

# RANDALL SCHOOL

65 EYE STREET, SW WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT

APRIL 5, 2007

OWNER: THE CORCORAN GALLERY OF ART

DEVELOPER: MR RANDALL CAPITAL LLC

ARCHITECT: SHALOM BARANES ASSOCIATES

LANDSCAPE ARCHITECT: OCULUS

LAND USE COUNSEL: HOLLAND & KNIGHT

CIVIL ENGINEER: BOHLER ENGINEERING, P.C.



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## FILING REQUIREMENTS (DCMR 11)

RECEIVED  
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District of Columbia

CASE NO. 07-13  
6 architects

shalom-baranes.associates  
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District of Columbia  
CASE NO.07-13  
EXHIBIT NO.6

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AERIAL PHOTOGRAPH OF SITE (N.T.S.)

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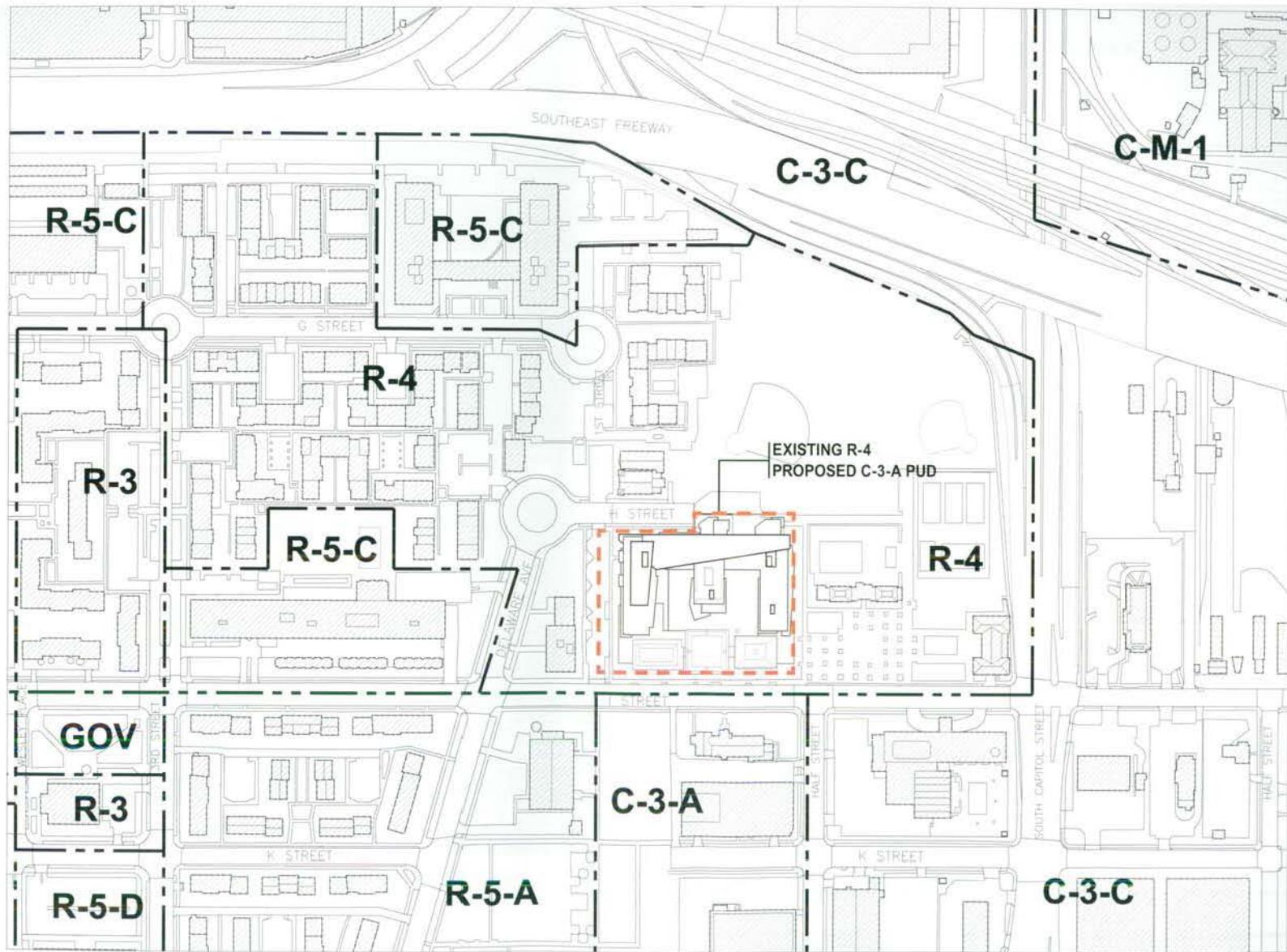
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AERIAL PHOTOGRAPHY

AP1



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N 0' 100' 200'

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ZONE BOUNDARY SITE PLAN

D1



BIRDS-EYE VIEW OF SITE (N.T.S.)

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## ZONING TABULATIONS

APRIL 5, 2007

SQUARE:  
LOT:  
ZONE:  
SITE AREA:

643-S  
801  
C-3-A PUD  
115,724 SF

DCMR, TITLE 11	C-3-A DEVELOPMENT STANDARDS	C-3-A PUD DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT
FAR	4.0 TOTAL 2.5 NON-RESIDENTIAL	4.5 TOTAL 3.0 NON-RESIDENTIAL	4.32 TOTAL 0.66 NON-RESIDENTIAL
GROSS FLOOR AREA (NOTE 1)	462,696 SF (MAX) 289,310 SF (MAX NON-RESIDENTIAL)	520,768 SF (MAX) 347,172 SF (MAX NON-RESIDENTIAL)	499,843 SF TOTAL: 423,800 SF RESIDENTIAL 76,043 SF NON-RESIDENTIAL
LOT OCCUPANCY	75% RESIDENTIAL 100% NON-RESIDENTIAL	SAME AS MATTER-OF-RIGHT	70.0%
BUILDING HEIGHT	65'-0"	90'-0"	90'-0"
PENTHOUSE HEIGHT	18'-6"	SAME AS MATTER-OF-RIGHT	18'-6"
PENTHOUSE AREA	0.31 FAR	SAME AS MATTER-OF-RIGHT	24,500 SF
REAR YARD	2-1/2 INFT. 12'-0" MIN	SAME AS MATTER-OF-RIGHT	NONE PROVIDED RELIEF REQUESTED
SIDE YARD	NONE REQUIRED 2 INFT. OF HT, 6 FT MIN IF PROVIDED	SAME AS MATTER-OF-RIGHT	41'-0" (WEST SIDE) RELIEF REQUESTED
COURTS			
RESIDENTIAL	WIDTH = 4 INFT. OF HT, 15 FT MIN AREA = 2 X LAND AREA, 350 SF MIN (CLOSED)	SAME AS MATTER-OF-RIGHT	MULTIPLE RELIEF REQUESTED
NON-RESIDENTIAL	WIDTH = 3 INFT. OF HT, 12 FT MIN AREA = 2 X LAND AREA, 250 SF MIN (CLOSED)	SAME AS MATTER-OF-RIGHT	
PARKING			
	<b>RESIDENTIAL</b> 1 PER 2 DU (250 REQUIRED, NOTE 2)	SAME AS MATTER-OF-RIGHT	330 TO 410 RESIDENTIAL
	<b>SCHOOL</b> 2 PER EACH 3 TEACHERS, (27 REQUIRED FOR 40 TEACHERS)	SAME AS MATTER-OF-RIGHT	60 NON-RESIDENTIAL
	1 PER 10 CLASSROOM SEATS 1 PER 12 STADIUM SEATS 25' 1 PER 10 AUDITORIUM SEATS (WHICHEVER IS GREATER) (33 REQUIRED FOR 330 CLASSROOM SEATS)		
LOADING			
	<b>RESIDENTIAL</b> 1 BERTH @ 55 FT DEEP 1 PLATFORM @ 200 SF 1 SERVICE/DELIVERY @ 10X20	SAME AS MATTER-OF-RIGHT	1 BERTH @ 12X25 1 BERTH @ 12X30 2 SERVICE/DELIVERY @ 10X20 1 PLATFORM @ 200 SF 1 PLATFORM @ 100 SF
	<b>SCHOOL</b> (OTHER USE LESS THAN 100,000 SF) 1 BERTH @ 30 FT DEEP 1 PLATFORM @ 100 SF 1 SERVICE @ 20 FT DEEP	SAME AS MATTER-OF-RIGHT	

NOTES:

1. Gross Floor Area includes a deduction of 2% for mechanical shafts, but does not include areas for (1) bays projecting over the property line, (2) parking access ramps, and (3) spaces with structural clearance less than 6'-0".

2. Proposed number of residential dwelling units provided may vary from 400 to 500.

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DEVELOPMENT DATA

D2



1. CORNER OF EYE & HALF STREETS LOOKING NORTHWEST



2. CORNER OF EYE & FIRST STREETS LOOKING NORTHEAST

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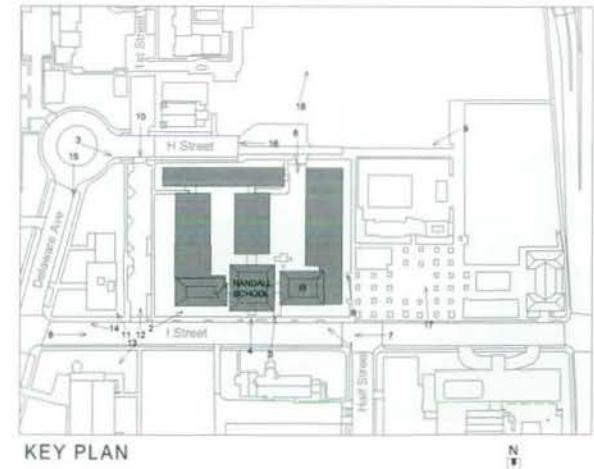
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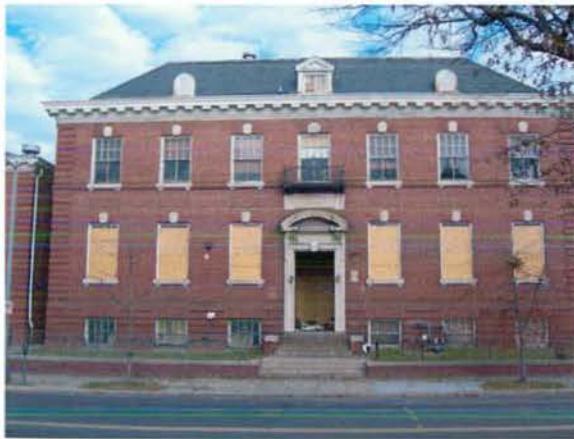
#### CURRENT SITE PHOTOGRAPHS

