

CATHOLIC UNIVERSITY OF AMERICA: NEW RESIDENCE HALL

620 MICHIGAN AVE NE WASHINGTON, DC 20064

OWNER: CATHOLIC UNIVERSITY OF AMERICA 620 MICHIGAN AVE NE WASHINGTON, DC 20064 PH: 202.319.5121	LANDSCAPE ARCHITECT: MAHAN RYKIEL LANDSCAPE ARCHITECTS WHITEHALL MILL 3300 CIPPER MILL ROAD SUITE 200 BALTIMORE, MD 21211 PH: 410.900.1615	CIVIL / SITE: RK&K 300 M STREET SE, SUITE 560 WASHINGTON DC 20003 PH: 202.479.2707	STRUCTURAL: ROBERT SILMAN ASSOCIATES 1053 31ST STREET NW WASHINGTON, DC 20007 PH: 202.449.6303	M / E / P / FP: MUELLER ASSOCIATES 1401 SOUTH EDGEWOOD STREET BALTIMORE, MD 21227 PH: 410.646.4500	AV / IT / SEC / ACOUSTICS: SHEN MILSON WILKE, LLC 120 N FILMORE STREET SUITE 360 ARLINGTON, VA 22201 PH: 703.243.6301	COST ESTIMATOR: DMS CONSTRUCTION CONSULTING SERVICES 5457 TWIN KNOLLS RD SUITE 406 COLUMBIA, MA 21045 PH: 410.740.1671	CONSTRUCTION MANAGER: MANHATTAN CONSTRUCTION COMPANY 3330 N. WASHINGTON BLD. SUITE 300 ARLINGTON VA 22001 PH 703.204.1400
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DRAWING SCHEDULE

ZA000	COVER SHEET
ZA100D	SITE DIAGRAMS
ZA100L	LANDSCAPE SITE PLAN & GAR SCORECARD
ZA100S	ARCHITECTURAL SITE PLAN
ZA0101	FIRST FLOOR PLAN
ZA0102	SECOND FLOOR PLAN
ZA0103	THIRD FLOOR PLAN
ZA0104	FOURTH FLOOR PLAN
ZA0105	FIFTH FLOOR PLAN
ZA0200	BUILDING ISOMETRIC
ZA0201	BUILDING ELEVATIONS
ZA0300	BUILDING SECTIONS



PERSPECTIVE VIEW ALONG JOHN MCCORMACK

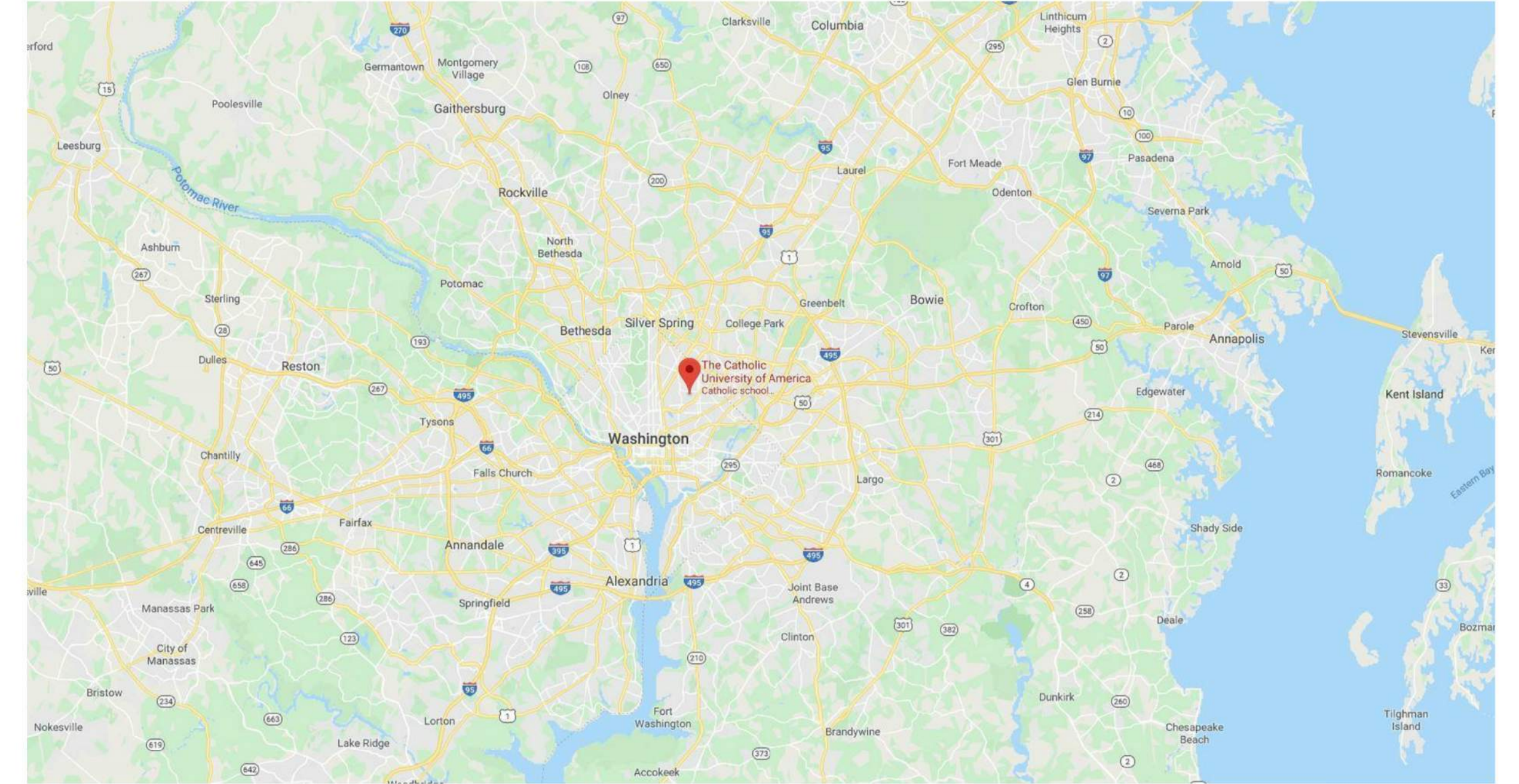


PERSPECTIVE VIEW OF ACTIVE QUAD

LOCATION MAP



REGION MAP





SIDE YARD
 RA-1
 ONE (1) FT. SIDE SETBACK SHALL BE PROVIDED FOR ALL STRUCTURES

11F306
 306.1 A SIDE YARD SHALL NOT BE REQUIRED ALONG A SIDE STREET ABUTTING A CORNER LOT IN AN RA-1, RA-2, RA-3, RA-4, AND RA-5 ZONE.

30RD
 306.1 AN EIGHT-FOOT (8 FT) SIDE YARD SHALL BE PROVIDED FOR A DETACHED OR SEMI-DETACHED DWELLING.

