



DRAWING INDEX

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ZONING DATA

ZONING CATEGORY: MU-4 | R-3 | R-2
 SQUARE 1672 LOTS 4, 14, 804, 812, & 815
 SQUARE 1673 LOTS 822 & 824
 4200 DAVENPORT STREET, NW
 WASHINGTON, DC 20016

| | MU-4 | R-3 | R-2 |
|------------------------------|-------------------|----------------|------------------|
| SITE AREA | 59,125 SF | 11,148 SF | 274,609 SF |
| LOT OCCUPANCY (PERMITTED) | 35,475 SF (60%) | 4,459 SF (40%) | 109,844 SF (40%) |
| LOT OCCUPANCY (PROPOSED) | 22,421 SF (37.9%) | 0 (0%) | 63,988 (23.3%) |
| GREEN AREA RATIO (REQUIRED) | 17,738 SF (0.3) | N/A | N/A |
| GREEN AREA RATIO (PROPOSED) | 18,735 SF (0.32) | N/A | N/A |
| SITE FAR (PERMITTED) | 88,688 SF (1.5) | N/A | N/A |
| SITE FAR (PROPOSED) | 88,146 SF (1.49) | N/A | N/A |
| SIDE YARD SETBACK (REQUIRED) | N/A | N/A | 8'-0" |
| NORTH | N/A | N/A | 57'-9" |
| SOUTH | N/A | N/A | *30'-0" |
| REAR YARD SETBACK (REQUIRED) | 15'-0" | 20'-0" | 20'-0" |
| WEST | 22'-5" | N/A | 20'-0" |
| BUILDING HEIGHT (PERMITTED) | 50'-0" ** | 40'-0" | 40'-0" |
| BUILDING HEIGHT (PROPOSED) | 50'-0" ** | N/A | *39'-0" |
| PENTHOUSE HEIGHT (PERMITTED) | 15'-0" | | |
| PENTHOUSE HEIGHT (PROPOSED) | 15'-0" | | |

EXISTING BUILDINGS GSF

GDS HIGH SCHOOL = 106,420 SF

NEW BUILDINGS GSF

GDS LOWER/MIDDLE SCHOOL = 88,146 SF
 GDS GARAGE = 25,188 SF

PARKING

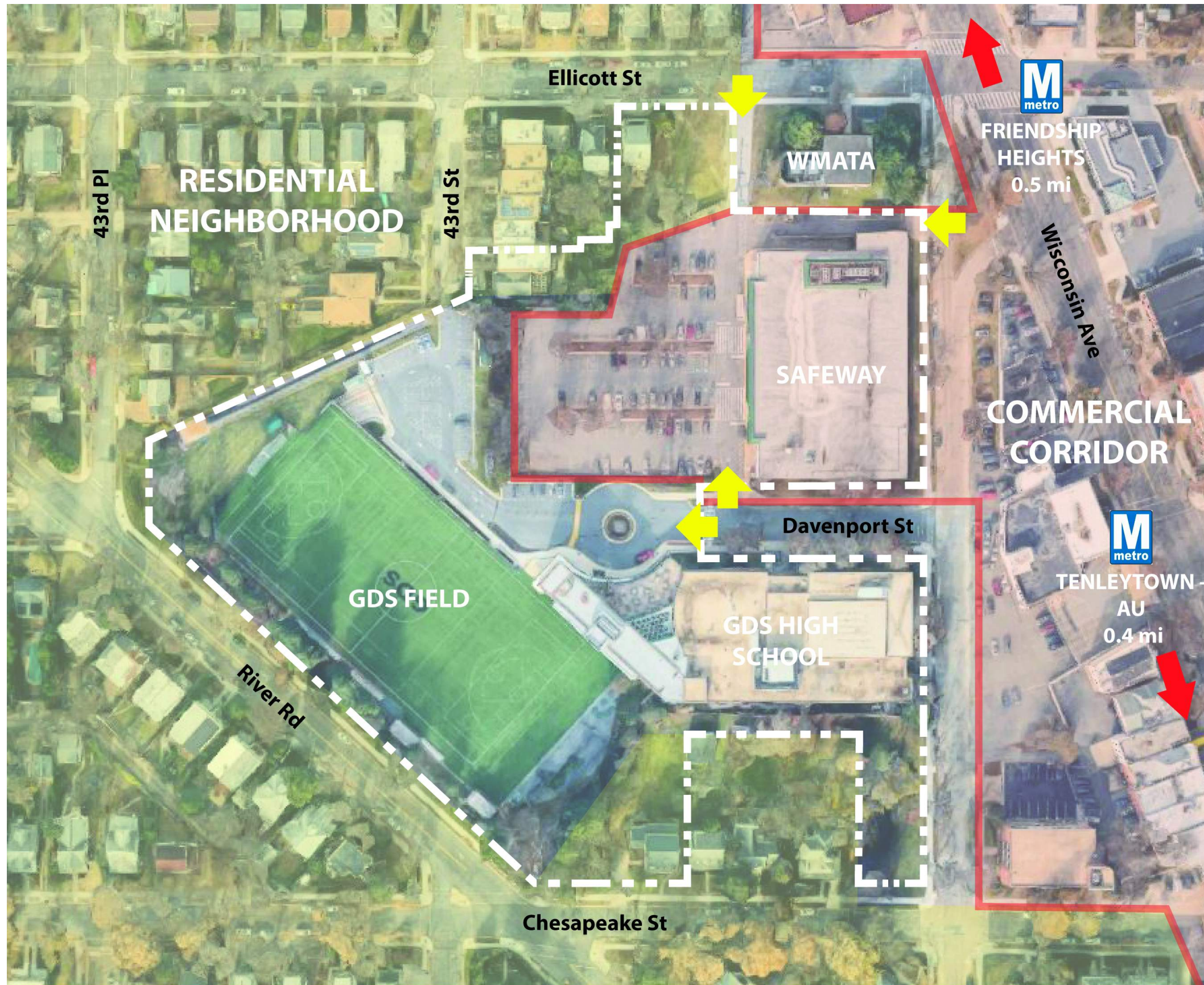
GDS HIGH SCHOOL (REQUIRED) = 78
 GDS HIGH SCHOOL (PROPOSED) = 182
 GDS LOWER/MIDDLE (REQUIRED) = 80
 GDS LOWER/MIDDLE (PROPOSED) = 95

