

RANDALL SCHOOL
65 EYE STREET, SW WASHINGTON, DC
A PLANNED UNIT DEVELOPMENT

JUNE 15, 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.



DRAWING INDEX

FILING REQUIREMENTS (DCMR 11)

SHEET	TITLE	ZONING REFERENCE
--	COVER SHEET	--
AP1	AERIAL PHOTOGRAPHY	--
D1	ZONE BOUNDARY SITE PLAN	2406.11 (b)
D2	DEVELOPMENT DATA	2406.11 (e)
S1	CURRENT SITE PHOTOGRAPHS	--
S2	CURRENT SITE PHOTOGRAPHS	--
S3	CURRENT SITE PHOTOGRAPHS	--
S4	CURRENT SITE PHOTOGRAPHS	--
S5	SITE CIRCULATION DIAGRAM	2406.11 (e); 2406.12 (f)
S6	SITE PLAN	2406.11 (d); 2406.12 (c)
C1	CIVIL - GENERAL NOTES	2406.11 (e); 2406.12 (d)
C2	CIVIL - EXISTING CONDITIONS PLAN	2406.11 (e); 2406.12 (d)
C3	CIVIL - SURFACE DEMOLITION PLAN	2406.11 (e); 2406.12 (d)
C4	CIVIL - EROSION & SEDIMENT CONTROL PLAN	2406.11 (e); 2406.12 (d)
C5	CIVIL - SITE PLAN	2406.11 (e); 2406.12 (d)
C6	CIVIL - UTILITY RELOCATION PLAN	2406.11 (e); 2406.12 (d)
L1	LANDSCAPE PLAN	2406.11 (d); 2406.12 (d)
L2	LANDSCAPE IMAGES	2406.12 (d)
L3	LANDSCAPE IMAGES	2406.12 (d)
A1	LEVEL 01 PLAN	2406.12 (e) & (f)
A2	LEVEL 02 & LEVEL 03 PLANS	2406.12 (e)
A3	LEVEL 05 & LEVEL 06 (TYP.) PLANS	2406.12 (e)
A4	LEVEL 09 & PENTHOUSE PLANS	2406.12 (e)
A5	ROOF PLAN	2406.11 (d); 2406.12 (c) & (e)
A6	LEVEL B1 & LEVEL B2 PLANS	2406.11 (e); 2406.12 (e) & (f)
A7	LEVEL B3 PLAN	2406.11 (e); 2406.12 (e) & (f)
A8	SOUTH ELEVATION	2406.12 (e)
A9	ELEVATION DETAIL	2406.12 (e)
A10	WEST ELEVATION	2406.12 (e)
A11	NORTH ELEVATION	2406.12 (e)
A12	EAST ELEVATION	2406.12 (e)
A13	WEST COURTYARD ELEVATIONS	2406.12 (e)
A14	EAST COURTYARD ELEVATIONS	2406.12 (e)
A15	BUILDING SECTION	2406.12 (e)
A16	BUILDING SECTION	2406.12 (e)
A17	MODEL PHOTOGRAPHS	--
A18	EYE STREET VIEW	--
A19	EYE STREET VIEW	--
A20	SOUTHEAST VIEW	--
A21	H STREET VIEWS	--
A22	SOUTHWEST VIEW	--
A23	BIRDS-EYE VIEW NORTHWEST	--

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District of Columbia
07-13
EXHIBIT NO. 22



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

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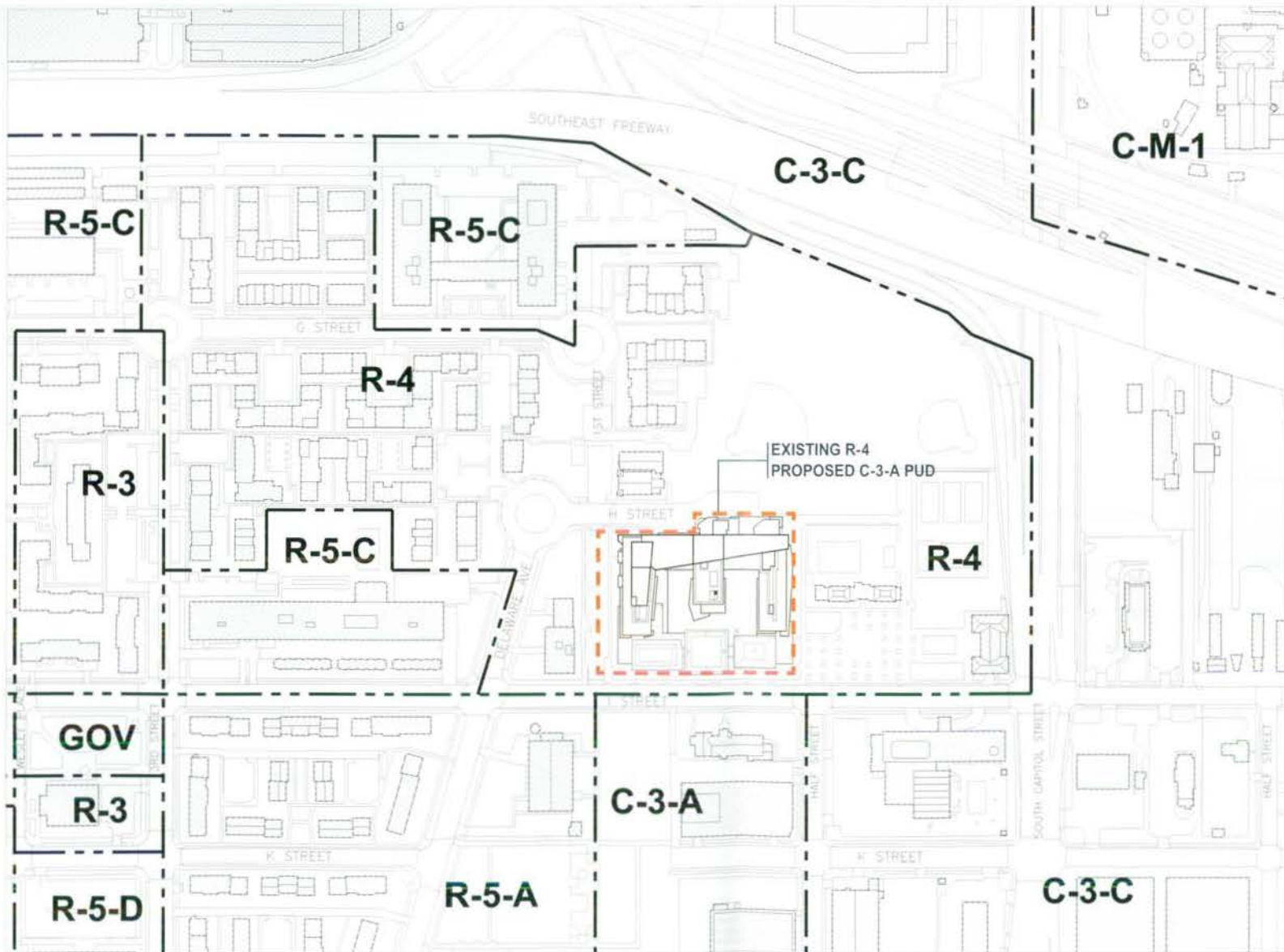
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AERIAL PHOTOGRAPHY

AP1



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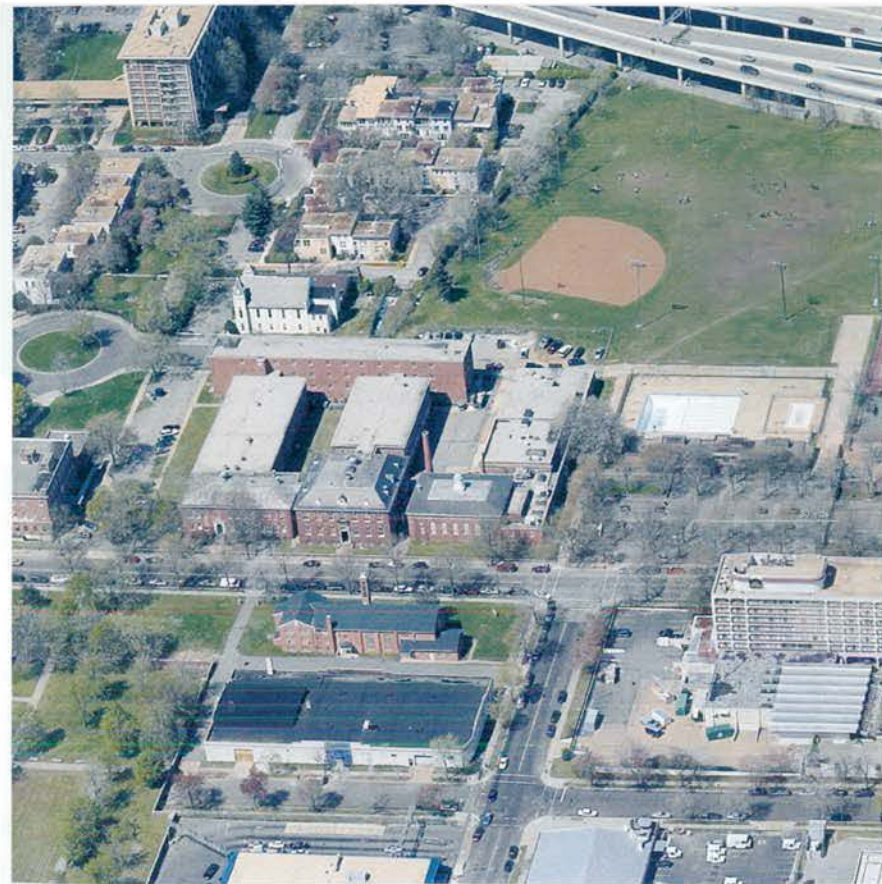
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ZONE BOUNDARY SITE PLAN | D1



