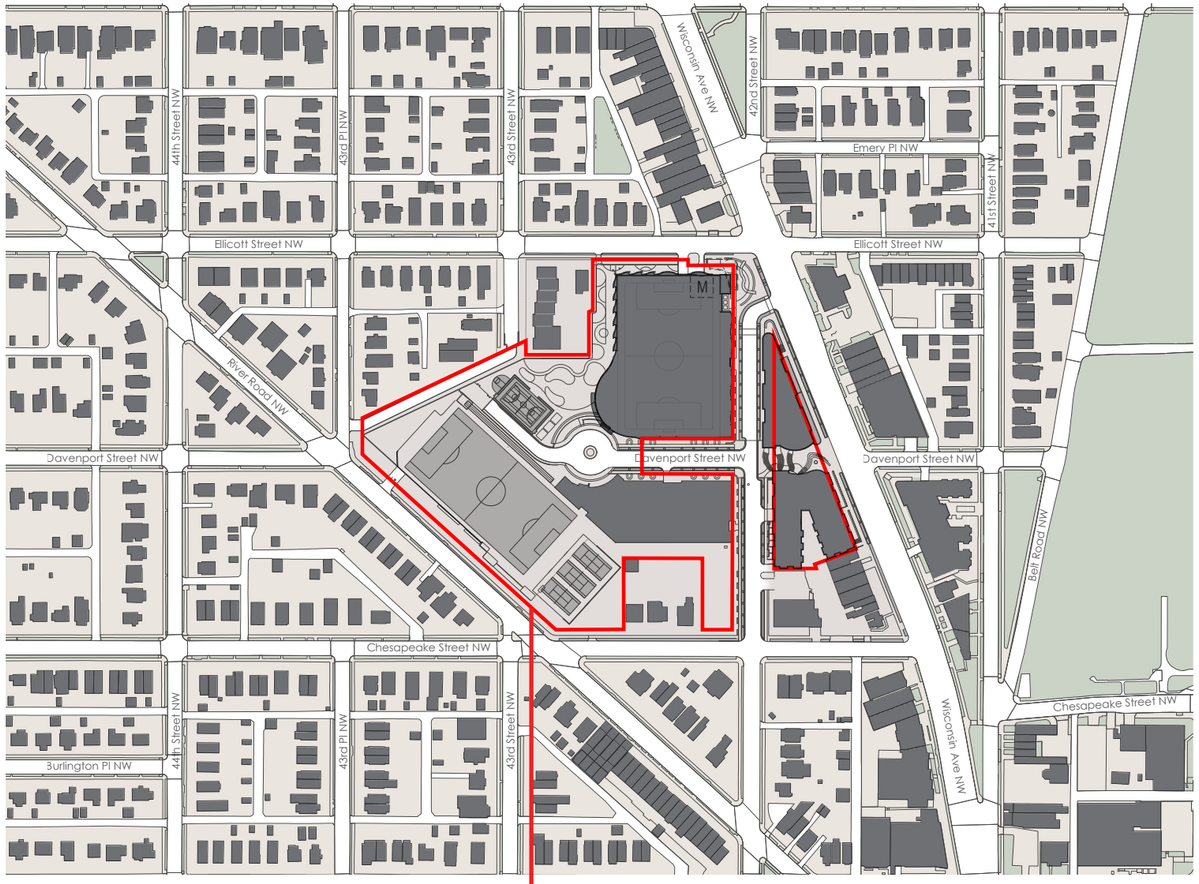
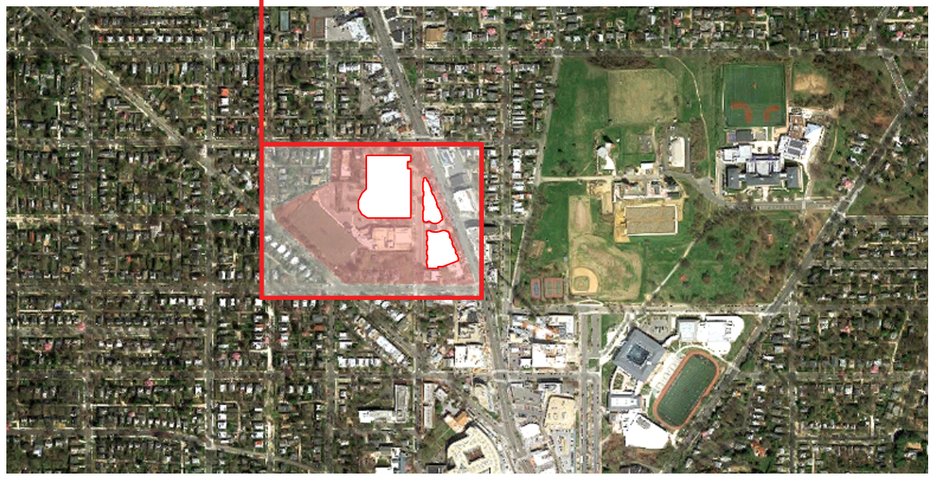


VICINITY PLAN & PROPOSED PROJECT



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ZONING SUMMARY
MIXED USE

LOT AREA: 46,028 SF	C2B/PUD ZONE REQUIREMENT			PROPOSED PROJECT		
FAR	UNDER PLANNED UNIT DEVELOPMENT					
	RESIDENTIAL	COMMERCIAL	TOTAL MAXIMUM	RESIDENTIAL	COMMERCIAL	TOTAL
	6.0	2.0	6.0	5.20	0.83	6.030
HEIGHT	90.0'			NORTH BUILDING	SOUTH BUILDING	
				80'	80'	
PARKING	**RESIDENTIAL**		**RETAIL**	**RESIDENTIAL**		**RETAIL**
	1:3 UNITS		1:750 SF AFTER 3,000 DEDUCTION			
	97 SPACES		48 SPACES	130-150		50
LOADING	**RESIDENTIAL**		**RETAIL**	**TOTAL FOR MIXED USE PROJECT**		
	1 berth @ 55' 1 platform @ 200sf 1 delivery / service		1 berth @ 30' 1 berth @ 55' 1 platform @ 100 sf 1 @ 200sf 1 delivery / service	5 berths @ 30' 6 platforms @ 100 sf min. 1 delivery / service		
RESIDENTIAL LOT OCCUPANCY	80% MAXIMUM			79.0%		
ROOF STRUCTURES	1 @ 18' 6"			18'6"		
	.37 FAR			.02 FAR (5,873 gsf)		
REAR YARD	15.0'			15.0'		
SIDE YARD	NONE REQUIRED			NONE PROVIDED		

ZONING SUMMARY
SCHOOL

LOT AREA: 366,101 SF	R2 ZONE REQUIREMENT (most restrictive)	PROPOSED PROJECT
FAR	UNDER PLANNED UNIT DEVELOPMENT	
	NONE	0.82
HEIGHT	40.0'	24.0'
PARKING	238 SPACES	320-360
LOADING	greater than 100,000sft	
	1 berth @ 30' 1 berth @ 55' 1 platform @ 100 sf 1 platform @ 200sf 1 delivery / service	2 berths @ 30' 1 platforms @ 300 sf min. 1 delivery / service
LOT OCCUPANCY	40% MAXIMUM	32.0%
ROOF STRUCTURES	1 @ 18' 0"	Relief requested
	.37 FAR	.02 FAR (5,873 gsf)
REAR YARD	20.0'	40.0'
SIDE YARD	8.0'	26.0'

FAR ANALYSIS

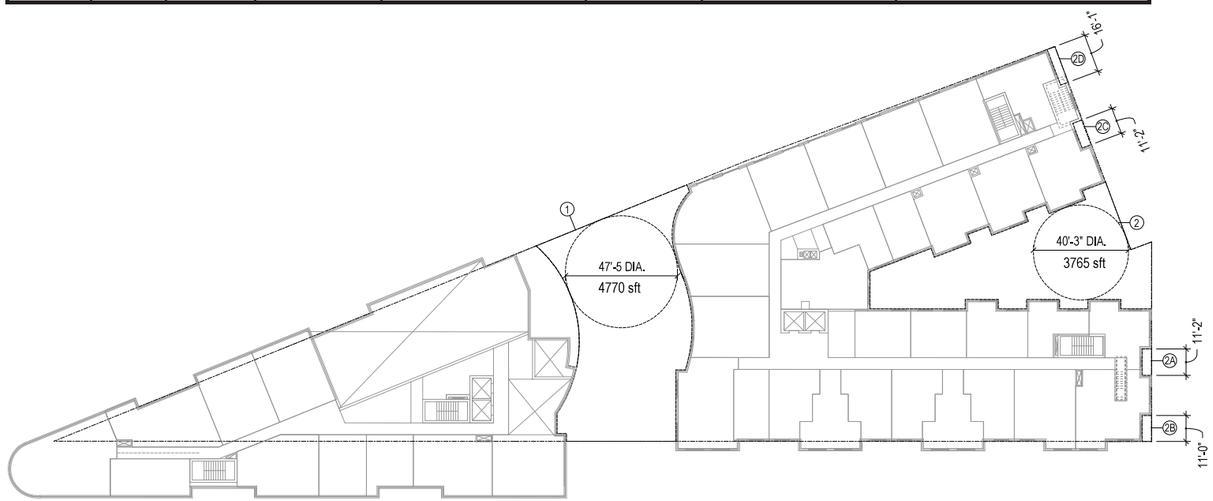
EXISTING PARCELS AND ZONING	SITE AREA (SF)	ZONE	FAR ALLOWED OR EQUIVALENT FAR	ALLOWABLE DEVELOPMENT (SF)	ALLOWABLE DEVELOPMENT BY ZONING CATEGORY (SF)	PROPOSED DEVELOPMENT (SF)
SCHOOL PARCEL 350,358 SF	268,023	R2	1.2 (A)	321,628	**332,324**	**301,420**
	8,914	R3	1.2 (B)	10,697		
	73,421	C2A	2.5 C2A M-O-R	183,553	**286,233**	**278,081**
MIXED-USE PARCEL 41,072 SF	41,072	C2A	2.5 C2A M-O-R	102,680		
TOTAL	391,430			618,557	**618,557**	**579,501**

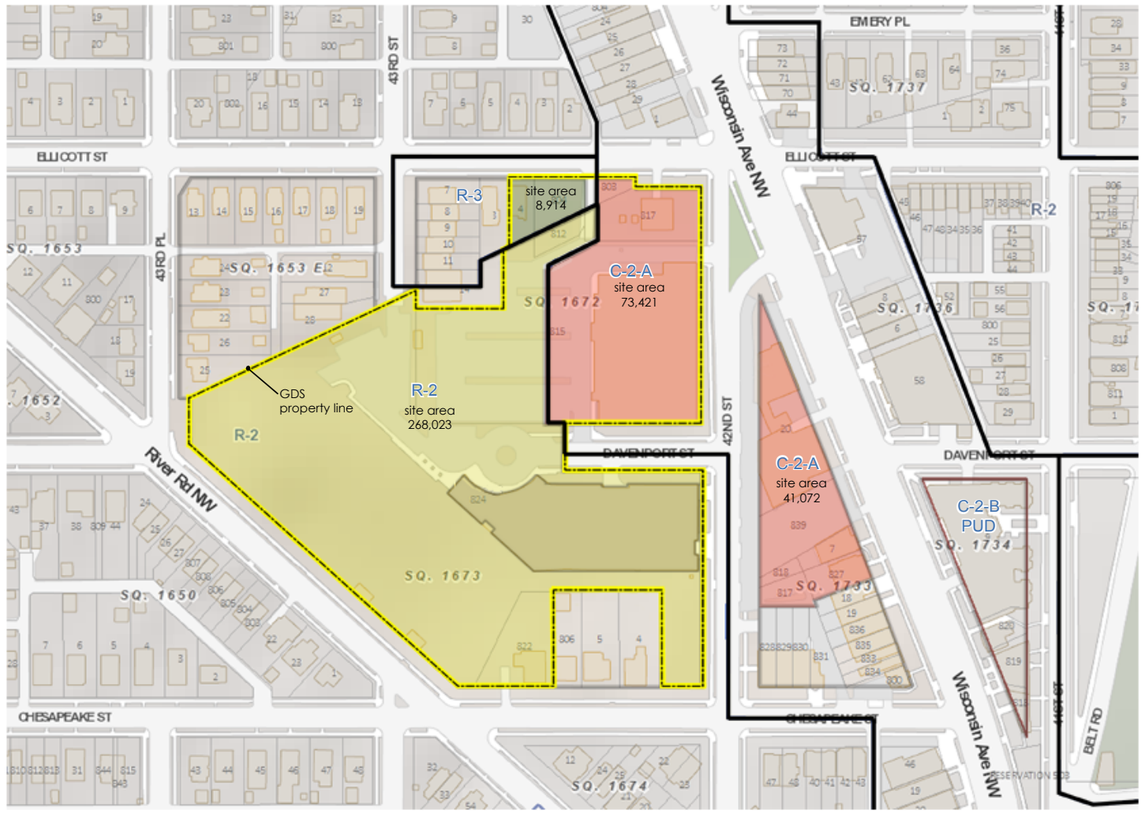
PROPOSED PARCELS AND REZONING	SITE AREA (SF)	ZONE	FAR ALLOWED OR EQUIVALENT FAR	ALLOWABLE DEVELOPMENT (SF)	ALLOWABLE DEVELOPMENT BY ZONING CATEGORY (SF)	PROPOSED DEVELOPMENT (SF)
SCHOOL PARCEL 366,101 SF	343,494 (C)	R2	1.2	412,193	**425,782**	**301,420 0.82 FAR**
	11,324 (C)	R3	1.2	13,589		
	11,283 (C)	C2A/PUD	3.0	33,849	**313,785**	**278,081 5.96 FAR**
MIXED-USE PARCEL 46,656 SF	46,656 (D)	C2B/PUD	6.0	279,936		
TOTAL	412,757			739,567	**739,567**	**579,501 1.40 FAR**

NOTE A: Equivalent FAR for R2 based on 40% Lot Occupancy x 3 floors.
NOTE B: Equivalent FAR for R3 based on 40% Lot Occupancy x 3 floors.
NOTE C: Includes vacated portion of Davenport Street (13,996 SF) and N-S alley between Lots 803 and 804 (1,747 SF) in School Parcel.
NOTE D: Includes vacated portion of 42nd Street (5,584 SF) in Mixed-Use Parcel.