LOADING

LOADING BERTH REQUIRED = 2 @ 30 FT DEEP
 LOADING BERTH PROVIDED = 1 @ 30 FT DEEP, 1 @ 33 FT DEEP*
 LOADING PLATFORM REQUIRED = 2 @ 100 SF
 LOADING PLATFORM PROVIDED = 2 @ 100 SF
 DELIVERY SPACE REQUIRED = 1 @ 20 FT DEEP
 DELIVERY SPACE PROVIDED = 1 @ 33 FT DEEP*

* INFORMATION BASED ON EXISTING HIGH SCHOOL: 4200 DAVENPORT ST NW
 ** HEIGHT MEASURED FROM STREET CURB AT MID-POINT OF BUILDING ALONG 42ND STREET

COVER SHEET



SITE DIAGRAM





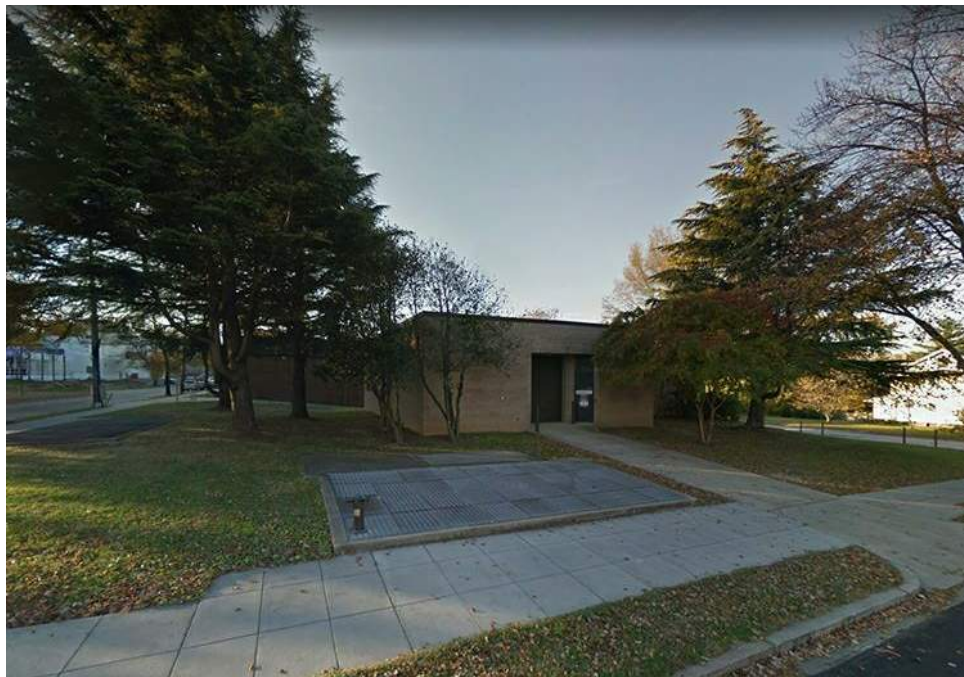
1. 42ND ST LOOKING NORTH



2. 42ND STREET LOOKING WEST



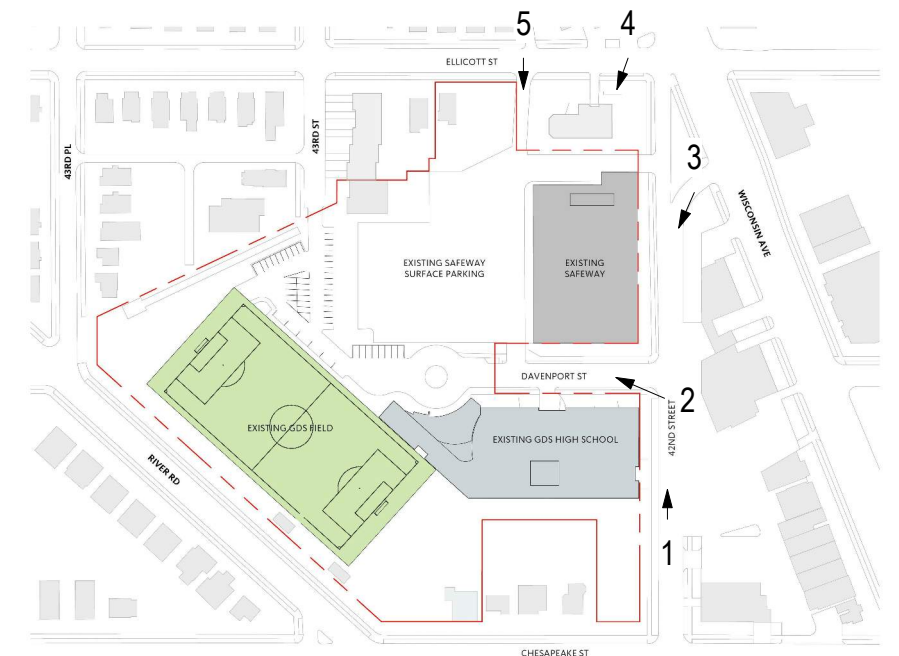
3. 42ND STREET LOOKING SOUTH



4. ELLICOTT ST WMATA FACILITY



5. ELLICOTT ST EXISTING PUBLIC ALLEY



SITE CONTEXT PHOTOS

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G0.02



