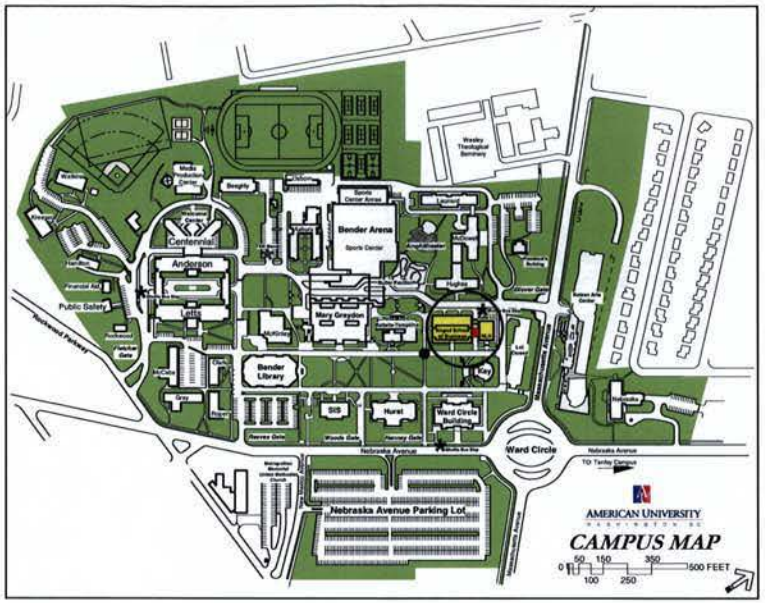
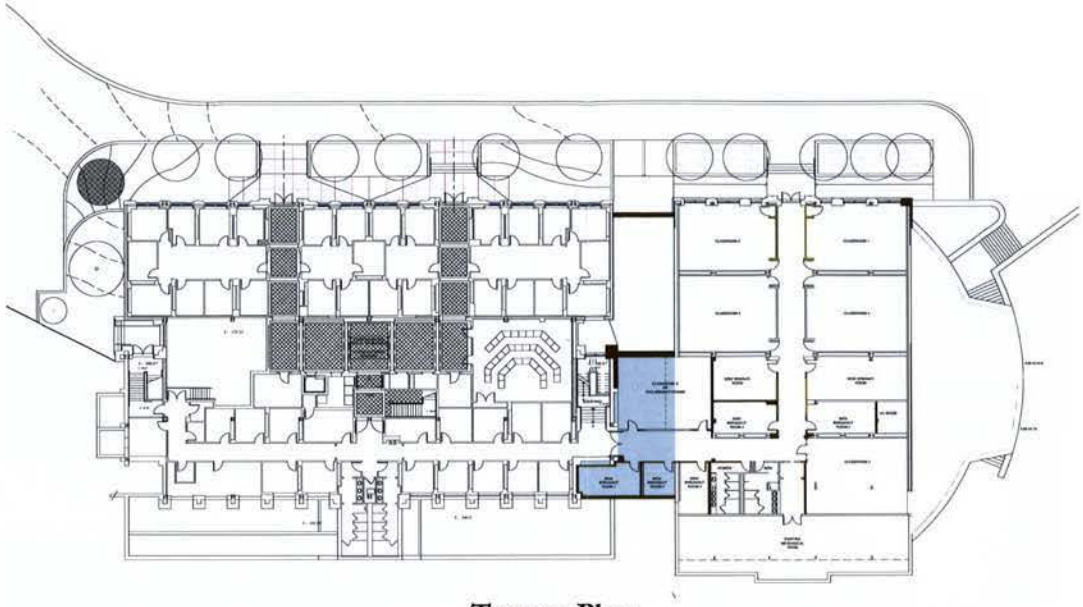
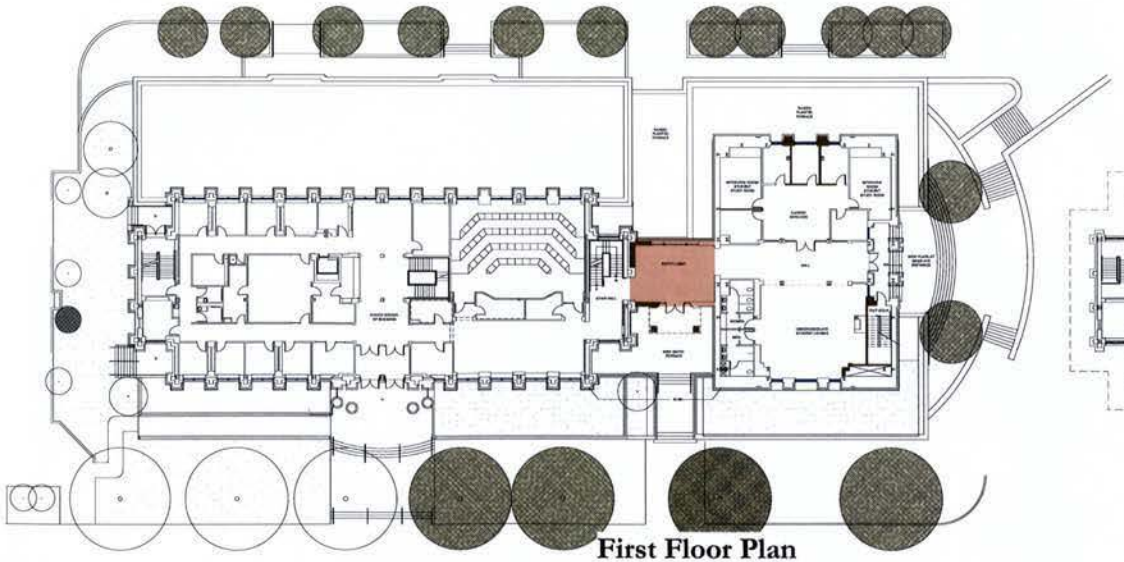




