

APPLICATION TO D.C. ZONING COMMISSION FOR VOLUNTARY DESIGN REVIEW

09/27/2019



GEORGETOWN UNIVERSITY - 55 H STREET 55 H STREET NW, WASHINGTON, D.C. 20001

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INTERIORS

CIVIL

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STRUCTURAL

MECHANICAL

ELECTRICAL

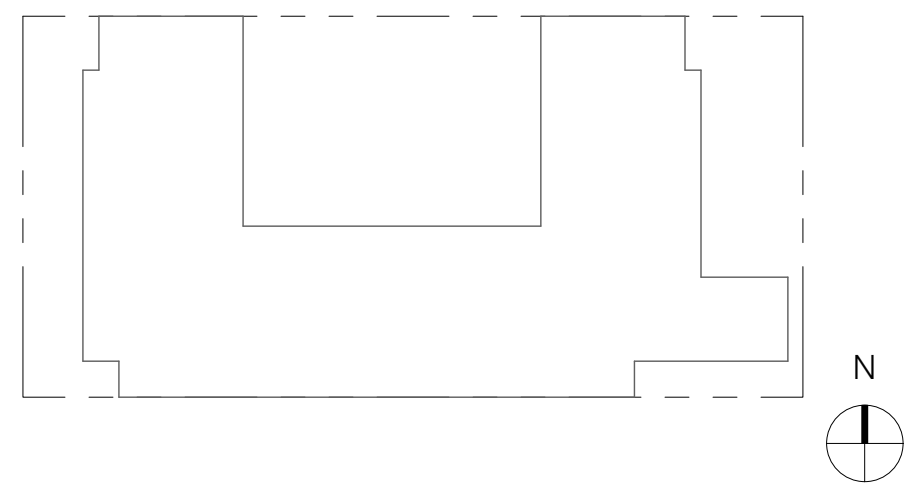
PLUMBING

FIRE PROTECTION

AUDIOVISUAL

LEGEND / NOTES

KEY PLAN



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2	SCHEMATIC DESIGN	09/09/2019
1	PRELIMINARY ZONING SUBMISSION	09/09/2019
No.	ISSUE	DATE

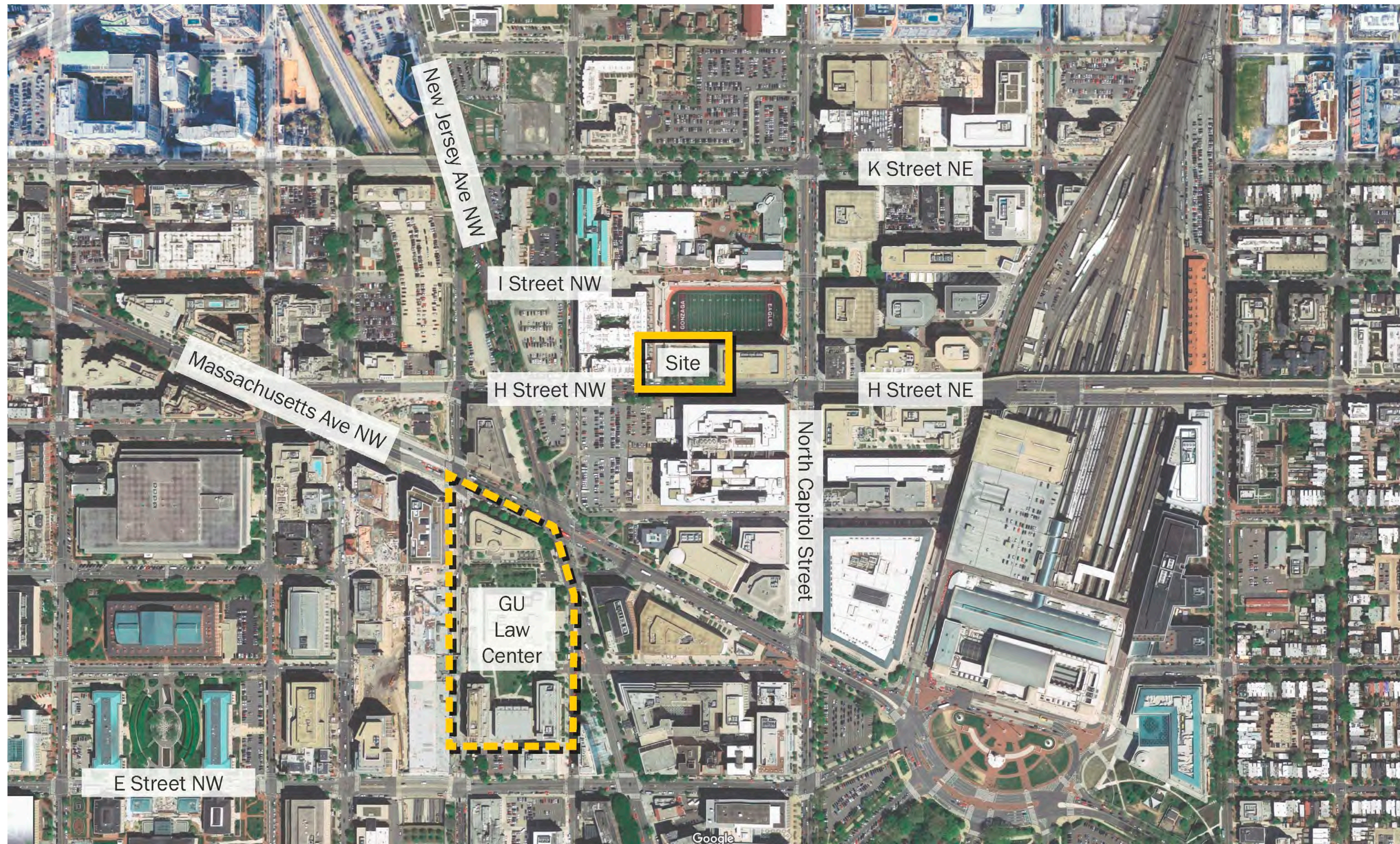
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DRAWING INDEX

	Project No.	A19019
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5 PROJECT LOCATOR - CAMPUS PLAN



