

February 19, 2004

THE GEORGE WASHINGTON UNIVERSITY

• A CONSOLIDATED PLANNED UNIT DEVELOPMENT (PUD) •

SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP 03 06

ZONING COMMISSION
District of Columbia
Case 03-29
Exhibit 40

AYERS SAINT GROSS

ZONING COMMISSION
District of Columbia
CASE NO.03-29
EXHIBIT NO.40

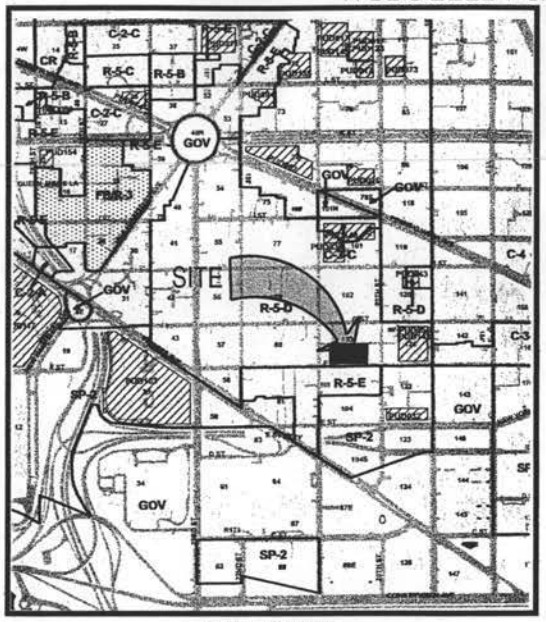
SITE DEVELOPMENT PLAN
(FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT (PUD))

THE GEORGE WASHINGTON UNIVERSITY
SQUARE 103 STUDENT RESIDENCE HALL

WASHINGTON D.C.

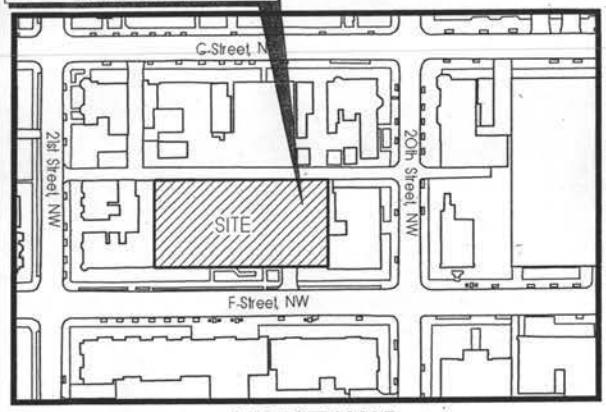
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ZONING MAP
NOT TO SCALE

GEORGE WASHINGTON UNIVERISTY
SQUARE 103 STUDENT RESIDENCE HALL
2025 F STREET NW
WASHINGTON DC



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1.	LOCATION:	SQUARE 103, LOT 817
2.	ZONE:	EXISTING R-5-D (BY RIGHT)
3.	LOT AREA:	28,668.60 SQ.FT. (0.66 AC.) RECORDED 28,832.60 SQ.FT. (0.66 AC.) MEASURED
4.	BUILDING FLOOR AREA:	90,000.00 SQ.FT.
	PENTHOUSE:	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
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Washington, DC 20052
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Fax. No. (301) 588-1966

CIVIL ENGINEER:
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1401 S. Edgewood Street
Baltimore MD. 21227
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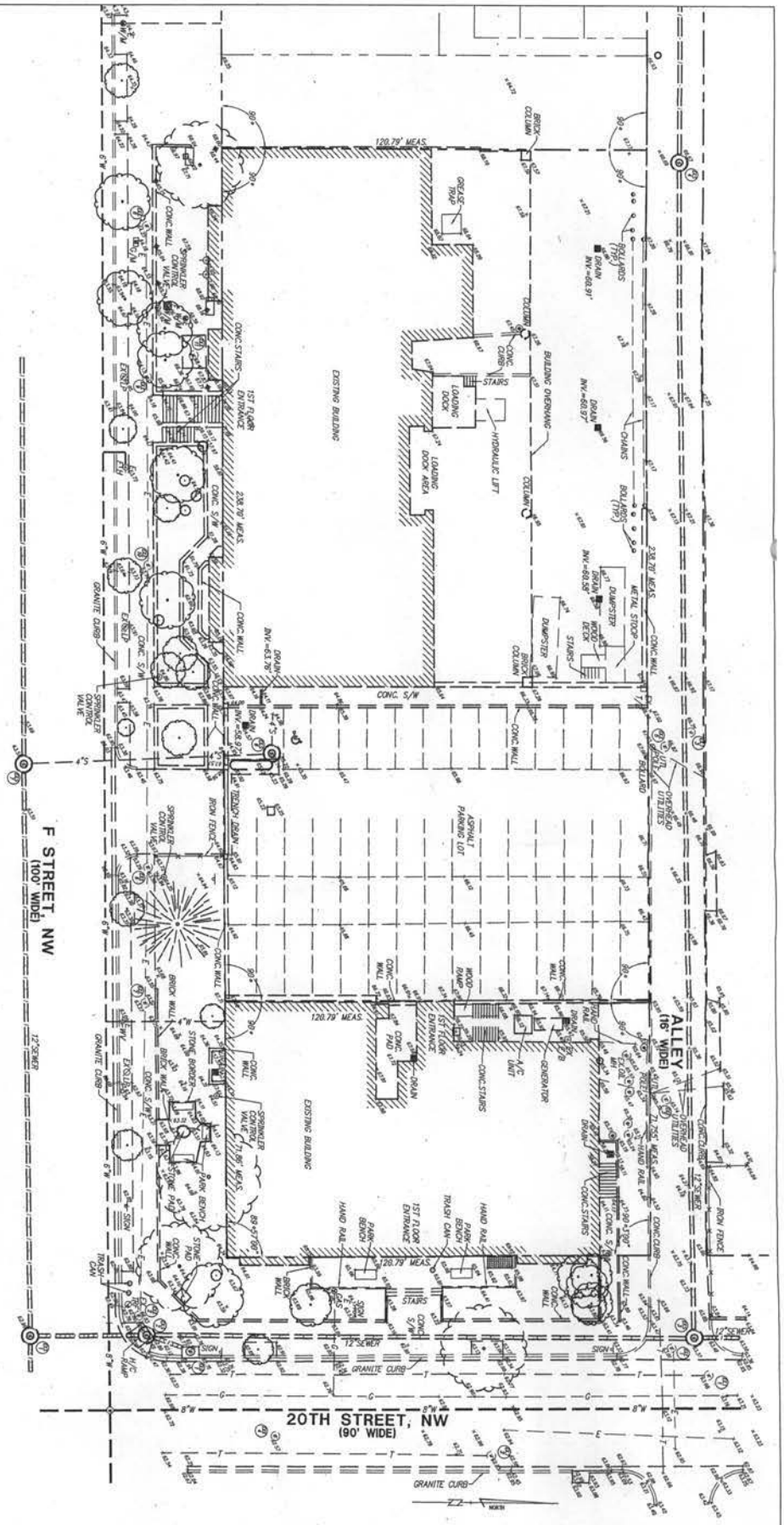
SPECIFICATION CONSULTANT:
HELLER & METZGER
5100 Wisconsin Avenue, NW
Suite 330
Rockville, MD 20850
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Fax. No. (301) 424-7012

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SQUARE 103 STUDENT RESIDENCE HALL
DECEMBER 05, 2003

1. COVER SHEET/NOTES

SCALE: N.T.S.