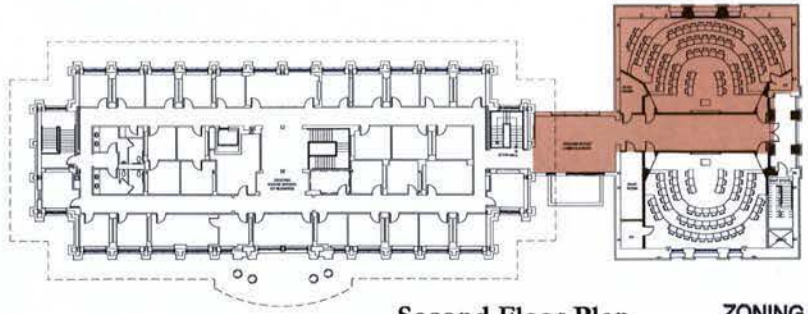
Terrace Plan

Area of New Below Ground Construction

Area of New Above Ground Construction



First Floor Plan



Second Floor Plan

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ZONING COMMISSION
CASE No. 05-16
EXHIBIT No. 8

American University
Kogod School of Business - New Lecture Hall Interconnection

ZONING COMMISSION
District of Columbia
CASE NO.05-16
EXHIBIT NO.8

American University
Renovation of/Addition to the New Lecture Hall

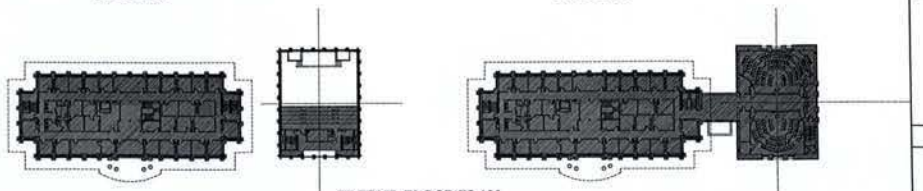
Project Description
The existing Kogod School of Business is a 25,639 sf. building located on the main quadrangle of American University. Adjacent to the Kogod School of Business is the New Lecture Hall, a 11,538 sf. black box theater which houses a theater on the main level, balcony seating above and general classroom space on the lower level. The black box theater will be renovated to connect with the business school enlarging the existing school and providing additional teaching space. The renovation will provide new classroom and student services spaces on the main and lower levels. The balcony will be removed and a new floor with classrooms will be added in place of the balcony at the second floor level. A new addition will be constructed between the existing business school and the New Lecture Hall connecting the three floors of the existing business school with the renovated New Lecture Hall "annex" forming one building. The New Lecture Hall will also receive new exterior finishes to match and blend with the exterior of the existing Kogod School of Business.