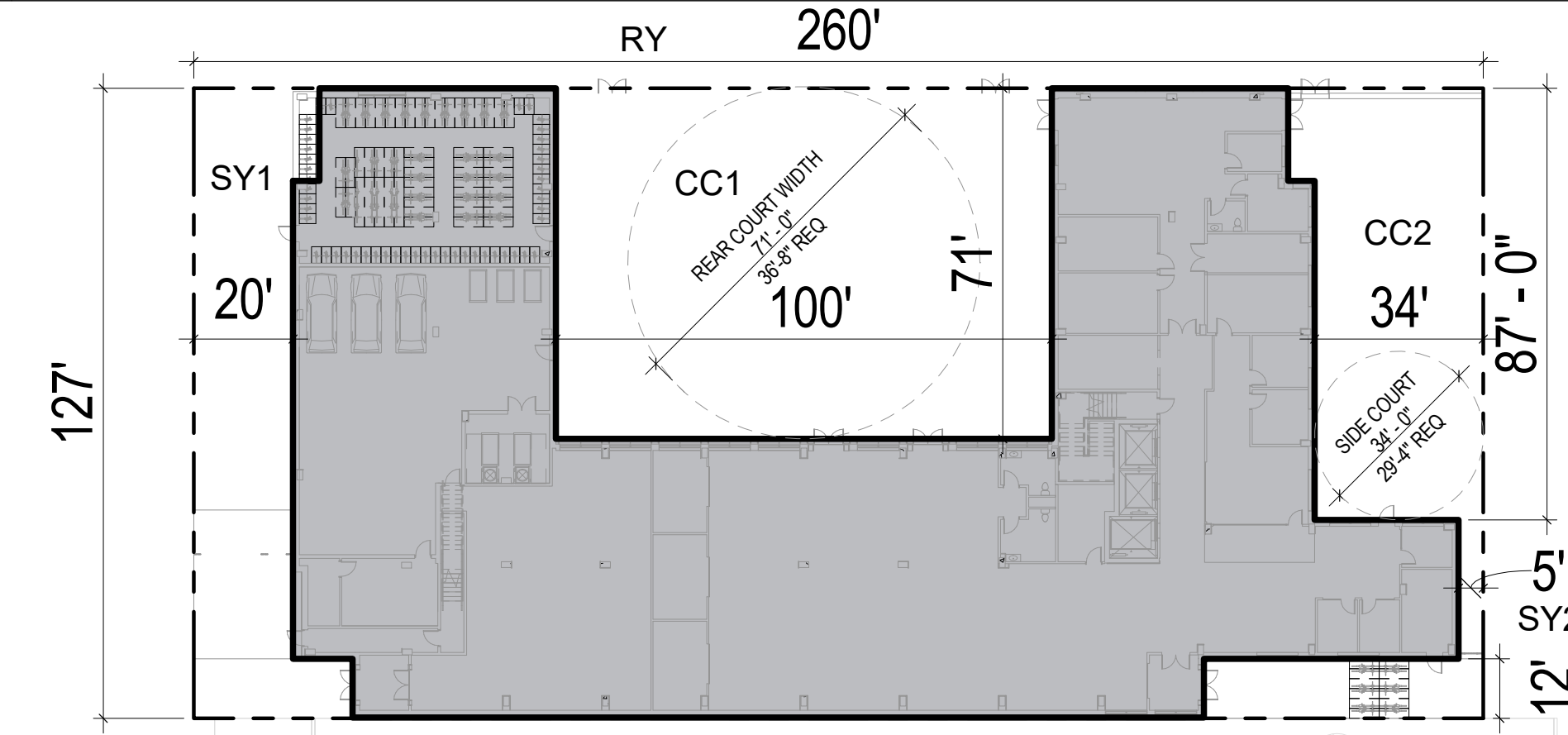
4 PROJECT LOCATOR - SITE PLAN

ZONING DATA

PREMISES ADDRESS	55 H STREET NW	REAR SETBACK	DCMR 11 SUBTITLE G, SECTION 405.3
SQUARE, SUFFIX, LOT	0622 0093	REQUIRED:	23'-0" 2.5' PER 1' OF VERTICAL DISTANCE FROM GRADE TO THE HIGHEST POINT OF MAIN ROOF OR PARAPET WALL, BUT NOT LESS THAN 12'
LAND AREA (SF)	33,040	PROPOSED:	0'-0"
RETAIL SPACE (SF)	1,950	SIDE SETBACK	DCMR 11 SUBTITLE G, SECTION 406
NUMBER OF BEDS	476 **	REQUIRED:	18'-4" NONE REQUIRED. IF SIDE YARD IS PROVIDED IT SHALL BE AT LEAST 2'
NUMBER OF UNITS	158 **	PROPOSED (WEST):	20'-0" WIDE FOR EACH 1' OF HEIGHT OF BUILDING, BUT NO LESS THAN 5'
		PROPOSED (EAST):	VARIABLES, MINIMUM OF 5'-0"
ZONE DISTRICT	MU-9	COURTS (CLOSED)	DCMR 11 SUBTITLE G, SECTION 202.1
PUD	NONE	NOT REQUIRED:	IF PROVIDED 4" PER FT OF HEIGHT, 15'-0" MIN
CAMPUS PLAN	NONE	REQ WIDTH (CC1):	36'-8" 110'-0" x 4" = 36'-8" REQUIRED
HISTORICAL LANDMARK	NONE	PROPOSED (CC1):	71'-0"
HISTORICAL DISTRICT	NONE	REQ AREA (CC1):	1,344 SF 36'-8" x 36'-8" = 1,344 SF REQUIRED
		PROPOSED (CC1):	7,100 SF 71'-0" x 100'-0" = 7,100 SF
LOT OCCUPANCY	DCMR 11 SUBTITLE G, SECTION 404.1	REQ WIDTH (CC2):	29'-4" 90'-0" x 4" = 29'-4" REQUIRED
MAXIMUM:	N/A	PROPOSED (CC2):	34'-0"
PROPOSED:	58.30%	REQ AREA (CC2):	860 SF 29'-4" x 29'-4" = 860 SF REQUIRED
GROSS SQUARE FOOTAGE		PROPOSED (CC2):	2,958 SF 34'-0" x 87'-0" = 7,100 SF
ALLOWED:	214,760 SF		
PROPOSED:	214,547 SF		
FLOOR AREA RATIO	DCMR 11 SUBTITLE G, SECTION 402.1	VEHICLE PARKING	DCMR 11 SUBTITLE C, SECTION 701.5 & 702.1(a)
ALLOWED:	6.5	RESIDENTIAL	REQUIRED: 26 1 PER 3 UNITS IN EXCESS OF 4 UNITS = 51 SPACES, REDUCTION OF 50% DUE TO METRO PROXIMITY = 26 SPACES REQUIRED
PROPOSED:	6.49	RETAIL	NO PARKING REQUIRED FOR FIRST 3,000 SF OF RETAIL
MAXIMUM BUILDING HEIGHT	DCMR 11 SUBTITLE G, SECTION 403.1	BICYCLE PARKING	DCMR 11 SUBTITLE C, SECTION 802.1
ALLOWED:	90'-0"	RESIDENTIAL - LONG TERM	REQUIRED: 52 1 PER 3 UNITS FOR FIRST 50 SPACES, 1 PER 6 UNITS THEREAFTER
PROPOSED:	110'-0" (HEIGHT ACT)	PROPOSED: 105	
	106'-6" (ZONING) *	RESIDENTIAL - SHORT TERM	REQUIRED: 8 1 PER 20 UNITS * 158 UNITS = 8 SPACES REQUIRED
MAXIMUM PENTHOUSE HEIGHT	DCMR 11 SUBTITLE G, SECTION 403.3	PROPOSED: 12	
ALLOWED:	20'-0"	RETAIL - LONG TERM	NONE REQUIRED IF UNDER 10,000SF
PROPOSED:	20'-0"	RETAIL - SHORT TERM	REQUIRED: 1 1 SPACE FOR EACH 3,500 SF
GREEN AREA RATIO	DCMR 11 SUBTITLE G SECTION 407.3	LOADING DOCK	DCMR 11 SUBTITLE C, SECTION 901.1
ALLOWED:	0.2	RESIDENTIAL	REQUIRED: 1 1 BERTHS DELIVERY SPACES
PROPOSED:	0.2 MINIMUM	PROPOSED: 1 1	
		RETAIL	REQUIRED: 0 0 BERTHS DELIVERY SPACES
		PROPOSED: 0 0	NONE REQUIRED IF UNDER 5,000SF, IF BUILDING HAS TWO OR MORE USES, USES MAY SHARE LOADING

