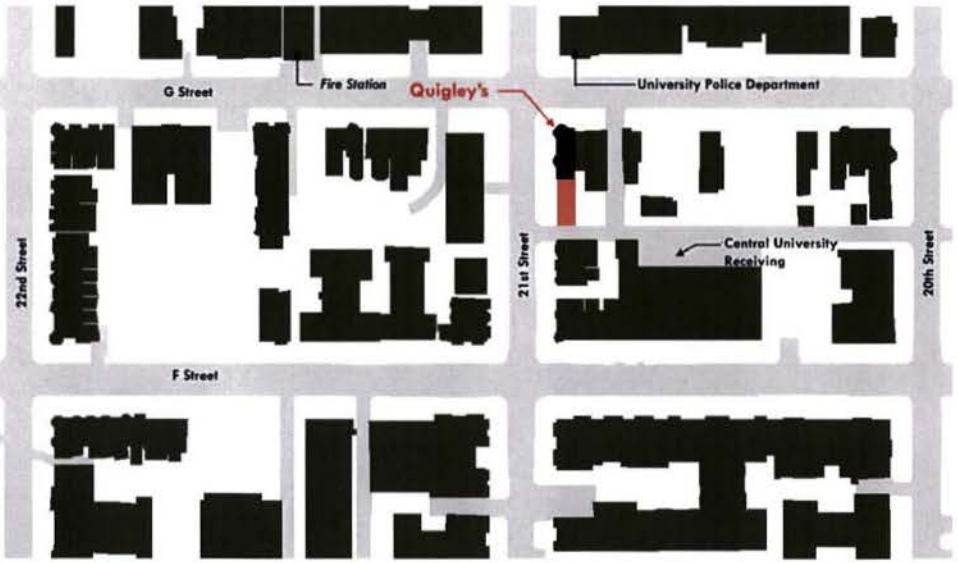
The George Washington University

University Food Services Facility

2036 G Street, NW, Washington, DC

ZONING COMMISSION
CASE No. 05-11
EXHIBIT No. 4

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Location Map

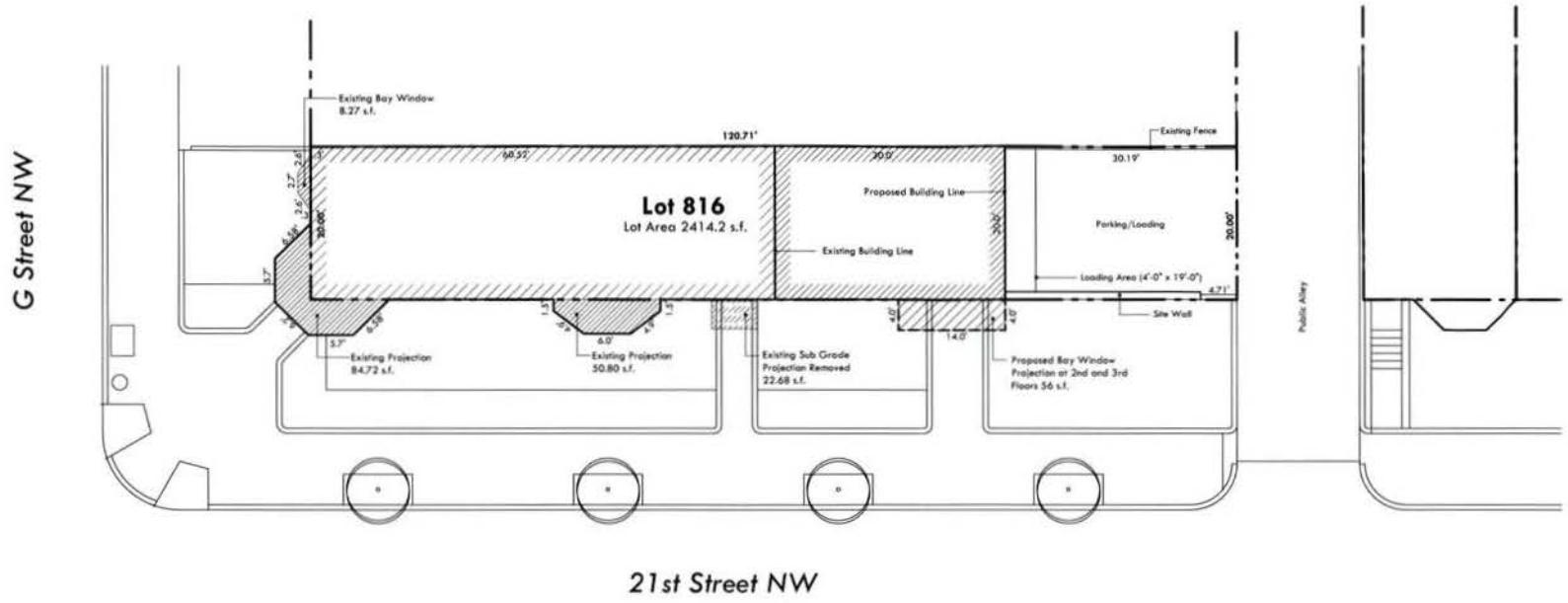
Not To Scale



View From 21st and G Streets

ZONING COMMISSION
District of Columbia
CASE NO.05-11
EXHIBIT NO.4

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Plat

1/16" = 1' - 0"