306.2 FOR ALL OTHER BUILDINGS:
 (A) IN THE RA-1 ZONE, ONE (1) SIDE YARD SHALL BE PROVIDED UNLESS THE BUILDING CONTAINS THREE (3) OR MORE DWELLING UNITS PER FLOOR, IN WHICH CASE TWO (2) SIDE YARDS SHALL BE PROVIDED, EACH WITH THE MINIMUM DISTANCE EQUAL TO THREE INCHES (3 IN) PER FOOT OF BUILDING HEIGHT BUT NOT LESS THAN EIGHT FEET (8 FT); AND
 (B) IN THE RA-2, RA-3, RA-4, AND RA-5 ZONES, NO SIDE YARD SHALL BE REQUIRED, HOWEVER, IF A SIDE YARD IS PROVIDED, IT SHALL BE NO LESS THAN FOUR FEET (4 FT).

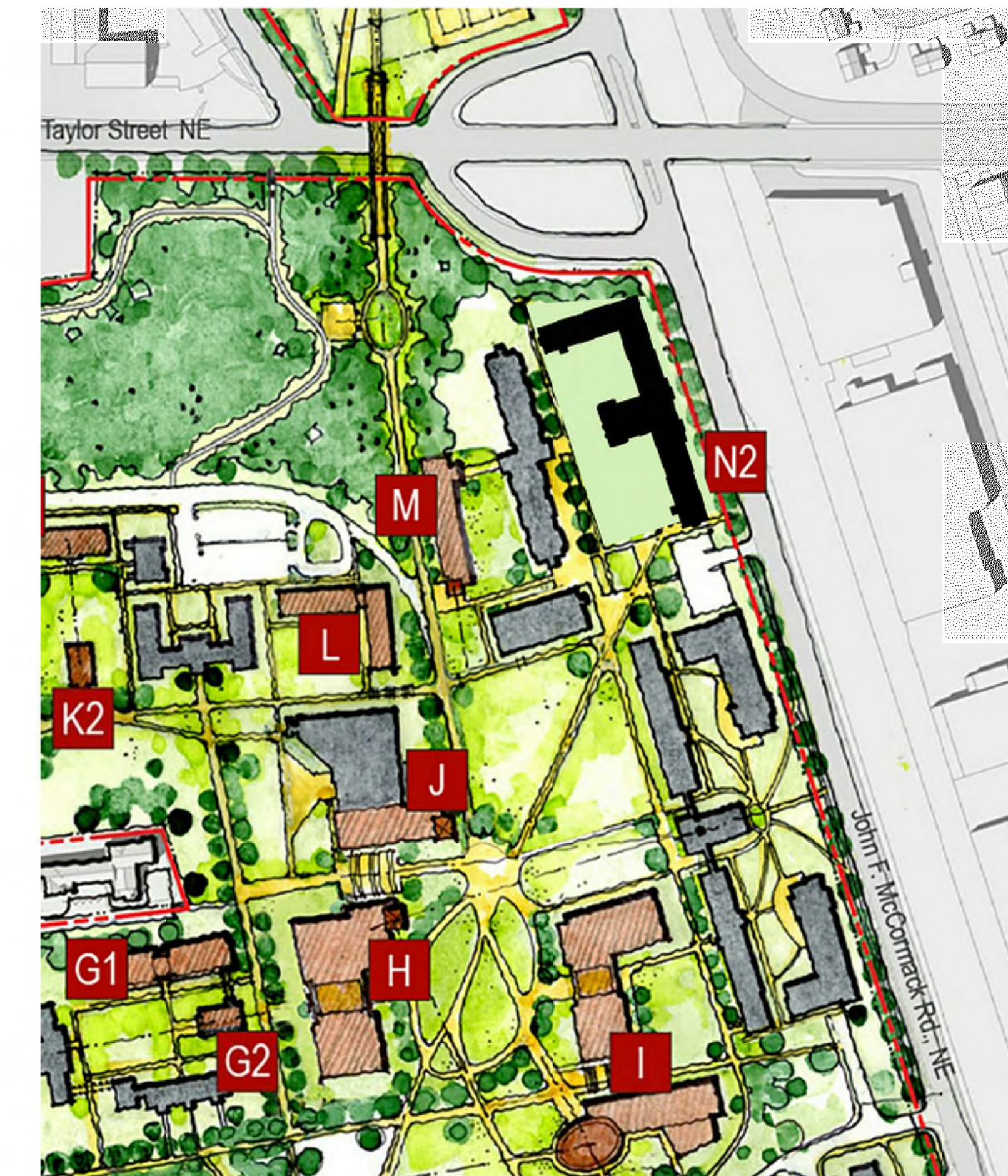
306.3 WHEN A NEW DWELLING, FLAT, OR MULTIPLE DWELLING IS ERRECTED THAT DOES NOT SHARE A COMMON DIVISION WALL WITH AN EXISTING BUILDING OR A BUILDING BEING CONSTRUCTED TOGETHER WITH THE NEW BUILDING, IT SHALL HAVE A SIDE YARD ON EACH RESULTING FREE-STANDING SIDE.

306.4 A SIDE YARD SHALL NOT BE REQUIRED ALONG A SIDE STREET ABUTTING A CORNER LOT IN AN RA-1, RA-2, RA-3, RA-4, AND RA-5 ZONE IF D306.5 IN THE CASE OF A BUILDING EXISTING ON OR BEFORE THE EFFECTIVE DATE OF THIS TITLE, WITH A NON-CONFORMING SIDE YARD, AN EXTENSION OR ADDITION MAY BE MADE TO THE BUILDING, PROVIDED THAT THE WIDTH OF THE EXISTING SIDE YARD SHALL NOT BE DECREASED, AND PROVIDED FURTHER, THAT THE WIDTH OF THE EXISTING SIDE YARD SHALL BE A MINIMUM OF TWO FEET (2 FT.)

HEIGHT & SETBACK
 RA-1
 THE FOLLOWING DEVELOPMENT STANDARDS APPLY TO THE MAXIMUM TOTAL DENSITY OF ALL BUILDINGS AND STRUCTURES ON THE CAMPUS IN AN R, RF, RA, OR RC-1 ZONE: 9'

203.4 AN INSTITUTIONAL BUILDING OR STRUCTURE MAY BE ERRECTED TO A HEIGHT NOT EXCEEDING NINETY FEET (90 FT.), NOT INCLUDING THE PENTHOUSE, PROVIDED THAT THE BUILDING OR STRUCTURE SHALL BE REMOVED FROM ALL LOT LINES OF ITS LOT A DISTANCE OF NOT LESS THAN ONE FOOT (1 FT.) FOR EACH ONE FOOT (1 FT.) OF HEIGHT IN EXCESS OF THAT AUTHORIZED IN THE DISTRICT IN WHICH IT IS LOCATED

