

RANDALL SCHOOL

65 EYE STREET, SW WASHINGTON, DC

A PLANNED UNIT DEVELOPMENT

OCTOBER 19, 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.47

ZONING COMMISSION
District of Columbia
CASE NO. 07-13
EXHIBIT NO.47

2007 OCT 19 PM 1:16
D.C. OFFICE OF ZONING
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AERIAL PHOTOGRAPH OF SITE (N.T.S.)

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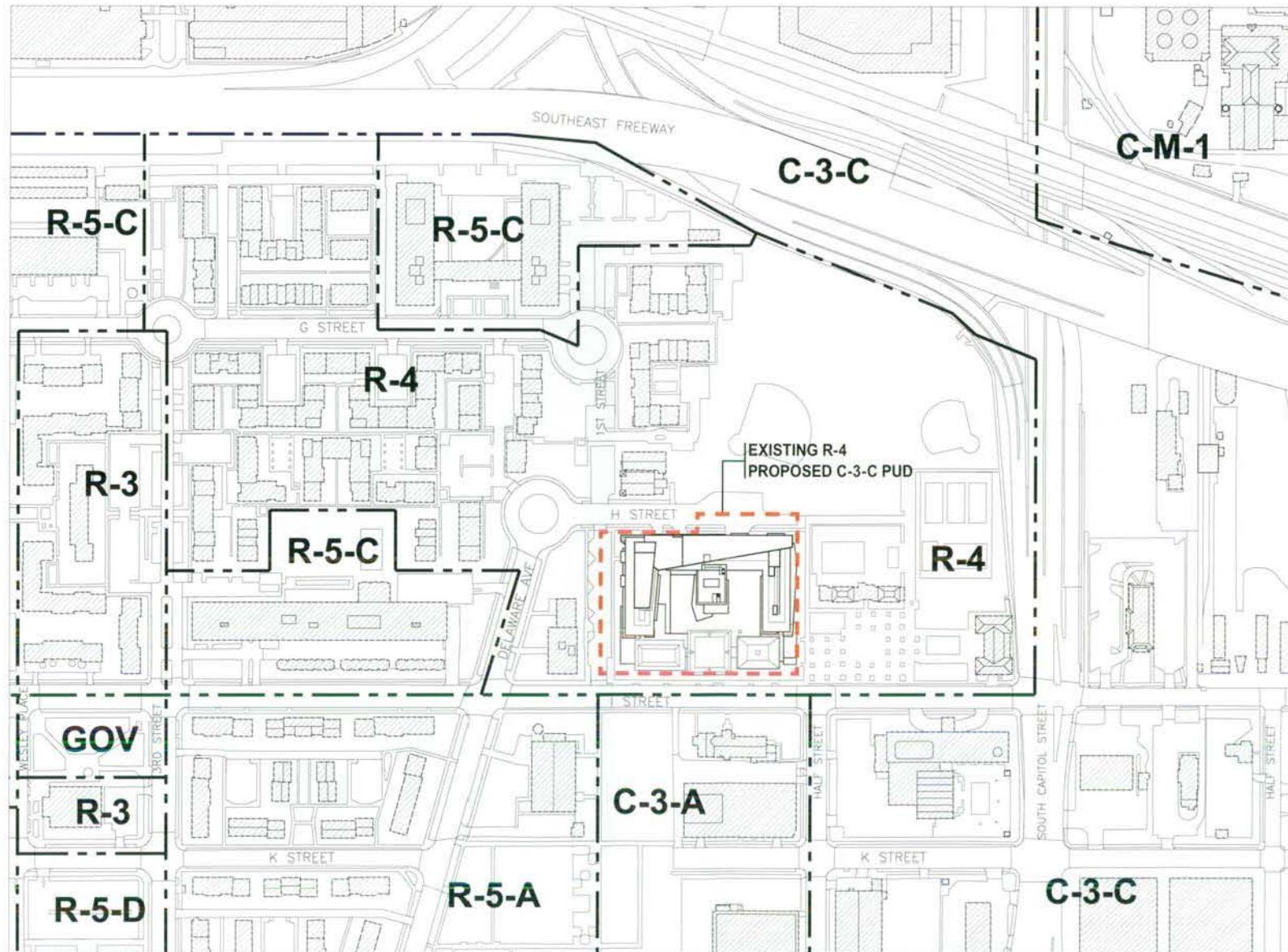
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AERIAL PHOTOGRAPHY

AP1



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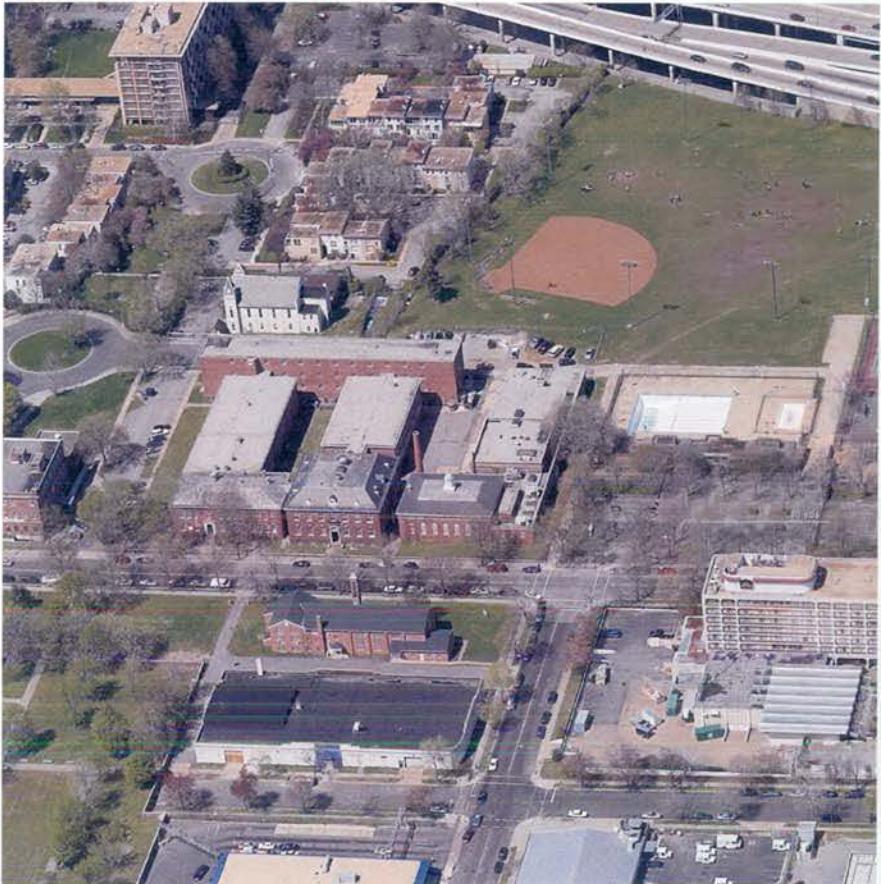
ZONE BOUNDARY SITE PLAN

D1

ZONING TABULATIONS

OCTOBER 19, 2007

SQUARE: 643-S
LOT: 801
ZONE: C-3-C PUD
SITE AREA: 115,724 SF



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

RANDALL SCHOOL

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DCMR, TITLE 11	C-3-C DEVELOPMENT STANDARDS	C-3-C PUD DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT
FAR	8.5 TOTAL 6.5 NON-RESIDENTIAL	8.0 TOTAL 8.0 NON-RESIDENTIAL	4.32 TOTAL 0.66 NON-RESIDENTIAL
GROSS FLOOR AREA (NOTE 1)	752,206 SF (MAX)	925,792 SF (MAX)	499,843 SF TOTAL 423,800 SF RESIDENTIAL, 76,043 SF NON-RESIDENTIAL
LOT OCCUPANCY	100% RESIDENTIAL	SAME AS MATTER-OF-RIGHT	65.0%
BUILDING HEIGHT	90'-0"	130'-0" 110'-0" PER HEIGHT ACT	100'-0"
PENTHOUSE HEIGHT	18'-6"	SAME AS MATTER-OF-RIGHT	VARIES, 18'-6" MAX RELIEF REQUESTED
PENTHOUSE AREA	0.37 FAR	SAME AS MATTER-OF-RIGHT	19,500 SF
REAR YARD	2'-12" INFT; 12'-0" MIN	SAME AS MATTER-OF-RIGHT	30'-0"
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	<u>RESIDENTIAL</u> 1 PER 4 DU (115-123 REQUIRED, NOTE 2)	SAME AS MATTER-OF-RIGHT	333 RESIDENTIAL
	<u>SCHOOL</u> 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 OR 1 PER 10 AUDITORIUM SEATS (WHICHEVER IS GREATER) (3) REQUIRED FOR 330 CLASSROOM SEATS)		
LOADING	<u>RESIDENTIAL</u> 1 BERTH @ 55 FT DEEP 1 PLATFORM @ 200 SF 1 SERVICE DELIVERY @ 20 FT DEEP	SAME AS MATTER-OF-RIGHT	2 BERTH @ 12X40 2 BERTHS @ 12X36 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 490.

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DEVELOPMENT DATA

D2



1. CORNER OF EYE & HALF STREETS LOOKING NORTHWEST



2. CORNER OF EYE & FIRST STREETS LOOKING NORTHEAST

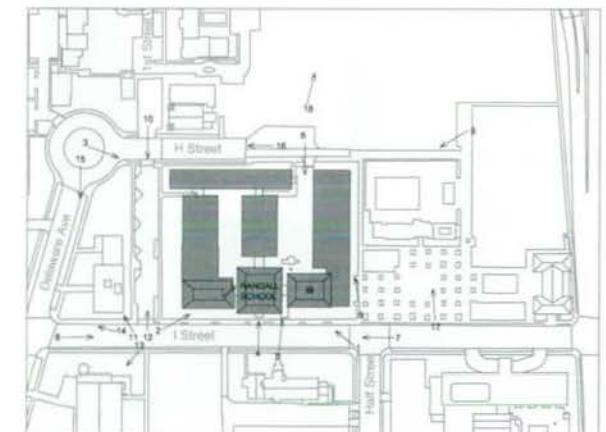
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CURRENT SITE PHOTOGRAPHS

S1



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



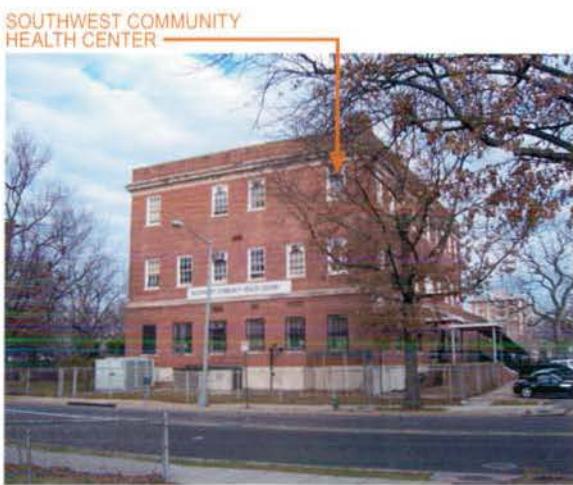
8. EYE STREET LOOKING EAST



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

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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

