ATTACHMENT A1 FINAL FEASIBILITY STUDY FOR CAPITOL HILL MONTESSORI AT LOGAN CAMPUS





FINAL FEASIBILITY STUDY

Capitol Hill Montessori at Logan CampusPreK3 – 8th Grade Public Montessori School

215 G St NE, Washington, DC 20002

July 13, 2018



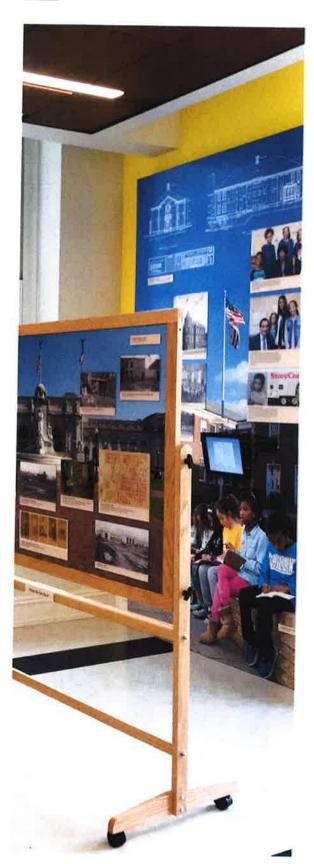




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1.1 Feasibility Study Overview & Purpose

This feasibility study represents an overarching plan to develop a new Capitol Hill Montessori School campus that meets the needs and requirements of the students, staff, community and the District of Columbia Public Schools. The project scope calls for the architectural and engineering feasibility study and analysis of the following items at the Capitol Hill Montessori School at Logan (CHML):

- Demolition of the existing temporary classroom building, referred to as the "annex" on the southern portion of the CHML existing campus.
- Renovation of the existing historical Logan school building on the north portion of the existing CHML campus
- An addition to the existing historical Logan school building to accommodate the program requirements in the Educational Specifications (provided in section 2.3 of this report) on the existing CHML campus.

Waldon Studio Architects and supporting engineering team was asked by the District of Columbia Public Schools (DCPS) and the District of Columbia Department of General Services (DGS) to support this effort.

1.2 Methodology

The feasibility study process included a series of meetings with DCPS / DGS, the CHML School Improvement (SIT) Team, CHML Staff, the State DC Historic Preservation Office, the DC Commission of Fine Arts, and the DC Sustainability Program Manager. The process also included the following:

Capitol Hill Montessori at Logan (CHML)

The project team has toured CHML numerous times, learning about day-to-day logistics and facility use. CHML teacher roundtable discussions were held on campus to better understand the unique aspects of the CHML Montessori program. The use of CHML as a resource in many facets will be continued throughout the lifespan of the modernization project.

Aidan Montessori School

The project team toured the private Aidan Montessori School in March 2018 to better understand how other AMI Montessori programs operate with the District of Columbia.

Washington Montessori Institute (WMI)

The project team held a conference call with team members from WMI, the organization responsible for AMI accreditation at CHML. These WMI team members were those who specifically work with CHML, and are familiar with the school program and campus. The discussion was focused around how a learning environment can best meet AMI Montessori program needs, while also meeting DCPS standards.

Montessori: The Science Behind the Genius, by Angeline Stoll Lillard

Per a suggestion from WMI, the project team has purchased copies of this book and has been using it as a resource to better understand the Montessori education model.

Montessori Videos

Per the suggestion of the School Improvement Team (SIT), the design team watched several suggested Montessori videos regarding Montessori philosophy and practices.





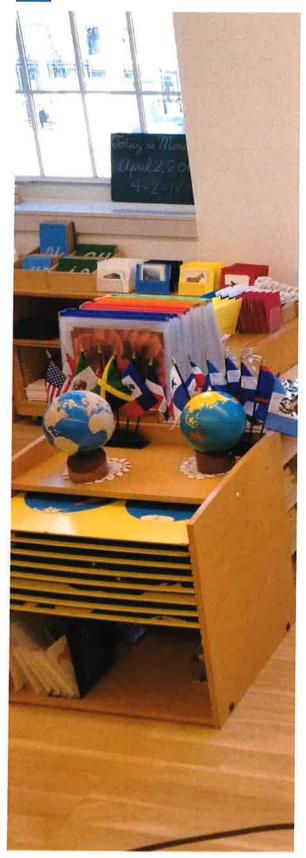
1.3 Feasibility Study Results Summary

The result of this feasibility study is a series of concept design options that are site specific, produced by review of the existing site and topography, existing building conditions and systems, programmatic needs and educational specification requirements, historical agency review suggestions, Montessori design principles, 21st century educational design solutions, and sustainable design principles, that are compatible with the estimated project construction budget, zoning regulations, logistics, and phasing.

A review of the concept design options has been provided in section 4 of this report. The options include a variety of approaches and configurations for the new building addition, how the new addition relates to the existing historical building, views of and from the new addition, site approach and parking, outdoor play & learning spaces, receiving & deliveries, green roofs, 2 vs. 3 stories, grade-level clustering, building entry sequence, safety and security, community spaces and after-hours access, programmatic flexibility, and arrangement of the "specials" classes. The existing building renovation is also included in these options, although it is similar in each of the concept designs.

There is no final recommendation for which of the concept design options is preferred to move forward into the design. Rather, multiple options have been provided for review by the next team that will be moving the project forward in future phases.

2 Project Summary



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2.1 Project Information

Capitol Hill Montessori at Logan (CHML) Education Campus, located in Ward 6, is a District-wide public education campus serving students from Pre-K 3 through 8th grade from all eight wards. CHML is the sole Montessori program in the DCPS portfolio. The CHML campus is made up of the historic Logan building and an annex building. The following are additional pieces of information regarding this project:

- 1. Project address: 215 G. Street, NE, Washington DC 20001
- The study includes renovation of the existing historical building and adding on an addition to the existing building; demolition of the existing annex building on the south portion of the site; and space to accommodate parking, sport facilities, gardens, outdoor learning, and children's playground(s).
- 3. The existing school is approximately 50,734 square feet. The new addition in this feasibility study, depending on the concept option, ranges from roughly 46,000 54,000 square feet.
- 4. At this school, at every level, students are introduced to soft skills both inside and outside of the building. The physical space requires a variety of materials specialized to support the curriculum and Montessori method using practical life and sensory learning to serve as the foundation in common core-aligned hard skills such as language, math, geography, history, science, art, music, and drama instruction. The curriculum is scaffolded with a spiraling structure so that every learning experience directly supports future lessons. As a result, learning space design and setup will be unique; room clustering will be intentional; and the design shall creatively connect the learning space between the classrooms, commons spaces, and outdoor areas to meet the school's needs associated with both the Montessori model and the individual school's unique culture.
- Learning, instruction, and support technology will be brought up to cutting edge standards and capacity. Classroom square footage will be expanded/right-sized to make space for the furniture and materials demands of a modernized classroom.
- Commons spaces will be integrated into design for the use of special projects, collaborative work, and individual pullout instruction.
- Students learn in multi-grade-level classrooms, which are broken up into Primary Program (grades PK3-K), Lower Elementary Program (grades 1-3), Upper Elementary Program (grades 4-6), and Middle Grade Program (grades 7-8).
- 8. The 7th and 8th grade programs began in the 2015-2016 school year (first 7th grade class was in the 2014-15 school year.) This group of students is currently located in the campus annex building. They have the smallest population currently, however, their numbers are growing and continued growth is expected. Additional middle school space has been programmed to accommodate this future expansion.
- The school currently has 360 students, but is looking to expand up to 495 students, which is the estimated capacity for the 2025 – 2026 school year.



- The budget for this project is approximately \$37M. However, a request for additional funds that would increase the budget has been made and approval is pending.
- 11. The CHML school has an extremely committed and involved group of parents, staff, student, and community members. The building must accommodate not only multiple performances and events by and for students and families, but also meetings and events that are for the broader community. Additional space has been programmed to accommodate these needs.
- 12. The existing historical building was recently renovated in 2015 and 2017. The modernization project will integrate those improvements as much as possible. More information regarding that renovation can be found in the following sections of this report.
- 13. The site is in the Capitol Hill Historic District of Washington DC, and the exterior façade of the Logan building has historical significance, which must be taken into consideration with the new design.
- 14. The students and staff arrive at the school via car, public transportation (nearby), by bike, or on foot. There are no DCPS buses currently.
- 15. Throughout the existing building and new addition, the project will address Americans with Disabilities Act (ADA) requirements.
- 16. This public Montessori school has a dual responsibility. In planning an age-appropriate Montessori curriculum, they also need to make sure it matches DC Public School's grade-level standards. The CHML school students must take the same standardized tests as students in traditional DCPS schools.
- 17. In alignment with the DC Green Building Act, the sustainability certification goal for this project is LEED for Schools, Gold Certification, at a minimum. The project must also meet the requirements of the Energy Conservation Code and the International Green Construction Code.
- 18. The students will not be occupying the CHML school during the renovation and addition construction projects. Rather, they will be occupying a swing space at another DCPS location during construction.

Project Schedule Overview







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2.2 Typical Montessori Goals

The following items represent goals that are important to the design and programming of Montessori School programs.

Background Information

- 1. Dr. Maria Montessori, creator of the Montessori pedagogy and educational teaching philosophy, envisioned a radically different approach to education, grounded in research-oriented, insightful observations of how children learn and develop. Montessori opened the first Montessori school in 1907, with the name Casa dei Bambini, or "Children's House", enrolling 50 or 60 children, ages of two or three and six or seven. The children showed more interest in practical activities, self-discipline, concentration, and an intrinsic internal motivation to learn when the following practices were utilized, which are still encouraged in today's Montessori methods, including:
 - a. Providing students time for deep attention and concentration, multiple repetitions of activity, and freechoice of activity.
 - b. Learning through activities that involve exploration, manipulations, order, abstraction, and communication.
 - c. Encouragement of younger children to use their senses to explore and manipulate materials in their immediate environment, while older children are encouraged to deal with abstract concepts based on reasoning, imagination, and creativity.
 - d. Child-sized tables and chairs light enough for the children to move, and child-sized materials placed on low, accessible shelves.
 - e. Practical activities such as sweeping and personal care to include a wide variety of exercises for care of the environment and the self, including flower arranging, hand washing, gymnastics, care of pets, and cooking.
 - Plentiful outdoor time and access, encouraging children to come and go as they please in the room's different areas and lessons
- 2. Dr. Maria Montessori and her son Mario founded the Association Montessori Internationale (AMI), which, as the oldest worldwide organization to champion the Montessori method, is recognized as the leading authority on Montessori education. It continues to oversee the supervising and training of teachers, as well as Montessori schools, activities, and societies internationally. CHML operates under a model that meets the AMI's criteria for being a Montessori-accredited school.

Per conversations at and tours of CHML, discussion with CHML teachers & the SIT, tours of Aiden Montessori, research, readings, videos, and discussions with the WMI, we have compiled the following list of typical Montessori Goals:

Montessori Classrooms

1. The following characteristics are important to include in a typical Montessori classroom:



- a. The classroom serves as the students' "community"; harmony, respect, and an interest in the welfare of others is strongly encouraged.
- b. Student-centered learning environments that accommodate choice; the teacher is not the center of attention, rather the "guide" defining parameters or boundaries that the students can function independently within.
- Space for group activity, as well as independent activity; without the typical classroom rows of desks & chairs.
- d. Open space for a wide-range of learning activities and for students to create their own work space.
- e. Space for quiet reading, contemplation, peace, and reflection.
- f. Typically, there is a place within the school that houses appliances and equipment for cooking, laundry, and dishes. Running, drinkable water within each classroom is very important to the curriculum, so that the students can wash and prepare their food, as well as clean up after themselves, among other water-based activities.
- g. Shelving and/or table displays showcasing materials related to Language Arts, Math, and Culture.
- h. For younger students, low sinks, chairs, tables, along with child-sized tools, utensils and supplies, allowing for independence and motor-skill development. Computers and interactive technology are less likely to be found or utilized in the classroom.
- i. For older students, it is more common to have group-tables, computers, interactive technology, science lab, maker-space, and technology labs.
- j. Natural lighting, soft colors, natural materials
- k. Space to house Montessori's unique, hands-on learning materials
- l. A strong visual, hands-on, and accessible connection to the outside world, encouraging stewardship of the environment.
- m. Depending on the school, eating within the classrooms is typically encouraged. However, some schools may opt to have a more centrally located space for eating. This also depends on age and grade level.
- n. It is desired that space in the classroom be preserved for activities described above. Therefore, it is preferred if lockers or cubbies do not interfere with classroom activities.

Educational Experiences

- 1. An essential part of the Montessori program includes mixed-grade learning experiences and collaboration. Opportunities for peer mentoring are encouraged. The classrooms at CHML are organized in the following grade levels:
 - a. Primary Classrooms include PreK-3 through Kindergarten students,
 - b. Lower Elementary Classrooms include 1st through 3rd grade students
 - c. Upper Elementary Classrooms include 4th through 6th grade students, and
 - d. Middle Grade Classrooms include 7th and 8th grade students.
- 2. Beyond the grade-level classrooms, the specialized curriculum taken into consideration for this study include world language, physical education, library, visual arts, and music. Ideally, spaces for these types of specialized curriculum can be clustered together for ease of transition and collaboration.
- 3. Uninterrupted work periods are critical for students to work at their own pace, allowing adequate time for student to select the activity, perform the activity, and clean up the activity. A typical schedule may include some variation of the following:
 - a. Morning Work Cycle (indoor & outdoor)
 - b. Lunch Elementary & Primary alternate play time
 - c. Afternoon Work Cycle (indoor & outdoor)
 - d. Teachers typically plan during free time throughout the course of their week.



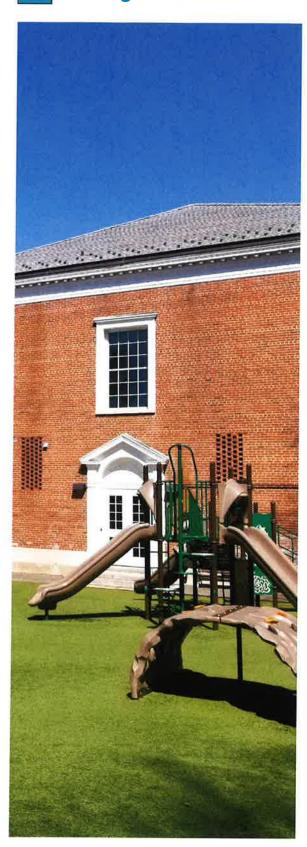
2.3 Educational Specifications

2.3 Educational Spe	PROGRAM REQU			SCHEME	1		SCHEME:	2		SCHEME 3		1	SCHEME	4	NOTES
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Lower Elementary Classroom (1-3) (combined)	8 1125	9000	6	1067	0536	L.	1000			L					l
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Elementary Resource/Small Group Room	3 300	900	2	380	760	2	355	710	3	102	1206	3	382	1146	
Early Childhood Outdoor Storage	1 200	200	1	212	212	1	175	175	1	186	186	1	218	218	
Early Childhood Nap Room	2 500	1000	2	500	1000	2	500	1000	2	500	1000	4	500	2000	
												l.			*Includes a "flex" classroo
Upper Elementary Classroom (4-6) (combined)	7 900	6300	7	900	6300	7	900	6300	7	900	6300	7	900	6300	please cluster classrooms
Elementary Resource/Small Group Room	1. 300	300	0	0	o	0	o	0	0	0	0	0	o .	0	
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Middle School Classroom (7-8) (combined)	6 850	5100	7	900	6300	7	900	6300	6	900	5400	6	900	5400	*Please cluster classroom
Middle School Technology Lab	1 1200	1200	1:	800	800	1	800	800	1	800	800	1	800	800	
Middle School Technology Lab Storage	1 100	100	1	100	100	1	100	100	1	100	100	1	100	100	
Middle School Resource/Small Group Room	1 300	300	1	450	450	1	450	450	1	450	450	0	0	n	
Middle School Commons Activity Area	1 600	600	1	830	830	1	830	830		830	830		830	830	
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cience Classroom/Lab Storage	1 120	120		100	100		100	100						_	cooking demos in this spar
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	2 150	300	2	194	388	1	150	150			406	2	144	288	
eacher Collaboration Room	2 300	600	2	300	600	2	258	516	1	299	299	1	206	206	
Textbook/Cart Storage	3 200	600	3	280	840	2	170	340	2	324	648	2	270	540	
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															*Consider placement next
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age	1 850	850	1	789	789	1	921	821	1	850	850	ı	850	850	
hair/Table Storage	1 225	225			269			201			225			232	
E Office	1 150	150		163	163			156			150		150	150	
Storage	300	300	77	317	317							-			
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cycle Storage	1 150	150		162	162			140	1	150	150		150	150	
utdoor Storage	1 200	200	1	169	169	1	156	156	1	200	200	1	218	218	
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aygrounds	2 0	0													sections, Size TBD
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chen/Food Preparation	1 650	650			649			551			344	-		650	
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Waiting Area		1 150 150	1	150	150	1	150	150	1	150	150	1	150	150	
Treatment Area		1 150 150	1	503	503	1	503	503	1	503	503	1	503	503	
Cots		1 100 100	1	100	100	1	100	100	1	100	100	1	100	100	
Office		1 100 100	1	100	100	1	100	100	1	100	100	1	100	100	
Storage		1 25 25	1	25	25	1	25	25	i	25	25	1	25	25	
Toilet		1 5050	1	50	50	1	50	50		50	50		50	50	
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Reading/Learning/Circulation Room	1	1 2500 2500	1	\$900	2900	1	2900	2900	1	2900	2900	1	2900	2900	
Makerspace	1	500 500	1	1025	1025	1	1025	1025	1.	1025	1025	1	1025	1025	
Small Group/Conference Room	1	250 250	1	250	250	1	250	250	1	250	250	1	250	250	
Combined Office/Workroom/Device Charging	1	300 300	1	360	360	1	360	360	1	360	360	1	360	360	
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Music Room Storage	1		p.	500	500	1	500	500	1.	500	500	1	500	500	
ractice Room	1	100100	1	100	100	1	100	100	1	100	100	1	100	100	
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UBTOTAL:		1460			1660			1464			1459			1531	
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ecurity Area	1			75	-		-	-			491	1	489	489	
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3.1 Construction & Renovation History:

The following represents a timeline of the history of construction and renovations for the Logan School Building from the DGS existing drawing archives:

- 1934 1935 Original School Building Construction (currently the East Wing)
- 1946-1949 Center and West Wing Additions Constructed
- 1951 Grounds Improvements
- 1955 Demountable Classroom Building Constructed
- 1966 Electrical & Landscape Improvements
- 1967 Classroom Conversions
- 1967 Roof Repairs
- 1970 Demountable Classroom Renovations
- 1974 Security Improvements
- 1977 Classroom to Library Conversion
- 1978 Boiler Replacement
- 1990 Electrical Modernization
- 1997 Grounds Improvements
- 2015 & 2017 Modernizations

General summary of scope of work completed in the recent **2017 Modernization:**

- Window & window covering replacement
- Ceilings, lighting, & lighting controls replacement
- Partial finishes replacement, including partial flooring & wall base replacement and new paint
- Mechanical Systems replacement
 - The mechanical system installed in the recent modernization includes new HVAC system with DOAS energy recovery for ventilation with VRF system for thermal comfort.
- Fire protection system replacement
 - The fire protection system installed includes wet pipe sprinkler system and new fire alarm; Installation of a new 6" fire service lateral and new 4" domestic water line connecting to the existing DC Water utility in public space.
- New Building Controls
 - The new Building Automation System (BAS) was installed to integrate the new HVAC systems (VRF & DOAS), sprinkler, fire alarm system, and lighting controls.

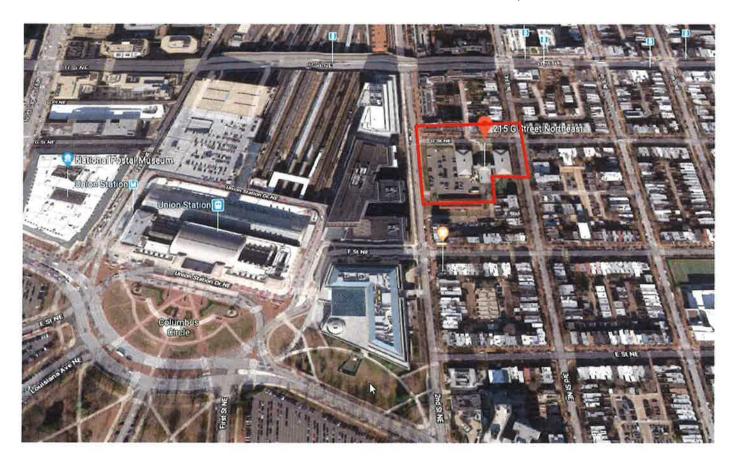


3.2 Site Analysis

Property & Zoning:

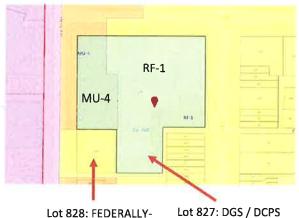
Capitol Hill Montessori at Logan (CHML) formally known as "Logan School" is located on 215 G St, in the NE quadrant of Washington DC, 20002. The site is bounded by 3rd St, NE to the East, 2nd St, NE to the West, and residential lots to the south and east. Union Station and the US Securities & Exchange Commission are prominent site influences west of the property. Mixed-use housing and commercial high-rise development borders the north side of the property.

The site is currently a tax lot (lot 0827; square 0753), and will need to be converted into a record lot through the subdivision process. CHML is owned by the District of Columbia, and the site is zoned mostly as RF-1 zone, and partially in MU-4 zone. Adjacent lot 0828 is federally-owned land (located on southwest corner of site) and the remaining lots (located on the southeast corner of site) are residential lots. It is recommended that the zones be combined into RF-1 when applying for the building permit, due to the fact that the RF-1 zone would allow the school to be exempt from the Green Area Ratio requirement and Lot Occupancy requirement, and would also allow for buildings 60'-0" in height. The existing school facility is a 2-story structure with a basement. Along with the main school building, there is a modular classroom building, referred to as "the annex" that lies halfway between lots 827, and 828. Public record information indicates the site is not within the FEMA flood zone, and is located in a historic district.









OWNED LOT

Lot 828: FEDERALLY-

OWNED LOT

Zoning Summary

1. Existing Building Size:

Lower Level: 6,904 sf 1st Floor: 21,984 sf 2nd Floor: 21,846 sf Total: 50,734 sf

2. New Addition Total Size (approximate range):

46,000sf - 54,000sf

3. Lots:

Lot 827 - size 90,130 sf, owned by District of Columbia - site is currently a tax lot (square 0753), and will need to be converted into a record lot through the subdivision process.

Lot 828 - size 11,433 sf, federally-owned

4. Zoning:

Zone 1: Primary RF-1 (recommended that the lot be fully converted to RF-1)

Allowances:

Front Setback – none, align with nearby buildings Side Setback - if side yard is provided, 5' Rear Setback - 20' Lot Coverage - 40%, 60% for public schools Height - 35' / 3 stories, 60' for public schools Green Area Ratio - N/A

Zone 2: Secondary MU-4

Allowances:

Front Setback - none, align with nearby buildings Side Setback – If side yard is provided, 5' min., 2" wide / foot of building height Lot Coverage - 60%, No limit for public schools Height - 50' + penthouse Green Area Ratio - 0.3

5. Parking requirements:

.25 per 1000SF, no additional parking required if addition under 25% of gross area or under 50% gross area for a historic building

Current: 84 parking spots

Existing Required: 13 parking spots New Required: 24 - 26 parking spots

6. Curb Cuts

New curb cuts:

Must be placed at a minimum of 60'-0" from the street intersection. DDOT will need to review & approve any new curb cuts; must go through DDOT Public Space Committee for review & approval.





7. Existing Public Alleys

- Existing public alley borders south side and east side of the site, not marked as one-way, ranges from 10'-4" – 14'-5" in width.
 One expanse of alley near existing parking is 16'-6" wide.
- Currently used for general access, emergency access, commercial & residential parking access, and waste pick up.
- Alley can be widened, but would have to go through a transfer
 of ownership process with DDOT; DCPS would need to forfeit
 the section of property that the alley would be extended on.
 DDOT would also need to approve receiving access from the
 alley for school use.

8. Additional Lot Information

The civil engineering team has performed a title search to obtain information to help determine exact limitations that may need to be observed in any future development of the property, including on the federally-owned piece of property. They are also having discussions with the DC Surveyor's office about the property information and obtaining current record documents available for both property lots associated with the CHML campus. Those documents can be found in the Appendix section of this report.

9. Federally Owned Property

The land records do not indicate any building restriction. Research on the federally owned property (Lot 828) did not indicate any building restrictions. DCRA zoning requirements would become applicable for any land improvement that is proposed to take place on Tax Lot 828. DCRA requires any tax lot to go through the subdivision process to create a record lot before any building permit is to be issued.

Topography, Hydrology & Soils:

The site topography is relatively flat with proposed elevations ranging from 34' to 37' above sea level. According to the National Web Soil Survey (WSS) database the near surface soils in the Washington, DC area typically consist of man-placed fill soils or natural soils which have been placed by previous construction. These materials generally consist of over consolidated sand and clay materials, which typically don't produce good infiltratable soils. Existing drainage is currently draining towards the existing parking lot where runoff is collected by a series of inlets and discharges out through the 12" storm line servicing the site. Per GIS records the site is over 85% impervious, and there are currently no best management practices (BMP) on site to help with runoff water retention.

Site Utilities:

The building is served by a 4" domestic water line (meter located outside), and a 6" fire line feeding from the 6" water main on G ST, NE. The entire site is located in a combined storm sewer system (CSS). An 8" sewer converges with a 12" storm sewer to service the building, eventually discharges out to a 30" combined storm sewer, located in the sidewalk adjacent to 2nd Street, NE. GIS records indicate there is



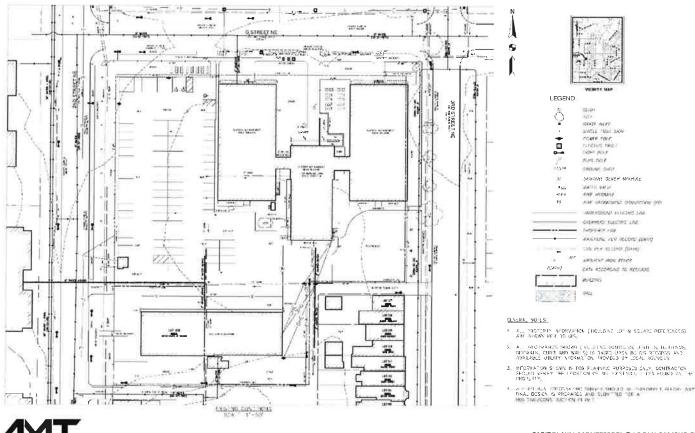
currently a 15,000-gallon underground storage tank to the southwest corner of the school. This tank is no longer in use and can be removed.

Site Features, Parking, & Circulation:

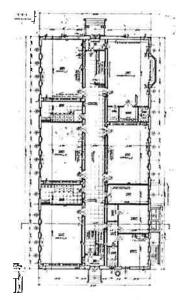
Site features include a large asphalt parking lot with approx. 84 parking spaces. Site features also include a modular classroom ("the annex" - approx. 8,000 SF) for additional program requirements of the middle school, a synthetic playground with playground equipment, garden areas, and a front entry plaza. The entire site is enclosed and fenced by an 8' high wrought iron fence, with vehicular access from 2nd Street, NE. CHML has one ADA access point from the main front entry plaza with a ramp into the existing school structure. Trash and loading is serviced behind the west wing of the existing structure.

Summary:

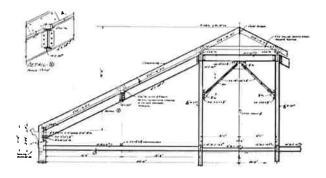
In summary all information gathered above is based off public record, and GIS information, and is for feasibility and planning purposes only. Currently the school amenities occupy two tax lots, one being owned by the United States of America and the other being owned by DCPS. Any anticipated building or construction permit will require the tax lot being used to be converted to a record lot through the subdivision process. A field run topographic survey should be performed before any final design is prepared and submitted for a building/ construction permit. See GIS base map for details on all information outlined above.







First Floor Plan of Original 1934 Building

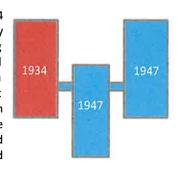


Section through roof of Original Building

3.3 Structural Analysis

1. 1934 Original Building

The original building was built in 1934 and is a rectangular shaped, two-story building with a center corridor (along long axis) and exterior brick faced masonry exterior walls. There is a partial basement level at the northeast corner of the building. The main building structural frame is a concrete framing system for the first floor and basement levels. The second floor and roof has a steel framing system.



FOUNDATIONS

The foundations are spread footings. The columns of the center corridor have combine spread footings. Walls have continuous spread footings.

BASEMENT

The basement has a 5" slab on grade. And is accessed by concrete stairs from the first floor.

FIRST FLOOR

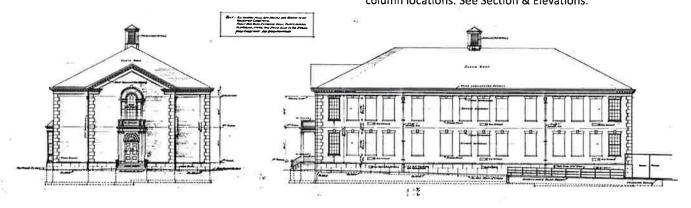
The first floor is built over a crawl space. The slab framing is a one-way concrete joist framing system spanning from the exterior walls to a row of girders located along the corridor walls in the short axis of the building. The interior girders frame into concrete columns.

SECOND FLOOR

The floor framing of the second floor is a similar one-way concrete joist system used on the first floor. However, the joists frame into and bear on the exterior masonry walls and are supported by steel girders along the corridor walls. The columns supporting these girders are wide flange steel columns that extend down to the first floor.

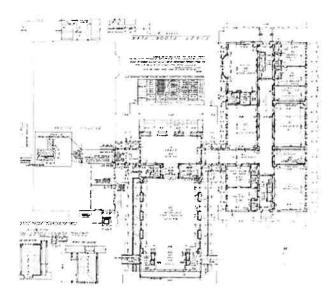
ROOF LEVEL

The roof is a pitched roof. The roof is framed by wood joists at 16" spanning to steel girders along the long axis. The girders are supported by steel frames located at the main building column locations. See Section & Elevations.