MEASURING POINT



ENLARGED MASTERPLAN WITH CURRENT MASSING

Exhibit 17: Proposed Master Plan

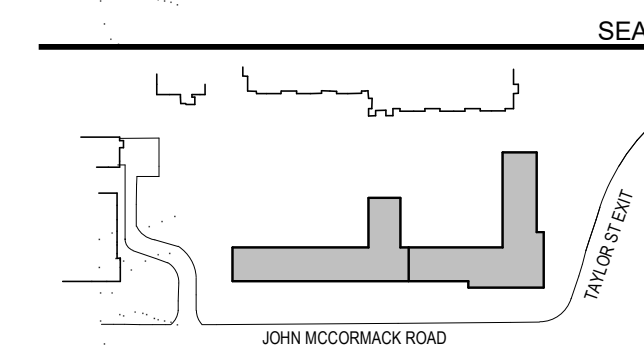


The Catholic University of America - Campus Master Plan
 April 2012

EXCERPT FROM MASTERPLAN

67

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PROJECT TITLE:
CATHOLIC UNIVERSITY OF AMERICA: NEW RESIDENCE HALL

620 MICHIGAN AVE NE WASHINGTON, DC 20064

PROJECT No: 81120.00

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

SCALE: As indicated

ZA100S

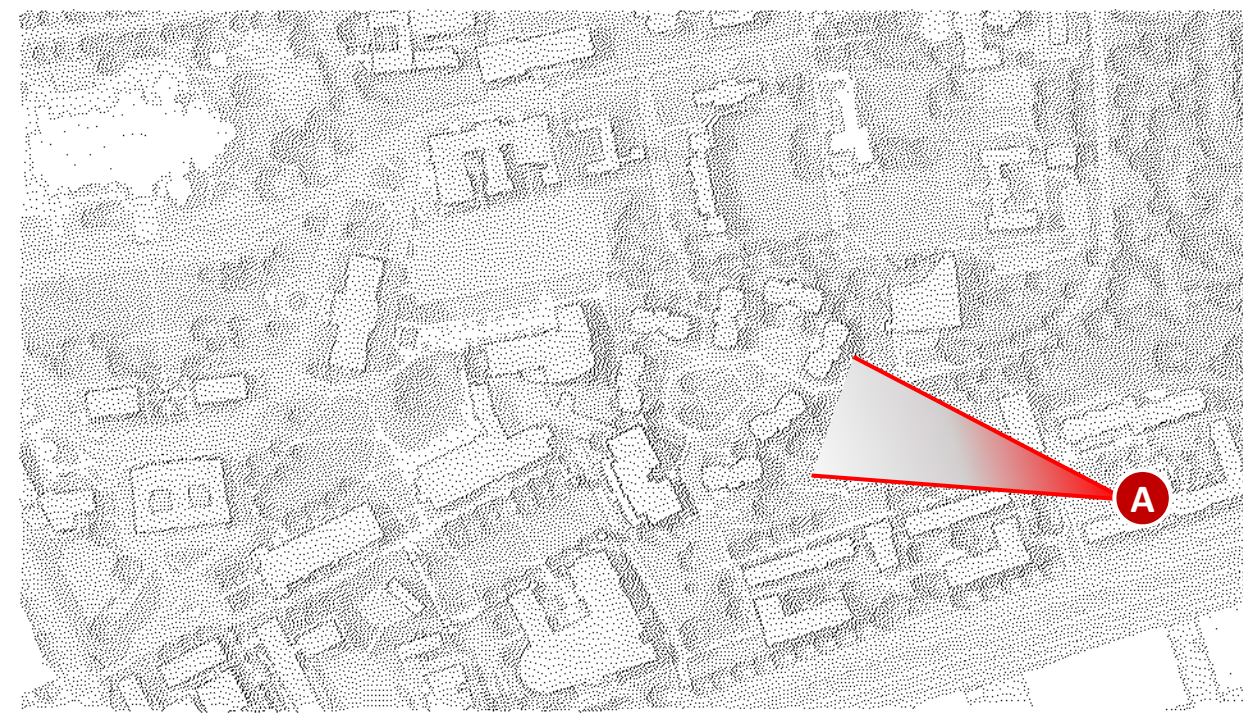
ZONING SUBMISSION

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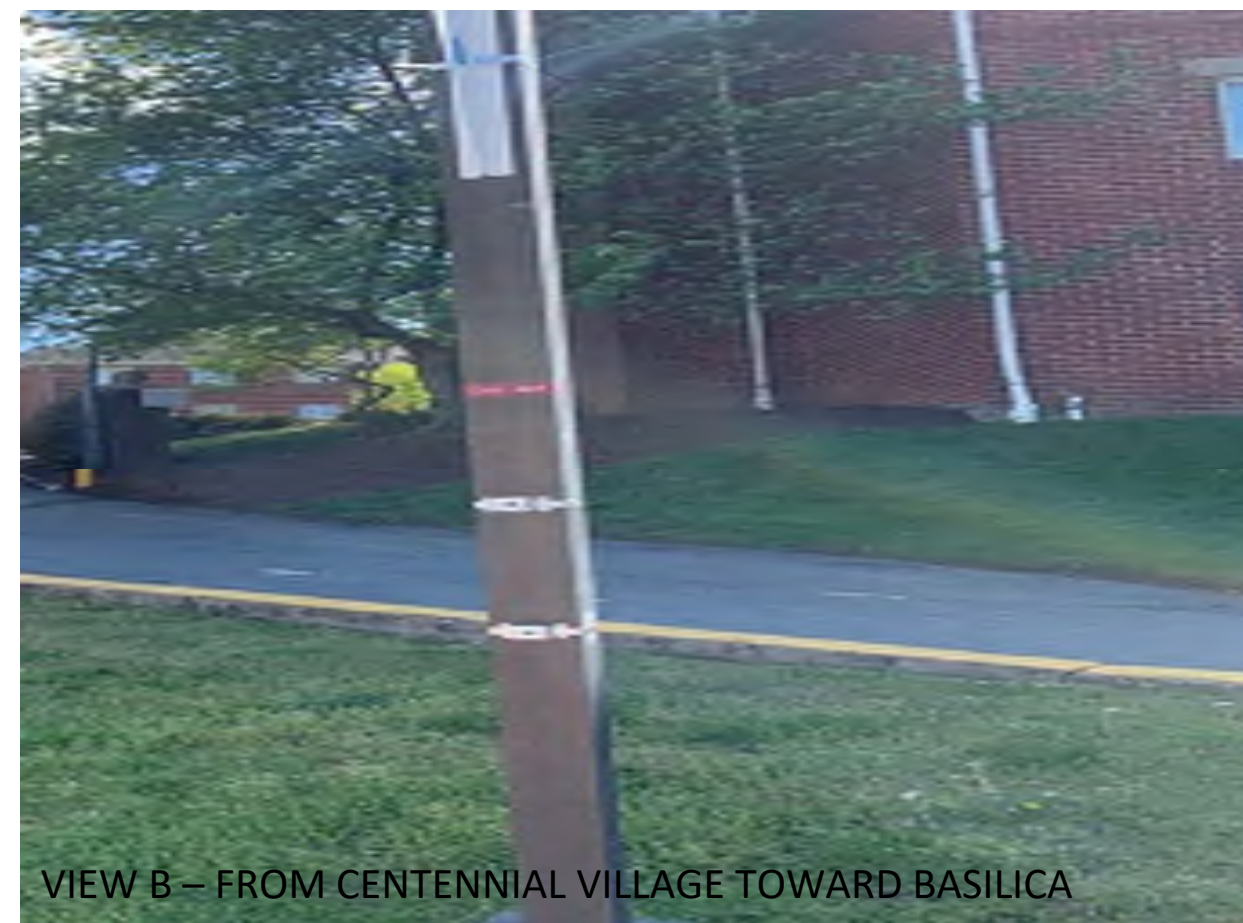
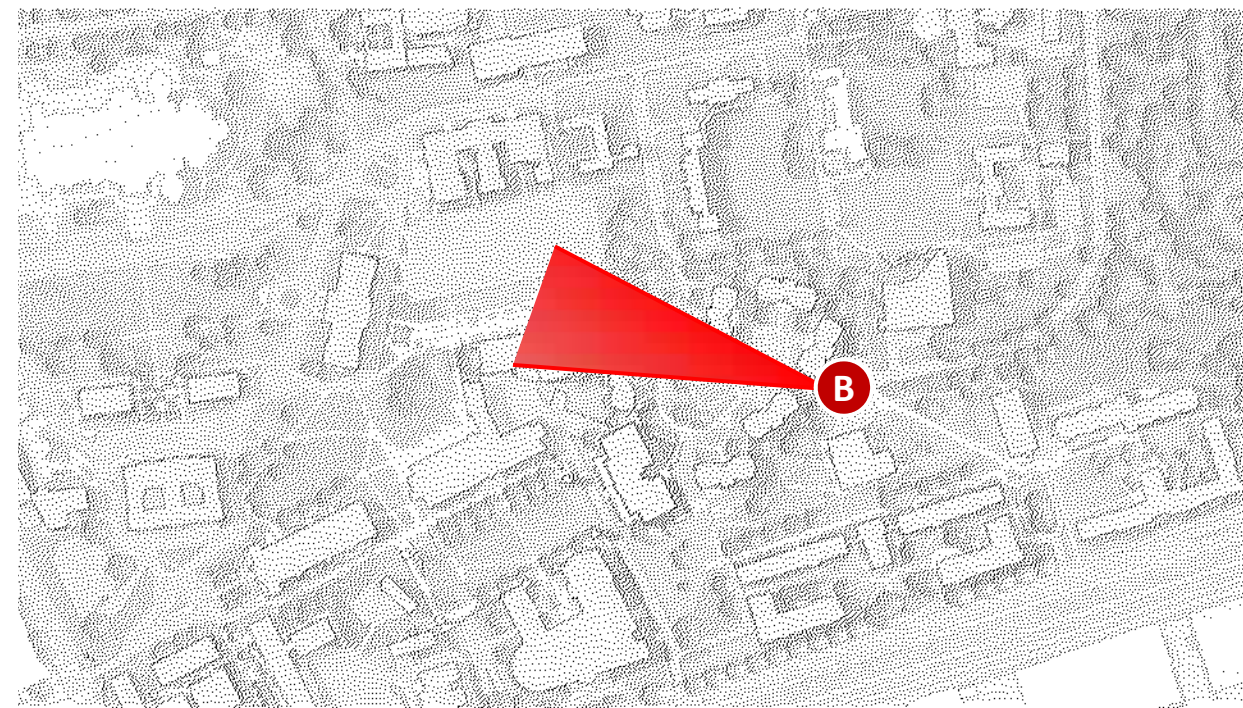
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1 ARCHITECTURAL SITE PLAN

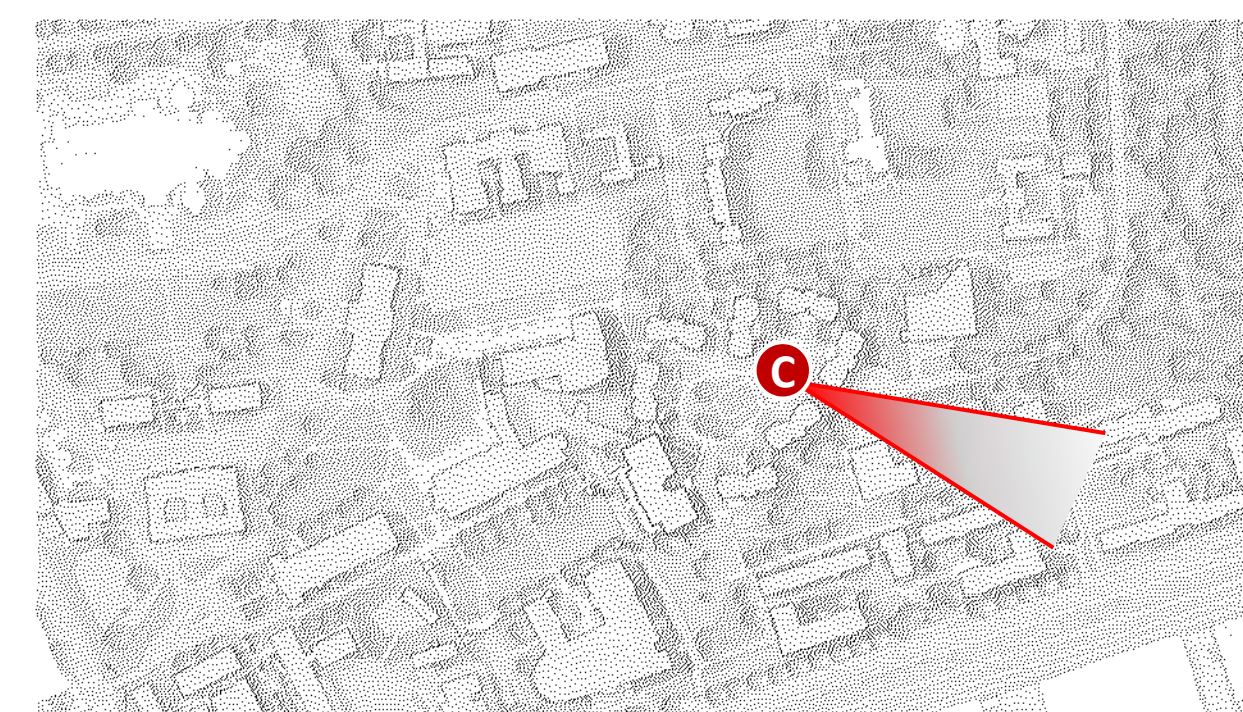
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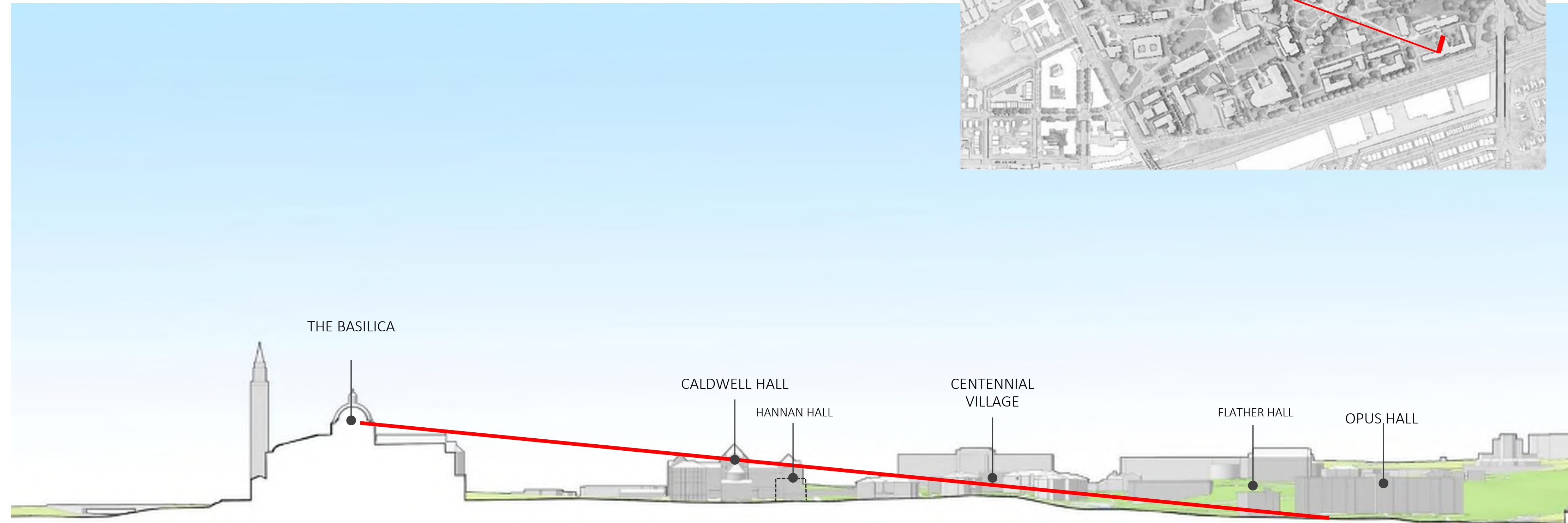
VIEW A – FROM RESIDENCE HALL TOWARD BASILICA



