

RANDALL SCHOOL

65 EYE STREET, SW WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT

SEPTEMBER 7, 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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ZONING COMMISSION
District of Columbia
CASE NO. 07-13
EXHIBIT NO. 29



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

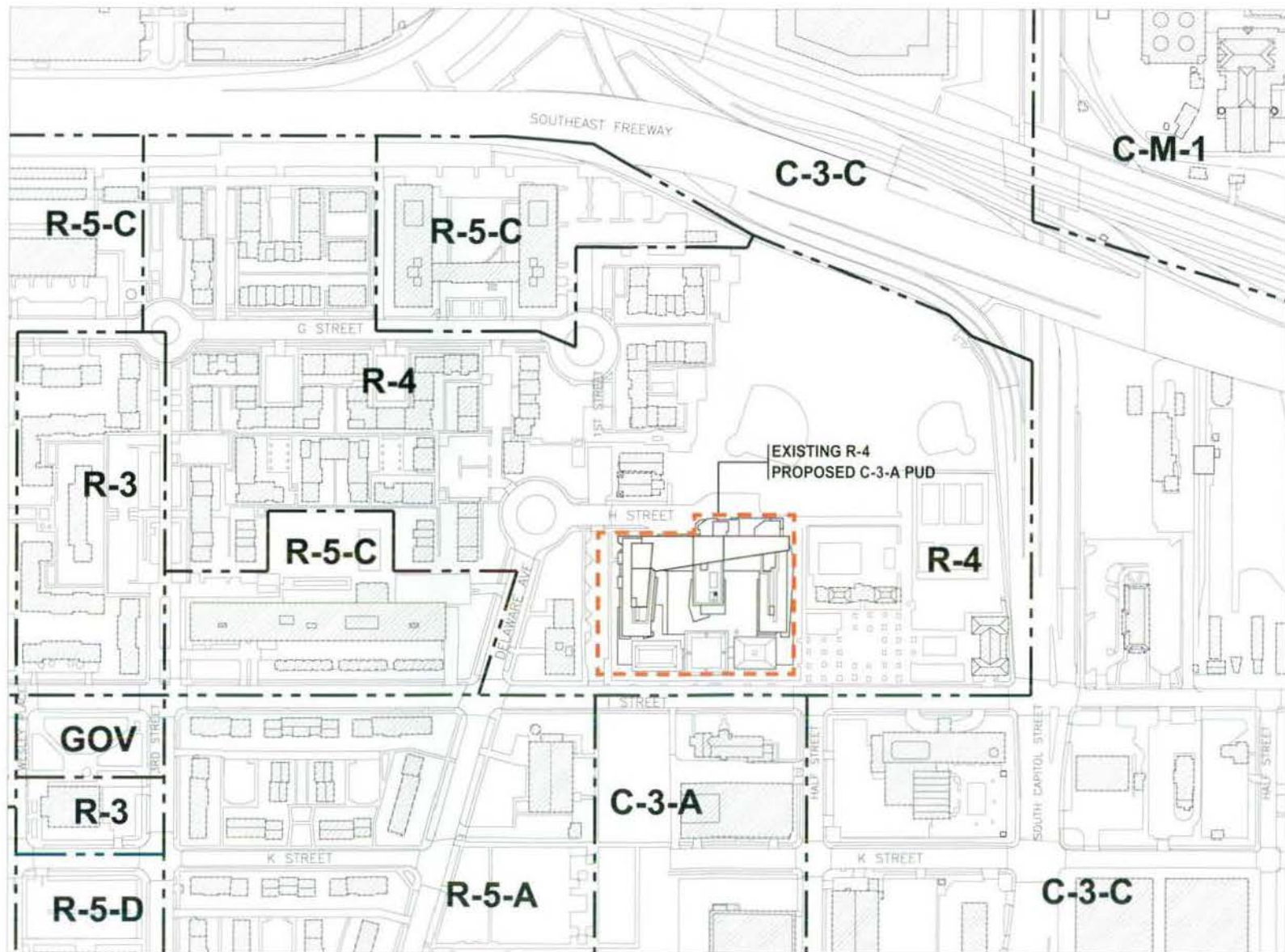
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AERIAL PHOTOGRAPHY AP1



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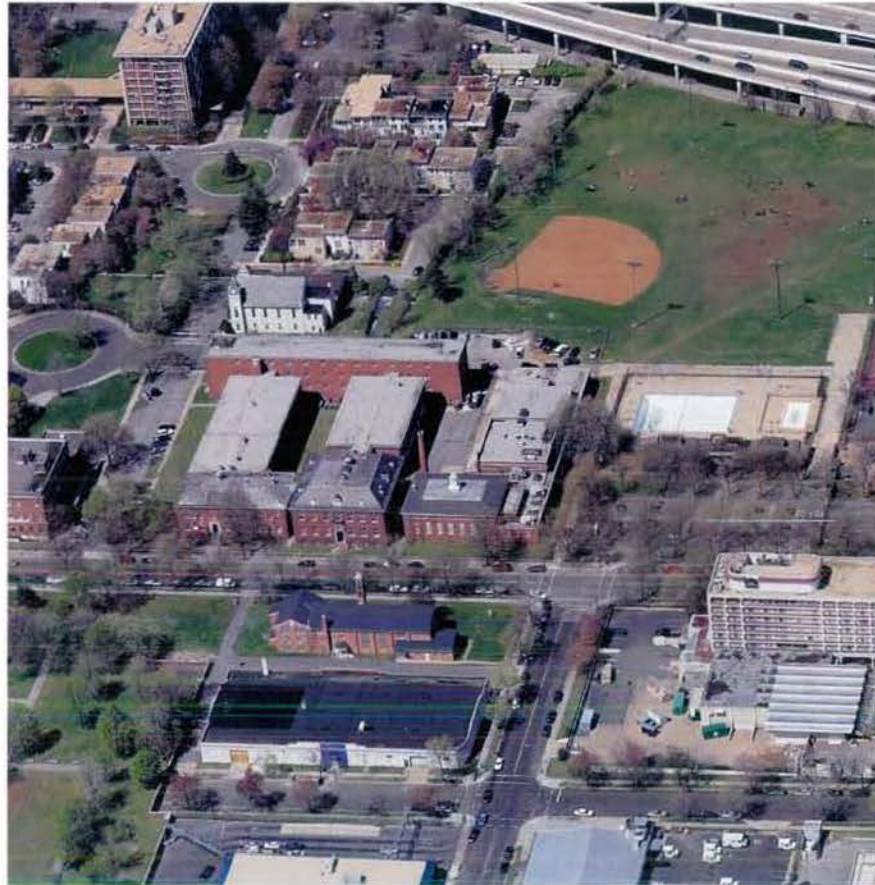


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ZONE BOUNDARY SITE PLAN

D1



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

ZONING TABULATIONS

SEPTEMBER 07, 2007

SQUARE:
LOT:
ZONE:
SITE AREA:

643.8
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 2.0 NON-RESIDENTIAL	4.5 TOTAL 3.0 NON-RESIDENTIAL	4.32 TOTAL 0.86 NON-RESIDENTIAL
GROSS FLOOR AREA (NOTE 1)	462,806 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	76.0%
BUILDING HEIGHT	65'-0"	90'-0"	80'-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	24,780 SF
REAR YARD	2-1/2 RWFT, 12'-0" MIN	SAME AS MATTER-OF-RIGHT	4'-0" RELIEF REQUESTED
SIDE YARD	NONE REQUIRED 2 RWFT OF HT, 6 FT MIN IF PROVIDED	SAME AS MATTER-OF-RIGHT	41'-0" (WEST SIDE) RELIEF REQUESTED
COURTS RESIDENTIAL	WIDTH = 4 RWFT 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 RWFT OF HT, 12 FT MIN AREA = 2 X LAND AREA, 250 SF MIN (CLOSED)	SAME AS MATTER-OF-RIGHT	
PARKING	<u>RESIDENTIAL</u> 1 PER 2 DU (290-245 REQUIRED, NOTE 2)	SAME AS MATTER-OF-RIGHT	333 RESIDENTIAL
	<u>SCHOOL</u> 2 PER EACH 3 TEACHERS (27 REQUIRED FOR 40 TEACHERS) = 1 PER 10 CLASSROOM SEATS 1 PER 12 STADIUM SEATS (2) 1 PER 15 AUDITORIUM SEATS (WHICHEVER IS GREATER) (33 REQUIRED FOR 330 CLASSROOM SEATS)	SAME AS MATTER-OF-RIGHT	60 NON-RESIDENTIAL
LOADING	<u>RESIDENTIAL</u> 1 BERTH @ 35 FT DEEP 1 PLATFORM @ 250 SF 1 SERVICE/DELIVERY @ 20 FT DEEP	SAME AS MATTER-OF-RIGHT	1 BERTH @ 12X50 1 BERTH @ 12X45 2 BERTHS @ 12X30 1 SERVICE/DELIVERY @ 10X20 2 PLATFORMS @ 200 SF 2 PLATFORMS @ 100 SF RELIEF REQUESTED
	<u>SCHOOL</u> (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'-6".
2. Proposed number of residential dwelling units provided may vary from 440 to 498.

