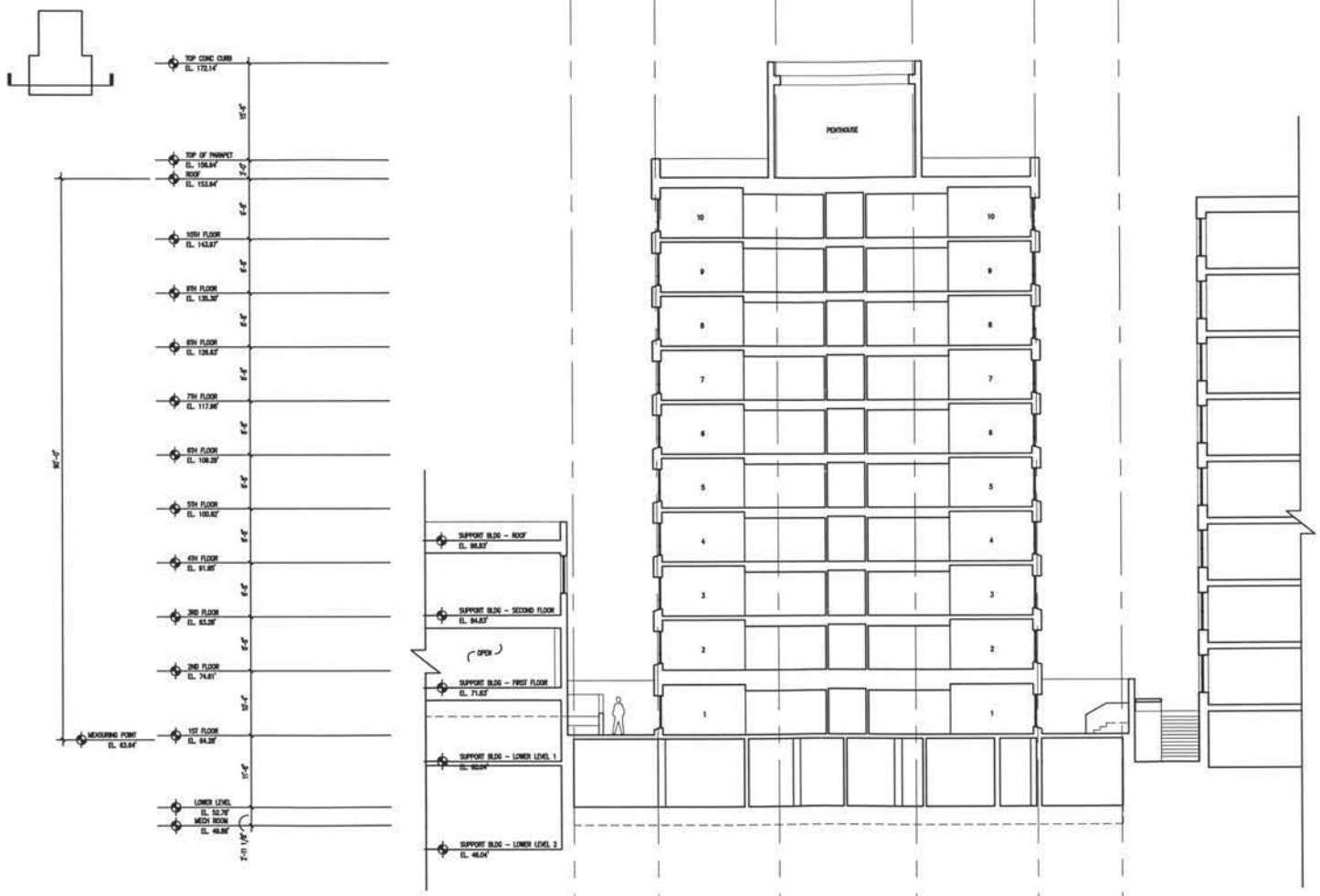
SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP-03-05