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

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ZONING TABULATIONS

JUNE 15, 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)	462,896 SF (MAX) 289,310 SF (MAX NON-RESIDENTIAL)	520,758 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'-0"	SAME AS MATTER-OF-RIGHT	VARIES; 18'-0" MAX RELIEF REQUESTED
PENTHOUSE AREA	0.37 FAR	SAME AS MATTER-OF-RIGHT	24,500 SF
REAR YARD	2'-1/2' IN FT; 12'-0" MIN	SAME AS MATTER-OF-RIGHT	4'-0" RELIEF REQUESTED
SIDE YARD	NONE REQUIRED 2' IN FT OF HT; 6' FT MIN IF PROVIDED	SAME AS MATTER-OF-RIGHT	4'-0" (WEST SIDE) RELIEF REQUESTED
COURTS			
RESIDENTIAL	WIDTH = 4' IN FT 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' IN FT OF HT; 12' FT MIN AREA = 2' X LAND AREA; 250 SF MIN (CLOSED)	SAME AS MATTER-OF-RIGHT	
PARKING	RESIDENTIAL 1 PER 2 DU (250 REQUIRED; NOTE 2)	SAME AS MATTER-OF-RIGHT	330 TO 410 RESIDENTIAL
	SCHOOL 2 PER EACH 3 TEACHERS (27 REQUIRED FOR 40 TEACHERS) + 1 PER 10 CLASSROOM SEATS 1 PER 12 STADIUM SEATS OR 1 PER 10 AUDITORIUM SEATS (WHICHEVER IS GREATER) (33 REQUIRED FOR 330 CLASSROOM SEATS)	SAME AS MATTER-OF-RIGHT	60 NON-RESIDENTIAL
LOADING	RESIDENTIAL 1 BERTH @ 55 FT DEEP 1 PLATFORM @ 200 SF 1 SERVICE/DELIVERY @ 20 FT DEEP	SAME AS MATTER-OF-RIGHT	1 BERTH @ 12X55 1 BERTH @ 12X30 2 SERVICE/DELIVERY @ 10X20 1 PLATFORM @ 200 SF 1 PLATFORM @ 100 SF
	SCHOOL (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:

- 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'-6".
- Proposed number of residential dwelling units provided may vary from 400 to 500.

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DEVELOPMENT DATA

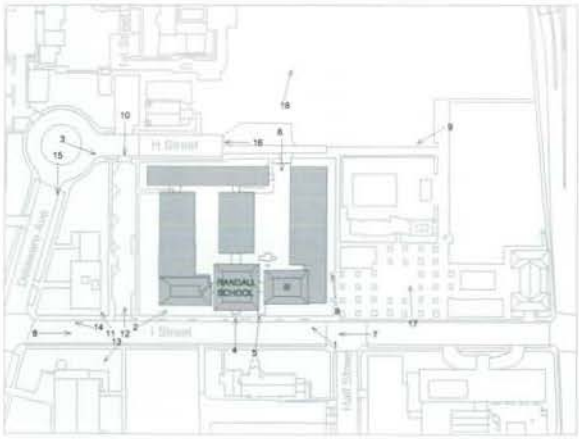
D2



1. CORNER OF EYE & HALF STREETS LOOKING NORTHWEST



2. CORNER OF EYE & FIRST STREETS LOOKING NORTHEAST



KEY PLAN

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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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BETHEL PENTECOSTAL CHURCH



13. EYE STREET LOOKING SOUTHWEST

SOUTHWEST COMMUNITY HEALTH CENTER



14. EYE STREET LOOKING NORTHWEST

SOUTHWEST COMMUNITY HEALTH CENTER



15. DELAWARE AVENUE LOOKING SOUTH

FRIENDSHIP BAPTIST CHURCH



16. H STREET LOOKING WEST

RANDALL RECREATION CENTER



17. VIEW OF RECREATION CENTER FROM EYE STREET

SOUTHEAST FREEWAY



18. VIEW OF BASEBALL FIELD LOOKING NORTH

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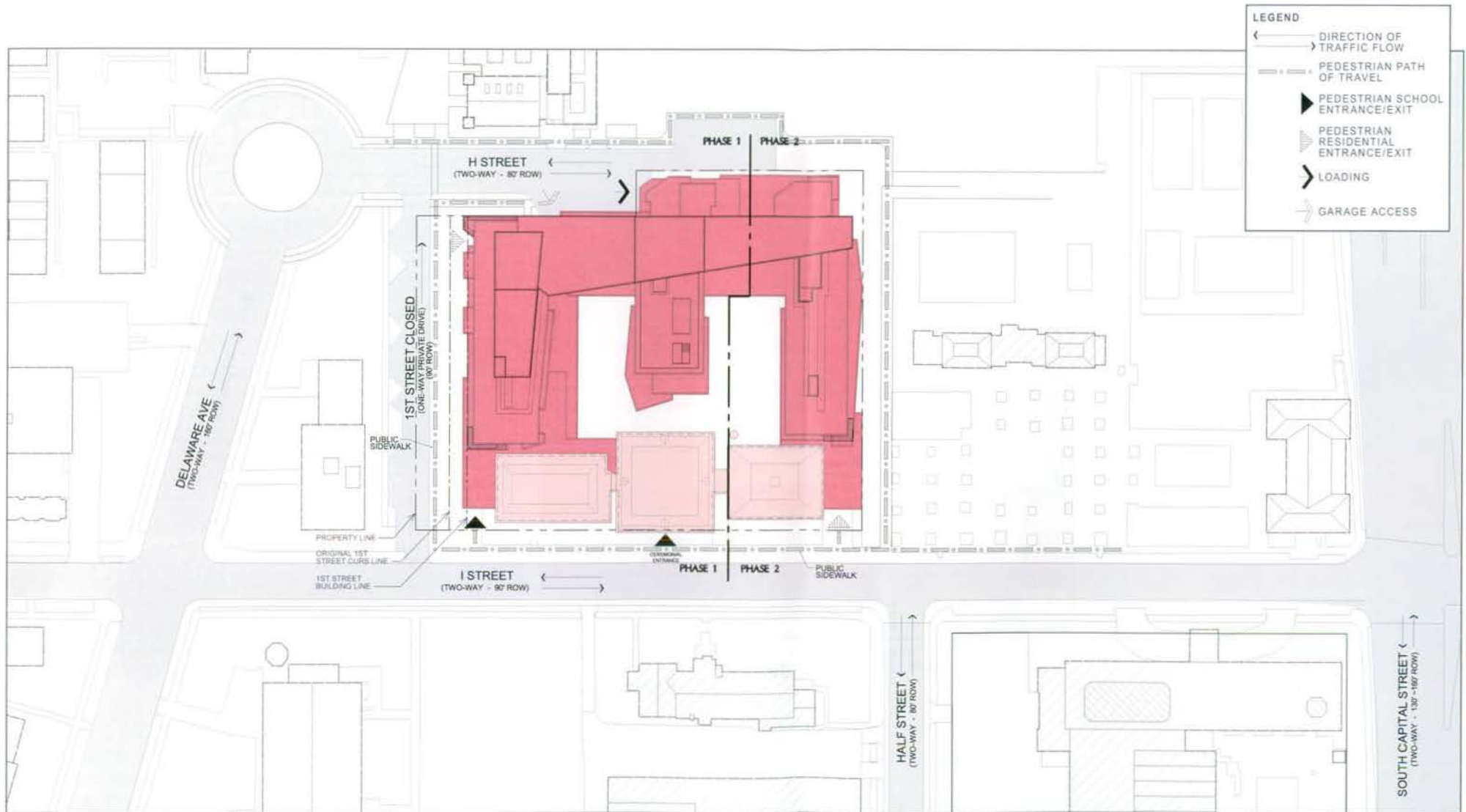
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CURRENT SITE PHOTOGRAPHS

