

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

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	--

FILING REQUIREMENTS (DCMR 11)

RECEIVED
 D.C. OFFICE OF ZONING
 2007 JUN 25 PM 12:30

ZONING COMMISSION
 District of Columbia

ZONING COMMISSION 13
 District of Columbia 22
 CASE NO.07-13
 EXHIBIT NO.22



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

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 15, 2007 | SHALOM BARANES ASSOCIATES, AIA

PUD SUBMISSION - REVISED

shalom baranes associates

architects

AERIAL PHOTOGRAPHY

AP1



RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC JUNE 15, 2007 WEST SIDE SCHOOL DISTRICT, DC

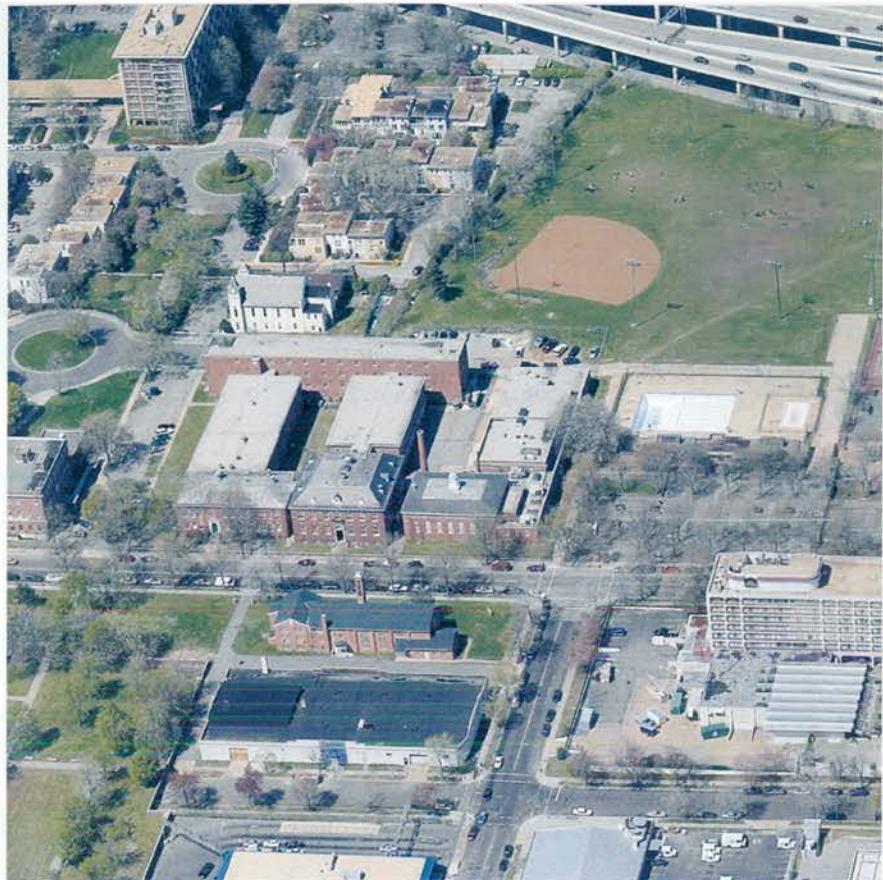
PUD SUBMISSION - REVISED

shalom baranes associates

architects

ZONE BOUNDARY SITE PLAN

D1



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

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 15, 2007 | SHALOM BARANES ASSOCIATES PC

ZONING TABULATIONS

JUNE 15, 2007

SQUARE:
643-S
LOT:
801
ZONE:
C-3-A PUD
SITE AREA:
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 0.68 NON-RESIDENTIAL
GROSS FLOOR AREA (NOTE 1)	462,896 SF (MAX) 289,310 SF (MAX NON-RESIDENTIAL)	320,758 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	70.6%
BUILDING HEIGHT	65'-0"	30'-0"	30'-0"
PENTHOUSE HEIGHT	18'-6"	SAME AS MATTER-OF-RIGHT	VARIABLE; 18'-6" MAX RELIEF REQUESTED
PENTHOUSE AREA	0.37 FAR	SAME AS MATTER-OF-RIGHT	24,500 SF
REAR YARD	2-1/2' INFT; 12'-0" MIN	SAME AS MATTER-OF-RIGHT	4'-0" RELIEF REQUESTED
SIDE YARD	NONE REQUIRED 2' INFT OF HT; 6' 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	RESIDENTIAL 1 PER 2 DU (250 REQUIRED, NOTE 2) 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	330 TO 410 RESIDENTIAL 60 NON-RESIDENTIAL
LOADING	RESIDENTIAL 1 BERTH @ 55 FT DEEP 1 PLATFORM @ 200 SF 1 SERVICE/DELIVERY @ 20 FT DEEP SCHOOL (OTHER USES LESS THAN 100,000 SF) 1 BERTH @ 30 FT DEEP 1 PLATFORM @ 100 SF 1 SERVICE @ 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

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'-6".

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

PUD SUBMISSION - REVISED

shalom baranes associates

architects

DEVELOPMENT DATA

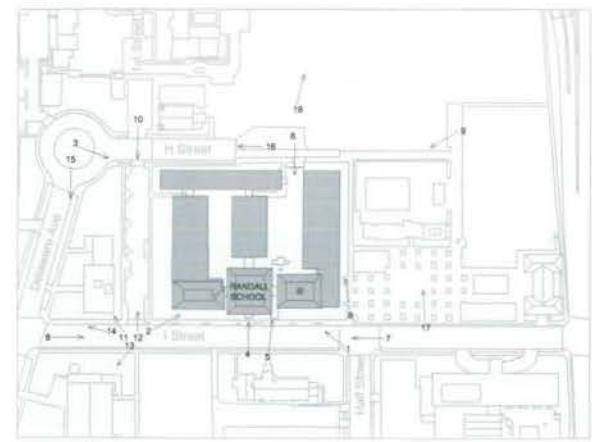
D2



1. CORNER OF EYE & HALF STREETS LOOKING NORTHWEST



2. CORNER OF EYE & FIRST STREETS LOOKING NORTHEAST



KEY PLAN

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | ©2007 shalom baranes associates, p.c.

PUD SUBMISSION - REVISED

shalom baranes associates
architects

CURRENT SITE PHOTOGRAPHS

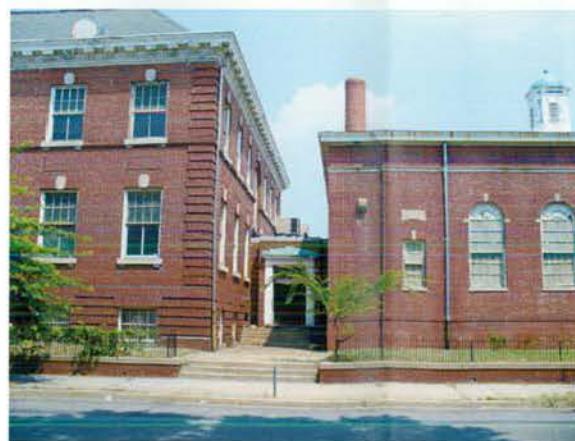
S1



3. CORNER OF DELAWARE & H STREETS LOOKING EAST



4. EYE STREET ELEVATION



5. EYE STREET ELEVATION



6. COURTYARD ELEVATION

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | ©2007 shalom baranes associates PC

PUD SUBMISSION - REVISED

shalom baranes associates

architects

CURRENT SITE PHOTOGRAPHS

S2



7. EYE STREET LOOKING WEST



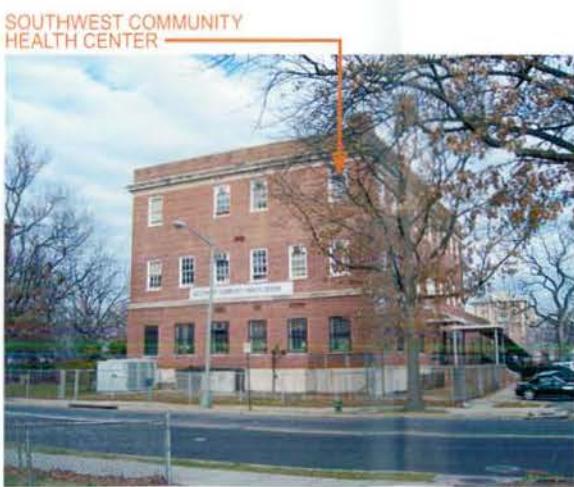
8. EYE STREET LOOKING EAST



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

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC JUNE 15, 2007 © 2007 Shalom Baranes Associates, PC

PUD SUBMISSION - REVISED

shalom baranes associates

architects

CURRENT SITE PHOTOGRAPHS

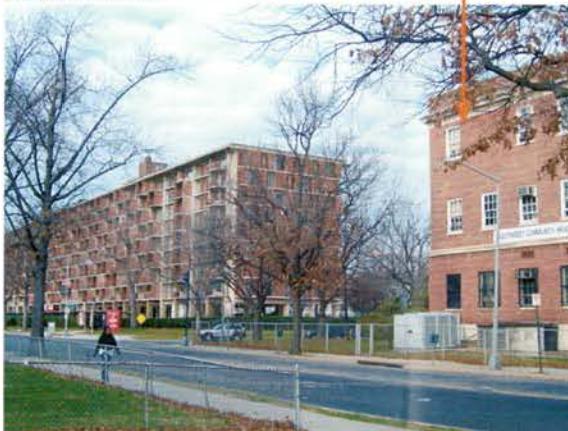
S3

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

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | shalom baranes associates, PC