1. 43RD ST LOOKING SOUTH



2. DAVENPORT ST SURFACE PARKING



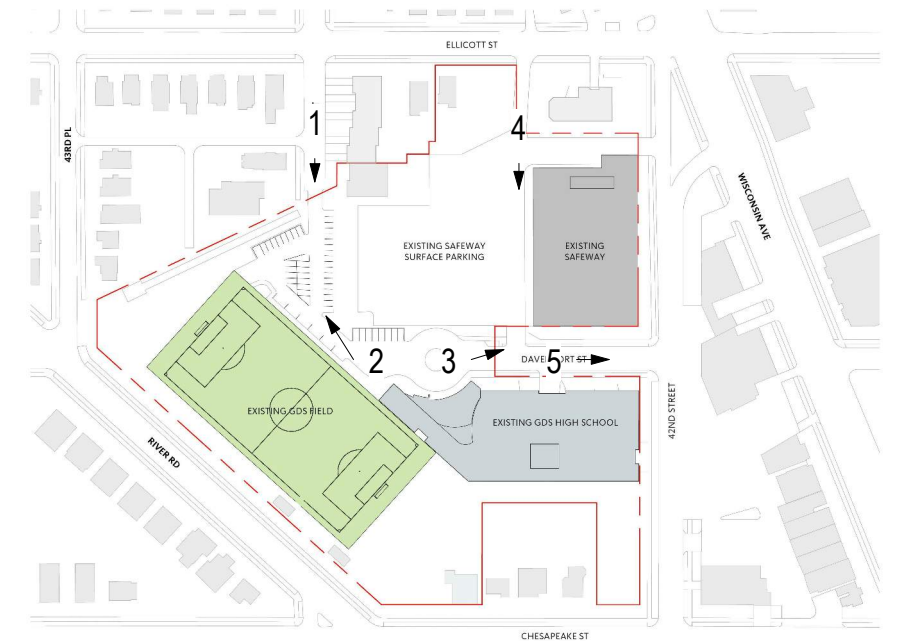
3. EXISTING HIGH SCHOOL LOOKING EAST



4. SAFEWAY BUILDING LOOKING SOUTH



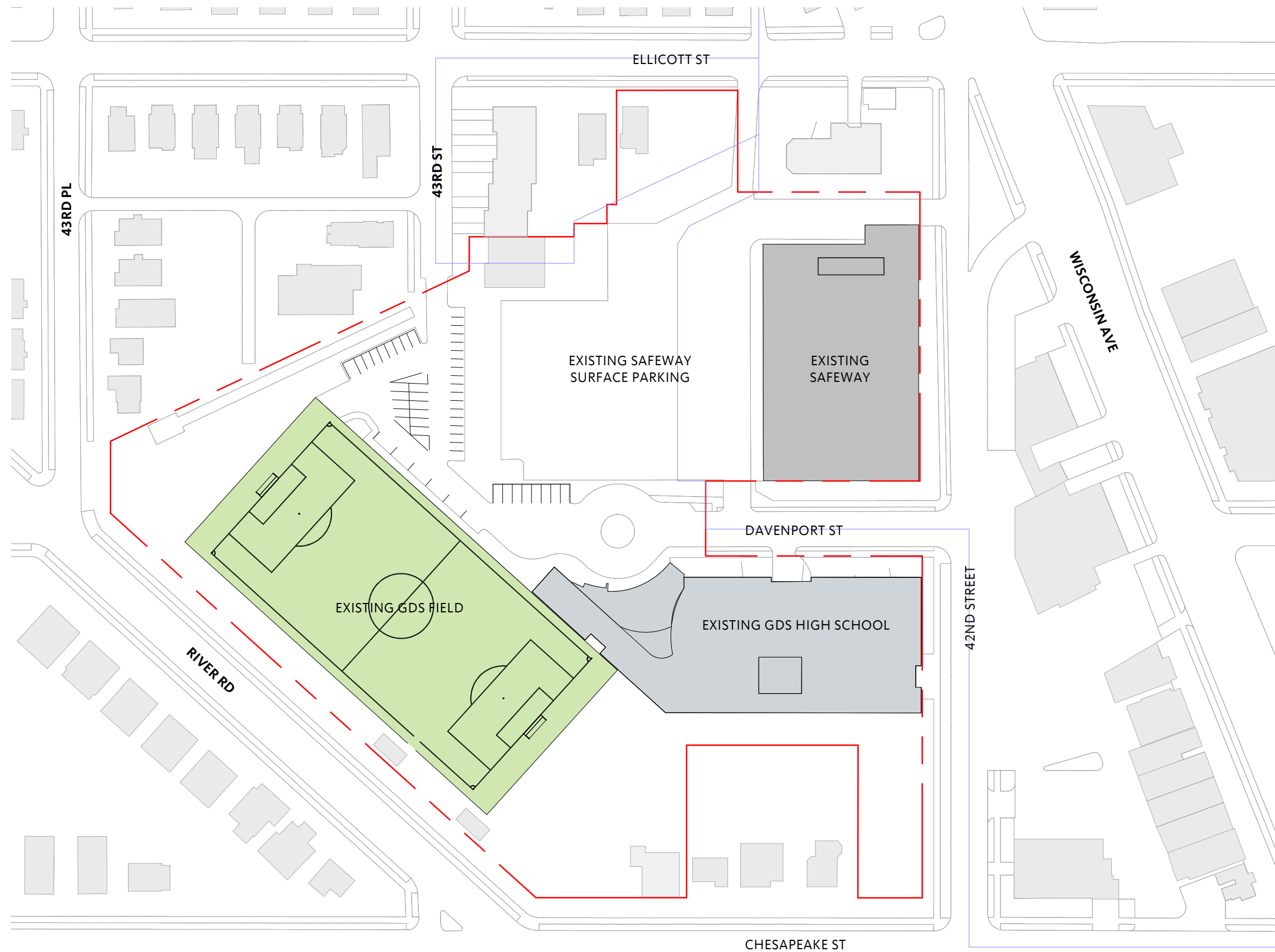
5. DAVENPORT ST LOOKING EAST



SITE CONTEXT PHOTOS

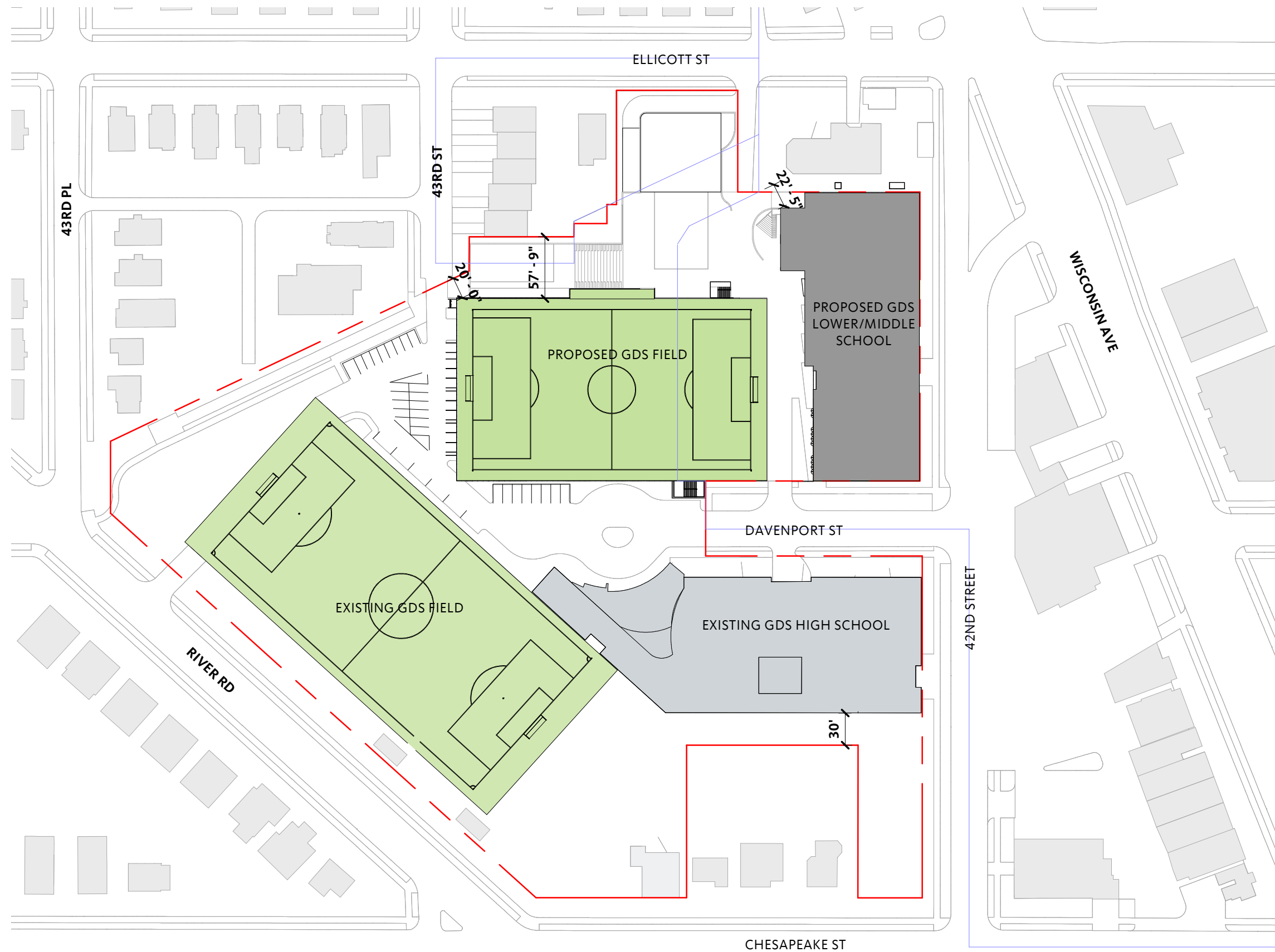
4200 Davenport St NW,
Washington, DC 20016
| 08/04/2017

