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ZONING COMMISSION
 District of Columbia
 CASE NO. 06-11L
 EXHIBIT NO. 41



EXISTING HILLEL BUILDING

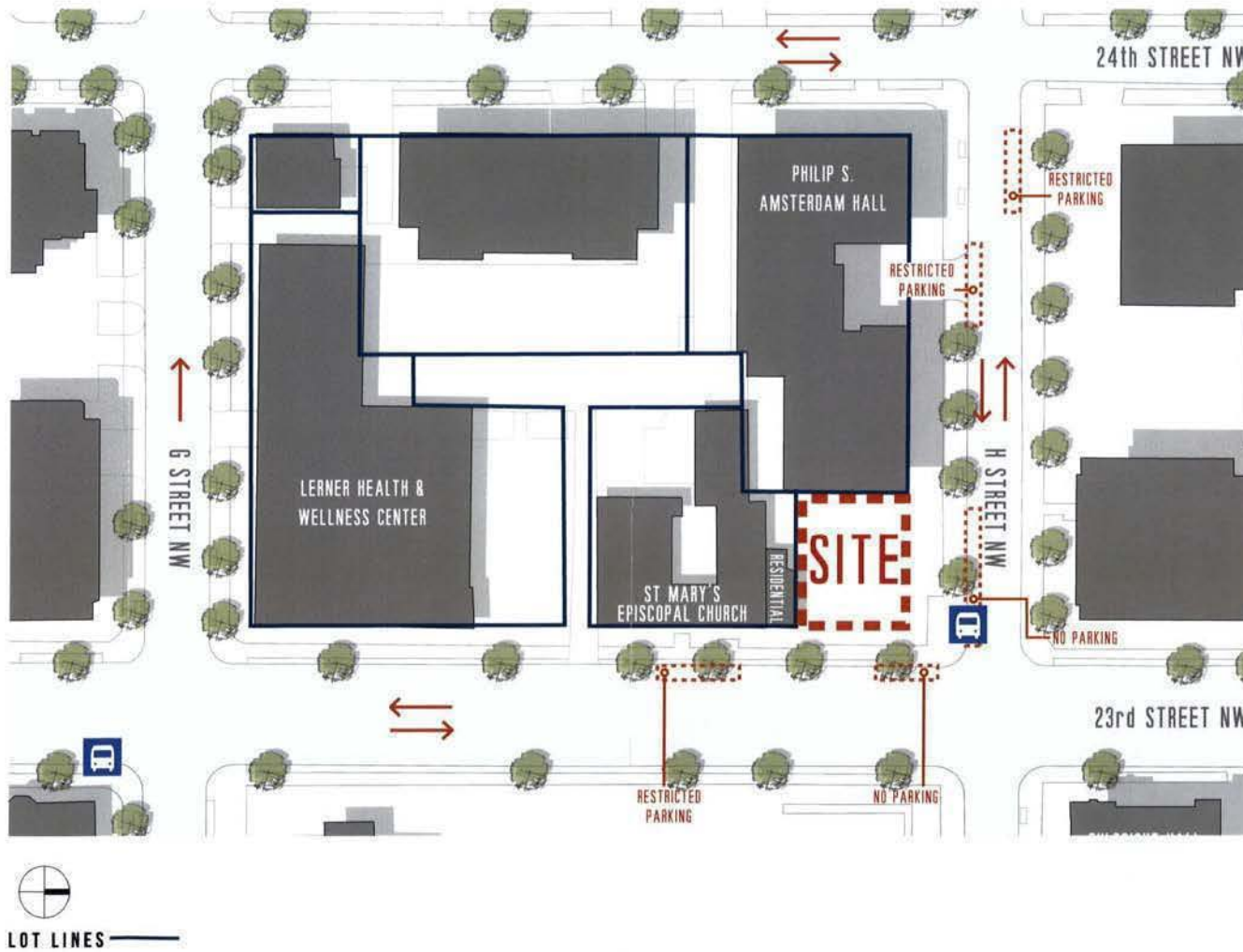


PROPOSED NEW BUILDING

VICINITY MAP



VICINITY MAP



LOCATION AND APPROACH



AERIAL VIEW



VIEW FROM SQUARE 54



VIEW FROM 23RD & EYE STREET



VIEW MID BLOCK BETWEEN H & EYE STREET



NORTHEAST CORNER AT 23RD & H STREET



HILLEL
THE FOUNDATION FOR JEWISH CAMPUS LIFE
WASHINGTON, DC

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

A6
06.23.2014 NEW



VICINITY PHOTOS