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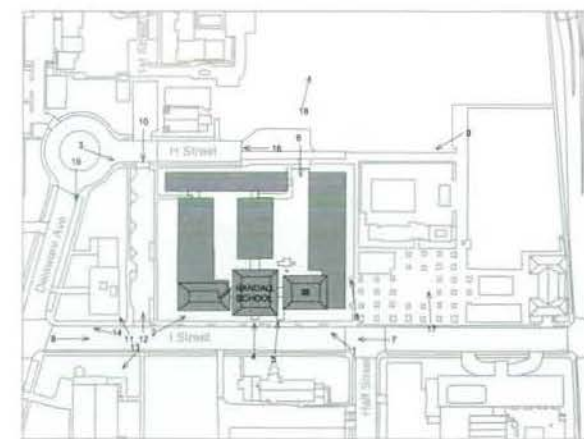
DEVELOPMENT DATA D2



1. CORNER OF EYE & HALF STREETS LOOKING NORTHWEST



2. CORNER OF EYE & FIRST STREETS LOOKING NORTHEAST



KEY PLAN

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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

RANDALL SCHOOL

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



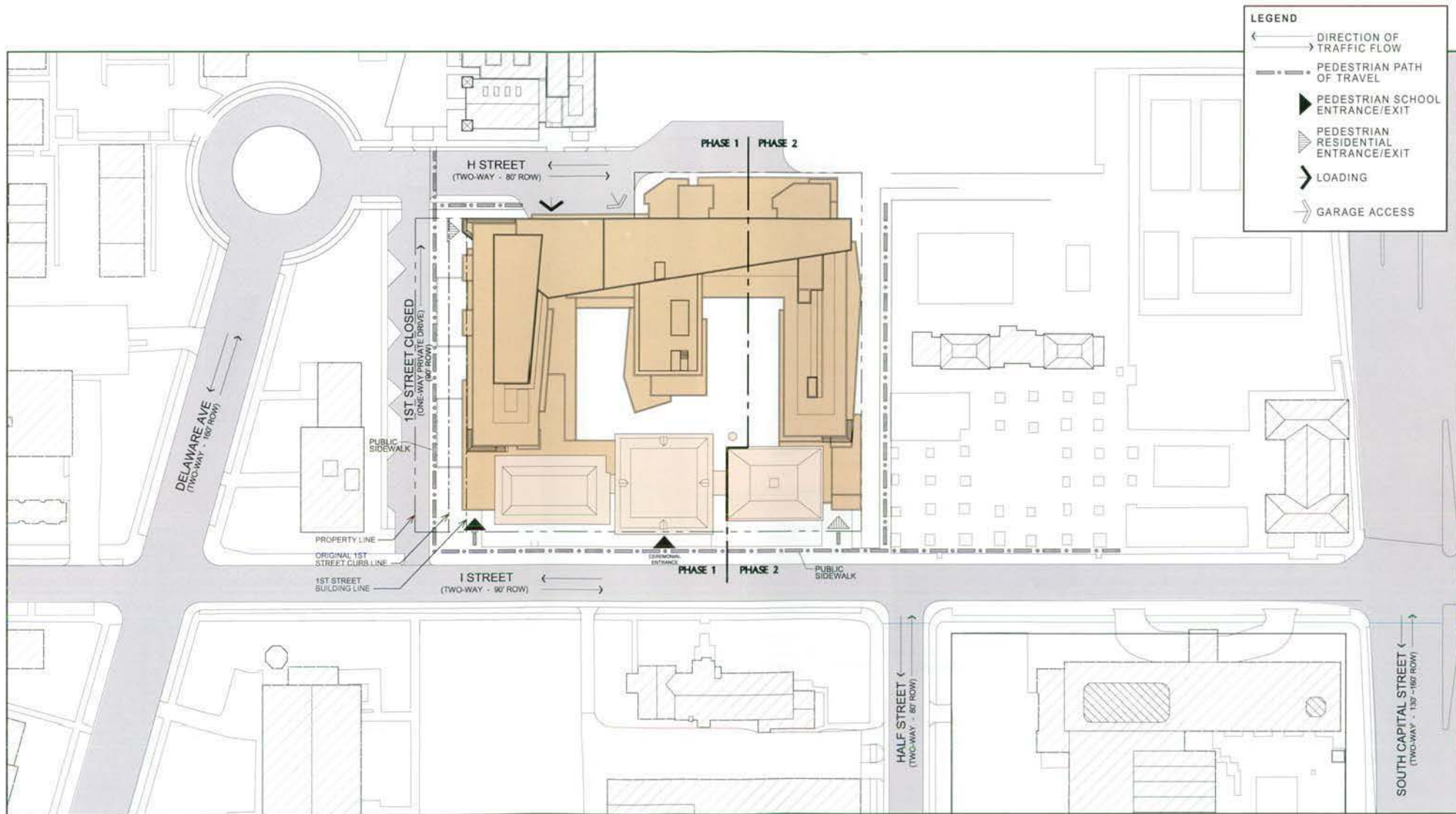
17. VIEW OF RECREATION CENTER FROM EYE STREET

SOUTHEAST FREEWAY



18. VIEW OF BASEBALL FIELD LOOKING NORTH

RANDALL SCHOOL



RANDALL SCHOOL

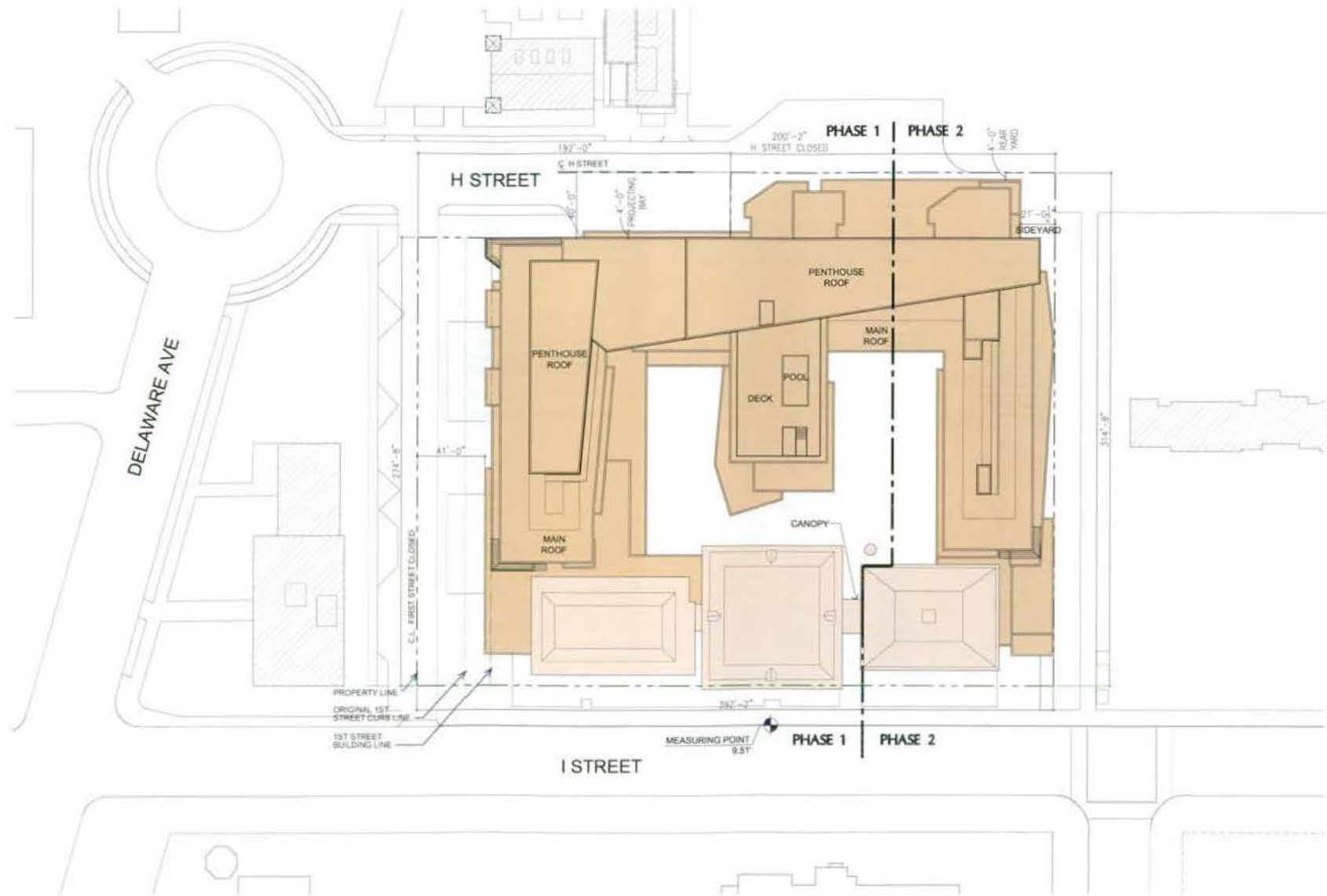
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SITE CIRCULATION DIAGRAM

