

APPLICATION FOR HISTORIC PRESERVATION REVIEW



SEPTEMBER 17, 2012

SMITHGROUP



APPLICATION AND REFERRAL TO THE HISTORIC PRESERVATION REVIEW BOARD

HPA

The DC Historic Landmark and Historic District Protection Act of 1978 requires the Mayor to refer construction plans to the Historic Preservation Review Board (HPRB) for consideration before issuing a building permit affecting a designated historic landmark or property within a historic district. To initiate a historic preservation review with HPRB, please submit this form with all required attachments as directed below.

THIS IS A REQUEST FOR THE FOLLOWING REVIEW BY THE HISTORIC PRESERVATION REVIEW BOARD:

- CONCEPTUAL REVIEW** to receive HPRB guidance at the early stages of design and to enable delegation of final permit review to the Historic Preservation Office (HPO)
- PERMIT REVIEW** to receive final historic preservation review of the building permit plans for a project *I have confirmed with the HPO staff that the proposed work needs to be submitted for HPRB review*

1. OWNER, APPLICANT, AND PROPERTY INFORMATION

Property Owner's Name: American University

Applicant's Name (if different from owner): _____

Project Address: 4340 Nebraska Avenue NW

Square: 1728 Lot: 1 Historic District: NA

To find your square, lot and historic district, see www.propertyquest.dc.gov

- I am currently the owner of the property
- I am a homeowner currently receiving the DC homestead deduction for this property
- I am an authorized representative of the property owner
- I am or represent a potential purchaser of the property

2. SUBMISSION MATERIALS FOR HPRB

The following materials are included with this application:

- Comprehensive exterior photographs of the building, structure, or site and its context (showing adjacent buildings, immediate surroundings, and the areas of proposed work)

For each of the following, two (2) copies for filing (HPO will request more copies after its initial project review):

- Site plan showing the existing footprint of the property and adjacent buildings
- Building plans, elevations, and site plan sufficient to illustrate the footprint, height, massing, design, and materials of the proposed work and its surrounding context

3. PROJECT DESCRIPTION (CHECK ALL THAT APPLY)

- Addition
- Exterior Alteration
- New Construction
- Subdivision
- Other

Briefly describe the nature of the project: American University proposes to relocate the Washington College of Law to its Tenley Campus. This relocation will involve a significant renovation of the existing 65,000 GSF Capital Hall structure and a 245,000 GSF new building addition above a 400-500 space below grade parking structure.

	YES	NO	UNSURE
Is the proposed work visible from a public street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will there be work on the front of the building or in the front yard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include work in public space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the project include removal of roof or floor framing or bearing walls?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this a Fair Housing Act request for "reasonable accommodation"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(over)

4. ADDITIONAL INFORMATION FOR LARGER PROJECTS

For renovation or new construction projects exceeding 20,000 square feet, attach a full narrative description indicating the general nature of the project, program of uses, estimated gross floor area by use, number of residential units, scope of preservation work, and any other pertinent features or benefits, including aspects of sustainability. Homeowners proposing work on their own house do not need to provide this information.

5. EASEMENTS

	YES	NO	UNSURE
Is there a conservation easement on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the easement holder?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. COMMUNITY CONSULTATION

	YES	NO	UNSURE
Have you shared project information with abutting neighbors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you contacted the affected Advisory Neighborhood Commission (ANC)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you contacted any neighborhood community organizations? <i>To locate your ANC, see www.anc.dc.gov/anc/site</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. ZONING REGULATIONS AND CONSTRUCTION CODE

	YES	NO	UNSURE
Will the project cause a change in building footprint or lot occupancy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are any zoning variances or special exceptions required for the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Zoning Administrator?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, have you discussed the project with the Office of Planning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is any building code relief required for the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Briefly describe the nature of any zoning variances or code relief being sought: Campus Plan approval per Section 210 of the Zoning Regulations. Variance relief from the lot line setback requirements of Section 400.9 has been approved as part of Zoning Order No. 11-07B, April 9, 2012. Reduced setbacks are proposed for the new addition to address community and HPO concerns relative to the new structures relationship to Capital Hall.

8. CONTACT INFORMATION

Owner Address (if different from project address): 4400 Massachusetts Avenue NW, Washington DC, 20016

Owner Phone: 202-885-2731 Owner Email: jorge@american.edu

Agent's Capacity: Tenant Architect Contractor Contract Purchaser Expediter Other

Agent Address (if different from owner): 901 K Street NW, Suite 400 Washington, DC 20001

Agent Phone: 202-842-2100 Agent Email: Tom.Butcavage@smithgroupjir.com

9. CERTIFICATION

I hereby certify that the information given in this application is true and accurate. If applying as an agent of the owner, I certify that I have the owner's permission to make this application.

Signature: Thomas Butcavage Date: June 28, 2012
Updated: September 17, 2012

When completed, submit this form with all plans, photographs, and other attachments to the Historic Preservation Office desk at the DC Permit Center, Department of Consumer and Regulatory Affairs, 1100 4th Street SW, 2nd floor. Upon review of this submission, HPO staff may contact the owner or agent for consultation, and may request additional information if determined necessary to review the project.

Referral to HPRB may be deferred if information is not received within sufficient time to allow staff evaluation and preparation for review. All application materials are part of the public record and are made available to the public for inspection. For more information, see www.preservation.dc.gov.



Historic Preservation Office
DC Office of Planning
(202) 442-8800
historic.preservation@dc.gov



7. ADDITIONAL INFORMATION FOR LARGER AND COMMERCIAL PROJECTS

Project Description

General Nature of the Project

The project consists of the relocation of the Washington College of Law (WCL) to the Tenley Campus, which is currently used for American University's Washington Semester Program. WCL will occupy approximately 310,000 total gross square feet of space, approximately 65,000 of which will be located in Capital Hall and 245,000 in new construction consisting of new additions to Capital Hall located on Nebraska Avenue and Yuma Street. The project will include repurposing the 1920s chapel located to the west of Capital Hall and retention and modifications to a 1950s hyphen structure. Associated site development includes retention of the central campus green space, development of entry courts on Nebraska Avenue and Yuma Street, modifications to the lawn in front of Capital Hall to create a publicly accessible outdoor space, and general landscape development along the site's perimeter.

Program

The program of uses includes instructional facilities, ranging from 25-person capacity seminar rooms to 100-person tiered classrooms and a 140-capacity ceremonial courtroom; the Law Library, with collections storage, study and research areas, and librarian offices; administrative offices; faculty offices; law clinics with student work space, client interview rooms, specialized instructional facilities and faculty offices; student spaces including student organizations, law journals and briefs, lounges and group study rooms, a dining room and lockers; and offices and meeting space for WCL centers and programs, which provide research, scholarship and support for specialized legal initiatives.

Approximate Gross Floor Area by Use

Instructional Facilities:	74,400 GSF
Law Library:	67,500 GSF
Administrative Offices:	35,500 GSF
Faculty Offices:	37,500 GSF
Law Clinics:	11,100 GSF
Student Spaces:	62,000 GSF
Centers and Programs:	22,000 GSF

Preservation Work

The scope of preservation work encompasses interior renovations to 1903 Capital Hall and to its 1920's L-shaped addition and chapel; retention of the interior campus green space and additional site treatments; retention and reconstruction of a 1955 hyphen structure at Nebraska Avenue; and design and articulation of the new Law School structures in a manner compatible with the historic structures.

Capital Hall

Capital Hall is a 4 story structure constructed in approximately 1903 in the Baroque Revival style with primary street frontage along Wisconsin Avenue at Tenley Circle. A chapel and L-shaped addition were added to the original structure between 1919 and 1921. The L-shaped addition is also 4 stories and extends the floor levels of the existing structure and provides additional street frontage to the south along Nebraska Avenue. The chapel is located west of the original structure and does not have a prominent street façade. The primary street façades of Capital Hall consist of monolithic masonry walls fenestrated with vertical punched windows and finished with limestone masonry veneer. Architectural embellishments include faceted bay windows, articulated cornices, projecting sills, belt courses, dentals and keystones. Non-street facades, including the chapel, consist of utilitarian monolithic masonry walls with very little architectural embellishment. Capital Hall was adaptively renovated into student housing after AU acquired the property in 1986. Subsequent projects have included the installation of a new roof, new aluminum- framed insulated windows and masonry repair and repointing.

The proposed renovation of Capital Hall will be primarily focused on interior spaces, adapting most of the existing structure for office and small meeting use. No changes are proposed for the primary exterior façades of Capital Hall. Any work to the exterior at these locations will be focused on the restoration and maintenance of the historic structure.

Capital Hall's existing exterior service court will be enclosed and converted into an enclosed atrium to facilitate connections to the new Yuma Street addition at the second, third, and fourth levels. This new atrium space will be activated by a small café venue and will function as central orientation point and common area for the east end of the facility. The service court façades to the west, which will become enclosed at the original 1903 section and remain exterior at the L-shaped 1920's addition, are stucco on brick at the original 1903 structure and buff-colored brick at the 1920 addition. New openings at the enclosed center stair section will be created in order to connect the complex of structures and the exposed brick surfaces will be enhanced by application of lime slurry to create a unified appearance.

Chapel

The chapel was built in 1921 and contains 3 floors: the main sanctuary now used as a dance instruction space, a lower level, and a choir loft. The east end is connected to Capital Hall by a very utilitarian walkway which will be removed. The main sanctuary will become a moot courtroom and the lower level will be reconfigured to house three advocacy training spaces.

To the east, the chapel will be connected to Capital Hall and the new building by the glass-roofed atrium space described above. A new stair, elevator, and walkways at the upper levels will facilitate physical connections between Capital Hall, the chapel, and the new Law School additions. The floor levels in each of these structures do not align and the atrium will serve as a means of connection. At the first floor, an open passage to permit site access will be created (see further description below). The main sanctuary space contains a decorative plaster ceiling and double-height, arched, stained glass windows which will remain; courtroom furniture including a judge's bench and spectator seating will be installed. Minor modifications will be made to the chapel exterior.

Modifications will include adding a new stair adjacent to the existing stair found in the southeast corner of the narthex and creating modestly-scaled new openings in the east facade to provide appropriately-scaled public access to the moot courtroom within the main sanctuary.