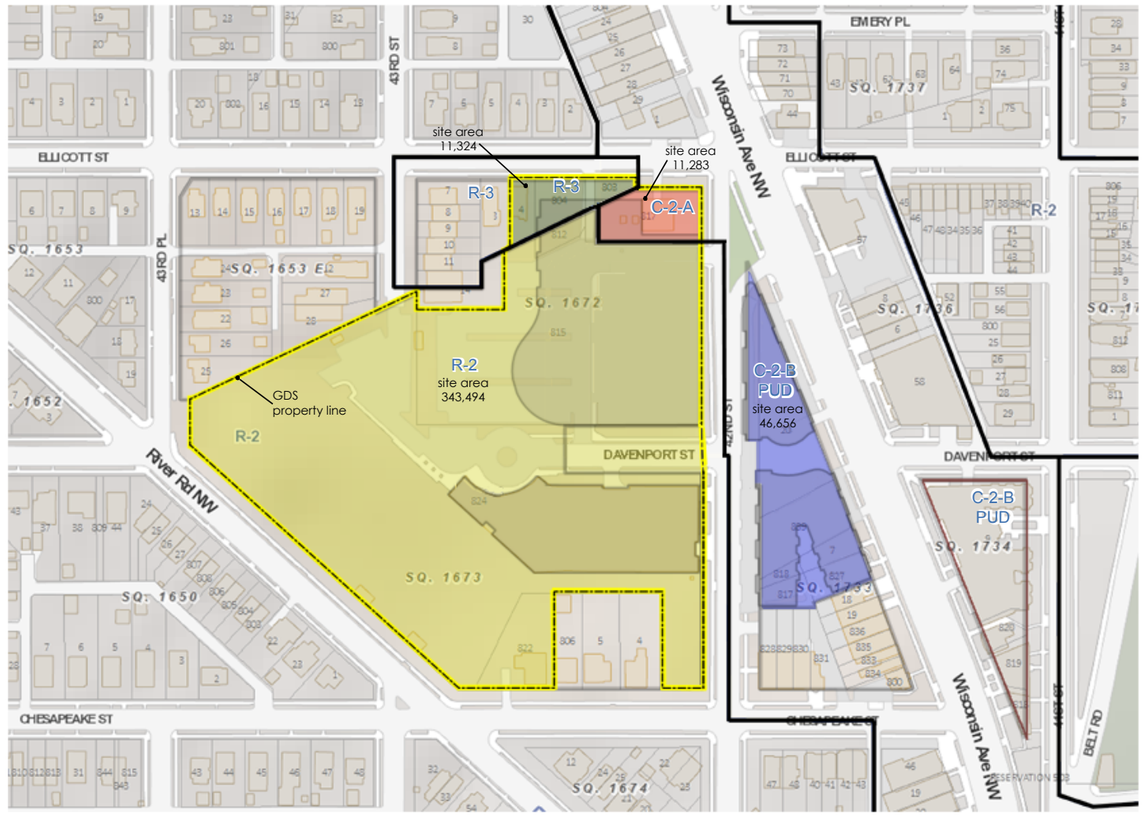
COURTS SUMMARY

COURT	TYPE	HEIGHT	MIN. WIDTH	PROPOSED WIDTH	MIN. AREA	PROPOSED AREA	NOTES
1	Open	90.91'	30.30'	47.41' diameter	1,837 sf	4,770 sf	
2	Closed	67.33'	22.44'	40.25' diameter	1007 sf	3765 sf	
2A	Niche			11.16 'x 4'			
2B	Niche			11.0' x 4'			
2C	Niche			11.16' x 4'			
2D	Niche			16.08' x 4'			





EXISTING SITE ZONING DIAGRAM



PROPOSED SITE ZONING DIAGRAM

A04 AERIAL PHOTOGRAPH - EXISTING FROM NORTH

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

November 3, 2015

GEORGETOWN DAY SCHOOL

GEORGETOWN DAY SCHOOL

N

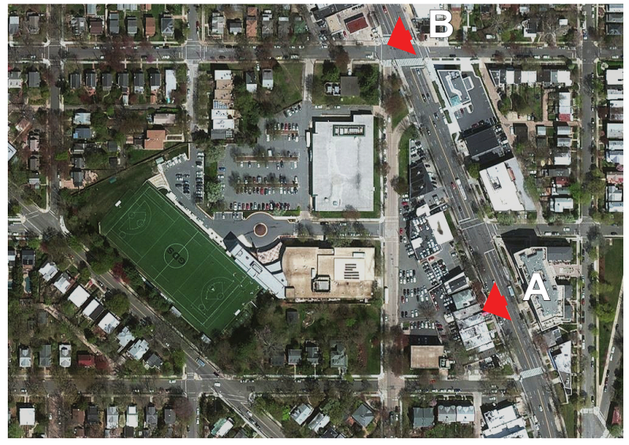
November 3, 2015

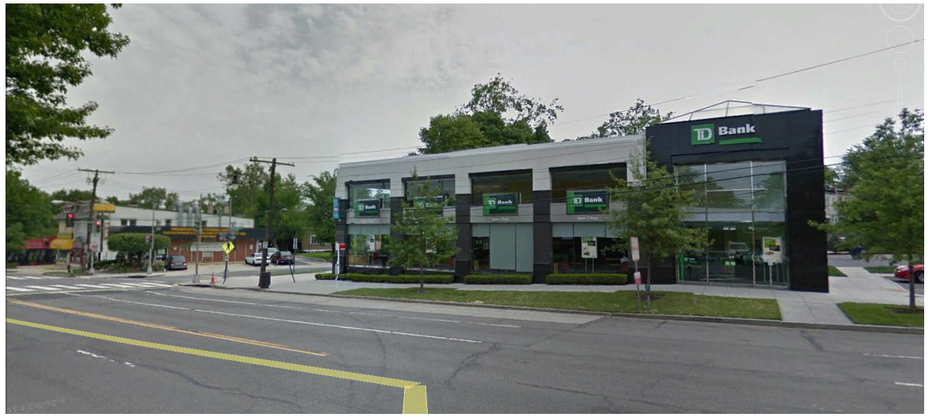
AERIAL PHOTOGRAPH -EXISTING FROM SOUTH A05

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

A WISCONSIN AVENUE LOOKING WEST

B WISCONSIN AVENUE LOOKING WEST





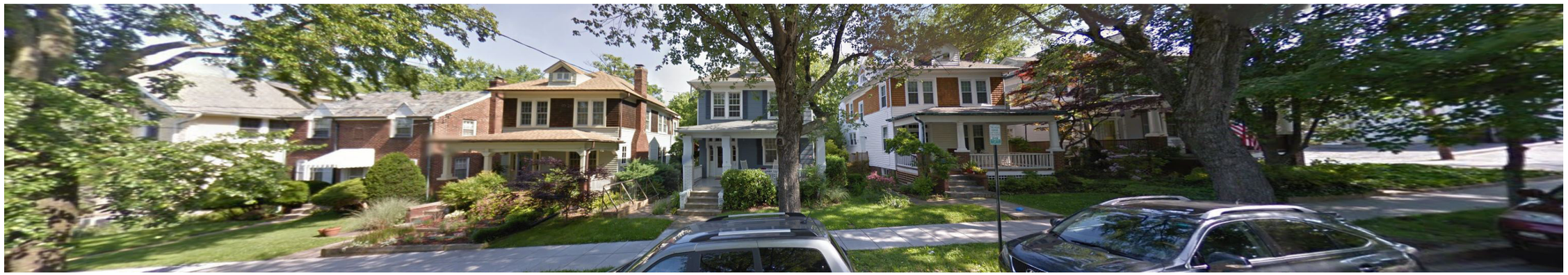
A WISCONSIN AVENUE NW LOOKING EAST

B 4801 WISCONSIN AVENUE NW

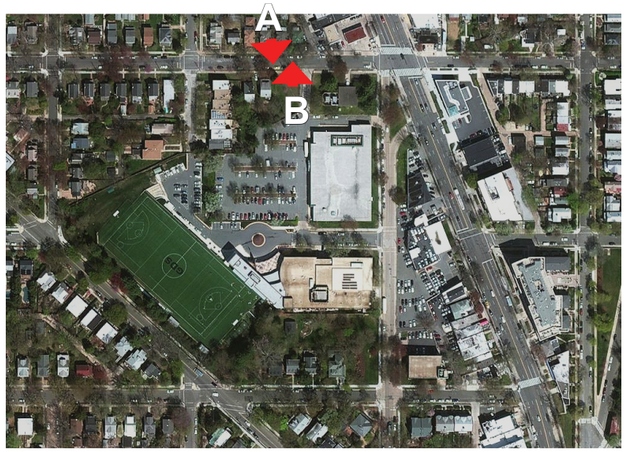
C WISCONSIN AVENUE NW LOOKING AT TENLEY HILL CONDOS

D 4702 WISCONSIN AVENUE NW

A ELLICOTT STREET LOOKING SOUTH



B ELLICOTT STREET LOOKING NORTH



EXISTING MARTEN'S VOLVO

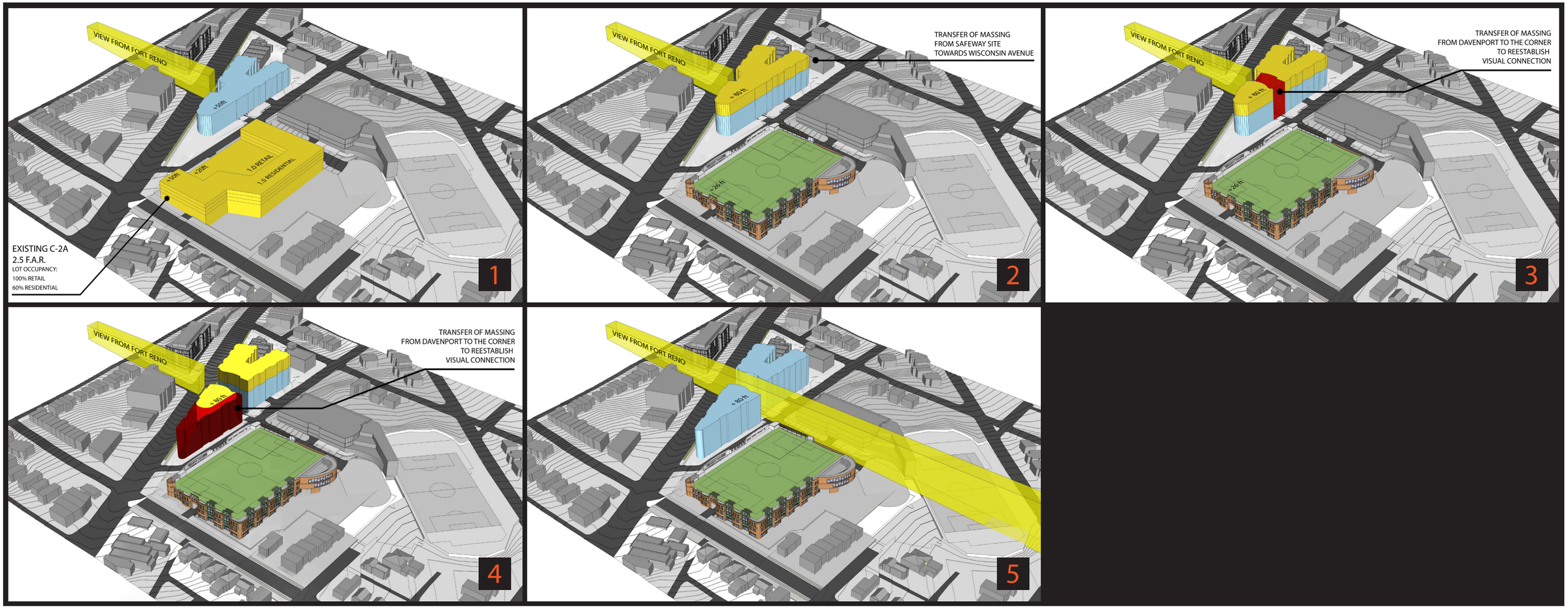
EXISTING COMMERCIAL

A 42ND STREET LOOKING EAST

EXISTING SAFEWAY

EXISTING WMATA CHILLERS

B 42ND STREET LOOKING WEST


VIEW FROM FORT RENO
+55ft
+55ft
+25ft
1.0 RETAIL
1.5 RESIDENTIAL
EXISTING C-2A
2.5 F.A.R.
LOT OCCUPANCY:
100% RETAIL
60% RESIDENTIAL
1
VIEW FROM FORT RENO
+ 90 ft
+ 26 ft
TRANSFER OF MASSING
FROM SAFEWAY SITE
TOWARDS WISCONSIN AVENUE
2
VIEW FROM FORT RENO
+ 90 ft
+ 26 ft
TRANSFER OF MASSING
FROM DAVENPORT TO THE CORNER
TO REESTABLISH
VISUAL CONNECTION
3
VIEW FROM FORT RENO
+ 90 ft
TRANSFER OF MASSING
FROM DAVENPORT TO THE CORNER
TO REESTABLISH
VISUAL CONNECTION
4
VIEW FROM FORT RENO
+ 90 ft
5

VIEW TO VIRGINIA FROM FORT RENO
FORT RENO

A12 AERIAL PHOTOGRAPH - PROPOSED FROM NORTH

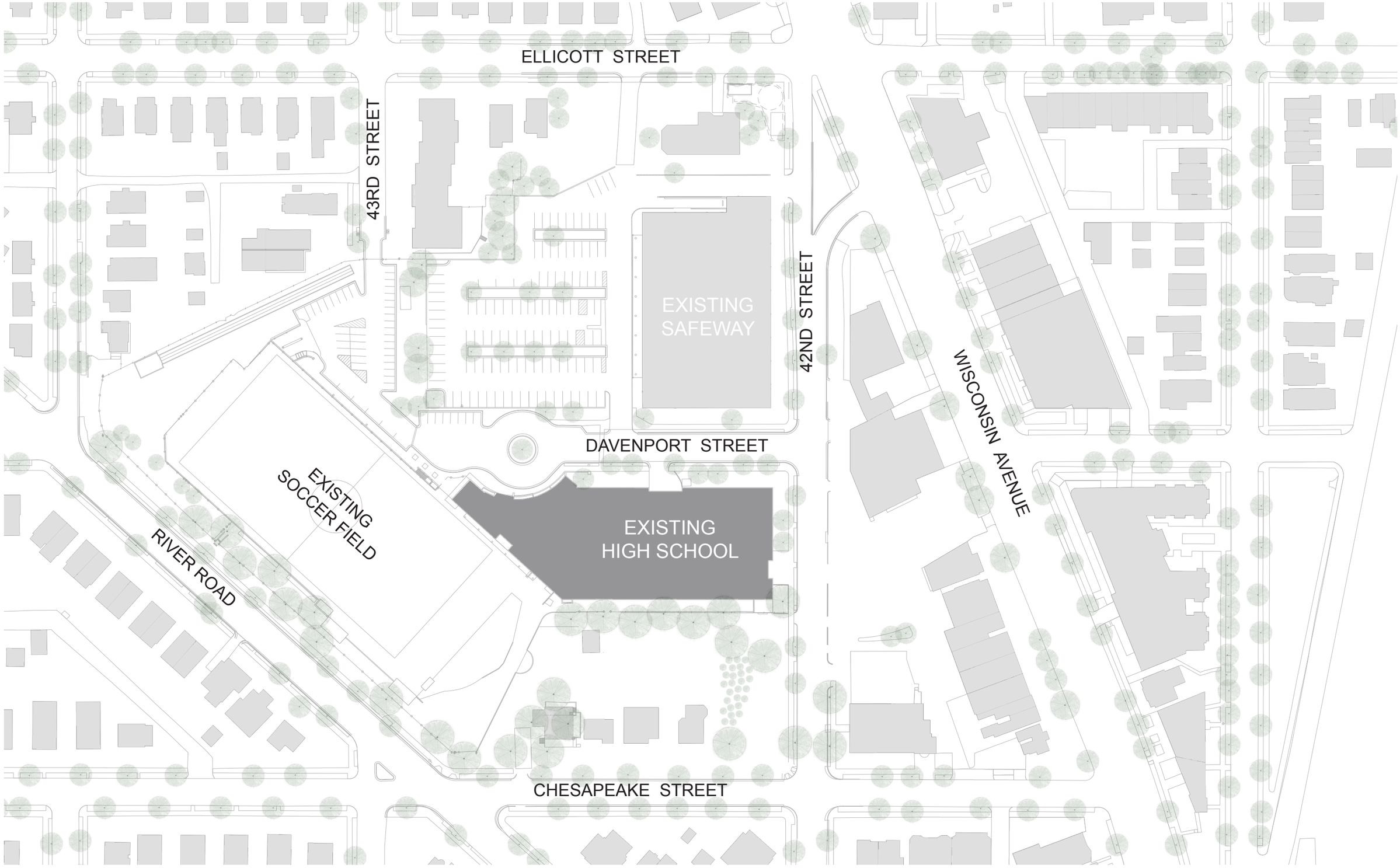
ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

N

November 3, 2015

GEORGETOWN DAY SCHOOL

Proposed
Lower & Middle School
WISCONSIN AVE
ELLICOTT
GDS
Proposed Mixeduse
North Building
Proposed Mixeduse
South Building
DAVENPORT
RIVER ROAD
GDS
42ND STREET
Existing
High School
Existing
Tenley Hill
Condiminium
Existing Soccer
Field
CHESAPEAKE
Proposed
Tennis Courts



A14 OVERALL SITE PLAN - EXISTING

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

N 0' 25' 50' 100' 200'

November 3, 2015

GEORGETOWN DAY SCHOOL

ELLICOTT STREET

57-2

236-6

43RD STREET

PROPOSED
LOWER MIDDLE
SCHOOL

334-9

236-8

42ND STREET

244-9

WISCONSIN AVENUE

PROPOSED
NORTH
MIXED-USE

90-0

DAVENPORT STREET

70-0

EXISTING
SOCCER FIELD

RIVER ROAD

EXISTING
HIGH SCHOOL

PROPOSED
SOUTH
MIXED-USE

201-8

166-8

120-0

61-4

90-0

61-2

CHESAPEAKE STREET

GEORGETOWN DAY SCHOOL

0' 25' 50' 100' 200'

