



RANDALL SCHOOL

65 I ST SW, WASHINGTON, DC

**PUD MODIFICATION
APRIL 12, 2018**

OWNER/DEVELOPER
LOWE / TRSW 2 LLC

ARCHITECT
Beyer Blinder Belle Architects & Planners LLP

LANDSCAPE ARCHITECT
Oehme, van Sweden & Assoc. Inc.

LAND USE ATTORNEY
Goulston & Storrs

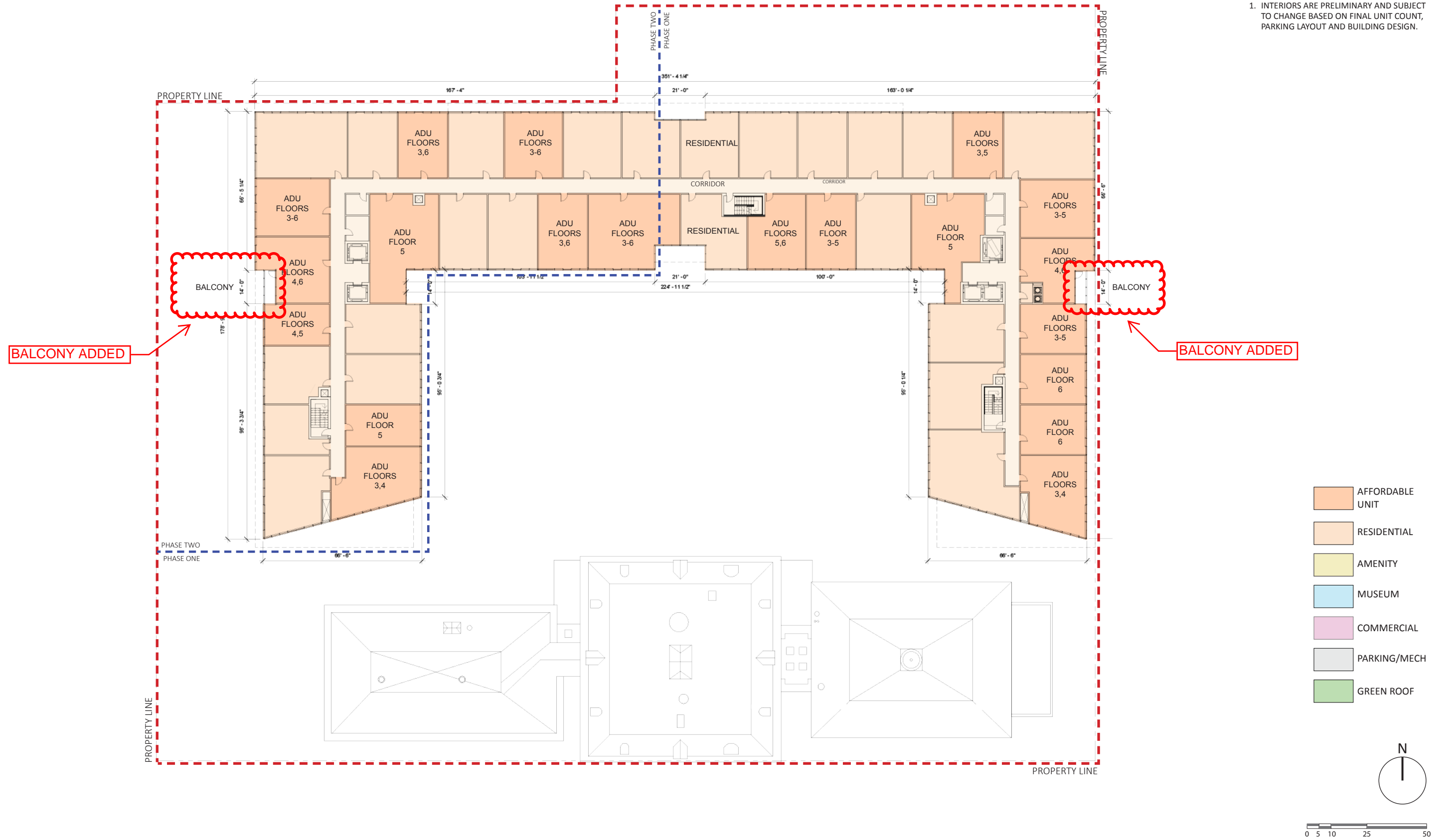
CIVIL ENGINEER
Wiles Mensch Corporation

TRAFFIC CONSULTANT
Gorove Slade Associates Inc.