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

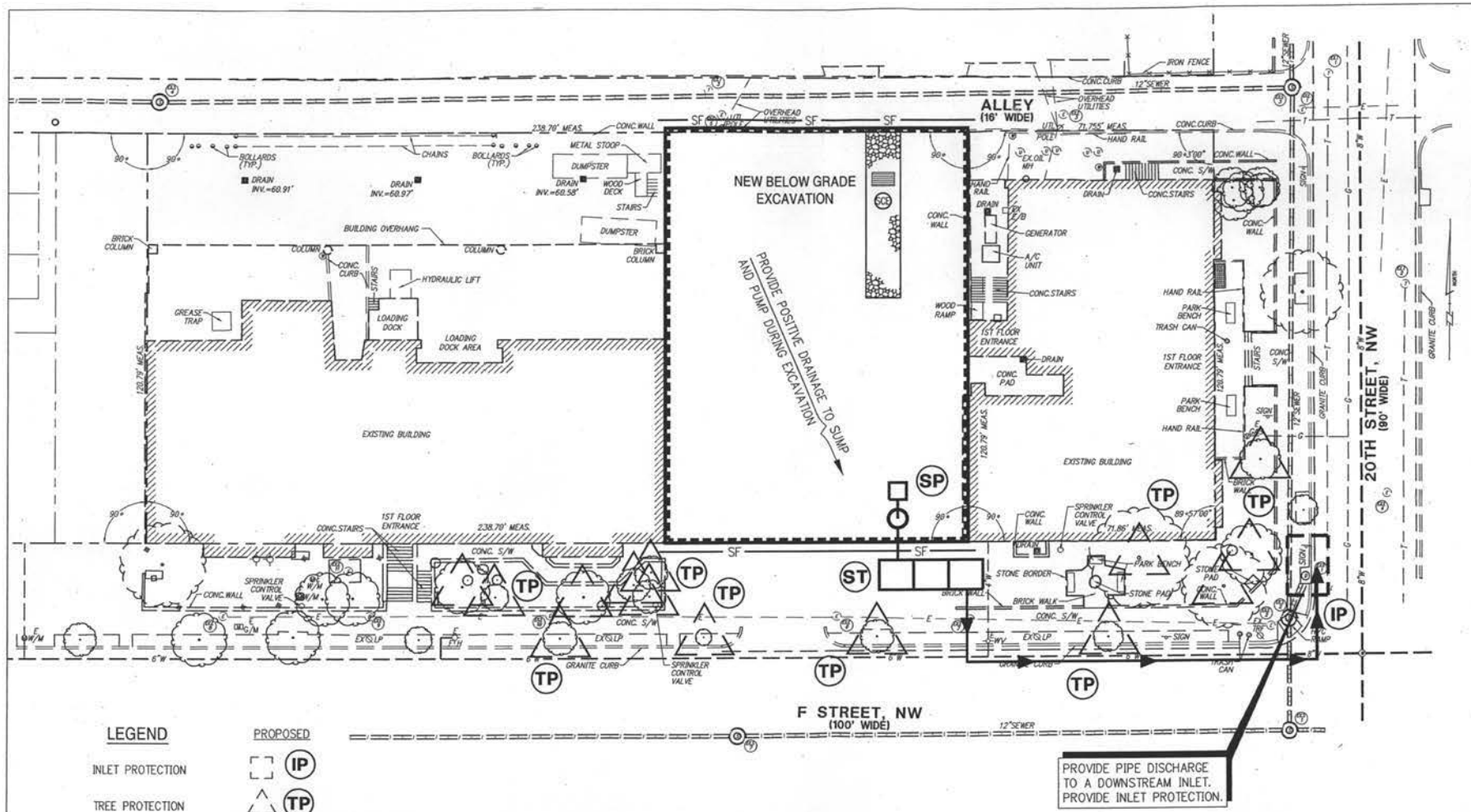


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DECEMBER 05, 2003

SCALE: 1" = 30'

