

THURSTON HALL RENOVATION

ZONING FURTHER PROCESSING SUBMITTAL



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CONCEPT RENDERING

HEIGHT AND AREA

Zoning Category	MU-2
Square	122
Lot	30
Site Area	27,600 sf
Gross Floor Area (Existing)	190,430 sf
Gross Floor Area (Proposed)	187,685sf
F.A.R. (Existing)	6.89
F.A.R. (Proposed)	6.80
<i>Per Subtitle X, FAR is aggregated on a university campus</i>	

Building Height (Permitted)	90'
Building Height (Existing)	86.5'
Building Height (Proposed)	86.5'

Building Area @ Ground Floor (Existing)	20,243 sf
Building Area @ Ground Floor (Proposed)	23,145 sf

Lot Occupancy (Permitted)	80%
Lot Occupancy (Existing)	73.3%
Lot Occupancy (Proposed)	83.8%
<i>Relief requested, see sheet 4</i>	

GFA Schedule by floor (excluding penthouse)

Penthouse	4,008 *
Level 9	18,427
Level 8	18,929
Level 7	19,284
Level 6	19,699
Level 5	20,527
Level 4	20,581
Level 3	20,581
Level 2	20,590
Level 1	23,345
Basement	5,722

*excluded from GFA

COURTS AND YARDS

Rear Yard Setback (Required)		<i>2.5in/ft of vertical distance from mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, 12' min.</i>
<i>See sheet 3 for more details</i>		

Existing Required Setback	20.2'
Existing Setback	18.5' (13.3' @ chimney)
Proposed Required Setback	20.2'
Proposed Setback	18.5' (13.3' @ chimney)

Closed Court Min. Width (Required)	<i>4 in/ft of height of court, 15' min.</i>
Closed Court Min. Area (Required)	<i>Twice the square of the required width of court dimension; 350 sq. ft. min.</i>

Center Closed Court

Existing Height	86.7'
Required Min. Width + Area	28.9' / 1,670 sf
Existing Width + Area	46.08' / 2,860 sf

Proposed Height	100.5'
Required Min. Width + Area	33.5' / 2,245 sf
Proposed Width + Area	45.08' / 2,713 sf

West Closed Court

No Change Proposed

Existing Height	87'
Required Min. Width + Area	29' / 1,682 sf
Existing Width + Area	13.57' / 1,543 sf

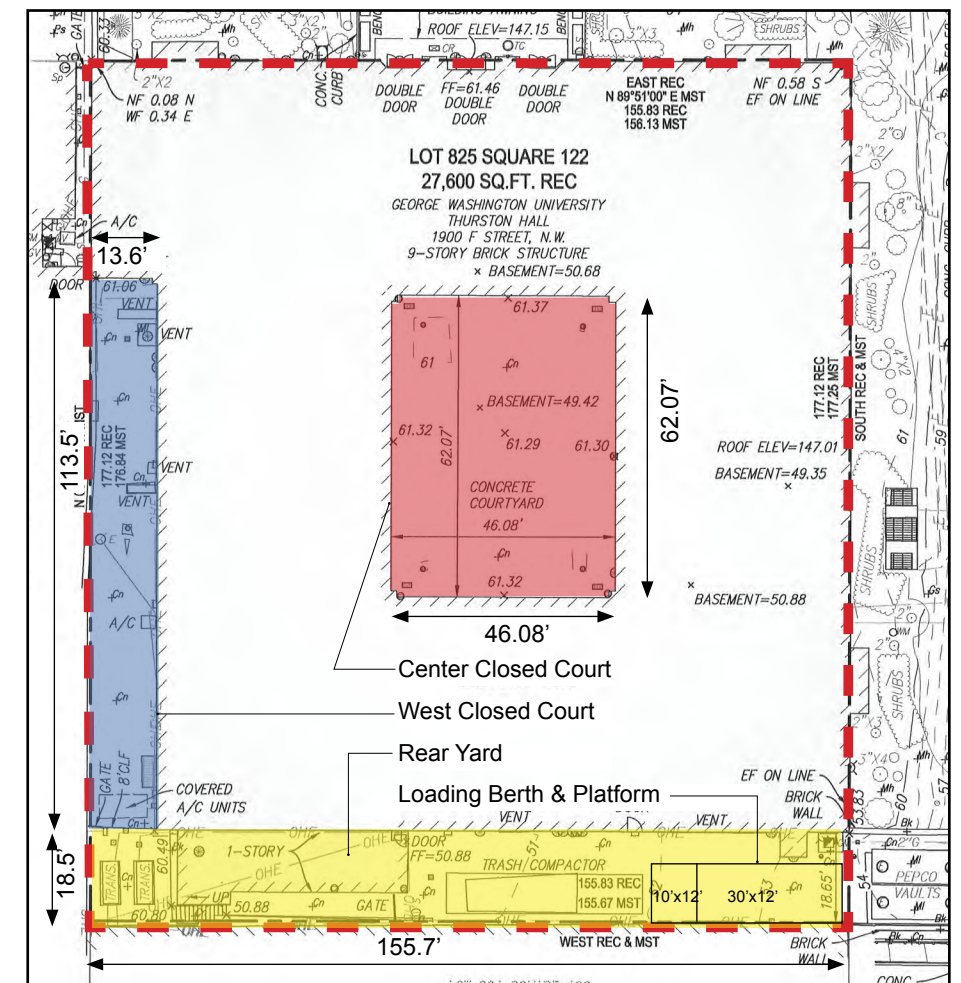
Penthouse Height/Setbacks	Varies, see sheet 5
<i>Relief requested, see sheet 5</i>	