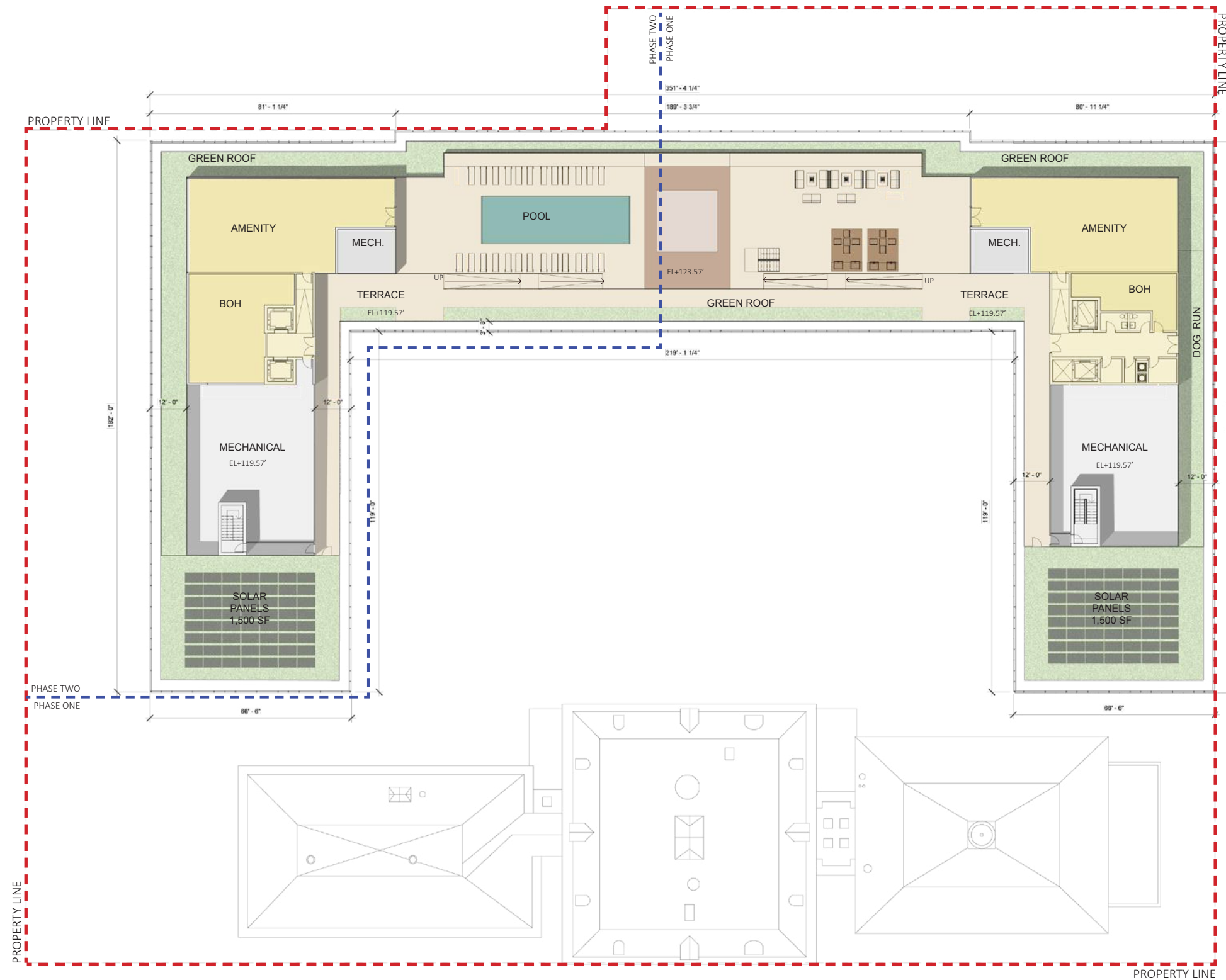
MEP CONSULTANT
JennErik Inc.

HISTORIC CONSULTANT
Beyer Blinder Belle Architects & Planners LLP
/ EHT Tracerics Inc.

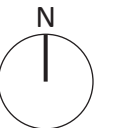
NOTES:
 1. INTERIORS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL UNIT COUNT, PARKING LAYOUT AND BUILDING DESIGN.



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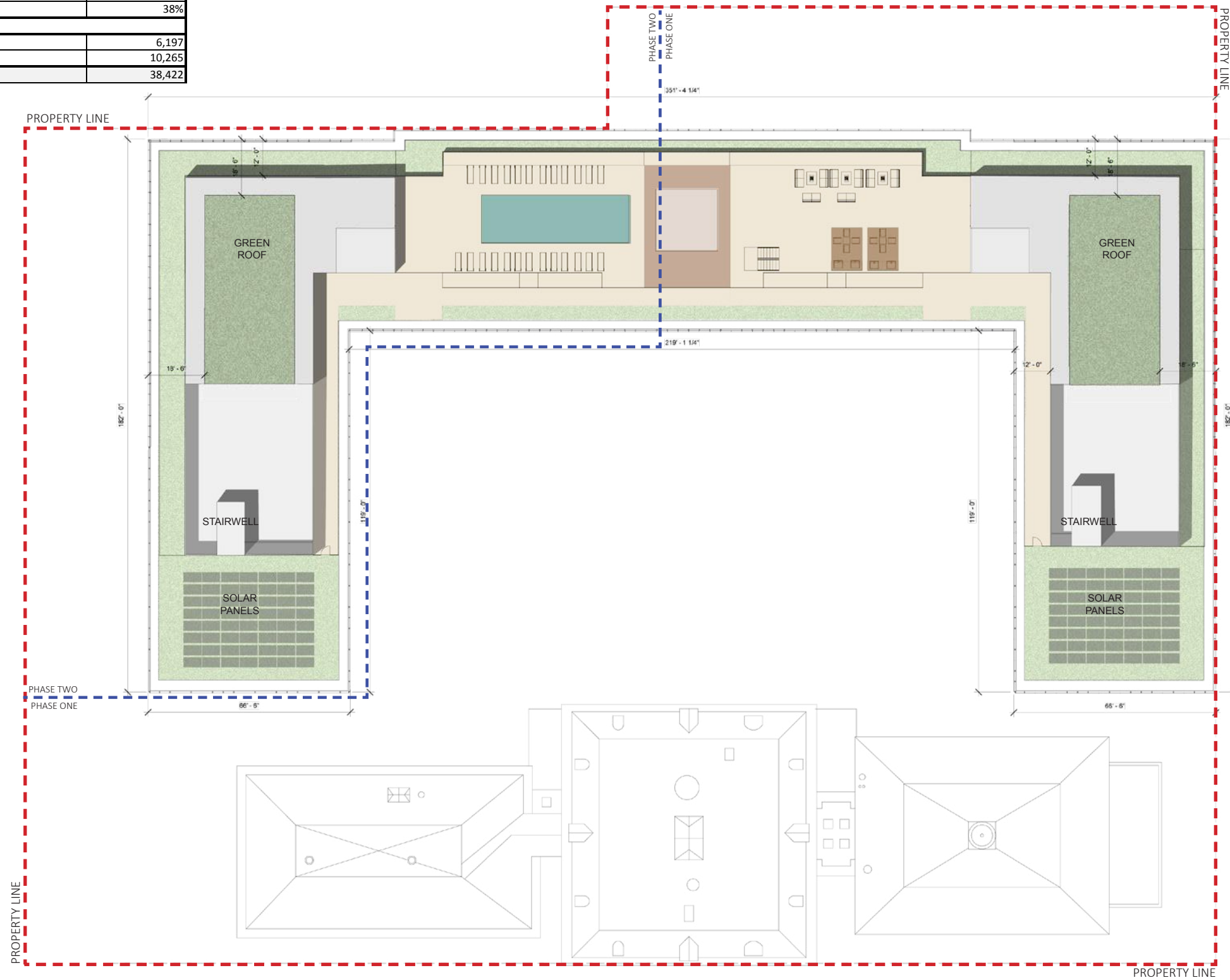