S4



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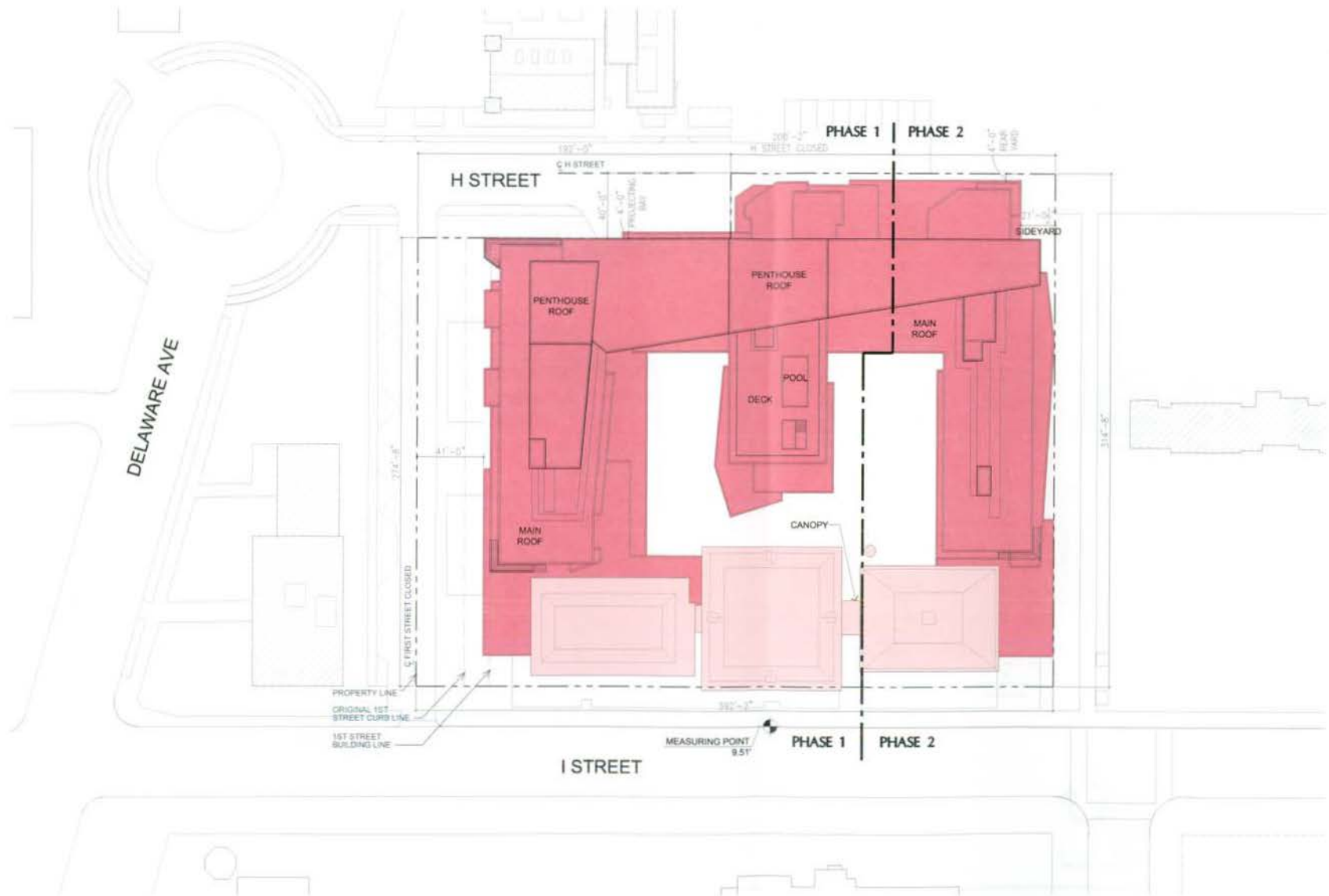


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SITE CIRCULATION DIAGRAM

S5



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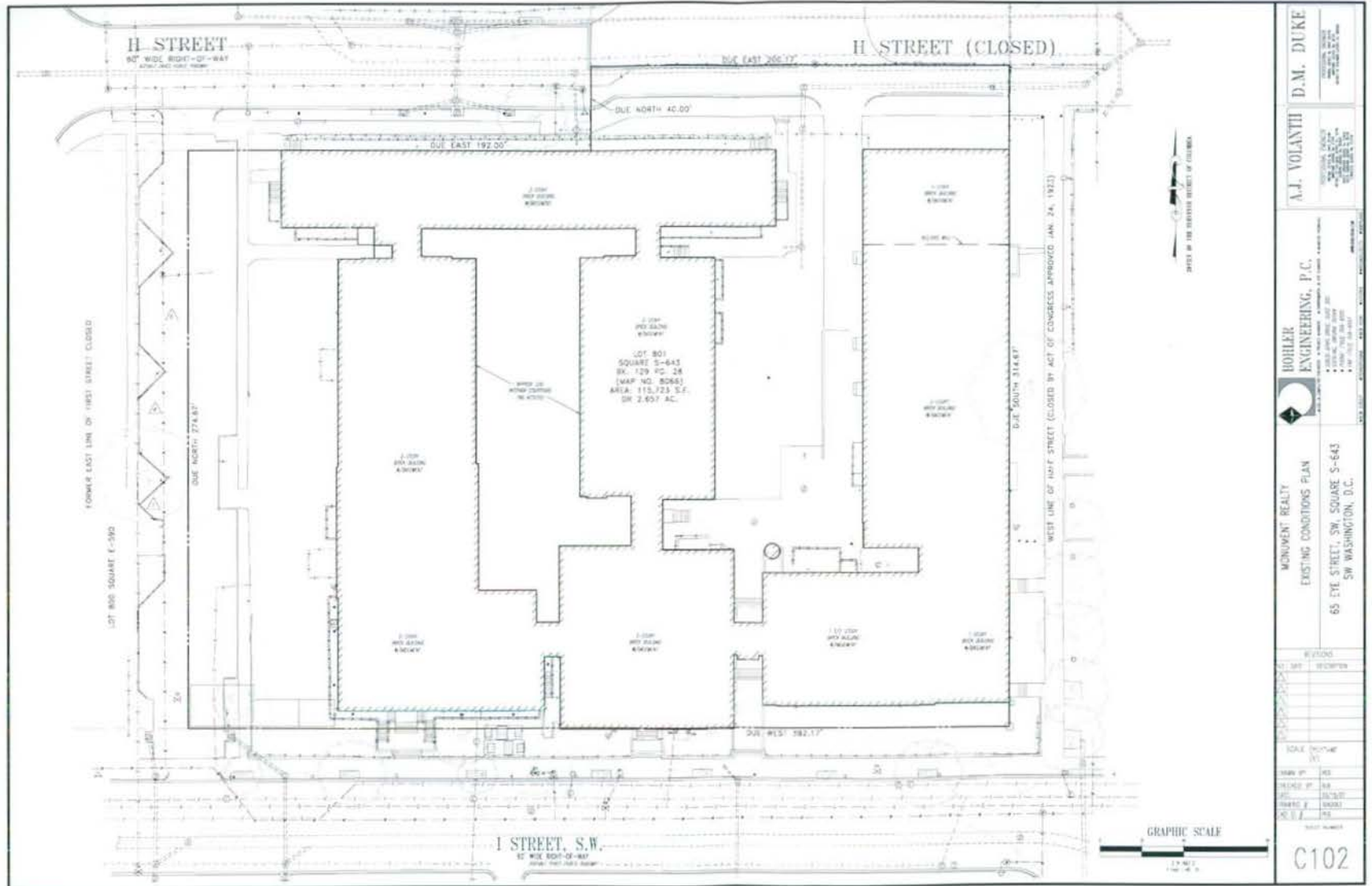
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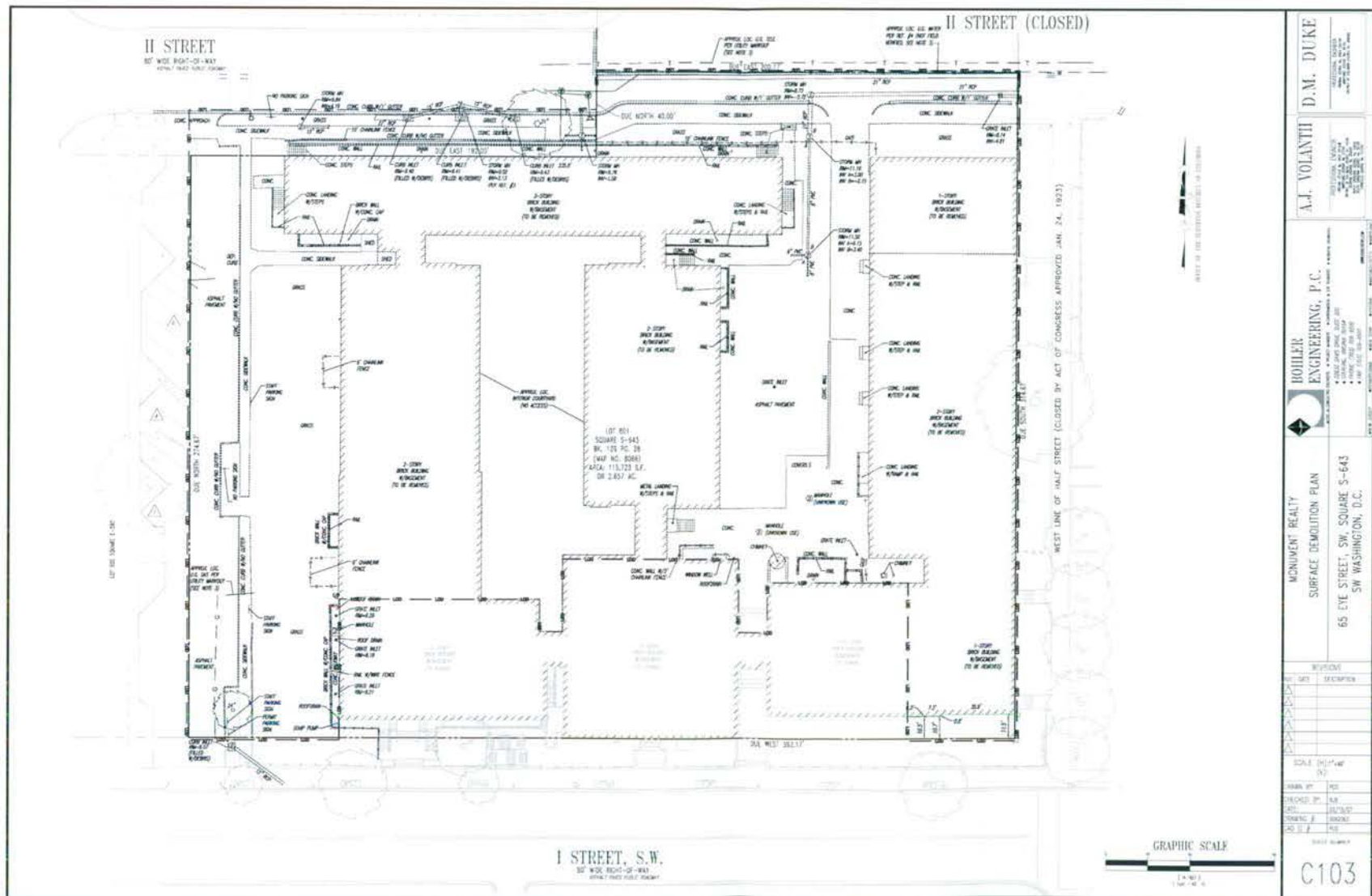
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SITE PLAN