N

November 3, 2015

OVERALL SITE PLAN - PROPOSED A15

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

ELLICOTT STREET

43RD STREET

42nd STREET

WISCONSIN AVENUE

DAVENPORT STREET

CHESAPEAKE STREET

RIVER ROAD

WMATA ABOVE

QUEUING AREA

BUS PARKING

EXISTING PARKING

A

B

C

D

E

SCHOOL

NORTH RESIDENTIAL

SOUTH RESIDENTIAL

RETAIL

SERVICE

N

0' 25' 50' 100' 200'

A16 OVERALL - P1 PARKING LEVEL PLAN

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

November 3, 2015

GEORGETOWN DAY SCHOOL

ELLICOTT STREET

43RD STREET

WMATA

PROPOSED LOWER MIDDLE SCHOOL

42nd STREET

RETAIL

WISCONSIN AVENUE

DAVENPORT STREET

RAMP TO UNDERGROUND GARAGE

RIVER ROAD

EXISTING SCHOOL

RETAIL

LOADING

RESIDENTIAL

CHESAPEAKE STREET

A

B

C

D

E

PEDESTRIAN

VEHICULAR

SCHOOL

NORTH RESIDENTIAL

SOUTH RESIDENTIAL

RETAIL

SERVICE

GEORGETOWN DAY SCHOOL

0' 10' 25' 50' 100'

N

November 3, 2015

OVERALL - SCHOOL 1ST FLOOR & MIXED USE GROUND LEVEL AT 42ND ST PLANS

A17

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

ELLICOTT STREET

43RD STREET

WMATA

PROPOSED LOWER MIDDLE SCHOOL

42nd STREET

WISCONSIN AVENUE

RETAIL

DAVENPORT STREET

RES. LOBBY

RIVER ROAD

EXISTING SCHOOL

RETAIL

RESIDENTIAL

CHESAPEAKE STREET

A

B

C

D

E

PEDESTRIAN

VEHICULAR

SCHOOL

NORTH RESIDENTIAL

SOUTH RESIDENTIAL

RETAIL

SERVICE

N

0' 25' 50' 100' 200'

A18 OVERALL - SCHOOL 2ND FLOOR & MIXED-USE GROUND LEVEL AT WISCONSIN AVE PLANS

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

November 3, 2015

GEORGETOWN DAY SCHOOL

ELLICOTT STREET

43RD STREET

42nd STREET

WISCONSIN AVENUE

DAVENPORT STREET

CHESAPEAKE STREET

RIVER ROAD

WMATA

LOWER MIDDLE SCHOOL

EXISTING SCHOOL

NORTH RESIDENTIAL

SOUTH RESIDENTIAL

A

B

C

D

E

SCHOOL

NORTH RESIDENTIAL

SOUTH RESIDENTIAL

RETAIL

SERVICE

GEORGETOWN DAY SCHOOL

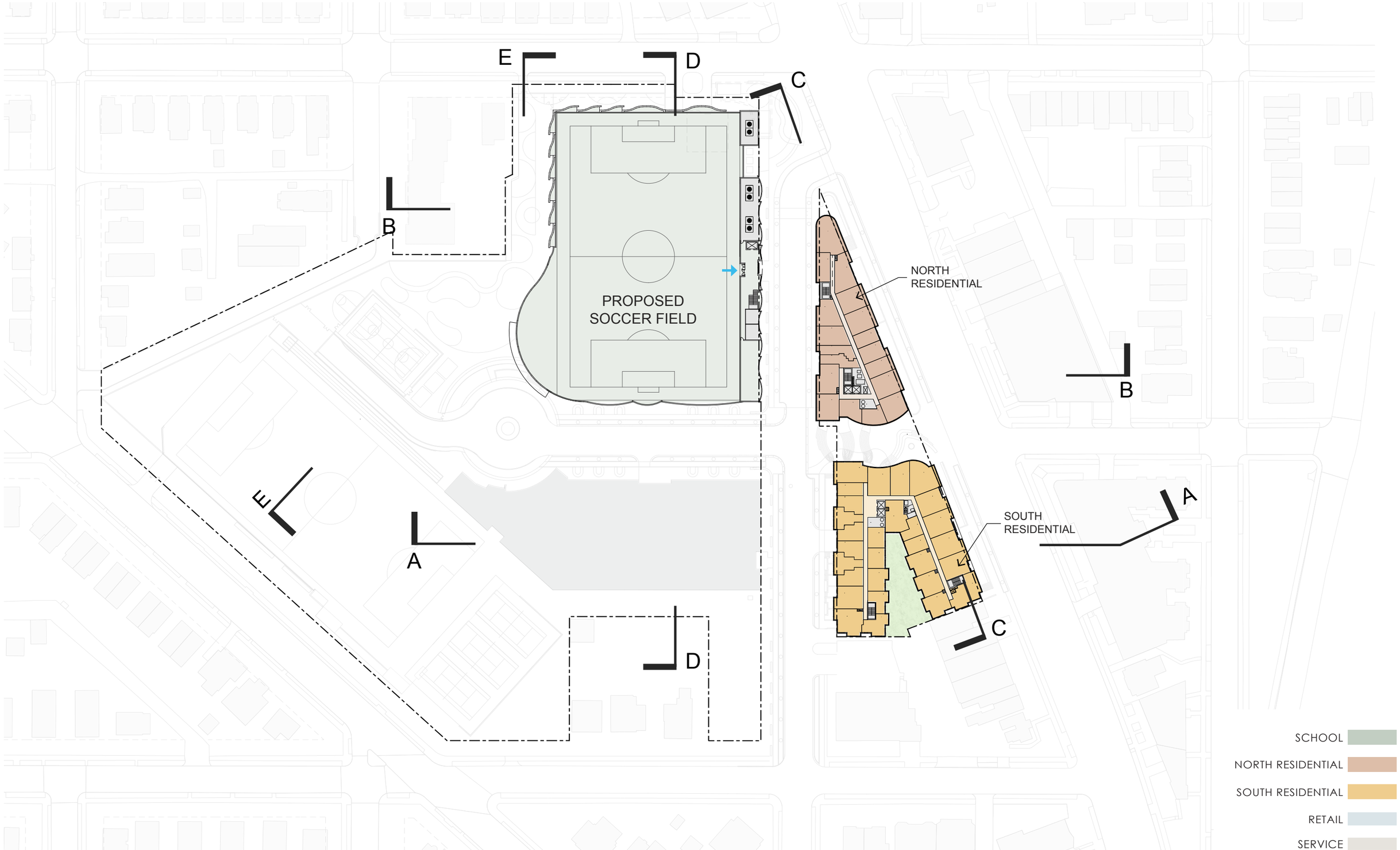
0' 25' 50' 100' 200'

N

November 3, 2015

OVERALL - SCHOOL 3RD FLOOR & MIXED-USE 2ND FLOOR A19

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO



A20 OVERALL - SCHOOL ROOF PLAN AND MIXED-USE FLOORS 3RD-7TH PLANS

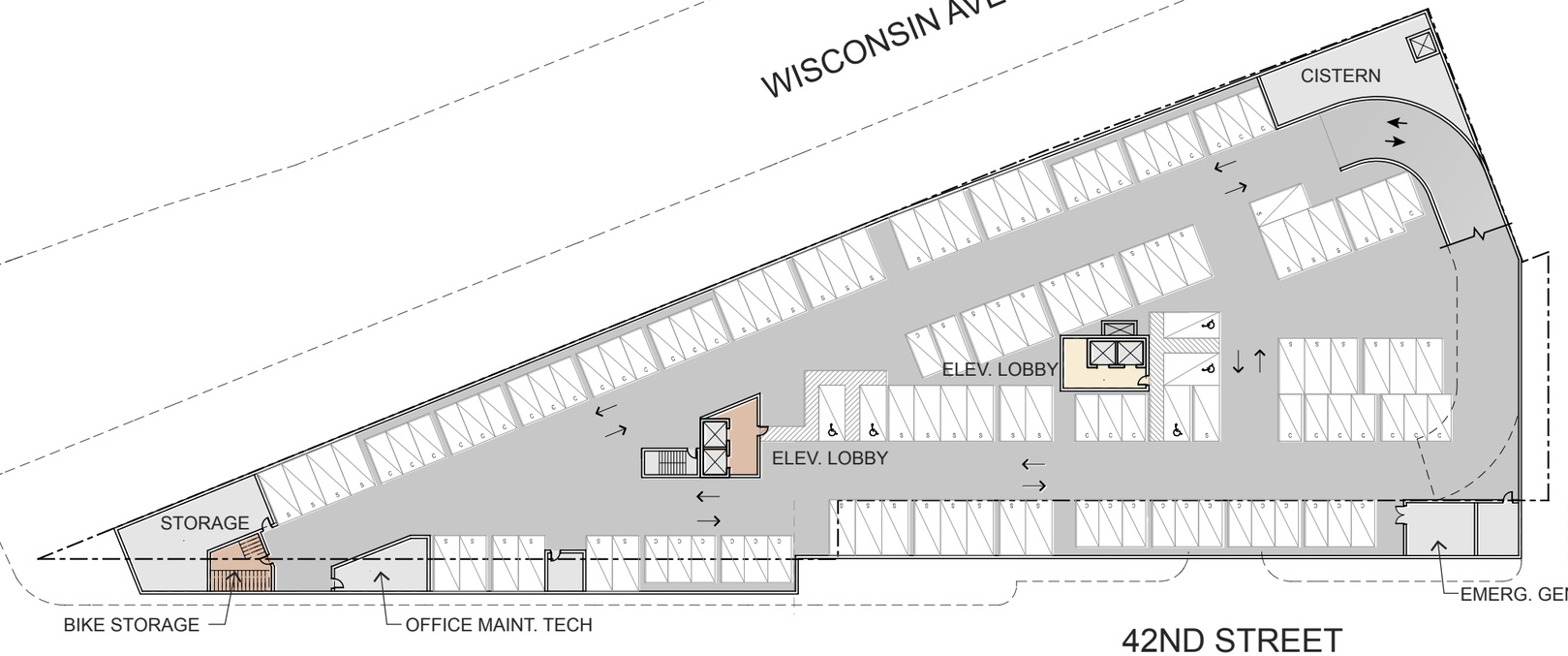
N 0' 25' 50' 100' 200'

GEORGETOWN DAY SCHOOL

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

November 3, 2015

WISCONSIN AVE



42ND STREET

SCHOOL
NORTH RESIDENTIAL
SOUTH RESIDENTIAL
RETAIL
SERVICE

GEORGETOWN DAY SCHOOL

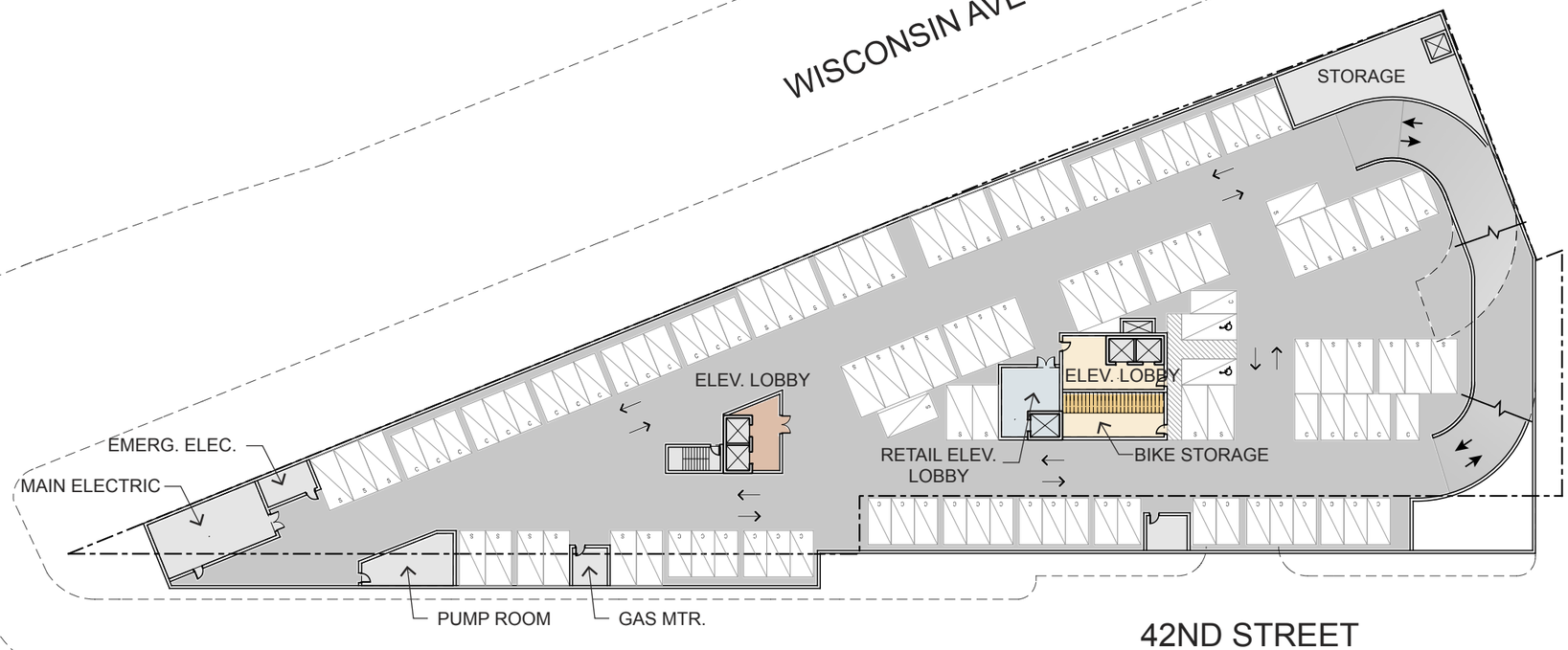
0' 10' 25' 50' 100'

November 3, 2015

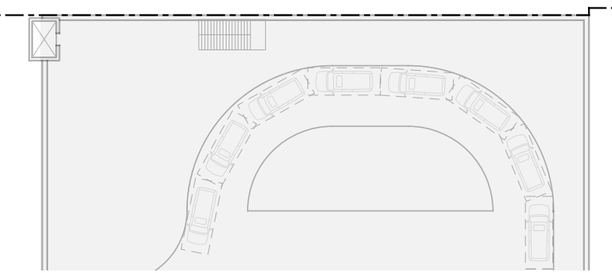
MIXED-USE - P2 PARKING LEVEL A21

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

WISCONSIN AVE



42ND STREET



SCHOOL
NORTH RESIDENTIAL
SOUTH RESIDENTIAL
RETAIL
SERVICE

A22 MIXED-USE - P1 PARKING LEVEL

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

N 0' 10' 25' 50' 100'

November 3, 2015

GEORGETOWN DAY SCHOOL

WISCONSIN AVE

LOWER RETAIL

RES. ELEV. LOBBY

RETAIL

RETAIL

LOADING

3

2

1

T

4

5

TWO STORY UNITS

TH6 TH5 TH4 TH3 TH2 TH1

42ND STREET

SCHOOL

NORTH RESIDENTIAL

SOUTH RESIDENTIAL

RETAIL

SERVICE

GEORGETOWN DAY SCHOOL

0' 10' 25' 50' 100'