NOTES:
 * INDICATES A REQUIREMENT FOR WHICH FLEXIBILITY IS BEING SOUGHT - PURSUANT TO DCMR 11 SUBTITLE X, SECTION 603.1
 ** FLEXIBILITY REQUIRED TO VARY FINAL UNIT AND BED COUNT +/-10%

3 ZONING INFORMATION



2 ZONING KEY PLAN

1/32" = 1'-0"

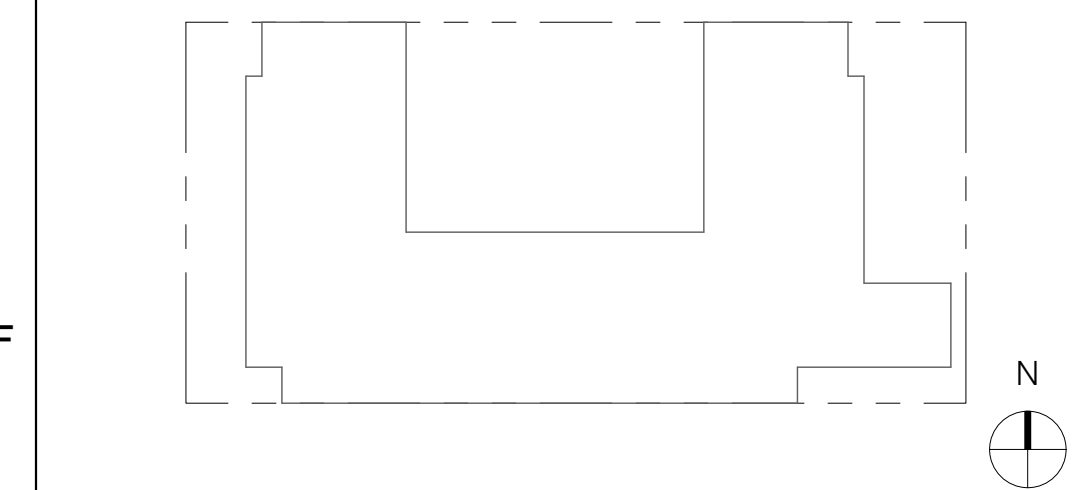
Voluntary Design Review - 11 Stories, 110' Height + PH										
Level	Gross Area	Unit Counts						Totals		
		4BR	3BR	2BR	1BR	Studio	Beds	Total Units	Total Beds	
PH	7,488									
11	18,919	10	40		1	3	15	46		
10	18,919	10	40		1	3	15	46		
9	19,730	10	40		2	3	16	48		
8	19,730	10	40		2	3	16	48		
7	19,730	10	40		2	3	16	48		
6	19,730	10	40		2	3	16	48		
5	19,730	10	40		2	3	16	48		
4	19,730	10	40		2	3	16	48		
3	19,730	10	40		2	3	16	48		
2	19,307	9	36	2	1	3	16	48		
1	19,292									
Total Zoning GSF	214,547	99	396	2	6	17	34	158	476	
Total Building GSF	222,035									

NOTE:
 Faculty-in-Residence, Chaplain-in-Residence, & Residence Hall Director = (3)± apartments in above totals.

1 PROPOSED UNIT MIX - CONCEPTUAL & SUBJECT TO CHANGE

LEGEND / NOTES

KEY PLAN



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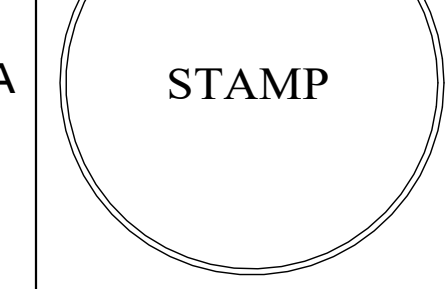
GEORGETOWN UNIVERSITY -
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 55 H STREET NW, WASHINGTON, D.C. 20001

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 ROBERT A.M. STERN ARCHITECTS CAMPUS COMMUNITIES University

PROJECT INFORMATION

Project No. A19019
 CAD File No. A19019
 Drawing No. **G003**





4 SITE PHOTO - H STREET LOOKING EAST

NTS

2 SITE PHOTO - H STREET LOOKING WEST

NTS



3 SITE PHOTO - H STREET LOOKING NORTHEAST

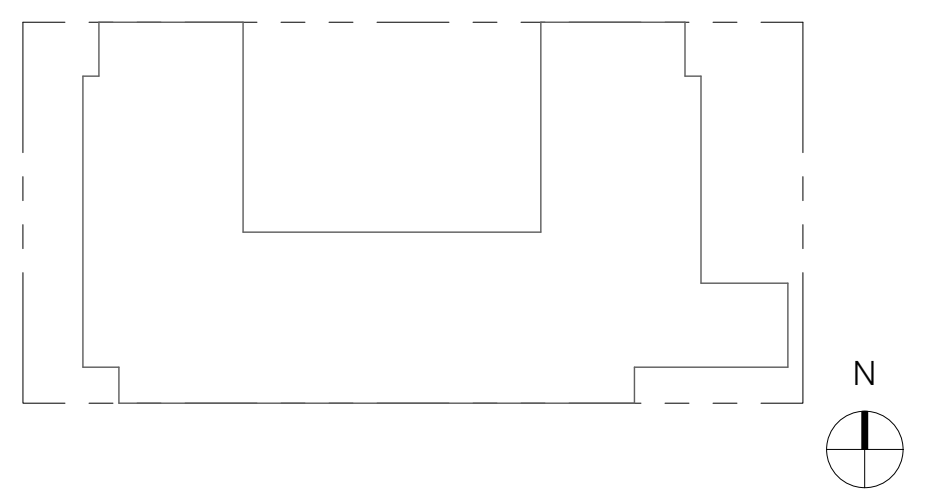
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1 SITE PHOTO - H STREET LOOKING NORTHWEST