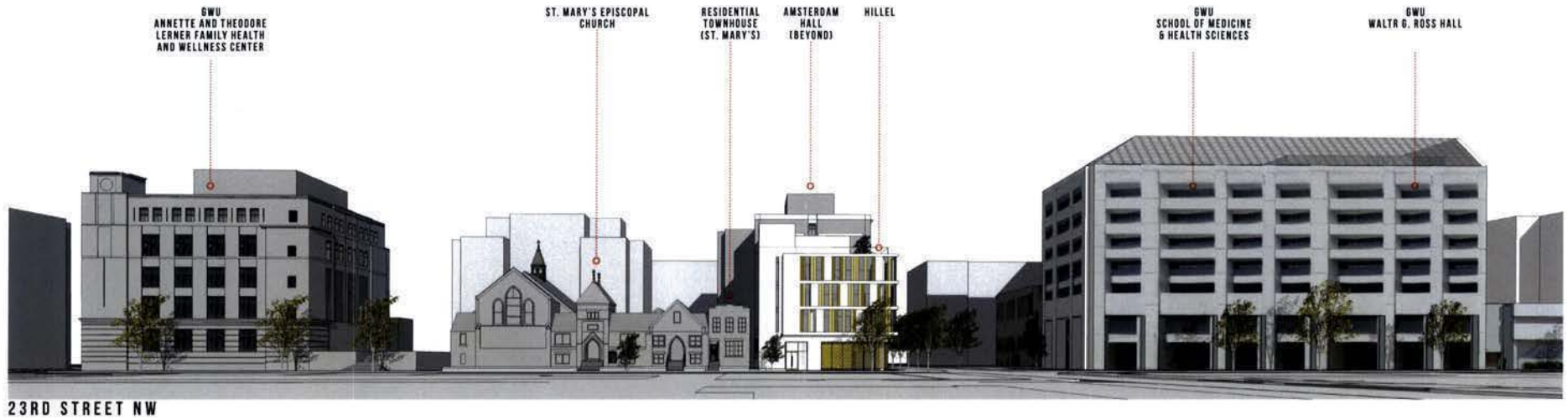


VIEW ALONG 23RD STREET, EAST ELEVATION



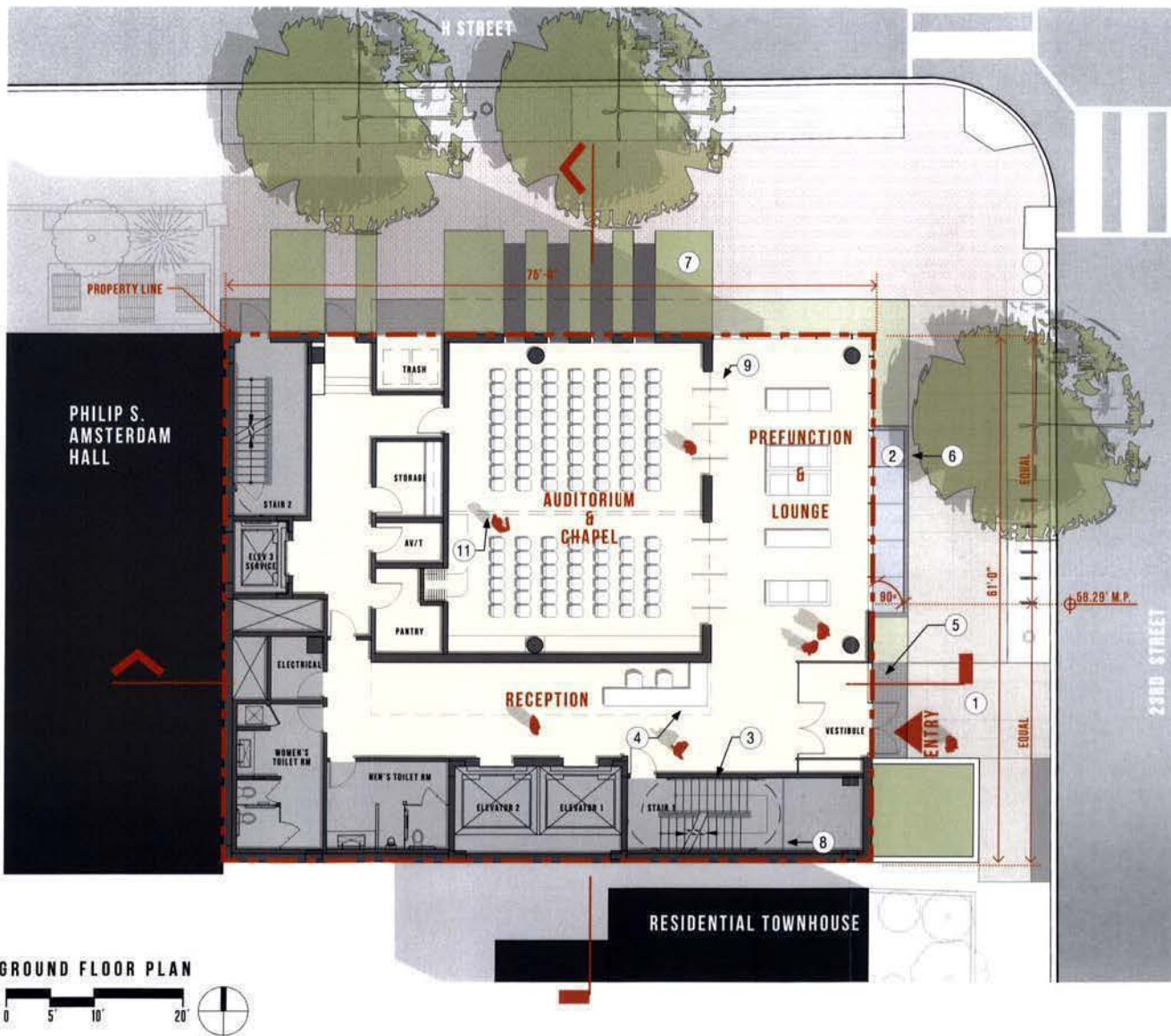
VIEW ALONG H STREET, NORTH ELEVATION

STREET ELEVATION



STREET ELEVATION

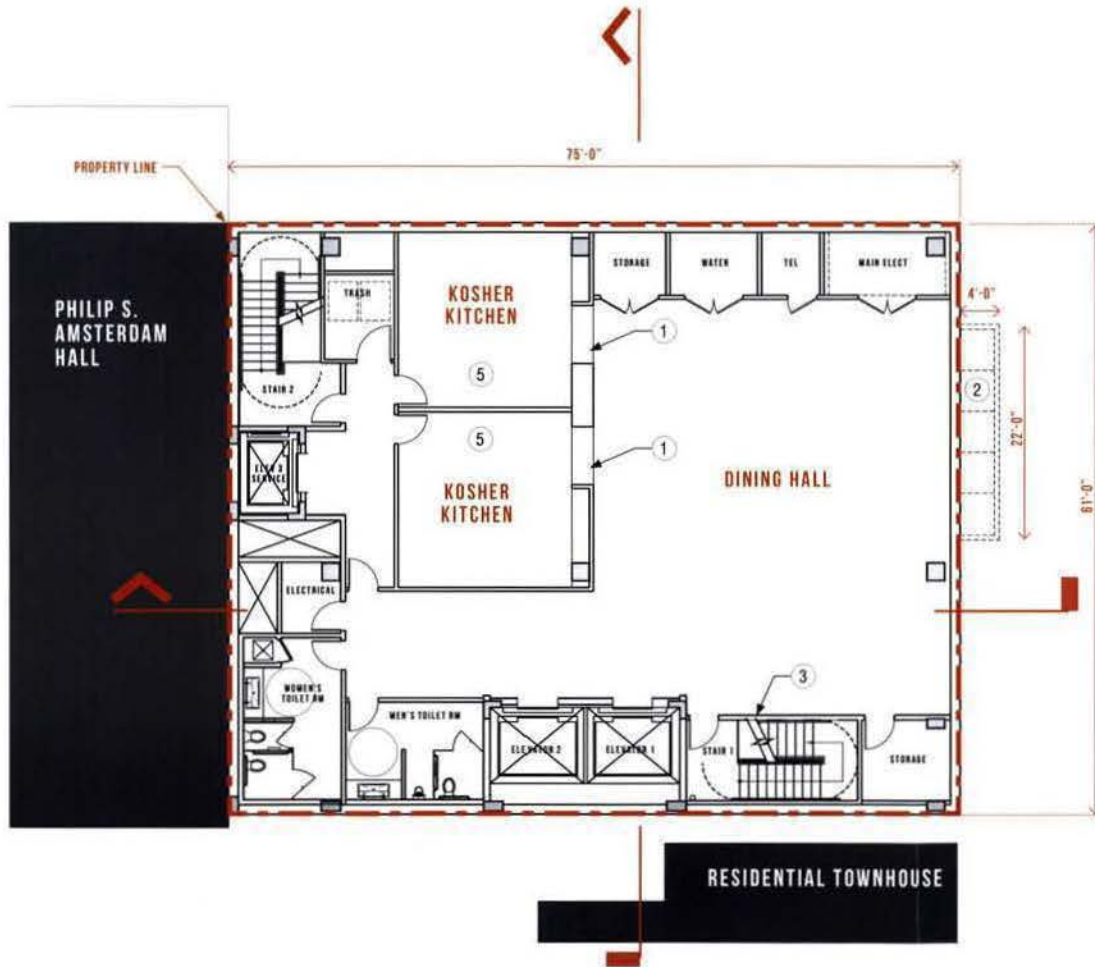




KEYNOTES

- 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'-0" EA. (VETROTECH SAINT-GOBAIN, CONTRAFILM 120, IN VDS FRAME) CONTRACTOR TO PRICE ADD ALTERNATE FOR 1 LITE @ 8'-0" (VETROTECH SAINT-GOBAIN, CONTRAFILM 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 60/GL
- ⑩ SOLID WOOD FULL HEIGHT FEATURE WALL
- ⑪ OPERABLE PARTITION WITH PASS-THROUGH DOOR