At the west façade, a new central opening and stair well be created to provide access to a new exterior terrace and to create a greater visual presence for the chapel when viewed from the central green space. In the new site configuration the chapel will assume a much more visually prominent role, as a focus of the Yuma entry sequence and as a focus of the active central green space.

Dunblane House

Dunblane is a circa 1839 Greek Revival style house. A two-story wing was added in 1935 and a one-story addition in the mid 1970's. A significant fire resulted in the loss of almost all of the original fabric in 1995.

While AU does not propose any modifications to the interior nor to remove any portion of the 1974 addition to Dunblane House at this time, it does reserve the right to do so in the future. AU anticipates that future WCL uses of Dunblane may include: administrative offices, the department of Alumni Affairs, and offices for visiting faculty and scholars.

Site

The proposed development will enhance the character of the existing central green space and will maintain existing pedestrian site circulation and access from Yuma Street and Nebraska Avenue. The central green space contains the remnants of the axial drive from Dunblane to Wisconsin Avenue as indicated in an early (1857-58) topographic map. The proposed design will reference the axial drive and will retain much of the overall site's existing mature landscaping.

The central green space will be activated by a new structured terrace that links the Nebraska and Yuma additions, envisioned as a focal point and gathering space. The terrace surface will be paved and planted and furnished for daily activity. The terrace will include a series of skylights to both naturally illuminate the occupied space below and provide sculptural lit elements within the internal green space.

Direct access to the central space will be possible from both Nebraska and Yuma: at Nebraska, the existing 1950's hyphen will be retained (see below) and the Yuma building entrance will include an open portal that creates a more public and welcoming condition than does the current service court at this location.

The existing lawn in front of Capital Hall will be redefined to better engage pedestrian activity and public access from Tenley Circle. This aspect of the proposed design is a direct result of a constructive dialogue process with the neighborhood community (see further description below). The new design also strengthens the identity of Capital Hall as part of WCL along the prominent Wisconsin Avenue corridor. The lawn is shaped as an elevated ellipse accessed by a new stair that contains planters and broad steps to serve as seating. The new system of paths and plantings that form the ellipse will direct circulation around Capital Hall and focus visual access to two new primary entry courts that frame the foreground for the new building additions. The Yuma Street sidewalk will be enlarged and the existing Perna stone walls will be rebuilt in order to accommodate the new configurations.

The Yuma Street entry court will facilitate convenient access from the Tenleytown Metro Station and provide entry directly into the central green space, Capital Hall and the new academic and office wing. The Nebraska Avenue entry court will provide entry into the new academic and law library wing while also providing access to the central green space through the existing hyphen structure. Originally constructed in 1955, the hyphen is a low covered walkway that currently links Capital Hall and Congressional Hall. This open-air architectural element is constructed of concrete, limestone and fieldstone and will be adapted to visually link Capital Hall to the new building addition while providing an open gateway into the site. Repairs will be performed along with modifications to adapt to new topography and grade requirements.

New Building Additions

The new building additions proposed at Nebraska Avenue and Yuma Street are designed to be both compatible with Capital Hall and reflective of the mission, values and purpose of WCL.

The proposed 4-story Nebraska Avenue wing will contain a formal entry space, a ceremonial courtroom, instructional facilities, and the Law Library. The building's roof is at elevation 449' with a penthouse level at 467'. The roof of Capital Hall is at elevation 449.7'. The penthouse level is located 100 feet away from Capital Hall.

The façades will be composed primarily of brick masonry with large expanses of glass and aluminum curtainwall and limestone veneer. The mechanical penthouse and portions of the facades primarily facing the interior courtyard will be clad in zinc panels to provide contrast with the masonry surfaces. The architectural expression is clearly modern, and the scale and proportion of openings and vertical articulation is harmonious with Capital Hall. The large limestone solid portion of the Nebraska façade and corresponding glass and limestone portion of the Warren Street façade represent the ceremonial courtroom while the transparent, glassy area of the Nebraska façade contains library research and study spaces. The composition creates an iconographic image of law school activity.

The design approach for the Yuma Street wing contrasts to Nebraska: the composition is carefully calibrated to be compatible with both Capital Hall and with the surrounding context of the Convent of Bon Secours and four residences to the west along Yuma, and is much-reduced in scale and articulation.

Because of the grade change which falls significantly from north to south across the site, 4 stories at Yuma are visible above grade while the first level, aligned with the Nebraska wing's first level, is positioned below grade. The level below grade and the first floor will contain instructional and student spaces; the second and third floors will house faculty offices and the law clinics; and the top floor will contain instructional spaces. The roofline varies in height, creating the appearance of separate structures and articulating the length of the façade. The main portion of roof is at elevation 449' (Capital Hall is at 449.7'). The recessed top floor is at elevation 465', located 80 feet away from Capital Hall. Three small pavilion elements are at elevation 456', with the nearest being 200 feet away from Capital Hall. The Yuma wing is connected to Capital Hall by a glassy, bridge-like façade, maintaining the appearance of separate structures. A portion of the first floor is left open and unenclosed, revealing the chapel and providing direct access to the interior of the site.

The exterior façades will be composed primarily of brick masonry with areas of glass and aluminum curtainwall and limestone veneer. The uppermost level will be clad in zinc panels to harmonize with the treatment of the Nebraska Avenue wing and to visually recede, consistent with the wing's reduced scale. The massing consists of a series of pavilion-like elements with deep, 30-foot wide gaps between them, creating the appearance of a series of structures very much in scale with the surrounding context. The internal courtyard façades are varied in height and scale and contain large expanses of glass, meant to connect internal and external activity.

Additional Features

Community Dialogue Process

AU engaged in a facilitated dialogue process with representatives of ANC 3E and the Tenley Campus Neighborhood Association (TCNA) from late 2010 through summer, 2012. The goal of this process was to allow each of the party's to articulate their goals and concerns for the development of the Tenley Campus and the relocation of the Washington College of Law to the Tenley Campus. This process included representatives of WCL and AU's architectural team, as well as an architect selected by TCNA. In addition to these facilitated meetings, AU and its architects engaged in a series of design meetings with representatives of OP, HPO, ANC 3E, TCNA, the Tenleytown Historical Society and community representatives. In these meetings many issues were reviewed and discussed including: site development priorities, building massing, height and density, vehicular and pedestrian access, landscape character, parking facilities, historic preservation, building program and neighborhood amenities. While agreement was not reached among the meeting participants as to all aspects of the proposed design, certain design principles were reviewed and some consensus was achieved. These design principles included:

- Creation of a highly effective and functional facility for WCL that builds upon the college's rich heritage and enhances its academic resources and diverse programs;
- Concentration of development density on the eastern portion of the Tenley Campus in order to minimize the visual impact on the surrounding neighborhoods;

- Development of a meaningful campus aesthetic that maintains accessibility to open areas and green space to the Tenley Campus and creates an appropriate relationship to the adjacent community, including the Wisconsin Avenue commercial corridor;
- Maintenance of the organizational principles that informed the existing condition and influenced the nature of the central green space and sense of academic campus that has evolved over time;
- Maintenance and enhancement of the landscape transitional zone along Warren, 42nd, and Yuma Streets;
- Preservation and strengthening of the historic character of the Tenley Campus (including Capital Hall and Dunblane); and
- Leveraging the Tenley Campus' proximity to the Tenleytown Metro Station.

Sustainable Design

Improvements to the Tenley Campus will prioritize and actively promote environmentally sustainable development principles. Carbon emissions and fossil fuel consumption will be minimized by facilitating access to the site via multiple modes of public transportation, including city and campus buses and Metrorail. Site amenities will include bicycle racks and shower facilities to encourage bicycle commuting. Innovative management of solar heat gain, stormwater quantity and quality, potable water use and HVAC refrigerants will be implemented to minimize negative environmental effects. Building systems and site infrastructure will be designed for optimum performance to minimize energy consumption. Construction materials will be specified that require minimal embodied energy and maximize recycled content or are rapidly renewable. Interior spaces will promote healthy environments by minimizing airborne contaminants and maximizing personal comfort by providing effective and adaptable HVAC systems and by emphasizing access to natural light and views. The objective of attaining LEED Gold Certification has been established for the project.

Design Development following Historic Preservation Review Board presentation on October 27, 2011

Mechanical Penthouse, Nebraska Wing

During the October 27, 2011 HPRB presentation the request was made to better integrate the mechanical penthouse on the Nebraska Avenue wing into the design. The developed design approach introduces zinc panels for this element, for additional portions of the Nebraska Avenue wing facades, and for the recessed fourth floor of the Yuma Street Wing.

The zinc panels create a lighter visual effect contrasting with the masonry surfaces, and will subtly catch the movement of light across these portions of the building. Zinc is a durable, natural material of institutional quality. Including zinc in the palette of materials furthers the design approach of breaking down the scale of the new additions, creating a series of masses that enclose a variety of outdoor spaces and that respond appropriately to the historic structures and the surrounding neighborhood context.

The balance of modifications to the building exterior may be considered design refinements along the basis established by the October 27, 2011 Concept Design. Minor adjustments have been made to the proportion, spacing, and location of window openings and to the configuration of masonry surfaces. The overall effect is consistent with the parameters and design approach established by the Concept Design.

Landscape Design

Overall, the site plan has developed to create a more naturalistic, cohesive approach that unifies a variety of defined outdoor spaces.

- **Nebraska Avenue Entry**
The existing stone site wall will continue from Tenley Circle to the Nebraska entry in a single, sweeping arc. Geometry, planting and paving form part of an overall informal, expansive design approach.
- **Yuma Street Entry**
The Yuma Street entry area is developed as an outdoor extension of the indoor café located in the enclosed courtyard between the west face of Capital Hall and the chapel. The space provides an active gathering area at the entry nearest to the approach from the Tenleytown Metro.
- **Bike Racks**
Additional outdoor bike racks have been provided at the Yuma Street and Nebraska Avenue entries for a total of approximately 60 spaces; these will supplement the Capitol Bike Share program located on Yuma Street and indoor bike racks within the parking garage.
- **Tenley Lawn**
Landscape treatments have developed in a more informal manner, and seating has been located along the perimeter of the ellipse, creating a welcoming and accessible appearance.
- **Internal Courtyard**
The configuration of paved areas and plantings has been simplified and integrated with existing site patterns including the mature specimen trees at the northwest portion of the site.



