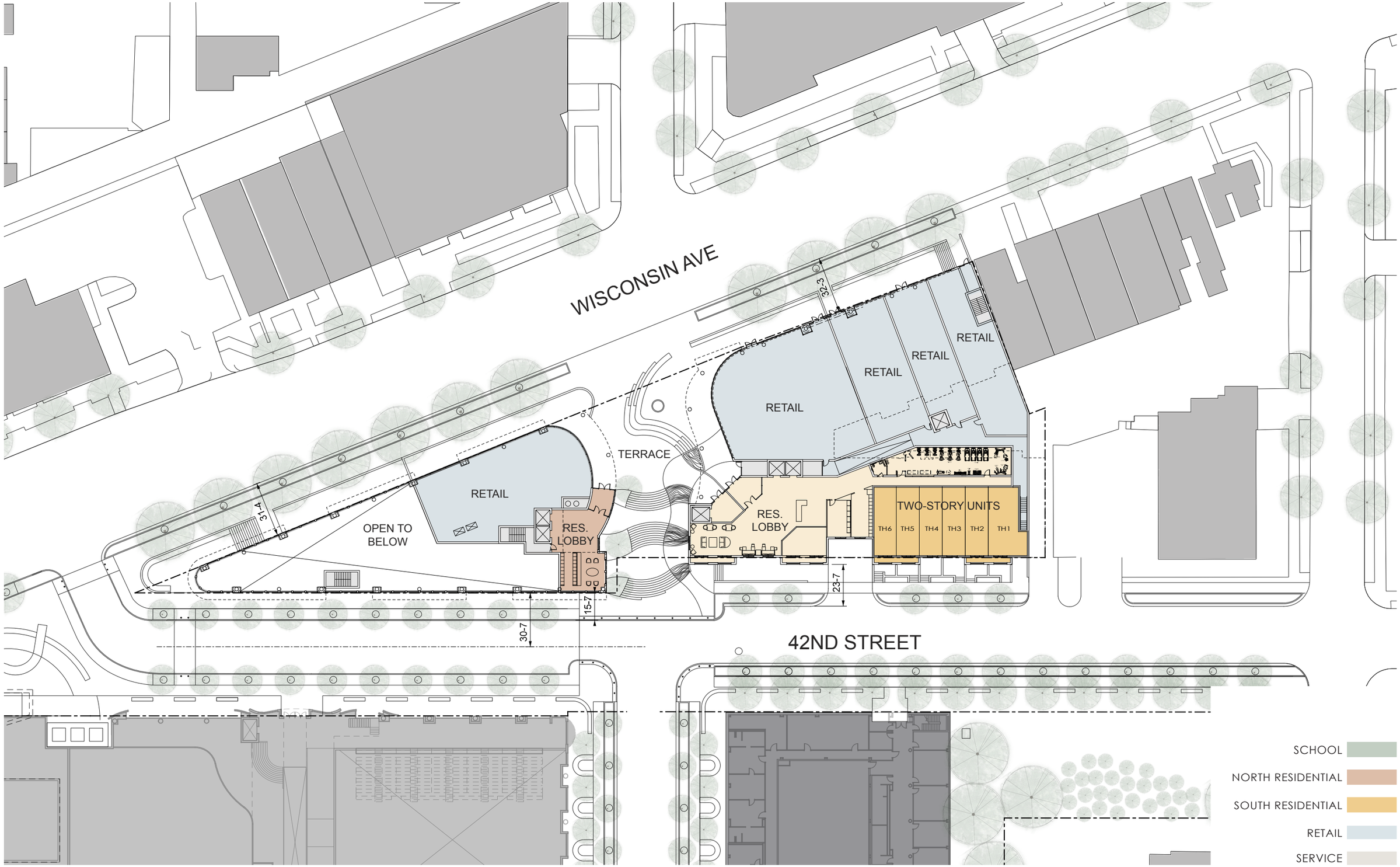
N

November 3, 2015

MIXED-USE - GROUND LEVEL AT 42ND STREET PLAN

A23

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO



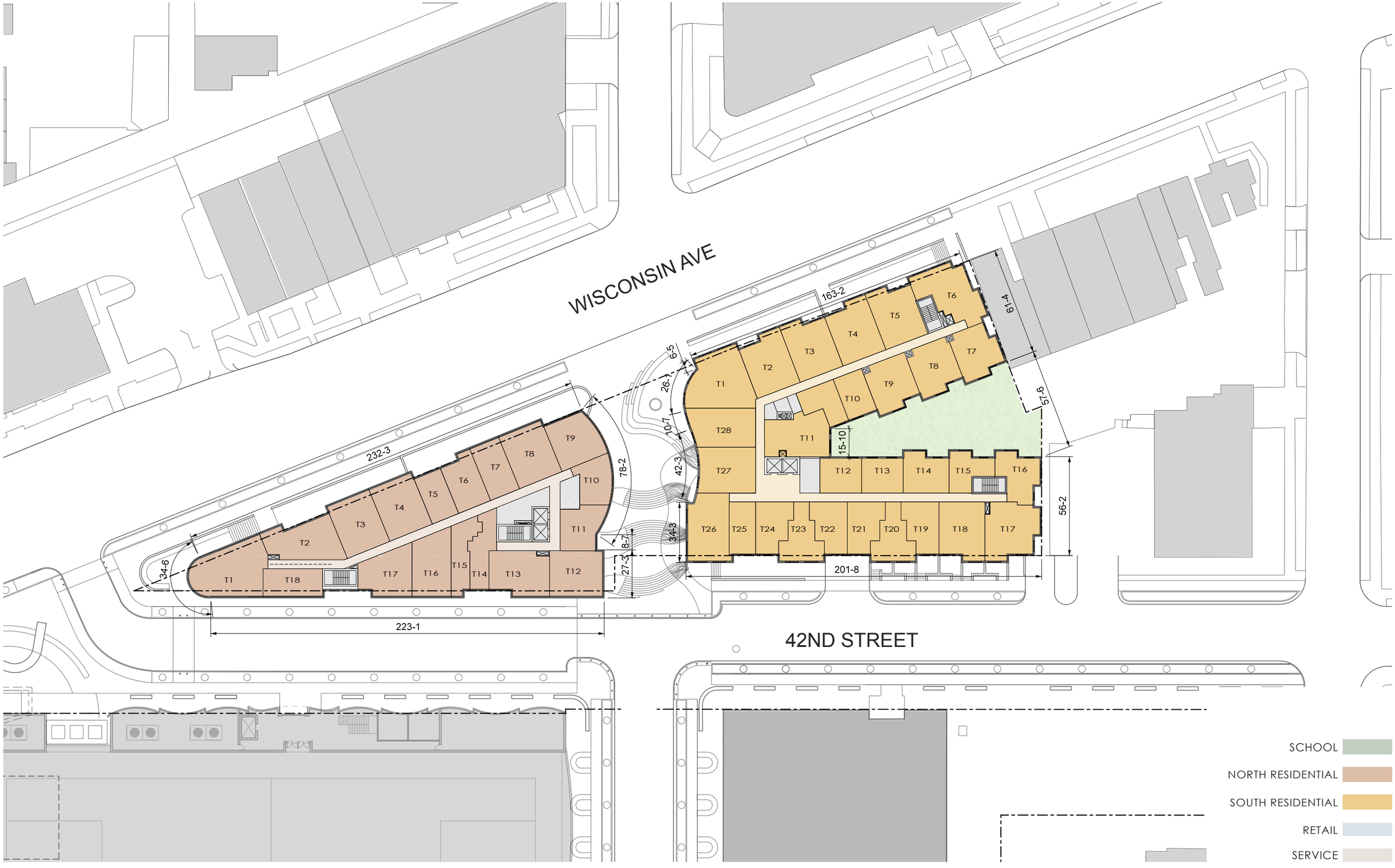
A24 MIXED-USE - GROUND LEVEL AT WISCONSIN AVE PLAN

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

N 0' 10' 25' 50' 100'

November 3, 2015

GEORGETOWN DAY SCHOOL



GEORGETOWN DAY SCHOOL

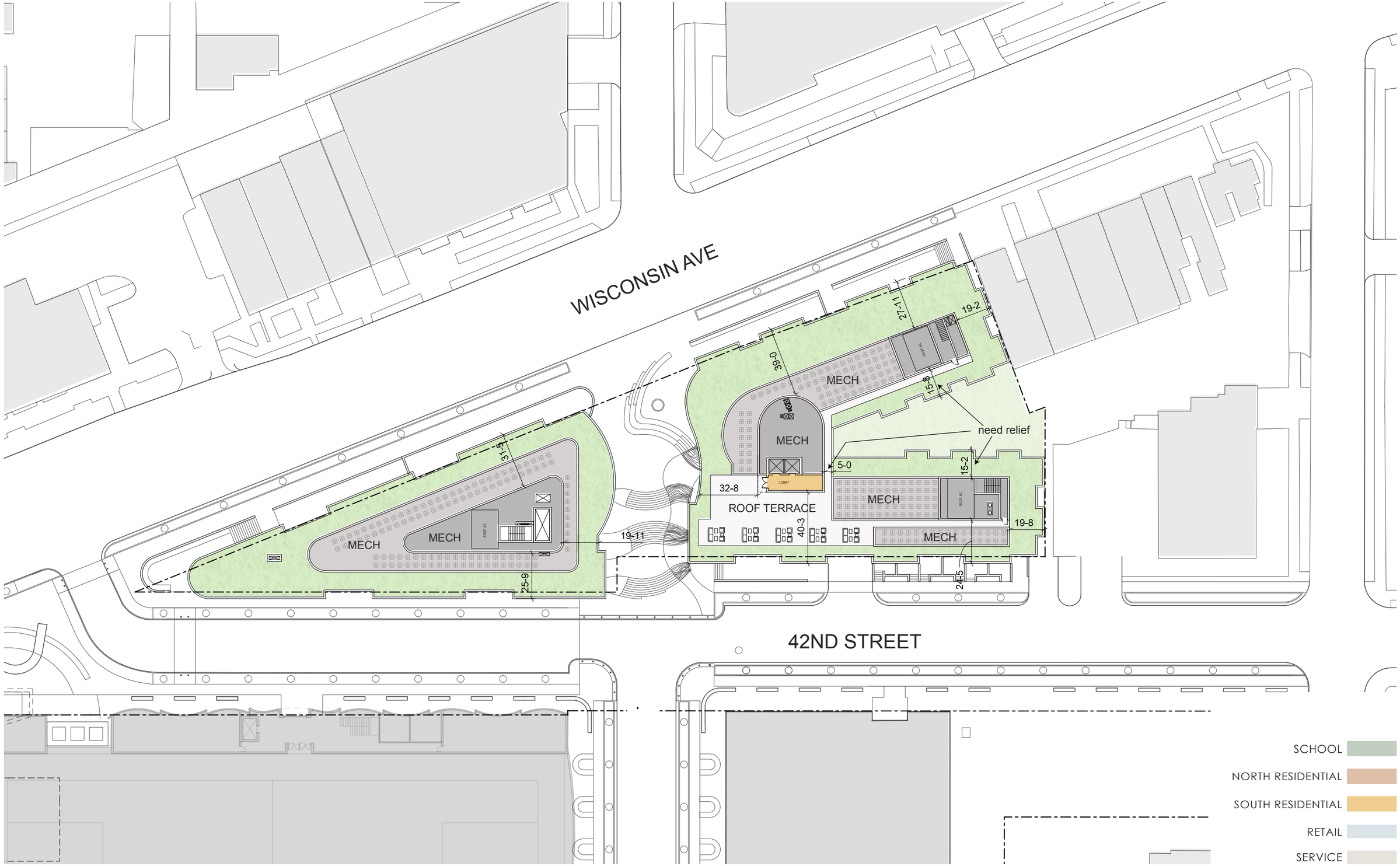
0' 10' 25' 50' 100'

November 3, 2015

MIXED-USE - FLOORS 3RD - 7TH PLAN

A25

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO



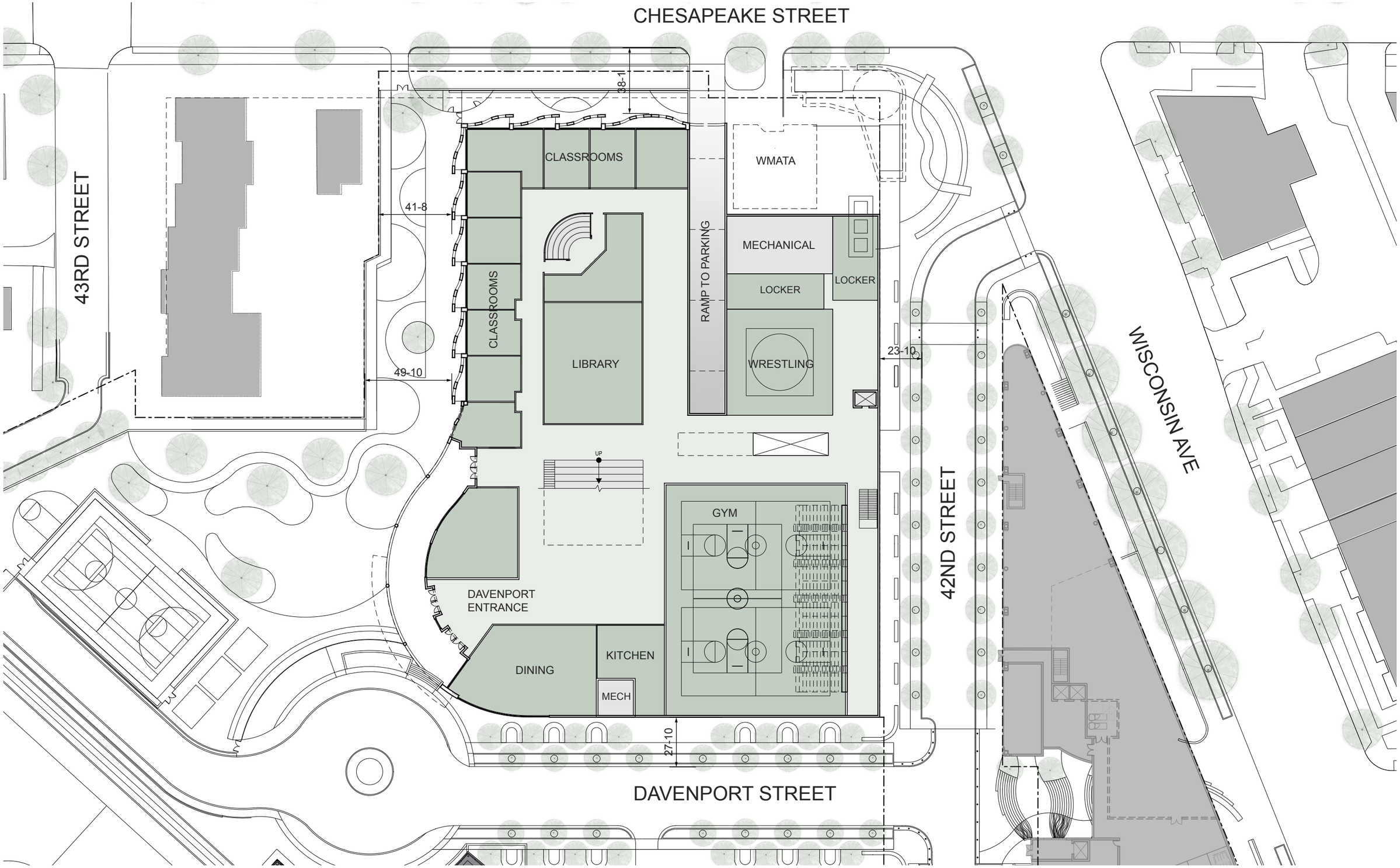
A26 MIXED-USE - ROOF PLANS

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

N 0' 10' 25' 50' 100'