NTS

LEGEND / NOTES

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SITE PHOTOS

STAMP	Project No.	A19019
	CAD File No.	A19019
	Drawing No.	G005



LEED-BD+C v4 Project Scorecard

55 H Street NW

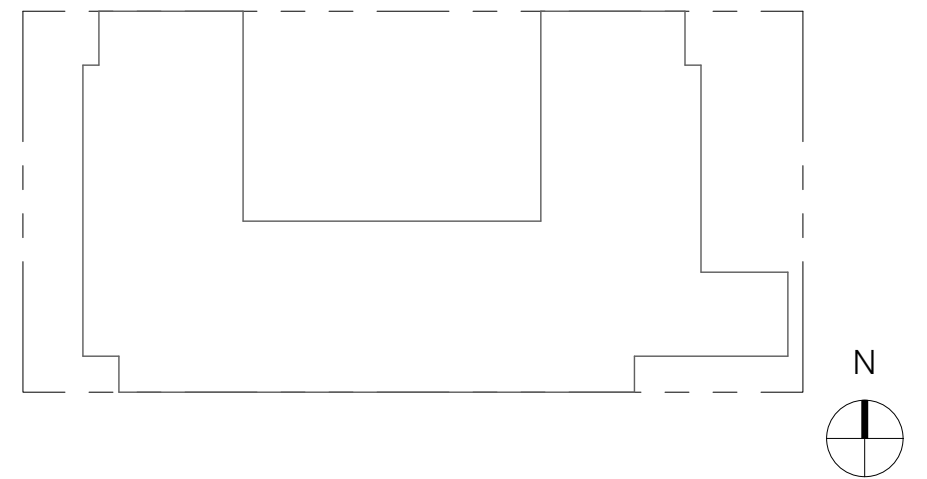
Credit Strategy Phase

Table with columns: Possible, Yes, Y?, N?, No, RP, Comments, LEED Phase, Notes. Rows include Project Information, Integrative Process, Location and Transportation, Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, Innovation, and Regional Priority Credits.

LEGEND / NOTES

TARGET: MINIMUM LEED GOLD

KEY PLAN



Revision table with columns: No., Description, Date. Includes entries for SCHEMATIC DESIGN, PRELIMINARY ZONING SUBMISSION, and ISSUE.

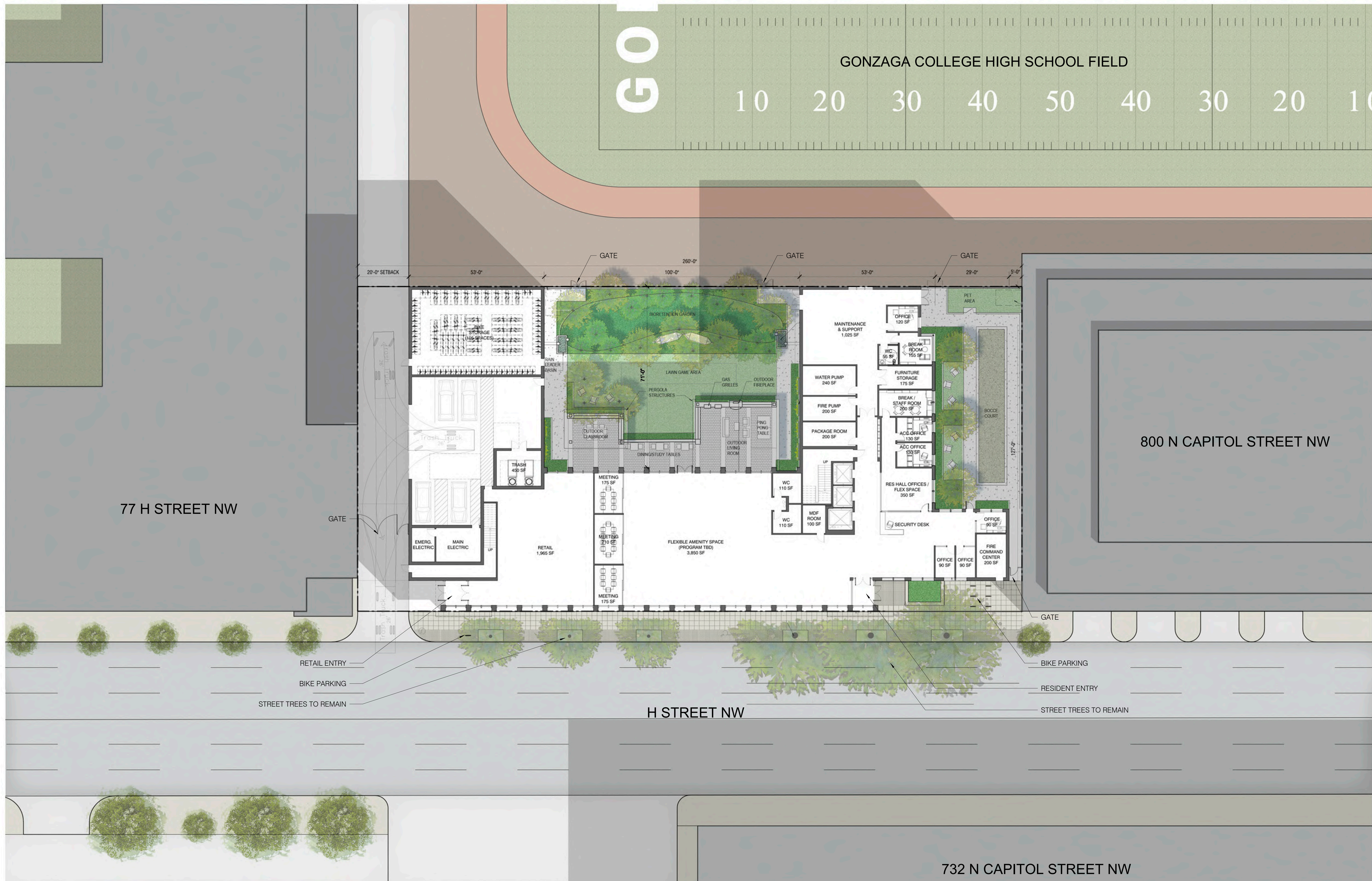
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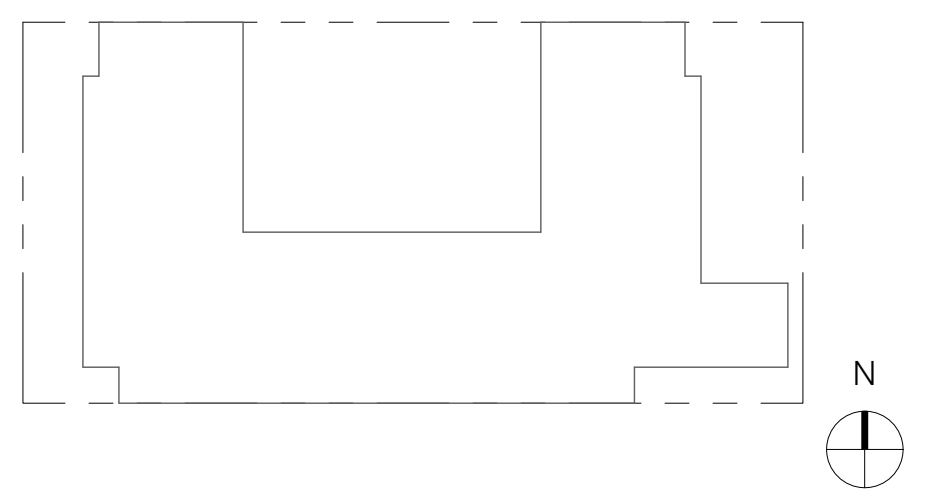
INITIAL LEED SCORECARD section including a circular stamp area and a large 'G014' score.