Exterior Elevations of Original Building





First Floor Plan of 1947 Addition (central and east wings)

2. 1947 Addition

An addition was added to the east of the original 1934 structure. The addition added a single-story center space with a basement which had the main entry lobby and an assembly space with stage and a two-story wing similar to the original school building. The addition also added an east wing, consisting of a two-story building, that did not have a basement.

FOUNDATIONS

 The foundations are spread footings located below the column locations.

BASEMENT LEVEL (Below Central Addition)

• The basement level is a 5" slab-on-grade throughout.

FIRST FLOOR

 The first floor at the center building is a concrete framed floor system that uses one-way concrete joists and solid one-way slabs spanning to concrete girders. The stage framing uses the same type of framing.

SECOND FLOOR

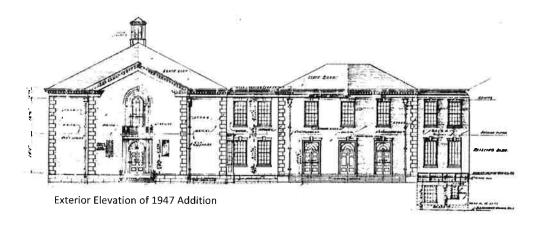
The second floor at the east side portion of the addition is also
a one-way concrete joist framing to concrete girders. The
columns below this level are in their majority square concrete
columns. All columns above the second floor are wide flange
steel members. The second floor extends over the main entry
space and is built of the same system as the rest of the floor.
There is no floor framing at this level in the auditorium area
because it is a high ceiling space.

LOW ROOF OVER AUDITORIUM

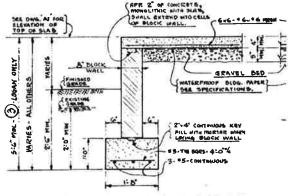
 The roof over the auditorium allows for the wide column free space below. The framing has long-span concrete girders at evenly spaced bays along the long axis of the auditorium.
 Spanning between these girders are one-way concrete joists.

ROOF FRAMING SYSTEM

 There is a pitched roof framed with steel frames and submembers equally spaced. The roof slabs are precast slab (2" thick) spanning across the sub-members.







TYPICAL DETAIL OF FLOOR SLAB AND EXTERIOR FOUNDATION WALL & FOOTING



Demountable Classroom Building

3. Demountable Classroom Buildings

The demountable classroom building is located on the south side of the rear yard of the school and was installed in 1955. The building is essentially a slab-on-grade ground floor, wood bearing walls and prefabricated wood trusses for the roof framing.

FOUNDATIONS

The foundations are continuous spread footings.

GROUND FLOOR

• The ground floor is a 4" thick slab-on-grade on 4"

WALLS

 The exterior walls are wood stud walls supported on the exterior masonry foundation walls. See the attached detail.

4. Conditions of Existing Facilities

The buildings of this campus are in excellent condition. The structures show no significant signs of structural deficiencies. No major signs of defects were observed in the finishes (interior or exterior) of the buildings. Foundation settlements were not visually evident in any of the structures.

5. Codes and Standards

CODES

The applicable codes are the following:

- IBC 2015
- Title 12 DCMR, DC Construction Codes Supplement (2013)
- 20013 District of Columbia Code

STANDARDS

- The applicable standards are the following:
- ACI 318 14
- AISC Manual of Steel Construction, 15th Edition
- ASCE 7-10
- 2015 Code Conforming Wood Design Code

DESIGN LOADS

The following design loads should be applied for the structural design of the new proposed renovation or/and for the proposed addition.

Design Live Loads

•	Typical Joist Framed Roof	25 PSF
•	Typical Composite Floor system	75 PSF

Live loads

•	Lobbies	100 PSF
•	Assembly Areas	100 PSF
•	Classrooms	40 PSF
•	Storage Rooms	150 PSF
•	Offices	80 PSF
•	Exercise Rooms	100 PSF
•	M/E Rooms	125 PSF
	Gymnacium	100 DCE

• Mechanical Equipment (Load based on Mechanical Design)

Kitchen Area
 Stage
 Stairs
 100 PSF
 100 PSF
 100 PSF



•	Occupancy Category	IV
•	Roof Live Load	20 PSF

Roof Snow Load

Ground Snow Load (Pg)	30 PSF
Flat-Roof Snow Load (Pf)	25 PSF
Exposure Factor (Ce)	1.0
Thermal Factor (Ct)	1.0
Importance Factor	1.2
	Flat-Roof Snow Load (Pf) Exposure Factor (Ce) Thermal Factor (Ct)

Wind Design Data

•	Basic Wind Speed	120 MPH
•	Importance Factor	1.15
•	Wind Exposure	Exposure B

Earthquake Design Data

•	Site Class	As required by the soil
•	Seismic Design Category	C or as required by the soil
•	0.2 sec Response Acceleration	16 %g
•	1.0 sec Response Acceleration	5.1 %g
•	Seismic-force-resisting-system	Steel Braced frames or Steel
	Moment Frames.	
•	Frost Depth	24"

Material Specifications

The following are the ATM standards and design stresses and ratings for the materials that will be used as part of the new addition and the renovation portion of the project:

CEMENT

•	Blended Hydraulic Cement	ASTM C150, Type I and II
•	Aggregates	
•	ASTM C33 (normal weight)	
•	ASTM C330 (Lightweiht)	
•	Admixtures	
•	Air-entraining	ASTM C260
•	Chemical Admixtures	ASTM C494
CONCRE	TE	
•	Footings	3000 PSI 145 PCF
•	Piers	3000 PSI 145 PCF
•	Slabs-on-grade	4000 PSI 145 PCF
•	Elevated Slabs	4000 PSI 145 PCF
•	Walls	4000 PSI 145 PCF
•	Concrete Columns	4000 PSI 145 PCF
REINFO	RCEMENT	
•	Deformed Reinforcing Bars	ASTM A615
•	Welded wire Fabric	ASTM A 185
STEEL		
•	Wide Flange Shapes	ASTM A992
•	Other Shapes	ASTM A36 or ASTM A552
•	Plates	A36
•	Structural Tubing	ASTM A500, Grade B
	High strength Bolts	ASTM A325 ~ N
•	Anchor Bolts	ASTM F1885
•	Headed Shear Studs	ASTM A 108
•	Galvanized steel deck	ASTM A653 or ASTM A525 G-
	60	
•	Galvanized Roof Deck	ASTM A653 or ASTAM A525,



G-90









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3.4 Architectural Analysis

Overview

The project scope calls for the feasibility study of the existing Capitol Hill Montessori School for the renovation of the existing building and possible future building addition that will meet new and existing program requirements. As part of the Capitol Hill Montessori School Feasibility Study, Waldon Studio Architects (WSA) has performed a study of the existing building condition. The existing facility is a 50,734 sf building, constructed in 1934 (east wing) with an addition in 1947 (center & west wings). WSA did not perform any in depth studies of floor or wall structure or above ceiling conditions. The following are our observations and recommendations based on four site visits.

Historical Context

The Capitol Hill Montessori School at Logan campus is located within the Capitol Hill Historic District and the existing exterior façade of the Logan school building has historical significance. Read more about the building's history and suggested approach in section 4.7 of this report.

Building Exterior Envelope

Walls: The exterior walls consist of load-bearing CMU with brick cladding on the exterior. There is a row stone base and quoining detail on the corners. The entrances have painted, carved wood ornamental columns, trim, and detailing, along with stone insets. Some areas around the brick are showing efflorescence, but overall in good condition.

Windows: Existing windows are metal framed. The exterior sills are precast concrete with wood or marble interior sills. Some of the windows have a stone keyblock and brick header detail. Bay windows jut into the front, north courtyard. All the windows were replaced during the 2015/2017 modernizations and are still in excellent condition.

Roof: The main existing roofs are gabled with slate finish, snow guards, painted wood dental cornices, and metal flashing and coping. Small roofs over the bay windows in the front courtyard, and over the cupolas on the roof are finished with copper roofing and copper flashing. The roof drains via metal gutters and downspouts that run along the exterior of the building and down into the existing storm lines. There is roof access in the center section of the building via a ladder and access panel behind the stage in the existing multi-purpose room. There is a new rooftop enclosure built on the roof around the mechanical units over multi-purpose room, that were installed in the recent modernization.















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Interior Finishes & Materials

Walls: Existing walls throughout the school consist of concrete block or stud with gypsum wall board. The interior corridor walls are not load-bearing. The interior of the existing building was recently renovated during the 2015/2017 modernization. Some of the corridor walls have glazed tile wainscoting, which was not replaced during the recent modernization, and are showing some cracking and chipping.

Floors: Existing flooring in the school consist of tile (at entrances), terrazzo (in corridors & some existing stairs), wood (at stage), rubber (at the stair treads that were recently renovated), and VCT (rooms that were renovated in modernization). Many of the older terrazzo, tile and wood floors have patches and the stage floor appears to be lifting from the substrate. The areas with new flooring that was installed during the 2015/2017 modernization appear to be in good condition.

Doors: Existing doors throughout the school consist of hollow metal and solid core wood doors with metal frames. Both hollow metal and solid core wood doors appear to be in good condition, with minor scuffs or paint removal. Some of the doors were replaced during the 2015/2017 modernizations. However, many of the doors still need to be replaced and retrofitted with new hardware. Many of the classroom doors are recessed in the corridor and do not have proper ADA approach clearances.





Ceilings: Existing ceilings are a mix of 2' x 4' and 2' x 2' ACT grid, 2' x 2' wood plank tile system, and gypsum wall board ceilings. The ceilings were replaced as part of the 2015/2017 modernization and appear to be in excellent condition.













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ADA & Life Safety

ADA Restrooms: Most of the existing restrooms do not include ADA accessible water closet stalls or urinals, a few single restrooms do not accommodate the 5'-0" ADA turning radius. Several existing toilet rooms have children's sized fixtures. Finishes include terrazzo or tile floors, with tile wainscot on the walls. Some of the toilet rooms have outdated fixtures, while others are in good condition. Toilet rooms windows have a frosted translucent surfacing applied to them.

ADA Accessibility: Most of the classroom doors do not have proper ADA approach clearances. There is currently no elevator in the building. The current stage does not have ramp access, and is only accessed by stairs. With the exception of the main entrance, all entrances all have steps down to grade, which do not accommodate ADA access to the outdoor play spaces.

Life Safety: The existing stair railings are not connected in stairwells at landings and do not extend 1'-0" beyond the bottom tread of each flight of stairs. In some cases, the railings are lower than the code-required heights.





Casework / Millwork / Furnishings

Casework: Existing casework is a mix of wood (classrooms) and plastic laminate (administrative areas & classrooms). Most have plastic laminate countertops, however there are a few with granite countertops. With the exception of certain classrooms, there is no storage under classroom sinks and plastic laminate counter tops. Casework generally appears to be in good condition, except for a few classrooms and administrative areas. There are both corridor lockers and cubbies within the classrooms to store student belongings.

Millwork: Existing millwork in various locations through the school appears to be in good condition.

Furnishings: Existing furnishings appear to be in good condition. Each classroom includes desks / tables, chairs, shelving and cubbies. Some furnishings were broken during previous school relocation for modernization.











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Safety & Security

Entry Sequence: There is an 8' tall fence around the perimeter of the site at the parking and outdoor play areas, along with site lighting and security cameras on the exterior of the building. Visitors, once parked, walk through an opening in the fence to the sidewalk toward the main entrance, creating a security breach. Once they reach the main entrance, there is a callbox and camera. A security guard buzzes the visitor in, and then has them sign in at the security desk. From there, they are directed to walk down the school corridors (passing classrooms) and check in for a second time at the main office. This poses a security risk, as visitors have access to the entire school once they sign in at the security desk, before they make it to the main office.

The main building and temporary classroom "annex" building are not physically connected. The main entry to the temporary classrooms is located directly adjacent to the parking lot gate that remains open throughout the day. Visitors must first check in at the main entrance of the main building, then walk or are escorted to the annex, where they sign in again. However, many visitors bypass the main building and go straight to the annex. Therefore, it can be difficult to keep track of all visitors coming and going throughout the day, and of their destinations once they are on campus. There is currently key card access for staff at the main entry door and some of the auxiliary exit doors.









3.5 Building Systems Analysis

Mechanical

The existing building mechanical system is composed of various systems that serve different parts of the building. The following is a summary of those systems:

<u>Classrooms, Corridors, Lobbies, Administration and other Common</u> <u>Areas</u>

The mechanical systems for the classrooms, corridors, lobbies, administration spaces and other common areas are primarily composed of a variable refrigerant volume (VRV) fan coil unit system and a dedicated outside air rooftop unit. Individual fan coil units provide the heating and cooling to the various zones. Ventilation for these areas is provided through the dedicated outside air rooftop unit. All outdoor equipment associated with these systems are located on the roof in a sound insulated enclosure.

The variable refrigerant volume (VRV) system manufacturer is Daikin. The majority of the indoor units are ducted and concealed within the ceiling space of the building. There is one ductless ceiling cassette unit and two wall mounted ductless units in the building. The indoor units range from 0.6 to 6.0 tons of cooling and heating capacity. These units do not provide the ventilation for the spaces and only provide the cooling and heating requirements. The fan coil units have been properly zoned throughout the building to provide the proper thermostatic control for occupant comfort. The indoor units are served by 4 outdoor VRV heat recovery units totaling 128 tons of capacity. Each outdoor unit is assigned to serve multiple indoor units grouped by floor and by the west and east wings of the building. Each indoor unit is controlled by a thermostat that dictates the cooling and heating setpoints for the space served.

The ventilation for these areas is provided through a dedicated outside air rooftop unit by AAON. The capacity of this rooftop unit is 58 tons. The air is distributed to each zone served by the VRV system so that the code required outside air is provided to the zones. The air provided from the rooftop unit is set at 70 degrees F. Therefore, this unit does not provide any heating or cooling for the spaces and only provides ventilation. The air to each zone is controlled by variable air volume (VAV) units. The VAV boxes modulate from a minimum to a maximum airflow set point based on carbon dioxide (CO2) sensors that are located in each zone. As the VAV boxes modulate to meet the desired CO2 levels, the rooftop unit modulates accordingly to meet the airflow demands.

1st Floor Multi-Purpose Room

The multi-purpose room on the 1st floor is served by a dedicated rooftop unit. The rooftop unit is 23 tons and is manufactured by AAON. The rooftop unit, as with the VRV systems described above, is located on the roof in a sound insulated enclosure.











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Basement Cafeteria

The cafeteria in the basement is served by a dedicated rooftop unit. The rooftop unit is 18 tons and is manufactured by AAON. The kitchen area of the basement is served by a ductless ceiling cassette from the VRV system as described above. The kitchen has a 96"x84" island type commercial kitchen exhaust hood and a makeup air unit. The rooftop unit, as with the VRV systems described above, is located on the roof in a sound insulated enclosure.

Miscellaneous Areas

The basement area includes an emergency natural gas fired generator. The room is provided with a combustion air intake duct and an exhaust duct that serve the generator requirements. The exhaust duct is routed from the generator to an existing tunnel that leads to an existing chimney. The chimney is not being used for the exhaust air. The chimney has been sealed and a steel grate has been provided on the existing tunnel slab.

The electrical room in the basement is served by a split system ductless wall mounted unit. The system is 2 tons and the manufacturer is Mitsubishi.

Combustion air has been provided for the domestic water heaters located in the basement. Motorized louvers interlocked with the water heaters have been provided.

The IT closet in the first floor is served by a split system ductless wall mounted unit. The system is 2 tons and the manufacturer is Mitsubishi.

The girl's and boy's restrooms on the first and second floors of the east and west wings are served by common exhaust fans. One exhaust fan has been provided for each wing. Electric ceiling heaters have been provided in the girl's and boy's restrooms. Other restrooms throughout the building have been provided with a dedicated exhaust fan and electric ceiling heater.

An existing underground fuel oil tank which is approximately 6 feet in diameter and 24 feet long and associated fuel oil piping have been abandoned in place. The tank served a removed generator. The new generator has been changed to a gas fired type and does not require the fuel oil tank. The location of the fuel tank is outside of the boiler room near the existing chimney.

The top two pictures to the left show the existing rooftop HVAC equipment. The new equipment for the new addition shall be similar to this equipment.

The bottom two pictures on the left show the existing roof enclosure that conceals the mechanical rooftop equipment. A similar enclosure would be proposed for the new addition.













The top two pictures on the left show the HVAC controls in a typical classroom and a typical ceiling installation. The HVAC design for the new addition shall closely match the same controls and ceiling layout.

Electrical

The existing building is fed by a 1,600 Amp, 277/480 Volt, 3-phase, 4-wire switchboard, located in the building's main electric room on the basement floor. The switchboard is fed by a PEPCO electric transformer located outside the building. The switchboard feeds all the panels feeding the building. These panels feed lighting, power, plumbing and HVAC loads throughout the building.

The switchboard comprises of the following sections — utility pull section, current transformer (C/T) compartment, emergency tap section (for life safety power), main circuit breaker section, and distribution section. The switchboard, via it's distribution section, feeds the normal power service of a 100 Amp automatic transfer switch (ATS #2). It also feeds six (6) 277/480 Volt panelboards throughout the building. One of these panels is on the basement level (400 Amps), two are on the first floor (400 Amps each) and three are on the second floor (two at 400Amps and one at 600 Amps). Each of these panels feeds a series of branch circuit panelboards, both 277/480 Volts and 120/208 Volts (via step down transformers) that provide power to all branch circuits throughout the building. The third picture on the left shows the existing switchboard.

All the branch circuit panelboards and transformers on each floor are in electrical closets, except for a few panelboards located in other rooms. The rooms where panelboards are located, other than in the electrical closets on each floor, are classrooms 210, 211, 213, teacher's lounge 214, and library 212. Also, panelboard 'M3' which feeds the condensing units on the roof is located on the roof, in close proximity to the condensing units it feeds. The building's main electrical room also has a 4" x 0.25" x 48" copper ground bar, providing grounding to electrical room equipment and telecom grounding riser.

The electrical power distribution equipment throughout the building seem to be fully functional and in good shape. All equipment seemed recently installed and very far from reaching its manufacturer recommended life cycle.

Emergency Systems

The building's emergency power is provided by a 60kW, 277/480 Volt natural gas generator. The generator has two (2) output circuit breakers, one at 60 Amps feeding emergency line of a 100 Amp automatic transfer switch (ATS #1 for life safety power), and one at 70 Amps feeding emergency line of a 100 Amp automatic transfer switch (ATS #2 for standby power to optional emergency loads). The pictures on the bottom left show the existing generator. This normal power feed to ATS #1 is from the emergency tap section of the main switchboard via a 60 Amp disconnect, while the normal power feed to ATS #2 is from a 70 Amp circuit breaker in the distribution section of the main switchboard.







Fire Alarm

The building is equipped with an addressable fire alarm system. This comprises of a main fire alarm control panel, an annunciator panel (in main entry lobby), fire alarm terminal cabinets, strobe lights, and smoke detectors. Corridors, classrooms, and common areas are equipped with visual and audio/visual combo fire alarm notification devices, while utility spaces are protected by provision of smoke detectors. All building exit points are also equipped with manual fire alarm pull station boxes. The pictures on the top left show the existing fire alarm control panel and connections. Per our on-site observations, the layout of the fire alarm devices provides sufficient notification coverage, with sufficient fire alarm initiating devices throughout the building. The fire alarm equipment and devices throughout the building appear to be in very good shape.

Lighting

The existing building is currently illuminated by both normal and emergency lighting throughout. All lights observed in the building, including those illuminating utility rooms, corridors, classrooms, offices, restrooms, halls, were all LED type lighting fixtures.

All spaces in the building, as observed, are controlled by occupancy and vacancy sensors, in addition to manual override dimmers and switches, providing automatic shut off for lighting fixtures throughout the building.

The emergency lighting in the building comprises of exit signs and lighting fixtures, both fed from the building's existing emergency backup electrical service from the existing generator. The building's exit signs are well placed and provide sufficient egress direction coverage, and we see no issues there. The exit lights throughout the building appear in very good shape.

Plumbing

The domestic water service to the building is 4 inches and enters at the west wing of the building. An 8-inch sanitary serves the existing. A 12 inch storm line exits the east wing of the building to the street connection.

The plumbing system for the building is served by two gas fired water heaters. Each water heater is a State Model SBD100199NES 118, 100-gallon capacity, 199 MBH gas input.

An emergency eye wash station with a tempering mixing valve is located in the basement boiler room.

The natural gas service to the building is by Washington Gas. The size of the gas piping at the outlet of the gas meter is 6 inches. A packaged % horsepower gas booster pump has been provided in the basement boiler room near the incoming gas service. The gas is provided to the emergency generator, domestic water heaters, mechanical rooftop units and the kitchen equipment.









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Fire Protection

The sprinkler system for the building is a 6-inch service. A fire pump has not been provided for the building. A double check detector assembly, ASSE 1048 certified, is located in the fire pump room (labeled as fire pump room although a fire pump has not been provided). The model of the double check detector assembly is Apollo Valves Model DCDA2LF4A.

A 6-inch fire standpipe system with a 2-1/2-inch fire hose valve connection and 2-inch drain riser is provided in Stair S03. Three wet zones (basement, 1^{st} floor and 2^{nd} floor) are served from the 6-inch standpipe. A 6-inch x 2-1/2-inch (3) way fire department connection is located at the front of the building.

The top picture is showing the fire sprinkler main incoming line to the building and the associated backflow preventer. The second picture shows the existing domestic water heaters.

On the left below, the existing gas booster pump is shown. To the right, the existing plumbing fixtures for a typical classroom.

In the pictures below, typical classroom sinks, restroom lavatories, and existing kitchen are shown.







Low Voltage (AV / Telecom and Security)

The building's main telecom service is located in the IT room located on the first level of the building. Two (2) stacked switches (Cisco 3850), each with 48x4 ports (10GB each), feed a distribution module patch panel (Cat 6, UTP, 2U, 48 port) also located in the IT room. The stacked switches and patch panels distribute AV/tele/data signals to the wall data ports located throughout the building. The stacked switches in the IT room enable provision of same service for both wired and wireless networks in the building. The building's telecom service is grounded to the main telecom grounding bar for the building via green insulated copper grounding conductor.

Each tele/data/AV port located throughout the building is fed from the switches and patch panels by a Cat 6 copper cable. Each single port outlet is fed by 1-4 pair, Cat 6, UTP cable run from either the main switch or from one of the patch panels in the IT room. Each multiple port outlet is fed by multiple-4 pair, Cat 6, UTP cable run from either the main switch or from one of the patch panels in the IT room. For example, each 4-port outlet is fed by 4-4 pair, Cat 6, UTP cable run from either the main switch or from one of the patch panels in the IT room.

In addition to the wall data outlets throughout the building, the patch panels also feed the camera locations throughout the building and access points wireless trans/receiver devices located in all classrooms and some common areas.

The cameras throughout the building all report back to the main security hub, located in the IT room, via CCTV sensormatic composite cabling. While the access point wireless transmitter/receiver modules are connected back to the patch panels in the IT room via Cat 6 cabling. The access points provide and amplify wireless data and improve RF efficiency throughout the building. The access points in the building are multiple user, multiple input, multiple outlet types. This ensures ability for the building's wireless communication system to handle multiple users at the same time. This is a necessity for a school environment.

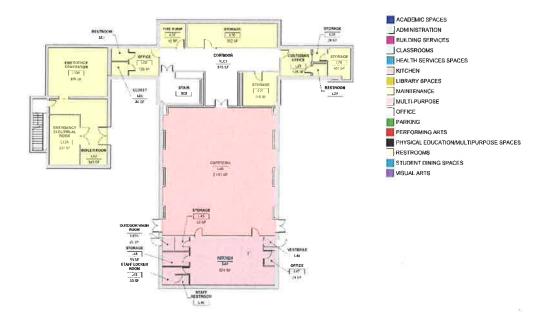
There is also an empty 3" conduit routed from the IT room to the roof for future PV panels.

The fire alarm control panel for the building transmits its distress signal via a connection to a Digital Alarm Communicator Transmitter (DACT), which is connected to the building's main telephone board in the main IT room.



3.6 Existing Floor Plans

Existing Basement Floor Plan







3.6 Existing Floor Plans (continued)

Existing Second Floor Plan





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4.1 Design Options Overview

This feasibility study includes renovation of the existing building, and explores four design options for how to add on to the existing building. The concepts in this section include consideration of the following:

- The new addition square footage is similar in size to the existing building square footage; The existing school is approximately 50,734 square feet. The new addition in this feasibility study, depending on the concept option, ranges from roughly 46,000 – 54,000 square feet.
- All the options include similar renovation scope of work for the existing building. Those items are listed in section 4.2 of this report.
- 3. Setbacks, property lines, and federally-owned land are all factors in how the perimeter of the new addition buildable area was determined. Those are reflected in site plan and concept plans with dashed lines.
- Design & construction sensitivity to adding on to the existing historical façade was taken into consideration.
- In the options, it was a preference to not create new curb cuts, or, at a minimum, utilize existing curb cuts for vehicular access on to the site
- 6. Approximately 24-26 parking spaces required per zoning.
- Accommodates bike, walking, public transportation, and vehicular access to the site.
- Safety and security around the perimeter of the sight, and safe flow between parking / arrival / departure to and from the school; also to and from school and all other outdoor spaces.
- 9. Separate receiving and dumpster area from the parking area
- 10. It is preferred that the youngest students are located on the lower levels. Note: In the existing building, the bottom of the windows are up higher than the eye level of many of the younger students, making it more difficult for them to see outside. Building classrooms can be clustered by grade-levels. The classrooms at CHML are organized in the following grade levels:
 - a. Primary classrooms include PreK-3 through Kindergarten students,
 - Lower Elementary classrooms include 1st through 3rd grade students
 - c. Upper Elementary classrooms include 4th through 6th grade students, and
 - d. Middle grade classrooms include 7th and 8th grade students.
- 11. Middle Grade space needs to be developed with middle school-aged students in mind, with independently-zoned space that honors and supports middle school-aged students and their interests, needs, and learning goals.
- 12. Must accommodate the DCPS Education Specifications and the Montessori education model, as well as the demands of a modern educational system through appropriate technology and STEM-based learning.



- 13. Commons spaces located in each classroom wing for flexible learning zones. These spaces can potentially house appliances and equipment for cooking, laundry, and dishes.
- 14. Spaces for break-out activities outside the classrooms, along the corridors can be provided in a variety of different solutions, along with providing a sense of open-ness and visibility between the classrooms and corridors. This idea was not explored in depth in the feasibility study, however can be developed further in the final design.
- 15. Direct outdoor access from the classrooms located in the new classroom wing addition. Green roofs also allow for outdoor access from upper floors.
- 16. The new addition classrooms should have daylighting and views to the exterior, as well as ease of access to outdoor spaces on first floor, and access to green roofs on the second and third floors for gardens, outdoor teaching, and experiential learning. The design aims for a minimum goal of at least 60 square feet of green space per student, including play areas, gardens, patios, outdoor learning, fields and courts. Outdoor space directly adjacent to the classrooms can be raised and covered to maintain a transitional hierarchy between the classroom and outdoors.
- 17. Both two-story and three-story additions were studied.
- 18. Rooftops are considered to be "solar ready" for potential photovoltaic energy generation.
- 19. A safe and secure new main entrance into the administrative area of the new addition. The existing entrance can still serve as a symbolic entrance or auxiliary entrance if the school chooses to use it as such. The Administrative area will still be welcoming and provide adequate space for daily operations, private meetings with families and guests, storage, and all staff offices.
- 20. Maintain recently installed historical exhibit in existing building lobby about the building and neighborhood.
- 21. New dedicated cafeteria and new dedicated gymnasium for physical education. The gymnasium and cafeteria are shown directly adjacent to one another, creating the opportunity to have an operable wall separating the two, which could be opened for large events.
- 22. Currently meals are served in the cafeteria. The new design will need to take into consideration whether students of varying grade levels will continue to eat in the cafeteria or in their individual classrooms.
- 23. The existing multi-purpose room on the first floor would be converted into the new media center.
- The existing cafeteria on the basement level would be converted into new makerspace, offices, and building services.
- 25. Beyond the grade-level classrooms, the specialized curriculum taken into consideration for this study include world language, physical education, library, visual arts, theatre arts, and music. Ideally, spaces for these types of specialized curriculum can be clustered together for ease of transition and collaboration. Music and art rooms in the new addition have been shown as centrally located in the schemes.
- 26. A minimum of LEED Gold for Schools must be attainable for each design option
- 27. Drinkable water source in every classroom.
- 28. Adequate space and privacy for the health, mental health, and special learning needs of all our students
- 29. Dedicated teacher work "zones" located directly adjacent to the classrooms, along with teacher planning / collaboration, and storage spaces.
- 30. Toilet rooms accessible from the classrooms for the youngest students.
- 31. Adequate space for the afterschool care and enrichment program.
- 32. Throughout the existing building and new addition, the project will address Americans with Disabilities Act (ADA) requirements.