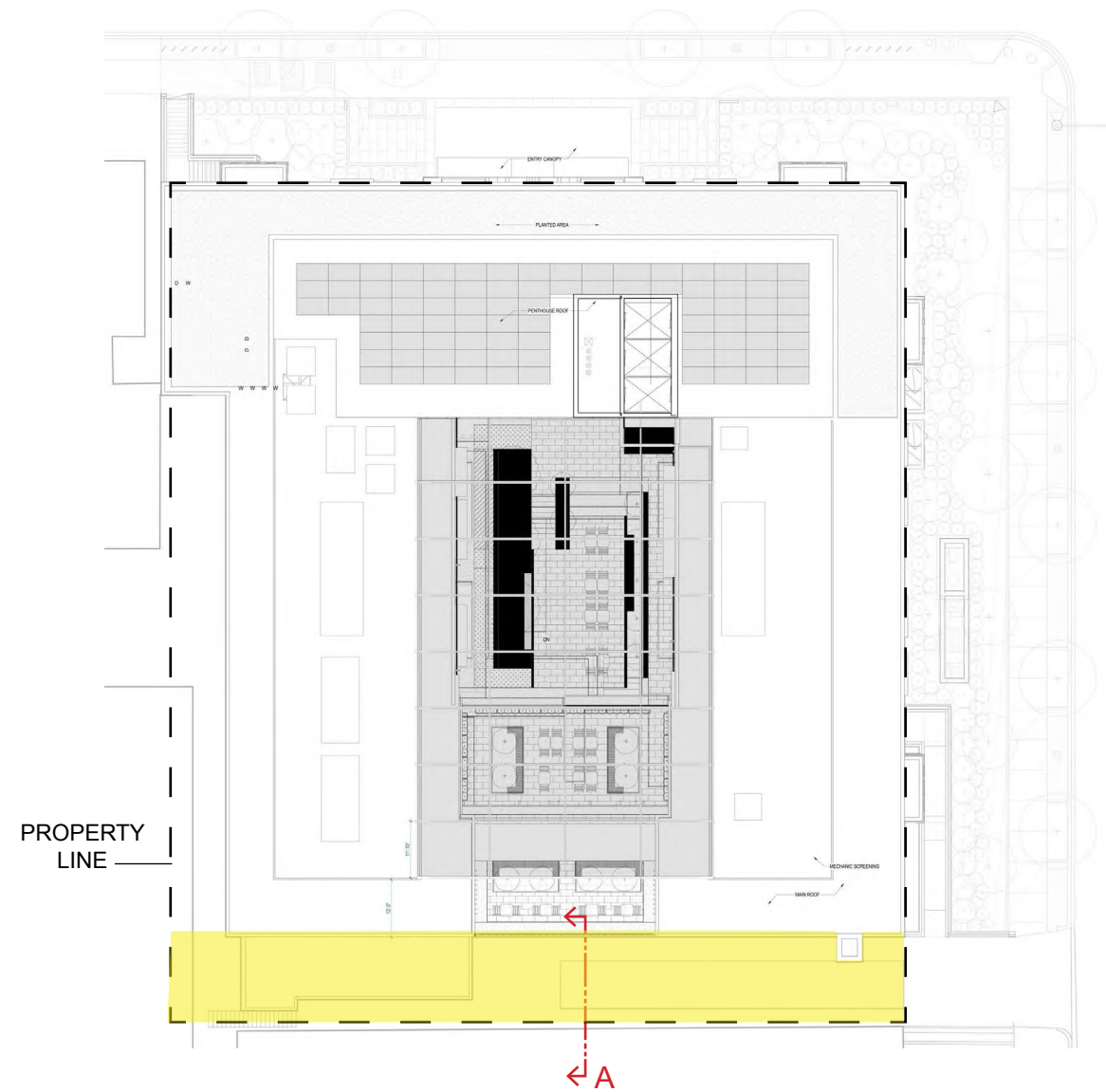
PARKING AND LOADING

	Long Term	Short Term
Bike Parking (Existing)	36	0
Bike Parking (Proposed)	36	36
<i>Per Subtitle C, Section 802.9, bicycle parking is per the approved Campus Plan, and per Section 802.6, no additional bike parking is required.</i>		