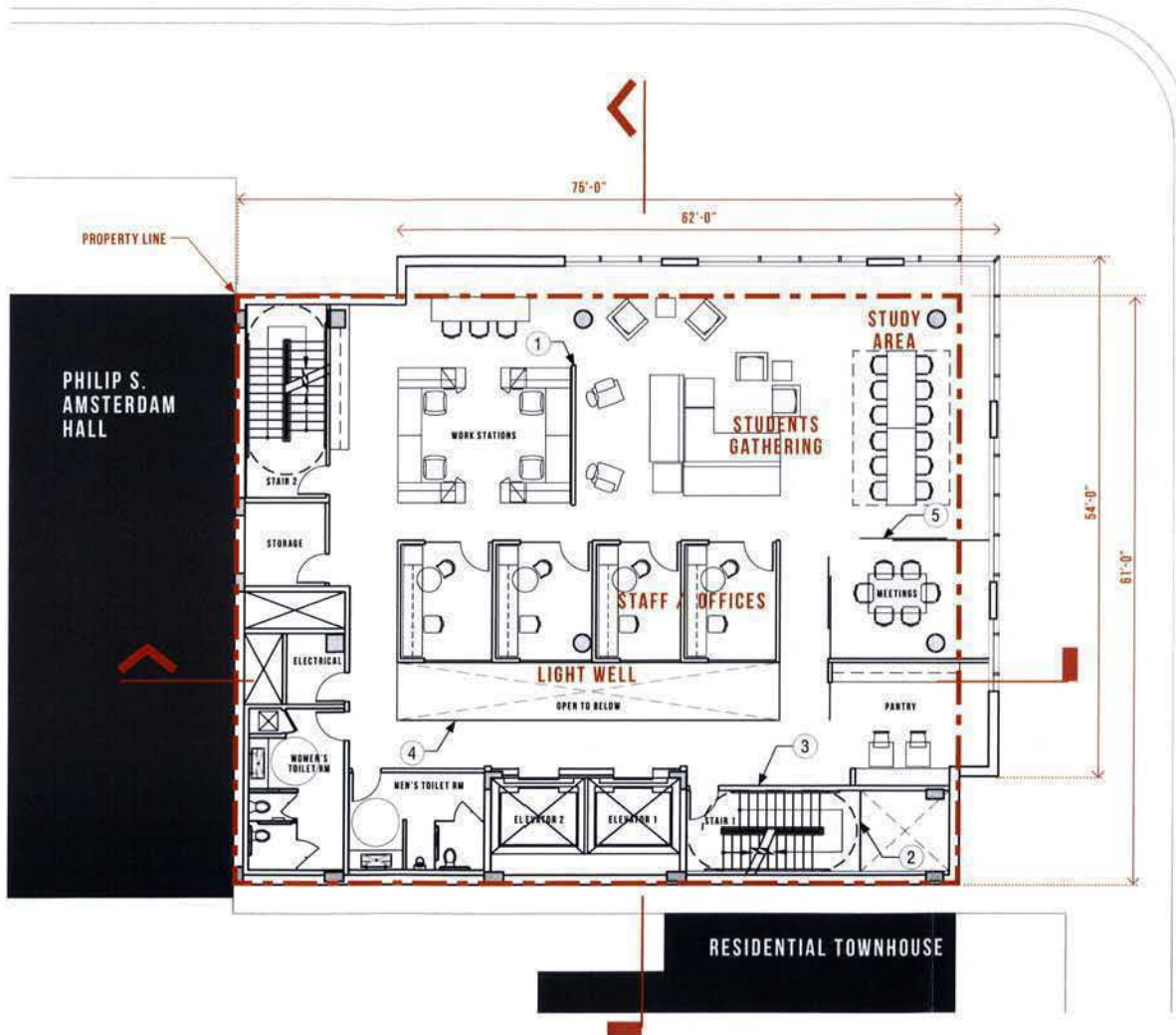
KEYNOTES

- 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





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'-0" 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 (CR LAURENCE, DRY GLAZE, BASE SHOE SYSTEM) AROUND FLOOR OPENING
- 5 MOVABLE STACKED GLASS PARTITIONS, HAWA APERTO 60/BL

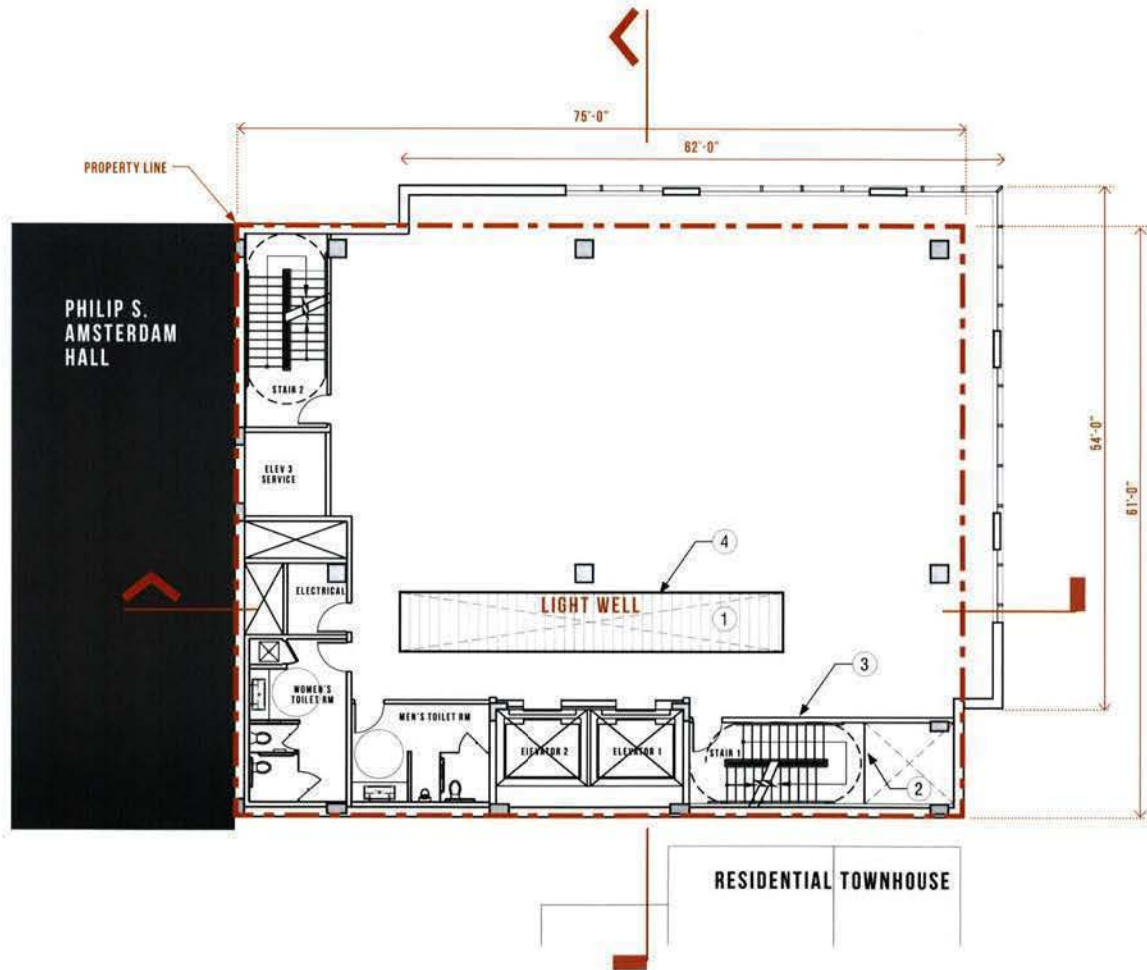
NOTE: INTERIOR LAYOUT AND MATERIALS/FINISHES ARE ILLUSTRATIVE AND SUBJECT TO CHANGE

SECOND FLOOR PLAN



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'-0" 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)



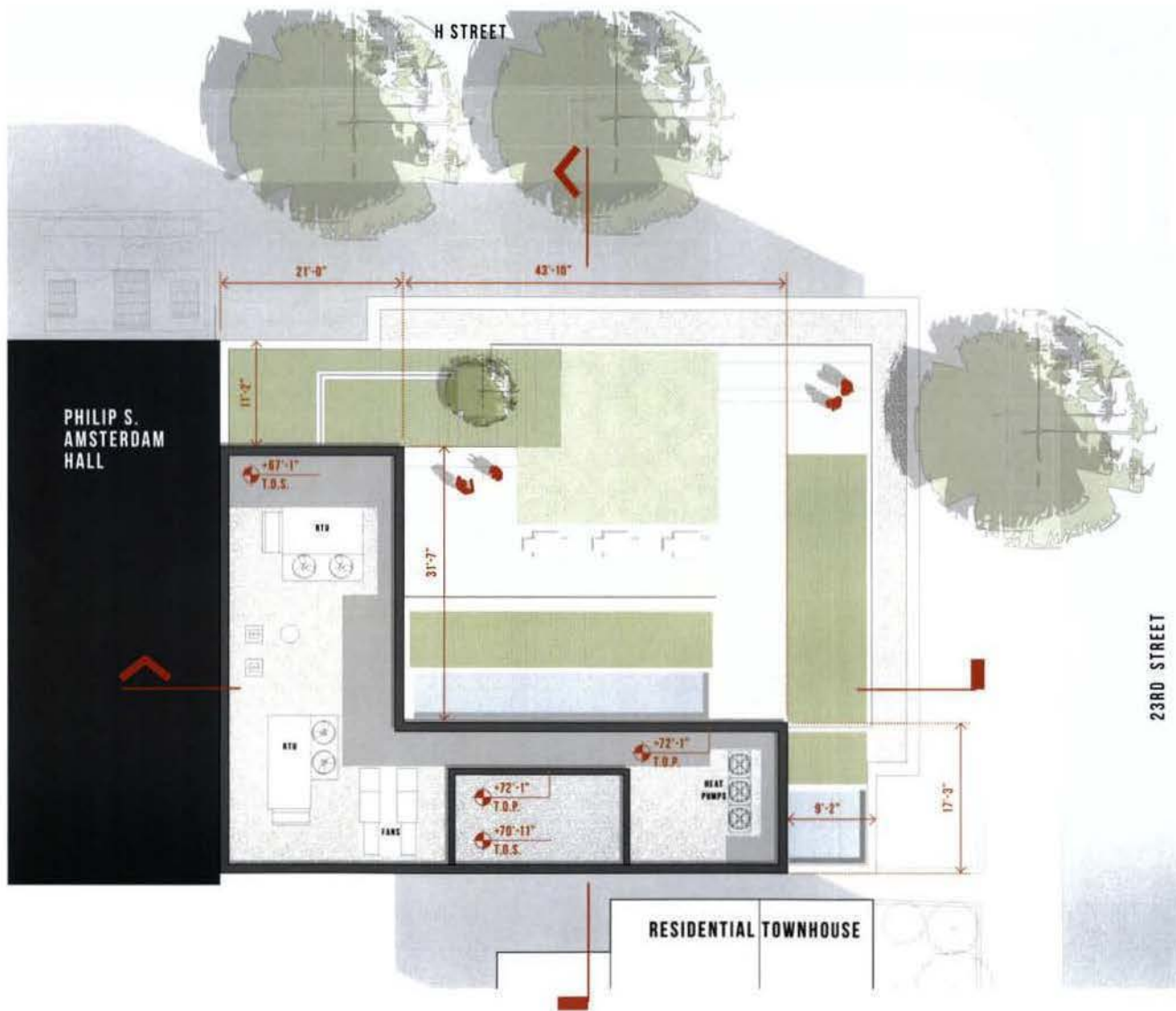


KEYNOTES

- 1 2' X 3' PRECAST CONCRETE PAVER ON PEDESTALS (HANDOVER 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 6'-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 (ICRL-BLUMCRAFT 260 SERIES)
 - 10 6'-0" X 8'-6" NARROW PROFILE GLASS DOOR (ICRL-BLUMCRAFT 260 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