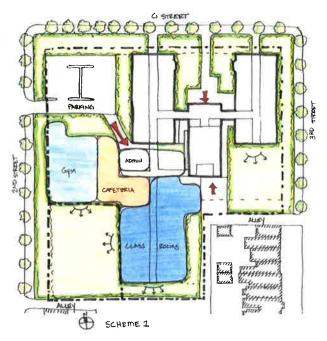
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4.2 Anticipated Scope of Work for Existing Building

The anticipated scope of work in the existing building include renovating portions of the existing building that were not renovated in the recent modernization or prior to that project. Those include:

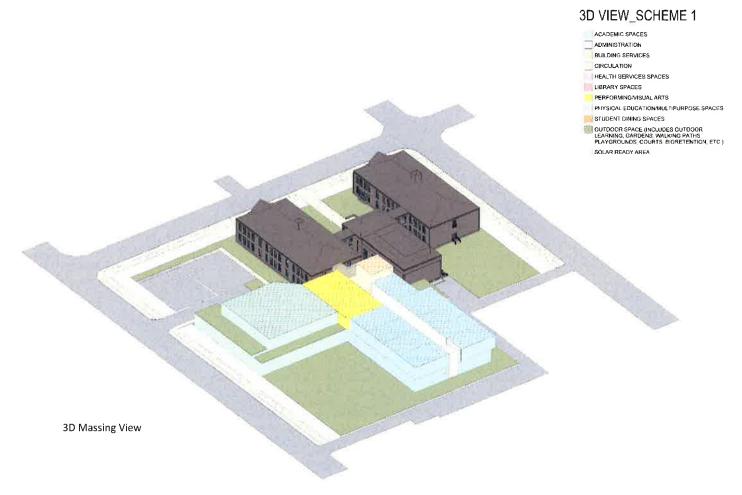
- ADA upgrades, including new elevator, accessible entrances, handrail updates, toilet rooms clearances, stage access via lift or ramp, accessible site circulation, and all other required upgrades.
- 2. Door and door hardware replacement, including levers, locks, etc.
- Updated technology in existing and new classrooms, including smartboards in rooms that have not yet received them per direction from DCPS and CHML.
- Casework upgrades & Furniture, Fixtures, and Equipment (FF&E).
- 5. Tile wainscot and terrazzo floor repairs.
- Classroom square footages will be modified or reprogrammed to match the provided Educational Specifications; size includes area for 21st century learning furniture, curriculum, and materials.
- 7. Science lab, technology lab, and teacher prep rooms will be included in the existing building.
- Administrative and health spaces will be relocated closer to the new addition main entrance. Both spaces will be made larger to meet the new educational specifications.
- 9. It is important for the learning space design and setup to be unique; room clustering is intentional, the classrooms / commons / outdoor spaces should be connected to meet the school's needs associated with both the Montessori culture and the individual school's unique culture.
- 10. Commons spaces will be provided in the existing classroom wings for special projects, collaborative work, and individual pull-out instruction.
- 11. The Primary level students will be located in the new addition.
- 12. Additional storage will be provided.
- 13. Outdoor gardens at the school are very important to the Montessori program, and curriculum and must be maintained in the new design. Additional outdoor storage is needed and is included in the new addition scope of work. 42" high fencing around lot and gardens where there is no fence in place already.
- 14. The existing annex building will be demolished as a part of this study. It is preferred that there is a protected, climate-controlled connection between the existing and new construction.
- 15. Main Distribution Frame (MDF) & Intermediate Distribution Frame (IDF) rooms must be accessible from a corridor. CAT5 cabling must be replaced with CAT6/7. The window in the MDF room will need a film to tint the window, however, this must be confirmed with historical review agency.
- 16. Existing oil tank is obsolete and can be removed.
- 17. Roof assessment and potential repair and/or replacement
- Review of hazardous materials; abatement / encapsulation of hazardous materials that still remain in the existing building.
- Some of the classrooms will require new furniture, fixtures, and equipment, however, this must be evaluated on a room by room basis.





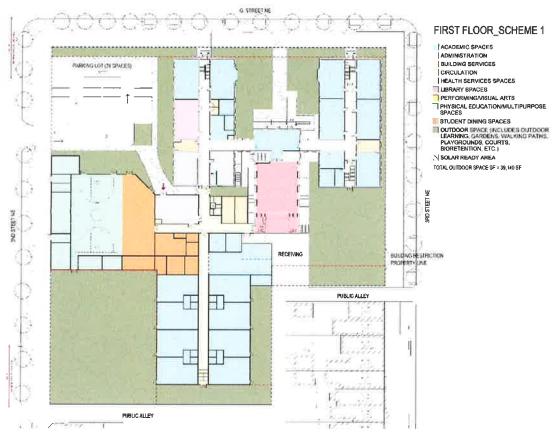
4.3 Option 1

Option 1 includes parking in the northwest corner of the site, allowing for some of the existing playground space to remain on the east side of the site and more green space away from the busy intersection at 2nd and G Streets. Receiving is located off the public alley on the southeast. The alley is narrow in this location, the possibility of expanding the alley width would need to be explored. There is a new, secure, centrallylocated main entrance with administrative offices. The cafeteria and gym are located adjacent to the new main entrance, potentially with an operable wall separating the two spaces that could be opened for large events. There is access to a central corridor that connects the new addition to the existing multi-purpose room, which would be converted into the new Library. The new, two-story classroom wing branches out to the south end of the site, allowing for outdoor access from all of the first-floor classrooms, and green roof access from the second-floor. The second-floor classrooms are cantilevered out over the first floor on the east side to allow for a wider second floor corridor and shaded outdoor space on the first floor. This overall plan configuration allows for separation of community spaces vs. classroom spaces. During afterhours events, the community spaces could be accessible through the main entrance, while the classroom wings could be locked down. Performing and Visual Arts classrooms are located on the second floor with access to green roofs.

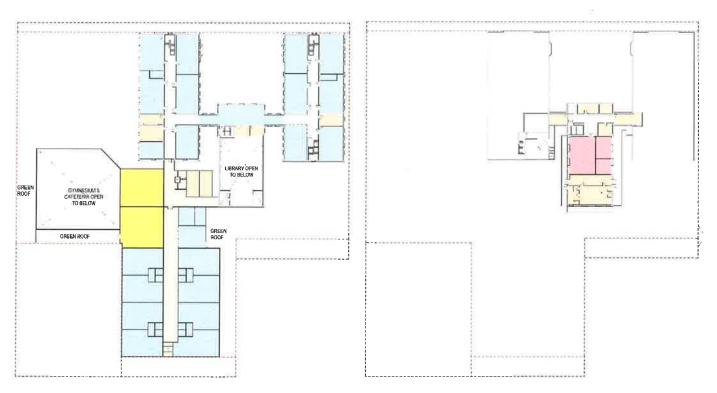




4.3 Option 1



First Floor Plan

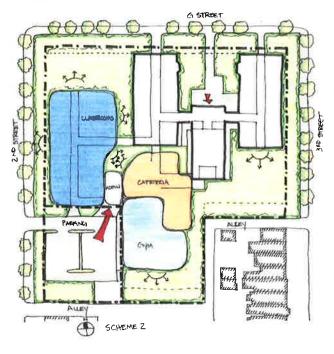


Second Floor Plan

Basement Floor Plan

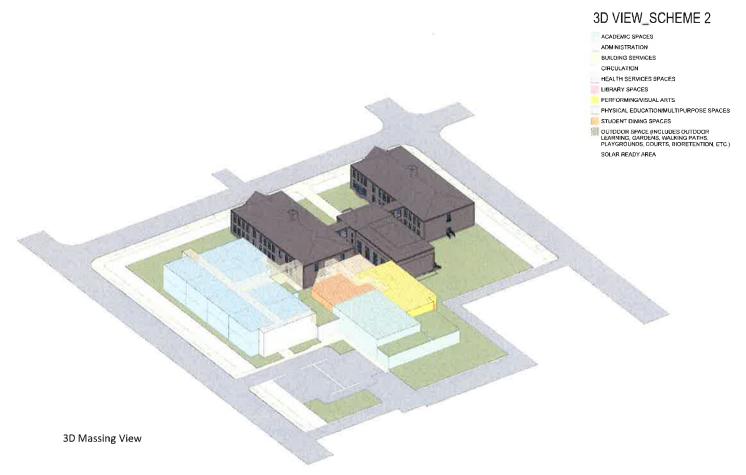




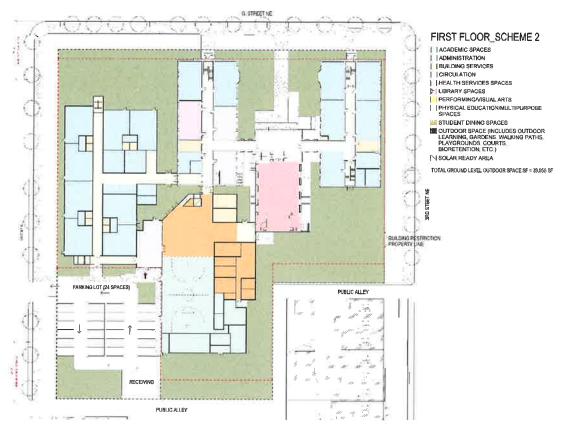


4.4 Option 2

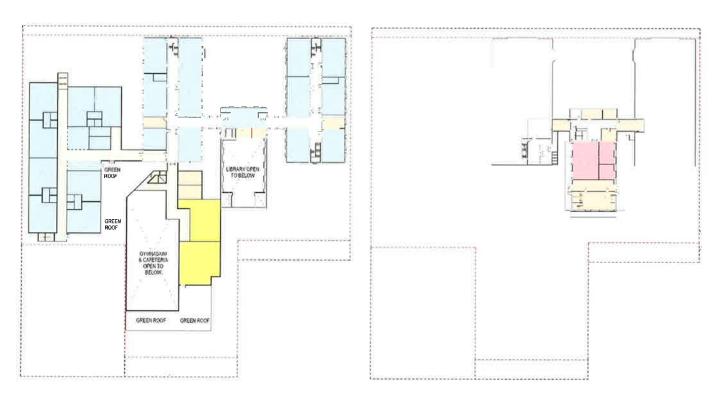
Option 2 includes parking in the southwest corner of the site, utilizing the existing parking lot curb cut. Receiving is located on the south side of the site, accessed from the existing public alley. There is a new, secure, centrally-located main entrance with administrative offices. The cafeteria and gym are located adjacent to the new main entrance, potentially with an operable wall separating the two spaces that could be opened for large events. Cafeteria is also connected to the existing multi-purpose room, which would be converted into the new library. The new classroom wing branches out to the west side of the site, allowing for outdoor access from all of the first-floor classrooms, and green roof access from the second floor. This wing has been setback from the front of the existing historical building classrooms for views to be maintained of the existing building from G Street, and for the historic wings to maintain their prominence. This configuration allows for separation of extracurricular and community spaces vs. classroom spaces. During after-hours events, the community spaces could be left accessible through the main entrance, while the classroom wings could be locked down. Performing and visual arts classrooms are located on the second floor with access to green roofs.



4.4 Option 2



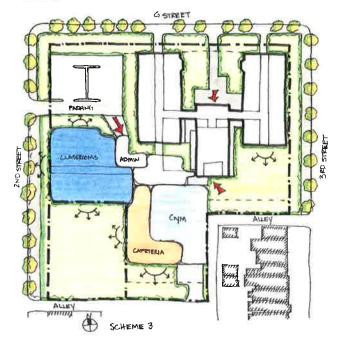
First Floor Plan



Second Floor Plan

Basement Floor Plan

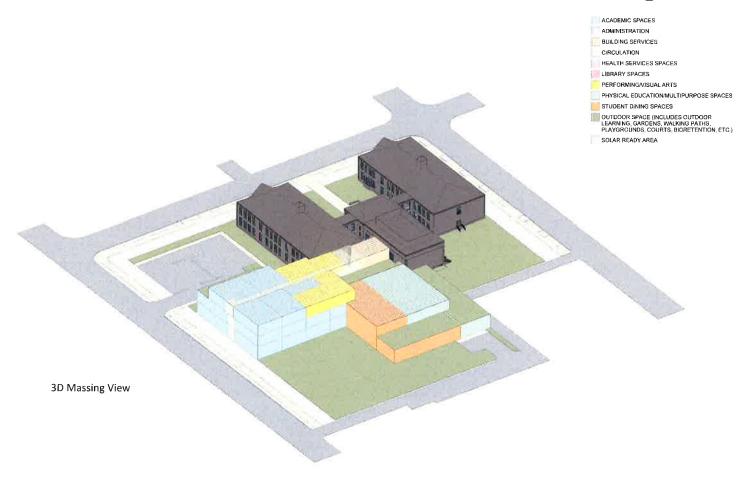




4.5 Option 3

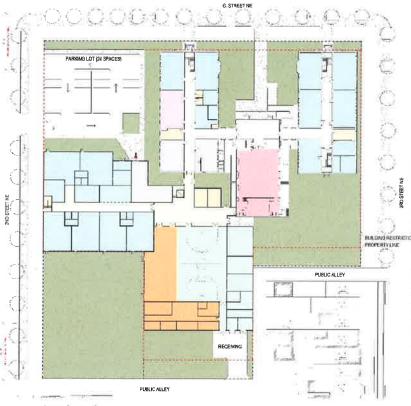
Option 1 includes parking in the northwest corner of the site, allowing for some of the existing playground space to remain on the east side of the site and more green space away from the busy intersection at 2nd and G Streets. Receiving is located off the public alley on the southeast. The alley is narrow in this location, the possibility of expanding the alley width would need to be explored. There is a new, secure, centrallylocated main entrance with administrative offices. The cafeteria and gym are located adjacent to the new main entrance, potentially with an operable wall separating the two spaces that could be opened for large events. There is access to a central corridor that connects the new addition to the existing multi-purpose room, which would be converted into the new library. The new, three-story classroom wing branches out to the west side of the site, allowing for outdoor access from all of the first-floor classrooms, and green roof access from the second floor. This overall plan configuration allows for separation of community spaces vs. classroom spaces. During after-hours events, the community spaces could be accessible through the main entrance, while the classroom wings could be locked down. Performing and visual arts classrooms are located on the second floor with access to green roofs.

3D VIEW_SCHEME 3

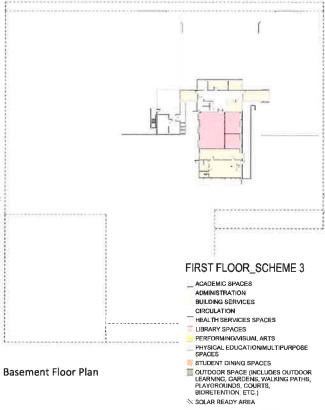


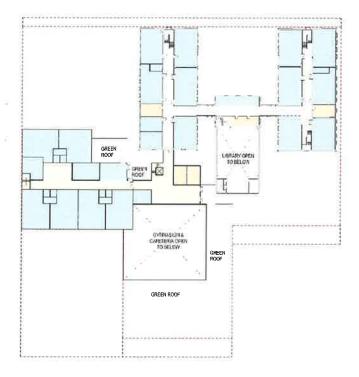


4.5 Option 3

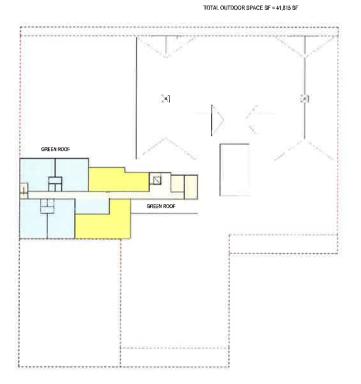


First Floor Plan





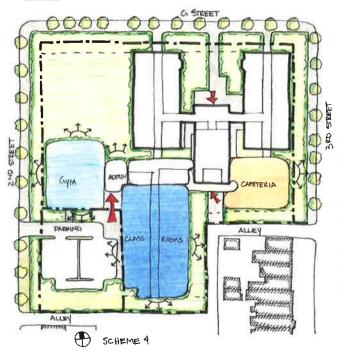
Second Floor Plan



Third Floor Plan



4 Design Options

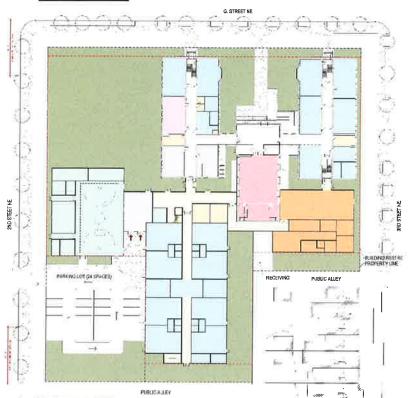


4.6 Option 4

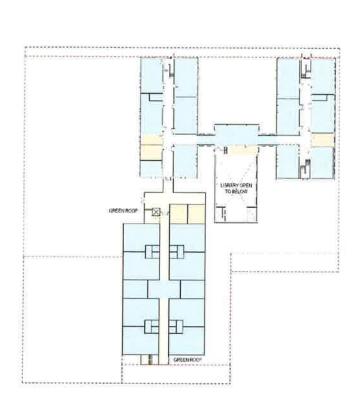
Option 4 includes parking in the southwest corner of the site, allowing for green space in the northwest corner. Receiving is located off the public alley on the southeast. The alley is narrow in this location, the possibility of expanding the alley width would need to be explored. There is a new, secure, centrally-located main entrance with administrative offices. The gym is located adjacent to the new main entrance, and the cafeteria is located on the opposite side of the site off the existing east classroom wing. There is access to a central corridor that connects the new gym addition, classroom wing, and cafeteria to the existing building. The existing multi-purpose room would be converted into the new library. The new, three-story classroom wing branches out to the south end of the site, allowing for outdoor access from all of the first-floor classrooms, and green roof access from the second floor. During after-hours events, the community spaces could be accessible through the main entrance, while the classroom wings could be locked down. Performing and visual arts classrooms are located on the second floor with access to green roofs.



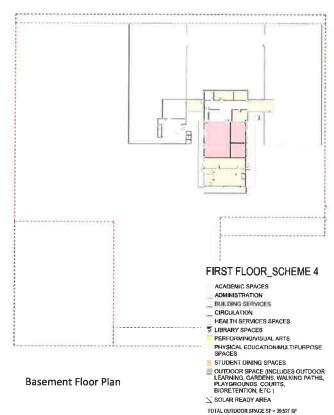
4.6 Option 4

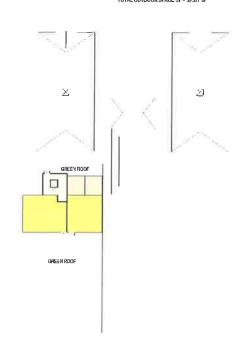


First Floor Plan



Second Floor Plan





Third Floor Plan



Original John T. Logan Elementary School at 3rd & G Streets, NE, Washington DC





4.7 Historical Design Approach

The original John A. Logan Elementary School, located at 3rd and G Streets NE, was originally built in 1891 as a Colonial Revival style brick and limestone structure by the John W. Hunt Company. It was not until 1935, however, that the present building on 3rd Street was constructed and occupied, maintaining the original building as an annex. In 1946, an addition was approved and by 1949 the two new wings were completed. The additions to the 16-room building included 10 classrooms, a library, kindergarten, recreational room, offices and a combination auditorium-gym to house 885 pupils. The old building was sold in 1949 to the Lalor Medical Center. In the mid-1980s, developers purchased the old building and converted it into a condominium residence. Alterations to the new building were made in 1965. Capitol Hill Montessori at Logan relocated to the Logan Building in September 2011. The school was named in honor of John Alexander Logan (February 9, 1826—December 26, 1886), a soldier and political leader. Logan served in the Mexican-American War, was a general in the Union Army during the Civil War and served as an Illinois senator and congressman. Regarded as the founder of Memorial Day, his likeness appears on a statue in Logan Circle. The Capitol Hill Montessori School at Logan Campus is located within the Capitol Hill Historic District and the existing exterior façade of the Logan school building has historical significance. The design team had a preliminary review meeting with the U.S. Commission of Fine Arts and the D.C. State Historic Preservation Office. Below are some of the suggestions that arose from that meeting.

- Every project is reviewed on a case by case basis by these agencies.
 There is no "standard" approach that must be followed for this project; rather, the agencies will take into consideration the options and advise on the best possible approach for this specific project on this specific site.
- The existing school is a typical "extensible" school design, whereas building additions have been added on with "links" or "hyphens".
 If possible, continuing to utilize this method of attachment for the new addition would be logical.
- There is a preference to maintain the original entrance along the north façade. However, this could be more of a "-symbolic-" entrance and a new main entrance could be developed as part of the new addition for safety and security purposes.
- It is suggested to retain as much of the existing building and views of the existing facades as possible.
- The new addition locations will most likely be on the south and west sides of the existing building, the new design should be respectful of the existing building facades and height. Although the existing building is two -stories tall, the new addition could be three- stories tall, as long as it is not directly next to the existing building and did not give the impression that it is "competing" with the existing building.
- It would not be ideal to add new -/- additional doors to the existing building exterior for outdoor access, as they would interrupt the existing historical façade.
- Not necessary to match exact materials -/- colors of existing, preference is for the historical building to stand on its own, for people to "know" which parts are historic vs. new; "not too historicist". Utilize existing scale, rhythm, geometries, datum lines,



proportions of the existing building (and surrounding neighborhood) in the new design.

4.8 Site & Systems Approach

Civil Narrative for New Addition

SITE / CIVIL INTRODUCTION

The CHML scope of work includes the entire existing school to be fully renovated and modernized which will include a new building addition to support the increased program requirements. The site overall will require further analysis to assure the programming and populations needs are met which will include the removal of the existing temporary modular classrooms. ADA accessibility will be reviewed, and recommendations will be made on how to improve the access to and from the building. It is very likely the properties (local and federal lands) involved with this development would be required to be subdivided into one (1) record lot via the DCRA subdivision process.

AMT recommends the following design considerations to ensure that any option that is selected will meet the basic DC regulatory requirements:

OPTION 1 – SITE / CIVIL

Any structure and/or feature that is within Lot 828 (federal land) would need to be removed in its entirety to make room for the new improvements. This scheme involves providing a new (L-shaped) building addition connected to the left and central wing of the existing building. Site improvements include reducing the size for a 24-vehicular space parking lot; reconfigure the spaces for better circulation; enhancement of the Lot (federal land) with a new outdoor play space; better pedestrian accessible paths; upgraded outdoor spaces throughout the campus; remaining parts of the site would be treated with vegetative enhancements. This scheme indicates one (1) new vehicular access to the reconfigured parking lot from 2nd Street, NE. The other vehicular/truck access is indicated along the rear of the property from the public alley. This access would mainly be used for delivery and maintenance trucks and vehicles. As such the loading spaces and dumpsters would be placed in this area of the site. Minor public space improvements will be required for this scheme.

OPTION 2 - SITE / CIVIL

Like Option 1 the items within Lot 828 (federal land) would need to be removed in its entirety as required to allow improvements to be made to meet the needs of the school's core program. This scheme provides a much larger new building addition footprint located west of the main school structure. Site improvements include reducing the size of the parking lot; reconfigure the spaces for better circulation; Lot 828 (federal land) will have a new vehicular space parking lot; better pedestrian accessible paths to and from the parking lot and building; upgraded outdoor spaces throughout the campus; remaining parts of the site would be treated with vegetative enhancements. A second vehicular/truck access is indicated along the rear of the property from the public alley. This access would mainly be used for delivery and maintenance trucks and vehicles. As such the loading spaces and dumpsters would be placed in this area of the site. Minor public space improvements are anticipated for this scheme.



OPTION 3 – SITE/ CIVIL

Like Option 1 the items within Lot 828 (federal land) would need to be removed in its entirety as required to allow improvements to be made to meet the needs of the school's core program. This scheme provides a much larger new building addition footprint located west of the main school structure. Site improvements include reducing the size for a vehicular space parking lot; reconfigure the spaces for better circulation; enhancement of the Lot (federal land) with a new outdoor play space; better pedestrian accessible paths; upgraded outdoor spaces throughout the campus; remaining parts of the site would be treated with vegetative enhancements. This scheme indicates one (1) new vehicular access to the reconfigured parking lot from 2nd Street, NE. The other vehicular/truck access is indicated along the rear of the property from the public alley. This access would mainly be used for delivery and maintenance trucks and vehicles. As such the loading spaces and dumpsters would be placed in this area of the site. Minor public space improvements are anticipated for this scheme.

OPTION 4 – SITE / CIVIL

Option 4 involves adding a new building addition connection to the eastern, central and western portion of the existing CHML building. Site improvements include reducing the size of the existing parking lot to 24 spaces, and allocating the new parking lot within Lot 828 (federal Land). Vehicles will access parking lot from 2nd Street, NE and entrance will have to be widened for efficient vehicular circulation. The proposed receiving area will be accessed from 3rd Street, NE and will be used for truck delivery services, along with waste disposal services. Other site improvements include upgrading outdoor spaces and the remaining spaces will be furnished with vegetation and green spaces. Play areas will be in the area which is currently used as the parking lot. Minor public space improvements are anticipated for this scheme.

STORMWATER MANAGEMENT APPROACH - OPTIONS 1,2,3, & 4

Based on our understanding of the site improvements and scope of work this project will have two classifications as required by the D.C. Department of Energy and Environment (DOEE). Any of the building renovations will be classified as "Major Substantial Improvements" (MSI) and the new building addition and other site improvements will be classified as "Major Land Disturbing Activity" (MLDA). Both classifications will require the design to provide stormwater management (SWM) quantity and quality control treatment systems.

The best method of SWM to consider for any of the options that has a new building addition will be to have a green roof design. The design intent is to also provide other water quantity and quality treatment through Low Impact Development (LID) methods (i.e. bioretention areas and/or cisterns and/or permeable pavers). Depending on the final option selected, one or a combination of these systems will be used to meet the DOEE regulatory requirements. The infiltration soil borings will reveal if the ground is able to accept a system which uses the practice of infiltration. Design of such SWM facilities will allow the systems to be reduced in size and be the most economical to include and possibly even located underground.

The SWM design will primarily target the following systems as possible ways of providing both qualitative and quantitative measures and they include but are not limited to the following:



Green Roof - Building additions being considered will have a partial green roof cover. A green roof accomplishes many goals, including improving water quality and help provide some onsite retention as well as enhancing the aesthetic view of the site. To maximize the storage volume for a green roof, runoff from other portions of the roof should be directed into the green roof.

Rain Water Harvesting/Cisterns – This can be utilized to reuse water for purposes of not discharging to existing storm drain system and thus reducing runoff overall. The use of cistern(s) will be evaluated and if feasible considered. The method of calculations being promoted by DOEE does not give the developer/applicant significant amount of credit for use of a cistern system unless there is significant water demand by the buildings daily operations. We intend to analyze the projected demands of each building to determine if a cistern type of system will be beneficial for this project. A determination cannot be made at this time.

Bioretention - Introduce select locations for new bioretention areas to treat localized small drainage areas to improve quality while at the same time providing minor retention. Our emphasis will be to indicate new bioretention areas at strategic locations to help achieve the required water quality and quantity controls. In-situ boring tests have been suggested to be conducted to determine soil conditions in which infiltration may exist. If borings are not conducted AMT is to assume worst case scenario of the soil make-up and the bioretention areas will need to have underdrains to safely discharge into the existing drainage system.

Tree Planting & Preservation - Preservation and protection of any existing tree is most beneficial because the new guidelines promote the protection of such vegetation by giving credits against the required retention volumes. The credits given will depend on the type, size and age of each tree. The planting of new trees also helps reduce the required retention volumes.

Permeable Pavers - Introduce select areas with permeability methods to better treat the runoff and provide some below grade retention measures. This will be another form of treatment to consider if it is at all feasible to include in the overall design of the proposed play area and or parking areas.

Storm filter Structures - This system is proprietary, but it is used often when other systems have not proven to work within a site. This system involves cartridges being installed within a vault or manhole to filter the water and often detain a certain volume. This system is adequate to remove Total Suspended Solids (TSS) that is required not only for DOEE but also for LEED certification. This system can often be considered a structure of last resort when it is determined none of the other systems provide sufficient SWM retention values needed for approval.

SITE UTILITIES – SCHEME 1, 2,3, & 4

The adjacent roads and driveways are currently improved with the utilities required for construction, (i.e. sanitary sewer, water, storm drains, gas and electric). At this time, it is not determined whether existing utilities will need to be upgraded, or if existing utility network can support the modernization taking place.



Review of public utility records made available did not indicate the exact location (vertical and horizontal) of all utilities found within the project work limits, except for maybe some indiscrimate tops/covers. The horizontal location of utilities within the project limits were located and shown on the plans according to those known and available records. The vertical location of gravity systems will also be indicated on the plans and information provided on the existing conditions plan. However, the vertical location of the non-gravity systems, (i.e. gas, telephone, electric, etc) was not either field verified nor confirmed. Therefore, the absence of either as-built plans or field test holes will require the contractor to engage in some type of exploration for nongravity utility systems in advance of engaging new utility/site work. The contractor will need to get involved in conducting test pit(s) to determine the actual depth of the non-gravity systems located within the project work limits. This is needed to assure clearances are adhered between new and existing utilities. It is the responsibility of the contractor to arrange and coordinate the disconnection and/or abandonment of any utility found within the project work limits with the appropriate utility surveyor(s). The following is a summary of utility services and how they will be implemented:

Storm Drainage - The drainage for the site will be further investigated. There are currently various inlets in located in the parking lot which are tied through underground piping to the existing 21" combined sewer discharging into the 24" combined sewer located in the sidewalk adjacent to 2nd ST, NE. New stormwater facilities will tie into this system.

Sanitary Sewer – GIS Records, and DC Water counter maps indicate an existing 8" sanitary line leaving the existing building and connects to the existing 12" CSS, and it finally discharges into the 24" CSS on the sidewalk adjacent to 2nd ST, NE. The new sanitary lateral connection(s) will be connected to the existing 24" sewer system found along 2nd Street NE.

Water Line – New water services fire and domestic will be required for the interior renovation and the proposed building addition. Water services will be required to meet DC Water's design standards and the new water meter vault will be required to be placed outside. The new water line connection will parallel the existing domestic water service lateral. The size of the fire and water service are yet to be determined. The connection will likely come from G Street NE; however, DC Water will require to replace some of the 6" public main in the street because it is over 100 years old. DC Water will dictate how much of the water main will need to be replaced. There is an existing Siamese connection on the front of the existing building, but a new fire hydrant will need to be installed within 100' per DC Fire Marshall's regulations.

Gas Line – Records, survey, and onsite field marks indicate that the existing school is serviced by a gas line coming off G Street, NE. At this time, existing service will remain and no new gas service or upgrades anticipated to be required.

Electric Service – Survey indicates existing underground electric service enters existing school off G Street NE. The parking lot has no exterior light poles, however there are public street lights on G Street,



NE and 2nd Street, NE. At this moment, existing services will remain, and no new electric service or upgrades are anticipated.

Structural Narrative for New Addition

MAIN BUILDING FRAME

The building system recommended for the 4 options is a steel frame, with braced or moment frames to transfer lateral forces. The exterior walls would be masonry walls to which the architectural finishes will be attached.

FOUNDATIONS

Based on the information gathered from the original building documents, the foundations proposed can be a deep spread footing system with concrete piers to the level of First floor slab to support the steel frame columns. The foundation will be designed for the soil bearing pressures given in the Geotechnical Report.

FIRST FLOOR SLAB

The first floor is proposed as a slab on grade (4" to 6") depending on location. The slab will be reinforced with a welded wire fabric and be supported on a minimum off 4" thick of gravel fill on a vapor barrier. The slab will be supported by in-situ soils or engineered fill that will be defined in the geotechnical report.

SECOND AND THIRD FLOOR FRAMING

The second-floor framing system proposed is a composite system. The slab will be a total depth of 5.25" Thick (3.25" normal weight concrete on a 2", 20 Ga corrugated, composite steel deck). The slab will be supported by steel beams spaced at 5' to 6' on center and attached to the beams by 4.5" long, ¾" diameter headed steel studs spaced along the top flange of the beams. The beams will frame into girders that will span between columns and attached to the slab with headed studs.