- RESIDENTIAL
- AMENITY
- MUSEUM
- COMMERCIAL
- PARKING/MECH
- GREEN ROOF

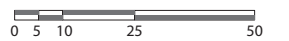
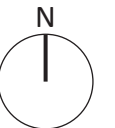


Green Roof Area	14,912
Green Roof Percentage of Total Roof Area	38%
Total Amenity Area	6,197
Total Mechanical Area	10,265
Total Roof Area	38,422

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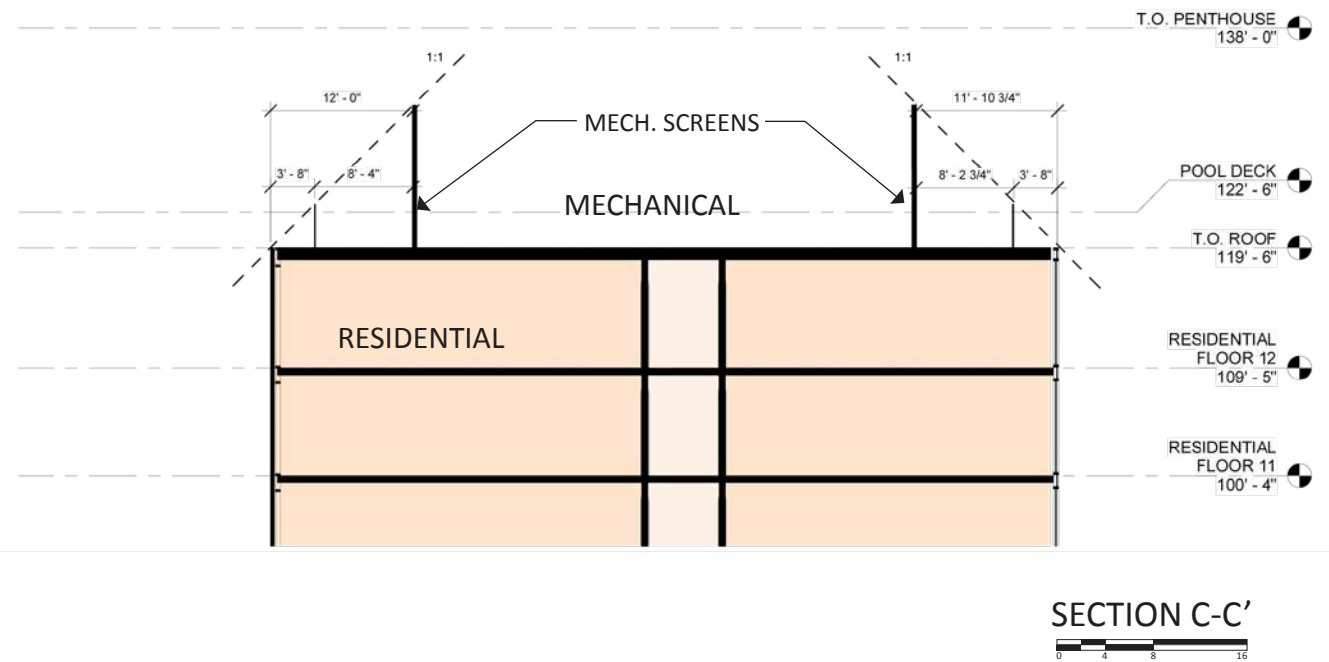
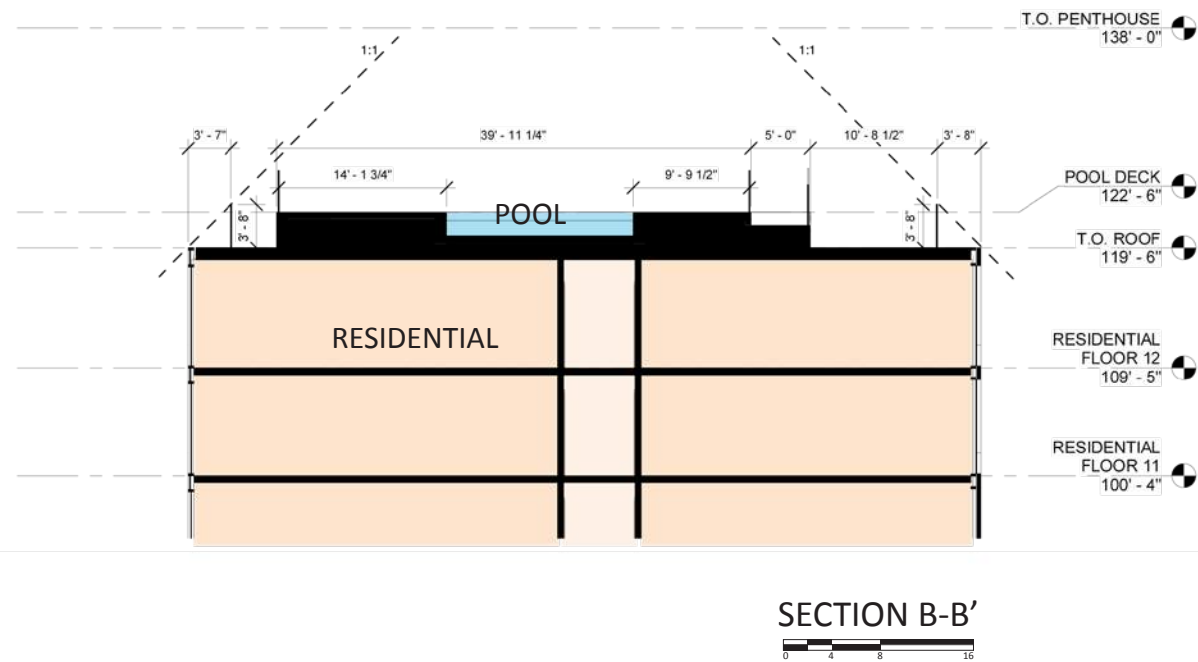
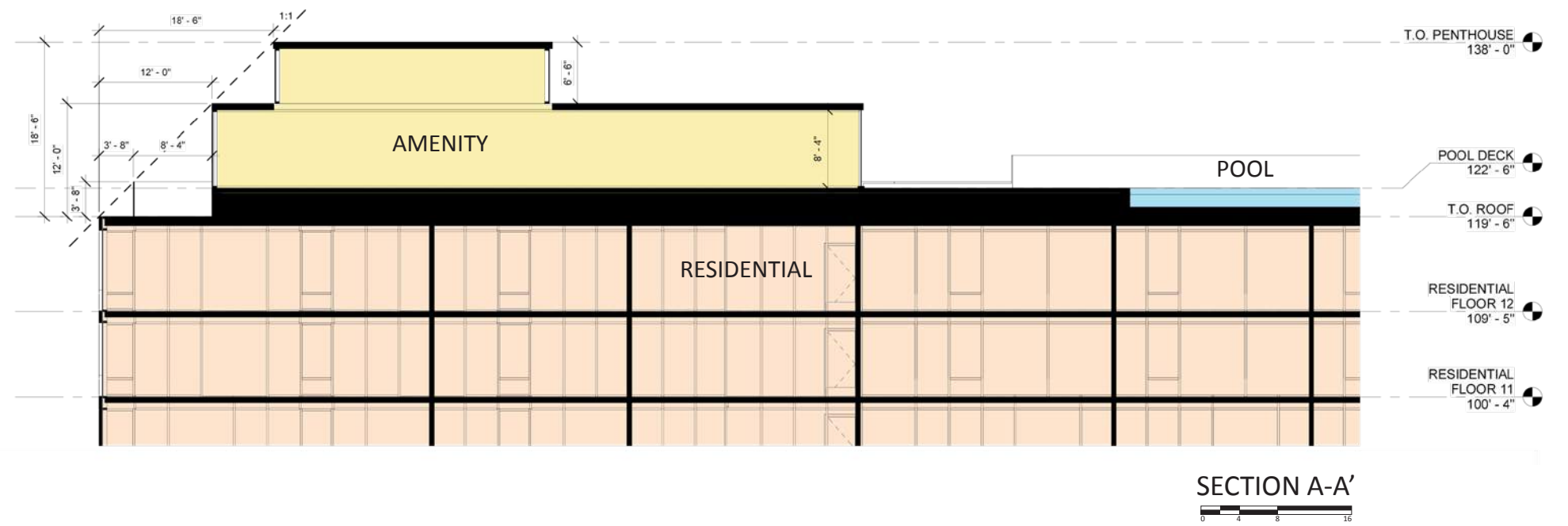
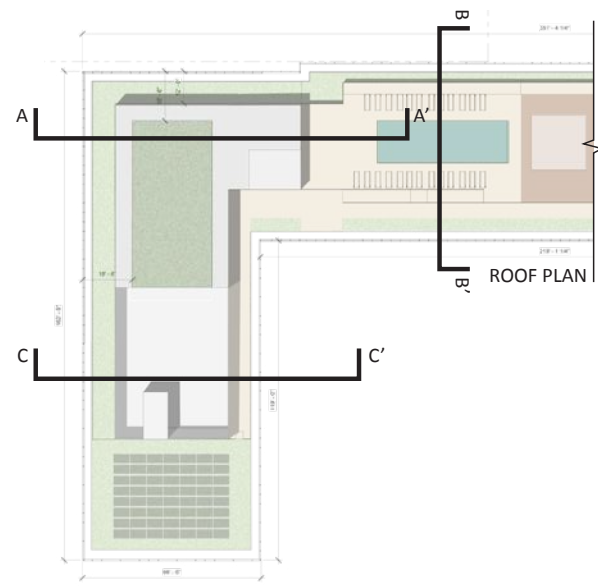