2. EXISTING CONDITIONS PLAN

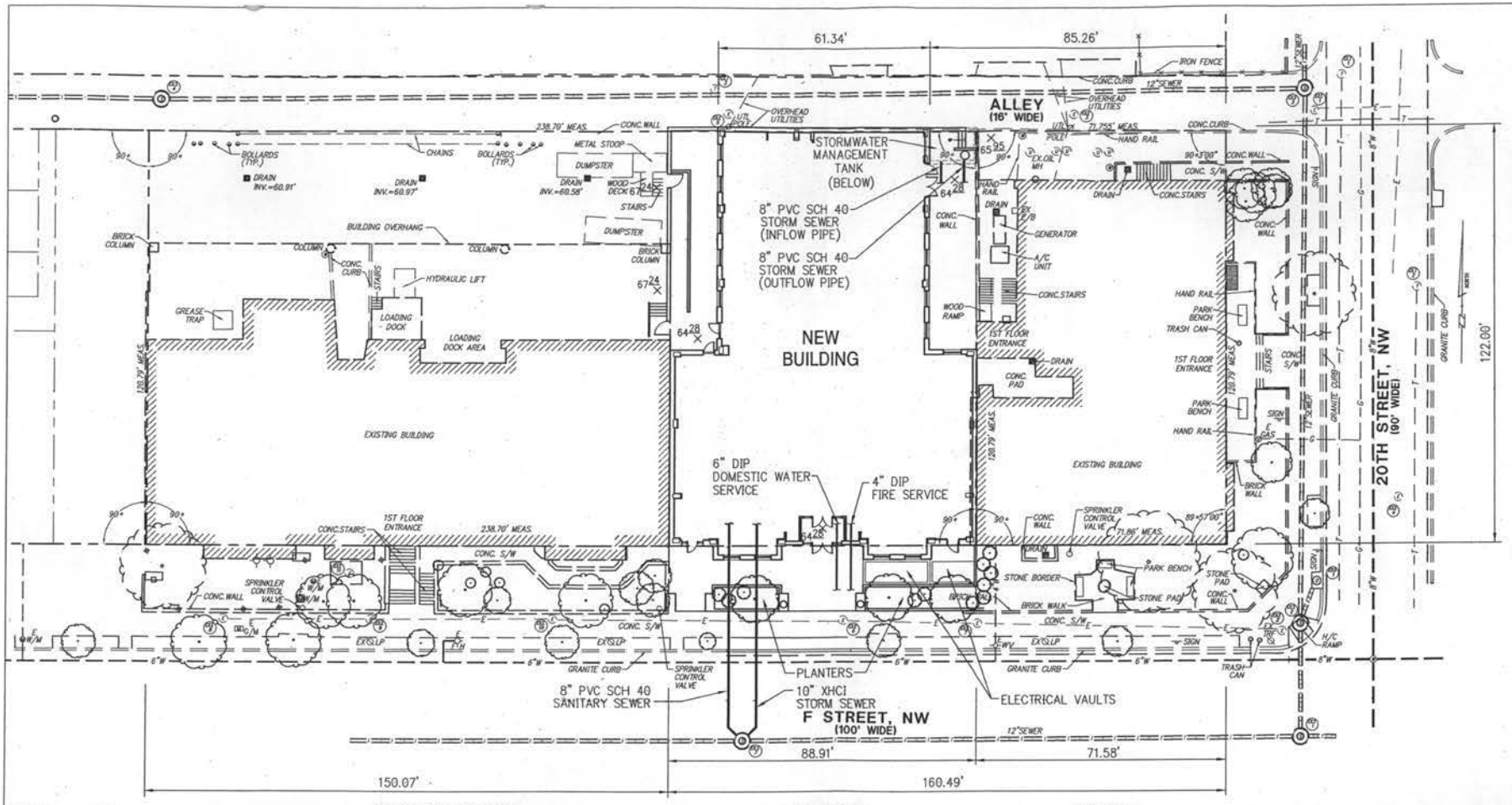


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3. SEDIMENTATION AND EROSION CONTROL PLAN

SCALE: 1" = 30'

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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 ACRES) x 167 SQ. FT./ACRE

A_2 = 50 + (0.25− 0.1) x 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 x 10,860 SF) − 1.18 FT./HR. x 1.0 HR. x 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 x W x 3.0 x 0.60) + (L x W x h)

390 = (12.67 x 8.67 x 3.0 x 0.60) + (12.67 x 8.67 x 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.

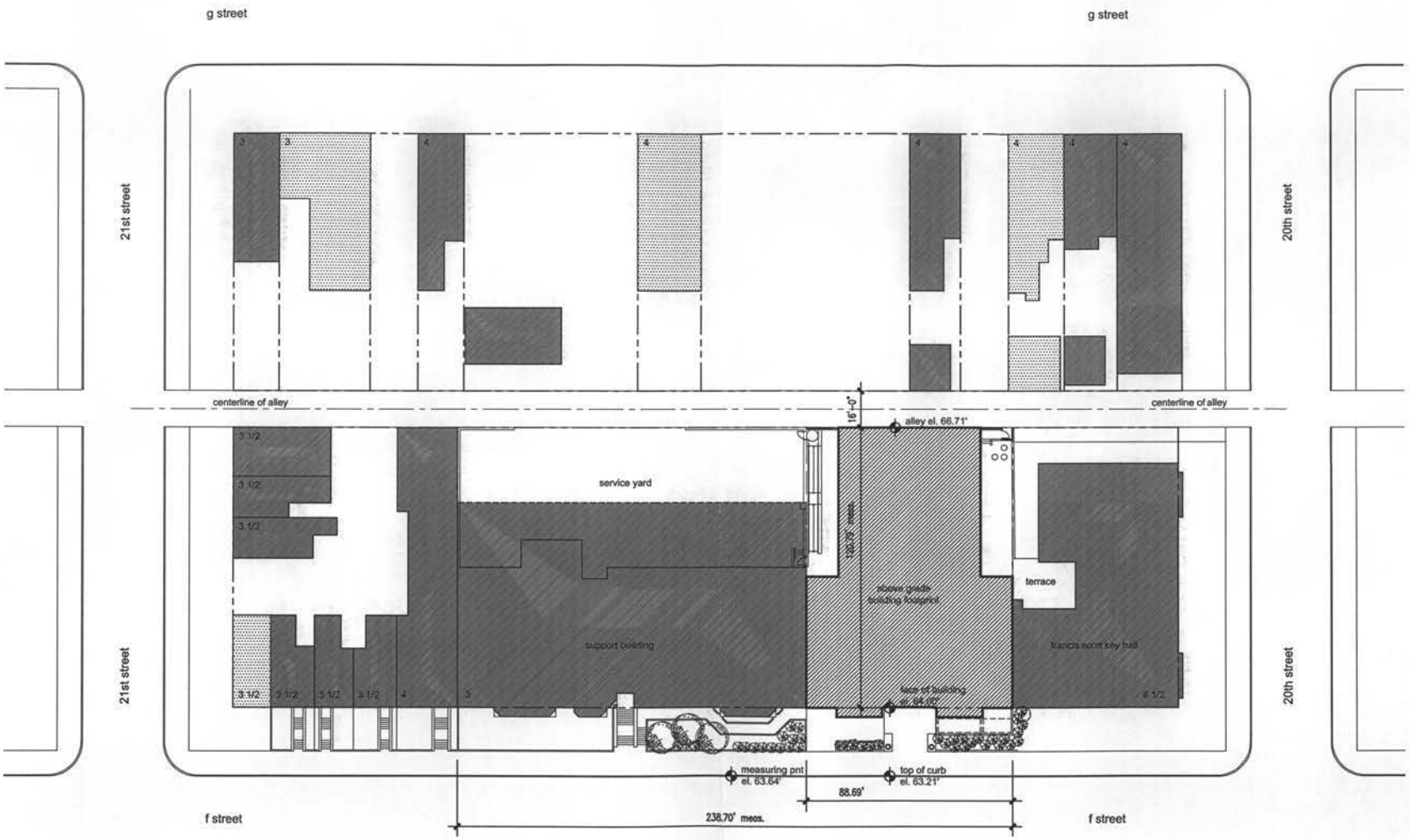
DOMESTIC AND FIRE WATER METER TO BE PROVIDED PER DC WATER AND SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.

