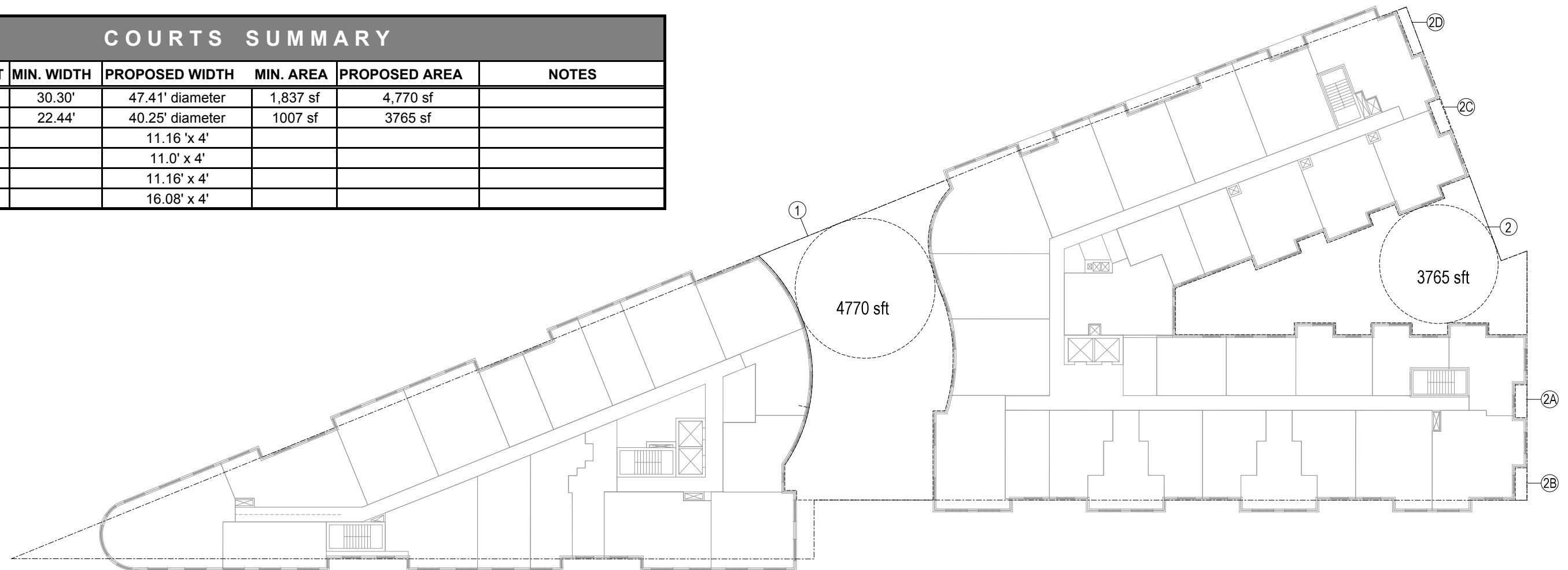




ZONING SUMMARY						
MIXED USE						
LOT AREA: 120,077 SF	C2A/PUD ZONE REQUIREMENT			PROPOSED PROJECT		
FAR	UNDER PLANNED UNIT DEVELOPMENT			RESIDENTIAL	COMMERCIAL	TOTAL
	RESIDENTIAL	COMMERCIAL	TOTAL MAXIMUM			
	3.0	3.0	3.0	1.72	0.33	2.050
HEIGHT	65.0'			NORTH BUILDING		SOUTH BUILDING
				68'-3"		65'
PARKING	RESIDENTIAL		RETAIL	RESIDENTIAL		RETAIL
	1:2 UNITS		1:300 SF AFTER 3,000 DEDUCTION			
	112 SPACES		140 SPACES	130-150		50-70
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: 278,984 SF	R2 ZONE REQUIREMENT (most restrictive)	PROPOSED PROJECT
FAR	UNDER PLANNED UNIT DEVELOPMENT	
	NONE	
HEIGHT	40.0'	24.0'
PARKING	238 SPACES	280-330
LOADING	greater than 100,000sf	
	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"	1 @ 18' 0"
	.37 FAR	.02 FAR (5,873 gsf)
REAR YARD	20.0'	40.0'
SIDE YARD	8.0'	26.0'

COURTS SUMMARY							
COURT	TYPE	HEIGHT	MIN. WIDTH	PROPOSED WIDTH	MIN. AREA	PROPOSED AREA	NOTES
1	Open	71.81'	30.30'	47.41' diameter	1,837 sf	4,770 sf	
2	Closed	56.14'	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'			

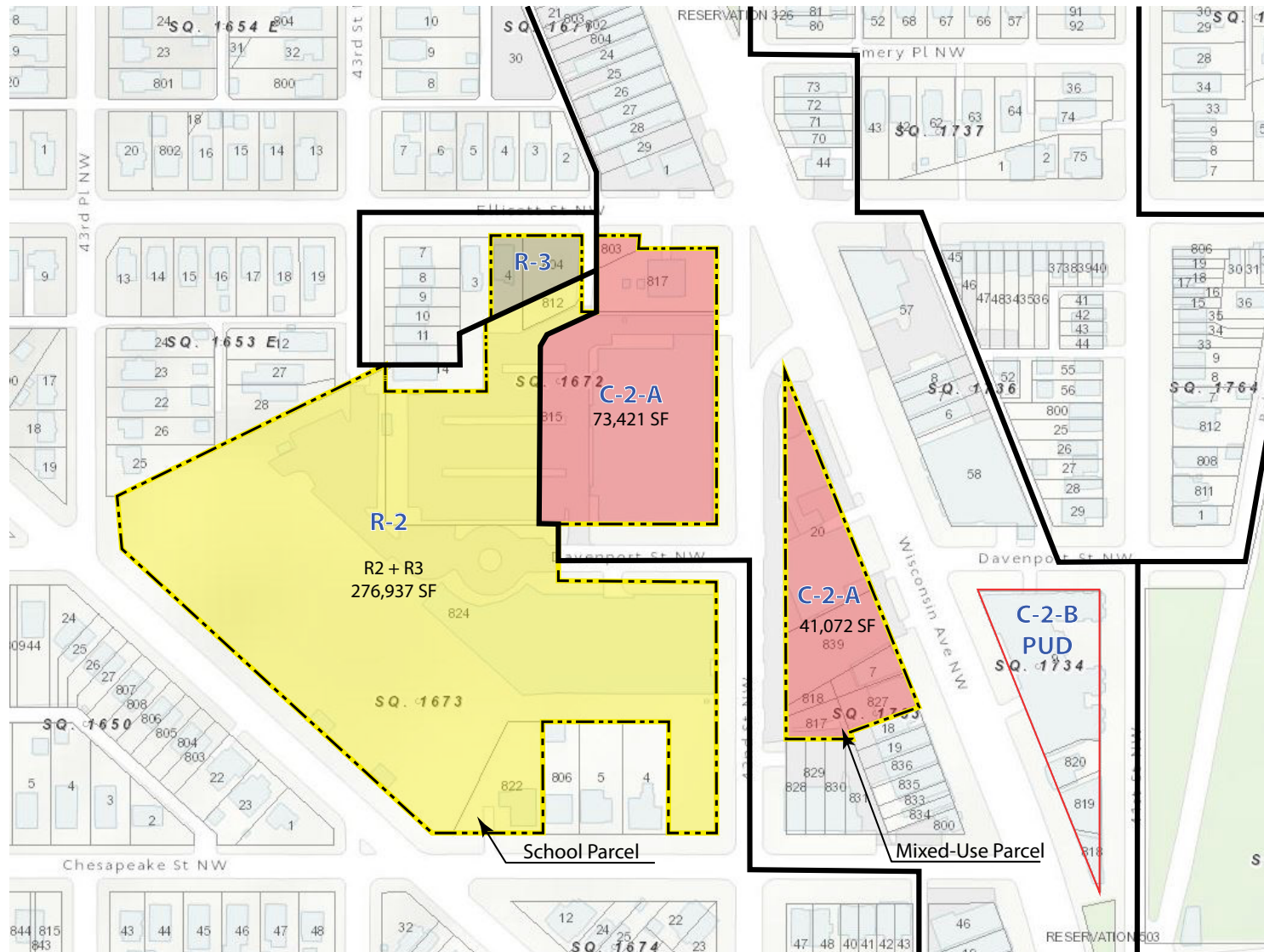


PARCEL	SITE AREA (SF)	FAR ALLOWED	ALLOWABLE DEVELOPMENT AREA	PROPOSED DEVELOPMENT AREA	FAR PROPOSED
C-2-A PARCELS	114,493 (73,421 + 41,072)	2.5	286,233 Mixed Use	246,235 Mixed Use	2.15
R-2/R-3 PARCELS*	276,937	1.2**	332,234 School	301,420 School	1.09
OVERALL DEVELOPMENT	391,430		618,557 GSF	547,655 GSF	1.40