ROOF FRAMING

The classroom building roof proposed will be framed by open web steel joists spaced at 5' maximum and supporting a 1.5" thick, 20-gauge roof decking. The roof will be designed for snow drift loads and mechanical equipment loads if any are required. All low roofs around the gymnasium will be open web steel joists design for the snow drift loads and mechanical equipment loads.

GYMNASIUM ROOF FRAMING

The large column free space of the gymnasium will require the use of LH Joists (Approximately 48" to 54" in depth) spaced at 5' apart or as needed to coordinate with the architectural reflected ceiling layout. The roof deck will be a 1.5", 20-gauge deck.

LATERAL LOAD RESISTING SYSTEM

The lateral load resisting is anticipated to be steel braced frames or steel moment resisting system. Location of these frames need to be closely coordinated with the Architect.



Mechanical, Electrical, Plumbing, Fire Protection, & Low-Voltage Engineering Narrative for New Addition

MECHANICAL

The new mechanical system for the new addition shall consist of a similar design strategy and equipment as the existing building. This will be beneficial for the interlocking of the controls so that the entire building is on the same controls system. For the renovation of the existing building, the existing building mechanical systems shall be modified as required to accommodate the new layout. The following is a summary of the systems for the various areas of the new addition.

<u>Classrooms, Corridors, Lobbies, Administration and other Common</u> Areas

Similar to the existing building, the mechanical systems for the classrooms, corridors, lobbies, administration spaces and other common areas shall be primarily composed of a variable refrigerant volume (VRV) fan coil unit system and a dedicated outside air rooftop unit. Individual fan coil units shall provide the heating and cooling to the various zones. Ventilation for these areas shall be provided through the dedicated outside air rooftop unit. All outdoor equipment associated with these systems shall be located on the roof in a sound insulated enclosure.

The variable refrigerant volume (VRV) system manufacturer for the existing equipment is Daikin. Daikin shall also be the basis of design for the new addition. The indoor units serving the areas described above shall be ducted and concealed within the ceiling space of the building. There may be a need for ductless ceiling cassette units or wall mounted ductless units for certain room types. This shall be determined during design. As with the existing system, these units shall not provide the ventilation for the spaces and will provide only the cooling and heating requirements.

The ventilation for these areas shall be provided through a new dedicated outside air rooftop unit by AAON. The air shall be distributed to each zone served by the VRV system so that the code required outside air is provided to the zones. The air provided from the rooftop unit shall be set at 70 degrees fahrenheit. Therefore, this unit will not provide any heating or cooling for the spaces and will only provide ventilation. The air to each zone shall be controlled by variable air volume (VAV) units. The VAV boxes will modulate from a minimum to a maximum airflow set point based on carbon dioxide (CO2) sensors that are located in each zone. As the VAV boxes modulate to meet the desired CO2 levels, the rooftop unit will modulate accordingly to meet the airflow demands. The approximate VRV outdoor unit capacity for the addition for Scheme 1 and 2 shall be 85 tons and for Scheme C shall be 100 tons. The dedicated outside air rooftop unit shall be approximately 60 tons for all schemes.

Gymnasium

The new gymnasium shall be served by a new rooftop unit. The basis of design for the new rooftop unit shall be AAON and shall be approximately 25 tons. The rooftop unit, as with the VRV systems described above, shall be located on the roof in a sound insulated enclosure.



<u>Cafeteria</u>

The new cafeteria shall be served by a new rooftop unit. The basis of design for the new rooftop unit shall be AAON and shall be approximately 20 tons. A commercial kitchen hood and make up air unit shall be provided for the kitchen area of the cafeteria. The rooftop unit, as with the VRV systems described above, shall be located on the roof in a sound insulated enclosure.

PLUMBING (DOMESTIC WATER, SANITARY AND STORM)

The domestic water service to the building is 4 inches and enters at the West wing of the building from G Street NE. This 4-inch service should be adequate to serve the additional loads for the new addition. The water piping shall be extended from the existing building to serve the new addition. New water heaters shall be provided in the new addition to serve the new domestic hot water loads. The sanitary line serving the building appears to be an 8-inch line. This sanitary line is adequate for the new addition of the building. Below is a table showing the summary of the estimated domestic water and sanitary loads for the existing building and the new addition. As indicated, the 4-inch domestic water service and the 8-inch sanitary line is adequate for the estimated loads.

The storm pipe serving the existing building appears to be a 12-inch line. A 15-inch pipe would be required to provide the proper code required storm drainage for the existing building and the new addition. The existing 12-inch storm piping connects to a 21-inch main on site. There are two possible options that can be provided to accommodate the new addition. The first option would be to increase the existing 12-inch piping to a 15-inch pipe. The second option would be to add a second 12-inch pipe to serve the new addition and connect to the existing 21-inch main and leave the existing 12-inch pipe as is to serve the existing building.

CAPITOL HILL MONTESSORI		Plumbing Utility Loa					
SANITARY DRAIN & DO	MESTIC WATER SERVI	CE SUMMARY					
Description		Total					
Drainage Fixture Units (DFU):	643.00	x 22.5 Gallons Per Day =					
	14467.50	Effluent / Day (Gallons)					
Sanitary Building Drain:							
One (1) Discharge Points	- 6	@ 1/8" Per Foot Slope					
Two (2) Discharge Points	- 5	@ 1/8" Per Foot Slope					
Three (3) Discharge Points	5	@ 1/8" Per Foot Slope					
Four (4) Discharge Points	4	@ 1/8" Per Foot Slope					
Assume 80% Of Water Use Returns To Sanitary Sewer System:	11574 00	Gallons Per Day					
Water Supply Fixture Units (WSFU):	1209.30	Fixture Units					
Cooling Tower Make-up Water Tons of Cooling 0	0.00						
Continuous flows (Mech. Equip):	0	Gallons Per Minute					
Plumbing Fixtures:	238	Gallons Per Minute					
Total Flow:	238	Gallons Per Minute					
Water Service Size:	3.00	Inches					



NATURAL GAS

The existing service size of 6 inches for the building should provide adequate capacity for the additional loads that would be required by the addition. Per the International Fuel Gas Code, Table 402.4(2), the capacity of the existing service based on a 6-inch line, 500 feet of developed piping length, and a maximum pressure drop of 0.5 inches water column would be 8,150 cubic feet per hour (CFH). The existing gas loads for the existing building total 3,480 CFH. The loads for the kitchen equipment shall remain approximately the same since the cafeteria is being moved to the new addition. The emergency generator capacity is adequate for the new addition and therefore this load will remain the same. Below is a table showing a summary of the existing loads and the new loads of the building. The existing loads for the cooking equipment have been shown in the addition since they are being moved there. The table shows that the estimated gas load for the existing building and addition is 5,630 CFH. Therefore, the existing 6inch service should provide enough capacity and should be adequate for the new addition.

CAPITOL HILL MONTESSORI			Preliminary	Natural Gas Loa
PRELIN	MINARY NATURAL GAS	LOADS - EXISTING BUIL	DING	
EQUIPMENT CATEGORY	QUANTITY	GAS DEMAND PER ITEM (BTUH)	TOTAL GAS DEMAND (BTUH)	TOTAL GAS DEMAND (MBH/CFH)
VAC Heating				
oof Top Unit	1	270,000	270,000	270
Roof Top Unit	1	270,000	270,000	270
OAS		810,000	810,000	810
omestic Water System				
entral Water Heater		400,000	400,000	400
Central Water Heater	i	400,000	400,000	400
		100,000	400,000	400
mergency Generator		100		
latural Gas Emergency	11	790,000	790,000	790
litchens				
cooking Loads	1 6			
lake-up Air Loads	0	0	0	0
omestic Water Heating	0	0	0	0
omestic valor realing			U	0
uilding Loads			2,940,000	2,940
PREL	MINARY NATURAL GA	AS LOADS - NEW ADDITIO	ON	No. 1. Page
EQUIPMENT CATEGORY	QUANTITY	GAS DEMAND PER ITEM (BTUH)	TOTAL GAS DEMAND (BTUH)	TOTAL GAS DEMAND (MBH/CFH)
VAC Heating				
oof Top Unit		270,000	270,000	270
oof Top Unit	1	270,000	270,000	270
OAS		810,000	810,000	810
omestic Water System				
entral Water Heater	î	400,000	400,000	400
entral Water Heater	1	400,000	400,000	400
mergency Generator				
atural Gas Emergency	0	0		
actor odo Emergency		0	Û	0
tchens				
poking Loads	1 1	540,000	540,000	540
ake-up Air Loads	i i	0	0	0
omestic Water Heating	0	0	0	0
ullding Loads			2,690,000	2.690
			2,030,000	∠,090



FIRE PROTECTION

The existing sprinkler service to the building is a 6-inch service coming from G Street NE. Based on preliminary calculations, this service should be adequate for the new addition. The areas of the fire sprinkler systems impacted by the addition and renovation will be design-build. The sprinkler contractor shall be responsible for production of all shop drawings and hydraulic calculations required. The existing service shall be extended to the new addition.

ELECTRICAL

As mentioned under the existing conditions report, the existing building is fed by a 1,600 Amp, 277/480 Volt, 3-phase, 4-wire switchboard, located in the building's main electrical room on the basement floor. The switchboard is fed by a PEPCO Electric transformer located outside the building. The existing feed from the existing transformer to the existing switchboard is via an underground 8-way duct bank encased in concrete. The exact cable configuration of the existing utility feeder is unknown, but it is assumed the feeder, per NEC requirements is 5 sets of 4#500 kcmil, #4/0 in 3-1/2" conduits each. The 5 sets of conduits occupy 5 slots in the existing 8-way duct bank.

Per existing as-built drawings presented to our team dated April 14, 2017, the existing total demand load on the switchboard is 1,120 Amps, leaving about 480 Amps of spare capacity on the switchboard.

This service will be insufficient for the proposed addition to the building, irrespective of the proposed scheme of the scheme options presented. Per preliminary calculations, the anticipated additional service that would be needed for the new addition to the existing building would be about 800 Amp at 277/480 Volt, 3-phase, 4-wire. To achieve the new required electrical service to the building, we propose increasing the total service to the building from 1,600 Amps to a 2,500 Amp, 277/480 Volt, 3-phase, 4-wire service. There are two options to achieve the increase in incoming utility service:

New Distribution System - Option 1

This option for the service increase would include the replacement of the existing switchboard with a new 2,500 Amp, 277/480 Volt, 3-phase, 4-wire switchboard. The new switchboard will comprise of the following sections — 2,500 Amp utility pull section, 2,500 Amp current transformer (C/T) compartment, emergency tap section (for life safety power), 2,500 Amp main circuit breaker section, and distribution sections to house the circuit breakers to feed the existing and new panelboards throughout the building. This would also include the upgrade of the existing incoming underground utility feeder from the existing PEPCO transformer outside the existing building. The new feeder would be 7 sets of 4#500 kcmil, #350 kcmil in 3-1/2" conduits each. Under this option, all existing distribution circuit breakers in the existing switchboard would be relocated to the new switchboard enclosure, as they were only very recently installed, but the main circuit breaker would be new.

A new 800 Amp circuit breaker would also be provided for a new feed to the new main distribution panelboard for the proposed building addition. In addition to this, a new 100 Amp circuit breaker would be provided to feed a new automatic transfer switch to serve standby loads for the proposed building addition. The building addition's emergency life safety loads would be fed from a tap ahead of the new



main circuit breaker, in addition to the existing (relocated) tap for the existing building's life safety loads.

The proposed new 800 Amp distribution panelboard would be located in a new electrical room to house the new 800 Amp panel, a transformer, and a 120/208 Volt panelboard which will feed the low voltage loads in the gym area. We suggest this new electrical room be as close to the proposed gymnasium as possible.

The new distribution panelboard would also feed a 200 Amp, 277/480 Volt panelboard on each floor. These panels shall be located in an electrical closet on each floor's corridor. These panels would each also feed a 120/208 Volt panelboard (to be located in the same closet) via a new transformer. The proposed 120/208 Volt panelboards on each floor's corridor would feed common area loads, and also feed panelboards to be located in classrooms, as needed for each floor.

The new distribution panelboard would also feed a 200 Amp, 277/480 Volt panelboard in the kitchen area for all kitchen loads.

New Distribution System - Option 2

This option for the service increase would include the provision of an additional separate 800 Amp, 277/480 Volt service to the building. This new service would be metered separately and would require approval by DCRA for having 2 metered services for a single building.

The new service feeder, pending PEPCO approval, in addition to DCRA approval, would be run to the building via the existing underground concrete encased ductbank. The new feeder would be 2 sets of 4#600 kcmil, #1/0 in 3-1/2" conduits each.

Under this option, the existing switchboard would remain as is. But this option would require the provision of a new 800 Amp current transformer (C/T) cabinet, a new utility meter and a new 800 Amp, 600 Volt disconnect switch. This disconnect switch would then feed a new 800 Amp distribution panel, as also provided in option 1.

The proposed new 800 Amp distribution panelboard would be located in a new electrical room to house the new 800 Amp panel, a transformer, and a 120/208 Volt panelboard which will feed the low voltage loads in the gym area. We suggest this new electrical room be as close to the proposed gymnasium as possible.

The new distribution panelboard would also feed a 200 Amp, 277/480 Volt panelboard on each floor. These panels shall be located in an electrical closet on each floor's corridor. These panels would each also feed a 120/208 Volt panelboard (to be located in the same closet) via a new transformer. The proposed 120/208 Volt panelboards on each floor's corridor would feed common area loads, and also feed panelboards to be located in classrooms, as needed for each floor.

The new distribution panelboard would also feed a 200 Amp, 277/480 Volt panelboard in the kitchen area for all kitchen loads.

A new 100 Amp circuit breaker would be provided in the existing switchboard to feed a new automatic transfer switch to serve standby loads for the proposed building addition. The building addition's emergency life safety loads would be fed from a tap ahead of the new main circuit breaker, in addition to the existing (relocated) tap for the existing building's life safety loads.

FUTURE SOLAR PANEL POWER INTEGRATION

As part of a proposed possible future effort to supplement the electrical service to the school with solar energy from a solar system, certain provisions would have to be made in the new distribution system.



In addition to the space requirements on the roof for the proposed future solar cells, raceway for the future feed from the solar power system location to the existing main electrical room, in the basement, would have to be provided. The new proposed switchboard (option 1 above) would also require a separate reserved section of its distribution section for a disconnecting means for the incoming power from the solar system. This disconnecting means would be a circuit breaker, in the form of similar provisions of circuit breakers for the loads fed from the switchboard.

It is important to note that the exact size of the circuit breaker, and the raceway from the roof to the main electrical room, would be determined by how much solar power the school wants to provide to supplement utility service.

Also, if the school does intend to move forward with the solar power integration into the distribution system, then "new distribution system - option 1" described earlier would be the recommended solution to upgrade the power to the building. The reason for this is the fact that option 2 involves splitting the service to the school into two separate services. Integrating a solar system into two separate distribution systems would be more challenging that integrating into a single system.

EMERGENCY SYSTEMS

As mentioned under the existing conditions report, the existing building's emergency power is provided by a 60kW, 277/480 Volt natural gas generator. The generator has two (2) output circuit breakers, one at 60 Amps feeding emergency line of a 100 Amp automatic transfer switch (ATS #1 for life safety power), and one at 70 Amps feeding emergency line of a 100 Amp automatic transfer switch (ATS #2 for standby power to optional emergency loads). This normal power feed to ATS #1 is from the emergency tap section of the main switchboard via a 60 Amp disconnect, while the normal power feed to ATS #2 is from a 70 Amp circuit breaker in the distribution section of the main switchboard. Per existing as-built drawings presented to our team dated April 14, 2017, the existing total demand load on the generator is approximately 46kVA (36.8kW), leaving about 23.2kW of spare capacity on the generator.

The existing freezers in the existing building's kitchen account for 16.2kVA (13.0kW) of the existing loads on the generator. These freezers would be demolished, or relocated to the proposed new kitchen, under the proposed expansion work. This means the total spare capacity on the generator, available for the new addition, would be about 46kW. This is sufficient, and we do not recommend increasing the generator size, or adding a new generator.

We propose the existing 60 Amp, 277/480 Volt panelboard 'EL' (for life safety power) should feed a new life safety power panel in the proposed new building addition. We also suggest the existing 70 Amp, 120/208 Volt panelboard 'EP' should feed a new standby power panel in the proposed new building addition. All other existing emergency equipment in the emergency power room would remain as-is.

FIRE ALARM

As previously mentioned, the building is currently equipped with an addressable fire alarm system. This comprises of a main fire alarm control panel, an annunciator panel (in main entry lobby), fire alarm terminal cabinets, strobe lights, and smoke detectors. Corridors, classrooms, and common areas are equipped with visual and



audio/visual combo fire alarm notification devices, while utility spaces are protected by provision of smoke detectors. All building exit points are also equipped with manual fire alarm pull station boxes.

Per our on-site observations, the layout of the fire alarm devices provides sufficient notification coverage, with sufficient fire alarm initiating devices throughout the building. The fire alarm equipment and devices throughout the building appear to be in very good shape. For the proposed new building addition, we suggest feeding a new fire repeater panel from the existing main fire alarm control panel. We also suggest addition of fire alarm terminal cabinet and power expander panels, as needed, for each floor of the proposed new building addition. Hence, all existing fire alarm equipment will remain, with additional equipment to cover the new addition.

LIGHTING

The existing building is currently illuminated by both normal and emergency lighting throughout. All lights observed in the building. including those illuminating utility rooms, corridors, classrooms, offices, restrooms, halls, were all LED type lighting fixtures. We suggest utilizing LED fixtures throughout the proposed new addition too. All spaces in the building, as observed, are controlled by occupancy and vacancy sensors, in addition to manual override dimmers and switches, providing automatic shut off for lighting fixtures throughout the building. We suggest utilizing automatic controls, as stated, throughout the proposed new addition too. In order to meet latest International Energy Compliance Code (IECC) and potential LEED requirements, we also suggest utilizing daylight harvesting sensors, as applicable, throughout the building. The emergency lighting in the building comprises of exit signs and lighting fixtures, both fed from the building's existing emergency backup electrical service from the existing generator. New exit signs and other emergency egress lighting fixtures shall be fed from the generator, via a new life safety panel to be fed from existing building's emergency panelboard 'EL'.

LOW VOLTAGE (AV / TELECOM AND SECURITY)

The existing building's main telecom service is located in the IT room located on the first level of the existing building. Two (2) stacked switches (Cisco 3850), each with 48x4 ports (10GB each), feed a distribution module patch panel (Cat 6, UTP, 2U, 48 port) also located in the IT room. The stacked switches and patch panels distribute AV/tele/data signals to the wall data ports located throughout the building.

Each tele/data/AV port located throughout the building is fed from the switches and patch panels by a Cat 6 copper cable. In addition to the wall data outlets throughout the building, the patch panels also feed the camera locations throughout the building and access points wireless trans/receiver devices located in all classrooms and some common areas.

The cameras throughout the building all report back to the main security hub, located in the IT room, via CCTV sensormatic composite cabling. While the access point wireless transmitter/receiver modules are connected back to the patch panels in the IT room via Cat 6 cabling. The access points provide and amplify wireless data and improve RF efficiency throughout the building. There is also an empty 3" conduit routed from the existing IT room to the existing roof for future PV panels.



The fire alarm control panel for the building transmits its distress signal via a connection to a Digital Alarm Communicator Transmitter (DACT), which is connected to the building's main telephone board in the main IT room.

For the proposed new building, we propose extending new fiber communication feeds from the existing stacked switches to new intermediate distribution frames (IDFs) in the new proposed building. We suggest an IT closet on each floor's corridor. The IDFs would comprise of new switches and patch panels, which will distribute AV/tele/data signals to the wall data ports located throughout the new proposed addition.

We also suggest that the security cameras throughout the new building addition will all report back to the main security hub, located in the existing IT room, via CCTV sensormatic composite cabling. While new access point wireless transmitter/receiver modules shall be connected back to the patch panels in the proposed new IDFs in the new building addition via Cat 6 cabling. The access points will provide and amplify wireless data and improve RF efficiency throughout the building.

4.9 Sustainable Design & LEED Approach

As stated in other sections of this proposal, the existing Logan building was recently renovated in 2015 and 2017. This renovation included energy efficient mechanical systems (VRF & DOAS), lighting & lighting controls, windows and shading devices, and a new Building Automation System (BAS) to integrate the new HVAC systems, sprinkler, fire alarm system, and lighting controls. All of these components were designed with energy efficiency in mind, however, the renovation projects did not receive LEED certification at that time.

For the purposes of this feasibility study, in alignment with the DC Green Building Act, at a minimum, the sustainability certification goal for the renovation and addition project is LEED for Schools, Gold Certification. The project must also meet the requirements of the Energy Conservation Code and the International Green Construction Code. The design team conducted a meeting with the DC Green Building Program Manager to discuss the criteria for LEED Certification on this project. The main issue for this project moving forward will be to determine if the entire building (existing + new) will need to received LEED Gold certification, or if only the new construction will need to receive LEED Gold certification. The DC Green Building program requested that the design team that moves forward on this project continue this discussion with the United States Green Building Council (USGBC) to receive direction on how much of the building will need to receive the certification.

There are many opportunities to showcase sustainable design "best practices" for educational facilities on this project. The following sustainable design strategies could be implemented as the project moves forward:

GENERAL

- A healthy environment for learning, with good air quality, lighting, heating and ventilation and water that is safe to drink
- School building and grounds are used as teaching tools; Public access to systems performance and monitoring, as well as electronic displays in the building as teaching tools
- Acoustics within the school facilitate learning, allowing students and teachers to communicate with one another easily
- Spaces are flexible and adaptable
- Consideration of life cycle costs for building materials and furnishings
- Recycling during construction & during school operations

SITE

- As stated in the civil report above, green roofs, rain water harvesting, bioretention ponds, tree planting and preservation, permeable pavers, and storm filter structures can all be used for storm water management.
- Outdoor learning spaces i.e., classroom, gardens, nature areas, etc. & recreation and/or athletics
- Native species and flowering plantings, shade trees
- Food gardens near cafeteria for learning opportunities



- East west axis building orientation
- Parking for fuel-efficient or electric vehicles
- Reduced heat island for paved areas on site
- Bicycle facilities
- Construction activity pollution prevention

BUILDING ENVELOPE

 Building has a high-performance envelope that is wellinsulated, well-sealed and durable, ensuring minimal air leakage throughout the life of the building; continuous air barrier

INDOOR QUALITY

- School indoor environment is comfortable; conditions important to occupant comfort are: fresh air, ventilation controls, operable windows
- Reduction of harsh chemical in cleaning products
- No VOCs; Low-Emitting Adhesives, Sealants, Paints, Carpets and Composites
- IAQ Flush Out Prior to Occupancy
- Finishes that showcase recycled content; Rapidly renewable resources used

LIGHTING

- Abundant natural light and open space; daylight harvesting in solar tubes, clerestories and light shelves, to maximize the reach of daylight into deeper areas of the floor plates
- Quality of light and colors provides visual comfort
- Occupancy sensors, timer switches, manual overrides;
 Evaluate lighting controls and dimmable strategies for a variety of learning environments
- School placed on its site & glazing located such that there is even light during daytime, promoting energy efficiency
- Exterior Light pollution reduction
- Low-E, High Visible Transmittance Glazing
- LED Lighting

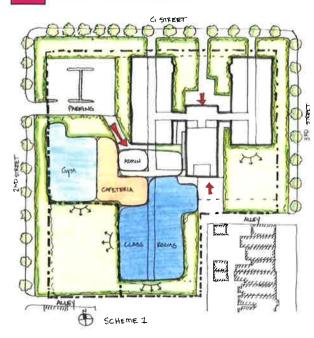
HVAC

- Evaluate effective and efficient heating and cooling systems
- Green power
- Strategic building controls zoning with BAS integration
- Commissioning
- Refrigerant management
- Showcasing the building systems as a teaching tool
- Thorough consideration of on-site renewable energy, potentially photovoltaics and geothermal

WATER

- Efficient water use throughout the building including low flow fixtures and no potable water used for non-consumption water needs
- Install native and adaptive vegetation throughout school grounds
- Water metering





5.1 Option 1 Cost Estimate

Summary

New Construction:

- 48,066 square feet
- \$28,697,028
- \$597 cost per square foot

Existing Renovation:

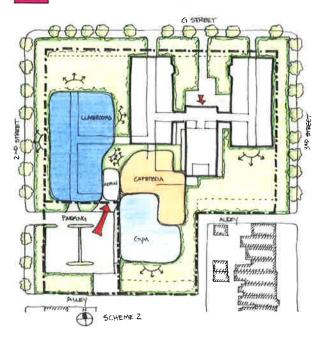
- 25,392 square feet
- \$5,057,971
- \$199 cost per square foot

TOTAL:

• \$33,754,999

OPTION 1		New Building GS		48,066.00				Ulight Renovation GSF: 25,35			To
CSI DIVISIONS: BUILDING	A	% of Total	Cost per SF	CSI Sublotais	% of Total	Cost per SF	CSI Subtotais	% of Total	Cost per SF	CSI Subtotats	
GENERAL CONDITIONS		3.8%	12.93	\$621,552 60	0.0%	#DIV/M	\$0.00	3,8%	4,3144	\$109.551.24	731,193
EXISTING CONDITIONS	Site & building demo	0.0%	0.00	\$0.00	0.5%	10.00	\$0.00	3.6%	4.00	\$101,568.00	101,568
CONCRETE		3,6%	12.00	\$576,792.00	WDD	6.00	\$0.00	1,8%	2.00	\$50,784.00	627,576
MASONRY		8.8%	29,44	\$1,414,622.71	0.0%	15.00	50.00	3.6%	4.00	\$181,568.00	1,510,390
METALS	Structural & misc. metals	6.3%	28,00	\$1,345,648,00	0.0%	16.00	\$0.00	7.1%	6.00	\$203,136.00	1,548,984
WOODS, PLASTICS, COMPOSITES	Rough & finish carpentry	0.6%	1.95	\$93,576.57	0.9%	1.95	\$0.00	1.7%	1.95	\$49.514.40	143,090
THERMAL & MOISTURE PROTECTION		8.9%	30.00	\$1,441,980.00	0.0%	9 00	50 00	2,7%	3.00	\$76,176.00	1.518.156
8 OPENINGS		5.0%)	.16.66	\$800,599,55	0.9%	14.00	50.00	8.0%	9.00	\$228,528.00	1,529,127
PINISHES	Includes interior partitions	7.7%	26.00	\$1,249,716.00	0.0%	26 00	\$0.00	23.2%	26.00	\$660, 192 00	1 909 908
SPECIALTIES		1.9%	6.26	\$301,051.90	0.0%	6.26	\$0.00	5,5%	6.26	\$158,953.92	460,005
EQUIPMENT		1.1%	3.65	\$175,337.92	0.0%	365	\$0.00	3.3%	3.65	\$92,680,80	268,018
2 FURNISHINGS	Fixed furnishing only	3,0%	10.00	\$480,680.00	0.0%	10.00	50.00	8.9%	10.00	5253,920.00	734,580
SPECIAL CONSTRUCTION		0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	0.0%	0.00	\$0.60	0
CONVEYING EQUIPMENT		0.5%	1.66	\$80,000.00	0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	88,800
SPRINKLER		1.2%	3.93	\$189,043.58	0.0%	3.91	\$0.00	1.8%	2.00	\$50,784,00	239.827
PLUMBING		3.9%	13.00	\$624,858,00	0.0%	13.00	\$0.00	5.3%	6.00	\$152,352.00	777.210
HVAC	Excl. geothermal, chilled beam	16.4%	55.00	\$2,643,630.00	0.0%	45.00	\$0.00	8,9%	10:00	\$253,920,00	2,897,550
ELECTRICAL		10.4%	35.00	\$1,682,310.00	0.0%	29 00	\$0.00	6,2%	7 00	\$177,744.00	1,860,054
COMMUNICATIONS	Infrastructure only	1.5%	4.92	\$236,304.47	0.0%	4.92	\$0.00	2.7%	3 00	\$76,176.00	312,480
ELECTRONIC SAFETY & SECURITY	Turnkey security	1.4%	4,82	\$231,578.38	0.0%	4.82	\$0.00	1,8%	2 00	\$50,784.00	282 362
EARTHWORK		3.0%	10.00	\$480,660,00	0.0%	0.00	\$3.00	0.0%	0.00	\$0.00	480,660
EXTERIOR IMPROVEMENTS		5.9%	20.00	\$961,320,00	0.0%	0.00	50.00	0.0%	0.00	\$0.00	961.320
UTILITIES		3.3%	11.00	\$528,726.00	0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	528,726
SUBTOTAL				16,160,367,69	T		0.00			2,848.332.38	19,008,700
CMFEES	Overhead and Profit	4.00%		646,414,71	4.00%		9.00	4.00%		113,933,29	760.348
SUBTOTAL				16,806,782,39	4,0017		0.00	4.00%		2,962.265.66	19,769,048
BONDS & INSURANCE		2.00%		338,135.65	2.00%		0.00	2.00%		59,245.31	395.330
SUBTOTAL	1			17,142,918.04	2.00%		0.00	2,00%		3,021,510,97	20,164,429
CONSTRUCTION CONTINGENCY	1 1	5.00%		857,145.90	5.00%		0.00	5.00%		151,075,55	1.008.221
DGS SPECIAL CONDITIONS	1 1	4.50%		810,002.88	4.50%		9.00	4.50%		142 766 39	952.769
SUBTOTAL	1 1	1990		18,810,066.82	4.5076		0.00	4,5076		3,315,352,91	22,125,419
DESIGN CONTINGENCY	For scope not yet delineated	20.00%		3,762,013.36	20.00%		0.00	20.00%		663 070 58	4,425,083
DESIGN FEES		10.00%		2 257 208 02	10.00%		0.00	10.00%		397 842 35	2,655,050
PERMIT FEES	1 1	1.00%		248,292,88	1.00%		0.00	1.00%		43.762.68	292,055
TESTING & INSPECTIONS		1.00%		250,775.61	1.00%	1	0.00	1,00%		44,200,29	294,976
FFSE		3.00%		759,850.71	3.00%		0.00	3.00%			
SWING SPACE	Excluded	5.00 //		1 25,000.11	3,0076		0.00	3,00%		133,926,86	893,777
SUBTOTAL	Cost per SF in Current dollars		542.76	26,088,207.61	-	0.00	0.00		181.09	4 500 455 05	20 200 202
ESCALATION TO MIDPT	Assume 2 Years	10.00%	5420.00	2,608,820.76	10.00*	0.00	0.00	40.000	101.09	4,598,155.65	30,686,363.
TOTAL HARD CONSTRUCTION	neverna 2 10010	10.05236	597.03	28,697,028,37	10.00%	0.00	0.00	10,00%	TANKS AND	459,815,57	3,069,636.3
TOTAL CONSTRUCTION			557(0.5)	20,001,020,31		9,00	0.00		199.20	5,057,971.22	33,754,999.