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LEGEND / NOTES

KEY PLAN



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ARCHITECTURAL SITE PLAN

STAMP	Project No.	A19019
	CAD File No.	A19019
	Drawing No.	A000

1 SITE PLAN

1/16" = 1' - 0"



LEGEND / NOTES

- FLOORPLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE
- LANDSCAPE DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE

KEY PLAN

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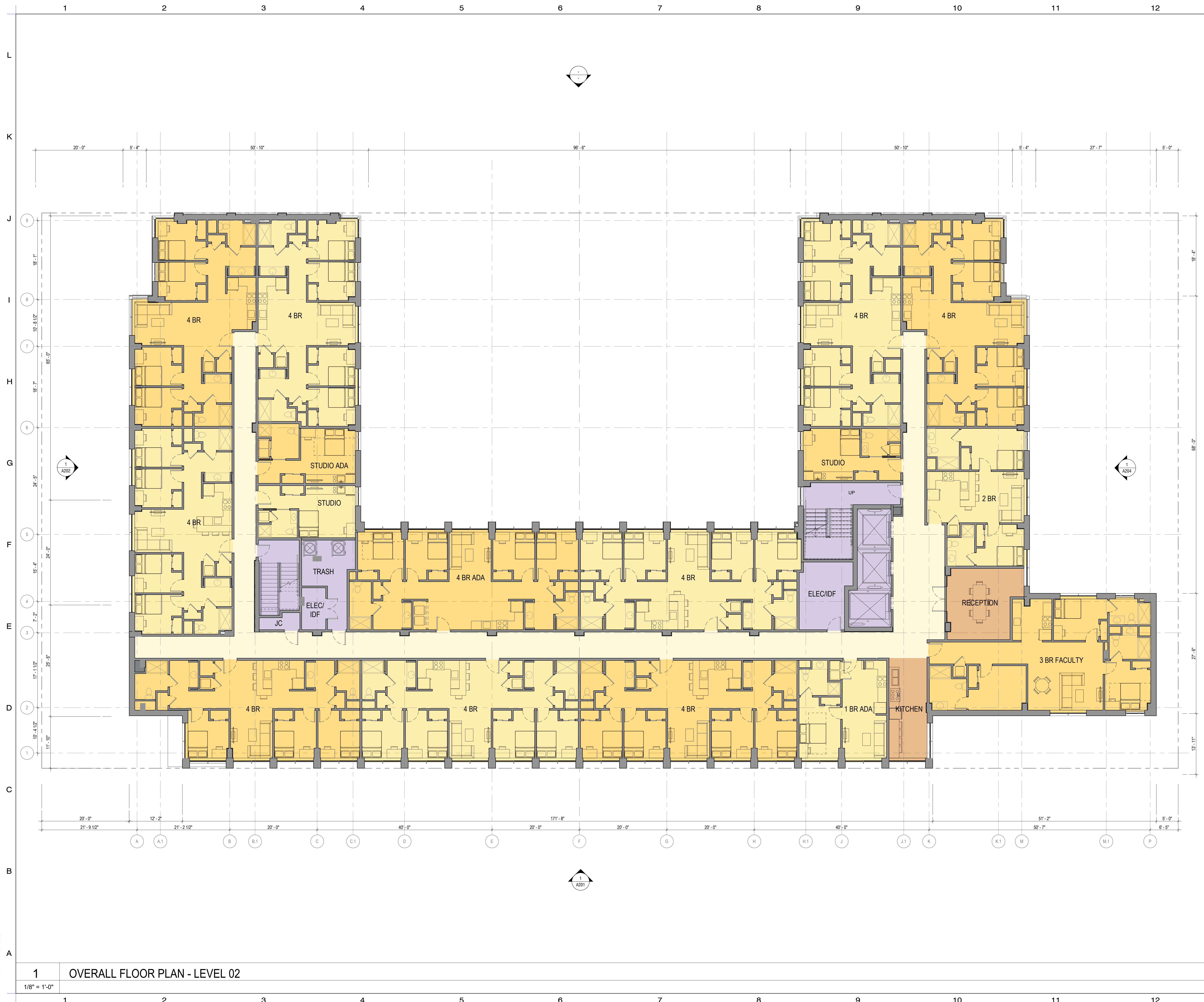
FLOOR PLAN - LEVEL 01

STAMP	Project No.	A19019
	CAD File No.	A19019
	Drawing No.	A101

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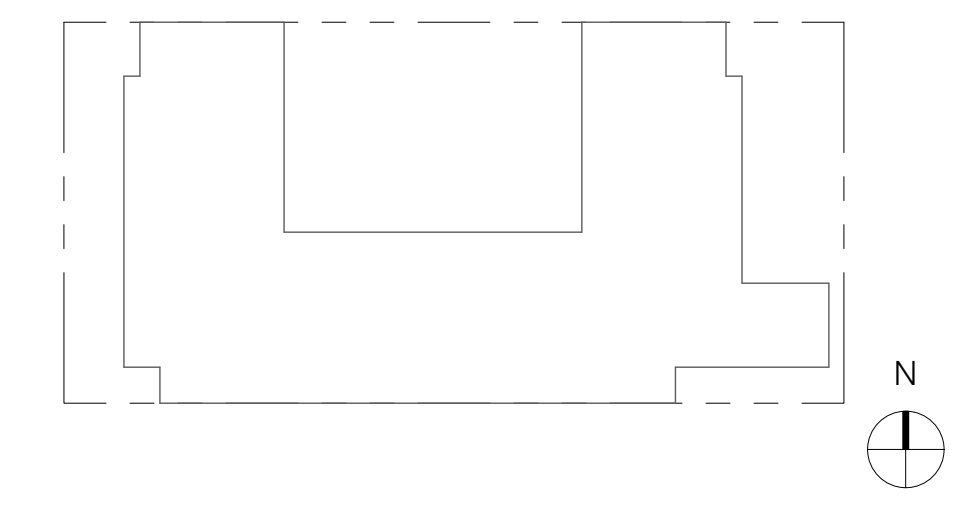
1 OVERALL FLOOR PLAN - LEVEL 01
1/8" = 1'-0"