G0.03



SITE PLAN EXISTING





SITE PLAN PROPOSED

4200 Davenport St NW,
 Washington, DC 20016
 1" = 100'-0" | 08/04/2017

G0.05



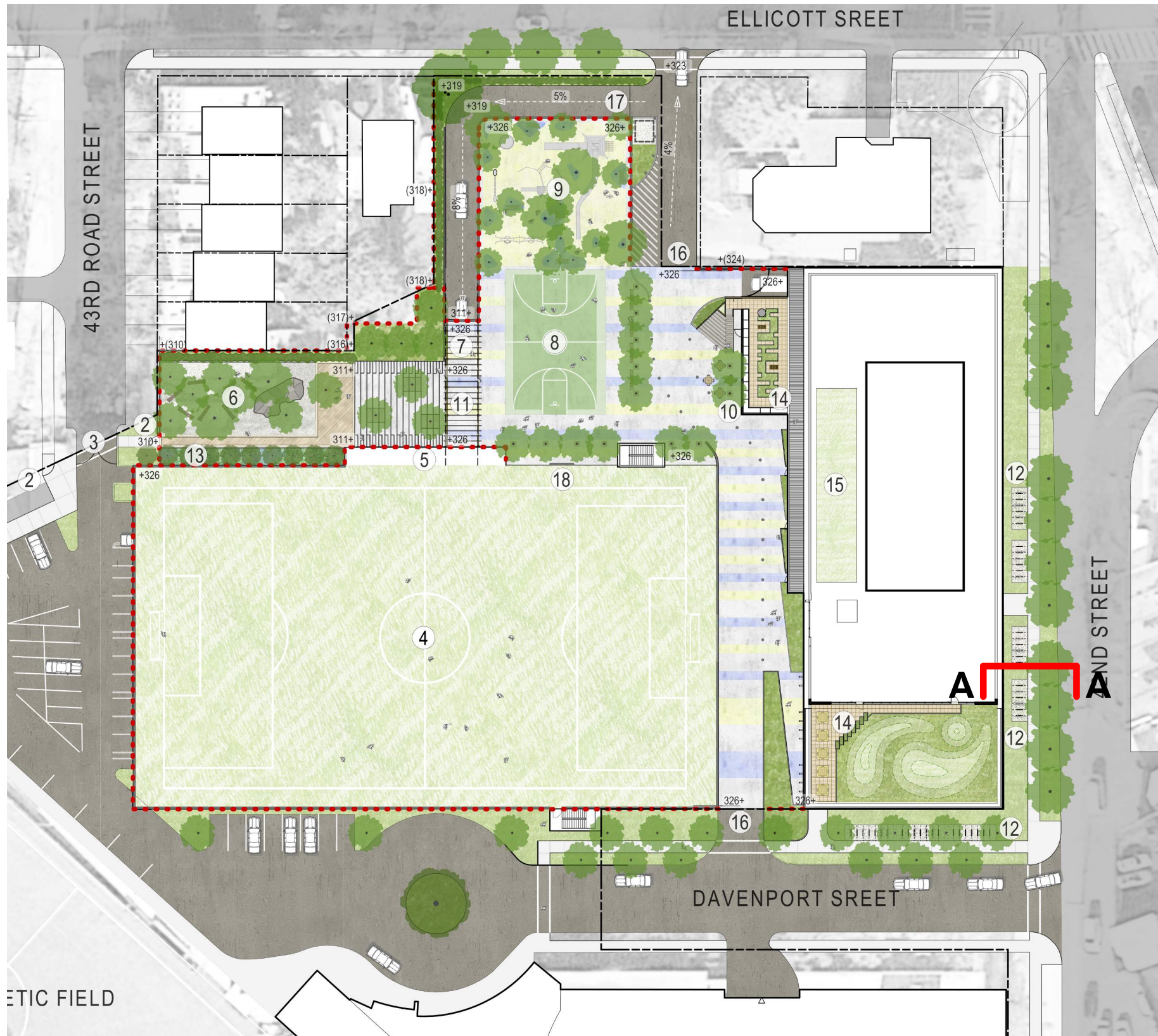


SITE PLAN ILLUSTRATIVE

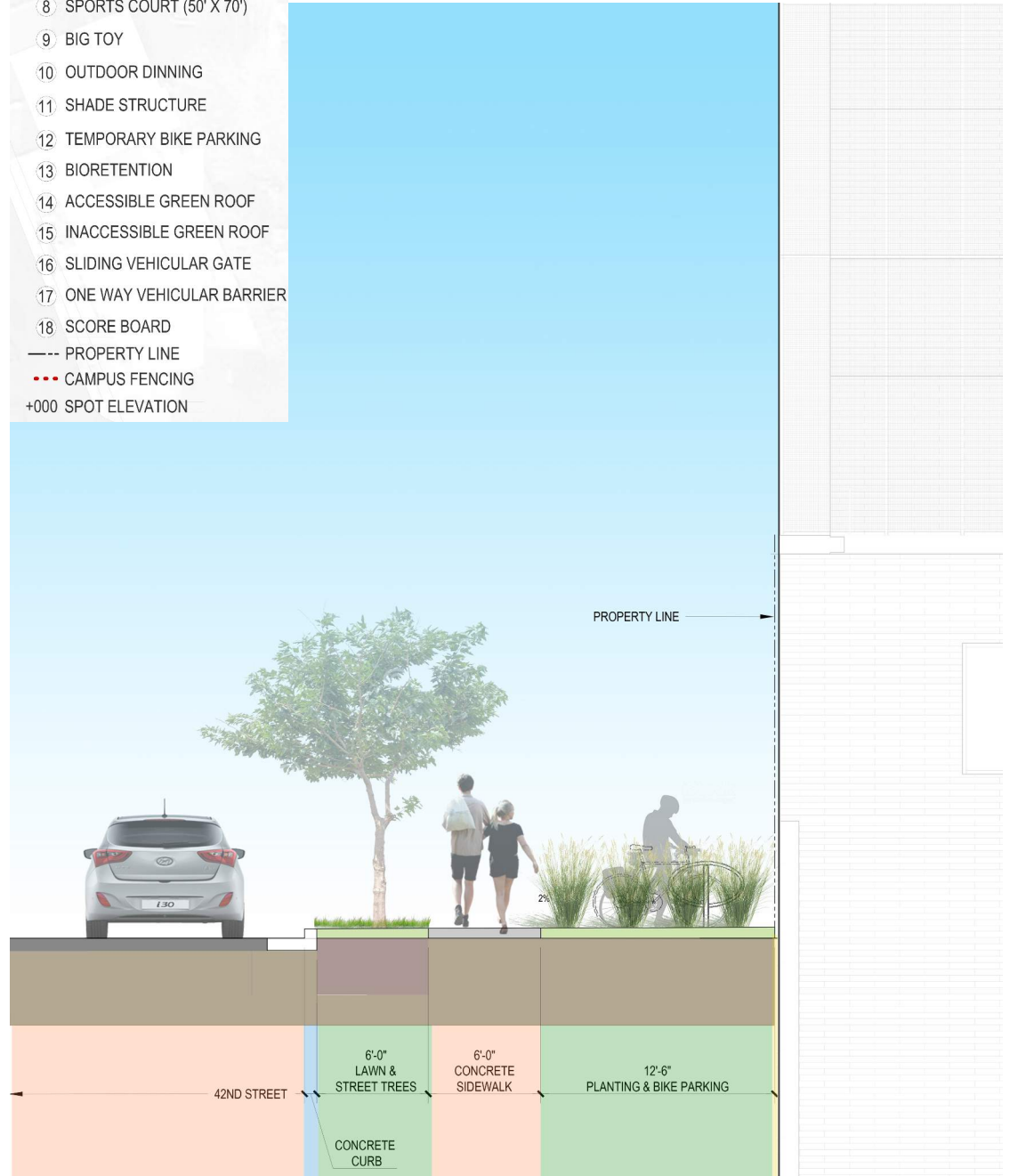
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G0.06





- KEY**
- ① EXISTING TRACK
 - ② PEDESTRIAN GATE
 - ③ VEHICULAR GATE
 - ④ ATHLETIC FIELD
 - ⑤ BLEACHERS
 - ⑥ NATURAL PLAY SPACE
 - ⑦ STORAGE
 - ⑧ SPORTS COURT (50' X 70')
 - ⑨ BIG TOY
 - ⑩ OUTDOOR DINNING
 - ⑪ SHADE STRUCTURE
 - ⑫ TEMPORARY BIKE PARKING
 - ⑬ BIORETENTION
 - ⑭ ACCESSIBLE GREEN ROOF
 - ⑮ INACCESSIBLE GREEN ROOF
 - ⑯ SLIDING VEHICULAR GATE
 - ⑰ ONE WAY VEHICULAR BARRIER
 - ⑱ SCORE BOARD
 - PROPERTY LINE
 - CAMPUS FENCING
 - +000 SPOT ELEVATION