Atrium Design

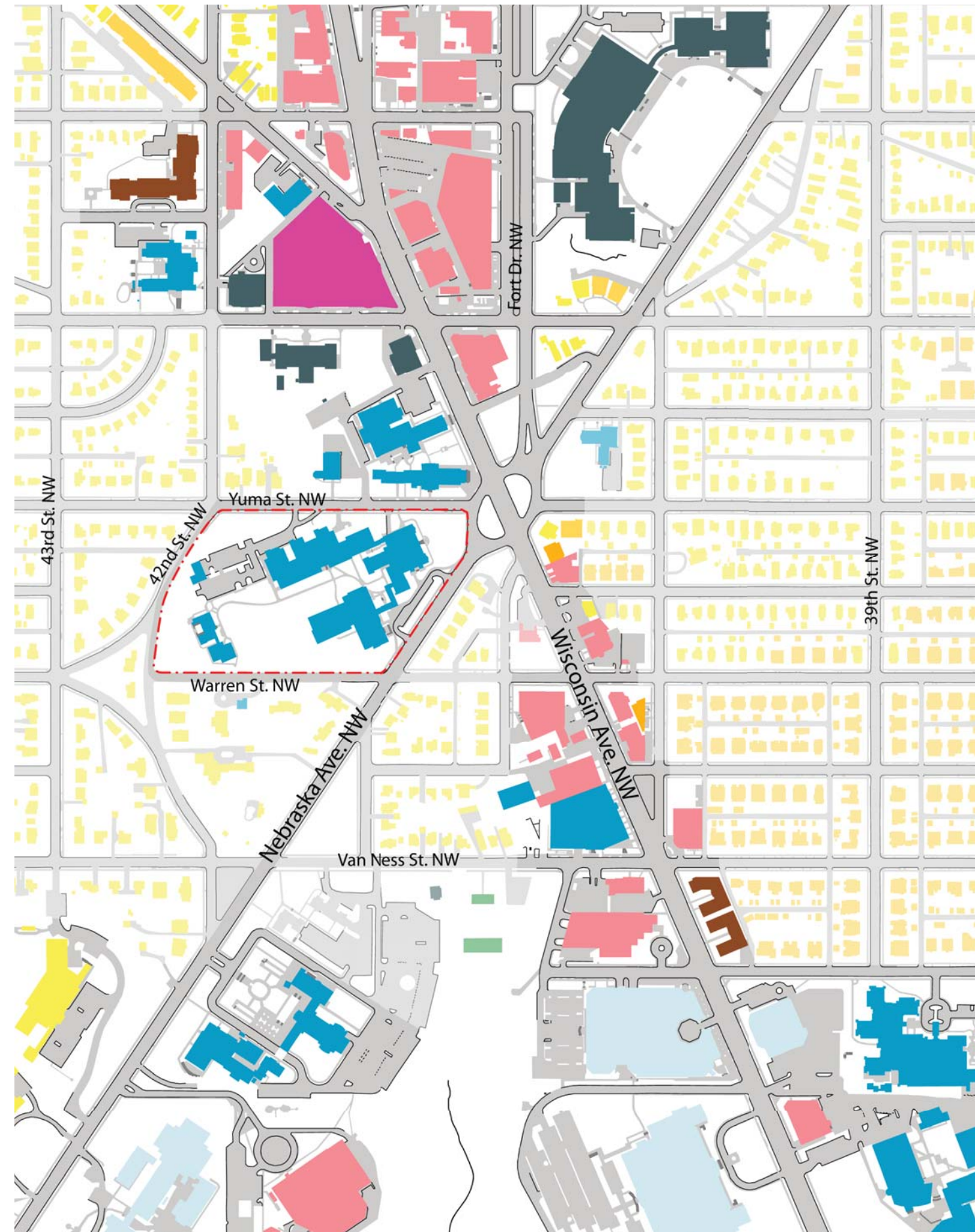
As described above, the existing service yard between the west face (back) of Capital Hall and the chapel will be enclosed to create an entry point, a top-lit atrium café. An existing mechanical enclosure and utilitarian bridge connection will be removed and three existing openings at the chapel will be slightly modified to create access to functional spaces. The roof enclosure includes a large skylight above wood coffers; the floor will be paved with terrazzo; a series of bridges and platforms will link the Yuma Street addition to Capital Hall and the chapel. The design approach retains existing surfaces and materials and introduces new glass and wood elements to create an inviting interior gathering space for the College of Law.

Legend

Existing Landuse

Land Use Designation

-  Low Density Residential
-  Low-Medium Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Transport, Communication, Utilities
-  Industrial
-  Mixed Use
-  Institutional
-  Federal Public
-  Local Public
-  Public, Quasi-Public, Institutional
-  Parks and Open Spaces
-  Parking
-  Roads; Alleys; Median
-  Transportation Right of Way
-  Undetermined
-  Water



American University
4400 Massachusetts Avenue, NW
Washington, DC 20016-6200

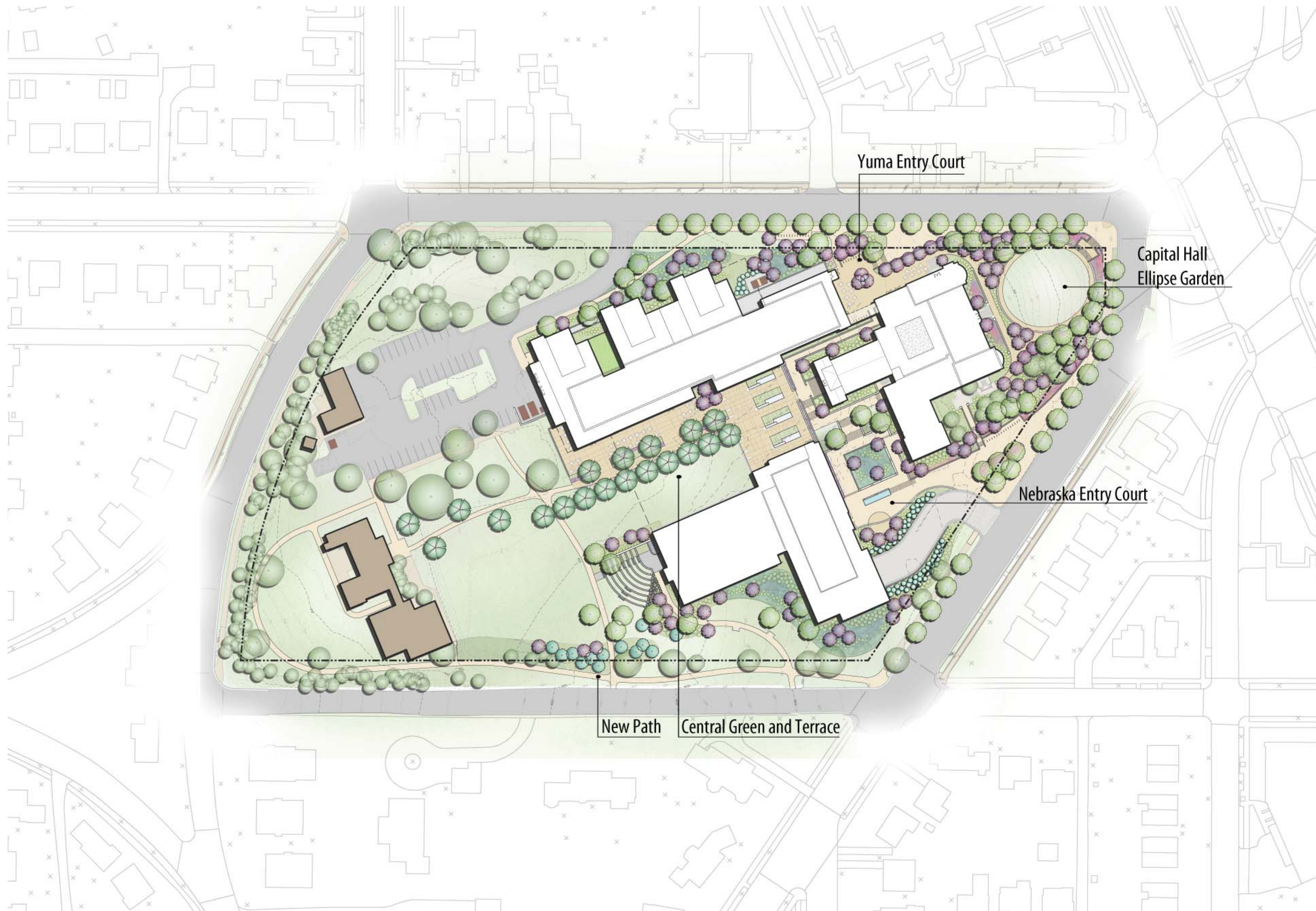
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**EXISTING
URBAN CONTEXT
DIAGRAM**

DRAWING TITLE
September 17, 2012
DATE
1"=400'
SCALE
PROJECT NUMBER
1.0
DRAWING NUMBER



American University
 4400 Massachusetts Avenue, NW
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**PRELIMINARY
 LANDSCAPE PLAN**

DRAWING TITLE

September 17, 2012

DATE

1"=100'





SCALE

PROJECT NUMBER

2.0

DRAWING NUMBER



-  PROPOSED TREE
-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO BE REMOVED, WITH TRANSPLANT POTENTIAL



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TREE PRESERVATION PLAN

DRAWING TITLE
 September 17, 2012

DATE
 1"=100'



SCALE
 PROJECT NUMBER
 3.0

DRAWING NUMBER



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PROJECT NORTH

**PEDESTRIAN AND
VEHICULAR
CIRCULATION DIAGRAM**

DRAWING TITLE

September 17, 2012

DATE

1" = 100'