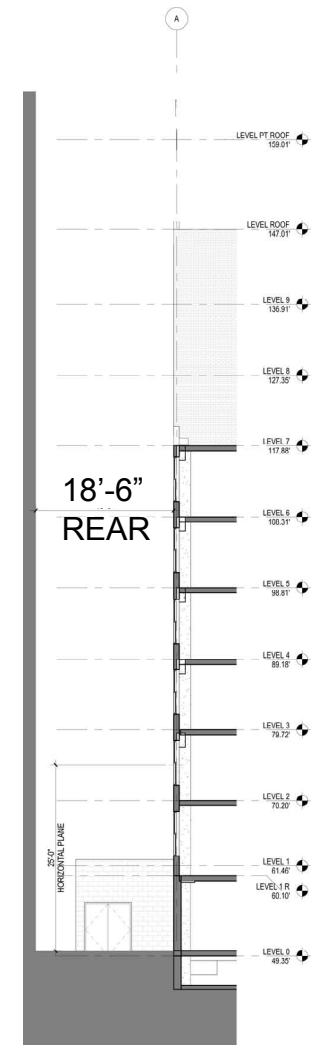
Vehicle Parking (Existing)	N/A
Vehicle Parking (Proposed)	N/A
<i>Per Subtitle C, Section 701.12, parking is per the approved Campus Plan.</i>	

Loading Berths (Existing)	One 30'x12' berth and 100 sf platform area
Loading Berths (Proposed)	One 30'x12' berth and 100 sf platform area
<i>Per Subtitle C, Section 901.7, no additional loading is required.</i>	