The entrance to the renovated Kogod Business School, including the New Lecture Hall annex, will remain at the center of the existing business school on the quadrangle. New secondary entrances will be added from the quadrangle to the addition and from a new plaza facing Massachusetts Avenue. Existing secondary entrances at the lower level will be retained.

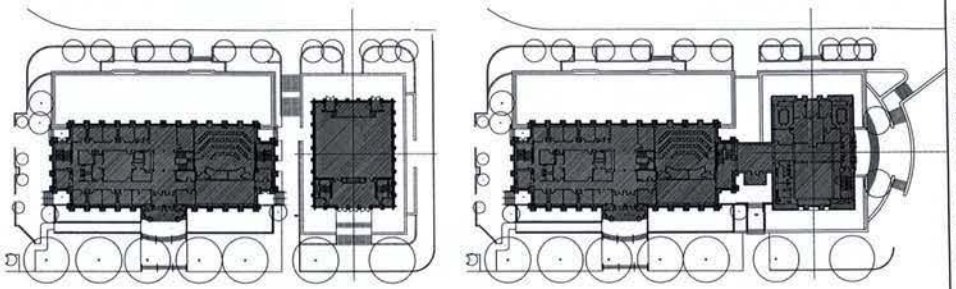
Building Height
The maximum building height permitted in an R-5-A zone is 40' and 3 stories per DC Zoning Regulations 2002 400.1. The building height, as defined by DC Zoning Regulations 2002 for buildings within a district limited to 40', may be measured from "the finished grade level at the middle of the front of the building to the ceiling of the top story." The maximum building height of the New Lecture Hall addition and renovation is 27'-7 3/4" measured from the measuring point at the center of the main entrance to the highest ceiling on the second floor of the addition/renovation. The project is within the 40' allowable zoning height limit for an R-5-A zone.

Penthouse and Roof Structures
A penthouse enclosure will be added to the roof of the New Lecture Hall. The enclosure will be set back from the exterior perimeter approximately 8' and shall not exceed the building height. (DC Zoning Regulations 2002 400.7.)

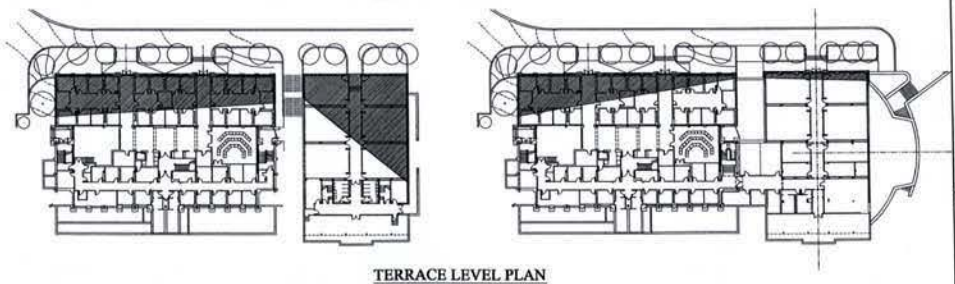
EXISTING PROPOSED



SECOND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE LEVEL PLAN

	EXISTING GROSS FLOOR AREA (SF.)			PROPOSED GROSS FLOOR AREA (SF.)		
	KOGOD BUILDING	NEW LECTURE HALL	TOTAL	KOGOD BUILDING	NEW LECTURE HALL	TOTAL
SECOND FLOOR	9,792	2,482	12,274	9,792	5,572	15,364
FIRST FLOOR	10,075	4,847	14,922	10,075	5,729	15,804
TERRACE LEVEL	** 5,772	** 4,209	9,981	** KOGOD BUILDING AND PROPOSED NEW LECTURE HALL ARE CALCULATED AS ONE BUILDING ON 'TERRACE LEVEL.' SEE NOTE BELOW.		8,182
TOTAL	25,639	11,538	37,177			39,350

** Per District of Columbia Zoning Regulations 2002, that portion of a story, the ceiling of which is less than 4'-0" above the adjacent finished grade is considered as 'Cellar' and shall not be included in Gross Floor Area.
The hatched area shows the portion that is not considered as cellar and shall be included in Gross Floor Area. The method of Gross Floor Area calculation explained below has been used in all calculation for Terrace Level.