S5

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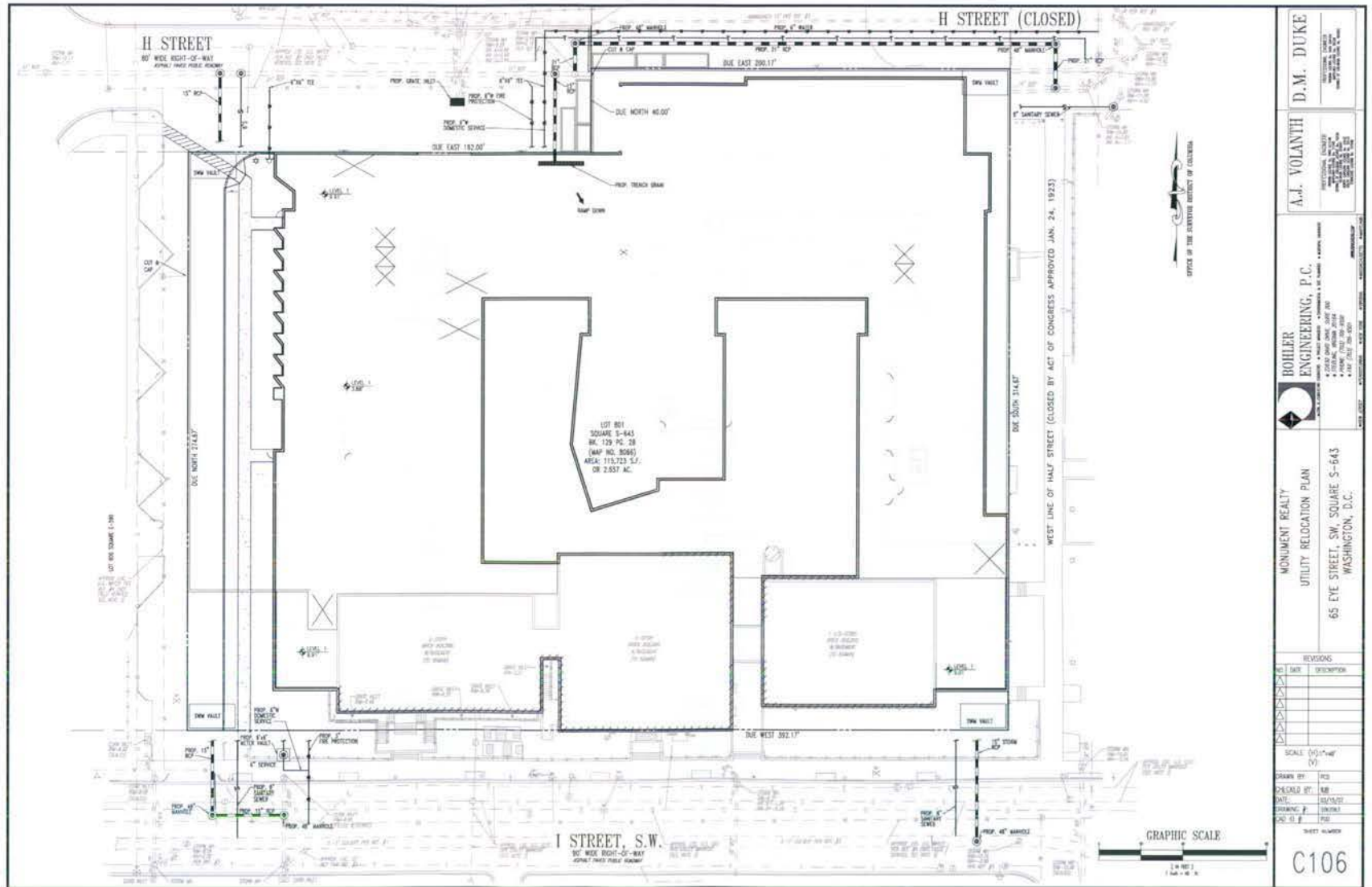
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SITE PLAN S6



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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.