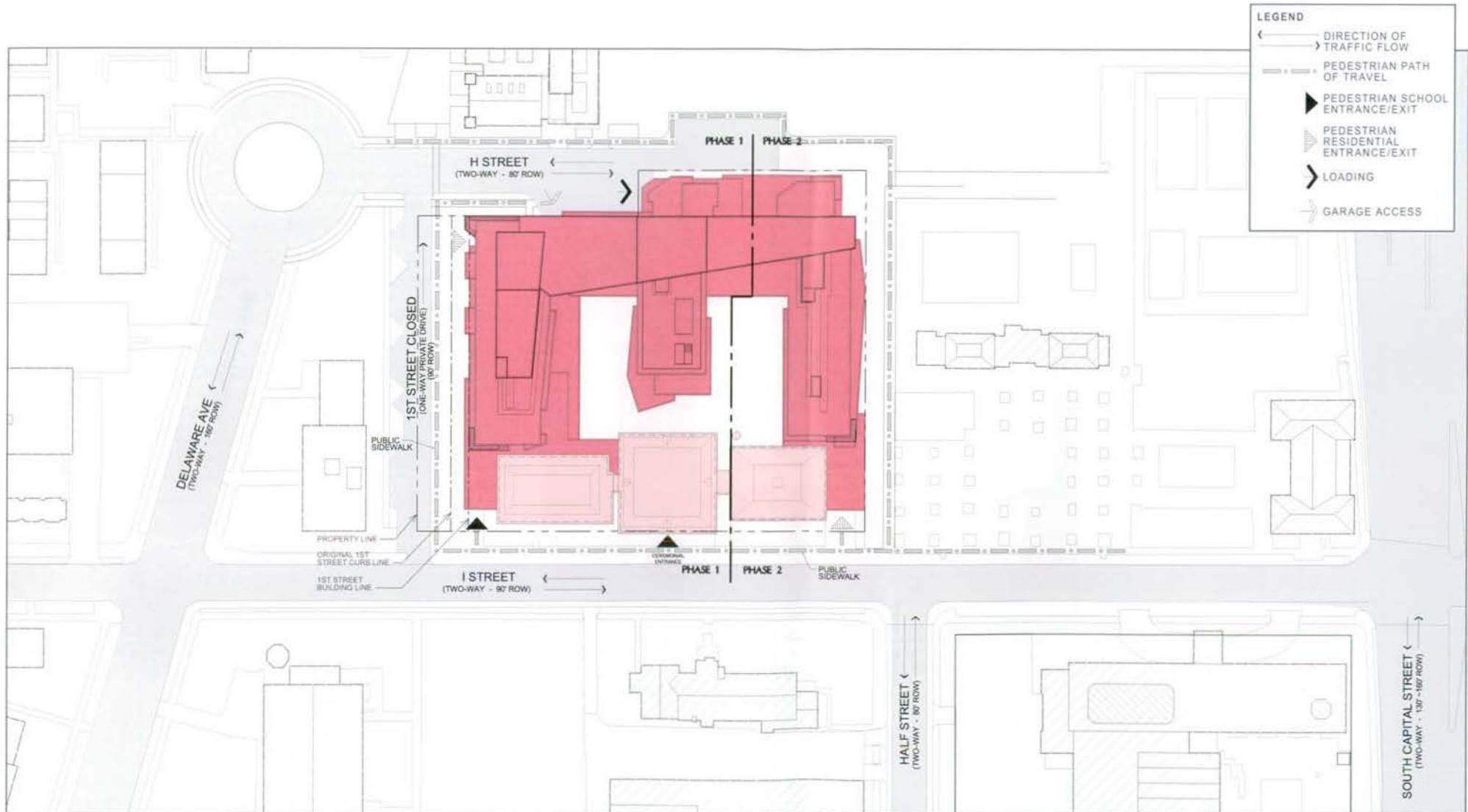
PUD SUBMISSION - REVISED

shalom baranes associates

architects

CURRENT SITE PHOTOGRAPHS

S4



RANDALL SCHOOL

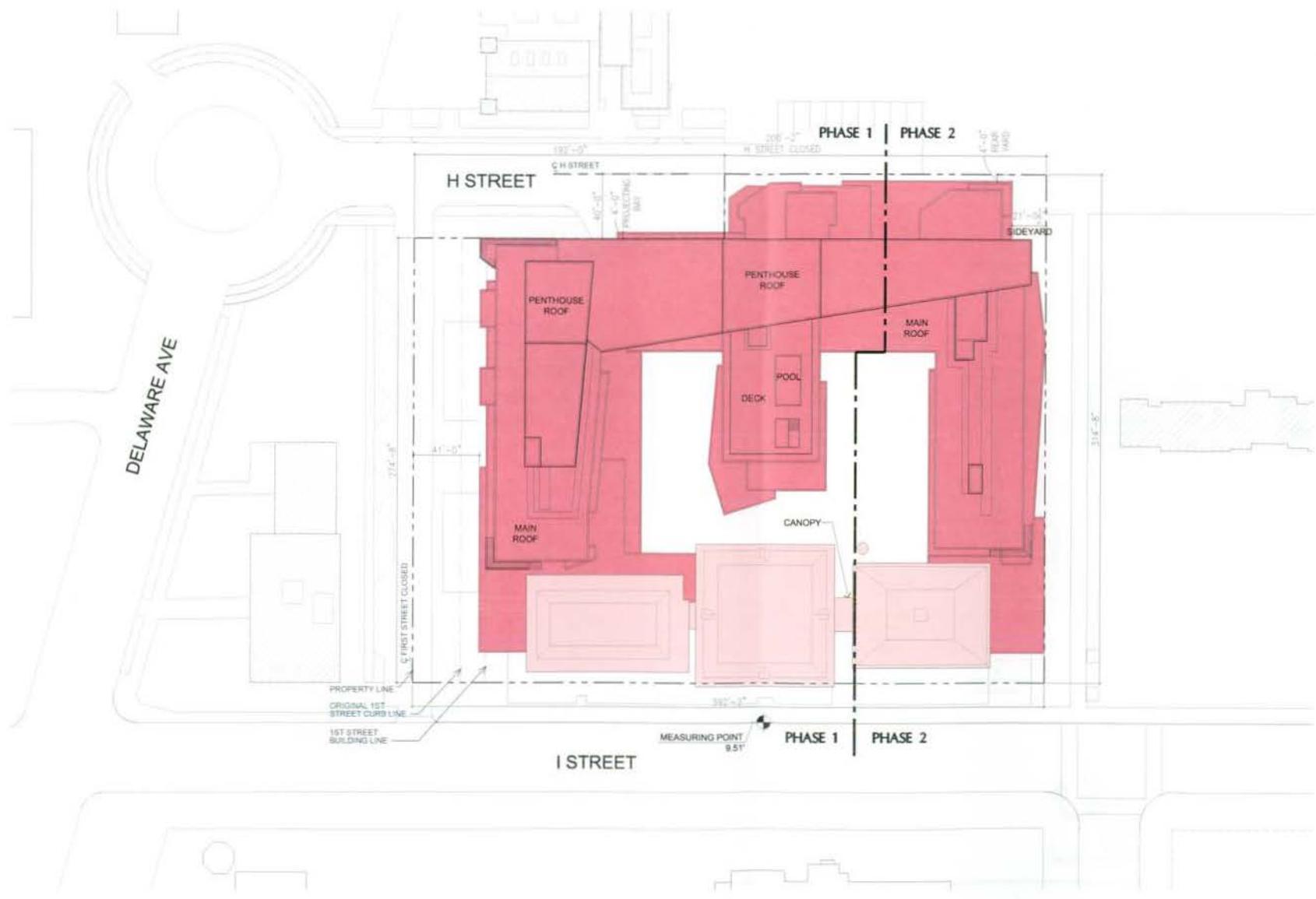
65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | ©2007 Shalom Baranes Associates, PC

PUD SUBMISSION - REVISED

shalom baranes associates | architects

SITE CIRCULATION DIAGRAM

S5



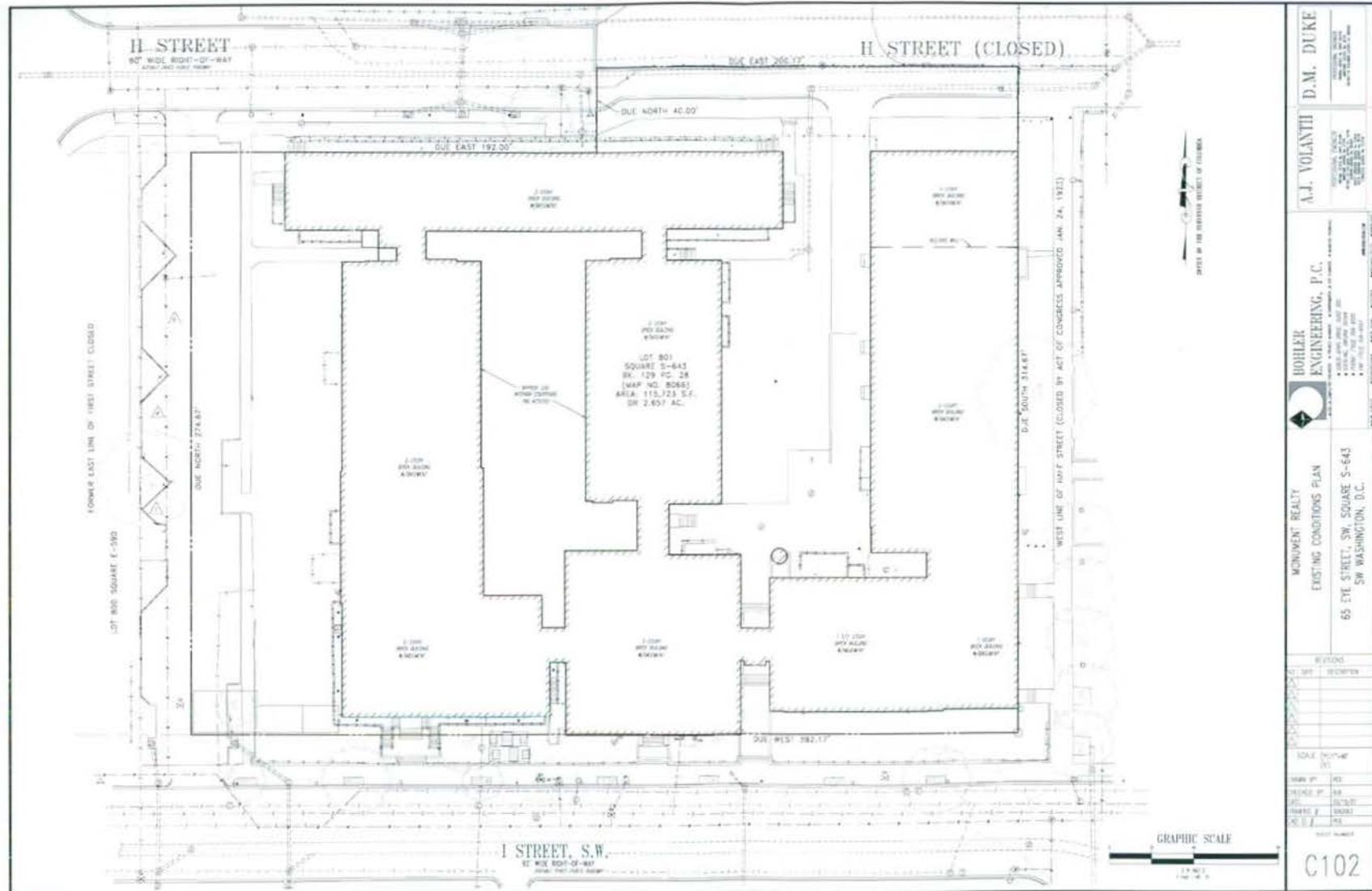
RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 15, 2007 | ©2007 SHALOM BARANES ASSOCIATES, P.C.