Kogod Building--Existing Gross Floor Area of Terrace Level:
Perimeter of exterior wall = 627'-10"
Hatched area exterior wall length = 216'-9" (34.52% of total perimeter)
Terrace Level Floor Area = 16, 720 sf.
Therefore, Gross Floor Area= 5,772 sf.(34.52% of total floor area)

New Lecture Hall--Existing Gross Floor Area of Terrace Level:
Perimeter of exterior wall = 409'-4"
Hatched area exterior wall length = 176'-9" (43.18% of total perimeter)
Terrace Level Floor Area = 9, 748 sf.
Therefore, Gross Floor Area= 4,209 sf.(43.18% of total floor area)

Proposed Gross Floor Area of Terrace Level:
Kogod Building and Proposed New Lecture Hall are considered as one building.
Perimeter of exterior wall = 978'-9"
Hatched area exterior wall length = 199'-0"+91'-2"=290'-2" (29.71% of total perimeter)
Terrace Level Floor Area = 27, 538 sf.
Therefore, Gross Floor Area= 8,182 sf.(29.71% of total floor area)

DRAWING LEGEND
GROSS FLOOR AREA INCLUDED IN FAR

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NEW LECTURE HALL RENOVATION
KOGOD SCHOOL OF BUSINESS
AMERICAN UNIVERSITY • WASHINGTON, D.C.

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WASHINGTON, D.C. 20007
202.333.3446

SEAL

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ZONING SUMMARY

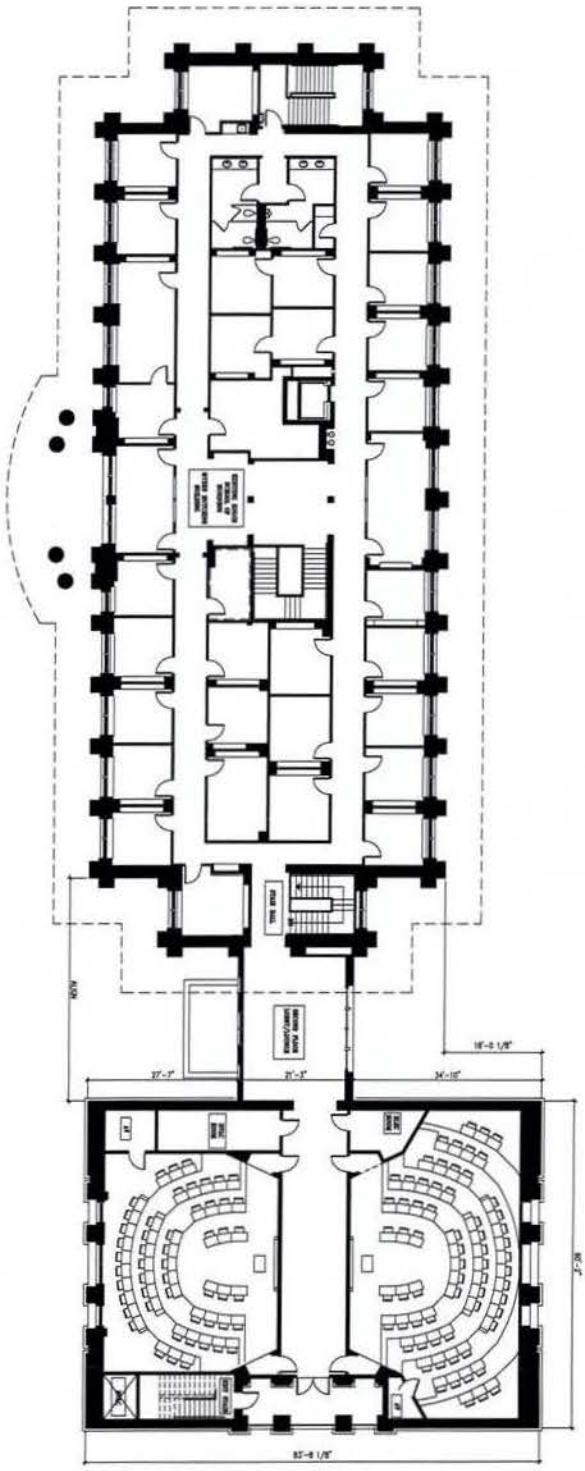
SCALE 1/32"=1'-0"

DATE MARCH 28, 2005

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DRAWING LEGEND

EXISTING TO REMAIN OR NEW CONSTRUCTION (LINES SHOWN SOLID)