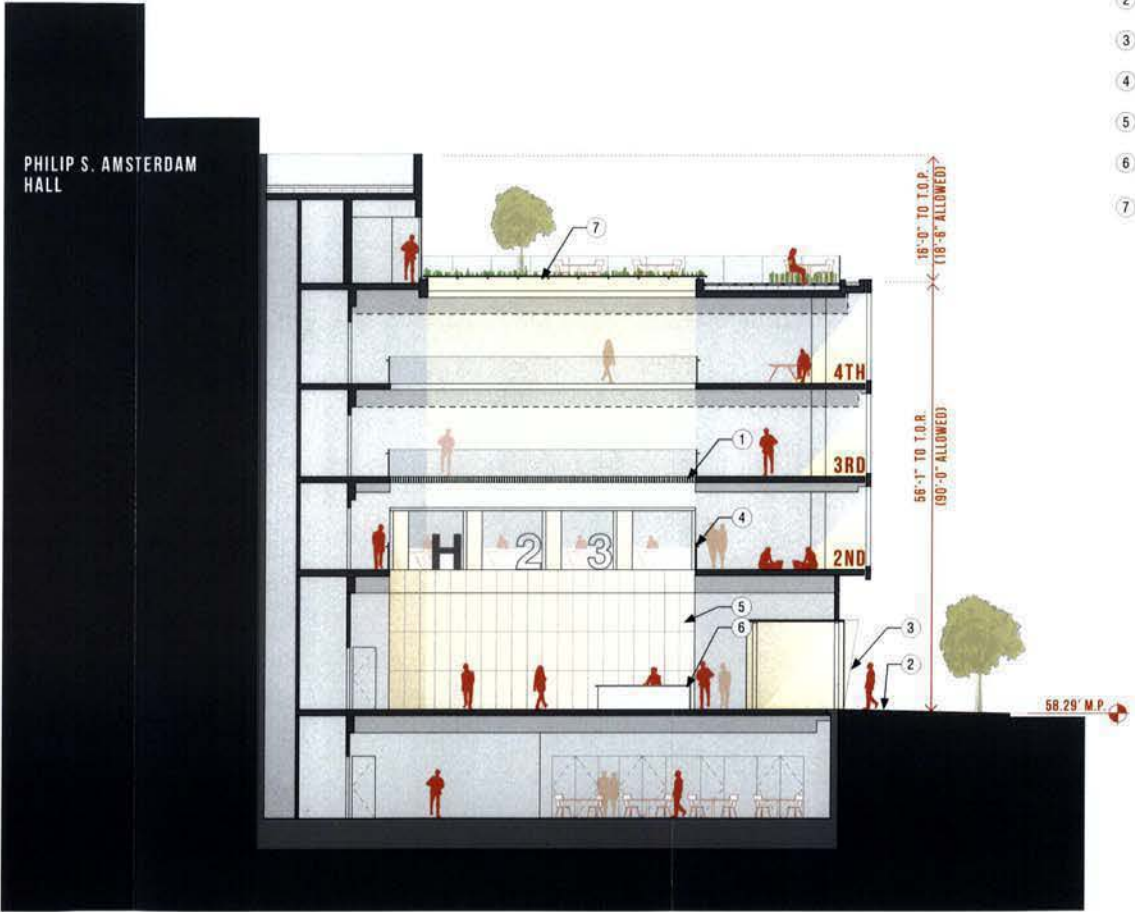
ROOF FLOOR PLAN





PENTHOUSE ROOF FLOOR PLAN





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

EAST - WEST SECTION
 0 5' 10' 20'



KEYNOTES

- 1 2 HR RATED HORIZONTAL FIRE AND SMOKE SHUTTER, MCKEON H200/HL260
- 2 4' X 22" STRUCTURAL GLASS FLOORING (EXTERIOR, JOCKING, GLASS GRIT WITH PRIVACY FAST)
- 3 METAL CLAD ENTRY VESTIBULE
- 4 STRUCTURAL GLASS RAILING, 3/4" THICK TEMPERED, LOW-IRON GLASS (CK 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



HILLEL

THE FOUNDATION FOR JEWISH CAMPUS LIFE
WASHINGTON, DC

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

A17
06.23.2014 NEW





NE CORNER RENDERING



HILLEL

THE FOUNDATION FOR JEWISH CAMPUS LIFE
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ZONING COMMISSION PACKAGE
ZONING COMMISSION CASE NO. 06-11L

A18
06.23.2014 REV
03.25.2014





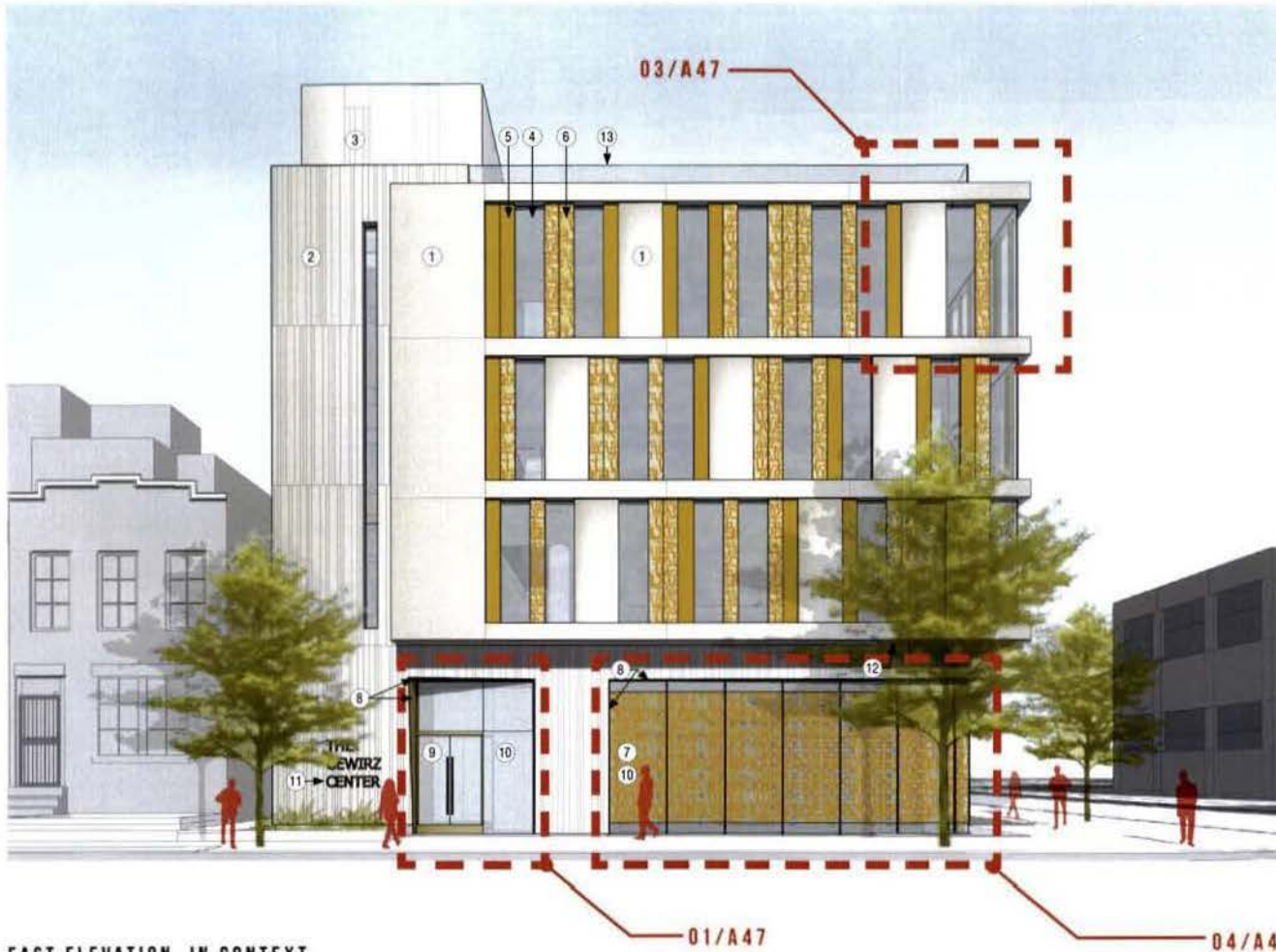
EXISTING HILLEL, SE VIEW



SE VIEW RENDERING



SE VIEW RENDERING



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, RUDD STONE)
- 2 PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI), WITH CUSTOM REVEAL PATTERN (SEE IMAGE XX/XX). CONTRACTOR TO PRICE ADD ALTERNATE: DESERT STONE (5CM THICK, CHISELED FINISH, RUDD STONE)
- 3 PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI)
- 4 4-SIDED S50 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 (ICRL-BLUMCRAFT 250 SERIES, BRONZE FINISH), AT BOTH ENTRY DOOR AND VESTIBULE.
- 10 4-SIDED S50 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, VITACON).
- 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