5.2 Option 2 Cost Estimate

Summary

New Construction:

- 50,783 square feet
- \$30,947,404
- \$643 cost per square foot

Existing Renovation:

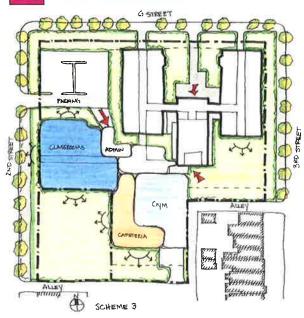
- 25,392 square feet
- \$5,057,971
- \$199 cost per square foot

TOTAL:

\$36,005,376

OPTION 2		New Building GS		50,783,00	Major Renova	tion GSF:		Light Renovati	ion GSF:	26,392,00	T-
C\$I DIVISIONS: BUILDING		% of Total	Cost per SF	CSI Subtotals	% of Total	Cost per SF	CSI Subtotals	% of Total	Cost per SF	CSI Subtotals	
GENERAL CONDITIONS		4.1%	13.20	\$670,293,80	0.0%	0	\$0.00	3.8%	4.3144	\$109,551.24	779,84
EXISTING CONDITIONS	Site & building demo	0.0%	0.00	\$0,00	0.0%	10.00	\$0.00	3.6%	4.00	5101,568.00	101,56
CONCRETE	Including lower level	5.7%	18.00	\$914,094.00	0.0%	6.00	\$0.00	1.8%	2.00	\$50,784.00	964.87
MASONRY		9.2%	29.44	\$1,494,797.61	0.0%	15.00	\$0.00	3.6%	4.00	\$101,568,00	1,596,36
METALS	Structural & misc, metals	8.8%	28,00	\$1,421,524.00	G.0%	16.00	\$0.00	7.1%	8.00	\$203,136.00	1.625.06
WOODS, PLASTICS, COMPOSITES	Rough & firesh carpentry	0.6%	1.99	\$98,666.12	0.0%	1.95	\$0.00	1.7%	1.95	\$49,514,40	148.35
THERMAL & MOISTURE PROTECTION		9.4%	30.05	\$1,523,490.00	0.0%	9.00	\$0.00	2.7%	3.00	\$76,176.00	1,599,6
OPENINGS		5.2%	16.66	\$845.854.60	0.0%	14,00	\$0.00	8.0%	9.00	\$228,528.00	1,074,38
FINISHES	Includes interior partitions	8.2%	26.00	\$1,320,356.00	0.0%	26.00	\$0.00	23.2%	26.00	\$660,192,00	1.980.55
SPECIALTIES		20%	6.28	\$318,069.29	0.0%	6.28	50.00	5.6%	6.26	\$158,953.92	477.0
EQUIPMENT		1,1%	3.65	\$185,249,15	0.0%	3.65	\$0.00	3.3%	3.65	\$92,680.80	277.9
FURNISHINGS	Fixed furnishing only	3.1%	10.00	\$507,830,00	0.0%	10.00	\$0.00	8.9%	10.00	\$253,920.00	761.75
SPECIAL CONSTRUCTION		0.0%	0.00	\$0.00	0.0%	0.00	50.00	0.0%	0.00	\$0.00	701.73
CONVEYING EQUIPMENT		0.7%	2.36	\$120,000.00	0.0%	1.10	\$0.00	0.0%	0.00	\$0.00	120.0
SPRINKLER		1,2%	3.93	\$199,729.54	0.0%	3.93	\$0.00	1.8%	2.00	\$50,784.00	250.5
PLUMBING		4.1%	13.00	\$660,179.00	0.0%	13.00	\$0.00	5.3%	6.00	\$152,352.00	812 5
HVAC	Exct. geothermal, chilled beam	17.3%	55 00	\$2,793,065.00	0.0%	45.00	50.00	8.9%	10.00	\$253,920.00	3 046 9
ELECTRICAL		11.0%	35.00	\$1,777,405.00	0.0%	29.00	\$0.00	6.2%	7.00	\$177,744.00	1.955.1
COMMUNICATIONS	Infrastructure only	1.5%	4.92	\$249,661,92	0.0%	4 92	\$0.00	2.7%	3.00	\$76,176.00	325.9
ELECTRONIC SAFETY & SECURITY	Turnkey security	1.5%	4.82	\$244,666.69	0.0%	4.82	50.00	1.8%	2.00	\$50,784.00	295.4
EARTHWORK	7.000	3 1%	10.00	\$507.830.00	0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	507.83
EXTERIOR IMPROVEMENTS		6.3%	20.00	\$1,015,660,00	0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	1.015.66
UTILITIES		3.5%	11.00	\$558,613.00	0.0%	0.00	50.00	0.0%	0.00	\$0.00	558.6
		0,0.01	.,,,,,,	4030[010[04]	0.0 10	0.00	30,00	0.0%	0,001	\$0.00	220.0
SUBTOTAL				17,427,638.71	T		0.00			2,848,332,36	20,275,9
CM FEES	Overhead and Profit	4.00%		697,105.55	4.00%		0.00	4.00%		113,933.29	811.0
SUBTOTAL				18.124.744.26		- 1	0.00			2,962,265,66	21,087.0
BONDS & INSURANCE		2.00%		362,494.89	2.00%		0.00	2.00%		59,245,31	421.7
SUBTOTAL		7523.1		18,487.239.14	2,0070		00.0	2 00 %		3.021.510.97	21,508.7
CONSTRUCTION CONTINGENCY		5.00%		924,361.96	5.00%		0.00	5 00%		151,075.55	1.075.4
DGS SPECIAL CONDITIONS		4.50%		873,522.05	4.50%		0.00	4.50%		142,766.39	1,016.2
SUBTOTAL		4,5070		20,285,123,15	4,30 A		0.00	4.50 /4		3,315,352,91	23,600,4
DESIGN CONTINGENCY	For scope not yet defineated	20.00%		4.057.024.63	20.00%		0.00	20.00%		663,070.58	4,720.0
DESIGN FEES	or ocope not yet demicated	10.00%		2 434 214 78	10.00%		0.00	10.00%			2.832.03
PERMIT FEES	0	1.00%		267,763.63	1.00%		0.00	-11-10		397,842.35	
TESTING & INSPECTIONS	1	1.00%		270.441.26	1.00%		0.00	1.00%		43,762.66	311.5.
FF&E		3 00%		819,437.02	3.00%			1.00%		44,200,29	314.6
SWING SPACE	Excluded	3,00%		019,437 02	3.00%		0.00	3 00%		133,926,86	953.3
SUBTOTAL	Cost per SF in Current dollars		585.32	28 424 004 45	-	(800)	0.00		WITTEN.	4.500.455.45	214772
ESCALATION TO MIDPT	Assume 2 Years	10.00%	202.32	28.134,004.46	40.000	0.50	0.00		181.09	4,590.155.66	32,732,1
TOTAL HARD CONSTRUCTION	Moderne 7 Legit	10.00%	643.85	2,813,400,45	10.00%	-	0.00	10.00%	-	459,815.57	3,273,21
TOTAL HARD CONSTRUCTION			943.85	30,947,404,91		0.00	0.00		199.20	5,057,971.22	36,005,37





5.3 Option 3 Cost Estimate

Summary

New Construction:

- 53,277 square feet
- \$31,792,154
- \$661 cost per square foot

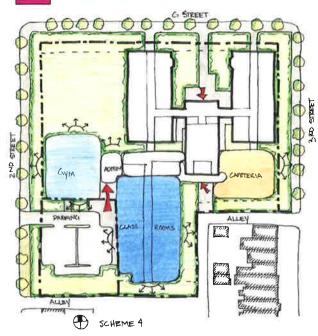
Existing Renovation:

- 25,392 square feet
- \$5,057,971.22
- \$199 cost per square foot

TOTAL:

\$36,850,125

OPTION 3		New Building GS	F:	53,277.00	Major Renovat	ion GSF:	0.00	Light Renovation	on GSF;	25,392,00	Tot
CSI DIVISIONS: BUILDING		% of Total	Cost per SF	CSI Subtotais	% of Total	Cost per SF	CSI Subtotals	% of Total	Cost per SF	CSI Subtotale	
GENERAL CONDITIONS		4.3%	12,92	\$688,590.33	0.0%	0	\$0.00	3.8%	4.3144	\$109.551.24	798_141.
EXISTING CONDITIONS	Site & building demo	0.0%	0.00	\$0.00	0.0%	10.00	\$0.00	3.6%	4 00	\$101,568.00	101.568
CONCRETE		4 0%	12,00	\$639,324,00	0.0%	6.00	\$0.00	1.9%	2 00	\$50,784.00	690,108
MASONRY		9.7%	29,44	\$1,568,208.50	0.0%	15.00	\$0.00	3.6%	4.00	\$101,568.00	1.669.776
METALS	Structural & misc. metals	9.2%	28.00	\$1,491,756.00	0.0%	16.00	\$0.00	7.1%	8.00	\$203,136,00	1.694.892
WOODS, PLASTICS, COMPOSITES	Rough & finish carpentry	0.6%	1.95	\$103,721.53	0.0%	1.95	\$0.00	1.7%	1.95	\$49,514.40	153.235
THERMAL & MOISTURE PROTECTION		9.9%	30.00	51,598,310.00	0.0%	9.00	\$0.00	2.7%	3.00	\$76,176.00	1,674,486
OPENINGS		5.5%	16.66	\$887,395.30	0.3%	14.00	\$0.00	8.0%	9.00	\$228,528.00	1,115,923
FINISHES	Includes interior partitions	8.4111	26.00	51.385.202.00	0.0%	26.00	\$0.00	23.2%	26.00	5660,192.00	2.045,394
SPECIALTIES		2.1%	6.26	\$333,689.97	0.0%	6.26	\$0.00	5.6%	6.26	\$158.953.92	492.643
EQUIPMENT		1.2%	3.65	\$194,346.90	0.0%	3.65	\$0.00	3.3%	3.65	\$92,680,80	287.027
FURNISHINGS	Fixed furnishing only	3.3%	10.00	\$532,770.00	0.0%	10.00	\$0.00	8.9%	10.00	\$253,920.00	786,690
SPECIAL CONSTRUCTION		0.0%	0.00	\$0.00	0.0%	0.00	30.00	0.0%	0.00	\$0.00	0
CONVEYING EQUIPMENT		0.5%	1.50	\$80,000.00	0.0%	1.10	\$0.00	0.0%	0.00	\$0.00	900.08
SPRINKLER		1,3%	3,93	\$209,538.44	0.0%	3.93	\$0.00	1.8%	2.00	\$50.784.00	260,322
PLUMBING		4.3%	13.00	\$692,601,00	0.0%	13.00	50.00	5.3%	6.00	\$152,352.00	844.953
HVAC	Excl. geothermal, chilled beam	18.1%	55.00	\$2,930,235.00	0.0%	45.00	\$0.00	8.9%	10.00	\$253.920.00	3.184.155
ELECTRICAL		11.5%	35.00	\$1,864,695.00	0.0%	29.00	\$0.00	6.2%	7.00	\$177,744.00	2,042,439
COMMUNICATIONS	Infrastructure only	1.6%	4.92	\$261,923.05	0.0%	4.92	\$0.00	2.7%	3.00	\$76,176.00	338 099
ELECTRONIC SAFETY & SECURITY	Turnkey security	1.6%	4.82	\$256,684.59	0.0%	4.82	\$0.00	1.8%	2.00	\$50.784.00	307,468
EARTHWORK	* *	3.3%	10.00	\$532,770.00	0.0%	0.00	50.00	0.0%	0.00	\$0.00	532,770
EXTERIOR IMPROVEMENTS		6,6%	20.00	\$1,065,540,00	0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	1.065,540
UTILITIES		3.6%	11.00	\$586,047.00	0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	586,047.6
		-						0,070	0.001	40.00	300,041
SUBTOTAL				17,900,348,61	T		0.00			2.848,332.36	20.751.680.5
CM FEES	Overhead and Profit	4.00%		716,133.94	4.00%		0.00	4.00%		113,933.29	830,067.
SUBTOTAL				18,619,482,55			0.00			2,962,265,66	21,581,748,
BONDS & INSURANCE		2.00%		372,389,65	2.00%		0.00	2.00%		59.245.31	431.634
SUBTOTAL				18,991,872.20	9,001		0.00	2.00.0		3.021,510,97	22,013,383,
CONSTRUCTION CONTINGENCY		5.00%		949,593,61	5.00%	110	0.00	5.00%		151,075.55	1.100.669
DGS SPECIAL CONDITIONS		4.50%		897,365,96	4.50%		0.00	4.50%		142,766,39	1.040.132
SUBTOTAL			- 1	20,838,631,77			0.00	1.00 %		3,315,352.91	24.154.184
DESIGN CONTINGENCY	For scope not yet delineated	20.00%		4,167,766.35	20,00%		0.00	20.00%		663,070,58	4.830.836
DESIGN FEES		10.00%		2,500,659.81	10.00%	111	0.00	10.00%		397,842 35	2.898.502
PERMIT FEES		1.00%		275,072,58	1.00%		0.00	1.00%		43.762 66	318.835
TESTING & INSPECTIONS		1.00%		277,823,31	1.00%	1	0.00	1.00%		44,200 29	322 023
FF&E	7.	3.00%		841.804.61	3.00%		0.00	3.00%		133,926.86	975.7314
SWING SPACE	Excluded	5.50.10		- 7,00 7,01	5,0070		0.00	5.00 M		100,020,00	3/3//3/
SUBTOTAL	Cost per SF in Current dollars	100	601.30	28,901,958.44		0.00	0.00	100	181.09	4.598,155,66	33,500,114,0
	Assume 2 Years	10.00%		2.890.195.84	10.00%	20000	0.00	10.00%	101.00	459.815.57	3.350.011.4
TOTAL HARD CONSTRUCTION		. 5.00 %	661.43	31,792,154,28	. 5 00 10	0.00	0.00	10.00 %	199.20	5.057.971.22	36.850,125.5



5.4 Option 4 Cost Estimate

Summary

New Construction:

- 50,612 square feet
- \$30,283,122
- \$598 cost per square foot

Existing Renovation:

- 25,392 square feet
- \$5,057,971.22
- \$199 cost per square foot

TOTAL:

• \$35,341,093

OPTION 4	Net		New Building GSF: 50,612.00 Major Renovation GSF:			0.00 Light Renovation GSF: 25			25,392.00	To	
CSI DIVISIONS: BUILDING		% of Total	Cost per SF	CSI Subtotals	% of Total	Cost per SF	CSI Subtotais	% of Total	Cost per SF	CSI Subtotala	
SENERAL CONDITIONS		4.1%	12.96	\$655,906.02	0.0%	0	\$0.00	3.9%	4.3144	\$109,551,24	765,457
EXISTING CONDITIONS	Site & building demo	0.0%	0.00	\$0.00	0.0%	10.00	\$0.00	3.6%]	4.00	\$101,568,00	101,568
CONCRETE		3.8%	12,00	\$607,344,00	0.0%	6.00	\$0.00	1.8%	2.00	\$50,784.00	658,128
MASONRY		9.2%	29,44	\$1,489,764.22	0.0%	15.00]	\$0.00	3.6%[4.00	\$101,568.00	1,591,332
METALS	Structural & misc. metals	6.8%	28,00	\$1,417,136.00	0.0%	16.00	\$0.00	7.1%	8.00	\$203,136.00]	1 620 272
WOODS PLASTICS COMPOSITES	Rough & finish carpentry	0.6%	1,95	\$98,533.21	0.0%	1.95	\$0.00	1.7%	1.95	\$49,514.40	148,047
THERMAL & MOISTURE PROTECTION		9.4%	30.00	\$1,518,360.00	0.0%	9.00	\$0.00	2.7%	3.00	\$76,176.00	1,594,536
OPENINGS		5.2%	16.66	\$843,006.38	0.0%	14.00	\$0.00	8.0%	9.00	\$228,528.00	1,071,534.
FINISHES	Includes interior partitions	8.1%	26.00	\$1,315,912.00	0.0%	26 00	\$0,00	23.2%	26.00	\$660,192.00	1,976,104
SPECIALTIES		2.0%	6.26	\$316,998.27	0.0%	6.26	\$0.00	5.6%	6.26	\$158,953.92	475,952
EQUIPMENT		1.1%	3.65	\$184,625.36	0.0%	3.65	50.00	3.3%	3.65	\$92,680.80	277,306
FURNISHINGS	Fixed furnishing only	3.1%	10.00	\$506,120.00	0.0%	10.00	\$0.00	8.9%	10.00	\$253,920,00]	760 040
SPECIAL CONSTRUCTION		0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	0.0%	0.00	30.00	۵
CONVEYING EQUIPMENT		0.7%	2.37	\$120,000,00	0.0%	1.10	\$0,00	0,0%	0.00	\$0.00	120,000
SPRINKLER		1.2%	3 93	\$199,057.00	0.0%	3.93	\$0.00	1,8%	2.00	\$50,784.00	249.841
PLUMBING		4.1%	13.00	\$657,956.00	0.0%	13.00	\$0.00	5.3%	6.00	\$152,352.00	810.308
HVAC	Exci. geothermal, chilled beam	17.2%	55.00	\$2,783,660,00	0.0%	45.00	\$0.00	8.9%	10.00	3253,920 00	3.037.580
ELECTRICAL		11.0%	35.00	\$1,771,420.00	0.0%	29 00	\$0.00	6.2%	7.00	\$177,744.00	1.949.164
COMMUNICATIONS	Infrastructure only	1.5%	4.92	\$248,821.25	0.0%	4.92	\$0.00	2.7%	3.00	\$76,176.00	324.997
ELECTRONIC SAFETY & SECURITY	Turnkey security	1.5%	4.82	\$243,844.82	0.0%	4.82	\$0.00	1.8%	2,00	\$50,784.00	294.628
EARTHWORK		3,1%	10.00	\$506,120,00	0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	506.120
EXTERIOR IMPROVEMENTS		6.3%	20.00	\$1,012,240,00	0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	1.012.240
TILITIES		3.4%	11.00)	\$556,732.00	0.0%	0.00	\$0.00	0.0%	0.00	\$0.00	556,732
SUBTOTAL				17,053,556.52			0.00			2,848,332.36	19,901,888.
CM FEES	Overhead and Profit	4.00%		682,142.26	4,00%		0.00	4.00%		113,933.29	796,075
SUBTOTAL		1		17,735,698.78			0.00			2,962,265,66	20,697,964.
ONDS & INSURANCE		2.00%		354,713.98	2,00%		0.00	2.00%		59,245 31	413,959
SUBTOTAL				18,090,412,76			0.00			3,021,510.97	21,111,923
CONSTRUCTION CONTINGENCY		5.00%		904,520.64	5.00%		0.00	5,00%		151,075.55	1.055.596
GS SPECIAL CONDITIONS		4,50%		854,772.00	4.50%		0.00	4,50%		142,766.39	997.538
SUBTOTAL				19.849,705.40			0.00			3,315,352,91	23,165,058
DESIGN CONTINGENCY	For scope not yet delineated	20.00%		3,969,941,08	20.00%		0.00	20.00%		663,070.58	4,633,011
DESIGN FEES		10.00%		2.381,964.65	10.00%		0.00	10.00%		397,842.35	2.779 807
PERMIT FEES		1.00%	1	262,016 11	1.00%		0.00	1.00%		43.762.66	305.778
ESTING & INSPECTIONS	1	1.00%	1	264,636.27	1.00%		0.00	1.00%		44,200.29	308.836
F&E		3.00%		801,847.91	3.00%		0.00	3.00%		133,926.86	935,774
WING SPACE	Excluded	350000		- 148-500-0			76900	1 1		1/10/50/09/000	
UBTOTAL	Cost per SF in Current dollars		543.94	27,530,111,42	h	0.00	0.00	10	181,09	4,598,156.65	32,128,267
SCALATION TO MIDPT	Assume 2 Years	10.00%		2,753,011.14	10.00%		0.00	10.00%		459,815.57	3 212 826
OTAL HARD CONSTRUCTION		11/4/19/2009	598.34	30,283,122,56		0.00	0.00	10.007	199.20	5,057,971.22	35,341,093.



6 Appendix

The following documents are being provided as the result of property research and title search services performed by the civil engineering team.



DATE: July 5, 2018

PROJECT:

Capitol Hill Montessori at Logan Campus 215 G St NE, Washington, DC 20002

PROPERTY RESEARCH SUMMARY

A Title Search for both Lot 0827 and Lot 0828 in Square 753 was conducted by Answer Title company to obtain copies of deeds and review other documents related to condemnation and alley closings in connection with the title examination in order to identify building restrictions, easement and conditions. The electronic documents attached have been prepared separately for your review and reference. The contents of the Title Search should be able to clarify the status of each lot. Upon your review if you have any questions, do not hesitate to contact me for any further clarification.

Additionally, coordination with the DC Surveyor's office was done in order to secure copies of the plats and record documents indicating the original subdivision of lots and alleys. Refer to the electronic document labeled as 'DC Surveyor's Office Records'.

Generally, there are no setbacks on property in the old city (all land inside Florida Avenue). There were no recorded plats indicating any type of building restriction lines in any of the older squares such as 753.

A title search does not typically indicate any zoning related matter. However, DCRA does require any applicant that is submitting for a building permit to have a record lot and typically a tax lot is not allowed to have a permit issued. It is very likely that during the building permitting phase DCRA may require Lot 827 to be converted to a record lot and quite possible to include Lot 828 into one new record lot.

Further research and inquiries with the DC Department of Consumer & Regulatory Affairs (DCRA) office of zoning was conducted and our findings are being submitted electronically for your review and reference.

A DCRA Office of Zoning Administrators Zoning Technician has confirmed the applicant/owner has a choice in determining which street can be the front yard. The location of this property enables the applicant/owner to select what is the best option to consider for this new development.

The following represents our understanding of how the setbacks apply for Lot 827 and 828:

Lot 827 - Square 753 (RF-1 Zone)

Front Yard = No Lesser or greater than the existing setbacks on the same block Side Yard = 5 feet on free standing sides Rear Yard = 20 feet

Lot 827 - Square 753 (MU-4 Zone)

Front Yard = No Setback Indicated Side Yard = No Setback Indicated Rear Yard = 15 feet

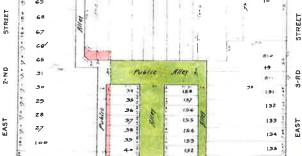
Lot 828 - Square 753 (RF-1 Zone)

Front Yard = Within range of existing front yard setbacks with all structures located on the same block. Side Yard = 8 feet Rear Yard = 20 feet

Per DCRA Subtitle E, Chapter 3

OPENING AND CLOSING OF ALLEYS SQUARE 753

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SCALE IN . 30 FT

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To accordance with Public Act No. 175, TEMA. Congress, approved June 14th.1950., the alloys above hereon in green are barely declared closed, vanated and shanfored and the area we closed to be used by

the District of Columbia for subsol purposes.

We also set aside the area show herein in red for alley purposes; the title of the land being vested in the District of Columbia.

red is the District of Columbia.

The Durwyer of the District of Columbia is directed to record this plat in his office.

By order of the Board of Commissioners of the District of Columbia.

(Olympia) Duniel E. Garge;

Plat prepared in the officeof the Surveyor of the District of Golumbia, . 85269 (Signed) M.C. Easen

Surveyor, Dist. of Col.

I hereby workfy that the furegoing plat is agreed and agrees with the records of thiseffice and and received for record at 9:30 A.M., May 16,1884.

witness my hand and real this lith, day of May 1956.

Surveyor, Dist. of Col.

Same.

117

M. F. M. J. Landerson, Assessing	Prepared by	The Surreyor will admit this (Public, No. 89) approved Februar District of Calumbia for the purpo	Ondered:	Issuance of the following on let	To the Commissioners, D. C.		1111		C
Aurana of Office.	Sendary (S. 1977) David (S. Secontia)	Trooped in his office under the provisions of the ment and taxation and other purpose. A (*, - (*, - (*, -),	Scale, 1 inch	* recommended:	.su'		22/2	X	STAFET
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Leting Chairman

Office of the Commission of the District of Columbia

Facilities on (LLC), December 20, 1201

The District of Columbia being the court of lote 143 to 150, Square 762, and the Commissioners of the Ofstrict of Columbia having deems to commercy to when the 10 ft, alley abouting oald late, tersty sat units the area sharm moreous to crosses become lives for this, parameter.

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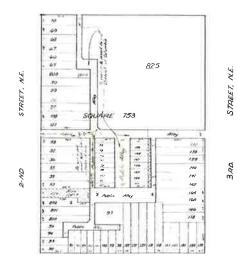
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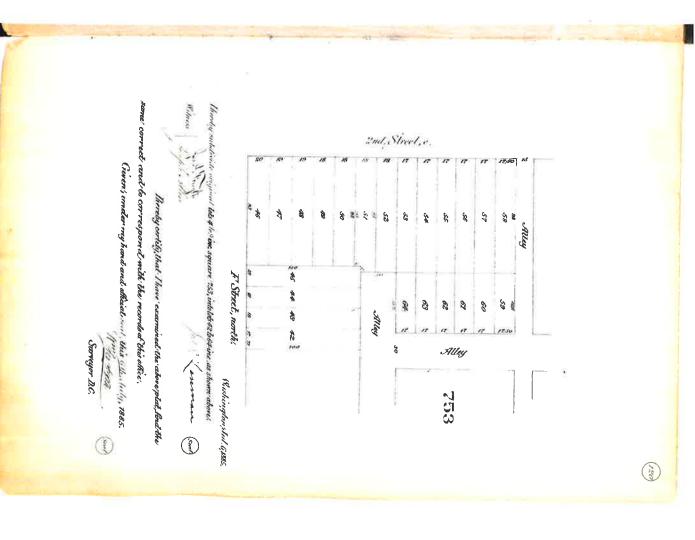


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SUBDIVISIONS BOOK 0013

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Thereby certify that There examined the shows plat and find the same correct

and to correspond with the records of this office ((rinn; under my hand and official seal this Mely 19, 1885.

Surveyor D.C.