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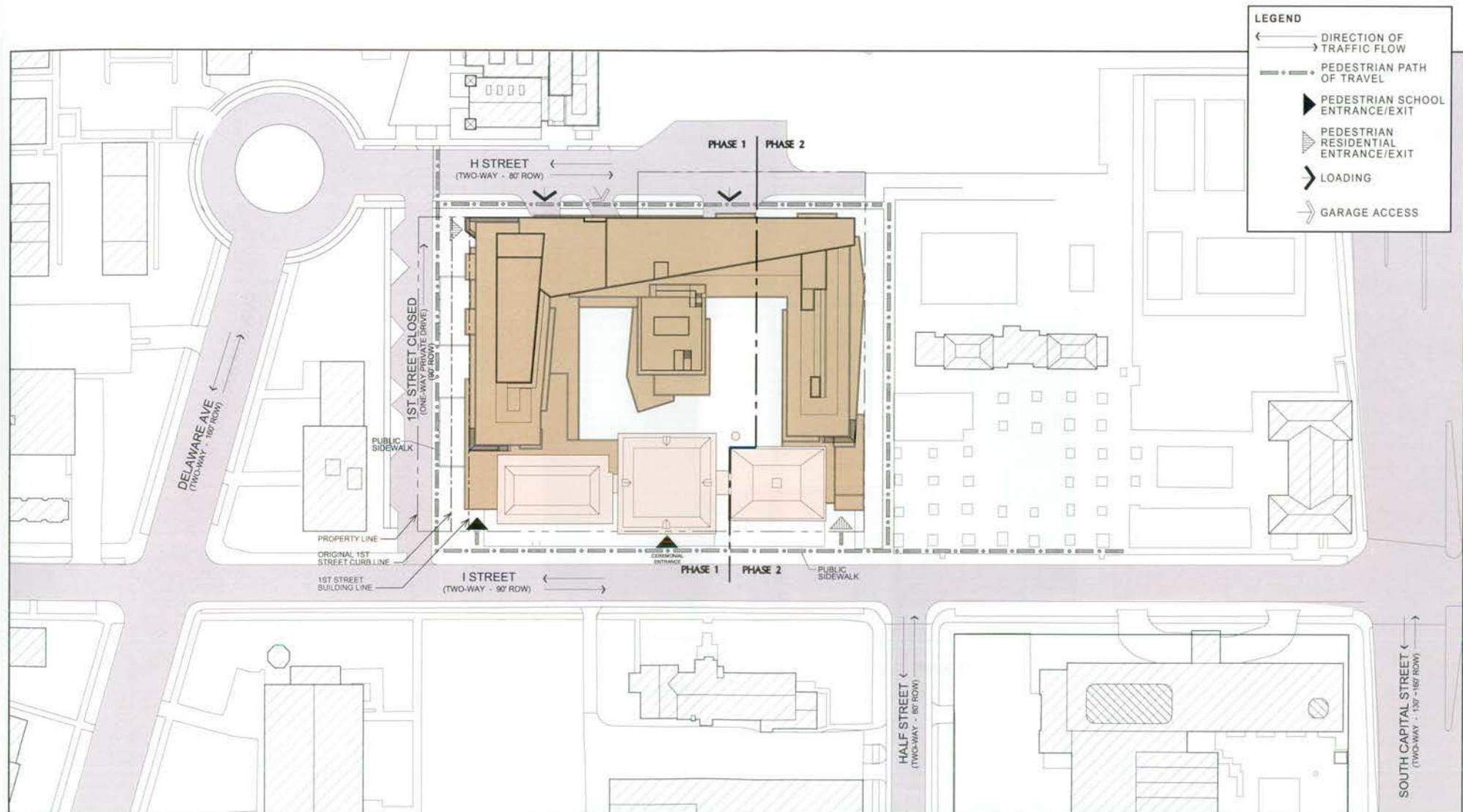
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CURRENT SITE PHOTOGRAPHS

S4



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N 0' 40' 80'

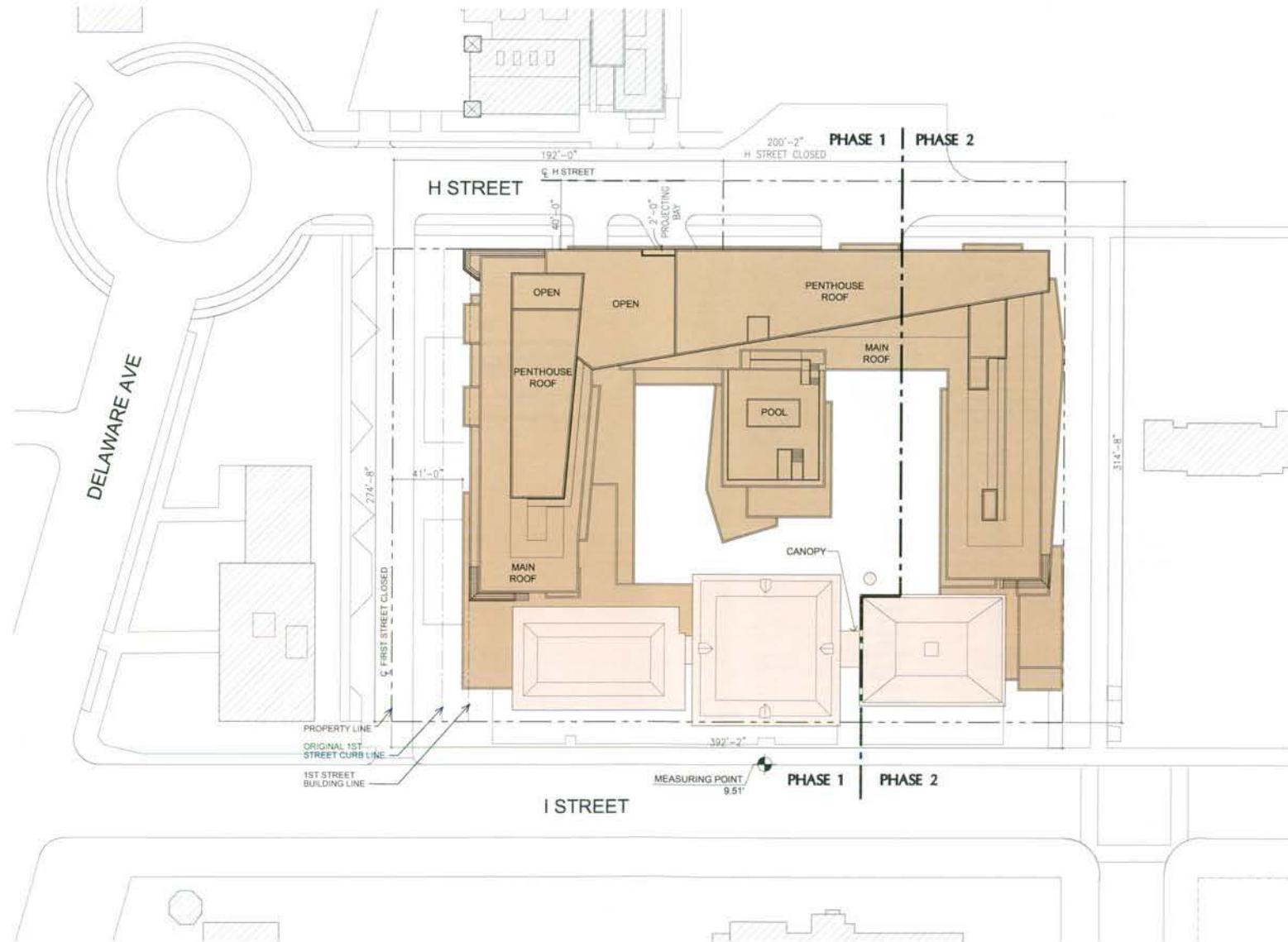
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SITE CIRCULATION DIAGRAM

S5



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SITE PLAN | S6

GENERAL NOTES:

1. THIS PLAN IS BASED ON A SURVEY PREPARED BY:
CONTROLS POINT ASSOCIATES, INC.
2230 BARKSDALE DRIVE, SUITE 300
TRENTON, NJ 08618
TITLE: MONUMENT & TOPOGRAPHIC SURVEY
DATE: 10/12/07
FZ# # 10000000000000000000000000000000
2. SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ETC. RELATED TO THIS PROJECT INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:
ARCHITECTURAL FLOOR PLANS PREPARED BY:
SHALOM BARANES ASSOCIATES
2230 BARKSDALE DRIVE, SUITE 300
TRENTON, NJ 08618
WASHINGTON, DC 20007
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE DOCUMENTS AND FAMOUSCING HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.

3. ALL ELEVATION SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO DEMONSTRATION.

4. PRIOR TO START CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN RECEIVED AND THAT ALL CONTRACTS FOR SERVICES, CONTRACTS FOR FIELD OBSERVATION AND COORDINATION HAVE BEEN SIGNED. THE CONTRACTOR SHALL NOT BE HELD LIABLE UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

5. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY AND ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNMENT, AGRICULTURAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING, BUT NOT LIMITED TO, INSPECTION OF SERVICES, SCHEDULES OF FIELD OBSERVATION AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.

6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

7. THE GEODETIC REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEODETIC REPORT AND PLANS, ETC.

8. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

9. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING, P.C. AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL NOT BE HELD LIABLE FOR ANY CHANGES IN THE PLANS OR CONDITIONS DUE TO CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS, UNLESS THE PROPOSED WORK WOULD BE IMPAIRED BY ANY OTHER SITE CONDITIONS.

10. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY BOHLER ENGINEERING, P.C. IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE RE DONE DUE TO DIMENSIONS OR GRADERS SHOWN IN THE PLANS WHICH DO NOT CORRESPOND TO THE ACTUAL FIELD CONDITIONS.

11. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING ENVELOPES, EXACT BUILDING UTILITY LOCATIONS.

12. DEBRIS SHALL BE BURIED ON THE SUBJECT SITE AND ALL UNLOADABLE EXCAVATED MATERIAL AND DEBRIS (SOIL/WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.

13. CONTRACTOR IS RESPONSIBLE FOR ALL WORK REQUIRED DURING EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT CSA STANDARDS AND ANY ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONSTRUCTION STRUCTURES, AS FIELD CONDITIONS dictate.

14. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAYMENT STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAYMENT STRUCTURES, ETC. TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

15. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND FOR NOTIFYING CONSTRUCTION MANAGER PRIOR TO START OF CONSTRUCTION OF ANY EXISTING DAMAGE, WHETHER OR NOT THE CONTRACTOR IS RESPONSIBLE FOR THE DAMAGE. CONTRACTOR SHALL NOT BE HELD LIABLE FOR DAMAGE TO EXISTING UTILITIES, PAYMENT, STIRRING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL/INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION, WHETHER OR NOT THE CONTRACTOR IS RESPONSIBLE FOR THE DAMAGE.

16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEODETIC REPORT.

17. BOHLER ENGINEERING, P.C. IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK REFLECTED ON THESE PLANS NOR ANY CONJECTURE/SCOPE/REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND BOHLER ENGINEERING, P.C. OF RECORD WHEN A CONFLICT IS IDENTIFIED.