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LANDSCAPE PLAN L1

HALF STREET



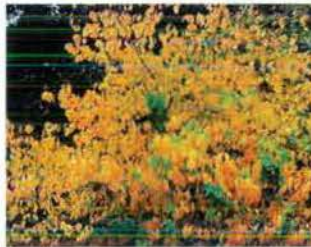
RESIDENTIAL FENCE



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

RANDALL SCHOOL

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 SWEETSPIRE



INKBERRY

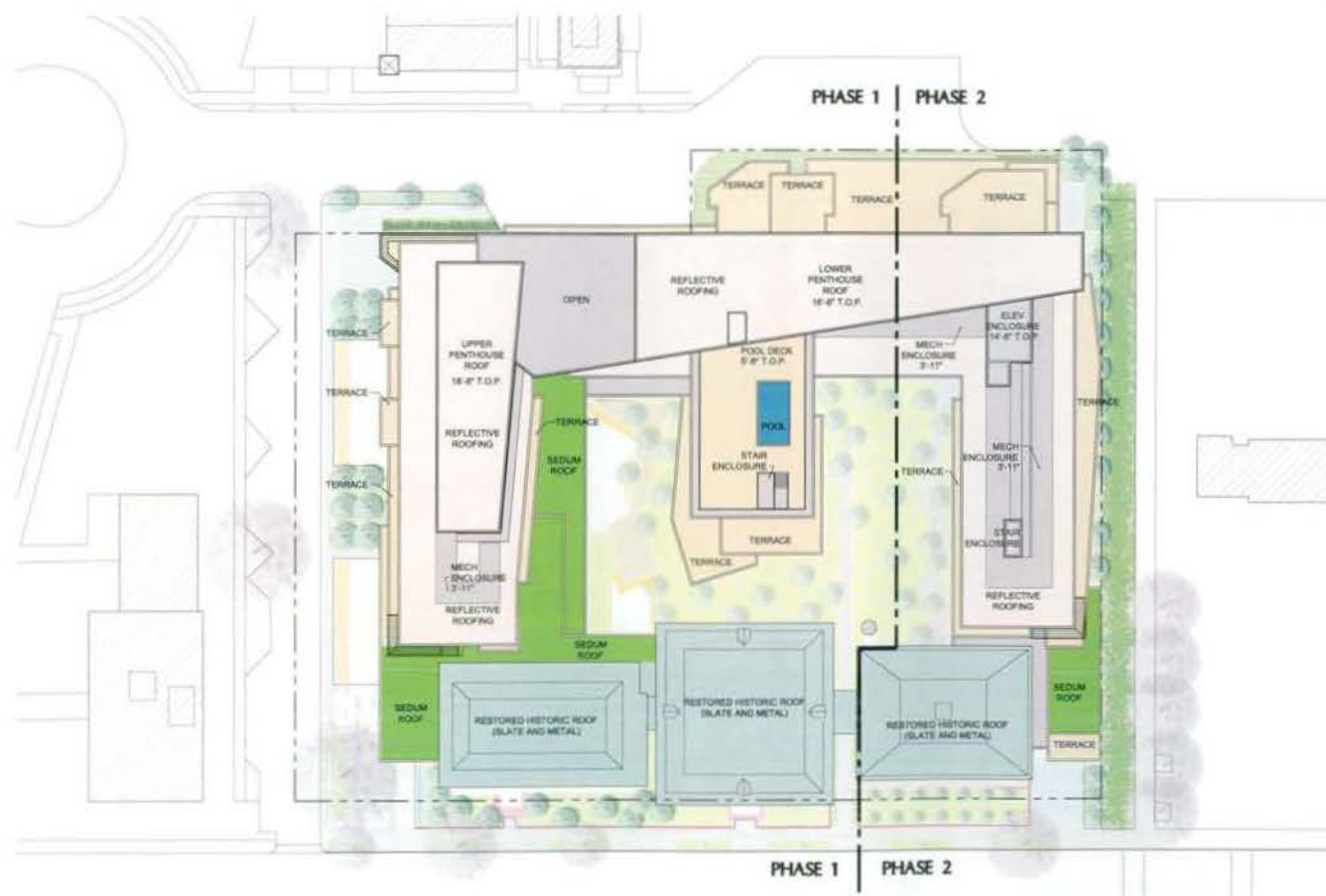


NORTHERN BAYBERRY



ALLEGHENY SPURGE

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SEDUM - FOUR TYPES

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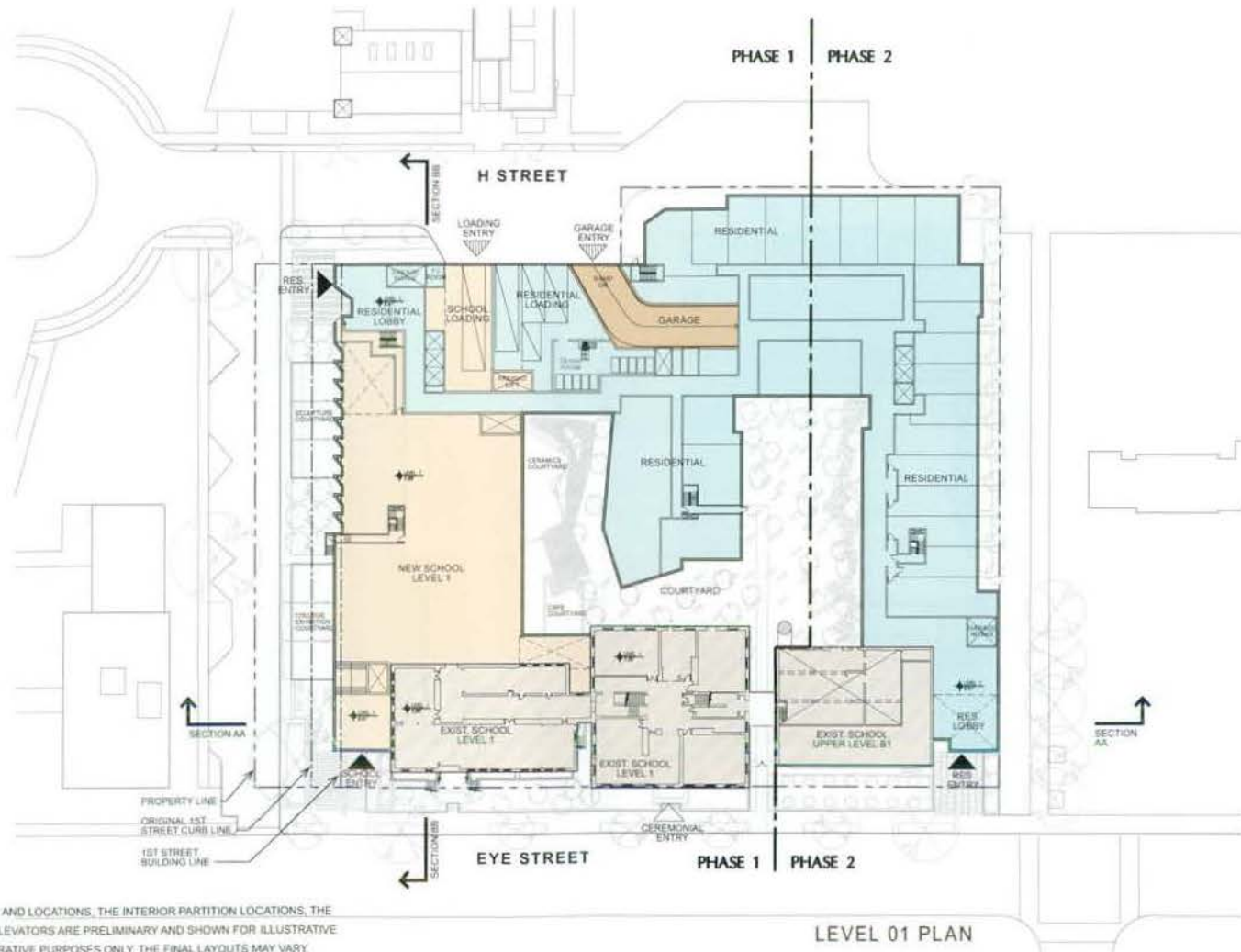
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LANDSCAPE PLAN - ROOF

L4



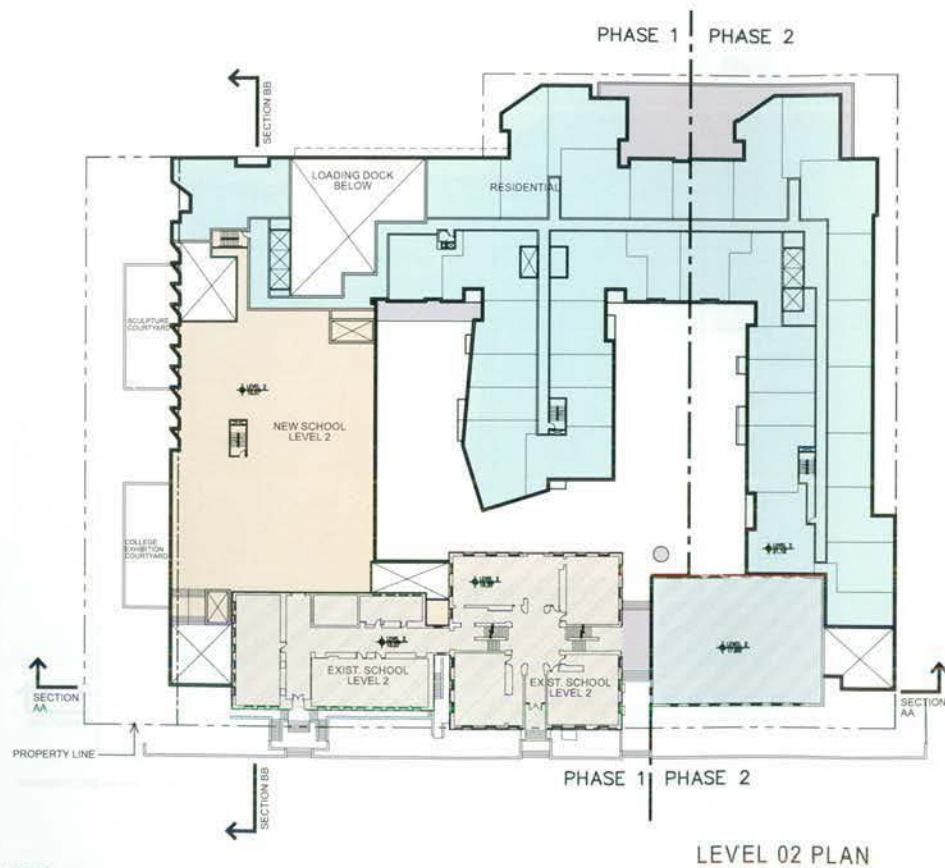
NOTES:

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



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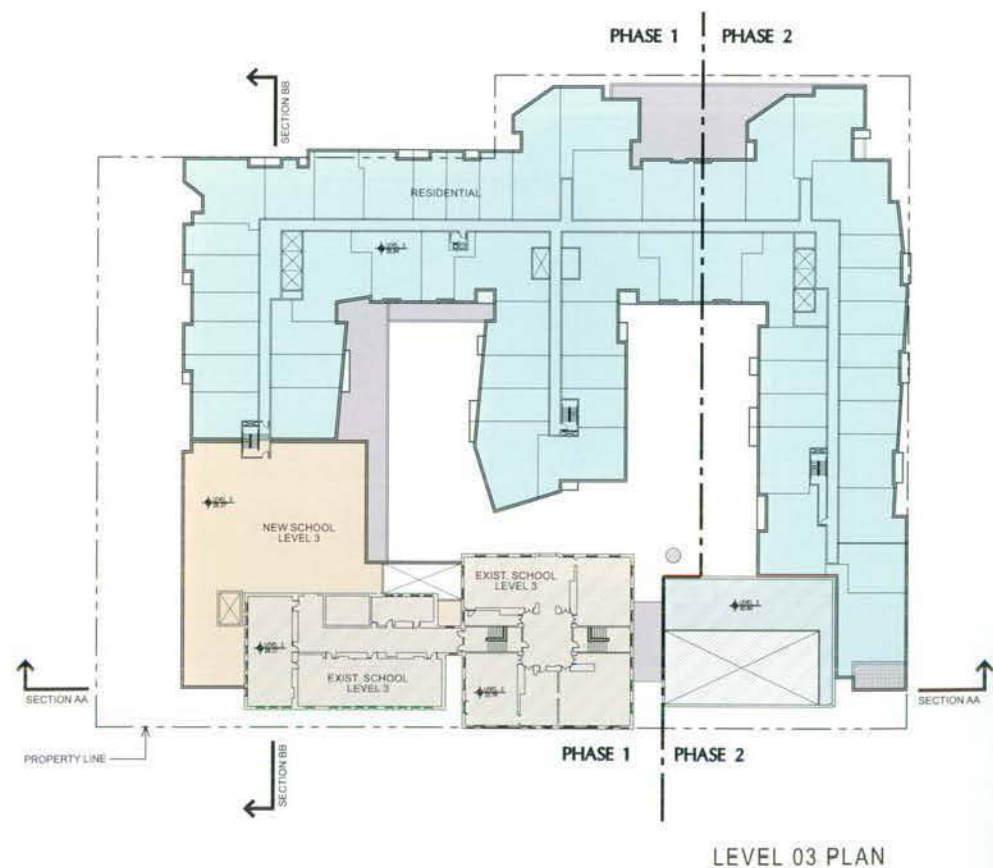
LEVEL 02 PLAN

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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LEVEL 03 PLAN



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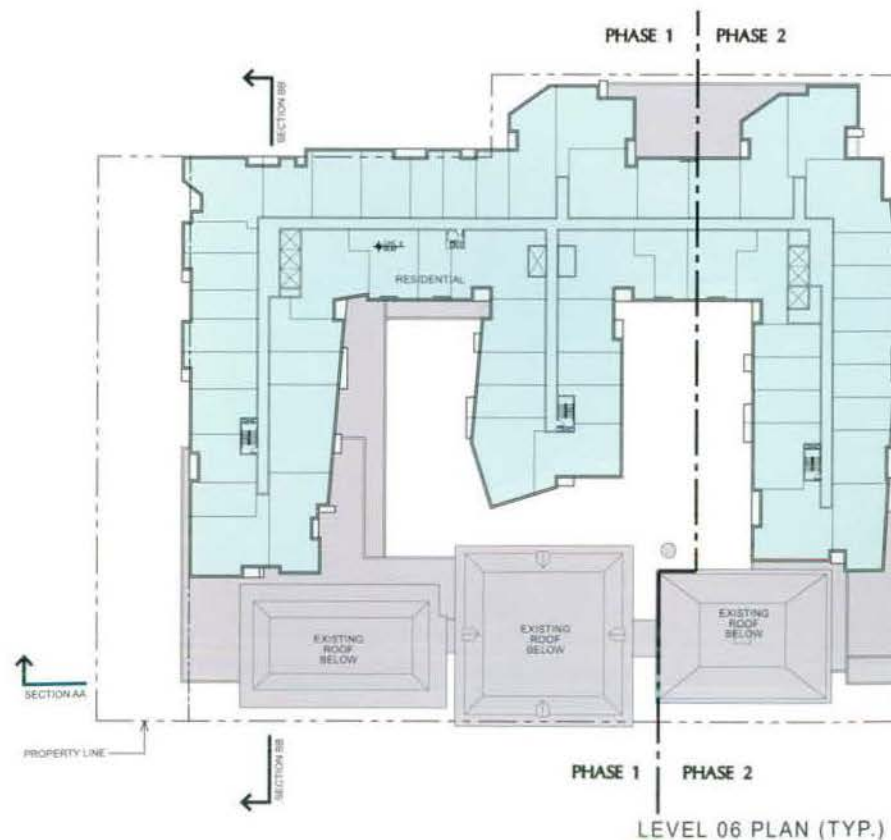
LEVEL 02 & LEVEL 03 PLANS A2



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.



LEVEL 06 PLAN (TYP.)

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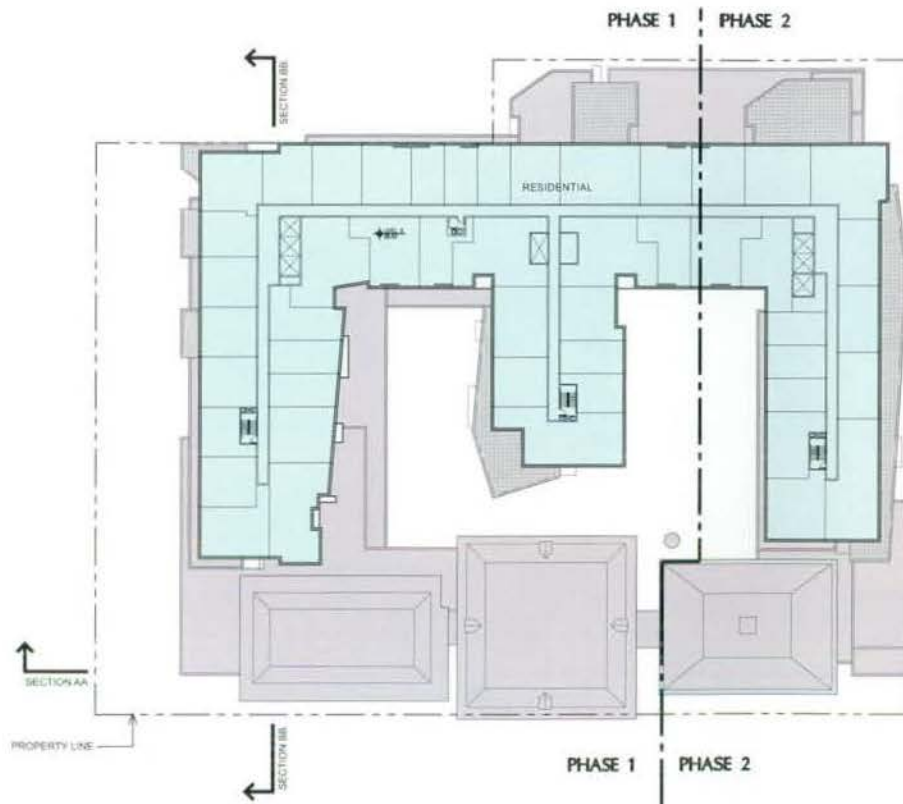
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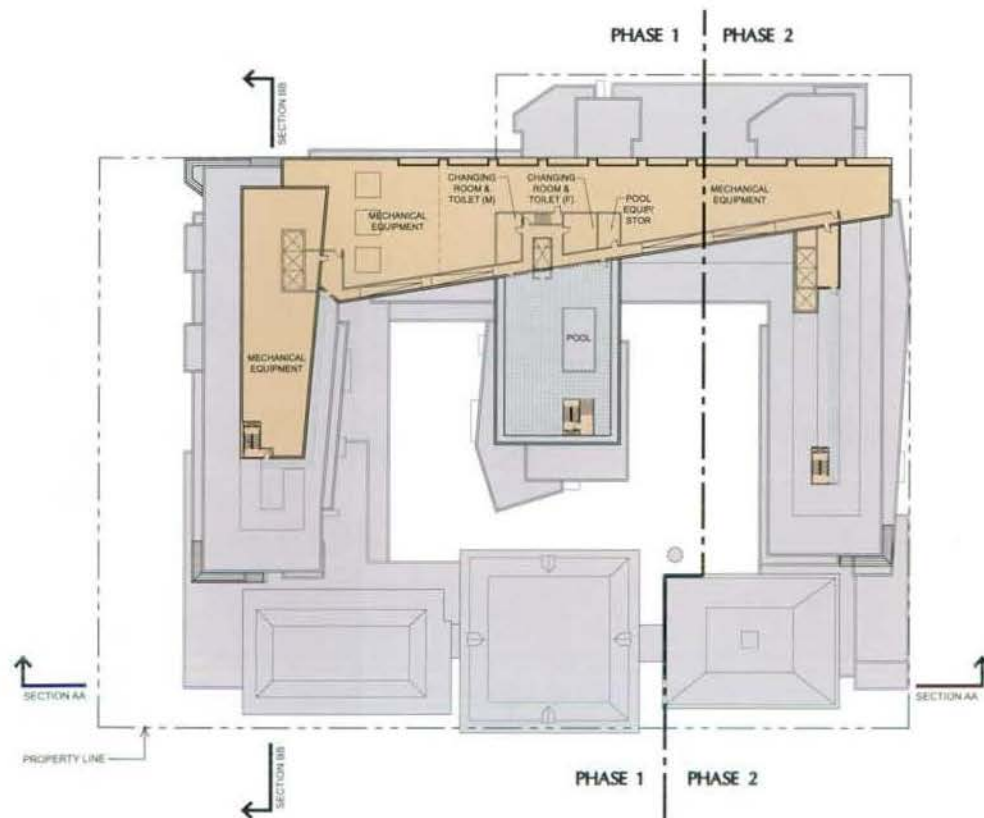
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LEVEL 05 & LEVEL 06 (TYP.) PLANS