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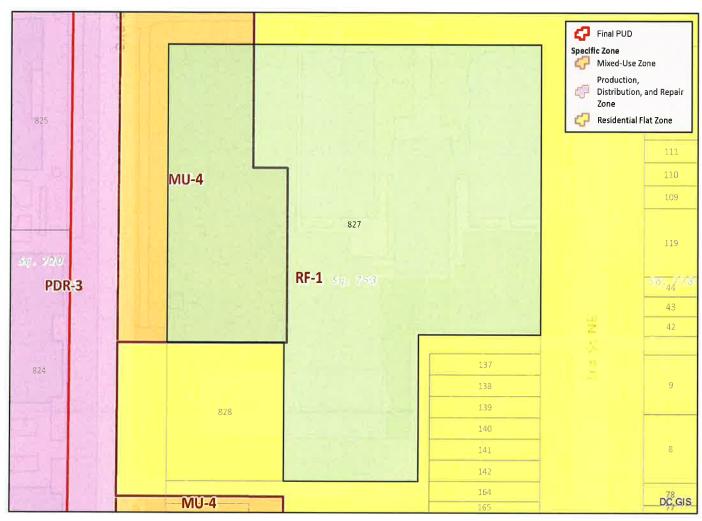
medarl .- A. Frek (Sea)

Sunger Casuely Column

SUBDIVISIONS_BOOK_0022

Zoning Report for 215 G STREET NE





Zoning Data Summary

Premises Address Council Member 215 G STREET NE Charles Allen

Square/Suffix/Lot ANC 0753 0827 6C

Zoning District ANC Chairperson Karen J. Wirt

PUDs SMD None SMD

Ward Commissioner
Ward 6 Mark Eckenwiler

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of lhe cause of such or for any upon any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

^{*} For a detailed explanation of zoning related terms, please refer to the DC Zoning Map glossary at

^{**} To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

Zoning Details: MU-4

Description: Permits moderate density mixed use development

Building Category	Non-Residential	Residential	Residential (IZ)
Maximum Lot Occupancy (%)	60	60	75
Maximum Height (ft)	50	50	50
Rear Yard Setback (ft)	15	15	_ 15
Maximum Floor Area Ratio	1.5	2.5	3

Building Category	Row Dwelling or Flat < 1,800 sq ft	Row Dwelling or Flat between 1,800 sq ft to 2,000 sq ft	Row Dwelling or Flat between > 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	18	18	18
Minimum Lot Area (sqft)	1800	1800	1800
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	0	10	20

Building Category	Row Dwelling or Flat (IZ) < 1,800 sq ft	Row Dwelling or Flat (IZ) between 1,800 sq ft and 2,000 sq ft	Row Dwelling or Flat (IZ) > 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	15	15	15
Minimum Lot Area (sqft)	1500	1500	1500
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	0.	10	20

Building Category	Semi-Detached < 1,800 sq ft	Semi-Detached between 1,800 sq ft and 2,000 sq ft	Semi-Detached > 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	30	30	30
Minimum Lot Area (sqft)	3000	3000	3000
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	0	10	20

Building Category	Detached < 1,800 sq ft	Detached between 1,800 sq ft and 2,000 sq ft	Detached > 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	40	40	40
Minimum Lot Area (sqft)	4000	4000	4000
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	50	50	50

Building Category	Church	All Other Buildings & Structures	Institutional
Dwelling Units	N/A	2	N/A
Minimum Lot Width (ft)	40	40	40
Minimum Lot Area (sqft)	4000	4000	4000
Maximum Lot Occupancy (%)	60	40	40
Maximum Height (ft)	60	35	90
Maximum Stories	3	3	N/A
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	50	50	50

CASES/ORDERS

Listed below are the Zoning Commission Orders associated with the Square, Parcel, Lot(s) related to this Zoning Report. The Orders are available online at https://dcoz.dc.gov/search/search_orders.asp

Board Zoning Adjustment (BZA) Case Number:

13245 14115 12312 17501 14326

Zoning Commission (ZC) Case Number:

95-4

POLITICAL JURISDICTION REPRESENTATIVES

Ward ANC SMD Ward 6 6C 6C04

Council Member ANC Chairperson Commissioner
Charles Allen Karen J. Wirt Mark Eckenwiler

Phone-Number Phone Number Phone Number 202-654-6321

Email AddressEmail AddressEmail Addresscallen@dccouncil.us6C02@anc.dc.gov6C04@anc.dc.gov

Office Location Office Location Office Location
1350 Pennsylvania Ave, Suite 408,
NW 20004
Office Location
312 E Street NE

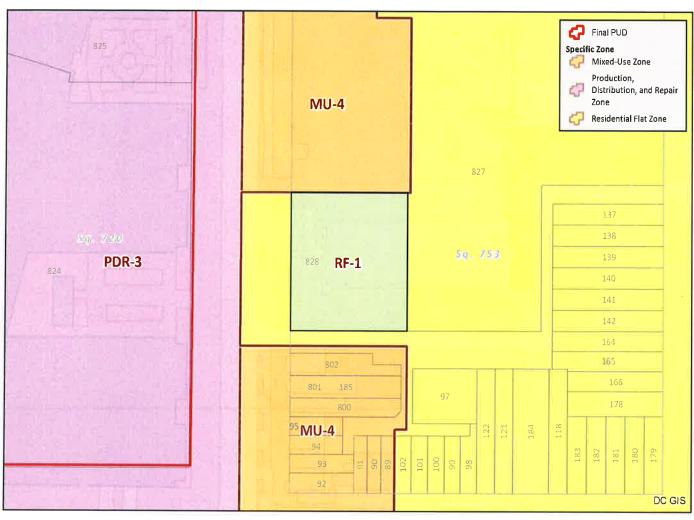
Website Website Website

http://dccouncil.us/council/charlesallen http://anc.dc.gov/page/advisoryneighborhood-commission-6c http://anc.dc.gov/page/advisoryneighborhood-commission-6c

www.dcoz.dc.gov Page #8 of 8 Mon Feb 19 2018

Zoning Report for 2ND ST NE





Zoning Data Summary

Premises Address

2ND ST NE

Square/Suffix/Lot

0753 0828

Zoning District

Zorling District

PUDs

None

Ward Ward 6 Council Member Charles Allen

ANC

6C

ANC Chairperson

Karen J. Wirt

SMD 6C04

Commissioner

Mark Eckenwiler

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate, Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any upon any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

^{*} For a detailed explanation of zoning related terms, please refer to the DC Zoning Map glossary at

^{**} To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

Building Category	Row Dwelling or Flat < 1,800 sq ft	Row Dwelling or Flat between 1,800 sq ft to 2,000 sq ft	Row Dwelling or Flat between > 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	18	18	18
Minimum Lot Area (sqft)	1800	1800	1800
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	0	10	20

Building Category	Row Dwelling or Flat (IZ) < 1,800 sq ft	Row Dwelling or Flat (IZ) between 1,800 sq ft and 2,000 sq ft	Row Dwelling or Flat (IZ) > 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	15	15	15
Minimum Lot Area (sqft)	1500	1500	1500
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	0	10	20

Building Category	Semi-Detached < 1,800 sq ft	Semi-Detached between 1,800 sq ft and 2,000 sq ft	Semi-Detached > 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	30	30	30
Minimum Lot Area (sqft)	3000	3000	3000
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	0	10	20

Building Category	Detached < 1,800 sq ft	Detached between 1,800 sq ft and 2,000 sq ft	Detached > 2,000 sq ft
Dwelling Units	2	2	2
Minimum Lot Width (ft)	40	40	40
Minimum Lot Area (sqft)	4000	4000	4000
Maximum Lot Occupancy (%)	60	60	60
Maximum Height (ft)	35	35	35
Maximum Stories	3	3	3
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	50	50	50

Building Category	Church	All Other Buildings & Structures	Institutional
Dwelling Units	N/A	2	N/A
Minimum Lot Width (ft)	40	40	40
Minimum Lot Area (sqft)	4000	4000	4000
Maximum Lot Occupancy (%)	60	40	40
Maximum Height (ft)	60	35	90
Maximum Stories	3	3	N/A
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	50	50	50

CASES/ORDERS

Listed below are the Zoning Commission Orders associated with the Square, Parcel, Lot(s) related to this Zoning Report. The Orders are available online at https://dcoz.dc.gov/search/search_orders.asp

Board Zoning Adjustment (BZA) Case Number:

13245 14115 14326 17501 12312

Zoning Commission (ZC) Case Number:

95-4

POLITICAL JURISDICTION REPRESENTATIVES

 Ward
 ANC
 SMD

 Ward 6
 6C
 6C04

Council Member ANC Chairperson Commissioner
Charles Allen Karen J. Wirt Mark Eckenwiler

Phone Number Phone Number Phone Number 202-654-6321

Email Address Email Address Email Address callen@dccouncil.us 6C@anc.dc.gov 6C04@anc.dc.gov

Office Location Office Location Office Location
1350 Pennsylvania Ave, Suite 408,
NW 20004
Office Location
312 E Street NE

Website Website Website

http://dccouncil.us/council/charlesallen https://anc.dc.gov/page/advisoryneighborhood-commission-6C https://anc.dc.gov/page/advisoryneighborhood-commission-6c

www.dcoz,dc.gov Page #7 of 7 Thu Jul 05 2018

10 G Street, NE, Suite 460 Washington, DC 20002 (202) 204-0600 • (202) 204-0610 FAX

REPORT OF TITLE

File Reference No.: X

EFFECTIVE DATE: June 4, 2018

THIS COMPANY has searched and examined the record of title to:

See Exhibit A attached hereto and made a part hereof

to the above date and found a fee simple title vested in:

The District of Columbia

and found said record to be free from recorded objections except as follows:

- 1. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- 2. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 3. Any facts, rights, interests, or claims which are not shown by the public record but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- 4. Unpaid taxes, water rent, assessments, condominium assessments, and Homeowner's Association Dues.
- 5. Building and zoning regulations in force in the District of Columbia.

LIMITATION OF LIABILITY: This report of title is issued for the sole benefit of the party indicated, and cannot be relied upon by any other party and is not transferable or assignable without written permission of Answer Abstracts. The liability of the Company under this Report of Title and all continuations thereof is limited to the sum of \$500.00 or the fees charged for the services to provide this title, whichever is greater. Matters affecting the above real estate which do not appear among the District of Columbia land records are not covered by this report. Real Estate Taxes, Special Assessments and water/sewer services have not been determined and are not subject to this report. No liability is assumed for errors or omissions resulting from indexing errors made by those agencies preparing and maintaining the Public Records relied on in the preparation of this Report.

Responsibility of payment for this report is unconditional and not contingent on a sale / purchase / refinance transaction.

Report of Title continued

- 6. Rights of tenants under the Rental Housing Conversion and Sales Act of 1980, and regulations adopted thereunder.
- 7. Any claim arising out of the transaction insured by reason of the federal bankruptcy, state insolvency, or creditors' rights laws.
- 8. Lot 133 was acquired by the District of Columbia via a civil action filed November 19, 1921 as District Court Cause 1497.
- 9. The remaining lots not acquired via deeds were obtained via a civil action filed May 10, 1948 as District Court Cause 3163.

Deeds – 192108300118, 192108300119, 192410310086, 1933014558, 1933015109, 1933015110, 193301586, 1933019828, 1933019829, 1948002068, 1948002358, 1958005606, 1948006074, 1948007348, 1948008326, 1948011526, 1948020495, 1948024692

EXHIBIT A (Legal Description)

Lots 15, 17, 18, 19 and part of Lot 16 in Square 753, as shown on the Original Plats and Plans of the City of Washington, among the Records of the Office of the Surveyor of the District of Columbia.

ALSO

Lots 27 through 31 and 34 through 41 in Square 753 in the subdivision made by John T. Lenman, as per plat recorded in Liber No. 13 at folio 44 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lots 65 through 72 in Square 753 in the subdivision made by John T. Lenman and E. J. Hill, as per plat recorded in Liber No. 13 at folio 138 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lot 73 through 82 in Square 753 in the subdivision made by Ida U. Marshall, as per plat recorded in Liber No. 13 at folio 195 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lot 107 and 108 in Square 753 in the subdivision made by E. J. Hill, as per plat recorded in Liber No. 16 at folio 39 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lots 131 through 136, 151 through 158 and part of Lots 143 through 150 in Square 753 in the subdivision made by Thomas W. Smith and Samuel H. Walker, as per plat recorded in Liber No. 19 at folio 17 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lots 173 and 174 in Square 753 in the subdivision made by Michael A. Lynch, as per plat recorded in Liber No. 22 at folio 61 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lot 175 in Square 753 in the subdivision made by Michael A. Lynch, as per plat recorded in Liber No. 22 at folio 62 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Public Alleys closed as shown on a plat Opening and Closing of Alleys in Square 753 as per plat recorded in Liber No. 99 at folio 117 of the Records of the Office of the Surveyor for the District of Columbia

ALSO

Part of Public Alleys closed as shown on a plat Closing of Public Alleys, Land set Aside for Public Alley and Transfer of Jurisdiction of land for Public Alley in Square 753 as per plat recorded in Liber No. 132 at folio 141 of the Records of the Office of the Surveyor for the District of Columbia.

All of the above being described as one lot as follows:

BEGINNING for the same at the northwest corner of said square at the intersection of the south line of G Street with the east line of 2nd Street and running thence along the line of G Street

Due East 329.38 feet to the northeast corner of said square at the intersection of the south line of G Street with the west line of 3rd Street and running thence along the line of 3rd Street

Due South 232.50 feet to the north line of a 15 foot alley; thence along said line

Due West 114.00 feet to the west line of a 16 foot alley; thence along said line

Due South 117.50 feet to the north line of a 30 foot alley; thence along said line

Due West 107.38 feet to a point; thence leaving said line and running through said square

Due North 111.00 feet to a point; thence

Due West 103.00 feet to the east line of 3nd Street; thence running along said line

Due North 239.00 feet to the point of beginning

NOTE: At the date hereof the above described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 827 in Square 753.

insurance company designated by said Association in the sum of Two thousand dollars, and assign the Policy of Insurance to the said Trustees, who upon loss shall apply the proceeds thereof as they shall deem best to secure the objects of these presents; to pay all taxes and assessments levied against said premises and all counsel fees or expenses of litigation incurred or paid in the execution of this trust, and in default thereof, it shall be lawful for the said Trustees, or said association to pay said taxes and assessments, and said other costs and expenses, and to effect such insurance, and the money paid for the same, with interest thereon, shall be a lien on said premises, added to the amount of dabt secured by these presents, which lien may be enforced by a sale as is hereinbefore provided for in the case of default in the performance of the conditions of said bond.

And ti is further agreed that if the property shall be advertised for sale hereunder and not sold, said Trustees shall be entitled to one-half the commission above provided, to be computed on the smount of the debt hereby secured.

In Testimony Whereof, the said parties hereto of the first part have hereunto set their hands and seals the day and year first hereinbefore written.

Signed, seeled and delivered

in the presence of- H.M. Packard

Emma Beatric Hopkins (Seal)

Elizabeth C. Harlos (Seal)

District of Columbia, to wit:

I, Harry M. Packard, a Notary Public in and for the District of Columbia, Do Hereby Certify that Emma Beatrice Hopkins and Elizabeth C. Harlos/ to a certain Deed bearing date on the 29 day of August A.D. 1921, and here to annexed, personally appeared before me in said District the said Emma Beatrice Hopkins, and Elizabeth C. Harloe, being personally well known to me as the persons who executed the said Deed, and acknowledged the same to be their act and deed.

Given under my hand and noterial seal this 29 day of August A.D. 1921. (Notarial Seal) Harry M. Packard, Notary Public, D.C.

----0----

Johanna Collins

) No. 118

Recorded Aug, 30, 1921

) Deed

at 12-51 P.M.

District of Columbia

This Deed, Made this Twenty-ninth day of August in the year one thousand nine hundred and Twenty-one, by and between Johanna Collins , widow, of the District of Columbia party of the first, part, and the District of Columbia party of the second part:

Witnesseth, That in consideration of The Thousand (\$10,000.00) and no/100 Dollars, the party of the first part does grant unto the party of the second part, in fee simple, all that piece or parcel of land in the County of Washington, District of Columbia, described as Follows, to wit:

Original Lots numbered Eighteen (18), and Nineteen (19), and the East 20 feet 82

inches front by the full depth thereof of Original LOt Seventeen (17), in Square numbered Seven Hundred and Fifty-three. together with the improvements, rights, privileges, and appurtenances to the same belonging

And the said party of the first part covenant that she will warrant specially the property hereby conveyed: and that/she will execute such further assurances of said land as may be requisite.

Witness her hand and seal the day and year first hereinbefore written.

In presence of "Charles W. Floeckher

Johonna Collins (Seal)

(\$10.00 Int. Rev. Stamp Affixed)

District of Columbia, to wit:

I, Charles W. Floeckher, a Notary Public in and for the district of Columbia, Do Hereby Certify that Johanna Collins party to a certain Deed bearing date on the 29th day of August 1921, and hereto annexed, personally appeared before me in said District, the said Johanna Collins being personally well known to me as the person who executed the said Deed, and acknowledged the same to be her act and deed.

Given under my hand and seal this 29th day of August 1921.

(Notarial Seal) Charles W. Floeckher, Notary Public, D. C.

---0----

Fulton R. Gordon, et ux) No. 119

Recorded Aug, 30, 1921

Deed.

at 12-52 P. M.

District of Columbia

This Deed Made this Twelfth day of August, in the year one thousand nine hundred and twenty-one, by and between Fulton R. Gordon, and Cora A. Gordon, His wife, both of Washington, D.C. parties of the first part, and The District of Columbia, party of the second part:

Witnesseth, That in consideration of Twenty-five hundred & 00/100 (\$2500.00) Dollars, the parties of the first part do grant unto the party of the second part in fee simple, all that piece or parcel of land in the County of Washington, District of Columbia, described as follows, to wit:

The East Six (6) feet 4-1 inches front on G Street, by the full depth of original Lot No. Sixteen (16) and the West Thirty four feet 3-1 inches front on G Street, by the full depth of oringnal Lot Seventeen (17), in Square No. Seven hundred and fifty-three (753).

together with the improvements, rights, and privileges and appurtenances to the same belonging.

And the said parties of the first part covenant that they will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite.

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inches front by the full depth thereof of Original LOt Seventeen (17), in Square numbered Seven Hundred and Fifty-three. together with the improvements, rights, privileges, and appurtenances to the same belonging

And the said party of the first part covenant that she will warrant specially the property hereby conveyed: and that/she will execute such further assurances of said land as may be requisite.

Witness her hand and seal the day and year first hereinbefore written.

In presence of "Charles W. Floeckher

Johonna Collins (Seal)

(\$10.00 Int. Rev. Stamp Affixed)

District of Columbia, to wit:

I, Charles W. Floeckher, a Notary Public in and for the district of Columbia, Do Hereby Certify that Johanna Collins party to a certain Deed bearing date on the 29th day of August 1921, and hereto annexed, personally appeared before me in said District, the said Johanna Collins being personally well known to me as the person who executed the said Deed, and acknowledged the same to be here act and deed.

Given under my hand and seal this 29th day of August 1921.

(Notarial Seal) Charles W.Floeckher, Notary Public, D.C.

----0----

Fulton R. Gordon, et ux

) No. 119

Recorded Aug, 30, 1921

to

Deed

at 12-52 P. M.

District of Columbia

This Deed Made this Twelfth day of August, in the year one thouse and nine hundred and twenty-one, by and between Fulton R. Gordon, and Cora A. Gordon, His wife, both of Washington, D.C. parties of the first part, and The District of Columbia, party of the second part:

Witnesseth, That in consideration of Twenty-five hundred & 00/100 (\$2500.00) Dollars, the parties of the first part do grant unto the party of the second part in fee simple, all that piece or parcel of land in the County of Washington, District of Columbia, described as follows, to wit:

The East 31x (6) feet 4-1 inches front on G Street, by the full depth of original Lot No. Sixteen (16) and the West Thirty four feet 3-1 inches front on G Street, by the full depth of oringnal Lot Seventeen (17), in Square No. Seven hundred and fifty-three (753).

together with the improvements, rights, and privileges and appurtenances to the same belonging.

And the said parties of the first part covenant that they will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite.

Witness our hands and seals the day and year first hereinbefore written.

In presence of Marion L. Bickel

Fulton R. Fulton, (Seal)

(\$2.50 Int. Rev. Stamps Affixed)

Cora A. Gordon (Seal)

District of Columbia, to wit:

I, Marion L.Bickel a Notary Public in and for the District of Columbia, Do Hereby Certify that Fulton R. Gordon and Cora A. Gordon, his wife, parties to a certain Deed, bearing date on the 12th day of August 1921, and here to annexed, personally appeared before me in said District, the said Fulton R.Gordon and Cora A.Gordon, his wife being personally well known to me as the persons who executed the said Dead, and acknowledged the same to be their act and deed.

Given under my hand and seal this 15th day of August 1921

[Notarial Seal]

Marion L. Bickel, Notary Public

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J. Henry Brown, et ux
) No. 120
Recorded Aug, 30 1921
to
) Deed
at 12-55 P.. M.

Jerry A. Blue
)

This Deed made this 14th day of June, in the year one thousand nine hundred and twenty-one, by and between J. Henry Brown and Lucy R. Brown, his wife of Washington, D. C. parties of the first part, and Jerry A. Blue, of Philadelphia, Pa., party of the second parti

Witnesseth, That in consideration of Ten (\$10.00/), Dollars, the parties of the first part do grant unto the party, of the second part, in fee simple, all that piece or parcel of land in the County of Washington, District of Columbia, described as follows, to wit:

Lot numbered three (3) in Block numbered thirty -two (32) (said Block 32 taxed as Square 5322) in the subdivision known as "Marshall" plat of which is recorded in the office of the Surveyor of the District of Columbia in County Book 6, page 39, together with the improvements, rights, privileges, and appurtanences to the same belonging

And the said parties of the fir-st part covenant that they will warrant specially the property hereby/conveyed: and that they will execute such further assurances of said land as may be requisite.

Witness our hand s and seals the day and year first hereinbefore written.

In presance of- A. T. Holtzman

J. Henry Brown (Seal)

(\$.50 Int. Rev. Stamp Affixed)

Lucy R. Brown (Seal)

District Of Columbia, To Wit:

I, Aylett T. Holtzman, a Notary Public, in and for the District aforesaid, Hereby Certify, that J. Henry Brown and Lucy R. Brown, who personally well known to me as the grantors in, and the persons who executed the aforegoing and annexed deed, dated June 14, A.D. 1921, personally appeared before me in the said District and acknowledged the said deed to their act and deed. Given under my hand and seal this 22nd day of June, 1921.

(Notarial Seal)

Aylett, T. Holtzman, Notary Public, D. C.

----0----

at a stone on the West line of Broad Branch Road at the Southeast corner of the tract herein described and running thence with the Northerly line of the land conveyed to John Collins by Deed from P.Edwin Dye, Trustee, recorded in Liber 996, at folio 377 in the Land Records of the District of Columbia, South 69° 57' West 144.50 feet to a peg; thence Northwest 6.54 feet to a gas pipe; thence North 40° 29' East, 170.52 feet to a gas pipe in the West line of said road SS.53 feet to the place of beginning, according to a survey made by the Surveyor for the District of Columbia, July 11, 1911, and of record in Survey Book 31 at page 276 in the Office of the Surveyor for the District of Columbia.

TO HAVE AND TO HOLD the same, with the appurtenances, unto and to the use of the said Annie E. Smith, her beirs and assigns forever, fully released and discharged from the effect and operation of said Deed of Trust, the indebtedness secured thereby having been fully paid the note representing said indebtedness having been exhibited marked "PAID AND CANCELLED".

WITNESS my hand and seal this Thirtieth (30th) day of October A.D. 1924. Signed, sealed and delivered in the presence of-

Bernard A. Harrison.

Leonard W. Groomes (SEAL)
Surviving Trustee.

UNITED STATES OF AMERICA.

DISTRICT OF COLUMBIA, to wit: .

I, Bernard A. Harrison, a Notary Public in and for the District of Columbia, DO HEREBY CERTIFY that Leonard W. Groomes, surviving trustee, party to a certain Deed bearing date on the 30th day of October 1924, and here to annexed, personally appeared before me in said District, the said Leonard W. Groomes being personally well known to me as the person who executed the said Deed, and acknowledged the same to be his act and deed.

GIVEN under my hand and seal this 30th day of October A.D. 1924.

Bernard A. Harrison

(NOTARIAL SEAL)

Notary Public. D.C.

- - - 0 - -

) DEED.

Elisha P. Taylor, et ux.) No. 86.

Recorded Oct.31,1924.

at 10:31 A.M.

District of Columbia.)

THIS DEED Made this Twenty-ninth day of September in the year one

Del to Grantle

thousand nine hundred and 24, by and between Elisha P.Taylor and his wife, Grace E.Taylor, parties of the first part, and the District of Columbia, party of the second part:

WITNESSETH, That in consideration of Sixteen hundred seventy-four no/100 Dollars, the parties of the first part do hereby grant unto the party of the second part, in fee simple, all that piece or parcel of land, together with the improvements, rights, privileges, and appurtenances to the same belonging, situate in the City of Washington, District of Columbia, described as follows, to wit: Lot number One Hundred, Thirty-four (134) in Smith and Walker, Trustees' subdivision in Square number Seven Hundred, Fifty-three (753), as per plat recorded in Liber19, Folio 17 one of the records of the Office of the Surveyor of the District of Columbia.

AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

WITNESS their hands and seals the day and year hereinbefore written.

In presence of-

Mary L.Barron

Elisha P. Taylor (SEAL)

Grace E.Taylor (SEAL)

(\$2.00 Int.Rev.stamp affixed.)

DISTRICT OF COLUMBIA, to wit:

I, Mary L. Barron, a Notary Public in and for the District aforesaid, HEREBY CERTIFY that Elisha P. Taylor and his wife, Grace E. Taylor who are personally well known to me as the grantors in, and the persons who executed the aforegoing and amexed deed, dated September 29th, A.D. 1924, personally appeared before me in the said District and acknowledged the said deed to be their act and deed.

GIVEN under my hand and seal this 29th day of September A.D. 1924.

Mary L. Barron

(NOTARIAL SEAL)

Notary Public.

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The Wash.Loan & Trust Co., Tr)

No.57.

Recorded Oct. 31, 1924.

to

) RELEASE .

at 10:31 A.M.

William E.Dix, et al.

THIS DEED WITNESSETH, That whereas the debt described in the Dead of Trust dated June 5th 1917 and recorded in Liber 3991 at folio 172, of the Land Records of the District of Columbia, has been discharged, as evidenced by the signature hereto of the Secretary of the Equitable Co-operative Building Association, the party secured.

THEREFORE, The Washington Loan and Trust Company, a Corporation under the laws of the District of Columbia, as trustee under said deed of trust, does hereby grant and release unto William E.Dix and Katie A.Dix, Joint Tenants, their heirs and assigns, the following-described land and premises in the District of Columbia: Part of Lot numbered One Hundred







CODE DEED

THIS DEED, made this 12thday of August - in the year one thousand nine hundred and thirty-three.
by and between Benjamin F. Johnson and Irene Johnson, his wife, of Whithey City, McCreary
County, Ky
party of the first part, and
District of Columbia
no/100 WITNESSETH, That in consideration of Eight Thousand &/ Dollars, the party of the first part do hereby
grant unto the party of the second part, in fee simple,
The state of the s
and approximate the same belowing situate in the Cale of land, together with the improvements, rights, privileges
and appurtenances to the same belonging, situate in the City of Washington, District of Columbia, described as
follows, to wit: Lots numbered One Hundred and Fifty-one (151) to One Hundred and Fifty-
eight (158) inclusive in Smith and Walker, Trustees' subdivision of lots in Square num-
bered Seven Hundred and Fifty three (753), as per plat recorded in in the Office of the
Surveyor of the District of Columbia in Liber 19 at folio 17, containing a total of
4280 square feet.
AND the said part 1eSof the first part covenant - that they- will warrant specially the property hereby conveyed; and
that they will execute such further assurances of said land as may be requisite.
WITNESS our - hands and seal s the day and year hereinbefore written.
In presence of
Benjamin F. Johnson [SEAL]
(\$8.00 Int. Rev. stamps Affixed). Irene Johnson [SEAL
State of Kentucky
County of McCreary
4NSTRICT-OF-COLUMBIA,40 with State
I, H. M. Cline
that Benjamin F. Johnson and Irene Johnson, his wife,
who are personally well known to me as the grantos in, and the persons who executed the aforegoing and annexed Deed,
dated August 12th, A. D. 1933, personally appeared before me in the said District and acknowledged
the said Deed to be their act and deed.
GIVEN under my hand and seal this 12th day of August , 1933.
(Notarial Seal)
H. M. Cline
My Commission expires March 10th, 1936.

Tolumbea

göC.

CODE DEED

CODE	
THIS DEED, made this 28th day of August	in the year one thousand nine hundred and thirty-three
by and between U. David Seltzer, widower,	т (f)
69 S	

	part y of the first part, and
District of Columbia,	no/100 sand and Dollars, the part y of the first part does hereby
grant unto the part y of the second part, in fee simple,	
	arcel s of land, together with the improvements, rights, privileges,
and appurtenances to the same belonging, situate in the City-	
follows, to wit: Lots numberedThirty-six (36),	Thirty-seven (37) and Thirty-eight (38) in
John T. Lenman's subdivision of lots in Sq	uare numbered Seven Hundred and Fifty-three
(753), as per plat recorded in the Office of	f the Surveyor for the District of Columbia
in Liber 13 at folio 44.	
N	
AND the said party of the first part covenant s that he	will warrant specially the property hereby conveyed; and
that he will execute such further assurances of said !	
WITNESS my hand and seal the day and year here	
In presence of	
Sidney E. Kent	U. David Seltzer [SEAL]
	[SEAL]
(\$3,00 Int. Rev. Stamp Affixed)	
	ä ä
DISTRICT OF COLUMBIA, to wit:	* 60 10 11.00
	, a Notary Public, in and for the District aforesaid, hereby certify
that U. David Seltzer, widower	T (T) T T (BUR T'AND T'AND T'AND T AND T AND T A (B) (B) (B)
	and the person who executed the aforegoing and annexed Deed,
dated August 28th	rsonally appeared before me in the said District and acknowledged
the said Deed to be his act and deed,	
GIVEN under my hand and seal this - ~ 28th- day of	August , 19 33.
(Notarial Seal)	Sidney E. Kent
La entre est d'authon union un 9-1200	Natary Public.

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	resconding.	SESTION OF THE PERSON	2
	2000	DELLIV	-

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THIS DEED, made this 28th day of August in the year one thousand nine hundred and thirty-three by and between Daniel C. Leahy and Mary A. S. Leahy, his wife,		
2 cf		
District of Columbia	2 = 47	0
grant unto the part y of the second part, in fee simple, all those pieces or parcels of land, together with the improvements, rights, privileges, and appurtenances to the same belonging, situate in the City of Washington, District of Columbia, described as follows, to wit: Lots numbered Thirty-nine (39), Forty (40), and Forty-one (41) in John T. Lehman's subdivision of lots in Square numbered Seven Hundred and Fifty-three (753), apper plat recorded in the Office of the Surveyor for the District of Columbia in	s	
Liber 13 at folio 44.		
	15	0
AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite. WITNESS our hand sand seal 5 the day and year hereinbefore written. In presence of		
Sidney E. Kent Daniel C. Leahy [SEAL] Mary A. S. Leahy [SEAL] (\$5.00 Int. Rev. Stamp Affixed)	,	0
DISTRICT OF COLUMBIA, to wit: I, Sidney E. Kent		Ć,
who are personally well known to me as the grantor s in, and the person swho executed the aforegoing and annexed Deed, dated August 28th A.D.19 33, personally appeared before me in the said District and acknowledged the said Deed to be their act and deed.	ž)	(A) (A)
GIVEN under my hand and seal this 28thday of August , 19 33. (Notarial Seal) Sidney E. Kent Notary Public.	3	0



Recorder's Form 2 SHORT FORM

CODE DEED

THIS DEED, made this: 7th - day of September in the year one thousand	
by and between Samuel W. Stinemetz and Hortense B. Stinemetz,	his wife,
	parties of the first part, and
District of Columbia,	part y of the second part:
WITNESSETH, That in consideration of Three thousand Dollars, th	e parties of the first part do hereby
grant unto the part y of the second part, in fee simple,	
, all of that piece or parcel of land, tegether wi	th the improvements, rights, privileges,
and appurtenances to the same belonging, situate in the City of Washin	gton, District of Columbia, described as
follows, to wit: Lot numbered 173 in Michael A. Lynch's subdivis	sion of part of Original
Lot numbered 16 in Square numbered 753, as per plat recorded in	In the Office of the
Surveyor for the District of Columbia in Liber 22 at folio 61	
N	
	1
AND the said parties of the first part covenant that they will warrant speci	ally the property hereby conveyed; and
that they will execute such further assurances of said land as may be requisite.	
WITNESS our bands and seals the day and year hereinbefore written.	
In presence of	
Lloyd H. Johnson Samuel	. W. Stinemetz [SEAL]
W. E. Foster Horten	se B. Stinemetz [SEAL]
\$3.00 Int. Rev. Stamp Affixed	
DISTRICT OF COLUMBIA, to wit:	
f, Lloyd H. Johnson , a Notary Public, in and	for the District aforesaid, hereby certify
that Samuel W. Stinemetz and Hortense B. Stinemetz, his wif	e,
who are personally well known to me as the granters in, and the persons who exec	uted the aforegoing and annexed Deed.
dated: September 7 , A. D19 33, personally appeared before m	e in the said District and acknowledged
the said Deed to be their- + act and deed: ,	
GIVEN under my hand and soul this 9th day.of . September	- , 19 33.
(Notarial Seal) Llo	yd H. Johnson Notary Public.

MBJ.