s1





3. CORNER OF DELAWARE & H STREETS LOOKING EAST



4. EYE STREET ELEVATION



5. EYE STREET ELEVATION



6. COURTYARD ELEVATION

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CURRENT SITE PHOTOGRAPHS

S2



7. EYE STREET LOOKING WEST



8. EYE STREET LOOKING EAST



9. VIEW FROM BASEBALL FIELD LOOKING SOUTHWEST



10. FIRST STREET LOOKING SOUTH



11. CORNER OF EYE & FIRST STREETS LOOKING NORTHWEST



12. FIRST STREET LOOKING NORTH

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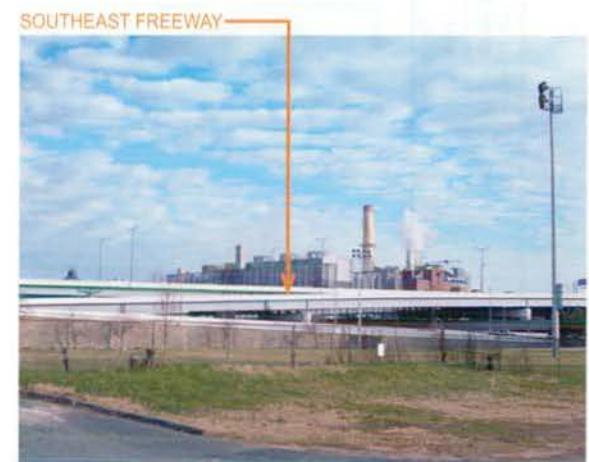
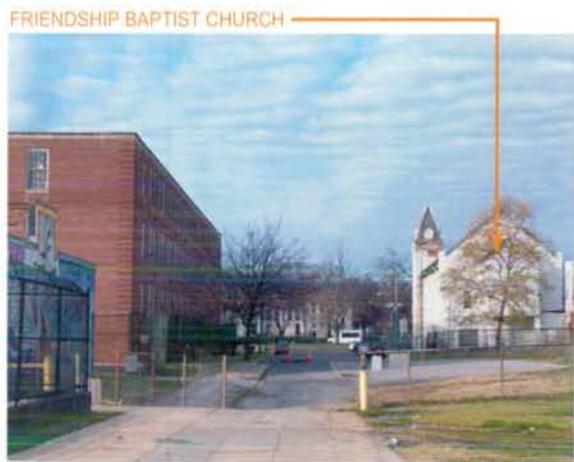
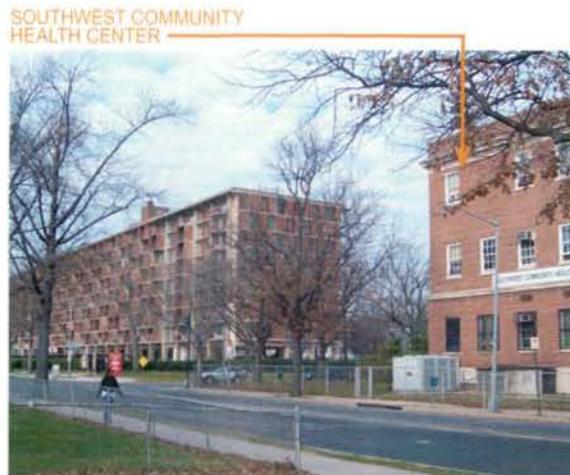
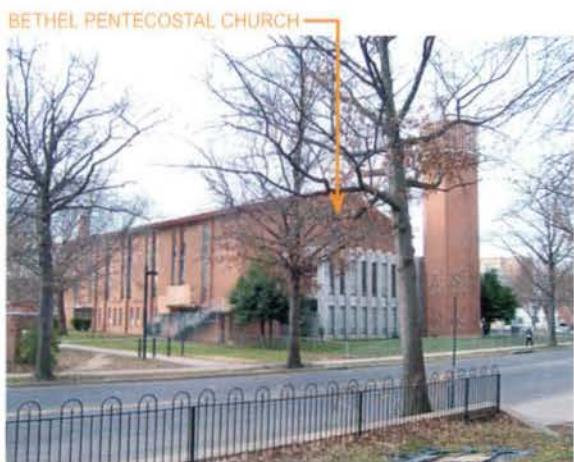
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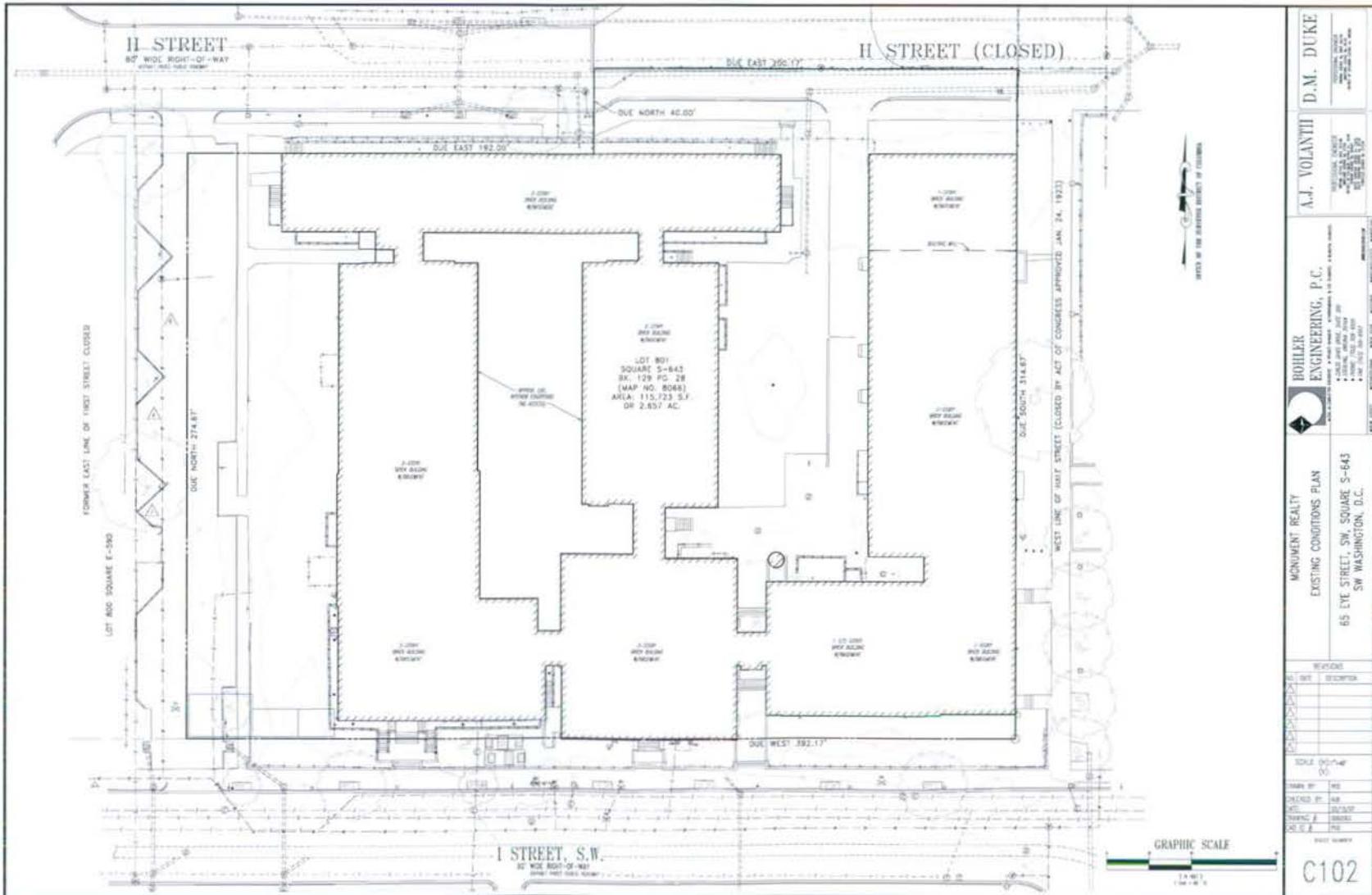
CURRENT SITE PHOTOGRAPHS

S3



## RANDALL SCHOOL





## RANDALL SCHOOL

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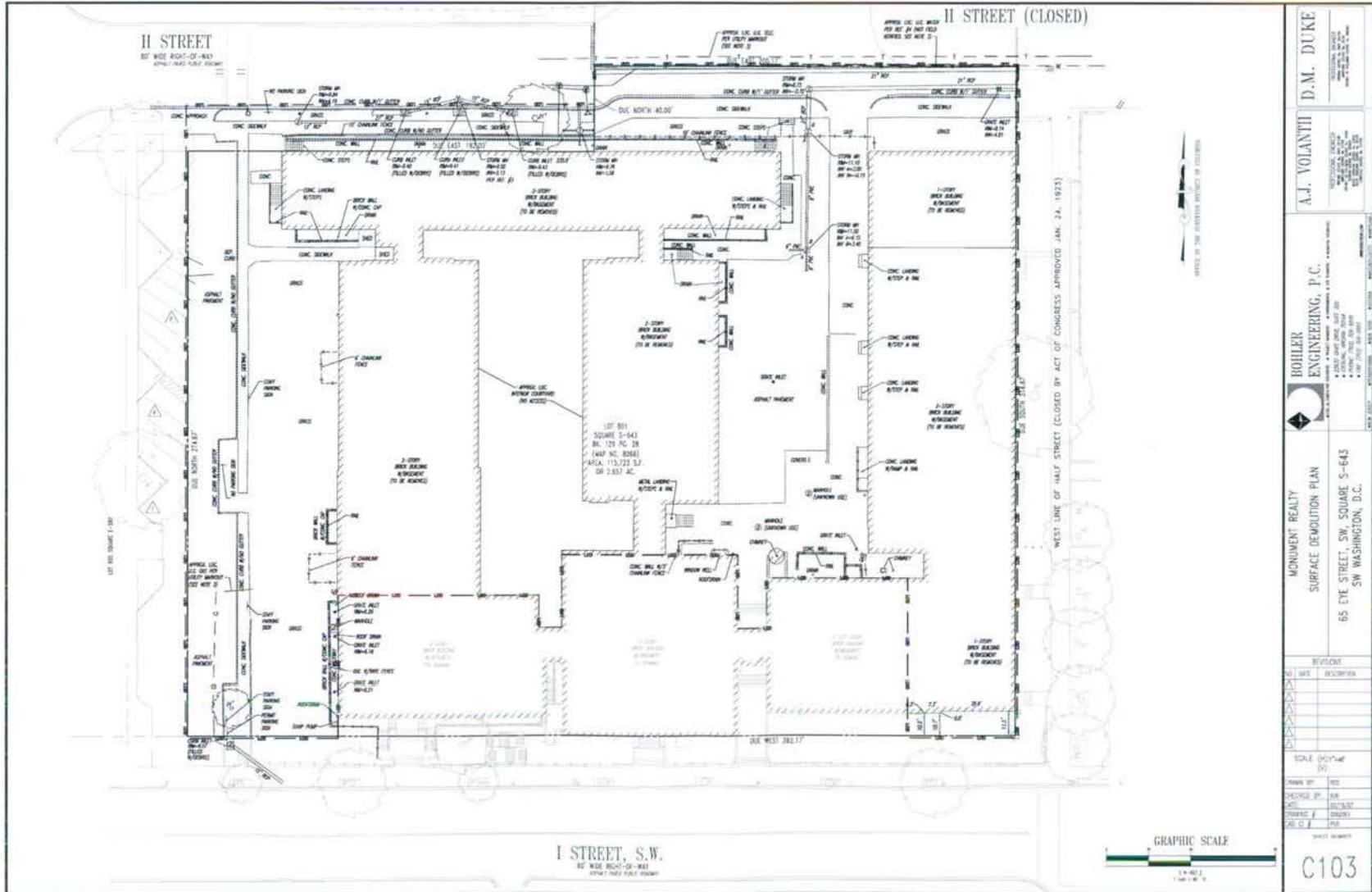
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## CIVIL - EXISTING CONDITIONS PLAN

G2



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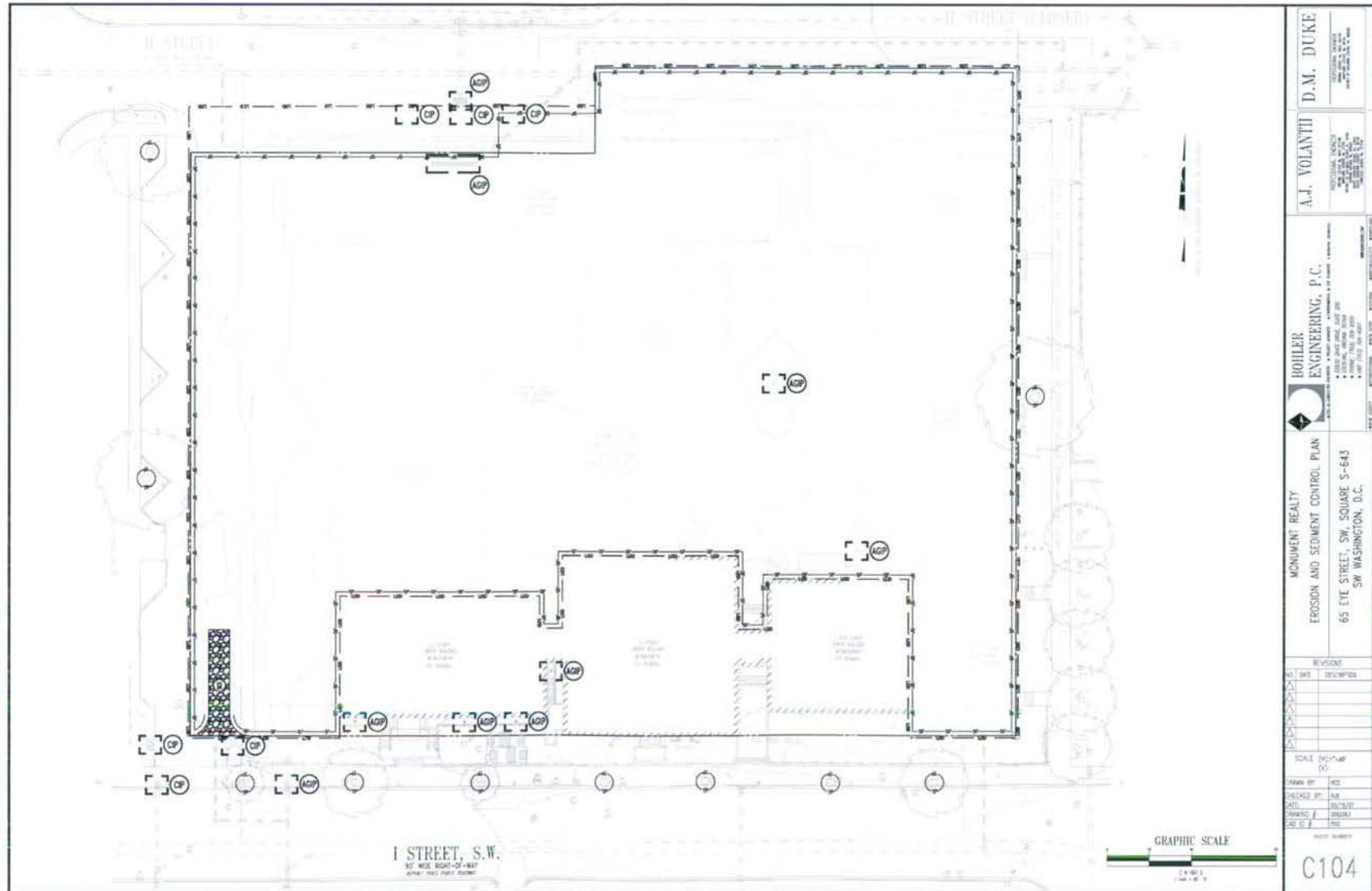
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CIVIL - SURFACE DEMOLITION PLAN