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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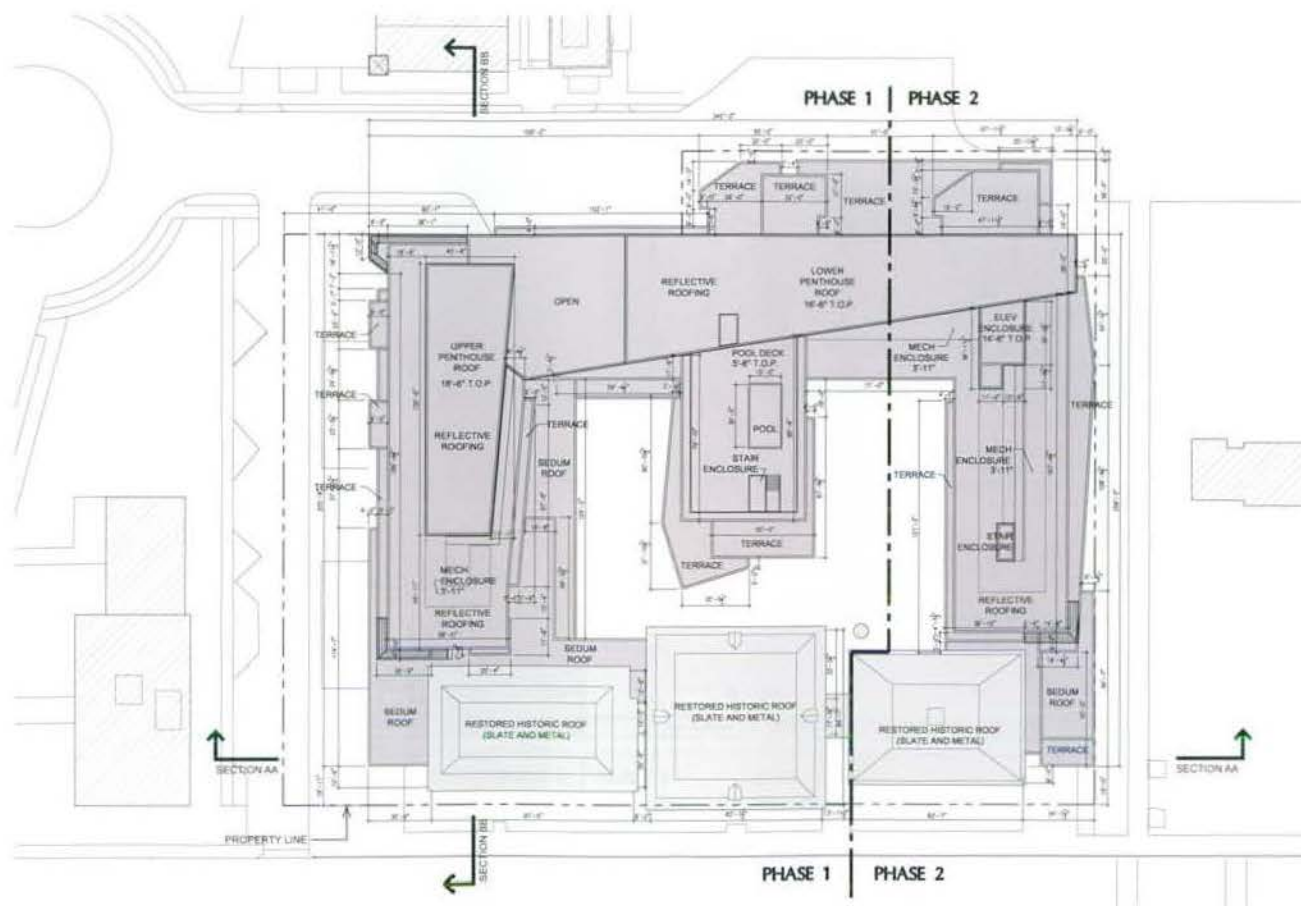


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LEVEL 09 & PENTHOUSE PLANS

A4



NOTES:

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2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.

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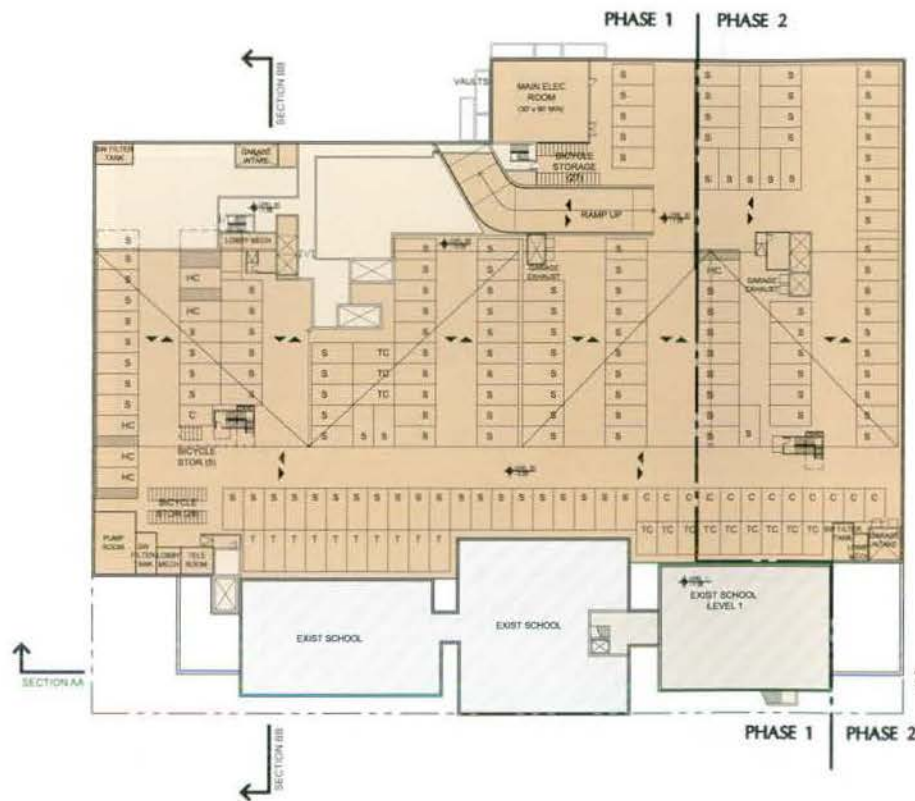