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FLOOR PLAN - ROOF

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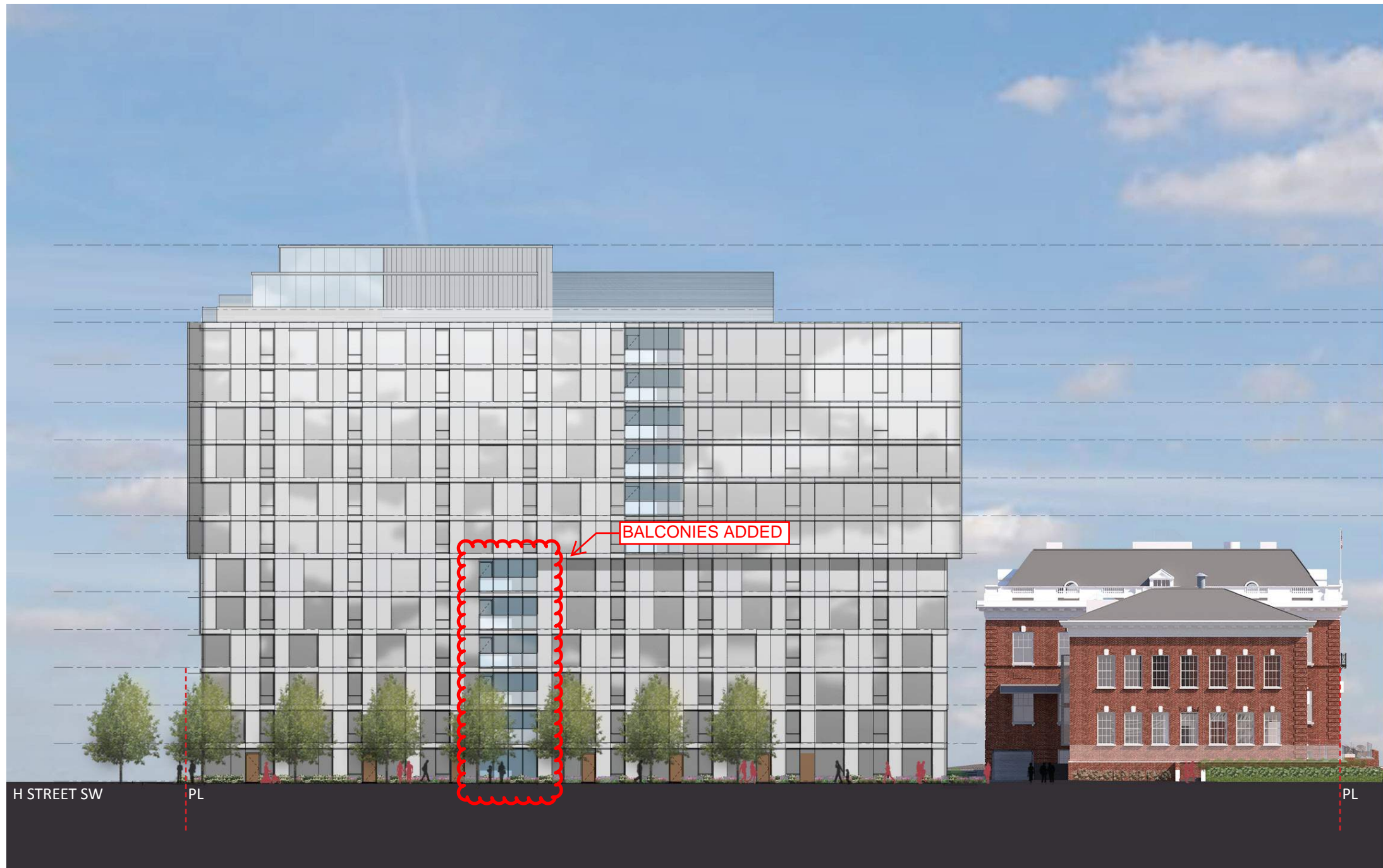
BIRD'S EYE AERIAL VIEW