NORTH ELEVATION, IN CONTEXT

02/A47

KEYNOTES

- 1 PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI). CONTRACTOR TO PRICE ADD ALTERNATE: DESERT STONE (5CM THICK, HONED FINISH, RUDD 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, RUDD 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 (ICRL-BLUMCRAFT 260 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 ADJACENT 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

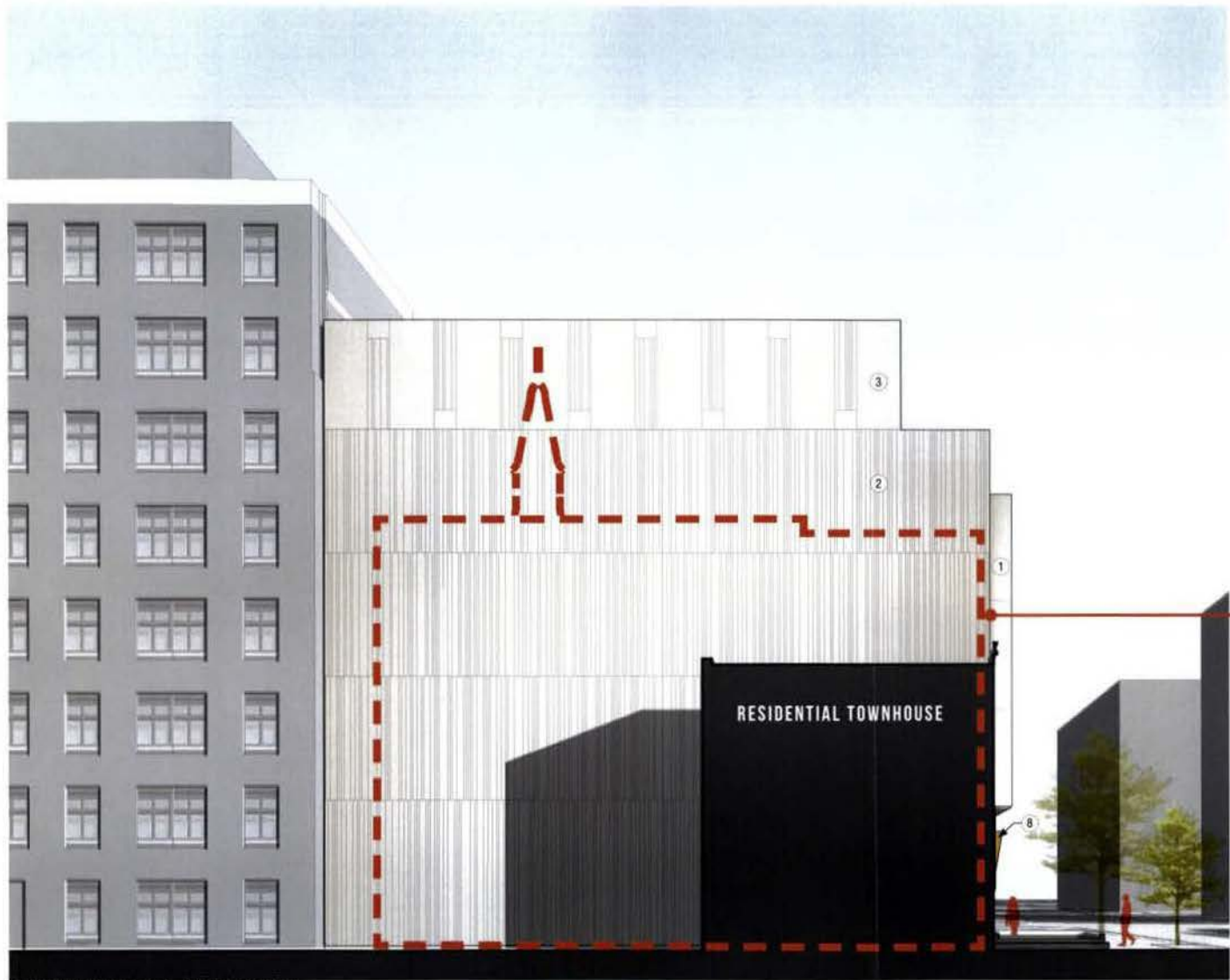


THE FOUNDATION FOR JEWISH CAMPUS LIFE
WASHINGTON, DC

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

A22
06.23.2014 REV
03.25.2014





SOUTH ELEVATION, IN CONTEXT

KEYNOTES

- 1 PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI). CONTRACTOR TO PRICE ADD ALTERNATE: DESERT STONE (6CM THICK, HONED FINISH, RUDD STONE)
- 2 PRECAST CONCRETE PANEL (MATCH SAMPLE #04-02-27-14 ARBAN & CAROSI), WITH CUSTOM REVEAL PATTERN (SEE IMAGE XX/XXX). CONTRACTOR TO PRICE ADD ALTERNATE: DESERT STONE (6CM THICK, CHISELED FINISH, RUDD 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

OUTLINE OF CHURCH IN FOREGROUND



NE CORNER RENDERING

COMPLIANCE TEST

1 CORE FACTOR CHALLENGES

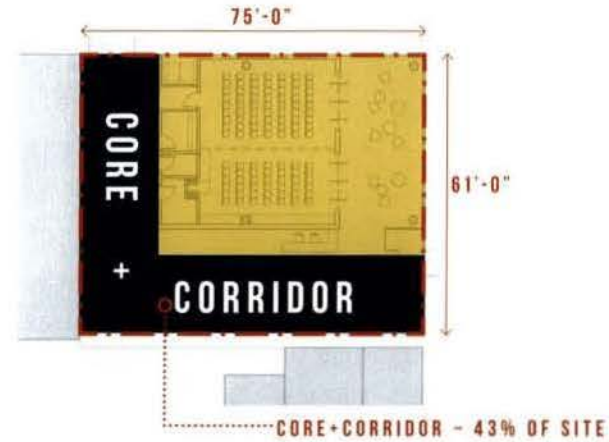
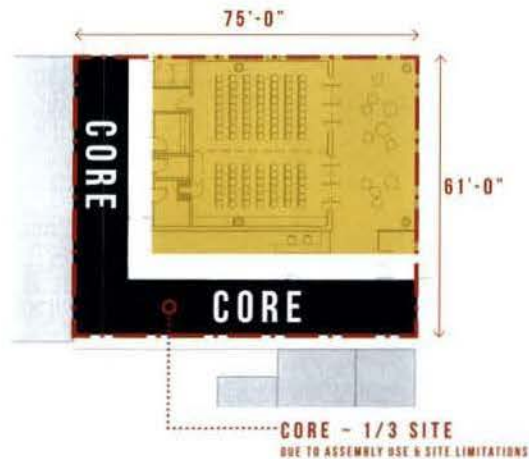
100% LOT OCCUPANCY

FAR CALCULATIONS

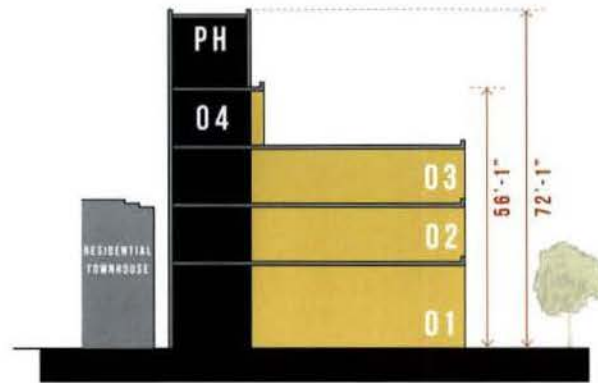
SITE: 4,576 SF
 @ 3.5 FAR= 16,012.6 SF

SUMMARY

- ✓ CORE SIZED APPROPRIATELY TO ACCOMMODATE TWO PASSENGER ELEVATORS, SERVICE ELEVATOR, RESTROOMS, EGRESS STAIRS AND SHAFTS
- ✓ SINGLE LOADED CORRIDOR OF AVERAGE 6'-0" WIDTH
- ✗ TYPICAL CORE FACTOR EFFICIENCY FOR SMALL BUILDINGS BETWEEN 20-25%