EXISTING WALL

NEW WALL

A2.1

DRAWING TITLE
PROPOSED FLOOR PLAN
SECOND FLOOR/MEZZANINE

SCALE 1/8"=1'-0"

DATE MARCH 28, 2005

NEW LECTURE HALL RENOVATION

KOGOD SCHOOL OF BUSINESS
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- EXISTING TO REMAIN OR NEW CONSTRUCTION (LINES SHOWN SOLID)
- EXISTING WALL
- NEW WALL

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SEAL

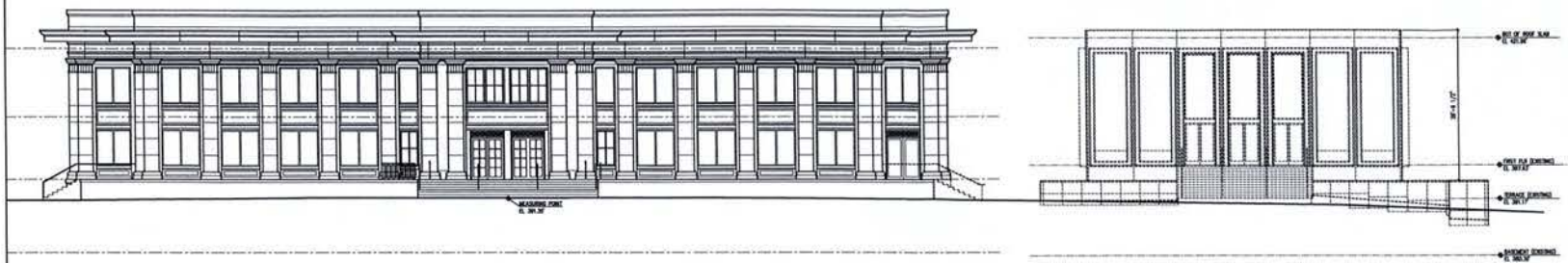
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PROPOSED FLOOR PLAN
TERRACE LEVEL

SCALE 1/8"=1'-0"

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EXISTING EAST ELEVATION
(UNIVERSITY DRIVE)



EXISTING WEST ELEVATION
(QUAD SIDE)

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NEW LECTURE HALL RENOVATION
KOGOD SCHOOL OF BUSINESS
AMERICAN UNIVERSITY • WASHINGTON, D.C.

HARTMAN-COX ARCHITECTS
1018 THIRTY-FIRST STREET, N.W.
WASHINGTON, DC 20007
202.333.6446

SEAL

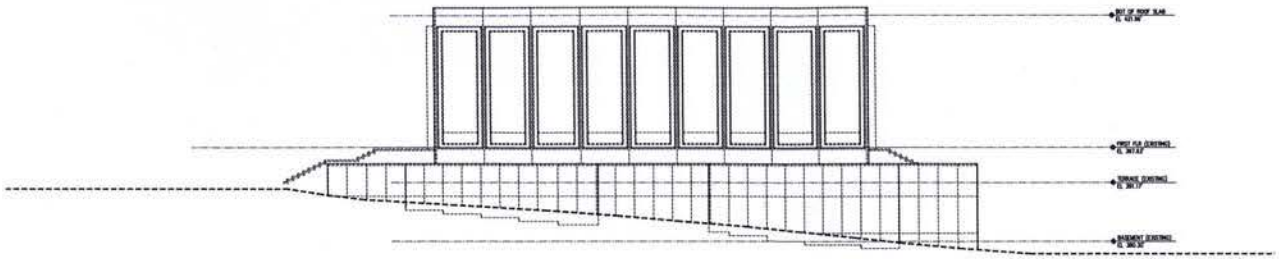
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EXISTING WEST ELEVATION

SCALE
1/8"=1'-0"

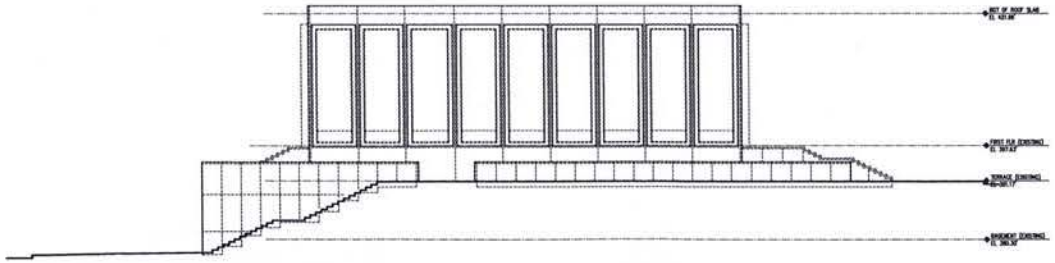
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MARCH 28, 2005

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EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

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NEW LECTURE HALL RENOVATION

KOGOD SCHOOL OF BUSINESS

AMERICAN UNIVERSITY • WASHINGTON, D.C.