0 4 8 16 32 FEET

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

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14 • BUILDING SECTION

SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP-03-05

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

AYERS SAINT GROSS



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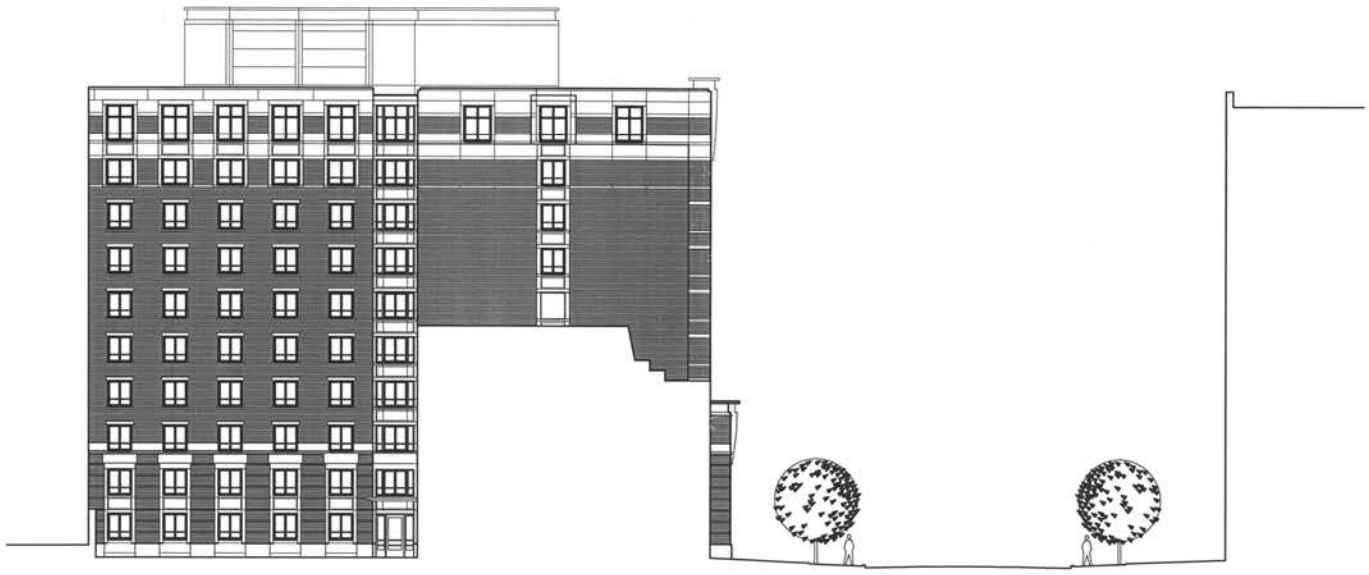
15 • F STREET ELEVATION (SOUTH)