C3



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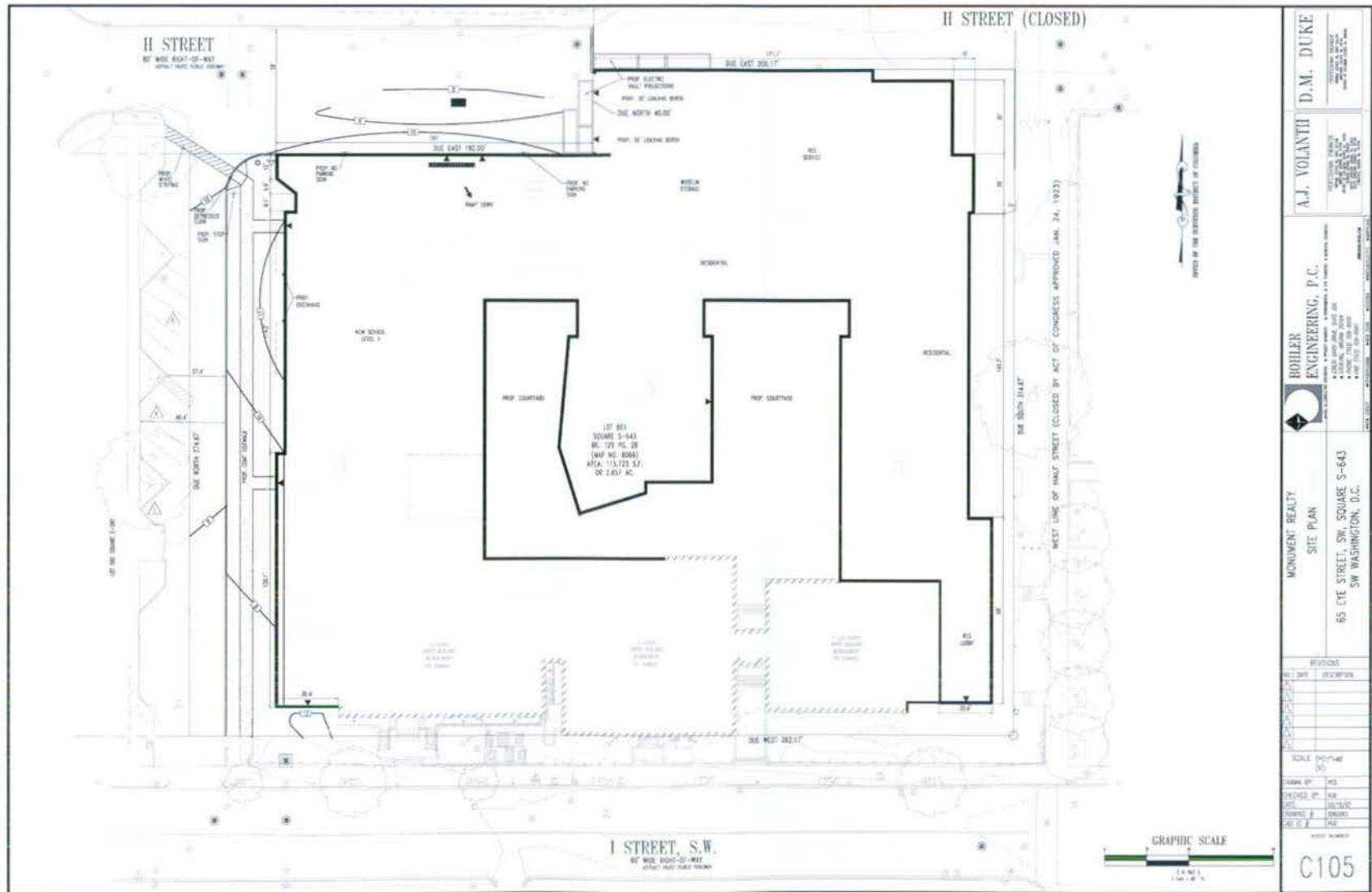
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CIVIL - EROSION & SEDIMENT CONTROL PLAN

C4



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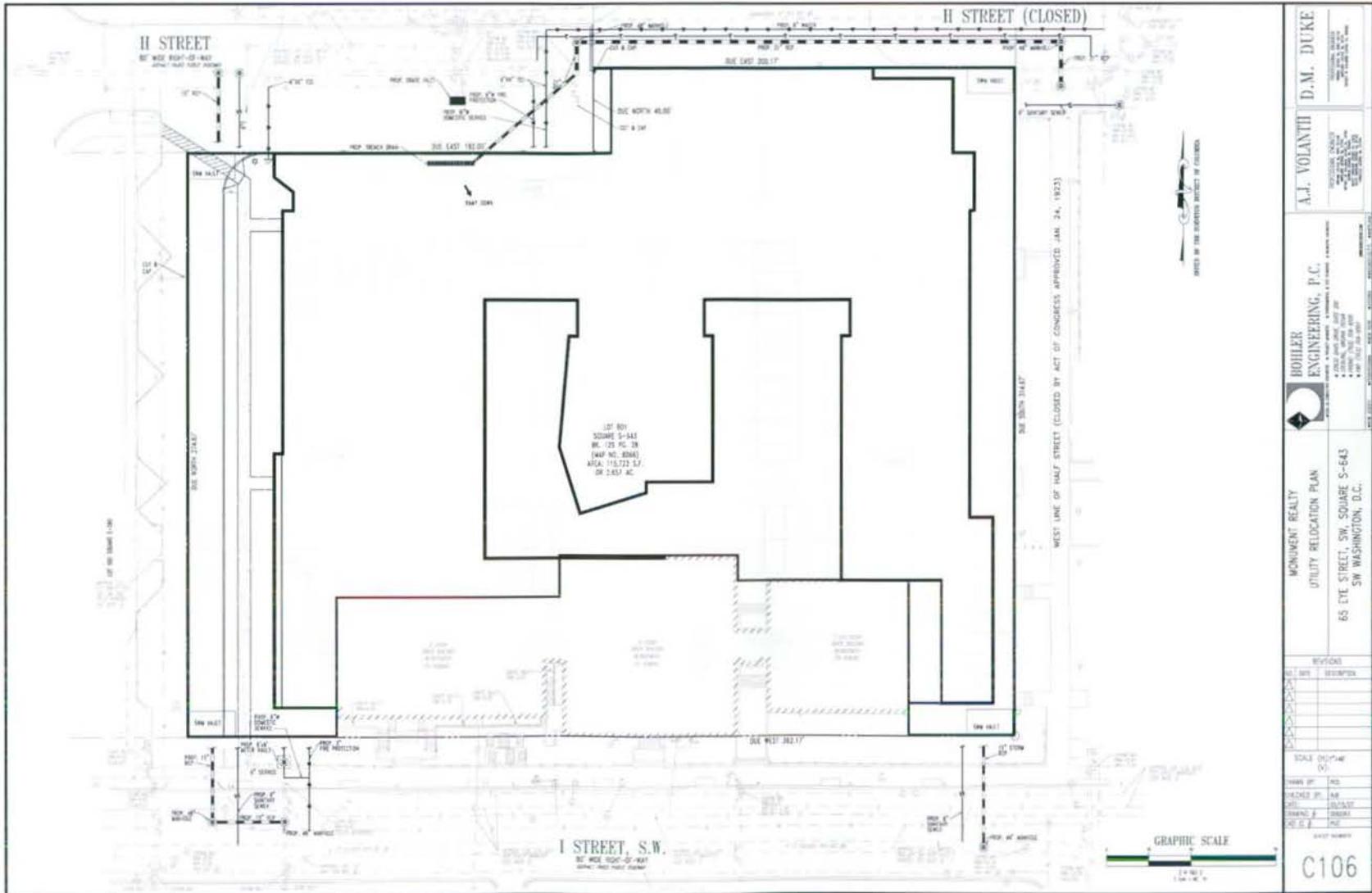
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## CIVIL - SITE PLAN

C5



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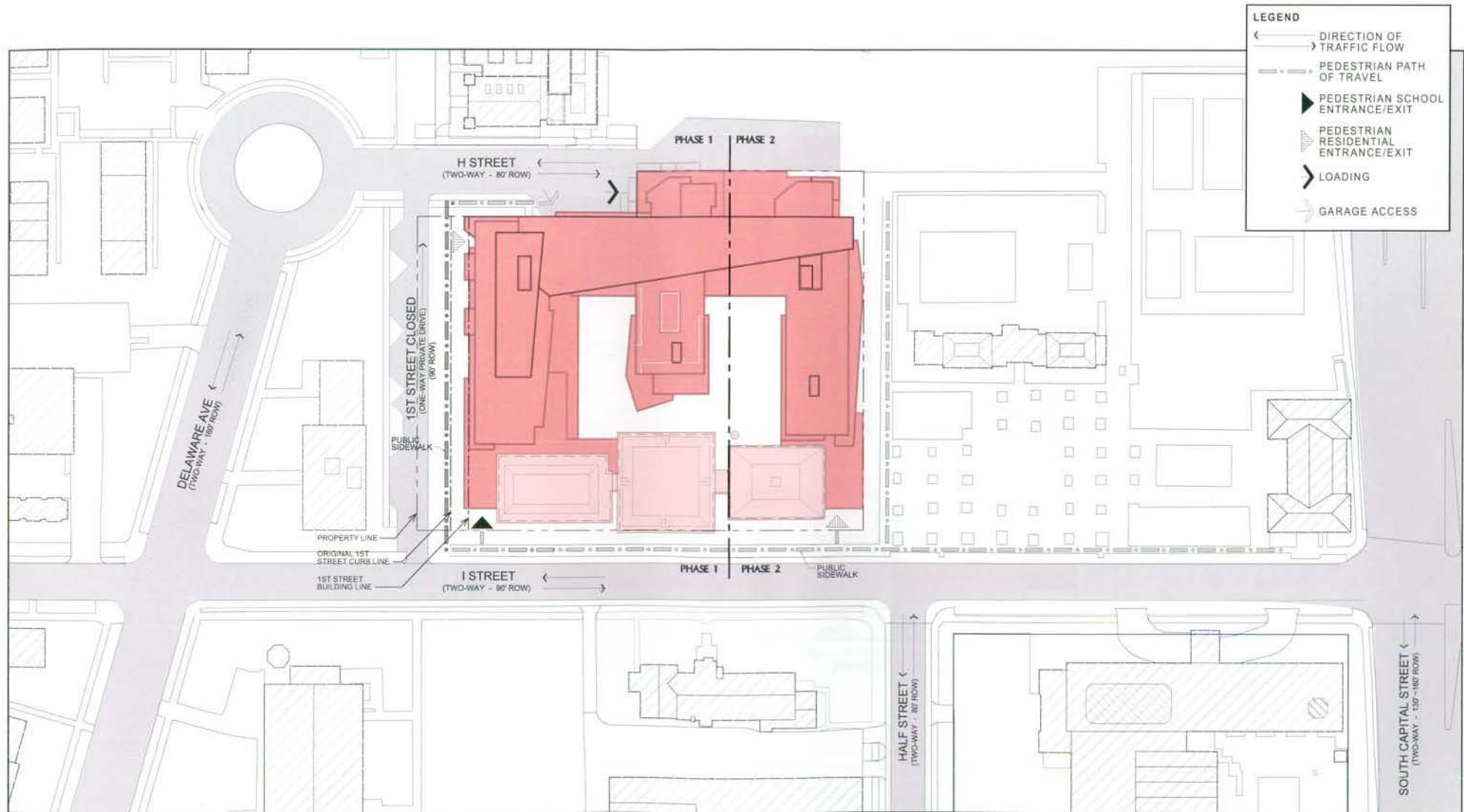
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## CIVIL - UTILITY RELOCATION PLAN