SCALE

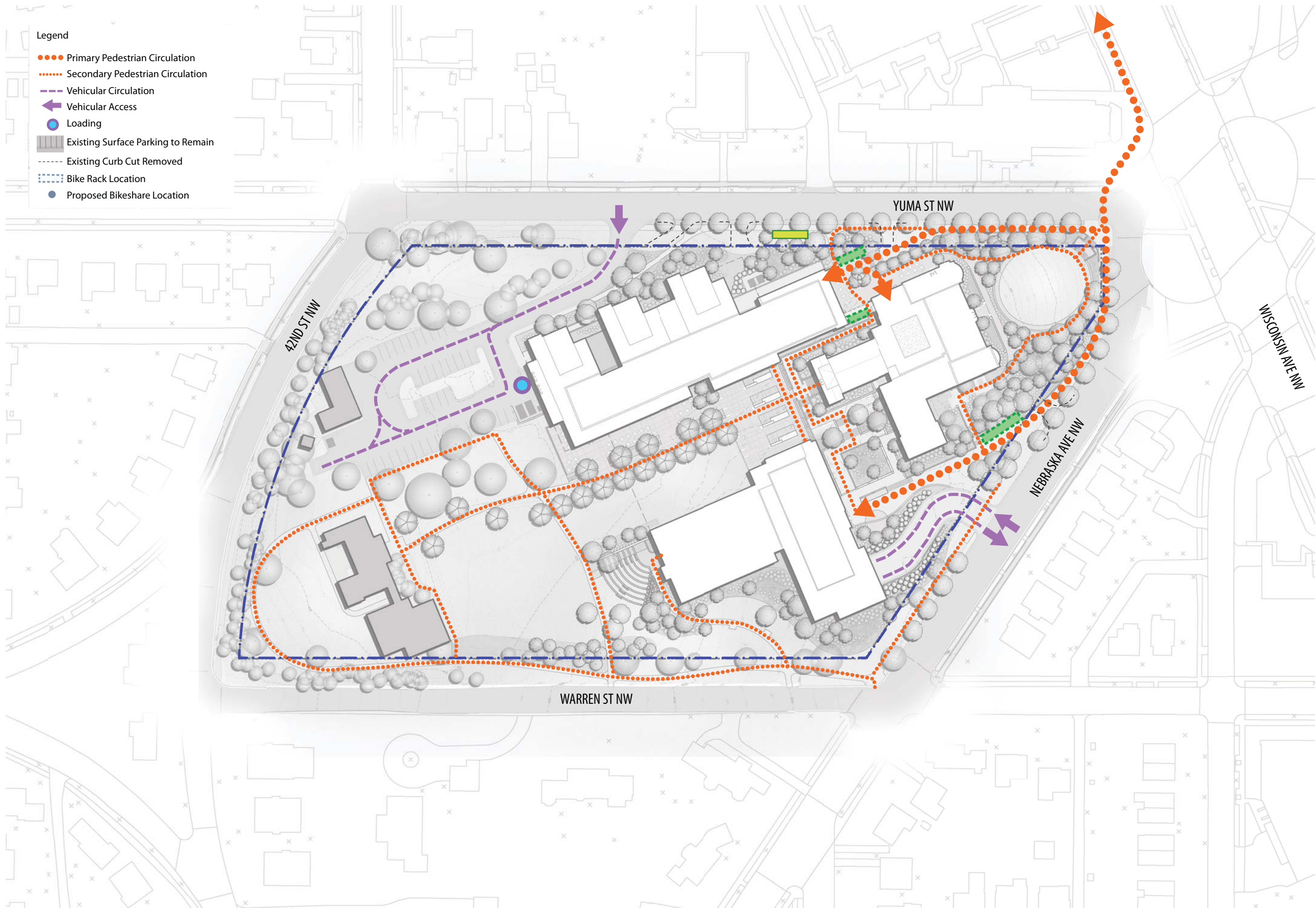
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4.0

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Legend

- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation
- - - Vehicular Circulation
- ← Vehicular Access
- Loading
- Existing Surface Parking to Remain
- - - Existing Curb Cut Removed
- Bike Rack Location
- Proposed Bikeshare Location





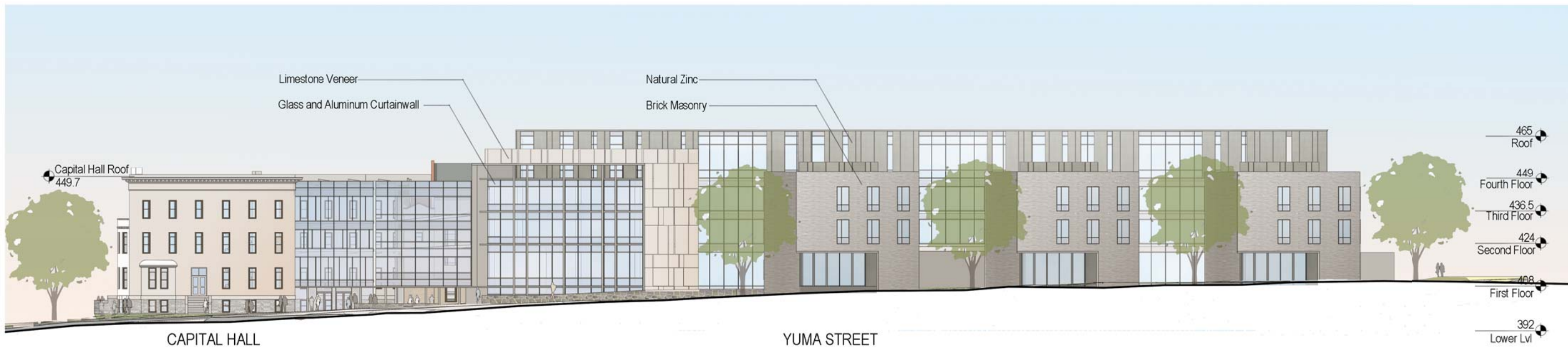
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EAST ELEVATION



NORTH ELEVATION

BUILDING ELEVATIONS

DRAWING TITLE

September 17, 2012

DATE

1"=40'



SCALE

PROJECT NUMBER

5.0

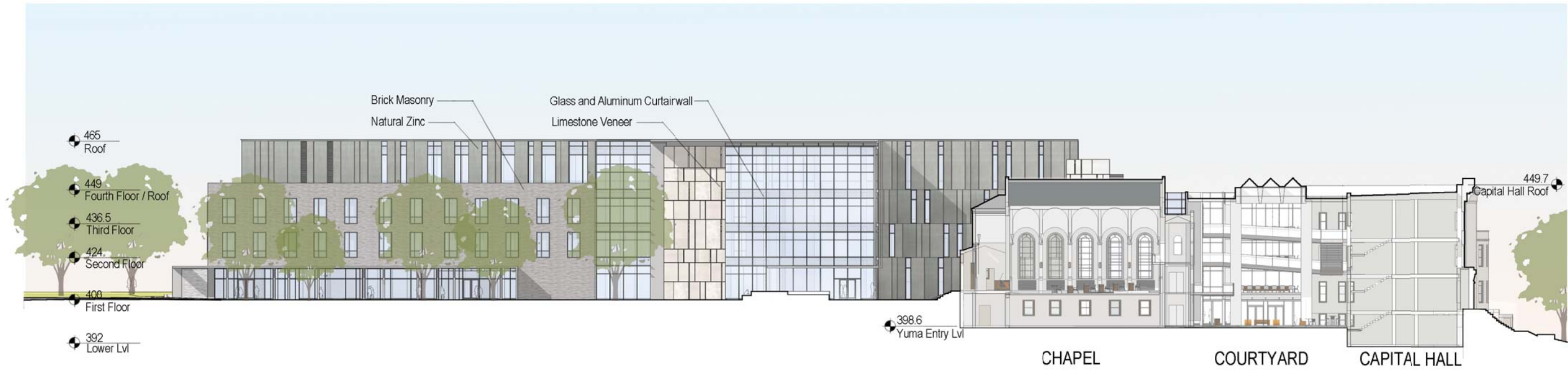
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SOUTH ELEVATION - COURTYARD



NORTH ELEVATION - COURTYARD

BUILDING ELEVATIONS

DRAWING TITLE

September 17, 2012
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1"=40'
SCALE

SCALE

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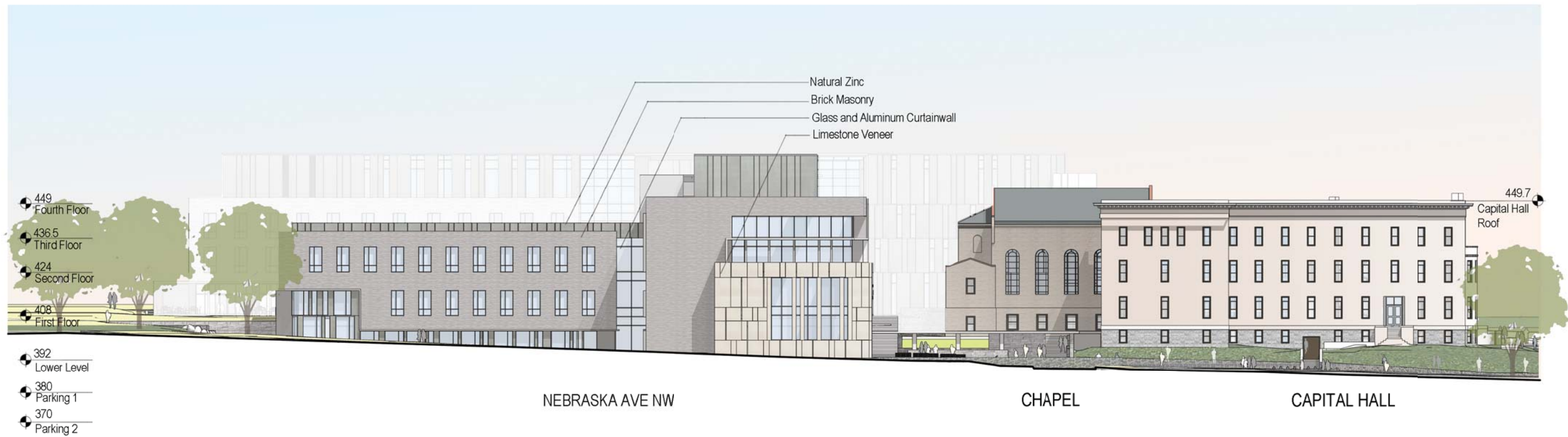
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SOUTH ELEVATION - NEBRASKA AVE / WARREN STREET

BUILDING ELEVATIONS

DRAWING TITLE

September 17, 2012

DATE

1"=40'

SCALE

PROJECT NUMBER

7.0

DRAWING NUMBER



American University
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**AERIAL VIEW-
TENLEY CIRCLE**

DRAWING TITLE

September 17, 2012

DATE

N.T.S.