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 • WEST ELEVATION

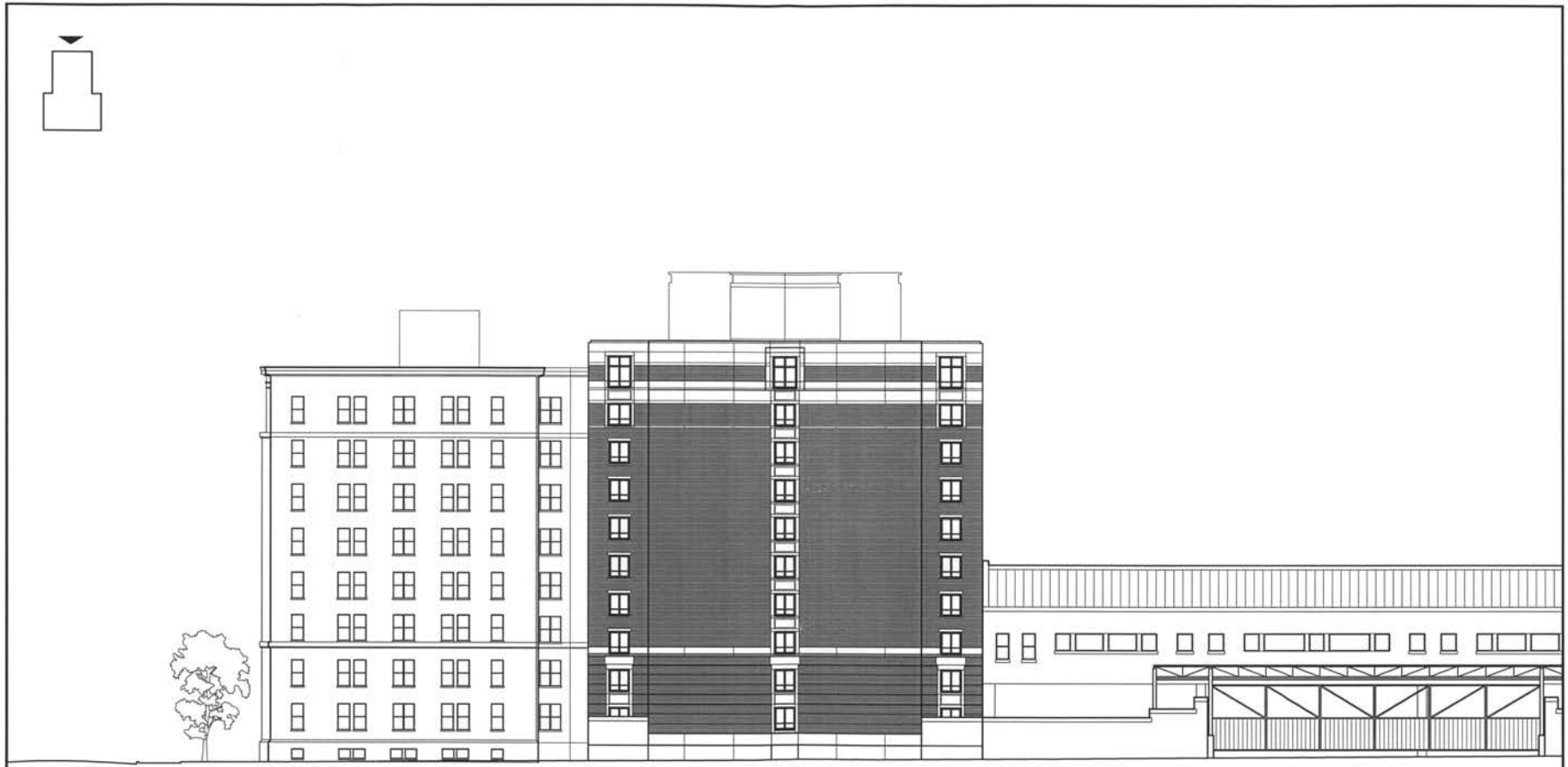
SQUARE 103 STUDENT RESIDENCE HALL

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0 5 10 20 40 FEET

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

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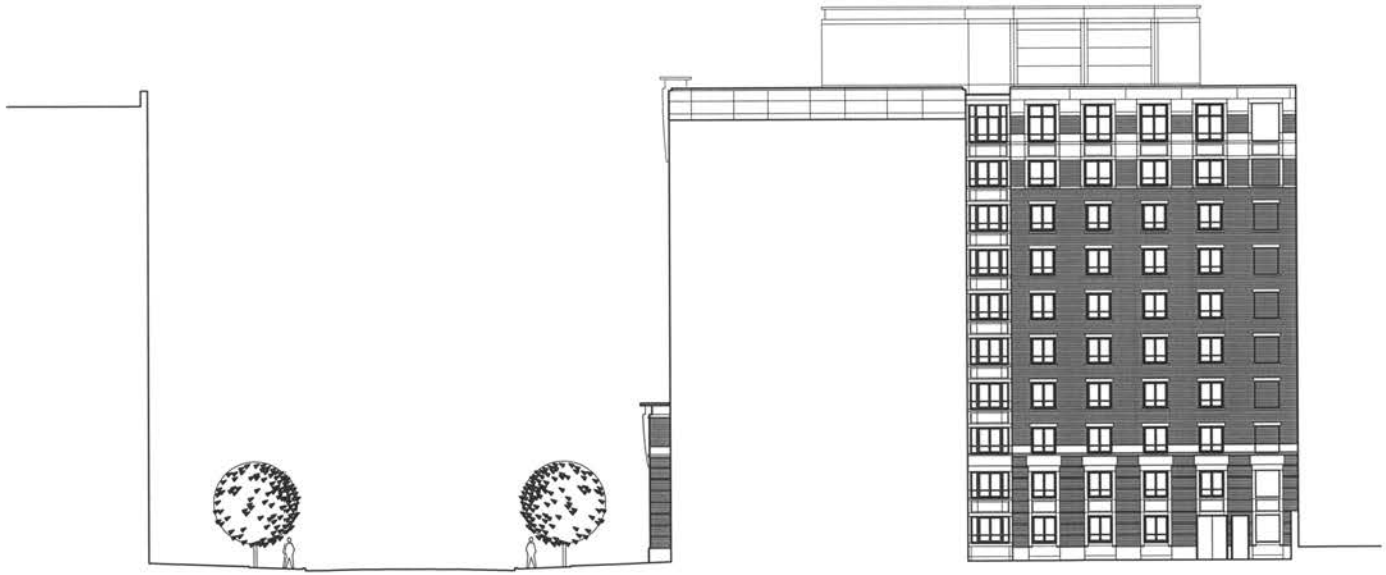
17 • NORTH ELEVATION

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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December 5, 2003

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18 • 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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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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