S6





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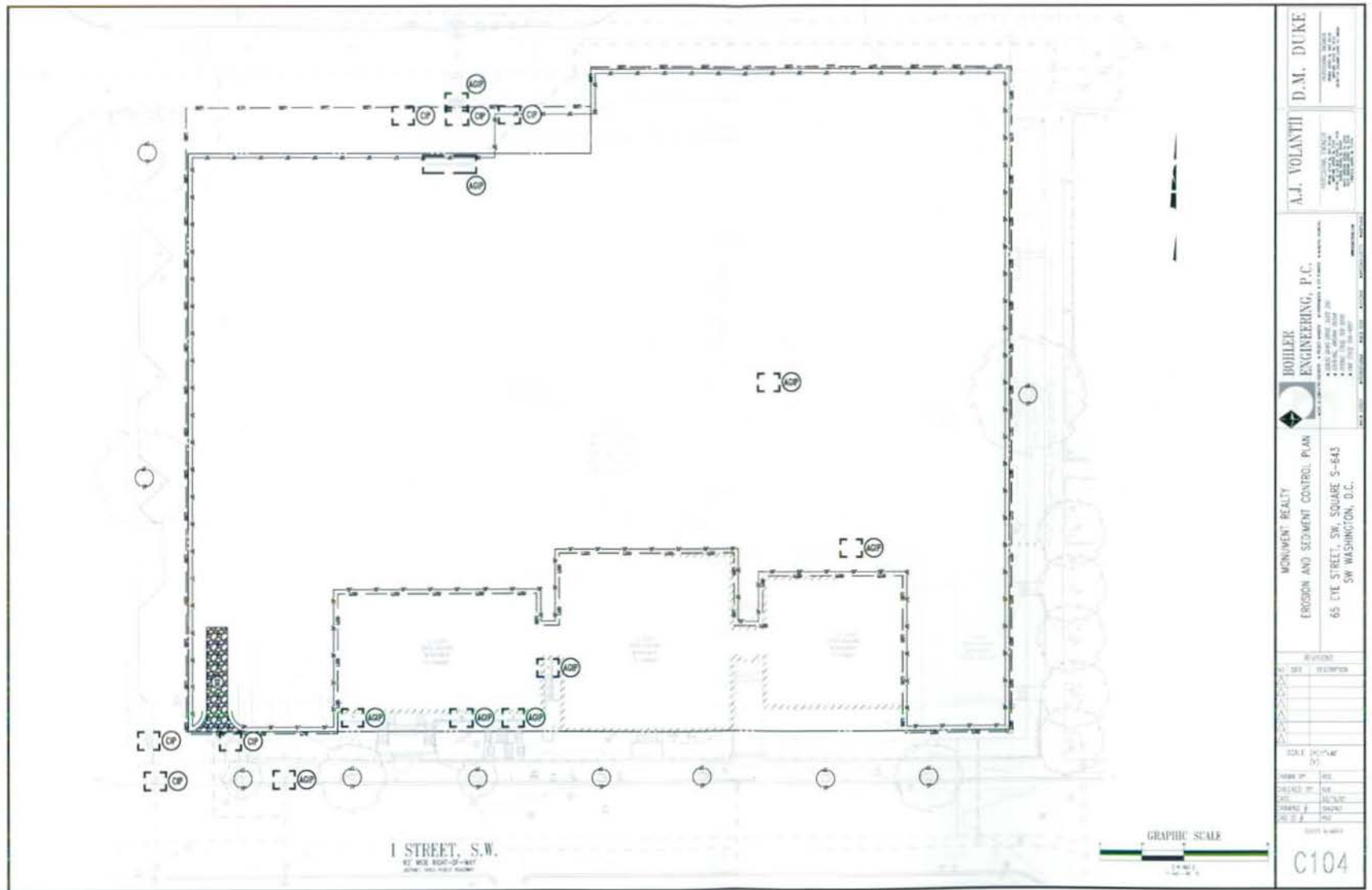
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CIVIL - SURFACE DEMOLITION PLAN

C3



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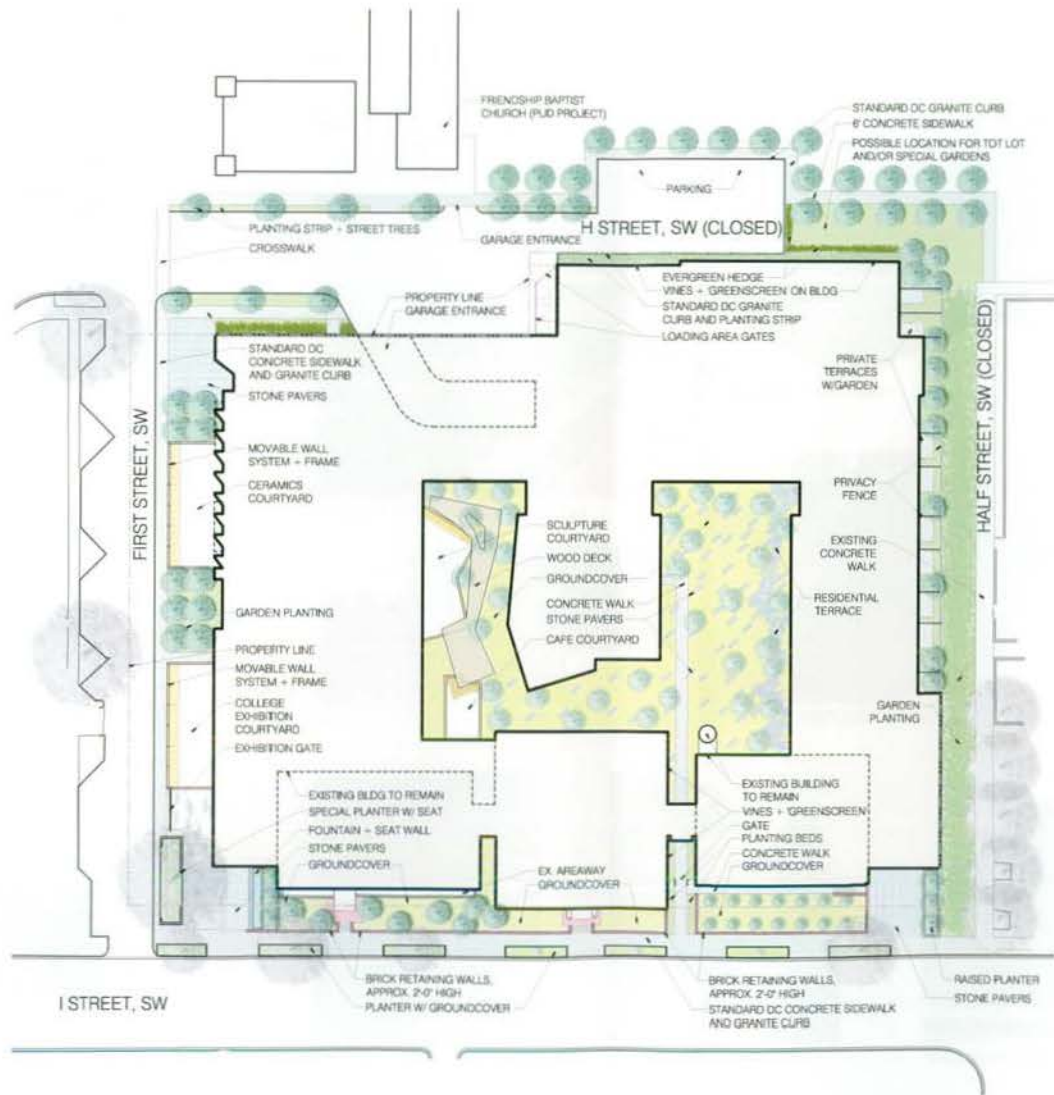
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C4