PUD SUBMISSION - REVISED

shalom baranes associates
architects

SITE PLAN | S6



RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC

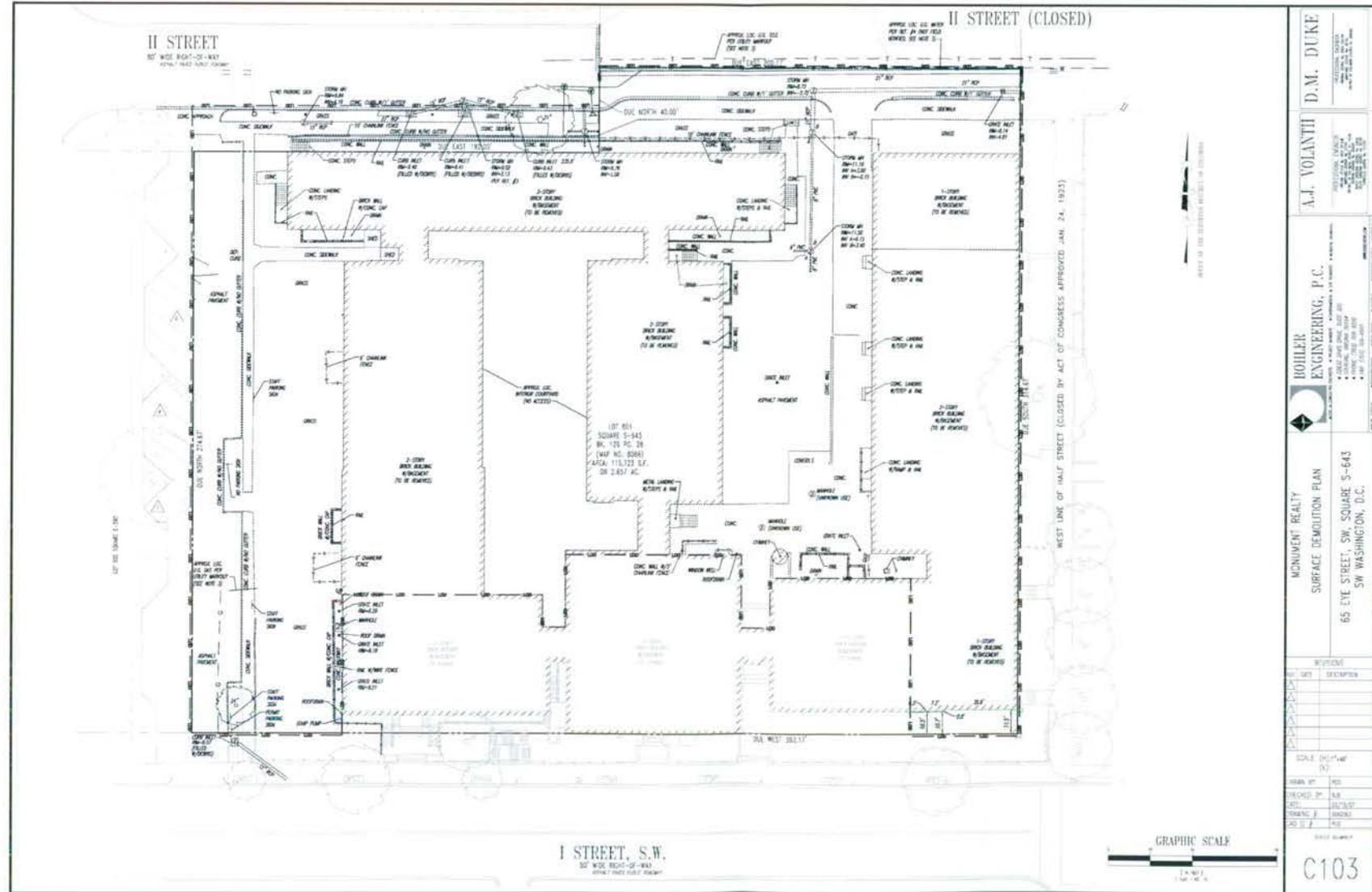
PUD SUBMISSION - REVISED

BOHLER ENGINEERING, P.C. | shalom baranes associates

architects

CIVIL - EXISTING CONDITIONS PLAN

C2



RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC

June 15, 2007 0955-8484(20070615)20:6;1-2

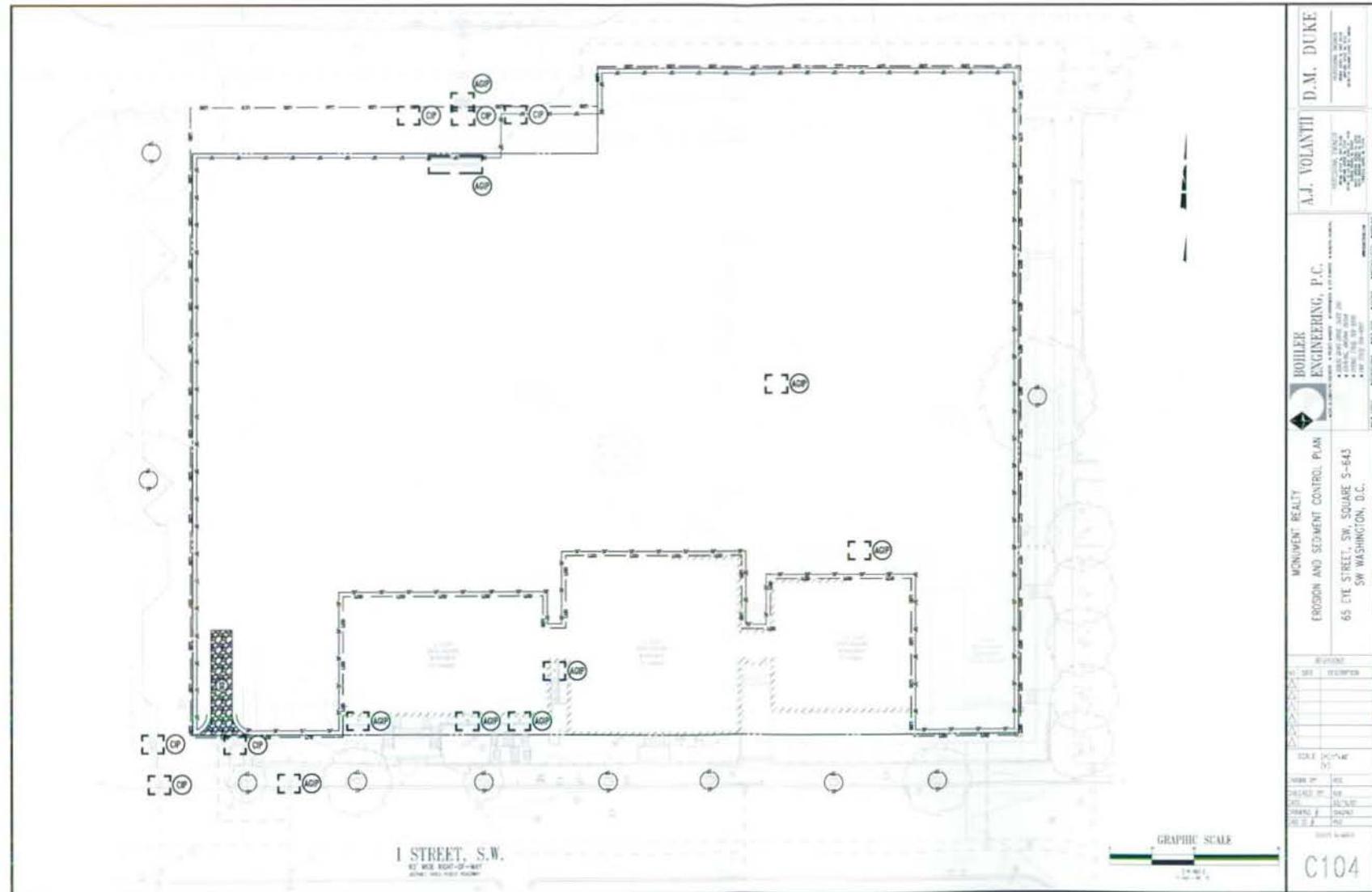
PUD SUBMISSION - REVISED

BOHLER ENGINEERING, P.C. | shalom baranes associates

architects

CIVIL - SURFACE DEMOLITION PLAN

C3