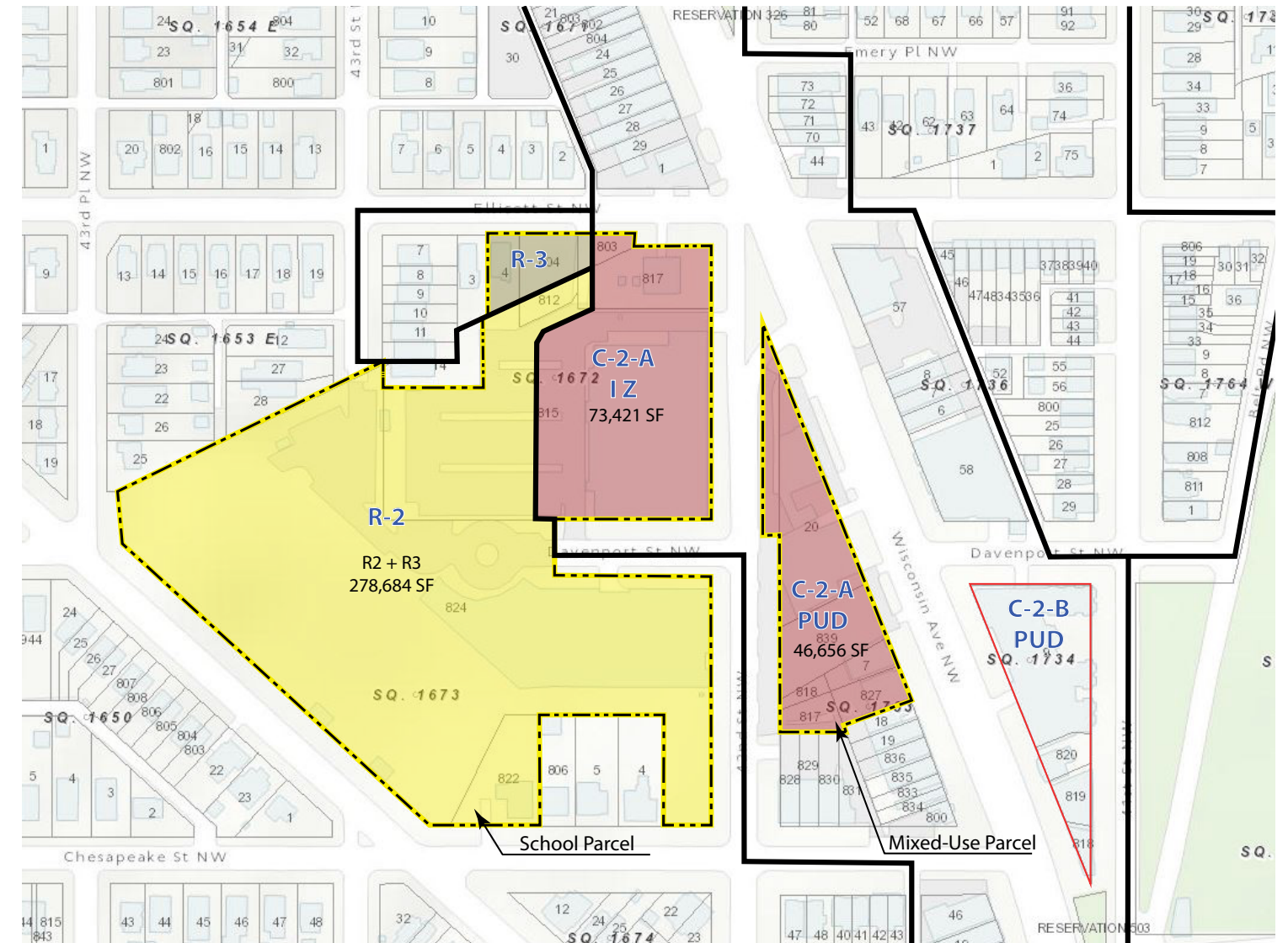
* Excludes existing C-2-A at school parcel
 ** Equivalent FAR for R-2/R-3 based on 40% lot occupancy x 3 floors

PARCEL	SITE AREA (SF)	FAR ALLOWED	ALLOWABLE DEVELOPMENT AREA	PROPOSED DEVELOPMENT AREA	FAR PROPOSED
C-2-A/PUD	46,656*	3.0	139,968		
C-2-A/IZ	73,421	3.0	33,849		
COMMERCIAL PARCELS	120,077		360,231 Mixed Use	246,235 Mixed Use	2.05
R-2/R-3 PARCELS	278,684**	1.2	334,421 School	301,420 School	1.08
OVERALL DEVELOPMENT	398,791		694,652 GSF	547,655 GSF	1.37

* Includes 20' vacated 42nd Street (5,584 SF)
 ** School site area includes N-S alley between lots 803 and 804 (1,747 SF)