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C5



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LANDSCAPE PLAN

L1

HALF STREET



RESIDENTIAL FENCE



BIG BLUE LILYTURF



DWARF FOTHERGILLA



SPICE BUSH

EYE STREET



REBUILT BRICK RETAINING WALL



SPECIAL ENTRANCE PAVING



METAL TREE PLANTER



ENTRANCE REFLECTING POOL



DWARF HEAVENLY BAMBOO



ALLEGHENY SPURGE



HONEY LOCUST



SHADBLOW



YELLOWWOOD

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LANDSCAPE IMAGES

L2

INTERIOR COURTYARD

CHARACTER IMAGES



A



B



COURTYARD DECK

COMMON WINTERCREEPER



CREeping ST JOHN'S WORT



RIVER BIRCH

FIRST STREET - H STREET



COURTYARD EXHIBITION GATE



SWEET BAY MAGNOLIA



SHADBLOW



DC CURB/GUTTER/CONCRETE PAVING



COURTYARD TRELLIS WALL OPTION A



COURTYARD TRELLIS WALL OPTION B



ARMSTRONG RED MAPLE



HENRY'S GARNET SWEETPIRE



INKBERRY



NORTHERN BAYBERRY



ALLEGHENY SPURGE

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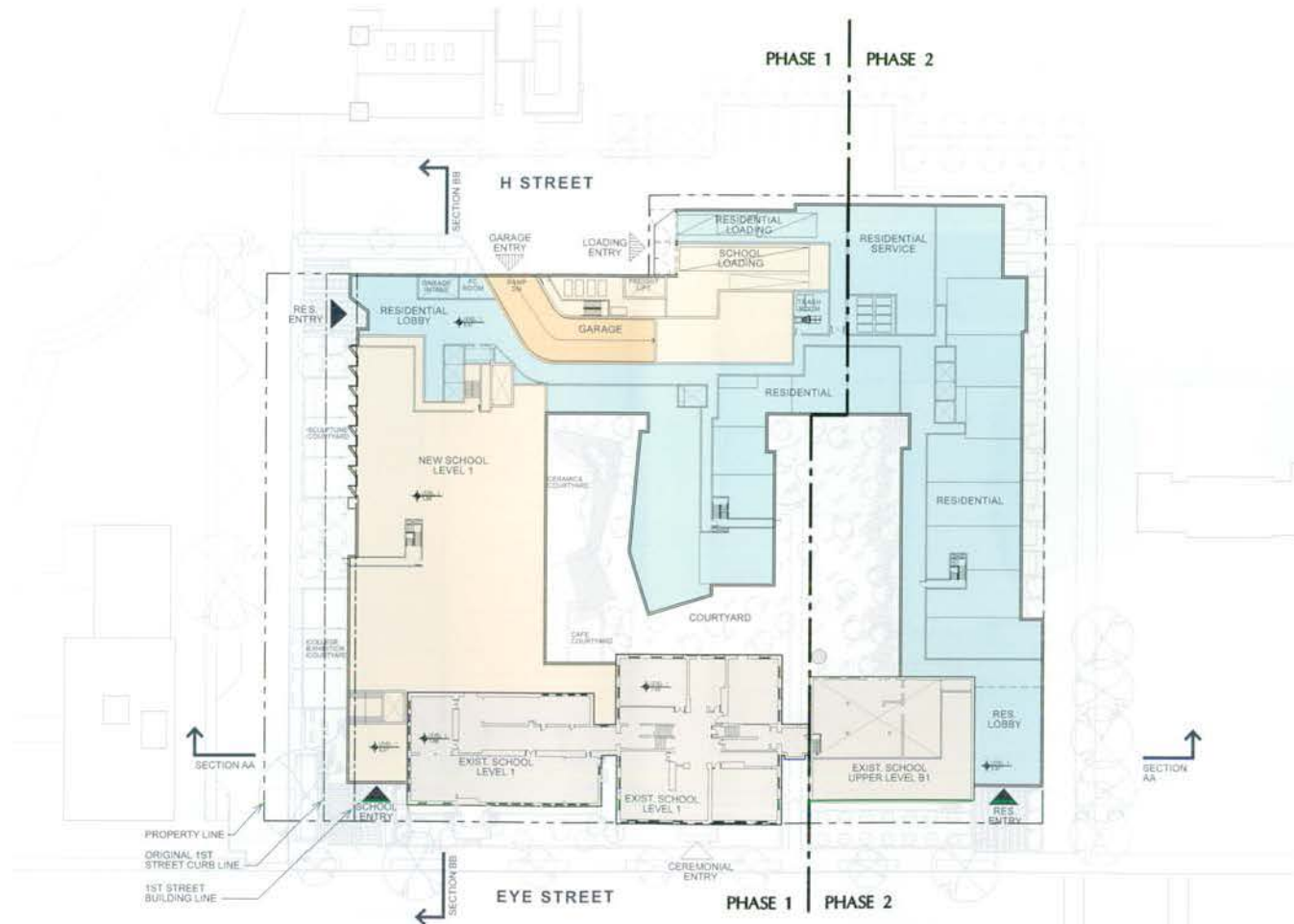
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LANDSCAPE IMAGES

L3



LEVEL 01 PLAN

NOTES:

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2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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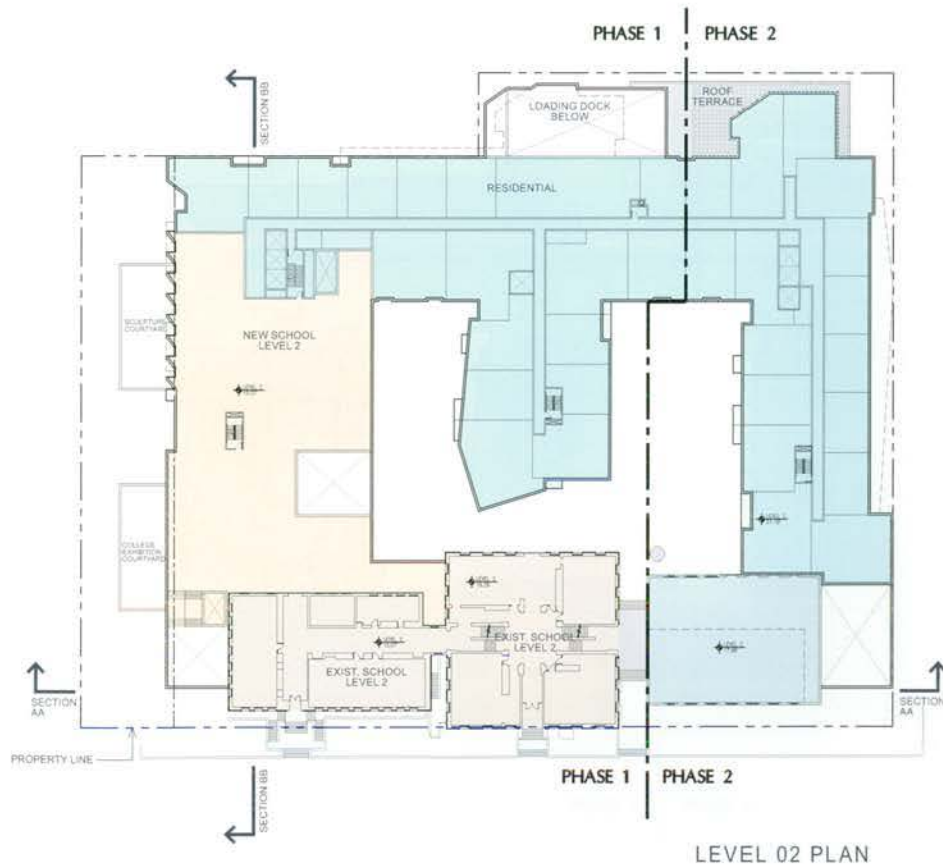