18. BOHLER ENGINEERING, P.C. OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAVE THEY BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY LIABILITY INSURANCE, WORKERS' COMPENSATION INSURANCE AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY LAW. ALL CONTRACTORS MUST HAVE THEIR OWN POLICIES ENDORSED TO NAME BOHLER ENGINEERING, P.C. AND ITS SUBCONTRACTORS AS AN ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLDER OF THE POLICY AND ADDITIONAL INSURANCE COMPANY OF THE CONTRACTOR INSURE ALL CONTRACTORS AND SUBCONTRACTORS AGAINST LIABILITY FOR PERSONAL INJURY AND PROPERTY DAMAGE. CONTRACTOR SHALL NOT BE HELD LIABLE FOR DAMAGE TO EXISTING WORK AND UPON REMOVAL OF EACH POLE DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL BE HELD LIABLE FOR ANY DAMAGE TO EXISTING WORK OR PROPERTY CAUSED BY THE CONTRACTOR AND ITS SUBCONTRACTORS AND AGAINST ANY DAMAGE TO EXISTING WORK OR PROPERTY CAUSED BY THE CONTRACTOR AND ITS SUBCONTRACTORS. CONTRACTOR AND AGAINST ANY DAMAGE TO EXISTING WORK OR PROPERTY CAUSED BY THE CONTRACTOR AND ITS SUBCONTRACTORS WILL BE HELD LIABLE FOR ANY DAMAGE TO EXISTING WORK OR PROPERTY CAUSED BY THE CONTRACTOR AND ITS SUBCONTRACTORS.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, P.C. NOR THE PRESENCE OF BOHLER ENGINEERING, P.C. OR ITS EMPLOYEES OR SUBCONTRACTORS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES AS PROVIDED IN THE CONTRACT DOCUMENTS. BOHLER ENGINEERING, P.C. IS NOT RESPONSIBLE FOR ANY PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AUTHORITY. BOHLER ENGINEERING, P.C. AND ITS PERSONNEL ARE NOT TO EXERCISE ANY SUPERVISION OR OVERSIGHT OF THE CONTRACTOR'S WORK OR TO INTERFERE IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. BOHLER ENGINEERING, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE WAIVE ADDITIONAL INSURANCE UNDER THE GENERAL CONTRACTOR'S POLICY OF GENERAL LIABILITY INSURANCE.

SITE PLAN GENERAL NOTES:

21. BOHLER ENGINEERING, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHEET DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE PURPOSE OF CHECKING FOR COMPATIBILITY WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION DRAWINGS OR FOR THE REVIEW OF THE CONTRACTOR'S SUBMITTALS. BOHLER ENGINEERING, P.C. SHALL NOT BE HELD LIABLE FOR THE WHOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS. BOHLER ENGINEERING HAS REVIEWED THE SITE PLAN AND THE CONTRACTOR'S SUBMITTALS. BOHLER ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY DEViations FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEViations NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING OR THOSE FOR WHICH SUBMISSIONS OR CORRESPONDENCE HAVE NOT BEEN RECEIVED.

22. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, BOHLER ENGINEERING, P.C. AND THE CONTRACTOR WILL AGREE THAT ALL DISPUTES BETWEEN THEM WHICH ARE NOT RESOLVED BY THE PARTIES THEMSELVES WILL BE REFERRED TO ARBITRATION. THE ARBITRATION AGREEMENT OF THE PROJECT SHALL BE REFERRED TO NONBIDDING UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

23. THE CONTRACTOR WILL INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SURVEYORS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THESE AGREEMENTS.

24. IF THE CONTRACTOR DEViates FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FOR SUCH DEViations FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL PAY THE CONTRACTOR'S COMPENSATION OR PAYMENT DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND BOHLER ENGINEERING HARMLESS FROM ALL SUCH COSTS, PENALTIES AND OTHER WORK AND FROM ALL SUCH TIMES AND PENALTIES, COMPENSATION AND PAYMENT DAMAGES AND COSTS OF DAY RATE, RELATED TO THE CONTRACTOR'S ACTS.

25. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY AND ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNMENT, AGRICULTURAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING, BUT NOT LIMITED TO, INSPECTION OF SERVICES, SCHEDULES OF FIELD OBSERVATION AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.

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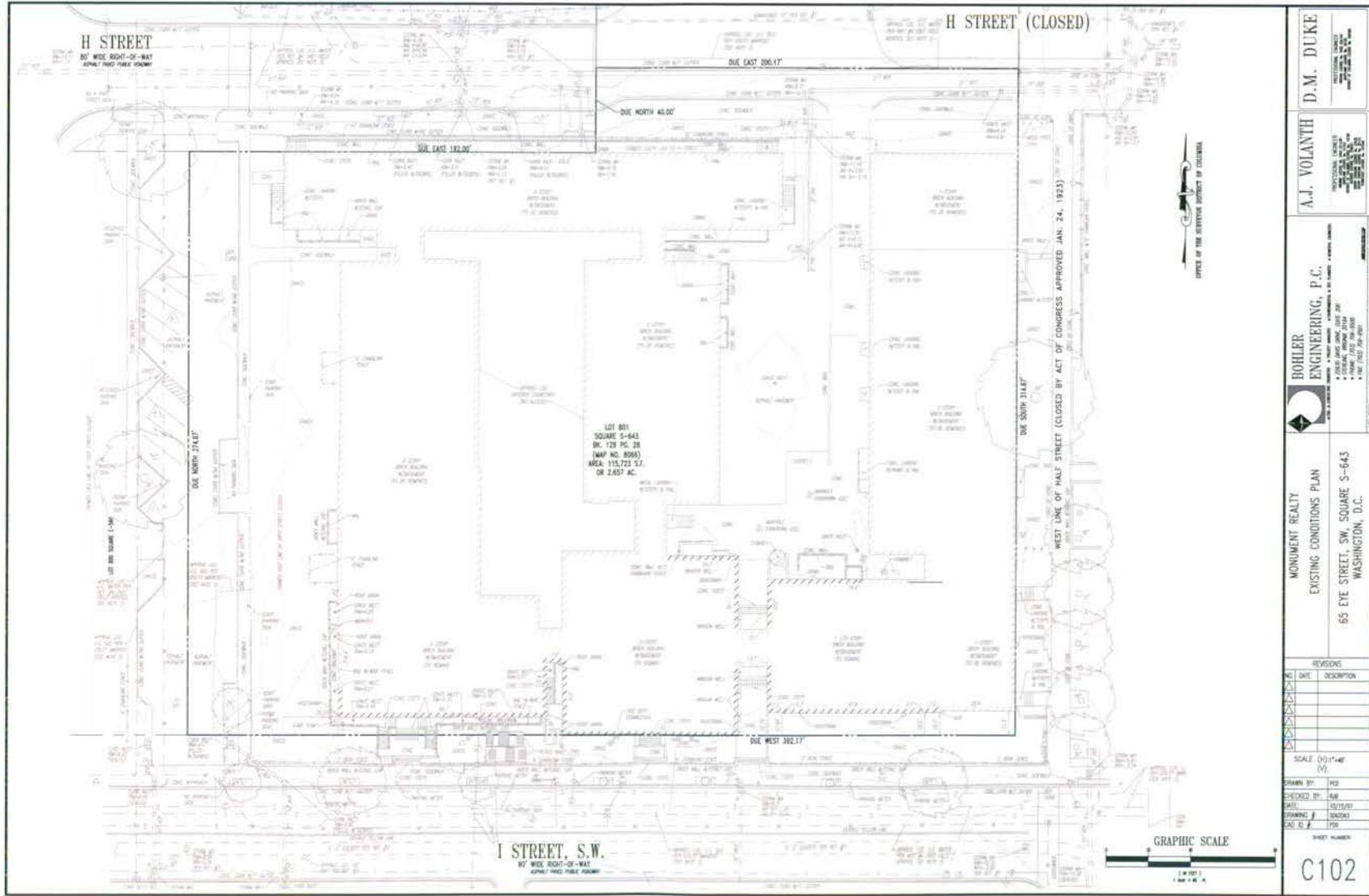
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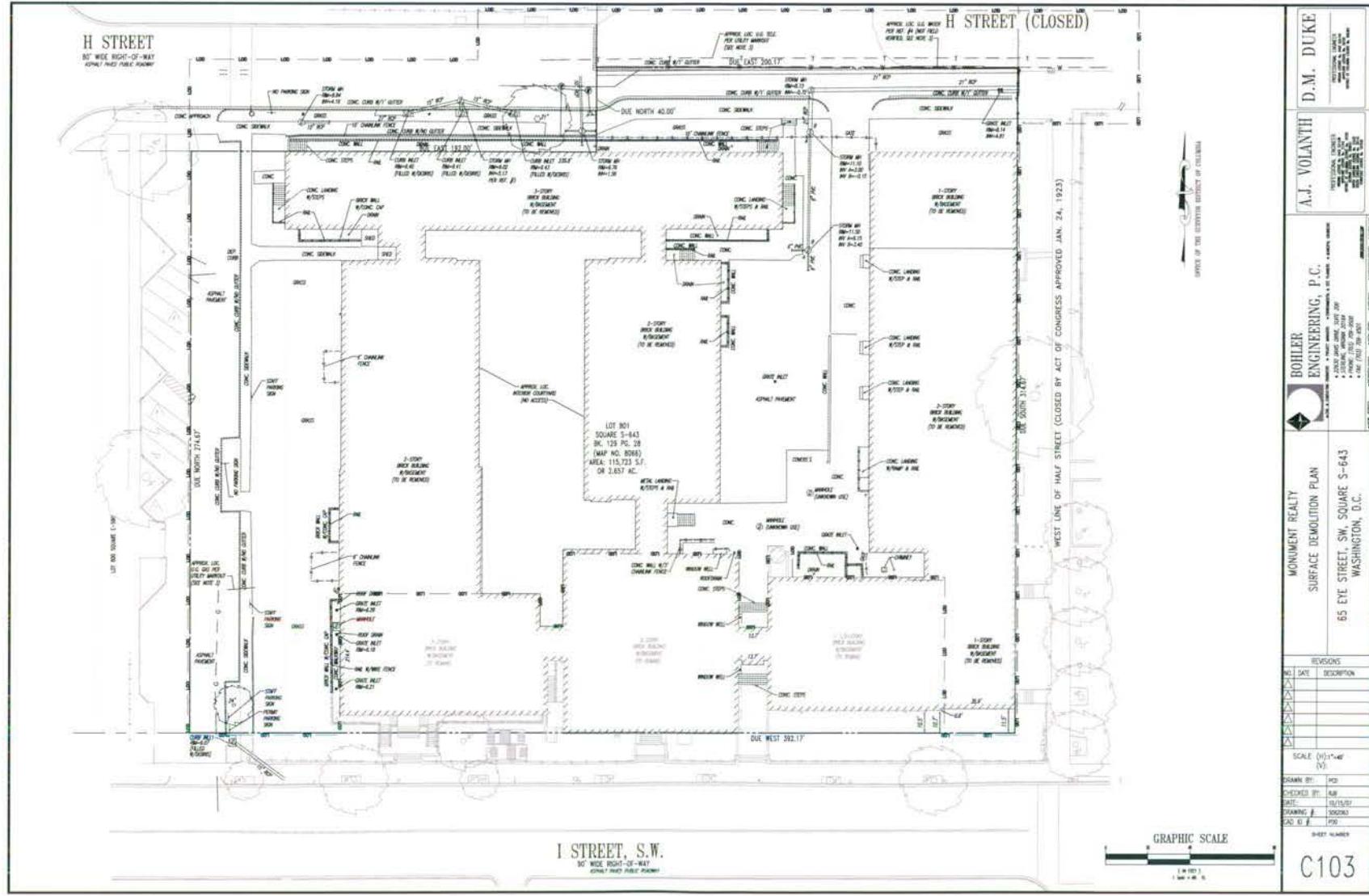
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CIVIL - EXISTING CONDITIONS PLAN