LEGEND / NOTES

- FLOORPLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE

KEY PLAN



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FLOOR PLAN - LEVEL 02

STAMP	Project No.	A19019
	CAD File No.	A19019
	Drawing No.	A102

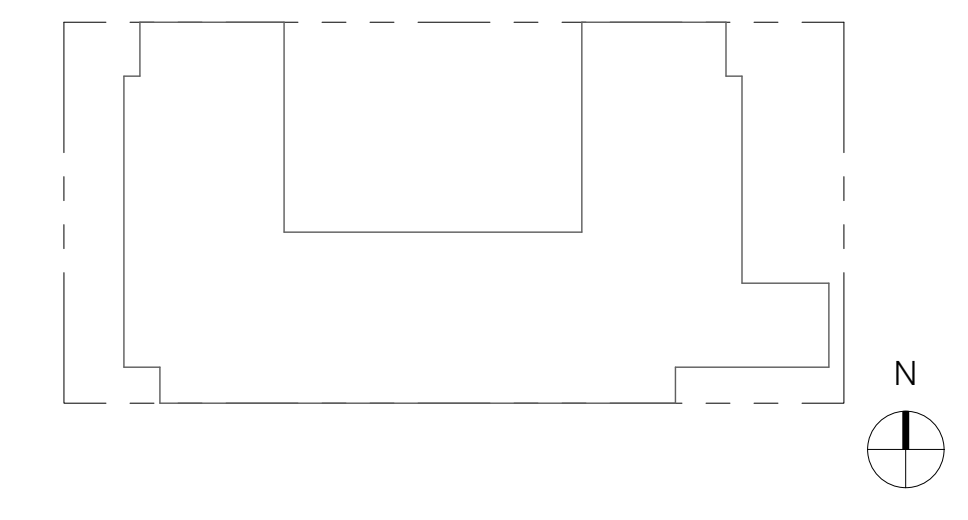
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LEGEND / NOTES

- FLOORPLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE

KEY PLAN



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FLOOR PLAN - LEVELS 03-09

STAMP	Project No.	A19019
	CAD File No.	A19019
	Drawing No.	A103

1 OVERALL FLOOR PLAN - LEVELS 03-09
1/8" = 1'-0"

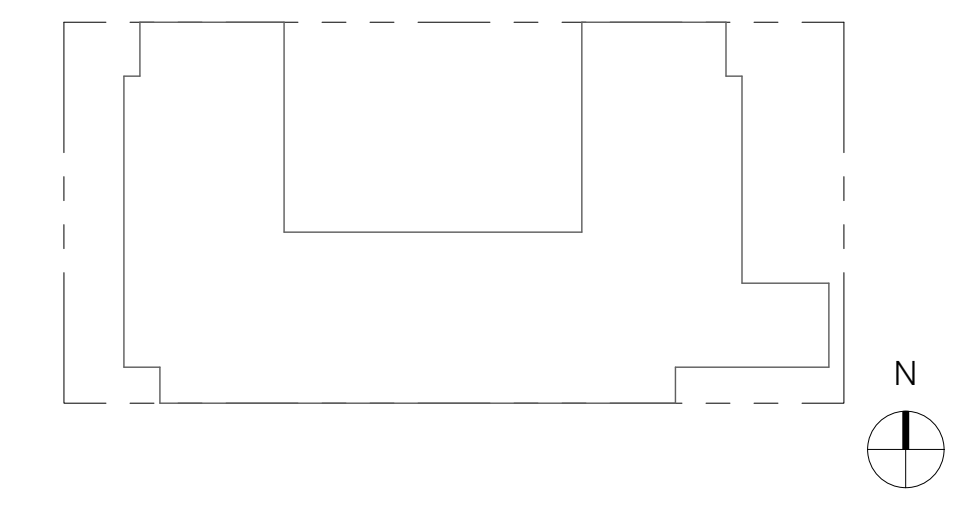
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LEGEND / NOTES

- FLOORPLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE

KEY PLAN



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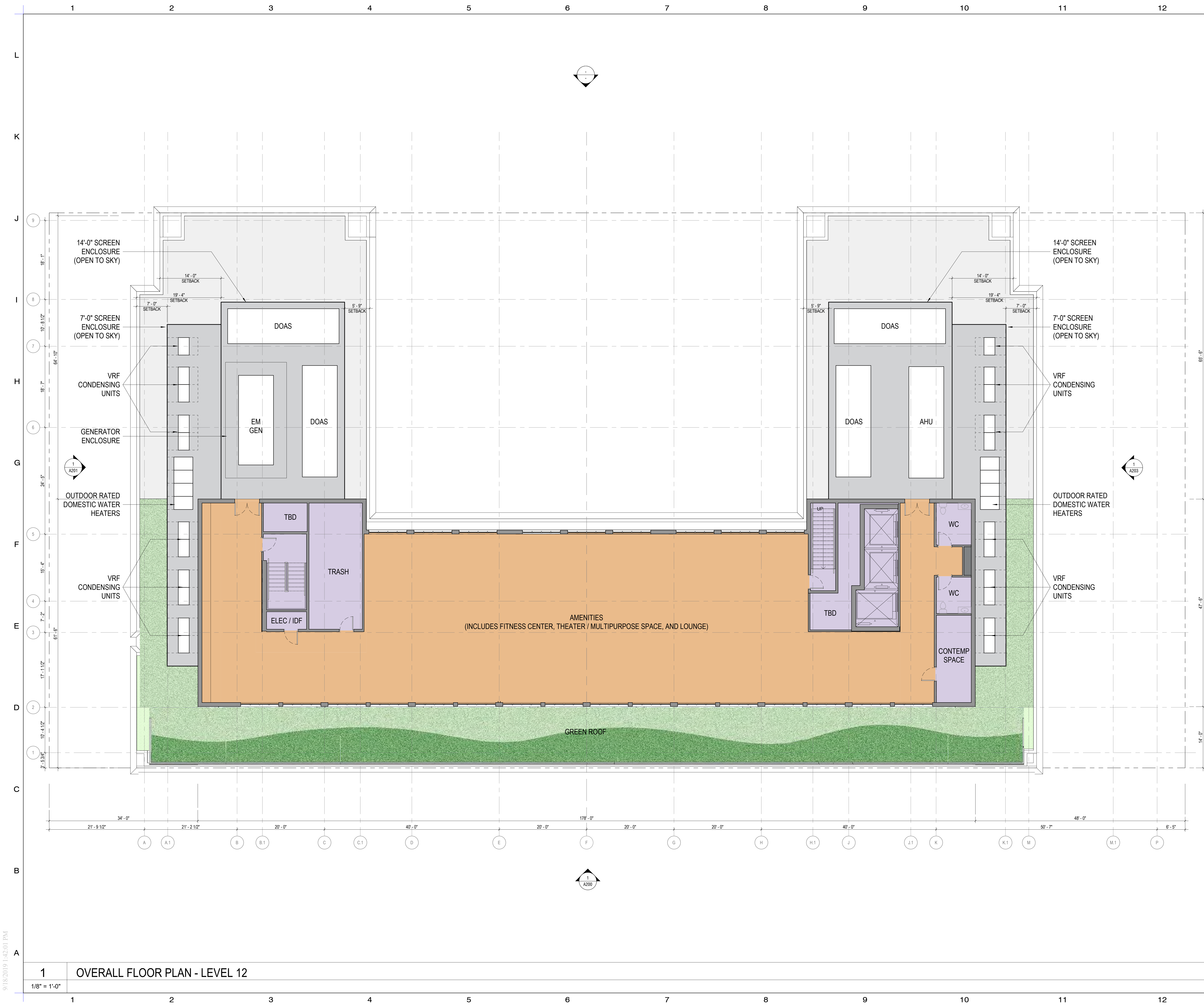
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FLOOR PLAN - LEVELS 10-11