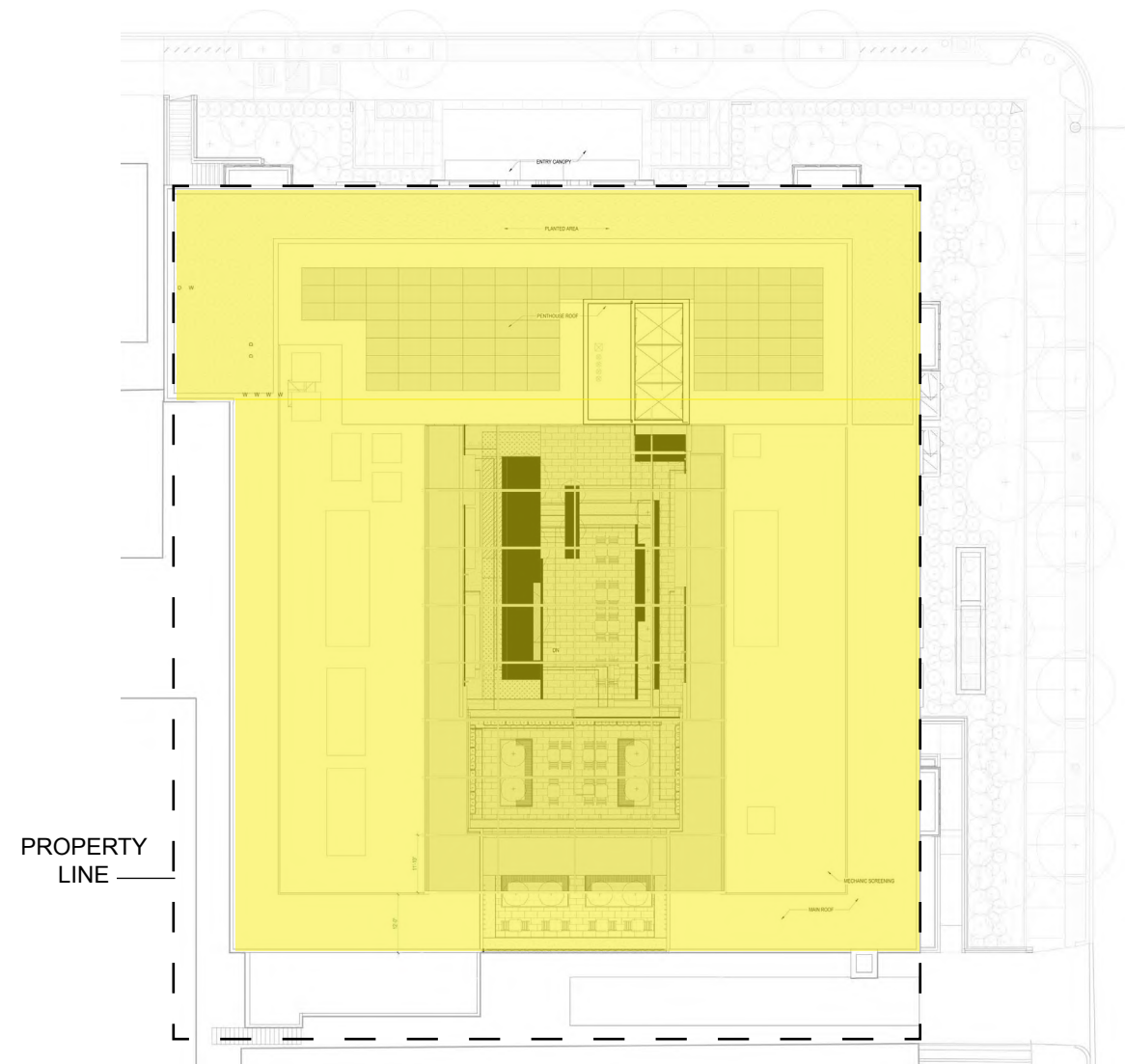




ROOF PLAN

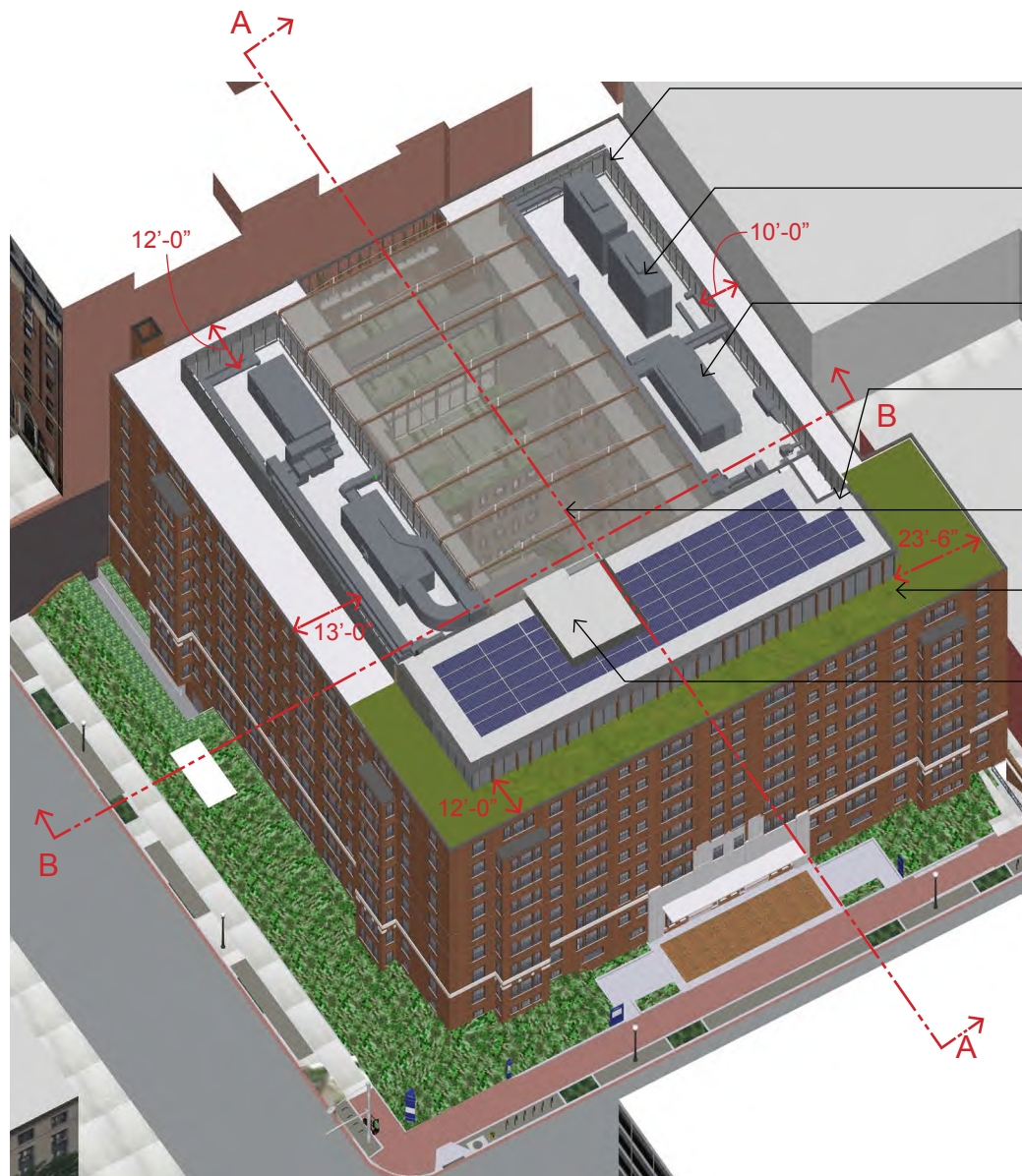


SECTION A - A

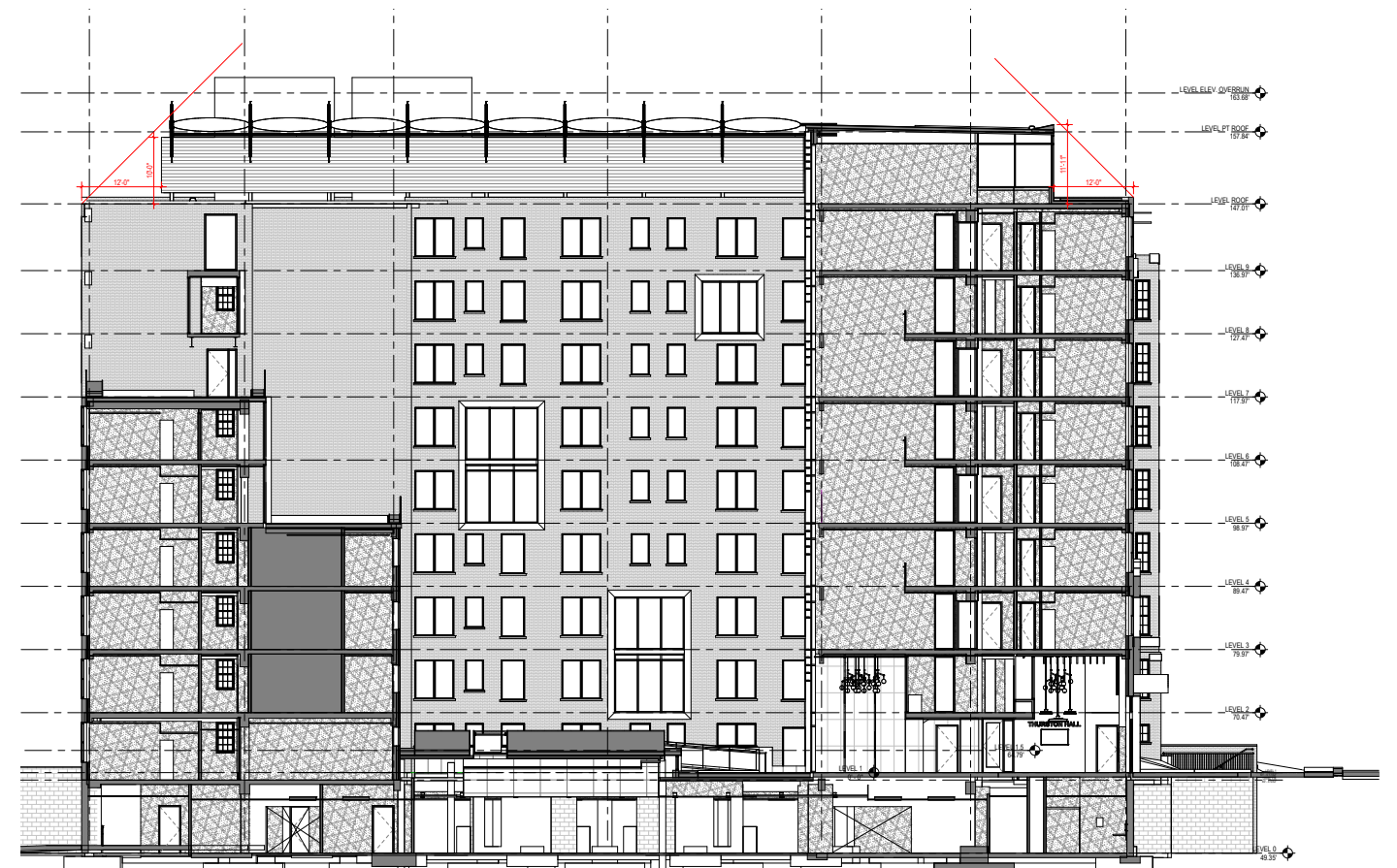