GROUND FLR RELATIONSHIP OF CORE TO PROGRAM



KEY SECTION

FAR CALCULATIONS

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

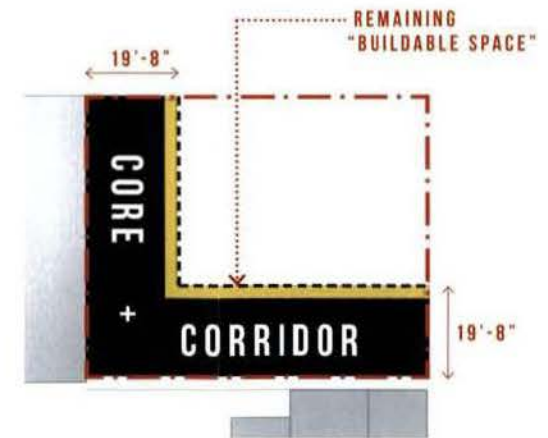
PARTIAL FLOOR
0.5 FAR = CORE + CORRIDOR + 2'-8" BUILDABLE ZONE
PARTIAL FLOOR 2,288 SF

SUMMARY

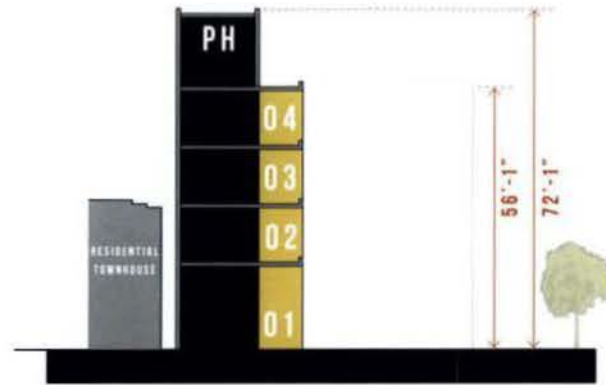
- ✓ FAR COMPLIANCE AT 3.5
- ✗ IMPRACTICAL PARTIAL FLOOR WITH REMAINING "BUILDABLE SPACE"
- ✗ LOSS IN PROGRAM SERVICE USE



GROUND - 3RD FLR



4TH FLR - PARTIAL



KEY SECTION

FAR CALCULATIONS

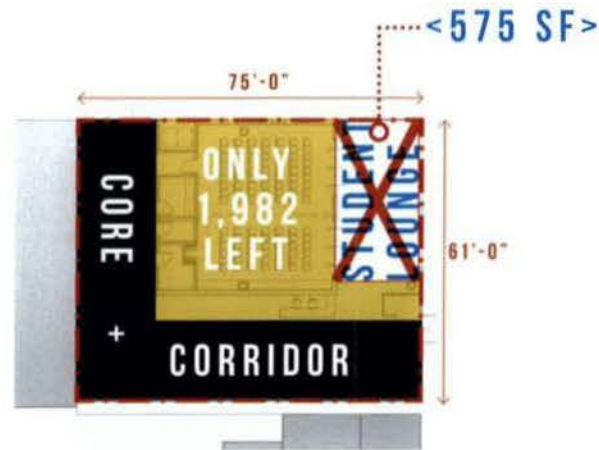
SITE: 4,575 SF
@ 3.6 FAR = 16,012.5 SF

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

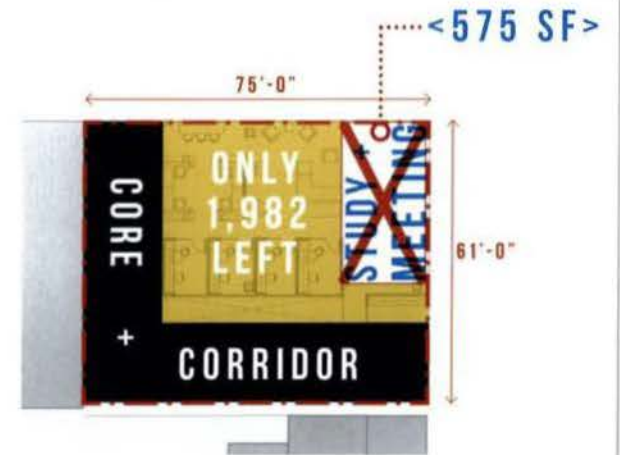
REDUCTION OF 575 SF PER FLOOR

SUMMARY

- ✓ FAR COMPLIANCE AT 3.5 - FAR REDUCTION ON ALL FLOORS
- ✗ LOSS IN PROGRAM SERVICE USE - STUDENT LOUNGE + STUDY MEETING ON HILLEL FLOORS



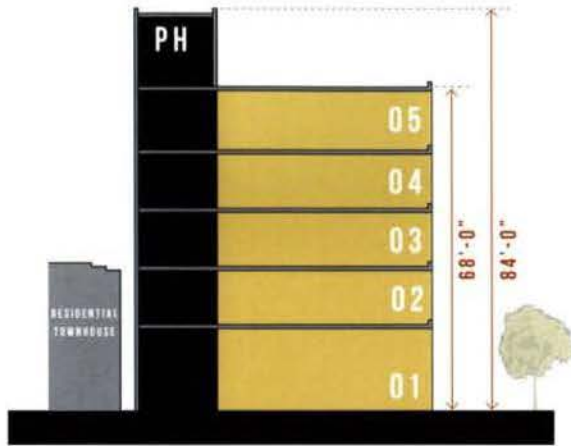
GROUND FLR



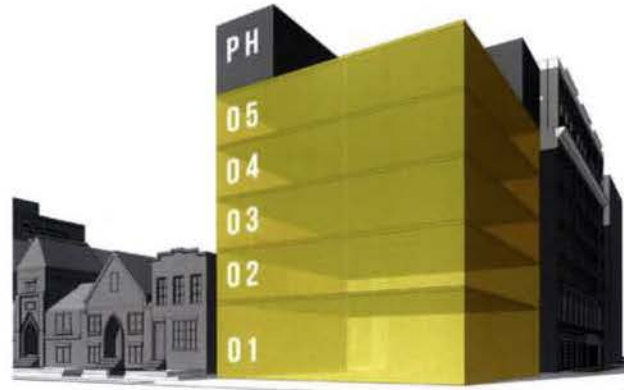
2ND FLR

3A PRACTICAL DIFFICULTY

REAR YARD AND LOT OCCUPANCY



KEY SECTION



CORNER VIEW

FAR CALCULATIONS

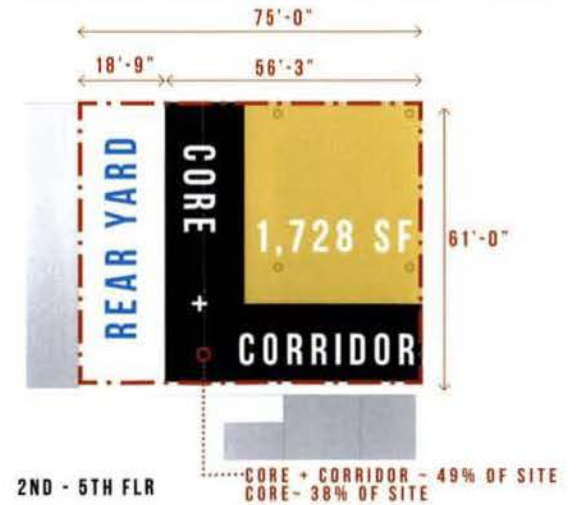
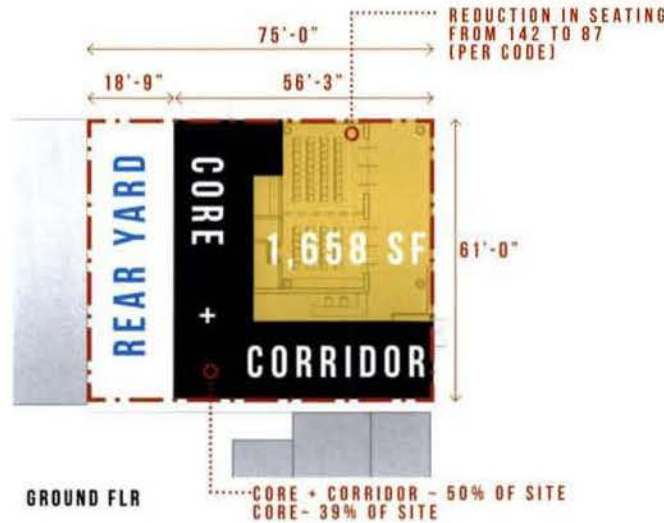
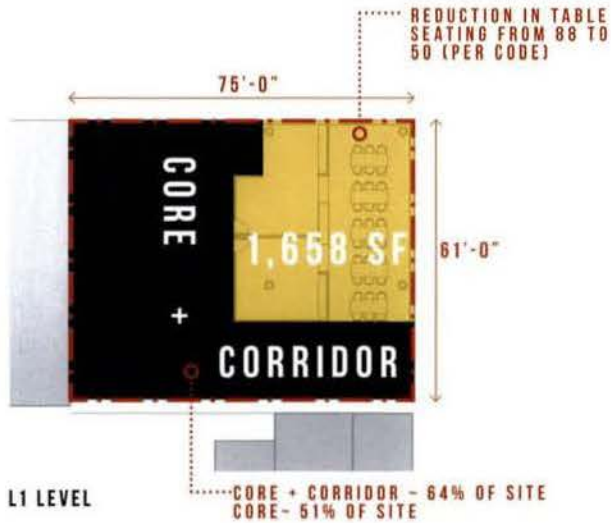
SITE: 4,575 SF
 @ 3.5 FAR = 16,012.5 SF