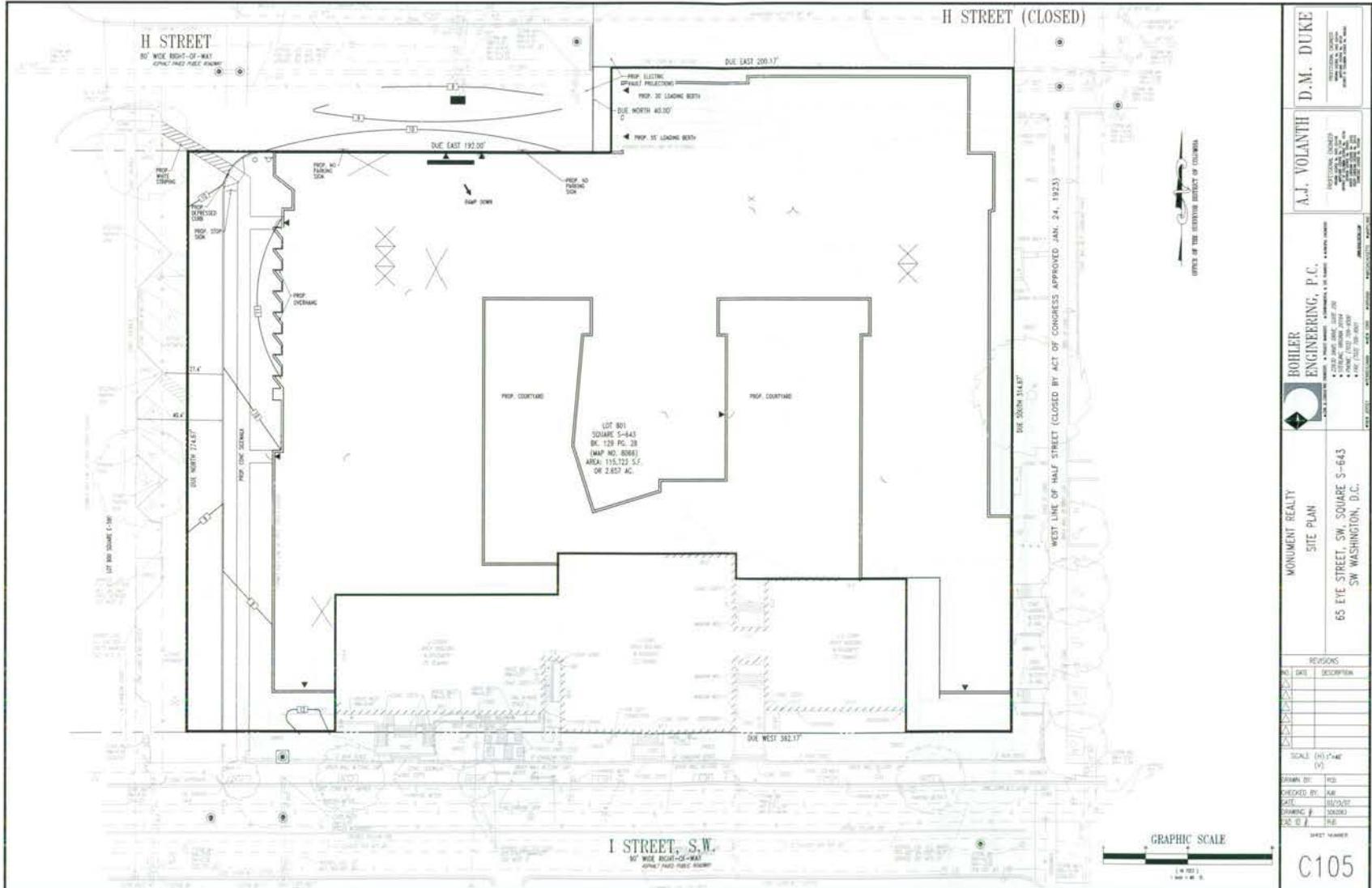


RANDALL SCHOOL

65 EYE STREET SW. WASHINGTON, DC 20001-5744 (202) 223-5100 FAX (202) 223-5105 E-MAIL: WCB@WCB.WASHDC.GOV PC

PUD SUBMISSION - REVISED CIVIL - EROSION & SEDIMENT CONTROL PLAN

architects



RANDALL SCHOOL

65 EYE STREET SW. WASHINGTON, DC JUNE 15, 2007 8200 FEDERAL BUILDING, WASHINGTON, D.C. 20546

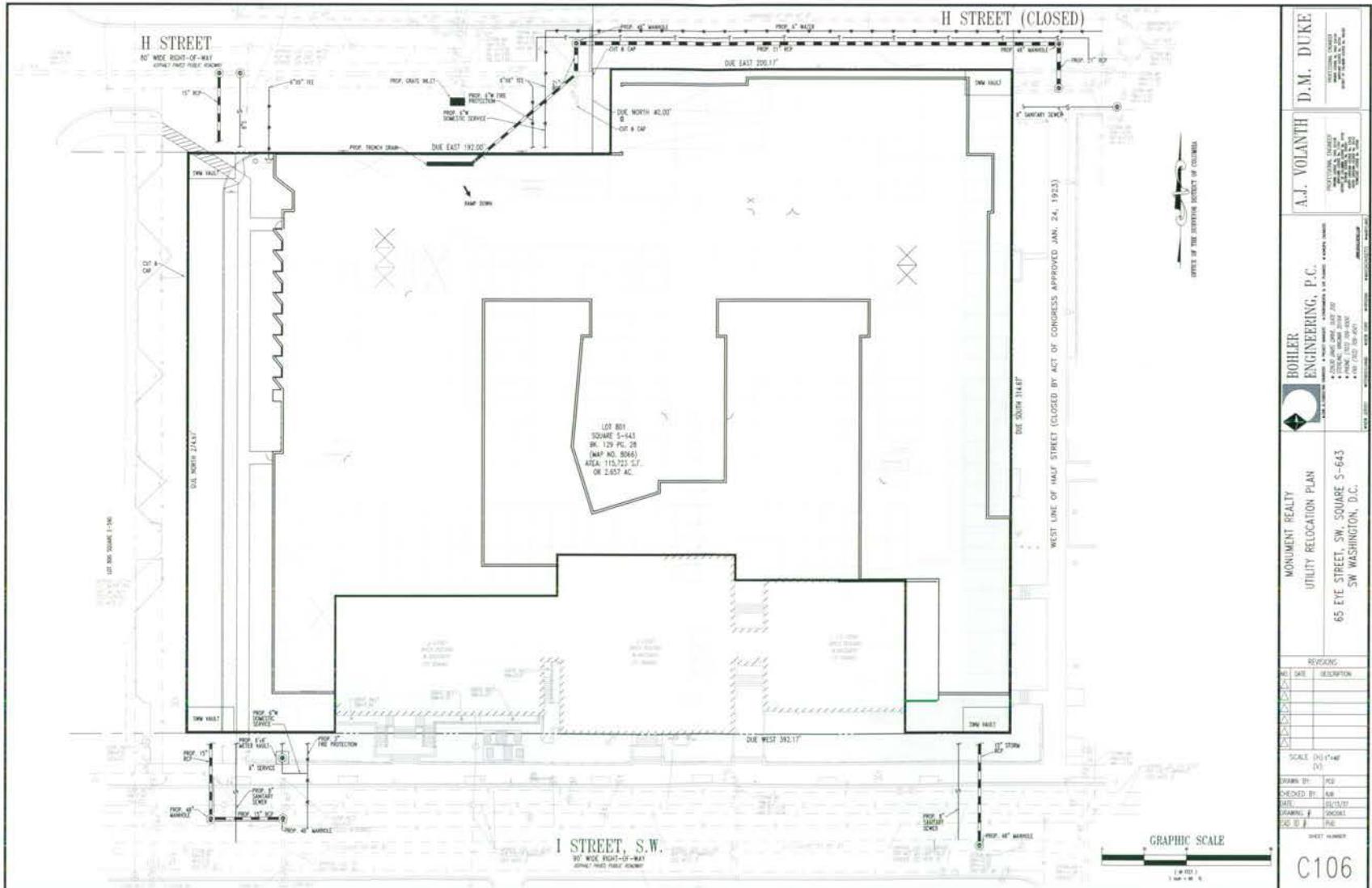
PUD SUBMISSION - REVISED

BOHLER ENGINEERING, P.C. | shalom baranes associates

architects

CIVIL - SITE PLAN

C5



RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC

JUNE 15, 2007 | SHALOM BARANES ASSOCIATES, P.C.