ROOF PLAN

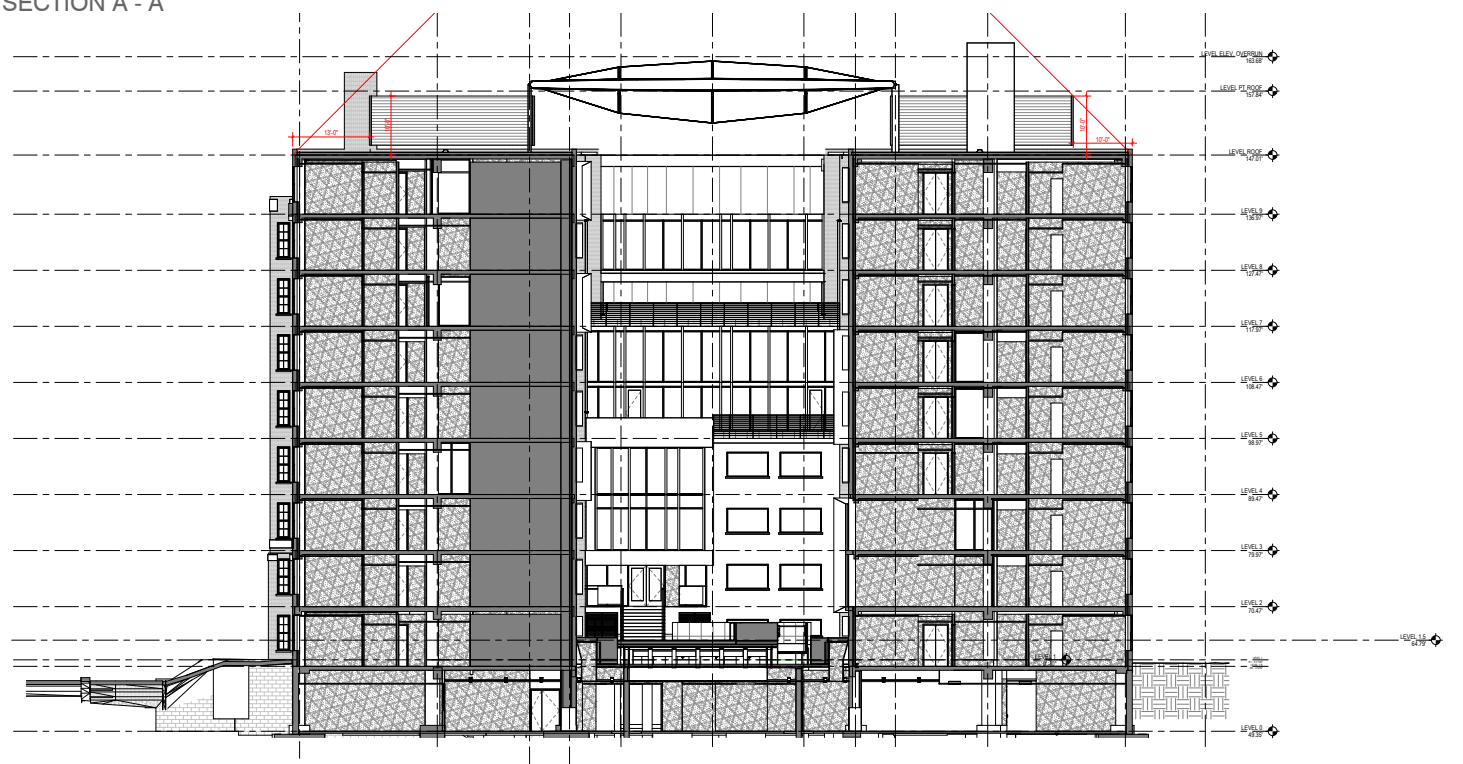
Total Lot Area	27,600 sf
Building Area @ First Floor (Existing)	20,243 sf
Building Area @ First Floor (Proposed)	23,145 sf
Lot Occupancy (Permitted)	80%
Lot Occupancy (Existing)	73.3%
Lot Occupancy (Proposed)	83.8%
Area Exceeding Lot Occupancy Limitation	1,065 sf