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- T.O. PENTHOUSE
138'-0"
- POOL DECK
122'-0"
- T.O. ROOF
119'-0"
- RESIDENTIAL FLOOR 12
100'-0"
- RESIDENTIAL FLOOR 11
100'-0"
- RESIDENTIAL FLOOR 10
91'-0"
- RESIDENTIAL FLOOR 9
82'-0"
- RESIDENTIAL FLOOR 8
72'-0"
- RESIDENTIAL FLOOR 7-12
64'-0"
- RESIDENTIAL FLOOR 6
54'-11"
- RESIDENTIAL FLOOR 5
45'-10"
- RESIDENTIAL FLOOR 4
36'-0"
- RESIDENTIAL FLOOR 3-5
27'-0"
- RESIDENTIAL FLOOR 2
18'-0"
- RESIDENTIAL MEASURING POINT
9'-0"
- RESIDENTIAL FLOOR 1
0'-0"





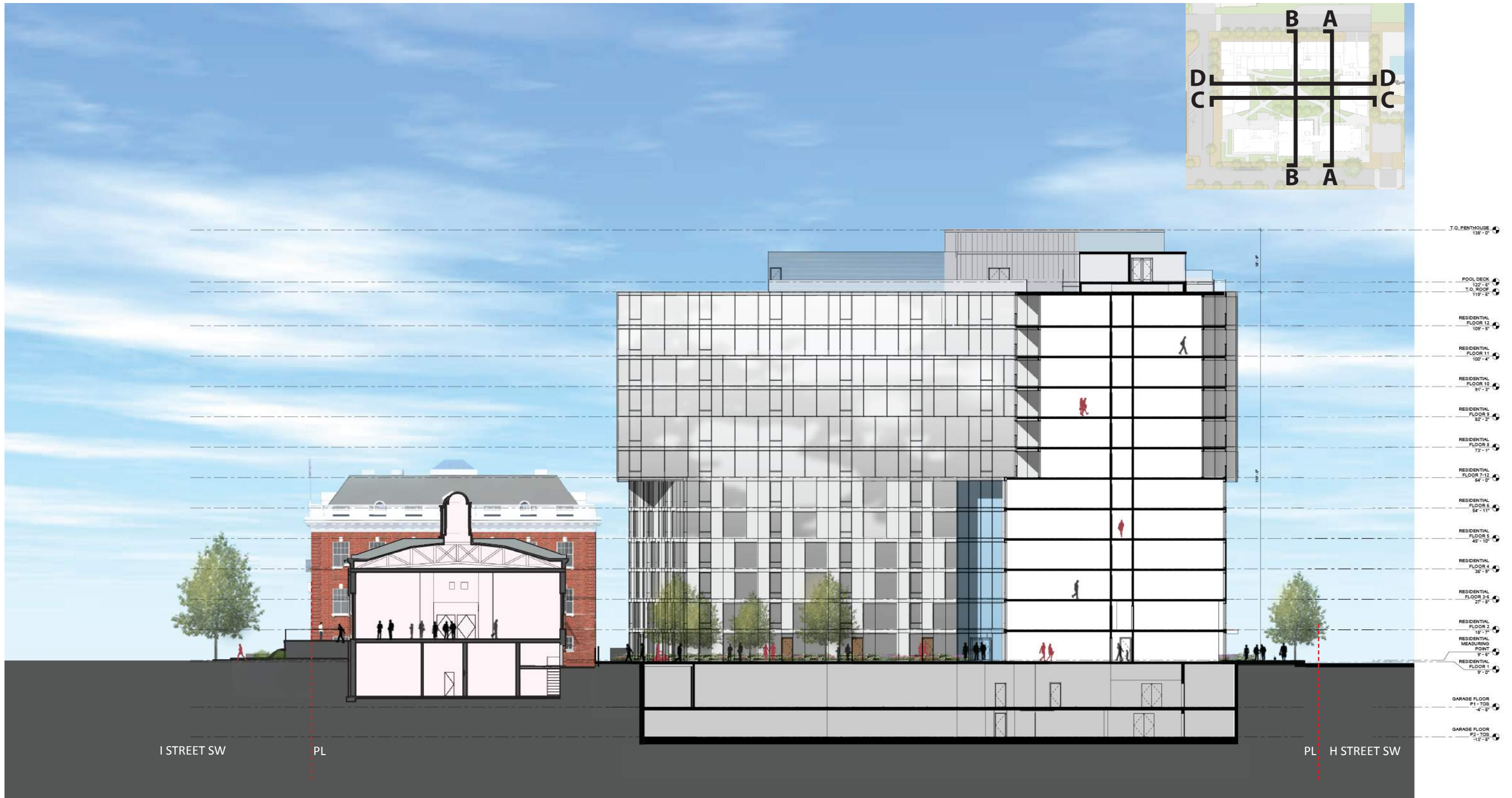
ELEVATION - NORTH

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A33 • ARCHITECTURAL

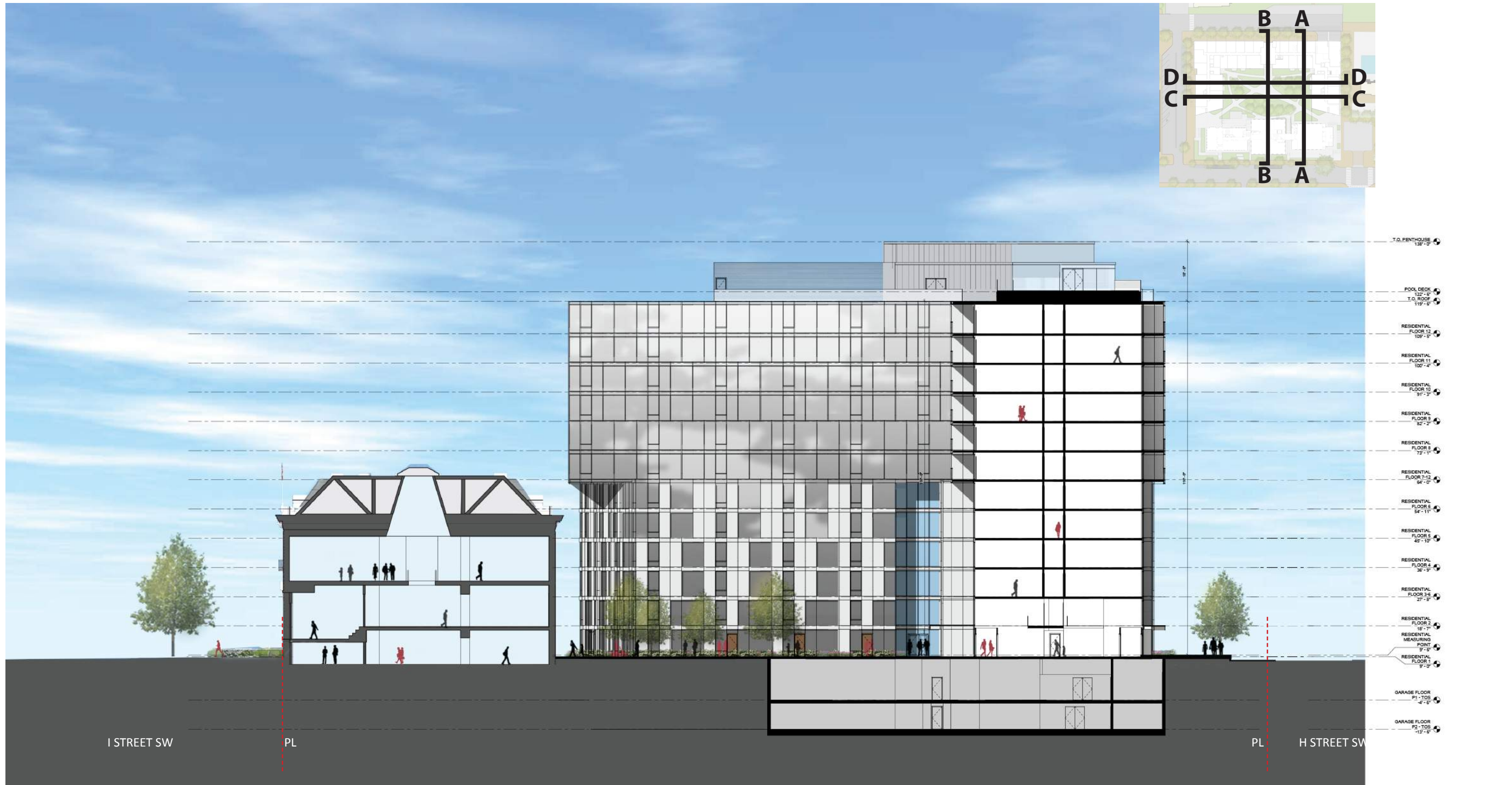
**BEYER
BLINDER
BELLE**

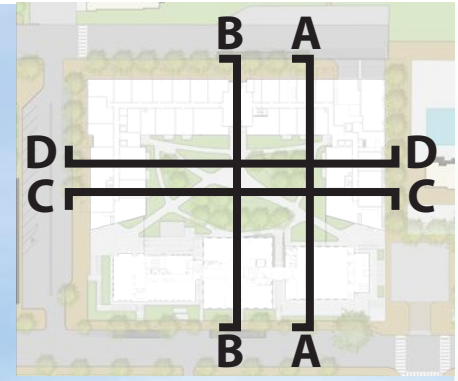




BUILDING SECTION AA

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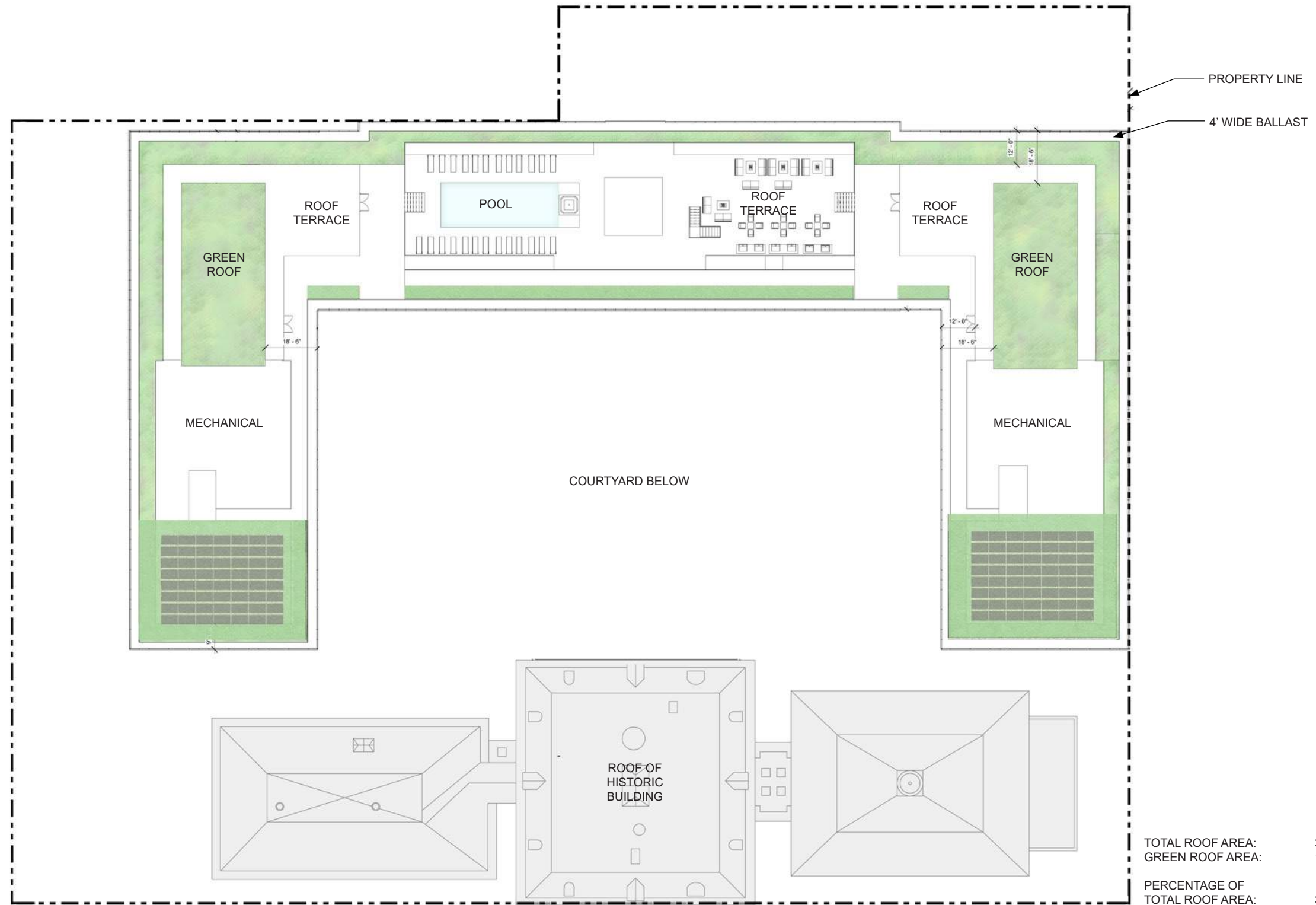