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	CAD File No.	A19019
	Drawing No.	A110

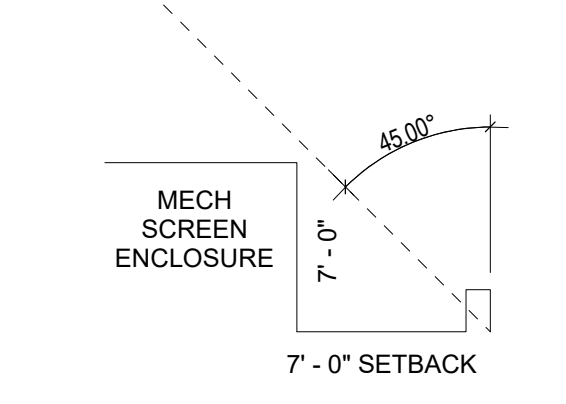
1 OVERALL FLOOR PLAN - LEVELS 10-11
 1/8" = 1'-0"

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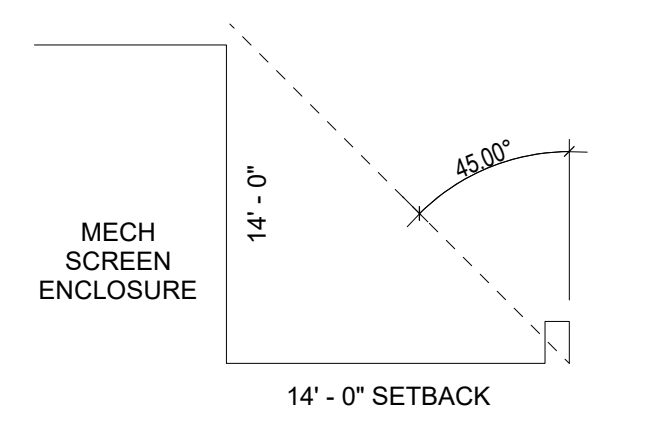


LEGEND / NOTES

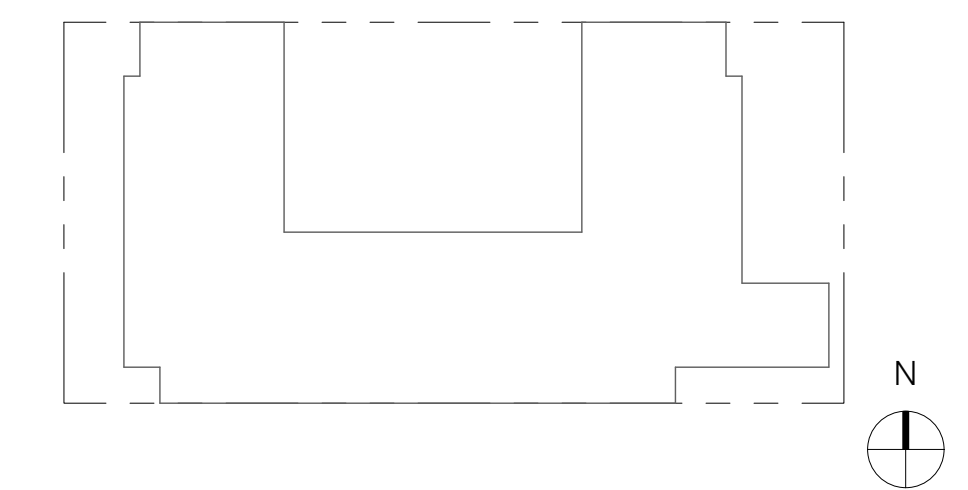
- FLOORPLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE
- LANDSCAPE DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE
- LOCATION AND TYPE OF MECHANICAL EQUIPMENT IS CONCEPTUAL AND SUBJECT TO CHANGE
- SETBACK DIAGRAM 1 FOR MECHANICAL EQUIPMENT



- SETBACK DIAGRAM 2 FOR MECHANICAL EQUIPMENT



KEY PLAN



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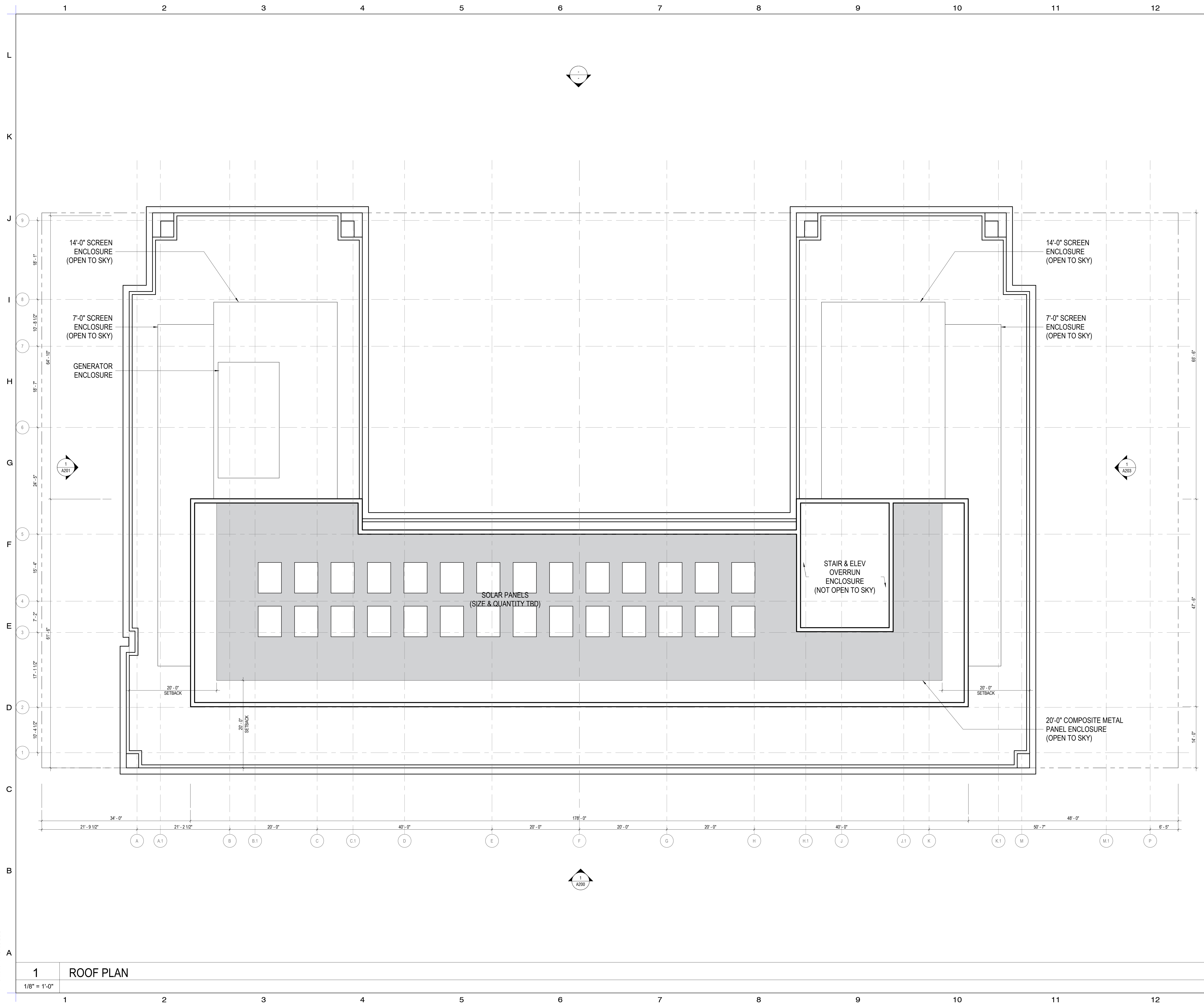
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**FLOOR PLAN - LEVEL 12
(PENTHOUSE)**