C6



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N 0' 40' 80'

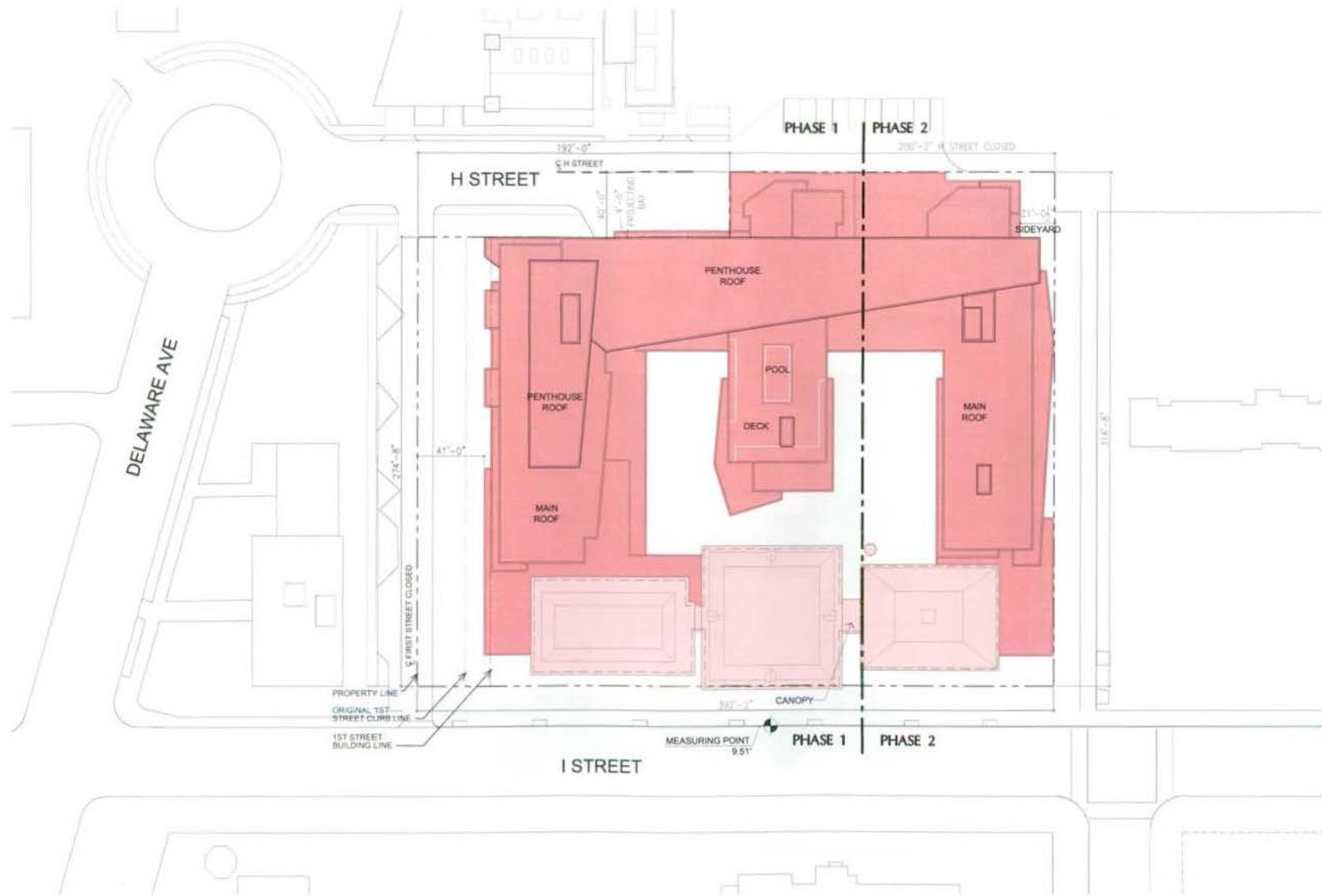
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SITE CIRCULATION DIAGRAM

S5



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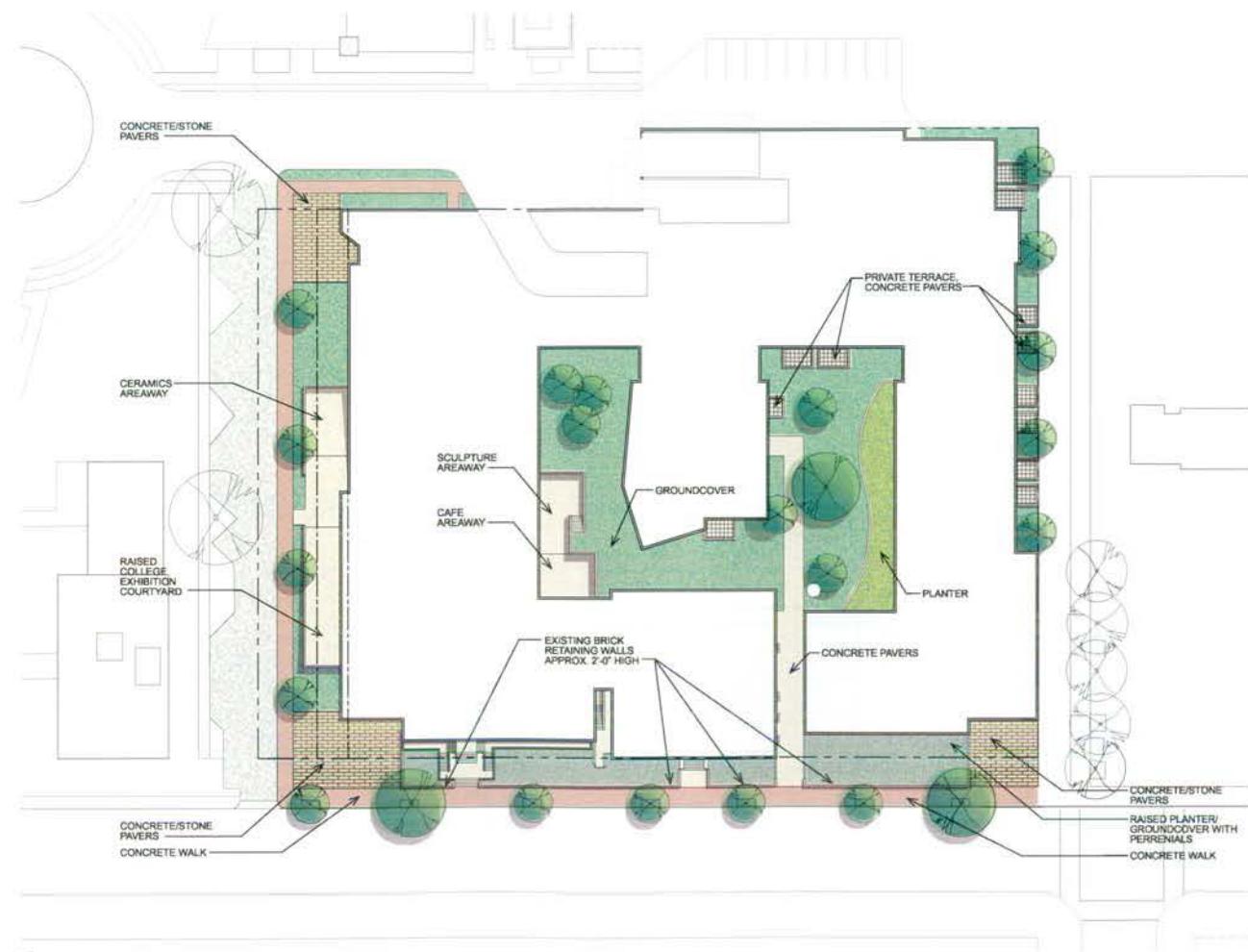
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SITE PLAN

S6



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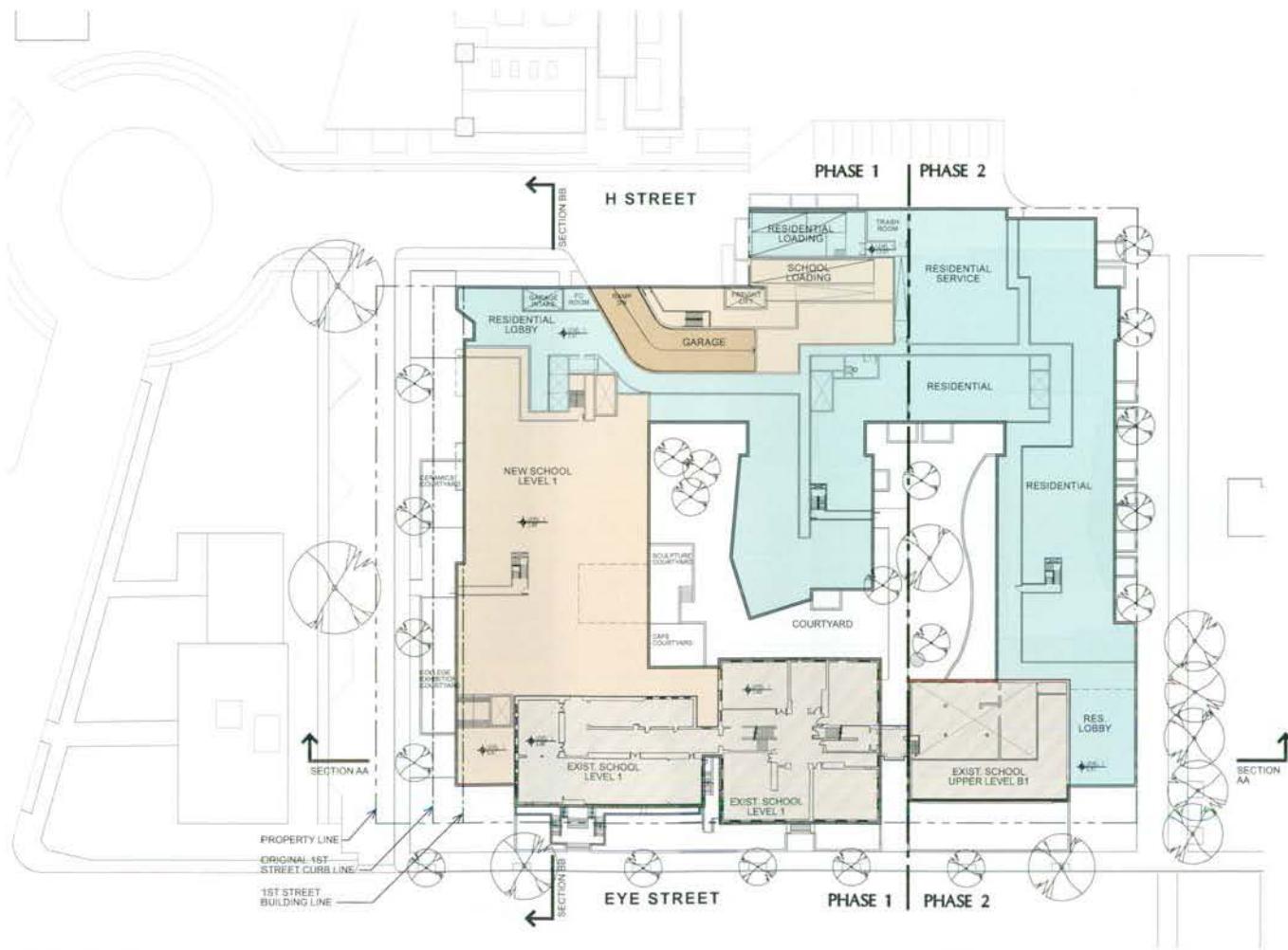
N 0' 30' 60' PUD SUBMISSION

