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LOCATION MAP

EAST ELEVATION

ZONING COMMISSION
District of Columbia
CASE NO.06-11L
EXHIBIT NO.12A

ZONING SUMMARY

LOCATION
2300 H STREET, NW WASHINGTON DC 20037
SQUARE 42, LOTS 820 AND 840

ZONE DISTRICT
R-5-D

LOT AREA
AREA: 75'-0" X 61'-0" = 4,575 SF

LOT OCCUPANCY
ALLOWED: 75% OF LOT AREA - 3,431 SF PER DCMR 11, 403.2
PROPOSED: 100% OF LOT AREA - 4,575 SF

REAR YARD
REQUIRED: 15'-0" PER DCMR 11, 404.1
PROPOSED NONE

GROSS FLOOR AREA CALCULATION

		EXCLUSIONS	TOTAL G.S.F.
FIRST FLOOR:	4,575 SF	-	4,575
SECOND FLOOR:	4,575 SF	384 SF	4,191
THIRD FLOOR:	4,575 SF	384 SF	4,191
FOURTH FLOOR:	4,575 SF	384 SF	4,191
TOTAL:	18,300 SF	1,152 SF	17,148
PENTHOUSE:	1,782 SF	72 SF	1,710

TOTAL GROSS FLOOR AREA
BUILDING: 17,148 SF
PENTHOUSE: 1,710 SF

FAR
BUILDING FAR ALLOWED: 3.5 PER DCMR 11, 402.4
BUILDING FAR PROPOSED: 3.75

PENTHOUSE FAR ALLOWED: 0.37 PER DCMR 11, 411.7
PENTHOUSE FAR PROPOSED: 0.37

BUILDING HEIGHT
BUILDING HEIGHT ALLOWED: 90'-0" PER DCMR 11, 400.1
BUILDING HEIGHT PROPOSED: 56'-1", MEASURING POINT ON 23RD STREET

** FINAL HEIGHT SUBJECT TO CHANGE BASED ON REFINEMENT OF DRAWINGS, BUT NOT TO INCREASE RELIEF REQUESTED*

ROOF STRUCTURES
PENTHOUSE HEIGHT ALLOWED: 18'-6" PER DCMR 11, 400.7(C)
PENTHOUSE HEIGHT PROPOSED: 16'-0"

PENTHOUSE SETBACK REQUIRED: 1:1, PER DCMR 11, 400.7(B)
PENTHOUSE SETBACK PROPOSED: 11'-2" AT NORTH, 9'-2" AT EAST

** FINAL SETBACK SUBJECT TO CHANGE BASED ON REFINEMENT OF DRAWINGS, BUT NOT TO INCREASE RELIEF REQUESTED*

PARKING
REQUIRED: 15 SPACES - PER DCMR 11, 2101.1
(CLASSIFICATION "CHURCH" 1 FOR EVERY 10 SEATS IN MAIN SANCTUARY, 142 SEATS)
PROPOSED: NONE

LOADING
REQUIRED: NONE - PER DCMR 11, 2201.1
(CLASSIFICATION "ANY OTHER USE" LESS THAN 30,000 SF)
PROPOSED: NONE

GAR
REQUIRED: 0.300
PROPOSED: 0.306

VICINITY MAP

LOCATION AND APPROACH

AERIAL VIEW

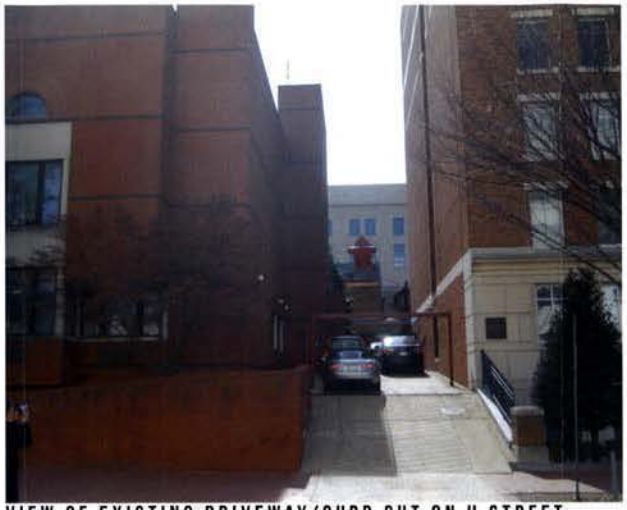
VIEW FROM SQUARE 54

VIEW FROM 23RD & EYE STREET

VIEW MID BLOCK BETWEEN H & EYE STREET

VICINITY PHOTOS

VIEW AT NORTHEAST CORNER, 23RD & H STREET

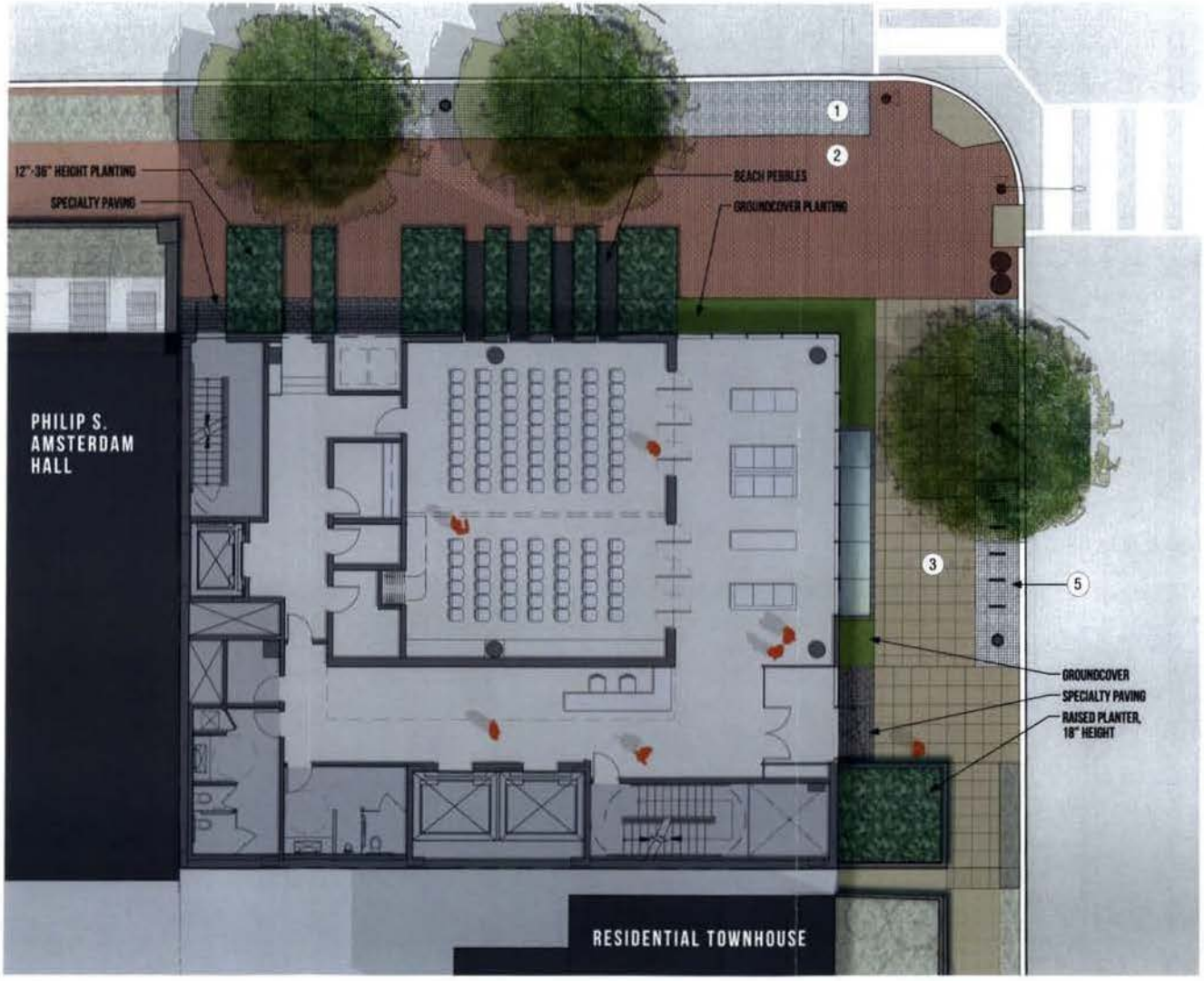


VIEW OF EXISTING DRIVEWAY/CURB CUT ON H STREET

VIEW LOOKING EAST ON 23RD STREET

VIEW LOOKING NORTH DOWN 23RD STREET

STREETSCAPE



GWU Foggy Bottom
Streetscape Standards

1 Furnishing Zone
Hanover 4x4 Pavers
color: Natural

2 H St Sidewalk
Pine Hall 4x8 Brick
color: Pathway Red

3 23rd St Sidewalk
Cast in Place Concrete
color: Buff

4 Victor Stanley
Waste Receptacles

5 Inverted U
Bike Racks

OCULUS

STORMWATER MANAGEMENT
GREEN INFRASTRUCTURE

***INFORMATION REGARDING STORMWATER MANAGEMENT IN PUBLIC SPACE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. FINAL DESIGN OF IMPROVEMENTS IN PUBLIC SPACE SUBJECT TO REVIEW AND APPROVAL BY PUBLIC SPACE OFFICIALS.**