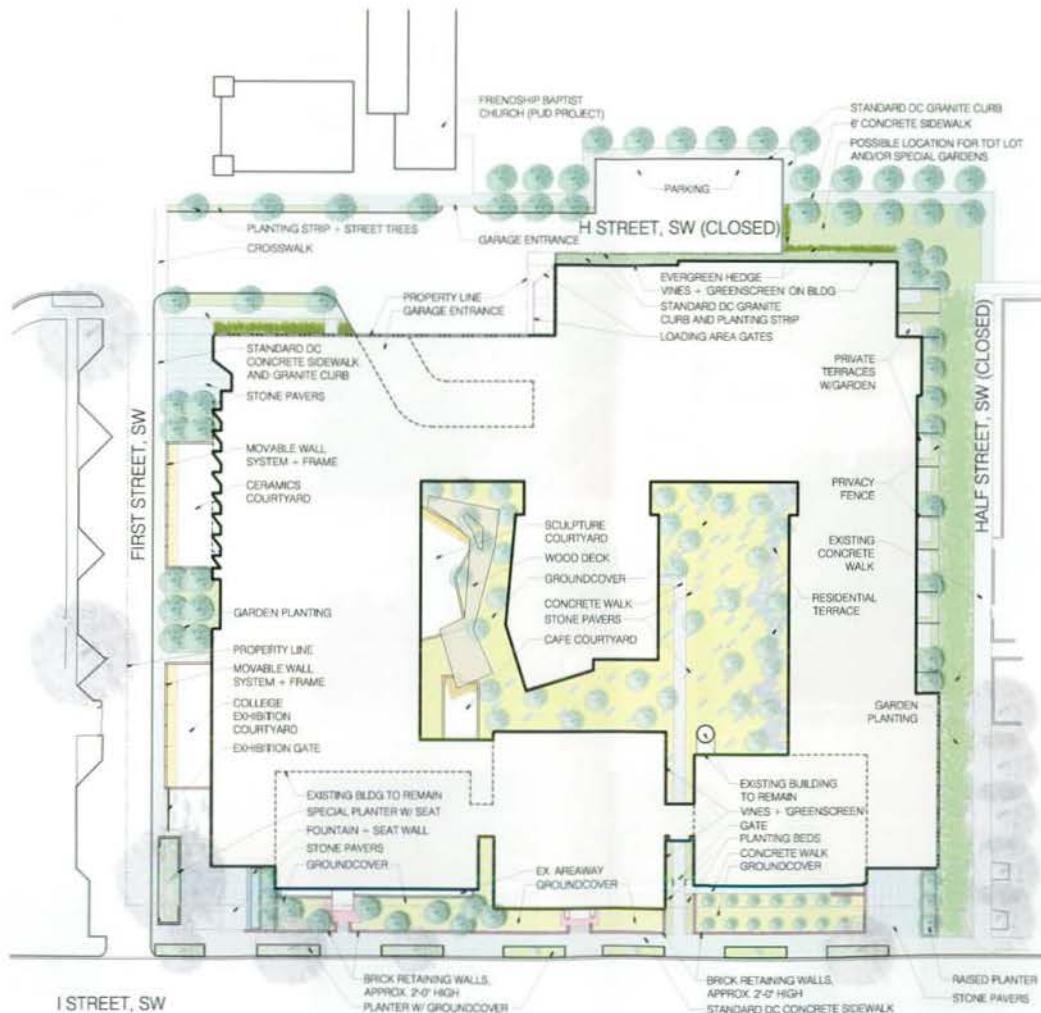
PUD SUBMISSION - REVISED

BOHLER ENGINEERING, P.C. | shalom baranes associates

architects

CIVIL - UTILITY RELOCATION PLAN

C6



NOTE:

1. PLANT SPECIES SELECTIONS IDENTIFIED ON SHEETS L2 & L3 ARE TO ILLUSTRATE DESIGN INTENT ONLY. THE PURPOSE IS TO GENERALLY DEFINE PLANT SIZE AND CHARACTER. REFINEMENTS TO THE PLANTING DESIGN AND FINAL SELECTION OF ALL PLANT MATERIALS CONSISTENT WITH THE SPECIES SHOWN SHALL BE DEVELOPED DURING DETAILED DESIGN PHASES OF WORK.

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC

June 15, 2007 EAST BAPTIST CHURCH ASSOCIATION, P.C.

PUD SUBMISSION - REVISED
LANDSCAPE PLAN

OCULUS | shalom baranes associates

architects

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

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 15, 2007 | ©2007 RANDALL SCHOOL ASSOCIATES, PC

PUD SUBMISSION - REVISED

OCULUS | shalom baranes associates | architects

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



DC CURB/GUTTER/CONCRETE PAVING



COURTYARD TRELLIS WALL OPTION A



COURTYARD TRELLIS WALL OPTION B



SWEET BAY MAGNOLIA



SHADBLOW



ARMSTRONG RED MAPLE



INKBERRY



NORTHERN BAYBERRY

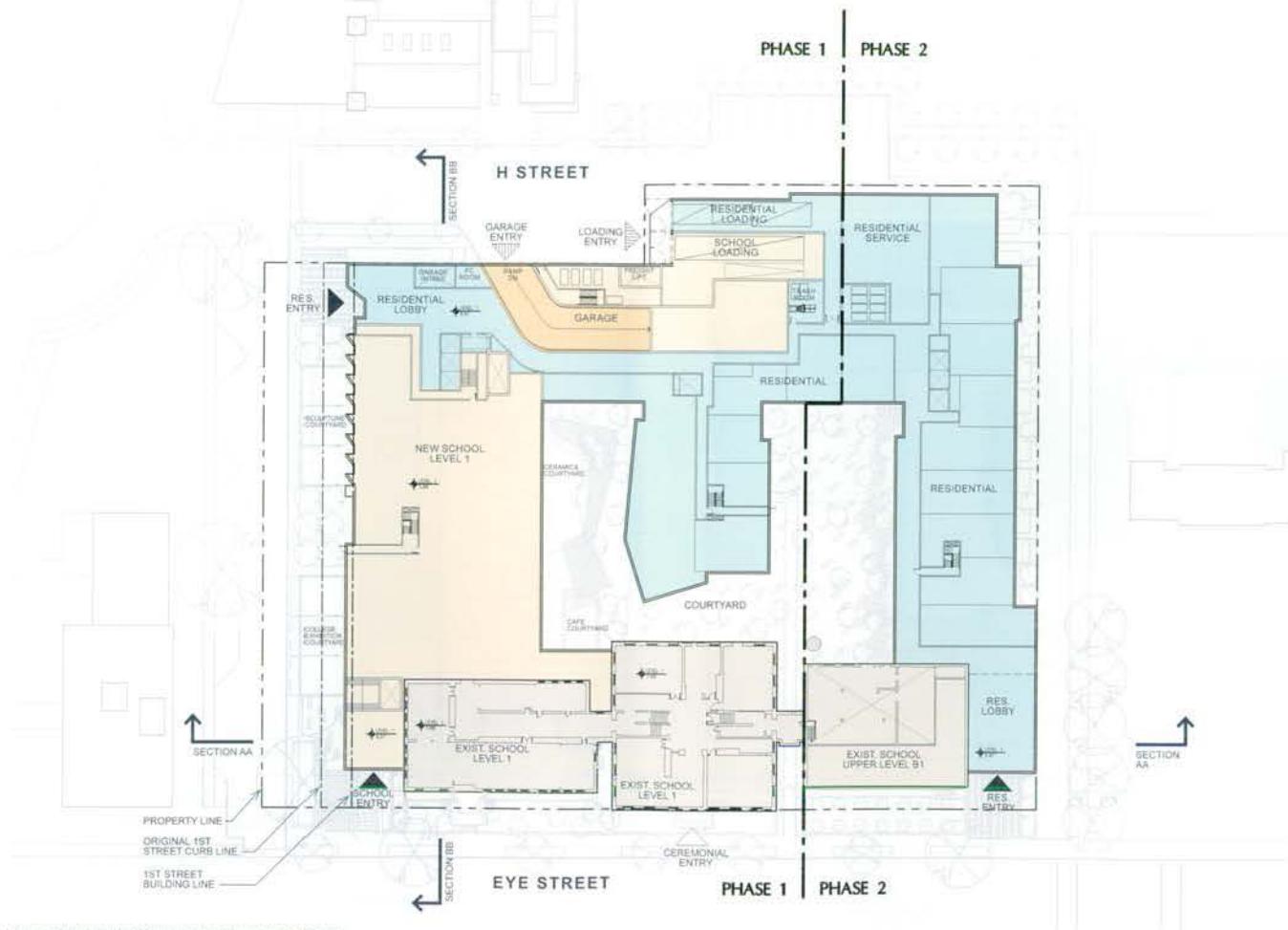


HENRY'S GARNET SWEETSPIRE



ALLEGHENY SPURGE

RANDALL SCHOOL



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.

RANDALL SCHOOL

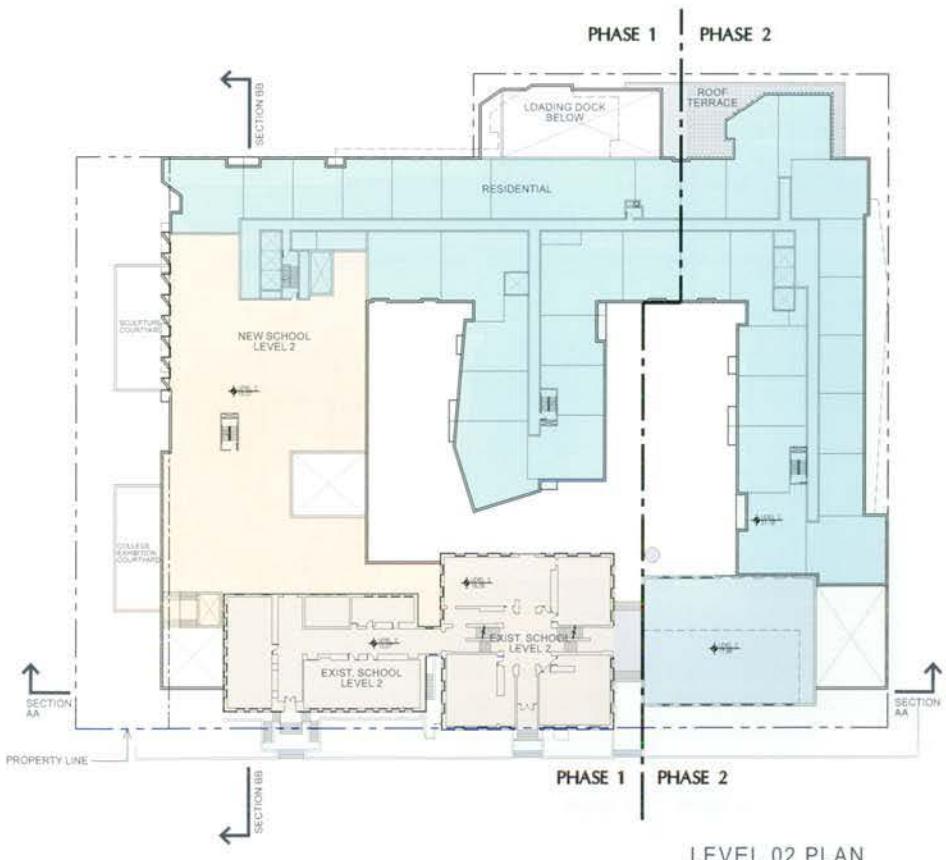
65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | 2007 Shalom Baranes Associates, PC