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LANDSCAPE PLAN

L1



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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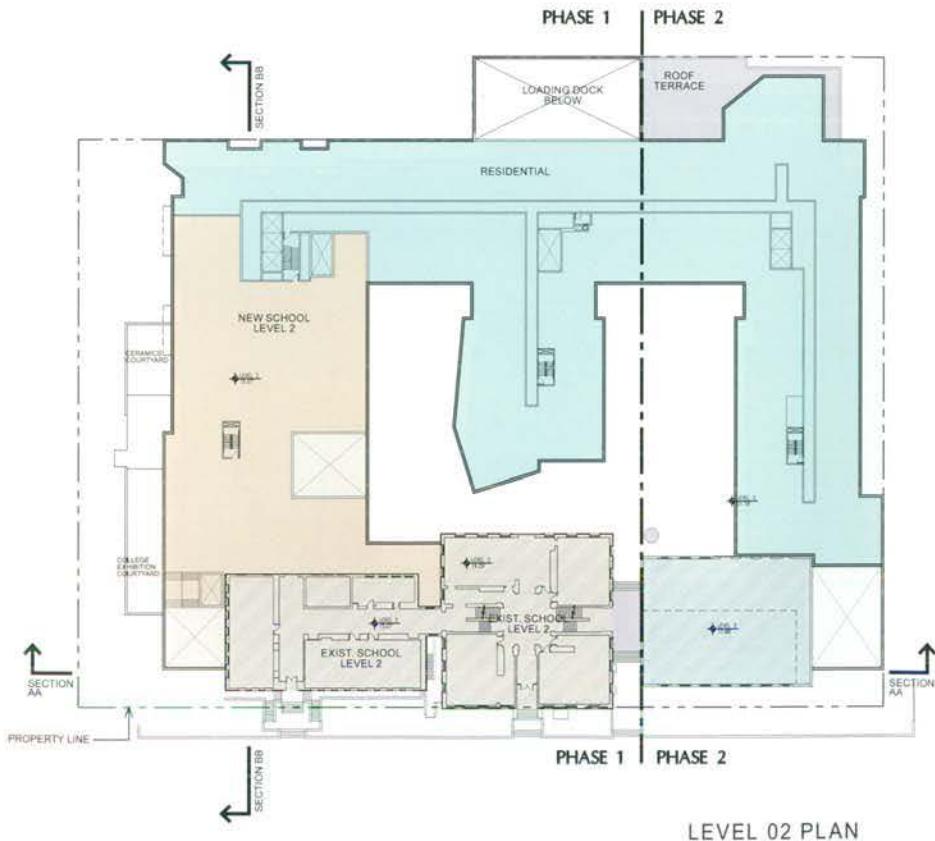


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LEVEL 01 PLAN

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LEVEL 01 PLAN | A1



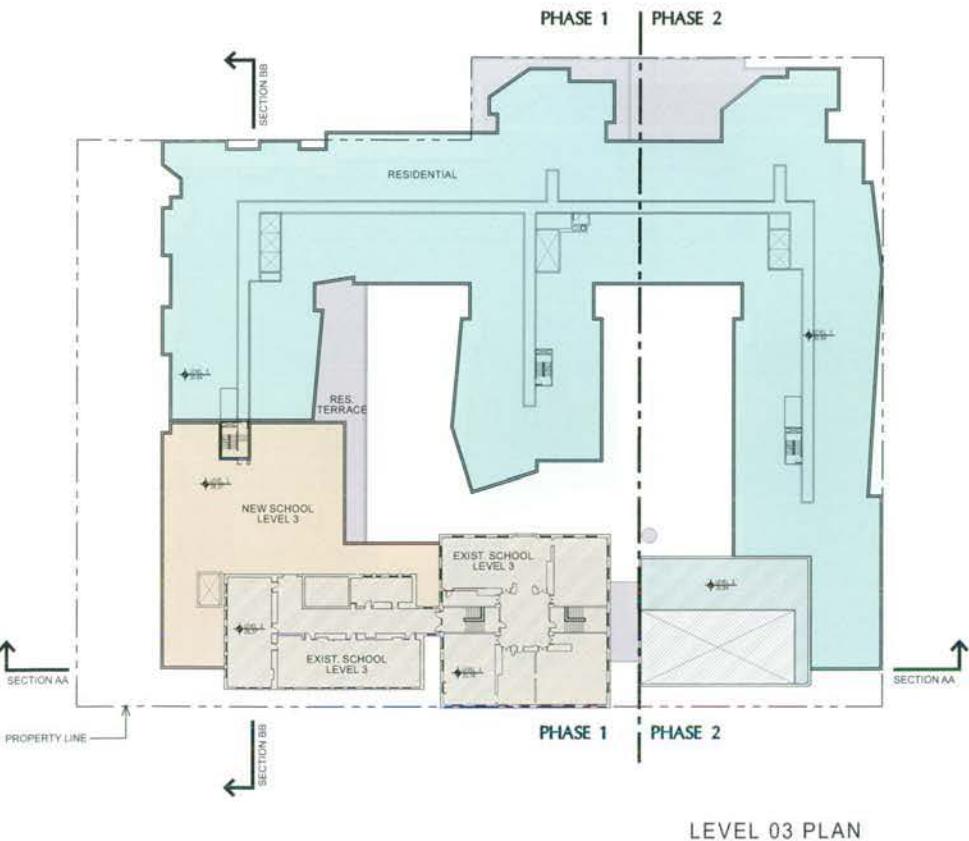
LEVEL 02 PLAN

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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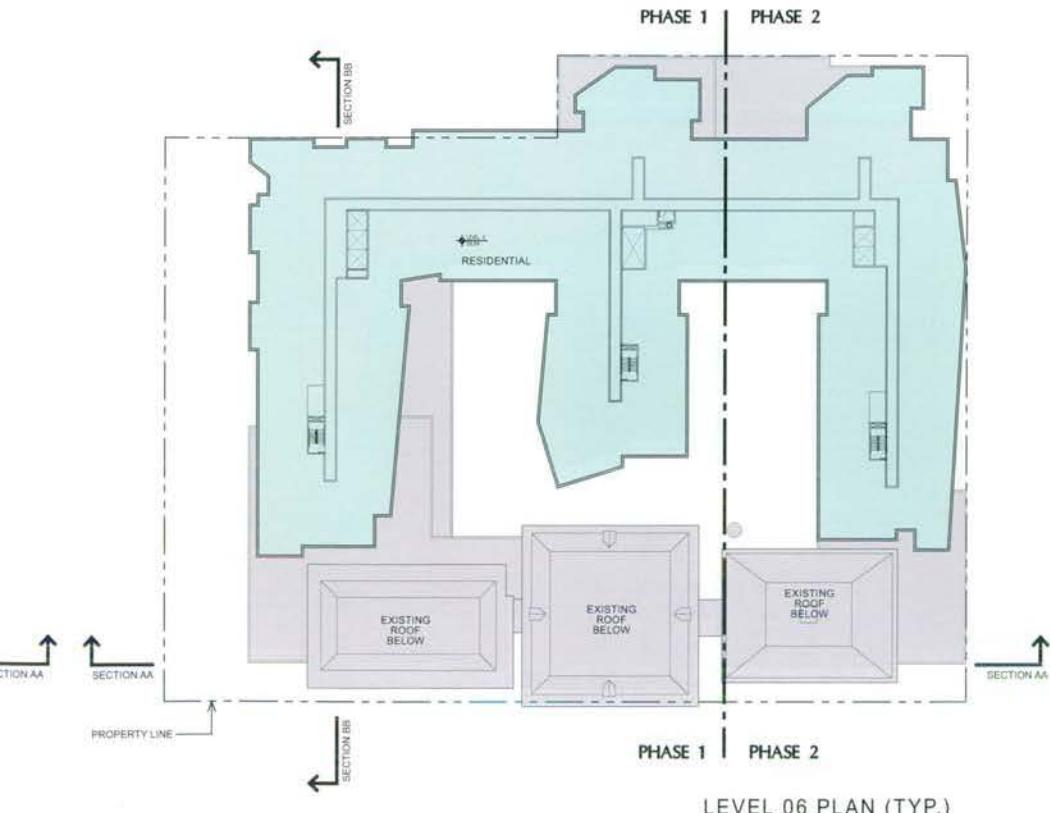
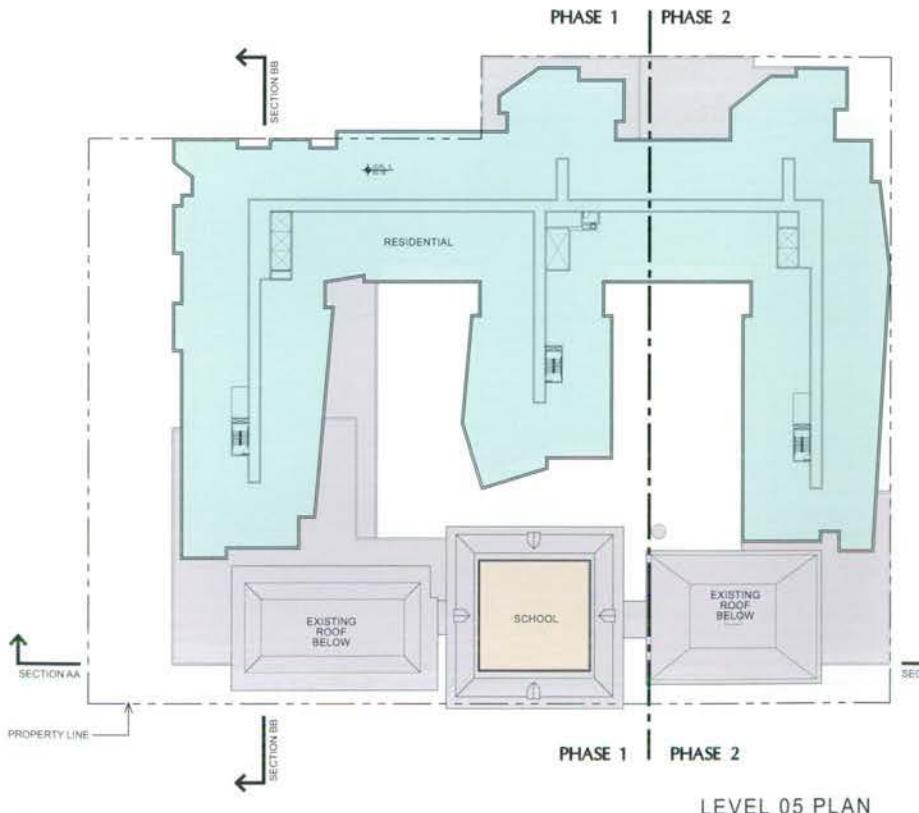


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LEVEL 02 & LEVEL 03 PLANS

A2



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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N 0' 30' 60'

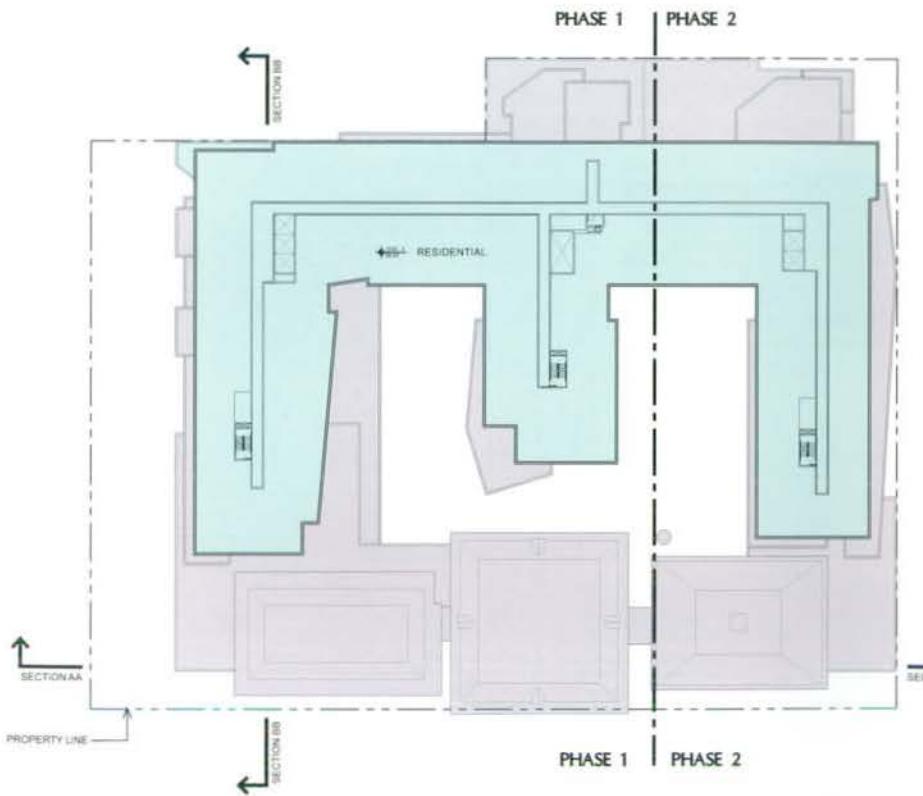
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LEVEL 05 & LEVEL 06 (TYP.) PLANS

A3



LEVEL 09 PLAN

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET AS (ROOF LEVEL) FOR BUILDING DIMENSIONS.
4. SUN TRELLISES & BALCONIES ARE NOT DRAWN IN PLANS.