November 3, 2015

GEORGETOWN DAY SCHOOL



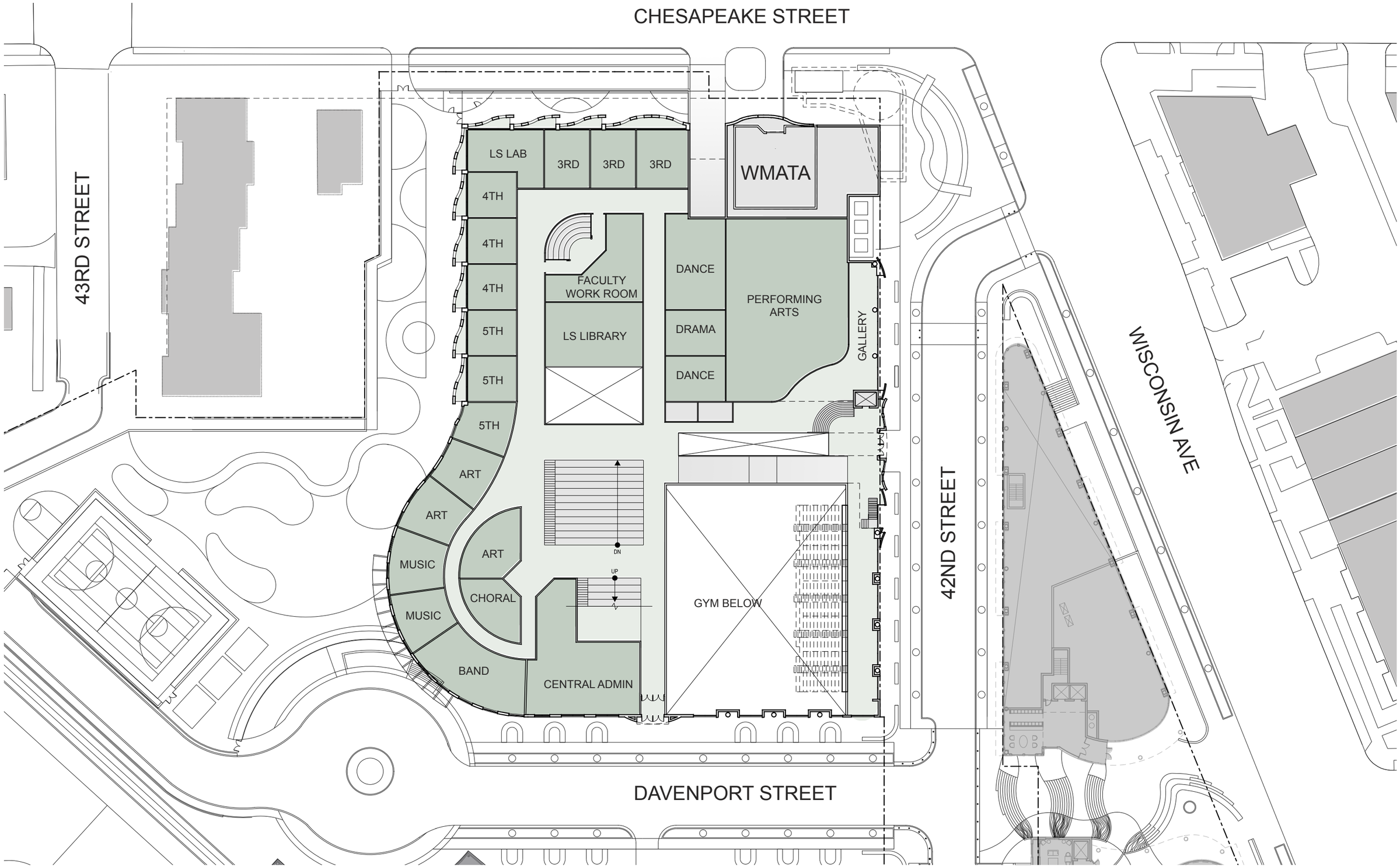
GEORGETOWN DAY SCHOOL

0' 10' 25' 50' 100' N

November 3, 2015

SCHOOL - GROUND LEVEL AT DAVENPORT STREET PLAN A27

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO



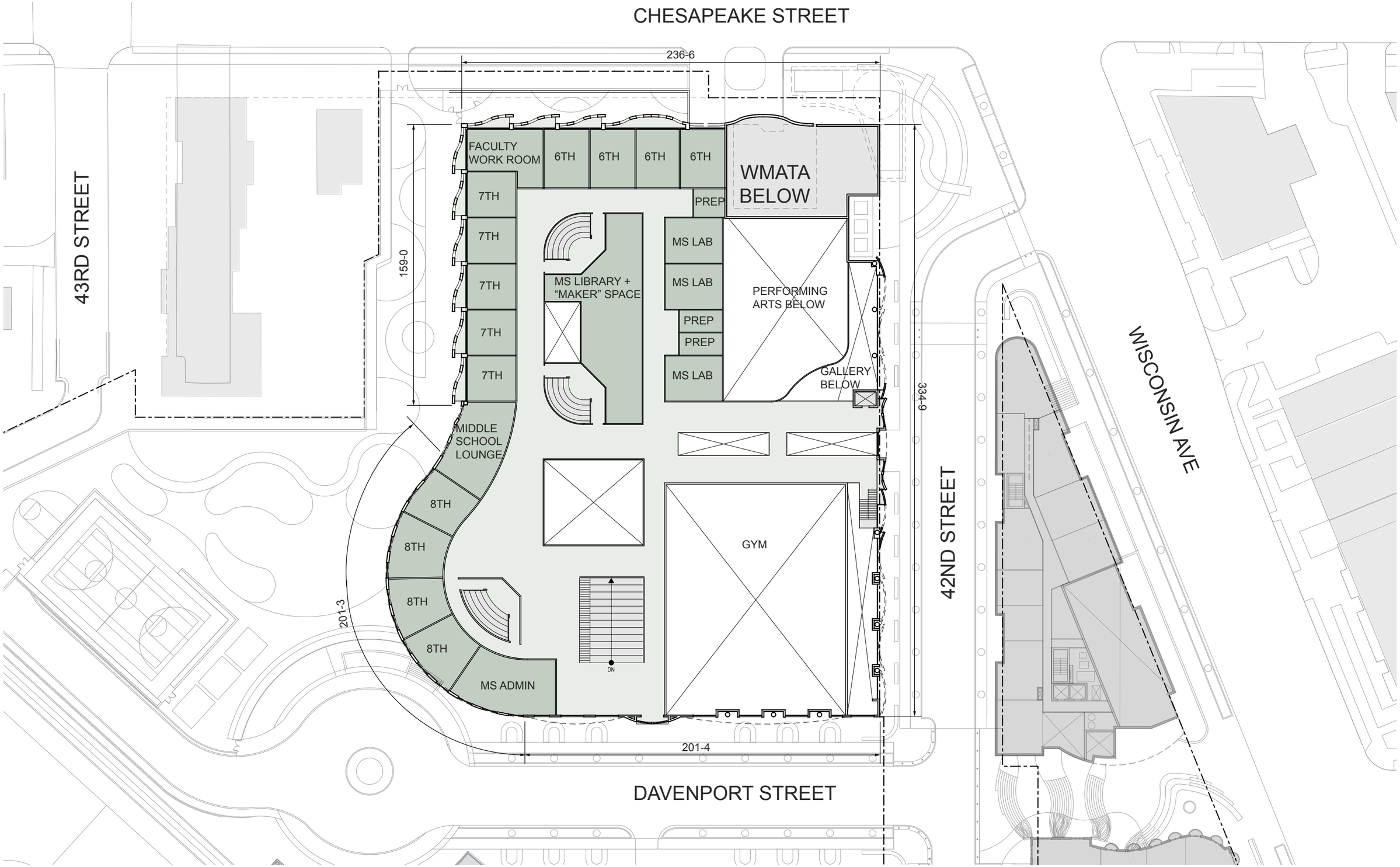
A28 SCHOOL - GROUND LEVEL AT 42ND STREET PLAN

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

N 0' 10' 25' 50' 100'

November 3, 2015

GEORGETOWN DAY SCHOOL



GEORGETOWN DAY SCHOOL

0' 10' 25' 50' 100' N

November 3, 2015

SCHOOL - 3RD FLOOR PLAN A29

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

CHESAPEAKE STREET

43RD STREET

SOCCER FIELD

SCHOOL COOLING TOWERS

LOBBY

MECH

SCREEN WALL
NO SETBACK

42ND STREET

WISCONSIN AVE

DAVENPORT STREET

A30 SCHOOL - ROOF PLAN

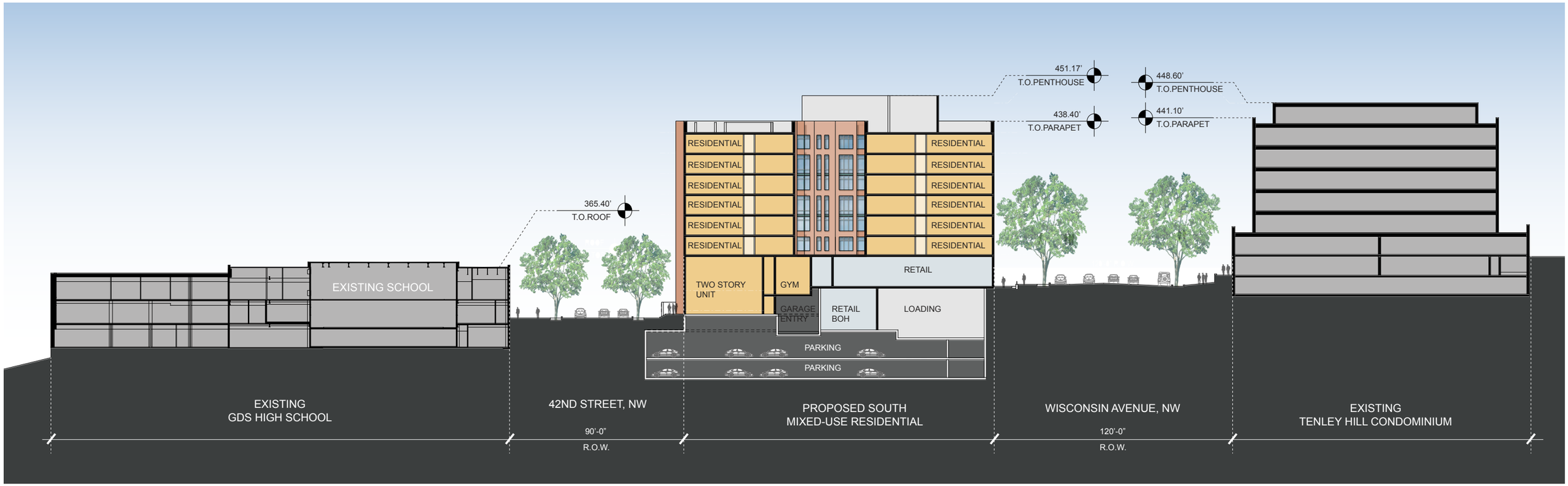
ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

N

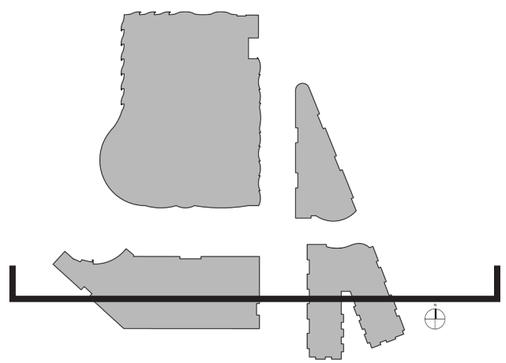
0' 10' 25' 50' 100'

November 3, 2015

GEORGETOWN DAY SCHOOL



SECTION **A-A**



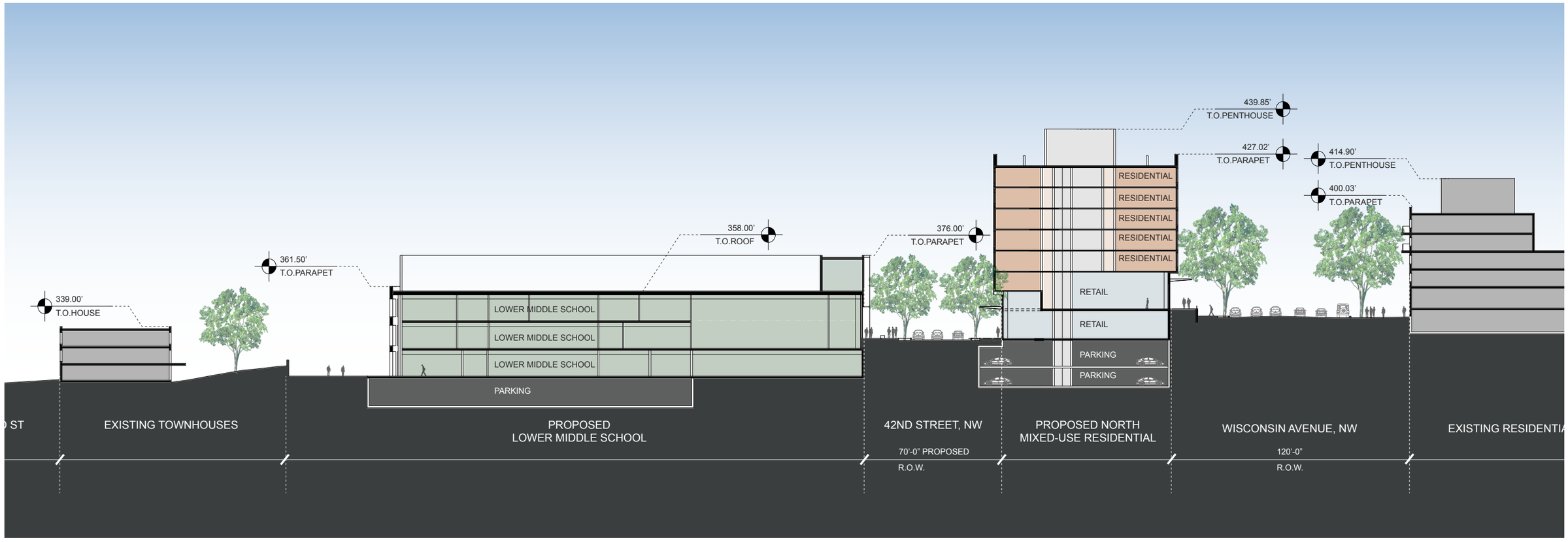
GEORGETOWN DAY SCHOOL

0' 10' 25' 50' 100' N

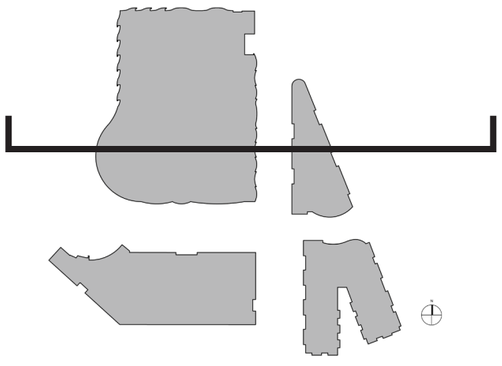
November 3, 2015

EAST - WEST SECTION LOOKING NORTH A31

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO



SECTION **B-B**



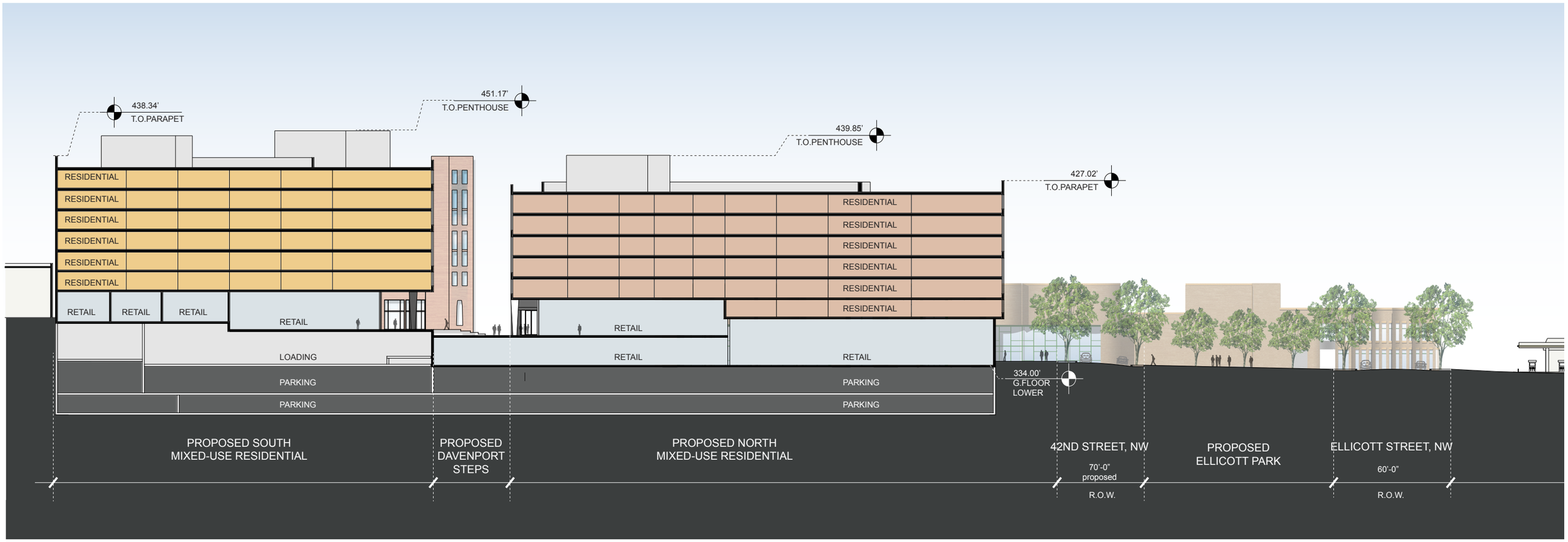
A32 EAST - WEST SECTION LOOKING NORTH

N 0' 10' 25' 50' 100'