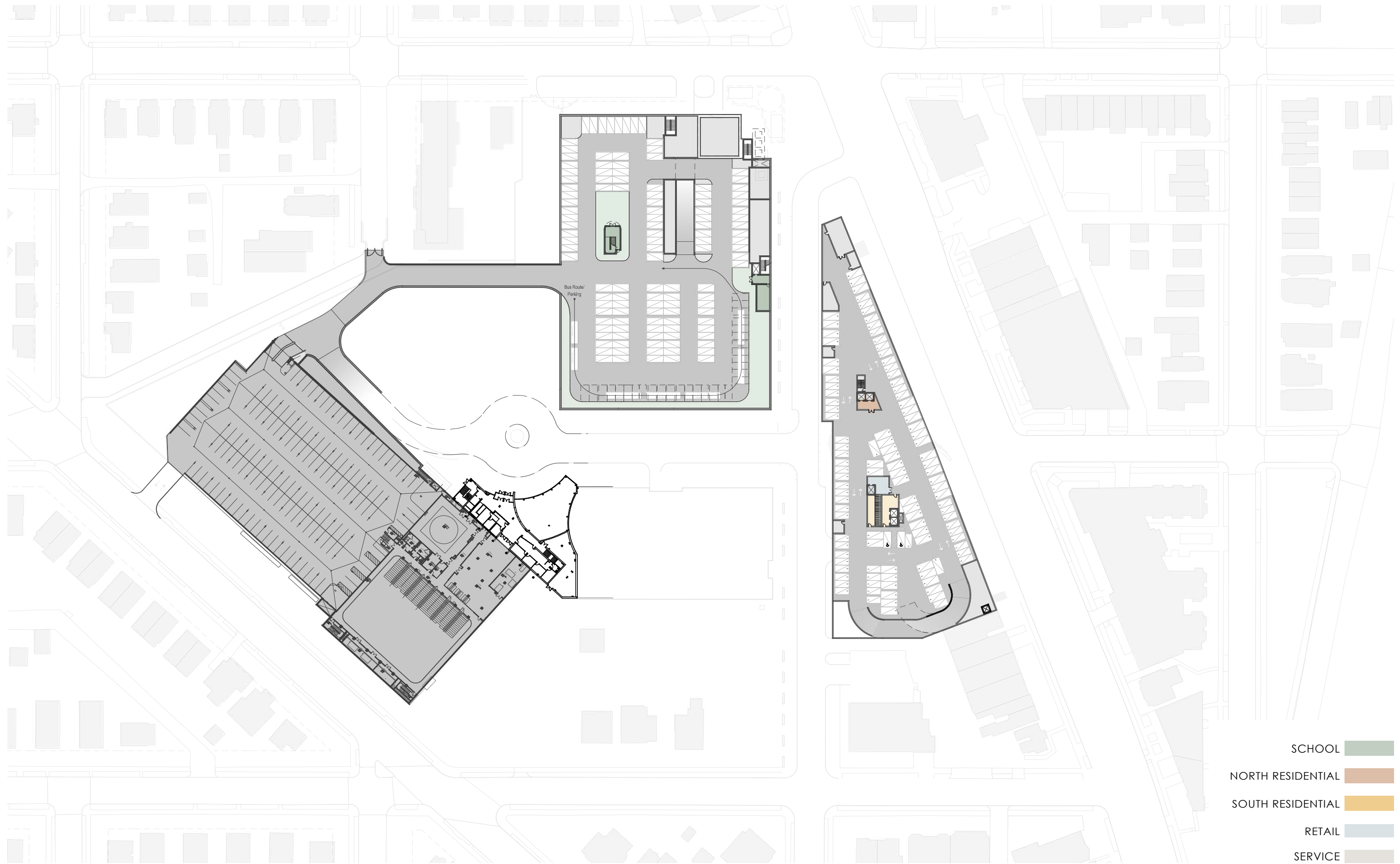


EXISTING SITE ZONING DIAGRAM

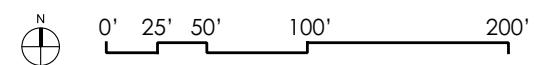


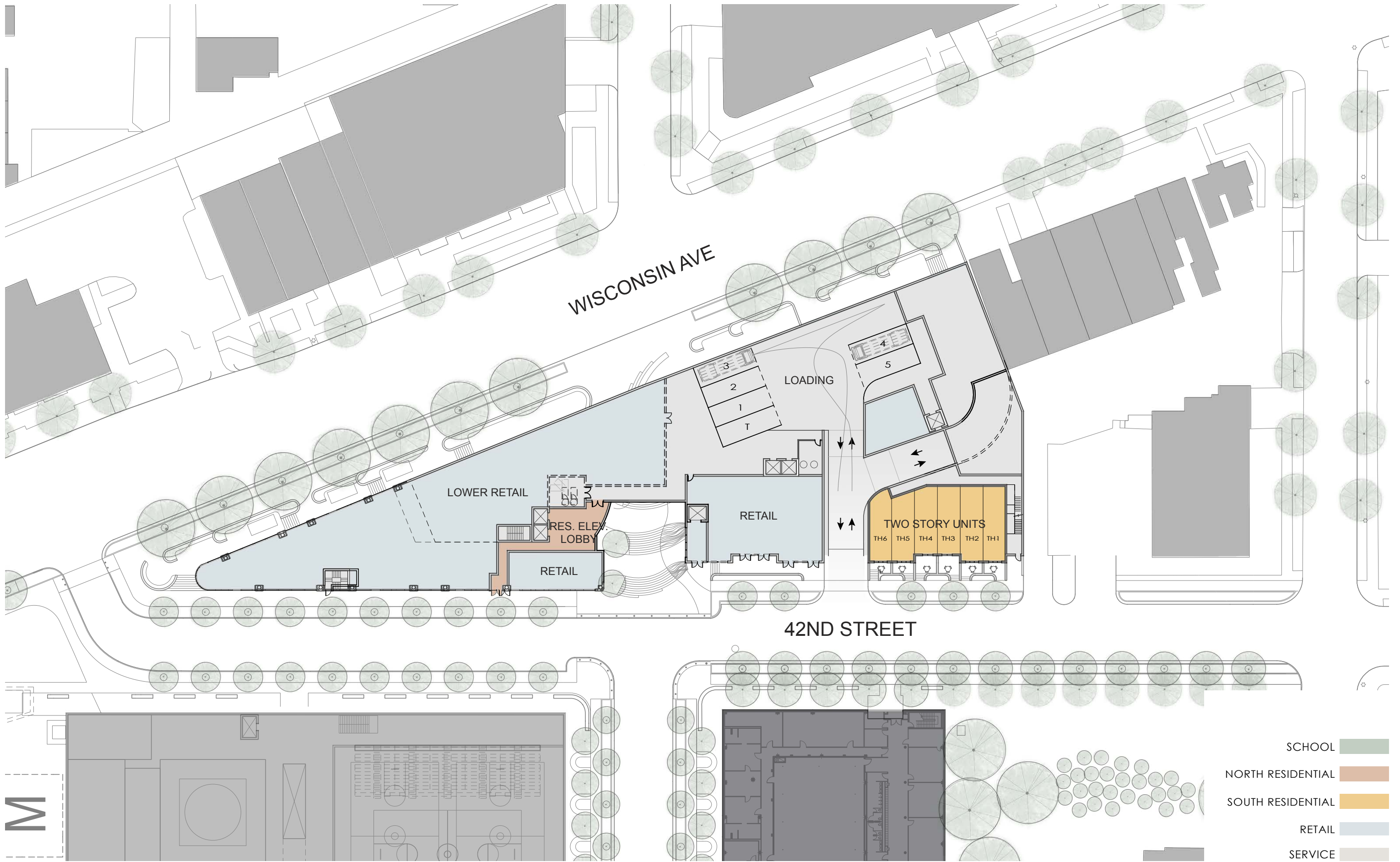
PROPOSED SITE ZONING DIAGRAM



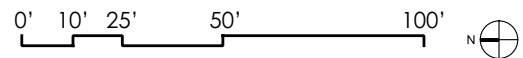


A16 OVERALL - P1 PARKING LEVEL PLAN





GEORGETOWN DAY SCHOOL

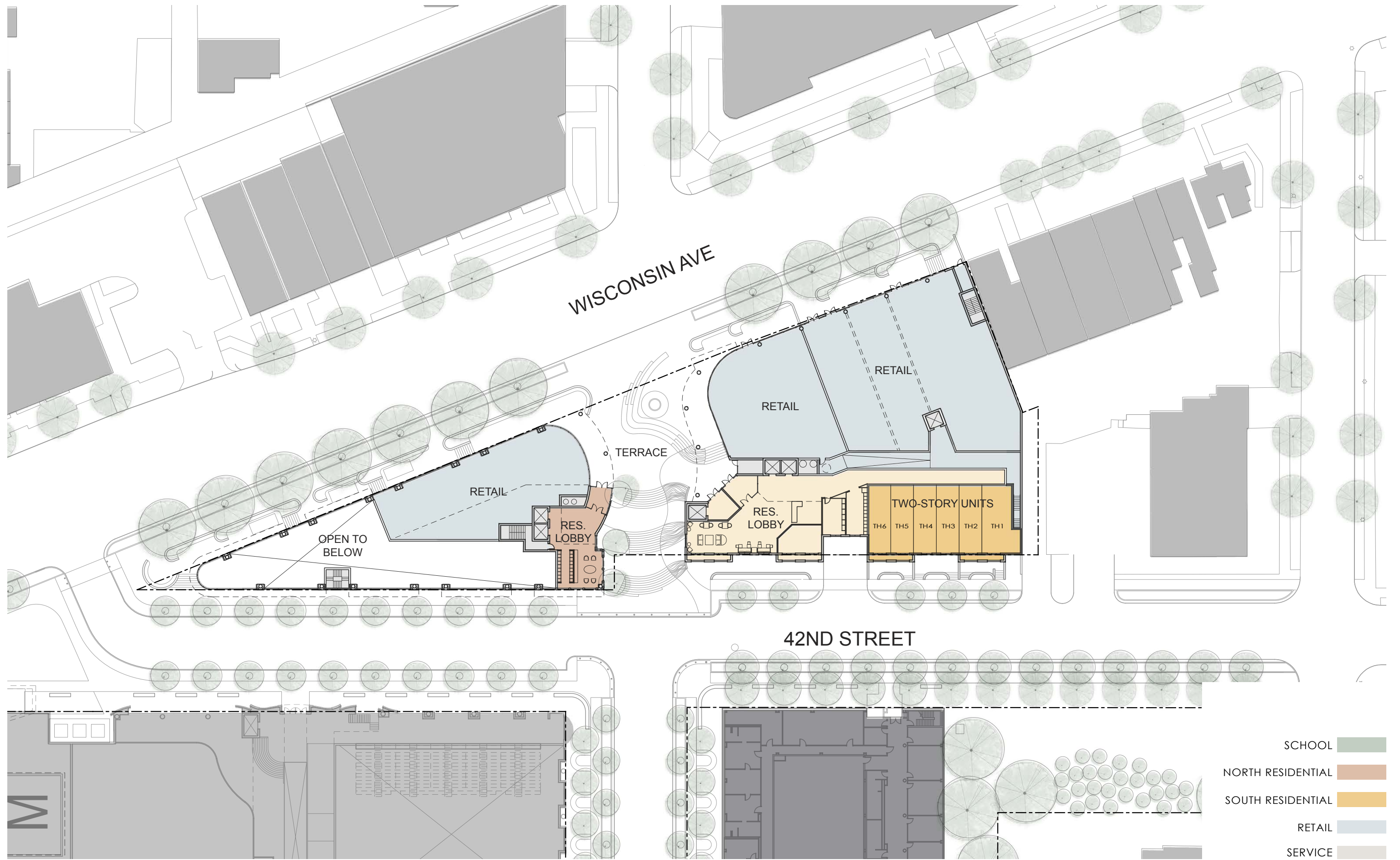


March 15, 2016

MIXED-USE - GROUND LEVEL AT 42ND STREET PLAN