HARTMAN-COX ARCHITECTS

SEAL

DRAWING TITLE

EXISTING NORTH ELEVATION

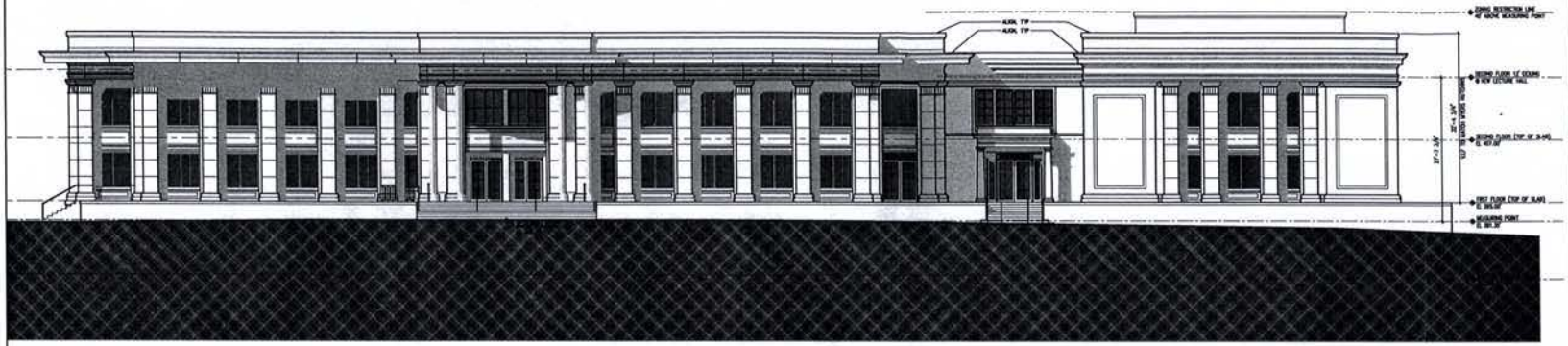
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SCALE

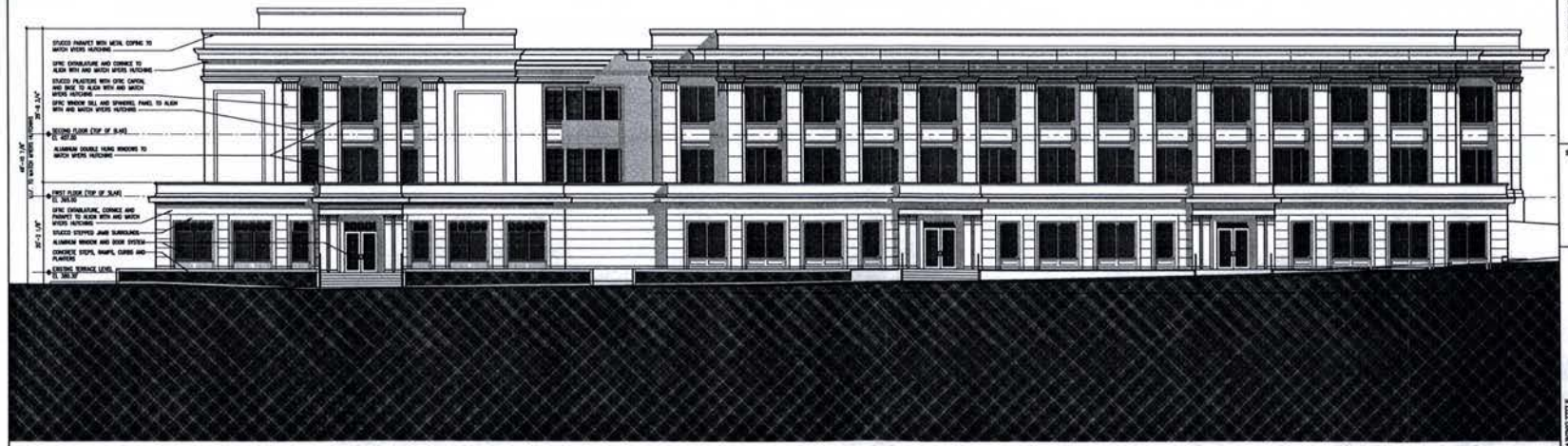
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EAST ELEVATION
(UNIVERSITY DRIVE)