Eu,

CODE DEED

THIS DEED, made this 8th day of November in the year one thousand nine hundred and thirty-three
by and between James A. Farrell and Mary G. Farrell, his wife,
4
District of Columbia,
witnesseth, That in consideration of One Thousand and / Dollars, the parties the first part do hereby
grant unto the party of the second part, in fee simple,
and appurtenances to the same belonging, situate in the City of Washington, District of Columbia, described as
follows, to wit: Lot numbered Thirty-five (35) in J.T. Lenman's subdivision of lots in Square
numbered Seven Hundred and Fifty-three (753) as per plat recorded in the Office of
the Surveyor for the District of Columbia in Liber 13 at folio 44, and being the same
property described in the Will of Edward F. Farrell as "house and premises No. 632
Gordon Avenue, Northeast, located in Square 753."
AND the said parties of the first part covenant - that they will warrant specially the property hereby conveyed; and
that theywill execute such further assurances of said land as may be requisite.
WITNESS our - hands and seal sthe day and year hereinbefore written.
In presence of
Sidney E. Kent James A. Farrell [SEAL]
\$1.00 Int. Rev. Stamp
affixed. Mary G. Farrell [SEAL]
DISTRICT OF COLUMBIA, to wit:
I. Sidney E. Kent , a Notary Public, in and for the District aforesaid, hereby certify
that James A. Farrell and Mary G. Farrell, his wife,
×1
who are personally well known to me as the grantor s in, and the persons who executed the aforegoing and annexed Deed,
dated November 8th , A. D. 1933 , personally appeared before me in the said District and acknowledged
the said Deed to be their act and deed.
GIVEN under my hand and seal this 8th day of November 1973.
(Notarial Seal) Sidney E. Kent
Notary Public

DELIVERE TO Guiditary Office D.C.

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C	LJ	D		IJ

THIS DEED, made this 8th day of November - in the year one thousand nine hundred and thirty-three	
by and between George J. Farrell, unmarried,	
. SSS	
part y of the first part, and	
District of Columbia	20 20
WITNESSETH, That in consideration of One Thousand and /no/loo Dollars, the part y of the first part do eshereby	
grant unto the part y of the second part, in fee simple,	
all that piece or parcel of land, together with the improvements, rights, privileges,	
and appurtenances to the same belonging, situate in the C1ty of Washington, District of Columbia, described as	2: 41
follows, to wit: Lot numbered Thirty-four (34) in J.T. Lenman's subdivision of lots in Square	
numbered Seven Hundred and Fifty-three (753) as per plat recorded in the Office of the	
Surveyor for the District of Columbia in Liber 13 at folio 44, and being the same	DC 27
property described in the Will of Edward F. Farrell as "house and premises No. 634	
GordonAvenue, Northeast, located in Square 753"	
	9
	2
AND the said party of the first part covenant - that he will warrant specially the property hereby conveyed; and	
that he will execute such further assurances of said land as may be requisite.	
WITNESS myhand and seal the day and year hereinbefore written.	
In presence of	
	2
Sidney E. Kent George J. Farrell [SEAL]	
\$1.00 Int. Rev. Stamp affixed. [SEAL]	(a - a

DISTRICT OF COLUMNIA A 24	90 "
DISTRICT OF COLUMBIA, to wit:	
I, Sidney E. Kent , a Notary Public, in and for the District aforesaid, hereby certify	
that George J. Farrell	
who 1s personally well known to me as the grantorin, and the person who executed the aforegoing and annexed Deed,	-
dated Nov. 8th A. D. 19 33, personally appeared before me in the said District and acknowledged	- 1
the said Deed to be his act and deed.	
GIVEN under my hand and seal this 8th day of November , 19 33.	
(Notarial Seal) Sidney E. Kent Notary Public.	7
ARS	

DE 16 M 43 M 411





RECEIVED	T	bis	De.		
Made this	10 1	day of	January	in the	year one thousand
nine hundred and	forty-eight	ت	, by an	id between	B8 - = 1 1-4 11
STEPHEN A	GATTI and wife	HELEN M.	GATTI, as Ten	ants by th	e Entirety
(MACA) 1 18 (11	- 144			parties of	the first part, and
District c	of Columbia	,	[cont.]	— party	of the second part:
Witnes	3eth, That in (consideratio	n of Ninety-fi	ve Hundred	k No/100 Dollars,
					the second part, in
tee simple	L				
	22.20		-, all tha	t piece	or parcel of
land, together wil	th the improver	nents, rights	s, privileges an	d appurte	nances to the same
belonging, situate	in the	City	of Wash	ington, D	strict of Columbia,
of lots in Square	numbered Seve the Surveyor f	n Kundred a or the Dist	nd Fifty-three	(753), e.	d Hills subdivision s per plat recorded er 13 at folio 138,
	1.0				
	2.8				
	-	Sec. 1			
			100		
			200		

BND the said parties of the first part covenant will warrant thatthey specially the property hereby conveyed; and that will execute such further they assurances of said land as may be requisite.

Willness our hands and seals the day and year hereinbefore written.

District of Columbia, to wit: Peace P. Smalls a Notary Public in and for the District aforesaid, HEREBY CERTIFY that Stephon A. Catti and Holon M. Gatti in, and the person s who executed the who are personally well known to me as the grantor s A. D. 1948, personally appeared aforegoing and annexed deed, dated before me in the said District and acknowledged the said deed to be Biven under my hand and seal this 10ths day of STEPHER A RECEIVED TO MATE. Received for Record on the J.40

2358

This Deed

19 1 **12** PM 196

RECEIVED RIVER OF TREES

Made this 13 Th

belonging, situate in the

.

day of

January

in the year one thousand

nine hundred and forty eight

, by and between -

"JOSEPH APOLONIO and wife, ANNA V. APOLONIO, as Tenants by the Entirety:

parties of the first part, and

Bistrift of Columbia,

party of the second part:

Unitnesseth, That in consideration of Seventeen Hundred & No/100 Bollars, the parties of the first part do hereby grant unto the party of the second part, in tee simple

, all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same

of Washington, District of Columbia,

described as follows, to wit: The East or rear twenty-five feat by full width thereof, of Lot numbered Thirty-one (31) in John T. Lemman's subdivision of lots in Square numbered Seven Hundred and Fifty-three (753), as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 13 at folio 44. Said land is now known for purposes of assessment and taxation as Lot 804, in Square 753, and contains 425 square foot.

city

Concelled J.A.

And the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness our hands and seals the duy and year hereinbefore written.

Brook J. Sander

as to levely)

Joseph Cholonie Timb V. Opolonie

[SEAL]

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	HERE.	3, Br BY CER are per oing and me in the	FIFY that sonally wel annexed dec e said Distr	ta, to hot J, San Joseph Apo I known to r ed, dated ict and ackr hand and se	olonic and the gan and the content of an and the content of an and the content of	grantor wary	v. A B (Zu I deed	in, and A.D.	the person	s who dersonal	executed the ly appeared and deed. 19 48	
2058 Deed	•	ALCOHOLDING SIM MANAGED SINGLES	RECEIVED ACER OF REERS (TO	DISTRICT OF COLUMNIA		Received for Record on the constant	at	Liber No.	Recedir	P.198-0	198	all seller
05.1		- · 14	ව උතුරුවී ද	γυτ	: 7 6 5 7	8 7-6 T-k	y.	394			è	

CODE DEED-SHORT FORMID. C

FEB 11 9 08 AM '48

This Deed

RECEIVED SURDER OF DEED. D.C.

Made this nine hundred	12th and forty-	day of			
	and forty-		January	in the year o	ne thousand
		eight	, by an	ıd between	
	MARY J. B. T	OLAN and JOSEPHIN	NE M. BAKER, as	Joint Tenants	
					25
				parties of the fir.	st part, and
*					
Bistri	ift of Colu	mbia,		party, of the s	econd part:
Witn	esseth, Ti	hat in consideration	on of Sixty-eigh	nt Hundred & No/	100 Dollars,
		irt do hereby g			
tee simple—					
			, all that	t piece or p	arcel of
land, together	with the im	provements, right	s, privileges an	d appurtenances	to the same
belonging, situ	uate in the	City	of Wash	ington, District o	f Columbia,
division of lo recorded in th folio 138; sub erected on sai	ots in Square ne Office of oject to the ld lot as set	Lot numbered Si: numbered Seven the Surveyor for party wall reser- forth in the Delatrict of Columbia	Hundred and Fig the District o vation as to the ed recorded in	Sty-three (753), of Columbia in Li ne North wall of Liber 1191 at fo	as per plat ber 13 at the house lio 438 of
=	HOLLY MESTARI	DIRCH MENTANA	DE LA DECE	DOCUMENTARY	
	Banes 3	2		and Edition	74.y.

End the said part 100 of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness our hands and seals the day and year hereinbefore written.

weething m. Baker

.....(SEAL

.....

1. 10 6

District of Columbia, to wit:

3, J. George Gately, a Notary Public in and for the District aforesaid, HEREBY CERTIFY that Mary J. B. Tolan and Josephine M. Baker

who are personally well known to me as the grantor s in, and the persons who executed the aforegoing and annexed deed, dated January 12, A.D. 1948, personally appeared before me in the said District and acknowledged the said deed to be their act and deed.

Given under my hand and seal this 12th

day of January

191₁8 .

Netary Public.

014/1

MARY J. B. TONN and OR ALL BAKES OR ALL ORGENIUS M. DAKES OR ALL ORGENIUS M. DAKES OR ORGENIUS M. D. 10.

Weetlieb for Record — 1. Folk.

In the Last Record for Blacks of Columbia and annual for the District of Columbia and All Colum

U.P.L

-- - 10 5095 . . . 8 CZ FC9 8+TT8

CODE DEED-SHORT FORMID. C.

312 8683

This Deed

Made this 6th	nt. by and between-	
ine hundred and forty eig	, , ,	
INNIE É. BROOKS, also known fill of Newton M. Brooks, de	as MIRIAM E. BROOKS, sols residuary devises under	the
ETT OF HOWBOST M. S. COMP.	2	
	part y of the first part	, ana
		*(
Bistrift of Columb	NAME OF THE PARTY	
W itnesseth, That	in consideration of (\$2,336.00) Do	llars
he narty of the first part	does hereby grant unto the party of the second pa	rt, in
_		
ee simple ———————		oi
	, all that piece or parcel	
and, together with the impro	vements, rights, privileges and appurtenances to the	same
	vements, rights, privileges and appurtenances to the city of Washington, District of Colu	
elonging, situate in the	City of Washington, District of Colu	mbia
elonging, situate in the escribed as follows, to wit: I	of Washington, District of Columbia numbered Seventy-three (73) and (74) in Ida U.	mbia
elonging, situate in the escribed as follows, to wit: I arshall's 'subdivision of lo	City of Washington, District of Columbia numbered Seventy-three (73) and (74) in Ida U. ts in Square numbered Seven Hundred and Fifty-three in the Office of the Surveyor for the District of	mbia
elonging, situate in the lescribed as follows, to wit: I arshall's 'subdivision of lo	of Washington, District of Columbia numbered Seventy-three (73) and (74) in Ida U.	mbia
pelonging, situate in the described as follows, to wit: I farshall's 'subdivision of lo	City of Washington, District of Columbia numbered Seventy-three (73) and (74) in Ida U. ts in Square numbered Seven Hundred and Fifty-three in the Office of the Surveyor for the District of	mbia
pelonging, situate in the described as follows, to wit: I farshall's 'subdivision of lo	City of Washington, District of Columbia numbered Seventy-three (73) and (74) in Ida U. ts in Square numbered Seven Hundred and Fifty-three in the Office of the Surveyor for the District of	mbia
pelonging, situate in the described as follows, to wit: I farshall's 'subdivision of lo	City of Washington, District of Columbia numbered Seventy-three (73) and (74) in Ida U. ts in Square numbered Seven Hundred and Fifty-three in the Office of the Surveyor for the District of	mbia
belonging, situate in the described as follows, to wit: I (arshall's 'subdivision of lo	City of Washington, District of Columbia numbered Seventy-three (73) and (74) in Ida U. ts in Square numbered Seven Hundred and Fifty-three in the Office of the Surveyor for the District of	mbia
belonging, situate in the described as follows, to wit: I (arshall's 'subdivision of lo	City of Washington, District of Columbia numbered Seventy-three (73) and (74) in Ida U. ts in Square numbered Seven Hundred and Fifty-three in the Office of the Surveyor for the District of	mbia
elonging, situate in the lescribed as follows, to wit: I arshall's 'subdivision of lo	City of Washington, District of Columbia numbered Seventy-three (73) and (74) in Ida U. ts in Square numbered Seven Hundred and Fifty-three in the Office of the Surveyor for the District of	mbia
elonging, situate in the lescribed as follows, to wit: I arshall's 'subdivision of lo	City of Washington, District of Columbia with mumbered Seventy-three (73) and (74) in Ida U. ts in Square numbered Seven Hundred and Fifty-three in the Office of the Surveyor for the District of 195, containing 427.12 square feet each.	mbia
elonging, situate in the escribed as follows, to wit: I arshall's 'subdivision of lo	City of Washington, District of Columbia with mumbered Seventy-three (73) and (74) in Ida U. ts in Square numbered Seven Hundred and Fifty-three in the Office of the Surveyor for the District of 195, containing 427.12 square feet each.	mbia

will warrant And the said party of the first part covenant's that specially the property hereby conveyed; and that will execute such further assurances of said land as may be requisite.

Witness my hand and seal the duy and year hereinbefore written.

District of Columbia, to wit: 3. William J. Johnson a Notary Public in and for the District dforesald, HEREBY CERTIFY that Minnie E. Brooks, also known as Miriam E. Brooks personally well known to me as the grantor in, and the person who executed the aforegoing and annexed deed, dated February 6th A. D. 1948 , personally appeared before me in the said District and acknowledged the said deed to be act and deed. Givent under my hand and seal this 6th day of February 19 48 MINNIE E. BROCKS also known as LIRIAM E. BROCKS Deed Received for Record ... \$074 pr.r

213 8689

Fee 28 9 16 AM '48

This Deed GROEN OF DEED.

Made this Seventeenth	day of	February	in the	year one thousand
nine hundred and forty-eig	ht-	, b	y and between)
···	MARGARET :	R. O'BRIEN -	Principal County	
<u></u>				
			— party of	the first part, and
District of Colum	nhia			of the second part:
Witnesseth, The		on of	- (\$1 234 00)	Dollare
the party of the first par				
tee simple —				ottoona part, th
		all	that piece	or parcel of
land, together with the imp	rovements, right			1
belonging, situate in the	City			strict of Columbia,
and Walker, Trustees' subdittree (755), as per plat recolumbia in Liber 19, at fo	scarded in the O	ffice of th	a Surveyear Ca	Hundred and Fifty
	15			
And the said part y	of the first part	covenant s	that she	will warrant
vecially the property hereby o				ecute such further
ssurances of said land as m	ay be requisite.			
Witness my ha	and and seal	the day o	and year here	einbefore written.
presence of—		Marga	10	BACETE (SEAL)
		-		2

8689 214 District of Columbia, to wit: J. amilia S. Dece a Notary Public in and for the District aforesaid, HEREBY CERTIFY that Margaret R. O'Brien who is personally well known to me as the grantor in, and the person who executed the aforegoing and annexed deed, dated Library 17, A.D. 1948, per before me in the said District and acknowledged the said deed to be her Given under my hand and seal this 17th day of Library

DVI

 8693 ± 559

RESERVED

AUROBER OF DEED.

D.C.

This Deed

nine hundred and forty-6	ight by and between
MYRA WILSO	N LEAHY SPENCER also known as MYRA L. SPENCER
	7. F
	party of the first part, an
10 20	The second of th
Bistrift of Cole	ımhinparty, of the second part
	hat in consideration of \$7,075.00 Dollars
	art does hereby grant unto the party of the second part, is
tee simple —	ari uosa nereoy grant unto the party of the secona part, i
iee simple	
	, all those piece a or parcel o
land, together with the im	provements, rights, privileges and appurtenances to the sam
belonging, situate in the	of Washington, District of Columbia
ther 13 at Colta 100	the Office of the Surveyor for the District of Columbia
(78) in Ida U. Marshall's Fifty-three (753), as pur of Columbia in Liber 13 s Seventy-nine (79) in Ida Hundred and Fifty-three (the District of Columbia numbered Eighty (80) in I Seven Hundred and Fifty-treyor for the District of Cet. Lot numbered on Hundred and Fifty-treyor for the District of Cet.	into Office of the Surveyor for the District of Columbia in mutaining 427.12 square feet. Lot numbered Seventy-eight is subdivision of lots in Square numbered Seven Hundred and plat recorded in the Office of the Surveyor for the Dist it folio 195, containing 427.12 square feet. Lot numbered U. Marshall's subdivision of lots in Square numbered Seven 763), as per plat recorded in the Office of the Surveyor in Liber 13 at folio 195, containing 427.12 square feet. In Liber 13 at folio 195, containing 427.12 square feet. In Liber 13 at folio 195, containing 427.12 square feet. Columbia in Liber 13 at folio 195, containing 427.12 square feet of the Surveyor for the District of Columbia in Liber 34.7 square feet.
(78) in Ida U. Marshall's Fifty-three (753), as pur of Columbia in Liber 13 s Seventy-nine (79) in Ida Hundred and Fifty-three (the District of Columbia numbered Eighty (80) in I Seven Hundred and Fifty-t veyor for the District of Test. Lot numbered One H Subdivision of lots in Sq rlat recorded in the Offi at folio 17, containing 5	subdivision of lots in Square numbered Seven Hundred and plat recorded in the Office of the Surveyor for the Dist at folio 195, containing 427.12 square feet. Lot numbered U. Marshall's subdivision of lots in Square numbered Seven 763), as per plat recorded in the Office of the Surveyor in Liber 13 at folio 195, containing 427.12 square feet. da U. Marshall's subdivision of lots in Square numbered three (753), as per plat recorded in the Office of the Sur-Columbia in Liber 13 at folio 195, containing 427.12 squandred and Forty-nine (149) in Smith and Walker, Trustees unre numbered Seven Hundred and Fifty-three (753), as per ce of the Surveyor for the District of Columbia in Liber 34.7 square feet.
(78) in Ida U. Marshall's Fifty-three (753), as pur of Columbia in Liber 13 s Seventy-nine (79) in Ida Nundred and Fifty-three (the District of Columbia numbered Eighty (80) in I Seven Hundred and Fifty-t reyor for the District of Test. Lot numbered One H subdivision of lots in So other recorded in the Offi at folio 17, containing 5	me office of the Surveyor for the District of Columbia in mataining 427.12 square feet. Lot numbered Seventy-eight is subdivision of lots in Square numbered Seven Hundred and plat recorded in the Office of the Surveyor for the Dist it folio 195, containing 427.12 square feet. Lot numbered U. Marshall's subdivision of lots in Square numbered Seve 763), as per plat recorded in the Office of the Surveyor in Liber 13 at folio 195, containing 427.12 square feet. In Liber 13 at folio 195, containing 427.12 square feet. In Liber 13 at folio 195, containing 427.12 square feet. Columbia in Liter 13 at folio 195, containing 427.12 square Columbia in Liter 13 at folio 195, containing 427.12 squandred and Forty-nine (149) in Smith and Walker, Trustees were numbered Seven Hundred and Fifty-three (753), as per ce of the Surveyor for the District of Columbia in Liber 34.7 square feet.
(78) in Ida U. Marshall's Fifty-three (753), as pur of Columbia in Liber 13 s Seventy-nine (79) in Ida Jundred and Fifty-three (the District of Columbia Jumbered Eighty (80) in I Seven Hundred and Fifty-t reyor for the District of Sect. Lot numbered One H Jubdivision of lots in Sq of that recorded in the Offit of the Said part of the Said part pecially the property hereb	inte of the Surveyor for the District of Columbia in mataining 427.12 square feet. Lot numbered Seventy-eight is subdivision of lots in Square numbered Seven Rundred and plat recorded in the Office of the Surveyor for the District folio 195, containing 427.12 square feet. Lot numbered Seven Rundred and U. Marshall's subdivision of lots in Square numbered Seven 763), as per plat recorded in the Office of the Surveyor in Liber 13 at folio 195, containing 427.12 square feet. In Liber 13 at folio 195, containing 427.12 square feet. Columbia in Liter 13 at folio 195, containing 427.12 square Columbia in Liter 13 at folio 195, containing 427.12 squandred and Forty-nine (149) in Smith and Walker, Trustees were numbered Seven Hundred and Fifty-three (753), as per ce of the Surveyor for the District of Columbia in Liber 34.7 square feet.
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- 1	3. Hugh W. Smith a Notary Public in and for the District aforesa	id,
	HEREBY CERTIFY that Myra Wilson Leahy Spencer, also known as Myra L. Spencer,	
i	who is personally well known to me as the grantor in, and the person who executed t	he
	aforegoing and annexed deed, dated February 25th, A.D. 1948, personally appear	ed
	before me in the said District and acknowledged the said deed to be her act and dee	d.
	Given under my hand and seal this 25 day of February 1948 Hough What Notary Public.	•
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	Notary Pablic.	
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CODE DEED-SHORT FORMID. C.

This Deed

Made this	13th	day of	March	in the	year one tho	usand
nine hundred and	forty-eight			d between	-00 IO RE	.,
JULIE VALEBIN	E, in her own	right, as surv	riving temant	by the en	tirety-#	
£ K		(E 83 = 300		party of	the first par	t, and
					100	
Bistrift	of Columb	ia,		– party,	of the second	part:
Mitnes	88eth, That i	n consideration	of Sixty-thre	e Enndred	& Mio/100 D o	llars,
the party of the	he first part d	o es hereby gra	ant unto the p	arty of	the second pa	ırt, in
tee simple	**********************	A				
		200	, all that	piece	or parcel	of
land, together w	ith the improv	ements, rights,	privileges and	t appurten	ances to the	same
belonging, situate	e in the	City	of Washi	ngton, Dis	trict of Colu	mbia,
folio 138, conte	north and the second		D III	TAIL TO THE PARTY OF THE PARTY		
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				186	8	
	Si .					
1(+ 5)					·	Ų,
And the s	aid party of	the first part c	ovenants th	at sh	e will war	rant
specially the prope					ecute such fu	

assurances of said land as may be requisite.

Witness my hand and seal the day and year hereinbefore written.

Bistrift of Columbia, to init: 3. Conclis S. Alw a Notary Public in and for the District aforesaid, HEREBY CERTIFY that Julia Valentine who is personally well known to me as the grantor in, and the person who executed the aforegoing and annexed deed, dated Thank 18, A.D. 1948, personally appeared before me in the said District and acknowledged the said deed to be have act and deed. Given mader my hand and seal this 1841 day of Thank 1948. Will 1.1.10 Complex S. Alw Notary Public. They Compressive Agriculture. They Compressive Agriculture. They Compressive Agriculture.
HEREBY CERTIFY that Juliu Valentine who is personally well known to me as the grantor in, and the person who executed the atoregoing and annexed deed, dated Ruch 18, A.D. 1941, personally appeared before me in the said District and acknowledged the said deed to be Lev act and deed. Siven under my hand and seal this 1871 day of Ruch 1948. What is personally well known to me as the grantor in, and the person who executed the atoregoing and annexed deed, dated Ruch 18, A.D. 1941, personally appeared before me in the said District and acknowledged the said deed to be Lev act and deed. Siven in the said District and acknowledged the said deed to be Lev act and deed. What is personally well known to me as the grantor in, and the person who executed the atoregoing and annexed deed, dated Ruch 18, A.D. 1941, personally appeared by the first of the said deed to be Lev act and deed. Siven in the said District and acknowledged the said deed to be Lev act and deed. What is personally well known to me as the grantor in, and the person who executed the atoregoing and annexed deed, dated Ruch 18, A.D. 1941, personally appeared to be five at the said deed to be Lev act and deed. Siven in the said District and acknowledged the said deed to be Lev act and deed. Siven in the said District and acknowledged the said deed to be Lev act and deed. Siven in the said District and acknowledged the said deed to be Lev act and deed. Siven in the said District and acknowledged the said deed to be Lev act and deed. Siven in the said District and acknowledged the said deed to be Lev act and deed. Siven in the said District and acknowledged the said deed to be Lev act and deed. Siven in the said District and acknowledged the said deed to be Lev act and deed. Siven in the said District and acknowledged the said deed to be Lev act and deed. Siven in the said District and deed.
who is personally well known to me as the grantor in, and the person who executed the atoregoing and annexed deed, dated Phuch 18, A.D. 1948, personally appeared before me in the said District and acknowledged the said deed to be lev act and deed. Singn under my hand and seal this 1871 day of Phuch 1948. Uille Andrew Stephen. Notary Pablic. They Commission Experies Land. 1934
atoregoing and annexed deed, dated Ruch 18, A.D. 1946, personally appeared before me in the said District and acknowledged the said deed to be Lev act and deed. Given under my hand and seal this 1811 day of Ruch 1948. (Emilia S. Allo Notary Pablic. They Compresses Experies Lev. 1, 1937
atoregoing and annexed deed, dated Ruch 18, A.D. 1946, personally appeared before me in the said District and acknowledged the said deed to be Lev act and deed. Given under my hand and seal this 1811 day of Ruch 1948. (Emilia S. Allo Notary Pablic. They Compresses Experies Lev. 1, 1937
Biven under my hand and seal this It day of Thereh 1948. Complied S. Alley Notary Public. Try Compliant Experies 1975
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20495

This Deed

Made this ——	eleventh	-day of	— Ма у — — і	n the year one thousand
nine hundred and	forty-eight VERGIICA HUNTI and LILLIE D. J	; joining he	rein for the pur	tween JOHN A. MUITT, pose of conveying her under the Will of
		* !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	part	ies of the first part, and
D istrift (of Columbia,			party of the second part:
Witnes	seth, That in c	onsideration	of \$3,8	04.00 Dollars,
the parties of th			int unto the part:	of the second part, in
tee simple	trees 5.55			
				piece B or parcel of

described as follows, to wil: Lots numbered Seventy-five (75), Seventy-six (76), and Seventy-seven (77), in J. G. Hester's subdivision in Square numbered Seven Hundred and Fifty-three (753), as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 13 at folio 195, containing 427.12 square feet each.





And the said part 108 of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness our hands and seats the day and year hereinbefore written.

In organico J Lawards Barnard C Lawards

John a Huntt Martha Veronia Hunt

of Washington, District of Columbia,

Lillie D. Huntt

EEAL)

Donner . O of Or Olland

	Bistrift of Columbia, in Init: A Notary Public in and for the District aforesaid, HEREBY CERTIFY that John A. Huntt, Mortha Veronica Huntt, and Lillio D. Huntt, who to personally well known to me as the grantor a in, and the persons who executed the alovegoing and annexed deed, dated May // A.D. 1948, personally appeared before me in the said District and acknowledged the said deed to be their act and deed. Ciuru nader my hand and seal this // day of May 1948 My Commission Expires Feb. // 1963. My Commission Expires Feb. // 1963.
20495 Deed 54 AY 46	Martha Veronica Huitt, and Lillie D. Huntt TO District of Columbia Weceived for Record on the A. D. 19 Liber No
07.1	₩ ₩ ₩ 13 56702° 8 ₽ € 19 1 87 € 2-XVN

CODE DEED-SHORT FORMID. C.

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***1832**

This Deed

made this	2=	day of	June	in the year o	one thousand
nine hundred and	forty	~eight	, by an	d between ——	·
	ELEUTERIO BELL	UCCI and will enants by th	e, ANGIOLIKA me entirety,	BELLUCCI ;	
A-1	e	\$ F:		oarts of the fi	rst part, and
B istrift c	of Columbia,	, n		party, of the	second part:
Witness	8eth, That in c	onsideration	of	500.00	Dollars,
the parties of the					
fee simple -			-		
	× × ×		, all that	piece or	parcel of
land, together wit					
belonging, situate					
described as followed in the or folio 138, contain	vs, to wit: Lot n in Square number ffice of the Su	umbered Sixt red Seven Hu rveyor for t	y-eight (68) :	in Lemman and H	ill's sub-
	э		*		
	BOCT SEVENIN) BOCT	energia ducu	AN PROCESSION		







And the said part to of the first part covenant will warrant specially the property hereby conveyed; and that will execute such further assurances of said land as may be requisite.

Witness our hands and seals the day and year hereinbefore written.

Bistrict of Columbia, to boit: 3. Onclus S. Ales a Notary Public in and for the District aforesaid, HEREBY CERTIFY that Electer to Bellucci and Angiolina Bellucci, who are personally well known to me as the grantor in, and the persons who executed the aforegoing and annexed deed, dated June 2, A.D. 1948, personally appeared before me in the said District and acknowledged the said deed to be their act and deed. Biurn ander my hand and seal this 2 Nd day of Year 1948.

MY COMM 17 1957

RECEIVED OF RECORD AND COLUMBIA

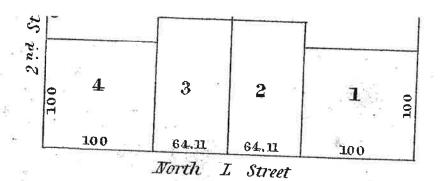
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The Land Reserve for the Dienter of Columbia, and creaming by December 1 and Reserve 1 and Reserv

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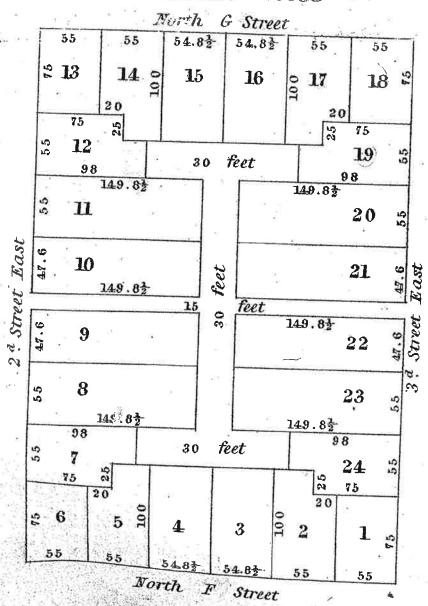
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ORIGINAL PLATS

SQUARE Nº753





Washington; D.C. Mich. 19, 1885.

Thereby subdivide original lats 10, 11, 12, square 7.53, into lots 25 to 11, and attegrath, wide; as shown above.

Witness Joseph Allen

Just Lenman (soul)

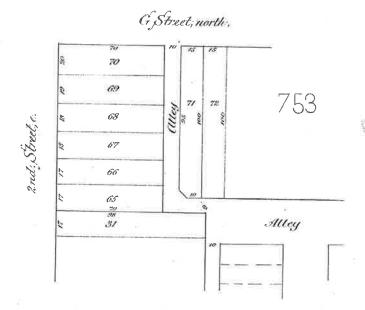
Thereby certify that Thave examined the doverplat and find the same correct and to correspond with the records of this office,

Given, under my hand and official seat this Met 19, 1885.