PROJECT NUMBER

8.0

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**VIEW FROM
TENLEY CIRCLE**

DRAWING TITLE

September 17, 2012

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PROJECT NUMBER

9.0

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YUMA ENTRY VIEW

DRAWING TITLE

September 17, 2012

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PROJECT NUMBER

10.0

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YUMA AERIAL VIEW

DRAWING TITLE

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PROJECT NUMBER

11.0

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YUMA FACADE VIEW

DRAWING TITLE

September 17, 2012

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PROJECT NUMBER

12.0

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**NEBRASKA ENTRY
AERIAL VIEW**

DRAWING TITLE

September 17, 2012

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PROJECT NUMBER

13.0

DRAWING NUMBER



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**NEBRASKA ENTRY
VIEW**

DRAWING TITLE

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14.0

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**COURTYARD AERIAL
VIEW**

DRAWING TITLE

September 17, 2012

DATE

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PROJECT NUMBER

15.0

DRAWING NUMBER



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**COURTYARD VIEW-
SOUTH ELEVATION**

DRAWING TITLE

September 17, 2012

DATE

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PROJECT NUMBER

16.0

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**COURTYARD VIEW-
NORTH ELEVATION**

DRAWING TITLE

September 17, 2012

DATE

N.T.S.

PROJECT NUMBER

17.0

DRAWING NUMBER

Capital Hall



LIMESTONE



GRANITE

Chapel



LIMESTONE



BRICK

Proposed



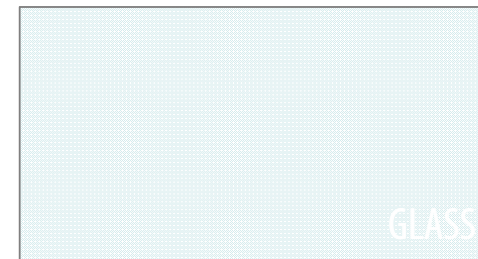
LIMESTONE



LIMESTONE BLEND



BRICK BLEND



GLASS



ALUMINUM

ZINC

Sitework



CARDEROCK



GRANITE



CONCRETE

Sitework



PERMEABLE PAVERS



CARDEROCK



CONCRETE



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MATERIALS

DRAWING TITLE

September 17, 2012

DATE

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SCALE

PROJECT NUMBER

18.0

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**COURTYARD VIEW-
DUNBLANE APPROACH**

DRAWING TITLE

September 17, 2012

DATE

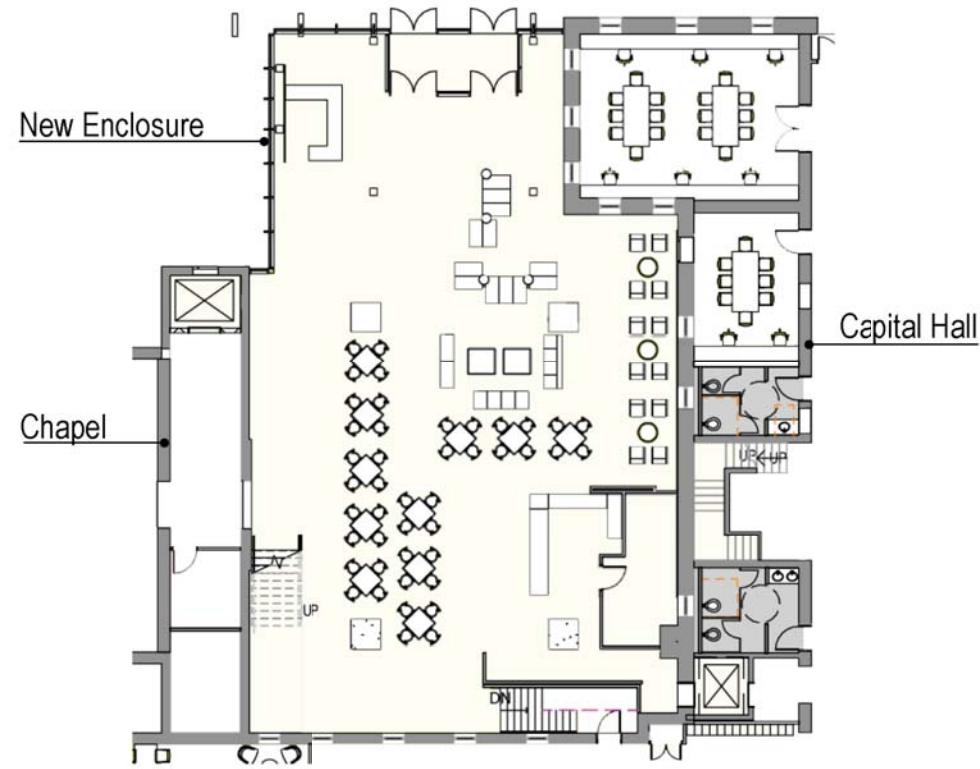
N.T.S.

PROJECT NUMBER

19.0

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Atrium Plan



Existing conditions at NE corner



Existing elevator at SE corner



Existing view of chapel from Capital Hall



Capital Hall below existing bridge connection



View of existing bridge connection



Existing entry vestibule at SE corner



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**ATRIUM PLAN
AND EXISTING PHOTOS**

DRAWING TITLE

September 17, 2012

DATE

N.T.S.

PROJECT NUMBER

20.0

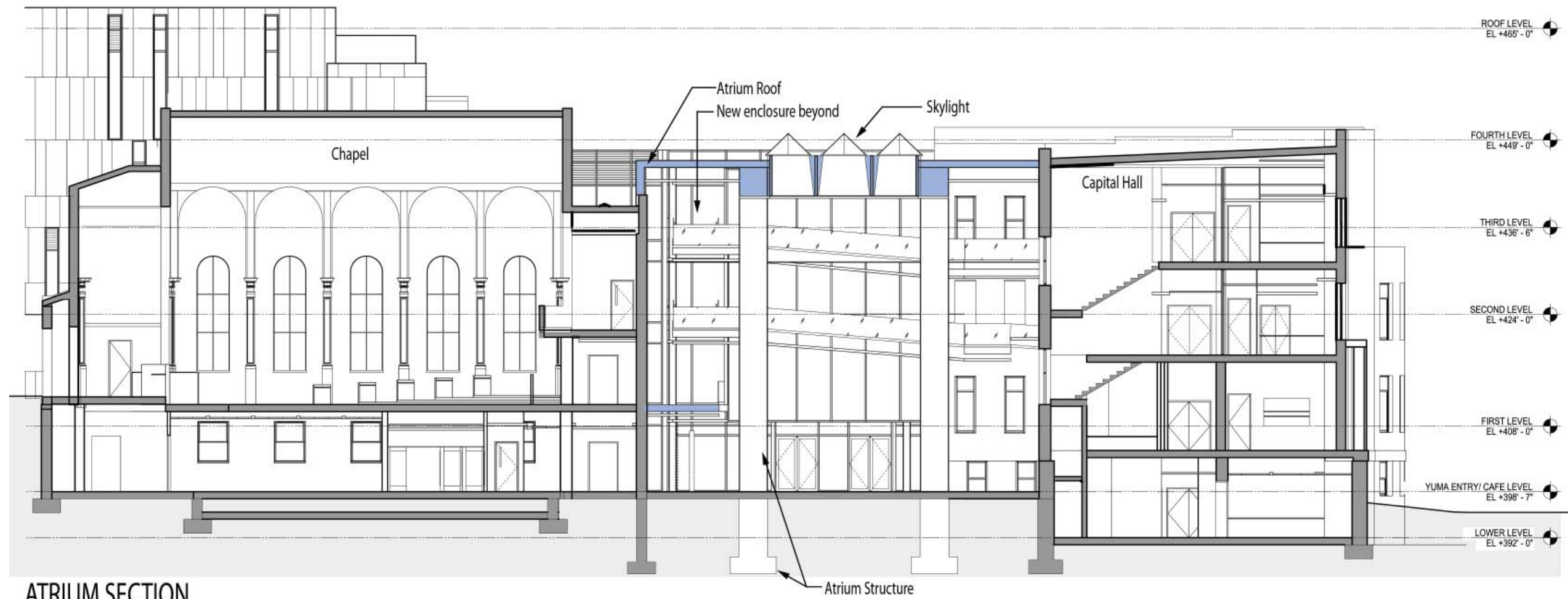
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ATRIUM SECTION
 Looking North

ATRIUM SECTION

DRAWING TITLE

September 17, 2012

DATE

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PROJECT NUMBER

21.0

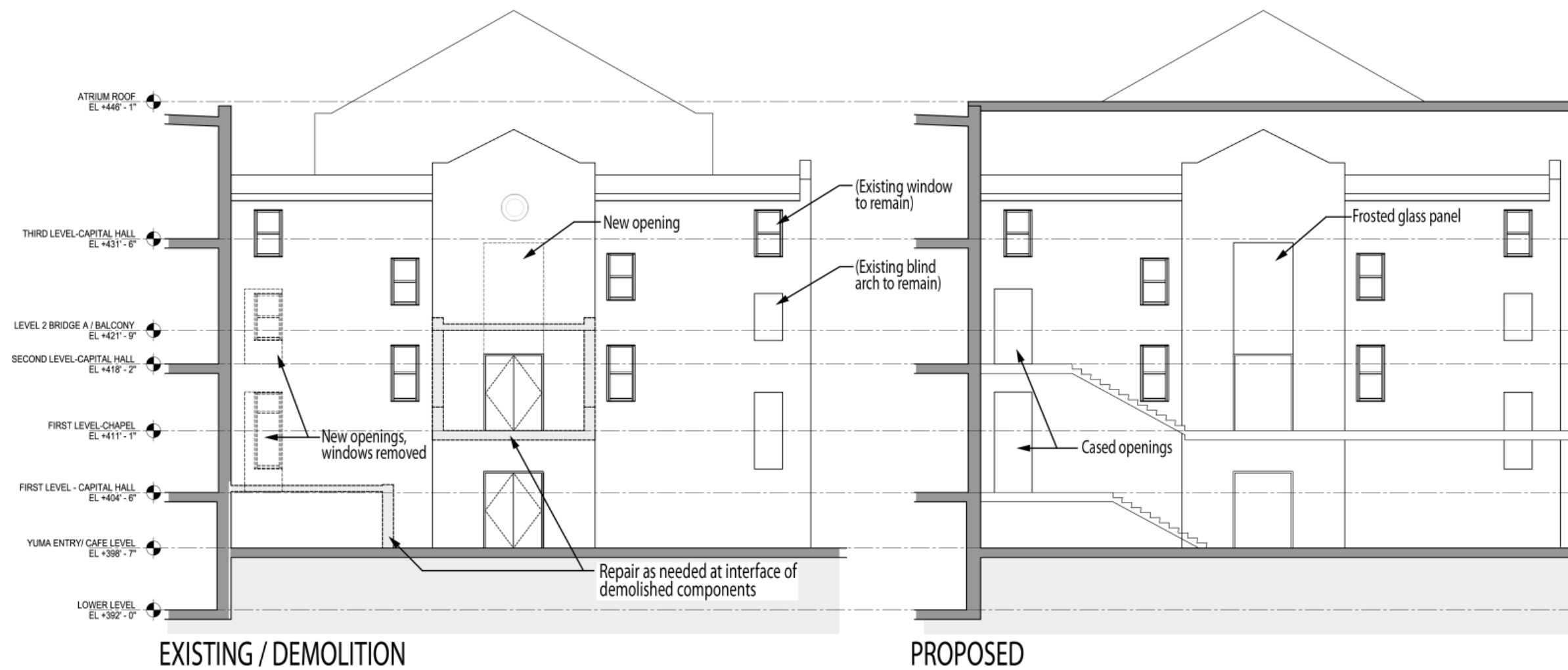
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CHAPEL FACADE