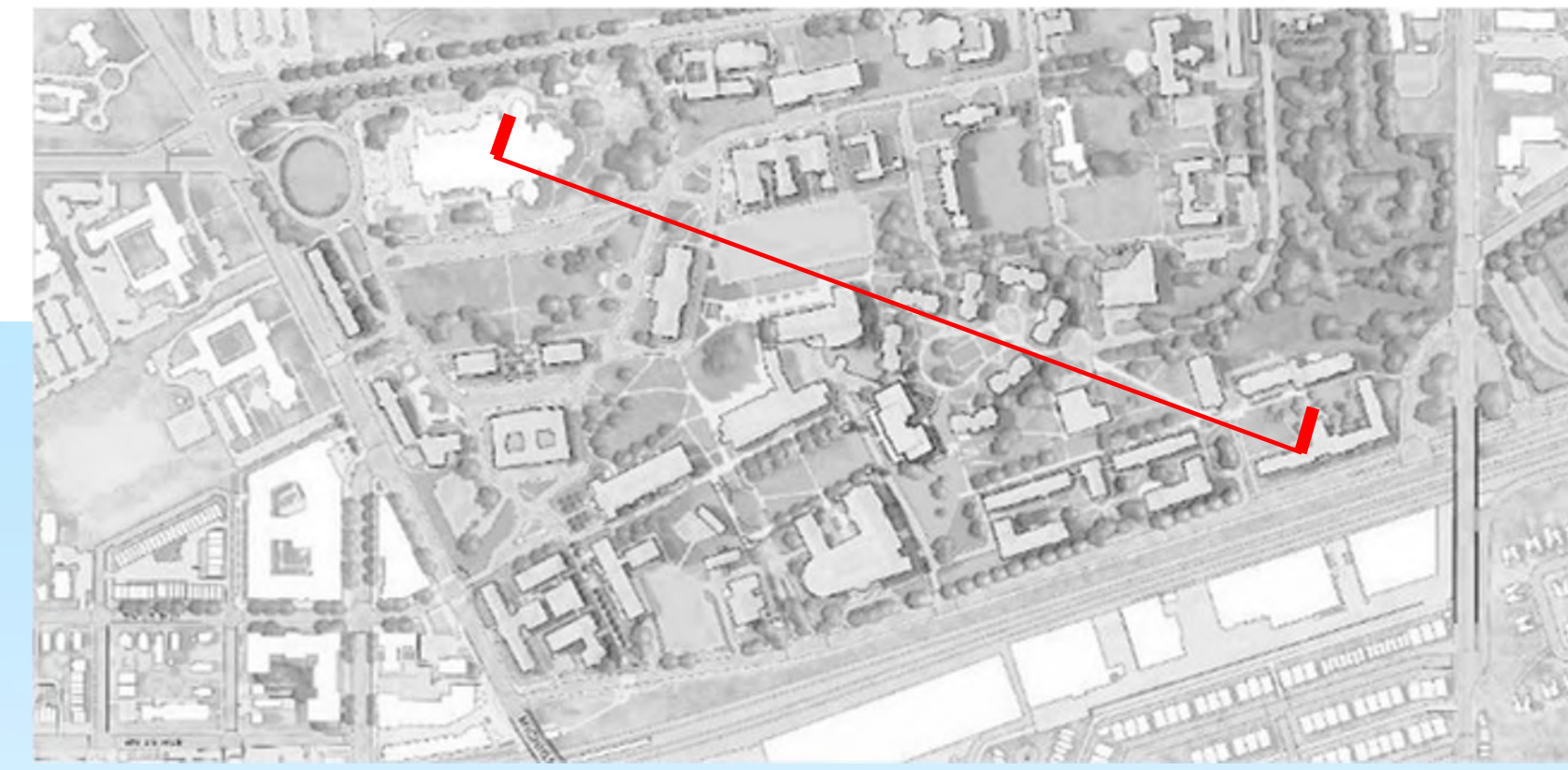
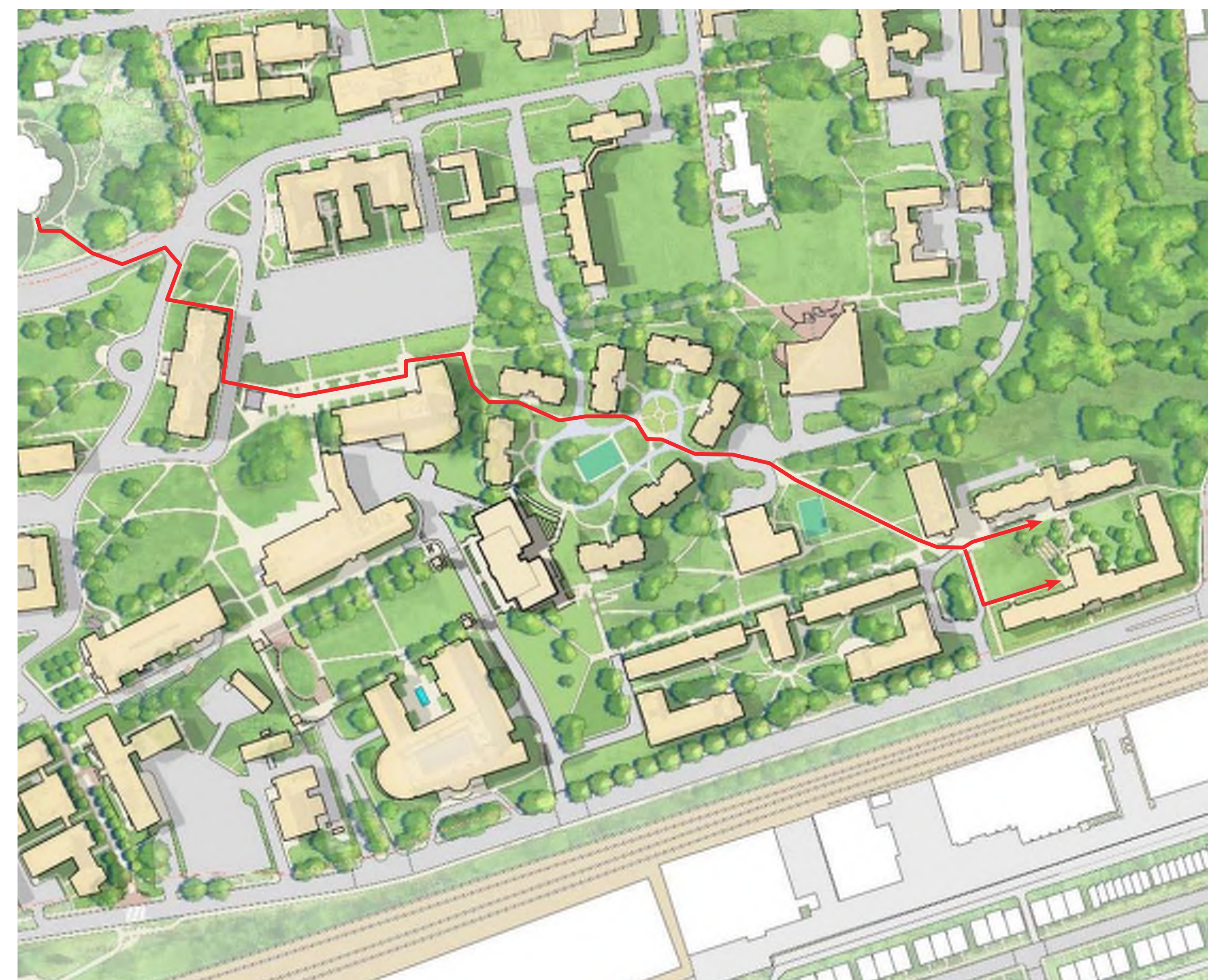