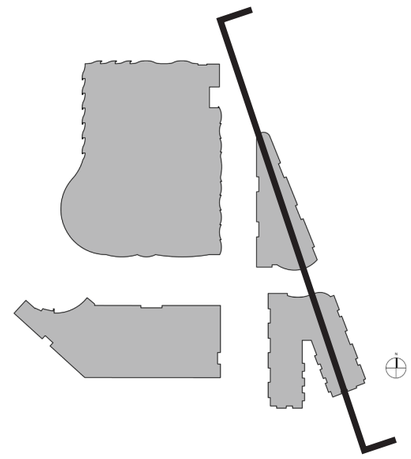
GEORGETOWN DAY SCHOOL

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

November 3, 2015



SECTION **C-C**



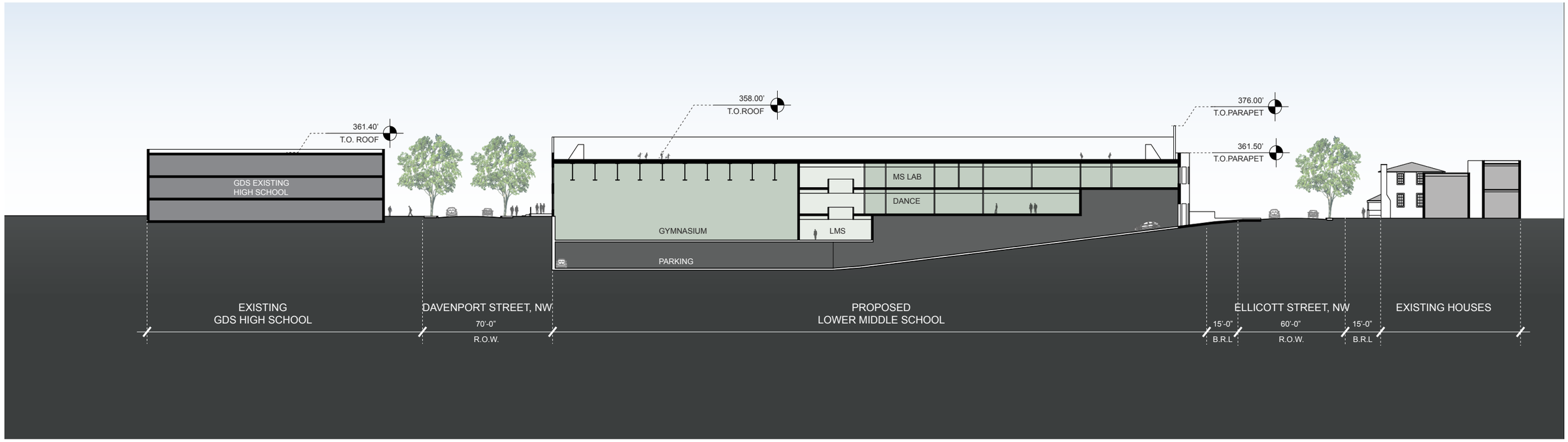
GEORGETOWN DAY SCHOOL

0' 10' 25' 50' 100'

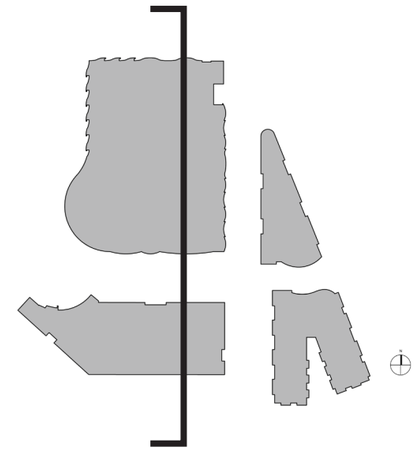
November 3, 2015

NORTH - SOUTH SECTION LOOKING WEST A33

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO



SECTION **D-D**



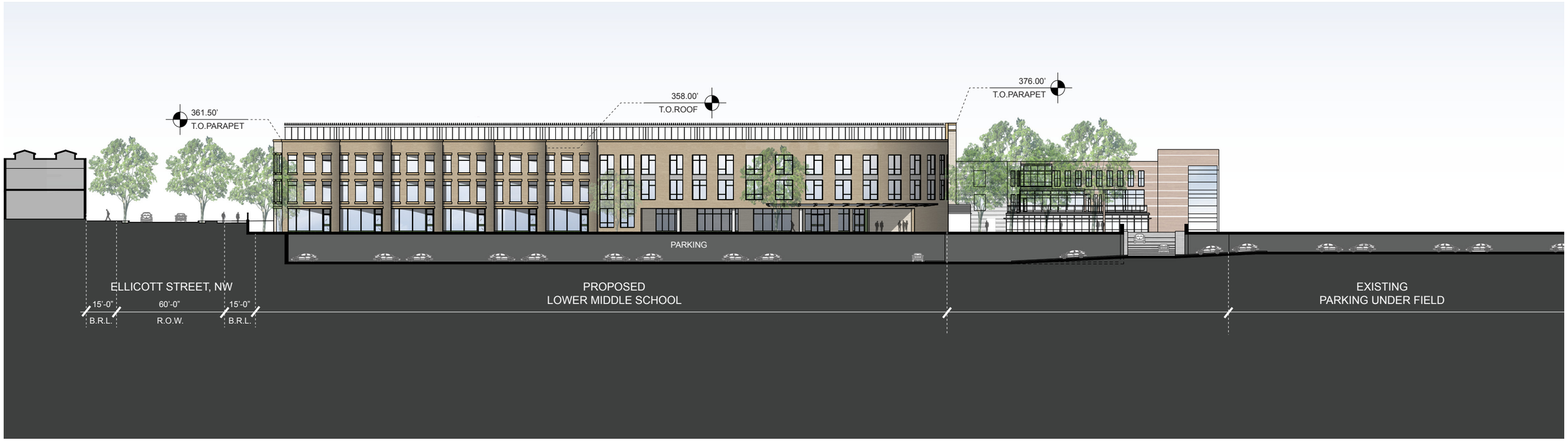
A34 NORTH - SOUTH SECTION LOOKING WEST

0' 10' 25' 50' 100'

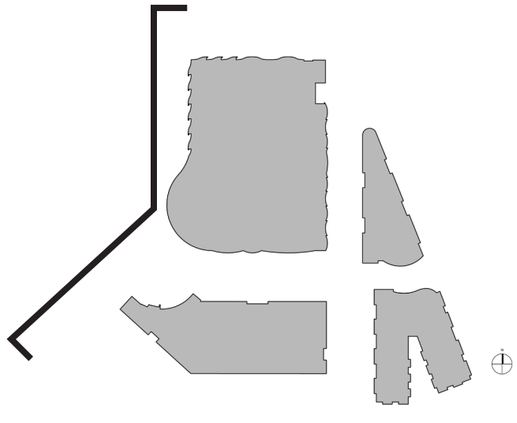
November 3, 2015

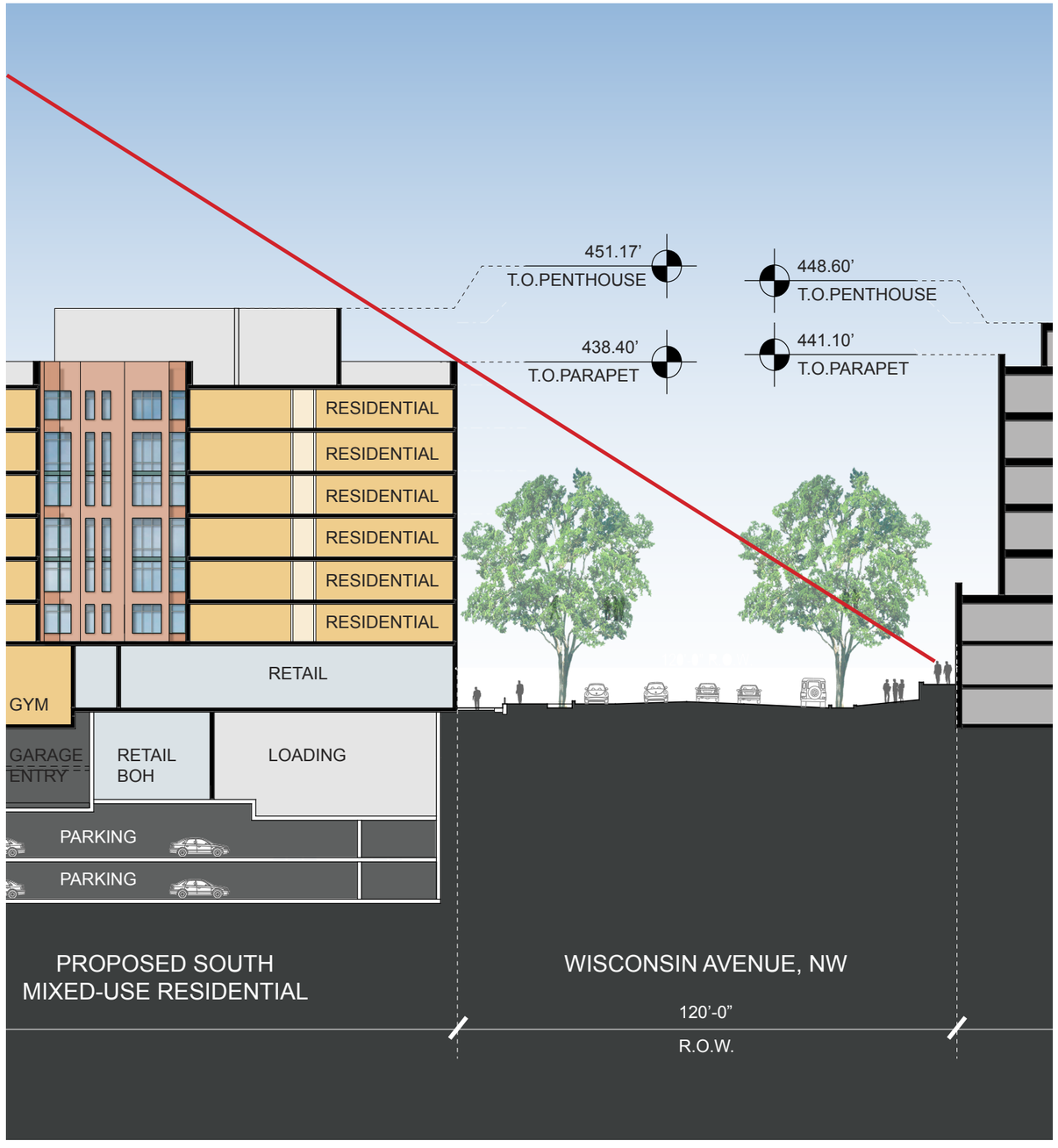
GEORGETOWN DAY SCHOOL

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

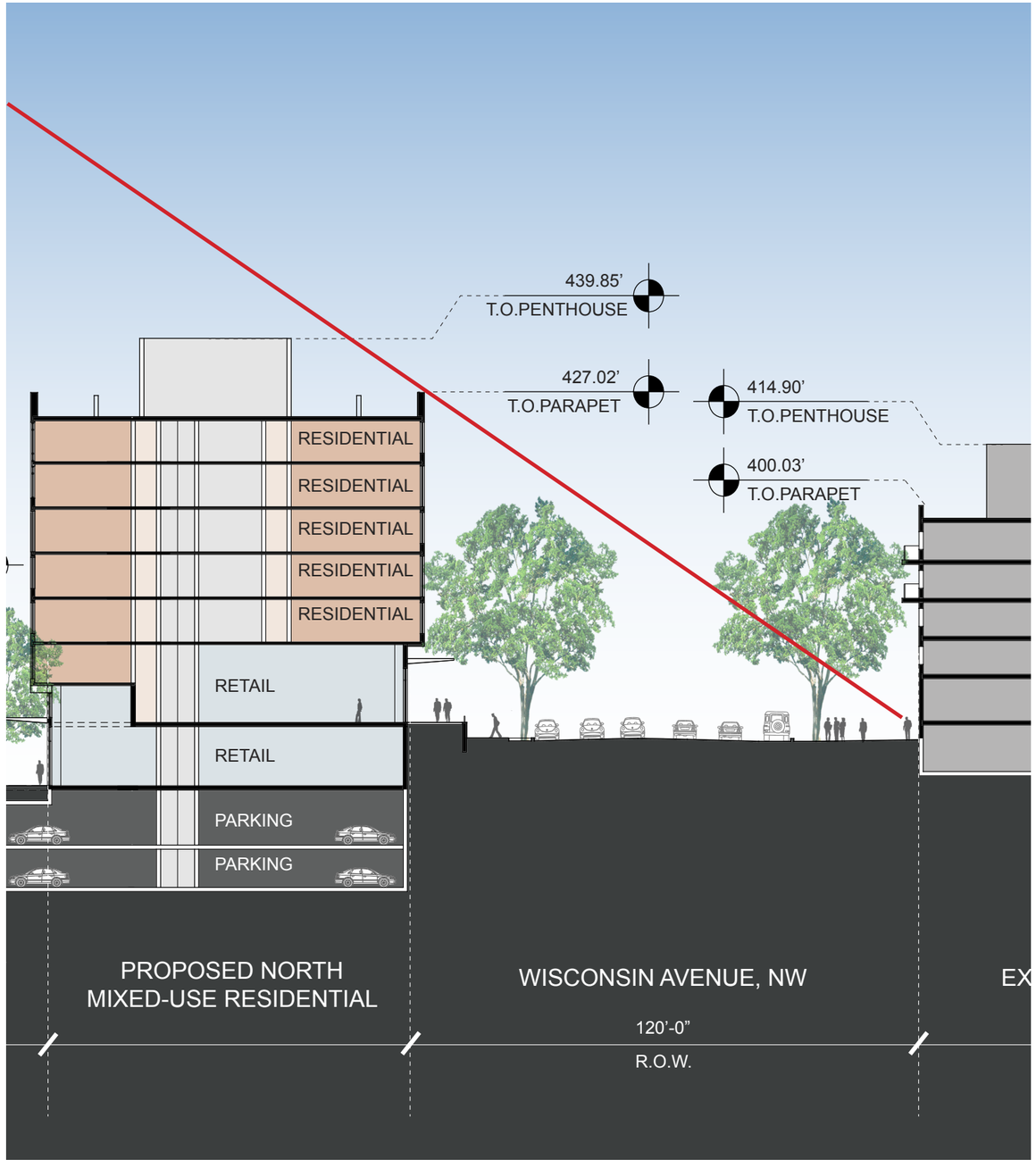

361.50'
T.O.PARAPET
358.00'
T.O.ROOF
376.00'
T.O.PARAPET
PARKING
ELLICOTT STREET, NW
15'-0"
B.R.L.
60'-0"
R.O.W.
15'-0"
B.R.L.
PROPOSED
LOWER MIDDLE SCHOOL
EXISTING
PARKING UNDER FIELD