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CHAPEL FACADE

DRAWING TITLE

September 17, 2012

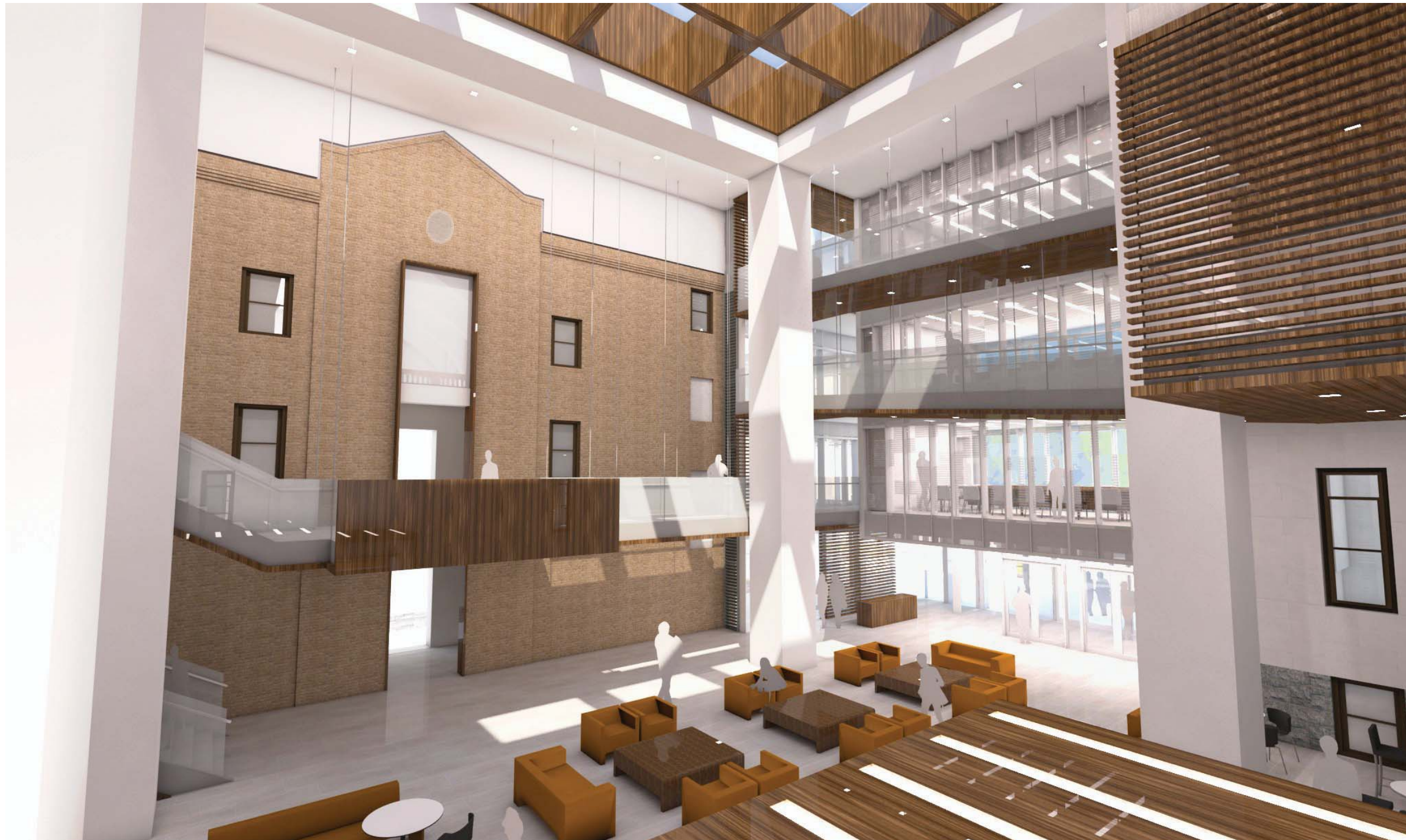
DATE

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23.0

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CHAPEL FACADE

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CHAPEL FACADE

DRAWING TITLE

September 17, 2012

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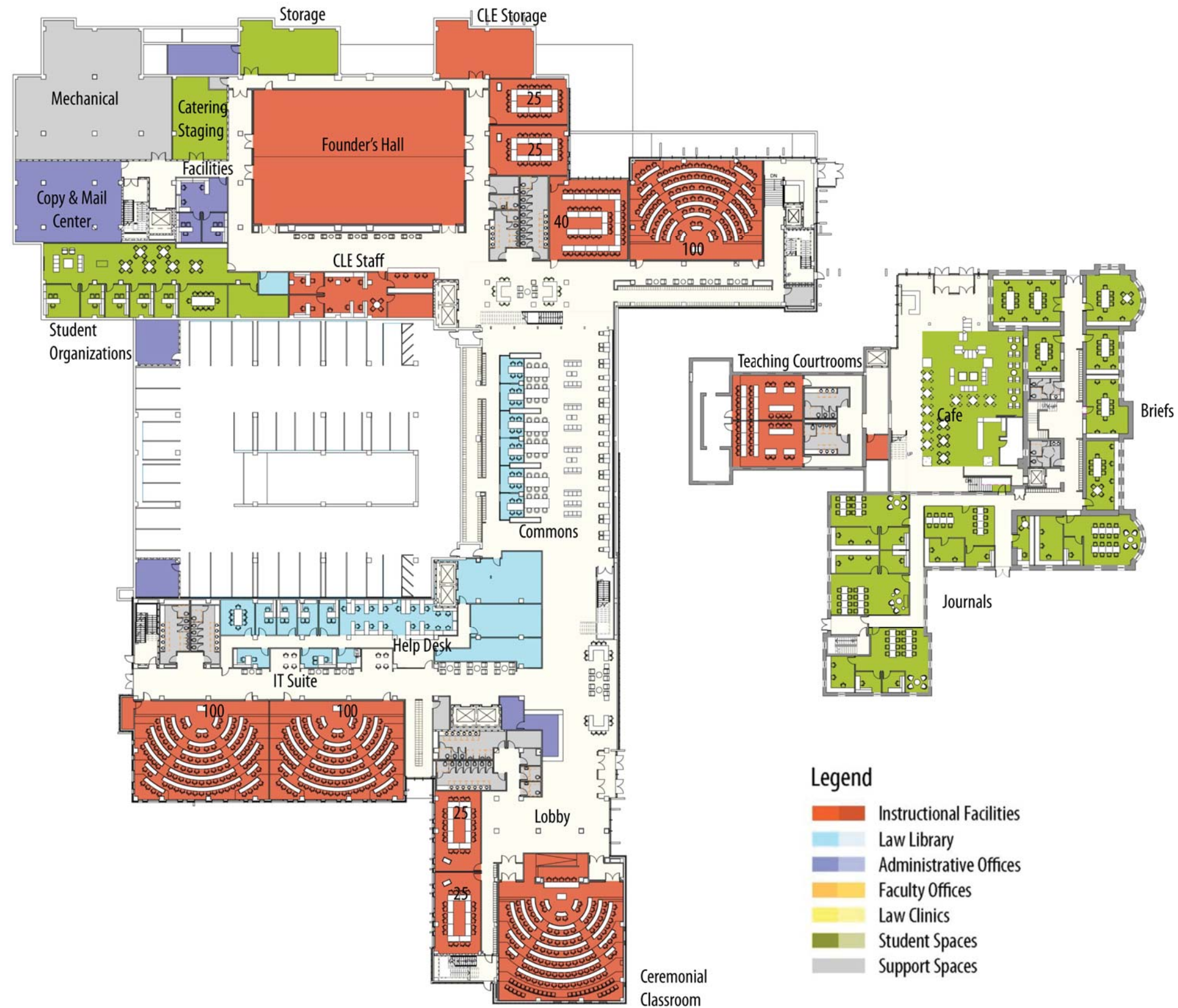
N.T.S.