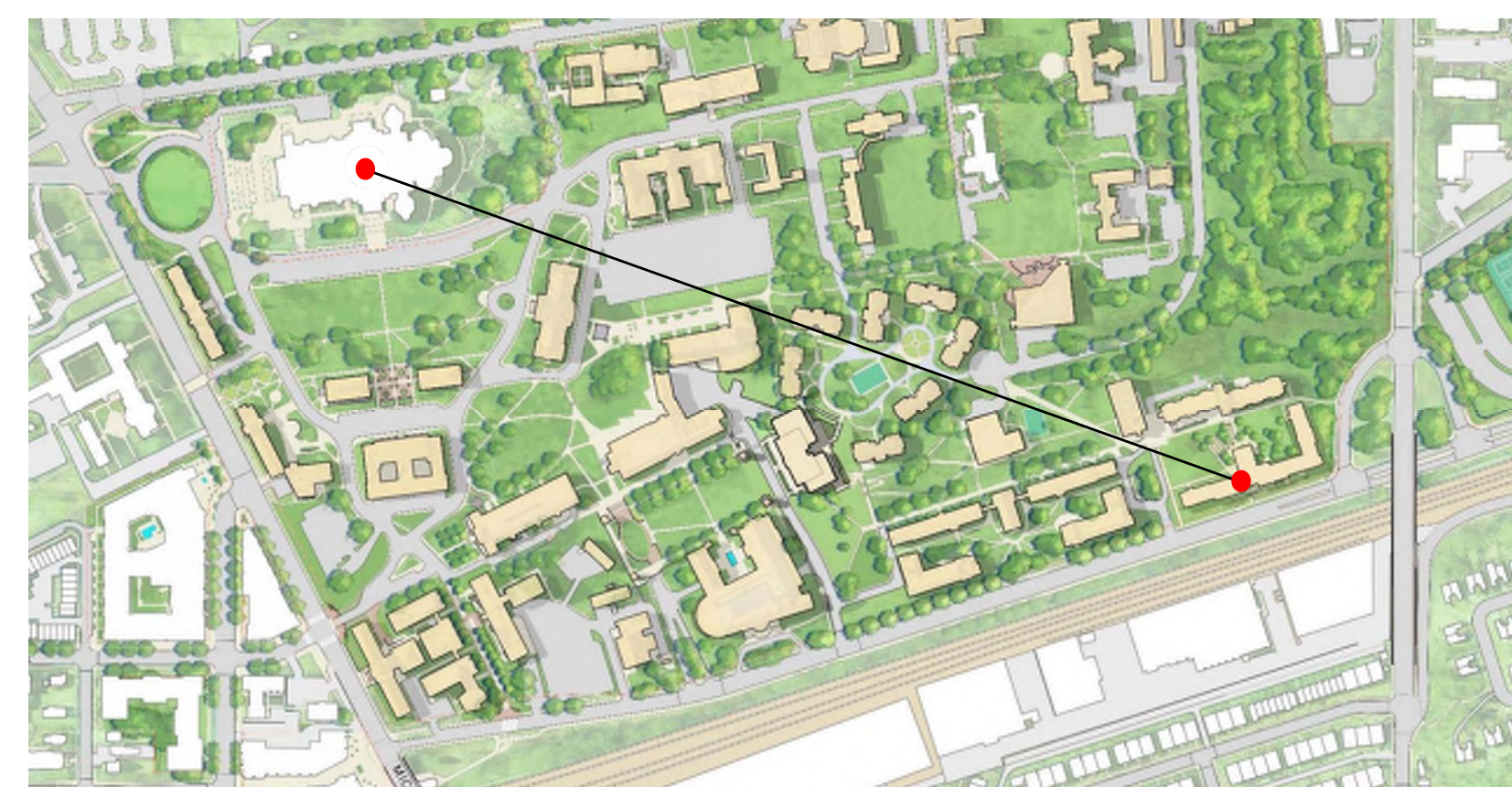
VIEW B – FROM CENTENNIAL VILLAGE TOWARD BASILICA