PUD SUBMISSION - REVISED

shalom baranes associates | architects

LEVEL 01 PLAN | A1

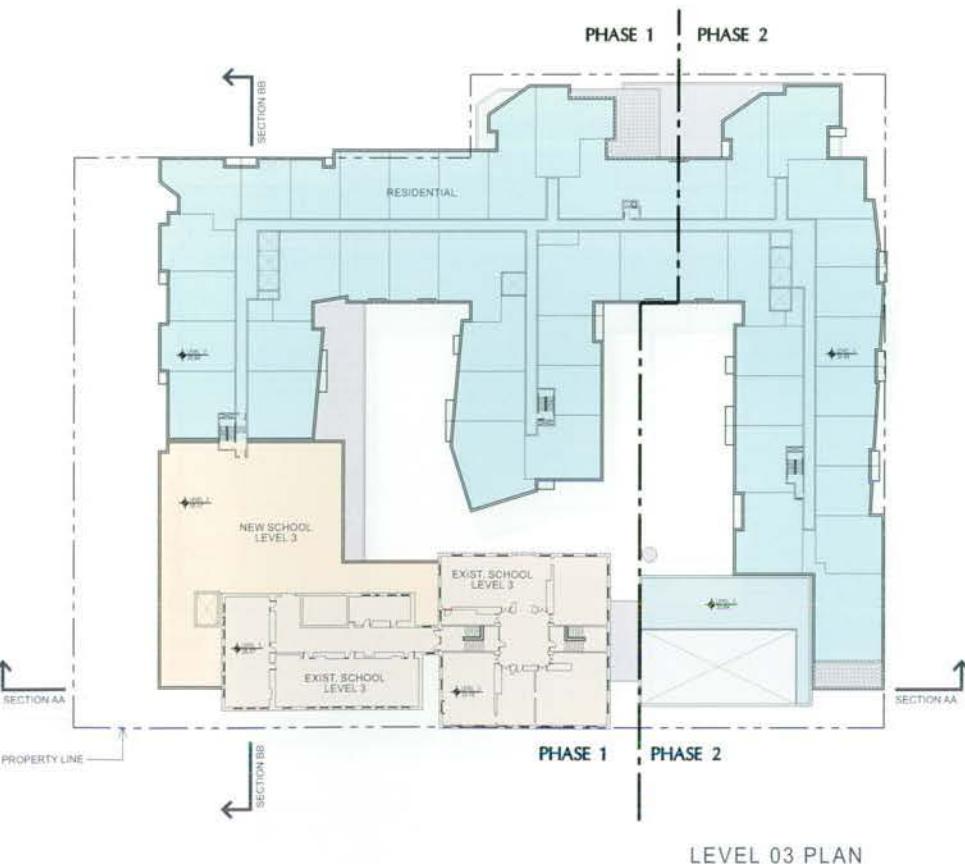


NOTES:

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.

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 15, 2007 | ©2007 shalom baranes associates, PC



N 0' 30' 60'

PUD SUBMISSION - REVISED

shalom baranes associates

architects

LEVEL 02 & LEVEL 03 PLANS

A2



LEVEL 05 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.

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 15, 2007 | SHALOM BARANES ASSOCIATES, PC



LEVEL 06 PLAN (TYP.)

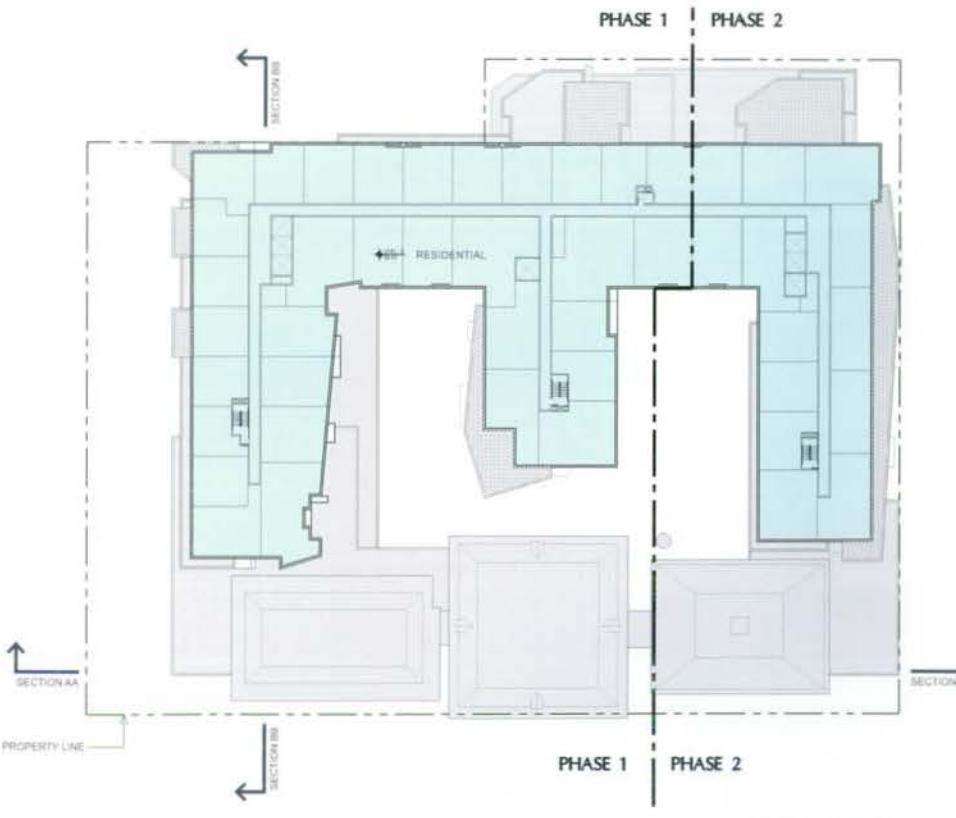
N 0' 30' 60' PUD SUBMISSION - REVISED

shalom baranes associates

architects

LEVEL 05 & LEVEL 06 (TYP.) PLANS

A3



LEVEL 09 PLAN

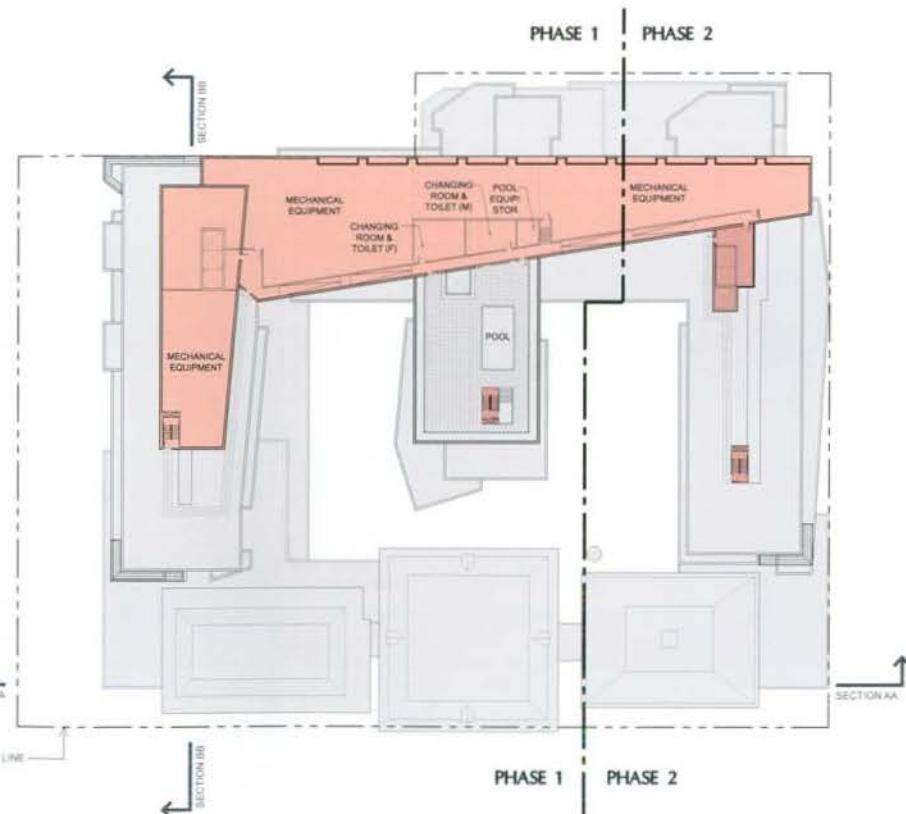
NOTES:

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 A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC

June 15, 2007 | shalom baranes associates, p.c.