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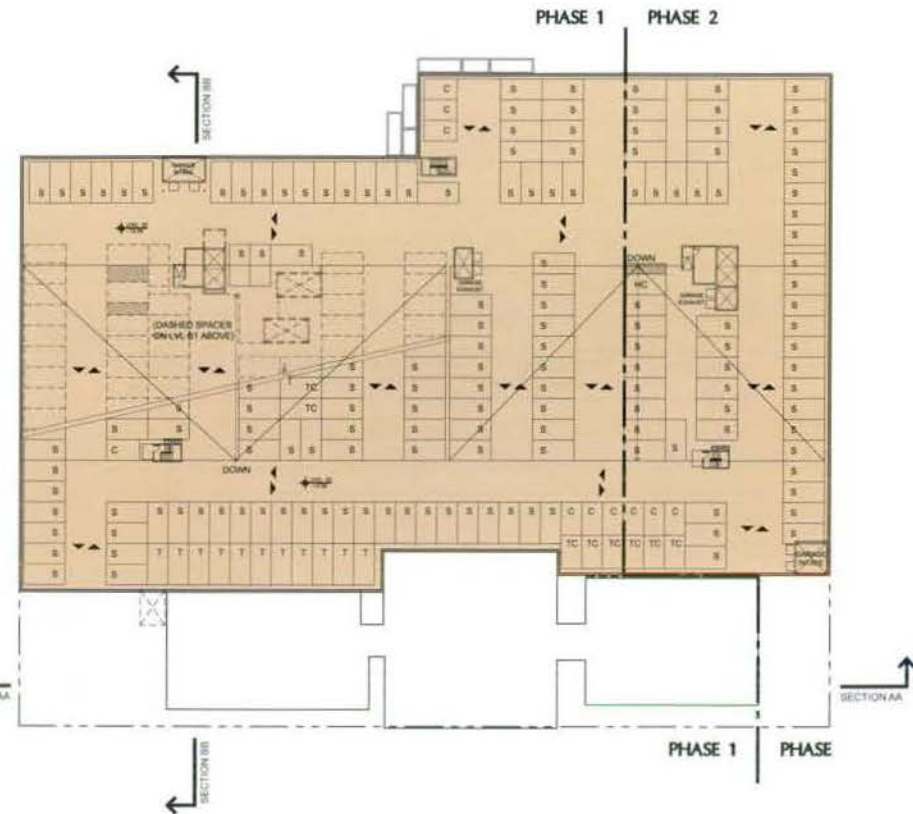
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ROOF PLAN

A5



LEVEL B1 PLAN



LEVEL B2 PLAN

NOTES:

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2. REFER TO SHEET L1 FOR LANDSCAPE PLAN.
3. REFER TO SHEET AS (ROOF LEVEL) FOR BUILDING DIMENSIONS.
4. ALL DRIVEWAY AISLES MIN 20'-0" WIDE.

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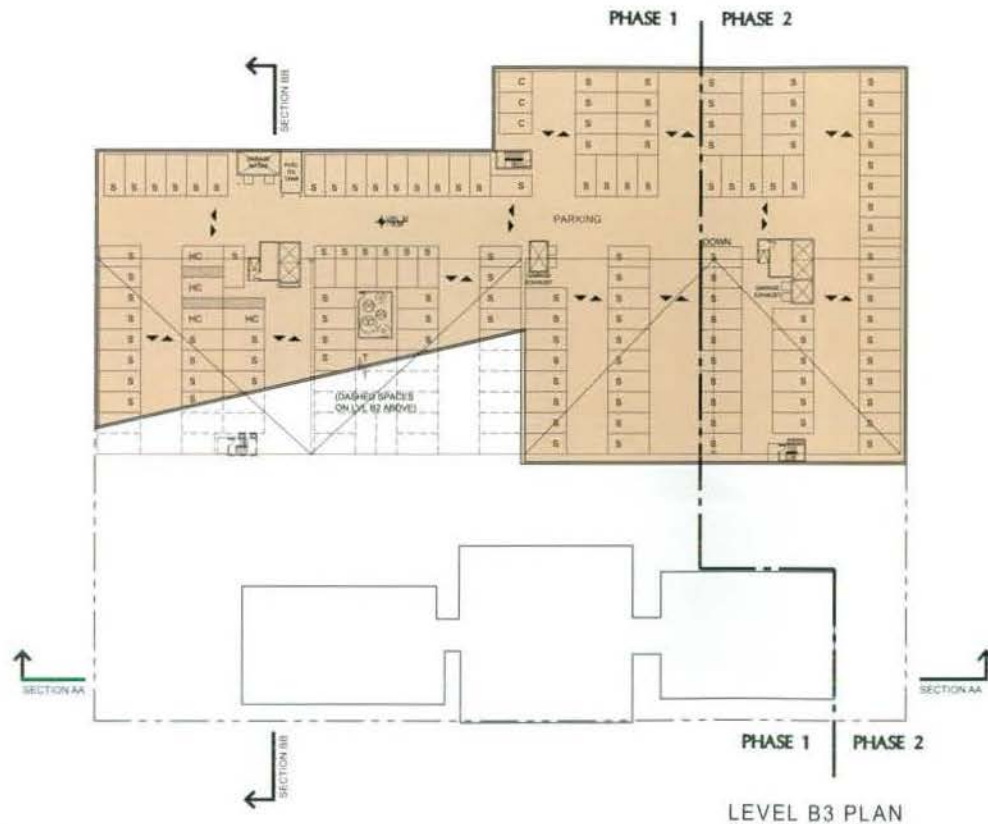


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LEVEL B1 & LEVEL B2 PLANS

A6



NOTES:

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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' x 5') x 19'	STANDARD (S) 9' x 19'	COMPACT (C) 8' x 16'	TANDEM (T)/ TANDEM COMPACT (TC)	VAULT	TOTAL
B1	4	70	12	17	0	103
B2	1	137	6	17	0	161
B3	4	99	0	0	0	103
TOTAL	9	306	18	34	0	367

PARKING COMPOSITION: SCHOOL

LEVEL	HANDICAP (HC) (8' x 5') x 19'	STANDARD (S) 9' x 19'	COMPACT (C) 8' x 16'	TANDEM (T)/ TANDEM COMPACT (TC)	VAULT	TOTAL
B1	3	57	0	0	0	60
TOTAL	3	57	0	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 A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.
 4. REFER TO SHEETS A9 AND A10 FOR TYPICAL MATERIAL NOTATION.

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SOUTH ELEVATION A8



FACADE DETAIL



FACADE DETAIL



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ELEVATION DETAIL

A9



FACADE DETAIL



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ELEVATION DETAIL A10



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

4. REFER TO SHEETS A9 AND A10 FOR TYPICAL MATERIAL NOTATION.

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WEST 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.
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RANDALL SCHOOL

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0' 15' 30'

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NORTH ELEVATION

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 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 SHEETS A9 AND A10 FOR TYPICAL MATERIAL NOTATION.

RANDALL SCHOOL

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0' 15' 30'

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EAST ELEVATION A13





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.
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 4. REFER TO SHEETS A9 AND A10 FOR TYPICAL MATERIAL NOTATION.

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0' 15' 30'

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WEST 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 SHEETS A9 AND A10 FOR TYPICAL MATERIAL NOTATION.