OCULUS

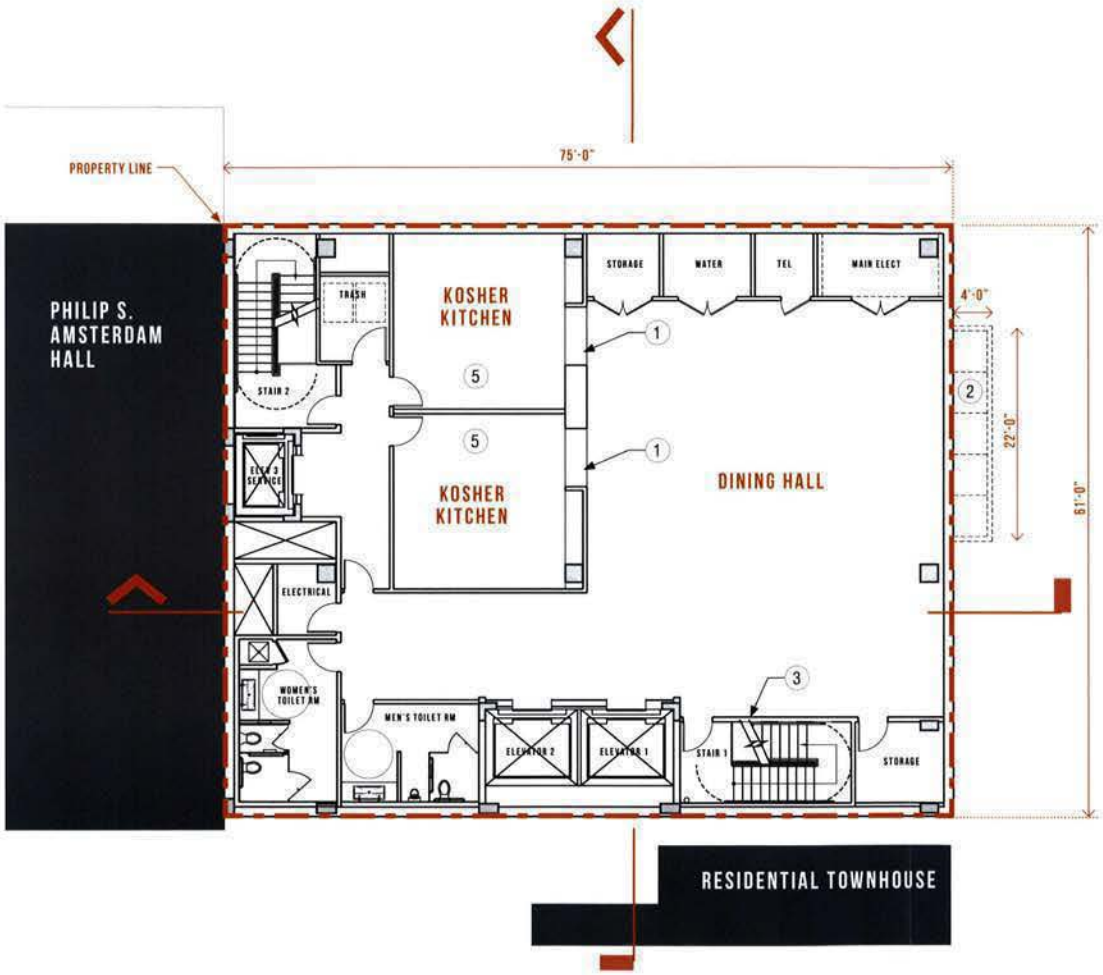
STREETSCAPE

PARTIAL ELEVATION

PARTIAL PLAN

Mexican Beach Pebbles

OCULUS



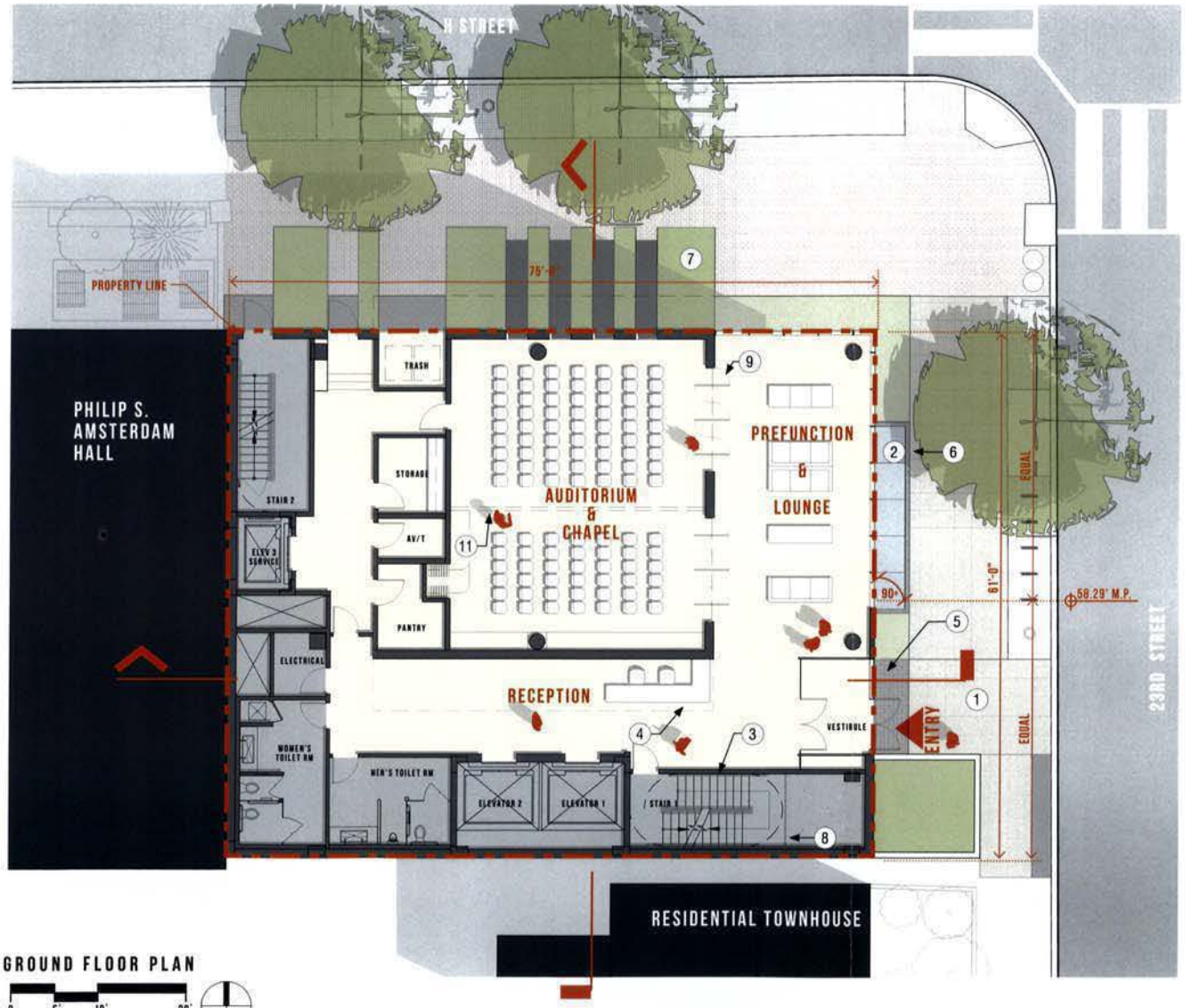
KEYNOTES

1. PASS THROUGH SERVICE WINDOW AND COUNTER WITH STAINLESS STEEL ROLL DOWN SCREEN
2. AREAWAY ABOVE
3. 2HR RATED GLAZING ASSEMBLY, 2 LITES @ 2'-6" EA. (VETROTECH SAINT-GOBAIN, CONTRAFLAM 120, IN VDS FRAME).
   CONTRACTOR TO PRICE ADD ALTERNATE FOR 1 LITE @ 8'-0" (VETROTECH SAINT-GOBAIN, CONTRAFLAM STRUCTURE 120, IN VDS FRAME)
4. NOT USED
5. FULL SERVICE KITCHEN, PROVIDE FOR EXHAUST HOOD, DISHWASHER, GREASE INTERCEPTOR, ETC.

NOTE: INTERIOR LAYOUT AND MATERIALS/FINISHES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE

L1 FLOOR PLAN

0 5' 10' 20'



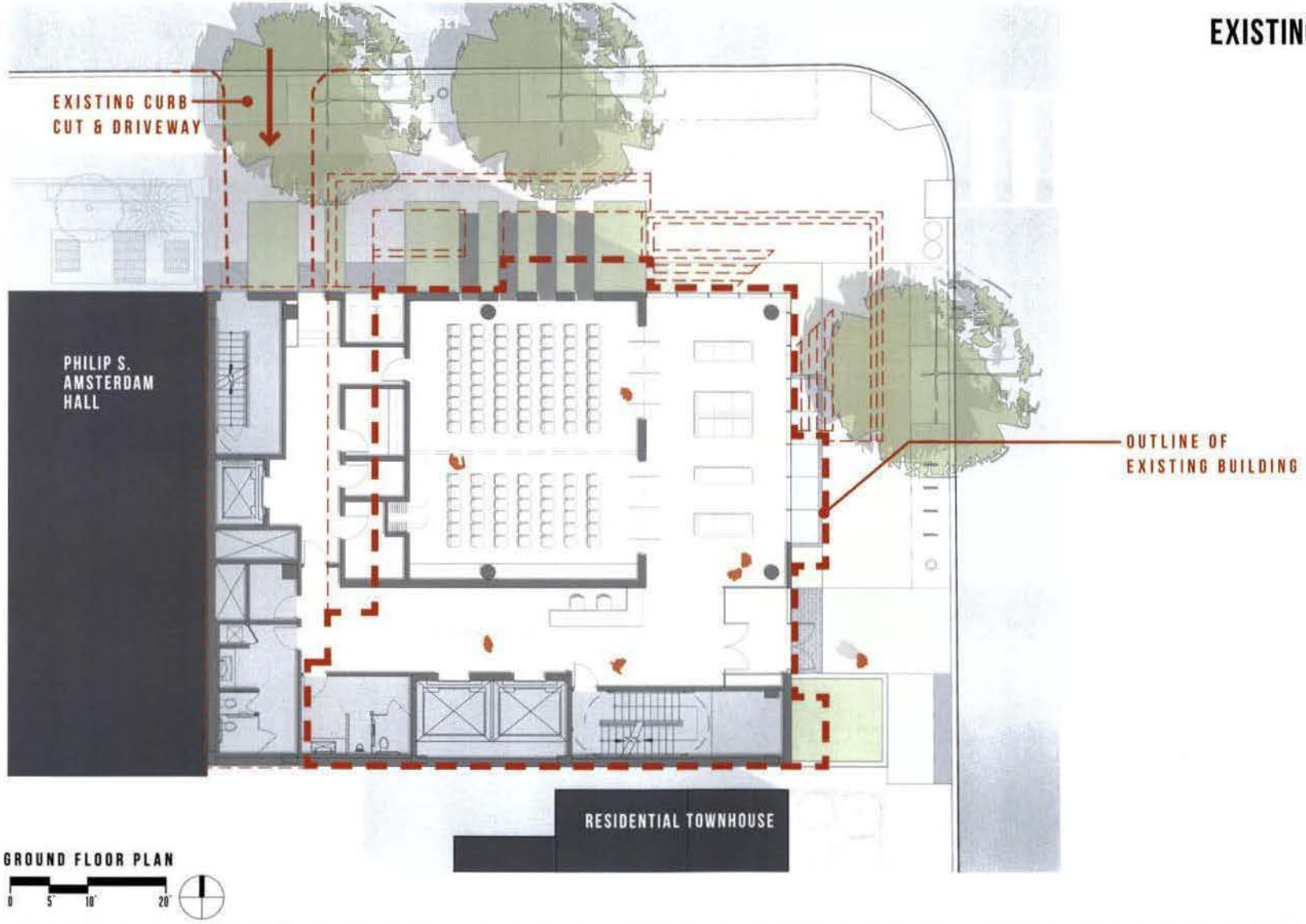
GROUND FLOOR PLAN

0 5' 10' 20'

KEYNOTES

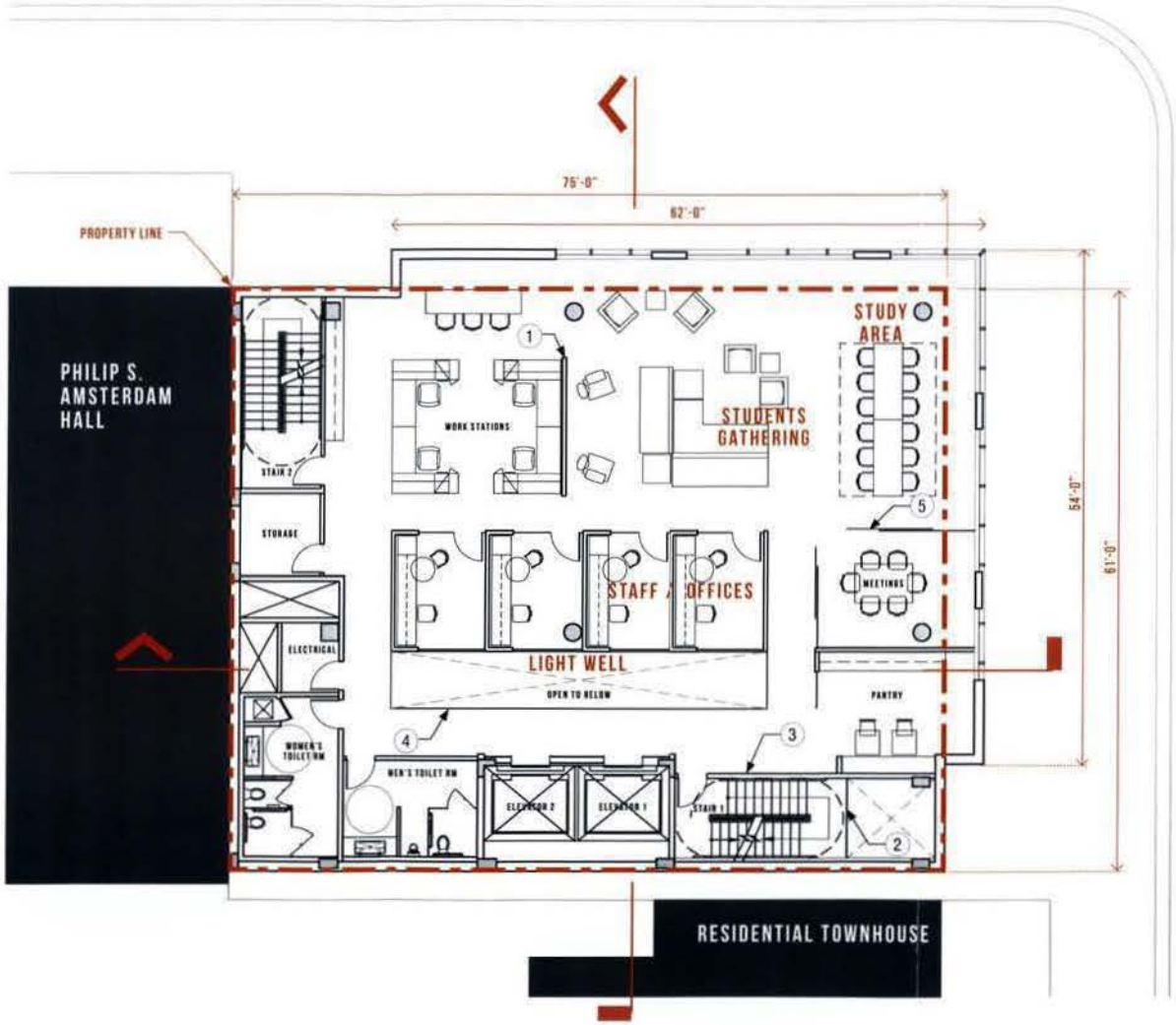
1. PAVING, SEE LANDSCAPE SHEETS
2. 4' X 22' STRUCTURAL GLASS FLOORING (EXTERIOR, JOCKIMO, GLASS GRIT WITH PRIVACY FROST)
3. 2HR RATED GLAZING ASSEMBLY, 2 LITES @ 2'-6" EA. (VETROTECH SAINT-GOBAIN, CONTRAFLAM 120, IN VDS FRAME)
   CONTRACTOR TO PRICE ADD ALTERNATE FOR 1 LITE @ 8'-0" (VETROTECH SAINT-GOBAIN, CONTRAFLAM STRUCTURE 120, IN VDS FRAME)
4. RECEPTION DESK
5. LINE OF CANOPY ABOVE
6. LINE OF BUILDING PROJECTION ABOVE
7. PLANTING, SEE LANDSCAPE SHEETS
8. ENCLOSED EGRESS STAIRS WITH GLASS GUARD RAIL BETWEEN LIGHTWELL
9. SOLID WOOD PIVOTING DOORS, TYP.
   CONTRACTOR TO PRICE ADD ALTERNATE FOR STACKABLE SLIDING GLASS DOORS, HAWA APERTO 80/GL
10. SOLID WOOD FULL HEIGHT FEATURE WALL
11. OPERABLE PARTITION WITH PASS-THROUGH DOOR

EXISTING VS. NEW



GROUND FLOOR PLAN

0 5' 10' 20'