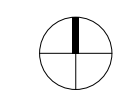


NOTE: FINAL DESIGNS IN PUBLIC SPACE WILL BE COORDINATED WITH DDOT DURING THE PUBLIC SPACE PROCESS

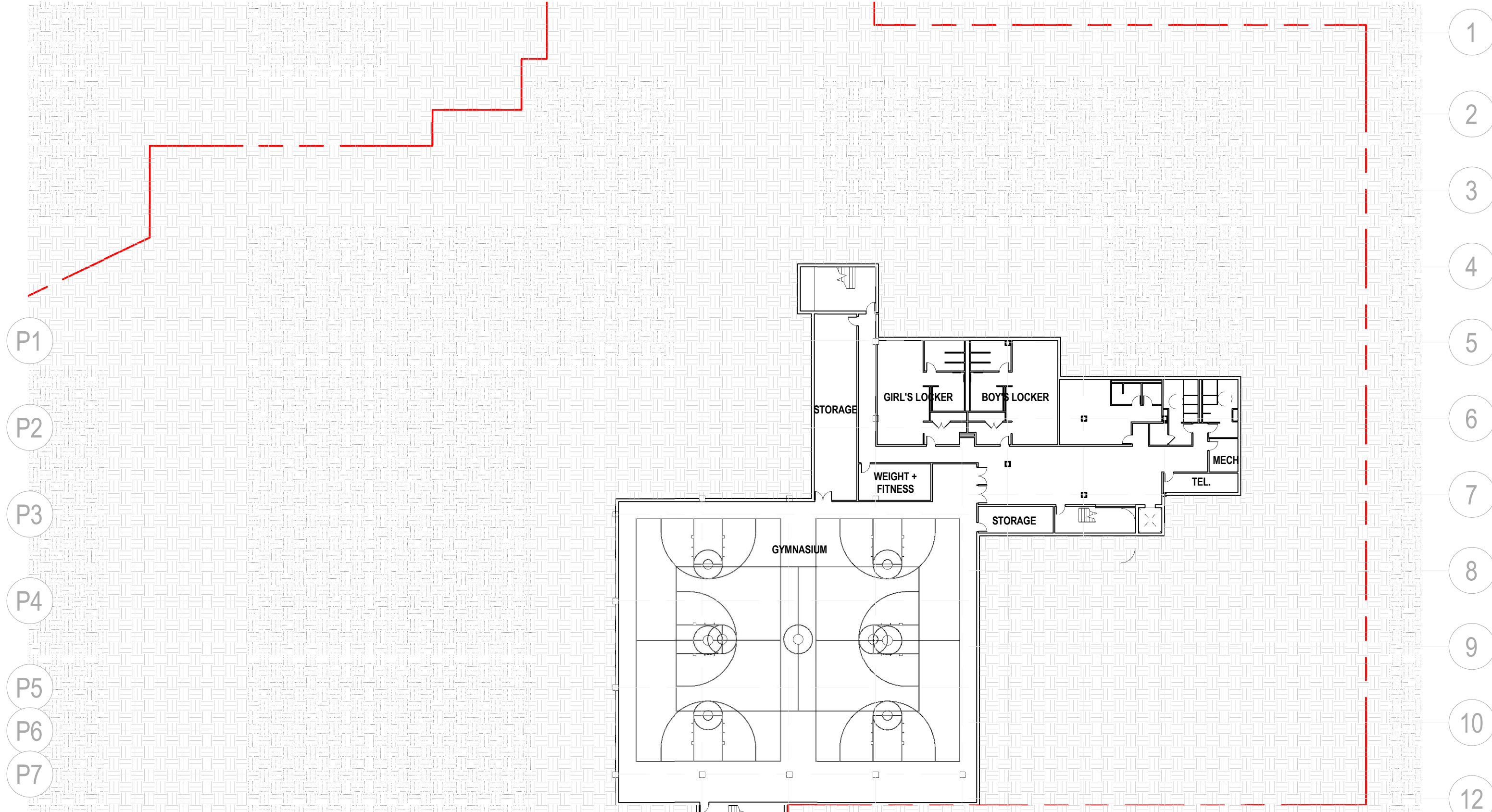
ENLARGED SITE PLAN

SECTION A-A

SITE PLAN DETAILS



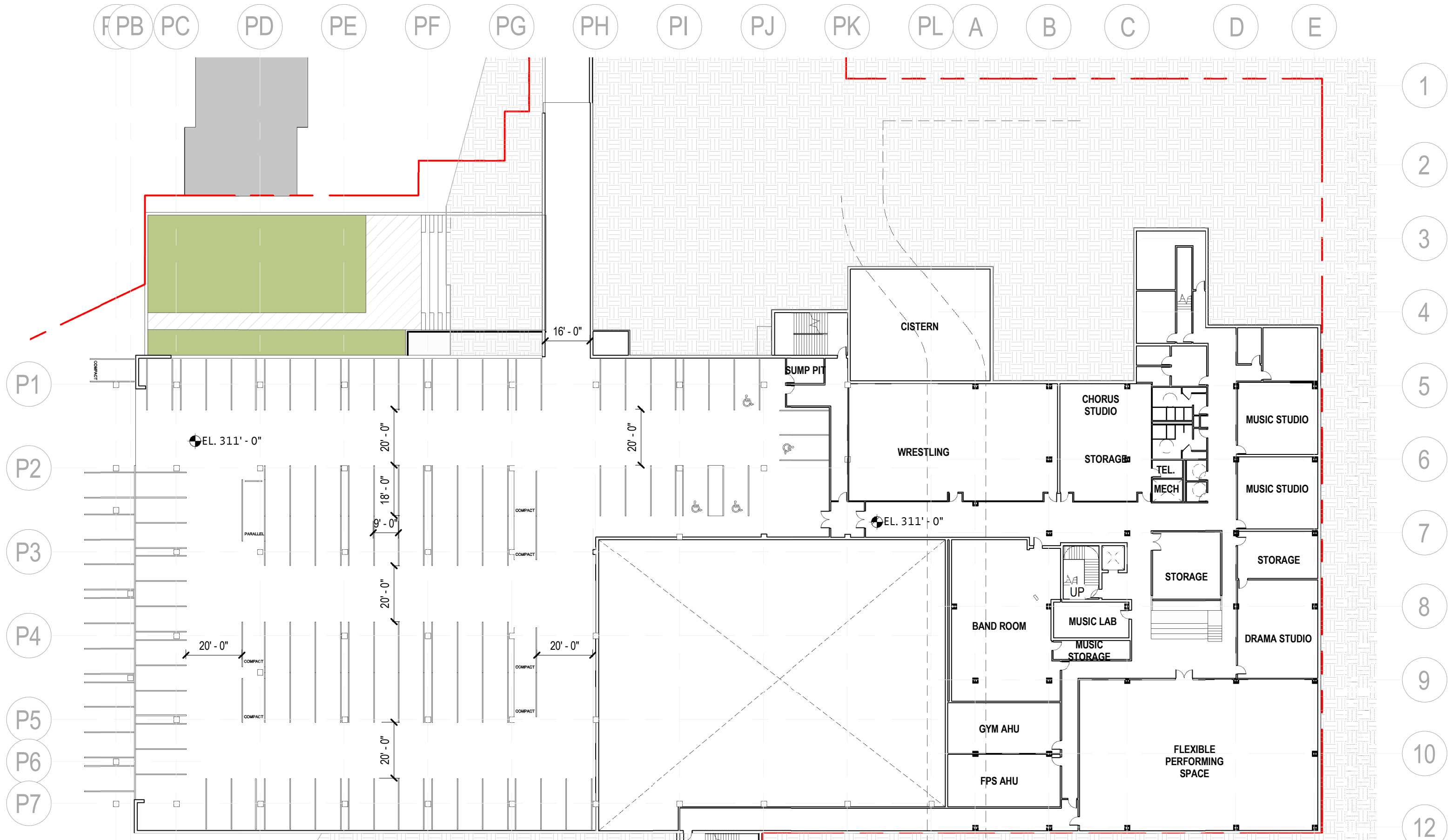
FPB PC PD PE PF PG PH PI PJ PK PL A B C D E