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4. LAYOUT AND UTILITY PLAN

SCALE: 1" = 30'

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• SITE PLAN •

SQUARE 103 STUDENT RESIDENCE HALL

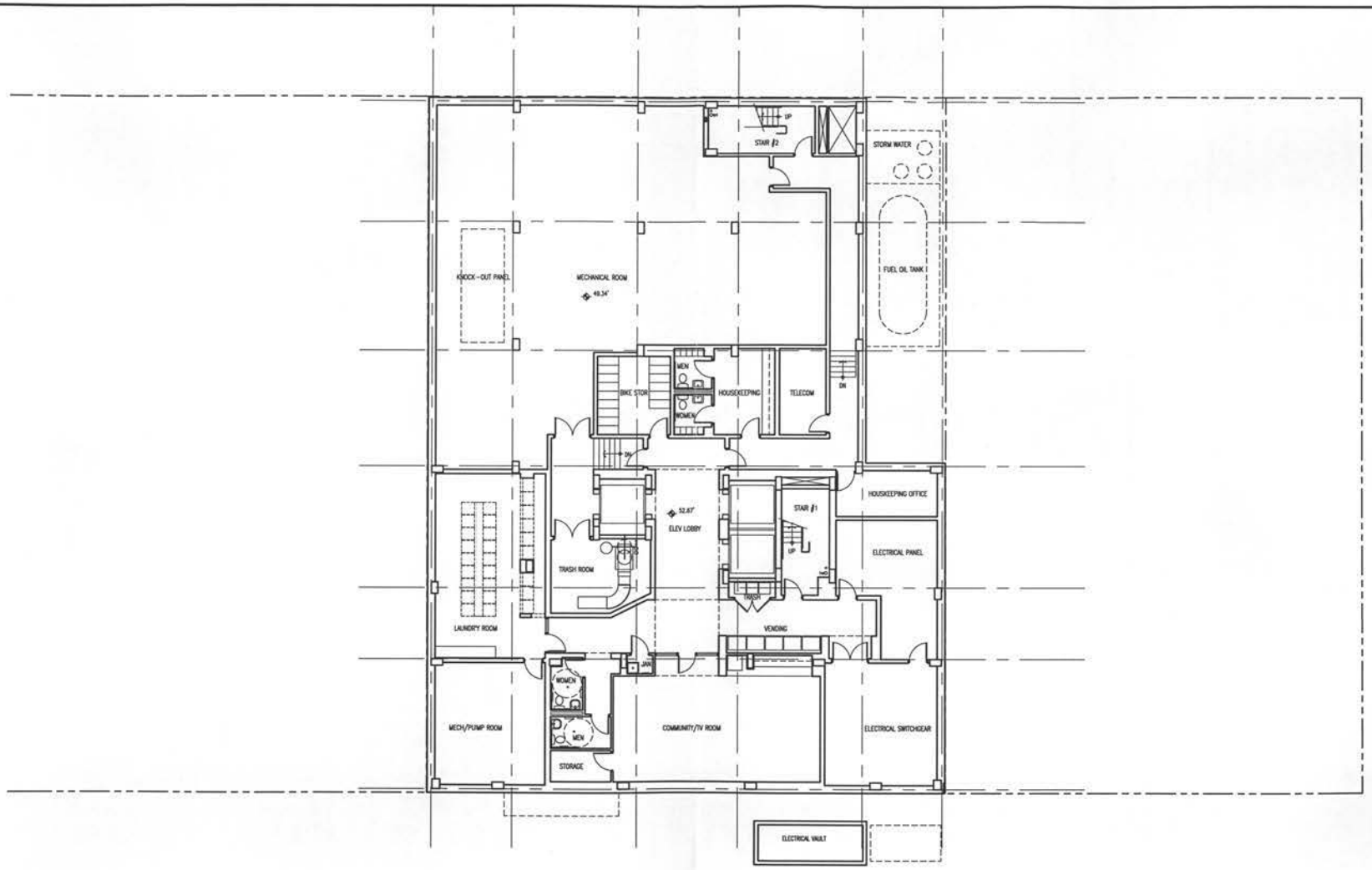
GW Project # CAMP-03-05

0 20 40 60 FEET

SCALE : 1" = 20'-0"

N

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• LOWER LEVEL PLAN •

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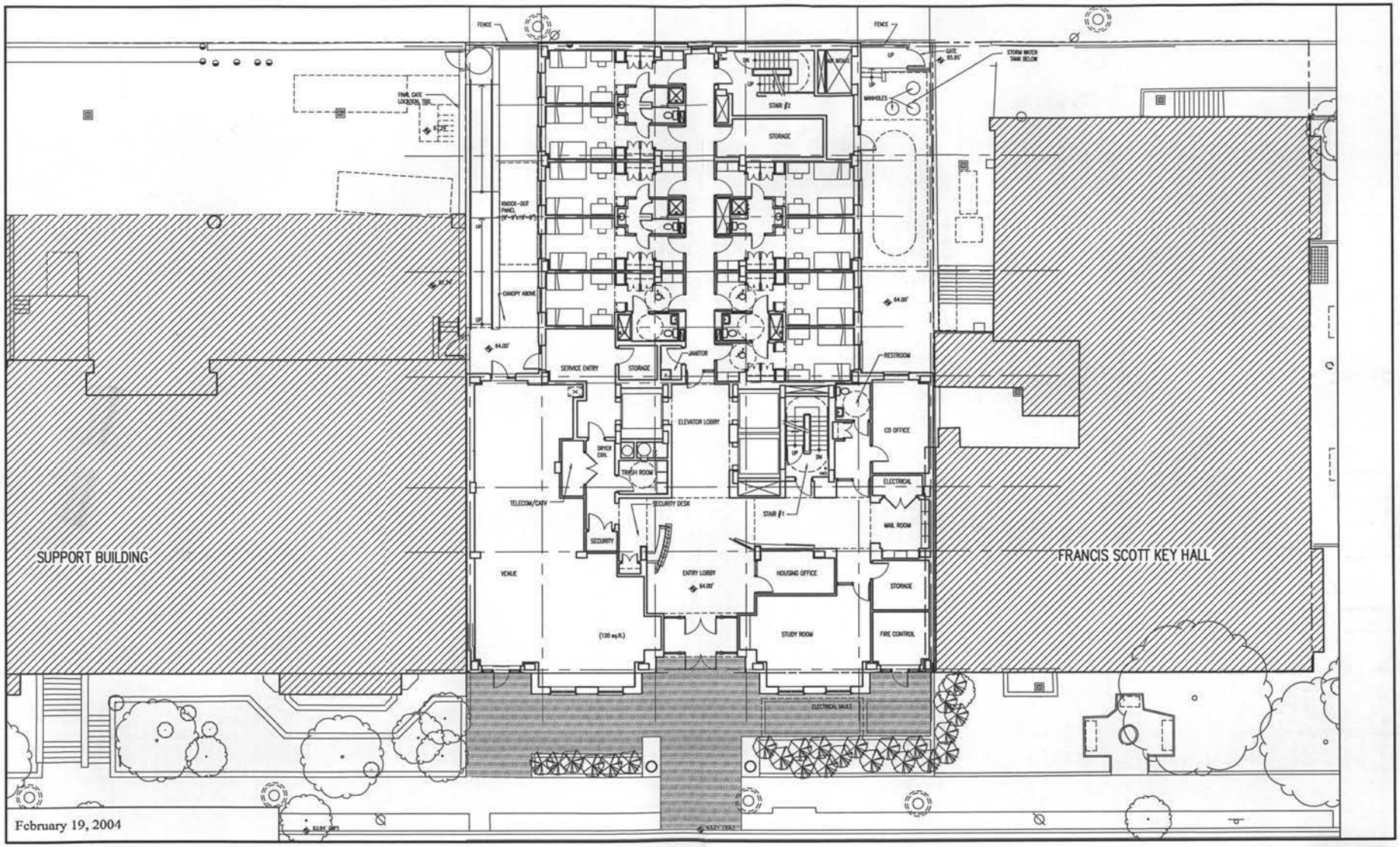
GW Project # CAMP-03-05