A23

Gensler

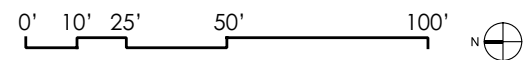


A24 MIXED-USE - GROUND LEVEL AT WISCONSIN AVE PLAN

GEORGETOWN DAY SCHOOL



GEORGETOWN DAY SCHOOL



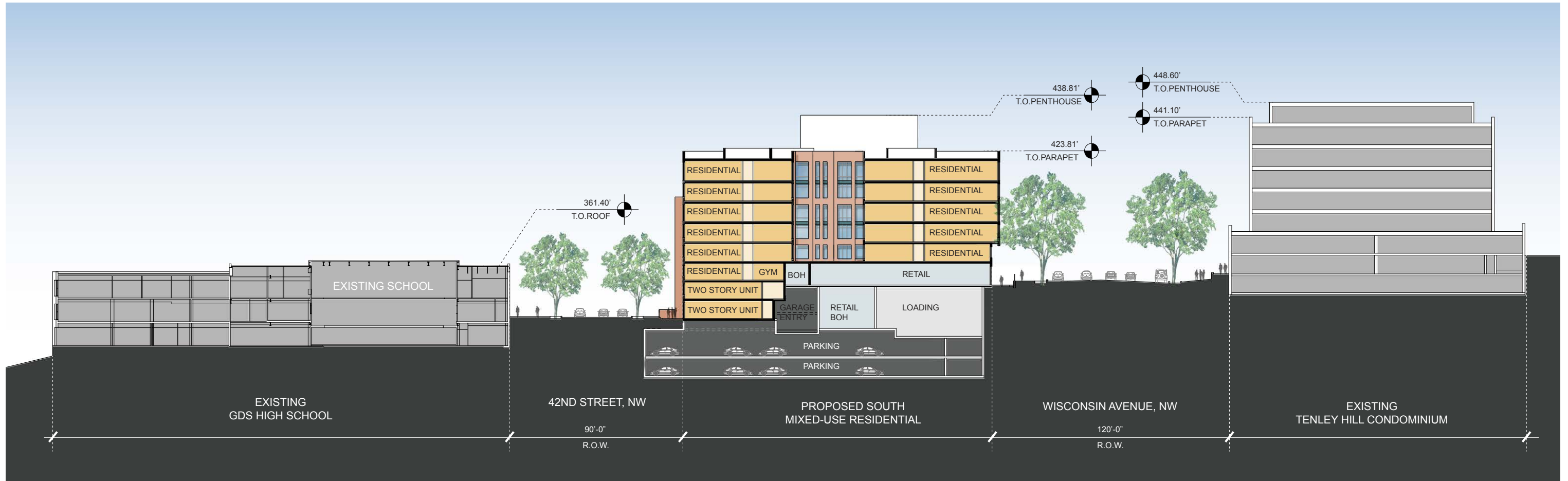
March 15, 2016

MIXED-USE - FLOORS 3RD - 7TH PLAN

A25

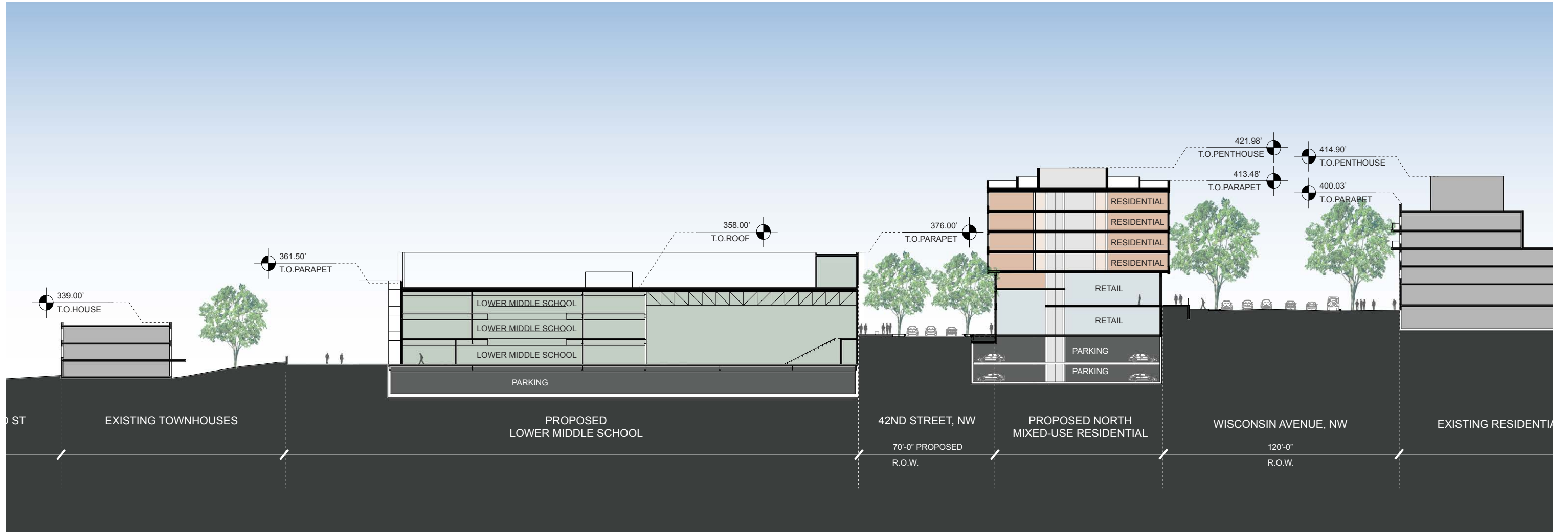
Gensler



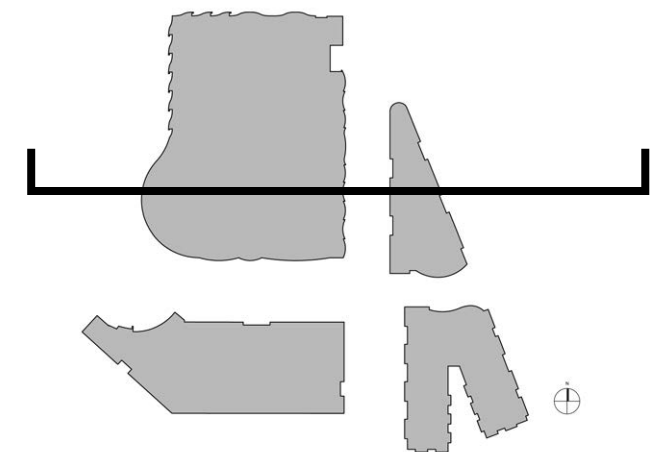