PENTHOUSE PLAN



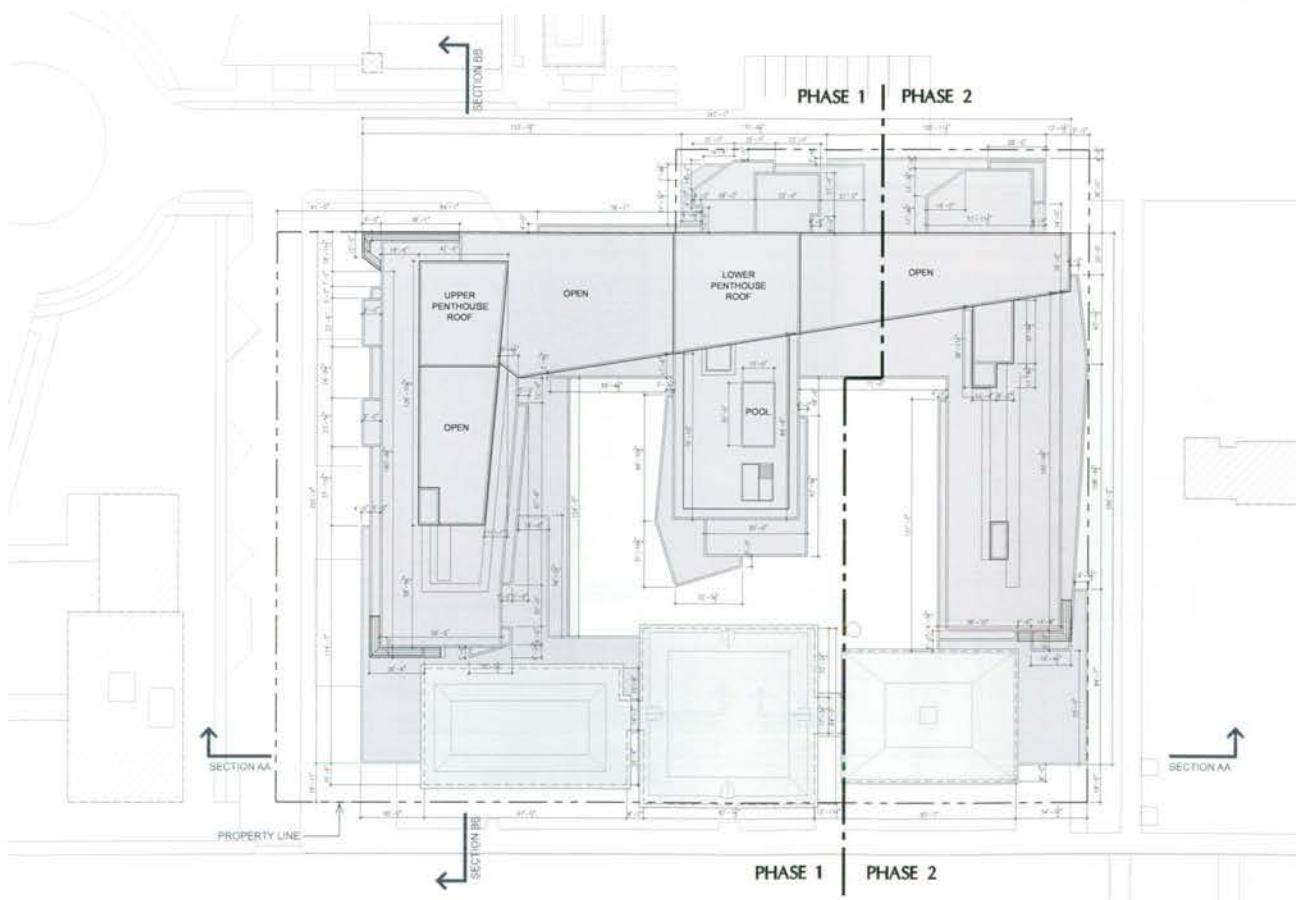
PUD SUBMISSION - REVISED

shalom baranes associates

architects

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.

RANDALL SCHOOL

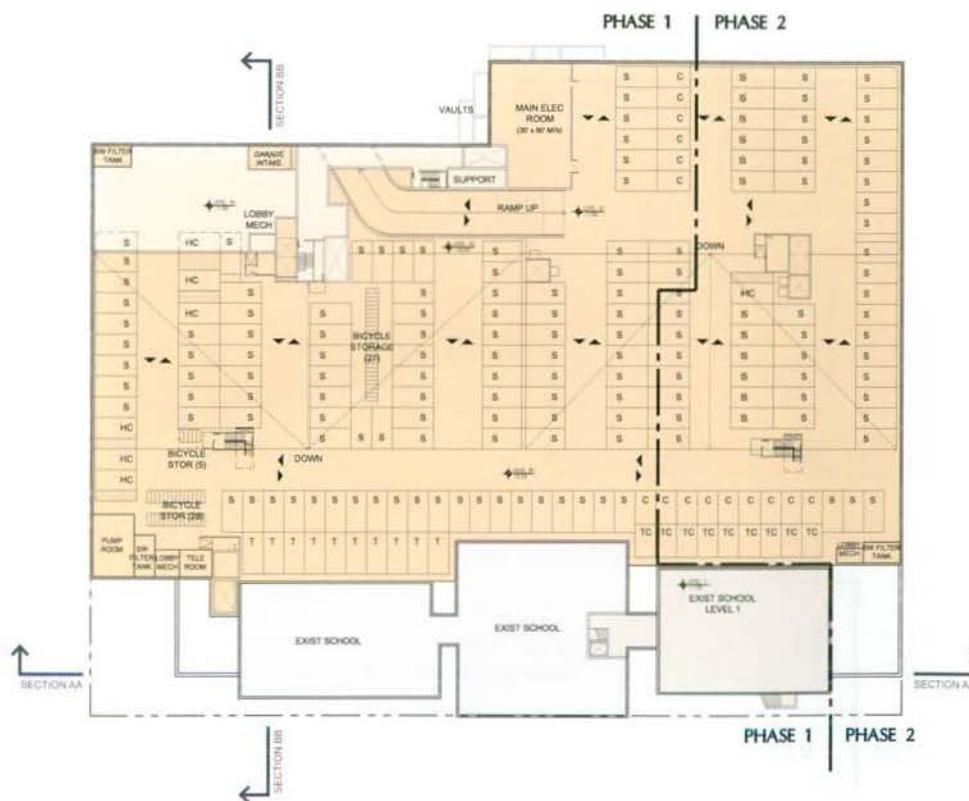
65 EYE STREET SW, WASHINGTON, DC JUNE 15, 2007 SHALOM BARANES ASSOCIATES, PC

N 0' 30' 60' PUD SUBMISSION - REVISED

shalom baranes associates architects

ROOF PLAN

A5



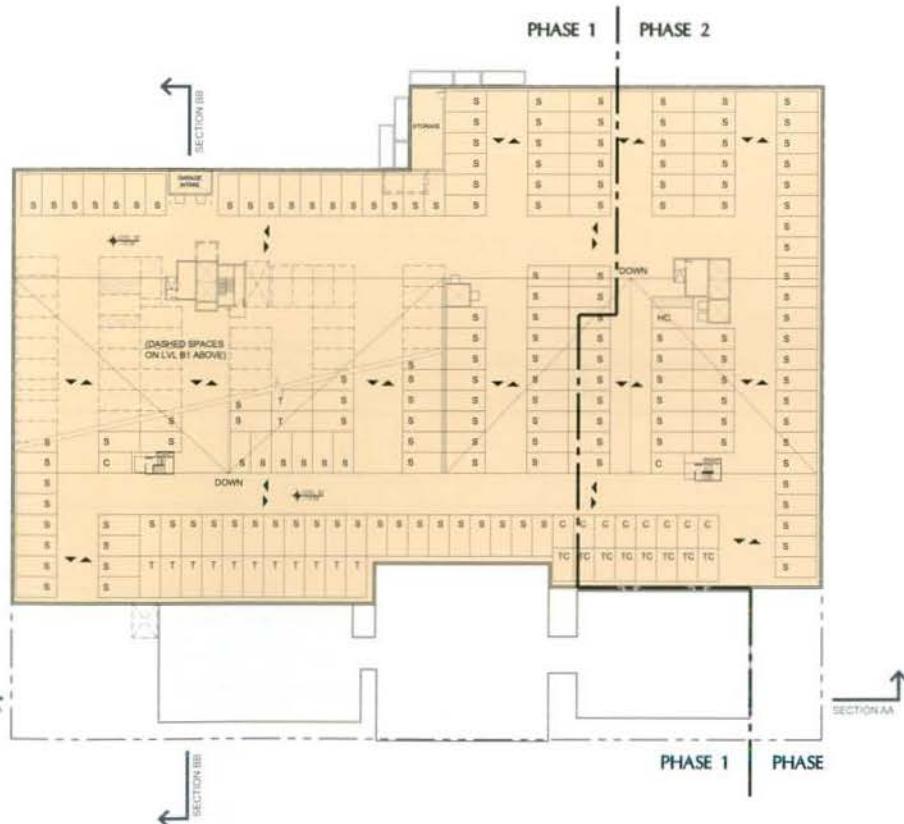
LEVEL B1 PLAN

NOTES:

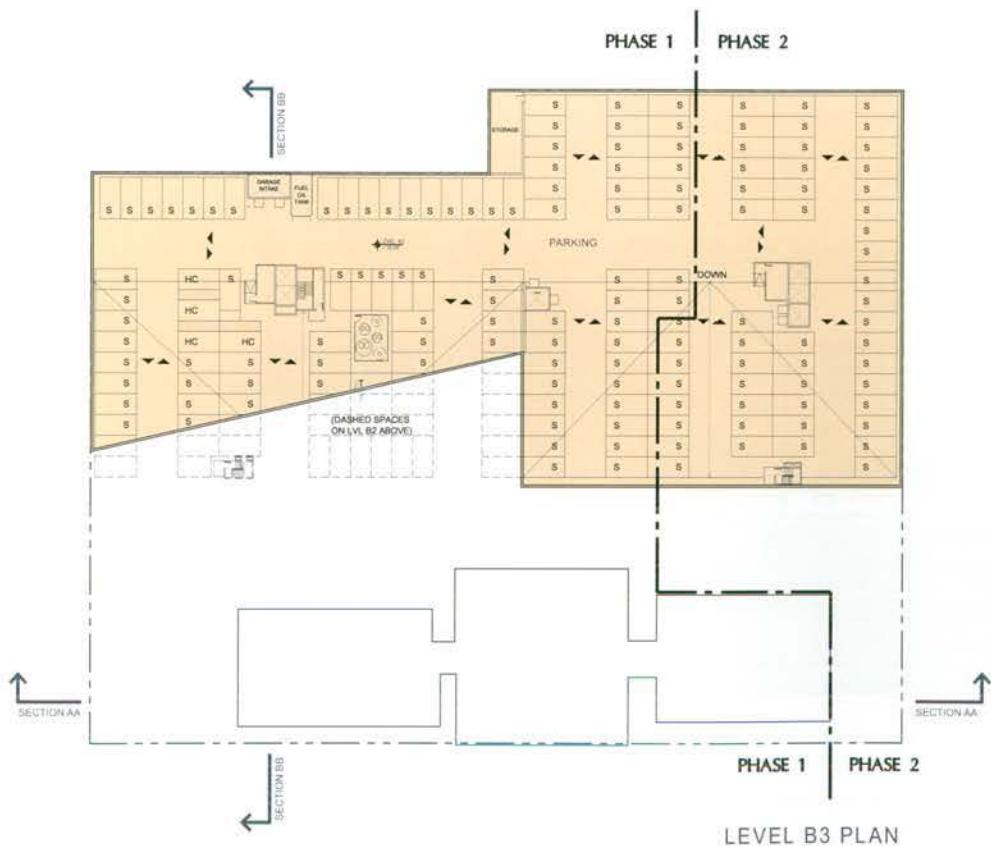
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES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

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC JUNE 18, 2007 | EXIST Shalom Baranes Associates, PC



LEVEL B2 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.
4. ALL DRIVEWAY AISLES MIN 20' WIDE.