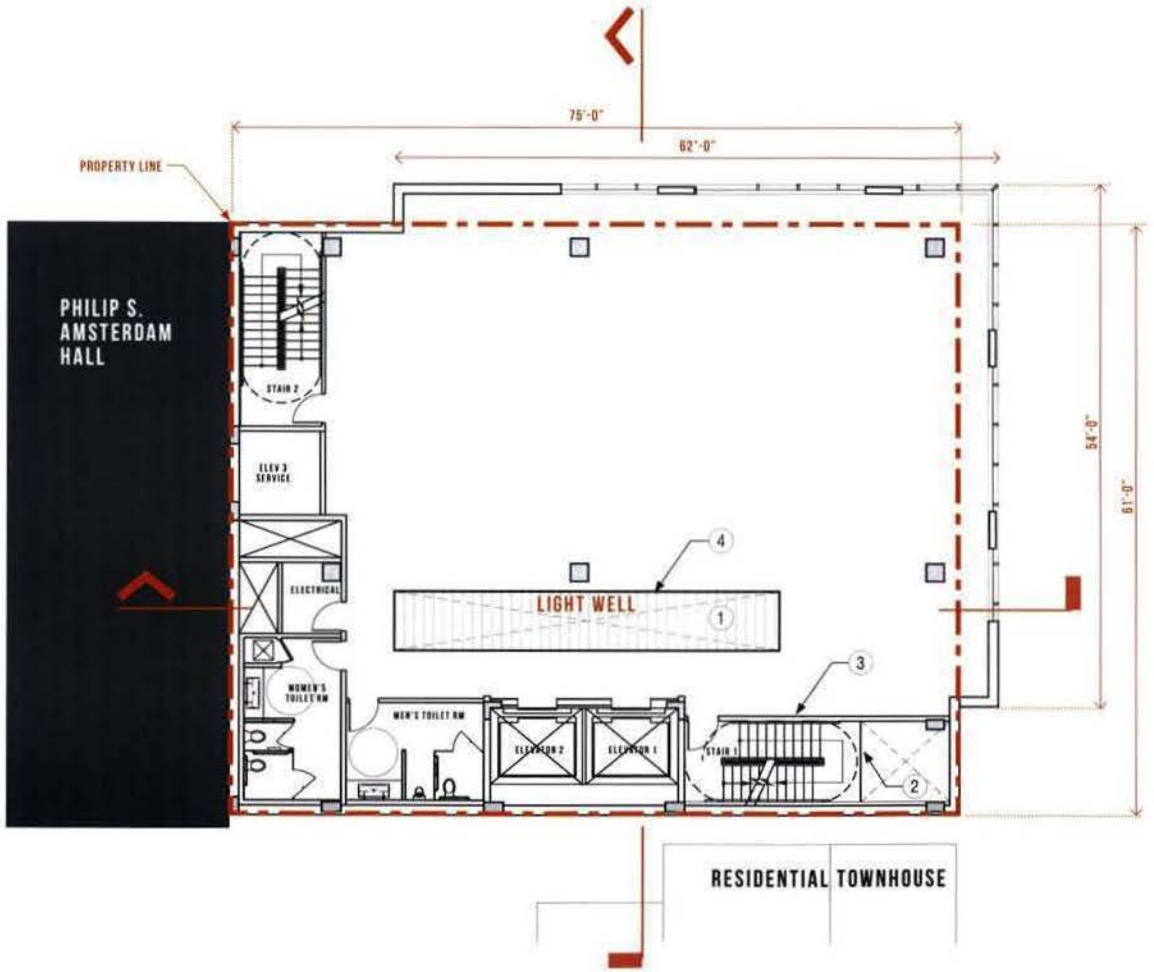
KEYNOTES

1. PARTIAL HEIGHT FEATURE WALL WITH BUILT IN COUNTER TOP
2. ENCLOSED EGRESS STAIRS WITH GLASS GUARD RAIL BETWEEN LIGHTWELL
3. 2HR RATED GLAZING ASSEMBLY, 2 LITES @ 2'-6" EA. (VETROTECH SAINT-GOBAIN, CONTRAFLAM 120, IN VDS FRAME)
   CONTRACTOR TO PRICE ADD ALTERNATE FOR 1 LITE @ 8'-0" (VETROTECH SAINT-GOBAIN, CONTRAFLAM STRUCTURE 120, IN VDS FRAME)
4. STRUCTURAL GLASS RAILING, 3/4" THICK TEMPERED, LOW-IRON GLASS ICR LAURENCE, DRY GLAZE, BASE SHOE SYSTEM) AROUND FLOOR OPENING
5. MOVABLE STACKED GLASS PARTITIONS, HAWA APERTO 60/GL

NOTE: INTERIOR LAYOUT AND MATERIALS/FINISHES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE

SECOND FLOOR PLAN

0 5' 10' 20'

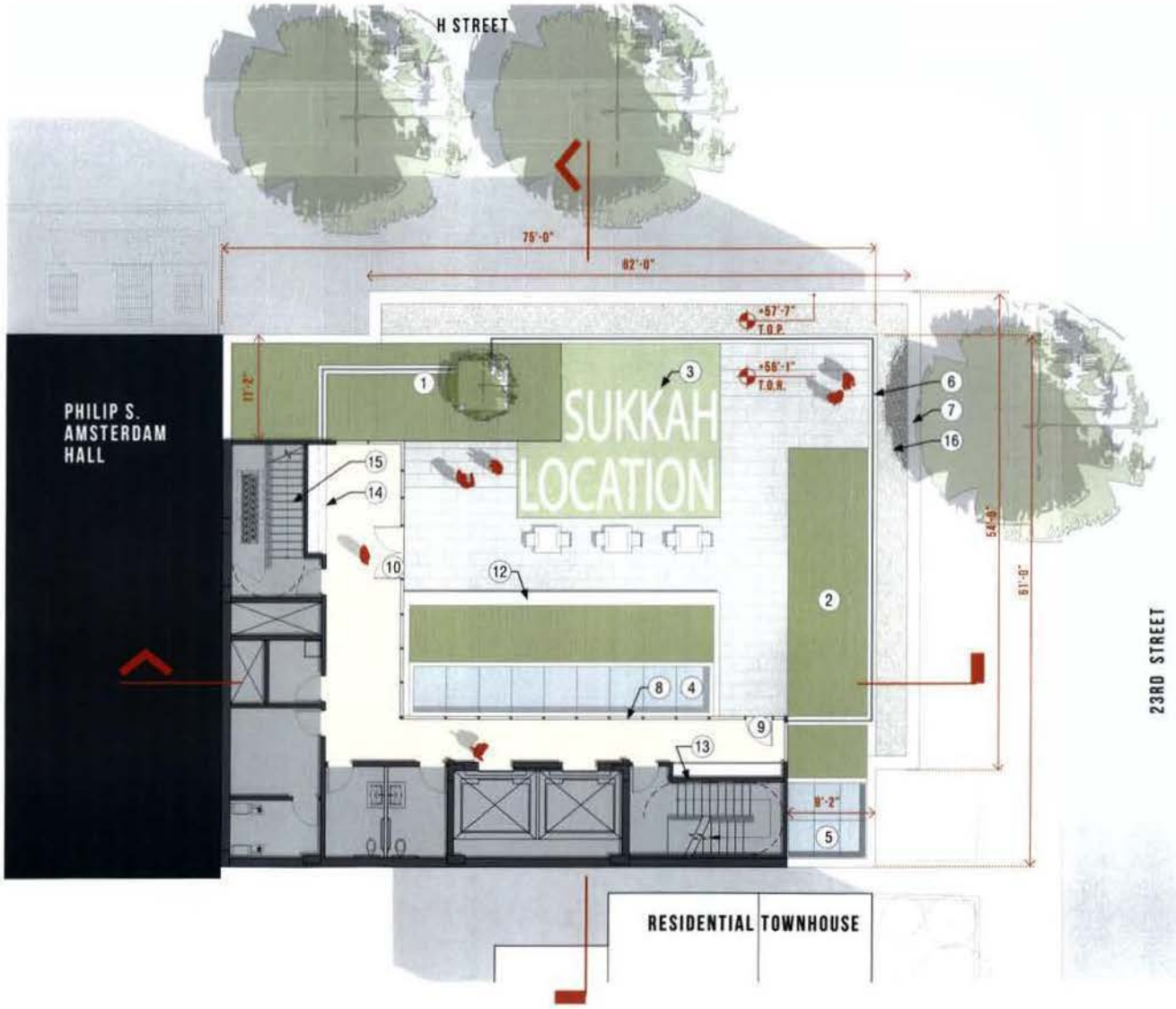


KEYNOTES

1. 2 HR RATED HORIZONTAL FIRE AND SMOKE SHUTTER AT THIRD FLOOR SLAB OPENING, MCKEON H200/HL250
2. ENCLOSED EGRESS STAIRS WITH GLASS GUARD RAIL BETWEEN LIGHTWELL
3. 2HR RATED GLAZING ASSEMBLY, 1 LITE @ 2'-6" EA. (VETROTECH SAINT-GOBAIN, CONTRAFLAM 120, IN VDS FRAME)
4. STRUCTURAL GLASS RAILING, 3/4" THICK TEMPERED, LOW-IRON GLASS (CR LAURENCE, DRY GLAZE, BASE SHOE SYSTEM) AROUND FLOOR OPENING

THIRD/FOURTH FLOOR PLAN
(GWU STUDENT LIFE PROGRAMS & FUTURE HILLEL GROWTH SPACE)

0 5' 10' 20'



KEYNOTES

1. 2'X 3' PRECAST CONCRETE PAVER ON PEDESTALS (HANOVER ROOF PAVER SYSTEM), STANDARD COLOR, OVER FLUID-APPLIED PROTECTED MEMBRANE ROOFING (AMERICAN HYDROTECH MM 6125 OR HENRY 790-11)
2. INTENSIVE VEGETATED ROOF, 12" DEPTH, OVER FLUID-APPLIED PROTECTED MEMBRANE ROOFING (AMERICAN HYDROTECH MM 6125 OR HENRY 790-11)
3. STEEL ANCHOR FOR FUTURE ATTACHMENT OF SUKKAH. CONTRACTOR TO PROVIDE ALLOWANCE.
4. 36' X 8'-6" SKYLIGHT (KAWNEER, 1600 SLOPEWALL), WITH LAMINATED INSULATED 1 1/4" IGU, VE-1-2M (VIRACON)
5. 9' X 9' SKYLIGHT (KAWNEER, 1600 SLOPEWALL), WITH LAMINATED INSULATED 1 1/4" IGU, VE-1-2M (VIRACON)
6. STRUCTURAL GLASS RAILING, 3/4" THICK TEMPERED, LOW-IRON GLASS (CR LAURENCE, WET GLAZE, BASE SHOE SYSTEM)
7. PRECAST CONCRETE PARAPET (OR STONE PARAPET ON ADD ALTERNATE FOR EXTERIOR STONE PANELS)
8. ALUMINUM WINDOW WALL (KAWNEER TR-700), COATED WITH DURANAR XL FINISH (3-COAT SYSTEM), AND WITH 1" VE-1-2M GLASS (TEMPERED, BLACK SPACERS). CONTRACTOR TO PRICE ADD ALTERNATE FOR 4-SIDED SSG WINDOW WALL (KAWNEER 1600 SYSTEM).
9. 3'-0" X 8'-6" NARROW PROFILE GLASS DOOR (CRL-BLUMCRAFT 250 SERIES)
10. 6'-0" X 8'-6" NARROW PROFILE GLASS DOOR (CRL-BLUMCRAFT 250 SERIES)
11. NOT USED
12. 2'-0" DEEP PRECAST CONCRETE BENCH, WITH RECESSED WALL LIGHTS AT BASE (BEGA 2026P)
13. 2HR RATED GLAZING ASSEMBLY, 2 LITES @ 2'-6" EA. (VETROTECH SAINT-GOBAIN, CONTRAFLAM 120, IN VDS FRAME)
    CONTRACTOR TO PRICE ADD ALTERNATE FOR 1 LITE @ 8'-0" (VETROTECH SAINT-GOBAIN, CONTRAFLAM STRUCTURE 120, IN VDS FRAME)
14. PROVIDE SOLID SURFACE COUNTERTOP WITH UPPER AND LOWER PLASTIC LAMINATE CABINETS
15. STAIRS TRANSFER TOWARDS THE NORTH AT THIS LOCATION TO FLOOR BELOW
16. BLACK BEACH PEBBLES

NOTE: INTERIOR LAYOUT AND MATERIALS/FINISHES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE

ROOF FLOOR PLAN

0 5' 10' 20'

PENTHOUSE ROOF FLOOR PLAN

0 5' 10' 20'