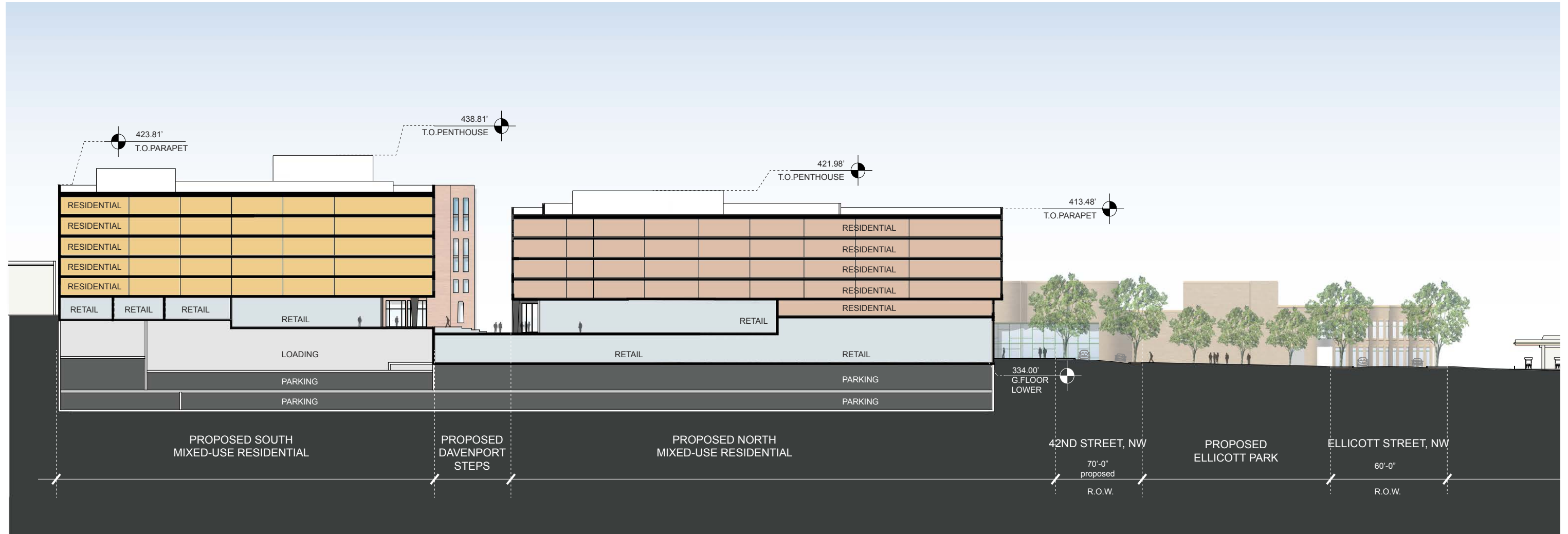
SECTION A-A



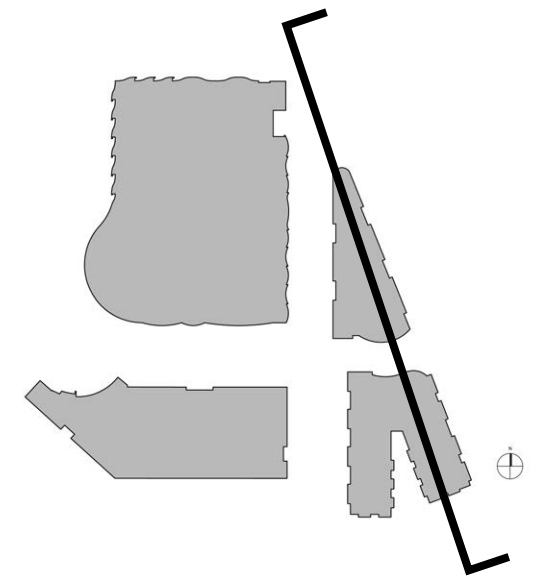


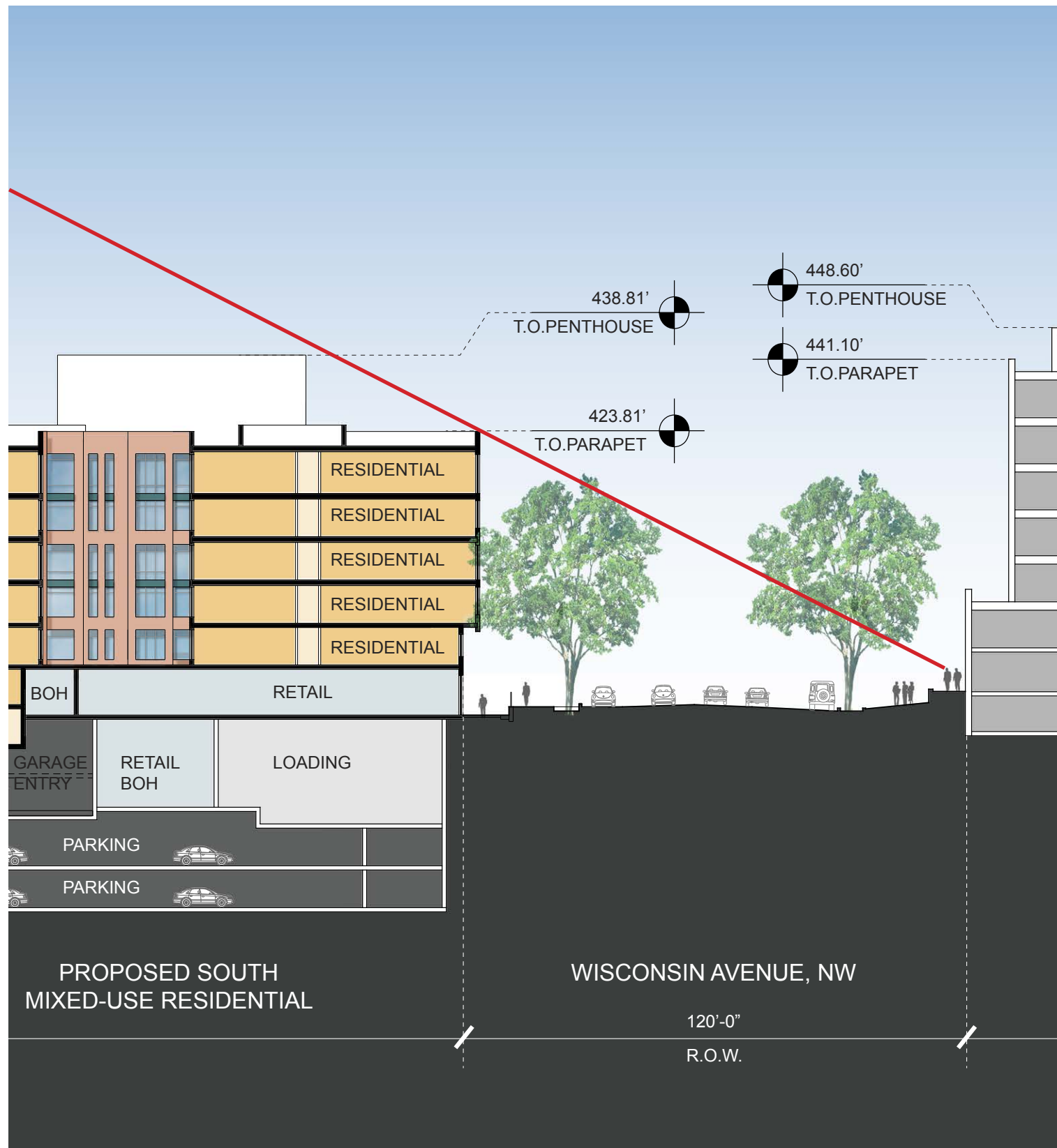
SECTION B-B



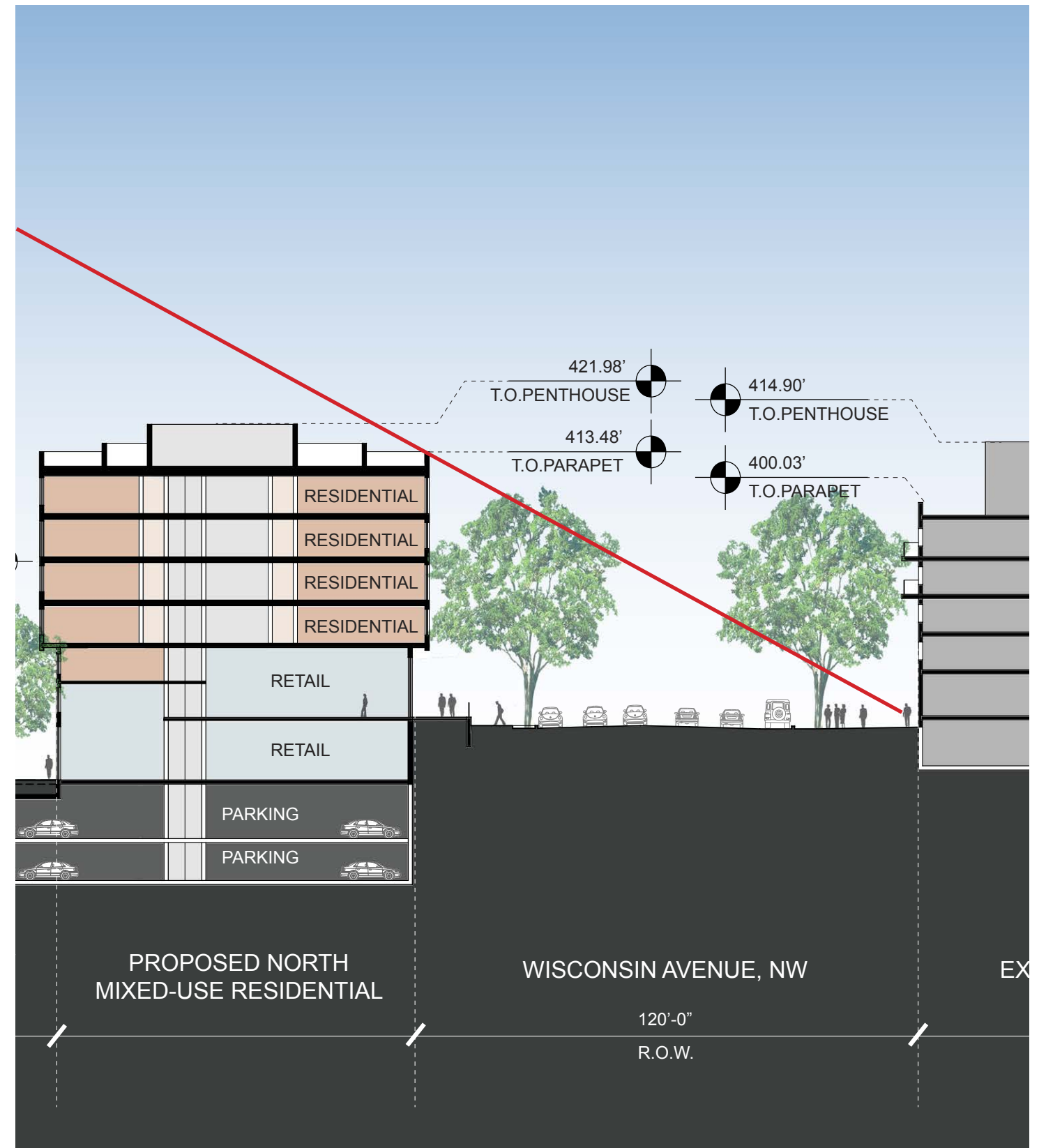


SECTION C-C



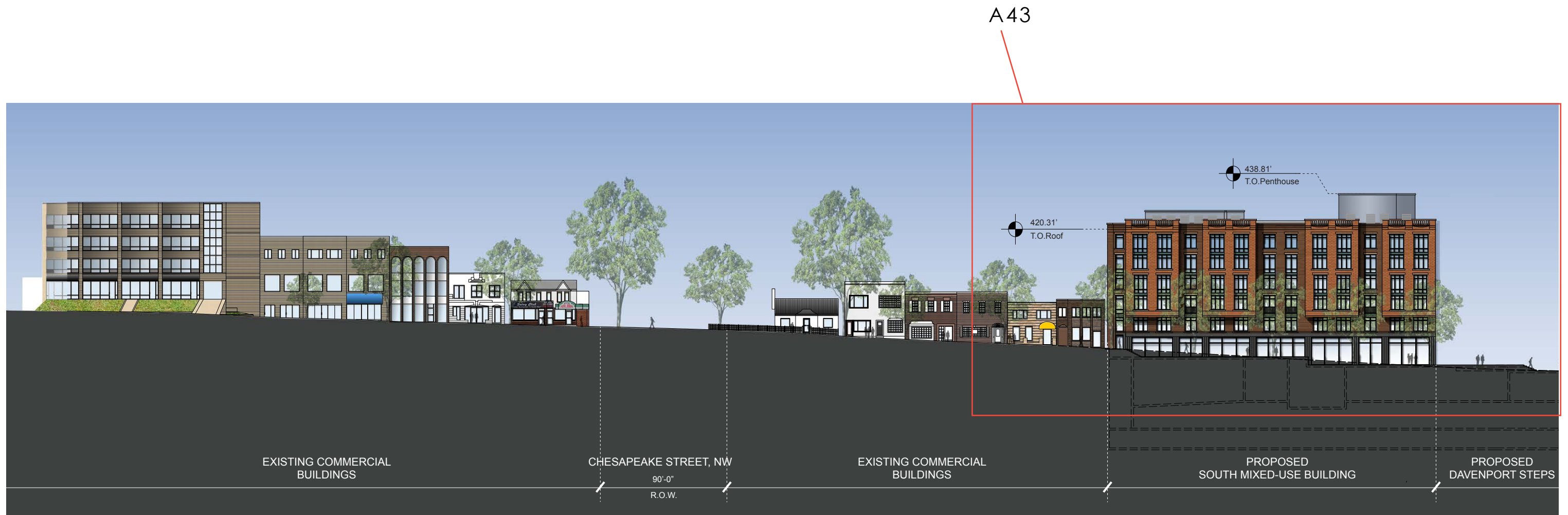


SIGHTLINE TO SOUTH BUILDING MIXED-USE ON WISCONSIN AVE

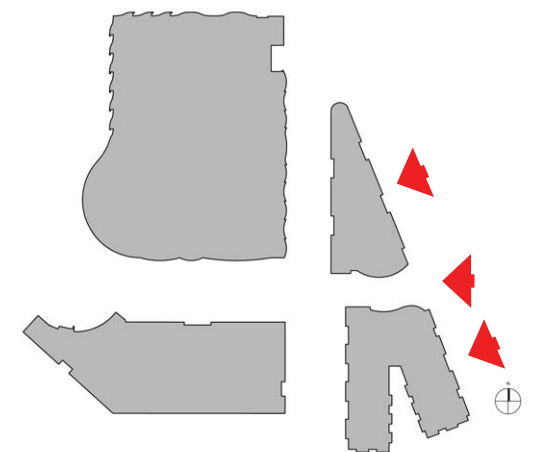
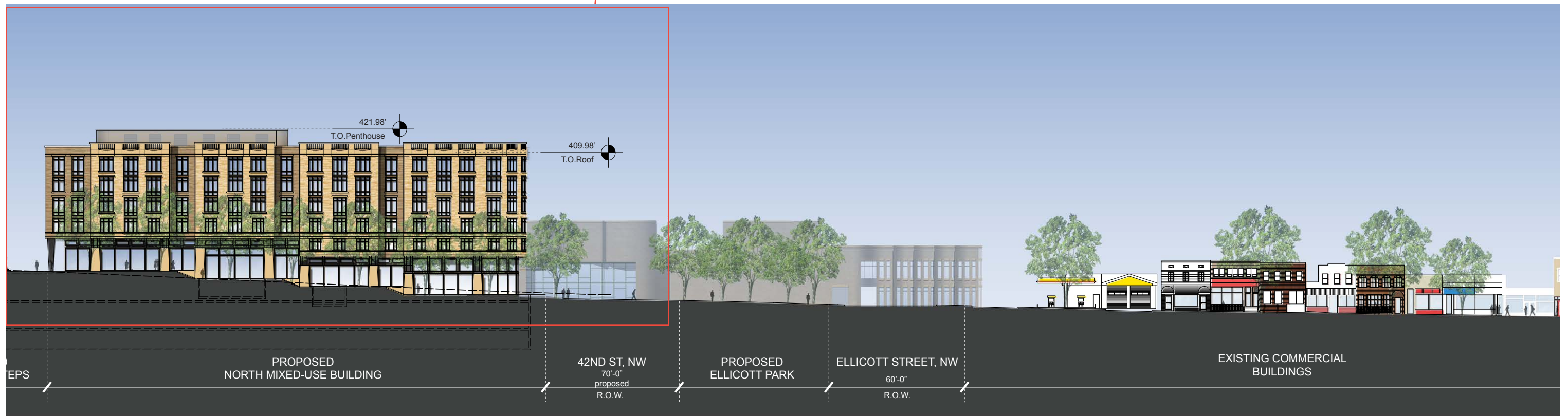