Lot Areas

Lot Area: 2,414 s.f.
Existing Public Space Projections: 166.47 s.f.
Proposed Public Space Projections: 56.0 s.f.
Public Space Projections Removed: 22.68 s.f.
Total Public Space Projections: 199.79 s.f.

DISTRICT OF COLUMBIA
GUILLERMO RUEDA
LICENSE NO. 25009
REGISTERED
ARCHITECT

Plat For Building Permit of Square: 103 Lot 816
Scale= 1" = 8'-0" Feet
Recorded in Book: 3633 Page
Furnished to: The George Washington University
Singletary Rueda Architects, pc
By: AWS

I hereby certify that all existing improvements are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with the plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat, and by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation, and it is further certified and agreed that accessible parking where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or ally grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date March 3, 2005

Signature of owner or his authorized agent

The George Washington University
University Food Service Facility
2036 G Street, NW, Washington, DC

SINGLETARY RUEDA ARCHITECTS, pc
1711 Connecticut Avenue, NW
Suite 206
Washington, DC 20009

Zoning Submission
March 3, 2005

A-1.1

Zoning and Building Code Analysis

Zoning Data

Building Description			
	Address	2036 G Street, NW	
	Proposed Use	University Food Service	
	Proposed Building Type	University	
Lot Description			
	Square	103	
	Lot	816	
	Lot Area	2,414 s.f.	
Building Square Footage			
	Proposed Floor Area (projections)	Cellar	1,810 S.F (144 S.F.)
		First Floor	1,810 S.F. (144 S.F.)
		Second Floor	1,810 S.F. (191 S.F.)
		Third Floor	1,810 S.F. (191 S.F.)
	Total Gross Floor Area		7,240 S.F. (670 S.F.)
	Total Gross Floor Area including Projections		7,910 S.F.
Zoning Analysis			
	Zone Classification	R-5D	
	General	District permits college and university uses to a relatively high height and medium-high density	
	Height Permitted	90'; Stories- No Limit	
	Height Proposed	Approx 37'-9"	
	Minimum Lot dimensions	None Prescribed	
	Floor Area Ratio Permitted	As set forth in the approved campus plan	
	Floor Area Ratio Proposed	2.25	
	FAR Proposed	5,430 S.F.	
	Percentage of Lot Occupancy Permitted	75% or 1,810.5 S.F.	
	Percentage of Lot Occupancy Existing	50.1% or 1,210 S.F.	
	Percentage of Lot Occupancy Proposed	75% or 1,810.5 S.F.	
	Rear Yard Required	15'-0" minimum	
	Rear Yard Proposed	30' - 2-1/2"	
	Side Yard Required	None required	
	Side Yard Proposed	None	
	Courts Required	None required	
	Courts Proposed	None	
	Parking Requirements	As set forth in the approved campus plan (DCMR 2106.1)	

Building Code Review

	Applicable Codes:	IBC 2000	
		IBC Plumbing and Mechanical 2000	
		IBC Fire Code 2000	
		NFPA NEC 1996	
		DCMR 12 – January 2004	
	Use Group:	Assembly A-2	
Height and Area			
	Proposed GSF (includes Projections):	Basement	1,954 S.F.
		First Floor	1,954 S.F.
		Second Floor	2,001 S.F.
		Third Floor	2,001 S.F.
	Total Gross Floor Area		7,910 S.F.
	Allowable Height:	2 Stories and 50' above grade	
	Allowable Height modifications:	1 story and 20' (as per 504.2, sprinkler)	
	Revised Allowable Height:	3 stories and 70' above grade	
	Allowable Area:	11,500 S.F.	
	Allowable Area Modifications:	Not required	
Construction			
	Construction Type:	5A	
	Rated Partitions:	Fire/ Party Wall (2 hours) (705.4)	
		Exterior Load bearing partitions (1 hour) (Table 601)	
		Enclosure of exits (1 hour) (707.4)	
		Shafts (1 hour) (707.4)	
		Exit Passageways (1 Hour) (1005.3.3.2)	
		Bearing partitions (1 hour) (Table 601)	
		Floor and Roof construction - 1 hour (Table 601)	
Means of Egress			
	Occupants	Basement	1,810/200 (Kitchen)= 10 people
		First Floor	1,226/15 sf (assembly) 756/300 sf (Storage/Mech) = 85 occupants
		Second Floor	955/15 sf (assembly) 1,027/300 sf (Storage/Mech) = 68 occupants
		Third Floor	1,062/15 sf (assembly) 920/300 sf (Storage/Mech) = 75 occupants
		Total	238 occupants
	Length of Travel:	150'	
	No. Of Exits:	2	
	Capacity of Exits:	Minimum as Required	
	Remoteness:	1/3 diagonal Area, or 90'-2"/3 = 30'-1"	
Public Space Encroachments (DCMR Title 12 - 3203.10.3):			
	Existing Bay Window Encroachment at corner:	14'-10"	
	Existing Bay window encroachment at mid block:	14'-0"	
	Total :	28'-10"	
	Allowable Encroachment (DCMR 12 - 3203.10.3.2):	13' + (90'-6" - 24'-0")/2 – 28'10" = 17'-5"	
	Proposed Encroachment	14'-0"	
	Encroachment width:	4'-0" (based on 90' street width)	