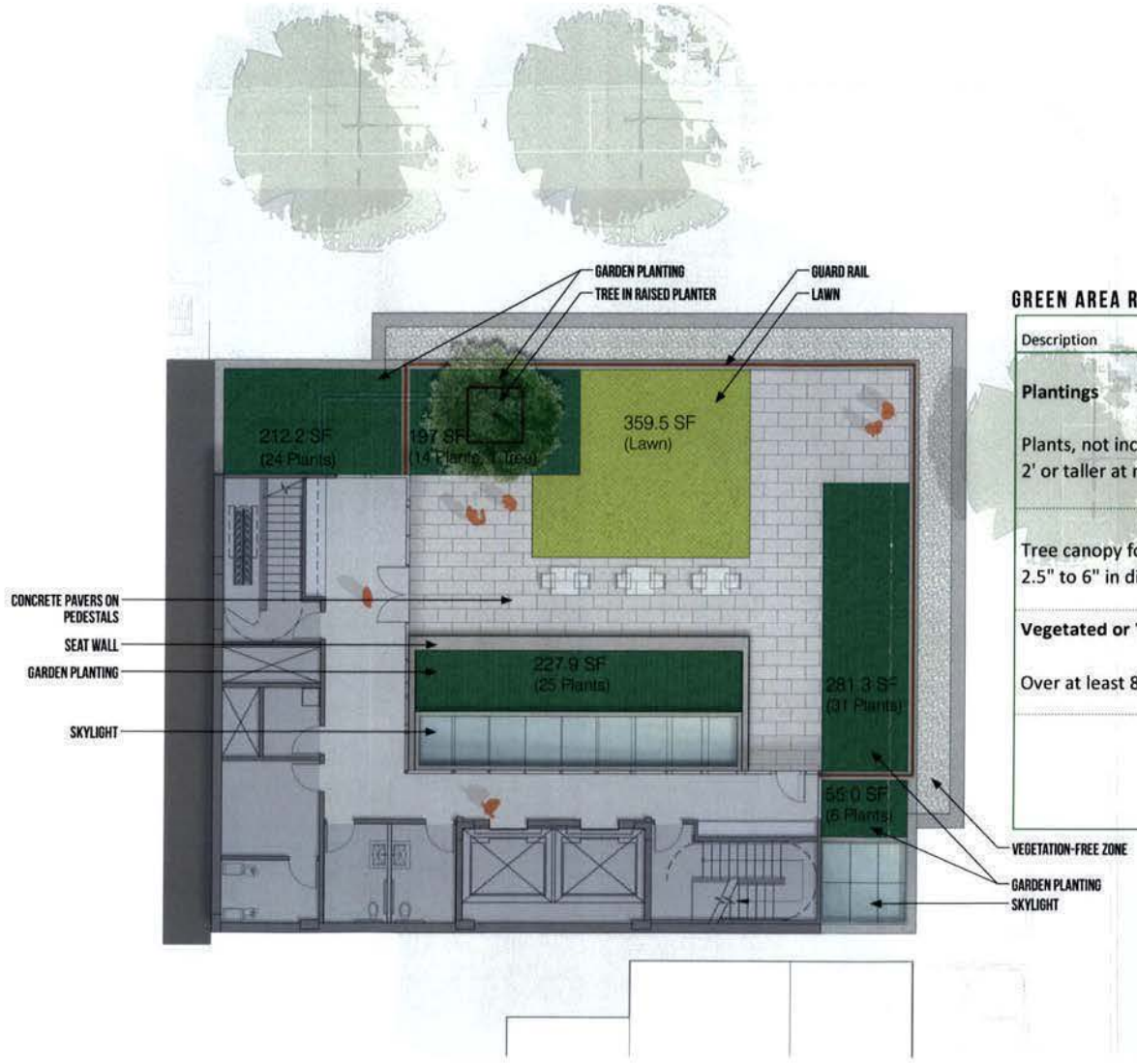
HILLEL
THE FOUNDATION FOR JEWISH CAMPUS LIFE
WASHINGTON, DC

ZONING COMMISSION PACKAGE
ZONING COMMISSION CASE NO. 06-11L

A15
06.23.2014 NEW

Hickok Cole
ARCHITECTS

ROOF LANDSCAPE
GREEN AREA RATIO

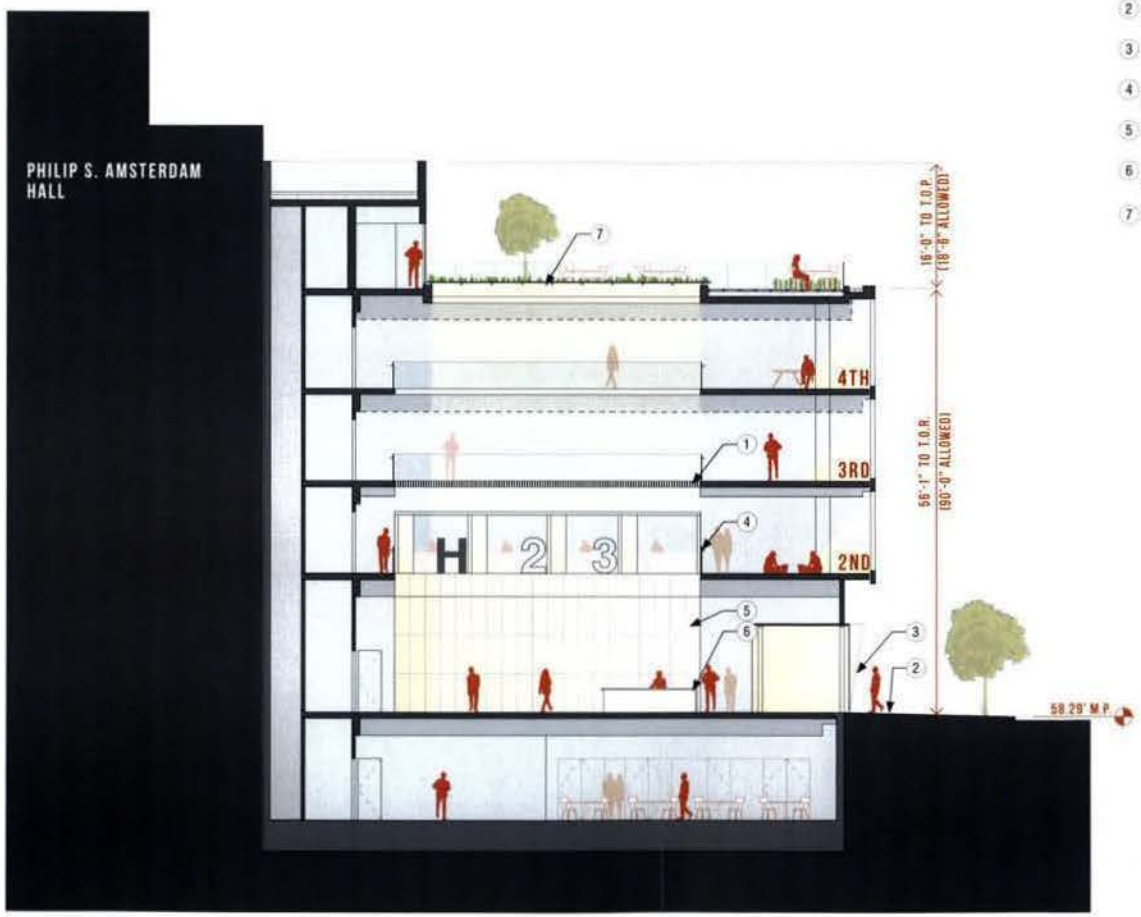


GREEN AREA RATIO: 0.306

Description		Square Feet	Factor	Total
Plantings				
Plants, not including grasses, 2' or taller at maturity	# of plants: 100	900	0.3	270
Tree canopy for all new trees 2.5" to 6" in diameter	# of trees: 1	50	0.5	25
Vegetated or "green" roofs				
Over at least 8" of growth medium		1378.9	0.8	1103.12
		Green Area Ratio numerator:		1398.12
		Lot size:		4569
		SCORE		**0.306**

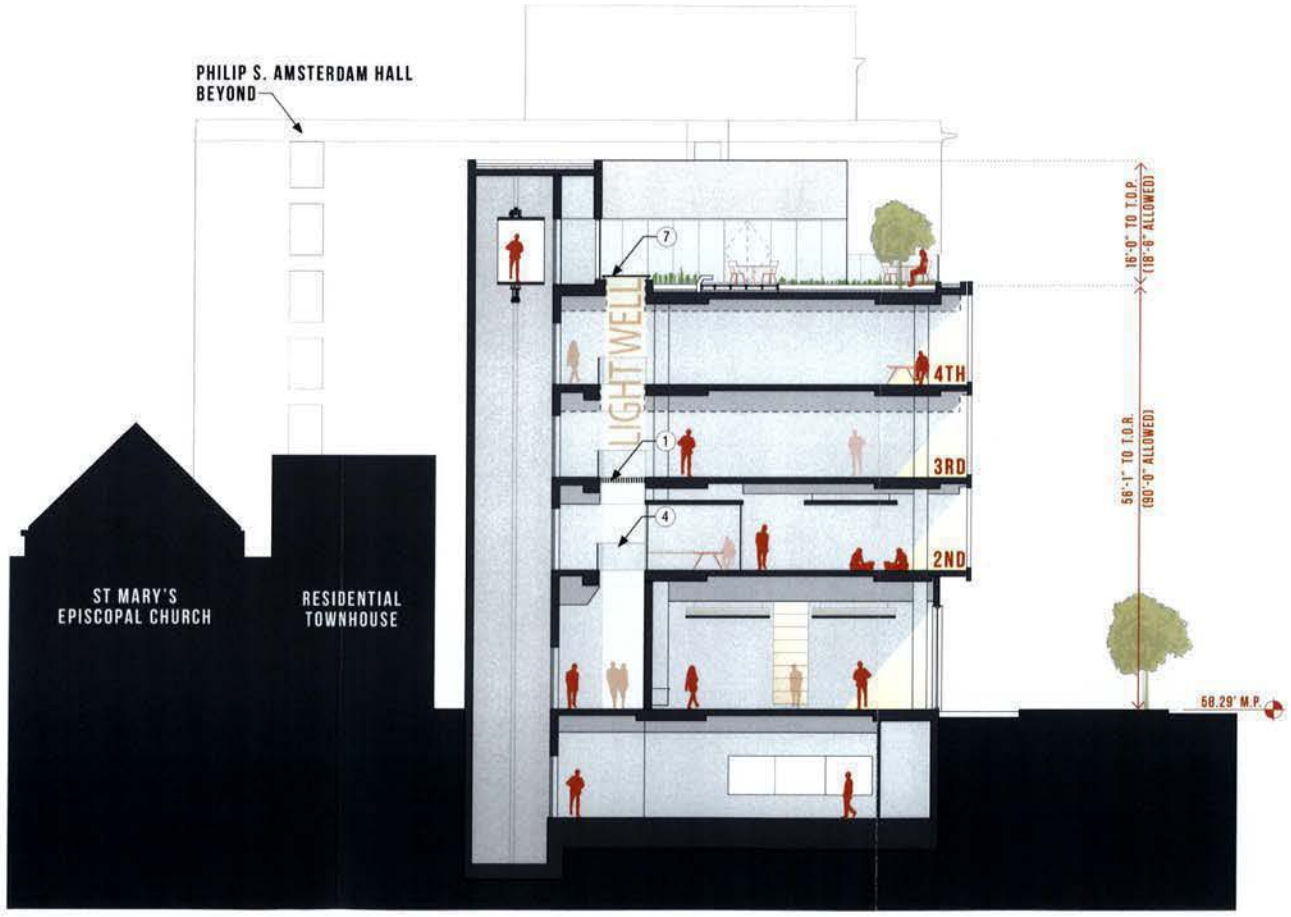
KEYNOTES

1. 2 HR RATED HORIZONTAL FIRE AND SMOKE SHUTTER, MCKEON HZ00/HL250
2. 4" X 22" STRUCTURAL GLASS FLOORING (EXTERIOR, JOCKIMO, GLASS GRIT WITH PRIVACY FROST)
3. METAL CLAD ENTRY VESTIBULE
4. STRUCTURAL GLASS RAILING, 3/4" THICK TEMPERED, LOW-IRON GLASS (CR LAURENCE, DRY GLAZE, BASE SHOE SYSTEM) AROUND FLOOR OPENING
5. FLOOR TO CEILING SOLID WOOD PLANK WALL
6. SOLID WOOD PLANKS WITH SOLID SURFACE COUNTERTOP AND BRONZE FINISHED RECESSED METAL BASE
7. SKYLIGHT. SEE ROOF PLAN



EAST - WEST SECTION

0 5' 10' 20'



KEYNOTES

1. 2 HR RATED HORIZONTAL FIRE AND SMOKE SHUTTER, MCKEON H200/HL250
2. 4' X 22' STRUCTURAL GLASS FLOORING (EXTERIOR, JOCKIMO, GLASS GRIT WITH PRIVACY FROST)
3. METAL CLAD ENTRY VESTIBULE
4. STRUCTURAL GLASS RAILING, 3/4" THICK TEMPERED, LOW-IRON GLASS (CR LAURENCE, DRY GLAZE, BASE SHOE SYSTEM) AROUND FLOOR OPENING
5. FLOOR TO CEILING SOLID WOOD PLANK WALL
6. SOLID WOOD PLANKS WITH SOLID SURFACE COUNTERTOP AND BRONZE FINISHED RECESSED METAL BASE
7. SKYLIGHT, SEE ROOF PLAN

NORTH - SOUTH SECTION

0 5' 10' 20'

EXISTING HILLEL BUILDING

PROPOSED NEW BUILDING

NE CORNER RENDERING

HILLEL
THE FOUNDATION FOR JEWISH CAMPUS LIFE
WASHINGTON, DC

ZONING COMMISSION PACKAGE

ZONING COMMISSION CASE NO. 06-11L

A20
06.23.2014 REV
03.25.2014

Hickok Cole
ARCHITECTS

EAST ELEVATION, IN CONTEXT

KEYNOTES

1. PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI). CONTRACTOR TO PRICE ADD ALTERNATE: DESERT STONE (5CM THICK, HONED FINISH, RUGO STONE)
2. PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI), WITH CUSTOM REVEAL PATTERN (SEE IMAGE XX/AXX). CONTRACTOR TO PRICE ADD ALTERNATE: DESERT STONE (5CM THICK, CHISELED FINISH, RUGO STONE)
3. PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI)
4. 4-SIDED SSG ALUMINUM WINDOW WALL (KAWNEER 1600 SYSTEM), COATED WITH DURANAR XL FINISH (3-COAT SYSTEM), AND WITH 1" VE-1-2M GLASS (TEMPERED, BLACK SPACERS).
5. 1/8" THICK ALUMINUM METAL PANEL, LIGHT ANODIZED BRONZE FINISH (METALWERKS, METAL SALES & SERVICE). CONTRACTOR TO PRICE ADD ALTERNATES: (A) 1/8" THICK BRONZE METAL PANEL, LACQUERED (METALWERKS, METAL SALES & SERVICE), AND (B) MUNTZ METAL PANEL, LACQUERED (METALWERKS, METAL SALES & SERVICE)
6. 1/8" THICK, CUSTOM PERFORATED, HINGED, ALUMINUM METAL PANEL, LIGHT ANODIZED BRONZE FINISH FRONT AND BACK (METALWERKS, METAL SALES & SERVICE). SAME PANEL ON NORTH AND EAST FACADES, 2ND-4TH FLOORS. CONTRACTOR TO PRICE SAME CUSTOM PERFORATED PANELS WITH ADD ALTERNATE MATERIALS: (A) 1/8" THICK BRONZE METAL PANEL, LACQUERED FRONT AND BACK, AND (B) 1/8" THICK MUNTZ METAL PANEL, LACQUERED FRONT AND BACK
7. 1/8" THICK, CUSTOM PERFORATED, HINGED, ALUMINUM METAL PANEL, LIGHT ANODIZED BRONZE FINISH FRONT AND BACK (METALWERKS, METAL SALES & SERVICE). EACH PANEL ON THE GROUND FLOOR TO HAVE UNIQUE PERFORATED PATTERN. CONTRACTOR TO PRICE SAME CUSTOM PERFORATED PANELS WITH ADD ALTERNATE MATERIALS: (A) 1/8" THICK BRONZE METAL PANEL, LACQUERED FRONT AND BACK, AND (B) 1/8" THICK MUNTZ METAL PANEL, LACQUERED FRONT AND BACK
8. 1/2" THICK ALUMINUM METAL PANEL. FINISH AND ADD ALTERNATES TO MATCH METAL WALL PANELS.
9. 6'-0" X 9'-0" NARROW PROFILE GLASS DOOR (CRL-BLUMCRAFT 250 SERIES, BRONZE FINISH), AT BOTH ENTRY DOOR AND VESTIBULE.
10. 4-SIDED SSG ALUMINUM WINDOW WALL (KAWNEER 1600 SYSTEM), COATED WITH DURANAR XL FINISH (3-COAT SYSTEM), AND WITH 1" LOW-IRON GLASS (TEMPERED, BLACK SPACERS, OPTI-WHITE, VIRACON).
11. 12"X 1" THICK BRONZE DIMENSIONAL LETTERS, PIN MOUNTED (ASI MODULEX, LC SERIES). CONTRACTOR TO PRICE ADD ALTERNATE (FOR STONE WALL PANELS): SANDBLASTED INCISED LETTERS, FINISHED WITH MONUMENTAL PAINT (SAW SHEEN, LITHICHROME)
12. PRECAST CONCRETE SOFFIT. FINISH TO MATCH PRECAST CONCRETE ON FLOORS 2-4. CONTRACTOR TO PRICE ADD ALTERNATE. SEE NOTE NO. 1.
13. STRUCTURAL GLASS RAILING, 3/4" THICK TEMPERED, LOW-IRON GLASS (CR LAURENCE, WET GLAZE, BASE SHOE SYSTEM)
14. NOT USED
15. NOT USED