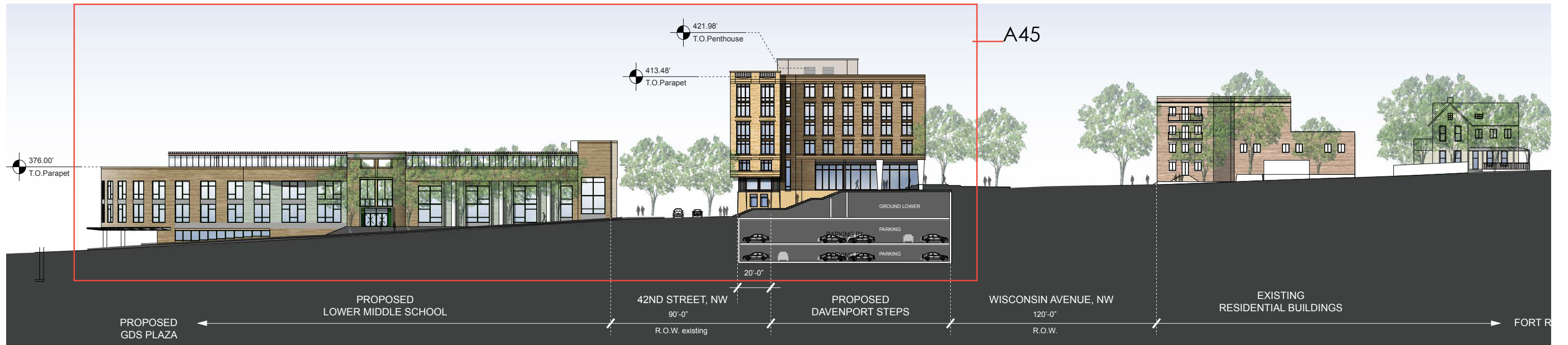
SIGHTLINE TO NORTH BUILDING MIXED-USE ON WISCONSIN AVE

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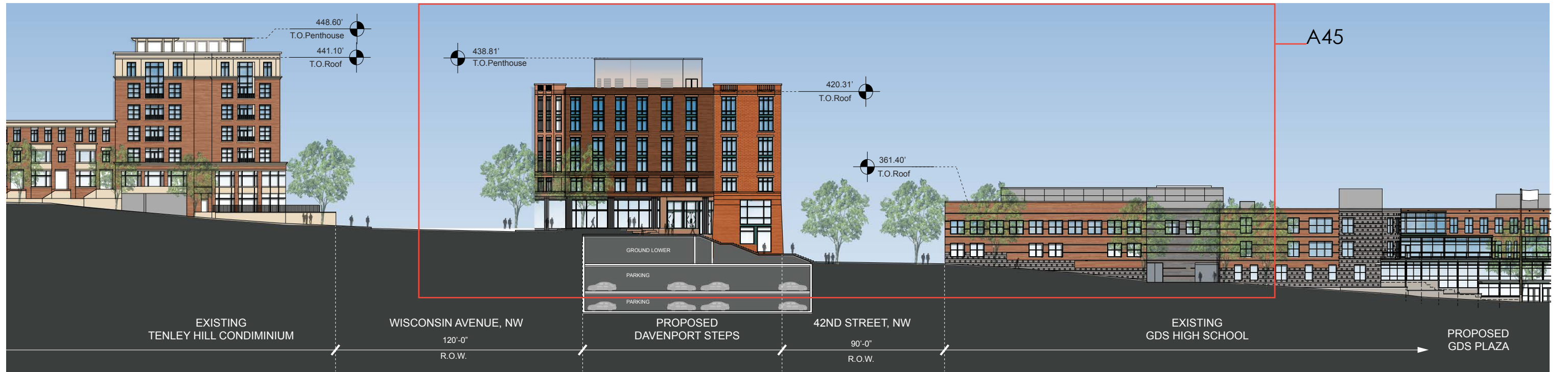


A43

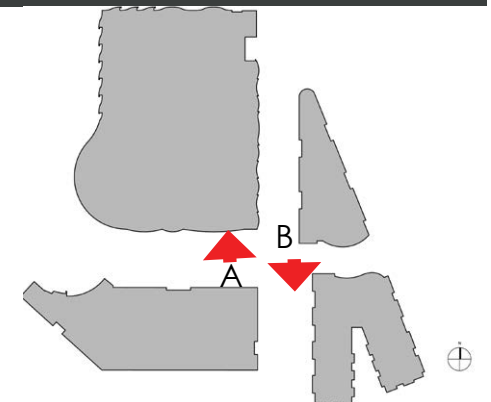




A. DAVENPORT STREET LOOKING NORTH



B. DAVENPORT STREET LOOKING SOUTH

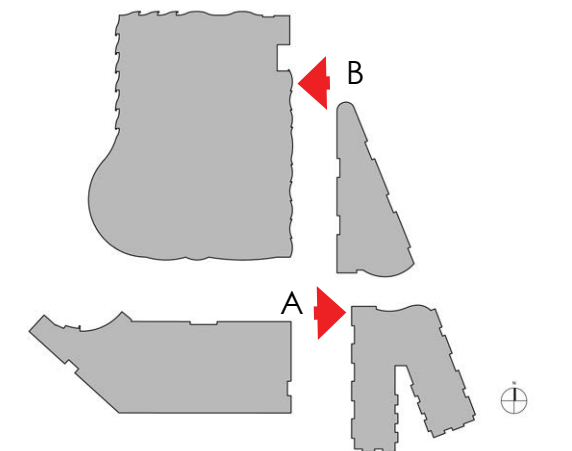


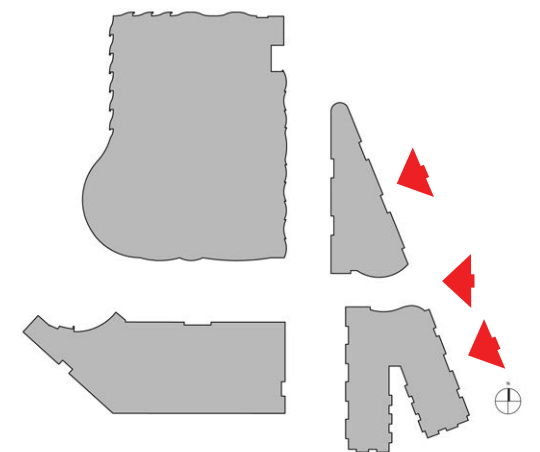


A. 42ND STREET LOOKING EAST



B. 42ND STREET LOOKING WEST

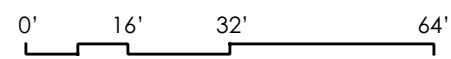
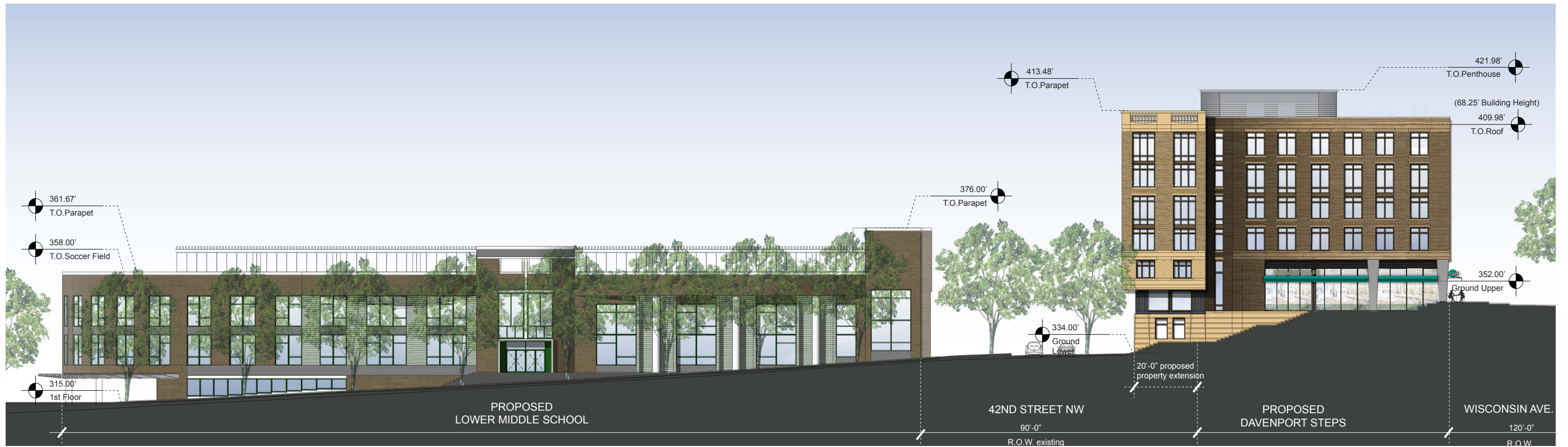




For clarity of urban design intent, the building elevation is perpendicular to Wisconsin Avenue and the opening at the proposed Davenport Steps is aligned with the view from Fort Reno.

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SECTIONAL CONDITIONS:

CONDITION A: Flush condition at sidewalk and terrace intersection.

CONDITION B: Raised condition at section through top steps and sidewalk.

CONDITION C: Raised condition at section through upper terrace and sidewalk.