C2



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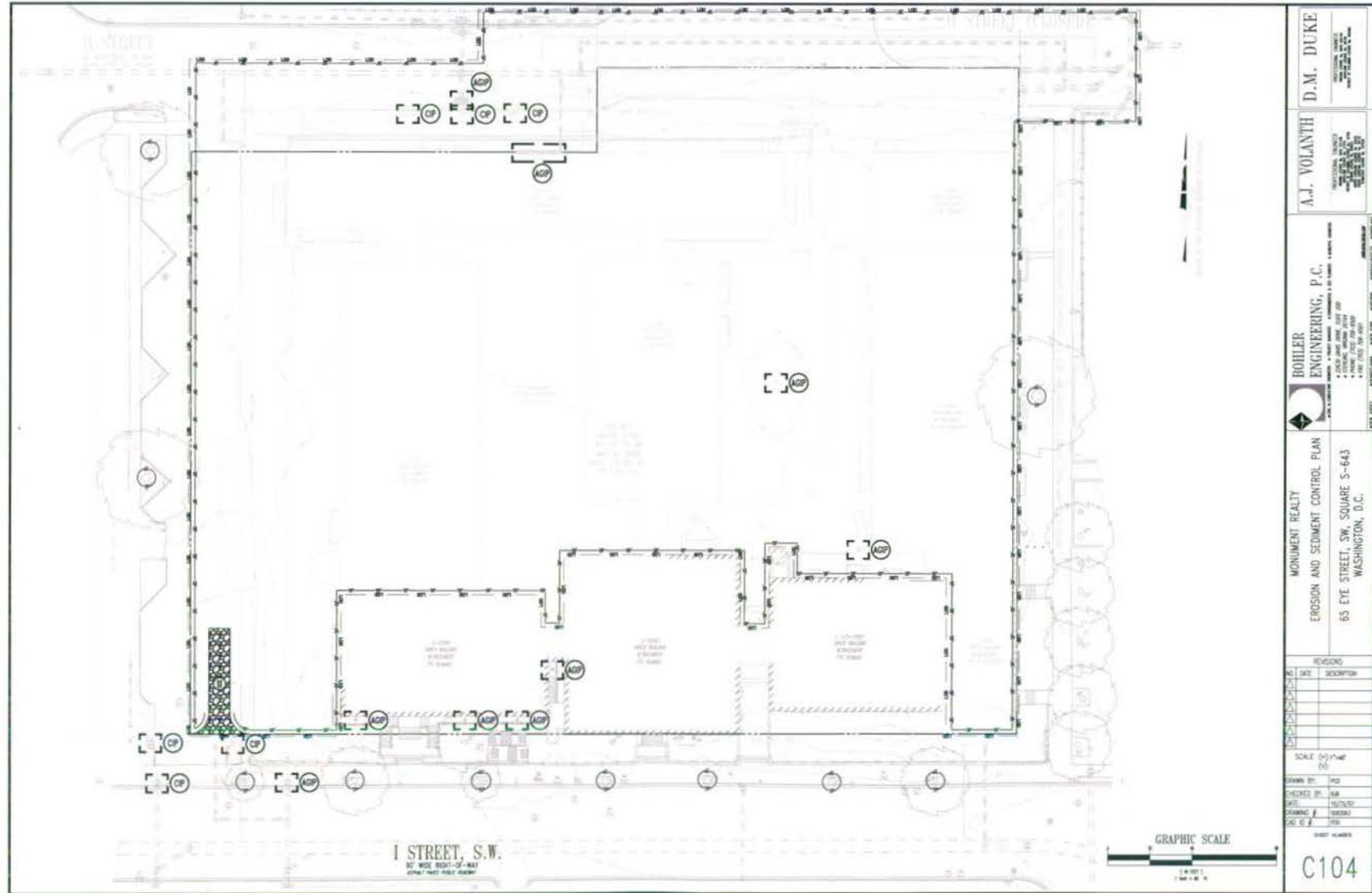
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CIVIL - SURFACE DEMOLITION PLAN

C3



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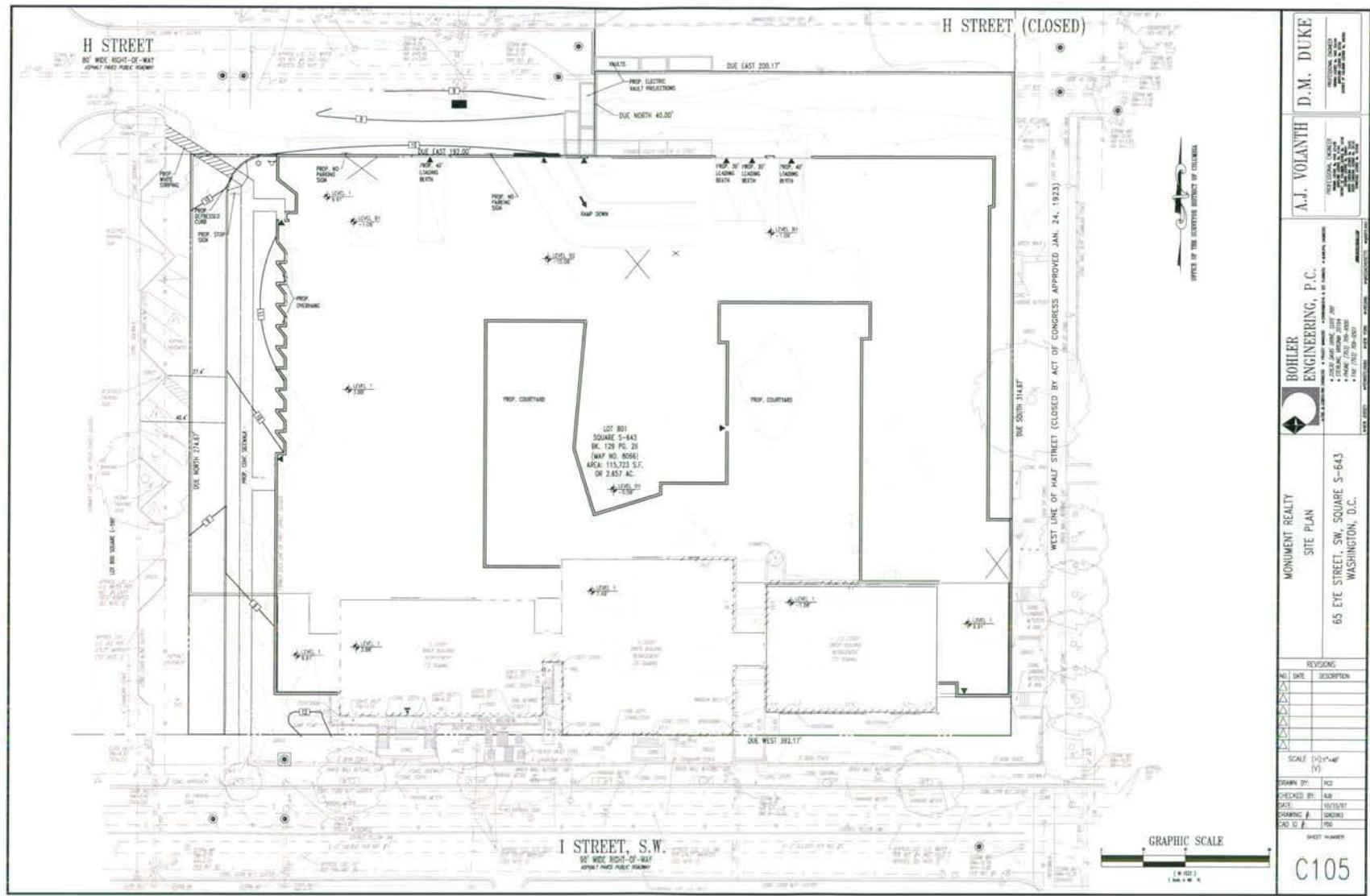
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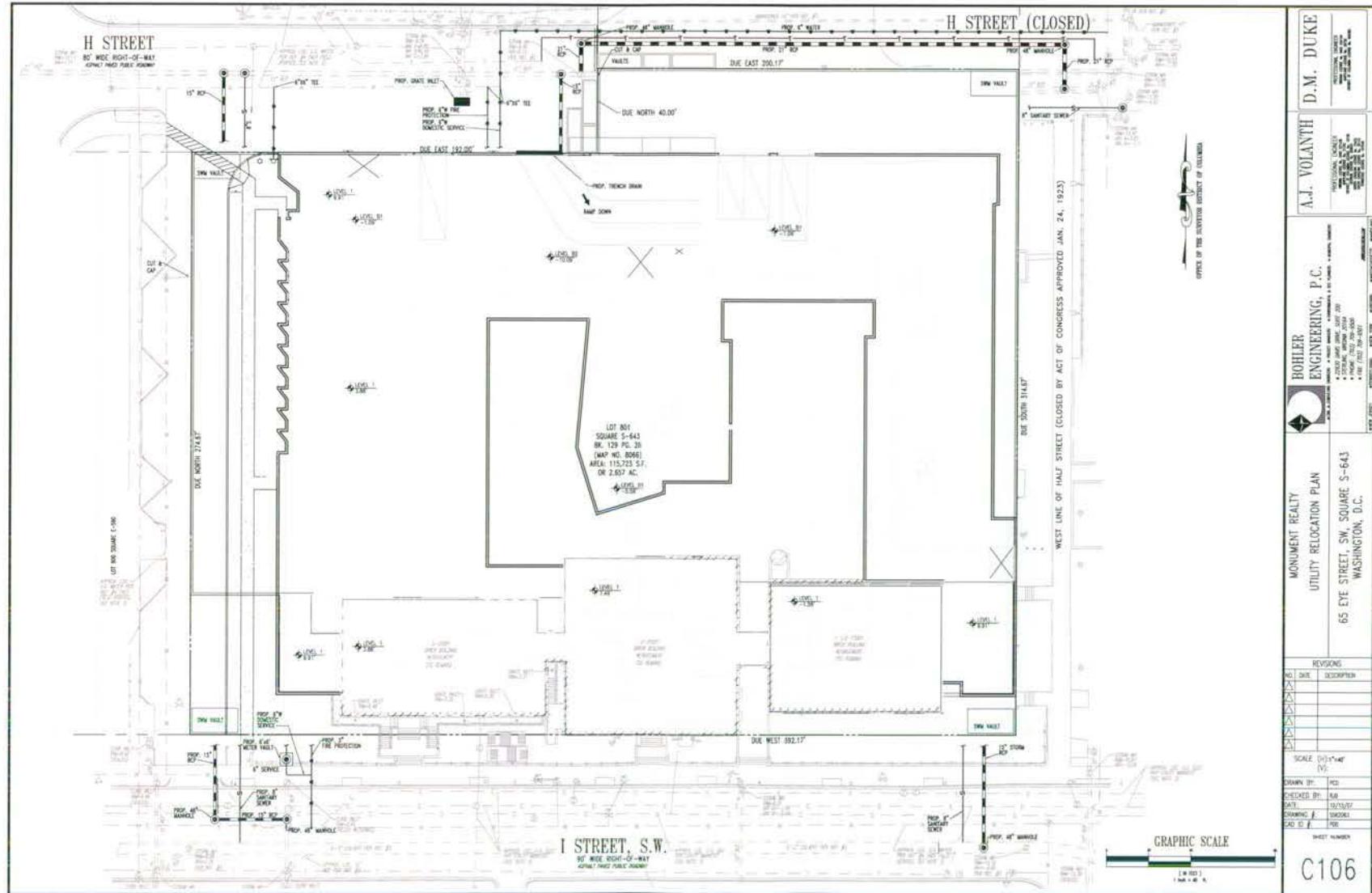
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CIVIL - SITE PLAN