NOTE: EXTERIOR DESIGN AND MATERIALS/FINISHES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE

EAST ELEVATION, IN CONTEXT

NORTH ELEVATION, IN CONTEXT

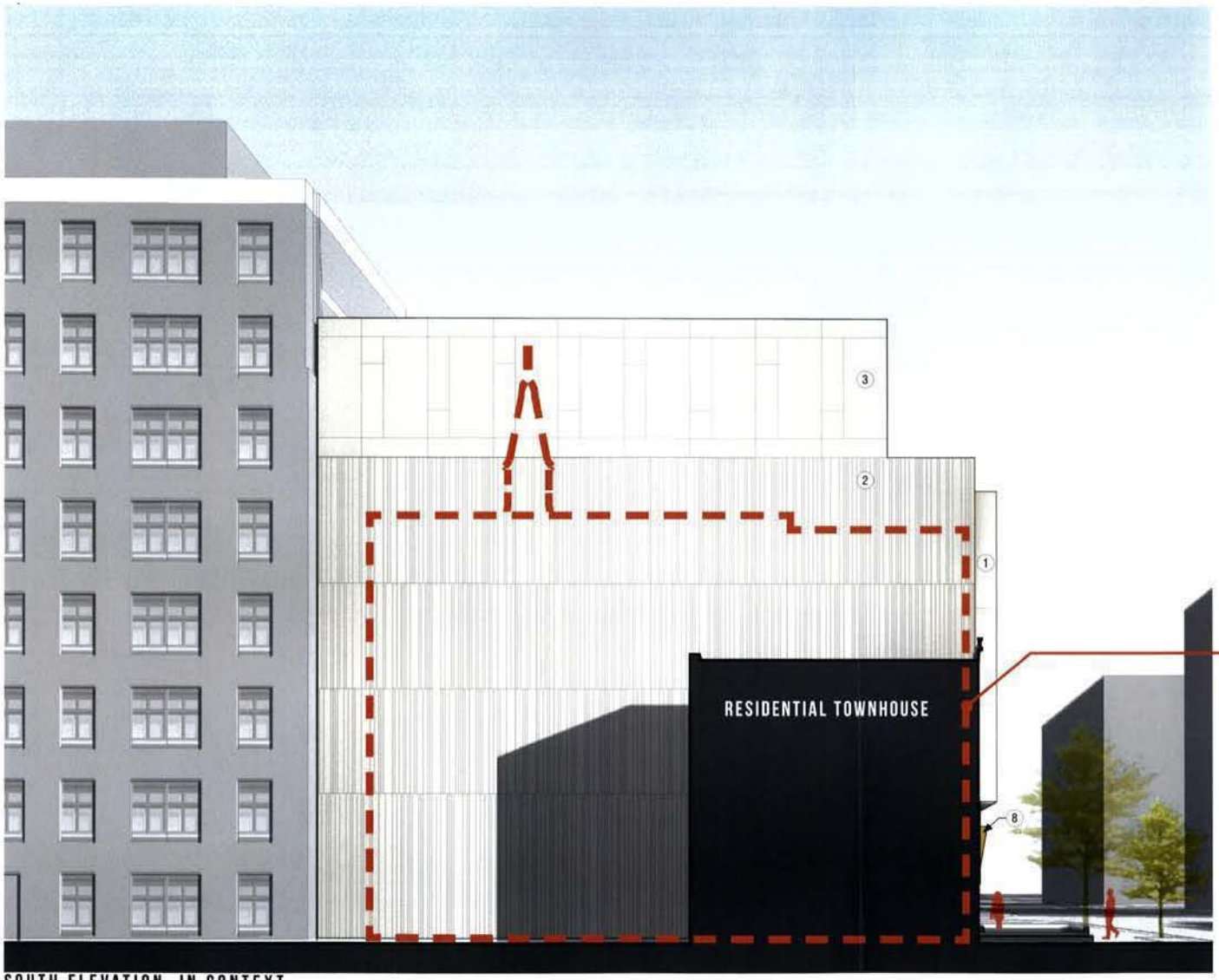
KEYNOTES

1. PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI). CONTRACTOR TO PRICE ADD ALTERNATE: DESERT STONE (5CM THICK, HONED FINISH, RUGO STONE)
2. PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI), WITH CUSTOM REVEAL PATTERN (SEE IMAGE XX/AXX). CONTRACTOR TO PRICE ADD ALTERNATE: DESERT STONE (5CM THICK, CHISELED FINISH, RUGO STONE)
3. PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI)
4. 4-SIDED SSG ALUMINUM WINDOW WALL (KAWNEER 1600 SYSTEM), COATED WITH DURANAR XL FINISH (3-COAT SYSTEM), AND WITH 1" VE-1-2M GLASS (TEMPERED, BLACK SPACERS).
5. 1/8" THICK ALUMINUM METAL PANEL, LIGHT ANODIZED BRONZE FINISH (METALWERKS, METAL SALES & SERVICE).
   CONTRACTOR TO PRICE ADD ALTERNATES: (A) 1/8" THICK BRONZE METAL PANEL, LACQUERED (METALWERKS, METAL SALES & SERVICE), AND (B) MUNTZ METAL PANEL, LACQUERED (METALWERKS, METAL SALES & SERVICE)
6. 1/8" THICK, CUSTOM PERFORATED, HINGED, ALUMINUM METAL PANEL, LIGHT ANODIZED BRONZE FINISH FRONT AND BACK (METALWERKS, METAL SALES & SERVICE). SAME PANEL ON NORTH AND EAST FACADES, 2ND-4TH FLOORS.
   CONTRACTOR TO PRICE SAME CUSTOM PERFORATED PANELS WITH ADD ALTERNATE MATERIALS: (A) 1/8" THICK BRONZE METAL PANEL, LACQUERED FRONT AND BACK, AND (B) 1/8" THICK MUNTZ METAL PANEL, LACQUERED FRONT AND BACK
7. 1/8" THICK, CUSTOM PERFORATED, HINGED, ALUMINUM METAL PANEL, LIGHT ANODIZED BRONZE FINISH FRONT AND BACK (METALWERKS, METAL SALES & SERVICE). EACH PANEL ON THE GROUND FLOOR TO HAVE UNIQUE PERFORATED PATTERN.
   CONTRACTOR TO PRICE SAME CUSTOM PERFORATED PANELS WITH ADD ALTERNATE MATERIALS: (A) 1/8" THICK BRONZE METAL PANEL, LACQUERED FRONT AND BACK, AND (B) 1/8" THICK MUNTZ METAL PANEL, LACQUERED FRONT AND BACK
8. 1/2" THICK ALUMINUM METAL PANEL. FINISH AND ADD ALTERNATES TO MATCH METAL WALL PANELS.
9. 6'-0" X 9'-0" NARROW PROFILE GLASS DOOR (CRL-BLUMCRAFT 250 SERIES, BRONZE FINISH)
10. 4-SIDED SSG ALUMINUM WINDOW WALL (KAWNEER 1600 SYSTEM), COATED WITH DURANAR XL FINISH (3-COAT SYSTEM), AND WITH 1" LOW-IRON GLASS (TEMPERED, BLACK SPACERS, OPTI-WHITE, VIRACON).
11. 12"X 1" THICK BRONZE DIMENSIONAL LETTERS, PIN MOUNTED (ASI MODULEX, LC SERIES).
    CONTRACTOR TO PRICE ADD ALTERNATE (FOR STONE WALL PANELS): SANDBLASTED INCISED LETTERS, FINISHED WITH MONUMENTAL PAINT (SAW SHEEN, LITHICHROME)
12. PRECAST CONCRETE SOFFIT. FINISH TO MATCH PRECAST CONCRETE ON FLOORS 2-4. CONTRACTOR TO PRICE ADD ALTERNATE. SEE NOTE NO. 1.
13. HOLLOW METAL DOOR, PAINTED TO MATCH AJACENT PRECAST PANELS.
    CONTRACTOR TO PRICE ADD ALTERNATE FOR: STONE VENEER CLAD DOOR WITH INVISIBLE HINGES.
14. HOLLOW METAL DOOR, ANODIZED BRONZE FINISH, TO MATCH METAL WALL PANELS
15. STRUCTURAL GLASS RAILING, 3/4" THICK TEMPERED, LOW-IRON GLASS (CR LAURENCE, WET GLAZE, BASE SHOE SYSTEM)

NOTE: EXTERIOR DESIGN AND MATERIALS/FINISHES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE

EXISTING VS. NEW

NORTH ELEVATION, IN CONTEXT



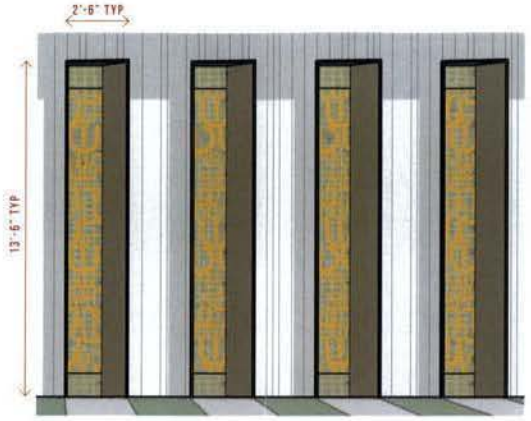
SOUTH ELEVATION, IN CONTEXT

KEYNOTES

1. PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI). CONTRACTOR TO PRICE ADD ALTERNATE: DESERT STONE (5CM THICK, HONED FINISH, RUGO STONE)
2. PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI), WITH CUSTOM REVEAL PATTERN (SEE IMAGE XX/AXX). CONTRACTOR TO PRICE ADD ALTERNATE: DESERT STONE (5CM THICK, CHISELED FINISH, RUGO STONE)
3. PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI)
4. NOT USED
5. NOT USED
6. NOT USED
7. NOT USED
8. 1/2" THICK ALUMINUM METAL PANEL. FINISH AND ADD ALTERNATES TO MATCH METAL WALL PANELS.
9. NOT USED
10. NOT USED
11. NOT USED
12. NOT USED
13. NOT USED
14. NOT USED
15. NOT USED

NOTE: EXTERIOR DESIGN AND MATERIALS/FINISHES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE

01



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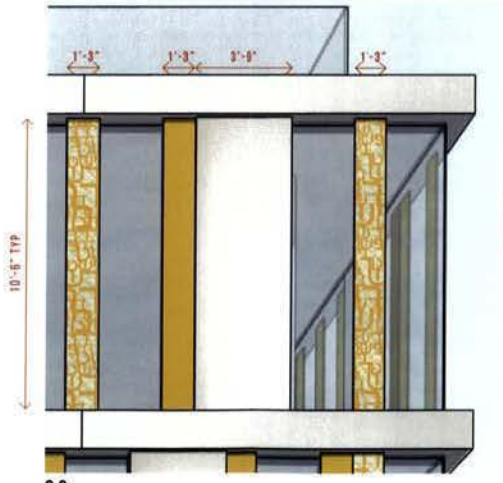