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0' 15' 30'

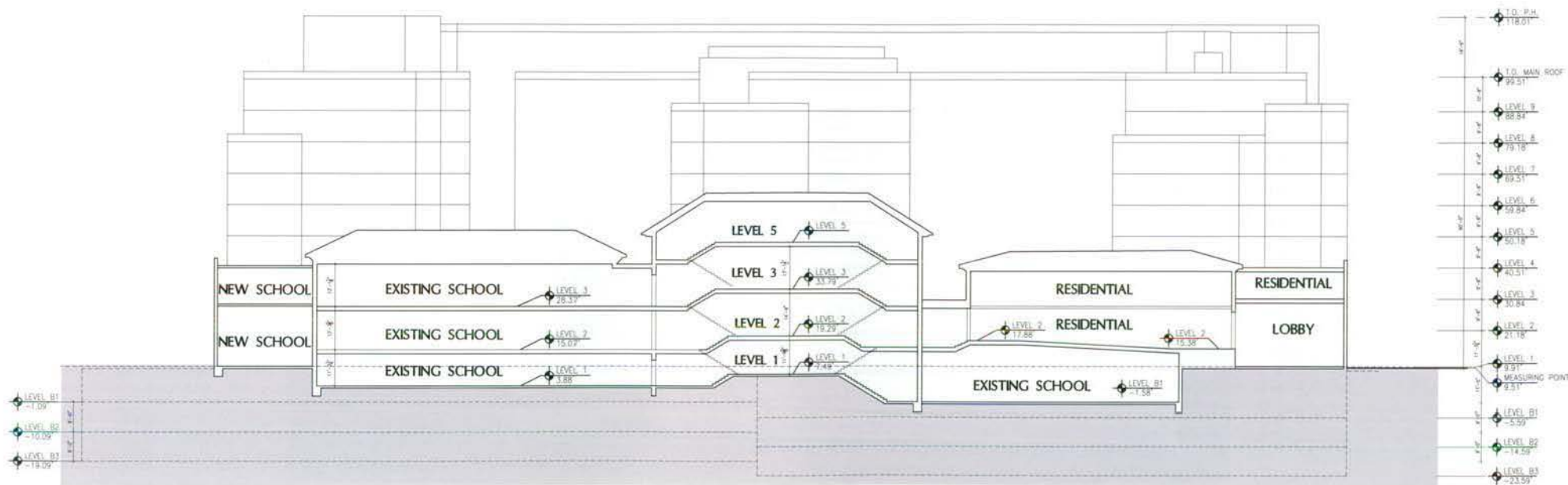
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EAST COURTYARD ELEVATIONS

A15



SECTION AA

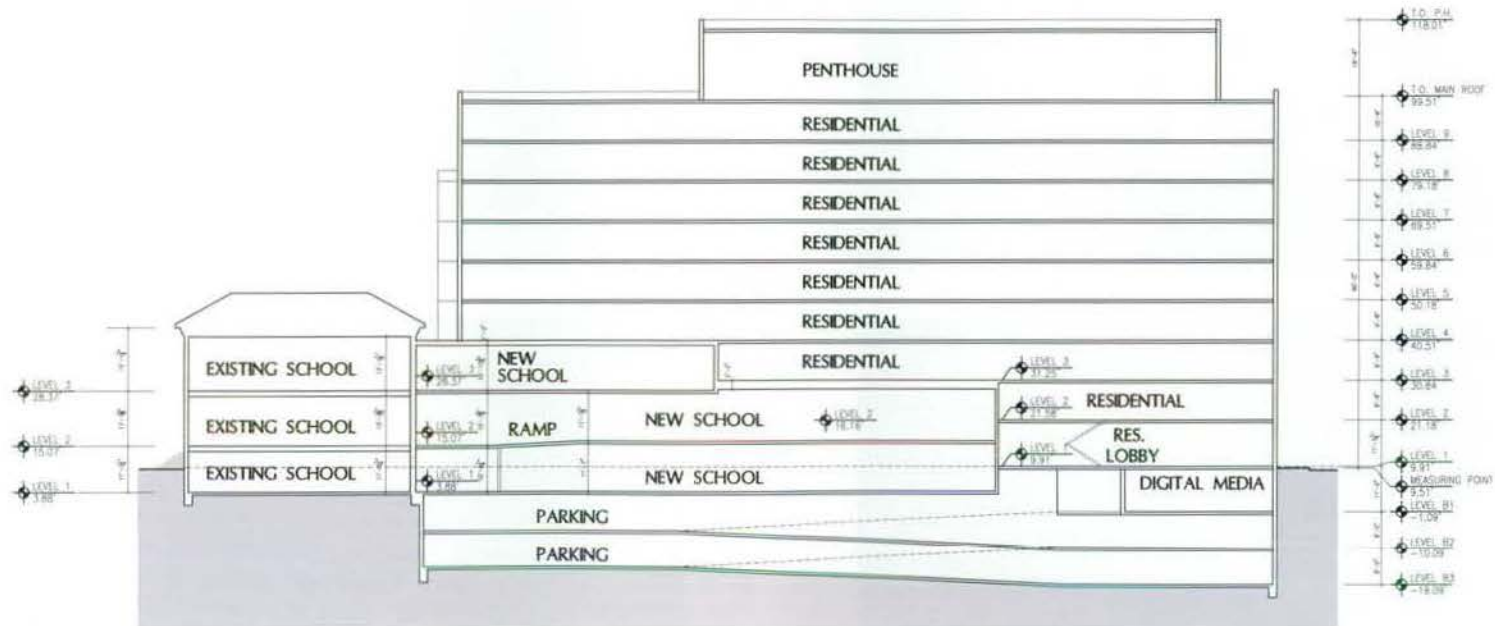
- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE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



RANDALL SCHOOL



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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.



RANDALL SCHOOL

0' 15' 30'

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65 EYE STREET SW, WASHINGTON, DC | September 7, 2007 | EXIST. SPACE: 10,000 SQ. FT. | NEW SPACE: 10,000 SQ. FT.

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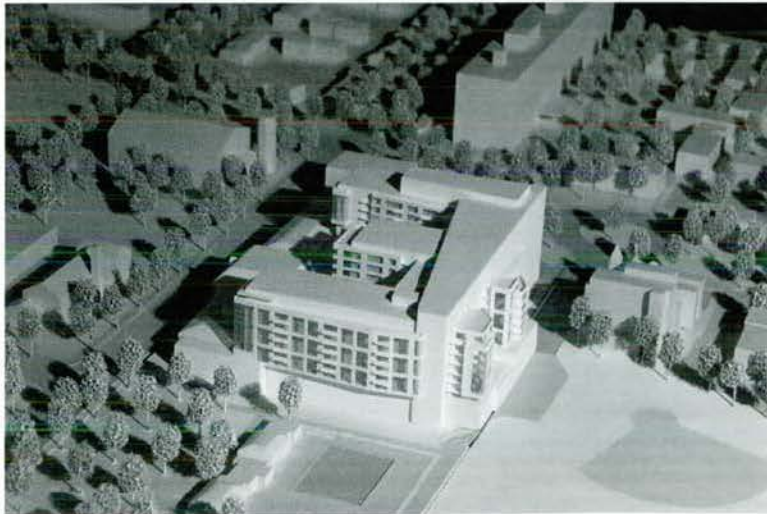
BUILDING SECTION A17



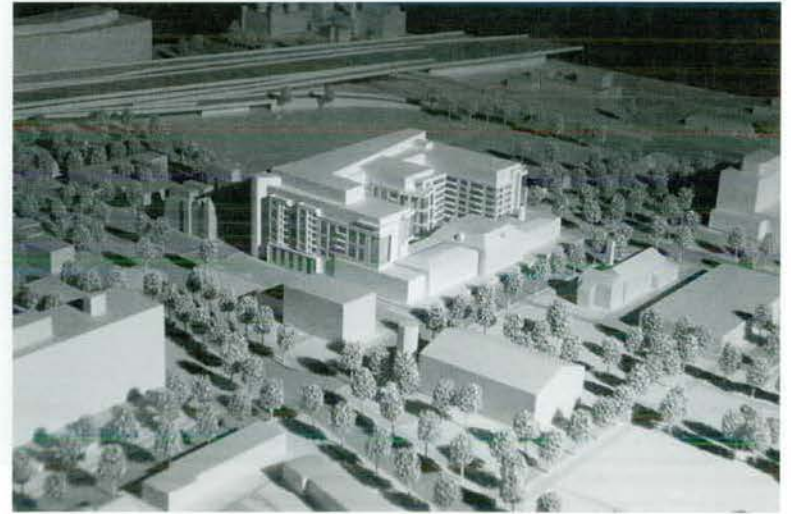
VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST



VIEW LOOKING WEST



VIEW LOOKING NORTHEAST

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MODEL PHOTOGRAPHS A18



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EYE STREET VIEW A19



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EYE STREET VIEW

A20



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SOUTHEAST VIEW

A21



H STREET VIEW LOOKING EAST



SOUTHEAST VIEW

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H STREET VIEWS A22



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SOUTHWEST VIEW A23



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BIRDS-EYE VIEW NORTHWEST A24



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4500 WISCONSIN AVENUE - CITYLINE AT TENLEY



1522 14TH STREET - LANGSTON LOFTS

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PROJECT PRECEDENTS A25