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LEVEL 01 PLAN

A1

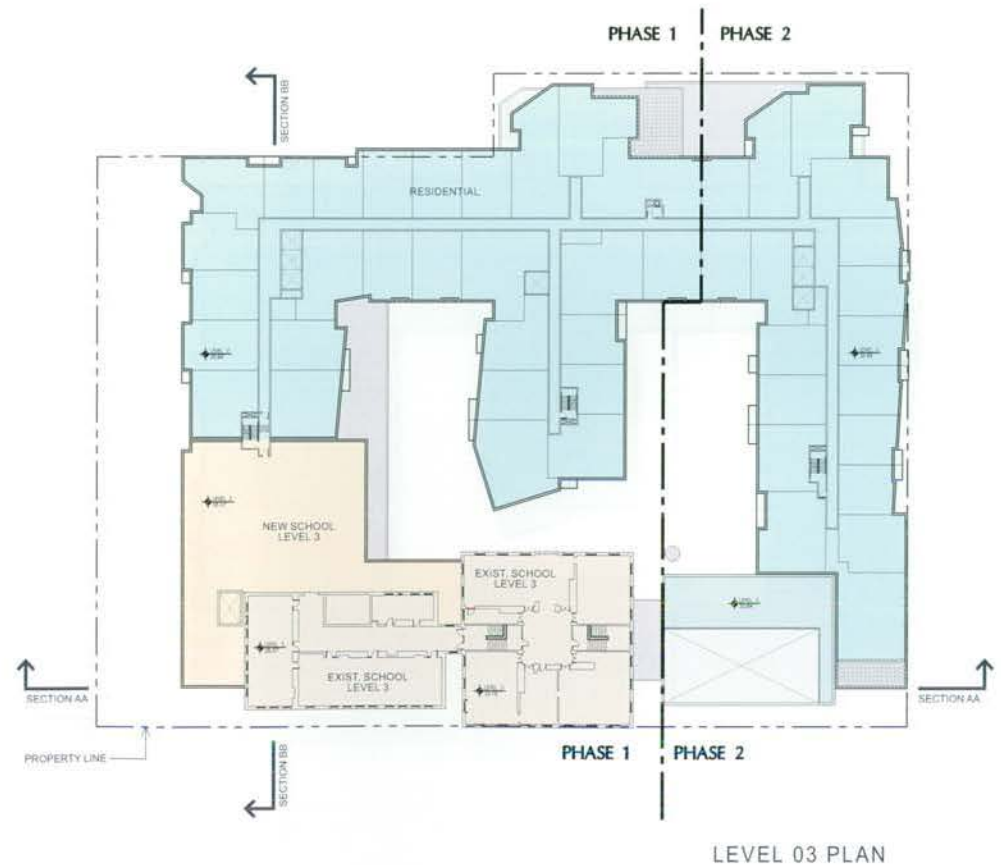


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LEVEL 02 & LEVEL 03 PLANS

A2



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

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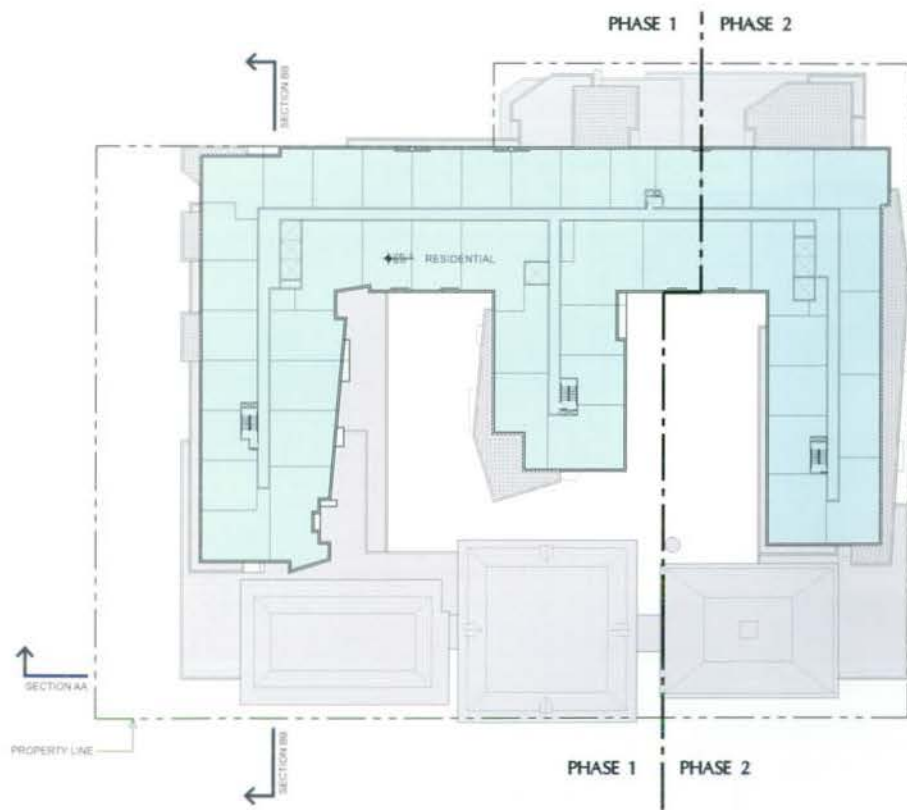


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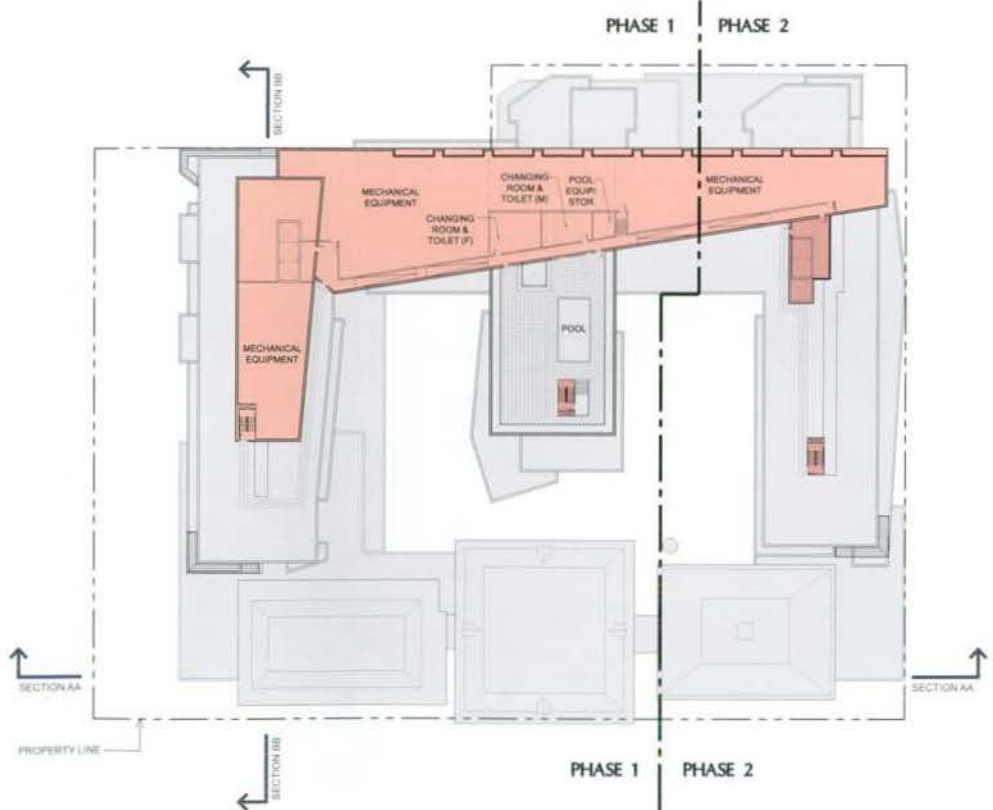
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LEVEL 05 & LEVEL 06 (TYP.) PLANS