03

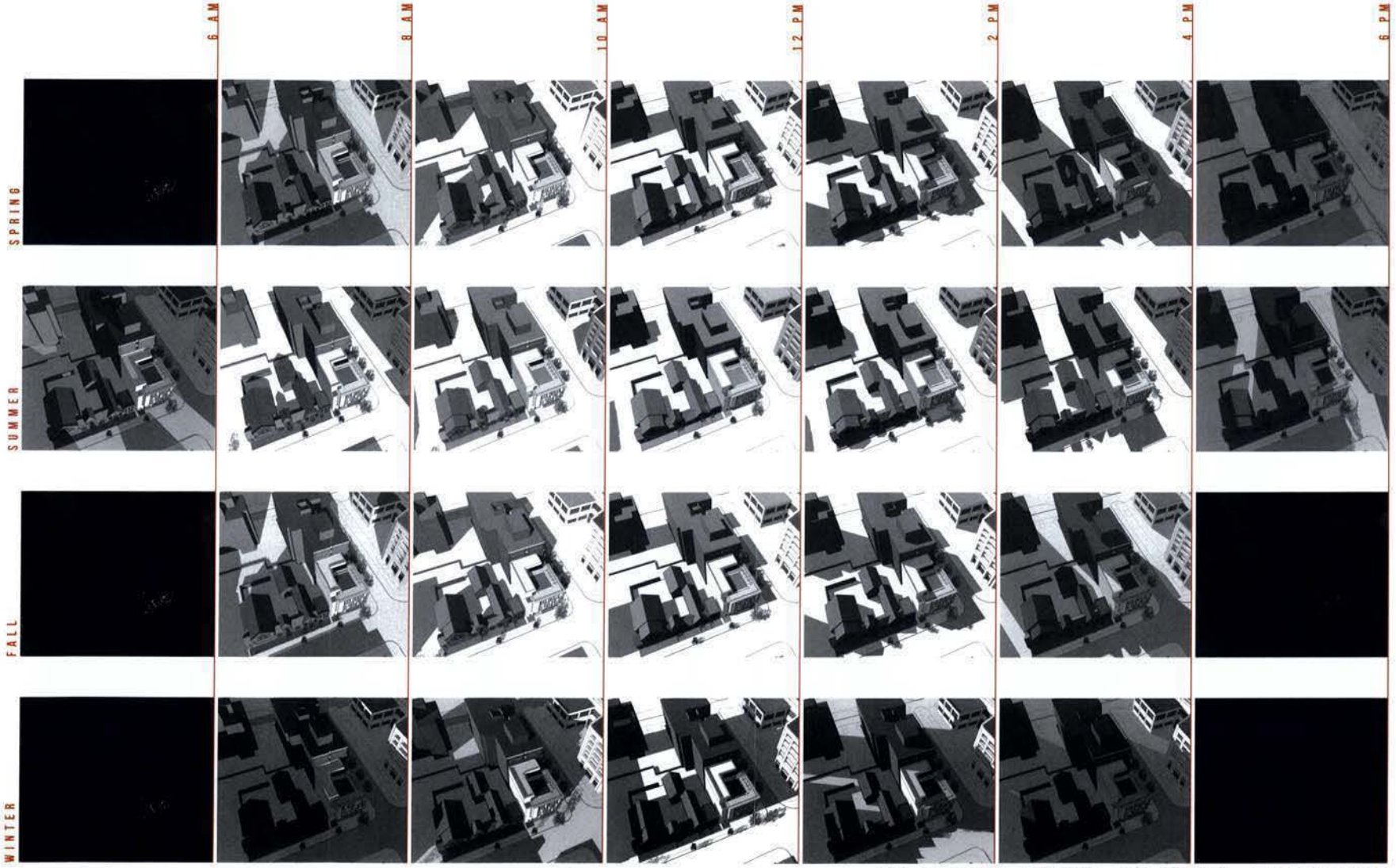
04

STREET VIEWS

VIEW FROM THE SOUTH, LOOKING NORTH

VIEW FROM THE NORTH, LOOKING SOUTH

VIEW FROM THE WEST, LOOKING EAST



SHADOW STUDY - ONE YEAR, ALL SEASONS, 2 HR. INTERVALS

[CONCLUSION: HILLEL DOES NOT CAST SHADOWS ON ADJACENT BUILDINGS]

METAL SCREEN CONCEPT

P'SHAT AND D'RASH

REPETITIVE PATTERN

GRADIENT PATTERN

SINGLE PANEL

EXTERIOR PRECEDENTS

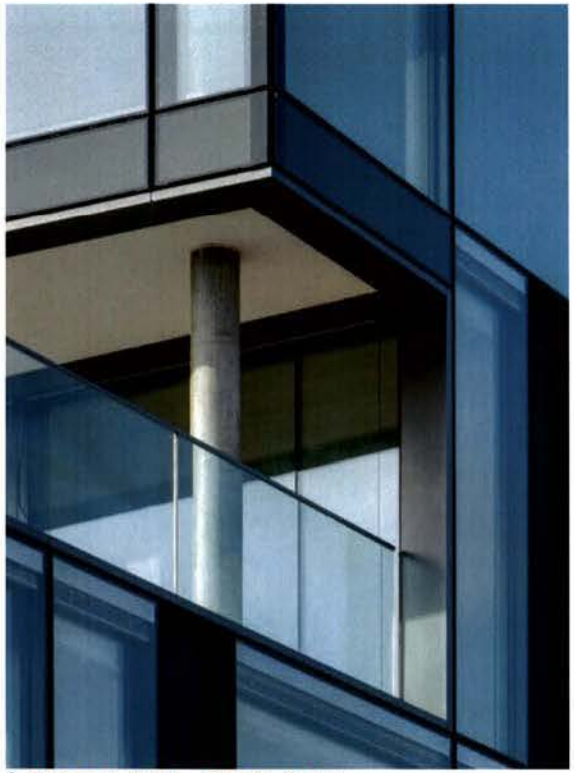
1 ST. ANTHONY'S COLLEGE OXFORD
BRONZE PANELS

2 TEACHERS' HOUSE OSLO
CONCEPT FOR LETTERS ON THE BRONZE SCREEN

3 HOUSE OF LOVE LOS ANGELES
HINGED CUSTOM METAL PANELS

4 IGLESIA SAN JORGE TABUENCA LEACHE
CUSTOM REVEAL PATTERN

EXTERIOR PRECEDENTS



1 CURTAIN WALL, METAL PANEL

2 SUKKAH STRUCTURE

3 WINDOW WALL

4 STONE

LEED SCORECARD
*TARGETING LEED SILVER

LEED® 2009 for New Construction and Major Renovation
Project Checklist

sdc

Hillel Gewirz Center
GWU
4/16/14

Sustainable Sites — Possible Points 26

Y	?Y	?N	N			
Y				Prereq 1	**Construction Activity Pollution Prevention**	
1				Credit 1	**Site Selection**	1
5				Credit 2	**Development Density & Community Connectivity**	5
		1		Credit 3	**Brownfield Redevelopment**	1
6				Credit 4.1	**Alternative Transportation:** Public Transportation Access	6
		1		Credit 4.2	**Alternative Transportation:** Bicycle Storage & Changing Rooms	1
			3	Credit 4.3	**Alternative Transportation:** Low Emitting & Fuel Efficient Vehicle	3
2				Credit 4.4	**Alternative Transportation:** Parking Capacity	2
	1			Credit 5.1	**Site Development:** Protect or Restore Habitat	1
1				Credit 5.2	**Site Development:** Maximize Open Space	1
1				Credit 6.1	**Stormwater Design:** Quantity Control	1
		1		Credit 6.2	**Stormwater Design:** Quality Control	1
		1		Credit 7.1	**Heat Island Effect:** Non-Roof	1
1				Credit 7.2	**Heat Island Effect:** Roof	1
			1	Credit 8	**Light Pollution Reduction**	1

Water Efficiency — Possible Points 10

Y	?Y	?N	N			
Y				Prereq 1	**Water Use Reduction: 20% Reduction**	
4				Credit 1	**Water Efficient Landscaping**	4
			2	Credit 2	**Innovative Wastewater Technologies**	2
2	1	1		Credit 3	**Water Use Reduction: 30%/ 35%/ 40%**	4

Energy & Atmosphere — Possible Points 35

Y	?Y	?N	N			
Y				Prereq 1	**Fundamental Commissioning of Building Energy Systems**	
Y				Prereq 2	**Minimum Energy Performance**	
Y				Prereq 3	**Fundamental Refrigerant Management**	
4	2	3	10	Credit 1	**Optimize Energy Performance: 8% and up**	19
			7	Credit 2	**On-Site Renewable Energy: 1%-13%**	7
	2			Credit 3	**Enhanced Commissioning**	2
		2		Credit 4	**Enhanced Refrigerant Management**	2
1		2		Credit 5	**Measurement & Verification**	3
	2			Credit 6	**Green Power**	2

Materials & Resources — Possible Points 14

Y	?Y	?N	N			
Y				Prereq 1	**Storage & Collection of Recyclables**	
			3	Credit 1.1	**Building Reuse:** Maintain Existing Walls, Floors, and Roof	3
			1	Credit 1.2	**Building Reuse:** Maintain 50% of Interior Non-Structural Elements	1
2				Credit 2	**Construction Waste Management: 50%/ 75%**	2
			2	Credit 3	**Materials Reuse: 5%/ 10%**	2

Materials & Resources, Cont.

Y	?Y	?N	N			
1	1			Credit 4	**Recycled Content: 10%/ 20%**	2
1	1			Credit 5	**Regional Materials: 10%/ 20%**	2
		1		Credit 6	**Rapidly Renewable Materials: 2.5%**	1
		1		Credit 7	**Certified Wood: 50%**	1

Indoor Environmental Quality — Possible Points 15

Y	?Y	?N	N			
Y				Prereq 1	**Minimum IAQ Performance**	
Y				Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	
		1		Credit 1	**Outdoor Air Delivery Monitoring**	1
		1		Credit 2	**Increased Ventilation: 30%**	1
1				Credit 3.1	**Construction IAQ Management Plan:** During Construction	1
	1			Credit 3.2	**Construction IAQ Management Plan:** Before Occupancy	1
1				Credit 4.1	**Low-Emitting Materials:** Adhesives & Sealants	1
1				Credit 4.2	**Low-Emitting Materials:** Paints	1
1				Credit 4.3	**Low-Emitting Materials:** Flooring Systems	1
	1			Credit 4.4	**Low-Emitting Materials:** Composite Wood & Agrifiber Products	1
	1			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
1				Credit 6.1	**Controllability of Systems:** Lighting	1
			1	Credit 6.2	**Controllability of Systems:** Thermal Comfort	1
1				Credit 7.1	**Thermal Comfort:** Design	1
	1			Credit 7.2	**Thermal Comfort:** Verification	1
		1		Credit 8.1	**Daylight & Views:** Daylight 75% of Spaces	1
		1		Credit 8.2	**Daylight & Views:** Views for 90% of Spaces	1

Innovation & Design Process — Possible Points 6

Y	?Y	?N	N			
1				Credit 1.1	**TBD: suggest User Education Plan**	1
1				Credit 1.2	**TBD: suggest Green Housekeeping Program**	1
1				Credit 1.3	**Exemplary SSc4.1 Public Transport. Access**	1
1				Credit 1.4	**TBD: suggest Acoustical Perform. or Community Access**	1
1				Credit 1.5	**TBD: suggest Low-Emitting Walls/Clgs.**	1
1				Credit 2	**LEED Accredited Professional**	1

Regional Priority Credits — Possible Points 4

Y	?Y	?N	N			
	1			Credit 1.1	**SSc5.1 Restore Habitat**	1
1				Credit 1.2	**SSc6.1 SWM Quantity**	1
			1	Credit 1.3	**EAc1, 40% OR EAc2**	1
			1	Credit 1.4	**MRc1.1**	1

Total — Possible Points 110

Y	?Y	?N	N
45	15	18	32

Certified 40 to 49 points **Silver 50 to 59 points** Gold 60 to 79 points Platinum 80 to 110 points

APPENDIX

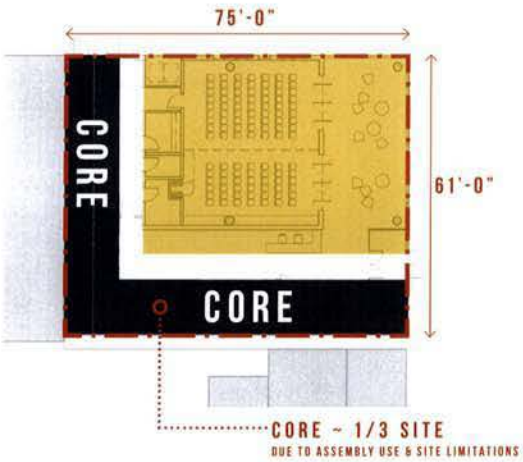
1 CORE FACTOR CHALLENGES
100% LOT OCCUPANCY

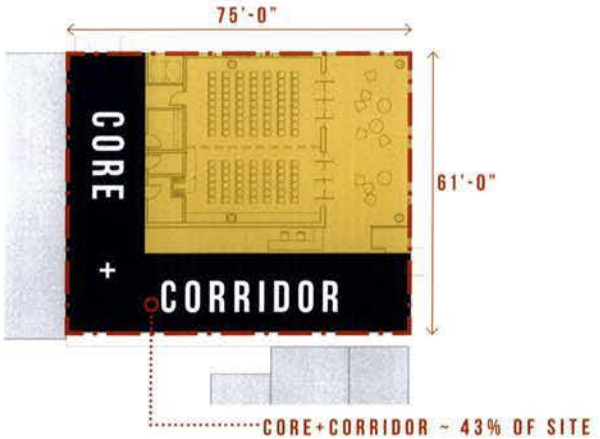
FAR CALCULATIONS

SITE: 4,575 SF
@ 3.5 FAR= 16,012.5 SF

SUMMARY

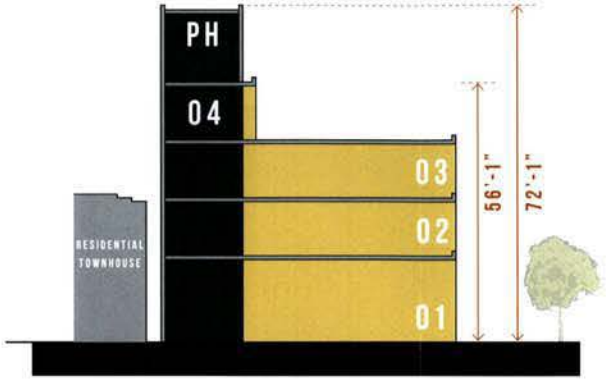
- ✓ CORE SIZED APPRORIATELY TO ACCOMMODATE TWO PASSENGER ELEVATORS, SERVICE ELEVATOR, RESTROOMS, EGRESS STAIRS AND SHAFTS
- ✓ SINGLE LOADED CORRIDOR OF AVERAGE 5'0" WIDTH
- ✗ TYPICAL CORE FACTOR EFFICIENCY FOR SMALL BUILDINGS BETWEEN 20-25%