0 4 8 16 32 FEET

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

N

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• GROUND FLOOR PLAN •

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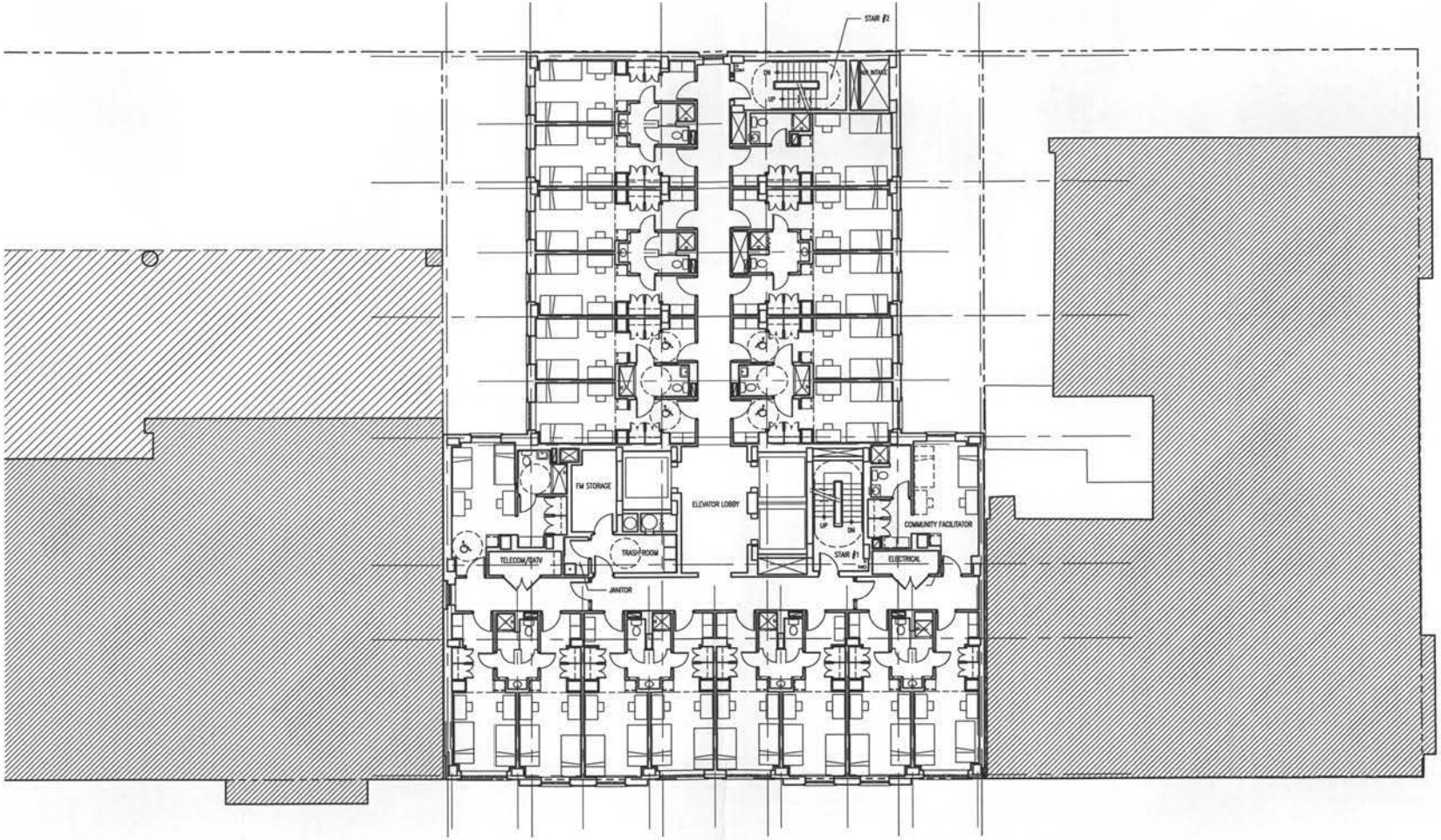
GW Project # CASIP-03-05