STAMP	Project No.	A19019
	CAD File No.	A19019
	Drawing No.	A112

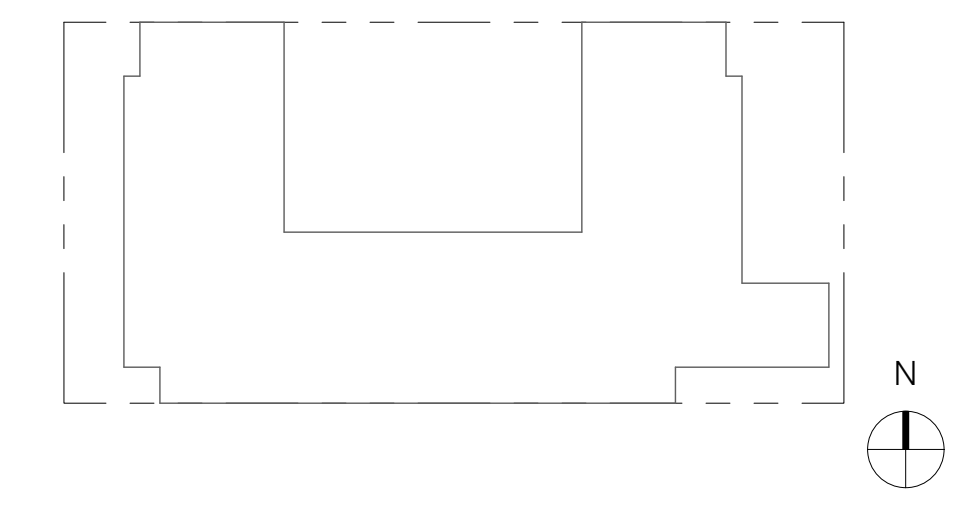
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LEGEND / NOTES

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ROOF PLAN

	Project No.	A19019
	CAD File No.	A19019
	Drawing No.	A113

9/18/2019 1:43:10 PM

1 ROOF PLAN
1/8" = 1'-0"



2 CONTEXT ELEVATION - NORTH

1/16" = 1' - 0"

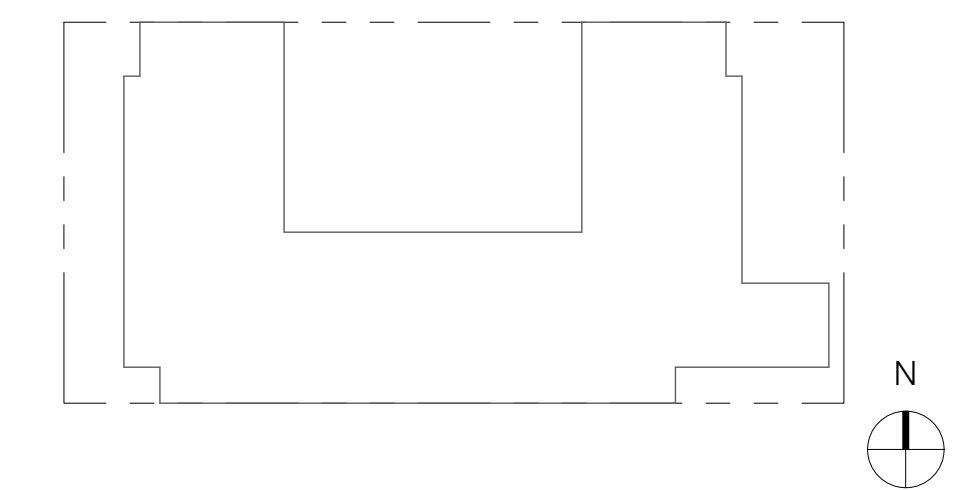


1 CONTEXT ELEVATION - SOUTH

1/16" = 1' - 0"

LEGEND / NOTES

KEY PLAN



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NOT ISSUED FOR CONSTRUCTION PURPOSES

No.	ISSUE	DATE
2	SCHEMATIC DESIGN	09/09/2019
1	PRELIMINARY ZONING SUBMISSION	09/09/2019

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CONTEXT ELEVATIONS

	Project No.	A19019
	CAD File No.	A19019
	Drawing No.	A200

9/27/2019 10:58:24 AM



2 CONTEXT ELEVATION - WEST

1/16" = 1'-0"

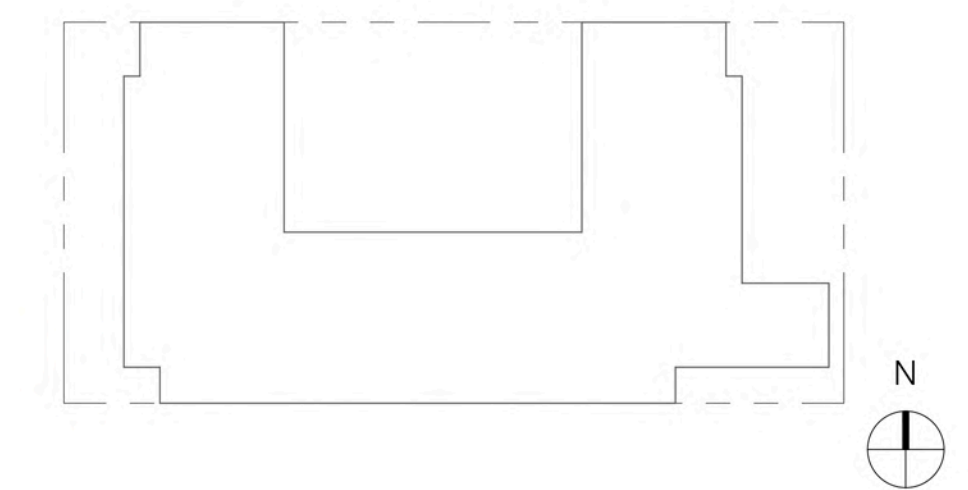


1 CONTEXT ELEVATION - EAST

1/16" = 1'-0"

LEGEND / NOTES

KEY PLAN



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CONTEXT ELEVATIONS



Project No. A19019
CAD File No. A19019
Drawing No. **A201**

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