C5



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CIVIL + UTILITY RELOCATION PLAN

C6



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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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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



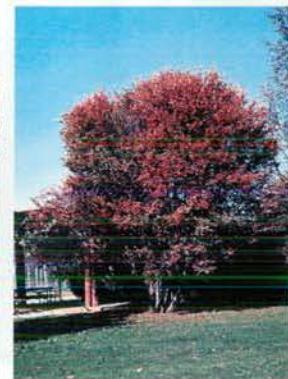
COURTYARD TRELLIS WALL OPTION A



COURTYARD TRELLIS WALL OPTION B



SWEET BAY MAGNOLIA



SHADBLOW



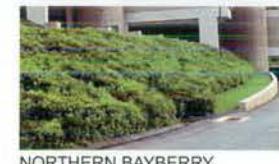
ARMSTRONG RED MAPLE



HENRY'S GARNET SWEETSPIRE



INKBERRY

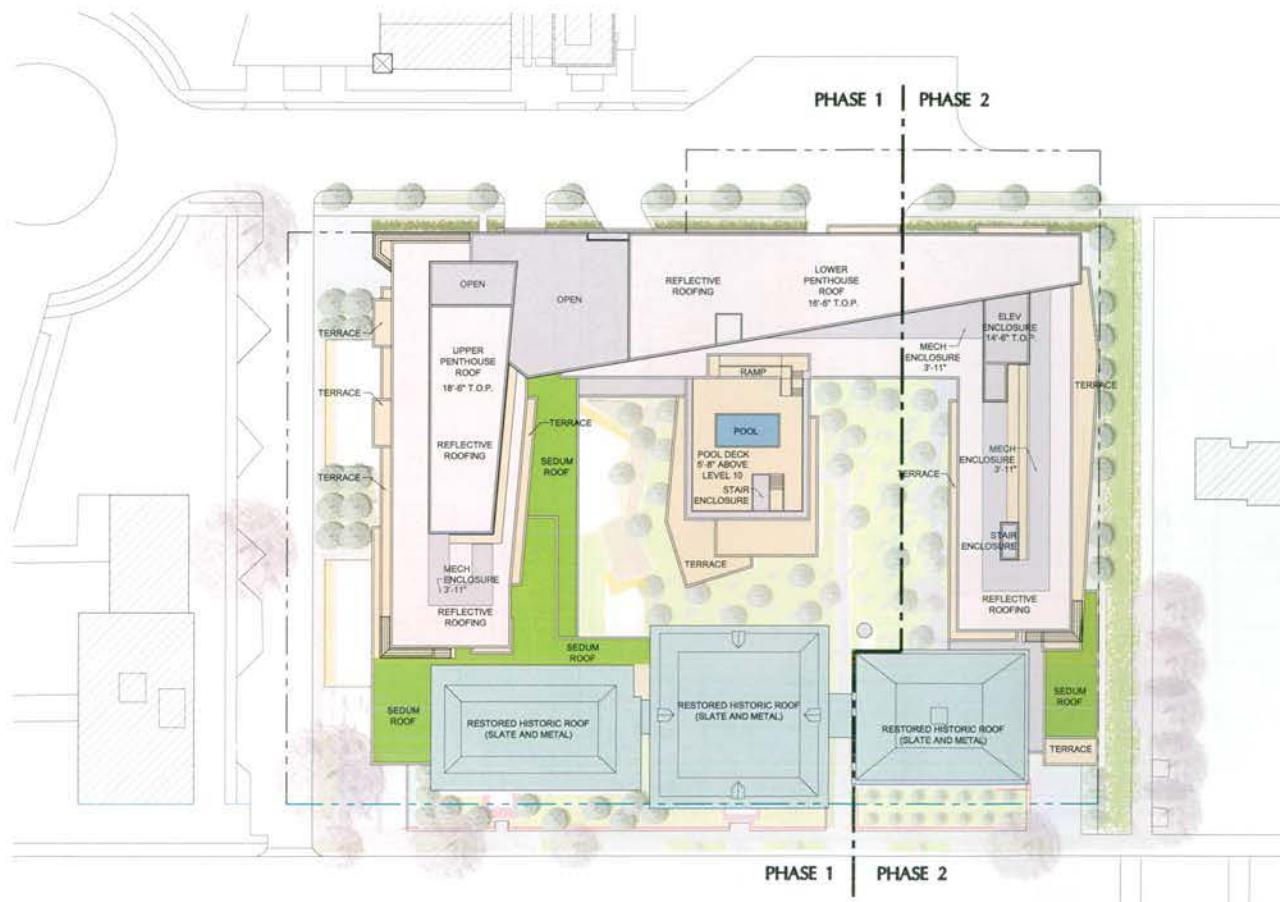


NORTHERN BAYBERRY



ALLEGHENY SPURGE

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RANDALL SCHOOL

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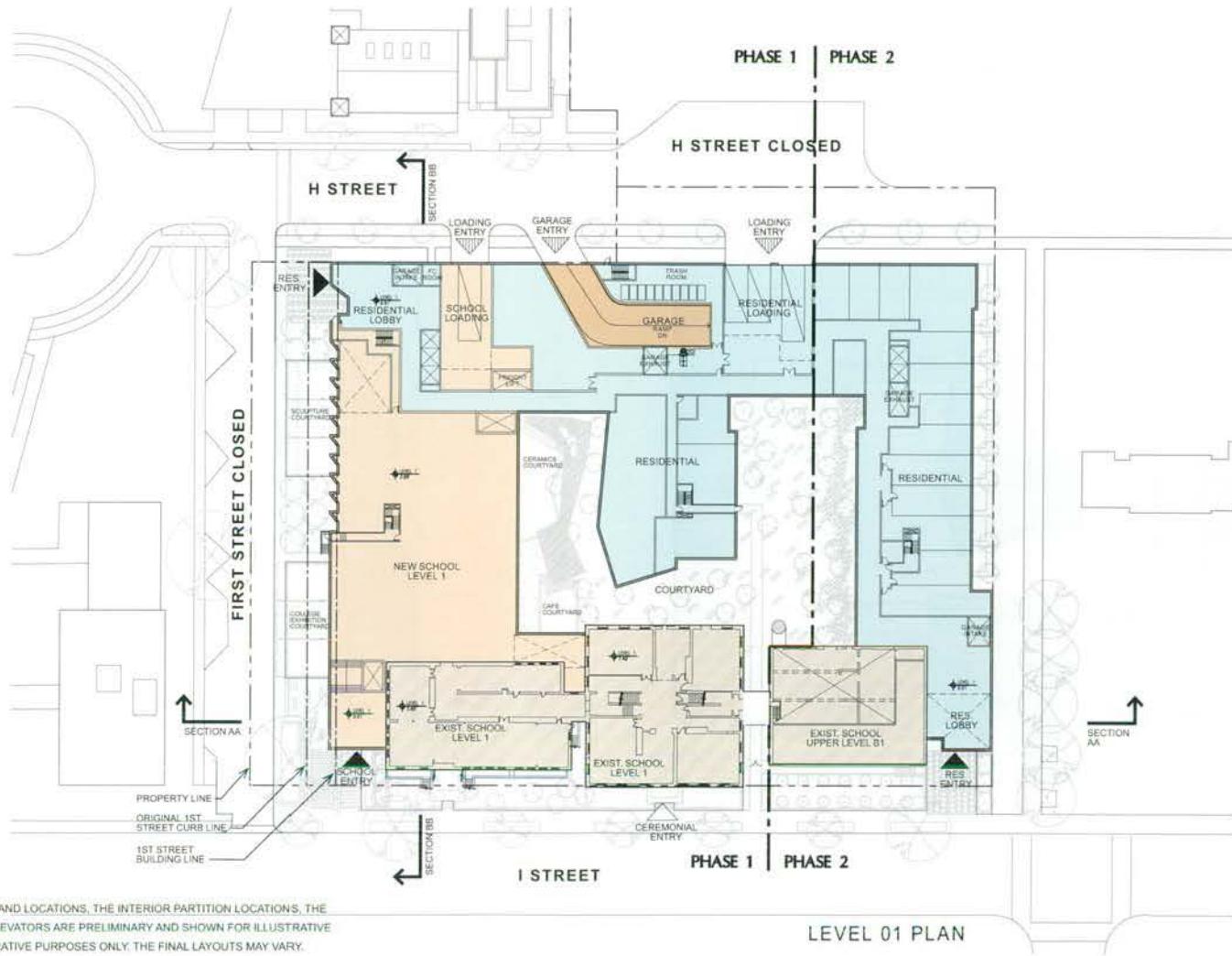
PUD SUBMISSION - REVISED

N
0' 30' 60'