0 4 8 16 32 FEET

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

N

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• 3rd - 9th FLOOR PLAN •

SQUARE 103 STUDENT RESIDENCE HALL

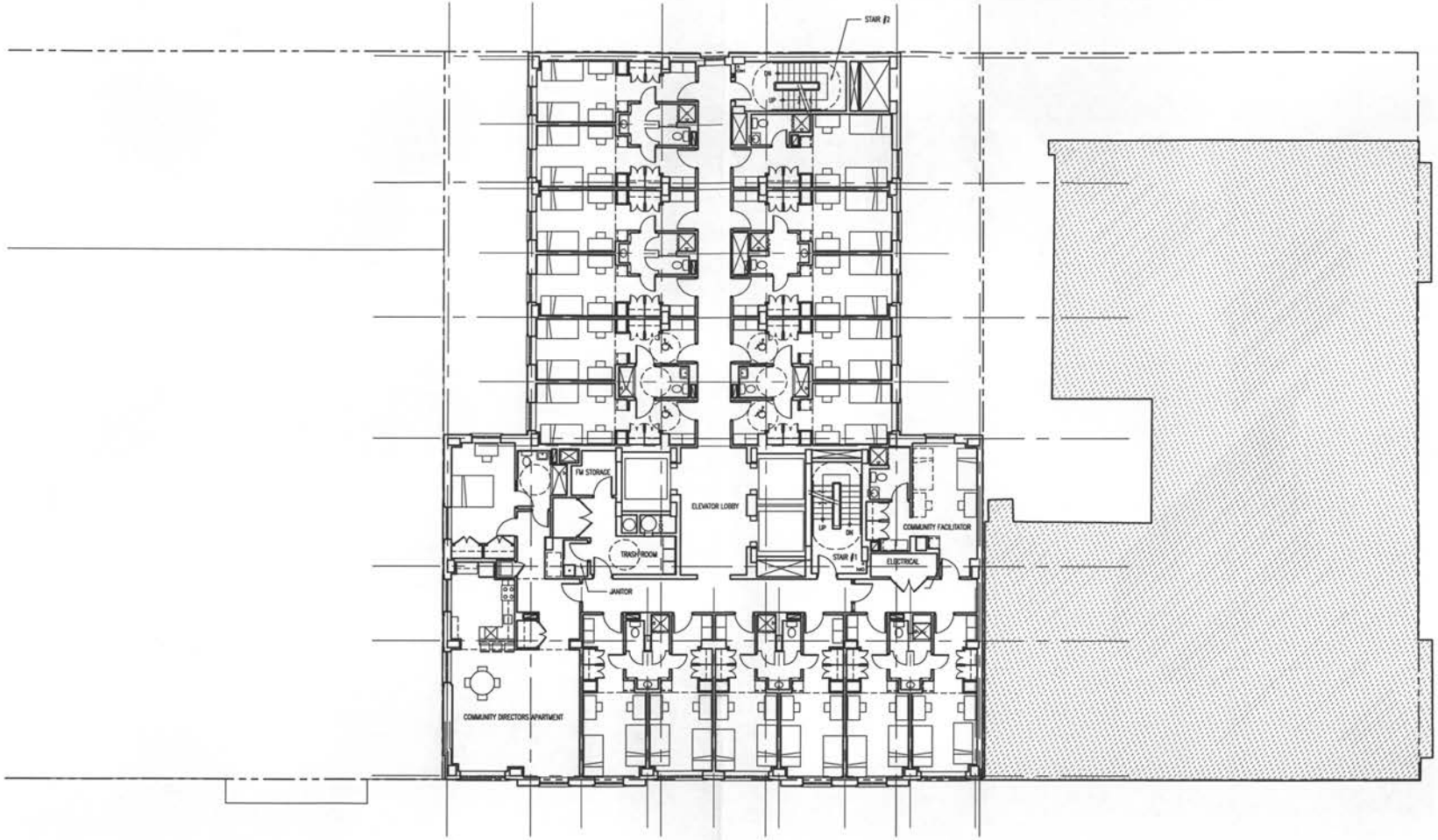
GW Project = CASIP-03-05

0 4 8 16 32 FEET

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

N

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• 10th FLOOR PLAN •

SQUARE 103 STUDENT RESIDENCE HALL

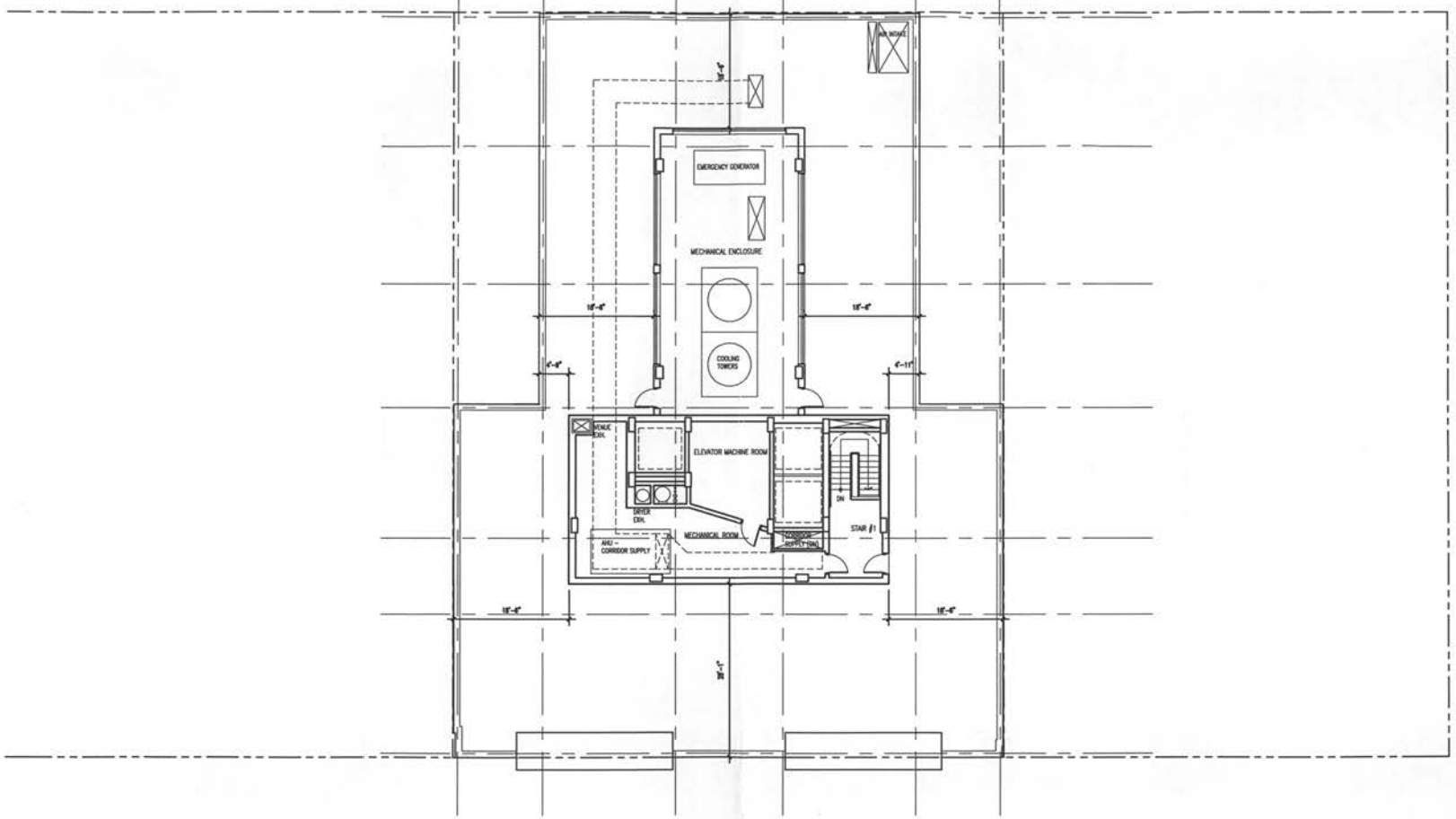
GW Project # CA31P-03-05

0 4 8 16 32 FEET

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

N