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West Elevation

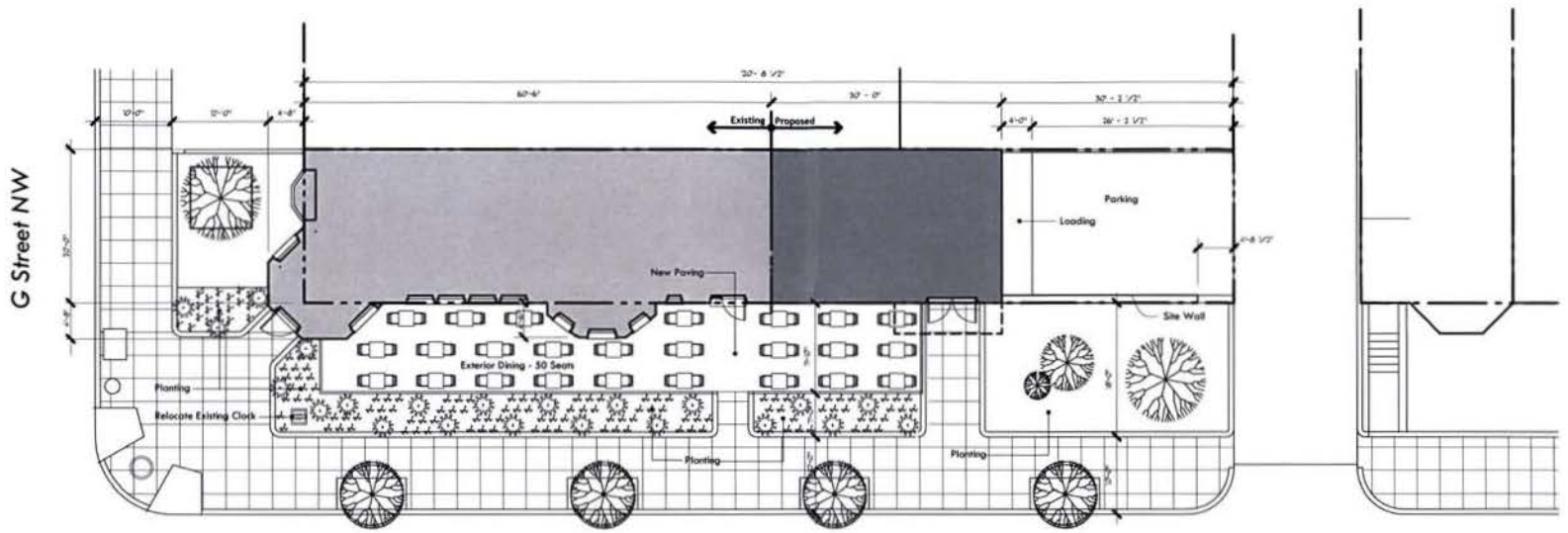


North Elevation



Alley Elevation

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Site Plan with First Floor

1/16" = 1' - 0"

Total Area Calculations

Proposed Gross Area by Floor:
- Cellar: 1954 gross square feet
- First Floor: 1954 gross square feet
- Third Floor: 2001 gross square feet
- Fourth Floor: 2001 gross square feet