@ 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

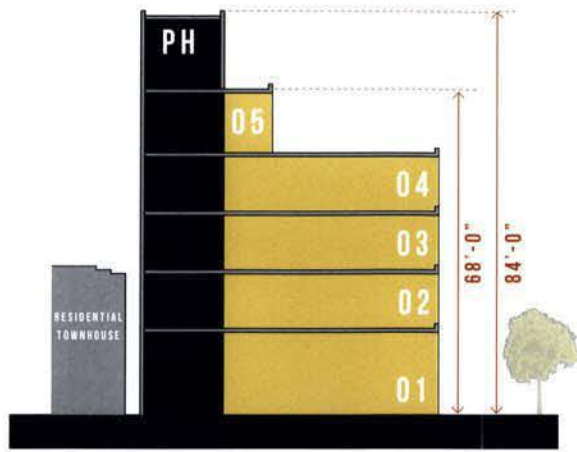
SUMMARY

- ✓ 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

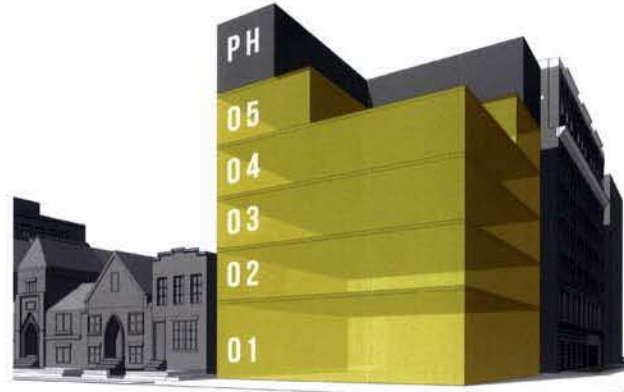


3B PRACTICAL DIFFICULTY

REAR YARD AND LOT OCCUPANCY



KEY SECTION



CORNER VIEW

FAR CALCULATIONS

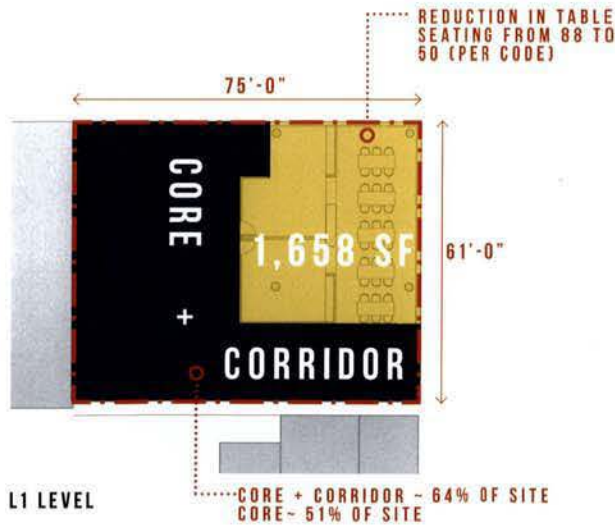
SITE: 4,676 SF
@ 3.5 FAR = 16,012.5 SF

@ 75% LOT OCCUPANCY + 5 FLOORS =
3,431 X 5 FLOORS = 17,156 SF
FAR LOST: 1,142.6 SF

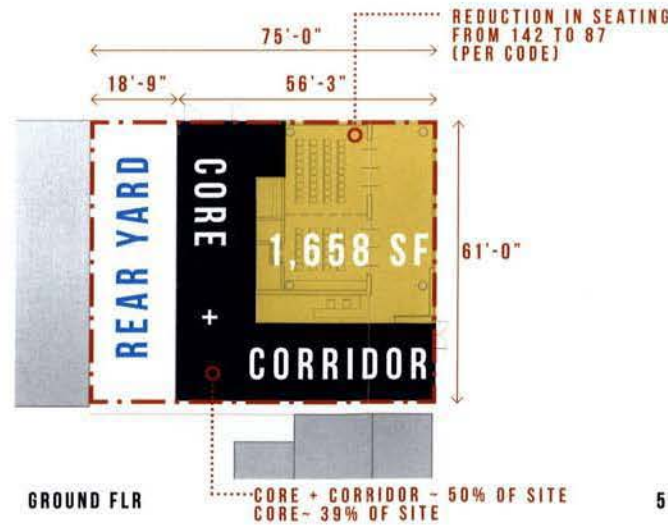
A PARTIAL 2,289SF 5TH FLOOR NEEDED TO
MAINTAIN 3.5 FAR

SUMMARY

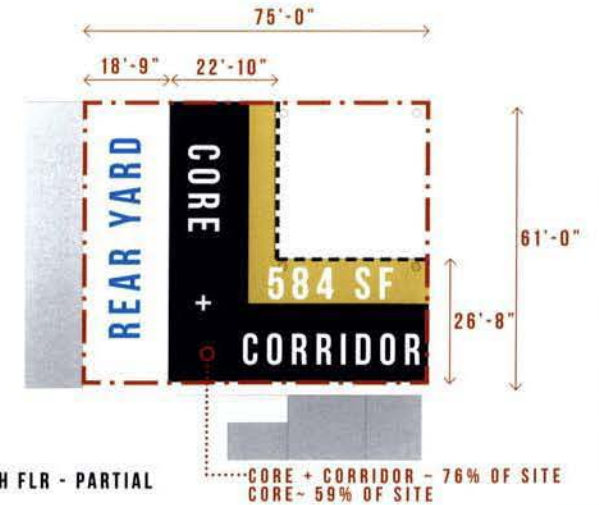
- ✓ 75% LOT OCCUPANCY
- ✓ REAR YARD SETBACK
- ✗ EXCEEDED FAR LIMIT
- ✗ INCREASE IN BUILDING HEIGHT
- ✗ REDUCTION IN USABLE FLOOR PLATE
- ✗ HIGH CORE-CORRIDOR EFFICIENCY FACTOR
- ✗ LOSS OF PROGRAM SPACE AND SEATING
- ✗ IMPRACTICAL PARTIAL FLOOR



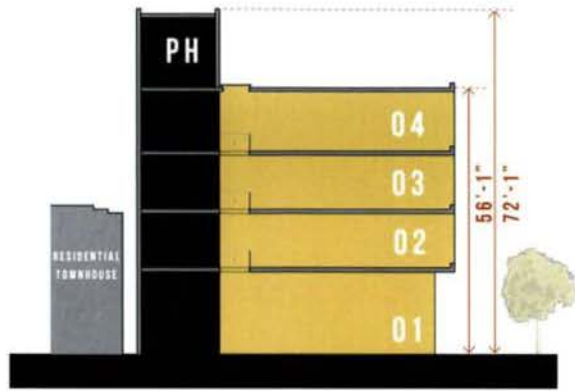
L1 LEVEL



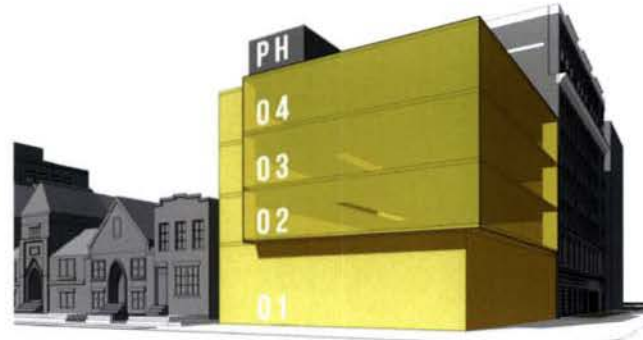
GROUND FLR



5TH FLR - PARTIAL



KEY SECTION



CORNER VIEW

FAR CALCULATIONS

SITE: 4,576 SF
@ 3.75 FAR = 17,160 SF

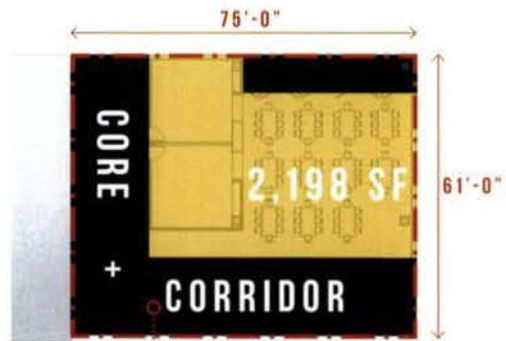
@ 100% LOT OCCUPANCY + 4 FLOORS =
4,576 X 4 FLOORS = 18,300 SF
FAR OVER BY: 1,144 SF
LESS VERTICAL PENETRATIONS = 1,162 SF