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• ROOF PLAN •

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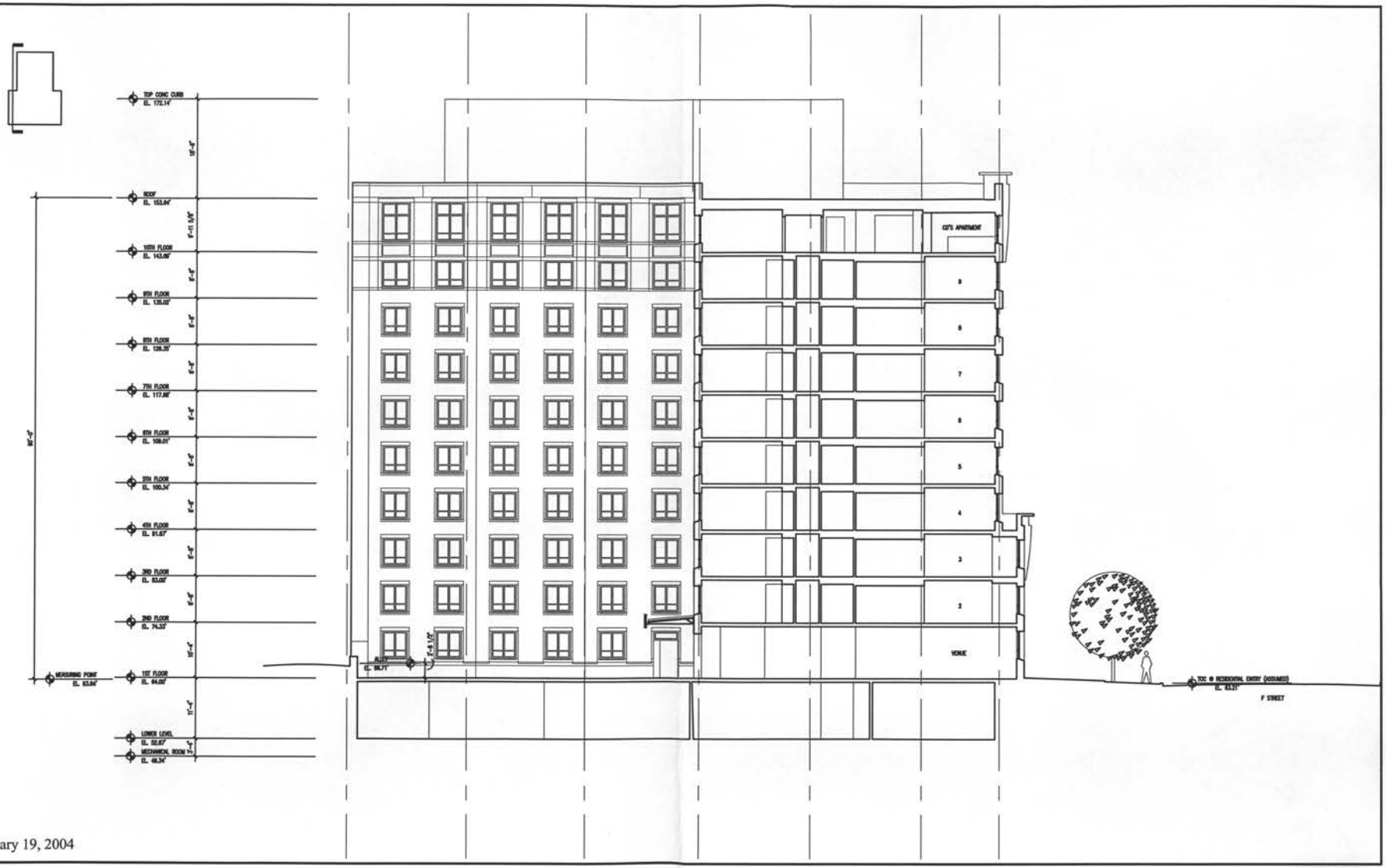
GW Project # CASIP-03-05

0 4 8 16 32 FEET

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

N

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• BUILDING SECTION •

SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CA31P-03-05

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

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• F STREET ELEVATION (SOUTH) •

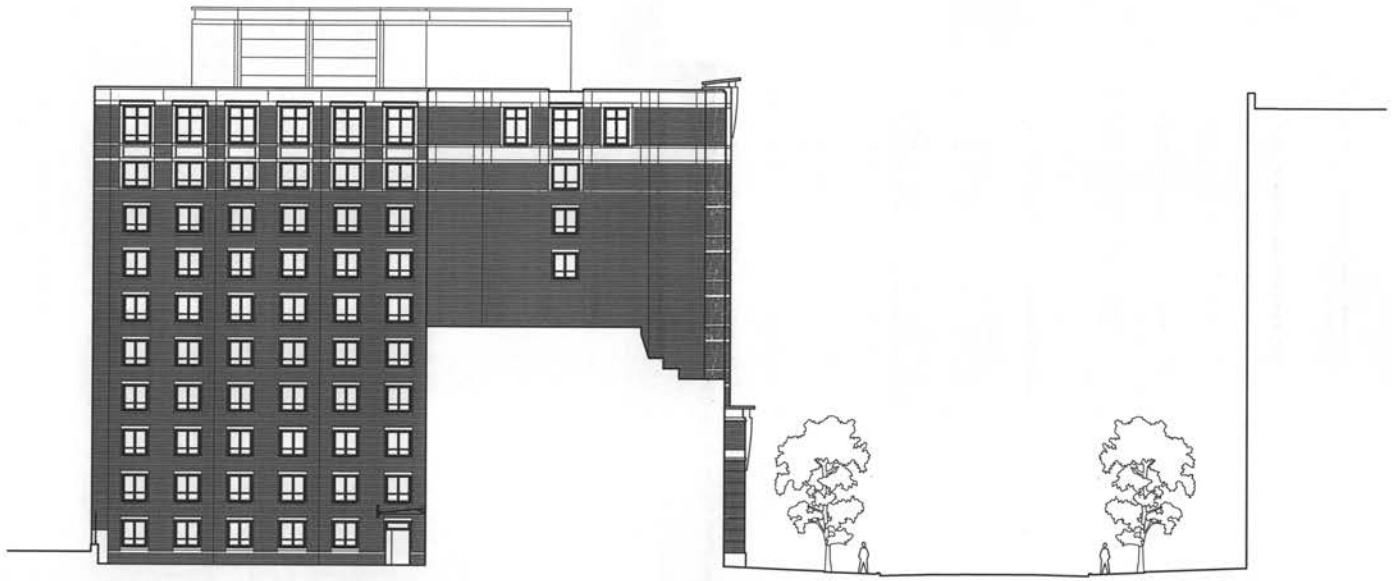
SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP-03-05