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PENTHOUSE PLAN

N 0' 30' 60'

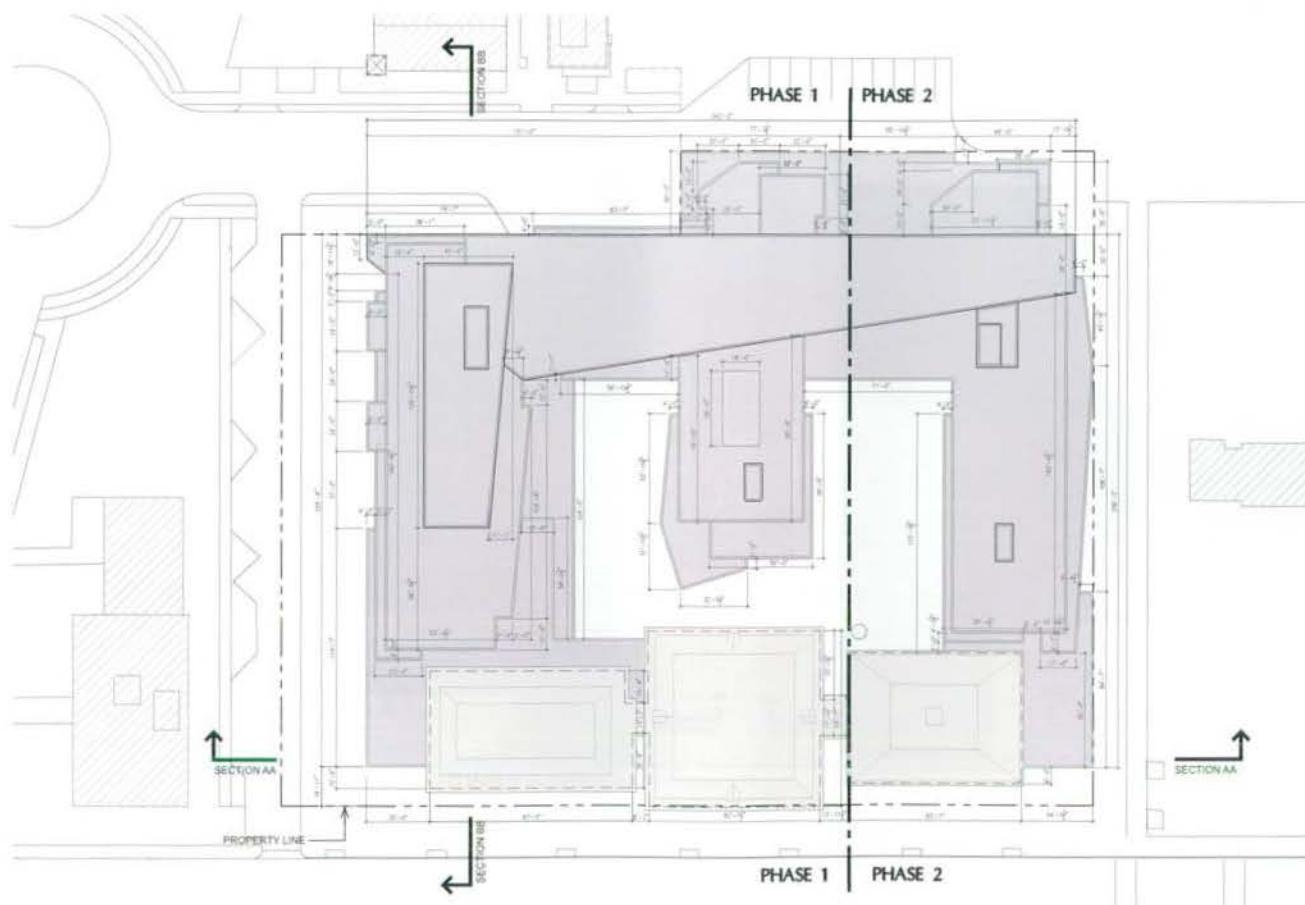
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LEVEL 09 & PENTHOUSE PLANS

A4



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

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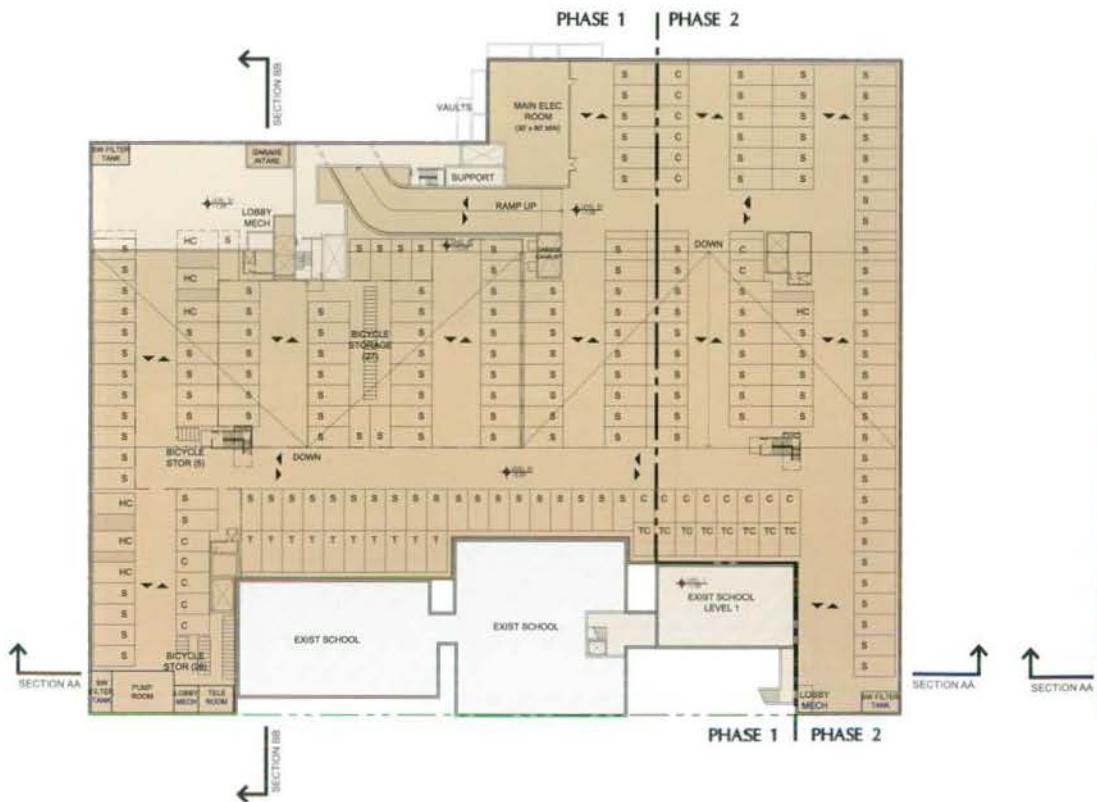
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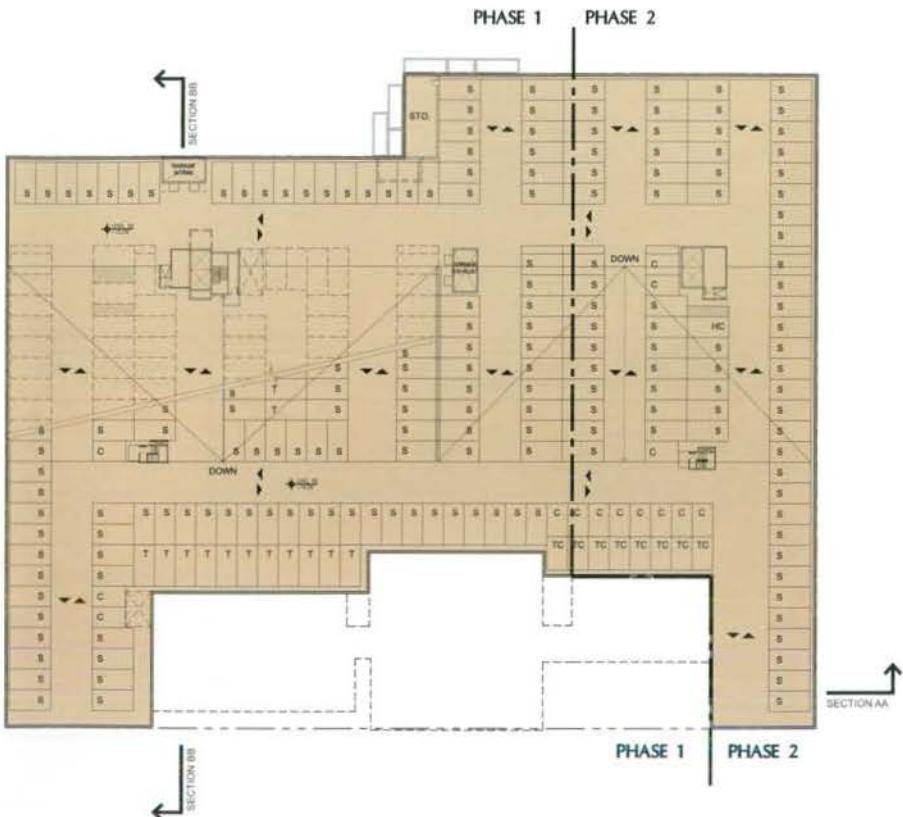
ROOF PLAN

A5



## LEVEL B1 PLAN

**NOTES:** LEVEL  
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.  
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.  
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.  
4. ALL DRIVEWAY AISLES MIN 20'-0" WIDE.



## LEVEL B2 PLAN

## RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC April 5, 2007 [americainfo@list.american.edu](mailto:americainfo@list.american.edu)

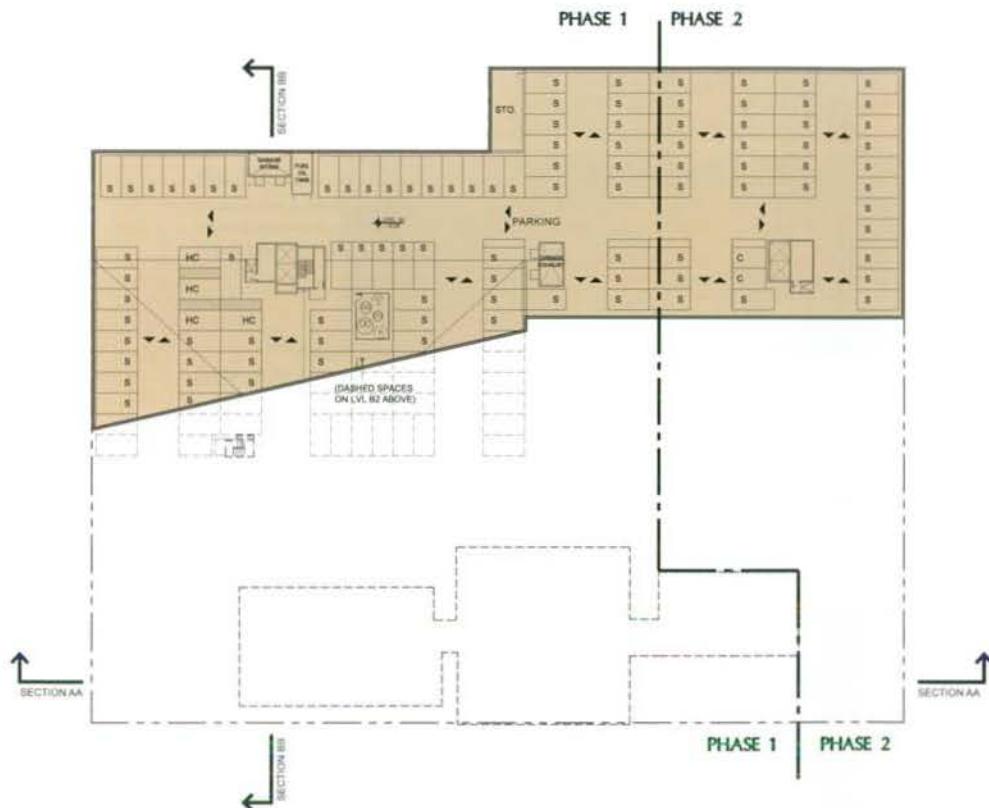
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## LEVEL B1 & LEVEL B2 PLANS

A6



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.
4. ALL DRIVEWAY AISLES MIN 20' WIDE.