Arterdino

(seed)

Surveyor D.C.



Showing subdivide original lets 13 and 14, and less 32 and 53 pt Johnes . Securior so subdivide original lets 13 and 14, and less 32 and 53 pt Johnes . Securior above flat.

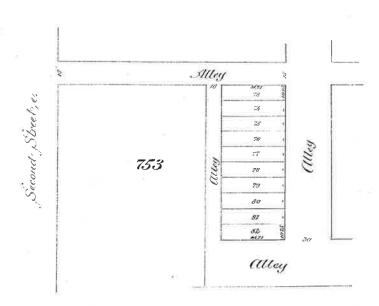
Nilmen Joseph Allen . Soul . So

Secretify, that I have texamined the above plat and find the same ! cover fund to the seconds of this office.

Twen, and my hand and official scal this thing, 12,1885.

Surveyor D.C.





Salington, Sech. 20 1885.

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with let rates inch and alley to freche as shever whene

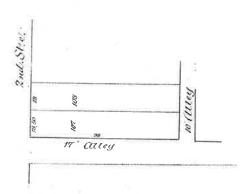
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Saddythat Showe's somened the above plat and find the web, and to correspond with the reards of thing for Sing, and compliand and

Mich con his Cel. 29. 1865.

Allochoms (suit)

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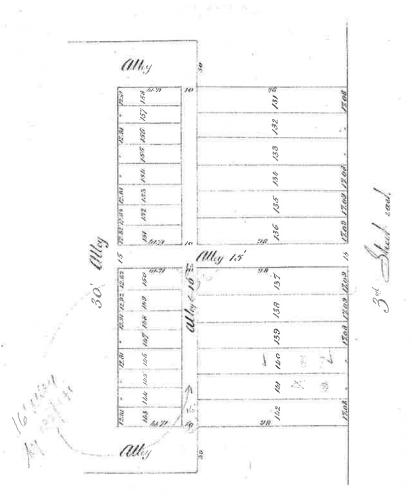
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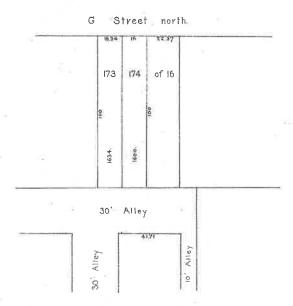
Samuel H. Walker.

I cultify that the forgoing plat is come and agree with the according the office.

Milian my hand and official wal this February 1. 1892.

Anto Sind Sinds.

Surveyor. Div. Columbia.



Hashington, D.C. February 8. 1897 Shouly subdivide lie wat 52% feet of engineet let 16, Squan 755 mts let; 175 ve 174 as shown when,

Thiling Jan H. Smayer

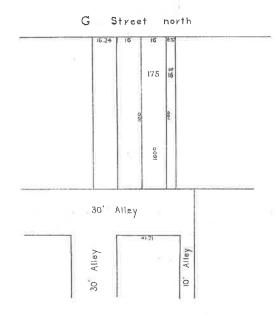
In a Lynah

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Sentify that the foregoing plat is correct and agree with the woods of this office. Theting my hand and official real, this Sichney 8th 1897.

N'Sov & A Soot Sunga District of Columbia

Leaded ween flower willord of Seneralle Commonwer A. & Salet Col. 7'1000



Vasturg fen Dit Staan 9. 1897. I kurly suldivide faart of engenal 16, Square 153 mit let 1715, as shown above.

michael A. Sirch (Sen)

Scorlify that that the fengeing plat is court and agray with the recents of they office

Oldring my hand and official real, they Following 9th 1897.

First of the Sing Surveyor District of Columbia,

OPENING AND CLOSING OF ALLEYS

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SQUARE 753

STREET 3-RD ē 13 STREET 175 Alley & 151 Sec 307 173 174 Public ى 4 8 8 8 8 4 808 NORTH ĸ MICH 60 65 ŝ 67 $\vec{\omega}$ 0 STREET

> hereon in green are tereby declared elesed, vacated and abandoned and the aren so closed to be used by In accordance with Public Act No. 173, 72nd, Cangress, appréved June 14th.1932., the alleys shown

the District of Columbia for school purposes. vested in the District of Columbia.

Washington, May 12, 1934. Office of the Commissioners, D.C.

We also set aside the area shown hereon in red for alley purposes; the title of the land being

The Surveyor of the District of Columbia is directed to record this plat in his office,

By order of the Board of Commissioners of the District of Columbia,

(Signed) Daniel E. Garges Secretary to the Board.

25 28 N

Washington, D.C., September 15,1833. (Signed) M.C. Hazen

Plat prepared in the officeof the Surveyor of the District of Columbia,

E.D. 239524

Surveyor, Dist. of Col.

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SCALE: IIN " 30 FT.

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Witness my hand and meal this 16th, day of May 1934, was received for record at 9:30 A.M., May 18,1834.

I hereby certify that the foregoing plat is correct and agrees with the records of thisoffice and

Surveyor, Dist. of Col.

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Pas Ma ten, R.D., Town has 57, 186:

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(a kined) Conyun'i, Nerth Actiny Officeson of Netforel Park Service

Rabional Capital Park and Planday Temefasten

Jacklagton, D.C., Seleber 11, 1951

In accordance alth Public Act No. 143, epproved No. 1882, and Public Act No. 207, approved Rearber

RUCALLAND by ruke of Commission.

The Chartack of Columbia boing the earny of 10to 143 to 150, Square 753, and the Comedestoners of the Cir.

Th encordance with Public let No. 143, approved May 80, 1882, the branefor officed hopeon in

tic to the alless arown tereon in green, doly closed in accordance with Demissioners' Order affrestve December Tool, 1881, incil revert to and/or vest in the operator of this wholesty as each make included the seasons in

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STAFET, N.E.

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Office of the Countestonery of the District of Columbia

Washington, O.C., December 20, 1951

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is area aborn istreen in erected become lines for allet purposes.

All sic pravictions of Public Act So. 307, approved Decamber 45, 1850, having been compiled with, the ties in heroby accepted.

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O THE COMMISSIONERS, D. C.		
Issuance of the following order is recommended	2	
- 11	C.C. 132 cc	we for
132-141		t Assessor.
RDERED:	Scale, 1 inch	
The Surveyor will admit this plat to record in h Public, No. 89) approved February 23, 1905, and e	is office under the provisions of the Act of	of Congress
istrict of Columbia for the purpose of assessment	and taxation and other purposes."	
	ALSONERS DE HE LESSEN	
	COLUMBIA SITTING AS . 91	DARD.
	JAN-2-9-1952	
Secretary-	11 011 37	
repared by	Separa James A Secon	ZTAZŽ
Draftsman, Assessor's Office.	Commissioners of the District of	

10 G Street, NE, Suite 460 Washington, DC 20002 (202) 204-0600 • (202) 204-0610 FAX

REPORT OF TITLE

File Reference No.: X

EFFECTIVE DATE: June 1, 2018

THIS COMPANY has searched and examined the record of title to:

See Exhibit A attached hereto and made a part hereof

to the above date and found a fee simple title vested in:

The United States of America

and found said record to be free from recorded objections except as follows:

- 1. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- 2. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 3. Any facts, rights, interests, or claims which are not shown by the public record but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- 4. Unpaid taxes, water rent, assessments, condominium assessments, and Homeowner's Association Dues.
- 5. Building and zoning regulations in force in the District of Columbia.

LIMITATION OF LIABILITY: This report of title is issued for the sole benefit of the party indicated, and cannot be relied upon by any other party and is not transferable or assignable without written permission of Answer Abstracts. The liability of the Company under this Report of Title and all continuations thereof is limited to the sum of \$500.00 or the fees charged for the services to provide this title, whichever is greater. Matters affecting the above real estate which do not appear among the District of Columbia land records are not covered by this report. Real Estate Taxes, Special Assessments and water/sewer services have not been determined and are not subject to this report. No liability is assumed for errors or omissions resulting from indexing errors made by those agencies preparing and maintaining the Public Records relied on in the preparation of this Report.

Responsibility of payment for this report is unconditional and not contingent on a sale / purchase / refinance transaction.

Report of Title continued

- 6. Rights of tenants under the Rental Housing Conversion and Sales Act of 1980, and regulations adopted thereunder.
- 7. Any claim arising out of the transaction insured by reason of the federal bankruptcy, state insolvency, or creditors' rights laws.
- 8. Lot 57 was acquired by the United States via a civil action filed November 8, 1950 as District Court Cause No. 3259.

Deeds - 1950032658, 1950036433, 1950036438, 1950038366, 1950051648

EXHIBIT A (Legal Description)

Lots 53 through 58 in Square 753 in the subdivision made by John T. Lenman, as per plat recorded in Liber No. 13 at folio 120 of the Records of the Office of the Surveyor for the District of Columbia.

AND

Part of an alley closed as shown on a plat Closing of Public Alleys, Land Set Aside for Public Alley and Transfer of Jurisdiction of Land for Public Alley in Square 753 as per plat recorded in Liber 1332 at folio 141 of the Records of the Office of the Surveyor for the District of Columbia.

All of the above land being described as one lot as follows:

BEGINNING for the same at the southwest corner of Lot 53 and on the east line of 2^{nd} Street and running thence

Due East 103.00 feet to the middle of a 10 foot alley closed; thence running through the middle of said alley

Due North 111.00 feet to the intersection of said alley with the middle of a 17 foot alley closed; thence running through the middle of said 17 foot alley

Due West 103.00 feet to the east line of 2nd Street; thence along said line

Due South 11.00 feet to the point of beginning

NOTE: At the date hereof the above described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 828 in Square 753.

This Deed, made this	/ S_ day	of 7016057
in the year Nineteen hundred and fifty	by and between	
in the year Nimeteen Burntani bla wife tone	nte by the entiret	v. parties hereto
if the first part; and UNITED STATE	S OF AMERICA, part	y hereto of the
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CCITITESSELIA, that for and in constant	and do onen	*
the said parties. of the first unto the	part, do gran	and part in fee simple
		ente and annurtangues
the following described land and premises, with	the improvements, easem	Wietv_five (55)
thereunto belonging, situate in the District of C	otumbia, namely:Low	n hundred and
in John T. Lenman's subdivision of 1 fifty-three (753), as her plat reco	nded in liber No.	13 folio 120 of
the Records of the Office of the Su	ruever of the Dist	rict of Columbia.
Subject to the right to build	eccinst and use th	e North wall of
the building on said lot as reserve	d in Deed recorded	in Liber No.1360
folio 335 among the Land Records of	the District of C	olumbia.
ALSO any and all of the right,	title and interes	t of the parties
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	part, in fee simple,
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And the said part	ies hereto of the first part do hereby
covenant	to warrant specially the property hereby conveyed
and to execute such further assu	trances of said land as may be requisite.
Witness their	hand 9 and seal 9 on the day and year first hereinbefore
written	11
Signed, scaled and delivered in (the presence of—
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	Lalegalith Wideman (SEAL)
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DISTRICT OF COLUMNIA	
DISTRICT OF COLUMBIA	To wit:
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3, del Shuu	do hereby certify that JAMES W. WIDEMAN
3, del Shuu	(a) Notary Public in and for the said
3, del Shuu	, a Notary Public in and for the said do hereby certify that JAMES W. WIDEMAN his wife, tenants by the entirety,
B, Ach Shares District and ELIZABETH WIDEMAN, part 10 to a certain Deed bearin	, a Notary Public in and for the said , do hereby certify that JAMES W. WIDEMAN his wife, tenants by the entirety, ag date on the day of Caugust
District and ELIZABETH WIDEMAN, part 1950 a certain Deed bearin A. D. 1950, and hereto annexe	, a Notary Public in and for the said , do hereby certify that JAMES W. WIDEMAN his wife, tenents by the entirety, ag date on the day of Congust od, personally appeared before me in the said District
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District and ELIZABETH WIDEMAN, part 19 to a certain Deed bearin A. D. 19 50, and hereto annexe WIDEMAN, his wife, tens being personally well known to edged the same to be their	, a Notary Public in and for the said , do hereby certify that JAMES W. WIDEMAN his wife, tenants by the entirety, ag date on the day of Curgust ad, personally appeared before me in the said District , the said JAMES W. WIDEMAN and ELIZABETH Rents by the entirety. me as the persons who executed the said Deed, and acknowl- act and deed.
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This Deed.	made this 75 day of August'
n the year Nineteen hundred a	nd fifty , by and between ERNEST C.
ICKSON and RUBY M. DIC	CSON, his wife, of the District of Columbia,
arties here to of the f.	irst part; and UNITED STATES OF AMERICA, party
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nd fifty ne said parties of the first ne following described land an	part, do grant unto the said part y of the second part, in fee simple d premises; with the improvements, easements and appurtenances
d fifty te said parties of the first te following described land and and the first land and the following belonging, situate in	part, do grant unto the said part y of the second part, in fee simple d premises; with the improvements, easements and appurtenances the District of Columbia, namely: Lot Fifty-six (56)
nd fifty ne said parties of the first ne following described land and ne reunto belonging, situate in 1 John T. Lenman's subdi	part, do grant unto the said part y of the second part, in fee simple d premises, with the improvements, easements and appurtenances the District of Columbia, namely: Lot Fifty-six (56) ivision in Equare Seven hungred and fifty-three
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covenant	ERNEST C. DICKSON does generally hereby conveyed to warrant specially the property hereby conveyed
and to execute such furthe	er assurances of said land as may be requisite.
Witness the	eir hand a and seal on the day and year first hereinbefor
written.	on the day and year first hereinbefor
Signed, scaled and delivere	ed in the presence of—
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	of water maintenant (SEAL)
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	7)
DISTRICT OF COLUMNI	. /
	To wit:
, B. Rhoden Cow	
	, a Nothing I done in and for the said
istrict nd RUBY b. DICKSON,	, do hereby certify that ERNEST C.DICKSON
	. AAS WITE,
rt iesto a certain Deed be	aring date on the 7th day of August
D. 19.50, and hereto and	nexed, personally appeared before me in the said. District.
ICKSON, his wire,	the said ENNEST C DIGUEON
MAN HILLO	

ng personally well known	to me as the person S. who executed the said Deed, and acknowl-
ged the same to be the	oiract and deed.
Gibell under my h	and and official soul this
D. 19 Bo. 10 ander my h	and and official seal, this 27 day of August

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F This Deed	made this	25-1	· august
an the year Nineteen hundred as	nd fifty	by and between	OT COL
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the following described land and			
therewate belonging, situate in	the District of Columbia	a namely: Lot	Fifty - three (53)
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the bullding on said lot	as reserved in Du	i recordec i	o-idher 1520
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BOOK 9285 PAGE 595 To have and to hold the same, unto and to the use of the said part

__part, in fee simple,

hereto of the second Find the said ISAIAH DELESPIN does generally to warrant specially the property hereby conveyed and to execute such further assurances of said land as may be requisite. Witness __their hand S and seal S on the day and year first hereinbefore written. Signed, sealed and delivered in the presence of-(SEAL) a Notary Public in and for the said the day of Que part to a certain Deed bearing date on the 2 A. D. 19 50, and hereto annexed, personally appeared before me in the said District the said ISAIRH DELESPIN and VIOLA being personally well known to me as the person _S_ who executed the said Deed, and acknowledged the same to be their act and deed: Giben under my hand and official seal; this

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John T. Lenman's s fty-three (753), as fords of the Office	per plat rec of the Surve	orded in Lib	er 13 folio 1 istrict of Co	dred and 20 of the
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ISTRICT OF COLUMBIA	
	To wit:
Catherine Clan	
strict	, a Notary Public in and for the said , do hereby certify that MAY R. AABONSON
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	do nelsoy cereny share and A. Assinstin
t_yto a certain Deed bearing date	e on the 3rd day of August
D. 19_50_, and hereto annexed, per	rsonally appeared before me in the said District
	, the said MAY R. AARONSON
V	







day of November, This Deed, made this in the year Nineteen hundred and fifty by and between PHILOMENA
D. TASSA, Committee of the Estate of Mary Josephine Lizzi, appointed in Mental Health Case No. 26210 in the United States District Court for the District of Columbia, acting herein in exercise of the power vested in her by Order passed in said Case on September 26, 1950, party hereto of the first part; and UNITED STATES OF AMERICA party hereto of the second part: Witnesseth, that for and in consideration of the sum of fifty the said part Y of the first part, does grant unto the said part y of the second part, in fee simple the following described land and premises, with the improvements, easements and appartenances thereunto belonging, situate in the District of Columbia, namely: Lot Fifty-eight (58) in John T. Lenman's subdivision of lots in Square Seven hundred and fifty-three (753), as per plat recorded in Liber 13 folio 120 of the Records of the Office of the Surveyor of the District of Columbia. Also any and all of the right, title and interest of the party hereto of the first part in and to all streets, roads, avenues, alleys, alley-ways and rights of way, abutting or appertaining to the above described property

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	To wit:
Mary A. Weidley,	a Notary Public in and for the
said District	do hereby certify that
PHILOMENA D. TASSA, Committee of the	Estate of Mary Josephine Lizzi
in Mental Health Case No. 26210 in t for the District of Columbia,	the United States District Court
for the pistrict of columbia,	
part y to a certain Deed bearing date on the	14th day of
November, A.D. 19 50 a	nd hereunto annexed, personally appeared
DA SEC.	
before me in said District	, the said
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the District of Columbia, being personally well known to me as the person edged the same to be her act and deed	who executed the said Deed and acknowl. 14th Many A. Weilley
being personally well known to me as the person edged the same to be her act and deed QIVEN under my hand and seal this th November, A.D. 1950 .	who executed the said Deed and acknowl. 14th May A. Wesley Notary Public.
being personally well known to me as the person edged the same to be her act and deed at the person act and deed to be the same to be act and deed act and seal this	who executed the said Deed and acknowl. 14th Many A. Weilley

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Thereby certify, that Thave examined the above plat, find the

same correct and to correspond with the records of this office.

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Surveyor D.C.

Earl Carry ATTENTA L proprie

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Washington, D.C., December 20, 1951

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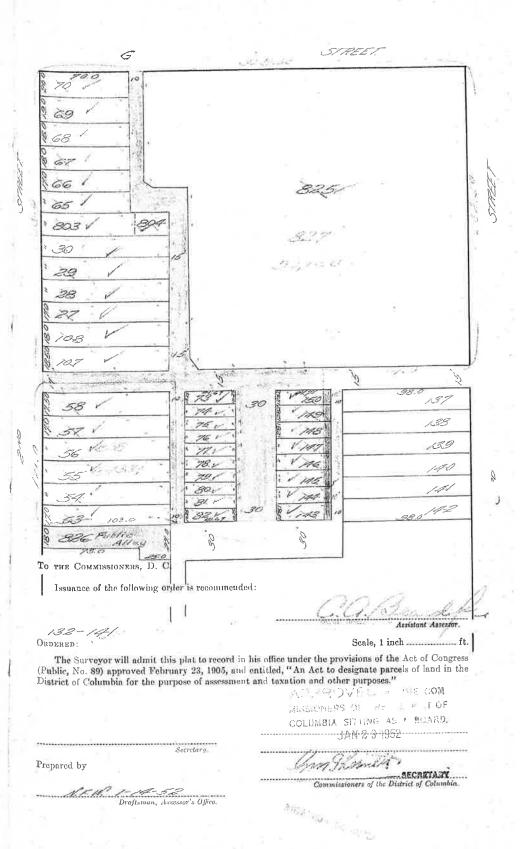
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ATTACHMENT A2

CAPITOL HILL MONTESSORI AT LOGAN EDUCATION CAMPUS MODERNIZATION PROGRAM LETTER



Capitol Hill Montessori at Logan Education Campus Modernization Program Prepared: July 10, 2018

School: Capitol Hill Montessori at Logan Education Campus

Address: 215 G St NE Grades Served: PK3-8

SY16-17 Enrollment: 361 students Design Capacity: 495 students Programs: Montessori (AMI)

Capitol Hill Montessori at Logan (CHML) is a District-wide public education campus serving students from Pre-K 3 through 8th grade from all eight wards. CHML is the sole Montessori program in the DCPS portfolio; the DCPS Student Enrollment Team expects overall enrollment to grow to 495 students by School Year 2025-2026.

The CHML campus consists of the historic Logan building and an annex building. The historic Logan building received new windows, acoustic ceiling tiles, and a new HVAC system during summer 2017. The modernization project will integrate those recent upgrades as much as possible, but some re-work will need to be done. A feasibility study was conducted in spring 2018 to evaluate site constraints and conditions of the historic facility. The feasibility study also examined the exterior area to ensure there is ample space for both play and outdoor education. As part of the full modernization, the new design team will review the feasibility study and further investigate potential conceptual solutions.

CHML operates a Montessori model that meets the <u>Association Montessori International</u> criteria for being a Montessori-accredited school. We intend to modernize the building with the school's mission statement in mind,

"Capitol Hill Montessori at Logan Education Campus educates the whole child for a whole world. We apply the Montessori educational philosophy and method, which encompasses and celebrates the social, emotional, physical, spiritual, and intellectual aspects of what it means to be human."

In Montessori schools, students learn in multi-grade level classrooms. Montessori classes are divided into the Primary program (AKA "Children's House") for students aged 3-6 (grades PK3-K), the Lower Elementary program for students aged 6-9 (grades 1-3), the Upper Elementary Program for students aged 9-12 (grades 4-6), and the Middle Grade program for students aged 12-14 (grades 7-8). Outdoor learning is fundamental in any Montessori school, as all students are educated both inside and outside the building. The interior physical space requires a variety of specialized materials to support curriculum and the Montessori method. The Montessori method uses practical life and sensory learning to serve as the foundation in common core-aligned hard skills such as math, geography, history, science, English, art, music, and drama instruction. The Montessori curriculum is scaffolded with a spiraling structure so that every learning experience directly supports future lessons. As a result, the Montessori learning environment design and setup will be unique; room clustering will be intentional; and we will work creatively to connect the learning space between the classrooms, commons spaces, and outdoor areas to best meet the school's unique needs associated with both the Montessori method and the CHML culture.

Throughout the building, the modernization will address Americans with Disabilities Act (ADA) requirements. Learning, instruction, and support technology will be brought up to cutting edge standards and capacity. Classroom square footage will be expanded/right-sized to create space for the furniture and material demands of a modernized Montessori classroom and DCPS educational specification standards. Finally, commons spaces will be integrated into design to accommodate special projects, collaborative work, and individual pull-out instruction.



The draft space sheet for the 495-student capacity and the educational specification front-end narrative are included in this appendix. Programmatic requirements are subject to change. As part of the design process, the full modernization design team will work closely with the School Improvement Team (SIT) and the wider community to better understand community vision, the Montessori model, and the unique CHML culture.

ATTACHMENT A3

CAPITOL HILL MONTESSORI AT Logan Site Specific Educational Specification



Enrollment	495	School Type	EC
Lunch Periods	3	Staff	50
Title One	No		
Count of TS	30		
100% Efficient Capacity	670	Other	Other Drop Down
Total SQFT	91,626	Other	Other Drop Down

Academic Spaces

Space	Description	Qty	Size	Total
E-ACA-1	Primary Classroom (PK3 - K)	8	1025	8,200
E-ACA-1a	Lower Elementary Classroom (Grades 1-3)	8	1025	8,200
E-ACA-1b	Primary & Lower Elementary Classroom storage	16	100	1,600
E-ACA-2	Early Childhood/Montessori	Optional	1125	0
E-ACA-3	Primary & Lower Elementary Restroom	16	60	960
E-ACA-4	Early Elementary Resource / Small Group Room	3	300	900
E-ACA-5	Outdoor Storage - Early Childhood	1	0	0
E-ACA-6	Upper Elementary Classroom (Grade 4-6)	7	900	6,300
E-ACA-7	Specials Lab	0	1200	0
E-ACA-8	Discovery Commons Activity Area	1	1800	1,800
E-ACA-9	Resource / Small Group Room	1	300	300
E-ACA-10	Self-Contained Classroom Grades 2-5	0	900	0
E-ACA-10a	Self-Contained Classroom Grades Pre-S - 1	О	1025	О
E-ACA-10b	Self-Contained Classroom Grades Pre-S - 1 restroom	0	60	0
E-ACA-10c	Self-Contained Classroom Grades Pre-S - 1 storage	o	100	0
E-ACA-11	OT / PT	1	450	450
E-ACA-12	Speech / OT / PT shared storage	1	150	150
E-ACA-13	Independent Area	О	75	0
E-ACA-14	Special Education Coordinator Office	2	150	300
E-ACA-15	Teacher Collaboration Room	2	300	600
E-ACA-16	General classroom storage	1	200	200
E-ACA-16a	Leveled reading storage room	1	300	300
E-ACA-16b	Laptop cart storage	3	75	225
E-ACA-17	Outdoor Classroom	1	0	0
E-ACA-18	Garden	1	Garden Size	Garden Size
E-ACA-19	Speech	1	150	150
E-ACA-20	Specials Office/Storage	1	250	250
E-ACA-21	Nap Room	2	500	1,000
E-ACA-22	Early Childhood Storage/Workroom	1	600	600
M-ACA-1	Middle School Classroom (Grades 7-8)	6	850	5,100
M-ACA-2	Science Classroom / Lab	1	1200	1,200
M-ACA-3	Science Prep / Storage	1	100	120
M-ACA-4	Middle School Technology Lab	1	1200	1,200
VI-ACA-6	Middle SchoolTechnology Storage	1	100	100
VI-ACA-7	Middle School Resource/Small Group Room	1	300	300
E-ACA-8	MS Discovery Commons Activity Area	1	600	600
			Sub-Total	41,105

Office of the Chief Operating Officer Facility Planning and Design Site-Specific Educational Specification

Library Spaces

Space	Description	Qty	Size	Total
E-LIB-1	Reading/Learning/Circulation Room	1	2500	2,500
E-LIB-2	Makerspace	1	500	500
E-LIB-3	Small Group Room	1	150	150
E-LIB-4	Combined Office / Workroom	1	400	400
E-LIB-5	Conference Room		250	250
			Sub-Total	3,800

Visual Arts

Space	Description	Qty	Size	Total
E-VA-1	Art Lab		1200	1,200
E-VA-2	Kiln Room	1	60	60
E-VA-3	Art Storage	1	200	200
			Sub-Total	1,460

Performing Arts Spaces

Space	Description	Qty	Size	Total
E-PA-1	General Music Room	1	1200	1,200
E-PA-2	General Music Storage	1	500	500
M-PA-9	Practice Room	1	100] 100
			Sub-Total	1,800

Physical Education Spaces

Space	Description	Qty	Size	Total
E-PE-1	Gymnasium	1	4200	4,200
E-PE-2	Stage (optional)	1	700	700
E-PE-3	Office	1	150	150
E-PE-4	Gym Storage	1	300	300
E-PE-5	Chair Storage	1	150	150
E-PE-6	Bicycle Storage	1	250	250
E-PE-7	Outdoor Storage	1	0	О
E-PE-8	Playgrounds	1	0	jjo
M-PE-5	Locker Room/Showers	2	500	1,000
			Sub-Total	6,750

Admin Spaces

Space	Description	Qty	Size	Total
E-AD-1	Entrance Lobby	Gross Up	Gross Up	<u> </u>
E-AD-2	Welcome Center	1	548	548
E-AD-3	Security Area	1	75	75
E-AD-4	Conference Room	1	200	200
E-AD-5	Principal's Office	1	200	200
E-AD-6	Administrative Office	2	150	300
E-AD-7	Administrative Workroom	1	250	250
E-AD-8	Records Room	1	150	150
E-AD-9	Parent Resource Center	1	200]200
E-AD-10	Counselor's Office	2	150	300
E-AD-11	Student Services	2	150	300
E-AD-12	Student Services Conference	1	200	200
E-AD-13	After School Program Office	1	300	j]300
E-AD-14	Staff Lounge	1	400	jj400
E-AD-15	Wellness / Lactation Room	1	150	j j150
			Sub-Total	3,573

Office of the Chief Operating Officer Facility Planning and Design Site-Specific Educational Specification

Health Services Spaces

Space	Description	Qty	Size	Total
Space E-HS-1	Waiting Area	1	150	150
E-HS-2	Treatment Area	1	150	150
E-HS-3	Cots	1	100	100
E-HS-4	Office	1	100	100
E-HS-5	Storage	1	25	25
E-HS-4 E-HS-5 E-HS-6	Toilet	1	50	50
			Sub-Total	575

Student Dining Spaces

Space	Description	Qty	Size	Total
E-SD-1	Student Dining Area	1	2640	2,640
E-SD-2	Multipurpose	0	5000	0
E-SD-3	Stage (optional)	0	700	0
E-SD-4	Chair / Table Storage	0	200	o
E-SD-5	Kitchen / Food Preparation	1	650	650
E-SD-6	Serving Area	1	300	300
E-SD-7	Dry Food Storage	1	300	300
E-SD-8	Freezer / Cooler	1	250	250
E-SD-9	Ware Washing	1	150	150
E-SD-10	Cleaning Storage	1	60	60
E-SD-11	Food Service Office	1	150	150
E-SD-12	Toilet / Lockers	1	150	150
Dining and Gymnasium are adjacent, maximum SF shall be 5,000 SF between the two spaces		Sub-Total	4,650	

Building Services

Space	Description	Qty	Size	Total
E-BS-1	Supply Storage	1 - 1000 mosamus research	150	150
E-BS-2	Toilet/Shower/Locker Room	1	150	150
E-BS-3	Custodial / DGS Office	2	150	300
E-BS-4	Large Group Restrooms	Included in Gross Up		
E-BS-5	Custodial Closet	4	25	100
E-BS-6	Electrical Closet	Included in	Gross Up	
E-BS-7	MDF room	1	200	200
E-BS-7a	IDF room	3 minimum 100		300
E-BS-8	Corridors	Included in Gross Up		-
E-BS-9	Mechanical/Electrical Space/Decks			
E-BS-10	Custodial Equipment Storage	1	300	300
E-BS-11	Central Storage Area		495	495
E-BS-12	Receiving Area	1	150	150
E-BS-13	Staff Restroom	Gross Up	65	-
E-BS-14	Family Restroom	Gross Up	65	
E-BS-15	Technology Storage	Included in Gross Up		
E-BS-16	Laundry Room	1	60	60
			Sub-Total	2.205

Building Subtotal Building Gross-up Building Total Sq. Ft.

	65,918	
39%	25,708	
	91,626	