0 5 10 20 40 FEET

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

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• WEST ELEVATION •

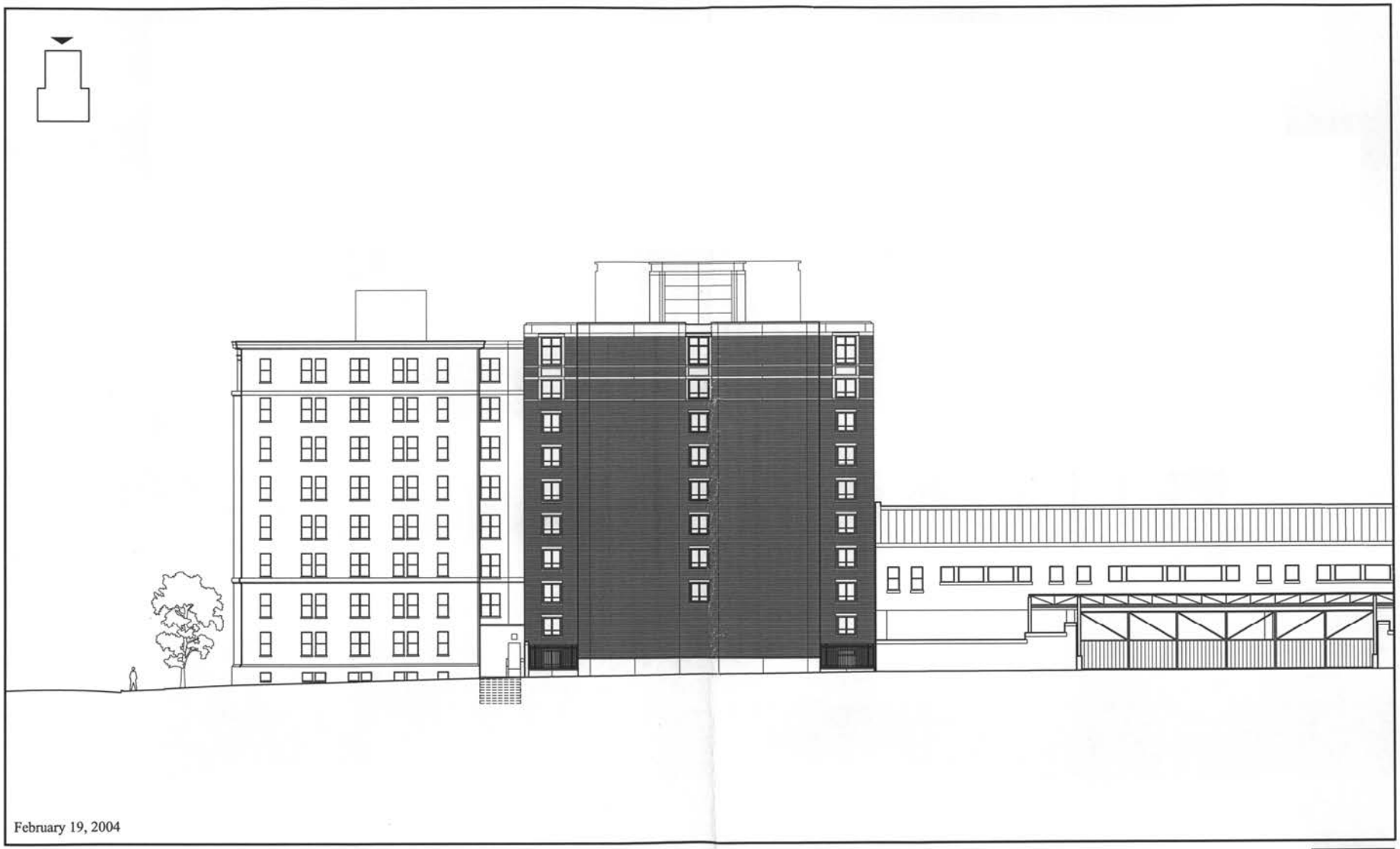
SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP-03-05

0 5 10 20 40 FEET

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

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• NORTH ELEVATION •

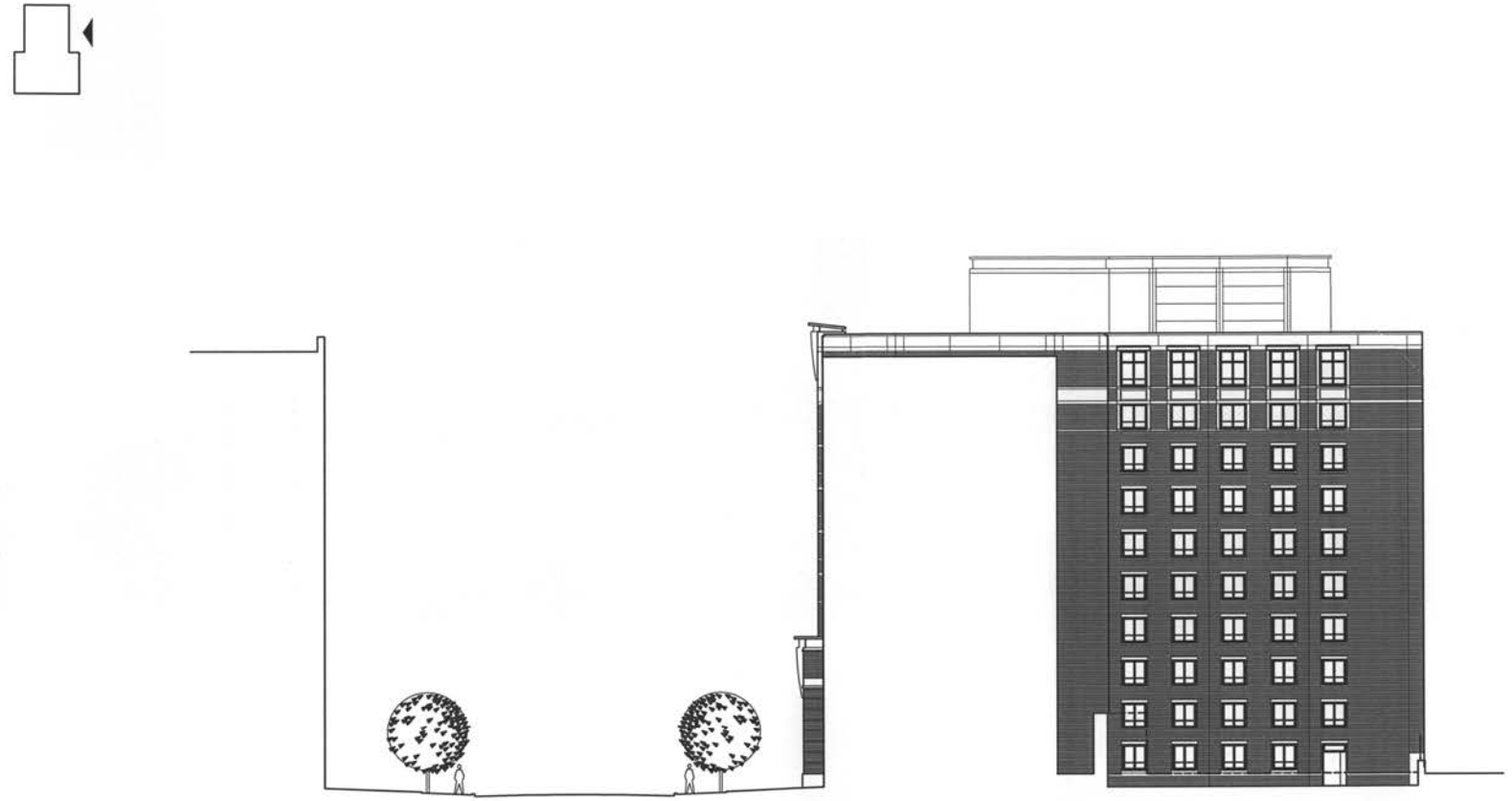
SQUARE 103 STUDENT RESIDENCE HALL

GW Project # CAMP-03-05

0 5 10 20 40 FEET

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

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• 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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