OCULUS | shalom baranes associates | architects

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

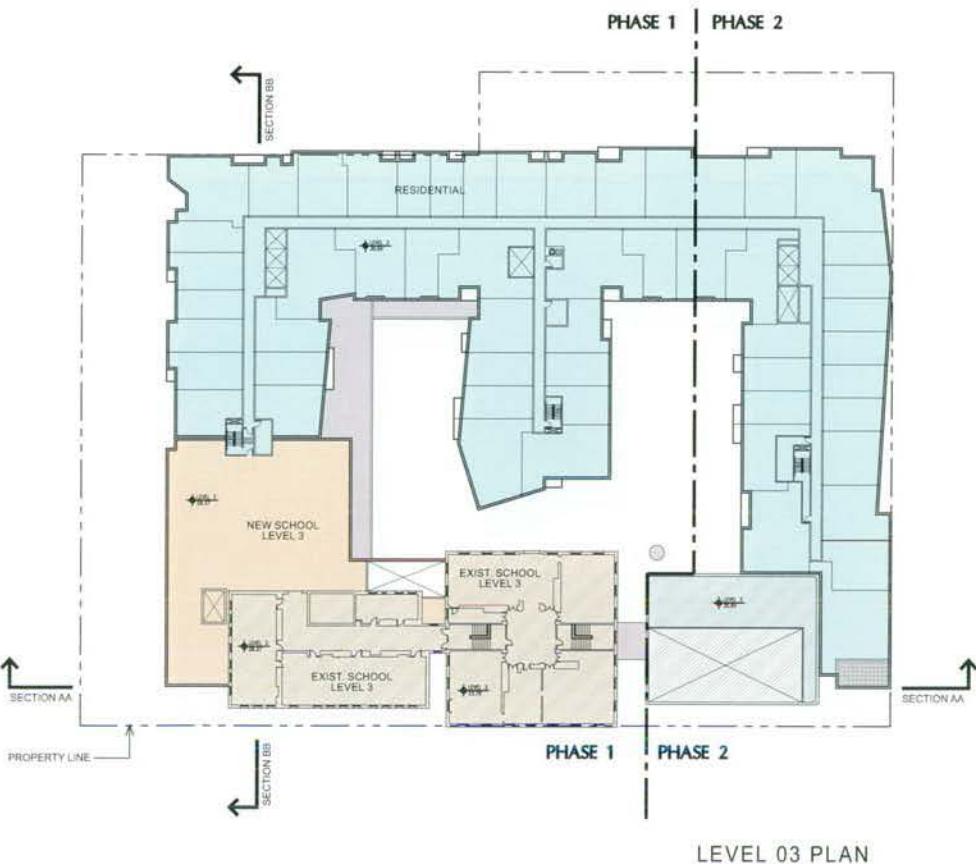
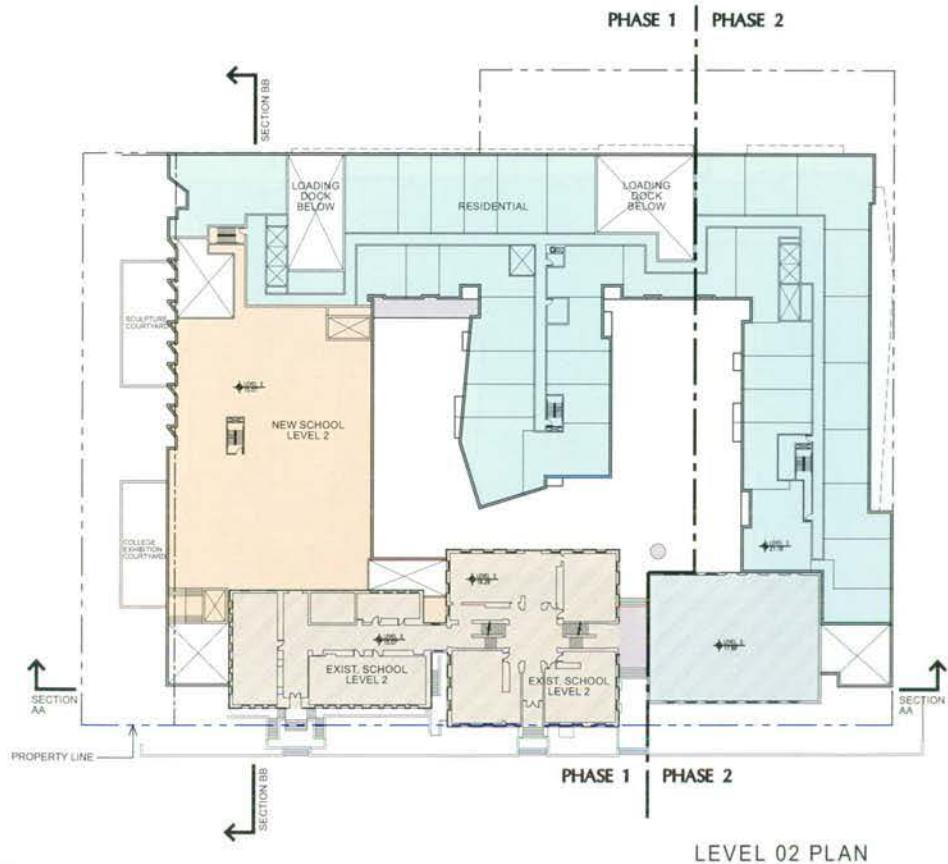
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LEVEL 01 PLAN | A1



NOTES:

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

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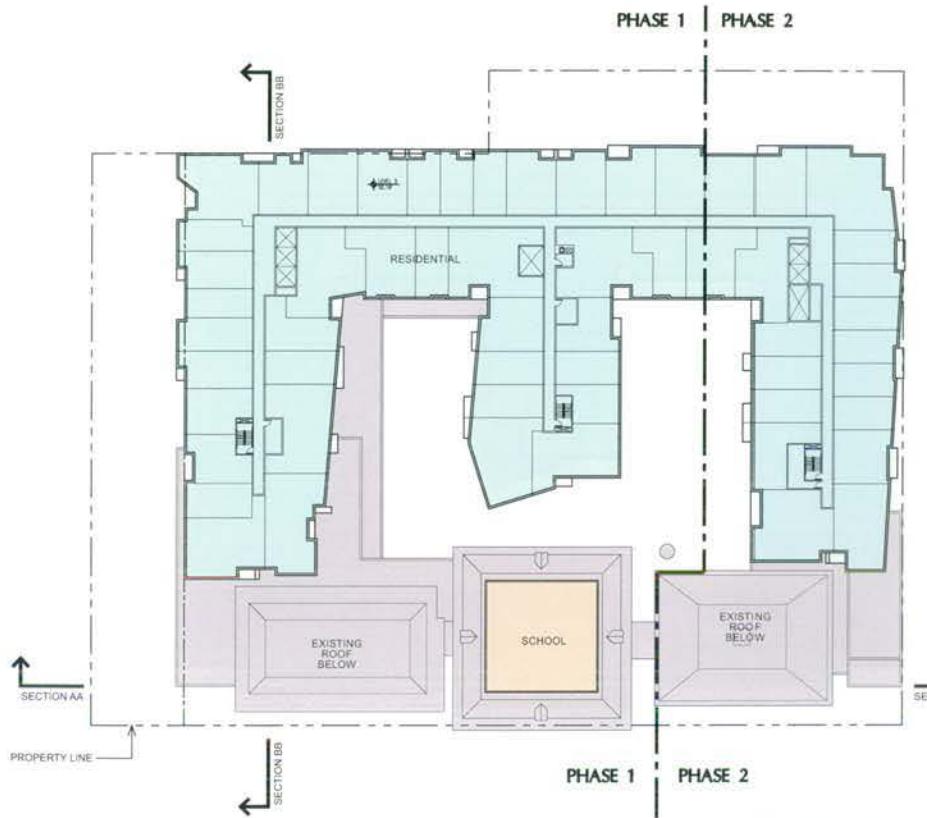
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LEVEL 02 & LEVEL 03 PLANS

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.
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N
0' 30' 60'

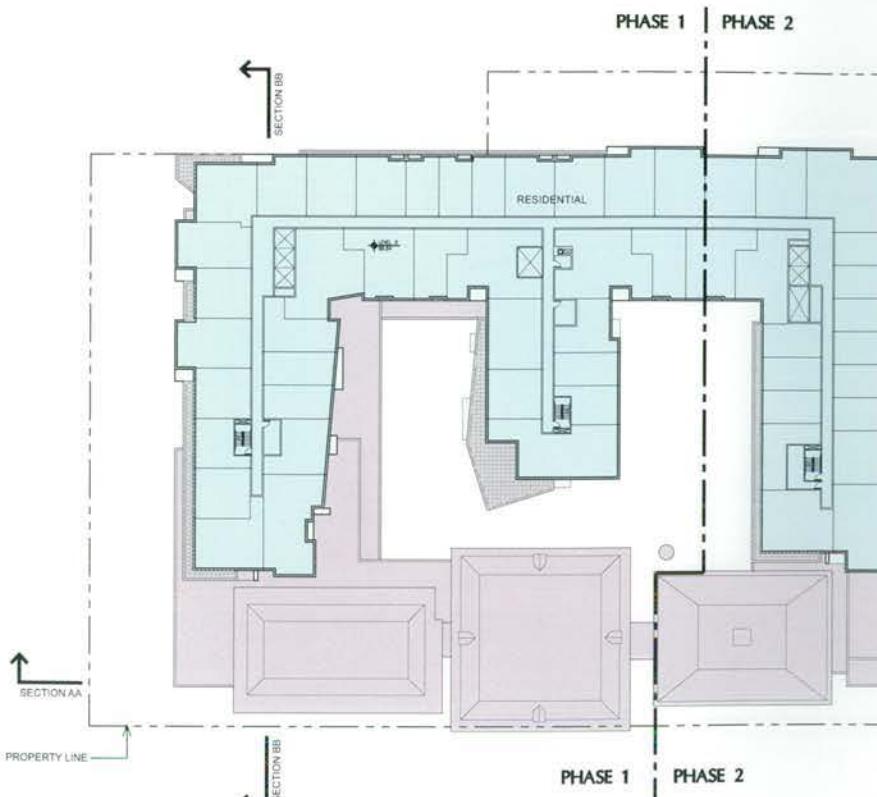
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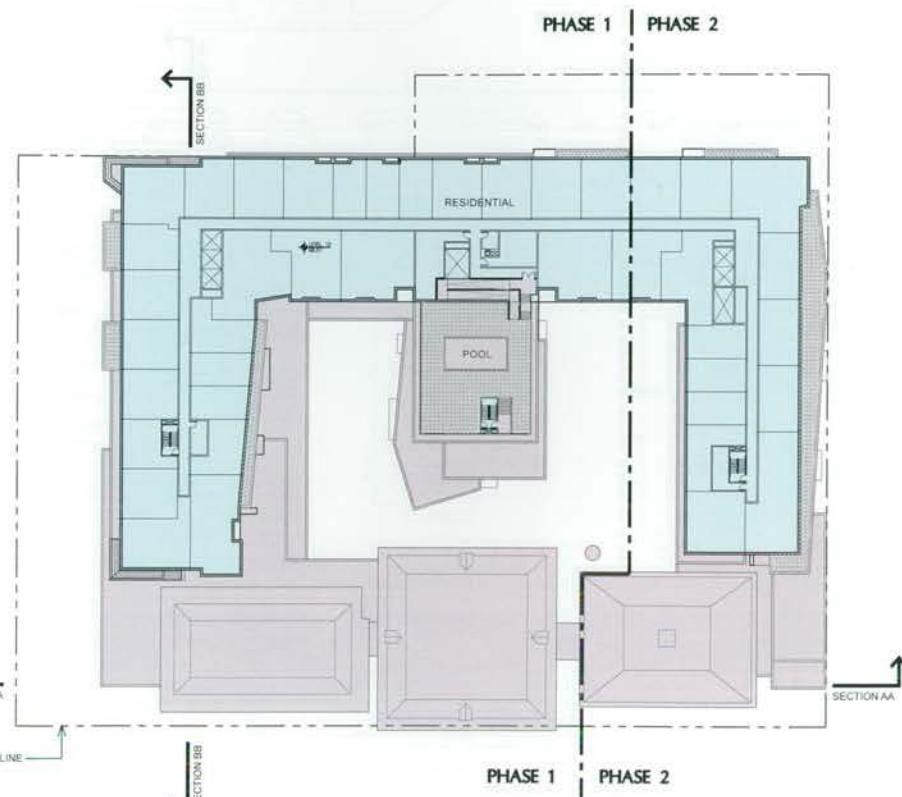
architects

LEVEL 05 & LEVEL 06 (TYP.) PLANS

A3



LEVEL 09 PLAN



LEVEL 10 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.
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3. REFER TO SHEET A5 (ROOF LEVEL) FOR BUILDING DIMENSIONS.