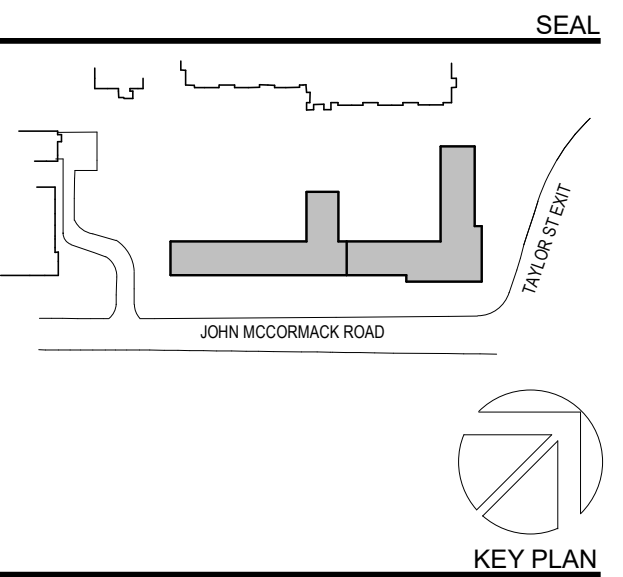
VIEW B – FROM CENTENNIAL VILLAGE TOWARD RESIDENCE HALL



— LINE OF SIGHT



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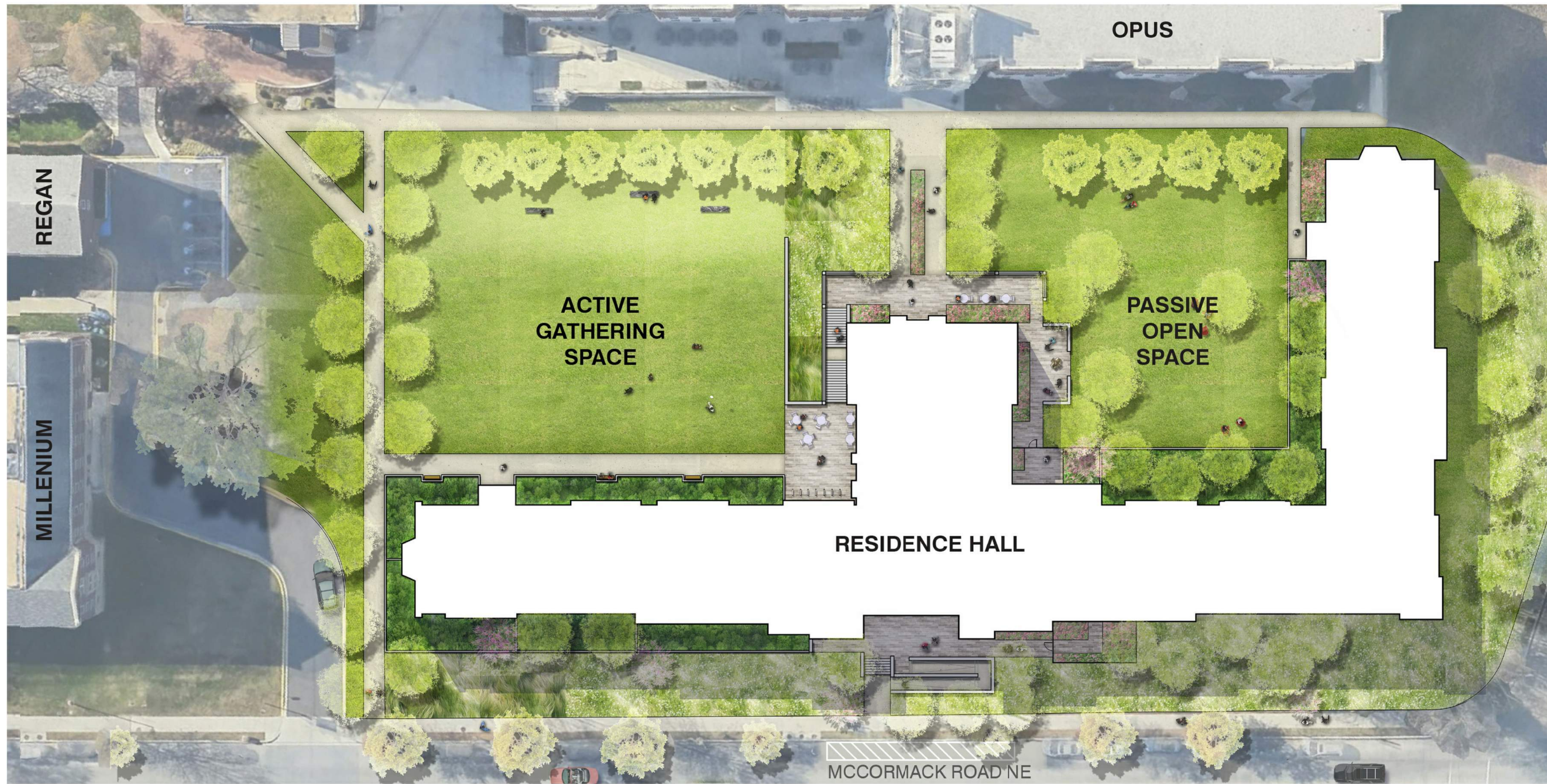
PROJECT No: 81120.00