GROUND FLR RELATIONSHIP OF CORE TO PROGRAM

2A PRACTICAL DIFFICULTY
FAR COMPLIANCE



KEY SECTION

FAR CALCULATIONS

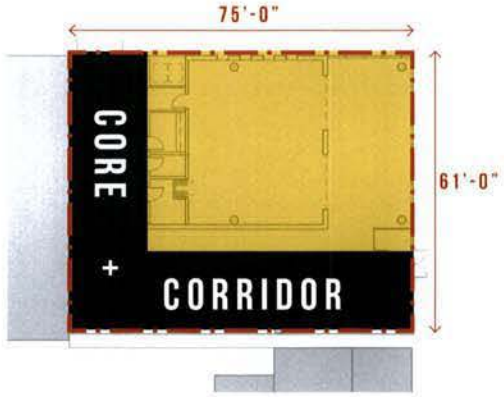
SITE: 4,575 SF
@ 3.5 FAR= 16,012.5 SF

PARTIAL FLOOR
0.5 FAR= CORE + CORRIDOR + 2'-8" BUILDABLE ZONE

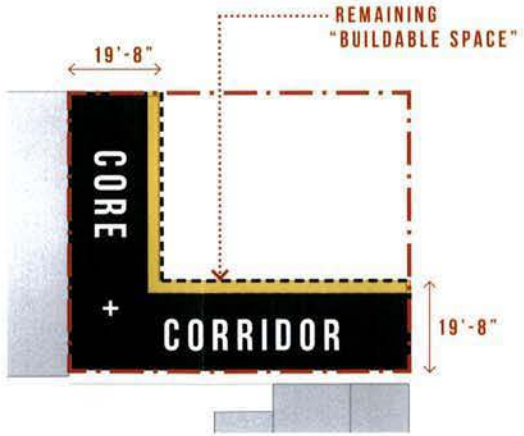
PARTIAL FLOOR 2,288 SF

SUMMARY

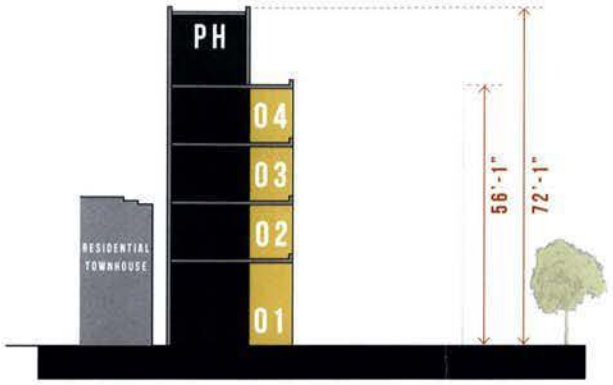
- ✓ FAR COMPLIANCE AT 3.5
- ✗ IMPRACTICAL PARTIAL FLOOR WITH REMAINING "BUILDABLE SPACE"
- ✗ LOSS IN PROGRAM SERVICE USE



GROUND - 3RD FLR



4TH FLR - PARTIAL



KEY SECTION

FAR CALCULATIONS

SITE: 4,575 SF
@ 3.5 FAR= 16,012.5 SF

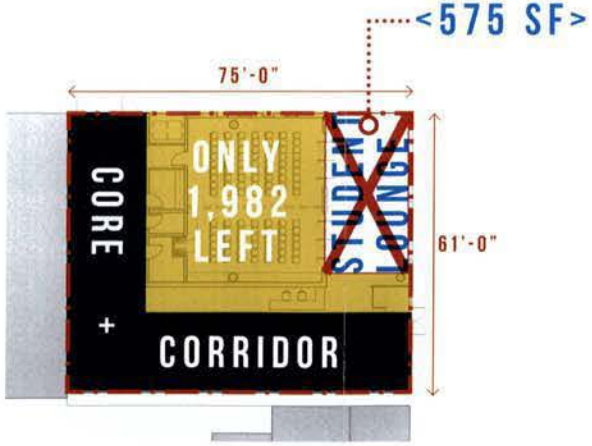
16,012 SF/4 FLRS = 4,003 SF/FLR

REDUCTION OF 575 SF PER FLOOR

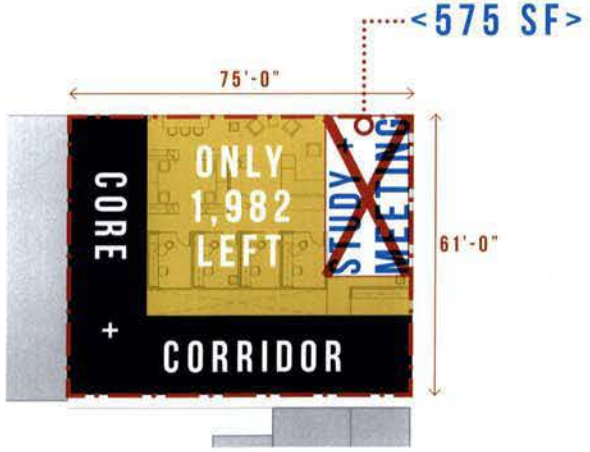
SUMMARY

✓ FAR COMPLIANCE AT 3.5 - FAR REDUCTION ON ALL FLOORS

✗ LOSS IN PROGRAM SERVICE USE - STUDENT LOUNGE + STUDY MEETING ON HILLEL FLOORS

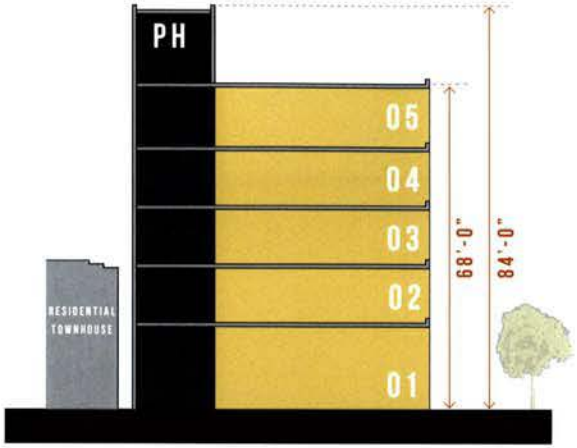


GROUND FLR

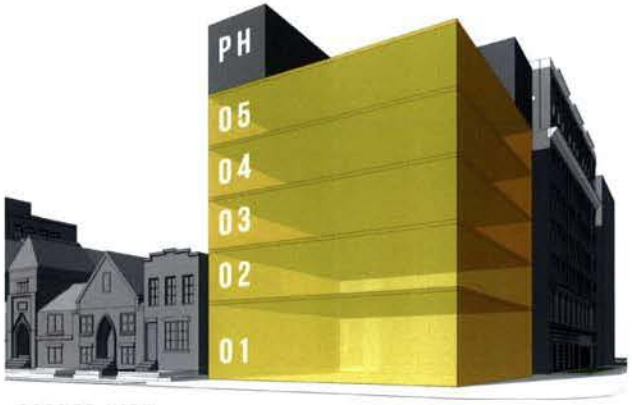


2ND FLR

3A PRACTICAL DIFFICULTY
REAR YARD AND LOT OCCUPANCY



KEY SECTION



CORNER VIEW

FAR CALCULATIONS

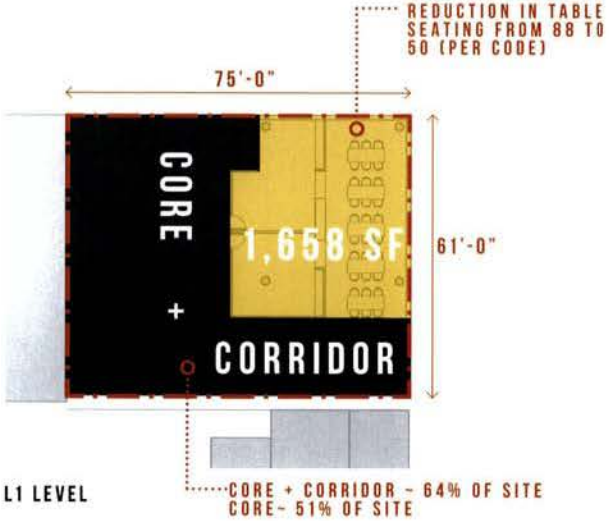
SITE: 4,575 SF
@ 3.5 FAR= 16,012.5 SF

@ 75% LOT OCCUPANCY + 5 FLOORS =
3,431 X 5 FLOORS = 17,155 SF

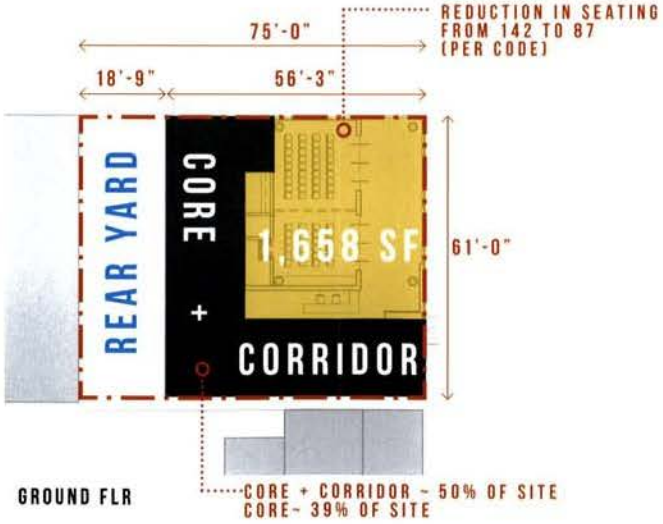
FAR OVER BY:
(17,155 – 16,012.5) = 1,142.5 SF
1,142.5/4,575 = 0.25 FAR IN EXCESS @ 5 STORIES

SUMMARY

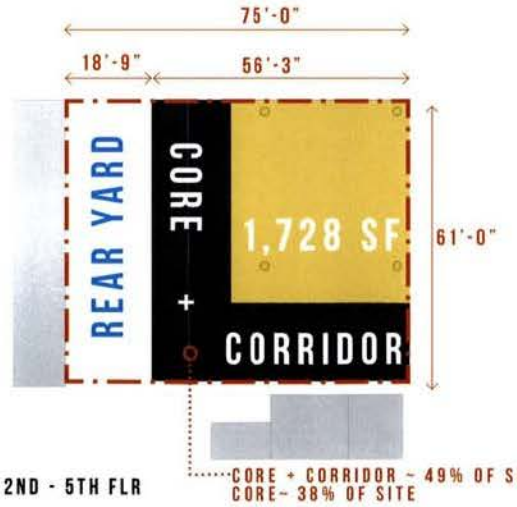
- ✓ 75% LOT OCCUPANCY
- ✓ REAR YARD SETBACK
- ✗ EXCEED FAR LIMIT
- ✗ INCREASE IN BUILDING HEIGHT
- ✗ REDUCTION IN USABLE FLOOR PLATE
- ✗ HIGH CORE+ CORRIDOR EFFICIENCY FACTOR
- ✗ LOSS OF PROGRAM SPACE AND SEATING



L1 LEVEL

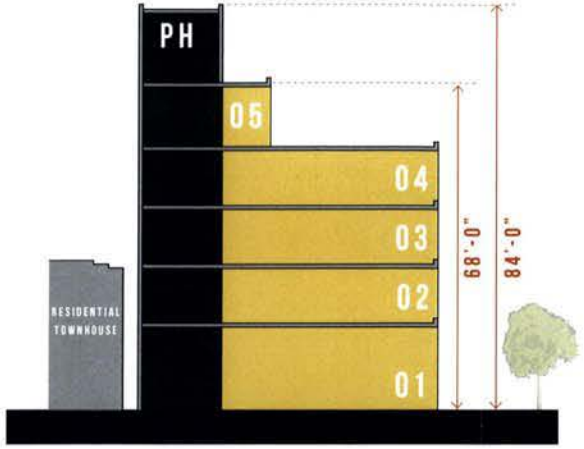


GROUND FLR

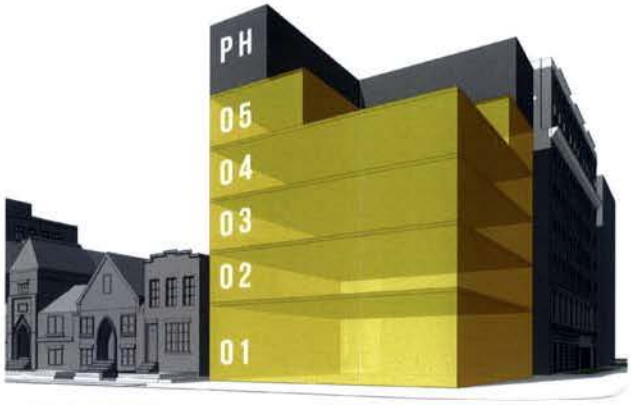


2ND - 5TH FLR

3B PRACTICAL DIFFICULTY
REAR YARD AND LOT OCCUPANCY



KEY SECTION



CORNER VIEW

FAR CALCULATIONS

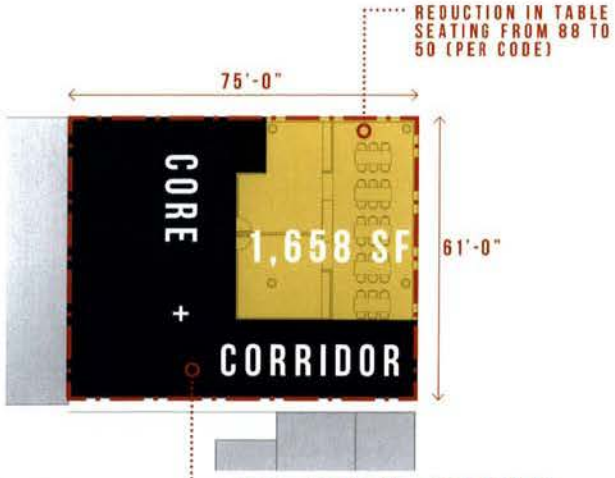
SITE: 4,575 SF
@ 3.5 FAR= 16,012.5 SF

@ 75% LOT OCCUPANCY + 5 FLOORS =
3,431 X 5 FLOORS = 17,155 SF
FAR LOST: 1,142.5 SF

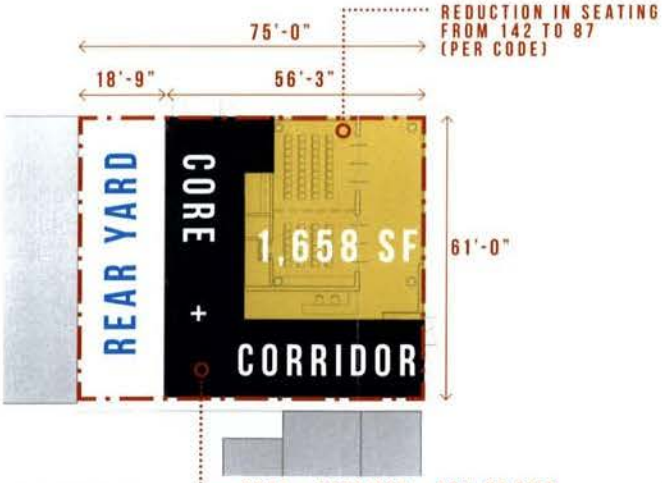
A PARTIAL 2,288SF 5TH FLOOR NEEDED TO MAINTAIN 3.5 FAR

SUMMARY

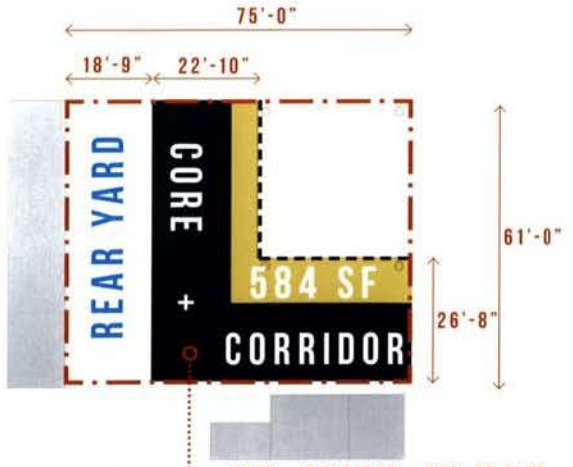
- ✓ 75% LOT OCCUPANCY
- ✓ REAR YARD SETBACK
- ✗ EXCEEED FAR LIMIT
- ✗ INCREASE IN BUILDING HEIGHT
- ✗ REDUCTION IN USABLE FLOOR PLATE
- ✗ HIGH CORE+CORRIDOR EFFICIENCY FACTOR
- ✗ LOSS OF PROGRAM SPACE AND SEATING
- ✗ IMPRACTICAL PARTIAL FLOOR