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N 0' 30' 60'

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LEVEL 09 & LEVEL 10 PLANS

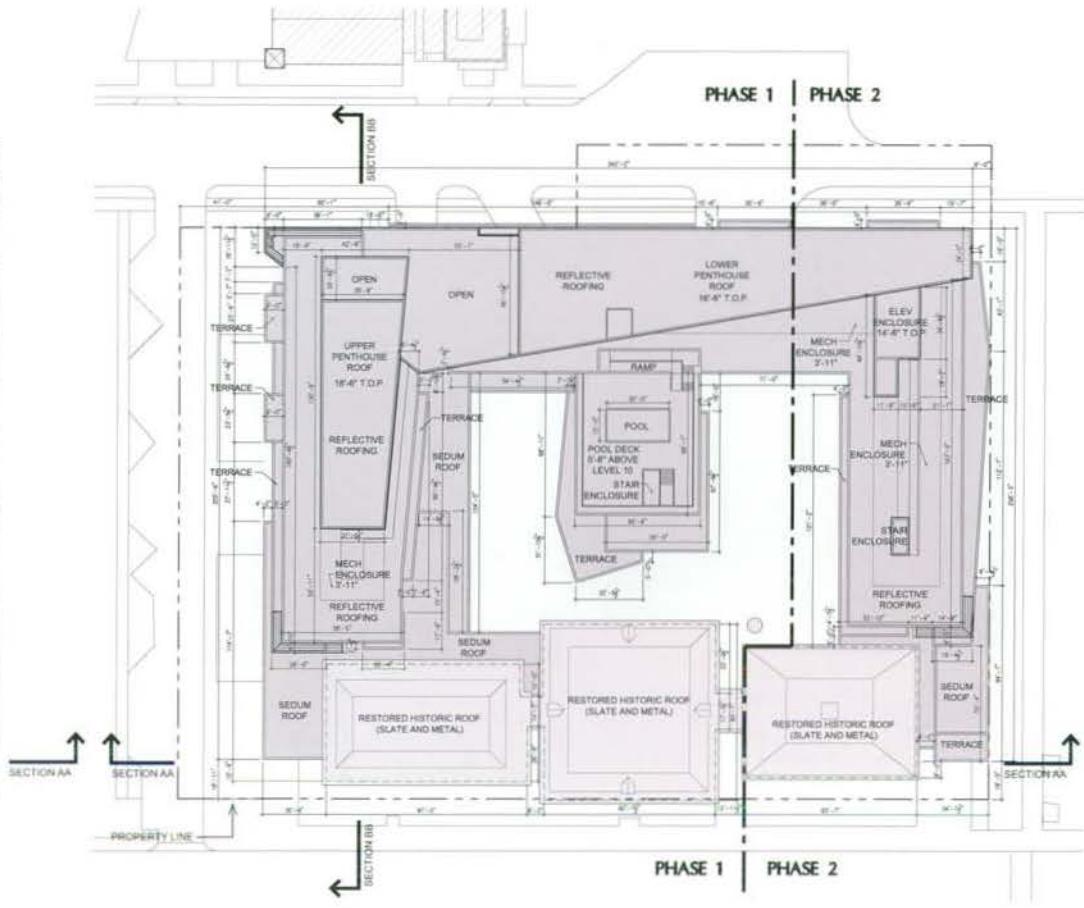
A4



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.



ROOF PLAN

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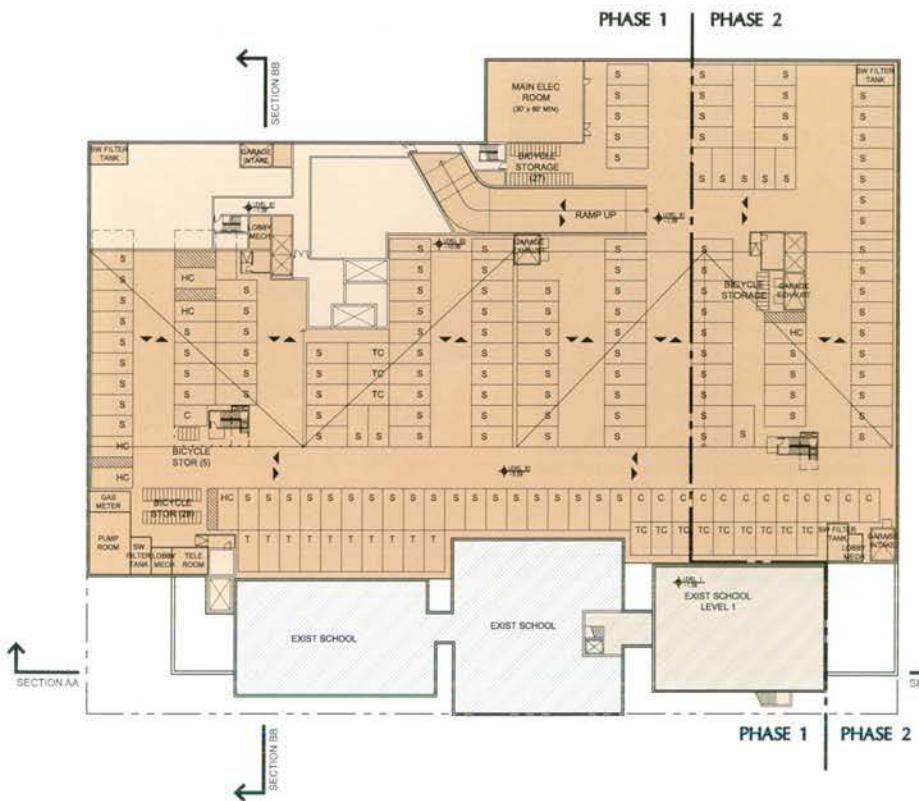
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PENTHOUSE & ROOF PLANS

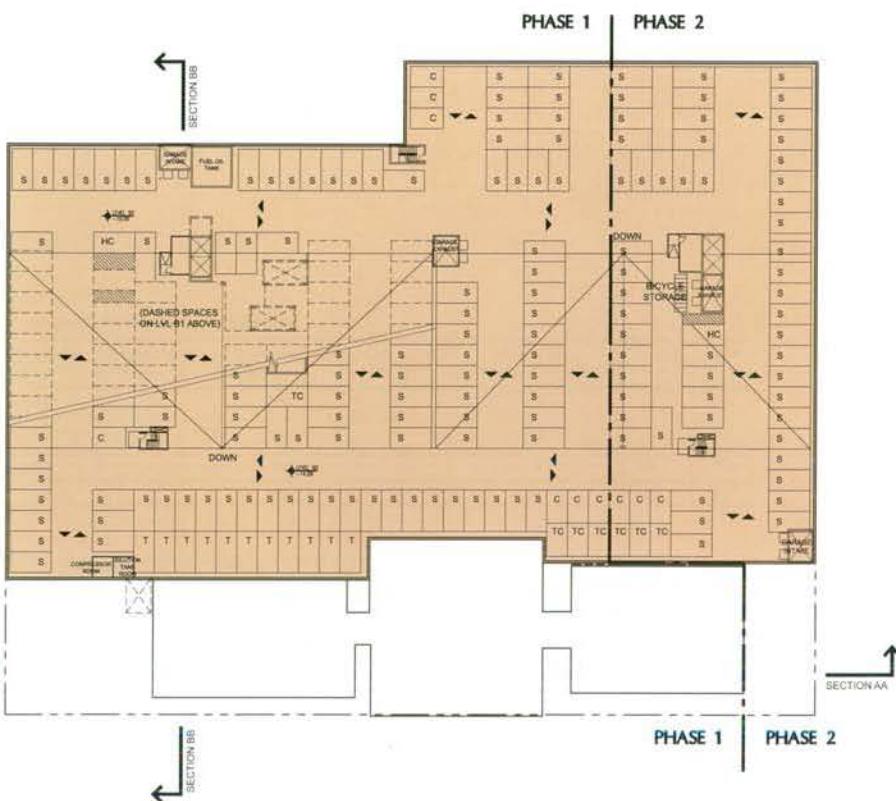
A5



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.



LEVEL B2 PLAN

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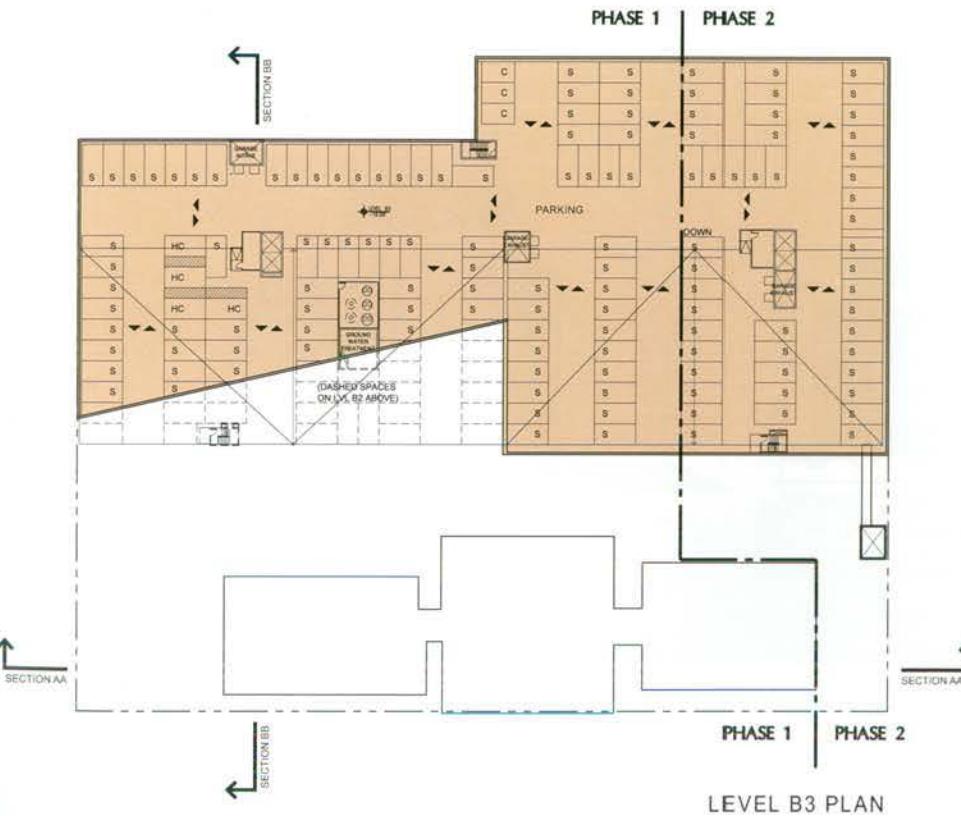
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LEVEL B1 & LEVEL B2 PLANS

A6



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	3	70	12	17	0	102
B2	2	137	6	17	0	162
B3	4	99	0	0	0	103
TOTAL	9	306	18	34	0	367

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	57	0	0	0	60
TOTAL	3	57	0	0	0	60

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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LEVEL B3 PLAN

A7



NOTES:
 1. THESE 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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SOUTH ELEVATION

A8



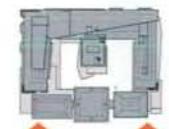


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ELEVATION DETAILS

A9



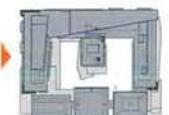
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4. REFER TO SHEETS A9 AND A10 FOR TYPICAL MATERIAL NOTATION.