SECTION **E-E**

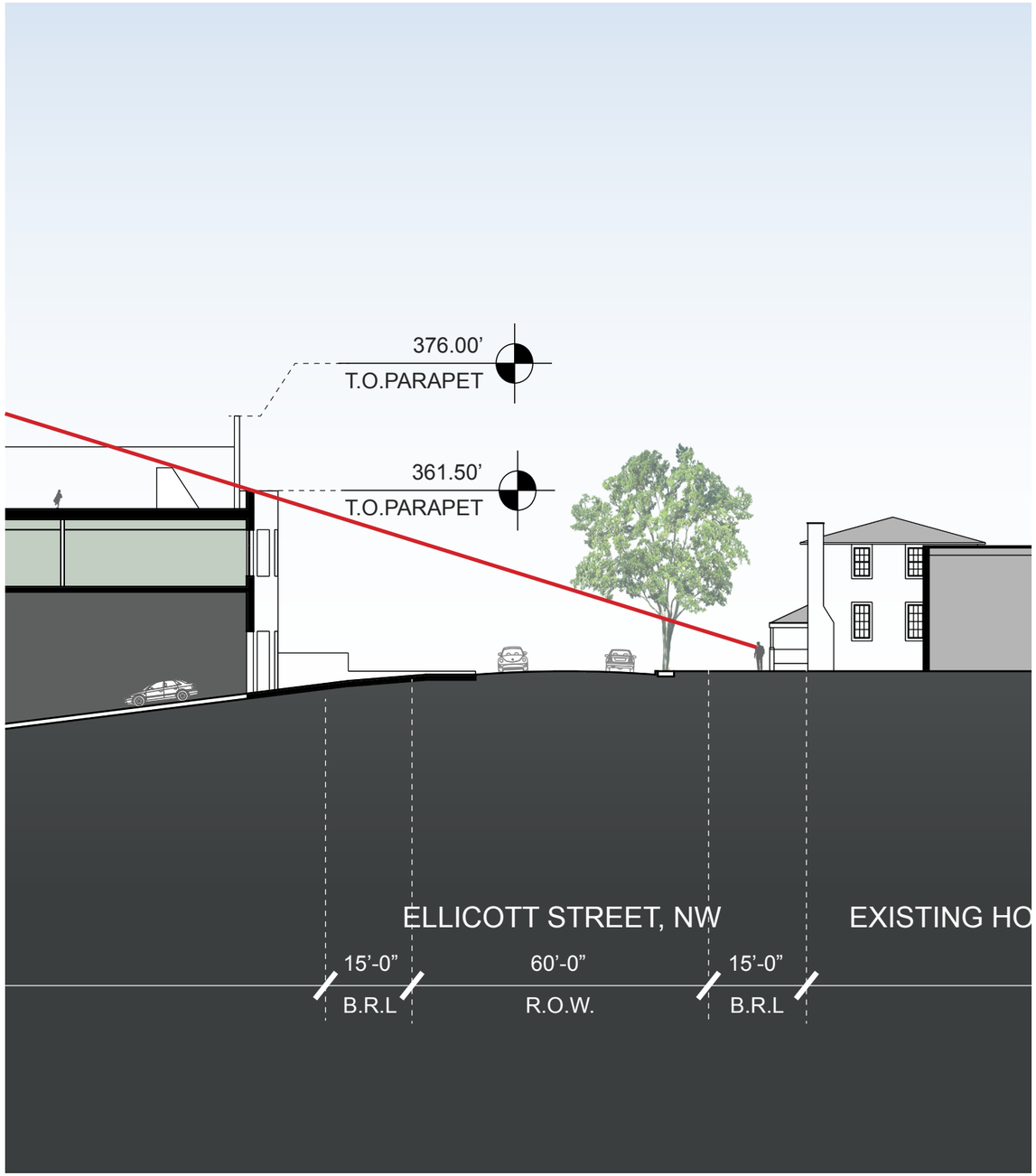




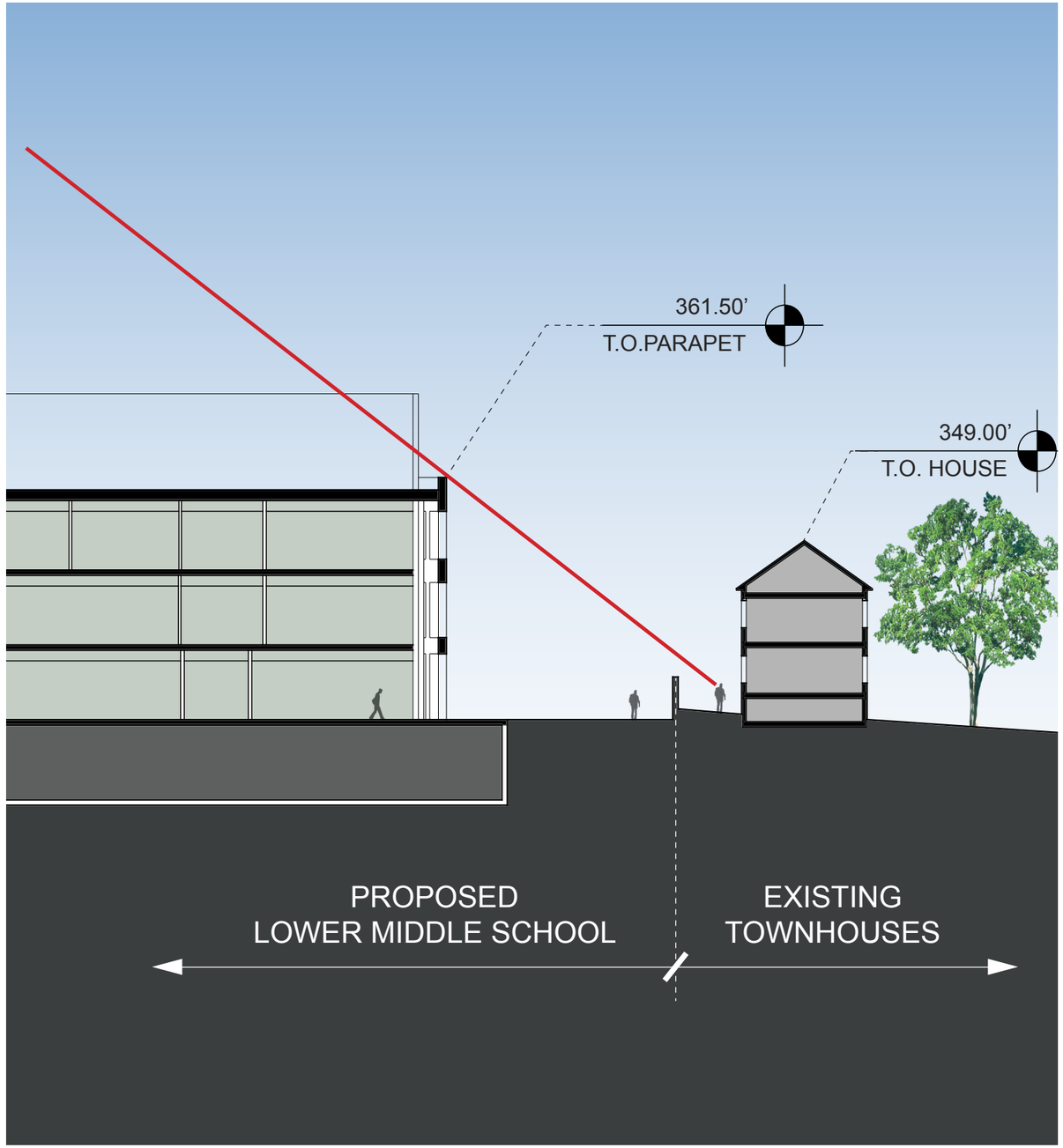
SIGHTLINE TO SOUTH BUILDING MIXED-USE ON WISCONSIN AVE



SIGHTLINE TO NORTH BUILDING MIXED-USE ON WISCONSIN AVE

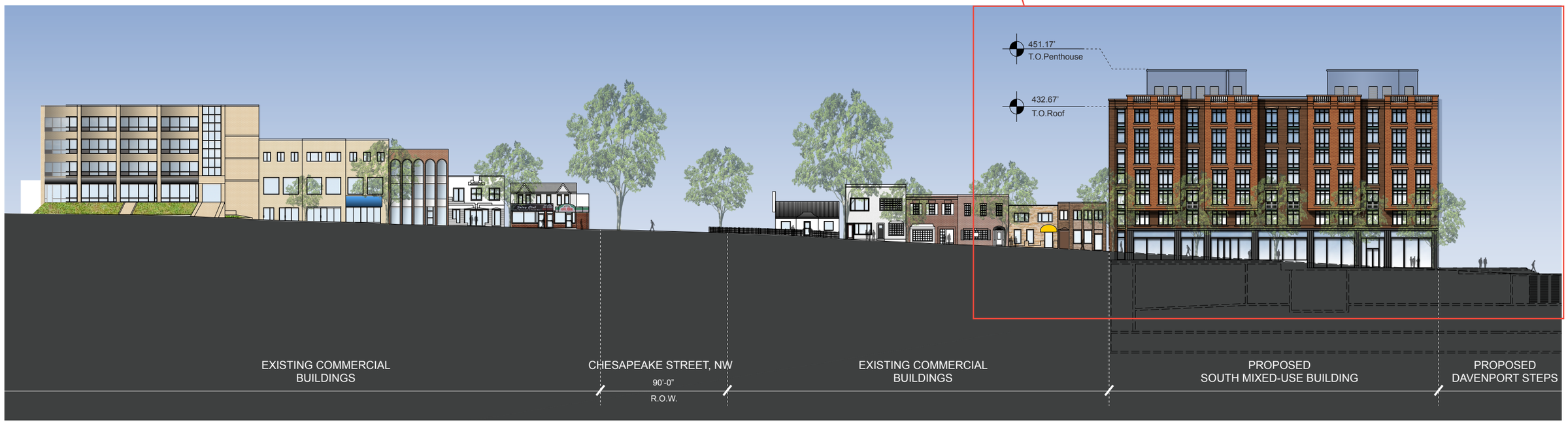


SIGHTLINE TO SCHOOL FROM ELLICOTT STREET



SIGHTLINE TO SCHOOL FROM NEAR NEIGHBORS

A43



A38 SITE ELEVATION - MIXED-USE - WISCONSIN AVE

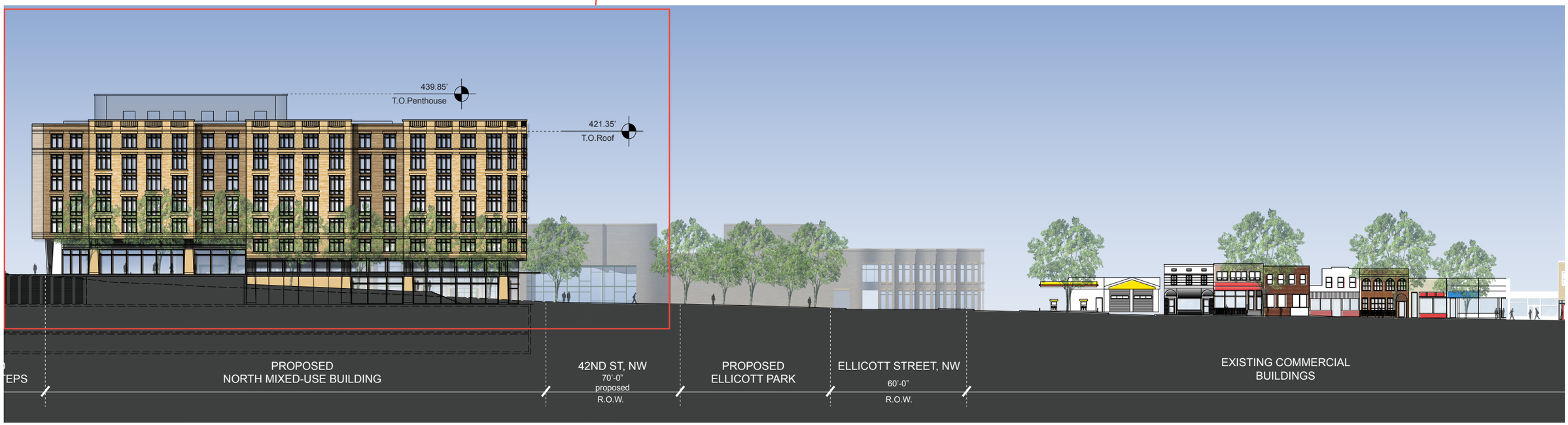
ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

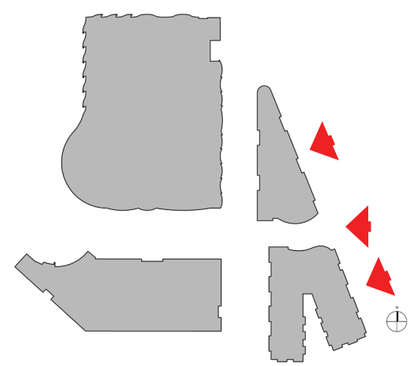
0' 10' 25' 50' 100'

November 3, 2015

GEORGETOWN DAY SCHOOL

A43





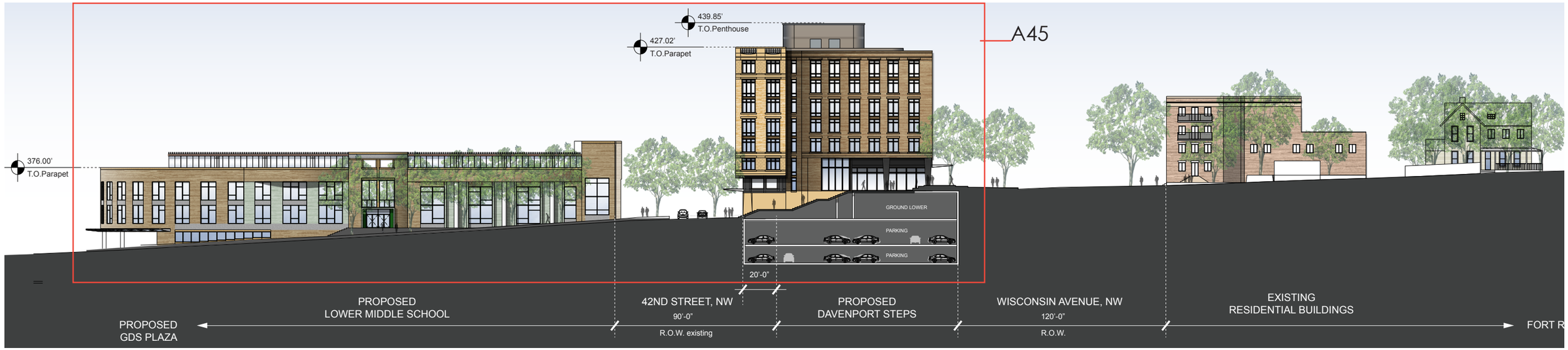
GEORGETOWN DAY SCHOOL

0' 10' 25' 50' 100'