Total Area: 7910 gross square feet

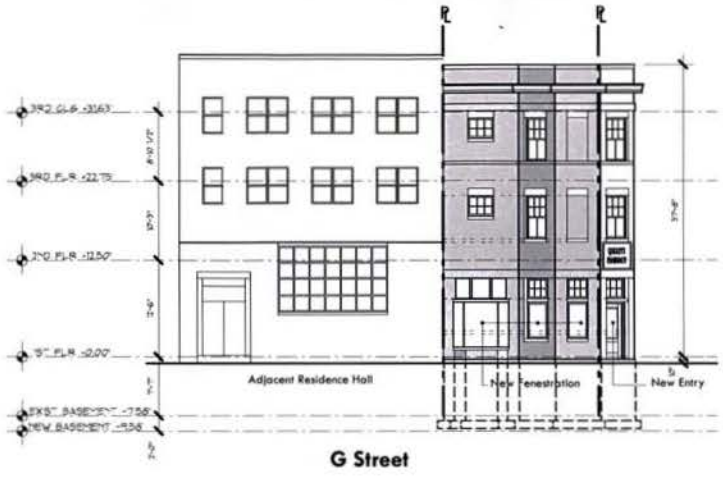
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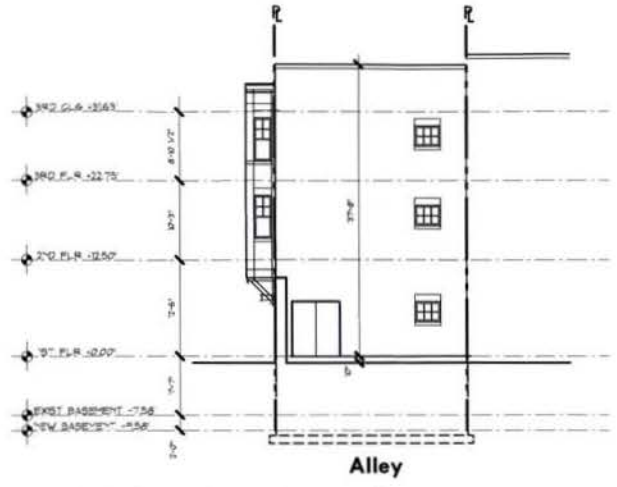
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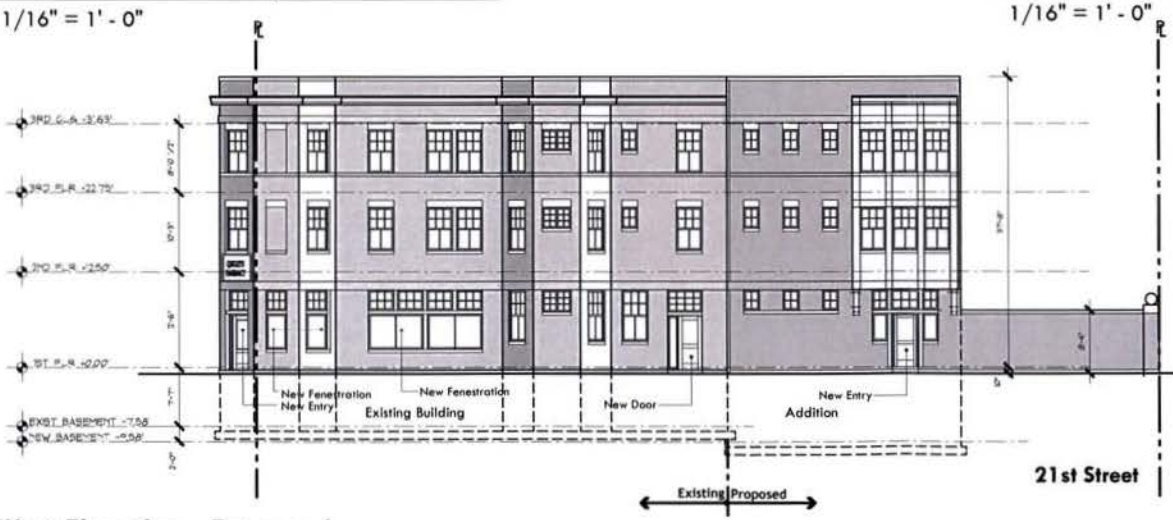
North Elevation - Proposed

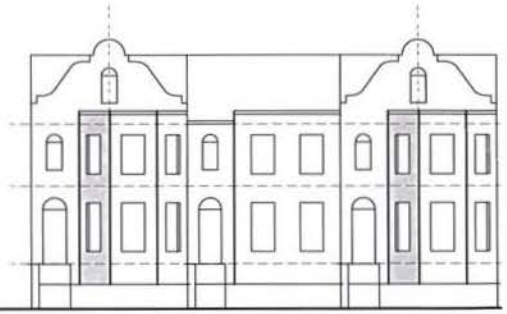
1/16" = 1' - 0"



South Elevation - Proposed

1/16" = 1' - 0"





West Elevation - Proposed

1/16" = 1' - 0"

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