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WEST ELEVATION | A10



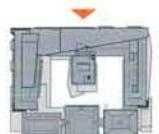
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4. REFER TO SHEETS A9 AND A10 FOR TYPICAL MATERIAL NOTATION.



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NORTH ELEVATION

A11



NOTES:

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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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EAST ELEVATION

A12





WEST COURTYARD LOOKING WEST



WEST COURTYARD LOOKING EAST

NOTES:
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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 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 FLOOR LAYOUTS, LOCATION, 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 SHEETS A9 AND A10 FOR TYPICAL MATERIAL NOTATION.

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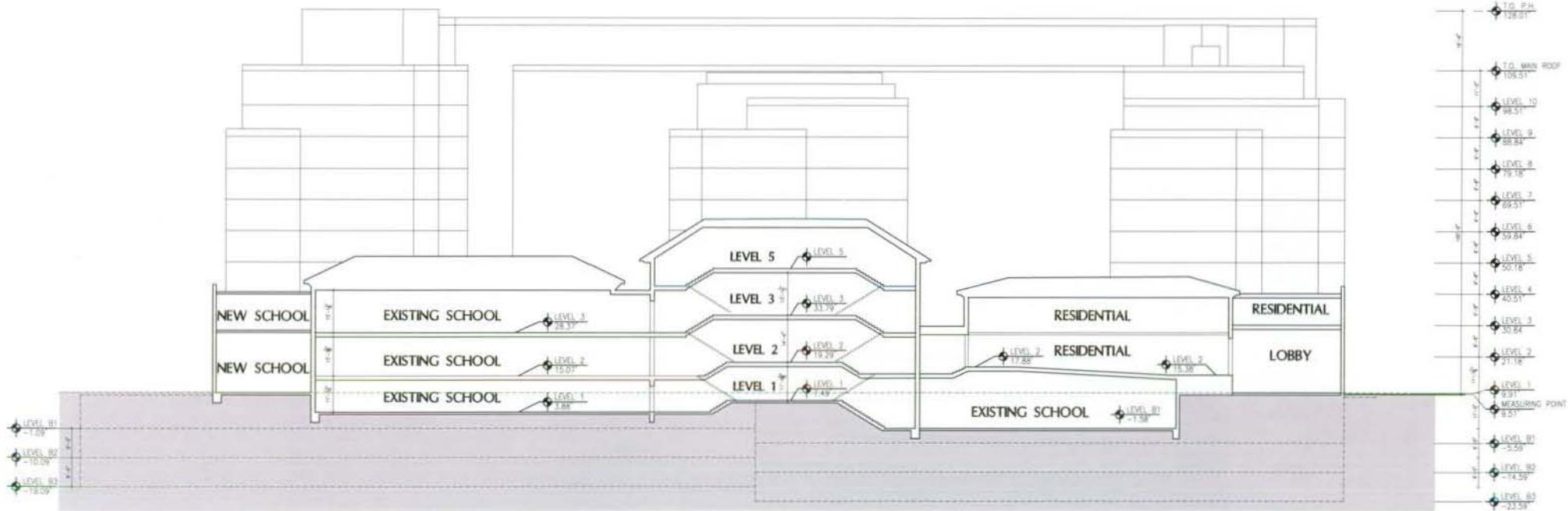


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EAST COURTYARD ELEVATIONS

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 AS-BUILT LEVEL FOR BUILDING DIMENSIONS.

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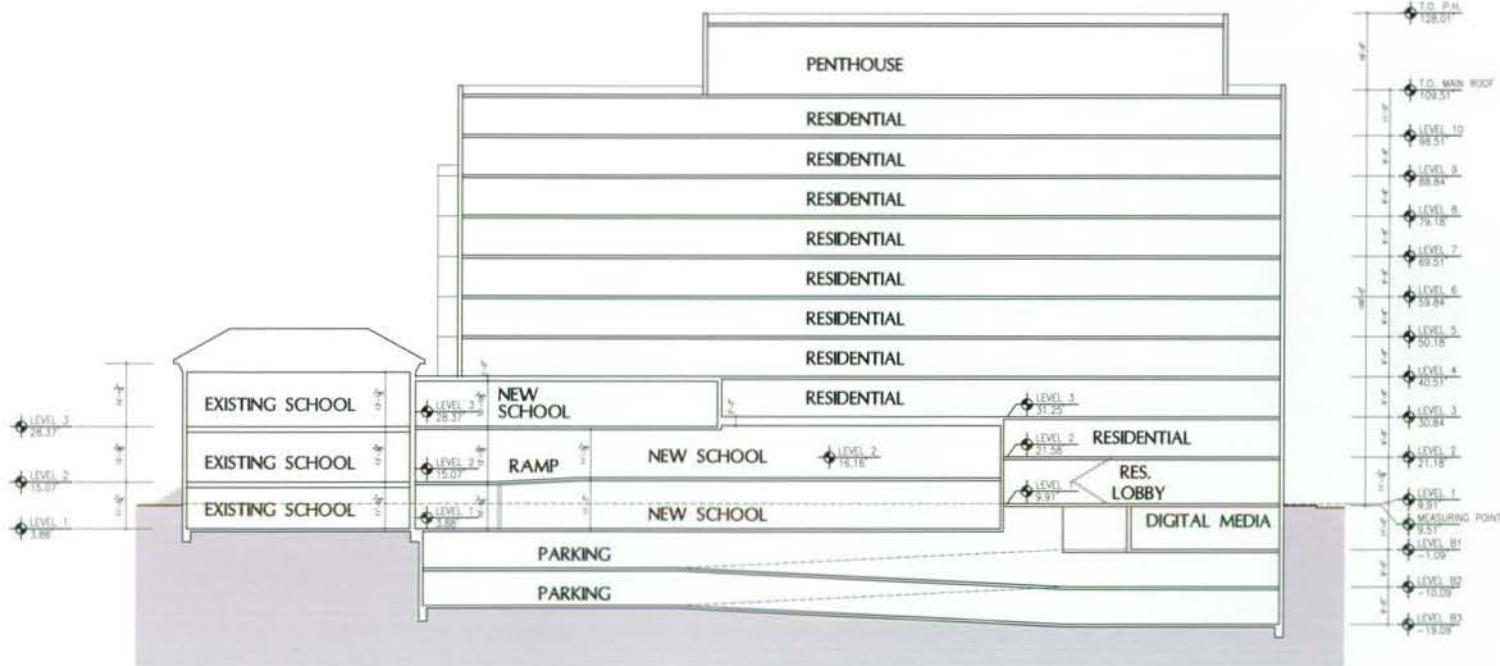
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BUILDING SECTION

architects



SECTION BB

NOTES:

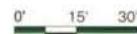
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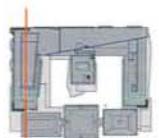


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BUILDING SECTION

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EYE STREET VIEW

A17



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EYE STREET VIEW

A18



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SOUTHEAST VIEW

A19



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H STREET VIEW

A20



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SOUTHWEST VIEW

A21



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BIRDS-EYE VIEW NORTHWEST

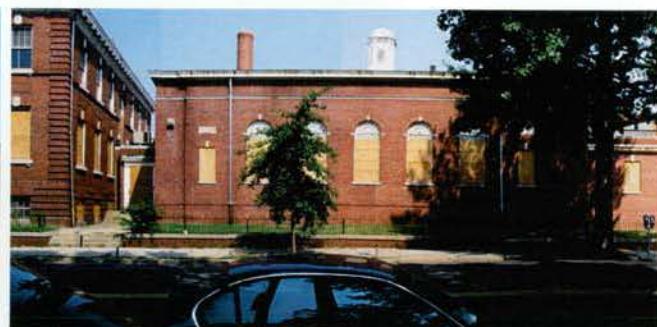
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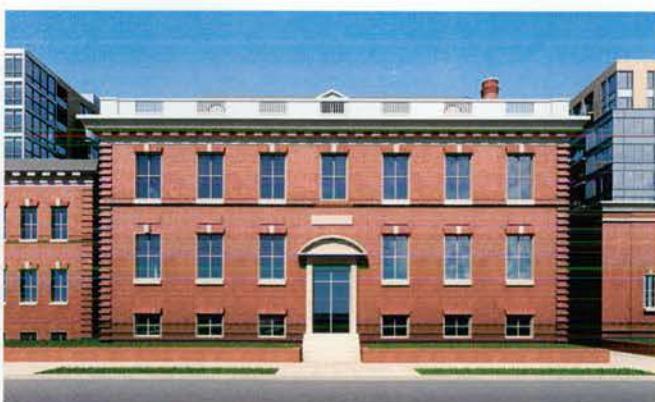
1927 CLASSROOM WING



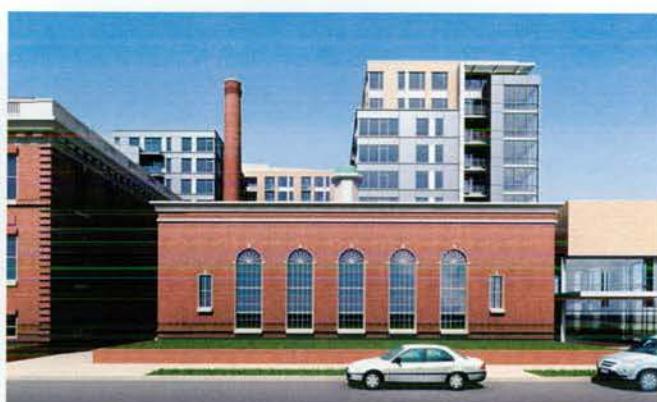
1906 CENTER PAVILION



1927 AUDITORIUM WING



10 STORY SCHEME



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EYE STREET VIEWS

A23



912 F STREET - THE VENTANA



2200 M STREET - RITZ CARLTON HOTEL AND RESIDENCES



1522 14TH STREET - LANGSTON LOFTS



4500 WISCONSIN AVENUE - CITYLINE AT TENLEY



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PROJECT PRECEDENTS

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