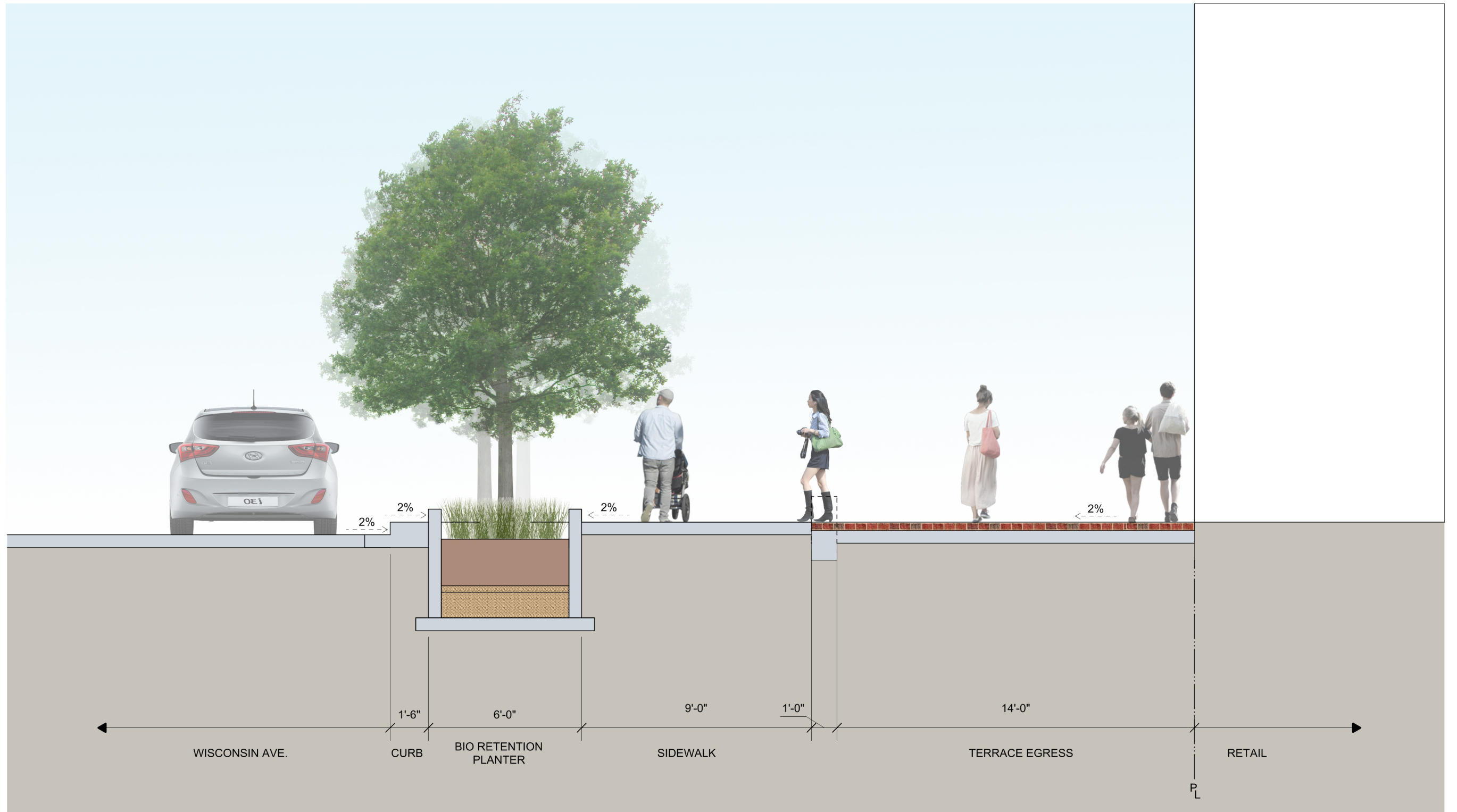
CONDITION D: Sunken condition at section through bottom steps and sidewalk.

CONDITION E: Sunken condition at section through lower terrace and sidewalk.