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 18, 2007 | RANDALL SCHOOL ASSOCIATES, INC.



PUD SUBMISSION - REVISED

shalom baranes associates | architects

LEVEL B3 PLAN

A7

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	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) (8'5") 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



RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | 22201 Shalom Baranes Associates, PC

PUD SUBMISSION - REVISED

shalom baranes associates | architects



SOUTH ELEVATION | A8





RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | www.shalombaranes.com

PUD SUBMISSION - REVISED

shalom baranes associates | architects

ELEVATION DETAIL

A9



NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER OF BATHROOMS, AND THE NUMBER OF 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

65 EYE STREET SW, WASHINGTON, DC JUNE 15, 2007 RESTON BARBER ASSOCIATES, PC



PUD SUBMISSION - REVISED

shalom baranes associates architects

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

65 EYE STREET SW, WASHINGTON, DC | JUNE 15, 2007 | ©2007 Shalom Baranes Associates, PLLC

PUD SUBMISSION - REVISED

shalom baranes associates

architects

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 A8 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

4. REFER TO SHEET A15 FOR TYPICAL MATERIAL NOTATION.

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | June 16, 2007 | ©2007 Shalom Baranes Associates, P.C.



PUD SUBMISSION - REVISED

shalom baranes associates | architects

EAST ELEVATION | A12





NOTES:
 1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTS, THE LOADING BAYS, THE NUMBER OF UNITS 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

65 EYE STREET SW, WASHINGTON, DC

June 15, 2007 ELLIOTT BARAN ASSOCIATES, PC



PUD SUBMISSION - REVISED

shalom baranes associates

architects

WEST COURTYARD ELEVATIONS

A13



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, STAIRCASE LOCATIONS, 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

65 EYE STREET SW, WASHINGTON, DC

JUNE 15, 2007 | shalom baranes associates, P.C.

0' 15' 30'

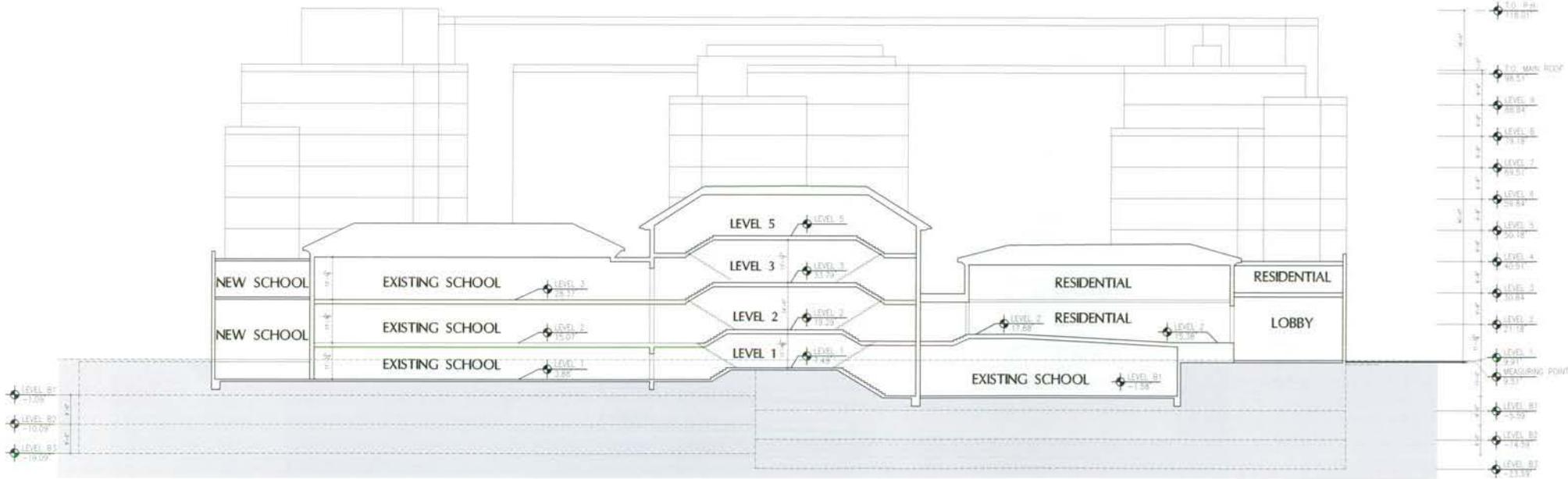
PUD SUBMISSION - REVISED

shalom baranes associates

architects

EAST COURTYARD ELEVATIONS

A14



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.

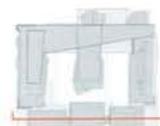
RANDALL SCHOOL

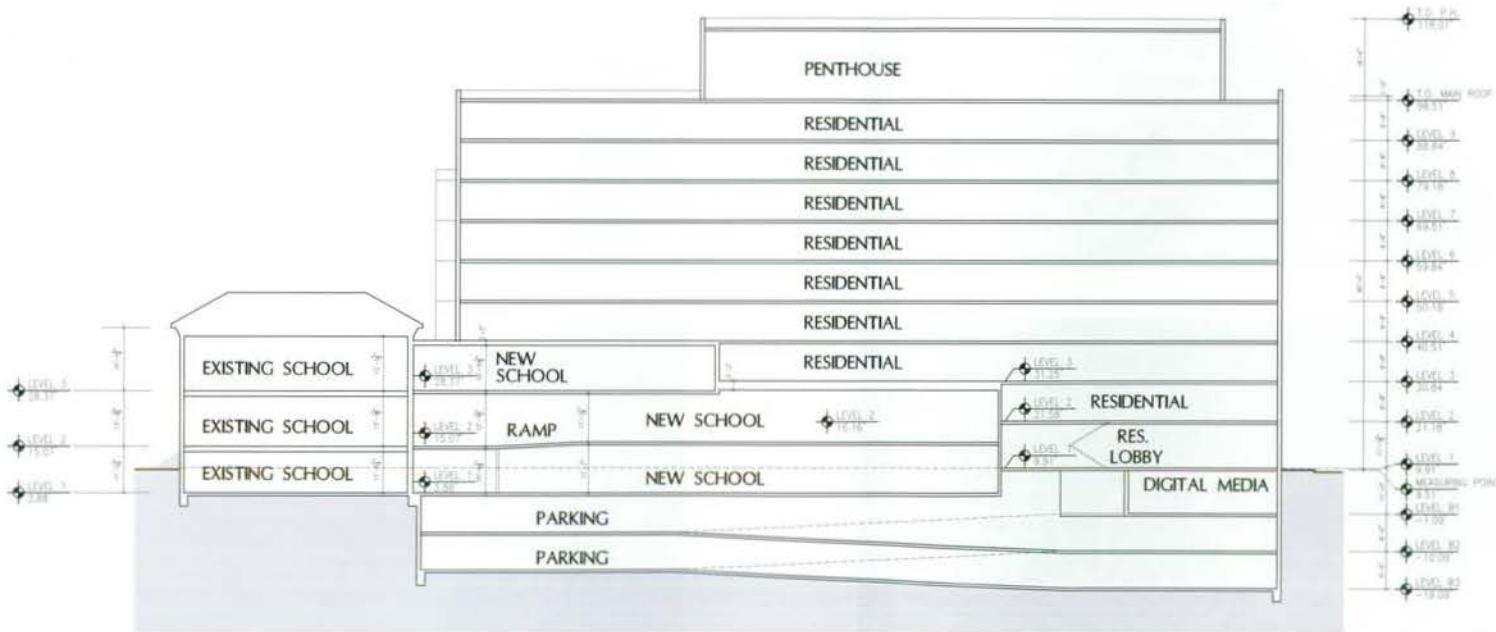
65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | ©2007 Shalom Baranes Associates, PC

PUD SUBMISSION - REVISED

shalom baranes associates | architects

BUILDING SECTION | A15





SECTION BB

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

65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | 02007-0444-BB-BB-BB-BB-BB-BB

PUD SUBMISSION - REVISED

shalom baranes associates | architects

BUILDING SECTION | A16





VIEW LOOKING NORTH



VIEW LOOKING WEST

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 19, 2007 | ©2007 SHALOM BARANES ASSOCIATES, PC



VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHEAST

PUD SUBMISSION - REVISED

shalom baranes associates | architects

MODEL PHOTOGRAPHS

A17



RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | shalom baranes associates, PC

PUD SUBMISSION - REVISED

shalom baranes associates | architects

EYE STREET VIEW

A18



RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 15, 2007 | ©2007 SHALOM BARANES ASSOCIATES, P.C.

PUD SUBMISSION - REVISED

shalom baranes associates

architects

EYE STREET VIEW

A19



RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | SHALOM BARANES ASSOCIATES, P.C.

PUD SUBMISSION - REVISED

shalom baranes associates

architects

SOUTHEAST VIEW

A20



H STREET VIEW LOOKING EAST



SOUTHEAST VIEW

RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 15, 2007 | ©2007 Shalom Baranes Associates, PC

PUD SUBMISSION - REVISED

shalom baranes associates | architects

H STREET VIEWS | A21



RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | JUNE 16, 2007 | SHALOM BARANES ASSOCIATES, P.C.

PUD SUBMISSION - REVISED

shalom baranes associates

architects

SOUTHWEST VIEW

A22



RANDALL SCHOOL

65 EYE STREET SW, WASHINGTON, DC | June 15, 2007 | ©2007 Shalom Baranes Associates, P.C.

PUD SUBMISSION - REVISED

shalom baranes associates

architects

BIRDS-EYE VIEW NORTHWEST

A23