A3



LEVEL 09 PLAN



PENTHOUSE 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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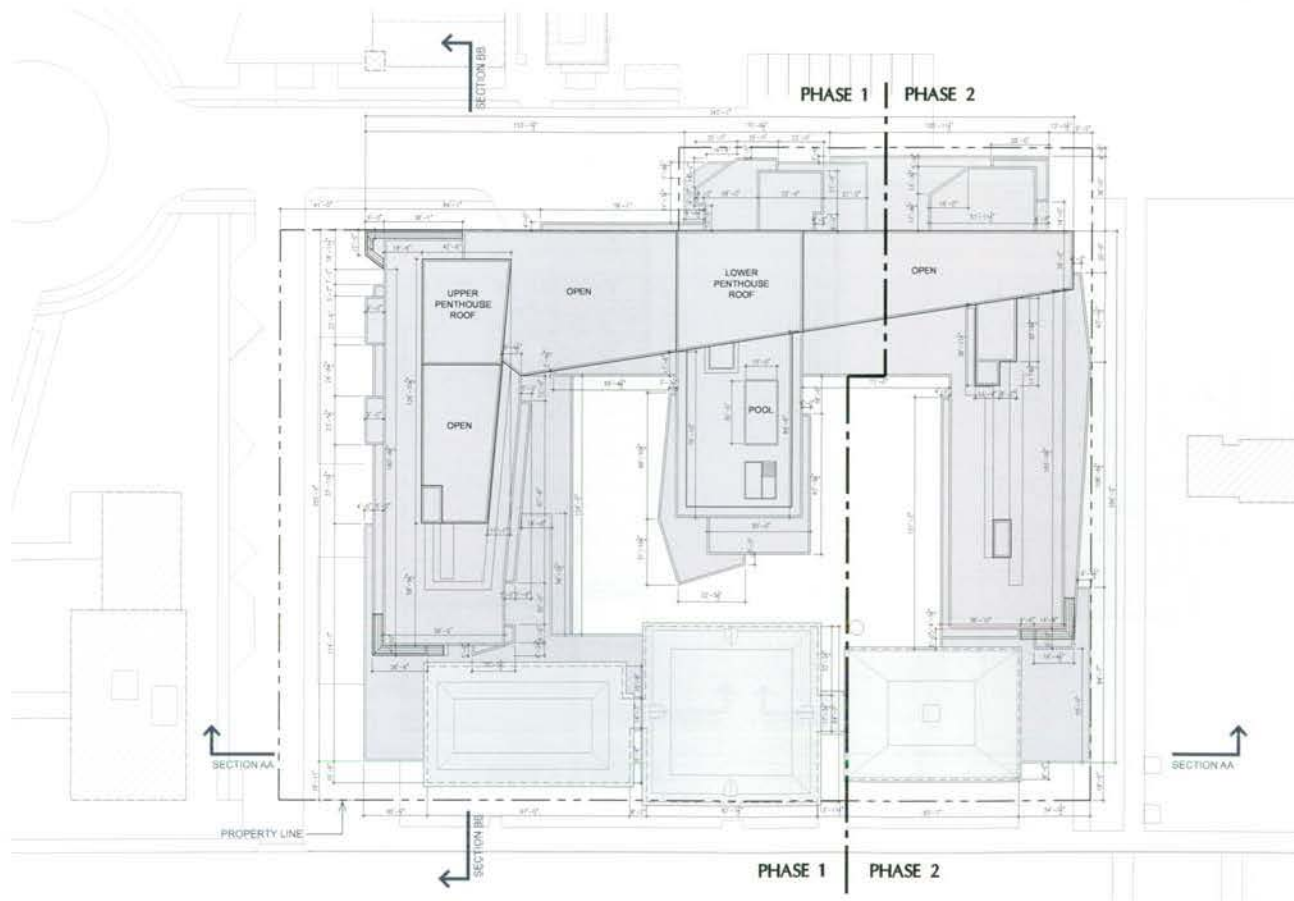
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LEVEL 09 & PENTHOUSE PLANS

A4



NOTES:

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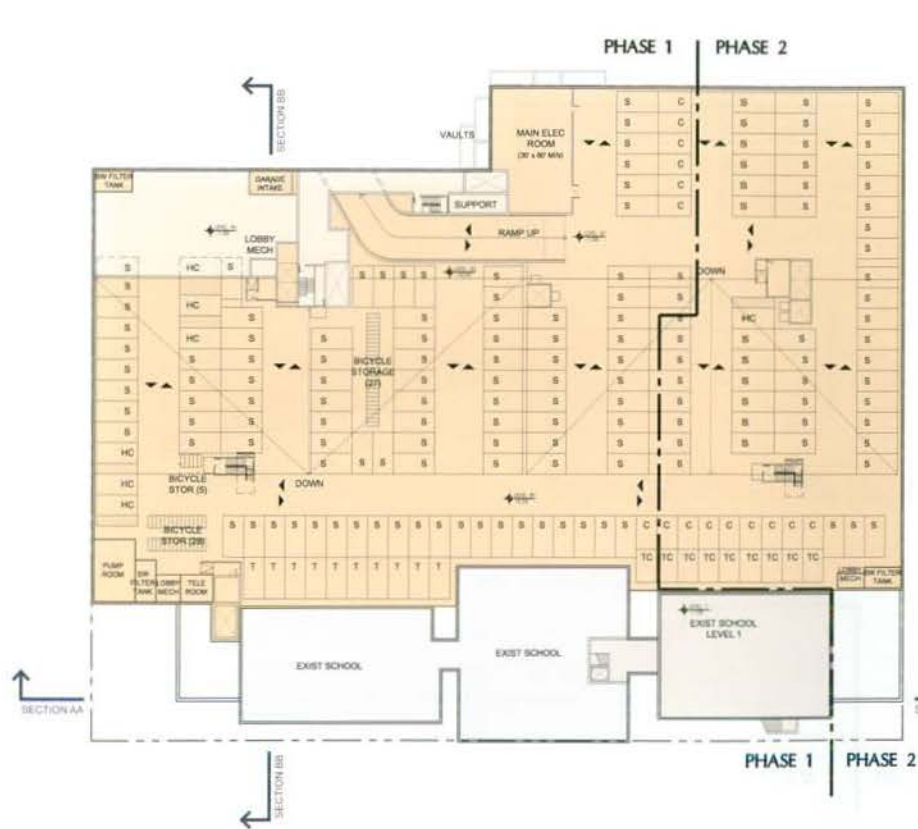


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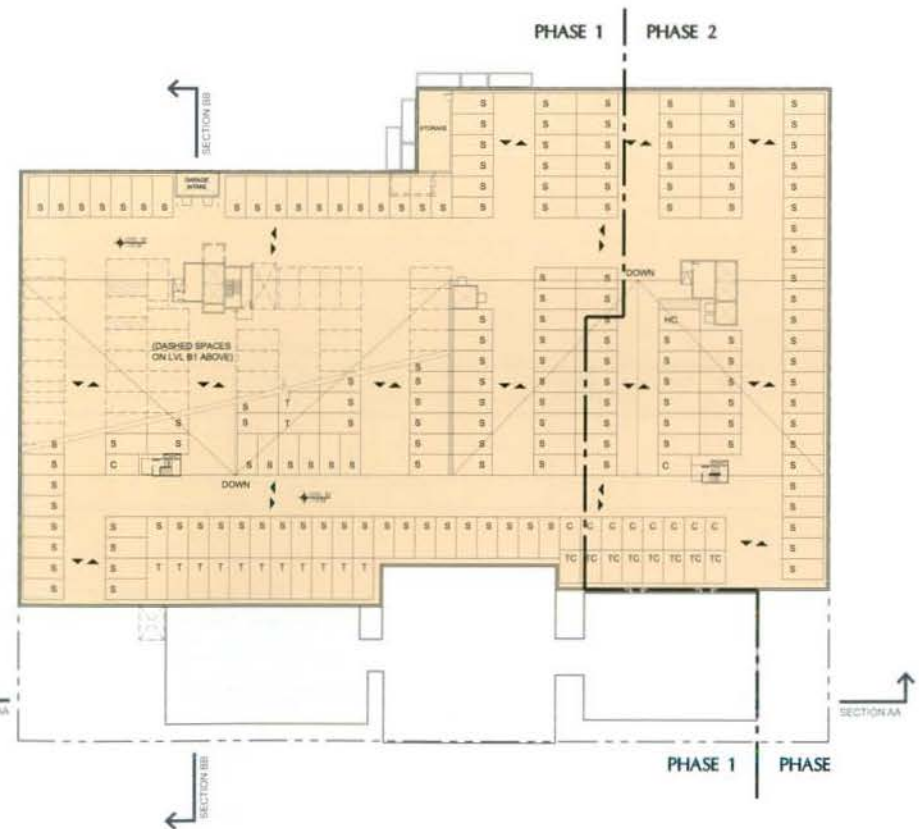
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ROOF PLAN

A5



LEVEL B1 PLAN



LEVEL B2 PLAN

NOTES:

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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.

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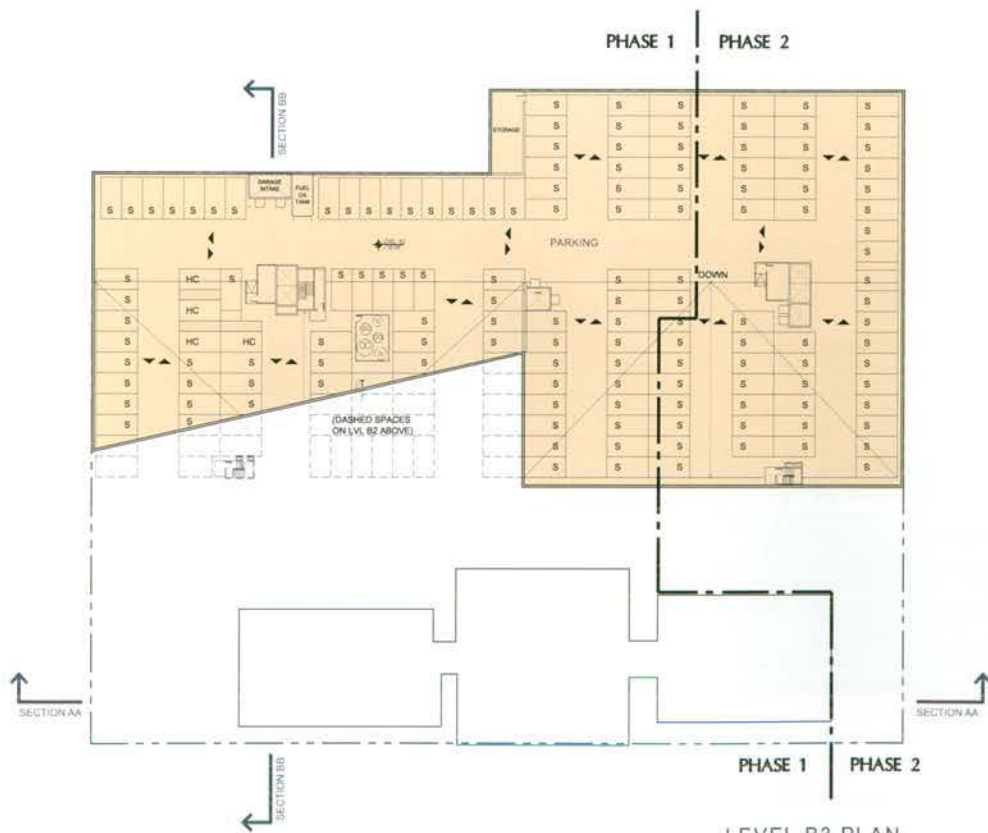
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LEVEL B1 & LEVEL B2 PLANS

A6



LEVEL B3 PLAN

NOTES:

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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.