TOTAL GROSS AREA = 17,148 SF

SUMMARY

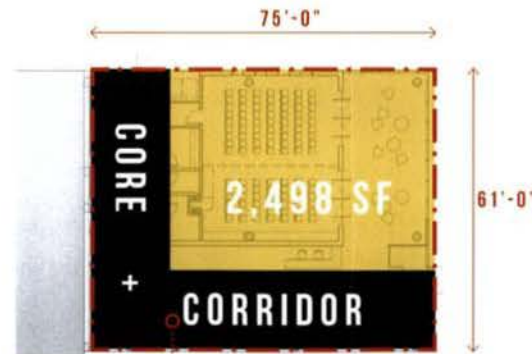
- ✓ LIGHTWELL USED TO OFFSET FAR TO 3.75
- ✓ 100% LOT OCCUPANCY
- ✓ NO REAR YARD SETBACK
- ✓ REDUCED BUILDING HEIGHT
- ✓ BETTER CORE+CORRIDOR EFFICIENCY FACTOR
- ✓ BETTER USABLE FLOOR PLATE

* NOTE: TABULATION DOES NOT
INCLUDE ENCROACHMENT AREA



L1 LEVEL

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



GROUND FLR

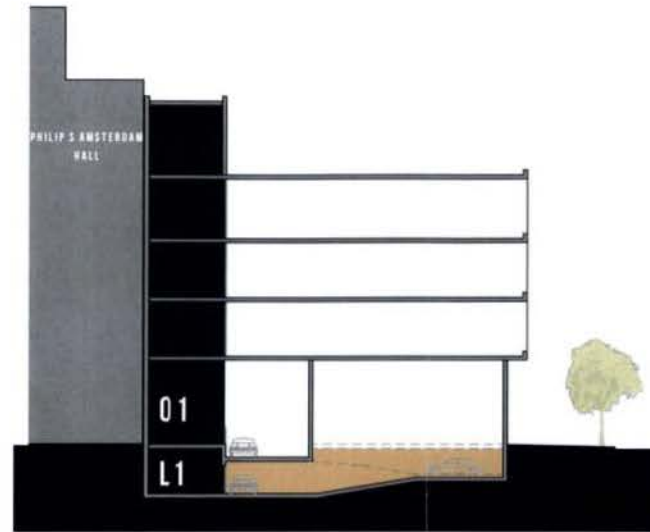
CORE + CORRIDOR - 43% OF SITE
CORE - 30% OF SITE



2ND FLR - 4TH FLR

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

4A PRACTICAL DIFFICULTY PARKING

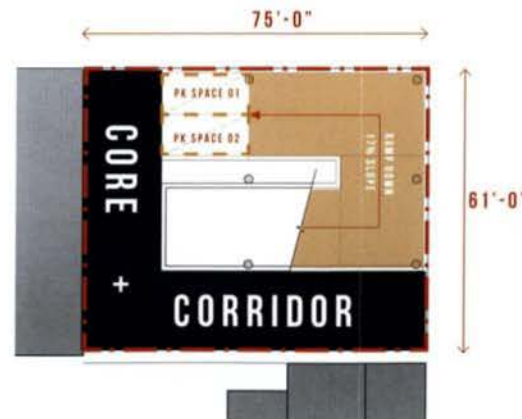


KEY SECTION

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

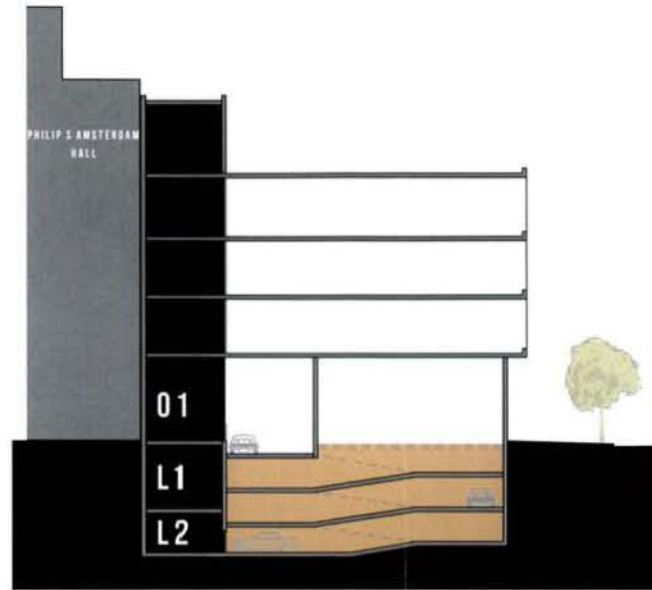


L1 LEVEL



GROUND FLR

4B PRACTICAL DIFFICULTY PARKING

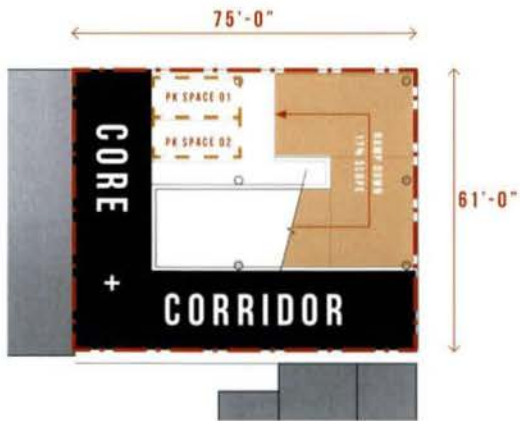


KEY SECTION

L2 LEVEL PARKING

SUMMARY

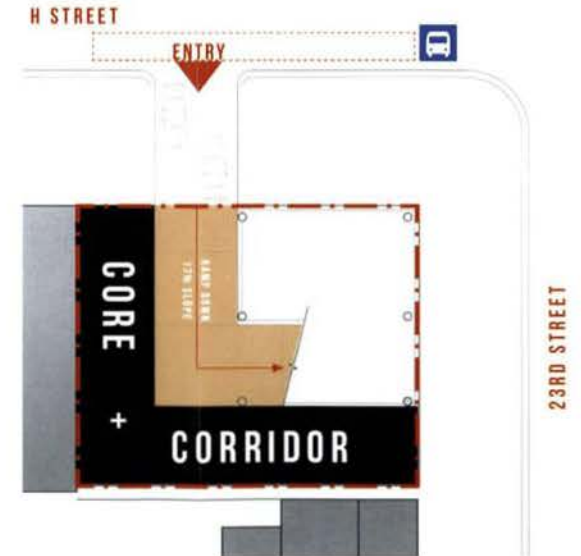
- ✗ NEW CURB CUT REQUIRED, PROXIMITY TO BUS STOP NOT IDEAL
- ✗ LOSS OF PROGRAM ON GROUND FLOOR DUE TO HEADROOM CLEARANCE FOR DRIVE AISLE RAMP
- ✗ LOSS OF PROGRAM ON L1 LEVEL DUE TO RAMP DRIVE AISLE REQUIREMENTS
- ✗ INEFFICIENT PARKING SPACE ON L2 LEVEL DUE TO RAMP DRIVE AISLE REQUIREMENTS
- ✗ INTAKE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



L2 LEVEL



L1 LEVEL



GROUND FLR



HILLEL
THE FOUNDATION FOR JEWISH CAMPUS LIFE
WASHINGTON, DC

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

A33
06.23.2014 NEW



GWU



Hillel – leased space
9,150 SF GFA

Site 77D
9,504 SF GFA





HILLEL

THE FOUNDATION FOR JEWISH CAMPUS LIFE
WASHINGTON, DC

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

A37
06.23.2014 NEW