DRAWING TITLE:
SITE DIAGRAMS

SCALE:
ZA100D

ZONING SUBMISSION

MAY 7 2020

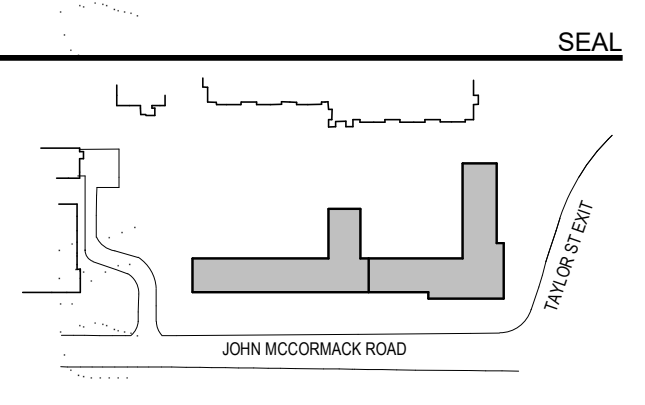


1 ILLUSTRATIVE LANDSCAPE PLAN

Green Area Ratio Scoresheet					
Address	Square	Lot	Zone District		
***	3821	44	RA-1		
Other	Lot area (sf)	Minimum Score	Multiplicator	GAR Score	
	91,685	4		0.558	
Lot size (enter this value first) *					
Landscape Elements					
	Square Feet	Factor	Total		
A Landscaped areas (select one of the following for each area)					
1 Landscaped areas with a soil depth < 24"	0	0.30	-		
2 Landscaped areas with a soil depth ≥ 24"	47,061	0.60	28,236.6		
3 Bioretention facilities	3,621	0.40	1,448.4		
B Plantings (credit for plants in landscaped areas from Section A)					
1 Groundcovers, or other plants < 2' height	37,778	0.20	Native Bonus square feet 605	7,555.6	
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant	1,434	1.2006	# of plants 1,075	3,871.8	
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	15	750	# of trees 11	375.0	
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	45	11250	# of trees 34	6,750.0	
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	5	1250	# of trees 5	875.0	
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0	# of trees 0	-	
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0	# of trees 0	-	
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0	# of trees 0	-	
9 Vegetated wall, plantings on a vertical surface	0	0.60	square feet 0	-	
C Vegetated or "green" roofs					
1 Over at least 2" and less than 8" of growth medium	0	0.60	square feet 0	-	
2 Over at least 8" of growth medium	0	0.80	square feet 0	-	
D Permeable Paving***					
1 Permeable paving over 6" to 24" of soil or gravel	0	0.40	square feet 0	-	
2 Permeable paving over at least 24" of soil or gravel	0	0.50	square feet 0	-	
E Other					
1 Enhanced tree growth systems***	0	0.40	square feet 0	-	
2 Renewable energy generation	0	0.50	square feet 0	-	
3 Approved water features	0	0.20	square feet 0	-	
F Bonuses					
sub-total of sq ft = 114,636					
1 Native plant species	20,580	0.10	square feet 20,580	2,058.0	
2 Landscaping in food cultivation	0	0.10	square feet 0	-	
3 Harvested stormwater irrigation	0	0.10	square feet 0	-	
				Green Area Ratio numerator =	51,170
				Green Area Ratio denominator =	91,685
				Final GAR Score =	0.558

2 GAR Scorecard

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PROJECT No: 81120.00

DRAWING TITLE:
LANDSCAPE SITE PLAN & GAR SCORECARD

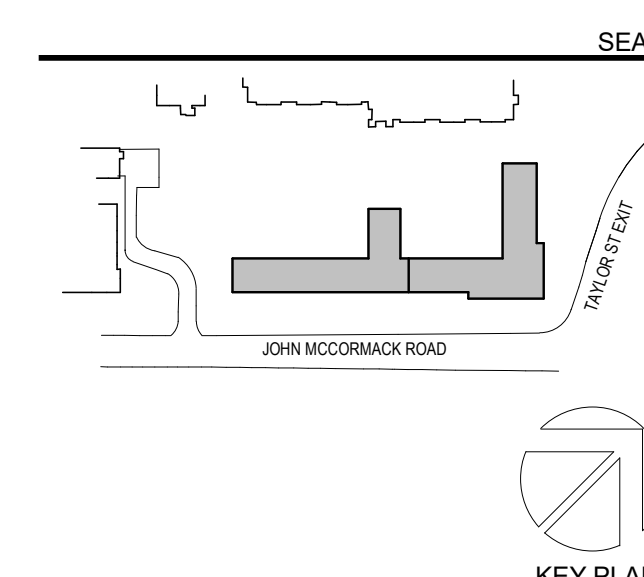
SCALE: 1/8" = 1'-0"

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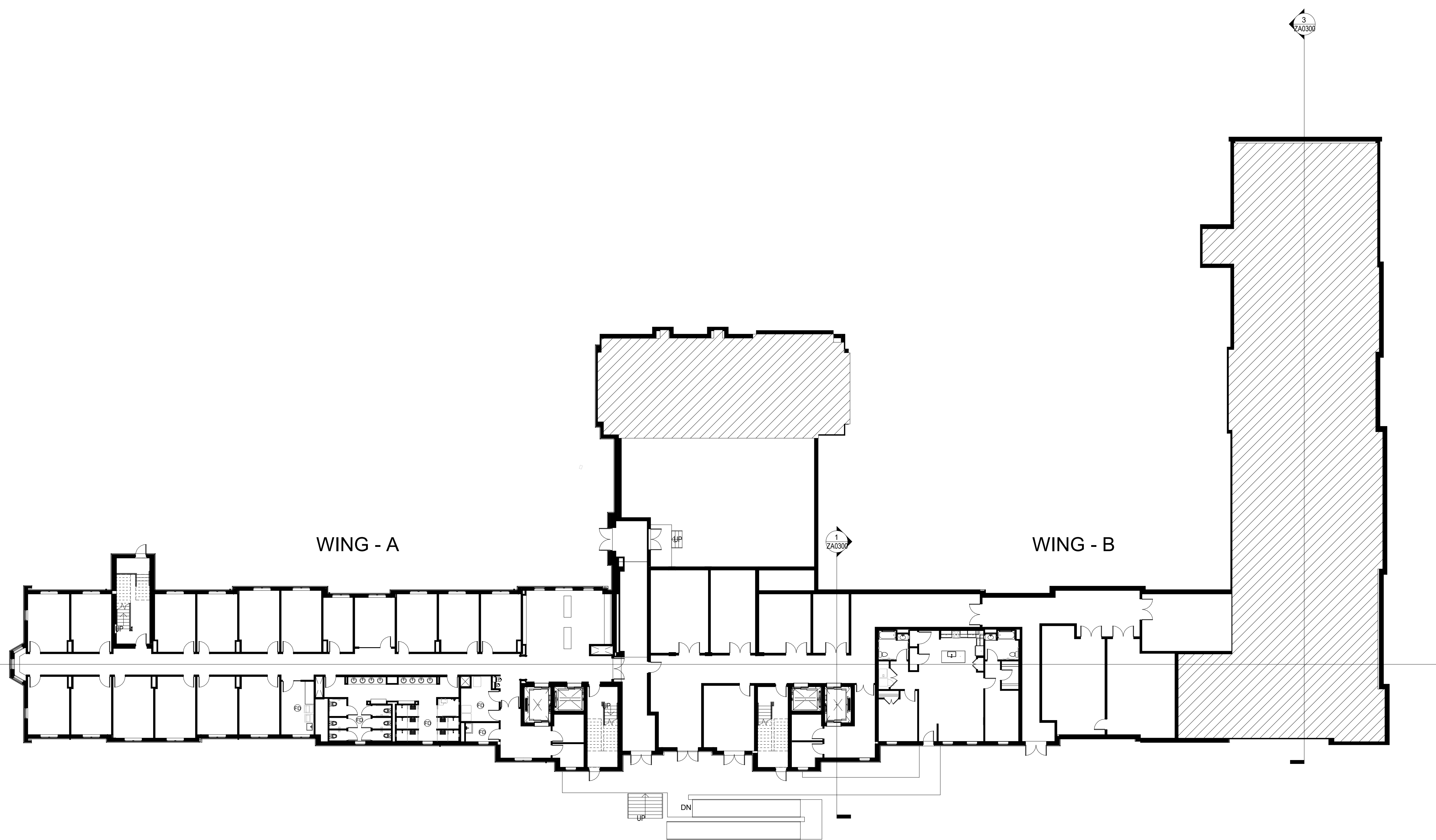
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FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

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1 FIRST FLOOR PLAN
 1/16" = 1'-0"

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