WEST ELEVATION
(QUAD SIDE)

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NEW LECTURE HALL RENOVATION

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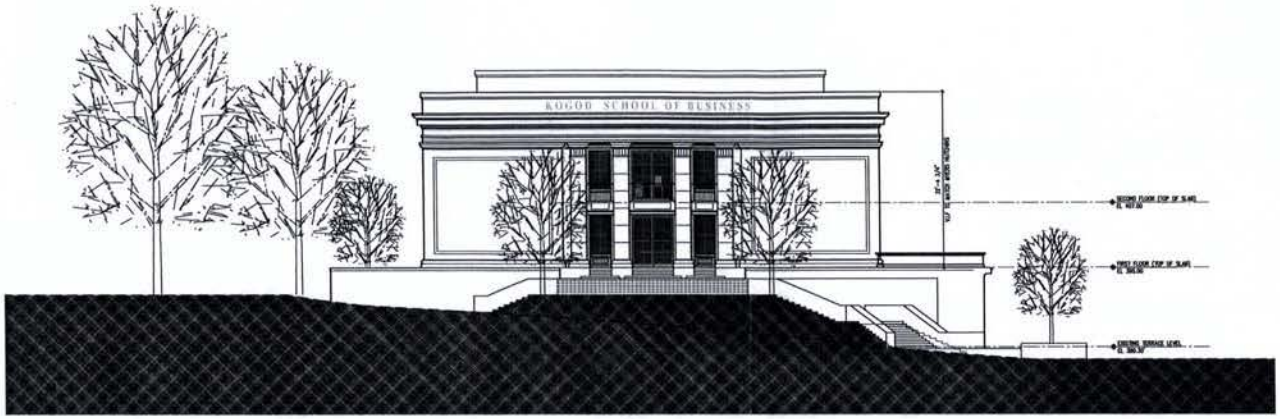
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WEST ELEVATION

SCALE 1/8"=1'-0"

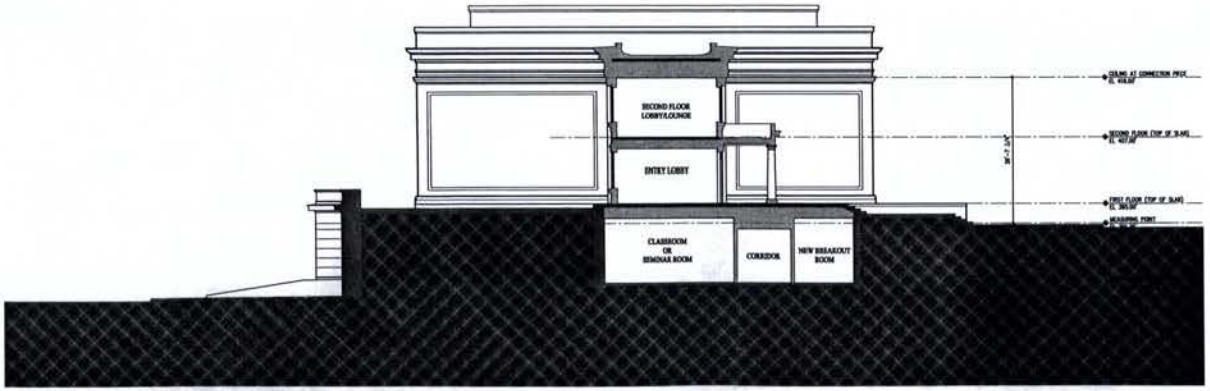
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NORTH ELEVATION



SOUTH ELEVATION

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AMERICAN UNIVERSITY • WASHINGTON, D.C.

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1670 WISCONSIN AVENUE, NW
WASHINGTON, DC 20007
202.333.4446

SEAL

DRAWING TITLE
NORTH ELEVATION
SOUTH ELEVATION

SCALE 1/8"=1'-0"

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