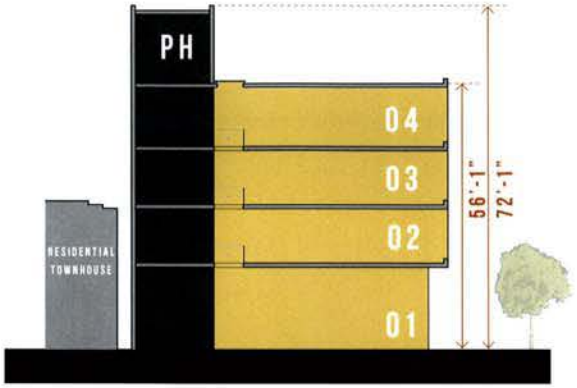
L1 LEVEL



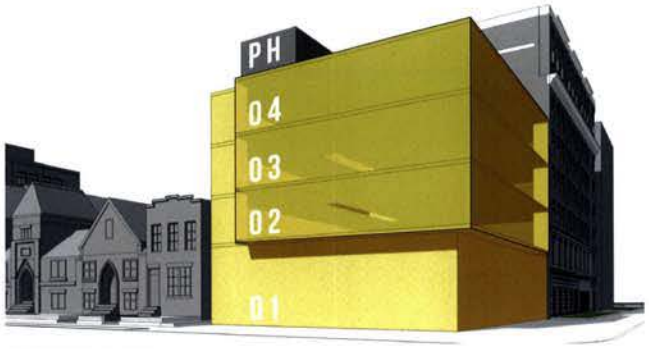
GROUND FLR



5TH FLR - PARTIAL



KEY SECTION



CORNER VIEW

FAR CALCULATIONS

SITE: 4,575 SF
@ 3.75 FAR= 17,156 SF

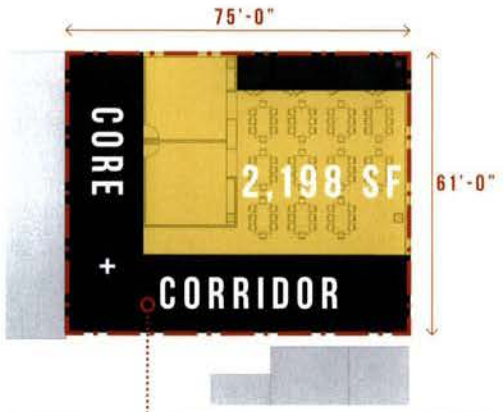
@ 100% LOT OCCUPANCY + 4 FLOORS =
4,575 X 4 FLOORS = 18,300 SF
FAR OVER BY: 1,144 SF
LESS VERTICAL PENETRATIONS = 1,152 SF

TOTAL GROSS AREA = 17,148 SF

SUMMARY

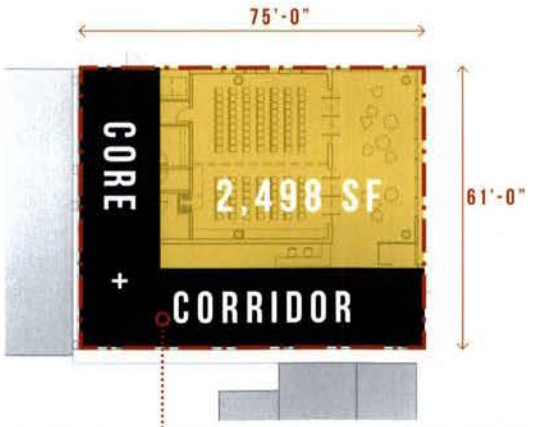
- ✓ LIGHTWELL USED TO OFFSET FAR TO 3.75
- ✓ 100% LOT OCCUPANCY
- ✓ NO REAR YARD SETBACK
- ✓ REDUCED BUILDING HEIGHT
- ✓ BETTER CORE+CORRIDOR EFFICIENCY FACTOR
- ✓ BETTER USABLE FLOOR PLATE

* NOTE: TABULATION DOES NOT INCLUDE ENCROACHMENT AREA



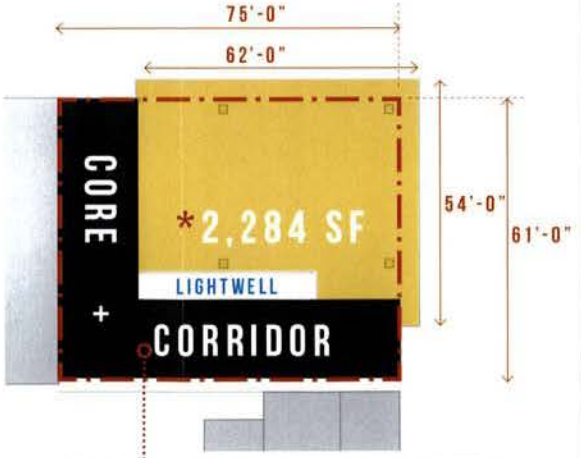
L1 LEVEL

CORE + CORRIDOR ~ 50% OF SITE
CORE~ 35% OF SITE



GROUND FLR

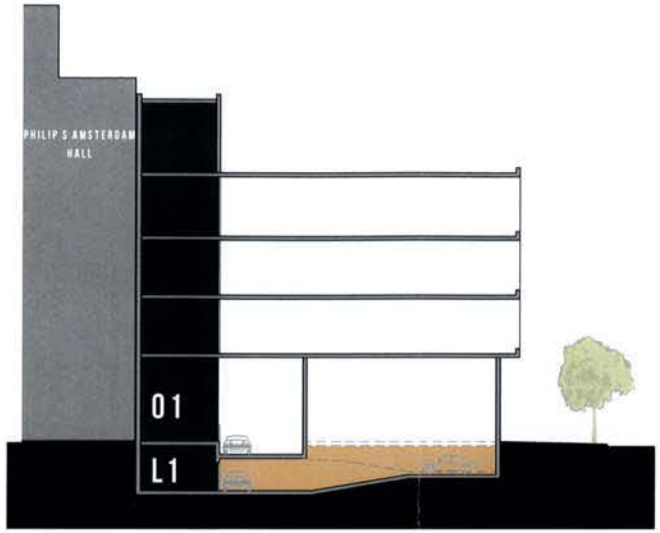
CORE + CORRIDOR ~ 43% OF SITE
CORE~ 30% OF SITE



2ND FLR - 4TH FLR

CORE + CORRIDOR ~ 45% OF SITE
CORE~ 32% OF SITE

4A PRACTICAL DIFFICULTY
PARKING

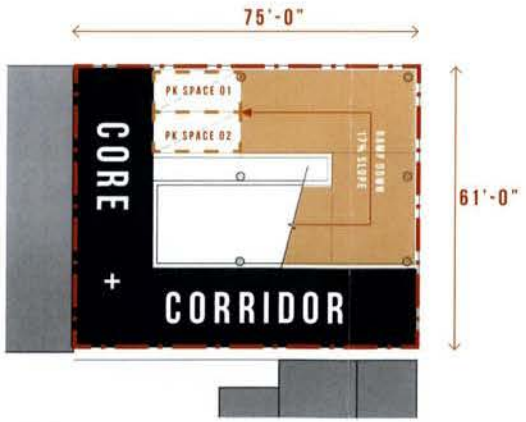


KEY SECTION

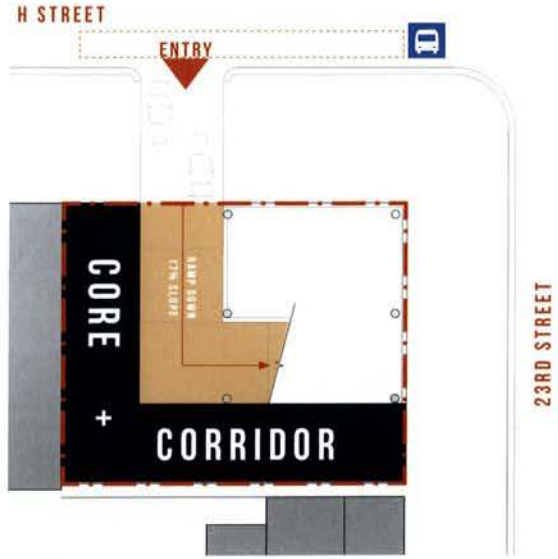
L1 LEVEL PARKING

SUMMARY

- ✕ NEW CURB CUT REQUIRED, PROXIMITY TO BUS STOP NOT IDEAL
- ✕ LOSS OF PROGRAM ON GROUND FLOOR DUE TO HEADROOM CLEARANCE FOR DRIVE AISLE RAMP
- ✕ INEFFICIENT PARKING SPACE ON L1 LEVEL DUE TO RAMP DRIVE AISLE REQUIREMENTS
- ✕ INTAKE AND EXHAUST SHAFT ADDS TO CORE FACTOR

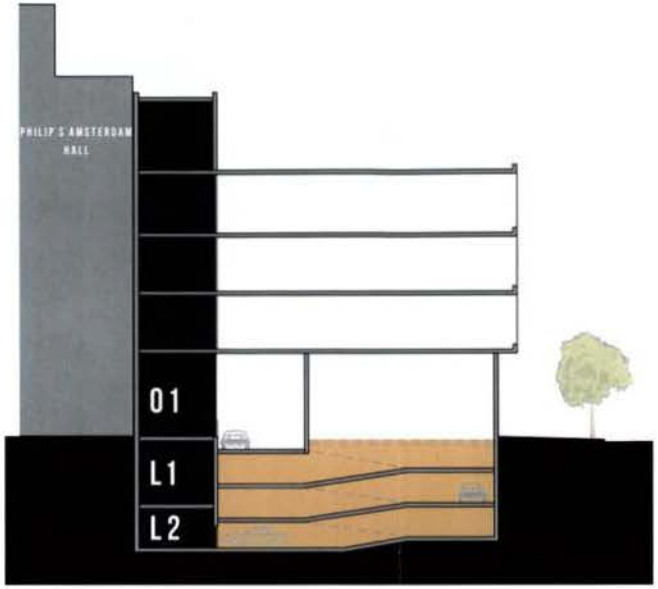


L1 LEVEL



GROUND FLR

4B PRACTICAL DIFFICULTY
PARKING

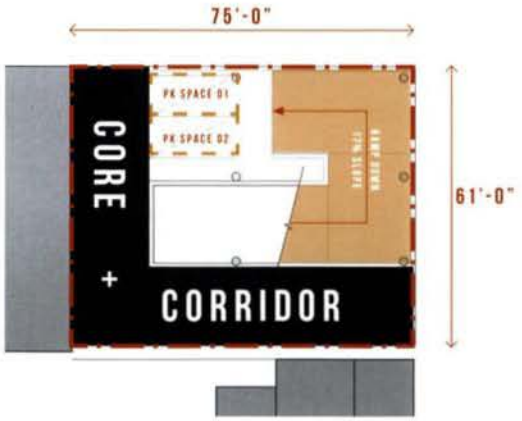


KEY SECTION

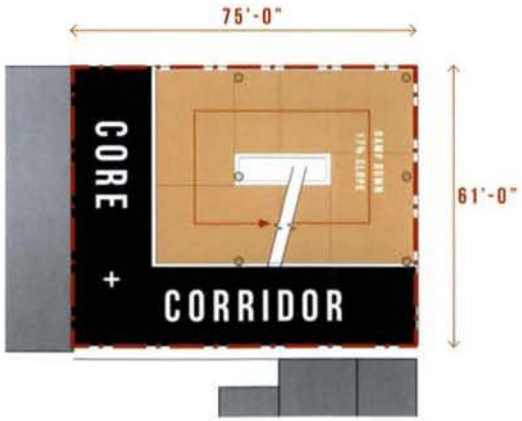
L2 LEVEL PARKING

SUMMARY

- ✕ NEW CURB CUT REQUIRED, PROXIMITY TO BUS STOP NOT IDEAL
- ✕ LOSS OF PROGRAM ON GROUND FLOOR DUE TO HEADROOM CLEARANCE FOR DRIVE AISLE RAMP
- ✕ LOSS OF PROGRAM ON L1 LEVEL DUE TO RAMP DRIVE AISLE REQUIREMENTS
- ✕ INEFFICIENT PARKING SPACE ON L2 LEVEL DUE TO RAMP DRIVE AISLE REQUIREMENTS
- ✕ INTAKE AND EXHAUST SHAFT ADDS TO CORE FACTOR
- ✕ INCREASED BELOW LEVEL EXCAVATION



L2 LEVEL



L1 LEVEL

GROUND FLR