PROJECT NUMBER

25.0

DRAWING NUMBER

Lower Level



- Legend**
- Instructional Facilities
 - Law Library
 - Administrative Offices
 - Faculty Offices
 - Law Clinics
 - Student Spaces
 - Support Spaces



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PROJECT NORTH

BUILDING PLANS

DRAWING TITLE

September 17, 2012

DATE

1"=50'



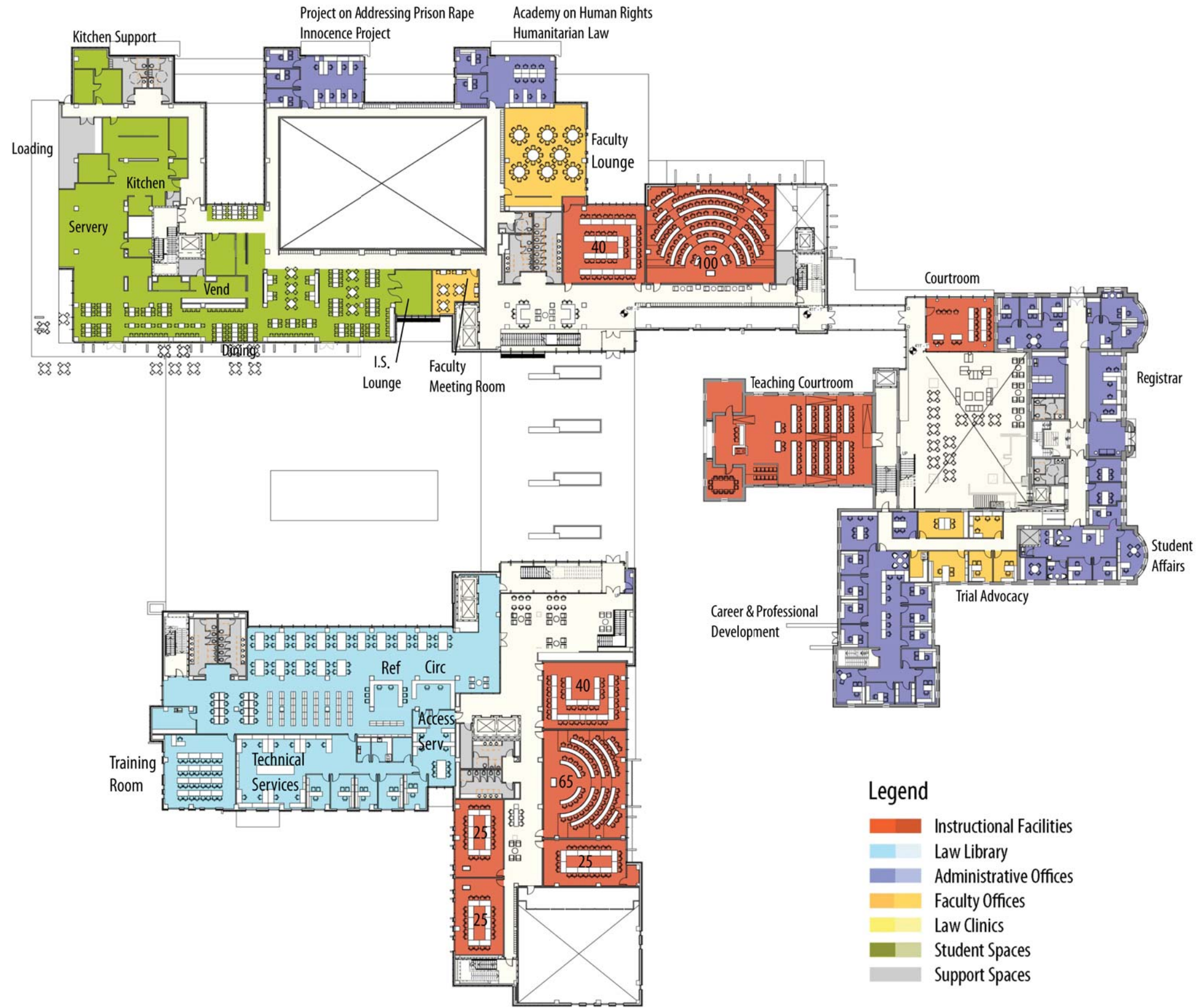
SCALE

PROJECT NUMBER

26.0

DRAWING NUMBER

First Floor



- Legend**
- Instructional Facilities
 - Law Library
 - Administrative Offices
 - Faculty Offices
 - Law Clinics
 - Student Spaces
 - Support Spaces



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BUILDING PLANS

DRAWING TITLE

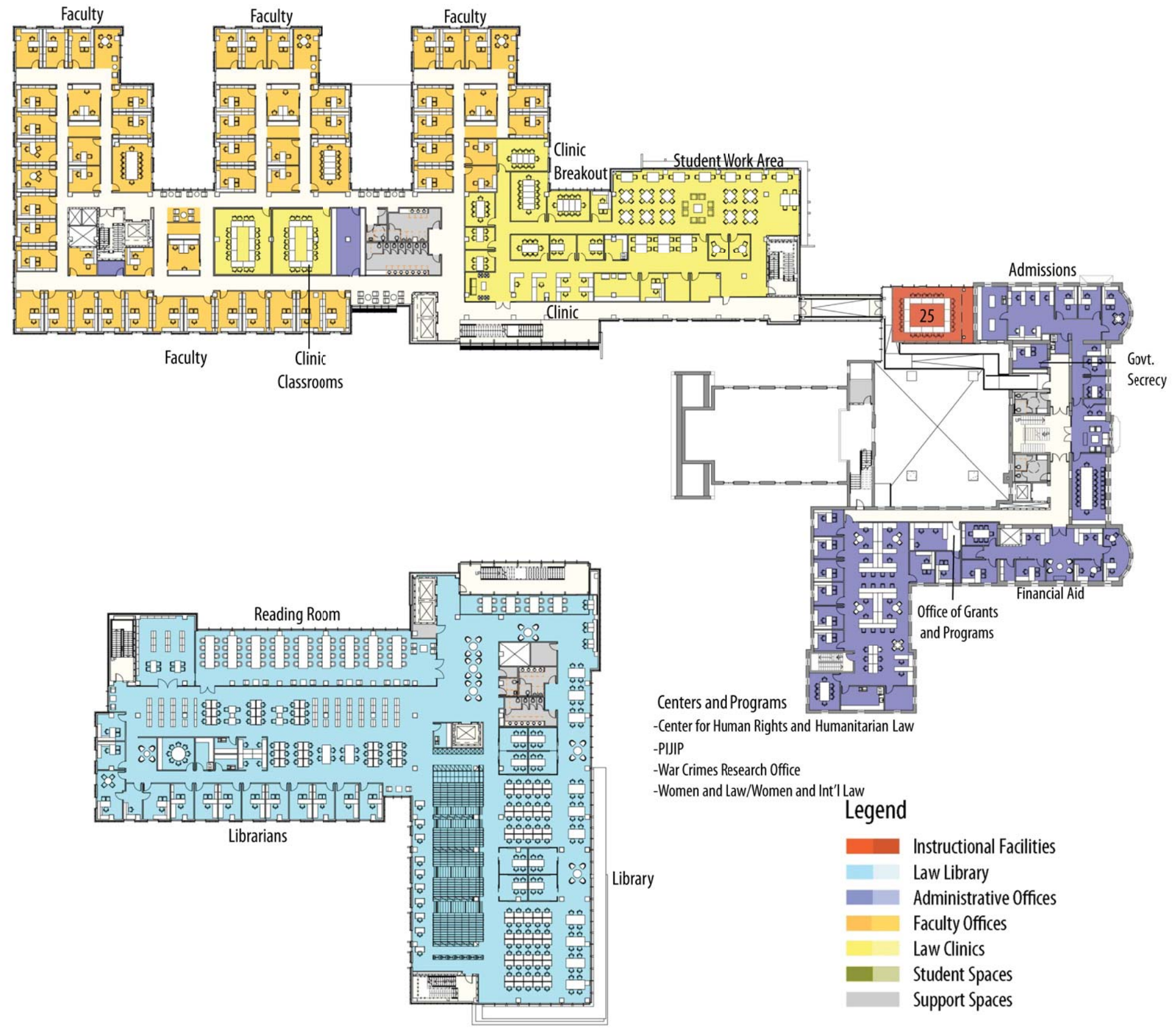
September 17, 2012
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1"=50'
SCALE