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PARKING COMPOSITION: RESIDENTIAL

LEVEL	HANDICAP (HC) (8'5") x 19'	STANDARD (S) 9' x 19'	COMPACT (C) 8' x 16'	TANDEM (T)/ TANDEM COMPACT (TC)	VAULT	TOTAL
B1	4	95	16	18	0	133
B2	1	159	14	21	0	195
B3	4	75	2	1	0	82
TOTAL	9	329	32	40	0	410

PARKING COMPOSITION: SCHOOL

LEVEL	HANDICAP (HC) (8'5") x 19'	STANDARD (S) 9' x 19'	COMPACT (C) 8' x 16'	TANDEM (T)/ TANDEM COMPACT (TC)	VAULT	TOTAL
B1	3	52	5	0	0	60
TOTAL	3	52	5	0	0	60



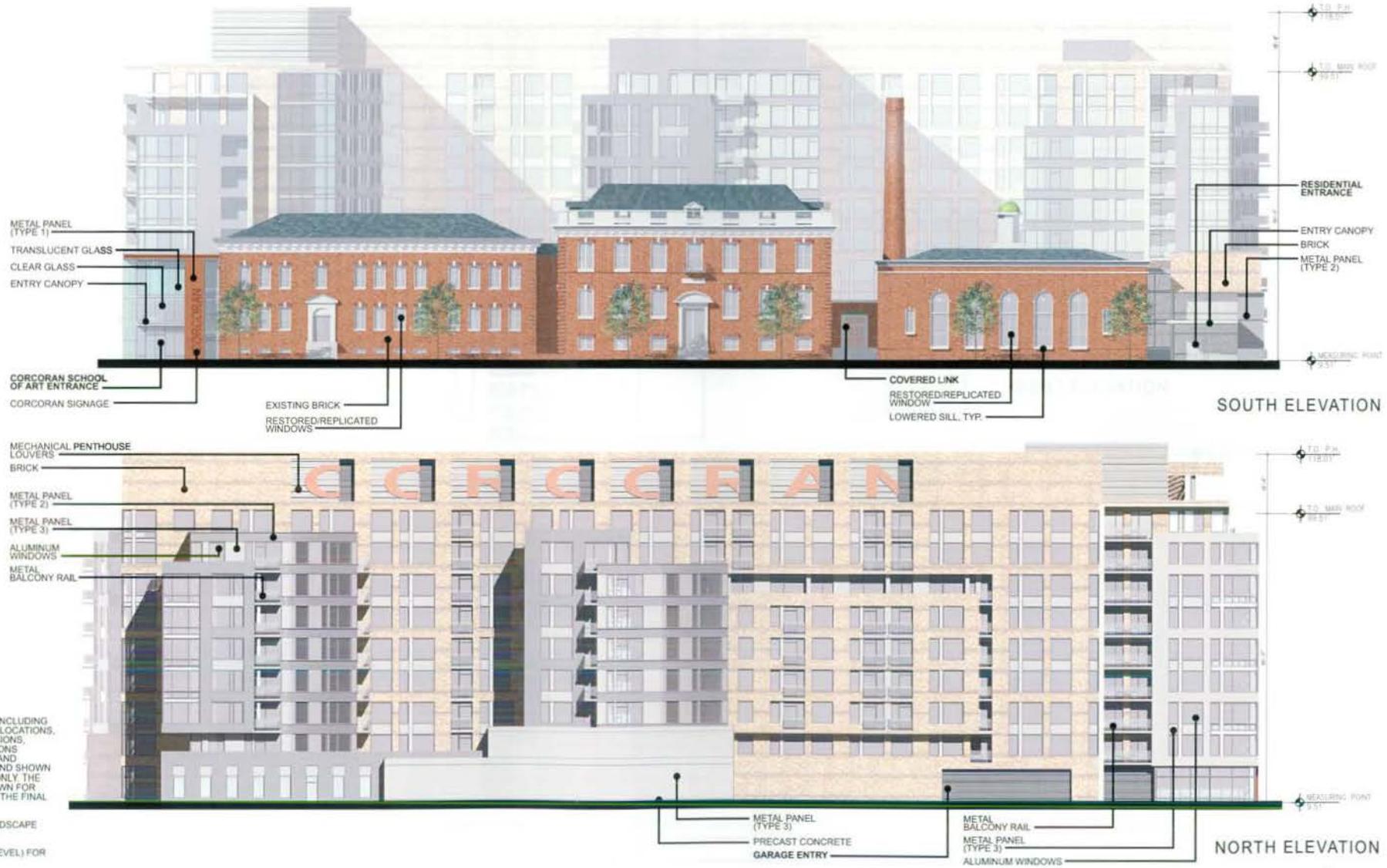
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LEVEL B3 PLAN

A7



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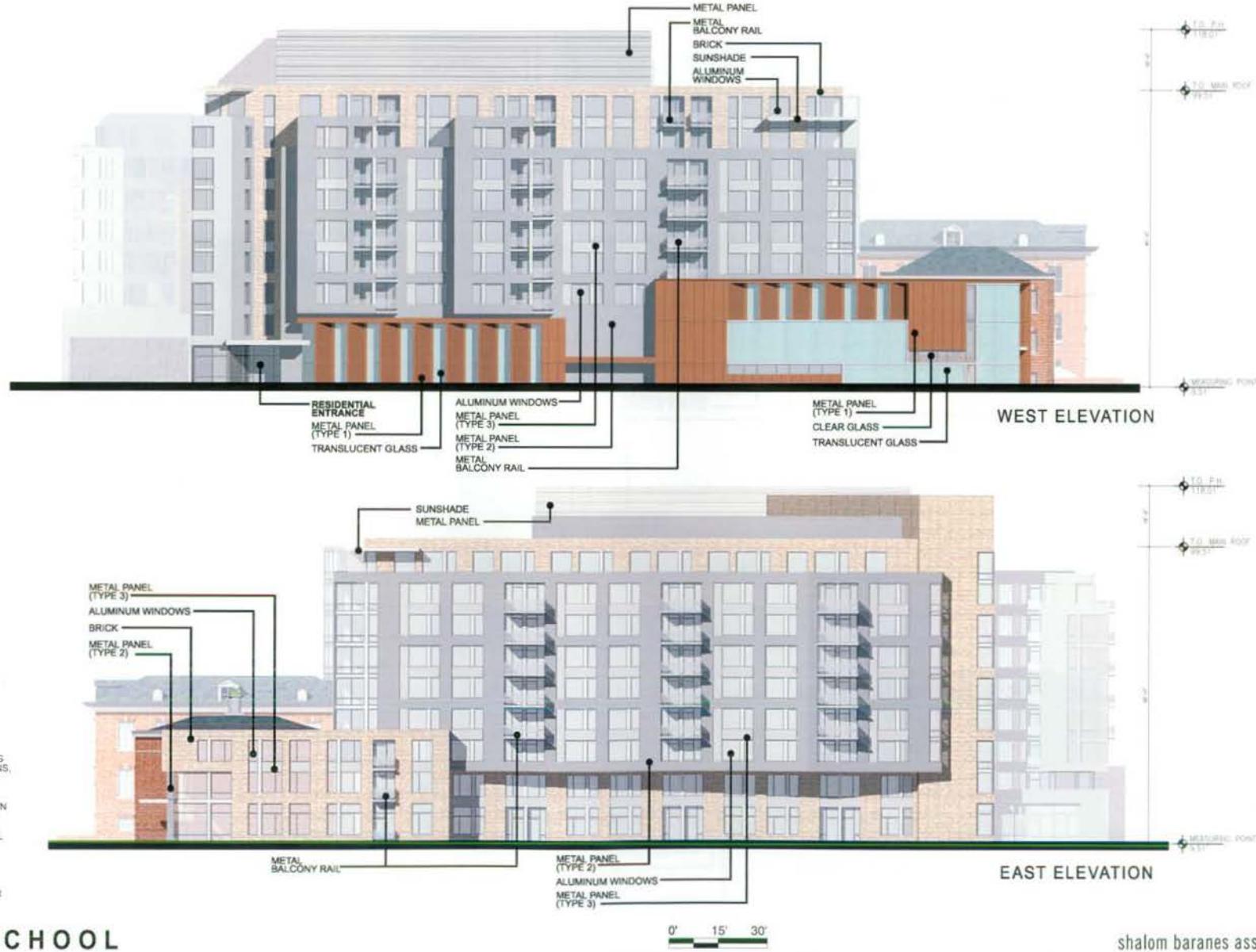
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SOUTH & NORTH ELEVATIONS

A8



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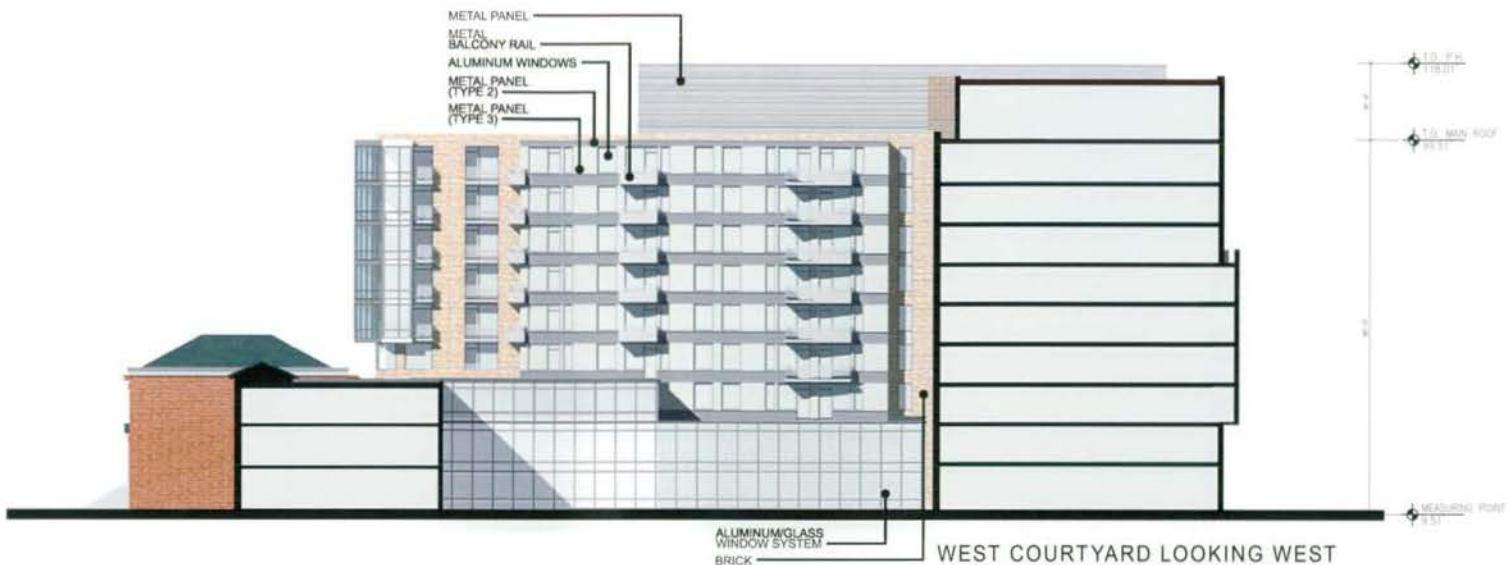
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WEST & EAST ELEVATIONS