BUILDING SECTION CC

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**BEYER
BLINDER
BELLE**





ROOF PLAN

Green Area Ratio Scoresheet



 Address:

 Other / BZA Order:

Ward	Lot	Square	Zoning District
	801	S 643	

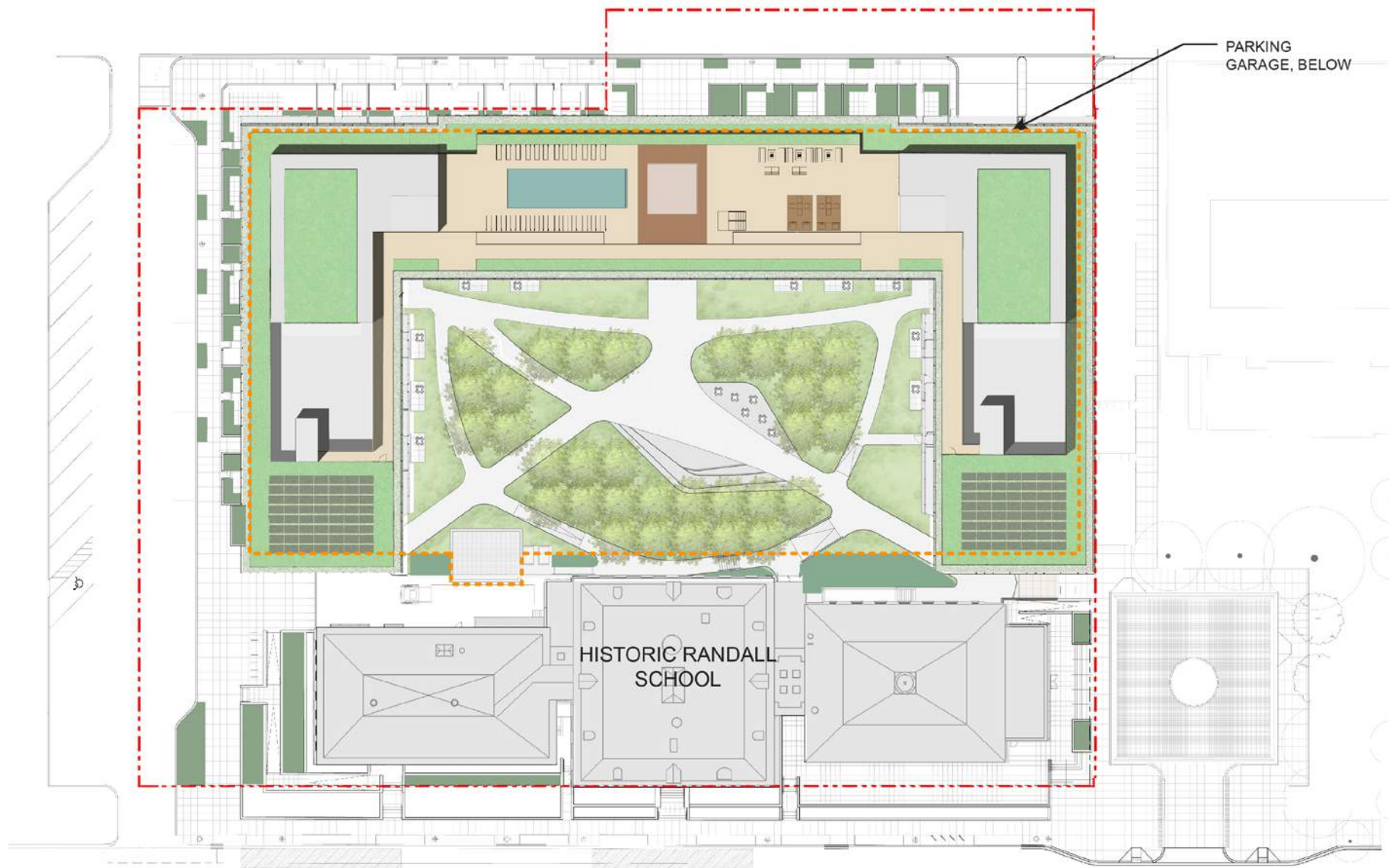
<i>enter sq ft of lot</i>	<i>multiplier</i>
<input type="text" value="115,829"/>	SCORE <input type="text" value="0.332"/>