- MECHANICAL SCREEN
10'-0" HIGH
- COOLING TOWERS
19'-0" HIGH
- DEDICATED OUTSIDE AIR SYSTEM
10'-0" HIGH
- HABITABLE PENTHOUSE
12'-0" HIGH
- CANOPY, TOP OF STRUCTURE
16'-8" HIGH
- VEGETATED ROOF
- ELEVATOR OVERUN &
EXHAUST FAN ENCLOSURE
16'-8" HIGH



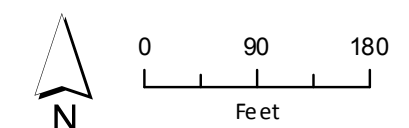
SECTION A - A



SECTION B - B



Zoning Map of the District of Columbia

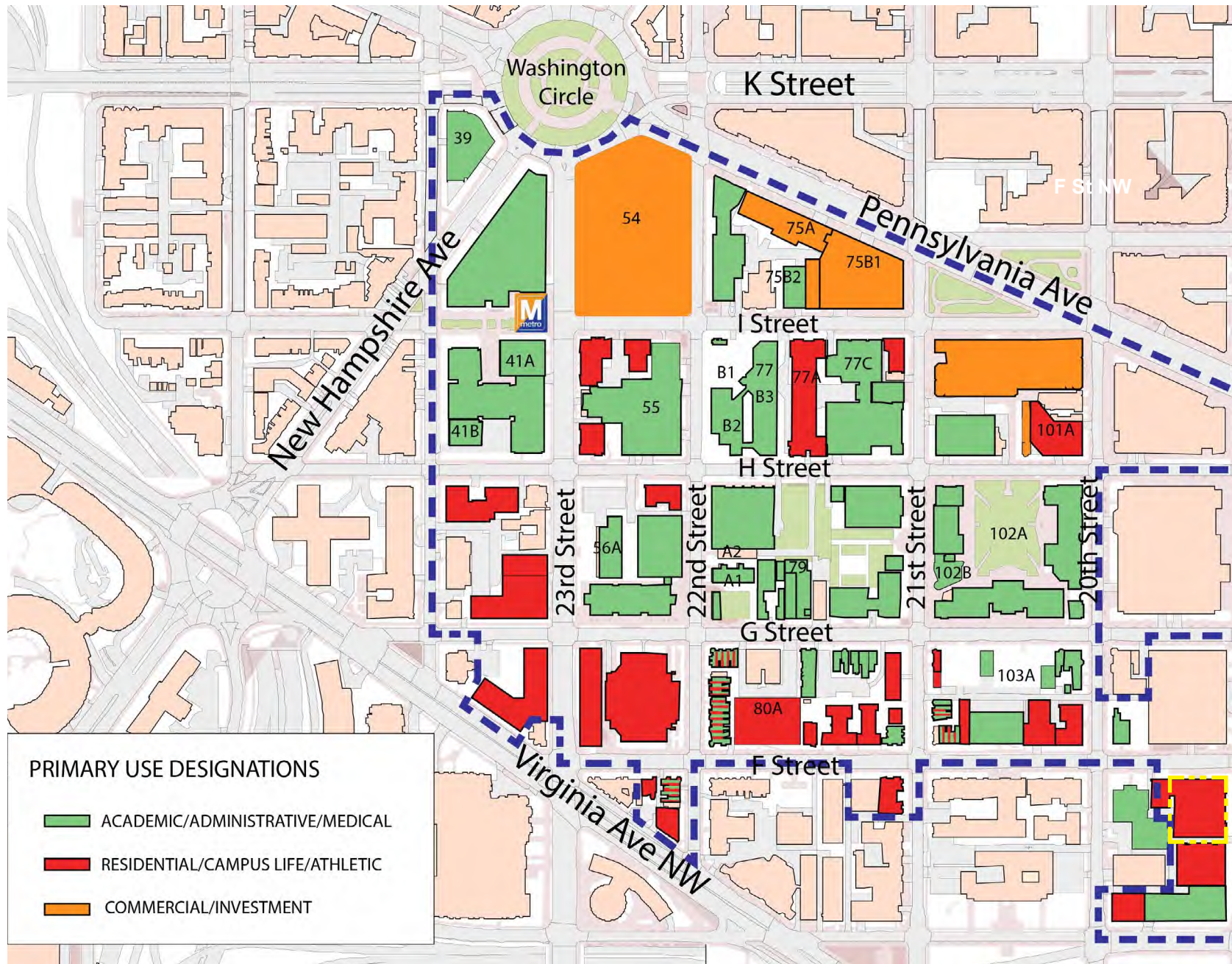


Extracted from Online Zoning Information published by the District of Columbia Office of Zoning, DCGIS, and Office of the Chief Technology Officer (OCTO)
Exported on: 6/20/2019

To certify zoning on any property in order to satisfy a legal requirement, contact the office of Zoning at the address listed below.

District of Columbia Office of Zoning,
441 4th St NW, Suite 200 South, Washington, DC 20001