PROJECT NUMBER

27.0
DRAWING NUMBER

Second Floor



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BUILDING PLANS

DRAWING TITLE

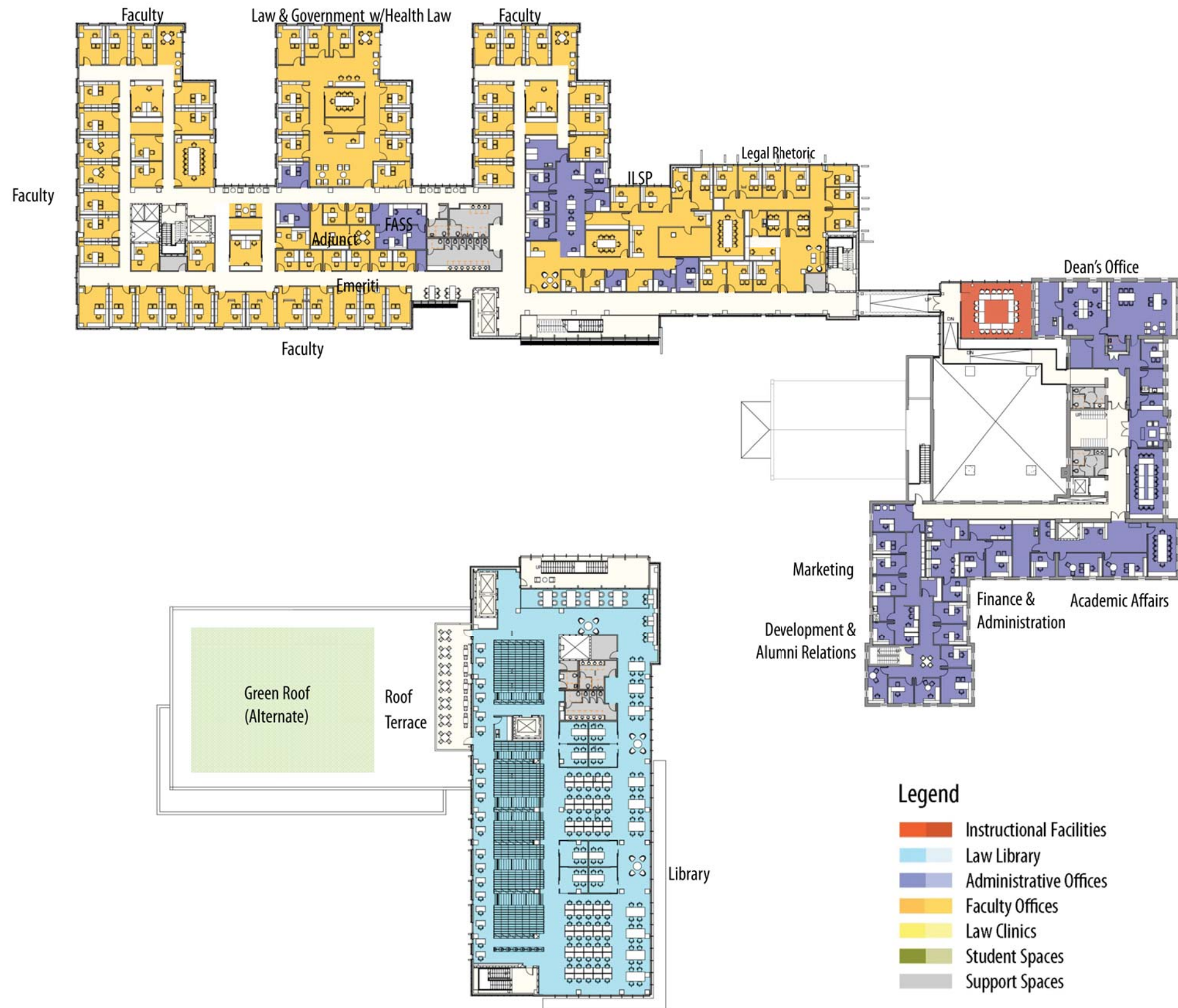
September 17, 2012
DATE

1"=50'
SCALE

PROJECT NUMBER

28.0
DRAWING NUMBER

Third Floor



- Legend**
- Instructional Facilities
 - Law Library
 - Administrative Offices
 - Faculty Offices
 - Law Clinics
 - Student Spaces
 - Support Spaces



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BUILDING PLANS

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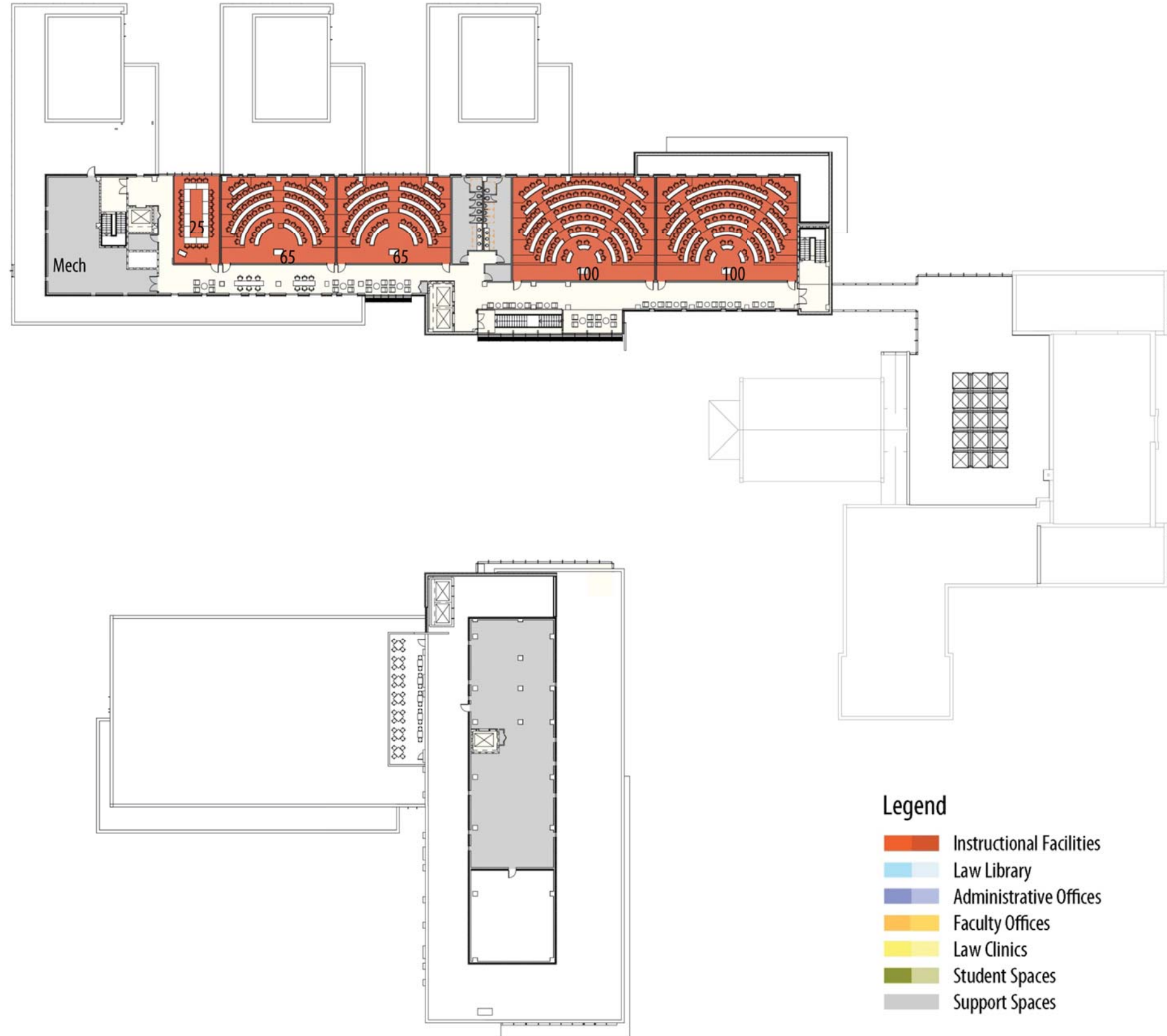
September 17, 2012
DATE

1"=50'
SCALE

PROJECT NUMBER

29.0
DRAWING NUMBER

Fourth Floor



Legend

- Instructional Facilities
- Law Library
- Administrative Offices
- Faculty Offices
- Law Clinics
- Student Spaces
- Support Spaces



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PROJECT NORTH

BUILDING PLANS

DRAWING TITLE

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DATE

1"=50'



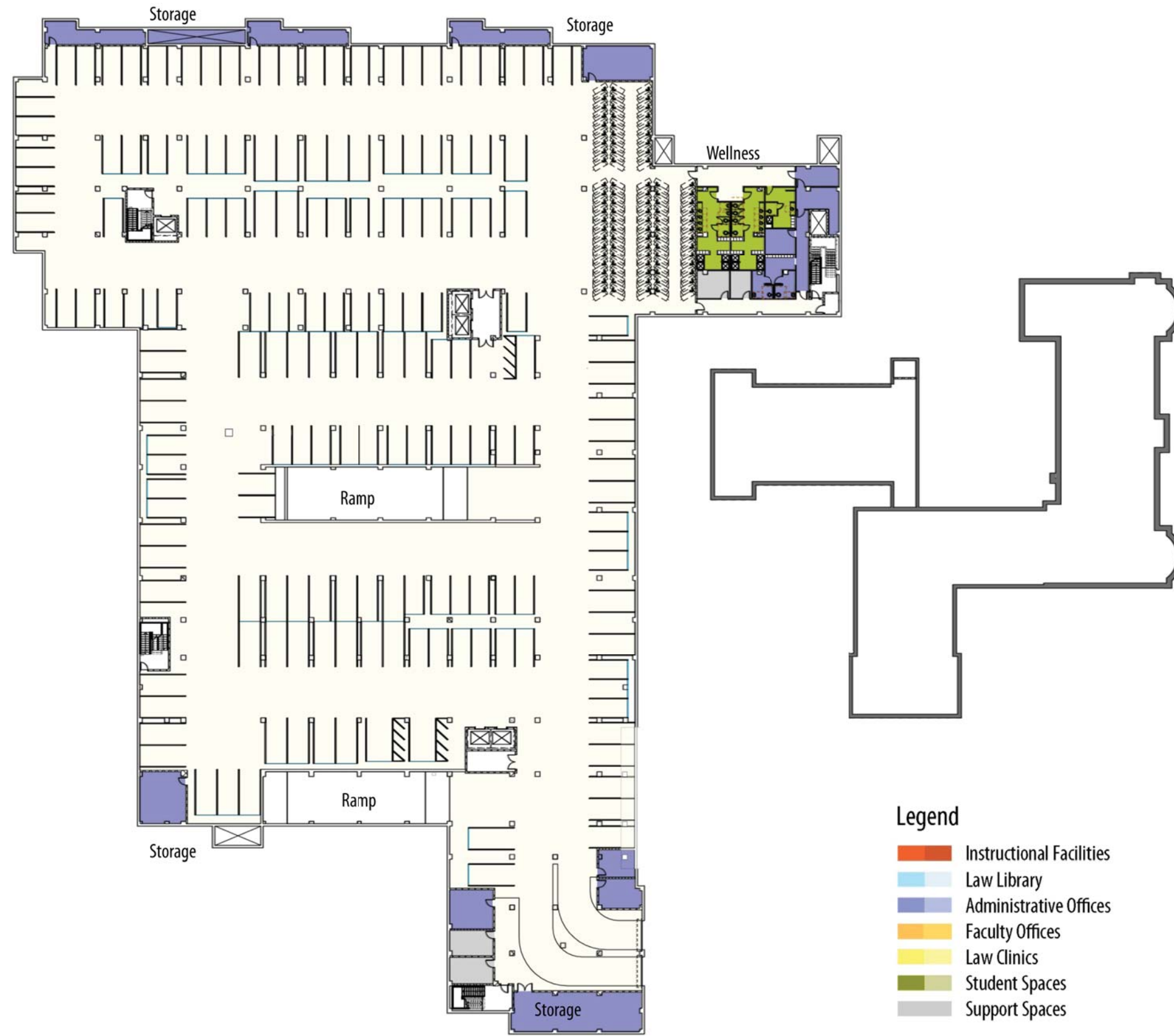
SCALE

PROJECT NUMBER

30.0

DRAWING NUMBER

P1 Level



Legend

- Instructional Facilities
- Law Library
- Administrative Offices
- Faculty Offices
- Law Clinics
- Student Spaces
- Support Spaces



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1"=50'
SCALE

SCALE

PROJECT NUMBER

31.0
DRAWING NUMBER

DRAWING NUMBER

P2 Level



Legend

- Instructional Facilities
- Law Library
- Administrative Offices
- Faculty Offices
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1"=50'
SCALE

SCALE

PROJECT NUMBER

32.0
DRAWING NUMBER

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