PARKING COMPOSITION: RESIDENTIAL

LEVEL	HANDICAP (HC) (8'x5') x 19'	STANDARD (S) 9' x 19'	COMPACT (C) 8' x 16'	TANDEM (T)/ TANDEM COMPACT (TC)	VAULT	TOTAL
B1	4	92	17	19	0	132
B2	1	162	12	21	0	196
B3	4	75	2	1	0	82
TOTAL	9	329	31	41	0	410

PARKING COMPOSITION: SCHOOL

LEVEL	HANDICAP (HC) (8'x5') 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



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. REFER TO SHEET AT5 FOR TYPICAL MATERIAL NOTATION.

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SOUTH ELEVATION | A8



FACADE DETAIL



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ELEVATION DETAIL

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 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. REFER TO SHEET A15 FOR TYPICAL MATERIAL NOTATION.

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WEST ELEVATION

A10





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. REFER TO SHEET A15 FOR TYPICAL MATERIAL NOTATION.

RANDALL SCHOOL

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0' 15' 30'

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NORTH ELEVATION A11





- 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. REFER TO SHEET A15 FOR TYPICAL MATERIAL NOTATION.

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EAST ELEVATION A12





WEST COURTYARD LOOKING WEST



WEST 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 A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

4. REFER TO SHEET A15 FOR TYPICAL MATERIAL NOTATION.

RANDALL SCHOOL

0' 15' 30'

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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.

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4. REFER TO SHEET A15 FOR TYPICAL MATERIAL NOTATION.

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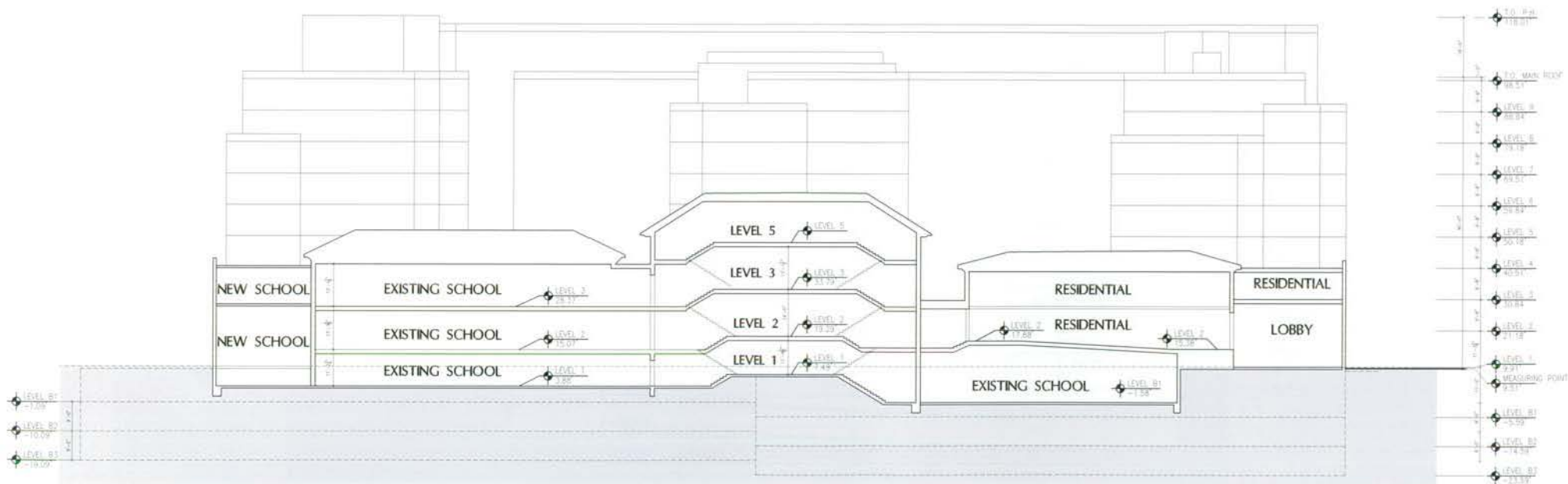
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EAST COURTYARD ELEVATIONS

A14



SECTION AA

- 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. REFER TO SHEET A15 FOR TYPICAL MATERIAL NOTATION.

RANDALL SCHOOL

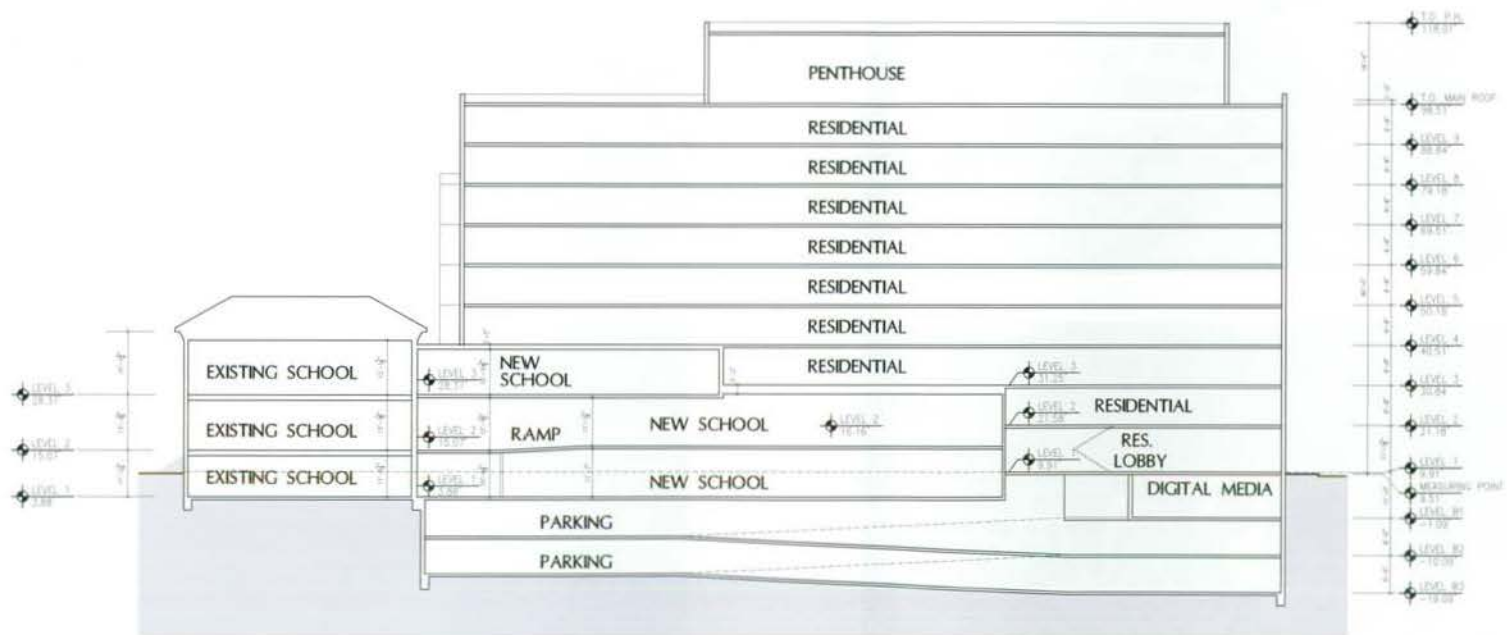
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BUILDING SECTION A15



SECTION BB

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

4. REFER TO SHEET A15 FOR TYPICAL MATERIAL NOTATION.

RANDALL SCHOOL



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VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST



VIEW LOOKING WEST



VIEW LOOKING NORTHEAST

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MODEL PHOTOGRAPHS A17



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EYE STREET VIEW | A18



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EYE STREET VIEW | A19



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SOUTHEAST VIEW | A20



H STREET VIEW LOOKING EAST



SOUTHEAST VIEW

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H STREET VIEWS A21



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SOUTHWEST VIEW | A22



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BIRDS-EYE VIEW NORTHWEST

A23