BASEMENT 02

FLOOR PLANS

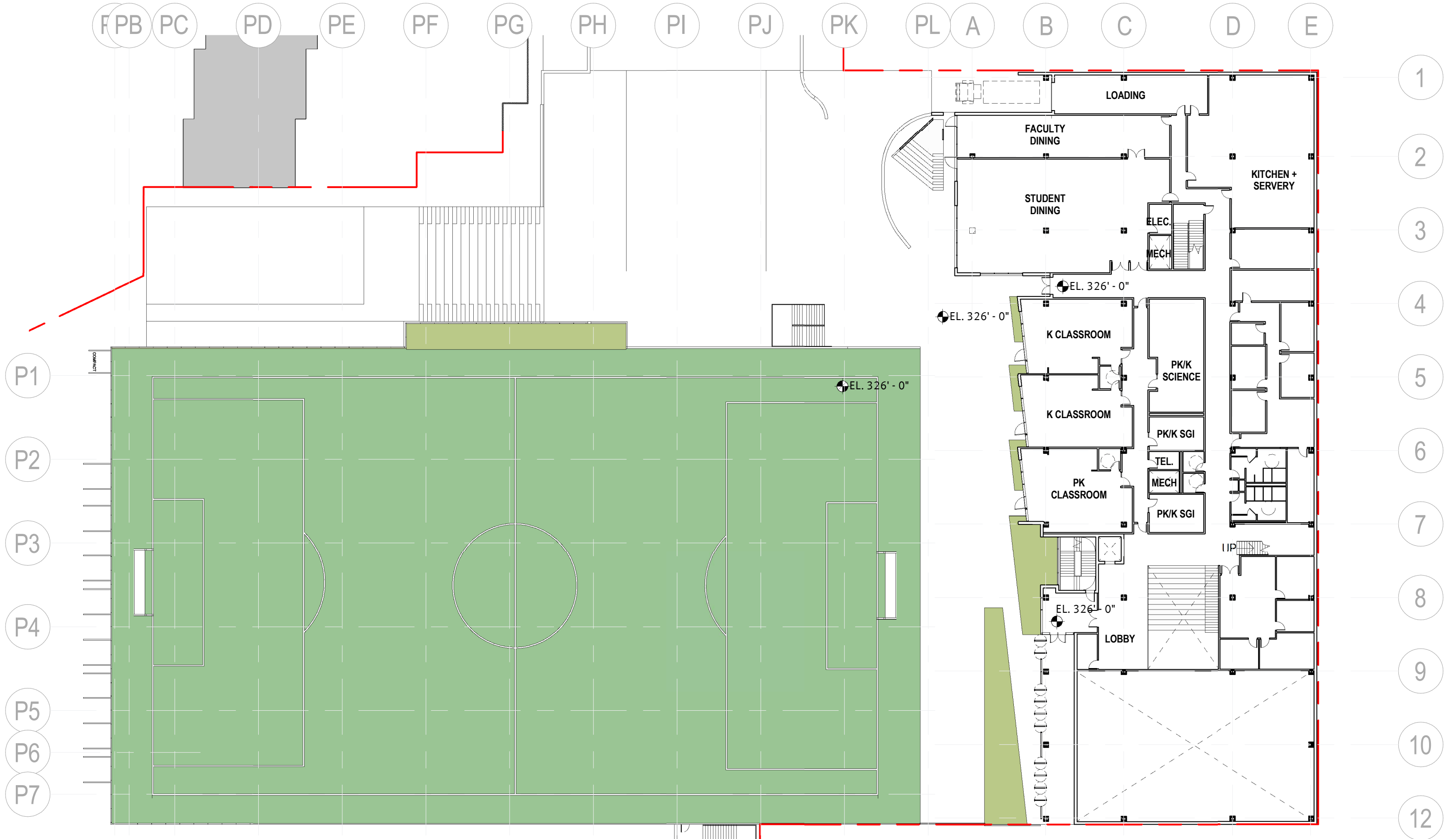




BASEMENT 01

FLOOR PLANS





LEVEL 01

FLOOR PLANS