Lot size (enter this value first) *

Landscape Elements	Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	<input type="text" value="enter sq ft"/>	0.3	-
2 Landscaped areas with a soil depth of 24" or greater	<input type="text" value="4,898"/>	0.6	2,938.8
3 Bioretention facilities	<input type="text" value="0"/>	0.4	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants less than 2' tall at maturity	<input type="text" value="14,912"/>	0.2	2,982.4
2 Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	<input type="text" value="2,209"/> <small>enter number of plants</small>	19881	0.3
3 Tree canopy for all new trees 2.5" to 6" in diameter or equivalent - calculated at 50 sq ft per tree	<input type="text" value="9"/> <small>enter number of trees</small>	450	0.5
4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	<input type="text" value="0"/> <small>enter number of trees</small>	0	0.6
5 Tree canopy for preservation of existing tree 6" to 12" in diameter or larger or equivalent - calculated at 250 sq ft per tree	<input type="text" value="0"/> <small>enter number of trees</small>	0	0.7
6 Tree canopy for preservation of existing tree 12" to 18" in diameter or larger or equivalent - calculated at 600 sq ft per tree	<input type="text" value="0"/> <small>enter number of trees</small>	0	0.7
7 Tree canopy for preservation of all existing trees 18" to 24" in diameter or equivalent - calculated at 1300 sq ft per tree	<input type="text" value="0"/> <small>enter number of trees</small>	0	0.7
8 Tree canopy for preservation of all existing trees 24" in diameter or larger or equivalent - calculated at 2000 sq ft per tree	<input type="text" value="1"/> <small>enter number of trees</small>	2000	0.8
9 Vegetated wall, plantings on a vertical surface	<input type="text" value="0"/> <small>enter sq ft</small>	0.6	-

C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium	<input type="text" value="enter sq ft"/>	0.6	-
2 Over at least 8" of growth medium	<input type="text" value="28,682"/>	0.8	22,945.6
D Permeable Paving***			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	<input type="text" value="0"/>	0.4	-
2 Permeable paving over at least 24" of soil or gravel	<input type="text" value="0"/>	0.5	-
E Other			
1 Enhanced tree growth systems***	<input type="text" value="0"/>	0.4	-
2 Renewable energy generation	<input type="text" value="0"/>	0.5	-
3 Approved water features	<input type="text" value="0"/>	0.2	-
<i>sub-total of sq ft =</i>		70,823	
H Bonuses			
1 Native plant species	<input type="text" value="17,715"/>	0.1	1,771.5
2 Landscaping in food cultivation	<input type="text" value="0"/>	0.1	-
3 Harvested stormwater irrigation	<input type="text" value="0"/>	0.1	-
<i>Green Area Ratio numerator =</i>		38,428	
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.			
<i>Total square footage of all permeable paving and enhanced tree growth</i>			-

DDOE/WPD 12/2013



GAR CALCULATIONS

LANDSCAPE ELEMENT	BASELINE	REQUIRED	TOTAL	UNIT
A2: SOIL DEPTH > 24"	4,898	-	4,898	SF
B1: PLANTINGS < 2' HT	14,912	-	14,912	SF
B2: PLANTINGS > 2' HT	2,209	-	2,209	PLANTS
B3: NEW TREES, 2.5" - 6" CAL (50 sf per tree)	9	-	9	TREES
C1: GREEN ROOF, 2"-8" GROWING MEDIUM DEPTH	-	-	-	SF
C2: GREEN ROOF, 8" + GROWING MEDIUM DEPTH	28,682	-	28,682	SF
H1: NATIVE PLANT BONUS	17,715	-	17,715	SF

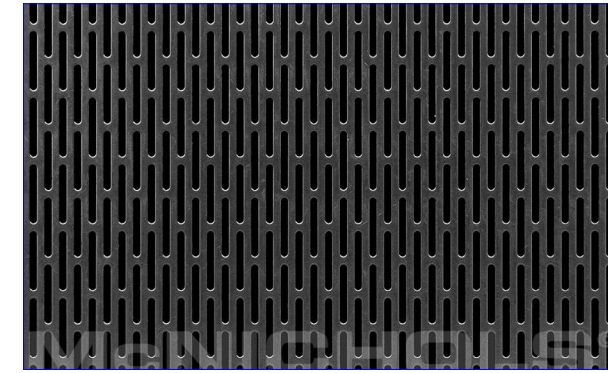
GAR SCORE	0.332	0.332
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NOTES:

- 1) B1 (GROUNDCOVERS) CALCULATED AT 75% COVERAGE OF C2 (GREEN ROOF)
- 2) B2 (2' AND HIGHER PLANTINGS) CALCULATED AT 50% COVERAGE OF C2 (GREEN ROOF); SOME GROUNDCOVERS (B1) WILL BE UNDERPLANTED FOR B2
- 3) H1 ASSUMES 50% NATIVE PLANT SPECIES FOR B1, B2, B3

LEGEND

- - - - - PROPERTY LINE
- GREEN ROOF OVER BUILDING
- COURTYARD PLANTING/
GREEN ROOF OVER PARKING GARAGE
- AT GRADE PLANTING



PERFORATED METAL SCREEN AT PENTHOUSE



RESIDENTIAL: BOARD FORM CONCRETE WALLS