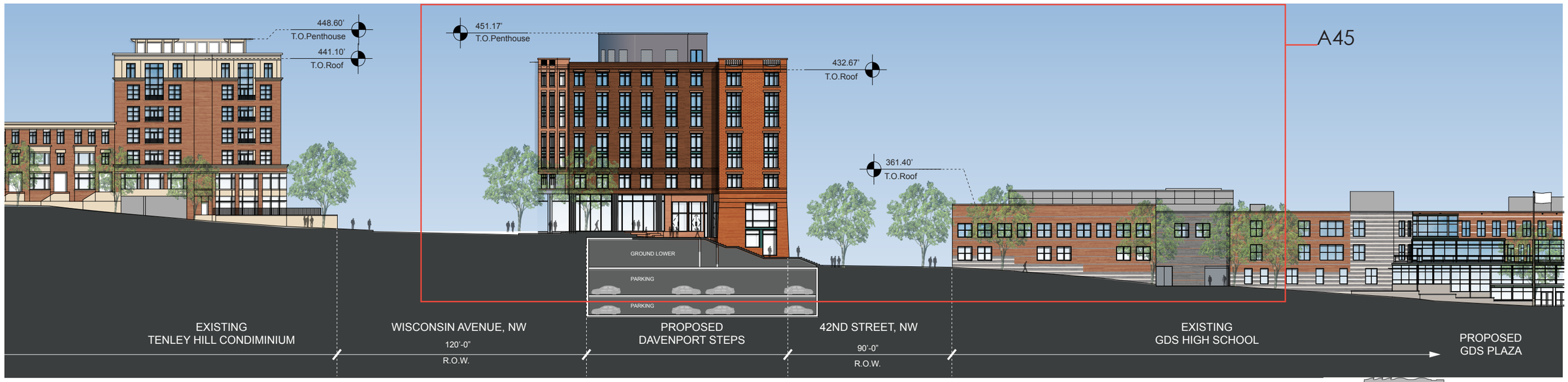
November 3, 2015

SITE ELEVATION - MIXED-USE - WISCONSIN AVE A39

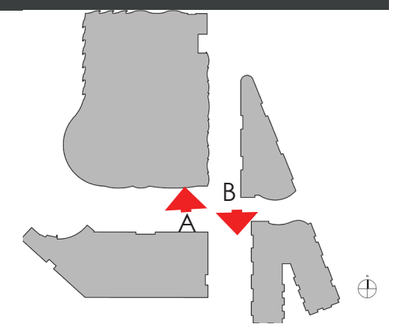
ESOCOFF ASSOCIATES + WEINSTEIN STUDIO



A. DAVENPORT STREET LOOKING NORTH



B. DAVENPORT STREET LOOKING SOUTH



A40 SITE ELEVATION - DAVENPORT STREET

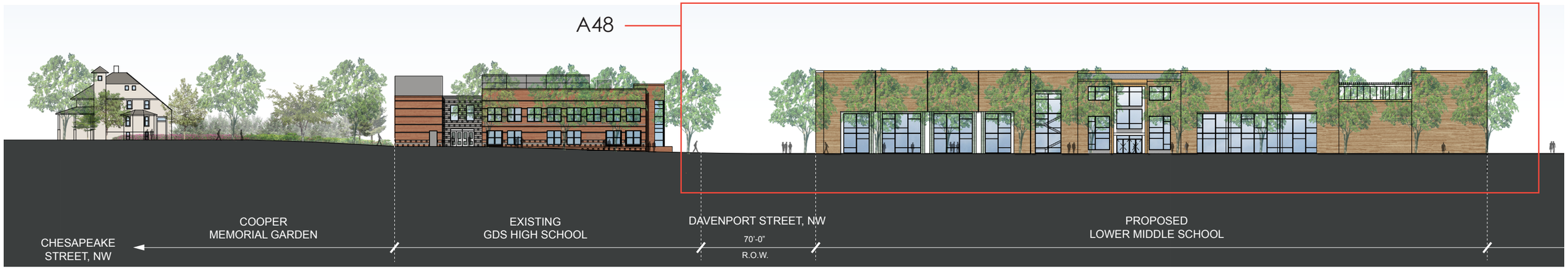
ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

0' 10' 25' 50' 100'

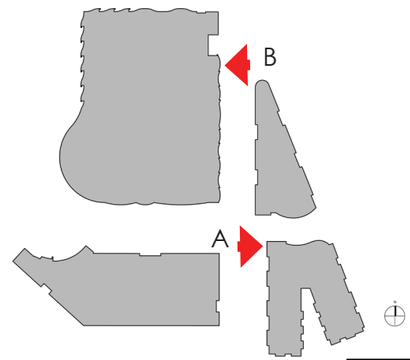
November 3, 2015

GEORGETOWN DAY SCHOOL

A. 42ND STREET LOOKING EAST



B. 42ND STREET LOOKING WEST



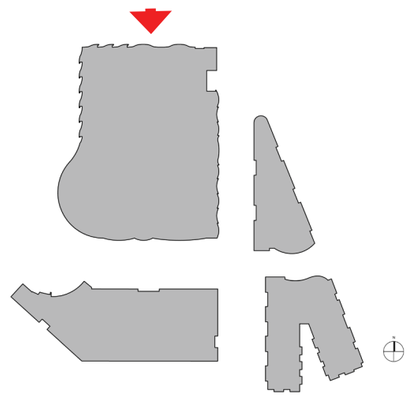
GEORGETOWN DAY SCHOOL

0' 10' 25' 50' 100'

November 3, 2015

SITE ELEVATION - SCHOOL & MIXED-USE 42ND STREET A41

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO



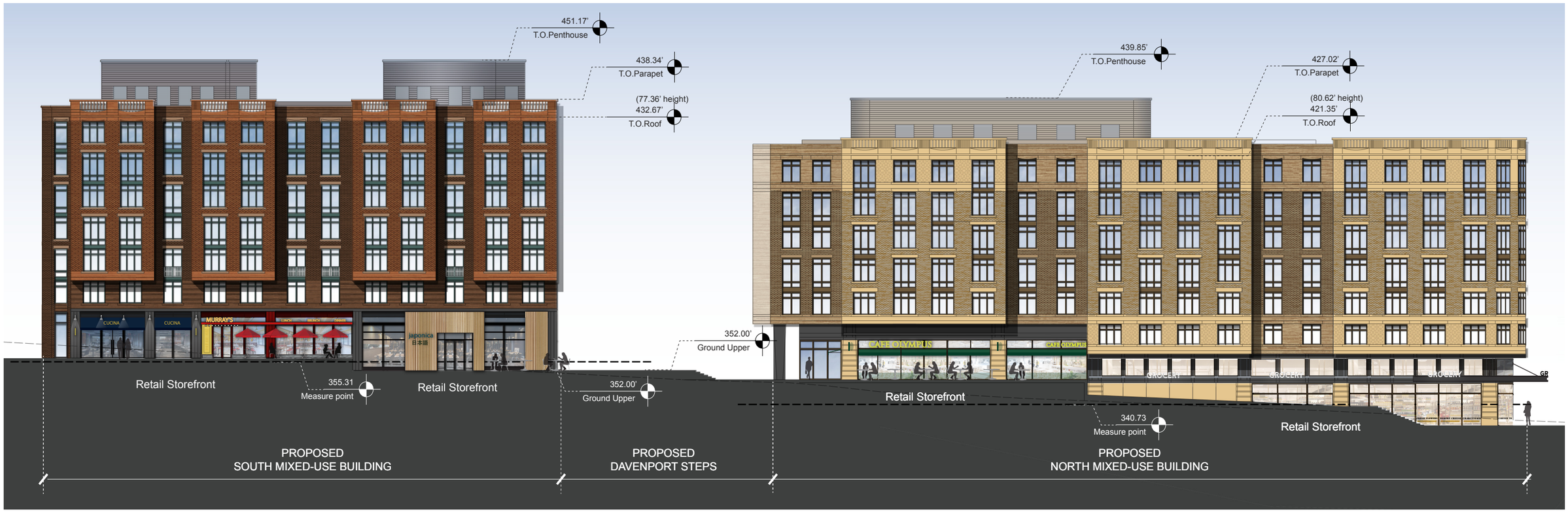
A42 SITE ELEVATION - SCHOOL - ELLICOTT STREET

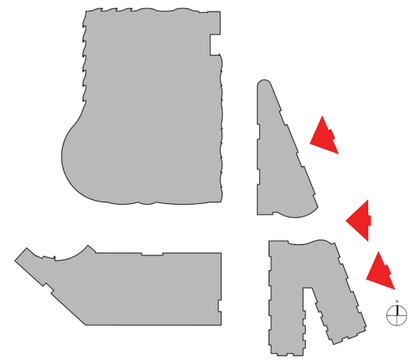
ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

0' 10' 25' 50' 100'

November 3, 2015

GEORGETOWN DAY SCHOOL





For clarity of urban design intent, the building elevation is perpendicular to Wisconsin Avenue and the opening at the proposed Davenport Steps is aligned with the view from Fort Reno.

GEORGETOWN DAY SCHOOL

0' 16' 32' 64'

November 3, 2015

ENLARGED ELEVATION - NORTH & SOUTH MIXED-USE - WISCONSIN AVE

A43

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

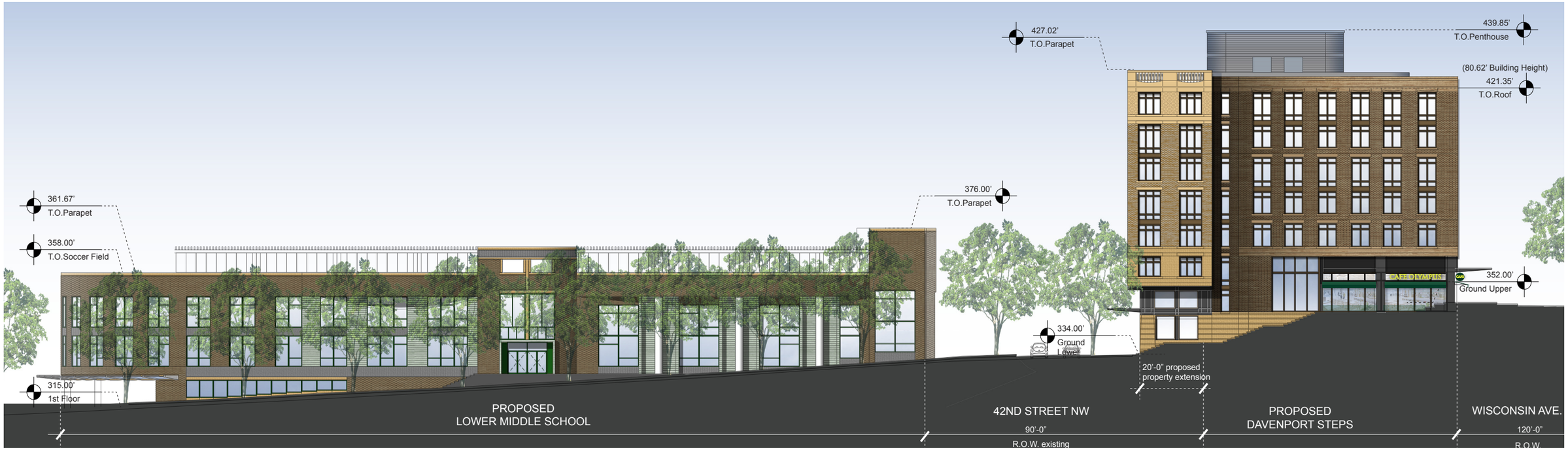
A44 ENLARGED ELEVATION - NORTH & SOUTH MIXED-USE - 42ND STREET

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

0' 16' 32' 64'

November 3, 2015

GEORGETOWN DAY SCHOOL



GEORGETOWN DAY SCHOOL

0' 16' 32' 64'

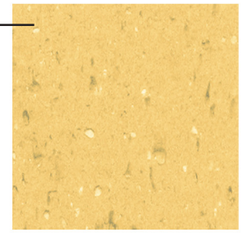
November 3, 2015

ENLARGED ELEVATIONS - NORTH & SOUTH MIXED-USE - DAVENPORT STREET A45

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

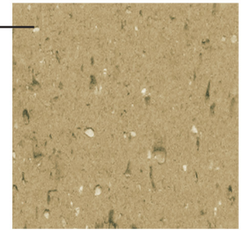
1

TINTED PRECAST TRIM
PATTERN 1



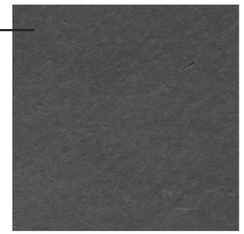
2

BRICK PATTERN 1



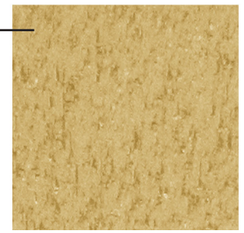
3

BRICK PATTERN 2



4

PAINTED STEEL CHANNELS
DARK GREY



5

TINTED PRECAST BASE + TRIM

A46 ENLARGED ELEVATION - NORTH MIXED-USE DAVENPORT

N 0’ 4’ 8’ 16’ 32’

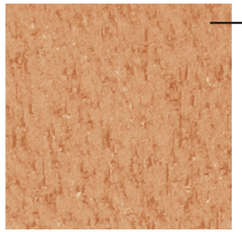
GEORGETOWN DAY SCHOOL

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

November 3, 2015

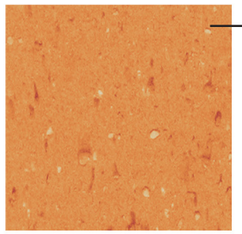
1

TINTED PRECAST TRIM



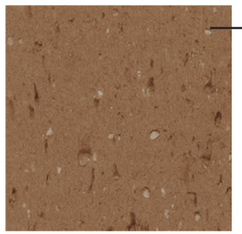
2

BRICK PATTERN 1



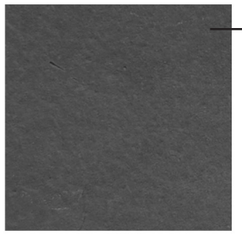
3

BRICK PATTERN 2



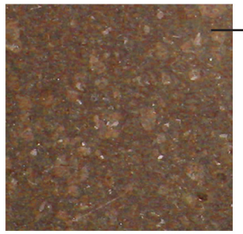
4

PAINTED STEEL CHANNELS
DARK GREY



5

TINTED PRECAST BASE



A48 ENLARGED ELEVATION - SCHOOL - 42ND STREET

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

0' 16' 32' 64'

November 3, 2015

GEORGETOWN DAY SCHOOL

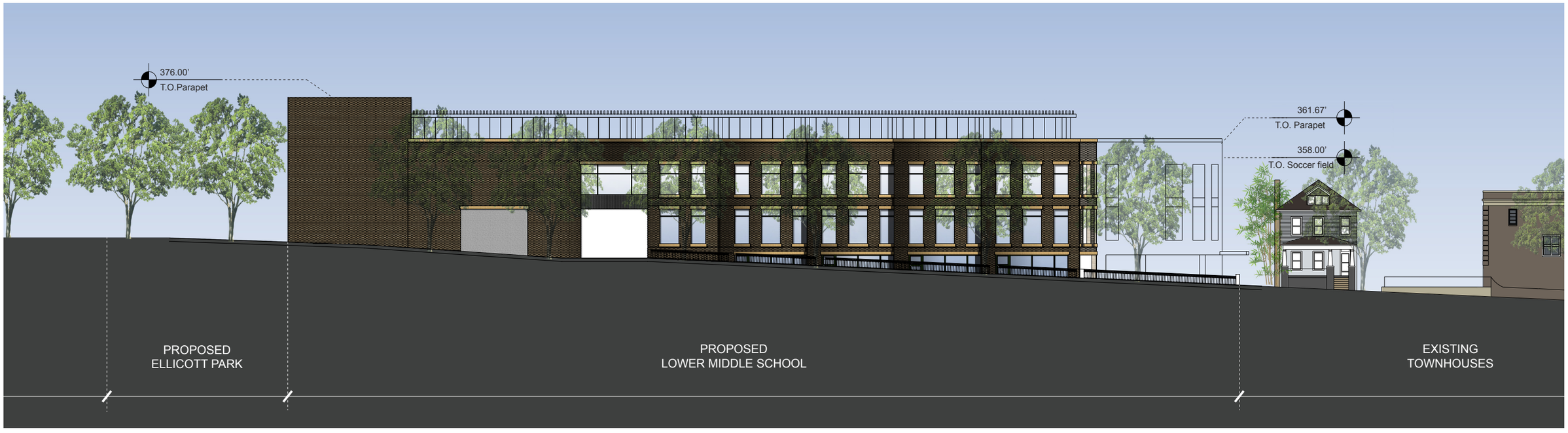
GEORGETOWN DAY SCHOOL

0' 16' 32' 64'

November 3, 2015

ENLARGED ELEVATION - SCHOOL - WEST ELEVATION A49

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO



A50 ENLARGED ELEVATION - SCHOOL - ELLICOTT STREET

ESOCOFF ASSOCIATES + WEINSTEIN STUDIO

0' 16' 32' 64'

November 3, 2015

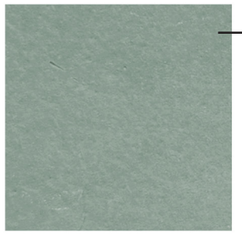
GEORGETOWN DAY SCHOOL

1

TINTED PRECAST TRIM

2

TERRA COTTA TILE
GREEN GREY

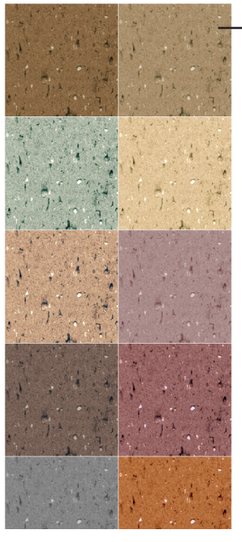


3

TINTED PRECAST
PATTERN 1

4

BRICK PATTERN



PROPOSED
LOWER MIDDLE SCHOOL