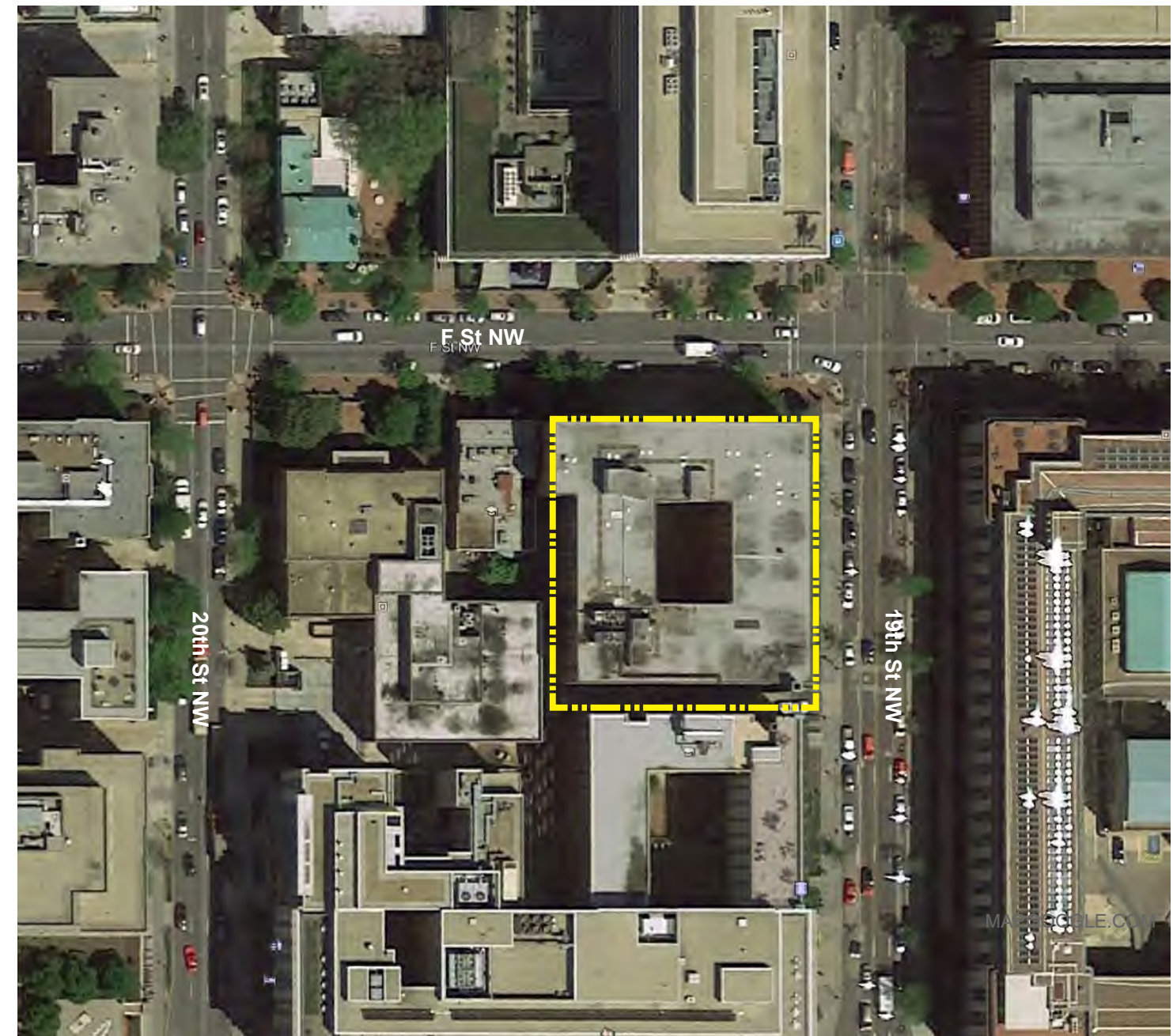




PRIMARY USE DESIGNATIONS

■	ACADEMIC/ADMINISTRATIVE/MEDICAL
■	RESIDENTIAL/CAMPUS LIFE/ATHLETIC
■	COMMERCIAL/INVESTMENT

USE DESIGNATIONS CAMPUS PUD



AERIAL PHOTO



EXISTING INTERIOR COURTYARD



THURSTON HALL RENOVATION
THE GEORGE WASHINGTON UNIVERSITY - WASHINGTON, DC



NE CORNER THURSTON HALL, 19TH & F STREET, NW

CURRENT THURSTON HALL
FURTHER PROCESSING SUBMITTAL

SHEET: 9
11.08.2019





1. GENERAL SERVICES ADMINISTRATION



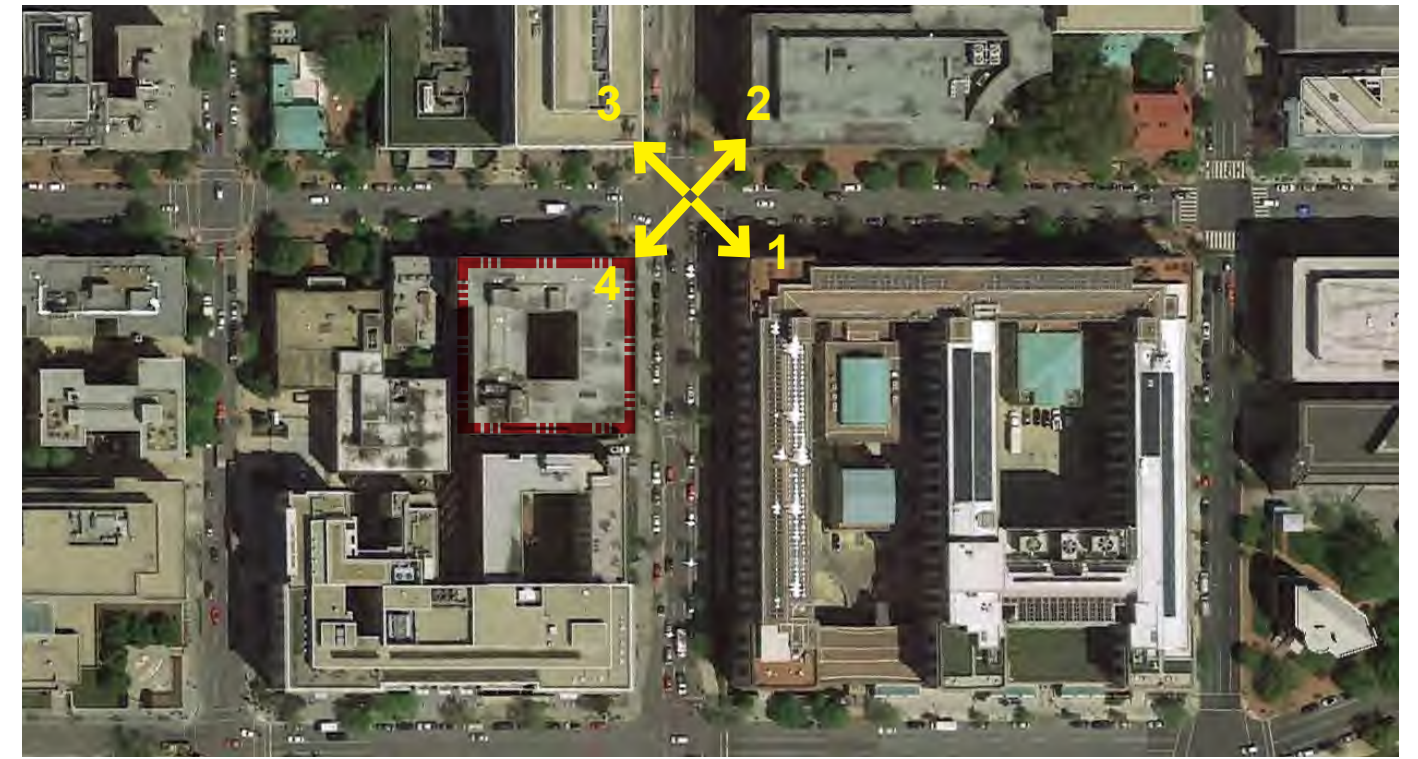
2. ORGANIZATION OF AMERICAN STATES



3. DEPARTMENT OF STATE



4. GW THURSTON RESIDENCE HALL



MAP.GOOGLE.COM



1. LOOKING EAST - F STREET



2. LOOKING NORTH - 19TH STREET



3. LOOKING WEST - F STREET



4. LOOKING SOUTH - 19TH STREET

MAP.GOOGL.COM



SIDEWALK ALONG 19TH STREET LOOKING NORTH



SIDEWALK ACROSS F STREET LOOKING NORTH



SIDEWALK ALONG 19 STREET LOOKING SOUTH



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION





EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