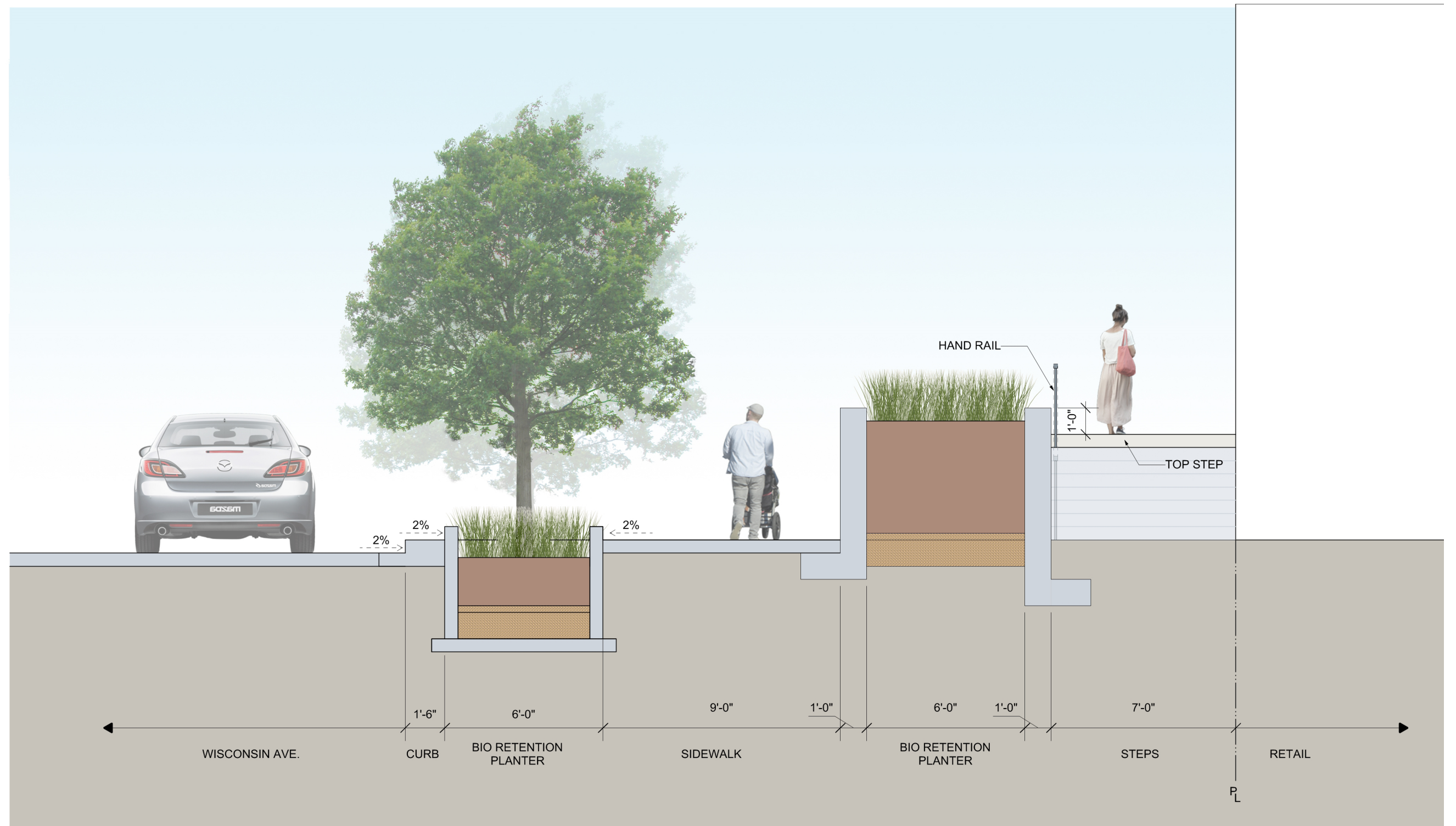






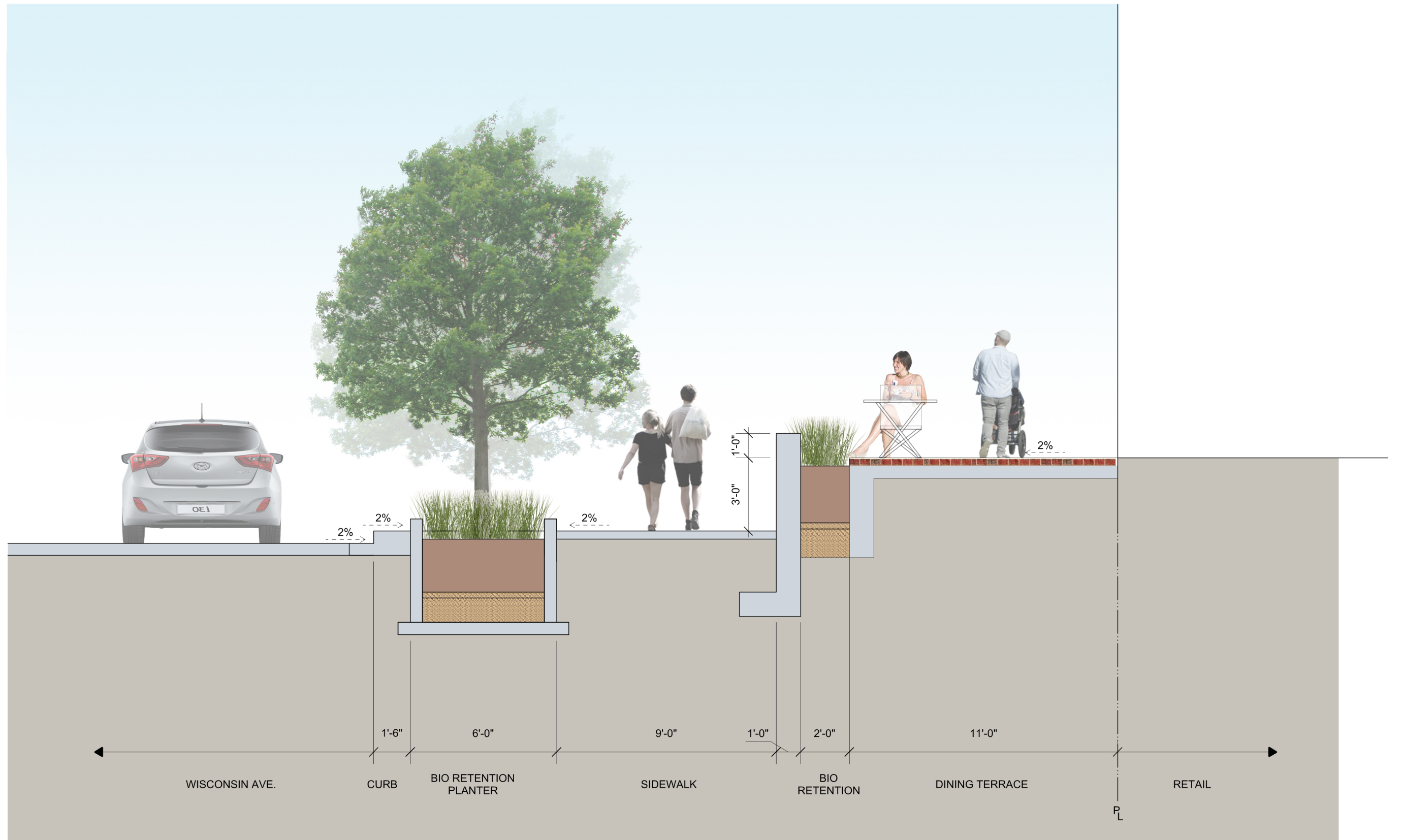


CONDITION A: Flush condition at sidewalk and terrace intersection.

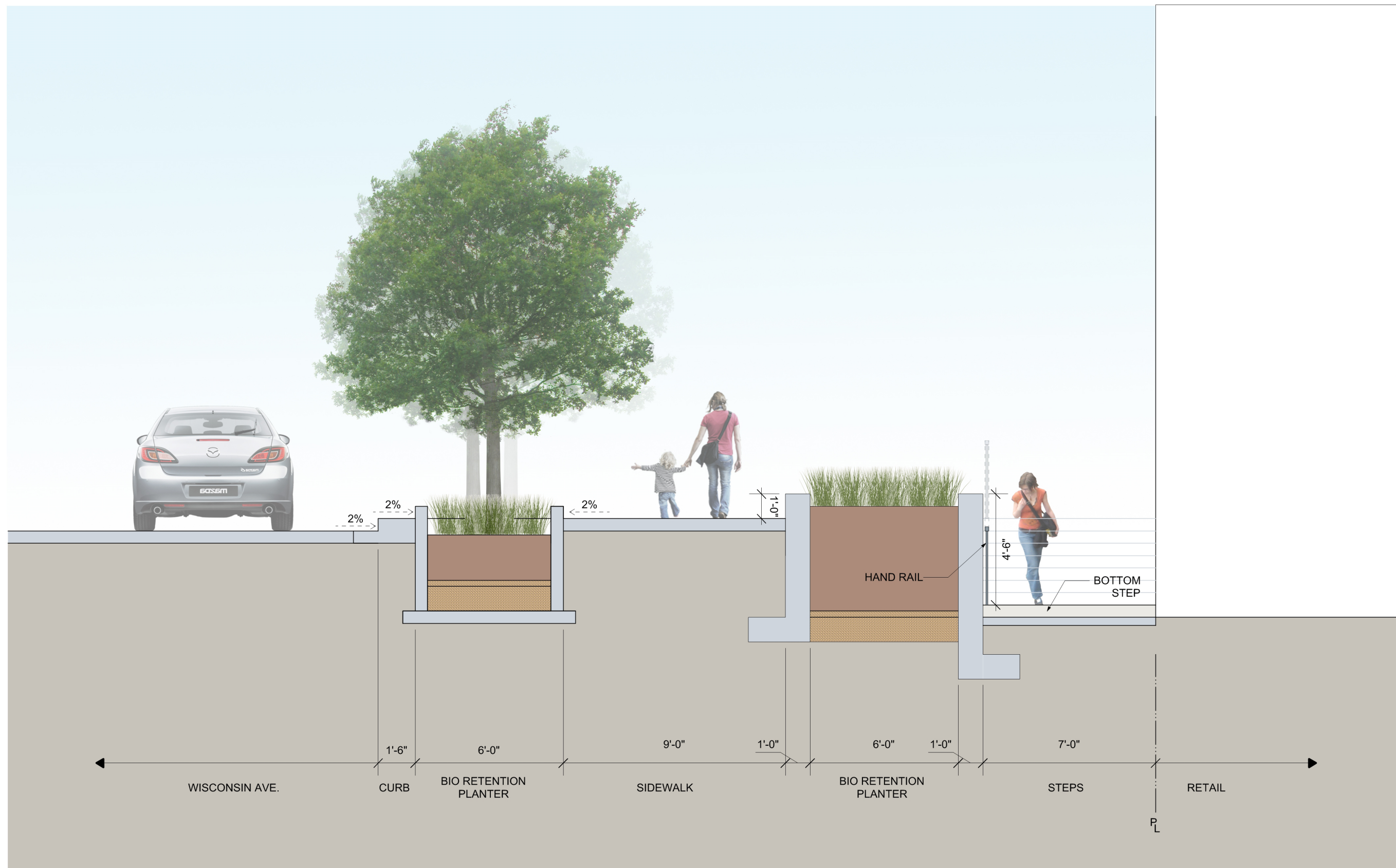


CONDITION B: Raised condition at section through top steps and sidewalk.



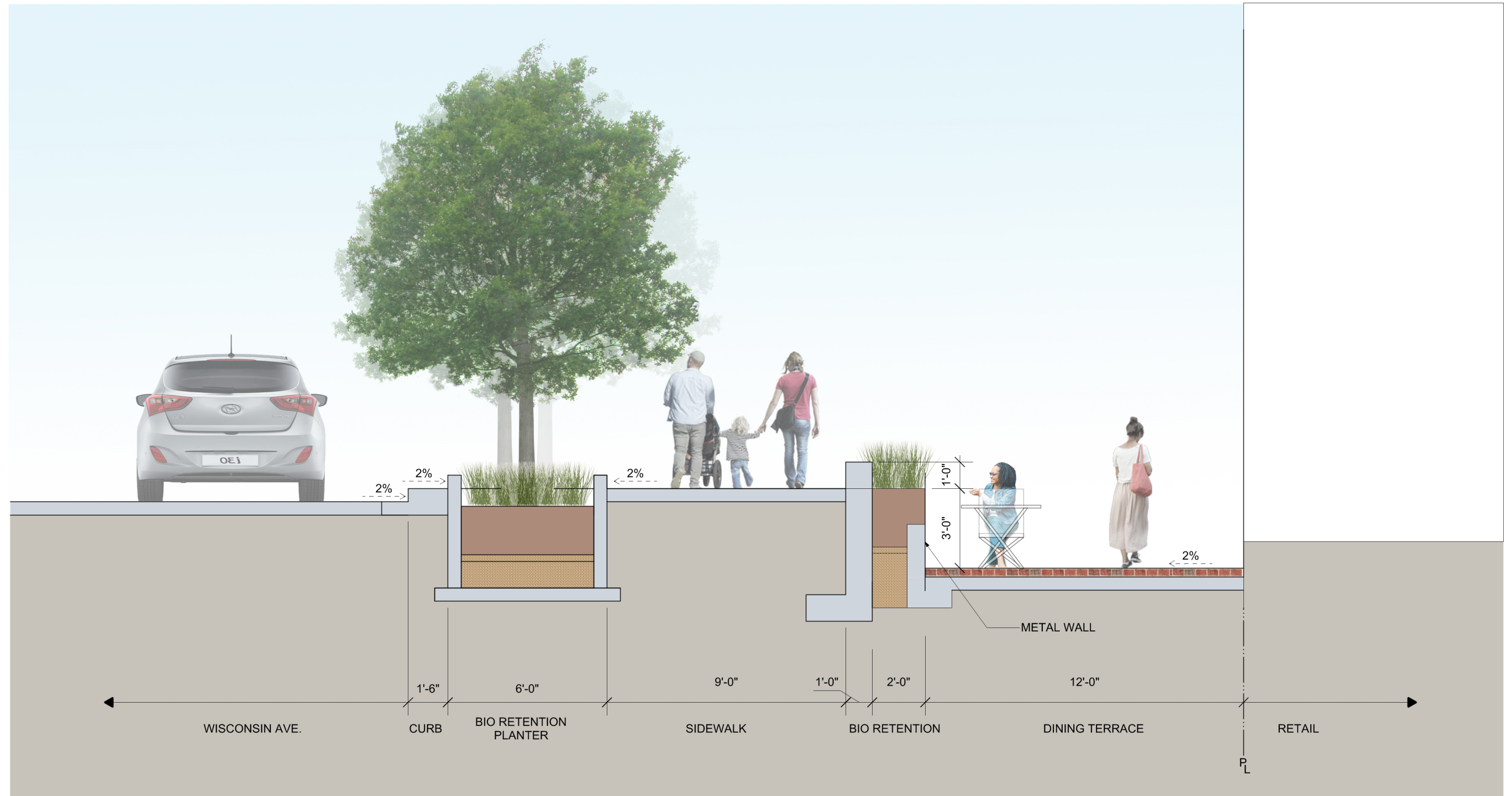


CONDITION C: Raised condition at section through upper terrace and sidewalk.



CONDITION D: Sunken condition at section through bottom steps and sidewalk.





CONDITION E: Sunken condition at section through lower terrace and sidewalk.