A9



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPOT LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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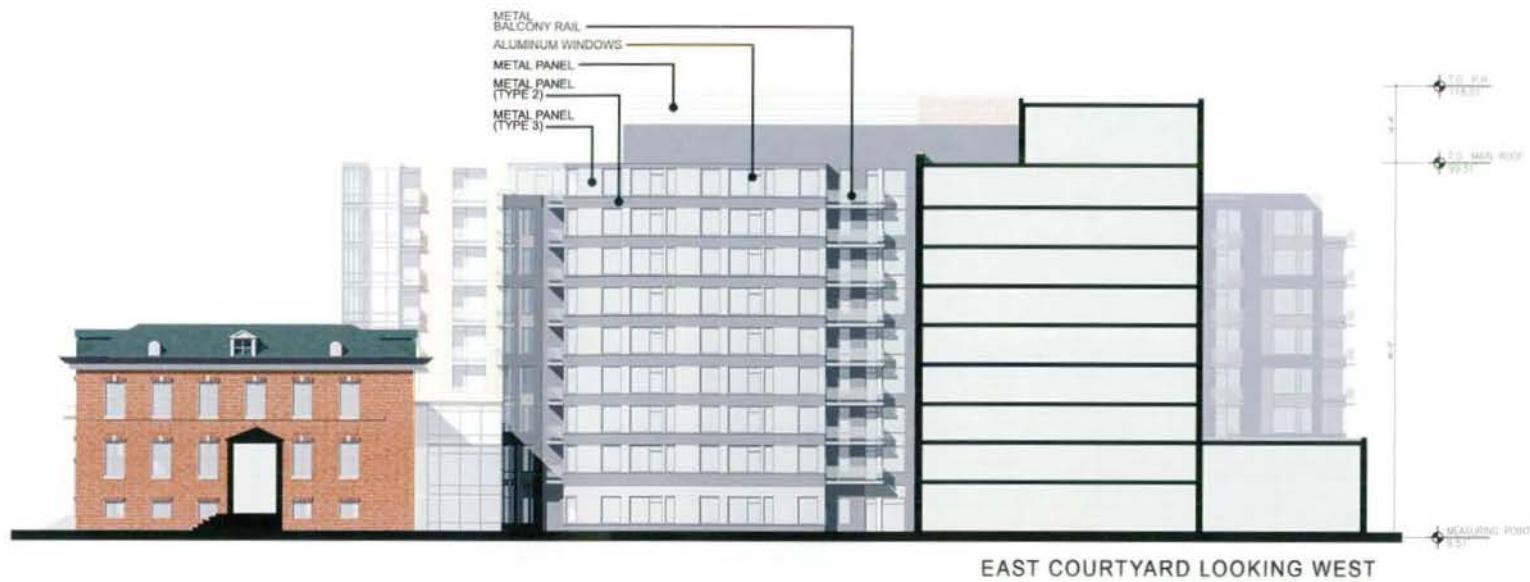
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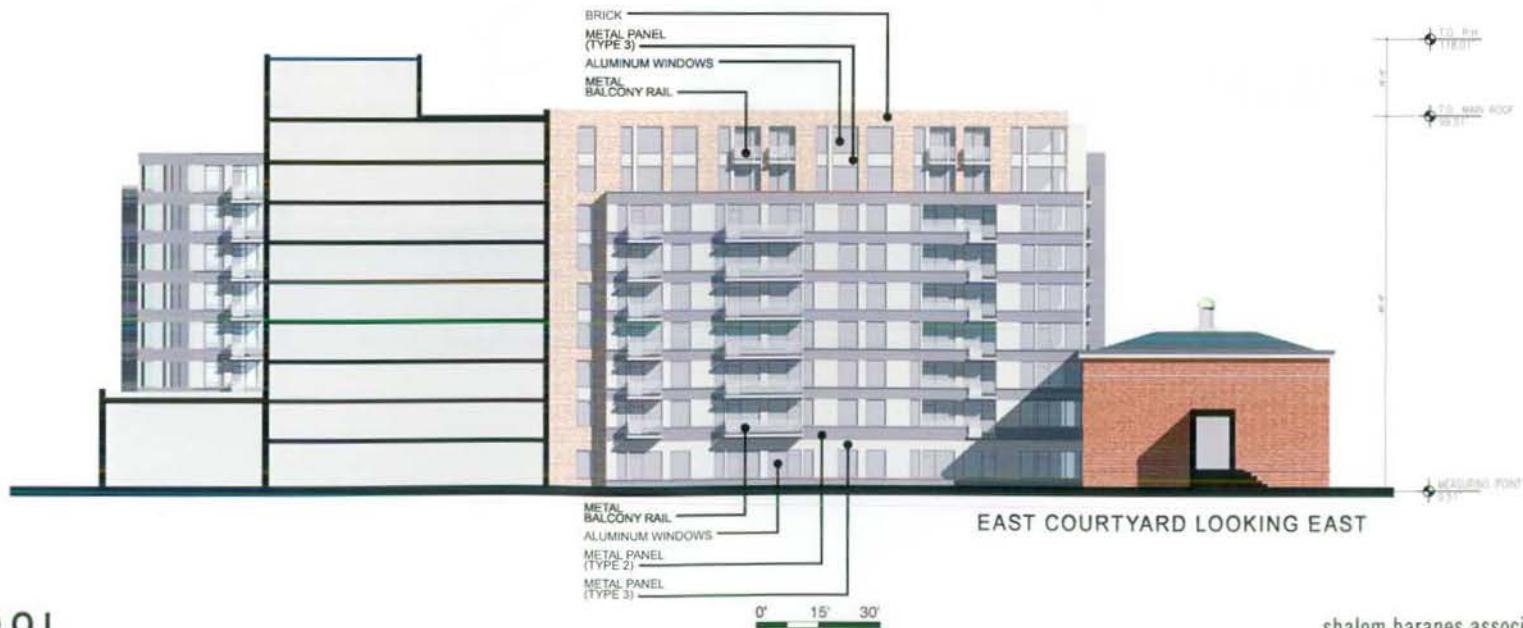
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## WEST COURTYARD ELEVATIONS

A10



EAST COURTYARD LOOKING WEST



EAST COURTYARD LOOKING EAST

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

3. REFER TO SHEET A8 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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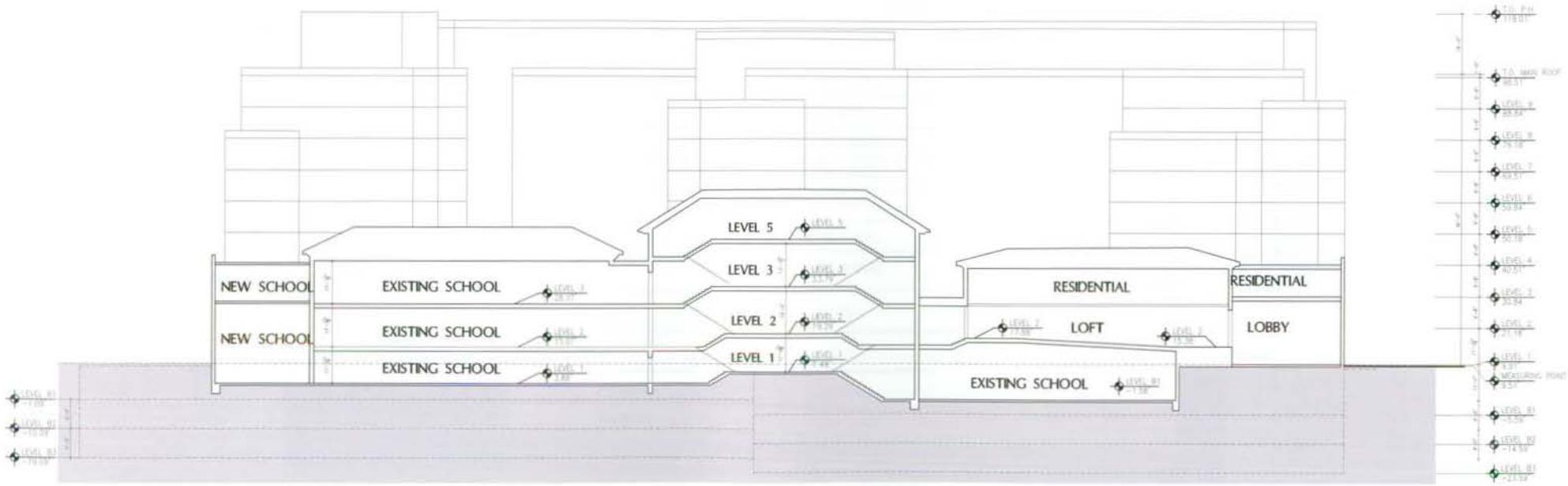
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EAST COURTYARD ELEVATIONS

A11



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZES AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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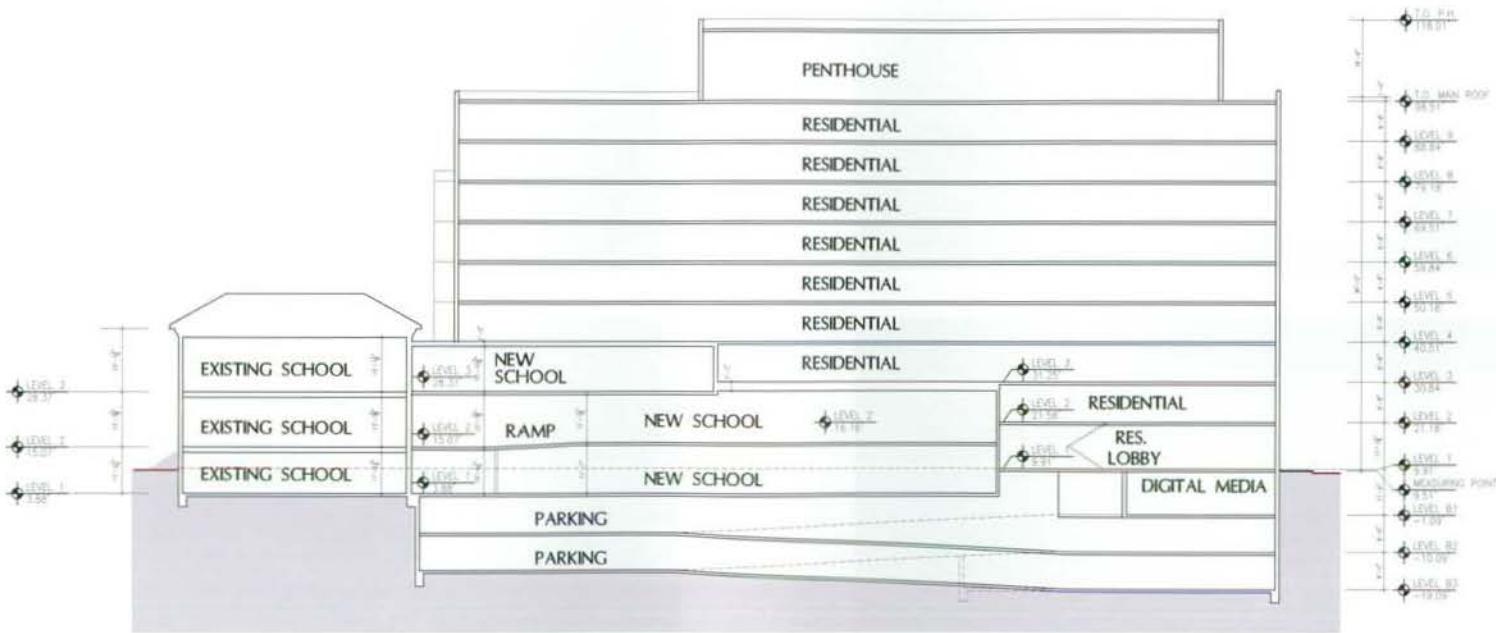
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BUILDING SECTION

A12



NOTES:

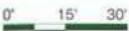
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING AREA LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

3. REFER TO SHEET A3 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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BUILDING SECTION

A13



VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST



VIEW LOOKING WEST



VIEW LOOKING NORTHEAST

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MODEL PHOTOGRAPHS

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EYE STREET VIEW

A15



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EYE STREET VIEW

A16



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SOUTHEAST VIEW

A17



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SOUTHWEST VIEW

A18



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BIRDS-EYE VIEW NORTHWEST

A19